HYDROLOGY K15/D37 ONE PLAN

K 15 - D 37

1 PLAN

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

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

November 5, 1986

Jake Bordenave, P.E.
DMJM
5700 Harper Drive, NE Suite 280
Albuquerque, New Mexico 87109

RE: REVISED DRAINAGE PLAN FOR CENTRAL COMPOUND (K-15/D37)
1604 - 1608 CENTRAL AVENUE, SE RECEIVED NOVEMBER 5, 1986

Dear Mr. Bordenave:

I have reviewed the above referenced submittal for building permit approval request. The revised plan, dated November 4, 1986, is hereby approved for Hydrology sign-off for building permit.

Please be sure that a copy of this approved plan is attached to the permit sets prior to sign-off.

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

Cordially,

Billy J. Goolsby

Billy J. Goolsby, P.E.
C.E./Hydrology Section

cc: Rick Duran

BJG/bsj

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 768-7644

October 31, 1986

Jake Bordenave, P.E.
DMJM
5700 Harper Drive, NE Suite 280
Albuquerque, New Mexico 87109

RE: REVISED DRAINAGE PLAN FOR CENTRAL COMPOUND (K-15/D37)
RECEIVED OCTOBER 22, 1986

Dear Mr. Bordenave:

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

1. The plan submitted is not very clear and is rather difficult to review. ok
2. The hydraulics for the swale should be provided. No new construction
3. It appears as though the buildings and the internal courtyard are to be drained by some enclosed system. Please provide the necessary hydraulics and details for this system to show that it will work. Also, downstream capacity has not been addressed or quantified. on plan weir provided if plugged.
4. The off-site area in the vicinity of the southwest corner of the property appears to pond water based on the elevations shown. The drainage scheme for the site discharges to this area and cannot be allowed. Also, easements will be required for discharge onto adjacent property. If it is supposed to be an alley, it is not identified. This area is an existing alley that drains west.
5. What is the purpose of the notches in the curbs in the parking area? To receive off-site flows See note on plan
6. The plan does not have a legend per DPM standards. ok

7. The off-site structures do not have finished floor elevations. All structures within 25 feet of the property line are to have the complete MSL for the finished floor. ok

8. All easements and rights-of-way with dimensions and purpose are to be shown. > To be done

9. Existing City top of curb and flowline elevation need to be provided. done

10. Required spot elevations for the standard City drivepad need to be provided. done

For resubmittal please be sure to show the revision date and provide an information sheet.

Should you have any questions or comments concerning this review, please feel free to call this office.

Cordially,

Billy J. Goolsby

Billy J. Goolsby, P.E.
C.E./Hydrology Section

BJG/bsj

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

May 12, 1986

Van H. Gilbert
Architect, AIA
319 Central Avenue, NW Suite 201
Albuquerque, New Mexico 87102

RE: INTERIOR REMODEL FOR 1604, 1606, & 1608 CENTRAL AVENUE, SE
(K-15/D37) RECEIVED MAY 8, 1986

Dear Myron:

Based on the information provided, there is no formal requirements for drainage. Per the Drainage Ordinance Section 12-B, Original construction and modifications and/or additions to existing structures constituting less than 500 square feet in plain view are excluded. Section 12-B-4 Repaving of existing paved areas in which no grading is planned is excluded. Please be advised that any improvements contrary to the above sections will require a drainage/grading plan submittal for review.

