HYDROLOGY K11/D29 2 PLANS

K111D29

2 PLANS

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

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

February 7, 1985

Chris Weiss
C.T.S., Inc.
1100-A Alvarado, NE
Albuquerque, New Mexico 87110

RE: REVISED DRAINAGE PLAN FOR DYNASTY WEST APARTMENTS
(K-11/D29) RESUBMITTAL BLOCK DATED JANUARY 31, 1985

Dear Chris:

Based on the information provided on your February 1, 1985 resubmittal, the referenced drainage plan is approved.

Please attach a copy of this approved drainage plan along with the appropriately approved copy of the "Drainage Facilities Within City Right-of-Way' document to the construction sets before Hydrology will sign-off.

If you have any questions or comments, please feel free to call me at 766-764[illegible].

Cordially,

Billy J. Goolsby

Billy J. Goolsby, P.E.
Design Hydrology Section

BJG:BJM/bsj

"RE-SUBMITTAL"

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Dynasty West Apart. ZONE ATLAS/DRNG. FILE #: K-11

LEGAL DESCRIPTION: Southerly 400 of Tract C-18 in Airport Unit

CITY ADDRESS: 6321 Central N.W.

ENGINEERING FIRM: C.T.S. Inc CONTACT: Chris Weiss

ADDRESS: 1100 Alvarado N.E. PHONE: 266-3444

CONTACT:

OWNER:

PHONE:

ADDRESS:

CONTACT:

ARCHITECT:

PHONE:

ADDRESS:

SURVEYOR: Hall Surveying Company CONTACT:

PHONE:

ADDRESS: Albuq.

CONTRACTOR: Ron Paiz Construction CONTACT:

ADDRESS: 2255 Muniz Rd. SW PHONE: 877-4996

PRE-DESIGN MEETING:

___ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

RECEIVED FEB 01 1985 HYDROLOGY SECTION

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: February 1, 1985

BY: C.T.S. Inc

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

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

January 24, 1985

Chris Weiss
C.T.S., Inc.
1100-A Alvarado, NE
Albuquerque, New Mexico 87110

RE: REVISED DRAINAGE PLAN FOR DYNASTY WEST APARTMENTS
(K-11/D29) RECEIVED JANUARY 10, 1985

Dear Chris:

I have reviewed the referenced submittal and forward these comments:

1. Item 1 of my letter was not addressed.

2. What is the covenant for and what is it referencing? It does not mean anything to me. The attached plat has removed the internal lot lines and shows the easement through the lot to the south. Therefore, Item 4 of my letter has been satisfied.

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

Cordially,

Billy J. Goolsby

Billy J. Goolsby, C.E.
Design Hydrology Section

BJG/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Dynasty West ZONE ATLAS/DRNG. FILE #: K-11/D29

LEGAL DESCRIPTION: Southerly 400' of Tract C-18 in Airport Unit

CITY ADDRESS: 6301 Central N.W

ENGINEERING FIRM: C.T.S Inc. CONTACT: Chris Weiss

ADDRESS: 1100-A Alvarado PHONE: 266-3444

OWNER: Ron Paiz CONTACT: Ron

ADDRESS: 2255 Muniz Rd. S.W. PHONE: 877-4996

ARCHITECT: CONTACT:

ADDRESS: PHONE:

SURVEYOR: Hall Surveying Co CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

___ YES

✓ NO

___ COPY OF CONFERENCE SHEET PROVIDED

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

RECEIVED JAN 10 1985 HYDROLOGY SECTION

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: January 10 85

BY: C.T.S. Inc.

DRAINAGE COVENANT

THIS COVENANT made, this 4 day of January, 1985, by and between the city of Albuquerque, a municipal corporation, (City) and Ronald J Paiz and Bernadine E.Paiz (Owner, which term includes successors and assigns.)

RECITAL

The Owner is Owner of certain real property located at 6321 Central Ave NW. in Albuqueeque, New Mexico, (the Property) and more particularly described as follows:

Tracts A & B Casa Blanca Addition Albuquerque, New Mexico. Being a Replat of the S'ly 400' of Tr C-18 in Airport Unit. Plat showing a portion of Trs, Allotted from Town of Atrisco Grant. Together with Lot 30 Casa Blanca addition. August 1984 # 84 61336

DESCRIITION OF FACILITIES

The following facilities are to be constructed and/or maintained by owner:

Drainage plan submitted to Hydrology Dept within City of Albuquerque.

FAILURE TO COMPLY AND LIEN

In the event that the Owner shall fail to construct the drainage in accordance with standards, plans and specifications prescribed and approved by the city or fail to adequately maintain said facilities, the city shall give the Owner notice in writing to construct, correct, or maintain said facilities, and the Owner fails to comply therewith within_____ days, the City may enter upon said property to perform the necessary construction or maintenance. The cost of the City's performing such construction or maintenance shall be paid by the Owner. In the event the owner fails to pay said cost within (30) days after being billed for same, the city may file a lien against the property.

LIABILITY

The City shall not be liable for any damages to the Owners resulting from its construction, modification, or maintenance of said property.

INDEMNIFICATION AND HOLD HARMLESS

The Owner agrees to defend, indamnify, and hold harmless, the city its officials, agents and employees from and against any and all claims, actions, suites, or proceedings of any kind brought against said parties for or on account of any matterarising from the drainage facility provided for herin or the Owner failure to construct, maintain, or modify the drainage facility under this covenant.

The obligation of the Owner set forth herein shall be binding upon the Owner, his heirs, and assigns, and the property of the Owner as described herein and will run with said property untill released by the City.

Owner Ronald J Paiz Bernadine E Paiz

ASSISTANT City Attorney_____.

Chief Administrative Officer_____.

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

The foregoing instrument was acknowledge before me by _____

Apr. 29-1987
My Commission Expires

Juanita Johnson
Notary Public

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

November 20, 1984

Mr. Chris Weiss
C.T.S., Inc.
1100-A Alvarado, NE
Albuquerque, New Mexico 87110

RE: GRADING & DRAINAGE PLAN FOR DYNASTY WEST APARTMENTS (K-11/D29)
RECEIVED OCTOBER 16, 1984

Dear Chris:

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

1) On Sheet 2 there are sections for the walls, landscaping channel, etc. However, these are not defined on the plan.

2) The areas between the buildings appear to have walls or something that may block the proposed flows. Please clarify as to what these lines represent and how the flow is to be conveyed through.

3) There is some confusion as to the area of the property. Different values are identified in different locations in the calculations, please clarify.

4) The zone atlas map identifies two (2) separate lots; a) the main area, and b) the area in the NE corner containing the access road. If this is true, drainage across the lot line cannot be allowed without an easement or drainage covenant to run with the property. If this is not the case, please provide a copy of the current recorded plat for the property.

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

Cordially,

Billy J. Goolsby, P.E.

Billy Goolsby
C.E. Hydrology

BG/bsj

INFORMATION SHEET

PROJECT TITLE Dynasty West Apts. TYPE OF SUBMITTAL DRAINAGE AND GRADING

ZONE ATLAS PAGE NO. K-11-29 CITY ADDRESS 6321 Central N.W.

LEGAL DESCRIPTION Southerly 400' of Tract C-18 in Airport Unit T. of A. Grant and Lot 30, Casa Blanca Addition, Albuq. N.M.

ENGINEERING FIRM C.T.S. Inc. CONTACT Chris Weiss * C.T.S.

ADDRESS 1100-B Alvarado N.E. 87110 PHONE 266-3444

OWNER _____ CONTACT _____

ADDRESS _____ PHONE _____

ARCHITECT _____ CONTACT _____

ADDRESS _____ PHONE _____

SURVEYOR Hall Surveying CONTACT Richard Hall

ADDRESS 2625 Pennsylvania N.E. PHONE 298-6444

CONTRACTOR Ron Paiz CONTACT Ron Paiz

ADDRESS 2255 Muniz Rd. S.W. 87105 PHONE 877-4996

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
XX BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

RECEIVED OCT 16 1984 HYDROLOGY SECTION

DATE SUBMITTED: October 15, 1984

BY: Christopher Weiss * C.T.S. Inc.

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. K-11 DATE: 6/14/84

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: 6321 Central Ave NW
Apartment Complex For Ron Paiz

ATTENDANCE: WHO	REPRESENTING
Chris Weiss	CTS, Inc.
Billy Goolsby	City

FINDINGS: ① Approved Drainage Plan required prior to release of building permit.
② Site is not located in a flood hazard area, But site does contribute to flood hazard, therefore, controlled discharge required unless discharge to Central. If discharge is to Central downstream ~~a~~ capacity is to be demonstrated by analysis.

Please provide copy of recap w/submittal

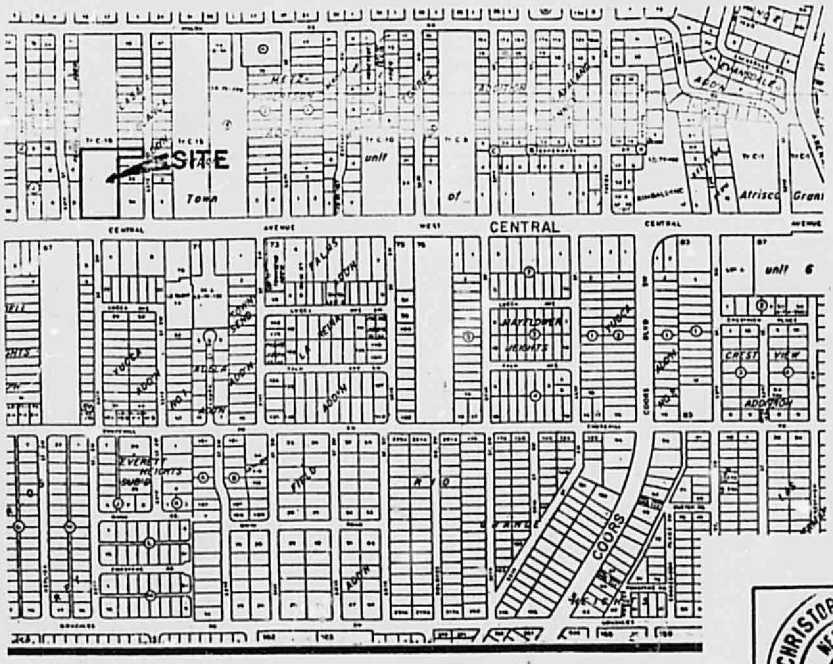
The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED: Billy J. Goolsby SIGNED: [illegible]
TITLE: CE/Hydrology TITLE: CTS
DATE: 6/14/84 DATE: 6/14/84

CITY OF ALBUQUERQUE

Dick

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



VICINITY MAP K II

LEGAL: Southerly 400' of Tract C-18 in Airport Unit, Town of Atrisco Grant and Lot 30, Casa Blanca Addition.

CHRISTOPHER L. NEITZEL
NEW MEXICO
6655
REGISTERED PROFESSIONAL ENGINEER

NOTICE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.

2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with Public Works Contract No. 84-1.

3. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.

