HYDROLOGY

L19/D24

GROUP HOME FOR MENTALLY

RETARDED ADULTS

L19/D24

2 PLANS

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. L-19 DATE: _____

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: NMARC Group Home

ATTENDANCE: WHO	REPRESENTING
Brian Burnett	City
Steve Cannon	Tom Mann.

FINDINGS: 1. Master Plan of Drainage for Kirtland AFB impacts site. Property maybe located in area required for ~~dention~~ detention facility. Should
a. Contact Herbenhoff for details
b. Contact Mr. Sanchez 844-5314 (KAFB) for details
2. No design criteria should be established until interaction with Master Plan is clearly defined

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: [illegible] SIGNED: Stephen D Cannon

TITLE: CE/Hydrology TITLE: Project Engineer/TTM

DATE: 9/24/92 DATE: _____

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. _____ DATE: 11/16/82

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: Louisiana Project
(Louisiana & Gibson)

ATTENDANCE: WHO	REPRESENTING
Steve Cannon	Tom Mann & Assoc.
Brian Burnett	City

FINDINGS:
1. Plans must be coordinated with Herkenhoff project. Written approval of layout must be obtained from Herkenhoff
2. Off-site flows should be routed through site.
3. 100-year DEVELOPED runoff must be detained on-site (ie, no downstream capacity).
4. Drainage Plan appropriate

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: Brian Burnett
TITLE: CE/Hydrology
DATE: 11/16/82

SIGNED: Stephen P Cann
TITLE: Project Engineer
DATE: 11/16/82

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DRAINAGE REPORT INFORMATION SHEET

PROJECT TITLE GROUP HOME FOR MENTALLY RETARDED ADULTS

ZONE ATLAS PAGE NO. C-19-D24 CITY ADDRESS 1120 LOUISIANA SE

LEGAL ADDRESS A Por. of A.A.R.C. Parcel within SW1/4, SEC 30, T. 10-N. (D-18-A)

ENGINEERING FIRM TOM MANN & ASSOC. CONTACT STEVE CANNON

ADDRESS 811 DALLAS NE PHONE 265-5611

OWNER NMARC CONTACT

ADDRESS PHONE

ARCHITECT/SURVEYOR BURNS / PETERS CONTACT TYLER MASON

ADDRESS 8000 PENNSYLVANIA CIRCLE PHONE 265-3645

DATE SUBMITTED FEB 1, 1983

BY STEVE CANNON

RECEIVED
FEB 03 1983
ENGINEERING

21011

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

RECEIVED

FEB 24 1983

ENGINEERING

DRAINAGE REPORT INFORMATION SHEET

PROJECT TITLE GROUP HOME FOR MENTALLY RETARDED ADULTS

ZONE ATLAS PAGE NO. C-19-D24 CITY ADDRESS 1120 LOUISIANA SE

LEGAL ADDRESS A Por. of A.A.R.C. Parcel within SW1/4, SEC 30, T. 10-N. (D-18-A)

ENGINEERING FIRM TOM MANN & ASSOC. CONTACT STEVE CANNON

ADDRESS 811 DALLAS NE PHONE 265-5611

OWNER NMARC CONTACT

ADDRESS PHONE

ARCHITECT/SURVEYOR BURNS / PETERS CONTACT TYLER MASON

ADDRESS 8000 PENNSYLVANIA CIRCLE PHONE 265-3645

DATE SUBMITTED ~~FEB 1, 1983~~ FEB 23, 1983

BY STEVE CANNON

Tom Mann Associates, Inc.
Engineers
811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

21001
February 23, 1983

L19-D24

RECEIVED
FEB 24 1983
ENGINEERING

Mr. Brian Burnett, Engineer
Hydrology Department
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Re: NMARC Group Home Drainage Plan

Dear Brian:

Transmitted herewith are two (2) copies of the drainage plan for the Group Home for mentally retarded adults. I believe the plan has been laid out as per our preliminary discussions back in December. Included in the package is the recommended system lay out for the Kirtland Air Force Base Detention Basins, as sent to me by Russell Givler of Gordon Herkenhoff and Associates. He has reviewed our proposed lay out and does not perceive any problems with our development scheme interferring with the proposed Detention Basins on the Air Force Base.

