

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 1, 1986

Fred Ariman, P.E.
Isaacson & Ariman, P.A.
129 Monroe, NE
Albuquerque, New Mexico 87108

RE: DRAINAGE PLAN FOR INTERNATIONAL HOUSE OF PANCAKES
(H-22/D14A) REVISION DATE SEPTEMBER 12, 1986

Dear Fred:

Based on the information provided on your submittal of September 29, 1986, the above referenced drainage plan is approved for Building Permit.

Please attach a copy of this approved plan to both sets of construction drawings prior to sign-off by the Hydrology Section.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya
Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

DRAINAGE INFORMATION SHEET

INTERNATIONAL HOUSE

PROJECT TITLE: OF PANCAKES ZONE ATLAS/DRAINAGE FILE # H-22/D14A

LEGAL DESCRIPTION: TR. B-1, BRENTWOOD HILLS

CITY ADDRESS: _____

ENGINEERING FIRM: ISAACSON & ARMAN, P.A.

CONTACT: FRED ARMAN

ADDRESS: 128 MONROE ST. N.E.

PHONE: 268-8828

OWNER: I.H.O.P.

CONTACT: _____

ADDRESS: _____

PHONE: _____

ARCHITECT: NORR LOHSE DESIGN GROUP

CONTACT: LOHSE, N.

ADDRESS: _____

PHONE: 292-8304

SURVEYOR: ED. MOORE SURVEYING CO.

CONTACT: ED MOORE

ADDRESS: UNIVERSITY

PHONE: 897-7267

CONTRACTOR: WESTWIND BUILDERS

CONTACT: STEVE HALEY

ADDRESS: _____

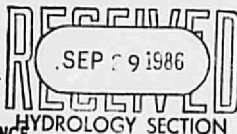
PHONE: 822-0997

PRE-DESIGN MEETING:

☒ YES

☐ NO

☐ COPY OF CONFERENCE
RECAP SHEET PROVIDED



DRB NO. _____

EPC NO. _____

PROJECT NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☒ ~~REVISED~~ *
DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAIN PLAN

☐ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SECTOR PLAN APPROVAL

☐ 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)

PLAN PREVIOUSLY APPROVED
REVISED TO SHOW MINOR
REVISIONS

DATE SUBMITTED: 9-25-86

BY: FRED C. ARMAN

REV. 6/85
25120



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

September 23, 1985

Fred Arfman
Isaacson & Arfman, PA
128 Monroe St. NE
Albuquerque, NM 87107

REF: DRAINAGE PLAN FOR FOX PHOTO RETAIL (H22-D14A) REVISION DATED 9/10/85

Dear Fred,

Based on the information provided on your September 10, 1985 resubmittal, the above referenced drainage plan is approved for building permit providing the approved replat is on file.

Please advise your client that we will require a copy of the approved replat before the building permit is issued by Hydrology. Also, if Phase II is built before Phase I, provisions will be required for release of storm waters through Phase I.

If I can be of further assistance, please call me at 766-7644.

Sincerely,

Carlos A. Montoya
City/County Flood Plain Admin.

CAM/BJM/cl

MUNICIPAL DEVELOPMENT DEPARTMENT

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

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

DRAINAGE INFORMATION SHEET

PROJECT TITLE: FOX PHOTO RETAIL ZONE ATLAS/DRNG. FILE #: H22-D14ALEGAL DESCRIPTION: T2. B-1, BRENTWOOD HILLS

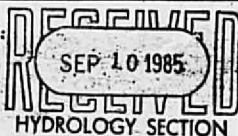
CITY ADDRESS: _____

ENGINEERING FIRM: ISAACSON & ARPMAN CONTACT: FRED ARPMANADDRESS: 128 MONROE ST. N.E. PHONE: 265-8828OWNER: THE HAROLD CHAFFEE CO. CONTACT: HAROLD CHAFFEEADDRESS: _____ PHONE: 298-2030ARCHITECT: FOX PHOTO CONTACT: STEVE LAMADDRESS: _____ PHONE: 214-631-6700SURVEYOR: ED MOORE SURVEYING CONTACT: ED MOOREADDRESS: _____ PHONE: 897-7267

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☐ YES☐ NO☐ COPY OF CONFERENCE RECAP
SHEET PROVIDED

DES NO. _____

EPC NO. _____

PROJECT NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT☒ DRAINAGE PLAN (REVISED)☐ CONCEPTUAL GRADING & DRAIN. 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: 9-10-85BY: FRED ARPMAN



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

August 27, 1985

Mr. Fred Arfman
Isaacson & Arfman, PA
128 Monroe Street NE
Albuquerque, NM 87107

REF: GRADING AND DRAINAGE PLAN FOR FOX PHOTO RETAIL (H22-D14A)
RECEIVED AUGUST 14, 1985

Dear Fre:

Based on the information provided on your August 14, 1985 submittal, listed you will find certain concerns that will need to be addressed before final approval is granted:

- ✓ 1. New information sheet designating resubmittal.
- ✓ 2. Engineer's stamp with signature and revision date.
- ✓ 3. Vicinity map designation is H-22 and not N-22.
4. Approved copy of replat will be required before building permit is issued.
- ✓ 5. T.B.M. will need to be identified by either a curb cut or painted.
- ✓ 6. Finish building floor elevations with complete Mean Sea Level designation.
- ✓ 7. Location and direction of roof drains on larger building.

*Must submit
proposed plan
approve letter will
submit by 11/14. If phase II
is not first proposed with
need to be made for release
of storm water*

MUNICIPAL DEVELOPMENT DEPARTMENT

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

ENGINEERING DIVISION

Telephone (505) 766-7457

AN EQUAL OPPORTUNITY EMPLOYER

Mr. Fred Arfman
August 27, 1981
Page -2-

If you have any questions or comments, please feel free to contact me
at 766-7644.

Sincerely,

Carlos A. Montoya

Carlos A. Montoya, PE
City/County Flood Plain Admin

CAM:BJM:mrk

DRAINAGE INFORMATION SHEET

H-22/04A

PROJECT TITLE: Fox Photo Retail Zone Atlas/DRNG. FILE #: H-23LEGAL DESCRIPTION: TRACT B, BRETHOLD HILLS ADDITION

CITY ADDRESS: _____

ENGINEERING FIRM: ISAACSON & ARFMAN CONTACT: FRED C. ARFMANADDRESS: 125 MONROE ST. PHONE: 268-5828OWNER: HAROLD CHAFFES C2 CONTACT: HAROLD CHAFFESADDRESS: _____ PHONE: 298-2030ARCHITECT: Fox Photo CONTACT: STEVE LAM

ADDRESS: _____ PHONE: _____

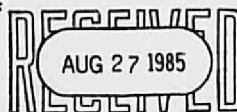
SURVEYOR: ED MORRE SURVEY CONTACT: _____ADDRESS: _____ PHONE: 897-7267CONTRACTOR: UNKNOWN CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☒ YES☐ NO☒COPY OF CONFERENCE RECORD
SHEET PROVIDED ON PREVIOUS
SUBMITTAL

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT☒ DRAINAGE PLAN REVISED☐ CONCEPTUAL GRADING & DRAIN. PLAN☐ GRADING PLAN☐ EROSION CONTROL PLAN☐ ENGINEER'S CERTIFICATION

DRB NO. _____

EPC NO. _____

PROJECT NO. _____

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: 8-24-85BY: Fred C. Arfman

PROJECT TITLE: FOX PHOTO RETAIL ZONE APPLIC. FILE #:

LEGAL DESCRIPTION: TRACT B, FORT HILLS

CITY ADDRESS: _____

ENGINEERING FIRM: ISAACSON & ARFMAN, P.C. CONTACT: FRED ARFMAN

ADDRESS: 128 MOORE ST. PHONE: 268-8828

OWNER: HAROLD CHAFFEE CO. CONTACT: HAROLD CHAFFEE

ADDRESS: _____ PHONE: 298-2030

ARCHITECT: FOX PHOTO CONTACT: BYRON FULLER

ADDRESS: _____ PHONE: (512) 828-9111

SURVEYOR: ED MOORE SURVEYING CONTACT: 897-7267

ADDRESS: _____ PHONE: _____

CONTRACTOR: UNKNOWN CONTACT: _____

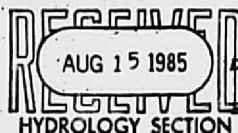
ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☒ YES

☐ NO

☒ COPY OF CONFERENCE RECAP
SHEET PROVIDED



ARB NO. _____

EPC NO. _____

PROJECT NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☒ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAIN. 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

DATE SUBMITTED: 8-14-85

BY: FRED C. ARFMAN

OTHER _____ (SPECIFY)

DRAINAGE INFORMATION SHEET

PROJECT TITLE: FOX PHOTO RETAIL ZONE ATLAS/DRNG. FILE #: H22/D 14ALEGAL DESCRIPTION: TRACT B, BRENTWOOD HILLS

CITY ADDRESS: _____

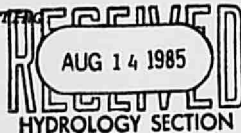
ENGINEERING FIRM: ISAACSON & ARFMAN, P.A. CONTACT: FRED ARFMANADDRESS: 128 MONROE ST. PHONE: 268-8828OWNER: HAROLD CHAFFEE CO. CONTACT: HAROLD CHAFFEEADDRESS: _____ PHONE: 298-2030ARCHITECT: FOX PHOTO CONTACT: BIDE FULLERADDRESS: _____ PHONE: (512) 825-9111SURVEYOR: ED MOORE SURVEYING CONTACT: 827-7267

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING

☒ YES☐ NO☒COPY OF CONFERENCE RECAP
SHEET PROVIDEDDRB NO. 8508 8/6/85

EPC NO. _____

PROJECT NO. _____

TYPE OF SUBMITTAL:

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

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OTHER _____ (SPECIFY)

DATE SUBMITTED: 8-14-85BY: FRED C. ARFMAN



CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION



HYDROLOGY SECTION PROJ. NO. H-22 DATE: 8/12/85

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: Fox Photo
Tract B Brentwood Hills

WHO	REPRESENTING
ATTENDANCE: <u>Fred Artman</u>	<u>Isaacson & Artman</u>
<u>Billy Gonsky</u>	<u>City</u>
_____	_____
_____	_____
_____	_____
_____	_____

FINDINGS: ① Research of surrounding development
files is appropriate to determine allowable
discharge - Downstream system appears
to have the capacity but, other development
appears to have control.
② Erosion control plan required
for the period of construction.
③ Nuisance waters to be contained
on-site.

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>Billy G. Gonsky</u>	SIGNED: <u>F. Artman</u>
TITLE: <u>CE/Hydrology</u>	TITLE: <u>P.E.</u>
DATE: <u>8/12/85</u>	DATE: <u>8/12/85</u>