HYDROLOGY C17/D1a2 3 PLANS

C17/D1a2

3 Plans

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

February 19, 1987

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

RE: DRAINAGE CERTIFICATION FOR LOT 32A, CLIFFORD INDUSTRIAL PARK (C-17/D1A2) ENGINEER'S STAMP DATED JANUARY 13, 1987 AND CORRESPONDENCE RECEIVED FEBRUARY 3 AND 19, 1987

Dear Jeff:

Based on the information provided on your submittal of February 3 & 19, 1987, certification is acceptable.

If I can be of further assistance, please call me at 768-2650.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

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

Tom Mann & Associates, Inc.
Engineers

RECEIVED
FEB 19 1987
HYDROLOGY SECTION

60712
February 18, 1987

Mr. Bernie Montoya
City of Albuquerque
Hydrology Section
P. O. Box 1293
Albuquerque, NM 87103

Re: Lot 32-A, Clifford Industrial Park

Dear Bernie:

You had requested several weeks ago that I check to make sure that water that is leaving Lot 32-A and entering the drainage channel at the rear of the lot would not jump over onto adjacent properties.

I have reviewed the data and I have performed calculations based on what I feel to be the most extreme case of discharge. Based on that data, it appears to me that we will have a sheet flow across the rear portion of that lot approximately 0.03 to 0.04 feet in depth. A velocity of approximately 3.2 feet per second will be associated with that depth. Based on the criteria utilized by the City for analyzing a "T" intersection, I have calculated that the hydraulic jump will have a depth of 0.06 feet and there will be an associated pool depth of 0.08 feet. These dimensions are considerably lower than the depth of the concrete channel. Therefore, it is my opinion that waters will not cross the channel and enter properties to the west.

I request that based upon my letter, you issue a Permanent Certificate of Occupancy for this project. If you have any questions or comments, please do not hesitate to call.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Thomas T. Mann, Jr. P.E.
President

xc: Chuck McKinley

ROTEK CORPORATION
Specialty Products Manufacturer
8401 WASHINGTON ST. NE
ALBUQUERQUE, NM 87113
(505) 822-9494

RECEIVED
FEB 03 1987
HYDROLOGY SECTION

February 2, 1987

Mr. Bernie J. Montoya, C.E.
Engineering Assistant
Hydrology Section
City of Albuquerque
P.O.Box 1293
Albuquerque, New Mexico 87103

Dear Mr. Montoya:

Re: Drainage-Clifford Industrial Park

I, Robert A. O'Connell, as owner of Lot 32A of The Clifford Industrial Park, hereby grant permission to the owner of lot 31A of The Clifford Industrial Park to drain surface water into the drainage easement on the westerly side of lot 32A.

Sincerely

Robert A. O'Connell

Robert A. O'Connell
8401 Washington St. NE
Albuquerque, NM 87113

Jack Clifford & Company

RECEIVED
FEB 03 1987
HYDROLOGY SECTION

January 23, 1987

Mr. Bernie J. Montoya, C.E.
Engineering Assistant
Hydrology Section
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexicc 87103

Dear Mr. Montoya:

Re: Drainage--Clifford Industrial Park

Jack Clifford & Company, the developer of Clifford Industrial Park, hereby grants permission to the owners of lots 31-A through 36-A of Clifford Industrial Park to drain into the 15-foot private drainage easement running south of lot 31-A to Anaheim Avenue, NE.

The drainage swale within the 15 foot private drainage easement is built in compliance with the plans and specifications prepared by Bohannon Huston, Inc., project number 1564.

Sincerely,

Robert C. Wharton

Robert C. Wharton
Senior Vice-President
Land Development
Division

RCW:lo

2400 Louisiana Blvd. N.E. Bldg. 5 P.O. Box 35640 Albuquerque, New Mexicc 87176 (505) 881-0900

FILE COPY

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

January 21, 1987

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

RE: DRAINAGE CERTIFICATION FOR LOT 32A, CLIFFORD INDUSTRIAL PARK (C-17/D1A2)

Dear Tom:

Per our conversation on January 21, 1987, two important items of concern that will need to be addressed are:

1. We will need concurrence of acceptance of the improvements within the 15' private drainage easement. (Our inspector has indicated that the runoff from the above referenced site could very well jump the 15' private swale and enter the lots to the west.)

2. Retaining wall on the north property line shown on certification (as-built) extends into the easement. The master drainage plan requires that when developed, Lot 31A will need to drain into the 15' private drainage easement at the southwest corner, which is common to the northeast corner of Lot 32A.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

DRAINAGE INFORMATION SHEET

60712

PROJECT TITLE: Clifford Industrial Park ZONE ATLAS/DRNG. FILE #: C-17/D/A2

LEGAL DESCRIPTION: Lot 32 A Clifford Industrial Park

CITY ADDRESS: Washington St. NE

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

ADDRESS: 811 Dallas NE PHONE: 265-5611

OWNER: Charles McKinley CONTACT: Charles McKinley

ADDRESS: P.O. Drawer 14618 87191 PHONE: 821-0004

ARCHITECT: Bill Barber CONTACT: Bill Barber

ADDRESS: Monroe NE PHONE: 888 4484

SURVEYOR: Tom Mann & Assoc. CONTACT:

ADDRESS: PHONE:

CONTRACTOR: N/A CONTACT:

ADDRESS: PHONE:

RECEIVED
JAN 14 1987
HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

X 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: 1/13/87

BY: Tom Mann

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

June 24, 1986

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

RE: REVISED DRAINAGE PLAN FOR CLIFFORD INDUSTRIAL PARK, LOT 32A
(C-17/D1A2) REVISION DATE JUNE 20, 1986

Dear Tom:

Based on the information provided on your resubmittal of June 20, 1986, revisions as indicated are acceptable for Building Permit approval.

Please be advised that the grading outside the property line will need to be kept within the 2:1 for heights of less than 3' and 3:1 for heights greater than 3'.

Also, as indicated on my last letter to you, final Certificate of Occupancy will not be released until completion and acceptance of the proposed channel is submitted for our file.

Please attach a copy of this approved drainage plan to the construction sets before Hydrology sign-off.

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

McKinley Sales Company
ELECTRIC UTILITY PRODUCTS
P.O. DRAWER 14618
ALBUQUERQUE, NEW MEXICO 87191
(505) 821-0004

June 17, 1986

RECEIVED
JUN 20 1986
HYDROLOGY SECTION

Mr. Bernie Montoya
Design Hydrology Section
City of Albuquerque
123 Central NW
Albuquerque, New Mexico 87102

Dear Mr. Montoya:

Subject - Lot 33A, Clifford Industrial Park

As owners of Lot 33A of the Clifford Insdustrial Park. We have no objection to the grading of the Lot 32A as shown on the hydrology study of Lot 32A by Tom Mann and Associates. Reference is Job #60701, dated April 1986 in Provision 2.

Very truly yours,

Charles R. McKinley

Priscella P. McKinley

Robert G. Johnson

Shirley A. Johnson

6071

DRAINAGE INFORMATION SHEET

PROJECT TITLE: CLIFFORD INDUSTRIAL PK ZONE ATLAS/DRNG. FILE #: C-17/D142

LEGAL DESCRIPTION: LOT 32A, CLIFFORD INDUSTRIAL PARK

CITY ADDRESS: WASHINGTON ST. N.E.

ENGINEERING FIRM: TOM MANN ASSO. CONTACT: RAY PANG

ADDRESS: 811 DALLAS NE 87110 PHONE: 265-5611

OWNER: CHARLES MCKINLEY CONTACT: C. McKINLEY

ADDRESS: P.O. DRAWER 14618 87191 PHONE: 821-0004

ARCHITECT: B. BARBER CONTACT: BILL BARBER

ADDRESS: MONROE NE. PHONE: 888-4484

SURVEYOR: TOM MANN ASSOC. CONTACT: RAY PANG

ADDRESS: PHONE:

CONTRACTOR: Unknown CONTACT:

ADDRESS: PHONE:

RECEIVED
JUN 20 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

X NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

REVISED GRADING PLAN

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

X 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

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

Encl.: PERMISSION FOR GRADING FOR LOT 33-A.

DATE SUBMITTED: 6/20/86

BY: R C Pang

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

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

June 10, 1986

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

REF; REVISED DRAINAGE PLAN FOR CLIFFORD INDUSTRIAL PARK, LOT 32A
(C17/D1A2) ENGINEER'S STAMP DATED 5/30/86

Dear Tom:

Based on the information provided on your June 4, 1986 resubmittal, the above referenced Drainage Plan is approved for Building Permit.

Please be advised that before final Certificate of Occupancy is released, final completion of the drainage channel must be complete. Otherwise, only a temporary C.O. may be released.

Please attach a copy of this approved drainage plan to the construction sets before Hydrology will sign-off.

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

Sincerely,

Bernie J. Montoya

Bernie J. Montoya,
Engineering Assistant/Hydrology

BJM:mrk

McKinley Sales Company
ELECTRIC UTILITY PRODUCTS
P.O. DRAWER 14618
ALBUQUERQUE, NEW MEXICO 87191
(505) 821-0004

June 2, 1986

RECEIVED
JUN 04 1986
HYDROLOGY SECTION

Mr. Bernie Montoya
Design Hydrology Section
City of Albuquerque
123 Central NW
Albuquerque, New Mexico 87102

Dear Mr. Montoya:

Subject - Lot 32A, Clifford Industrial Park, 8401 Washington NE

As you may know the lots along Washington between Anaheim Avenue NE and Washington Place NE were replotted by the Clifford Company in 1985. I have purchased Lots 32A, 33A, 34A, and 36A. Currently we are constructing a commercial building on Lot 36A. Construction began approximately two weeks ago and we are anticipating completion of the this building in August 1986.

We will be starting construction very shortly on a 5,000 square foot commercial building on Lot 32A. Our plans are to start construction of a building approximately 12,500 square feet on Lots 32A and 34A. This building will occupy both of these lots.

As you will see on the attached document, the sewer attachment for lots 34A, 35A, and 36A are on the west end of this property and drains along a common easement with the site drainage to Anaheim Avenue to the south. It is obviously necessary for us to put in the sewer attachment from Lot 36A into the site drainage easement prior to installing the concrete and asphalt drainage as set forth in the master drainage plan. At that time we will provide a sufficient stub in for the sewer attachments for Lots 34A and 35A as shown on the attachment.

As of this Friday, Clifford Company has obtained bids for installing the site drainage at the west end of Lots 32A, 33A, 34A, and 35A. I have been informed by Mr. Bob Wharton at Clifford Company that a successful contractor will be choosen to put in the site drainage which consists of a concrete and asphalt canal within the next few days. Mr. Wharton has agreed with us that this work will be completed once the sewer attachment is completed for Lot 36A and in compliance with the master drainage plan as submitted and approved by the City of Albuquerque. In that plan there was a statement that the improvements for the site drainage would be completed upon the construction of any building along Lots 32A, 33A, 34A, 35A, or 36A. Since that is now taking place they are proceeding as outlined in that documentation. At this time it is our estimate that this drainage improvement will be completed between October and December 1986 at the very latest. I trust this will answer your questions.

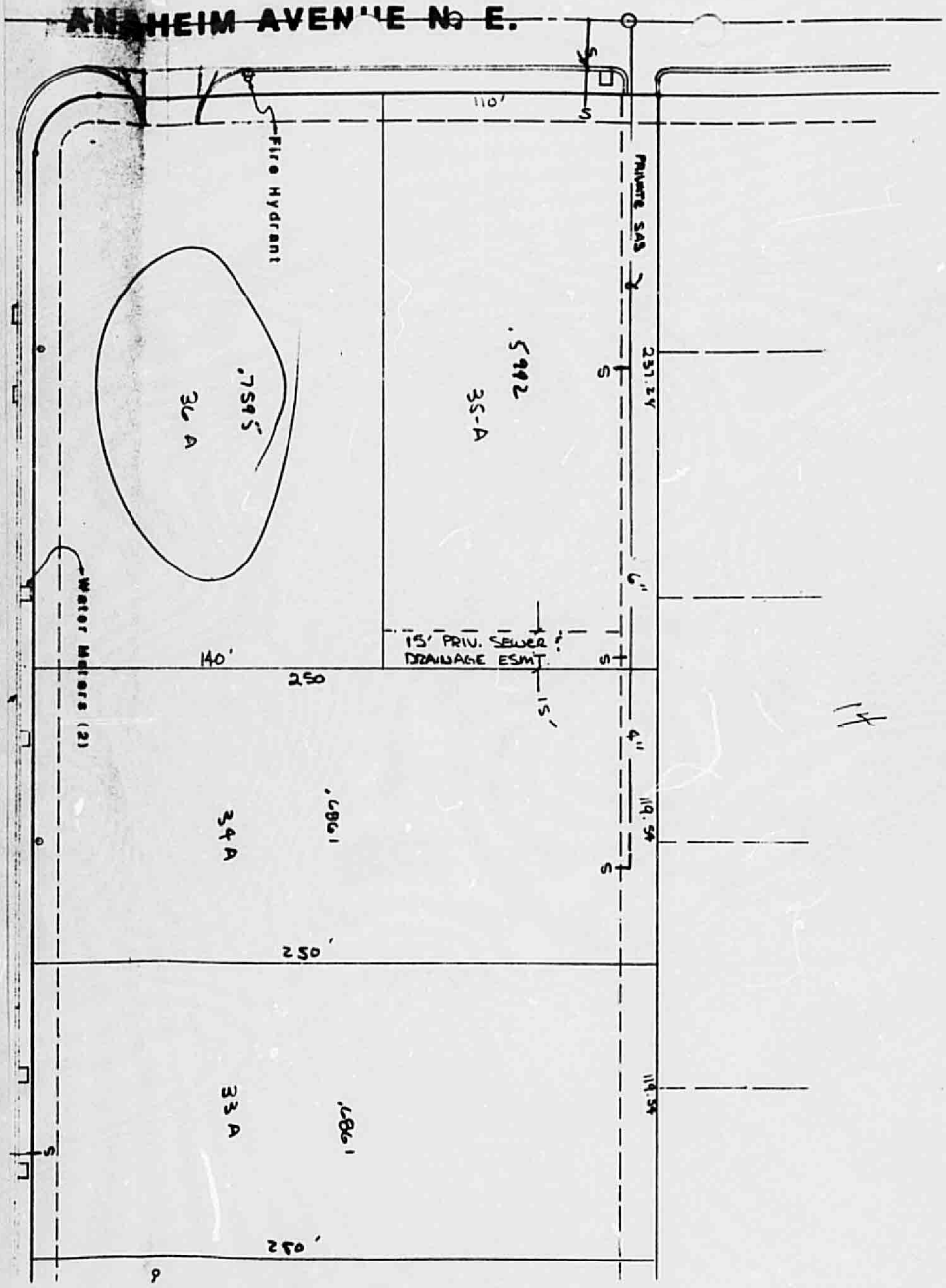
If we can be of any further assistance, kindly advise. In the meantime I hope that you will approve the hydrology portion of our building permit for Lot 32A with the understanding that the site drainage canal will be completed as I have outlined above.

Very truly yours,

Charles R. McKinley

CRM:js

cc: Mr. Ray Pang, Tom Mann and Associates


ANAHEIM AVENUE NO E.
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PRIVATE SAS
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Water Meters (2)
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15'
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.6861
33 A
250'
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6071

DRAINAGE INFORMATION SHEET

PROJECT TITLE: CLIFFORD INDUSTRIAL PK ZONE ATLAS/DRNG. FILE #: C-17/D1A2

LEGAL DESCRIPTION: LOT 32A, CLIFFORD INDUSTRIAL PARK

CITY ADDRESS: WASHINGTON ST. N.E.

ENGINEERING FIRM: TOM MANN ASSO. CONTACT: RAY PANG

ADDRESS: 811 DALLAS NE 87110 PHONE: 265-5611

OWNER: CHARLES MCKINLEY CONTACT: C. McKINLEY

ADDRESS: P.O. DRAWER 14618 87191 PHONE: 821-0004

ARCHITECT: B. BARBER CONTACT: BILL BARBER

ADDRESS: MONROE NE, PHONE: 888-4484

SURVEYOR: TOM MANN ASSOC. CONTACT: RAY PANG

ADDRESS: PHONE:

CONTRACTOR: Unknown CONTACT:

ADDRESS: PHONE:

RECEIVED
JUN 04 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

X NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

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

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: 5/30/86

BY: R Pang

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

May 23, 1986

Tom Mann, P.E.
Tom Mann & Associates, Inc.
911 Dallas, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR CLIFFORD INDUSTIRAL PARK, LOT 32A
(C-17/D1A2) RECEIVED MAY 21, 1986

Dear Tom:

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. Copy of contract with beginning and completion dates for the construction of the 15' private drainage easement.

PLAN DRAWING

1. Location, description and elevation of T.B.M.

2. How do you propose to eliminate the erosion and sediment that will enter the proposed 15' drainage easement.

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

Sincerely,

Bernie J. Montoya

Bernie Montoya
Engineering Assistant

cc: Charles McKinley
P.O. Drawer 14618 87191

BM/bsj

60701

DRAINAGE INFORMATION SHE

PROJECT TITLE: CLIFFORD INDUSTRIAL PK. ZONE ATLAS/DRNG. FILE #: C-17/D12

LEGAL DESCRIPTION: LOT 32A, CLIFFORD IND. PARK

CITY ADDRESS: WASHINGTON ST. NE

ENGINEERING FIRM: TOM MANN ASSOCIATES CONTACT: RAY PANG

ADDRESS: 811 DALLAS 87110 PHONE: 265-5611

OWNER: Charles Mckinley CONTACT: Chuck Mckinley

ADDRESS: P.O. DRAWER 14618 87191 PHONE: 821-0004

ARCHITECT: BILL BARBER CONTACT: Bill Barber

ADDRESS: Monroe NE PHONE: 888-4484

SURVEYOR: TOM MANN ASSOCIATES CONTACT: RAY PANG

ADDRESS: PHONE:

CONTRACTOR: Unknown CONTACT:

ADDRESS: PHONE:

RECEIVED
MAY 21 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

X NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

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___ EROSION CONTROL PLAN

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___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: 5-21-86

BY: R Pang