HYDROLOGY F21/D10B 2 PLANS

F 21/D 10B

2 Plans

Address 11001-11005 Spain Rd NE Engr/Arch

Plans Approved 12/1/83 Cond.

Comments: F21-10 B

Inspection Requested 7-9-85 Contractor

Appr. 7-9-85 Disappr. 30 Day Temp.

Comments: LOOKS GOOD BUT NEED S.O.-19

SIGNED OFF BY FIELD. ok Pb 7-9-85

Reinspection and/or comments:

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

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

April 9, 1984

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

REF: CAMPBELL-DILLON OFFICE BUILDING (F21-D10B)

Dear Jeff:

Based on the information provided on your March 27, 1984 resubmittal, the above referenced drainage plan is approved.

In view that the referenced site is now accepting the off-site flows from the east and because of the reduced ponding volume provided with this plan and approved by this office, it is recommended that the owner's engineer certify the subject site to insure that this minimum ponding volume is satisfied. Please advise us of the owner's decision regarding this recommendation. Building permit will be released with the inclusion of this plan and approved copies of the "Construction Within Public R/W" documents.

If you have any questions regarding the above comments, please feel free to call me.

Sincerely,

Bernie J. Montoya
Hydrologic Engineering Tech.
CE

BJM:mrk

30322

INFORMATION SHEET

PROJECT TITLE Campbell - Dillon TYPE OF SUBMITTAL RESUBMITTAL FOR EROSION CONTROL

ZONE ATLAS PAGE NO. F-21 CITY ADDRESS 11001 SPAIN RD NE

LEGAL DESCRIPTION TRACT D-1

ENGINEERING FIRM Tom Mann & Assoc. CONTACT JEFFREY G. MORTENSEN

ADDRESS 811 DALLAS NE PHONE 255-5611

OWNER BILL CAMPBELL CONTACT ARCHITECT

ADDRESS PHONE

ARCHITECT BURNS - PETERS CONTACT TYLER - MASON

ADDRESS PHONE 265-3645

SURVEYOR SCANNEL CONTACT ~~J.G. MORTENSEN~~ ARCHITECT

ADDRESS PHONE

CONTRACTOR NOT KNOWN CONTACT

ADDRESS PHONE

PRE-DESIGN MEETING:

✓ YES
___ NO
___ COPY OF ~~CONFERENCE RECAP SHEET~~ PREV. CORRESPONDENCE PROVIDED

F21- D10B

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: 03/27/84

BY: J.G. MORTENSEN

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

February 29, 1984

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

REF: CAMPBELL-DILLON OFFICE BUILDING (F21-D10B)

Dear Jeff:

Because of the extensive earthwork done on both Tract D-1 & Tract D-2 of Academy Square Unit 1, we will need an updated drainage plan for Tract D-2. The review on the conceptual grading and drainage plan submitted by Mr. Jake Bordenave for Academy Square Tract D was postponed, pending definition of the area to be covered by the site development plan. As of yet, there is no approved drainage plan. Due to the fact that Tract D-2 has never received an approval from our office, the earthwork that was done is in violation of Section 12b-3 of the City of Albuquerque Drainage Ordinance. The updated plan for Tract D-2 is needed in order to determine what impact the site will have on Tract D-1.

During the time that will be required for review of the above referenced report, an erosion control plan will need to be submitted in order to prevent any sediment that maybe deposited because of the distrubed topsoil on-site.

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

Sincerely,

Bernie J. Montoya

Bernie J. Montoya
Hydrologic Engineering Tech.
C.E.

BJM:mrk

INFORMATION SHEET

PROJECT TITLE CAMPBELL-DILLON OFFICE BUILDING TYPE OF SUBMITTAL REVISED PLAN

ZONE ATLAS PAGE NO. F-21 CITY ADDRESS 11001 SPAIN RD NE

LEGAL DESCRIPTION ?

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

ADDRESS 811 DALLAS NE PHONE 255-5611

OWNER BILL CAMPBELL CONTACT ARCHITECT

ADDRESS PHONE

ARCHITECT BURNS-PETERS CONTACT TYLER MASON

ADDRESS PHONE 265-3645

SURVEYOR SCANNEL CONTACT ~~J.G. MORTENSEN~~ ARCHITECT

ADDRESS PHONE

CONTRACTOR NOT KNOWN CONTACT ARCHITECT

ADDRESS PHONE

PRE-DESIGN MEETING:

✓ YES
___ NO
✓ COPY OF ~~CONFERENCE RECAP SHEET~~ APPROVAL LETTER PROVIDED

F21-D10B

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)

RECEIVED FEB 22 1984 HYDROLOGY SECTION

DATE SUBMITTED: 2/22/84

BY: J.G. MORTENSEN

ATTACHED IS AGREEMENT BY WHICH OFFSITE GRADING WAS PERFORMED ALONG EAST PROPERTY LINE.

