PUBLIC WORKS/HYDROLOGY

F21/D37M

F21/D37M

25×

0000-0000 1448

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

KEN SCHULTZ
MAYOR

CLARENCE V. LITHGOW
CHIEF ADMINISTRATIVE OFFICER

DAN WEAKS
DEPUTY CAO PUBLIC SERVICES

FRED E. MONDRAGON
DEPUTY CAO DEVELOPMENT & ENTERPRISE SERVICES

February 24, 1989

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: ENGINEER'S CERTIFICATION FOR YESTERDAVE'S DINER
@ GARDUNO'S PLAZA OFFICE PARK (F-21/D37M)
CERTIFICATION STATEMENT DATED FEBRUARY 16, 1989

Dear Mr. Mortensen:

Based on the information provided on your Certification submittal dated February 21, 1989, the above referenced Certification is acceptable.

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
(WP+450)

25×10

0000 0000 1949

DRAINAGE INFORMATION SHEET

PROJECT TITLE: YESTER DAVE'S DINER ZONE ATLAS/DRNG. FILE #: F21/D37M

LEGAL DESCRIPTION: LOT 19-A-1 MONTGOMERY BUSINESS PARK

CITY ADDRESS: _____

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC. CONTACT: PETER LUJAN

ADDRESS: 811 DALLAS NE PHONE: 265-5611

OWNER: DAVE GARDUNO CONTACT: JIM PERNER

ADDRESS: _____ PHONE: 888-4666

ARCHITECT: CLAUDIO VIGIL ARCHITECTS CONTACT: CLAUDIO VIGIL

ADDRESS: 825 PENNSYLVANIA NE PHONE: 265-3000

SURVEYOR: JEFF MORTENSEN & ASSOC. CONTACT: ENGINEER

ADDRESS: _____ PHONE: _____

CONTRACTOR: NOT KNOWN CONTACT: _____

ADDRESS: _____ PHONE: _____

RECEIVED
FEB 21 1989
HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES
___ NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____
EPC NO. _____
PROJ. NO. F21/D37M

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: Feb 17, 1989

BY: Peter Lujan

25×10

0000 0000 1950

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
KEN SCHULTZ

CHIEF ADMINISTRATIVE OFFICER
GENE ROMO

DEPUTY CAO DEVELOPMENT & ENTERPRISE SERVICES
LARRY LARRANAGA

DEPUTY CAO PUBLIC SERVICES
DAN WEAKS

June 21, 1988

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: REVISED DRAINAGE PLAN FOR GARDUNOS PLAZA OFFICE PARK
(F-21/D37M) REVISION DATED JUNE 14, 1988

Dear Mr. Mortensen:

Based on the information provided on your resubmittal of June 15, 1988, revisions as indicated are acceptable.

Please attach a copy of this plan to the construction sets prior to sign-off by Hydrology.

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

AN EQUAL OPPORTUNITY EMPLOYER

25×10

0000 0000 1951

5005K

DRAINAGE INFORMATION SHEET

PROJECT TITLE: YESTERDAVE'S DINER ZONE ATLAS/DRAINAGE FILE # F21/D37M

LEGAL DESCRIPTION: LOT 19-A-1, MONTGOMERY BUS PARK

CITY ADDRESS: _____

ENGINEERING FIRM: TOM MANN + ASSOC. CONTACT: LEONARD UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

OWNER: DAVE GARDUNO CONTACT: ARCHITECT

ADDRESS: _____ PHONE: _____

ARCHITECT: CLAUDIO VIGIL ARCHITECTS CONTACT: CLAUDIO VIGIL

ADDRESS: 825 PENNSYLVANIA N.E. PHONE: 265-3000

SURVEYOR: TOM MANN + ASSOC. CONTACT: LEONARD UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

CONTRACTOR: _____ CONTACT: ARCHITECT

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

___ YES

✓ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED JUN 15 1988 HYDROLOGY SECTION

DRB NO. _____

EPC NO. _____

PROJECT NO. _____

Leonard Utter

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

✓ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAIN PLAN

✓ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ 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 REVISIONS (SPECIFY)

DATE SUBMITTED: 06-15-88

BY: Leonard Utter

25×10

0000 0000 1952

FILE COPY

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

MAYOR KEN SCHULTZ
CHIEF ADMINISTRATIVE OFFICER GENE ROMO
DEPUTY CAO PUBLIC SERVICES FRANK MARTINEZ
DEPUTY CAO PLANNING/DEVELOPMENT BILL MUELLER

May 26, 1988

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

RE: REVISED DRAINAGE PLAN FOR GARDUNOS PLAZA OFFICE PARK
(F-21/D37M) REVISION DATE MARCH 11, 1988

Dear Mr. Mortensen:

Based on the information provided on your resubmittal of May 18, 1988, revisions as indicated are acceptable.

Please attach a copy of this plan to the construction sets prior to sign-off by Hydrology.

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

25×

0000 0000 1953

5083P

DRAINAGE INFORMATION SHEET

PROJECT TITLE: YESTERDAVE'S DINER ZONE ATLAS/DRAINAGE FILE # F21/D37M

LEGAL DESCRIPTION: LOT 19-A-1-A MONTGOMERY BUS PARK

CITY ADDRESS: _____

ENGINEERING FIRM: TOM MANN + ASSOC. CONTACT: LEONARD UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

OWNER: DAVE GARDUNO CONTACT: ARCHITECT

ADDRESS: _____ PHONE: _____

ARCHITECT: CLAUDIO VIGIL ARCHITECTS CONTACT: CLAUDIO VIGIL

ADDRESS: 825 PENNSYLVANIA N.E. PHONE: 265-8000

SURVEYOR: TOM MANN + ASSOC. CONTACT: LEONARD UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

CONTRACTOR: _____ CONTACT: ARCHITECT

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

___ YES

_✓_ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED
MAY 18 1988
HYDROLOGY SECTION

DRB NO. _____

EPC NO. _____

PROJECT NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

_✓_ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAIN PLAN

_✓_ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ 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 REVISIONS (SPECIFY)

DATE SUBMITTED: 05-18-88

BY: Leonard Utter

REV. 10/85

25 x 10

0000 0000 1954

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR KEN SCHULTZ

CHIEF ADMINISTRATIVE OFFICER GENE ROMO

DEPUTY CAO PUBLIC SERVICES FRANK MARTINEZ

DEPUTY CAO PLANNING/DEVELOPMENT BILL MUELLER

March 18,1988

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

RE: GRADING AND DRAINAGE REPORT FOR GARDUNOS PLAZA OFFICE PARK, RESUBMITTED MARCH 15, 1988, FOR BUILDING PERMIT APPROVAL (F-21/D37M)

Dear Mr. Mortensen:

Your submittal, referred to above, with a second revision date of March 11, 1988, is approved for Building Permit sign-off by the Hydrology Section.

If you have any questions, please call me at 768-2650.

Cordially,

Stuart Reeder

G. Stuart Reeder, P.E.
C.E./Hydrology Section

xc: Claudio Vigil,
Claudio Vigil Architects

AN EQUAL OPPORTUNITY EMPLOYER

25×10

0000 0000 1955

DRAINAGE INFORMATION SHEET

PROJECT TITLE: CARDUNO'S PLAZA ZONE ATLAS/DRAINAGE FILE # F21/D37M

LEGAL DESCRIPTION: LOT 19-A-1, MONTGOMERY BUSINESS PARK

CITY ADDRESS: NOT KNOWN

ENGINEERING FIRM: TOM MANN & ASSOC. CONTACT: LEONARD UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

OWNER: _____ CONTACT: ARCHITECT.

ADDRESS: _____ PHONE: _____

ARCHITECT: CLAUDIO VIGIL ARCHITECTS CONTACT: CLAUDIO VIGIL

ADDRESS: 825 PENNSYLVANIA N.E. PHONE: 265-3000

SURVEYOR: TOM MANN & ASSOC. CONTACT: LEONARD UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

CONTRACTOR: _____ CONTACT: ARCHITECT

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

✓ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED
MAR 15 1988
HYDROLOGY SECTION

DRB NO. _____

EPC NO. _____

PROJECT NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

✓ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAIN PLAN

✓ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ 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 REVISIONS (SPECIFY)

DATE SUBMITTED: 3-14-88

BY: Leonard Utter

25×10

0000 0000 1956

DRAINAGE INFORMATION SHEET

PROJECT TITLE: GARDUNOS PLAZA ZONE ATLAS/DRAINAGE FILE # F21/D37M

LEGAL DESCRIPTION: LOT 19-A-1 MONTGOMERY BUSINESS PARK

CITY ADDRESS: NOT KNOWN

ENGINEERING FIRM: TOM MANN + ASSOC. CONTACT: LEONARD UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

OWNER: CONTACT: ARCHITECT.

ADDRESS: PHONE:

ARCHITECT: CLAUDIO VIGIL ARCHITECTS CONTACT: CLAUDIO VIGIL

ADDRESS: 825 PENNSYLVANIA N.E. PHONE: 265-3000

SURVEYOR: TOM MANN + ASSOC. CONTACT: LEONARD UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

CONTRACTOR: CONTACT: ARCHITECT

ADDRESS: PHONE:

PRE-DESIGN MEETING:

✓ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED
FEB 26 1988
HYDROLOGY SECTION

DRB NO.

EPC NO.

PROJECT NO.

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

✓ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAIN PLAN

✓ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ 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 REVISIONS (SPECIFY)

DATE SUBMITTED: 2-26-88

BY:

REV 10/85

10

25×10

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

Tom Mann & Associates, Inc.
Engineers

RECEIVED
FEB 26 1988
HYDROLOGY SECTION

50837
February 25, 1988

Mr. Stuart Reeder
Hydrology Section
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: Garduno's Plaza (F-21/D37M)

Dear Stuart:

Transmitted herewith for your information, is one print of the filed plat vacating the twenty foot drainage and ten foot electrical/telephone easements on the above subject project. Also attached is one print of the Grading Plan reflecting minor revisions made to the finished floor elevation of Building D.

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

Sincerely,

TOM MANN & ASSOCIATES, INC.

Leonard P. Utter
Staff Engineer

LPU:dj

Enclosures

0000 0000 1958

FILE COPY

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

MAYOR KEN SCHULTZ
CHIEF ADMINISTRATIVE OFFICER GENE ROMO
DEPUTY CAO PUBLIC SERVICES FRANK MARTINEZ
DEPUTY CAO PLANNING/DEVELOPMENT BILL MUELLER

February 17, 1988

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

RE: GRADING & DRAINAGE REPORT FOR GARDUNO'S PLAZA, SUBMITTED FEBRUARY 3, 1988, FOR BUILDING PERMIT APPROVAL (F-21/D37M)

Dear Mr. Mortensen:

Your submittal, referred to above, with your engineer's stamp dated February 1, 1988, is approved for building permit sign-off by the Hydrology Section.

Before we will sign for building permit, however, we will require either that the twenty foot drainage easement and the ten foot electrical/telephone easement, which run side by side on a north-south line through proposed Building D, be vacated or that you provide us with an encroachment agreement from the owners.

If you have any questions, please call me at 768-2650.

Cordially,

Stuart Reeder

G. Stuart Reeder, P.E.
C.E./Hydrology Section

GSR

25×10

DRAINAGE INFORMATION SHEET

JECT TITLE: GARDUNOS PLAZA ZONE ATLAS/DRAINAGE FILE # F21/D37M

AL DESCRIPTION: LOTS 19-25 MONTGOMERY PARK SUBD. & ADJOINING UNPLATTED LAND TO THE NORTH

Y ADDRESS: _____

INEERING FIRM: TOM MANN & ASSOC. CONTACT: LEONARD UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

ER: _____ CONTACT: ARCHITECT

ADDRESS: _____ PHONE: _____

ITECT: CLAUDIO VIGIL ARCHITECTS CONTACT: CLAUDIO VIGIL

ADDRESS: 825 PENNSYLVANIA N.E. PHONE: 265-3000

EYOR: TOM MANN & ASSOC. CONTACT: LEONARD UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

RACTOR: _____ CONTACT: ARCHITECT

ADDRESS: _____ PHONE: _____

DESIGN MEETING:

RECEIVED
FEB 03 1988
HYDROLOGY SECTION

- YES
- NO
- COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJECT NO. _____

OF SUBMITTAL:

- DRAINAGE REPORT
- ✓ DRAINAGE PLAN
- CONCEPTUAL GRADING & DRAIN PLAN
- ✓ GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

- ____ SECTOR PLAN APPROVAL
- ____ 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)

SUBMITTED: 02-01-88

BY: _____

25×10

FILE COPY

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

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

January 7, 1988

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

RE: CONCEPTUAL GRADING & DRAINAGE PLAN FOR GARDUNOS PLAZA SUBMITTED DECEMBER 24, 1987, FOR SITE DEVELOPMENT PLAN APPROVAL (F-21/D37M)

Dear Mr. Utter:

Your submittal, referred to above, with a first revision date of December 1987, is approved for Site Development Plan sign-off by the Hydrology Section.

As we have discussed, you will need to address the following for Building Permit sign-off:

- The 10 foot wide telephone and electrical easement and the 20 foot wide drainage easement must both be vacated;
- please include a detail of the pipe orifice;
- add elevations to the top of curb in Basin A so that it is built higher than the pond's water surface elevation.

In addition, kindly add the following to the plan:

- the waterblock symbol at the north entrance;
- the waterblock symbol at the parking lot entrances on the south side of the Basin B; with these symbols on the plans, we can all feel confident that the contractor understands the direction of run-off flow.

Finally, please check with the Water Utilities Section about encroaching on their easement (15 feet wide, running east-west).

If you have any questions, please call me at 768-2650.

Cordially,

Stuart Reeder

G. Stuart Reeder, P.E.
C.E./Hydrology Section

GSR/bsj

xc: Architect

0000 0000 1962 1

DRAINAGE INFORMATION SHEET 56835

PROJECT TITLE: CARDENAS PLAZA OFFICE PARK ZONE ATLAS/DRNG. FILE #: F-21/D37M

LEGAL DESCRIPTION: LOTS 19, 20, 22 & 23 MONTGOMERY PARK SUBDIVISION & ADJOINING UNPLATTED LAND TO THE NORTH

CITY ADDRESS:

ENGINEERING FIRM: TOM MANN & ASSOCIATES CONTACT: LEONARD P. UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

OWNER: CONTACT ARCHITECT CONTACT:

ADDRESS: PHONE:

ARCHITECT: CLAUDIO VIGIL ARCHITECTS CONTACT: CLAUDIO VIGIL

ADDRESS: 825 PENNSYLVANIA N.E. PHONE: 265-3000

SURVEYOR: TOM MANN & ASSOCIATES CONTACT: LEONARD P. UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED
DEC 24 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

___ 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 REVISION (SPECIFY)

DATE SUBMITTED: 12-24-87

BY: Leonard P. Utter

25 × 10

0000 0000 1963

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

RECEIVED
DEC 24 1987
HYDROLOGY SECTION

50835
December 22, 1987

Mr. Stuart Reeder
Hydrology Section
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: Conceptual Grading and Drainage Plan for Gardunos Plaza Office Park (F-21/D37M)

Dear Mr. Reeder:

I have reviewed your comments on the above referenced plan and have addressed them as follows:

1. Offsite flows have been shown and addressed.
2. The grades to the north entrance have been revised to provide a waterblock.
3. Transmitted herewith are copies of the hydrographs for Basins B and C determining the required pond volumes.
4. A separate grading plan will be submitted for building permit at a later date which will include specific details for the construction of the proposed improvements.

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

Sincerely,

TOM MANN & ASSOCIATES, INC.

Leonard P. Utter
Staff Engineer

LPU:dj

Enclosures

25×10

50835

10-27-87

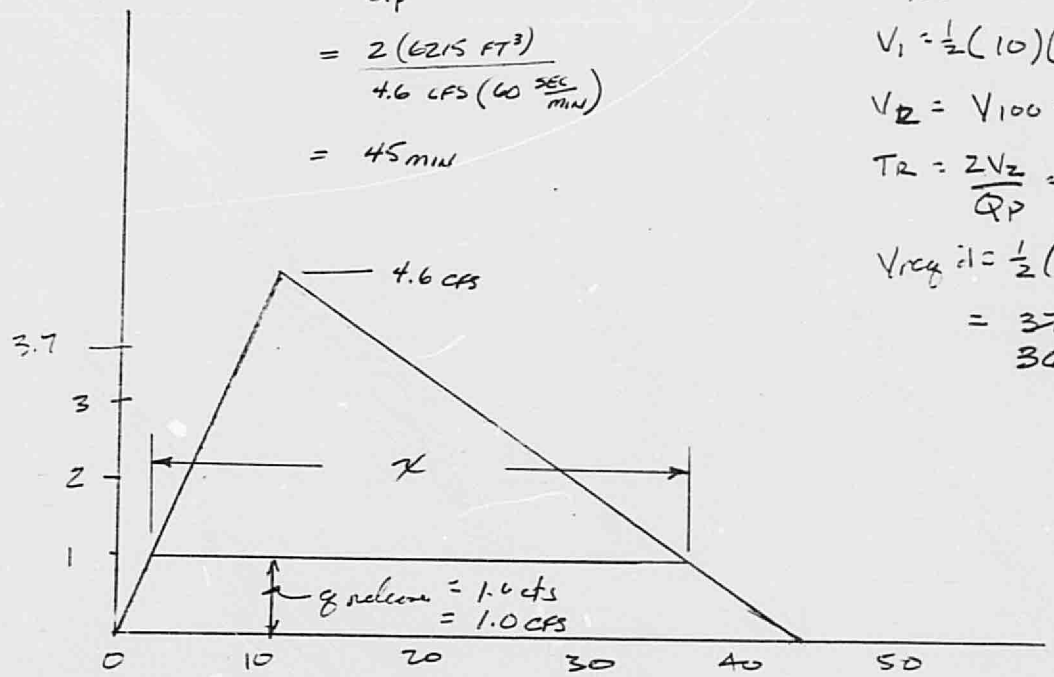
BASIN B

$\frac{1}{2} Q_p T = V$

$T = \frac{2V}{Q_p}$

$= \frac{2(6215\ FT^3)}{4.6\ CFS\ (60\ \frac{SEC}{MIN})}$

$= 45\ MIN$



$X = \left(\frac{3.6}{4.6}\right) 45\ MIN = 35.2\ MIN$

$V_{CK\ REQ} = \left(\frac{3.6\ CFS}{2}\right)\left(60\ \frac{MIN}{SEC}\right)(35.2\ MIN)$

$= 3803\ CF$ VS $3840\ V_{POND}$ OK

BASIN B 4.6

$Q_P = 4.7\ cfs$

$V_{100} = 6215\ cf$

$V_1 = \frac{1}{2}(10)(60)(4.7) = 1410\ cf$

$V_2 = V_{100} - V_1 = 4{,}805\ cf$

$T_R = \frac{2V_2}{Q_P} = 34\ min$

$V_{req\ 1} = \frac{1}{2}(34)(60)(4.0-1.0)$

$= 3775\ cf$
3670

S4805 Revd 24 Dec 87

25×

0000 0000 1954

AMPAD 22-141 50 SHEETS 22-142 100 SHEETS 22-144 200 SHEETS

Revd 24 Dec 87

BASIN C 10-26-87

50835

$$T = \frac{2V}{Q_p} = \frac{2(3730\ cf)}{(3.0\ cfs)(60\ \frac{sec}{min})} = 41.\bar{4}\ min$$

$$x = 41.4\ min\left(\frac{2}{3}\right) = 27.6\ min$$

$$V_{REQ} = 30(27.6)(2\ cfs) = 1660\ cf \quad OK$$

$Q_p = Q_{100} = 3.0$ cfs

$V_{100} = 3730$ cf

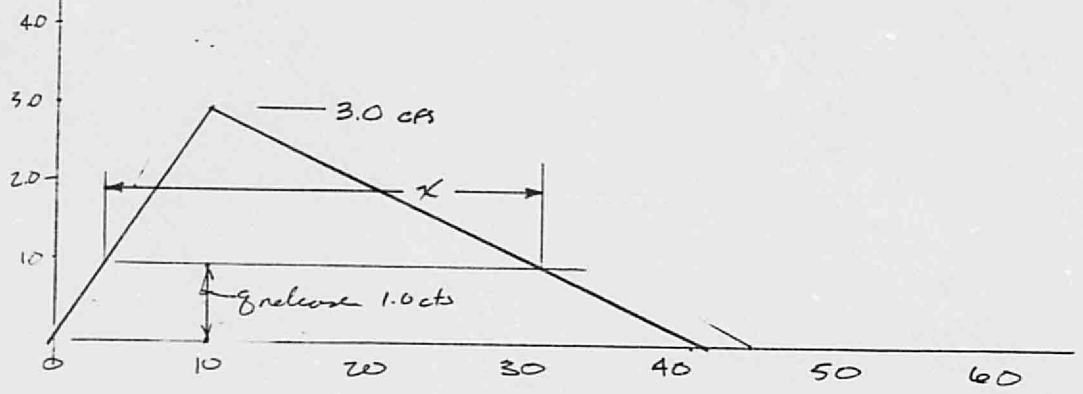
$V_1 = \frac{1}{2}(10)(60)(3.0) = 900$ cf

$V_2 = V_{100} - V_1 = 2830$ cf

$T_R = \frac{2V_2}{Q_p} = 1887\ sec = 32\ min$

$V_{req'd} = \frac{1}{2}(28)(60)(3.0 - 1.0)$

$= 1680$ cf



25 x

0000 0000 1966

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

December 14, 1987

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

RE: CONCEPTUAL GRADING & DRAINAGE PLAN FOR GARDUNOS PLAZA OFFICE PARK, SUBMITTED NOVEMBER 18, 1987, FOR SITE DEVELOPMENT PLAN APPROVAL (F-21/D37M)

Dear Mr. Utter:

I have reviewed your submittal, referred to above, and offer the following comments on it:

1. Please address the offsite flows from the east.

2. Please add a water block in the north entrance from Lagrima de Oro.

3. The required ponding volumes for Basins B and C, as calculated using the Master Drainage Report, are 5100 cf and 3410 cf respectively (5370 cf and 3700 cf if you correct the mathematics). Your volumes are too small.

5. For Building Permit approval, please include a detail of the proposed pipe orifice with your submittal, and be sure that the top of curb elevation in the Basin A parking lot is higher than the predicted water surface elevation.

If you have any questions, please call me at 768-2650.

Cordially,

Stuart Reeder

G. Stuart Reeder, P.E.
C.E./Hydrology Section

GSR/bsj

25×10

0000 0000 1967

DRAINAGE INFORMATION SHEET

PROJECT TITLE: GARDUNOS PLAZA OFFICE PARK ZONE ATLAS/DRNG. FILE #: F-21/D37M

LEGAL DESCRIPTION: LOTS 19, 20, 22 & 23 MONTGOMERY PARK SUBDIVISION & ADJOINING UNPLATTED LAND TO THE NORTH

CITY ADDRESS: _____

ENGINEERING FIRM: TOM MANN & ASSOCIATES CONTACT: LEONARD P. UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

OWNER: CONTACT ARCHITECT CONTACT: _____

ADDRESS: _____ PHONE: _____

ARCHITECT: CLAUDIO VIGIL ARCHITECTS CONTACT: CLAUDIO VIGIL

ADDRESS: 825 PENNSYLVANIA N.E. PHONE: 265-3000

SURVEYOR: TOM MANN & ASSOCIATES CONTACT: LEONARD P. UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

RECEIVED
NOV 18 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

___ 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 REVISION (SPECIFY)

DATE SUBMITTED: 11-18-87

BY: Leonard P. Utter

25×10

0000 0000 1968

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

October 15, 1987

Jeffry G. Mortensen, P.E.
Tom Mann and Associates
811 Dallas NE
Albuquerque, New Mexico 87110

RE: CONCEPTUAL GRADING AND DRAINAGE REPORT FOR GARDUNOS PLAZA OFFICE PARK, SUBMITTED SEPTEMBER 30, 1987, FOR SITE DEVELOPMENT PLAN APPROVAL (F-21/D37M)

Dear Mr. Mortensen:

Your submittal, referred to above, is approved for site development by the Hydrology Section.

If you have any questions, please call me at 768-2650.

Sincerely,

Stuart Reeder

G. Stuart Reeder, P.E.
Civil Engineer
Hydrology Section

GSR/lk

cc: Claudio Vigil, Architect

25×10

0000 0000 1969

DRAINAGE INFORMATION SHE

PROJECT TITLE: GARDUNOS PLAZA ZONE ATLAS/DRNG. FILE #: F21/D37M

LEGAL DESCRIPTION: LOT 19,20,22 + 23, MONTGOMERY PARK SUBD. + ADJOINING UNPLATTED LAND TO NORTH

CITY ADDRESS:

ENGINEERING FIRM: TOM MANN + ASSOC. CONTACT: LEONARD P. UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

OWNER: CONTACT: ARCHITECT

ADDRESS: PHONE:

ARCHITECT: CLAUDIO VIGIL CONTACT: CLAUDIO VIGIL

ADDRESS: 8009 MARBLE AVE. N.E. PHONE: 265-3000

SURVEYOR: TOM MANN + ASSOC. CONTACT: LEONARD P. UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

CONTRACTOR: CONTACT: ARCHITECT

ADDRESS: PHONE:

RECEIVED
SEP 30 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

___ 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)

Revision. Going through EPC for S. Dev. Plan.

DATE SUBMITTED: 09-30-87

BY: Leonard P. Utter

25×10

0000 0000 1970

FILE COPY

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

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

December 9, 1986

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

RE: DRAINAGE PLAN FOR GARDUNO'S PLAZA OFFICE PARK (F-21/D37M)
RECEIVED NOVEMBER 21, 1986

Dear Jeff:

I have reviewed the above referenced submittal for Building Permit sign-off.

The plan, dated November 21, 1986, is hereby approved for obtaining Hydrology sign-off for building permit. Please attach a copy of this approved plan to both sets of construction plans prior to Hydrology sign-off.

The pond located in the south end of the site adjacent to Montgomery Parkway Loop is not acceptable according to City standards, in that the water will be ponding closer than the 10 foot minimum setback, required by City standard, from the asphalt in the street. Please advise the owner that since the roadway is a private street and not a dedicated City facility, that he will be responsible for any damages and maintenance of the street as a result of this adverse ponding condition.

Should you have any questions or comments, or if I can be of further assistance, please call me at 768-2650.

Cordially,

Billy J. Goolsby

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

BJG/bsj

25×10

DRAINAGE INFORMATION SHEET

PROJECT TITLE: GARDANO'S PLAZA ZONE ATLAS/DRNG. FILE #: F-21/D37M

LEGAL DESCRIPTION: LOT 19, MONTGOMERY PARK SUBDIVISION

CITY ADDRESS: 10,555 MONTGOMERY BLVD N.E.

ENGINEERING FIRM: TOM MANN & ASSOC. CONTACT: LEONARD P. UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

OWNER: CONTACT ARCHITECT CONTACT:

ADDRESS: PHONE:

ARCHITECT: CLAUDIO VIGIL CONTACT: CLAUDIO VIGIL

ADDRESS: 8009 MARBLE AVE N.E. PHONE: 265-3000

SURVEYOR: TOM MANN & ASSOC. CONTACT: LEONARD P. UTTER

ADDRESS: 811 DALLAS N.E. PHONE:

CONTRACTOR: NOT KNOWN CONTACT:

ADDRESS: PHONE:

RECEIVED
NOV - 1 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:

- ___ YES
- ___ NO
- ✓ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. ___

PROJ. NO. F-21/D37M

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: 11-21-86

BY: [signature]

25×10

0000 0000 1972

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

September 10, 1986

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

RE: CONCEPTUAL GRADING & DRAINAGE PLAN SUBMITTAL OF GARDUNO'S PLAZA, RECEIVED AUGUST 26, 1986 FOR SITE DEVELOPMENT PLAN APPROVAL (F-21/D37M)

Dear Jeff:

The above referenced submittal, dated August 26, 1986, is approved for Site Development Plan. Detailed drainage plan submittals will be required at time of building permit request for each phase of construction.

If you have any questions, call me at 766-7644.

Cordially,

Roger A. Green PE

Roger A. Green, P.E.
C.E./Hydrology Section

cc: Jim Rogers, CAVA

RAG/bsj

25×10

0000 0000 1973

DRAINAGE INFORMATION SHEET

PROJECT TITLE: GARDUNO'S PLAZA ZONE ATLAS/DRNG. FILE #: F-21/D37M

LEGAL DESCRIPTION: LOT 19 MONTGOMERY PARK SUBDIVISION

CITY ADDRESS: 10555 MONTGOMERY BLVD. N.E.

ENGINEERING FIRM: TOM MANN & ASSOC. CONTACT: LEONARD P. UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

AGENT ~~OWNER~~: JIM FERNER CONTACT:

ADDRESS: PHONE:

ARCHITECT: CAVA CONTACT: JIM ROGERS

ADDRESS: PHONE: 247-1000

SURVEYOR: TOM MANN & ASSOC. CONTACT: LEONARD UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

CONTRACTOR: NOT KNOWN CONTACT:

ADDRESS: PHONE:

RECEIVED
AUG 26 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES
___ NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____
EPC NO. _____
PROJ. NO. F21/D37M

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 RESUBMITTAL (SPECIFY)

DATE SUBMITTED: AUG 26, 1986

BY: Leonard P. Utter

25×10

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 30, 1986

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

RE: CONCEPTUAL GRADING & DRAINAGE PLAN SUBMITTAL OF GARDUNO'S PLAZA, RECEIVED JUNE 25, 1986 FOR SITE DEVELOPMENT PLAN APPROVAL (F-21/D37M)

Dear Jeff:

The above referenced submittal, revised June 24, 1986, is approved for Site Development Plan. Detailed drainage plan submittals will be required at time of building permit request for each phase of construction.

If you have any questions, call me at 766-7644.

Cordially,

Roger A. Green, PE

Roger A. Green, P.E.
C.E./Hydrology Section

cc: Jim Rogers, CAVA

RAG/bsj

0000 0000 1975

DRAINAGE INFORMATION SHE

PROJECT TITLE: GARDUNO'S PLAZA ZONE ATLAS/DRNG. FILE #: F-21/D37M

LEGAL DESCRIPTION: LOT 19 MONTG. BUS. PARK + TRACT 'A'

CITY ADDRESS: 10555 MONTGOMERY BLVD NE

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

ADDRESS: 811 DALLAS NE. PHONE: 265-5611

AGENT ~~OWNER~~: JIM PERNER CONTACT:

ADDRESS: PHONE:

ARCHITECT: CAVA CONTACT: JIM ROGERS

ADDRESS: PHONE: 247-1000

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

ADDRESS: 811 DALLAS NE PHONE: 265-5611

CONTRACTOR: NOT KNOWN CONTACT:

ADDRESS: PHONE:

RECEIVED
JUN 25 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:

- ✓ YES
- ___ NO
- ___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 86-383 (SUBMITTED 06-04-86)

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
- ___ BUILDING PERMIT APPROVAL
- ___ FOUNDATION PERMIT APPROVAL
- ___ CERTIFICATE OF OCCUPANCY APPROVAL
- ___ ROUGH GRADING PERMIT APPROVAL
- ___ GRADING/PAVING PERMIT APPROVAL
- ✓ OTHER RESUBMITTAL (SPECIFY)

DATE SUBMITTED: 06-24-86

BY: J.G. MORTENSEN

25×10

0000 0000 1976

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

RECEIVED
JUN 25 1986
HYDROLOGY SECTION

50832
June 24, 1986

Mr. Roger A. Green
Hydrology Section
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: Drainage Plan for Garduno's Plaza (F-21/D37M)

Dear Roger:

I am in receipt of the comments of June 18, 1986, made by Billy J. Goolsby and signed by you. The drainage information sheet previously provided indicated that this is a conceptual grading and drainage plan as does the text appearing on the Plan. The type of approval sought is Site Development Plan approval. With this in mind, I submit the following responses to Mr. Goolsby's comments:

1. The dashed line along the north property line is now identified as a "10' landscaping buffer per covenants."

2. Basin B drains to a large pond with the maximum water surface level of 81.0. This large pond outlets via a 4" PVC pipe to a much smaller landscaped pond designed largely to remove nuisance flows from the overall site discharge. Looking at this 1'0" curb opening as a weir with L = 1', C = 3.0, and H = 0.33, the discharge rate will be approximately 0.5 cfs. In addition, the 4" PVC pipes upstream will more adequately restrict the flow than will this downstream discharge point.

3. Sufficient grades will be provided at building permit time to enable the construction of the ponds and other drainage facilities. As previously stated, this is a conceptual grading and drainage plan and not a final grading and drainage plan.

4. There is an existing retaining wall located along the west property line which was not clearly indicated on the previous submittal. Per DPM Chapter 22.7, Page 107, Item #9, "slopes (cut or fill) with height of less than 3', not steeper than 2:1". The slope at this side of the building is not higher than 3', therefore a 2:1 slope is acceptable per the DPM. To further demonstrate this, I have included a section cut through this area.

25×10

0000 0000 1977

5. The finished floor is 80.00. The property line grades adjacent to the building are at or below this elevation. Because of this, this landscaped area will slope toward Lagrima del Oro. In addition, this detail will be provided with the subsequent submittal for building permit.

6. The drawing has been revised to identify the "line with a square at the end of it". This symbol is a fence corner designating the fence corners proposed for the individual patio/courtyard areas.

Hopefully, this additional information and explanations will enable you to complete your review of this submittal. As indicated on the previous drainage information sheet, the site plan for this project was submitted to the DRB on June 4, 1986.

If you should have any questions or comments concerning this information, please do not hesitate to call. Your prompt attention to the review of this submittal will be greatly appreciated. Thank you.

Sincerely,

TOM MANN & ASSOCIATES, INC.

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

JGM:djj

25×

0000 0000 1978

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 18, 1986

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

RE: DRAINAGE PLAN FOR GARDUNO'S PLAZA
RECEIVED JUNE 6, 1986 (F-21/D37M)

Dear Jeff:

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

1. There is a dashed line running parallel to the north property line. What does this dashed line represent?

2. The verbage and also the calculations provided address 4" PVC outlet pipe into Montgomery Parkway Loop from the ponding areas, yet the plan shows 1'-0" curb openings. How will this control the discharge rate to 0.5 cfs as per requirement? Please provide details.

3. Please provide details of the pond and other drainage facilities.

4. Will there be a need for a retaining wall along the west property line? There are no contour or elevations provided to show how this is to be graded. The maximum slope per the DPM is a 3 to 1. Can this be accomplished in the space provided?

25×10

5. How is the area between the western most building and Lagrima de Oro to be graded? The same question applies to the area between the south building and the east property line.

6. In the same areas as mentioned in 5 above, what does the symbol of the line with a square at the end of it represent?

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

Cordially,

Roger A. Green

for Billy J. Scoleby, P.E.
C.E./Hydrology Section

BJG/bsj

0000 0000 1980

DRAINAGE INFORMATION SHEET

New

PROJECT TITLE: GARDUNO'S PLAZA ZONE ATLAS/DRNG. FILE #: F-21-D37M

LEGAL DESCRIPTION: LOT 19 MONTG. BUS. PARK + TRACT 'A'

CITY ADDRESS: 10555 MONTGOMERY BLVD NE

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

ADDRESS: 811 DALLAS NE. PHONE: 265-5611

AGENT ~~OWNER~~: JIM PERNER CONTACT:

ADDRESS: PHONE:

ARCHITECT: CAVA CONTACT: JIM ROGERS

ADDRESS: PHONE: 247-1000

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

ADDRESS: 811 DALLAS NE PHONE: 265-5611

CONTRACTOR: NOT KNOWN CONTACT:

ADDRESS: PHONE:

RECEIVED
JUN 06 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:

✓ YES

___ NO

✓ COPY OF CONFERENCE RECAP SHEET PROVIDED

NO DRB

DRB NO. _____ (SUBMITTED 06-04-86)

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

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 06-05-86

BY: J.G. MORTENSEN

25 × 10

0000 0000 1981

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

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: E21 DATE: 4-22-86

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: Gardner office (TWO locations)

STREET ADDRESS (IF KNOWN): Block D & tract 19

SUBDIVISION NAME: _____

APPROVAL REQUESTED:

_____ PRELIMINARY PLAT	_____ FINAL PLAT
X SITE DEVELOPMENT PLAN	_____ BUILDING PERMIT
_____ OTHER	_____ ROUGH GRADING
_____	

ATTENDANCE:	WHO	REPRESENTING
	Jeff Mortensen	
	Carlos A Montoya	

FINDINGS:

① Conceptual drainage plan required for Site Plan

② Drainage area uses controlled release per Mongomery Business Park master plan. If drains to Laguna de Oro then SAD 204 will control discharge rate

③ Tract 19 has a 10' private drainage easement on the Mongomery Business Park master plan

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: Carl A Montoya	SIGNED: Jeffrey G. Hall
TITLE: _____	TITLE: _____
DATE: 4-22-86	DATE: 04-22-86

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

25 x 10

0000 0000 1982

COMPLAINT FORM

PUBLIC WORKS DEPARTMENT
HYDROLOGY DIVISION
DEVELOPMENT SECTION
768-2650

Date Complaint Received: 8-1-94

Zone Atlas/Drainage File No.: _____ Complaint File No.: _____

Complainant: Jim PERNER Phone #: 888-4666

Address/Location: 10555 MONTGOMERY SUITE 100

Complaint: RUNOFF FROM the CITY'S BALL FIELDS FLOW INTO PARKING LOTS AT GARDUNO'S AND YESTERDAVES

PLEASE CALL TO SET UP TIME TO MEET HIM THERE TO SEE WHAT CAN BE DONE.

Referred to: City Parks & Recreation. (Janet Saenz) (768-3562)

Investigation-Comments: _____

Follow-up: _____

Resolved by: _____ Date: _____

25×10

PLANS/PLATS ON FILE

FILE DESC: E21/D37M

PLANS/PLATS 4

25×10

0000 0000 1984



PUBLIC WORKS/HYDROLOGY

F21/D37M

0000 0000 1947

F21/D37M

25×10

0000-0000 1948

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

CLARENCE V. LITHGOW
CHIEF ADMINISTRATIVE OFFICER

DAN WEAKS
DEPUTY CAO
PUBLIC SERVICES

FRED E. MONDRAGON
DEPUTY CAO
DEVELOPMENT & ENTERPRISE SERVICES

February 24, 1989

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: ENGINEER'S CERTIFICATION FOR YESTERDAVE'S DINER
@ GARDUNO'S PLAZA OFFICE PARK (F-21/D37M)
CERTIFICATION STATEMENT DATED FEBRUARY 16, 1989

Dear Mr. Mortensen:

Based on the information provided on your Certification submittal dated February 21, 1989, the above referenced Certification is acceptable.

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
(WP+450)

25×10

0000 0000 1949

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Yester Dave's Diner ZONE ATLAS/DRNG. FILE #: F21/D37M

LEGAL DESCRIPTION: Lot 19-A-1 Montgomery Business Park

CITY ADDRESS: _____

ENGINEERING FIRM: Jeff Mortensen & Assoc. CONTACT: Peter Lujan

ADDRESS: 811 Dallas NE PHONE: 265-5611

OWNER: Dave Garduno CONTACT: Jim Perner

ADDRESS: _____ PHONE: 888-4666

ARCHITECT: Claudio Vigil Architects CONTACT: Claudio Vigil

ADDRESS: 825 Pennsylvania NE PHONE: 265-3000

SURVEYOR: Jeff Mortensen & Assoc. CONTACT: Engineer

ADDRESS: _____ PHONE: _____

CONTRACTOR: Not known CONTACT: _____

ADDRESS: _____ PHONE: _____

RECEIVED
FEB 21 1989
HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES
___ NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____
EPC NO. _____
PROJ. NO. F21/D37M

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: Feb 17, 1989

BY: Peter Lujan

25 x 10

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
KEN SCHULTZ

CHIEF ADMINISTRATIVE OFFICER
GENE ROMO

DEPUTY CAO DEVELOPMENT & ENTERPRISE SERVICES
LARRY LARRANAGA

DEPUTY CAO PUBLIC SERVICES
DAN WEAKS

June 21, 1988

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: REVISED DRAINAGE PLAN FOR GARDUNOS PLAZA OFFICE PARK
(F-21/D37M) REVISION DATED JUNE 14, 1988

Dear Mr. Mortensen:

Based on the information provided on your resubmittal of June 15, 1988, revisions as indicated are acceptable.

Please attach a copy of this plan to the construction sets prior to sign-off by Hydrology.

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

AN EQUAL OPPORTUNITY EMPLOYER

0000 0000 1991

5005K

DRAINAGE INFORMATION SHEET

PROJECT TITLE: YESTERDAVE'S DINER ZONE ATLAS/DRAINAGE FILE # F21/D37M

LEGAL DESCRIPTION: LOT 19-A-1, MONTGOMERY BUS PARK

CITY ADDRESS: _____

ENGINEERING FIRM: TOM MANN + ASSOC. CONTACT: LEONARD UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

OWNER: DAVE GARDUND CONTACT: ARCHITECT

ADDRESS: _____ PHONE: _____

ARCHITECT: CLAUDIO VIGIL ARCHITECTS CONTACT: CLAUDIO VIGIL

ADDRESS: 825 PENNSYLVANIA N.E. PHONE: 265-3000

SURVEYOR: TOM MANN + ASSOC. CONTACT: LEONARD UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

CONTRACTOR: _____ CONTACT: ARCHITECT

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

___ YES

✓ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED JUN 15 1988 HYDROLOGY SECTION

DRB NO. _____

EPC NO. _____

PROJECT NO. _____

Leonard Utter

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

✓ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAIN PLAN

✓ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ 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 REVISIONS (SPECIFY).

DATE SUBMITTED: 06-15-88

BY: Leonard Utter

25×10

0000 0000 1952

FILE COPY

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

MAYOR KEN SCHULTZ
CHIEF ADMINISTRATIVE OFFICER GENE ROMO
DEPUTY CAO PUBLIC SERVICES FRANK MARTINEZ
DEPUTY CAO PLANNING/DEVELOPMENT BILL MUELLER

May 26, 1988

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

RE: REVISED DRAINAGE PLAN FOR GARDUNOS PLAZA OFFICE PARK
(F-21/D37M) REVISION DATE MARCH 11, 1988

Dear Mr. Mortensen:

Based on the information provided on your resubmittal of May 18, 1988, revisions as indicated are acceptable.

Please attach a copy of this plan to the construction sets prior to sign-off by Hydrology.

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

25×10

0000 0000 1953

50838

DRAINAGE INFORMATION SHEET

PROJECT TITLE: YESTERDAVE'S DINER ZONE ATLAS/DRAINAGE FILE # F21/D37M

LEGAL DESCRIPTION: LOT 19-A-A (19-A-1) MONTGOMERY BUS PARK

CITY ADDRESS: _____

ENGINEERING FIRM: TOM MANN + ASSOC. CONTACT: LEONARD UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

OWNER: DAVE GARDUND CONTACT: ARCHITECT

ADDRESS: _____ PHONE: _____

ARCHITECT: CLAUDIO VIGIL ARCHITECTS CONTACT: CLAUDIO VIGIL

ADDRESS: 825 PENNSYLVANIA N.E. PHONE: 265-8000

SURVEYOR: TOM MANN + ASSOC. CONTACT: LEONARD UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

CONTRACTOR: _____ CONTACT: ARCHITECT

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

___ YES

_✓_ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED
MAY 18 1988
HYDROLOGY SECTION

DRB NO. _____

EPC NO. _____

PROJECT NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

_✓_ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAIN PLAN

_✓_ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ 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 REVISIONS (SPECIFY)

DATE SUBMITTED: 05-18-88

BY: Leonard Utter

REV. 10/85

25 x 10

0000 0000 1954

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR	CHIEF ADMINISTRATIVE OFFICER	DEPUTY CAO PUBLIC SERVICES	DEPUTY CAO PLANNING/DEVELOPMENT
KEN SCHULTZ	GENE ROMO	FRANK MARTINEZ	BILL MUELLER

March 18,1988

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

RE: GRADING AND DRAINAGE REPORT FOR GARDUNOS PLAZA OFFICE PARK, RESUBMITTED MARCH 15, 1988, FOR BUILDING PERMIT APPROVAL (F-21/D37M)

Dear Mr. Mortensen:

Your submittal, referred to above, with a second revision date of March 11, 1988, is approved for Building Permit sign-off by the Hydrology Section.

If you have any questions, please call me at 768-2650.

Cordially,

Stuart Reeder

G. Stuart Reeder, P.E.
C.E./Hydrology Section

xc: Claudio Vigil,
Claudio Vigil Architects

AN EQUAL OPPORTUNITY EMPLOYER

25×10

0000 0000 1955

DRAINAGE INFORMATION SHEET

PROJECT TITLE: CARDUNO PLAZA ZONE ATLAS/DRAINAGE FILE # F21/D37M

LEGAL DESCRIPTION: LOT 19-A-1, MONTGOMERY BUSINESS PARK

CITY ADDRESS: NOT KNOWN

ENGINEERING FIRM: TOM MANN & ASSOC. CONTACT: LEONARD UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

OWNER: _____ CONTACT: ARCHITECT.

ADDRESS: _____ PHONE: _____

ARCHITECT: CLAUDIO VIGIL ARCHITECTS CONTACT: CLAUDIO VIGIL

ADDRESS: 825 PENNSYLVANIA N.E. PHONE: 265-3000

SURVEYOR: TOM MANN & ASSOC. CONTACT: LEONARD UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

CONTRACTOR: _____ CONTACT: ARCHITECT

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

✓ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED
MAR 15 1988
HYDROLOGY SECTION

DRB NO. _____

EPC NO. _____

PROJECT NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

✓ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAIN PLAN

✓ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ 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 REVISIONS (SPECIFY)

DATE SUBMITTED: 3-14-88

BY: Leonard Utter

25×10

0000 0000 1956

DRAINAGE INFORMATION SHEET

PROJECT TITLE: CARDENAS PLAZA ZONE ATLAS/DRAINAGE FILE # F21/D37M

LEGAL DESCRIPTION: LOT 19-A-1 MONTGOMERY BUSINESS PARK

CITY ADDRESS: NOT KNOWN

ENGINEERING FIRM: TOM MANN & ASSOC. CONTACT: LEONARD UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

OWNER: _____ CONTACT: ARCHITECT

ADDRESS: _____ PHONE: _____

ARCHITECT: CLAUDIO VIGIL ARCHITECTS CONTACT: CLAUDIO VIGIL

ADDRESS: 325 PENNSYLVANIA N.E. PHONE: 265-3000

SURVEYOR: TOM MANN & ASSOC. CONTACT: LEONARD UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

CONTRACTOR: _____ CONTACT: ARCHITECT

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

✓ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED
FEB 26 1988
HYDROLOGY SECTION

DRB NO. _____

EPC NO. _____

PROJECT NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

✓ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAIN PLAN

✓ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ 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 REVISIONS (SPECIFY)

DATE SUBMITTED: 2-26-88

BY: Leonard Utter

REV 10/85

25 x 10

0000 0000 1957

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

RECEIVED
FEB 26 1988
HYDROLOGY SECTION

50837
February 25, 1988

Mr. Stuart Reeder
Hydrology Section
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: Garduno's Plaza (F-21/D37M)

Dear Stuart:

Transmitted herewith for your information, is one print of the filed plat vacating the twenty foot drainage and ten foot electrical/telephone easements on the above subject project. Also attached is one print of the Grading Plan reflecting minor revisions made to the finished floor elevation of Building D.

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

Sincerely,

TOM MANN & ASSOCIATES, INC.

Leonard P. Utter
Staff Engineer

LPU:dj

Enclosures

25×10

0000 0000 1958

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR	CHIEF ADMINISTRATIVE OFFICER	DEPUTY CAO PUBLIC SERVICES	DEPUTY CAO PLANNING/DEVELOPMENT
KEN SCHULTZ	GENE ROMO	FRANK MARTINEZ	BILL MUELLER

February 17, 1988

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

RE: GRADING & DRAINAGE REPORT FOR GARDUNO'S PLAZA, SUBMITTED FEBRUARY 3, 1988, FOR BUILDING PERMIT APPROVAL (F-21/D37M)

Dear Mr. Mortensen:

Your submittal, referred to above, with your engineer's stamp dated February 1, 1988, is approved for building permit sign-off by the Hydrology Section.

Before we will sign for building permit, however, we will require either that the twenty foot drainage easement and the ten foot electrical/telephone easement, which run side by side on a north-south line through proposed Building D, be vacated or that you provide us with an encroachment agreement from the owners.

If you have any questions, please call me at 768-2650.

Cordially,

Stuart Reeder

G. Stuart Reeder, P.E.
C.E./Hydrology Section

GSR

25×10

0000 0000 1959

DRAINAGE INFORMATION SHEET

PROJECT TITLE: GARDUNOS PLAZA ZONE ATLAS/DRAINAGE FILE # F21/D37M

LEGAL DESCRIPTION: LOTS 19-23 MONTGOMERY PARK SUBD. & ADJOINING UNPLATTED LAND TO THE NORTH

CITY ADDRESS: _____

ENGINEERING FIRM: TOM MANN + ASSOC. CONTACT: LEONARD UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

OWNER: _____ CONTACT: ARCHITECT

ADDRESS: _____ PHONE: _____

ARCHITECT: CLAUDIO VIGIL ARCHITECTS CONTACT: CLAUDIO VIGIL

ADDRESS: 825 PENNSYLVANIA N.E. PHONE: 265-3000

SURVEYOR: TOM MANN & ASSOC. CONTACT: LEONARD UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

CONTRACTOR: _____ CONTACT: ARCHITECT

ADDRESS: _____ PHONE: _____

RECEIVED
FEB 03 1988
HYDROLOGY SECTION

PRE-DESIGN MEETING:

✓ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJECT NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

✓ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAIN PLAN

✓ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ 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: 02-01-88

BY: Leonard R. Utter

25 x 10

0000 0000 1960

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

January 7, 1988

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

RE: CONCEPTUAL GRADING & DRAINAGE PLAN FOR GARDUNOS PLAZA
SUBMITTED DECEMBER 24, 1987, FOR SITE DEVELOPMENT
PLAN APPROVAL (F-21/D37M)

Dear Mr. Utter:

Your submittal, referred to above, with a first revision date of December 1987, is approved for Site Development Plan sign-off by the Hydrology Section.

As we have discussed, you will need to address the following for Building Permit sign-off:

- The 10 foot wide telephone and electrical easement and the 20 foot wide drainage easement must both be vacated;
- please include a detail of the pipe orifice;
- add elevations to the top of curb in Basin A so that it is built higher than the pond's water surface elevation.

In addition, kindly add the following to the plan:

- the waterblock symbol at the north entrance;
- the waterblock symbol at the parking lot entrances on the south side of the Basin B; with these symbols on the plans, we can all feel confident that the contractor understands the direction of run-off flow.

25×10

0000 0000 1961

Finally, please check with the Water Utilities Section about encroaching on their easement (15 feet wide, running east-west).

If you have any questions, please call me at 768-2650.

Cordially,

Stuart Reeder

G. Stuart Reeder, P.E.
C.E./Hydrology Section

GSR/bsj

xc: Architect

25×10

0000 0000 1962

DRAINAGE INFORMATION SHEET

S6835

PROJECT TITLE: CARDENAS PLAZA OFFICE PARK ZONE ATLAS/DRNG. FILE #: F-21/D37M

LEGAL DESCRIPTION: LOTS 19, 20, 22 & 23 MONTGOMERY PARK SUBDIVISION & ADJOINING UNPLATTED LAND TO THE NORTH

CITY ADDRESS:

ENGINEERING FIRM: TOM MANN & ASSOCIATES CONTACT: LEONARD P. UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

OWNER: CONTACT ARCHITECT CONTACT:

ADDRESS: PHONE:

ARCHITECT: CLAUDIO VIGIL ARCHITECTS CONTACT: CLAUDIO VIGIL

ADDRESS: 825 PENNSYLVANIA N.E. PHONE: 265-3000

SURVEYOR: TOM MANN & ASSOCIATES CONTACT: LEONARD P. UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED
DEC 24 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

___ 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 REVISION (SPECIFY)

DATE SUBMITTED: 12-24-87

BY: Leonard P. Utter

25×10

0000 0000 1963

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

RECEIVED
DEC 24 1987
HYDROLOGY SECTION

50835
December 22, 1987

Mr. Stuart Reeder
Hydrology Section
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: Conceptual Grading and Drainage Plan for Gardunos Plaza Office Park (F-21/D37M)

Dear Mr. Reeder:

I have reviewed your comments on the above referenced plan and have addressed them as follows:

1. Offsite flows have been shown and addressed.
2. The grades to the north entrance have been revised to provide a waterblock.
3. Transmitted herewith are copies of the hydrographs for Basins B and C determining the required pond volumes.
4. A separate grading plan will be submitted for building permit at a later date which will include specific details for the construction of the proposed improvements.

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

Sincerely,

TOM MANN & ASSOCIATES, INC.

Leonard P. Utter
Staff Engineer

LPU:dj

Enclosures

25×10

50835

10-27-87

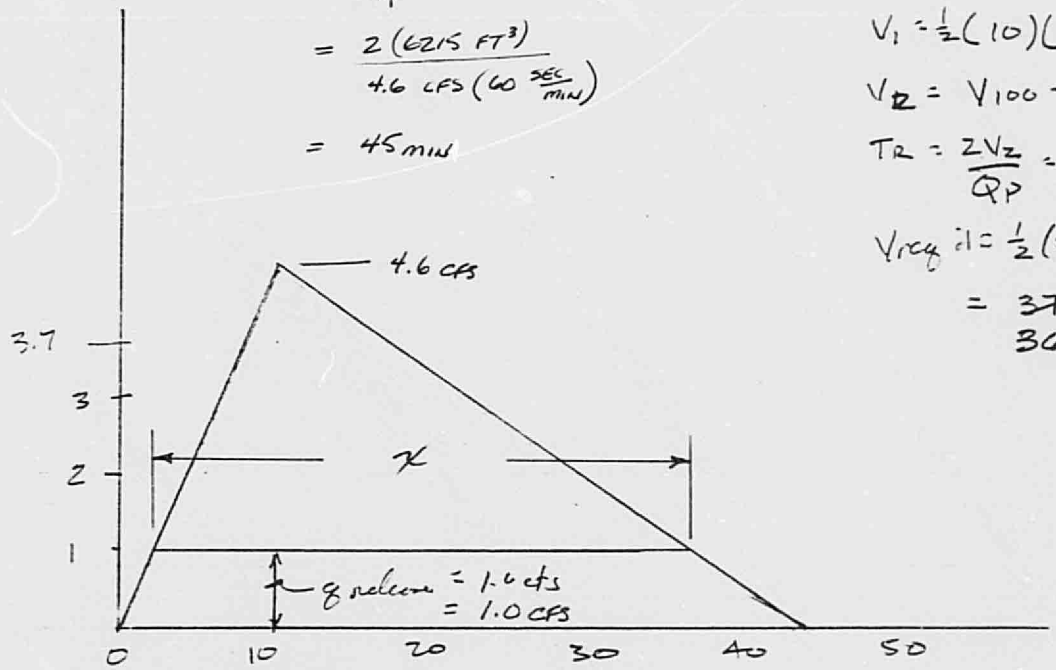
BASIN B

$\frac{1}{2} Q_p T = V$

$T = \frac{2V}{Q_p}$

$= \frac{2(6215\ FT^3)}{4.6\ CFS\ (60\ \frac{SEC}{MIN})}$

$= 45\ MIN$



$X = \left(\frac{3.6}{4.6}\right) 45\ MIN = 35.2\ MIN$

$V_{OL\ REQ} = \left(\frac{3.6\ CFS}{2}\right)\left(60\ \frac{MIN}{SEC}\right)(35.2\ MIN)$

$= 3803\ CF$ VS $3840\ V_{POND}$ OK

BASIN B
4.6

$Q_P = 4.7$ cfs
$V_{100} = 6215$ cf

$V_1 = \frac{1}{2}(10)(60)(4.7) = 1410$ cf

$V_2 = V_{100} - V_1 = 4,805$ cf

$T_R = \frac{2V_2}{Q_P} = 34$ min

$V_{req\ d} = \frac{1}{2}(34)(60)(4.0-1.0)$

$= 3775$ cf
3670

50835 Revd 24 Dec 87

25×

AMPAD 22-141 50 SHEETS 22-142 100 SHEETS 22-144 200 SHEETS

BASIN C

10 26-87

50835

RCVD 24 DEC 87

$Q_p = Q_{100} = 3.0$ cfs

$V_{100} = 3730$ cf

$T = \frac{2V}{Q_p} = \frac{2(3730 \text{ cf})}{(3.0 \text{ cfs})(60 \frac{\text{sec}}{\text{min}})} = 41.\bar{4}$ min

$V_1 = \frac{1}{2}(10)(60)(3.0) = 900$ cf

$V_2 = V_{100} - V_1 = 2830$ cf

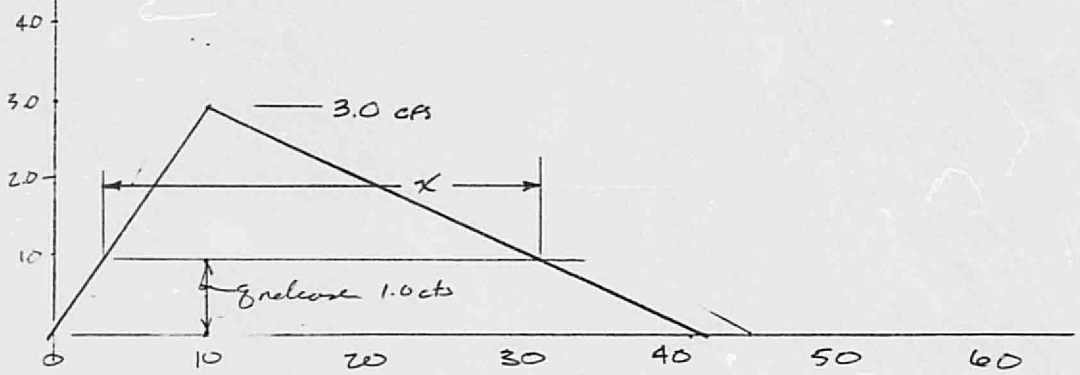
$x = 41.4 \text{ min}\left(\frac{2}{3}\right) = 27.6$ min

$T_R = \frac{2V_2}{Q_p} = 1887 \text{ sec} = 32$ min

$V_{REQ} = 30(27.6)(2 \text{ cfs}) = 1660$ cf OK

$V_{req'd} = \frac{1}{2}(28)(60)(3.0 - 1.0)$

$= 1680$ cf



25×

0000 0000 1966

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

December 14, 1987

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

RE: CONCEPTUAL GRADING & DRAINAGE PLAN FOR GARDUNOS PLAZA OFFICE PARK, SUBMITTED NOVEMBER 18, 1987, FOR SITE DEVELOPMENT PLAN APPROVAL (F-21/D37M)

Dear Mr. Utter:

I have reviewed your submittal, referred to above, and offer the following comments on it:

1. Please address the offsite flows from the east.

2. Please add a water block in the north entrance from Lagrima de Oro.

3. The required ponding volumes for Basins B and C, as calculated using the Master Drainage Report, are 5100 cf and 3410 cf respectively (5370 cf and 3700 cf if you correct the mathematics). Your volumes are too small.

5. For Building Permit approval, please include a detail of the proposed pipe orifice with your submittal, and be sure that the top of curb elevation in the Basin A parking lot is higher than the predicted water surface elevation.

If you have any questions, please call me at 768-2650.

Cordially,

Stuart Reeder

G. Stuart Reeder, P.E.
C.E./Hydrology Section

GSR/bsj

25×10

0000 0000 1967

DRAINAGE INFORMATION SHE

PROJECT TITLE: GARDUNOS PLAZA OFFICE PARK ZONE ATLAS/DRNG. FILE #: F-21/D37M

LEGAL DESCRIPTION: LOTS 19, 20, 22 & 23 MONTGOMERY PARK SUBDIVISION & ADJOINING UNPLATTED LAND TO THE NORTH

CITY ADDRESS: _____

ENGINEERING FIRM: TOM MANN & ASSOCIATES CONTACT: LEONARD P. UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

OWNER: CONTACT ARCHITECT CONTACT: _____

ADDRESS: _____ PHONE: _____

ARCHITECT: CLAUDIO VIGIL ARCHITECTS CONTACT: CLAUDIO VIGIL

ADDRESS: 825 PENNSYLVANIA N.E. PHONE: 265-3000

SURVEYOR: TOM MANN & ASSOCIATES CONTACT: LEONARD P. UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

RECEIVED
NOV 18 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

___ 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 Revision (SPECIFY)

DATE SUBMITTED: 11-18-87

BY: Leonard P. Utter

25×10

0000 0000 1968

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

October 15, 1987

Jeffry G. Mortensen, P.E.
Tom Mann and Associates
811 Dallas NE
Albuquerque, New Mexico 87110

RE: CONCEPTUAL GRADING AND DRAINAGE REPORT FOR GARDUNOS PLAZA OFFICE PARK, SUBMITTED SEPTEMBER 30, 1987, FOR SITE DEVELOPMENT PLAN APPROVAL (F-21/D37M)

Dear Mr. Mortensen:

Your submittal, referred to above, is approved for site development by the Hydrology Section.

If you have any questions, please call me at 768-2650.

Sincerely,

Stuart Reeder

G. Stuart Reeder, P.E.
Civil Engineer
Hydrology Section

GSR/lx

cc: Claudio Vigil, Architect

25×10

0000 0000 1969

DRAINAGE INFORMATION SHE

PROJECT TITLE: GARDUNOS PLAZA ZONE ATLAS/DRNG. FILE #: E21/D37M

LEGAL DESCRIPTION: LOT 19, 20, 22 + 23, MONTGOMERY PARK SUBD. + ADJOINING UNPLATTED LAND TO NORTH

CITY ADDRESS:

ENGINEERING FIRM: TOM MANN + ASSOC. CONTACT: LEONARD P. UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

OWNER: CONTACT: ARCHITECT

ADDRESS: PHONE:

ARCHITECT: CLAUDIO VIGIL CONTACT: CLAUDIO VIGIL

ADDRESS: 8009 MARBLE AVE. N.E. PHONE: 265-3000

SURVEYOR: TOM MANN + ASSOC. CONTACT: LEONARD P. UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

CONTRACTOR: CONTACT: ARCHITECT

ADDRESS: PHONE:

RECEIVED SEP 30 '87 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

___ 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)

Revision Going through EPC for S. Dev. Plan.

DATE SUBMITTED: 09-30-87

BY: Leonard P. Utter

25×

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FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

December 9, 1986

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

RE: DRAINAGE PLAN FOR GARDUNO'S PLAZA OFFICE PARK (F-21/D37M)
RECEIVED NOVEMBER 21, 1986

Dear Jeff:

I have reviewed the above referenced submittal for Building Permit sign-off.

The plan, dated November 21, 1986, is hereby approved for obtaining Hydrology sign-off for building permit. Please attach a copy of this approved plan to both sets of construction plans prior to Hydrology sign-off.

The pond located in the south end of the site adjacent to Montgomery Parkway Loop is not acceptable according to City standards, in that the water will be ponding closer than the 10 foot minimum setback, required by City standard, from the asphalt in the street. Please advise the owner that since the roadway is a private street and not a dedicated City facility, that he will be responsible for any damages and maintenance of the street as a result of this adverse ponding condition.

Should you have any questions or comments, or if I can be of further assistance, please call me at 768-2650.

Cordially,

Billy J. Goolsby

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

BJG/bsj

25×10

0000 0000 1971

DRAINAGE INFORMATION SHEET

PROJECT TITLE: GARDUNO'S PLAZA ZONE ATLAS/DRNG. FILE #: F-21/D37M

LEGAL DESCRIPTION: LOT 19, MONTGOMERY PARK SUBDIVISION

CITY ADDRESS: 10,555 MONTGOMERY BLVD N.E.

ENGINEERING FIRM: TOM MANN + ASSOC. CONTACT: LEONARD P. UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

OWNER: CONTACT ARCHITECT CONTACT:

ADDRESS: PHONE:

ARCHITECT: CLAUDIO VIGIL CONTACT: CLAUDIO VIGIL

ADDRESS: 8009 MARBLE AVE N.E. PHONE: 265-3000

SURVEYOR: TOM MANN + ASSOC. CONTACT: LEONARD P. UTTER

ADDRESS: 811 DALLAS N.E. PHONE:

CONTRACTOR: NOT KNOWN CONTACT:

ADDRESS: PHONE:

RECEIVED
NOV 1 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:

- ✓ YES
- ___ NO
- ✓ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. ___

PROJ. NO. F-21/D37M

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: 11-21-86

BY: [signature]

25×10

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FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

September 10, 1986

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

RE: CONCEPTUAL GRADING & DRAINAGE PLAN SUBMITTAL OF GARDUNO'S PLAZA, RECEIVED AUGUST 26, 1986 FOR SITE DEVELOPMENT PLAN APPROVAL (F-21/D37M)

Dear Jeff:

The above referenced submittal, dated August 26, 1986, is approved for Site Development Plan. Detailed drainage plan submittals will be required at time of building permit request for each phase of construction.

If you have any questions, call me at 766-7644.

Cordially,

Roger A. Green PE

Roger A. Green, P.E.
C.E./Hydrology Section

cc: Jim Rogers, CAVA

RAG/bsj

25×10

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DRAINAGE INFORMATION SHEET

PROJECT TITLE: GARDUNO'S PLAZA ZONE ATLAS/DRNG. FILE #: F-21/D37M

LEGAL DESCRIPTION: LOT 19 MONTGOMERY PARK SUBDIVISION

CITY ADDRESS: 10555 MONTGOMERY BLVD. N.E.

ENGINEERING FIRM: TOM MANN & ASSOC. CONTACT: LEONARD P. UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

AGENT ~~OWNER~~: JIM FERNER CONTACT:

ADDRESS: PHONE:

ARCHITECT: CAVA CONTACT: JIM ROGERS

ADDRESS: PHONE: 247-1000

SURVEYOR: TOM MANN & ASSOC. CONTACT: LEONARD UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

CONTRACTOR: NOT KNOWN CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

___ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED
AUG 26 1986
HYDROLOGY SECTION

DRB NO. _____

EPC NO. _____

PROJ. NO. F21/D37M

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 RESUBMITTAL (SPECIFY)

DATE SUBMITTED: AUG 26, 1986

BY: Leonard P. Utter

25 × 10

0000 0000 1974

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 30, 1986

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

RE: CONCEPTUAL GRADING & DRAINAGE PLAN SUBMITTAL OF GARDUNO'S PLAZA, RECEIVED JUNE 25, 1986 FOR SITE DEVELOPMENT PLAN APPROVAL (F-21/D37M)

Dear Jeff:

The above referenced submittal, revised June 24, 1986, is approved for Site Development Plan. Detailed drainage plan submittals will be required at time of building permit request for each phase of construction.

If you have any questions, call me at 766-7644.

Cordially,

Roger A. Green, PE

Roger A. Green, P.E.
C.E./Hydrology Section

cc: Jim Rogers, CAVA

RAG/bsj

25×10

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DRAINAGE INFORMATION SHE

PROJECT TITLE: GARDUNO'S PLAZA ZONE ATLAS/DRNG. FILE #: F-21/D37M

LEGAL DESCRIPTION: LOT 19 MONTG. BUS. PARK + TRACT 'A'

CITY ADDRESS: 10555 MONTGOMERY BLVD NE

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

ADDRESS: 811 DALLAS NE. PHONE: 265-5611

AGENT ~~OWNER:~~ JIM PERNER CONTACT:

ADDRESS: PHONE:

ARCHITECT: CAVA CONTACT: JIM ROGERS

ADDRESS: PHONE: 247-1000

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

ADDRESS: 811 DALLAS NE PHONE: 265-5611

CONTRACTOR: NOT KNOWN CONTACT:

ADDRESS: PHONE:

RECEIVED
JUN 25 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:

✓ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 86-383 (SUBMITTED 06-04-86)

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

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

✓ OTHER RESUBMITTAL (SPECIFY)

DATE SUBMITTED: 06-24-86

BY: J.G. MORTENSEN

25 x 10

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

RECEIVED
JUN 25 1986
HYDROLOGY SECTION

50832
June 24, 1986

Mr. Roger A. Green
Hydrology Section
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: Drainage Plan for Garduno's Plaza (F-21/D37M)

Dear Roger:

I am in receipt of the comments of June 18, 1986, made by Billy J. Goolsby and signed by you. The drainage information sheet previously provided indicated that this is a conceptual grading and drainage plan as does the text appearing on the Plan. The type of approval sought is Site Development Plan approval. With this in mind, I submit the following responses to Mr. Goolsby's comments:

1. The dashed line along the north property line is now identified as a "10' landscaping buffer per covenants."

2. Basin B drains to a large pond with the maximum water surface level of 81.0. This large pond outlets via a 4" PVC pipe to a much smaller landscaped pond designed largely to remove nuisance flows from the overall site discharge. Looking at this 1'0" curb opening as a weir with L = 1', C = 3.0, and H = 0.33, the discharge rate will be approximately 0.5 cfs. In addition, the 4" PVC pipes upstream will more adequately restrict the flow than will this downstream discharge point.

3. Sufficient grades will be provided at building permit time to enable the construction of the ponds and other drainage facilities. As previously stated, this is a conceptual grading and drainage plan and not a final grading and drainage plan.

4. There is an existing retaining wall located along the west property line which was not clearly indicated on the previous submittal. Per DPM Chapter 22.7, Page 107, Item #9, "slopes (cut or fill) with height of less than 3', not steeper than 2:1". The slope at this side of the building is not higher than 3', therefore a 2:1 slope is acceptable per the DPM. To further demonstrate this, I have included a section cut through this area.

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5. The finished floor is 80.00. The property line grades adjacent to the building are at or below this elevation. Because of this, this landscaped area will slope toward Lagrima del Oro. In addition, this detail will be provided with the subsequent submittal for building permit.

6. The drawing has been revised to identify the "line with a square at the end of it". This symbol is a fence corner designating the fence corners proposed for the individual patio/courtyard areas.

Hopefully, this additional information and explanations will enable you to complete your review of this submittal. As indicated on the previous drainage information sheet, the site plan for this project was submitted to the DRB on June 4, 1986.

If you should have any questions or comments concerning this information, please do not hesitate to call. Your prompt attention to the review of this submittal will be greatly appreciated. Thank you.

Sincerely,

TOM MANN & ASSOCIATES, INC.

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

JGM:djj

25×10

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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 18, 1986

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

RE: DRAINAGE PLAN FOR GARDUNO'S PLAZA
RECEIVED JUNE 6, 1986 (F-21/D37M)

Dear Jeff:

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

1. There is a dashed line running parallel to the north property line. What does this dashed line represent?

2. The verbage and also the calculations provided address 4" PVC outlet pipe into Montgomery Parkway Loop from the ponding areas, yet the plan shows 1'-0" curb openings. How will this control the discharge rate to 0.5 cfs as per requirement? Please provide details.

3. Please provide details of the pond and other drainage facilities.

4. Will there be a need for a retaining wall along the west property line? There are no contour or elevations provided to show how this is to be graded. The maximum slope per the DPM is a 3 to 1. Can this be accomplished in the space provided?

25×10

5. How is the area between the western most building and Lagrima de Oro to be graded? The same question applies to the area between the south building and the east property line.

6. In the same areas as mentioned in 5 above, what does the symbol of the line with a square at the end of it represent?

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

Cordially,

Roger A. Green

For Billy J. Cooleby, P.E.
C.E./Hydrology Section

BJG/bsj

0000 0000 1980

DRAINAGE INFORMATION SHE

PROJECT TITLE: GARDUNO'S PLAZA ZONE ATLAS/DRNG. FILE #: F-21-D37M (New)

LEGAL DESCRIPTION: LOT 19 MONTG. BUS. PARK + TRACT 'A'

CITY ADDRESS: 10555 MONTGOMERY BLVD NE

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

ADDRESS: 811 DALLAS NE. PHONE: 265-5611

AGENT ~~OWNER~~: JIM PERNER CONTACT:

ADDRESS: PHONE:

ARCHITECT: CAVA CONTACT: JIM ROGERS

ADDRESS: PHONE: 247-1000

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

ADDRESS: 811 DALLAS NE PHONE: 265-5611

CONTRACTOR: NOT KNOWN CONTACT:

ADDRESS: PHONE:

RECEIVED
JUN 06 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:

- ✓ YES
- ___ NO
- ✓ COPY OF CONFERENCE RECAP SHEET PROVIDED

No DRB

DRB NO. _____ (SUBMITTED 06-04-86)

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
- ___ BUILDING PERMIT APPROVAL
- ___ FOUNDATION PERMIT APPROVAL
- ___ CERTIFICATE OF OCCUPANCY APPROVAL
- ___ ROUGH GRADING PERMIT APPROVAL
- ___ GRADING/PAVING PERMIT APPROVAL
- ___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 06-05-86

BY: J.G. MORTENSEN

25×10

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

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: E21 DATE: 4-22-86

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: Gardner office (TWO locations)

STREET ADDRESS (IF KNOWN): Block D & tract 19

SUBDIVISION NAME: _____

APPROVAL REQUESTED:

_____ PRELIMINARY PLAT	_____ FINAL PLAT
X SITE DEVELOPMENT PLAN	_____ BUILDING PERMIT
_____ OTHER	_____ ROUGH GRADING
_____	

ATTENDANCE:	WHO	REPRESENTING
	Jeff Mortensen	_____
	Carlos A Montoya	_____
	_____	_____

FINDINGS:

① Conceptual drainage plan required for Site Plan

② Drainage area was controlled release per Monroney Business Park master plan & drains to Laguna de Oro thru SAD 204 will control discharge rate

③ Tract 19 has a 10' private drainage easement in the Monroney Business Park master plan

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: Carlos A Montoya	SIGNED: Jeffrey G. [illegible]
TITLE: _____	TITLE: _____
DATE: 4-22-86	DATE: 04-22-86

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

25 x 10

0000 0000 1982

COMPLAINT FORM

PUBLIC WORKS DEPARTMENT
HYDROLOGY DIVISION
DEVELOPMENT SECTION
768-2650

Date Complaint Received: 8-1-94

Zone Atlas/Drainage File No.: _____ Complaint File No.: _____

Complainant: Jim PERNER Phone #: 888-4666

Address/Location: 10555 MONTGOMERY SUITE 100

Complaint: RUNOFF FROM the CITY'S BALL FIELDS FLOW INTO PARKING LOTS AT GARDUNO'S AND YESTERDAVES

PLEASE CALL TO SET UP TIME TO MEET HIM THERE TO SEE WHAT CAN BE DONE.

Referred to: City Parks & Recreation. (Janet Saens) (768-3562)

Investigation-Comments: _____

Follow-up: _____

Resolved by: _____ Date: _____

25×10

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PLANS/PLATS ON FILE

FILE DESC: E21/D37M

PLANS/PLATS 4

25×10

