HYDROLOGY H12/D7 5 PLANS

H12/D7

5 PLANS

CITY ENGINEER'S OFFICE
766-7467

Date: July 9, 1985

To: Bernie

From: Denise

RE: PATRIS LOS ANAMAS

RECEIVED
JUL 15 1985
PHG273
HYDROLOGY SECTION

Attached is extension agreement + amended ltr. of credit for subject project.

Agreement runs to August 1, 1985. Let's try to complete certification prior to this date so we don't have to extend again.

Please advise. Thanks!

H12-07

Municipal Development Department
P.O. Box 1293, Albuquerque, N.M. 87103

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

November 26, 1986

Chris Weiss
Weiss-Hines Engineering, Inc.
1100 Alvarado, NE
Albuquerque, New Mexico 87110

RE: CERTIFICATION FOR PATIOS LOS ANAYAS
(H-12/D7) SIGNATURE BLOCK DATED JUNE 30, 1986

Dear Chris:

Based on the information provided on your submittal of November 24, 1986, certification for the above referenced plan is acceptable.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Roger A Green

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

BJM/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Palo Los Mayos ZONE ATLAS/DRAINAGE FILE # H12-D7

LEGAL DESCRIPTION: Lots 1,2,3 + 4, Palo Los Mayos (comprising Tract 58, MRGCD Map 35), Albuq., NM

CITY ADDRESS: 2125 Rio Grande Blvd, NW

ENGINEERING FIRM: Weiss-Hines Engineering, Inc. CONTACT: Chris Weiss

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

OWNER: Atkin Development CONTACT: Steve Atkin

ADDRESS: PHONE:

ARCHITECT: CONTACT:

ADDRESS: PHONE:

SURVEYOR: Wayne Ann Surveying Co. CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

___ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED NOV 24 1986 HYDROLOGY SECTION

DRB NO.

EPC NO.

PROJECT NO.

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAIN PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

___ Resubmittal

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ 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: November 24, 1986

BY: Weiss-Hines Eng. Inc.

REV. 10/85

10

DATE RECEIVED

BY

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

November 13, 1986

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

RE: PATIO LOS ANAYAS (H-12/D7)

Dear Chris:

It has been brought to our attention that the letter of credit and the extension agreement for the above referenced site have been expired for quite some time...In researching our records, we have found that the final drainage plan certification has never been submitted.

Our records also indicate that a letter was received by our office on July 15, 1986, in which you indicated that the site was ready for our office to conduct our final inspection. Per the agreement, which was filed and recorded on June 26, 1984, the developer's registered engineer shall certify to the City that the private improvements as shown on the drainage plan have been constructed in compliance with said plans (revised and approved on August 29, 1985).

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Patio Los Arenas ZONE ATLAS/DRAINAGE FILE # H12/-D7

LEGAL DESCRIPTION:

CITY ADDRESS:

ENGINEERING FIRM: Weiss-Hines Eng. Inc CONTACT: Chris

ADDRESS: PHONE: 266-3444

OWNER: Akin Development CONTACT: Steve

ADDRESS: PHONE:

ARCHITECT: CONTACT:

ADDRESS: PHONE:

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED
JUL 15 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

X NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO.

EPC NO.

PROJECT NO.

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAIN PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ 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 Letter to B. Montoya (SPECIFY).

DATE SUBMITTED: 7-15-86

BY: Weiss Hines Eng. Inc.

REV. 10/85

Certification is to be on drawings.
Advised Chris Weiss 7/16 and again on 8/12.

Bernie Montoya

WEISS-HINES ENGINEERING, INC.

June 30, 1986

Mr. Bernie J. Montoya
Engineering Assistant
Design Hydrology Section
123 Central Ave. N.W.
Albuquerque, NM 87102

Re: Patio Los Anayas (H12-D7)

Dear Mr. Montoya:

Walt and I inspected the above referenced site to determine compliance with the revised drainage/grading plan for Patio Los Anayas, submitted to your office on August 22, 1985.

While we were there, Steve Akin turned on the irrigation system on the south side of the site and cycled the sump pump when the drainage from the sprinklers filled the vault. The pump emptied the vault and drain line quickly, with the discharge emptying into the gravity drain line in the courtyard parking area. The system works well.

Additional improvements which were completed are the concrete curbs around the courtyard parking area, the concrete drainage spillway to the sidewalk grate drain, and lowering the flowline of the grate drain to match the street gutter flow line.

Attached you will find photos taken during the installation of the drain system, which should be sufficient proof that it was installed per the revised plan.

We feel that the revisions were completed per the plan and that the project is now ready for certification by the City.

Sincerely,

Christopher L. Weiss, P.E.
President
Weiss-Hines Engineering, Inc.

RECEIVED
JUL 1 - 1986
HYDROLOGY SECTION

CLW/tdq

Attachment

CIVIL ENGINEERING / HYDROLOGY / ENVIRONMENTAL DESIGN
1100 ALVARADO N.E. SUITE B ALBUQUERQUE, NEW MEXICO 87110 (505) 266-3444

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

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

August 29, 1985

Mr. Chris Weiss
Weiss/Hines Engineering
1100-B Alvarado NE
Albuquerque, NM 87110

REF: REVISED GRADING AND DRAINAGE PLAN FOR PATIO LOS ANAYAS (H12-D7)
RECEIVED AUGUST 22, 1985

Dear Mr. Weiss:

Based on the information provided on your August 22, 1985 resubmittal, revisions as indicated on your plan are acceptable. Please be advised that certification will follow after completion of proposed revisions. Also, a document signed by the owner will be required, stating that he is aware of flood problems that may be encountered because of the non-compliance of the approved plan. These could be in the form of a hold harmless indemnification agreement and covenant.

