HYDROLOGY J13/D19 3 PLANS

J13/D19

3 Plans

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

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

August 7, 1984

Robert Molina
Greiner Engineering Sciences, Inc.
2601 Wyoming Boulevard NE, Suite F
Albuquerque, NM 87112

REF: DRAINAGE AND GRADING PLAN FOR DAN E. SHEEHAN RECEIVED JULY 25, 1984
(J13-D19)

Dear Robert:

The above referenced plan, dated July 23, 1984, is approved.

Please attach a copy of this approved plan to the construction set prior to issuance of the building permit.

If I can be of further assistance, please contact me at 766-7644.

Sincerely yours,

Billy J. Goolsby

Billy J. Goolsby, PE
City/County Flood Plain Admin.

BJG:mrk

GREINER ENGINEERING SCIENCES, INC.

2601 Wyoming Blvd., N.E., Suite F
Albuquerque, New Mexico 87112
(505) 292-1936

Formerly MSM Consultants, Inc.

A Greiner Engineering, Inc. Company

TRANSMITTAL

TO Design Hydrology Section
123 Central Ave., NE
Albuquerque, NM

ATTN: Billy G. Goolsby

DATE 7-24-84

RE: Grading & Drainage Plan
For 12th E. Sheehan
J13-D19

JOB NO.

J13 D19

WE ARE SENDING THE FOLLOWING ☐ ATTACHED, ☐ UNDER SEPARATE COVER, VIA

☑ PRINTS ☑ COPY OF LETTER ☐ CHANGE ORDER ☐ SPECIFICATIONS

☐ ESTIMATES ☐ PROPOSAL ☐ REPORTS ☐

NO. OF COPIES	DATED	DESCRIPTION
3	7-23-84	Drainage & Grading Plan

RECEIVED
JUL 25 1984
HYDROLOGY SECTION

THESE ARE TRANSMITTED:

☐ FOR YOUR USE ☐ FOR REVIEW AND COMMENT

☒ FOR APPROVAL ☐ AS REQUESTED

REMARKS: Per our meeting this morning a verbal commitment of approval was given concerning the above referenced project. Enclosed is a copy of the Drainage & Grading Plan for your Record. Thank You.

CC: File

GREINER ENGINEERING SCIENCES, INC.

Robert Martinez

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

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

RECEIVED
JUL 18 1984
GREINER

July 16, 1984

Mr. Robert Molina
Greiner Engineering Sciences, Inc.
2601 Wyoming Boulevard NE
Albuquerque, NM 87112

REF: GRADING AND DRAINAGE PLAN FOR DAN E. SHEEHAN (J13-D19) RECEIVED JULY 9, 1984

Dear Bob:

The request for variation from the required City criteria has been reviewed by this department and there are not any adverse comments regarding the alley grade or treatment waiver. There are, however, some comments from this department regarding the proposed plan.

The following are the concerns of this department:

1. The property as shown does not meet the criteria that the property line is 0.33 feet above the top of curb whereby, off-site flows from Lomas are a possibility. It is also a criteria factor that we cannot allow public water (flooding from Lomas Boulevard) to enter private property.

2. Per the Flood Ordinance Enactment No. 63-1982, Section 6, Paragraph F, all ponds must drain within 24 hours. The situation with respect to discharging to the alley is not a recommended solution, due to the fact that there exists a flooding area downstream and any contribution to this area will have an adverse impact.

3. The pond limit, as shown on the plan, for Pond A is confusing. It is not understood as to where the pond is. Is it adjacent to the building (required set-back is 15 feet)? Or is it adjacent to the parking area (structural considerations should be given some thought)?

RECEIVED
JUL 25 1984
HYDROLOGY SECTION

Sections and details, as per the DPM, should be provided for clarity.

4. What is the setback of the nearest structure to the south? Ponding adjacent to the property line could have an impact to any structures located next to the site.

Should you have any questions or comments, please contact me at 766-7644.

Yours truly,

Billy J. Goolsby

Billy J. Goolsby, PE
City/County Flood Plain Admin.

BJG:mrk

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICF CORRESPONDENCE REF. NO._____

July 11, 1984

TO: Billy Goolsby, Civil Engineer, Hydrology

FROM: Philip Fischer, Civil Engineer, Design P.F.

SUBJECT: Greiner Engineering's request for variance on alley paving requirement at Lomas and 13th Street.

Greiner Engineering submitted subject variance request to the City Engineer after discussions between Robert Molina, you, and myself. Subsequently I learned that the City Engineer lacks authority to rule on such requests and that they should be directed, instead, to the City's Zoning Enforcement officer in MDD Planning.

I consulted with the Zoning Enforcement Officer, Lloyd Barlow, about the matter and he felt that Section 40.A.5.a of the City's Comprehensive Zoning Code does not apply since two of the four parking spaces in the proposed parking lot are accessible through the existing drivepad directly east of the alley entrance. This would mean that the property owner would not be required to pave his portion of the alley.

Regarding Hydrology's requirement for alley grades I submit the following: The exisitng alley is graded with a low spot in the center of its extent, near the 90 degree change in direction, and water ponds in this area. The grades could be changed to a uniform slope from Lomas to 13th Street, however this would raise the center line alley elevation as much as a foot and a half above existing grades, effectively blocking or restricting access to the alley from properties along the alley. I have enclosed a plan showing the existing grades and the uniform grading scheme mentioned above for your information. Another possible solution to the drainage problem would be an inlet and underground storm drain system from the center low point of the alley to an existing storm drain in Lomas or in Fruit Street. This would be a very expensive solution since the new line would have to run at least a block along existing streets after leaving the alley. I doubt that the City would be justified in requesting such an expensive solution from one property owner.

My recommendations are: 1. If the developer is required to pave a portion of the alley due to further interpretation of City Codes, the paving should be temporary and pervious such as gravel or open concrete paving blocks which allow percolation and even vegetation growth, and 2. The requirement for approved alley grades should be supplanted at this time by a license agreement between the City and the developer. The license agreement should require the developer to make future changes to any of his on-site improvements to match alley grades that may be established at a later date, and require the developer to pay his portion of alley paving if paving should ever be necessary. Any immediate alley paving as required in 1. above would be installed conforming to existing grades.

If you feel that you can not waive the alley grades requirement, please let me know and we can proceed with a design based upon your recommendations.

Enclosure

cc. Greg Olson, ACED

Greiner Engineering

Greiner Engineering Sciences Inc.

2601 Wyoming Boulevard, NE
Albuquerque, New Mexico 87112
(505) 292-1936

Formerly MSM Consultants, Inc.

A Greiner Engineering, Inc. Company

July 3, 1984

Mr. Dwayne Sheppard, City Engineer
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Attn: Billy Goolsby

Re: Grading & Drainage Plan for Dan E. Sheehan (J13-D19)

Dear Mr. Sheppard:

This is a request for a variance from Section 40.A.5.a., Comprehensive City Zoning Code, pertaining to the paving of an alley that will be used for access onto off street parking.

The above referenced project is located at 13th Street and Lomas Blvd., N.W. (1300 Lomas Blvd., N.W.). I have contacted Mr. Phil Fisher, City Engineer's Office Design Section, concerning this matter. Mr. Fisher, who designed the alley grades on City Project No. 1937, has recommended that the alley not be paved at this time, since the proposed alley grades will cause problems to existing buildings and gates. The existing conditions are such that to drain the alley a minimum slope of 0.24% would be required (as shown on City Project No. 1937). With a 0.24% slope, the resulting change from existing grade in the vicinity would create a situation where certain existing finish floors and gates will be lower than the paved alley section. We feel that this is an undesirable solution; therefore, we recommend that this portion of the alley be improved with a gravel surface.

RECEIVED
JUL 06 1984
HYDROLOGY SECTION

Greiner
Engineering

Should you have any questions, please do not hesitate to call me.

Sincerely,

GREINER ENGINEERING

Robert Molina
Design Engineer

RM:tw

Enclosures: Decision on a Requested Special Exception, Site Plan & Data, Building Elevations, Drainage & Grading Plan

cc: Dan E. Sheehan
P.O. Box 7457
Albuquerque, New Mexico 87194

Phil Fisher
City Engineer's Office
Design Section
Albuquerque, New Mexico 87103

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

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 765-7644

June 10, 1984

Mr. Mark Holstad
Greiner Engineering Sciences, Inc.
2601 Wyoming Blvd. NE
Albuquerque, New Mexico 87112

RE: GRADING & DRAINAGE PLAN FOR DAN E. SHEEHAN (J13-D19) RECEIVED MAY 11, 1984

Dear Mark,

I have reviewed the above referenced plan and forward the following comments:

1. Per the DPM, all ponds must drain within 24 hours. The plan does not indicate any outlets for the ponds.

2. Approved alley grades are required. Also, if the alley is used for access it will have to be paved.

3. If the weep-holes in the garden wall are intended to be drains for the pond, recorded concurrence from the adjacent property owner is required.

4. What is the justification for the ponds? Is the site adjacent to, or does it contribute to a designated 100 year flood hazard area?

5. Where does Basin B drain to? Flow across Public R/W is not allowed. It will have to be handled with a sidewalk culvert or directed over a drivepad.

...RONMENTAL DEVELOPMENT DEPARTMENT
...E, City Engineer ENGINEERING DIVISION Telephone (505) 766-7457
AN EQUAL OPPORTUNITY EMPLOYER

6. What is the purpose of the 0.2 foot wide grated drain shown on the plan?

Should you have any questions or comments, please contact me at 766-7644.

Yours truly,

Billy J. Goolsby

Billy J. Goolsby, PE
City/County Flood Plain Admin.

BJG/cl

MSM/SP Group
CONSULTING ENGINEERS • SURVEYORS • PLANNERS
2601 Wyoming Blvd., N.E. Suite F Albuquerque, N.M. 87112
505-292-1936
A SPG COMPANY

TRANSMITTAL

TO City of Albuquerque
City Hydrology
ATTN: Fred Aguirre

DATE May 10, 1984
RE: Dan E. Sheehan Grading & Drainage
JOB NO. 0690403

WE ARE SENDING THE FOLLOWING ☐ ATTACHED. ☐ UNDER SEPARATE COVER. VIA hand

☑ PRINTS ☐ COPY OF LETTER ☐ CHANGE ORDER ☐ SPECIFICATIONS
☐ ESTIMATES ☐ PROPOSAL ☐ REPORTS ☐ _____

NO. OF COPIES	DATED	DESCRIPTION
2	5-10-84	Dan E. Sheehan Grading & Drainage Plan
2	5-11-84	Certificate of Survey Lot A, Block 22 Perea Addition
2	5-10-84	Information Sheet

MAY 11 1984

THESE ARE TRANSMITTED:
☐ FOR YOUR USE ☐ FOR REVIEW AND COMMENT
☑ FOR APPROVAL ☐ AS REQUESTED

REMARKS:

MSM/SP Group

CC: Dan E. Sheehan
John VanderPol
File

INFORMATION SHEET

PROJECT TITLE Dan E. Sheehan Drainage & Grading TYPE OF SUBMITTAL Drainage

ZONE ATLAS PAGE NO. J-13 - Z19 CITY ADDRESS

LEGAL DESCRIPTION Lot A, Block 22 Perea Addition

ENGINEERING FIRM MSM/SP Group CONTACT Robert Molina

ADDRESS 2601 Wyoming Blvd NE PHONE 292-1936

OWNER Dan E Sheehan CONTACT Dan E. Sheehan

ADDRESS 1808 Lomas Pl. NW PHONE 247-3100

ARCHITECT John Vanderpol CONTACT John Vanderpol

ADDRESS 2539 B Wyoming Blvd NE PHONE 298-7323

SURVEYOR MSM/SP Group CONTACT George Mundell

ADDRESS 2601 Wyoming Blvd NE PHONE 292-1936

CONTRACTOR John Vanderpol CONTACT John Vanderpol

ADDRESS 2539 B Wyoming Blvd NE PHONE 298-7323

PRE-DESIGN MEETING:

✓ YES
___ NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ SITE DEVELOPMENT PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
✓ GRADING/PAVING PERMIT APPROVAL
✓ OTHER Drainage (SPECIFY)

RECEIVED
MAY 11 1984
HYDROLOGY SECTION

DATE SUBMITTED: 5-10-84

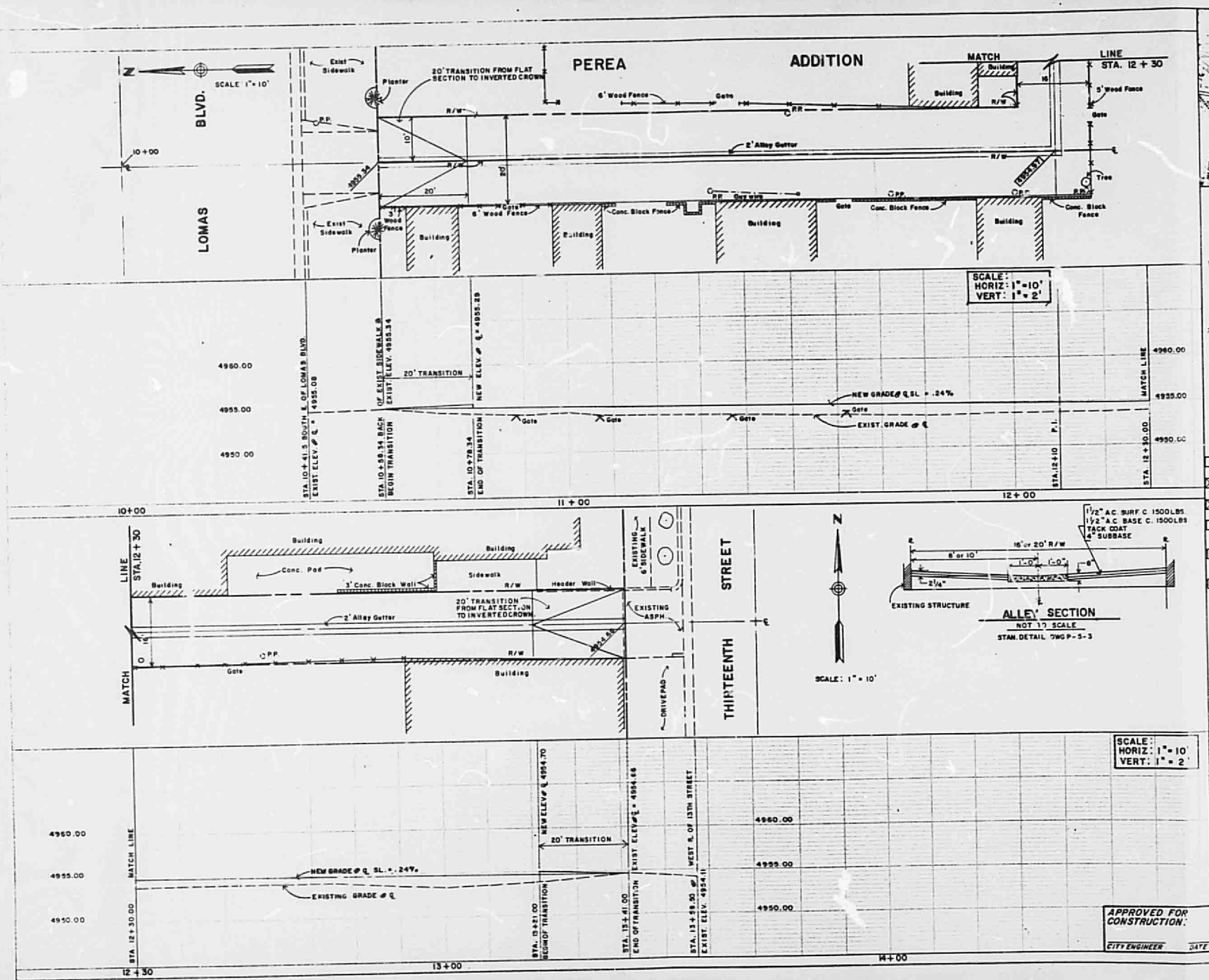
BY: Robert Molina

Greiner Engineering

GREINER ENGINEERING SCIENCES, INC.
2601 Wyoming Boulevard, NE
Albuquerque, New Mexico 87112
(505) 292-1936

Robert Molina
Design Engineer

Formerly MSM Consultants, Inc.
A Greiner Engineering, Inc. Company



LOCATION MAP J-13

NOTICE TO CONTRACTORS

1. All work detailed on these plans to be performed under contract shall, except as otherwise stated or required for herein, be constructed in accordance with the New Mexico State Highway Department Standard Specifications for Highway and Bridge Construction, 1986 edition (referred to hereinafter as the "Standard Specifications") and the Special Provisions for Construction and Traffic Control on the SI.

2. Two full working days prior to any excavation, the contractor shall contact Line Locating Service, 843-9264, for location of existing utilities.

3. Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all existing lines. Should a conflict exist, the contractor shall notify the engineer or surveyor so that the conflict can be resolved with minimum amount of delay.

THE FOLLOWING NOTES ALSO APPLY

- ☐ All utilities and utility service lines shall be installed prior to paving.
- ☒ Permit connection shall be according to specified street use. (Residential)
- ☒ Curb cont complements shall be determined by the City Engineer.
- ☐ Curb cuts and wheelchair ramps within the curb return shall be constructed whenever a new curb is installed or constructed.
- ☐ If curb is depressed for a driveway or a handicap ramp, the sidewalk or ramp shall be constructed to the elevation of the curb and gutter.
- ☐ Existing driveway facilities shall be completed prior to final acceptance.

SURVEY INFORMATION — AS BUILT INFORMATION

BENCH MARKS

NO.	BY	DATE	FIELD NOTES
DS-40	AQUIAR	10/5/83	

BENCH MARK: S. RIM SAS M.H. SOUTH SIDE OF LOMAS @ 12TH STREET N.W. ELEV. 4954.91

CONTRACTOR — DATE — INSPECTOR — DATE — SURVEYED BY — DATE — DRAWN BY — DATE — CORRECTED BY — DATE — RECORDED BY — DATE

MICRO-FILM INFORMATION

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGNED BY PHIL FISCHER — DATE
DRAWN BY R. SALAZAR — DATE
CHECKED BY — DATE

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: ALLEY GRADES FOR ALLEY IN THE PEREA ADDITION BLOCK 22

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Land Use		
A.C.E. - Design			Traffic		
A.C.E. - Hydrology			Water		

APPROVED FOR CONSTRUCTION:
CITY ENGINEER — DATE

DRAWING NO 1937 | MAP NO J-13 | SHEET 2 OF 3

1937

1937

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: ALLEY GRADES FOR ALLEY IN THE PEREA ADDITION BLOCK 22.

APPROVALS	ENGINEER	DATE
City Engineer		
A.C.E.-Design		
A.C.E.-Engineering		

APPROVALS	ENGINEER	DATE
Liquid Waste		
Traffic		
Water		

DRAWING NO. 1937 SHEET 3 OF 3

NO.	DATE	REVISIONS	BY

DESIGN
DESIGNED BY PHIL FISCHER DATE
DRAWN BY R. SALAZAR DATE
CHECKED BY DATE

ENGINEER'S SEAL

SURVEY INFORMATION
FIELD NOTES

NO	BY	DATE
08-40	AQUINA	10/9/83

BENCH MARKS
BENCH MARK
S.RIM SAS M.H. ON THE SOUTH SIDE OF LOMAS @ 12TH STREET N.W.
ELEVATION 4954.91

AS BUILT INFORMATION
CONTRACTOR
SIGNED BY
INSPECTION
ACCEPTANCE BY
RELEASE
CONNECTED BY
DISCONNECTED
RECONNECTED BY
NO

MICRO-FILM INFORMATION
RECONNECTED BY
NO

SOUTH

12+76	13+00	13+22	13+41	13+54	13+58
4956.00	4956.00	4954.00	4956.00	4956.00	4956.00
4954.00	4954.00	4952.00	4954.00	4954.00	4954.00

NORTH

WEST

11+17	11+37	11+62	11+80	12+00	12+50
4956.00	4956.00	4956.00	4956.00	4956.00	4956.00
4954.30	4954.00	4954.00	4954.00	4954.00	4954.00

EAST

10+00	10+58	10+70	10+88	11+00	11+07
4956.00	4956.00	4956.00	4956.00	4956.00	4956.00
4954.00	4954.00	4954.00	4954.00	4954.00	4954.00

WEST

EAST

STRUCTURE
CONC. PAD
EXISTING GRADE

SCALE:
HORIZ: 1" = 10'
VERT: 1" = 2'

1937