K19-D77

1 PLAN

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

December 22, 1986

Gary Tibljas, P.E.
Maney-Tibljas-McLean & Associates, Inc.
2400 Comanche Road, NE
Albuquerque, New Mexico 87107

RE: REVISED DRAINAGE PLAN FOR TA LIN
(K-19/D77) RECEIVED DECEMBER 5, 1986

Dear Gary:

I have reviewed the above referenced submittal and hereby approve the plan dated December 4, 1986 for the Building Permit approval request. Please attach a copy of this approved plan to each construction set prior to Hydrology sign-off.

A copy of this plan with the signature block for "Private Drainage Facilities within City Right-of-Way/Easement" has been forwarded to construction for the excavation permit process. Please advise the contractor he is responsible for obtaining the permit and will be required to show proof of acceptance prior to Hydrology sign-off for Certificate of Occupancy.

If I may be of further assistance, feel free to call at 768-2650.

Cordially,

Billy J. Goolsby

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

BJG/bsj

FILE COPY

MEMORANDUM:

ENGINEERING GROUP

December 12, 1986

TO: Tom Aragon, Transportation System Division

FROM: Fred J. Aguirre, Hydrologist; Engineering Division/PWD

SUBJECT: PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHTS-OF-WAY/EASEMENT
TA LIN (K-19/D77)

Transmitted herewith, is a copy of the approved drainage plan for the referenced projects incorporating the S.O. 19 design.

In accordance with the new process, this plan is being submitted to you for permitting and inspection. Please provide this section with a signed-off copy per the signature block upon construction and acceptance by your office.

As you are aware, the signed-off S.O. 19 is required by this office for Certificate of Occupancy release; hence your expeditious processing of this plan would be greatly appreciated and would avoid any unnecessary delay in the release of the Certificate of Occupancy.

Thank you for your cooperation, and if you should have any questions and/or comments regarding the process, please feel free to call me at 768-2650.

FJA/bsj

Enclosures

DRAINAGE INFORMATION SHEET

PROJECT TITLE: TA LIN ZONE ATLAS/DRNG. FILE #: K-19/D77

LEGAL DESCRIPTION: LOT "D" BLOCK 10 LA MESA No 2

CITY ADDRESS:

ENGINEERING FIRM: DENNEY-TIBLJAS-McLEAN & ASSOC, INC. CONTACT: JOE JONES

ADDRESS: 2400 Comanche NE, Albuquerque, NM 87107 PHONE: 884-0696

OWNER: CONTACT:

ADDRESS: PHONE:

ARCHITECT: GW. WALKER & Co. CONTACT: ROSS SMALL

ADDRESS: 150 LOUISIANA NE PHONE: 268-4551

SURVEYOR: DENNEY-TIBLJAS-McLEAN & ASSOC, INC. CONTACT: STEVE YOUTSEY

ADDRESS: 2400 Comanche NE, Albuquerque, NM 87107 PHONE: 884-0696

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED
DEC 05 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES
NO
COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB No. 86-693
EPC No.
PROJ. No.

TYPE OF SUBMITTAL:

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

DATE SUBMITTED: 12/4/86

BY: Joe Jones

REV. 10/85

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)

DENNEY-TIBLJAS-McLEAN & ASSOC., INC.
2400 COMANCHE ROAD N.E.
ALBUQUERQUE, N.M. 87107
TELEPHONE: (505) 884-0696

LETTER OF TRANSMITTAL

DATE	DTM JOB NO.
12/4/86	910.12
ATTENTION: BILLY GOOLSBY	
RE: TA LIN K-19/D77	

TO CITY HYDROLOGY

RECEIVED
DEC 05 1986
HYDROLOGY SECTION

GENTLEMEN:

WE ARE SENDING YOU ☐ ATTACHED ☐ UNDER SEPARATE COVER VIA THE FOLLOWING ITEMS:

☐ SHOP DRAWINGS ☐ PRINTS ☑ PLANS ☐ CONTRACT ESTIMATE ☐ SPECIFICATIONS

☐ COPY OF LETTER ☐ CHANGE ORDER ☐ _____

COPIES	DATE	NO.	DESCRIPTION
		2	REVISED DRAINAGE + GRADING PLAN
		1	MARK-UP OF COMMENTS

THESE ARE TRANSMITTED as checked below.

☑ FOR APPROVAL ☐ APPROVED AS SUBMITTED ☐ RETURN ____ COPIES FOR DISTRIBUTION

☐ FOR YOUR USE ☐ APPROVED AS NOTED ☐ RETURN ____ SIGNED ORIGINALS

☐ AS REQUESTED

☐ FOR REVIEW AND COMMENT ☐ _____

☐ FOR BIDS DUE _____ 19____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

BILLY,

ENCLOSED FOR YOUR APPROVAL ARE TWO COPIES OF THE DRAINAGE AND GRADING PLAN FOR SUBJECT PROJECT. I HAVE ADDRESSED ALL OF THE COMMENTS AS PER YOUR MARK UP AND OUR MEETING ON DEC. 4, 1986. IF YOU HAVE ANY FURTHER QUESTIONS OR CONCERNS, PLEASE FEEL FREE TO CALL.

COPY TO _____

SIGNED: Joel Jones

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

November 24, 1986

Gary Tibljas, P.E.
Denney-Tibljas-McLean & Associates
2400 Comanche Road, NE
Albuquerque, New Mexico 87107

RE: REVISED DRAINAGE PLAN FOR TA LIN
(K-19/D77) RECEIVED NOVEMBER 20, 1986

Dear Mr. Tibljas:

I have reviewed the above referenced submittal and had several comments. In order to be specific, I have marked-up one of the extra copies and am returning it to you for your attention.

Please return this marked-up copy along with the resubmittal so that I may verify compliance.

Should you have any questions or need clarification, please call me at 768-2650.

Cordially,

Billy J. Goolsby

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

BJG/bsj

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

November 21, 1986

Gary Tibljas, P.E.
Denney-Tibljas-McLean & Associates
2400 Comanche Road, NE
Albuquerque, New Mexico 87107

RE: DRAINAGE PLAN FOR TA LIN
(K-19/D77) RECEIVED NOVEMBER 20, 1986

Dear Mr. Tibljas:

The above referenced plan, dated November 20, 1986 is approved for "Foundation Only". We will continue processing of the drainage plan for Building Permit approval.

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

Cordially,

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

CAM/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: TA LIN ZONE ATLAS/DRNG. FILE #: K-19/D77

LEGAL DESCRIPTION: LOTS 21, 22, 20, BLOCK 10 LA MESA NO 2

CITY ADDRESS:

ENGINEERING FIRM: DENNEY-TIBLJAS-McLEAN & ASSOC, INC. CONTACT: JOE JONES

ADDRESS: 2400 Comanche NE, Albuquerque, NM 87107 PHONE: 884-0696

OWNER: E.W. WALKER CONTACT: ROSS SMALL

ADDRESS: PHONE: 269-4551

ARCHITECT: N/A CONTACT: N/A

ADDRESS: PHONE:

SURVEYOR: DENNEY-TIBLJAS-McLEAN & ASSOC, INC. CONTACT: STEVE YOUSEY

ADDRESS: 2400 Comanche NE, Albuquerque, NM 87107 PHONE: 884-0696

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED
NOV 20 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:

___ SECTOR PLAN APPROVAL
___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ SITE DEVELOPMENT PLAN APPROVAL
___ FINAL PLAT APPROVAL
X BUILDING PERMIT APPROVAL
Y FOUNDATION PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER (SPECIFY)

DATE SUBMITTED: 11/20/86

BY: Joe Jones

REV. 10/85

FILE COPY

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

Gary Tibljas, P.E.
Denney-Tibljas-McLean & Associates
2400 Comanche Road, NE
Albuquerque, New Mexico 87107

RE: DRAINAGE PLAN FOR TA LIN
(K-10/D77) RECEIVED OCTOBER 15, 1986

Dear Mr. Tibljas:

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

1. The total area defined by the property boundary on the plan does not agree with the 0.31 acres. Therefore, all calculations associated with this value need to be revised.

2. More spot elevations and/or contours need to be shown to clearly show the interfacing with adjacent property. What will prevent runoff from leaving the site along the north property line?

3. Off-site flows have not been addressed. It appears, from what few contours are provided, that there may be off-site flows from the south.

4. How was a d_{50} of 4 inches determined for the cobble swale? Also, the section as shown does not truly reflect the dimensions provided.

