HOTEL CIRCLE

(BLK. A TRACT 1)

K21— D1B

1 PLAN

DRAINAGE INFORMATION SHEET TMA#50532

PROJECT TITLE: Hotel Circle ZONE ATLAS/DRNG. FILE #: K-21/D16

LEGAL DESCRIPTION: TRACT 1, BLOCK A, CC & F PROPERTIES OF ALBUQUERQUE, INC (C17-188)

CITY ADDRESS: —

ENGINEERING FIRM: Tom Mann & Assoc. CONTACT: Tom T. Mann

ADDRESS: 811 Dallas N.E. 87110 PHONE: 265-5611

OWNER: — CONTACT: Holmes Sabatini Smith Eeds

ADDRESS: — PHONE: Same

ARCHITECT: Holmes Sabatini Smith Eeds CONTACT: —

ADDRESS: 215 Gold Ave. S.W. PHONE: 247-3705

SURVEYOR: Tom T. Mann CONTACT: Tom T. Mann

ADDRESS: Same PHONE: Same

CONTRACTOR: — CONTACT: —

ADDRESS: — PHONE: —

RECEIVED
JUN 11 1985
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: 6/11/85

BY: Juan M. Cota for Tom T. Mann

# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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


June 27, 1985

Mr. Tom Mann
Tom Mann & Associates
811 Dallas NE
Albuquerque, NM 87110

REF: DRAINAGE PLAN FOR HOTEL CIRCLE (K21-D15) RECEIVED JUNE 11, 1985

Dear Tom:

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

1. I would recommend for this site and all future projects to request a pre-design meeting with this office to discuss the specific requirements.

2. The request for conceptual grading and drainage plan approval for Site Development Plan approval cannot be given at this time. The plan shows on-site ponding which was not addressed as to its need or requirement. Also, the discharge from the site was not addressed as to where it goes.

3. The few spot elevations shown on-site indicate the site to be excavated 4 to 5 feet without any provisions for interfacing between this and adjacent properties, i.e., retaining walls, slopes-slope paving, etc.

4. If Hotel Circle is identified as a public street, City approved street grades are required.

5. The water surface elevation needs to be provided for the proposed ponding.

6. The legend is not complete. Please define the intent of the dashed line with circles around the building in the SE corner.

6) If so intended, the thought that historic rates are allowed, is a falacy. Once development activities begin, historic conditions no longer exist. "Historic" flow rates, etc. are never accepted as a condition for development.

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

Sincerely,

Billy J. Goolsby

Billy J. Goolsby, PE
Civil Engineer/Hydrology

BJG:mrk

# Speed Letter

To Fred Aguirre

123 Central

From Tom Ann

RECEIVED
SEP 30 1985
HYDROLOGY SECTION

Subject 5053 Brokerage Services

MESSAGE

In response to your question last week about an outlet for this area of town, this land drains through a dedicated utility easement. The easement is through the parking lot of the Ramada Inn. Ido not feel that our project will in anyway exceed the capacity of the drainage way. However, the City may sometime wish to get the easemement to say draianage. If you have any questions please call. Thanks.

Date 9/27/85 Signed Tom

REPLY

Date Signed

WilsonJones
GRAYLINE FORM 44-902 3-PART
©1983 • PRINTED IN U.S.A.

RECIPIENT—RETAIN WHITE COPY, RETURN PINK COPY

684

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

HYDROLOGY SECTION PROJECT NO.: K21 DATE: 6/20/85

PLANNING DIVISION NOS. EPC: _____ DRB: ~~K21~~

CONFERENCE RECAP

SUBJECT: TRACT 1, BLOCK A; CC & F, PROPERTIES OF RIO, INC

APPROVAL REQUESTED:

_____ PRELIMINARY PLAT _____ FINAL PLAT

V SITE DEVELOPMENT PLAN V BUILDING PERMIT

_____ ROUGH GRADING

| | WHO | REPRESENTING |
|---|---|---|
| ATTENDENCE: | TOM MANN | |
| | FRED J. AGUIRRE | |
| | | |
| | | |

FINDINGS: 1. AN APPROVED DRAINAGE PLAN WILL BE REQUIRED FOR BUILDING PERMIT SIGN-OFF BY HYDROLOGY

2. THE ALLOWABLE DISCHARGE FROM THE SUBJECT DEVELOPMENT WILL BE BASED ON DOWNSTREAM CAPACITY FOR A FULLY DEVELOPED WATERSHED.

