HYROLOGY H15/D37 BROADBENT BUSINESS PARK -PHASE V

H15/D37

BROADBENT BUSINESS

PARK - PHASE V

3 PLANS

Bert Grosset
314-8166
2703, 2715, 2725 Broadbeck Parkway

Status for C.O. & release

status of report -

status of Inspection -

H15/D 37 Report approved 4/29/86
D ~~X~~ SO #19 approved 5/29/86
D ~~X~~ (field inspected)

Inspection made 5/30/86 Temporary issued 6-2-86 pending approval of SO #19.

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

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

April 29, 1986

Charles Easterling
Easterling & Associates, Inc.
5643 Paradise Boulevard, NW
Albuquerque, New Mexico 87114

RE: REVISED DRAINAGE PLAN FOR BROADBENT BUSINESS PARK PHASE V
(H-15/D37) RECEIVED APRIL 21, 1986

Dear Mr. Easterling:

The above referenced revised plan, dated April 18, 1986, is hereby approved for Building Permit purposes and any other permitting necessary for the proposed development of this site.

Please attach a copy of this approved revised plan and the appropriately approved "Private Drainage Facilities Within City Right-of-Way/Easement" documents (two required) to the permit sets prior to Hydrology sign-off.

If I can be of further assistance, please advise.

Cordially,

Billy J. Goolsby

Billy J. Goolsby, P.E.
C.E./Hydrology

cc: Dick Peterson
Broadbent Development Co.

BJG/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: BROADBENT BUSINESS PARK ZONE ATLAS/DRNG. FILE #: H-15-D37

LEGAL DESCRIPTION: TRACT C-3 PHASE II OF THE LANDS OF MENAUL SCHOOL INC.

CITY ADDRESS: 2703 BROADBENT PARKWAY N.E.

ENGINEERING FIRM: EASTERLING & ASSOC. CONTACT: C.M. EASTERLING

ADDRESS: 5643 PARADISE BLVD. N.W. 87114 PHONE: 898-8021

OWNER: BROADBENT DEVELOPMENT CO. CONTACT: DICK PETERSON

ADDRESS: 2651-J PAN AMERICAN FWY. N.E. PHONE: 345-3506.

ARCHITECT: LEASON POMEROY N.W. INC CONTACT: TERRY JOHNSON

ADDRESS: 114 VINE ST. SEATTLE WA. 98121 PHONE: (206) 624-5771

SURVEYOR: HUGG SURVEYING CONTACT: GARRY HUGG

ADDRESS: 1701 GRANDE S.E. RIO RANCHO PHONE: 892-8800

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

RECEIVED APR 21 1986 HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

X GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

REVISED PLAN

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

X CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: APRIL 21ST, 1986

BY: David L. Smith

EASTERLING & ASSOCIA , INC.
5643 Paradise Blvd. NW
ALBUQUERQUE, NEW MEXICO 87114

(505) 898-8021

LETTE . OF TRANSMITTAL

DATE 4-18-86 JOB NO. 503204

ATTENTION BILLY GOOLSBY

RE: BROADBENT BUSINESS PARK
PHASE V

"REVISIONS"

TO CITY HYDROLOGY
CITY ONE STOP.

RECEIVED
APR 21 1986
HYDROLOGY SECTION

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1		1 OF 2	GRADING & DRAINAGE PLAN
1		2 OF 2	GRADING & DRAINAGE PLAN

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO BJ 4/21/86

SIGNED: Daniel L. Smith

PRODUCT 240-2 NEBS Inc. Groton, Mass. 01471

If enclosures are not as noted, kindly notify us at once.

H10/D37

SHEET 1 of 2

RECEIVED
APR 10 1986
HYDROLOGY SECTION

D.R.B. Case No. 85-732
D.R.C. Project No.
Date Submitted 4/8/86
Revised March 10, 1986

Figure 4

EXHIBIT "D"
to Subdivision Improvements Agreement
DEVELOPMENT REVIEW BOARD (DRB)
REQUIRED INFRASTRUCTURE LISTING
for Broadbent Business Park

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed for the above development.

Size	*Type Improvement	Location	From	To
40'	Broadbent Parkway ~~Residential~~ Paving	Center of Tract F 2	Exstg./Broadbent Parkway	Menaul
36'	Lamberton Place ~~Residential~~ Paving	Off Broadbent Pkway	New Broadbent Parkway	Cul-de-Sac
See Sheet No. 2	~~8", 12"Ø Waterline~~	~~Under Streets~~	~~Existing Pkway~~	~~Menaul~~
	~~8" Ø Sanitary Sewer~~	~~Under Streets~~	~~Existing Pkway~~	~~Menaul~~
	24", 30", 36", 42"Ø Storm Sewer	West End	Lamberton Place	Water Deten.
6'	Sidewalk	N. Side Menaul	Parkway	-
84" Ø	Crossing Structure & Appurtenances	In Arroyo	-	-
--	~~*~~ Riprap Drop Structure	Arroyo	Station 0+00	-0+27

~~*Approval only required as structure is in place.~~

Prepared by: Jesse A. May III
Print Name Jesse A. May III
Firm Easterling & Associates, Inc.

Page 1 of 1

****

Development Review Board Member Approvals

TRAFFIC	4-9-86 DATE	WRD	4/8/86 DATE	PARKS & RECREATION	4-8-86 DATE
City Engineer/AMAFCA	4/8/86 DATE			DRB Chairman	4/8/86 DATE

Rev. 10/85 (ID3934D)

Sheet 2 of 2 D213 S 5-732

Size	Improvement	Location	From	To
8"	Water line	Lamberton	Broadbent	Cul de sac
12"	Water line	Broadbent	Memorial	N. of Drainage Channel
8"	Sanitary Sewer	Lamberton	Broadbent	Easement & Cul de sac
8"	Sanitary Sewer	Easement	Lamberton	interceptor
8"	Sanitary Sewer	Broadbent	Lamberton	N. approx 100 ft.

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

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

September 3, 1985

Mr. Charles Easterling
Easterling and Associates
5643 Paradise Boulevard NW
Albuquerque, NM 87114

REF: CHANNEL RECONSTRUCTION FOR BROADBENT BUSINESS PARK PHASE V (H15-D37)
RECEIVED AUGUST 20. 1985

Dear Mr. Easterling:

I have reviewed the above referenced submittal and hereby give approval for the submission of the construction plans to City Design.

Please be advised that the appropriate permitting will be required for any work done in the channel. Also, an encroachment agreement will be required.

Should you have any questions or comments, or if I can be of further assistance, please call me at 766-7644.

Cordially,

Billy J. Goolsby

Billy J. Goolsby, PE
Civil Engineer/Hydrology

BJG:mrk

Easterling & Associates, Inc.

5643 Paradise Boulevard, NW
Albuquerque, New Mexico 87114
(505) 898-8021

File H-15/D37
/D40

August 16, 1985

RECEIVED
AUG 20 1985
HYDROLOGY SECTION

Mr. Fred Aguirre
City Hydrologist/Design
Municipal Development Department
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

RE: INTERIM CHANNEL TREATMENT - BROADBENT CHANNEL

Dear Fred:

In accordance with your suggestion, we are studying the City drainage channel which traverses the Broadbent Development tracts just west of I-25 and north of Menual Blvd. The following is a summary of our investigations thus far and a brief history of the channel as I understand it:

Originally the area was traversed by the old Embudo Arroyo. In 1956, the City of Albuquerque asked for and was granted an easement for a period of seven years from the Menaul School for the purpose of constructing a flood control dam. The seven year term was to allow for the construction of the North Diversion Channel. Before it was all said and done, the lease was extended until March 1970. After that, the City and the Menaul School entered into an arrangment whereby the old dam site would be put back into its original condition. The present channel and pond were constructed in late 1974 or early 1975.

Until about 1982, the channel carried runoff from the area around the "Big I" truck terminal, the intersection of Menaul and University, and from some of the interstate around the "Big I". At that time, SAD 195 was constructed and a much larger upstream area was developed and drained thru the channel. About the same time, the grouted riprap drop structure which connects the channel to the existing Menaul School pond was undermined due to piping, causing the channel to degrade dramatically, particularly on the west end near the pond. The City has made several attempts to stablize the channel and the drop structure over the past ten years. It appears that these measures have been directly related to subsequent more severe channel instability than that which it was trying to remedy. Such was the state-of-the-art in channel stability until recently.

A direct result of the channel degradation was a widening of the channel in the vicinity of the currently proposed Phase V of the Broadbent Development. The channel appears to have stabilized since the repairs were made to the drop structure, but water is flowing under it again, and it appears to be only a matter of time until it is failed again.

The Albuquerque Drainage Master Plan calls for a significant amount of additional runoff to be discharged to the channel/pond system in its proposed system "121-02 D". This project is a low priority and will probably only be built in the near future as part of a "mega project" as it is too low on the priority list to be built on a stand-alone-basis. Still, any channel improvements should acknowledge its ultimate construction.

The proposed Broadbent Phase V development can provide a vehicle for the City to jointly remedy the drop structure's undermining problem. Without the necessity of entering into lengthy agreement negotiations and hassels, we are proposing that the Broadbent Development Company construct an addition to the existing drop structure while gaining full use of their land outside but adjacent to the easement. If the City were to make minor repairs to the existing drop stucture and allow the construction of the proposed addition with its cutoff walls, I believe the useful life of the structure can be extended indefinitely. The net result will be to restore the channel to its pre-drop structure failure condition.

In addition, Broadbent is very interested in entering into discussions which will hopefully result in a mutually beneficial arrangement for treating the channel as it traverses their property. As you said, the channel is not a natural arroyo, but rather a City constructed and maintained facility.

We would like to propose that in order to get on with Phase V, that we be allowed to go forward with the drop structure modification and channel restoration project immediately.

The enclosed plans show the existing and proposed conditions as well as the existing and future hydraulic information based upon the Albuquerque Master Drainage Plan proposed maximum

discharges. We do not believe that a full blown channel stability analysis is warranted in as much as all we are actually doing is attempting to reestablish the status quo as it existed in 1981.

I apologize for being so long winded, but it is a long story and worth telling in order to give you the historical background you need to make a rational determination.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely

Charles M. Easterling, P.E.
President

cc: Mr. Dick Peterson
Mr. Jim Fink

Enclosures

CME/dlh
Job No. 503202

DRAINAGE INFORMATION SHEET

PROJECT TITLE: BROADRIDGE BUSINESS PARK ZONE ATLAS/DRNG. FILE #: H-15 D037

LEGAL DESCRIPTION: TRACT C-3 OF THE LANDS OF MICHAEL SCHOOL INC.

CITY ADDRESS:

ENGINEERING FIRM: EASTERLING & ASSOC. INC CONTACT: CHUCK EASTERLING

ADDRESS: 5643 PARK PHONE: 888-2081

OWNER: BROADRIDGE DEVELOPMENT CO. CONTACT: NICK ROBERSON

ADDRESS: 2651-J PAN AMERICAN PHONE: 345-3401

ARCHITECT: LEBSON POMEROY NORTHWEST CONTACT:

ADDRESS: 114 VINE, SEATTLE WA PHONE: (206) 624-[illegible]

SURVEYOR: HUGG SURVEYING CONTACT: GARY HUGG

ADDRESS: 1701 GRAVES SE RIO RANCHO PHONE: 892-8800

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED AUG 20 1985 HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

X COPY OF CONFERENCE SHEET PROVIDED

RECEIVED JUL 26 1985 HYDROLOGY SECTION

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

* ✓ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

✓ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

* REVISED TO ELIMINATE THE NEED FOR A RETAINING WALL

DATE SUBMITTED: 7-26-85

BY: [illegible]

REVIEWER, I HAVE NO OBJECTION TO the SCHEME. HOWEVER, IN ADDITION TO construction PLANS WE WILL ALSO NEED AN S.O. 19 FOR the PROPERTY FILL AND AN ENCROACHMENT AGREEMENT. The City Engineer has no OBJECTION TO ACCEPTING the DROP STRUCTURE, HOWEVER the APPROPRIATE PERMITTING will have to BE ADDRESSED.

8/26/85

Barbara, log in the Eng. 20 submittal

8/26/85

DRAINAGE INFORMATION SHEET

PROJECT TITLE: BROADBENT BUSINESS PARK ZONE ATLAS/DRNG. FILE #: H-15 /D37

LEGAL DESCRIPTION: TRACT C-3 OF THE LANDS OF MENAUL SCHOOL INC.

CITY ADDRESS:

ENGINEERING FIRM: EASTERLING & ASSOC. INC CONTACT: CHUCK EASTERLING

ADDRESS: 5643 PALAO PHONE: 898-2021

OWNER: BROADBENT DEVELOPMENT CO. CONTACT: DICK ARMSON

ADDRESS: 2651-J PAN AMERICAN N.E. PHONE: 345-3506

ARCHITECT: LEASON POMEROY NORTHWEST INC. CONTACT:

ADDRESS: 114 VINE, SEATTLE, WASHINGTON 98121 PHONE: (206) 624-5771

SURVEYOR: HUGG SURVEYING CONTACT: GARY HUGG

ADDRESS: 1701 GRANDE S.E. RIO RANCHO PHONE: 892-8200

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

X YES

___ NO

X COPY OF CONFERENCE RECORD SHEET PROVIDED

RECEIVED JUL 26 1985 HYDROLOGY SECTION

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

X GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: 7-26-85

BY: Mike Thum

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

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

June 20, 1985

Mr. Chuck Easterling
Easterling & Associates, Inc.
5643 Paradise Boulevard NW
Albuquerque, NM 87114

REF: DRAINAGE PLAN FOR BROADBENT BUSINESS PARK PHASE IV (H15-D37)
RECEIVED MAY 22, 1985

Dear Chuck:

I have reviewed the above referenced submittal and forward the following comments:

1. You will need to address and quantify the off-site flows coming onto this site and how do you propose to handle them on your site?

2. The on-site contributing areas need to be delineated.

3. The City bench mark information will need to be provided. Also, please indicate the location and elevation of the T.B.M.

4. The statement that the arroyo is stable will have to be substantiated by calculations or other appropriate means.

5. Where will the flows leaving the NW corner of the site go? Is there adequate downstream capacity? Please show grades, location and any other details or sections to clearly identify how this discharge is to be achieved. Also, is there an existing easement to discharge at this location? If so, please indicate.

6. Please show adequate construction details and sections and hydraulic calculations for the proposed catchbasin and rundown. How will the outlet be protected against erosion?

7. For permitting, please be advised that a separate wall permit will be required for the retaining wall.

8. It is recommended that the proposed concrete rundown, as identified by △ on the plan, be covered for safety reasons. There could be a possibility of someone stepping off into it.

9. Any substantial grading and or construction within City Right-of-Way or Easement will require approval of the appropriate documents/plan by all concerned sections and including the necessary financial guarantees.

10. An acceptable erosion control plan, for the period of construction, per the Drainage Ordinance will be required.

Should you have any questions or comments, please call me at 766-7644.

Cordially,

Billy J. Goolsby

Billy J. Goolsby, PE
Civil Engineer/Hydrology

BJG:mrk

6/13/85

Broadhent Business Park

Concept OK

Substantiate statement that the arroyo is stable.

Where does the flow on the north-west side go? (Show on plan)

Recommend covering all of the concrete rundown, interior to the buildings, due to possibility of someone stepping off into it.

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION/DESIGN HYDROLOGY SECTION

PRE--DESIGN CONFERENCE RECAP

HYDROLOGY SECTION PROJECT NO.: H-15 DATE: 5/17/85

PLANNING DIVISION NOS. EPC: _____ DRB: _____

SUBJECT: Broadbent Business Park Phase V

LEGAL DESCRIP.: Tract C.3

APPROVAL REQUESTED

_____ PRELIMINARY PLAT _____ FINAL PLAT

_____ SITE DEVELOPMENT PLAN X BUILDING PERMIT

_____ ROUGH GRADING

ATTENDANCE:	WHO:	REPRESENTING:
	Chuck Easterling	
	Billy Goolsby	

RECEIVED JUL 26 1985 HYDROLOGY SECTION

_____ Conceptual Drainage Plan/Report required for Preliminary Plat and/or Site Development Plan sign-off.

X Approved Drainage Plan~~/Report~~ required for ~~Final Plat and/or~~ Building Permit sign-off.

_____ Subdivision Improvements Agreement or Financial Security required.

FINDINGS: ① Discharge to be determined by analysis of downstream capacity ② Address Channel stability & obtain an encroachment agreement. Also, finacial guarantees will be required for work in the arroyo.

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED: Billy J. Goolsby SIGNED: Chuck M Easterling

TITLE: CE Design Hydrology TITLE: _____

DATE: 5/17/85 DATE: 5-17-85

NOTE PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL

City of Albuquerque

BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 2, 1974

MAYOR
Harry E. Kinney

CHIEF
ADMINISTRATIVE OFFICER
Frank Horan (Acting)

CITY COUNCIL

President
Jack Kolbert
District 3

Vice-President
Patrick J. Baca
District 1

Joe R. Abeyta
District 2

Ray R. Baca
At Large

Sondra L. Cohn
District 5

Marion M. Cottrell
District 9

Thomas W. Hoover
District 4

Allen D. Krumm
District 7

Ralph E. Loken
District 6

Robert C. Poole
At Large

Kenneth J. Rex
District 8

RECEIVED
AUG 20 1985
HYDROLOGY SECTION

Mr. Roy F. Miller
Attorney at Law
National Building
Albuquerque, New Mexico

Re: Menaul School Dam Removal

Dear Roy:

This is to acknowledge your letter to me of July 11, 1974 and to advise you of steps which the City plans to take immediately.

1. The bill for the design plan prepared by the Flatow firm has now been paid as you know.

2. The specifications for the contract for restoration of the lands to the modified contours prepared by the Flatow firm are nearly ready and they should be advertised about September 2, 1974 with the contract work to be completed by December 1, 1974. We shall submit the final contract drawings to Max Flatow for his approval as soon as they are completed and before publication.

3. I am advised by the City Engineer that the new detention area site of 8 acres must be available when the old dam removal work begins, otherwise properties in the Stronghurst Addition and to the west may be endangered. Also, in the event of unusually heavy rains some of Menaul School's property may be injured. Accordingly, if the school board is unwilling to sell the City the new 8 acre site, it must be condemned. As I have previously advised, the City will also need right of ingress and egress to the new site for maintenance purposes, although this right will be seldom experienced. Further, the City will need an easement on the remaining property for the ditch from Menaul and I-25 to the new detention area

and a possible relocated easement when a future underground line is constructed, at which time the ditch easement can be vacated. I am advised that Mr. Flatow has verbally approved the location of the ditch easement.

In your comment numbered 14, you state, "Your letter of July 11, 1974, in our opinion constitutes a complete repudiation of your letter of March 14, 1974, and my letter of March 27, 1974." I am sorry that you so interpret it. It was not my intention to repudiate any prior commitments. However, an analysis of the Blatnik appraisal shows that his land value is based on the premise that the land is ready for immediate development, as distinguished from its present state and its natural condition.

We are planning to meet with you and your board hopefully by Thursday, of next week to discuss a solution of the mutual problem of Menaul School and the City.

I sincerely hope that we can reach a satisfactory settlement of the issues so that the City may get on with its obligation.

Very truly yours,

Frank

Frank Horan
Chief Administrative Officer, Acting

FH/nre

City of Albuquerque

BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
Harry E. Kinney

CHIEF ADMINISTRATIVE OFFICER
Frank Horan (Acting)

CITY COUNCIL
President
Jack Kolbert
District 3

Vice-President
Patrick J. Baca
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District 5

Marion M. Cottrell
District 9

Thomas W. Hoover
District 4

Allen D. Krumm
District 7

Ralph E. Loken
District 6

Robert C. Poole
At Large

Kenneth J. Rex
District 8

September 3, 1974

RECEIVED
AUG 20 1985
HYDROLOGY SECTION

Mr. Roy F. Miller
Attorney at Law
1030 National Building
Albuquerque, New Mexico

Dear Mr. Miller:

This is to acknowledge your letter dated August 16, 1974, which outlined the position of Menaul School regarding the verbal offers made at the meeting held on August 8, 1974.

I would first like to point out that the offers made by our letter of July 11, 1974, and those made at the meeting of August 8, 1974, were comprehensive in nature and were intended to solve the entire matter at issue. None of the itemizations for purchase of the ponding area, rental of the ponding area, or rental of the entire site were made as individual offers to be accepted or rejected.

I have met with members of the City Council and they have approved the actions which I am about to outline.

First, we are continuing preparation of contract documents and intend to remove the existing dam by December 1, 1974. You will note in my comments to follow, the time relationship of the conveyance by Menaul School of an easement and the detention area with the contract for removal of the present dam.

Second, because the requirements of law pertaining to storm drainage, and the necessity that the City protect lands below Menaul School, the following requirement must be met by Menaul School.

1. An easement in land sufficiently wide to carry all storm waters emanating from higher lands and draining through the Menaul School property at such a rate of flow, velocity, quantity and location as does not exceed the capacity of stom drainage facilities downstream. This easement may be conveyed when the lands are platted or by deed.

2. In addition, condemnation action will be instigated by the City to acquire a detention area of sufficient size that the rate of flow, velocity, and quantity of storm waters from Menaul School lands and higher lands will not exceed the capacity of storm drainage facilities downstream. This detention area will be required until such date as major storm drainage works are constructed downstream; such date is unknown at this time.

Note also because of the City's obligation under State law relating to storm drainage that the removal of the present dam is contingent upon conveyance of the flowage easement and the detention area; therefore, any delay in providing the dedication of the easement and conveyance of the ponding area will cause a parallel delay in restoration of the land by removal of the dam.

3. Because money for this acquisition has not been budgeted because of our difference of view on suitable rental for the area now occupied by the Menaul Dam, the City cannot accept your offer of cash and annual rental.

I regret we are unable to agree on this matter.

Sincerely,

Harry E. Kinney

Harry E. Kinney, Mayor
City of Albuquerque

cc: Frank Horan
E. F. Hensch
V. M. Kimmick
Bud Ervien
Robert Montoya

HEK/nre

City of Albuquerque

BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

CITY COMMISSION: Harry E. Kinney, Chairman • Ray R. Baca, Vice-Chairman
Louis E. Saavedra, Commissioner • Nancy D. Koch, Commissioner
Robert C. Poole, Commissioner

CITY MANAGER: [redacted] Herbert H. Smith
City Hall, 400 Marquette, NW

October 19, 1973

Mr. R. F. Miller, Jr.
Miller & Melton
1630 National Building
Albuquerque, New Mexico 87101

RECEIVED
AUG 20 1985
HYDROLOGY SECTION

RE: MENAUL DETENTION RESERVOIR

Dear Mr. Miller,

Your letter of August 3, 1973, has been under study. My reply will relate to Paragraphs No. 2 and 3 of Page 2 of your letter.

Under the terms of the Agreement of July 24, 1962, the City is obligated to restore the property to its original conditions, and based upon consultation with Mr. Flatow we will agree to place the property at the new elevations he has determined.

In order to protect properties to the west of the area covered by the Agreement, it is necessary to have a smaller ponding area in the northwest corner of the property. It is suggested a long term lease for this area be negotiated. Mr. Flatow has indicated that leasing the new area would have no effect upon the immediate plans of Menaul School officials for development and that he agreed to this and to a plan to convey storm water generally from the area of the West Frontage Road to the new ponding area. However, it is not now possible for the City of Albuquerque to fund a storm sewer for this purpose and current City policies for Storm Drainage Facilities require developers to share in the cost of such lines.

In Summary:

1. The City will restore the lands to the new contours determined by Mr. Flatow.

2. The City will either restore the arroyo to its original path or construct a new ditch along the east side of the property then westerly within the northern one-third of the property to the smaller ponding area.

3. When the property is platted or the land divided, an easement will be required for the future storm sewer.

4. A long-term easement for the temporary ponding area at the northwest corner of the property will be required.

I will be available to discuss the matter at your convenience.

Sincerely,

V. M. Kilpatrick
City Engineer

VMK:ev

cc: Mr. E. T. Hensch
Mr. Q. R. Kielich
Mr. Howell Ervien

City of Albuquerque

April 1, 1970

Board of National Missions of
The United Presbyterian Church
In the United States of America,
A New York Corporation

c/o Menual High School
301 Menual Blvd. N.E.

ATTENTION; Gertrude Seubold - Assistant Treasurer

Gentlemen:

Please refer to the inclosed copies of the agreement and supplemental agreement between the above named corporation and the City of Albuquerque. Note the excerpt's underlined in page 2 of Agreement and page 1 of 3 in the Supplemental Agreement. Please be advised the school located at the above address will now be billed for refuse pick up service.

Sincerely yours,

Joe E. Montano

JOE E. MONTANO,
Administrative Co-ordinator
Refuse Removal Division

JEM/ag

cc: File

RECEIVED
AUG 20 1985
HYDROLOGY SECTION

RECEIVED
DEC 10 1970
PROPERTY OFFICE

A G R E E M E N T

THIS AGREEMENT, by and between the City of Albuquerque, New Mexico, a municipal corporation, hereinafter called "City", and the Board of National Missions of the United Presbyterian Church in the United States of America, a New York corporation, hereinafter called "Corporation",

WITNESSETH:

WHEREAS, on March 1, 1956, parties entered into an Agreement granting an easement for the construction of a Detention Reservoir for flood control, for a period of seven (7) years, expiring March 1, 1963, covering certain lands of Menaul School approximating fifty acres, bounded on the North by lands of Menaul School; on the South by Menaul Boulevard; on the East by Hiway 422 and on the West by lands of Menaul School, and

WHEREAS, said easement will soon expire by its terms, and

WHEREAS, the parties, on March 1, 1956, contemplated that by the expiration date of said easement, the North Diversion Channel of the Sandia Conservancy District Flood Control Program would have been completed, and

WHEREAS, said Sandia Conservancy District has now been dissolved by the District Court of Bernalillo County, New Mexico, and

WHEREAS, nothing has been done towards the construction of the North Diversion Channel referred to, and

WHEREAS, the Corporation and the City desire to continue said easement for a period of four years beginning March 1, 1963 and terminating February 28, ~~April 30~~, 1967, with certain changes;

NOW THEREFORE, IT IS AGREED BY THE PARTIES AS FOLLOWS:

1) The Corporation hereby grants an easement to the City of Albuquerque for a period of four (4) years beginning March 1, 1963 and terminating February 28, ~~April 30~~, 1967, for the construction, use and maintenance of said Menaul School Detention Reservoir, as the same is shown on the official filing map filed with the office of the State Engineer of New Mexico, a copy of which is attached hereto and made a part hereof by reference.

2) In consideration thereof, the City agrees as follows:

a) To pay the Corporation in advance, each year, an annual rental of FIVE THOUSAND ($5,000.00) DOLLARS.

b) The City will maintain the Reservoir as constructed so as not to do damage to remaining and adjoining lands of the Corporation.

c) The City will fence the area of the Reservoir and will keep, save, and hold harmless the Corporation from any and all damages and liability for anything and everything whatsoever arising from, or out of, the construction or repair as contemplated under this contract and from any loss or damage arising from any fault or negligence by the City, or its employees.

d) Inasmuch as the Corporation formerly had been using the reservoir site for garbage purposes, the City will, during the term of this easement, furnish garbage collection service to the Corporation at Menaul School without Charge.

e) At the termination of the easement herein granted, the City will return the land on which the reservoir is located to its original condition without cost to the Corporation.

3) It is understood and agreed that although the Sandia Conservancy District has been dissolved, ultimately a North Diversion Channel must be constructed to control the flood waters in that area of Albuquerque. At such time as a suitable Diversion Channel which will eliminate the run-off from Embudo Arroyo is constructed, it will obviate the need for the Menaul School Detention Reservoir and upon its availability for use, the City will vacate the premises, restore the land, and return possession to the Corporation. The North Diversion Channel to be financed by funds supplied by the United States government will be dependent upon Congressional appropriation, and it is therefore agreed by the parties that in the event such appropriation is not made promptly when needed so as to make possible the construction of the North Diversion Channel before the expiration of the term provided, or if for other reasons the Channel is not so constructed, the parties will negotiate for an extension of the term hereof.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their respective authorized officers the 24 day of July, 1962.

THE CITY OF ALBUQUERQUE,
a municipal corporation

By: [illegible]
Chairman, City Commission
and Ex-Officio Mayor

Attest:

[illegible]
City Clerk

SUPPLEMENTAL AGREEMENT

This Supplemental Agreement made and entered into this 27th day of March 1967, by and between the City of Albuquerque, a New Mexico municipal corporation herein called the "city" and the Board of National Missions of the United Presbyterian Church in the United States of America, a New York Corporation hereinafter called "corporation".

W I T N E S S E T H:

WHEREAS, the city and the corporation entered into an agreement dated July 24, 1962 which document is hereinafter referred to as the "original agreement" whereby the corporation granted a certain easement to the city for a period of 4 years beginning March 1, 1963 terminating February 28, 1967 for the construction, use and maintenance of said Menaul School detention resevoir upon certain terms and conditions, and

WHEREAS, the city is desirous of extending the original agreement for a period of three years from February 28, 1967 upon the same terms and conditions as contained in the original agreement;

NOW, THEREFORE, IT IS AGREED by the parties as follows:

1. The term of the original agreement is hereby extended for three years from February 28, 1967 and shall terminate on February 28, 1970.

2. Except as herein supplemented, the terms and conditions of the original agreement shall remain unchanged and shall continue in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Supplemental Agreement to be executed as of the day and year first above written.

(CORPORATE SEAL)

BOARD OF NATIONAL MISSIONS OF THE UNITED PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA, a New York corporation.

By: _____
Assistant Treasurer-Gertrude Soubold

(CORPORATE SEAL)

CITY OF ALBUQUERQUE, a municipal corporation,

By: _____
Chairman, City Commission

ATTEST:

_____
City Clerk

STATE OF NEW YORK)
) ss
COUNTY OF NEW YORK)

The foregoing instrument was acknowledged before me this 4th day of April, 1967, by Gertrude Soubold Assistant Treasurer, of BOARD OF NATIONAL MISSIONS OF THE UNITED PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA, a New York corporation, on behalf of said corporation.

_____
Notary Public

My commission expires:

CLARENCE E. HAMILTON
Notary Public, State of New York
Qualified in Kings County, Cert. filed
in New York County, Reg. No. [illegible]
County Clerks
Term Expires March 30, 1968

85 92475

0 . 25

DRAINAGE COVENANT

THIS COVENANT made this 1st day of November, 1985, by and between the City of Albuquerque, a municipal corporation (City), and Broadbent Development Company (Owner, which term includes successors and assigns).

RECITAL

The Owner is owner of certain real property located at 2703, 2715, and 2725 Broadbent Parkway, NE, in Albuquerque, New Mexico (the Property), and more particularly described as follows:

Tract C-3 of the lands of Menaul School, Inc.

That pursuant to City ordinances, regulations, and other applicable laws, the Owner is required to install and/or maintain certain Drainage Facilities (hereinafter defined) 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 (the "Drainage Facilities") are to be constructed and/or maintained by the Owner:

Approximately 1,394 yd^3 of compacted fill along the north bank of the Menaul School Channel between Broadbent Parkway, NE, and the Menaul School Pond, and less than 500 yd^3 of fill on the east bank of the Menaul School Pond, both in the general vicinity of the existing drainage outfall structure at the northwesterly terminus of the Menaul School Channel.

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 the Drainage Facilities. The City shall have the right to enter periodically upon the Property to inspect the Drainage Facilities.

FAILURE TO COMPLY AND LIEN

In the event that the Owner shall fail to construct the Drainage Facilities in accordance with standards, plans, and specifications prescribed and approved by the City or fail to adequately maintain the Drainage Facilities, the City shall give the Owner notice in writing to construct, correct, or maintain the Drainage Facilities, and if the Owner fails to comply therewith within thirty (30) days, the City may enter upon the 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 the Drainage Facilities.

NOTICE

The written notice provided for herein shall be accomplished by mailing same to:

Broadbent Development Company
2651-J Pan American Freeway, NE
Albuquerque, New Mexico 87107

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.

INDEMNIFY 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 Facilities provided for herein or the Owner's failure to construct, maintain, or modify the Drainage Facilities 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.

ATTEST:

City Clerk

RECOMMEND:

City Engineer 10/24/85

REVIEWED BY THE LEGAL DEPARTMENT:

Assistant City Attorney

OWNER Broadbent Development Company

By: Richard E. Peterson

Title: Senior Vice President

CITY OF ALBUQUERQUE

10-30-85

Chief Administrative Officer

ACKNOWLEDGEMENTS

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

The foregoing instrument was acknowledged before me this 15th day of October, 1985, by Richard E. Peterson, Senior Vice President
(Name of Officer) (Title)
Broadbent Development Company, a Delaware
(State of Incorporation)
corporation, on behalf of said corporation.

Notary Public

My Commission Expires:
Aug 23, 1987

Approved As To Form
City Attorney
Date 10/25/85

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

The foregoing instrument was acknowledged before me this 3 day of _____, 198__, by _____
_____
(Name of Acknowledging Partner or Partners)
on behalf of _____,
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 _____ day of _____, 198__.

_____
Notary Public

My Commission Expires:
_____

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

The foregoing instrument was acknowledged before me this 30th day of October, 1985, by Harry E. Kinney, Mayor, Chief Administrative Officer of the City of Albuquerque, municipal corporation, on behalf of said corporation.

Ida L. Grant
Notary Public

My Commission Expires:
12-18-88

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1985 NOV -1 PM 2:01

M 287A 25:28

DRAINAGE CHANNEL IMPROVEMENT AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 1982 by and between BROADBENT DEVELOPMENT COMPANY, a Delaware corporation ("Owner") and the CITY OF ALBUQUERQUE, a municipal corporation ("City").

1. Recital. Owner owns the property located in Bernalillo County, New Mexico described on the attached Exhibit A (the "Property"). City is the grantee under an easement covering the existing Drainage Channel (the "Drainage Channel") running in a northwesterly direction from the Pan American Frontage Road, in the vicinity of the Property, to the existing detention pond. City requires this Agreement as a condition of further approvals for construction on the Property.

2. Drainage Improvements. Within ninety (90) days after the date of this Agreement, Owner will commence (i) to fill eroded areas where needed and correct the Drainage Channel, (ii) to repair the Drainage Channel outfall structure at the west end of the Drainage Channel, and within six (6) months after the date of this Agreement, Owner will commence and (iii) repair the existing rip rap run-down channel located at the northeast corner of the detention pont. Construction and repair will be in accordance with mutually acceptable plans, approved by the City.

3. Bond. Within thirty (30) days after execution of this Agreement, Owner shall furnish the City with satisfactory evidence of a performance bond, acceptable to the City, in the amount of Ten Thousand Dollars ($10,000), said bond to ensure that all obligations of Owners under this Agreement are fulfilled.

4. City Approvals. Upon execution of this Agreement, City will not withhold approval of any building permits or certificates of occupancy, provided, however, that Owner has fully complied with the conditions of Paragraph 3 of this

Agreement. In addition, this Agreement in no way relieves Owner from any obligation to improve drainage points of entry to the Drainage Channel from portions of any future developments on the property described in Exhibit A. Owner may, at Owner's option, elect to further improve the Drainage Channel so that the surface of the property now occupied by the Drainage Channel is available for development by Owner. Construction will be in accordance with plans approved by the City. Upon satisfactory completion of Owner's responsibilities under this Agreement, the City will impose no additional requirements on Broadbent Development Company for improvements of the Drainage Channel or City property as a condition for approval of future developments except as provided in this Agreement. The City will have all future responsibility for maintenance of the Drainage Channel, the outfall structure at the west end of the Drainage Channel, and the rundown channel at the northeast corner of the detention pond.

Dated:

ATTEST:

_____
Secretary

BROADBENT DEVELOPMENT COMPANY,
A Delaware Corporation

BY: _____
TITLE: _____

ATTEST:

_____
City Clerk

CITY OF ALBUQUERQUE

_____
Frank A. Kleinhenz
Chief Administrative Officer

REVIEWED BY THE LEGAL DEPARTMENT:

Barbara Stephenson
Assistant City Attorney

APPROVED:

_____
Charles M. Easterling
Principal Assistant City
Engineer/Hydrology

DRAINAGE CHANNEL IMPROVEMENT AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 1982 by and between BROADBENT DEVELOPMENT COMPANY, a Delaware corporation ("Owner") and the CITY OF ALBUQUERQUE, a municipal corporation ("City").

1. Recital. Owner owns the property located in Bernalillo County, New Mexico described on the attached Exhibit A (the "Property"). City is the grantee under an easement covering the existing Drainage Channel (the "Drainage Channel") running in a northwesterly direction from the Pan American Frontage Road, in the vicinity of the Property, to the existing detention pond. City requires this Agreement as a condition of further approvals for construction on the Property.

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Dated:

ATTEST:

_____
Secretary

BROADBENT DEVELOPMENT COMPANY,
A Delaware Corporation

BY: _____
TITLE: _____

ATTEST:

_____
City Clerk

CITY OF ALBUQUERQUE

_____
Frank A. Kleinhenz
Chief Administrative Officer

REVIEWED BY THE LEGAL DEPARTMENT:

Barbara Stephenson
Assistant City Attorney

APPROVED:

_____
Charles M. Easterling
Principal Assistant City
Engineer/Hydrology

DRAINAGE CHANNEL IMPROVEMENT AGREEMENT

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Dated:

BROADBENT DEVELOPMENT COMPANY,
A Delaware Corporation

ATTEST:

_____
Secretary

BY: _____
TITLE: _____

ATTEST:

_____
City Clerk

CITY OF ALBUQUERQUE

_____
Frank A. Kleinhenz
Chief Administrative Officer

REVIEWED BY THE LEGAL DEPARTMENT:

Barbara Stephenson
Assistant City Attorney

APPROVED:

_____
Charles M. Easterling
Principal Assistant City
Engineer/Hydrology

RECEIVED
JUL 26 1985
HYDROLOGY SECTION

DRAINAGE REPORT
FOR
BROADBENT BUSINESS PARK
PHASE IV
ALBUQUERQUE, NEW MEXICO

ARMSTRONG ENGINEERING, INC.
2709-A PAN AMERICAN NE
ALBUQUERQUE, NEW MEXICO
PHONE (505) 345-0111

F.Y.I.

DISCUSSION

This report addresses the grading and drainage for Phase IV of Broadbent Business Park which consists of three new buildings located at 2809,2815,and 2825 Broadbent Parkway NE on Tract C-2 Lands of Menaul School, as filed August 16, 1979, and one new building located at 2835 Pan American Freeway NE on Tract D, Lands of Menaul School, as filed October 29, 1979.

This project lies East and adjacent to the City of Albuquerque Menaul School Pond and a hydrology study done by Bohannan Huston in January, 1980 shows that the pond has more than enough capacity to hold the run-off from this development (see attached).

The run-off from this project will be handled through the adjacent Broadbent project Parking lot to the West of the proposed development and into the Menaul School Pond via a corrugated metal pipe run-down.

Tract C-2 is zoned M-1 and Tract D is zoned SU-1 for this particular kind of application and it is believed that no planning history will prevent anything associated with the project.

Erosion control should not be a problem as the property was graded two years ago and there is very little cover existing now,so any future grading will not add to erosion.

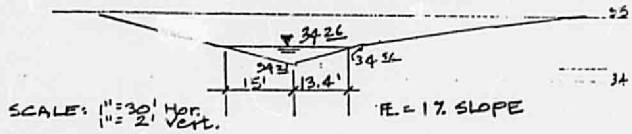
CALCULATIONS

100 year precipitation (see attached)

Coefficient of run-off
18% landscaped areas @ C=0.30
82% paved and roof areas @ C=0.90
Composite C=0.79

Q_1(see plan for location)
A=1.71 Acres
$t_c$less than 5 min.
i= 7.12 in./hr.

Q_1= ciA =(o.79)(7.12)(1.71)= 9.6 Cfs



A= 3.69 ft^2
R=0.1295 ft

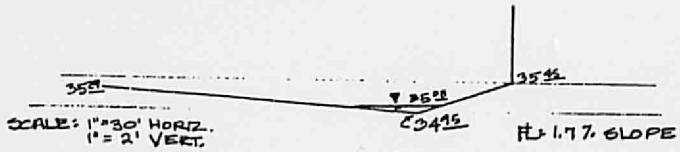
$Q=\frac{1.49}{0.015}(3.69)(0.1295)^{0.67}(0.01)^{0.5}=9.4$ Cfs

V=Q/A=9.6/3.7=2.5 ft/sec

Q_2(see plan)

A=0.51 Acres
t_c= less than 5 min.
i= 7.12 in/hr

Q_2=ciA=(0.79)(7.12)(0.51)=2.9 cfs



A=1.4 ft^2
R=0.065 ft

$Q= \frac{1.49}{0.015}(1.4)(0.065)^{0.67}(0.017)^{0.5}= 2.9$ cfs

V=2.9/1.4 = 2.1 ft/sec

Q_3(see plan)
A=2.40 Acres
t_c= less than 5 min.
i=7.12 in/hr

Q_3=ciA=(0.79)(7.12)(2.40)=13.5 cfs

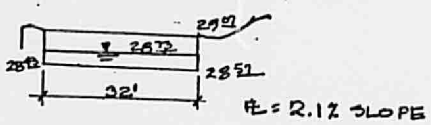
A=3.25 ft^2
R=0.1121 ft

$Q=(1.49/0.015)(3.25)(0.1121)^{0.67}(0.03)^{0.5}=13$ cfs

V= 13.5/3.25=4.2 ft/sec

Q_4(see plan)
A= 3.70 Acres
t_c= less than 5 min.
i= 7.12 in/hr

Q_4=ciA=(0.79)(7.12)(3.70)=20.8cfs



A= 5.1 ft^2
R= 0.1552 ft.

$Q=(1.49/0.015)(5.1)(0.1552)^{0.67}(0.021)^{1/2}$=21.2cfs

V= 20.8/5.1 = 4.1 ft/sec

Q_5(see plan) at spillway
A= 9.53 Acres
V_{ave}=3.8 ft/sec
L=1800 ft
t_c=7.9 min
i= 6.1 in/hr

Q = ciA= (0.79)(6.1)(9.53)= 45.9 cfs

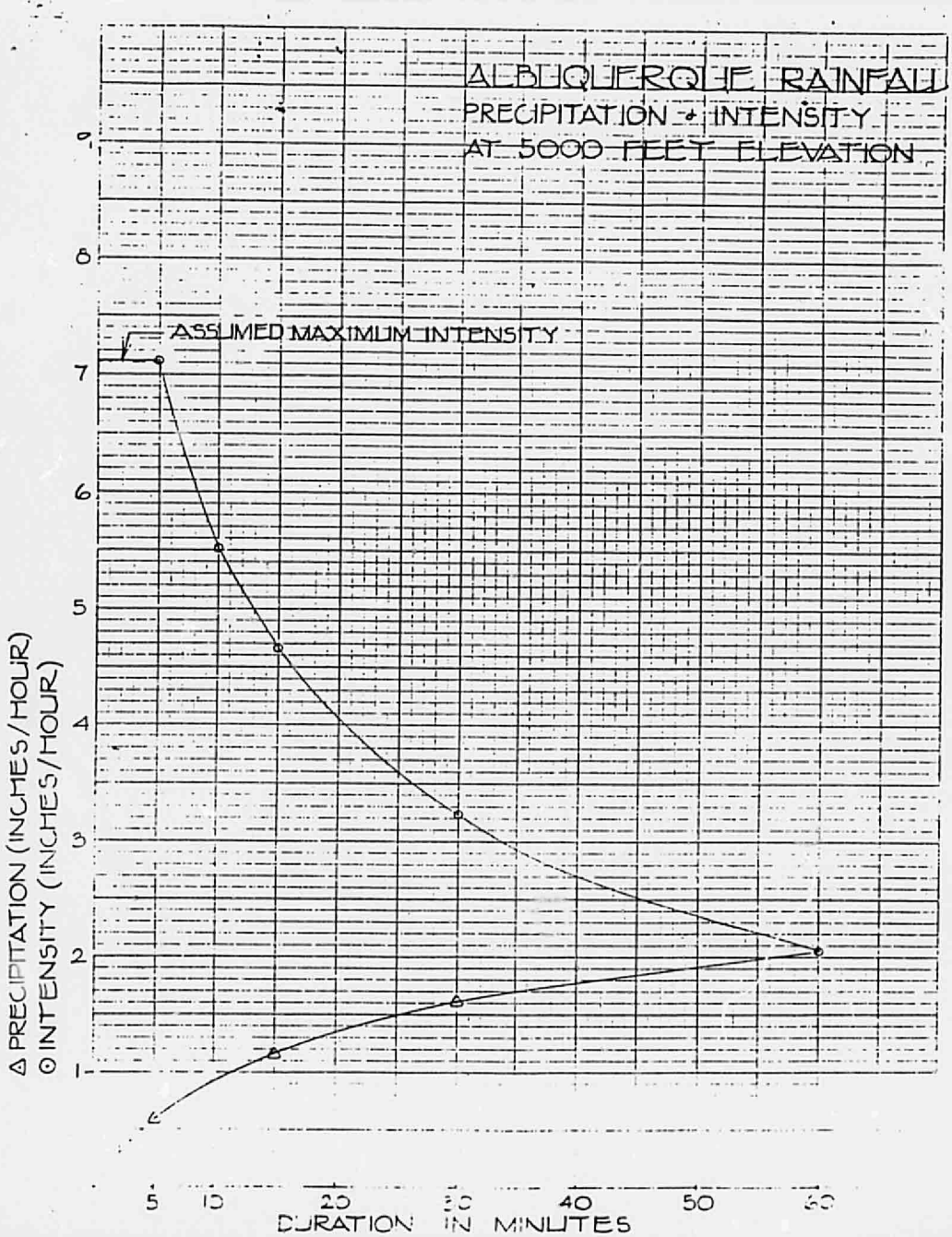
Spillway opening in curb 20 ft wide with spillway @ 25% slope. (This spillway is obviously steep, i.e. super critical flows) Water must pass through critical depth y_c.

$$\frac{Q^2}{g} = \frac{A^3}{B} \text{ or } \frac{(45.9)^2}{32.2} = \frac{(20\ y_c)^3}{20}$$

y_c= 0.55 ft

E (energy line) = 1.5 y_c= 0.83 ft

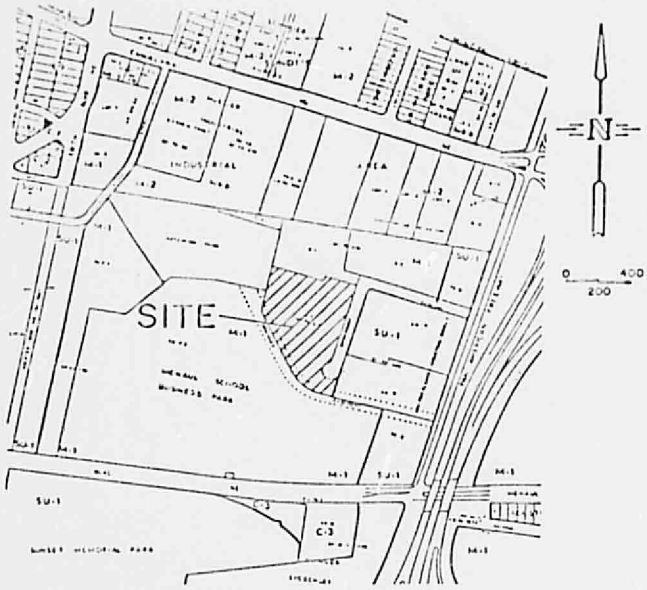
Lowest top of curb upstream side = 5022.41
Average spillway elevation = 5021.54
Max depth of water on upstream side 0.87
This implies that there is 0.04 ft freeboard.
Freeboard is actually greater than this value since we have assumed 0 approach velocity.



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

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY R·O·W



VICINITY MAP

ZONE ATLAS MAP. NO. H-15

LEGAL DESCRIPTION: TRACT C-3 OF THE LANDS OF MENAUL SCHOOL INC.

PLANS PREPARED UNDER DIRECTION OF:

DATE 4-18-86

BENCH MARK INFORMATION:

NMSHC CONTROL STATION I-25-23 LOCATED AT THE S.W. CORNER OF THE SOUTH-BOUND I-25 BRIDGE CROSSING MENAUL BLVD. ELEV. 5049.40'

LOCATION:

TRACT C-3 ON THE WEST SIDE OF BROADBENT PARKWAY N.E.

ENGINEER:

EASTERLING & ASSOCIATES INC.

5643 PARADISE BLVD. N.W.

ABQ. N.M. 87114 893-8021

OWNER:

BROADBENT DEVELOPMENT COMPANY

2651-J PAN AMERICAN FREEWAY, N.E.

ALBUQUERQUE, N.M. 87107 345-3506

NOTICE TO CONTRACTORS

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 the "City of Albuquerque Interim Standard Specifications for Public Works Construction - 1985 Edition", except for general conditions.
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 constructions. 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.
6. Maintenance of the facilities shall be the responsibility of the Owner of the property served.

Universal Contractors F-32

APPROVALS	NAME	DATE
A.C.E./DESIGN		
INSPECTOR		
[illegible]		

BROADBENT BUSINESS PARK

2703 BROADBENT PARKWAY N.E.

STORM DRAIN B

SHEET 1 OF 3 | PERMIT NO. 27215 | DATE 11-85

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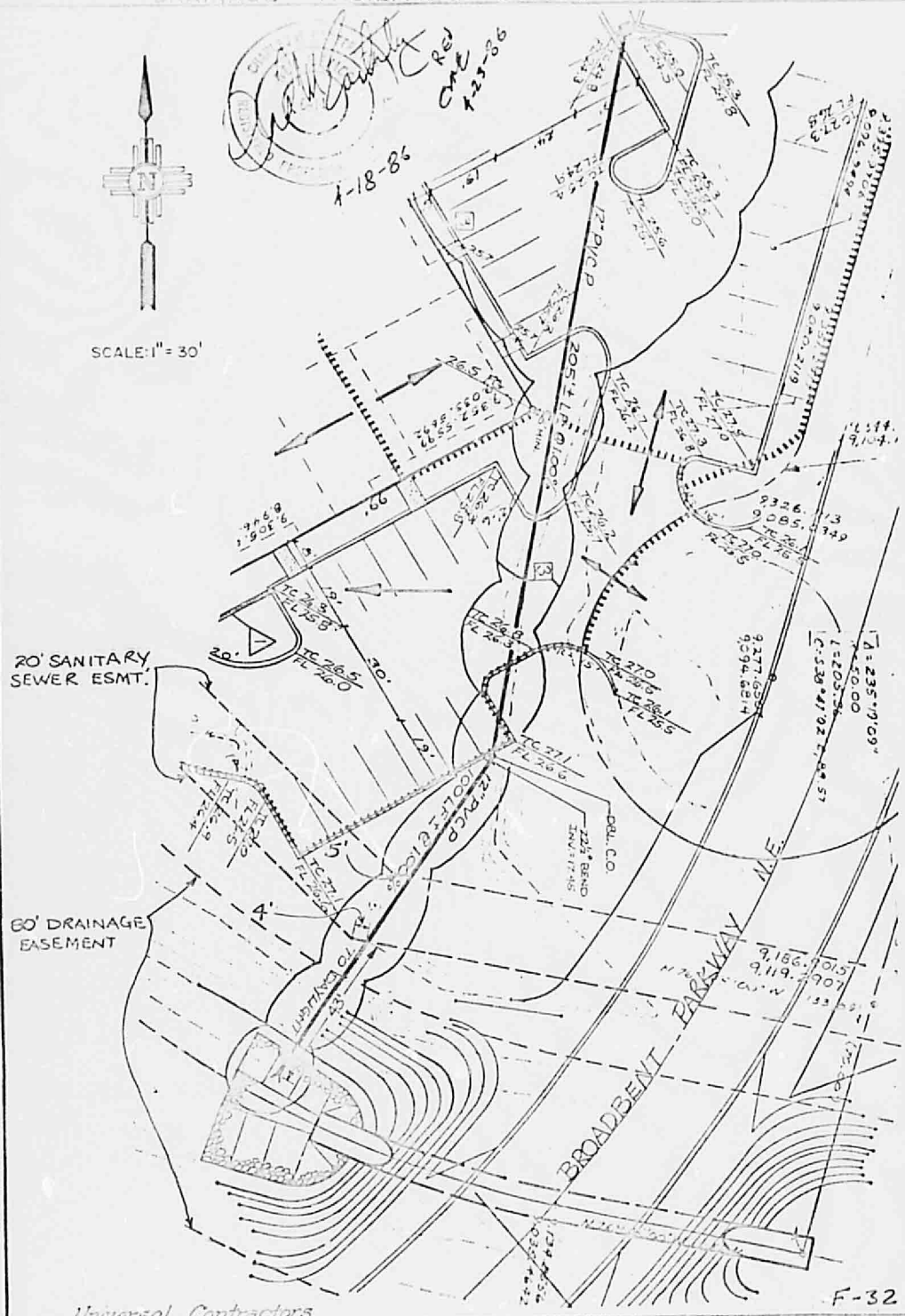
CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY R·O·W



Universal Contractors

APPROVALS	NAME	DATE	BROADBENT BUSINESS PARK
A.C.H. / DESIGN	[illegible]	5-1-86	2703 BROADBENT PARKWAY N.E.
[illegible]	[illegible]		STORM DRAIN B
			SHEET 2 OF 3

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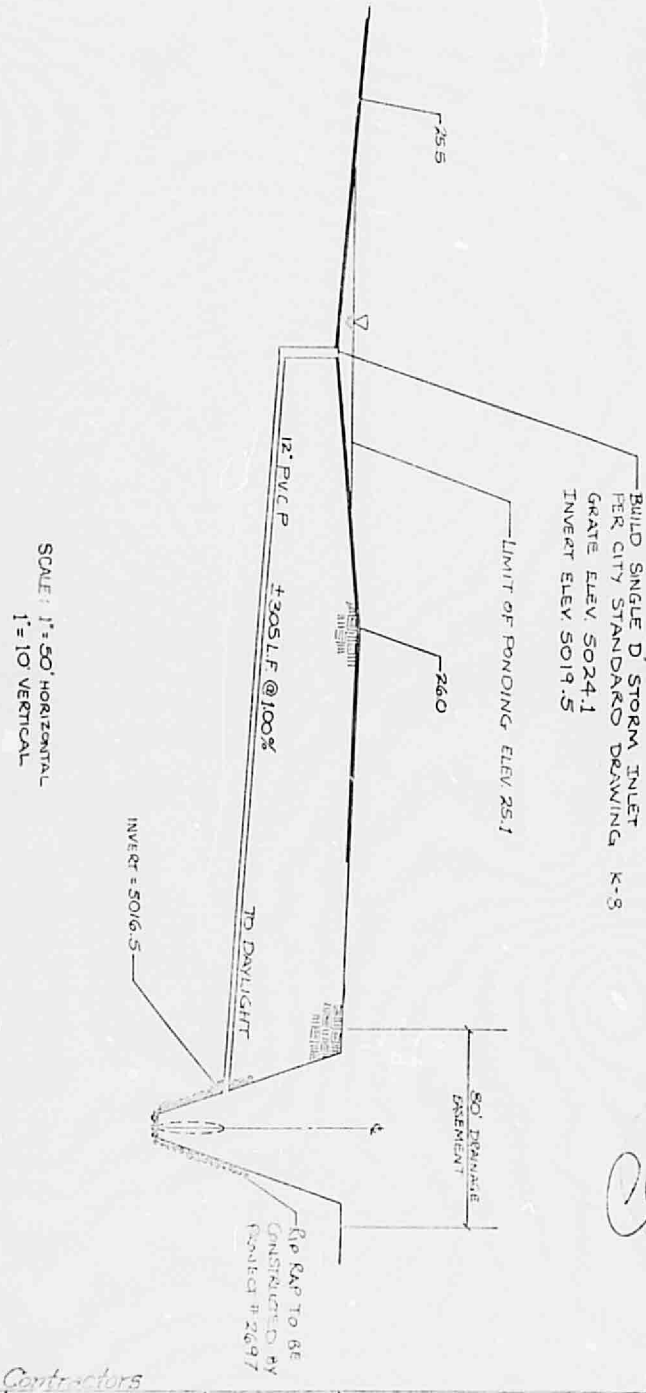
CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY R·O·W



SCALE: 1" = 50' HORIZONTAL
1" = 10' VERTICAL

4-18-86

Universal Contractors

F-32

APPROVALS	NAME	DATE
A.C.E. / DESIGN	[illegible]	5-1-86
INSPECTOR		
CONTRACTOR		

BROADBENT BUSINESS PARK
2703 BROADBENT PARKWAY N.E.

STORM DRAIN B

SHEET 2 OF 3 | DRAWING NO. | SCALE 1" = 10'

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