H15/D28

1 Plan

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

May 17, 1984

Mr. C. A. Coonce
C. A. Coonce & Associates
12324 Pineridge NE
Albuquerque, NM 87112

RE: REVISED GRADING AND DRAINAGE PLAN FOR MINI STORAGE UNITS AT 300 MENAUL BOULEVARD NE (H15-D28) RECEIVED APRIL 25, 1984

Dear Mr. Coonce:

The above referenced submittal is approved in concept. However, prior to final approval there are some concerns that need to be addressed.

1. There is some concern regarding the approval of the plat. The grading plan does not provide sufficient detail to show whether public water from Towner Avenue will discharge onto the south lot or not. If it does, an easement will need to be provided to convey it through to the drain.

2. Your client contacted me and had a concern with regard to the elevation difference between the floor elevations of the buildings and the alleyways between.

3. Since this plan has been revised it should have a revision date and the revisions identified.

Please feel free to contact me should you have any questions or comments.

Yours truly,

Billy J. Goolsby

Billy J. Goolsby, P.E.
City/County Flood Plain Admin.

BJG/dlw

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

FILE COPY

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

April 13, 1984

Mr. C.A. Coonce
C.A. Coonce & Associates
12324 Pineridge NE
Albuquerque, NM 87112

REF: GRADING AND DRAINAGE PLAN FOR MINI STORAGE UNITS @ 300 MENAUL BOULEVARD NE (H15-D28) RECEIVED APRIL 2, 1984

Dear Mr. Coonce:

I have reviewed the above referenced plan. The plan is an acceptable solution. However, prior to final approval there is some additional information to be provided and a couple of corrections to the plan. The following is the information needed and the corrections to be done:

1. The hydraulics need to be provided for the outlet. Also, will there be sufficient storage capacity on-site should the grate become plugged or if Menaul Boulevard is running a full capacity since it is flooded during the 100-year storm?

2. The plan should show the outlet to be a 15 inch CMP even though it is on the submittal to City Design. Also, the type of catch basin with grate and invert elevations should be shown on the plan.

3. The drivepads are shown incorrectly. The triangular symbol should be flipped over. This is a minor thing and is not critical. However, the standard drivepad spot elevations should be provided. The property line should be indicated to be a minimum of one (1) foot above the flowline in the street.

4. Has the north/south central property line been removed by plating? If so, please provide a copy of the recorded plat or a drainage covenent to run with the downstream property.

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

Yours truly,

Billy J. Goolsby

Billy J. Goolsby, PE
City/County Flood Plain Admin.

BJG:mrk

INFORMATION SHEET

PROJECT TITLE Mini-Storage Units TYPE OF SUBMITTAL Grading & Drainage Plan

ZONE ATLAS PAGE NO. H-15Z D28 CITY ADDRESS 300 Menaul, N.E.

LEGAL DESCRIPTION Lots 2 & 3. Blk. 3, Franciscan Acres

ENGINEERING FIRM C.A. Coonce & Assoc. CONTACT C.A. Coonce

ADDRESS 12324 Pineridge, N.E. PHONE 296-1089

OWNER G.W. Walker & Co. CONTACT Lou Sadler

ADDRESS 150 Louisiana, N.E. PHONE 268-4551

ARCHITECT NA CONTACT NA

ADDRESS NA PHONE NA

SURVEYOR Southwest Surveying CONTACT Dan Graney

ADDRESS 215 Marble, N.W. PHONE 247-4444

CONTRACTOR NA CONTACT NA

ADDRESS NA PHONE NA

DATE SUBMITTED April 2, 1984

BY C.A. Coonce

C.A. Coonce

RECEIVED
APR 02 1984
HYDROLOGY SECTION

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. H-15 DATE: 3/26/84

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: Mini-Storage Units @ 300 Menaul NE.

	WHO	REPRESENTING
ATTENDANCE:	Pat Coonce	
	Billy Goolsby	

FINDINGS: ① Drainage Plan per DPM required
② Site adjacent to flood hazard area Finished Floor elev. to be 1' above Flowline elev in Menaul.
③ Ponding required if discharge to Menaul St. Free discharge if tied directly into storm sewer system
④ Recommend that lotlines be removed or drainage covenant be prepared for drainage across lotlines.

Please provide copy of recap w/submittal

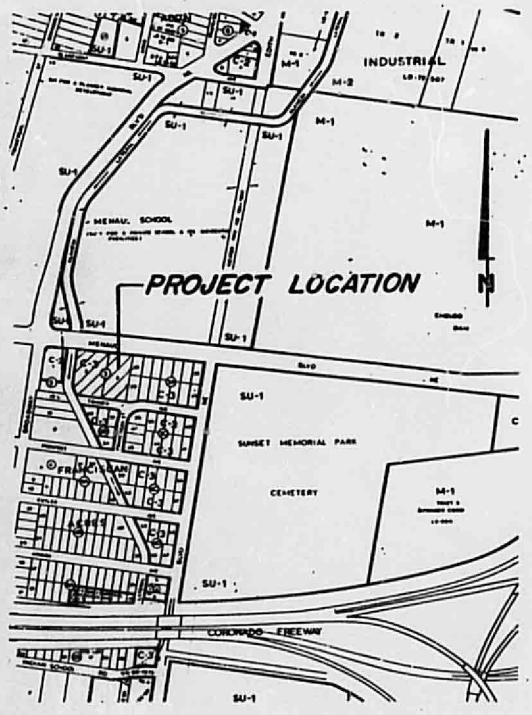
The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED: Billy J. Goolsby	SIGNED: P. Coonce
TITLE: CE/Hydrology	TITLE: P.E.
DATE: 3/26/84	DATE: March 26, 1984

CITY OF ALBUQUERQUE

cc

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
NO. 2934
CARROLL A. COONS

H-15-Z

LOCATION MAP

H15-D28

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 Public Works Contract No. 84-1".
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.

P-13067 Katsch Const D-76

APPROVALS	NAME	DATE
A.C.E./DESIGN	R.O'Leary	5/18/84
INSPECTOR	Jerry L	8/1/84
A.C.E./FIELD	Wm. McTernan	8/8/84

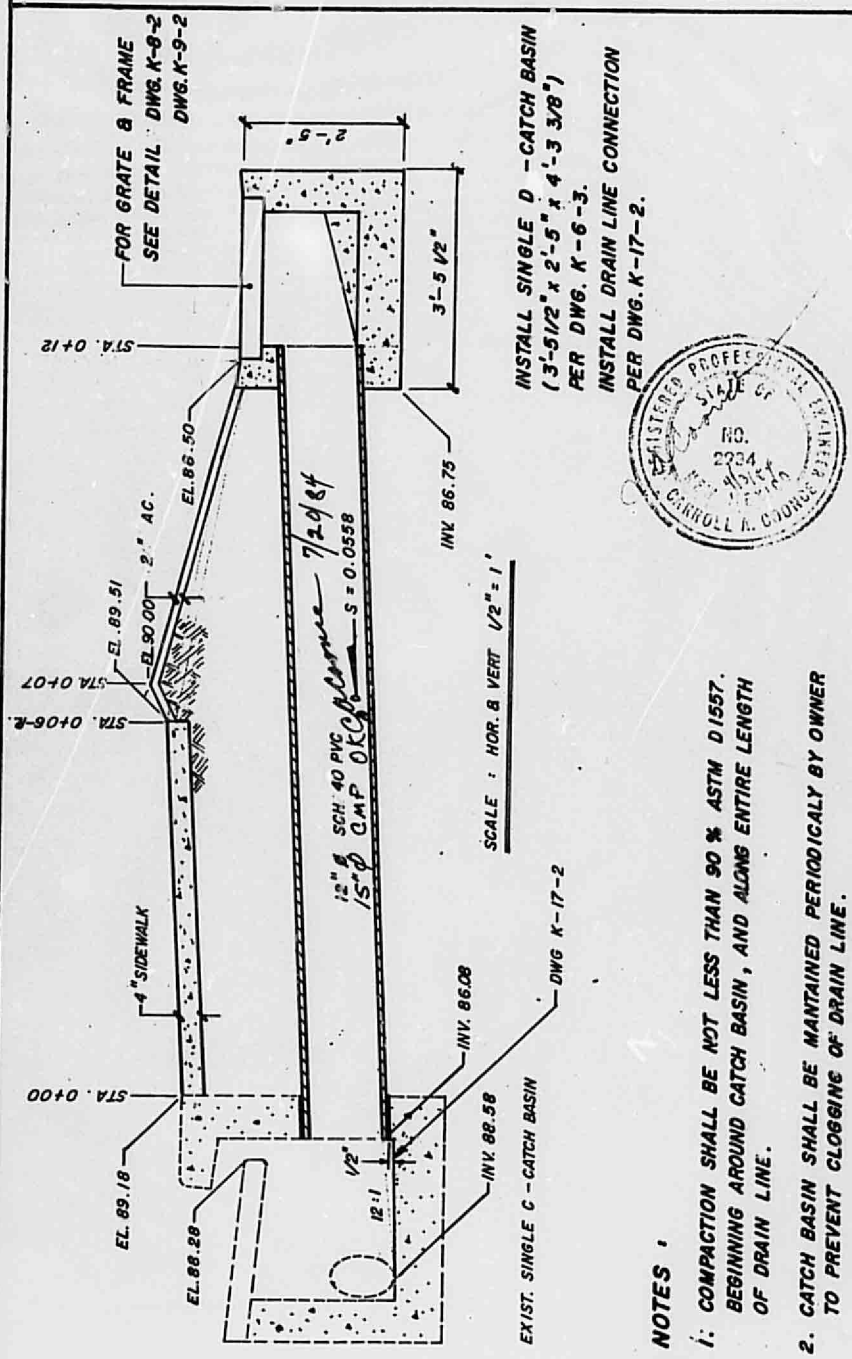
TITLE: MINI-STORAGE UNITS 300 MENAUL NE. CATCH BASIN.

PERMIT NO. SHEET 1 OF 3

MAP NO. H-15-Z

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



NOTES :

1. COMPACTION SHALL BE NOT LESS THAN 90 % ASTM D1557. BEGINNING AROUND CATCH BASIN, AND ALONG ENTIRE LENGTH OF DRAIN LINE.
2. CATCH BASIN SHALL BE MANTAINED PERIODICALY BY OWNER TO PREVENT CLOGGING OF DRAIN LINE.
3. VERIFY UTILITIES LOCATION. FOR BLUE STAKE PHONE : 766-1234.
4. REFERENCE ON ACS : B.M.— 6 H-15 ELEV. 4992.215 FEET. LOCATED N.W. CURB RETURN N.W. QUADRANT CUTLER & EDITH N.E.

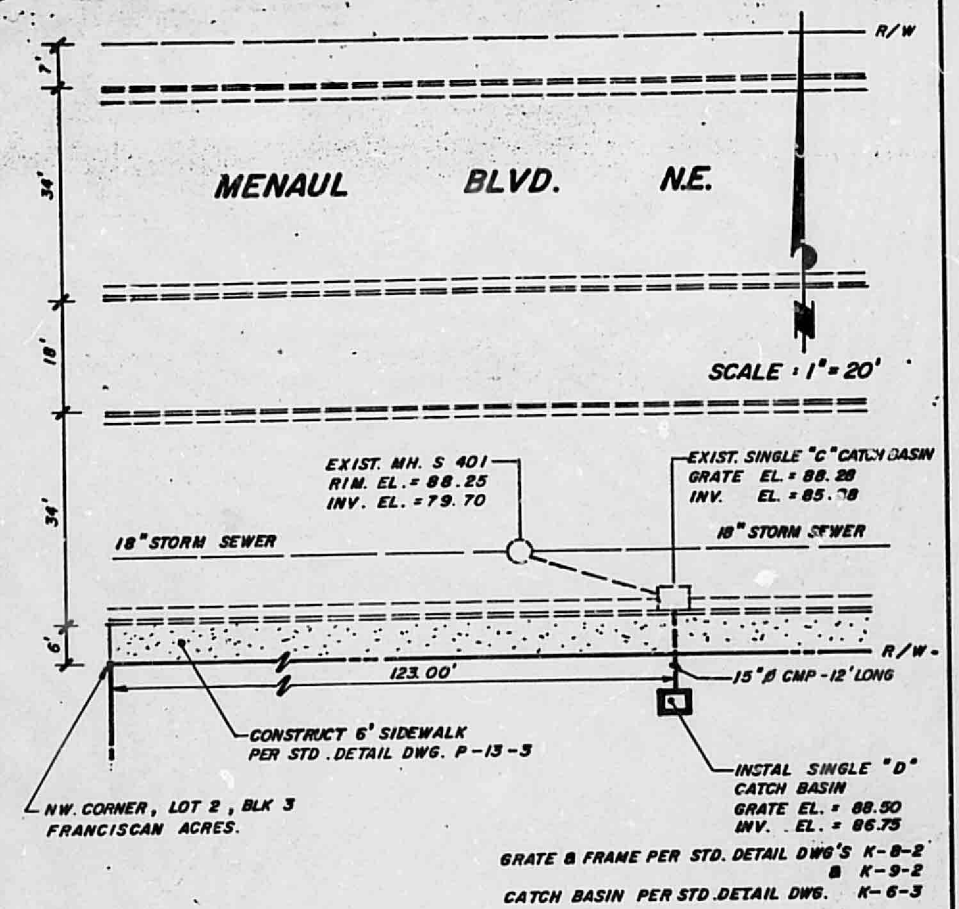
D-76

APPROVALS	NAME	DATE
A.C.E./DESIGN	R.L. Olson	5/10/84
INSPECTOR	Jerry L.	8/1/84
A.C.E./FIELD	W. McNamara	8/8/84

TITLE: MINI-STORAGE UNITS
300 MENAUL NE.
CATCH BASIN

PERMIT NO.
SHEET 2 OF 3

MAP NO. H-15



REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
NO. 2934
STATE OF NEW MEXICO
CARROLL A. COONCE

D-76

CITY OF ALBUQUERQUE

APPROVALS	ENGINEER	DATE
A.C.E. / DESIGN	H.L.O.Lea	5/18/84
INSPECTOR	Jerry L	8/1/84
A.C.E. / FIELD	W. M. McManus	8/8/84

TITLE MINI-STORAGE UNITS
300 MENAUL N.E.
CATCH BASIN

PROJECT NO. 3 OF 3

MAP NO. H-15