PUBLIC WORKS/HYDROLOGY

F18/D23

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F18/D23

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

F18 - D23

March 18, 1983

Mr. Dennis Lorenz
Tom Mann & Associates
811 Dallas N.E.
Albuquerque, N.M. 87110

RE: OSUNA COMMERCIAL SUBDIVISION DRAINAGE PLAN

Dear Dennis:

Based on your submittal of March 16, 1983 the referenced plan is approved. Please see that the plan dated 3/3/83 is placed in the City construction sets. Approved copies of "Private Storm Drain Improvements Within City Right-of-Way" should also be included prior to sign-off.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

25×10

0000 0000 1665

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

F18 - D23

March 10, 1983

Mr. Dennis Lorenz
Tom Mann & Associates
811 Dallas N.E.
Albuquerque, N.M. 87110

RE: OSUNA COMMERCIAL SUBDIVISION DRAINAGE PLAN

Dear Dennis:

I have made an initial review of the referenced project and forward the following comments:

1. I would like to clarify a statement made in the drainage plan. Release of the 10-year developed discharge rate is allowed because "downstream capacity" exists in the San Mateo/Osuna storm sewer system. It's important to recognize that the downstream system capacity is responsible for the release rate from any site.

2. It's indicated that offsite flows of 6.1 cfs will be conveyed around the west side of the building. Does the proposed swale have sufficient capacity to convey the flow?

3. It's always helpful to indicate on the plan or on an attached map the boundaries of the off-site watershed. Please submit this information for our files.

4. Approved copies of "Private Storm Drain Improvements Within City Right-of-Way" will be required for the 4" PVC pipe prior to construction plan sign-off.

5. Please see that the P.E. seal is signed and dated.

If you have any questions concerning these matters, please call.

Very truly yours,

Brian

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

25×10

0000 0000 1666

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

ATTN: BRIAN BURNETT

RECEIVED
FEB 24 1983
ENGINEERING

DRAINAGE REPORT INFORMATION SHEET

PROJECT TITLE OSUNA COMMERCIAL SUBDIVISION

ZONE ATLAS PAGE NO. F18-D23 CITY ADDRESS OSUNA RD. NE.

LEGAL ADDRESS TRACT C-2 HIGHLAND PARK EAST

ENGINEERING FIRM TOM MANN & ASSOC CONTACT D. LORENZ

ADDRESS 811 DALLAS N.E. PHONE 265-5611

OWNER METRIC INVESTMENTS INC CONTACT JERRY TORR

ADDRESS 1919 OLD TOWN RD. NW PHONE 842-9183

ARCHITECT/SURVEYOR TOM MANN & ASSOC CONTACT D. LORENZ

ADDRESS 811 DALLAS NE PHONE 265-5611

DATE SUBMITTED FEB 23, 1983

BY DENNIS LORENZ

BRIAN,

HERE ARE 2 COPIES OF THE SUBJECT DRAINAGE REPORT AND ONE COPY OF OUR PRE-DESIGN AGREEMENT. PLEASE CALL IF YOU HAVE QUESTIONS.

DENNIS.

25 × 10

0000 0000 1667

2-22-83
DL

Tom Mann Associates, Inc.
Engineers
811 DALLAS, N. • ALBUQUERQUE • NEW MEXICO • 87110 • 50. 265-5611

30092
February 17, 1983

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

Release 10-year (free discharge). Use detention pond for flows > 100 year.

Re: Osuna Commercial Subdivision

Dear Brian:

Pursuant to our conversation on February 15, 1983, I have reviewed the drainage calculations submitted by Fred Arfman for the Silver Dollar Drive-In site redevelopment and concur with the findings contained therein. Attached you will find additional calculations showing that there is adequate street capacity and an adequate number of catch basins to carry the developed 10-year runoff.

In light of my findings, I intend to release the 10-year developed flow from the Osuna Commercial Subdivision, at a controlled rate, routed through a detention pond. If you agree with my conclusions, please sign on the line provided below and forward back to this office.

If you have any questions or comments, please do not hesitate to call.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Brian Burnett
Brian Burnett

Dr. A. Lorenz
DENNIS A. LORENZ
Project Engineer

DAL:ns
enc.

25×10

0000 0000 1668

Goldberg - Mann & Associates, Inc.
Engineers - Planners
811 Dallas St., N.E. Albuquerque, New Mexico 87110 (505) 265-5611

April 1, 1980 9-95

Mr. Fred Aguirre
City of Albuquerque
Engineering Division/Flood Control
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: L. B. Nelson Condominium Project

Dear Fred:

We have been instructed not to work any further on the L. B. Nelson Condominium project. Therefore, please file the plans and we will resubmit if and when the job is reactivated.

Thank you.

Yours truly,

GOLDBERG-MANN & ASSOCIATES, INC.

Thomas T. Mann, Jr., P.E.
President

TTM:pe

RECEIVED
APR 08 1980
CITY ENGINEER

25×10

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

March 20, 1980

Thomas T. Mann, Jr., P.E., President
Goldberg-Mann & Associates, Inc.
811 Dallas Street, N. E.
Albuquerque, New Mexico 87110

Re: L. B. Nelson Condominium Project

Dear Mr. Mann:

The attached are my comments concerning the above referenced Drainage Report submitted to this office on December 18th.

If you have any questions concerning these comments, please feel free to call on me.

Sincerely,

Fred J. Aguirre
Civil Engineer

FJA:pp

✓cc. Drainage File

MUNICIPAL DEVELOPMENT DEPARTMENT
Richard S. Heller, P.E., City Engineer ENGINEERING DIVISION Telephone (505) 766-7467

25×10

March 14, 1980

L. B. NELSON CONDOMINIUM PROJECT

1. There is no name mentioned for the other drainage report as indicated therefore, cannot verify off site drainage plans.

2. Only two ponds are indicated and computed whereas three are specified in the report.

3. The computation for the required pond indicates that a valve of 1.1 inches was used instead of 2.4 inches for the 100 year rainfall, whereby the required ponding is 12,339 C.F. and if 2.4 inches is used, it would be 26,923 C.F.

4. What is the discharge from the pond, and what will happen to the water when it is discharged? Can the downstream facilities handle this additional discharge? Who is going to maintain the pump?

5. Calculations do not comply with new Interim Drainage Guidelines.

6. Proposed landscaping?

7. Storm runoff must be diverted away from the structures.

8. Drainage areas must be outlined and runoff calculations shown. These drainage areas must balance with their respective pond.

9. Is the proposed grading intended to block offsite flows?

10. Are existing contours a result of a recent survey?

11. More detail needed on existing conditions.

12. Close proximity of pond to structure must be addressed in the report.

25×10

3/14/80

L.B. Nelson Condominium Project.

1. There is no name mentioned for the other drainage report as indicated, therefor cannot verify offsite drainage plans.

2. Only two ponds are indicated and computed whereas three are specified in the report.

3. The computation for the required pond indicates that a value of 1.1 inches was used instead of 2.4 inches for the 100-year rainfall, whereby the required ponding is 12,339 c.f. and if 2.4 inches is used it would be 26,923 c.f.

4. What is the discharge from the pond, and what will happen to the water when it is discharged? Can the downstream facillities handle this additional discharge? Who is going to maintain the pump?

~~5. A seprate drainage report should be attached instead of being incorporated on the plan sheet.~~

5 (6) CALCULATIONS DO NOT COMPLY WITH NEW INTERIM DRAINAGE GUIDELINES

6 (7) PROPOSED LANDSCAPING ?

7 (8) STORM RUNOFF MUST BE DIVERTED AWAY FROM THE STRUCTURES

8 (9) DRAINAGE AREAS MUST BE OUTLINED AND RUNOFF CALCULATIONS SHOWN. THESE DRAINAGE AREAS MUST BALANCE WITH THEIR RESPECTIVE POND.

9 (10) IS THE PROPOSED GRADING INTENDED TO BLOCK OFFSITE FLOWS?

10 (11) ARE EXISTING CONTOURS A RESULT OF A RECENT SURVEY?

11 (12) MORE DETAIL NEEDED ON EXISTING CONDITIONS.

Goldberg - Mann & Associates, Inc.
Engineers - Planners
811 Dallas St., N.E.
Albuquerque, New Mexico 87110
(505) 265-5611

December 18, 1979

9-95

Mr. Bruno Conegliano
Asst. City Engineer/Hydrology
Engineering Division
P.O. Box 1293
Albuquerque, New Mexico 87103

RECEIVED
DEC 18 1979
CITY ENGINEER

Re: L. B. Nelson Condominium Project

Dear Bruno:

Please find enclosed two (2) prints of the drainage plan for the L. B. Nelson Condominium project on Osuna Road N.E.

If you have any questions or comments, please do not hesitate to call.

Yours truly,

GOLDBERG-MANN & ASSOCIATES, INC.

Thomas T. Mann, Jr., P.E.
President

TTM:pe
Enc. (2)

25 X 10

Goldberg - Mann & Associates, Inc.
Engineers - Planners
811 Dallas St., N.E. Albuquerque, New Mexico 87110 (505) 265-5611

December 18, 1979 9-95

F18-D23

Mr. Bruno Conegliano
Asst. City Engineer/Hydrology
Engineering Division
P.O. Box 1293
Albuquerque, New Mexico 87103

RECEIVED
DEC 18 1979
CITY ENGINEER

Re: L. B. Nelson Condominium Project

Dear Bruno:

Please find enclosed two (2) prints of the drainage plan for the L. B. Nelson Condominium project on Osuna Road N.E.

If you have any questions or comments, please do not hesitate to call.

Yours truly,

GOLDBERG-MANN & ASSOCIATES, INC.

Thomas T. Mann, Jr., P.E.

Thomas T. Mann, Jr., P.E.
President

TTM:pe
Enc. (2)

25×10

0000 0000 1675

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

September 20, 1979

Mr. Thomas Mann
Goldberg-Mann & Associates
2329 Wisconsin, NE
Albuquerque, New Mexico 87110

SUBJECT: DEVELOPMENT PLANS FOR L. B. NELSON

Dear Mr. Mann:

I have reviewed the drainage plan for the referenced development, and I am in concurrence with the conceptual schemes submitted. Please notify the owner that construction plans will be approved but Certificate of Occupancy will not be granted without a certification from his Engineer that the grading has been staked and the ponds indicated have been provided in accordance to the approved drainage plan. As I have verbally indicated to you, our inspection prior to granting Certificate of Occupancy has revealed that in too many instances the contractor does not follow the submitted plan which is executed in the absence of any supervision.

Very truly yours,

Bruno Conegliano
Assistant City Engineer
Hydrology

BC:bm
CC: R. E. Leonard, AMAFCA w/attachments
Charles Volz, Building Inspection
R. S. Heller
Fred Aguirre w/attachments
Drainage File

25×10

0000 0000 1676

Goldberg - Mann & Associates, Inc.
Engineers - Planners
911 Pennsylvania St., N.E. Albuquerque, New Mexico 87110 (505) 265-3521

September 17, 1979

9-95

Mr. Bruno Conegliano
Asst. City Engineer/Hydrology
Division of Engineering
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: L. B. Nelson Drainage Plan

Dear Bruno:

Transmitted herewith are two (2) prints of a drainage plan for L. B. Nelson. The plan is for apartment units located in the old Osuna Mobile Home Park on Osuna Boulevard N.E. We have discussed this plan before and I believe that I have addressed all of the comments that you have made. Please review and comment on this plan at your earliest convenience.

Thank you.

Yours truly,

GOLDBERG-MANN & ASSOCIATES, INC.

Thomas T. Mann, Jr., P.E.
President

TTM:pe

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Speedletter.

RECEIVED
SEP 02 1981
ENGINEERING

To Chuck Easterling

From T. Mann

Subject 9-95 C.B. Nelson - Osuna

—No. 9 & 10 FOLD

MESSAGE

Transmitted herewith are two (2) copies of the revised drainage plan for C.B. Nelson. Also attached is a list of requirements you and Rich Allen agreed upon. Please review & comment. We sent S.O.19 form to Kretch and covenant to owner for his signature.

Date 9/1/81 Signed Tom

REPLY

—No. 9 FOLD

—No. 10 FOLD

Date Signed

Wilson Jones Company
DRAYLINE FORM #4 902 3-PART
© 1976 • PRINTED IN U.S.A.

RECIPIENT—RETAIN WHITE COPY, RETURN PINK COPY

25 × 10

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

F18-D23

September 17, 1981

Mr. Tom Mann
Tom Mann & Associates
811 Dallas N.E.
Albuquerque, New Mexico 87110

Re: L.B. NELSON - OSUNA PROJECT DRAINAGE REPORT

Dear Tom:

The referenced drainage report is hereby approved based on your submittal of September 2, 1981. Please include on the plans the bench mark and TBM to Mean Sea Level Designation.

Mr. Fred Aguirre will sign off for the Hydrology Section when copies of the revised plan dated 9-1-81 are placed in the construction sets.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/fs

MUNICIPAL DEVELOPMENT DEPARTMENT
Richard S. Heller, P.E., City Engineer ENGINEERING DIVISION Telephone (505) 766-7467

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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DRAINAGE REPORT INFORMATION SHEET

PROJECT TITLE L.B. Nelson - Osuna Project

ZONE ATLAS PAGE NO. F-18 CITY ADDRESS 5712 → 5758 Osuna NE

LEGAL ADDRESS Tract C-2 a replat of Tract 1 Highland Park East

ENGINEERING FIRM Tom Mann & Assoc Inc CONTACT Tom Mann

ADDRESS 811 Dallas NE PHONE 265-5611

OWNER L.B. Nelson CONTACT N/A

ADDRESS 4125 Carlisle NE PHONE

ARCHITECT/~~SURVEYOR~~ design professionals CONTACT George Bolling

ADDRESS 4125 Carlisle N.E. PHONE 881-6336

DATE SUBMITTED 8/28/81

BY T. Mann.

MUNICIPAL DEVELOPMENT DEPARTMENT

Richard S. Heller, P.E., City Engineer ENGINEERING DIVISION Telephone (505) 766-7467

25× 32×

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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

CONSTRUCTION PLAN REQUIREMENTS
CHECKLIST

PROJECT TITLE L.B. Nelson - Osuna Project

DATE 8/28/81 ZONE ATLAS PAGE NO. F-18

REVIEWER

LEGAL ADDRESS Tract C-2 a replat of tract 1 Highland Park East

ENGINEERING FIRM Tom Mann & Assoc Inc CONTACT Tom Mann

ADDRESS 811 Dallas NE PHONE 265-5611

OWNER L.B. Nelson CONTACT N/A

ADDRESS PHONE

ARCHITECT/~~SURVEYOR~~ design professionals CONTACT George Bolling

ADDRESS 4125 Carlisle NE PHONE 881-6336

GENERAL

Yes	No	NA	See Comments	
				1. Professional's Stamp with signature and date: A. Engineer who prepared the Drainage Report B. Engineer or Surveyor who performed survey C. Engineer, Architect or Surveyor who prepared the grading plan.
				2. North arrow with standard engineering scales used: A. 1"=10' for sites less than one (1) acre. B. 1"=20' for sites equal to but less than five (5) acres. C. 1"=50' for sites greater than five (5) acres
				3. Vicinity map with Zone Atlas Page No. and legal description.
				4. Location and Description of the Albuquerque Control Survey Vertical Datum.
				5. Location and Description of the Temporary Bench Mark on site.
				6. Legend indicating symbols and abbreviations used.
				7. Certification of: A. Finish floor elevation in the Flood Zone by Engineer or Surveyor. B. Drainage & Grading Plan by Engineer.

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TOPOGRAPHY:

Yes	No	NA	See Comments	
				8. Existing contours (per Subdivision Ordinance A-21A5el and AMAFCA 80-15 Sec. 7A and spot elevations adequately showing conditions on-site and any other significant spot elevations off-site which would increase clarity. Note: Contours and spot elevations should be extended a minimum of 15' beyond property line. Some sites may require more off-site topographic information.
				9. Proposed contours (per Subdivision Ordinance A-21A5el and AMAFCA 80-15 Sec. 7A) superimposed over existing contours, adequately supporting the drainage plan (A-21A11; B-7A).
				10. Proposed and existing contours or spot elevations at the property line adequately demonstrating any changes in grade.
				11. Existing or proposed (City approved) top-of-curb and flowline elevations along streets adjacent to the site with mean sea level designation (This also applies to alleys).
				12. Finish floor elevation(s) with mean sea level designation.
				13. Required spot elevations for the standard City drivepad.

CONSTRUCTION DETAIL:

Yes	No	NA	See Comments	
				14. Swales defined by arrows, spot elevations, and cross-sections.
				15. Elevation at property line at least 4" above top of curb.
				16. Internal contributory drainage areas outlined, including roof areas,
				17. Location of canales, scuppers and drain pipes.
				18. Notes defining property line, asphalt sidewalks, planting areas, ponding areas, and all other areas where definition would increase clarity.
				19. Erosion Control Plan (during construction and for phased construction).
				20. Indication of all easements and rights-of-way on, or adjacent to, the site with dimensions and purpose shown.
				21. Retaining wall required when a vertical grade change greater than 18" is indicated.
				22. 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 and spot elevations when appropriate. ALL CROSS-SECTIONS MUST BE DRAWN TO STANDARD ENGINEERING SCALE OR ADEQUATELY DIMENSIONED.

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23. Proposed construction within City right-of-way per City Engineer's Special Order No. 19.

24. Indication of all existing structures on or adjacent (15' minimum) to the site, such as: retaining walls, buildings, pavement, ponds, etc.

25. Indication of street name(s) adjacent to the site.

26. Storm runoff routed through the drivepad or a City approved curb cut.

27. Slopes (cut or fill) with height of less than 18", not steeper than 2:1. Slopes with height greater than 18", not steeper than 3:1.

28. Pond(s)' 100 year water surface:
    A. Elevation
    B. Outlined on the Plan

COMMENTS:

OSUNA DRAINAGE 8/18

1. Floor elevations: Call out as "MINIMUM" direct reference to mean sea level
2. Screen on pipe @ Pond 'C'. (Inlet)
3. Stand. detail for pipe through curb (MIN = 4")
4. 100-yr. spillway @ pond 'C' (Point of discharge)
5. Run-off between bld'gs. ⇒ Use "rock path" to convey water from Parking Areas. use 1-2-3... pts. of discha
6. Reference my conv. w/ Easterling on 8/17/81.
7. Submit info sheet w/ resubmittal.
8. Refer to earlier drainage report.

Confirmed w/ Tom Manning on 8/18/81
Said could re-do for $250.00

R. H. Allen

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

F18-D23

September 17, 1981

Mr. Tom Mann
Tom Mann & Associates
811 Dallas N.E.
Albuquerque, New Mexico 87110

Re: L.B. NELSON - OSUNA PROJECT DRAINAGE REPORT

Dear Tom:

The referenced drainage report is hereby approved based on your submittal of September 2, 1981. Please include on the plans the bench mark and TBM to Mean Sea Level Designation.

Mr. Fred Aguirre will sign off for the Hydrology Section when copies of the revised plan dated 9-1-81 are placed in the construction sets.

Very truly yours,

Brian G. Burnett

Brian G. Burnett
Civil Engineer/Hydrology

BGB/fs

MUNICIPAL DEVELOPMENT DEPARTMENT
Richard S. Heller, P.E., City Engineer ENGINEERING DIVISION Telephone (505) 766-7467

25×10

Goldberg - Mann & Associates, Inc.
Engineers - Planners
811 Dallas St., N.E. Albuquerque, New Mexico 87110 (505) 265-5611

April 1, 1980 9-95

F18-D23

Mr. Fred Aguirre
City of Albuquerque
Engineering Division/Flood Control
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: L. B. Nelson Condominium Project

Dear Fred:

We have been instructed not to work any further on the L. B. Nelson Condominium project. Therefore, please file the plans and we will resubmit if and when the job is reactivated.

Thank you.

Yours truly,

GOLDBERG-MANN & ASSOCIATES, INC.

Thomas T. Mann, Jr., P.E.
President

TTM:pe

RECEIVED
APR 08 1980
CITY ENGINEER

25×10

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

30094
March 18, 1983

Mr. Jerry Torr
1919 Old Town Road, N.W.
Shop 3
Albuquerque, New Mexico 87104

F-18-D23

Re: Osuna Commercial Subdivision
Special Order 19

Dear Jerry:

Transmitted herewith for your review are three (3) copies of the approved Special Order 19 for the subject project. One copy each should be attached to the review sets of plans circulating for building permit approval. The third copy should remain in your files for future approval by the City Inspector. As you may already know, a separate permit will be required by the City to perform the construction of drainage facilities within the City right-of-way. This permit can be obtained from the fourth floor of City Hall by presenting an approved copy of the Special Order 19. This is something that the contractor will need to do.

If you have any questions or comments conerning this information, do not hesitate to call.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Dennis A. Lorenz
Staff Engineer

DAL:sh
encs.
xc: Fred Aguirre

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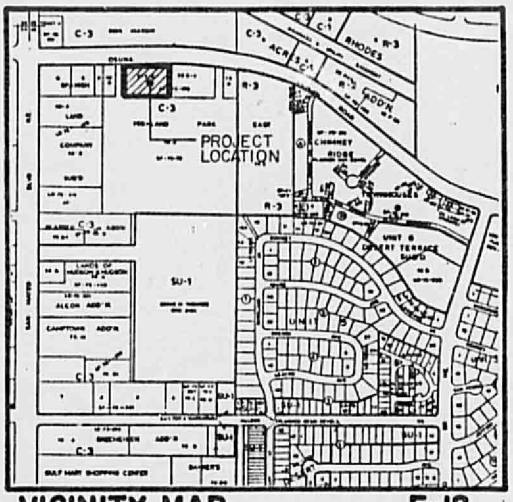
CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



VICINITY MAP **F-18**

SCALE: 1" = 800'

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
3732
AND LAND SURVEYOR

3/17/83

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. 31 "
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.

C-37

APPROVALS	NAME	DATE	TITLE: CURB PENETRATION OSUNA COMMERCIAL SUBDIVISION 5712-5740 OSUNA RD. N.E.	
A.C.E./DESIGN	G Kelsch	17 Mar 83		
INSPECTOR			PERMIT NO.	MAP NO. F-18
A.C.E./FIELD			SHEET 1 OF 2	

25×10 32×10

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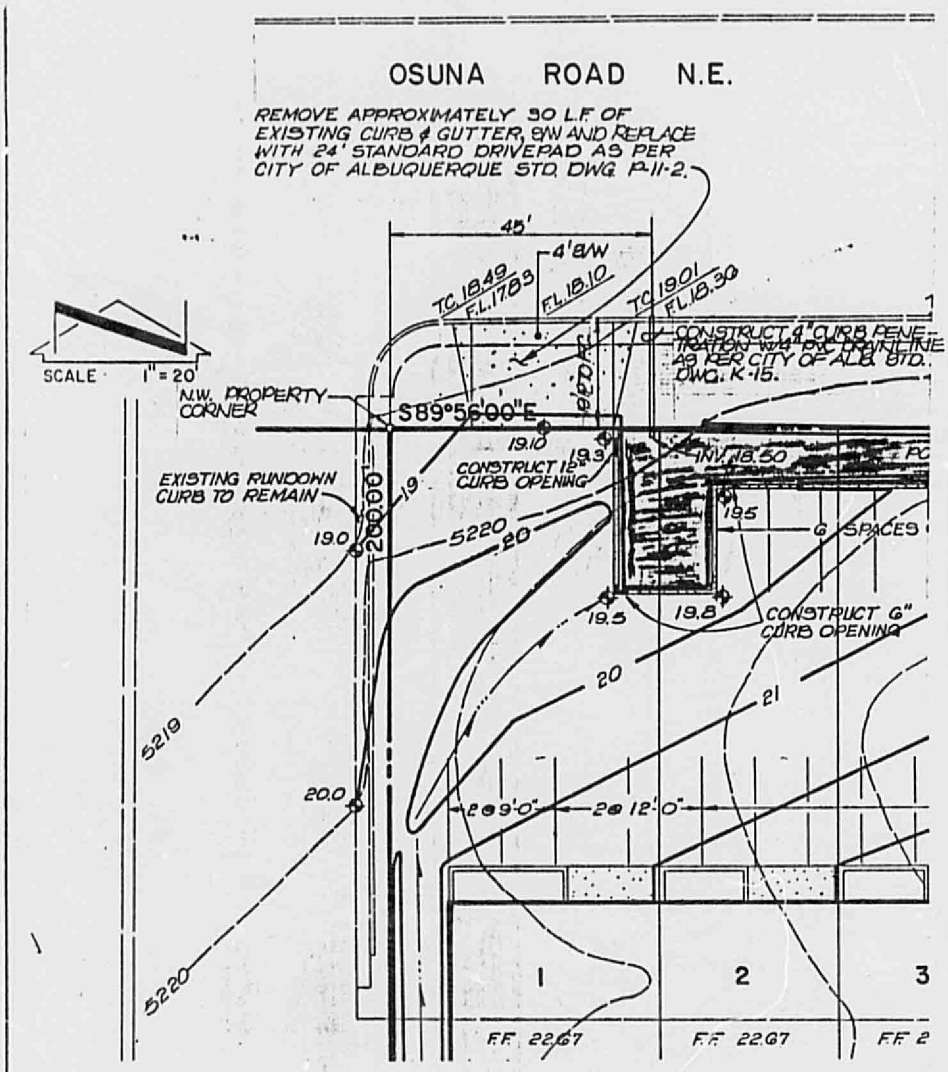
CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
AND LAND SURVEYOR
5752

3/15/83

APPROVALS	NAME	DATE	TITLE: CURB PENETRATION OSUNA COMMERCIAL SUBDIVISION 5712-5740 OSUNA RD. N.E.	
A.C.E./DESIGN	J. Kelsch	17 Mar 83		
INSPECTOR			PERMIT NO. SHEET 2 OF 2	MAP NO. F-18
A.C.E./FIELD				

25×10 32×10

0000 0000 1684

1. CHECK CAPACITY OF OSUNA RD:

A. ASSUME BASIN IS 200' STRIP SOUTH OF OSUNA

$A = 6.20$ AC $\qquad C = 0.63$

$L = 1550$

$H = 20'$

$$T_c = 0.0078 \frac{(1550)^{0.77}}{(0.013)^{0.385}} = 12 \text{ min.}$$

$$i_{100} = 2.2''(6.84)(12)^{-.51} = 4.24''/\text{hr}$$

$$i_{10} = 4.24(0.657) = 2.78''/\text{hr.}$$

$$Q(\tfrac{1}{2}\text{ STREET}) = 2.78(6.2)(0.63) = \underline{\underline{10.9 \text{ CFS}}}$$

B. STREET CAPACITY.

$S = 0.015$

WIDTH =

$D = 0.45'$

$V = 3.5$ FPS

$V \times D = 1.6$ ✓

CAPACITY @ $D = 0.67'$ = 40 CFS

2. CHECK CAPACITY OF CATCH BASINS

A. ON SOUTH SIDE OF OSUNA THE ARE 5 DBL 'A' INLETS

$S = 0.015$

$D = 0.45'$

$Q_{'A'} = 6 \text{CFS (EA)} \times 5 = 30 \text{ CFS}$ ✓

22-141 50 SHEETS
22-142 100 SHEETS
22-144 200 SHEETS
AMPAD

25×10

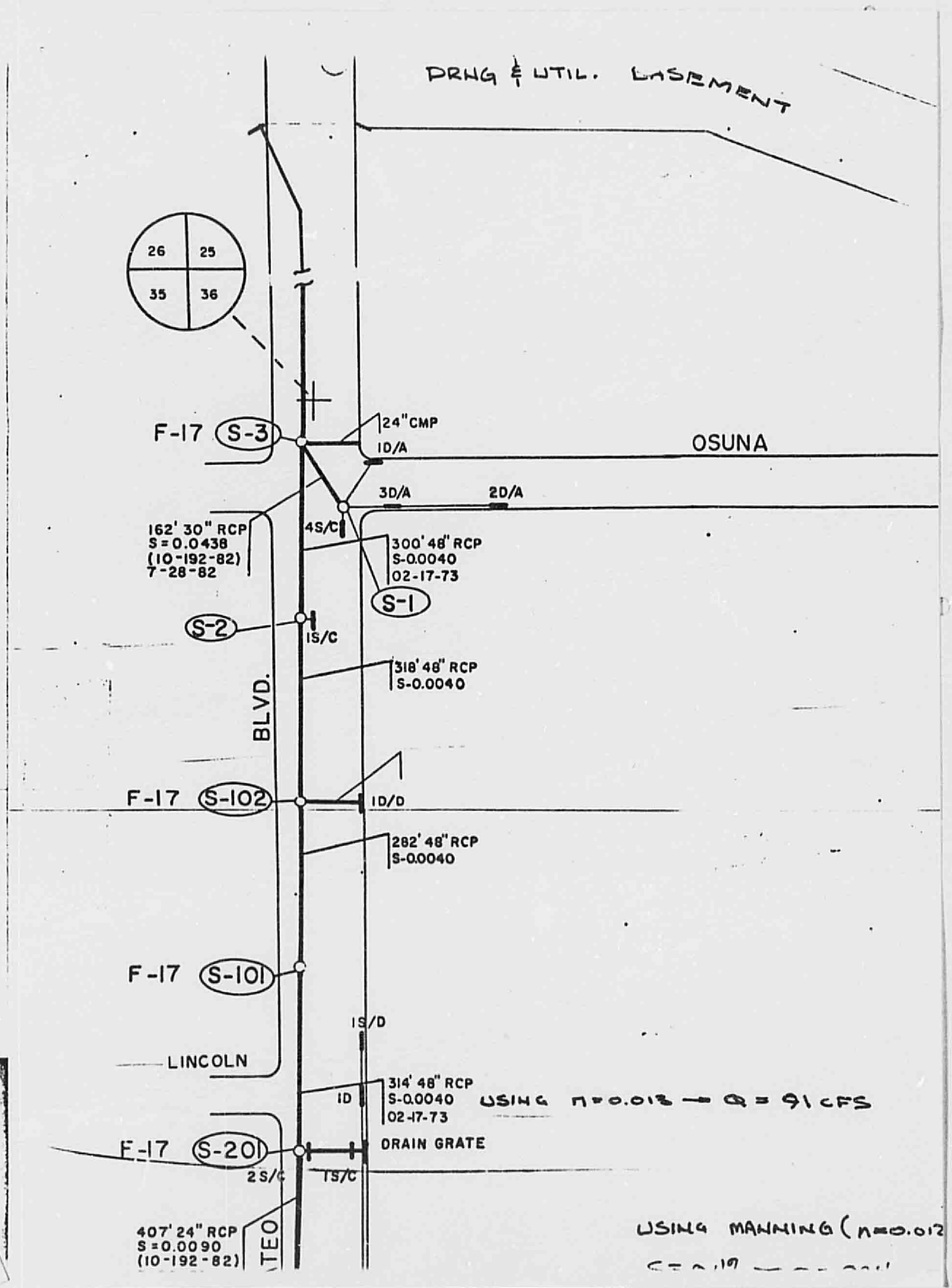
0000 0000 1690

THIS MICROIMAGE IS THE BEST POSSIBLE
REPRODUCTION DUE TO THE POOR QUALITY
OF THE ORIGINAL DOCUMENT

25x10

0000 0000 1691

THIS MICROIMAGE IS THE BEST POSSIBLE
REPRODUCTION DUE TO THE POOR QUALITY
OF THE ORIGINAL DOCUMENT



25×10

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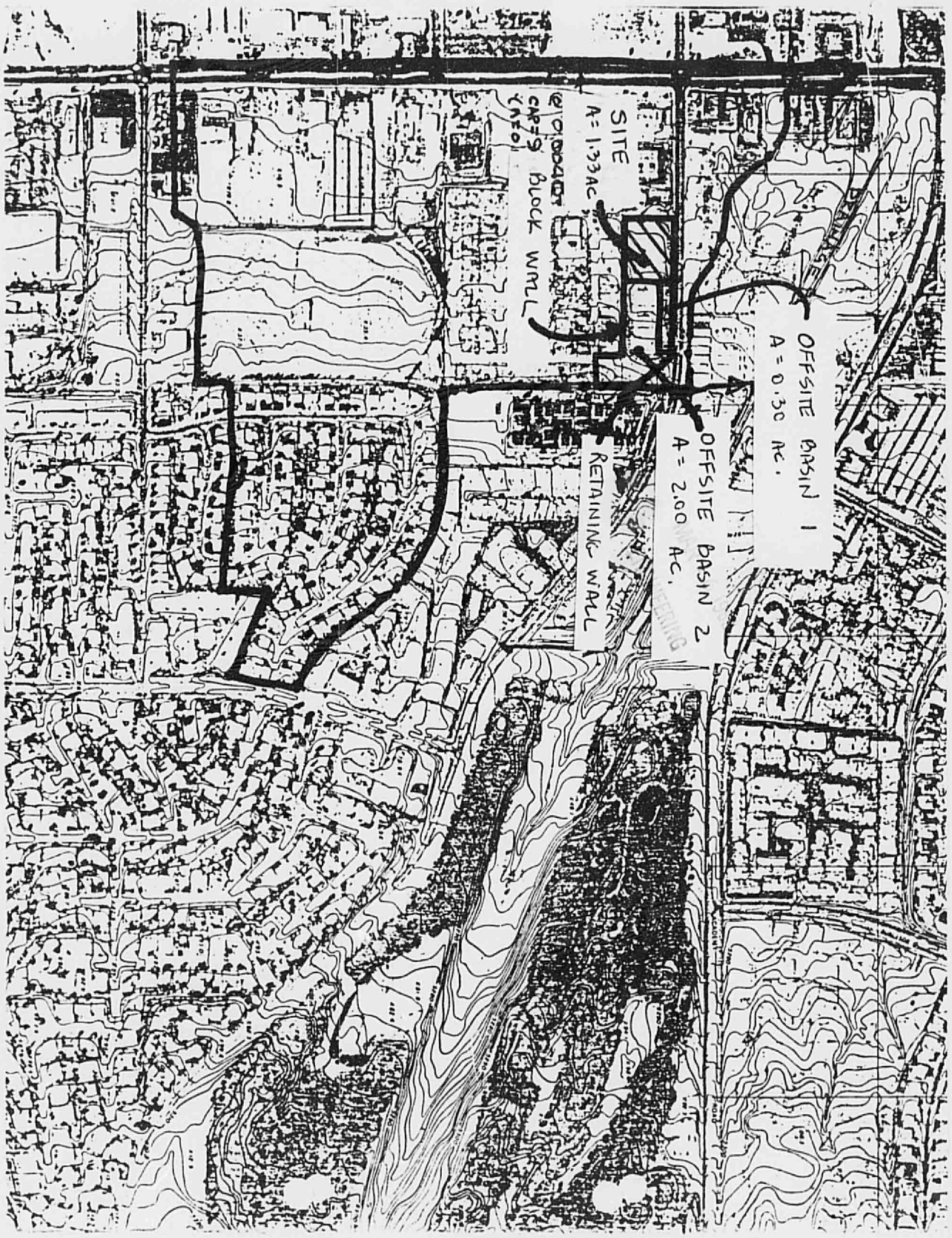
REPRODUCTION DUE TO THE POOR QUALITY
OF THE ORIGINAL DOCUMENT



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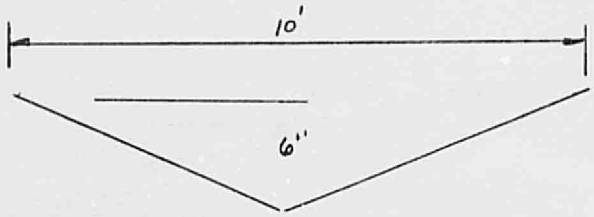
OSUNA COMMERCIAL SUBDIVISION

30092

SWALE CAPACITIES:



$S = 0.01$
$n = 0.02$
$A = 2.5\ SF$
$P = 10.05'$
$R_h = 0.25$

$$Q = \frac{1.49}{0.02}(2.5)(0.25)^{2/3}(0.01)^{1/2}$$

$$Q = 7.4\ CFS$$

$Q_{100\ MAX} = 6.1\ CFS < 7.4\ CFS$ OK ✓

22-141 50 SHEETS
22-142 100 SHEETS
22-144 200 SHEETS
AMPAD

25 x 10

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REPRODUCTION DUE TO THE POOR QUALITY
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PLANS/PLATS ON FILE

FILE DESC: F18/D23

PLANS/PLATS 2

25×10

0000 0000 1695

25x10

HYDROLOGY F18/D3 ONE PLAN

F 18/D3

1 PLAN

LAW OFFICES
WOLLEN & SEGAL
A PROFESSIONAL CORPORATION

JULIUS M. WOLLEN
SYLVAIN SEGAL
RONALD T. TAYLOR

1604 SAN PEDRO DRIVE, N.E.
ALBUQUERQUE, NEW MEXICO 87110
(505) 266-8787

2627 LOUISIANA BOULEVARD, N.E.
ALBUQUERQUE, NEW MEXICO 87110
(505) 881-8300

April 13, 1979

Mr. Bruno Conegliano
Assistant City Engineer - Hydrology
Albuquerque, New Mexico

Dear Mr. Conegliano:

Attached please find a copy of the blueprint for the Meditteranean Apartments which you requested that I drop by before our Tuesday meeting.

I will see you at your office Tuesday at 2:00.

Thank you.

Very truly yours,

WOLLEN & SEGAL
A Professional Corporation

Kevin Bliss

Kevin Bliss
Law Clerk

KB:jh
Enclosure

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE JUNE 19, 1979

TO: MEMO FOR FILE

FROM: Damacio Salazar, Environmental Health Department D.S.

SUBJECT: MEDITERRANEAN APARTMENTS AND CHIMNEY RIDGE TOWN HOUSING DEVELOPMENT

On Tuesday, June 12, 1979, I attended a meeting with Mr. Graydon Monger, Mr. Don Fowler, residents of Chimney Ridge and Mr. Gary Moore, Property Manager for Home Development Corporation, who owns and manages the Mediterranean Apartments.

The meeting was called for the purpose of getting both Chimney Ridge and Home Development Officials together to resolve a drainage problem which apparently has existed for a number of years.

Excess water draining down from the Mediterranean Apartments to Chimney Ridge then to Osuna Road NE resulted in our involvement since it is a violation of the Water Waste Ordinance.

The meeting was held at the Mediterranean Apartments office of the Resident Manager. Mr. Fowler showed Mr. Moore and myself a site drainage plan which included some ponding facilities in certain specific locations. After reviewing the plans and after some discussion on the matter, it was decided that we would look at the entire area.

It became quite obvious once we went out that certain ponding areas showed on the drainage plans had not been constructed. The construction of the ponding facilities that were omitted should take care of all the excess water from the parking area.

I told Mr. Monger and Mr. Moore that since this is their mutual problem, they should solve it. Our efforts at this point have been in coordinating, encouraging, and seeing that progress is made and that water does not continue to run down Del Campo Street and on to Osuna Road NE.

Mr. Fowler and Mr. Monger talked about taking the site drainage plans to the City Engineers and getting some guidance from them as to what to do next. It is a drainage problem and can better be handled there.

If nothing is done then it continues to be our responsibility to see that eventually the problem gets resolved.

DS:smt

Copy in Mediterranean Apt File
Lett. Rec. file

KEN TEKIN, INC.
Realtor - Developer - Property Manager

CITY CENTRE • 6400 UPTOWN BLVD., N.E. • SUITE 525E
ALBUQUERQUE, NEW MEXICO 87110
(505) 883-5151

August 9, 1978

Mr. Bruno Cornegliano
Engineering Division
City of Albuquerque
Albuquerque, NM 87103

RE: Drainage Easement
Del Campo Place, N.E.
Chimney Ridge

Dear Bruno:

As per our meeting on Friday at Chimney Ridge, we understand that there is actually no drainage easement north of the Mediterranean Apartments along Del Campo Place, which is a private street within Chimney Ridge.

However, as you explained, at the time that both Mediterranean Apartments and Chimney Ridge were first developed, it was not required that drainage plans be filed with the City. Therefore, as far as the City is concerned, higher ground (Mediterranean Apartments) is allowed to drain to lower ground (Chimney Ridge) and that this natural drainage cannot be stopped by the party who happens to be at the lower ground area. Therefore, according to the City, Mediterranean Apartments is allowed to naturally drain onto the Chimney Ridge street, Del Campo Place.

We appreciate all the time you spent checking this problem for us. Thank you.

Sincerely,

Ann Tekin

Ann Tekin, CPM

AT:cs

cc: Mr. Pat Boeke
Mr. Gordon Martin
Mr. Phil Cauley

Member, International Council of Shopping Centers

Accredited Management Organization™

CHIMNEY RIDGE HOMEOWNERS ASSOCIATION, INC.
5109 San Pedro, NE
Albuquerque, New Mexico 87109
883-4543

RECEIVED
JAN 10 1980
CITY ENGINEER

January 7, 1980

F18-D3

Mediterranean Apartments -
Drainage problem

City of Albuquerque
Public Works Division
Design and Correction of Drainage Problems
123 Central, NW
Albuquerque, New Mexico 87102

At the north side of the Mediterranean Apartments property, 4949 San Pedro, NE, two surface drains discharge water onto a private street belonging to Chimney Ridge Homeowner's Association. During the most minor precipitation, or when cars are washed, lawns watered or other water is used at Mediterranean Apartments, considerable amounts of water drain onto del Campo, Chimney Ridge's private street, eroding the paving and creating chuckholes, and spreading trash on the street, incurring repair and clean-up costs for Chimney Ridge.

The site plans for Mediterranean Apartments specify gravel-filled trenches leading to the discharge points on Chimney Ridge property. These trenches were not constructed. Instead, the easterly trench was constructed of a thin layer of gravel over plastic sheet, and the westerly trench was omitted entirely and a concrete flume substituted. Obviously, neither structure has any infiltration capability.

We request that Mediterranean Apartments be required to reconstruct the east drain as a gravel filled trench with bottom area equal to that of the original design, and to construct a dry well with drop inlet at the point where the westerly flume leaves the paved area. The bottom area of the dry well should be equal to the total area of the originally specified west trench.

Please assist us in remedying this long-standing problem.

Donald S. Fowler

Donald S. Fowler
Manager

cc: Chimney Ridge Homeowners Association, Board of Directors

CHIMNEY RIDGE HOMEOWNERS ASSOCIATION, INC.
5109 San Pedro, NE
Albuquerque, New Mexico 87109
505/883-4548

November 28, 1980

City Attorney
City of Albuquerque
615 1st Street, NW
Albuquerque, New Mexico 87103

Mediterranean Apartments, at 4949 San Pedro, NE, and Chimney Ridge Townhouses occupy adjoining property. A drainage easement exists from Mediterranean to Chimney Ridge and is shown on various plans which are available in Fred Agire's office, along with correspondence on the subject.

The construction drawings for the Mediterranean Apartments show infiltration structures on their side of the property line, structures which, if they had been built, would have retained most drainage on their property. The infiltration structures were not built; in fact one drainage swale is a concrete flume. As a result, the least precipitation, lawn watering, car washing, etc. produces runoff into del Campo Place, our private street, which damages the paving, and spreads trash onto its surface.

Chimney Ridge Homeowners Association requests that your office assist in having Mediterranean Apartments construct the infiltration structures as detailed on the City-approved drawings, or other structures which will be equal in function.

Donald S. Fowler
CHIMNEY RIDGE HOMEOWNERS ASSOCIATION, INC.
Donald S. Fowler, Manager

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE

REF. NO._____

December 3, 1980

TO: Fred Aguirre, Assistant Hydrology Engineer, Engineering

FROM: Malcolm W. deVesty, Assistant City Attorney Mdv

SUBJECT: CHIMNEY RIDGE HOMEOWNERS ASSOCIATION, INC.
DRAINAGE EASEMENT FROM MEDITERRANEAN APARTMENTS

Attached hereto is a copy of a letter received from the Chimney Ridge Homeowners Association, Inc. What is this all about?

MWdV/dh

Attachment

c: Bruno Conegliano, Asst. City Engineer, Hydrology

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

MAYOR
DAVID RUSK

CITY ATTORNEY
GEORGE R. "PAT" BRYAN, III
William L. Kraemer, Deputy City Attorney

ASSISTANT CITY ATTORNEYS

Barbara Albin
Jeffrey L. Baker
William R. Conner
Malcolm deVesty
C.J. Finnen
Robert C. Gutierrez
Phillip P. Medrano
Patrick L. McDonald
Beth McLellan
Robert K. Patten
Steven H. Schiff
Deborah C. Slade
Barbara G. Stephenson
Albert N. Thiel

December 10, 1980

Mr. Donald S. Fowler
Chimney Ridge Homeowners Association, Inc.
5109 San Pedro, N. E.
Albuquerque, New Mexico 87109

Re: Drainage Easement from Mediterranean Apartments to Chimney Ridge Townhouses

Dear Mr. Fowler:

Your letter of November 28, 1980, to the City Attorney concerning water runoff from the Mediterranean Apartments has been referred to me for response.

My investigation indicates that a drainage plan for the Mediterranean Apartments was approved by AMAFCA sometime in the early part of 1973. This plan contemplated certain drainage ponding areas and infiltration areas, which apparently were not constructed. You allege that there is runoff on Del Campo Place, a private street, which has and will continue to cause damage.

It is our opinion that this is not a matter in which the City is involved but a private matter between the property owners of the respective developments.

Very truly yours,

Malcolm W. deVesty

Malcolm W. deVesty
Assistant City Attorney

MWdV/dh

c: Mr. Bruno Conegliano, Asst. City Engineer, Hydrology

DRAINAGE

MEDITERRANEAN APARTMENTS PHASE II

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
NO. 7041
NEW MEXICO
JOHN W. JETTS

ENCHANTMENT
ENGINEERING

DESCRIPTION OF AREA

MEDITERRANEAN APARTMENTS PHASE II LIE ON A 2.50 ACRE TRACT WHICH IS LOCATED APPROXIMATELY 230 FT. SOUTH OF OSUNA ON SAN PEDRO. THE GROUND HAS A SLOPE FROM EAST TO WEST OF 2.6% AND CONSISTS OF POOR GRASS AND SANDY SOIL.

DUE TO EXISTING ROADS AND WALLS WATER ENTERS THE SUBDIVISION FROM THE SOUTHEAST BOUNDARY ONLY. THIS WATER COMES FROM A 2.26 ACRE APARTMENT SITE TO THE SOUTHEAST.

IT IS THE PLAN OF THIS REPORT TO SHOW THAT WATER DRAINING ONTO THE PROPERTY CAN BE RETAINED TO COMPENSATE FOR THE RUNOFF THAT WILL RESULT FROM PHASE II AFTER CONSTRUCTION. THEREFORE THERE WILL BE NO INCREASE IN RUNOFF.

NATURAL RUNOFF AT PRESENT TIME

$I = 3.6$ in/hr

$c = 0.283$

$A = 2.5$ ACRES

$Q_{100} = cIA = 2.55$ CFS

RUNOFF FROM OUTSIDE THE PROPERTY

APARTMENT SITE RUNOFF

GRASSED AREA

$A = 0.94$ ACRES

$c = 1.5$ in/hr

$I = 0.15$

$Q_{100} = cIA = 0.85$ CFS

PAVED AREA

$A = 0.69$ ACRES

$c = 0.875$

$I = 1.5$ in/hr

$Q_{100} = cIA = 2.72$ CFS

ROOFED AREA

$A = 0.63$ ACRES

$c = 0.825$

$I = 4.5$ in/hr

$Q_{100} = cIA = 2.34$ CFS

TOTAL RUNOFF FROM OUTSIDE PROPERTY $Q_{100} = 5.69$ CFS

TOTAL RUNOFF FROM PROPERTY $= 5.69 + 2.55 = 8.24$ CFS

PONDING ON PROPERTY

POND I

AREA TO BE PONDED IN POND I

AREA OF APARTMENT SITE = 1.68 ACRES

PLUS AREA OF POND & APT. = 0.35 ACRES

TOTAL AREA = 2.03 ACRES

AMOUNT OF WATER = $2.03\ AC \times 3^{*}\ IN \times \frac{1\ FT}{12\ IN} = 0.51\ AC.FT.$

POND AREA = 0.29 ACRES

VOLUME OF POND = $0.29\ AC \times 1.8\ FT = 0.52\ AC.FT.$
DEPTH OF POND

POND II

AREA TO BE PONDED = 0.54 ACRES

AMOUNT OF WATER = $0.54\ AC. \times 3^{*}\ IN \times \frac{1\ FT}{12\ IN} = 0.13\ AC.FT.$

POND AREA = 0.24 ACRES

VOLUME OF POND = $0.24 \times 0.6\ FT = 0.14\ AC.FT.$
DEPTH OF POND

* RAINFALL FOR AREA 100 YR STORM 6 hr. precipitation

PONDS DESIGNATED A

AREA OF PONDS = 0.04 ACRES

Volume of ponds = 0.04 x 6 = 0.024 AC.FT.

(depth of ponds

DRAINAGE AFTER DEVELOPMENT
(EXCLUDES AREAS TO BE PONDED)

RUNOFF FROM OUTSIDE PROPERTY

$A = 0.58$ ACRES

$C = 0.875$ PAVED

$I = 4.5$ IN/HR

$Q_{100} = 2.27$ CFS

RUNOFF FROM PROPERTY

PAVED AREA

$A = 1.05$ ACRES

$C = 0.875$

$I = 4.5$ IN/HR

$Q_{100} = CIA = 4.13$ CFS

ROOFED AREA

$A = 0.42$ ACRES

$C = 0.875$

$I = 4.5$ IN/HR

$Q_{100} = CIA = 1.56$ CFS

GRASSED AREA

$A = 0.11$ ACRES

$C = 0.15$

$I = 4.5$ in/hr

$Q_{100} = CIA = 0.07$ CFS

TOTAL RUNOFF $Q_{100} = 5.74$ CFS

TOTAL DISCHARGE FROM PROPERTY $= 5.74 + 2.27 = 8.01$ CFS

THEREFORE THE RUNOFF HAS NOT INCREASED