



# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 17, 2000

Marvin Kortum, P.E.  
1605 Speakman Dr. SE  
Albuquerque, NM 87123

RE: GRADING & DRAINAGE PLAN FOR PANORAMA HEIGHTS LAUNDRY AND CAR  
WASH (J-22/ D052) ENGINEER'S STAMP DATED SEPTEMBER 15, 2000  
SUBMITTED FOR BUILDING PERMIT

Dear Mr. Kortum,

Your submittal is lacking a signature block for the City inspector to sign-off on the SO 19 required for the sidewalk culvert construction at the northwest corner of this site. That signed copy indicating the inspector's approval and acceptance of the structure must then be returned to our office as part of the Certificate of Occupancy Approval process. Please submit a second copy of the drainage plan with the proper signature block at your earliest convenience, as this is the only item standing in the way of your approval for Building Permit and SO 19.

If you have any questions, please call me at 924-3988.

Sincerely,

*Stuart Reeder, P.E.*

Stuart Reeder, P.E.  
Hydrology Division

xc: Pam Lujan, Permits w/attachment  
Whitney Reiersen  
✓ File

Fred P. Sanchez

APPLICANT'S NAME: / FTS Construction

ZONE ATLAS/DRNG. FILE #: J-22/D 52A

DRB #:

EPC #:

WORK ORDER #:

LEGAL DESCRIPTION: Tract T-3, a portion of Tract T, Panorama Heights

CITY ADDRESS: 12910 Indian School Road, NE Albuquerque, NM 87112

ENGINEERING FIRM: MARVIN R KORTUM

1605 Speakman Dr. SE

CONTACT:

ADDRESS: Albuquerque, NM 87123

PHONE: (505) 299-0774 FAX 299-9405

OWNER: Fred P Sanchez

CONTACT:

ADDRESS: 225 Camino de la Sierra  
Albuquerque, NM 87123

PHONE: 480-6334

ARCHITECT:

CONTACT:

ADDRESS:

PHONE:

SURVEYOR:

CONTACT:

ADDRESS:

PHONE:

CONTRACTOR:

CONTACT:

ADDRESS:

PHONE:

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☒ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☒ GRADING PLAN

☐ EROSION CONTROL PLAN

☒ ENGINEER'S CERTIFICATION

☐ OTHER

PRE-DESIGN MEETING:

☒ YES

☐ NO

☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL

☐ PRELIMINARY PLAT APPROVAL

☐ S. DEV. PLAN FOR SUB'D APPROVAL

☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL

☐ SECTOR PLAN APPROVAL

☐ FINAL PLAT APPROVAL

☐ FOUNDATION PERMIT APPROVAL

☐ BUILDING PERMIT APPROVAL

☒ CERTIFICATE OF OCCUPANCY APPROVAL

☐ GRADING PERMIT APPROVAL

☐ PAVING PERMIT APPROVAL

☐ S.A.D. DRAINAGE REPORT

☐ DRAINAGE REQUIREMENTS

☐ SUBDIVISION CERTIFICATION

☐ OTHER (SPECIFY)

DATE SUBMITTED: MAY 9, 2001

BY: Marvin R Kortum

Revised 02/98





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 29, 2000

Marvin R. Kortum, P.E.  
1605 Speakman Drive, SE  
Albuquerque, NM 87123

RE: GRADING & DRAINAGE PLAN FOR PANORAMA HEIGHTS LAUNDRY AND CAR WASH, 12910 INDIAN SCHOOL ROAD, NE, (J-22/ D052A) ENGINEER'S STAMP DATED NOVEMBER 17, 2000, SUBMITTED FOR BUILDING PERMIT AND SO 19 APPROVALS

Dear Mr. Kortum,

Based upon the information provided in your November 17, 2000, submittal, the project, referred to above, is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

In addition, the submittal is approved for an SO 19 permit, which is required for construction within the city right-of-way.

Prior to release of the Certificate of Occupancy, an Engineer's Certification of the grading and drainage plan, per the DPM checklist, and a copy of the grading and drainage plan, with approval sign-off by the City's field inspector for the SO 19, will be required.

If you have any questions, please call me at 924-3988.