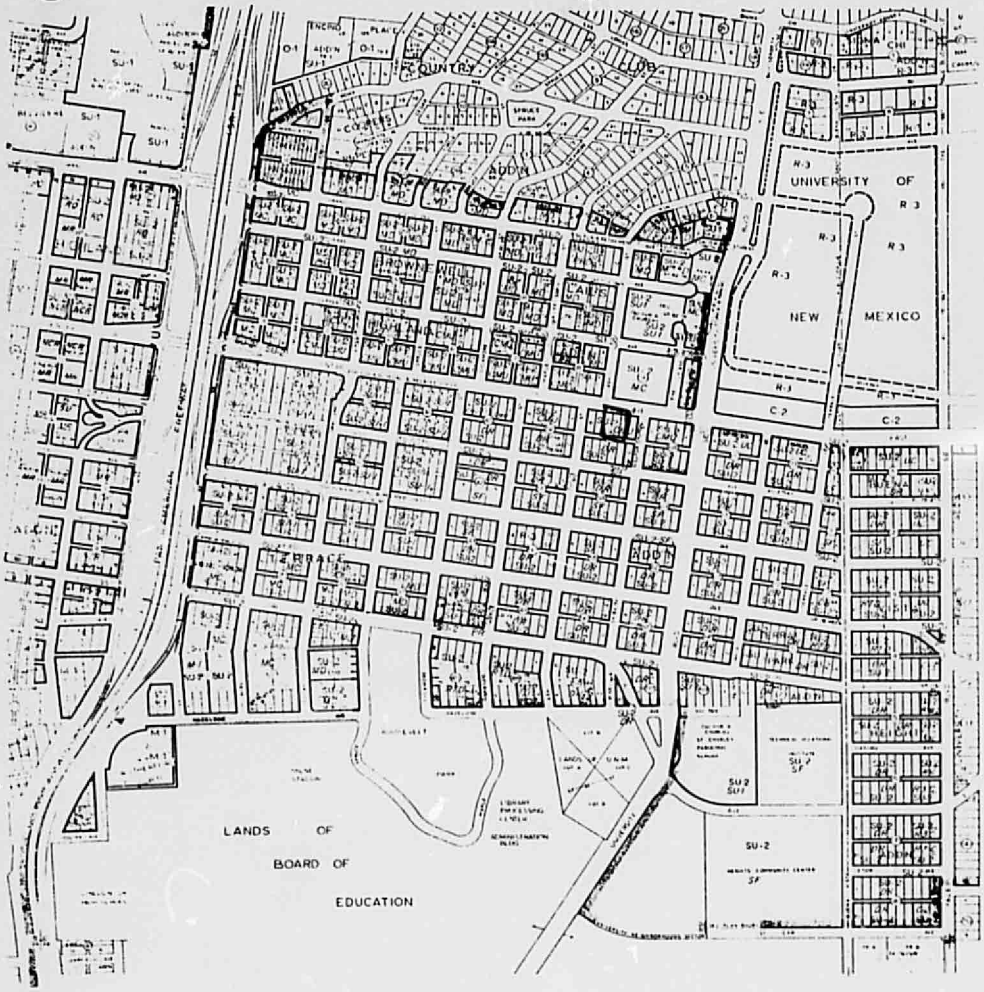
If I can be of further assistance, please feel free to contact me at 766-7644.

Sincerely,

Bernie J. Montoya

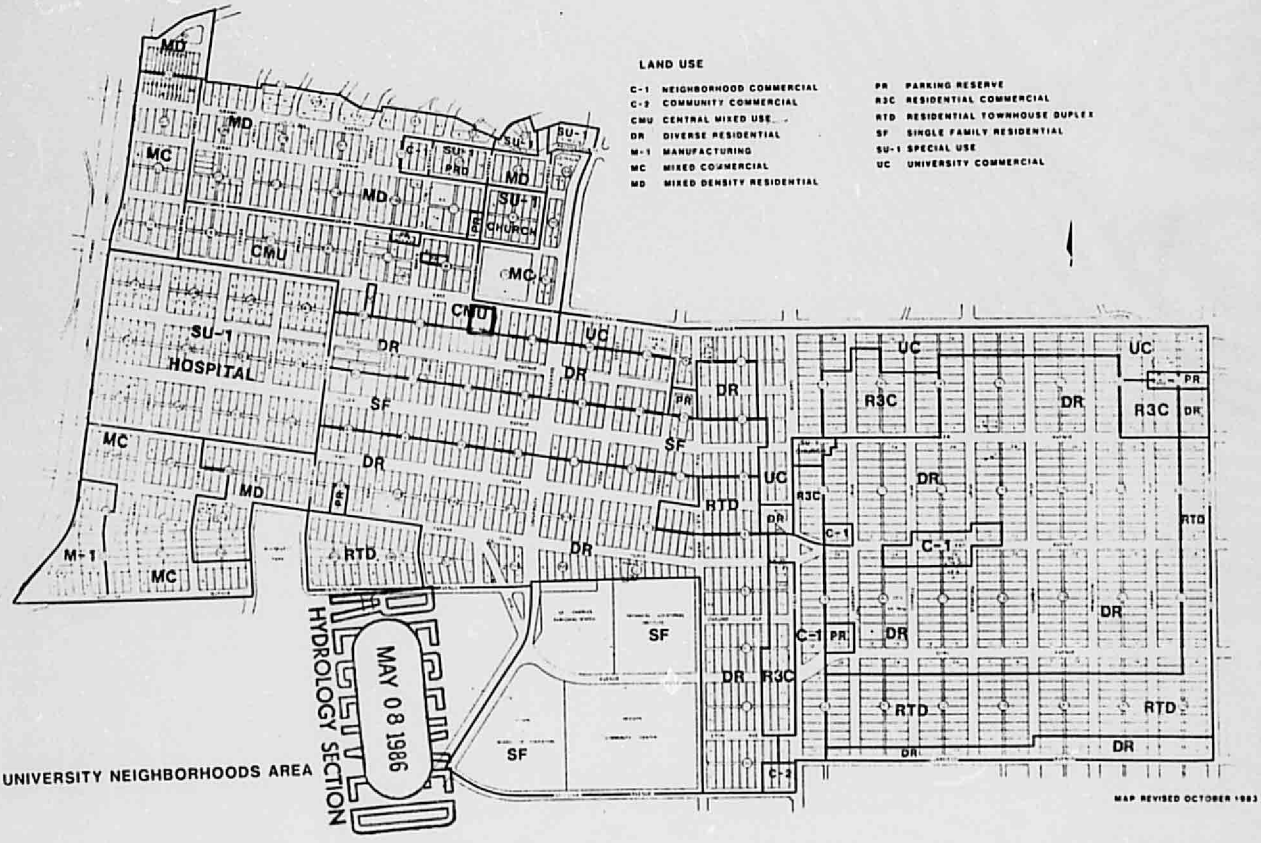
Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj



RECEIVED
MAY 08 1986
HYDROLOGY SECTION

K-15-Z



UNIVERSITY NEIGHBORHOODS AREA

MAP REVISED OCTOBER 1983

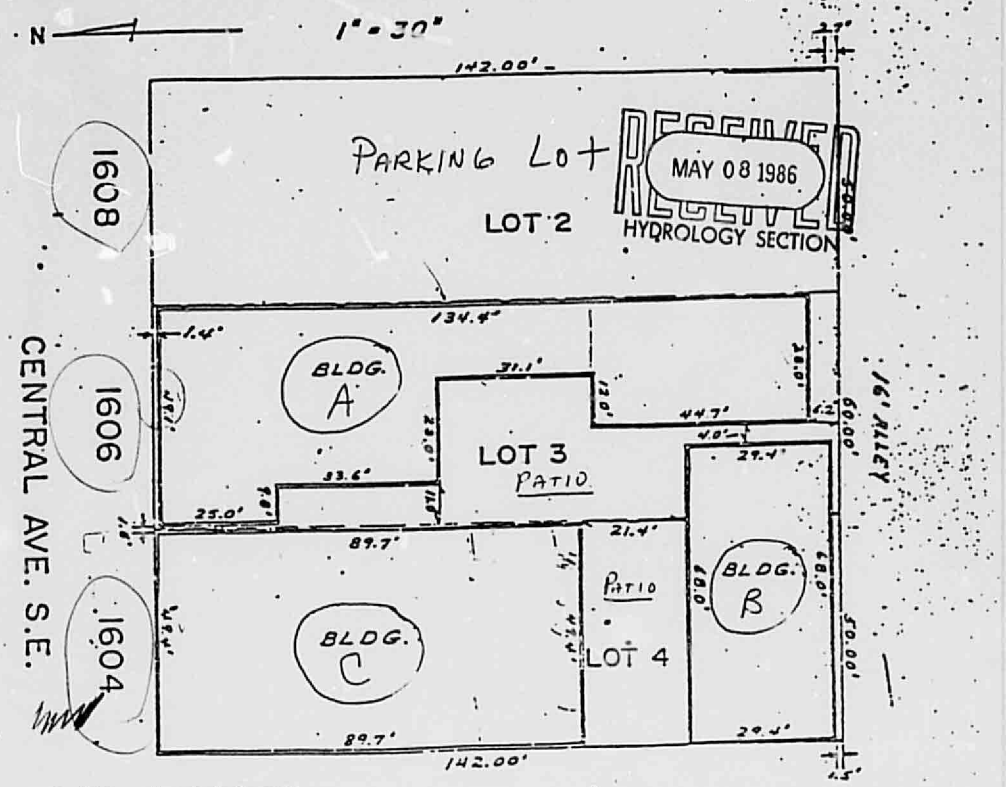
[illegible] SURVEYING CO.

