



RECEIVED

JUL 0 1983

CITY ENGINEER

21341

June 30, 1983

Mr. Fred Aguirre  
Hydrology  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: Midas Muffler Shops

Dear Fred:

As per our conversation on June 30, 1983, I have been to the project site and offer the following observations:

1. The off-site flows generated by the "alley" are minor and do not jeopardize the newly constructed structure.
2. The off-site flows mentioned above carry sediment from the unpaved portion of the "alley" onto the new asphalt paving of the subject site. This situation originates off-site and is beyond the control of the owner.
3. The architect's original site plan showed a double line surrounding the trash enclosure. This indicated to me that the trash enclosure was to be a wall; however, the trash enclosure is constructed of cedar fence material. This fence permits water to flow beneath it and onto the new asphalt paving. If the wall had been constructed as we both had understood, the off-site flows would have been routed through the landscaped area at the northeast corner of the site where the sediment load would have been trapped while the off-site flows would have been accepted and safely conveyed as required by the Drainage Ordinance.
4. The acceptance and conveyance of off-site flows through the subject project is in accordance with the City of Albuquerque Drainage Ordinance. The off-site flows are accepted at the northeast corner of the site, safely conveyed through the site, and routed through the positive discharge pond.

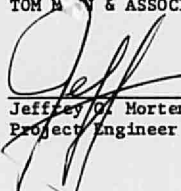
Berne,  
FY I, FILE WITH  
DRAINAGE PER  
Need. off on  
SIN 50-19

4-19-D22

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

Sincerely, .

TOM M & ASSOCIATES, INC.



---

Jeffrey D. Mortensen, P.E.  
Project Engineer

JGM:ra  
cc: Bob Broyles

2134-1

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

12-28-82



Tom Mann Associates, Inc.

Engineers

Re: Midas Muffler Shops

Brian-

I've added the roof  
draws to the subject plan as per  
our telephone conversation yesterday.  
The Summary Plat (lot line  
elimination) goes to DRB today.  
Thanks for your cooperation and  
assistance.

Sincerely,

Jeff

To DR

APPLICATION FOR SUBDIVISION

INSTRUCTIONS:

PRINT OR TYPE IN BLACK INK ONLY. All attachments must be submitted with the application and, after folding, shall not exceed 8 1/2 x 14 inches.

1. Applicant's Name: MIDAS MUFFLER SHOPS requests:

☒ Sketch Plat ☐ Preliminary Plat ☒ Final Plat

☐ Date Submitted ☐ Date Submitted ☐ Date Submitted

approval of the proposed ZUNI ADDITION Subdivision of

Lot(s): TRACT X Block(s): 15

in Subdivision/Addition/MRGCD Map Number: H-19 - 022

Located generally: NE COR OF INTERSECTION

OF CHAMPA ST NE & TOWNSH AVE

NE

2. Description of the Request:

Number of lots proposed: 1 Total gross acres covered by request: 0.3399

Proposed Use Commercial Zoning C-2 Total Net Acreage of Use 0.3399

b. \_\_\_\_\_

c. \_\_\_\_\_

d. \_\_\_\_\_

Other information: \_\_\_\_\_

3. APPLICANT INFORMATION:

Applicant's Mailing Address: 811 DALLAS NC Zip Code: 87110  
Phone: 265-5611  
Agent (if any): TOM MANN & ASSOC Phone: 265-5611  
Mailing Address: 811 DALLAS NC Zip Code: 87110  
Ownership Interest in Property: N/A

4. REQUIRED ATTACHMENTS IN ACCORDANCE WITH SUBDIVISION ORDINANCE REQUIREMENTS  
See Appropriate Checklist(s)

5. Signature of Applicant:

[Signature] Date: 12/15/82

If agent is used, attach applicant's authorization to act on the applicant's behalf regarding this request.

\*\*\*\*\*  
PLANNING DIVISION INTERNAL USE ONLY

Application Received by: [Signature] Date: 12.15.82

Fee Paid: \_\_\_\_\_ Method of Payment: \_\_\_\_\_

Cross References: \_\_\_\_\_

1 copy each to:

Applicant  
Secretary  
Graphics

Meeting Date: 12.28.82

Application for Subdivision  
Page 2 of 2

DRB - 82-283  
Case # S- SC- SCS-  
Map Number H-17



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

21342  
December 15, 1982

Development Review Board  
City of Albuquerque  
P. O. Box 1293  
Albuquerque, New Mexico 87103

Re: Summary Plat of Tract X, Block 15,  
Zuni Addition


Attention Review Board:

We are seeking final approval of the subject plat. We have deleted the lot line between the former Lots 27 and 28. The deletion of this lot line will prohibit the owner or any other subsequent owner from selling one of the lots, thereby leaving a building without parking, or parking without a building.

In addition, a drainage report has been prepared for this property and has been submitted concurrently to the Hydrology Section. The building plans are currently circulating at Second and Central for construction review.

Sincerely,

TOM MANN & ASSOCIATES, INC.

  
Jeffrey G. Mortensen  
Project Engineer

JGM:SH



## City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

H19 - D22

December 28, 1982

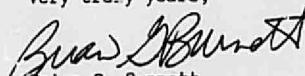
Mr. Jeff Mortensen  
Tom Mann & Associates  
811 Dallas N.E.  
Albuquerque, N.M. 87110

RE: MIDAS MUFFLER SHOP DRAINAGE REPORT

Dear Jeff:

The referenced report is hereby approved. Please see that the revised plans (dated 12/27/82) are placed in the City construction sets along with approved copies of Special Order No. 19.

Very truly yours,

  
Brian G. Burnett  
Civil Engineer/Hydrology

BGB/tsl

MUNICIPAL DEVELOPMENT DEPARTMENT

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

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

821-2047  
813 1129



## *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87133

H19 - D22

December 28, 1982


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Tom Mann & Associates  
811 Dallas N.E.  
Albuquerque, N.M. 87110

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## ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

H19 - D22

December 27, 1982

Mr. Jeff Mortensen  
Tom Mann & Associates  
811 Dallas N.E.  
Albuquerque, N.M. 87110

RE: DRAINAGE FOR MIDAS MUFFLER SHOPS

Dear Jeff:

The referenced plan is in compliance with guidelines generated in our pre-design conference of December 14, 1982. I would, however, like to have the roof drains or canales indicated on the plan. Once this correction is made an approval letter will be forwarded.

Very truly yours,

Brian G. Burnett  
Civil Engineer/ Hydrology

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cc: John Vanderpol, Architect

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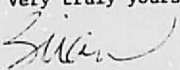
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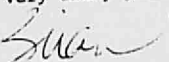
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AN EQUAL OPPORTUNITY EMPLOYER



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

ATTN: BRIAN BARNETT

## DRAINAGE REPORT INFORMATION SHEET

PROJECT TITLE MIDAS MUFFLER SHOPS  
ZONE ATLAS PAGE NO. H-19-022 CITY ADDRESS 7521 PROSPECT NE  
LEGAL ADDRESS TR. X, BLOCK 15, ZUNI ADDITION  
ENGINEERING FIRM TOM MANN & ASSOC. CONTACT J. MORTENSEN  
ADDRESS 811 DALLAS NE PHONE 265-5611  
OWNER JAMES HINNEN CONTACT JOHN VANDERPOOL  
ADDRESS \_\_\_\_\_ PHONE 298-7323  
ARCHITECT/SURVEYOR JOHN VANDERPOOL CONTACT \_\_\_\_\_  
ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_  
DATE SUBMITTED 12/16/82  
BY JEFFREY G. MORTENSEN

RECEIVED

DEC 20 1982

ENGINEERING

ATTACHED ARE:

- 1 - 2 SETS PLANS
- 2 - PREDESIGN CONF. MINUTES
- 3 - SUMMARY PLAT (TO DRB)

NOTE:

DRB SET FOR DEC 28, 1982.

MUNICIPAL DEVELOPMENT DEPARTMENT

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

ENGINEERING DIVISION

Telephone (505) 766-7467



CITY OF ALBUQUERQUE  
MUNICIPAL DEVELOPMENT DEPARTMENT  
ENGINEERING DIVISION



HYDROLOGY SECTION PROJ. NO. \_\_\_\_\_ DATE: 12-14-82  
PLANNING DIVISION NO. \_\_\_\_\_

CONFERENCE RECAP

SUBJECT: Midas Muffler Shops

ATTENDANCE:	WHO	REPRESENTING
	<u>Jeff Mortensen</u>	<u>Tom Mann &amp; Assoc.</u>
	<u>Brian Burnett</u>	<u>City</u>

DEC 20 1982

ENGINEERING

- FINDINGS:
1. Ponding required (ie. no downstream capacity along Louisa).
  2. Route ponded runoff through landscaped area and provide 4" PVC pipe. Special Order No. 14 required.
  3. Drainage Plan appropriate.
  4. Investigate off-site flow conditions.

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:

TITLE:

DATE:

SIGNED:

TITLE:

DATE:

Brian Burnett  
CE/Hydrology  
12/14/82

Jeffery S. [Signature]  
PROJECT ENGINEER  
12/14/82

Address 7001 Prospect N.E. Engr/Arch                       
Plans Approved 1-9-83 Cond.                       
Comments: H 19-D22

Inspection Requested 6/17/83 Contractor                       
Appr.                      Disappr. 6/27/83 30 Day Temp.                       
Comments: Call 8/9/83 advised that special  
Order is need so that we could relised.  
NEVER GOT BACK WITH US. ~~we~~ AND NEVER  
Complied with drainage Plan.