



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 4, 2001

Raymond E. Hensley, P.E.
CAMI
4001 Juan Tabo NE, Suite A
Albuquerque New Mexico 87111

RE: Engineers Certification For Josephine Jensen Apartment Fourplex (K22-D22H)

Dear Mr. Hensley:

I wanted to update you on the Engineers Certification on the referenced site. Ms. Jensen was unable to obtain the certification with your office so she retained Phil Clark to certify and correct some differences between the drainage plan and what was built.

I have attached the following information for your file and reference.

1. The Engineers certification approval letter dated October 4, 2001.
2. The City's comment letter sent to you concerning discrepancies between the drawing and what was built.
3. A portion of the changed drawing showing what was really built and deleted. Phil Clark P.E. did the changes.
4. The as-built certification statement by Phil Clark P.E.
5. The submittal letter addressing the CMU wall on the west side of the property.
6. An SO #19 permit for work in the public right-of-way.

I hope this information will bring you up to date on this project.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 4, 2001

Philip W. Clark, P.E.
Clark Consulting Engineering
19 Ryan Road
Edgewood, New Mexico 87015

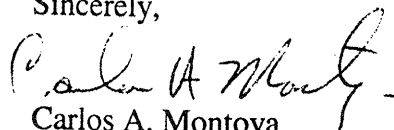
RE: Lot 23, Block A, La Cuesta Subdivision (K22-D2H)
(12009 Zia, NE) (Fourplex for Josephine Jensen)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED June 16, 2001
ENGINEERS CERTIFICATION DATED September 27, 2001

Dear Mr. Clark:

Based upon the information provided in your Engineers Certification submittal dated September 28, 2001, the above referenced site is approved for Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3982.

Sincerely,


Carlos A. Montoya
Public Works Department

C: Vickie Chavez, COA
approval file
drainage file



Clark Consulting Engineers

19 Ryan Road
Edgewood, New Mexico 87015

Tele: (505) 281-2444

E-Mail ccealbq@aol.com

Fax: (505) 281-2444

September 27, 2001

Mr. Carlos Montoya, P.E.
Hydrology Development
City of Albuquerque – Public Works
Box 1293
Albuq., NM 87102

K-22/D22H

RE: ENGINEERS RECERTIFICATION- JENSEN 4-PLEX
LOCATED AT 12009 ZIA, NE
ZAP: K22, Drainage File K22/D22H

Dear Carlos:

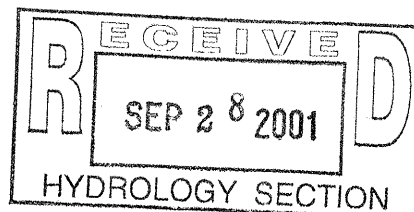
Please find the attached "as-built" drawing based on a site inspection performed yesterday, September 27, 2001. I certify substantial compliance with the approved plan that was prepared by Raymond Hensley, P.E. Substitutions and deletions pursuant to your letter of 9/25/01 and confirmed by inspection are clearly noted on the "as-built".

As to your concerns, regarding the west property line wall, I do not see a problem allowing 2' of fill retainage against the CMU wall. This wall should be structurally adequate as long as moisture is not allowed to add to the lateral hydrostatic pore soil pressures. Therefore, a note is added, as a condition to regrade a swale positively to the south in accordance with your item 5.

Please give me a call should you have any questions. The overall flatwork and landscaping workmanship of this site is well done.

Sincerely,

Philip W. Clark, P.E.
Clark Consulting Engineers





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 25, 2001

Raymond E. Hensley, P.E.
CAMI
4001 Juan Tabo NE, Suite A
Albuquerque New Mexico 87111

**RE: Engineers Certification For Josephine Jensen Apartment Fourplex (K22-D22H)
Dated August 1, 2001**

Dear Mr. Hensley:


I have visited the site on September 25, 2001 and forward the following comments.

1. Teresa A. Martin's letter of September 10, 2001 still applies concerning the stamping of the engineer's signature on the engineer's stamp.
2. There was no masonry retaining wall on the east side of the property as indicated on the drawing.
3. The curb wall that was placed in the perimeter of the parking lot is blocking offsite flows. Offsite flows pond on the adjacent property to the east.
4. The asphalt parking lot call out should be changed to concrete parking lot.
5. Runoff from the north and west should drain to the street. However, the adverse grades do not allow this to occur. The runoff will just pond in the back or it will run into other peoples property.
- ~~6.~~ The sidewalk culvert indicates that the steel plate should cover the entire concrete channel. The plate only covers the sidewalk area. This is acceptable, but the drawing needs to be changed.
- ~~7.~~ The grades in the concrete parking lot need to be redone to show the new grades.
8. The west property line indicates that there is an existing six-foot CMU block wall. Soil has been placed on the apartment fourplex side up to a height of two to three feet. Is this wall a retaining wall?

Certificate of Occupancy approval cannot be approved until you correct or address the above items.

If you have any questions please call me at 924-3982.

Sincerely,



Carlos A. Montoya
City Floodplain Administrator



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 22, 2000

Raymond Hensley, P.E.
CAMI
4001 Juan Tabo NE
Suite A
Albuquerque, NM 87111

***RE: JOSEPHINE JENSEN (K22-D22H) - LOT 23, BLOCK A, LA CUESTA SUBDIV.
GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT AND SO#19
PERMIT APPROVALS. ENGINEER'S STAMP DATED JUNE 16, 2000.***

Dear Mr. Hensley:

Based on the information provided on your June 16, 2000 resubmittal, the above referenced project is approved for both Building and SO#19 Permits.

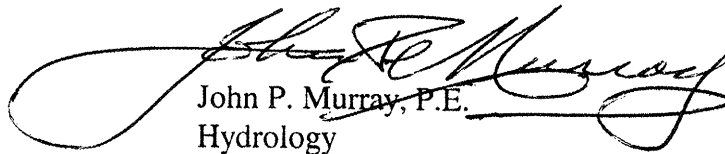
Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit is required for work within the City right-of-way. A copy of this approval letter must be on hand when applying for the excavation permit.

Prior to Certificate of Occupancy approval, an Engineer's Certification per the DPM will be required.,

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,


John P. Murray, P.E.
Hydrology

c: Pam Lujan
Whitney Reiersen
✓ File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 18, 2000

Raymond Hensley, P.E.
CAMI
4001 Juan Tabo NE
Suite A
Albuquerque, NM 87111

***RE: JOSEPHINE JENSEN (K22-D22H) - LOT 23, BLOCK A, LA CUESTA SUBDIV.
GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT AND SO#19
PERMIT APPROVALS. ENGINEER'S STAMP DATED MAY 3, 2000.***

Dear Mr. Hensley:

Based on the information provided on your May 4, 2000 submittal, City Hydrology has the following comments:

Lot 23 accepts runoff from Lot 22. While the lots are assumed to have a single owner at present, that may not hold in the future; therefore, a cross-lot drainage easement should be provided.

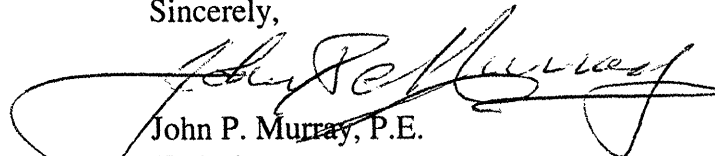
From the data provided, are we to assume that there is adequate downstream capacity? What is the allowable discharge?

Need note added on owner maintaining sidewalk culvert. Signature block to require only Inspector's sign-off. See enclosed SO#19 information. Use weir formula to confirm size of culvert.

The pertinent Flood Plain map should be included. Add "Josephine Jensen" to Title Block.

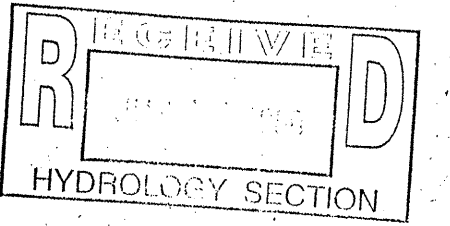
If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,

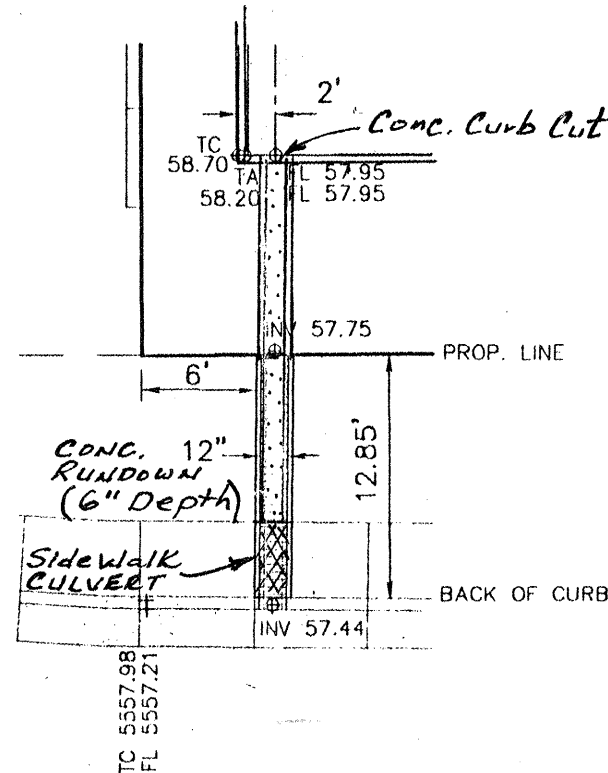
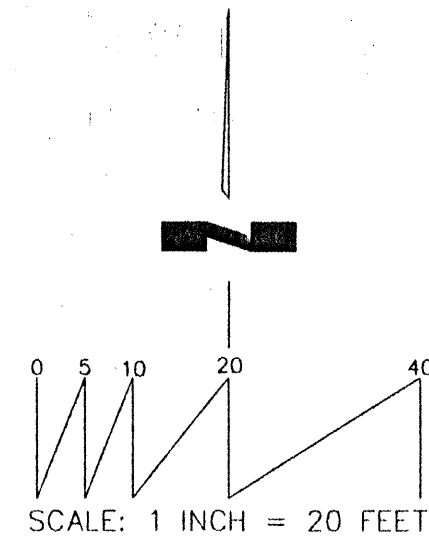
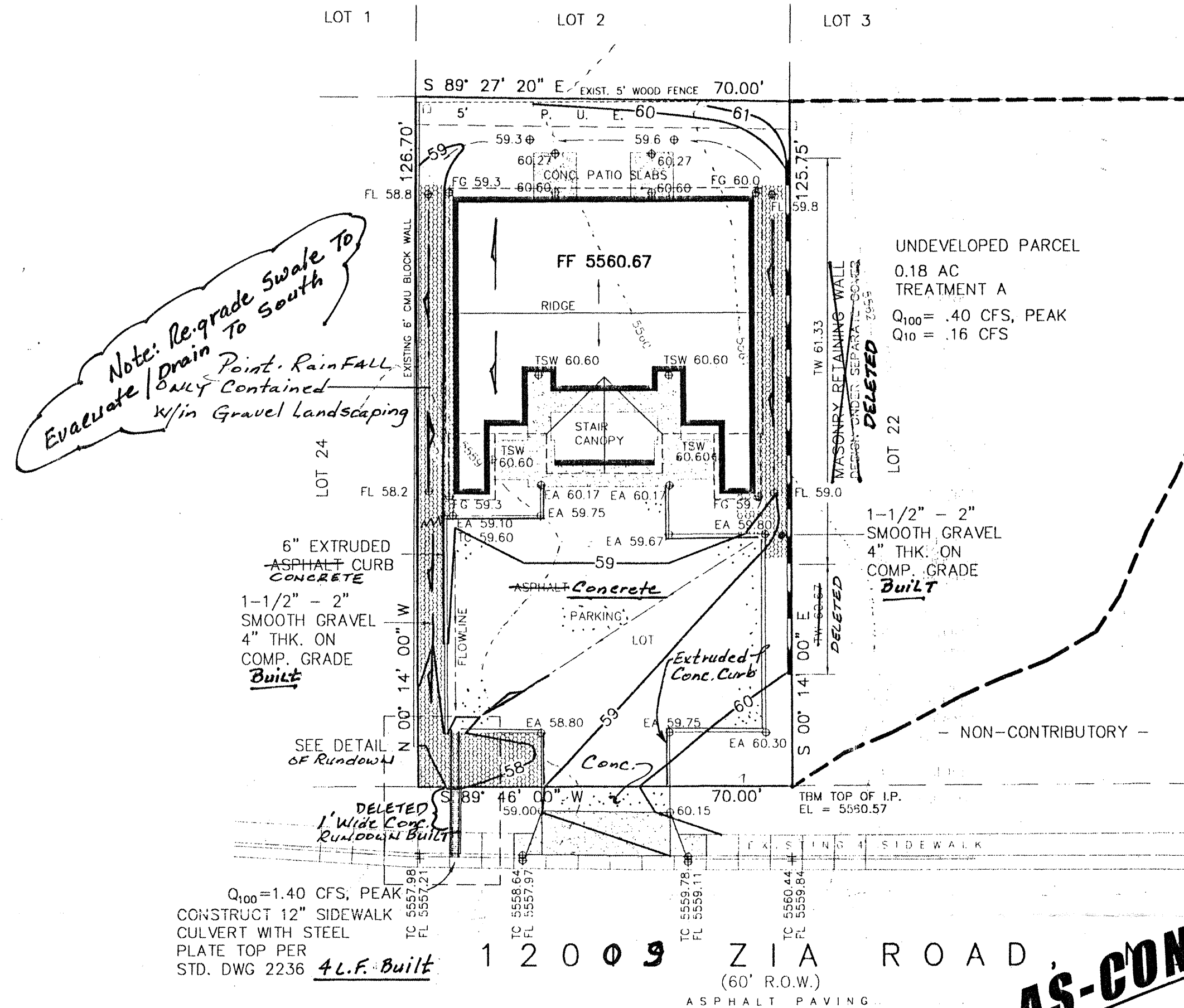


John P. Murray, P.E.
Hydrology

Encl: As Stated
c: Whitney Reiersen
✓ File



AREA DRAINS NORTHWESTERLY
- NON-CONTRIBUTORY -



OFFSITE CONTRIBUTORY FLOWS

OFFSITE FLOWS FROM A PORTION OF UNDEVELOPED RESIDENTIAL LOT 22 ENTER THIS SITE FROM THE EAST. AREA AND PEAK RATES ARE SHOWN ON PLAN. AREAS ON THE NORTH SIDE OF THIS SITE DRAIN NORTHWESTERLY TO COPPER AVENUE.

DISPOSAL ROUTING

ALL ACCEPTED EXISTING OFFSITE FLOWS TOGETHER WITH THOSE GENERATED BY AND WITHIN THIS DEVELOPMENT WILL BE DIRECTED VIA A 12-INCH SIDEWALK DRAIN CULVERT INTO ZIA ROAD WHERE THEY ARE CONVEYED WEST WITHIN THE ZIA ROAD RIGHT-OF-WAY TO A 36-INCH X 72-INCH INLET GRATING LOCATED APPROXIMATELY 200 FEET WEST OF THE INTERSECTION OF PAISANO STREET AND ZIA ROAD, ADJACENT TO THE EAST RIGHT-OF-WAY LINE OF JUAN TABO BOULEVARD, NE. THIS INLET FEEDS A 53-INCH X 83-INCH ELLIPTICAL RCP THAT DRAINS SOUTH AND INTO A 12-FT X 8-FT CONCRETE BOX CULVERT BURIED BENEATH INTERSTATE 40. NO STORMWATERS DISCHARGED FROM THIS SITE WILL TRAVERSE ANY UNIMPROVED OR UNPAVED SURFACES.

EXISTING ON-SITE CONDITIONS

THIS IS AN UNDEVELOPED RESIDENTIAL LOT. AVERAGE SLOPE IS 2.5 PER CENT GENERALLY FROM NORTHEAST TO SOUTHWEST. VEGETATION IS SPARSE AND CONSISTS OF LOW-LYING ANNUAL PLANTS. THERE ARE NO DISCERNIBLE FLOW LINES OR OTHER SIGNS OF EROSION NOR IS THERE ANY EVIDENCE OF PREVIOUS GRADING. OFFSITE CONTRIBUTORY FLOWS ENTER ACROSS THE EAST LOT LINE AND ARE QUANTIFIED ON THIS PLAN. ADJOINING LOTS ON NORTH AND WEST ARE NON-CONTRIBUTORY. SOUTH SIDE OF THIS LOT ADJOINS AN IMPROVED STREET RIGHT-OF-WAY.

PROPOSED DEVELOPMENT

DEVELOPMENT ON THIS LOT WILL CONSIST OF A FOUR-UNIT APARTMENT BUILDING WITH STORAGE UNITS, ASPHALT PARKING LOT, TWO CONCRETE PATIO SLABS AND CONCRETE WALKS.

DRAINAGE DATA

THIS SITE LIES WITHIN PRECIPITATION ZONE 4

CONDITION	STORM RETURN PERIOD YEAR	TREATMENT TYPE	TREATMENT AREA	EXCESS PRECIP. IN.	PEAK RUNOFF CFS/AC	RUNOFF VOLUME CU.FT.	RUNOFF RATE CFS
EXISTING	100	A	9431	0.80	2.20	629	0.48
	10	A	9431	0.28	0.87	220	0.19
DEVELOPED	100	A	- 0 -	0.80	2.20	1538	N/A
	100	B	3372	1.08	2.92	303	0.27
	100	C	- 0 -	1.46	3.73	344	N/A
	100	D	6059	2.64	5.25	1332	0.73
DEVELOPED	10	A	- 0 -	0.28	0.80	538	N/A
	10	B	3372	0.46	1.45	129	0.11
	10	C	- 0 -	0.73	2.26	172	N/A
	10	D	6059	1.69	3.57	853	0.50
TOTAL	100		9431			1635	1.00
	10		9431			982	0.61

FLOW RATE INCREASES OF 0.52 CFS AND 0.42 CFS FOR THE 100-YEAR AND 10-YEAR STORMS MAY BE EXPECTED. THE 6-HOUR RUNOFF VOLUMES WILL INCREASE BY 1006 CUBIC FEET FOR THE 100-YEAR STORM AND 762 CUBIC FEET FOR THE 10-YEAR STORM.

IMPERVIOUS AREA INCLUDES EAVES OF THE PROPOSED BUILDING. TREATMENT AREAS WERE DERIVED FROM A SITE PLAN PROVIDED BY THE DESIGNER.

THIS SITE LIES WITHIN FLOOD ZONE "X" AND IS NOT SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP, ALBUQUERQUE, NEW MEXICO, PANEL 359 OF 825, COMMUNITY PANEL NUMBER 350002 0359 D. EFFECTIVE DATE: SEPTEMBER 20, 1996.

BENCH MARK

10-K21, LOCATED AT THE INTERSECTION OF GRAND AVENUE AND JUAN TABO BOULEVARD, NE; FROM CITY OF ALBUQUERQUE MONUMENT REFERENCE.

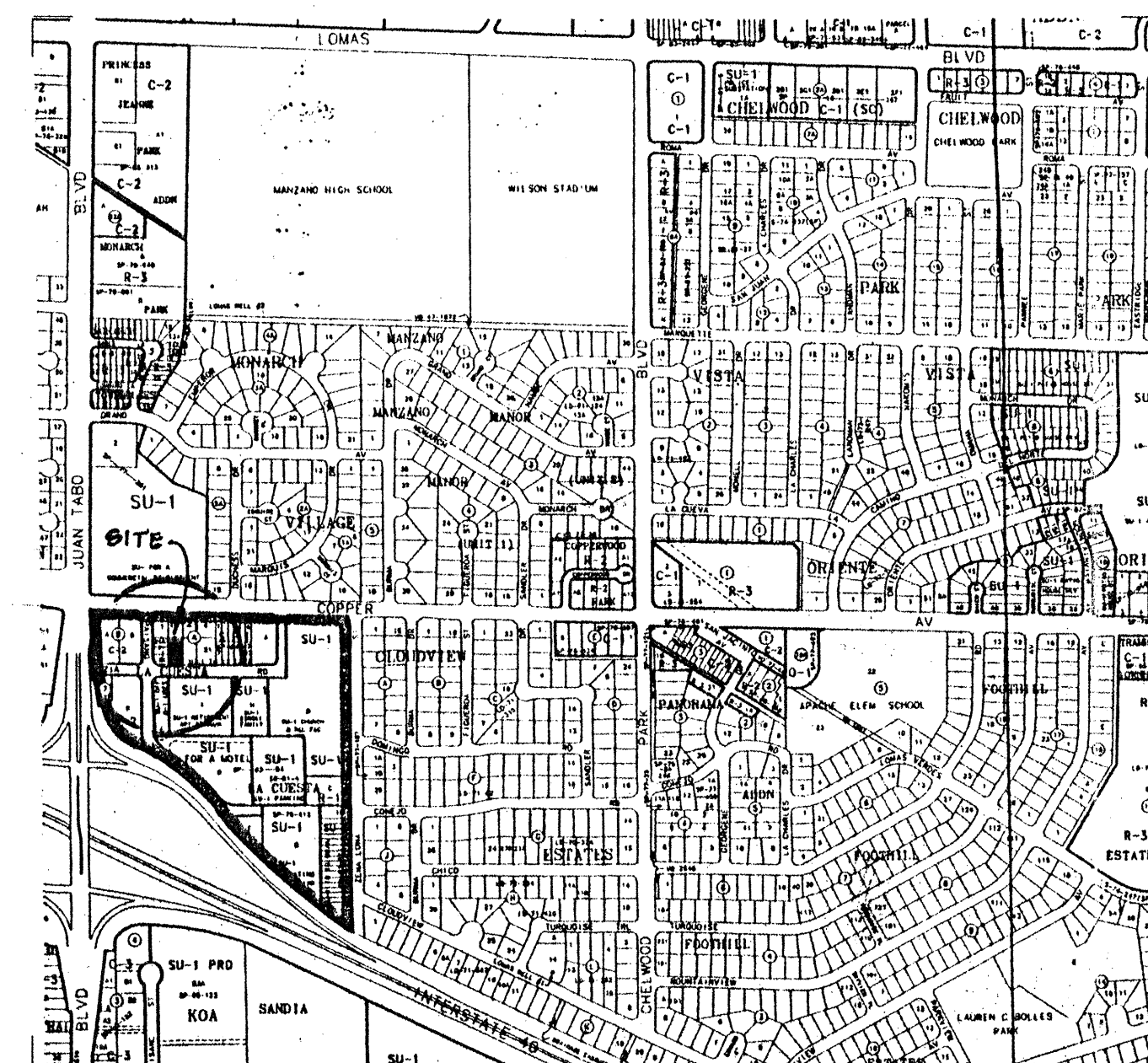
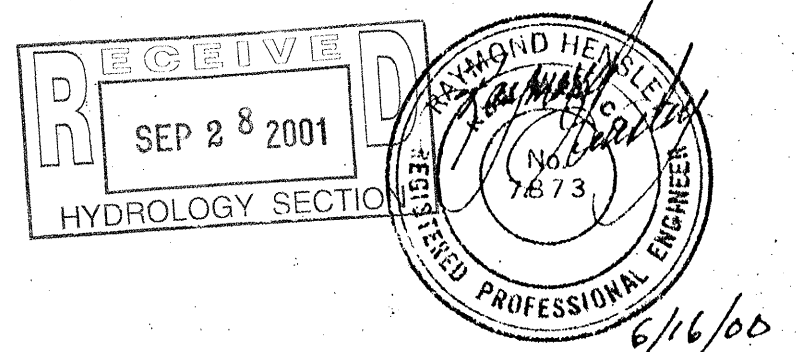
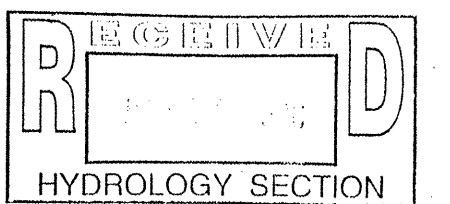
ELEV. 5554.94

T.B.M.

TOP OF IRON PIPE LOCATED AT SOUTHEAST PROPERTY CORNER 13.4' BACK OF CURB

ELEV. 5560.57

FIELD SURVEY BY WAYJOHN SURVEYING, INC. MARCH 28, 2000



VICINITY MAP

SCALE: 1 INCH = 750 FEET

I, PHILIP W. CLARK, PROFESSIONAL ENGINEER, REGISTERED IN ACCORDANCE WITH THE LAWS IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE ROADWAY, GRADING AND DRAINAGE IMPROVEMENTS WERE CONSTRUCTED AS SHOWN.

PHILIP W. CLARK, P.E. #10265

NOTICE TO CONTRACTOR

PROPOSED CONTOURS SHOWN ARE TO FINISH SURFACES AND ARE PROVIDED FOR THE PURPOSE OF SHOWING FLOW ROUTING.

CONTRACTOR IS RESPONSIBLE FOR THE ABATEMENT OF SEDIMENT ONTO ADJOINING PUBLIC RIGHTS-OF-WAY DURING CONSTRUCTION AND FOR THE REMOVAL OF ANY SEDIMENT DEPOSITED IN PUBLIC RIGHT-OF-WAY.

CONTRACTOR SHALL OBTAIN A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO ANY GRADING OR CONSTRUCTION.

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 765-1234 FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- BACKFILL AND COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS. (N/A)

LEGEND

- 49.58 EXISTING CONTOURS @ 0.5' INTERVALS
- 56 PROPOSED CONTOURS @ 1.0' INTERVALS
- 58.0 EXISTING SPOT ELEVATION
- 58.0 PROPOSED SPOT ELEVATION
- FL FLOW LINE
- PROPOSED ASPHALT PAVEMENT
- EXISTING (BUILT) PROPOSED CONCRETE SURFACING
- PROPOSED BUILDING
- EXISTING WOOD FENCE
- PROPOSED RETAINER Deleted
- GRADE BREAK

APPROVAL	NAME	DATE
INSPECTOR		

24-HOUR ADVANCE NOTICE NEEDED FOR INSPECTION (857-8025)

GRADING AND DRAINAGE PLAN
FOURPLEX APARTMENT FOR JOSEPHINE JENSEN
LOT 23, BLOCK "A"
LA CUESTA SUBDIVISION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

AS-BUILT 9-27-01