HYDROLOGY K18/D35 2 PLANS

K18/D35

2 Plans

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 11, 1987

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

RE: CONCEPTUAL DRAINAGE PLAN FOR COOK RETIREMENT CENTER
RECEIVED JANUARY 10, 1986 (K-18/D35)

Dear Mr. Mann:

I have reviewed the floodplain revisions by Isaacson & Arfman and Bohannan-Huston, Inc. Both submittals show your parcel to be out of the floodplain. However, neither of these reports have been accepted by FEMA.

Using the above information, I do not consider the parcel in a flood zone. If in the future new information is made available that show your parcel in a flood zone, cercain precautions will need to be followed. The buildings will have to be elevated and if you encroach into the floodplain, improvements will have to be made.

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

Cordially,

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

CAM/bsj

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

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

February 10, 1986

Thomas Mann
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Meixco 87110

RE: REVISED CONCEPTUAL DRAINAGE REPORT FOR COOK RETIREMENT CENTER RECEIVED JANUARY 10, 1986 (K-18/D35)

Dear Mr. Mann:

In my previous letter, I had requested that the floodplain be shown. The floodplain as shown is not acceptable. I cannot approved it the way it is plotted. the line shown crosses curbs, upper ends of low areas, etc. Also, the elevations on-site are lower than the elevations along the south property line indicating that the entire area to be developed in a flood hazard area.

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

Cordially,

Billy J. Goolsby

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

BJG/bsj

DRAINAGE INFORMATION SHEET

5145I

Resubmittal

PROJECT TITLE: Cook Retirement Center ZONE ATLAS/DRNG. FILE #: K-18/D35

LEGAL DESCRIPTION: Tract S-A Tijeras Place Improvement

CITY ADDRESS: 300 Valencia Dr SE

ENGINEERING FIRM: Tom Mann & Assoc Inc CONTACT: Tom Mann

ADDRESS: 811 Dallas NE 87110 PHONE: 265-5611

OWNER: Dan Cook CONTACT: Dan Cook

ADDRESS: PHONE:

ARCHITECT: Claudio A Vigil CONTACT: Jim Rogers

ADDRESS: 2340 Alamo SE PHONE: 247 1000

SURVEYOR: Tom Mann & Assoc CONTACT:

ADDRESS: PHONE:

CONTRACTOR: N/A CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

___ YES

X NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED JAN 10 1986 HYDROLOGY SECTION

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

X CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

X 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: 11.27.85 1/10/86

BY: Tom Mann

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

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

December 23, 1985

Thomas Mann
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: CONCEPTUAL DRAINAGE PLAN FOR COOK RETIREMENT CENTER
RECEIVED DECEMBER 2, 1985 (K-18/D35)

Dear Mr. Mann:

I have reviewed the referenced submittal and forward the following comment.

The on-site drainage scheme is approved in concept. However, prior to granting any approvals for development processing, the following information will need to be supplied.

It is true that a map revision has been requested for this area. The revision has not been approved as yet, but the submittal indicates that the new floodplain would be adjacent to or encroaching on the south property line of this project. The information provided for the plan for the Retirement Center does not show enough to know whether the floodplain is on this property or not. Please locate the floodplain on this plan to show how it interfaces. Also, elevations or contours should be provided a minimum of 25 feet beyond the property line to show this interfacing.

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

Cordially,

Billy J. Goolsby

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

BJG/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Cook Retirement Center ZONE ATLAS/DRNG. FILE #: K18 / D35

LEGAL DESCRIPTION: Tract 5-A Tijeras Place Improvement

CITY ADDRESS: 300 Valencia Dr SE

ENGINEERING FIRM: Tom Mann & Assoc Inc CONTACT: Tom Mann

ADDRESS: 811 Dallas NE 87110 PHONE: 265-5611

OWNER: Dan Cook CONTACT: Dan Cook

ADDRESS: PHONE:

ARCHITECT: Claudio A Vigil CONTACT: Jim Rogers

ADDRESS: 2340 Alamo SE PHONE: 247 1000

SURVEYOR: Tom Mann & Assoc. CONTACT:

ADDRESS: PHONE:

CONTRACTOR: N/A CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

___ YES

X NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO.

EPC NO.

PROJ. NO.

RECEIVED DEC 02 1985 HYDROLOGY SECTION

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

X CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

X SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

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___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 11-27-85

BY: Tom Mann