

FILE COPY



## City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

May 23, 1986

Jean J. Bordenave, P.E.  
DHJM  
5700 Harper Drive, NE Suite 280  
Albuquerque, New Mexico 87109

RE: REVISED DRAINAGE PLAN OF COMMERCIAL BUILDING, 308 MOUNTAIN  
ROAD, NE, RECEIVED MAY 22, 1986 FOR CERTIFICATE OF  
OCCUPANCY APPROVAL (J-14/D32)

Dear Jake:

The above referenced submittal, dated May 21, 1986, revising the Grading Plan, dated February 4, 1985, is approved. This approval eliminates the requirement for a fixed permanent sump pump provided all the proposed parking area and sump elevations are constructed as designed. The proposed sidewalk culvert will act as the emergency spillway for the ponding area and outlet for portable sump pump. The landowner will have to provide a portable sump pump to remove ponded storm runoff.

If you have any questions, call me at 766-7644.

Cordially,

*Roger A. Green, P.E.*

Roger A. Green, P.E.  
C.E./Hydrology Section

cc: D.W. Allen  
978 Orchid Drive, SW  
Rio Rancho, NM 87124

RAG/bsj

MUNICIPAL DEVELOPMENT DEPARTMENT

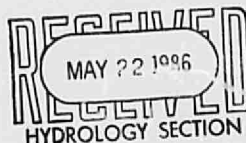
ENGINEERING DIVISION

Telephone (505) 766-7457

AN EQUAL OPPORTUNITY EMPLOYER

**DMJM**

May 21, 1986



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

ATTN: Mr. Roger Green

RE: 308 Mountain Road (J-14/D32)

Dear Sir:

As per our telephone conversation (this date) I am requesting that the approved drainage plan be revised by this letter to eliminate the fixed position sump pump. It is further requested that the owner be allowed to use a portable pump in lieu of the original design.

This request will affect the land of the property owner only as the pump is in a pond in his parking lot. Overflow from the pond (assuming the pump is not used) is directed to Mountain Road through an in-place sidewalk culvert and the drive pad.

The project is complete with the exception of paving, pump and landscaping.

Your assistance in this matter is appreciated.

Sincerely,

  
Jean J. Bordenave, P.E.

JJB:cs



Daniel, Mann, Johnson, & Mendenhall  
Suite 280, 5700 Harper Drive, N.E.  
Albuquerque, New Mexico 87109  
Telephone: 505/822-7955

Planning  
Engineering  
Systems  
Economics

# DRAINAGE INFORMATION SHEET

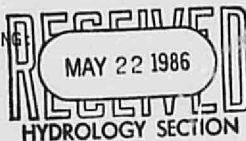
PROJECT TITLE: A COMMERCIAL BLDG. FOR ERIC LANGNER ZONE ATLAS/DRNG. FILE #:  
 LEGAL DESCRIPTION: Lot 117, Mayo Ross Subdivision, Bernalillo County, N. M.  
 CITY ADDRESS: 308 Mountain Rd., N. E., Albuquerque, N. M. 87102  
 ENGINEERING FIRM: DMJM CONTACT: J. J. Bordenave  
 ADDRESS: 5700 Harper Dr., N. E. Suite 280 PHONE: 822-7955  
 OWNER: Darris Allen CONTACT: D. W. Allen  
 ADDRESS: 978 Orchid Dr., S. W. Rio Rancho, N. M. PHONE: 243-3667  
 ARCHITECT: N/A CONTACT:  
 ADDRESS: PHONE:  
 SURVEYOR: N/A CONTACT:  
 ADDRESS: PHONE:  
 CONTRACTOR: N/A 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 (REVISION)
- ☐ 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: May 22, 1986

BY:

*John F. Barkner*



**City of Albuquerque**  
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

February 11, 1985

Jean J. Bordenave  
DMJM  
5700 Harper Drive, NE  
Albuquerque, New Mexico 87109

RE: COMMERCIAL BUILDING FOR E. LANGNER (J-14/D32)  
RECEIVED FEBRUARY 7, 1985

Dear Mr. Bordenave:

We have no problem with any changes or correction proposed by the owner of the referenced project. In order to update our files with the most recent proposal, a revised drainage plan will be required showing all changes or corrections for review.

If you have any questions or comments regarding this project, please call me at 766-7644.

Cordially,

*Bernie J. Montoya*

Bernie J. Montoya, C.E.  
Engineering Assistant

BJM/bsj

MUNICIPAL DEVELOPMENT DEPARTMENT

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

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

# DRAINAGE INFORMATION SHEET

PROJECT TITLE: Comm. Bldg for E. Langner ZONE ATLAS/DRNG. FILE #: J14-D32

LEGAL DESCRIPTION: Lot 117 Mayo Ross Subdivision

CITY ADDRESS: 308 Mountain Rd. NE

ENGINEERING FIRM: DMJM

CONTACT: Jean J. Bordenave

ADDRESS: 5700 Harper Dr. NE, Suite 280

PHONE: 822-7955

OWNER: D. Allen

CONTACT: Darris Allen

ADDRESS: 308 Mountain Rd. NE

PHONE: 243-3667

ARCHITECT: Barker-Bol & Associates

CONTACT: \_\_\_\_\_

ADDRESS: 209 Gold Ave SW

PHONE: \_\_\_\_\_

SURVEYOR: DMJM

CONTACT: H.T. Richards

ADDRESS: 5700 Harper Dr. NE, Suite 280

PHONE: 822-7955

CONTRACTOR: D. Allen

CONTACT: Darris Allen

ADDRESS: 308 Mountain Rd. NE

PHONE: 243-3667

## PRE-DESIGN MEETING:

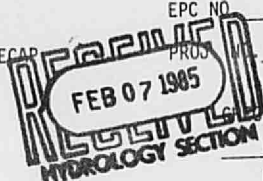
☒ YES

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

☐ NO

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

☐ COPY OF CONFERENCE RECORD SHEET PROVIDED



## TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☐ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☐ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

☒ REVISION

## 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: 2/4/85

BY: Jean J. Bordenave

Bordenave - 822-7955

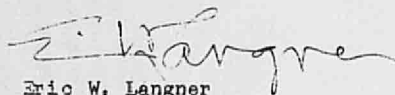
August 22, 1983

Dear Mr. Archuleta,

This letter is to confirm in writing your authorization to allow me to cut back to the property line the overhang of your building which encroaches over the west line of my lot. (More specifically the west lot line of my tract, #117, Map 37, M.R.G.C.D.) I shall perform this work in a workmanlike manner and shall further divert the runoff water from your roof to the north side of your building. Additionally, when the grading tractor is leveling my lot, I will grade your land so that the water runs to the streets.

Thanks very much for your help in this matter.

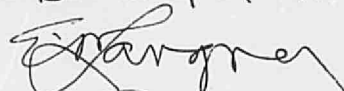

Sincerely,



Eric W. Langner

Mel Archuleta, owner tracts 118, 119, Map 37 M.R.G.C.D.

ADDITIONALLY, ERIC LANGNER SHALL BEAR  
THE COST OF ALL WORK & HE SHALL  
PROVIDE A PARAPET ON THE WEST  
WALL OF HIS BUILDING OF AT LEAST  
18" INCHES





## City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

FILE COPY

August 8, 1983

Mr. Steven Fowler  
Adam, Hamlyn & Anderson  
4055 Montgomery NE  
Albuquerque, NM 87109

REF: DRAINAGE PLAN FOR LOT 117, MAYO ROSS SUBDIVISION, 308 MOUNTAIN ROAD NE  
(J14-D32)

Dear Mr. Fowler:

These are my comments on the above drainage plan:

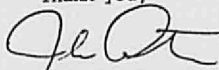
1. Checklist (per DPM, Sec 22.7, P, 106-109) items include but are not necessarily limited to the following:
  - a. Discuss offsite flows and show offsite grades. Enough detail must be shown to substantiate that offsite flows are not blocked and that on site water stays on site or exits to public Right-of-Way.
  - b. Emergency spillway calculations.
  - c. Temporary Bench Mark must be set on site and referenced on the drawing.
2. All on site ponds must have positive out fall to drain within 24 hours and must provide an emergency spillway to prevent flooding of on site or offsite structures.
3. The time of concentration on sites this small is considered to be 10 min which makes the intensity 4.65 in/hr. This storm should be routed through the pond using the runoff hydrograph shown in DPM Plate 22.2 E-1, (p. 18).
4. Special Order 19 will need to be approved and attached to permit sets prior to sign-off.

If you have any further questions, please do not hesitate to call me at 766-7644.

Mr. Steve Fowler  
August 8, 1983  
Page -2-

NOTE: (A Word of Advise)--In the future, it would save time and energy on your part if you would schedule a pre-design conference with this office to find any special requirements we might have. Also, on this particular site, you could probably make a strong argument for free discharge since it is so close to the bottom of the drainage basin.

Thank you,



John Armstrong  
Civil Engineer/Hydrology, P.E.

JA:mrk



# INFORMATION SHEET

PROJECT TITLE COMMERCIAL BUILDING TYPE OF SUBMITTAL GRADING & DRAINAGE PLAN  
FOR ERIC LANGNER  
 ZONE ATLAS PAGE NO. J-14 CITY ADDRESS 308 MOUNTAIN RD. NE  
 LEGAL DESCRIPTION LOT 117, MAYO ROSS SUBDIVISION  
 ENGINEERING FIRM DMJM/Adm, Hamlin, Anderson CONTACT Steven Fowler  
 ADDRESS 4055 MONTGOMERY NE PHONE 881-1808  
 OWNER ERIC LANGNER CONTACT ERIC LANGNER  
 ADDRESS 2115 LOS WYEROS NW PHONE 242-2142  
 ARCHITECT BARKER-BOL & ASSOC. CONTACT ANDREW BOL  
 ADDRESS 209 GOLD AVE SW PHONE 842-6789  
 SURVEYOR NOT KNOWN CONTACT \_\_\_\_\_  
 ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_  
 CONTRACTOR NOT KNOWN CONTACT \_\_\_\_\_  
 ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

DATE SUBMITTED 7/25/83  
 By Pf. Barkman

RECEIVED  
 JUL 26 1983  
 ENGINEERING

# CITY OF ALBUQUERQUE

## DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



PROJECT SITE



### NOTICE TO CONTRACTOR

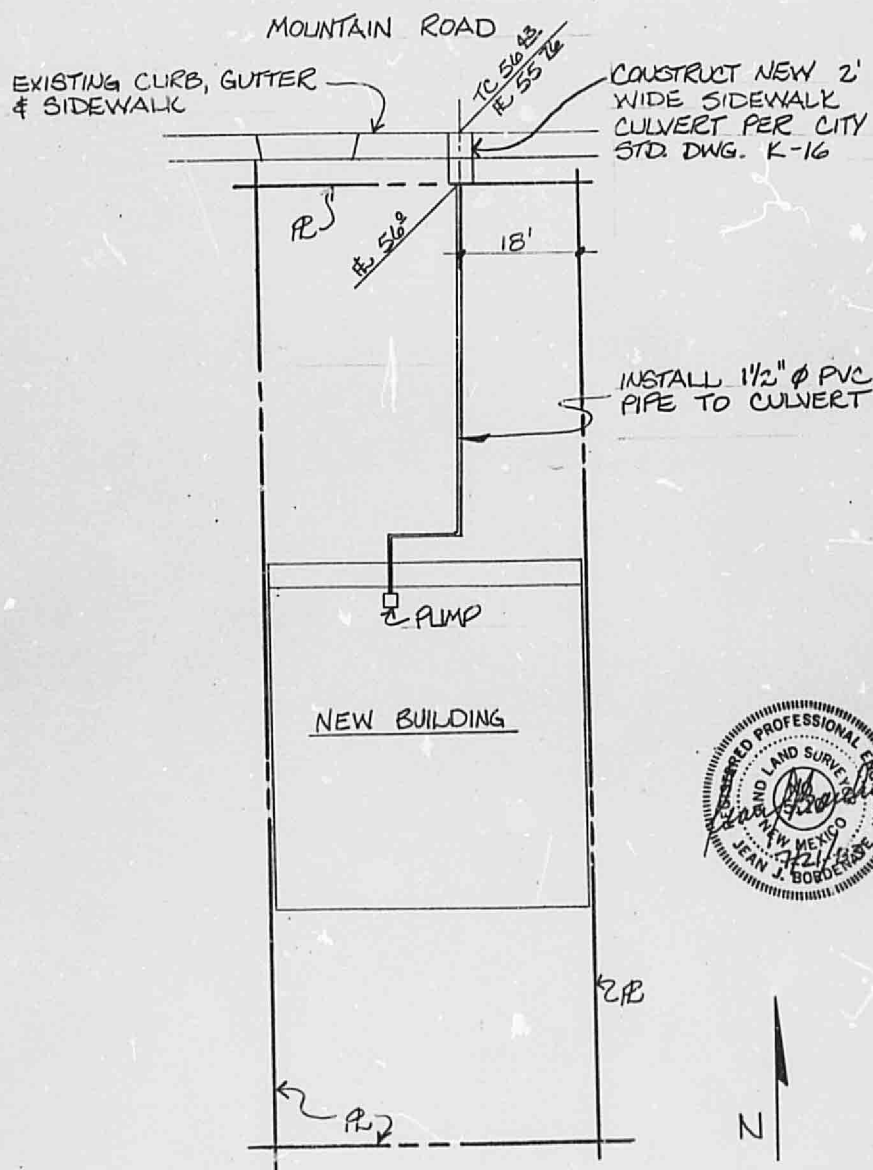
1. An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.
2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall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

INTER-CON.

APPROVALS	NAME	DATE	TITLE:
A.C.E./DESIGN	<i>[Signature]</i>	28.11.83	DRAINAGE OUTLET.
INSPECTOR	L. R.		308 MOUNTAIN RD. NE
APPROVED			PERMIT NO. 26206 SHEET 1 OF 2
			MAP NO. J-14

# CITY OF ALBUQUERQUE

## DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



SITE PLAN

C-89

INTER-CON			
APPROVALS	NAME	DATE	TITLE: DRAINAGE OUTLET
A.C.E./DESIGN	<i>[Signature]</i>	2/26/83	308 MOUNTAIN RD. NE
INSPECTOR	L.R.		
A.C.E./FIELD	<i>[Signature]</i>		

MAP NO. J-14