

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

December 27, 1982

INTER-OFFICE CORRESPONDENCE

REF. NO. _____

BT
TO: Plancheck Section
FROM: Larry Titman
SUBJECT: Fees for Changes to Plans

Effective January 3, 1983, there will be a minimum charge of \$7.50 for all changes or additions to permitted plans requiring additional plan review. (1980 Uniform Administrative Code, Table 3-A)

Drawings requested by inspectors for purposes of clarification will not be subject to a charge.

LT/pm

5301 Hayes Dr. Lot 27, Santee 2

3034 Prude Le Plata, Lot 28 CRA # 8

1300 Sunny Ave. Lot 17, B 78 Westgate Hb.

8417 Rivers St. Lot 39, BF, San Mateo Mobile Home Park

7201 Montano Rd, Lot 6, Santa Fe Village, Unit 2.

7301 " " Lot 8 " " "

~~3424~~
3424 El Taboso Pr.

Thomas Estate Add. Lot 49, B 3, R

Academy Engineering, Inc.

March 22, 1982

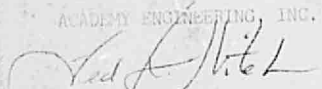
Mr. Brian G. Burnett
Civil Engineer/Hydrology Dept.
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Dear Brian:

This letter is in reference to our meeting on March 18, 1982. Due to the total area of development of Lots 19A, 20A, 21A, 22A and 12A Block 14 Hoffmantown Addition is less than one acre, the total development of the surrounding area and an underground storm system currently under design for Eubank Blvd, no on site ponding will be required.

Sincerely,

ACADEMY ENGINEERING, INC.


Ted X. Mitch
Designer

In Concurrence

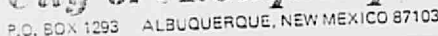
Brian Burnett
Civil Engineer/Hydrology
City of Albuquerque

Date

ENGINEERS

PLANNERS

DEVELOPMENT CONSULTANTS



Telephone (505) 766-7467

Academy Engineering, Inc.

5353 Wyoming Blvd. N.E., Suite 3 • Albuquerque, New Mexico 87109 • (505) 821-8008

March 29, 1983

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

ATT: Bernie Montoya

RE: 2505, 2509, 2513, 2517, and 2521 Eubank, NE

Dear Bernie:


I made a field investigation of the above mentioned addresses and agree with your recommendation. All of the roof drainage should be guttered and downspouted to the parking lot and discharged into the street thru the drive pad openings. Sidewalk culverts would not be necessary even if the small drainage pipes under the homeowner sidewalk were not plugged. Any runoff that would be discharged thru these pipes would be minimal and probably not flow out of the planters.

We will provide certification as per checklist in DPN #2 for the above addresses.

If you concur with this letter, please advise me in writing so I may pass the information on to V.R. Michaels and try to resolve the problem.

Thank you.

Sincerely,


Jerry DeMerritt
Construction Manager



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 3, 1983

V. R. Michaels Construction Co.
10224 Admiral Halsey NE, Suite -0
Albuquerque, New Mexico 87111

Ref: 2505, 2509, 2513, 2517 and 2521 Eubank NE (H20-D4)

Dear Mr. Michaels:

On November 17, 1982 a letter was initiated by our department advising you of our concerns and the alternatives available to you. I have yet to hear from you on our correspondence.

In order to provide fair, effective enforcement of the drainage policy, it is imperative that the concerns listed on our previous letter to you be looked into as soon as possible.

If arrangements for said concerns to be taken care of are not made within 15 days of the above date, this office will take the necessary legal steps to invoke one or more of the penalties listed under Section 205 of the Uniform Administrative Code of the City of Albuquerque.

If you have any questions concerning this matter, do not hesitate to call me at 766-7644.

Sincerely,

Bernie J. Montoya

Bernie J. Montoya
Hydrologic Engineering Technician

BJM/el

cc: Drainage File
Reading File ✓

MUNICIPAL DEVELOPMENT DEPARTMENT

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

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE

May 13, 1983

REF. NO. _____

TO: Charles Volz, Chief Building Inspector

FROM: C.D. Sheppard, Acting City Engineer

SUBJECT: REQUEST TO HOLD BUILDING PERMIT ON 11512 CANDELARIA ROAD, NE-
CONDOMINIUM DEVELOPMENT

Consider this a request to withhold the building permit on 11512 Candelaria Road, NE until the contractor provides the City with a commitment to resolve the problem with the occupied 4-plex buildings at 2505, 2509, 2513, 2517 and 2521 Eubank Boulevard, NE. These buildings are occupied without a Certificated of Occupancy and the City Engineer's Office is still waiting for either remedial construction or a revised drainage plan. The contractor is aware of this problem and has been since October 20, 1982.

Please inform me of your decision on this matter.

CDS:AH:mrk

cc: Fred Aguirre

H 20 - D4



City of Albuquerque

May 13, 1983

V.R. Michaels Construction Company
10244 Admiral Halsey NE Suite 0
Albuquerque, NM 87111


REF: 11512 Candelaria Building Permit

Dear Mr. Michaels:

This letter is to inform you that the City Engineer's Office has requested the Chief Building Official to withhold the building permit on the aforementioned project until such time as the City Engineer obtains a written commitment to resolve the Certificate of Occupancy on the 4-plexes you constructed at 2505, 2509, 2513, 2517 and 2521 Eubank Boulevard, NE.

Please contact Fred Aguirre at this office to determine the requirements to resolve this problem.

Very truly,


C. Dwayne Sheppard
Acting City Engineer

mrk

cc: Charles Volz
Fred Aguirre

MUNICIPAL DEVELOPMENT DEPARTMENT

H20-D4

Richard S. Heller, P.E., City Engineer
LaMonte J. Urban, P.L.S., Chief City Surveyor

ENGINEERING DIVISION

123 Central Avenue N.W.
Albuquerque, New Mexico 87102
Telephone (505) 766-5040



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

APRIL 1, 1983

MR. JERRY DeMERITT
5353 WYOMING BLVD. NE
SUITE 3
ALBUQUERQUE, NEW MEXICO 87109

REF: 2505,2509,2513,2517 and 2521 Eubank Blvd. N.E. (H20-D4)

Dear Jerry:

Based on the information contained on your March 29, 1983 letter, I am pleased to know that you concur with the concerns listed on our previous letters to V.R. Michaels. As I have stated before, it is only an option and not a requirement, that the engineering company who did the design be allowed to certify.

If for any reason you find that you are unable to route the water from the proposed downspouts through the existing drivepads, proper design procedure and permitting is required before construction is done within the city right away. In order to provide fair, effective enforcement of the drainage policy, it is imperative that this matter be looked into immediately.

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

Sincerely,

Bernie J. Montoya
Bernie J. Montoya
Hydrologic Engineering Tech.

MUNICIPAL DEVELOPMENT DEPARTMENT

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

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 3, 1983

V. R. Michaels Construction Co.
10224 Admiral Halsey NE, Suite -0
Albuquerque, New Mexico 87111

Ref: 2505, 2509, 2513, 2517 and 2521 Eubank NE (H20-D4)

Dear Mr. Michaels:

On November 17, 1982 a letter was initiated by our department advising you of our concerns and the alternatives available to you. I have yet to hear from you on our correspondence.

In order to provide fair, effective enforcement of the drainage policy, it is imperative that the concerns listed on our previous letter to you be looked into as soon as possible.

If arrangements for said concerns to be taken care of are not made within 15 days of the above date, this office will take the necessary legal steps to invoke one or more of the penalties listed under Section 205 of the Uniform Administrative Code of the City of Albuquerque.

If you have any questions concerning this matter, do not hesitate to call me at 766-7644.

Sincerely,

Bernie J. Montoya

Bernie J. Montoya
Hydrologic Engineering Technician

BJM/el

cc: ✓ Drainage File
Reading File

MUNICIPAL DEVELOPMENT DEPARTMENT

ENGINEERING DIVISION

Telephone (505) 766-7467

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

AN EQUAL OPPORTUNITY EMPLOYER



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 17, 1982

V. R. Michaels Construction Co.
10224 Admiral Halsey NE, Suite -0
Albuquerque, New Mexico 87111

Ref: 2505, 2509, 2513, 2517 and 2521 Eubank NE
(H20-D4)

Dear Mr. Michaels:

A reinspection was conducted at the referenced addresses on November 16, 1982, to verify compliance with the approved drainage plan dated April 7, 1982. Again, the field inspection established substantial deviation from the approved plan. Therefore, reiterating the options (discussed in the field with you) available to you to correct the problems, I submit the following:

1. Comply with the original approved drainage plan.
2. Have your engineer submit an as-built plan showing that what exists is in close compliance to the original approved drainage requirements for the site.
3. Submit a new drainage plan in compliance with the new Drainage Ordinance.

