



Consultant's  
Territorial Inc.

August 11, 1981

P.O. Box 142 Sandia Park, New Mexico 87047 (505) 281-4991

Mr. Fred Aguirre, P.E.  
Municipal Code Enforcement Division  
Hydrology Section  
123 Central Ave. NW  
Albuquerque, New Mexico 87102

RE: Lots 5, 6, 7, & 8 - Block 6, Enchanted Mesa Addition.

Dear Fred:

Last Friday, the 7th, I met with Gary Stillwell at his new office building on Menaul Blvd. NE. He told me the site had been inspected for the C.O. Everything had been completed per the approved plan except for the concrete curb along the west side of the front parking area. He had installed a low rise asphalt curb in its place. Because of this, the C.O. couldn't be completed until I looked at this variance and made recommendations.

The original reasons I had called for a concrete curb were:

- 1) To direct surface flows to the outlet pipe at the SW corner of the site.
- 2) To account for the grade differential between the proposed site elevations and the existing site to the west.

I feel that 1) the asphalt curb performs the intended purpose of directing flows to the SW corner and 2) the need for a concrete curb to hold the grade difference at the property line no longer exists because the site fill material was feathered out onto the adjacent property. Additionally, Mr. Stillwell indicated to me that he is in the process of purchasing the adjacent lot and that a concrete curb would hinder the proposed traffic flow to the west.

I am enclosing corrected copies for your files.

Thank you.

Respectfully,

Christopher L. Weiss, P.E.  
President

CLW/vw

Enclosure

## CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE      March 30, 1981

REF. NO. \_\_\_\_\_

TO: Charles M. Easterling, Principal Assistant City Engineer/Hydrology  
FROM: Fred J. Aguirre, Civil Engineer  
SUBJECT: ALLEY GRADE ADJACENT TO 11811 MENAUL NE

Do you have any objection to releasing the building plans for the subject site without the required City approved grades for the adjacent alley?

The owner of the site has retained Chris Weiss to provide the City Engineer's office with the proposed grades for the alley adjacent to the subject site. The anticipated time for the submittal of these grades is approximately three weeks. Also, the owner is willing to sign a disclaimer releasing the City of any liability that may result from a lack of these established elevations.

NOTE: In the past the following notice was stamped on the Building plans in lieu of requiring alley grades:

### NOTICE TO CONTRACTOR

City approved street and alley top of curb elevations should be used when establishing lot grades at front and rear property lines. Should these approved elevations NOT be used, the city assumes no responsibility for loss of access to property or damage to property line walls upon construction of street and alley curb-gutter-paving.

*11/15*  
(Take note of all  
checked marked items)

Office of the City Engineer  
Building Plans  
Drainage Review

11811 Menaul N.E.

Disapproved 3/17/81

Date Issued \_\_\_\_\_

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.

- (1) Any building site 1.00 acres or larger will require a formal drainage report prepared by a professional engineer licensed to practice in New Mexico. This report must be submitted to the office of the Asst. City Engineer/Hydrology for review and acceptance prior to submission of construction plans for review.
- (2) Before attempting to submit a set of plans for a building located in a flood hazard area, contact the Drainage Division. 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) 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 the property line, designated as existing and proposed may be substituted.

✓ show legend designating proposed and existing elevations

if grades are from  
City Engineer's office  
specify, if not please  
obtain

- 2) proposed contours at one foot intervals and proposed spot elevations at key points.
- 3) finish building floor elevation (s).
- 4) notes defining asphalt, sidewalks, planting areas, ponding areas, <sup>property line,</sup> and any other areas whose definition would increase clarity.
- 5) proposed alley grades, if property abuts a dedicated unpaved alley. These grades are available, at no charge, from the City Engineer's office. An advance request will expedite your project.

B) A drainage plan showing:

make sure that  
no ponding will  
take place adjacent  
to the structure

- 1) direction of roof drainage including canals, 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.
- 3.5) Close proximity of ponding to any structure requires the concurrence of a soils investigation report.

- 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.

- 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.

Detail showing  
4" pvc pipe  
from Asphalt  
to flowline

- 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 ~~approved~~ drainage plan must <sup>also included</sup> be submitted with the construction plans for drainage files, ~~only prior to inspection.~~

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

Approved \_\_\_\_\_

R. S. Heller

- J) Indicate all easements on site: Location, width, and purpose
- ✓ K) Provide a benchmark based on mean sea level datum with a description of said benchmark.
- ✓ L) Provide a location map with the zone atlas number and legal description.
- M) Storm runoff must be routed over the drivepad or thru a city approved curb cut.
- N) Also include the required elevation for the Standard City Drivepad (OWG-P-11)