



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 22, 1988

Ed Slominski
Dunkin Dunuts
1109 Juan Tabo Boulevard, NE
Albuquerque, New Mexico 87112

RE: DRAINAGE COMPLAINT
(J-12/D16)

Dear Mr. Slominski:

We have received drainage complaints concerning runoff from your site traveling west to private property. I visited the site and reviewed the approved drainage submitted by Tom Mann & Associates. Your site is in non-compliance in the following two areas.

1. The west area of your property should have a retention pond to collect nuisance flows west of the parking area. This pond is not in place.
2. The drainage plan does not show any fill material against the west garden wall. Your site has placed fill material against the garden wall.

Please call this office at 768-2650 on how you intend to correct the problems.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

xc: Richard L. Duran, Drainage Inspector
Vince Collier

CAM/bsj
(WP+75)



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
KEN SCHULTZ

CHIEF
ADMINISTRATIVE OFFICER
GENE ROMO

DEPUTY CAO
DEVELOPMENT & ENTERPRISE SERVICES
LARRY LARRANAGA

DEPUTY CAO
PUBLIC SERVICES
DAN WEAKS

August 18, 1988

Store Manager
Dunkin Donuts
1109 Juan Tabo Boulevard, NE
Albuquerque, New Mexico 87112

RE: DRAINAGE COMPLAINT (J-12/D16)
1109 JUAN TABO BOULEVARD, NE

Dear Manager:

We have received a complaint from the resident west of the referenced property. The block wall between this property and the west property owner has collapsed. A site inspection has revealed that the inlet pipes to your submersible pump have been taped. This blocking of the pipes reduces the pumps capacity. Runoff from your site need to be pumped to Juan Tabo. The pump system needs maintenance and corrective measures if necessary. If your pump is not working correctly, the excess runoff may have caused the collapse of the block way.

Please contact this office within 2 weeks to determine what corrective measures you propose to take. Also, I suggest you talk with the owner of the property to the west.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

xc: Rick Duran
File J-12/D16

CAM/bsj



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 22, 1983

Mr. Jeffrey G. Mortensen, PE
Tom Mann Associates, Inc.
811 Dallas NE
Albuquerque, New Mexico 87110

RE: DUNKIN DONUTS DRAINAGE PLAN (J211-D16)

Dear Jeff:

The above mentioned plan, as revised December 8, 1983, is hereby approved. Please be sure that the revised plan, as well as approved copies of the "Drainage Facilities Within City Right-of-Way" documents, are attached to the permit sets prior to submittal to Hydrology for sign off.

If you should have any further questions please feel free to contact me at 766-7644.

Thank you.

John Armstrong
Civil Engineer-Hydrology

JA/ca

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E.,

City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER



811 DALLAS, TEXAS • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5511

30981

December 15, 1983

Carl Fullmer
Bland and Associates
8500 Menaul N.E.
Suite 203
Albuquerque, NM 87110

Re: Dunkin Donuts Special Order 19

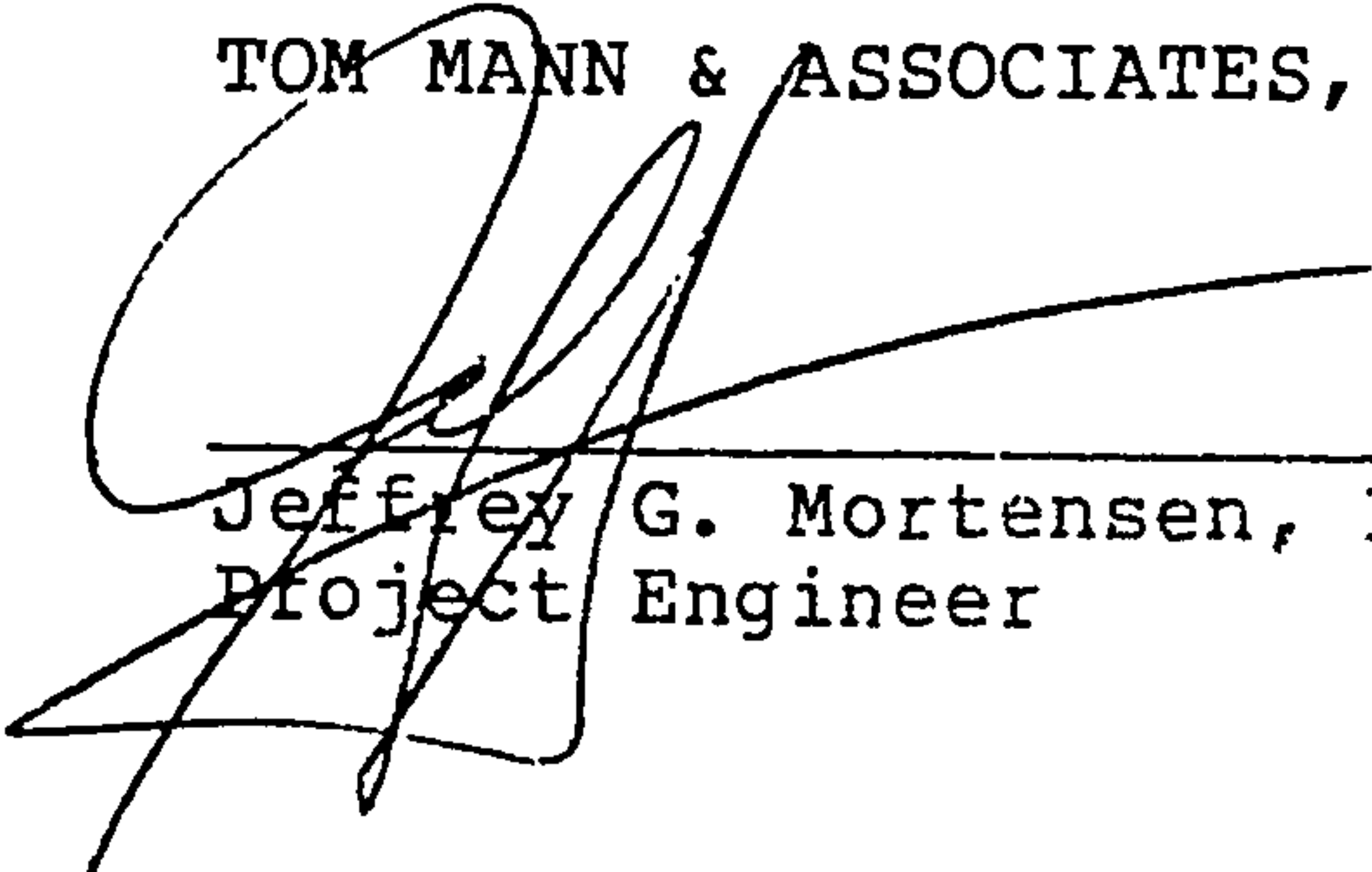
Dear Carl:

Transmitted herewith for your use are three (3) copies of the approved Special Order 19 for the subject project. One copy each should be attached to the review sets of plans circulating for building permit approval. The third copy should remain in your files for future approval by the City Inspector. As you may already know, a separate permit will be required by the City to perform the construction of drainage facilities within the City right-of-way. This permit can be obtained from the fourth floor of City Hall by presenting an approved copy of the Special Order 19. This is something that the contractor will need to do.

