HYDROLOGY H16/D27 1 PLAN

H16/D27

1 PLAN

bill buckley
architect

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9 April 81

Mr. Tony Reynolds
Building Inspections Division
City of Albuquerque

Dear Mr. Reynolds,

I am writing to you in hopes of rectifying a problem my client, Dr. John Gutierrez, has encountered as regards plans for a proposed project to be located at 3003 Cutler, Northeast, in Albuquerque. The plans in question were submitted to the Plan Check process on 11 July 80. Due to technical problems regarding Flood Control Ordinances the effective duration of the Plan Check Fee expired before the Plan Check process could be completed.

These problems have since been rectified, and we request an extension of the Plan Check, as the problems were beyond the control of Dr. Gutierrez, and the new Plan Check Fee would therefore seem unnecessarily punitive. We hope thus, that you will see fit to grant this extension. Thank you for your cooperation in this matter.

Sincerely,

William Philip Buckley
Architect, NCARB Registered

APPROVED:

Tony Reynolds

Tony Reynolds, A.I.A.
Supervisor
Plans Review Section
Code Administration Div.

3003 Coriece Ave N.E.

OFFICE OF THE CITY ENGINEER
BUILDING PLANS
DRAINAGE REVIEW

DATE ISSUED 4-20-81

Gentlemen:

In order to expedite the passage of building construction plans through the drainage review we have compiled this list of requirements. With a few exceptions, these requirements are complete.

SEE AMAFCA 1972-2 AND 1980-15 ALSO SEE SUBDIVISION ORDINANCE

(1) Any building site 1.00 acres or larger will require a formal drainage report prepared by a New Mexico Registered Professional Engineer competent in surface hydrology. This report must be submitted to the office of the Principal Assistant City Engineer (Hydrology) for review and acceptance prior to submission of construction plans for review. Please be advised, a pre-conference meeting will be required before the drainage report is submitted.

(2) Before attempting to submit a set of plans for a building located in a flood hazard area, contact the Hydrology Section. Failure to do this will often result in much lost time.

(3) When construction plans are submitted, the following items must be included:

(A) A GRADING PLAN SHOWING:

(1) Vicinity map with the zone atlas page and legal description.

(2) Existing contours extending approximately 10 feet beyond the property line. If it is not feasible to provide contours beyond the property line, spot elevations, at the property line, designated as existing and proposed may be substituted.

SEE AMAFCA 1972-2 + 1980-15

(3) Proposed contours at one foot intervals and proposed spot elevations at key points.

(4) Finish building floor elevation (s).

(5) Notes defining asphalt, sidewalks, planting areas, ponding areas, property line, and any other areas whose definition would increase clarity.

(6) Proposed alley grades, or street grades if property abuts a dedicated unpaved alley or street. These grades are available, at no charge, from the City Engineer's office. An advance request will expedite your project.

(7) A description of the bench mark.

(8) Ground Elevation on the site based on mean sea level datum as established by the U.S. Coast and Geodetic Survey (North American Datum 1929).

(B) A DRAINAGE PLAN SHOWING:

(1) Direction of roof drainage including canales, gutters, and downspouts.

(2) Outlined contributory drainage areas, including roof areas.

(3) Swales with top and bottom spot elevations.

(4) Curb and sidewalk spot elevations.

(5) Flow lines with arrows and spot elevations for confirmation.

(C) IF PONDING IS REQUIRED THE DRAINAGE PLAN MUST ALSO SHOW:

(1) Calculations showing developed and undeveloped volumetric flow rate.

(2) Pond volume calculations.

(3) That pond volumes balance with area contributing to the pond.

(4) The pond overflow point with a spot elevation and slope protection if necessary.

(5) Positive discharge of ponds with required rate calculations and orifice calculations, if applicable.

NOTE: Close proximity ponding to any structure requires the concurrence of a soils investigation report.

(D) A discussion of offsite flows must be included. If the contour maps disagree with the designers opinion of offsite flows, further information will be required.

(E) A discussion of any other local conditions that effect site drainage should be included.

(F) Details of ponds, curbcuts, water blocks, and any other significant drainage structures must be included.

(G) The professional who designs the drainage scheme must affix his/her stamp to the drainage plan.

(H) A copy of the drainage plan must also be included with the construction plans for our drainage files.

(I) Construction in the public right of way requires approval, prior to construction, from the City Engineers office.

(J) Indicate all easements on site or adjacent to the site with the following information: Location, width, and purpose.

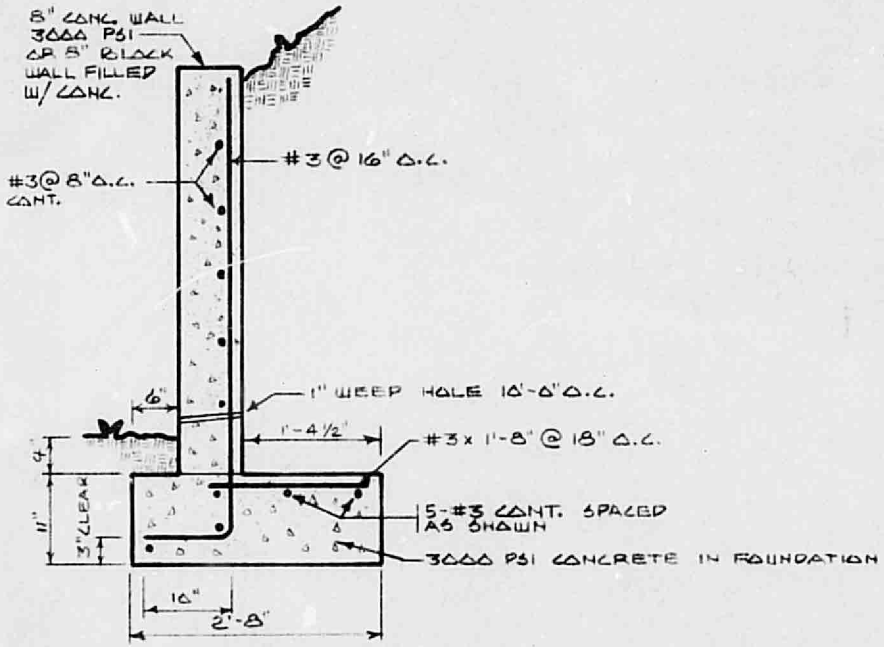
(K) INCLUDE ANY PLANNING ACTION(S)

3003 Cutler NE

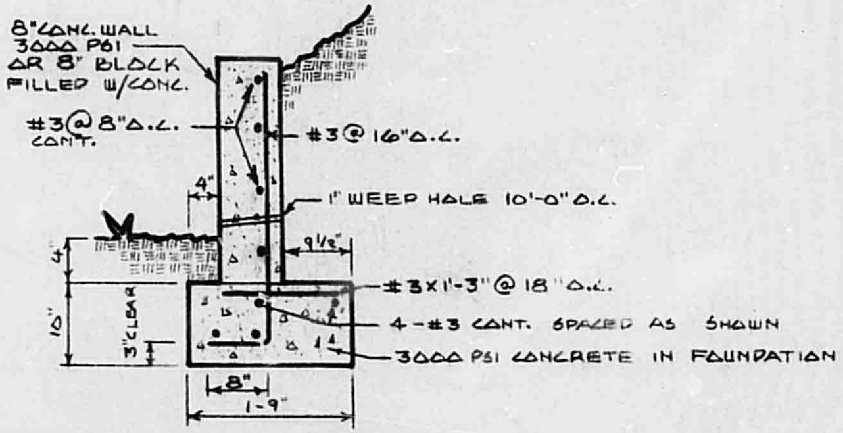
8-22-80
disapproved

① drainage plan incomplete

② water going uphill



4' To 6' High Conc. Wall



24" To 36" High Conc. Wall

Ray H. Harrison

5/6/81

Concrete Retaining Wall	SCALE: 3/4"=1'-0"
Ray Harrison & Associates	3/11/80