PLANS/PLATS ON FILE

FILE DESC: J-13/D041

PLANS/PLATS 1

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

December 9, 1987

David Beene, P.E.
Bohannan-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: REVISED DRAINAGE PLAN FOR INDIAN SILVER CRAFTS
(J-13/D41) REVISION DATE DECEMBER 2, 1987

Dear Mr. Beene:

Based on the information provided on your submittal of December 3, 1987, the above referenced plan is approved for Building Permit.

Please attach a copy of this plan to the construction sets prior to sign-off by Hydrology.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

BOHANNAN-HUSTON INC.
ENGINEERS ARCHITECTS PHOTOGRAMMETR
COURTYARD I, 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NEW MEXICO 87109 (505) 823-1000
UNIVERSITY PLAZA, SUITE 104, 330 GARFIELD SANTA FE, NEW MEXICO 87501 (505) 988-7671
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 (915) 778-4491

November 23, 1987

RECEIVED
DEC 03 1987
HYDROLOGY SECTION

Bernie J. Montoya
Engineering Assistant, Design Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Drainage Plan for Indian Silver Crafts (J-13/D41)

Dear Bernie:

This letter will transmit the corrected Grading Plan (Sheet C2) for the above referenced project and address your comments of November 16, 1987.

1. An ACS standard aluminum cap stamped "13-J13 1983" has been noted on the drawings. Also a temporary bench mark labeled TBM appears near the north west corner of Tract 103.

2. Off site flows have been accounted for in the grading of the site. The perimeter of the site will be graded to match existing grades so as not to inhibit existing off site drainage conditions. Please note the conclusion of the Drainage Plan Notes.

3. To address the cross lot drainage condition required for this site, a letter that will be filed with the County Clerk will address the provisions for the land, owner, heirs and assigns. An unsigned copy of the letter is included for your reference and comment. A signed copy will be sent to you for the record.

4. The elevation difference between the property line and flow line on the west side of Tract 103 is approximately nine inches. Currently there is existing sidewalk that is in good condition in this area. To avoid costly removal and replacement of the sidewalk, we request the one foot requirement be waived. Please note existing elevations along the property line and flow line. Also note the building pad elevation relative to flow line elevation.

I expect that the above properly addresses your comments. Should you have any questions please do not hesitate to call me.

Sincerely,

David M. Beene

DAVID M. BEENE, P.E.
Project Manager

/dam

Enclosures

Job No. 87119.00

PRINCIPALS
LARRY W. HUSTON, MICHIAL M. EMERY, P.E., DANA C. WOOD, P.E., ANDRES ARAGON-VIAMONTE, DARRELL L. WADE, P.E., JAMES V. DOMENICK, P.E., BRIAN G. BURNETT, P.E.

DRAINAGE INFORMATION SHEET

PROJECT TITLE: INDIAN SILVER CRAFTS. ZONE ATLAS/DRNG. FILE #: J-13/D41-N
LEGAL DESCRIPTION: TRACTS 103 & 96C OF MRGCD MAP #38
CITY ADDRESS: 1601 CENTRAL NW - ALBUQUERQUE, N.M.

ENGINEERING FIRM: BOHANNAN HUSTON INC. CONTACT: DAVID M. BEENE
ADDRESS: 7500 JEFFERSON NE PHONE: 823-1000

OWNER: ARMAN CHARCHIAN. CONTACT: SAME
ADDRESS: 1701 CENTRAL NW PHONE: 243-3607

ARCHITECT: BOHANNAN HUSTON INC. CONTACT: DAVID J. PACHECHO
ADDRESS: 7500 JEFFERSON NE PHONE: 823-1000

SURVEYOR: HUGG SURVEY INC. CONTACT: MR. HUGG.
ADDRESS: 4100 SOUTHERN BLVD. SE PHONE: 8928800

CONTRACTOR: NOT SELECTED CONTACT: _____
ADDRESS: _____ PHONE: _____

RECEIVED
DEC 03 1987
HYDROLOGY SECTION

PRE-DESIGN MEETING:
___ YES
✓ NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 87-428
EPC NO. 28758
PROJ. NO. 87119.00