A G R E E M E N T

It is mutually agreed by the undersigned owners that the excess dirt on Tracts D-1 and D-2 of Academy Square, may be removed in order to lower the dirt grade on each lot, which is intended to remove the need for a retaining wall between the two lots, when designing buildings on each lot.

Owner of Lot D-1
CD II ENTERPRISES

Dec. 20, 1983
Date

by: William N. Campbell
William N. Campbell, Partner

Owner of Lot D-2
Anthony M. Dinallo

Dec. 21, 1983
Date

by: Claudia Padilla
Claudia Padilla, Partner

RECEIVED
FEB 1984
HYDROLOGY SECTION

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

September 26, 1983

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

RE: CAMPBELL-DILLON OFFICE BLDG. (F21-D10B)

Dear Jeff:

The referenced plan dated 9/1/83 is approved. Building permit will be released with the inclusion of this plan and approved copies of the "Construction Within Public Right-of-Way" documents in the building set.

Also, in view of the reduced ponding volume provided with this plan and approved by this office, it is recommended that the owner's engineer certify the subject site to insure that this minimum ponding volume is satisfied. Please advise me as to the owner's decision regarding this recommendation.

If you have any questions regarding the above comments, please feel free to call me.

Very truly yours,

Fred J. Aguirre
Civil Engineer/Hydrology

FJA/tsl

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

30321
September 2, 1983

F21-D106

RECEIVED
SEP 02 1983
ENGINEERING

Mr. Fred Aguirre
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Campbell-Dillon Office Building Drainage Plan

Dear Fred:

Transmitted herewith for your review and comment are two (2) copies of the subject grading and drainage plan. As discussed during our meeting on August 26, 1983, it is not possible for me to attain the required volume of ponding for the project site due to an insufficient amount of landscaped area. As I mentioned to you during our meeting, the EPC had relaxed the parking requirements by allowing the deletion of three parking spaces to increase the landscaped area. Despite this increase in landscaped area, it is still not possible to attain the full amount of the required ponding. It is because of this that I am requesting a variance to the Drainage Ordinance; in particular, I am requesting that the peak discharge from the site during the 100-year, 6-hour storm in the developed condition exceed the 0.5 cfs which is discharged from the 4" PVC curb penetration. The peak discharge anticipated, as shown by the calculations, is 1.1 cfs. This discharge rate is, however, less than the existing peak rate of 1.8 cfs. This means that the peak discharge rate from the site during the 100-year, 6-hour rainfall event will be approximately 60% of that which is now experienced in the existing condition.

Another item with which you were concerned was the volume of ponding that can be achieved, and to which rainfall event that volume corresponded. The calculations demonstrate that a volume of ponding is provided which exceeds slightly the volume generated by the 10-year, 6-hour rainfall event. This means that the 10-year, 6-hour rainfall event, and more frequent events, will not overflow the positive discharge pond provided.

Your prompt attention to this matter will be greatly appreciated. This project goes to the DRB in the near future. I apologize for my tardiness in getting this plan to you, however, I needed to

fully investigate those matters pertaining to the requested variance. If you 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.
cc: Tyler Mason

30321 -

INFORMATION SHEET

PROJECT TITLE Campbell - Dillon O.B. TYPE OF SUBMITTAL Drainage Plan

ZONE ATLAS PAGE NO. F-21 CITY ADDRESS 11001 Spain Rd NE

LEGAL DESCRIPTION?

ENGINEERING FIRM Tom Mann & Assoc CONTACT Jeff Mortensen

ADDRESS 811 Dallas NE PHONE 265-5611

OWNER Bill Campbell CONTACT Tyler Mason

ADDRESS PHONE 265-3645

ARCHITECT Burns-Peters CONTACT Tyler Mason

ADDRESS PHONE 265-3645

SURVEYOR Tom Mann & Assoc. CONTACT J. Mortensen

ADDRESS PHONE 265-5611

CONTRACTOR Not Known CONTACT

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.

RECEIVED
SEP 02 1983
ENGINEERING

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. _____ DATE: 6/30/83

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: (F 21-2) Campbell Dillon Office Bldg - approximate location is the N.E. corner of Eplan & Juan Tabo (2 1/2 acre)

ATTENDANCE:	WHO	REPRESENTING
	F.S.R.	City
	J. Morrison	City's Engineer

FINDINGS:

1. Controlled discharge required unless capacity, per the Drainage Ordinance, can be demonstrated to exist to allow free discharge
2. Drainage Plan required before platting
3. Conceptual Plan required before site development plan sign-off
4. The above criteria is subject to change pending E.P.C. recommendation

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]

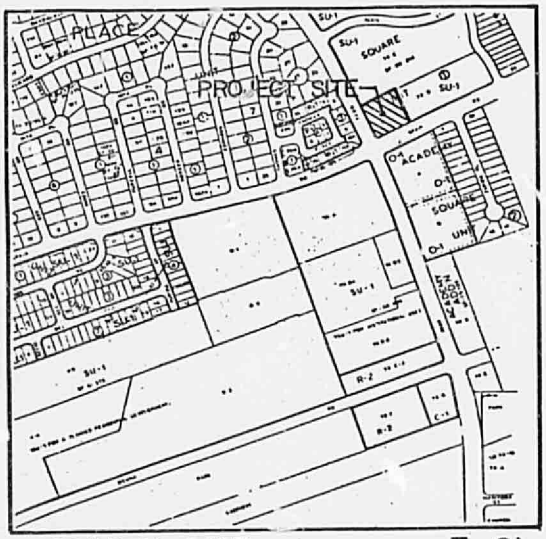
TITLE: _____ TITLE: Project Engineer

DATE: 6/30/83 DATE: 6/30/83

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

F21-D10B



VICINITY MAP F-21

SCALE: 1" = 800'

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

9/10/84

Permit # 12418

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 "Contract Documents for City-Wide Utilities and Cash Paving No. 31 "
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.

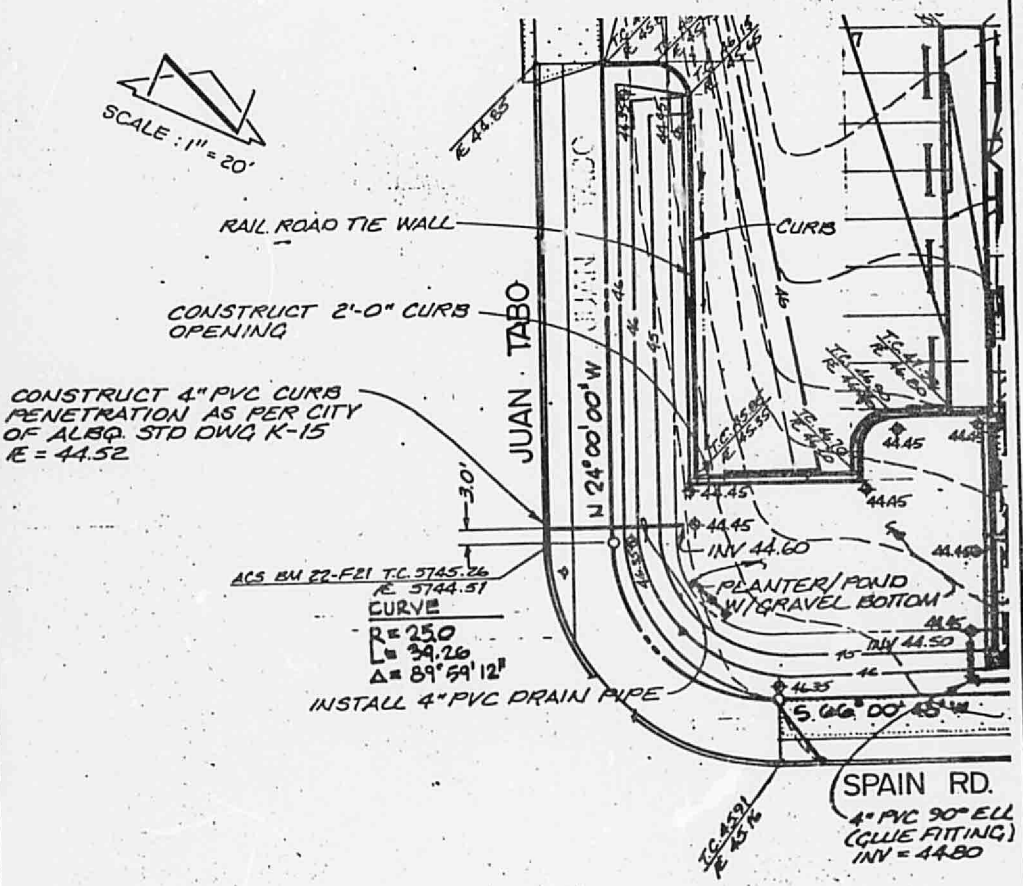
C-122

JOB No. 3-0321

APPROVALS	NAME	DATE	TITLE: CURB PENETRATION 11001 SPAIN ROAD N.E. CAMPBELL-DILLON OFFICE BUILDING	
A.C.E./DESIGN	G Kiefel	6 Oct 83		
INSPECTOR	Tom Cruz	9-10-84	PERMIT NO.	MAP NO. F-21
A.C.E./FIELD	W.J. McCamman	9/10/84	SHEET 1 OF 2	

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



REGISTERED PROFESSIONAL ENGINEER. STATE OF NEW MEXICO. THOMAS T. MANNER 3792. ENGINEER AND SURVEYOR

9/21

C-122

APPROVALS	NAME	DATE	TITLE: CURB PENETRATION 11001 SPAIN ROAD N.E. CAMPBELL-DILLON OFFICE BUILDING	
A.C.E. / DESIGN	J. Kiehl	6 Oct 83		
INSPECTOR			PERMIT NO. SHEET 2 OF 2	MAP NO. F-21
A.C.E. / FIELD	W. McNamara	8/10/84		