HYDROLOGY M18/D1 1 PLAN

M 18/D1

1 Plan

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

M18-D1

September 8, 1981

Mr. Pat Coonce
C. A. Coonce & Associates
12324 Pineridge Avenue N.E.
Albuquerque, New Mexico 87112

Re: SIESTA HILLS REPLAT

Dear Pat:

Final approval of the referenced drainage report is hereby granted based on the additional information supplied in your August 27, 1981 submittal.

The office appreciates your cooperation on this project.

Very truly yours,

Brian G. Burnett

Brian G. Burnett
Civil Engineer/Hydrology

BGB/fs

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

MAYOR
David Rusk

M18-D1

August 18, 1981

Mr. Pat Coonce
C. A. Coonce & Associates
12324 Pineridge Avenue N.E.
Albuquerque, New Mexico 87112

RE: SIESTA HILLS REPLAT

Dear Pat:

The proposed drainage scheme for the Siesta Hills Replat is hereby approved. We would appreciate the following additions be made to the plans before the plat is signed.

1. Finish floor elevations be identified to the five digit Mean Sea Level Designation.

2. The word "MINIMUM" be placed under the finished floor elevations.

Please supply this office with two (2) copies of the plans reflecting the above additions.

If I can answer any questions concerning the above matters, please call.

Sincerely,

Brian G. Burnett

Brian G. Burnett
Civil Engineer/Hydrology

BB:gc
8033A
cc f/Reading

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

MAYOR
David Rusk

June 25, 1980

RECEIVED
JUL 01 1980
CITY ENGINEER

Leland M. & Betty B. Stone
900 Tennessee NE
Albuquerque, NM 87108

REF: S-80-12, Siesta Hills

Dear Mr. & Mrs. Stone:

At their meeting of May 20, 1980, the Subdivision Review Board deferred your request for approval of the proposed replat of Siesta Hills for a period of 30 days to June 24, 1980.

Should you have any questions regarding this matter, please do not hesitate to contact this office at 766-7422.

Respectfully,

Bob Casias
Planner

BC/lmg

cc: Construction Analysts, Inc., 1714 Hoffman Drive NE, 87110
City Engineer
Traffic Engineer

C.A. (PAT) COONCE & ASSOC.
ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS

PHONE (505) 256-1089

12324 PINERIDGE, N.E.
ALBUQUERQUE, N.M. 87112

June 6, 1981

RECEIVED
JUN 15 1981
CITY ENGINEER

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

RE: S-8012 SIESTA HILLS

Dear Mr. Conegliano:

This letter is in response to a letter from Mr. Robert J. Casias, dated February 25, 1981 to Mr. P. W. Vanderhoof on the referenced subject. Mr. Vanderhoof of Construction Analysts, Inc. has closed his office in Albuquerque and moved from the city. The owner of the referenced tract has retained C. A. Coonce and Associates to complete the items required to file this plat.

I have reviewed all of the correspondence, submittals and previous work files on this plat. In addition, I have made on-site inspections of the tract. In attempting to quantify the flows from a small 4.039 acre parcel of R-1 land such as this in which there is no planned houses at this time, judgement must be based on the surrounding homes in the $100,000 plus price range. No doubt the purchasers of these lots will build similar homes. The existing homes have privacy walls, generally concrete masonery walls, and that trend is assumed to continue.

To estimate the coefficient of runoff take the smallest lot of 0.3087 Ac. or 13,491 feet and assume it to be 13,000 ft.^{2} Further assume that a 3000 ft.^{2} house and 1000 ft.^{2} of driveway and associated sidewalks with a C of 0.90 will be built. This leaves 9000 ft.^{2} of area assumed to be grass and trees with a C of 0.25. This configuration would yield a composite C of 0.45. This should be an upper bound on C. However, if one assumes that the owner will have a concrete block wall around the back lot where C = 0.0 with the same house and sidewalk but with a southwest landscape in front with a C of 0.65 and using a 1/3 - 2/3 split between the front and rear yards, and assuming that 4000 ft.^{2} @ C = 0.90 will divide between the front a rear lot by a ratio of 1/3 and 2/3 then the composite C will be 0.24 which would probably be a lower bound. A more probably C would be near the average of 0.35 which is near the current undeveloped C.

Using a C of 0.35, a 100 year intensity storm of 5.85 inches per hour for 10 minutes the Q contributed to the streets are as follows: Ridgecrest - 3.8 cfs, Lovelace - 2.7 cfs and Kentucky - 1.7 cfs. A fraction of the 3.8 cfs computed may go northward down Louisiana depending upon the house and wall configuration which the builder chose for lot 3.

These maximum Q's are undoubtedly high because a combination of the smallest lot and the largest house was assumed. The current building costs of $50.00 up per square foot and rising plus the high interest rates would indicate that the average house on these lots will be somewhat less than 3000 square feet.

Should you require further information, please call.

Sincerely,

C. A. Coonce

C. A. COONCE
mls
cc: Robert Fosnaugh, Traffic Engineer
Robert J. Casiaz, Planner
Richard Heller, City Engineer

C.A. (PAT) COONCE & ASSOC.
ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS

13334 PINERIDGE, N.E.
ALBUQUERQUE, N.M. 87112

PHONE [505] 296-1889

June 6, 1981

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

RE: S-8012 SIESTA HILLS

Dear Mr. Heller,

This letter is in response to a letter from Mr. Robert J. Casias dated February 25, 1981 to Mr. P. W. Vanderhoof on the referenced subject.

Mr. Vanderhoof of Construction Analysts, Inc. has closed his office in Albuquerque and moved from the city. The owners of the referenced tract has retained C. A. Coonce and Associates to complete the items required to file this plat.

The owners of the referenced tracts to be re-platted hereby requests that Louisiana Boulevard S.E. from Gibson S.E. to Ridgecrest Drive S.E. from San Pedro S.E. to Louisiana S.E. be included in a Paving Assessment District at the City's convenience.

The owners further agree to be financially responsible for the design and installation of the public works (curb, gutter, streets, water and sewer) required to cul-de-sac Kentucky and blend these improvements into the existing public works at this location. It is further stated that the aforementioned design and installation shall be accomplished in accordance with existing city design standards.

Sincerely,

C. A. Coonce

C. A. COONCE
mls
cc: Robert Fosnaugh, Traffic Engineer
Robert J. Casias, Planner
Bruno Conegliano, Hydrologist

ACKNOWLEDGED:

Leland M. Stone

Leland M. Stone, Owner

Betty B. Stone

Betty B. Stone, Owner

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

MAYOR
David P. Rusk

MIB DK

February 25, 1981

Mr. P. W. Vanderhoof
Construction Analysts Inc.
1714 Hoffman Drive N.E.
Albuquerque, N.M. 87110

RE: S-8012 Siesta Hills

Dear Mr. Vanderhoof:

At their meeting of July 24, 1980 the Subdivision Review Board granted conditional approval to your proposal for Siesta Hills Subdivision. The primary condition for approval is that the proposal be re-platted in a manner satisfactory to City Staff.

As we both know, considerable interaction has occurred between you and your client, and the City Staff with final approval still not granted. Two distinct areas of concern appear to be the bases for not reaching an agreement:

1. The drainage report and plan submitted is unacceptable since no quantification is disclosed. No judgement can be passed concerning its validity. In essence, the drainage data submitted is overly lacking in detail. Refer to the City of Albuquerque Subdivision Ordinance for detailed requirements.

2. A commitment satisfactory to the City Traffic Engineer and City Engineer outlining the development along Lovelace, Ridgecrest, Louisiana and Kentucky is required. Contact either or both of the above City Staff for details if you are uncertain what is needed.

In conclusion, the aforementioned condition to replat the development proposal to comply with City requirements must include those components above prior to final plat signoff.

Sincerely,

Robert J. Casias, Planner

cc: Richard Heller
Robert Fosnaugh
Bruno Conegliano
Lloyd Barlow

CONSTRUCTION ANALYSTS INC. — 1714 Hoffman Dr. N.E., Albuquerque, NM 87110 — (505) 266-5963

February 6,1981

Mr Bruno Conegliano P.E.
City Engineering Dept.
City Hall Building
Albuquerque,N.M.

REF: S 80-12 Drainage

Dear Mr Conegliano:

Delivered this date, hand carried, please find the following:

1. A copy of the letter of approval of the re-plat that is subject to submittal of a drainage plan, dated Aug. 1,1980.

2. Two(2) copies of the re-plat drawings. One of which is lightly high-lighted in RED with all of the changes you requested.

The above, plus the drainage report delivered November 10,1980 should satisfy your required criteria.

Please notify us by letter at your earliest convienence so we may proceed with surveying, filing and construction drawings.

Very truly yours,

P.W. Vanderhoof

P.W.Vanderhoof

PWV:gdc

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

MAYOR
David Rusk

August 1, 1980

Leland M. & Betty B. Stone
900 Tennessee NE
Albuquerque, NM 87108

REF: S-80-12

Dear Mr. & Mrs. Stone:

At their meeting of July 24, 1980, the Subdivision Review Board approved your request for subdivision approval subject to the following condition:

1. A revised drainage plan must be submitted to the Planning Division at your earliest convenience.

Should you have any questions regarding this matter, please do not hesitate to contact this office at 766-7422.

Sincerely,

Robert J. Casias
Planner

RJC/lmm

cc: Construction Analysts, Inc., 1714 Hoffman Drive NE, 87110
City Engineer
Traffic Engineer
Transportation
Public Service Company

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE January 28, 1981 REF. NO.

TO: Richard S. Heller, City Engineer

FROM: Bruno Conegliano, Assistant Hydrology Engineer

SUBJECT: REPLAT OF LOTS 24,25,26 - BLOCK 5, LOT 3A, BLOCK 6 OF SIESTA HILLS SUBDIVISION

This memorandum is to summarize the present status of this replat: The referenced replat as prepared by Mr. S. Gray shows lots with double frontage on Louisiana Blvd. and Kentucky and lots having access from Ridgecrest Dr. which is unimproved. No committment has been made by the developer nor was a requirement stipulated by the E.P.C. regarding the improvements of Louisiana Blvd. or of Ridgecrest Dr. From conversation with Bob Casias with the Planning Department, and with Bob Fosnaugh of the Traffic Department, the present configuration of the replat was reviewed by the Subdivision Review Board on July 24, 1980 and found acceptable. As always, with each planning action the requirement is made that acceptance of the plat is contingent upon the submission of an adequate drainage report; here is where the garbage comes to the surface and we find that the development plan is not really acceptable to the City. It almost seems that the attitude of our office is one of little concern for the Planning actions that have to be taken. All too frequently our comments are either nonexistent or insufficient to provide guidance to the developer; then we find ourselves with awful development schemes that we cannot straighten out because the policy making bodies have already passed judgment. I believe this issue should be reviewed with great urgency because of its importance for the administration and management of the development to the community.

The Subdivision Ordinance gives us the tools to perform adequate controls on all the proposed new developments in the community and we should use them with thoughtful deliberation and development. Specifically, there should never be a planning action sheet that indicates "No Comments" from the City Engineer's Office or from the City hydrologist. I think that this is too important to let it fall by the wayside.

BC/fs

cc - Bob Kielich
C. D. Sheppard
File

AGENDA ITEM NO. 1

SUBDIVISION REVIEW BOARD
July 24, 1980
S-80-12 (Deferred from 6/24/80)

CITY/COUNTY PLANNING DIVISION

S-80-12 Construction Analysts, agent for Leland and Betty Stone, requests approval of the proposed replat of Lots 24, 25 and 26, Block 5 and Lot 3A, Block 6 of Siesta Hills located at the northwest corner of Louisiana Blvd. and Ridgecrest Dr. SE, containing approximately 4.2 acres. (M-18)

COMMENTS FROM OTHER DEPARTMENTS:

Parks & Recreation:	"Under Ordinance 7-1976, as amended, the developer is required to pay a development fee at building permit time; however, no land or cash-in-lieu of land is required as Lasseter Park was dedicated to fulfill this requirement."
Real Estate Officer:	"No adverse comments."
Gas Company of New Mexico:	"Approve of the plat."
Refuse Removal Division:	"No adverse comment."
APS:	"No adverse comment."
Mountain Bell:	"No adverse comment."
Environmental Health:	"No adverse comment."
Traffic Engineer:	"Remainder of Siesta Hills Subdivision has no lots fronting on either Ridgecrest or Louisiana; it seems inconsistent to start now. Also, there is no logical reason to introduce a 90° turn in Kentucky Street."
Transportation Department:	"See the Traffic Engineer's comments."
COG:	"No adverse comment, provided that the new access to Louisiana is lined up with Conner Avenue at Louisiana."
Fire Department:	"Development must conform with the FireCode--Ordinance 50-1975. Provide the required fire flow and hydrant distribution."
Gas Company:	No reply received.
Public Service Company:	No reply received.
Police Department:	No reply received.
CIP Planner:	No reply required.
Water Resources:	No reply received.
City Engineer:	No reply received.
City Hydrologist:	No reply received.
AMAFCA:	"Defer to comments of City Engineer."
Zoning Hearing Examiner:	No reply received.
Zoning Enforcement:	No reply received.