TYPE OF SUBMITTAL:
___ DRAINAGE REPORT
✓ DRAINAGE PLAN
___ CONCEPTUAL GRADING & DRAINAGE PLAN
___ GRADING PLAN
___ EROSION CONTROL PLAN
___ ENGINEER'S CERTIFICATION

883-1899

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
___ OTHER _____ (SPECIFY)

DATE SUBMITTED: DECEMBER, 2, 1987
BY: DAVID M. BEENE.

BOHANNAN-HUSTON INC.

Courtyard I 7500 Jefferson Street, N.E. Albuquerque, NM 87109
(505) 823-1000

Transmittal

To: City Hydrology

Attention: Barbara

Date: 12-3-87

Job: Inam Silver Caverns

☐ Parcel post	☑ Messenger
☐ First Class	☐ UPS
☐ Express Mail	☐ Air Freight
☐ Bus	☐ _____

Our job number: 87179.00

Your job number:

RECEIVED
DEC 03 1987
HYDROLOGY SECTION

We are enclosing:	For:
2 C2 B/L's (Grading Plans)	Your Use

Comments:
NOTE REVISION DATE

By: _____ thank you

Rec'd by: _____ Date: _____

☐ Please Return Signed Yellow Copy

3/86

BOHANNAN-HUSTON INC.
Courtyard I, 7500 Jefferson Street N.E. • Albuquerque, NM 87109
(505) 823-1000

TELEPHONE CONFERENCE NOTES

JOB No.

RECEIVED
DEC 03 1987
HYDROLOGY SECTION

PROJECT TITLE Indian Silver Centers.

DATE 11-24-87 TIME Am.

CONVERSATION Rodger Green OF City Hydrology

AND DMB OF BHI

SUBJECT Comment # 4 from B. Montoya.

CONTENT

THE 1' REQUIREMENTS BETWEEN PROP. LINE AND FLOW LINE WILL REQUIRE REMOVING EXISTING SIDEWALK IN GOOD CONDITION TO BASE. THE FLEX "11" CAN WE HAVE SOME RELIEF ON THIS?

RODGER: SEEMS OK JUST ADDRESS THE COMMENT IN THE LETTER.

March 1986

BOHANNAN-HUSTON INC.
ENGINEERS ARCHITECTS PHOTOGRAMMETRISTS
COURTYARD I, 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NEW MEXICO 87109 (505) 823 1000
UNIVERSITY PLAZA, SUITE 104, 330 GARFIELD SANTA FE, NEW MEXICO 87501 (505) 988 7671
6713 VISCOUNT BLVD EL PASO, TEXAS 79925 (915) 778-4491

87121693

000 34

November 23, 1987

Mr. and Mrs. M.J. Chakerian
Indian Silver Crafts, Inc.
1701 Central Ave., N.W.
Albuquerque, NM 87104

RECEIVED
DEC 03 1987
HYDROLOGY SECTION

Re: Cross-Lot Drainage for Indian Silver Crafts

Dear Mr. & Mrs. Chakerian:

The purpose of this letter is to provide the City of Albuquerque with a recorded document with adequate assurances concerning the cross-lot drainage of Tracts 96-C and 103 (as designated on MRGCD Map No. 38). The proposed building is to be constructed on Tract 103 with parking on Tract 96-C. Existing and proposed conditions of the site require cross-lot drainage of storm runoff between the two tracts of land that are currently owned by you.

Your signature below certifies that you will permit storm runoff of Tract 103 to cross Tract 96-C, and storm runoff of Tract 96-C to cross Tract 103.

These provisions and assurances provided hereon shall be binding upon the land, yourself, and your heirs and assigns.