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

Sincerely,

Bernie J. Montoya

Bernie J. Montoya
Hydrologic Engineering Tech.

BSM/el

MUNICIPAL DEVELOPMENT DEPARTMENT

ENGINEERING DIVISION

Telephone (505) 766-7467

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

AN EQUAL OPPORTUNITY EMPLOYER



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

H-20-D4

October 20, 1982

V. R. Michaels Construction Co.
10224 Admiral Halsey NE, Suite - Q
Albuquerque, New Mexico 87111

Ref: 2505, 2509, 2513 Eubank NE

Gentlemen:

On October 5, 1982 a field inspection was conducted for the purpose of determining if the approved drainage plan was followed as designed and approved. Our field inspection shows that the sites are in non-compliance with the approved plan.

Areas of concern that are in non-compliance are:

1. All runoff on the west side of the structures are supposed to drain towards the east parking lot via a drainage swale as shown on Section A-A.
2. The 1 foot curb openings as shown on the drainage plan have not been constructed.
3. The enclosed planting areas on the east side of structure are capable of ponding water, which is not allowed within 15 feet of the foundation or any other structures.
4. Need verification of inspection of the retaining wall by Building Inspection.

There may be other concerns that only a survey of the sites in question would reveal. Let me add, that you are also in violation of Section 205 of the Albuquerque Uniform Administrative Code. If you have any questions, please feel free to call me at 766-7644.

Sincerely,

Bernie J. Montoya

Bernie J. Montoya
Hydrologic Engineering Tech.

BJM/el

MUNICIPAL DEVELOPMENT DEPARTMENT

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

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER



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

April 6, 1982

Mr. Ted Williams
Academy Engineering
5353 Wyoming Blvd. N.E.
Suite 3
Albuquerque, N.M. 87109

RE: WESTWIND APARTMENT COMPLEX

Dear Ted:

The referenced report is approved. However, we request that the curb openings be identified and that they be placed on both sides of the parking areas (see attached sheet). Please submit a revised plan sheet with the date of the revision indicated. Also, the TBM should be identified with a permanent mark on the curbing. Once these changes are made on the Drainage Plan, I will forward the folder to Fred Aguirre for building sign-off.

I apologize for the delay in reviewing this report. In the future I will work harder at meeting my commitments.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

MUNICIPAL DEVELOPMENT DEPARTMENT

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

ENGINEERING DIVISION

Telephone (505) 766-7467



City of Albuquerque

P.O. BOX 193 ALBUQUERQUE, NEW MEXICO 87103

DRAINAGE REPORT INFORMATION SHEET

PROJECT TITLE WESTWIND APARTMEN COMMUNITY SOUTH
ZONE ATLAS PAGE NO. H-20¹⁹⁴ CITY ADDRESS _____
LEGAL ADDRESS LOTS 19A, 20A, 21A, 22A, & 23A BLOCK 14 HOFFMANTOWN ADD
ENGINEERING FIRM ACADEMY ENGINEERING INC CONTACT JIM BLACKWELL
ADDRESS 5353 WYO BLVD NE SUITE 3 PHONE 821-8008
OWNER V.R. MICHAELS CONS. CO. CONTACT MICKEY MICHAELS
ADDRESS 10224 AD. HALSEY UNIT 0 87111 PHONE 821-6229
ARCHITECT/SURVEYOR _____ CONTACT _____
ADDRESS _____ PHONE _____
DATE SUBMITTED _____
BY _____

RECEIVED
MAR 23 1982
ENGINEERING

MUNICIPAL DEVELOPMENT DEPARTMENT

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

ENGINEERING DIVISION

Telephone (505) 766-7467

Academy Engineering, Inc.

March 22, 1982

Mr. Brian G. Burnett
Civil Engineer/Hydrology Dept.
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

H20-04

Dear Brian:

This letter is in reference to our meeting on March 18, 1982. Due to the total area of development of Lots 19A, 20A, 21A, 22A and 12A Block 14 Hoffmantown Addition is less than one acre, the total development of the surrounding area and an underground storm system currently under design for Eubank Blvd, no on site ponding will be required.

Sincerely,

ACADEMY ENGINEERING, INC.

Ted X. Witek
Ted X. Witek
Designer

In Concurrence

Brian G. Burnett
Brian Burnett
Civil Engineer/Hydrology
City of Albuquerque

April 6, 1982
Date

Reasons for no ponding:

1. 72" storm line to be constructed in Eubank
2. This is one of the last sites to develop in the area.

RECEIVED

MAR 23 1982

ENGINEERING

ENGINEERS

PLANNERS

DEVELOPMENT CONSULTANTS



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DRAINAGE REPORT INFORMATION SHEET

PROJECT
TITLE WESTWIND APARTMEN COMMUNITY SOUTH

ZONE ATLAS PAGE NO. H-20^{DY} CITY ADDRESS _____

LEGAL ADDRESS LOTS 19A, 20A, 21A, 22A, & 23A BLOCK 14 HOFFMANTOWN ADD.

ENGINEERING FIRM ACADEMY ENGINEERING INC. CONTACT JIM BLACKWELL

ADDRESS 5353 WYO BLVD NE SUITE 3 PHONE 821-3008

OWNER V.R. MICHAELS CONS. CO. CONTACT MICHAEL MICHAELS

ADDRESS 10224 AD. HALSEY UNIT 0 87111 PHONE 821-6229

ARCHITECT/SURVEYOR _____ CONTACT _____

ADDRESS _____ PHONE _____

DATE SUBMITTED _____

BY _____

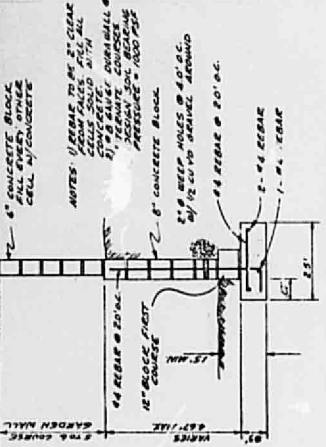
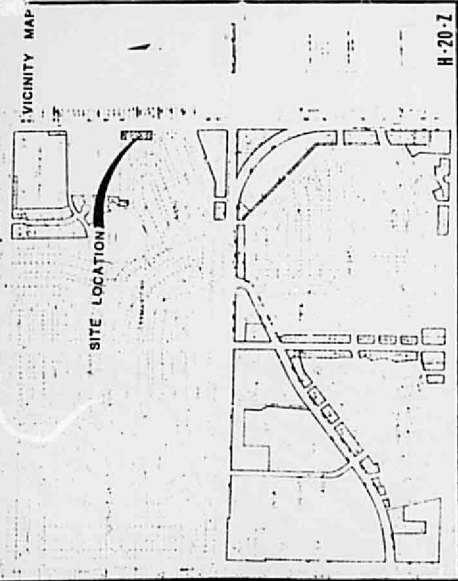
RECEIVED
MAR 23 1982
ENGINEERING

MUNICIPAL DEVELOPMENT DEPARTMENT

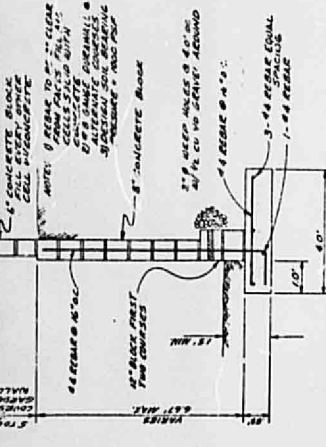
Richard S. Heller, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467



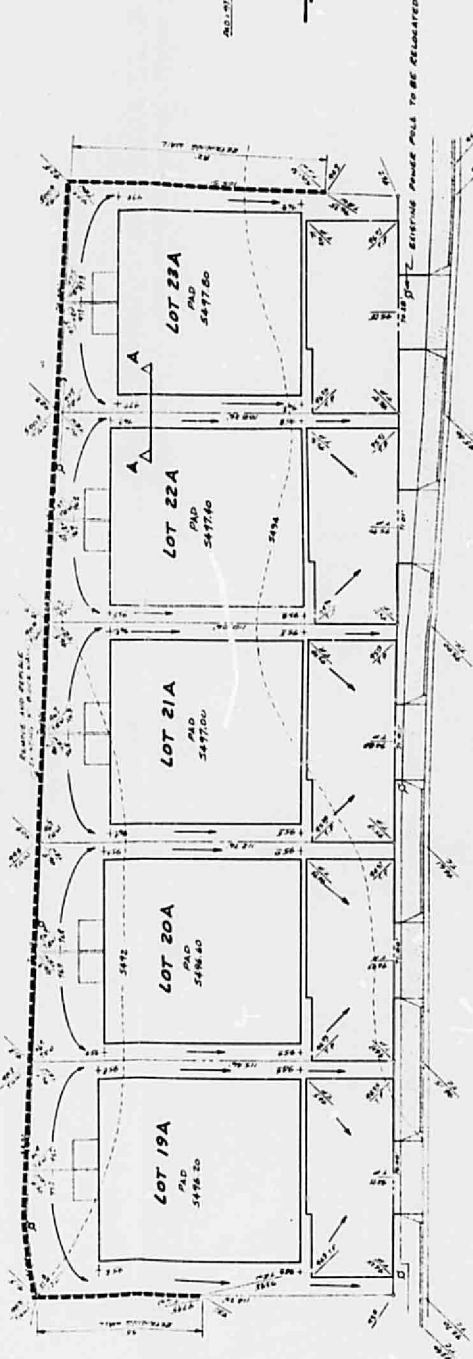
20' TO 40' RETAINING WALL



40' TO 60' RETAINING WALL

LEGEND

PROPOSED MANHOLE AND SEWER LINE	PROPOSED WATER LINE	PROPOSED FIRE HYDRANT	PROPOSED VALVE & BOX	PROPOSED BLOWOFF	PROPOSED MEDIUM RELIEF VALVE	PROPOSED FENCE	PROPOSED POND AND BOTTOM ELEVATION	PROPOSED CONTOUR	PROPOSED MANHOLE	PROPOSED RETAINING WALL	TOP OF CURB	TOP OF PAVEMENT	TOP OF RETAINING WALL	TOP OF GARDEN WALL
EXISTING MANHOLE AND SEWER LINE	EXISTING WATER LINE	EXISTING FIRE HYDRANT	EXISTING VALVE & BOX	EXISTING BLOWOFF	EXISTING MEDIUM RELIEF VALVE	EXISTING FENCE	EXISTING POND AND BOTTOM ELEVATION	EXISTING CONTOUR	EXISTING MANHOLE	EXISTING RETAINING WALL	TOP OF CURB	TOP OF PAVEMENT	TOP OF RETAINING WALL	TOP OF GARDEN WALL



DRAINAGE CALCULATIONS

TOTAL SUBDIVISION AREA = 40,817 FT²

IMPERVIOUS AREA = 10,840 FT²

PERVIOUS AREA = 30,977 FT²

TOTAL = 41,817 FT²

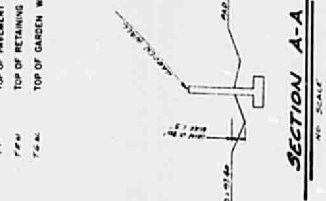
PERVIOUS AREA = 40,817 - 10,840 = 30,977 FT²

COMPOSITE C_s = $\frac{(10,840 \times 0.05) + (30,977 \times 0.75)}{41,817} = 0.574$

UNDEVELOPED Q₁₀₀ = $(0.754 \times 5.4 \times 20,817) = 8,000 CFS$

DEVELOPED Q₁₀₀ = $(0.754 \times 5.4 \times 20,817) = 8,000 CFS$

NOTES: 1) EXISTING 6" R-2 1/2" DRAINAGE ALONG EL SANK BLVD. NE. 2) EXISTING 6" R-2 1/2" DRAINAGE ALONG EL SANK BLVD. NE. 3) EXISTING 6" R-2 1/2" DRAINAGE ALONG EL SANK BLVD. NE.



SECTION A-A

AS BUILT INFORMATION	DATE	BY	NO.	WO NO.	MAP NO.	EST NO.	REMARKS	DATE	BY	NO.	WO NO.	MAP NO.	EST NO.	REMARKS
AS BUILT INFORMATION	DATE	BY	NO.	WO NO.	MAP NO.	EST NO.	REMARKS	DATE	BY	NO.	WO NO.	MAP NO.	EST NO.	REMARKS

ACADEMY ENGINEERING INC.
1535 WYOMING BLVD. NE, SUITE 3
ALBUQUERQUE, N.M. 87102

ENGINEERING DIVISION

CITY OF ALBUQUERQUE

TITLE: DRAINAGE PLAN

LOTS 19A, 20A, 21A, 22A, 23A

APPROVED FOR CONSTRUCTION

DATE: 10/20/2023

BY: [Signature]