HYDROLOGY H20/D3A TWO PLANS

H 20-D3A

2 PLANS

dtm & associates, inc

Tenney-Tibbs-McLean & Associates, Inc.
Consulting Engineers ■ Planners ■ Surveyors

HILLSIDE CHURCH ADDITION

CONCEPTUAL

GRADING AND DRAINAGE PLAN

DTM JOB NO. 889.10

2400 Comanche Road, NE
Albuquerque, NM 87107
Telephone (505) 884-0696

ROSS E. SCHMIDT
NEW MEXICO
6133
REGISTERED PROFESSIONAL ENGINEER

I, Ross E. Schmidt, hereby certify that the enclosed documents and drawings were prepared under my supervision and are true and correct to the best of my knowledge and belief.

Ross E. Schmidt 7/9/86

New Mexico Professional Engineer No. 6133

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Hillside Church ZONE ATLAS/DRNG. FILE #: H-20 / D3A

LEGAL DESCRIPTION: Parcel "6" of Wyoming Mall

CITY ADDRESS:

ENGINEERING FIRM: DENNEY-TIBLJAS-McLEAN & ASSOC, INC. CONTACT: Ross Schmidt

ADDRESS: 2400 Comanche NE, Albuquerque, NM 87107 PHONE: 884-0696

OWNER: CONTACT:

ADDRESS: PHONE:

ARCHITECT: G.W. Walker & Company CONTACT: Bob Becker

ADDRESS: 150 Louisiana Blvd., NE Albuq, NM 87108 PHONE: 268-4551

SURVEYOR: DENNEY-TIBLJAS-McLEAN & ASSOC, INC. CONTACT: Steven L. Youtsey

ADDRESS: 2400 Comanche NE, Albuquerque, NM 87107 PHONE: 884-0696

CONTRACTOR: N/A CONTACT: N/A

ADDRESS: PHONE:

RECEIVED
JUL 10 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES
NO
X 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:

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

DATE SUBMITTED: 9/10/86

BY: Ross Schmidt
ROSS SCHMIDT

REV. 10/85

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION/DESIGN HYDROLOGY SECTION

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: H20 DATE: 6-11-86

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: Hillside Community Church Addition

STREET ADDRESS (IF KNOWN): Parcel 6 Wyoming Mall

SUBDIVISION NAME: portion of Bk A

APPROVAL REQUESTED:

____ PRELIMINARY PLAT	____ FINAL PLAT
____ SITE DEVELOPMENT PLAN	X BUILDING PERMIT
____ OTHER	____ ROUGH GRADING

ATTENDANCE:	WHO	REPRESENTING
	Joe Jones	
	Carl A Montoya	

FINDINGS:

(1) Drainage plan per DPM

(2) Free discharge allowed, however, engineer must address

(A) in fill site

(B) storm drain in Wyoming

(C) No flooding Downstream

(D) minimum impact on downstream

(3) Need to show covenants, easements for flows across property line.

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: Carl A Montoya	SIGNED: Joe Jones
TITLE:	TITLE:
DATE: 6-11-86	DATE: 6/11/86

OWNER: PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL

TABLE OF CONTENTS

Page

1. GENERAL 1
2. CALCULATIONS. 1, 2

EXHIBITS

Exhibit "A" - Location Map

Exhibit "B" - Flood Hazard Map

GENERAL

The proposed development site consists of approximately 1.677 acres and is located at the Southwest Corner of Northeastern Boulevard and Lester Street, NE.

The project consists of an addition to an existing building along with an increased parking area.

Free discharge is requested on the following basis:

1. The site is located in an area that is almost entirely developed;
2. The site is an infill site;
3. There is an existing storm drain on Northeastern Boulevard and Wyoming Boulevard;
4. There is presently no flooding downstream;
5. The site will have a minimum impact on downstream.

CALCULATIONS

Existing Conditions

A = 1.677
Existing Paved Area = 1.12 Acres
Exsiting Roof Area = 0.1 Acres
Existing Undeveloped Area = 0.46 Acres

"C" Factor- 1.12 x 0.95
0.1 x 0.9
0.46 x 0.4
C = 0.8

Tc = 10 minutes, R = 2.4 inches

$I = 6.84\ (2.4)(10)^{-0.51} = 5.07$

Rational Method

Q = CIA = 0.8(5.07)(1.677)
Q = 6.8 cfs Undeveloped runoff

Proposed Conditions

Proposed Paved Area = 1.43 Acres
Proposed Roof Area = 0.2 Acres
Proposed Landscaped Area = 0.05 Acres

"C" Factor 1.43 x 0.95
0.2 x 0.9
0.05 x 0.25
C = 0.92

Q = CIA = 0.92(5.07)(1.677) = 7.8 cfs Developed Runoff

Volume

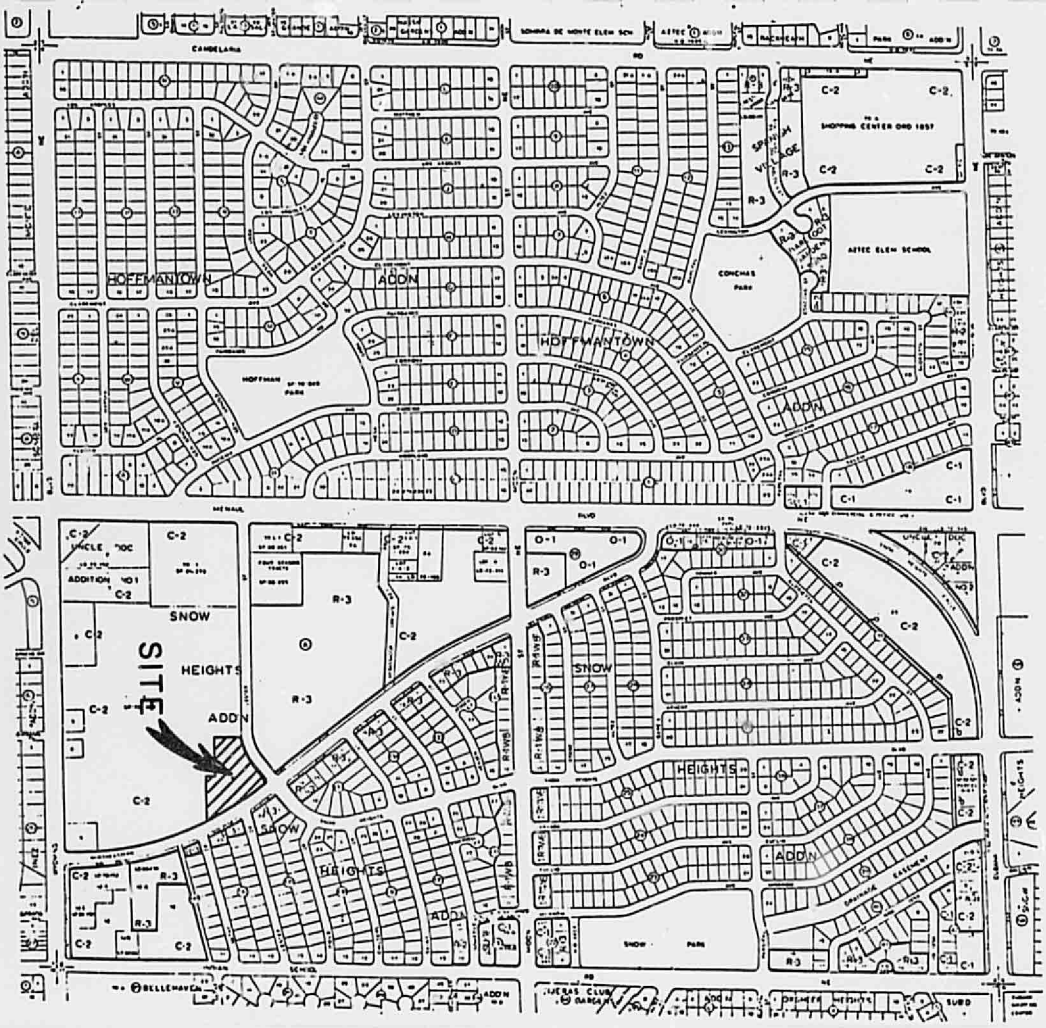
V = CRA

$V = 0.8 \left(\frac{2.4}{12}\right)(1.677)(43560) = 11688$ cf Undeveloped Volume

