

APPLICATION FOR ZONE MAP AMENDMENT
AND/OR DEVELOPMENT PLAN

INSTRUCTIONS:

PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets, if necessary. Thirty (30) copies (Annexation, forty copies) of all attachments must be submitted with the application and, after folding, shall not exceed 8 1/2 x 14 inches.

Applicant's Name: Tom Mann & Assoc requests

☐ Zone Map Amendment ☒ Flat Review ☐ Development Plan Review ☐ Annexation
Type of Plan

Tract C-1-B-1 Unit 5
For ~~lot(s)~~ Block(s) 5 in Subdivision/Addition Jeannedale
Presently zoned C-2 and proposed to be zoned as C-2 located at:
Street Address (No. If any): Uptown Blvd NE
Between Louisiana Blvd Street and Jeannedale Dr Street

Total Land Area Covered by Application: Acres 2.57 Square Feet _____

Number of DU's Proposed 1 DU's Per Gross Acre _____ DU's Per Net Acre _____

APPLICANT INFORMATION:

Applicant's Mailing Address: 811 Dallas NE Phone: 265-5611
Albuquerque NM Zip Code: 87110

Applicant's Proprietary Interest in the Property: _____

Agent if any: Steve Schroll Phone: 265-5611
Mailing Address: same Zip Code: _____
Signature of Applicant: Steve R. Schroll Date: 11/3/82

FOR PLANNING STAFF USE ONLY

Application Received By: D. Cole Date: 11/3/82

Fee: \$ Paid: \$ Method of Payment: _____

Cross-Ref.: AX- _____ Z- _____ S- _____ Other: _____

No. of Signs Issued: _____ ZHE or EPC? _____

1 Copy each to:
Research Analyst
Applicant
Graphics

Hearing Date: 11-9-82
Z- DRB-217
Case Number _____
Map Number: H-18



CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION



HYDROLOGY SECTION PROJ. NO. H-18-019 DATE: 3.31.82

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: Uptown Project - NED's AND
OFFICE BUILDING

WHO	REPRESENTING
ATTENDANCE: <u>B. Burnett</u>	<u>City</u>
<u>Victor Chavez</u>	<u>Chavez - Griener</u>
_____	_____
_____	_____
_____	_____

FINDINGS: 1. Investigate tying into existing
48" RCP on west side of
project. Will need written permission
from Bellamah.

2. No on-site ponding since project
is adjacent to existing 42" RCP in Uptown Blvd (grade entrance
to route runoff to existing basins).

3. Propose placing catch basin on
west return of future loop
Road.

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: <u>B. Burnett</u>	SIGNED: <u>Victor Chavez</u>
TITLE: <u>CE/Hydrology</u>	TITLE: <u>Proj. Engineer</u>
DATE: <u>3.31.82</u>	DATE: <u>3/31/82</u>



**CHAVEZ
GRIEVÉS / CONSULTING ENGINEERS, INC.**

6121 INDIAN SCHOOL RD., N.E. SUITE 220
ALBUQUERQUE, N.M. 87110
PH. (505) 881-7376

April 21, 1982

418-019
Mr. Brian Burnett
Civil Engineer/Hydrology
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

RECEIVED

Re: Restaurant and Office Building
Uptown Boulevard
Planning Item Z-307-1
Preliminary Drainage Plan

APR 26 1982

ENGINEERING

Dear Brian:

The referenced project is presently in the final stages of conceptual design. As such, the Site Development Plan has been presented to the City for approval, requiring the signature of the AMAFCA Designee. It is the intent of this letter and attachments to indicate the developability of the site relative to drainage requirements.

The site is located immediately north of the intersection of Uptown Boulevard and Indiana Street N. E. It is bounded on the north by the existing Coronado Center Parking Lot, on the east by Appliance City, on the south by Uptown Blvd. and on the west by the proposed Uptown Loop Road. Total acreage of the site is approximately 2.66 acres. Installation of the loop road will reduce the site by 0.11 acres.

As discussed in our meeting on March 31, 1982, the site can be developed with free runoff to Uptown Blvd. (see attached memo). The site itself is not subject to runoff from upstream areas. To the east, development of Appliance City, formerly Good Housekeeping, included the installation of a ponding area immediately adjacent to the project site. The pond accumulates flows from Appliance City, provides temporary detention for peak shaving, and discharges to Uptown Blvd. Grading in the existing parking lot immediately north of the site diverts flows to the west, to an existing storm drain which discharges into a 72" diameter RCP drain located in Jeannedale Blvd. As a result, the site is not presently susceptible to flooding from upstream areas.

Mr. Brian Burnett
April 21, 1982
Page 2

The site itself slopes from northeast to southwest with flows discharging to Uptown Blvd. Development of the site will retain this flow pattern, discharging approximately 60% of the developed runoff from Uptown Blvd., immediately upstream of an existing double C inlet. The remaining 40% of the runoff will be diverted either to an existing City owned 48" diameter storm drain which discharges into the 72" diameter drain in Uptown Blvd., or directly to the proposed loop road. See the attached site development plan.

As noted above, this project is still in its preliminary stages and final development plans and surveys are not yet available for full compliance with the Hydrology Checklists and Procedures outlined in the City of Albuquerque letter dated August, 1981. However, it is clear that the site has no significant drainage problems and can be developed in full compliance with City drainage regulations. A complete drainage report will be submitted as soon as possible following receipt of the site survey and finalized development plans.

Please call if you have any questions. Your assistance in this matter is appreciated.

Sincerely,

CHAVEZ-GRIEVES CONSULTING ENGINEERS, INC.

Victor J. Chavez
Victor J. Chavez, P. E.

VJC/mb

INFORMATION SHEET

PROJECT TITLE Uptown Office Building TYPE OF SUBMITTAL Drainage Plan
ZONE ATLAS PAGE NO. H-18-2 - D²⁷ CITY ADDRESS 6601, 6605 Uptown Boulevard N.E.
LEGAL DESCRIPTION Tract C-1-B-1, Unit 5, Dale J. Bellamah's Jeannedale
ENGINEERING FIRM Chavez-Grievies Cons. Eng., Inc. CONTACT Victor J. Chavez
ADDRESS 6121 Indian School Rd., N.E., Ste. 220 PHONE 881-7376
OWNER Ron Nelson CONTACT Ron Nelson
ADDRESS 3636-A Menaul N.E., S-211 PHONE 883-9662
ARCHITECT de la Torre/Rainhart CONTACT George Rainhart
ADDRESS 6121 Indian School Rd., N.E. PHONE 881-0550
SURVEYOR Albuquerque Surveying CONTACT Fred Sanchez
ADDRESS 2119 Menaul Blvd. N.E. PHONE 884-2036
CONTRACTOR Not Available. CONTACT _____
ADDRESS _____ PHONE _____

DATE SUBMITTED 10/25/82

BY Victor J. Chavez

RECEIVED

OCT 26 1982

ENGINEERING



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

H18 - D27

November 12, 1982

Mr. Victor Chavez
Chavez-Grievés & Associates
6121 Indian School N.E.
Suite 220
Albuquerque, N.M. 87110

RE: DRAINAGE PLAN FOR UPTOWN OFFICE BUILDING

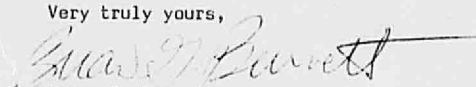
Dear Vic:

In regards to our conversation on November 10, 1982, I am forwarding the following comments:

1. Approved copies of Special Order No. 19 should be placed in the City construction sets showing the storm sewer inlet and connection details.
2. In the future, please provide supporting capacity calculations for the storm sewer inlets and conveyance pipes.
3. This letter will serve as conceptual approval of the plan.

Mr. Fred Aguirre will sign-off for Hydrology when the approved Special Order No. 19's appear in the City construction sets.

Very truly yours,


Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

MUNICIPAL DEVELOPMENT DEPARTMENT

Richard S. Heller, P.E., City Engineer

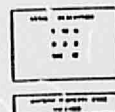
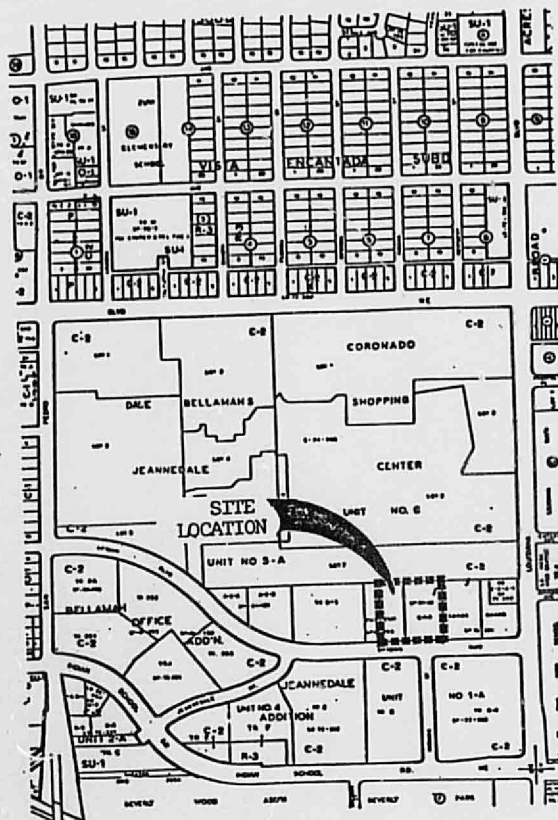
ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

Permit #
#08860

JUNE 1982

H-18-Z

ALBUQUERQUE
CODE ADMIN.
JAN 20 1983U.S.S.
PLAN CHECK
SECTION

NOTICE TO CONTRACTOR

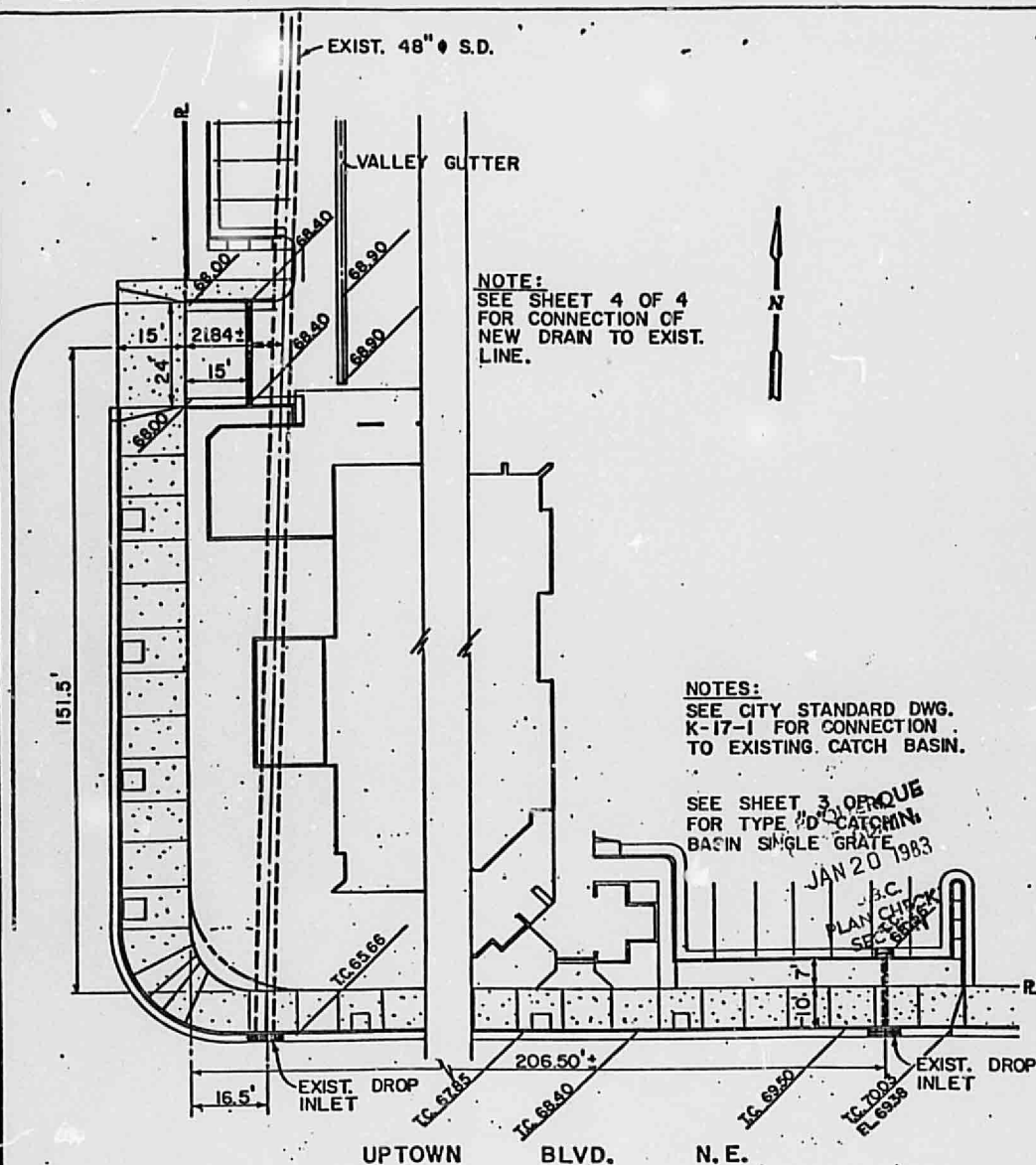
1. An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.
2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall 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 Arterial street use.



APPROVALS	NAME	DATE	TITLE:
A.C.E./DESIGN	<i>[Signature]</i>	14 Jan 83	C-10 UPTOWN SQUARE 6601 - 6605 UPTOWN BLVD. N
SPECTOR	<i>[Signature]</i>	16 Dec 82	
PERMIT NO.			MAP NO.

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

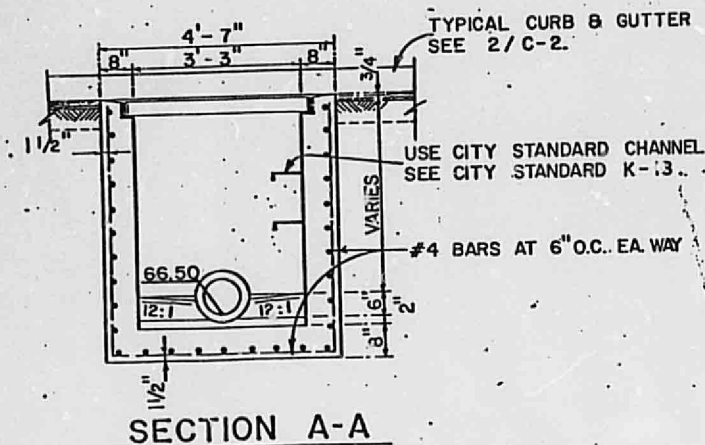
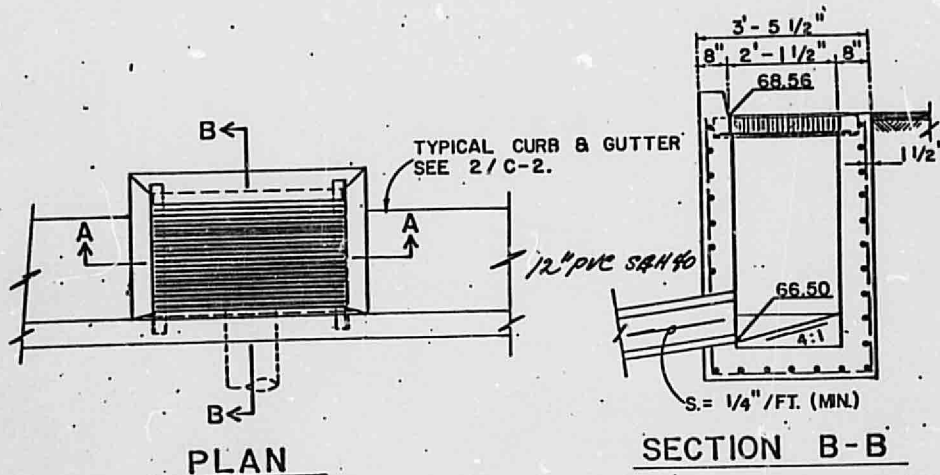


PLAN AT S.W. CORNER
N. T. S.

APPROVALS	NAME	DATE	TITLE:
A.C.E./DESIGN	<i>[Signature]</i>	<i>11/10/83</i>	UPTOWN SQUARE
INSPECTOR	<i>[Signature]</i>	<i>10 Dec 83</i>	6601 - 6605 UPTOWN BLVD. N.E.
			PERMIT NO.
			MAP

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



ALBUQUERQUE
CODE ADMIN.
JAN 20 1993
U.B.C.
PLAN CHECK
SECTION

TYPE "D" CATCH BASIN
SINGLE GRATE

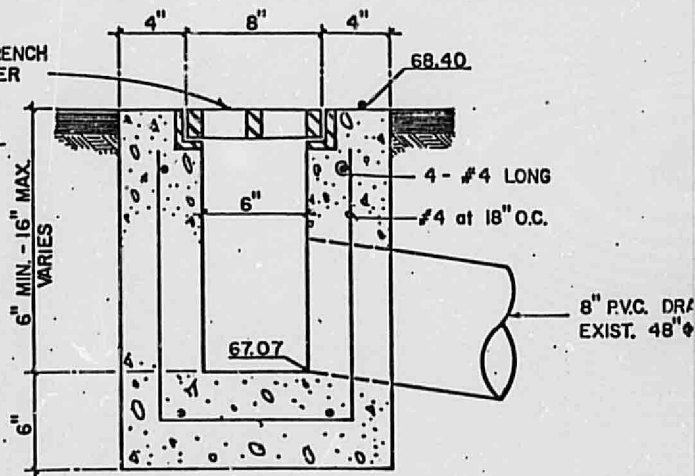
APPROVALS	NAME	DATE	TITLE:
A.C.E./DESIGN	<i>[Signature]</i>	1/1/93	UPTOWN SQUARE
INSPECTOR	<i>[Signature]</i>	1/1/93	6601 - 6605 UPTOWN BLVD.
			PERMIT NO.
			SHEET 3 OF 4
			MAP NO.

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

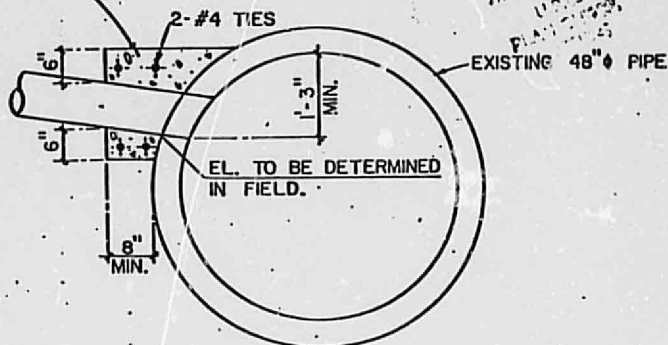
NEENAH R-4990-A TRENCH
FRAME W/GRATED COVER
OR EQUAL.

(OPTION: ACO NW 100
SERIES SLOPED CHANNEL
WITH CATCH BASIN AT
C AND CAST IRON
GRATING.)



DRAIN LINE CONNECTION
TO EXIST. CATCH BASIN

CONSTRUCT CONC. COLLAR AT
INTERSECTION W/ EXISTING
STORM DRAIN.



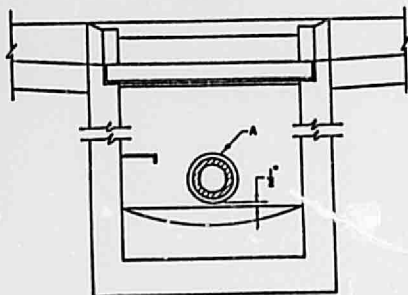
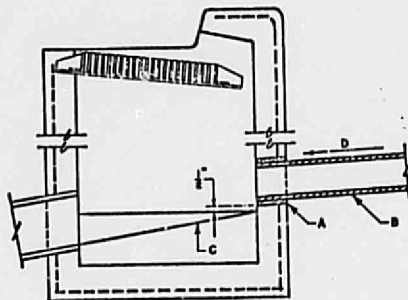
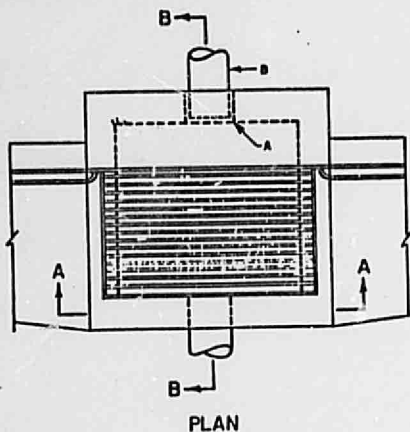
DRAIN LINE CONNECTION
TO EXIST. LINE

ALBUQUERQUE
CODE ADMIN
A1128

USE
PLAN

EXISTING 48" PIPE

APPROVALS	NAME	DATE	TITLE:
A.C.E./DESIGN	<i>[Signature]</i>	<i>14 Jan 83</i>	UPTOWN SQUA
INSPECTOR	<i>[Signature]</i>	<i>16 Dec 83</i>	6601 - 6605 UPTOWN BLVD.
A.C.E./FIELD	<i>[Signature]</i>	<i>12/11/83</i>	PERMIT NO.
			SHEET 4 OF 4
			MAP



GENERAL NOTES:

1. THE CITY DOES NOT ACCEPT RESPONSIBILITY FOR MAINTENANCE FOR ANY DRAIN LINES INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS.

CONSTRUCTION NOTES:

- A. CORE DRILL INTO BACK OF EXIST. CATCH BASIN WITH INVERT OF DRILLED OPENING 2" ABOVE EXIST. CONC. FILL, GROUT WITH NONSHRINK, NON-METALLIC GROUT.
- B. NEW DRAIN LINE TO BE SCH. 40 P.V.C., REIN. CONC. OR DUCTILE IRON PIPE. DRAIN SIZE TO BE AT LEAST ONE SIZE SMALLER THAN OUTLET PIPE WITH A MAX. SIZE OF 12".
- C. EXIST. CONC. FILL.
- D. SLOPE .02 FT. PER FT. MIN. WITHIN R.O.W.

CITY OF ALBUQUERQUE

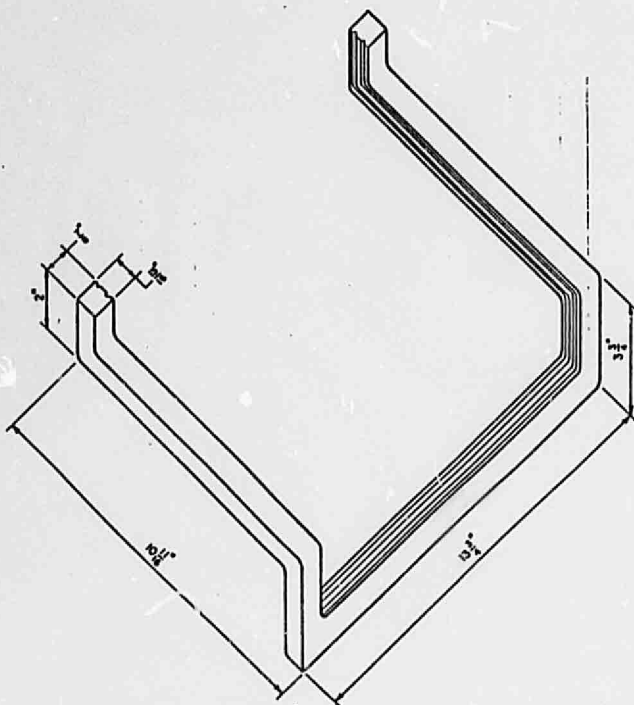
DRAINAGE
DRAIN LINE CONNECTION
TO EXIST. CATCH BASIN
DWG. K-17-1

JAN 1961

REVISIONS
6-25-82

GENERAL NOTES:

1. ALUMINUM STEP, ALCOA NO. 12653A OR APPROVED
EQUAL. STEPS TO BE PLACED AS NOTED ON
PLANS.



TYPICAL CHANNEL STEP DETAIL

**ADDENDUM
NO. 2**

CITY OF ALBUQUERQUE	
DRAINAGE	
CHANNEL STEP DETAIL	
DWG. K-10-1	
JAN. 1981	