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

Sincerely,

Bernie J. Montoya

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

BJM:mrk

DRAINAGE INFORMATION SHEET

PROJECT TITLE: PATIOS LOS ANAYAS ZONE ATLAS/DRNG. FILE #: H12/D7

LEGAL DESCRIPTION: LOTS 1-5 PATIOS LOS ANAYAS

CITY ADDRESS: 2121 thru 2129 RIO GRANDE N.W.

ENGINEERING FIRM: WEISS/HEINZ ENGRNG CONTACT: CHRIS WEISS

ADDRESS: P.O. Box 36137 STA "D" 87176 PHONE: 266-3444

OWNER: AKIN DEVELOPMENT CONTACT: STEPHAN AKIN

ADDRESS: P.O. Box 36137 STA "D" PHONE: 843-7777

ARCHITECT: ABQ 87176 CONTACT:

ADDRESS: PHONE:

SURVEYOR: SOUTHWEST SURVEY CONTACT: DAN

ADDRESS: P.O Box 36137 STA "D" ABQ, NM 87176 PHONE: 247-4444

CONTRACTOR: AKIN DEVELOPMENT CONTACT: ~~ABOVE~~

ADDRESS: P.O. Box 36137 STA "D" ABQ NM 87176 PHONE:

RECEIVED AUG 22 1985 HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X 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

X CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER Revised plan (SPECIFY)

DATE SUBMITTED: 8/23/85

BY: Stephan Akin

WEISS-HINES ENGINEERING, INC.

RECEIVED
AUG 14 1985
DH0291
HYDROLOGY SECTION

August 12, 1985

Mr. Bernie Montoya
City Hydrology Department
123 Central N.W.
Albuquerque, N.M. 87103

Re: Drainage Improvements for Patio Los Anayas (H12/D7)

Dear Bernie:

After recent discussions with your department, I feel it is necessary to clarify the record in the matter of my certification of drainage improvements for the above referenced site.

As you know, local topography makes drainage of the Los Anayas project quite difficult. I can understand your feelings that the drainage improvements made may be insufficient I sincerely appreciate the City's overview of these problem areas and can assure you that the developer, Mr. Akin, and myself, will work diligently to provide satisfactory solutions to all deviations from the approved plan.

In the future, I will strive to keep a more open line of communication between us in order to prevent these situations from arising again.

We will be submitting alternate solutions for this project in a few days, and we are looking forward to working with you to resolve any problems.

Sincerely,

Chris Weiss

Christopher L. Weiss
President
Weiss-Hines Engineering, Inc.

CIVIL ENGINEERING / HYDROLOGY / ENVIRONMENTAL DESIGN
1100 ALVARADO N.E. SUITE B ALBUQUERQUE, NEW MEXICO 87110 (505) 266-3444

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

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

July 24, 1984

Mr. Chris Weiss
CTS, Inc.
1100 A Alvarado NE
Albuquerque, NM 87110

REF: REVISED GRADING AND DRAINAGE PLAN FOR PATIOS LOS ANAYAS (H12-D7)
RECEIVED JUNE 27, 1984

Dear Chris:

The above referenced plan, dated June 21, 1984, is approved.

Please attach a copy of this approved plan along with the appropriately approved "Drainage Facilities Within City Right-of-Way" 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:mrk

cc: Greg Olson

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

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

July 23, 1985

Mr. Chris Weiss
Weiss-Hines Engineering, Inc.
1100 Alvarado NE, Suite B
Albuquerque, New Mexico 87110

REF: CERTIFICATION FOR PATIOS LOS ANAYAS (H12-D7) RECEIVED JULY 18, 1985

Dear Chris,

Based on the information provided on your July 18, 1985 submittal, certification for the above referenced drainage plan cannot be processed at this time because of the following reasons:

1. As-built conditions reflected on your certification plan indicate that there are areas with serious descrepancies which are at variance with the approved drainage plan.

2. The 100-year high water surface of 4964.0 as indicated on your as-built could possibly encroach into the garage areas within Unit 2 and surrounding areas.

3. Detention ponds, per the ordinance must be constructed to be emptied in twenty four hours or less. As-built grades on the Southside of Unit 3 indicate that ponding is taking place without any positive release, also, the percolation trench will also pond water adjacent to the structure. I am assuming that you have investigated the close proximity of the ponding areas to the structures. Please provide us with the back-up information.

4. I recommend that you analyse the as-built conditions again and compare them to the requirements stipulated by the drainage ordinance and the Development Process Manuel.

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

Sincerely,

Bernie J. Montoya

Bernie J. Montoya C.E.
Engineering Assistant Hydrology

BJM/cl

WEISS-HINES ENGINEERING, INC.

July 18, 1985

RECEIVED
JUL 18 1985
HYDROLOGY SECTION

Mr. Fred Aguirre, P.E.
City Hydrology Department
P.O. Box 1293
Albuquerque, NM 87103

Re: Patios Los Anayas Certification of Public and Private Drainage improvements between Akin Development Company and the City of Albuquerque. (Miscellaneous Book 128-A/PP499-506 filed June 26th, 1984.)

Dear Fred:

I am enclosing a copy of the letter we sent you on April 22, 1985 regarding a request for certification of the drainage outfall improvements. Subsequently, the City Engineer's Office requested a complete as-built of the site in order to release the construction improvement's letter of credit.

Mr. Akin hired Dave Clausen Surveying Co. to establish the remainder of the as-built information on July 10th. I inspected the site the next day and can concur with the flow pattern shown on the plan. Certain areas of the patio appear to have little positive gradient, but in fact do drain, as Mr. Akin demonstrated by flooding these areas with a garden hose. The other area that varied from the plan is the south side of the site. This area was disrupted with individual landscaping efforts by the respective owners, but Mr. Akin added a sub-drain system to direct the flows to the central pond area.

I feel confident that the site will perform satifactorily in routing surface drainage to its intended outfall areas, and have added a certification statement to the plans.

If you have any questions, please do not hesitate to call me.

Sincerely

Chris Weiss

Christopher L. Weiss
President
Weiss-Hines Engineering

CIVIL ENGINEERING / HYDROLOGY / ENVIRONMENTAL DESIGN
1100 ALVARADO N.E. SUITE B ALBUQUERQUE, NEW MEXICO 87110 (505) 266-3444

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Patios Los Anayas ZONE ATLAS/DRNG. FILE #: H-12 D7

LEGAL DESCRIPTION: Tract 58 MRGCD Map #35

CITY ADDRESS: Rio Grande + Los Anayas Rd.

ENGINEERING FIRM: Weiss-Hines Engineering CONTACT:

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

OWNER: CONTACT:

ADDRESS: PHONE:

ARCHITECT: CONTACT:

ADDRESS: PHONE:

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: Akin Developement Co. CONTACT:

ADDRESS: Pob 36137 PHONE:

RECEIVED JUL 18 1985 HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

✓ NO

___ 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

✓ 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)

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Patios Los Arayas ZONE ATLAS/DRNG. FILE #: H 12 - D 7

LEGAL DESCRIPTION: Lots 1 thru 5 Patios Los Arayas

CITY ADDRESS: 2121 thru 2129 Rio Grande N.W.

ENGINEERING FIRM: Weiss-Hines CONTACT: CHRIS WEISS

ADDRESS: 1100 ALVARADO N.W. PHONE: 266-3444

OWNER: Akin Development CONTACT: Stephan Akin

ADDRESS: PHONE: 843-7777

ARCHITECT: CONTACT:

ADDRESS: PHONE:

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED
APR 23 1985
HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

___ NO

___ 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

___ 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~~ FOR OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: 4/23/85

BY: Stephan Akin

WEISS-HINES ENGINEERING, INC.

April 22, 1985

RECEIVED
APR 23 1985
HYDROLOGY SECTION

Mr. Fred Aguirre, P.E.
City Hydrology Department
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Patios Los Anayas Certification of Public and Private Drainage improvements between Akin Development Company and the City of Albuquerque. (Miscellaneous Book 128-A/PP499-506 filed June 26th, 1984.)

Dear Fred:

Following Steve Akin's request for as-built grades and certification of the private and public portions of the drainage improvements for the above referenced project, we are submitting the enclosed drainage/grading plan with noted as-builts elevations for the pond area and out-flow system.

I can certify as to the existence of the drainage pond area and its outflow system which is connected to the City Storm System.

The as-built elevations reveal the following variations: The garage buildings adjacent to the pond were constructed at a lower finished floor elevation than called for on the design. As such, water may back up into these garages when the pond reaches a high water elevation of 64.0, for a total pond capacity of 2241 ft , vs 2200 ft required.

Mr. Akin constructed the garages at these elevations to provide a grade break with the house. The house finished floor represents an existing structure which was remodeled, so all other elevations had to be adjusted to it. Additionally, he constructed the garages on raised stem walls to prevent any damage to the walls from moisture brought into garage by wet vehicles or by the pond filling up to the high water elevation of 64.0. These factors should provide adequate flood protection for the adjacent structures. If you have any questions concerning these comments, please contact me.

Sincerely,

Chris Weiss

Christopher Weiss
President
Weiss-Hines Engineering

gj

CIVIL ENGINEERING / HYDROLOGY / ENVIRONMENTAL DESIGN
1100 ALVARADO N.E. SUITE B ALBUQUERQUE, NEW MEXICO 87110 (505) 266-3444

INFORMATION SHEET

PROJECT TITLE Patios Los Anayas Grading/Drainage Plan TYPE OF SUBMITTAL Resubmittal

ZONE ATLAS PAGE NO. H-12 D7 CITY ADDRESS 2125 Rio Grande Blvd.

LEGAL DESCRIPTION Lots 1,2,3,4, Patios Los Anayas Tract 58, M.R.G.C.D. Map 35

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

ADDRESS 1100 Alavrado N.E. PHONE 266-3444

OWNER Steve Akin CONTACT Steve Akin

ADDRESS P.O. Box 36137 PHONE

ARCHITECT CONTACT

ADDRESS PHONE

SURVEYOR WayJohn Surveying Co. 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
___ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
_X_ OTHER Resubmittal (SPECIFY)

RECEIVED JUN 27 1984 HYDROLOGY SECTION

DATE SUBMITTED: 6-22-84

BY: Chris Weiss

Received By: _____ Date _____

INC., ENGINEERING

June 25, 1984

RECEIVED
JUN 27 1984
HYDROLOGY SECTION

City of Albuquerque
Mr. Fred Aguirre, City Hydrology
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: Patios Los Anayas Drainage and Grading Plan (H12-D7)

Dear Mr. Aguirre:

The following is a line item reply to your letter of June 11th, 1984 regarding the above referenced file:

1. We have adjusted the plan to provide for an emergency spillway grate next to the drive pad on Rio Grande. The elevations shown for the FF of the buildings are fixed in that there are existing structures which are going to be incorporated into the proposed buildings. The drive pad elevation is also fixed, so we chose an alternate spillway method. The S.O. #19 documents have been resubmitted to reflect this addition.

2. The asphalt on Los Anayas presently abuts the R/W. The general cross slope of the pavement is to the N.E. with no apparent gutter flow along the south R/W. The drive pad will match the existing FL of the asphalt on Los Anayas with no blockage of runoff in the street. Additionally, this runoff is minimal due to the ditch west of the site which forms a high point in the street.

3. S.O. #19 documents have already been approved, but revised as noted in #1 above.

1100 ALVARADO N.E. ALBUQUERQUE, NEW MEXICO 87110 (505) 266-3444
CONSULTANTS TERRA SOL INC., CIVIL ENGINEERING HYDROLOGY RENEWABLE ENERGY DESIGN

4. I do not understand your question concerning adverse slope in pipe. There s a positive slope in the pipe from inlet to catch basin.

5. Grades added to plan.

If you have any further questions please do not hesitate to contact me. We respectfully request approval at this time.

Sincerely,

Christopher Weiss
C.T.S. Inc.

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

June 11, 1984

Mr. Christopher Weiss
Community Sciences, Inc.
P. O. Box 142
Sandia Park, New Mexico 87047

Ref: Patios Los Anayas Drainage & Grading Plan (H12D7)

Dear Mr. Weiss:

The review of the drainage and grading plan dated May 22, 1984 has resulted in the following concerns which require your attention prior to approval.

1. The emergency overflow spillway as required by Section 22.7, Item 17.3, Page 107 of the DPM Volume II has not been identified. There is a concern that the pond will reach the building with F.F. at 64.3 before outfall to Rio Grande Blvd. at 64.5 is achieved. Note sidewalk to the west abutting this building is higher than the fin. floor.

2. Show the limit of asphalt on Los Anayas and how driveways will tie into it. Since there is no curb and gutter there must be a roadside swale. How will driveways cross swale? Will swale be blocked, at grade or will a roadside culvert be installed?

3. Prior to plat approval the permit to construct drainage facilities within City ROW will be required (See Page 120 of Section 22.7 DPM, Vol. II).

4. Why is there an adverse slope in pipe outfall? Could a positive slope be provided to catch basin?

5. Show grades at back of sidewalk to insure drainage to Rio Grande Blvd.

Your attention on this matter is requested as one condition prior to plat approval. Please see DRB findings for additional comments.

Sincerely,
Fred Aguirre for
Fred Aguirre
City Hydrologist

FA/AH/fs

cc: Hydrology File H12D7
QA File

INFORMATION SHEET

PROJECT TITLE Patrice Los Angeles TYPE OF SUBMITTAL Resubmitted

ZONE ATLAS PAGE NO. H-12 CITY ADDRESS 2125 Rio Grande

LEGAL DESCRIPTION Lot 1-5 Patrice Los Angeles

ENGINEERING FIRM CTS CONTACT Chris Wells

ADDRESS 1100 Alvarado NE. Suite "A" PHONE 266-3444

OWNER Akin Development CONTACT Stephen Akin

ADDRESS P.O. X 36137 Sta "D" PHONE 255-6545

ARCHITECT SAME CONTACT "

ADDRESS PHONE

SURVEYOR Southwest Survey CONTACT "

ADDRESS PHONE

CONTRACTOR Akin Development CONTACT "

ADDRESS PHONE

PRE-DESIGN MEETING:

___ YES
___ NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

* Previous File # H-12-D-7

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

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

RECEIVED MAY 22 1984 HYDROLOGY SECTION

DATE SUBMITTED: 5/22/84

BY: [signature]

P.O. Box 142, Sandia Park, New Mexico 87047

MAY 03 1984
HYDROLOGY SECTION

April 25, 1984

Mr. Billy Goolsby, P.E.
Design Hydrology Section
123 Central N.W., Albuquerque, N.M. 87102

RE: Grading and Drainage Plan for Patios Los Anayas
(H-12-D7)

Dear Billy:

The following is a reply to your comments of April 13, 1984 to the above referenced project:

1. The developer has supplied the required drainage covenent with this letter.

2. Offsite flows from the south do not effect this site due to; a) very flat terrian and b) the existance of a block wall along the common property line. Offsite flows from the west are limited to a small strip of vegetated land between the Duranes Ditch and the property line. Offsite flows from this area are insignificant and will infiltrate readily into the ground at the property line. We could not accept this minor area due to the need to create a positive slope to Rio Grande, thus raising the ground elevation along the west side.

3. Additional spot elevations have been provided with the resubmittal, except the south side. That particular neighbor refused to allow the surveyor on his property.

4. Flow line elevations added to re-submittal.

5. There are no existing easements on the site, and the property line adjacent to the street is the R/W as noted.

6. The developer was originally going to match the new drive ways with the curbless Los Anayas Road along the south side of the road. He has since agreed to install a short section of curb along the front of Units 4 & 5 to protect his wall. Plans changed as noted.

7. Information provided with re-submittal.

8. The capacity of the inlet, a single "C", due to the flat grades, will act in a sump condition, with a capacity of 3.5 c.f.s. per s.f. for a "6" head, 21 c.f.s./ curb opening capacity of 3' long by 0.6 c.f.s. per ft. = 1.8 c.f.s. Total = 23 c.f.s. With reduction factors of 30% allowable capacity = 15 c.f.s. City does not have information on storm sewer main. The inlet is located near the top of the storm sewer system, so the site would be able to freely discharge into the

system. However, it is recognized that the parking lot pond will not be completly free of water until the flows in the street have stopped draining into the catch basin due to the slight elevation differences between the two inlets. Flow from the street will control the outflow drain time for the site inlet but the parking area will have capacity to totally hold the 100 year vol.. The head on the pond will equalize with the street flow elevations, with a gradual combining of the flows. To prevent the street flows from using the parking pond as a surge pond, we have incorporated a check valve into system, as shown on the resubmittal.

We believe this resubmittal will address your comments end respectfully request approval of the drainage plan.

Thank You,

Christopher Weiss
C.T.S. Inc.

INFORMATION SHEET

PROJECT TITLE PATIOS LOS ANAYAS TYPE OF SUBMITTAL DRAINAGE AND GRADING

ZONE ATLAS PAGE NO. H-12 CITY ADDRESS

LEGAL DESCRIPTION Lots 1, 2, 3 and 4, Comprising Tract 58 MRGCD Map 35, Albu. N.M.

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

ADDRESS 1100 Alvarado N.E. PHONE 266-3444

OWNER CONTACT

ADDRESS PHONE

ARCHITECT Akin Development Co. CONTACT Steve

ADDRESS 4800 San Mateo N.E. PHONE 266-6565-

SURVEYOR Way John Surveying Co. 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
___ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
XX OTHER Drainag & Grading (SPECIFY)

MAY 03 1984
PLANNING
DRAINAGE SECTION

DATE SUBMITTED: May 2, 1984

BY: [illegible]

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

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

April 13, 1984

RECEIVED
MAY 03 1984
HYDROLOGY SECTION

Mr. Chris Weiss
CTS, Inc.
100 A Alvarado NE
Albuquerque, NM 87110

REF: GRADING AND DRAINAGE PLAN FOR PATIOS LOS ANAYAS (H12-D7) RECEIVED APRIL 2, 1984

Dear Chris:

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

SA 1. A replat of the area removing the lotlines or a drainage covenent to run with each lot is required for drainage across lotlines.

2. Existing off-site flows must be addressed and accepted. They cannot be blocked.

SA 3. Contours and/or spot elevations shall extend a minimum of 25 feet beyond the property line for clarity of interfacing.

SA 4. Top of curb and flowline elevations need to be shown for existing City streets.

5. Existing easements and R/W should be shown.

6. Standard drivepad spot elevations should be shown. Minimum 1' between property line and flowline.

7. The grate elevation in the street is higher than the grate in the parking lot. Is there sufficient ponding provided should the street be running full and the water is backed up on-site? What will the 100-year volume water surface elevation be if the drain becomes plugged?

8. What are the hydraulices, i.e., the capacity of the inlet? What is the capacity of the system in the street and what will the impact of the discharge from this site be?

Should you have any questions or comments, please contact me at 766-7644.

Sincerely yours,

Billy J. Goolsby

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

BJG:mrk

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

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

April 13, 1984

Mr. Chris Weiss
CTS, Inc.
100 A Alvarado NE
Albuquerque, NM 87110

REF: GRADING AND DRAINAGE PLAN FOR PATIOS LOS ANAYAS (H12-D7) RECEIVED APRIL 2, 1984

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2. Existing off-site flows must be addressed and accepted. They cannot be blocked.
3. Contours and/or spot elevations shall extend a minimum of 25 feet beyond the property line for clarity of interfacing.
4. Top of curb and flowline elevations need to be shown for existing City streets.
5. Existing easements and R/W should be shown.
6. Standard drivepad spot elevations should be shown. Minimum 1' between property line and flowline.
7. The grate elevation in the street is higher than the grate in the parking lot. Is there sufficient ponding provided should the street be running full and the water is backed up on-site? What will the 100-year volume water surface elevation be if the drain becomes plugged?

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Sincerely yours,

Billy J. Goolsby

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

BJG:mrk

Barbara

Advised Mr. Weiss on

4/23/85 that submittal was not adequate

BJM

3. A note as follows is required on the Plat -- "City of Albuquerque water and sanitary sewer service is currently not available to these properties."

4. The zoning atlas shows an easement immediately south of Tract C on Lot 5 Sunny Suburbs. If it is an access and utility easement, then it should be continued through Tract 12.

3. Final sign-off was delegated to the Planning Division for compliance with above.

DRB-83-671 Stephan Akin, d/b/a Akin Development, requests review and comment for the Replat of Tract 58, MRGCD Map 35, zoned RT, and located at the southwest corner of Los Anayas Road and Rio Grande Boulevard, N.W. (H-12)

1. Water and sanitary sewer service availability statement from the Water Resources Department is required prior to approval of platting.

2. Park Dedication Fee (cash in lieu) is required -- creation of four new lots x 170 square feet x the land value. (The developer may contact Parks and Recreation later for this amount.)

   A Development Fee of $78.00 is owed when building permits are requested.

3. The north right-of-way line and a minimum dimension for existing Los Anayas right of way should be indicated. Dedication of additional right of way may be required.

4. Rio Grande is a minor arterial normally requiring 86 feet of right of way. However, the 80 feet of existing right of way shown is acceptable to Traffic Engineering since the street is fully improved and no further improvements are contemplated.

5. The common area must be shown on the plat as a private easement for parking and pedestrian access.

6. Tandem parking for the required two spaces per unit is not acceptable.

7. A drainage plan is required.

8. Acreage for Lots 2 and 3 should be indicated. RT zoning requirements hould be checked by applicant through Zoning Enforcement to determine if proposal is appropriate in RT zoning area.

9. Zoning Enforcement should review request to determine if variance to the parking requirements is required.

DRB-84-212 (NE) Community Sciences Corporation, agents for AmeriWest, requests Sketch Plat review and comment for the vacation of public right of way for a porton of Tract B, Land of Amhome IV, a portion of Tract A4B1, Prospector's Ridge; permanent drainage rights of way for both tracts, zoned R-D, and located south of Academy Road, east of Eubank Boulevard, north of Hagen Road, west of Chelwood Road, N.E. (E-21&22)

1. Subdivision Improvements Agreement is required.

2. Provisions must be made for the maintenance of the private access easements.

3. Staff feels that a site development plan is needed due to the fact that densities are being mixed.

DRB-84-220 (NW) Southwest Surveying Company, agents for Stephen Akins, requests Preliminary and Final Plat approval for the replat of Tract 58, MRGCD Map 35, zoned R-T, and located west on Rio Grande Boulevard, N.W., east of the Duranes Ditch, and south of Los Anayas Road, N.W. (H-13)

1. Show minimum width of right-of-way for Los Anayas Road.

2. The vicinity map is illegible.

3. Easement must be labeled as private.

4. Development of this parcel must be in accordance with the service availability statement dated January 24, 1984.

5. Relabel easements for private water and sanitary sewer service lines.

6. Under Ordinance 7-1976, as amended, the developer is required to dedicate land or cash-in-lieu of land; plus pay a development fee at building permit time. 4 x 170 x $1 = $680. 4 x $78 = $312 (development fee). This area is served by Los Duranes Park and Los Duranes Mini Park.

7. A Subdivision Improvements Agreement is required.

8. The Zoning Hearing Examiner must approve the site development plan.

9. An approved drainage plan is required for plat sign-off.

10. Final sign off was delegated to Parks and Recreation, City Engineering, and the Planning Division for compliance with "6-9" above.

DRB-84-224 (NE) Bohannan-Huston, Incorporated, agents for Lowell A. Hare, requests Site Development Plan review and comment for a portion of the Journal Center, zoned IP, and located west of Jefferson Street, south of Masthead Drive, N.E. (D-17)

DRAINAGE COVENANTS FOR
PATIOS LOS ANAYAS

The common area easements as designated on the plat of Patio Los Anayas filed in the office of the County Assessor, Bernalillo County on _____, 1984 shall also serve as easements which allow for the drainage of rainfall runoff as shown on the drainage study filed with the City of Albuquerque having the file # H-12; D-7. In addition, the Westerly 5 feet of Lot 3 and the Southerly 10 feet of lots 2 and 3 of Patios Los Anayas shall be easements for the drainage of rainfall runoff as shown on the above mentioned drainage study having file # H-12; D-7. These easements shall attach to and run with the land.

DRAINAGE COVENANTS FOR
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CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. H-12 DATE: 1/31/84

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: Tract 58 MRGCD #35 Patios Los Arenas

WHO	REPRESENTING
ATTENDANCE: Chris Weiss	
Billy Goolsby	

FINDINGS: ① Drainage Plan per DPM
② Discharge to Rio Grande Blvd Storm sewer via catch basin adjacent to property
③ Easements or drainage covenant for drainage across lotlines.

Please provide a copy of recap with 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 Goolsby SIGNED: Chris Weiss

TITLE: CE/Hydrology TITLE: GTS, Inc.

DATE: 1/31/84 DATE: 1-31-84

(2) INFORMATION SHEET (2)

PROJECT TITLE Patios Los Anayas TYPE OF SUBMITTAL Bldg. Permit

ZONE ATLAS PAGE NO. H-12 CITY ADDRESS 2125 Rio Grande NE

LEGAL DESCRIPTION Lots 1,2,3,4 Patios Los Anayas (comprising TR 5B MAP 35 MRCCD)

ENGINEERING FIRM CTS INC CONTACT CHRIS WEISS

ADDRESS 1100 ALVARADO NE #A PHONE 266-3944

OWNER Akin Development Corp CONTACT STEPHAN AKIN

ADDRESS P.O. 36137 STA 'D' 87176 PHONE 255-6565

ARCHITECT N/A CONTACT

ADDRESS PHONE

SURVEYOR Wayjohn Survey CONTACT Wayne Schmear

ADDRESS PHONE

CONTRACTOR Akin Development CONTACT Stephan Akin

ADDRESS Box 36137 STA "D" 87176 PHONE 255-6565

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

DATE SUBMITTED: 4/2/84

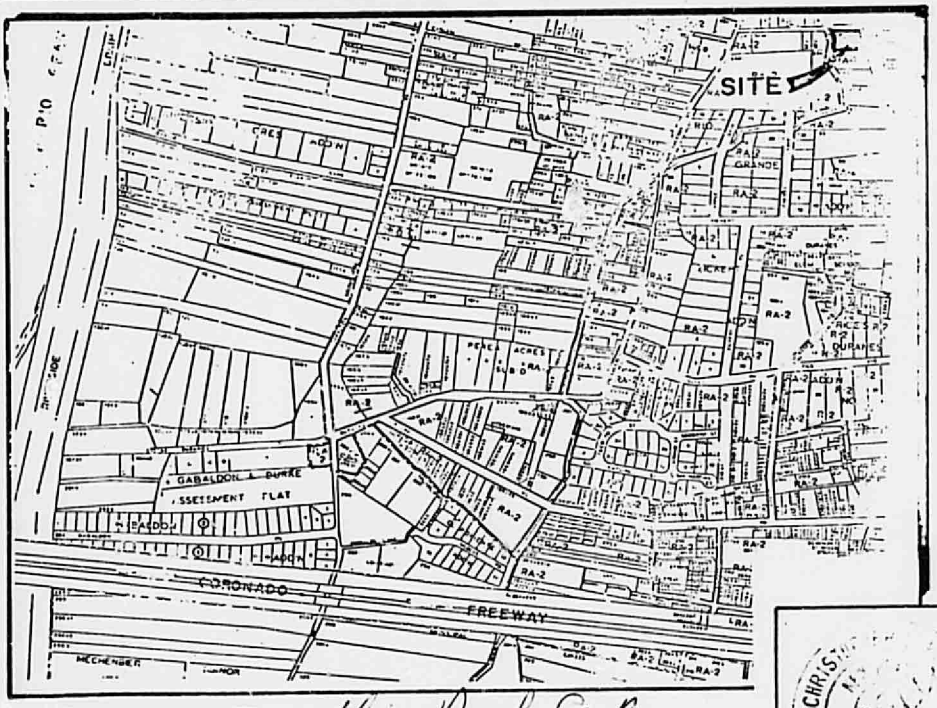
BY: Stephan Akin

APR 02 1984
HYDROLOGY SECTION

CITY OF ALBUQUERQUE

complete Pine

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



843-7777 Akin Devel Corp.

VICINITY MAP - H-12

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 the time of application for this permit.

2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with Public Works Contract No. 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 obstructions. 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.

Pine under WO# D-73

APPROVALS	NAME	DATE
A.C.E./DESIGN	G Olson	5/17/84
INSPECTOR	Ernie	
A.C.E./FIELD		

TITLE: PATIOS LOS ANAYAS
2125 Rio Grande Blvd. N.W.
Albuquerque, New Mexico

PERMIT NO.

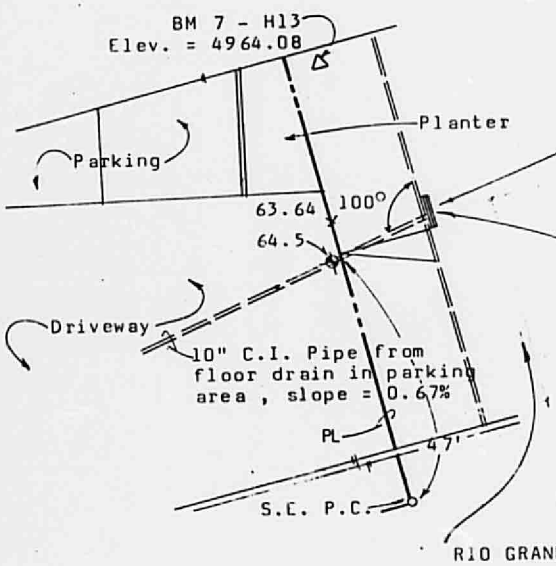
SHEET 1 OF 2

MAP NO. H-12

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

Scale: 1" = 10'



No information available from City Master Plans concerning exist. pipe location and size.

Existing Catch Basin

T.C. = 4964.20
Top Grate = 4963.32

Inv. = 4960.32
C.I. Pipe Inv. = 4960.50

Offset pipe from center-line of inlet. -1.5'

See City Std. Detail K-17

CHRISTOPHER L. ... NEW MEXICO 6653 REGISTERED PROFESSIONAL ENGINEER

LEGAL: Lots 1, 2, 3 and 4, Patios Lo Anayas (comprising Tract 58, MRGCD Map 35), Albuq. N.M.

D-73

APPROVALS	NAME	DATE	TITLE: PATIOS LOS ANAYAS 2125 Rio Grande Blvd. N.W. Albuquerque, New Mexico	
A.C.E./DESIGN	H.R. Olson	5/17/84		
INSPECTOR			PERMIT NO.	MAP
A.C.E./FIELD			SHEET 2 OF 2	NO. H-12

CITY OF ALBUQUERQUE

Ernie Valle

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

H12-D7

VICINITY MAP - H-12

LEGAL: Lots 1,2, 3 and 4, Patios Los Anayas (comprising Tract 58, MRGCD Map 35), Albuqerque, New Mexico.

CHRISTOPHER NEE 8653 REGISTERED PROFESSIONAL ENGINEER

NOTICE TO CONTRACTOR

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5. Backfill compaction shall be according to Residential street use.

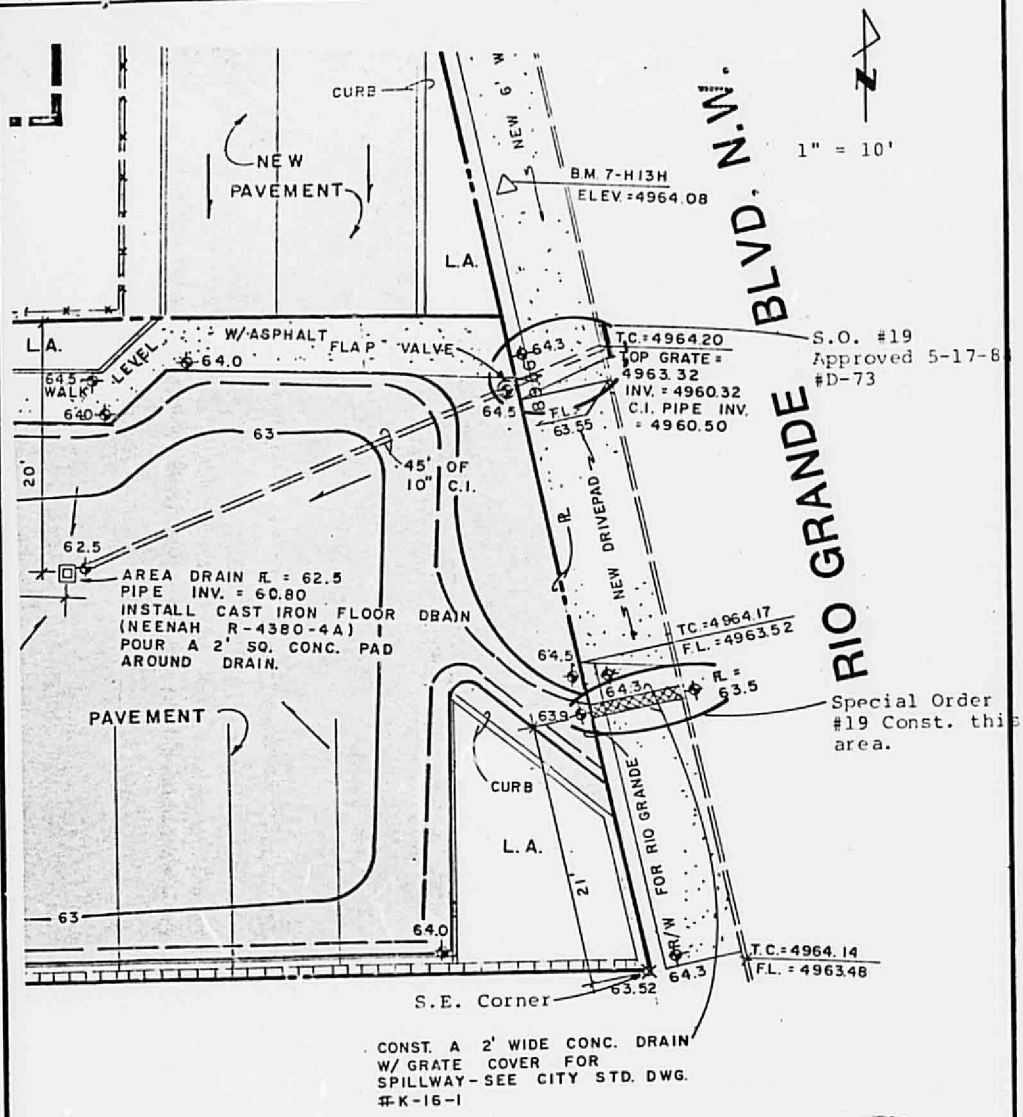
D-97

Permit No. 13701 Sundance Mech.

APPROVALS	NAME	DATE	TITLE: PATIOS LOS ANAYAS 2125 Rio Grande Blvd. NW Albuquerque, New Mexico	
A.C.E./DESIGN	H.L. Olsen	6/26/84		
INSPECTOR	Ernest B. Valle	7/31/84	PERMIT NO.	MAP
A.C.E./FIELD	W. J. McNamara	8/1/84	SHEET 1 OF 2	NO. H-12

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



B.M.: CITY B.M. F_H13H, Elevation 4964-08.

D-97

APPROVALS	NAME	DATE	TITLE: PATIOS LOS ANAYAS 2125 Rio Grande Blvd. N.W. Albuquerque, N.M.	
A.C.E./DESIGN	H R Olson	6/26/84		
INSPECTOR	Ernest B. Vallejos	7/31/84	PERMIT NO.	MAP
A.C.E./FIELD	W. F. McNamara	8/1/84	SHEET 2 OF 2	NO. H-12