Hydrology G16/D54 Contractco Apts.

G16/D54

CONTRACTCO

APTS.

1 PLAN

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. G-16 DATE: 3/23/84

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: Contractco Apartments

ATTENDANCE:	WHO	REPRESENTING
	Sharon Petney	
	Billy Goolsby	

FINDINGS: ① Drainage Report required per DPM
② Site not located in or contributing to a flood hazard area. Free discharge allowed.
③ If subdivided, financial securities for private & public infrastructure improvements will be required as per the Sub'd Ordinance
④ Nuisance flows to be contained on site
⑤ Erosion Control Plan for period of construction required.

* Please provide a copy of recap w/submittal

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED: Billy J. Goolsby
TITLE: CE/Hydrology
DATE: 3/23/84

SIGNED: Sharon Petney
TITLE: EIT / Wilson & Co.
DATE: 3/23/84

WILSON & COMPANY
ENGINEERS & ARCHITECTS

505 262-2116

Office Location... 1321 SAN PEDRO N.E. ■ ALBUQUERQUE, NEW MEXICO 87110

Mailing Address... P.O. BOX 3548 ■ ALBUQUERQUE, NEW MEXICO 87190

ENGINEERS
ARCHITECTS
PLANNERS

An Equal Opportunity Employer ■

June 8, 1984

Mr. Billy Gooslby
Hydrology Section
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: Comanche Wells Apartments
WCEA File: 84-509

Dear Mr. Gooslby:

Enclosed is the final drainage plan for the Comanche Wells Apartment Complex located near the intersection of Comanche Rd. and Wellsley Drive.

Please give me a call if you have any questions.

Very truly yours,
WILSON & COMPANY

Robert F. Sykes, P.E.

Enclosure

-sap

G10 D54

INFORMATION SHEET

PROJECT TITLE Commanche We TYPE OF SUBMITTAL Final Drainage Plan

ZONE ATLAS PAGE NO. G-16 D54 CITY ADDRESS _____

LEGAL DESCRIPTION Lots 6A GB, GC, GD & TT 7, Indian Acres Subdivision

ENGINEERING FIRM Wilson & Co. CONTACT Bob Sykes

ADDRESS PO Box 3548 - Alb. 87190 PHONE 262-2116

OWNER Contracto Co. CONTACT Gregory Moore

ADDRESS 2455 E. Speedway Suite 101 Tucson, Az. 85719 PHONE (602) 326-4858

ARCHITECT Wilson & Co CONTACT Howard Kaplan

ADDRESS PO Box 3548 PHONE 262-2116

SURVEYOR Wilson & Co CONTACT _____

ADDRESS _____ PHONE _____

CONTRACTOR _____ CONTACT _____

ADDRESS _____ PHONE _____

PRE-DESIGN MEETING:

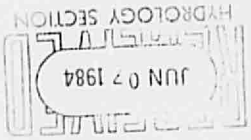
X YES
___ NO
X COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ SITE DEVELOPMENT PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER FINAL DRAINAGE (SPECIFY)

DATE SUBMITTED: 8 June 1984

BY: Robert F. Sykes



City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

July 13, 1984

Mr. Robert Sykes
Wilson & Company
1321 San Pedro NE
Albuquerque, NM 87110

RE: GRADING & DRAINAGE REPORT FOR COMANCHE WELLS APARTMENTS (G-16 D-54) RECEIVED JUNE 7, 1984.

Dear Bob,

The above referenced report, dated June 8, 1984, is approved.

Please attach a copy of the approved plan along with the appropriately approved "Drainage Facilities Within Public R/W" document to the construction set prior to release of the building permit.

If I can be of further assistance, please contact me at 766-7644.

Sincerely yours,

Billy J. Goolsby

Billy J. Goolsby, PE
City/County Flood Plain Admin.

BJG/cl

cc: Greg Olson

WILSON & COMPANY
ENGINEERS & ARCHITECTS

505 345-5345

ENGINEERS
ARCHITECTS
PLANNERS

Office Location... 6611 GULTON CT., N.E. ■ ALBUQUERQUE, NEW MEXICO 87109 *An Equal Opportunity Employer* ■

Mailing Address... P.O. BOX 3548 ■ ALBUQUERQUE, NEW MEXICO 87190

18 April 1985

Mr. Bernie J. Montoya CE
Design Hydrology Section
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

RECEIVED
APR 22 1985
516/D54
HYDROLOGY SECTION

Re: Comanche Wells Apartments
Temporary Certificate of Occupancy
WCEA File: 84-509

Dear Mr. Montoya:

The curb, gutter and paving have been completed for this project. The landscaping and cleanup have been completed for Buildings A, B and C. The cleanup and landscaping for Buildings D, E and F will be completed prior to 10 May 1985. The Contractor will maintain erosion control until landscaping is completed.

The Owner is requesting a temporary Certificate of Occupancy for Buildings A, B and C.

Contractco has engaged Wilson & Company to survey, prepare and submit to the City an Engineer's Certification of Completion. The certification will be delivered to the City soon after completion of landscape work.

WILSON & COMPANY

Robert T. Sykes, P.E.
Partner

Enc. (Site Plan)

cc: Contractco

-nab

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

May 2, 1985

Mr. Robert Sykes PE
Wilson & Company, Engineers & Architects
6611 Gulton Ct NE
P.O. Box 3548
Albuquerque, NM 87190

REF: TEMPORARY CERTIFICATE OF OCCUPANCY AT COMANCHE WELLS APARTMENTS (G16-D54)

Dear Mr. Sykes:

Based on the information provided on your April 22, 1985 submittal, temporary Certificate of Occupancy approval has been issued on buildings A, B, and C. Please be advised that all roof drainage must be directed away from the buildings and onto the asphalt areas.

If you have any questions or comments, please feel free to call me at 766-7644.

Sincerely,

Bernie J. Montoya

Bernie J. Montoya
Engineering Asst. C.E., Hydrology

BJM:mrk

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Comanche Wells Apts ZONE ATLAS/DRNG. FILE #: G-16

LEGAL DESCRIPTION: Tract 7A · Block B, Indian Acres Subdivision

CITY ADDRESS: 3400 Commanche Blvd.

ENGINEERING FIRM: Wilson & Co. CONTACT: EF Sykes

ADDRESS: PO Box 3508 ABQ NM 87190 PHONE: 345-5345

OWNER: Contracto CONTACT: Gregory Moore

ADDRESS: 2455 East Speedway, Tucson AZ 85717 PHONE: _____

ARCHITECT: Wilson & Co CONTACT: H M Kaplan

ADDRESS: _____ PHONE: _____

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

RECEIVED
MAY 13 1985
HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

X ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

X CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 10 May 1985

BY: _____

WILSON & COMPANY
ENGINEERS & ARCHITECTS

505 345-5345

ENGINEERS
ARCHITECTS
PLANNERS

Office Location... 3611 JULTON CT., N.E. ■ ALBUQUERQUE, NEW MEXICO 87109

An Equal Opportunity Employer

Mailing Address... P.O. BOX 3548 ■ ALBUQUERQUE, NEW MEXICO 87190

10 May 1985

RECEIVED
MAY 13 1985
HYDROLOGY SECTION

Mr. Bernie J. Montoya
Hydrology Section
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: Comanche Wells Apartments (G16-D54)
Certificate of Occupancy
WCEA File: 84-509

Dear Mr. Montoya:

Enclosed is a print showing as-built conditions for the Comanche Wells apartment complex.

The Contractor has installed splashblocks at the roof drains and is in the process of having longer concrete rundowns constructed at roof drains where slopes are fairly flat.

Please give me a call if you have any questions.

WILSON & COMPANY

Robert F. Sykes, P.E.
Partner

Enc.

cc: Mr. Greg Moore

-nab

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

May 17, 1985

Mr. Robert Sykes PE
Wilson & Company, Engineers & Architects
6611 Gulton Ct, NE
P.O. Box 3548
Albuquerque, NM 87190

REF: FINAL CERTIFICATION FOR COMANCHE WELLS APARTMENTS (G16-D54)

Dear Mr. Sykes:

Based on the information provided on your May 13, 1985 submittal, certification for the above referenced drainage plan is acceptable. Please provide our office with a copy of your final acceptance on the concrete rundowns from the drain pipe when you have inspected and accepted them.

If you have any questions or comments, please feel free to contact me at 766-7644.

