PUBLIC WORKS/HYDROLOGY
L15/D19

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L15/D19

25×10 32×10

0000 0000 1699

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

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

May 17, 1985

Mr. Thomas Mann
Tom Mann & Associates, Inc.
811 Dallas NE
Albuquerque, NM 87110

change to D19
9/24/85

REF: REVISIONS FOR BUENA VISTA FOUR PLEXES (L15-D11A) RECEIVED MAY 10, 1985

Dear Tom:

Based on the information provided on your May 10, 1985 submittal, revisions indicated on your revised plan do not reflect the true as-built conditions per our field inspection. Listed below are some concerns that our section has with the as-built conditions:

1. As-built location and direction of roof drains. canale type installed
2. Developed flows across public sidewalks. OK added 4" PVC sidewalk K-15
3. Grading on the front parking areas not per approved plan. (How does it differ?) Speed bumps?
4. Lot 24 and Lot 23 must be capable of functioning by themselves without and involvement into Lot 22. OK
5. Sediment from northside of Lot 24 being conveyed towards Buena Vista Drive, SE. needs wall & paving

Please advise your client that based on our field inspection and revisions per your revised plan, we are unable to issue the Certificate of Occupancy green tags until items listed above and all items not constructed per the approved drainage plan are taken care of.

25×10 32×10

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

Sincerely,

Bernie J. Montoya

Bernie J. Montoya
Engineering Asst, C.E., Hydrology

BJM:mrk

0000 0000 1701

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

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

July 10, 1984

Mr. Thomas Mann
Tom Mann & Associates, Inc.
811 Dallas NE
Albuquerque, NM 87110

REF: BUENA VISTA FOUR PLEXES (L15-D11A) 7-3-84

Dear Tom:

Based on the information provided on your resubmittal of the above referenced drainage plan, listed below you will find certain concerns that will need to be addressed before final approval is granted:

1. Complete information sheet designating resubmittal, and also engineer's stamp with revised date. ✓
2. How will the proposed site accept the .5 cfs that you show entering from the east. ✓
3. Details for the retaining walls should be provided on this plan since this plan is what our section uses for inspections. Section through the walls should be provided to show interfacing with adjacent properties. Weep-holes are required where a pervious surface exists on the high side of the wall. No wall details
4. More detail in the way of sections, showing how you propose to convey the roof runoff from the rear of the buildings towards the asphalt area in the front. Runoff is not allowed to cross the property line. ✓ No easements

25×10 32×10

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

Sincerely yours,

Billy J. Goolsby

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

BJG:BJM:mrk

0000 0000 1703

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

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

June 1, 1984

Mr. Thomas Mann
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

REF: GRADING & DRAINAGE PLAN FOR BUENA VISTA FORM PLEXES
(L15-D11A) RECEIVED MAY 3, 1984.

Dear Tom,

I have reviewed the above referenced submittal and forward the following comments.

1. You have established that somewhere downstream an arroyo exists. However, you have not addressed how the dishcharge from this site gets there nor the impacts to the street, etc. ✓

2. The off-site flows should be quantified. Where will the flows from the south asphalt parking lot go now that the wall is to be built.

3. Details for the retaining walls should be provided on this plan since this plan is what our section uses for inspection. Also, section through the walls should be provided to show interfacing with adjacent properties. Weep-holes are required where a previous surface exists on the high side of the wall.

4. Roofdrains need to be shown and shall discharge to the front where the asphalt will be placed.

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

Sincerely,

Billy J. Goolsby

Billy J. Goolsby
City/County Flood Plain Admin.

BJG/cl

25×10 32×10

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CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. _____ DATE: 4/25/84

PLANNING DIVISION NO. L15

CONFERENCE RECAP

SUBJECT: Ducal Vista Townhouses
Lots 21-24

ATTENDANCE:	WHO	REPRESENTING
	Joe Montoya	
	F.J. Rovira	

FINDINGS:
1. Drainage plan required for Paving Const. Plan
2. Controlled discharge ~~required~~ is based on downstream capacity.

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: [signature] SIGNED: [signature]

TITLE: _____ TITLE: _____

DATE: 4/25/84 DATE: 4/25/84

25×10 32×10

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

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

September 27, 1985

Tom Mann
Tom Mann & Associates
811 Dallas NE
Albuquerque, NM 87110

REF: REVISED DRAINAGE PLAN FOR BUENA VISTA FOUR PLEXES (L15-D19)
RECIEVED AUGUST 14, 1985 PHASE I

Dear Tom,

Based on the information provided on your August 14, 1985 resubmittal, listed you will find certain concerns that will need to be addressed before final approval for certificate of occupancy can be issued:

1. Deletion of retaining wall on the north property line, is the wall needed or what alternative do you recommend to keep sediment from adjacent lot from entering lot 24.
2. Swale grading on east side of building to route roof runoff towards the front will need to be reworked.
3. Inspection for 4" P.V.C. pipe on lot 24 will need to be coordinated with City Inspection Department.
4. Acceptance of sheet flow from the east thru weep holes must be verified.

If I can be of further assistance, please feel free to call me at 766-7644.

Sincerely,

Bernie J. Montoya

Bernie J. Montoya CE
Engineering Assistant Hydrology

BJM/cl

25×10 32×10

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4098

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Buena Vista Four Plexes ~~Lots 23 & 24~~ ZONE ATLAS/DRNG. FILE #: L-15 / D11A

LEGAL DESCRIPTION: Lots 23 & 24 Blk 13 University Hts

CITY ADDRESS: Buena Vista SE

ENGINEERING FIRM: Tom Mann & Assoc Inc. CONTACT: Tom Mann

ADDRESS: 811 Dallas NE PHONE: 265-5611

OWNER: Brent Murray CONTACT: _____

ADDRESS: _____ PHONE: _____

ARCHITECT: Jerry Torr CONTACT: Jerry Torr

ADDRESS: 5726 Osuna NE PHONE: 884-7713

SURVEYOR: Tom Mann & Assoc CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: Brent Murray CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

✓ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. 2-84-88 9/20/84

PROJ. NO. _____

RECEIVED
AUG 14 1985
HYDROLOGY SECTION

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

✓ DRAINAGE PLAN Revisions

___ 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: 8/13/85

BY: Tom Mann

25×10 32×10

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PROJECT TITLE Buena Vista Interplexes TYPE OF SUBMITTAL Resubmittal #2#3

ZONE ATLAS PAGE NO. L-5 CITY ADDRESS 615/617A #4

LEGAL DESCRIPTION Lots 19-22 Blk 13 Univers. Hts.

ENGINEERING FIRM Tom Mann & Assoc Inc CONTACT Tom Mann

ADDRESS 821 Dallas NE PHONE 265-5611

OWNER Jerry Torr CONTACT Jerry Torr

ADDRESS 5726 Osuna NE PHONE 884-7713

ARCHITECT Torr CONTACT

ADDRESS PHONE

SURVEYOR Mann CONTACT

ADDRESS PHONE

CONTRACTOR CONTACT

ADDRESS PHONE

PRE-DESIGN MEETING:

✓ 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
✓ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 6/7/84 7/3/84 7/16/84 5/14/85

BY: Tom Mann

1. Removed 2-4" drains as per Greg Olsen.
2. Added note to prevent undermining of sidewalk.
3. added section between buildings & asphalt bumper.
4. added note 3.
5. showed phased construction & facil. has not constructed as of 5/13/85

RECEIVED
MAY 10 1985
ALBUQUERQUE
HYDROLOGY SECTION

25×10 32×10

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PROJECT TITLE Bu ... In four pleces TYPE OF SUBMITTAL Resubmittal #2#3

ZONE ATLAS PAGE NO. L-5 CITY ADDRESS

LEGAL DESCRIPTION Lots 19-22 Blk 13 Univers. Hts.

ENGINEERING FIRM Tom Mann ~~& Assoc~~ Inc CONTACT Tom Mann

ADDRESS 821 Dallas NE PHONE 865-5611

OWNER Jerry Torr CONTACT Jerry Torr

ADDRESS 5726 Osuna NE PHONE 884-7713

ARCHITECT Torr CONTACT

ADDRESS PHONE

SURVEYOR Mann CONTACT

ADDRESS PHONE

CONTRACTOR CONTACT

ADDRESS PHONE

PRE-DESIGN MEETING:

✓ 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
✓ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 6/7/84 7/3/84 7/16/84

BY: Tom Mann

1. Removed 2-4" drains as per Greg Olsen.
2. Added note to prevent condemning of sidewalk.
3. added section between buildings & asphalt bumper.
4. added note 3.

RECEIVED
APR 26 1985
HYDROLOGY SECTION

25×10 32×10

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4059

PROJECT TITLE Bu ... In four plexes TYPE OF ( )TAL Residential #2#3

ZONE ATLAS PAGE NO. L-15 D/A CITY ADDRESS _____

LEGAL DESCRIPTION Lots 19-22 Blk 13 Univers. Hts.

ENGINEERING FIRM Tom Mann & Assoc. Inc CONTACT Tom Mann

ADDRESS 831 Dallas NE PHONE 865-5611

OWNER Jerry Torr CONTACT Jerry Torr

ADDRESS 5726 Osuna NE PHONE 884-7713

ARCHITECT Torr CONTACT _____

ADDRESS _____ PHONE _____

SURVEYOR Mann CONTACT _____

ADDRESS _____ PHONE _____

CONTRACTOR _____ CONTACT _____

ADDRESS _____ PHONE _____

PRE-DESIGN MEETING:

✓ 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
✓ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 6/7/84 7/3/84 7/16/84

BY: Tom Mann

1. Removed 2-4" drains as per Greg Olsen.
2. Added note to prevent condemning of sidewalk.
3. added section between buildings & asphalt bumper.
4. added note 3.

RECEIVED
JUL 16 1984
HYDROLOGY SECTION

25×10 32×10

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INFORMATION SHEET

PROJECT TITLE Bu[illegible]sta four pleres TYPE OF SUBMITTAL Residential #[illegible]

ZONE ATLAS PAGE NO. L-15 CITY ADDRESS

LEGAL DESCRIPTION Lots 19-22 Blk 13 University Hts.

ENGINEERING FIRM Tom Mann & Assoc Inc CONTACT Tom Mann

ADDRESS 821 Dallas NE PHONE 865-5611

OWNER Jerry Torr CONTACT Jerry Torr

ADDRESS 5726 Osuna NE PHONE 884-7713

ARCHITECT Torr CONTACT

ADDRESS PHONE

SURVEYOR Mann CONTACT

ADDRESS PHONE

CONTRACTOR CONTACT

ADDRESS PHONE

PRE-DESIGN MEETING:

✓ 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
✓ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

As per Greg Olsen
1. Removed 2-4" drains under sidewalk
2. added note to prevent undermining of sidewalk.

DATE SUBMITTED: 6/7/84 7/3/84

BY: Tom Mann

RECEIVED
JUL 03 1984
HYDROLOGY SECTION

25×10 32×10

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INFORMATION SHEET

PROJECT TITLE Buena Vista four plexes TYPE OF SUBMITTAL Residential

ZONE ATLAS PAGE NO. L-15 CITY ADDRESS D/A

LEGAL DESCRIPTION Lots 19-22 Blk 13 University Hts

ENGINEERING FIRM Tom Mann & Assoc. Inc CONTACT Tom Mann

ADDRESS 821 Dallas NE PHONE 265-5611

OWNER Jerry Torr CONTACT Jerry Torr

ADDRESS 5726 Osuna NE PHONE 884-7713

ARCHITECT Torr CONTACT

ADDRESS PHONE

SURVEYOR Mann CONTACT

ADDRESS PHONE

CONTRACTOR CONTACT

ADDRESS PHONE

PRE-DESIGN MEETING:

✓ 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
✓ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

RECEIVED
JUN 13 1984
HYDROLOGY SECTION

DATE SUBMITTED: 6/7/84

BY: Tom Mann

25×10 32×10

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INFORMATION SHEET

PROJECT TITLE Buena Vista Four Plexes TYPE OF SUBMITTAL _____

ZONE ATLAS PAGE NO. L-15 CITY ADDRESS 1928, 1932 & 1936 & 2000 Buena Vista

LEGAL DESCRIPTION Lots 21-24 Blk 13 Clayton Hts.

ENGINEERING FIRM Tom Mann & Assoc. Inc CONTACT Tom Mann

ADDRESS 811 Dallas NE PHONE 265-5611

OWNER _____ CONTACT _____

ADDRESS _____ PHONE _____

ARCHITECT Jerry Tarr CONTACT Jerry Tarr

ADDRESS 5736 Osuna NE PHONE 842-9183

SURVEYOR Tom Mann CONTACT _____

ADDRESS _____ PHONE _____

CONTRACTOR Unk. CONTACT _____

ADDRESS _____ PHONE _____

PRE-DESIGN MEETING:

✓ 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
✓ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

PERMIT
MAY 03 1984
HYDROLOGY SECTION

DATE SUBMITTED: 5/2/84

BY: Tom Mann

25×10 32×10

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PLANS/PLATS ON FILE

FILE DESC: _____

L15/019

PLANS/PLATS 1

25×10 32×10

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