5. All property lines should be clearly labeled. There are 3 distinct lots identified in the legal description. However, these have not been clearly identified on the plan. Also, cross-lot drainage easements will be required.

6. The proposed 5' easement should follow the flowpath shown across the western most lot or the runoff will be required to remain in the easement to the street. The appropriate private drainage facility will be required to convey this flow under the City right-of-way to the flowline of the street. This facility requires a separate permit with an extra copy of the drainage plan submitted to this office to be approval stamped, and used to pull the separate permit required. Since this drainage scheme is dependent on the proposed easement, please provide this office with a recorded copy prior to sign-off for building permit.

7. It is not very clear as to what is existing and what is proposed along the east property line adjacent to Alcazar Street. Please provide more detail and spot elevations for clarity.

8. Please provide the required spot elevations for the standard drivepads.

9. The proposed channel may have the capacity to carry the runoff provided the flow can get into it without backing-up to create a large head. Please provide the appropriate weir computations to show what the required head (ponding) will be to get the flow into the channel.

10. How is the area between the proposed and the existing building to drain? Please provide detail sections, spots or other information to show how it is to drain. Also, what are the two structures shown between these buildings? Are they walls or something else?

11. There is no dimension given for the length of the east/west property line of the western most lot. How was the area for this lot determined?

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

Cordially,

Billy J. Goolsby

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

BJG/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: TA LIN ZONE ATLAS/DRNG. FILE #: K-A/D77

LEGAL DESCRIPTION: LOTS 21 & 22 BLOCK 10 LA MESA NO. 2

CITY ADDRESS:

ENGINEERING FIRM: DENNEY-TIBLJAS-McLEAN & ASSOC, INC. CONTACT: JOE JONES

ADDRESS: 2400 Comanche NE, Albuquerque, NM 87107 PHONE: 884-0696

OWNER: CONTACT:

ADDRESS: PHONE:

ARCHITECT: G.W. WALKER CONTACT: BOB BECKER

ADDRESS: 150 LOUISIANA PHONE: 268-4551

SURVEYOR: DENNEY-TIBLJAS-McLEAN & ASSOC, INC. CONTACT: STEVE HOUTSBY

ADDRESS: 2400 Comanche NE, Albuquerque, NM 87107 PHONE: 884-0696

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED
OCT 15 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:

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

DRB No.
EPC No.
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:

- ___ SECTOR PLAN APPROVAL
- ___ SKETCH PLAT APPROVAL
- ___ PRELIMINARY PLAT APPROVAL
- ___ 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)

ATE SUBMITTED: 10/15/86

Y: Joe Jones

EV. 10/85

DENNEY-TIBLJAS-McLEAN & ASSOC., INC.
2400 COMANCHE ROAD N.E.
ALBUQUERQUE, N.M. 87107
TELEPHONE: (505) 884-0696

LETTER OF TRANSMITTAL

DATE	DTM JOB NO.
10/15/86	510.12
ATTENTION	BERNIE MONTOYA
RE:	TA LIN
	K-19/D77

TO CITY HYDROLOGY

RECEIVED
OCT 15 1986
HYDROLOGY SECTION

GENTLEMEN:

WE ARE SENDING YOU ☐ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS:

☐ SHOP DRAWINGS ☐ PRINTS ☐ PLANS ☐ PROJECT ESTIMATE ☐ SPECIFICATIONS

☐ COPY OF LETTER ☐ CHANGE ORDER ☐ _____

COPIES	DATE	NO.	DESCRIPTION
		1	DRAINAGE & GRADING PLAN

THESE ARE TRANSMITTED as checked below.

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☐ AS REQUESTED

☐ FOR REVIEW AND COMMENT ☐ _____

☐ FOR BIDS DUE _____ 19____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

BERNIE,
THE COMMENTS OF YOUR OCTOBER 10, 1986 LETTER HAVE BEEN ADDRESSED. THE 5' EASEMENT WILL BE SUBMITTED PRIOR TO BUILDING PERMIT. IF YOU HAVE ANY FURTHER QUESTIONS, PLEASE CALL.

COPY TO _____

SIGNED: Joe Jones

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE

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 10, 1986

Gary W. Tibljas, P.E.
Denney-Tibljas-McLean & Associates, Inc.
2400 Comanche Road, NE
Albuquerque, New Mexico 87107

RE: DRAINAGE PLAN FOR TA LIN (K-19/D77)
RECEIVED OCTOBER 8, 1986

Dear Gary:

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

Information Needed

1. Copy of recorded 5' easement must be submitted before building permit is issued.

Plan Drawing

1. Typical section for the proposed 3' cobble swale.
2. TBM must be identified by either a curb notch or painted.

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

DRAINAGE INFORMATION SHEET

PROJECT TITLE: TA LIN ZONE ATLAS/DRNG. FILE #: K-19 / D77

LEGAL DESCRIPTION: LOTS 21, 22, 37 BLOCK 10 LA MESA No. 2

CITY ADDRESS:

ENGINEERING FIRM: DENNEY-TIBLJAS-McLEAN & ASSOC, INC. CONTACT: Joe Jones

ADDRESS: 2400 Comanche NE, Albuquerque, NM 87107 PHONE: 884-0696

OWNER: CONTACT:

ADDRESS: PHONE:

ARCHITECT: G.W. WALKER CONTACT: BOB BAKER

ADDRESS: 150 LOUISIANA PHONE: 268-4551

SURVEYOR: DENNEY-TIBLJAS-McLEAN & ASSOC, INC. CONTACT:

ADDRESS: 2400 Comanche NE, Albuquerque, NM 87107 PHONE: 884-0696

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED
OCT 08 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:

___ SECTOR PLAN APPROVAL
___ 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: 10/8/86

BY: Joe Jones

REV. 10/86

DENNEY-TIBLJAS-McLEAN & ASSOC., INC.
2400 COMANCHE ROAD N.E.
ALBUQUERQUE, N.M. 87107
TELEPHONE: (505) 884-0696

LETTER OF TRANSMITTAL

DATE	DTM JOB NO.
10/8/86	910.12

ATTENTION CARLOS MONTOYA

RE: TA LIN
DRAINAGE & GRADING PLAN

TO CITY HYDROLOGY
4TH FLOOR CITY/COUNTY

GENTLEMEN:

WE ARE SENDING YOU ☐ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS:

☐ SHOP DRAWINGS ☐ PRINTS ☑ PLANS ☐ PROJECT ESTIMATE ☐ SPECIFICATIONS
☐ COPY OF LETTER ☐ CHANGE ORDER ☐ _____

COPIES	DATE	NO.	DESCRIPTION
		1	TA LIN DRAINAGE & GRADING PLAN

RECEIVED
OCT 08 1986
HYDROLOGY SECTION

THESE ARE TRANSMITTED as checked below.

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☐ AS REQUESTED
☐ FOR REVIEW AND COMMENT ☐ _____
☐ FOR BIDS DUE _____ 19____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

CARLOS,
ENCLOSED FOR APPROVAL IS ONE COPY OF THE DRAINAGE & GRADING PLAN FOR SUBJECT PROJECT. THE PROPOSED 5' DRAINAGE EASEMENT WILL BE RECORDED PRIOR TO C.O. ALSO, WE ARE IN THE PROCESS OF REPLATTING TO REMOVE LOT LINES. IF YOU HAVE ANY QUESTIONS, PLEASE CALL.

COPY TO _____

SIGNED: Joe Jones

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE

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

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: K-17 DATE: 9/10/86 @ 2:00

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: Lots 21, 22, 37 LA MESA No. 2

STREET ADDRESS (IF KNOWN): ALCAZAR

SUBDIVISION NAME: Addition to existing Buildings.

APPROVAL REQUESTED:

_____ PRELIMINARY PLAT
_____ SITE DEVELOPMENT PLAN
_____ OTHER
_____

X FINAL PLAT
X BUILDING PERMIT
_____ ROUGH GRADING

	WHO	REPRESENTING
ATTENDANCE:	Joe Jones	D-T-M & Assoc.
	Roger Green	Hydrology Section

FINDINGS:

(1) Approved Grading and Drainage Plan required for Building Permit Signoff.
(2) New storm drain in ALCAZAR Fairgrounds Phase II
(3) Free discharge to ALCAZAR to Central is appropriate since new storm drains reduce actual flood hazard as identified in Floodway Maps.
(4) Final Plat is to remove lot lines only or easements required will be required for access, drainage, building encroachments etc.

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:	Roger Green	SIGNED:	Joe Jones
TITLE:	Civil Engineer	TITLE:	
DATE:	9/10/86	DATE:	9/10/86

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