A Special Order 19 has already been prepared and approved by Bob Kielich for the outlet pipe discharging from the proposed pond into Louisiana Blvd.

Please review. If you have any questions, contact me. Thank you.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Stephen D. Cannon

Stephen D. Cannon
Project Engineer

SDC:sh
Encs.

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

March 10, 1983

Steve Cannon
Tom Mann & Associates
811 Dallas N.E.
Albuquerque, N.M. 87110

RE: GROUP HOME FOR MENTALLY RETARDED ADULTS (L19-D24)

Dear Steve:

The following information is required to continue the drainage review for the referenced project:

1. Zoning and/or planning requirements.

2. Future development connected with this project.

3. Clarification of the following statements: "Future drainage facilities recommended by the report should not impact the site." In other words, what future facilities are proposed that should not impact the site?

4. Is the site to be subdivided and are those (indicated on the plan) the proposed or existing property lines?

5. Show how the overflow, as indicated, will discharge into Louisiana Blvd. via the proposed drivepad.

6. Identify the Q_{100} pond volume elevation.

If you should have any questions regarding the above plan, please feel free to contact me.

Very truly yours,

Fred J. Aguirre, P.E.
Civil Engineer

FJA/tsl

INFORMATION SHEET

PROJECT TITLE GROUP HOME FOR MENTALLY RETARDED ADULTS TYPE OF SUBMITTAL Drainage/Grading Plan

ZONE ATLAS PAGE NO. L-19 924 CITY ADDRESS 1120 LOUISIANA, NORTH OF GIBSON

LEGAL DESCRIPTION LOT 1 · LANDS OF A.A.R.C. (10/1/82)

ENGINEERING FIRM TOM MANN & ASSOC CONTACT STEVE CANNON

ADDRESS 811 DALLAS NE PHONE 266-0168

OWNER A.A.R.C. CONTACT

ADDRESS PHONE

ARCHITECT BURNS & PETERS CONTACT TYLER MASON

ADDRESS PHONE

SURVEYOR CONTACT

ADDRESS PHONE

CONTRACTOR CONTACT

ADDRESS PHONE

PRE-DESIGN MEETING:

X YES
___ NO
X 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)

DATE SUBMITTED: 5/23/84

BY: STEVE CANNON

RECEIVED MAY 24 1984 HYDROLOGY SECTION

ATTENTION: BERNIE

INFORMATION SHEET

PROJECT TITLE ARRC Louisiana Project TYPE OF SUBMITTAL Drainage

ZONE ATLAS PAGE NO. L-19 D24 CITY ADDRESS 1130 Louisiana SE

LEGAL DESCRIPTION Lot numbered Two (2) of Lands of ARRC within SW 1/4 of Section 30 T 10 N, R 4 E, NMPM Albuquerque NM

ENGINEERING FIRM Tom Mann & Assoc CONTACT Steve Gannon

ADDRESS 811 Dawes NE PHONE 265-5611

OWNER Albuq Assoc for Retarded Citizens CONTACT Elwin Swem, Charlie Hymes

ADDRESS 1408 San Pedro NE PHONE 255-5516

ARCHITECT Burns / Peters Group PA CONTACT Tyler Mason

ADDRESS 8000 Penna Circle NE PHONE 265 3646

SURVEYOR NA CONTACT

ADDRESS PHONE

CONTRACTOR NOT AWARDED 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
X BUILDING PERMIT APPROVAL — Submitted concurrently with Building Permit sets
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 14 June 1984

BY: Tyler Mason

RECEIVED
JUN 14 1984
HYDROLOGY SECTION

8000 Pennsylvania Circle NE Albuquerque, New Mexico 87110 Telephone 505•265-3645

THE BURNS•PETERS GROUP, P.A.

Date: 13 JUNE 1984

ATTN: HYDROLOGY PLANCHECKER
CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT - BLDG & INSPECTION
123 CENTRAL AVENUE NW
ALBUQUERQUE, NM 87102

PROJECT: (name, address)
ARRC LOUISIANA PROJECT

PROJECT NO: 8217

If checked below, please:
( ) Acknowledge receipt of enclosures.
( ) Return enclosures to us.

We Transmit the Following:

Copies	Description
2	SHEET # C2, GRADING PLAN

If enclosures are not as noted, please inform us immediately.

Remarks: FOR YOUR USE IN PLAN REVIEW. IF YOU HAVE QUESTIONS PLEASE CONTACT STEVE CANNON AT TOM MANN & ASSOCIATES, 265-5611.
PLANS HAVE BEEN SUBMITTED FOR BUILDING PERMIT

By [signature]

Copies to:

RECEIVED JUN 14 1984 HYDROLOGY SECTION

William L. Burns, AIA • Ronald L. Peters, AIA • Donald F. Fletcher, AIA • Jack R. Alley, AIA • Roger Easley

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

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

June 27, 1984

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

REF: GRADING AND DRAINAGE PLAN FOR A.A.R.C. LOUISIANA PROJECT (L19-D24)
RECEIVED JUNE 14, 1984

Dear Steve:

The above referenced submittal is incomplete for review. The only thing that can be reviewed is the grading. Drainage has not been sufficiently addressed. Please refer to the DPM checklist for the required information to receive approval from this department.

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

Yours truly,

Billy J. Goolsby

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

BJG:mrk

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

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

July 5, 1984

Mr. Steve Cannon
Tom Mann & Associates, Inc.
811 Dallas N.E.
Albuquerque, New Mexico 87110

RE: REVISED GRADING & DRAINAGE PLAN FOR MENTALLY RETARDED ADULTS (L19-D24) RECEIVED MAY 24, 1984.

Dear Steve,

I apologize for the mix-up in the review of your submittal. I was unaware that there were two seperate submittals in the same file.

The above referenced plan, dated May 21, 1984, is approved.

Please attach a copy of this approved plan along with the appropriately approved "Drainage Facilities Within Public R/W" document to the construction set prior to release of the building permit.

If I can be of further assistance, please contact me at 766-7644.

Yours truly,

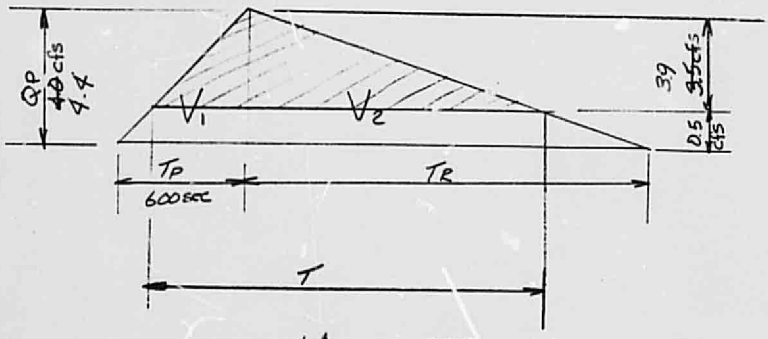
Billy J. Goolsby

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

BJG/cl

cc: Greg Olson

Louisana Project
21011



$$V_1 = (1/2)(600)(\cancel{4.0}\ 4.4) = \cancel{1200}\ 1320 \text{ cf}$$

$$V_2 = V_{100} - V_1 = \cancel{6960}\ 7650 - \cancel{1200}\ 1320 = \cancel{5760}\ 6230 \text{ cf}$$

$$T_R = \frac{2V_2}{Q_p} = \frac{(\cancel{5760}\ 6230)(2)}{\cancel{4.0}\ 4.4} = \cancel{2880}\ 2830 \text{ sec} = \cancel{48.0}\ 47.2 \text{ min}$$

$$T = \left[\frac{\cancel{3.5}\ 3.9}{\cancel{4.0}\ 4.4}\right]\left[\cancel{2880}\ 2830 + 600\right] = \cancel{3040}\ \cancel{3045}\ 3040 \text{ sec} = \cancel{55.75}\ \cancel{50.75}\ 50.7 \text{ min}$$

$$V_{reg} = [1/2]\left[\cancel{3.5}\ 3.9\right]\left[\cancel{3045}\ 3040\right] = \cancel{5325}\ 5900 \text{ c.f.}$$

INFORMATION SHEET

PROJECT TITLE Louisana Project TYPE OF SUBMITTAL _____

ZONE ATLAS PAGE NO. L-19 CITY ADDRESS GIBSON STREET

LEGAL DESCRIPTION Portion of Parcel 1, New Mexico No. Loop To Federal Aid Primary Route #3.

ENGINEERING FIRM Tom Mann & Assoc. CONTACT STEVE CANNON

ADDRESS 811 Dallas NE PHONE 265-5611

OWNER A.A.R.C. CONTACT _____

ADDRESS _____ PHONE _____

ARCHITECT Burns & PETERS CONTACT Tyler Mason

ADDRESS _____ PHONE 265-3645

SURVEYOR _____ CONTACT _____

ADDRESS _____ PHONE _____

CONTRACTOR _____ CONTACT _____

ADDRESS _____ PHONE _____

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)

DATE SUBMITTED: 7/13/84

BY: Stephen J Cannon

RECEIVED
JUL 13 1984
HYDROLOGY SECTION

811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

Tom Mann Associates, Inc.
Engineers

21021
July 13, 1984

Mr. Billy Goolsby
City Flood Plain Administrator
Design/Hydrology Section
123 Central N.W.
Albuquerque, New Mexico 87102

Re: Grading and Drainage Plan for AARC Louisiana Project
(L19-D24)

Dear Billy:

Transmitted herewith for your review is a package of material pertaining to the above referenced project. The project architect submitted an incomplete package to you on June 14, 1984. Transmitted herewith for your files is a project information sheet, one copy of the grading and drainage plan, a copy of the preliminary drainage conference recap which was conducted on November 16, 1982, with Mr. Brian Burnett, and a copy of the unit hydrograph analysis showing pond routing and required pond volume. In the preliminary drainage conference, Mr. Burnett stated that the plans must be coordinated with the Herkenhoff project. This has been done for both the Louisiana project and the Group Home which you have previously approved. You should find a layout map from Herkenhoff in your files indicating that this drainage concept conforms with the Kirtland Air Force Base Master Drainage Study.

If you have any questions concerning this submittal, please do not hesitate to call.

Thank you,

TOM MANN & ASSOCIATES, INC.

RECEIVED
JUL 13 1984
HYDROLOGY SECTION

Stephen D. Cannon
Project Engineer

SDC:kl
Encls

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

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

July 27, 1984

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

REF: GRADING AND DRAINAGE PLAN FOR A.A.R.C. LOUISIANA PROJECT (L19-D24)
RECEIVED JULY 13, 1984

Dear Mr. Cannon:

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

1. In your calculations you show an impervious area of .30%, please correct this typo. The value of 30% impervious seems low. Please outline asphalt areas and landscaping.

2. The drainage plan indicates a retaining wall will be required along the north property line. Please show the retaining wall on the drawing with spot elevations.

3. The drainage basin map indicates that off-site flows will enter from the east. Your calculaitons do not appear to add these flows into the ponding volume.

If you should have any questions, please call me at 766-7644.

Sincerely yours,

Carlos Montoya
Civil Engineer/Hydrology

CM:mrk

INFORMATION SHEET

PROJECT TITLE AARC Louisiana TYPE OF SUBMITTAL 97th Final

ZONE ATLAS PAGE NO. L-19 D24 CITY ADDRESS Louisiana & Gibson update

LEGAL DESCRIPTION Unplatted

ENGINEERING FIRM Tom Mann & Assoc CONTACT Stephen Cannon

ADDRESS 811 Dallas NE PHONE 265-5011

OWNER AARC CONTACT

ADDRESS PHONE

ARCHITECT Burns & Peters CONTACT Tyler Mason

ADDRESS 8001 Pennsylvania Circle PHONE 265-3645

SURVEYOR Unk. 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 AUG 31 1984 HYDROLOGY SECTION

DATE SUBMITTED: 8/31/84

BY: Tom Mann

Tom Mann Associates, Inc.
Engineers
811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

RECEIVED
AUG 31 1984
HYDROLOGY SECTION

21012
August 24, 1984

Mr. Carlos Montoya
Civil Engineering/Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Grading and Drainage Plan for AARC Louisiana Project
(L19-D24)

Dear Carlos:

In response to your comments on the subject property in a letter dated July 27, 1984, I forward the following comments.

1. The calculations on the grading plan have been modified to show how the impervious area was determined. The area considered to be impervious includes the eight buildings, the parking and driveway facility, and the sidewalks. As you can see in the calculations, this area totals to 27,840 square feet which is 38% of the entire site. All other areas are to be landscaped or left as is. Additional ponding areas have been provided as shown in the plan.

2. No retaining wall will be required along the north property line. If you refer to the approved grading and drainage plan for the group home which should be located in your files, you will note that the proposed grades on this property coincides with the finish grades for the group home. Essentially, the east side of the group home is built up to keep offsite flows from entering that property. These flows are conveyed through the Louisiana Project. All other grading on the north side will match existing conditions.

3. There is an existing drainage basin to the east of the subject site which contributes flows onto the property. The fifth paragraph under the drainage plan has been modified as follows: "Offsite flows are routed through the site and the pond before discharging into Louisiana Boulevard, however, the pond is not designed with sufficient volume the detain the offsite 100-year frequency runoff (6.4 cfs)". As per AMAFCA policy and the drainage ordinance I do not believe it is the responsibility of this property owner to detain existing offsite flows on his property.

Transmitted herewith is a revised copy of the grading and drainage plan. If you should have any questions, please call me at 265-5611.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Stephen D. Cannon
Project Engineer

SDC:kl

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

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

September 6, 1984

Mr. Steve Cannon
Tom Mann & Associates
811 Dallas, N.E.
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR A.A.R.C. LOUISIANA (L19-D24) RECEIVED AUGUST 31, 1984

Dear Steve:

The above referenced plan, dated December 2, 1984, is approved.

Please attach a copy of this approved plan along with the appropriately approved "Drainage Facilities Within City Right-of-Way" document to the construction set prior to release of the building permit.

If I can be of further assistance, please contact me at 766-7644.

Sincerely yours,

Carlos A. Montoya
Civil Engineer/Hydrology

CAM/bm

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Louisiana Project AARC ZONE ATLAS/DRNG. FILE #: L-19/D24 & D24A

LEGAL DESCRIPTION: SW1/4 Sect 30 T10N R3E

CITY ADDRESS: 1130 Louisiana SE

ENGINEERING FIRM: Tom Mann & Assoc CONTACT: Tom Mann

ADDRESS: 811 Dallas NE 87110 PHONE: 265-5611

OWNER: AARC CONTACT: N/A

ADDRESS: PHONE:

ARCHITECT: Burn & Peters CONTACT: Charlie Otero

ADDRESS: 8001 Pennsylvania Circle NE 87110 PHONE: 265-3645

SURVEYOR: Unknown CONTACT:

ADDRESS: PHONE:

CONTRACTOR: Ike Pitman CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

___ YES

X NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED APR 24 1985 HYDROLOGY SECTION

DRB NO.

EPC NO. Z-81-51 5/22/81

PROJ. NO.

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

X GRADING PLAN - Revised

___ 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

X CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 4/24/85

BY: Tom Mann

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

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

May 7, 1985

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

REF: REVISED DRAINAGE PLAN FOR LOUISIANA PROJECT AARC (L19-D24) ENGINEER STAMP 4/24/85

Dear Tom:

Based on the information provided on your April 24, 1985 submittal, revisions indicated are acceptable. Please advise your client that he will need to make arrangements with our inspector for a reinspection.

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

Sincerely,

Bernie J. Montoya

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

BJM:mrk

OFFICIAL NOTICE

DECISION ON A REQUESTED SPECIAL EXCEPTION

As provided by the Comprehensive City Zoning Code,
Chapter 7, Article XIV, Revised Ordinances of Albuquerque, NM, 1974

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION
P. O. Box 1293, Albuquerque, NM 87103

Association for Retarded Citizens of New Mexico requests a variance from the parking requirements to allow provision of 4 parking spaces for a 10 bedroom group home on Lot 1, of SP-82-252, located on Louisiana Boulevard, S.E., between Eastern Avenue and Gibson Boulevard, S.E. (L-18)

Decision No.: ZA-83-8
Hearing Date: 1/19/83
Decision Date: 1/19/83

FINDINGS: The requested conditional use would not be injurious to the use of adjacent properties, and approval would be consistent with the intent of the Zoning Code.

DECISION: A variance from the parking requirements is approved as requested and in accordance with the submitted plan.

NOTE: An easement to connect with the circulation system of the adjoining facility is encouraged but not required.

If you wish to appeal this decision, you may do so by February 3, 1983 in the manner described below.

Appeal is to the Planning Commission within 15 days of the decision.

A filing fee of $40 shall accompany each appeal application. When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Planning Commission within 60 days of its filing. The Municipal Development Department shall give written notice of an appeal, together with a notice of the date, time, and place of hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above provided all conditions imposed at the time of approval have been met. However, the Zoning Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to approval of an application. To receive this approval, the applicant agrees in writing to return related building permits if an appeal is duly filed.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision when you apply for any related building permit or occupation tax number.

Approval of a conditional use or variance application is void after one year from date of approval if the rights and privileges granted thereby have not been executed or utilized.

Floyd O. Baker

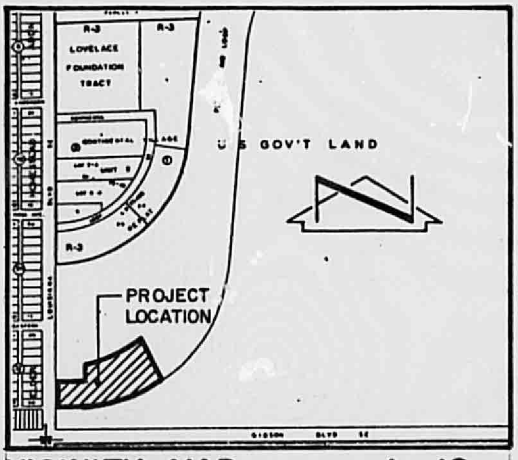
Zoning Hearing Examiner

cc: Mr. Mitch Stahl, Association for Retarded Citizens of New Mexico, 8200 1/2 Menaul, NE
Mr. Tyler Mason, Burns/Peters Group - Agent, 8000 Pennsylvania Circle, NE
Mr. Fleming, Property Owner - 804 Jewel Place, NE
Mr. T. H. Meyners, Property Owner - 1916 Ross Place, NE

CITY OF ALBUQUERQUE

Dick S.

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



VICINITY MAP **L-19**

SCALE: 1" = 800'

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
THOMAS P. MANN JR.
AND LAND SURVEYOR

09/20/84

NOTICE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.
2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with "Public Works Contract No. 84-3".
3. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to ARTERIAL street use.

Okay TOM

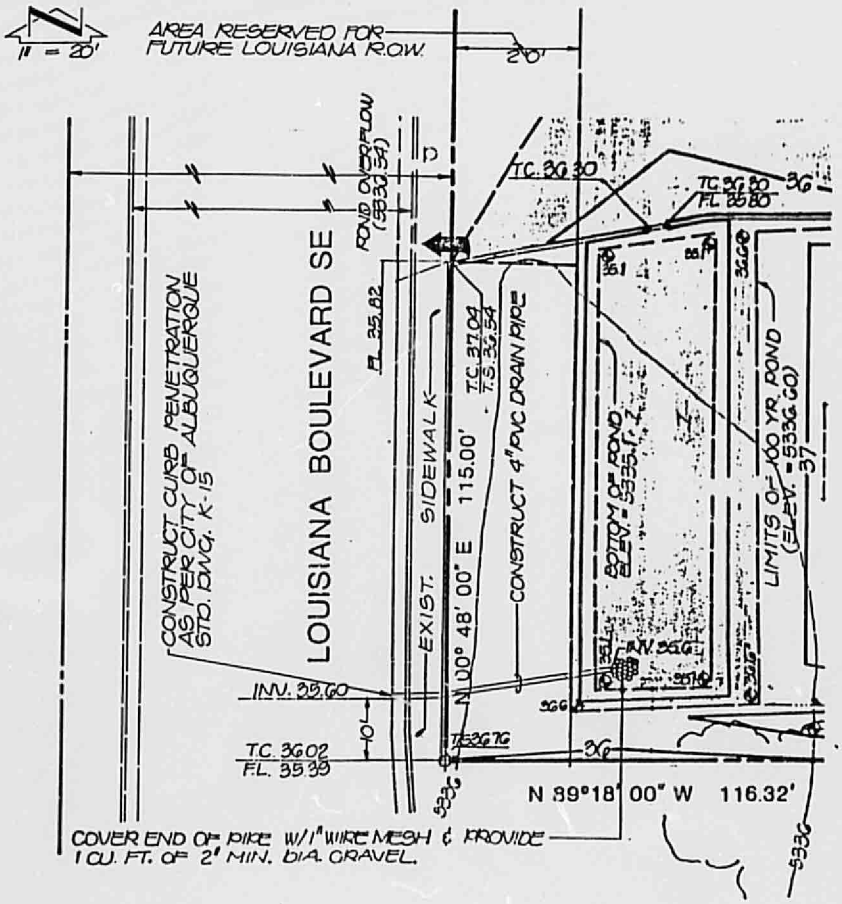
D-156

Job No. 2101

APPROVALS	NAME	DATE	TITLE: CURB PENETRATION AARC-LOUISIANA PROJECT 1130 LOUISIANA S.E.	
A.C.E./DESIGN		10/09/84		
INSPECTOR	D. Sabo	2-22-85	PERMIT NO. 18592	MAP
A.C.E./FIELD	W.F. McNamara	2/25/85	SHEET 1 OF 2	NO. L-19

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



PROJECT BENCHMARK:

A STANDARD N.M.S.C.H. BRASS TABLET STAMPED "Sta. C-2." SET IN TOP OF A CONCRETE POST SET FLUSH WITH THE GROUND LOCATED IN THE CENTER OF A MEDIAN STRIP IN GIBSON BLVD. LOCATED APPROXIMATELY 15.4 FEET WEST OF THE NOSE OF THE MEDIAN WHICH IS JUST WEST OF LOUISIANA BLVD. (ALB. B.M. C-2).
ELEVATION: 5334.70 FEET (M.S.L.)

LEGAL DESCRIPTION:

1.7003 ACRES OF A A.R.C. PARCEL WITHIN LOOP TO FEDERAL AID PRIMARY ROUTE No. 5.

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
THOMAS P. MANEY
3792
AND LAND SURVEYOR

D-156

Job No. 2101

APPROVALS	NAME	DATE	TITLE: CURB PENETRATION AARC – LOUISIANA PROJECT 1130 LOUISIANA S.E.	
A.C.E. / DESIGN		10/09/84		
INSPECTOR		2-22-85	PERMIT NO. SHEET 2 OF 2	MAP NO. L-19
A.C.E. / FIELD	W.F. McNamara	2/25/85		

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