The signed original of this letter will be filed with the County Clerk in response to the request made by the City of Albuquerque, dated November 16, 1987. We will return copies of this recorded original to you for your files. If you should have any questions, please feel free to contact me at your earliest convenience.

Sincerely,

David M. Beene

DAVID M. BEENE, P.E.
Project Manager

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
87 DEC -1 PM 3:58
BK M5634 PG 34
GLADYS M. DAVIS
CO. CLERK & RECORDER
DEPUTY

/dam

Job No. 87119.00

AGREED:

Maurice John Chakerian 12-1-87
Maurice John Chakerian, Owner Date

Florence Louise Chakerian
Florence Louise Chakerian, Co-Owner Date

Notary: Sandra Guthrie 12-1-87
Date

My Commission Expires: 8-8-90

OFFICIAL SEAL
SANDRA GUTHRIE
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Public Filed with Secretary of State
My Commission Expires 8-8-90

12/1/87

PRINCIPALS
LARRY W. HUSTON
MICHIAL M. EMERY, P.E.
DANA C. WOOD, P.E.
ANDRES ARAGON-VIAMONTE
DARRELL L. WADE, P.E.
JAMES V. DOMENICK, P.E.
BRIAN G. BURNETT, P.E.

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

November 16, 1987

David Beene, P.E.
Bohannan-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR INDIAN SILVER CRAFTS
(J-13/D41) RECEIVED NOVEMBER 10, 1987

Dear Mr. Beene:

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. Benchmark: Location, description and elevation of the:
   A. Albuquerque Control Survey Vertical Datum
   B. Temporary Benchmark on-site
2. Off-site flows entering the proposed site if any, please address.
3. Cross lot line drainage will require either an easement or a replat.
4. Elevation at property line must be one foot (1') above flow line.

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

J13

1041

DRAINAGE INFORMATION SHEET

PROJECT TITLE: INDIAN SILVER CRAFTS ZONE ATLAS/DRNG. FILE #: ~~D-11~~ 1041

LEGAL DESCRIPTION: TRACTS 96 C AND 103 AS DESIGNATED ON MRGCD MAP NO. 38

CITY ADDRESS: NOT ASSIGNED

ENGINEERING FIRM: BOHANNAN HUSTON INC. CONTACT: DAVID BOHNE P.E.

ADDRESS: 7500 JEFFERSON ST. N.E. PHONE: 823-1000

OWNER: ARMEN CHAKERIAN CONTACT: ARMEN CHAKERIAN

ADDRESS: 1701 CENTRAL AVE. N.W. PHONE: 243-3607

ARCHITECT: BOHANNAN HUSTON, INC. CONTACT: PAUL WYMER

ADDRESS: 7500 JEFFERSON ST. N.E. PHONE: 823.1000

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

RECEIVED
NOV 10 1987
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
___ OTHER _____ (SPECIFY)

DATE SUBMITTED: _____

BY: _____

BOHANNAN-HUSTON INC.

Courtyard I 7500 Jefferson Street, N.E. Albuquerque, NM 87109
(505) 823-1000

Transmittal

To: CITY OF ALBUQUERQUE
HYDROLOGY DEPT.

☐ Parcel post ☒ Messenger
☐ First Class ☐ UPS
☐ Express Mail ☐ Air Freight
☐ Bus ☐ _____

Attention: BARBARA

Date: 11/9/87

Our job number: 87119.00

Your job number:

Job: INDIAN SILVER CRAFTS.

RECEIVED
NOV 10 1987
HYDROLOGY SECTION

We are enclosing:	For:
1 GRADING PLAN SHEET C-2	REVIEW / APPROVAL

Comments: FOR ANY QUESTIONS OR COMMENTS PLEASE CONTACT DAVID BEENE 823-1000 EXT 324

By: DMB thank you

Rec'd by: _____ Date: 11-12-87

☐ Please Return Signed Yellow Copy

3/86

PLAN/PLATS

ON

FILE