



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 7, 2003

Billy McCarty
BEAM Designs
855 Polaris Blvd. SE
Rio Ranch, New Mexico 87124

**RE: Grading and Drainage Plan for Page's Appliance (H17-D34) Dated
October 23, 2003**

Dear Mr. McCarty:

The above referenced drainage plan received October 31, 2001 is approved for Building Permit. At the end of the project the Engineer will need to certify the project per the DPM Certification Checklist.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: PAGE'S APPLIANCES

ZONE MAP/DRG. FILE #: H-17 / 034

DRB #: _____ EPC#: _____

WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 2, MIRAMONTES NO 2

CITY ADDRESS: 3880 MENAUL BLVD. NE

ENGINEERING FIRM: BEAM DESIGNS

ADDRESS: 855 POLARIS BLVD. SE

CITY, STATE: RIO RANCHO, NM

CONTACT: BILLY MCCARTY

PHONE: 896-0391

ZIP CODE: 87124

OWNER: PAGE'S APPLIANCES

ADDRESS: 3880 MENAUL BLVD. NE

CITY, STATE: ALBUQUERQUE, NM

CONTACT: _____

PHONE: _____

ZIP CODE: 87110

ARCHITECT: JACK HARRIS ARCHITECTS, INC.

ADDRESS: 4706 LOMAS BLVD. NE

CITY, STATE: ALBUQUERQUE, NM

CONTACT: JACK HARRIS

PHONE: 266-6667

ZIP CODE: 87110

SURVEYOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTRACTOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

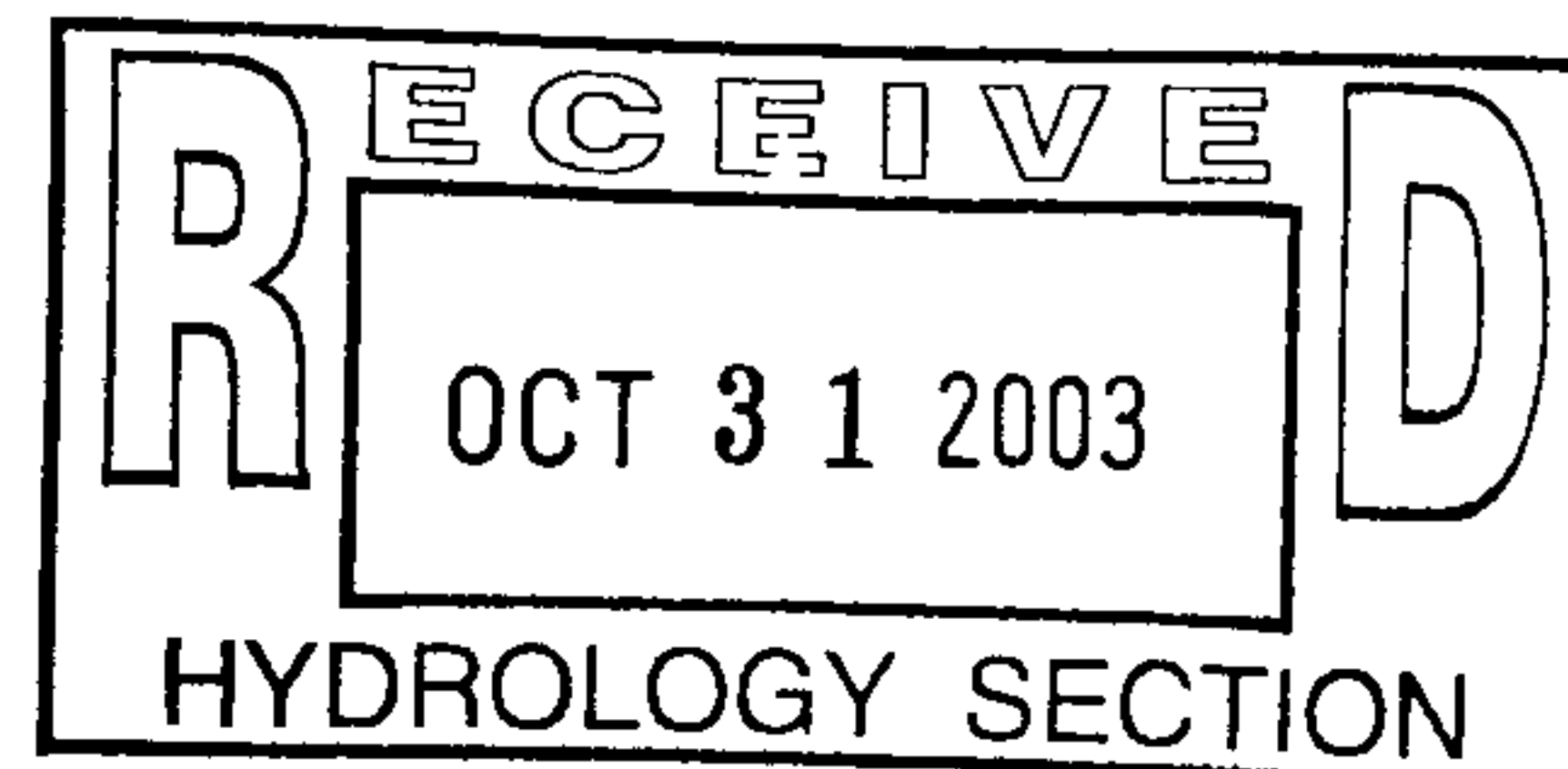
Fax 268 6042 - Michele Culver
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
☒ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☒ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

VAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED



DATE SUBMITTED: _____ BY: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or



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September 29, 2003

Billy McCarty, P.E.
BEAM Designs
855 Polaris Blvd. SE
Rio Rancho, NM 87124

**Re: Page's Appliances, 3880 Menaul Blvd. NE, Grading and Drainage Plan
Engineer's Stamp dated 8-06-03 (H17/D34)**

Dear Mr. McCarty,

Based upon the information provided in your submittal dated 9-16-03, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

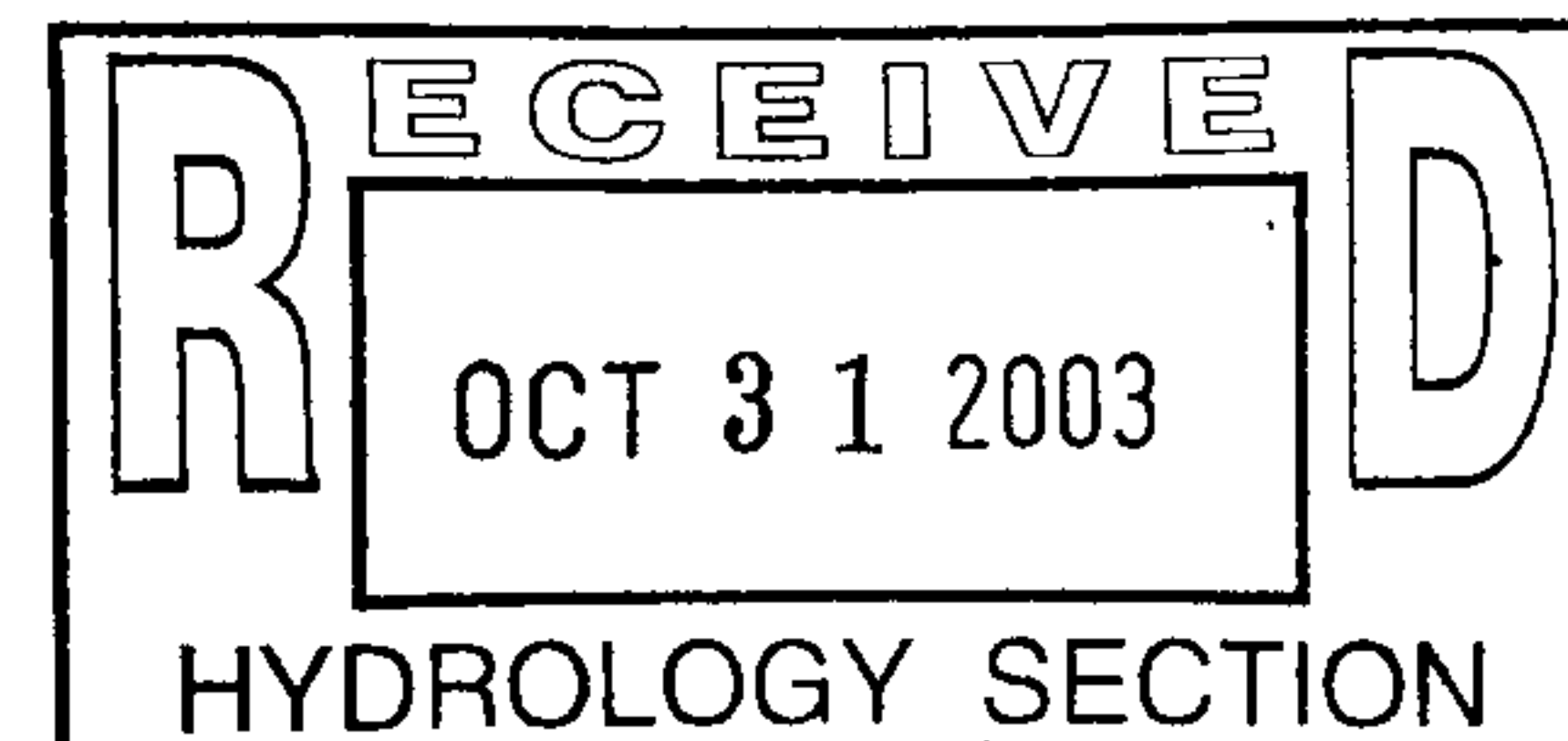
1. The flow generated at the ADA grading area drains onto the adjacent lot. Do you have a drainage easement for this?
2. How does runoff from the new addition leave the site?
3. Does the paved private access road have a drainage easement?
4. Permission must be given by the adjacent land owner before grading can be done on their property.
5. Show the direction of the roof flow.