$V = 0.92 \left(\frac{2.4}{12}\right)(1.677)(43560) = 13441$ cf Developed Volume

$\Delta Q = 1$ cfs
$\Delta V = 1753$ cf

EXHIBIT I



H-20-Z

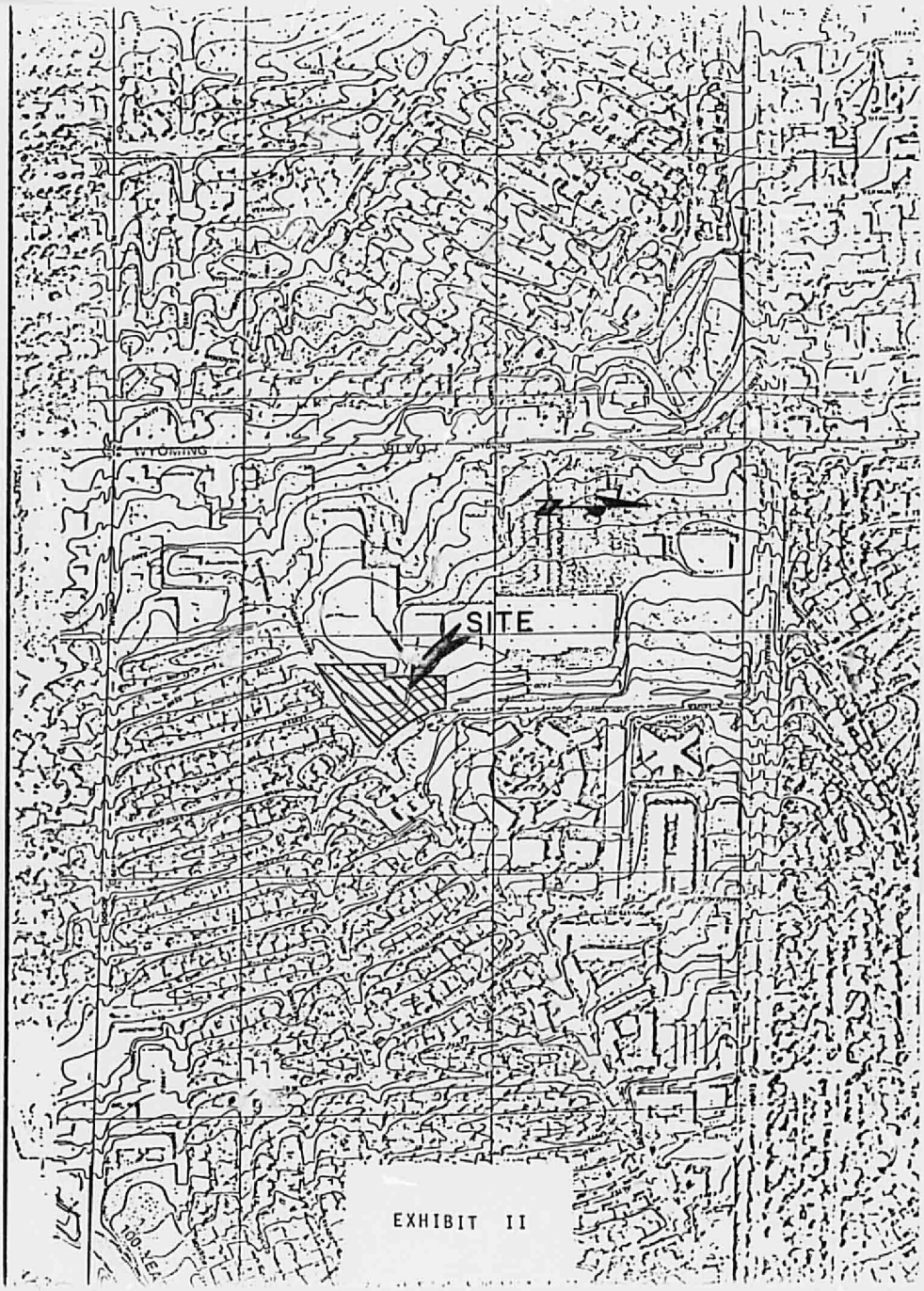


EXHIBIT II

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

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

September 11, 1986

Joe Jones
Denney-Tibljas-McLean & Associates, Inc.
2400 Comanche Road, NE
Albuquerque, New Mexico 87107

RE: REVISED DRAINAGE PLAN FOR HILLSIDE CHURCH ADDITION
(H-20/D3A) ENGINEER'S STAMP DATED SEPTEMBER 11, 1986

Dear Joe:

Based on the information provided on your resubmittal of September 11, 1986, the above referenced drainage plan is approved for Building Permit.

Please be advised that the Certificate of Occupancy will not be issued until a copy of the filed covenant is submitted for our files.

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

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

EASEMENT

This grant of Easement, between [state the name of the present real property owner exactly as shown on the real estate document conveying title to the present owner and state the legal status of the owner, for example, "single person," "husband and wife," "corporation of the State of X," "partnership":] South Mark Management Cooperation of the State of Texas ("Grantor"), whose address is 1601 LBJ Freeway, Suite 720, Dallas, TX 75234, and the ("Grantee"), Kennedy Properties III of the State of New Mexico whose address is 8591 Northeastern N.E., Albuquerque, NM 87112 and is entered into as of the date Grantor signs this Easement.

1. Recital. Grantor is the owner of certain real property located at [give general description, for instance, subdivision, lot and block or street address:] Snow Heights Addition, Wyoming Mall, Parcel "1" in Bernalillo County, New Mexico (the "Property").

2. Grant of Easement. The Grantor grants to the Grantee, a permanent easement for cross lot drainage with warranty covenants ("Easement") in, over, upon and across the Property for [state the kind of easement, for example, "public street and highway purposes (including all utilities)," "waterline," "sewer line," etc.:] Surface drainage from Parcel "6" of the Wyoming Mall across Parcel "1" of the Wyoming Mall.

The grant of the Easement includes the right of the Grantee to enter upon the Easement at any time for inspection, installation, maintenance, repair or modification and the right to remove trees, bushes, undergrowth and any other obstacles if the Grantee determines they interfere with the appropriate use of the Easement. This grant includes the right of access to the easement across the Grantor's adjoining property.

Grantor agrees for itself and its successors in interest that it has been paid in valuable consideration and that the grant of this Easement is not a gift or donation.

This Easement is worded pursuant to the provisions of §§47-1-27 to 47-1-44, NMSA 1978 or successor statutes.

3. Warranty. Grantor covenants and warrants that it is the owner in fee simple of the Property and that it has a good

(Approved by Legal Dept.
as to form only-6/1/86)

lawful right to convey the Property or any part thereof, that the Property is free from all encumbrances except encumbrances of record and taxes due and owing the Treasurer of Bernalillo County, and that the Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

4. Binding on Grantor's Property. The grant and other provisions of this Easement constitute convenants running with the land for the benefit of the Grantee and its successors and assigns.

5. Indemnification. As a part of the consideration for this grant, subject to the provisions of the New Mexico Tort Claims Act and all other applicable New Mexico laws, the Grantee agrees to save Grantor harmless from any and all liability arising from the Grantee's negligent use of the Easement for the purposes set forth herein. The Grantee does not agree to save Grantor harmless from any liability which may arise from Grantor's use of the Easement and the Property.

6. Form Not Changed. Grantor agrees that changes to the wording of this form are not binding upon the Grantee unless initialed by the Grantor and approved and signed by the Grantee in writing on this form.

Acknowledgments

GRANTEE

Approved: Jack Mound

By: Jack Mound
Title: President
Dated: _____

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 28 day of JULY, 19 86, by [name of person signing:] JACK MOUND, [title or capacity, for instance, "President" or "Owner":] President of [name of the entity which owns the Property if other than the individual signing, for instance, the name of the corporation, partnership, or joint venture:] KENNEDY PROPERTIES III.

Notary Public

My Commission Expires:

9/13/89

GRANTOR:

By: _____
Its: President
Dated: _____

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this ____ day of _____, 19 86, by [name of person signing:] _____, [title or capacity, for instance, "President" or "Owner":] President of [name of the entity which owns the Property if other than the individual signing, for instance, the name of the corporation, partnership, or joint venture:] _____.

Notary Public

My Commission Expires:

_____

(Approved by Legal Dept. as to form only-6/1/86)

(EXHIBIT "A" ATTACHED) N/A

EASEMENT

This grant of Easement, between [state the name of the present real property owner exactly as shown on the real estate document conveying title to the present owner and state the legal status of the owner, for example, "single person," "husband and wife," "corporation of the State of X," "partnership":] South Mark Realty Partnership I & II; South Mark Management Corp./Retail Division; As Agent ("Grantor"), whose address is 1601 LBJ Freeway, Suite 720, Dallas, Texas 75234, and the ("Grantee"), Kennedy Properties III of the State of New Mexico, whose address is 8591 Northeastern N.E., Albuquerque, New Mexico 87112, and is entered into as of the date Grantor signs this Easement.

1. Recital. Grantor is the owner of certain real property located at [give general description for instance, subdivision, lot and block or street address:] Snow Heights Addition, Wyoming Mall, Parcel "1" in Bernalillo County, New Mexico (the "Property").

2. Grant of Easement. The Grantor grants to the Grantee, permanent easement for cross lot drainage with warranty covenants ("Easement") in, over, upon and across the Property for [state the kind of easement, for example, "public street and highway purposes (including all utilities)," "waterline," "sewer line," etc.:] Surface drainage from Parcel "6" of the Wyoming Mall across Parcel "1" of the Wyoming Mall.

The grant of the Easement includes the right of the Grantee to enter upon the Easement at any time for inspection, installation, maintenenance, repair or modification and the right to remove trees, bushes, undergrowth and any other obstacles if the Grantee determines they interfere with the appropriate use of the Easement. This grant includes the right of access to the easement across the Grantor's adjoining property.

Grantor agrees for itself and its successors in interest that it has been paid in valuable consideration and that the grant of this Easement is not a gift or donation.

This Easement is worded pursuant to the provisions of SS47-1-27 to 47-1-44, NMSA 1978 or successor statutes.

3. Warranty. Grantor covenants and warrants that it is the owner in fee simple of the Property and that it has a good

(Approved by Legal Dept.
as to form only-6/1/86)

86 81241

MOUNTAIN BELL ENCROACHMENT AGREEMENT

Agent for Property Owner: G. W. Walker & Co AUG 25 1986

As agreed in the conversation between your agent and our engineer, we are writing to you regarding the encroachment of an existing structure on the utility easement on the property shown on the attached Certificate of Survey.

The Mountain States Telephone and Telegraph Company hereby consents to the present encroachment of the existing structure upon the aforementioned easement. However, the Telephone Company does not waive or relinquish any rights held by it to operate, maintain, renew, construct, reconstruct, repair, add or remove telephone lines, conduit or other telephone facilities that are now located, or may be located in the future on said easement.

As consideration for the Telephone Company granting this permission to retain said structure on said easement, subject to the aforesaid rights of the Telephone Company, it will be necessary for you, on behalf of yourself and future owners (heirs, successors and assigns) of said property, to hold the Telephone Company harmless for any and all claims for personal injuries or damages to property when such injuries or damages directly or indirectly, arise out of existence, construction, maintenance, repair, condition, use or presence of said structure upon said easement. The Mountain States Telephone and Telegraph Company shall not be responsible for any damages to said structure, or to property housed therein, located on said utility easement.

for MANAGER-NETWORK DISTRIBUTION SERVICES

Consented to this 21ST day of AUGUST, 1986.

State of New Mexico, County of BERNALILLO SS

The foregoing instrument was acknowledged before me this 21ST day of AUGUST, 1986, by C.J. GUYER

Greg Hunt
Notary Public

My Commission Expires March 7, 1989

Property Owner (Owners):

X Jack Mound by — Jack Mound President Kennedy Properties III

X Lee Kittell — LEE KITTELL - ASST. MGR

State of New Mexico, County of Bernalillo SS

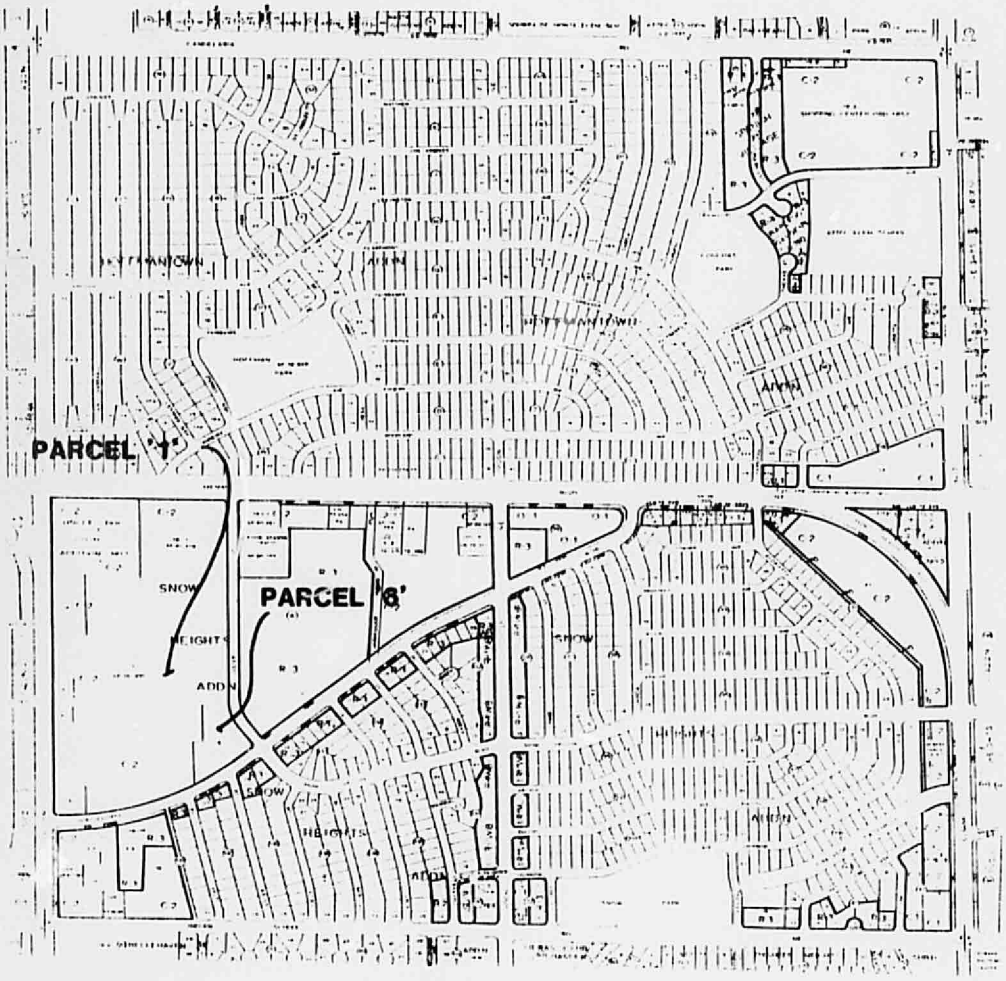
The foregoing instrument was acknowledged before me this 18 day of August, 1986, by Jack Mound President Kennedy Properties III