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

5. Backfill compaction shall be according to Residential street use.

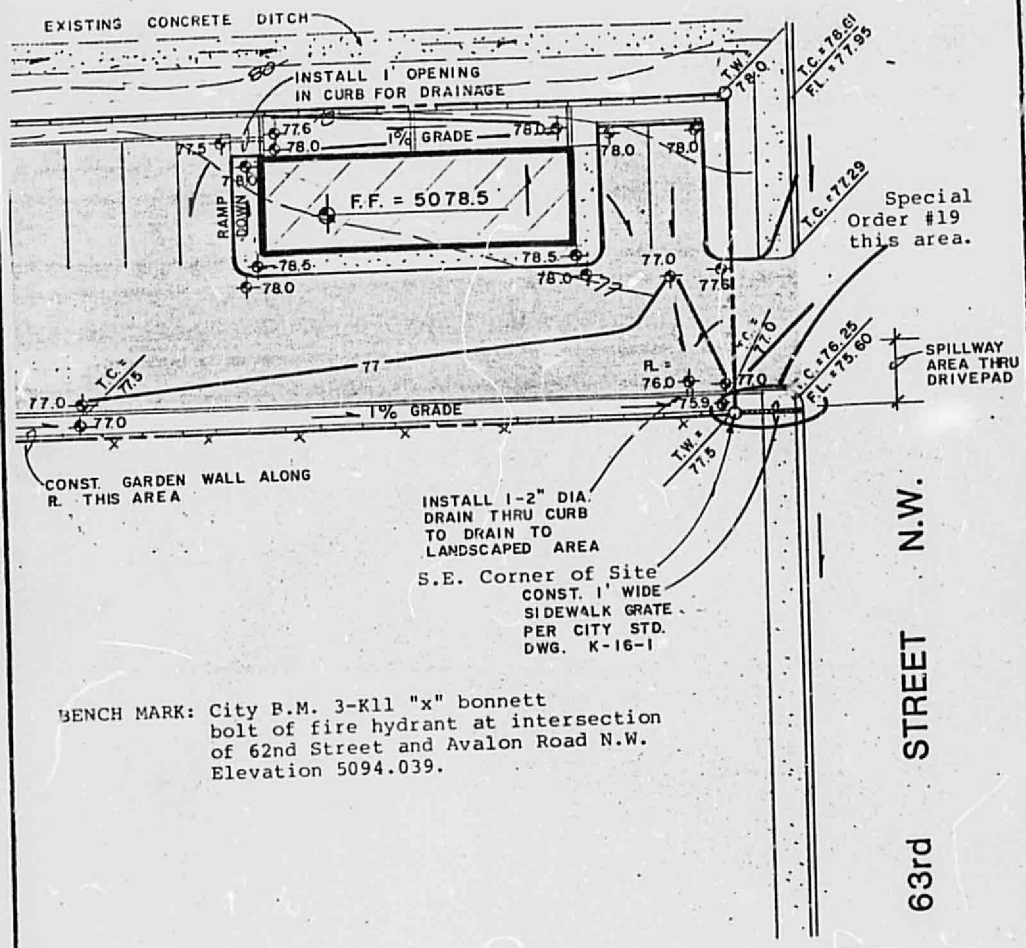
D-152

APPROVALS	NAME	DATE	TITLE: DYNASTY WEST APARTMENTS 6321 Central N.W. Albuquerque, New Mexico K11-D29	
A.C.E./DESIGN		10/04/84		
INSPECTOR		6-25-85	PERMIT NO. 21209 SHEET 1 OF 2	MAP NO. K-11
A.C.E./FIELD		7-1-85		

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

Scale: 1" = 20'



BENCH MARK: City B.M. 3-K11 "x" bonnett bolt of fire hydrant at intersection of 62nd Street and Avalon Road N.W. Elevation 5094.039.

CHRISTOPHER L. REIS
NEW MEXICO
6655
REGISTERED PROFESSIONAL ENGINEER

D-152

APPROVALS	NAME	DATE	TITLE: DYNASTY NORTH APARTMENTS 6321 Central N.W. Albuquerque, New Mexico	
A.C.E./DESIGN		10/04/84		
INSPECTOR		6-25-85	PERMIT NO. 21209	MAP NO. K-11
A.C.E./FIELD		7-1-85	SHEET 2 OF 2	