801 San Mateo, N.E.
Albuquerque, New Mexico
Phone 256-0853

CERTIFICATE OF SURVEY

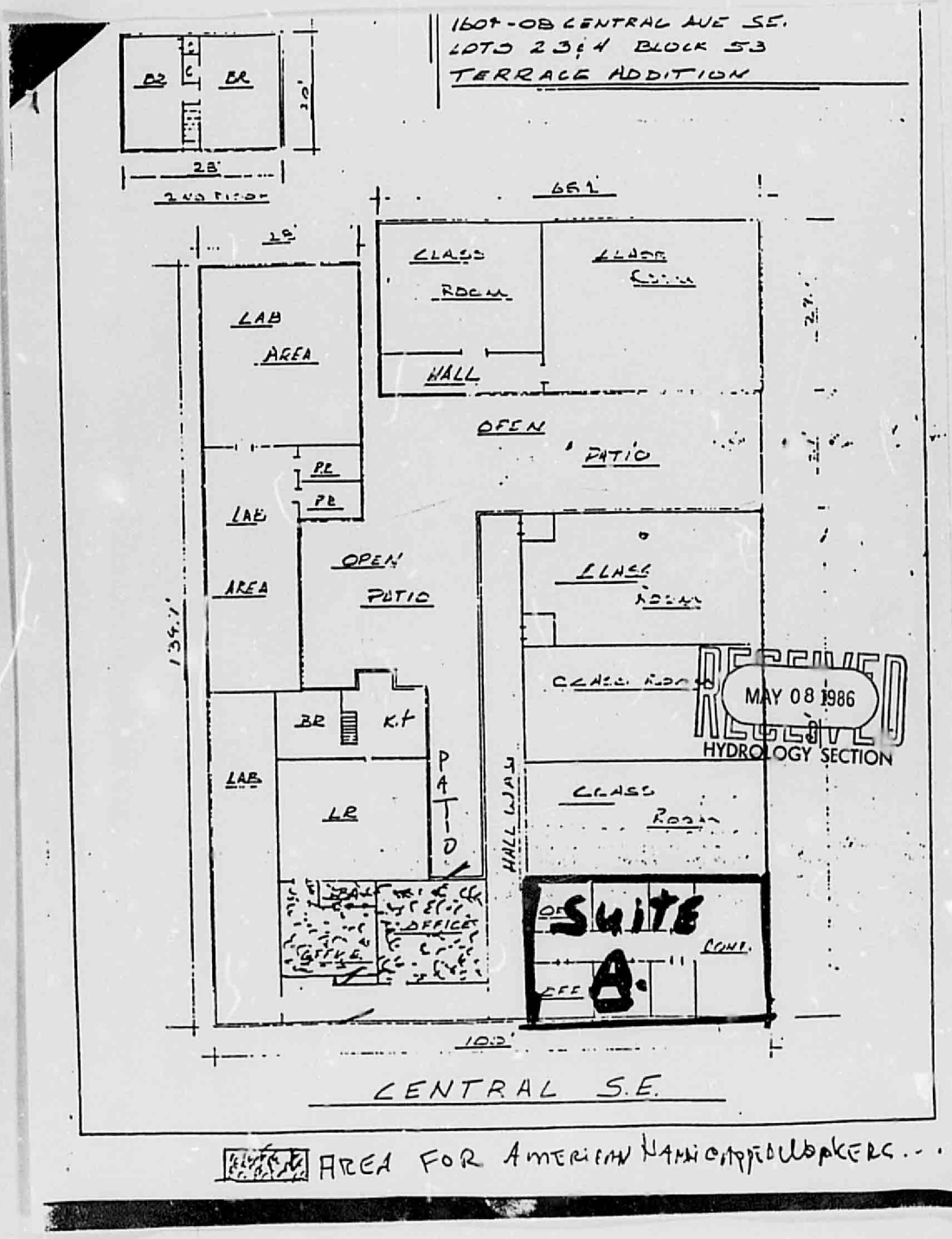
This is to certify that I, Verlon E. Hall, a duly qualified Land Surveyor, licensed under the laws of the State of [illegible], have on FEBRUARY 11, 1972 performed a survey of the certain property described as follows: LOTS NUMBERED TWO(2), THREE(3), AND FOUR(4), IN BLOCK NUMBERED FIFTY-THREE (53) OF THE TERRACE ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO, COUNTY, NEW MEXICO, ON MAR. 20, 1905.

