HYDROLOGY L14/D10 ONE PLAN

L 14-D10

1 PLAN

INFORMATION SHEET

PROJECT TITLE Drainage Plan For 700 Gibson Blvd SE TYPE OF SUBMITTAL Final Drainage Plan

ZONE ATLAS PAGE NO. L-14-Z CITY ADDRESS 600 GIBSON BLVD SE

LEGAL DESCRIPTION Lots 1 & 2 of Block B of The Anderson & Thornton Replat of - Torrean Addition

ENGINEERING FIRM A & E ENGINEERING CONTACT JOHN ESQUIBEL

ADDRESS 1330 SAN PEDRO NE PHONE 266-8791

OWNER BUDDY BOLING CONTACT BUDDY BOLING

ADDRESS 700 GIBSON BLVD SE PHONE 242-8121

ARCHITECT [redacted] N/A CONTACT N/A

ADDRESS N/A PHONE N/A

SURVEYOR A & E ENGINEERING CONTACT JOHN ESQUIBEL

ADDRESS 1330 SAN PEDRO NE PHONE 266-8791

CONTRACTOR OWNER CONTACT BUDDY BOLING

ADDRESS 700 GIBSON BLVD SE PHONE 242-8121

DATE SUBMITTED 1-13-84

BY John F Esquibel

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 18, 1984

Mr. John Esquibel
A & E Engineering, Inc.
1330 San Pedro NE Suite 101
Albuquerque, NM 87110

REF: GRADING AND DRAINAGE PLAN FOR 700 GIBSON BOULEVARD SE (L14-D10)
RECEIVED JANUARY 17, 1984

Dear Mr. Esquibel:

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

1. A pre-design meeting in my office, to discuss this site, was never entertained. Therefore, I can only assume that you are guessing as to the requirements for this site.

2. All flows will have to be directed through the drive-pad or under the existing sidewalks, via sidewalk culverts for the disturbed and developed areas and construction limits will have to be identified if the whole site is not being modified.

3. The ground slope on the east side of the building indicates off-site flows onto the property. This has not been addressed sufficiently. Also, the flows are directed toward the building by the grading indicated.

4. How does the site interface with the alley? Is the alley paved? If not, City approved alley grades will be required.

5. Standard City drive-pad is required for the access to the parking lot. This is not shown on the plan.

6. Where are the roof drains?

7. If the arrows shown along the east property line are for the purpose of indicating the direction of flow, additional spot elevation will have to be provided to verify.

8. What are the elevations of the finished floors of the adjacent structures?

9. Justification of downstream capacity to allow free discharge as per the Flood Ordinance has not been provided.

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

Yours truly,

Billy J. Goolsby

Billy J. Goolsby, PE
City/County Flood Plain Administrator

BJG:mrk

cc: Bo K. Johnson/Trinity Enterprises
Mr. Charles Boling/Owner

A&E ENGINEERING INC.
CIVIL ENGINEERING, LAND PLANNING, AND SURVEYING

RECEIVED FEB 06 1984 HYDROLOGY SECTION

February 5, 1984

City of Albuquerque
Hydrology Section
P.O. Box 1293
Albuquerque, New Mexico 87103

ATTN: Bill J. Goolsby, PE, City/County Flood Plain Administrator

RE: Grading and Drainage Plan for 700 Gibson Boulevard S.E.
(L14-D10) received January 17, 1984

Dear Sir,

In reference to your letter of January 18, 1984 regarding the referenced subject. We are replying to your comments as follows:

1. A pre-design meeting with Mr. John Armstrong was entertained. The flood hazard maps were reviewed and there aren't any downstream conditions requiring ponding, therefore, it was agreed to have direct runoff to Edith Street S.E. During the conference, recap outlining our conference was not prepared.

2. All flows had been directed through the drive pad and a small percentage of natural ground graded area sheet-flows across the front in the same manner as has occurred during the sites natural state. We feel that there isn't sufficient runoff to require a under side walk culvert.

3. We have revised the plan to indicate that there aren't any offsite flows onto this property. See detail B-B. Flows are now directed away from the building by a swale as shown by Exhibit A-A.

4. The site will be graded to drain away (North) from the existing alley right-of-way. The alley is not paved. It is our opinion that this alley should be vacated since it has no value to the adjoining properties because Torreon Avenue is not graded or improved and as can be seen in the detailed map, the adjoining properties have frontage on Gibson Road or Edith Road, both being fully improved. Therefore, in our opinion, City Approved Alley Grades should not be a requirement.

5. We have designed a 25 foot standard city drive pad as is shown on the plan for the access of the parking lot.

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6. The roof drains are located on the plan and are on the Southeast and Southwest corners of the South face of the building.

7. We have shown additional spot elevations for the purpose of indicating the direction of flow and Section B-B for more detailed explanation.

8. We have shown the elevations of adjoining house and carport.

9. See reply #1 herein.

Our client is in extreme urgency to acquire a building permit and it is our opinion that we have complied with requirements of the Flood Ordinance and your comments. Your review and approval will be greatly appreciated. Thank you.

Very truly yours,

John F. Esquibel
President

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