PUBLIC WORKS/HYDROLOGY
L11/D21

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L11/D21

25×10 32×10

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City of Albuquerque

December 1, 1999

Robert Ryals, PE
Ryals Engineering & Const. Services
5301 Central Ave NE
Albuquerque, NM 87108

Re: Lot 1, Block 2, Los Altos Addition – Woodworking Shop
Grading and Drainage Plan
Engineer's Stamp dated 10-13-98, (L11/D21)
Engineering Certification dated 9-28-99

Dear Mr. Ryals,

Based upon the information provided in your submittal dated 10-6-99, Engineering Certification for Certificate of Occupancy for the above referenced site is acceptable.

If I can be of further assistance, please contact me at 924-3986

Sincerely,

Bradley L. Bingham

Bradley L. Bingham, PE
Hydrology Review Engineer

C: file

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

25×10 32×10

0000 0000 1277

DRAINAGE INFORMATION SHEET

APPLICANT'S NAME: Woodworking Shop ZONE ATLAS/DRNG. FILE #: L-11-Z / D21

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Lot #1 Block No 2, Los Altos Subdivision City of Albq.

CITY ADDRESS: 950 Old Coors

ENGINEERING FIRM: Robert Rivals CONTACT: [redacted]

ADDRESS: _____ PHONE: [redacted] 256 - [redacted] 4701

OWNER: Delwayne Johns CONTACT: _____

ADDRESS: 2903 Rio Vista Ct SW Albq PHONE: 203-8079

ARCHITECT: Mark Weaver (MW Architects) CONTACT: Mark Weaver

ADDRESS: 1245 Princeton Dr NE PHONE: 255 8046

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:
- __ DRAINAGE REPORT
- __ DRAINAGE PLAN
- __ CONCEPTUAL GRADING & DRAINAGE PLAN
- __ GRADING PLAN
- X EROSION CONTROL PLAN
- X ENGINEER'S CERTIFICATION
- __ OTHER _____

PRE-DESIGN MEETING:
- __ YES
- __ NO
- __ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:
- __ SKETCH PLAT APPROVAL
- __ PRELIMINARY PLAT APPROVAL
- __ S. DEV. PLAN FOR SUB'D APPROVAL
- __ S. DEV PLAN FOR BLDG. PERMIT APPROVAL
- __ SECTOR PLAN APPROVAL
- __ FINAL PLAT APPROVAL
- __ FOUNDATION PERMIT APPROVAL
- __ BUILDING PERMIT APPROVAL
- X CERTIFICATE OF OCCUPANCY APPROVAL
- __ GRADING PERMIT APPROVAL
- __ PAVING PERMIT APPROVAL
- __ S.A.D. DRAINAGE REPORT
- __ DRAINAGE REQUIREMENTS
- __ SUBDIVISION CERTIFICATION
- __ OTHER _____ (SPECIFY)

DATE SUBMITTED: _____

BY: _____

RECEIVED
OCT 6 1999
HYDROLOGY SECTION

Revised 02/98

25×10 32×10

0000 0000 1278

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 7, 1999

Robert Ryals, P.E.
Ryals Engineering
5301 Central Ave.
Albuquerque, New Mexico 87108

RE: Grading and Drainage Plan for Lot 1, Block 2, Los Altos Addition (L11/D21)
Engineer's Stamp Dated 10/13/98.

Dear Mr. Ryals:

Based on the information provided in the submittal of December 4, 1998, the above referenced plan is approved for S.O. #19 Permit release.

The S.O. #19 permit is required for the construction within the City right-of-way. A copy of this approval letter must be in hand when applying for the excavation permit.

Prior to release of the Certificate of Occupancy, the Engineer's Certification is required.

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

Sincerely,

Susan Calongne

Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Andrew Garcia, City Hydrology
Arlene Portillo
File

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

25×10 32×10

0000 0000 1279

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

CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

January 7, 1999

INTEROFFICE CORRESPONDENCE HYDROLOGY DIVISION

TO: Desiderio Salas, Street Maintenance Division

FROM: Susan M. Calongne, P.E., City/County Floodplain Administrator, PWD SMC

SUBJECT: **PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHT-OF-WAY DRAINAGE FILE NUMBER (L11/D21).**

Transmitted herewith, is a copy of the approved drainage plan for the referenced project incorporating the SO #19 design.

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 SO #19 is required by this office for Certificate of Occupancy release; therefore 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. If you have any questions and/or comments, please call me at 924-3982.

Attachment

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

25×10 32×10

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DRAINAGE INFORMATION SHEET

APPLICANT'S NAME: Harry Buchner ZONE ATLAS/DRNG. FILE #: L-11 D 21

DRB #: N/A EPC #: N/A WORK ORDER #: N/A

LEGAL DESCRIPTION: Lot 1, Block 2, Los Altos Addition

CITY ADDRESS: 950 Old Coors, SW

ENGINEERING FIRM: Hyale Engineering CONTACT: Harry Buchner

ADDRESS: 520 Central NE PHONE: ~~256-4701~~ 256-1846

OWNER: DJ Johns CONTACT: John

ADDRESS: 2502 Glo Vista Ct. NW PHONE: 262-8079

ARCHITECT: Mark Werner CONTACT: Mark

ADDRESS: 1245 Princeton NE PHONE: 255-8046

SURVEYOR: E. Maxwell Zook CONTACT: Max

ADDRESS: 627 Solar Rd NW PHONE: 244-4492

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

TYPE OF SUBMITTAL:
- ___ DRAINAGE REPORT
- X DRAINAGE PLAN
- ___ CONCEPTUAL GRADING & DRAINAGE PLAN
- ___ GRADING PLAN
- ___ EROSION CONTROL PLAN
- ___ ENGINEER'S CERTIFICATION
- ___ OTHER ___

PRE-DESIGN MEETING:
- ___ YES
- X NO
- ___ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:
- ___ SKETCH PLAT APPROVAL
- ___ PRELIMINARY PLAT APPROVAL
- ___ S. DEV. PLAN FOR SUB'D APPROVAL
- ___ S. DEV PLAN FOR BLDG. PERMIT APPROVAL
- ___ SECTOR PLAN APPROVAL
- ___ FINAL PLAT APPROVAL
- ___ FOUNDATION PERMIT APPROVAL
- ___ BUILDING PERMIT APPROVAL
- ___ CERTIFICATE OF OCCUPANCY APPROVAL
- ___ GRADING PERMIT APPROVAL
- ___ PAVING PERMIT APPROVAL
- ___ S.A.D. DRAINAGE REPORT
- ___ DRAINAGE REQUIREMENTS
- ___ SUBDIVISION CERTIFICATION
- X OTHER S.O. # 19 (SPECIFY)

DATE SUBMITTED: 12/4/98

BY: Harry Buchner

Revised 02/98

RECEIVED DEC 04 1998 HYDROLOGY SECTION

25×10 32×10

0000 0000 1281

Harold F. Buckner
3700 Aspen, NE, Apt 1-G
Albuquerque, NM 87110
H: (505) 256-1846; E-mail: HBUCK55805@AOL.COM

Susan M. Calongne, P.E. 12/04/98
City/County Floodplain Administrator
Department of Public Works
City of Albuquerque

RE: Grading & Drainage plan for Lot 1, Block @, Los Altos Addition (L11/D21)
Engineer's stamp dated 10/13/98.

Dear Ms. Calongne:

As requested by your letter dated 11/3/98, the grading/drainage plan previously approved by your office is hereby submitted for S.O. #19 approval. Please find 2 copies of the referenced plans accompanying this letter.

Sincerely,

Harold F. Buckner

RECEIVED
DEC 04 1998
HYDROLOGY SECTION

25×10 32×10

0000 0000 1282

CITY OF
Albuquerque

November 3, 1998

Robert Ryals, P.E.
Ryals Engineering
5301 Central Ave.
Albuquerque, New Mexico 87108

RE: Grading and Drainage Plan for Lot 1, Block 2, Los Altos Addition (L11/D21)
Engineer's Stamp Dated 10/13/98.

Dear Mr. Ryals:

Based on the information provided with the submittal of October 13, 1998, the above referenced plan is approved for Building Permit and Grading Permit release.

As you are aware, an S.O. #19 is required for construction within the City's right-of-way. Prior to construction of the sidewalk culvert, please submit 2 copies of the plan to my office for approval for the S.O. #19 permit.

Also, the Engineer's Certification is required prior to release of the Certificate of Occupancy for this site.

If you have any questions, or if I may be of further assistance to you, please call me at 924-3982.

Sincerely,

Susan Calongne

Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Andrew Garcia, City Hydrology
File

25×10 32×10

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DRAINAGE INFORMATION SHEET

APPLICANT'S NAME: Harry Buchner ZONE ATLAS/DRNG. FILE #: L11/D21

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Lot 1 Block 2 @ Los Altos ADDN

CITY ADDRESS: _____

ENGINEERING FIRM: Ryals Eng. CONTACT: Harry Buchner

ADDRESS: _____ PHONE: 256-1846

OWNER: T. John CONTACT: _____

ADDRESS: _____ PHONE: _____

ARCHITECT: Mark Weaver CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:
- __ DRAINAGE REPORT
- __ DRAINAGE PLAN
- __ CONCEPTUAL GRADING & DRAINAGE PLAN
- ✓ GRADING PLAN
- __ EROSION CONTROL PLAN
- __ ENGINEER'S CERTIFICATION
- __ OTHER _____

PRE-DESIGN MEETING:
- __ YES
- ✓ NO
- __ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:
- __ SKETCH PLAT APPROVAL
- __ PRELIMINARY PLAT APPROVAL
- __ S. DEV. PLAN FOR SUB'D APPROVAL
- __ S. DEV PLAN FOR BLDG. PERMIT APPROVAL
- __ SECTOR PLAN APPROVAL
- __ FINAL PLAT APPROVAL
- __ FOUNDATION PERMIT APPROVAL
- __ BUILDING PERMIT APPROVAL
- __ CERTIFICATE OF OCCUPANCY APPROVAL
- ✓ GRADING PERMIT APPROVAL
- __ PAVING PERMIT APPROVAL
- __ S.A.D. DRAINAGE REPORT
- __ DRAINAGE REQUIREMENTS
- __ SUBDIVISION CERTIFICATION
- __ OTHER _____ (SPECIFY)

DATE SUBMITTED: 10/14/98

BY: H. Buchner

RECEIVED
OCT 13 1998
HYDROLOGY SECTION

Revised 02/98

25×10 32×10

0000 0000 1284

RYALS engineering & construction services
5301 Central Ave. NE • Suite 913 • Albuquerque, New Mexico 87108
(505) 256-4701

Susan M. Calongne, P.E.
City/County Floodplain Administrator
Department of Public Works
City of Albuquerque

RE: Grading & Drainage plan for Lot 1, Block 2, Los Altos Addition (L11/D21)
Engineer's stamp dated 5/20/98.

Dear Ms. Calongne:

The intent of this letter is to address questions raised in your letter dated 6/16/98.

1. The proposed runoff calculations for the natural landscaping area, (originally using land treatment "A" for proposed runoff calculations) were revised using land treatment "C". The runoff volume remained in spec. (see Grading & Drainage plan sheet).

2. The storm drain improvements proposed for Old Coors are in place past the project's frontage on Coors. As such, the new drainage system will intercept flows from the lot.

3. The portion of the flood map showing the site has been attached to the plan sheet.

4. A water block in excess of 1 foot is proposed at the drivepad on the north side of the site.

5. The future curb & gutter shown on the plan is to be constructed with improvements to Old Coors, currently underway. Existing & proposed elevations for the improvements have been added to the plan. A sidewalk has also been added to the frontage along Rio Vista Court, as requested.

6. A cross-section of the proposed swale has been added to the plan. The swale area is to be covered with a gravel ground-cover. Runoff enters the swale between the NE corner of the building and the south end of the asphalt curb. The curb is proposed on the east side of the parking area only, to conduct flows to the swale. A sidewalk culvert is now proposed at the south end of the swale.

7. The existing adobe wall along the east edge of the site is between 4-6 feet tall. The proposed grading will not compromise the wall or its footing.

RECEIVED
OCT 13 1998
HYDROLOGY SECTION

Sincerely,

Harold F. Buckner

25×10 32×10

0000 0000 1285

DRAINAGE INFORMATION SHEET

APPLICANT'S NAME: Harry Buchanan ZONE ATLAS/DRNG. FILE #: L-11 D21

DRB #: N/A EPC #: N/A WORK ORDER #: N/A

LEGAL DESCRIPTION: Lot 1, Block 2, Los Altos Addition

CITY ADDRESS: 950 Old Coors, SW

ENGINEERING FIRM: Ryals Engineering CONTACT: Harry Buchanan

ADDRESS: 5301 Central NE PHONE: 256-4701

OWNER: DJ Johns CONTACT: John

ADDRESS: 2503 Rio Vista Ct, SW PHONE: 263-8079

ARCHITECT: Mark Weaver CONTACT: Mark

ADDRESS: 1245 Princeton NE PHONE: 255-8046

SURVEYOR: C. Maxwell Doak CONTACT: Max

ADDRESS: 637 Solar Rd NW PHONE: 344-4492

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

TYPE OF SUBMITTAL:
- ___ DRAINAGE REPORT
- X DRAINAGE PLAN
- ___ CONCEPTUAL GRADING & DRAINAGE PLAN
- ___ GRADING PLAN
- ___ EROSION CONTROL PLAN
- ___ ENGINEER'S CERTIFICATION
- ___ OTHER ___

PRE-DESIGN MEETING:
- ___ YES
- X NO
- ___ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:
- ___ SKETCH PLAT APPROVAL
- ___ PRELIMINARY PLAT APPROVAL
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- ___ S. DEV PLAN FOR BLDG. PERMIT APPROVAL
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- X BUILDING PERMIT APPROVAL
- X CERTIFICATE OF OCCUPANCY APPROVAL
- X GRADING PERMIT APPROVAL
- ___ PAVING PERMIT APPROVAL
- ___ S.A.D. DRAINAGE REPORT
- ___ DRAINAGE REQUIREMENTS
- ___ SUBDIVISION CERTIFICATION
- ___ OTHER ___ (SPECIFY)

DATE SUBMITTED: 5/19/98

BY: ___

RECEIVED MAY 19 1998 HYDROLOGY SECTION

Revised 02/98

25×10 32×10

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DRAINAGE INFORMATION SHEET

APPLICANT'S NAME: Harry Buchner ZONE ATLAS/DRNG. FILE #: L-11

DRB #: N/A EPC #: N/A WORK ORDER #: N/A

LEGAL DESCRIPTION: Lot 1, Block 2, La Altos Addition

CITY ADDRESS: 950 Old Coors, SW

ENGINEERING FIRM: Ryals Engineering CONTACT: Harry Buchner

ADDRESS: 5301 Central, NE PHONE: 256-1846

OWNER: DJ Johns CONTACT: John

ADDRESS: 2903 Rio Vista Ct, SW PHONE: 263-8079

ARCHITECT: Mark Weaver CONTACT: Mark

ADDRESS: 1245 Princeton, NE PHONE: 255-8046

SURVEYOR: C. Maxwell Doak CONTACT: Max

ADDRESS: 637 Solar Rd, NW PHONE: 344-4492

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

TYPE OF SUBMITTAL:
- ___ DRAINAGE REPORT
- X DRAINAGE PLAN
- ___ CONCEPTUAL GRADING & DRAINAGE PLAN
- ___ GRADING PLAN
- ___ EROSION CONTROL PLAN
- ___ ENGINEER'S CERTIFICATION
- ___ OTHER ___

PRE-DESIGN MEETING:
- ___ YES
- X NO
- ___ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:
- ___ SKETCH PLAT APPROVAL
- ___ PRELIMINARY PLAT APPROVAL
- ___ S. DEV. PLAN FOR SUB'D APPROVAL
- ___ S. DEV PLAN FOR BLDG. PERMIT APPROVAL
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- ___ GRADING PERMIT APPROVAL
- ___ PAVING PERMIT APPROVAL
- ___ S.A.D. DRAINAGE REPORT
- ___ DRAINAGE REQUIREMENTS
- ___ SUBDIVISION CERTIFICATION
- ___ OTHER ___ (SPECIFY)

DATE SUBMITTED: 10/16/98

BY: Harry F. Buchner

Revised 02/98

25×10 32×10

0000 0000 1287

CITY OF
Albuquerque

June 16, 1998

Robert Ryals, P.E.
Ryals Engineering
5301 Central Ave.
Albuquerque, New Mexico 87108

RE: Grading and Drainage Plan for Lot 1, Block 2, Los Altos Addition (L11/D21)
Engineer's Stamp Dated 5/20/98.

Dear Mr. Ryals:

The purpose for the submittal was unclear. The Drainage Information Sheet for the above referenced plan indicated that approvals were being sought for Foundation Permit, Building Permit, Grading Permit and Certificate of Occupancy approval. It appears that only a Building Permit is required since this will include the foundation and grading. The Certificate of Occupancy cannot be obtained until the construction is complete and certified. Prior to Building Permit approval, the following comments must be addressed:

1. Land treatment "A" (for undisturbed soil) cannot be used for landscaping in the proposed runoff calculations. Please revise these.

2. The plan references a report for Old Coors. If this project is not complete, are interim drainage improvements proposed until that system is complete? Is there an existing drainage system in the area that intercepts these flows? Downstream capacity was not addressed.

3. Is this site located within a FEMA floodplain? Please include the portion of the flood map showing the site.

4. It appears that a drivepad is proposed on the north side of the site. Show how this pad ties into the existing street. Is a one foot water block proposed at this drivepad?

5. The plan shows future curb and sidewalk along Coors. Is this being constructed with this project? Provide the existing and the proposed elevations for the improvements along Coors. It appears that the sidewalk was not continued along the frontage of Rio Vista Court. Why not?

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June 16, 1998

6. Provide a cross section of the proposed swale. Is the whole swale to be asphalt? How does runoff from the parking lot enter the swale? Is a curb proposed around the perimeter of the parking lot? How does the swale tie into the existing curb? Shouldn't this be a sidewalk culvert?

7. How high is the existing adobe wall along the east edge of the site? Will the proposed grading compromise this wall?

If you have any questions regarding these comments, please call me at 924-3982.

Sincerely,

Susan Calongne

Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Andrew Garcia, City Hydrology
File

25×10 32×10

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PLANS/PLATS ON FILE

FILE DESC: LU1/D21

PLANS/PLATS 4

25×10 32×10

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