PLANS/PLATS ON FILE

FILE DESC: L-17/D013

PLANS/PLATS 1

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR	CHIEF ADMINISTRATIVE OFFICER	DEPUTY CAO PUBLIC SERVICES	DEPUTY CAO PLANNING/DEVELOPMENT
KEN SCHULTZ	GENE ROMO	FRANK MARTINEZ	BILL MUELLER

June 13, 1988

Ron Bohannan, P.E.
Tierra West Development
4127 Carlisle Boulevard, NE
Albuquerque, New Mexico 87107

RE: RESUBMITTAL OF GRADING & DRAINAGE PLAN FOR PARKLAND HILLS CAR WASH RECEIVED MAY 10, 1988 FOR BUILDING PERMIT APPROVAL (L-17/D13)

Dear Mr. Bohannan:

I have reviewed the above referenced submittal dated May 9, 1988 and have the following items to be addressed prior to approval of Building Permit:

1. All City of Albuquerque standard Drawing numbers referenced must be changed to the current numbers adopted in 1986.

2. The waterline and sanitary sewer connections should be identified as requiring City Work Order process for construction.

3. The 4" PVC drainline into the San Mateo right-of-way must be identified as needing a Special Order #19 permit. The "Notice to Contractor" notes provided on the plans are outdated. Provide the current six notes as shown in the D.P.M. Note 2 should reference the 1986 standard specifications.

4. It is not clear whether off-site flows enter the site from the alley to the south. Provide existing spot elevations or contours of the alley, since as shown it appears the alley drains onto the site, but no provisions are made for controlling these off-site flows.

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

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

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: L-17 DATE: 6/19/87 ED 1.30

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: CAR WASH

STREET ADDRESS (IF KNOWN): Gibson ½ blk N/ @ San Mateo

SUBDIVISION NAME: Ridgecrest Addition; Lots 10 & 9 Block 32

APPROVAL REQUESTED:

____ PRELIMINARY PLAT	____ FINAL PLAT
____ SITE DEVELOPMENT PLAN	_X_ BUILDING PERMIT
____ OTHER	____ ROUGH GRADING

	WHO	REPRESENTING
ATTENDANCE:	Dennis Cunningham	Tierra Dev.
	Roger Green	Hydrology Section

FINDINGS:

(1) An approved Grading & Drainage Plan is required prior to Hydrology signoff of Building Permit.

(2) No storm drains available.

(3) There is an existing 100 yr flood hazard zone in San Mateo 2 blocks north of Ridgecrest site. Therefore maximum discharge rate will be @ 0.5 cfs per acre or else according to downstream capacity. Free discharge based upon project site being an infill site and small portion of total watershed will be considered, based upon the Grading and Drainage Plan submitted.

(4) existing offside flows must be accepted unless diverted to an outlet within City R.O.W or Public Drainage Easement.

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: Roger A Green	SIGNED: Dennis Cunningham
TITLE: Civil Engineer	TITLE:
DATE: 6-19-87	DATE: 6-19-87

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

DRAINAGE INFORMATION SH

PROJECT TITLE: Parkland Hills Car Wash ZONE ATLAS/DRNG. FILE #: L-17/D13

LEGAL DESCRIPTION: Lots 9&10 of the Ridgecrest Addition

CITY ADDRESS: Vacant land

ENGINEERING FIRM: Tierra West Development CONTACT: Ron Bohannan

ADDRESS: 4127 Carlisle NE Albuq. PHONE: 883-7592

OWNER: Jim K Trump Jr. CONTACT: Jim Trump

ADDRESS: _____ PHONE: 247-8300

ARCHITECT: Superior Car Wash Systems CONTACT: Mike Hudson

ADDRESS: Phoenix, Az. PHONE: 1-800-528-4063

SURVEYOR: Lyon Engineering & Surveying CONTACT: Dennis Lyon

ADDRESS: 23 Chughole Ln., Los Lunas PHONE: 869-3548

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

✓ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

RECEIVED JUN 24 1988 HYDROLOGY SECTION

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)

Verbal Comments 6/29/88 will resubmit.

DATE SUBMITTED: Oct 14, 1987

BY: Dennis Cunningham

DRAINAGE INFORMATION S[illegible]

PROJECT TITLE: Parkland Hills Car Wash ZONE ATLAS/DRNG. FILE #: L-17/D13

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ADDRESS: 22 Chaparral Ln., Los Lunas PHONE: 869-3548

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

RECEIVED
JUN 30 1988
HYDROLOGY SECTION

PRE-DESIGN MEETING:

✓ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

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___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: Oct 14, 1987

BY: Dennis Cunningham

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
KEN SCHULTZ

CHIEF ADMINISTRATIVE OFFICER
GENE ROMO

DEPUTY CAO DEVELOPMENT & ENTERPRISE SERVICES
LARRY LARRANAGA

DEPUTY CAO PUBLIC SERVICES
DAN WEAKS

July 11, 1988

Ron Bohannan, P.E.
Tierra West Development
4127 Carlisle Boulevard, NE
Albuquerque, New Mexico 87107

RE: REVISED GRADING & DRAINAGE REPORT FOR PARKLAND HILLS
CAR WASH RECEIVED JUNE 30, 1988 FOR BUILDING PERMIT APPROVAL
(L-17/D13)

Dear Mr. Bohannan:

The above referenced submittal, revised June 30, 1988, is approved for Building Permit. Include these approved plans with the construction sets routed for sign-off.

Also approved is the design to construct private drainage improvements within public right-of-way (S.O. #19). The contractor must have an Excavation Permit to construct the drainline through the curb. Check with Code Administration and Street Maintenance for special permit requirements for utility hook ups within the public right-of-way.

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

Cordially,

Roger A. Green, P.E.

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

xc: Becky Sandoval, Permits

RAG/bsj

AN EQUAL OPPORTUNITY EMPLOYER

FILE COPY

MEMORANDUM:

July 19, 1988

ENGINEERING GROUP

TO: Tom Aragon, Transportation System Division

FROM: Fred J. Aguirre, Hydrologist; Engineering Group/PWD Roger L. Green for FJA

SUBJECT: PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHTS-OF-WAY/EASEMENT
PARKLAND HILLS CARWASH (L-17/D13)

Transmitted herewith, is a copy of the approved drainage plan for the referenced project incorporating the S.O. #19 design.

In accordance with the new process, this plan is being submitted to you for permitting and inspection. Please provide this section with a signed-off copy per the signature block upon construction and acceptance by your office.

As you are aware, the signed-off S.O. #19 is required by this office for Certificate of Occupancy release; hence your expeditious processing of this plan would be greatly appreciated and would avoid any unnecessary delay in the release of the Certificate of Occupancy.

Thank you for your cooperation, and if you should have any questions and/or comments regarding the process, please feel free to call me at 768-2650.

FJA/bsj

Attachment

4" ϕ PVC

USE MANNING'S $n = 0.011$

$\frac{\pi D^2}{4\pi D} = \frac{D}{4}$

$v \geq 2$ FPS

$Q = 1.19$ CFS

$\frac{\pi}{4} D^2 \left(\frac{D}{4}\right)^{2/3}$

S @ OUT FALL $= 1\%$

$\frac{1.49}{n} A R^{2/3} S^{1/2}$

$$Q_{CAP} = 135.08 \left(\frac{\pi}{4}\right)\left(\frac{1}{9}\right)\left(\frac{1}{12}\right)^{2/3}(0.01)^{1/2}$$

$$= 0.225 \text{ CFS } (NG) \longrightarrow Q_{100} = 1.19 \text{ CFS}$$

$$v = 135.08 \left(\frac{1}{12}\right)^{2/3}(0.1)$$

$$= 2.58 \text{ FPS}$$

$$Q_{CAP} = 2.249\ S^{1/2}$$

S	Q
1.28%	0.254
1.97%	0.316

Tierra West Development
Management Services

May 10, 1988

RECEIVED
MAY 10 1988
HYDROLOGY SECTION

Mr. G. Stuart Reeder, P. E.
Utility Development Division
Hydrology Section
P. O. Box 1293
Albuquerque, New Mexico 87103

RE: Grading and Drainage Report for Parkland Hills Car Wash
(L-17/D-13)

Dear Mr. Reeder:

Many subtle changes have occurred to this grading plan since your October 27, 1987 review and comment (attached). The original intent of this project is still intact and your comments are addressed herein.

A ponding area with spillway is identified in the North entrance drive. This will allow for reduced outflow of runoff. The proposed grades of the San Mateo street widening project do not allow discharge of the South drive and paved areas to a point any farther South than proposed by this plan.

The engineer's stamp has been darkened for this submittal.

If you have any questions concerning this plan, please feel free to call me at 883-7592.

Sincerely,

Ronald R. Bohannan, P. E.

DLC/db
Job No. 870039

4127 Carlisle Boulevard NE • Albuquerque, NM 87107 • (505) 883-7592

DRAINAGE INFORMATION SHEET

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LEGAL DESCRIPTION: Lots 9&10 of the Ridgecrest Addition

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OWNER: Jim K. Trump Jr. CONTACT: Jim Trump

ADDRESS: _____ PHONE: 247-8300

ARCHITECT: Superior Car Wash Systems CONTACT: Mike Hudson

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SURVEYOR: Lynn Engineering & Surveying CONTACT: Dennis Lynn

ADDRESS: 22 Chughole Ln., Los Lunas PHONE: 869-3548

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

RECEIVED
MAY 10 1988
HYDROLOGY SECTION

PRE-DESIGN MEETING:

- ✓ YES
- ___ NO
- ___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

- ✓ DRAINAGE REPORT
- ___ DRAINAGE PLAN
- ___ CONCEPTUAL GRADING & DRAINAGE PLAN
- ___ GRADING PLAN
- ___ EROSION CONTROL PLAN
- ___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

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- ___ GRADING/PAVING PERMIT APPROVAL
- ___ OTHER _____ (SPECIFY)

DATE SUBMITTED: Oct 14, 1987

BY: Dennis Cunningham

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

October 27, 1987

Ron Bohannan, P.E.
Tierra West Development
4127 Carlisle Boulevard, NE
Albuquerque, New Mexico 87107

RE: GRADING & DRAINAGE REPORT FOR PARKLAND HILLS CAR WASH
SUBMITTED OCTOBER 14, 1987 FOR BUILDING PERMIT APPROVAL
(L-17/D13)

Dear Mr. Bohannan:

I have reviewed your submittal, referred to above, and offer the following comments on it:

1. You have calculated a 100 year runoff rate of 1.18 cfs for this area, but you propose draining it through a four inch PVC line with a capacity at the outfall of 0.22 cfs (using Manning's 'n' of 0.011). You will need to increase the pipe size, which will mean using a sidewalk culvert, or designate areas around the grates as ponding areas for a reduced outflow.

2. Your stamp is illegible on both of the prints you have submitted. Would you mind restamping, please.

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

Cordially,

Stuart Reeder

G. Stuart Reeder, P.E.
C.E./Hydrology Section

GSR/bsj

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RECEIVED
OCT 14 1987
HYDROLOGY SECTION

DATE SUBMITTED: Oct 14 1987

BY: Dennis Cunningham

PLAN/PLATS

ON

FILE