HYDROLOGY G20/D18 1 PLAN

G20/D18

2 PLAN

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

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

July 14, 1987

Property Owner
9505 Comanche Road, NE
Albuquerque, New Mexico 87111

Our office has been contacted regarding a potential problem pertaining to drainage of the townhouse development at your address.

According to the drainage plan submitted to the City for Piermont Heights Townhouses (enclosed), the drainage was to be channeled via a swale running westward along the backyards, around the west end of the development and out through the drive pads of the most westerly townhouse. A field inspection has revealed that a concrete pad has been constructed in the direct path of the swale at your address. Please be advised that this condition could tend to back up any concentration of runoff which could cause water damage not only to your townhouse, but the properties adjacent to yours. The City's Drainage Ordinance requires that construction, grading, or paving on any lot shall not increase the damage potential to adjacent properties due to storm runoff.

Please contact me within 30 days from the date of this letter with your proposals for correcting this problem.

If you have any questions, please feel free to call me at 764-1699.

Cordially,

Richard L. Duran
Drainage Inspector

RLD/bsj

xc: Adelia Kearney, City Attorney's Office
Mike Ciesielski, Mayors Office
Thomas Zanotti
Charles R. Bombach, Developer

Enclosure

June 23, 1987

Charles R. Bombach
4175 Montgomery Boulevard, NE
Albuquerque, New Mexico 87109

Dear Mr. Bombach:

Our office has received a complaint in reference to a potential drainage problem at 9505, 9507, 9509, 9511, 9513 Comanche Road, NE. According to the approved drainage plan (see attached) all the roof runoff from the townhomes was designed to flow via a swale along the north side and around the west side exiting through the drive pad. A field inspection has revealed that a concrete pad has been constructed right in the path of the swale with no provisions made for discharging the runoff as intended which will cause the runoff to pond possibly endangering the adjacent properties.

The purpose of this letter is to serve as notice of the potential problem and request your cooperation in correcting the potential problem. Also, since this situation involves residential single family lots, it is considered by the City to be a civil matter.

If you have any questions, please feel free to contact me at 764-1699.

Cordially,

Richard L. Duran
Drainage Inspector

xc: Tom Zanotti

Enclosure

RLD/bsj

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

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

July 20, 1984

Mr. Richard Hall
Hall Engineering Co, Inc.
337 Eubank NE, Suite 103
Albuquerque, NM 87123

REF: DRAINAGE PLAN FOR PIERMONT HEIGHTS TOWNHOUSES (G20-D18) RECEIVED JULY 6, 1984

Dear Richard:

I have reviewed the above referenced plan and forward the following comments:

1. Your analysis for the justification of free discharge did not consider the immediate drainage area. The summary of street flows traveled into other drainage areas which would give you an excessive travel time. A hydrograph for the drainage area would clear up the problem of time differences between peaks.

2. Provide replatting or an easement for drainage across lot lines.

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

Sincerely yours,

Carlos Montoya
Civil Engineer/Hydrology

CM:mrk

INFORMATION SHEET

PROJECT TITLE PIERMONT HEIGHTS TOWNHOUSES TYPE OF SUBMITTAL Drainage Plan

ZONE ATLAS PAGE NO. G-20 D18 CITY ADDRESS

LEGAL DESCRIPTION Lots A, B, C, D and E of Piermont Heights Addition

ENGINEERING FIRM HALL ENGINEERING CO., INC CONTACT RICHARD HALL

ADDRESS 337 Eubank NE Ste 103 PHONE 292-1115/292-1116

OWNER Jack Wilger CONTACT

ADDRESS 3105 Camino Caballete NW PHONE 345-2854

ARCHITECT CONTACT Max Caber

ADDRESS PHONE 266-2221

SURVEYOR Hall Engineering Co., Inc CONTACT Richard Hall

ADDRESS 337 Eubank NE Ste 103 PHONE 292-1115/292-1116

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
X BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

DATE SUBMITTED: July 6, 1984

BY: Richard Hall, P.E.

RECEIVED
JUL 06 1984
HYDROLOGY SECTION

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. G-20 DATE: 5/16/84

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: Townhouses - Lots A, B, C, D & E Block 4 Piedmont Heights

WHO	REPRESENTING
ATTENDANCE: Frank Lovelady	
Billy Goolsby	

FINDINGS: ① Approved Grading & Drainage Plan required prior to release building permit.
② Controlled discharge required due to downstream flooding in Comanche unless demonstrated that downstream capacity exists.
③ Treat each lot individually or provide a drainage covenant for drainage across lot lines.

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 G. Goolsby SIGNED: Frank D. Lovelady

TITLE: CE/Hydrology TITLE: _____

DATE: _____ DATE: 5/16/84