HYDROLOGY

F17/D31

UNCLE CLIFF'S
RACEWAY

F17-D31

1 PLAN

3007-1

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DRAINAGE REPORT INFORMATION SHEET

PROJECT TITLE: UNCLE CLIFF'S RACEWAY

ZONE ATLAS PAGE NO. F-17-D3 CITY ADDRESS: OSUNA NE

LEGAL ADDRESS: TRACT C, GAGE SUBDIVISION

ENGINEERING FIRM: TOM MANN & ASSOC. CONTACT: J. MORTENSEN

ADDRESS: 811 DALLAS NE PHONE: 265-5611

OWNER: UNCLE CLIFF'S CONTACT: JIM MILLER

ADDRESS: PHONE: 884-1255

ARCHITECT/~~SURVEYOR~~: JIM MILLER CONTACT: JIM MILLER

ADDRESS: PHONE: 884-1255

DATE SUBMITTED: 2-15-83

BY: JEFFREY G. MORTENSEN

ATTN: BRIAN BURNETT

RECEIVED
FEB 16 1983
ENGINEERING

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

E17 - D31

March 3, 1983

Mr. Jeff Mortensen
Tom Mann & Associates
811 Dallas N.E.
Albuquerque, N.M. 87110

RE: UNCLE CLIFF'S RACEWAY DRAINAGE PLAN

Dear Jeff:

A review of the referenced report has resulted in the following comments:

1. I concur with your assessment of downstream capacity. However, it should be pointed out that controlled discharge of the 100-year developed runoff will be required for the remainder of the site. Has any thought been given to master planning the site to insure that the remainder of the area is not "boxed-in" in terms of providing an acceptable drainage solution?

2. Any suggestions on how to prevent the trickle flows from impacting the downstream system?

Please call if you have any questions.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

UNCLE CLIFF'S FAMILYLAND

5301 SAN MATEO N.E. • ALBUQUERQUE, N.M. 87109 • 881-9373

March 4, 1983

TO: Department of Hydrology
City of Albuquerque

This corporation hereby agrees that any new development on proposed Tract "C" will be approved by the Hydrology Department through the efforts of a hydrology engineer for the approval of the City of Albuquerque.

Greg Hays
Linda Hays

ALBUQUERQUE'S FAVORITE UNCLE

Tom Mann Associates, Inc.
Engineers
811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

30071
March 7, 1983

Mr. Brian Burnett
Engineering/Hydrology Division
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Re: Uncle Cliff's Raceway

Dear Brian:

Following our telephone conversation on March 3, 1983, I telephoned Mr. Jim Miller, the architect for the subject project and relayed to him your concerns. Mr. Miller in turn, went to Uncle Cliff's Family Land to obtain from them a letter of intent regarding the future development of Tract C. I am now forwarding to you a letter from Uncle Cliff's Family Land concerning this matter.

You will find this letter to be rather brief, however, we are at least notifying the owner of potential problems with future development. It appears that Uncle Cliff's Family Land prefers to deal with those problems at such time as they decide to develop the remaining portions of Tract C.

Lastly, I don't have any good suggestions on how to prevent trickle flows from impacting the downstream system. The layout just doesn't lend itself to the routing of storm water through a landscaped area.

If you have any further questions or comments concerning this project, please do not hesitate to call. Your comments and concerns are greatly appreciated, unfortunately, the owner is not prepared to master plan the site at this time. And hence, must live with whatever constraints he now imposes upon himself.

Sincerely,

TOM MANN & ASSOCIATES, INC

Jeffrey G. Mortensen, P.E.
Project Engineer

JGM:sh
Encs.
xc:Jim Miller

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

F17 - D31

March 9, 1983

Mr. Jeffrey Mortensen
Tom Mann & Associates
811 Dallas N.E.
Albuquerque, N.M. 87110

RE: UNCLE CLIFF'S RACEWAY DRAINAGE PLAN

Dear Jeff:

In regards to your letter of March 7, 1983 I still feel it is appropriate to masterplan the entire tract at a conceptual level to insure that future development is provided with adequate drainage. Therefore, I am requesting that you provide a drainage scheme for the remainder of Tract C. You might investigate moving the raceway eastward by 10 feet in order that developed runoff from the southern portion of the tract could be directed to the north.

I realize the urgency of your client to proceed with the project. However, I believe that by expending some extra effort to provide a plan for the entire site, we will insure that future development will be provided with a workable drainage plan.

If you or your client have any questions, please call.

Very truly yours,

Brian G. Burnett

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

Tom Mann Associates, Inc.
Engineers
811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

RECEIVED
MAR 21 1983
CITY ENGINEER

30071
March 18, 1983

Mr. Brian Burnett, P.E.
Engineer/Hydrology Division
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Re: Uncle Cliff's Raceway

Dear Brian:

As a result of our meeting on March 17, 1983, the following conclusions can be drawn:

1. No definite future plans have been established at this time for the development of the remainder of Tract C, Gage Subdivision.

2. Downstream capacity still exists for the remainder of Tract C; not all of this credit was consumed by the development of the go-cart track and associated parking.

3. At least 4 options exist which will provide an outfall for the development of the remainder of Tract C.

a. Runoff can be ponded and discharged north to Osuna Road by means of a pump and discharge line. The discharge line can be located within the 10' wide strip along the west property line of the go-cart site.

b. A large building can be located in the southwest corner of the site provided that the roof drainage is directed entirely to the east, whence, it can drain overland to Osuna Road.

c. A retaining wall along with engineered fill can be utilized to raise the rear portion of the site to facilitate the drainage of runoff to Osuna Road.

d. Eliminate the lot line between Tracts B and C and then drain the rear portion of Tract C through Tract B to Osuna Road. (This option can only be exercised if Uncle Cliff's Family Land maintain ownership of Tract B.

It should be realized that these options need not be exercised until such time as further development proceeds. As stated above, no definite future plans have yet been established for the remainder of Tract C.

It is with this understanding that the approval of the grading and drainage plan for the subject project, is herewith requested. Your cooperation in this matter has been greatly appreciated. If you have any further questions or comments concerning this project, please do not hesitate to call.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Jeffrey G. Mortensen, P.E.
Project Engineer

JGM:sh
xc: Jim Miller
Gary Hays

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

March 22, 1983

Mr. Jeffrey Mortensen
Tom Mann & Associates
811 Dallas N.E.
Albuquerque, N.M. 87110

RE: UNCLE CLIFF'S RACEWAY DRAINAGE PLAN

Dear Jeff:

I concur with the drainage outfall alternatives outlined in your letter of March 18, 1983. Any further development on Tract C must be provided with one of these options.

I appreciate your help on this matter.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl