HYDROLOGY G19/D9B 2 PLANS

G 19/D9B

2 Plans

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

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

October 15, 1985

John F. Esquibel
A & E Engineering, Inc.
1330 San Pedro NE #101
Albuquerque, NM 87110

REF: DRAINAGE PLAN FOR PENMONT PLAZA (G19-D9B) RECEIVED OCTOBER 9, 1985

Dear John:

The referenced plan dated August 30, 1985 is approved for Building Permit sign-off.

Please attach a copy of this approved plan to both sets of construction plans prior to sign-off by Hydrology.

If you have any questions or comments regarding this project, please call me at 766-7644.

Cordially,

Carlos A. Montoya, PE
City/County Flood Plain Admin.

CAM:mrk

A&E ENGINEERING INC.
CIVIL ENGINEERING, LAND PLANNING, AND SURVEYING

RECEIVED
OCT 0 9 1985
HYDROLOGY SECTION

October 8, .985

Carlos Montoya
City of Albuquerque
Design-Hydrology Section
P.O. Box 1293
Albuquerque, N.M. 87103

RE: Drainage plan for Penmont Plaza (G19-D9B)

Dear Mr. Montoya:

In reference to your letter dated October 1, 1985, we are addressing your comments as follows:

Item No. 1: There is a reciprocal drainage easement for both tracts, refer to the Replat of Tracts A-4-1A and A-4-2A, Block 15, Stardust Skies Unit 4, Albuquerque, N.M., filed June 10, 1985, Book C-27, Page 94. This is a blanket easement and includes flows from both properties.

Item No. 2: Interim swales will no longer be necessary since the State Farm Insurance Building to the west will be constructed prior to our project.

Item No. 3: The completion date for the State Farm Insurance Building (Tract A-4-1A) is April 15, 1986, the contractor is Klinger Construction Co., Albuquerque, N.M. The completion date for our project (Tract A-4-2A, Penmont Office Building) is June 10, 1986, the contractor is Hacker Ltd. Albuquerque, N.M. The flows will follow the approved master drainage plan for both proerties, refer to the ammended drainage plan by Gardner Mason & Assoc. dated 9-84, file No. G19-D9A. These flows are covered by the reciprocal drainage easement as described in Item No. 1.

Item No. 4: Drop inlets "A" and "B" are existing inlets. Drop Inlet "A" which is to the north is 18". It has a capacity of 20-22 cfs and will be recieving only 3.03 cfs from Area A_1 as designated on the master drainage plan as referenced in Item No. 3. Drop Inlet "B" which is to the south is 24". It has a capacity of 37-40 cfs and will be recieving only 22.82 cfs from Area A_2 also as referenced on the above mentioned plan.
For the original calculations on sizing the inlets to accomodate the flows for the site , see "Supplement to Storm Drainage Study" by Gardner, Mason & Assoc., dated 1981.

Sincerely,

John F. Esquibel
A & E Engineering, Inc.

1330 SAN PEDRO N.E.
SUITE 101 (505) 266-8791
ALBUQUERQUE, NEW MEXICO 87110

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

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

October 1, 1985

Mr. R.G. Lee
A & E Engineering
1330 San Pedro NE #208
Albuquerque, NM 87112

REF: DRAINAGE PLAN FOR PENMONT PLAZA (G19-D9B) RECEIVED AUGUST 30, 1985

Dear Mr. Lee:

I have reviewed the referenced plan dated August 30, 1985 and submit the following comments:

1. Require a drainage easement for flows from Tract A-4-2A through Tract A-4-1A.

2. Require written concurrence from the owners of Tract A-4-1A that the interim asphalt swales are acceptable. Address who will maintain this interim system.

3. Please address when Tract A-4-1A will be developed. Also, address where the flows will be directed once Tract A-4-2A is developed. This permanent solution for the conveyance of flows accross Tract A-4-1A requires a drainage easement.

4. Please address if drop inlets "A" & "B" are built. Please show hydraulic calculations which show that these inlets have capacity for the developed basin.

If you should have any questions, please feel free to call 766-7644.

Sincerely,

Carlos A. Montoya

Carlos A. Montoya, PE
City/County Flood Plain Admin.

CAM:mrk

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Penmont Plaza ZONE ATLAS/DRNG. FILE #: G-19-Z09B

LEGAL DESCRIPTION: Tract A-4-2A, Blk. 15, Stardust Skies Unit 4

CITY ADDRESS:

ENGINEERING FIRM: A & E Engineering CONTACT: R.G. Lee

ADDRESS: 1330 San Pedro NE #208 PHONE: 266-8791

OWNER: Ken Bray CONTACT: Ken Bray

ADDRESS: 1439 Honeysuckle NE PHONE: 881-6902

ARCHITECT: Jack Fickel, Archtct. CONTACT: Jack Fickel

ADDRESS: 3812 Edith Blvd. NW PHONE: 344-9484

SURVEYOR: A & E Engineering CONTACT: John Esquibel

ADDRESS: 1330 San Pedro NE #208 PHONE: 266-8791

CONTRACTOR: Hacker, Inc. CONTACT: Steve Hacker

ADDRESS: 9601 Sierra Vista NE PHONE: 292-6700

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PRE-DESIGN MEETING:

✓ YES

___ NO

✓ COPY OF CONFERENCE RECAP SHEET PROVIDED will be brought in next week

DRB NO. DRB-85-358 5/28/85

EPC NO. ___

PROJ. NO. ___

TYPE OF SUBMITTAL:

✓ DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

✓ GRADING PLAN

___ EROSION CONTROL PLAN

___ 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

___ CERTIFICATE OF OCCUPANCY APPROVAL

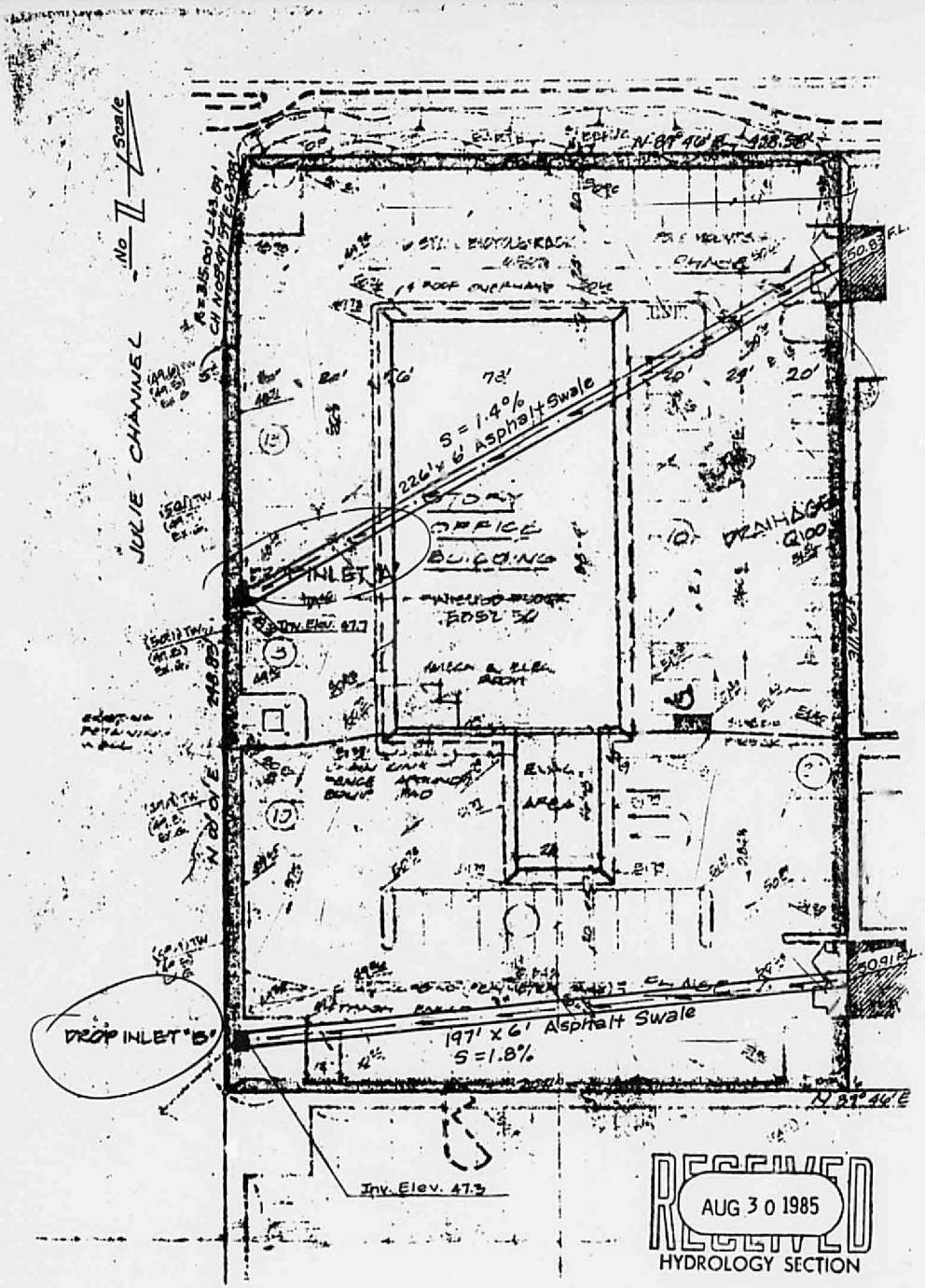
___ ROUGH GRADING PERMIT APPROVAL

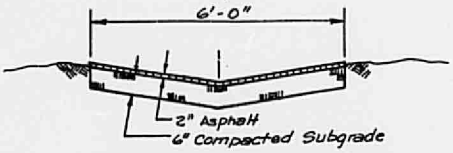
___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: 8-30-85

BY: Lisa Cooper





Typical Section through Swale

Scale 1" = 3'-0"

Exhibit Map B

Interim Plan for temporary asphalt swales through Tract A-4-1A, pending construction of Phase I development plan per Drawing, sht. 2 titled Revised Development Plan by Castillo Compa Encroachment agreement in process

APPLICATION FOR:

SUBDIVISION	VACATION
____ Sketch Plan	____ Public Right-of-Way
____ Preliminary Plat	____ Private Way
X Final Plat	____ Easement

1. APPLICANT INFORMATION

a. Applicant: State Farm Mutual Auto. Ins. Co. Telephone: _____
Mailing Address: One State Farm Plaza
Bloomington, Illinois Zip Code: 61701
Applicant's Proprietary Interest in the Property: _____

b. Agent (if any): Fred Sanchez Telephone: 884-2036
Mailing Address: 2119 Menaul Blvd
Albuquerque, New Mexico Zip Code: 87111

c. Signature of applicant/agent: [signature]
Date: 5-10-85

2. LOCATION OF REQUEST

a. Street Address (if any): _____

b. Legal Description of the Property:

(1) Lot(s)/Tract(s): _____

(2) Block: 15

(3) Subdivision-Addition Name/MRGCD Map: Stardust Estates

c. Location of Property by Streets: Boundedlan the North by Montgomery Blvd., approx. 200' West of Pennsylvania St. NE

d. Uniform Property Code: 1-019-060-235 498211 27

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3. PROJECT DETAILS

a. Present Zoning: SU-1 Proposed: —

b. No. of Lots Existing: 1 Proposed: 2

c. No. of Dwelling Units Existing: — Proposed: —

d. Total Land Area Covered by Request: Ac. 3.112 Sq. Ft.: 135,561

4. (VACATION ONLY) REASON FOR REQUEST Use Separate Sheet: Why should the vacation be granted:

5. ATTACHMENTS AS REQUIRED IN SUBDIVISION ORDINANCE.
See appropriate checklist(s)

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Planning Division Internal Use Only

Cross-references: _____ No. Signs Issued: _____
Application and Fee Received by: S. Montgomery Date: 5-10-85
Fee Paid: Dollars $ _____ Method of Payment _____ CREDIT: _____
TREASURER VALIDATION

