HYDROLOGY G13/D2 ONE PLAN

G 13 - D 2

1 PLAN

C.A. (PAT) COONCE & ASSOC.
ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS

12324 PINERIDGE, N.E.
ALBUQUERQUE, N.M. 87112

PHONE (505) 296-1089

January 8, 1981

Mr. Bruno Conegliano
Assistant Hydrology Engineer
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

RECEIVED
JAN 08 1981
CITY ENGINEER

REF: Lands of Jeff Boyd

Dear Bruno:

GENERAL:

This letter report is for two small subdivisions; one of 1.056 acres containing 4 each 0.2644 acres, R-1 lots, and one of 0.95 acres containing 5 each 6800 square foot R-1 lots and one each 7382 square foot R-1 lot. Both subdivisions have the same owner and are to have water and sanitary sewer service extended to them at the same time. They are located south of Candelaria and east of Rio Grande Boulevards NW. Both are accessed by an unpaved city owned lane called Entrada. This same lane serves an existing mobile home park on the east side of the 6 lot subdivision. This land is land which was at one time cultivated by flood irrigation and has very little slope. It is an infill area of the north valley.

DRAINAGE:

This land has no offsite drainage through it. It has an adverse slope from the top of curb at Candelaria Blvd. Therefore the only practical method for holding storm waters is by infiltration and evapotranspiration. The ponding requirements were based on retaining a total quantity of precipitation from a storm of 2 inches. The pond bottom elevation and finish floor elevations were chosen so that the cut and fill for the lots were balanced thereby eliminating the need for fill or waste material. The lots are R-1 and large enough so that the ponding is not close to the footing. Chain link fences are planned.

It is believed that this method of handling storm waters complies with 72-2 and will not constitute a health or safety hazard.

Respectfully,

C.A. Coonce

C.A. Coonce,
N.M.P.E. #2934

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

January 21, 1981

C. A. Coone & Associates
12324 Pineridge Ave. N.E.
Albuquerque, New Mexico 87112

Attn: Pat Coonce

Re: Lands of Jeff Boyd

Dear Pat:

My office has received a number of documents in the guise of drainage reports, prepared by your firm, which do not meet the minimum requirements of the City nor the the needs of your clients. I make reference to the plans submitted for the subdivision "Los Artesanos del Norte", the plan for the property at the intersection of Girard Blvd. and Phoenix Ave. and the most recent submittal of the plan for the Lands of Jeff Boyd.

A number of official and unofficial documents provide guidance to the technical community as to the documentation that needs to be submitted to the City, for the expeditious review and approval of the drainage reports or plan. I mention here the Subdivision Ordinance, the AMAFCA Resolution 72-2 and Resolution 8-15), the check-list that I made available to the public some three years ago and the Interim Drainage Guidelines issued by the office of the City Engineer in November of 1979. These documents were issued to simplify both the task of the consultant and that of the reviewer and to minimize the points of dissention.

Regarding the most recent submittal for the referenced development, my difficulties stem from the following:

a.) In the first place, in the absence of a vicinity map, I got frustrated when I tried to locate the parcels under study.

b.) No reference is made in your submittal, to the planning actions which stipulated the City's requirements for the development of these parcels. A review of the documents available, indicates that the Subdivision Review Board has not yet acted, to provide direction both to the developer and to the City departments. Therefore, this submission is premature.

MUNICIPAL DEVELOPMENT DEPARTMENT

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

c.) No information is supplied with the plan on the existing topography, or on the conditions of the lands adjacent to the two parcels in question. Insuffient information is given on the proposed alterations required by the development and on the grading and treatment of the access drives or of the proposed roadways.

From a casual conversation with Mr. Kielich of our office, I learned that a request has been made to put Entrada Lane (?) into a Special Assessment District, but only for the 476 ft. immediately south of Candelaria Rd. My understanding is that only an easement is available at this time for this lane, and no thought has been given to the provision of drainage facilities. I believe that drainage for this lane should be provided by the parent tract. Again, there is no discussion of this question in the two paragraphs of your letter that concern drainage.

On the basis of the above, it is my suggestion that the recommendations of the Subdivision Review Board be taken into full account before a formal drainage report is submitted to my office for approval.

Very truly yours,

Bruno Conegliano
Assistant Hydrology Engineer

BC/fs

C.A. (PAT) COONCE & ASSOC.
ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS

12324 PINERIDGE, N.E.
ALBUQUERQUE, N.M. 87112

PHONE (505) 296-1089

G13-D2

February 6, 1981

Mr. Richard Heller
City Engineer
City of Albuquerque
P.O. BOx 1293
Albuquerque, New Mexico 87103

Plat signed
Road put in assess district - Requires porous Asphalt!

REF: Lands of Jeff Boyd and Indian Farms Addition

Dear Sir:

GENERAL:

This letter report is for two separate, small subdivisions. Each one was approved at a different time by the E.P.C. and the S.R.B. The first approved subdivision called Lands of Jeff Boyd is 4 ea. RA-2 zones lots of 0.2644 acres each or a total of 1.058 acres. The second epproved subdivision called Indian Farms Addition has 6 ea. R-1 lots averaging 6729 sq. ft. each for a total of 0.927 acres.

Both Subdivisions have the same owner and are to have water and sewer service extended to them at the same time. In order to extend these services to the first approved subdivision they must pass the access frontage of the second approved subdivision. Since there was only a total of ten lots in the two subdivisions and the same party was paying the utility costs for both, it was deemed more efficient to combine the city plans on the same sheets, thereby saving both the city and owner time and money.

These subdivisions are located east of Rio Grande Blvd. N.W. and south of Candelaria Blvd. N.W. Their access was provided by a 24 foot wide city owned easement. The owner had requested that the frontage along Indian Farms Addition be placed on PD195. However, as a condition of approval the S.R.B. requested that 8 feet additional R-O-W be dedicated to the city. This has been done. The city will probably remove this section from the paving district until such time as 8 feet of additional R-O-W can be negotiated with the trailer court owner on the east side of Indian Farms Lane. The city will need also to acquire R-O-W from lot 8 of the colony because a 6 foot chain link fence exists at the end of the 8 foot R-O-W dedicated by Indian Farms Addition.

DRAINAGE:

This land has no offsite drainage through it. It has an adverse slope from the top of curb at Candelaria Blvd. Therefore the only practical method for holding storm waters is by infiltration and evapotranspiration. The ponding requirements were based on retaining a total quantity of precipitation from a storm of 2 inches in 6 hours. The pond bottom elevation and finish floor elevations were chosen so that the cut and fill for the lots were balanced thereby eliminating the need for fill or waste material. The lots are R-1 and large enough so that the ponding is

Mr. Richard Heller
City Engineer

REF: Lands of Jeff Boyd and Indian Farms Addition

not close to the footing. Chain link fences are planned.

If is believed this is the only equitable and practical drainage solution until such time as the city has acquired additional R-O-W and arrives at a general plan for access to the lands now served by this 24 foot R-O-W from Candelaria N.W. south to Matthew N.W.

Respectfully,

C.A. Coonce,
N.M.P.E. #2934