HYDROLOGY C17/D1f LOBO/VIVA OFFICE-WAREHOUSE

C17 / DIF

LOBO / VIVA OFFICE-
WAREHOUSE

1 PLAN

INFORMATION SHEET 4/30/84

PROJECT TITLE LOBO/TINA OFFICE/WAREHOUSE TYPE OF SUBMITTAL GRADING & DRAINAGE PLAN

ZONE ATLAS PAGE NO. C-17 DIF new CITY ADDRESS

LEGAL DESCRIPTION LOTS 17 & 18, CLIFFORD INDUSTRIAL PARK

ENGINEERING FIRM TOM MANN & ASSOC. CONTACT JAY T. OLSON

ADDRESS 811 DALLAS NE, 87110 PHONE 265-5611

OWNER NOT KNOWN CONTACT JOHN DUFAY

ADDRESS PHONE 843-5555

ARCHITECT JOHN DUFAY CONTACT JOHN DUFAY

ADDRESS 8820 DELAMAR NE, 87111 PHONE 843-5555

SURVEYOR TOM MANN CONTACT JAY T. OLSON

ADDRESS 811 DALLAS NE, 87110 PHONE 265-5611

CONTRACTOR N/A 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 FOUNDATION (SPECIFY)

DATE SUBMITTED: OCTOBER 9, 1984

BY: Jay T. Olson
JAY T. OLSON

RECEIVED
OCT 10 1984
HYDROLOGY SECTION

* ALSO WOULD LIKE A FOUNDATION PERMIT
NO OBJECTION TO FOUNDATION PERMIT.
10/26/84

READING FILE

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

November 8, 1984

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

REF: GRADING AND DRAINAGE PLAN FOR LOBO/VIVA OFFICE-WAREHOUSE (C17-D1F)
RECEIVED OCTOBER 10, 1984

Dear Jeff:

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

1. It is not specifically identified on the plan but, the total proposed discharge, including off-site, will be approximately 7.5 cfs. How does this fit in to the capacity of Corona Loop considering other properties along this same street will also be developing in the near future?

2. It is not clear to me how the drainage will make all the turns around the building and not continue in a straight line. The elevations shown on the adjacent property and at the curb are all lower than on-site with nothing in-between to show that the flows will make the turns. Please provide better detail of the interfacing or the hydraulic calculations for the swales for clarity. The south property line interfacing also needs to be better presented for clarity.

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

Sincerely yours,

Billy J. Goolsby

Billy J. Goolsby, PE
Civil Engineer/Hydrology

BJG:mrk

4/3611

DRAINAGE INFORMATION SHEET

RESUBMITTAL

PROJECT TITLE: LOBO-VIJA OFFICE/WAREHOUSE ZONE ATLAS/DRNG. FILE #: C-17/DIF

LEGAL DESCRIPTION: LOTS 17 & 18, CLIFFORD INDUSTRIAL PARK

CITY ADDRESS: _____

ENGINEERING FIRM:	TOM MANN & ASSOCIATES	CONTACT:	JAY T. OLSON
ADDRESS:	811 DALLAS NE, 87110	PHONE:	265-5611
OWNER:	NOT KNOWN	CONTACT:	JOHN DUFAY
ADDRESS:	—	PHONE:	843-5555
ARCHITECT:	JOHN DUFAY	CONTACT:	JOHN DUFAY
ADDRESS:	8820 DELAMAR NE, 87111	PHONE:	843-5555
SURVEYOR:	TOM MANN	CONTACT:	JAY T. OLSON
ADDRESS:	811 DALLAS NE, 87110	PHONE:	265-5611
CONTRACTOR:	N/A	CONTACT:	—
ADDRESS:	—	PHONE:	—

PRE-DESIGN MEETING:

___ YES
✓ NO
___ COPY OF CONFERENCE RECORD SHEET PROVIDED

RECEIVED
NOV 29 1984
HYDROLOGY SECTION

DRB NO. _____
EPC NO. _____
PROJ. NO. C17-DIF

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: NOVEMBER 29, 1984

BY: Jay T. Olson

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

Tom Mann Associates, Inc.
Engineers

41361
November 26, 1984

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

RECEIVED
NOV 29 1984
HYDROLOGY SECTION

Re: Grading and Drainage Plan for Lobo-Viva Office/Warehouse (C17-D1F)

Dear Billy:

I have reviewed the comments in your letter of November 8, 1984, and would like to submit the following responses:

1. In the ultimate developed condition, no offsite flows will enter the subject site from the adjacent site to the east. This is shown in the drainage report for the Clifford Industrial Park (C17-D1E), prepared by Bohannan-Huston. The total peak discharge from this site will be 6.2 cfs, ultimately.

   The previously mentioned drainage report states that drainage basins C and D will discharge to Corona Loop N.E. Furthermore, that report assumes a 70% impervious ratio for the developed condition of these contributing basins. The subject site is contained within basin C. Assuming that basins C and D were developed at the same imperviousness as the project site, approximately 96%, the peak discharge to Corona Loop N.E. would then be 35.4 cfs (see supplemental calculations). The full street capacity of Corona Loop N.E. is approximately 84 cfs, therefore, Corona Loop N.E. has the capacity to convey the peak discharge from the subject site and the contributing basins should they be developed at a higher imperviousness than 70 %.

2. The flows conveyed through the asphalt swale on the north and west side of the building are very minor flows. No roof runoff will be introduced to this swale. A site visit reveals that a wall is being constructed along the west property line as part of the development of the adjacent site. The swale grades between the buildings and the wall have also been revised. The construction of the wall and the revision of the swale grades will ensure that the minor flows negotiate all turns around the building.

The proposed asphalt paving will match the existing grades at the south property line. The paving grades have been revised to ensure that runoff generated by the subject site will discharge via the proposed improvements.

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

Sincerely,

TOM MANN & ASSOCIATES, INC.

Jay T. Olson

Jay T. Olson
Project Engineer

JTO:ra

RECEIVED
NOV 29 1984
HYDROLOGY SECTION

SUPPLEMENTAL CUALCULATIONS

Peak Discharge to Corona Loop N.E.

Basins C and D

A_{total} = 8.18 Ac; % impervious = 96%
i = 4.65 in/hr
'C' = 0.93 (DPM Plate 22.2 C-1)
Q_{100} = CiA = 0.93(4.65)(8.18) = 35.4 cfs

Corona Loop N.E. Street Capacity (40' Width)

From DPM Plate 22.3 D-2

Where s = 0.0140 ft/ft

D = 0.67 ft

$\frac{1}{2}Q_{street}$ = 42 cfs

Q_{street} = 84 cfs

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NOV 29 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

January 8, 1985

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

RE: REVISED GRADING & DRAINAGE PLAN FOR LOBO-VIVA OFFICE/ WAREHOUSE (C-17/D1F) RECEIVED NOVEMBER 29, 1984

Dear Jeff:

The referenced plan dated November 29, 1984, is approved. Please attach a copy of the approved plan to the construction set prior to Hydrology sign-off.

Also, please be advised that a copy of the recorded replat removing the lot line will be required prior to sign-off for the Certificate of Occupancy.

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

Cordially,

Billy J. Goolsby

Billy J. Goolsby, C.E.
Design Hydrology Section

BJG/bsj

41362

DRAINAGE INFORMATION SHEET

PROJECT TITLE: LOBO - VIVA ZONE ATLAS/DRNG. FILE #: C17-D1F

LEGAL DESCRIPTION: LOTS 17&18, CLIFFORD INDUSTRIAL PARK

CITY ADDRESS: CORONA Loop NE

ENGINEERING FIRM: TOM MANN & ASSOC. CONTACT: J.G. MORTENSEN

ADDRESS: 811 DALLAS NE. PHONE: 265-5611

OWNER: NIGEL MONTANO CONTACT: SAME

ADDRESS: PHONE:

ARCHITECT: JOHN DUFAY CONTACT: OWNER

ADDRESS: PHONE:

SURVEYOR: TOM MANN & ASSOC. CONTACT: J.G. MORTENSEN

ADDRESS: 811 DALLAS NE PHONE: 265-5611

CONTRACTOR: NOT KNOWN CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

___ YES

✓ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. C17-D1F

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: 05-15-85

BY: J.G. MORTENSEN

4136

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

January 8, 1985

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

RE: REVISED GRADING & DRAINAGE PLAN FOR LOBO-VIVA OFFICE/ WAREHOUSE (C-17/D1F) RECEIVED NOVEMBER 29, 1984

Dear Jeff:

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Also, please be advised that a copy of the recorded replat removing the lot line will be required prior to sign-off for the Certificate of Occupancy.

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

Cordially,

Billy J. Goolsby

Billy J. Goolsby, C.E., P.E.
Design Hydrology Section

BJG/bsj
xc: John Dufay

RECEIVED
MAY 14 1985
HYDROLOGY SECTION

N/A PER TELECON
BILLY. JGM

41362

DRAINAGE INFORMATION SHEET

PROJECT TITLE: LOBO - VIVA ZONE ATLAS/DRNG. FILE #: C17

LEGAL DESCRIPTION: LOTS 17 & 18, CLIFFORD INDUSTRIAL PARK

CITY ADDRESS: 8344 CORONA Loop NE

ENGINEERING FIRM: TOM MANN & ASSOC. CONTACT: J.G. MORTENSEN

ADDRESS: 811 DALLAS NE. PHONE: 265-5611

OWNER: NIGEL MONTANO CONTACT: SAME

ADDRESS: PHONE:

ARCHITECT: JOHN DUFAY CONTACT: OWNER

ADDRESS: PHONE:

SURVEYOR: TOM MANN & ASSOC. CONTACT: J.G. MORTENSEN

ADDRESS: 811 DALLAS NE PHONE: 265-5611

CONTRACTOR: NOT KNOWN CONTACT:

ADDRESS: PHONE:

RECEIVED
MAY 22 1985
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
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___ FOUNDATION PERMIT APPROVAL
✓ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 05.21.85

BY: J.G. MORTENSEN

ATTN: BERNIE MONTOYA

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, 1985

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

REF: CERTIFICATION FOR LOBO-VIVA OFFICE/WAREHOUSE (C17-D1F)

Dear Jeff:

Based on the information provided on your May 22, 1985 resubmittal, certification is acceptable.

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

Sincerely,

/Bernie J. Montoya

Bernie J. Montoya, CE
Engineering Assistant, Hydrology

BJM:mrk

85 33986

COVENANT RUNNING WITH THE LAND

The undersigned being the owners of Lots 17 and 18 in the Clifford Industrial Park state that the following Restrictive Covenants shall run with both parcels of land and shall bind them, their successors and assigns and shall be binding upon all future owners of the land.

1. The drainage from both Lots 17 and 18 drain to the common boundary line between these parcels and then onto Corona Loop. However, some of the drainage from either Tract 17 or 18 may go onto the other tract. Each of the tracks do hereby grant to the other tract an easement along this common boundary line, as is necessary for drainage of each of the lots.

IN WITNESS WHEREOF, the parties have caused their names to be affixed hereto on this 1st day of May, 1985.

Hazel P. Martin

Royce Rhett

STATE OF NEW MEXICO
COUNTY OF MCKINLEY

1985 MAY -1 PM 3:58
Misc 225 BK 385 PG 385-386
DOLORES C. WALLER
CO. CLERK & RECORDER
DEPUTY

STATE OF NEW MEXICO)
) ss.
COUNTY OF Bernalillo)

The foregoing instrument was acknowledged before me this 1st day of May, 1985, by Roger Petersen.

NOTARY PUBLIC

My commission expires:
6/26/88

STATE OF NEW MEXICO)
) ss.
COUNTY OF Bernalillo)

The foregoing instrument was acknowledged before me this 1st day of May, 1985, by Nigel Montague, a owner on behalf of said Lovd.

NOTARY PUBLIC

My commission expires:
6/26/88

0 2 0 5