Frank G. Schultz
Notary Public

My Commission Expires 9/13/88

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
1986 AUG 28 AM 8:42
BK ____ PG ____
DOLORES C. WALLER
CO. CLERK & RECORDER
DEPUTY

MAP #1


PARCEL "1"
PARCEL "8"
SNOW
HEIGHT
ADDN
SNOW
SNOW
HEIGHTS
ADDN
ADDN

H-20-Z

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

September 11, 1986

Joe Jones
Denney-Tibljas-McLean & Associates, Inc.
2400 Comanche Road, NE
Albuquerque, New Mexico 87107

RE: REVISED DRAINAGE PLAN FOR HILLSIDE CHURCH ADDITION
(H-20/D3A) ENGINEER'S STAMP DATED SEPTEMBER 11, 1986

Dear Joe:

Based on the information provided on your resubmittal of September 11, 1986, the above referenced drainage plan is approved for Building Permit.

Please be advised that the Certificate of Occupancy will not be issued until a copy of the filed covenant is submitted for our files.

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

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: HILLSIDE CHURCH ZONE ATLAS/DRNG. FILE #: H20/D3A

LEGAL DESCRIPTION: PARCEL "6" of WYOMING MALL

CITY ADDRESS:

ENGINEERING FIRM: DENNEY-TIBLJAS-McLEAN & ASSOC, INC. CONTACT: JOE JONES

ADDRESS: 2400 Comanche NE, Albuquerque, NM 87107 PHONE: 884-0696

OWNER: G.W. WALKER CONTACT: ROSS SMALL

ADDRESS: PHONE: 268-4551

ARCHITECT: N/A CONTACT: N/A

ADDRESS: PHONE:

SURVEYOR: DENNEY-TIBLJAS-McLEAN & ASSOC, INC. CONTACT:

ADDRESS: 2400 Comanche NE, Albuquerque, NM 87107 PHONE: 884-0696

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED SEP 11 1986 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:

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: 9/11/86

BY: Joe Jones

REV. 10/85

DENNEY-TIBLJAS-McLEAN & ASSOC., INC.
2400 COMANCHE ROAD N.E.
ALBUQUERQUE, N.M. 87107
TELEPHONE: (505) 884-0696

LETTER OF TRANSMITTAL

DATE 9/11/86	DTM JOB NO. 887.10
ATTENTION BERNIE MONTOYA	
RE: HILLSIDE CHURCH	
H20/D3A	

TO CITY HYDROLOGY
123 CENTRAL

GENTLEMEN:

WE ARE SENDING YOU ☐ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS:

☐ SHOP DRAWINGS ☐ PRINTS ☑ PLANS ☐ PROJECT ESTIMATE ☐ SPECIFICATIONS

☐ COPY OF LETTER ☐ CHANGE ORDER ☐ _____

COPIES	DATE	NO.	DESCRIPTION
		1	DRAINAGE + GRADING PLAN

RECEIVED
SEP 11 1986
HYDROLOGY SECTION

THESE ARE TRANSMITTED as checked below.

☑ FOR APPROVAL ☐ APPROVED AS SUBMITTED ☐ RETURN ____ COPIES FOR DISTRIBUTION

☐ FOR YOUR USE ☐ APPROVED AS NOTED ☐ RETURN ____ SIGNED ORIGINALS

☐ AS REQUESTED

☐ FOR REVIEW AND COMMENT ☐ _____

☐ FOR BIDS DUE _____ 19____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

BERNIE,

ENCLOSED IS ONE DRAINAGE PLAN FOR SUBJECT PROJECT. THE ENGINEERS STAMP HAS BEEN CHANGED. IF WE CAN BE OF FURTHER SERVICE, PLEASE CALL.

COPY TO _____

SIGNED: Joe Jones

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE

DRAINAGE INFORMATION SHEET

PROJECT TITLE: ~~Hillside Community Church~~ Hoffmantown Body Shop ZONE ATLAS/DRNG. FILE #: H-20 D-3

LEGAL DESCRIPTION:

CITY ADDRESS: 8707 Northeastern N.E.

ENGINEERING FIRM: D-T-M CONTACT: Joe Jones

ADDRESS: PHONE:

OWNER: Jack Mound CONTACT:

ADDRESS: PHONE:

ARCHITECT: Robert P. Becker CONTACT: Ross Small

ADDRESS: 150 Louisiana N.E. PHONE: 268-4551

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: G.L. Walker CONTACT: Lou Sadler

ADDRESS: 150 Louisiana N.E. PHONE: 268-4551

RECEIVED AUG 27 1986 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

X OTHER Mountain Bell Easement. (SPECIFY)

DATE SUBMITTED: 8-28-86

BY: Ross Small

PROJECT TITLE: ~~Hoffmantown Body Shop~~ Hillside Community Church ZONE ATLAS/DRNG. FILE #: H-20/03A

LEGAL DESCRIPTION:

CITY ADDRESS: 8707 Northeastern N.E.

ENGINEERING FIRM: Daily-Tiblitas-McLean CONTACT: Joe Jones

ADDRESS: 2400 Comanche Rd. NE. PHONE: 884-0696

OWNER: Jack Mound CONTACT: Same (Jack Mound)

ADDRESS: PHONE:

ARCHITECT: Robert P. Becker CONTACT: Ross Small

ADDRESS: 150 Louisiana N.E. PHONE: 268-4551

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: L. W. Walker & Co. CONTACT:

ADDRESS: 150 Louisiana N.E. PHONE: 268-4551

RECEIVED AUG 27 HYDROLOGY

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 (RE-SUBMITTAL)

____ CONCEPTUAL GRADING & DRAINAGE PLAN

X GRADING PLAN (RE-SUBMITTAL)

____ EROSION CONTROL PLAN

____ ENGINEER'S CERTIFICATION

ITEMS 1 & 2 (EASEMENTS) HAVE BEEN MAILED TO US AND WE WILL BE GIVING YOU COPIES WHEN THEY ARRIVE.

CHECK TYPE OF APPROVAL SOUGHT:

____ SKETCH PLAT APPROVAL

____ PRELIMINARY PLAT APPROVAL

____ SITE DEVELOPMENT PLAN APPROVAL

____ FINAL PLAT APPROVAL

X BUILDING PERMIT APPROVAL

____ FOUNDATION PERMIT APPROVAL

____ CERTIFICATE OF OCCUPANCY APPROVAL

____ ROUGH GRADING PERMIT APPROVAL

____ GRADING/PAVING PERMIT APPROVAL

____ OTHER ____ (SPECIFY)

DATE SUBMITTED: 8-22-86

BY: Ross Small

DENNEY-TIBLJAS-McLEA.. & ASSOC., INC.
2400 COMANCHE ROAD N.E.
ALBUQUERQUE, N.M. 87107
TELEPHONE: (505) 884-0696

LETTER OF TRANSMITTAL

DATE 8/27/86	DTM JOB NO. 89.10
ATTENTION BERNIE MONTOYA	
RE: HILLSIDE CHURCH ADDITION	
H-20 / D3A	

TO CITY HYDROLOGY
123 CENTRAL AVE NW

GENTLEMEN:

WE ARE SENDING YOU ☐ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS:

☐ SHOP DRAWINGS ☐ PRINTS ☑ PLANS ☐ PROJECT ESTIMATE ☐ SPECIFICATIONS
☐ COPY OF LETTER ☐ CHANGE ORDER ☐ _____

COPIES	DATE	NO.	DESCRIPTION
		1	DRAINAGE + GRADING PLAN

RECEIVED AUG 27 1986 HYDROLOGY SECTION

THESE ARE TRANSMITTED as checked below.

☑ FOR APPROVAL ☐ APPROVED AS SUBMITTED ☐ RETURN ____ COPIES FOR DISTRIBUTION
☐ FOR YOUR USE ☐ APPROVED AS NOTED ☐ RETURN ____ SIGNED ORIGINALS
☐ AS REQUESTED
☐ FOR REVIEW AND COMMENT ☐ _____
☐ FOR BIDS DUE _____ 19____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

BERNIE,

ENCLOSED FOR APPROVAL IS ONE COPY OF THE DRAINAGE + GRADING PLAN FOR SUBJECT PROJECT. WE ARE IN THE PROCESS OF OBTAINING A DRAINAGE EASEMENT + CONSTRUCTION AGREEMENT AS REQUIRED. ALSO, ALL PREVIOUS COMMENTS HAVE NOW BEEN ADDRESSED. IF YOU HAVE ANY QUESTIONS, PLEASE CALL.

COPY TO _____

SIGNED: Joe Jones

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE

GW WALKER & COMPANY
150 Louisiana Boulevard N.E. • Albuquerque, New Mexico 87108 • (505) 268-4551

July 25, 1986

South Mark Manangement Corporation
1601 LBJ Freeway, Suite 720
Dallas, Texas 75234

Attn: Mr. Randy Stewart

Re: Drainage of Parcel No. 6 of the Wyoming Mall

Dear Mr. Stewart:

We at G. W. Walker & Co. are currently involved in the design and construction of a small building for Mr. Jack Mound in Albuquerque, New Mexico. Mr. Mound's property (parcel "6" of the Wyoming Mall) is adjacent to your property (parcel "1" of the Wyoming Mall) as indicated on the enclosed map #1.