Sincerely,

*Stuart Reeder, P.E.*

Stuart Reeder, P.E.  
Hydrology Division

xc: Pam Lujan, Permits w/attachment  
Whitney Reiersen

✓File



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 1, 2000

Marvin R. Kortum, P.E.  
1605 Speakman Drive, SE  
Albuquerque, NM 87123

RE: GRADING & DRAINAGE PLAN FOR PANORAMA HEIGHTS LAUNDRY & CAR WASH, 12910 INDIAN SCHOOL ROAD, NE (J-22/ D052A) ENGINEER'S STAMP DATED OCTOBER 30, 2000, SUBMITTED FOR BUILDING PERMIT AND SO 19 APPROVALS

Dear Mr. Kortum,

Based upon the information provided in your October 31, 2000, submittal, the project, referred to above, is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

In addition, the submittal is approved for an SO 19 permit, which is required for construction within the city right-of-way.

Prior to release of the Certificate of Occupancy, an Engineer's Certification of the grading and drainage plan, per the DPM checklist, and a copy of the grading and drainage plan, with approval sign-off by the City's field inspector for the SO 19, will be required.

If you have any questions, please call me at 924-3988.

Sincerely,

*Stuart Reeder, P.E.*

Stuart Reeder, P.E.  
Hydrology Division

xc: Pam Lujan, Permits w/attachment  
Whitney Reiersen  
File



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 10, 2001

Marvin R. Kortum, P.E.  
1605 Speakman Drive SE  
Albuquerque, New Mexico 87123

RE: PANORAMA HEIGHTS LAUNDRY AND CAR WASH (J-22/D52A)  
(12910 Indian School Road NE)  
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY  
ENGINEERS STAMP DATED 11/17/2000  
ENGINEERS CERTIFICATION DATED 5/9/2001

Dear Mr. Kortum:

Based upon the information provided in your Engineers Certification submittal dated 5/9/2001, the above referenced site is approved for Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin  
Hydrology Plan Checker  
Public Works Department

BLB

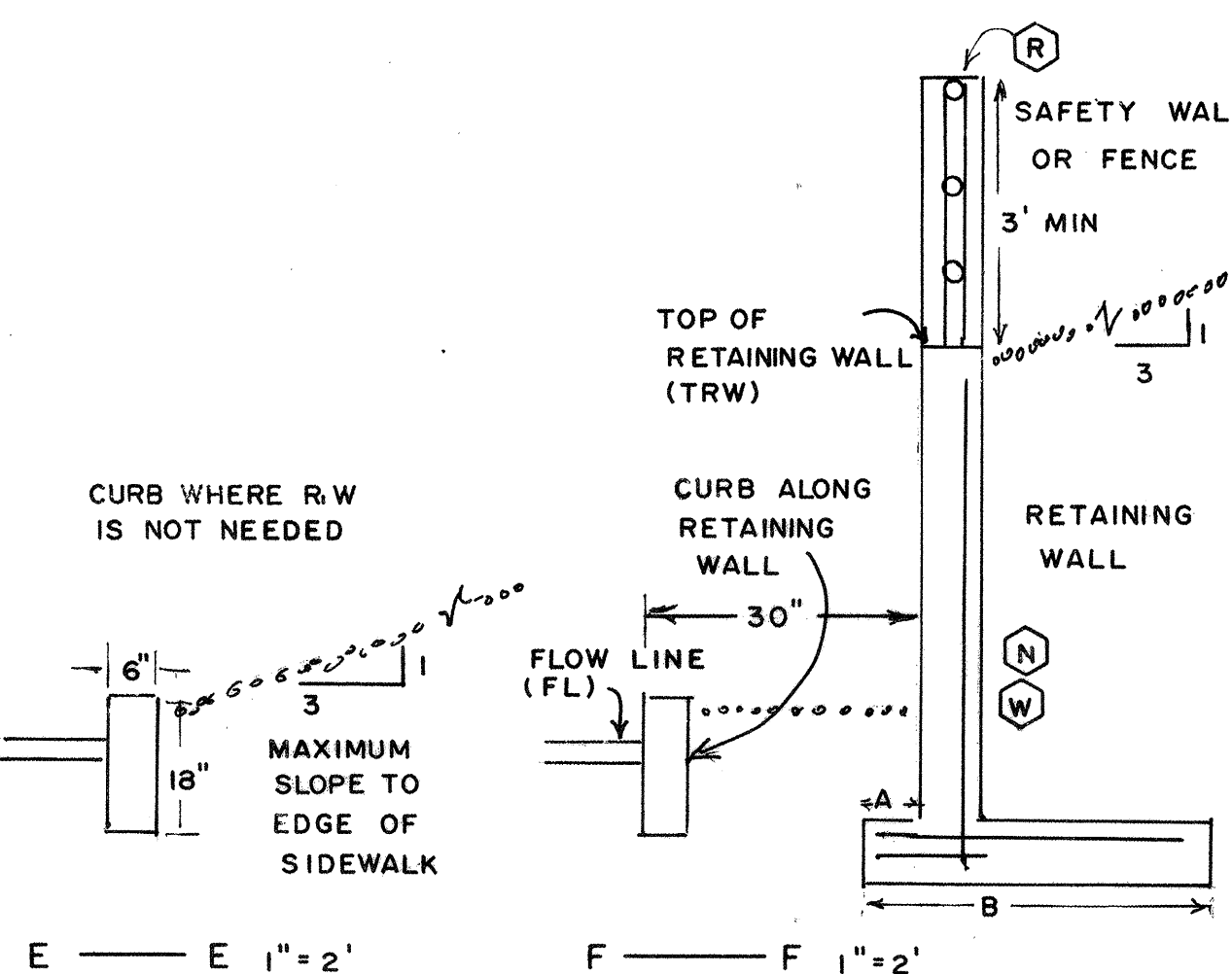
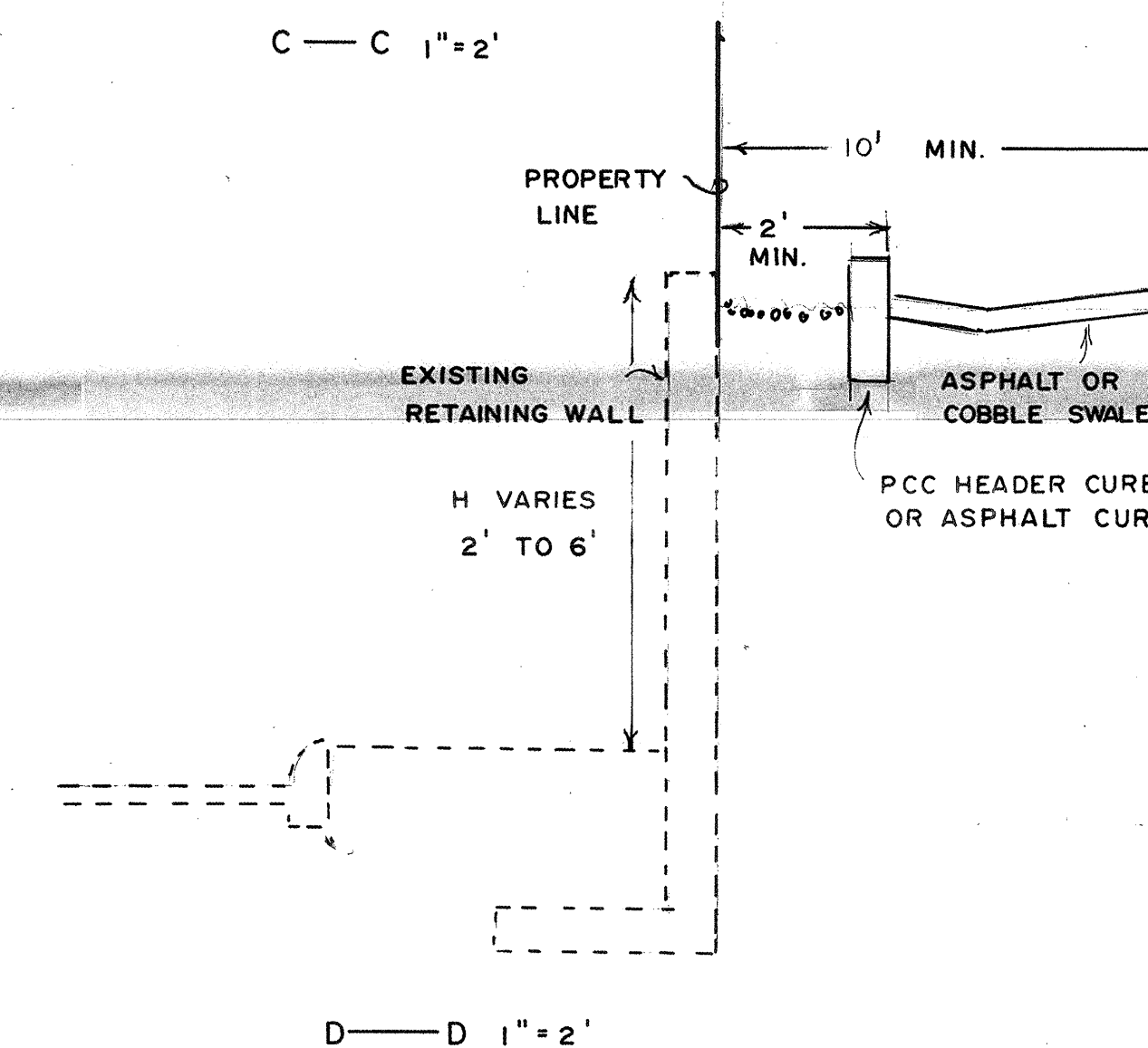
