

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

May 29, 1987

Leonard P. Utter
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

APPROVAL as a result of a recent plat action.
See Memo to File
9/5/91

RE: GRADING & DRAINAGE PLAN FOR PINE SPRINGS 1987 FOR BUILDING PERMIT APPROVAL (J-14/D68)

Dear Sir:

The submittal referred to above, Sheets 1 and 2, dated March 1987, and identified as Job No. 870311, is approved for Building Permit sign-off by Hydrology. These approved drawings must be included with the construction sets routed for permit sign-off.

Before a Certificate of Occupancy can be issued, the City must inspect and approve all drainage facilities including those underground, or, require of your client that he furnish a certification of compliance signed by a Registered Professional Engineer as detailed in the City's Development Process Manual, Chapter 22.7, page 111. Because of our manpower limitations, I suggest that less delay and inconvenience may be expected by following the latter course.

If you have any questions, please call me at 768-2650.

Cordially,

Stuart Reeder

G. Stuart Reeder, P.E.
C.E./Hydrology Section

xc: Bruce Ross, Banes Company

GSR/bsj

PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

TOM MANN & ASSOCIATES,
811 Dallas NE
ALBUQUERQUE, NEW MEXICO 87110

(505) 265-5611

TO

Stewart Reader
Hydrology

DATE

5/29/87

FILE NO.

810311

ATTENTION

SUBJECT

Pine Springs

- ☐ **URGENT**
☐ **SOON AS POSSIBLE**
☐ **NO REPLY NEEDED**

MESSAGE

Transmitted herewith is a revised copy
of the GSD for Pine Springs with a TBM
shown. Thanks for your phone call.

SIGNED

Tom

REPLY

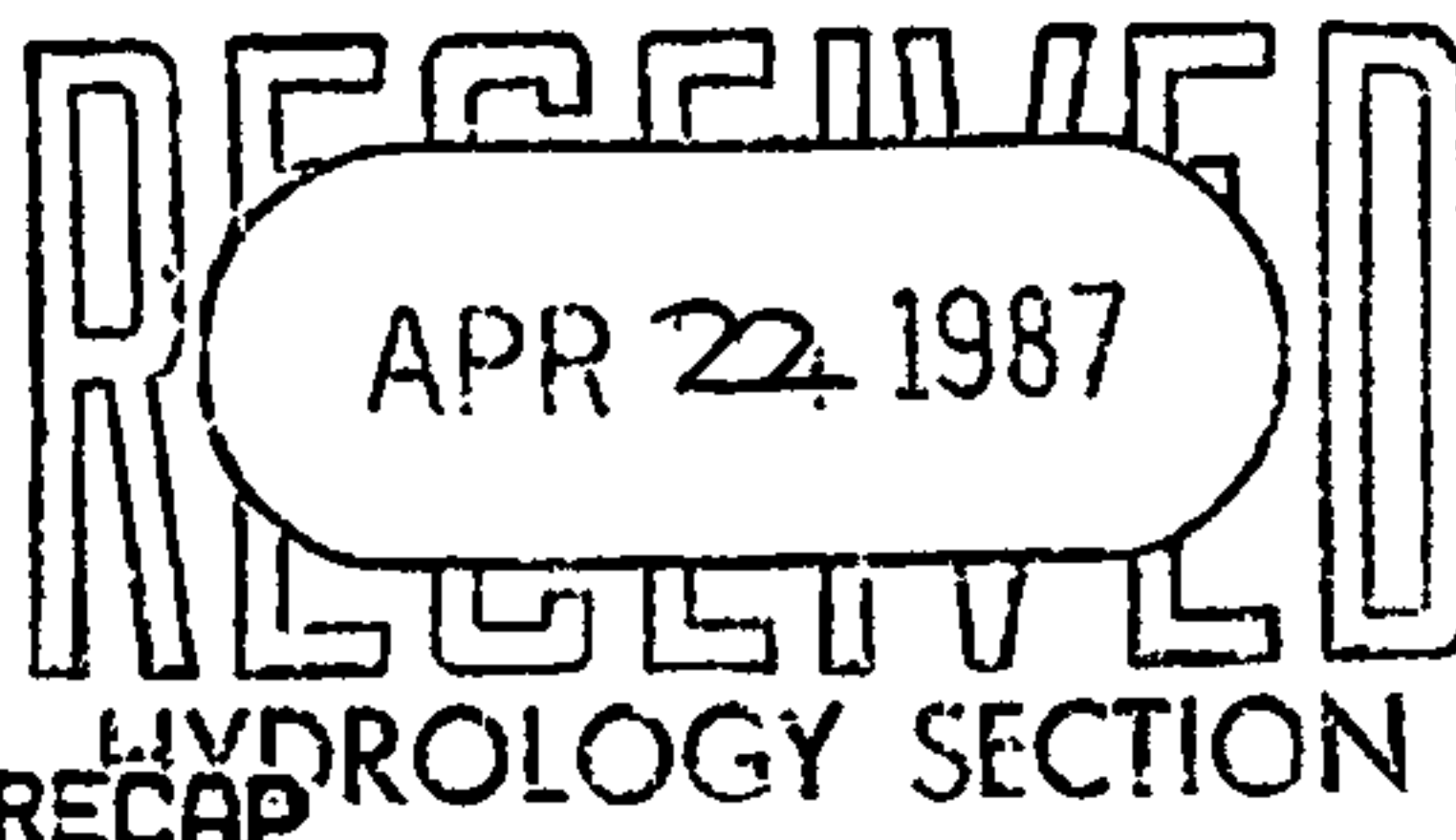
DATE OF REPLY

SIGNED

DRAINAGE INFORMATION SHEET

PROJECT TITLE: PINE SPRINGS ZONE ATLAS/DRNG. FILE #: J-14/D68
 LEGAL DESCRIPTION: PARCEL A-1-A LANDS OF SPRINGER CORP
 CITY ADDRESS: NOT KNOWN MRGCD MAP NO. 37
 ENGINEERING FIRM: TOM MANN + ASSOC CONTACT: LEONARD F. UTTER
 ADDRESS: 811 DALLAS N.E. PHONE: 265-5611
 OWNER: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 ARCHITECT: BANES COMPANY CONTACT: BRUCE ROSS
 ADDRESS: 4322 2ND ST. N.W. PHONE: 344-3461
 SURVEYOR: TOM MANN + ASSOC CONTACT: LEONARD UTTER
 ADDRESS: 811 DALLAS N.E. PHONE: 265-5611
 CONTRACTOR: BANES COMPANY CONTACT: BRUCE ROSS
 ADDRESS: _____ PHONE: _____

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: 4-22-87BY: [Signature]

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

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: J-14 DATE: 4/3/87
PLANNING DIVISION NOS: EPC: _____ DRB: _____
SUBJECT: _____
STREET ADDRESS (IF KNOWN): _____
SUBDIVISION NAME: Parcel A-1-A Lands of Springer Corp.

APPROVAL REQUESTED:

_____ PRELIMINARY PLAT	_____ FINAL PLAT
_____ SITE DEVELOPMENT PLAN	☒ BUILDING PERMIT
_____ OTHER	_____ ROUGH GRADING

	WHO	REPRESENTING
ATTENDANCE:	<u>Leonard Utter</u>	<u>Tom Mann & Associates</u>
	<u>Bernie J. Montoya</u>	<u>City Public Works</u>

FINDINGS:

1. Drainage plan per D.P.M. requirement before Building Permit.
2. Existing 48" R.C.P. storm line on Broadway with 2' catch basin on Rosemont
3. Northwest corner of site is encroached by an A-1-1' building. New encroachment within new drawings.
4. Engineer must check existing storm line for capacity.
5. Finish floor must be 2' above existing topo.
6. Engineer certification of Finish Floor before C.O.
7. Flood downstream on Mountain Rd
8. All development runoff must be routed to Rosemont.
9. Address off-site flows if any.
10. It tie in to 48" R.C.P. W.O. process.

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: <u>[Signature]</u>	SIGNED: <u>[Signature]</u>
TITLE: <u>Lead Engineer</u>	TITLE: <u>Engineering Assistant</u>
DATE: _____	DATE: <u>4/3/87</u>

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

7/16/91

TO: FILE

FROM:

SUBJECT: UPDATING OF J14-D68

PRIOR to RELEASE OF ANY BUILDING PERMIT FOR ~~TRACT~~ ^{PARCEL} A-1-A-1 OR PARCEL A2-A-1, the SUBJECT REPORT will need to be UPDATED to REFLECT the STREET IMPROVEMENTS REQUIRED BY DRB 91-85 AND to REFLECT the NEW LOT LINE AND PUBLIC ROADWAY EASEMENT. CERTIFICATION BY the DEVELOPER'S ENGINEER will be REQUIRED AS A CONDITION OF BUILDING PERMIT RELEASE. ADVISED APPLICANT (DOUG REYNOLDS / DON GRANNY) OK the REQUIREMENTS ABOVE EXCLUDING the CERTIFICATION.

Paul Aguirre