HYDROLOGY K22/D17A 2 PLANS

K22/D17A

2 Plans

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

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

October 8, 1985

Mr. Nathan Riley
Tech, Inc.
3121 Carlisle NE
Albuquerque, NM 87110

REF: DRAINAGE PLAN SUBMITTAL OF TRACT A-2-2 VISTA ORIENTE (K22-D17A) CAR WASH, FOR BUILDING PERMIT, DRAWINGS RECEIVED OCTOBER 4, 1985

Dear Nathan:

The above referenced drainage plan submittal is approved for Building Permit. Prior to sign-off by this office for Certificate of Occupancy, please provide a copy of the recorded Drainage Easement from Southland Corporation.

If you have further questions, please contact me at 766-7644.

Sincerely,

Roger A. Green, PE

Roger A. Green, PE
Civil Engineer/Design Hydrology

RAG:mrk

cc: John Triandafilidis, S & J Construction 3300 Columbia NE 87107

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OCT 04 1985
HYDROLOGY SECTION

TECH, Inc.
3121 Carlisle N.E.
Albuquerque
New Mexico
87110
505/884-3311

Qoctober 3, 1985

Roger A. Green, PE
Design Hydrology Section
123 Central Ave. NW
Albuquerque, NM 87102

RE: DRAINAGE PLAN FOR TRACT A-2-2 VISTA ORIENTE (K22-D17a), CAR WASH, ENGINEERING DRAWINGS STAMPED AND DATED 8-9-85 FOR SOUTHLAND CORP.

Dear Mr. Green:

As discussed with you on 9-30-85 in regards to the above referenced plan the following items were addressed:

1. Site pond was eliminated from the drainage plan.
2. North arrow and scale were added to drainage plan.
3. A suggested drainage easement description is provided on the drainage plan.

If you have any questions or suggestions regarding final approval of this drainage plan, please contact me at 884-3311.

Sincerely,

Nathan J. Riley
Engineering Dept.

NJR/ps
cc: file

7 ELEVEN

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DH040
HYDROLOGY SECTION

September 23, 1985

Mr. John Triandafilidis
S & J Enterprises 884-6234
3300 Columbia NE
Albuquerque, NM 87107

Ref: Drainage Easement - T.C. Joint Venture
Location #21255
Tramway @ Copper
Albuquerque, New Mexico

Dear John:

Please take this letter and the attached drawings to the City and see if they will allow you to obtain a permit to start work on this project.

The easement has been approved and is in the process of being drawn up by our Legal Department. As you know that takes time. If there is anyone I can call to help you get started I will be happy to.

Let me know if I can be of further help.

Sincerely,

Dan Coe
Real Estate Manager
Lone Star Division

DC:co

7-Eleven Stores / Division 1699
8920 Business Park Drive / Suite 300 / Austin, Texas 78759 / Phone (512) 346-2260

THE SOUTHLAND CORPORATION

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

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

September 19, 1985

Ed Kiess
Tech Inc.
3121 Carlisle Blvd. NE
Albuquerque, NM 87110

RE: DRAINAGE PLAN FOR TRACT A-2-2 VISTA ORIENTE (K22-D17a), CAR WASH, ENGINEERING DRAWINGS STAMPED AND DATED 8-9-85 FOR SOUTHLAND CORP.

Dear Ed,

As discussed with you on 9-18-85 in reguards to the above referenced plan, free discharge will be allowed from Tract A-2-2, car wash site, through Tract A-2-1, 7-11 store site, onto Copper Avenue. A drainage easement 20' wide across the north and west sides of Tract A-2-1 will be required.

Please prepare and submit a revised drainage plan eliminating on site pond, showing a 20' wide drainage easement as required, and add north arrow and scale to drawing.

Drainage plan approval for the Building Permit can be granted after we receive and review the revised drawings, and evidence of a drainage easement is provided.

Approval for free discharge is granted on this site since it is an in-fill site of a developed watershed, it is located in the lower portion of watershed, Q100 discharge is only 2.15 cfs., runoff volume is only 3610 cu. ft., and future storm drain improvements are planned.

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

Sincerely,

Roger A. Green, PE

Roger A. Green, PE
CE/Design Hydrology

RAG/cl

cc: John Triandafilidis

DRAINAGE INFORMATION SHEET

PROJECT TITLE: CAR WASH ZONE ATLAS/DRNG. FILE #: K-22 / D-17A

LEGAL DESCRIPTION: TRACT A-2-2 VISTA ORIENTE

CITY ADDRESS: 13001 COPPER AVENUE, NE (13609)

ENGINEERING FIRM: TECH CONTACT: ED ILES NATHAN RILEY

ADDRESS: PO BOX 11971 3121 CARLISLE BLVD NE PHONE: 272-1115 884 3377 1-327-3311

OWNER: SOUTHLAND CORP. CONTACT:

ADDRESS: PHONE:

ARCHITECT: METRON ARCHITECTS GROUP CONTACT: MARTHA PAPADAPOLOUS

ADDRESS: 409 MONTCLAIRE NE PHONE: 265-8590

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: S + J CONSTRUCTION CONTACT: JOHN TRIANDAFILIDIS

ADDRESS: 3300 COLUMBIA DR. NE PHONE: 884-6234

PRE-DESIGN MEETING:

X YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED AUG 14 1985 HYDROLOGY SECTION

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X DRAINAGE PLAN

___ 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

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: AUGUST 14, 1985

BY: [signature]

SUGGESTED DESCRIPTION OF DRAINAGE EASEMENT

An easement for the Construction and Maintenance of a Stormwater Detention Pond, and Drain within said easement being within Tract D-2-1, VISTA ORIENTE, Albuquerque, Bernalillo County, New Mexico, as the same appears on the Plat of Tracts A-2-1 and D-2-2, Vista Oriente, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 29, 1983 in Volume C-21, Page 13 and being more particularly described as follows:

Beginning at the Northeast corner of said easement from which point the Northeast corner of Tract A-2-1 bears N. 00° 03' 00" E., 7.00 feet distant, and running from said beginning point
thence, S. 00° 03' 00" W. is a distance of 50.00 feet;
thence, N. 88° 32' 50" W., a distance of 50.00 feet;
thence, N. 00° 03' 00" E., a distance of 40.00 feet;
thence, N. 88° 32' 50" W., a distance of 23.00 feet;
thence, N. 00° 03' 00" E., a distance of 10.00 feet;
thence, S. 88° 32' 50" E., a distance of 73.00 feet to the point of beginning.

- THIS DESCRIPTION WAS FORWARDED TO SOUTHLAND CORP. ON AUGUST 7.
- IT WAS OUR SUGGESTION THAT THEIR LEGAL DEPARTMENT OR REPRESENTATIVES FORMALIZE THE EASEMENT AGREEMENT AND GRANT.

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HYDROLOGY SECTION

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

PRE-DESIGN CONFERENCE RECAP

HYDROLOGY SECTION PROJECT NO.: K-22 DATE: 5-1-85

PLANNING DIVISION NOS. EPC: _____ DRB: _____

SUBJECT: Amendments to 7-11 site

LEGAL DESCRIP.: Tract A-2 Vista Oriente

APPROVAL REQUESTED

_____ PRELIMINARY PLAT _____ FINAL PLAT

_____ SITE DEVELOPMENT PLAN X BUILDING PERMIT

_____ ROUGH GRADING

	WHO:	REPRESENTING:
ATTENDANCE:	Ed Kiem	
	Carlos A Montoya	

_____ 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 Drainage plan per DPM ② Require Building permit for two phases ③ Analyze the existing ponds & their drainage

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	SIGNED:	[illegible]
TITLE:	CE Hydrology	TITLE:	JR. ENGINEERING TECH
DATE:	5-1-85	DATE:	05-01-85

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

DRAINAGE INFORMATION SHEET

PROJECT TITLE: CAR WASH ZONE ATLAS/DRNG. FILE #: K-22-D172

LEGAL DESCRIPTION: TRACT A-2-2 VISTA ORIENTE

CITY ADDRESS: 13601 COPPER AVENUE NE

ENGINEERING FIRM: TECH, INC. CONTACT: NATHAN J. RILEY

ADDRESS: 3121 CARLISLE NE, ALBUQ, NM PHONE: 884-3311

OWNER: SOUTHLAND CORP CONTACT: DAN COB

ADDRESS: 8920 BUSINESS PARK DRIVE SUITE 300 AUSTIN, TEXAS PHONE: (512) 346-2260

ARCHITECT: METRON ARCHITECTS GROUP CONTACT: MARTHA PAPADAPOLOUS

ADDRESS: 409 MONTCLAIRE NE PHONE: 265-8590

SURVEYOR: TECH, INC. CONTACT: BOBT. SEXTON

ADDRESS: 3121 CARLISLE NE, ALBUQ., N. PHONE: 884-3311

CONTRACTOR: S & J CONSTRUCTION CONTACT: JOHN TRIANDIFILIDIS

ADDRESS: 3300 COLUMBIA DR NE PHONE: 884-6234

RECEIVED OCT 04 1985 HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X DRAINAGE PLAN

