HYDROLOGY

K22/D29

K22/D29

GEORGENE
4-PLEXES

2 PLANS

5-21-80

No drainage plan

6-19-80

① grade ~~sig~~ sign

② grate attachment to sidewalk

③ sidewalk drainage details

④ alley grades

⑤ corner detail

⑥ offsite flows

⑦ sidewalk cut permits

6-20-80

Conditional approval

① site plan

② alley grades as per Design Sect.

PANORAMA Addition Block 2 Lots A thru E

K-22 SP-78-~~144~~ 114

Surelock Homes
Arthur Heffern
3415 Carlisle

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

June 6, 1983

Mr. Arthur Heffern
Surelock Homes
3415 Carlisle NE
Albuquerque, New Mexico 87110

Dear Mr. Heffern:

A review of our records indicates that this office has never given a final drainage approval at 526, 528, 530, 532 and 534 Georgene Drive NE. Further, I have noted that the building is being occupied without a Certificate of Occupancy which is contrary to Section 308 of the City's Uniform Administrative Code.

In order to provide fair, effective enforcement of drainage policy, it is imperative that our staff make a final inspection of all buildings prior to occupancy. Please make immediate arrangements with me to allow for an inspection of the above mentioned property.

If arrangements for an inspection and approval of these sites are not completed within 30 days from the above date, this office will take the necessary legal steps to invoke one or more of the penalities listed under Section 205 of the Uniform Amdinistrative Code.

If you have any questions concerning this matter, do not hesitate to call me at 766-7644.

Sincerely,

Bernie J. Montoya

Bernie J. Montoya
Hydrologic Engineering Technician

BJM:mrk

cc: Edna Pacheco, 12809 Conejo NE

MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

REQUEST FOR SURVEY

JOB NUMBER _____

REQUESTED BY:

CITY ENGINEER		WATER RESOURCES	
ASST. CITY ENGINEER-DESIGN		DEVELOPER	
ASSOC. DESIGN ENGINEER		Hydrology	X

PURPOSE OF SURVEY:

STREET DESIGN (CURB & GUTTER)		WATER LINE EXTENSION	
SANITARY SEWER EXTENSION		RIGHT-OF-WAY LOCATION	
STORM SEWER EXTENSION		PUBLIC COMPLAINT	
SANITARY SEWER REPLACEMENT		Hydrology Inspection	X

TYPE OF INFORMATION REQUIRED:

PROFILE		MH RIM-INVERT ELEVATION	
CROSS SECTION		FLOOR ELEVATION	X
TOPOGRAPHIC		T.C. & FL ELEVATION	
RIGHT-OF-WAY		LINE AND GRADE	
PROPERTY SURVEY		STORM INLET INFO.	
PLANE TABLE		TOP FOOTING (BLOCK WALL)	
		Spot Elev as marked in red	X

LOCATION DATA: 532 and 534 Georgene Dr.

SURVEYOR INSTRUCTION: Pick up spot Elevs as marked in red on attached sheet.

CONTRACTOR: _____ / INSPECTOR: _____

WORK DATA ATTACHED

FIELD BOOK	A-1	PROJECT PLANS	
SUBDIVISION (PLATS)		RIGHT-OF-WAY MAPS	
BENCH MARKS (ACS)	See attached sheet.	WORK SKETCHES	

No. 14-K22 Elev. 5637.90

REQUESTOR SIGNATURE _____ DATE 12-18-84

APPROVED: CHIEF SURVEYOR _____ DATE _____

SURVEY WORK DATA:

PRE-DESIGN SURVEYS			CONSTRUCTION SURVEYS			AS-BUILT SURVEYS		
PROFILE	L.F.	HRS.	C & G	L.F.	HRS.	C & G	L.F.	HRS
X-SECT	SQ.FT.	HRS.	SEWER	L.F.	HRS.	SEWER	L.F.	HRS
TOPO	SQ.FT.	HRS.	WATER	L.F.	HRS.	WATER	L.F.	HRS
MISC.		HRS.	MISC.		HRS.	MISC.		HRS

SURVEYOR'S COMMENTS: 3 hours

David R. Kraemer
SURVEYOR

12/17/84
DATE

DRAINAGE INFORMATION SHEET

PROJECT TITLE: GEORGINE FOURPLEXES ZONE ATLAS/DRNG. FILE #: K-22-D29

LEGAL DESCRIPTION: LOTS D & E OF BLOCK 3. PANORAMA ADDITION

CITY ADDRESS: 532 & 534 GEORGINE N.E.

ENGINEERING FIRM: C.T.S. INC CONTACT: CHRIS WEISS

ADDRESS: 1100 ALVARADO NE PHONE: 266-3444

OWNER: CHRIS INMAN CONTACT: CHRIS

ADDRESS: 8205 SPAIN NE PHONE: 821-5600

ARCHITECT: CONTACT:

ADDRESS: PHONE:

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

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: ___

BY: C.T.S. INC. 266-3444

INFORMATION SHEET

PROJECT TITLE Georgene Fourplexes TYPE OF SUBMITTAL Grading/Drainage

ZONE ATLAS PAGE NO. K-22 CITY ADDRESS 532 & 534 Georgene N.E.

LEGAL DESCRIPTION LOts D & E of Block 3, Panorama Addition

ENGINEERING FIRM C.T.S., Inc. CONTACT Chris Weiss

ADDRESS P.O. Box 142, Sandia Park NM PHONE 266-3444

OWNER Chris Inman CONTACT Chris Inman

ADDRESS 8205 Spain N.E., Suite 106 PHONE 821-5600

ARCHITECT Chris Inman CONTACT Chris Inman

ADDRESS 8205 Spain N.E., Suite 106 PHONE 821-5600

SURVEYOR CONTACT

ADDRESS PHONE

CONTRACTOR CONTACT

ADDRESS PHONE

DATE SUBMITTED 1-26-84

BY Chris Inman

Use this Information Sheet when submitting the following:

Drainage report or plan, conceptual grading and drainage plan, engineer's certification plan, erosion plan and grading plan. Provide the information applicable to your submittal.

RECEIVED JAN 27 1984 HYDROLOGY SECTION

NEW SUBMITTAL

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

March 16, 1984

Mr. Chris Weiss
C.T.S., Inc.
1100 Alvarado NE Suite A
Albuquerque, New Mexico 87110

RE: GRADING & DRAINAGE PLAN FOR GEORGINE FOURPLEXES
(K22-D29) RECEIVED FEBRUARY 22, 1984

Dear Chris:

The above referenced plan, dated January 26, 1984, is approved.

Please attach a copy of this approved plan to the construction set prior to issuance of a building permit.

If I can be of further assistance, please contact me.

Sincerely,

Billy G. Goolsby

Billy Goolsby, P.E.
City/County Flood Ordinance Administrator

BG/ca

INMAN HOMES

July 2, 1984

Mr. Bernie J. Montoya
Hydrologic Engineering Technician
City of Albuquerque
P. O. Box 1293
Albuquerque, N. M. 87103

Dear Mr. Montoya:

This letter is in response to copy of your letter dated June 6, 1983 addressed to Mr. Heffern of Surelock Homes, which we received in our office on June 25, 1984 (copy attached hereto for your information).

Also attached are copies of Certificates of Occupancy dated April 1, 1982 for the four-plexes located at 526, 528 and 530 Georgene N.E. which would indicate that final drainage approval was given prior to issuance of said certificates.

532 and 534 Georgene N. E. are presently vacant lots and we have only recently commenced construction at these two sites.

We will be happy to arrange a convenient time for all concerned to allow for an inspection of the three four-plexes mentioned above. Please call me at 821-5600 at your convenience.

Sincerely,

Yvonne G. Campbell

Yvonne G. Campbell
Property Manager
Georgene Apartments

y
attachments

8205 Spain NE Suite 106 Albuquerque, New Mexico 87109 505 821-5600

Certificate of Occupancy

City of Albuquerque
Department of Municipal Development
Code Administration Division

This Certificate, issued pursuant to the requirements of Section 308 of the Albuquerque Uniform Administrative Code, certifies that at the time of issuance this structure was in compliance with the above code and other technical codes and city ordinances regulating building construction or use.

Building Address 530 Georgene Dr. N.E. Zip 87023

Portion of Building

Use Classification 4-Plex Bldg. Permit No. 02559

Occupancy Group R-1 Type Construction VN Land Use Zone R-2

Owner of Building Sur-Lock Homes Address 530 Georgene N.E.

Charles W. Doty
CHIEF BUILDING OFFICIAL

By: Nell C. Sanchez

Date April 1, 1982

POST IN A CONSPICUOUS PLACE

Certificate of Occupancy

City of Albuquerque
Department of Municipal Development
Code Administration Division

This Certificate, issued pursuant to the requirements of Section 308 of the Albuquerque Uniform Administrative Code, certifies that at the time of issuance this structure was in compliance with the above code and other technical codes and city ordinances regulating building construction or use.

Building Address 528 Georgene Dr. N.E. Zip 87023

Portion of Building

Use Classification 4-Plex Bldg. Permit No. 02558

Occupancy Group R-1 Type Construction VN Land Use Zone R-2

Owner of Building Sure-Lock Homes Address 528 Georgene Dr. N.E.

By: [illegible]

Charles W. Doff
CHIEF BUILDING OFFICIAL

Date April 1, 1982

POST IN A CONSPICUOUS PLACE

Certificate of Occupancy

City of Albuquerque
Department of Municipal Development
Code Administration Division

This Certificate, issued pursuant to the requirements of Section 308 of the Albuquerque Uniform Administrative Code, certifies that at the time of issuance this structure was in compliance with the above code and other technical codes and city ordinances regulating building construction or use.

Building Address: 526 Georgene Dr. N.E Zip: 87023

Portion of Building:

Use Classification: 4-Plex Bldg. Permit No. 02557

Occupancy Group: R-1 Type Construction: VN Land Use Zone: R-2

Owner of Building: Sure-Lock Homes Address: 526 Georgene Dr. N.E.

By: Nell C. Sanchez

Charles W. Kelly

CHIEF BUILDING OFFICIAL

Date: April 1, 1982

POST IN A CONSPICUOUS PLACE

INFORMATION SHEET

PROJECT TITLE Georgine Fourplex TYPE OF SUBMITTAL Drainage/Grading

ZONE ATLAS PAGE NO. K-22 CITY ADDRESS 532/534 Georgine NE

LEGAL DESCRIPTION Panorama Addition Blk 2 Lots D-E

ENGINEERING FIRM CTS Inc. CONTACT Chris Weiss

ADDRESS 1100 Alvarado NE PHONE 266-3444

OWNER Chris Inman CONTACT

ADDRESS 8205 Spain NE PHONE 821-5600

ARCHITECT CONTACT

ADDRESS PHONE

SURVEYOR CONTACT

ADDRESS PHONE

CONTRACTOR Inman Homes CONTACT Chris Inman

ADDRESS 8205 Spain NE PHONE 821-5600

PRE-DESIGN MEETING:

X YES
___ NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

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

RECEIVED
DEC 21 1985
HYDROLOGY SECTION

DATE SUBMITTED: Dec. 18, 1984

BY: Chris Weiss
CTS, Inc. 266-3444

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

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

January 16, 1985

Chris Weiss
C.T.S., Inc.
1100 Alavarado, NE
Albuquerque, New Mexico 87110

RE: GEORGENE FOUR-PLEXES
PANORAMA ADDITION BLOCK 2
LOT D-E (K-22/D29)

Dear Mr. Weiss:

We are in receipt of your as-built plan for the referenced site. This plan was approved December 22, 1984 and a field inspection was made for Certificate of Occupancy. Please advise your clients that it would be beneficial if they were to obtain the required common easements for the conveyance of storm water across property lines.

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

Cordially,

Billy J. Goolsby

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

BJG:BJM/bsj