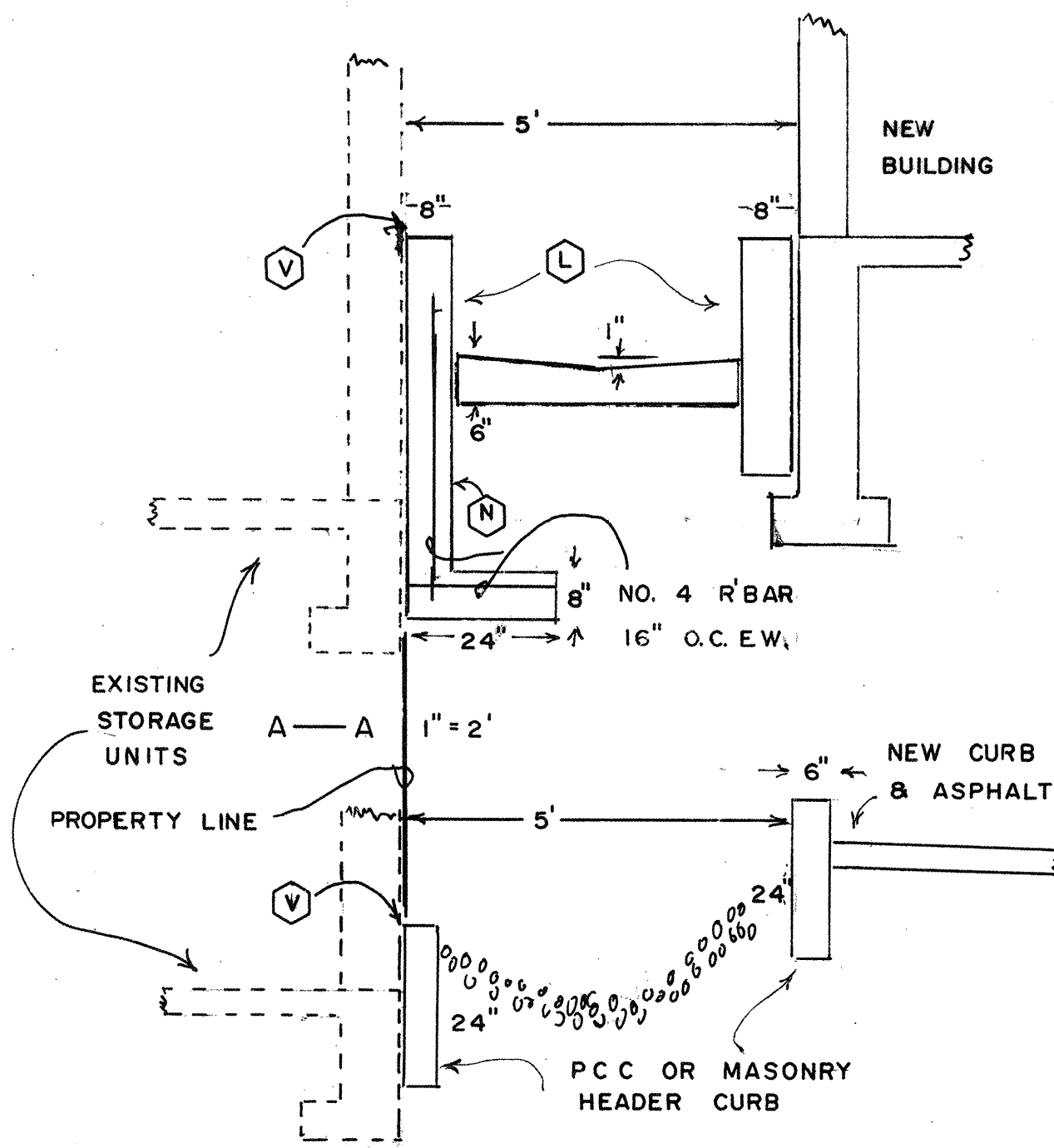
C: Vickie Chavez, COA  
approval file  
✓ drainage file



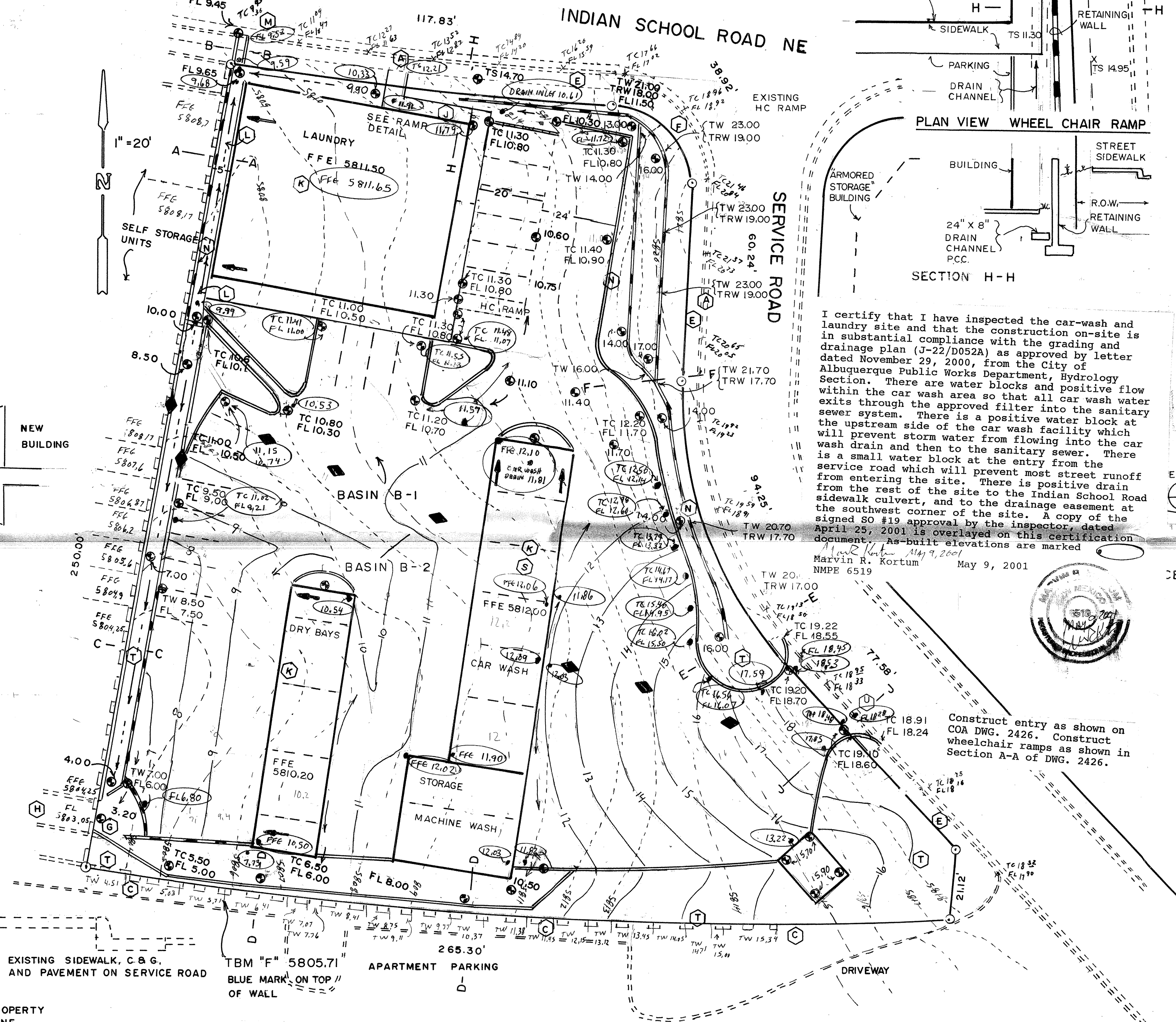
# NOTES

- Existing standard curb and gutter.
- Existing median.
- Existing retaining wall.
- Existing asphalt surface.
- Existing portland cement sidewalk.
- Existing wheel chair ramp, drawing 2441.
- Existing drain outlet through the adjacent wall.
- Existing 10 feet wide drainage easement.
- Construct wheelchair access ramp from sidewalk on Indian School Road to the new sidewalk in the front of the laundry building at a maximum slope of 12 horizontal to 1 vertical. Place railing or wall where elevation change along the side of the ramp is greater than 6 inches.

K. Finished Floor elevations (FFE) shown on the drawing are the top surface of the slab, considering slab on grade construction. The finished earthwork elevation should be based on the thickness of the slab to be used (earth pad elevation is FFE less the slab and under slab material thickness). Alternative construction methods may dictate different earth grading. Exterior earth surface elevations adjacent to houses are based on a minimum of 6 inches clear space between the earth top surface and the bottom of the sill plate in the building. The earth surface exterior to the building may be higher if appropriate construction methods are used, such as higher foundation walls, designed as retaining walls if over 18 inches high, and waterproofing of the outer surface of the wall.



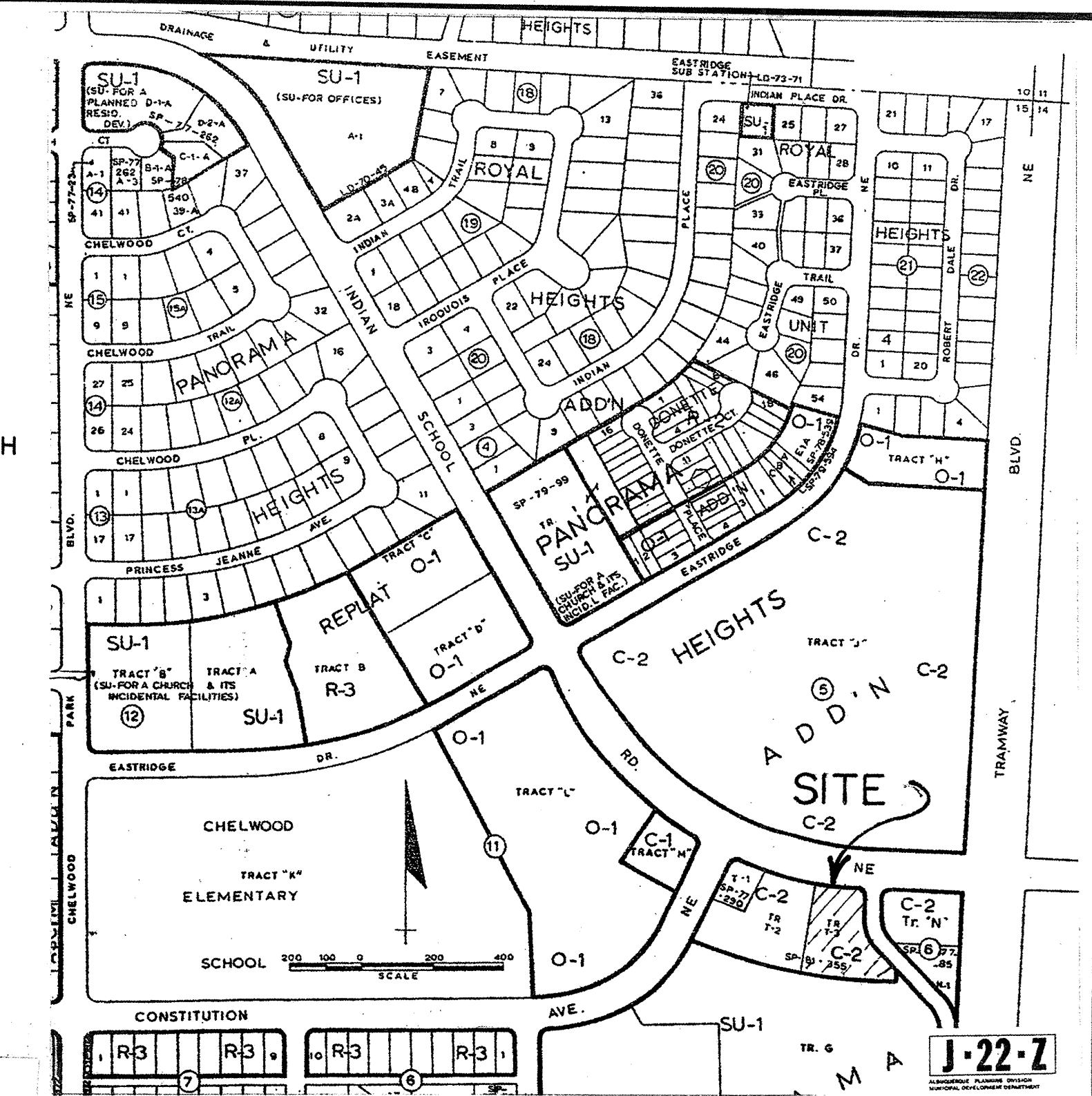
W. See notes on dimensions and reinforcing for the retaining walls on sheet 2 of 3.



I certify that I have inspected the car-wash and laundry site and that the construction on-site is in substantial compliance with the grading and drainage plan (J-22/D052A) as approved by letter dated November 29, 2000, from the City of Albuquerque Public Works Department, Hydrology within the car wash area so that all car wash water exits through the approved filter into the sanitary sewer system. There is a positive water block at the upstream side of the car wash facility which will prevent storm water from flowing into the car wash drain and then to the sanitary sewer. There is a small water block at the entry from the from entering the site. There is positive drain from the rest of the site to the Indian School Road sidewalk culvert, and to the drainage easement at the southwest corner of the site. A copy of the signed SO #19 approval by the inspector, dated April 25, 2001 is overlaid on this certification document. As-built elevations are marked.

Marvin R. Kortum May 9, 2001  
NMPE 6519

Construct entry as shown on COA DWG. 2426. Construct wheelchair ramps as shown in Section A-A of DWG. 2426.



LEGAL DESCRIPTION  
TRACT T-3, A PORTION OF TRACT T, PANORAMA HEIGHTS, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

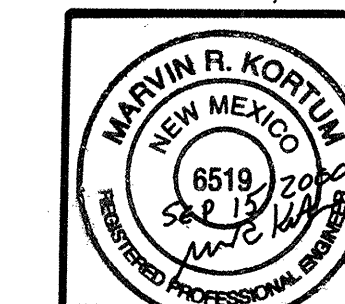
Topography by Marvin R Kortum, September, 2000.

BENCHMARK: ACS 12-J22, a square chiseled on the top of the concrete curb on the northwest side of Constitution Avenue, 107 feet south of Indian School Road, NE. Elevation: 5798.93.

| LEGEND                  | EXISTING | PROPOSED |
|-------------------------|----------|----------|
| CONTOUR LINE            | ---      | ---      |
| SPOT ELEVATION          | +        | +        |
| TOP OF WALL             | +        | +        |
| TOP OF PAVEMENT         | +        | +        |
| FLOW LINE INVERT        | +        | +        |
| SWALE                   | ---      | ---      |
| DRAINAGE BASIN BOUNDARY | ---      | ---      |
| PROPERTY LINE           | ---      | ---      |
| STRUCTURE               | ---      | ---      |
| LOT NUMBER              | ---      | ---      |
| CURB AND GUTTER         | ---      | ---      |
| DRIVEWAY                | ---      | ---      |
| DRAINAGE EASEMENT       | ---      | ---      |
| RETAINING WALL          | ---      | ---      |
| ROOF DRAIN              | ---      | ---      |

| APPROVALS     | NAME | DATE |
|---------------|------|------|
| A.C.E./DESIGN |      |      |
| INSPECTOR     |      |      |
| A.C.E./FIELD  |      |      |

|                                 |             |     |              |
|---------------------------------|-------------|-----|--------------|
| REVISE LAYOUT                   | ADD HC RAMP | MRK | NOV 17, 2000 |
| REVISE APPROVAL SIGNATURE BLOCK |             | MRK | OCT 30, 2000 |
| PRELIMINARY                     |             | MRK | SEP 15, 2000 |
| APPROVALS, REVISION             |             | BY  | DATE         |



MARVIN R. KORTUM, P.E.  
Civil Engineering  
NM PE 6519  
1605 Speakman Drive, S.E.  
Albuquerque, New Mexico 87123  
(505) 299-0774

GRADING AND DRAINAGE PLAN  
TRACT T-3, PANORAMA HEIGHTS  
LAUNDRY AND CAR WASH  
12910 INDIAN SCHOOL ROAD, NE  
SITE GRADING

RECEIVED  
MAY 09 2001  
PWO/DESIGN REVIEW

PROJECT NO. J-22/D52A MAP NO. J-22 SHEET OF 1/3