HYDROLOGY K20/D20

HOLIDAY WORLD
9999 CENTRAL N.E.

K20 / D20

HOLIDAY WORLD

9999 CENTRAL N.E.

1 PLAN

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

September 26, 1983

Mr. James Blackwell, P.E.
Academy Engineering, Inc.
5353 Wyoming Blvd. NE Suite 3
Albuquerque, NM 87109

RE: DRAINAGE PLAN FOR HOLIDAY WORLD, 9999 CENTRAL NE (K20-D20)

Dear Mr. Blackwell:

I have reviewed the drainage plan for the subject site and the following are my comments regarding the plan:

1. For documentation purposes and reference the required information sheet for submittal to the City should be provided.

2. The date associated with your stamp and signature has been deleted from the plan. This date should be provided for documentation and reference purposes.

3. For review by this department, a checklist in the Design Process Manual Volume 2 is followed and the resultant comments are included herein. I would suggest your utilization of this checklist prior to the next submittal.

4. Downstream facilities and capacities have not been addressed for the development of this site. Therefore, it is unknown to this department as to whether the proposed drainage plan will be acceptable or not. It appears that the drainage is being discharged onto adjacent properties without provisions provided to do so. This would not be an acceptable plan. However, if documentation is provided to indicate that this is not the case, then the plan can be re-evaluated for approval.

5. In regard to the previous comment, the outfalls for the drainage are not discussed or indicated.

6. I would suggest that you review your drainage computations again, I get a little higher runoff than what you have developed. Runoff split computations have not been covered.

7. There are no easements of any kind indicated on the plan. Are there any? Particular reference for this department would be to drainage easements both on-site and adjacent properties.

8. The vicinity map nor the plan itself does not indicate reference to City Zone Atlas map number. This makes the site location harder to find.

9. A bench mark with reference to "mean sea level" should be located on site for the contractor and for City inspection and certification.

10. The floor elevation for the structure in Area I has been deleted.

11. Right-of-ways for adjacent streets should be indicated.

12. Details and elevations for drivepad within City R/W should be provided to insure flows on Parsifal St. N.E. will not contribute to the site.

13. It is also of benefit to this department to see both top-of-curb and flowline elevation on streets for verification of street capacities for drainage.

Should you have any comments or questions regarding this review, please feel free to contact me or make an appointment to discuss them.

Sincerely yours,

Billy J. Goolsby P.E.

Billy J. Goolsby, P.E.
Civil Engineer/Hydrology

BJG/tsl

Academy Engineering, Inc.

5353 Wyoming Blvd. N.E., Suite 3 • Albuquerque, New Mexico 87109 • (505) 821-8008

September 28, 1983

Mr. Fred Aguirre
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

K 20-D20

Dear Fred:

We are submitting herewith the revised Grading and Drainage Plan for Holiday World, 9999 Central Avenue NE, Albuquerque, NM.

Mr. Billy Goolsby's comments have been coordinated.

Your consideration regarding this matter is highly appreciated.

Very truly yours,

Raymunda Van Hoven
Raymunda Van Hoven, P.E.
Project Engineer

RVH/lb

Enclosures

RECEIVED
SEP 28 1983
ENGINEERING

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

September 30, 1983

Ms. Raymunda Van Hoven
Academy Engineering, Inc.
5353 Wyoming Blvd. N.E.
Albuquerque, NM 87109

RE: GRADING AND DRAINAGE PLAN FOR HOLIDAY WORLD, 9999 CENTRAL AVENUE N.E.
(K20-D20)

Dear Ms. Van Hoven:

Apparently, there may be some misunderstanding of my comments transmitted to your firm in my letter dated September 26, 1983 and I would request making an appointment with me to discuss them.

It is evident that some of the comments were addressed but not all. The following are comments that still need to be addressed:

1. The D.P.M. specifies that upon submittal an information sheet is to accompany. The information sheet has not been supplied.

2. The main purpose of the submittal to this department is to establish a drainage plan for the site and to insure that adjacent property owners are not jeopardized by this plan. I had requested discussion and details associated with the discharge from the site and in response, the plan indicates a 10 foot drainage easement extending to the north out of the northwest corner of the property. This means absolutely nothing. I have no means to verify that there is a drainage easement without a copy of a recorded plat showing this to be a true fact. Also, there is no discussion as to how the discharge will be handled once it leaves the site proper or whether downstream facilities are available to handle it.

3. The existing finished floor elevation still has not been provided for the structure in Area I or as is now identified as Area II (and does not correspond to the text on the sheet).

4. The last item is that I had requested elevations and details for the proposed widening of the drivepad on Parsifal St. N.E. The plan shows elevations associated with the existing drivepads off Central Avenue N.E.

Please contact me for a meeting to discuss these comments to eliminate anymore problems and to expedite an early approval.

Sincerely yours,

Billy J. Goolsby P.E.

Billy J. Goolsby, P.E.
Civil Engineer/Hydrology

BJG/tsl

RECEIVED

22.7

OCT 04 1983

ENGINEERING

INFORMATION SHEET

PROJECT TITLE HOLIDAY WORLD TYPE OF SUBMITTAL GRADING & DRAINAGE PL.

ZONE ATLAS PAGE NO. K-20-Z P20 CITY ADDRESS 9999 Central NE, Albq. NM.

LEGAL DESCRIPTION Recorded in Book 77, PAGE 70 Bernalillo County, NM.

ENGINEERING FIRM ACADEMY ENG'G. CONTACT RAE VAN HOVEN

ADDRESS 5353 WYOMING NE #3 Albq PHONE 821-8008

OWNER HOLIDAY RAMBLER CORP. CONTACT

ADDRESS 65528 STATE RD 19 WARARUSA, INDIANA 46573 PHONE

ARCHITECT PACHECO GRP. ARCHITECTS CONTACT

ADDRESS 807 8th NW Albq, NM PHONE 243-1721

SURVEYOR RHOMBUS PROF. ASSOC CONTACT MIR AMIRI

ADDRESS 4950 JEFFERSON NE PHONE 881-9345

CONTRACTOR DURA BILT PRODUCTS, INC CONTACT LLOYD GOLDRICK

ADDRESS 4808 JEFFERSON NE PHONE 883-9100

DATE SUBMITTED 10-4-83

BY Rae Van Hoven

Use this Information Sheet when submitting the following:

Drainage report or plan, conceptual grading and drainage plan, engineer's certification plan, erosion plan and grading plan. Provide the information applicable to your submittal.

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

October 6, 1983

Ms. Rae Van Hoven
Academy Engineering
5353 Wyoming N.E. #3
Albuquerque, N.M. 87109

RE: GRADING AND DRAINAGE PLAN FOR HOLIDAY WORLD, 9999 CENTRAL AVENUE N.E. (K20-D20)

Dear Ms. Van Hoven:

I have reviewed an updated drainage plan for the above mentioned site dated 10/6/83. If you will supply this department with a copy of a recorded plat of the property to the north of this site indicating the drainage easement, or a recorded drainage covenant to allow discharge through the said property, you may consider this drainage plan as approved.

Also, we will need quantification that the flows through this easement will remain in the easement to its outfall at Buena Ventura Street N.E. via a City approved outlet. Please note that the appropriate "Construction Within Public R/W" document will be required for the outlet.

The plat or covenant will have to be provided to this department prior to sign-off of this plan.

If you have any questions concerning this request, please contact me at 766-7467.

Yours truly,

Billy J. Goolsby P.E.

Billy J. Goolsby, P.E.
Civil Engineer/Hydrology

BJG/tsl

October 6, 1983

Mr. Billy Goolsby
City Engineer
Hydrology Division
City of Albuquerque
400 Marquette N. W.
Albuquerque, New Mexico

Dear Mr. Goolsby;

This letter is to inform you of our intent to have a summary plat made for lots 23-28 of Block 4 of Buena Ventura Subdivision, to be replatted as Tract B Lands of Holiday World, showing and granting a 10' wide drainage easement along the western boundary of the entire length of said property for the purpose of releasing run-off generated by the development of Tract A, Lands of Holiday World as described by the drainage report, which has been the subject of discussion between you and Rae Vanhoeven of Academy Engineering.

It is our understanding that this letter is the last comment of your review requiring action, that, with the receipt of this letter, you will approve the drainage report and instruct the plan check department to release the permit for construction.

Thank you for your assistance in this matter.

Sincerely,

Al Macy
General Manager

HOLIDAY WORLD

AM:em

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 13, 1983

Holliday World

TO WHOM IT MAY CONCERN:

The attached drainage covenant for the said property, Lots 23 through 28 of Block 4 of the Buena Vista Addition is in compliance with the request and Drainage Ordinance Enactment No. 63-1982. Therefore, the Covenant may be signed and released.

Should you have any questions concerning this covenant, please contact me at 766-7467.

Yours truly,

Billy J. Goolsby P.E.

Billy J. Goolsby, P.E.
Civil Engineer/Hydrology

BJG/tsl

Attachment

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 14, 1983

Ms. Rae Van Hoven
Academy Engineering
5353 Wyoming N.E. #3
Albuquerque, N.M. 87109

RE: GRADING & DRAINAGE PLAN FOR HOLIDAY WORLD, 9959 CENTRAL AVENUE N.E.

Dear Ms. Van Hoven:

The drainage plan for the above referenced site is hereby approved, contingent upon approval of the "Construction Within Public Right-of-Way" document for the sidewalk culvert on Buena Ventura Street N.E. and supplying this department with a copy of the recorded drainage covenant through the property to the north.

If I can be of further assistance in this matter, please contact me.

Yours truly,

Billy J. Goolsby P.E.

Billy J. Goolsby, P.E.
Civil Engineer/Hydrology

BJG/tsl

DRAINAGE COVENANT

THIS COVENANT made this 11th day of October, 1983, by and between the City of Albuquerque, a municipal corporation, (City) and Holiday Rambler Inc. (Owner, which term includes successors and assigns.)

RECITAL

The Owner is owner of certain real property located at Buena Ventura Road NE and Parsifal Street NE, Albuquerque, New Mexico, (the Property, and more particularly described as follows:

Lots Numbered Twenty Three (23), Twenty Four (24), Twenty Five (25), Twenty Six (26), Twenty Seven (27), and Twenty Eight (28), in Block Four (4) of Buena Ventura Addition, an Addition to the City of Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the Plat of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 11, 1941, File No. C-1-8.

That pursuant to City ordinances, regulations, and other applicable laws, the Owner is required to install and/or maintain certain drainage facilities on the Property, and the parties wish to provide for an agreement as to the obligations and responsibilities for same.

DESCRIPTION OF FACILITIES

The following facilities are to be constructed and/or maintained by the owner:

10' swale runs north from SW corner along westerly line of the Property to Buena Ventura Road

CONSTRUCTION OF DRAINAGE FACILITIES

The Owner shall construct the drainage facilities in accordance with standards, plans, and specifications prescribed and approved by the City.

MAINTENANCE OF FACILITIES

The Owner shall, at his cost in accordance with the standards, plans, and specifications prescribed by the City, maintain said drainage facility. The City shall have the right to enter periodically upon the Property to inspect the drainage facility.

FAILURE TO COMPLY AND LIEN

In the event that the Owner shall fail to construct the drainage facility in accordance with standards, plans, and specifications prescribed and approved by the City or fail to adequately maintain said facilities, the City shall give the Owner notice in writing to construct, correct, or maintain said facilities, and if the Owner fails to comply therewith within 90 days, the City may enter upon said Property to perform the necessary construction or maintenance. The cost of the City's performing such construction or maintenance shall be paid by the Owner. In the event the Owner fails to pay said cost within thirty (30) days after being billed for same, the City may file a lien against the Property.

LIABILITY

The City shall not be liable for any damages to the Owner resulting from its construction, modification, or maintenance of said facilities.

NOTICE

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

Holiday Rambler Inc.
65528 State Road 19
Wakarusa, Indiana 46573

The Owner may change said address by giving written notice, certified mail, return receipt requested, to the City Engineer, City Hall, at 505 Marquette Street, Albuquerque, New Mexico, 87103.

INDEMNIFICATION AND HOLD HARMLESS

The Owner agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage facility provided for herein or the Owner's failure to construct, maintain, or modify the drainage facility under this Covenant.

COVENANT RUNNING WITH THE PROPERTY

The obligation of the Owner set forth herein shall be binding upon the Owner, his heirs, and assigns, and the property of the Owner as described herein and will run with said Property until released by the City.

OWNER: Holiday Rambler, Inc.

BY: Al Macy

Al Macy

TITLE: General Manager

REVIEWED BY THE LEGAL DEPARTMENT:

ASSISTANT CITY ATTORNEY

CITY OF ALBUQUERQUE

CHIEF ADMINISTRATIVE OFFICER

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

The foregoing instrument was acknowledged before me this 12th day of October, 1983 by AL MACY of HOLIDAY WORLD, A New Mexico Corporation on behalf of said corporation.

MY COMMISSION EXPIRES:
19 November 1985

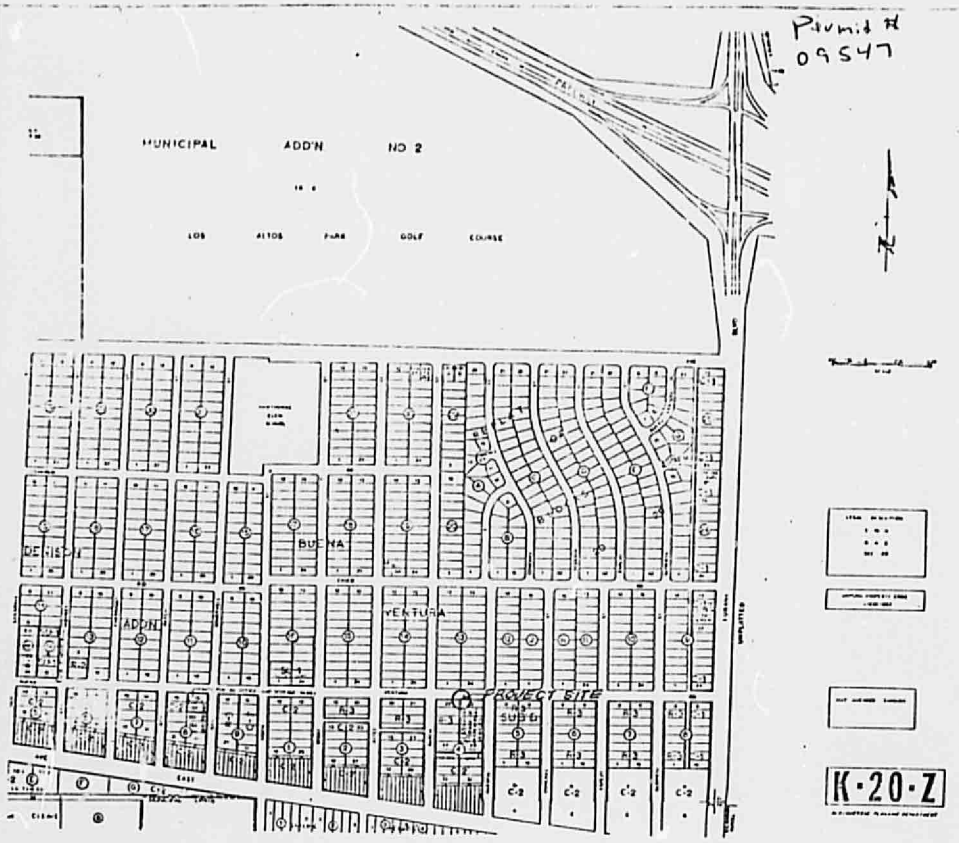
M. Eugenia Mueller

NOTARY PUBLIC

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHTOF-WAY

Permit # 09547



LOCATION MAP

C-128

NOTICE TO CONTRACTOR

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 "Contract Documents for City-Wide Utilities and Cash Paving No. 31".

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 obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.

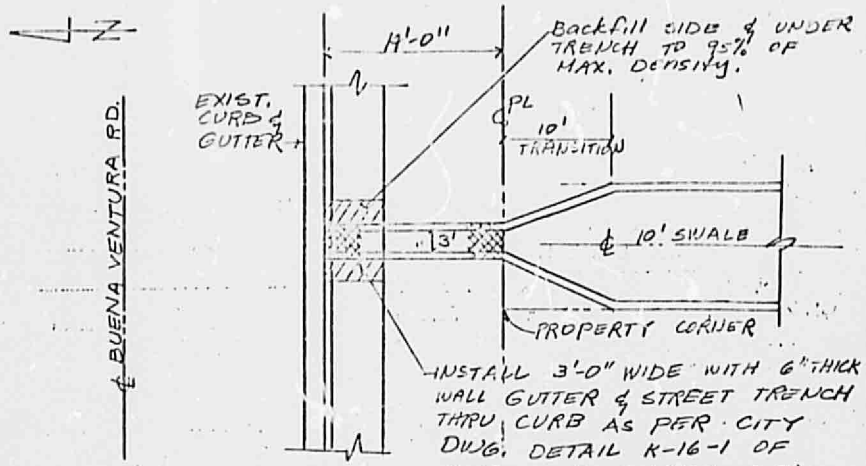
5. Backfill compaction shall be according to residential street use criteria.

JAMES E. BLACKWELL REGISTERED PROFESSIONAL ENGINEER 7145 10-14-83

APPROVALS	NAME	DATE	TITLE: 9996 BUENA VENTURA N.E. PIPE OUTFALL PLAN FOR BUENA VENTURA ADDITION
A.C.E./DESIGN			
INSPECTOR	~~2-24-84~~ DLE 5/25	2-24-84	PERMIT NO. / SHEET 1 OF 2 / MAP NO. K-20

CITY OF ALBUQUERQUE

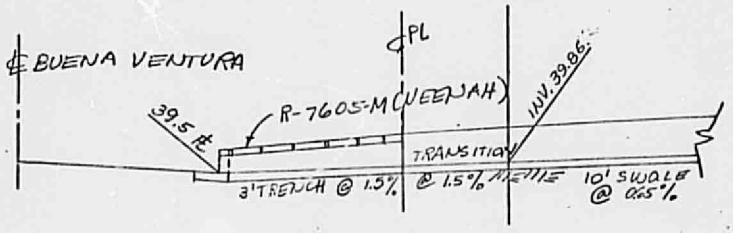
DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



PLAN

INSTALL 3'-0" WIDE WITH 6" THICK WALL GUTTER & STREET TRENCH THRU CURB AS PER CITY DWG. DETAIL K-16-1 OF CITY CASH PAVING # 31.
NOTE: REMOVE AND REPLACE SIDEWALK FROM JOINT TO JOINT, PROVIDE ½" FIBER EXPANSION JOINT AT NEW SLAB JOINTS.

C-12K



SECTION @ ℄ SWALE

10-14-83

JAMES E. BLACKWELL
NEW MEXICO
7145
REGISTERED PROFESSIONAL ENGINEER

APPROVALS	NAME	DATE	TITLE 9966 BUENA VENTURA N.E. PIPE OUTFALL PLAN FOR BUENA VENTURA ADDITION
A.C.E./DESIGN			
INSPECTOR			PERMIT NO. / MAP