HYDROLOGY L9/D6 1 PLAN

L9/D6

1 Plan

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

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

September 17, 1985

Mr. Tom Isaacson
Isaacson & Arfman
128 Monroe St. NE
Albuquerque, NM 87108

RE: CONCEPTAUL DRAINAGE PLAN FOR WEST 98TH STREET MHP (L9-D6) RECEIVED SEPTEMBER 5, 1985

Dear Mr. Isaacson:

The above referenced plan dated September 5, 1985 is approved. However, prior to Site Development approval the following item must be completed:

1. Require an approved infrastructure list.
2. The DRB will determine when financial guarantees will be required. The guarantees could be a condition of Site Plan or Building Permit approval.

Prior to Work Order issuance we will require public easements and a drainage covenants for the retention ponds which collect public water.

Prior to Building Permit release the following items must be completed:

1. City approved street grades for Eucariz Rd., 98th street, & Sunset Gardens Road.
2. Require a drainage report.

If Eucariz Rd. has to be constructed now then we will require drainage covenant and public easements. If Eucariz Rd. is not to be built now we recommend a Subdivision Improvement Agreement.

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

Sincerely,

Carlos A. Montoya
City/County Flood Plain Admin.

CAM/cl

DRAINAGE INFORMATION SHEET

PROJECT TITLE: 98th St. Mobile Home Park ZONE ATLAS/DRNG. FILE #: L9

LEGAL DESCRIPTION: Lots 1, 2 & 3 and a portion of 4, Block 10, Atrisco Grant

CITY ADDRESS: —

ENGINEERING FIRM: Isaacson & Arfman, PA CONTACT: T. Isaacson

ADDRESS: 128 Monroe NE PHONE: 268-8828

OWNER: Westside Group CONTACT: R.J. Shaefer

ADDRESS: Box 14708 PHONE: 299-3838

ARCHITECT: J. de la Torre / Rainhart CONTACT: Jorge de la Torre

ADDRESS: 700 Lomas NE PHONE: 842-9500

SURVEYOR: — CONTACT:

ADDRESS: PHONE:

CONTRACTOR: — CONTACT:

ADDRESS: PHONE:

RECEIVED SEP 05 1985 HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. Z-82-23-1

PROJ. NO. ___

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

X CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

X 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: 9/5/85

BY: Tom Isaacson

Isaacson & Arfman, P.A.

Consulting Engineering Associates

RECEIVED SEP 05 1985 HYDROLOGY SECTION

Letter of Transmittal

To Design Hydrology Section City of Albuquerque

Date 9/5/85

Job No.

Attn: Carlos Montoya

Reference 98th St Mobile Home Park (L9-D6)

Gentlemen:

We transmit to you 1 copy(ies) of the following

- ☐ Plats
- ☐ Plans
- ☐ Specifications
- ☐ Report
- ☒ Conceptual Grading & Drainage Plan and
- ☐ 9/5/85
- ☐ Shop Drawings
- ☐ Submittals
- ☐ Material Specifications
- ☐ Copy of Letter

This information is transmitted:

- ☐ As per your request
- ☒ For your review & approval
- ☐ For your information
- ☐ For your attention
- ☐ For your signature
- ☐ For your files
- ☐ For your use
- ☐ Please review & return
- ☐ For return to your files
- ☐ Please advise

Remarks:

By: Jim Arfman

Copies To

128 Monroe, NE • Albuquerque, NM 87108 • (505) 268-8828

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: L9 DATE: 9-4-85

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: 98th St. M.H.P.

STREET ADDRESS (IF KNOWN): @ 98th & Eichay & sunset

SUBDIVISION NAME: garden Rd.

APPROVAL REQUESTED:

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

	WHO	REPRESENTING
ATTENDANCE:	Tom I Sasson	
	Fred Aguirre	
	Carlos A Montoya	

FINDINGS:

1. Conceptual drainage plan for Site Development plan approval
2. 100% retention of developed flows on site retention ponds require drainage covenant at Building Permit release
3. Public Easement and covenant are required prior to WO ~~at~~ release. This pond intercepts water from sunset garden rd.
4. ~~City~~ preliminary street grades for all adjoining streets on conceptual plan
5. Drainage ~~plan~~ Report required for building permit release
   A. City approved street grades for all adjoining streets
   B. financial guarantee will be required for infrastructure needed for development.
   C. An approved infrastructure list required prior to site plan approval.

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:	Carlos A Montoya	SIGNED:	Tom Sasson
TITLE:		TITLE:	
DATE:	9-4-85	DATE:	9-4-85

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

ENGINEERING DIVISION/DESIGN HYDROLOGY SECTION

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: L9 DATE: 9-4-85

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: 98th St. M.H.P.

STREET ADDRESS (IF KNOWN): _____

SUBDIVISION NAME: _____

APPROVAL REQUESTED:

____ PRELIMINARY PLAT	____ FINAL PLAT
____ SITE DEVELOPMENT PLAN	____ BUILDING PERMIT
____ OTHER	____ ROUGH GRADING

	WHO	REPRESENTING
ATTENDANCE:		

FINDINGS:

(D) sign-off on site plan will be dependent on financial guarantees being a condition of site plan sign-off or if the DRB agrees to make deferr the financial guarantees to Building Permit

(E) If Encloing has to be constructed now they we will require drainage covenant and public easement. If Encloing is not to be built now recomend subdivision improvement agreement.

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: Carlos A Montoya SIGNED: Tom Anderson

TITLE: _____ TITLE: _____

DATE: 9-4-85 DATE: 9-4-85

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

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

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

August 21, 1985

Mr. Tom Isaacson
Isaacson & Arfman
128 Monroe Street NE
Albuquerque, NM 87108

REF: CONCEPTUAL DRAINAGE PLAN FOR WEST 98TH STREET MHP (L9-D6) RECEIVED JULY 17, 1985

Dear Mr. Isaacson:

I have reviewed the referenced plan and forward the following comments:

1. Downstream capacity dictates the amount of runoff that will be allowed to be discharged from the site. We cannot approve a plan that impacts downstream flooding or drains across private property without drainage easements.

2. Retention ponds can be used as a temporary solution till improvements are made to the downstream systems. The location and elevations of the pond must be designed so that the temporary retention pond can be changed to interface with the improved downstream system. Research must be submitted to show the new improvements and how the retention pond will tie into it. The total developed volume from the site must be contained in the temporary retention pond.

3. The off-site flows must be safely conveyed through the site. Please address the impact of concentrating the off-site flows on Eucariz Road.

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

Sincerely,

Carlos A. Montoya
City/County Flood Plain Admin.

CAM:mrk

Isaacson & Arfman, P.A.

Consulting Engineering Associates

July 10, 1985

RECEIVED
JUL 17 1985
HYDROLOGY SECTION

Mr. Carlos Montoya
Hydrology Design Section
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: 98th Street Mobile Home Park
Conceptual Grading and Drainage Plan

Dear Carlos:

In response to your recent review of the Plan dated 5/31/85, we are resubmitting a Plan for your review. The following comments are in order.

In regard to your question concerning the downstream storm drainage capacity, our research into this matter continues to show that there are flood hazard zones downstream into which this property flows. We noted this condition in the original submittal. In the future, the Amole del Norte Channel system with an associated storm sewer line in Tower Road will take care of the flood zone areas to the east. Also, the Snow Vista Channel just west of the property will intercept flows which are also producing the flooding conditions. Both of these channels are proposed but there is no definite schedule for construction. In order to prevent impacting the existing flooding conditions downstream, we propose two drainage measures in the Plan. First, we propose that the flow rates coming off the property be restricted to an amount of 0.5 cfs per developed acre. This will reduce the flow rates by 40% (see paragraphs I & J on the Plan). Secondly, we propose that a partial excavation be made in the Snow Vista Diversion Channel Desiltation Basin to allow storage of some 36,998 cu.ft. of runoff. This will match the increase of runoff volume from the site and thus avoid any downstream impact in regard to flow volume considerations. We propose that this excavation be accomplished as a part of the development of this project. The flow volume calculations used in determining this figure are shown paragraph K on the Plan.

128 Monroe, NE • Albuquerque, NM 87108 • (505) 268-8828

In regard to your comments regarding street grades for the adjoining streets along the property, we have shown conceptual grades and spot elevations along these streets as well as the adjacent interior streets. We find this grading to be workable.

In regard to your last comment in your review letter, pertaining to flows entering the site from the west, please be advised that the westerly street and grading along the west property line will be designed to intercept these flows. After interception, the flows will be carried to Detention Pond No. 1 by the street and the swale shown in the PNM easement.

Very truly yours,

Thomas O. Isaacson

Thomas O. Isaacson

Attachments

TOI/naf

cc: Jorge de La Torre
R.J. Schaefer

DRAINAGE INFORMATION SHEET

PROJECT TITLE: 98th St. Mobile Home Park ZONE ATLAS/DRNG. FILE #: L9/D6

LEGAL DESCRIPTION: Lots 1, 2, 3 and a portion of 4, Block 10, Atrisco Grant

CITY ADDRESS: --

ENGINEERING FIRM: ISAACSON & ARFMAN, P.A. CONTACT: Thomas O. Isaacson

ADDRESS: 128 Monroe Street N.E. PHONE: 268-8828

OWNER: Westside Group CONTACT: R.J. Schaefer

ADDRESS: P.O. Box 14708 PHONE: 299-3838

ARCHITECT: de La Torre/Rainhart CONTACT: Jorge de La Torre

ADDRESS: 700 Lomas N.E. PHONE: 842-9500

SURVEYOR: N/A CONTACT: ____

ADDRESS: ____ PHONE: ____

CONTRACTOR: N/A CONTACT: ____

ADDRESS: ____ PHONE: ____

RECEIVED
JUL 17 1985
HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

___ * COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ____

EPC NO. Z-82-23-1

PROJ. NO. ____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

X CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

X 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: July 10, 1985

BY: Thomas O. Isaacson

Thomas O. Isaacson

* None provided

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

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

July 2, 1985

Mr. Fred Arfman
Isaacson & Arfman
128 Monroe St. NE
Albuquerque, NM 87108

RE: WEST 98TH STREET MHP (L9/D6) RECEIVED JUNE 6, 1985

Dear Mr. Arfman:

I have reviewed the referenced drainage plan and forward the following comments:

1. Require street grades for Eucariz Rd., 98th Street, and Sunset Gardens to determin street capacity and how the streets interface with site.

2. Require downstream capacity to determine site discharge. How will the controlled discharge affect existing downstream flooding.

3. How will the off-site flows be collected by the northwest detention pond and the proposed west road?

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

Sincerely,

Carlos A. Montoya

Carlos A. Montoya
City/County Flood Plain Admin.

CAM/cl

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

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

June 11, 1985

Mr. Fred Arfman
Isaacson & Arfman
128 Monroe Street
Albuquerque, NM 87108

REF: WEST 98TH STREET MHP (L9-D6) RECEIVED JUNE 6, 1985

Dear Mr. Arfman:

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

Submittal as indicated for Site Development Plan approval is not adequate. Site Development Plan approval = Preliminary Plat approval requires an approved drainage plan.

Information needed:

1. Detailed Grading Plan showing T.C. & F.L. elevations (for preliminary plat and rough grading requests for subdivisions).
2. Off-site flows - quantification and/or location or treatment.
3. On-site drainage basin delineation.
4. Existing R/W or easements.
5. Proposed R/W, easements (and if necessary) current plat-for lotline removal.

Plan Drawing information needed:

1. Legal Description
2. Bench mark description/location.
3. Delineation of retaining and garden walls. Both existing or proposed.
4. City project number for adjacent streets or alleys being designed per requirement.

5. Delineation of phased construction if appropriate.

6. Erosion Control Plan.

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

Cordially,

Fred J. Aguirre
Design Hydrologist

FJA:BJM:mrk

DRAINAGE INFORMATION SHEET

PROJECT TITLE: West 98th St. MHP ZONE ATLAS/DRNG. FILE #: L-9/D6

LEGAL DESCRIPTION: Tr B, Block 10, Town of Atrisco Grant

CITY ADDRESS: UNKNOWN

ENGINEERING FIRM: Isaacson & Arfman CONTACT: Tom Isaacson

ADDRESS: 128 Monroe St. PHONE: 268-8828

OWNER: The Westside Group CONTACT: Robert Schaefer

ADDRESS: 8500 Menaul Blvd, 401 PHONE: 299-3838

ARCHITECT: deLa Torre/Rainhart CONTACT: Bob Malone

ADDRESS: Windward Center PHONE: 842-9500

SURVEYOR: To Be Determined CONTACT:

ADDRESS: PHONE:

CONTRACTOR: To Be Determined CONTACT:

ADDRESS: PHONE:

RECEIVED JUN 06 1985 HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

___ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO.

EPC NO. Z 82-23 / AX-82-4 3/18/82

PROJ. NO.

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

X CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

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X SITE DEVELOPMENT PLAN APPROVAL

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___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 6-6-85

BY: T. Arfman