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

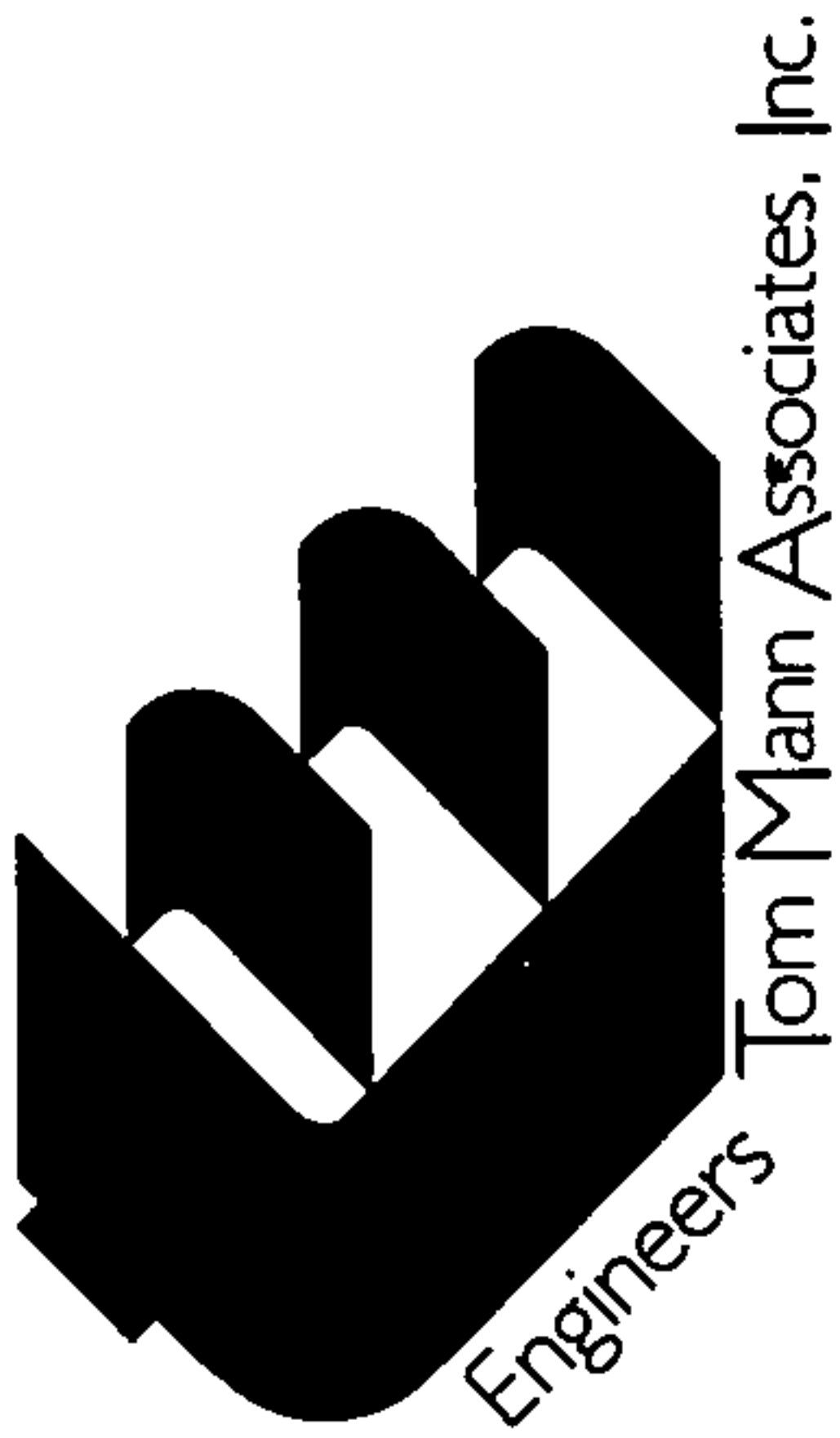
Sincerely,

TOM MANN & ASSOCIATES, INC.


Jeffrey G. Mortensen, P.E.
Project Engineer

JGM:kl
Enclosure

cc: John-Armstrong



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RECEIVED

DEC 8 1983

ENGINEERING

30981

December 8, 1983

Mr. John Armstrong
Civil Engineer/Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Dunkin Donuts Drainage Plan (J21-D16)

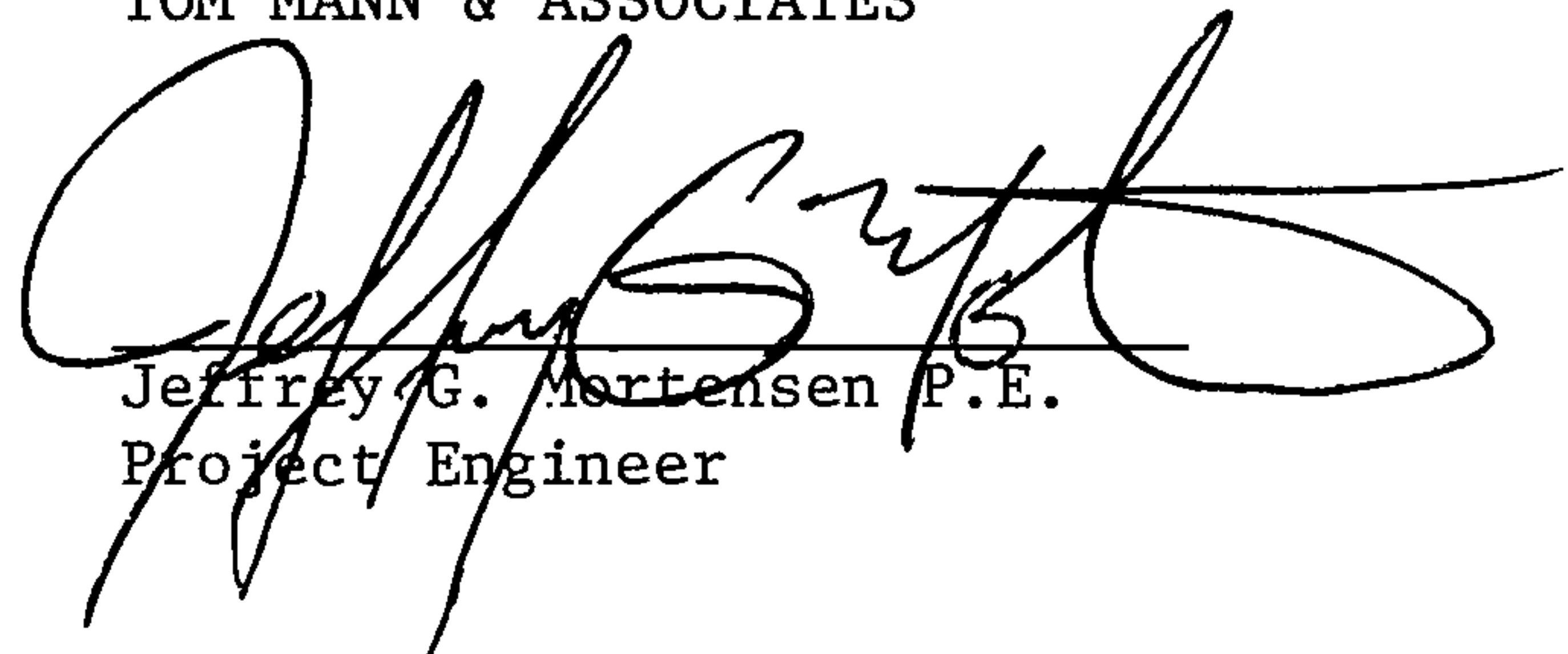
Dear John:

Transmitted herewith is a revised copy of the Grading and Drainage Plan for the subject project. You will note that we have raised the curb height to a maximum 1 foot to accommodate the 100-year developed volume of runoff. In addition, we are currently preparing a Special Order 19 to submit to Mr. Bob Kielich. Once that plan has been approved, we will inform the architect that copies must accompany the building permit sets.

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

Sincerely,

TOM MANN & ASSOCIATES


Jeffrey G. Mortensen P.E.
Project Engineer

JGM:kl



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

FILE COPY

November 18, 1983

Mr. Jeff Mortensen
Tom Mann & Associates
811 Dallas NE
Albuquerque, NM 87108

REF: DUNKIN DONUTS DRAINAGE PLAN (J21-D16)

Dear Mr. Mortensen:

These are my comments on the above mentioned plan:

1. It is our policy to pond the full 100 year developed volume when a pump must be used and there is no emergency spillway to public Right-of-Way.
2. Please be sure to include an approved copy of "Drainage Facilities Within City Right-of-Way".

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

Thank you,

John Armstrong
Civil Engineer/Hydrology

JA:mrk

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E.,

City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

INFORMATION SHEET

PROJECT TITLE DUNKIN DONUTS TYPE OF SUBMITTAL DRAINAGE PLAN

ZONE ATLAS PAGE NO. J 21 CITY ADDRESS JUAN TABO NE

LEGAL DESCRIPTION _____

ENGINEERING FIRM TOM MANN & ASSOC CONTACT JEFF MORTENSEN

ADDRESS 811 DALLAS NE PHONE 265-5611

OWNER DUNKIN DONUTS CONTACT ARCHITECT

ADDRESS _____ PHONE _____

ARCHITECT BLAND & ASSOC CONTACT CARL FULMER

ADDRESS _____ PHONE 294-1448

SURVEYOR TOM MANN & ASSOC. CONTACT TOM MANN

ADDRESS _____ PHONE 265-5611

CONTRACTOR NOT KNOWN CONTACT _____

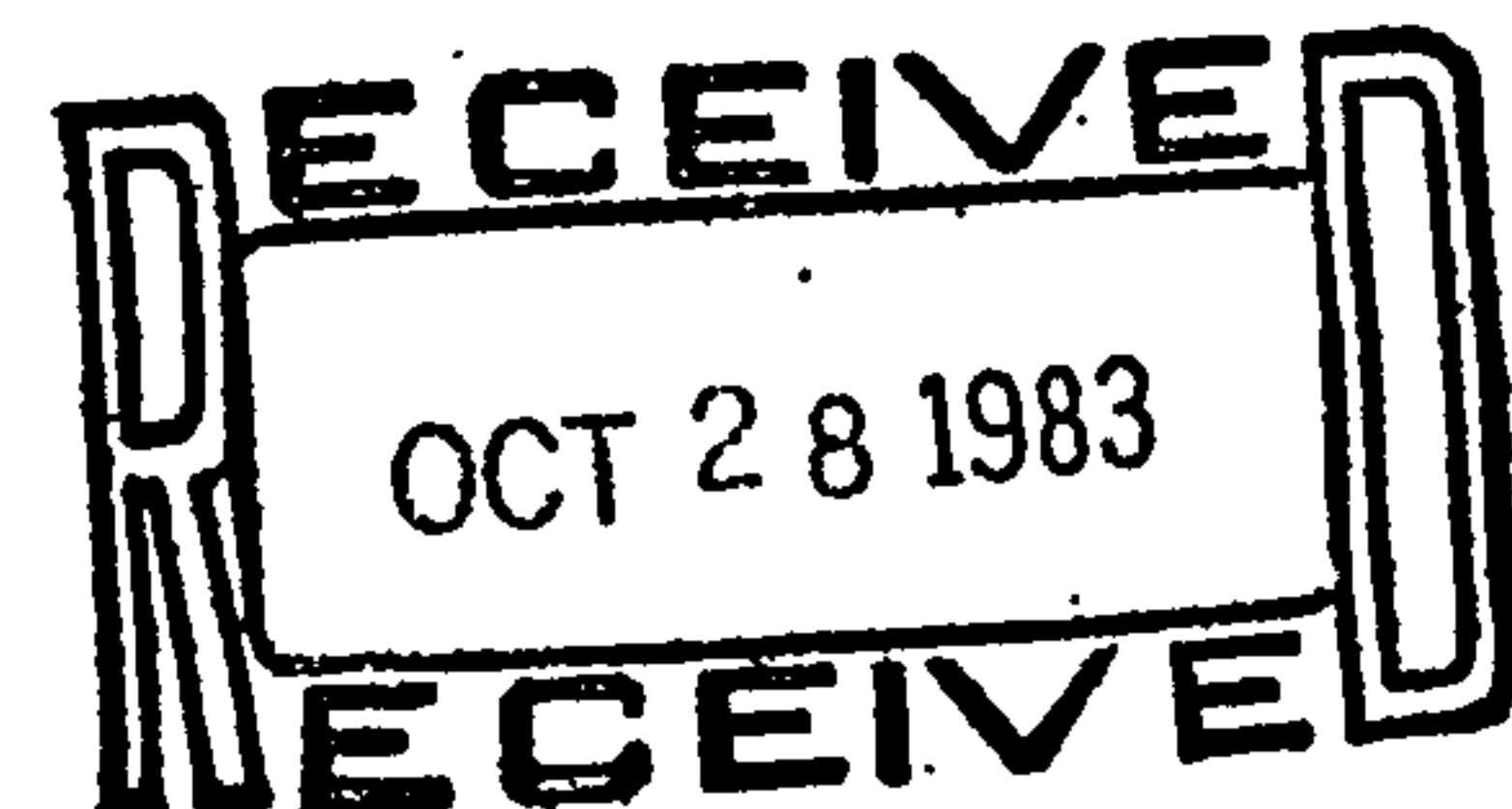
ADDRESS _____ PHONE _____

DATE SUBMITTED 10-28-83

BY JEFFREY G. MORTENSEN

Use this Information Sheet when submitting the following:

Drainage report or plan, conceptual grading and drainage plan, engineer's certification plan, erosion plan and grading plan. Provide the information applicable to _____ or submittal.





CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION



30981

HYDROLOGY SECTION PROJ. NO. _____ DATE: 8/26/83

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: PORTION OF LOT 1-B-1 - A Princess Terrace (J21)
(DUNKIN DONUT)

WHO	REPRESENTING
ATTENDANCE: <u>F.J. Aguirre</u>	_____
<u>JEFF MORTENSEN</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

FINDINGS: _____
1. CONTROLLED DISCHARGE REQUIRED FROM PROPOSED DEVELOPMENT
- FLOODING DOWNSTREAM - INTO A PUBLIC R/W (IMPROVED)
2. DRAINAGE PLAN REQUIRED

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]

TITLE: _____

DATE: 8/26/83

SIGNED: [Signature]

TITLE: PROJECT ENGINEER

DATE: 8/26/83



10/23/00 Dunkin Doughnuts
110 S Juan Tabo NE
Sump Pump NOT function.



10/23/00 Ponding
behind backyard
wall(s)



10/23/00 Dug ditch
past backyard walls
of several houses



10/23/00 D. Dougherty
Curb broken, ditch
dug by owner



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 28, 2000

Edwin C. Slominski
12001 Eagle Rock NE
Albuquerque, NM 87122

CERTIFIED MAIL-RETURN
RECEIPT REQUESTED

**Re: Dunkin Donuts, 1109 Juan Tabo NE, Albuquerque, NM 87112
Drainage Plan J21/D16, Approved December 22, 1983
Tax Code Parcel ID # 102105852014942117**

NOTICE AND ORDER

Pursuant to the Flood Hazard and Drainage Control Ordinance, Chapter 14, Article 5, City of Albuquerque Revised Ordinances, this Notice and Order is being issued on the property located at 1109 Juan Tabo Blvd. N.E., currently doing business as Dunkin Donuts.

FINDINGS

The above described property was inspected by City Public Works Hydrology staff on October 23, 2000. The inspection revealed that the property is in violation of the approved referenced drainage plan (J21/D16), and Section 14-5-2-11, B, of the City's Flood Hazard and Drainage Control Ordinance requiring drainage facilities to be maintained by their owners to City Engineer standards.

ORDER

In order to abate a hazardous flood and erosion condition, and to comply with the approved drainage plan for 1109 Juan Tabo NE, the following remedial measures must be addressed immediately.

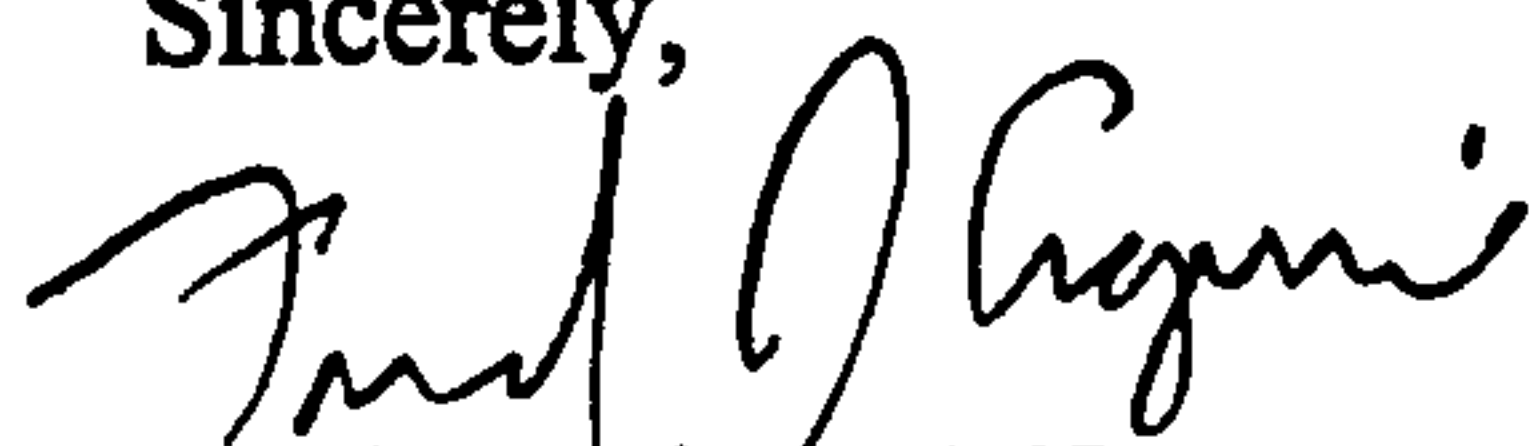
1. The curb and paving near the NW corner of the parking lot has been modified to allow drainage from the parking lot to drain onto, and possibly damaging, adjoining properties. The curb and paving must be repaired immediately to prevent this condition.
2. The sump pump that is intended to provide required drainage for your property is not functioning, causing flooding of the parking area and overflow to adjoining properties. The pump must be repaired immediately, and thereafter maintained in proper working condition. In the event of future failure of the main pump system, a temporary pump system must be utilized to prevent flooding. If the pump station cannot be properly maintained and operated, an alternate gravity system needs to be investigated as a replacement for the existing pump system.

1109 Juan Tabo NE
November 28, 2000
Page 2

3. A significant amount of time has already expired since you were notified of this violation on October 23, 2000. Items 1 and 2 above must be completed within one week of receipt of this Notice and Order. After correction of the noted problems, contact this office for field inspection of the remedial measures.

If you have any questions concerning the above, please contact Loren Mainz, City Hydrologist, at 924-3980.

Sincerely,

A handwritten signature in dark ink, appearing to read "Fred Aguirre", is written over the typed name.

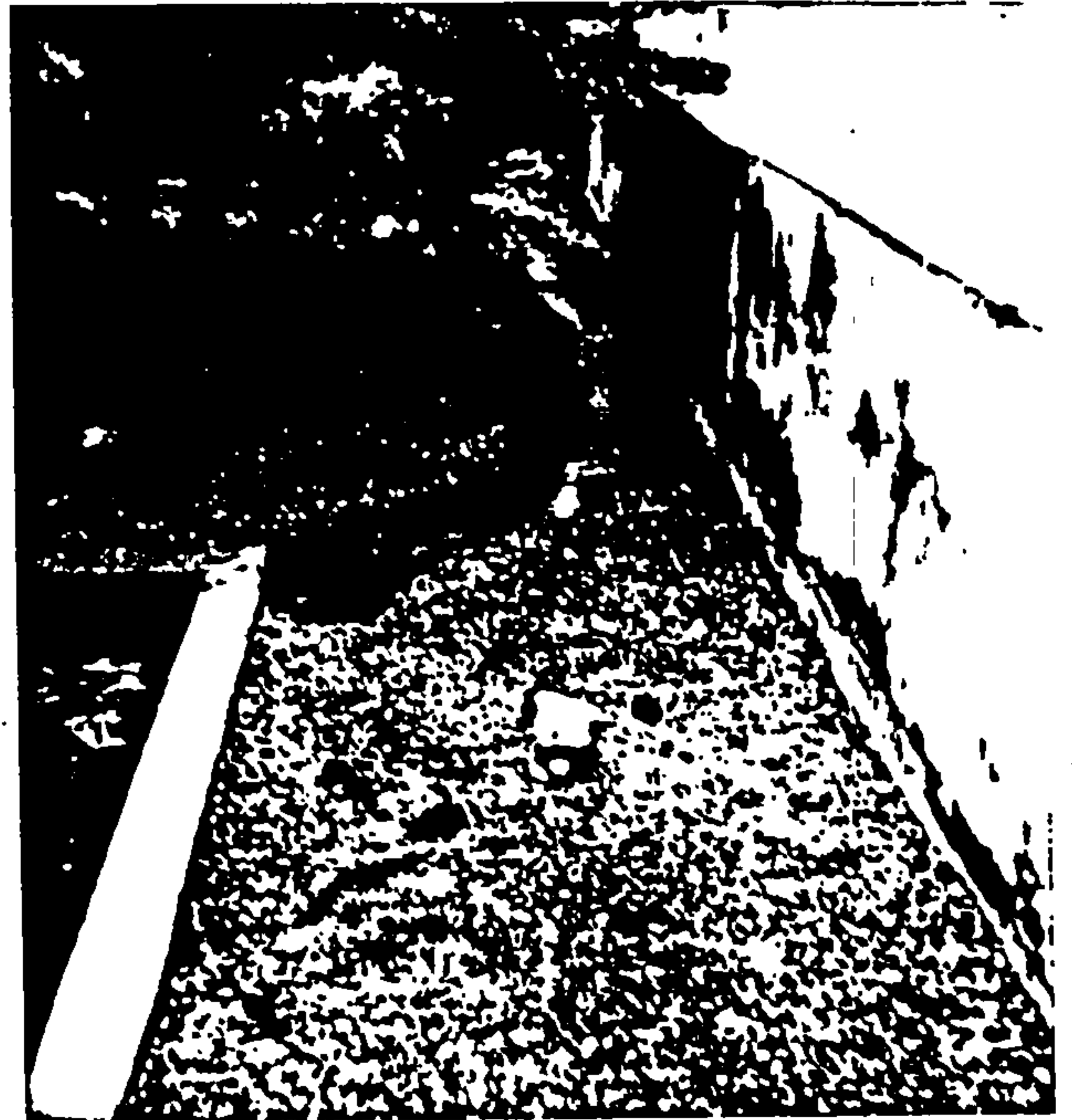
Fred Aguirre, P.E.
City Engineer

c: Andrew Garcia, Zoning Enforcement
Loren Mainz, P.E., City Hydrologist
Kevin Curran, Legal Department

