HYDROLOGY H16/D78 1 PLAN

H16/D78

1 PLAN

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

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

March 3, 1987

Robert Sanchez
2933 San Mateo Blvd., NE
Albuquerque, New Mexico 87110

Dear Mr. Sanchez:

Enclosed are copies of the application for vacation, quitclaim deeds, and the plat which vacated Prospect Avenue along the south side of your parking lot. Please note the sections highlighted which describe easements to be retained.

Since drainage of run-off does fall into the category of public utilities, and easements were retained for those purposes, neither Korber Development nor the City are responsible for the undermining of your asphalt.

If you have any further questions regarding this matter, please feel free to call me at 764-1699.

Cordially,

Richard L. Duran
Drainage Inspector

Enclosures

RLD/bsj

PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

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

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

January 22, 1987

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

Dear Jeff:

Our office continues to receive complaints in reference to the Korber Development Drainage into Engel Drive. I would like to meet with you at the subject site during the next rainfall so that the problem can be observed first hand and we can discuss possible corrective measures.

I have spoken with Al Korber and he has expressed a willingness to correct the problem if in fact they are at fault.

Therefore, I will be in contact with you the next time we receive an adequate rainfall during working hours. If you have any questions or comments, please feel free to call me at 764-1699.

Cordially,

Richard L. Duran

Richard L. Duran
Drainage Inspector

RLD/bsj

PUBLIC WORKS DEPARTMENT
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AN EQUAL OPPORTUNITY EMPLOYER

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

January 6, 1987

Korber Development
2400 Menaul Blvd., NE
Albuquerque, New Mexico 87102

On October 31, 1986, you were contacted in reference to a drainage problem caused by your recently constructed addition. To date, we have received no response on how the problem is going to be corrected.

Drainage from your recent addition was designed to enter Engel Drive through a drivepad and drain to Menaul. Your drainage is entering Engel Drive, but is then being routed towards the private property to the west.

I am hereby requesting once again that you contact our office and your design engineer to discuss your proposals for correcting the problem. If we are not contacted within 30 days from the date of this letter, we will have no alternative but to forward this matter to the City Legal Department for enforcement of the Drainage Ordinance.

I can be contacted at 764-1699. Your attention to this matter would be greatly appreciated.

Cordially,

Richard L. Duran

Richard L. Duran
Drainage Inspector

cc: Bernie Montoya
Jeff Mortensen

RLD/bsj

I hope the enclosed letter will resolve the problem.

RECEIVED
JAN 26 1987
HYDROLOGY SECTION

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

Tom Zorn & Associates, Inc.
Engineers

9111
November 4, 1986

RECEIVED
NOV 03 1986
HYDROLOGY SECTION

Mr. Bernie Montoya
City of Albuquerque
Hydrology Section
P. O. Box 1293
Albuquerque, NM 87103

Re: Korber Electric

Dear Bernie:

On November 4, 1986, I visited the subject site during a moderate rainfall. It was during this event that I observed that the rear portion of the site drains to the new drivepad along the east edge of Engel Drive N.E. The majority of the flow leaving the site at this point flows over the northerly half of the drivepad. A small amount of flow does sheet over the southerly half of the drivepad, however, this flow is intercepted by the flow line of the depressed curb and gutter and conveyed north. The majority of the runoff leaving the site via this drivepad is conveyed north to Menaul Boulevard N.E. A portion of the flow leaving the drivepad and entering Engel Drive N.E. is conveyed to the west via the existing valley gutter to the west edge of Engel Drive N.E. From this point, the runoff flows back to the south across the asphalt of the property to the west. The reason that the runoff does not continue to flow to the north is because the driveway entrance for the site to the west was not constructed per City Standards. It is merely an asphalt edge that stops at the approximate flow line of the projected curb and gutter of the west edge of Engel Drive N.E. The asphalt of this westerly project slopes to the south at this point. This does not appear to be a major problem and does not appear to be directly related to the Korber Electric Site.

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

Sincerely,

TOM MANN & ASSOCIATES, INC.

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

JGM:dj

xc: Bruce Ross/Banes Co.

RECEIVED
HYDROLOGY SECTION

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

RECEIVED
NOV 03 1986
HYDROLOGY SECTION

9111
November 3, 1986

Mr. Bernie Montoya
City of Albuquerque
Hydrology Section
P. O. Box 1293
Albuquerque, NM 87103

Re: Korber Electric

Dear Bernie:

Following our recent conversations concerning the subject project, I have visited the site to observe the alleged drainage problem. The existing asphalt in Engel Drive N.E. stops at an existing valley gutter which is located at about the midpoint of the new drivepad for Korber Electric. This drivepad is complete with a depressed curb and gutter which slopes from south to north toward Menaul Boulevard N.E. The low point of this drivepad discharges to a fully paved street. I also did not see any indication of erosion occurring within the unpaved portion of Engel Drive N.E. It is based upon these observations that I do not feel that Korber Electric is creating a drainage problem for the adjacent land owner to the west.

There does appear to be some erosion taking place to the south of the existing paving of the property to the west. There is no evidence that this erosion is directly related to the Korber Electric site in that the erosion is not apparent within Engel Drive N.E. We have not shot any existing grades, but it may be possible that part of the west curb and gutter in Engel Drive N.E. slopes back to the south and therefore creates this problem. We have observed similar situations in the past, whereas there are existing drainage problems which for some reason are not noticed until someone develops upstream.

From my field visit, I see no convincing evidence that the existing erosion is directly related to the Korber Electric site. The Korber Electric project has been completed for some time and it seems to have taken an awfully long time for this supposed problem to surface. I will attempt to go visit the site during a rainfall to see if there is an existing drainage pattern which is not detectable by visual observation.

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

Sincerely,

TOM MANN & ASSOCIATES, INC.

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

RECEIVED
NOV 03 1986
HYDROLOGY SECTION

JGM:djj

xc: Bruce Ross/Banes Co.

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

October 31, 1986

Korber Development
2400 Menaul Blvd., NE
Albuquerque, New Mexico 87102

Gentlemen:

Our office has received a complaint that runoff from your property at 2400 Menaul Boulevard, is entering another private property opposite Engel Drive.

According to the approved grading and drainage plan filed in our office on August 15, 1985, runoff from your recent addition was designed to enter into Engel Drive and run north towards Menaul into the City storm drain system. After a field inspection and survey, it was determined that your runoff is entering Engel Drive as designed, but it is not running north towards Menaul but rather to the west into the adjacent property. This situation indicates a deficiency in the drainage and grading plan submitted.

I strongly recommend you contact your engineer to discuss proposals for correcting the problem.

If you have any questions or comments, please feel free to call me at 764-1699.

Thank you,

Richard L. Duran

Richard L. Duran
Drainage Inspector

RLD/bsj

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

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

September 27, 1985

J. G. Mortensen
Tom Mann & Associates
811 Dallas NE
Albuquerque, NM 87110

REF: GRADING PLAN FOR KARBER DEVELOPMENT (H16-D78) ENGINEER STAMP DATED 8/15/85

Dear Jeff,

Based on the information provided on your August 15, 1985 submittal, the above referenced drainage plan is approved.

If I can be of further assistanct, please feel free to call me at 766-7644.

Sincerely,

Carlos A. Montoya
City/County Flood Plain Admin.

BJM/CAM/cl

THIS REPRODUCTION IS THE BEST POSSIBLE
DUE TO THE POOR QUALITY
OF THE ORIGINAL DOCUMENT

A-1

ENGELS, MENAUL

X-SECTIONS

REF. CM I-40-12

11-20-86

M AGUIRE
T DURAN
P KERR
P CHAVEZ

THIS DOCUMENT IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT

STA	+	H.I.	−	ELEV
		82.94		
+30				
11+00				
+50				
+26	PC: E & W			
10+00				
C.B.M	5.98	89.94		50 83.96

EAST ℄ WEST

83.53 611 20' ℄	83.92 602 0	83.47 697 20' ℄
83.44 630 20' ℄	83.61 627 0	83.17 675 20' ℄
83.31 657 20' ℄	83.40 648 0	82.83 707 20' ℄
83.12 694 20' ℄	83.04 690 0	82.74 720 20' ℄
83.16 616 485 P.I. 75T	82.63 721 20' ℄ P.I.	82.77 467 0	82.00 791 20' ℄ P.I.	81.57 835 432 P.C. 25T

□ PAINTED S.S.E. 25T ENGR'S MANUAL

THIS DOCUMENT IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT

STA	+	H.I.	−	ELEV
		89.94		
116⅓	P.C. RET	WEST		
115⅔	P.C. RET	EAST		
107⅔	P.C. RET	EAST		
13+00				
150				
12+00		89.94		

EAST ℄ WEST

84.50 5.44 0

84.48 5.46 20' R

85.31 163 20.5 R

84.42 5.51 20' R

84.50 5.44 0

84.47 5.47 20' R

84.54 5.40 0

84.44 5.50 20' R

84.55 5.39 0

84.44 5.53 20' R

84.44 5.46 20'

84.37 5.57 0

84.11 5.83 20'

84.07 5.87 20

84.12 5.82 0

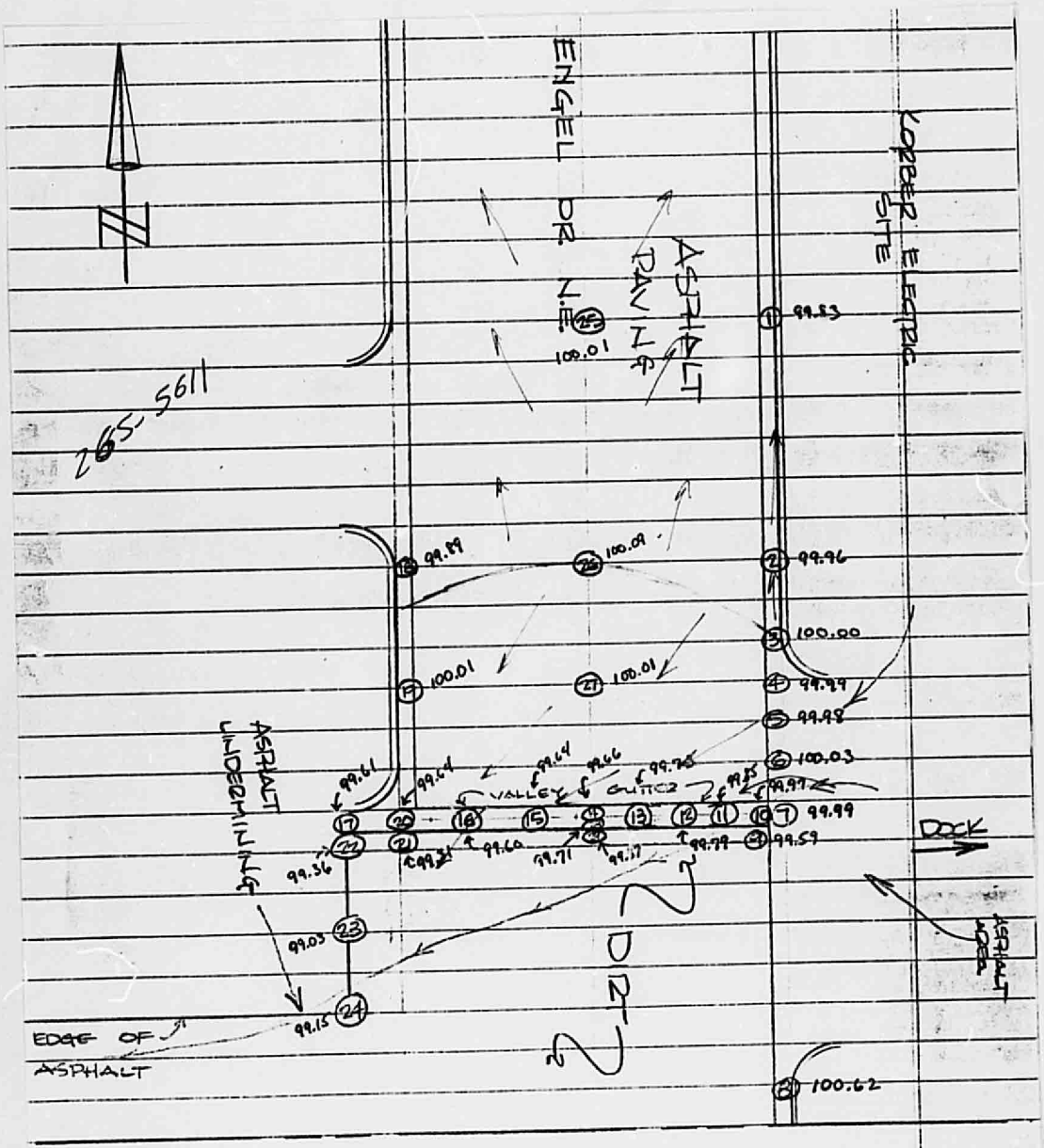
83.73 6.21 20'

THIS MICROFIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT

STA	+	H.I.	—	ELEV
C.B.M	(TIE)		5.97	83.97 (83.96)
		89.94		
14+07	H/W R/W			
+85	P.C. ROT	EAST		
+74	P.C. ROT.	EAST		
+74				
+44	END	VALLEY GUTTER		
13+12	P.C. ROT.	WEST 89.94		

EAST ℄ WEST

88.02 12 33'	87.49 28 25'	84.44 3E 0	85.24 4.7 26'	84.54 5E 50'
85.49 43 30'	85.02 185 20' RL	85.44 4.1 0	84.94 5.2 25'	83.54 6.4 50'
85.71 3.77 20' RL	84.46 4.98 20' RL	84.34 5.6 0		
84.94 5.00 20' RL U.G.	84.34 5.6 0	83.74 6.3 20 EDGE WEST	82.34 7.7 44	82.24 7.65 58' PUT
85.34 1.13 20' PUT.	85.00 1.88 20' RIP	84.47 5.17 20' RL	84.40 5.78 0	84.11 5.83 20' RL	84.08 5.86 25 BEGIN PUT.
		84.40 5.78 0	84.11 5.83 20 RL	84. 5.94 45' RL



I-40 RIGHT OF WAY

91114

DRAINAGE INFORMATION SHEET

PROJECT TITLE: KORBER DEVELOPMENT ZONE ATLAS/DRNG. FILE #: H-16/D78

LEGAL DESCRIPTION: TRACTS E, F, G NETHERWOOD PARK

CITY ADDRESS:

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

ADDRESS: 811 DALLAS NE. PHONE: 265-5611

OWNER: AL KORBER CONTACT: BANES CO.

ADDRESS: PHONE:

ARCHITECT: BANES CO. CONTACT: BRUCE ROSS

ADDRESS: PHONE: 344-3461

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

ADDRESS: 811 DALLAS NE PHONE: 265-5611

CONTRACTOR: BANES CO. CONTACT:

ADDRESS: PHONE:

RECEIVED AUG 15 1985 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

NOTE: COPY OF PLAT ATTACHED.

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: 08-15-85

BY: J.G. MORTENSEN