HYDROLOGY C17/D1C CLIFFORD INDUSTRIAL PARK LOT 40

C17/DIC

CLIFFORD INDUSTRIAL PARK LOT 40

1 PLAN

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. _____ DATE: 5/18/84

PLANNING DIVISION NO. C17-D1A

CONFERENCE RECAP

SUBJECT: Lot 40, Clifford Industrial Park (McClintic Office Bldg)

WHO	REPRESENTING
ATTENDANCE: Jeff Mortensen	
Fred J. Baquera	

FINDINGS:

1. Compliance with the approved Drainage Report on file with this office. (See C17-D1A)
2. Drainage Plan required in accordance with the DPM
3. Channel stability must be addressed with the drainage plan. The purpose of this request is to evaluate the potential for meandering of the arroyo and its impact on this development
4. Method of discharge into the arroyo must be coordinated with AMAFCA + City

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: Fred Baquera

TITLE:

DATE: 5/18/84

SIGNED: Jeffrey Gee

TITLE:

DATE: 5/18/84

40781

INFORMATION SHEET

PROJECT TITLE McCLINTIC WAREHOUSE TYPE OF SUBMITTAL GRADING & DRAINAGE PLAN

ZONE ATLAS PAGE NO. C17 DIEC CITY ADDRESS

LEGAL DESCRIPTION LOT 40, CLIFFORD INDUSTRIAL PARK

ENGINEERING FIRM TOM MANN & ASSOC. CONTACT JEFFREY G. MORTENSEN

ADDRESS 811 DALLAS NE PHONE 255-5611

OWNER ? CONTACT

ADDRESS PHONE

ARCHITECT JIM MILLER CONTACT JIM MILLER

ADDRESS PHONE

SURVEYOR TOM MANN CONTACT J.G. MORTENSEN

ADDRESS PHONE

CONTRACTOR ? CONTACT

ADDRESS PHONE

PRE-DESIGN MEETING:

✓ YES
___ NO
✓ COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ SITE DEVELOPMENT PLAN APPROVAL
___ FINAL PLAT APPROVAL
✓ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 07/06/84

BY: J.G. MORTENSEN

RECEIVED
JUL 06 1984
HYDROLOGY SECTION

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

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

July 31, 1984

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

REF: GRADING AND DRAINAGE PLAN FOR McCLINTIC OFFICE WAREHOUSE (C17-D1C)
RECEIVED JULY 6, 1984

Dear Jeff:

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

1. The proposed grading plan indicates that the City landfill road will be removed. The City is in the process of determining the future of the access road.

2. Channel stability of the Domingo Baca must be addressed with this drainage plan.

3. Since all the drainage facilities and roads are not built will the flows traveling west cause an erosion problem.

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

Sincerely yours,

Carlos Montoya
Civil Engineer/Hydrology

CM:mrk

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

RCVD
Aug 17, 1984
City Engr

40781
August 14, 1984

Mr. Carlos Montoya
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

C17

Re: Grading and Drainage Plan for McClintic Office Warehouse (C19-D1C)

Dear Carlos:

In response to your letter dated July 31, 1984, regarding the subject project, I have the following comments:

1. The fate of the existing access road along the south property line of this project is of no consequence to this plan. The developer does not propose to utilize this roadway nor does he propose to breach it. I do, however, appreciate your concern in bringing me up-to-date on this issue.

2. It is my understanding that you and Mr. Fred Aguirre still have to discuss the issue of "channel stability". It was my understanding at the onset of this project that channel stability had been adequately addressed by Bohannan-Huston, Inc. in their master plan of the entire subdivision. I have also had an informal conversation with Mr. Jim Fink and he feels that the provision of rip-rap for erosion protection or any other form of stabilization would not be appropriate at this location.

3. All of the runoff generated by this site will be directed north to Anaheim Avenue N.E. Anaheim Avenue is presently fully paved and drains to the west to an existing temporary drainage facility. This temporary drainage facility is an interim ponding area as described to be by Mr. Dan Hogan during a previous telephone conversation.

I feel that this response adequately addresses your concerns at this time. The only remaining issue is that of channel stability and erosion protection. Please notify me as soon as possible once you and Mr. Aguirre have come to a conclusion concerning this remaining item.

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

Sincerely,

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

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

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

August 20, 1984

Mr. Jeff Mortensen
Tom Mann & Associates
811 Dallas NE
Albuquerque, New Mexico 87110

RE: GRADING & DRAINAGE PLAN FOR MC CLINTIC WAREHOUSE (C-17 D-1C)
RECEIVED JULY 6, 1984

Dear Jeff,

The above referenced plan, dated July 6, 1984 is approved.

Please attach a copy of this approved plan to the construction set prior to issuance of the building permit.

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

Sincerely,

Carlos A. Montoya
Civil Engineer/Hydrology

CAM/cl

Lot 43
Clifford Industrial
Park

C17-D1C

Yes, need to clarify as per your comment

The discharge from this site is increase over allowed. I feel it is unfair to restrict other development to satisfy this one. I don't care if Carson did indicate "free discharge"

Did not understand comment need to clarify.

Billy I have reviewed the ~~following plan~~ attached plan per your comments and they ~~all~~ have all been satisfied with the exception of Items (of your letter) 7 + 9. For Item 8 you may want to qualify your reason for not recommending a 0.5% slope in the asphalt given the feedback we have received from the asphalt paving contractors. Just a thought. It appeared from ~~that~~ response that we were dictating a new requirement.

Item 1

~~Item 2~~ of your comments was appropriate and per the master plan should have required direct discharge into the arroyo. However, please read Jeff Mortensen justification for discharging into Anaheim. Please advise Greg Olson ~~on the~~ of the rationale used to discharge into Anaheim. He will be interested. Jeff Mortensen justification is highlighted in blue and attached to this report. Actually both reports prepared by Jeff used the same justification. See C17-D1C + C17-D1K

Regarding the access easement to be vacated, I am not sure how they can use the easement until it is vacated. ~~Hence~~ Nor can ~~I don't believe~~ we can approve a plan that incorporates the access easement for parking. ~~Both~~ They will need to initiate the vacation request and obtain approval ~~have them provide on the~~ from the DRB prior to building permit sign-off.

5/27/85

Ref Item 23

- Dang Ord Section 10
- Zoning Code
  Page 2 & 4d

Arroyo Facility Plan
JAMFCA's resolution/conflict

Draft
Gateway & maintenance Rd/Bikeway
maintenance Rd use dedication
Bikeway can not be entirely
used for Open Space

Page 61 "Arroyo Facility Plan

Open Space Def Zone ORD
page 13

Dan Hogan

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