PLANNING DIVISION COMMENTS TO THE SUBDIVISION REVIEW BOARD, 5/20/80:

This request for site plan approval appears to be fairly straightforward, however, as noted by the City Traffic Engineer, the concern over lot frontage on Ridgecrest Drive and Louisiana Boulevard is raised, as is the introduction of a 90° bend on Kentucky Street. Also, MRGCG has requested that if the plan is approved, Kentucky Street, where it intersects Louisiana Boulevard, should line up opposite Conner Avenue. The above concerns need to addressed by the applicant.

FINDINGS:

1. Lot frontages on both Ridgecrest Drive and Louisiana Boulevard need to be resolved.

2. Pending approval of the site plan, alignment of Kentucky Street needs to be resolved in relation to where it intersects Louisiana Boulevard.

RECOMMENDATION: APPROVAL OF S-80-12 IS RECOMMENDED CONDITIONAL WITH ADDRESSMENT OF FINDINGS 1 & 2 ABOVE.

SUBDIVISION REVIEW BOARD ACTION, 5/20/80:

S-80-12 was deferred for a period of 30 days to June 24, 1980.

PLANNING DIVISION COMMENTS TO THE SUBDIVISION REVIEW BOARD, 6/24/80:

This subdivision was reviewed at the May meeting of the Subdivision Review Board at which time it was deferred until certain problems could be resolved. These problems are:

1. Lots 8 and 9 are situated at an overly acute angle to Lovelace Road.

2. Since Ridgecrest Drive is still being considered as an alternate alignment for Gibson Boulevard, no lot frontage is allowed on Ridgecrest Drive.

3. The properties and streets surrounding the site must be identified.

The above problems can be resolved by a re-platting of the site. The applicant has demonstrated a willingness

PLANNING DIVISION COMMENTS TO THE SUBDIVISION REVIEW BOARD, 6/24/80: (Continued)

to cooperate with City requirements, including re-platting the subdivision.

FINDINGS:

1. The applicant is willing to meet all City requirements for the site.
2. The site will be re-platted in a manner satisfactory to City Staff.

RECOMMENDATION: APPROVAL OF S-80-12 SUBJECT TO FINDING 2 IS RECOMMENDED.

SUBDIVISION REVIEW BOARD ACTION, 6/24/80:

S-80-12 was deferred to 7/24/80.

PLANNING DIVISION COMMENTS TO THE SUBDIVISION REVIEW BOARD, 7/24/80:

This request was last heard by the Subdivision Review Board at their June 24, 1980, meeting, at which time it was deferred for 30 days since neither the applicant nor the agent were present at the meeting.

Bob Casias, Planner

BC/lmg

cc: Leland H. & Betty B. Stone, 900 Tennessee NE, 87108
Construction Analysts, Inc., 1714 Hoffman Drive NE, 87110

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

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE January 28, 1981 REF. NO.

TO: Richard S. Heller, City Engineer

FROM: Bruno Conegliano, Assistant Hydrology Engineer

SUBJECT: REPLAT OF LOTS 24,25,26 - BLOCK 5, LOT 3A, BLOCK 6 OF SIESTA HILLS SUBDIVISION

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The Subdivision Ordinance gives us the tools to perform adequate controls on all the proposed new developments in the community and we should use them with thoughtful deliberation and development. Specifically, there should never be a planning action sheet that indicates "No Comments" from the City Engineer's Office or from the City hydrologist. I think that this is too important to let it fall by the wayside.

BC/fs

cc - Bob Kielich
C. D. Sheppard
File

AGENDA ITEM NO. 1

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July 24, 1980
S-80-12 (Deferred from 6/24/80)

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RECOMMENDATION: APPROVAL OF S-80-12 IS RECOMMENDED CONDITIONAL WITH ADDRESSMENT OF FINDINGS 1 & 2 ABOVE.

SUBDIVISION REVIEW BOARD ACTION, 5/20/80:

S-80-12 was deferred for a period of 30 days to June 24, 1980.

PLANNING DIVISION COMMENTS TO THE SUBDIVISION REVIEW BOARD, 6/24/80:

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The above problems can be resolved by a re-platting of the site. The applicant has demonstrated a willingness

PLANNING DIVISION COMMENTS TO THE SUBDIVISION REVIEW BOARD, 6/24/80: (Continued)

to cooperate with City requirements, including re-platting the subdivision.

FINDINGS:

1. The applicant is willing to meet all City requirements for the site.

2. The site will be re-platted in a manner satisfactory to City Staff.

RECOMMENDATION: APPROVAL OF S-80-12 SUBJECT TO FINDING 2 IS RECOMMENDED.

SUBDIVISION REVIEW BOARD ACTION, 6/24/80:

S-80-12 was deferred to 7/24/80.

PLANNING DIVISION COMMENTS TO THE SUBDIVISION REVIEW BOARD, 7/24/80:

This request was last heard by the Subdivision Review Board at their June 24, 1980, meeting, at which time it was deferred for 30 days since neither the applicant nor the agent were present at the meeting.

Bob Casias, Planner

BC/lmg

cc: Leland H. & Betty B. Stone, 900 Tennessee NE, 87108
Construction Analysts, Inc., 1714 Hoffman Drive NE, 87110

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

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

Pending file

INTER-OFFICE CORRESPONDENCE January 28, 1981 REF. NO.

M18-D1

TO: Richard S. Heller, City Engineer

FROM: Bruno Conegliano, Assistant Hydrology Engineer

SUBJECT: REPLAT OF LOTS 24,25,26 - BLOCK 5, LOT 3A, BLOCK 6 OF SIESTA HILLS SUBDIVISION

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BC/fs

cc - Bob Kielich
C. D. Sheppard
File

CONSTRUCTION ANALYSTS INC. — 1714 Hoffman Dr. N.E., Albuquerque, NM 87110 — (505) 266-5963

November 6,1980

Mr Robert J. Casius, Planner
City of Albuquerque,N.M.
Post Office Box 1293
Albuquerque,New Mexico 87103

REF: S-80-12 Drainage Plan

Dear Mr Casius:

As per your letter of August 1,1980,we prepared and delivered,hand-carried, a revised Drainage Plan for referenced replat on the 19th of August,1980.

In late October, after many phone calls, we were informed that the replat should also have had a Drainage Report provided with it.

With this letter please find the following:

1. Siesta Hills replat Drainage Report (3 copies)
2. Siesta Hills replat Drainage Drawing (3 copies)

Please process the above as quickly as possible, the unusual time delay is causing our clients a construction scheduling problem.

Very truly yours,

P.W.Vanderhoof

P.W.Vanderhoof

PWV:gc

DRAINAGE REPORT

SIESTA HILLS SUB-DIDISION

A REPLAT OF LOTS 24,25,26 OF BLOCK 5 AND LOT 3-A OF BLOCK 6

FOR

LELAND M. AND BETTY B. STONE ALBUQUERQUE,N.M.

BY

Samuel L. Gray P.E.
CONSTRUCTION ANALYSTS,INC.

REGISTERED PROFESSIONAL ENGINEER
STATE OF
NO.
4301
NEW MEXICO
SAMUEL L. GRAY

CONSTRUCTION ANALYSTS INC. — 1714 Hoffman Dr. N.E., Albuquerque, NM 87110 — (505) 266-5963

November 3,1980

City Planning Commission
City Hall Building
Albuquerque,New Mexico

REF: S-80-12 Drainage Report, as required.

Gentleman:

We have reviewed the drainage on the subject replat prepared in June 1980 and on October 30,1980 conducted a detailed field investigation and study of the lots and adjacent areas under consideration.

The following physical features indicate that each lot as graded will meet the flood requirements desired by the City:

1. The area of the replat is not within the Flood Hazard Boundary Map.
2. All drainage from the East(Kirtland) is carried North by the existing ditch on the East side of Louisana St.
3. All drainage from the South which might encroach on the replat areas is intercepted by the existing ditches on both sides of Ridgecrest Drive and is carried West.
4. The proposed building pads are graded well above all the adjacent street elevations.
5. Each lot will be graded with some ponding to reduce the contributory drainage to the streets.

SUMMARY:

It is our professional opinion that this replat as designed will not create any unusual or hazardous drainage problems to the adjacent or replatted areas.

Respectfully submitted,

Samuel L. Gray

Samuel L. Gray P.E. Vice President

SLG:gc

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

February 5, 1980

M18-D1

Mr. Neal F. Godwin
Godwin Engineering Corporation
3820 Academy Parkway North N. E.
Albuquerque, New Mexico 87109

Re: ZA-79-83, Five 4-Plexes on Tract L1, Siesta Hills Subdivision #2

Dear Mr. Godwin:

As per our meeting at the Sirloin Stockade, we concur with the proposed scheme to provide an opening in the northeast pond (Siesta Hills Subdivision No. 2, Tract L-1-D) to allow the storm runoff from the Sirloin Stockade to flow into the dedicated 10 foot drainage and utility easement.

Sincerely,

Fred Aguirre
Civil Engineer

FA:pp

cc - Charles Monroe, 3417 Bryn Mawr N.E.
Richard S. Heller, City Engineer
Drainage File

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

January 29, 1980

Mr. Neal F. Godwin
Godwin Engineering Corporation
3820 Academy Parkway North N.E.
Albuquerque, New Mexico 87109

RE: ZA-79-83 - Five 4-Plexes on Tract L1, Siesta Hills Subdivision No. 2

Dear Mr. Godwin:

It has recently been brought to my attention that existing storm runoff of the Sirloin Stockade at 5814 Gibnon S.E. is being blocked as a result of the new construction to the east (referenced above). A field inspection revealed that the problem stems from not addressing the offsite flows as is required.

Our records indicate that your firm designed this drainage plan and must therefore be held accountable for the problem. I would appreciate your immediate attention in working towards a solution.

Please contact this office as soon as possible with your alternate plan. I am looking forward to working with you in order to rectify this unfortunate situation. If, however, we cannot reach an agreement or a solution to this matter, I will have no choice but to turn my findings over to the City Attorney.

If you have any questions concerning this problem, please feel free to call on me.

Sincerely,

Richard S. Heller

Richard S. Heller
City Engineer

RC/RSH/fs

cc - Charles Monroe, 3417 Bryn Mawr N.E.
Bruno Conegliano
Fred Aguirre
M. deVesty, City Attorney's Office
Drainage File

HYDROLOGY M18/D1 1 PLAN

M18/D1

1 Plan

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

M18-D1

September 8, 1981

Mr. Pat Coonce
C. A. Coonce & Associates
12324 Pineridge Avenue N.E.
Albuquerque, New Mexico 87112

Re: SIESTA HILLS REPLAT

Dear Pat:

Final approval of the referenced drainage report is hereby granted based on the additional information supplied in your August 27, 1981 submittal.

The office appreciates your cooperation on this project.

Very truly yours,

Brian G. Burnett

Brian G. Burnett
Civil Engineer/Hydrology

BGB/fs

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

MAYOR
David Rusk

M18-D1

August 18, 1981

Mr. Pat Coonce
C. A. Coonce & Associates
12324 Pineridge Avenue N.E.
Albuquerque, New Mexico 87112

RE: SIESTA HILLS REPLAT

Dear Pat:

The proposed drainage scheme for the Siesta Hills Replat is hereby approved. We would appreciate the following additions be made to the plans before the plat is signed.

1. Finish floor elevations be identified to the five digit Mean Sea Level Designation.

2. The word "MINIMUM" be placed under the finished floor elevations.

Please supply this office with two (2) copies of the plans reflecting the above additions.

If I can answer any questions concerning the above matters, please call.

Sincerely,

Brian G. Burnett

Brian G. Burnett
Civil Engineer/Hydrology

BB:gc
8033A
cc f/Reading

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

MAYOR
David Rusk

June 25, 1980

RECEIVED
JUL 01 1980
CITY ENGINEER

Leland M. & Betty B. Stone
900 Tennessee NE
Albuquerque, NM 87108

REF: S-80-12, Siesta Hills

Dear Mr. & Mrs. Stone:

At their meeting of May 20, 1980, the Subdivision Review Board deferred your request for approval of the proposed replat of Siesta Hills for a period of 30 days to June 24, 1980.

Should you have any questions regarding this matter, please do not hesitate to contact this office at 766-7422.

Respectfully,

Bob Casias
Planner

BC/lmg

cc: Construction Analysts, Inc., 1714 Hoffman Drive NE, 87110
City Engineer
Traffic Engineer

C.A. (PAT) COONCE & ASSOC.
ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS

12334 PINERIDGE, N.E.
ALBUQUERQUE, N.M. 87112

PHONE (505) 296-1889

June 6, 1981

RECEIVED
JUN 15 1981
CITY ENGINEER

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

RE: S-8012 SIESTA HILLS

Dear Mr. Conegliano:

This letter is in response to a letter from Mr. Robert J. Casias, dated February 25, 1981 to Mr. P. W. Vanderhoof on the referenced subject. Mr. Vanderhoof of Construction Analysts, Inc. has closed his office in Albuquerque and moved from the city. The owner of the referenced tract has retained C. A. Coonce and Associates to complete the items required to file this plat.

I have reviewed all of the correspondence, submittals and previous work files on this plat. In addition, I have made on-site inspections of the tract. In attempting to quantify the flows from a small 4.039 acre parcel of R-1 land such as this in which there is no planned houses at this time, judgement must be based on the surrounding homes in the $100,000 plus price range. No doubt the purchasers of these lots will build similar homes. The existing homes have privacy walls, generally concrete masonery walls, and that trend is assumed to continue.

To estimate the coefficient of runoff take the smallest lot of 0.3087 Ac. or 13,491 feet and assume it to be 13,000 ft.^{2} Further assume that a 3000 ft.^{2} house and 1000 ft.^{2} of driveway and associated sidewalks with a C of 0.90 will be built. This leaves 9000 ft.^{2} of area assumed to be grass and trees with a C of 0.25. This configuration would yield a composite C of 0.45. This should be an upper bound on C. However, if one assumes that the owner will have a concrete block wall around the back lot where C = 0.0 with the same house and sidewalk but with a southwest landscape in front with a C of 0.65 and using a 1/3 - 2/3 split between the front and rear yards, and assuming that 4000 ft.^{2} @ C = 0.90 will divide between the front a rear lot by a ratio of 1/3 and 2/3 then the composite C will be 0.24 which would probably be a lower bound. A more probably C would be near the average of 0.35 which is near the current undeveloped C.

Using a C of 0.35, a 100 year intensity storm of 5.85 inches per hour for 10 minutes the Q contributed to the streets are as follows: Ridgecrest - 3.8 cfs, Lovelace - 2.7 cfs and Kentucky - 1.7 cfs. A fraction of the 3.8 cfs computed may go northward down Louisiana depending upon the house and wall configuration which the builder chose for lot 3.

These maximum Q's are undoubtedly high because a combination of the smallest lot and the largest house was assumed. The current building costs of $50.00 up per square foot and rising plus the high interest rates would indicate that the average house on these lots will be somewhat less than 3000 square feet.

Should you require further information, please call.

Sincerely,

C. A. Coonce

C. A. COONCE
mls
cc: Robert Fosnaugh, Traffic Engineer
Robert J. Casias, Planner
Richard Heller, City Engineer

C.A. (PAT) COONCE & ASSOC.
ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS

12324 PINERIDGE, N.E.
ALBUQUERQUE, N.M. 87112

PHONE (505) 296-1059

June 6, 1981

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

RE: S-8012 SIESTA HILLS

Dear Mr. Heller,

This letter is in response to a letter from Mr. Robert J. Casias dated February 25, 1981 to Mr. P. W. Vanderhoof on the referenced subject.

Mr. Vanderhoof of Construction Analysts, Inc. has closed his office in Albuquerque and moved from the city. The owners of the referenced tract has retained C. A. Coonce and Associates to complete the items required to file this plat.

The owners of the referenced tracts to be re-platted hereby requests that Louisiana Boulevard S.E. from Gibson S.E. to Ridgecrest Drive S.E. from San Pedro S.E. to Louisiana S.E. be included in a Paving Assessment District at the City's convenience.

The owners further agree to be financially responsible for the design and installation of the public works (curb, gutter, streets, water and sewer) required to cul-de-sac Kentucky and blend these improvements into the existing public works at this location. It is further stated that the aforementioned design and installation shall be accomplished in accordance with existing city design standards.

Sincerely,

C.A. Coonce

C. A. COONCE
mls
cc: Robert Fosnaugh, Traffic Engineer
Robert J. Casias, Planner
Bruno Conegliano, Hydrologist

ACKNOWLEDGED:

Leland M. Stone

Leland M. Stone, Owner

Betty B. Stone

Betty B. Stone, Owner

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

MAYOR
David P. Rusk

MIB DR

February 25, 1981

Mr. P. W. Vanderhoof
Construction Analysts Inc.
1714 Hoffman Drive N.E.
Albuquerque, N.M. 87110

RE: S-8012 Siesta Hills

Dear Mr. Vanderhoof:

At their meeting of July 24, 1980 the Subdivision Review Board granted conditional approval to your proposal for Siesta Hills Subdivision. The primary condition for approval is that the proposal be re-platted in a manner satisfactory to City Staff.

As we both know, considerable interaction has occurred between you and your client, and the City Staff with final approval still not granted. Two distinct areas of concern appear to be the bases for not reaching an agreement:

1. The drainage report and plan submitted is unacceptable since no quantification is disclosed. No judgement can be passed concerning its validity. In essence, the drainage data submitted is overly lacking in detail. Refer to the City of Albuquerque Subdivision Ordinance for detailed requirements.

2. A commitment satisfactory to the City Traffic Engineer and City Engineer outlining the development along Lovelace, Ridgecrest, Louisiana and Kentucky is required. Contact either or both of the above City Staff for details if you are uncertain what is needed.

In conclusion, the aforementioned condition to replat the development proposal to comply with City requirements must include those components above prior to final plat signoff.

Sincerely,

Robert J. Casias, Planner

cc: Richard Heller
Robert Fosnaugh
Bruno Conegliano
Lloyd Barlow

CONSTRUCTION ANALYSTS INC. — 1714 Hoffman Dr. N.E., Albuquerque, NM 87110 — (505) 266-5963

February 6,1981

Mr Bruno Conegliano P.E.
City Engineering Dept.
City Hall Building
Albuquerque,N.M.

REF: S 80-12 Drainage

Dear Mr Conegliano:

Delivered this date, hand carried, please find the following:

1. A copy of the letter of approval of the re-plat that is subject to submittal of a drainage plan, dated Aug. 1,1980.

2. Two(2) copies of the re-plat drawings. One of which is lightly high-lighted in RED with all of the changes you requested.

The above, plus the drainage report delivered November 10,1980 should satisfy your required criteria.

Please notify us by letter at your earliest convienence so we may proceed with surveying, filing and construction drawings.

Very truly yours,

P.W. Vanderhoof

P.W.Vanderhoof

PWV:gdc

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

MAYOR
David Rusk

August 1, 1980

Leland M. & Betty B. Stone
900 Tennessee NE
Albuquerque, NM 87108

REF: S-80-12

Dear Mr. & Mrs. Stone:

At their meeting of July 24, 1980, the Subdivision Review Board approved your request for subdivision approval subject to the following condition:

1. A revised drainage plan must be submitted to the Planning Division at your earliest convenience.

Should you have any questions regarding this matter, please do not hesitate to contact this office at 766-7422.

Sincerely,

Robert J. Casias
Planner

RJC/lmm

cc: Construction Analysts, Inc., 1714 Hoffman Drive NE, 87110
City Engineer
Traffic Engineer
Transportation
Public Service Company

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE January 28, 1981 REF. NO._____

TO: Richard S. Heller, City Engineer

FROM: Bruno Conegliano, Assistant Hydrology Engineer

SUBJECT: REPLAT OF LOTS 24,25,26 - BLOCK 5, LOT 3A, BLOCK 6 OF SIESTA HILLS SUBDIVISION

This memorandum is to summarize the present status of this replat: The referenced replat as prepared by Mr. S. Gray shows lots with double frontage on Louisiana Blvd. and Kentucky and lots having access from Ridgecrest Dr. which is unimproved. No committment has been made by the developer nor was a requirement stipulated by the E.P.C. regarding the improvements of Louisiana Blvd. or of Ridgecrest Dr. From conversation with Bob Casias with the Planning Department, and with Bob Fosnaugh of the Traffic Department, the present configuration of the replat was reviewed by the Subdivision Review Board on July 24, 1980 and found acceptable. As always, with each planning action the requirement is made that acceptance of the plat is contingent upon the submission of an adequate drainage report; here is where the garbage comes to the surface and we find that the development plan is not really acceptable to the City. It almost seems that the attitude of our office is one of little concern for the Planning actions that have to be taken. All too frequently our comments are either nonexistent or insufficient to provide guidance to the developer; then we find ourselves with awful development schemes that we cannot straighten out because the policy making bodies have already passed judgment. I believe this issue should be reviewed with great urgency because of its importance for the administration and management of the development to the community.

The Subdivision Ordinance gives us the tools to perform adequate controls on all the proposed new developments in the community and we should use them with thoughtful deliberation and development. Specifically, there should never be a planning action sheet that indicates "No Comments" from the City Engineer's Office or from the City hydrologist. I think that this is too important to let it fall by the wayside.

BC/fs

cc - Bob Kielich
C. D. Sheppard
File

AGENDA ITEM NO. 1

SUBDIVISION REVIEW BOARD
July 24, 1980
S-80-12 (Deferred from 6/24/80)

CITY/COUNTY PLANNING DIVISION

S-80-12 Construction Analysts, agent for Leland and Betty Stone, requests approval of the proposed replat of Lots 24, 25 and 26, Block 5 and Lot 3A, Block 6 of Siesta Hills located at the northwest corner of Louisiana Blvd. and Ridgecrest Dr. SE, containing approximately 4.2 acres. (M-18)

COMMENTS FROM OTHER DEPARTMENTS:

Parks & Recreation:	"Under Ordinance 7-1976, as amended, the developer is required to pay a development fee at building permit time; however, no land or cash-in-lieu of land is required as Lasseter Park was dedicated to fulfill this requirement."
Real Estate Officer:	"No adverse comments."
Gas Company of New Mexico:	"Approve of the plat."
Refuse Removal Division:	"No adverse comment."
APS:	"No adverse comment."
Mountain Bell:	"No adverse comment."
Environmental Health:	"No adverse comment."
Traffic Engineer:	"Remainder of Siesta Hills Subdivision has no lots fronting on either Ridgecrest or Louisiana; it seems inconsistent to start now. Also, there is no logical reason to introduce a 90° turn in Kentucky Street."
Transportation Department:	"See the Traffic Engineer's comments."
COG:	"No adverse comment, provided that the new access to Louisiana is lined up with Conner Avenue at Louisiana."
Fire Department:	"Development must conform with the FireCode--Ordinance 50-1975. Provide the required fire flow and hydrant distribution."
Gas Company:	No reply received.
Public Service Company:	No reply received.
Police Department:	No reply received.
CIP Planner:	No reply required.
Water Resources:	No reply received.
City Engineer:	No reply received.
City Hydrologist:	No reply received.
AMAFCA:	"Defer to comments of City Engineer."
Zoning Hearing Examiner:	No reply received.
Zoning Enforcement:	No reply received.

PLANNING DIVISION COMMENTS TO THE SUBDIVISION REVIEW BOARD, 5/20/80:

This request for site plan approval appears to be fairly straightforward, however, as noted by the City Traffic Engineer, the concern over lot frontage on Ridgecrest Drive and Louisiana Boulevard is raised, as is the introduction of a 90° bend on Kentucky Street. Also, MRGCD has requested that if the plan is approved, Kentucky Street, where it intersects Louisiana Boulevard, should line up opposite Conner Avenue. The above concerns need to addressed by the applicant.

FINDINGS:

1. Lot frontages on both Ridgecrest Drive and Louisiana Boulevard need to be resolved.

2. Pending approval of the site plan, alignment of Kentucky Street needs to be resolved in relation to where it intersects Louisiana Boulevard.

RECOMMENDATION: APPROVAL OF S-80-12 IS RECOMMENDED CONDITIONAL WITH ADDRESSMENT OF FINDINGS 1 & 2 ABOVE.

SUBDIVISION REVIEW BOARD ACTION, 5/20/80:

S-80-12 was deferred for a period of 30 days to June 24, 1980.

PLANNING DIVISION COMMENTS TO THE SUBDIVISION REVIEW BOARD, 6/24/80:

This subdivision was reviewed at the May meeting of the Subdivision Review Board at which time it was deferred until certain problems could be resolved. These problems are:

1. Lots 8 and 9 are situated at an overly acute angle to Lovelace Road.

2. Since Ridgecrest Drive is still being considered as an alternate alignment for Gibson Boulevard, no lot frontage is allowed on Ridgecrest Drive.

3. The properties and streets surrounding the site must be identified.

The above problems can be resolved by a re-platting of the site. The applicant has demonstrated a willingness

PLANNING DIVISION COMMENTS TO THE SUBDIVISION REVIEW BOARD, 6/24/80: (Continued)

to cooperate with City requirements, including re-platting the subdivision.

FINDINGS:

1. The applicant is willing to meet all City requirements for the site.

2. The site will be re-platted in a manner satisfactory to City Staff.

RECOMMENDATION: APPROVAL OF S-80-12 SUBJECT TO FINDING 2 IS RECOMMENDED.

SUBDIVISION REVIEW BOARD ACTION, 6/24/80:

S-80-12 was deferred to 7/24/80.

PLANNING DIVISION COMMENTS TO THE SUBDIVISION REVIEW BOARD, 7/24/80:

This request was last heard by the Subdivision Review Board at their June 24, 1980, meeting, at which time it was deferred for 30 days since neither the applicant nor the agent were present at the meeting.

Bob Casias, Planner

RC/lmg

cc: Leland M. & Betty B. Stone, 900 Tennessee NE, 87108
Construction Analysts, Inc., 1714 Hoffman Drive NE, 87110

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

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE January 28, 1981 REF. NO.

TO: Richard S. Heller, City Engineer

FROM: Bruno Conegliano, Assistant Hydrology Engineer

SUBJECT: REPLAT OF LOTS 24,25,26 - BLOCK 5, LOT 3A, BLOCK 6 OF SIESTA HILLS SUBDIVISION

This memorandum is to summarize the present status of this replat: The referenced replat as prepared by Mr. S. Gray shows lots with double frontage on Louisiana Blvd. and Kentucky and lots having access from Ridgecrest Dr. which is unimproved. No committment has been made by the developer nor was a requirement stipulated by the E.P.C. regarding the improvements of Louisiana Blvd. or of Ridgecrest Dr. From conversation with Bob Casias with the Planning Department, and with Bob Fosnaugh of the Traffic Department, the present configuration of the replat was reviewed by the Subdivision Review Board on July 24, 1980 and found acceptable. As always, with each planning action the requirement is made that acceptance of the plat is contingent upon the submission of an adequate drainage report; here is where the garbage comes to the surface and we find that the development plan is not really acceptable to the City. It almost seems that the attitude of our office is one of little concern for the Planning actions that have to be taken. All too frequently our comments are either nonexistent or insufficient to provide guidance to the developer; then we find ourselves with awful development schemes that we cannot straighten out because the policy making bodies have already passed judgment. I believe this issue should be reviewed with great urgency because of its importance for the administration and management of the development to the community.

The Subdivision Ordinance gives us the tools to perform adequate controls on all the proposed new developments in the community and we should use them with thoughtful deliberation and development. Specifically, there should never be a planning action sheet that indicates "No Comments" from the City Engineer's Office or from the City hydrologist. I think that this is too important to let it fall by the wayside.

BC/fs

cc - Bob Kielich
C. D. Sheppard
File

AGENDA ITEM NO. 1

SUBDIVISION REVIEW BOARD
July 24, 1980
S-80-12 (Deferred from 6/24/80)

CITY/COUNTY PLANNING DIVISION

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FINDINGS:

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2. Pending approval of the site plan, alignment of Kentucky Street needs to be resolved in relation to where it intersects Louisiana Boulevard.

RECOMMENDATION: APPROVAL OF S-80-12 IS RECOMMENDED CONDITIONAL WITH ADDRESSMENT OF FINDINGS 1 & 2 ABOVE.

SUBDIVISION REVIEW BOARD ACTION, 5/20/80:

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PLANNING DIVISION COMMENTS TO THE SUBDIVISION REVIEW BOARD, 6/24/80:

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The above problems can be resolved by a re-platting of the site. The applicant has demonstrated a willingness

PLANNING DIVISION COMMENTS TO THE SUBDIVISION REVIEW BOARD, 6/24/80: (Continued)

to cooperate with City requirements, including re-platting the subdivision.

FINDINGS:

1. The applicant is willing to meet all City requirements for the site.

2. The site will be re-platted in a manner satisfactory to City Staff.

RECOMMENDATION: APPROVAL OF S-80-12 SUBJECT TO FINDING 2 IS RECOMMENDED.

SUBDIVISION REVIEW BOARD ACTION, 6/24/80:

S-80-12 was deferred to 7/24/80.

PLANNING DIVISION COMMENTS TO THE SUBDIVISION REVIEW BOARD, 7/24/80:

This request was last heard by the Subdivision Review Board at their June 24, 1980, meeting, at which time it was deferred for 30 days since neither the applicant nor the agent were present at the meeting.

Bob Casias, Planner

BC/lmg

cc: Leland M. & Betty B. Stone, 900 Tennessee NE, 87108
Construction Analysts, Inc., 1714 Hoffman Drive NE, 87110

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

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

Rezoning file

INTER-OFFICE CORRESPONDENCE January 28, 1981 REF. NO.

M18-D1

TO: Richard S. Heller, City Engineer

FROM: Bruno Conegliano, Assistant Hydrology Engineer

SUBJECT: REPLAT OF LOTS 24,25,26 - BLOCK 5, LOT 3A, BLOCK 6 OF SIESTA HILLS SUBDIVISION

This memorandum is to summarize the present status of this replat: The referenced replat as prepared by Mr. S. Gray shows lots with double frontage on Louisiana Blvd. and Kentucky and lots having access from Ridgecrest Dr. which is unimproved. No committment has been made by the developer nor was a requirement stipulated by the E.P.C. regarding the improvements of Louisiana Blvd. or of Ridgecrest Dr. From conversation with Bob Casias with the Planning Department, and with Bob Fosnaugh of the Traffic Department, the present configuration of the replat was reviewed by the Subdivision Review Board on July 24, 1980 and found acceptable. As always, with each planning action the requirement is made that acceptance of the plat is contingent upon the submission of an adequate drainage report; here is where the garbage comes to the surface and we find that the development plan is not really acceptable to the City. It almost seems that the attitude of our office is one of little concern for the Planning actions that have to be taken. All too frequently our comments are either nonexistent or insufficient to provide guidance to the developer; then we find ourselves with awful development schemes that we cannot straighten out because the policy making bodies have already passed judgment. I believe this issue should be reviewed with great urgency because of its importance for the administration and management of the development to the community.

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BC/fs

cc - Bob Kielich
C. D. Sheppard
File

CONSTRUCTION ANALYSTS INC. — 1714 Hoffman Dr. N.E., Albuquerque, NM 87110 — (505) 266-5963

November 6,1980

Mr Robert J. Casius, Planner
City of Albuquerque,N.M.
Post Office Box 1293
Albuquerque,New Mexico 87103

REF: S-80-12 Drainage Plan

Dear Mr Casius:

As per your letter of August 1,1980,we prepared and delivered,hand-carried, a revised Drainage Plan for referenced replat on the 19th of August,1980.

In late October, after many phone calls, we were informed that the replat should also have had a Drainage Report provided with it.

With this letter please find the following:

1. Siesta Hills replat Drainage Report (3 copies)
2. Siesta Hills replat Drainage Drawing (3 copies)

Please process the above as quickly as possible, the unusual time delay is causing our clients a construction scheduling problem.

Very truly yours,

P.W.Vanderhoof

P.W.Vanderhoof

PWV:gc

DRAINAGE REPORT

SIESTA HILLS SUB-DIDISION

A REPLAT OF LOTS 24,25,26 OF BLOCK 5 AND LOT 3-A OF BLOCK 6

FOR

LELAND M. AND BETTY B. STONE ALBUQUERQUE,N.M.

BY

Samuel L. Gray P.E.
CONSTRUCTION ANALYSTS,INC.

REGISTERED PROFESSIONAL ENGINEER
STATE OF
NO.
4301
NEW MEXICO
SAMUEL L. GRAY

CONSTRUCTION ANALYSTS INC. — 1714 Hoffman Dr. N.E., Albuquerque, NM 87110 — (505) 266-5963

November 3,1980

City Planning Commission
City Hall Building
Albuquerque,New Mexico

REF: S-80-12 Drainage Report, as required.

Gentleman:

We have reviewed the drainage on the subject replat prepared in June 1980 and on October 30,1980 conducted a detailed field investigation and study of the lots and adjacent areas under consideration.

The following physical features indicate that each lot as graded will meet the flood requirements desired by the City:

1. The area of the replat is not within the Flood Hazard Boundary Map.
2. All drainage from the East(Kirtland) is carried North by the existing ditch on the East side of Louisana St.
3. All drainage from the South which might encroach on the replat areas is intercepted by the existing ditches on both sides of Ridgecrest Drive and is carried West.
4. The proposed building pads are graded well above all the adjacent street elevations.
5. Each lot will be graded with some ponding to reduce the contributory drainage to the streets.

SUMMARY:

It is our professional opinion that this replat as designed will not create any unusual or hazardous drainage problems to the adjacent or replatted areas.

Respectfully submitted,

Samuel L. Gray

Samuel L. Gray P.E. Vice President

SLG:gc

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

February 5, 1980

M18-D1

Mr. Neal F. Godwin
Godwin Engineering Corporation
3820 Academy Parkway North N. E.
Albuquerque, New Mexico 87109

Re: ZA-79-83, Five 4-Plexes on Tract L1, Siesta Hills Subdivision #2

Dear Mr. Godwin:

As per our meeting at the Sirloin Stockade, we concur with the proposed scheme to provide an opening in the northeast pond (Siesta Hills Subdivision No. 2, Tract L-1-D) to allow the storm runoff from the Sirloin Stockade to flow into the dedicated 10 foot drainage and utility easement.

Sincerely,

Fred Aguirre
Civil Engineer

FA:pp

cc - Charles Monroe, 3417 Bryn Mawr N.E.
Richard S. Heller, City Engineer
Drainage File

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

January 29, 1980

Mr. Neal F. Godwin
Godwin Engineering Corporation
3820 Academy Parkway North N.E.
Albuquerque, New Mexico 87109

RE: ZA 79-83 - Five 4-Plexes on Tract L1, Siesta Hills Subdivision No. 2

Dear Mr. Godwin:

It has recently been brought to my attention that existing storm runoff of the Sirloin Stockade at 5814 Gibson S.E. is being blocked as a result of the new construction to the east (referenced above). A field inspection revealed that the problem stems from not addressing the offsite flows as is required.

Our records indicate that your firm designed this drainage plan and must therefore be held accountable for the problem. I would appreciate your immediate attention in working towards a solution.

Please contact this office as soon as possible with your alternate plan. I am looking forward to working with you in order to rectify this unfortunate situation. If, however, we cannot reach an agreement or a solution to this matter, I will have no choice but to turn my findings over to the City Attorney.

If you have any questions concerning this problem, please feel free to call on me.

Sincerely,

Richard S. Heller

Richard S. Heller
City Engineer

BC/RSH/fs

cc - Charles Monroe, 3417 Bryn Mawr N.E.
Bruno Conegliano
Fred Aguirre
M. deVesty, City Attorney's Office
Drainage File