

APPLICATION FOR SIDEWALK VARIANCE

M9/02

INSTRUCTIONS

Please provide all the information requested below. Use additional sheets, if necessary. PRINT OR TYPE IN BLACK INK ONLY. Seven (7) copies of the sketch of request must be submitted with the application and, after folding, copies shall not exceed 8 1/2 x 14 inches.

NATURE OF VARIANCE REQUESTED: CHECK ALL APPLICABLE

Width _____ Placement _____ Waive Installation Requirement _____ Other (specify) Construct after building house

1. APPLICANT INFORMATION

- a. Applicant: Flora Millitt Telephone: 505-888-2277
 Mailing Address: 900 Ortega Rd Albuquerque NM Zip Code: 87114
 Applicant's Proprietary Interest in Property: Owner
- b. Agent (if any): Larry Vigil Telephone: 505-178-2277
 Mailing Address: 900 Ortega Rd Albuquerque NM Zip Code: 87114
- c. Signature of Applicant/Agent: Flora Millitt Date: 1-19-84

2. LOCATION OF REQUEST

- a. Street Address (if any): _____
- b. Legal Description of the Property:
 (1) Lot(s)/Tract(s): _____
 (2) Block: _____
 (3) Subdivision-Addition Name/MRGD Map: Country Squire
- c. Location of Property by Streets: Between Sage Rd SW & 19th St SW & Reba Ave & Blazick St
- d. Uniform Property Code: _____

3. REASON FOR REQUEST Answer the following questions (R-6-16 R.O. 1974)

- a. Is the area subject to a site development plan review as a planned unit development? Yes
- b. What are the special conditions that make it desirable not to construct sidewalks consistent with the Sidewalk Ordinance? See Attached Letter
- c. Would the sidewalk be located in an area which has historical, archeological, and/or architectural significance by the City, State or U.S. Government such that a variance is appropriate? No
- d. Is the City's right-of-way of insufficient width to permit construction of a sidewalk of standard width and placement? If yes, what is the right-of-way, width of street curb to curb, setback area and width of sidewalk? No
- e. Is there a mature tree(s) located such that a variance is desirable? If yes, describe the tree(s). No
- f. Are there any pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as water meters, fire hydrants, utility poles or manholes? If yes, please describe the obstruction(s). No
- g. Are the adjoining sidewalks non-standard as to width or location? No
- h. Would the established neighborhood character or mature landscaping on the site be damaged to such an extent that it would outweigh the public benefit of the normal sidewalk requirements. If yes, describe what the characteristics are. No

4. ATTACHMENTS: SKETCH OF REQUEST (Use separate sheet & attach seven (7) copies)

PLANNING DIVISION INTERNAL USE ONLY

Application received by: Ray King

Date: 1-19-84

Distribution:

EPC Secretary - Original/Case File
 City Engineer, Inspection
 Traffic Engineer
 Water Resources
 Planning
 Fire

MEETING DATE: 2-28-84

MAP NO. M-9

CR: S-79-53

SV-84-6

Rev. 3/83

DRB-84-155





Handwritten:
766-7422 on sidewalks

Handwritten:
Gentle...
Flora Smith
Rec. 1/15/84

10762
January 12, 1983

Mr. Larry Vigil
Larry Vigil & Son
General Contractors
906 Ortega N.W.
Albuquerque, NM 87114

Re: Country Squire Subdivision

Dear Mr. Vigil:

I have had numerous conversations with utility companies to try to get service at the above mentioned project site. I have succeeded in getting the Gas Company to install service lines within the subdivision however, PNM will not install lines until you pay them the full deposit. Mountain Bell will not install lines until PNM has installed their lines. It is to your advantage to pay this deposit. If the utility lines are not installed prior to paving, it will be necessary to make pavement cuts on at least 35 lots within the subdivision. PNM will charge you for these pavement cuts. In addition, the appearance of the subdivision will suffer. We will continue with the construction schedule as planned, regardless of whether utility lines are placed prior to paving.

In regards to the sidewalk, it is also to your advantage to get a sidewalk deferral. The sidewalk will then be constructed at building permit time. The reason for this sidewalk variance, which you must make clear to the City of Albuquerque, is that a large portion of it will have to be removed to construct driveways. It is not my responsibility to obtain a deferral. It would be to your financial advantage to accomplish this deferral immediately.

If you have any questions or comments, please do not hesitate to call. 848-3440

Handwritten:
Ray Barela w/ P.N.M.
Plans were rec. by him
on Thursday 1/12/84

Sincerely,

TOM MANN & ASSOCIATES, INC.

Handwritten signature: Steven K. Schroll
Steven K. Schroll
Project Engineer

SKS:kl
cc: Rick Roybal
Jim Hicks

Handwritten: JV-84-6/DOB-84-155

Vertical handwritten note on left margin:
\$68,804.00 3 weeks before job started.
Ray will install service in April



July 3, 1980

RECEIVED

JUL 03 1980

9-112

CITY ENGINEER

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

Re: Country Squire Subdivision

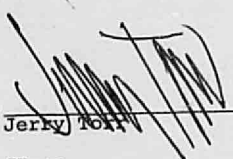
Dear Mr. Heller:

This letter is acknowledgement of my intent to provide offsite drainage facilities to protect the Country Squire subdivision. I guarantee that before any homes are occupied in the Country Squire subdivision, I will construct a water block across Sage Road in the vicinity of 98th Street. That water block will be designed by Goldberg-Mann and Associates, and the water block will be of similar relative dimensions as the existing earth dike south of Sage Road and adjacent to the Snow Vista Channel. The intent of our facilities is to divert water, coming from the west, into the Snow Vista Channel.

It is our understanding that the City of Albuquerque maintenance forces will maintain the Snow Vista Channel since it is already a City facility. It is also our understanding that AMAFCA has begun preparations for design of a channel to the west of 98th Street that will alleviate the need for the water block in the near future.

We appreciate your help and assistance in this matter. Thank you.

Yours truly,


Jerry Torr

JT:pe
xc: Goldberg-Mann & Associates, Inc.

RSH <u>BA</u>	ADM _____
HRO <u>770</u>	SUR _____
CDS _____	COUN _____
DES _____	SEC _____
INSP _____	FILE _____
HYDRO _____	RETURN _____

Important ≡

July 2, 1980

9-112

Mr. Joe Pino
Gordon Markenhoff & Associates, Inc.
302 Eighth Street, N.W.
Albuquerque, New Mexico 87102

Re: Country Aquire Subdivision

Dear Joe:

The intersection of 98th and Sage Streets is still of concern to me. Since the data that you collected was not available, we have had our field crews also pick up some data in that vicinity.

Since your client owns land that controls atleast half of the intersection of 98th and Sage, I feel that for you to properly design 98th and Sage as it affects you, you must consider the entire intersection. I feel that good engineering practice would require you to design that intersection at this time even though you are going to build it in a staged fashion. I do not see how you can design the intersection a piece at a time and have it function properly when it is totally constructed.

Therefore, I have visited with Dick Heller and have discussed my problem with him. I feel that he is in concurrence with my opinions. If your client would allow you to consider the complete design of the intersection at this time such that that design will provide flood protection on an interim basis for my project, I feel that I could convince my client to assist in the construction costs of a temporary water block in Sage Road. This water block, of course, would then be compatible with the ultimate design since we would be combining and coordinating our efforts. If it is not possible for us to coordinate our efforts, then I propose to extend the existing dike along the Snow Vista channel out and across Sage Road. We would put down temporary asphalt over that portion of the dike that is in the road. The dike would be approximately two feet high, and this design would not necessarily correspond with your plans.

REN WMS ADM _____
HRO WMS CHA _____
COS _____ COU _____
DES AK SEC _____
INSP AK FILE _____
HYDRO BC RETURN _____

Mr. Joe Pinc
July 2, 1980
Page 2

I, therefore, request that you respond to my letter within seven (7) days. If we do not receive a response, I will submit my design to the City; it is my opinion that I will receive a rapid approval. If that is the case, then you will bear an additional expense of removing and replacing whatever I construct. Therefore, I urge you to please try to work with us in a combined effort so that we can solve both our problems in an efficient and timely manner. I really do not want to build facilities that will obstruct your project and also cost you money to remove them, as well as cost me unnecessary monies to construct them. Dick Heller would be agreeable to another meeting, if necessary, between the three of us to work out the details of the design.

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

Tours truly,

GOLDBERG-MANN & ASSOCIATES, INC.

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

TTM:pe
xc: Dick Heller
Jerry Torr
Max Walker



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
David Rusk

February 28, 1980

M9-02

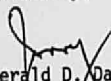
Thomas T. Mann, Jr.
Goldberg - Mann & Associates, Inc.
811 Dallas Street, N.E.
Albuquerque, New Mexico 87110

Subject: Country Squire Subdivision

Dear Mr. Mann:

This is just a short follow-up letter to let you know that the staff will be meeting with the City Attorney on Tuesday, March 4, rather than Monday. The change was made by the City Attorney staff member. We will contact you shortly thereafter to set up another meeting to try to resolve our differences.

Sincerely,


Gerald D. Davenport
GDD:pf

cc: Richard Heller - City Engineer
Bruno Conegliano - Engineer

MUNICIPAL DEVELOPMENT DEPARTMENT

Gerald D. Davenport, A.I.C.P., Director

Charles D. Wall, Deputy Director

Telephone (505) 766-5000

AN EQUAL OPPORTUNITY EMPLOYER

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE

February 22, 1980

RECEIVED

REF. NO. _____
FEB 22 1980

CITY ENGINEER

TO: Malcolm deVesty, Assistant City Attorney
FROM: Bruno Conegliano, Assistant City Engineer/Hydrology *B.C.*
SUBJECT: My Memorandum Dated 2/18/80 and Tom Mann's Letter dated 2/18/80

I think that a meeting with Mr. Heller, and Mr. Davenport, should be held at the earliest possible time, to review the questions raised by the enclosed letter.

I am also enclosing a request for legal opinion dated 7/24/79, which has not received a reply.

Please advice.

BC/lc

xc: Gerald Davenport
Richard Heller ✓

2/22
Bruno -

We must have a meeting on this next week to get it off the ground ~~pgs~~
Set it up —

RSH <i>RA</i>	ADM _____
HRO _____	SUR _____
CDS _____	CCUN _____
DES _____	SEC _____
INSP _____	FILE _____
<u>HYDRO</u>	<u>RETURN</u>

by 2/26



Goldberg - Mann & Associates, Inc.

Engineers - Planners

811 Dallas St., N.E.

Albuquerque, New Mexico 87110

(505) 265-5611

February 18, 1980

9-112

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

RECEIVED

FEB 21 1980

CITY ENGINEER

Re: Country Squire Subdivision

Dear Mr. Conegliano:

I received your letter dated January 4, 1980, concerning the Country Squire Subdivision Drainage Report.

First of all, I believe the letter was written on February 4, not January 4; I bring up this point only to reference that the letter did not lie in our office for over a month before we responded to it.

Since receiving your letter, I have personally met with you on February 14, 1980, to discuss this project. From our conversation, I believe that we can both agree that we do not have the same understanding of the meeting that you and I had with Mr. Davenport sometime in January. At the meeting with Mr. Davenport, I felt that I was very clear and very specific in indicating that we would utilize however many lots as was necessary to meet the ponding requirements imposed by Mr. Davenport. I did not specify that I would utilize five lots. Mr. Davenport did not require that I utilize five lots. The only requirement placed upon me during that meeting was that there would be a zero discharge from our subdivision as a result of development.

The Grading Plan that I submitted to you was in compliance with my understanding of the meeting between yourself, Mr. Davenport and myself. Also at that meeting, there was no stipulation as to the pond depth; therefore, I must object to your arbitrarily assigning a pond bottom elevation for my ponds. There has never been a requirement by the City on the depth of ponds other than that when the pond exceeds 18 inches in depth it will be fenced. The ponds we have designed are fenced, and they do meet the criteria that has

Mr. Bruno Conegliano
February 18, 1980
Page 2

existed in the past. If you are going to change that criteria, I request that I be formally notified by either Mr. Heller or Davenport that there is new pond depth criteria.

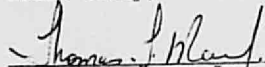
As per our discussion on February 14, 1980, we will maintain a two-foot high barrier adjacent to Sage Road. Theoretically, at this time there is a two-foot high earth berm in place along Sage Road. I do not believe that berm is in place as was specified in the drainage report done in 1978 by Muerer, Serafini & Muerer. However, we will construct that portion of the berm adjacent to our property or a concrete block retaining wall. In addition, we will construct a water block in 94th Avenue. The water block will be at least two feet high.

Also discussed during the February 14 meeting was the City's plans for construction of downstream drainage facilities. It is my understanding that the City would like to find some way to encumber the Developer of this property for future off-site construction costs that will be incurred by the City. As I expressed to you, I do not believe that arbitrarily withholding lots from development is the proper vehicle for obtaining this funding. I believe a more appropriate vehicle would be to enter into discussion with the Developer at this time, and request monies be placed escrow for future construction. Now is the time to achieve the funding for the project while you still have the ordinances necessary to prohibit development if it does not meet your needs. To try to withhold lots to force the Developer into putting up money at some future date is not the appropriate method for obtaining funding.

I request that another meeting be scheduled between the Developer, Mr. Davenport, Mr. Heller, yourself and myself at the earliest possible date to fully resolve the matter of how to pond on this subdivision. We are prepared to construct the dike as you requested and to construct ponds, but we are not prepared to withhold an arbitrary number of lots from development. Please contact me at the earliest possible date, as the resolution of this matter is of the utmost importance to the Developer.

Thank you.

Yours truly,



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

TTM:pe
xc: Richard Leonard
Gerald Davenport
Richard Heller✓
Jerry Torr

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE

February 19, 1980

REF. NO. _____

TO: Malcolm deVesty, Assistant City Attorney
FROM: Bruno Conegliano, Assist City Engineer/Hydrology *B.C.*
SUBJECT: Approval of Subdivision on the West Mesa

Two proposals for development have been submitted to the City; one by Buttrum Construction Company, and one by Jerry Torr, Architect, for properties located at the corner of Sage and 98th St.

On February 14, a meeting was held in Mr. Richard Heller's Office, with Mr. Leonard, Mr. Max Weber, representing Buttrum Construction Company, Mr. Chuck Campbell, with Gordon Herkenhoff and Associates, to review the problems pertaining to the application by Buttrum Construction Company. Purpose of the meeting was to establish whether the City would allow the development of the parcel, or whether pursuant to Section 10-A-2, of the Subdivision Ordinance, development should be withheld until drainage facilities capable of serving the Westgate area, are in place or at least under contract.

The same concern exists for the development known as County Squire, which is under design by the firm of Goldberg-Mann and Associates. The meeting was called because development in the Westgate area has occurred in the past in violation of the subdivision ordinance. In fact, no downstream facilities were in place at the time of the development, and none were planned. Due to the fact that these conditions persist today, the problem to be addressed was: under what conditions would the City allow development to occur that would comply both with the letter, and with the spirit of the ordinance? At this time, major flooding is anticipated to occur with a 100 year storm event, affecting the area around the intersection of Sage Blvd., and 98th St. (Snow Vista Blvd.) As can be seen from the attached copy of a map from the drainage study for the Westgate Subdivision, Unit 3, under existing conditions a flow in excess of 800 c.f.s., could be anticipated to move eastward along Sage Rd., and affect adversely existing residential areas east of Coors Blvd.

Therefore, the problems resulting from additional development would be:

- 1) An increased number of people would become subject to flooding, or be deprived of access to their homes as a result of a flooding occurrence;
- 2) Greater flood flows would increase the exposure of the established residential areas east of Coorse Blvd;
- 3) Allowing development without obtaining some form of contribution towards the construction of the needed facilities, would make it more difficult for the City to meet its responsibilities, in terms of the provision of the basic services.

Malcolm deVesty

2/19/80

Page 2

The solution of the problem above is contingent upon:

- 1) The selection by AMAFCA, of one of the alternatives proposed in a study recently completed by Gordon/Herkenhoff and Associates, for diversion to the Amole Arroyo, of the flood flows generated to the west of the property in question.

Mr. Rich Leonard, has indicated that after one of the suggested plans is adopted by the AMAFCA Board, and included with other projects in this year's bond election, if the plan receives voters' approval, construction of the diversionary facilities could begin in the summer of 1981.

- 2) The selection by the City of one of the alternatives proposed by Boyle Engineering, for the construction of the Amole Del Norte diversion; this project would protect the properties east of Coors Blvd., and provide a public outfall to the Westgate area. The adopted proposals would have to be adopted by the Board of Directors of AMAFCA, as well, and be submitted to public hearings before it could be implemented.

This project will have to be staged in two or three phases, given the present funding resources, but it is conceivable that construction could begin this year or early next year.

The third element of the solution is related to the capability of the City to:

- a. Suggest and accept a temporary solution for the internal drainage problems of the properties to be subdivided;
- b. Obtain a binding commitment from the developers which would allow the City to obtain an equitable contribution for the costs that will be incurred to provide the needed services.

Three alternatives options have been suggested to achieve the above:

- 1) Receive a request from the developer for inclusion of the subdivision in a storm sewer assessment district. Some questions on this approach have been voiced in the past by the City's bonding attorney, mostly pertaining to the definition of the benefits received by the properties.

Another problem with this approach is related to the fact that a good portion of the lands which will have to be served by the storm sewer systems, are not presently in the City. A considerable amount of planning will have to be performed by City staff, or by a consultant retained by the City, to define the storm sewer network needed, and the relative construction costs.

- 2) A second option which has been used by the City on other occasions, is the request of the conveyance to the City of a bond by the developer based on estimated pro-rata share of the cost of the improvements. This bond would have a pre-determined expiration date to avoid an unlimited liability for the developer. In the absence

Malcolm deVesty

1/19/80

Page 3

of even approximate cost figures, the establishment of the magnitude of the bond would have to be somewhat arbitrary and negotiated by the City Engineer with the developer.

- 3) The third option would be the dedication of a temporary easement over a portion of the land held by the developer, and conveyed to the City, which would revert to the owner at the time of construction of the required facilities. The land be reserved in this manner, would be used as a detention area, to prevent downstream impact from the development, and could subsequently be reclaimed for development purposes. Again, the amount of land reserved by the owners should be approximately equivalent in value to the cost of the anticipated improvement. A secondary, but important aspect of this type of approach, would be the willingness of the City to accept the maintenance responsibility of the land, reserved for runoff storage, until when it can be returned to the owner.

The developer has indicated his propensity to accept the third option, but our office would like to receive an opinion on the correctness of this approach, and of a suggested mechanism for its implementation.

Your advice on this matter will be appreciated.

BC/lc

cc: Gerald Davenport
Richard Heller
Laurence Frishman
Rich Leonard



Goldberg - Mann & Associates, Inc.

Engineers - Planners

811 Dallas St., N.E.

Albuquerque, New Mexico 87110

(505) 265-5611

February 18, 1980

9-112

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

M9-D2

Re: Country Squire Subdivision

Dear Mr. Conegliano:

I received your letter dated January 4, 1980, concerning the Country Squire Subdivision Drainage Report.

First of all, I believe the letter was written on February 4, not January 4; I bring up this point only to reference that the letter did not lie in our office for over a month before we responded to it.

Since receiving your letter, I have personally met with you on February 14, 1980, to discuss this project. From our conversation, I believe that we can both agree that we do not have the same understanding of the meeting that you and I had with Mr. Davenport sometime in January. At the meeting with Mr. Davenport, I felt that I was very clear and very specific in indicating that we would utilize however many lots as was necessary to meet the ponding requirements imposed by Mr. Davenport. I did not specify that I would utilize five lots. Mr. Davenport did not require that I utilize five lots. The only requirement placed upon me during that meeting was that there would be a zero discharge from our subdivision as a result of development.

The Grading Plan that I submitted to you was in compliance with my understanding of the meeting between yourself, Mr. Davenport and myself. Also at that meeting, there was no stipulation as to the pond depth; therefore, I must object to your arbitrarily assigning a pond bottom elevation for my ponds. There has never been a requirement by the City on the depth of ponds other than that when the pond exceeds 18 inches in depth it will be fenced. The ponds we have designed are fenced, and they do meet the criteria that has

Mr. Bruno Conegliano
February 18, 1980
Page 2

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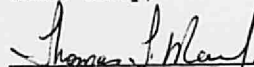
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Thank you.

Yours truly,


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

TTM:pe
cc: Richard Leonard
Gerald Davenport
Richard Heller
Jerry Torr



Goldberg - Mann & Associates, Inc.

Engineers - Planners

811 Dallas St., N.E.

Albuquerque, New Mexico 87110

(505) 767-6811

February 1, 1980

9-112

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

Re: Country Squire Drainage Report

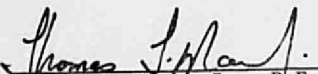
Dear Bruno:

Transmitted herewith are two (2) copies of the Country Squire
Drainage Report. Please review and comment as soon as possible.

If there are any questions, please do not hesitate to call.

Yours truly,

GOLDBERG-MANN & ASSOCIATES, INC.


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

TTM:pe
Enc. (2)

RECEIVED

FEB 01 1980

CITY ENGINEER



City of Albuquerque

P.O. BOX 1793 ALBUQUERQUE, NEW MEXICO 87103

January 4, 1980

Mr. Thomas T. Mann, President
Goldberg-Mann & Associates, Inc.
811 Dallas St. N.E.
Albuquerque, New Mexico 87110

Reference: Country Squire Subdivision

Dear Tom:

I am returning the drainage report for the referenced subdivision as unacceptable.

You are quite familiar with the requirements for the preparation of these drainage reports, and I am very disappointed by the perfunctory manner with which this report was prepared.

In our conversation with Mr. Davenport, the clear indication was given that at least five lots at the southeast corner would have to be withheld from development at this time. You have not complied with this request but have supplied a solution that preserves both a safety and a health hazard.

The drainage report is also unacceptable because it does not concern itself with the fact that the property lies in the flood hazard area, and does not indicate what provisions will be necessary to obtain removal of such designation by the Flood Insurance Administration. Further, the report does not quantify the external flows which will affect this property under conditions of full development. Please be advised that I expect to receive an inflow-outflow hydrograph to clearly indicate the expected performance of the ponding area at the southeast corner taking into account the external flows. I have previously indicated to you that an undeveloped runoff coefficient C=0.4 would not be acceptable, yet, such value was used. I will not accept a report that does not recognize the nature of the soils at this location.

Finally, please be advised that the proposed community pond elevation should be no lower than the flow line of Blaziac St. at the end of the run-down.

MUNICIPAL DEVELOPMENT DEPARTMENT

Richard S. Heller, P.E., City Engineer

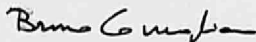
ENGINEERING DIVISION

Telephone (505) 766-7467

Thomas T. Mann, President
1/4/80
Page 2

All these concerns must be addressed properly in a thoughtful and comprehensive manner.

Very truly yours,



Bruno Conegliano
Assistant City Engineer-Hydrology

BC/lc

cc: Richard Leonard
Gerald Davenport
Richard Heller
Drainage File

CITY OF ALBUQUERQUE, NEW MEXICO
CITY ENGINEER'S OFFICE

MEMORANDUM - December 20, 1979

TO: Bruno Conegliano, Assistant City Engineer/Hydrology
FROM: H. R. Orr, Principal Assistant/City Engineer
SUBJECT: SUBDIVISION REVIEW BOARD MEETING

I attended a Subdivision Review Board meeting last Tuesday.

John Leverton had the Katherine-Nichole Addition as Agenda Item #2. He says your recommendation to reject the plat application is inappropriate because you are looking at the wrong drainage basin. The item is deferred until January 31 while Planning does a Sector Plan. Therefore, you have the opportunity to re-study this matter and modify your recommendation which should be done as soon as possible.

Second, the materials for Agenda Item #3, the Country Square Addition, includes your page of requirements most of which we have no authority or mechanism for.

Tom Mann says the approved subdivision to the West will cut off the significant water course through the Country Square and with that given, asks what you want him to do for drainage for Country Square. Your advise to him before your vacation next week would be most helpful.

HRO/tsl

cc: Richard S. Heller, City Engineer

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE

July 24, 1979

REF. NO. _____

TO: William L. Kraemer, Assistant City Attorney
FROM: Richard S. Heller, City Engineer *Richard S Heller*
SUBJECT: Request for Legal Opinion on Ponding Requirements in the Valley Area

A legal opinion is required on requirements for ponding in the Valley Area. The City Engineer's Office requested 100% retention on advice of Mr. Kimmick, City Engineer, in 1977, due to the severe flooding potential in the Valley Area. This requirement exceeds the requirements stipulated in the AMAFCA Resolution 72-2. A more restrictive requirement was extended (because the AMAFCA Resolution does not apply to the Valley Area since it is outside the area's jurisdiction of AMAFCA).

The attached memo from Mr. Orr indicates that the authority of the City Engineer's Office to stipulate more stringent requirements has been questioned. It is therefore requested that you review the existing statutes, namely, AMAFCA Resolution 72-2, the Drainage Policy Resolution 59-1976, passed by the City Council, and the Flood Hazard Zone Ordinance, 55-1976, again passed by the City Council, and define as specific legislative organization is necessary to specify requirements or whether the City Engineer's Office can under the City Police power issue such regulations.

RSH/fs

Enclosure

cc - H. R. Orr, Deputy Dir. MDD

✓ Bruno Conegliano, Asst. City Engineer-Hydrology

**DRAINAGE
REPORT
for the
COUNTRY SQUIRE
SUBDIVISION**



Goldberg - Mann & Associates, Inc.

Engineers - Planners

811 Dallas St., N.E.

Albuquerque, New Mexico 87110

REVISED
4/4/80



Goldberg - Mann & Associates, Inc.

Engineers - Planners

811 Dallas St., N.E.

Albuquerque, New Mexico 87110

(505) 265-5611

January 31, 1980

9-112

Mr. Jerry Torr
2501 San Pedro, N.E.
Albuquerque, New Mexico 87110

Re: Drainage Report for Country Squire Subdivision

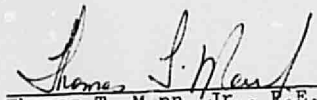
Dear Mr. Torr:

We are herewith transmitting three (3) copies of the drainage report for the Country Squire Subdivision. This report is in accordance with the requirements of the City of Albuquerque, Resolution 1972-2 and the Albuquerque Metropolitan Arroyo Flood Control Authority.

We have enjoyed working with you on this project, and look forward to future opportunities to assist you.

Yours truly,

GOLDBERG-MANN & ASSOCIATES, INC.


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

TTM:pe
Enc.

TABLE OF CONTENTS

PURPOSE AND SCOPE
LOCATION AND DESCRIPTION
DESIGN CRITERIA
EXISTING DRAINAGE CONDITIONS
PROPOSED DRAINAGE CONDITIONS
CONCLUSIONS
CALCULATIONS

LIST OF FIGURES

FIGURE 1. LOCATION MAP
FIGURE 2. FLOOD HAZARD MAP
FIGURE 3. INTENSITY DURATION FREQUENCY CURVES
FIGURE 4. GRADING PLAN

PURPOSE AND SCOPE

The purpose of this drainage plan is to establish the criteria for controlling surface runoff from a particular development in a manner that is acceptable to the City of Albuquerque and to the Albuquerque Metropolitan Arroyo Flood Control Authority.

This plan will determine the runoff resulting from a 100 year frequency storm falling on the site under existing and developed conditions.

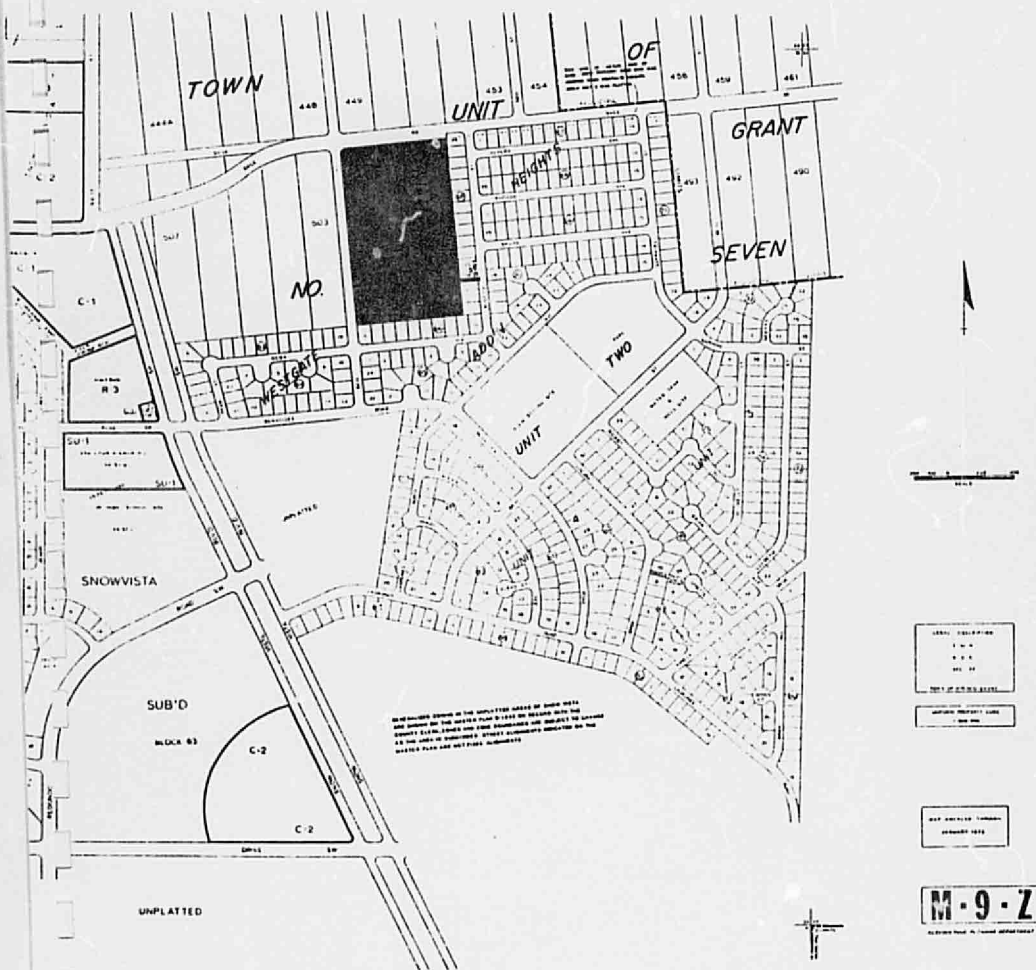
The scope of this plan is to insure that the proposed project will be protected from storm runoff and that the construction of this project will not increase the flooding potential of the adjacent properties.

LOCATION AND DESCRIPTION

Country Squire Subdivision is located within the corporate limits of the city of Albuquerque in the Southwest quadrant. The parcel is located on the south side of Sage Road, S.W. and on the east side of 94th Street, S.W. The site is bounded on two other sides by residentially developed land. The land slopes from west to east at about 2.9%. The legal description is Section 33, Township 10 North, Range 2 East.

The parcel is approximately 14.99 acres and will be developed as a single-family subdivision with 77 lots. The project site is shown in Figure 1, Location Map.

DATE
RECEIVED



LOCATION OF PARCEL

Tracts 500,
LOT NO: 501 & 502 BLOCK NO: Unit 7
SUBDIVISION: Town of Atrisco Grant
STREET ADDRESS:

CURRENT ZONING: R-1

DESIGN CRITERIA

In analyzing the storm runoff, the Rational Formula,
 $Q = CIA$ is used.

Where:

Q = Runoff quantity in cubic feet/second.

A = Contributing area in acres.

I = Intensity in inches/hour for a duration equal in minutes and obtained from Figure 2, Intensity Duration Frequency Curves, Albuquerque Area 1961. (Note: Where a Time of Concentration $[T_c]$ is less than ten minutes, the intensity value derived from a T_c of ten (10) minutes is employed.)

C = Runoff coefficient (No Units). 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.

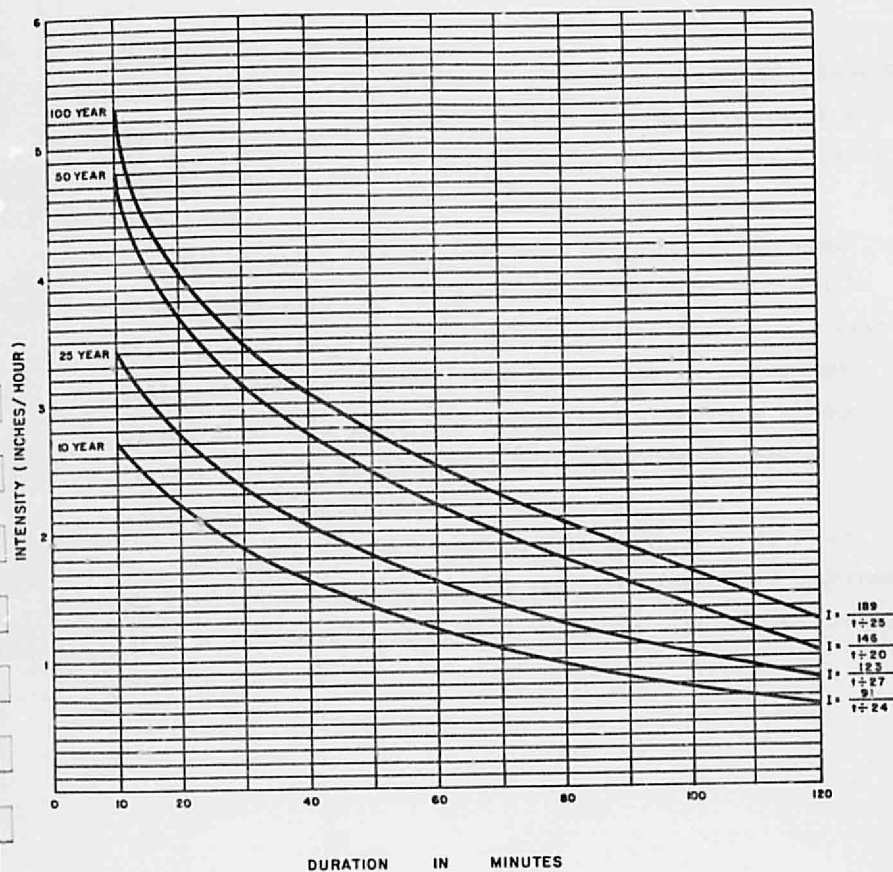


FIGURE 2

INTENSITY DURATION
FREQUENCY CURVES

EXISTING DRAINAGE CONDITIONS

The project site is shown in Figure 3, the Flood Hazard Map. The project 1) lies in a flood plain, 2) lies adjacent to a natural drainage way and 3) does not contain a drainage easement.

The existing contours are shown in Figure 4, the Grading Plan. The project site is bordered on the north and west by streets which intercept most of the offsite flows that originally entered the project. The land to the south and east of the project is lower than the project site. The arroyo through the site drains into a drainage easement through an existing subdivision.

Offsite flows are minor and will continue to decrease as upstream development changes the natural drainage patterns. However, any offsite flows that enter the site will be passed through the site.

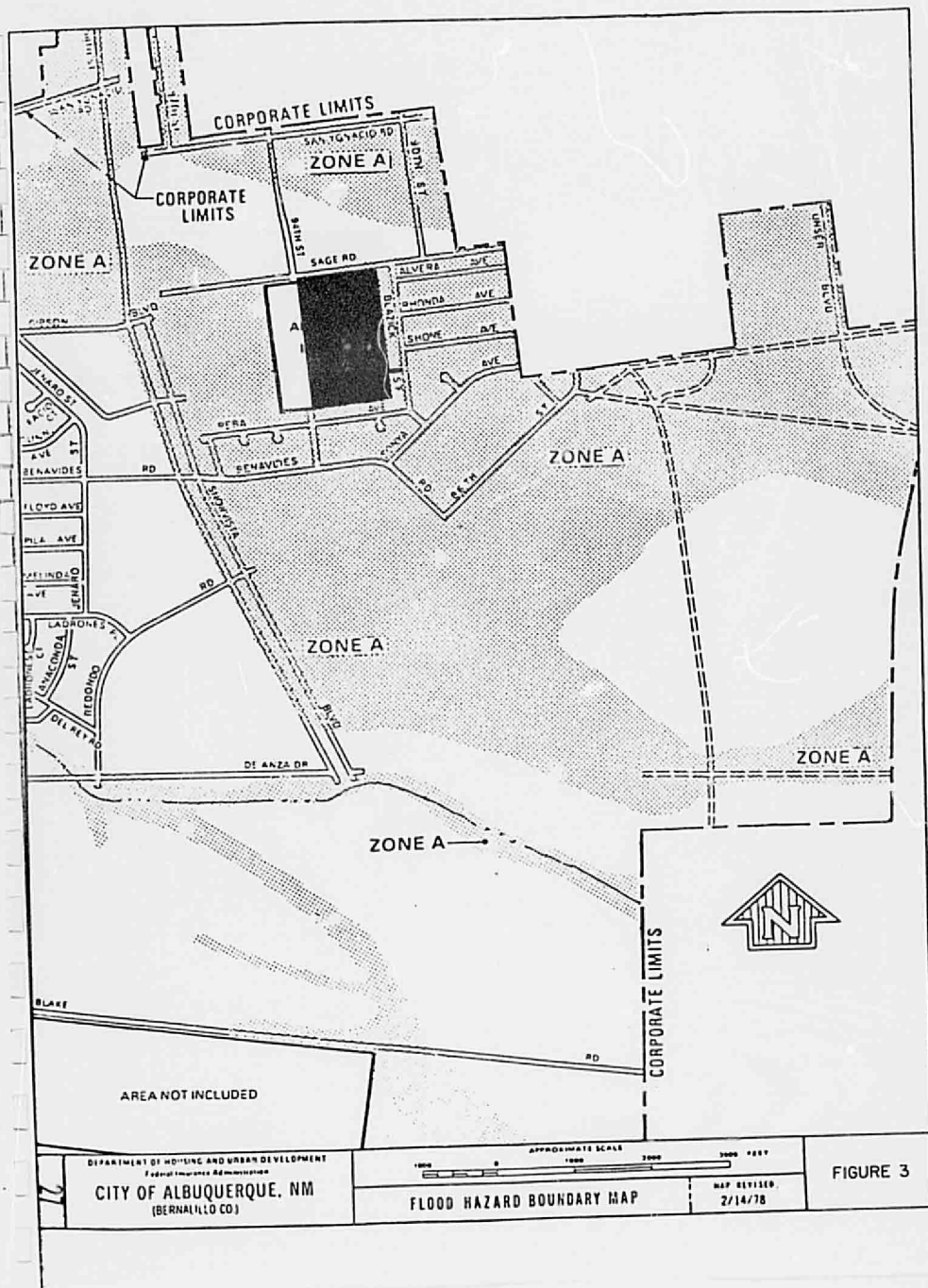


FIGURE 3

PROPOSED DRAINAGE CONDITIONS

The proposed Drainage Plan is shown in Figure 4.

Rear yard ponds will be constructed on all lots. All runoff from the house roofs and rear yards will be stored in these ponds.

The runoff from the front yards and streets will be routed to the southeast corner of the project via the streets. The runoff will be conveyed into a concrete lined drainage easement that connects 93rd Street and Blazick Street. Since the downstream facilities are not adequate at this time, a temporary pond will be constructed to retain all flows from the site. Two lots have been utilized for the pond. When the downstream facilities are complete, these two lots will be reclaimed and the drainage channel put into use. A pump will be installed in the pond to drain the pond.

94th Street has been designed to flow southward and not contribute any flow to the subdivision. Sage Road has also been designed to convey runoff away from the subdivision.

CONCLUSIONS

The following conclusions and recommendations are made for the development of the Country Squire Subdivision:

1. Allow the garage roof to drain through the front yard into the street.
2. All street runoff will be carried through a drainage easement into Blazick Street, S.W.
3. Construct back yard ponds for all lots.
4. Drain all roofs to the rear yard.
5. Drain 94th Street south into Reba Avenue, S.W.
6. Construct a temporary pond to detain runoff from entering Blazick. The ponds can be deleted upon completion of downstream facilities by the City.
7. Utilize a pump to drain the pond.

CALCULATIONS

Undeveloped State Runoff:

Area of Parcel = 14.99 acres

Length = 1,200 ft.

Slope = 2.9%

Assume Velocity = 2 f.p.s.

Time of Concentration = $\frac{1,200}{2 \times 60} = 10$ min.

Intensity = $\frac{189}{25+10} = 5.4$ inches/hr.

$Q_{100} = CIA = 0.4 \times 5.4 \times 14.99 = 32.38$ cfs.

Developed State Runoff:

Impervious Area:

Street & Sidewalk

= 2,628 (50 - 8.75)

= 108,405 s.f.

Driveway

= 400 x 77

= 30,800.0 s.f.

Roofs

= 50 x 20 x 77

= 77,000 s.f.

Total = 108,405 + 30,800 + 77,000

= 216,205 s.f.

= 4.96 acres

Pervious Area = 2,628 x 8.75 + 800 x 77

= 84,595 s.f.

= 1.94 acres

Composite 'C' Factor:

$$C = \frac{4.96 \times 0.95 + 1.94 \times 0.4}{4.96 + 1.94} = 0.80$$

Total Developed Runoff = $0.81 \times 5.4 \times (4.96 + 1.94) =$
29.81 c.f.s.

Typical Pond Volumes:

Required Yard Pond Volume = $60 \times 80 \times 0.1 = 480$ c.f.

Average Yard Pond Volume:

Required Major Pond Volume = $4.96 \times \frac{2.2}{12} \times 43,560 \times (0.95 - 0.40) =$
21,786 c.f.

Actual Pond Volume = $40 \times 20 + 26 \times 6 \times 1 \left(\frac{1}{2}\right) = 478$ c.f.

$\left(\frac{2.0+2.3}{2}\right) 1 + \left(\frac{2.3+2.65}{2}\right) 1 + \frac{2.65+2.90}{2} (0.7) = 23,643$ c.f.