HYDROLOGY B19/D1 3 PLANS

B19/D1

3 Plans

*

REAL PROPERTY ENCROACHMENT AGREEMENT

This AGREEMENT made this 17th day of December, 1984, by and between the County of Bernalillo, hereinafter referred to as "County" and Berger and Vogl Enterprises, hereinafter referred to as "User".

RECITAL

The User is the owner of certain real property located on San Diego Avenue between Louisiana Boulevard and Barstow Street in Bernalillo County, New Mexico, and more particularly described as follows:

Lots 1-5 and 28-32, Block 3 and Lots 1-5 and 28-32, Block 4, North Albuquerque Acres, Tract 1, Unit 3.

The County is the owner of certain public right-of-way abutting the above described property of the User. The User wishes to encroach upon the County's property by constructing improvements theron as follows:

A sketch of the proposed improvements is attached hereto and made a part of this Agreement.

NOW THEREFORE, in consideration of the mutual covenants contained herein, it is agreed by and between the County and user that the User may construct and maintain, at its own expense, the improvements described herein.

RESPONSIBILITY

The User shall present a plan for barricading and closure of the portion of San Diego Avenue described herein, subject to the approval by the Bernalillo County Road Superintendent.

The User shall be responsible for the construction and maintenance of said improvements and barricades and they shall not constitute a hazard to the health or safety of the general public.

IDEMNIFICATION AND HOLD HARMLESS

The User shall agree to defend, indemnify, and hold harmless, the County, its officials, agents and employees from and against any and all claims, actions, suits, cost of defending the same, or proceedings of any kind brought against said parties for or on account of any matter arising from the encroachment by the User or the User's failure to properly construct, maintain, modify, or remove improvements, barricades or any type of encroachment under this Agreement. Further, User agrees to carry a liability insurance policy covering the County as an insured in the amount required by the Torte Claims Act of the State of New Mexico.

REMOVAL

Consistent with County Commission action of October 18, 1983 (CO-83-14, CO-83-16, CRM-83-8), the proposed improvements may remain in place for five years from the date of execution of this agreement. After this period, the User may ask the County to have its encroachment rights reviewed. If the User does not request a review of its encroachment rights immediately after the initial five year period, or if the County refuses to extend the encroachment rights, the User shall remove, modify, maintain, or cause same to be done and cause the premises to be returned to its original condition within six months after receipt of written Notice from the County that User no longer has encroachment rights. Notice shall be considered to have been received with six days after the notice is mailed if there is no actual evidence of receipt. In the event the User shall fail to comply with the Notice, the County may undertake the project, at the expense of the User, and enter upon the property of the User as may be necessary to do so. The County shall assess the charge for same and any other expenses and damages arising therefrom to the User and file a lien therefor on the real property of the User.

LIABILITY

The County shall not be liable for any damages to the User's property or the improvement that may result from the maintenance, removal or any modification of the improvement. It is to be understood that the County is not building any of the improvements and is not responsible for the maintenance or operation for said improvements and

is not responsible for the maintenance or operation for said improvements and that Berger and Vogl Enterprises is an independent entity.

NOTICE

The written notice provided for herein shall be accomplished by mailing same to:

Berger and Vogl Enterprises
P.O.Box 7523
Albuquerque, New Mexico 87103

The User may change said address by giving written notice, certified mail, return receipt requested, to the County.

COVENANT RUNNING WITH THE PROPERTY

The obligation of the User set forth herein shall be binding upon the User, his heirs, and assigns, and the property of the User as described herein and will run with said property until released by the County.

USER

By: Jerry Berger

Title: General Partner

REVIEWED BY THE COUNTY ATTORNEY

BERNALILLO COUNTY

Vice Chairman

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 17 day of December, 1984, by

Jerry Berger
(Name of Acknowledging Partner or Partners)

on behalf of Berger and Vogl Enterprises
(Name of Partnership)

Jan Vogl
Notary Public

My Commission Expires:

9-7-88

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)ss.

The foregoing instrument was acknowledged before me on this 14th day of December, 1984, By Orlando Vigil, Commission ~~Chairman~~ Vice Chairman, Bernalillo County, on behalf of said County.

Lorraine Valdez
Notary Public

My Commission Expires:

7/2/86

Submitted 1-18-85

REAL PROPERTY ENCROACHMENT AGREEMENT

This AGREEMENT made this 17th day of December, 1984, by and between the County of Bernalillo, hereinafter referred to as "County" and Berger and Vogl Enterprises, hereinafter referred to as "User".

RECITAL

The User is the owner of certain real property located on San Diego Avenue between Louisiana Boulevard and Barstow Street in Bernalillo County, New Mexico, and more particularly described as follows:

Lots 1-5 and 28-32, Block 3 and Lots 1-5 and 28-32, Block 4, North Albuquerque Acres, Tract 1, Unit 3.

The County is the owner of certain public right-of-way abutting the above described property of the User. The User wishes to encroach upon the County's property by constructing improvements theron as follows:

A sketch of the proposed improvements is attached hereto and made a part of this Agreement.

NOW THEREFORE, in consideration of the mutual covenants contained herein, it is agreed by and between the County and user that the User may construct and maintain, at its own expense, the improvements described herein.

RESPONSIBILITY

The User shall present a plan for barricading and closure of the portion of San Diego Avenue described herein, subject to the approval by the Bernalillo County Road Superintendent.

The User shall be responsible for the construction and maintenance of said improvements and barricades and they shall not constitute a hazard to the health or safety of the general public.

IDEMNIFICATION AND HOLD HARMLESS

The User shall agree to defend, indemnify, and hold harmless, the County, its officials, agents and employees from and against any and all claims, actions, suits, cost of defending the same, or proceedings of any kind brought against said parties for or on account of any matter arising from the encroachment by the User or the User's failure to properly construct, maintain, modify, or remove improvements, barricades or any type of encroachment under this Agreement. Further, User agrees to carry a liability insurance policy covering the County as an insured in the amount required by the Torte Claims Act of the State of New Mexico.

REMOVAL

Consistent with County Commission action of October 18, 1983 (CO-83-14, CO-83-16, CRM-83-8), the proposed improvements may remain in place for five years from the date of execution of this agreement. After this period, the User may ask the County to have its encroachment rights reviewed. If the User does not request a review of its encroachment rights immediately after the initial five year period, or if the County refuses to extend the encroachment rights, the User shall remove, modify, maintain, or cause same to be done and cause the premises to be returned to its original condition within six months after receipt of written Notice from the County that User no longer has encroachment rights. Notice shall be considered to have been received with six days after the notice is mailed if there is no actual evidence of receipt. In the event the User shall fail to comply with the Notice, the County may undertake the project, at the expense of the User, and enter upon the property of the User as may be necessary to do so. The County shall assess the charge for same and any other expenses and damages arising therefrom to the User and file a lien therefor on the real property of the User.

LIABILITY

The County shall not be liable for any damages to the User's property or the improvement that may result from the maintenance, removal or any modification of the improvement. It is to be understood that the County is not building any of the improvements and is not responsible for the maintenance or operation for said improvements and

INSURANCE # 1CC048126749

Incl #1

is not responsible for the maintenance or operation for said improvements and that Berger and Vogl Enterprises is an independent entity.

NOTICE

The written notice provided for herein shall be accomplished by mailing same to:

Berger and Vogl Enterprises
P.O.Box 7523
Albuquerque, New Mexico 87103

The User may change said address by giving written notice, certified mail, return receipt requested, to the County.

COVENANT RUNNING WITH THE PROPERTY

The obligation of the User set forth herein shall be binding upon the User, his heirs, and assigns, and the property of the User as described herein and will run with said property until released by the County.

USER

By: Jerry Berger

Title: General Partner

BERNALILLO COUNTY

Orlando Vigil
Vice Chairman

REVIEWED BY THE COUNTY ATTORNEY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 17 day of December, 1984, by

Jerry Berger
(Name of Acknowledging Partner or Partners)

on behalf of Berger and Vogl Enterprises
(Name of Partnership)

Jan Vogl
Notary Public

My Commission Expires:

9-7-88

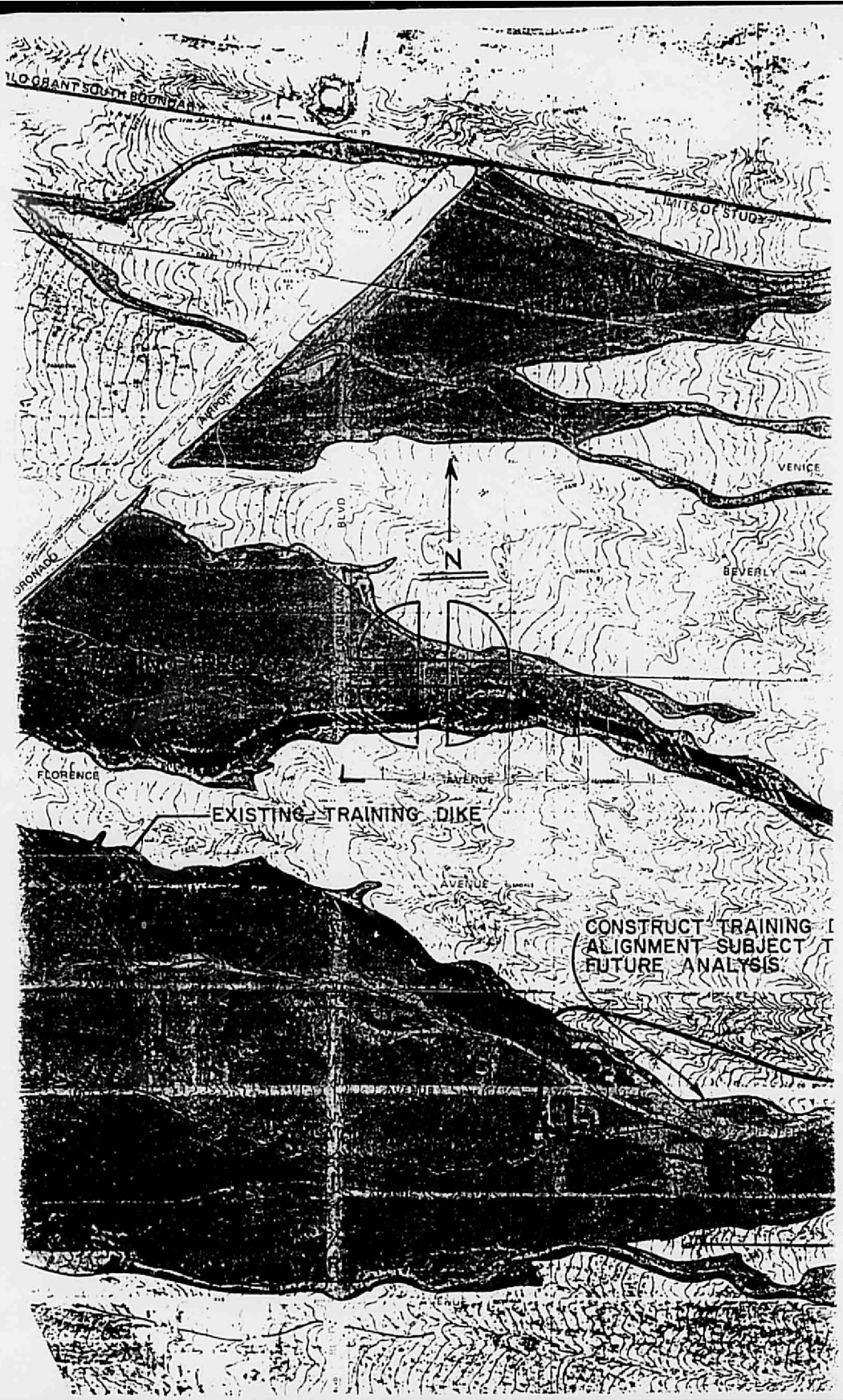
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)ss.

The foregoing instrument was acknowledged before me on this 14th day of December, 1984, By Orlando Vigil, Commission ~~Chairman~~ Vice Chairman, Bernalillo County, on behalf of said County.

Lorraine Valdez
Notary Public

My Commission Expires:

7/2/86


LIMITS OF STUDY
ELENA
DRIVE
AIRPORT
BLVD
VENICE
BEVERLY
N
FLORENCE
AVENUE
EXISTING TRAINING DIKE
AVENUE
CONSTRUCT TRAINING
ALIGNMENT SUBJECT
FUTURE ANALYSIS.

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT

ORTHOPHOTOGRAPHY ACCOMPLISHED
PUSH BROOM A 7185 HOUR A

AGENDA ITEM NO. 27

Special Use Permit

COUNTY PLANNING COMMISSION
September 7, 1983
CSU-83-26

JB
Is this correct?

CSU-83-26 Albuquerque Softball Country Club requests a Special Use Permit for a softball diamond complex for Tracts 1 through 5 and 28 through 32, Blocks 3 and 4, North Albuquerque Acres, Tract 1, Unit 3, zoned A-1, located on the northeast corner of Florence Avenue and Louisiana Boulevard, NE, containing approximately 20 acres.

COMMENTS FROM OTHER DEPARTMENTS TO THE CPC, 5-4-83:

COG:	"No adverse comment."
Environmental Health:	"1. Permit for restaurant and lounge and all floor plans should be submitted to Environmental Health piror to construction. 2. Permit for liquid waste if under "2000" gallons obtained prior to construction."
County Zoning Administrator:	"No comment."
County Road Department:	"The plans for this Ball Park do not provide adequate drainage for the flood plan they are building in. Recommend a hydraulic engineer take a look at this time."
Gas Company of New Mexico:	"The Gas Company of New Mexico approved."
AMAFCA:	Information submitted is insufficient to evaluate the proposal from a drainage standpoint. A major arroyo crosses the site from east to west. The case should be deferred until a drainage report in accordance with the Zoning Ordinance and AMAFCA Resolution 1980-15 and 1981-8 have been submitted and reviewed."
Transportation:	"It appears that further coordination with area projects is necessary. Improvement of area streets and drainage facilities should be required."

APPLICANT'S REASON FOR REQUEST:

"As you are aware, a large amount of our land is withing the 100-year flood plain. Bohannan-Huston Engineering, our hired engineering firm has held preliminary discussions with Mr. Rich Leonard of AMAFCA. He has stated that DeDera Golf Course has set a precedent for land usage within the flood plain, therefore our project would be in line with the appropriate use for such lands. We will be prepared to submit our final survey and drainage reports to AMAFCA at the proper time.

This project has been discussed with Mr. Orlando Sedillo in the Albuquerque Parks and Recreation Department. Mr. Sedillo supports the plan for additional facilities to relieve existing city and county facilities. We plan to work with Mr. Sedillo and the City in the off-season use of our facility by the city for their programs which are presently in a capacity plus or waiting list situation."

Incl #3

APPLICANT'S REASON FOR REQUEST: (continued)

All facilities at our park will be of portable or temporary nature. Our plans call for a 5,000 sq. ft. modular preconstructed building which can be dismantled at any time. Our fencing, lighting and sod can be relocated from the existing site. Becuase f these facts, the interim use of this land has been recommended for approval-would enable use to return this parcel to its original state with very minor changes.

PLANNING DIVISION COMMENTS TO THE CPC, 5-4-83:

A Special Use Permit is requested for a softball diamond complex for 20 acres of land. An associated request (CRM-83-3), is proposing the vacation of San Diego Avenue, N.E. that bisects the property.

In addition to the softbal field, a full service restaurant and lounge is proposed. Water supply and liquid waste systems must be approved by County Environmental Health and/or State Environmental Improvement Division.

Portions of the property are within the 100 year flood plain, therefore a drainage plan satisfactory to AMAFCA is required, prior to issuance of building permits.
Staff has no opposition to the proposed use as it would be a satisfactory interm use until the area develops. however staff is opposed to the vacation of San Diego Avenue, N.E.

FINDINGS:

1. The proposed use will provide a satisfactory interim use until the area developes.

2. Water supply and liquid waste systems must be approved by Environmental Health or the Environmental Improvement Department.

3. A drainage plan satisfactory to AMAFCA is required prior to issuance of building permits.

4. Staff is opposed to the vacation of San Diego Avenue, N.E. — See Real Property Encroachment Agreement. Dec-17-1984

RECOMMENDATION: APPROVAL OF CSU-83-26 IS RECOMMENDED SUBJECT TO FINDINGS 2 & 3.

ACTION TAKEN BY THE COUNTY PLANNING COMMISSION ON 5-4-83 (Commissioners Present: DiLallo, Davis, Seward, Leavitt, Mata and Seebinger)

The commission acknowledged the withdrawal of the request.

ADDITIONAL COMMENTS FROM PLANNING DIVISION TO THE CPC, 7-6-83:

The applicant has requested a 30 day deferral.

Approved Oct-19-1983
— Attached —

COUNTY PLANNING COMMISSION
September 7, 1983
CSU-83-26

ACTION TAKEN BY THE COUNTY PLANNING COMMISSION ON 7-6-83 (Commissioners Present: Davis, Seebinger, Valencia and Seward)

Mr. King stated the applicant is requesting a 30 day deferral.

There was no one present in favor nor opposition to the request.

BE IT RESOLVED that CSU-83-26 be deferred for 30 days.

MOVED by Commissioner Valencia
SECONDED by Commissioner Seward

Motion Carried Unanimously

ADDITIONAL COMMENTS FROM PLANNING DIVISION TO THE CPC, 9-7-83:

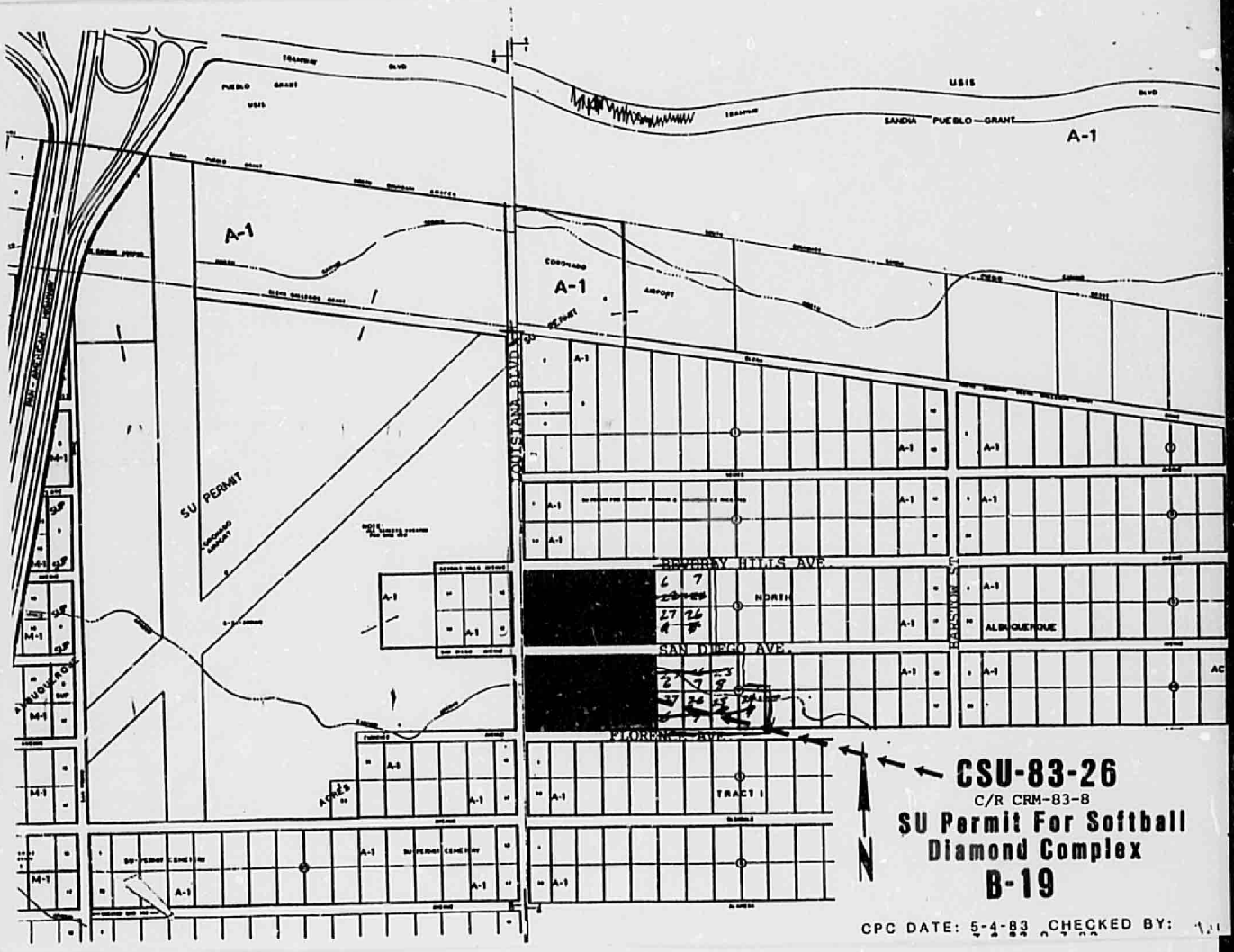
Staff has no additional comments. Staff reiterates its recommendation for approval, subject to Findings 2 & 3.

Rex King

Rex King, County Planner

IT IS REQUESTED THAT THE APPLICANT AGENT BE PRESENT AT THE MEETING.

cc: Albuquerque Softball Country Club, PO Box 7523; 87103
Herbert M. Denish & Associates, Inc., PO Box 2001; 87103



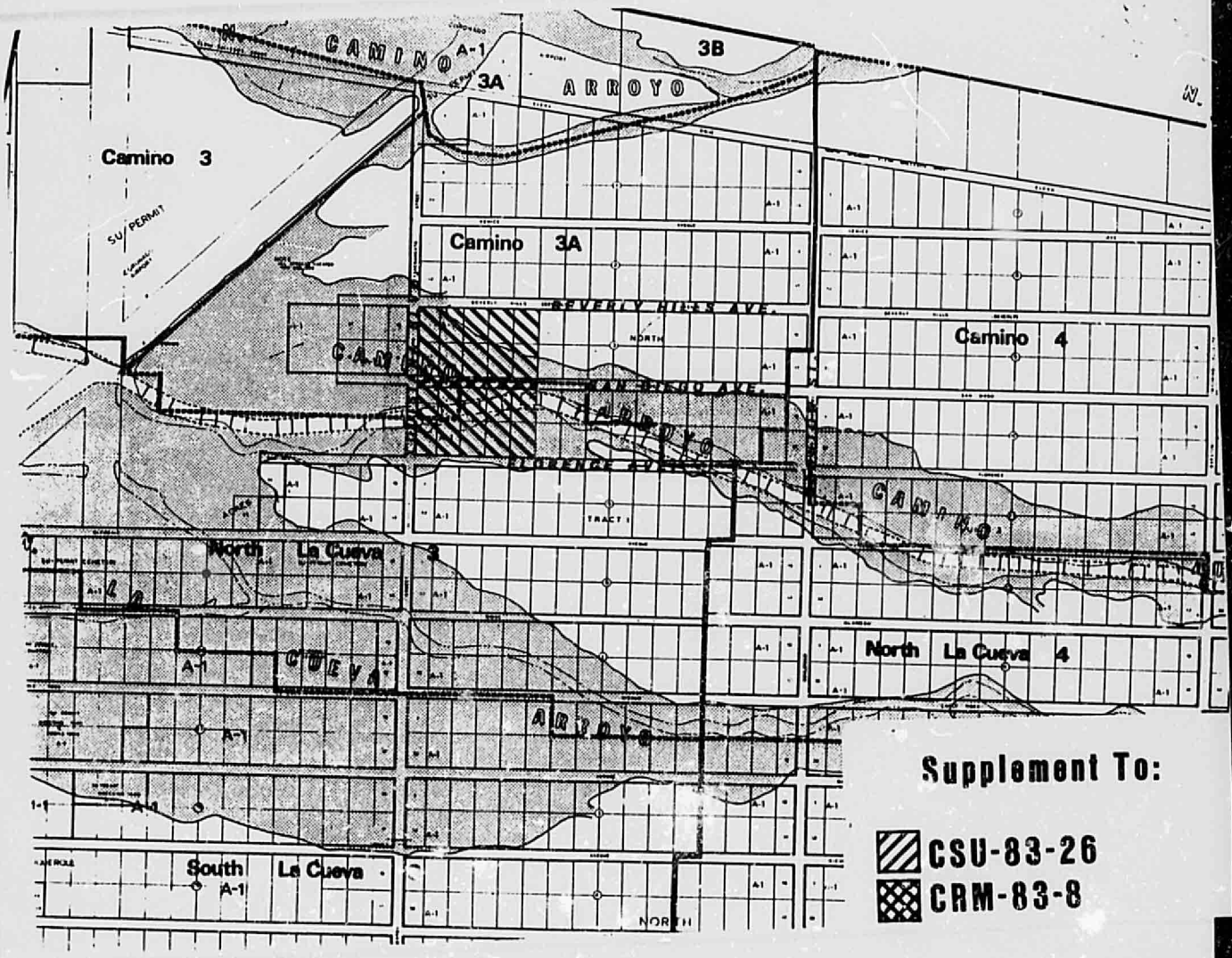
CSU-83-26

C/R CRM-83-8

SU Permit For Softball Diamond Complex

B-19

CPC DATE: 5-4-83 CHECKED BY:



Supplement To:

CSU-83-26

CRM-83-8

BOARD OF COUNTY COMMISSIONERS
LENTON MALRY, CHAIRMAN
DISTRICT 3
ORLANDO VIGIL, MEMBER
DISTRICT 2
PATRICK J. PADILLA, MEMBER
DISTRICT 1
MARION M. COTTRELL, MEMBER
DISTRICT 5
WRAY L. SIMMONS, MEMBER
DISTRICT 4
ALEX ABEYTA, JR., COUNTY MANAGER

County of Bernalillo

State of New Mexico

620 LOMAS, N.W.
ALBUQUERQUE, NEW MEXICO 87102

BOB V. STOVER, SHERIFF
JAMES B. LEWIS, TREASURER
DOLORES C. WALLER, COUNTY CLERK
EDWARD M. MURPHY, ASSESSOR
GERARD W. THOMSON,
PROBATE JUDGE

October 19, 1983

Albuquerque Softball Country Club
P.O. Box 7523
Albuquerque, New Mexico 87103

REF: CO-83-11, CSU-83-26

Gentlemen:

At the meeting of October 18, 1983, the Board of County Commissioners upheld the County Planning Commission's approval of your request, thereby approving your request for a Special Use Permit for a softball diamond complex for Tracts 1 through 5 and 28 through 32, Blocks 3 and 4, North Albuquerque Acres, Tract 1, Unit 3.

If you have any questions concerning this matter, do not hesitate to call me at 766-7422. My office is at the Planning Division, Room 601, 400 Marquette, NW, Albuquerque, N.M. 87103.

Sincerely,

Rex King
County Planner

RVK:mes:0612C

cc: File
County Manager
Building/Zoning & Planning Director
Bellamah Community Development, 6121 Indian School Rd., NE; 87110

OFFICIAL NOTICE

Albuquerque Softball Country Club
P.O. Box 7523
Albuquerque, New Mexico 87103

DATE: September 10, 1983
NOTIFICATION OF DECISION
FILE: ~~CSU-83-8~~ CSU-83-26
LOCATION: Tracts 1 through 5 and
through 32, Blocks 3 and 4, Nor
Albuquerque Acres, Tract 1, Unit 3

On September 7, 1983, the County Planning Commission took the following action on yo above-referenced request.

FINDINGS:

1. Water supply and liquid waste systems must be approved by E.I.D.D or t Environmental Health Department.

2. A drainage plan satisfactory to AMAFCA is required prior to the issuance of buildi permits.

BE IT RESOLVED THAT CSU-83-26 be approved subject to AMAFCA requirements, F requirements, liquid and water supply and subject to the Findings.

If you wish to appeal this decision, you must do so by September 22, 1983 in the manner described below. A filing fee of $40.00 is required.

APPEALS. Appeal of any denial or approval of an application by the Bernalillo County Planning Commission may be submitted in writing to the Board of County Commissioners within 15 days after the date of determination by the Bernallillo County Planning Commission shall not [illegible] for filing an appeal, and if the

ALBUQUERQUE/BERNALILLO COUNTY

PLANNING DIVISION

RECEIVED
JAN 17 1986
DH610
HYDROLOGY SECTION

REQUEST FOR COMMENT:

FROM ~~TO:~~

- [X] County Manager
- [X] County Environmental Health
- [ ] County Fire Department
- [X] County Zoning Administrator
- [ ] State Engineer
- [ ] State Highway Dept. Alb. Office
- [ ] Environmental Improvement Dept.
- [ ] City Engineer
- [ ] City Hydrologist
- [ ] MRGCD
- [X] County Road Department
- [ ] Bureau of Land Management
- [ ] CRGSWCD
- [X] COG
- [X] AMAFCA ← 1/15/86
- [ ] APS
- [ ] Water Resources
- [X] Transportation
- [ ] Traffic Engineering
- [ ] Mountain Bell
- [ ] Public Service Co.
- [ ] Gas Company of N.M.
- [X] Sandia Ranger District
- [ ] State Game Commission

TO ~~FROM:~~ Rex King, County Planner

DATE: 12-31-85

SUBJECT: Case CSU-86-4

THIS CASE WILL BE HEARD ON 2-5-86

PLEASE RETURN ALL MATERIALS AND COMMENTS BY 1-17-86

No objection to amended permit. Fields are in the 100yr. Flood Hazard Zone. A grading and drainage plan will have to be approved by both the County Flood Plain Administrator and AMAFCA.

c.c. Carlos Montoya

BERNALILLO COUNTY

APPLICATION FOR CHANGE TO THE ZONE MAP ( )
SPECIAL USE PERMIT (✓)

APPLICANT: UNMCD SOFTBALL FACILITIES TELEPHONE: 823-2343

ADDRESS: 9704 LOUISIANA N.E. ZIP CODE: 87113

AGENT: — TELEPHONE:

ADDRESS: — ZIP CODE:

A Special Use Permit is required for: AMEND EXISTING SPECIAL USE PERMIT Athletic Fields - softball / soccer

On Property Presently Zoned: A-1

A Change of the Zone Map is required from N/A Zone; to N/A Zone

for the following described property, LOT SIZE: 10 AC±

LEGAL DESCRIPTION OF THE PROPERTY: (Use extra sheet if necessary)

Tract One (1) Unit Three (3) North Alburq. Acres
Lots 6, 7, 26, 27 Block 3 Lots 6, 7, 8, 24, 25, 26, 27 Block 4

LOCATION OF PROPERTY BY STREETS: On LOUISIANA + SAN DIEGO EAST OF LOUISIANA

HOUSE NUMBER, If any None

The County cannot be held responsible for an incorrect legal description or street address. (Legalmente el condado no puede ser responsable por descripciones legales de propiedad y direcciones que sean listades incorrectamente).

"WE DESIRE TO ADD A SOFTBALL TRAINING FIELD AND TWO SOCCER FIELDS"

SIGNATURE: [signature] DATE: 12/23/85

BUILDING/ZONING & PLANNING DIRECTOR 1429 Central Ave. N.W. Telephone-766-4025

FOR OFFICE USE ONLY

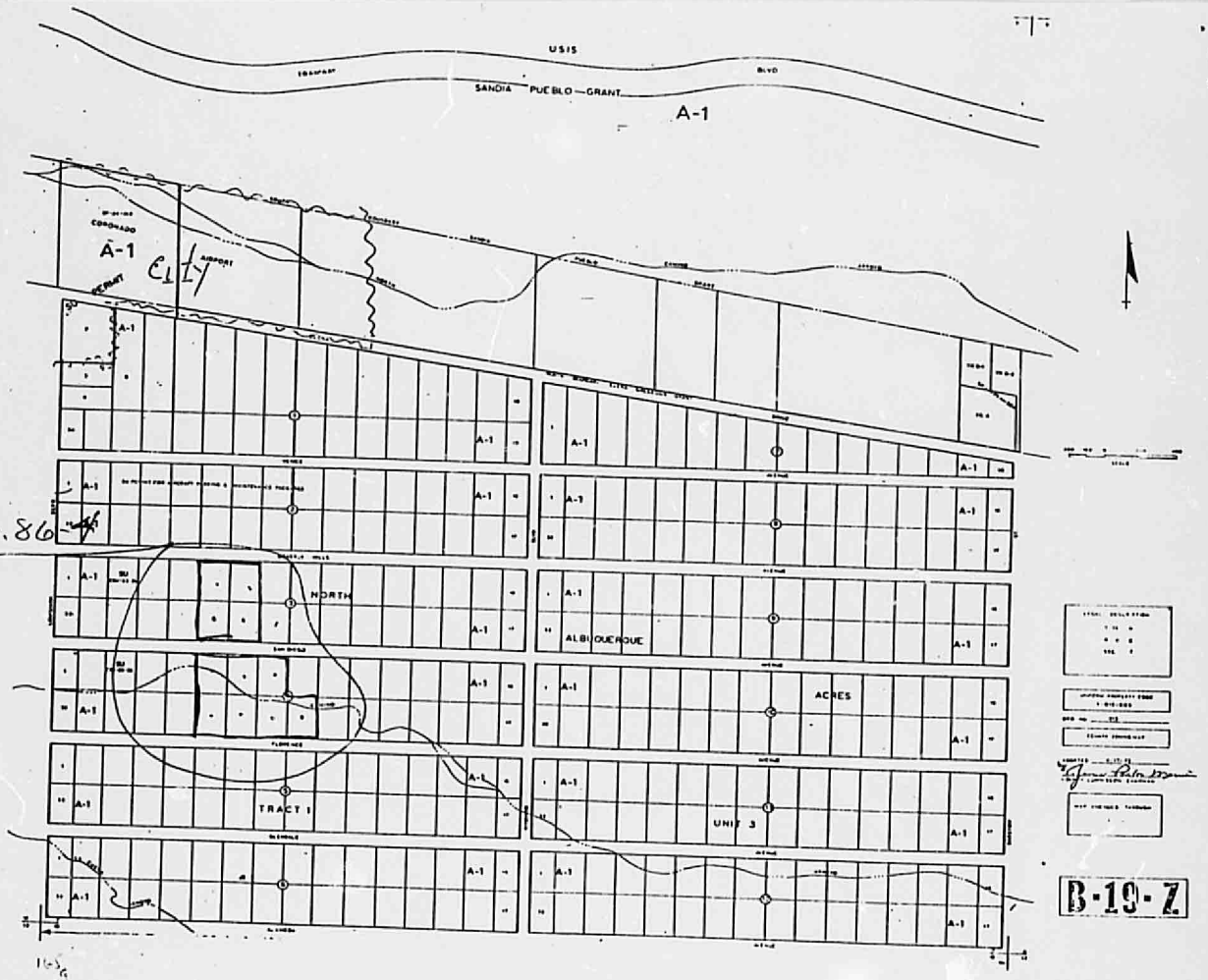
Map # B-19

Application Received By: Paul Rominger CZ

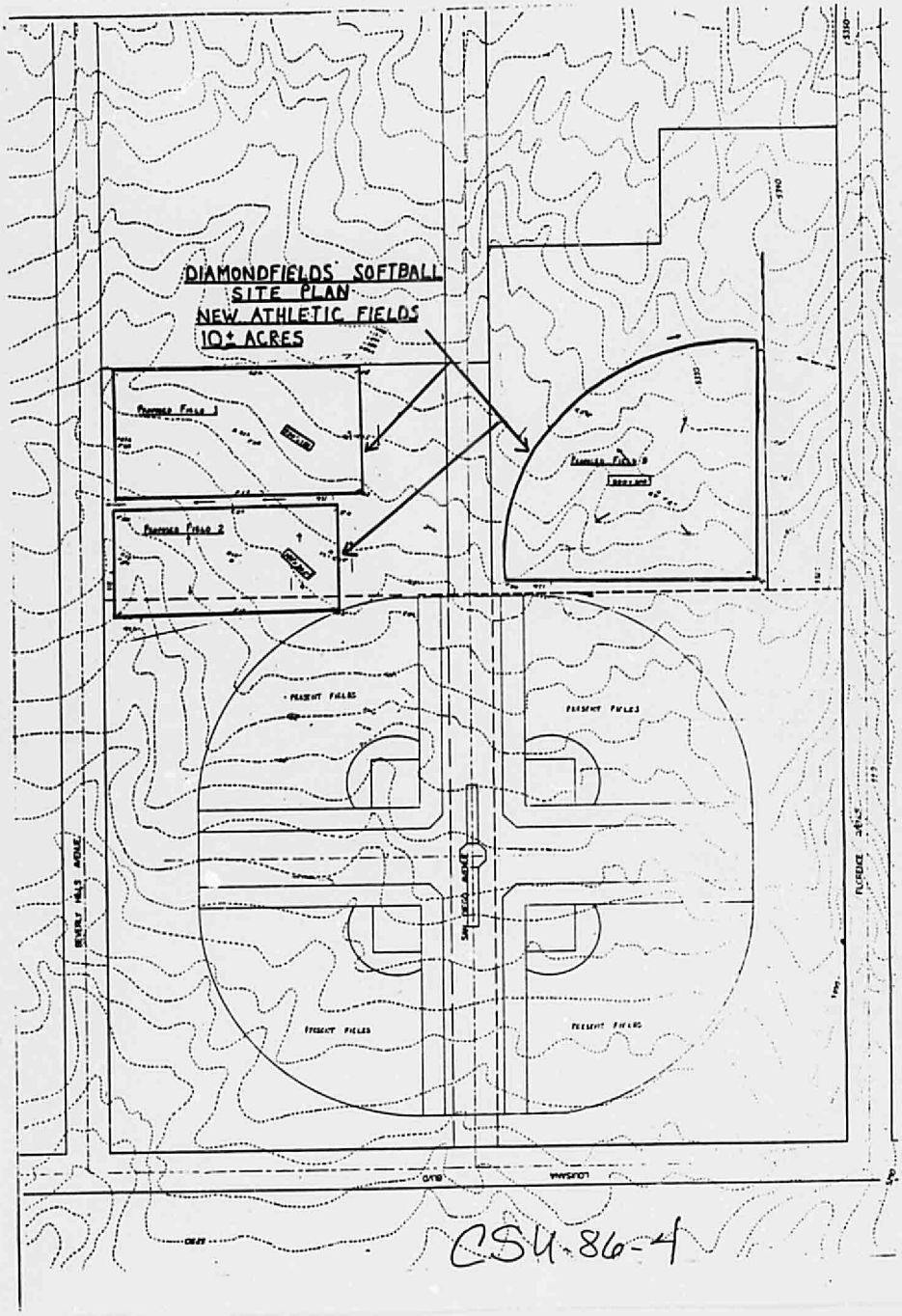
Date: 12/23/85 CSU 86-4

CPC Hearing Date: 5 Feb 86 C/R CSU 83-26

Fee = 10 ac = $300.00

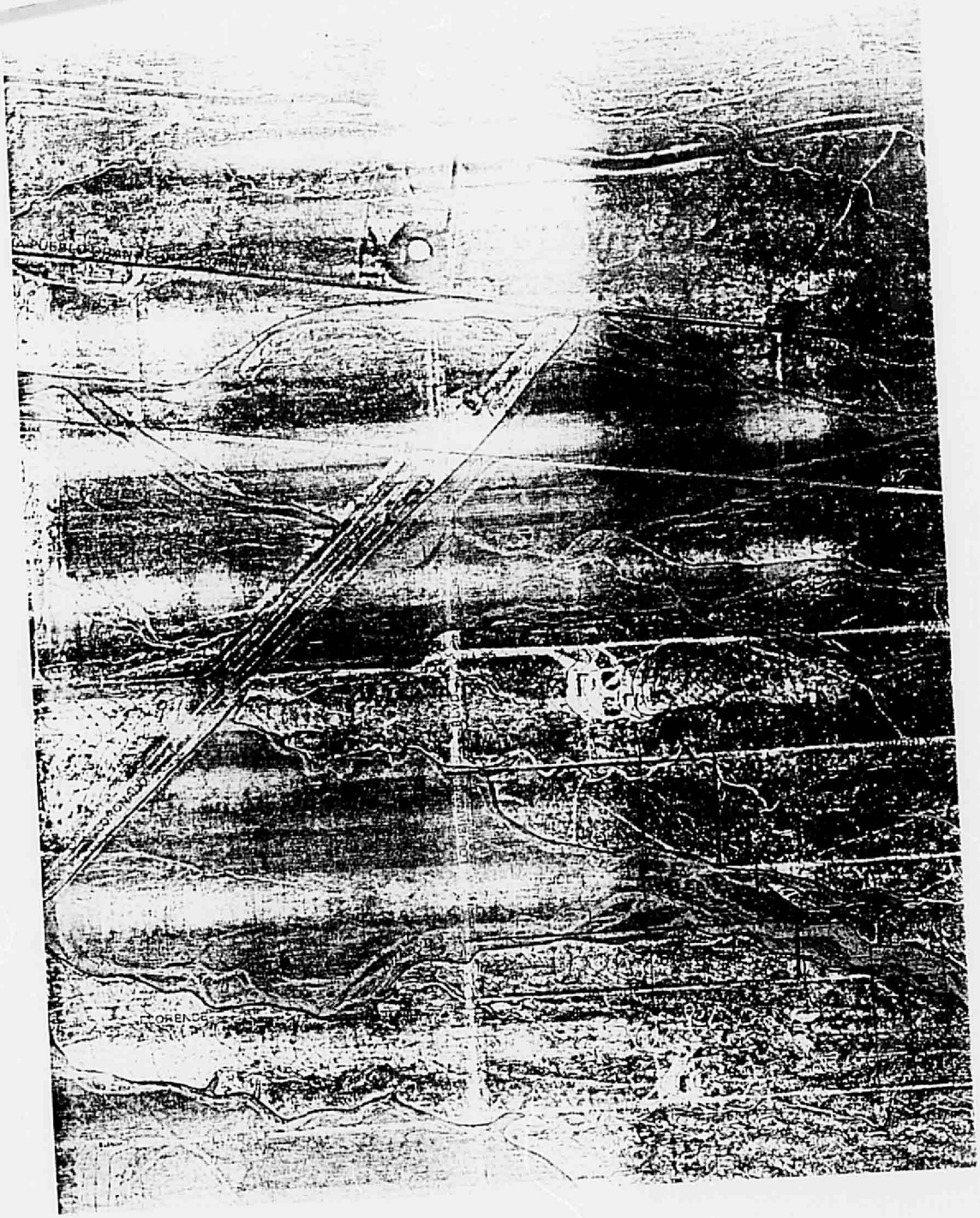

USIS
SANDIA PUEBLO—GRANT
A-1
CORONADO
A-1
AIRPORT
NORTH
ALBUQUERQUE
ACRES
TRACT 1
UNIT 3
B-19-Z

0254.86-4


DIAMONDFIELDS SOFTBALL
SITE PLAN
NEW ATHLETIC FIELDS
10± ACRES
PROPOSED FIELD 1
PROPOSED FIELD 2
PROPOSED FIELD 3
PRESENT FIELDS
PRESENT FIELDS
PRESENT FIELDS
PRESENT FIELDS
SAN DIEGO AVENUE
BEVERLY HILLS AVENUE
FLORENCE AVENUE
WASHINGTON

CSU-86-4

THIS MICROIMAGE IS THE BEST POSSIBLE
REPRODUCTION DUE TO THE POOR QUALITY
OF THE ORIGINAL DOCUMENT



DUANE LOGAN
Consulting Civil Engineer

GRADING AND DRAINAGE STUDY

For: United Softball Facilities

At: Louisiana Boulevard NE and San Diego Avenue NE

January 11, 1985

This study was conducted to present plans and data for approval by Bernalillo County and AMAFCA for the proposed United Softball Facilities at Louisiana Boulevard and San Diego Avenue NE. An extensive literature review of previous studies of this area included the following:

- Northeast Heights Drainage Management Plan of 1975
- Albuquerque-Bernalillo County Comprehensive Plan for the Developing Urban Area of North Albuquerque Acres, 1978
- Review and Refinement of the NEHDMP, 1980
- Albuquerque Flood Insurance Study, 1982
- Drainage Management Analysis--La Cueva and El Camino Arroyos, 1982 and 1983, compiled by Bohannon-Huston

We will accept the drainage areas, run-off volumes, flood plain areas and historic flow paths designated in this latest report as valid.

The proposed project lies within the flood plain designated as the Main El Camino Arroyo and the historic flow path crosses the southerly part of the project. According to this latest report, this arroyo, under existing undeveloped conditions, has a 100-year peak discharge of 2165 cfs at I-25 which is some 3000 feet downstream from this project. Under developed conditions, this arroyo discharges 2450 cfs at Louisiana Blvd., which is the western boundary of this project. This data is shown in Appendix I, reproduced from the original report of 1982-3.

In discussions with representatives of Bernalillo County and AMAFCA on December 21, 1984, it was agreed upon that a design which carried the 10-year storm in defined channels through and around the ballfields would be acceptable. In the event of the full 100-year storm, the original flood plain configuration would be maintained and excess water would flow across the fields.

With this criteria, three channels were designed; each to carry approximately a third of the 10-year storm. This amounts to about 540 cfs in each channel (2450 cfs x 0.657 x 0.33) with velocities ranging from 5.8 to 6.7 fps, less than the 8.9 fps developed under existing conditions with steeper slopes.

L where was section taken

501 Kinley N.E. / P.O. Box 6763, Albuquerque, New Mexico 87197 / 243-6353

A "splitting basin" was designed for the area east of the fields to divert portions of the flow to the north and south before the center channel is filled. The flow to the north requires no channel beyond the splitting basin since it flows into existing natural channels. The flow to the south is channelized primarily to keep it from entering an existing deeper natural channel at the south property line which is beyond the floodplain boundary. The East-West centerline channel directs the 540 cfs flow directly west with the foul lines of the fields serving as channel boundaries.

Regarding the amount of run-off generated by the proposed facility on the subject propoerty, we have used the various coefficients of run-off as the appear in the Albuquerque Development Process Manual, Volume II, Chapter 22. Of the total 20 acres, 11.5 will be regraded from the existing 3.4% slope to 2.5% slope. Of the 11.5 acres, 6 will be grassed outfield areas. Interior walkways will be gravelled, and a structure of approximately 3300 square feet is contemplated.

For the 11.5 acres in the existing undeveloped condition, with hydrological Soil Group "B", and a 2.35 inch-6 hour-100 year storm, direct run-off would amount to 0.80 inches, according to DPM Plates 22.2C1 through 4. With 6 acres in grass, 48% of the 11.5 acres is impervious; and the direct run-off will amount to 0.82 inches. Considering the assumption that gravelled areas are impervious, the run-off increase of 0.02 inches is questionable and certainly negligible.

In conclusion, it is our belief that the proposed development of a recreational facility on the subject site will not increase existing run-off volumes by any discernible amount. Furthermore, the existing floodplain configuration will be essentially preserved and existing points of discharge from the property will remain as points of discharge for the proposed channels.

DUANE LEE LOGAN
REGISTERED PROFESSIONAL ENGINEER
2300
NM Reg. LS #2300

Appendix I-A

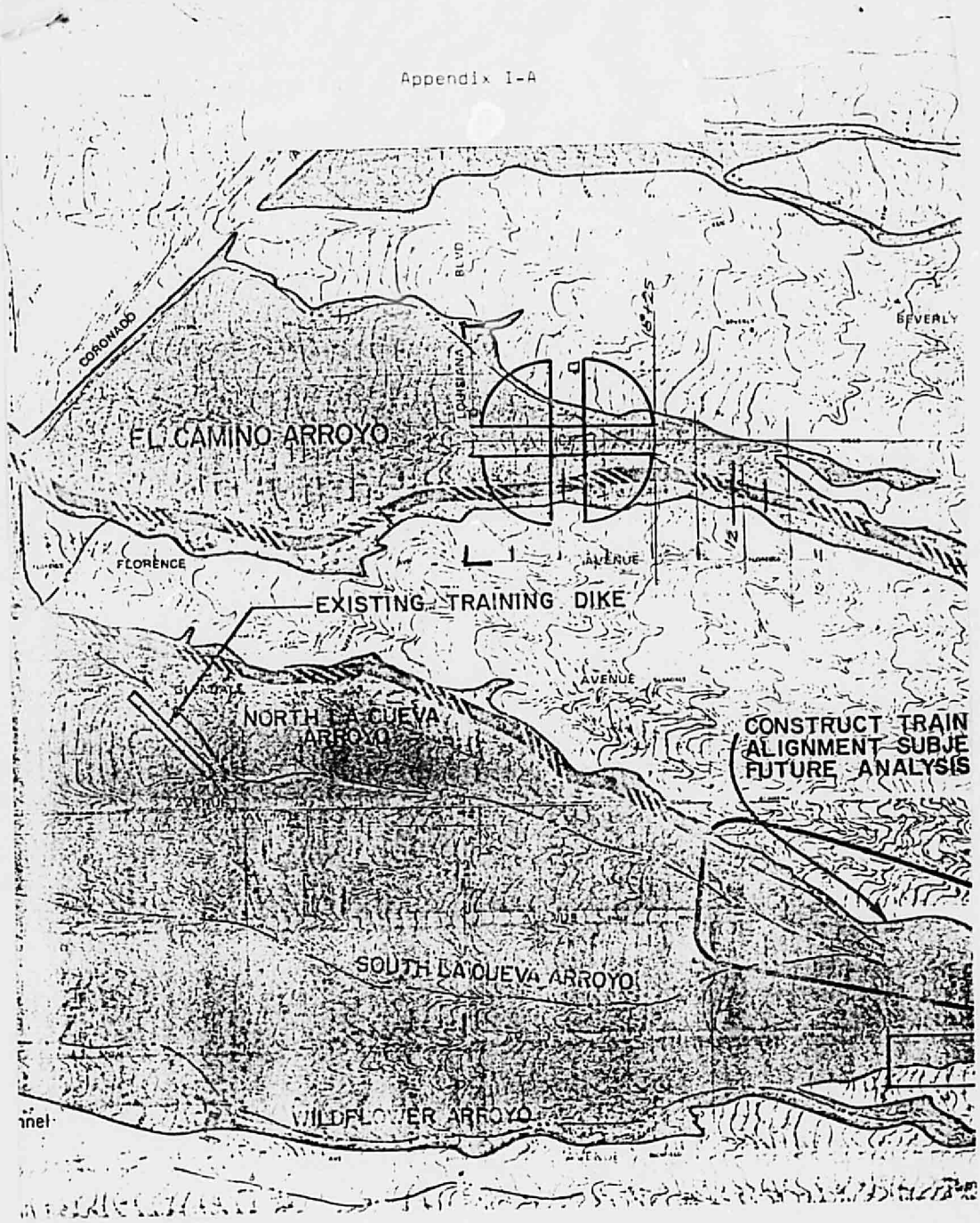

CORONADO
BLVD
LOUISIANA
BEVERLY
EL CAMINO ARROYO
FLORENCE
AVENUE
EXISTING TRAINING DIKE
AVENUE
NORTH LA CUEVA ARROYO
CONSTRUCT TRAIN
ALIGNMENT SUBJE
FUTURE ANALYSIS
SOUTH LA CUEVA ARROYO
WILDFLOWER ARROYO

TABLE 1

100-YEAR PEAK DISCHARGES – EXISTING CONDITIONS

Structure Number[1]	Structure Description	Drainage Area (Acres)	Structure Capacity (CFS)	100-Year Peak Discharge (CFS)[3]	Comments
18	1-36"x284' RCP	19.9[2]	41	41.5	Local drainage
17	1-36"x284' RCP	19.9[2]	41	41.5	Local drainage
16	1-36"x289' RCP	19.9[2]	41	41.5	Local drainage
15	1-36"x283' RCP	19.9[2]	41	41.5	Local drainage
14	1-42"x294' RCP	13.8	63	28.8	Local drainage
13	5-36"x293' RCP	226	335	280	Wildflower Arroyo
12	8-36"x295' RCP	159	600	196	La Cueva Arroyo
11A	1-24"x297' RCP	14.8	28	25.3	
11	3-42"x294' RCP	3466	210	3982	New La Cueva Crossing (triple 10'x10' box)
10	1-24"x301' RCP	9[2]	22	16.4[2]	
9	1-24"x312' RCP	9[2]	17	16.4[2]	
8	12-48"x308' RCP	1982	1260	2165	El Camino Arroyo
7	1-36"x312' RCP	11	90	51.6	
6	1-24"x287' RCP	7	30	32.8	
5	12-48"x297' RCP	1030	1680	1345	North El Camino Crossing

[1] From I-25 Frontage Road Drainage Study. See Plates II and III.
[2] Where a single basin drains to more than one structure, drainage area and peak discharge for the entire basin is shown at each structure.
[3] Discharges computed by the rational formula. See I-25 Frontage Road Drainage Report for additional information.

TABLE 2

100-YEAR PEAK DISCHARGES
DEVELOPED CONDITIONS

Location	North El Camino	Main Channel El Camino	North La Cueva Arroyo	South La Cueva Arroyo	South Local Drainage
Barstow	1220	2510	4870	N/A	N/A
Wyoming	1230	2470	4810	260	120
Louisiana	1230	2450	4760	540	280
San Pedro	2010	2440	4700	940	510
I-25	2010	2400	4670	1020	680
San Mateo	1930	2340	4520	1060	730
North Diversion Channel	1910	2330	4400	1100	970

NOTE: Flow rates from "Review and Refinement of the Northeast Heights Drainage Management Plan," refer to that report for delineation of drainage basins, hydrologic methods, etc. Flow rates are for "Hydrologic Condition VI." This assumes no El Camino Hamilton Dam and no diversion of La Cueva Arroyo to the El Camino Hamilton Dam.

FILE COPY

BOARD OF COUNTY COMMISSIONERS
PATRICK J. PADILLA, CHAIRMAN DISTRICT 1
ORLANDO VIGIL, MEMBER DISTRICT 2
LENTON MALRY, MEMBER DISTRICT 3
PATRICIA H. CASSIDY, MEMBER DISTRICT 4
MARION M. COTTRELL, MEMBER DISTRICT 5
ALEX ABEYTA, JR., COUNTY MANAGER

County of Bernalillo

State of New Mexico

ONE CIVIC PLAZA, N.W.
ALBUQUERQUE, NEW MEXICO 87102

ALVIN J. CAMPBELL, SHERIFF
JAMES B. LEWIS, TREASURER
DOLORES C. WALLER, COUNTY CLERK
JACK H. DARLING, ASSESSOR
ROBERT H. SCOTT, PROBATE JUDGE

April 24, 1986

Duane Logan
Logan/Gross
501 Kinley, NE
Albuquerque, New Mexico 87102

RE: ENGINEER'S CERTIFICATION FOR UNITED SOFTBALL FACILITIES
(B-19/D1) (BP-85-152) RECEIVED APRIL 17, 1986

Dear Mr. Logan:

The above certification dated April 16, 1986, is approved.

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

Cordially,

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

CAM/ds;

Softball Development Planned Near Airport

A four-field softball complex with restaurant, bar, pro shop and batting cage is planned east of Coronado Airport, according to The Market Research Report of Brooks, Lomax & Fletcher Inc. And the owners of Montgomery Plaza have purchased two parcels adjacent to the center.

United Softball Facilities Ltd. has purchased 22 lots in addition to seven they own at that site. General Partners Mike Vogl and Jerry Berger said they would begin developing the land immediately.

The firm plans to rent playing fields to teams organized to play at the site, which with lights for night games can accommodate 150 games a week. The operation is intended to provide additional playing areas to much-in-demand city and county facilities.

R. L. Andes, one of the owners of Montgomery Plaza, has purchased 2.7 acres north of the shopping center and 7.2 acres adjacent to that site. The center's spokesman, Tobie Hall, said the land probably will be used for open space, parking and access, although he did not deny the possibility of construction.

DRAINAGE INFORMATION SHEET

Bernalillo County, N.M.

~~B19/D2~~

PROJECT TITLE: DIAMONDFIELDS SOFTBALL ZONE ATLAS/DRNG. FILE #: ~~B19/D2~~ B19/D1

LEGAL DESCRIPTION: Lots1-5 & Lots 28-32, Blocks 3 & 4, North Albuquerque Acres Tract 1, Unit 3

CITY ADDRESS: 9800 Louisiana NE

ENGINEERING FIRM: Duane Logan CONTACT: Duane Logan

ADDRESS: 501 Kinley, NE PHONE: 243-6353

OWNER: Mike Vogl and Jerry Berger CONTACT: Either

ADDRESS: 9800 Louisiana NE PHONE: 823-2343

ARCHITECT: R. G. Lee, Jr. CONTACT: Same

ADDRESS: 8225 Connecticut NE PHONE: 299-2471

SURVEYOR: Duane Logan CONTACT: Same

ADDRESS: As Above PHONE:

CONTRACTOR: Nick Kay CONTACT: Same

ADDRESS: 120 Menaul NE PHONE: 242-1500

PRE-DESIGN MEETING:

XXX YES Informal

____ NO

____ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED APR 17 1986 HYDROLOGY SECTION

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT

____ DRAINAGE PLAN

____ CONCEPTUAL GRADING & DRAINAGE PLAN

____ GRADING PLAN

____ EROSION CONTROL PLAN

XXX 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: April 16, 1986

BY: Duane Logan

DUANE LOGAN
Consulting Civil Engineer

January 23, 1985

County of Bernalillo
State of New Mexico
620 Lomas NW
Albuquerque, NM 87102

Attn: Carlos Montoya
City/County Flood Plain Administrator

RE: BUILDING PERMIT FOR UNITED SOFTBALL FACILITIES (B-19)

Your Letter of January 22, 1985

To address the subject letter item by item, I submit the following:

✓ Item 1. A profile of the 100-year water-surface elevation with reference to the bottom of the building is shown at the top of Sheet 2 of 6, "Foundation and Details", of the building plans.

✓ Items 2 and 3. Calculations for hydrodynamic loads, impact loads, uplift, debris bulking, overturning, flotation, and anchorage are attached. Though we take exception to several of the Corps of Engineers "Flood-Proofing" factors as being extremely conservative, we have used them to prove that the structure is in no danger due to 100-year flood conditions.

✓ Item 4. All openings, i.e., doors, windows, etc., in the building are at least 2'-2" above the 100-year floodplain elevation.

✓ Item 5. Reviewed and noted. The architect will incorporate the pertinent details in his plans.

✓ Item 6. Reviewed and noted. The architect will incorporate the pertinent details in his plans.

Items 7 and 8. Refer to the "Site Plan (Developed)", Sheet 2 of 8 of my Project No. H-28 included with the building plans. The butane tank and water tank will be placed north of the well location to put them out of the 100-year floodplain. The parking has been relocated to the north side of the fields.

Item 9. Certification will be furnished at the completion of construction of the subject project.

Sincerely,

Duane Logan, PE

501 Kinley N.E. / P.O. Box 6763, Albuquerque, New Mexico 87197 / 243-6353

1-25-85

UNITED SOFTBALL FACILITIES

LOUISIANA & SAN DIEGO NE – BERNALILLO COUNTY, NM.

PER LETTER OF 1-22-85, ITEMS 2 & 3

STRUCTURE LOADS: ROOF & CEILING DEAD LOAD = 15 PSF
FLOOR SYSTEM DEAD LOAD = 15 PSF
WALL DEAD LOAD w/8' HT. = 120 PLF
PILE DEAD LOAD w/8.5' HT. = 1275 LBS

TOTAL LOAD TO CORNER PILE BOTTOM (MINIMUM CONDITION)
= 8×8×30 PSF = 1920 LBS (ROOF & FLOOR DEAD LOAD)
8+8×120 PLF 1920 LBS (WALL DEAD LOAD)
1275 LBS (PILE w/28"ϕ BELL)
5115 LBS ÷ 4.28 SQ. FT. = 1196 PSF LOAD

PER COE "FLOOD-PROOFING" ¶ 602.3.1 FOR VELOCITIES <10 FPS (5.8 FPS AT THIS SITE) HYDRODYNAMIC LOADS CONVERT TO HYDROSTATIC BY ADDING DEPTH EQUAL TO:

$\frac{aV^2}{2g}$ — "a" IS THE SHAPE FACTOR, 1.25 PER COE
0.60 PER UBC (73)

PER UBC, $dh = \frac{0.60 \times 5.8^2}{64.4} = 0.31'$ ADDED, ABOVE GROUND ONLY

TOTAL DEPTH ABOVE GROUND = 1.0' AD DEPH
+ 0.31' dh
1.31' × 62.4#/' = 81.96 PSF

TOTAL LOAD ON 12"ϕ PILE ABOVE GROUND IS TRIANGULAR, 0 LBS AT WATER SURFACE, 82# AT GROUND SURFACE. AVERAGE LOAD = 41# APPLIED AT 1.31'/3 = 0.44 FEET ABOVE GROUND. ∴ HYDRODYNAMIC LOAD = 41#

IMPACT: PER COE, "NORMAL" = 1000# OBJECT AFLOAT AT 5.8 FPS = 5800 FT. LBS. — REPLACING CANTILEVER MOMENT = 5115# × 1.33' TO BELL TOE = 6803 FT. LBS.

∴ IMPACT IS RESTRAINED EVEN UNDER MINIMUM STRUCTURE LOADING & MAXIMUM IMPACT FORCE.

1' of water concentrated load not necessary

UNITED SOFTBALL FACILITIES

UPLIFT: NONE ON BUILDING FLOOR DUE TO 1 FOOT HEIGHT ABOVE HIGH WATER. UPLIFT ON PILE BOTTOM WITH SCOUR DEPTH OF 8 FEET (ONLY 7.1' CALCULATED) = 8' × 62.4#/1 × 4.28 SQ.FT. = 2137 #, RESISTING LOAD = 5115#
SAFETY FACTOR = 2.39 AGAINST UPLIFT

DEBRIS BULKING: ASSUME 100% AREA INCREASE (6" EITHER SIDE OF 12"ϕ PILE. HYDRODYNAMIC LOAD = 82#/PILE

OVERTURNING: NEGLECTING THE DIAPHRAGM ACTION OF THE STRUCTURE FLOOR AND ASSUMING SCOUR TO 7.1', WITH HYDRODYNAMIC LOAD AT 164# ("a" = 1.25)

OVERTURNING MOMENT = 164# × 7' (TO BELL BTM) = 1148'#
+ 7.1' × 62.4#/2 × 7.1'/3 = 443# × 2.37' " = 1048'#
2196'#

RESISTING CANTILEVER MOMENT = 5115# × 1.33' = 6803'#
SAFETY FACTOR = 3.10 AGAINST OVERTURNING

FLOTATION: NONE, WITH BOTTOM OF BUILDING FLOOR 1 FOOT ABOVE HIGH WATER.

ANCHORAGE: NONE REQUIRED FOR FLOTATION

DUANE LEE LOGAN
N. M.
2300
REGISTERED PROFESSIONAL ENGINEER

1/23/95

Albuquerque Softball Country Club
P.O. Box 7523
Albuquerque, NM 87103

S P E C I A L U S E P E R M I T

NO. 974.

At its meeting on October 18, 1983, the Board of County Commissioners, under the provisions of Section 16 of the Comprehensive Zoning Ordinance for Bernalillo County, authorized the location of Softball Diamond Complex with full service restaurant and liquor lounge, playing fields and bleachers, on property described as Tracts 1 through 5, Tracts 28 through 32, Block 3, North Albuquerque Acres, Tract 1, Unit 3, and Tracts 1 through 5, Tracts 28 through 32, Block 4, North Albuquerque Acres, Tract 1, Unit 3, zoned A-1 and located on the northeast corner of Louisianna and Florence Avenue NE.

The use of the above described property in the aforementioned manner and in conformance with the development plan as submitted and approved on January 17, 1985, is hereby authorized for the life of the use.

John R. Lucero
Zoning/Building/Planning Director
Bernalillo County
January 21, 1985.

CC: Nick Kay
5321 Menaul Boulevard NE
Albuquerque, NM 87110

DUANE LOGAN
Consulting Civil Engineer

May 15, 1985

County of Bernalillo
State of New Mexico
620 Lomas NW
Albuquerque, NM 87102

Attn: Bernie Montoya
City/County Flood Plain Administrator

RE: UNITED SOFTBALL FACILITIES GRADING AND DRAINAGE PLAN
CERTIFICATION OF CONSTRUCTION (B-19)

Due to my personal presence on the subject site during the staking and construction phases of this project, I can certify without question that the ball diamonds, as-built, conform within normal construction to erances to the Grading and Drainage Plan submitted to the County of Bernalillo during January of this year and approved at the end of that month.

Duane L. Logan

Duane L. Logan, PE

bj

501 Kinley N.E. / P.O. Box 6763, Albuquerque, New Mexico 87197 / 243-6353

BOARD OF COUNTY COMMISSIONERS
LENOR MALRY, CHAIRMAN
DISTRICT 3
ORLANDO VIGIL, MEMBER
DISTRICT 2
PATRICK J. PADILLA, MEMBER
DISTRICT 1
MARION M. COTTRELL, MEMBER
DISTRICT 5
WRAY L. SIMMONS, MEMBER
DISTRICT 4
ALEX ABEYTA, JR., COUNTY MANAGER

County of Bernalillo

State of New Mexico

620 LOMAS, N.W.
ALBUQUERQUE, NEW MEXICO 87102

BOB V. STOVER, SHERIFF
JAMES B. LEWIS, TREASURER
DOLORES C. WALLER, COUNTY CLERK
EDWARD M. MURPHY, ASSESSOR
HUNTER L. GEER, PROBATE JUDGE

January 24, 1985

TO: Clyde Vigil, Assistant County Building Official

FROM: Carlos A. Montoya, City/County Floodplain Administrator CM

SUBJECT: DRAINAGE & GRADING PLAN FOR UNITED SOFTBALL FACILITIES (B-19) (BP-85-152)

Please be advised that the referenced drainage plan is approved. Listed in sequential order are items that will need to be addressed before, during, and after construction.

1. Complete Drainage Plan package must be included with the construction sets (we recommend that we look at the sets before release of the building permit).

2. If any discrepancies should occur during construction, our office should be notified immediately.

3. The Design Engineer will, at the time of completion, provide our office with a complete certification of the project. (Certification check list must be followed.)

4. Once the certification is submitted and reviewed by our office, we will advise you if it is acceptable so that a final may be issued by your section.

It is important that these items be complied with due to the fact that the proposed project lies within a designated floodway. We will appreciate your attention to this matter.

CAM:BJM/bsj

If you should have any questions or comments relating to this project, please call me at 766-7644.

Cordially,

Carlos A. Montoya

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

CAM/bsj

cc: Dan Sabo, AMAFCA
Joe Jones, Denney Gross & Assoc.
Ed Burch, 6009 Carmel, NE
John Lucero, County Bldg. & Zoning Director

BOARD OF COUNTY COMMISSIONERS
LENTON MALRY, CHAIRMAN
DISTRICT 3
ORLANDO VIGIL, MEMBER
DISTRICT 2
PATRICK J. PADILLA, MEMBER
DISTRICT 1
MARION M. COTTRELL, MEMBER
DISTRICT 5
WRAY L. SIMMONS, MEMBER
DISTRICT 4
ALEX ABEYTA, JR., COUNTY MANAGER

County of Bernalillo

State of New Mexico

620 LOMAS, N.W.
ALBUQUERQUE, NEW MEXICO 87102

BOB V. STOVER, SHERIFF
JAMES B. LEWIS, TREASURER
DOLORES C. VIALLER, COUNTY CLERK
EDWARD M. MURPHY, ASSESSOR
HUNTER L. GEER, PROBATE JUDGE

January 22, 1985

Duane Logan
Consulting Civil Engineers
501 Kinley, NE
Albuquerque, New Mexico 87102

RE: DRAINAGE & GRADING PLAN FOR UNITED SOFTBALL FACILITIES
(B-19)

We are reluctant to allow construction of buildings in the floodplain, but the ordinance does not prohibit this construction. However, certain precautions should be followed. The flood-proofing regulations listed by the Corp of Engineers will be used as guidelines for the following requirements. I have reproduced the pages used in order to aid you in the design.

1. Please submit a profile of the 100-year water surface elevation using the AO depth of one foot (1') above existing ground. The profile should indicate the building with the piers and bottom of the building.

2. Please show calculations for hydrodynamic loads, impact loads, and uplift loads on the piers. Please note that debris bulking should be used in the design due to its impact and reduction of available conveyance flow area. (page 6-2 & 6-3)

3. Please address stability in terms of overturning, floatations, and anchorage (page 6-5).

4. Please indicate any openings, i.e., doorways, windows, etc., in the building that are below the 100-year floodplain elevations.

5. The incoming main commercial power service equipment, including all metering equipment shall be above the 100-year floodplain elevation. Please review pages 12-1 & 12-2 to insure compliance with the electrical requirements.

6. Please review pages 13-1 thru 13-4 of the mechanical requirements. Included in this section is heating, air conditioning, ventilation, plumbing systems, sewage disposal, and water supply. Please address the items that pertain to your particular site.

7. Any hazardous material which has the possibility of exploding or causing public harm should be placed out of the 100-year floodplain. Examples of this is propane or gasoline tanks. Please review pages 11-1 thru 11-4 for procedures and lists of hazardous materials.

8. Please show the different location for the proposed parking area.

9. A registered professional engineer shall submit a certification that these standards for floodproofing were satisfied and that the site was constructed in accordance with the approved drainage and grading plan.

Cordially,

Carlos A. Montoya
City/County Floodplain Administrator

CAM/bsj

cc: Clyde Vigil

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE January 21, 1985 REF. NO._____

TO: C. Dwayne Sheppard, City Engineer

FROM: Carlos A. Montoya, City/County Flood Ordinance Administrator

SUBJECT: ALBUQUERQUE SOFTBALL COUNTRY CLUB-UNITED SOFTBALL FACILITIES, LTD.

As you were informed earlier, Mssrs. Nick Kay and Arnold Lavine were in our office demanding approval for the above referenced subject.

To elaborate on this offices' position and responsibility with regard to this and other County development I offer this brief discussion.

This office has been charged with enforcing the County's Flood Hazard Ordinance because the County does not have the technical staff for that purpose. Our control in this matter is very limited. The County Administration has the final enforcement decision based on our comments and recommendations regarding development approvals and building permit issuance. It has been stated that the County Commission has approved the above referenced development, provided an acceptable drainage plan is approved by AMAFCA.

AMAFCA is not solely the approving agency because the County has adopted the Flood Hazard Ordinance. Whereby, this office has to review and approve the above referenced drainage plan. A plan as specified has been submitted to this office for review and approval. The following is a list of the chronological events that have taken place thus far:

1. The original plan was submitted on December 10, 1984.

2. Review comments were forwarded on December 13, 1984. These comments requested additional analysis regarding the design flow, velocities and treatment for the proposed channels.

3. A meeting was held in this office December 21, 1984. Those in attendance were as follows: Mssrs. Jerry Berger & Mike Vogel, Owners. .Mssrs. Nick Kay & Arnold Lavine, Contractors. . Mr. Duane Logan, Design Engineer. . Mr. Dan Sabo, AMAFCA. . Mssrs. Carlos Montoya, Billy Goolsby & Bernie Montoya, City. The results of the meeting were that the subject property was approved for special use for a five year period and recreational facility was an appropriate use land located in a flood hazard zone. Also, the hydraulic analysis and erosion protection at Louisiana Boulevard would be provided. It was mentioned in this meeting that a temporary pro-shop would be provided on site and would be placed on pilings to allow low flows (10 year) to pass underneath. Based on the discussion of this meeting, a rough grading permit was allowed for construction to commence while the other detail items were worked out and approved.

4. On approximately December 26, 1984 the attached newspaper article came out in the Albuquerque Journal. As can be seen, a restaurant and lounge are proposed for the site which was interpreted by this office as permanent structure and not what had been previously presented. Therefore, concern of this development and the restrictions of building in a flood hazard area arose. A letter to the engineer addressing this concern was mailed out on January 2, 1985.

5. A partial set of plans were submitted January 17, 1984. The drawings included a site and grading plan for the ball fields and channels only.

6. A plan and foundation drawing for the proposed building was submitted January 18, 1984. Also, accompanying these drawings was a letter addressing my comments ~~which was~~ sent to Mr. Duane Logan on January 2, 1985.

7. A revised foundation drawing was submitted on January 21, 1985 based on verbal review comments to Mr. Nick Kay. The new drawing revised the concrete footing for the building.

At the January 21, 1985 meeting Mr. Nick Kay demanded that I approve his plan. I requested more time to review the drawing and speak to other engineers on staff. At this point Mr. Nick Kay refused the review time and demanded an approval. Mr. Kay then proceeded to call for appointments with the Mayor, C.A.O., and anybody who would have the authority to overrule our position.

Please find attached herwith copies of the County's Flood Hazard Ordinance (particular attention to Section 3 E & Fof the Ammendment Number 83-27), the Albuquerque Journal Newspaper article and the drainage file containing all the submittals and responses.

Should you need additional information, please let me know.

BJG:CAM:mrk

SUBMITTED 1-18-85

County of Bernalillo
620 Lomas, N. W.
Albuquerque, New Mexico (87102)

Attention: Mr. Carlos A. Montoya, P.E.
City/County Flood Plain Admin.

Re: Your letter of Jan. 2, 1985 to Duane Logan
Ref: Drainage and Grading plan for United Softball Facilities (B19)

Sir:

Following is in reply to referenced letter:

Re: Paragraph 2a;

Per real property enchroachment agreement dated 12/17/84, between the County of Bernalillo and the owner, "improvements may be in place for five years from the date of execution of this agreement--- user may ask the County to have its encroachment rights reviewed." (See Enc. #1)

Re: Paragraph 2b;

The structure to be built is transportable and re-locatable. Per the meeting held in your office on Dec. 21, 1984 and as agreed upon at that meeting; the structure will be built on pilings a minimun of two (2) feet above grade. (See Enc. #2)

Re: Paragrph 2c;

The owner assumes responsibility for maintenance of the channels and infrastructures. In this regard, the owner has previously agreed to this condition in the Real Property Enchroachment Agreement of Dec. 17, 1984.

Ref. Paragraph 3;

The clubhouse building was always an integral part of the improvements. As originally conceived it was to contain a restaurant (fast food service with inside seating and liquor license) further, it was to contain an office, pro shop, mens and womens rest rooms, and a press box.

NOTE:

All this was presented to the County Commission and approved by them and is part of the Real Property Enchroachment Agreement.

The land was purchased after the county approved the plan.

See enclosure #3.

Sincerely,

NICK KAY CONSTRUCTION COMPANY

Nick Kay

NK/gmm

Enc. (3)

DUANE LOGAN
Consulting Civil Engineer

January 15, 1985

County of Bernalillo
Zoning and Building Inspection Dept.
1429 Central NW
Albuquerque, NM 87102

Attn: Mr. Carlos Montoya

Dear Mr. Montoya:

Attached is the revised Drainage Plan and Report for the United Softball Facilities at Louisiana and San Diego, NE.

If I can be of any assistance, please call.

Sincerely,

Duane Logan

Duane Logan

501 Kinley N.E. / P.O. Box 6763, Albuquerque, New Mexico 87197 / 243-6353

1-23-84

1. sketch of PNM ~~in~~ specification indicate elevation of pad

2. Note on drawing ~~AC and heater~~ that all mechanical above the 100yr floodplain elevation

3. indicate on site plan buried septic tank

4. Butane tank moved to North.

5. revision date

BOARD OF COUNTY COMMISSIONERS
LENTON MALRY, CHAIRMAN
DISTRICT 3
ORLANDO VIGIL, MEMBER
DISTRICT 2
PATRICK J. PADILLA, MEMBER
DISTRICT 1
MARION M. COTTRELL, MEMBER
DISTRICT 5
WRAY L. SIMMONS, MEMBER
DISTRICT 4
ALEX ABEYTA, JR., COUNTY MANAGER

County of Bernalillo

State of New Mexico

620 LOMAS, N.W.
ALBUQUERQUE, NEW MEXICO 87102

BOB V. STOVER, SHERIFF
JAMES B. LEWIS, TREASURER
DOLORES C. WALLER, COUNTY CLERK
EDWARD M. MURPHY, ASSESSOR
GERARD W. THOMSON,
PROBATE JUDGE

January 2, 1984

Mr. Duane Logan
Consulting Vigil Engineers
501 Kinley NE
Albuquerque, NM 87102

REF: DRAINAGE AND GRADING PLAN FOR UNITED SOFTBALL FACILITIES (B19)

Dear Mr. Logan:

Attached to this letter is a copy of an article published in the Albuquerque Journal. Recalling our meeting on Friday, December 21, 1984 and reviewing the newspaper article, the following concerns will need to be addressed:

1. A drainage report will be submitted to the County for approval. The report will have sufficient hydraulic, hydrology, and erosion information to determine infrastructures and channel conveyance.

2. A floodway revision would normally be required. Due to the following reasons, this requirement was relaxed:

   A. The property will be used for maximum period of five (5) years. After this five (5) year period, the area would be graded to the original condition and reseeded. We will need a guarantee that the area will be used for only five (5) years.

   B. The temporary nature of all the proposed structures. These structures must be floodproofed and have minimum interference with arroyo flows.

   C. Require a maintenance agreement for the channels and infrastructures between owners and appropriate government agency.

3. Since the ball fields are in a high risk flooding area, public safety must be insured. The use of the area for a restaurant and bar indicates a permanent condition. This was not brought out in our meeting. The only structure mentioned was a temporary "Pro-shop" set on raised pilings. No permanent structure will be allowed within the 100 year floodway.

   To allow construction of permanent structures, i.e., proposed restaurant and bar, the area will have to be removed from the 100 year flood hazard zone. This will entail construction of a permanent 100 year conveyance channel that does not adversely impact adjacent properties.

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

Sincerely yours,

Carlos A. Montoya

Carlos A. Montoya, PE
City/County Flood Plain Admin.

CAM:mrk

cc: Clyde Vigil
Dan Sabo

Softball Development Planned Near Airport

A four-field softball complex with restaurant, bar, pro shop and batting cage is planned east of Coronado Airport, according to The Market Research Report of Brooks, Lomax & Fletcher Inc. And the owners of Montgomery Plaza have purchased two parcels adjacent to the center.

United Softball Facilities Ltd. has purchased 22 lots in addition to seven they own at that site. General Partners Mike Vogl and Jerry Berger said they would begin developing the land immediately.

The firm plans to rent playing fields to teams organized to play at the site, which with lights for night games can accommodate 150 games a week. The operation is intended to provide additional playing areas to much-in-demand city and county facilities.

R. L. Andes, one of the owners of Montgomery Plaza, has purchased 2.7 acres north of the shopping center and 7.2 acres adjacent to that site. The center's spokesman, Tobie Hall, said the land probably will be used for open space, parking and access, although he did not deny the possibility of construction.

PNM PUBLIC SERVICE COMPANY OF NEW MEXICO
ALVARADO SQUARE ALBUQUERQUE, NEW MEXICO 87158

December 27, 1984

Mr. Nick Kay
5321 Menaul N.E.
Albuquerque, NM 87110

Dear Mr. Kay:

Subject: United Softball Facility
San Diego & Louisiana N.E.
Request No. 23412-A

The following are standard procedures to be followed by the Customer and Public Service Company of New Mexico (PNM) to ensure timely service.

1. The Customer will furnish and install:

   a. Concrete pad per PNM's drawing DS-7-16.5 which will be located twenty feet east of the riser pole. The transformer pad must be above final grade. Drainage must be away from the pad. Guard posts must be installed to provide protection for the transformer. Please call 848-3445 for inspection two days before pouring the concrete pad.

   b. Primary underground four-inch conduit, primary riser, fittings, and hardware per PNM's drawing DS-7-15.0. Riser pole will be located on the southwest corner of Louisiana and San Diego N.E. The riser should be located on the southwest quadrant of the pole.

   c. Trench and conduit. Nonmetallic conduit encased in not less than two inches of concrete, and must be inspected before concrete is poured. If nonmetallic conduit is used, all elbows and sweeps must be rigid galvanized. Rigid conduit must be inspected before being back-filled. All conduit must be buried a minimum of 42 inches. For inspection, please call 848-3445. Please call us two days prior to pouring the concrete.

   d. Transformer located in an area free of any overhead obstructions or permanent ground fixtures which may impede truck access for maintenance or replacement of transformer, per PNM's drawing DS-7-17.0.

   e. Meter enclosures per PNM's drawing DS-19-24.0.

f. Multiple secondary runs will require marking of conduits in secondary compartment with building designation or address for tracing purposes.

g. An underground easement from the riser pole to the transformer pad and an easement for the transformer pad including working space requirements.

2. PNM will furnish and install:

a. A padmounted transformer, 277/480-volt, three-phase, four-wire system.

b. Primary cable, primary terminations at both ends including PLM fitting at the end of primary riser on riser pole.

c. One point of metering, for 277/480-volt, three-phase, four-wire system.

If there are any questions, please feel free to call. I am the PNM coordinator of this project.

Sincerely,

Julio Lujan

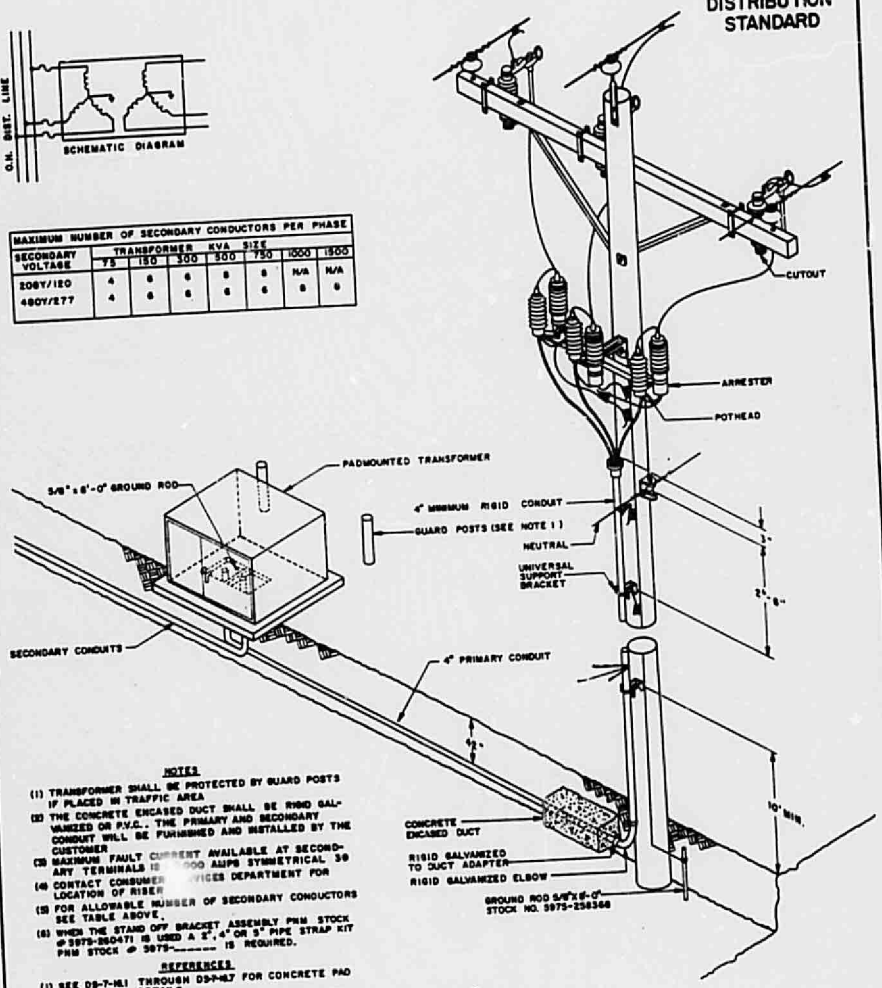
Julio Lujan
Customer Service Representative

JL:wp
enclosures

xc: Mr. D. Foss, PNM Meter Department
Mr. R. Flores, Director, Customer Service
Mr. B. Warren, PNM Line Department

PNM
DISTRIBUTION
STANDARD

MAXIMUM NUMBER OF SECONDARY CONDUCTORS PER PHASE							
SECONDARY VOLTAGE	TRANSFORMER KVA SIZE						
	75	150	300	500	750	1000	1500
208Y/120	4	6	6	8	8	N/A	N/A
480Y/277	4	6	6	6	6	8	8



NOTES

(1) TRANSFORMER SHALL BE PROTECTED BY GUARD POSTS IF PLACED IN TRAFFIC AREA
(2) THE CONCRETE ENCASED DUCT SHALL BE RIGID GALVANIZED OR P.V.C.. THE PRIMARY AND SECONDARY CONDUIT WILL BE FURNISHED AND INSTALLED BY THE CUSTOMER
(3) MAXIMUM FAULT CURRENT AVAILABLE AT SECONDARY TERMINALS IS [illegible]000 AMPS SYMMETRICAL 3Ø
(4) CONTACT CONSUMER SERVICES DEPARTMENT FOR LOCATION OF RISER
(5) FOR ALLOWABLE NUMBER OF SECONDARY CONDUCTORS SEE TABLE ABOVE.
(6) WHEN THE STAND OFF BRACKET ASSEMBLY PNM STOCK # 5975-250471 IS USED A 2", 4" OR 5" PIPE STRAP KIT PNM STOCK # 5975-_____ IS REQUIRED.

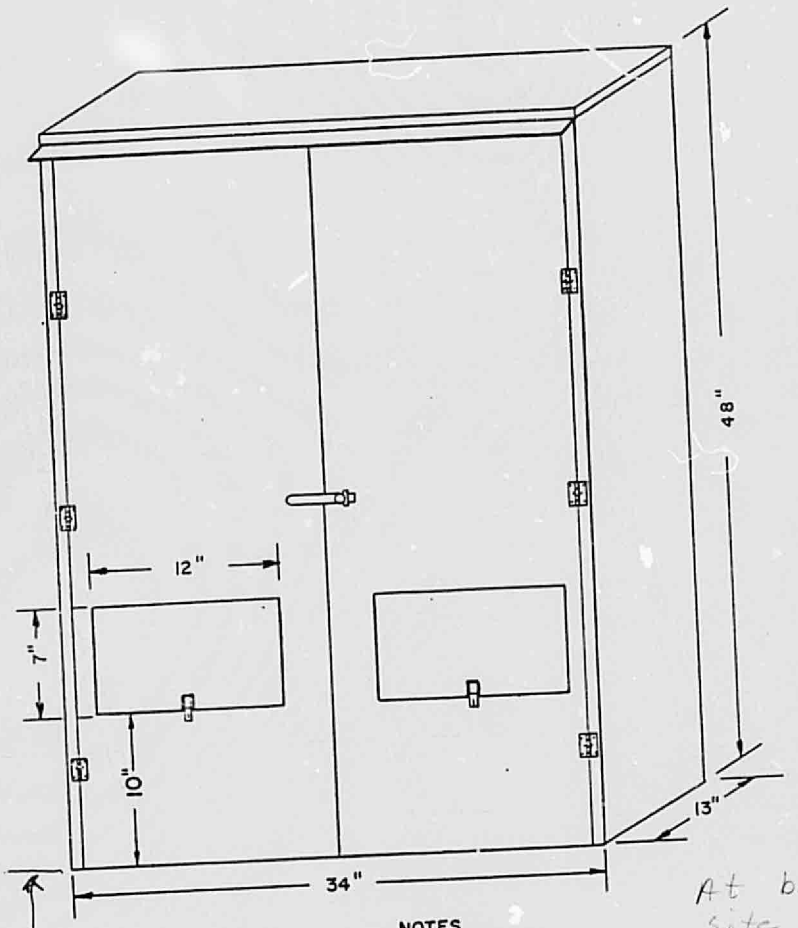
REFERENCES

(1) SEE DS-7-16.1 THROUGH DS-7-16.7 FOR CONCRETE PAD DETAILS
(2) SEE DS-7-17.0 FOR WORKING SPACE REQUIREMENTS
(3) SEE DS-10-6.1 200 AMP CLASS TANGENT RISER
(4) SEE DS-10-6.2 200 AMP CLASS DEADEND RISER
(5) SEE DS-18-13.1 STANDOFF BRACKET ASSEMBLY
(6) SEE DS-18-20.1 GROUND ASSEMBLY

#6-12-0

3Ø PAD MOUNTED TRANSFORMER STATION

DS-7-15.0
7/14/83 P



At building site

NOTES

1. 14 gauge galvanized Steel, Painted.
2. Contractor must furnish full 3/4" plywood back.
3. Openings in both doors, No glass, fitted with hinged flap covers, and lockable latches.
4. Door with Slide-Bar latch and lockable Handle.

Above (AO) by 6'

120/208, 3Ø, 4W.–277/480V. 3Ø, 4 W. INST. TRANS. & METER ENCLOSURE

DATE	REVISIONS
11-18-67	REVISED
8-25-75	REVISED NOTE #3

PUBLIC SERVICE CO. OF NEW MEXICO

DR. A.D. CKD. E.D. Kipp DATE 4/4/55

APP. Mast VICE PRESIDENT-OPERATIONS

DS-19-24.0

City of Albuquerq
P.O. BOX 1293 ALBUQUERQUE, NEW MEXIC

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerq
(505) 766-7644

DEC 21 1984

December 13, 1984

Mr. Duane Logan
Consulting Civil Engineers
501 Kinley NE
Albuquerque, NM 87102

REF: DRAINAGE & GRADING PLAN FOR UNITED SOFTBALL FACILITIES (PROJECT #DL H-28)

Dear Mr. Logan:

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

1. Please address the following concerns.
   a) Are the maximum Q and the minimum Q the 100-year & 10-year floods through the Camino Arroyo?

   b) A natural channel would erode and transport sediment with velocities varying from 16.4 to 20.4 feet per second. Please indicate the type of channel necessary to control these velocities or facilities which can reduce these velocities.

   c) Please indicate the impact of concentrating the flows at Louisiana.

2. Please give more details on the purpose of the dike east of the softball fields.

   a) Give cross sections of dike.

   b) Spot elevations.

   c) Capacity of dike to divert flows to the proposed channel.

3. Will the grades on Florence Avenue & Louisiana Boulevard be compatible with the proposed channel?

4. Please address the erosion measures which may be necessary at the following locations:

   a) The proposed channel curve at station 2 + 40.

   b) Outlet of flows to Louisiana Boulevard.

5. The following documents are attached to this letter.

   a) FEMA General Provisions, Part 65.7.

   b) Map and floodway revision requirements.

The base flood elevation is going to change with the new channelization; therefore, a map revision will be required. FEMA has provided requirements necessary to change the floodplain map.

Sincerely yours,

Carlos A. Montoya

Carlos A. Montoya, PE
City/County Flood Plain Admin.

CAM:mrk

cc: Dan Sabo

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 20, 1984

Mr. Duane Logan
Geotechnical Research & Services, Ltd.
501 Kinley NE
Albuquerque, NM 87102

REF: GRADING AND DRAINAGE STUDY FOR UNITED SOFTBALL FACILITIES (B18-D2)
RECEIVED JANUARY 5, 1984

Dear Mr. Logan:

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

1. The drainage for the site has not been adequately addressed as per the DPM or the Flood Ordinance.

2. The proposed site is located right in the middle of a flood hazard area as indicated on the Flood Hazard Maps adopted September 15, 1983. This was not identified or addressed in the submittal.

3. The "historic flowpaths" as stated in your submittal have not been delineated, the flows quantified or hydraulics justified to give this report any further review.

4. It is suggested that you call for an appointment and have a pre-design conference to discuss this project. Also, the checklist in the DPM outlines the information needed to complete the review by this section. If you do not have a copy of the checklist, contact me and I will furnish you with one.

Should you have any questions or comments, please contact me at 766-7644.

Yours truly,

Billy J. Goolsby

Billy J. Goolsby, PE
City/County Flood Plain Administrator

BJG:mrk

GEOTECHNICAL RESEARCH & SERVICES, LTD.

501 KINLEY, NE • ALBUQUERQUE, NEW MEXICO 87102
(505) 247-0102

(B-18-D2) no pg B17

INFORMATION SHEET

PROJECT TITLE UNITED SOFTBALL FACILITIES TYPE OF SUBMITTAL GRADING PLAN

ZONE ATLAS PAGE NO. B-19 CITY ADDRESS 9400 Louisiana Blvd., NE

LEGAL DESCRIPTION Lots 1-5, 28-32, Blk 3 and Lots 1-5,28-32, Blk 4, N. Albuquerque Acres

ENGINEERING FIRM Geotechnical Research CONTACT Duane L. Logan

ADDRESS 501 Kinley NE PHONE 247-0102

OWNER UNITED SOFTBALL FACILITIES, LTD. CONTACT Nick Kay Construction Company

ADDRESS 5321 Menaul Blvd., NE PHONE 883-4110

ARCHITECT None CONTACT

ADDRESS PHONE

SURVEYOR Geotech Research CONTACT As Above

ADDRESS PHONE

CONTRACTOR Nick Kay Construction Company CONTACT As Above

ADDRESS PHONE

DATE SUBMITTED January 5, 1984

BY Geotech Research

RECEIVED

JAN 05 1983

ENGINEERING