C18-D3

1 PLAN

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

MAYOR
David Rusk

June 5, 1979

Mr. John Bettis
Enchantment Engineering
1517 Eubank Boulevard N.E.
Albuquerque, N.M. 87111

Ref: Farmers Market

Dear Mr. Bettis:

A review of the drainage report for the captioned development reveals that only a very cursory attention was paid to the offsite flows affecting this property. An inspection of the ortho-photo maps would have indicated that Los Angeles Drive collects the flows from a watershed that extends as far east as Barstow Blvd. These flows are carried by a roadside ditch or swale which enters the property at its southeast corner and exits, in a less defined manner, onto the adjacent Lot 23 to the west. The grading proposed does not recognize this condition and would divert the flow from Los Angeles Drive onto the adjacent Lot 10 which is presently unaffected by the mentioned runoff. Therefore, it is requested that the existing topography be maintained and that the entrance drive be provided with a water block at the beginning of the parking lot.

Secondly, a 40 ft. wide protective easement along the property line must be dedicated to prevent encroachment of the arroyo which follows the alignment of Hollywood Avenue N.E. It is anticipated that ultimately the existing arroyo will be abandoned and that the contributing flows will be directed to the North Arroyo De Domingo Baca. Therefore, the requested easement will be temporary in nature.

I note that the Highway Department has provided the four 48" pipes under IA-25 immediately west of this property to collect the flow of the unnamed arroyo and of Los Angeles Drive and to discharge this flow to the west. Under these conditions, is the proposed finished elevation of 207.67 ft. sufficient to protect this property from water damage?

Finally, it is recommended that a small drain pipe (3" dia.) with a protected inlet and with discharge at the flow line of the arroyo to the north be provided, so that the existing runoff (undeveloped runoff) be directed to the arroyo and the pond may have a positige drainage outlet.

If you have any comments on the above please do not hesitate to contact my office.

Very truly yours,

Richard S Heller

Richard Heller
City Engineer

BC/RH/ms

cc: Bruno Conegliano, Asst. City Eng-Hydrology
Richard Leonard, AMAFCA
Drainage File

Ralph Basila Produce Co., Inc.

Farmers Market, Inc.

Emma Basila
President
Jack Browne
Vice-President
Joanne Browne
Secretary-Treasurer

Phone 505 266-4646
301 Stanford, S.E.
Albuquerque, New Mexico 87106

June 25, 1979

To The City Engineer,

This letter is to acknowledge that Farmers Market, Inc. is giving the City a temporary 40 foot drainage easement on Lot 11, Blk. 18, North Albuq. acres.

Sincerely,

Jack Browne

Jack Browne

A MEMBER OF THE SEARS FINANCIAL NETWORK
COLDWELL BANKER
COMMERCIAL REAL ESTATE SERVICES

500 4TH STREET, NW • SUITE 500
ALBUQUERQUE, NEW MEXICO 87102
(505) 242-9999

July 23, 1984

Mr. Fred Aguirre,
City Engineer
City Engineering Department
City of Albuquerque
Post Office 1293
Albuquerque, NM 87103

Re: N.E. Corner I-25 and Los Angeles N.E. - 6.7 acres
Zone Page C-18

Dear Mr. Aguirre:

This is an inquiry requesting written confirmation of the availability, capacity, and location of water and sanitary sewer to Lots 8, 9, 10, 11, 22, 23, 24, and 25, Block 18, Tract A, Unit B, North Albuquerque Acres (Zoning Page C-18). The size is approximately 6.7 acres and the intended usage for this site, subject to the availability of the above utilities, is a major hotel and convention facility. In addition to the above information, would you please provide information with regard to the applicability of utility expansion charges (UEC) for both water and sanitary sewer services.

If your department has knowledge of any impending drainage easement problems or projects in the immediate vicinity effecting the above-mentioned project, would you please alert us to this problem.

Very truly yours,

COLDWELL BANKER
COMMERCIAL REAL ESTATE SERVICES

Roger Marston

C18-D3

Roger Marston

RM/amg

/L4207

DRAINAGE REPORT
FOR
FARMERS MARKET
Lots 11 & 22 in Block 18, Tract A, Unit 'B'
NORTH ALBUQUERQUE ACRES

January 25, 1979

RECEIVED
APR 27 1979
CITY ENGINEERS

PREPARED BY

ENCHANTMENT ENGINEERING
1517 Eubank Boulevard N.E.
Albuquerque, New Mexico 87111

PURPOSE:

The purpose of this report is to present to governing agencies a reasonable method of complying with City Ordinance 59-1976 and thereby lessen runoff from the proposed development to an amount not in excess of the flow to be expected from the property in its present state. The report is composed of a narrative of existing and proposed conditions and computations to determine recommended runoff control structures.

LOCATION AND TERRAIN:

The proposed development is located on the North side of Los Angeles Drive about 400 feet East of the I-25 overpass in North Albuquerque Acres. (see plate 1 for exact location)

The property slopes from East to West at a rate of approximately 5.5 percent. The soil is composed primarily of sandy silt with minute amounts of clay. Vegetation is currently limited to a few common weeds. Taking the existing slope into account, the infiltration may be assumed to be no more than one-half inch per hour and the existing grade allows no natural on-site retention.

PROPOSED DEVELOPMENT:

The Drainage Plan included indicates the location of the building, parking, paving and stormwater ponding as well as proposed grading for drainage purposes. The building will be of masonry construction with a metal roof and all landscaping and stormwater ponding areas are to have natural surfaces. (see plate 2)

UPLAND DRAINAGE:

Most upland drainage flows through an existing water course on the North side of Lot 11, East to West and parallel to Hollywood Avenue. (see contours on plate 2) The remainder of upland drainage flows directly across the property from East to West. These remaining flows shall be routed to a retention pond located in the Northwest portion of the property and then will be released into the aforementioned existing watercourse after maximum pond capacity is achieved.

INTERNAL DRAINAGE:

A portion of the flows developed internally will be stored in the retention pond. The pond is designed to retain the 100-year, 6 hour project storm runoff that is in excess of that generated by the property in its existing condition and shall be built as shown on the drainage plan. The stored runoff will be dissipated by infiltration and evaporation.

CONCLUSIONS:

Flows generated by new construction in the proposed development will be partially stored on site. Those flows in excess of storage capacity will be allowed to discharge into an existing watercourse. Downstream flows will be decreased by 401 cubic feet from those now experienced due to an oversized retention pond.

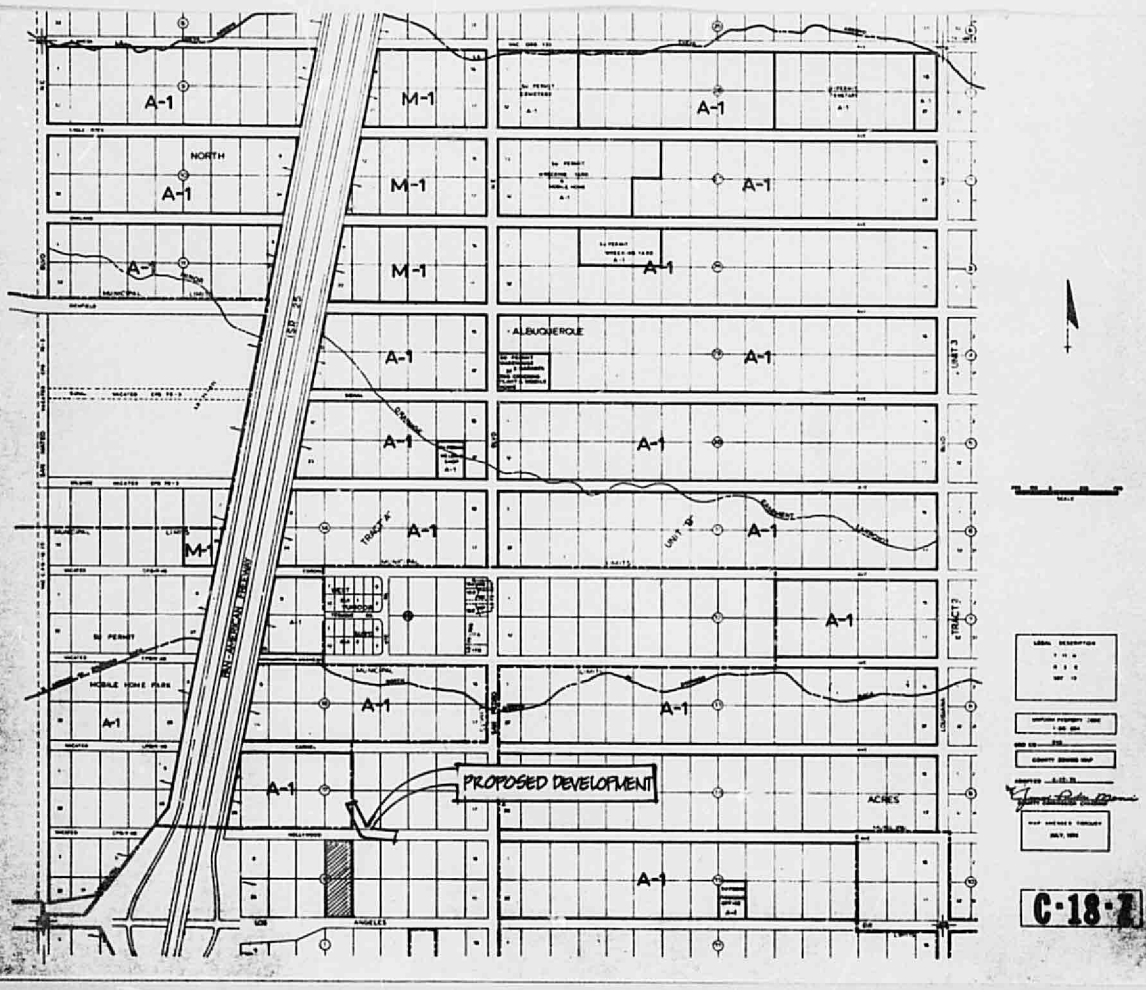

PLATE - 1

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