Sincerely,

Bernie J. Montoya

Bernie J. Montoya
Engineering Assistant, C.E., Hydrology

BJM:mrk

WILSON & COMPANY
ENGINEERS & ARCHITECTS

505 345-53.15

ENGINEERS
ARCHITECTS
PLANNERS

Office Location... 6611 GULTON CT., N.E. ■ ALBUQUERQUE, NEW MEXICO 87109

An Equal Opportunity Employer

Mailing Address... P.O. BOX 3548 ■ ALBUQUERQUE, NEW MEXICO 87190

28 Ma 1985

Mr. Bernie J. Montoya
Design Hydrology Section
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: Final Certification
Comanche Wells Apartments (G16-D54)
WCFA File: 84-509

Dear Mr. Montoya:

On 23 May 1983, I visited the site and found splashblocks or rundowns had been installed at all roof drain locations and these should divert runoff away from the building foundation.

WILSON & COMPANY

Robert F. Sykes, P.E.
Partner

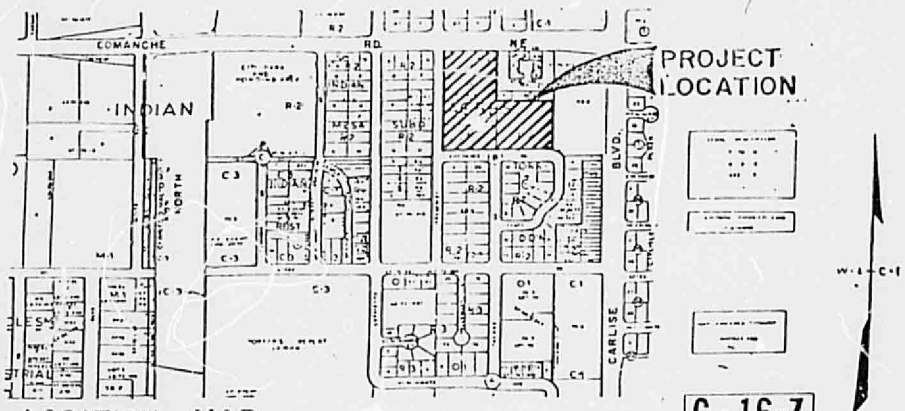
-nab

RECEIVED
MAY 30 1985
HYDROLOGY SECTION

Berenguff

DRAINAGE FACILITIES WITHIN CI...

Jarry



LOCATION MAP

G-16-Z

CONTRACTCO
P.O. BOX 41044
TUCSON, AZ. 85717

NOTICE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at time of application for this permit.
2. All work detailed on these plans to be performed within City right-of-way shall be constructed in accordance with "Contract Documents Public Works Contract 84-1."
3. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities. . .
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all constructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to RESIDENTIAL street use.
6. Sidewalk culvert with steel plate top shall be in accordance with City of Albuquerque Drawing K-16-1.
7. Legal Description: Lots 6A through 6D and a portion of Tract 7 in Indian Acres Subdivision.
8. Address: S.E. corner of Comanche and Wellesley.