If you have any questions, you can contact me at 924-3982.

Sincerely,

Carlos A. Montoya, PE
City Floodplain Administrator

C: file



10/20/03

TERRY PAGE
3880 MENAUL N. E.
ALBUQUERQUE, N.M.
87110

THRIFT TOWN
3900 MENAUL NE
ALBUQUERQUE, N M. 87110

RE: NEW CONSTRUCTION AT 3880 MENAUL NE, - PAGE'S APPLIANCES

AS OWNER OF THE PROPERTY ABOVE, I WOULD LIKE TO RECEIVE PERMISSION TO THE ACCESS OF 3' TO 6' OF YOUR PROPERTY ON THE EAST SIDE OF THE NEW CONSTRUCTION SITE. THIS IS A PORTION OF THE DRAINAGE AREA ON THE WEST SIDE OF YOUR PARKING LOT. ANY DAMAGE CAUSED BY THE CONSTRUCTION WOULD BE RESTORED BY TERRY PAGE (OWNER).

ALSO, I WOULD LIKE TO VERIFY WITH YOU THAT THE WATER DRAINAGE FROM MY PROPERTY NOW DRAINS INTO THE THIRTY FOOT ROADWAY TO THE SOUTH OF BOTH PROPERTIES. THE DRAINAGE FROM THE NEW CONSTRUCTION WOULD USE THE SAME PATTERN. THE ROOF SLOPE WILL DRAIN TO THE WEST ONTO OUR PARKING LOT THEN FLOW SOUTH TO THE REAR ROADWAY.

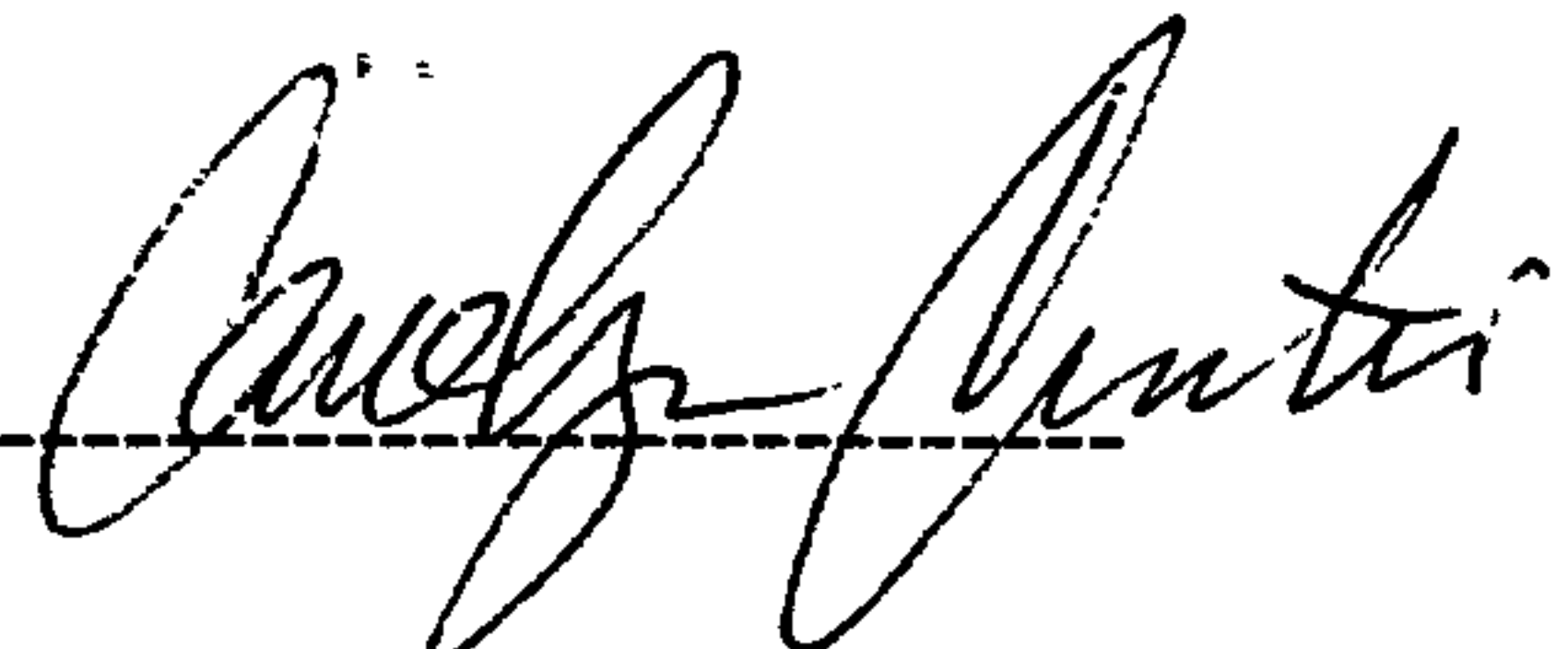
I WOULD APPRECIATE YOUR SIGNING THIS LETTER OF ACKNOWLEDGMENT WHICH WILL ALLOW ME TO PROCEED WITH THE NEW CONSTRUCTION PLANS.

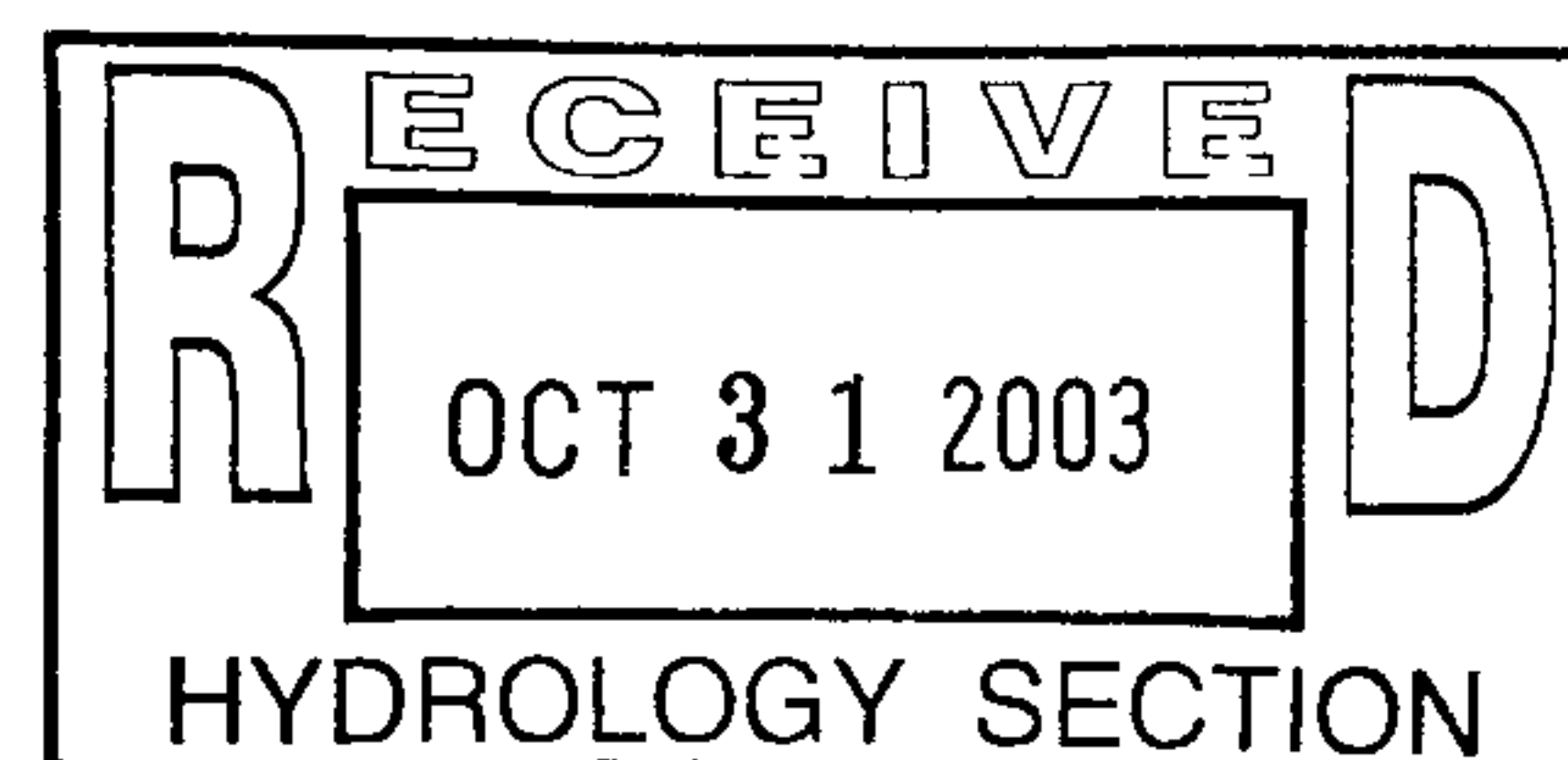
SINCERELY

ACKNOWLEDGMENT AND
PERMISSION

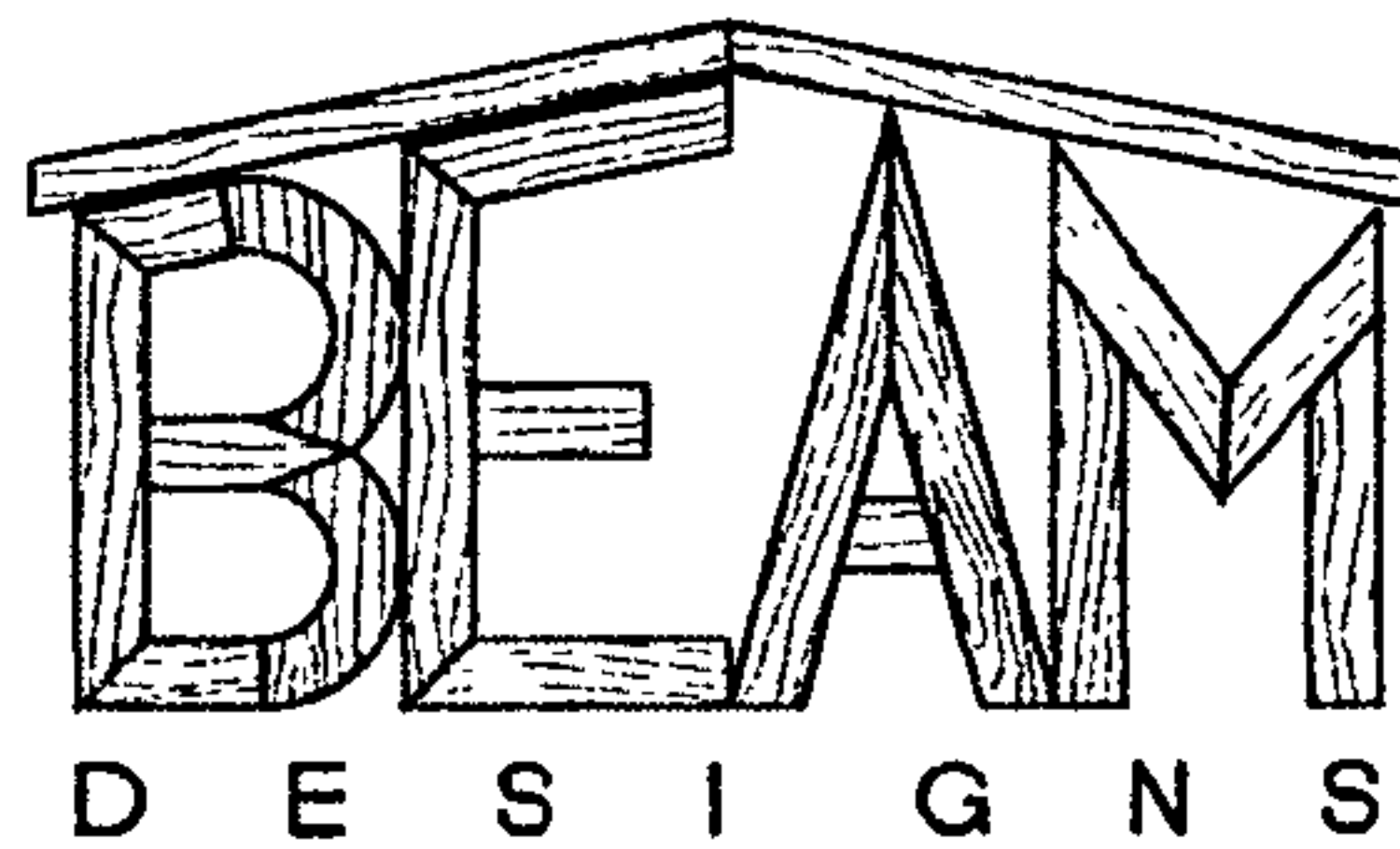
TERRY PAGE

THRIFT TOWN
BY

A handwritten signature in cursive script, appearing to read "Cheryl Hunter", is written over a horizontal dashed line.



BUILDING
ENGINEERING
AND
MUNICIPAL
DESIGNS



855 POLARIS BLVD., SE
RIO RANCHO, NM 87124
PHONE (505) 896-0391
FAX (505) 994-3952
beamdesigns@qwest.net

TRANSMITTAL LETTER

TO: Carlos A. Montoya, P.E.
City of Albuquerque Hydrology Dept.

FROM: Billy O. McCarty, P.E.

DATE: October 23, 2003

RE: Pages Appliances Grading and Drainage Plan (H-17/D34)

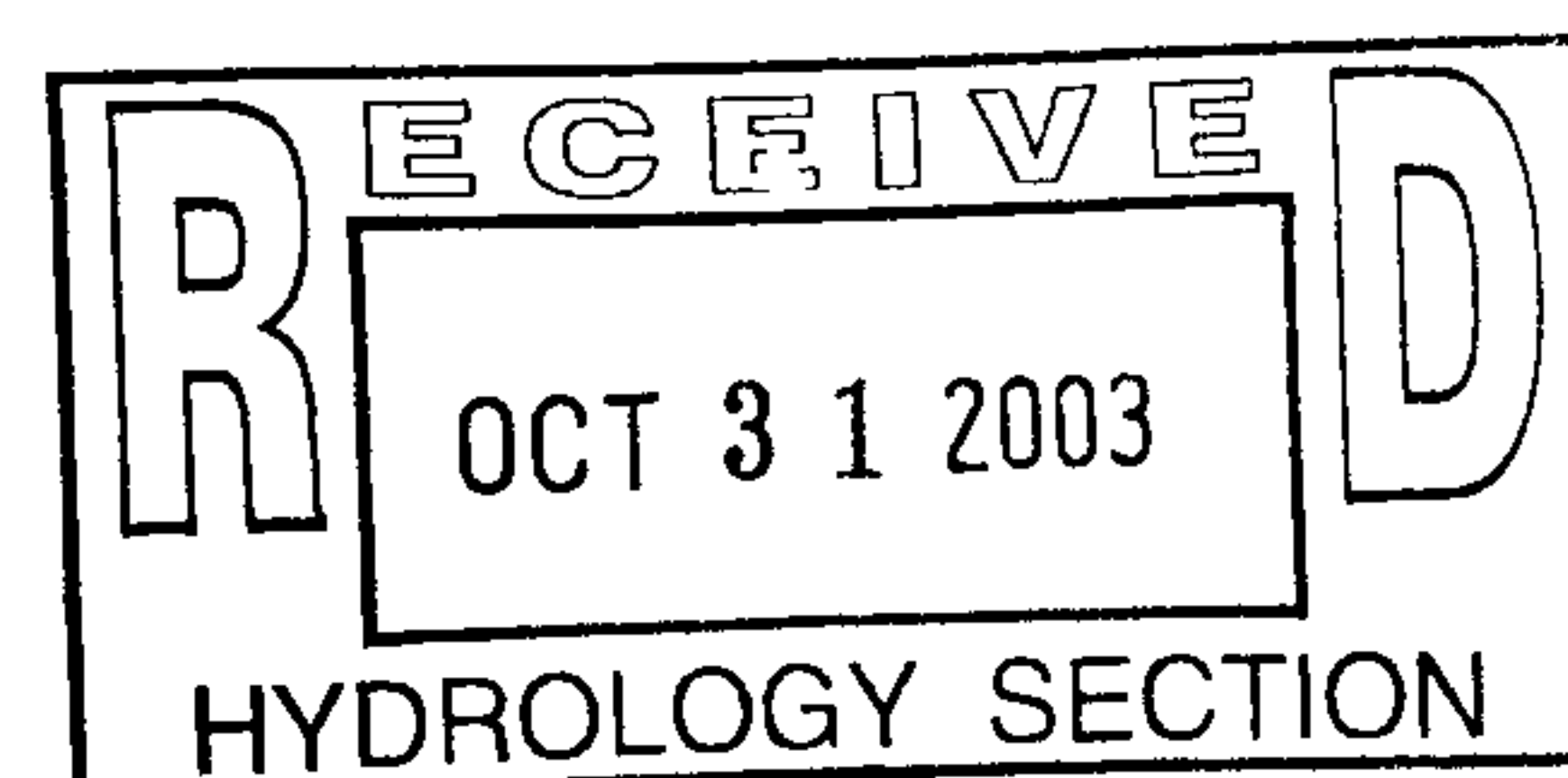
ITEMS INCLUDED:

- 1 Drainage Information Sheet
- 1 Letter from adjacent property owner
- 2 Grading and Drainage Plan Sheets (24 x 36)

COMMENTS: The Grading and Drainage information has been revised in accordance with your comments dated September 29, 2003. Following are responses to each of your comments.

- 1. The lot line between Lots B1 (property to the west) and B2 (this site) serves as a common swale draining both of these lots to the south. We are not altering this drainage pattern. We are just regrading the ADA parking spaces to meet current ADA requirements. No drainage easement information is available on the filed plat.
- 2. The "Existing Drainage" and "Developed Conditions" sections of the "Drainage Information" on sheet C2.1 has been reworded to clarify how the site drains.
- 3. No drainage easement information is available on the filed plat.
- 4. A letter is attached from the adjacent property owner granting permission for work within the landscaped area.
- 5. Flow arrows have been added to sheet C2.2 for the roofs and parking areas.

Please review and approve the attached Grading and Drainage Plan for Site Development Plan for Building Permit Approval.





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 17, 2003

Jack Harris, R.A.
Jack Harris Architects, Inc.
4706 Lomas Blvd. NE
Albuquerque, NM 87110

**Re: Page's Appliances, 3880 Menaul Blvd. NE, Traffic Circulation Layout
Architect's Stamp dated 10-13-03 (H17/D34)**

Dear Mr. Harris,

Based upon the information provided in your submittal received 10-17-03, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Transportation.

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro

Engineering Associate, Planning Dept.
Development and Building Services

C: file



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**Re: Page's Appliances, 3880 Menaul Blvd. NE, Grading and Drainage Plan
Engineer's Stamp dated 8-06-03 (H17/D34)**

Dear Mr. McCarty,

Based upon the information provided in your submittal dated 9-16-03, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The flow generated at the ADA grading area drains onto the adjacent lot. Do you have a drainage easement for this?
2. How does runoff from the new addition leave the site?
3. Does the paved private access road have a drainage easement?
4. Permission must be given by the adjacent land owner before grading can be done on their property.
5. Show the direction of the roof flow.

If you have any questions, you can contact me at 924-3982.

Sincerely,

Carlos A. Montoya, PE
City Floodplain Administrator

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September 29, 2003

Jack Harris, R.A.
Jack Harris Architects, Inc.
4706 Lomas Blvd. NE
Albuquerque, NM 87110

**Re: Page's Appliances, 3880 Menaul Blvd. NE, Traffic Circulation Layout
Architect's Stamp dated 8-11-03 (H17/D34)**

Dear Mr. Harris,

Based upon the information provided in your submittal dated 9-16-03, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please list the width and length for all parking spaces.
2. Several proposed parking spaces, located in the northeast corner of the lot, are 15 feet long. The minimum length for a standard parking space is 18 feet with a 2 foot overhang.
3. What is the purpose of the proposed curb cut? Is this a proposed entrance?
4. Please define how the site will provide service vehicle access. Is a turnaround required?
5. Provide signing and striping details.
6. Define width of the existing sidewalk along Menaul Blvd.
7. Does this site have access to the paved private access road?

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept.
Development and Building Services

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: PAGE'S APPLIANCES | ZONE MAP/DRG. FILE #: H-17
DRB #: _____ EPC#: _____ | WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 2, MIRAMONTES NO 2
CITY ADDRESS: 3880 MENAUL BLVD. NE

ENGINEERING FIRM: BEAM DESIGNS
ADDRESS: 855 POLARIS BLVD. SE
CITY, STATE: RIO RANCHO, NM

CONTACT: BILLY MCCARTY
PHONE: 896-0391
ZIP CODE: 87124

OWNER: PAGE'S APPLIANCES
ADDRESS: 3880 MENAUL BLVD. NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: _____
PHONE: _____
ZIP CODE: 87110

ARCHITECT: JACK HARRIS ARCHITECTS, INC.
ADDRESS: 4706 LOMAS BLVD. NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: JACK HARRIS
PHONE: 266-6667
ZIP CODE: 87110

SURVEYOR: _____
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CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
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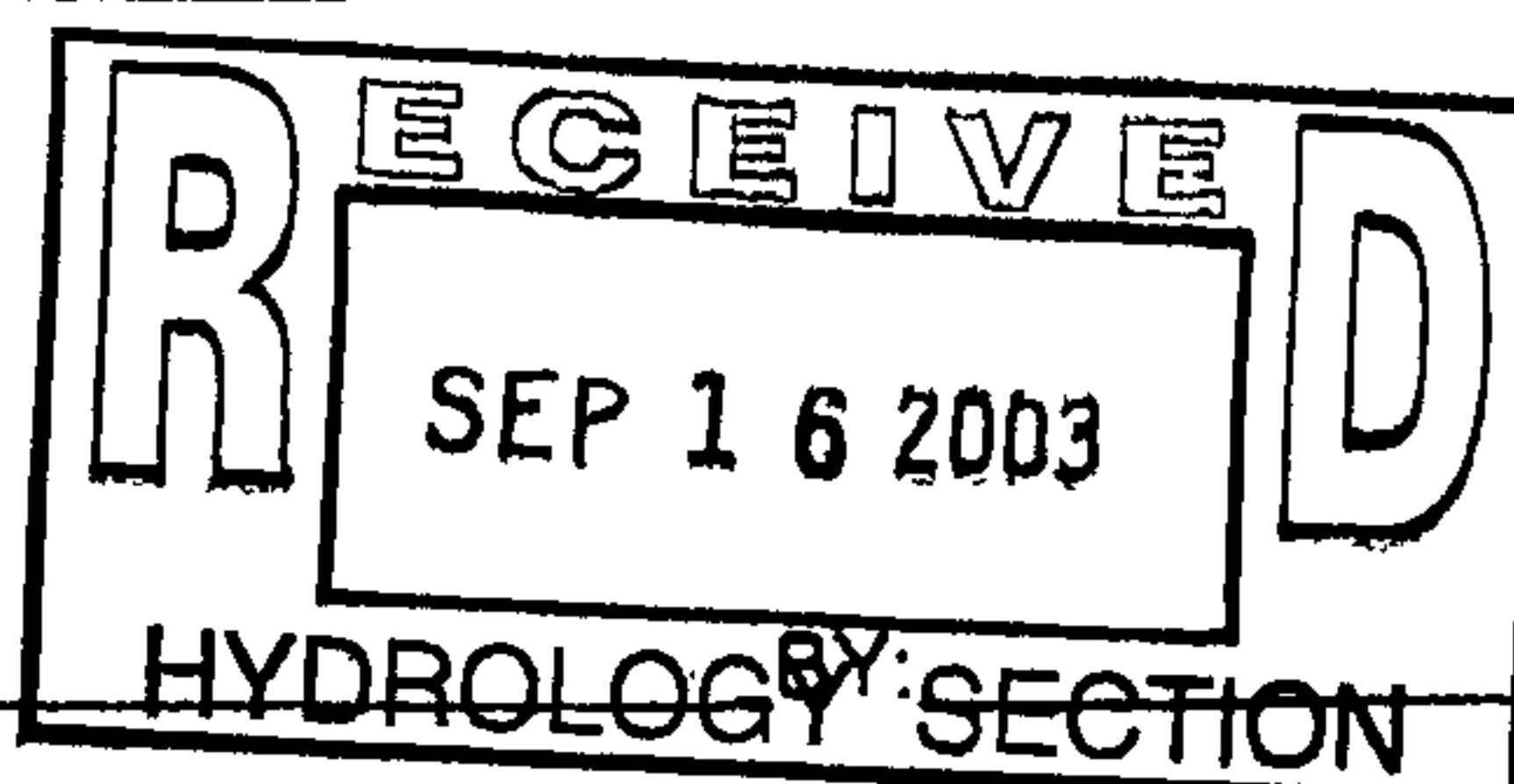
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☒ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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☐ FOUNDATION PERMIT APPROVAL
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☐ PAVING PERMIT APPROVAL
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HAS A PRE-DESIGN CONFERENCE ATTENDED:

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☐ COPY PROVIDED



DATE SUBMITTED: _____

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beamdesigns@qwest.net

TRANSMITTAL LETTER

TO: City of Albuquerque Hydrology Dept.

FROM: Billy O. McCarty, P.E.

DATE: August 6, 2003

RE: Pages Appliances Grading and Drainage Plan (H-17/D7)

ITEMS INCLUDED:

- 1 Drainage Information Sheet
- 2 Site plan for Traffic Circulation Layout
- 2 Grading and Drainage Plan Sheets (24 x 36)

COMMENTS: Please review and approve the attached Grading and Drainage Plan and Traffic Circulation Layout for Site Development Plan for Building Permit Approval.

