C18/D9

3 Plans

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

FILE COPY

October 14, 1983

Mr. Jacob A. Vigil
2932 Ortiz Dr. N.E.
Albuquerque, N.M. 87110

RE: Drainage Plan for Lot 3, Block 14, Tract A, Unit B, North Albuquerque Acres (C18-D9)

Dear Mr. Vigil:

These are my comments on the above mentioned plan, as revised 10/07/83:

1. Show limits of paving.
2. Show section through berm along south property line with compaction requirements.

If these points are addressed and do not raise further problems or questions, the plan will be approved. Please be sure that approved copies of "Drainage Facilities within City Right-of-way" are attached to permit sets prior to submittal to Hydrology.

In future submittals, please include copies of any pre-design meetings with Hydrology Section or, if nothing was written up, at least mention that one was held and the results of that meeting. Also please use the information sheet from the D.P.M. of which a copy was included in my letter dated September 28, 1983.

Please be informed that this project is an exception and was not reviewed for complete compliance with the D.P.M checklist.

All future submittals will be expected to comply with the checklist and it should be followed in preparing the drawings.

If you have further questions please call at 766-7644.

John Armstrong, P.E.
Civil Engineer/ Hydrology

JA/ccg

AN EQUAL OPPORTUNITY EMPLOYER

Jacob A. Vigil
Consulting Engineers

[redacted]

October 5, 1983

City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Ref.: Drainage Plan for Lot 3, Blk. 14, Tract A, Unit B, North Albuquerque Acres (C18-D9)

Dear Mr. Aquirre:

This letter is in reply to a particular letter dated September 28, 1983, and addressed to me and signed by Mr. John Armstrong. After receiving the letter, I met with Mr. Armstrong on September 30, 1983, to discuss the letter; I am sorry to state that we had a communication problem and could not resolve our differences of opinion.

As you might recall, we had a predesign conference schedule at your office with the understanding on my part that we were to make a site visit. You were late for the appointment and I took the liberty to discuss the site with Mr. Jim Fink. I was advised that the site would not require "on site" ponding because the site was within the first drainage assessment district and directly downstream an existing 24 inch storm sewer with catch basins would intercept the flows. After discussing the site with Mr. Fink I waited for your arrival. You arrived, excussed yourself for being late and I discussed with you the conversation I had had with Mr. Fink. Mr. Armstrong informed that there wasn't a predesign conference report on file and refused to accept my explanation.

As I have indicated to you, the procedure that I have used since I established my business in 1973 is to submit a drainage plan or report for approval which is similiar or almost identical to the site grading plan. The reason for doing this is to give your office sufficient time to review the material and because most architects prefer to do their own site grading plan. After the architect has finished the site grading plan, I review the plan for conformance with the drainage plan and if it complies I stamp the drawings and date them.

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As far as the drainage plan is concern, the only thing that I can expand is that the site is located in an alluvial plain with a runoff coefficient of approximately 0.45 in its present state. There are no outside flows entering the site, the rear and side lots have already being developed with no threat to the propose site. The "C" factor after development is less than 0.90; however, 0.90 was used for simplicity. A sidewalk culvert will be constructed to handle a discharge of 3.84 cfs (peak flow developed). The driveway pad next to the sidewalk culvert will act as an emergency spillway in case the culvert is silted or clogged.

I believe your staff is using the check list as a crutch, to reject drainage plans or reports without due consideration to the intent of what a drainage plan or report should be. Your staff reminds me of the policeman who tickets a driver for going one mile over the speed limit.

Delays in approving drainage reports or drainage plans are costly to all parties involved. I realize the turn over in personnel has created some problems, but I expect better response in the future.

Yours very truly,

Jacob A. Vigil

Jacob A. Vigil, P.E.

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DRAINAGE REPORT INFORMATION SHEET

Lot 3 Blk 14 Unit B North Albuq Acres

PROJECT TITLE ~~AQUATIC POOLS SHOWROOM & WAREHOUSE~~

ZONE ATLAS PAGE NO. C-18-D CITY ADDRESS

LEGAL ADDRESS LOT 3, ~~BLK~~ BLOCK 14, TRACT A, UNIT B, NORTH ALBUQ ACRES

ENGINEERING FIRM VIGIL ENGINEERING CONTACT JACOB A. VIGIL

ADDRESS 2932 ORTIZ DRIVE, NE PHONE 881-2455

OWNER RON & KIM YATES CONTACT RON YATES

ADDRESS 7128 JEFFERSON, NE. PHONE 345-8911

ARCHITECT/SURVEYOR CONTACT

ADDRESS PHONE

DATE SUBMITTED AUGUST 28 1983

BY JACOB A. VIGIL

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OCT 07 1983
ENGINEERING

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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RECEIVED
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ENGINEERING

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

FILE COPY

September 28, 1983

Mr. Jacob Vigil
Vigil Engineering
2930 Ortiz NE
Albuquerque, NM 87110

REF: DRAINAGE PLAN FOR LOT 3, BLOCK 14, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES (C18-D9)

Dear Mr. Vigil:

Please find attached a copy of the Development Process Manual checklist with specific items marked in red. These items need to be addressed in future submittals on this project.

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

Sincerely,

John Armstrong
Civil Engineer/Hydrology

JA:mrk

DRAINAGE REPORT AND DRAINAGE PLAN CHECKLIST

Drainage Report: A drainage report is a comprehensive analysis of the drainage control, flood control and erosion control constraints on and impacts resulting from a proposed platting, development or construction project. Drainage reports are required for subdivisions containing more than 10 lots or constituting 5 acres or more, platting or construction within a designated flood hazard area and for any platting or development adjacent to a major arroyo. Engineer's certification may be required if not strongly recommended for major projects, projects requiring numerous drainage inspections during construction, projects in flood hazard areas and phased projects.

Drainage Plan: A short detailed presentation required for small, simple development approvals. Drainage plans are prepared with more detailed grading plan and address both on-site and off-site drainage flood control and erosion control issues. Drainage plans are required for building permits, site development plans and landscaping plans for developments involving less than 5 acres.

Although the checklist and information required for both the Drainage Report and Drainage Plan are quite similar, they are not one in the same. Basically the difference between the two is one of detail. The same report which was accepted for the subdivision of a large tract of land may not be adequate for the construction of each subdivided parcel.

NOTE: The following checklist is intended to be used as a guide for preparing your drainage report or plan to meet any or all drainage requirements. It is only a guide. Some items may not be applicable to your particular project; some items may require more detail.

GENERAL INFORMATION:

1. Completed Information Sheet - see Information Sheet. (Attached)
2. Planning History - planning and zoning action history.
3. Professional's stamp with signature and date.
   A. Engineer who prepared the drainage report or plan.
   B. Engineer or surveyor who performed the survey.
4. Flood Hazard - delineation of site on pertinent Flood Hazard Boundary Map.
5. Watershed Soils - delineation of site and contributing off-site watersheds on SCS Bernalillo County Soil Survey Maps.
6. Soils - soils investigation report for ponding within 15 ft. from planned or existing structure or closer than 15 ft. from the property line minus the required setback on adjacent property. For ponds 18" deep or less, water may be impounded adjacent to street ROW but not closer than 10' from pavement. For ponds deeper than 18", water shall not pond closer than 15' to the street pavement or curb and gutter.
7. Drainage Report or Drainage Plan - two copies
8. Erosion Control Plan - see Erosion Control Plan Checklist

OFF-SITE CONDITIONS

9. Watershed Area - delineation of off-site contributing watersheds on City of Albuquerque Ortho-Topo Area Maps at scale 1" = 200' or 1" = 500'.
10. Storm Flows - quantification of off-site rate of flow caused by contributing watersheds for the:
    A. 10 year frequency storm.
    B. 100 year frequency storm.
11. Flow Depth and Velocity
    A. Off-site flow velocities determined.
    B. Off-site flow depths determined.
    C. Locations indicated for A and B above.
12. Other Conditions - discussion of any off-site conditions or drainage facilities that affect site drainage.
13. Proposed Treatment - adequate treatment of off-site flows including:
    A. Definition of required drainage facilities.
    B. Location and configuration of facilities defined in A above.
    C. Verification of adequacy of downstream systems
14. Rights-of-Way and Easements - delineation of R/W and/or easement configuration necessary to accommodate #13 above.

ON-SITE CONDITIONS:

15. Flow Volumes and Rates - calculations showing on-site undeveloped and developed flow volumes and rates.
16. Flow Depth and Velocity:
    A. On-site flow velocities determined.
    B. On-site flow depths determined.
    C. Locations indicated for A and B.
17. Proposed Treatment - adequate treatment of on-site flows including:
    A. Definition of required drainage facilities.
        1. Pond volume calculations including routing if applicable.
        2. Positive discharge of pond with required rate and outlet calculations.
        3. Pond emergency spillway calculations.
        4. Pond fencing required for depths greater than 18".
        5. Pond landscaping provisions and commitments.
        6. Pond maintenance provisions and commitments if required. See Drainage Covenant.
        7. Channel characteristics including flow depths and velocities.
        8. Storm sewer characteristics including capacity and hydraulic grade line calculations.
        9. Hydraulic characteristics of other storm drainage facilities listed in AMAFCA Resolution.
    B. Verification of adequacy of downstream systems
18. Rights-of-Way and Easements - delineation of R/W and/or easement configuration necessary to accommodate #17 above.
19. Nuisance Waters - adequate provisions for nuisance waters provided on-site

PLAN DRAWINGS:

20. Drafting Standards:
    A. North Arrow.
    B. Scales - recommended engineering scales:
        1. 1" = 20' for sites less than 5 acres
        2. 1" = 50' for sites 5 acres or more
    C. Legend - see DPM Manual, Vol. 2, tables 27.3a - 27.3d for recommended standard symbols
    D. Plan drawings size 24" x 36"
21. Site Description:
    A. Vicinity map showing location of the development in relation to well-known landmarks, municipal boundaries and zone atlas map index number.
    B. Legal description or current plat.
22. Bench Marks - location, description and elevation of the:
    A. Albuquerque Control Survey Vertical Datum.
    B. Temporary bench mark on-site.
23. Existing Conditions: Label Contours
    A. Existing Contours - vertical intervals for contour maps shall not exceed the following:
        1. One foot intervals for slopes under 1% with sufficient spot elevations at key points to adequately show the site's topography.
        2. Two feet for slopes between 1% and 5%.
        3. Five feet for slopes in excess of 5%.
    B. Spot elevations adequately showing conditions on-site.
    C. Contours and spot elevations extending a minimum of 25' beyond property line.
    D. Identification of all existing structures [illegible] on-site or on adjacent property extending a minimum of 2[illegible] line with particular attention to retaining and garde[illegible]
    E. Identification of all existing drainage facilities located on-site or on adjacent property.
    F. Pertinent elevation(s) of structures and facilities defined in D and E above with Mean Sea Level designation.
    G. Indication of all existing easements and rights-of-way on or adjacent to the site with dimensions and purpose shown.
    H. Existing City top of curb and flow line elevations with Mean Sea Level designation.
24. Proposed Conditions:
    A. Proposed Contours - vertical intervals for contour maps shall not exceed the following:
        1. One foot intervals for slopes under 1% with sufficient spot elevations at key ponts to adequately show the site's topography.
        2. Two feet for slopes between 1% and 5%.
        3. Five feet for slopes in excess of 5%.
    B. Indication of all proposed easements and rights-of-way on or adjacent to the site with dimensions and purpose shown.

C. City Engineer approved street and alley grades when site abuts a dedicated unpaved street or alley. These grades are available at no charge from the City Engineer's Office. An advance request will expedite your project. NOTE: There may be a delay depending upon current workload to have the City Engineer supply grades. However, to expedite the plans, the City Engineer will review grades provided by a Professional Engineer.

D. Internal contributory drainage areas, including roof areas, outlined on plan.

E. City approved street and/or alley grades.

F. Flow lines defined by arrows and spot elevations with Mean Sea Level designation.

G. Pond(s) 100 year water surface elevation outlined and indicated on plan.

H. Notes defining property line, asphalt sidewalks, parking areas, ponding areas, and all other areas whose definition would increase clarity.

I. Finish building floor elevation(s) with complete Mean Sea Level designation.

J. Slopes (cut or fill) with height of less than 3', not steeper than 2:1. Slopes with height greater than 3', not steeper than 3:1.

K. Elevation of property line at least .33' above adjacent top of curb.

L. Retaining walls indicated for vertical grade changes greater than 18".

M. Details of ponds, swales, rundowns, curb cuts, water blocks, emergency spillways, retaining walls, pond outlets, safety fences, slopes, and all other significant drainage structures with contours, cross-sections, spot elevations and supporting calculations when appropriate. All cross-sections must be drawn to standard engineering scale or adequately dimensioned.

N. The following phases of development outlined and numbered in sequential order of construction with a proposed plan (see Erosion Control Plan Checklist):
   1. Rough grading
   2. Phased development
   3. Construction phase
   4. Permanent phase

O. Required spot elevations for the standard City drivepad.

P. Proposed construction of private storm drain improvements within the City right-of-way.

INFORMATION SHEET

PROJECT TITLE _____ TYPE OF SUBMITTAL _____

ZONE ATLAS PAGE NO. _____ CITY ADDRESS _____

LEGAL DESCRIPTION _____

ENGINEERING FIRM _____ CONTACT _____

ADDRESS _____ PHONE _____

OWNER _____ CONTACT _____

ADDRESS _____ PHONE _____

ARCHITECT _____ CONTACT _____

ADDRESS _____ PHONE _____

SURVEYOR _____ CONTACT _____

ADDRESS _____ PHONE _____

CONTRACTOR _____ CONTACT _____

ADDRESS _____ PHONE _____

SAMPLE

DATE SUBMITTED _____

BY _____

Use this Information Sheet when submitting the following:

Drainage report or plan, conceptual grading and drainage plan, engineer's certification plan, erosion plan and grading plan. Provide the information applicable to your submittal.