___ 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

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

X OTHER RESUBMITTAL (SPECIFY)

DATE SUBMITTED: OCTOBER 3, 1985

BY: NATHAN J. RILEY

TECH, Inc.
3121 Carlisle N.E.
Albuquerque
New Mexico
87110
505/884-3311

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OCT 04 1985
HYDROLOGY SECTION

DRAINAGE PLAN - PHASE 2

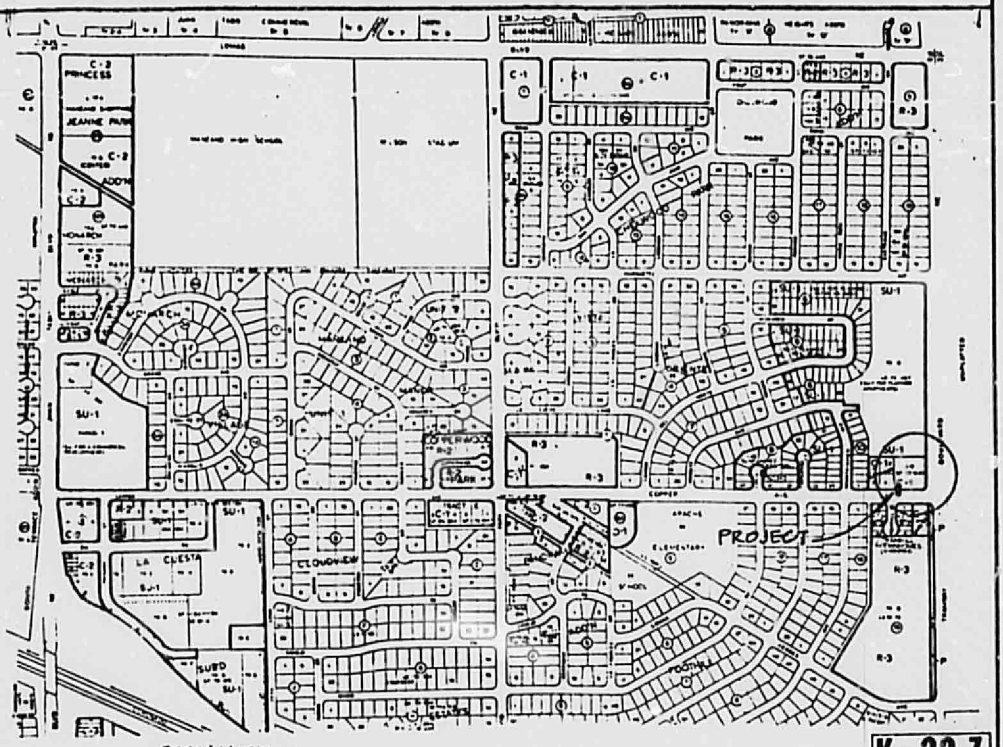
13601 Copper Avenue N. E.
Tract A-2-2
VISTA ORIENTE

Suggested Description of a 20' Drainage Easement

A private drainage easement over and across the westerly 20 feet and the northerly 20 feet of Tract A-2-1 in VISTA ORIENTE, Albuquerque, New Mexico, as said tract is shown and designated on the Summary Plat of Tracts A-2-1 & A-2-2, VISTA ORIENTE, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 29, 1983, in Volume C-21, Folio 13.

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



K-22-Z

BENCH MARK
10-K23 @ INTERSECTION OF JEWEL PL. AND GRANDE AVENUE, NE.
SQUARE Ø CHISELED IN HEAD OF CURB AT BNB RETURN ELEV. 5820.220

VICINITY MAP
SCALE: 1" = 800FT

LEGAL DESCRIPTION

TRACT A-2-1
VISTA ORIENTE SUBDIVISION

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HYDROLOGY SECTION

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 proveded hereon, shall be constructed in accordance with " Contract Documents for Public Works Contract No. 85-2 ".

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.

E-94

APPROVALS	NAME	DATE
A.C.E./DESIGN		08/21/85
INSPECTOR		
A.C.E./FIELD		

TITLE: DRAIN PIPE THROUGH CURB - DETAILS
13601 COPPER AVENUE, NE

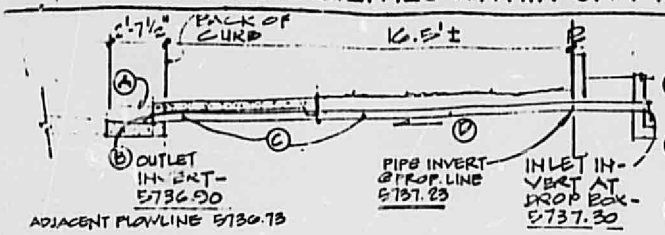
PERMIT NO.

SHEET 1 OF 2

MAP NO. K-22 Z

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



SECTION A-A

1" = 5'-0"

CONSTRUCTION NOTES

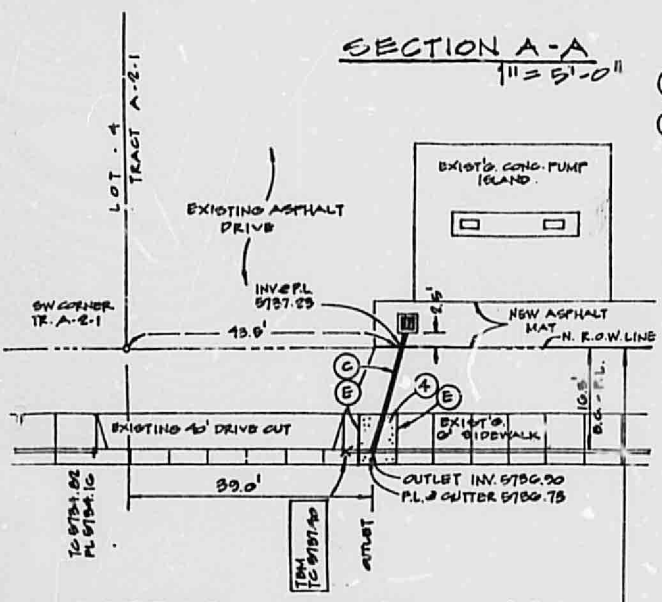
(A) - 2 #3 BARS, 2'-4" LONG, PLACED AS SHOWN.

(B) - DRAIN PIPE, DO NOT PROJECT BEYOND CURB FACE

(C) - DRAIN, D.I. OR SCH. 40 PVC PIPE, 4" NOM. SIZE MAX. TO PROPERTY AS PER CITY OF ALBUQ. DWG K-15.

(D) - SLOPE .02 FT/FT IN R.O.W.

(E) - COLD JOINT



PLAN VIEW

SCALE 1" = 20'

LEGAL DESCRIPTION

TRACT A-2-1
VISTA ORIENTE SUBDIVISION

GENERAL NOTES

1. - WHEN PLACING, DRAIN THRU EXISTING CURB, REMOVE AND REPLACE ENTIRE STONE OF CURB & GUTTER AND WALK.

2. - THE CITY DOES NOT ACCEPT RESPONSIBILITY FOR MAINTENANCE FOR ANY DRAIN LINES INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS.

3. - CATCH BASIN DROP BOX TO BE BUILT BY OTHERS AND IS NOT PART OF THIS CONTRACT FOR DRAIN PIPE.

4. - REMOVE ONE (1) STONE OF CURB & GUTTER & EXISTING SIDEWALK; INSTALL PIPE DRAIN PER CITY OF ALBUQ. STD. DWG K-15.

BENCH MARK 10-K23 LOCATED AT THE INTERSECTION OF JEWELL PLACE & GRANDE AVE N.E., IN THE NORTHEAST QUADRANT OF THE INTERSECTION.

A SQUARE ☒ CHISELED ON TOP OF THE CONCRETE CURB, 5820.228 AT ENE CURB RETURN 1774.0 N

TBM TOP OF CURB ADJ. TO PROPOSED PIPE OUTLET PIPE, APPROX 2 FT. WEST OF PIPE LOCATION.

E-94

APPROVALS	NAME	DATE	TITLE: DRAIN PIPE THROUGH CURB - DETAILS 13601 COPPER AVENUE, NE
A.C.E./DESIGN		08/21/81	
INSPECTOR			PERMIT NO.
A.C.E./FIELD			SHEET 2 OF 2 — MAP NO. K-22 Z