THE DUNES

APARTMENTS

L22-D9

3 PLANS

Tom:
for your "drainage" file

Jose Yguado and Associates
901 - 3rd Street SW
Albuquerque, New Mexico

Re: PROPOSED PLAT OF DORADO VILLAGE ADDITION

Gentlemen:

Your proposed plat and zone change sheet with contours were received today for purposes of review. We have the following questions which should be answered before a further study can be made:

(1) On the zone change map, what is the contour interval and what are the elevations of the contour lines?

(2) What do you propose to do with the drainage which enters the collector street between Tracts A and B as shown on your zone change map?

(3) What provisions have you made for a drainage and utilities easement east of proposed Dorado Place S.E. on the old alignment of Singing Arrow Avenue?

(4) We understood that a drainage report was to accompany the contour map on which the proposed "drainage area" is shown. What is the size of the indicated "drainage area" and where is the drainage report.

Your prompt answer to these questions would be appreciated in order that we may expedite a review of your proposed plat.

Very truly yours,

William T. Stevens
City Engineer

GEP ej

SCHLEGEL AND [illegible], ARCHITECTS 1620 Central SE
Albuquerque
87106
(505) 247-1529

~~Approved~~ Letter rec'd

July 5, 1979

JUL 09 1979

CITY ENGINEER

Mr. Richard Heller, City Engineer
City of Albuquerque
Engineering Division
400 Marquette N.W.
Albuquerque, New Mexico 87102

L22-D98

RE: Dorado Village

Dear Mr. Heller:

Upon completion of the above named project, we will inspect said project and certify that it has been constructed in a manner consistent with the approved Drainage Plan.

/s/ Engineering Consultant

CONSULTANTS, INC.
Engineering - Planning

By: Chas. Fred L. Weiss
(Christopher L. Weiss)

Title: Pres.

Date: 7-5-79

I hereby release this plan for Building Permit:

Signed: Richard S. Heller
(Mr. Richard Heller)

Title: City Engineer

Date: 7/9/79

Consultants terrasol inc.
P.O. Box 142 Sandia Park, New Mexico 87047 (505) 281-1991

22-D9a
file

January 8, 1982

RECEIVED
JAN 12 1982
CITY ENGINEER

City of Albuquerque
Mr. Charles M. Easterling
Principal Assistant City Engineer/Hydrology
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: Lots 28, 29, 30, 31, 32, 36 and 37, Dorado Village Addition.

Dear Chuck:

I am writing to you on behalf of Mr. Bill Sanchez, of Sanchez Homes, Inc., concerning the above referenced lots. Mr. Sanchez is preparing to complete the development of these 8 lots. I had checked with your staff as to the best way to proceed with the final plans for these lots, and due to the space limitations of the lots, the soil type, the possible conflicts of drainage criteria with FHA, and the need to provide a livable project for this type of development, I was advised to write to you to request a variance to the approved master drainage plan which calls for rear yard ponding for each lot.

We are requesting that each of the respective lots be allowed free discharge to the adjacent street. This concept is in keeping with many lots in the area which have already received a variance to the pond concept.

If I can be of further assistance in helping with your decision, please contact me.

Very truly yours,

Christopher L. Weiss

Christopher L. Weiss, P.E.
President

CLW/vw

cc: Mr. Bill Sanchez

BRIAN
WRITE HIM AND TELL HIM TO SUPPLY REVISED DRAWINGS, COMPS. AND DRAINAGE REPORT ALONG WITH WRITTEN JUSTIFICATION, THEN WE WILL DECIDE.
CME

L22/D9

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

~~L22 - D9a~~

January 18, 1982

Mr. Chris Weiss
Consultants Terra-Sol, Inc.
P.O. Box 142
Sandia Park, NM 87047

RE: LETTER DATED JANUARY 8, 1982 CONCERNING DORADO VILLAGE ADDITION DRAINAGE REPORT

Dear Chris:

The following information is necessary for this office to evaluate the request for free discharge off the tract:

a. Drainage computations.

b. Analysis of downstream conditions.

c. Revised drawings.

If I can help in any way, please call.

Very truly yours,

BGB

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

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

31051
January 5, 1983

RECEIVED
JAN 06 1984
ENGINEERING

Mr. Billy Goolsby
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Grading and Drainage Plan for Don Hanosh Self-Storage (L22-D9a)

Dear Billy:

In response to your letter dated December 14, 1983, I am hereby transmitting a revised copy of the subject project. In addition to this plan, some clarification will assist you in you review. These items are as follows:

1. Offsite flows enter the site primarily from the unplatted land which is situated to the east of the site. Tract B-3 is currently developed and does not contribute runoff to the subject project. Tract B-5 is also developed. There is an existing concrete curb at the property line between Tract B-5 and the subject project. This curb will retain any runoff that may collect at that point. For the most part, the contours demonstrate that the runoff from that parcel drains out to Central Avenue.

2. A rip-rap apron has been provided at the outlet of the six-inch PVC pipe. In addition, the emergency spillway has been plated with gravel rip-rap to enhance its stability.

3. The discharge from the pond will reach a peak rate of 1.6 cfs which is much less than the 24 cfs which the channel can handle (refer to the channel capacity calculations on the plan). It can further be stated that the analysis of the trickle-flow hydraulics at the 90-degree bend is not necessary in view of the anticipated peak flow of 1.6 cfs. This flow will have a velocity of 1.1 feet per second, and depth of 0.2 feet. This analysis is based upon the Manning Equation. In following, the 100-year peak flow of 17.3 cfs will achieve a velocity of about three feet per second. This, too, is based upon the Manning Equation.

4. Based upon the current platting of these parcels of land, the drainage easement in question is a "private" easement and

thereby will be maintained by the owner. It will not be the City's responsibility to maintain the grass-lined channel.

5. The channel will accept offsite flows if any are generated by the undeveloped upstream lands. These flows will be in the form of sheet flow, and, therefore, it is not anticipated that they will create any erosion upon their introduction to the channel. If any erosion should occur, the channel may require some maintenance and, as previously mentioned, this is the responsibility of the owner.

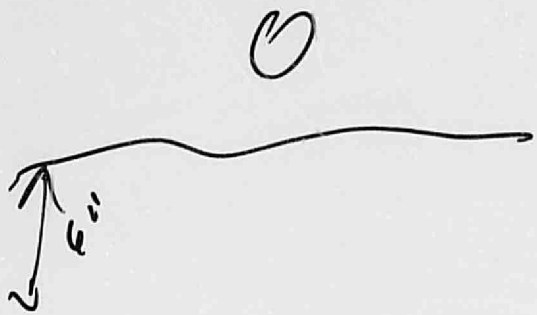
If you should have any further questions or comments concerning this project, please do not hesitate to call.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Jeffrey G. Mortensen, P.E.
Project Engineer

JGM:ra
Encl.


6"

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. _____ DATE: 8/26/83

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: Sela Storage Units for Don L. Hanosh (L22)

	WHO	REPRESENTING
ATTENDANCE:	Jeff Mortensen	
	Fred J. Kelly	

FINDINGS:

1. Controlled discharge required due to flooding at Western Skies and Cochiti.
2. Outfall must be to an improved City R/W
3. Identify any phasing and include an erosion control plan ~~during~~ ~~during~~ with the ~~[illegible]~~ drainage plan
4. Drainage Plan approved

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: [illegible]
TITLE:	TITLE: Project Engineer
DATE: 8/26/83	DATE: 8/26/83

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT

3/051

INFORMATION SHEET

PROJECT TITLE DON L. HANOSH SELF STORAGE UNITS TYPE OF SUBMITTAL CONCEPTUAL DRAINAGE PLAN

ZONE ATLAS PAGE NO. L-22-Z CITY ADDRESS CENTRAL SE

LEGAL DESCRIPTION PORTION OF TRACT B-2, DORADO VILLAGE

ENGINEERING FIRM TOM MANN & ASSOC CONTACT JEFF MORTENSEN

ADDRESS 811 DALLAS NE PHONE 265-5611

OWNER DON L. HANOSH CONTACT J. MORTENSEN

ADDRESS C/O TOM MANN & ASSOC PHONE 265-5611

ARCHITECT LUJAN-BEITRAN CONTACT ROGER LUJAN

ADDRESS 8009 MARBLE NE PHONE 265-8885

SURVEYOR TOM MANN & ASSOC. CONTACT J. MORTENSEN

ADDRESS PHONE 265-5611

CONTRACTOR NOT SELECTED CONTACT N/A

ADDRESS PHONE

DATE SUBMITTED 9-2-83

BY JEFFREY G. MORTENSEN

Use this Information Sheet when submitting the following:

Drainage report or plan, conceptual grading and drainage plan, engineer's certification plan, erosion plan and grading plan. Provide the information applicable to your submittal.

KC: ROGER LUJAN

RECEIVED
SEP 02 1983
ENGINEERING

ATTN: FRED AGUIRRE 103

OCT 5 1983

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 4, 1983

Jeff Mortensen
Tom Mann & Associates
811 Dallas N.E.
Albuquerque, N.M. 87110

RE: DON L. HANOSH STORAGE CONCEPTUAL DRAINAGE PLAN DATED 9/16/83

Dear Jeff:

The referenced plan is conceptually approved with one comment, i.e., the treatment of the channel will be determined at the drainage plan review stage.

Very truly yours,

Fred J. Aguirre
Civil Engineer/Hydrology

FJA/tsl

INFORMATION SHEET

PROJECT TITLE DON HANOSH SELF STORAGE TYPE OF SUBMITTAL GRADING & DRAINAGE PLAN

ZONE ATLAS PAGE NO. L-22 CITY ADDRESS CENTRAL AVE SE

LEGAL DESCRIPTION PORTION OF TRACT B-2

ENGINEERING FIRM TOM MANN & ASSOC CONTACT JEFF MORTENSEN

ADDRESS 811 DALLAS NE PHONE 265-5611

OWNER DON L. HANOSH CONTACT ENGINEER

ADDRESS C/O 811 DALLAS NE PHONE

ARCHITECT LUJAN - BELTRAN CONTACT ROGER LUJAN

ADDRESS 8009 MARBLE NE PHONE 265-8885

SURVEYOR TOM MANN & ASSOC. CONTACT TOM MANN

ADDRESS PHONE 265-5611

CONTRACTOR NOT KNOWN CONTACT

ADDRESS PHONE

DATE SUBMITTED 11/29/83

BY JEFFREY G. MORTENSEN

Use this Information Sheet when submitting the following:

Drainage report or plan, conceptual grading and drainage plan, engineer's certification plan, erosion plan and grading plan. Provide the information applicable to your submittal.

RECEIVED

NOV 29 1983

ENGINEERING

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 14, 1983

Mr. Jeffrey Mortensen
Tom Ma[illegible] & Associates, Inc.
8il Da[illegible]as NE
Albuque[illegible]que, New Mexico 87110

RE: GRADING & DRAINAGE PLAN FOR DON HANOSH SELF STORAGE (L22-D9A)
RECEIVED NOVEMBER 29, 1983

Dear Jeff:

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

1. I do not feel that the off-site flows have been adequately addressed. They have been quantified but, where do they come from? How do they get onto the site? An asphalt curb is indicated on the plan that will tend to block these flows or divert them. There is no indication of any cuts to allow the flow in. If there are off-site flows coming from Tract B-5, will they be ponded against the structures?

2. Erosion protection will need to be provided at the end of the pond outlet due to the erosive velocity at the outlet. Also if the area is the emergency spillway, erosion will occur on the embankment down to the channel. How will the water make the 90 degree turn at the property line? What is the velocity in the channel? Will the mementum of the flow cause the water to continue straight onto the adjacent property? Hydraulic analysis has not been provided. Who is accepting responsibility for the maintainence of the channel? The City will not accept a grass-lined channel if it is the City's responsibility. Won't this channel be accepting flows other than what comes from the pond? How will they be handled? The channel design does not include any. Will erosion occur where these flows are introduced to the channel?

Should you have any questions or comments, please contact me.

Sincerely yours,

Billy J. Goolsby, P.E.

Billy Goolsby
Civil Engineer-Hydrology

BG/ca

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 20, 1984

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

REF: GRADING AND DRAINAGE PLAN FOR DON HANOSH SELF STORAGE (L22-D9A)
RECEIVED JANUARY 6, 1984

Dear Mr. Mortensen:

The above referenced, revised plan dated January 5, 1984, is approved.

Please attach a copy of this approved plan along with the appropriate approved "Construction Within Public R/W" document to the building set prior to sign-off. Also, be advised that the roof drains will be required to drain to the asphalt area.

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

Sincerely yours,

Billy J. Goolsby

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

BJG:mrk

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Tannes Apts ZONE ATLAS/DRNG. FILE #: L-22/09

LEGAL DESCRIPTION: Tracts A-1-A-2 + B-2-A-2, Unit 3 Dorado Village

CITY ADDRESS: ?

ENGINEERING FIRM: Tom Mann + Assoc CONTACT: Leonard P. Utt

ADDRESS: 811 Dallas N.E. PHONE: 265-5611

OWNER: E. Lee Hanosh CONTACT:

ADDRESS: PHONE:

ARCHITECT: Lujan + Beltran Architects CONTACT: Roger Lujan

ADDRESS: 8009 Marble Av N.E. PHONE: 265-8885

SURVEYOR: Tom Mann + Assoc. CONTACT: Tom Mann

ADDRESS: 811 Dallas N.E. PHONE: 265-5611

CONTRACTOR: ? CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

___ YES

✓ NO

___ COPY OF CONFERENCE RECORD SHEET PROVIDED

RECEIVED JUN 21 1985 HYDROLOGY SECTION

DRB NO. 85-410 6/11/85

EPC NO.

PROJ. NO.

TYPE OF SUBMITTAL:

✓ DRAINAGE REPORT

✓ DRAINAGE PLAN

___ 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: June 21, 1985

BY: [signature]

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

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

July 19, 1985

Mr. Leonard Utter
Tom Mann & Assoc.
811 Dallas NE
Albuquerque, NM 87110

RE: DRAINAGE PLAN FOR DUNES APARTMENTS (L22-D9) RECEIVED JUNE 21, 1985

Dear Mr. Utter:

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

1. Please explain where the off-site flows of 17.3 cfs is entered into your calculations.

2. It appears that you have an off-site flow entering from the east. Please quantify this discharge.

3. The off-site flow require an easement to flow across the proposed site.

4. Please indicate the 100 year ponding water surface elevation for pond 2.

5. Please address the treatment of the 3 ponds.

6. Using the orifice equation may not be appropriate for the 100 foot 4 inch drainline pipes.

Sincerely,

Carlos A. Montoya
City/County Flood Plain Admin.

CAM/cl

PROJECT TITLE: DUKE ARTS ZONE A[illegible]S. [illegible]NS. FILE #: L-22/D9

LEGAL DESCRIPTION: TRA[illegible] S A-1-A-2 + B-2-A-2, UNIT 3 DORADO VILLAGE

CITY ADDRESS: ?

ENGINEERING FIRM: TOM MANN + ASSOC CONTACT: LEONARD P. UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

OWNER: E. LEE HANUSH CONTACT:

ADDRESS: PHONE:

ARCHITECT: LUJAN + BELTRAN ARCHITECTS CONTACT: ROGER LUJAN

ADDRESS: 8009 MARBLE AV N.E. PHONE: 265-8885

SURVEYOR: TOM MANN + ASSOC. CONTACT: TOM MANN

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

CONTRACTOR: ? CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

___ YES
___ NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___
EPC NO. ___
PROJ. NO. L22-

TYPE OF SUBMITTAL:

✓ DRAINAGE REPORT
✓ DRAINAGE PLAN
___ 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: Aug 14 1985

BY: [signature]

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

Tom Mann Associates, Inc.
Engineers

RECEIVED
AUG 14 1985
HYDROLOGY SECTION

August 8, 1985

Mr. Carlos Montoya
Design Hydrology Section
City of Albuquerque
123 Central Avenue, NW
Albuquerque, NM 87102

Re: Drainage Plan for Dunes Apartments (L22-D9)

Dear Carlos:

I have received and reviewed your comments on the above subject. I have addressed your comments as follows:

1. The area computed for Basin 1 of 5.6 acres includes the total area of the mini-storage units plus the area onsite for Basin 1. The 17.3 cts has been quantified into the 5.6 acres.

2. The offsite flows entering the east property line of the site have been quantified under the Developed Conditions for Basin 2.

3. An easement for the project site has been provided by the attached recorded plat.

4. The 100-year ponding levels for all ponds have been indicated on the Drainage Plan.

5. All three ponds will be grassed areas.

Should you have any questions or comments, please do not hesitate to call.

Sincerely,

TOM MANN & ASSOCIATES, INC.

for Leonard P. Utter
Staff Engineer

LPU/gm

40196

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

AUG 26 1985

HYDROLOGY

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

REF: DRAINAGE PLAN FOR THE DUNES APARTMENTS (L22-D90 RECEIVED AUGUST 14, 1985

Dear Leonard:

The referenced plan dated August 14, 1985 is approved for Building Permit sign-off.

Please attach a copy of this approved plan along with the appropriately approved "Drainage Facilities Within City Right-of-Way" document to both sets of construction plans prior to sign-off by Hydrology.

If you have any questions or comments regarding this project, please call me at 766-7644.

Cordially,

Carlos A. Montoya

Carlos A. Montoya
City/County Flood Plain Admin.

CAM/cl

cc: Greg Olson
Don Hanosh
Roger Lujan

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

RECEIVED
JAN 23 1986
DH 620
HYDROLOGY SECTION

40197
January 21, 1986

Mr. Dave Harmon
Traffic Engineering
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: Dunes Apartments (L22/D9)

Dear Dave:

It has come to my attention that you have rejected the subject project for building permit approval because of parking lot grades. This is a private parking lot and does not lie within public right-of-way. In addition, this particular plan has already undergone review and approval by the Hydrology Section. The grades shown on this plan have been developed in a manner which will satisfy the drainage requirements of this site and also minimize construction costs. I have explained this plan to the Developer, Mr. Don Hanosh, and have demonstrated to him that the maximum slope shown on the plan is approximately 12 percent. This is acceptable to Mr. Hanosh. To flatten this slope would cause Mr. Hanosh to incur additional construction costs in the construction of a retaining wall, which is not acceptable because of fixed budget constraints. In my estimation, this additional cost is not necessary because a 12 percent slope is not that severe in this application. I have consulted the Hydrology Section and the DPM and neither source offers a maximum slope criteria for parking lots. DPM Section 22.5 which deals with "Grading and Erosion Control" does present slope criteria for earth slopes and limits those slopes to approximately 3 : 1 for stability reasons. This section does not present any other slope criteria which would impact parking lots. Furthermore, the Street Design criteria section, Chapter 23, does not address parking lots on private property. With this in mind, I do not understand why the subject grading and drainage plan is not acceptable to Traffic Engineering. I can find no published City design criteria which would indicate that the design grades shown are unacceptable. With this in mind, I respectfully request that you re-consider your evaluation of this plan and allow Mr. Hanosh to proceed with the development of his project.

Your prompt attention to this matter will be greatly appreciated. If you should have any questions or comments concerning this information or any other aspect of this project, please do not hesitate to call.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Jeffrey G. Mortensen, P. E.
Vice-President

JGM:djj

xc: Don Hanosh
Fred Aguirre

DRAINAGE INFORMATION SHEET

40196

ATTN: CARLA MONTOYA

PROJECT TITLE: DUNES APTS ZONE ATLAS/DRNG. FILE #: L-22/D9

LEGAL DESCRIPTION: TRACTS B-1-A-2 + B-2-A-2, UNIT 3, DORADO VILLAGE

CITY ADDRESS:

ENGINEERING FIRM: TOM MANN + ASSOC CONTACT: LEONARD P. UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

OWNER: CONTACT:

ADDRESS: PHONE:

ARCHITECT: LUJAN + BELTRAN CONTACT: ROGER LUJAN

ADDRESS: 8009 MARBLE AV. N.E. PHONE: 265-8885

SURVEYOR: TOM MANN + ASSOC CONTACT: TOM MANN

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED
JAN 31 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. ___

PROJ. NO. L22-D9

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

✓ DRAINAGE PLAN

___ 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 UPDATE FILE (SPECIFY)

DATE SUBMITTED: 01-30-86

BY: L. [illegible]

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

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

149.10 S.F.
14.00 100

January 31, 1986

Leonard P. Utter
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: REVISED DRAINAGE & GRADING PLAN FOR DUNES APARTMENTS
RECEIVED JANUARY 31, 1986 (L-22/D9)

Dear Mr. Utter:

The referenced revised drainage and grading plan, dated January 29, 1986, is approved for Building Permit sign-off.

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

If you have any questions regarding this project, call me at 766-7644.

Cordially,

Carlos A. Montoya

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj

L22-D9

enerdyne corporation

RECEIVED
JUN 24 1986

RECEIVED
JUN 24 1986
HYDROLOGY SECTION

June 20, 1986

Rick Duran
City of Albuquerque Hydrology
123 Central N.E.
Albuquerque, New Mexico 87102

Re: Dunes Apartments

Dear Rick;

We are constructing a 228 unit apartment complex near Western Skies Dr. S.E. and Central S.E.. The project is nearing completion with perhaps 60 days to final completion.

The project is a phased job with one or more buildings being turned over to the owner as each temporary certificate of occupancy is obtained.

Our problem lies in the requirement of having paving for drainage completed to obtain a temporary certificate of occupancy. We can not complete this item totally on each building due to other trade work that must be done prior to paving and the actual location of the buildings in relation to the paving . The apartment building though will be totally complete down to carpet and drapes and will be ready for occupancy .

The paving will be completed but not at the same time as the building will be. To assure you we will pave, we have a firm contract with Sparling Construction on the paving on the project and recommend you contact this subcontractor to verify that we will complete the paving.

We will construct temporary drainage areas as needed to assure ponding or drainage and will be responsible for any sediment clean up on Western Skies Dr. S.E..

We would like a waiver on the requirement of having paving completed to obtain a temporary certificate of occupancy.

If there are any questions or you need further information please do not hesitate to call.

Sincerely;

Byron Pompeo

Byron Pompeo

P.O. Box 502 • Albuquerque, New Mexico 87103 • (505) 291-9502 • Lic. No. 024945

DRAINAGE INFORMATION SHEET

PROJECT TITLE: DUNES APTS ZONE ATLAS/DRNG. FILE #: L-22/D9

LEGAL DESCRIPTION: TRACTS B-1-A2 & B-2-A-2, UNIT 8

CITY ADDRESS: 220 WESTERN SKIES DR. S.E.

ENGINEERING FIRM: TOM MANN + ASSOC CONTACT: LEONARD P. UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

OWNER: CONTACT: ARCHITECT

ADDRESS: PHONE:

ARCHITECT: LUJAN BELTRAN CONTACT: ROGER LUJAN

ADDRESS: PHONE: 265-8885

SURVEYOR: TOM MANN + ASSOC CONTACT: LEONARD P. UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

___ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED AUG 27 1986 HYDROLOGY SECTION

DRB NO. ___

EPC NO. ___

PROJ. NO. L22/D9

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

✓ DRAINAGE PLAN

___ 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 RESUBMITTAL FOR YOUR RECORDS (SPECIFY)

DATE SUBMITTED: Aug 26, 1986

BY: [signature]

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

September 12, 1986

Jeff Mortensen, P.E.
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: REVISED DRAINAGE PLAN FOR THE DUNES APARTMENTS
(L-22/D9) ENGINEER'S STAMP DATED AUGUST 26, 1986

Dear Tom:

Based on the information provided on your resubmittal of August 27, 1986, revisions as indicated are acceptable.

Please advise your client that before the Certificate of Occupancy is issued, we will need a copy of the signed-off "Drainage Facilities Within City Right-of-Way" document.

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

Cordially,

Bernie J. Montoya

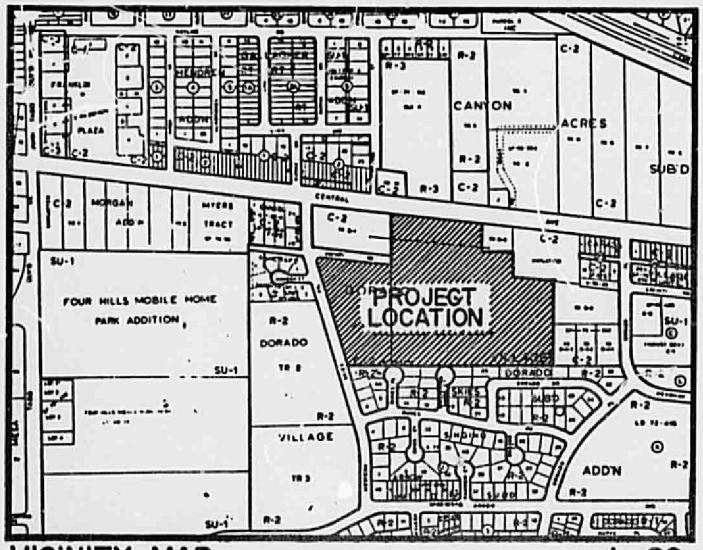
Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT·OF·WAY

Steve Chavez



VICINITY MAP **L-22**

SCALE 1" = 800'

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
THOMAS T. HANNAH
3792
LAND SURVEYOR

2/6/84

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. 84-1".
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.

L22-D9A.

GABIND

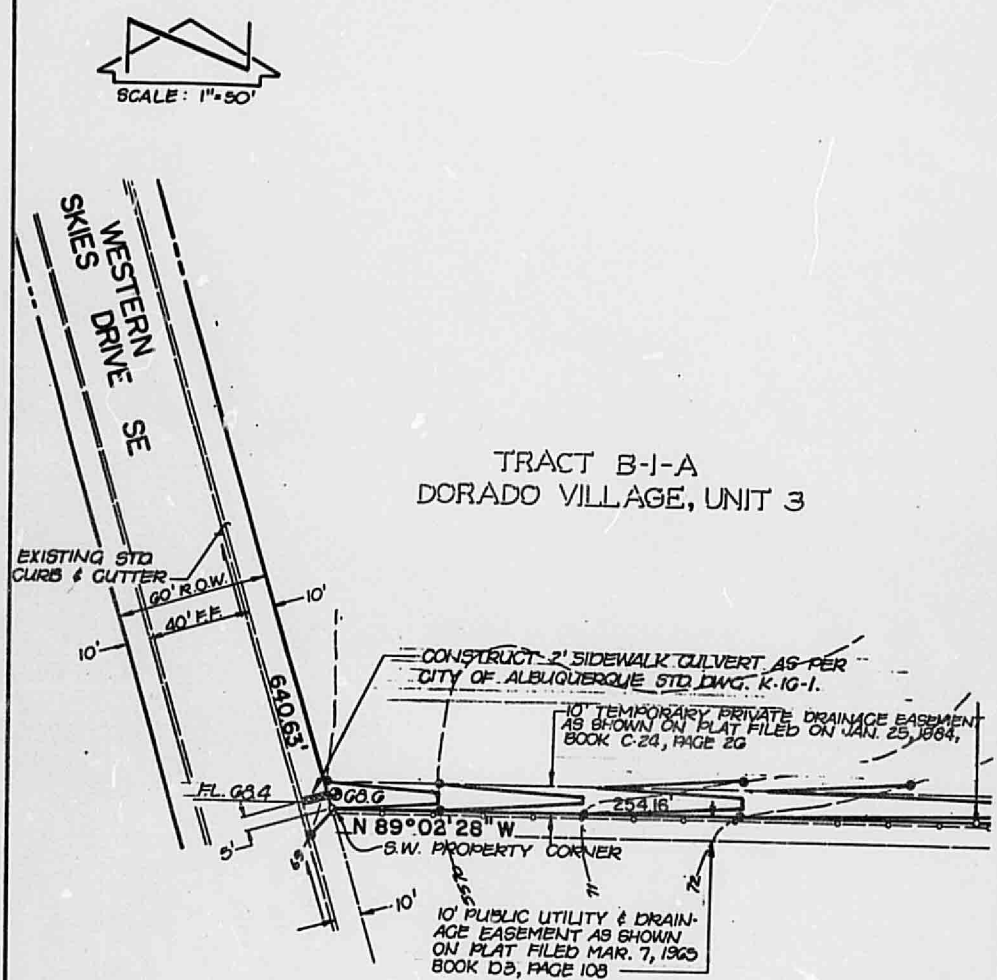
D-21

APPROVALS	NAME	DATE	TITLE: SIDEWALK CULVERT DON L. HANOSH SELF-STORAGE UNITS 12814 CENTRAL AVE. S.E.	
A.C.E./DESIGN	[illegible]	6 Feb 84		
INSPECTOR	[illegible]	10-29-84	PERMIT NO. 13595	MAP
A.C.E./FIELD	[illegible]	10/30/84	SHEET 1 OF 2	NO. L-22

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



D-21

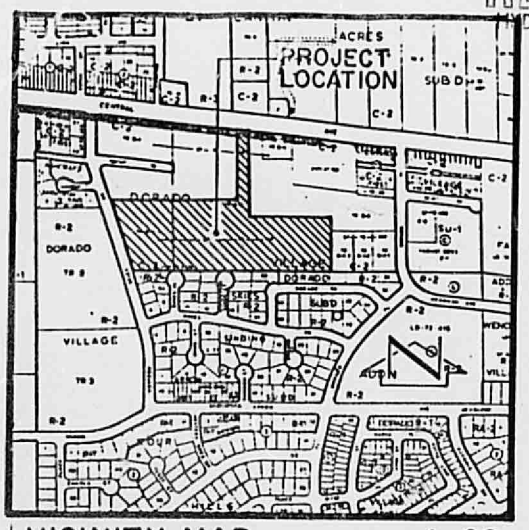
APPROVALS	NAME	DATE	TITLE: SIDEWALK CULVERT DON L. HANOSH SELF-STORAGE UNITS 12814 CENTRAL AVE. S.E.	
A.C.E. / DESIGN		6/26/84		
INSPECTOR		10-29-84		
A.C.E. / FIELD		10/30/84	PERMIT NO. 13595 SHEET 2 OF 2	MAP NO. L-22

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

RECEIVED
FEB 05 1986
HYDROLOGY SECTION



VICINITY MAP L-22

SCALE : 1" = 800'

JEFFREY G. MORTENSEN
NEW MEXICO
8547
87-2485
REGISTERED PROFESSIONAL ENGINEER

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 under contract shall, except as otherwise stated or provided for hereon, be constructed in accordance with the City of Albuquerque Interim Standard Specifications - Public Works Construction - 1985.

3. Two (2) 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 or surveyor so that the conflict can be resolved with a minimum amount of delay.

5. Backfill compaction shall be according to RESIDENTIAL street use.

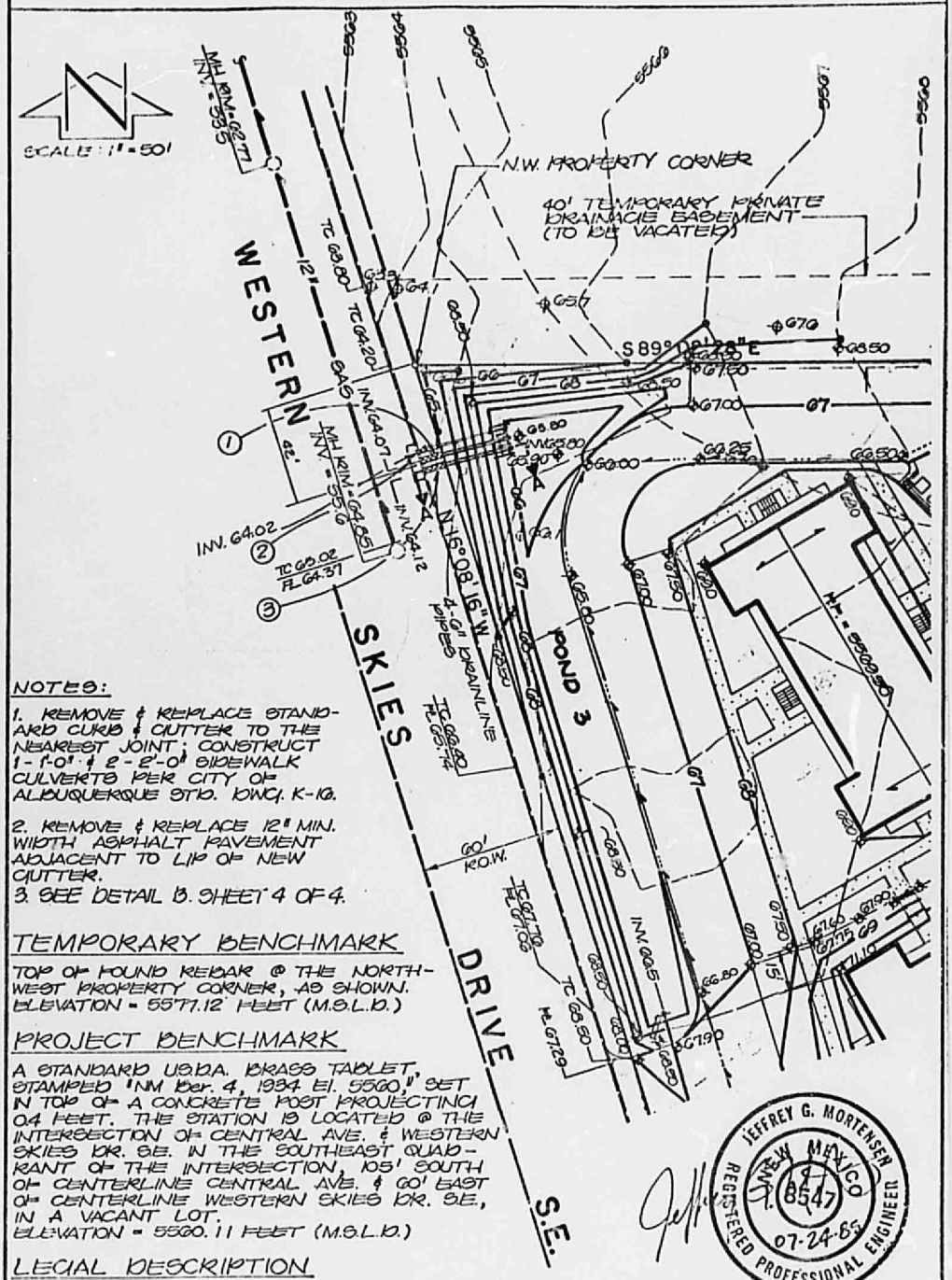
SPARLING CONSTRUCTION INC. L22-590 E-92 JOB NO. 40196

APPROVALS	NAME	DATE	TITLE: MULTIPLE SIDEWALK CULVERT. THE DUNE APARTMENTS 220 WESTERN SKIES DR. S.E.	
A.C.E./DESIGN		08/13/86		
INSPECTOR				
A.C.E./FIELD	W. F. McMahan	2-3-88	PERMIT NO. 25168 SHEET 1 OF 4	MAP NO. L-22

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



NOTES:

1. REMOVE & REPLACE STANDARD CURB & GUTTER TO THE NEAREST JOINT; CONSTRUCT 1-1'-0" & 2-2'-0" SIDEWALK CULVERTS PER CITY OF ALBUQUERQUE STD. DWG. K-10.

2. REMOVE & REPLACE 12" MIN. WIDTH ASPHALT PAVEMENT ADJACENT TO LIP OF NEW GUTTER.

3. SEE DETAIL B, SHEET 4 OF 4.

TEMPORARY BENCHMARK

TOP OF FOUND REBAR @ THE NORTHWEST PROPERTY CORNER, AS SHOWN. ELEVATION = 5577.12 FEET (M.S.L.D.)

PROJECT BENCHMARK

A STANDARD USDA. BRASS TABLET STAMPED "NM Ber. 4, 1934 El. 5560,1" SET IN TOP OF A CONCRETE POST PROJECTING 0.4 FEET. THE STATION IS LOCATED @ THE INTERSECTION OF CENTRAL AVE. & WESTERN SKIES DR. SE. IN THE SOUTHEAST QUADRANT OF THE INTERSECTION, 105' SOUTH OF CENTERLINE CENTRAL AVE. & 60' EAST OF CENTERLINE WESTERN SKIES DR. SE, IN A VACANT LOT.
ELEVATION = 5560.11 FEET (M.S.L.D.)

LEGAL DESCRIPTION

TRACTS D-1-A-2 & D-2-A-2, UNIT 3
DORADO VILLAGE

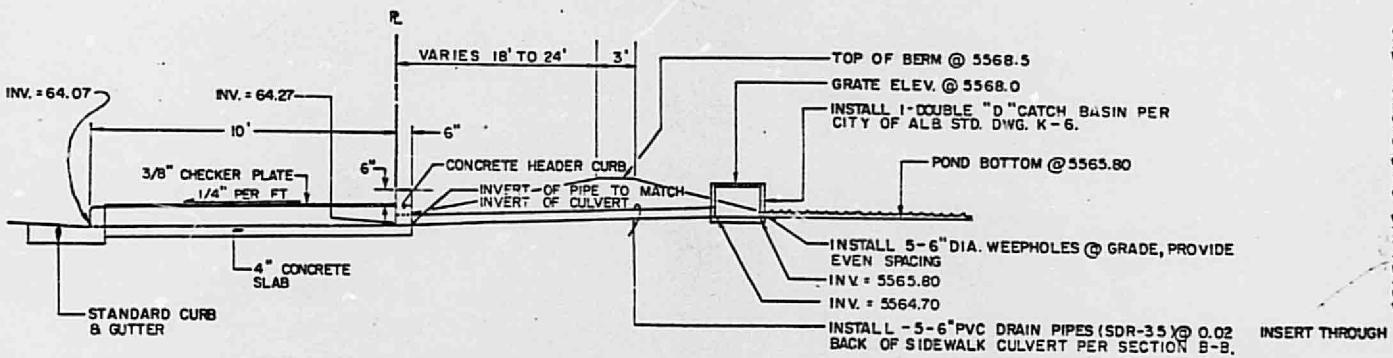
SPARLING CONSTRUCTION, INC. E-92 JOB NO. 40196

APPROVALS	NAME	DATE	TITLE: MULTIPLE SIDEWALK CULVERT THE DUNE APARTMENTS 220 WESTERN SKIES DR.S.E.	
A.C.E. / DESIGN		08/13/85		
INSPECTOR				
A.C.E. / FIELD		2-3-86	PERMIT NO. 257G8 SHEET 2 OF 4	MAP NO. L-22

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



SECTION A-A

NO SCALE

JEFFREY G. MORTENSEN
NEW MEXICO
8142
REGISTERED PROFESSIONAL ENGINEER
6-12-89

E-92

JOB NO. 40196

SPARLING CONSTRUCTION INC.

APPROVALS	NAME	DATE
A.C.E./DESIGN		6/13/89
INSPECTOR		
A.C.E./FIELD		2-3-90

TITLE: SECTIONS THE DUNE APARTMENTS 220 WESTERN SKIES DR.S.E.

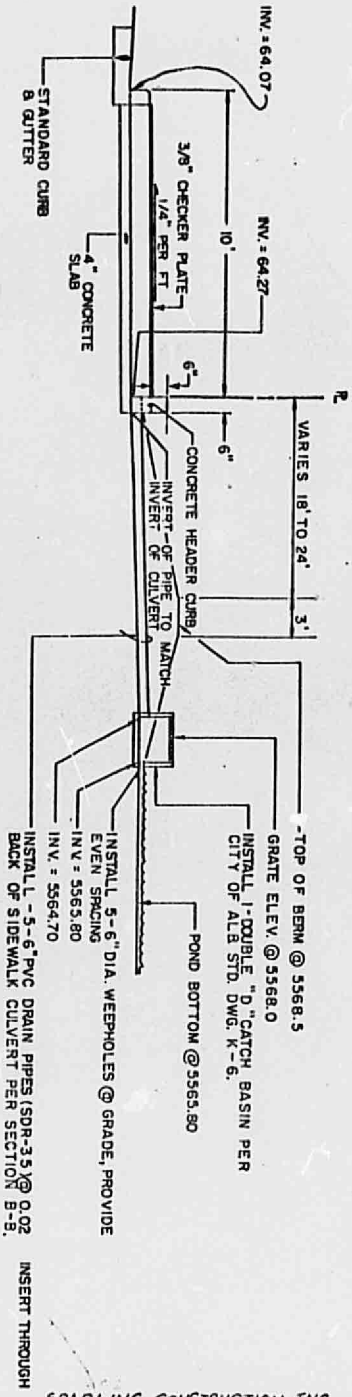
PERMIT NO. 25168

SHEET 3 OF 4

MAP NO. I-22

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



SECTION A-A
NO SCALE.

JEFFREY G. MORTENSEN
NEW MEXICO
8547
02-24-85
REGISTERED PROFESSIONAL ENGINEER

SPARLING CONSTRUCTION INC.

E-92

JOB NO. 40196

APPROVALS	NAME	DATE
A.C.E. / DESIGN		02/12/85
INSPECTOR		
A.C.E. / FIELD		2-3-85

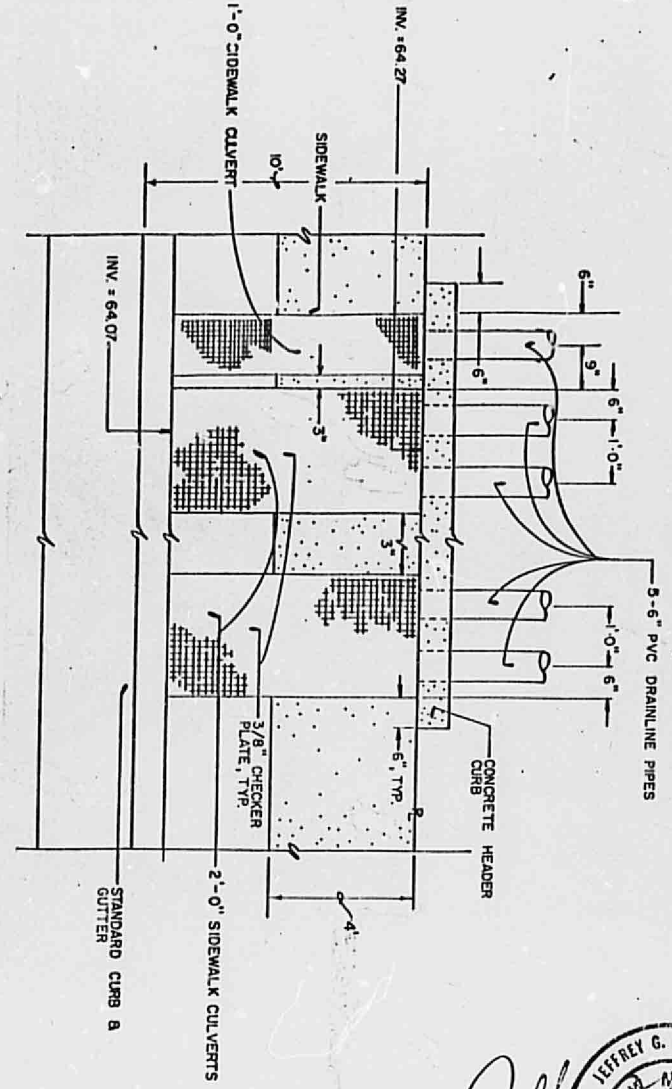
TITLE: SECTIONS
THE DUNE APARTMENTS
220 WESTERN SKIES DR.S.E.

PERMIT NO. 25168
SHEET 3 OF 4

MAP NO. I-22

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



DETAIL B-B
NO SCALE

JEFFREY G. MORTENSEN
NEW MEXICO
8547
REGISTERED PROFESSIONAL ENGINEER
12-24-85

E-92

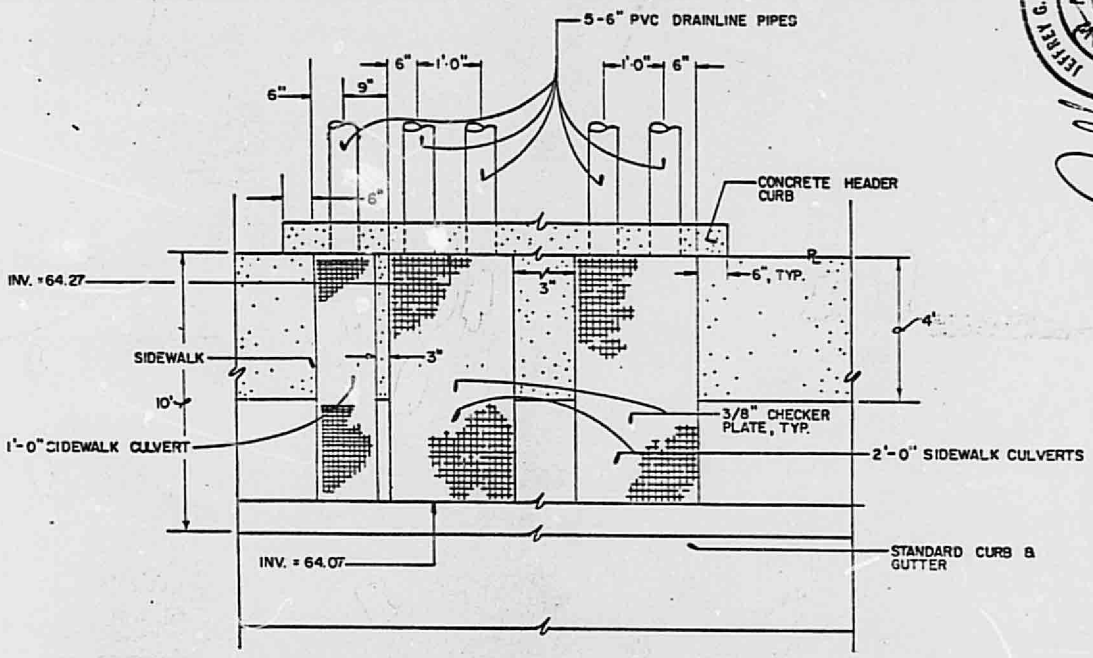
JOB NO. 40196

SPARLING CONSTRUCTION, INC.

APPROVALS	NAME	DATE	TITLE: DETAILS THE DUNE APARTMENTS 220 WESTERN SKIES DR. S.E.
A.C.E. / DESIGN		08/12/85	
INSPECTOR	F. B.		
ACE/FIELD			PERMIT NO. 25168 SHEET 4 OF 4 — MAP NO.

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



DETAIL B-B
NO SCALE

JEFFREY G. MORTENSEN
NEW MEXICO
8547
REGISTERED PROFESSIONAL ENGINEER
7-2-85

E-92

JOB NO. 40196

TITLE: DETAILS
THE DUNE APARTMENTS
220 WESTERN SKIES DR. S.E.

MAP NO. 1-22

PERMIT NO. 25/GB

SHEET 1 OF 4

SPARLING CONSTRUCTION INC.

APPROVALS	NAME	DATE
A.C.E. / DESIGN		08/12/85
INSPECTOR	T.P.	
A.C.E. / FIELD		