Attachment photos



10/23/00 Dunkin Doughnuts
110 S Juan Tabo NE
Sump Pump NOT functioning



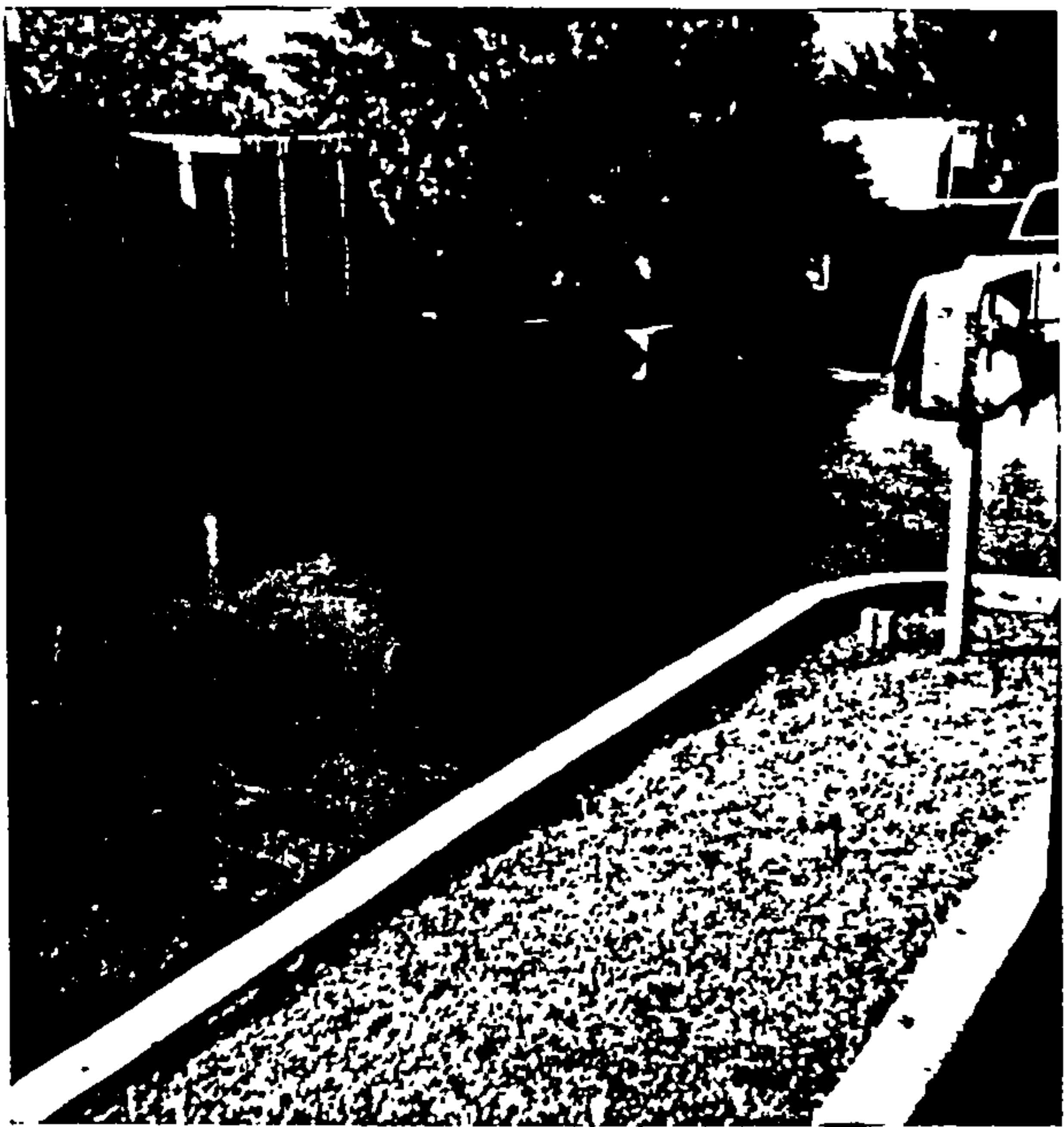
10/23/00 D. Doughnuts
Curb broken, ditch
dug by owner



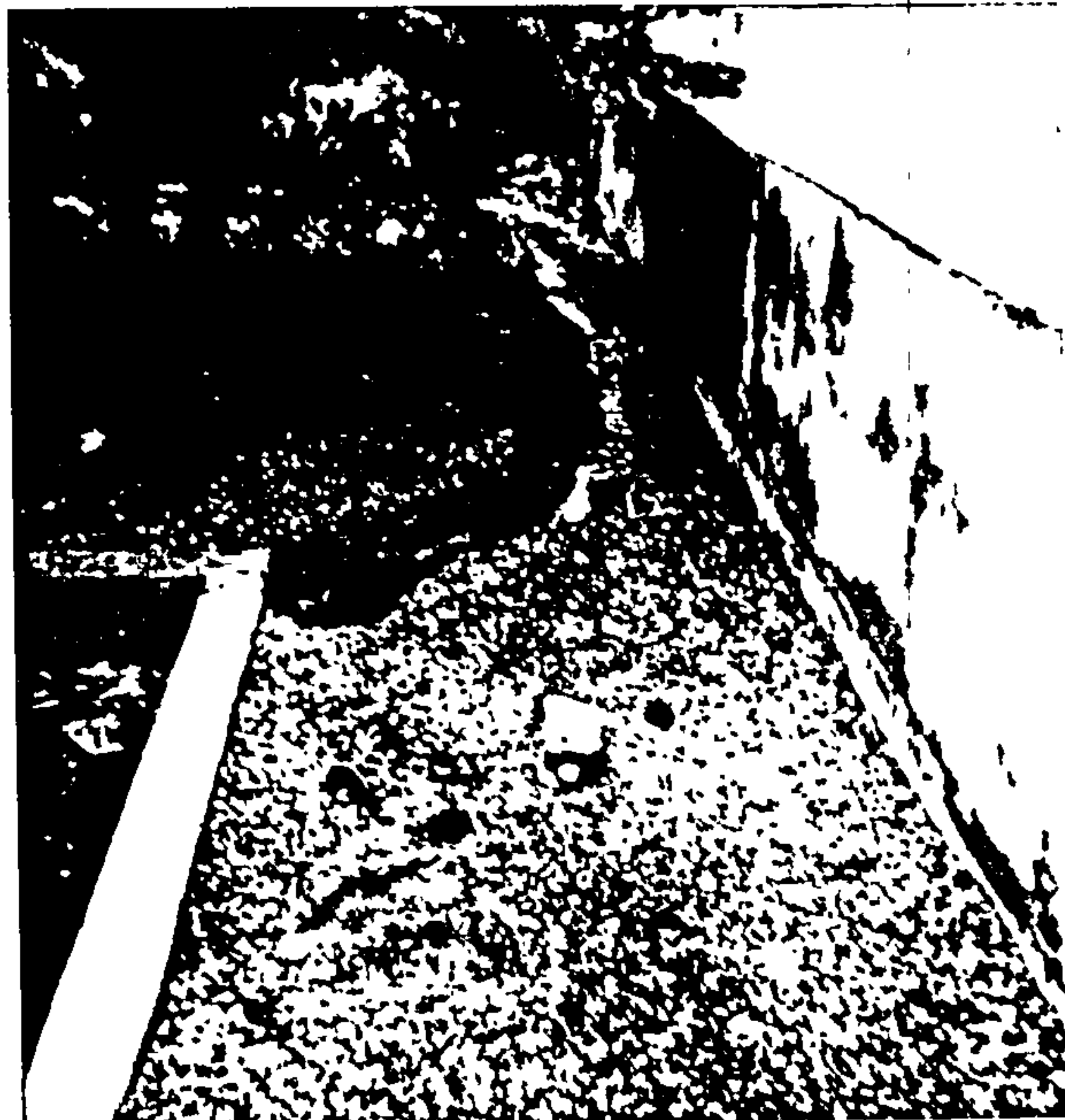
10/23/00 Dug ditch
past backyard walls
of several homes



10/23/00 Ponding
behind backyard
wall(s)



10/23/00 Dunkin Doughnuts
1109 Juan Tabo NE
Sump Pump NOT functioning



10/23/00 D. Doughnuts
Curb broken, ditch
dug by sewer



10/23/00 Dug ditch
past backyard walls
of several homes



10/23/00 Ponding
behind backyard
wall(s)

IMPORTANT MESSAGE

FOR CARLOS M.
DATE 8-24 TIME 10:00 A.M.

WHILE YOU WERE AWAY

M ED STOMINSKI
OF Juan Tabo Dunkin Donuts
PHONE NO. 294-3111

TELEPHONED	<input checked="" type="checkbox"/>	RET'D YOUR CALL	<input type="checkbox"/>
PLEASE CALL	<input checked="" type="checkbox"/>	URGENT	<input type="checkbox"/>
WILL CALL AGAIN	<input type="checkbox"/>	WANTS TO SEE YOU	<input type="checkbox"/>

MESSAGE _____

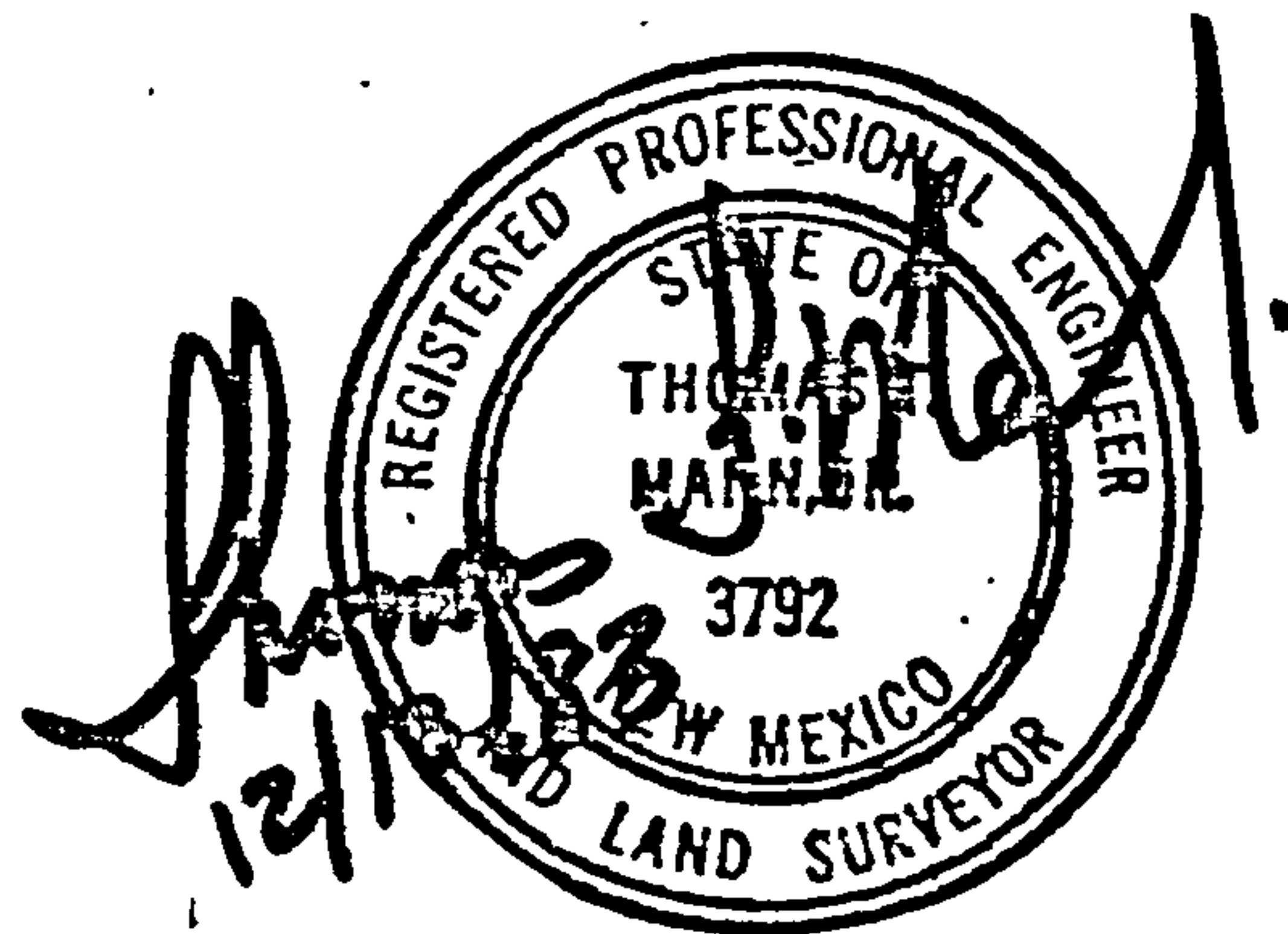
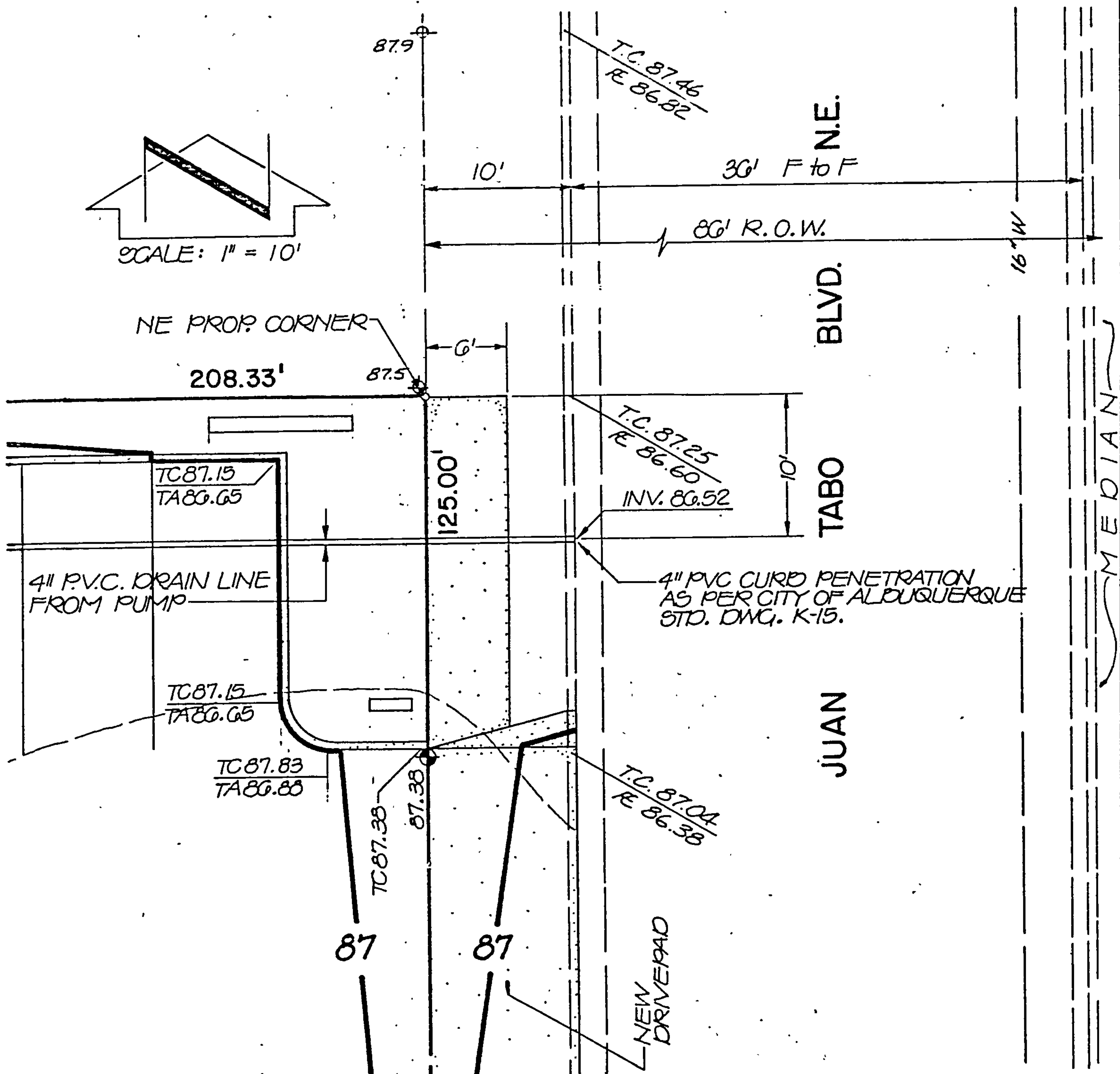
SIGNED [Signature]

Tahil
Mago

521/D/6

2 Plans

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



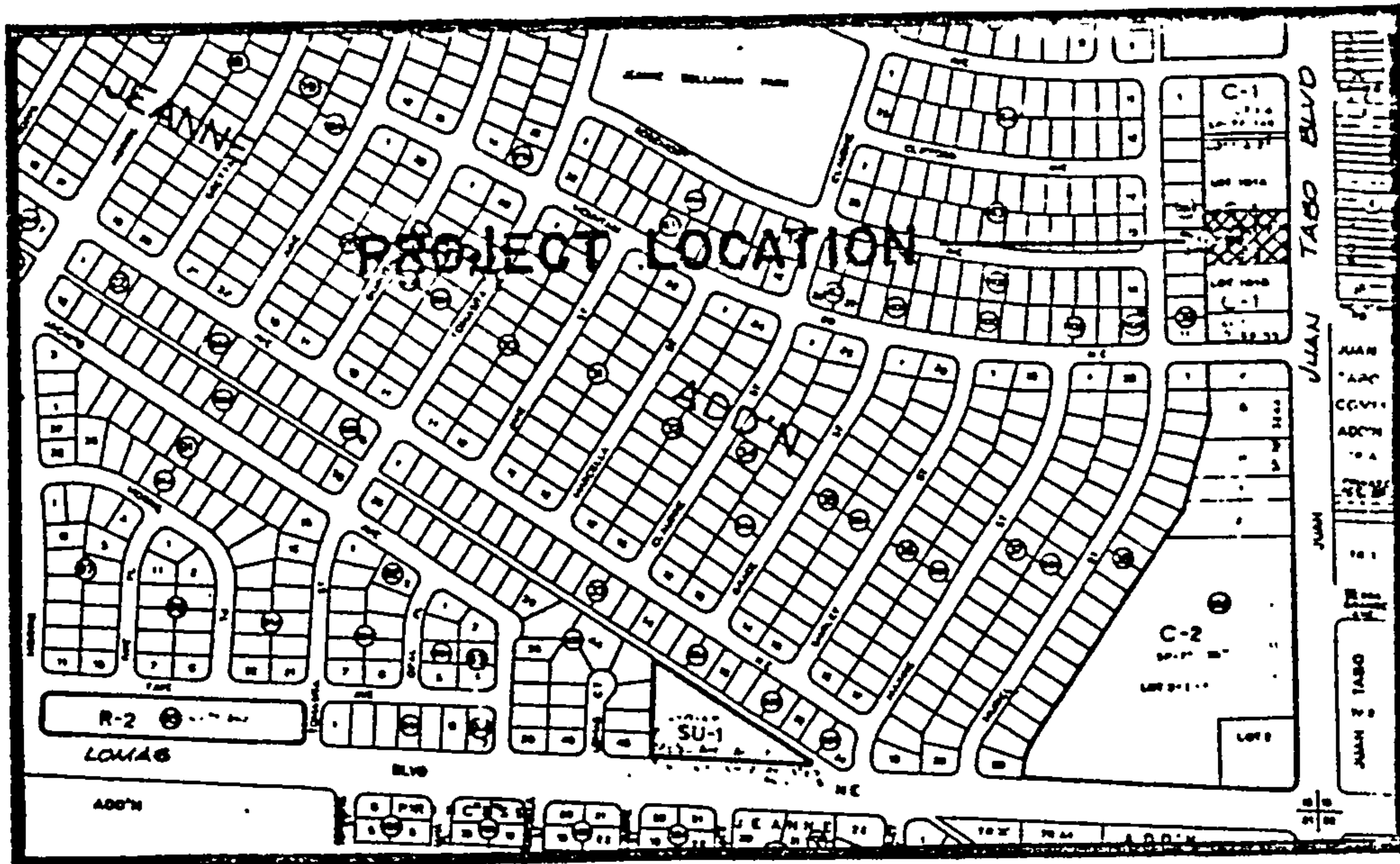
C-161

Job No 30981

APPROVALS	NAME	DATE	TITLE:
A.C.E. / DESIGN	<i>Thelma</i>	14 Dec 83	CURB PENETRATION DUNKIN DONUTS 1109 JUAN TABO BLVD. NE
INSPECTOR	<i>W. Salas</i>	2-7-84	
APPROVED			PERMIT NO. 2 OF 2
			MAP NO. J-21

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



VICINITY MAP

J-21

J-21-2014

Permit # 10003
~~09003~~



NOTICE TO CONTRACTOR

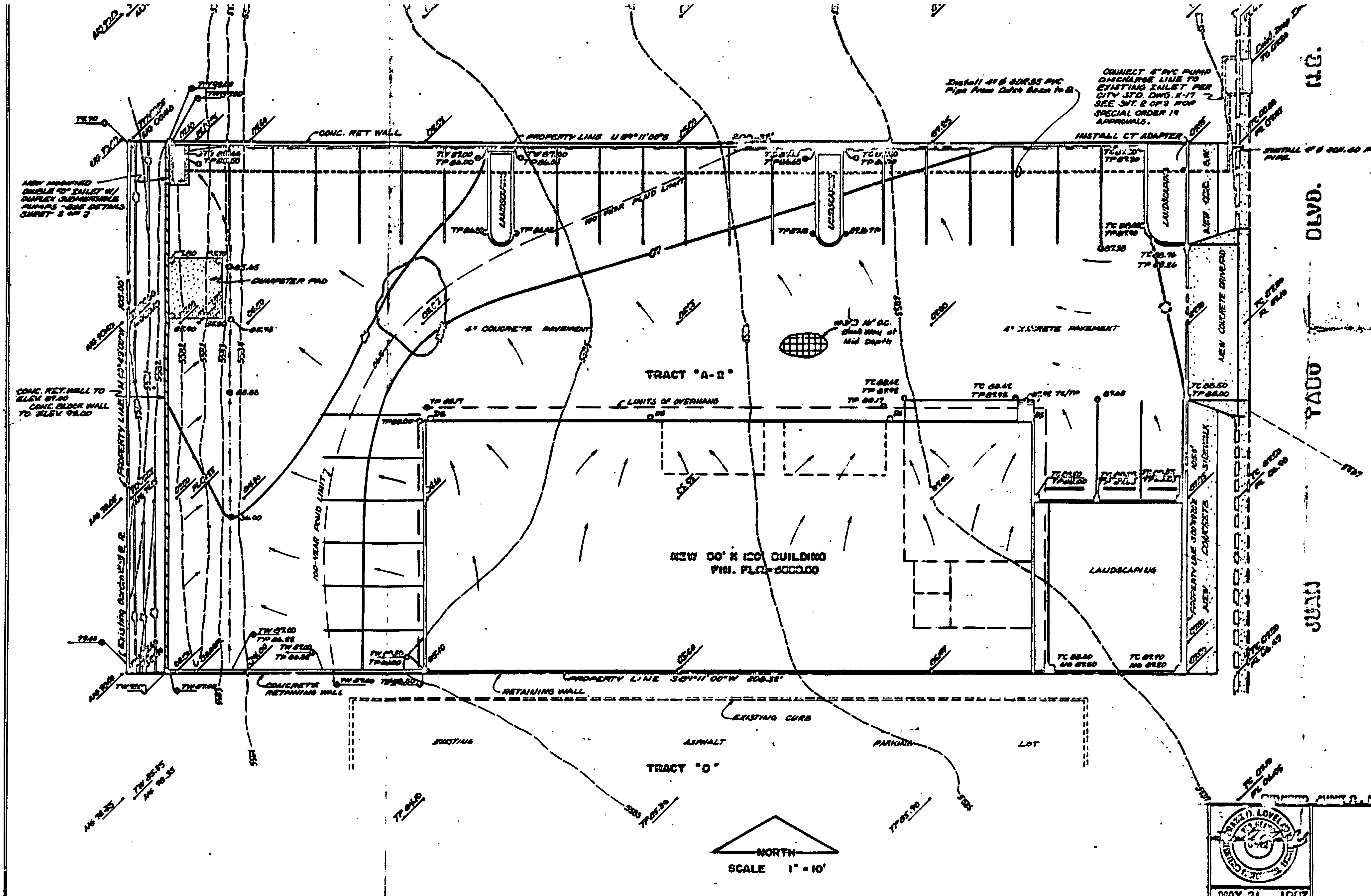
1. An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.
2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall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

C-161

Job No 30981

APPROVALS	NAME	DATE
DESIGN	<i>[Signature]</i>	1/4/84
INSPECTOR	D. Salas	2-7-84
AGENT/FILE	D. Muller	2-8-84

TITLE: CURB PENETRATION
DRAINAGE FACILITIES
HORIZONTAL AND VERTICAL



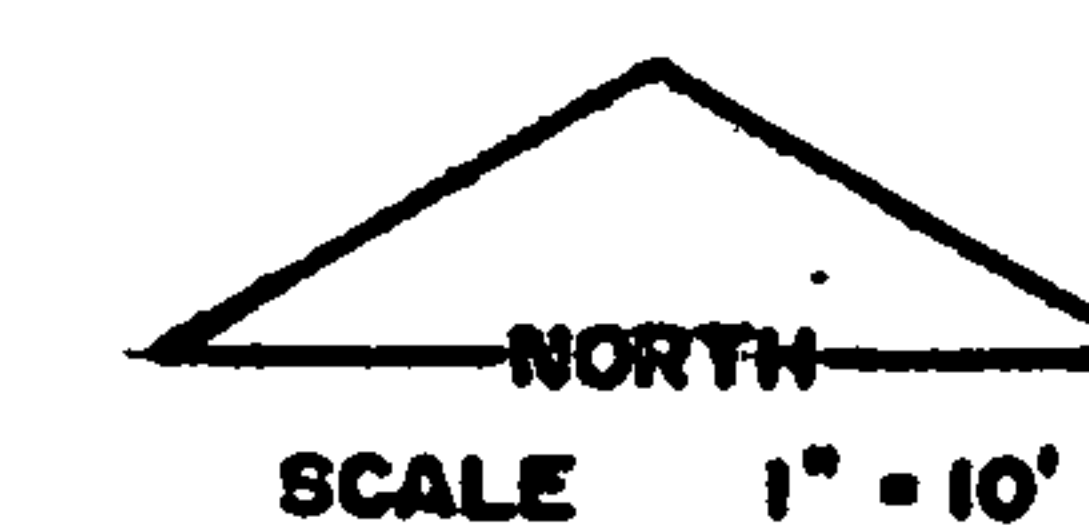
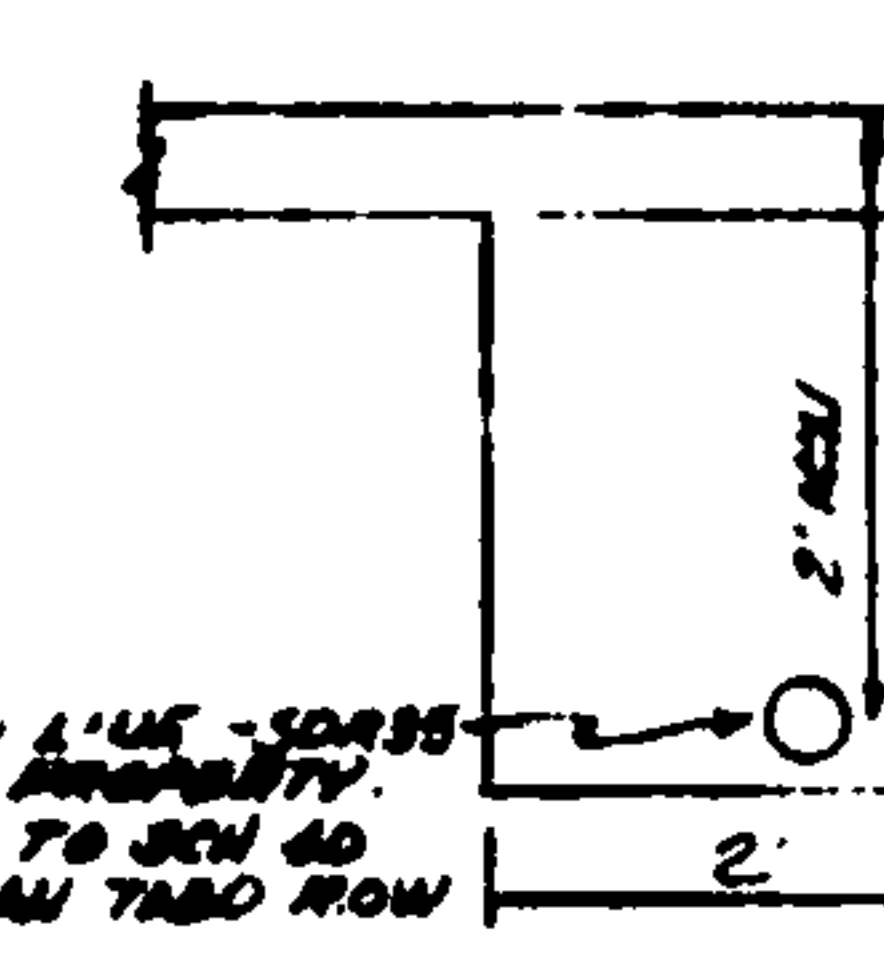
LEGEND

EXISTING	NEW
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SEE SHEET 2 OF 2 FOR SPECIAL ORDER 19 APPROVALS.

CONNECTION FROM AND TO CITY OF ALBUQUERQUE AT THE 100' X 100' LOT CORNER. SEE SHEET 2 OF 2 FOR SPECIAL ORDER 19 APPROVALS.

- 1. CONCRETE CURB AND GUTTER
- 2. CONCRETE DRIVEWAY



CRATING AND DRAINAGE
DISCOUNT TIRE C
1110 JUAN TABO B
ALBUQUERQUE, NEW

DISCOUNT TIME

Count

DISCOUNT

TIRE CO. INC.

DAN JOHNSON
MANAGER

1119 JUAN TABO BLVD N E. • ALBUQUERQUE, NM 87112 • (505) 292-9183

MARK ROGERS

292-8892

10400 Academy