HYDROLOGY L18/D1 ONE PLAN

L18-D1

1 PLAN

RALPH K. HICKS and Associates, Inc.
REGISTERED LAND SURVEYORS
LAND PLANNING CONSULTANTS
4000 SAN PEDRO DRIVE, N.E. • PHONE (505) 881-0012 • ALBUQUERQUE, NEW MEXICO 87110

received 8-27-76

perk test
tight soil

DRAINAGE STUDY
FOR
LOTS 1 THRU 4 AND 21 THRU 24 BLOCK 12
BARON BURG HEIGHTS ADDITION

AUGUST 17, 1976

PREPARED FOR:

WORD H. PAYNE CO.
360 MENAUL BLVD. N.E.
ALBUQUERQUE, NEW MEXICO
87106

PREPARED BY:

C.A. COONCE AND ASSOCIATES
CONSULTING ENGINEERS
300 WYOMING BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87123

13 Sept 76

Ralph K. Hicks & Associates
4006 San Pedro Drive E
Albuquerque, New Mexico 87110

Re: Drainage Study for Lots 1 thru 4 and 21 thru 24 Block 12 Baron Burg Heights Addition

Dear Mr. Hicks

The subject drainage report is approved and the plat can be signed.

Please submit an additional copy for AMAFCA.

VTY

Kleyton H Lewis

cc John Robert
Word Payne

15 Sept 1975

Ralph K. Hicks & Associates
4000 San Pedro Drive NE
Albuquerque, NM 87110

Re: Drainage Study for Lots 1-4 and 21-24 Block 12, Baron Burg Heights Addition

Dear Mr. Hicks:

In my conversation with Mr. Robert this morning regarding the subject property, he suggested the soils are very tight and a controlled outflow would be much better. You may wish to consider other alternates or obtain percolation tests.

VTY
Kleton H Lewis

cc Word Payne 360 Menaul Blvd NE Albq NM 87106
John Robert.

DESCRIPTION OF PROJECT

THE TRACT UNDER CONSIDERATION IS LOTS 1 THRU 4 AND 21 THRU 24 BLOCK 12 OF THE BARON BURG HEIGHTS ADDITION. THESE LOTS ARE BOUNDED ON THE NORTH BY BELL AND ON THE EAST AND WEST BY ALVARADO AND PALOMAS RESPECTIVELY, SEE PLATE 1

OFFSITE DRAINAGE

IT IS ESTIMATED THAT THE CURRENT TRACT, BASED UPON THE SOIL AND GRASS CONDITION, HAS A RUN-OFF COEFECIENT OF 0.35. IT IS THEREFORE PROPOSED TO POND AND INFILTRATE ANY RUN-OFF INCREASE DUE TO THIS PROJECT. PAGE 2 CONTAINES THE COMMENTS TO THIS ZONE CHANGE APPLICATION.

PONDING REQUIREMENTS

SEELYE, TABLE "B" PAGE 18-02 RECOMMENDS A COMPOSITE RUN-OFF COEFFICIENT OF 0.50 TO 0.65 FOR DENSE CITY RESIDENTIAL AREAS. THIS IS LESS THAN TWICE THE ESTIMATED CURRENT CONDITION OF THIS TRACT. HOWEVER THE RECOMMENDED PONDING SIZE IS BASED UPON INTERCEPTING ONE HALF OF THE 100 YEAR STORM OF 3 INCHES IN 6 HOURS.

THE AVERAGE LOT SIZE IS 5400 SQUARE FEET AND THE AVERAGE HOUSE AND DRIVEWAY SIZE IS 2000 SQUARE FEET. IF .1 INCH OF RAIN IS ASSUMED FOR DEPRESSION FOOF AND DRIVEWAY STORAGE AND .2 INCH OF RAIN IS ASSUMED FOR THE REST OF THE LOT THE REQUIRED STORAGE WILL BE 2.83 INCHES.

100 YEAR 6 HOUR STORM 3.00
- ROOF AND DRIVEWAY STORAGE .04
- REST OF LOT STORAGE .13
TOTAL 2.83

THIS TRANSLATES INTO (½) (A) $\frac{2.83}{12}$= 637 CUBIC FEET OF STORAGE PER LOT. THE AREA GRADING PLAN REFLECTS THIS REQUIREMENT.

CONCLUSION

THE DRAINAGE AND GRADING PLAN AS PROPOSED COMPLIES WITH SECTIONS 3A AND 3B OF DRAINAGE RESOLUTION OF 1972-2.

C.A. COONCE
NEW MEXICO P.E. NO. 2934

AGENDA ITEM NO. 7

EPC LAND CONTROLS BOARD
June 17, 1976
Z-76-77

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

Z-76-77 Word H. Payne, agent for Word H. Payne Co., requests a change of zone from R-1 to R-T for Lots 1 thru 4 & 21 thru 24, Block [illegible] Baron Burg Heights Addition, located on the south side of Bell Avenue, S.E. between Alvarado & Palomas Drives, containing approximately 1.23 acres.

PL Map No.: L-18

Material: Report, Application, Sketch, Aerial Photo, Letter

COMMENTS FROM OTHER DEPARTMENTS:

Traffic Engineer: "Parking should be off Alvarado & Palomas as Bell is proposed one-way street under major street plan. 25' corner radii should be dedicated."

City Engineer: "Bell and Trumbull and other east-west streets have more water flowing in them than they can safely carry. Runoff must be limited. Require drainage plan and grading plan complying with AMAFCA Resolution 1972-2 prior to building permit approval."

Liquid Waste Engineer: "No objection re. sanitary sewer service."

Water Engineer: "No objection."

COG: "Applicant should be advised that Bell Avenue could become a one-way street (eastbound) if the Bell-Zuni one way couplet is determined to be feasible. Access to this proposed development should, therefore, be via Palomas and Alvarado Drives. Can sufficient off-street parking be provided?"

Environmental Health: "Two-story apartments have recently been built just west of Palomas and Kathryn. Trash bins and parked cars now obscure east bound traffic on Kathryn. If approved, developer should be made aware of clear sight requirements so as to not create a traffic hazard of a similar nature."

Parks & Recreation Dept.: "This requested zone change causes an increase in density; therefore, it should be billed at the appropriate rate."

Dept. of Transportation: "Transit available on San Mateo."

AMAFCA: "Drainage report complying with AMAFCA Resolution 1972-2 required."

Albuquerque Public Schools: "No impact on APS."

PLANNING DEPARTMENT COMMENTS TO EPC LAND CONTROLS BOARD 6-17-76:

Under consideration is a request to rezone 1.2 acre parcel from R-1 to R-T situated on the south side of Bell Avenue, S.E. The property is three blocks east of San Mateo Boulevard.

Area Zoning and Land Use:

The blocks south of Bell Avenue in the Baron Burg Heights Addition are zoned entirely for residential development. The area is developed with single-family residences throughout with the exception of the subject eight lots which have been bypassed. The blocks north of Bell Avenue are zoned R-3 although vacant at present.

Zoning History:

In 1964, the Planning Commission denied a zone change (Z-1441) to R-3 for the subject lots in view of the possible "devaluating effects" of multi-family housing in the area which is predominantly single-family residential.

Applicable Plans and Policies:

The Traffic Engineer, as well as the Council of Governments (COG), has commented that all parking and access should be off of Alvarado and Palomas Drives in view of the intention to pair Bell Avenue and Zuni Road as one-way streets (Bell Avenue would be eastbound). The Major Thoroufare Plan calls for such a couplet. Twenty-five ft. corner radii are required for dedication at the two intersections.

The Policies Plan of the Comprehensive Plan recommends, in Policy 1.1., that infill occur in established areas: single-family dwellings, townhouses, and low apartments. The Planning Department believes that townhouse units are highly desirable for the subject lots as infill development when considering the obvious lack of interest for R-1 development on these lots over the last fifteen year period, in addition to the need for a transitional zone separating the established neighborhood from the influences of Bell Avenue. Further, the staff believes that Policy 2.c also applies in this request. It recommends that where urban facilities are available, infill should occur "where protection of viable neighborhoods can be ensured."

The applicant should understand that the units shown on the accompanying plat, sited on 40 ft. wide lots and which are detached, are not permitted in the R-T zone. The Council will consider, at a later time, a reduction in lot widths for the R-1 zone; however, at present, the 40 ft. width shown is substandard for the type of detached housing unit typical in the R-1 zone.

EPC LAND CONTROLS BOARD
June 17, 1976
Z-76-77

FINDINGS:

1. R-T zoning is entirely appropriate zoning here as a transitional zone between the single-family development to the south and Bell Avenue.
2. The density proposed on this site is less than 10 DU/A, considerably below usual R-T allowances and only an additional two units above R-T density.
3. All access and parking should be off Alvarado and Palomas Drives according to the Traffic Engineer in view of the Bell-Zuni couplet proposed. Twenty-five ft. intersection radii are also required.
4. All runoff must be limited according to the City Engineer. A detailed drainage plan should indicate the grading plan complying with AMAFCA Resolution 1972-2 prior to issuance of building permit.

RECOMMENDATION: APPROVAL OF Z-76-77 IS RECOMMENDED, SUBJECT TO FINDING #3.

Theodore Pochter, Planner

TP:ba

cc: Word H. Payne Co., 360 Menaul Blvd., N.E. 87107 Attn: Word H. Payne

IT IS REQUESTED THAT THE APPLICANT/AGENT BE PRESENT AT THE MEETING.

September 13, 1976

Ralph E. Hicks & Associates
4000 San Pedro Drive N.E.
Albuquerque, New Mexico 87110

RE: DRAINAGE STUDY FOR LOTS 1-4 and 21-24
BLOCK 12, BARON BURG HEIGHTS ADDITION

Dear Mr. Hicks:

The subject drainage report is approved and the plat can be signed.

Please submit an additional copy for AMAFCA.

Very truly yours,

Kleston H. Laws
Assist. City Engineer-Hydrology

KHL/fs

cc: John Robert
Word Payne