His site grading currently allows rainwater to drain from his property on to yours. Our new drainage plan will allow water to flow in much the same manner as before (see enclosed map #2). Because of this, the City of Albuquerque requires you to grant Mr. Mound an easement for cross lot drainage. Although a formality, this easement is required before a building permit can be issued.

Enclosed are copies of the permanent easement for cross lot drainage forms. This form has been signed by the grantee and notarized. The grantor's signature with notarization is all we need to proceed. The forms must be returned to this office so that we can forward them to the City of Albuquerque.

Should you have any questions regarding this project, please call this office at (505) 268-4551.

Sincerely yours,

Ross W. Small

dtm & associates, inc
Denney-Tibljas-McLean & Associates, Inc.
Consulting Engineers ■ Planners ■ Surveyors

Foundation only

July 24, 1986

H20-D

Mr. Bob Becker
G.W. Walker & Company
150 Louisiana Blvd., NE
Albuquerque, NM 87108

Re: Hillside Church - Parcel No. 6
Cross Lot Drainage Easement
DTM Job No. 889.10

Dear Mr. Becker:

Enclosed are three copies of the Permanent Easement for Cross Lot Drainage for the above referenced project. These should be signed by the Grantor and Grantee and the Grantor's signature should be notarized. The original copy should be returned to this office so that we can forward it to the City along with the revised Drainage Study.

Should you have any questions regarding this project, please feel free to call this office.

Very truly yours,

Ross E. Schmidt, P.E.

RS/klb
Enclosures

2400 COMANCHE ROAD, NE ■ ALBUQUERQUE, NM 87107
TELEPHONE (505) 884-0696

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

July 17, 1986

Ross E. Schmidt
Denney-Tibljas-McLean & Associates, Inc.
2400 Comanche Road, NE
Albuquerque, New Mexico 87107

RE: DRAINAGE PLAN FOR HILLSIDE CHURCH ADDITION (H-20/D3A)
RECEIVED JULY 10, 1986

Dear Mr. Schmidt:

A preliminary review of your submittal for Building Permit approval has shown that the following information is lacking for this section to begin the review process:

Information Needed

1. Replat, covenant or easement needed for developed flows across lot lines.

2. You may need to obtain a construction agreement from the proper utility companies for construction over their easement.

Plan Drawings

1. Location and direction of roof drains.

2. T.C. and flow line elevations per D.P.M.

3. Location, elevation and description of the T.B.M.

Please provide this information so that we may process your request as expediently as possible.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

dtm & associates, inc
Denney-Tibljas-McLean & Associates, Inc.
Consulting Engineers ■ Planners ■ Surveyors

July 10, 1986

HAND DELIVERED

Mr. Carlos Montoya
City of Albuquerque
Hydrology Department
123 Central Avenue NW
Albuquerque, NM 87103

RECEIVED
JUL 10 1986
HYDROLOGY SECTION

Re: Hillside Church Addition
Parcel Six of Wyoming Mall
Grading and Drainage Plan
DTM Job No. 889.10

Dear Mr. Montoya:

Enclosed is one copy of the Conceptual Grading and Drainage Plan for the above referenced project. The site lies in the Northwest Corner of the intersection of Northeastern Boulevard and Lester Street.

Should you have any questions regarding this project, please feel free to call this office.

Very truly yours,

Ross B. Schmidt, P.E.

RS/klb
Enclosure
cc: Mr. Bob Becker
G.W. Walker & Company

2400 COMANCHE ROAD, NE ■ ALBUQUERQUE, NM 87107
TELEPHONE (505) 884-0696

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION/DESIGN HYDROLOGY SECTION

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: H20 DATE: 6-11-86

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: Hillside Community Church Addition

STPEET ADDRESS (IF KNOWN): Parcel 6 Wyoming Mall

SUBDIVISION NAME: portion of Bk A

APPROVAL REQUESTED:

____ PRELIMINARY PLAT	____ FINAL PLAT
____ SITE DEVELOPMENT PLAN	X BUILDING PERMIT
____ OTHER	____ ROUGH GRADING

	WHO	REPRESENTING
ATTENDANCE:	Joe Jones	
	Carl A Montoya	

FINDINGS:

(1) Drainage plan per DPM

(2) Free discharge allowed, however, engineer must address

(A) infill site

(B) storm drain on Wyoming

(C) No flooding downstream

(D) minimum impact on downstream

(3) Need to show easements, easements for flow across property line.

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: Carl A Montoya	SIGNED: [illegible]
TITLE:	TITLE: [illegible]
DATE: 6-11-86	DATE: [illegible]

NOTE PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL