HYDROLOGY D17/D8 1 PLAN

D17/D8

1 Plan

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

D17-D8

October 16, 1981

Mr. Gilbert D. Gardner
Gardner, Mason & Associates, Inc.
2117 Menaul Blvd. N.E.
Albuquerque, New Mexico 87107

Re: Interstate Industrial Tract
Lot 7A, Unit IV
Grading & Drainage Plan

Dear Gilbert:

The referenced drainage report is hereby approved based on the information supplied in your October 16, 1981 correspondence.

Very truly yours,

Jim Fink
Civil Engineer/Hydrology

JF/fs

Gardner, Mason & Associates, Inc.
ENGINEERS, PLANNERS & LAND SURVEYORS
2127 Menaul Blvd. NE Albuquerque, N.M. 87107 (505) 881-3846

Gilbert D. Gardner, P.E.L.S.
Richard Mason, P.E.
Thomas N. Burkson, L.S.

D17-28

October 14, 1981

RECEIVED
OCT 14 1981
ENGINEERING

Mr. Jim Fink
Hydrology Section
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Subject: Grading and Drainage Plan, Lot 7A, Unit IV, Interstate Industrial Tract

Dear Mr Fink:

This letter is in reply to your comments on the Drainage Report Requirements Checklist given to me during our meeting of Tuesday, October 13, 1981. I will go down the checklist item by item and give answers as requested.

Item #2 - Planning History. The current zoning on this property is M-1 and no zone change is requested.

Item #4 - Flood Hazard. The Leonard Kice report on file in your office states that this site does not lie within a designated flood hazard boundary.

Item #5 - Watershed Soils. We have not included a soils map with this report since the proposed ponds are to be detention ponds and will have controlled runoff and we are not depending upon infiltration into the ground for dispersal of the flood waters. The soils in this area are, however, very gravelly, alluvial soils. We have assumed a developed runoff coefficient of 0.90.

Item #6 - Soils. Soils investigation report is not applicable since we are not going to be ponding within 15 feet of any existing structures or within 15 feet of the property line.

Item #7 - Watershed Area. We have not delineated off-site contributing watersheds on the City of Albuquerque Ortho-Topo Area Maps since the subject site is protected on the north by a berm, and off-site flows are limited to a small portion of Lot 6 along the east side of the property.

Item #8 - Storm Flows. We have not quantified the off-site rates of flow caused by contributing watersheds for a 100-year storm since the contributing off-site watershed consists of a triangular shaped area of approximately 100 feet by 230 feet for an off-site

area of 0.53 acres. The proposed detention ponds on the subject site are sized adequately to hold the runoff volume from the subject site and the off-site drainage area from Lot 6 of approximately 0.53 acres.

Item #9. Flow depth and velocities for the off-site area were not computed since the undeveloped flow onto the subject property will be sheet flow.

Item #10 - Other Conditions. Attached is a cross section of the berm adjacent to the north side of the subject property. The off-site flows north of the subject property are diverted to the west by this berm and have been quantified by both the Herkenhoff's study for the Interstate Industrial Tract and by the Bohannan-Huston study for the Journal Center Tract, both of which are on file in your office.

Item #11 - Proposed Treatment. The proposed treatment for the off-site flows from the 0.53 acres of Lot 6 to the east of the subject property is to allow these off-site flows to enter the site as sheet flow into Drainage Area Pond No. 1. The development of Lot 6 should be such that the present undeveloped flows will not be increased.

Item #14 - Flow Depth and Velocity. All flows within the site will be sheet flow into the pond.

Item #15-b - Emergency Pond/Emergency Spillway Calculations. As you have requested, I have included some spot elevations at the outlet pipe to show that the emergency spillway over the pond berm will flow into the street without entering the property to the west.

Item #15-b-6 - Pond Maintenance Provisions and Commitments. We have included as part of our previous submittal a standard covenant signed by Scotsman Mobile Leasing. This covenant can require that the ponds be maintained in the condition and configuration as proposed on this drainage and grading plan.

Item #15-b-9 - Hydraulic Characteristics of Other Storm Drainage Facilities. The proposed runoff through the outlet pipe at the west end of the subject site will flow into Hawkins Street and then flow from Hawkins to the west into an existing drainage run-down which then flows into the north diversion channel.

I am also including a revised grading plan reflecting the addition of a 20 foot landscaped area along the front of the property. This revision does not change the drainage characteristics of the site.

If you have any questions regarding this grading and drainage plan, please do not hesitate to contact this office.

Sincerely yours,

Gilbert D. Gardner, P.E.L.S.

GDG:cg

Attachment

REPRODUCTION DUE TO THE POOR QUALITY
OF THE ORIGINAL DOCUMENT

401 Lamont & N.E

City of Albuquerque

P.O. BOX [illegible] ALBUQUERQUE, NEW MEXICO 87103

517-48

October 16, 1981

Mr. Gilbert D. Gardner
Gardner, Mason & Associates, Inc.
2127 Menaul Blvd. N.E.
Albuquerque, New Mexico 87107

Re: Interstate Industrial Tract
Lot 7A, Unit IV
Grading & Drainage Plan

Dear Gilbert:

The referenced drainage report is hereby approved based on the information supplied in your October 16, 1981 correspondence.

Very truly yours,

Jim Fink
Civil Engineer/Hydrology

JF/fs

MUNICIPAL DEVELOPMENT DEPARTMENT

Richard S. Heller, P.E., City Engineer ENGINEERING DIVISION Telephone 843-[illegible]

VL_____

TO WHOM IT MAY CONCERN:

Lot(s): 7 and 8 Block: Unit IV

Subdivision or Addition: Interstate Industrial Tract

Filed in the Office of the County Clerk of Bernalillo County, New Mexico

on March 22, 1977.

I (We) Scotsman Mobile Leasing Co. am (are) the sole owner(s) of the above said property. I (We) desire to vacate the platted lot line(s) between these lots and that the combined lots also be known as Lot 7A. However, I (We) am (are) not applying for any change in the platted easements.

_____

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

On this _____ day of _____ 19__, before me personally appeared to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he (or they) executed the same as his (or their) free act and deed.

_____
Notary Public

My Commission Expires on _____.

Approved:

_____ _____
Planning Director or Authorized Representative Date

Gardner, Mason & Associates, Inc.
ENGINEERS, PLANNERS & LAND SURVEYORS
2127 Menaul Blvd. NE Albuquerque, N.M. 87107 (505) 881-3846

Gilbert D. Gardner, P.E.L.S.
Richard Mason, P.E.
Thomas N. Burkson, L.S.

September 10, 1981

RECEIVED
SEP 16 1981
ENGINEERING

Mr. Fred Aguirre
Municipal Development Dept.
City Engineer's Office
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Subject: Grading and Drainage Plan, Lot 7A, Unit IV, Interstate Industrial Tract, City of Albuquerque, New Mexico

Dear Fred:

Transmitted herewith are the following materials pertaining to the subject project.

(1) 2 copies of the proposed Grading and Drainage Plan as prepared by our office and as certified by me.

(2) 2 copies of the design of the 4 inch outlet pipe in accordance with Special Order No. 19 dated June 12, 1981.

(3) 2 copies of the Drainage Report Information Sheet as prepared by our office; 2 copies of the Construction Plan Requirements Checklist as prepared by our office; 2 copies of the Drainage Report Requirements Checklist as prepared by our office.

(4) 2 copies of the Lot Line Vacation Form as submitted to Mr. Chris Bair of Scotsman Mobile Lease Co.

(5) 2 copies of the Drainage Covenant as submitted to Mr. Chris Bair of Scotsman Mobile Lease Co.

The Lot Line Vacation that we have submitted to Mr. Chris Bair will vacate the lot line between Lots 7 and 8 in order that the drainage of both sites may be run through the 4 inch outlet pipe in Lot 8. The drainage covenant as submitted to Mr. Chris Bair for his signature is required in order to construct the 4 inch drainage outlet pipe into Hawkins Street.

If you will notice on the grading and drainage plan we have not included an emergency spillway for this project. Our reasons for this are as follows:

(1) The total depth of both ponding areas will not exceed 6 inches, and in all probability, will not exceed 4 inches depth.

(2) The site where the ponding areas are will be used for the storage of mobile trailers that will be a minimum of 30 inches above the ground. We feel that the grading plan as prepared by this office is adequate to retain the runoff generated on this site in accordance with the present drainage regulations and restrictions in this subdivision. If, in the future further development of this site is anticipated, then this grading plan would no longer be applicable.

If you have any questions regarding this submittal or need any additional information, please do not hesitate to call.

Sincerely yours,

Gilbert D. Gardner, P.E.L.S.

GDG:cg

D17-D8

Gardner, Mason & Associates, Inc.
ENGINEERS, PLANNERS & LAND SURVEYORS
2127 Menaul Blvd. NE Albuquerque, N.M. 87107 (505) 881-3846

Gilbert D. Gardner, P.E.L.S.
Richard Mason, P.E.
Thomas N. Burlison, L.S.

September 22, 1981

RECEIVED
SEP 22 1981
ENGINEERING

Mr. Fred Aguirre
Municipal Development Dept.
City Engineer's Office
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Lot 7-A, Interstate Industrial Tract, Unit IV

Dear Fred:

Please find enclosed the original and three (3) copies of Drainage Covenant for Lot 7-A, Interstate Industrial Tract, Unit IV, and a copy of the recorded lot line vacation creating Lot 7-A

Sincerely,

Thomas N. Burlison
Vice President

TNB:cg

81 50722

VL No. VL-81-34

TO WHOM IT MAY CONCERN:

~~473 Central Avenue~~

Lot(s) 7 & 8 Block : _____

Subdivision or Addition: Interstate Industrial Tract Unit IV

Filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 10, 1981.

(We) Scotsman Manufacturing Co., Inc. am (are) the sole owner(s) of the above said property. I (We) desire to vacate the platted lot line(s) between these lots and that the combined lots also be known as Lot 7-A. However, I (We) am (are) not applying for any change in the platted easements.

SCOTSMAN MANUFACTURING CO., INC.
Ronald C. Savona
Vice President

STATE OF ~~NEW MEXICO~~ CALIFORNIA)
COUNTY OF ~~BERNALILLO~~ LOS ANGELES)

On this 9th day of September 19 81, before me personally appeared to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he (or they) executed the same as his (or their) free act and deed.

OFFICIAL SEAL
B M THOMPSON
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires AUG 23, 1985

My Commission Expires on Aug.23, 1985

Approved:

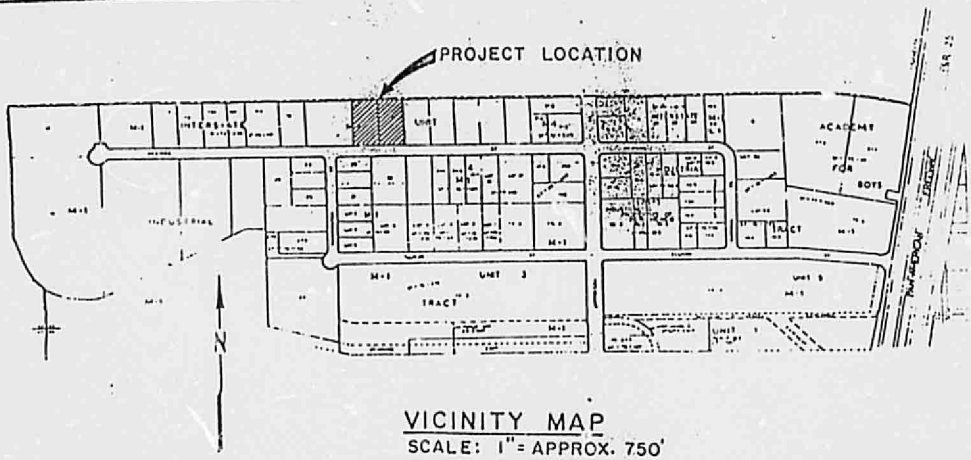
City Planner or Authorized Representative

September 22, 1981
Date

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
SEP 22 3 17 PM '81
BK ____ PG ____
TENNY C. CULP
CO. CLERK & RECORDER
DEPUTY

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



VICINITY MAP
SCALE: 1"= APPROX. 750'

OWNER

SCOTSMAN MOBILE LEASE CO.
2550 EAST 68th STREET
LONG BEACH, CALIF., 90805

GILBERT D. GARDNER
NEW MEXICO
6853
REGISTERED PROFESSIONAL ENGINEER

Gilbert D. Gardner

NOTICE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.
2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with "Contract Documents for City-Wide Utilities and Cash Paving No. 30 "
3. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to Arterial street use.

APPROVALS	NAME	DATE
A.C.E./DESIGN	G. Gardner	15 Oct 81
INSPECTOR	M. Roach	12-2-81
A.C.E./FIELD	M. Reamy	12/2/81

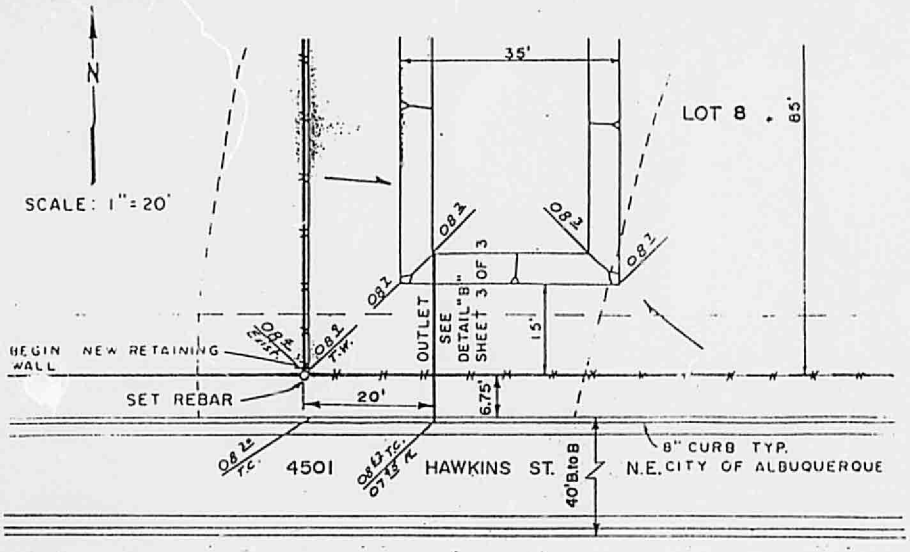
TITLE: CURB DRAIN
LOT 8
UNIT IV INTERSTATE INDUSTRIAL TRACT

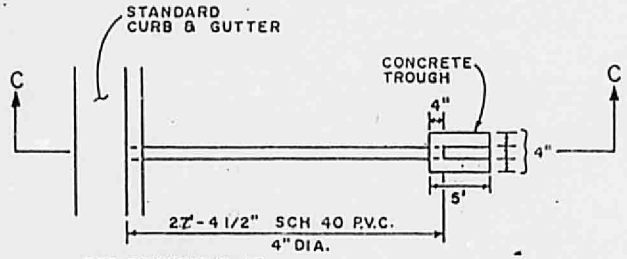
PERMIT NO.
SHEET 1 OF 2

MAP NO. D-17-7

CITY OF ALBUQUERQUE

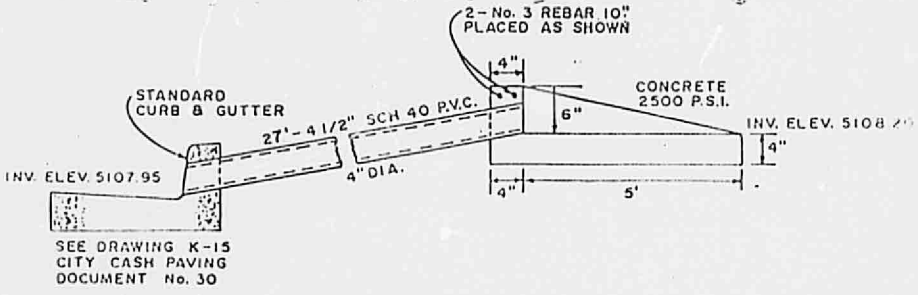
DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY





DETAIL "B"

NOT TO SCALE



SECTION C-C

NOT TO SCALE

APPROVALS	NAME	DATE	TITLE: CURB DRAIN LOT 8 UNIT IV INTERSTATE INDUSTRIAL TRACT	
A.C.E./DESIGN	J.R. Ulrich	10-1-81		
INSPECTOR			PERMIT NO.	MAP NO. D-17-7
A.C.E./FIELD			SHEET 2 OF 2	

DRAINAGE COVENANT

THIS COVENANT made this 17th day of September, 1981, by and between the City of Albuquerque, a municipal corporation, (City) and Scotsman Mobile Lease Co. (Owner, which term includes successors and assigns.)

RECITAL

The Owner is owner of certain real property located at 7105 Hawkins Street, NE in Albuquerque, New Mexico, (the Property) and more particularly described as follows:

Lot 7-A, Unit IV, Interstate Industrial Tract

That pursuant to City ordinances, regulations, and other applicable laws, the Owner is required to install and/or maintain certain drainage facilities on the Property, and the parties wish to provide for an agreement as to the obligations and responsibilities for same.

DESCRIPTION OF FACILITIES

The following facilities are to be constructed and/or maintained by the owner:

4" Drain line through curb in accordance with City of Albuquerque Standard Detail Drawing K-15, dated January, 1981.

Said drain line to be located at the southwest corner of Lot 8 and running from the ponding area to Hawkins Street, NE.

CONSTRUCTION OF DRAINAGE FACILITIES

The Owner shall construct the drainage facilities in accordance with standards, plans, and specifications prescribed and approved by the City.

MAINTENANCE OF FACILITIES

The Owner shall, at his cost in accordance with the standards, plans, and specifications prescribed by the City, maintain said drainage facility. The City shall have the right to enter periodically upon the Property to inspect the drainage facility.

FAILURE TO COMPLY AND LIEN

In the event that the Owner shall fail to construct the drainage facility in accordance with standards, plans, and specifications prescribed and approved by the City or fail to adequately maintain said facilities, the City shall give the Owner notice in writing to construct, correct, or maintain said

facilities, and if the Owner fails to comply therewith within 30 days, the City may enter upon said property to perform the necessary construction or maintenance. The cost of the City's performing such construction or maintenance shall be paid by the Owner. In the event the Owner fails to pay said cost within thirty (30) days after being billed for same, the City may file a lien against the Property.

LIABILITY

The City shall not be liable for any damages to the Owner resulting from its construction, modification, or maintenance of said facilities.

NOTICE

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

SCOTSMAN MANUFACTURING CO., INC.
2550 E. 68th Street
Long Beach, CA 90805

The Owner may change said address by giving written notice, certified mail, return receipt requested, to the City Engineer, City Hall, at 505 Marquette Street, Albuquerque, New Mexico, 87103.

INDEMNIFICATION AND HOLD HARMLESS

The Owner agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage facility provided for herein or the Owner's failure to construct, maintain, or modify the drainage facility under this Covenant.

COVENANT RUNNING WITH THE PROPERTY

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

OWNER
SCOTSMAN MANUFACTURING CO., INC.

By: H. WAYNE LEE, JR. H. Wayne Lee, Jr.

Title: SECRETARY/TREASURER

REVIEWED BY THE LEGAL DEPARTMENT:

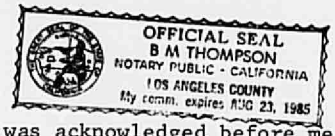
_____

CITY OF ALBUQUERQUE

_____
Chief Administrative Officer

ACKNOWLEDGEMENTS

STATE OF ~~NEW MEXICO~~ California)
) ss.
COUNTY OF ~~BERNALILLO~~ Los Angeles)



The foregoing instrument was acknowledged before me this 18th day of September, 1981, by H. Wayne Lee Jr.
(Name of Officer), Secretary-Treas.
(Title)
Scotsman Mfg. Co., Inc., a Calif.
(Name of Corporation) (State of Incorporation)
corporation, on behalf of said corporation.

Notary Public

My Commission Expires:
August 23, 1985

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

The foregoing instrument was acknowledged before me this _____ day of _____, 1981, by _____
(Name of Acknowledging Partner or Partners)
on behalf of _____,
(Name of Partnership)
a partnership.

Notary Public

My Commission Expires:

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

The foregoing instrument was acknowledged before me by _____, on this _____ day of _____, 1981.

Notary Public

My Commission Expires:

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

The foregoing instrument was acknowledged before me this _____ day of _____, 1981, by _____ Chief Administrative Officer of the City of Albuquerque, municipal corporation, on behalf of said corporation.

Notary Public

My Commission Expires: