F19/D4A

1 Plan

7009 Montgomery NE

INTERIM DRAINAGE PERMIT
FOR
SINGLE PARCELS UNDER

20,000 SQUARE FEET

Date received _____

Applicant's Name: John Tansey

Address: PO Box 25732
Albuquerque 87125

Telephone No.: 2920442

Signature of Applicant: John Tansey

LOCATION OF PARCEL TO BE DEVELOPED

Lot A & B Block 3

Subdivision Knapp Heights

Street address 7009 Montgomery

Current zoning classification C-2

F19-D4

CALCULATIONS FOR SIZING OF RETENTION POND

Area of parcel 13,000 square feet

Volume of retention pond storage = 0.1 x Area - 0.1 x 13,000 = 1300 cub.ft.

ATTACHMENTS

✗ 1. Copy of page F-19 of zoning atlas (color in parcel).

✗ 2. Print of drainage plan (show bench marks referenced to mean sea level, existing contours and proposed contours, spot elevations and dimensions to verify adequacy of ponds and swales, and to insure site storm drainage is properly conveyed to the retention area, proposed improvements, and nearest storm drainage facilities.)

✗ 3. Does any storm water from adjacent properties now or in the future enter this parcel?

_____ yes X no If answer is "yes" attach an explanation of how off site flows will be handled.

RAY L. HARRISON & ASSOCIATES
CONSULTING ENGINEERS

1517-A GIRARD BLVD. NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-4276

May 26, 1982

Richar S. Heller, P. E. City Engineer
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico

Atten: Brian Burnett

Re: AS BUILT, OFFICE BUILDING FOR FRANK VALLEJOS
DRAINAGE REPORT, FILE F 19 - D4A

DEar Brian,
The curb containing the pond has been raised and an asphalt bump installed to increase the capicity of the pond to 2925 cu. ft. wich is well over the design capicity of 2350 cu. ft.

Approval of theis project is requested.

Ray L. Harrison
Ray L. Harrison

RECEIVED
MAY 26 1982
ENGINEERING

Please stamp & return to me.

RAY L. HARRISON & ASSOCIATES
CONSULTING ENGINEERS
1517-A GIRARD BLVD. NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-4276

AS BUILT OF
DRAINAGE REPORT

7027 Montgomery Blvd. NE

OFFICE BUILDING
for
FRANK VALLEJOES

F19-D4a

FILE F 19 D4A For Bldg?

The referenced project has been completed with a discrepancy in the construction of the pond. (As built drawing attached)

15. PROPOSED TREATMENT: (revised)
Undeveloped runoff factor = .4
Combined development runnoff factor
Flat roof building and balcony C = .8 X 5474 Sq. Ft. = 4380
Paving C = .9 X 9050 Sq. Ft. = 8145
Landscaping C = .3 X 5436 Sq. Ft. = 1636
Total 19960 14161
14,161/ 19,960 = .71 Combined Runoff Factor
if 100% ponded 19960 X 2.4/12 X .71 = 2795 Cu. Ft.
Ponding furnished (See section 2 grading plan)
1936 cu. ft. / 2795 cu ft = 69% of 100 6 hr storm ponded.

There is a 100 yr. 10 min ret over flow to the street, drainage cannot flow on to the adjacent property, and the building on this property is set above any danger.

Approval of this project is requested and if possibe please notify me by phone of your decision.

RECEIVED

MAY 06 1982

ENGINEERING

Please have F19-D4A sent over. Thx Bz

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

F19 - D4a

January 13, 1982

Mr. Ray Harrison
Ray Harrison & Associates
1517-A Girard Blvd. N.E.
Albuquerque, NM 87106

RE: OFFICE BUILDING FOR FRANK VALLEJOS

Dear Ray:

The referenced drainage report is approved based on your submittal of January 12, 1982. Please see that copies of the revised plans (dated 1/13/82) are placed in the construction set. Mr. Fred Aguirre will sign off for Hydrology when this is done.

Very truly yours,

BGB

Brian G. Burnett
Civil Engineer/Hydrology

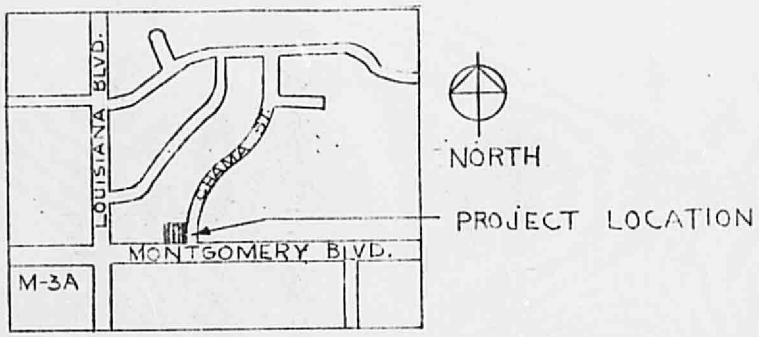
BGB/tsl

cc: Mr. Bill Buckley
Frank Vallejos

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

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



LOCATION MAP F-19

Owner
Frank Vallejos
7017 Montgomery Blvd. NE
Albuquerque, NM 87109
884 7311

Engineer
Ray Harrison & Associates
1517 A Girard NE
Albuquerque, NM 87106
265 4276

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.R. Kelich	8 Jan 82
INSPECTOR		
A.C.E./FIELD		

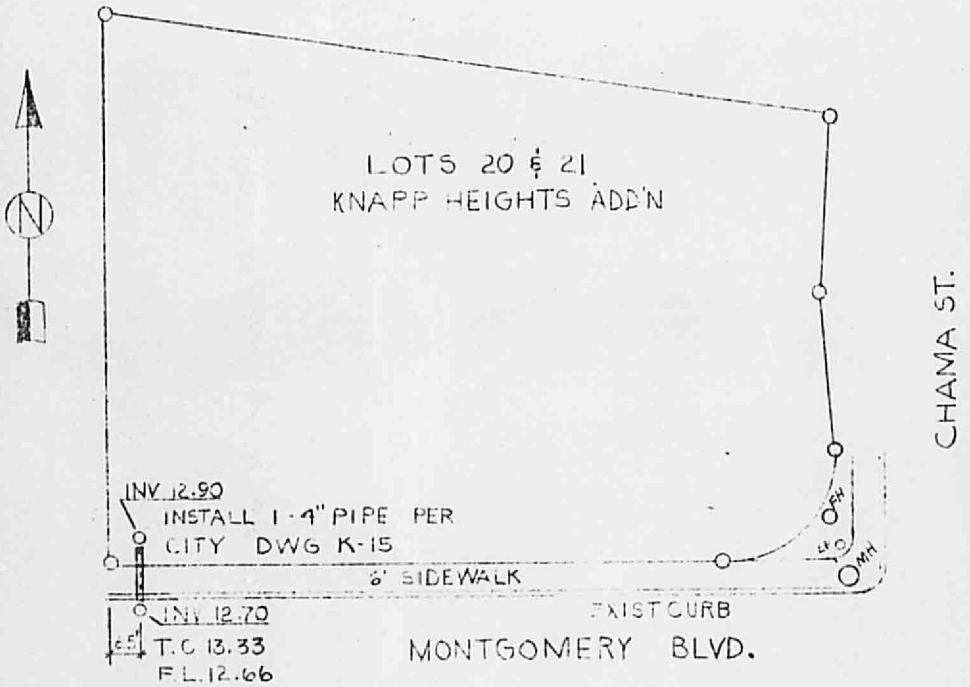
TITLE: DRAIN LINE THROUGH CURB
7017 MONTGOMERY BLVD. NE

PERMIT NO.
SHEET OF

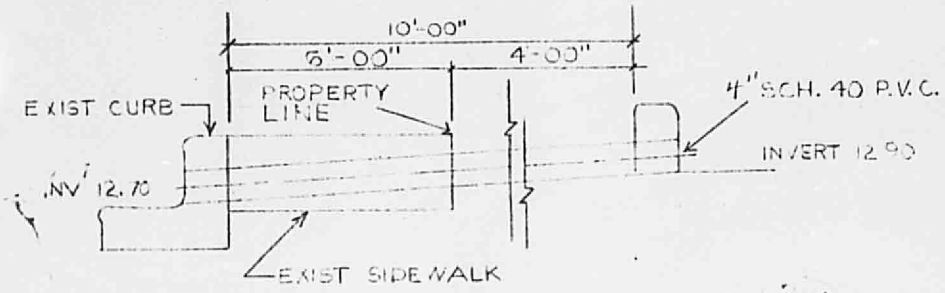
MAP NO. F-19

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



SCALE: 1"=30'-0"



PIPE DETAIL

SCALE: 1"=1'-0"

APPROVALS	NAME	DATE	TITLE: DRAIN LINE THROUGH CURB 7017 MONTGOMERY BLVD. NE
A.C.E./DESIGN	G.R. Kelsick	8 Jan 82	
INSPECTOR			PERMIT NO. / MAP NO.
A.C.E./FIELD			SHEET OF

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

F19 - D4A

December 28, 1981

Mr. Ray Harrison
Ray Harrison & Associates
1517 Girard Blvd. N.E.
Albuquerque, NM 87106

RE: OFFICE BUILDING FOR FRANK VALLEJOS DRAINAGE REPORT

Dear Ray:

A review of the referenced drainage report has resulted in the comments listed below. The numbers indicated refer to the Drainage Report (DR) and Construction Plan (CP) checklists.

1. DR # 15 -

   a. How does runoff generated north of the building reach the front paving area? It appears that it is directed to the NW corner and will pond against the 3 ft. retaining wall. Please provide a cross-section in this area and also for the similar situation along the east edge of the structure.

   b. Because of the small landscaped areas on the site, the pond in the SW corner is probably not required.

2. DR # 15B2 - Please provide invert elevations for the 3" discharge pipes.

3. DR # 21M - Please be advised that an approved Special Order No. 19 is required for construction in City right-of-way.

If I can answer any questions concerning the above items, please call.

Very truly yours,

Brian G. Burnett

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

cc: Jerry Kelly
Katheryn Hovey

RAY L. HARRISON & ASSOCIATES
CONSULTING ENGINEERS

1517-A GIRARD BLVD. NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-4276

Richard S. Heller, City Engineer
City of Albuquerque
Box 1293
Albuquerque, NM 87103

RE: OFFICE BUILDING FOR FRANK VALLEJOS, DRAINAGE REPORT

REF: MEMORANDUM Brian G. Burnett to Ray Harrison on the referenced subject dated December 28, 1981
File No. F19 - D4A

The additions and changes to meet your comments on the referenced project are as follows :

1. DR 3 15 a. The drawing has been clairfied to explain this point.

2. DR # 15 B 2 Invert elevations provided.

3. Special Order # 19 Submitted to Design Section copy attached.

4. Drainage covenant attached

Ray L. Harrison
Ray L. Harrison

RECEIVED

JAN 04 1982

ENGINEERING

RAY L. HARRISON & ASSOCIATES
CONSULTING ENGINEERS
1517-A GIRARD BLVD. NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-4276

DRAINAGE REPORT
7027 Montgomery Blvd. NE

Office Building
for
Frank Vallejos

The project consists of construction of a two story retail/ office building on a tract of land on Montgomery Blvd. near Louisiana NE.

In a predesign conference, a City Engineer Hydrologist stated that ponding is required because of down stream flooding conditions.

Check List

2. Planning History: No planning action in progress, tract is zoned properly.

3. Professional Certification:
Drainage report by Ray L. Harrison, P. E. & L. S. 2198
Survey by A & E Engineering Inc.
Grading Plan by Ray L. Harrison P. E. & L. S. 2198

4. Flood Hazard: Tract is not in a flood hazard area, delineation of site on flood hazard map attached.

5. Watershed Soils: N/A

6. Soils: No ponding within 15' of building of 10' of paving.

7. Watershed Area, Offsite: None.

8. Storm Flows, Offsite: None.

9. Flow Depth and Velocity: N/A

10. Other Conditions: There are no other conditions that would affect drainage.

11. Proposed Treatment: N/A

12. Row Easement: N/A

13. Flow Volume and Velocity:

Undeveloped flow
19,959/ 43560 X 6 X .4 = 1.1 CFS
Developed flow
Imprevious 14,524 X 6 X .9 = 1.8 CFS
Landscaped 5.426 X 6 X .4 = .3 CFS
Total 2.1 CFS

14. Flow Depth and Velocity, Onsite: Site does not have any drainage channels with significant flow.

15 Proposed Treatment:

A Definition: .8 of developed flow will be ponded.

B. Location and Configuration: Location shown on attached drawing, "Drainage Plan". Volume calculations shown on attached drawing, Section 2.

Volume furnished 2350 cu, ft.

Volume required, building 4224 sq. ft., balcony 1250 Sq. ft. paving 9950 Sq. ft. Total 14,524 Sq. ft.

14,524 X 2.4/12 X .8 = 2324 cu. ft.

Positive Discharge:

Q_5 undeveloped = 19,950/43560 X 1.62 X .5 = .37 CFS

a 3" short tube will allow .24 CFS to enter

$Q = Ca(2gH)^{\frac{1}{2}}$ C = .82 (K & B) avg. H = .5 a = .05 Sq. ft.

Q = .24 CFS

but a 3" pipe will only carry .15 CFS (2% slope) table 6-2 (K & B)

2 - 3" pipeswill be installed for a discharge of .3 CFS

Pond emergency spillwall calculations:

Q_{100} developed = 2.1 CFS (see item 13)

A broad crested weir of 10' width and .2 height will be used. See Section 3 Drainage Plan

$Q = CLH^{3/2}$ H = .2' L = 10' C = 2.46 Table 5-3 (K & B)

Q = 2.87 CFS, design is adequate.

C. Quantification: Q_{100} = 1.1 CFS before Construction

Q_{100} = .3 CFS after construction.

16. Row Easements: N/A

Ray L. Harrison

Ray L. Harrison
P. E. & L. S. 2198

DRAINAGE COVENANT

THIS COVENANT made this 31 day of December, 1981, by and between the City of Albuquerque, a municipal corporation, (City) and Frank Vallejos (Owner, which term includes successors and assigns.)

RECITAL

The Owner is owner of certain real property located at 7027 Montgomery Blvd. NE in Albuquerque, New Mexico, (the Property) and more particularly described as follows:

Lotd 20 & 21 Block 3, Knapp Heights Addition

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:

Ponding and drainage facilities as shown on drawings
" Drainage Plan, Office Building for Mr. Frank Vallejos "

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 _____ 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:

Frank Vallejos
7017 Montgomery Blvd. NE
Albuquerque, NM 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: _____

Title: OWNER

REVIEWED BY THE LEGAL DEPARTMENT:

_____
Assistant City Attorney

CITY OF ALBUQUERQUE

_____
Chief Administrative Officer

ACKNOWLEDGEMENTS

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

The foregoing instrument was acknowledged before me this _____day of _____, 1981, by _____ _____, _____
(Name of Officer) (Title)
_____, a _____
(Name of Corporation) (State of Incorporation)
corporation, on behalf of said corporation.

_____
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 _____
_____
(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 27 day of October, 1981.

_____
Notary Public

My Commission Expires:

9/15/85

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:

_____

RAY L. HARRISON & ASSOCIATES
CONSULTING ENGINEERS
1517-A GIRARD BLVD. NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-4276

DRAINAGE REPORT
7027 Montgomery Blvd. NE

Office Building
for
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The project consists of construction of a two story retail/ office building on a tract of land on Montgomery Blvd. near Louisiana NE.

In a predesign conference, a City Engineer Hydrologist stated that ponding is required because of down stream flooding conditions.

Check List

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Survey by A & E Engineering Inc.
Grading Plan by Ray L. Harrison P. E. & L. S. 2198

4. Flood Hazard: Tract is not in a flood hazard area, delineation of site on flood hazard map attached.

5. Watershed Soils: N/A

6. Soils: No ponding within 15' of building of 10' of paving.

7. Watershed Area, Offsite: None.

8. Storm Flows, Offsite: None.

9. Flow Depth and Velocity: N/A

10. Other Conditions: There are no other conditions that would affect drainage.

11. Proposed Treatment: N/A

12. Row Easement: N/A

13. Flow Volume and Velocity:

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Ray L Harrison

Ray L. Harrison
P. E. & L. S. 2198

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

RECEIVED
DEC 7 1981
CITY ENGINEER

F19 - D4a

DRAINAGE REPORT INFORMATION SHEET

PROJECT TITLE Office building for Frank Vallejos

ZONE ATLAS PAGE NO. F 19 CITY ADDRESS 7027 Montgomery Blvd. NE

LEGAL ADDRESS Lots 20 & 21 Block 3, Knapp Heights Add.

ENGINEERING FIRM Ray Harrison & associates CONTACT Ray Harrison

ADDRESS 1517 A Girard NE 87106 PHONE 265 4276

OWNER Frank Vallejos CONTACT Frank Vallejos

ADDRESS 7015 Montgomery Blvd. NE PHONE 884 7311

ARCHITECT/SURVEYOR A & E Engineering CONTACT

ADDRESS 1330 San Pedro NE PHONE 2668791

DATE SUBMITTED 12/7/81

BY Ray Harrison

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DRAINAGE REPORT INFORMATION SHEET

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DATE SUBMITTED

BY

RECEIVED

DEC

CITY ENGINEER