L 19/D8

1 PLAN

Request:

A Letter stating your reasons for not letting us pond water outside of the Property Lines and into the ~~F~~ perdious part of the Right of Way. Please state were your reasons are from.

Rex/Norton Ard.
5965 Maibe NE.
Alb. NM.
268 0200

RECEIVED
MAY 31 1977
CITY ENGINEERS

Bruno.
no objection.

May 27, 1977

Mr. Robert Kielich
Assistant City Engineer/Design
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: 300 Oak Street, N.E. - Office Building

Dear Mr. Kielich:

This will record my understanding of the conclusion reached in our telephone conversation yesterday morning.

We are presently constructing the above new office building for Dr. Jerome Bettman, who requests that we move interior sidewalks from their present location adjacent to parking lots to a position against the building to provide protection for the building footings from serious water infiltration. In addition, we propose to add a 3-1/2 foot sidewalk across the north end of the building for the same purpose.

We understand that you have considered these plan changes from the standpoint of flood and drainage control and have no objection.

We appreciate your consideration and prompt decision.

Very truly yours,

Harold D. Chaffee

HDC:sw

P.O. Box 3262 • Albuquerque, New Mexico 87110 • Telephone (505) 298-2030

REX / NORTON
ARCHITECTS

June 17,1977

DRAINAGE STUDY

This proposed project for 40 Units of Apartments is situated on a tract of land comprising of 74,360 SF and is located ontheNE quarter of the Dennis-Hill Tract C-1.The site is bordered on the West by Utah St. SE.

The land in it's present condition is undeveloped and has sandy soil and poor grass.Presently the site drains from the SE corner to the NW corner with less than a 1.1% slope .
It is the plan of this report and drawings to show that we will retain all he water that is developed from the developed portion of this site.

DESIGN METHOD

Site Area= 74,360 SF = A
I = 2.6" = .21'
C = .4

$$C_d = \frac{47,500 \text{ SF} \times 1 + 26860 \times .4}{74,360} = .8$$

$C_d - C = .4$ = Coefficient of Retention = C_r

$V_r = C_r AI = 74,360 \times .4 \times .21 = 6250$ cu. ft.

To retain all this water we will create 3 ponding areas.

Ponding Area "A" --- 2760 cu. ft.

Ponding Area "B" --- 2760 cu. ft.

Ponding Area "C" --- 800 cu. ft.

6320 cu. ft.

5905 MARBLE AVENUE, N.E., SUITE 10 ALBUQUERQUE, NEW MEXICO 87110 (505) 268-0200

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Ponding Area "C" --- 800 cu. ft.

5905 MARBLE AVENUE, N.E., SUITE 10 ALBUQUERQUE, NEW MEXICO 87110 (505) 268-0200

This letter

Mike Flem to
In reply to your request for clarifying the reasons for our allowing certain the property lines in public R.O.W.'s

The basic thrust of the Amafca Resolution is ~~to~~ directed toward the management of the excess runoff generated by the development within the confines of the parcel of land being developed. (~~5223b~~ AMAFCA RES 72-2 on 3-6.)
The use of public R.O.W. for ponding purposes would
1. Remove the responsibility of the developer to manage the excess runoff within his parcel.

7800

2. Limit the use of the R.O.W by the public to purposes other than those for which it was originally ~~designed~~ required.
3. Raise questions of liability in case of injuries and damages ~~arising from unforeseen use~~.

The landscaping ordinance encourages the use of landscaped areas for ponding purposes and allowes the the use of public R.O.W for only 12.5% of the total landscaping requirements. ~~Under~~ I have to point out that these two provisions are not related, applying in two different situations of the ordinance. Also the permission to use the right of way, is contingent upon the man in the form will the other fronts of the R.O.W.
for landscaping (10 the author noted)

uhhhy

street

The purpose of the ~~City~~ right of way is to enable the City to install sidewalks where necessary as well as to widen the street if this ~~becomes necessary~~ is required. The allowances of landscaping on right of way does not defeat this purpose since the landscaping can be easily removed. Should a flood control ponding facility be installed on the City right of way, ~~and~~ it becomes necessary to widen the street, this would remove or diminish the ponding facility to a point where it no longer serves its purpose, and the adjacent property is subject to damage. Therefore, your request to use City right of way for ponding has to be denied.

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
Harry E. Kinney

CHIEF
ADMINISTRATIVE OFFICER
Frank A. Kleinhenz

Drainage file

July 27, 1977

Mr. Mike Stewart
Rex/Norton Architects
5905 Marble, NE
Albuquerque, New Mexico 87110

RE: USE OF PUBLIC RIGHT-OF-WAYS TO SATISFY PONDING REQUIREMENTS.

Dear Mr. Stewart:

This letter is in reply to your request to specify the reasons for not allowing ponding outside the property line in public right-of-way. The basic thrust of the AMAFCA Resolution is directed toward the management of the access runoff generated by the development within the confines of the parcel of land being developed (AMAFCA Resolution 72-2, Section 3B).

The use of public right-of-way for ponding purposes would:

1. Remove the responsibility of the developer to manage the access runoff within his parcel.

2. Limit the use of right-of-way by the public to purposes other than those for which the right-of-way was originally requested.

3. Raise questions of liability in case of injuries and damages.

The landscape ordinance encourages the use of landscaped areas for ponding purposes and allows the use of the public right-of-way for only 12.5 percent of the total landscape requirement.

I have to point out that these two provisions are not related appearing in two different sections of the ordinance. Also, the permission to use the right-of-way for landscaping (to the extent noted) is contingent upon the non-interferrence with the other functions of the right-of-way.

Very truly yours,

Bruno Conegliano
Assistant City Engineer-Hydrology

BC/kr
cc - V. M. Kimmick, City Engineer
Malcomb de Vesty, Assistant City Attorney
Drainage File