

8000 PROPELLER PUMPS
PUMP PERFORMANCE

OCT 10 1985

HYDROLOGY SECTION 12"
8312

1170
RPM

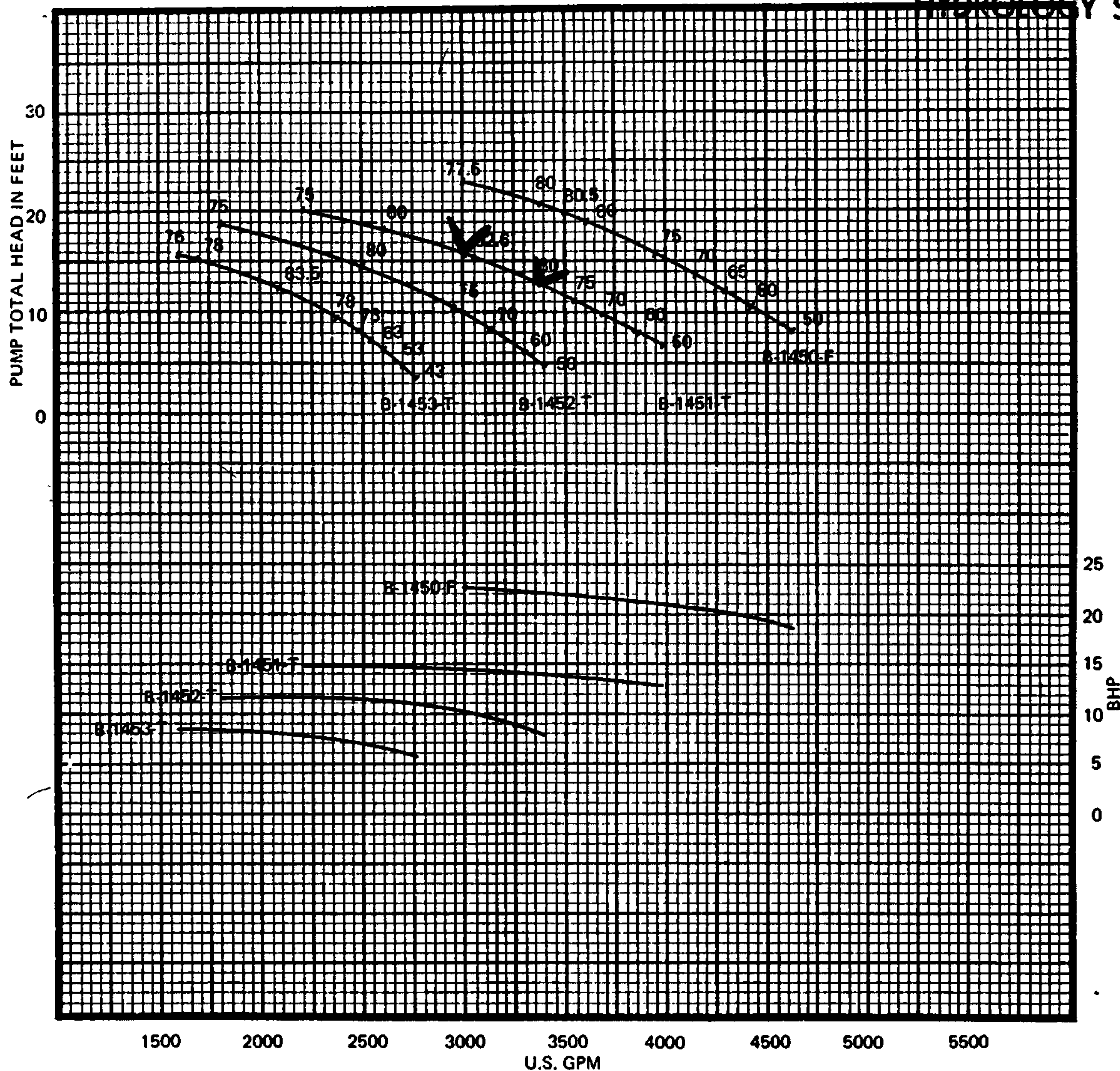
1
STAGE

12"
COLUMN

12"
CAST IRON
ELBOW

1"
LINESHAFT

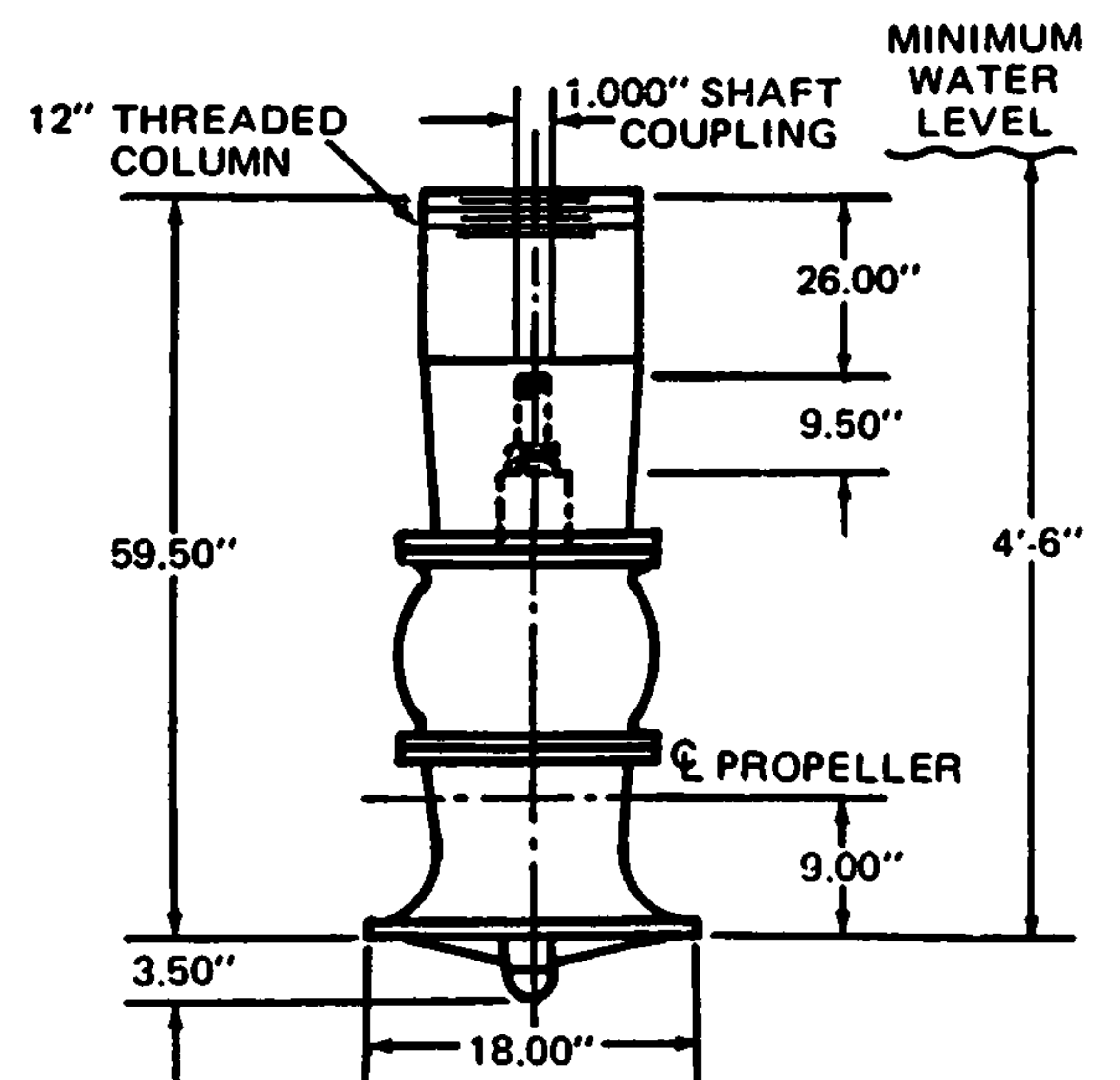
1 1/2"
ENCLOSING
TUBE



DATA	VALUE
PUMP SHAFT DIAMETER	1.4375 IN.
MAXIMUM SPHERE SIZE	1.88 IN.
K _t (THRUST FACTOR)	31 LBS./FT.
K _a (TOTAL ROTOR WEIGHT)	28 LBS.
K _s (SETTING CONSTANT)	2.8 LBS./FT.
WK ²	3.1 LBS.-FT. ²
BOWL ASSEMBLY WEIGHT	430 LBS.
EYE AREA: PROPELLER NO. B-1450-F	63.0 SQ. IN.
PROPELLER NO. B-1451-T	63.0 SQ. IN.
PROPELLER NO. B-1452-T	63.0 SQ. IN.
PROPELLER NO. B-1453-T	63.0 SQ. IN.
PROPELLER NO.	
PROPELLER NO.	

HYDRAULIC PERFORMANCE IS CONTINGENT ON FURNISHING THE PUMP WITH SPECIFIED AMOUNT OF CLEAR, FRESH, NON-AERATED WATER NOT TO EXCEED 85° F.

PUMP PERFORMANCE SHOWN IS BOWL ASSEMBLY WITH 10 FEET OF COLUMN INCLUDING A STANDARD ABOVE GROUND DISCHARGE ELBOW. ADDITIONAL COLUMN LOSSES SHOULD BE ADDED WHEN SETTINGS ARE DEEPER THAN 10 FEET AND/OR FOR OTHER DISCHARGE ARRANGEMENTS.



FAIRBANKS MORSE PUMPS

8000 PROPELLER PUMPS PUMP PERFORMANCE

1200 RPM - T-5

8312

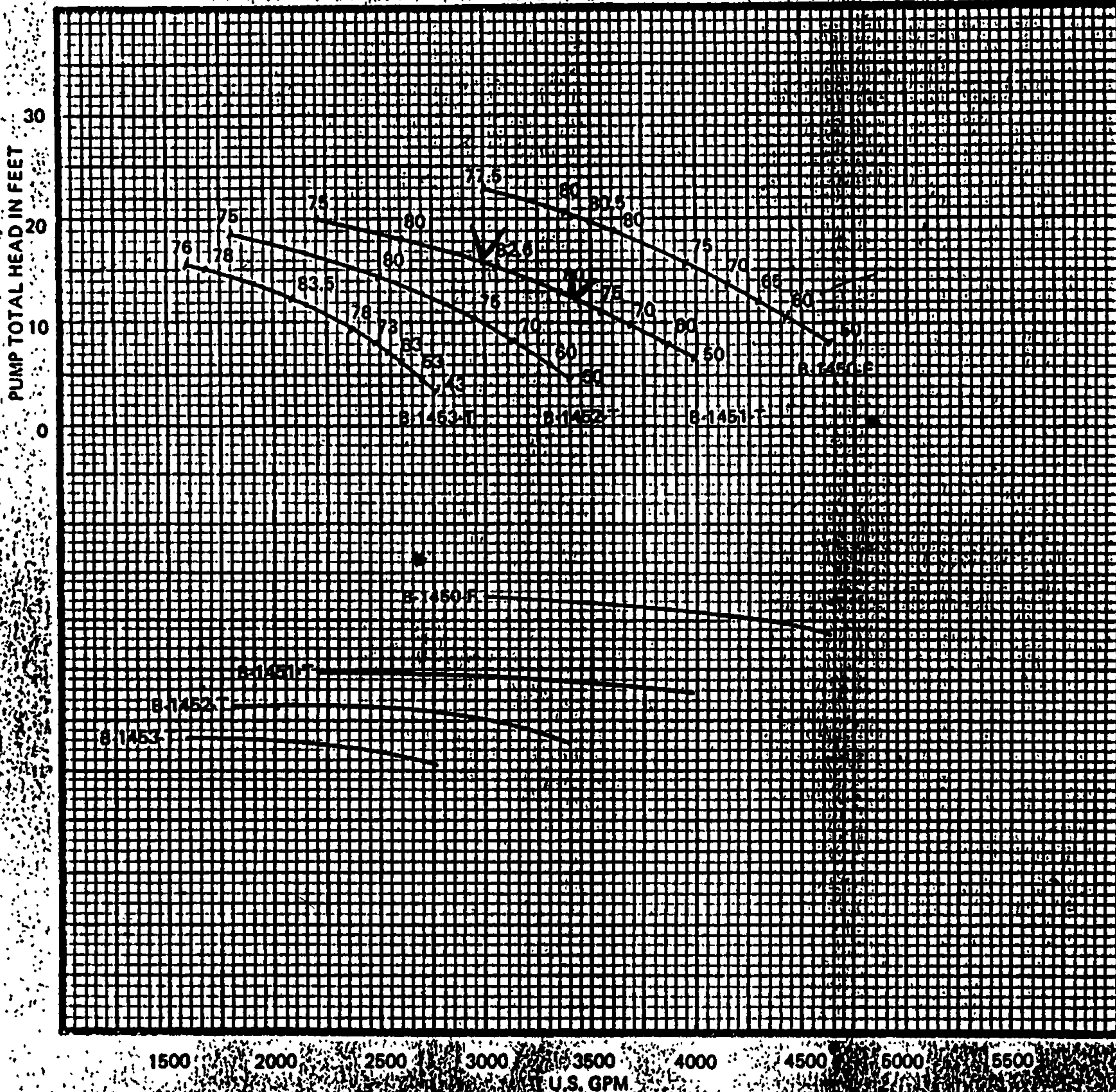
12"
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STAGE

12"
COLUMN

12"
CAST IRON
ELBOW

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LINESHAFT

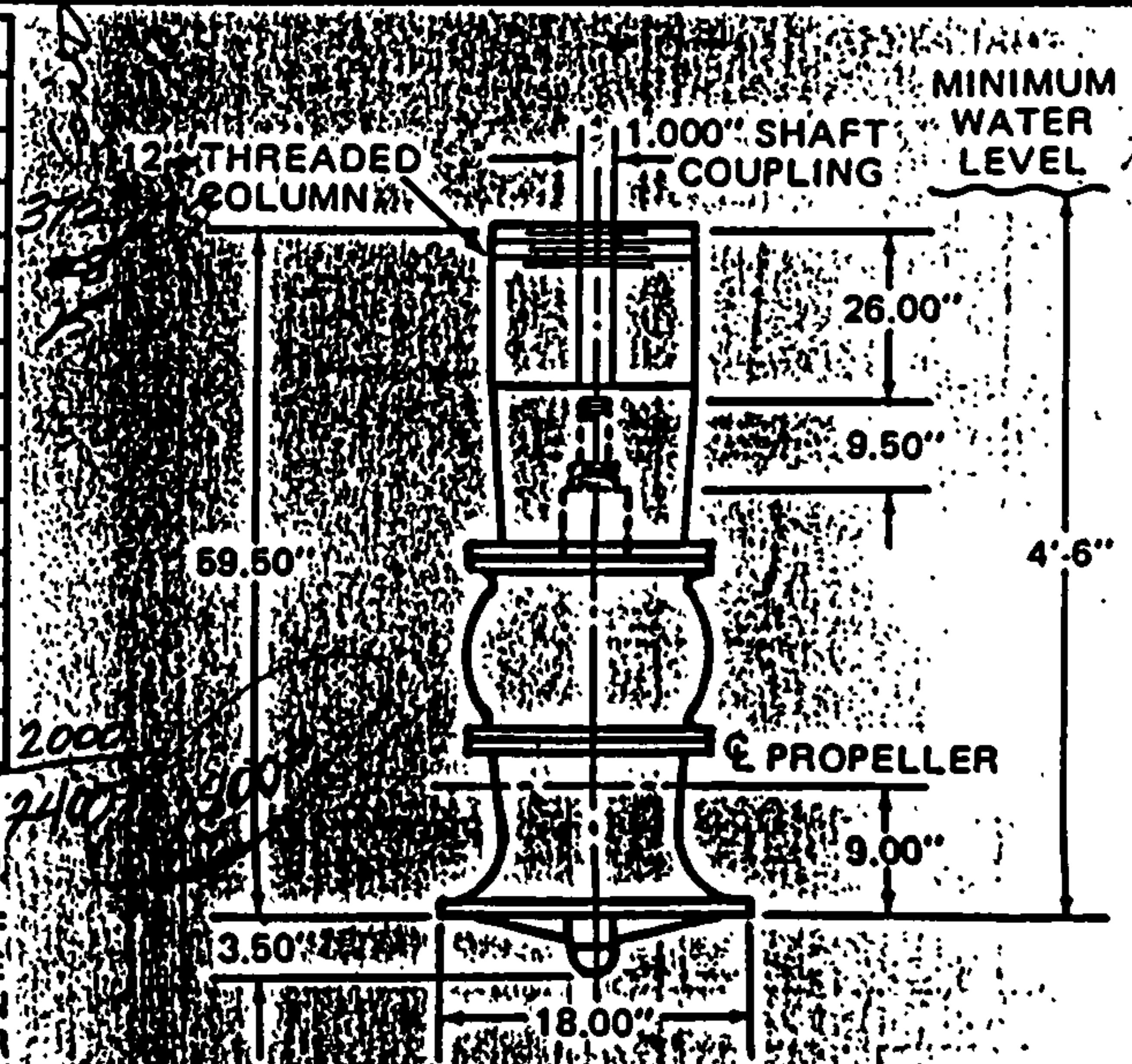
1-1/2"
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PROPELLER NO.	
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FAIRBANKS MORSE PUMPS

FLOOR

ELEV 17.25 PAVING

PAVING

8" A
WALL

3' 02"

12 3/4" O.D.

ELEV 13.75

DISC

ON
5' 09"
SUBM.

INLET
FLOOR

MIN
SUBM

8" ↑
↓
OFF
SUBM.
3' 10"

BACK WALL

6' 00"

180 54.00

7.00

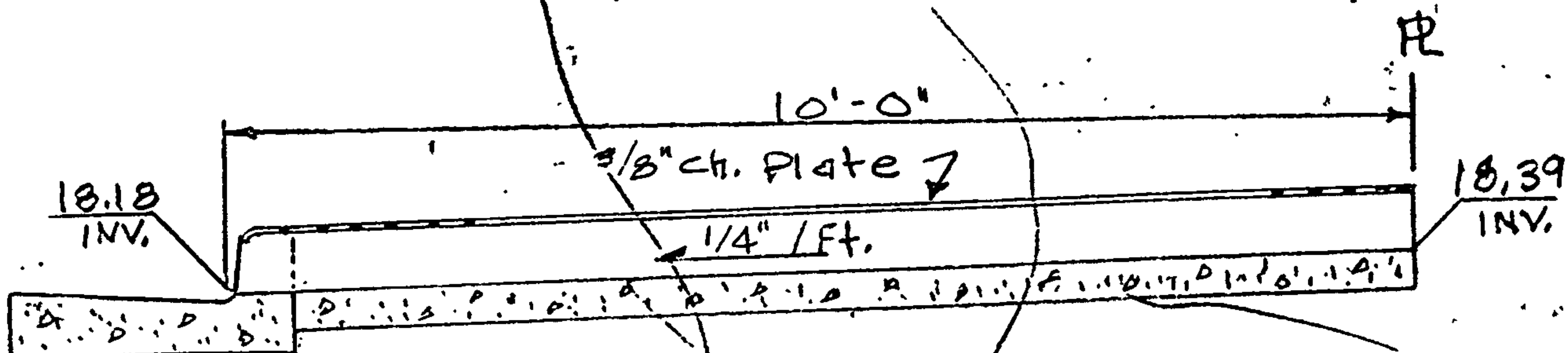
180

SUMP FLOOR

3/4 ± K

CITY C. ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



SECTION THRU SIDEWALK CULVERT

SCALE: 1/2" = 1'-0"

LEGAL DESCRIPTION: TRACT E, FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

BENCH MARK: BRASS CAP IN THE WEST MEDIAN NOSE OF CENTRAL AVENUE AND TRAMWAY BLVD. STAMPED "2-L22, 1975 ASC". ELEV. = 5659.963 (MSLD).



DURA CON CONSTRUCTION

E-126

CITY OF ALBUQUERQUE

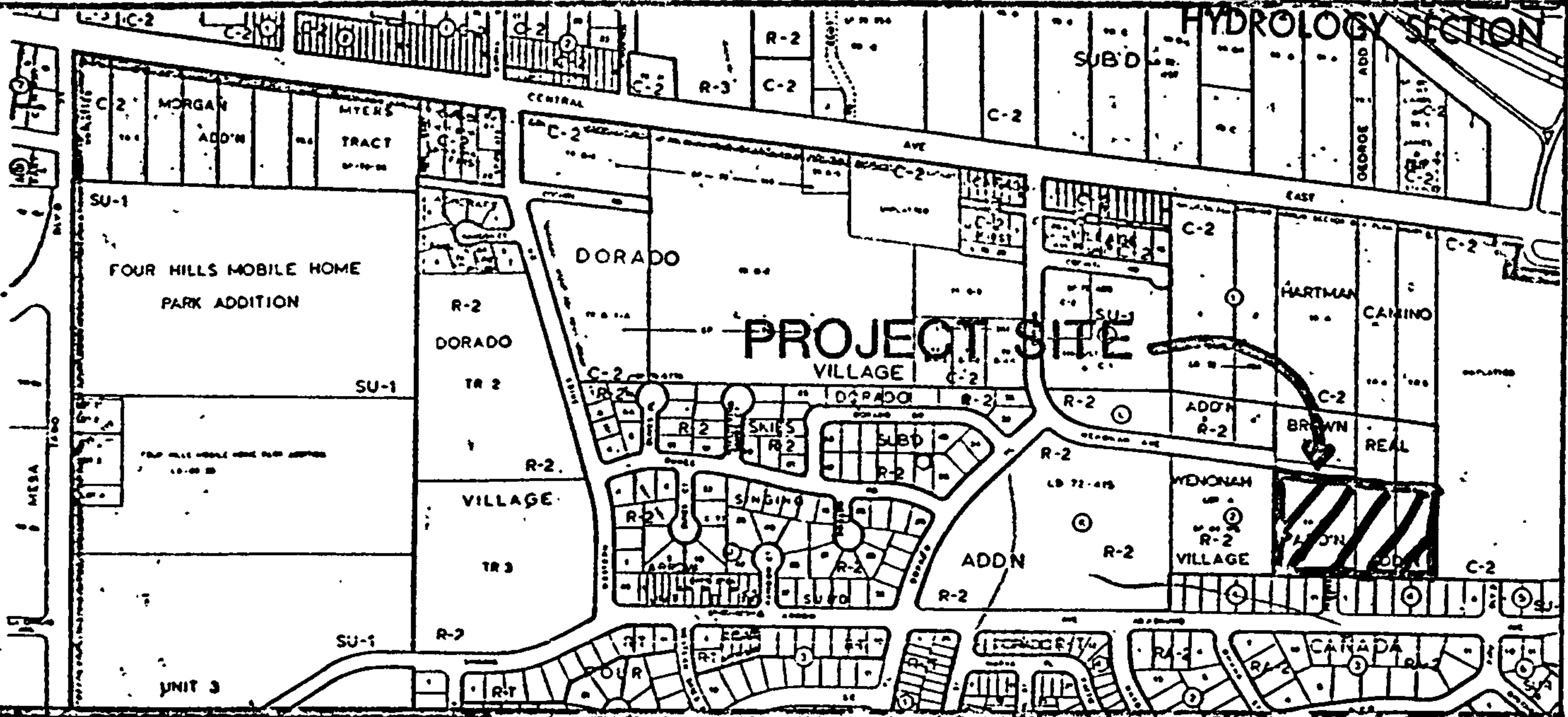
APPROVALS	ENGINEER	DATE	TITLE: SIDEWALK CULVERT HUNTERS RIDGE APTS. 13150 WENONAH AVE. S.E.	
A.C.E. DESIGN	<i>[Signature]</i>	11/01/85		
WATER RESOURCES	<i>[Signature]</i>		PROJECT NO.	MAP NO. L-22
CITY ENGINEER	<i>[Signature]</i>	12/24/85	PERMIT NO. 27155	SHEET 3 OF 3

CITY OF ALBUQUERQUE

JUN-26-1986

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

HYDROLOGY SECTION



VICINITY MAP

L - 22

SCALE: 1" = 800'

LEGAL DESCRIPTION: TRACT E, FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

BENCH MARK: BRASS CAP IN THE WEST MEDIAN NOSE OF CENTRAL AVENUE AND TRAMWAY BLVD. STAMPED "2-L22, 1975 ACS". ELEV. = 5659.963 (MSLD)



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 City of Albuquerque Interim Standard Specifications - Public Works Construction 1985.
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 RESIDENTIAL street use.

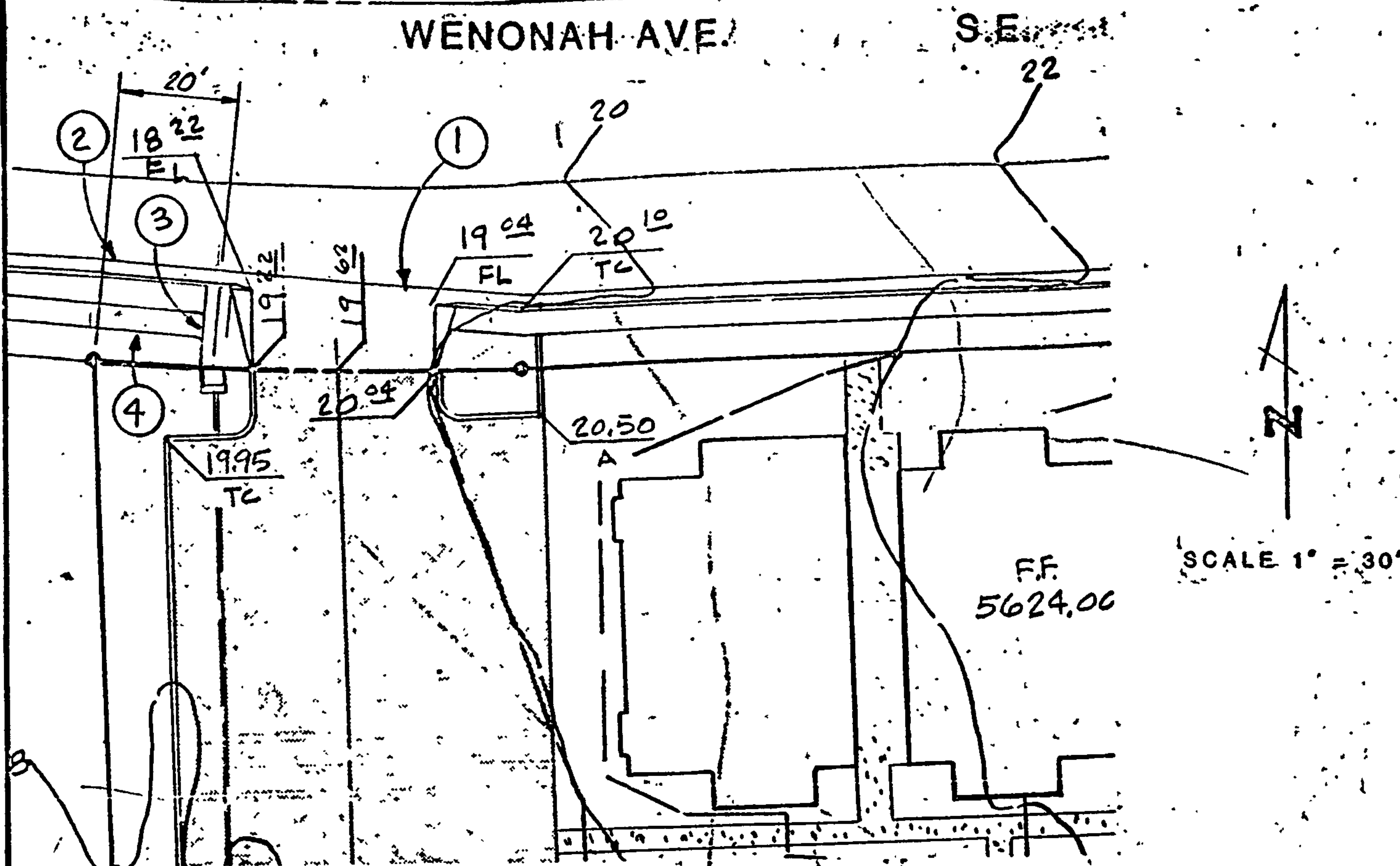
DURA CON CONSTRUCTION

L22-D33B E-126

APPROVALS	NAME	DATE	TITLE:
A.C.E./DESIGN	<i>[Signature]</i>	11/01/85	SIDEWALK CULVERT
INSPECTOR	<i>[Signature]</i>		HUNTERS RIDGE APTS.
A.C.E./FIELD	<i>[Signature]</i>		13150 WENONAH AVE. S.E.
			PERMIT NO. 27155
			SHEET 1 OF 3
			MAP NO. L-22

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



STORM WATER DISCHARGE DETAIL

NOTES:

1. EXISTING CURB CUT.
2. EXISTING CURB AND GUTTER.
3. CONSTRUCT SIDEWALK CULVERT PER CITY STD. K-16.
2 - 24" WIDE DRAINS.
4. EXISTING 3.5' SIDEWALK.

LEGAL DESCRIPTION: TRACT E, FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

BENCH MARK: BRASS CAP IN THE WEST MEDIAN NOSE OF CENTRAL AVENUE AND TRAMWAY BLVD. STAMPED "2-L22, 1975 ACS". ELEV. = 5659.963 (MSLD).



DURA CON CONSTRUCTION

E-226

CITY OF ALBUQUERQUE

APPROVALS	ENGINEER	DATE	TITLE: SIDEWALK CULVERT HUNTERS RIDGE APTS. 13150 WENONAH AVE. S.E.
A.C.E. DESIGN	<i>[Signature]</i>	11/01/85	
WATER RESOURCES	<i>[Signature]</i>		PROJECT NO.
CITY ENGINEER	<i>[Signature]</i>	11/01/85	PERMIT NO. 27155
			MAP NO. L-22 SHEET 2 OF 3

Drainage Report for Hunter's Ridge

The site is the residential portion of a larger development entitled "Four Hills Village Shopping Center and Planned Residential Development". The site is shown on Zone Atlas Map L-22 (see Plate 1). The entire site has been previously submitted to the City as a conceptual study. This report will be a recapitulation of the established parameters and a final solution for the residential tract.

The calculations will analyze the 100 year and 10 year design storms. The procedure for estimating flow will be as outlined in the Development Process Manual, Volume 2, Chapter 22.

Basis of Design:

A (Area) - 5.7 acres.

Soil classification - Tijeras complex. SCS Group - B.

P = 2.5" for 100 year storm.

P = 1.64" for 10 year storm.

$$T_c = 0.0078 L^{.77} / S^{.385}$$

$$i = 6.84 T_c^{-.51} (P)$$

$$Q = CiA$$

$$S = \frac{1000}{CN} - 10$$

$$R.O. = (P - 0.2S)^2 / P + 0.8S$$

$$\text{Volume} = A(\text{sf}) \times R.O. / 12$$

Existing Conditions:

C = 0.34 (0% impervious)

$$T_c = 0.0078 (750)^{.77} / 0.0293^{.385} = 5 \text{ min. Use 10 min.}$$

$$i = 6.84 \times 10^{-.51} \times 2.5 = 5.3 \text{ for 100 year storm.}$$

$$i = 5.3 \times 0.657 = 3.48 \text{ for 10 year storm.}$$

$$Q_{100} = 0.34 \times 5.3 \times 5.7 = 10.3 \text{ cfs.}$$

$$Q_{10} = 0.34 \times 3.48 \times 5.7 = 6.7 \text{ cfs.}$$

$$CN = 66$$

$$S = 5.15$$

Existing Conditions (continued)

R.O. = 0.33" - 100 year storm.

$$V_{100} = 0.33 \times 5.7 \times 43,560/12 = 6,830 \text{ cf.}$$

R.O. = 0.06" - 10 year storm.

$$V_{10} = 0.06 \times 5.7 \times 43,560/12 = 1,240 \text{ cf.}$$

Developed Conditions:

Impervious area = 75%

$$C = 0.73.$$

$$T_c = 0.0078 (840^{.77}) / 0.0238^{.385} = 5.9 \text{ min. Use 10 min.}$$

i = 5.3 for 100 year storm.

i = 3.48 for 10 year storm.

$$Q_{100} = 0.73 \times 5.3 \times 5.7 = 22.1 \text{ cfs.}$$

$$Q_{10} = 14.5 \text{ cfs.}$$

Composite CN = 90

$$S = 1.11$$

R.O. = 1.53" - 100 year storm.

$$V_{100} = 1.53 \times 5.7 \times 43,560/12 = 31,660 \text{ cf.}$$

R.O. = 0.80" - 10 year storm.

$$V_{10} = 16,550 \text{ cf.}$$

Allowable discharge from the site of 1.0 cfs/acre. (From previous study for entire site.)

Allowable site discharge = $5.7 \times 1.0 = 5.7$ cfs. Solution to the hydrograph (see Plate 2) shows the required retention pond volume to be 17,450 cf.

The grading plan (see Attachment C-2) shows the storm flow to be directed from the northeast corner of the site to the southwest corner in accordance with the natural slope.

Offsite flow is not a consideration as Wenonah Avenue acts as an interceptor to the north and preliminary drawing for the Tramway extension shows it to be an interceptor to the east.

The retention pond is designed with vertical concrete walls and a concrete slab. The entire pond will be fenced with a 4' high chain link fence (see Attachment C-4). The storm water will be pumped to a discharge point on Wenonah Avenue at a maximum rate of 5.7 cfs.

The pond has an area of 4,600 sf.

Depth of water = $17,450 / 4,600 = 3.79'$.

The pond has a minimum depth of 4.0'.

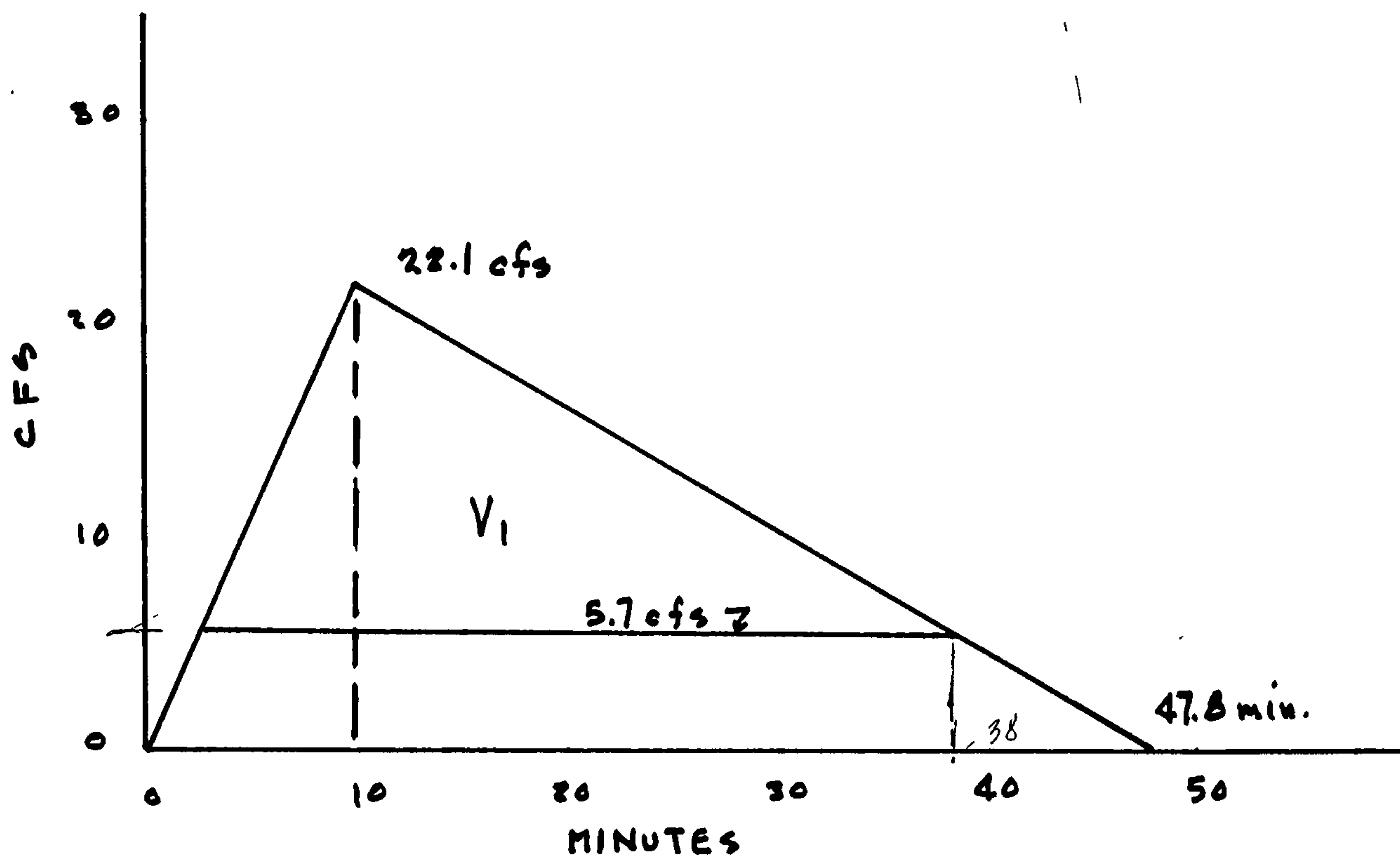
Overflow capability will be provided by an opening blocked out near the east end of the south wall. The dimension will be 6" vertically and 10' horizontally with the bottom elevation at 16.62. The flow capacity will be analyzed as an orifice.

$$Q = \frac{2}{3} L \sqrt{2g} h^{3/2} *$$

$$Q = \frac{2}{3} (10) \sqrt{64.4} (.5^{3/2}) = 18.7 \text{ cfs}$$

Erosion protection will be a 12' long by 4' wide grouted riprap blanket 6" thick. This riprap will encroach on City property.

* Handbook of Hydraulics, Brater & King, Sixth Edition, Formula (4-17)



$$V_1 = 35.4 \times 16.4 \times 60 / 2 = 17,450 \text{ cf.}$$

V

$$U = \frac{T \times g P}{2}$$

PLATE 2



**flatow
moore
bryan &
associates**

william jette
leon ross
rusty shaffer
wayne andrews
jon moore
robert mc cabe
tobias flatow

ARCHITECTS
ENGINEERS
PLANNERS

5608 zuni s.e.
albuquerque
new mexico
(505) 268-6783

mailing address
p.o. box 8266
albuquerque
new mexico 87198

October 21, 1985

City of Albuquerque
Design Hydrology Section
123 Central NW
Albuquerque, NM 87102

Attn: Carlos Montoya

Re: Hunter's Ridge Apartments

Dear Carlos:

Your letter of October 2, 1985, requested additional information about the above project. Questions will be addressed in the order asked.

1. Cut sheets from the pump catalog have been mailed to your office.
2. Top of curb and flowline grades shown on Sheet C-2 are exactly those shown on Sheet 6 of 10, Project No. 2459. This is the approved sheet by which Wenonah Avenue SE will be constructed.
3. Project bench mark will be the city brass cap shown on Sheet C-2. It is approximately 1 block from our site.
4. Offsite flows from Tract F will surface drain as sheet flow onto our property and will follow the same route as on-site flows. Preliminary design drawings of the Tramway Blvd. extension show flow from Tract F going to Tramway. Until Tramway is built, Tract F will contribute flow to our site as follows:

$$\begin{aligned} R.O. &= 0.33' - 100 \text{ yr. storm} \\ V_{100} &= 0.33 \times 1.44 \times 43,560/12 = 1,725 \text{ cf} \\ R.O. &= 0.06" - 10 \text{ yr. storm} \\ V_{10} &= 0.06 \times 1.44 \times 43,560/12 = 315 \text{ cf} \end{aligned}$$

5. The concrete pond, pump and discharge line will be constructed at the beginning of the job.

If you need further information, please call me.

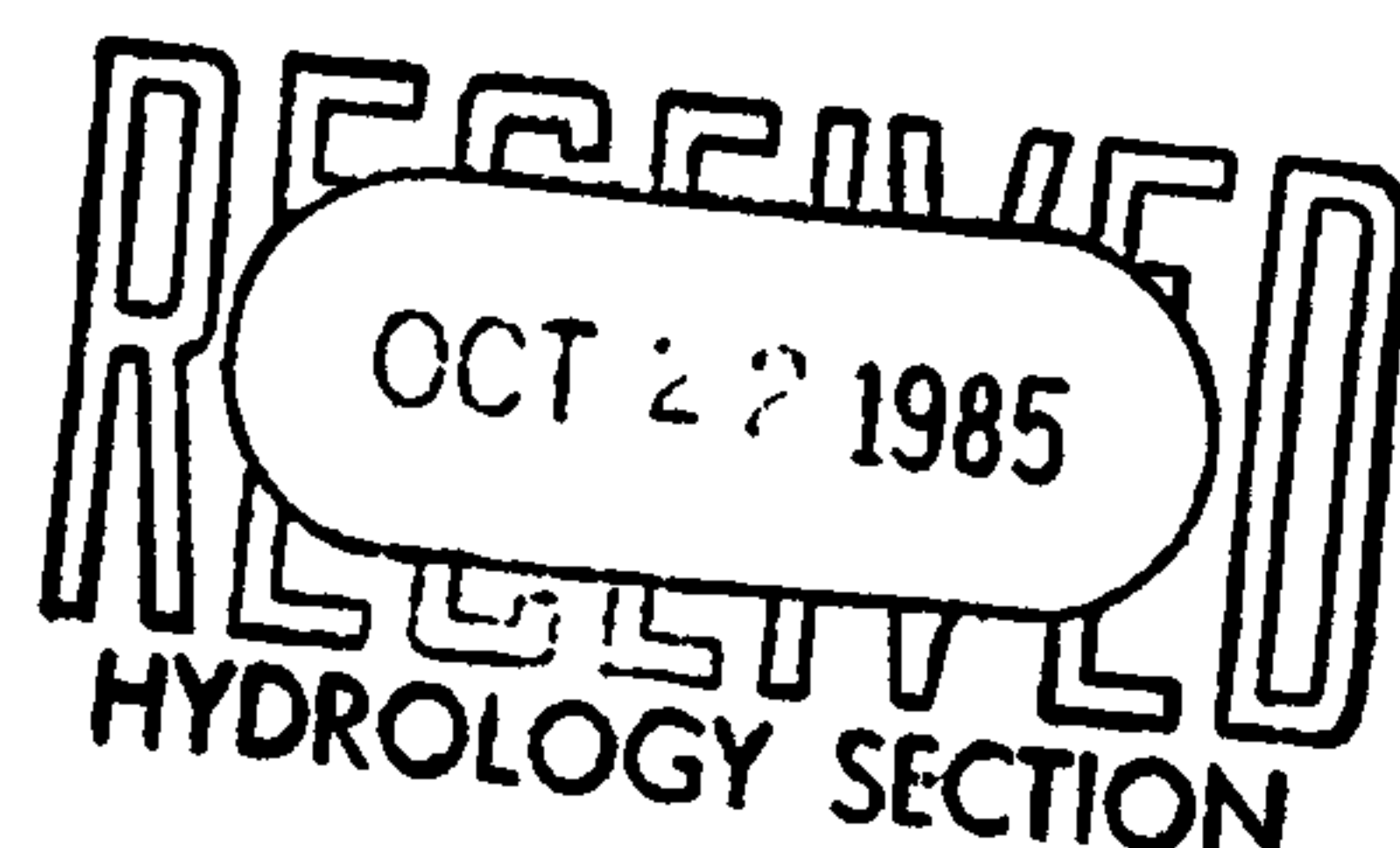
Very truly yours,

FLATOW, MOORE, BRYAN & ASSOCIATES

Bob Sheppard

Bob Sheppard

NN.8/24





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

October 22, 1985

Mr. Max Flatow
5608 Zuni SE
Albuquerque, NM 87108

REF: DRAINAGE PLAN FOR HUNTER'S RIDGE APARTMENT (L22-D38B)
RECEIVED OCTOBER 10, 1985

Dear Mr. Flatow:

The referenced plan dated 7/22/85 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
City/County Flood Plain Admin.

CAM/cl

cc: Greg Olson

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

October 18, 1985

Mr. Max Flatow
5608 Zuni SE
Albuquerque, NM 87108

REF: DRAINAGE PLAN FOR HUNTER'S RIDGE APARTMENTS (L22-D33B) RECEIVED
OCTOBER 10, 1985

Dear Mr. Flatow:

I will hold the "pump data" in an inactive file till the rest of the comments are addressed from my October 2, 1985 letter. Please use an information sheet for your next submittal to reactivate the review process.

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

Sincerely,

Carlos A. Montoya
City/County Flood Plain Admin.

CAM:mrk

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

The following items to the submitted drainage plan would not be completed until completion of the entire project:

1. Landscaping will not be completed for the entire site until building construction is completed. Each building area with adjacent common areas is completed as that building is completed.
2. Paving may not be completed. The north lot at the Recreation Building would be completed at the time the Recreation Building is complete. The parking lots at the east and west would be completed at the time the adjacent buildings are completed and the south parking lot would be completed last.
3. Flatwork would also be completed as each adjacent building is completed.

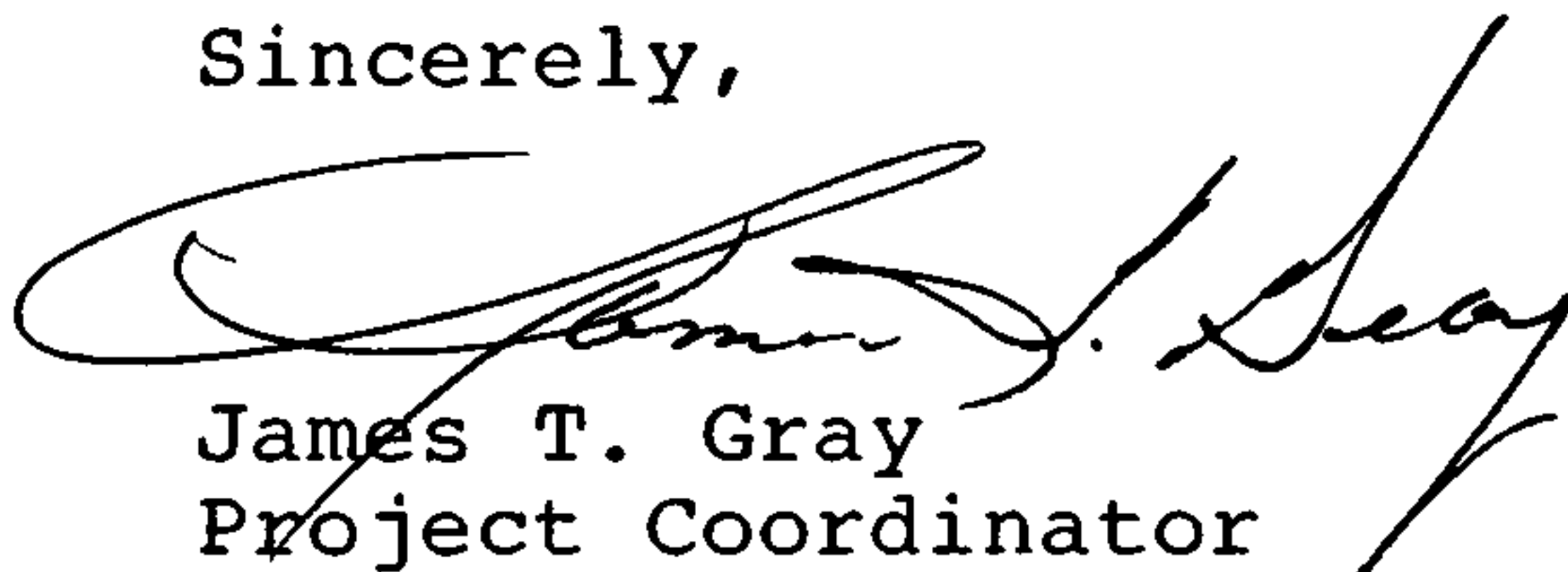
Attached is a reduced site plan showing building numbers and their location on the site. Following is the sequence that the building will be requested for inspection:

Recreation Building
Building #1
Building #2
Building #3
Building #4
Building #5
Building #6
Building #7
Building #8

If any further assistance or clarification is necessary, please contact Terry Gray at 843-7586.

Thank you for your consideration in this matter.

Sincerely,



James T. Gray
Project Coordinator

JTG/pas

cc: Mark Culwell
James Sherrod
File

Enclosure: 1 Site Plan



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

October 2, 1985

Mr. Max Flatow
5608 Zuni SE
Albuquerque, NM 87108

RE: DRAINAGE PLAN FOR HUNTER'S RIDGE APARTMENTS (L22-D33B) RECIEVED
AUGUST 9, 1985

Dear Flatow:

I have reviewed the referenced plan dated July 22, 1985 and forward the following comments:

1. Please submit information curves or calculations showing the capacity of the pump.
2. Require City approved street grades for Wenonah Ave. adjacent to your site.
3. We require that a temporary Bench Mark be located close to the proposed site. Please submit its location and monumentation.
4. Please address the off-site flows from Tract F. Existing off-site flows must be conveyed through your site to the pond.
5. Please be advise that the completed concrete pond with working pump must be constructed prior to any CO being release for the individual buildings. This system is labeled as being your temporary erosion control plan.

If you have any questions, please contact this office at 766-7644.

Sincerely,

Carlos A. Montoya
City/County Flood Plain Admin.

CAM/cl

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

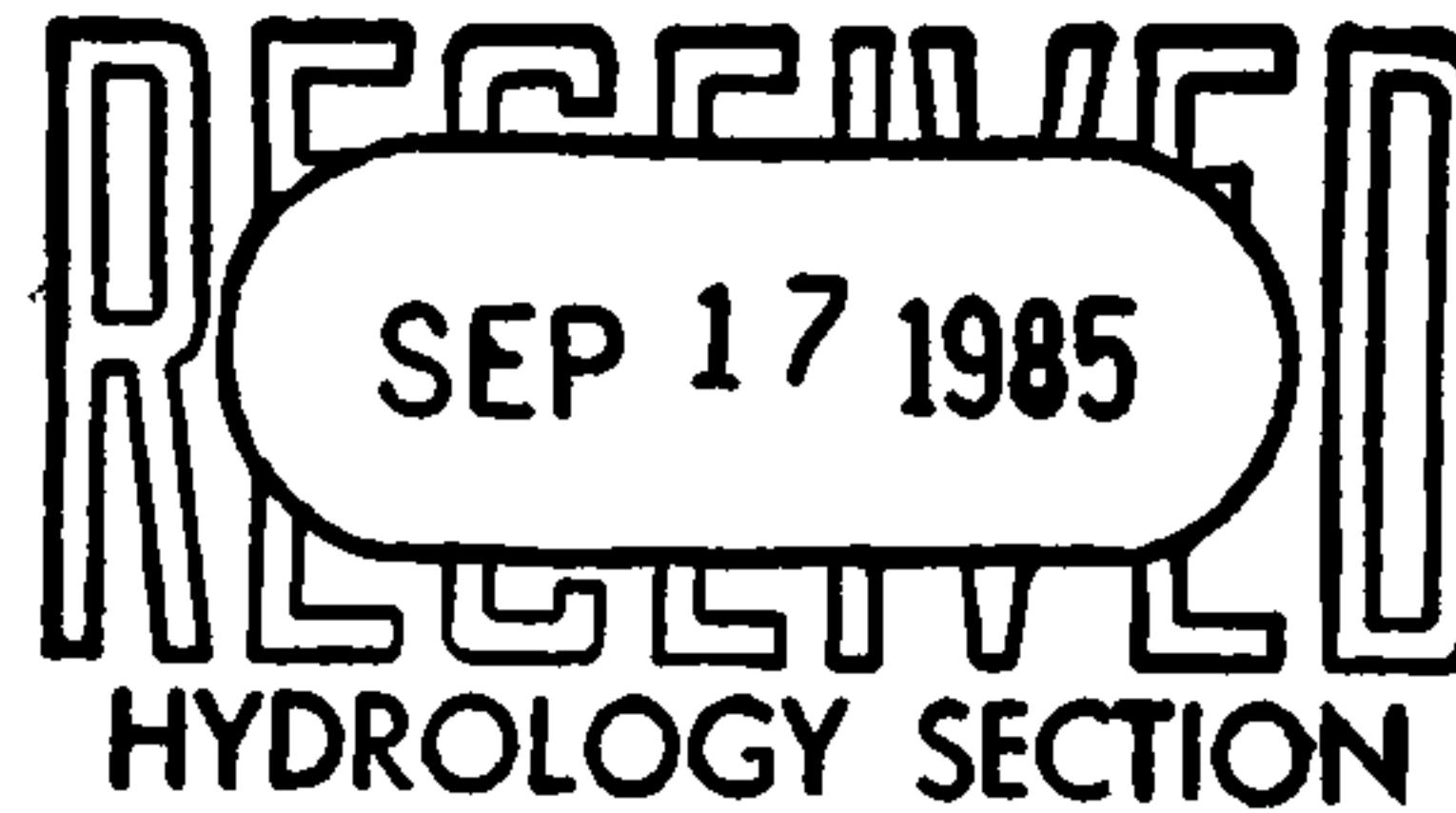
AN EQUAL OPPORTUNITY EMPLOYER

CROW-WESTERN CONSTRUCTORS COMPANY
ALBUQUERQUE, NEW MEXICO 87102

40 FIRST PLAZA NW, SUITE 65

505/843-7586

September 16, 1985



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

ATTENTION: Mr. Fred Aguirre

SUBJECT: Plan for Drainage during Construction
Hunter's Ridge Apartments (L22/D33B)

Dear Mr. Aguirre:

Because of the manner in which we build a project and turn it over to management we are asking that you consider and approve a temporary plan for drainage. Then upon completion of the project a final Certificate of Occupancy could be approved for the entire site. We understand that drainage is an integral part of the entire site. However, with approval of a temporary plan we would like to be able to obtain a temporary Certificate of Occupancy for each building so that it could be occupied as construction is completed.

We would like to make the following proposal with the understanding that by the time the last building is completed the drainage plan as drawn and engineered will be in place. At the time the first building (Recreation Building) is complete the temporary plan will be in place. The following items will be completed per the drainage plan as drawn:

1. Grading Plan would be completed to the extent that the drainage plan would work in the manner that has been proposed. All drainage flows would go toward the SE corner of the property.
2. The collection pond in the SE corner would be completed to handle flows as described in the plan and discharged to Wenonah. The holding pond would also let any sediment from unlandscaped portions settle out before being discharged to Wenonah.
3. All flow would be contained on site until collecting in the holding pond for discharge.

pond will be in



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

August 1, 1985

Max Flatow
5608 Zuni SE
Albuquerque, NM 87108

REF: HUNTERS' RIDGE APARTMENTS (L22-D33B) RECEIVED JULY 29, 1985

Dear Mr. Flatow:

A preliminary review of your submittal for Building Permit approval has shown that the following information is lacking for this section to begin the review process:

Information Needed:

1. Proposed R/W, easements (and if necessary) current plat for lotline removal.
2. Concurrence from the appropriate City agency for encroachment into their property by the rip-rap.

Plan Drawing:

1. Vicinity map within the plan drawing.
2. Legal description within the plan drawing.
3. TBM location.
4. City project number for adjacent proposed streets or alleys being designed per requirement. Include top of curb and flowline elevations on Wenonah Avenue.
5. Finished floor elevation with complete MSL designation.
6. Location and/or direction of flow for roof-drains.
7. Delineation of ~~phased~~ construction. If project is going to be built in phases.

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

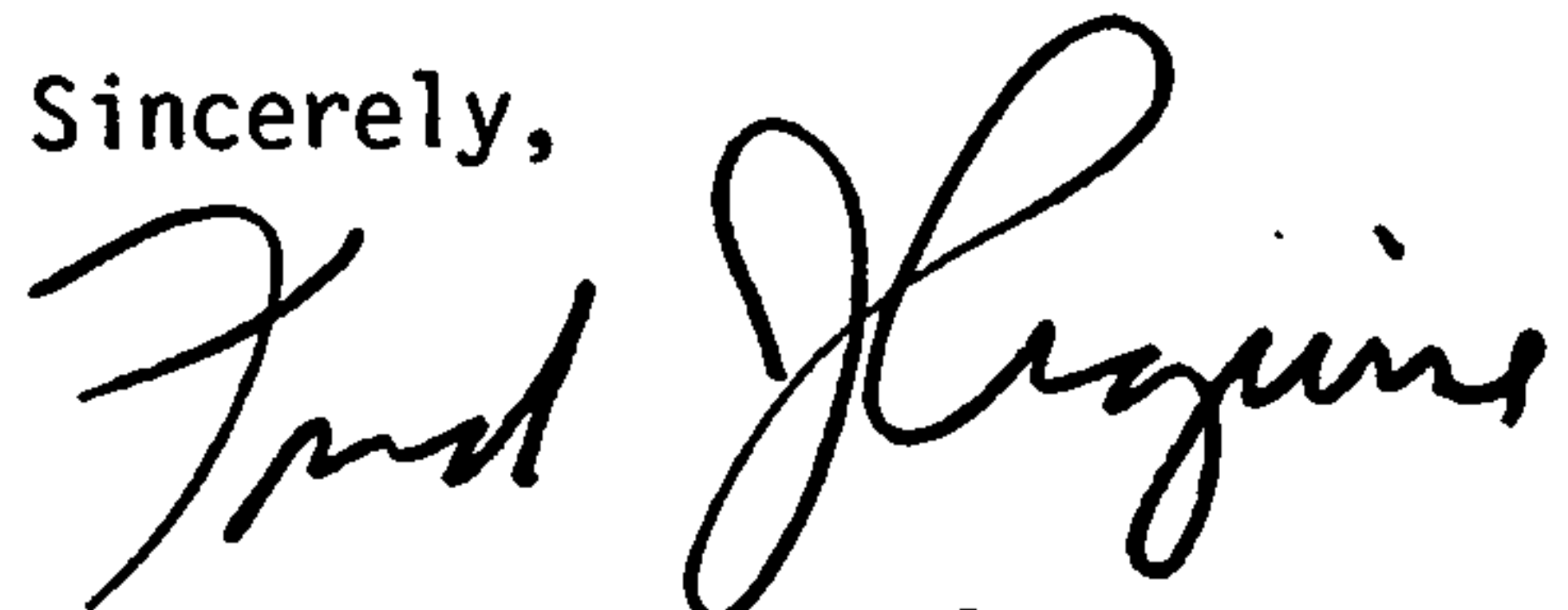
Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

8. Erosion control plan.
9. "Construction within City Right-of-Way" document must be submitted to City Engineer's Office design for review and approval.
10. More spot elevations around the building perimeters to determine direction of flows. No developed run-off is allowed across public sidewalks.
11. One paved access is required if Wenonah is not completed before building permit is processed.

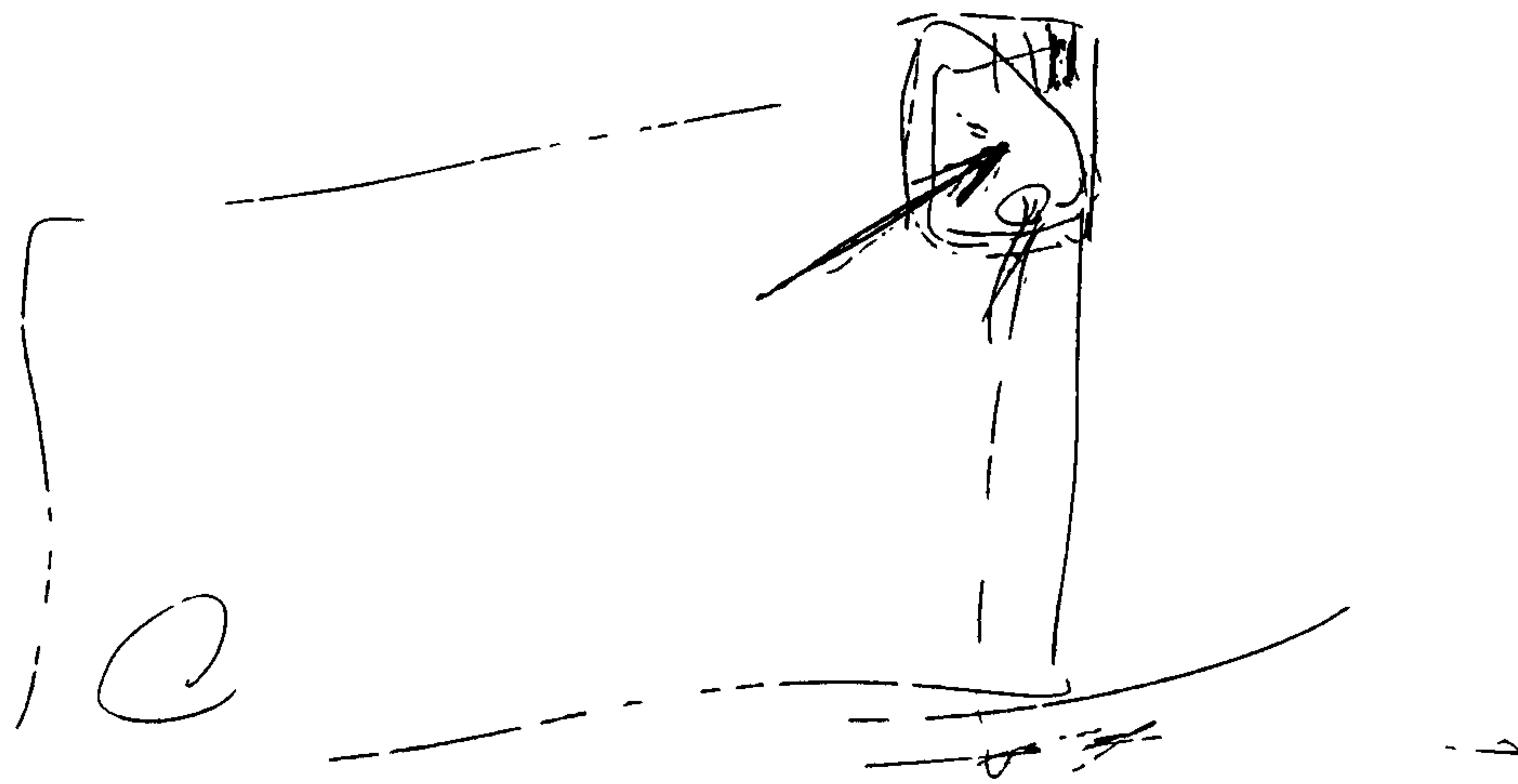
Please provide this information so that we may process your request as expediently as possible.

Sincerely,

A handwritten signature in cursive script, appearing to read "Fred Higgins".

City Design/Hydrology Section

BJM:mrk



DRAINAGE INFORMATION SHEET

PROJECT TITLE: Hunter's Ridge Apts. ZONE ATLAS/DRNG. FILE #: L-22-Z / D33B

LEGAL DESCRIPTION: Tract E, Four Hills Village Shopping Center and Apt. Complex

CITY ADDRESS: 13150 Wenonah Avenue, S.E.

ENGINEERING FIRM: Flatow, Moore, Bryan & Assoc. CONTACT: Bob Sheppard

ADDRESS: 5608 Zuni, S.E. PHONE: 268-6783

OWNER: Hunter's Ridge Partners, Ltd. CONTACT: Mark Culwell

ADDRESS 40 First Plaza, N.W., Suite 65 PHONE: 843-7586

ARCHITECT: Flatow, Moore, Bryan & Assoc. CONTACT: Carl Fullmer

ADDRESS: 5608 Zuni, S.E. PHONE: 268-6783

SURVEYOR: Garry Hugg CONTACT: Garry Hugg

ADDRESS: 1701 Grande, S.E., Rio Rancho PHONE: 892-8800

CONTRACTOR: Crow Western Construction Co. CONTACT: Jim Sherrod

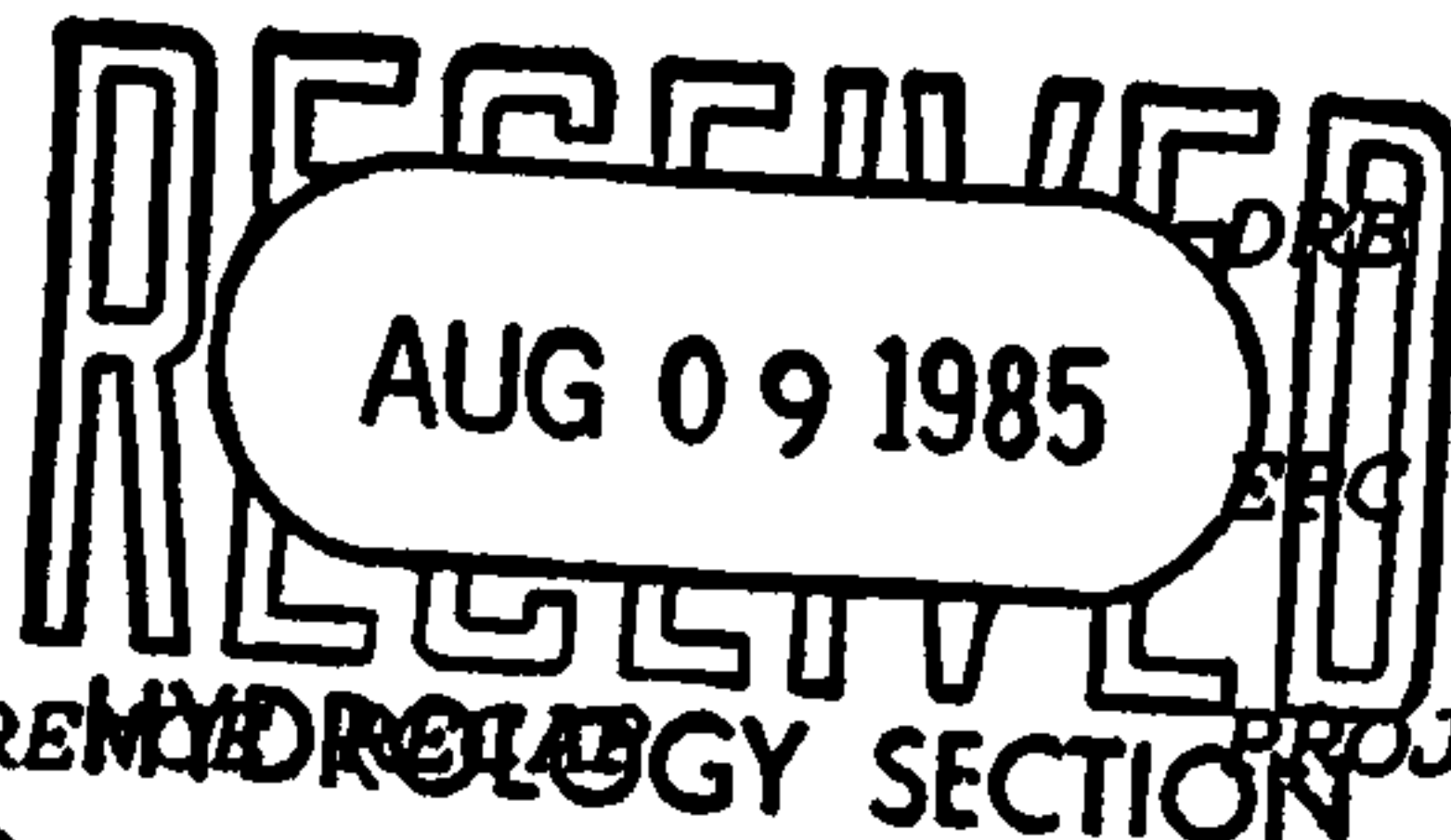
ADDRESS: 40 First Plaza, N.W., Suite 65 PHONE: 843-7586

PRE-DESIGN MEETING:

X YES

 NO

X COPY OF CONFERENCE
SHEET PROVIDED



DRB NO. Z 84-124

REC NO. Z 84-124

PROJECT NO. L 22

TYPE OF SUBMITTAL:

X DRAINAGE REPORT

X DRAINAGE PLAN

 CONCEPTUAL GRADING & DRAIN. PLAN

X GRADING PLAN

X EROSION CONTROL PLAN

 ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

 SKETCH PLAT APPROVAL

 PRELIMINARY PLAT APPROVAL

 SITE DEVELOPMENT PLAN APPROVAL

 FINAL PLAT APPROVAL

X BUILDING PERMIT APPROVAL

 FOUNDATION PERMIT APPROVAL

 CERTIFICATE OF OCCUPANCY APPROVAL

 ROUGH GRADING PERMIT APPROVAL

DATE SUBMITTED: July 23, 1985

 GRADING/PAVING PERMIT APPROVAL

BY: Bob Sheppard

OTHER (SPECIFY)

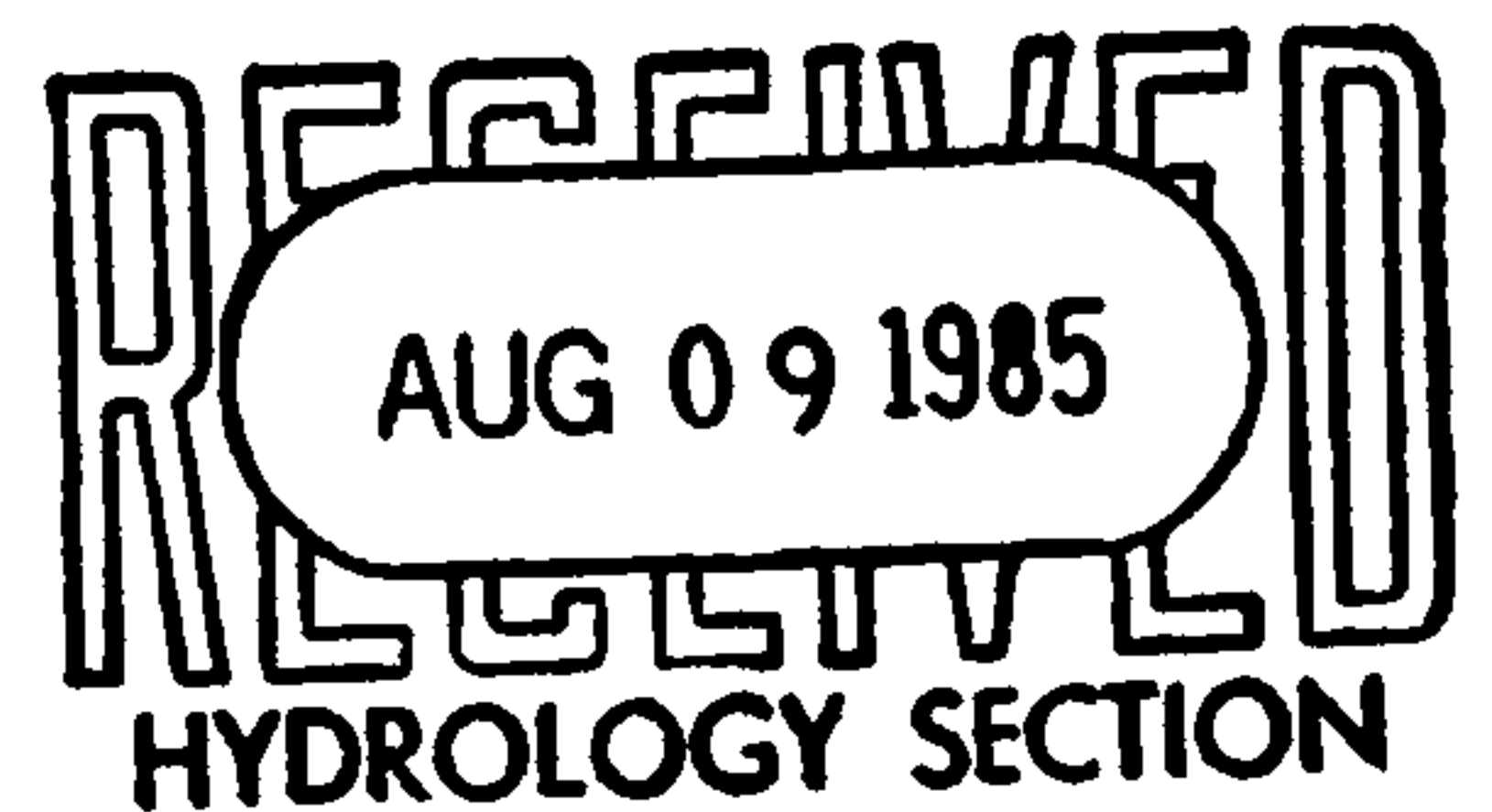
SUPPLEMENT TO THE DRAINAGE REPORT FOR
HUNTER'S RIDGE

Additional information as required by the Review Comments will be supplied in the order of the comments.

1. Included is a print of the field plat survey.
2. A request is being processed thru property management for the rip-rap encroachment.

PLAN DRAWING:

1. Vicinity map will be shown on Sheet C-2.
2. Legal description will be shown on Sheet C-2.
3. Bench mark for the project will be as shown on Sheet C-2. Temporary bench marks have been lost due to ongoing construction in the immediate area.
4. City project number and top of curb and/or flowline elevation on Wenonah Ave. will be shown on Sheet C-2.
5. Finished floors will have complete MSL designation.
6. There are no roof drains. Drainage is sheet flow from the pitched roofs.
7. There is no phased construction. All work will be done under one contract.
8. The erosion control plan will be included with this packet.
9. "Construction within City Right-of-Way" document will be submitted when the building permit drawing is submitted. Work in the right-of-way incorporates City Std. K-16.
10. Additional spot elevations will be added to Sheet C-4. Developed run-off is contained within the site boundaries and directed to the retention pond.
11. One paved access will be provided to Wenonah if street construction is not complete at the time the building permit is required.



NO. ⑦
where ⑧

CROW-WESTERN CONSTRUCTORS COMPANY
ALBUQUERQUE, NEW MEXICO 87102

40 FIRST PLAZA NW, SUITE 65

505/843-7586

August 12, 1985

City of Albuquerque
Property Management Division
123 Central Avenue NW
Albuquerque, New Mexico 87102

ATTENTION: Bud Ervien

Dear Sir:

We currently own Tract E Four Hills Village Shopping Center and Apartment Complex, City of Albuquerque, County of Bernalillo. This property is adjacent to Canada Village, Second Unit, Block 1, Lots 9, 10, 11, and Block 4, Lots 1 thru 8, which belongs to City of Albuquerque and is dedicated to the Parks and Recreation Department. We would like permission to encroach into Lot 9, Block 1, with a rip wrap to prevent soil erosion. Attached are engineered drawings and specifications details. Should you have any questions, please contact myself or Bob Sheppard, PE at Flatow Moore Bryan & Associates, 268-6783.

Your concurrence and assistance would be greatly appreciated in this matter.

Sincerely,

James T. Gray
Project Coordinator

JTG/pas
Enclosures

CC: Mark Culwell
File

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE

August 14, 1985

REF. NO. _____

TO: Janet W. Saiers, Planner, Parks & Recreation Dept.
FROM: O. Val Valdez, City Real Estate Officer *O.V.V.*
SUBJECT: ENCROACHMENT ON LOT 9, BLOCK 1, CANADA VILLAGE,
SECOND UNIT

As per our recent phone conversation enclosed herewith are engineering drawings of Tract E, Four Hills Village Shopping Center and Apartment Complex which is located north of the above captioned property.

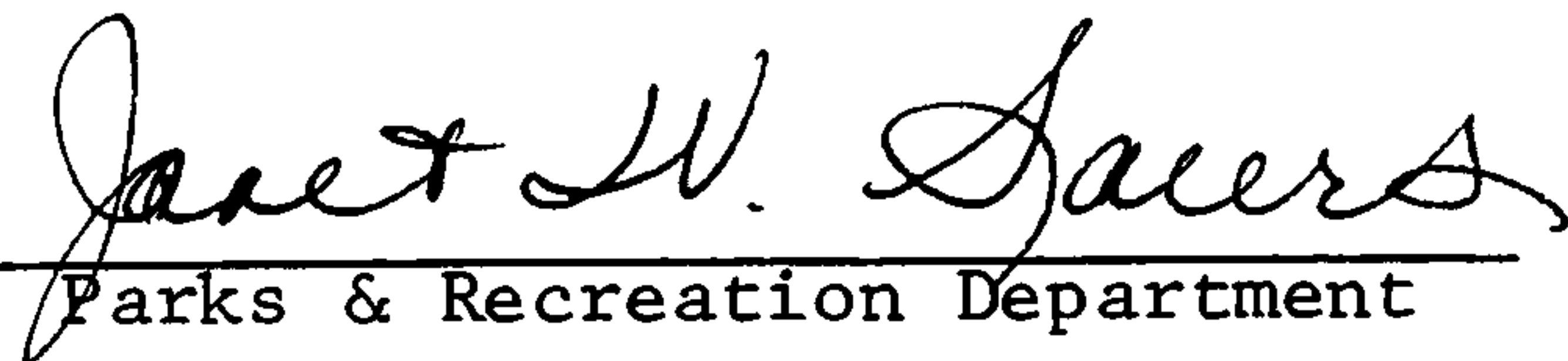
The property owners, Crow-Western Constructors Co., are requesting an encroachment agreement to allow them to install a grouted riprap blanket to prevent soil erosion between the two properties.

The area of encroachment would be described as the easterly twelve (12) feet of the northerly three (3) feet of the westerly thirty-two (32) feet of Lot 9, Block 1, Canada Village, Second Unit.

Please advise us if you will approve of this encroachment.
Thank you.

cc: Fred Aguirre, Design Hydrologist, M.D.D.

APPROVED



Parks & Recreation Department

Design Hydrology Section M.D.D.

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Hunter's Ridge Apts. ZONE ATLAS/DRNG. FILE #: L-22-Z 1D33b

LEGAL DESCRIPTION: Tract E, Four Hills Village Shopping Center and Apt. Complex

CITY ADDRESS: 13150 Wenonah Avenue SE

ENGINEERING FIRM: FMBA CONTACT: Bob Sheppard

ADDRESS: 5608 Zuni SE PHONE: 268-6783

OWNER: Hunter's Ridge Partners, Ltd CONTACT: Mark Culwell

ADDRESS 40-1st Plaza NW, Suite 65 PHONE: 843-7586

ARCHITECT: FMBA CONTACT: Carl Fullmer

ADDRESS: 5608 Zuni SE PHONE: 268-6783

SURVEYOR: Garry Hugg CONTACT: Garry Hugg

ADDRESS: 1701 Grande SE - Rio Rancho PHONE: 892-8800

CONTRACTOR: Crow Western Constr. Co. CONTACT: Jim Sherrod

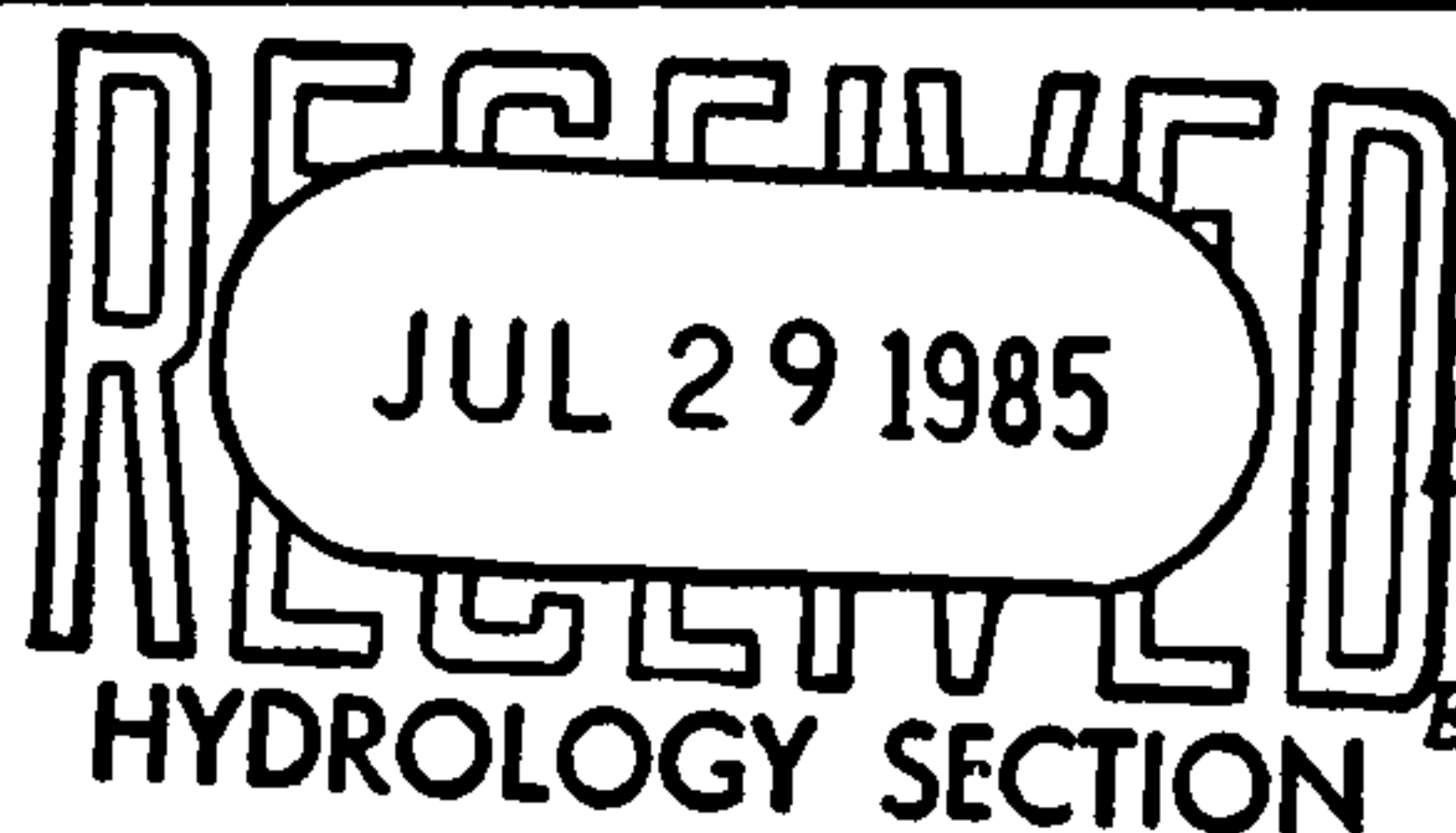
ADDRESS: 40-1st Plaza NW, Suite 65 PHONE: 843-7586

PRE-DESIGN MEETING:

X YES

 NO

X COPY OF CONFERENCE RECAP
SHEET PROVIDED



DRB NO. 284-124 DRB: 85-62 3/19/85

EPC NO. 284-124

PROJECT NO. L22

TYPE OF SUBMITTAL:

X DRAINAGE REPORT

X DRAINAGE PLAN

 CONCEPTUAL GRADING & DRAIN. PLAN

X GRADING PLAN

 EROSION CONTROL PLAN

 ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

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 FINAL PLAT APPROVAL

X BUILDING PERMIT APPROVAL

 FOUNDATION PERMIT APPROVAL

 CERTIFICATE OF OCCUPANCY APPROVAL

 ROUGH GRADING PERMIT APPROVAL

 GRADING/PAVING PERMIT APPROVAL

DATE SUBMITTED: July 22, 1985

BY: Bob Sheppard

OTHER (SPECIFY)

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION/DESIGN HYDROLOGY SECTION

PRE-DESIGN CONFERENCE RECAP

HYDROLOGY SECTION PROJECT NO.: 122 DATE: 7-10-85

PLANNING DIVISION NOS. EPC: _____ DRB: _____

SUBJECT: Hunter's Edge

LEGAL DESCRIP.: Wenatche & Trumway

APPROVAL REQUESTED

____ PRELIMINARY PLAT

____ SITE DEVELOPMENT PLAN

____ FINAL PLAT

X BUILDING PERMIT

____ ROUGH GRADING

WHO:

REPRESENTING:

ATTENDANCE:

Rob Shepard
Paul Minter

____ Conceptual Drainage Plan/Report required for Preliminary Plat and/or Site Development Plan sign-off.

X Approved Drainage Plan/Report required for Final Plat and/or Building Permit sign-off.

____ Subdivision Improvements Agreement or Financial Security required.

FINDINGS: ① Determine plan for DPM ② Flows to Wenatche is restricted to 5.7 cfs unless downstream capacity is increased ③ If Wenatche is not built before Building Permit then an interim plan is required.

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:

Paul A. Minter

SIGNED:

Rob Shepard

TITLE:

TITLE:

Associate

DATE:

7-10-85

DATE:

****NOTE**** PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL