HYDROLOGY K14/D28 ONE PLAN

K14/D28

1 PLAN

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

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

November 5, 1985

Fred Arfman
Isaacson & Arfman, P.A.
128 Monroe Street, NE
Albuquerque, New Mexico 87108

RE: DRAINAGE PLAN FOR EDITH OFFICE BUILDING
RECEIVED NOVEMBER 4, 1985 (K-14/D28)

Dear Fred:

Based on the information provided on your November 4, 1985 submittal, the referenced drainage plan is approved for foundation permit only.

Listed, you will find certain items that will need to be addressed before approval for building permit can be issued:

1. New Information Sheet designating resubmittal.
2. Engineer's stamp with signature and revision date.
3. Building permit will not be issued until drainage easement for flows across Lots 5 & 6 has been submitted, reviewed and approved.
4. If alley will not be used for developed run-off, conveyance or for access, only preliminary alley grades will be required before Certificate of Occupancy is issued.
5. Location and direction of roof drains.
6. TBM must be either notched or painted so that it can be located easily.
7. If roof drains are located in areas other than the west side of building, provisions will need to be made to route run-off out towards the asphalt parking area.

8. The North arrow along with the scale needs to be indicated on the plan drawing.

9. You indicate on your plat that Drainage Area B will sheet flow over the curb. developed flows are not allowed to cross public sidewalks or curbs. Area C will also not be allowed to cross publi structures.

If you have any questions regarding this project, please call me at 766-7644.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

cc: James Randel

BJM:CAM/bsJ

86 45775

DRAINAGE COVENANT

770

THIS COVENANT made this 21st day of May, 1986, by and between

EDITH PARTNERSHIP, OWNER OF Lot numbered Five (5) in Block numbered Three (3) of the BELVIDERE ADDITION of the City of Albuquerque, New Mexico, as the same is shown and designated on the Supplemental Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 6, 1900.

AND

EDITH PARTNERSHIP, OWNER OF Lot numbered Six (6) in Block numbered Three (3) of the BELVIDERE ADDITION of the City of Albuquerque, New Mexico, as the same is shown and designated on the Supplemental Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 6, 1900.

The Owner (which term includes successors and assigns) of Lot numbered Six (6) grants to the Owner of Lot numbered Five (5) the right to convey storm runoff, any drainage from watering landscaping or any other ordinary domestic use across the boundary lines to the right-of-way of Tijeras Street N.E. pursuant to the revised drainage plan prepared by Thomas O. Isaacson, registered professional engineer and submitted on May 16, 1986.

This DRAINAGE COVENANT is binding upon the Owner(s), its heirs and assigns and will continue to run with said property until an alternate drainage plan has been approved by the City Hydrology Department and this document is released by a recorded document by the Owner(s) of the above described real properties.

Edith Partnership
by Peter Mallery, Managing Partner

OWNER LOT FIVE Peter Mallery

OWNER LOT SIX Peter Mallery

ACKNOWLEDGEMENTS

STATE OF NEW MEXICO)
) SS.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 21 day of May, 1986 by Peter Mallery, Managing Partner of the Edith Partnership, on behalf of the partnership.

P C Gonzales
Notary Public

My Commission Expires:
9-7-86

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1986 MAY 22 AM 11:48

Mn 354 PG 770

DOLORES C. WALLER
COUNTY CLERK & RECORDER

DEPUTY

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

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

December 4, 1985

Fred Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe Street, NE
Albuquerque, New Mexico 87108

RE: REVISED DRAINAGE PLAN FOR EDITH OFFICE BUILDING
RECEIVED NOVEMBER 13, 1985 (K-14/D28)

Dear Fred:

The referenced drainage plan dated November 13, 1985, is approved for building permit sign-off by the Design Hydrology Section.

Please be advised that, 1) Building permit will not be issued until drainage easement for flows across Lots 5 and 6 has been submitted, reviewed and approved, and 2) Preliminary alley grades required before Certificate of Occupancy is issued.

If you have any questions or comments regarding this project, please call me at 766-7644.

Cordially,

Carlos A. Montoya

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

BJM:CAM/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Edith Office Bldg. ZONE ATLAS/DRAINAGE FILE #: K-14/D28

LEGAL DESCRIPTION: Lots 5 & 6, Block 3, Belvidere Addition

CITY ADDRESS: 305 Edith Street, NE

ENGINEERING FIRM: Isaacson & Arfman, P.A. CONTACT: Scott McGee

ADDRESS: 128 Monroe St., NE PHONE: 268-8828

OWNER: James Randel CONTACT: same

ADDRESS: Albuquerque, N M PHONE:

ARCHITECT: Van Gilbert Architect - AIA CONTACT: Lynn Wertz

ADDRESS: 319 Central Ave., NW PHONE: 247-9955

SURVEYOR: Hall Surveying CONTACT: Verlon Hall

ADDRESS: 2625 Pennsylvania NE PHONE: 884-6444

CONTRACTOR: UNKN CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

X YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED NOV 13 1985 HYDROLOGY SECTION

DRB NO.

EPC NO.

PROJECT NO.

TYPE OF SUBMITTAL: RESUBMITTAL

___ DRAINAGE REPORT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAIN PLAN

X GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 11-13-85

BY: Scott M McGee

REV. 6/85

Isaacson & Arfman, P.A.

Consulting Engineering Associates

Letter of Transmittal

To HYDROLOGY
123 CENTRAL NW

Date 11-13-85

Job No.

Attn: CARLOS MONTOYA

Reference EDITH OFFICE BLDG

Gentlemen:

We transmit to you 1 copy(~~ies~~) of the following

- ☐ Plats
- ☒ DRAINAGE Plans
- ☐ Specifications
- ☐ Report
- ☐ Shop Drawings
- ☐ Submittals
- ☐ Material Specifications
- ☐ Copy of Letter

RECEIVED NOV 13 1985 HYDROLOGY SECTION

This information is transmitted:

- ☐ As per your request
- ☒ For your review & approval
- ☐ For your information
- ☐ For your attention
- ☐ For your signature
- ☐ For your files
- ☐ For your use
- ☐ Please review & return
- ☐ For return to your files
- ☐ Please advise

Remarks:

By: Scott M McGee

Copies To

128 Monroe, NE • Albuquerque, NM 87108 • (505) 268-8828

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

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
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November 5, 1985

Fred Arfman
Isaacson & Arfman, P.A.
128 Monroe Street, NE
Albuquerque, New Mexico 87108

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Listed, you will find certain items that will need to be addressed before approval for building permit can be issued:

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Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

cc: James Randel

BJM:CAM/bsj

DRAINAGE INFORMATION SHEET

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OWNER: James Randel CONTACT: same

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ARCHITECT: Van Gilbert Architect - AIA CONTACT: Lynn Wertz

ADDRESS: 319 Central Ave., NW PHONE: 247-9955

SURVEYOR: Hall Surveying CONTACT: Verlon Hall

ADDRESS: 2625 Pennsylvania NE PHONE: 884-6444

CONTRACTOR: UNKN CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

X YES

___ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED NOV 04 1985 HYDROLOGY SECTION

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EPC NO. —

PROJECT NO.

TYPE OF SUBMITTAL:

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X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAIN PLAN

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___ EROSION CONTROL PLAN

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___ SKETCH PLAT APPROVAL

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___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

X BUILDING PERMIT APPROVAL

X FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 11-4-85

BY: Scott M McGee

REV. 6/85

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

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: K14 DATE: 1-6-5/85 @ 2:00

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: Edith Office Building

STREET ADDRESS (IF KNOWN): NW corner Tijeras & Edith

SUBDIVISION NAME: _____

APPROVAL REQUESTED:

____	PRELIMINARY PLAT	____	FINAL PLAT
X	SITE DEVELOPMENT PLAN	X	BUILDING PERMIT
X	OTHER Foundation	____	ROUGH GRADING

	WHO	REPRESENTING
ATTENDANCE:	Scott McGee	Isaacson & Delmar
	Billy Goolsby	City/Design Hydrology

FINDINGS:

① Minimum requirement for Site Development Plan Sign-off will be an approved Conceptual Drainage Plan.
② An approved Drainage Plan is required for building permit sign-off
③ City approved alley grades required for any abutting unimproved alley.
④ An erosion control plan for the period of construction is required to ensure that sediments remain on-site.

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 G. Goolsby SIGNED: Scott M McGee
TITLE: CE/Design Hydrology TITLE: _____
DATE: 10/25/85 DATE: 10/25/85

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