HYDROLOGY

H16/D56

C+M OFFICE +
WAREHOUSE

H16-D56

1 PLAN

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LAW OFFICES
MODRALL, SPERLING, ROEHL, HARRIS & SISK
A PROFESSIONAL ASSOCIATION

1000 SUNWEST BUILDING

POST OFFICE BOX 2168
ALBUQUERQUE, NEW MEXICO 87103-2168

TELEPHONE (505) 848-1800

TELECOPIER (505) 247-2299

JOHN F. SIMMS (1885-1954)
J. R. MODRALL (1902-1977)
AUGUSTUS T. SEYMOUR (1907-1965)

CLIFFORD K. ATKINSON
DOUGLAS A. BAKER
SUSAN S. JULIUS
LARRY P. AUSHERMAN
CHARLES E. STUCKEY
DOUGLAS [illegible] VADNAIS
STEPHE[illegible] AUBURN
GEOFFREY D. RIEDER
JOHN S. THAL
DAVID K. BELL
BENJAMIN SILVA, JR.
KURT B. GERSTNER
ALAN S. ROSEMAN
WALTER E. STERN III
PATRICK J. ROGERS
JOHN E. HEER III
CAMERON PETERS
ANTOINETTE S. LOPEZ
DUANE E. BROWN
BRUCE E. CASTLE
MARTHA L. GLAMAN
PAUL MAESTAS
JEFFREY TWERSKY

GEORGE T. HARRIS, JR.
OF COUNSEL

March 2, 1984

HAND DELIVERED

Dan E. Sheehan, Esq.
1300 Lomas Blvd. N.W.
Albuquerque, NM

RE: Mrs. Leeta-Faber-Lee
3215 Mathew Ave. N.E.

Dear Mr. Sheehan:

We represent C & M Building Partnership, which is the owner of property adjacent to the above-captioned property. As you know, a Complaint has been filed with the City of Albuquerque on behalf of C & M relating to improper drainage of your client's property. We have been retained by C & M to assist them in remedying the problem.

Accordingly, we would propose a meeting to discuss the matter with you, myself, Mr. Goolsby of the City, Mr. Diniz, of Resourse Technology, Mr. Colvin of C & M and, if you so desire, your client. We would very much like to resolve this matter with the least possible trouble and at the least possible expense. However, if we have not received a response to this letter by 12:00 noon, March 7, 1984, we will institute appropriate legal proceedings on behalf of our client.

We look forward to hearing from you.

Very truly yours,

James M. Parker

JMP:jr

cc: Billy J. Goolsby, P.E., City of Albuquerque
Mr. Elvidio Diniz, Resourse Technology
C & M Building Partnership

INFORMATION SHEET

PROJECT TITLE C & M Office/Warehouse TYPE OF SUBMITTAL Grading & Drainage

ZONE ATLAS PAGE NO. H-16 D56 CITY ADDRESS 3218 Mathew Ave. NE

LEGAL DESCRIPTION Tract B in Blocks C & 8 Duke City Industrial Area

ENGINEERING FIRM Resource Tech. Inc. CONTACT Elvidio Diniz

ADDRESS 7800 Marble NE Ste. 5 87110 PHONE 266 3320

OWNER C & M Building Partnership CONTACT Jim Colvin

ADDRESS _____ PHONE 884 0838

ARCHITECT Del Jack, Arch. CONTACT Del Jack

ADDRESS P.O. Box 7412 PHONE 242 4591

SURVEYOR — CONTACT _____

ADDRESS _____ PHONE _____

CONTRACTOR _____ CONTACT Jim Colvin

ADDRESS _____ PHONE 884 0838

PRE-DESIGN MEETING:

✓ YES
___ NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ SITE DEVELOPMENT PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
✓ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

RECEIVED MAR 08 1984 HYDROLOGY SECTION

DATE SUBMITTED: March 8, 1984

BY: Elvidio V. Diniz

RESOURCE TECHNOLOGY, INCORPORATED

7500 MARBLE AVENUE NE, SUITE 5
ALBUQUERQUE, NEW MEXICO 87110
(505) 266-3320

March 8, 1984

Mr. Billy J. Goolsby, P.E.
City/County Flood Ordinance Administrator
P.O. Box 1293
City of Albuquerque
Albuquerque, New Mexico 87103

RE.: C&M Office/Warehouse Building on Mathew Avenue NE

Dear Billy:

I wish to thank you for notifying Mrs. Lee about the drainage problems resulting from the development of her tract. We are presently trying to reslove this issue with Mrs. Lee and her attorney. However, we would like to proceed with our project as fast as possible; and we want to assure you that we will not worsen the situation any more than it already is. Therefore, I am now submitting the grading and drainage plan for the C&M office/warehouse building.

The attached plan also describes the temporary berm that will be constructed along the east side of the tract to accomodate the illegal discharge of runoff onto the subject tract. Of course we plan to have a permanent solution to the problem before any paving occurs. At present we would like to go ahead with construction of the building only.

This plan is in accordance with our previous discussions, and we have determined that the off-site impacts of our development are not in excess of present conditions. I hope that this plan meets with your approval, and if you should have any questions, please let me know.

Very truly yours,

Elvidio V. Diniz

Elvidio V. Diniz, P.E.
Principal Engineer

EVD:ob
attachment

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

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

March 28, 1984

Mr. Elvidio Diniz
Resource Technology, Inc.
7800 Marble NE Suite 5
Albuquerque, New Mexico 87110

RE: GRADING & DRAINAGE PLAN FOR C & M OFFICE/WAREHOUSE BUILDING (H16-D56) RECEIVED MARCH 8, 1984

Dear Elvidio:

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

1. The site has not been addressed with regard to flood hazard area.

2. Off-site flows have not been addressed or quantified, if there are any.

3. Runoff from the site needs to be directed to public R/W. The discharge cannot be directed onto adjacent properties without written concurrence and or easements.

4. Downstream capacities have not been addressed or quantified.

5. Since the plan sheet is to be an inclusion in the construction set you need to provide a vicinity map, City Bench Mark information, the engineers stamp, signature and date and a legal description of the property or a copy of the current plat.

6. The finished floor elevation of the structures both on-site and off-site should have the complete MSL designation.

7. Existing City top of curb and flowline elevations should be shown.

8. Proposed contours or sufficient spot elevations need to be provided. Also, contours and spot elevations need to be shown for clarity as to how this site interfaces with the adjacent properties.

9. All easements and right of ways both existing and proposed should be identified.

10. Property line is to be a minimum of 0.33 feet above top of curb elevation.

11. City standard drivepad spot elevations are required.

12. An erosion control plan should be provided for the period of construction.

Should you have any questions or comments, please contact me.

Sincerely yours,

Billy J. Goolsby

Billy J. Goolsby, P.E.
City/County Flood Ordinance Administrator

BJG/ca

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

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

April 20, 1984

Mr. Elvidio Diniz
Resource Technology, Inc.
7800 Marble, NE Suite 5
Albuquerque, New Mexico 87110

RE: REVISED GRADING & DRAINAGE FOR C & M OFFICE/WAREHOUSE BUILDING (H16-D56) RECEIVED APRIL 10, 1984

Dear Elvidio,

The above referenced submittal is approved for drainage. However, prior to release of the building permit you will need to provide this office with a signed concurrence from adjacent property owners for the proposed discharge location and quantity.

Prior to issuance of a Certificate of Occupancy, erosion protection will have to be installed for the roof drains discharging onto unprotected surfaces.

Should you have any questions or comments, please contact me.

Sincerely yours,

Billy J. Goolsby

Billy J. Goolsby, P.E.
City/County Flood Ordinance Administrator

BJG/ca

H16-D56

RECEIVED
MAY 02 1984
HYDROLOGY SECTION

April 24th 1984

To Whom it May Concern,

I James Colvin partner of C & M Partnership who is the owner of Tract B of Blocks C and 8 of the Duke City Industrial Area Subdivision, which I am currently developing into an office, warehouse building. This undeveloped tract is presently draining onto Mr. Chavez's tract. I have discussed this with Mr. Chavez the owner of Tract A of Blocks C and 8 of the Duke City Industrial Area Subdivision on the potential to discharge the runoff at a rate not to exceed undeveloped conditions. Therefore the existing runoff conditions will not be changed. I further agree to assume all responsibility for all damages resulting from discharge onto Mr. Chavez's property.

Very Truly Yours,

James Colvin

James Colvin
C & M Partnership