HYDROLOGY

H14/D8

H14/D8

McCOMAS WAREHOUSE

ADDITION

2 PLANS

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DRAINAGE REPORT INFORMATION SHEET

PROJECT TITLE McComas Warehouse Addition

ZONE ATLAS PAGE NO. H-14 CITY ADDRESS 2315 4th St. N.W.

LEGAL ADDRESS Lots 1,2 & 3 Lincoln Addition

ENGINEERING FIRM Tom Mann & Assoc Inc CONTACT Tom Mann

ADDRESS 811 Dallas NE PHONE 265-5611

OWNER - CONTACT -

ADDRESS - PHONE -

ARCHITECT/~~SURVEYOR~~ Dean & Hunt CONTACT Gene Hunt

ADDRESS 210 La Veta NE PHONE 255-4864

DATE SUBMITTED 9/14/81

BY T. Mann

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

1086
September 14, 1981

RECEIVED
SEP 15 1981
ENGINEERING

Mr. Charles M. Easterling
Principal Assistant
City Engineer/Hydrology
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Re: Drainage Plan - McComas Warehouse Addition

Dear Chuck:

Transmitted herewith are two (2) prints of the drainage plan for the McComas Warehouse Addition. The Special Order No. 19 documentation has been sent to Bob Kielich, and the owner is in the process of executing the Drainage Covenant.

If you will review and comment on the drawing, hopefully, all of the paperwork will catch up with you. If you have any questions, please do not hesitate to call. Thank you.

Yours truly,

TOM MANN & ASSOCIATES, INC.

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

TTM:bb
Encs.

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

H14-D18

October 8, 1981

Mr. Tom Mann
Tom Mann & Associates
811 Dallas N.E.
Albuquerque, New Mexico 87110

Re: McComas Warehouse Drainage Report

Dear Tom:

The referenced drainage report is hereby approved.

Very truly yours,

Brian G. Burnett

Brian G. Burnett
Civil Engineer/Hydrology

BGB/fs

MUNICIPAL DEVELOPMENT DEPARTMENT
Richard S. Heller, P.E., City Engineer ENGINEERING DIVISION Telephone (505) 766-7467

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

February 15, 1983

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

Re: McComas Warehouse Addition (H14-D8)

Dear Tom:

Based on the information contained in your February 7, 1983 submittal, the referenced revised drainage plan is disapproved. Listed below you will find the required additional information needed for acceptance of the plan.

1. Positive drainage is required from the ponding area and onto Cutler Avenue NW.

2. Revised Special Order 19 is needed if orginal approved Special Order 19 is not going to be implemented.

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

Sincerely,

Bernie J. Montoya

Bernie J. Montoya
Hydrologic Engineering Tech.

BJM/el

cc: ✓Drainage File
Reading File

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

10862
February 17, 1983

Mr. Bernie J. Montoya
City of Albuquerque
Hydrologic Engineering Tech.
P. O. Box 1293
Albuquerque, New Mexico 87103

Re: McComas Warehouse Addition (H14-D8)

Dear Bernie:

I have received your letter dated February 15, 1983 concerning the McComas Warehouse Addition.

1) Positive drainage has been provided from the ponding area to Cutler Avenue N.W.

2) A revised Special Order 19 has been submitted to Bob Kielig for his approval.

If you have any further questions or comments, please do not hesitate to call. Thank you.

Sincerely,

TOM MANN & ASSOCIATES, INC.

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

TTM:ns
cc: Bill Weise

Roy Ferris
Wilco Corporation

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

March 2, 1983

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

Re: McComas Warehouse Addition (H14-D8)

Dear Tom:

Based on the information contained in your February 21, 1983 submittal, the referenced revised drainage plan is approved. Make sure that the approved Special Order 19 is inserted in the City set construction plans and also that the contractor receives a copy to be used for obtaining the construction permit. Once construction is completed, notify our office and also Bill Kearney's office for an inspection.

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

Sincerely,

Bernie J. Montoya

Bernie J. Montoya
Hydrologic Engineering Tech.

BJM/el

cc: Drainage File
Reading File
Bill Weise, Dean and Hunt

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

June 2, 1983

Mr. Bill Weise
Dean & Hunt Associates
Architects/Planners
204 Madeira NE
Albuquerque, NM 87108

REF: McComas Warehouse Addition (H14-D8) & Alcon Sports Center (J20-D12)

Dear Bill:

A field inspection was conducted on 5/31/83 to determine if the above mentioned sites are in compliance with the revised approved plans.

The Alcon Sports Center at 9601 Lomas NE was found to be in non-compliance. The ponding area at the northwest corner of the site is full of stagnant water. The positive outlet pipe called out for on the plan has not been installed thus causing the pond to remain full at all times.

The McComas Warehouse site was also found to be in non-compliance. No work has taken place within the site since the revised approved plan was submitted by Tom Mann and Associates and approved on 2/21/83.

Back on 1/14/83 and 1/19/83 when you first called in for the inspections at the respective sites you were in a hurry to clear the rejects. It has been almost four months since I last heard from you.

In order to provide fair effective enforcement of drainage policy, it is imperative that the concerns listed above be taken care of as soon as possible. Again let me emphasize that both sites are in violation of Section 205 of the Albuquerque Building Code, and penalties may be invoked because of the violation.

If you have any questions concerning this matter, do not hesitate to call me at 766-7644.

Sincerely,

Bernie J. Montoya

Bernie J. Montoya
Hydrologic Engineer

BJM:mrk

H14-D8

June 8, 1983

RECEIVED
JUN 13 1983
CITY ENGINEER

Mr. Jack McComas
McComas Sales Co., Inc.
P.O. Box 25223
Albuquerque, New Mexico 87125

Subject: McComas Facility
DHA Job No. 81-03

Dear Mr. McComas:

Please find attached, correspondence from Bernie Montoya, Hydrologic Engineer for the City of Albuquerque dated June 2, 1983.

It is imperative that your ponding area be installed according to Tom Mann's plan dated February 21, 1983, so that you may obtain a Certificate of Occupancy from the City of Albuquerque.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Bill Weis

Bill Weis

BW:sm

Enclosure

CC: Bernie J. Montoya

Dean and Hunt Associates
Architects/Planners
204 Madeira Northeast
Albuquerque, New Mexico 87108
(505) 265-6676

Addition
H-14/D8

DRAINAGE INFORMATION SHEET

PROJECT TITLE: addition to McComas Sales ZONE ATLAS/DRNG. FILE #: ~~C-2~~

LEGAL DESCRIPTION: Lots 1,2 + 3 only, Block B, Lincoln add., alb. N.M.

CITY ADDRESS: 2315 Fourth St. NW alb., NM

ENGINEERING FIRM: Weiss-Hines Eng. CONTACT: Chris Weiss

ADDRESS: 1100-B Alvarado NE PHONE: 266-3444

OWNER: McComas Sales Co. Inc. CONTACT:

ADDRESS: 2315 Fourth St. NW PHONE: 243-5263

ARCHITECT: John Vanderpol CONTACT: John Vanderpol

ADDRESS: 2539-B Wyoming NE PHONE: 298-7323

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED
JUN 17 1985
HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

X NO

___ COPY OF CONFERENCE RECAP. SHEET PROVIDED

DRB NO.

EPC NO.

PROJ. NO.

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X DRAINAGE PLAN Variance Request

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 6-17-85 DATE RECEIVED:

BY: Weiss-Hines, Eng. RECEIVED BY:

WEISS-HINES ENGINEERING, INC.

June 17, 1985

Mr. Billy Goolsby, P.E.
City Hydrology Section
123 Central Avenue N.W.
Albuquerque, New Mexico 87103

Re: Drainage Plan Variance Request for Building Addition to McGonus Sales Company at 2315 Fourth Street N.W.

Dear Billy:

On behalf of our client, Mr. John Vanderpol, Architect, we are requesting that the proposed building addition be expempted from the City requirements for drainage/grading submittals.

The addition will cover 3074 sq. ft. of unpaved area presently used as parking and access to a concrete loading dock. No significant charges in drainage characteristics will be caused by the addition. All water will continue to drain to Cutler Avenue via surface flow. Based on the Rational Formula, the total increase in 100 year peak Q will be 0.6 cfs (90 cu. ft. 100 year increase in volume).

The attached FEMA Map No. 22 shows that there is a 100 year floodway in 4th street. However, it is confirmed to the roadway. Also, the area is served by storm sewers, so the ponded areas on the FEMA map represent only a short-term condition. Thus, even though the proposed building addition is located adjacent to a 100 year- flood zone, the proposed addition should have no measurable effect on flood depths or hazards in the area.

We have enclosed a site plan and flood map for your reference. If you have any specific questions about this addition. please contact Mr. Vanderpol at 298-7323. We will be available to answer any questions related to drainage. Thank you.

Sincerely,

Christopher L Weiss

Christopher Weiss
President
Weiss-Hines Engineering

CIVIL ENGINEERING / HYDROLOGY / ENVIRONMENTAL DESIGN
1100 ALVARADO N.E. SUITE B ALBUQUERQUE, NEW MEXICO 87110 (505) 266-3444

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

PRE-DESIGN CONFERENCE RECAP

HYDROLOGY SECTION PROJECT NO.: H14 DATE: 7-17-85

PLANNING DIVISION NOS. EPC: _____ DRB: _____

SUBJECT: McComas Sales Co.

LEGAL DESCRIP.: 2315 4th St. NW

APPROVAL REQUESTED

_____ PRELIMINARY PLAT _____ FINAL PLAT

_____ SITE DEVELOPMENT PLAN X BUILDING PERMIT

_____ ROUGH GRADING

	WHO:	REPRESENTING:
ATTENDANCE:	Mr. McComas	
	Carlos A Montoya	

_____ Conceptual Drainage Plan/Report required for Preliminary Plat and/or Site Development Plan sign-off.

X Approved Drainage Plan/Report required for Final Plat and/or Building Permit sign-off.

_____ Subdivision Improvements Agreement or Financial Security required.

FINDINGS: (1) Requirements for Addition (A) No added surveying information (B) No additional parking required and pad can be eliminated if desired. (C) Erosion control at inlet of 4 inch pipe (D) Show outline ~~the~~ proposed buildings and finish floor. (E) ROOF Drain direction & location

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: J Romillo

TITLE: _____ TITLE: _____

DATE: 7-17-85 DATE: 7-17-85

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

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

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

June 26, 1985

Mr. Chris Weiss
Weiss-Hines, Inc.
1100 B Alvarado NE
Albuquerque, NM 87110

REF: ADDITION TO McCOMUS SALES (H14-D8) RECEIVED JUNE 17, 1985

Dear Mr. Weiss:

The proposed development is not a part of an approved master drainage plan; therefore, your request for variance cannot be processed. Per Section 12-B of the City of Albuquerque Drainage Ordinance, all construction activities within the jurisdiction of the City of Albuquerque shall conform to the requirements of the City Engineer with respect to drainage control, flood control, and erosion control. Original construction and modifications and/or additions to existing structures constituting 500 or more square feet will require a drainage plan. I recommend that a pre-design meeting with one of our staff be held to determine the drainage requirements.

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

Sincerely,

Carlos A. Montoya

Carlos A. Montoya, PE
City/County Flood Plain Administrator

CAM:BJM:mrk

DRAINAGE INFORMATION SHEET

PROJECT TITLE: McComas Warehouse Add'N Number 2 *ZONE ATLAS/DRNG. FILE #:* H14/D

LEGAL DESCRIPTION: Lot 1, Block 8, Lincoln Addition

CITY ADDRESS: 2315 Fourth Street, N.W.

ENGINEERING FIRM: Lovelady & Associates *CONTACT:* Frank Lovelady

ADDRESS: 7408 Morrow Road, N.E. *PHONE:* 883-7973

OWNER: McComas Sales Co. INC. *CONTACT:*

ADDRESS 2315 Fourth Street, N.W. *PHONE:* 243-5263

ARCHITECT: John VanderPol, AIA *CONTACT:* John VanderPol

ADDRESS: 2539-B Wyoming Blvd, N.W. *PHONE:* 298-7323

SURVEYOR: Tom Mann Associates, Inc. *CONTACT:* Tom Mann

ADDRESS: 811 Dallas, N.E. *PHONE:* 265-5611

CONTRACTOR: Cambro Const. Co. *CONTACT:* Sam M. Camilli

ADDRESS: 7424 Second St. N.W. *PHONE:* 345-1133

PRE-DESIGN MEETING:

X *YES*

____ *NO*

X *COPY OF CONFERENCE RECAP SHEET PROVIDED*

RECEIVED AUG 01 1985 HYDROLOGY SECTION

DRB NO.

BPC NO.

PROJECT NO.

TYPE OF SUBMITTAL:

____ *DRAINAGE REPORT*

X *DRAINAGE PLAN*

____ *CONCEPTUAL GRADING & DRAIN. PLAN*

____ *GRADING PLAN*

____ *EROSION CONTROL PLAN*

____ *ENGINEER'S CERTIFICATION*

CHECK TYPE OF APPROVAL SOUGHT:

____ *SKETCH PLAT APPROVAL*

____ *PRELIMINARY PLAT APPROVAL*

____ *SITE DEVELOPMENT PLAN APPROVAL*

____ *FINAL PLAT APPROVAL*

X *BUILDING PERMIT APPROVAL*

____ *FOUNDATION PERMIT APPROVAL*

____ *CERTIFICATE OF OCCUPANCY APPROVAL*

____ *ROUGH GRADING PERMIT APPROVAL*

____ *GRADING/PAVING PERMIT APPROVAL*

OTHER _____ *(SPECIFY)*

DATE SUBMITTED: July 31, 1985

BY: Frank D. Lovelady, P.E.

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

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

August 14, 1985

Frank Lovelady
Lovelady & Associates
7408 Morrow Rd. NE
Albuquerque, NM 87110

REF: MC COMAS WAREHOUSE ADDITION NO. 2 (H14/D8)

Dear Mr. Lovelady:

The referenced plan dated July 29, 1985 is approved for Building Permit sign-off.

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

If you have any questions or comments regarding this project , please call me at 766-7644.

Cordially,

Carlos A. Montoya
City/County Flood Plain Admin.

CAM/cl

DRAINAGE COVENANT

THIS COVENANT made this 29 day of Sept, 1981, by and between the City of Albuquerque, a municipal corporation, (City) and Jack McComas (Owner, which term includes successors and assigns.)

RECITAL

The Owner is owner of certain real property located at 2315 Fourth Street N.W. in Albuquerque, New Mexico, (the Property) and more particularly described as follows:

Lots 1, 2 and 3, Lincoln Addition.

That pursuant to City ordinances, regulations, and other applicable laws, the Owner is required to install and/or maintain certain drainage facilities on the Property, and the parties wish to provide for an agreement as to the obligations and responsibilities for same.

DESCRIPTION OF FACILITIES

The following facilities are to be constructed and/or maintained by the owner:

Ponding facility with outlet to street.

CONSTRUCTION OF DRAINAGE FACILITIES

The Owner shall construct the drainage facilities in accordance with standards, plans, and specifications prescribed and approved by the City.

MAINTENANCE OF FACILITIES

The Owner shall, at his cost in accordance with the standards, plans, and specifications prescribed by the City, maintain said drainage facility. The City shall have the right to enter periodically upon the Property to inspect the drainage facility.

FAILURE TO COMPLY AND LIEN

In the event that the Owner shall fail to construct the drainage facility in accordance with standards, plans, and specifications prescribed and approved by the City or fail to adequately maintain said facilities, the City shall give the Owner notice in writing to construct, correct, or maintain said

facilities, and if the Owner fails to comply therewith within 30 days, the City may enter upon said property to perform the necessary construction or maintenance. The cost of the City's performing such construction or maintenance shall be paid by the Owner. In the event the Owner fails to pay said cost within thirty (30) days after being billed for same, the City may file a lien against the Property.

LIABILITY

The City shall not be liable for any damages to the Owner resulting from its construction, modification, or maintenance of said facilities.

NOTICE

The written notice provided for herein shall be accomplished by mailing same to:

Mr. Jack McComas
P. O. Box 25223
Albuquerque, New Mexico 87125

The Owner may change said address by giving written notice, certified mail, return receipt requested, to the City Engineer, City Hall, at 505 Marquette Street, Albuquerque, New Mexico, 87103.

INDEMNIFICATION AND HOLD HARMLESS

The Owner agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage facility provided for herein or the Owner's failure to construct, maintain, or modify the drainage facility under this Covenant.

COVENANT RUNNING WITH THE PROPERTY

The obligation of the Owner set forth herein shall be binding upon the Owner, his heirs, and assigns, and the property of the Owner as described herein and will run with said property until released by the City.

OWNER

By: Jack McComas

Title: Owner

REVIEWED BY THE LEGAL DEPARTMENT:

Assistant City Attorney

CITY OF ALBUQUERQUE

Chief Administrative Officer

REVIEWED BY THE PRINCIPAL ASST. CITY ENGINEER - HYDROLOGY

Charles M. Easterling

ACKNOWLEDGEMENTS

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

The foregoing instrument was acknowledged before me this _____ day of _____, 1981, by _____, _____
(Name of Officer) (Title)
_____, a _____
(Name of Corporation) (State of Incorporation)
corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:
_____

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

The foregoing instrument was acknowledged before me this 30th day of September, 1981, by _____
(Name of Acknowledging Partner or Partners)
on behalf of _____,
(Name of Partnership)
a partnership.

_____
Notary Public

My Commission Expires:
May 1, 1984

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

~~The foregoing~~ instrument was acknowledged before me by _____, on this ~~30th~~ day of ~~September, 1981~~ 1981.

_____
Notary Public

My Commission Expires:
~~May 1, 1984~~

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

The foregoing instrument was acknowledged before me this _____ day of _____, 1981, by _____ Chief Administrative Officer of the City of Albuquerque, municipal corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:
_____

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

VICINITY MAP H-14

1" = 800'

DESCRIPTION

LOTS 1, 2 & 3 BLOCK B
LINCOLN ADDITION

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
THOMAS T. MARSHALL
AND LAND SURVEYOR

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.

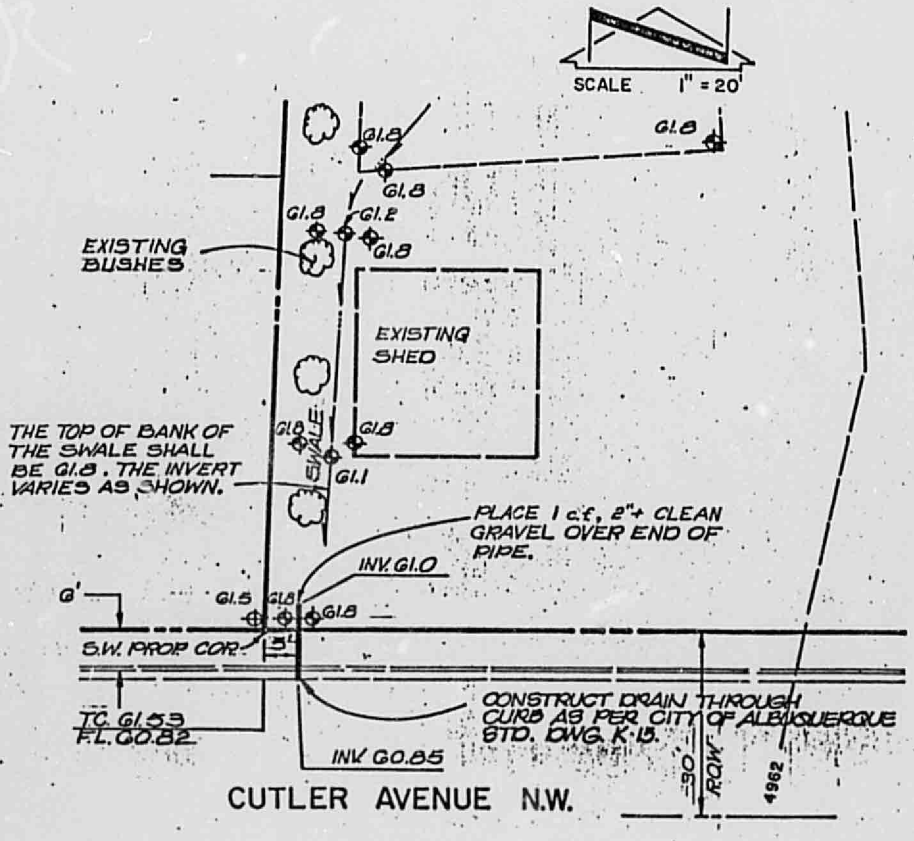
5. Backfill compaction shall be according to RESIDENTIAL street use.

ICC Inc. P-07141 C-29

APPROVALS	NAME	DATE	TITLE
A.C.E./DESIGN	[illegible]	23 Feb 83	CURB PENETRATION McCOMAS WAREHOUSE ADDITION 2315 4th. N.W.
INSPECTOR	[illegible]	11/10/83	PERMIT NO. / MAP

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
THOMAS MARTIN
3792
AND LAND SURVEYOR

APPROVALS	NAME	DATE
A.C.E. / DESIGN	[illegible]	23 Feb 83
INSPECTOR	[illegible]	11/19/83
A.C.E. / FIELD	[illegible]	[illegible]

TITLE: CURB PENETRATION
McCOMAS WAREHOUSE ADDITION
2315 4th. ST. N.W.

PERMIT NO.

SHEET 2 OF 2

MAP NO. H-14