Distribution: Secretary-Orig./Case File
Applicant/Agent
Treasurer

Map No. 6-19
Hearing Date: 5/29/85

CASE NUMBER: DRB-85-35

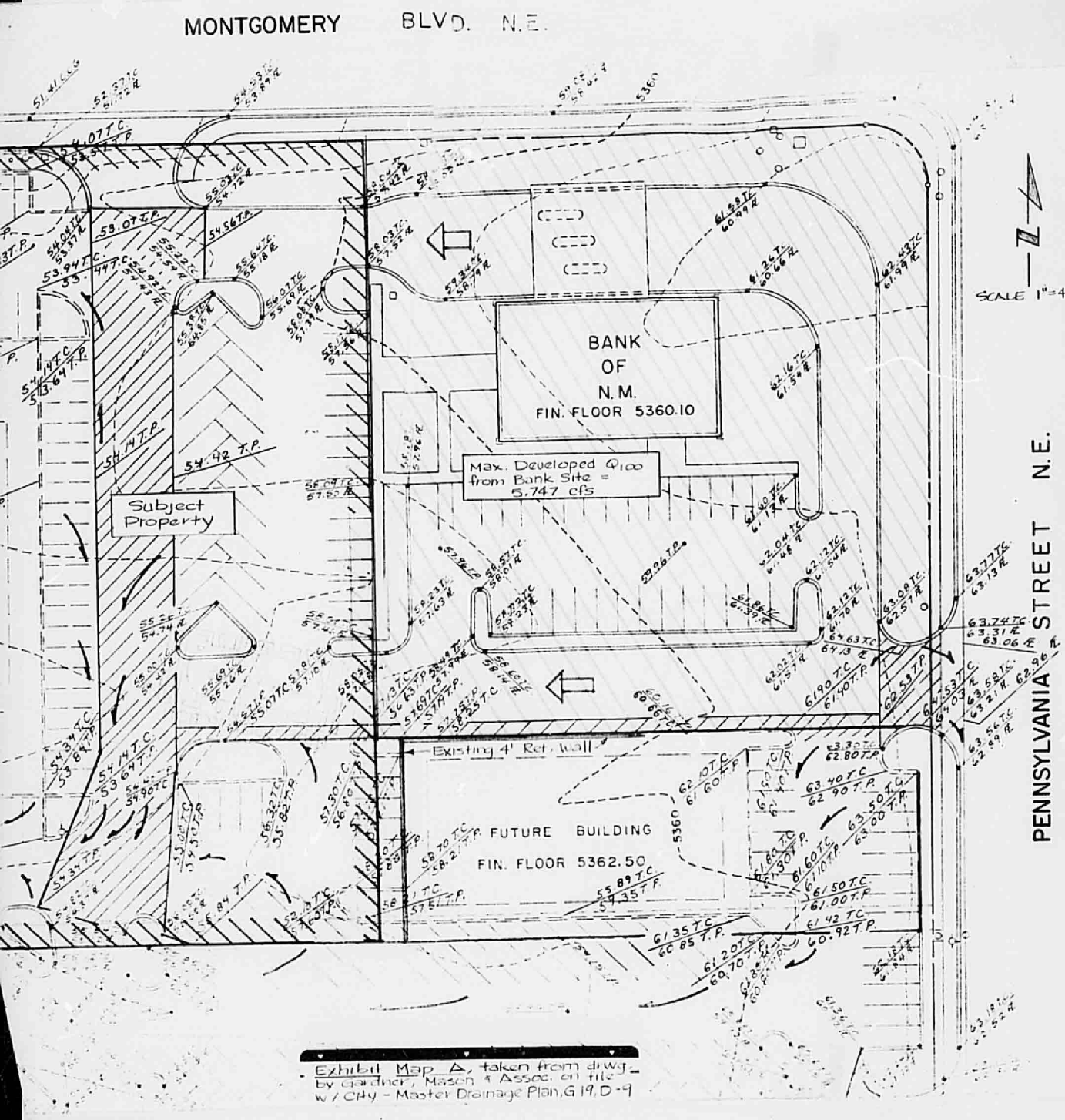

Exhibit Map A, taken from dwg. by Gardner, Mason & Assoc. on file w/ City - Master Drainage Plan, G19, D-9

MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION/DESIGN HYDROLOGY SECTION

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: G19 DATE: 8-28-85
PLANNING DIVISION NOS: EPC: _____ DRB: _____
SUBJECT: Paramount Office Bldg.
STREET ADDRESS (IF KNOWN): Portion of Tract A-4, Block 15
SUBDIVISION NAME: Student Skies Subdivision

APPROVAL REQUESTED:

____ PRELIMINARY PLAT	____ FINAL PLAT
____ SITE DEVELOPMENT PLAN	X BUILDING PERMIT
____ OTHER	____ ROUGH GRADING

ATTENDANCE: WHO	REPRESENTING
Lisa Cooper	
Carlos A Montoya	

FINDINGS:

1. Drainage plans per DPM
2. use master plan - State Farm Ins Co drawing 24 Sept 84
3. Drop inlets to Tube Channel must be in place
4. Must accept off-site flows from Bank of N Mex
5. Phase I asphalt swales must be built or interim plan inplace

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: Carlos A Montoya SIGNED: Lisa Cooper
TITLE: _____ TITLE: _____
DATE: 8-28-85 DATE: 8-23-85

* NOTE * PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL