HYDROLOGY K17/D50 2 PLANS

K17/D50

2 Plans

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

August 6, 1987

Jeff Mortensen, P.E.
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: REVISED GRADING PLAN FOR ED BLACK'S CHEVROLET CENTER USED CAR FACILITY (K-17/D50) ENGINEER'S STAMP DATED JULY 29, 1987

Dear Jeff:

Based on the information provided on your resubmittal of July 29, 1987, the above referenced plan is approved for Grading/Paving.

I am also in receipt of a letter signed by Mr. Coffee (General Manager of Ed Blacks) and Dr. Heiser, allowing the paving and acceptance of the runoff from the building adjacent to the proposed parking area.

Please advise your clients that they will need to contact Rick Duran at 764-1699 to schedule an inspection (File number must be provided upon request of inspection).

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

DRAINAGE INFORMATION SHE

PROJECT TITLE: Ed Black's Used Car Facility ZONE ATLAS/DRNG. FILE #: K-17/D50

LEGAL DESCRIPTION: Tract A, Block 1, Valley View Addition, Alb., NM

CITY ADDRESS: _____

ENGINEERING FIRM: TOM MANN & Assoc. CONTACT: Peter M. Lujan

ADDRESS: 811 DALLAS NE PHONE: 265-5611

OWNER: Ed Black's Chevrolet Center, Inc CONTACT: Marlin Coffey

ADDRESS: 7233 San Mateo Blvd SE PHONE: 268-2411

ARCHITECT: Fanning - Bard - Larsen CONTACT: Chris Larsen

ADDRESS: 4600-A Montgomery Blvd NE PHONE: 883-5[illegible]00

SURVEYOR: Tom MANN & Assoc. CONTACT: Peter M. Lujan

ADDRESS: 811 DALLAS NE PHONE: 265-5611

CONTRACTOR: UNKNOWN CONTACT: _____

ADDRESS: _____ PHONE: _____

RECEIVED
JUL 29 1987
HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. K-17/D50

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

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

X GRADING/PAVING PERMIT APPROVAL

X OTHER RESUBMITTAL (SPECIFY)

DATE SUBMITTED: JULY 29, 1987

BY: Peter M. Lujan

W.E. (Ed) Black
President

Marlin D. Coffee
General Manager

July 15, 1987

RECEIVED
JUL 20 1987
HYDROLOGY SECTION

Mr. Bernie J. Montoya, C.E.
Engineering Assistant
Public Works Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Ed Black's Chevrolet Center, Inc. Used Car Facility (K-17/D50)

Dear Mr. Montoya:

Pursuant to your letter of June 17, 1987 to Jeff Mortensen of Tom Mann and Associates, I hereby advise you that Ed Black's Chevrolet and Dr. Richard Heise, owner of the adjacent property to the above referenced Used Car Facility, have met regarding the question of the possibility of sediment spreading on our property and the possibility of ponding between our property and the existing building.

Dr. Heise and I have reviewed the existing architectural plans and have agreed that to correct the issue as addressed, that Ed Black's Chevrolet will provide ashault up to his building thus eliminating any possibility of ponding.

We trust this will meet with your approval and the permit will be provided so that we may proceed with the construction work necessary.

Very truly yours,

Marlin D. Coffee
General Manager

As Agreed,

Dr. Richard Heise

WITNESSED BY:

Cheryl A Dix

333 San Mateo Boulevard Southeast Albuquerque, New Mexico 87108 (505) 268-2411

Tom Mann & Associates, Inc.
Engineers
811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

870111
June 23, 1987

RECEIVED
JUN 24 1987
HYDROLOGY SECTION

Mr. Bernie J. Montoya
Engineering Assistant
Public Works Department
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Re: Ed Black's Chevrolet Center Used Car Facility
(K-17/D50)

Dear Bernie:

We are in receipt of your letter dated June 17, 1987, regarding the subject project. We agree that there is a possibility that sediment generated by roof runoff from the existing building from the east may enter the proposed parking lot. It is our understanding that the landscaped area between the property line and the new curb on the Ed Black's property will be gravelled in order to be erosion resistant. Despite these efforts, it will be virtually impossible for the Ed Black's Chevrolet Center to control any erosion from off-site. As you may recall, there is a strip of land which is unpaved, approximately five feet in width, between the Ed Black's property line and the existing building which is beyond the control of the Ed Black's Chevrolet Center.

The new parking lot has been graded so that any off-site flows from the existing building will enter the parking lot and hence ponding between the proposed asphalt parking area and existing building will not occur. The grades have been designed to accept these flows and not block them. Because of this, this possibility is not a realistic concern.

We will notify the architect on this project of your concerns. We trust that both the Ed Black's Chevrolet Center and the adjacent neighbor will cooperate in responding to your requests. If you

should have any questions or comments concerning any of this information, please do not hesitate to call.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Jeffrey G. Mortensen, P.E.
Vice President

JGM:slm

cc: Mr. Chris Larsen

Tom Mann & Associates, Inc.
Engineers
811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

870111
June 23, 1987

Mr. Chris Larsen
Fanning Bard Larsen Architects
4600-A Montgomery N.E.
Suite 205
Albuquerque, New Mexico 87109

Re: Ed Black's Chevrolet Center Used Car Facility

Dear Chris:

Transmitted herewith is a copy of the conditional approval letter for the subject project. Before the paving permit is issued, the Ed Black's Chevrolet Center, together with their neighbor, must come to a formal understanding of the possibilities outlined in the attached letter from the City of Albuquerque, dated June 17, 1987. Of the two possibilities presented, I only feel that the first possibility is of real consequence. However, the language in the agreement between the two property owners should address both scenarios. Once obtained, a copy of this agreement should be forwarded to Mr. Bernie J. Montoya, Hydrology Section, City of Albuquerque.

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

Sincerely,

TOM MANN & ASSOCIATES, INC.

Jeffrey G. Mortensen, P.E.
Vice-President

JGM:slm
Enclosure

cc: Mr. Bernie J. Montoya

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

June 17, 1987

Jeff Mortensen, P.E.
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: REVISED GRADING PLAN FOR ED BLACK'S CHEVROLET CENTER USED CAR FACILITY (K-17/D50) ENGINEER'S STAMP DATED JUNE 5, 1987

Dear Jeff:

Based on the information provided on your resubmittal of June 9, 1987, the above referenced plan is acceptable for Grading/Paving approval.

Please be advised that the grading permit cannot be issued until the following items are addressed:

1. Possibility of sediment from the existing scuppers from the adjacent building onto the proposed asphalt area.

2. Possibility of ponding between the proposed asphalt parking area and the existing building.

Concurrence of these concerns from all parties involved will be required prior to permit release.

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

870111

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Ed Black's Used Car Facility ZONE ATLAS/DRNG. FILE #: K-17/D50

LEGAL DESCRIPTION: Tract A, Block1, Valley View Addition, Albuquerque, NM

CITY ADDRESS: _____

ENGINEERING FIRM: TOM MANN & ASSOC. CONTACT: Peter M Lujan

ADDRESS: 811 DALLAS NE PHONE: 265-5611

OWNER: Ed Black's Chevrolet Center, Inc CONTACT: Marlin Coffey

ADDRESS: 333 San Mateo Blvd SE PHONE: 268-2411

ARCHITECT: Fanning-Bard-Larsen CONTACT: Chris Larsen

ADDRESS: 4600-A Montgomery Blvd NE PHONE: (505) 883-5200

SURVEYOR: TOM MANN & Assoc CONTACT: Peter Lujan

ADDRESS: 811 DALLAS NE PHONE: 265-5611

CONTRACTOR: UNKNOWN CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

X YES

___ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED
JUN 09 1987
HYDROLOGY SECTION

DRB NO. _____

EPC NO. _____

PROJ. NO. K-17/D50

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

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

X GRADING/PAVING PERMIT APPROVAL

X OTHER Resubmittal (SPECIFY)

DATE SUBMITTED: June 6, 1987

BY: Peter M Lujan

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

May 27, 1987

Jeff Mortensen, P.E.
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR ED BLACK'S CHEVROLET CENTER USED CAR FACILITY
(K-17/D50) RECEIVED MAY 21, 1987

Dear Jeff:

Based on the information provided on your submittal of May 21, 1987, listed you will find certain concerns that will need to be addressed before prior to final approval:

1. Show final roof flow pattern from the existing building to the southwest corner of property.

2. New legal description is Tract A, Block 1, Valley View Addition, please change on the plan drawing.

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

Cordially,

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

BJM/bsj

DRAINAGE INFORMATION SHE

PROJECT TITLE: Ed Black's Used Car Facility ZONE ATLAS/DRNG. FILE #: K-17/D50

LEGAL DESCRIPTION: Tract A, Block 1, Valley View Addition

CITY ADDRESS:

ENGINEERING FIRM: Tom Mann & Assoc CONTACT: Peter M Lujan

ADDRESS: 811 Dallas NE PHONE: 265-5611

OWNER: Ed Black's Chevrolet Center, Inc. CONTACT: Marlin Coffey

ADDRESS: 333 San Mateo Blvd SE PHONE: 268-2411

ARCHITECT: Fanning-Bard-Larsen CONTACT: Chris Larsen

ADDRESS: 4600-A Montgomery Blvd NE PHONE: 505-883-5200

SURVEYOR: Tom Mann & Assoc CONTACT: Peter M Lujan

ADDRESS: 811 Dallas NE PHONE: 265-5611

CONTRACTOR: Unknown CONTACT:

ADDRESS: PHONE:

RECEIVED
MAY 21 1987
HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 87-178

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

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___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

X GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 5/21/87

BY: Peter M Lujan

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

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: K17 DATE: 5-7-87

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: Ed [illegible] Unit C Fact II

STREET ADDRESS (IF KNOWN): _____

SUBDIVISION NAME: NW corner of Co. Rds 5 & 2 [illegible]

APPROVAL REQUESTED:

_____ PRELIMINARY PLAT
_____ SITE DEVELOPMENT PLAN
X OTHER Paving Permit

_____ FINAL PLAT
_____ BUILDING PERMIT
_____ ROUGH GRADING

ATTENDANCE:	WHO	REPRESENTING
	Jeff Mortensen	
	Carlos Montoya	

FINDINGS:

(1) Drainage plan per DPM
(2) Free discharge should impose unit address
(A) with site
(B) New flood maps show no flooding downstream
(3) submit replat of 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: Carlos Montoya
TITLE: _____
DATE: 5-7-87

SIGNED: Jeff Mortensen
TITLE: _____
DATE: 05-08-87

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