HYDROLOGY H12/D5 2 PLANS

H12/D5

2 PLANS

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE

REF. NO._____

May 17, 1985

TO: Denise Wilcox, Administrative Assistant; Engineering Division

FROM: Fred J. Aguirre, P.E., Design Hydrologist

SUBJECT: SUBDIVISION IMPROVEMENTS AGREEMENT - PAWIDOL SUBDIVISION

I submit the following comments for the subject agreement:

1. Drainage Plan approved February 27, 1985.
2. Preliminary Plat approved April 16, 1985.
3. See attached infrastructure listing by the D.R.B.

The agreement lacks clear definition of processing the private improvements. See my comments in red regarding this deficiency.

FJA/bsj

Akin
Development Corporation

P.O. Box 36137, Sta. D
Albuquerque, N.M. 87176
(505) 843-7777

RECEIVED
MAY 08 1985
DH0094
HYDROLOGY SECTION

RECEIVED
MAY 07 1985
CITY ENGINEER

April 16, 1985

Ms. Denise Wilcox
City of Albuquerque, Engineering Dept.
P.O. Box 1293
Albuquerque, NM 87103

Dear Denise,

Enclosed is a rough draft of the Subdivision Improvements Agreement for the Pawidol Subdivision. We have received preliminary plat approval and, as I understand the procedure, this is the next step. The project number for the subdivision is #2393. Also attached are the examples of exhibits "A", "B" and "C".

Please call me if you have any questions.

Sincerely,

Stephan Akin

H12/D5: approved for bldg permit on 2/27/85

DRB-84-865:

3/12/85
- 4/16/85 preliminary plat approval granted
- see attached listing of approved infrastructure list

EPC Status Z-79-149: 12/21/79
Application for zone map change.

Barbara: 5/7/85
Log in & dispose for review/comment for Fred.
Please advise.

RECEIVED
MAY 08 1985
HYDROLOGY SECTION

Thanks,
Denise
(2 packages attached)

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

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

February 27, 1985

Chris Weiss
C.T.S., Inc.
1100-A Alvarado, NE
Albuquerque, New Mexico 87110

RE: PAWIDOL SUBDIVISION (H-12/05)
RECEIVED JANUARY 23, 1985

Dear Mr. Weiss:

The referenced plan dated January 22, 1985, is approved.

Please attach a copy of this approved plan to the construction set prior to Hydrology sign-off.

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

Cordially,

Billy J. Goolsby

Billy J. Goolsby, P.E.
Design Hydrology Section

BJG/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Paudral Sub-division ZONE ATLAS/DRNG. FILE #: H-12

LEGAL DESCRIPTION: Replat of Tracts 53A & 53B1E Northerly 10 ft. of Tract 53B2

CITY ADDRESS:

ENGINEERING FIRM: CTS CONTACT: Chris Weiss

ADDRESS: 1100 Alvarado N.E. PHONE: 266 3444

OWNER: Akin Development CONTACT: Steve Akin

ADDRESS: PO Box 36137 PHONE: 843 7777

ARCHITECT: CONTACT:

ADDRESS: PHONE:

SURVEYOR: Wayne Johnson CONTACT:

ADDRESS: 419 Eubank N.E. PHONE: 293-1205

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

✓ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED JAN 23 1985 HYDROLOGY SECTION

DRB NO. 84-865 12/27/84

EPC NO. 2-79 149 12/21/79

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: January 22 1985

BY: CTS Inc. Chris Weiss

Form 1

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

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

September 26, 1984

Mr. Chris Weiss
C.T.S. Inc.
1100 Alvarado, N.E.
Albuquerque, New Mexico 87110

RE: PAWIDOL SUBDIVISION (H12-D5) RECEIVED AUGUST 17, 1984

Dear Mr. Weiss:

First of all let me apologize for the delay encountered in not being able to respond to you sooner. We have been swarmed with drainage report submittals for almost 6 months.

Based on the information provided on your August 17, 1984 submittal, the proposed drainage scheme is not in accordance with the Drainage Ordinance. Under Section 6-F, all detention ponds shall be designed and constructed to be emptied in twenty-four (24) hours or less. Also, per the DPM, no backyard ponding is allowed. Please contact this office for further information on requirements in accordance to the Drainage Ordinance and Development Process Manual.

Sincerely yours,

Billy J. Goolsby

Billy J. Goolsby, P.E.
Civil Engineer/Hydrology

BJG:BJM/bm

INFORMATION SHEET

PROJECT TITLE PAWIDOL SUBSIVISION TYPE OF SUBMITTAL DRAINAGE AND GRADING

ZONE ATLAS PAGE NO. H-12 CITY ADDRESS None

LEGAL DESCRIPTION Tracts 53 A2, 53 B1 and northerly 10 ft. of tract 53 B2, ~~MRGCD Map No. 35, Albuquerque, New Mexico~~

ENGINEERING FIRM C.T.S. Inc. CONTACT Chris Weiss

ADDRESS 1100 Alvarado N.E. PHONE 266-3444

OWNER Steve Akin CONTACT Steve

ADDRESS _____ PHONE _____

ARCHITECT _____ CONTACT _____

ADDRESS _____ PHONE _____

SURVEYOR Wayne Johnson, L.S. CONTACT _____

ADDRESS _____ PHONE _____

CONTRACTOR _____ CONTACT _____

ADDRESS _____ PHONE _____

PRE-DESIGN MEETING:

___ YES
___ NO
___ 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
XX BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

RECEIVED AUG 17 1984 HYDROLOGY SECTION

DATE SUBMITTED: August 17, 1984

BY: Christopher Weiss
C.T.S. Inc.

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

H12 - D5

February 24, 1983

Mr. John Bettis
Enchantment Engineering
9910 Indian School Rd. N.E.
Albuquerque, N.M. 87112

RE: PAWIDOL SUBDIVISION DRAINAGE PLAN

Dear John:

An initial review of the referenced drainage plan has resulted in the following comments:

1. The plan is in general compliance with the guidelines we discussed on several previous occasions.

✓ 2. Please supply this office with a copy of the MRGCD approval to cross the drain.

3. As part of this project a valley gutter should be placed in Rio Grande Blvd. at the termination of Bates Lane.

4. What is the note "1/2" dia. graded gravel around opening" referring to?

5. For lots in Block C please provide more spot elevations in the front yard area. A bar-ditch maybe useful here. Also, ponding occurring in the front yard must be protected by an easement.

Later 6. Construction plans for the roadway must be submitted to the City for review.

7. Since this office has no inspection authority for single family dwellings, we request that your firm be responsible for certifying that the project is in substantial compliance with the approved plan upon completion. The DPM Certification Checklist should be followed when supplying this information.

8. I will recommend to Charles M. Easterling that the plat for the site be signed when the above items have been satisfactorily addressed.

If you have any questions, please call.

Very truly yours,

Brian Burnett

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

INFORMATION SHEET

PROJECT TITLE PAWIDOL SUBDIVISION TYPE OF SUBMITTAL SUBDIV. DRAINAGE PLAN

ZONE ATLAS PAGE NO. H-12-D5 CITY ADDRESS RIO GRANDE BLVD. NE

LEGAL DESCRIPTION REPLAT OF Tr. 53a2, 53b1 & N½ 12' Tr. 5862 MRGCD Map 35

ENGINEERING FIRM ENCHANTMENT ENG. CONTACT J.W. BETTIS

ADDRESS 9910 INDIAN SCHOOL RD. NE PHONE 294-3859

OWNER BATES LUMBER CO. INC. CONTACT WILLIAM BATES

ADDRESS 2025 RIO GRANDE BLVD NW PHONE 247-1481

ARCHITECT N/A CONTACT

ADDRESS PHONE

SURVEYOR ENCHANTMENT ENG. CONTACT J.W. BETTIS

ADDRESS PHONE 294-3859

CONTRACTOR N/A CONTACT

ADDRESS PHONE

DATE SUBMITTED FEB. 9, 1983

BY

RECEIVED

FEB 1 1983

ENGINEERING

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE February 23, 1983 REF. NO._____

TO: Vern Hagen, City Planner

FROM: Charles M. Easterling, Princ. Asst./City Engineer CME

SUBJECT: MARCH EPC AND ZONE HEARING CASES

Enclosed are hydrology comments for the March EPC and Zone Hearing Cases. Please contact Brian Burnett if you have any questions.

EPC Cases:

1. Z-83-75:

No objection to zone change request. An approved conceptual grading and drainage plan required prior to site plan sign-off.

2. Z-83-20:

No objection to zone change request.

3. AX-83-2, Z-83-17:

No objection to zoning request. An approved drainage plan required prior to release of building permit.

4. Z-81-32-1:

This office recommends site plan approval based on drainage information submitted to this office. An approved drainage plan required prior to release of building permit.

5. Z-82-27-1:

This office recommends site plan approval based on drainage information supplied this office. An approved drainage plan, prepared by a Registered Professional Engineer, required prior to release of building permit.

6. Z-83-18:

No objection to zone change. An approved drainage plan required prior to site plan sign-off.

7. Z-80-33-1:

No drainage information supplied to evaluate project feasibility. Recommend deferral until conceptual grading and drainage plan is approved by this office.

8. Z-69-71-1:

No drainage information supplied to evaluate project feasibility. Recommend deferral until drainage plan is approved by this office.

CME/BGB/tsl

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. H-12 DATE: 7/2/84

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: Pawidol Subdivision
Lots 1-A, 2-A, 3-A, & 4-A

ATTENDANCE: WHO	REPRESENTING
Chris Weiss	CTS, Inc.
Billy Goolsby	City

RECEIVED
JAN 23 1985
HYDROLOGY SECTION

FINDINGS: ① Approved Drainage Plan required prior to release of building permit.
② Discharge direct to storm sewer in Rio Grande Blvd. allowed with analysis of downstream capacity.

Conference criteria superseded by 1-16 meeting @ Goolsby and by detailed evaluation of storm sewer system. Because of location of [illegible] line on Rio Grande which blocks entrance to storm sewer, [illegible] capacity of storm sewer, and [illegible] problems on west half of site, developer has chosen to use private access roadways and total on site ponding with "Turfstone" pavement. WG 10/mch 1-23-85

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	SIGNED: Chris Weiss
TITLE: CE/Hydrology	TITLE: CTS, Inc.
DATE: 7/2/84	DATE: 7/2/84

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. H-12 DATE: 7/2/84

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: Pawidol Subdivision
Lots 1-A, 2-A, 3-A & 4-A

ATTENDANCE: WHO	REPRESENTING
Chris Weiss	CTS, Inc.
Billy Goolsby	City

FINDINGS: ① Approved Drainage Plan required prior to release of building permit.
② Discharge direct to storm sewer in Rio Grande Blvd. allowed with analysis of downstream capacity.

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
TITLE: CE Hydrology
DATE: 7/2/84

SIGNED: Chris Weiss
TITLE: CTS, Inc.
DATE: 7/2/84

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Name of Report Rawdal Subd.

DR # H12-D5

Action taken		Date of Action	Time in Between.
Rec'd Rq	T	2/10/83	9
Initial Re	M	2/23/83	
Rec'd		2/18/83	

MUNICIPAL DEVELOPMENT DEPARTMENT

Richard S. Heller, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER