

50971

CONFERENCE RECORD

DRAINAGE FILE/ZONE ATLAS PAGE NO.: H-21 DATE: 8-22-85  
PLANNING DIVISION NOS: EPC: \_\_\_\_\_ DRB: \_\_\_\_\_  
SUBJECT: Captain's Dr  
STREET ADDRESS (IF KNOWN): Truck 14 G Block 95A Snow Heights  
SUBDIVISION NAME: SW corner of Brentwood Hills & Juan Tabo

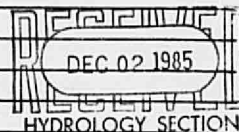
APPROVAL REQUESTED:

\_\_\_\_ PRELIMINARY PLAT  
\_\_\_\_ SITE DEVELOPMENT PLAN  
\_\_\_\_ OTHER  
\_\_\_\_ FINAL PLAT  
☒ BUILDING PERMIT  
\_\_\_\_ ROUGH GRADING

ATTENDANCE: <sup>WHO</sup> Jeff Mortenson <sup>REPRESENTING</sup> \_\_\_\_\_  
Carla A Monte \_\_\_\_\_

FINDINGS:

- ① Drainage Plan Per DPM
- ② Require ~~city~~ go City ally grades between Brentwood Hills and Snow Heights
- ③ Free discharge appears appropriate next address
- ④ in fill site
- ⑤ drain to Piedra Lisa channel
- ⑥ no flooding downstream
- ⑦ minimal impact downstream



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: Carla A Monte  
TITLE: \_\_\_\_\_  
DATE: 8-22-85

SIGNED: Jeffrey G. Yost  
TITLE: \_\_\_\_\_  
DATE: 08-22-85

CITY OF ALBUQUERQUE  
MUNICIPAL DEVELOPMENT DEPARTMENT  
ENGINEERING DIVISION/DESIGN HYDROLOGY SECTION

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: 1421 DATE: 9/12/85  
PLANNING DIVISION NOS: EPC: \_\_\_\_\_ DRB: \_\_\_\_\_  
SUBJECT: Capitani Dr  
STREET ADDRESS (IF KNOWN): Trsect 14 N Blk 95A Snow Heights  
SUBDIVISION NAME: Brentwood Hills

APPROVAL REQUESTED:

\_\_\_\_ PRELIMINARY PLAT \_\_\_\_\_ FINAL PLAT  
\_\_\_\_ SITE DEVELOPMENT PLAN \_\_\_\_\_ BUILDING PERMIT  
☒ OTHER \_\_\_\_\_ ROUGH GRADING  
ALLEY GRADE REQUIREMENTS

WHO REPRESENTING  
ATTENDANCE: Jeff Montross Engineer (Tom Mann)  
Fred J. Aguilar City  
Rod Zabori Developer

FINDINGS:

1. Alley grades will not be required for the  
following reasons:
  - A. Will not be used for access
  - B. Will not be used for storm water drainage
  - C. Sufficient buffer is provided to accommodate  
a grade change in the alley. Proposed buffer  
is 2 ft.
  - D. Approximately 90% of the lots  
adjacent to the alley is developed.
2. Provide TIF about information and other information  
on the plan for our records.

Note: The conference recap needs to be  
attached to the conference recap sheet on 8/22/85

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: [Signature] SIGNED: [Signature]  
TITLE: Design Hydrologist TITLE: Engineer  
DATE: 9/12/85 DATE: 09-12-85

\*\*NOTE\*\* PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL

## DRAINAGE INFORMATION SHEET

50971

PROJECT TITLE: CAPTAIN 'D's ZONE ATLAS/DRNG. FILE #: H-21/102A  
LEGAL DESCRIPTION: LOT 146, BLOCK 95-A, SANDO HEIGHTS  
CITY ADDRESS: ?

ENGINEERING FIRM: TOM MANN ASSOC CONTACT: LEONARD P. UTTER  
ADDRESS: 8711 DALLAS AVE PHONE: 265-5611

OWNER: \_\_\_\_\_ CONTACT: ROD ZABEL  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

ARCHITECT: CAPTAIN 'D's CONTACT: ROD ZABEL  
ADDRESS: \_\_\_\_\_ PHONE: (415) 588-6481

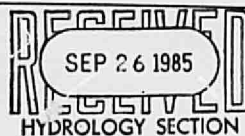
CONVEYOR: TOM MANN ASSOC CONTACT: LEONARD UTTER  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

CONTRACTOR: NOT KNOWN CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

## 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

## 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: Sept 25, 1985

BY: Leonard P. Utter



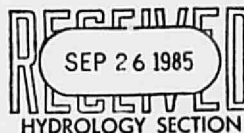


811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

50971

September 26, 1985

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



Re: Captain D's Restaurant Alley Grades

Dear Fred:

Based upon our meeting of September 12, 1985, alley grades are not required for the subject project for numerous reasons. The attached conference recap dated September 12, 1985 briefly addresses these reasons. As stated in that recap, this alley will not be used for access and will not be used for the discharge of developed storm water runoff from this site. In addition, approximately 24 feet of buffer will be maintained between the west edge of the proposed parking lot and the east edge of the alley. The proposed plan provides for approximately 47 parking spaces which the developer feels is the maximum number needed for a restaurant of this size. It should also be noted that for the sake of compliance with the Comprehensive Zoning Ordinance that only 23 spaces are necessary. With this in mind, it appears to be extremely unlikely that the parking lot will need to be expanded toward the alley in the future. Furthermore, the majority of Block 95A is currently developed. Lots 1 through 13 are developed residentially with a block wall along the alley. Lots 14A through 14D are presently developed commercially and do not appear to take access from the alley. These lots front on Juan Tabo Boulevard N.E which is their major point of access. Lot 14E is presently vacant. Lot 14F is also developed commercially and does not have access from the alley; in fact, this site has a retaining wall constructed along the east side of the alley. Lot 14G is the project site, and it is presently undeveloped. With this information in mind, this site can be considered an infill site along the subject alley.

Lastly, the existing alley, for the most part, is unpaved. Much of it is overgrown with very tall weeds, however, the alley-way is drivable. At present, the alley slopes from south to north at approximately 1%. By visual observation, the grade of the alley is constant and there are no major dips or high points in the

Mr. Fred Aguirre  
September 26, 1985  
Page 2

existing profile. The reason behind the paving of the south end of the alley is not readily apparent because it is situated below the grade of the adjacent commercial lots. In fact, a large pile of sand and gravel has been deposited within the alley partially blocking passage through the alley. The alley is, however, drivable by means of a pick-up truck.

In conclusion, this alley is not needed for access by the subject project, the alley is not needed for the discharge of developed runoff from this project, it is not readily apparent that others located along the alley are using it for access, it does not appear that the owner of the project site will be needing to use the alley for access in the future, and the alley in its present vertical alignment has a constant grade of approximately 1% from south to north. Because of this, the provision of alley grades in conjunction with the development of the Captain D's Restaurant to be located on Lot 14G, Block 95A, Snowheights Addition is not appropriate. This information is supplementary to the grading and drainage plan for the subject project and should be included as part of said plan.

If there are any questions or comments concerning this information, please do not hesitate to call. The additional time which you have spent to review this project has been greatly appreciated.

Sincerely,

TOM MANN & ASSOCIATES, INC.

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

JGM:ra  
xc: Rod Zabel



## City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

October 2, 1985

Mr. Jeffrey Mortensen  
Tom Mann & Associates  
311 Dallas NE  
Albuquerque, NM 87110

REF: DRAINAGE PLAN FOR CAPTAIN D'S (H21-D29) ENGINEER'S STAMP  
DATED 9/24/85

Dear Jeff,

Based on the information provided on your September 26, 1985 submittal,  
the above referenced drainage plan is approved.

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

Sincerely,

Carlos A. Montoya  
City/County Flood Plain Admin.

CAM/BJM/cl

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER



## City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

December 12, 1985

Mr. Jeff Mortensen  
Tom Mann & Associates  
811 Dallas NE  
Albuquerque, NM 87110

REF: REVISED DRAINAGE PLAN FOR CAPTAIN D'S (H21-D29) ENGINEER'S STAMP  
DATED 12/2/85

Dear Jeff:

Based on the information provided on your December 2, 1985 resubmittal, revisions as indicated are acceptable for Building Permit.

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

Sincerely,

*Bernie J. Montoya*  
Bernie J. Montoya, CE  
Engineering Assistant/Hydrology

BJM:mrk

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7487

AN EQUAL OPPORTUNITY EMPLOYER



## DRAINAGE INFORMATION SHEET

50971

PROJECT TITLE: CAPTAIN D's ZONE ATLAS/DRNG. FILE #: H-21/029  
LEGAL DESCRIPTION: LOT 146, BLOCK 95-A, SNOW HEIGHTS  
CITY ADDRESS: ?  
ENGINEERING FIRM: Tom Mann Assoc CONTACT: LEONARD P. LATTER  
ADDRESS: 811 DALLAS NE PHONE: 265-5611  
OWNER: \_\_\_\_\_ CONTACT: ROD ZABEL  
ADDRESS: P.O. Box 11515 PHONE: 294-4956  
ARCHITECT: \_\_\_\_\_ CONTACT: ROD ZABEL  
ADDRESS: P.O. Box 11515 PHONE: 294-4956  
SURVEYOR: Tom Mann + Assoc CONTACT: Tom Mann  
ADDRESS: 811 DALLAS N.E. PHONE: 265-5611  
CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

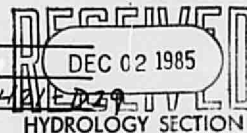
## PRE-DESIGN MEETING:

☒ YES  
☐ NO  
☒ COPY OF CONFERENCE RECAP  
SHEET PROVIDED

DRB NO. \_\_\_\_\_

EPC NO. \_\_\_\_\_

PROJ. NO. \_\_\_\_\_



## TYPE OF SUBMITTAL:

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☐ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☒ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION

☒ Resubmitted

## CHECK TYPE OF APPROVAL SOUGHT:

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☐ CERTIFICATE OF OCCUPANCY APPROVAL  
☐ ROUGH GRADING PERMIT APPROVAL  
☒ GRADING/PAVING PERMIT APPROVAL  
☒ OTHER REVISED PLAN (SPECIFY)

DATE SUBMITTED: Dec 2, 1985BY: [Signature]