HYDROLOGY ○ D23/D1a ○ 1 PLAN

D23/D1a

1 Plan

DRAINAGE INFORMATION SHEET

County

PROJECT TITLE: Lowe Drainage Easement Vacation ZONE ATLAS/DRNG. FILE #: D-23/P1a

LEGAL DESCRIPTION: Lot 1048 Sandia Heights South Unit 10

~~CITY~~ ADDRESS: (County) Red Oaks Loop N.E.

ENGINEERING FIRM: Weiss-Hines CONTACT: W. Hines

ADDRESS: 1100 Alvarado PHONE: 266-3444

OWNER: John Lowe CONTACT: John Lowe

ADDRESS: P.O. Box 14856 87191 PHONE: 299-2973

ARCHITECT: — CONTACT: —

ADDRESS: — PHONE: —

SURVEYOR: — CONTACT: —

ADDRESS: — PHONE: —

CONTRACTOR: — CONTACT: —

ADDRESS: — PHONE: —

PRE-DESIGN MEETING:

___ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED
OCT 11 1985
HYDROLOGY SECTION

DRB NO. 85-489 10/1/85

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

✓ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

✓ OTHER Relocation of drainage easement via vacation (SPECIFY)

DATE SUBMITTED: 10-11-85

BY:

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

DEV JPMENT REVIEW BOARD
AUGUST 6, 1985
CRM-85-13

CRM-85-13 (DRB-85-489) John E. Lowe Company requests Vacation and Relocation of a drainage easement located on Lot 1048 of Sandia Heights South Unit 10, located north of Red Oaks Loop, N.E. (D-23)

COMMENTS FROM OTHER DEPARTMENT:

PLANNING DIVISION	"No objection to vacation and relocation request."
CITY ENGINEERING	"Sufficient documentation by New Mexico Registered Engineer is required to verify the existing location of the arroyo. Recommend a pre-design meeting with the City/County floodplain authority to identify the required drainage information. Will require concurrence from owner of the easement."
WATER RESOURCE DEPARTMENT	"No comment."
TRANSPORTATION DEPARTMENT	"No adverse comment."
AMAFCA	"This is a county drainage easement and concurrence should be received from County authority. A field visit reveals that the improvement was built in the easement and the arroyo relocated. We have no objection to the relocation provided that: 1) justification is provided for the width of the new easement. 2) a metes and bounds description is provided for the new easement and a replat made."
MOUNTAIN BELL	"No objections to subject vacation."
PARKS AND RECREATION	"The case does not adversely affect any Parks and Recreation facilities."
ENVIRONMENTAL HEALTH/AIR POLLUTION CONTROL	"No adverse comment."
COG	"No adverse comment."
REAL ESTATE OFFICER	""If approved, final disposition should be through the Real Estate Officer."

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OCT 11 1985
HYDROLOGY SECTION

IT IS REQUESTED THAT THE APPLICANT/AGENT BE PRESENT AT THE HEARING.

cc: John E. Lowe, P.O. Box 14856; 87191

WEISS-HINES ENGINEERING, INC.

October 8, 1985

RECEIVED
OCT 09 1985
DH0410
HYDROLOGY SECTION

Mr. Carlos A. Montoya
County Flood Plain Administrator
123 Central NW
Albuquerque, NM 87103

Dear Carlos:

The drainage easement located on Lot 1048 of Sandia Heights South Unit 10 has been vacated and relocated. Refer to the attached Surveyor's Plat for site location and the metes and bounds of the relocated easement.

The vacation was necessary to account for the fact that the Lowe home has already been constructed within the original easement. The drainage easement is located at the head of a small swale about midway between Arroyo de Domingo Baca and Arroyo de Domingo Baca Tributary and about 1/4 mile distant from the flood plains of each. See Exhibit A.

The original Bohannan-Huston drainage investigation for the Sandia Heights area indicates that the 100-year peak flow through the easement was 25 cfs. Our independent investigation suggests that the Q_{100} = 25 cfs is quite conservative. It appears that only 3-4 acres actually drain to the swale. Even so, assuming the 25 cfs flow is correct, the depth in the swale would be only 0.5' based on our field measurements made several weeks ago. This level is 6-10 feet below the finished floor elevation of the Lowe home and approximately one foot below the lowest bank of the existing swale. The south bank of the channel was regraded during home construction and stabilized with boulders and newly planted trees to prevent erosion. See Exhibit B for detailed information on the drainage swale.

The relocation of the drainage easement will cause no disruption of drainage patterns nor will it cause erosion problems at the Lowe property or property downstream.

Please call if we can answere any questions (266-3444).

Sincerely,

Walter G. Hines

Walter G. Hines, P.E.
Vice President
Weiss-Hines Engineering, Inc.

WGH:tdq
Attachment

CIVIL ENGINEERING / HYDROLOGY / ENVIRONMENTAL DESIGN
1100 ALVARADO N.E. SUITE B ALBUQUERQUE, NEW MEXICO 87110 (505) 266-3444

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

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

October 31, 1985

Walter Hines
Weiss-Hines Engineering, Inc.
1100 Alvarado, NE Suite B
Albuquerque, New Mexico 87110

RE: LOWE DRAINAGE EASEMENT VACATION LOT 1048 OF SANDIA HEIGHTS SOUTH UNIT 10 - RECEIVED OCTOBER 11, 1985 (D-23/D1A)

Dear Mr. Hines:

I have reviewed the request and forward the following comment:

Did the house construction shift the arroyo onto adjoining properties?

Where is the north property line for your site?

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

Cordially,

Carlos A. Montoya
City/County Floodplain Administrator

CAM/bsJ

WEISS-HINES ENGINEERING, INC.

RECEIVED
NOV 05 1985
HYDROLOGY SECTION

November 4, 1985

Mr. Carlos A. Montoya
City/County Floodplain Administrator
123 Central N.W.
Albuquerque, NM 87103

Re: Lowe Drainage Easement Vacation Lot 1048 of Sandia Heights South Unit 10. DRB-85-489

Dear Mr. Montoya:

I have received your request for comments dated October 31, 1985 and have the following response:

1. The house construction did not shift the arroyo onto adjoining property.

2. The north property line is approximately 58 feet from the relocated drainage easement. See attached copy of the plat.

If you have any questions please call me at 266-3444.

Yours truly,

Walter G. Hines

Walter G. Hines
Vice President
Weiss-Hines Engineering, Inc.

Attachment

CIVIL ENGINEERING / HYDROLOGY / ENVIRONMENTAL DESIGN
1100 ALVARADO N.E. SUITE B ALBUQUERQUE, NEW MEXICO 87110 (505) 266-3444

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

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

November 25, 1985

Mr. Walter Hines
Weiss-Hines Engineering, Inc.
1100 Alvarado NE, Suite B
Albuquerque, NM 87110

REF: LOWE DRAINAGE EASEMENT VACATION LOT 1048 OF SANDIA HEIGHTS SOUTH UNIT 10 (D23-D1A) RECEIVED NOVEMBER 5, 1985

Dear Mr. Hines:

The above referenced plan is approved for the easement vacation.

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

Sincerely,

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

CAM:mrk

DRAINAGE INFORMATION SHEET

Lowe Drainage

PROJECT TITLE: Easement Vacation ZONE ATLAS/DRNG. FILE #: D-23/D1A

LEGAL DESCRIPTION: Lot 1048 Sandia Heights South Unit

CITY ADDRESS: (County) Red Oaks Loop N.E.

ENGINEERING FIRM: WEISS-HINES ENGINEERING CONTACT: W. Hines

ADDRESS: 1100 ALVARADO NE PHONE: 505-266-7444

OWNER: John Lowe CONTACT: John Lowe

ADDRESS: P.O. Box 4856 87196 PHONE: 299-2973

ARCHITECT: CONTACT:

ADDRESS: PHONE:

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED
NOV 05 1985
HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

X NO

___ COPY OF CONFERENCE/DRB SHEET PROVIDED

DRB NO. ____

EPC NO. ____

PROJ. NO. ____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE/GRADING PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ RESUBMITTAL

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

X Letter

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

X FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

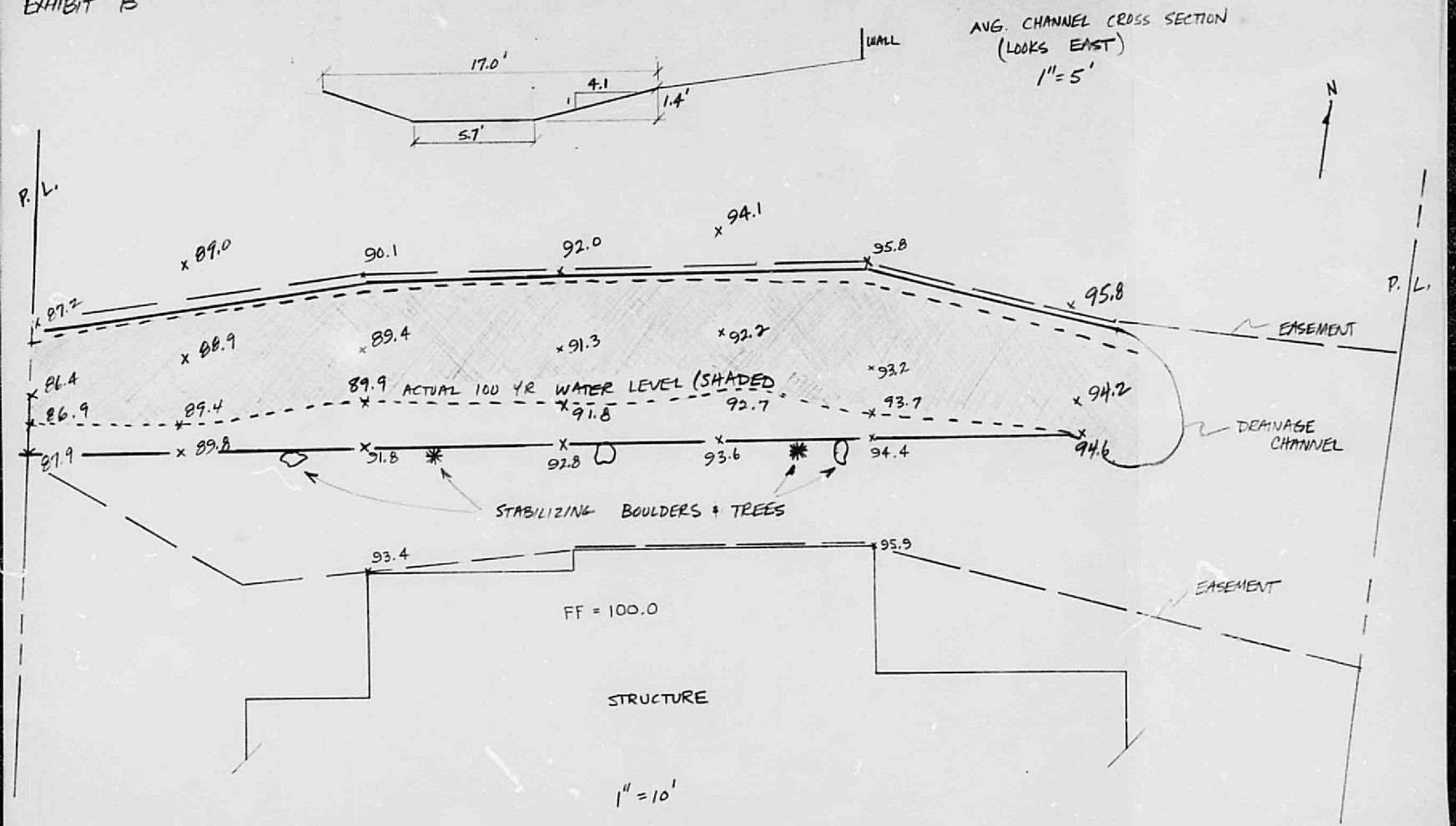
___ GRADING/PAVING PERMIT APPROVAL

X OTHER Letter of Comments (SPECIFY)

DATE SUBMITTED: November 4, 1985 DATE RECEIVED: 11/5/85

BY: Weiss-Hines Engineering, Inc. RECEIVED BY: BJ

EXHIBIT B


AVG. CHANNEL CROSS SECTION
(LOOKS EAST)
1"=5'
WALL
17.0'
4.1
1
1.4'
5.7'
N
P. L.
89.0
90.1
92.0
94.1
95.8
87.2
95.8
P. L.
EASEMENT
88.9
89.4
91.3
92.2
93.2
86.4
89.9 ACTUAL 100 YR WATER LEVEL (SHADED
86.9
89.4
91.8
92.7
93.7
94.2
87.9
89.8
91.8
92.8
93.6
94.4
94.6
DRAINAGE CHANNEL
STABILIZING BOULDERS & TREES
93.4
95.9
EASEMENT
FF = 100.0
STRUCTURE
1" = 10'