

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 13, 1987

Leonard P. Utter
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: REVISED GRADING & DRAINAGE PLAN OF RETAIL CENTER RECEIVED APRIL
24, 1987 FOR BUILDING PERMIT APPROVAL (K-23/D20)

Dear Leonard:

The above referenced submittal dated April 24, 1987, is approved for
Hydrology sign-off of building permit.

If the building prmit has already been issued, it is your responsibility
to see that the contractor has this approved copy.

If you have any questions, call me at 768-2650.

Cordially,

Roger A. Green, PE

Roger A. Green, P.E.
C.E./Hydrology Section

RAG/bsj

PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

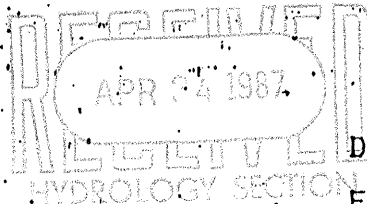
Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

RESUBMITTAL

PROJECT TITLE: RETAIL CENTER ZONE ATLAS/DRNG. FILE #: K-23/D20
 LEGAL DESCRIPTION: TRACTS A-1 & A-2, BLOCK L, CENAROCA SUBDIVISION
 CITY ADDRESS: NOT KNOWN
 ENGINEERING FIRM: TOM MANN ASSOC. CONTACT: LEONARD P. UTTER
 ADDRESS: 811 DALLAS N.E. PHONE: 265-5611
 OWNER: _____ CONTACT: ARCHITECT
 ADDRESS: _____ PHONE: _____
 ARCHITECT: WILLIAM BARBER & ASSOC. CONTACT: BILL BARBER
 ADDRESS: 2610 MONROE N.E. PHONE: 888-4484
 SURVEYOR: FRANKLYN E. WILSON CONTACT: ARCHITECT
 ADDRESS: _____ PHONE: _____
 CONTRACTOR: NOT KNOWN CONTACT: _____
 ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☒ YES☐ NO☒ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. K23/D20

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT☒ 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☒ BUILDING PERMIT APPROVAL☐ FOUNDATION PERMIT APPROVAL☐ CERTIFICATE OF OCCUPANCY APPROVAL☐ ROUGH GRADING PERMIT APPROVAL☐ GRADING/PAVING PERMIT APPROVAL☐ OTHER _____ (SPECIFY)

DATE SUBMITTED:

11-19-86BY: Leonard P. Utter

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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103



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

November 25, 1986

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

RE: DRAINAGE PLAN FOR RETAIL CENTER
(K-23/D20) RECEIVED OCTOBER 29, 1986

Dear Tom:

I have reviewed the above referenced submittal for Building Permit approval.

For the record, I would like to stress that information is lacking regarding the interfacing with the development to the south. The DPM specifically states that contours and or spot elevations shall extend a minimum of 25 feet beyond the property line. This plan does not comply with this requirement. However, in our discussion this date, you stated that the design matches the property to the south. I have no reason to doubt the integrity of your word. Therefore, I hereby grant approval for the subject request.

Please attach a copy of this approved plan, dated November 11, 1986, to each set of the construction plans prior to Hydrology sign-off for the Building Permit.

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

Cordially,

Billy J. Looksey
Billy J. Looksey, P.E.
C.E./Hydrology Section

cc: Rick Duran

BJG/bsj

PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

HYDROLOGY SECTION

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

November 3, 1986

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

RE: DRAINAGE PLAN FOR RETAIL CENTER
(K-23/D20) RECEIVED OCTOBER 29, 1986

Dear Tom:

A preliminary review of your submittal for Building Permit approval has shown that the following is lacking for this section to begin the review process:

INFORMATION NEEDED:

1. Approved filed copy of replat.
2. Provisions must be made for cross lot line drainage if replat does not allow for a blanket drainage easement.

PLAN DRAWING:

1. In future submittal, please identify your T.B.M. by either a curb notch or painted.

Please provide this information so that we may process your request as expediently as possible.

Cordially,

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

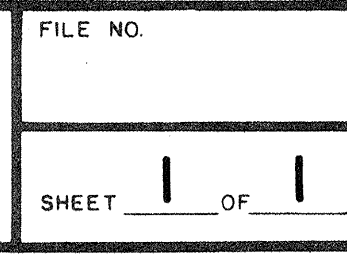
PUBLIC WORKS DEPARTMENT

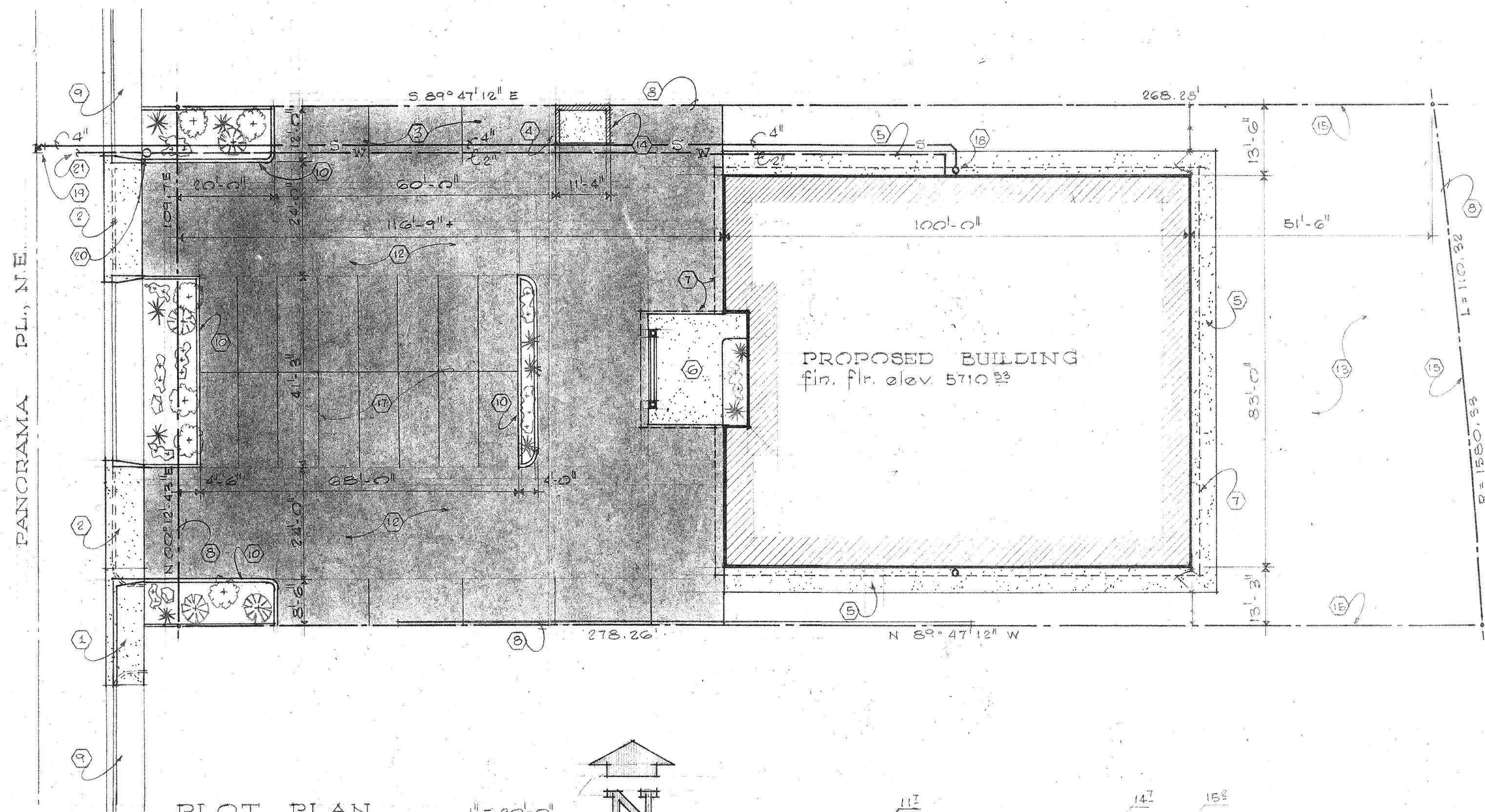
Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER





PLOT PLAN

APPROVED FOR DRAINAGE

DATE _____

SIGNATURE _____

CONTINGENCIES _____

RECEIVED

APR 28 1981

RECEIVED

INDEX TO DRAWINGS

- 1 PLOT & DRAINAGE PLANS
- 2 FOUNDATION PLAN
- 3 ROOF FRAMING PLAN
- 4 STRUCTURAL DETAILS
- 5 FLOOR PLAN
- 6 ELEVATIONS
- 7 WALL SECTIONS
- 8 CABINET DETAILS
- 9 MECHANICAL PLAN
- 10 PLUMBING PLAN
- 11 RISER DIAGRAM
- 12 ELECTRICAL PLAN
- 13 PANEL SCHEDULES, ETC.

LANDSCAPING LEGEND:

SYMBOL	PLANT TYPE	NUMBER REQ'D.
	PONDEROSA PINE (5")	4
	WHITE FIR (6")	6
	DESERT WILLOW (3")	1
	BOULDER	2
	YUCCA PENDULA (5 gal.)	10
	PFITZER JUNIPER (5 gal.)	20

NOTE: Ground cover to be cobbles (6" - 8") and gravel (3/4" - 1-1/2")

DRAINAGE CALCULATIONS:

DISCHARGE THRU DRIVE A

Total area = 13,415 sq. ft.

Pavement 9,755 SF C = 1.0 100 yr = 2.6 I = 5.4 in/hr

Open 3,660 SF C = 0.40 100 yr = 2.6 I = 5.4 in/hr

VOLUME = (9755 * 1.0 * 2.6/12) + (3660 * 0.40 * 2.6/12) = 2431 CF

Q = (9755 * 1.0/43560 * 5.4) + (3660 * 0.40/12 * 5.4) = 1.39 CFS

DISCHARGE THRU DRIVE B

Total area = 16,522 sq. ft.

Pavement 11,654 SF C = 1.0 100 yr = 2.6 I = 5.4 in/hr

Open 4,868 SF C = 0.40 100 yr = 2.6 I = 5.4 in/hr

VOLUME = (11654 * 1.0 * 2.6/12) + (4868 * 0.40 * 2.6/12) = 2947 CF

Q = (11654 * 1.0/43560 * 5.4) + (4868 * 0.40/12 * 5.4) = 1.69 CFS

APPROVED FOR DRAINAGE

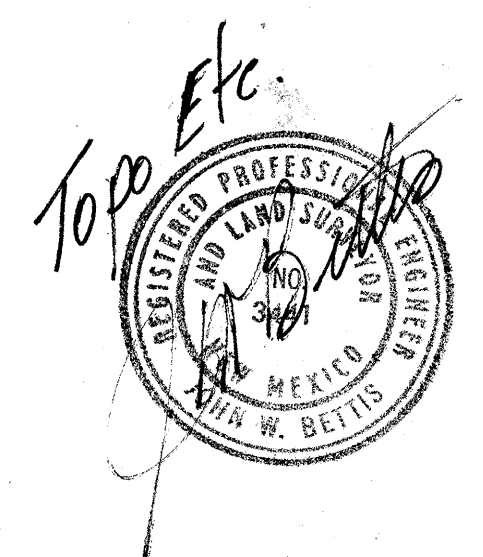
DATE 7-13-81

SIGNATURE [Signature]

CONTINGENCIES _____

GENERAL NOTES

- 1 Remove existing drive pad, etc. and replace with new concrete curb, gutter & sidewalk to match existing.
- 2 Remove existing concrete walk, curb, gutter, etc. and replace with new concrete drive pad.
- 3 These 3 spaces marked "HANDICAPPED ONLY".
- 4 Trash bin enclosure to conform to City of Albuquerque standards. 8" brick wall - 5'-4" high with rowlock cap on 3 sides.
- 5 5'-0" concrete walk, 4" thick.
- 6 Concrete slab in CARPORT area - see FOUNDATION PLAN.
- 7 Roof line.
- 8 Property line.
- 9 Existing concrete sidewalk, curb & gutter, etc. to remain.
- 10 6" x 12" concrete curb around planting areas - top at 4" above pavement grade - typical.
- 11 BENCH MARK - 8-K-22: a square chiseled on top of concrete curb return - elevation 5699.652.
- 12 Bituminous paved parking area, 1-1/2" thick.
- 13 Playground area.
- 14 Bicycle rack - 2 bicycles.
- 15 Chain link fence on property line.
- 16 4'-0" chain link gate.
- 17 Painted parking lot striping.
- 18 Cleanout to grade.
- 19 Connect to existing Sanitary sewer in street.
- 20 Water meter.
- 21 Extend to water main - verify location with City of Albuquerque.
- 22 Old drainage channel (man-made) has been supplanted by new construction east of Tramway Blvd. R.O.W. - existing infills prevent flows from being carried in it.
- 23 Parcel to north - same owner as this site.
- 24 New grading will allow sheet flows to enter site as has been the case in the past.
- 25 New grading on Tramway will prevent overland flows from entering site from the EAST.
- 26 New retaining wall - see detail & elevation this sheet.



BUILDING NOTES:

ZONE	C-1
OCCUPANCY GROUP	E-3
CONSTRUCTION TYPE	V-n
SEISMIC ZONE	2-UBC

AREAS:

Lot	(29,936.51 sf)	0.69 acres
Building		8,200 s.f.
Paving		13,209 s.f.
Landscaping		1,069 s.f.
Parking stalls		23

LEGAL DESCRIPTION:

Tract 'B' shown on the replat of CENAROCA SUBDIVISION, filed December 12, 1980. Zoning Atlas map K-23-Z



NATIONAL CHILD CARE CENTERS

PLOT & DRAINAGE PLANS

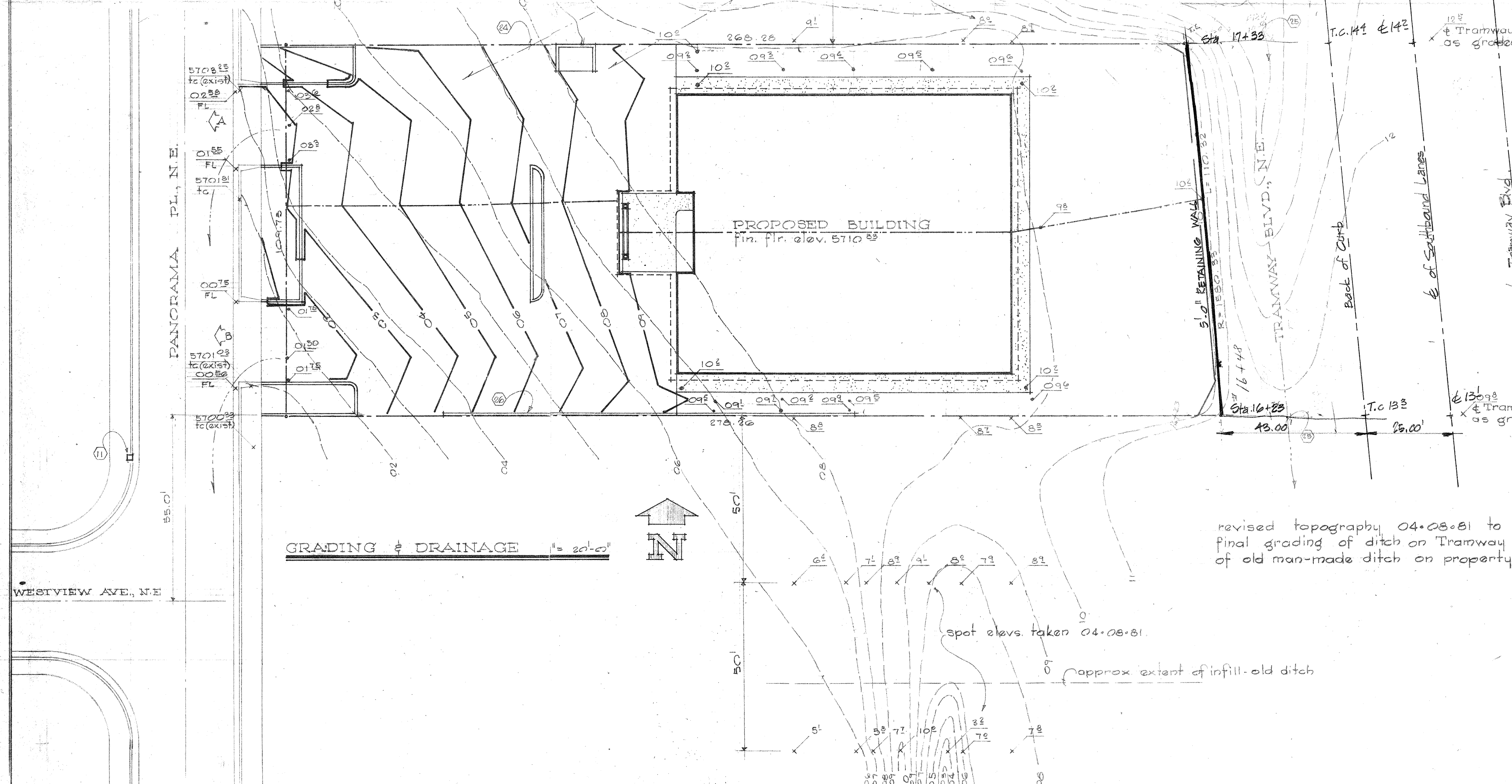
JOB NO. 8102

DATE 02-12-81

REVISED

DRAWN [Signature]

SHEET 1 OF 13



GRADING & DRAINAGE

revised topography 04-08-81 to reflect final grading of ditch on Tramway & infill of old man-made ditch on property.

spot elevs. taken 04-08-81

approx extent of infill - old ditch