HYDROLOGY ○ K18/D42 ○ 2 PLANS

XC.

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

HYDROLOGY SECTION
~~400 Central NW, Albuquerque, NM 87102~~
~~(505) 768-7844~~

Elvidio Diniz, P.E.
Resource Technology, Inc.
2620 San Mateo NE Suite B
Albuquerque, NM 87110

Re: Revised drainage plan for U-Haul Center at 6401 Central Ave. NE
K-18/D42 Received December 4, 1986

Dear Mr. Diniz,

I have reviewed the above referenced drainage plan and hereby approve the submittal dated December 4, 1986 for building permit. Please attach a copy of this letter to the set of construction plans.

Should you have any questions or comments, please call this office.

Cordially,

Billy G. Goolsby

Billy Goolsby, P.E.
Civil Engineer Hydrology

xc: Rick Duran, Hydrology Inspector

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

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

November 19, 1986

Elvidio Diniz, P.E.
Resource Technology, Inc.
2620 San Mateo Blvd., NE Suite B
Albuquerque, New Mexico 87110

RE: REVISED DRAINAGE PLAN FOR U-HAUL CENTER @ 6401 CENTRAL AVENUE, NE (K-18/D42) RECEIVED NOVEMBER 10, 1986

Dear Elvidio:

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

1. Contrary to the information sheet, a copy of the pre-design conference has not been provided with the submittal.

2. Contrary to the pre-design requirement, the issue of flood hazard has not been addressed. This is an AO area.

3. It has not been identified. But, has the TBM been marked in some way for the contractor to be able to use for the development?

4. Contours, spot elevations, construction, etc. are required to be shown a minimum of 25 feet beyond the property line. The information provided is very skimpy. This condition makes it very difficult to review the submittal in that I do not have any idea as to how this site fits in with the adjacent area. Is there any existing development adjacent to this site? If so, how does it look? Is there any asphalt or structures (curb, gutter, buildings, etc.) that may influence or control the grading of this site? Is the alley paved? Does it have a standard swale down the middle? If it is unpaved, then this development will be required to make improvements.

5. A License Agreement will be required for construction within City right-of-way (alley) as identified on the plan.

6. What are the right-of-way widths of the adjacent City facilities? Are there any existing easements on or adjacent to this property? The only reason I ask this question, is because of the lack of other information as required by the DPM.

7. Why is the 24' by 32' drainage easement called for? Please clarify its size and configuration.

8. The symbolization for drive pads is not standard. They are backwards. However, it is recognized that many of the older area drivepads were built backward to current standards. Please clarify if this is the case.

9. The existing drivepad along the south end of the future building will be required to be removed and replaced with standard curb, gutter, and sidewalk.

10. Where or what do the detail sections provided at the bottom of the sheet relate?

11. It appears that maybe you do not have a copy of the Mayor's Emergency Rule regarding using weighted C values and the deletion of some DPM charts. I have attached a copy for your use to be distributed to your designers.

Should you have any questions or comments in regard to this review, please call me at 768-2650.

Cordially,

Billy J. Goolsby

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

BJG/bsj

RPS

NOTICE OF EMERGENCY RULE

Pursuant to Article XI, Chapter 7 of the Revised Ordinances of Albuquerque, 1974:

I Ken Schultz, Mayor of the City of Albuquerque have determined that there are urgent and compelling reasons to modify certain rules contained in the Development Process Manual relating to the Minimum Standards for the Design of Subdivisions.

This modification of rules is necessary to preclude possible inaccuracies and inconsistencies in the application of certain design criteria for the design of drainage management and flood control systems within the platting and planning jurisdiction of the City of Albuquerque.

I therefore declare that the following modifications to the Development Process Manual of the City of Albuquerque shall become effective immediately:

Volume II, of the Development Process Manual shall be modified as follows:

Chapter 22, Page 7 Delete part C.1.

Chapter 22, Page 8 Remove page 8 - Plate 22.2 C-1 and delete all reference to it.

Chapter 22, Page 17 Delete part E.2 and add the following:

"C" values for use in the Rational formula should be taken from textbook and handbook references. City staff will review and evaluate composite "C" values based on the following surface types and associated values:

Surface Type	"C" Value
streets, drives, walks	0.95
roofs	0.90
lawns and landscaping	0.25
undeveloped	0.40

Volume and hydrograph determinations will be done according to part C.2. page 7, and part F page 19, regardless of watershed size, except where an existing approved Master Plan has used the Rational Method for these determinations.

Chapter 22, Page 18 Remove page 18 - Plate 22.2 E-1 and delete all reference to it.

Additional modifications may be incorporated into the next periodic update of the Development Process Manual.

For further information regarding this matter contact the City Engineer at telephone number 768-2500 or by mail at City/County Government Center, One Civic Plaza, Municipal Development Department, Engineering Division, 5th floor, 87103.

Ken Schultz, Mayor /Date 1/14/86

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL AND ALBUQUERQUE TRIBUNE ON 2/19/86 Date

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

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

October 27, 1986

Elvidio Diniz, P.E.
Resource Technology, Inc.
2620 San Mateo Blvd., NE Suite B
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR U-HAUL CENTER
(K-18/D42) RECEIVED OCTOBER 22, 1986

Dear Elvidio:

A preliminary review of your submittal for Building Permit approval has shown that the following information is lacking for this section to begin the review process:

INFORMATION NEEDED:

1. Replat, easements or covenants for cross-lot line drainage is required before Building Permit is released.

2. Copy of plat or document showing the 24' x 32' drainage easement.

PLAN DRAWING:

1. Finish Floor elevation to full mean sea level designation.

2. Location and direction of roof drains.

Please provide this information so that we may process your request as expediently as possible.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

HYDROLOGY SECTION
~~120 Central NW, Albuquerque, NM 87102~~
~~(505) 766-7644~~

Elvidio Diniz, P.E.
Resource Technology, Inc.
2620 San Mateo NE Suite B
Albuquerque, NM 87110

Re: Revised drainage plan for U-Haul Center at 6401 Central Ave. NE
K-18/D42 Received December 4, 1986

Dear Mr. Diniz,

I have reviewed the above referenced drainage plan and hereby approve the submittal dated December 4, 1986 for building permit. Please attach a copy of this letter to the set of construction plans.

Should you have any questions or comments, please call this office.

Cordially,

Billy J. Goolsby

Billy Goolsby, P.E.
Civil Engineer Hydrology

xc: Rick Duran, Hydrology Inspector

AINAGE INFORMATION SHEET

K18/D42

PROJECT TITLE: U-HAUL CENTER ZONE ATLAS/DRNG. FILE #: K-18-Z

LEGAL DESCRIPTION: Lots w/2 16, 17, 18, 19, E/2 20, Block 17, Fairgrounds Addition

CITY ADDRESS: 6401 Central Ave N.E.

ENGINEERING FIRM: Resource Technology CONTACT: Jared Harvey

ADDRESS: 2129 Osuna Rd. NE. Ste. 2A PHONE: 345-3115

OWNER: Gene Dyer CONTACT: Gene Dyer

ADDRESS: 6315 Linn Ave. N.E. PHONE: 266-4829

ARCHITECT: Gene Dyer CONTACT: Gene Dyer

ADDRESS: 6315 Linn Ave. N.E. PHONE: 266-4829

SURVEYOR: Lynn Eng. & Surveying CONTACT: Dennis Lynn

ADDRESS: 22 Chugholo Lane Los Lunas, New Mexico PHONE: 869-3548

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED
DEC 04 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:

✓ YES

___ NO

✓ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

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: Dec 4, 1986

BY: Jared Harvey

Transmittal

Resource Technology, Inc.

From: Elvidio Diniz 345-3115
2129 Osuna N. E. Suite 2A
Albuquerque, New Mexico 87113

To: Billy Goolsby, C.E.
Design Hydrology
City of Albuq.

Date: 4 Dec 86

Our Project No. 87-020

Attn:

Re:

IF MATERIAL RECEIVED IS NOT AS LISTED, PLEASE NOTIFY US AT ONCE

RECEIVED
DEC 04 1986
HYDROLOGY SECTION

WE ARE SENDING YOU

- [x] ATTACHED
- [ ] UNDER SEPARATE COVER VIA
- [ ] SHOP DRAWINGS
- [ ] TRACINGS
- [x] PRINTS
- [ ] CATALOGS
- [x] DOCUMENTS
- [ ] COPY OF LETTER
- [ ] SPECIFICATIONS
- [ ] _____

COPIES	DATE	ITEM
1		Blueline of revised drainage plan
1		Drainage information sheet
1		Copy of Pre-design Recap
1		Copy C.O.A. Letter on Preliminary Review

REMARKS

COPY TO

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
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November 19, 1986

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Resource Technology, Inc.
2620 San Mateo Blvd., NE Suite B
Albuquerque, New Mexico 87110

RE: REVISED DRAINAGE PLAN FOR U-HAUL CENTER @ 6401 CENTRAL AVENUE, NE (K-18/D42) RECEIVED NOVEMBER 10, 1986

Dear Elvidio:

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Billy J. Goolsby

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

BJG/bsj

RPS

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Ken Schultz, Mayor /Date 1/14/86

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL AND ALBUQUERQUE TRIBUNE ON 2/19/86. Date

DRAINAGE INFORMATION SHEET

PROJECT TITLE: U-HAUL CENTER ZONE ATLAS/DRNG. FILE #: K-18-Z042

LEGAL DESCRIPTION: LOTS W/2 16, 17, 18, 19 E/2 20, BLOCK 17, FAIR-GROUNDS ADDITIONS.

CITY ADDRESS: 6401 CENTRAL AVE N.E.

ENGINEERING FIRM: RESOURCE TECHNOLOGY INC. CONTACT: JARED HARVEY

ADDRESS: 2620 SAN MATEO BLVD NE. PHONE: 884-0059

OWNER: GENE DYER CONTACT: GENE DYER

ADDRESS: 6315 LINN AVE. N.E. PHONE: 266-4829

ARCHITECT: GENE DYER CONTACT: GENE DYER

ADDRESS: 6315 LINN AVE. N.E. PHONE: 266-4829

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

RECEIVED
NOV 10 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:

- ✓ YES
- ___ NO
- ✓ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

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: NOV 10, 1986

BY: JARED HARVEY

Transmittal

RECEIVED
NOV 10 1986
HYDROLOGY SECTION

RESOURCE TECHNOLOGY, INCORPORATED

From: JARED B. HARVEY 884-0059
2620 San Mateo NE, Suite B
Albuquerque, New Mexico 87110

To: BILLY GOODSBY, C.E.
DESIGN HYDROLOGY
CITY OF ALBUQUERQUE

Date: 10 NOV 86

Our Project No. 87-020

Attn: _____

Re: _____

IF MATERIAL RECEIVED IS NOT AS LISTED, PLEASE NOTIFY US AT ONCE

WE ARE SENDING YOU

- ☑ ATTACHED ☐ UNDER SEPARATE COVER VIA
- ☐ SHOP DRAWINGS ☐ TRACINGS
- ☑ PRINTS ☐ CATALOGS
- ☑ DOCUMENTS ☑ COPY OF LETTER
- ☐ SPECIFICATIONS ☐ _____

COPIES	DATE	ITEM
1	Nov 10 '86	BLUE LINE OF REVISED DRAINAGE PLAN.
1	Nov 10, '86	DRAINAGE INFORMATION SHEET
1	Nov 8 '86	C.O.A LETTER ON PRELIMINARY REVIEW

REMARKS PROJECT SITE IS CURRENTLY IN THE PROCESS OF BEING RE-PLATTED & SUBMITTED TO DRB. RE-PLAT WILL REFLECT THE 24' x 32' CROSS-LOT LINE DRAINAGE EASEMENT, AND WILL REMOVE INTERIOR LOT LINES.

COPY TO _____

1) Need more offsite elevations to N. & E.

2) ~~How can the flows be discharged to the [illegible]?~~

4 Is the TOM marked on the manhole cover.

3) ~~Wetland description~~

4) Weighted C should be used as per Emer. Rule

5) Flood zone AO-1 Dep / Ht

6) Need more info on easement

7) Drainage not clear

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

October 27, 1986

Elvidio Diniz, P.E.
Resource Technology, Inc.
2620 San Mateo Blvd., NE Suite B
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR U-HAUL CENTER
(K-18/D42) RECEIVED OCTOBER 22, 1986

Dear Elvidio:

A preliminary review of your submittal for Building Permit approval has shown that the following information is lacking for this section to begin the review process:

INFORMATION NEEDED:

1. Replat, easements or covenants for cross-lot line drainage is required before Building Permit is released.

2. Copy of plat or document showing the 24' x 32' drainage easement.

PLAN DRAWING:

1. Finish Floor elevation to full mean sea level designation.

2. Location and direction of roof drains.

Please provide this information so that we may process your request as expediently as possible.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

AINAGE INFORMATION SHEET

PROJECT TITLE: U-HAUL CENTER ZONE ATLAS/DRNG. FILE #: K-18-Z/042

LEGAL DESCRIPTION: Lots W/2 16, 17, 18, 19 E/2 20, Block 17, Fairgrounds Addition, Albuq. N.M.

CITY ADDRESS: 6401 CENTRAL AVE. N.E.

ENGINEERING FIRM: RESOURCE TECHNOLOGY INC. CONTACT: JARED HARVEY

ADDRESS: 2620 SAN MATEO BLVD NE. SUITE B PHONE: 884-0059

OWNER: CLARENCE M. DYER CONTACT: GENE DYER

ADDRESS: 6315 LINN AV. N.E. PHONE: 266-4829

ARCHITECT: GENE DYER CONTACT: GENE DYER

ADDRESS: 6315 LINN AV. N.E. PHONE: 266-4829

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED
OCT 22 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:

- ✓ YES
- ___ NO
- ✓ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ✓

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

DATE SUBMITTED: Oct 22, 1986

BY: JARED HARVEY

Transmittal

RESOURCE TECHNOLOGY, INCORPORATED

From: ELVIDIO DINIZ 884-0059
2620 San Mateo NE, Suite B
Albuquerque, New Mexico 87110

To: BILLY GOOLSBY
DESIGN HYDROLOGY - CITY OF ALBUQ.

Date: 22 OCT 86

Our Project No. 87-020

Attn:

Re:

IF MATERIAL RECEIVED IS NOT AS LISTED, PLEASE NOTIFY US AT ONCE

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- ☑ ATTACHED ☐ UNDER SEPARATE COVER VIA
- ☐ SHOP DRAWINGS ☐ TRACINGS
- ☑ PRINTS ☐ CATALOGS
- ☑ DOCUMENTS ☐ COPY OF LETTER
- ☐ SPECIFICATIONS ☐ _____

RECEIVED
OCT 22 1986
HYDROLOGY SECTION

COPIES	DATE	ITEM
1	10/22/86	BLUE-LINE OF DRAINAGE/GRADING PLAN FOR
	"	GENE DYER — H-HALL PROJECT.
1	"	DRAINAGE INFORMATION SHEET
1	"	COPY OF PRE-DESIGN RE-CAP

REMARKS _____

COPY TO _____

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

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: K-18 DATE: 10/2/86
PLANNING DIVISION NOS: EPC: _____ DRB: _____
SUBJECT: Gene Dyer U-Haul
STREET ADDRESS (IF KNOWN): 6401 Central Ave. NE
SUBDIVISION NAME: _____

APPROVAL REQUESTED:

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

ATTENDANCE:	WHO	REPRESENTING
	Elvidio Diniz	Resource Tech
	Jared Harden	"
	Billy Goolsby	City / Hydrology

FINDINGS:

- The site is an existing developed area. The proposed development will ~~not~~ effectively change the current condition, therefore, minor grading and relocation of the existing structures are the only intended improvements.

- The new development shall ensure that no storm runoff drain onto adjacent property without appropriate legal documentations.

- Floodproofing will be required due to adjacent flooding in Central

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: _____
TITLE: CE/Hydrology Intern TITLE: _____
DATE: 10/2/86 DATE: _____

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