



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 8, 1994

C.L. Weiss
C.L. Weiss Engineering Inc.
P.O. Box 97
Sandia Park, NM 87047

RE: DRAINAGE PLAN FOR AN ADDITION TO 8448 WASHINGTON PLACE NE
(C17-D1X) ENGINEER'S STAMP DATED 2/2/94.

Dear Mr. Weiss:

Based on the information provided on your February 3, 1994 submittal, the above referenced site is approved for Building Permit.

Please attach a copy of this approval plan to the construction sets prior to sign-off by Hydrology.

If I can be of further assistance, please feel free to contact me at 768-2667.

Sincerely,

Bernie J. Montoya
Bernie J. Montoya, CE
Engineering Associate

BJM/d1/WPHYD/8291

c: File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: 8448 Washington Pl. N.E. ZONE ATLAS / DRNG. FILE #: C-17 / 20 / X
LEGAL DESCRIPTION: Big J Enterprises, Inc., Washington Place NE, Bernalillo County, New Mexico
CITY ADDRESS: 8448 Washington Pl. N.E.

ENGINEERING FIRM: <u>C. L. Weiss Engineering, Inc.</u>	CONTACT: <u>Bryan J. Bobrick</u>
ADDRESS: <u>P.O. Box 97, Sandia Park, NM 87047</u>	PHONE: <u>266-3444</u>
OWNER: <u>Big J Enterprises</u>	CONTACT: <u>Bill Ward</u>
ADDRESS: <u>8441 Washington St. N.E.</u>	PHONE: <u>821-1500 x222</u>
ARCHITECT: <u>Les Robinson</u>	CONTACT: <u>Les Robinson</u>
ADDRESS: <u>3420 Cuervo, NE 87110</u>	PHONE: <u>883-9239</u>
SURVEYOR: <u>Forstbauer Surveying Co.</u>	CONTACT: <u>Ron Forstbauer</u>
ADDRESS: <u>1100 Alvarado Dr. N.E. Albuq., NM 87110</u>	PHONE: <u>268-2112</u>
CONTRACTOR FIRM: <u>Big J Enterprises</u>	CONTACT: <u>Bill Ward</u>
ADDRESS: <u>8441 Washington St. N.E.</u>	PHONE: <u>821-1500 x222</u>

PRE-DESIGN MEETING:

☐ YES
☒ NO
☐ COPY OF CONFERENCE RECAP
SHEET PROVIDED

DRB NO. _____
EPC NO. _____
PROJ. NO. _____

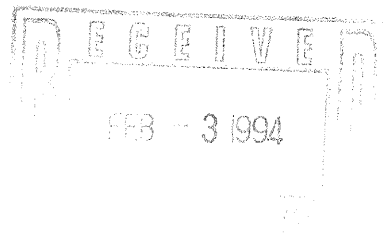
TYPE OF SUBMITTAL:

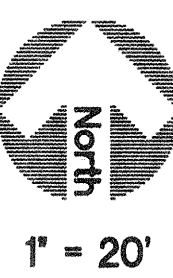
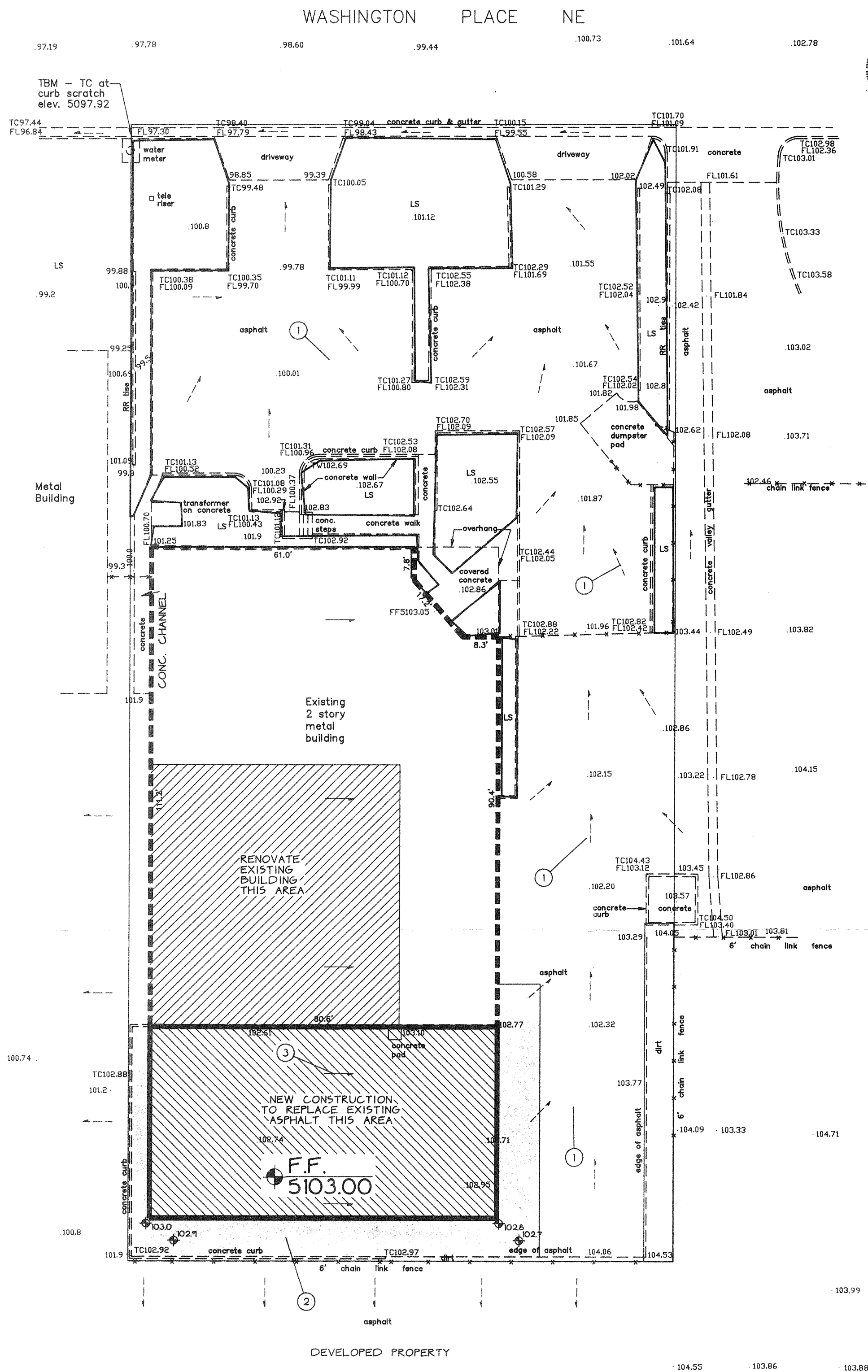
☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT
☐ PRELIMINARY PLAT
☐ SITE DEVELOPMENT PLAN
☐ FINAL PLAT
☒ BUILDING PERMIT
☐ FOUNDATION PERMIT
☐ CERT. OF OCCUPANCY
☐ ROUGH GRADING PERMIT
☐ GRADING / PAVING PERMIT
☐ OTHER _____

DATE SUBMITTED: February 2, 1994
BY: C.L. Weiss Engineering, Inc.





- 1 ALL EXISTING SITE FEATURES TO REMAIN THIS ARE DRAINAGE FLOWS WILL NOT BE ALTERED OR INCREASED FOR THE SCOPE OF THIS PROJECT.
- 2 REMOVE AND REPLACE EXISTING ASPHALT THIS AREA. PROVIDE MINIMAL SWALE MINIMUM SLOPE 0.01 AS INDICATED TO DIRECT MINOR FLOWS EAST TO EXISTING ASPHALT. PROVIDE SMOOTH TRANSITION BETWEEN NEW AND EXISTING PAVING.
- 3 ROOF FLOWS DRAIN EAST TO THE EXISTING ASPHALT PAVING.

KEYED NOTES

ON THE WEEK OF JANUARY 24, 1994 I INSPECTED BIG J ENTERPRISES, WASHINGTON PL. NE BERNALILLO COUNTY, NEW MEXICO. AT THAT TIME, IT APPEARED THAT NO GRADING, FILLING OR EXCAVATION HAD OCCURRED THEREON SINCE THE PREPARATION OF THE EXISTING CONTOUR MAP USED IN THE PREPARATION OF THIS PLAN.

Christopher L. Weiss
CHRISTOPHER L. WEISS DATE 2-2-94

- LEGEND**
- SIDEWALK, CURB AND GUTTER (EXISTING, PROPOSED)
 - PROPOSED ASPHALT
 - BUILDING (EXISTING, PROPOSED)
 - PROPERTY LINE
 - x 65.7 EXISTING SPOT ELEVATION
 - o 75.2 PROPOSED SPOT ELEVATION
 - PROPOSED CONTOUR
 - SURFACE FLOW DIRECTION (EXISTING, PROPOSED)
 - LA LANDSCAPED AREA
 - TGW TOP OF GRADE WALL (< 18" HIGH)
 - TRW TOP OF RETAINING WALL (> 18" HIGH)
 - TA TOP OF ASPHALT
 - TC TOP OF CURB
 - FL FLOW LINE
 - FF FINISHED FLOOR
 - R/W RIGHT OF WAY
 - PL PROPERTY LINE
 - PP POWER POLE

SCOPE:
The proposed improvements include a 3,500 SF (footprint) building area attached to an existing building. A small portion of asphalt paving around the new construction will be removed and replaced. No other site changes will be made and existing drainage patterns will continue.

The present site is a developed commercial site with an existing 2-story metal building and related walks, landscaped areas and parking areas.

The intent of this plan is to show:

- Grading relationships between the existing ground elevations and proposed finished elevations in order to facilitate positive drainage to designated discharge points.
- The extent of proposed site improvements, including buildings, walks and pavement.
- The flow rate/volume of rainfall runoff across or around these improvements and methods of handling these flows to meet County requirements for drainage management.
- The relationship of on-site improvements with existing neighboring property to insure an orderly transition between proposed and surrounding grades.

DRAINAGE PLAN CONCEPT: All flows from the improved portion of the site will continue to sheet flow through the existing parking areas to Washington Place NE. There will be no increase in developed flows because both the existing parking and proposed building are covered under the same "Land Condition" - Ap. A small portion of the site behind the proposed building will drain to the south and west as indicated.

GENERAL NOTES:
LEGAL: Big J Enterprises, Inc., Washington Place NE, Bernalillo County, New Mexico.
SURVEYOR: Ronald A. Forstbauer Surveying, 1100 Alvarado NE, Albuquerque, New Mexico, 87110 <505>-268-2112.
B.M.: C.O.A. NDC 7, an AMAFCA brass cap located at the southwest corner of the Richfield bridge over the AMAFCA North Diversion Channel. Elevation = 5082.6
I.B.M.: Top of curb at curb scratch located at the northwest corner of the property. Elevation = 5097.92'
SOILS: SCS Soil Survey of Bernalillo County indicates that the soil is Embudo (EmB), a gravelly fine sandy loam classified in Hydrologic Soil Group 'B'.
FLOOD HAZARD: Per FEMA Boundary Map #9, the property does not lie within a flood zone.
OFF-SITE DRAINAGE: No off-site flows effect the site.
EROSION CONTROL: The contractor is responsible for retaining on-site all sediment generated during construction by means of temporary earth berms or silt fences at the low points on the west property line.

CALCULATIONS:
Calculations are based on the Drainage Design Criteria for Bernalillo County, Section 22.2 DPM, Vol 2, dated Jan., 1993

AREA OF SITE: appx. 33000 SF = 0.76 Ac.

ON-SITE		
PROPOSED FLOWS:	EXISTING FLOWS:	EXCESS PRECIPITATION:
Area a = 0 SF	Area a = 0 SF	Precip. Zone 2
Area b = 5000 SF	Area b = 5000 SF	Ea = 0.83
Area c = 0 SF	Area c = 0 SF	Eb = 0.78
Area d = 28000 SF	Area d = 28000 SF	Ec = 1.13
Total Area = 33000 SF	Total Area = 33000 SF	Ed = 2.12

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)
Weighted E = $\frac{EaAa + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$

Proposed E = 1.92 in. Historic E = 1.92 in.

On-Site Volume of Runoff: V360 = $\frac{E \cdot A}{12}$

Proposed V360 = 5272 CF Historic V360 = 5272 CF

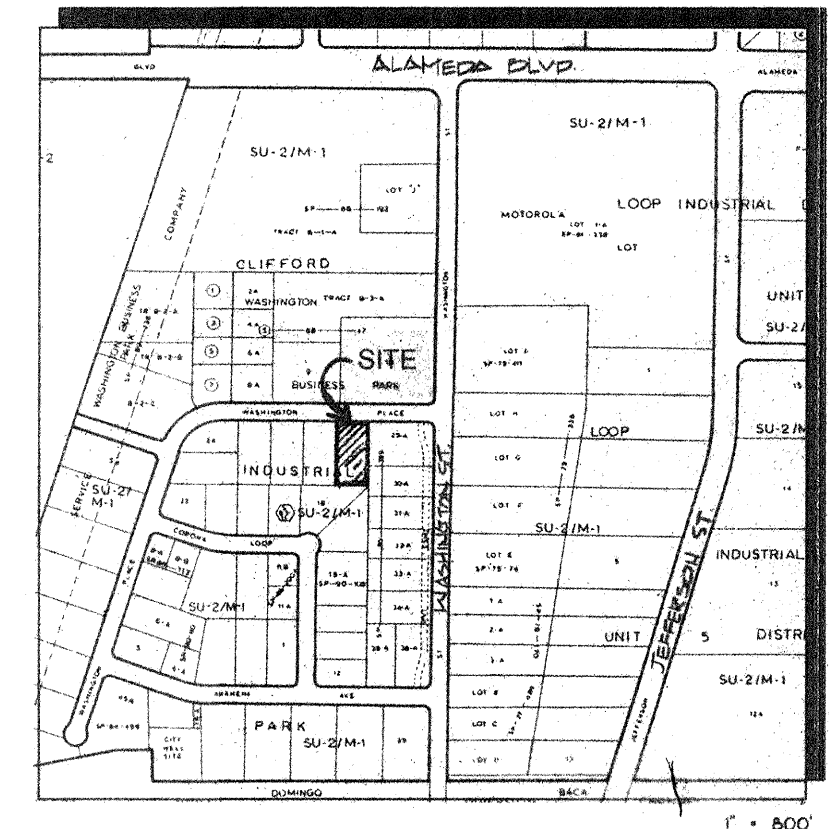
On-Site Peak Discharge Rate: Qp = QpaAa + QpbAb + QpcAc + QpdAd / 43,560

For Precipitation Zone 2

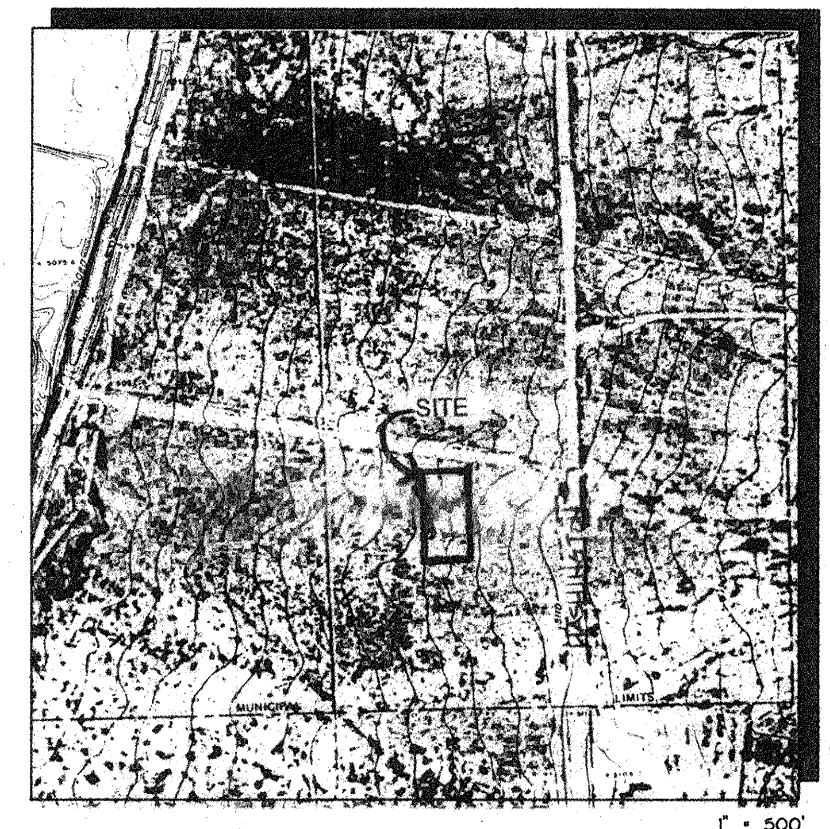
Qpa = 1.56 Qpb = 3.14

Qpc = 2.28 Qpd = 4.70

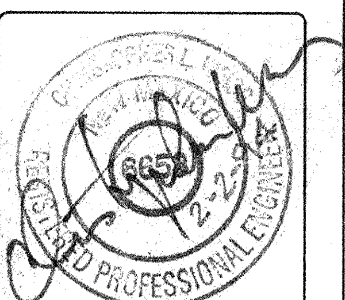
Proposed Qp = 3.3 CFS Historic Qp = 3.3 CFS Difference = 0.0



VICINITY MAP C-17



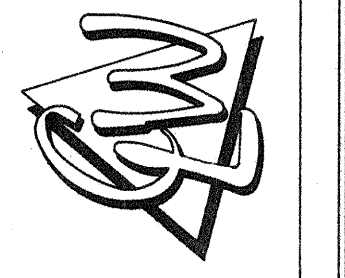
FLOOD HAZARD MAP



REVISIONS

NO.	DATE	BY	CHKD
1			

C.L. WEISS ENGINEERING, INC.
POST OFFICE BOX 97 SANDIA PARK, N.M. 87047 - (505) 281-8000
100 ALVARADO DR NE ALBUQUERQUE, N.M. 87102 - (505) 266-3444



8448 Washington Pl. NE - BIG J
Drainage / Grading Plan