



CHAVEZ
GRAEVES / CONSULTING ENGINEERS, INC.

6121 INDIAN SCHOOL RD., N.E. SUITE 220
ALBUQUERQUE, N.M. 87110
PH. (505) 881-7376

March 23, 1983

Brian Burnett
Hydrology Department
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: Office Building Drainage Plan
Pennsylvania and Indian School Road N.E.

Dear Brian;

With regard to the above referenced drainage plan and your letter dated March 17, 1983, I wish to offer the following information:

1. At the request of Mr. Chuck Easterling, at the November 30, 1982 D.R.B. meeting, I reviewed the site and its potential for flood flows with Mr. Fred Aguirre. Fred was aware of flows topping the curbs at Indian School and Pennsylvania, but he did not feel that this would have any impact on the site development.
2. At the above referenced D.R.B. meeting it was noted that the site is totally impermeable and that ponding would not be required. However, as requested, we have routed flows through the landscaped areas. This will minimize nuisance flows from the site, provide temporary ponding and reduce peak flows.
3. See 2.
4. See attached plan.
5. See 2.
6. See attached plan.

Please feel free to call if you need any additional information. Your timely assistance in this matter is appreciated.

Sincerely,

Victor J. Chavez
Victor J. Chavez, P.E.

Encl.

VJC/dlk

RECEIVED

MAR 24 1983

ENGINEERING

H19-021



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

H19 - D21

March 17, 1983

Mr. Victor Chavez
Chavez-Grievies & Associates
6121 Indian School Rd. N.E.
#220
Albuquerque, N.M. 87110

RE: OFFICE BUILDING DRAINAGE PLAN - PENNSYLVANIA AND INDIAN SCHOOL NE

Dear Vic:

I have made an initial review of the referenced project and forward the following comments:

1. This past summer I witnessed rather severe flooding in this area and on one occasion water was overtopping the curb in the intersection. The site is probably far enough away from the intersection that the building would not be affected. I simply pass on this observation for your evaluation in respect to the finished floor elevation.
2. Severe flooding takes place downstream in the vicinity of Indian School and Louisiana NE (I spent several evenings last summer replacing manhole lids in the intersection). The Drainage Ordinance does exempt parcels that have been previously developed from meeting the current requirements. Discharge from this site must be evaluated in terms of a completely developed watershed. Since problems exist downstream, detention of storm runoff is appropriate for this site.
3. Do the existing and proposed contours indicate that runoff will be directed to the landscaped area in the SW corner and then routed to the street through the sidewalk drain? If this is the case, then the requirement stipulated in #2 will probably be met. Please clarify this point.
4. Please locate the roof drains and canals on the plan.
5. What provisions have been considered to insure that irrigation runoff remains out of the downstream conveyance system?

MUNICIPAL DEVELOPMENT DEPARTMENT

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

ENGINEERING DIVISION

Telephone (505) 766-7467


AN EQUAL OPPORTUNITY EMPLOYER

Letter to Victor ☐avez
OFFICE BUILDING DRAINAGE PLAN (H19-D21)
PAGE 2

6. In the future, please date the plans next to the PE stamp and your signature. Any revisions should also be dated. This simply helps with referencing in responses and approvals.

If you have any questions, please call.

Very truly yours,


Brian G. Burnett
Civil Engineer/Hydrology

BCB/tsl



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

H19 - D21

April 1, 1983

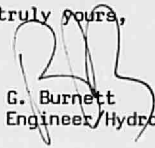
Mr. Victor Chavez
Chavez-Grievies, Inc.
6121 Indian School Rd. N.E.
Albuquerque, N.M. 87110

RE: OFFICE BUILDING DRAINAGE PLAN-REVISION OF 3/24/83

Dear Vic:

The referenced plan is approved.

Very truly yours,


Brian C. Burnett
Civil Engineer/Hydrology

BCB/tsl

MUNICIPAL DEVELOPMENT DEPARTMENT

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

ENGINEERING DIVISION

Telephone (505) 766-7467

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INFORMATION SHEET

PROJECT TITLE Office Building TYPE OF SUBMITTAL Drainage Plan
 ZONE ATLAS PAGE NO. H-19-Z ⁰²¹ CITY ADDRESS N/A
 LEGAL DESCRIPTION Tract A, Block 1, Zuni Addition
 ENGINEERING FIRM Chavez-Grieves Consulting CONTACT Victor J. Chavez
 ADDRESS 6121 Indian School Rd., N.E. #220 PHONE (505) 881-7376
 OWNER Indian School Associates CONTACT Dr. Larry Lubar
 ADDRESS 1418 San Pedro Dr. N.E. PHONE (505) 268-1343
 ARCHITECT Stevens, Mallory, Pearl & Campbell CONTACT Mike Dickson
 ADDRESS 1155 Amherst Drive S.E. PHONE (505) 255-8668
 SURVEYOR Albuquerque Surveying Co., Inc. CONTACT Fred Sanchez
 ADDRESS 2119 Menaul N.E. PHONE (505) 884-2036
 CONTRACTOR N/A CONTACT N/A
 ADDRESS N/A PHONE N/A

DATE SUBMITTED February 28, 1983
 BY Victor J. Chavez, P.E.

Application for Zone Map Amendment
AND/OR DEVELOPMENT PLAN

INSTRUCTIONS:

PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets, if necessary. Thirty (30) copies (Annexation, forty copies) of all attachments must be submitted with the application and, after folding, shall not exceed 8 1/2 x 14 inches.

Applicant's Name: Dr. Larry Lubar requests

DRB SIGN-OFF OF EPC APPROVED PLAN

☐ Zone Map Amendment ☒ Development Plan Review ☐ Annexation
Type of Plan

For Tract: A Block(s): 1 in Subdivision/Addition Zuni
Presently zoned SU2/R201 and proposed to be zoned as same located at:
Street Address (No. if any): Indian School Road
Between Espanola Street and Pennsylvania Street

Total Land Area Covered by Application: Acres .62 Square Feet 27,000±

Number of DU's Proposed DU's Per Gross Acre DU's Per Net Acre

APPLICANT INFORMATION:

Applicant's Mailing Address: Dr. Larry Lubar Phone: 268-8317
1418 San Pedro Dr. N.E. Zip Code: 87110

Applicant's Proprietary Interest in the Property:

Agent if any: George Pearl Phone: 255-8668
Mailing Address: 115 Amherst S.E. Zip Code: 87108
Signature of Applicant: George Pearl Date: 11/22/82

FOR PLANNING STAFF USE ONLY

Application Received By: Cynthia Bunch Date: 11-22-82

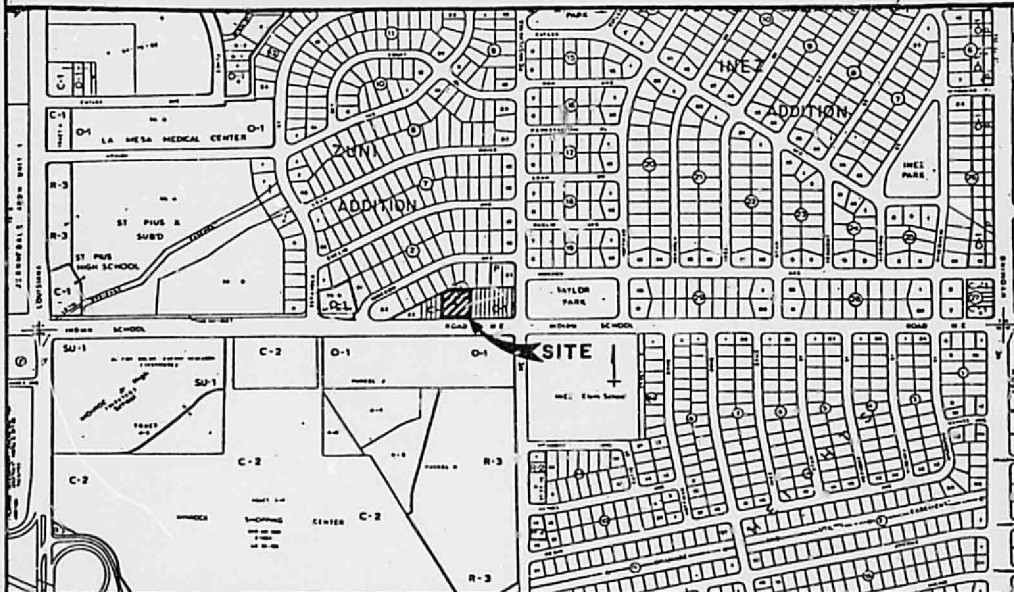
Fee: \$NA Paid: \$ Method of Payment:

Cross-Ref.: AX- Z- 82-103 S- Other:

No. of Signs Issued: ZHE or EPC? DRB

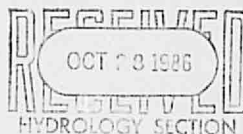
1 Copy each to:
Research Analyst
Applicant
Graphics

Hearing Date: 11-20-82-219
Z-
Case Number:
Map Number: H19

CITY OF ALBUQUERQUE *Jersey L.*DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY *complete*

OWNER:

INDIAN SCHOOL ASSOCIATES
LARRY LUBAR
1418 SAN PEDRO DR. N.E.
ALBUQUERQUE, NEW MEXICO



LEGAL:

TRACT A, BLOCK 1, ZUNI ADDITION, EXCEPTING
THE EASTERLY 25 FEET THEREOF.

COMPLETED

NOTICE TO CONTRACTOR

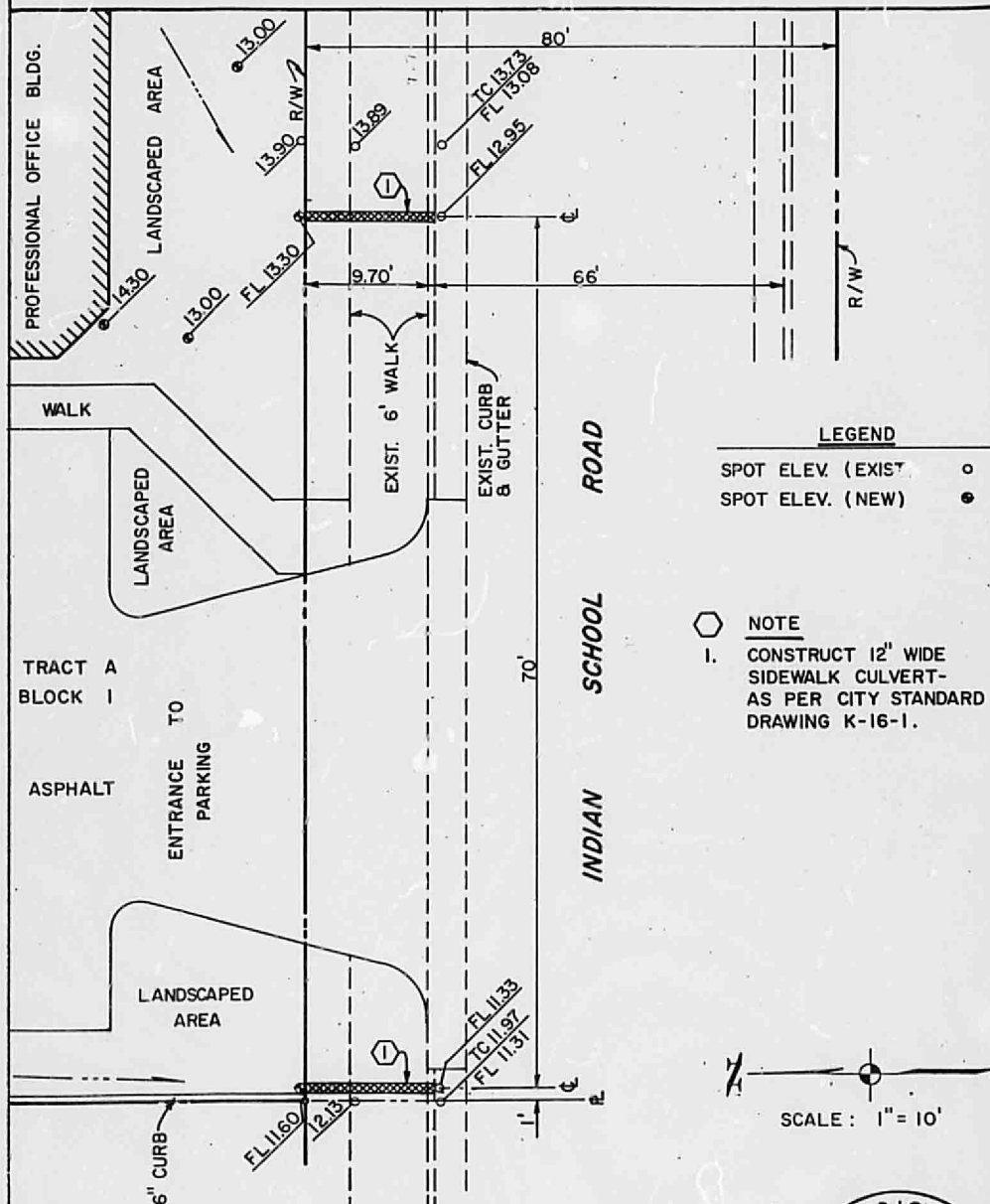
1. An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.
2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with Public Works Contract No. 84-2.
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 ARTERIAL street use.

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APPROVALS	NAME	DATE	TITLE:
A.C.E./DESIGN	<i>A.C. Olson</i>	<i>8/29/84</i>	SIDEWALK CULVERT LOCATIONS
INSPECTOR			7575 INDIAN SCHOOL ROAD N.E.
A.C.E./FIELD			PERMIT NO.
			SHEET 1 OF 2
			MAP NO. H-19-Z

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



BENCH MARK:

ASC BRASS CAP MARKED 1-H19B LOCATED ON THE N.W. CORNER OF THE INTERSECTION OF INDIAN SCHOOL RD. & PENNSYLVANIA.
ELEVATION = 5322.08

APPROVALS	NAME	DATE	TITLE:
A.C.E./DESIGN	<i>P. Luna</i>	<i>8/2/84</i>	<i>0-12-A</i> SIDEWALK CULVERT LOCATIONS
INSPECTOR			7575 INDIAN SCHOOL ROAD N.E.
A.C.E./FIELD			PERMIT NO. SHEET 2 OF 2
			MAP NO. H-19-Z

