HYDROLOGY M18/D6 2 PLANS

M18/D4

2 Plans

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

M18- D6

May 27, 1983

Mr. Steve Cannon
Tom Mann & Associates
811 Dallas N.E.
Albuquerque, N.M. 87110

RE: CHANT/LOVELACE DRAINAGE PLAN

Dear Steve:

The referenced drainage plan is approved. Please see that the revised plan dated 5/25/83 is placed in the City construction sets.

Due to the rather involved nature of the construction, I am requesting that your firm investigate the possibility of certifying the project. Realizing that this is not a mandatory requirement, I would appreciate knowing whether you or the City will carry out this responsibility. If a decision is made to have the City certify, please pass on to your client that improvements, such as the basins and drain lines, must be inspected by Mr. Bernie Montoya upon actual construction. Bernie must see them as they are placed in the ground.

If you have any questions, please call.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

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

M18 - D6

May 23, 1983

Mr. Steve Cannon
Tom Mann & Associates
811 Dallas N.E.
Albuquerque, N.M. 87110

RE: CHANT/LOVELACE MEDICAL FACILITY DRAINAGE PLAN

Dear Steve:

I am writing in regards to your follow-up letter of May 12, 1983. As you know, a foundation permit has been released for the project.

Based on Mr. Fulcher's letter, I see no reason to pursue the easement agreement further since the control of ownership on adjacent property is by the Lovelace Medical Foundation. Also, the fact that legal title will be transferred to the City of Albuquerque next month does not seem to complicate the situation or require that an easement be obtained.

My only remaining concern is the fact that minimal erosion protection is called out for the side slopes. I'd request that this situation be monitored closely to determine whether additional protection is required. Inadvertently, I failed to mention in my letter of May 4, 1983 that an erosion control plan be formulated for the construction phase of the project. This information should be placed on the drainage plan (see enclosed sheet for suggested detail).

I will forward an approved letter once the erosion information and a revision date are placed on the plans.

Please contact me if you have any further questions.

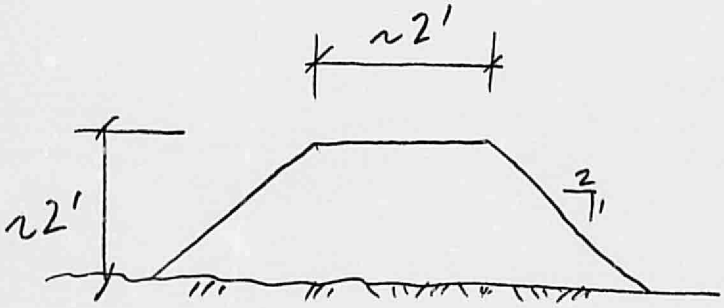
Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

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

SUGGESTED EROSION CONTROL BERM



Construction Guidelines:

1. Material shall be clean.
2. Compaction shall be in 1 ft. lifts.
3. Watering of material is required to insure proper compaction.

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

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811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

Tom Mann Associates, Inc.
Engineers

30231
May 12,1983

Mr. Brian Burnett
Civil Engineer/Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

RECEIVED
MAY 13 1983
ENGINEERING

Re: CHANT/LOVELACE MEDICAL FACILITY DRAINAGE PLAN

Dear Brian,

In response to your comments dated May 4, 1983 concerning the referenced drainage plan:

1.) A detail for the catch basin/PVC connection has been provided on the drainage plan. Water from the downspout will discharge onto the splash block which inturn will empty into a single 'D' catch basin. A 6" PVC drainage pipe conveys the flows into pond 'A'. Should the 6" PVC become clogged, the catch basin will overflow northward toward the swale and water will be conveyed toward pond 'B'. Section D-D has been added to the drainage plan to show the construction of pond 'B'.

2.) The top of the existing retaining wall extends anywhere from two to eight inches above the existing ground elevation on the subject propoerty. In the developed state this dimmension will be six inches as shown in Sections B-B,C-C, and D-D on the plan.

3.) No, slopes will not be grassed at this time due to irriagation expenses. The steepest design slope at the north end of the project is 3:1, which initially will be untreated. Eventually, the Lovelace Physiacl Plant plans to use railroad ties and spot landscaping to prevent erosion.

4.) Enclosed is a letter from Joe R. Fulcher who is a board member of the Lovelace Foundation and their representing attorney. He outlines the difficulty in granting an easement at this time.

Thankyou for your comments. The Lovelace Foundation is anxious to start construction of the project. If this submittal does not resolve your concerns, please contact me at once.

Thank you,

TOM MANN & ASSOCIATES, INC

Stephen D. Cannon

Stephen D. Cannon
Project Engineer

JAMES E. SPERLING
JOSEPH E. ROEHL
GEORGE T. HARRIS, JR.
DANIEL A. SISK
LELAND S. SEDBERRY, JR.
ALLEN C. DEWEY, JR.
JAMES A. PARKER
JOHN R. COONEY
KENNETH L. HARRIGAN
PETER J. ADANG
DALE W. EK
JAMES M. PARKER
CHARLES I. WELLBORN
DENNIS J. FALK
JOE R. G. FULCHER
ARTHUR D. MELENDRES
JAMES P. HOUGHTON
JUDY A. FRY
PAUL M. FISH
MARK S. THOMPSON III
GEORGE J. HOPKINS
JEFFREY W. LOUBET

LAW OFFICES
MODRALL, SPERLING, ROEHL, HARRIS & SISK
A PROFESSIONAL ASSOCIATION

800 PUBLIC SERVICE BUILDING

8TH FLOOR AMERICAN BANK OF COMMERCE COMPLEX

P. O. BOX 2168
ALBUQUERQUE, NEW MEXICO 87103-2168

505-243-4511

TELECOPIER: 505-247-2299

JOHN F. SIMMS (1885-1954)
J. R. MODRALL (1902-1977)
AUGUSTUS T. SEYMOUR (1907-1965)

R. E. THOMPSON
BRUCE E. HIGGINS
RUTH M. SCHIFANI
THOMAS L. JOHNSON
LYNN H. SLADE
ZACHARY L. McCORMICK
CLIFFORD K. ATKINSON
DOUGLAS A. BAKER
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LARRY R. AUSHERMAN
CHARLES E. STUCKEY
DOUGLAS R. VADNAIS
STEPHEN T. AUBURN
GEOFFREY D. RIEDER
JOHN S. THAL
DAVID K. SELL
BENJAMIN SILVA, JR.
BARBARA F. CHALFANT
KURT B. GERSTNER
ALAN S. ROSEMAN
WALTER E. STERN III

May 11, 1983

RECEIVED
MAY 13 1983
ENGINEERING

City of Albuquerque
Albuquerque
New Mexico

RE: Drainage Plan for Lot C, Cagua Addition

Gentlemen:

You are presently reviewing the drainage plan for Lot C of the Cagua Addition in connection with the construction of a medical research building for the Lovelace Medical Foundation. That plan calls for some controlled drainage across the easterly 15 feet of the land located to the west of Lot C, which is the site of Bataan Memorial Hospital. I understand that you desire to establish a legal easement for that drainage.

Both of these properties belong to the Lovelace Medical Foundation. I am general counsel and treasurer of the Board of Trustees of the Lovelace Medical Foundation and am authorized to advise you that the Foundation as the owner of both properties is agreeable to the drainage plan as outlined. We understand that you do need a formal grant of drainage easement, and the Foundation is agreeable to execution of such.

Legal title to the Bataan Memorial Hospital site is presently held by the City of Albuquerque in conjunction with the industrial bond financing on that property. Legal title to Lot C of the Cagua Addition is presently held by the Lovelace Medical Foundation, but will be transferred to the City of Albuquerque next month in connection with the bond financing of the new construction.

In the mean time, the Foundation is anxious to start construction

on the project. If it is possible, we would very much appreciate your clearing the drainage plan based on this assurance from the owner that the necessary easement will be executed when we determine exactly how it should be drawn in view of the city's ownership of legal title.

If I can provide you any other information to allow you to clear the plan, please call me.

Sincerely yours,

Joe R. G. Fulcher

Joe R. G. Fulcher

JRGF/pc

3-0231

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

M18 - D6

May 4, 1983

RECEIVED
MAY 13 1983
ENGINEERING

Mr. Steve Cannon
Tom Mann & Associates
811 Dallas N.E.
Albuquerque, N.M. 87110

RE: CHANT/LOVELACE MEDICAL FACILITY DRAINAGE PLAN

Dear Steve:

My comments regarding the referenced plan:

1. Please provide a detail for the catch basin/PVC connection. Also, it may be helpful to provide a detail of the Pond B.

2. How high will the existing retaining wall extend above the proposed ground elevation?

3. Will all slopes be grassed?

4. Please provide an update to the easement acquisition. Once this is done I will determine whether grading and foundation work can proceed.

You have provided a good plan for a difficult site. Call me if you have any questions.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DRAINAGE REPORT INFORMATION SHEET

PROJECT TITLE Lovelace Medical Facility (Physical Plant)

ZONE ATLAS PAGE NO. M-18-D6 CITY ADDRESS RIDGECREST DR. S.E.

LEGAL ADDRESS LOT C, CAGUA ADDITION

ENGINEERING FIRM TOM MANN & ASSOC CONTACT STEVE CANNON

ADDRESS 811 DALLAS NE PHONE 265-5611

OWNER LOVELACE HOSPITAL CONTACT

ADDRESS PHONE

Builder ~~ARCHITECT/SURVEYOR~~ CHANT CONTACT DAN DURHAM

ADDRESS PHONE 292-8081

DATE SUBMITTED APRIL 14, 1983

BY Stephen P. Cannon

RECEIVED
APR 14 1983
ENGINEERING

MUNICIPAL DEVELOPMENT DEPARTMENT

David S. Heller, P.E., City Engineer ENGINEERING DIVISION Telephone (505) 766-7467

Transportation Gene Moore

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. M-18 DATE: 3/28/83

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: Lovelace Medical Building

ATTENDANCE: WHO	REPRESENTING
Brian Burnett	City
Steve Cannon	Tom Mann

RECEIVED APR 1 1983

FINDINGS:
1. Drainage Plan appropriate
2. Need to check on Masterplan status of hospital with Planning Dept.
3. No downstream capacity ⇒ ponding required
4. Need to guarantee protection of outfall to Gibson (u, deed, plat, etc).
5. Slopes > 2:1 need to be stabilized
6. Check status of Ridgecrest R-O-W

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED: Brian D Burnett
TITLE: C E/Hydrology
DATE: 3/28/83

SIGNED: Stephen P Cannon
TITLE: Project Engineer
DATE: 3/28/83

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

M18-D6

October 19, 1981

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

Re: LOVELACE PHYSICAL PLANT DRAINAGE REPORT

Dear Tom:

The referenced drainage report is hereby approved based on your submittal of October 14, 1981. Please see that the copies of the revised plans (dated 10-13-81) are placed in the construction set. Mr. Fred Aguirre will sign off for Hydrology when this is done.

Very truly yours,

Briar G. Burnett
Civil Engineer/Hydrology

BGB/fs
8788A

Tom Mann Associates, Inc.
Engineers
811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

M18-D6

10821
September 29, 1981

RECEIVED
SEP 30 1981
ENGINEERING

Mr. Brian Burnett
Engineering/Hydrology Division
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Re: Lovelace Physical Plant
Drainage Report

Dear Brian:

I have received your letter dated September 21, 1981 concerning the Lovelace Physical Plant Drainage Report. Since that time you and I have had several conversations concerning this project. As of our latest discussion, it was agreed that I would not drain the roofs into the swale along Ridgecrest S.E. Instead, we will provide splash blocks under each downspout and convey the water through a swale system back toward the north as it had done originally. Otherwise, I think that we have complied with all the comments in your letter.

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

Yours truly,

TOM MANN & ASSOCIATES, INC.

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

TTM:bb
Enc.

Tom Mann Associates, Inc.
Engineers
811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

10821
October 14, 1981

RECEIVED
OCT 14 1981
ENGINEERING

Mr. Brian G. Burnett
Engineering/Hydrology Division
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Re: Lovelace Physical Plant
Drainage Report

Dear Brian:

I received your letter dated October 12, 1981, concerning the Lovelace Physical Plant Drainage Report.

Enclosed please find two (2) copies of the revised drainage plan. As you can see, we have added a typical swale detail and a typical splash block detail. Also, I have changed the wording from "construct swale" to "existing swale".

Hopefully, this should complete the drawing. If you have any further questions or comments, please do not hesitate to call. Thank you.

Yours truly,

TOM MANN & ASSOCIATES, INC.

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

TTM:bb
Enc.

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

M18-D6

October 12, 1981

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

Re: Lovelace Physical Plant Drainage Report

Dear Tom:

A review of your submittal of September 23, 1981 has resulted in the following comments:

1. The construction of the splash blocks appears to be the best solution to handling roof drainage.

2. Could you please add two details on the plans? One of the splash blocks and another of the proposed swale around the building. Again, I ask this because of problems we've had in construction.

3. Please change the note "Construct Swale" to "Existing Swale" (Item 12 of my letter dated September 21, 1981).

Again, I apologize for the delay in responding to your submittal. I will proceed expeditiously when I hear from you.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/fs

cc: Emil Hargett

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

M18-D6

October 12, 1981

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

Re: Lovelace Physical Plant Drainage Report

Dear Tom:

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1. The construction of the splash blocks appears to be the best solution to handling roof drainage.

2. Could you please add two details on the plans? One of the splash blocks and another of the proposed swale around the building. Again, I ask this because of problems we've had in construction.

3. Please change the note "Construct Swale" to "Existing Swale" (Item #3 of my letter dated September 21, 1981).

Again, I apologize for the delay in responding to your submittal. I will proceed expeditiously when I hear from you.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/fs

cc: Emil Hargett

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

M18-D6

September 21, 1981

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

Re: LOVELACE PHYSICAL PLANT DRAINAGE REPORT

Dear Tom:

An initial review of the referenced report has resulted in the comments listed below. The numbers indicated refer to the Drainage Report (DR) and Construction Plan (CP) Checklists.

1. Please supply the following information:

   a. DR #13 - Calculations showing developed flow rates to the swale.

   b. DR #21M - Detail of swale cross-section with supporting flow capacity calculations.

   c. DR #21M - Construction detail of conveyance system extending from gutter outlet to outfall point in the Ridgecrest swale.

2. Is a roof gutter going to be installed on the north side of the structure? If so, where will discharge occur? Will any erosion protection be needed here?

3. Per our conversation of September 18, 1981, please see that the note "Construct Swale" is changed to "Existing Swale".

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

Very truly yours,

Brian G. Burnett

Brian G. Burnett
Civil Engineer/Hydrology

BGB/fs

cc: Emil Hargett

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

M18-D6

September 21, 1981

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

Re: LOVELACE PHYSICAL PLANT DRAINAGE REPORT

Dear Tom:

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

Very truly yours,

Brian G. Burnett

Brian G. Burnett
Civil Engineer/Hydrology

BGB/fs

cc: Emil Hargett

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DRAINAGE REPORT INFORMATION SHEET

PROJECT TITLE Lovelace Physical Plant

ZONE ATLAS PAGE NO. M-18 CITY ADDRESS 5400 Gibson SE

LEGAL ADDRESS Lot C Siesta Hills

ENGINEERING FIRM Tom Mann & Assoc Inc CONTACT Tom Mann

ADDRESS 811 Dallas N.E. PHONE 265-5611

OWNER Lovelace CONTACT -

ADDRESS - PHONE -

ARCHITECT/~~SURVEYOR~~ Barnes Company CONTACT Emil Hargett

ADDRESS 4322 2d N.W. PHONE 344-3461

DATE SUBMITTED

BY

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. M-18-D6 DATE: 3/28/83

Brian

PLANNING DIVISION NO.

CONFERENCE RECAP

SUBJECT: Lovelace Medical Building

ATTENDANCE: WHO	REPRESENTING
Brian Burnett	City
Steve Cannon	Tom Mann

FINDINGS:
1. Drainage Plan appropriate
2. Need to check on Masterplan status of hospital with Planning Dept.
3. No downstream capacity ⇒ ponding required
4. Need to guarantee protection of outfall to Gibson (u, deed, plat, etc).
5. Slopes > 2:1 need to be stabilized
6. Check status of Ridgecrest R-O-W

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED: Brian J Burnett
TITLE: CE/Hydrology
DATE: 3/28/83

SIGNED: Stephen P Cannon
TITLE: Project Engineer
DATE: 3/28/83