K 23/D 10

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1 Plan

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

December 5, 1979

Mr. John F. Esquibel-President
A & E Engineering Inc.
5823 Lomas N.E.
Albuquerque, New Mexico 87110

Reference: Granada Hills Phase II

Dear John:

I have reviewed the revised drainage report submitted the 12-3-79, for the referenced subdivision, and I find that it still does not satisfy the concerns that I have verbally conveyed to your assistant.

The drainage report indicates a depth of ponding of 1.5 ft., and the grading plan indicates only 0.5 ft. as the difference between the bottom of the ponds and elevations of the individual lots at the property line.

I am also concerned with the fact that the ponds in the backyard of the town houses will have the appearance of a pit and are likely to be filled in by the lot purchasers in short order. While I have no objections to the provisions for drainage outlined in the report, I find that the grading plan is inadequate to comply with the intent outlined in the report, and the proposed implenentation is such as to induce the owners of the individual lots to obliterate the drainage provisions supplied.

This letter is written also to advise you, that before acceptance for the subdivision, the City will have to receive a certification from the engineer for the developer, that the grading has provided the ponding volume required. Satisfactory compliance with the above concerns must be forthcoming before the plat is signed.

If you have any questions, please don't hesitate to contact my office.

Very truly yours,

Bruno Conegliano
Assistant City Engineer/Hydrology

BC/lc
xc: Richard Leonard,AMAFCA
Richard Heller,City Engineer

A&E ENGINEERING, INC.
CIVIL ENGINEERING, LAND PLANNING, AND SURVEYING

December 5, 1979

Mr. Bruno Conegliano
Assistant City Engineer-Hydrology
Post Office Box 1294
Albuquerque, New Mexico 87103

RE: GRANADA HILLS PHASE II

Dear Sir:

In reference to your letter of December 5, 1979, we wish to inform you of the corrective action taken in regards to the pond elevations and reply to your other objections.

The grading and drainage plans have both been revised by lowering the pond elevations to assure a minimum of 1.5 feet between the bottom of said ponds and the lowest property line elevation on the subject lot.

The configuration of ponds was dictated by the fact that some of the models proposed extended to within 20 feet of the new property line, requiring a long, narrow pond that would not be buried when the townhouse was constructed or so close to the townhouse foundations as to endager them. The 10 foot wide, 1.5 deep pond was the only solution we could devise that would give both the foundation adequate clearance and provide the necessary volumes. The enforcement of maintenance of the drainage provisions provided does not fall within the jurisdiction of the engineer but is the responsibility of the developer.

In reference to the fourth paragraph, this firm, A & E Engineering, Inc., will be the on-site engineers for this subdivision and as such will insure that all drainage and ponding provisions called out in the drainage report shall be constructed in revised accordance with said revised drainage report. A letter certifying said design grades after project has been graded will be submitted to your office upon completion of grading.

It is of the upmost importance to have the plat for this subdivision recorded by the seventy (7th.) of December because of an anticipated interest rate increase.

We have complied with all your requests and are in complete compliance with your latest correspondence.

Very truly yours,

A & E ENGINEERING, INC.

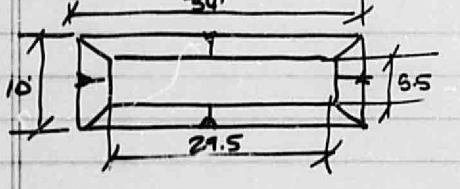
John F. Esquibel

JFE

5823 LOMAS N.E. ALBUQUERQUE, NEW MEXICO 87110 505/266-8791

Granada Hills Plan II

1. Pond vol. shown 280.5 ft³ for a 10' x 34' x 1.5' w/3:1 SS




10 x 34 = 340
5.5 x 29.5 = 162
502/2
= 251 x 1.5
= 377 ft³

2. Pond depths calc'd at 1.5' in report - Grading plan shows depth relative to low side of pond as 0.5'. Is water intended to pond against wall?

3. Pond's range from 0.3' (Lot 21) below Pad grades to 5' (Lot 17). No pond elevations shown for lots 24 - 31.

A&E ENGINEERING INC.
CIVIL ENGINEERING, LAND PLANNING, AND SURVEYING

December 3, 1979

Mr. Bruno Conegliano
City of Albuquerque Engineering
P.O. Box 1293
Albuquerque, New Mexico
87103

RE: GRANADA HILLS PHASE II

Dear Sir:

Transmitted herewith for your review and approval is the drainage report for East Granada Hills Phase II located south of Lomas Blvd., west and north of the Lomas Drainage Channel R.O.W. and to the east of Tract A of Granada Hills and the future west Granada Hills Phase II.
The Revised Grading Plan has been substituted for the old one.
Please notify us if there are any questions or problems.

Very truly yours,
A & E Engineering, Inc.

John F. Esquibel-Pres.

JFE/kmb

Revised 12/3/79

5823 LOMAS N.E. ALBUQUERQUE, NEW MEXICO 87110 505/266-8791

A&E ENGINEERING INC.
CIVIL ENGINEERING, LAND PLANNING, AND SURVEYING

September 12, 1979

Mr. Dean McCall
McCall Appraisers
2403 Lomas NE
Albuquerque, New Mexico
87110

Dear Sir:

We are transmitting this drainage report on the East Granada Hills Phase II in Albuquerque, New Mexico, located south of Lomas Blvd., and west and north of the Lomas Drainage Channel R.O.W. and to the east of Tract A of Granada Hills and the future west Granada Hills Phase II. The control of the runoff shall comply with the requirements of the Albuquerque Metropolitan Arroyo Flood Control Authority and with present City of Albuquerque policies.

We do appreciate this opportunity to serve you. If any questions develop, we will be available to assist you in your response.

Very truly yours,
A & E Engineering, Inc.

John F. Esquibel-Pres.

JFE/kmb

5823 LOMAS N.E. ALBUQUERQUE, NEW MEXICO 87110 505/266-8791

# DRAINAGE REPORT

# FOR

# EAST GRANADA HILLS

# PHASE II

# WITH REVISED GRADING PLAN

Prepared for:
Dean McCall
McCall Appraisers
2403 San Mateo NE
Albuquerque, New Mexico
87110

Prepared by:
A & E Engineering, Inc.
5823 Lomas NE
Albuquerque, New Mexico
87110

September 12, 1979

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR No. 2933 NEW MEXICO T. M. CONRARDY

Theodore M. Conrardy
Registered Professional
Engineer No. 2933

Grading Plan Revised 12-3-79

DRAINAGE REPORT
FOR

EAST GRANADA HILLS
PHASE II
WITH REVISED GRADING PLAN

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| Drainage Plan | |
| Revised Grading Plan | |

GENERAL

This report consists of a hydroligic study of a probable 100-year storm effecting this proposed SU-1 Townhouse Development, referred to herein as the east Granada Hills Phase II.

LOCATION AND DESCRIPTION

East Granada Hills Phase II is a proposed 3.7 acre, more or less, SU-1 Townhouse Development situate within Section 23, T 10 N, R 4 E, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.

This development is bordered on the north by Lomas Blvd., on the east and south by the Lomas Drainage Channel R.O.W., on the west by Tract A of Granada Hills and the future west Granada Hills Phase II, which will remain undeveloped at this time.

The land slopes to the west at about 5% slope.

There is no offsite drainage effecting this property.

DISCUSSION OF METHOD

Development of this area will be controlled by the guidelines set forth in the recent Resolution of the Albuquerque Metropolitan Arroyo Flood Control Authority and the City of Albuquerque.

The amount of storm water is computed by using a 100-year storm, this being a storm consisting of 100-year 6 hour precipation as shown by the rainfall frequency maps for New Mexico, June 1967, published by the Special Studies Branch, Office of Hydrology, United States Weather Bureau.

Backyard area shall retain and pond all runoff which originated within them. Runoff not ponded shall be directed into the Tramway and Lomas Drainage Channels.

DEVELOPMENT

This parcel of land is to be developed into a subdivision of townhouses. Streets shall be dedicated to the City of Albuquerque and paved.

Runoff flowing offthe streets shall drain into the Tramway Drainage Channel via Lomas Blvd., this shall be designated Area "A".

The backyards shall retain and pond all the runoff that enters them and shall be designated Area "B".

RUNOFF CALCULATIONS

After development:

Area "A": Front half lots 64,995 square feet
Street R·O·W: 47,654 square feet
112,649 total square feet

Grassy area: (Front yards and grassy strip along Hupmobile)

$0.4 \times \frac{2.4"}{12} \times 24{,}290$ square feet = 1,943.2 cu.ft.

Impervious Area:

$0.9 \times \frac{2.4"}{12} \times 88{,}359$ square feet = 15,904.6 cu.ft.

Runoff into Tramway Channel via Lomas Blvd. = 17,847.8 cu.ft.

Area "B": To be ponded = 50,593 square feet

Grassy Area:

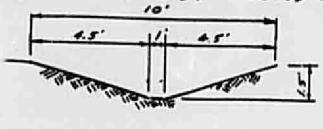
$0.4 \times \frac{2.4"}{12} \times 18{,}973$ square feet = 1,517.8 cu.ft.

Impervious Area:

$0.9 \times \frac{2.4"}{12} \times 31{,}620$ square feet = 5,691.6 cu.ft.

7,209.4 cu.ft. to be ponded

7,209.4 cu.ft. - 31 lots = 232.6 cu.ft. per lot
232.6 cu.ft. ponding required per lot.
Ponds 10' x 34' x 1.5' deep with 3:1 slope.
Volume of ponds: 5.5' x 1.5' x 34' = 280.5 cu.ft.

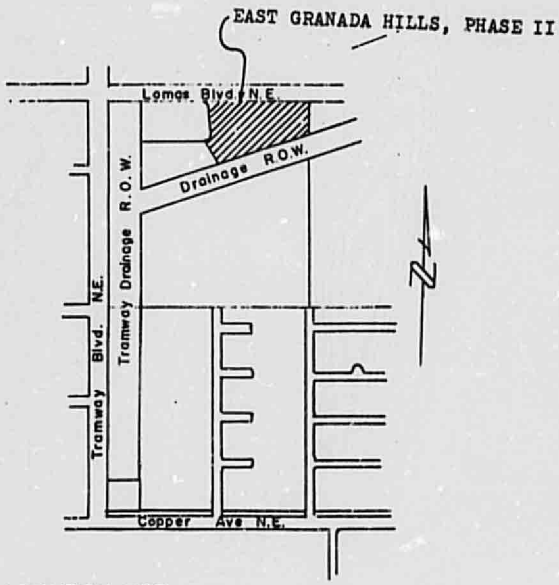



TYPICAL POND X-SECTION

5.5'x1.5'= Sq. Ft. of X-Section of pond.

SUMMARY

It is recomended that this development be approved since the calculations and drainage plans show that the proposed design is adequate to satisfactorily handel runoff by ponding and by diverting into the Tramway Drainage Channel.




LOCATION MAP

Return to City Engineer's Office
B Conegliano 11/29/79

# A&E ENGINEERING INC.

CIVIL ENGINEERING, LAND PLANNING, AND SURVEYING

September 25, 1979

Mr. Bruno Conegliano
City of Albuquerque Engineering
P.O. Box 1293
Albuquerque, New Mexico
87103

RECEIVED
SEP 26 1979
CITY ENGINEER

RE: GRANADA HILLS PHASE II

Dear Sir:

Transmitted herewith for your review and approval is the drainage report for East Granada Hills Phase II located south of Lomas Blvd., west and north of the Lomas Drainage Channel R.O.W. and to the east of Tract A of Granada Hills and the future west Granada Hills Phase II.

Please notify us if there are any questions or problems.

Very truly yours,
A & E Engineering, Inc.

John F. Esquibel-Pres.

JFE/kmb

5823 LOMAS N.E. ALBUQUERQUE, NEW MEXICO 87110 505/266-8791

A&E ENGINEERING INC.
CIVIL ENGINEERING, LAND PLANNING, AND SURVEYING

September 12, 1979

Mr. Dean McCall
McCall Appraisers
2403 Lomas NE
Albuquerque, New Mexico
87110

Dear Sir:

We are transmitting this drainage report on the East Granada Hills Phase II in Albuquerque, New Mexico, located south of Lomas Blvd., and west and north of the Lomas Drainage Channel R.O.W. and to the east of Tract A of Granada Hills and the future west Granada Hills Phase II. The control of the runoff shall comply with the requirements of the Albuquerque Metropolitan Arroyo Flood Control Authority and with present City of Albuquerque policies.

We do appreciate this opportunity to serve you. If any questions develop, we will be available to assist you in your response.

Very truly yours,
A & E Engineering, Inc.

John F. Esquibel-Pres.

JFE/kmb

5823 LOMAS N.E. ALBUQUERQUE, NEW MEXICO 87110 505/266-8791

# DRAINAGE REPORT

# FOR

# EAST GRANADA HILLS

# PHASE II

Prepared for:
Dean McCall
McCall Appraisers
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Albuquerque, New Mexico
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Prepared by:
A & E Engineering, Inc.
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87110

September 12, 1979

Theodore M. Conrardy
Registered Professional
Engineer No. 2933

DRAINAGE REPORT
FOR

EAST GRANADA HILLS
PHASE II

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The land slopes to the west at about 5% slope.

There is no offsite drainage effecting this property.

DISCUSSION OF METHOD

Development of this area will be controlled by the guidelines set forth in the recent Resolution of the Albuquerque Metropolitan Arroyo Flood Control Authority and the City of Albuquerque.

The amount of storm water is computed by using a 100-year storm, this being a storm consisting of 100-year 6 hour precipation as shown by the rainfall frequency maps for New Mexico, June 1967, published by the Special Studies Branch, Office of Hydrology, United States Weather Bureau.

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RUNOFF CALCULATIONS

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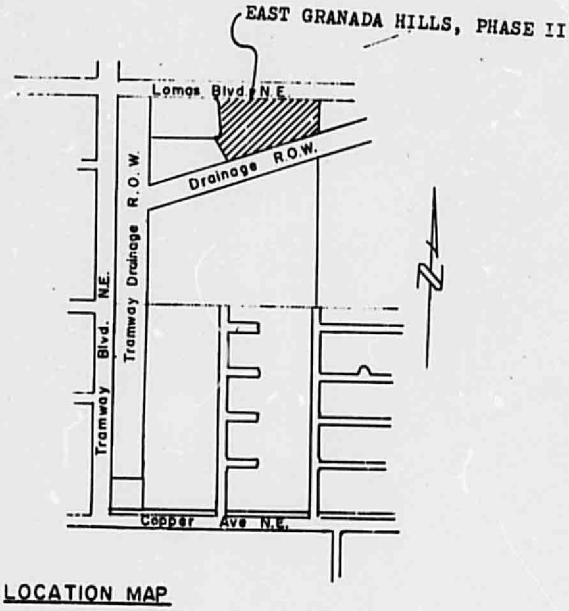
Bottom 214.5

Top Vol = 377 ±

SUMMARY

It is recomended that this development be approved since the calculations and drainage plans show that the proposed design is adequate to satisfactorily handel runoff by ponding and by diverting into the Tramway Drainage Channel.




LOCATION MAP