HYDROLOGY K15/D33 E.M.A. OFFICE WAREHOUSE

K15/D23

E.M.A. Office

WAREHOUSE

2 Plans

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

PRE-DESIGN CONFERENCE RECAP

HYDROLOGY SECTION PROJECT NO.: K-15 DATE: 3/11/85

PLANNING DIVISION NOS. EPC: _____ DRB: _____

SUBJECT: EMA Office/Warehouse

LEGAL DESCRIP.: Lots 1-4 Blk 7 Terrace Add'n.

APPROVAL REQUESTED

_____ PRELIMINARY PLAT
_____ SITE DEVELOPMENT PLAN
_____ ROUGH GRADING
X FINAL PLAT
X BUILDING PERMIT

ATTENDANCE:	WHO:	REPRESENTING:
	Frank Lovelady	
	Billy Goolsby	

_____ Conceptual Drainage Plan/Report required for Preliminary Plat and/or Site Development Plan sign-off.

X Approved Drainage Plan/~~Report~~ required for Final Plat and/or Building Permit sign-off.

_____ Subdivision Improvements Agreement or Financial Security required.

FINDINGS: ① Replat to remove lotlines or appropriate legal document required. ② Discharge to be determined by analysis of downstream capacity - Discharge direct to SD system would be appropriate ③ City approved grades required for any abutting City streets or alleys.

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:	Billy G. Goolsby	SIGNED:	Frank Lovelady
TITLE:	CE/Design Hydrology	TITLE:	
DATE:	3/11/85	DATE:	3/11/85

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

DRAINAGE INFORMATION SHEET

PROJECT TITLE: E.M.A. Office/Warehouse ZONE ATLAS/DRNG. FILE #: K-15/33

LEGAL DESCRIPTION: Lots 1 through 4, Block 7 Terrace Addition

CITY ADDRESS:

ENGINEERING FIRM: Lovelady & Associates CONTACT: Frank D. Lovelady

ADDRESS: 7408 Morrow Road, N.E. PHONE: 883-7973

OWNER: David Merewether CONTACT: David Merewether

ADDRESS: 1025 Hermosa S.E. PHONE: 265-3538

ARCHITECT: G.W. Walker & Co. CONTACT: Bob Becker

ADDRESS: 150 Louisiana Blvd. N.E. PHONE: 268-4551

SURVEYOR: Southwest Surveying Co. CONTACT: Dan Graney

ADDRESS: 333 Lomas Blvd. N.E. PHONE: 247-4444

CONTRACTOR: G.W. Walker & Co. CONTACT: Lou Sadler

ADDRESS: 150 Louisiana Blvd. N.E. PHONE: 268-4551

PRE-DESIGN MEETING:

X YES

___ NO

X COPY OF CONFERENCE RECORD SHEET PROVIDED

RECEIVED
APR 17 1985
HYDROLOGY SECTION

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

X 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

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: April 17, 1985

BY: Frank D. Lovelady, P.E.

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X YES

___ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED APR 17 1985 HYDROLOGY SECTION

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EPC NO. ___

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___ CONCEPTUAL GRADING & DRAINAGE PLAN

X GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

X Re-submittal due to changing the type of drainage system on north end of the building from a pipe to a concrete channel.

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

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___ FINAL PLAT APPROVAL

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___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: April 29, 1985

BY: Frank D. Lovelady, P.E.

RECEIVED
MAY 15 1985
DH0116
HYDROLOGY SECTION
K15/D33

Lovelady & Associates
7408 Morrow Road, N.E.
Albuquerque, N.M. 87110
May 3, 1985

Mr. Dwayne Sheppard, P.E.
City Engineer
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

RECEIVED
MAY 08 1985
CITY ENGINEER

RE: Request for variance to provide alley grades for E.M.A. Office/Warehouse site, Lots 1 through 4, Block 7, Terrace Add'n.

Dear Mr. Sheppard:

A variance is requested from the requirement that alley grades be provided as a condition of approval of the drainage plan. The reasons that said variance is requested are as follows:

1. The alley is not used at all and it does not appear that it will ever be used as access.
2. The north side of the alley is adjacent to the rear of a building that extends the full length of the alley with no access points at all.
3. The E.M.A. office/warehouse site is one of the parcels adjacent to the south side of the alley. This site is being developed so that it does not require access to the alley and so that no drainage from the site will enter the alley. The alley will remain unchanged by the proposed development.
4. The other parcel on the south side of the alley that might possibly use the alley for access is also adjacent to the I-25 "on-ramp". It is a small tract and the access problems may make it unfeasible to develop.
5. The present grade is roughly 5%. Therefore, the possibility of "undrainable pockets" occuring is remote.
6. There is a 48' storm sewer in the alley which also precludes any undrainable segments of the alley.
7. Providing alley grades for this alley when the need for the same is questionable is an unnecessary expense to the developer of the subject property.

This request is respectfully submitted for your consideration. If you concur, a signature block is provided below. A copy of the grading and drainage plan for the E.M.A. office/warehouse is attached for your information. If you have any questions please do not hesitate to contact me at 883-7973.

Sincerely,

Frank D. Lovelady, P.E.

Approval of Variance

C. D. Sheppard, P.E. 5/13/85

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

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

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

May 24, 1985

Mr. Frank Lovelady
Lovelady & Associates
7408 Morrow Road NE
Albuquerque, NM 87110

REF: DRAINAGE PLAN FOR E.M.A. OFFICE/WAREHOUSE (K15-D33) RECEIVED APRIL 17, 1985

Dear Frank:

The above referenced plan, dated April 29, 1985, is approved for Building permit.

Please attach a copy of this approved plan to the construction set prior to Hydrology sign-off.

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

Sincerely,

Carlos A. Montoya
City/County Flood Plain Admin.

CAM:mrk

cc: David Merewether, 1025 Hermosa SE 87105