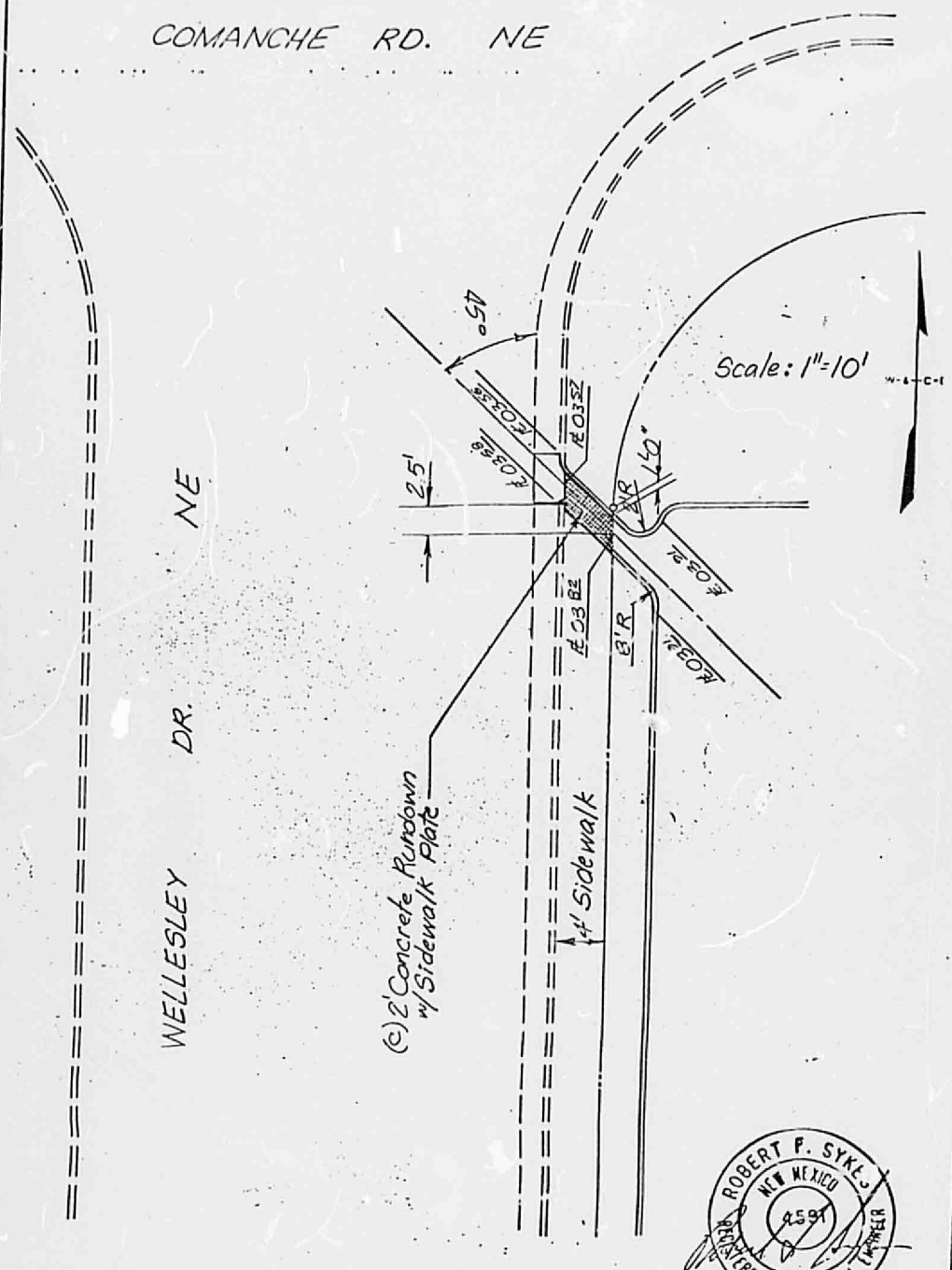
ROBERT P. SYKES NEW MEXICO 9591 REGISTERED PROFESSIONAL ENGINEER

Metro Const 6Ky Tom D-110

APPROVALS	NAME	DATE	TITLE:
A.C.E./DESIGN	G.L. Olson	7/6/84	COMANCHE WELLS APARTMENTS
INSPECTOR	Jerry Y	4/15/85	
A.C.E./FIELD	W. McNamara	4/17/85	PERMIT NO. 19540 SHEET 1 OF 3 — MAP NO. G-16

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



ROBERT F. SYKES NEW MEXICO 4591 REGISTERED PROFESSIONAL ENGINEER

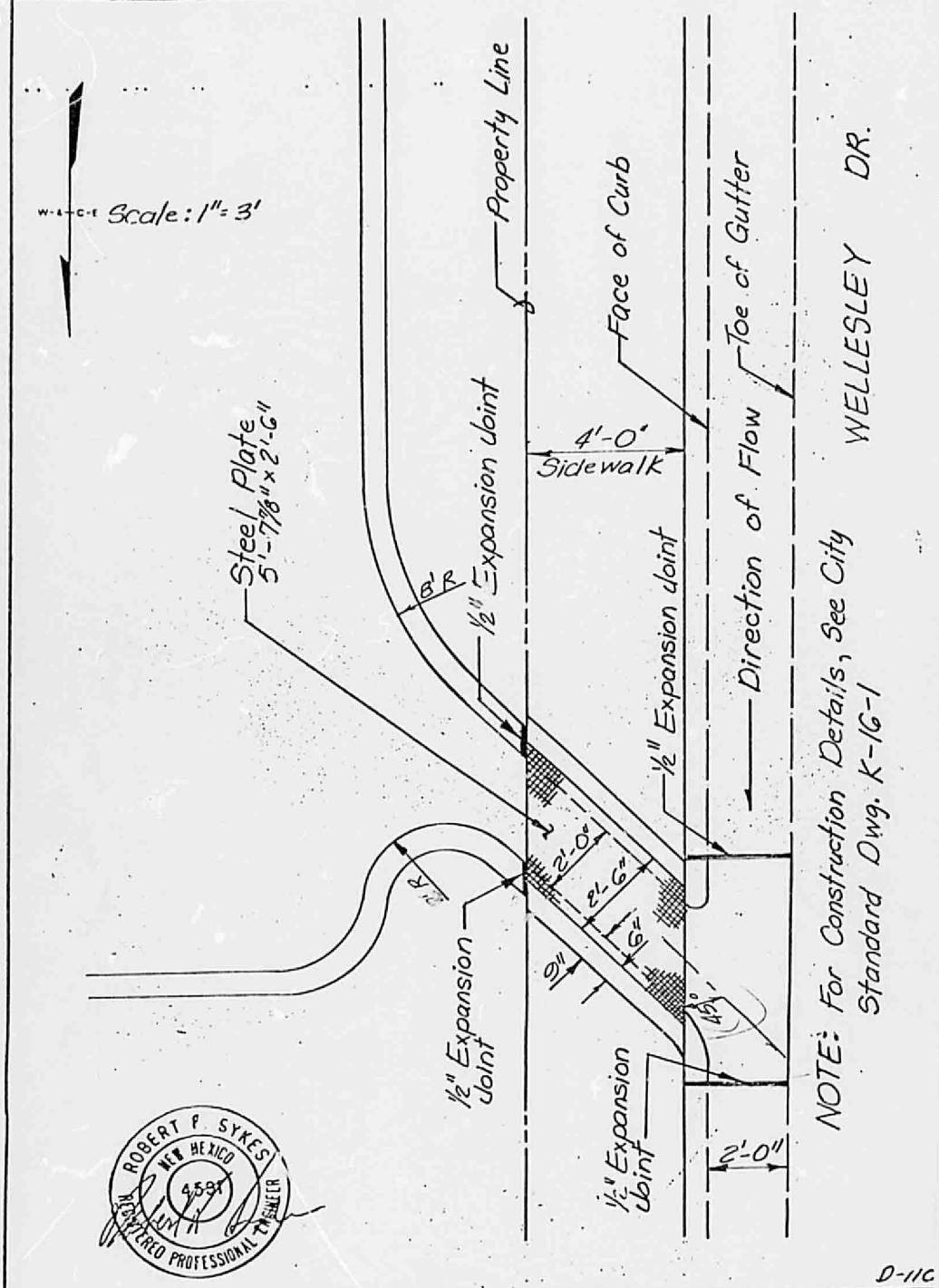
Metro Comm. City Hall

D-110

APPROVALS	NAME	DATE	TITLE:
A.C.E./DESIGN	RF Olson	7/22/87	COMANCHE WELLS APTS.
INSPECTOR	Jerry L	4/15/85	
A.C.E./FIELD	W. F. McNamara	4/17/85	PERMIT NO. 19540 SHEET 2 OF 3 — MAP NO. G-16

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



D-11C

APPROVALS	NAME	DATE	TITLE:
A.C.E./DESIGN	A.K. Oles	3/26/84	COMANCHE WELLS APTS
INSPECTOR	Jerry H	4/15/85	
A.C.E./FIELD	W.T. Mamara	4/17/85	PERMIT NO. SHEET 3 OF 3 — MAP NO. G-16

1764

Prospect of San Mateo Island

ENGINEER'S DRAINAGE REPORT

CONTRACTCO/COMANCHE WELLS APARTMENTS

PORTIONS OF INDIAN ACRES

ZONE MAP G-16

WILSON & COMPANY ENGINEERS & ARCHITECTS

1321 SAN PEDRO DRIVE N.E.

ALBUQUERQUE, NEW MEXICO 87110

JUNE 1984

84-509

WILSON & COMPANY ENGINEERS ARCHITECTS

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. G16 DATE: 3/23/84

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: Contractco Apartments

ATTENDANCE:	WHO	REPRESENTING
	Sharon Petney	
	Billy Goolsby	

FINDINGS: ① Drainage Report required per DPM
② Site not located in or contributing to a flood hazard area. Free discharge allowed.
③ If subdivided, financial securities for private & public infrastructure improvement will be required as per the Sub'd Ordinance.
④ Nuisance flows to be contained on-site.
⑤ Erosion Control Plan for period of construction required.

