HYDROLOGY E17/D1b TWO PLANS

E17- D26

2 PLANS

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

E17 - D26

June 30, 1983

Mr. Jake Bordenave
Adam, Hamlyn Anderson
4055 Montgomery Blvd. N.E.
Suite A
Albuquerque, NM 87109

RE: 6817 ACADEMY PARKWAY EAST N.E.(Lots 6 & 7 Block B, Interstate Indust. Tract, Unit 1

Dear Jake:

The revised plan received on 6/22/83 is in substantial compliance with the approved drainage scheme adopted for the overall site which took into account this proposed addition. Therefore, this plan is approved.

Very truly yours,

Fred J. Aguirre

Fred J. Aguirre, P.E.
Civil Engineer/Hydrology

FJA/tsl

DMJM/Adam, Hamlyn, Anderson

June 20, 1983
City Engineer
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Attn: Mr. Fred Aguirre

Re: Drainage Plan for 6819 Academy Parkway East

RECEIVED
JUN 22 1983
ENGINEERING

Dear Sir:

The original drainage plan for the subject site made provision for construction and the resulting increase in impervious area. The original construction was inspected and approved by your office.

The final phase for the site is now being submitted for your approval. The reserve capacity as shown on the original plan (reserve for future expansion) will be reduced by (14500 X 0.5 X 214/12) 1,500 cu.ft. leaving a reserve after total development of approximately 2700 cu.ft. or 26% of the total ponding requirement.

The total 100 year, 6 hour storm (2.4 in.) for the site (64,260 sq.ft.) is approximately 12,800 cu.ft. and the total ponding provided is approximately 13, 100 cu.ft.

Construction inspection requirements can be limited to swales and rundowns as the pond proper was previously inspected by your office.

Sincerely,

Jean J. Bordenave, P.E.

JJB/ccl

2.4 *
12

A Division of
Daniel, Mann, Johnson, & Mendenhall

Suite A
4055 Montgomery Boulevard N.E.
Albuquerque, New Mexico 87109
Telephone: 505/881-1808

Planning
Engineering
Systems
Economics

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

August 2, 1982

Mr. Ken Hovey
The Ken Hovey Design Group
3700 Simms Ave. N.E.
Albuquerque, N.M. 87108

RE: REVISED PLANS FOR 6817 ACADEMY PARKWAY EAST N.E.

Dear Ken:

I have reviewed the revised plans and concur with the block wall design. Therefore, the drainage plan is approved. Once the pond is constructed, please contact Mr. Bernie Montoya for a final inspection. A Certificate of Occupancy will be issued when the facilities are constructed in compliance with the approved plan.

If you have any questions concerning this matter, please call.

Very truly yours,

Brian G. Burnett

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

cc: Bernie Montoya, Hydrology Section

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

July 20, 1982

Mr. Ken Hovey
The Ken Hovey Design Group
3700 Simms Ave. S.E.
Albuquerque, N.M. 87108

RE: YOUR LETTER OF JUNE 24, 1982 CONCERNING DRAINAGE FOR 6817 ACADEMY PARKWAY EAST N.E.

Dear Ken:

Following are my comments in regards to your letter of June 24, 1982:

1. I agree that a controlled outflow from the pond is the best solution. However, since it appears that it will not be possible to obtain an easement from the adjacent owner, provisions must be made to insure that the pond is not breached. Several options are available:

a. Construct a block wall along the west side of the pond. A wall, 32" in height (4 rows of 8" hollow-core concrete blocks), would be adequate. Based on current block-to-block prices the cost of the wall is approximately $2000.

b. If a wall is not constructed, the berm along the western edge should be constructed using current criteria for levees and berms. I have included requirements contained in the Drainage Criteria Manual.

2. Please revise the drainage plans to reflect one of the options listed above.

We feel that the above alternatives are reasonable in light of the potential flooding problems that could occur to Mr. Johnson's property if the pond were to fail. Please call if you have any questions.

Very truly yours,

Brian G. Burnett

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

cc: Jake Bordenave, Adam, Hamlyn, Anderson

(4) Reinforcing Steel for Continuously Reinforced Channels

(a) Ratio of longitudinal steel area to concrete area (Asl) $\geq$ .005.

(b) Ratio of transverse steel area to concrete area (Asr) $\geq$ .0025.

(c) Steel placement: 3" from bottom of section. (NOTE: Inspectors must ensure this requirement is not violated by contractors during pouring operations.)

2. Earthwork for Levees and Berms

All earthfill berms and levees shall be constructed of high quality fill material free of debris, organic matter, frozen matter and stone larger than 6 inches in any dimension. The key trench shall be scarified to a depth of 6 inches to ensure bonding with the fill material. Lifts shall not exceed 12 inches of loose material before compaction. The material in each lift shall contain optimum moisture content (-1% to +3%) and shall be compacted to at least 90% and not more than 95% of maximum density as determined by ASTM D 1557. Proper bonding between lifts shall be guaranteed by scarifying each lift after compaction to a depth of at least 3 inches.

June 24, 1982

City of Albuquerque
Municipal Development Department
Engineering Division
P.O. Box 1293
Albuquerque, New Mexico 87103

RECEIVED
JUL 06 1982
ENGINEERING

Attn: Mr. Charles Easterling, Principal Asst. City Eng./Hydrology

Re: Warehouse and offices for Les File, 6817 Academy Parkway East NE

Dear Mr. Easterling:

Attached herewith, is the revised grading and drainage plan for the subject property dated June 23, 1982.

Our solution to the drainage involves 100% retention of all storm runoff generated on-site. There is no controlled outflow.

On May 3, 1982 I met with Mr. Larry Johnson who is the owner of the property to the west (and downhill) of the subject site. Also present at that meeting was Les File, owner of the subject site and Jean Bordenave, civil engineer. The purpose of the meeting was to discuss the possibility of obtaining an easement across Mr. Johnson's property to allow controlled outflow from a detention pond to Academy Parkway West. The following considerations were discussed:

1. By observation, there is insufficient outfall at the east end of Mr. Johnson's property to handle any runoff whatsoever.

2. That although the retention pond would be designed to City of Albuquerque Flood Control Standards, and in spite of all precautions, it is not inconceivable that the retention pond could be breached due to very heavy or frequent rains.

3. It was my belief that it was to both owner's best interest to allow for controlled outflow from the pond.

4. Mr Johnson voiced his concerns regarding the proposed easement. He felt that although the easement would solve some problems, that it may create other problems. He was concerned that the controlled outflow might not work as described, that he would have a continual stream of water across his property. He was further concerned about silt and debris from the pond being deposited on his property. Mr. Johnson expressed his reluctance to grant a permanent easement which could not be revoked should problems occur.

THE KEN HOVEY DESIGN GROUP
3700 SIMMS AVE. S.E., ALBUQUERQUE, NEW MEXICO, 87108 • (505) 255-4756

Although we offered Mr. Johnson all practical assurances and our willingness to work with him to resolve such problems as should occur, he later declined to allow the easement (partly on the advice of his lawyer).

This then, formed the basis of our solution of retention without controlled outflow.

Very truly yours,

Ken Hovey

Ken Hovey, Architect

February 4, 1982

City of Albuquerque
Municipal Development Department
Engineering Division
P.O. Box 1293
Albuquerque, New Mexico 87103

RECEIVED
FEB 1982
CITY ENGINEER

Attn: Mr. Charles Easterling, Principal Asst. City Eng./Hydrology

Re: Warehouse and offices for Les File, 6817 Academy Parkway East NE

Dear Mr. Easterling:

This is in reply to your letter of January 29, 1982 requesting an explanation of the contradiction between the field survey conducted by your department and my certification that the grades shown on the grading plan represents the as-built condition.

In my letter of December 22, 1981, I stated that I had made an on-site inspection of the subject property and had, by observation, determined that the grades were in substantial compliance with the grading plan. This inspection, as I stated in my letter was made by observation..... not with a survey instrument. During my inspection, I determined that the important and essential requirements of the drainage plan would be satisfied when the submitted pond improvements had been approved and constructed. Despite differences between the constructed grades and the grading plan, all of the storm runoff generated on-site in the developed condition would, in fact, be directed into the retention pond in accordance with the requirements of the drainage report. This, in my mind, represents substantial compliance.

There was no attempt to deceive in this regard. I believed, and do believe that to a large degree and in the main that the intent of the grading plan (if not the letter) has been met.

Sincerely,

KEN HOVEY

Ken Hovey, Architect

cc:
Richard Heller
Les File

THE KEN HOVEY DESIGN GROUP
3700 SIMMS AVE. S.E., ALBUQUERQUE, NEW MEXICO 87108 • (505) 255-4756

February 3, 1982

City of Albuquerque
Municipal Development Department
Engineering Division
P.O. Box 1293
Albuquerque, New Mexico

RECEIVED
FEB 1 1982
CITY ENGINEER

Attn: Mr. Charles Easterling, Principal Asst. City Eng./Hydrology

Re: Warehouse and offices for Les File, 6817 Academy Parkway East NE

Dear Mr. Easterling:

This is in reply to your letter of January 29, 1982. In your letter you express concern about the water surface level of the pond with respect to the finished floor elevation. Also that the pond must be constructed properly to insure that a breach will not occur. I can take no exception with either of these comments. We will do what must be done to lay these concerns to rest.

However, I must take exception to your comment that " Since 100% retention is required, the pond should be designed with a gravel bed capable of storing the one-year storm."

A. The original grading plan was reviewed by your department and approved on September 2, 1980. Although 100% retention was a requirement at that time, storing the one-year storm in a gravel bed was not a criteria, in fact it was never mentioned.

B. A revised grading plan was submitted to your department requesting a minor change in the configuration of the pond. No change in the volume of the pond or in grading was proposed. The plan was reviewed by your department and a list of eleven conditions for approval were written up and dated August 26, 1981. This list contained ten items not previously required on the original grading plan. (This process took place during the course of construction). Although 100% retention was a requirement at this time, storing the one-year storm in a gravel bed was not a criteria, in fact it was never mentioned.

C. On December 22, 1981, a revised grading plan was submitted to your department for approval. This plan attempted to address the listed conditions of August 26, 1981. Now 15 months after the original grading plan was approved, you request that the one-year storm be stored in a gravel bed.

As you know, the requirement for gravel storage would be discussed at the very begining of the project in as much as it is basic to the entire drainage solution. You state in your letter that this is a "reasonable request". Under the circumstances, I cannot believe it is even a rational request. At this time when we are trying to resolve problems, you are

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3700 SIMMS AVE. S.E., ALBUQUERQUE, NEW MEXICO, 87108 • (505) 255-4756

creating new problems. This latest requirement for rock storage is characteristic of the manner in which your department has changed criteria for approval at every turn during the course of this project and is objective proof of the arbitrary, illogical, and inconsistant approach in which the review process has been carried out.

When efforts to obtain approval of the revised grading plan proved ineffectual working with Mr. Fred Agguire, I sought to enlist your aid to help negotiate a solution acceptable to all parties. Instead of aid, I received your letter of January 29, 1982, which presented a threatening posture and even more requirements as conditions of approval.

I'm sure you may see the situation differently, but this is how it looks from my end. This project has had a long, torturous history spanning more than fifteen months. I have a sincere desire to arrive, finally, at a solution to this stalemate.

Very truly yours,

KEN HOVEY

Ken Hovey, Architect

cc:
Richard Heller
Les File

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

January 29, 1982

Mr. Ken Hovey
Ken Hovey Design Group
3700 Simms Ave. S.E.
Albuquerque, N.M. 87108

RE: WAREHOUSE & OFFICES FOR LES FILE DRAINAGE REPORT

Dear Ken:

I am replying to your request that a clarification be made concerning several drainage requirements imposed by this office. Our position is as follows:

1. Mr. Fred Aguirre requested that the grades provided on the revised plan reflect as-built conditions. Your letter of December 22, 1981 states the grading plan "represents the as-built condition after the pond improvements shown therein have been accomplished". However, a field survey by our department revealed that the existing grades differ with the approved plan by as much as 1.5 feet. We feel that this difference is significant and request that a statement be supplied explaining the contradiction that the plan reveals as-built conditions. This statement should be submitted by February 5, 1982. If no reply is received by this date, we will take this matter before the State Board of Registration.

2. We are concerned about the water surface elevation in the pond with respect to the finished floor elevation of the adjacent building. The pond must be designed and constructed properly to insure that a breach will not occur. We request that a Professional Engineer supply a plan for the pond which addresses this concern. Since 100% retention is required, the pond should be designed with a gravel bed capable of storing the one-year storm.

I feel that the above requests are reasonable and will insure a final product satisfactory to the City, owner and adjacent property holders. If this office can answer any further questions, please contact Brian Burnett at 766-7467.

Very truly yours,

Charles M. Easterling
Princ. Asst. City Eng./Hydrology

CME/tsl

December 22, 1981

RECEIVED
JAN 4 1982

City of Albuquerque
Municipal Development Division
Engineering Department
Drainage Section
123 Central Avenue NW

Attn: Fred Aguirre

Subject: 6817 Academy Parkway East NE

Dear Mr. Aguirre:

I have made an on site inspection of the subject property and I have determined that the grades are substantially in conformance with the grading plan. I therefore certify the attached grading plan signed and dated December 22, 1981 represents the as-built condition after the pond improvements shown therein have been accomplished.

Sincerely yours,

KEN HOVEY

Ken Hovey, Architect

KH/hs

THE KEN HOVEY DESIGN GROUP
3700 SIMMS AVE. S.E., ALBUQUERQUE, NEW MEXICO 87108 • (505) 255-4756

E-17/026

6817 Academy Pkwy East

8-26-80
disapproved

① direction of roof drainage
② ~~the~~ north side of lot drains to neighbor
③ offsite flows?
④ show compliance with approved drainage report

9-2-80
disapproved

① no changes or revisions made, comments of 8-26-80 still apply

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. _____ DATE: _____

PLANNING DIVISION NO. _____

Ms Heller's allowed Mr Hovey (arch) to revise the grading plan. AJA

CONFERENCE RECAP

SUBJECT: 6817 Academy Parkway East N.E.

	WHO	REPRESENTING
ATTENDANCE:	Ken Hovey	~~Spec~~ Architect
	Fred J. Aguirre	City

FINDINGS: Include the following with the revised grading & drainage plan:

✓ (1) Location and description of the temporary Bench Mark on site.

✓ (2) Calculations of the pond with units and a pond diagram dimensioned

✓ (3) Existing top-of-curb and flowline elevations along ~~the~~ street adjacent to the site

✓ (4) Existing and proposed grades at the rear property line

✓ (5) Notes defining property line, existing contours, proposed contours, existing spot elevations and proposed spot elevations

✓ (6) A completed Covenant Agreement

✓ (7) Cross-sections of the pond drawn to scale or adequately dimensioned

✓ (8) Construction detail of the rundown drawn to scale or adequately dimensioned

? (9) Certification by the architect that the grades provided on the revised plan are as-built (10) Architect's stamp dated & signed (11) 3 copies of the ~~grading~~ and drainage plan

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED: Fred J. Aguirre	SIGNED: Ken Hovey
TITLE: City	TITLE: Architect
DATE: 8-26-81	DATE: 8-26-81

DRAINAGE COVENANT

THIS COVENANT made this 5th day of October, 1981, by and between the City of Albuquerque, a municipal corporation, (City) and Leslie File (Owner, which term includes successors and assigns.)

RECITAL

The Owner is owner of certain real property located at 6817 Academy Parkway East, N. E in Albuquerque, New Mexico, (the Property) and more particularly described as follows:

Lots 6 and 7, Unit One, Block B of the Interstate Industrial Tracts, as the same are shown and designated on the Plat of Block B of said Interstate Industrial Tracts, filed with the records of the County Clerk of Bernalillo County, New Mexico on March 31, 1977, also known as Lot 6-A by virtue of the vacating of the lot lines by instrument filed with the County Clerk of Bernalillo County, New Mexico on July 14, 1980 as Document No. 80-39827, In Book Misc. 785, at Page 171.

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:

Drainage Pond
~~Leslie File~~

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

RECEIVED JAN 5 1982

facilities, and if the Owner fails to comply therewith within 15 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:

Leslie File
6817 Academy Parkway East, N. E.
Albuquerque, New Mexico 87109

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

By: Leslie File

Title: Owner

REVIEWED BY THE LEGAL DEPARTMENT:

Assistant City Attorney

CITY OF ALBUQUERQUE

Chief Administrative Officer

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

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on this 5th day of October, 1981, by LES FILE.

My Commission Espires:

1-15-82

Lois J Bowen
Seal

1 7 2 8