M10/D2

HYDROLOGY SANTUARO SAN MARTIN PORRES EIGHT PLANS

M 10/D2

SANTUARO SAN MARTIN
DE PORRES

8 PLANS

MEURER, SERAFINI AND MEURER, INC.
CONSULTING ENGINEERS • SURVEYORS • PLANNERS
2601 WYOMING BLVD., N.E., SUITE F • ALBUQUERQUE, NEW MEXICO 87112 • (505) 292-1936

December 24, 1980

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

Re: Ladrones Road Drainage, Westgate Heights, Unit 4.

Dear Dick,

Transmitted herewith are the calculations and a proposed swale section for the above mentioned location.

We have sized the section to carry the developed flows from Unit 4 plus the expected contribution of the undeveloped area South of that unit. One foot of free board has been provided.

If there are any questions, please feel free to contact me.

Sincerely,

MEURER, SERAFINI AND MEURER, INC.

Jim Leymon

Jim Leymon

JL:de

Enclosures

Bruno — This is for the church. It needs immediate attention. Either you or Fred — RSH 12/29/80

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

LRP

CASTILLO PRESTON LTD
Architects/Engineers/Planners

20 First Plaza, Suite 333
Albuquerque, New Mexico 87102
505-842-0755

August 19, 1980

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

RECEIVED
AUG 21 1980
CITY ENGINEER

Dear Mr. Conegliano:

Enclosed are two (2) copies of the "Drainage Report for the San Martin de Porres Church" by Thomas J. Wellems, P. E., and two (2) copies of the referenced Plot Plan, page 2-3; both as requested by you.

Kindly take appropriate action.

Very truly yours,
CASTILLO PRESTON LTD.

John R. Suydam

John R. Suydam
Architect

JRS:pad

Enclosure

DRAINAGE REPORT FOR THE SAN MARTIN de PORRES CHURCH

The entire site is being regraded to accomodate the church construction and subsequent functions of the church. The grade presently slopes from west to east generally uniformly. The grade changes will cause most of the excess runoff to flow to the extreme east end of the site, where 10,800 c.f. of storage is provided, including a 300' x 40' x ½' (Ave) storage site along the south side of the site.

Some of the drainage is also being accomodated in a storage area in the NW corner of the property, where more than 7200 c.f. of storage is proposed. The total anticipated excess runoff during the 100-year-rain is 9600 c.f.

This construction project will result in practically no drainage from this site to adjacent properties, even during the 100-year-rain. Some additional storage is provided in the parking lot planter areas, which will contain some of the runoff. These areas are not included in the runoff calculations.

CALCULATIONS

The proposed paved area is a segment of a semi-circle of outside radius 235' and inside radius 100'.

$$A = \frac{\pi\, 235^2}{2} - \frac{\pi\, 100^2}{2} = 71000 \text{ sf}$$

The proposed building area is a semi-circle of radius 80'.

$$A = \frac{\pi\, 80^2}{2} = 10000 \text{ sf}$$

TOTAL 81000 sf

From the June,1967 100-year 6-hour precipitation map, 2.2" of rain is the design 6-hour precipitation for this site.

Rational formula $Q = A \cdot c\, i$ $\quad i = \frac{2.2''}{6\,hr} = 0.367''/hr$

c is the coefficient of runoff

For medium to fine grained, slightly silty to silty sand (from soils report), c varies from 0.1 to 0.4 (light vegetation)--use 0.25, the average value.

c is from Seelye's C.E. Design Data book. $Q = \frac{81000}{43560} \times 0.25 \times 0.367 = 0.171$ PRESENT RUNOFF

Runoff coefficient for the building and paved area is 0.9.

$Q = \frac{81000}{43560} \times 0.9 \times 0.367 = 0.614$ FUTURE RUNOFF — 13000 c.f. TOTAL FUTURE

-0.171

0.443 DIFFERENCE

0.443 cf/sec $\times 3600$ sec/hr $\times 6$ hr $= 9600$ c.f. STORAGE REQUIRED

There is no significant flow from the adjacent lands. The proposed new construction will not cause changes to adjacent runoff conditions. Drainage now is from west to east and generally will be similar after construction. The present offsite drainage touches on the southwest corner of the site, but under a current drainage plan, the offsite flow will be carried in the street around the south side of the property.

$80 \times 30 \times 1 = 2400$
$80 \times 30 \times 1 = 2400$
$30 \times 40 \times 1/2 = 6000$
$10,800$

N W CORNER $90 \times 80 \times 1 = 7200$ c.f.

10800 c.f. of storage will be provided in the east corner and along the south side of the site. 7200 c.f. of storage will be provided in the NW corner of the site, providing approximately 18000 c.f. of storage where sandy soils will permit rapid percolation to dispose of the runoff into the underlying strata. Additionally, planter areas in the parking lot will contain some of the runoff. These areas are not included in the calculations.

A plot plan showing the drainage features is a part of the construction drawings.

Thomas J. Wellens
Thomas J. Wellens, P.E.

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
3083
THOMAS J. WELLENS

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

June 18, 1980

Mr. Joe Fulmer
Mortgage Investment Co. of El Paso
P.O. Box 3189, Station D
Albuquerque, New Mexico 87110

Dear Mr. Fulmer:

Mr. John R. Suydam with the firm of Castillo Preston Ltd. has contacted my office to obtain signature on a site development plan. In the process, I have found that a summary plat for a parcel of land East of the Southeast end of Westgate Heights Unit 4 has been approved without legal access. Even though the Master Plan for Westgate Heights was approved (Zoning Action S-1082) substantial changes have occurred and a study indicating both current planning thinking, and the method of handling the runoff must be supplied. The biggest item of concern pertains to the fact that, as noted in the AMAFCA comments pertaining to Zoning Action 79-137; the parcel sold to the Archdiocese is subject to flooding. Without a method to collect the surface waters from Camino de San Martin Dr. and their safe disposition to an adequate facility, the City will not be able to grant access to this parcel. I am, therefore, requesting that a meeting be called with Mr. R. S. Heller and Richard Leonard to review this matter and hopefully provide an adequate resolution.

Sincerely,

Bruno Conegliano
Asst. City Engineer-Hydrology

BC/tsl
Dr. File
cc: Rick Leonard, AMAFCA
R. S. Heller, City Engineer
Mr. John R. Suydam, Castillo Preston Ltd.

AGENDA ITEM NO. 11

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

ENVIRONMENTAL PLANNING COMMISSION
November 15, 1979
Z-79-137

Z-79-137 Archdiocese of Santa Fe requests a change of zone from R-1 to SU-1 (Special Use for a Church and Related Facilities) for an unplatted parcel of land located on the east side of Ladrones Road S.W., approximately 1600 feet east of the intersection of Snow Vista Boulevard and De Anza Drive S.W., containing approximately 4.5 acres. (M-9/10)

COMMENTS FROM OTHER DEPARTMENTS, 11-15-79:

Traffic Engineer:	"Because of the curvature on De Anza, the proposed landscaped berm could create visibility restrictions for traffic exiting from the driveways. See Transportation Dept. comments regarding right-of-way dedications."
Transportation:	"Dedication of right-of-way for all three adjacent streets (including 43 ft. to the centerline of De Anza Drive which is designated as a minor arterial street on the approved Long Range Major Street Plan) should be a condition of approval."
Water Resources:	Water - "In order that adequate water service and/or fire protection can be provided, waterline extensions at the developer's expense will be required. Design must be coordinated with the Engineering Division of the Water Resources Department. Service to this tract can be made possible by waterline extensions; however, the developer is advised that static water pressure may exceed 100 psig. The Water Resources Department recommends that the developer provide in its design precautions for protection of the integrity of the private plumbing system against high water pressure and extreme pressures due to occasional surges. Such precautions are the entire responsibility and expense of the developer." Sanitary Sewer - "Our records indicate the existence of a major sanitary sewer interceptor which crosses this tract. An unobstructed fifty foot easement centered about this sewerline will be required. Developer must field verify the location of this sewer line. Design must be coordinated with the Engineering Division of the Water Resources Department."
Fire Dept.:	"Comply with Fire Code - Ordinance No. 50-1975. Provide required flow and hydrant distribution."
Environmental Health:	"No adverse comments. Top Soil Disturbance Permit required."
City Engineer:	"Require a drainage study prior to approval of development plan and building plans.
APS:	"No adverse comments."
COG:	"This property is located within the Gibson West Corridor delineated on the Long Range Major Street Plan. Of significance, however, is a proposed east-west minor arterial connecting Snow Vista Boulevard with Unser Boulevard and which is an extension of De Anza Drive. The location of this proposed church is in the vicinity of that De Anza alignment, although such an alignment is not fixed at this time."
AMAFCA:	"The tract is in the Flood Hazard Area as shown on the Flood Hazard Boundary Map 27 dated 2-14-78. A drainage report will be required prior to development."
Parks & Recreation:	"No adverse comment."
Zoning Enforcement:	" " "
City Real Estate Officer:	" " "
Refuse Removal Division:	no reply received

PLANNING DIVISION COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION, 11-15-79:

The applicant is requesting a zone change from R-1 to SU-1 for a church and approval of the church's site development plan. The property is located .3 mile south of Sage Road and .5 mile east of 98th Street/Snow Vista Boulevard. This 4.5 acre tract and all surrounding property is undeveloped. The Westgate Heights Master Plan encompasses this and all surrounding parcels.

Zone Change Request

The proposed zoning is consistent with the health, safety, and general welfare of the City in that it is a reasonable use, located in accordance with an approved private master plan for this area.

The applicant is requesting the change from the R-1 zone so that the uses established in the Westgate Heights Master Plan may develop.

The property is located in the Developing Urban Area of the Comprehensive Plan and the Westgate Heights Master Plan. The request conforms with both plans. The master plan indicates that the adjacent property should be developed as single-family residential.

PLANNING DIVISION COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION, 11-15-79: (cont'd)

The existing zoning is inappropriate because a different use category is more advantageous to the community as articulated in the master plan.

The permissive uses of the request would not have any harmful effects to adjacent property or to the community.

The request would not require major unprogrammed capital expenditures.

Economic considerations were not a determining factor in the request.

The request is technically spot zoning; however, it is allowable in that it will clearly facilitate the realization of the area's development plan.

Site Development Plan

The plan should be commended for good landscaping, for breaking up a potentially expansive parking lot, and for relating the use to future adjacent development. However, sidewalks and shade trees should be provided along all streets in accordance with the Sidewalk and Landscape Ordinances.

FINDINGS:
1. The requested zone change conforms to all City plans and policies.
2. The submitted site plan is adequate with the addition of sidewalks and shade trees along all streets in accord with the Sidewalk and Landscape Ordinance.
3. The comments and requirements of all other agencies should be followed.

RECOMMENDATION: APPROVAL OF Z-79-137 AND ITS PROPOSED SITE PLAN IS RECOMMENDED SUBJECT TO FINDINGS 2 and 3 ABOVE.

Charles Johnston, Planner

CH:jd

cc: Archdiocese of Santa Fe, 202 Morningside SE; 87108 Attention: Emiliano Sáiz

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

WESTGATE HEIGHTS - TRACT A

6-18-80	Letter from BC to Mortgage Investment Co. of El Paso, Re: Requesting meeting - parcel sold to Archdiocese is subject to flooding..
8-19-80	Letter from Castillo Preston Ltd. - enclosing Drainage Report for San Martin de Porres Chuech.
12-24-80	Letter from Meurer, Serafini, etc. Re: Ladrones Road Drainage, Unit 4
	Grant of Easement for Temporary Drainage Right-of-Way (unsigned copy)
1-19-81	Interoffice Memo from BC to Richard Heller Re: Santuario de San Martin de Porres. Approval of Site Development Plan in Compliance with the Requirements associated with the SU-1 Designation.
1-26-81	Memo of Meeting re the above. Bldg. Permit Application,... "Disapproval for Drainage, 12-23-80" by Plan Check Section
1-26-81	Letter from Castillo Preston Ltd. ("Send two more copies of Drain. Report..")
1-27-81	List of items not included with Drainage Report (map, drawings, etc.) From FJA
1-27-81	Letter from Mortgage Investment Co. re: Street Dedication - Archdiocese Tract, Westgate Area.
1-28-81	Letter of Transmittal, from Castillo Preston, Re: Santuario de San Martin de Porres.
2-4-81	Letter to Castillo Preston from BC. Re: (continued construction ...)

Camino San Martin -

Meeting w/ Joe Fulmer a

Archdiocese - when

ATRISCO VILLAGE JT

R.O.W - 150 ft

Alignment towards old mine

Amafu has earth work for Delgado?

My opinion - Obtain for Sandia Prep & Lowe Court

on triangle track East of Delgado

DRAINAGE REPORT FOR THE SAN MARTIN de PORRES CHURCH

The entire site is being regraded to accomodate the church construction and subsequent functions of the church. The grade presently slopes from west to east generally uniformly. The grade changes will cause most of the excess runoff to flow to the extreme east end of the site, where 10,800 c.f. of storage is provided, including a 300' x 40' x ½' (Ave) storage site along the south side of the site.

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This construction project will result in practically no drainage from this site to adjacent properties, even during the 100-year-rain. Some additional storage is provided in the parking lot planter areas, which will contain some of the runoff. These areas are not included in the runoff calculations.

CALCULATIONS

The proposed paved area is a segment of a semi-circle of outside radius 235' and inside radius 100'.

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TOTAL 81000 sf

From the June, 1967 100-year 6-hour precipitation map, 2.2" of rain is the design 6-hour precipitation for this site.

Rational formula $Q = A \cdot c \cdot i$ $\quad i = \frac{2.2''}{6\,hr} = 0.367''/hr$

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For medium to fine grained, slightly silty to silty sand (from soils report), c varies from 0.1 to 0.4 (light vegetation)--use 0.25, the average value.

REGISTERED PROFESSIONAL ENGINEER STATE OF NEW MEXICO 3083 THOMAS J.

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A plot plan showing the drainage features is a part of the construction drawings.

Thomas J. Wellems
Thomas J. Wellems, P.E.

REGISTERED PROFESSIONAL ENGINEER
STATE OF
3083
NEW MEXICO
THOMAS J. WELLEMS

1-27-81

To: Bruno
From: FJA
Subject: Comments on San Martin De Porres Church Drainage Report

The following items are not included with the Drainage Report or grading plan:

1) A vicinity map.
2) The existing grades.
3) The datum.
4) The proposed street grades for Camino San Martin.
5) The direction of roof drawage including canales, gutters, and downspouts.
6) The contributory drainage areas outlined, including roof areas.
7) The curb + sidewalk spot elevations.
8) The flow lines with arrows and spot elevations for confirmation
9) The calculations showing developed and undeveloped volumetric flow rates for the entire site.
10) The detailed computations of the pond volume
11) The safety protection required for ponds greater than 18" in depth.
12) The pond volumes balanced with the areas contributing to the pond
13) An adequate discussion of offsite flows. This discussion should include the following:
    A) Contributing drainage area outlined on an ortho-topo map.
    B) The peak Q that can be generated from this D. Basin
    C) The proposed scheme on how offsite flows will be handled.

SUBJECT: SAN MARTIN DE PORRES DRAINAGE REPORT 1-27-81

14) EROSION PROTECTION WHERE STORM RUNOFF ENTERS PROPOSED POLDS.

15) THE SOILS REPORT.

CASTILLO PRESTON LTD
Architects/Engineers/Planners
20 First Plaza, Suite 333
Albuquerque, New Mexico 87102
505-842-0755

M10-D2
LR

January 28, 1981

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

RECEIVED
JAN 29 1981
CITY ENGINEER

RE: Santuario de San Martin de Porres

Dear Bruno:

Enclosed are prints of the proposed drainage ditch extending south of Camino San Martin. Kindly review and give us your comments.

When approved, this drawing (with revisions, if required) will be added to the sets of drawings submitted to the City for a Building Permit.

The church is anxious to receive the Permit so that work will not be delayed; any special attention you can give will be appreciated.

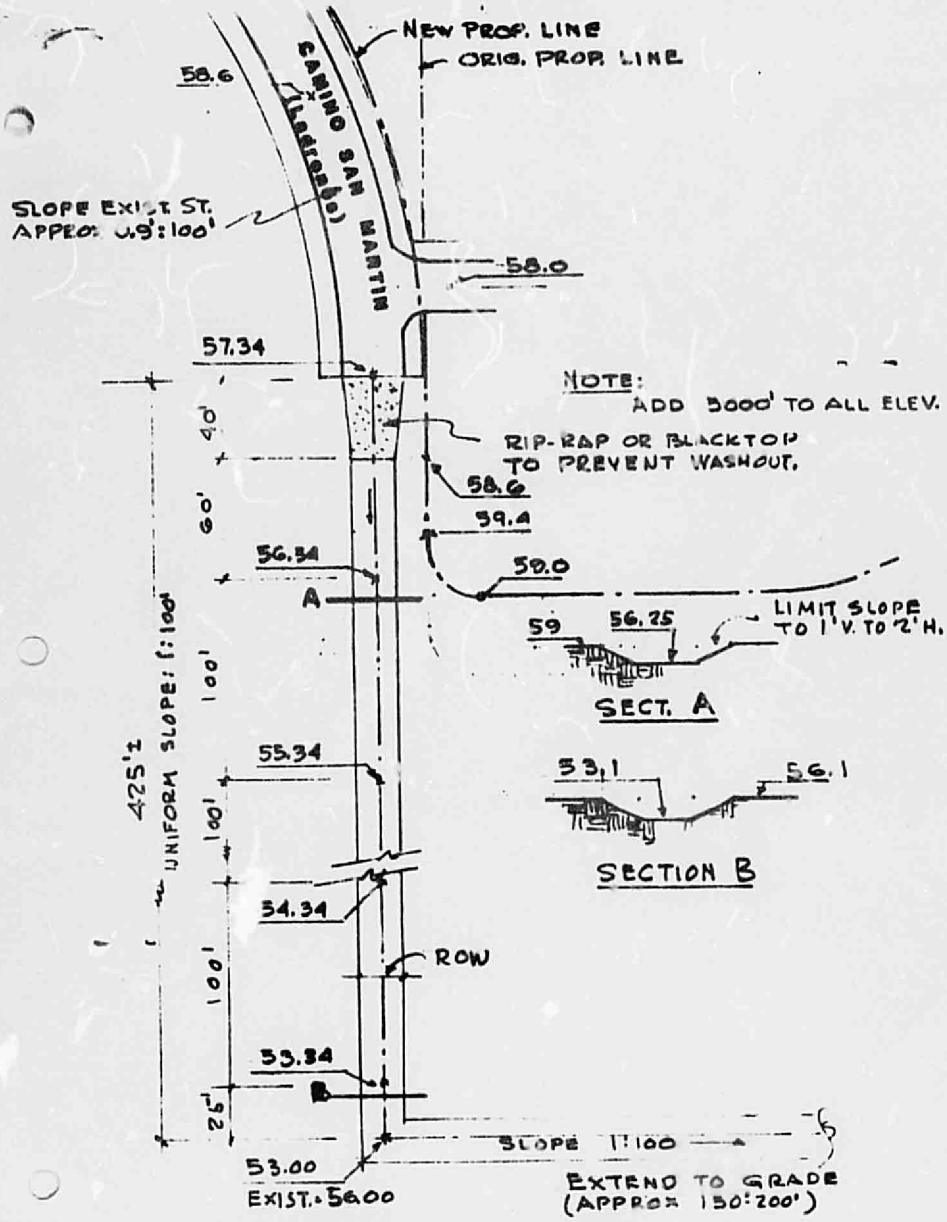
Very truly yours,
CASTILLO PRESTON LTD.

John R. Suydam

John R. Suydam

JRS:sc
Encl.

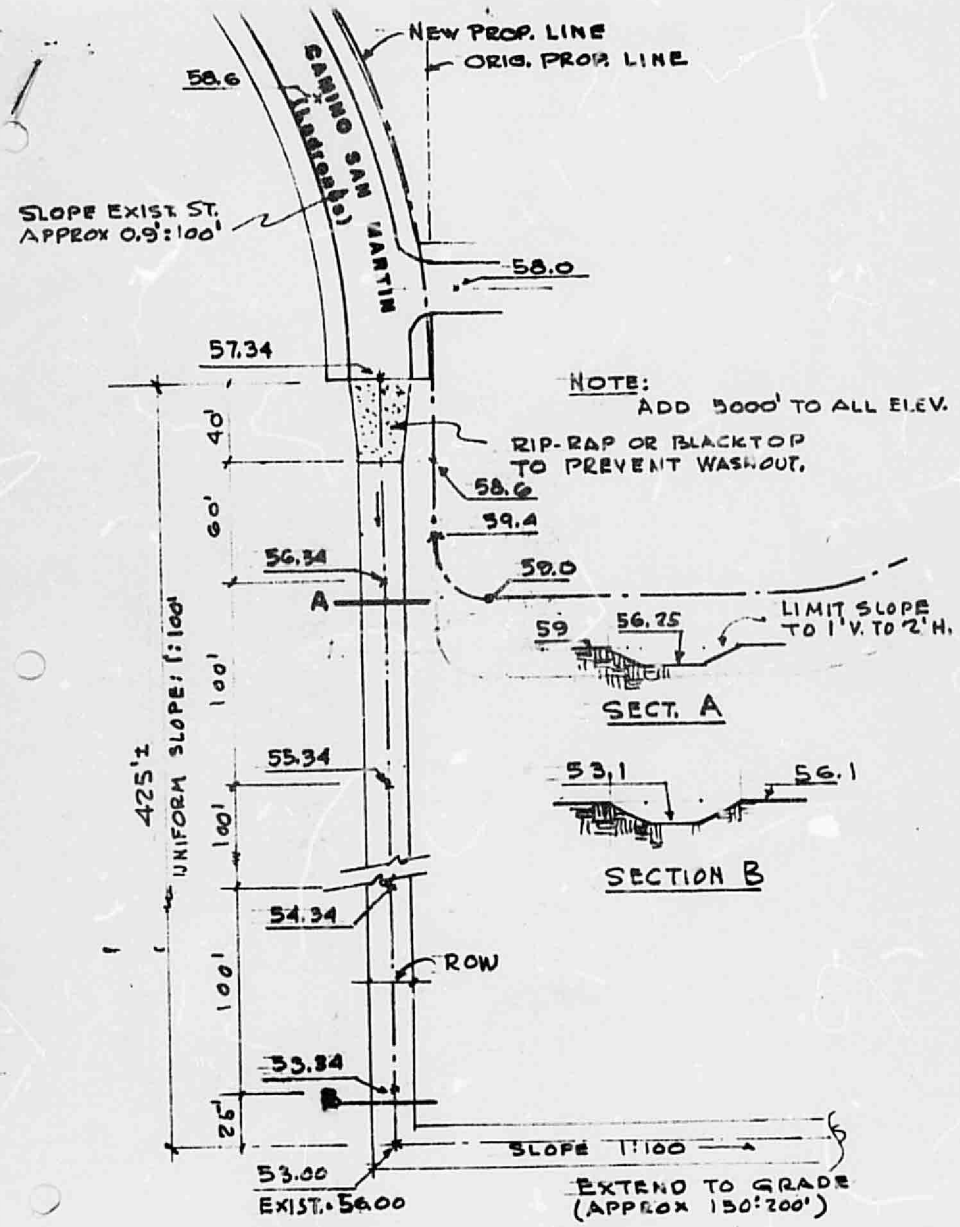
cc: Father Kirsch



TEMPORARY DRAINAGE

1" = 60'

1·28·81
SUYDAM



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1·28·81
SUYDAM

LRF

CASTILLO PRESTON LTD
Architects/Engineers/Planners

20 First Plaza, Suite 333
Albuquerque, New Mexico 87102
505-842-0755

M10-D2

August 19, 1980

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

RECEIVED
AUG 21 1980
CITY ENGINEER

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Kindly take appropriate action.

Very truly yours,
CASTILLO PRESTON LTD.

John R. Suydam
Architect

JRS:pad

Enclosure

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

June 18, 1980

Mr. Joe Fulmer
Mortgage Investment Co. of El Paso
P.O. Box 3189, Station D
Albuquerque, New Mexico 87110

Dear Mr. Fulmer:

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Sincerely,

Bruno Conegliano
Asst. City Engineer-Hydrology

BC/tsl

cc: Rick Leonard, AMAFCA
R. S. Heller, City Engineer
Mr. John R. Suydam, Castillo Preston Ltd.

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE January 19, 1981 REF. NO._____

TO: Richard Heller, City Engineer

FROM: Bruno Conegliano, Assistant Hydrology Engineer B.C.

SUBJECT: The "Santuario de San Martin de Porres"
Approval of the Site Development Plan in Compliance with the Requirements associated with the SU-1 Designation

In the zoning action, which established the SU-1 designation for the 4.5 acre tract of land to be developed as a Church, a number of stipulations were given. Most notably the resolution of the drainage problems and the provision of adequate access to the parcel. (See attached zoning action). To this date I haven't received a reply that I can consider satisfactory, to my letter dated July 18, 1980 to Mr. Joe Fullmer. There are two primary concerns pertaining to drainage:

1. What happens to the runoff intercepted by Camino de San Martin Dr.?

2. What happens to the runoff generated by the proposed extension of DeAnza Dr. to the south of the sanctuary, and by the other road northeast of this site?

As you were able to see during our field inspection this morning, all the water intercepted by Camino de San Martin Dr. is discharged into a sump at the southern end of this public road, with possible liability questions. You have seen the sketch submitted by the consulting firm of MSM, which gives no idea on either how or when drainage improvements are going to be performed. It is apparently the intent of the engineer to discharge the runoff into the dedicated drainage easement running east and west, at the southern end of Camino de San Martin Dr.

Today, that easement does not terminate in any public facility, rather we just have another case of "temporary" permanent solution. The other question pertains to the drainage of the streets surrounding the sanctuary; these streets, may perhaps be included in a paving district, but drainage provisions are at this time unavailable. I want further to note that my office does not have yet a drainage report for this parcel or a grading plan, consistent with the requirements of the Subdivision and Zoning Ordinances or with the enclosed stipulations of the planning actions.

Please advise on how you want me to proceed.

BC/fs
cc - Jim Leyman
Joe Fullmer
Preston Castillo
Drainage File

MEMORANDUM OF MEETING

RECEIVED
JAN 28 1981
CITY ENGINEER

DATE: January 26, 1981

SUBJECT: Santuario de San Martin de Porres
Building Permit Application
"Disapproval for Drainage, 12-23-80" by
Plan Check Section

PLACE: Office of Richard S. Heller, City Engineer

After a discussion of various topics concerning the November 15, 1979 Environmental Planning Commission Agenda Item 11, made before the church property was re-zoned from R-1 to SU-1, it was agreed that the Plans would be approved for drainage on two conditions:

1. Resubmittal of Engineer Thomas J. Wellems, August, 1980, Drainage Report to Bruno Conegliano; and

2. The submission of a drawing showing elevations and profiles for a drainage ditch from the end of Camino San Martin, extending southerly about 400 feet.

It was further agreed that dedication of the rights-of-way for the surrounding streets would not be required for the granting of the Building Permit, but that such dedication would be required before issuing an Occupancy Permit.

Submitted: John R. Suyam

RSH RSA
BRD
GDS
DES
INSP
HYDR RC
ADM
SUR
COUN
SEC
FILE
RETURN

I am not quite in concurrence w/ summary for my item
2/4/81 B.C.

Priority treatment this time around. Lets not let it fall through the cracks RSA

CASTILLO PRESTON LTD
Architects Engineers Planners
[illegible] Plaza, Suite 111
Albuquerque, New Mexico 87102
505 842 0755

Jan 26, 1981
~~August 19,~~ 1980 J.S.

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

Dear Mr. Conegliano: mor

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Kindly take appropriate action.

Very truly yours,
CASTILLO PRESTON LTD.

John R. Suydam
Architect J.S.

JRS:pad

Enclosure

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

February 4, 1981

M 10-02

Mr. John R. Suydam
Castillo Preston, Ltd.
20 First Plaza, Suite 333
Albuquerque, New Mexico 87102

In reply to your letter dated January 28, 1981, please be advised that I can consider the sketch attached at most as a conceptual proposal for the handling of the offsite flows. Certainly, said sketch does not constitute a construction plan that can be executed and be made part of our permanent record.

The City in fact must have some idea on the following:

1. How will the proposed swale fit in the existing topography? Does the swale remain confined within the right-of-way provided?

2. How will the transition between the existing pavement and the swale be executed, while containing the anticipated 200 cfs, moving southward on Camino San Martin?

3. How will the flow be made to turn east and what sort of temporary protection will be provided? Will the developer, Mortgage Investment Company, guarantee to the City the maintenance of this facility before the ultimate development takes place? What will insure that the flow, once it starts moving eastward, will not cause harm and damages to others?

Pertaining in specific to the drainage report submitted, I am forwarding for your inspection a review and checklist that has been supplied to the professional community, outlining the topics that must be fully discussed in a drainage report, in order to obtain expeditious review and approval. A review of the grading plan and drainage report supplied, indicated that the following items are not included and need to be supplied.

1. A vicinity map.
2. The existing grades. (together with the proposed grades)
3. The datum.
4. The proposed street grades for Camino San Martin.
5. The direction of roof drainage including canales, gutters, and downspouts.
6. The contributory drainage areas outlined, including roof areas.
7. The curb and sidewalk spot elevations.
8. The flow lines with arrows and spot elevations for confirmation.

9. The calculations showing developed and undeveloped volumetric flow rates for the entire site.
10. The detailed computations of the pond volume.
11. The safety protection required for ponds greater than 18" in depth.
12. The pond volumes balanced with the areas contributing to the pond.

Further, one very important concern of the City is the demonstration that the grading performed on the site, to accommodate the proposed development, must not in any way adversely affect adjacent private or public properties.

In general I cannot consider adequate a drainage report if it does not include a discussion of the off site flows, reviewing the following:

A. Contributing drainage areas outlined on an ortho-topo map.
B. The peak flow that can be generated from this drainage basin.
C. The proposed scheme on how the offsite flows will be handled.

In this case I will consider part of the drainage report, the letter received by this office on December 29, 1980, from Mr. J. Leyman with the consulting firm of Meurer, Serafini, Meurer, as a substitute and compensatory fulfillment of the obligations of your engineer.

Another outstanding item and obstacle to the approval of this project is the absence of dedication, recording and annexation of the roads surrounding the santuario on the east. Further, the City must receive a specific committment by the church, to the paving of one-half of these roads. In the course of the meeting of January 26, 1981 held in our office, the indication was given to both Mr. J. E. Wilson with Mortgage Investment Company and to you that without some type of drainage provision for the roads the City could not accept the dedication of these roads with summary plat procedure.

The provisions could be temporary in nature but a drainage report with a preliminary grading must be furnished to the City, together with at least a temporary drainage easement and a detention area, capable of handling the flows generated by the roads.

While Mr. Heller consented to the continued construction of the sanctuary, by granting the building permit, no Certificate of Occupancy will be issued without a faithful compliance with the requirements indicated above.

Very truly yours,

Bruno Conegliano
Assistant Hydrology Engineer

For Concurrence:

_____
Father Kirsch,
Archdiocese of Santa Fe

For Concurrence:

_____
Bill Moraga Construction Co.

BC/fs

cc - Father Kirsch
Bill Moraga
Richard Heller, City Engineer
J. E. Wilson, Mortgage Investment Co.
Larl Tebbens, Meurer, Serafini, Meurer
Stewart A. Maida, Chambers, Campbell, Isaacson
Fred Aguirre, Civil Engineer
Bob Romero, Zoning Section
Drainage File

LRF

CASTILLO PRESTON LTD
Architects/Engineers/Planners
20 First Plaza, Suite 333
Albuquerque, New Mexico 87102
505-842-0755

M10-D2

August 19, 1980

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

RECEIVED
AUG 21 1980
CITY ENGINEER

Dear Mr. Conegliano:

Enclosed are two (2) copies of the "Drainage Report for the San Martin de Porres Church" by Thomas J. Wellems, P. E., and two (2) copies of the referenced Plot Plan, page 2-3; both as requested by you.

Kindly take appropriate action.

Very truly yours,
CASTILLO PRESTON LTD.

John R. Suydam
Architect

JRS:pad

Enclosure

CASTILLO PRESTON LTD
Architects/Engineers/Planners
20 First Plaza, Suite 111
Albuquerque, New Mexico 87102
505-842-0755

M10-D2

LR

January 28, 1981

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

RECEIVED
JAN 29 1981
CITY ENGINEER

RE: Santuario de San Martin de Porres

Dear Bruno:

Enclosed are prints of the proposed drainage ditch extending south of Camino San Martin. Kindly review and give us your comments.

When approved, this drawing (with revisions, if required) will be added to the sets of drawings submitted to the City for a Building Permit.

The church is anxious to receive the Permit so that work will not be delayed; any special attention you can give will be appreciated.

Very truly yours,
CASTILLO PRESTON LTD.

John R. Suydam

John R. Suydam

JRS:sc
Encl.

cc: Father Kirsch

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,

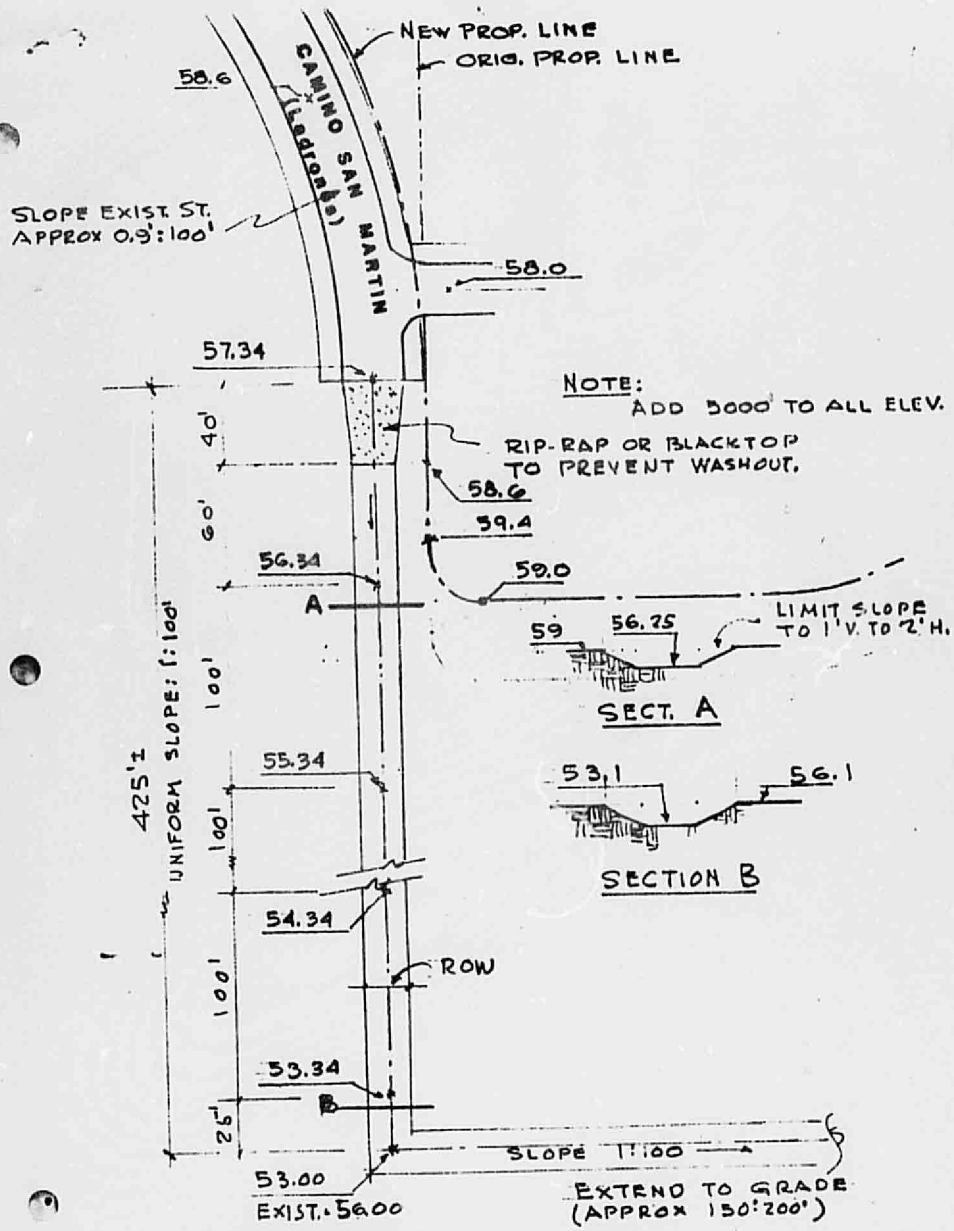
GOLDBERG-MANN & ASSOCIATES, INC.

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

TTM:pe
Enc.
xc: Vance Emory

CONCURRENCE:

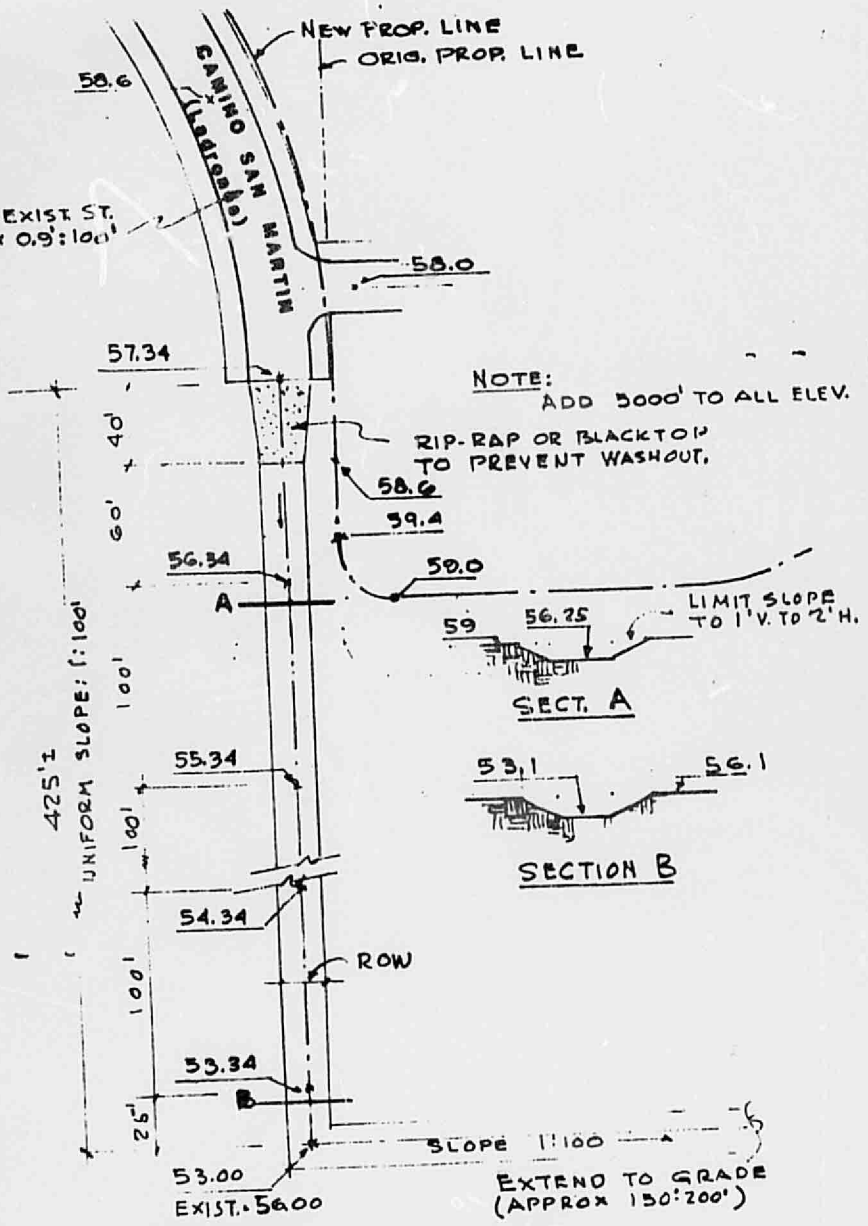
Bruno Conegliano
Assistant Hydrology Engineer



TEMPORARY DRAINAGE

1" = 60'

1·28·81
SUYDAM



TEMPORARY DRAINAGE

1" = 60'

1-28-81
SUYDAM

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE January 19, 1981 REF. NO.

M10-D2

TO: Richard Heller, City Engineer

FROM: Bruno Conegliano, Assistant Hydrology Engineer B.C.

SUBJECT: The "Santuario de San Martin de Porres"
Approval of the Site Development Plan in Compliance with the Requirements associated with the SU-1 Designation

In the zoning action, which established the SU-1 designation for the 4.5 acre tract of land to be developed as a Church, a number of stipulations were given. Most notably the resolution of the drainage problems and the provision of adequate access to the parcel. (See attached zoning action). To this date I haven't received a reply that I can consider satisfactory, to my letter dated July 18, 1980 to Mr. Joe Fullmer. There are two primary concerns pertaining to drainage:

1. What happens to the runoff intercepted by Camino de San Martin Dr.?

2. What happens to the runoff generated by the proposed extension of DeAnza Dr. to the south of the sanctuary, and by the other road northeast of this site?

As you were able to see during our field inspection this morning, all the water intercepted by Camino de San Martin Dr. is discharged into a sump at the southern end of this public road, with possible liability questions. You have seen the sketch submitted by the consulting firm of MSM, which gives no idea on either how or when drainage improvements are going to be performed. It is apparently the intent of the engineer to discharge the runoff into the dedicated drainage easement running east and west, at the southern end of Camino de San Martin Dr.

Today, that easement does not terminate in any public facility, rather we just have another case of "temporary" permanent solution. The other question pertains to the drainage of the streets surrounding the sanctuary; these streets, may perhaps be included in a paving district, but drainage provisions are at this time unavailable. I want further to note that my office does not have yet a drainage report for this parcel or a grading plan, consistent with the requirements of the Subdivision and Zoning Ordinances or with the enclosed stipulations of the planning actions.

Please advise on how you want me to proceed.

BC/fs
cc - Jim Leyman
Joe Fullmer
Preston Castillo
Drainage File

CASTILLO PRESTON LTD
Architects Engineers Planners
20 First Plaza, Suite 443
Albuquerque, New Mexico 87102
505-842-0755

January 28, 1981

M10-D2

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

RE: Santuario de San Martin de Porres

Dear Bruno:

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When approved, this drawing (with revisions, if required) will be added to the sets of drawings submitted to the City for a Building Permit.

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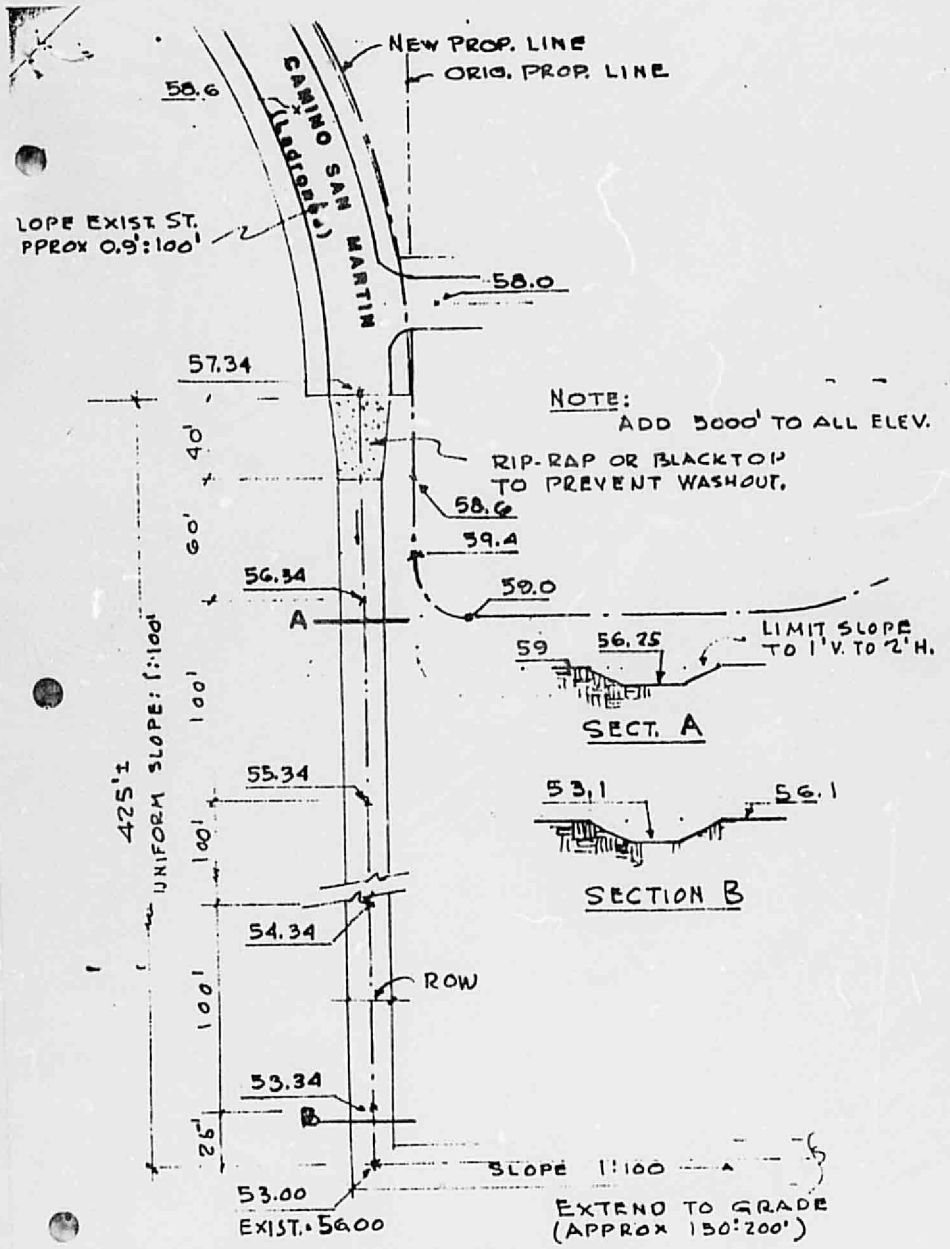
Very truly yours,
CASTILLO PRESTON LTD.

John R. Suydam

John R. Suydam

JRS:sc
Encl.

cc: Father Kirsch



TEMPORARY DRAINAGE

1" = 60'

1-28-81
SUYDAM

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

February 4, 1981

Mr. John R. Suydam
Castillo Preston, Ltd.
20 First Plaza, Suite 333
Albuquerque, New Mexico 87102

In reply to your letter dated January 28, 1981, please be advised that I can consider the sketch attached at most as a conceptual proposal for the handling of the offsite flows. Certainly, said sketch does not constitute a construction plan that can be executed and be made part of our permanent record.

The City in fact must have some idea on the following:

1. How will the proposed swale fit in the existing topography? Does the swale remain confined within the right-of-way provided?

2. How will the transition between the existing pavement and the swale be executed, while containing the anticipated 200 cfs, moving southward on Camino San Martin?

3. How will the flow be made to turn east and what sort of temporary protection will be provided? Will the developer, Mortgage Investment Company, guarantee to the City the maintenance of this facility before the ultimate development takes place? What will insure that the flow, once it starts moving eastward, will not cause harm and damages to others?

Pertaining in specific to the drainage report submitted, I am forwarding for your inspection a review and checklist that has been supplied to the professional community, outlining the topics that must be fully discussed in a drainage report, in order to obtain expeditious review and approval. A review of the grading plan and drainage report supplied, indicated that the following items are not included and need to be supplied.

1. A vicinity map.
2. The existing grades. (together with the proposed grades)
3. The datum.
4. The proposed street grades for Camino San Martin.
5. The direction of roof drainage including canales, gutters, and downspouts.
6. The contributory drainage areas outlined, including roof areas.
7. The curb and sidewalk spot elevations.
8. The flow lines with arrows and spot elevations for confirmation.

9. The calculations showing developed and undeveloped volumetric flow rates for the entire site.
10. The detailed computations of the pond volume.
11. The safety protection required for ponds greater than 18" in depth.
12. The pond volumes balanced with the areas contributing to the pond.

Further, one very important concern of the City is the demonstration that the grading performed on the site, to accommodate the proposed development, must not in any way adversely affect adjacent private or public properties.

In general I cannot consider adequate a drainage report if it does not include a discussion of the off site flows, reviewing the following:

A. Contributing drainage areas outlined on an ortho-topo map.
B. The peak flow that can be generated from this drainage basin.
C. The proposed scheme on how the offsite flows will be handled.

In this case I will consider part of the drainage report, the letter received by this office on December 29, 1980, from Mr. J. Leyman with the consulting firm of Meurer, Serafini, Meurer, as a substitute and compensatory fulfillment of the obligations of your engineer.

Another outstanding item and obstacle to the approval of this project is the absence of dedication, recording and annexation of the roads surrounding the santuario on the east. Further, the City must receive a specific committment by the church, to the paving of one-half of these roads. In the course of the meeting of January 26, 1981 held in our office, the indication was given to both Mr. J. E. Wilson with Mortgage Investment Company and to you that without some type of drainage provision for the roads the City could not accept the dedication of these roads with summary plat procedure.

The provisions could be termporary in nature but a drainage report with a preliminary grading must be furnished to the City, together with at least a temporary drainage easement and a detention area, capable of handling the flows generated by the roads.

While Mr. Heller consented to the continued construction of the sanctuary, by granting the building permit, no Certificate of Occupancy will be issued without a faithful compliance with the requirements indicated above.

Very truly yours,

Bruno Conegliano
Assistant Hydrology Engineer

Mr. Suydam
February 4, 1981
Page Three

For Concurrence:

Father Kirsch
by Emilaire Sei Prop. Mgr
Father Kirsch,
Archdiocese of Santa Fe

For Concurrence:

Bill Moraga
Bill Moraga Construction Co.

BC/fs

cc - Father Kirsch
Bill Moraga
Richard Heller, City Engineer
J. E. Wilson, Mortgage Investment Co.
Carl Tebbens, Meurer, Serafini, Meurer
Stewart A. Maida, Chambers, Campbell, Isaacson
Fred Aguirre, Civil Engineer
Bob Romero, Zoning Section
Drainage File

RECEIVED
FEB 04 1981
RECEIVED

TRANSMITTAL LETTER

CASTILLO PRESTON LTD.

PROJECT: SANTUARIO de SAN MARTÍN de PORRES

ARCHITECT'S PROJECT NO: 79-400

DATE: JAN. 28, 1981

TO: MR. RICHARD S. HELLER
CITY ENGINEER

ATTN:

If enclosures are not as noted, please inform us immediately.

If checked below, please:

( ) Acknowledge receipt of enclosures.
( ) Return enclosures to us.

WE TRANSMIT:

(X) herewith ( ) under separate cover via _____
(X) in accordance with your request _____

FOR YOUR:

( ) approval ( ) distribution to parties ( ) information
(X) review & comment ( ) record
( ) use ( ) _____

RECEIVED
JAN 29 1981
CITY ENGINEER

THE FOLLOWING:

(X) Drawings ( ) Shop Drawing Prints ( ) Samples
( ) Specifications ( ) Shop Drawing Reproducibles ( ) Product Literature
( ) Change Order ( ) _____

COPIES	DATE	REV. NO.	DESCRIPTION	ACTION CODE
1	6-24-80	-	WESTGATE HEIGHTS · TRACT A · STREET DEDICATION	

ACTION CODE
A. Action indicated on item transmitted
B. No action required
C. For signature and return to this office
D. For signature and forwarding as noted below under REMARKS
E. See REMARKS below

REMARKS _____

COPIES TO: (with enclosures)

☐
☐
☐
☐
☐

CASTILLO PRESTON LTD.
ARCHITECTS/ENGINEERS/PLANNERS
20 FIRST PLAZA, SUITE 333
ALBUQUERQUE, NM 87102

BY: John K. Snyder

TELEPHONE 881-3556

MORTGAGE INVESTMENT COMPANY
OF EL PASO, TEXAS

APPROVED FEDERAL HOUSING ADMINISTRATION MORTGAGEE

CAPITAL $1,250,000.00

2727 SAN PEDRO N.E., SUITE 117
P.O. BOX 3189, STATION D, 87190
ALBUQUERQUE, NEW MEXICO

January 27, 1981

Castillo Preston LTD
20 First Plaza, Suite 333
Albuquerque, New Mexico 87102

Attention: John R. Suydam

Re: Street Dedication
Archdiocese Tract
Westgate Area

Dear Mr. Suydam:

As a result of our meeting with Mr. Dick Heller, yourself and other individuals on Monday, January 26, 1981, I am forwarding to you the only plat I have regarding the street dedication in the subject area.

The Archdiocese apparently requested this dedication be prepared by CCIC. Unfortunately, the enclosed copy does not show that it has been approved by the Planning Director and the City Engineer, City of Albuquerque. You may want to contact CCIC regarding the status of this matter.

Very truly yours,

J. E. Wilson
Assistant Vice President

bf

Encl.

1-27-81

To: Bruno
From: FJA
Subject: Comments on San Martin De Porres Chacras Drainage Report

The following items are not included with the Drainage Report or grading plan:

1) A vicinity map.
2) The existing grades.
3) The datum.
4) The proposed street grades for Camino San Martin.
5) The direction of roof drainage including canales, gutters, and downspouts.
6) The contributory drainage areas outlined, including roof areas.
7) The curb + sidewalk spot elevations.
8) The flow lines with arrows and spot elevations for confirmation
9) The calculations showing developed and undeveloped volumetric flow rates for the entire site.
10) The detailed computations of the pond volume
11) The safety protection required for ponds greater than 18" in depth.
12) The pond volumes balanced with the areas contributing to the pond
13) An adequate discussion of offsite flows. This discussion should include the following:
    A) Contributing drainage area outlined on an ortho-topo map
    B) The peak Q that can be generated from this D. Basin
    C) The proposed scheme on how offsite flows will be handled.

SUBJECT: SAN MARTIN DE PORRES DRAINAGE REPORT 1-27-81

14) EROSION PROTECTION WHERE STORM RUNOFF ENTERS PROPOSED PONDS

15) THE SOILS REPORT.

CASTILLO PRESTON LTD
Architects Engineers Planners
20 Cut Plaza Suite 111
Albuquerque, New Mexico 87102
505-842-0755

Jan 26, 1981 J.S.
~~August 19, 1980~~

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

Dear Mr. Conegliano: mor

Enclosed are two (2) copies of the "Drainage Report for the San Martin de Porres Church" by Thomas J. Wellems, P. E., and two (2) copies of the referenced Plot Plan, page 2-3; both as requested by you.

Kindly take appropriate action.

Very truly yours,
CASTILLO PRESTON LTD.

John R. Suydam
Architect J.S.

JRS:pad

Enclosure

DRAINAGE REPORT FOR THE SAN MARTIN de PORRES CHURCH

The entire site is being regraded to accomodate the church construction and subsequent functions of the church. The grade presently slopes from west to east generally uniformly. The grade changes will cause most of the excess runoff to flow to the extreme east end of the site, where 10,800 c.f. of storage is provided, including a 300' x 40' x ½' (Ave) storage site along the south side of the site.

Some of the drainage is also being accomodated in a storage area in the NW corner of the property, where more than 7200 c.f. of storage is proposed. The total anticipated excess runoff during the 100-year-rain is 9600 c.f.

This construction project will result in practically no drainage from this site to adjacent properties, even during the 100-year-rain. Some additional storage is provided in the parking lot planter areas, which will contain some of the runoff. These areas are not included in the runoff calculations.

CALCULATIONS

The proposed paved area is a segment of a semi-circle of outside radius 235' and inside radius 100'.

$$A = \frac{\pi 235^2}{2} - \frac{\pi 100^2}{2} = 71000 \text{ sf}$$

The proposed building area is a semi-circle of radius 80'.

$$A = \frac{\pi 80^2}{2} = 10000 \text{ sf}$$

TOTAL 81000 sf

From the June, 1967 100-year 6-hour precipitation map, 2.2" of rain is the design 6-hour precipitation for this site.

Rational formula $Q = A \cdot c \cdot i$ $\quad i = \frac{2.2''}{6\,hr} = 0.367''/hr$

c is the coefficient of runoff

For medium to fine grained, slightly silty to silty sand (from soils report), c varies from 0.1 to 0.4 (light vegetation)--use 0.25, the average value.

c is from Seelye's C.E. Design Data book. $Q = \frac{81000}{43560} \times 0.25 \times 0.367 = 0.171$ PRESENT RUNOFF

Runoff coefficient for the building and paved area is 0.9.

$Q = \frac{81000}{43560} \times 0.9 \times 0.367 = 0.614$ FUTURE RUNOFF — 13000 c.f. TOTAL FUTURE

-0.171

0.443 DIFFERENCE

0.443 c.f./sec $\times 3600$ sec/hr $\times 6$ hr $= 9600$ c.f. STORAGE REQUIRED

There is no significant flow from the adjacent lands. The proposed new construction will not cause changes to adjacent runoff conditions. Drainage now is from west to east and generally will be similar after construction. The present offsite drainage touches on the southwest corner of the site, but under a current drainage plan, the offsite flow will be carried in the street around the south side of the property.

$80 \times 30 \times 1 = 2400$
$80 \times 30 \times 1 = 2400$
$300 \times 40 \times 1/2 = 6000$
$10,800$

N W CORNER $90 \times 80 \times 1 = 7200$ c.f.

10800 c.f. of storage will be provided in the east corner and along the south side of the site. 7200 c.f. of storage will be provided in the NW corner of the site, providing approximately 18000 c.f. of storage where sandy soils will permit rapid percolation to dispose of the runoff into the underlying strata. Additionally, planter areas in the parking lot will contain some of the runoff. These areas are not included in the calculations.

A plot plan showing the drainage features is a part of the construction drawings.

Thomas J. Wellems
Thomas J. Wellems, P.E.

REGISTERED PROFESSIONAL ENGINEER
STATE OF
3083
NEW MEXICO
THOMAS J. WELLEMS

Bruno C.

MEMORANDUM OF MEETING

DATE: January 26, 1981

RECEIVED
JAN 29 1981
CITY ENGINEER

SUBJECT: Santuario de San Martin de Porres
Building Permit Application
"Disapproval for Drainage, 12-23-80" by
Plan Check Section

PLACE: Office of Richard S. Heller, City Engineer

After a discussion of various topics concerning the November 15, 1979 Environmental Planning Commission Agenda Item 11, made before the church property was re-zoned from R-I to SU-1, it was agreed that the Plans would be approved for drainage on two conditions:

1. Resubmittal of Engineer Thomas J. Wellems, August, 1980, Drainage Report to Bruno Conegliano; and

2. The submission of a drawing showing elevations and profiles for a drainage ditch from the end of Camino San Martin, extending southerly about 400 feet.

It was further agreed that dedication of the rights-of-way for the surrounding streets would not be required for the granting of the Building Permit, but that such dedication would be required before issuing an Occupancy Permit.

Submitted: John R. Suydam

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE January 19, 1981 REF. NO._____

TO: Richard Heller, City Engineer

FROM: Bruno Conegliano, Assistant Hydrology Engineer B.C.

SUBJECT: The "Santuario de San Martin de Porres"
Approval of the Site Development Plan in Compliance with the Requirements associated with the SU-1 Designation

In the zoning action, which established the SU-1 designation for the 4.5 acre tract of land to be developed as a Church, a number of stipulations were given. Most notably the resolution of the drainage problems and the provision of adequate access to the parcel. (See attached zoning action). To this date I haven't received a reply that I can consider satisfactory, to my letter dated July 18, 1980 to Mr. Joe Fullmer. There are two primary concerns pertaining to drainage:

1. What happens to the runoff intercepted by Camino de San Martin Dr.?

2. What happens to the runoff generated by the proposed extension of DeAnza Dr. to the south of the sanctuary, and by the other road northeast of this site?

As you were able to see during our field inspection this morning, all the water intercepted by Camino de San Martin Dr. is discharged into a sump at the southern end of this public road, with possible liability questions. You have seen the sketch submitted by the consulting firm of MSM, which gives no idea on either how or when drainage improvements are going to be performed. It is apparently the intent of the engineer to discharge the runoff into the dedicated drainage easement running east and west, at the southern end of Camino de San Martin Dr.

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Please advise on how you want me to proceed.

BC/fs
cc - Jim Leyman
Joe Fullmer
Preston Castillo
Drainage File

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

June 18, 1980

Mr. Joe Fulmer
Mortgage Investment Co. of El Paso
P.O. Box 3189, Station D
Albuquerque, New Mexico 87110

Dear Mr. Fulmer:

Mr. John R. Suydam with the firm of Castillo Preston Ltd. has contacted my office to obtain signature on a site development plan. In the process, I have found that a summary plat for a parcel of land East of the Southeast end of Westgate Heights Unit 4 has been approved without legal access. Even though the Master Plan for Westgate Heights was approved (Zoning Action S-1082) substantial changes have occurred and a study indicating both current planning thinking, and the method of handling the runoff must be supplied. The biggest item of concern pertains to the fact that, as noted in the AMAFCA comments pertaining to Zoning Action 79-137; the parcel sold to the Archdiocese is subject to flooding. Without a method to collect the surface waters from Camino de San Martin Dr. and their safe disposition to an adequate facility, the City will not be able to grant access to this parcel. I am, therefore, requesting that a meeting be called with Mr. R. S. Heller and Richard Leonard to review this matter and hopefully provide an adequate resolution.

Sincerely,

Bruno Conegliano
Asst. City Engineer-Hydrology

BC/tsl

cc: Rick Leonard, AMAFCA
R. S. Heller, City Engineer
Mr. John R. Suydam, Castillo Preston Ltd.

AGENDA ITEM NO. 11

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

ENVIRONMENTAL PLANNING COMMISSION
November 15, 1979
Z-79-137

Z-79-137 Archdiocese of Santa Fe requests a change of zone from R-1 to SU-1 (Special Use for a Church and Related Facilities) for an unplatted parcel of land located on the east side of Ladrones Road S.W., approximately 1600 feet east of the intersection of Snow Vista Boulevard and De Anza Drive S.W., containing approximately 4.5 acres. (N-9/10)

COMMENTS FROM OTHER DEPARTMENTS, 11-15-79:

Traffic Engineer: "Because of the curvature on De Anza, the proposed landscaped berm could create visibility restrictions for traffic exiting from the driveways. See Transportation Dept. comments regarding right-of-way dedications."

Transportation: "Dedication of right-of-way for all three adjacent streets (including 43 ft. to the centerline of De Anza Drive which is designated as a minor arterial street on the approved Long Range Major Street Plan) should be a condition of approval."

Water Resources: Water - "In order that adequate water service and/or fire protection can be provided, waterline extensions at the developer's expense will be required. Design must be coordinated with the Engineering Division of the Water Resources Department. Service to this tract can be made possible by waterline extensions; however, the developer is advised that static water pressure may exceed 100 psig. The Water Resources Department recommends that the developer provide in its design precautions for protection of the integrity of the private plumbing system against high water pressure and extreme pressures due to occasional surges. Such precautions are the entire responsibility and expense of the developer."
Sanitary Sewer - "Our records indicate the existence of a major sanitary sewer interceptor which crosses this tract. An unobstructed fifty foot easement centered about this sewerline will be required. Developer must field verify the location of this sewer line. Design must be coordinated with the Engineering Division of the Water Resources Department."

Fire Dept.: "Comply with Fire Code - Ordinance No. 50-1975. Provide required flow and hydrant distribution."

Environmental Health: "No adverse comments. Top Soil Disturbance Permit required."

City Engineer: "Require a drainage study prior to approval of development plan and building plans

APS: "No adverse comments."

COG: "This property is located within the Gibson West Corridor delineated on the Long Range Major Street Plan. Of significance, however, is a proposed east-west minor arterial connecting Snow Vista Boulevard with Unser Boulevard and which is an extension of De Anza Drive. The location of this proposed church is in the vicinity of that De Anza alignment, although such an alignment is not fixed at this time."

AMAFCA: "The tract is in the Flood Hazard Area as shown on the Flood Hazard Boundary Map 27 dated 2-14-78. A drainage report will be required prior to development."

Parks & Recreation: "No adverse comment."

Zoning Enforcement: " " "

City Real Estate Officer: " " "

Refuse Removal Division: no reply received

PLANNING DIVISION COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION, 11-15-79:

The applicant is requesting a zone change from R-1 to SU-1 for a church and approval of the church's site development plan. The property is located .3 mile south of Sage Road and .5 mile east of 98th Street/Snow Vista Boulevard. This 4.5 acre tract and all surrounding property is undeveloped. The Westgate Heights Master Plan encompasses this and all surrounding parcels.

Zone Change Request

The proposed zoning is consistent with the health, safety, and general welfare of the City in that it is a reasonable use, located in accordance with an approved private master plan for this area.

The applicant is requesting the change from the R-1 zone so that the uses established in the Westgate Heights Master Plan may develop.

The property is located in the Developing Urban Area of the Comprehensive Plan and the Westgate Heights Master Plan. The request conforms with both plans. The master plan indicates that the adjacent property should be developed as single-family residential.

PLANNING DIVISION COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION, 11-15-79: (cont'd)

The existing zoning is inappropriate because a different use category is more advantageous to the community as articulated in the master plan.

The permissive uses of the request would not have any harmful effects to adjacent property or to the community.

The request would not require major unprogrammed capital expenditures.

Economic considerations were not a determining factor in the request.

The request is technically spot zoning; however, it is allowable in that it will clearly facilitate the realization of the area's development plan.

Site Development Plan

The plan should be commended for good landscaping, for breaking up a potentially expansive parking lot, and for relating the use to future adjacent development. However, sidewalks and shade trees should be provided along all streets in accordance with the Sidewalk and Landscape Ordinances.

FINDINGS:
1. The requested zone change conforms to all City plans and policies.
2. The submitted site plan is adequate with the addition of sidewalks and shade trees along all streets in accord with the Sidewalk and Landscape Ordinance.
3. The comments and requirements of all other agencies should be followed.

RECOMMENDATION: APPROVAL OF Z-79-137 AND ITS PROPOSED SITE PLAN IS RECOMMENDED SUBJECT TO FINDINGS 2 and 3 ABOVE.

Charles Johnston, Planner

CH:jd

cc: Archdiocese of Santa Fe, 202 Morningside SE; 87108 Attention: Emiliano Saiz

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

GRANT OF EASEMENT
FOR TEMPORARY DRAINAGE
RIGHT-OF-WAY

THIS INDENTURE made and executed this _____ day of _____, 1978, 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 9 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.

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 75 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 _____ day of _____, 1978.

PROPERTY MANAGEMENT COMPANY OF NEW MEXICO

By: _____
J.D. Fulmer, Vice President

Attest: _____
Joe Wilson
Asst. Vice President

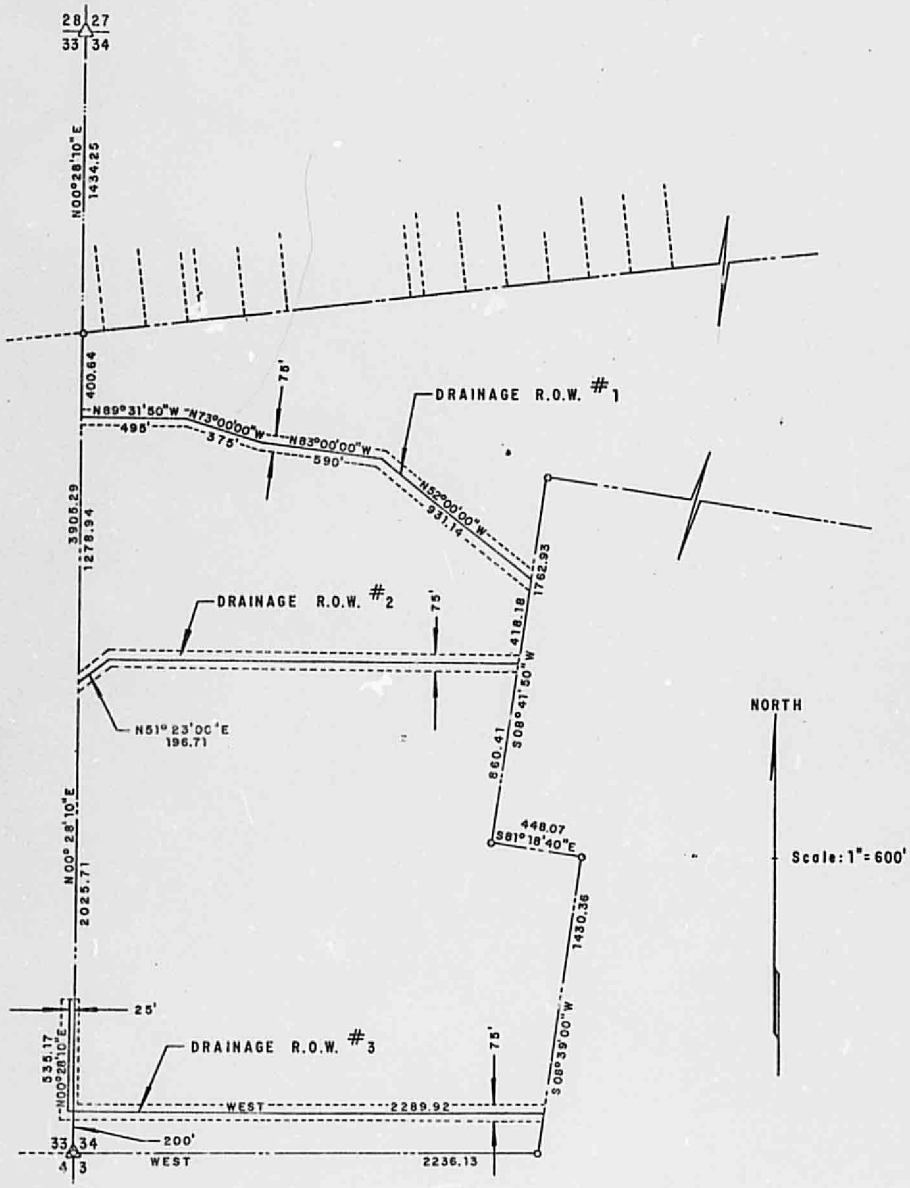
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this _____ day of _____, 1978, by J. D. Fulmer and Joe Wilson, Vice President and Assistant Vice President respectively.

_____
Notary Public

My Commission Expires:

_____


28 27
33 34
N00°28'10"E
1434.25
400.64
N89°31'50"W
N73°00'00"W
N83°00'00"W
495'
375'
590'
75'
DRAINAGE R.O.W. #1
N52°00'00"W
931.19
1762.93
3905.29
1278.94
DRAINAGE R.O.W. #2
75'
418.18
S08°41'50"W
N51°23'00"E
196.71
860.41
448.07
S81°18'40"E
NORTH
Scale: 1" = 600'
N00°28'10"E
2025.71
1430.36
25'
535.17
N00°28'10"E
DRAINAGE R.O.W. #3
75'
S08°39'00"W
WEST
2289.92
33 34
200'
4 3
WEST
2236.13

M10/D2

HYDROLOGY ○ 8301 CAMINO DE SAN MARTIN SW ○ NO PLANS

M 10/D2

8301 CAMINO

DE SAN MARTIN

S.W.

NO PLANS

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

February 4, 1981

Mr. John R. Suydam
Castillo Preston, Ltd.
20 First Plaza, Suite 333
Albuquerque, New Mexico 87102

In reply to your letter dated January 28, 1981, please be advised that I can consider the sketch attached at most as a conceptual proposal for the handling of the offsite flows. Certainly, said sketch does not constitute a construction plan that can be executed and be made part of our permanent record.

The City in fact must have some idea on the following:

1. How will the proposed swale fit in the existing topography? Does the swale remain confined within the right-of-way provided?

2. How will the transition between the existing pavement and the swale be executed, while containing the anticipated 200 cfs, moving southward on Camino San Martin?

3. How will the flow be made to turn east and what sort of temporary protection will be provided? Will the developer, Mortgage Investment Company, guarantee to the City the maintenance of this facility before the ultimate development takes place? What will insure that the flow, once it starts moving eastward, will not cause harm and damages to others?

Pertaining in specific to the drainage report submitted, I am forwarding for your inspection a review and checklist that has been supplied to the professional community, outlining the topics that must be fully discussed in a drainage report, in order to obtain expeditious review and approval. A review of the grading plan and drainage report supplied, indicated that the following items are not included and need to be supplied.

1. A vicinity map.
2. The existing grades. (together with the proposed grades)
3. The datum.
4. The proposed street grades for Camino San Martin.
5. The direction of roof drainage including canales, gutters, and downspouts.
6. The contributory drainage areas outlined, including roof areas.
7. The curb and sidewalk spot elevations.
8. The flow lines with arrows and spot elevations for confirmation.

9. The calculations showing developed and undeveloped volumetric flow rates for the entire site.
10. The detailed computations of the pond volume.
11. The safety protection required for ponds greater than 18" in depth.
12. The pond volumes balanced with the areas contributing to the pond.

Further, one very important concern of the City is the demonstration that the grading performed on the site, to accommodate the proposed development, must not in any way adversely affect adjacent private or public properties.

In general I cannot consider adequate a drainage report if it does not include a discussion of the off site flows, reviewing the following:

A. Contributing drainage areas outlined on an ortho-topo map.
B. The peak flow that can be generated from this drainage basin.
C. The proposed scheme on how the offsite flows will be handled.

In this case I will consider part of the drainage report, the letter received by this office on December 29, 1980, from Mr. J. Leyman with the consulting firm of Meurer, Serafini, Meurer, as a substitute and compensatory fulfillment of the obligations of your engineer.

Another outstanding item and obstacle to the approval of this project is the absence of dedication, recording and annexation of the roads surrounding the santuario on the east. Further, the City must receive a specific committment by the church, to the paving of one-half of these roads. In the course of the meeting of January 26, 1981 held in our office, the indication was given to both Mr. J. E. Wilson with Mortgage Investment Company and to you that without some type of drainage provision for the roads the City could not accept the dedication of these roads with summary plat procedure.

The provisions could be termporary in nature but a drainage report with a preliminary grading must be furnished to the City, together with at least a temporary drainage easement and a detention area, capable of handling the flows generated by the roads.

While Mr. Heller consented to the continued construction of the sanctuary, by granting the building permit, no Certificate of Occupancy will be issued without a faithful compliance with the requirements indicated above.

Very truly yours,

Bruno Conegliano
Assistant Hydrology Engineer

Mr. Suydam
February 4, 1981
Page Three

For Concurrence:

Father Kirsch
by Rubenio Sais, Prop. Mgr.
Father Kirsch,
Archdiocese of Santa Fe

For Concurrence:

Bill Moraga
Bill Moraga Construction Co.

BC/fs

cc - Father Kirsch
Bill Moraga
Richard Heller, City Engineer
J. E. Wilson, Mortgage Investment Co.
Carl Tebbens, Meurer, Serafini, Meurer
Stewart A. Maida, Chambers, Campbell, Isaacson
Fred Aguirre, Civil Engineer
Bob Romero, Zoning Section
Drainage File

RECEIVED
FEB 04 1981

1-27-81

TO: BRUNO
FROM: FJA
SUBJECT: COMMENTS ON SAN MARTIN DE PORRES CHURCH DRAINAGE REPORT

THE FOLLOWING ITEMS ARE NOT INCLUDED WITH THE DRAINAGE REPORT OR GRADING PLAN:

1) A VICINITY MAP.
2) THE EXISTING GRADES.
3) THE DATUM.
4) THE PROPOSED STREET GRADES FOR CAMINO SAN MARTIN.
5) THE DIRECTION OF ROOF DRAINAGE INCLUDING CANALES, GUTTERS, AND DOWNSPOUTS.
6) THE CONTRIBUTORY DRAINAGE AREAS OUTLINED, INCLUDING ROOF AREAS.
7) THE CURB + SIDEWALK SPOT ELEVATIONS.
8) THE FLOW LINES WITH ARROWS AND SPOT ELEVATIONS FOR CONFIRMATION
9) THE CALCULATIONS SHOWING DEVELOPED AND UNDEVELOPED VOLUMETRIC FLOW RATES FOR THE ENTIRE SITE.
10) THE DETAILED COMPUTATIONS OF THE POND VOLUME
11) THE SAFETY PROTECTION REQUIRED FOR PONDS GREATER THAN 18" IN DEPTH.
12) THE POND VOLUMES BALANCED WITH THE AREAS CONTRIBUTING TO THE POND
13) AN ADEQUATE DISCUSSION OF OFFSITE FLOWS. THIS DISCUSSION SHOULD INCLUDE THE FOLLOWING:
    A) CONTRIBUTING DRAINAGE AREA OUTLINED ON AN ORTHO-TOPO MAP.
    B) THE PEAK Q THAT CAN BE GENERATED FROM THIS D. BASIN
    C) THE PROPOSED SCHEME ON HOW OFFSITE FLOWS WILL BE HANDLED.

14) EROSION PROTECTION WHERE STORM RUNOFF ENTERS PROPOSED PONDS.

15) THE SOILS REPORT.

ECTION DIVISION

ED UNLESS INITIALED BELOW:

BSK

Church
10,000

DISAPPROVED FOR DRAINAGE
12-23-80
DATE
SIGNATURE
P.E.
TITLE
Pending compliance with agreements made with City Engineer for drainage. Contact Assistant City Engineer -Hydrology for details.

RECEIVED
DEC 10 1980
FIRE DEPARTMENT

ALBUQUERQUE
BLDG. DEPT.
OCT 24 1980
W.D.C.
PLAN CHECK
SECTION

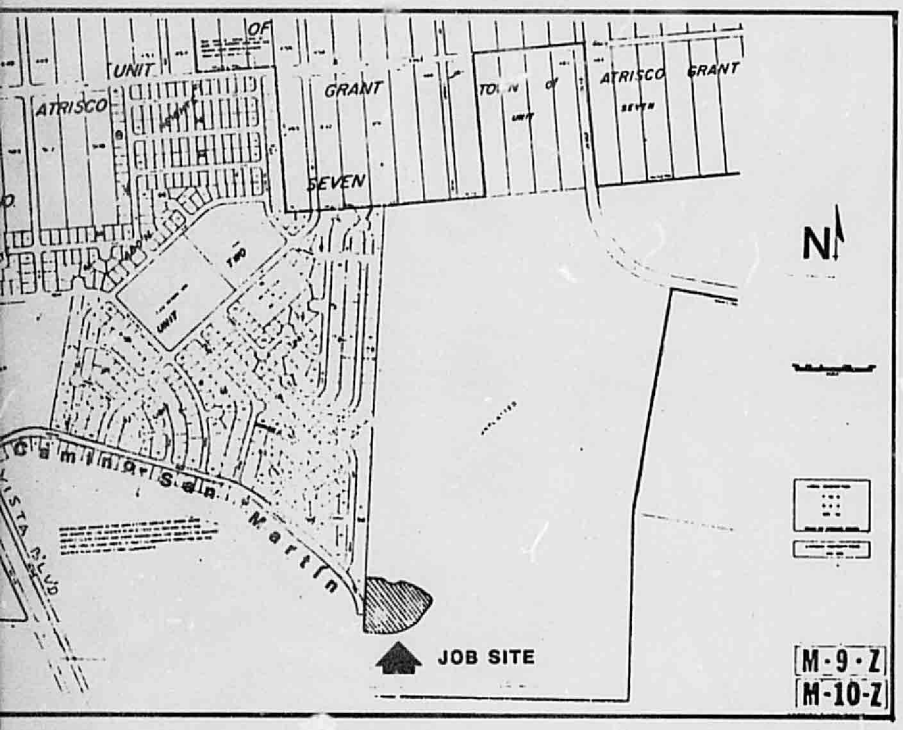
ALBUQUERQUE FIRE DEPARTMENT
FIRE PREVENTION BUREAU
APPROVED DISAPPROVED
Signed RE
Date 12/11/80

ALL APPLICANTS: FILL IN COMPLETE OR CHECK APPLICABLE BLOCKS

REJECT

DEPT. OF TRAFFIC ENGINEERING
ALBUQUERQUE, N. MEXICO

- ☐ OVERWIDTH CURB CUT
- ☐ UNDERWIDTH CURB CUT
- ☐ TOO NEAR CORNER



SITE LOCATION MAP

REVISION	DATE	BY

STATE OF NEW MEXICO
GUADALUPE LUIS CASTILLO 788
EDWARD A. PRESTON 931

PLAZA
UITE 333

IRED
FIRE

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

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