* Please provide a copy of recap w/submittal

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED: Billy J. Goolsby
TITLE: CE/Hydrology
DATE: 3/23/84

SIGNED: Sharon Petney
TITLE: EIT / Wilson & Co.
DATE: 3/23/84

ENGINEER'S DRAINAGE REPORT
CONTRACTCO/COMANCHE WELLS APARTMENTS
PORTIONS OF INDIAN ACRES
ZONE MAP G-16

PURPOSE AND SCOPE: Contractco is planning to develop the 6.16 acre site for 180-unit apartments.

SITE LOCATION AND TOPOGRAPHY: The site is located northeast of the intersection of Comanche Road and Wellesley Drive and includes Indian Acres Lots 6A, 6B, 6C, and 6D in Block "B" and the remainder of Tract 7 in Division B.

The site slopes from east to west and will be graded to accommodate the proposed improvements.

The soil is classified as Embudo Tijeras Complex (EtC), SCS Hydrologic Soil Type B.

DESIGN CRITERIA: The Rational Method is used to compute the flows using criteria set forth in Volume 2, City of Albuquerque Development Procedures Manual. The runoff coefficient is based on the land use shown on the attached site development plan.

Computations of 100-year runoffs for the developed and undeveloped site are attached to this report.

OFFSITE DRAINAGE: The developed lot to the east routes its flows to Comanche Rd. Flows from the north are also contained in Comanche. Runoff from the south and west is intercepted by Cherokee and Wellesley, respectively. Undeveloped flows from the east (Tract 8), calculated to be approximately 3.6 cfs, will be accepted on to the southeast portion of the site when they reach the site elevation, 5120 feet. They will be routed with onsite drainage. It is expected that once this neighboring property is developed, continued drainage onto the site will no longer be allowed.

ONSITE DRAINAGE: The attached grading plan shows the site's drainage areas and their respective flows and points of discharge into Wellesley. Area I discharges 10.01 cfs, or a maximum of 13.61 cfs when offsite drainage is included. Area II discharges 4.25 cfs; Area III discharges 2.99 cfs. The total maximum 100-year discharge rate is thus 17.25 cfs for onsite drainage, or 20.85 cfs for total onsite and offsite drainage.

The site is not located within a flood hazard area. Free discharge into Wellesley Drive and Comanche Rd. will flow west to the three "C" storm drains at the City park and ponding area west of the site.

EROSION CONTROL: Erosion control will be provided during the period of construction.

COMP. SAP
CK. RFS
DATE 31 May 1984

WILSON & COMPANY ENGINEERS ARCHITECTS

LOC. Albuquerque FILE 84-503
PROJ. Commanche Wells SHEET 1
SUBJ. Drainage Report OF 1

UNDEVELOPED FLOWS

HYDROLOGIC SOIL TYPE B, Embudo Tijeras Complex (ETC)
C = 0.34
I = 2.2 in x 2.2/hr = 4.84 in/hr
AREA = 6.16 ACRES

Q = CIA = 0.34 (4.84) 6.16 = 10.14 cfs

DEVELOPED FLOWS

ROOF AREA	32,600 sf
PARKING/DRIVES	96,440
COURTS	4,350
TOTAL IMPERMEABLE	133,390 sf = 3.06 Ac.
TOTAL AREA	268,327 sf = 6.16 Ac.
% IMPERMEABLE	50.0%

C = 0.58
I = 2.2 in x 2.2/hr = 4.84 in/hr

Q = CIA = 0.58 (4.84) 6.16 = 17.29 cfs

FLOWS BY AREA

	TOTAL AREA	AREA IMPERM.	% IMP	C	Q = CIA
AREA I	3.83	1.62	0.42	0.54	10.01
AREA II	1.32	0.83	0.63	0.65	4.25
AREA III	1.01	0.61	0.60	0.63	2.99
TOTAL	6.16 Ac ✓	3.06 Ac ✓			17.25 cfs ✓

OFFSITE UNDEVELOPED FLOWS

APPROXIMATE AREA 2.2 ACRES

Q = CIA = 0.34 (4.84) 2.2 = 3.62 cfs

CURRENT TOTAL UNDEVELOPED FLOWS: 13.76
DEVELOPED ONSITE/UNDEV. OFFSITE FLOW TOTAL: 20.86
INCREASE: 7.1 cfs.