HYDROLOGY M9/D5 4 PLANS

M-10-102... 53

80 43978

~~430~~

~~80 41178~~

GRANT OF EASEMENT
FOR TEMPORARY DRAINAGE
RIGHT-OF-WAY

THIS INDENTURE made and executed this 17th day of July, 1980, by and between PROPERTY MANAGEMENT COMPANY OF NEW MEXICO, hereinafter called the Grantor and THE CITY OF ALBUQUERQUE NEW MEXICO, a municipal corporation, hereinafter called the Grantee.

Witnesseth, that for good and valuable consideration the receipt of which is hereby acknowledged the Grantors have this day bargained and sold by these presents do sell, convey and deliver unto the City of Albuquerque a temporary easement as right-of-way including the temporary easement as right-of-way including the temporary right to enter upon the real estate hereinafter described at any time it may see fit and construct, maintain and repair, drainage ditches across, through, and under the lands hereinafter described and the further right to remove trees, bushes, undergrowth and obstructions interfering with the location, construction and maintenance of said drainage ditches.

The land affected by the grant of this easement and right-of-way is situate in Section 34, Township 10 North, Range 2 East, New Mexico Principal Meridian, within the Town of Atrisco Grant, Bernalillo County, New Mexico, and being tied to the northeast corner of WESTGATE HEIGHTS, Unit 3, a subdivision of the City of Albuquerque, County of Bernalillo, State of New Mexico, as the same is shown and designated on the said plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 22, 1977 (D7-167).

Right-of-way #1 - a 75 foot wide easement, the centerline of which being herein more particularly described as follows:

Beginning at the intersection of Sapphire Street S.W. and the west line of said Section 34 from whence the northeast corner of said WESTGATE HEIGHTS, Unit 3, bears North 00°28'10" East a distance of 400.64 feet, being also the westerly end and point of beginning of the drainage right-of-way centerline herein described; thence South 89°31'50" East a distance of 495.00 feet along said centerline to a point; thence South 73°00'00" East a distance of 375.00 feet along said centerline; thence South 83°20'00" East a distance of 590.00 feet along said centerline to a point; thence South 52°00'00" East a distance of 931.14 feet along said centerline to the easterly end of the drainage right-of-way herein set forth.

Re-recorded for correction of Legal Description.

Right-of-way #2 - a 75 foot wide easement, the centerline of which being herein more particularly described as follows:

Beginning at the intersection of Kimela Drive S.W., and the west line of said Section 34 from whence the northeast corner of said WESTGATE HEIGHTS, Unit 3, bears North 00°28'10" East a distance of 1,679.58 feet, being also the westerly end and point of beginning of the drainage right-of-way centerline herein described; thence North 51°23'00" East a distance of 196.71 feet along said centerline to a point; thence South 89°31'50" East a distance of 1966.56 feet along said centerline to the easterly end of the drainage right-of-way centerline herein set forth.

Right-of-way #3 - A 50 foot wide easement, the centerline of which being herein more particularly described as follows:

Beginning at a point on the west line of said Section 34 from whence the northeast corner of said WESTGATE HEIGHTS, Unit 3, bears North 00°28'10" East a distance of 3,170.32 feet; thence North 89°31'50" West a distance of 25.00 feet to the centerline of the proposed Ladrones Road S.W., being also the westerly end and point of beginning of the drainage right-of-way centerline herein described; thence South 00°28'10" West a distance of 535.17 feet along said drainage centerline to a point; thence East a distance of 2289.92 feet along said centerline to the easterly end of the drainage right-of-way centerline herein set forth.

TO HAVE AND TO HOLD the said right and easement for the uses and purposes aforesaid, unto Grantee its successors and assigns for so long as said easement shall not be abandoned for use as a right-of-way for aforesaid drainage.

The Grantors do hereby covenant with the Grantee that they are lawfully seized and possessed of the real estate above described and that they have a good and lawful right to convey it or any part thereof, that it is free from all encumbrances except those of record and taxes due and owing the Treasurer of Bernalillo County and that they will warrant and defend the title thereto against the lawful claims of all persons whomsoever.

As part of the consideration for this grant, the Grantors do hereby release any and all claims for damages for whatsoever cause incidental to the exercise of the rights herein granted provided, however, that the Grantee agrees to save the Grantors harmless from any and all liability that may arise as a result of the construction and use of the easement for the purposes set forth.

Said easement is subject to, and in conjunction with, other grants of easements heretofore granted over the above described real estate.

IN WITNESS WHEREOF, the parties have set their hands and seals this 17th day of July, 1980

PROPERTY MANAGEMENT COMPANY OF NEW MEXICO

By: J.D. Fulmer, Vice President

Attest: Joe Wilson
Joe Wilson
Asst. Vice President

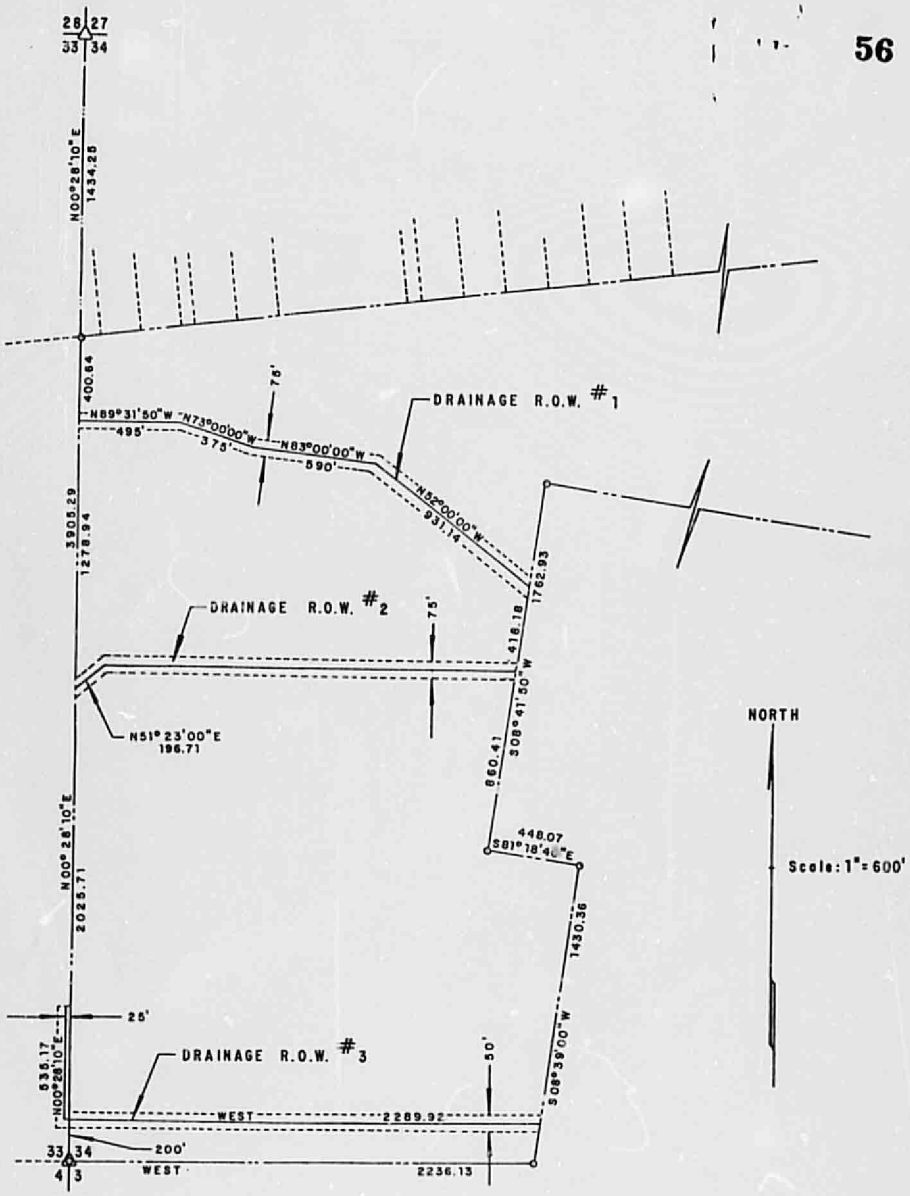
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 17th day of July, 1980, by J. D. Fulmer and Joe Wilson, Vice President and Assistant Vice President respectively.

OFFICAL SEAL
Signature Susan L. Floyd
Notary Public
NOTARY PUBLIC - NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 2-13-82

My Commission Expires:

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
AUG 4 8 01 AM '80
BK. ____ PG. ____
TENNY C. CULP
CO. CLERK & RECORDER
DEPUTY



STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
AUG 4 9 00 AM '80
BK 789 PG 53-56
TENNY C. CULP
CO. CLERK & RECORDER
DEPUTY

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
JUL 21 11 16 AM '80
BK 786 PG 400-403
TENNY C. CULP
CO. CLERK & RECORDER
DEPUTY

ASSOCIATED INVESTMENT COMPANY OF EL PASO, TEXAS • 420 Texas Avenue

ADDRESS REPLY TO:
P. O. Box 1463, El Paso, Texas 79999
Telephone: 532-3423 Area Code 915

May 4, 1978

Mr. V. M. Kimmick, City Engineer
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

RE: Westgate Heights, Unit 4

Dear Mr. Kimmick:

With reference to the letter from Mr. Bruno Conegliano to Mr. Carl Tebbens dated April 14, 1978, I would like to express my intent to proceed with the items listed.

Since the item involving negotiations with the School District could involve several months in delay, this letter indicates our intent to follow through with those items listed in the above referenced letter until such time, and assuming that we can negotiate an agreement with the school district.

It is requested, that with this commitment, the plat will be signed and filed in order that we can proceed with processing the development through the public utility companies.

Very truly yours,

J. E. Wilson
Assistant Vice President

JW/st

File
~~a) Westgate~~
b) Westgate 2A

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 14, 1978

Meurer, Serafini, and Meurer
Carl Tebbens
2601 Wyoming Blvd.,NE
Albuquerque, New Mexico 87110

RE: Westgate Heights Units 2a & 4

Dear Carl:

I have reviewed the drainage report for units 2a of Westgate Heights and have no objections therefore approval is hereby granted.

Regarding unit 4 of Westgate Heights my concurrence is somewhat restrained and limited to the proposals for the on site handling of the runoff. I find that the attention given to the offsite flows is not as comprehensive as would be desireable.

No discussion is found on the manner in which the run-off from offsite areas 3 and 4 will be prevented form affecting the west side of the development. I have no objections to the diversion of the flow to Benavides road provided that a desilting basin will prevent sediment to be conveyed to the public street. I believe that a solution may be worked out with the A.P.S. people but some concrete agreement must be on hand.

Another concern regards the unplatted tract of land north of De Anza Drive and east of Snowvista Blvd. which from the contours (not supplied in the report) appears to affect the lots along Ladrones St. in a progressively greater manner. The discharge in Ladrones Dr. does not indicate any contributions from this area but must be taken into consideration. I appreciated the fact that when the property to the south will be developed this

problem will be eliminated; in the meantime an interim solution must be provided.

The provisions for the R.O.W. for the channels east of Units 3 & 4 and the dike construction shown on the revised figure I b Westgate Heights Unit 3 conform with the agreements reached in our previous discussions. The implementation of these facilities will have to be discussed in an addendum to the drainage report together with the answers to the other questions raised above.

Very truly yours,

Bruno Conegliano
Asst. City Engineer-Hydrology

BC/gm

cc; Jim Smith
V.M. Kimmick
Drainage file

Drainage file

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

April 14, 1978

Meurer, Serafini, and Meurer
Carl Tebbens
2601 Wyoming Blvd.,NE
Albuquerque, New Mexico 87110

RE: Westgate Heights Units 2a & 4

Dear Carl:

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Regarding unit 4 of Westgate Heights my concurrence is somewhat restrained and limited to the proposals for the on site handling of the runoff. I find that the attention given to the offsite flows is not as comprehensive as would be desireable.

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Very truly yours,

Bruno Conegliano
Asst. City Engineer-Hydrology

BC/gm

cc; Jim Smith
V.M. Kimmick
Drainage file

ASSOCIATED INVESTMENT COMPANY OF EL PASO, TEXAS • 420 Texas Avenue

ADDRESS REPLY TO:
P. O. Box 1463, El Paso, Texas 79999
Telephone: 532-2423 Area Code 915

March 30, 1978

2727 San Pedro NE, Suite 117
P. O. Box 3189, Station D
Albuquerque, New Mexico 87190
Telephone: 881-3556

City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Attention: V. M. Kimmick
City Engineer

Re: Drainage flow improvements in
Westgate Heights Units 2, 3 & 4
Albuquerque, New Mexico

Dear Mr. Kimmick:

Enclosed herewith please find a revised drainage characteristics plan indicating the necessary improvements at the intersection of Sage Road and Snow Vista Boulevard SW. This plan calls for the rehabilitation and/or construction of a 2' high berm 5' in width around that area designated as O.S.1.

Although this property does not belong to Associated Investment Company, we have contacted the various owners and have received their permission to reconstruct these areas at our own expense. Therefore, please accept this letter as our certification that Associated Investment Company will make the necessary improvements as shown on the plat within the next 60 days.

Based upon this certification, we now request that the plat for Unit 4 of Westgage Heights be approved by the City. Thank you for your attention to this matter.

Very truly yours,

J. E. Wilson
Assistant Vice President

bf

Encl.

WESTGATE HEIGHTS UNIT 2-A
COMPREHENSIVE DRAINAGE REPORT
ALBUQUERQUE, NEW MEXICO

MEURER, SERAFINI AND MEURER, INC. *CONSULTING ENGINEERS*

2601 WYOMING BOULEVARD N.E. • SUITE F • ALBUQUERQUE, NEW MEXICO 87110 • 505/292-1936

WESTGATE HEIGHTS UNIT 2-A

COMPREHENSIVE DRAINAGE REPORT

ALBUQUERQUE, NEW MEXICO

Prepared For

Property Management Company
of New Mexico
Albuquerque, New Mexico

Prepared By

Meurer, Serafini and Meurer, Inc.
2601-F Wyoming Boulevard, N.E.
Albuquerque, New Mexico 87110
(505) 292-1936

October 1977

WESTGATE HEIGHTS, UNIT 2-A

COMPREHENSIVE DRAINAGE STUDY

TABLE OF CONTENTS

	Page No.
THE SITE	1
GENERAL SITE CHARACTERISTICS	1
DESIGN CRITERIA	2
ESTIMATED RUNOFF - UNDEVELOPED STATE	2
ESTIMATED RUNOFF - DEVELOPED STATE	3
SUMMARY OF RESULTS	4
RECOMMENDATIONS	5
SUMMARY	6

APPENDIX

COMPOSITE "C" FACTOR CALCULATIONS

LOT PONDING REQUIREMENT CALCULATIONS

RATIONAL METHOD CALCULATIONS

BIBLIOGRAPHY

EXHIBITS

FIGURE 1	VICINITY & LOCATION MAP
FIGURE 2	DEVELOPED DRAINAGE CHARACTERISTICS
FIGURE 3	TYPICAL LOT DRAINAGE

WESTGATE HEIGHTS

COMPREHENSIVE DRAINAGE STUDY

The following report with its supporting calculations and exhibits describes the drainage characteristics affecting the development of Westgate Heights, Unit 2-A. A number of recommendations regarding the design and implementation of drainage improvements are included within the text to assist the City of Albuquerque, the Albuquerque Metropolitan Arroyo Flood Control Authority, and the developer, Property Management Company of New Mexico, in the engineering design and implementation of drainage facilities such that urban planning and development can be accomplished with a minimum risk to life and property.

THE SITE

Westgate Heights, Unit 2-A, a proposed R-1 development is located within the southwest quadrant of the City of Albuquerque, east of Snow Vista Boulevard and south of Sage Road. It is bounded on the west and north by Westgate Heights, Unit 2; on the east by Westgate Heights, Unit 3; and on the south by Westgate Heights, Unit 4.

GENERAL SITE CHARACTERISTICS

The site encompasses ten acres, more or less, slopes from west to east with an average slope of 2%. The surface soils are predominantly sandy with little clay and can be considered highly absorbant with a high degree of porosity.

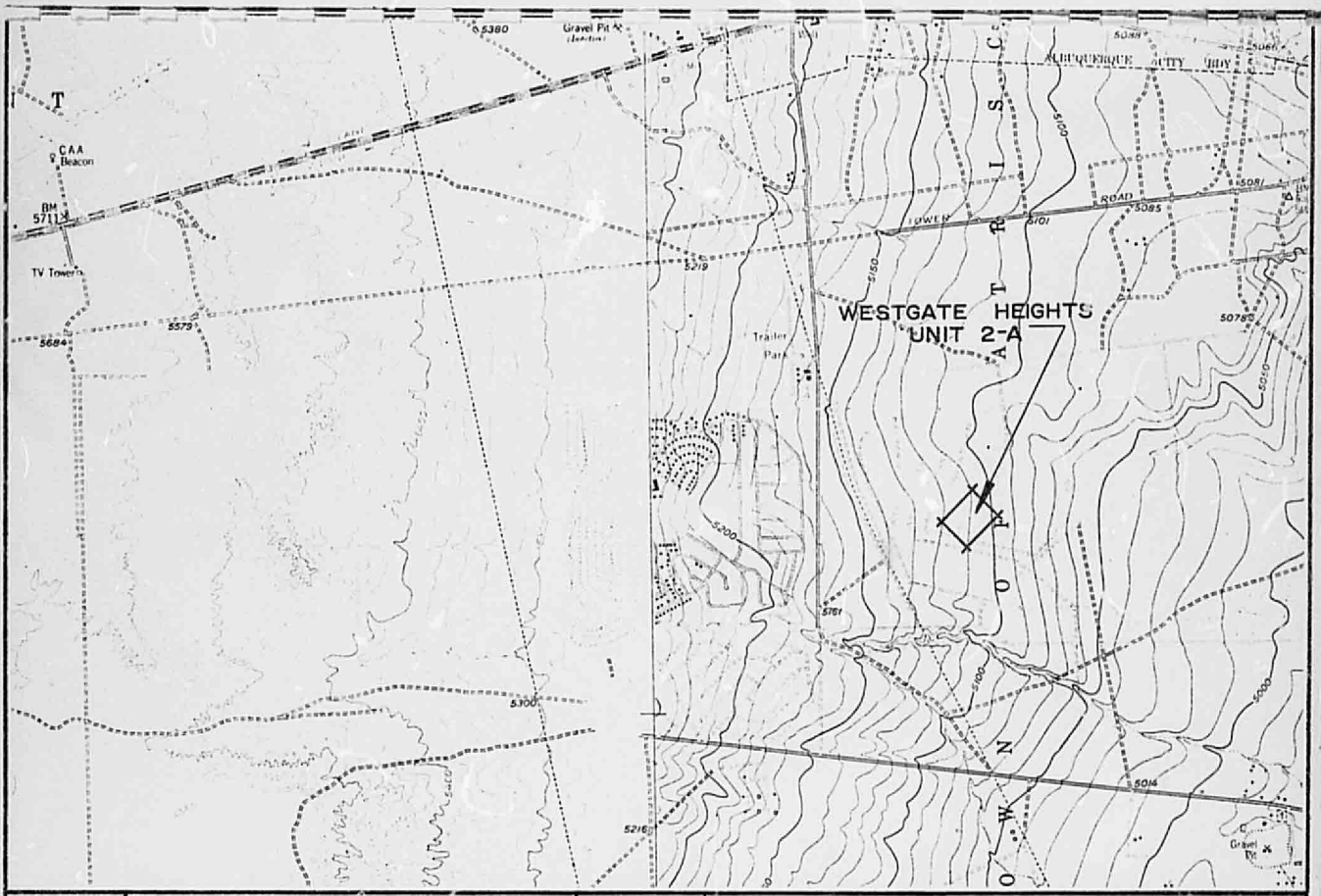


FIGURE 1

WESTGATE HEIGHTS
UNIT 2-A

VICINITY & LOCATION MAP

MEURER, SERAFINI AND MEURER, INC.

CONSULTING ENGINEERS • SURVEYORS • PLANNERS

2601 Wyoming Blvd., N.E. Albuquerque, New Mexico 87110

(505) 292-1936

DESIGN CRITERIA

In analyzing the storm runoff, the Rational Formula, $Q = C \cdot C_f \cdot I \cdot A$, was used. See Urban Storm Drainage, Criteria Manual, Vol. 1, Runoff, Section 3 "Rational Method".

Where:

Q = Runoff quantity in cubic feet/second.

A = Contributing area in acres.

C_f = Frequency Factor for Rational formula.

I = Intensity in inches/hour for a duration equal to the time of concentration (duration) measured in minutes and obtained from Figure IV, Intensity Duration Frequency Curves, Albuquerque Area 1961. (Note: Where a Time of Concentration [Tc] is less than ten minutes from Figure III, the intensity value equal to ten minutes was employed.)

C = Runoff Coefficient (No Unit). This coefficient represents the integrated effects of infiltration, detention storage, evaporation, retention, flow routing, and interception which all affect the time distribution and peak rate of runoff.

ESTIMATED RUNOFF UNDEVELOPED STATE

Drainage within the boundary of the primary drainage basin is in the form of sheet flow with general accumulation into several small arroyos. Offsite drainage from the west passes through the subdivision. The total runoff in the undeveloped site forms the basis for comparison with the flow in the developed state.

Table 1

RUNOFF IN UNDEVELOPED STATE

Elev. Diff.	Length of Flow	Tc[1].	I100 yr. In./Hr.	C[2].	Area Acres	Q CFS
14'	820	7	5.4	0.38	10	20.5
			Total Undeveloped Runoff			20.5

ESTIMATED RUNOFF DEVELOPED STATE

As development occurs, the area of impervious surfaces increases and thereby the amount of runoff also increases. To offset this increase, onsite restrictions of flows must be incorporated into the development. While this may take different forms, the most practical solution for this type of development is to utilize on-lot ponding. The contributing area to the backyard ponding includes the backyard, sideyard, and in a majority of cases, one-half the roof area due to the popularity of the pitched roof concept. The area drained to the street includes the front yard, driveway, sidewalk-parkway areas, and one-half the roof area. This approach is to satisfy AMAFCA's requirement that the runoff rate from the developed tract not exceed the runoff rate from the tract in its natural state.

1. See Appendix; Rational Method Calculations.
2. See Appendix; Composite "C" Computations.

TABLE 2

RUNOFF IN DEVELOPED STATE

Area Designation	Acreage (Ac)	I100 In./Hr.	"C"[3]	Qmax (cfs)	Q100 (cfs)
A	0.69	5.4	.69	2.57	
B	1.61	5.4	.69	5.99	
C	0.50	5.4	.69	1.3	
D	1.68	5.4	.69	6.26	
E	.70	5.4	.69	2.61	
Total	5.18	5.4	.69		19.30
COMPOSITE FLOWS					
B + D	3.29	5.4	.69		12.3

SUMMARY OF RESULTS

Total Undeveloped Runoff (See Page 3)		20.5 cfs
Developed Runoff -		
Offsite Drainage	0 cfs	
Single Family Area	19.3 cfs	
Total Developed Runoff		19.3 cfs

As shown above, the development of this project including the lot ponding will not increase the storm runoff over that occurring in the natural state. Further, offsite flows will be intercepted by and conveyed in Sonya Avenue, Benavidez Road, and 86th Street.

RECOMMENDATIONS

The following recommendations regarding the design and implementation of drainage improvements are included to assist the City of Albuquerque, AMAFCA, and the developer in the engineering design and implementation of drainage facilities.

1. Flows within the streets of the development are distributed so that Locura Road assumes the major role in conveying onsite flows. These streets should be graded at not less than 0.5% slope in order to insure adequate carrying capacity.
2. The ponding areas in each backyard shown be situated toward the rear of the yard. There should be a minimum of a five foot buffer zone between the rear property lines and the edge of the ponds to protect any walls which might be constructed. In no case should ponded waters be allowed to stand against a wall or house foundation.
3. Ponds should average 6" deep and the minimum surface area should not be less than 15% of the total area drained into the pond. See Appendix, Lot Ponding Calculations.
4. It should be noted that Sonya Avenue and Benavidez Road, although not included in the platted area, carry storm waters from areas within Units 2 and 4 of Westgate Heights Subdivision. Although the flows in Benavidez Road are minor when compared with total capacity, those of Sonya Avenue at its intersection with Reba Avenue are of significant magnitude

and it is therefore recommended that the finished floor elevation of Lots 22 through 27 should be set a minimum of 24" above the top of curb.

SUMMARY

The subject property, by utilizing backyard ponding, will contribute no more surface runoff to surrounding areas than that which existed before development.

In conclusion, the development of this site should have a beneficial effect on the drainage characteristics of this area and can be developed safely with no harm to life or property.

Prepared by:

Approved:

Carl A. Tebbens
N.M.P.E. No. 6309

CARL A. TEBBENS
STATE OF
6309
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER

APPENDIX

"RATIONAL METHOD"

COMPOSITE RUNOFF COEFFICIENTS

For the purposes of this report the runoff coefficient (C) and Frequency Factor (C_f) are combined in one factor designated (C). Each of the following determinations of composite runoff coefficients is first computed upon the basis of relative percentages of surface characteristics for the individual areas, and coefficients for 2 to 10 year frequency storms. Each is then multiplied by the Frequency Factor (C_f) of 1.25 for 100 year storms.

DEVELOPED LAND

Typical Lot Area - Westgate Heights, Unit 2-A

Gross Area		10.0 Ac.
Less: Area in Streets	1.59 Ac.	
Area in Lots		8.41 Ac.
Average Lot Area (39 Lots)		9,393 Sq.Ft.
Typical Lot Width		65 Ft.

PONDING REQUIREMENTS

Typical Lot Area:

Average Lot Area		9,393 S.F.
Less: Front & Side Yards		3,250 S.F.
Area Draining to Pond		6,143 S.F.
Roof Area	20 x 55	1,100 S.F.
Patio Area		100 S.F.
Lawn Area		4,953 S.F.

Runoff Coefficient:

Impervious Area	1200 S.F.	20% @ 0.80	0.16
Pervious Area	4943 S.F.	80% @ 0.12	0.1
			0.26

$C \times C_1 = 0.26 \times 1.25 = 0.33$

Pond Volume Requirement:

100-year 6-hour precipitation = 2.2 in.

Volume - Runoff coefficient x area x precipitation

V = 0.33 x 6143 x 0.18 = 365 cu.ft.

Depth of pond 0.50 ft. (6")

Minimum area of pond 730 sq.ft.

Pond area as a percentage of area drained = 12% - use 15%

V = 15% x 6143 sq.ft. x 0.5 ft. = 461 cu.ft.

Goldberg - Mann & Associates, Inc.
Engineers - Planners
811 Dallas St., N.E. Albuquerque, New Mexico 87110 (505) 265-5611

December 9, 1980

0-103

DEC 1980
CITY ENGINEER

Mr. Bruno Conegliano
Assistant City Engineer/Hydrology
Engineering Division
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

mg. DS
N.P.S.

Re: Truman Middle School Drainage Modifications

Dear Bruno:

I received your letter dated December 1, 1980, concerning our proposed improvements at Truman Middle School.

Attached you will find a copy of the revised drawings. On those drawings I have shown a swale at the south end of the ponding area and cobble covering the outlet pipe.

I have reviewed the site, and there is a swale along the east property line. The swale did work during the recent storm and it is approximately 18 inches deep; therefore, I feel that it will continue to function in future storms. The cause for the swale breaking during the recent storm was that the area became a lake, and the swale adjacent to the lake area was over-topped and, consequently, eroded dumping water into the resident's yard next door. I feel that with a positive outlet to the system this will help mitigate that in the future.

I have elected to continue with the PVC pipe; I feel that PVC pipe will work just as well in this application and should not be broken by the Contractor during construction. The Contractor should be experienced in this type of construction since it is done all the time.

The pond, as drawn on the plans, contains an excess of 32,000 cubic feet of storage. With the outlet this should be sufficiant to detain the flows of the storms that we expect to occur. I do agree that sedimentation could be a problem.

Ponded Lots - Westgate Heights, Unit 2

C = 0.80

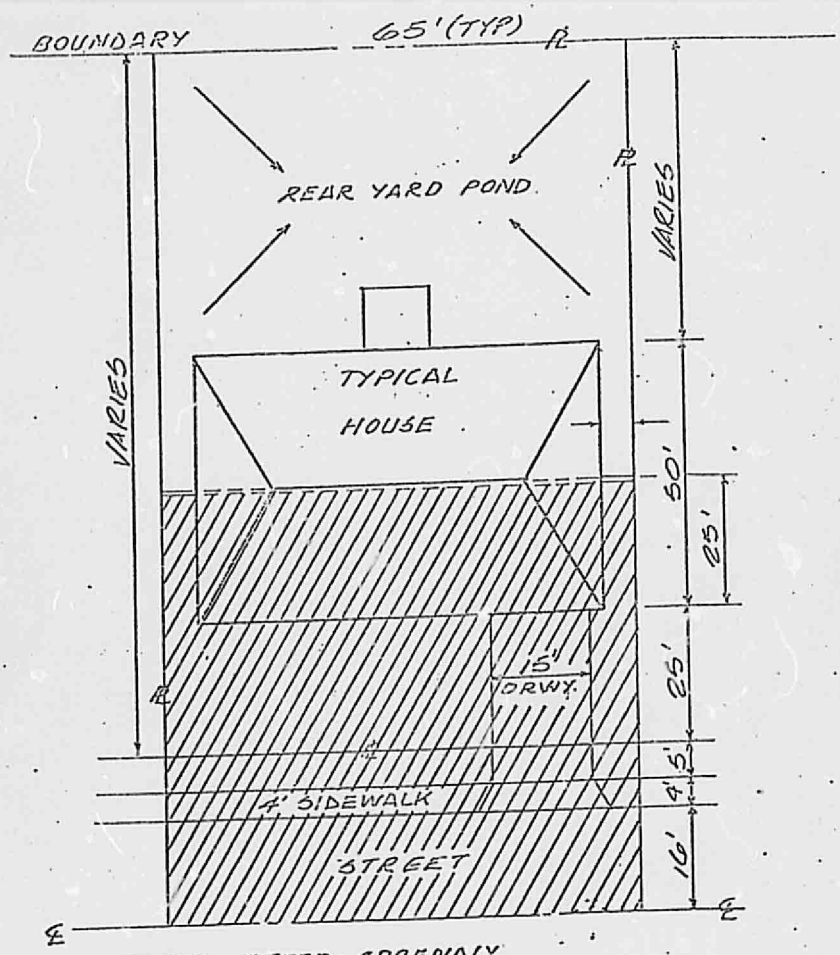
Streets & Walk Area	20x65	1,300 S.F.
Roof Area	20x55	1,100 S.F.
Driveway	30x15	450 S.F.
Total Impervious Area		2,850 S.F.

C = 0.12

Front and Side Yards	3,250 S.F.
Less Roof Area	1,100 S.F.
Less Driveway	-450 S.F.
Total Pervious Area	1,700 S.F.

Impervious Area	2,850 Sq.Ft.	63% @ 0.80	0.504
Pervious Area	1,700 Sq.Ft.	37% @ 0.12	0.044
Total Area	4,550 Sq.Ft.	100%	0.548

Composite Runoff Coefficient - $C \times C_f = 0.55 \times 1.25 = 0.69$



NOTE: REFER APPENDIX FOR CALCULATION

AREA DRAINED TO STREET

FIGURE - 3
TYPICAL LOT DRAINAGE

MURRAY-McCORMICK, INC.
ENVIRONMENTAL DESIGN
ENGINEERING·PLANNING·SURVEYING
2601 WYOMING BLVD N.E. SUITE F/ALBUQUERQUE, NEW MEXICO 87110/505-292-1936

JOB NO. _____ DATE _____
PROJECT WESTGATE HEIGHTS 2-A
SCALE _____

However, to increase the size of the pond would increase the depth of the pond, which I do not feel is appropriate on school grounds. Albuquerque Public Schools grades and shapes their school yards annually, so I feel that it would be appropriate for A.P.S. to maintain this pond annually and remove any sediment that should occur in the pond. Also, we have suggested to A.P.S. that they be aware of the swale along the east property line and maintain that in good condition so that it, hopefully, will not be over-topped by any future storms.

I feel that this letter with the attached drawing complies with your letter of December 1, 1980. Therefore, we request your formal approval so that these facilities can be constructed.

If you have any questions or comments, please do not hesitate to call. Thank you.

Yours truly,

GOLDBERG-MANN & ASSOCIATES, INC.

Thomas T. Mann, Jr., P.E.
President

TTM:pe
Enc.
xc: Vance Emory

CONCURRENCE:

Bruno Conegliano
Assistant Hydrology Engineer

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

December 1, 1980

m9-DSB

Mr. Tom Mann
Goldberg-Mann & Associates
811 Dallas Street N.E.
Albuquerque, New Mexico 87110

Ref: Proposed Improvements for Truman Middle School

Dear Tom:

I have reviewed the plan for the improvements to the Truman Middle School, and my comments are as follows:

I would appreciate receiving some information on how the sizing of the pond was arrived at, since no computations were submitted with the plan.

I am forwarding for your review, the grading plan that was submitted to the City at the time of construction of this public school. As you can see, a swale was to be provided along the periphery of the property, but I am not quite sure how well defined this swale is on the ground, or if it protects the adjacent property in a sufficient manner. Following a field inspection of the site, you may want to recommend to A.P.S. a better definition of said swale, given the size of the area contributing its flow to it.

The ponding volume provided seems large enough to take care of the problems experienced, but given the size of the bare ground to the south of the school, a substantial amount of sediment production could be experienced, which in turn would diminish the effectiveness of the ponding area. Perhaps the pond should be oversized, to accommodate the sediment generated.

It would also be my recommendation that the outlet pipe be either cast iron, or that the proposed PVC pipe be encased in concrete to prevent breakage during construction.

MUNICIPAL DEVELOPMENT DEPARTMENT
J. S. Heller, P.E., City Engineer ENGINEERING DIVISION Telephone (505) 766-7467

As I indicated over the telephone some means of protecting the inlet of the pipe should be furnished since paper cups or coke cans could end up in this outlet. This letter, therefore, is to convey the conceptual approval of the City for the proposed facility, if the concerns expressed above can be taken care of.

Very truly yours,

Bruno Conegliano
Assistant Hydrology Engineer

BC/fs

cc - R. S. Heller
File

611

Goldberg - Mann & Associates, Inc.
Engineers - Planners
811 Dallas St., N.E. Albuquerque, New Mexico 87110 (505) 265-5611

November 20, 1980

0-103

RECEIVED
NOV 24 1980
CITY ENGINEER

Mr. Richard S. Heller
City Engineer
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Truman Middle School Drainage Modifications

Dear Mr. Heller:

On October 27, 1980, we submitted a plan to the Engineering Department for correcting the drainage problems at Truman Middle School. The plan was a result of a letter received by A.P.S. from Bruno. As of this date we have not received any comments, nor have we been able to obtain comments, from the staff. Therefore, I am assuming that there are no comments by the City and that the project is approved. We will proceed with the project and inform our client that the City accepts the project as designed. *

Yours truly,

GOLDBERG-MANN & ASSOCIATES, INC.

Thomas T. Mann, Jr., P.E.
President

TTM:pe

RSH	ADM
HRO	SUR
CDS	COUN
DES	SEC
INSP	FILE
HYDRO	RETURN

Responed today
11/24 *

Goldberg - Mann & Associates, Inc.
Engineers - Planners
811 Dallas St., N.E. Albuquerque, New Mexico 87110 (505) 265-5611

October 27, 1980 0-103

Mr. Bruno Conegliano
Assistant City Engineer/Hydrology
Engineering Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Truman Middle School (Lots 2 & 3, Block 77, Westgate Addition, Unit 2)

Dear Bruno:

I received a copy of your letter to Vance Emory dated September 11, 1980, concerning the flooding of Lots 2 and 3, Block 77, Westgate Addition, Unit 2. I have visited the site and have prepared a solution to the problem. Attached please find two (2) copies of the proposed drainage modification at Truman Middle School. Please review and comment as soon as possible.

If you have any questions or comments, please do not hesitate to call. Thank you.

Yours truly,

GOLDBERG-MANN & ASSOCIATES, INC.

Thomas T. Mann, Jr., P.E.
President

TTM:pe
Enc.
xc: Vance Emory

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

September 11, 1980

Mr. Vance Emory
Maint. & Operations Supt.
Albuq. Public Schools
915 Locust St. S.E.
Albuquerque, New Mexico 87106

RE: FLOODING AT LOTS 2 and 3 BLOCK 77, WESTGATE ADDITION UNIT 2

Dear Mr. Emory:

Please find attached a copy of page M-9-Z of the Zone Atlas, showing the location of the lots referenced above, a sketch prepared by my inspector, Bernie Montoya, and some photographs taken by the owner of the residence at 1305 Sonya St. S.W. I cannot find in our records any site grading or drainage plans for the Truman Middle School, built some time in 1974 or 1975.

The conditions illustrated by the photographs are obviously unacceptable and I am asking the cooperation of A.P.S. in solving this problem. A grading plan should be prepared, showing how the water will be intercepted and diverted from these residences onto a public street. Further, in order to avoid that the runoff from the school site discharge onto the street unwanted and dangerous silt, a properly designed detention basin should be constructed.

Please advise me of your decision on this matter so that I can inform the residents of the remedies that will be provided.

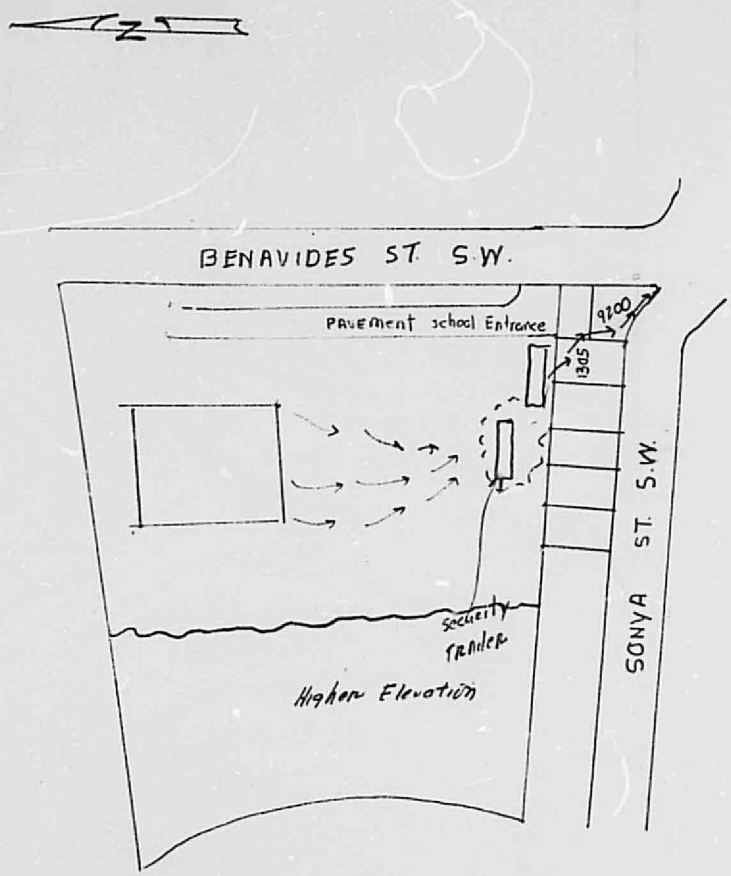
Very truly yours,

Bruno Conegliano
Asst. City Engineer-Hydrology

BC/tsl

Attachments

TOWN
OF
GRANT
SEVEN
UNIT
ATRISCO
HEIGHTS
NO.
ADDN
WESTGATE
TWO
UNIT
UNPLATTED
C-3
C-2
C-1
R-3
SU-1
WESTGATE
HEIGHTS
UNIT 1
REPLAT
SNOWVISTA
SUB'D
BLOCK 63
UNPLATTED
M-9-Z


N
BENAVIDES ST. S.W.
PAVEMENT school Entrance
9200
1305
SONYA ST. S.W.
Security Trailer
Higher Elevation

MEURER, SERAFINI AND MEURER, INC.

CONSULTING ENGINEERS • SURVEYORS • PLANNERS

2601 WYOMING BLVD., N.E., SUITE F • ALBUQUERQUE, NEW MEXICO 87110 • (505) 292-1936

July 5, 1978

Mr. Bruno Conegliano
City of Albuquerque
Water Resources Department
P. O. Box 1293
Albuquerque, New Mexico 87103

Re: Westgate Heights, Unit 4

Dear Bruno:

Attached please find the approval of the Albuquerque Public Schools to construct a siltation basin within the Truman Middle School located west of the above development. You had requested that approval be obtained for this drainage facility.

Kent Nowlin, the contractor for the Westgate development, will construct the facility when construction commences. This A.P.S. approval satisfies the drainage requirements; therefore, I would appreciate your approval signature on the construction plans.

Very truly yours,

MEURER, SERAFINI AND MEURER, INC.

Carl A. Tebbens

Carl A. Tebbens, P.E.
Vice President

CAT:dw

cc: Mr. Joe Wilson

ALBUQUERQUE PUBLIC SCHOOLS

ALBUQUERQUE, NEW MEXICO

FRANCISCO D. SANCHEZ, JR., SUPERINTENDENT
BILL McMILLIN, DIRECTOR
BUILDING PLANNING DEPARTMENT

724 MAPLE STREET, SE
P. O. BOX 25704
ZIP CODE 87125

July 3, 1978

Mr. Carl A. Tebbens, P.E.
Vice President
Meurer, Serafini and Meurer, Inc.
2601 Wyoming, N.E. - Suite F
Albuquerque, NM 87110

Re: Draniage on Truman Mid School Site

Dear Mr. Tebbens:

This letter shall serve as authority to construct the drainage facility as shown on the attached drawing.

It is stipulated, however, that APS will not be responsible for the construction and maintenance of this facility and that those constructing same will be held responsible for any damage to APS property or any adverse condition caused by this work.

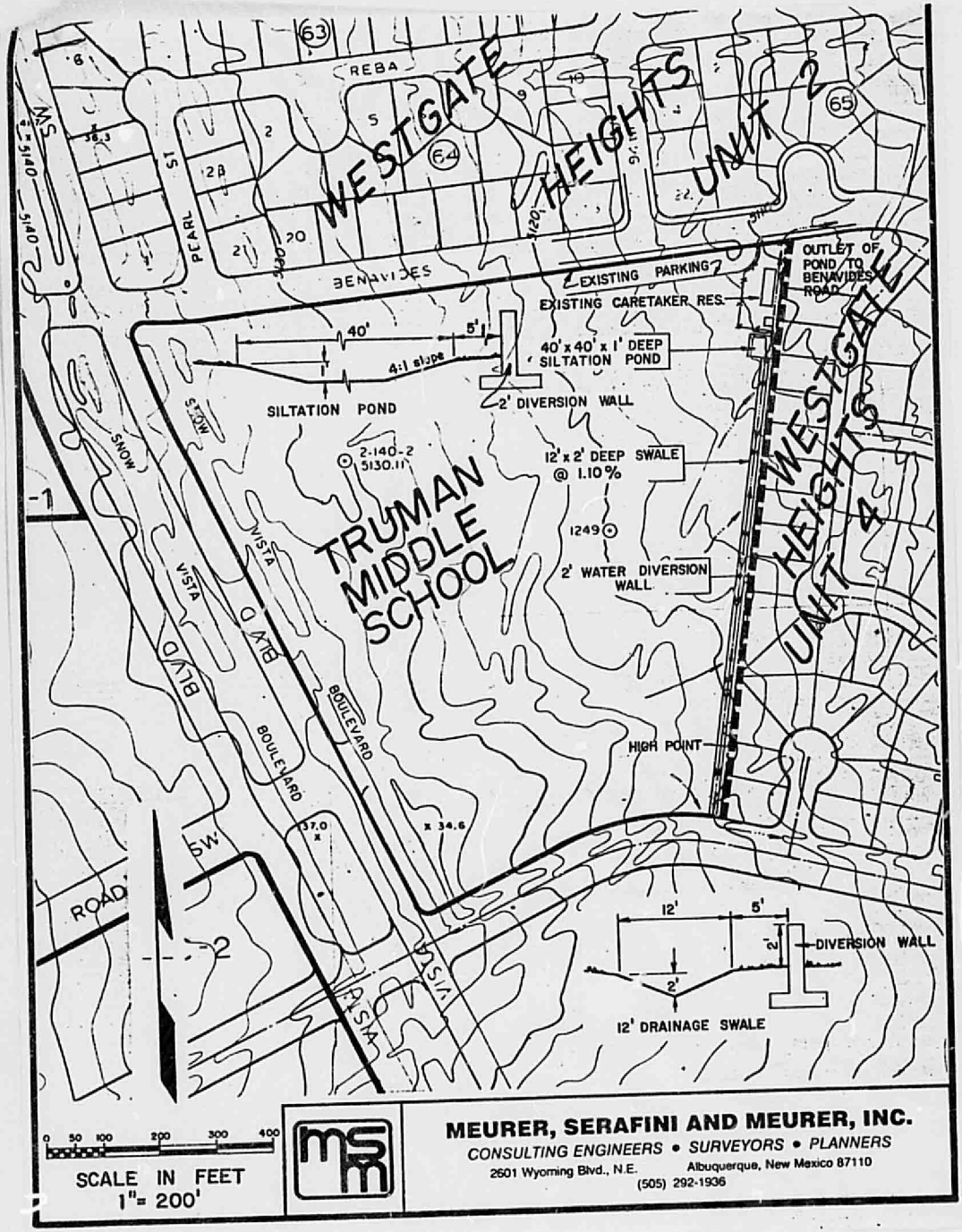
I would appreciate advance notice before any work is done on this property.

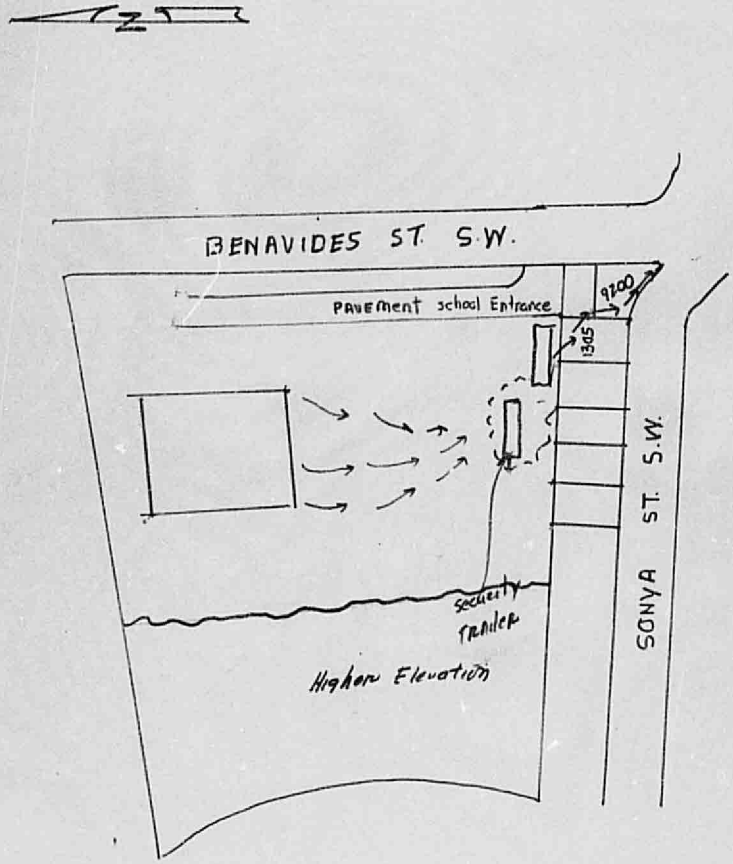
Sincerely,

Bill McMillin

Bill McMillin, Director
Building Planning Department

BMcM:js
Enclosure


WESTGATE HEIGHTS UNIT 2
WESTGATE HEIGHTS UNIT 4
TRUMAN MIDDLE SCHOOL
REBA
BENAVIDES
PEARL ST
SNOW
VISTA BLVD
BOULEVARD
ROAD
EXISTING PARKING
EXISTING CARETAKER RES.
OUTLET OF POND TO BENAVIDES ROAD
40' x 40' x 1' DEEP SILTATION POND
40'
5'
4:1 slope
SILTATION POND
2' DIVERSION WALL
12' x 2' DEEP SWALE @ 1.10%
2' WATER DIVERSION WALL
HIGH POINT
2-140-2
5130.11
1249
12'
5'
2'
DIVERSION WALL
12' DRAINAGE SWALE
0 50 100 200 300 400
SCALE IN FEET
1" = 200'
MEURER, SERAFINI AND MEURER, INC.
CONSULTING ENGINEERS • SURVEYORS • PLANNERS
2601 Wyoming Blvd., N.E.
Albuquerque, New Mexico 87110
(505) 292-1936


N
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PAVEMENT school Entrance
9200
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security trailer
Higher Elevation

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SUB'D
BLOCK 63
UNPLATTED
UNPLATTED
C-1
C-2
C-3
R-3
SU-1
DE ANZA
DRIVE
ROAD
M-9-Z