HYDROLOGY

F21/D30

OFFICE COMPLEX

JUAN TABO + MONTGOMERY

F21- D 30

1 PLAN

AGENDA ITEM 5

ENVIRONMENTAL PLANNING COMMISSION
March 19, 1981
Z-74-32-1

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

Z-74-32-1 Bill Buckley, agent for Don Ferrari, requests site development plan approval for professional offices for Tract C zoned SU-1 (Special Use for a Commercial Development for a Bank and Professional Offices and for a Planned Residential Development), located on the west side of Juan Tabo Boulevard between Nassau Drive N.E. and Montogmery Boulevard, containing approximately 1.05 acre. (F-21)

COMMENTS FROM OTHER DEPARTMENTS, 3-19-81:

Human Services	"No adverse comment."
AMAFCA	"No adverse comment."
City Engineer	"a. A drainage study is required for approval prior to approval of development plan and building plans. b. Do not concern with use of driveway for discharge route of pond drainge."
Traffic Engineer	"No median cut or alteration will be permitted. Common drive access along south property line should be documented."
Transportation	"No adverse comment."
City Hydrologist	"I recommend that approval be granted only after the developer demonstrates that a private drainage easement has been secured for the safe conveyance of the runoff to Montgomery Blvd. Also a drainage report and grading plan has to be submitted and found acceptable; said drainage report should be prepared following the interim drainage guidelines issued by the City Engineer's Office."
Parks and Recreation	"No adverse comment."
Environemental Health	"No adverse comment."
COG	"No adverse comment."
Transit	"No adverse comment."
APS	"No adverse comment."
Police	"No adverse comment."
Fire Department	"Development must comply with Fire Code Ordinance 50-1975.
Real Estate Officer	"No adverse comment."
Zoning Enforcement	"The landscape plan should include evergreen trees and shrubs in addition to the proposed landscaping. Further, the landscape should be extended to provide coverage to the area north of the driveway."
Water Resources	WATER In order that adequate water service and/or fire protection can be provided, waterline extensions at the developer's expense will be required. Design must be coordinated with the Engineering Division of the Water Resources Department.

PLANNING DIVISION COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION, 3-19-81:

This is a request for approval of a development plan for a portion of a planned professional center at the northwest corner of Montgomery and Juan Tabo Boulevards N.E.

Zoning and Area Characteristics

To the east, the C-1 zoning is developed with a shopping center and a drive-up bank. To the south, the adjacent SU-1 zoning (Z-74-32) is developed with a bank. On the south side of Montgomery, the C-2 zoning is developed with a shopping center providing general business services. The the west and north, the adjacent property is zoned SU-1 for Planned Residential Development and is presently undeveloped. Further to the north along Juan Tabo, the property is zoned SU-1 for Church and Related Facilities (Z-73-33) and is developed accordingly.

Current Request

SU-1 zoning (Special Use for a Commercial Development for a Bank and Professional Offices) was approved on April 16, 1974 for Phase 1 of a 7.3 acre tract with SU-1 (Special Use for Planned Residential Development) for Phase 2. The development plan under consideration is for a portion of the Phase I area.

Development Plan

The submitted plan is in conformance with the zoning approved in April, 1974. Further, the overall scheme of the plan is attractive.

Circulation/Traffic/Parking

The plan under consideration poses several traffic circulation problems. It proposes to utilize an existing 30' driveway as a common access with the site to the south. An appropriate legal document must be recorded to assure this use. The request proposes seven parking spaces which would gain access only from the 30' drive. These parking spaces create an awkward back up situation, especially at the entrance to the driveway along Juan Tabo. The overall circulation utilizing a drive entering at the northeast portion and incorporation of existing circulation patterns is commendable.

PLANNING DIVISION COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION, 3-19-81: (Cont'd)

Parking should be calculated at one space per 200 square feet of net leasable area on the ground floor and one space per 300 square feet of net leasable area on the second floor. The plan submitted exceeds the parking requirement (62 spaces) by 2 spaces. The applicant has taken advantage of a 10% reduction for proximity to bus route. As stated above, staff believes the parking spaces along the southern boundary of this site will cause awkward back up situations. However, the overall parking layout is acceptable.

Landscaping

Once again the overall landscaping plan is acceptable. There are some minor revisions that should be made as per the comments submitted by the zoning enforcement officer. In addition, landscaping details are needed for the areas designated for ponding and the 5' strip between the property line and the car stops. This perimeter landscaping should be extended along the north property line.

Other

The plan submitted does not indicate the presence of signage on the site. Details including location, height and sign face are needed to complete the plan.

In addition, it should be noted access to the refuse container is provided via the common driveway to the south. No comments have been received by the Refuse Department, therefore, the location must be discussed.

A drainage plan satisfactory to the City Engineer and AMAFCA is required prior to issuance of building permits.

FINDINGS:

1. The present request is for a portion of a larger area zoned SU-1.
2. A revised site development plan is required as listed above under Traffic, Landscaping, and Other.
3. A drainage plan satisfactory to City Engineer and AMAFCA is required prior to issuance of building permits.
4. Common driveway access with property to the south must be documented.

RECOMMENDATION: APPROVAL OF Z-74-32-1 IS RECOMMENDED, SUBJECT TO FINDINGS 2, 3, AND 4.

Mary Broemel,
Planner

MB:gc
cc Don Ferrari, 10200 Menaul Blvd. N.E.; 87112
Bill Buckley, 740 San Mateo Blvd. NE., Suite B; 87108

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

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

1-010
September 1, 1981

RECEIVED
SEP 02 1981
ENGINEERING

Mr. Charles M. Easterling
Principal Assistant
City Engineer/Hydrology
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Re: Tract C Office Complex
Grading and Drainage Plan

Dear Chuck:

Transmitted herewith for your review are two (2) copies of the subject drainage plan. Also enclosed are copies of information pertaining to past planning action, a "Drainage Report Information Sheet", an executed Grant of Drainage Easement, and a partially executed Drainage Covenant. The Grant of Drainage Easement has been executed in compliance with an EPC finding to provide for the conveyance of runoff from the pond located in the southwest corner of Tract C along the westerly property line of Tract A to the north flowline of Montgomery Boulevard via a 4-inch drainline. The 4-inch drainline is underground, and hence the easement is also. The Drainage Covenant is complete with the exception of your signature, the CAO and the Legal Department.

The complete construction set has already been submitted and reviewed. The drainage plan, however, did not appear in the construction set because the Grant of Drainage Easement had not yet been acquired. Now that all necessary supporting data have been obtained, the drainage plan is being submitted. Hopefully, the plan can be reviewed at this time for both concept and construction detail. Reviewing the plan for both of these aspects at one time will not only save time for your staff, but will also benefit the owners by enabling them to obtain a building permit as soon as possible.

Your cooperation in the expeditious review and approval of this drainage plan will be greatly appreciated. If you have any questions or comments concerning this information, do not hesitate to call.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Jeffrey G. Mortensen
Project Engineer

JGM:bb
Encs.
xc: Greg Lutz, Wallin Construction
Bill Buckley, Architect

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

F21-D30

September 8, 1981

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

Re: TRACT C - OFFICE COMPLEX DRAINAGE REPORT

Dear Jeff:

An initial review of the referenced drainage report has resulted in the comments listed below. The numbers refer to the Drainage Report (DR) and Construction Plan (CP) Checklists. Please supply the following information:

1. DR #7 - Deliniation of off-site watershed on City ortho-topo maps.
2. DR #8 - Quantification of the statement that all flows in Juan Tabo Blvd. stay within the limits of paving .
3. DR #15B5 - Identification of the proposed landscaping for the pond. Because of the large landscaped areas, some provision must be made to assure that irrigation runoff is contained within the pond, thus preventing discharge onto Montgomery Blvd.
4. DR #19C & CD#5 - Identification of the temporary bench mark.
5. DR #21 9 - A cross-section of the proposed pond.

I will continue to make an expeditious review of submitted material.

If I can be of further help on these matters, please call.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/fs
cc: Greg Lutz
Bill Buckley

811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

Tom Mann Associates, Inc.
Engineers

1010
September 9, 1981

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

Re: Tract C Office Complex

Dear Brian:

Transmitted herewith for your review are two (2) revised copies of the subject drainage plan (Sheet 1 only) and one (1) copy of supplemental calculations concerning offsite flows. You will notice that I have addressed Items 1, 2, 3 and 4 of your letter dated September 8, 1981. As per our telephone conversation on September 9, 1981, I have disregarded comment No. 5.

Your attentiveness to the expeditious review of this and other drainage reports that I have submitted is greatly appreciated. If you have any further questions or comments, do not hesitate to call.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Jeffrey G. Mortensen
Project Engineer

JGM:bb
xc: Greg Lutz, Wallin Construction

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

F21-D30

September 10, 1981

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

Re: TRACT C - OFFICE COMPLEX DRAINAGE REPORT

Dear Jeff:

The referenced drainage report is hereby approved. Thank you for your cooperation throughout the course of this project.

Very truly yours,

Brian G. Burnett

Brian G. Burnett
Civil Engineer/Hydrology

BGB/fs

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DRAINAGE REPORT INFORMATION SHEET

PROJECT TITLE TRACT C OFFICE COMPLEX - JUAN TABO & MONTGOMERY

ZONE ATLAS PAGE NO. F-21 CITY ADDRESS 4425 JUAN TABO NE

LEGAL ADDRESS TRACT C

ENGINEERING FIRM TOM MANN & ASSOC. CONTACT JEFF MORTENSEN

ADDRESS 811 DALLAS NE PHONE 265-5611

OWNER DON. L. FERRARI CONTACT GREG LUTZ

ADDRESS PO BOX 14906 87191 10800 MENAUL NE PHONE 292-5500

ARCHITECT/[redacted] BILL BUCKLEY CONTACT BILL BUCKLEY

ADDRESS 740 SAN MATEO PHONE 255-9196

DATE SUBMITTED SEPT. 1, 1981

BY JEFF MORTENSEN

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

RECEIVED
SEP 29 1981
ENGINEERING

10101
September 29, 1981

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

F21- D30

Re: Tract C, Office Complex
Juan Tabo and Montgomery

Dear Brian:

Transmitted herewith for your review is a revised grading and drainage plan for the subject project. As you will note, the revisions to this plan are extremely minor. The net effect of the revisions is to reduce the total area of paving by 350 square feet. This is such a minor change that the calculations concerning the positive discharge pond remain unchanged.

This plan is being submitted to you to keep you abreast of the current status of the project. Please contact Mr. Fred Aguirre regarding your position on these changes. My client is trying to obtain a building permit and urgently needs drainage approval. Once Fred is aware of your position on the revisions to this project, he will be able to proceed with his review of the plan.

Your prompt attention to this matter will be greatly appreciated. Once again, I thank you for your past cooperation in the review of this project. If you have any questions or comments concerning this submittal, do not hesitate to call.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Jeffrey G. Mortensen
Project Engineer

JGM:bb
xc: Fred Aguirre, w/encs. 3 prints
Greg Lutz, w/encs. 3 prints

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

10102
May 20, 1983

Mr. Bernie Montoya
Hydrology Section
City of Albuqerque
P.O. Box 1293
Albuquerque, New Mexico 87102

RE: Drainage Certification for Tract C Office Complex, Juan Tabo Boulevard N.E. and Montgomery Boulevard N.E.

Dear Bernie:

Transmitted herewith as per your request are two (2) copies of the Engineers Drainage Certification for the subject project. You will note that the project is in substantial compliance with the approved drainage plan.

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:ra
cc: Gregg Lutz

RECEIVED
MAY 23 1983
RECEIVED

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

May 25, 1983

Tom Mann & Associates
Jeff Mortensen
811 Dallas NE
Albuquerque, NM 87110

REF: Tract C Office Complex - Juan Tabo & Montgomery (F21-D30)

Dear Mr. Mortensen:

Your certification and the as-built plan dated 5-18-83 satisfies the City's requirements; therefore, this certification is approved.

If you have any questions, please feel free to contact me at this office.

Sincerely,

Fred Aguirre
City Engineer/Hydrology

FA:mrk

1-010
JGM
9/9/81

SUPPLEMENTAL CALCS - OFFSITE FLOWS

Area $= A_1 + A_2 = 4{,}330{,}000$ sf $= 99.4$ Ac.

$A_1 = 900(1600) + 300(1100) + 500(650)$
$+ 200(550) + 500(500) + 2150(150)$
$+ 400(500) + 150(350) + 400(1550)$
$+ 150(1350) + 150(800) + 400(350)$

$A_1 = 4{,}112{,}500$ sf

$A_2 = 1450(150) = 217{,}500$ sf

Let Area = 100 Ac ±

L = 7200 LF +

Δ elev = 5960 − 5730 = 230'

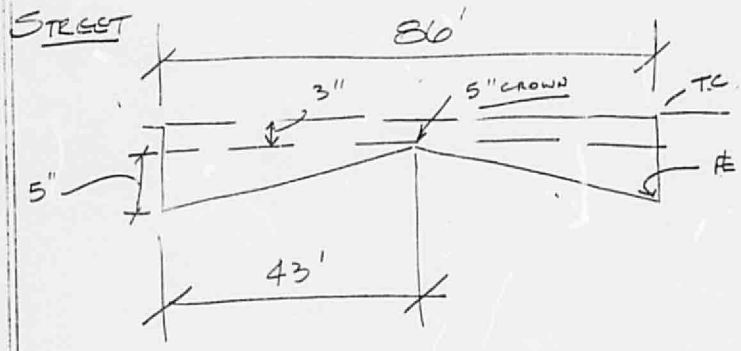
$$s = \frac{\Delta \text{ elev}}{L} = 3\% \pm$$

$$t_c = 0.00013 \frac{L^{0.77}}{S^{0.385}} = 0.47 \text{ Hrs}$$

t_c = 28 MIN.

$$i = \frac{189}{t + 25}$$ (Herkenhoff)

STREET



$A_{xs} = 2(\frac{1}{2})(43)(\frac{5}{12}) + 86(\frac{3}{12})$

$A_{xs} = 17.9 + 21.5 = 39$ sf

$s = \frac{20}{1250} \simeq 0.016$

$n = 0.020$

$Q = \frac{1.49}{n} A R^{2/3} s^{1/2}$

$Q = 213$ cfs.

$P = 88'$

$R = \frac{A}{P} = 0.44$

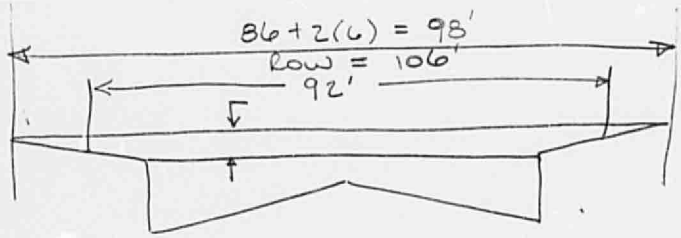
OFFSITE

Let $C = 0.60$ (ASCE)

$Q = 0.60(3.6)(100) = 216$ cfs

$[Q = 0.60(3.57)(99.4) = 213$ cfs$]$

STREET + SIDEWALK



$A_{XTRA} = 92\,(0.33) = 30.36$ sf

$A_{Total} = 39 + 30 = 69$ sf

$Q = \frac{1.49}{n} A R^{2/3} S^{1/2} \simeq \underline{\underline{500 \text{ cfs}}}$

$P = 94'$

$R = \frac{A}{P} = 0.734$

TABLE 2 [illegible]

(Runoff curve numbers, hydrologic soil cover complexes)

[illegible] is applicable to [illegible] storm [illegible] cover and [illegible] soil. Q = [illegible] where Q is peak discharge in cubic [illegible] is a dimensionless runoff coefficient, i is rainfall intensity [illegible] on the rate of concentration in inches per hour, and A is drainage area in acres.)

Type of cover	Runoff coefficient, C
Farmlands:	
Heavy soil, fair, 2-[illegible]	0.[illegible]--0.[illegible]
Heavy soil, average, 2-[illegible]	0.[illegible]--0.[illegible]
Heavy soil, good, 2-[illegible]	0.[illegible]--0.[illegible]
Heavy soil, fair, 2-[illegible]	0.[illegible]--0.[illegible]
Heavy soil, average, 2-[illegible]	0.[illegible]--0.[illegible]
Heavy soil, good, 2-[illegible]	0.[illegible]--0.[illegible]
Business:	
Downtown areas	0.70--0.95
Neighborhood areas	0.50--0.70 0.60
Residential:	
Single-family areas	0.30--0.50
Multi-unit, detached	0.40--0.[illegible]
Multi-unit, attached	0.60--0.[illegible]
Suburban	0.25--0.[illegible]
Apartment dwelling areas	0.50--0.[illegible]
Industrial:	
Light areas	0.[illegible]
Heavy areas	0.[illegible]--0.[illegible]
Parks, cemeteries	0.[illegible]--0.[illegible]
Playgrounds	0.[illegible]--0.[illegible]
Railroad yard areas	0.[illegible]--0.[illegible]
Unimproved areas	0.[illegible]--0.[illegible]
Streets:	
Paved	0.70--0.95
Gravel	0.50--0.[illegible]
Drives and walks	0.75--0.[illegible]
Roofs	0.[illegible]--0.[illegible]
Diversified areas	0.[illegible]--0.[illegible]

81 53432 DRAINAGE COVENANT

891

THIS COVENANT made this 1 day of SEPTEMBER, 1981, by and between the City of Albuquerque, a municipal corporation, (City) and Don L. Ferrari (Owner, which term includes successors and assigns.)

RECITAL

The Owner is owner of certain real property located at 4425 Juan Tabo N.E. in Albuquerque, New Mexico, (the Property) and more particularly described as follows:

Tract C of the Summary Plat of the Northwest Corner of Montgomery and Juan Tabo Boulevards, NE.

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:

A pond measuring 50' (N/S) x 25'(E/W) located at the southwest corner of said Tract C, and a 4-inch PVC drain line connecting said pond with the north flowline of Montgomery Boulevard, NE.

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 30 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:

P. O. Box 14906
Albuquerque, New Mexico 87191

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: Don Juan

Title: OWNER

REVIEWED BY THE LEGAL DEPARTMENT:

Malcolm W. deVosty
Assistant City Attorney

REVIEWED BY THE PRINCIPAL ASST. CITY ENGINEER - HYDROLOGY

Charles M. Easterling
Charles M. Easterling

CITY OF ALBUQUERQUE

Chief Administrative Officer

ATTEST:

-2-Deputy City Clerk

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 DON FERRARI, on this 1 day of SEPTEMBER, 1981.

Gregory W. [illegible]
Notary Public

My Commission Expires:
4-27-85

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

The foregoing instrument was acknowledged before me this 5th day of October, 1981, by James C. Jaramillo Chief Administrative Officer of the City of Albuquerque, municipal corporation, on behalf of said corporation.

Karen M. Aceves
Notary Public

My Commission Expires:
2/24/85

OFFICIAL SEAL
KAREN M. ACEVES
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Exp 2/24/85

0165