3. AN APPROVED CONCEPTUAL PLAN IS ACCEPTABLE FOR SITE PLAN SIGN-OFF BY HYDROLOGY

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: | Fred J. Aguirre | SIGNED: | Tom Mann |
| TITLE: | | TITLE: | |
| DATE: | 6/20/85 | DATE: | 6/20/85 |

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

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Brokerage Services ZONE ATLAS/DRNG. FILE #: K-21 D-18

LEGAL DESCRIPTION: Tract 1 CC & F Properties of Albuquerque

CITY ADDRESS: 10200 Lomas NE

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

ADDRESS: 811 Dallas NE 87110 PHONE: 265-5611

OWNER: Brokerage Services CONTACT: _____

ADDRESS: _____ PHONE: _____

ARCHITECT: Holmes Sabatini etc CONTACT: Bill Sabatini

ADDRESS: 215 Gold SE 87102 PHONE: 247 3705

SURVEYOR: Tom Mann & Assoc Inc CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

RECEIVED
SEP 30 1985
HYDROLOGY SECTION

PRE-DESIGN MEETING:

✓ YES

___ NO

✓ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 85-672 10/1/85

EPC NO. Z-74-31-2 7/18/85

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: 9/27/85

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


October 18, 1985

Tom Mann, PE
Tom Mann & Associates
811 Dallas NE
Albuquerque, NM 87110

RE: DRAINAGE AND GRADING PLAN SUBMITTAL OF BROKERAGE SERVICES (K21-D1B) FOR SITE DEVELOPMENT PLAN APPROVAL, ENGINEERING DRAWINGS STAMPED AND DATED 9/27/85, RECEIVED 9/30/85

Dear Tom,

I have reviewed the above mentioned submittal and have the following comments in regards to Site Development Plan approval:

1. The hydrologic calculations provided for developed conditions assume the east portion of tract as undeveloped. Section 12 G of the "Drainage Ordinance" requires that downstream capacities be determined based on the assumption of fully developed watersheds. Please show how the entire waterhsed's peak flow rates and volumes will be controlled under the fully developed condition.
2. Downstream capacities off-site into the existing flood zone have not been adequately addressed in drainage plan. As previously discussed with Fred Aguirre of this office an allowable discharge rate must be established. Controlling the developed peak runoff rate to be less than existing is not justification enough. Developer must show that increased volumes of runoff do not increase flooding downstream. The AMDS identifies a proposed storm drain along Hotel Circle, which should be verified.
3. Proposed elevations shown along portions of the south side of project require a retaining wall to meet DPM requirements.

In regards to approval of drainage plan for building permit, provide 10 year hydrologic calculations along with capacities of any existing drainage structures used with this plan. Also the 15' wide easement along the south side of project is identified as on "Drainage and utility easement" on plat.

As soon as the above comments are addressed satisfactorily in drainage plan, approval can be granted for Site Development Plan purposes.

If you have any questions, please contact me at 766-7644.

Sincerely,

Roger A. Green, PE

Roger A. Green, PE
CE/Design Hydrology

RAG/cl

cc: Brokerage Services
8009 Mountain Rd.-Pl. NE

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Brokerage Services ZONE ATLAS/DRNG. FILE #: K-21 D18

LEGAL DESCRIPTION: Tract I-A CC&F Properties of Albuquerque

CITY ADDRESS: 10200 Lomas NE

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

ADDRESS: 811 Dallas NE 87110 PHONE: 265-5611

OWNER: Brokerage Services CONTACT:

ADDRESS: PHONE:

ARCHITECT: Holmes Sabatini etc CONTACT: Bill Sabatini

ADDRESS: 215 Gold SE 87102 PHONE: 247 3705

SURVEYOR: Tom Mann & Assoc CONTACT:

ADDRESS: PHONE:

CONTRACTOR: N/A CONTACT:

ADDRESS: PHONE:

RECEIVED
NOV 14 1985
HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

X NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO.

EPC NO. Z-74-31-2

PROJ. NO.

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

X 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

X OTHER Resubmittal (SPECIFY)

DATE SUBMITTED: 11/12/85

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


November 25, 1985

Tom Mann, PE
Tom Mann & Associates
811 Dallas NE
Albuquerque, NM 87110

REF: GRADING AND DRAINAGE PLAN SUBMITTAL OF BROKERAGE SERVICES (K21-D1B) FOR SITE DEVELOPMENT PLAN AND BUILDING PERMIT APPROVAL. DRAWINGS STAMPED AND DATED 11/11/85, RECEIVED 11/14/85

Dear Tom:

I have reviewed the above mentioned submittal and feel the previous comments from this office have not been adequately addressed. Section 12, Part G does not allow development where downstream capacity will be exceeded. Even though your proposed release peak rates are less than existing, there exists downstream constrictions, therefore requiring a downstream capacity analysis be provided. Refer to pre-design conference dated 6/20/95 and letters dated 6/27/85 and 10/18/85.

Once an allowed discharge rate and volume is agreed upon, reviews can continue for approval of Site Development Plan and Building Permit.

Additional comments concerning the current submittal are:

1. Pond volume and outflow calculations do not take into account the existing runoff from Tract 1-B flowing through project site. Provide calculations for both interim and future conditions for required ponding volumes and outflow rates on project site.

2. Pond volume calculation should be based on a cone volume formula of V=1/3 Ah or planimetered average surface areas.

3. Provide capacity of existing sidewalk culvert to shown that capacity is available for fully developed discharges from Tract 1-A & 1-B.

If you have any questions, contact me at 766-7644.

Sincerely,

Roger A. Green, PE

Roger A. Green, PE
CE/Design Hydrology

RAG:mrk

50536

# DRAINAGE INFORMATION SHEET

PROJECT TITLE: BROKERAGE SERVICES ZONE ATLAS/DRNG. FILE #: K21/B~~13~~ DIB

LEGAL DESCRIPTION: _____

CITY ADDRESS: _____

ENGINEERING FIRM: TOM MANN & ASSOC. CONTACT: J.G. MORTENSEN

ADDRESS: 811 DALLAS NE. PHONE: 265-5611

OWNER: BROKERAGE SERVICES CONTACT: JIM FISHER

ADDRESS: _____ PHONE: _____

ARCHITECT: HOLMES, SARGENT, SMITH & EEDS CONTACT: SANDY EEDS

ADDRESS: _____ PHONE: 247-3705

SURVEYOR: TOM MANN & ASSOC. CONTACT: J.G. MORTENSEN

ADDRESS: 811 DALLAS NE PHONE: 265-5611

CONTRACTOR: W/ENGLER CONTACT: _____

ADDRESS: _____ PHONE: _____

RECEIVED
FEB 18 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

✓ MTG. W/ BILL MUELLER

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

X 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

X OTHER RESUBMITTAL (SPECIFY)

DATE SUBMITTED: 02-18-86

BY: J.G. MORTENSEN

x-ref

# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

February 19, 1986

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

RE: GRADING & DRAINAGE PLAN SUBMITTAL OF BROKERAGE SERVICES, RECEIVED FEBRUARY 18, 1986, FOR BUILDING PERMIT APPROVAL (K-21/D1B)

Dear Jeff:

The referenced plan, dated February 18, 1986, is approved for Building Permit sign-off.

The existing plat fo Tracts 1-A and 1-B identify portions of Tract 1-A as an access and drainage easement, which your drawing does not show. Also, the 15' wide utility easement shown across the south end of both tracts is also identified as a drainage easement, on the plat.

If you have any questions, call me at 766-7644.

Cordially,

Roger A. Green, PE

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

cc: Brokerage Services
8009 Mountain Road Place, NE

RAG/bsj