HYDROLOGY K12/D17 ONE PLAN

K12/D17

1 Plan

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

RECEIVED
NOV 17 1986
HYDROLOGY SECTION

61031
November 14, 1986

Mr. Billy J. Goolsby, P.E.
Hydrology Section
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: Holy Family Parish Church (K-12/D17)

Dear Billy:

I am in receipt of your letter dated November 5, 1986, approving the subject Grading and Drainage Plan. Apparently my response letter to you had a few "rough edges" and may have sounded a bit harsh in spots. Because of this, I hope you will accept my apology; I was merely trying to make a point and perhaps over did it. Of course, I accept your apology and hope that you will accept mine.

I have enjoyed my professional relationship with you and sincerely hope that it may continue. Unfortunately, our positions often place us on opposite sides of the fence making these situations inevitable at times. I hope that we can put this behind us and continue as friends.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Jeffrey G. Mortensen, P.E.
Vice-President

JGM:dj

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

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

November 5, 1986

Jeffrey Mortensen
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: REVISED DRAINAGE PLAN FOR HOLY FAMILY PARISH CHURCH
(K-12/D17) RECEIVED OCTOBER 21, 1986

Dear Jeff:

First off, I would like to apoligize to you for causing you to take exception to my previous review. I have a very high respect for your professional attitude and ethics as a fellow engineer and as a person. I was not specifically questioning the integrity of your design.

As you are aware, I have a sente of pride in doing my job as a public servant and view my position as trying to achieve the best product. I have to regard any and all development with the same respect for purpose of protecting, to the best of my ability, the general public against potential problems and or liabilities resulting from the development. Hence, my questions 1) How deep will the water get on-site? Will it get into any cars or buildings? 2) Will the water run onto adjacent property causing that owner damage?

As you stated, the Church does not have a lot of money to correct the existing problem. And, obviously, they do not have a lot of money to pay for damages that may arise from the development.

Your response to my review, even though it is apparent that you are perturbed at me, has satisfied my concerns. I certainly hope that this incident does not sever our previous relationship.

The plan, dated October 21, 1986, is hereby approved for the purpose of obtaining a building permit. Please attach a copy of this approved plan to the permit sets prior to sign-off by Hydrology.

Again, I wish to apologize for causing you to feel ill at ease with me. I do not always make the best judgements in my reviews.

If I can be of further assistance, please call me at 768-2650.

Cordially,

Billy J. Goolsby

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

BJG/bsj

cc: Rick Duran

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

61031
October 16, 1986

RECEIVED
OCT 21 1986
HYDROLOGY SECTION

Mr. Billy Goolsby
City of Albuquerque
Hydrology Section
P. O. Box 1293
Albuquerque, NM 87103

Re: Drainage Plan for Holy Family Parish Church (K-12/D17)

Dear Billy:

I am in receipt of your letter dated October 14, 1986, concerning the subject project. First, I would like to emphasize that this is an existing site that is undergoing a relatively minor modification. To expect the church to bring the entire site into compliance with the drainage ordinance does not appear appropriate, due to the fact that these are existing conditions and such an imposition would not be fair. I hope you keep this in mind when reviewing this re-submittal.

In response to your specific comments, I present the following:

1. The water surface level of the new pond has been indicated. The maximum pond water surface level for the existing pond has been approximated. There is a berm along the majority of the north property line which causes that area to drain away from the site. The adjacent land at the northwest corner of the site is flat and does not contribute runoff to the site. Because this is private property located adjacent to the site it is not possible to obtain additional field data. We have visually observed these conditions, but have not physically surveyed them in order to avoid trespassing on private property. I realize that this does not comply with the checklist grading and drainage plans, however, this is a legal matter which must take precedence. Regarding runoff overflowing this pond and spilling onto private property, this is an existing condition which is beyond the scope of this project. You should realize that the proposed building is blocking a considerable portion of the present flow which drains to that existing pond, and therefore we have made this existing condition better. The church is a responsible member

of the community and would correct any problems that are existing, if brought to their attention. I am sure that the church would excavate their pond deeper and wider if needed to accommodate their neighbors, but have not done so because there is no existing problem.

2. The spot elevations and contours shown on the north side of the building indicate that this runoff drains to the existing pond. The 43 contour is a depression contour which prevents flows from leaving the paving and entering the property to the north. To further demonstrate this, we have shown the flow arrows within the depression contour draining to the existing pond. We have shown the existing spot elevations along the fence line for further clarification. We have also called for the installation of railroad ties at 6" above grade along the fence to satisfy your concerns.

3. The pond water surface levels have been indicated, and therefore the pond depths can readily be determined from the drawings. The new pond is less than 18" in depth. The existing pond is approximately 2 feet in depth. This is an existing condition which I do not feel warrants any additional modification.

4. Atrisco Drive S.W. does not have any curb and gutter. Because of this, street runoff drains onto adjacent private property along this section of the roadway. Because the street has no curb and gutter and is extremely flat, flows are not conveyed from north to south, but merely drain from the centerline east or west. It is true that a portion of Atrisco Drive will drain to the new pond, however, a portion of the roadway presently drains to the existing depression which is located onsite and being eliminated. As I previously stressed, this is an existing condition. There is no easement for this street runoff now, and I see no reason why one should be created to accommodate an existing condition. This is public water which drains onto private property in the existing condition and if the City would prefer to have an easement for this storm water, then it should the City's responsibility to obtain that easement. This is not a problem created by the church, and therefore should not be corrected by the church. Lastly, the small portion of Atrisco Drive adjacent to the site does not create sufficient runoff to warrant the computation of an offsite flow because it is negligible.

5. I believe that a copy of the pre-design conference was attached with the previous submittal. It may have been lost

when the information sheet was removed from the grading and drainage plan. As a rule, I staple both copies to the upper right hand corner of the grading and drainage plans to keep the entire submittal intact. Removing the information sheet and the pre-design conference recap sheet from the plan allows for the sheets to be misplaced. The pre-design conference recap, which was conducted with Mr. Carlos Montoya, adequately addresses the unusual circumstances affecting this site in regard to the drainage of the site and compliance with the drainage ordinance.

If you should have any questions or comments concerning this additional information, please do not hesitate to call.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Jeffrey G. Mortensen, P.E.
Vice-President

JGM:djj

61031

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Holy Family Parish Church ZONE ATLAS/DRNG. FILE #: K-12 / D17

LEGAL DESCRIPTION: MRGCD Tracts 41A, 42B & 42C Map No 39

CITY ADDRESS: Atrisco Drive SW

ENGINEERING FIRM: Tom Mann & Assoc. CONTACT: J.G. Mortensen

ADDRESS: 811 Dallas NE. PHONE: 265-5611

OWNER: Archdiocese CONTACT: Architect

ADDRESS: PHONE:

ARCHITECT: Bill Buckley CONTACT: Bill Buckley

ADDRESS: PHONE: 255-9196

SURVEYOR: Tom Mann & Assoc. CONTACT: J.G. Mortensen

ADDRESS: 811 Dallas NE PHONE: 265-5611

CONTRACTOR: Not Known. CONTACT:

ADDRESS: PHONE:

RECEIVED
OCT 21 1986
HYDROLOGY SECTION

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 Resubmittal (SPECIFY)

DATE SUBMITTED: 10-21-86

BY: J.G. Mortensen

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

HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 768-7644

October 14, 1986

Jeff Mortensen, P.E.
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR HOLY FAMILY PARISH CHURCH
(K-12/D17) RECEIVED OCTOBER 6, 1986

Dear Jeff:

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

1. You will need to show the water surface elevation and pond limits for both ponds. It does not appear that the existing pond will contain much water within the delineated area and will spill out onto the property to the north. There are no elevations provided adjacent to the property line to indicate differently, and the elevations on-site adjacent to the building are substantially higher. If this ponded water spills to the north, then the appropriate easements or legal documents will be required.

2. It is not clear where the runoff on the north side of the proposed building will drain. Will it drain to the northeast and into the existing pond or will it drain due north onto the adjacent property?

3. How deep will the water be ponding on-site? It appears to be able to reach one foot or so.

4. Need to provide more information on Atrisco Drive. The minimal elevations provided indicate that most of Atrisco Drive will be draining into the new pond. If this is true, then the pond will need to be in an easement dedicated to the City for maintenance because it is receiving "Public Waters" from the street. Also, the off-site flows will need to be addressed and quantified.

5. Contrary to the information sheet, a copy of the pre-design has not been provided and our carbon copies are not readable. Therefore, I do not know if there are any allowances or other restrictions placed on this site. It is assumed that the retention ponding is a condition placed on the site. Normally, the Drainage Ordinance has to be complied with and states that all ponds are to be drained within 24 hours.

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

Cordially,

Billy J. Goolsby

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

BJG/bsj

61031

DRAINAGE INFORMATION SHE

PROJECT TITLE: Holy Family Parish Church ZONE ATLAS/DRNG. FILE #: K-12/D17

LEGAL DESCRIPTION: MRGCD Tracts 41A, 42B & 42C MAP No 39

CITY ADDRESS: Atrisco Drive SW

ENGINEERING FIRM: Tom Mann & Assoc. CONTACT: J.G. Mortensen

ADDRESS: 811 Dallas NE. PHONE: 265-5611

OWNER: Archdiocese CONTACT: Architect

ADDRESS: PHONE:

ARCHITECT: Bill Buckley CONTACT: Bill Buckley

ADDRESS: PHONE: 255-9196

SURVEYOR: Tom Mann & Assoc. CONTACT: J.G. Mortensen

ADDRESS: 811 Dallas NE PHONE: 265-5611

CONTRACTOR: Not Known. CONTACT:

ADDRESS: PHONE:

RECEIVED
OCT 06 1986
HYDROLOGY SECTION

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: 10-03-86

BY: J.G. Mortensen

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

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: K12 DATE: 7-29-86

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: [illegible]

STREET ADDRESS (IF KNOWN): [illegible]

SUBDIVISION NAME: MRGCD

APPROVAL REQUESTED:

____	PRELIMINARY PLAT	____	FINAL PLAT
____	SITE DEVELOPMENT PLAN	X	BUILDING PERMIT
____	OTHER	____	ROUGH GRADING

	WHO	REPRESENTING
ATTENDANCE:	Jeff Mathes	
	[illegible]	

FINDINGS:

1. [illegible] DFM
2. [illegible]
3. N.F.
4. [illegible]
5. [illegible]

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:	[illegible]	SIGNED:	[illegible]
TITLE:		TITLE:	
DATE:	[illegible]	DATE:	07-29-86

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