



## City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

HYDROLOGY SECTION  
123 Central NW, Albuquerque, NM 87102  
(505) 768-7844

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

PUBLIC WORKS DEPARTMENT

ENGINEERING GROUP

Walter Nickerson, P.E., City Engineer

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER



## 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*

Wallace Nickerson, P.E., City Engineer

PUBLIC WORKS DEPARTMENT

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

Jake Bordenave, P.E.  
October 31, 1986  
Page 2

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. Gookshy*

Billy J. Gookshy, 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,

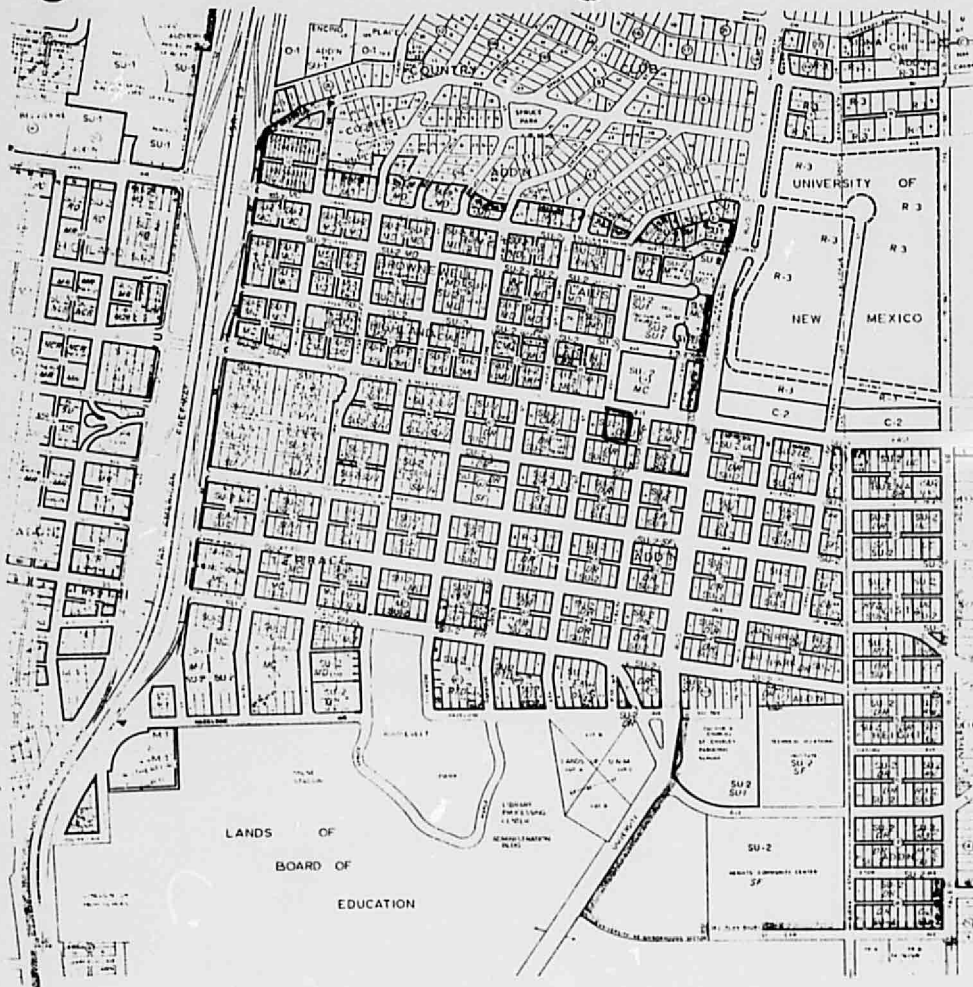
Bernie J. Montoya, C.E.  
Engineering Assistant

BJM/bsj

ENGINEERING DIVISION

Telephone (505) 766-7457

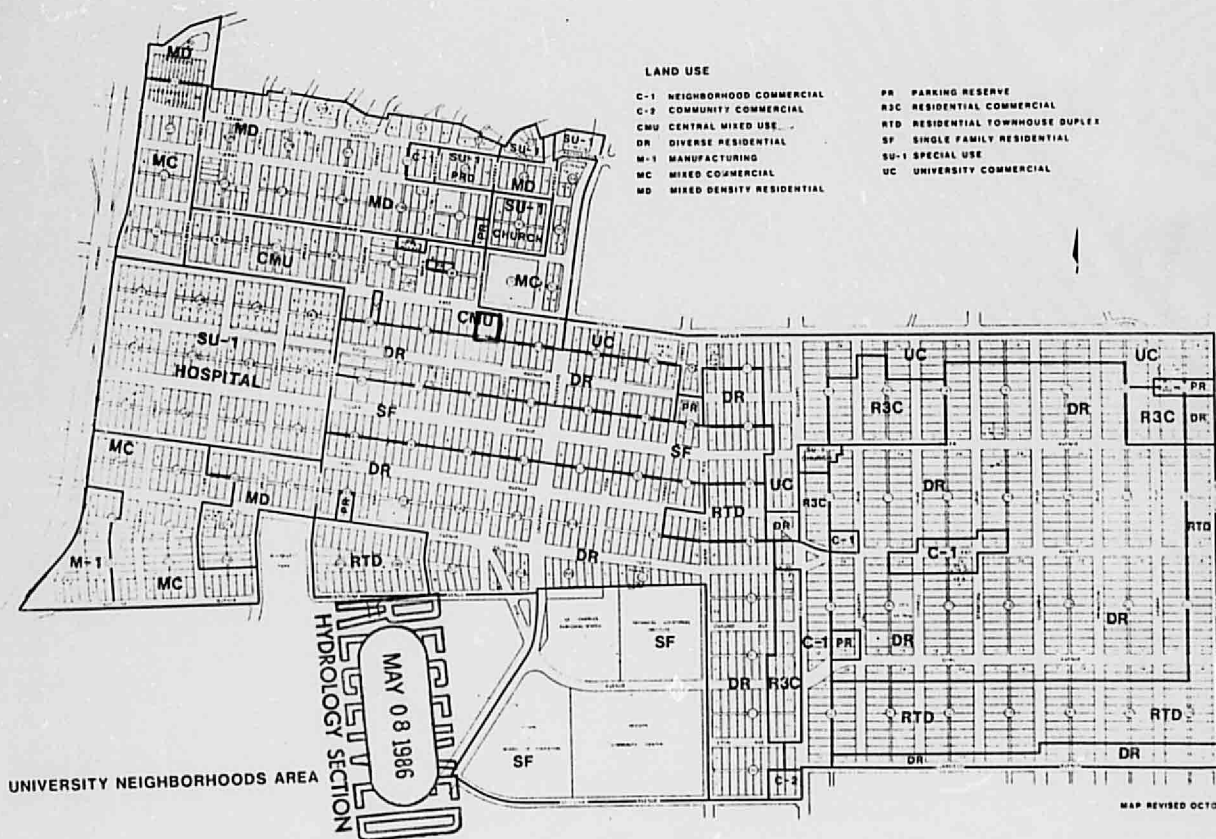
AN EQUAL OPPORTUNITY EMPLOYER



ALBUQUERQUE  
MAY 08 1986  
HYDROLOGY SECTION

K-15-Z





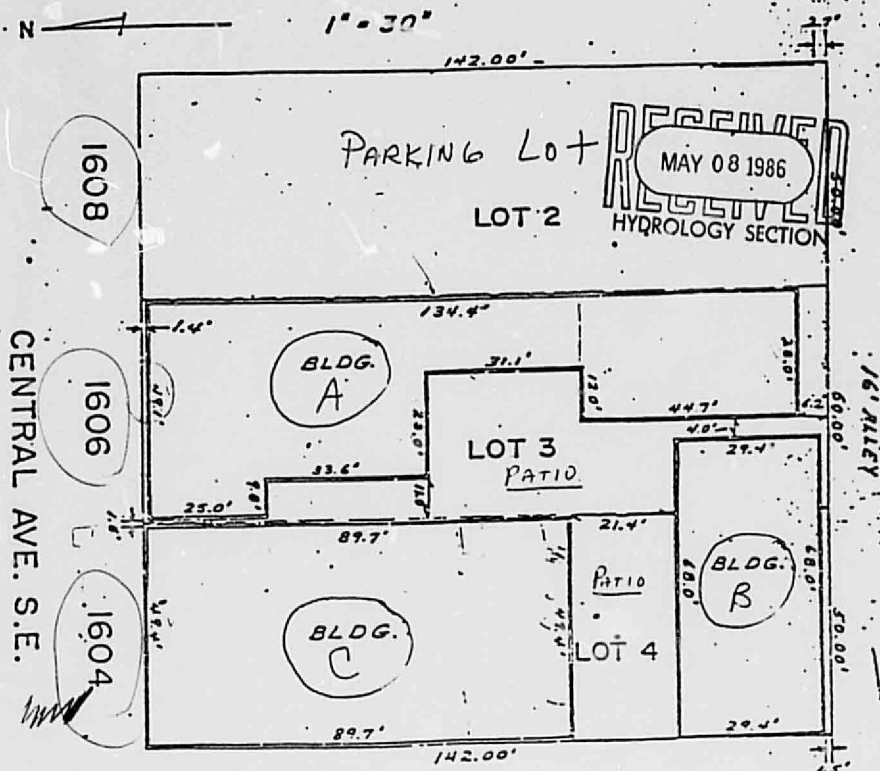
HALL SURVEYING CO.

801 San Mateo, N.E.  
Albuquerque, New Mexico  
Phone 251-0853

# CERTIFICATE OF SURVEY

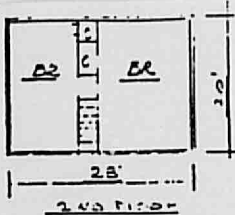
This is to certify that I, Verlon E. Hall, a duly qualified Land Surveyor, licensed under the laws of the State of New Mexico, have on FEBRUARY 11, 1972 performed a survey of the certain property described as LOTS NUMBERED TWO (2), THREE (3), AND FOUR (4), IN BLOCK FIFTY-THREE (53) OF THE TERRACE ADDITION 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 DEPUTY 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:

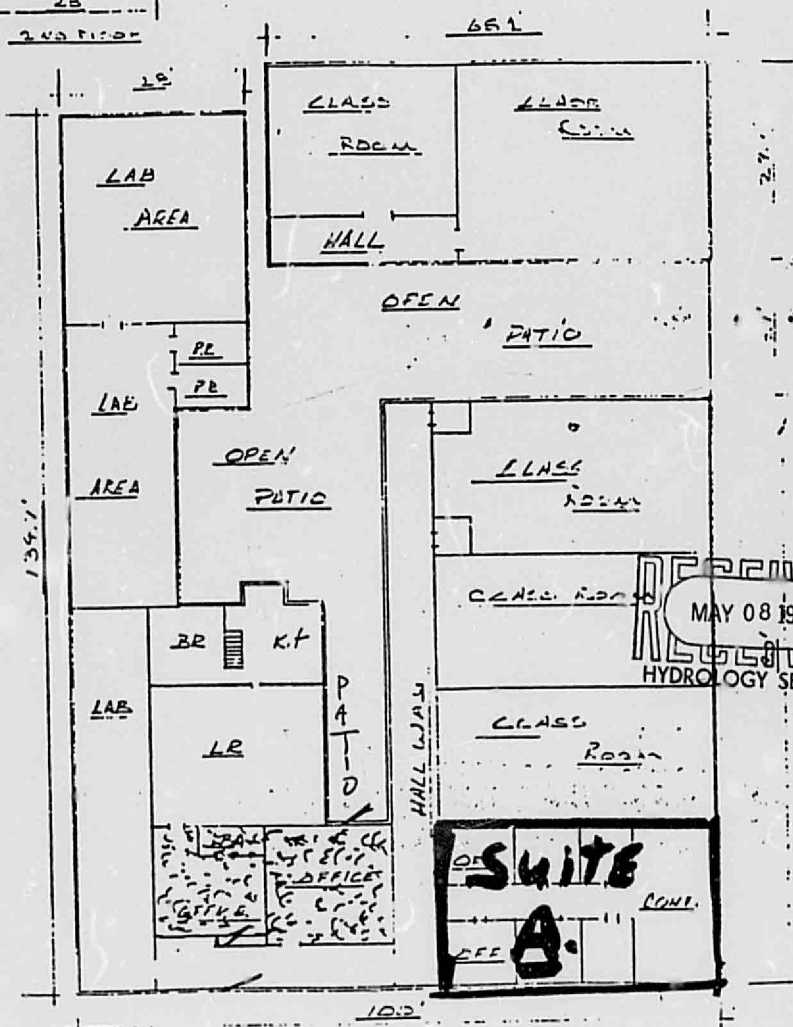


NOTE: Unless otherwise indicated:

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



1607-08 CENTRAL AVE SE.  
 LOTS 23 & 4 BLOCK 53  
 TERRACE ADDITION

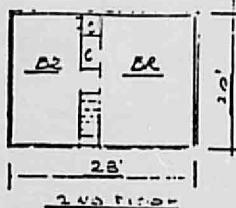


RECEIVED  
 MAY 08 1986  
 HYDROLOGY SECTION

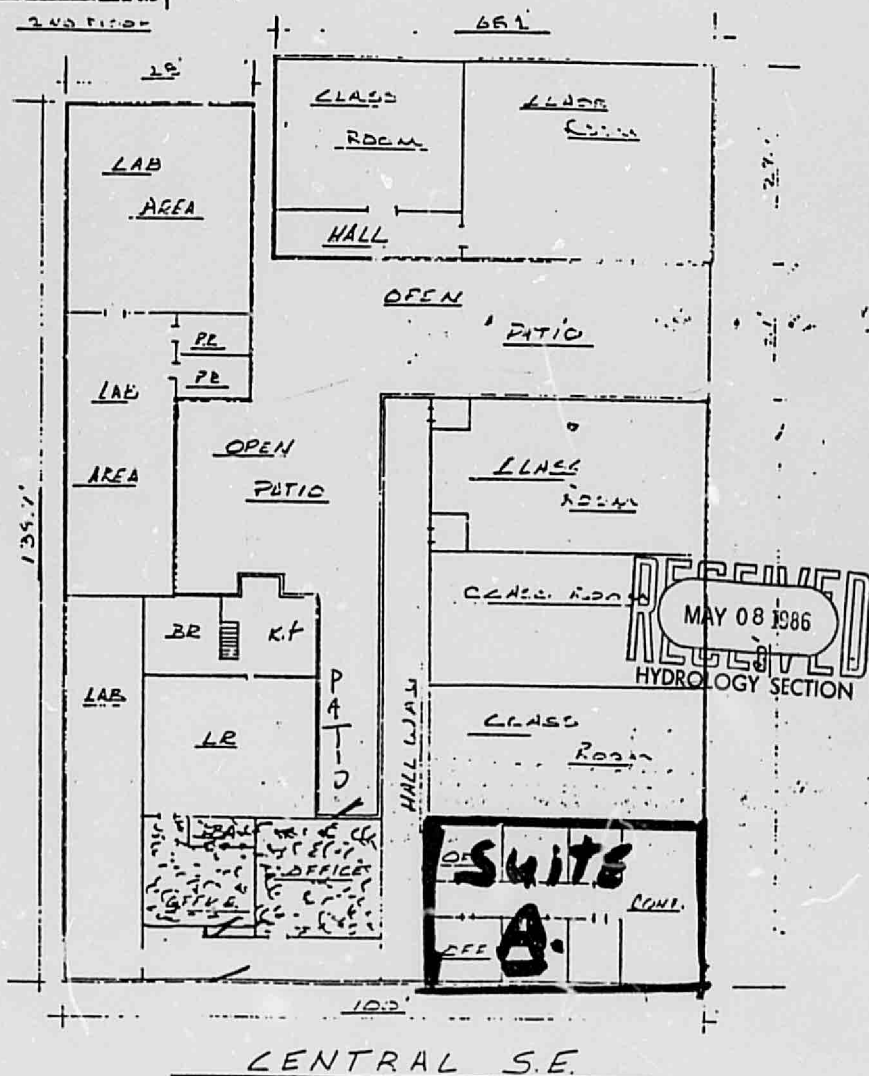
CENTRAL S.E.

AREA FOR AMERICAN NATI ONAL PUBLISHERS...





1601-08 CENTRAL AVE SE.  
 LOTS 23 & 4 BLOCK 53  
 TERRACE ADDITION



AREA FOR AMERICAN NATIVE WORKERS...

## DRAINAGE INFORMATION SHEET

PROJECT TITLE: Central Compound ZONE ATLAS/DRNG. FILE #: K-15/037  
 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: Van H. Gilbert Architect PHONE: 883-6161  
 ARCHITECT: 319 Central Avenue N.W., Suite 201 CONTACT: Myron Saldyt  
 ADDRESS: Elder Surveying Co. PHONE: 247-9955  
 SURVEYOR: 530 Jefferson Street N.E. CONTACT: Ross Elder  
 ADDRESS: Klinger Constructors, Inc. PHONE: 268-1830  
 CONTRACTOR: 4100 Osuna N.E., Suite 102 CONTACT: Ray Smith  
 ADDRESS: PHONE: 345-7891

## PRE-DESIGN MEETING:

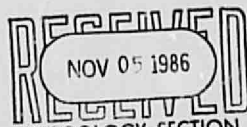
☒ YES DRB NO. 86-550  
☐ NO EPC NO. \_\_\_\_\_  
☐ COPY OF CONFERENCE RECAP PROJ. NO. \_\_\_\_\_  
☐ SHEET PROVIDED

## 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: 11/5/86  
 BY: Myron Saldyt

*Barbara,  
 This needs logged in*

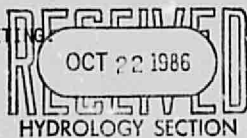
*The approval letter has  
 already been written.  
 The file is in the  
 letter typing ~~file~~ *file**

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

## DRAINAGE INFORMATION SHEET

PROJECT TITLE: Central Compound ZONE ATLAS/DRNG. FILE #: K-15/037  
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 Harper Drive N.E., Suite 280 PHONE: 822-7955  
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  
SURVEYOR: Elder Surveying Co. CONTACT: Ross Elder  
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

☒ YES☐ NO☒ COPY OF CONFERENCE RECAP  
SHEET PROVIDEDDRB NO. 86-550

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: 10/22/86BY: Myron Saidyt

FILE COPY



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

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

ENGINEERING GROUP

Telephone (505) 768-2500

Walter Nickerson, P.E., City Engineer

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 99 55  
SURVEYOR: ROSS ELDER CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CONTRACTOR: KLINGER CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

PRE-DESIGN MEETING:

☒ YES

☐ NO

☒ COPY OF CONFERENCE RECAP  
SHEET PROVIDED

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT  
☒ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION

DRB NO. 86-550

EPC NO. \_\_\_\_\_

PROJ. NO. \_\_\_\_\_

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: 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

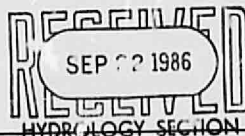
PROJECT: CENTRAL COMPOUND

ARCHITECT'S  
PROJECT NO: 714

TO: DESIGN HYDROLOGY SECTION

DATE: 9/22/86

BERNIE J. MONTAÑA C.E.



**WE TRANSMIT:**

☒ herewith ☐ under separate cover via  
☐ in accordance with your request

**FOR YOUR:**

☒ approval ☐ distribution to parties ☐ information  
☐ review & comment ☐ record  
☒ use ☐

**THE FOLLOWING:**

☐ Drawings ☐ Shop Drawing Prints ☐ Samples  
☐ Specifications ☐ Shop Drawing Reproducibles ☐ Product Literature  
☐ Change Order ☒ PRINT

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

ACTION A. Action indicated on item transmitted  
CODE 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 Solberg*



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, & 1610 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*

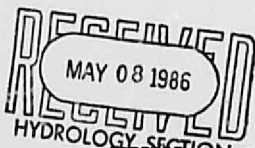
Bernie J. Montoya, C.E.  
Engineering Assistant

BJM/bsj

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER



Pre-Design Investigation  
(Additions)

DATE 5-8-86

ADDRESS 1000 - 1000 - 1000 CENTRAL ST ZONE ATLAS # K13/D37

LEGAL DESCRIPTION \_\_\_\_\_

OWNER \_\_\_\_\_

ARCHITECT/ENGINEER VAN GILBERT (MIRCO)

LOT SIZE \_\_\_\_\_

ZONING \_\_\_\_\_

PROPOSED DEVELOPMENT REMODEL

	YES	NO	NA	COMMENTS
FLOOD HAZARD AREA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
PART OF AN APPROVED REPORT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
CONSTRUCTION PLANS ON MICRO-FILM	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
FIELD INSPECTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

COMMENTS:

ALL RUNOFF GOES INTO PAVED ALLEY  
ARCHITECT REQUESTED LETTER OF APPROVAL

DRAINAGE REQUIREMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_