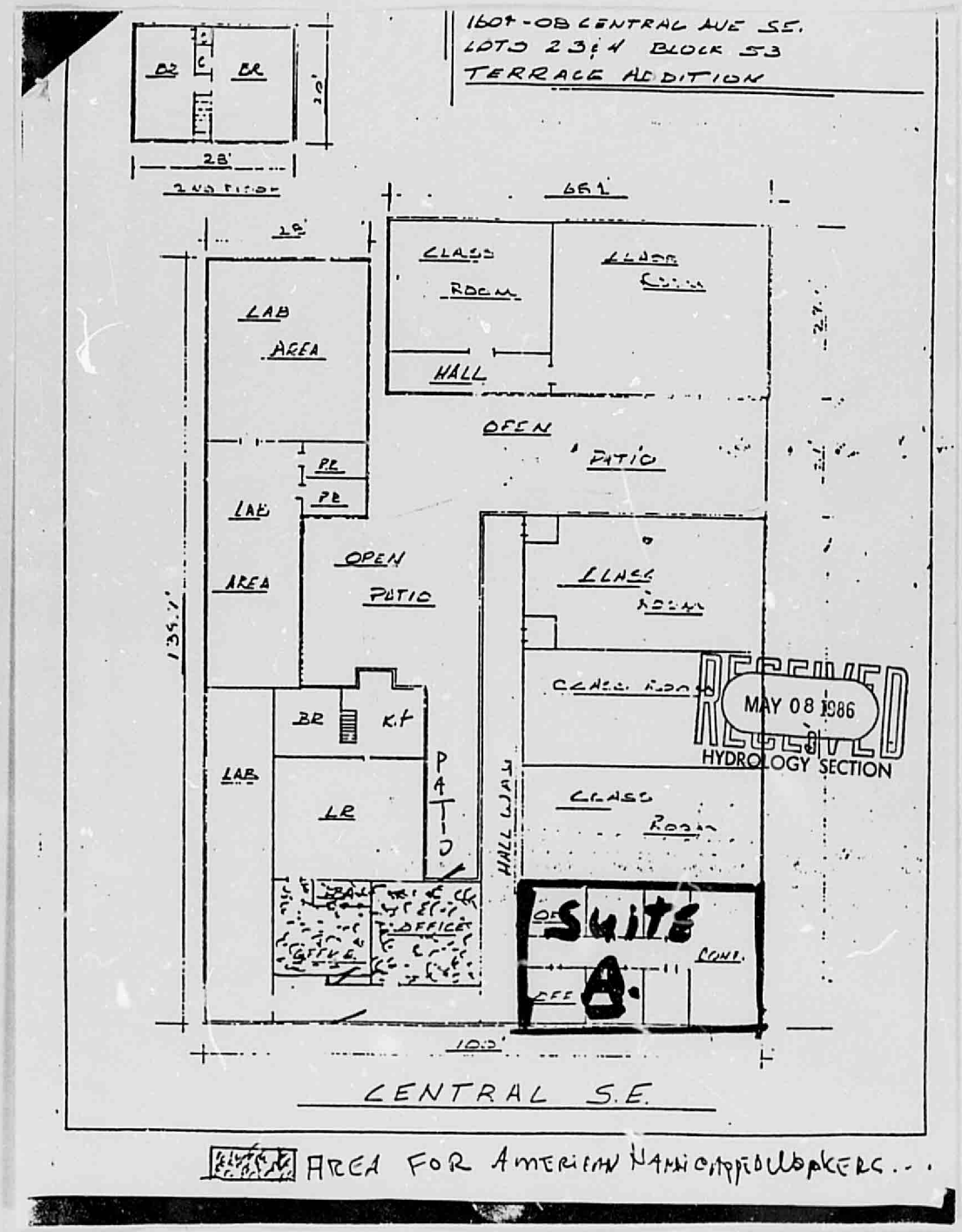
and that to the best of my knowledge and belief the boundaries of the land are as shown on the sketch below and the improvements existing within the boundaries thereof fall as indicated on the sketch below:



NOTE: Unless otherwise indicated:

Lot dimensions, easements, and set-back lines are shown hereon according to the filed plat of said subdivision (any existing easements and/or set-back lines not shown on said plat are neither shown hereon nor included in


1604-08 CENTRAL AVE SE.
LOTS 23 & 4 BLOCK 53
TERRACE ADDITION
BR
BR
28'
2ND FLOOR
66'
29'
CLASS ROOM
LAB AREA
HALL
OPEN PATIO
PR
PR
LAB AREA
OPEN PATIO
CLASS ROOM
135.1'
BR
K.T
LAB
LR
PATIO
HALL WAY
OFFICE
OFFICE
CLASS ROOM
SUITE A
CONF.
OFF
10.2'
CENTRAL S.E.
RECEIVED
MAY 08 1986
HYDROLOGY SECTION
AREA FOR AMERICAN NAMI OFFICE WORKERS...


1604-08 CENTRAL AVE SE.
LOTS 23 & 4 BLOCK 53
TERRACE ADDITION
2ND FLOOR
28'
20'
BR
BR
C
66'
25'
CLASS ROOM
LABOR
LAB AREA
HALL
OPEN PATIO
PE
PE
LAB
OPEN AREA PATIO
135.1'
CLASS ROOM
CLASS ROOM
BR
K.T
LAB
LR
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OFFICES
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CONF.
OFF
10.0'
CENTRAL S.E.
RECEIVED
MAY 08 1986
HYDROLOGY SECTION
AREA FOR AMERICAN NAMICAPPIO WORKERS...

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Central Compound ZONE ATLAS/DRNG. FILE #: K-15/D37

LEGAL DESCRIPTION: Tract "A", Block 53 Terrace Addition

CITY ADDRESS: 1604, 1606, 1608 Central Avenue S.E.

ENGINEERING FIRM: DMJM Adam Hamlyn, Anderson CONTACT: Jake Bordenave

ADDRESS: 5700 Harpo. Drive N.E., Suite 280 PHONE: 822-7955

OWNER: Central Compound Group CONTACT: Mr. Bob Apple

ADDRESS: PHONE: 883-6161

ARCHITECT: Van H. Gilbert Architect CONTACT: Myron Saldyt

ADDRESS: 319 Central Avenue N.W., Suite 201 PHONE: 247-9955

SURVEYOR: Elder Surveying Co. CONTACT: Ross Elder

ADDRESS: 530 Jefferson Street N.E. PHONE: 268-1830

CONTRACTOR: Klinger Constructors, Inc. CONTACT: Ray Smith

ADDRESS: 4100 Osuna N.E., Suite 102 PHONE: 345-7891

PRE-DESIGN MEETING:

X YES DRB NO. 86-550

___NO EPC NO.

___COPY OF CONFERENCE RECAP SHEET PROVIDED PROJ. NO.

TYPE OF SUBMITTAL:

___DRAINAGE REPORT
X 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
X BUILDING PERMIT APPROVAL
___FOUNDATION PERMIT APPROVAL
___CERTIFICATE OF OCCUPANCY APPROVAL
___ROUGH GRADING PERMIT APPROVAL
___GRADING/PAVING PERMIT APPROVAL
___OTHER (SPECIFY)

RECEIVED
NOV 05 1986
HYDROLOGY SECTION

DATE SUBMITTED: 11/5/86

BY: Myron Saldyt

Barbara,
This needs logged in
The approval letter has already been written.
The file is in the ~~letter~~ typing ~~plat~~.

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT

DRAINAGE INFORMATION SHEET

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OWNER: Central Compound Group CONTACT: Mr. Bob Apple

ADDRESS: PHONE: 843-6161

ARCHITECT: Van H. Gilbert Architect CONTACT: Myron Saidyt

ADDRESS: 319 Central Avenue N.W., Suite 201 PHONE: 247-9955

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ADDRESS: 530 Jefferson St. N.E. PHONE: 268-1830

CONTRACTOR: Klinger Constructors, Inc. CONTACT: Ray Smith

ADDRESS: 4100 Osuna N.E., Suite 102 PHONE: 345-7891

PRE-DESIGN MEETING:

RECEIVED
OCT 22 1986
HYDROLOGY SECTION

X YES

___ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 86-550

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT
X DRAINAGE PLAN
___ CONCEPTUAL GRADING & DRAINAGE PLAN
___ GRADING PLAN
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___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 10/22/86

BY: Myron Saidyt

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

September 30, 1986

Jean J. Bordenave, P.E.
DMJM
5700 Harper Drive, NE Suite 280
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN SUBMITTAL OF CENTRAL COMPOUND RECEIVED SEPTEMBER 22, 1986 FOR FOUNDATION AND BUILDING PERMIT APPROVAL (K-15/D37)

Dear Jake:

The above referenced submittal, dated September 22, 1986, is approved for Foundation Permit sign-off by Hydrology.

Prior to Building Permit approval, a Grading and Drainage plan in compliance with the DPM check list requirements must be submitted for review and approval. This submittal approved for Foundation Permit is just a Site Plan, which does not show existing contours, off-site elevations or structures, alley grades, and drive pad elevations, etc.

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

Cordially,

Roger A. Green, P.E.

Roger A. Green, P.E.
C.E./Hydrology Section

cc: Myron Saldyt,
Van Gilbert Architects

RAG/bsj

PUBLIC WORKS DEPARTMENT
Walter Nickerson, P.E., City Engineer — ENGINEERING GROUP — Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

DRAINAGE INFORMATION SHEET

PROJECT TITLE: CENTRAL COMPOUND ZONE ATLAS/DRNG. FILE #: K-15/D37
LEGAL DESCRIPTION: TRACT "A" BLOCK 53 TERRACE ADDITION
CITY ADDRESS: 1604, 1606, 1608 CENTRAL AVE. SE.
ENGINEERING FIRM: DMJM ADAM HAMLYN ANDERSON CONTACT: JAKE BORDENAVE
ADDRESS: 5700 HARPER DR. N.E SUITE 280 PHONE: 822-7955
OWNER: CENTRAL COMPOUND GROUP CONTACT:
ADDRESS: PHONE:
ARCHITECT: VAN H GILBERT ARCHITECT CONTACT: MYRON SALDYT
ADDRESS: 319 CENTRAL N.W. SUITE 201 PHONE: 247 9955
SURVEYOR: ROSS FLOER CONTACT:
ADDRESS: PHONE:
CONTRACTOR: KLINGER CONTACT:
ADDRESS: PHONE:

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

RECEIVED
SEP 22 1986
HYDROLOGY SECTION

DRB NO. 86-550
EPC NO.
PROJ. NO.

TYPE OF SUBMITTAL:
___ DRAINAGE REPORT
X DRAINAGE PLAN
___ CONCEPTUAL GRADING & DRAINAGE PLAN
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CHECK TYPE OF APPROVAL SOUGHT:
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___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 9/22/86
BY: Myron Saldyt

TRANSMITTAL LETTER

AIA DOCUMENT G810

VAN H. GILBERT ARCHITECT, AIA
319 Central Avenue NW, Suite 201
Albuquerque, New Mexico 87102
505 247-9955

PROJECT: CENTRAL COMPOUND

ARCHITECT'S PROJECT NO: 714

TO: DESIGN HYDROLOGY SECTION

DATE: 9/22/86

BERNIE J. MONTOYA C.E.

RECEIVED
SEP 22 1986
HYDROLOGY SECTION

WE TRANSMIT:
(X) herewith ( ) under separate cover via _____
( ) in accordance with your request _____

FOR YOUR:
(X) approval ( ) distribution to parties ( ) information
( ) review & comment ( ) record
(X) use ( ) _____

THE FOLLOWING:
( ) Drawings ( ) Shop Drawing Prints ( ) Samples
( ) Specifications ( ) Shop Drawing Reproducibles ( ) Product Literature
( ) Change Order (X) PRINT

COPIES	DATE	REV. NO.	DESCRIPTION	ACTION CODE
1	9/22/86		SITE PLAN W/ DRAINAGE INFORMATION	

ACTION CODE
A. Action indicated on item transmitted
B. No action required
C. For signature and return to this office
D. For signature and forwarding as noted below under REMARKS
E. See REMARKS below

REMARKS FOR YOUR USE & REVIEW ON A FOUNDATION PERMIT AND ALSO FOR BUILDING PERMIT APPROVAL. FIRST A PRELIMINARY APPROVAL FOR FOUNDATION ONLY IS REQUESTED

COPIES TO:
FILE

VAN H. GILBERT ARCHITECT, AIA
319 Central Avenue NW, Suite 201
Albuquerque, New Mexico 87102

BY: Myron Sallop

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THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 MASSACHUSETTS AVENUE, N.W., WASHINGTON, D.C. 20036

ONE PAGE

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

May 12, 1986

Van H. Gilbert
Architect, AIA
319 Central Avenue, NW Suite 201
Albuquerque, New Mexico 87102

RE: INTERIOR REMODEL FOR 1604, 1606, & 16[illegible] CENTRAL AVENUE, SE
(K-15/D37) RECEIVED MAY 8, 1986

Dear Myron:

Based on the information provided, there is no formal requirements for drainage. Per the Drainage Ordinance Section 12-B, Original construction and modifications and/or additions to existing structures constituting less than 500 square feet in plain view are excluded. Section 12-B-4 Repaving of existing paved areas in which no grading is planned is excluded. Please be advised that any improvements contrary to the above sections will require a drainage/grading plan submittal for review.

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

Sincerely,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

RECEIVED
MAY 08 1986
HYDROLOGY SECTION

Pre-Design Investigation
(Additions)

DATE 5-6-86

ADDRESS 1604-1608 CENTRAL SE ZONE ATLAS # K19/D37

LEGAL DESCRIPTION

OWNER

ARCHITECT/ENGINEER VAN GILBERT (MYRON)

LOT SIZE

ZONING

PROPOSED DEVELOPMENT REMODEL

	YES	NO	NA	COMMENTS
FLOOD HAZARD AREA				
PART OF AN APPROVED REPORT		✓		
CONSTRUCTION PLANS ON MICRO-FILM		✓		
FIELD INSPECTION	✓			

COMMENTS:

ALL RUNOFF GOES INTO PAVED ALLEY

ARCHITECT REQUESTED LETTER OF APPROVAL

DRAINAGE REQUIREMENTS: