HYDROLOGY L18/D32 TWO PLANS

L18-D32

2 PLANS

DRAINAGE INFORMATION SHEET 50681

PROJECT TITLE: 523 LOUISIANA BLVD S.E. ZONE ATLAS/DRNG. FILE #: L-18/D32

LEGAL DESCRIPTION: LOTS 22-26, BLOCK 16, MESA PARK ADDITION

CITY ADDRESS: 523 LOUISIANA BLVD S.E.

ENGINEERING FIRM: TOM MANN + ASSOC. CONTACT: LEONARD P. UTTER

ADDRESS: 8TH DALLAS N.E. PHONE: 265-5611

OWNER: SEE CONTRACTOR CONTACT: _____

ADDRESS: _____ PHONE: _____

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: LUTHER CONSTRUCTION CONTACT: MIKE PRIEST

ADDRESS: 9,2 3 NW PHONE: 243-7783

PRE-DESIGN MEETING:

___ YES

✓ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED
JUL 03 1985
HYDROLOGY SECTION

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:

___ 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: July 3, 1985

BY: Leonard P. Utter

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Tom Mann Associates, Inc. Engineers

RECEIVED
JUL 17 1985
HYDROLOGY SECTION

50681
July 16, 1985

Mr. Billy Goolsby
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87102

Re: Grading and Drainage Plan for 523 Louisiana S.E. (L18/D32)

Dear Billy:

Transmitted herewith is the revised plan for the subject project. As per our telephone conversation on July 12, 1985, this plan involves a modification to an existing site. Because of this, I feel that a replat and alley grades are not appropriate. As shown by this plan which now shows the existing lot lines, the existing building currently straddles a lot line thereby "locking in" the use of this site. Regarding the alley grades, the proposed improvements will not alter the existing conditions along the east side of this alley.

This revised plan now addresses offsite flows, and shows roof drains. We had previously located the TBM at the projection of a property corner on the top of existing curb. This apparently was not acceptable, therefore we have used the top of rebar elevation as set by the surveyor in the field.

Hopefully this addresses all concerns. If you should have any questions or comments concerning this information or any other aspect of this plan, please do not hesitate to call.

Sincerely,

TOM MANN & ASSOCIATES, INC.

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

Encl:
Revised Plan

SKS:sjh

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

July 23, 1985

Mr. Jeff Mortensen
Tom Mann & Assoc, Inc.
811 Dallas NE
Albuquerque, NM 87110

RE: DRAINAGE PLAN FOR 523 LOUISIANA BLVD. SE (L18/D32) RECEIVED JULY 17, 1985

Dear Mr. Mortensen:

I have reviewed the referenced plan and forward the following comments:

1. City approved alley grades are required for this site. Requests to relax this requirement should be accompanied by existing grades in the alley The existing grades should show elevations at property line and in the alley. With this information we can determine if there are any problems which may be created by your proposed development.

2. Require runoff capacity of alley and any potential erosion problems in the alley.

3. Zoning Dept. has indicated that lot lines will have to be removed by re-platting.

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

Sincerely,

Carlos A. Montoya
City/County Flood Plain Admin.

CAM/cl

L18/D32

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Tom Mann Associates, Inc. Engineers

50681
July 25. 1985

RECEIVED
JUL 26 1985
HYDROLOGY SECTION

Mr. Billy Goolsby
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: 523 Louisiana S.E. Grading and Drainage Plan

Dear Billy:

I am in receipt of the comments from your office dated July 23, 1985 concerning the subject project. In response to these comments, I offer the following:

1. We will put a survey crew in the field to determine the existing grades of the subject alley. Once the survey data has been completed and compiled, we will submit it to your office for review. At that time, we will request that due to the nature of the existing improvements adjacent to the alley, and the fact that the alley drains constantly to the north to where it intersects Bell Avenue S.E., City approved alley grades be waived for the site. This request will be made in view of the fact that the proposed development is merely a modification to an existing site, and the proposed improvements under the subject plan will not be immediately adjacent to the alley.

2. At the time we submit the existing grades of the alley to your office for review, we will also include calculations demonstrating the hydraulic capacity of the alley. At present, there are no erosion problems associated with the alley, however, we will, at that time, provide supporting calculations demonstrating the anticipated runoff velocities.

3. When so instructed by the owner, we will prepare the replat required by the Zoning Department which will eliminate the common lot lines for the project. It is my understanding that this must be completed prior to the issuance of a Certificate of Occupancy.

With this information in mind, it is my understanding that a building permit can be released for this project, and that the items above must be satisfied prior to the request by the owner and/or contractor for a C.O. Your signature below will indicate your concurrence with this information. If you should have any questions or comments concerning this information, please do not hesitate to call.

Sincerely,

AGREED TO BY:

TOM MANN & ASSOCIATES, INC.

Billy J. Goolsby
City of Albuquerque

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

JGM:ra

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

September 12, 1985

Mr. Jeff Mortensen
Tom Mann & Associates, Inc.
811 Dallas NE
Albuquerque, NM 87110

REF: DRAINAGE PLAN FOR 523 LOUISIANA BOULEVARD SE (L18-D32) RECEIVED JULY 17, 1985

Dear Mr. Mortensen:

For the record the drainage plan dated July 1, 1985 is approved for Building Permit sign-off by Hydrology. Prior to C.O. release the following items must be satisfied.

1. City approved alley grades are required and must be incorporated on the approved drainage plan. The plan should include the design grades needed in the alley to accomodate the 100 year runoff identified in your plan. The alley must be graded in accordance with the approved design grades. (Note: A permit will be required to work in the City's Right-of-Way.)

If you should have any questions, please feel free to call me at 766-7644.

Sincerely,

Fred J. Aguirre
Design Hydrologist

FJA:mrk

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Tom Mann Associates, Inc. Engineers

RECEIVED
SEP 30 1985
D10382
HYDROLOGY SECTION

RECEIVED
SEP 26 1985
CITY ENGINEER

50681
September 24, 1985

Mr. Greg Olson
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: 523 Louisiana S.E. Alley Grades (City Project #2617)

Dear Greg:

Requested herewith are City approved alley grades for the subject project. At this time, the developer does not wish to dispense with additional funds to provide the design of this alley for the entire block in view of the fact that he does not need the alley for access. He does, however, depend upon this alley for the discharge of runoff from his site and, therefore, has prepared preliminary alley grades which accompany this submittal. Also included is a copy of the approval letter from Mr. Fred J. Aguirre and a predesign conference re-cap with Mr. Billy J. Goolsby, both of the Hydrology Section. Please feel free to use any of this information as necessary to prepare the alley grades for the entire block.

If you should have any questions or comments concerning this information, or if I can be of further service to you, please do not hesitate to call.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Jeffrey G. Mortensen, P.E.
Vice President

JGM:ra
xc: Ray Luther
Fred Aguirre (L-18/D32)

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Tom Mann Associates, Inc. Engineers

February 17, 1986

RECEIVED
FEB 18 1986
DH 670
HYDROLOGY SECTION

Mr. Mike Priest
Luther Construction Co.
P.O. Box 25523
Albuquerque, N.M. 87125

Re: 523 Louisiana, S.E.
(L18/D32)

Dear Mike:

Transmitted herewith is a copy of the City approved alley grades for the subject project. As you may recall, this was required by the Hydrology Section in conjunction with the proposed building addition.

In an attempt to minimize the expense of offsite design fees, we, in accordance with your recommendation, requested that the City prepare these grades.

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

Sincerely,

TOM MANN & ASSOCIATES, INC.

Thomas T. Mann, Jr.
President

TTM:sg

Enclosures

xc: Fred J. Aguirre w/encls.

x-tra

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

March 11, 1986

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

RE: CERTIFICATE OF OCCUPANCY FOR 523 LOUISIANA BOULEVARD
(L-18/D32)

Dear Mr. Mortensen:

We have received the City approved alley grades adjoining the referenced site. Therefore, Hydrology will release the Certificate of Occupancy.

If you have any questions regarding this project, call me at 766-7644.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj