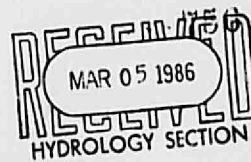


#2642

J15/022

86 17429

GRANT OF EASEMENTFOR CONSTRUCTION AND SLOPE MAINTENANCE

THIS GRANT OF EASEMENT FOR CONSTRUCTION AND SLOPE MAINTENANCE ("Easement") is made between THE ROMAN CATHOLIC CHURCH ARCHDIOCESE OF SANTA FE, a corporation sole (hereinafter referred to as "the Grantor") whose address is 202 Morningside Drive SE, Albuquerque, New Mexico, 87108, and THE CITY OF ALBUQUERQUE, a municipal corporation whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103 (hereinafter referred to as "the Grantee").

The following recitals of fact are a material part of this instrument:

A. The Grantor is the owner of a tract of land situated in Bernalillo County, New Mexico, and designated as the "Santa Barbara Cemetery" on Exhibit "A" attached hereto and incorporated herein by reference and hereafter referred to as "Parcel 1".

B. The Grantor wishes to grant and the Grantee wishes to receive an easement over, under, and across that part of Parcel 1 described as follows and hereafter referred to as "the Easement Premises":

The easterly fifty-two feet (52') of Parcel 1.

A portion of the Locust Place right-of-way (the "Street") adjacent to the easterly border of the Easement Premises is proposed for improvement as a street, which will require the right to enter upon the Easement Premises for purposes of construction of the Street and will further require the right to construct a 3:1 sloped cut in the Easement Premises together with the right to enter upon the Easement Premises for purposes of maintaining 3:1 slope adjacent to the Street.

Now, Therefore, in consideration of \$1.00 and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following grants,

agreements and covenants and restrictions are made:

1. GRANT OF EASEMENT.

The Grantor hereby grants to the Grantee, its successors, assigns, and contractors, a temporary easement for purposes (1) of entering upon the Easement Premises for construction of the Street, (2) for altering the grade of the Easement Premises by cutting to achieve a 3:1 slope to Parcel 1 and the Street as a result of the construction of the Street; and (3) for entering upon the Easement Premises from time to time for purposes of maintaining the grade of the Easement Premises.

2. USE OF EASEMENT PREMISES.

The Grantor reserves the right to make the following uses of the Easement Premises after Grantee has completed construction of the Street and the necessary cutting of the Easement Premises:

- a) The right to erect buildings, or other structures or to landscape the Easement Premises, provided all of such structures shall not interfere with the grade of the Easement Premises so as to effect the street.
- b) Any subsurface use that does not unreasonably interfere with grantee's use of the Easement Premises.

3. RUNNING OF BENEFITS AND BURDENS.

All provisions of this instrument, including the benefits and burdens, run with the land and are binding upon and inure to the assigns, successors, tenants and contractors of the parties hereto so long as the easement is still in force.

4. TERMINATION OF EASEMENT.

The rights pursuant to this Easement shall terminate upon Grantee completing construction of the Street and upon Grantor lowering the grade of Parcel 1 in such manner that maintenance of the cut is no longer required. Grantee agrees to execute and record

such documents as are necessary to terminate the easement when the above mentioned conditions have been met.

5. LIABILITY.

Grantee agrees to indemnify and hold Grantor harmless from claims or liabilities resulting from its use of the Easement Premises.

IN WITNESS WHEREOF the Grantor has set its hand and seal this 30th day of December, 1985.

REVIEWED AND APPROVED
AS TO LEGAL FORM for Archdiocese
DATE Dec. 30, 1985
BY Charles F. Bryant

THE ROMAN CATHOLIC ARCHDIOCESE OF
NEW MEXICO, A Corporation sole.

By Robert E. Sanchez

THE CITY OF ALBUQUERQUE, A
Municipal Corporation

By Jane Roma

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

The foregoing instrument was duly acknowledged before me this 30th day of December, 1985, by Robert E. Sanchez, President Archbishop of THE ROMAN CATHOLIC CHURCH ARCHDIOCESE OF SANTA FE, a corporation sole, on behalf of said corporation.

Leta Perry
Notary Public

My Commission Expires:

July 25, 1989

Approved as to Form:

William W. Kearny
Asst. City Attorney

Date: 1/20/86

Approved As To Form

[Signature]
City Attorney

Date: 2/4/86

...759

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

The foregoing instrument was duly acknowledged before me this 25th day of February, 1986, by Geno Romo, Chief Administrative Officer, of THE CITY OF ALBUQUERQUE, a municipal corporation, on behalf of said corporation.

Russella Phillips
Notary Public

My Commission Expires:

3-17-86

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1986 FEB 27 PM 1:47
375A 766-760
DOLORES C. WALLER
CO. CLERK & RECORDER
Lea Dye

Mount Calvary
Cemetery

760

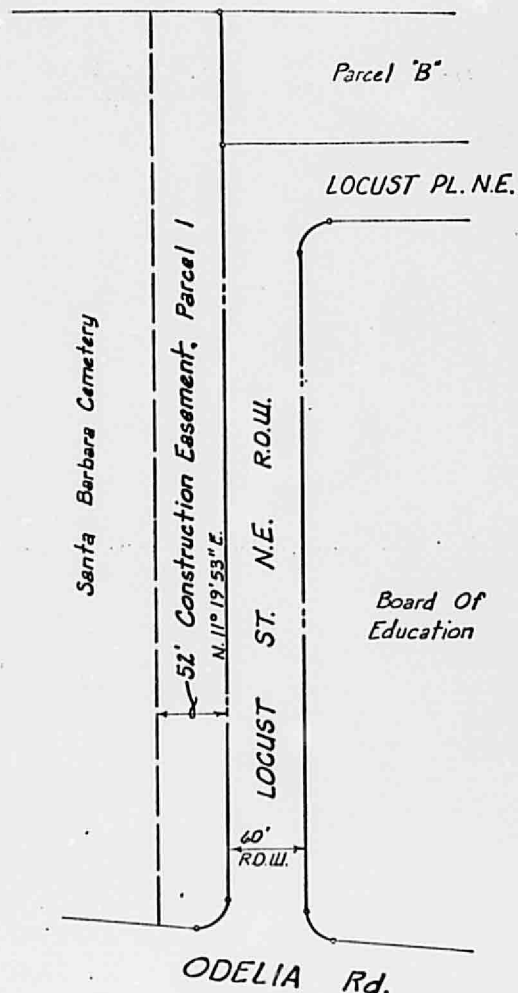


EXHIBIT "A"

D.T.M. & A. Job # 823.72

2/2

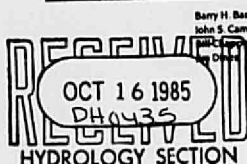
J16/D22

JOHNSON AND LANPHERE, P.C.

ATTORNEYS AND COUNSELORS AT LAW

Bryan G. Johnson
Counsel

E.C. Iden (1889-1955)



Barry H. Barnett
John S. Campbell
Philip C. Hill, Jr.
Ray D. Jones

Nicholas R. Gentry
Michael A. Gross
Philip H. Gursky
Eric D. Lanphere
Richard Leverick

Thomas J. McBride
Dennis M. McCary
Kevin I. McCready
John A. Myers
Robin Daxler Otten

Katherine Pearson
Victor Pongetti
Donald C. Schutte
Charles A. Seibert III
D. James Sorenson

David Stotts
Clad Eugene Vance
Joan M. Waters
Floyd D. Wilson

October 15, 1985

Ms. Pat Westbrook
Superintendent, Design and Development
Parks and Recreation Department
City of Albuquerque
5501 Pino, N.E., Building A
Albuquerque, New Mexico 87109

RE: LOCUST PLACE/EMPIRE WEST/CITY OF ALBUQUERQUE

Dear Pat:

Pursuant to the DRB's approval of Empire West's site plan for the Sunvillage Apartments, and a subsequent letter agreement between Empire West and the City of Albuquerque, Empire West is constructing the full cross section of Locust Place from the entry point of the Odelia Ballfields north to its termination point beyond the entry to the Sunvillage Apartments. As a result of removal of earth on the cemetery site west of Locust Place, you have suggested that Empire West alter the plans for Locust Place by lowering the grade up to approximately eight feet (8'). Empire West has no objection to proceeding to change the design of the road and to construct the road as redesigned subject to the following understanding:

1. The Parks and Recreation Department shall bear the costs of redesign of the road by Empire West's engineers, Denney-Tibljias-McLean & Associates, Inc., the cost of which is estimated to be \$2,000.00, which costs shall be offset against the park development fee to be paid at the time of issuance of a building permit;
2. The change order to the construction plans will be processed and approved in a timely manner by the City to avoid any delay with the apartment project;
3. The approval of the change order shall constitute authority granted from the City to Empire West, or its contractor, to lower the grade of the right-of-way and to dispose of the excess earth without accounting to the City for the manner in which it is disposed. It is Empire West's intention to allow the Wiley Corporation to remove the dirt for

Pat Westbrook
October 15, 1985
Page Two

work on the Big I improvements, without compensation to Empire West; and

4. Empire West shall not be responsible for any costs associated with the side slope to the west of Locust as a result of the cuts in the cemetery property.

Additionally, we have agreed that Empire West shall proceed to construct all of Locust Place, including the portion from Indian School Road to the entry to the ballfields, and Empire West shall receive a credit from the Parks and Recreation Department against its park development fee, for the portion of Locust Place which was the responsibility of the Parks and Recreation Department.

If the terms of this letter accurately reflect our agreement, kindly execute a copy of it and return it to me.

Yours very truly,

JOHNSON AND LANPHERE, P.C.

By


John A. Myers

JAM:ldc

cc: Mr. Bob Fosnaugh
Ms. Barbara Merryman
Mr. Gary Tibljas
Mr. Dale Cox
Mr. Billy Goolsby

APPROVED:

Parks and Recreation Dept.
City of Albuquerque



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

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

September 23, 1985

Mr. Ross Schmidt
Scanlon & Associates, Inc.
8008 Pennsylvania Circle NE
Albuquerque, NM 87110-7897

REF: DRAINAGE PLAN FOR ODELIA POND PARKING LOT (J15-D22) RECEIVED
AUGUST 5, 1985

Dear Mr. Schmidt:

I have reviewed the above referenced submittal and hereby give approval
for construction.

The construction plans may be processed through DRC for sign-off and
issuance of the work order provided other City Departments are ready
to sign-off.

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

Cordially,

Billy J. Goolsby
Billy J. Goolsby, PE
Civil Engineer/Hydrology

BJG:mrk

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Shappard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

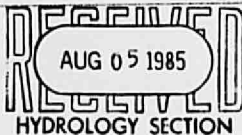
DRAINAGE INFORMATION SHEET

PROJECT TITLE: ODELIA POND ZONE ATLAS/DWG. FILE #: J-15/D22
 LEGAL DESCRIPTION: LOCUST PLACE N.E.
 CT ADDRESS: LOCUST PLACE & ODELIA POND
 ENGINEERING FIRM: SCANLON & ASSOC. INC. CONTACT: ROSS SCHMIDT
 ADDRESS: 8008 PENNSYLVANIA CIR. NE PHONE: 265-6941
 OWNER: PARKS & REC. CONTACT: PATRICIA WASSBAUGH
 ADDRESS: 5501 POND NE Bldg. A PHONE: 823-4012
 ARCHITECT: NONE CONTACT: _____
 ADDRESS: _____ PHONE: _____
 SURVEYOR: SCANLON & ASSOC. INC. CONTACT: TOM WAGNER
 ADDRESS: 8008 PENN CIR. NE PHONE: 265-6941
 CONTRACTOR: N/A CONTACT: _____
 ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☒ YES
☐ NO

☐ COPY OF CONFERENCE RECAP
 SHEET PROVIDED



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)

DATE SUBMITTED: AUGUST 5, 1985
 BY: ROSS SCHMIDT



SCANLON & ASSOCIATES^{INC}

CONSULTING ENGINEERS

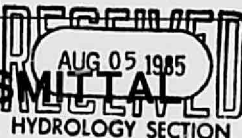
City of Albuquerque

Hydrology

P. O. Box 1293

Albuquerque, N.M., 87103

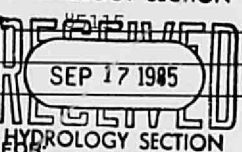
LETTER OF TRANSMITTAL



DATE: September 17, 1985 JOB NUMBER: #5115

TO: Billy Goolsby, Civil Engineer

RE: Odelia Park Drainage Submittal



WE ARE ENCLOSING:	QUANTITY:		FOR:
	Sheets	Sets	
___ Prints	___	___	Your Use <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Plans	4	1	Your Approval ___
___ Specifications	___	___	Your Records Files ___
___ Shop Drawings	___	___	Review & Comment ___
___ Change Order No. ___	___	___	Revisions & Corrections ___
___ Studies Reports	___	___	As Per Your Request ___
___ Letter	___	___	Bids Due: ___

NOTE: The enclosed plans include revisions requested by the City Parks and Recreation Department. I hope that these plans will help resolve questions regarding the Drainage submittal. Please contact me for additional information and comments.

Copy to: _____

Signed: _____

Beverly Ortiz
Beverly Ortiz, EI

X ALBUQUERQUE, NEW MEXICO 87110-7897
ARTESIA, NEW MEXICO 88210-2041
SANTA FE, NEW MEXICO 87501-3981
BROKEN ARROW, OKLAHOMA 74012-1419

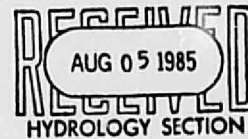
8008 PENNSYLVANIA CIRCLE NE
510 WEST TEXAS AVENUE
1570 PACHECO STREET, SUITE A-7
1700 W. ALBANY, SUITE 100 D

TELEPHONE: (505) 265-6941
TELEPHONE: (505) 746-1010
TELEPHONE: (505) 963-3323
TELEPHONE: (918) 256-2572

85115

DRAINAGE MANAGEMENT PLAN
FOR
CITY OF ALBUQUERQUE, NEW MEXICO
ON
LOCUST PLACE N.E.
AND
ODELIA PARK PARKING LOT

JULY, 1985



PREPARED BY:
SCANLON AND ASSOCIATES, INC.
8008 PENNSYLVANIA CIRCLE, N.E.
ALBUQUERQUE, NEW MEXICO 87110

DRAINAGE SUBMITTAL INFORMATION SHEET

PROJECT TITLE Odelia Pond TYPE OF SUBMITTAL Drainage Study
 ZONE ATLAS PAGE NO. J-15 CITY ADDRESS Locust Place & Odelia Pond
 LEGAL DESCRIPTION Locust Place NE
 ENGINEERING FIRM Scanlon & Associates, Inc. CONTACT Ross Schmidt
 ADDRESS 8008 Pennsylvania Cir., NE PHONE 265-6941
 OWNER Parks and Recreation CONTACT Patricia Westbrook
 ADDRESS 5501 Pino NE, Bldg , A PHONE 823-4012
 ARCHITECT None CONTACT _____
 ADDRESS _____ PHONE _____
 SURVEYOR Scanlon & Associates, Inc. CONTACT Tom Wagner
 ADDRESS 8008 Pennsylvania Cir., NE PHONE 265-6941
 CONTRACTOR N/A CONTACT _____
 ADDRESS _____ PHONE _____

PRE-DESIGN MEETING:

☒ YES
☐ NO
☐ COPY OF CONFERENCE RECAP SHEET PROVIDED

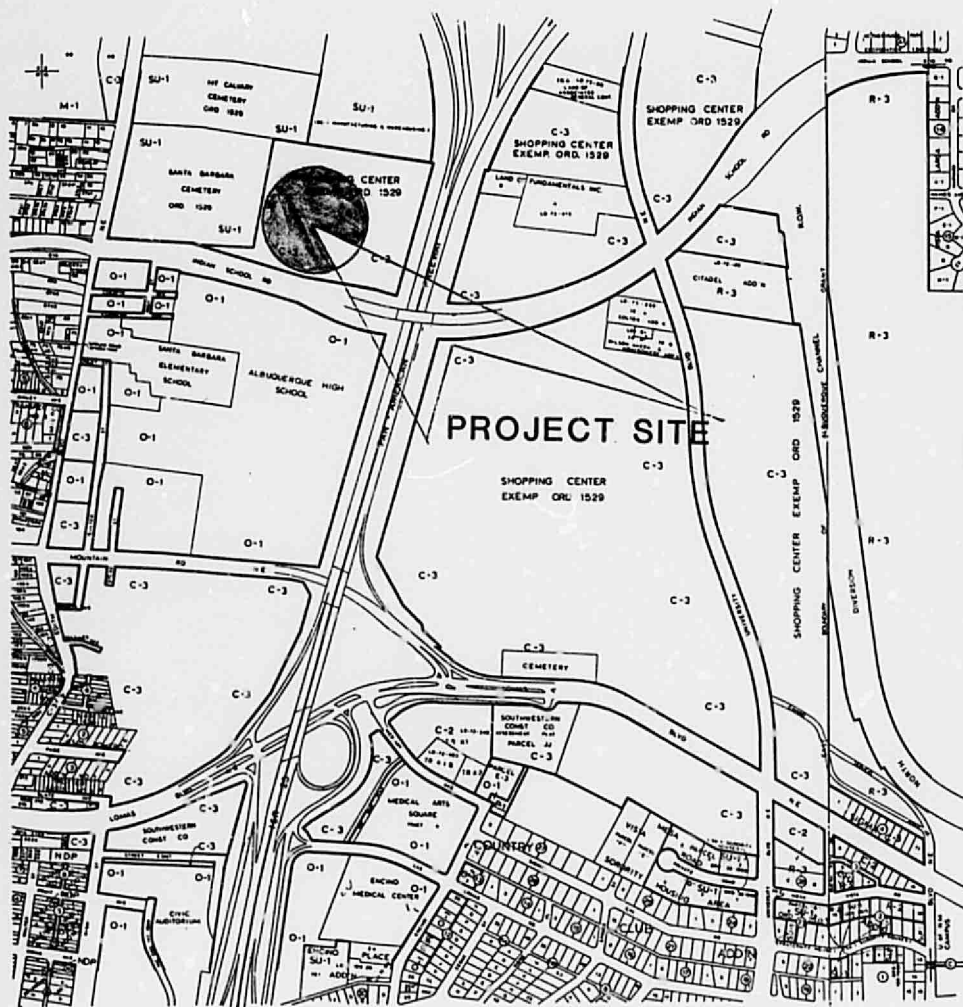
PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☒ SITE DEVELOPMENT PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ ROUGH GRADING PERMIT APPROVAL
☐ GRADING/PAVING PERMIT APPROVAL
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: August 1, 1995

BY: [Signature]





SITE MAP



LEGAL DESIGNATION
C-3
O-1
SU-1
R-3
M-1

POSSIBLE MAP #

SHIPPING CENTER EXEMP ORD 1529

MAP SHEET NUMBER

J-15-2

AS SHOWN ON MAP SHEET

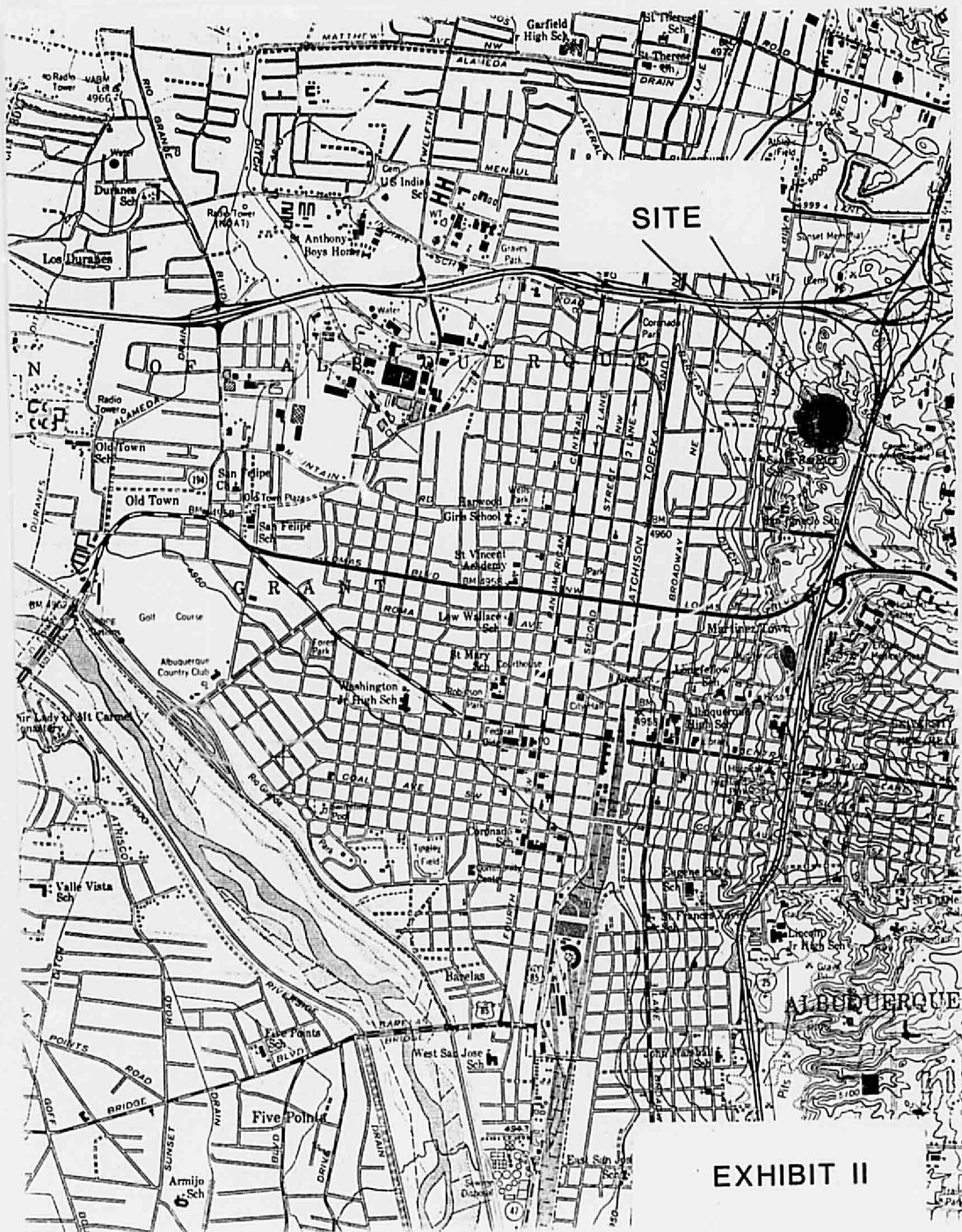


EXHIBIT II

DRAINAGE MANAGEMENT PLAN
LOCUST PLACE NE AND ODELIA PARK PARKING LOT

PURPOSE OF REPORT

The purpose of this drainage report is to show the existing and proposed flow patterns for the area affected by the construction of Locust Place and the parking lot. See Project Site Map for location.

TOPOGRAPHY AND SOILS

The site generally slopes to the south east at about 0.0310 feet/foot. The entire area has been graded and cleared of all cover.

The major soil group in the area is Bluepoint-Kokan association, hilly with cut and fill land being the remainder.

The Geotechnical Investigation Report description of the soils of the area is slightly silty, gravelly sand.

DEVELOPMENT

A portion of Locust Place and the parking lot to the west of Odelia Park Dam is to be constructed.

EXISTING STORM DRAIN FACILITIES

The Odelia Detention Pond is drained by a 30 inch RCP storm drain running to the north of the basin.

DRAINAGE ANALYSIS

- A. The water shed area drainage to the Odelia Detention Basin is shown on Exhibit No. IV. The area of the access road is included in the general area for the Odelia Detention Basin.
- B. Drainage Area #I (Locust Place) drains to Odelia Road (Old Indian School Road). This is both now and in the future. See Drainage Map. (Exhibit III)

- C. Drainage Area # II (Locust Place Extension) drain to the Odelia Pond at present. When the extension is completed in the future the drainage will be to two (2) proposed catch basins. See Drainage Map. (Exhibit III)
- D. Drainage Area #III (Odelia Park Parking Lot) drains to a low point in the middle of the lot, then to the 30" RCP storm drain from the pond through an 18" RCP. See Drainage Map. (Exhibit III)

RECOMMENDATIONS

Storm water from the proposed project site should be delivered to the 30" storm drain as quickly as possible in order to drain the site prior to the Detention Pond Peak.

STORM RUNOFF CALCULATIONS

Storm runoff calculations for the proposed site follows.

85115

Drainage Management Plan

Locust Place NE and Odellia Park Parking Lot

Area		I	
Zone Map		J-15	
Length of Run	L	480	ft.
Elev. Difference	H	12.5	ft.
Average Slope	S	0.0260	
Time of Concentration			
$T_c = 0.0078 \times L^{0.77} / S^{0.385}$	T_c	3.69	min.
Average Velocity			
$V = L / T_c \times 60$	V	2.169	f.p.s.
$2.169 < 3.0$			
Use D.P.M.			
Use Plates 22.2 B-1 & 22.2 B-2			
For T_c			

See Table No. 1 for Q_s

Table No. 1

Drainage Management Plan

Locust Place NE and Odelia Park Parking lot

Area Number		I	II	III
Area in Acres	A	0.71	2.59	1.55
Area in Sq. Miles		0.0011	0.0041	0.0024
Length in Feet	L	480	715	290
Elev. Difference	H	12.50	3.5	9.0
Average Slope	S	0.0260	0.0050	0.0310
Velocity	V	3.80	4.60	2.35
Time of Concentration	T _c	10	10	10
Soil Symbol		Cu	Cu	Cu
Soil Name		Cut & Fill	Cut & Fill	Cut & Fill
Soil Group		A	A	A
Land Use		Street	Street	Parking
Runoff Curve No.	Cu	87	87	88
cts/ac-in	q			
Frequency	F	100	100	100
Rainfall Intensity	I	2.20	2.20	2.20
Percent Impervious		85%	85%	85%
Runoff Coefficient	C	0.70	0.70	0.70
Peak Runoff cts	Q	1.09	3.99	2.39

5/5/85

85115

Odellia Park Parking Lot Parks and Recreation

Required Catch Basin Grating Sump Condition

Grating length; open 40.5" - (2 x 2")	L'	36.5	inch
Grating Width; open 25.5" - (20 x 0.5")	W'	15.5	inch
Clear Area	A"	565.75	sq. in.
Clear Area (565.75/144)	A'	3.929	sq. ft.
Effective Perimeter $P = 2(B + L)$			
$P = 2(15.5 + 36.5)$	P	104.0	inch
Allow for Clogging	P/2	52.0	inch
Depth of Water Over Grate	d	0.4	ft.
Discharge per foot "P"	Q'	0.72	cfs
Total Inflow per Grate (52.0/12) 0.72	QT	3.28	cfs
Depth of Water Over Grate	d	0.5	ft.
Discharge per foot "P"	Q'	1.15	cfs
Total Inflow per Grate (52.0/12) 1.15	QT	4.98	cfs
100 year Flow	Q ₁₀₀	2.39	cfs
Use Standard City of Albuquerque Grating Drawing No K-8			

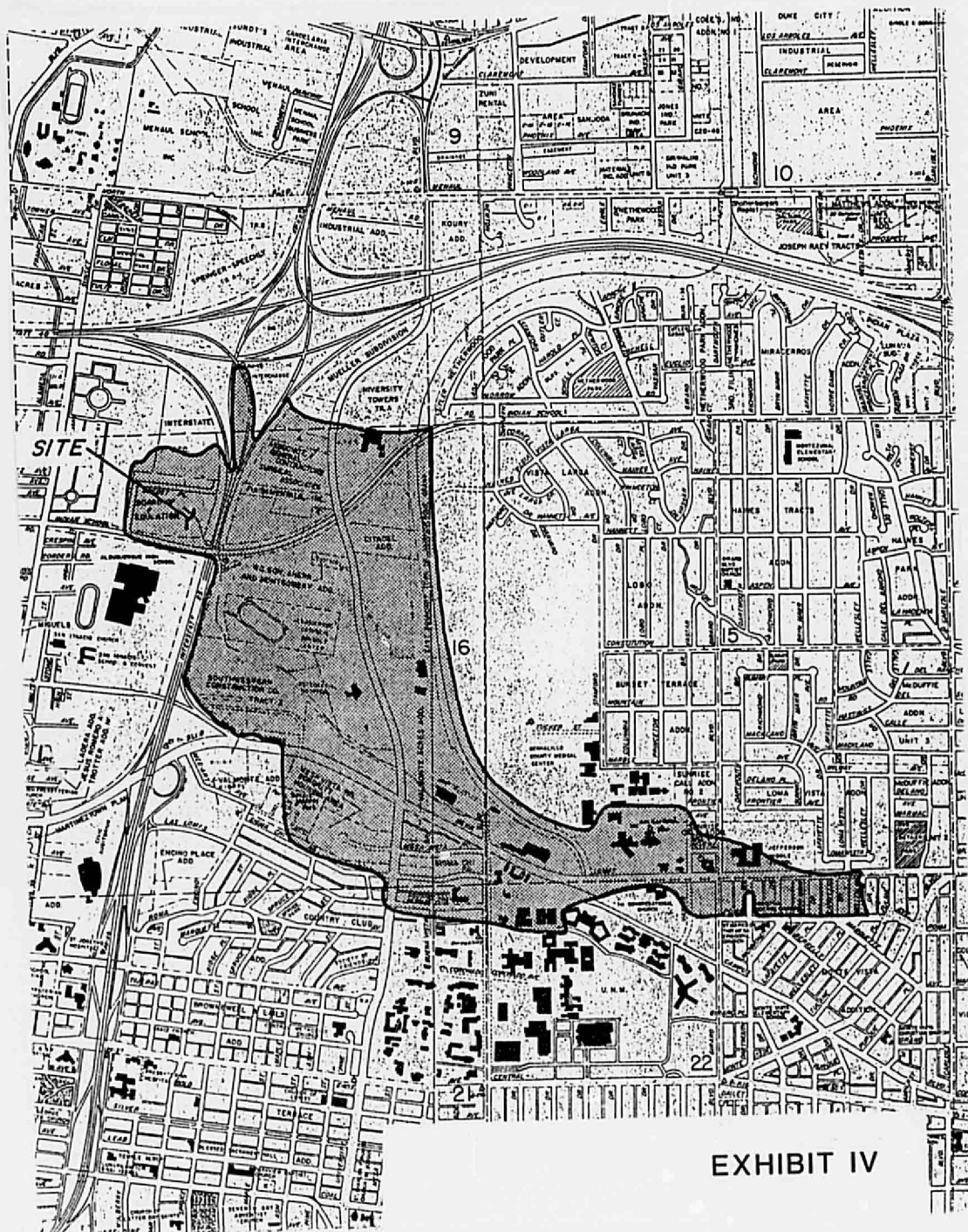
5/5/85

85115

Odellia Park Parking lot Parks and Recreation

Required Storm Drain Pipe Size

100 year Peak Discharge	Q_{100}	2.39	cfs
Length of Pipe	L	370	ft.
Elevation Difference	H	0.37	ft.
Average Slope	S	0.0010	
Square Root of Slope	$S^{1/2}$	0.0362	
	n	0.013	
	K'	0.463	
$d^{8/3} = Qn / K' S^{1/2}$	$d^{8/3}$	1.685	
Required Pipe Diameter	d	1.22	ft.
Minimum Pipe Size	d_m	15	inch
Use	d	18	inch
Minimum Cover over Pipe	H	2.0	ft.



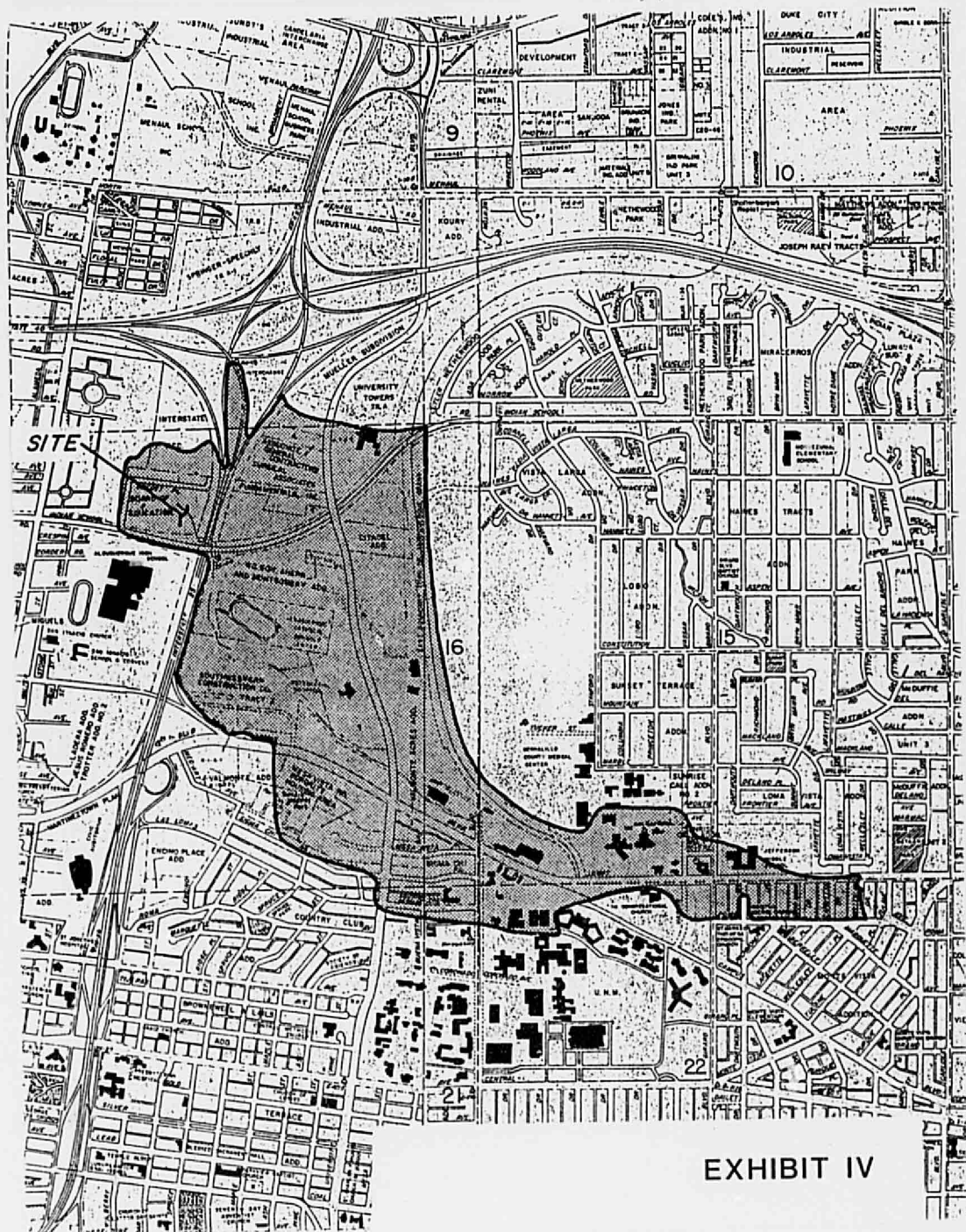


EXHIBIT IV



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

June 14, 1985

Mr. Ross Schmidt
Scanlon & Associates
8008 Pennsylvania Circle NE
Albuquerque, NM 87110

REF: DRAINAGE MANAGEMENT PLAN FOR ODELIA PARK PARKING LOT (J15/D22)
RECEIVED JUNE 3, 1985

Dear Mr. Schmidt:

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

1. I cannot find a drainage plan for review. Please provide another copy so that I may continue my review. I sincerely apologize if we have misplaced it.
2. The format of the submittal is non-standard. Please clarify for me what the drainage area(s) are and what the design runoff is. In my ignorance of your method I cannot make these determinations.
3. Also, if they have been provided, please clarify for me the hydraulic calculations for the proposed storm sewer and other appurtenances.

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467


AN EQUAL OPPORTUNITY EMPLOYER

Mr. Ross Schmidt
June 14, 1985
Page -2-

4. Please show the appropriate Work Order number on the detail drainage plan by which the street grades will be reviewed for Locust Pl. such that I can verify the interfacing.

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

Cordially,


Billy J. Goolsby
C.E./Design Hydrology

BJG/cl

cc: Sandy Zuschlag, Assistant Park Designer

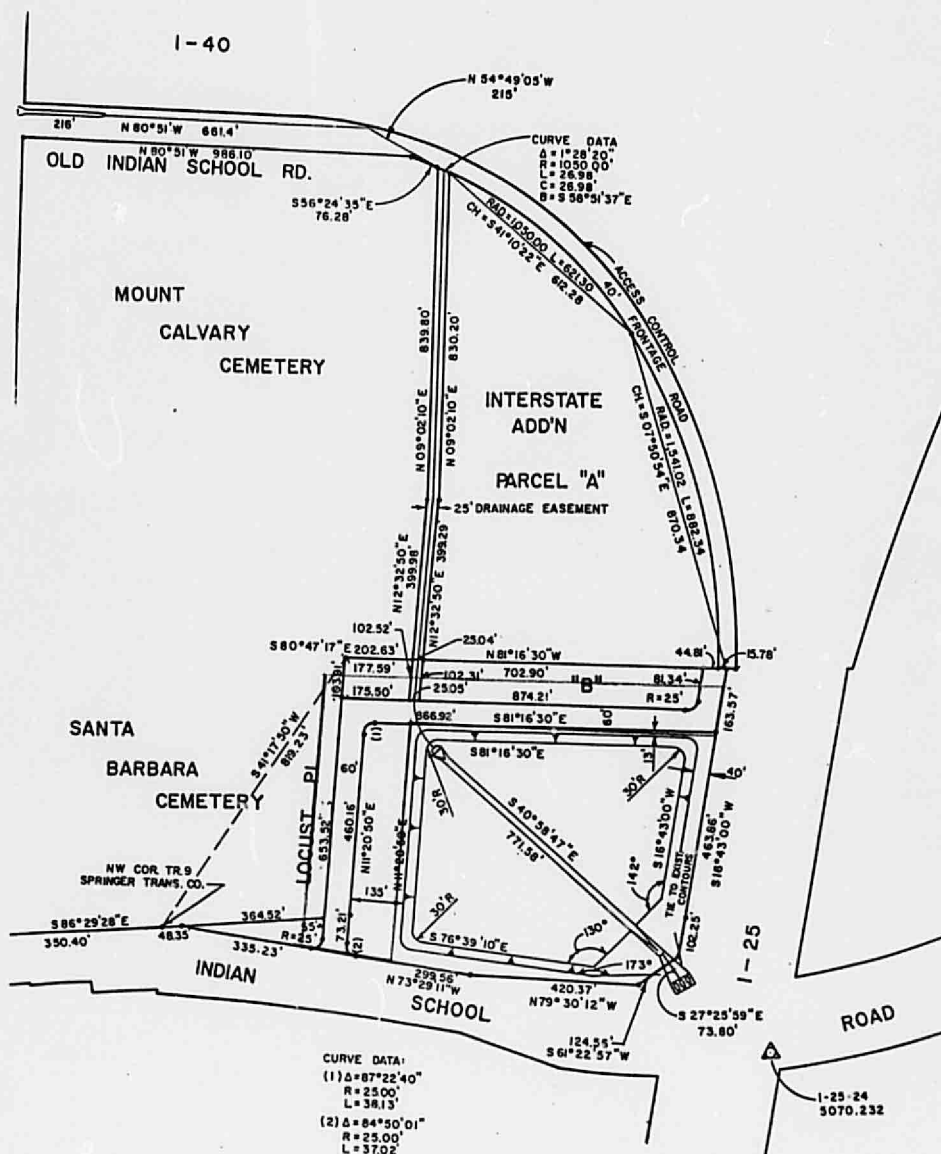


EXHIBIT V



SCANLON & ASSOCIATES^{INC}

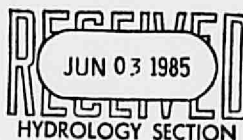
CONSULTING ENGINEERS

J15 / D22

May 31, 1985

85115

Assistant City Engineer/Hydrology
Municipal Development Department
P.O. Box 1293
Albuquerque, NM 87103



Attn: Fred Aguirre

Re: Locust Place NE and Odelia Parking Lot
Drainage Management Plan

Dear Mr. Aguirre:

Enclosed for your approval are two (2) copies of the Drainage Management Report which shows the present and future drainage patterns and facility requirements.

It is proposed to construct a parking lot and access street on the west side of the Odelia detention pond.

Should there be any questions, please contact this office.

Sincerely,

SCANLON & ASSOCIATES, INC.

Ross E. Schmidt, PE

RES/cv

enclosures

cc: Pat Westbrook

PLEASE REPLY TO:

- ☒ ALBUQUERQUE, NEW MEXICO 87110
- ☐ ARTESIA, NEW MEXICO 88210
- ☐ SANTA FE, NEW MEXICO 87501
- ☐ TULSA, OKLAHOMA 74114

8008 PENNSYLVANIA CIRCLE NE
510 WEST TEXAS AVENUE
1570 PACHECO STREET, SUITE A-7
2642 E. 21ST STREET, SUITE 120

TELEPHONE: (505) 265-6941
TELEPHONE: (505) 748-1010
TELEPHONE: (505) 983-3323
TELEPHONE: (918) 742-7342

85115

DRAINAGE MANAGEMENT PLAN
FOR
CITY OF ALBUQUERQUE, NEW MEXICO
ON
LOCUST PLACE N.E.
AND
ODELIA PARK PARKING LOT

MAY 1985

PREPARED BY:
SCANLON AND ASSOCIATES, INC.
8008 PENNSYLVANIA CIRCLE, N.E.
ALBUQUERQUE, NEW MEXICO 87110

DRAINAGE SUBMITTAL INFORMATION SHEET

PROJECT TITLE Odellia Pond TYPE OF SUBMITTAL Drainage Study
 ZONE ATLAS PAGE NO. 1-15 CITY ADDRESS Locust Place & Odellia Road
 LEGAL DESCRIPTION Locust Place NE
 ENGINEERING FIRM Scanlon & Assoc., & Inc. CONTACT Ross Schmidt
 ADDRESS 8008 Penn. Circle NE PHONE 265-6941
 OWNER Parks & Recreation CONTACT Patricia Westbrook
 ADDRESS 5501 Pino, NE Bldg. A PHONE 766-5080
 ARCHITECT None CONTACT _____
 ADDRESS _____ PHONE _____
 SURVEYOR Scanlon & Associates, Inc. CONTACT Tom Wagner
 ADDRESS 8008 Penn. Circle NE PHONE 265-6941
 CONTRACTOR N/A CONTACT _____
 ADDRESS _____ PHONE _____

PRE-DESIGN MEETING:

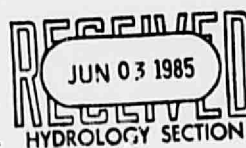
☒ YES
☐ NO
☐ COPY OF CONFERENCE RECAP SHEET PROVIDED

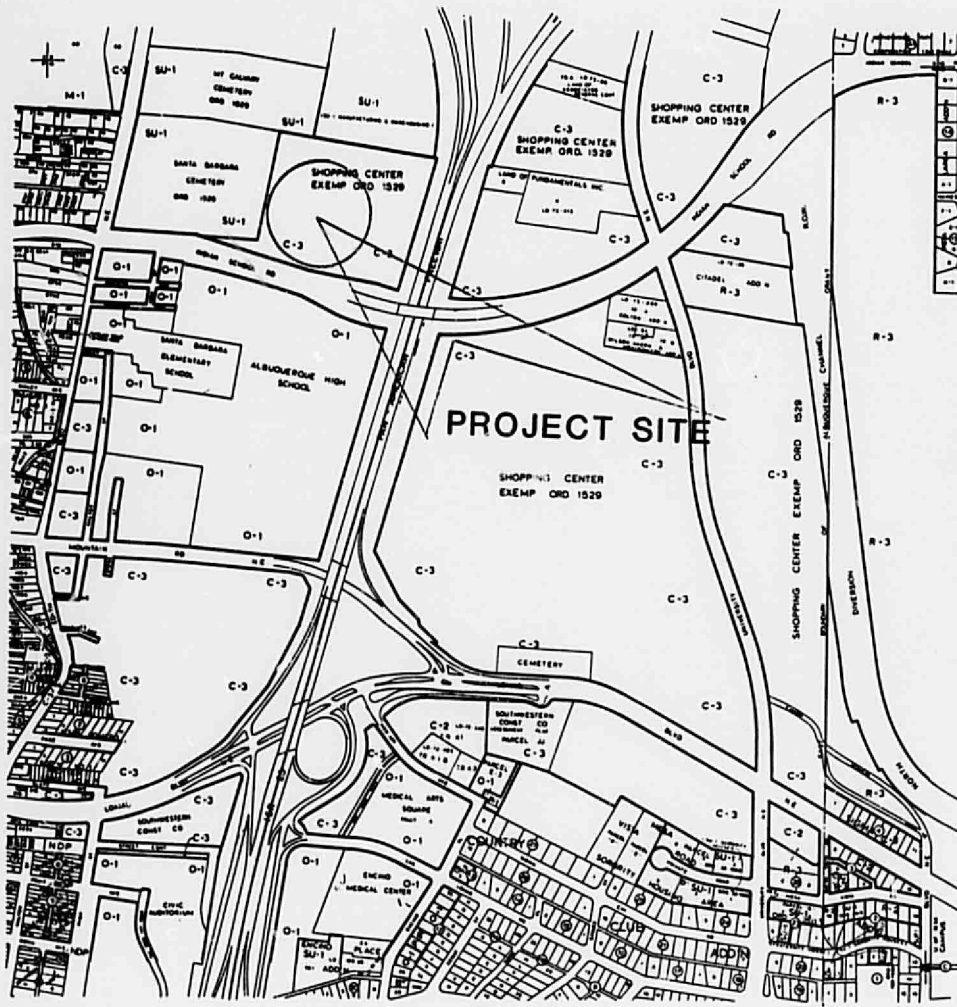
PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☒ SITE DEVELOPMENT PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ ROUGH GRADING PERMIT APPROVAL
☐ GRADING/PAVING PERMIT APPROVAL
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: May 28, 1985

BY: Ross Schmidt





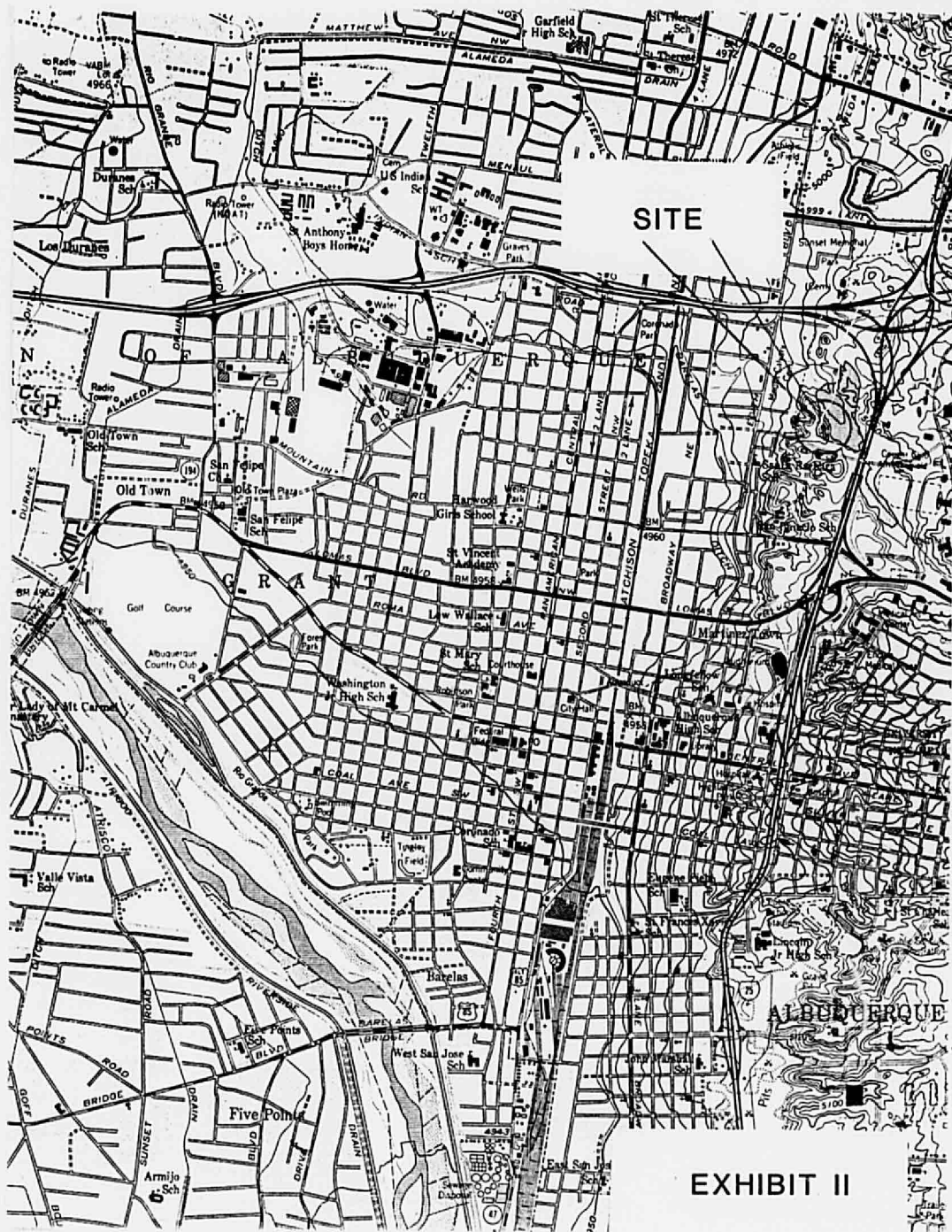
SITE MAP

LOCAL DISTRICTS
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

LOCAL DISTRICTS
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

LOCAL DISTRICTS
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

J-15-7
ALBUQUERQUE PLANNING DEPARTMENT



DRAINAGE MANAGEMENT PLAN
LOCUST PLACE NE AND ODELIA PARK PARKING LOT

PURPOSE OF REPORT

The purpose of this drainage report is to show the existing and proposed flow patterns for the area affected by the construction of Locust Place and the parking lot. See Project Site Map for location.

TOPOGRAPHY AND SOILS

The site generally slopes to the south east at about 0.0310 feet/foot. The entire area has been graded and cleared of all cover.

The major soil group in the area is Bluepoint-Kokan association, hilly with cut and fill land being the remainder.

The Geotechnical Investigation Report description of the soils of the area is slightly silty, gravelly sand.

DEVELOPMENT

A portion of Locust Place and the parking lot to the west of Odelia Park Dam is to be constructed.

EXISTING STORM DRAIN FACILITIES

The Odelia Detention Pond is drained by a 30 inch RCP storm drain running to the north of the basin.

DRAINAGE ANALYSIS

- A. The water shed area drainage to the Odelia Detention Basin is shown on Exhibit No. IV. The area of the access road is included in the general area for the Odelia Detention Basin.
- B. Drainage Area #1 (Locust Place) drains to Odelia Road (Old Indian School Road). This is both now and in the future. See Exhibit III.

- C. Drainage Area #2 and #3 (Locust Place Extension) drain to the Odelia Pond at present. When the extension is completed in the future the drainage will be to two (2) proposed catch basins.
- D. Drainage Area #4 (Odelia Park Parking Lot) drains to a low point in the middle of the lot, then to the 30" RCP storm drain from the pond through an 18" RCP.

RECOMMENDATIONS

Storm water from the proposed project site should be delivered to the 30" storm drain as quickly as possible in order to drain the site prior to the Detention Pond Peak.

STORM RUNOFF CALCULATIONS

Storm runoff calculations for the proposed site follows.

SOILS WORK SHEET

PROJECT: Odellia Park Access Road NE
 LOCATION: Locust Place & Odellia
 ZONE MAP NO: 1-15-2 WORK ORDER NO: 85115
 STRUCTURE: Catch Basin BY: RES DATE: 5/18/85

I - FROM SOIL SURVEY OF BERMALILLO COUNTY: (HSG)

SOIL SYMBOL: Cu SOIL NAME: Clayey Fill/Hand HYDROLOGIC SOIL GROUP: A

II - RUNOFF CURVE NUMBER: (CN)

1 SOIL SYMBOL	2 TREATMENT PRACTICE	3 CONDITION IMPERVIOUS	4 AREA % OR ACRES	5 CN VALUE	6 PRODUCT (4 x 5)
<u>Cu</u>	<u>Pavement</u>	<u>95%</u>	<u>0.85</u>	<u>95</u>	<u>80.75</u>
<u>Cu</u>	<u>Lawns</u>	<u>20%</u>	<u>0.15</u>	<u>40</u>	<u>6.00</u>
TOTAL =			<u>1.00</u>		<u>86.75</u>

CN (Weighted) = Col.6 / Col.4 = 87 / 11.00 USE CN = 87

III - TIME OF CONCENTRATION: (Tc)

REACH: Parking Lot
 METHOD: _____
 LENGTH: L = 250 ft.
 ELEVATION DIFFERENCE: 30.48-26.00 H = 4.48 ft.
 SLOPE: S = 0.0179
 VELOCITY: (Figure 2-3) V = 1.50 fps
 TIME OF CONCENTRATION: (Figure 2-2) Tc = 0.05 min

SOILS WORK SHEET

IV - WEATHER CONDITIONS:

NORMAL ANNUAL PRECIPITATION:

Pa = 9.0 in

NORMAL ANNUAL TEMPERATURE:

Ta = 54 Deg F

CLIMATIC INDEX [100 Pa / (Ta)]

CI = 0.31

AREA IN ACRES:

A = 1.83 ac

CHANNEL LOSS FACTOR: (Table 2-3)

CLF = 1.00

V - MASS RAINFALL:

STORM DURATION: (6 & 24 Hour)

SD = 6 hr

RECURRENCE INTERVAL: (5, 10, 25, 50, 100)

Int = 100 yr

PRECIPITATION:

P = 2.20 in

RUNOFF CURVE NUMBER:

CN = 87

DIRECT RUNOFF: (Figure 2-5)

Q = 1.10 in

HYDROLOGY DATA SHEET

(Chapter 2 - Engineering Field Manual for Conservation Practices)

PROJECT: Odellia Park Access Road
 OWNER: Parks & Rec PROJECT NO: _____
 ZONE MAP NO: J-15-2 WORK ORDER NO: 85115
 STRUCTURE: Catch Basin #1 BY: RES DATE: 5/18/85
 DRAINAGE AREA: #4 A = 1.83 acres
 LENGTH: L = 250 feet
 ELEVATION DIFFERENCE: H = 4.48 feet
 AVERAGE WATERSHED SLOPE: S = 0.01792
 VELOCITY: (Figure 2-3) V = 1.50 fps
 TIME OF CONCENTRATION: (Figure 2-2) To = 5.0 min
 SOIL SYMBOL: (Soil Map) SY = Cu
 SOIL SERIES: Name = Cut & Fill Land
 HYDROLOGIC SOIL GROUP (Exhibit 2-1) Group = A
 RUNOFF CURVE NUMBER: CN = 87
 NORMAL ANNUAL PRECIPITATION: Pa = 9.0 inch
 NORMAL ANNUAL TEMPERATURE: Ta = 54 °F
 CLIMATIC INDEX: (Table 2-3) CI = 0.31
 CHANNEL LOSS FACTOR: (Table 2-3) CLF = 1.00
 UNIT DISCHARGE: (FIGURE 2-4) cfs/ac-in = 2.30

FREQUENCY: (Recurrence Interval)	10 Yr.	25 Yr.	100 Yr.
RAINFALL 6 HOUR: F/6 =	<u>1.40</u> in.	— in.	<u>2.20</u> in.
RAINFALL 24 HOUR: F/24 =	— in.	— in.	— in.
(From Exhibit 2-2)			
DIRECT RUNOFF: Q =	<u>0.50</u> in.	— in.	<u>1.10</u> in.
(Figure 2-5)			
NET RUNOFF: Qn =	<u>0.50</u> in.	— in.	<u>1.10</u> in.
Qn = (Q)x(CLF)			
PEAK DISCHARGE: q =	<u>2.10</u> cfs	— cfs	<u>4.63</u> cfs
(A)x(Qn)x(cfs/ac-ft)			
VOLUME OF RUNOFF: Vol =	<u>0.08</u> af	— af	<u>0.17</u> af
(Qn)x(A)/12			

HYDROLOGY DATA SHEET

(Chapter 2 - Engineering Field Manual for Conservation Practices)

PROJECT: Odellia Park Access RoadOWNER: Parks and Rec PROJECT NO: _____ZONE MAP NO: 1-15-2 WORK ORDER NO: 85115STRUCTURE: Catch Basin #2 BY: PES DATE: 5/18/85DRAINAGE AREA: #2 & #3 A = 2.22 acresLENGTH: L = 600 feetELEVATION DIFFERENCE: H = 3.0 feetAVERAGE WATERSHED SLOPE: S = 0.0050VELOCITY: (Figure 2-3) V = 1.50 fpsTIME OF CONCENTRATION: (Figure 2-2) Tc = 5.0 minSOIL SYMBOL: (Soil Map) SY = CUSOIL SERIES: Name = Cut & Fill LandHYDROLOGIC SOIL GROUP (Exhibit 2-1) Group = ARUNOFF CURVE NUMBER: CN = 87NORMAL ANNUAL PRECIPITATION: Pa = 9.0 inchNORMAL ANNUAL TEMPERATURE: Ta = 54 °FCLIMATIC INDEX: (Table 2-3) CI = 0.31CHANNEL LOSS FACTOR: (Table 2-3) CLF = 1.00UNIT DISCHARGE: (FIGURE 2-4) cfs/ac-in = 2.30

FREQUENCY: (Recurrence Interval) 10 Yr. 25 Yr. 100 Yr.

RAINFALL 6 HOUR: F/6 = 1.40 in. — in. 2.20 in.

RAINFALL 24 HOUR: F/24 = — in. — in. — in.

(From Exhibit 2-2)

DIRECT RUNOFF: Q = 0.50 in. — in. 1.10 in.

(Figure 2-5)

NET RUNOFF: Qn = 0.50 in. — in. 1.10 in.

Qn = (Q)x(CLF)

PEAK DISCHARGE: q = 2.55 cfs — cfs 5.62 cfs

(A)x(Qn)x(cfs/ac-ft)

VOLUME OF RUNOFF: Vol = 0.09 af — af 0.20 af

(Qn)x(A)/12

5/5/85

85115

Odellia Park Parking Lot
Parks and Recreation

Required Catch Basin Grating Sump Condition

Grating length; open 40.5" - (2 x 2")	L'	36.5	inch
Grating Width; open 25.5" - (20 x 0.5")	W'	15.5	inch
Clear Area	A"	565.75	Sq. in.
Clear Area (565.75/144)	A'	3.929	Sq. Ft.
Effective Perimeter $P = 2(B + L)$			
$P = 2(15.5 + 36.5)$	P	104.0	inch
Allow for Clogging	P/2	52.0	inch
Depth of Water Over Grate	d	0.4	ft.
Discharge per foot "P"	Q'	0.72	cfs
Total Inflow per Grate (52.0/12) 0.72	Q _T	3.28	cfs
Depth of Water Over Grate	d	0.5	ft.
Discharge per foot "P"	Q'	1.15	cfs
Total Inflow per Grate (52.0/12) 1.15	Q _T	4.98	cfs

Use Standard City of Albuquerque Grating
Drawing No K-8

5/5/85

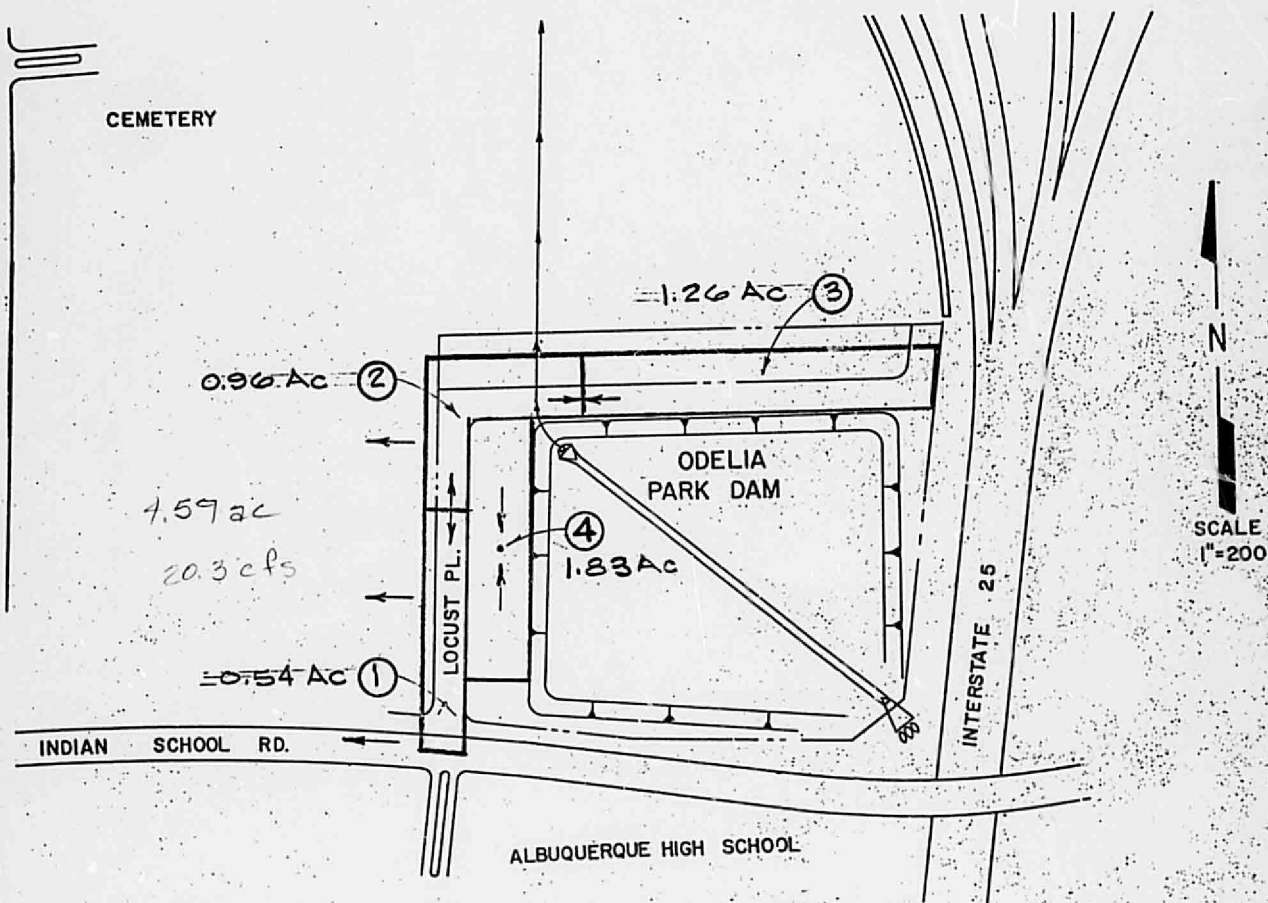
85115

Odellia Park Parking lot Parks and Recreation

Required Storm Drain Pipe Size

100 year Peak Discharge	Q_{100}	6.0	cfs
Length of Pipe	L	370	ft
Elevation Difference	H	3.70	ft.
Average Slope	S	0.0100	
Square Root of Slope	$S^{1/2}$	0.100	
	n	0.013	
	K'	0.463	
$d^{8/3} = Qn / K' S^{1/2}$	$d^{8/3}$	1.685	
Required Pipe Diameter	d	1.22	ft.
Minimum Pipe Size	d_m	15	inches
Use	d	18	inches

EXHIBIT III



ODELIA PARK DAM FACILITIES & VICINITY MAP

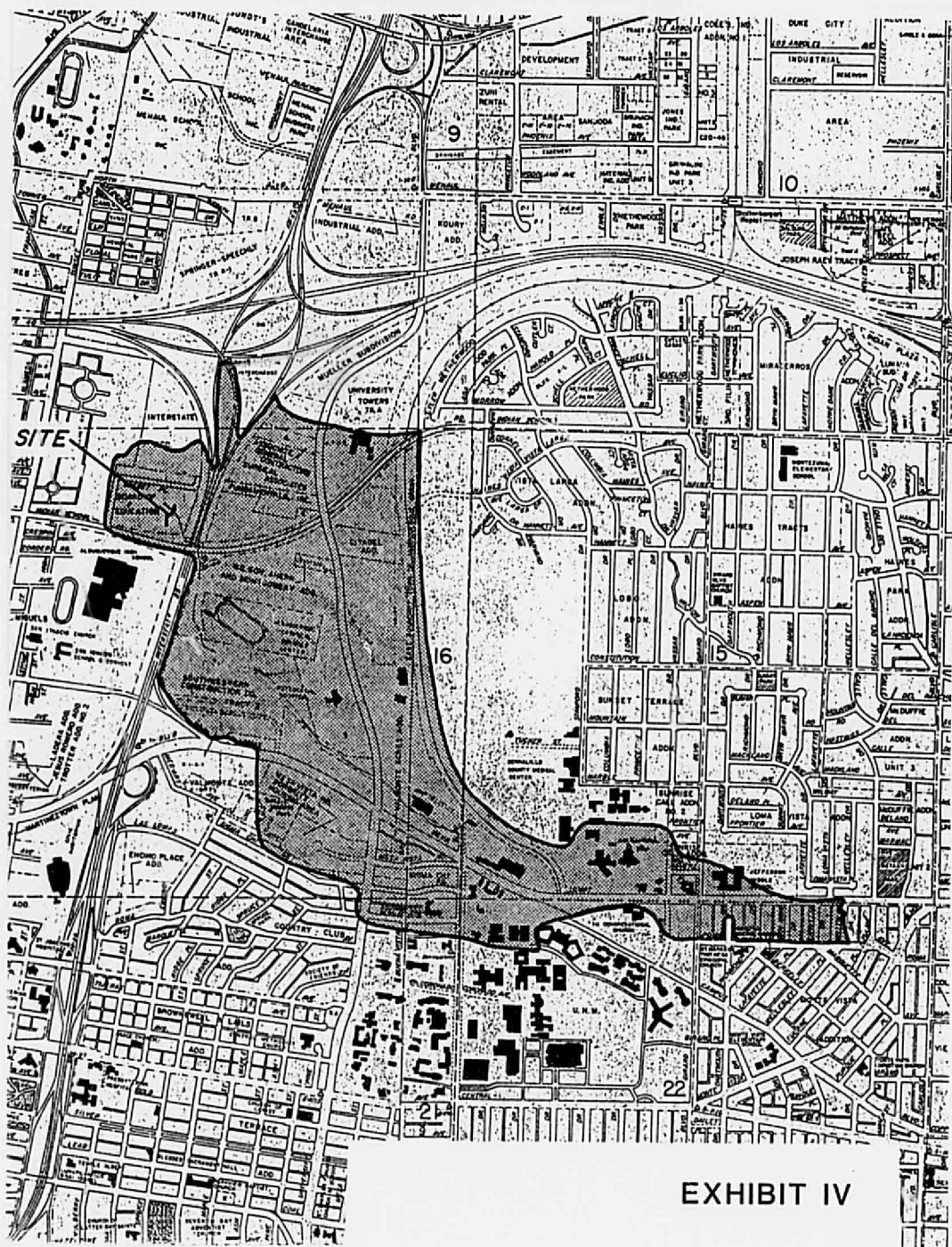


EXHIBIT IV

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE

May 29, 1985

REF. NO. _____

TO: Sandra Zuschlag, Assistant Park Designer; Parks & Recreation
FROM: Fred J. Aguirre, P.E., Design Hydrologist; Engineering Division *FJA*
SUBJECT: PRELIMINARY REVIEW & COMMENTS FOR RENOVATION OF GUADALUPE PARK

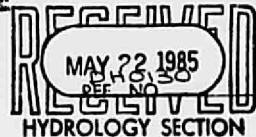
An approved drainage plan is required per the D.P.M. if the proposed development involves grading of 1 acre or more, any cut or fill of 500 cubic yards or more, or paving of 1000 square feet or more.

Please forward the required drainage submittal to this office for review and approval if any of the above developments are proposed.

FJA/bsj

ALBUQUERQUE, NEW MEXICO

May 16, 1985



FROM: Sandra Zuschlag, Assistant Park Designer, Parks & Recreation
SUBJECT: Preliminary Review & Comments for Guadalupe Park

Please call if you have any questions.

DISTRIBUTION: Orlando Sedillo, Director, Parks & Recreation
Marty Valdez, Assistant Director, Parks & Recreation
Janet Saiers, Planner, Parks & Recreation
Pete Turpin, Superintendent, Park Management
Fred Aguirre, MDD, Engineering/Hydrology
Dwayne Sheppard, City Engineer, MDD
Andre Houle, Civil Engineer, Quality Assurance
Basker Vedamanikam, Water Resources
Dave Harmon, Traffic Engineering
Larry Caudill, Environmental Health
Jim Graf, Van Gilbert Architectural Office

Barbara, if no 5th drainage submittal has been provided, please send the following memo:

RE: APPROVED DRAINAGE PLAN ^{is required for any} _{PER THE DEP.}

~~As~~ If the proposed development involves grading of 1 acre or more, any cut or fill of 500 cubic yards or more requires a ~~or paving~~ ^{Drainage Ordinance requires} the applicant to submit a ~~Drainage Ordinance requires~~ ^{Drainage Ordinance requires} approved drainage plan ~~for the submitted~~ ^{for the submitted} ~~the permit~~ ^{the permit} ~~Please forward the required~~ ^{Please forward the required} ~~drainage submittal~~ ^{drainage submittal} ~~to the applicant~~ ^{to the applicant} ~~and approved~~ ^{and approved}