HYDROLOGY D17/D54 CASCO INDUSTRIAL DEVELOPMENT

D17 / D54

CASCO INDUSTRIAL DEVELOPMENT

1 PLAN

4128

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. D-17 DATE: 08/10/84

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: CASCO OFFICE BUILDING
(LOT 17, UNIT IV, INTERSTATE INDUSTRIAL TRACT)

ATTENDANCE:	WHO	REPRESENTING
	J. MORTENSON	
	B. GOOLSBY	

FINDINGS:
1- Approved drainage plan per DPM reqd prior to Building Permit sign-off.
2- Discharge to be determined by downstream capacity.
3- Investigation of grading for Snaproll St. required.

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: Billy J. Goolsby SIGNED: Jeffrey Gruff
TITLE: CE/Hydrology TITLE: _____
DATE: 8/10/84 DATE: 08/10/84

DRAINAGE INFORMATION SHEET

PROJECT TITLE: CASCO INDUSTRIAL DEVELOPMENT ZONE ATLAS/DRNG. FILE #: D17 / D54

LEGAL DESCRIPTION: LOT 17, UNIT IV, INTERSTATE INDUSTRIAL TRACT

CITY ADDRESS: HAWKINS ST. NE

ENGINEERING FIRM: TOM MANN & ASSOC. CONTACT: J.G. MORTENSEN

ADDRESS: 811 DALLAS NE. PHONE: 265-5611

OWNER: CASCO CONTACT: ARCHITECT

ADDRESS: PHONE:

ARCHITECT: VOGT & BYRNES CONTACT: GERRY BROWN

ADDRESS: 1617 UNIVERSITY NE PHONE: 242-1526

SURVEYOR: TOM MANN & ASSOC. CONTACT: J.G. MORTENSEN

ADDRESS: 811 DALLAS NE PHONE: 265-5611

CONTRACTOR: NOT KNOWN CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

✓ YES

___ NO

✓ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO.

EPC NO.

PROJ. NO.

RECEIVED NOV 21 1984 HYDROLOGY SECTION

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 APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

✓ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 11-21-84

BY: J.G. MORTENSEN

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

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

January 8, 1985

Jeffrey Mortensen
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: GRADING & DRAINAGE PLAN FOR CASCO INDUSTRIAL DEVELOPMENT
(D-17/D54) RECEIVED NOVEMBER 21, 1984

Dear Jeff:

I have reviewed the above referenced submittal and forward these comments:

1. In the pre-design recap, it was identified that the grade for Snaproll Street would be investigated. This has not been addressed.
2. Since there is an existing concrete lined channel with inlet into the North Diversion Channel, why cannot the inlet be utilized by the development of this site? Elevation differences do not appear to be significant.

Should you have any questions or comments, please call me at 766-7644.

Cordially,

Billy J. Goolsby

Billy J. Goolsby, C.E.
Design Hydrology Section

BJG/bsj

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

41282
January 15, 1985

RECEIVED
JAN 16 1985
HYDROLOGY SECTION

Mr. Billy J. Goolsby
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Grading and Drainage Plan for CASCO Industrial Development (D17-D54)

Dear Billy:

In response to your comments dated January 8, 1985, concerning the subject project, I offer the following information:

1. The current Drainage Management Plan for the Journal Center indicates that Snaproll Street N.E. will drain north to Masthead Street N.E. and then into the North Pino Arroyo via an earthen channel. Based upon this trend, the CASCO site will not be adversely affected by any drainage from the Journal Center. In addition, the grading of the CASCO site matches existing grades along the north property line and therefore satisfies that criterion. The predominant trend in this area is that in which drainage flows to the Pino Arroyo. Also, I have spoken with Mr. James Topmiller, Bohannan-Huston, and have learned that Snaproll Street may never be built. Mr. Topmiller has also provided me with a copy of the preliminary grades for Snaproll Street. This drawing appears to be in a preliminary stage. Once this design is completed for approval, the south end of Snaproll Street should be raised slightly to match existing grade. I foresee no problems in doing this.

2. The existing inlet to the North Diversion Channel is topographically higher than the northwest corner of the CASCO site. Because of this, the site has been drained to the northwest corner and then to the ditch along the side of the channel. This trend is also consistent with the Bohannan-Huston plan for the adjoining Journal Center. Furthermore, we have obtained AMAFCA approval to drain the site in this fashion.

Hopefully this will provide the additional information necessary to approve this plan. If you should have any questions or comments concerning this information or any other aspect of this plan, please do not hesitate to call.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Jeffrey G. Mortensen, P.E.
Vice-President

JGM:ra
Encls.

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

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

February 4, 1985

Jeffrey Mortensen
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: REVISED DRAINAGE PLAN FOR CASCO INDUSTRIAL DEVELOPMENT
(D-17/D54) RECEIVED JANUARY 16, 1985

Dear Jeff:

The referenced submittal is in compliance with my previous comments. Therefore, the plan dated December 19, 1984, is approved. Please attach a copy of this approved plan to the building permit set prior to Hydrology sign-off.

Please be advised that coordination with AMAFCA will be required for the construction of the proposed rundown within their Right-of-Way.

If I can be of further assistance, please call me at 766-7644.

Cordially,

Billy J. Goolsby

Billy J. Goolsby, P.E.
Deisgn Hydrology Section

BJG/bsj

41283

DRAINAGE INFORMATION SHEET

PROJECT TITLE: 3701 HAWKINS ST NE ZONE ATLAS/DRNG. FILE #: D17/D54

LEGAL DESCRIPTION: LOT 17 UNIT IV. INTERSTATE INDUSTRIAL TRACT

CITY ADDRESS: 3701 HAWKINS ST. NE

ENGINEERING FIRM: TOM MANN & ASSOC. CONTACT: J.G. MORTENSEN

ADDRESS: 811 DALLAS NE. PHONE: 265-5611

OWNER: BOB CANNON CONTACT: ARCHITECT

ADDRESS: PHONE:

ARCHITECT: VOGT & BYRNES CONTACT: GERRY BROWN

ADDRESS: PHONE: 243-5160

SURVEYOR: TOM MANN & ASSOC. CONTACT: J.G. MORTENSEN

ADDRESS: 811 DALLAS NE PHONE: 265-5611

CONTRACTOR: JAYNES CONTACT:

ADDRESS: PHONE:

RECEIVED AUG 08 1985 HYDROLOGY SECTION

PRE-DESIGN MEETING:

✓ YES

___ NO

___ COPY OF ~~CONFERENCE RECAP SHEET~~ PAST CORRESPONDENCE PROVIDED

DRB NO. ___

EPC NO. ___

PROJ. NO. D17/D54

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 APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

✓ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

✓ OTHER UPDATE (SPECIFY)

DATE SUBMITTED: 08-08-85

BY: J.G. MORTENSEN

RICHARD E. LEONARD
EXECUTIVE ENGINEER

B. H. SWINBURNE, CHAIRMAN
WILLIAM V. HEREFORD, VICE-CHAIRMAN
FRANCES McCOY, SECRETARY-TREASURER
R. WARD HUNNICUTT, DIRECTOR
KLESTON LAWS, DIRECTOR

Albuquerque
Metropolitan
Arroyo
Flood
Control
Authority

P. O. BOX 25651 - ALBUQUERQUE, N. M. 87125
TELEPHONE 884-2215

January 10, 1985

TO: City Engineering
Attn: Billy Goolsby

FROM: AMAFCA Dan Salas

SUBJECT: Drainage Details
Casco Industrial Development D17/D54
Capital Equipment Co. E17/D54
Pella Rio Grande Warehouse Add'n. E17/D53

The rundown details into the AMAFCA channel side ditch are approved as meeting AMAFCA requirements.

ic
cc: Tom Mann & Associates
Attn: Jay T. Olson

41282

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

February 4, 1985

RECEIVED
AUG 08 1985
HYDROLOGY SECTION

Jeffrey Mortensen
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: REVISED DRAINAGE PLAN FOR CASCO INDUSTRIAL DEVELOPMENT
(D-17/D54) RECEIVED JANUARY 16, 1985

Dear Jeff:

The referenced submittal is in compliance with my previous comments. Therefore, the plan dated December 19, 1984, is approved. Please attach a copy of this approved plan to the building permit set prior to Hydrology sign-off.

Please be advised that coordination with AMAFCA will be required for the construction of the proposed rundown within their Right-of-Way.

If I can be of further assistance, please call me at 766-7644.

Cordially,

Billy J. Goolsby

Billy J. Goolsby, P.E.
Deisgn Hydrology Section

BJG/bsj

XC: Gerry Brown

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

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

August 14, 1985

Mr. Jeffrey Mortensen
Tom Mann & Associates
811 Dallas NE
Albuquerque, NM 87110

REF: UPDATED INFORMATION FOR CASCO INDUSTRIAL DEVELOPMENT (D17-D54)
ENGINEER STAMP DATED 8/8/85

Dear Jeff,

Based on the information provided on your August 8, 1985 resubmittal, revisions as indicated are acceptable. Please advise your client, that the construction within AMAFCA's R/W will need to be inspected by one of their inspectors and our department will need concurrence before the C.O. is released.

If I can be of further assistance, please feel free to call me at 766-7644.

Sincerely,

Bernie J. Montoya

Bernie J. Montoya CE
Engineering Assistant
Hydrology

BJM/cl

D17/D54

B. H. SWINBURNE, CHAIRMAN
WILLIAM V. HEREFORD, VICE-CHAIRMAN
FRANCES McCOY, SECRETARY-TREASURER
R. WARD HUNNICUTT, DIRECTOR
REX FUNK, DIRECTOR

RICHARD E. LEONARD
EXECUTIVE ENGINEER

Albuquerque
Metropolitan
Arroyo
Flood
Control
Authority

P. O. BOX 25851 - ALBUQUERQUE, N. M. 87125
TELEPHONE 884-2215

RECEIVED
APR 04 1986
DH 150
HYDROLOGY SECTION

March 31, 1986

Mr. Jeff Mortensen
Tom Mann Associates, Inc.
811 Dallas NE
Albuquerque, New Mexico 87110

Subject: CASCO INDUSTRIAL DEVELOPMENT

Dear Jeff:

At the request of Mr. Robert Cannon, Consolidated Automatic Fire Sprinkler Company, Mr. Larry Blair inspected the drainage rundowns into the AMAFCA right-of-way. The following omissions and corrections require attention in accordance with the approved plan:

1. The riprap and gravel blanket must be extended another 10' ± into the bottom of the side ditch and one foot up the opposite side slope.

2. Section A-A requires a definite "V" cross section which is not evident in the field.

Mr. Cannon asked that I write to you regarding the required corrections. Please contact Mr. Larry Blair at 884-2215 if you have any questions or when the corrected work will be ready for reinspection.

Sincerely,

Dan Sabo

Dan Sabo
Drainage Engineer

DS:cn

cc: Robert Cannon, 3701 Hawkins NE, 87109
Billy Goolsby, City Hydrology
Larry Blair

D17/D54

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

Tom Mann Associates, Inc.
Engineers

RECEIVED
APR 07 1986
DH 757
HYDROLOGY SECTION

April 2, 1986

Mr. Dan Sabo
AMAFCA
P. O. Box 25851
Albuquerque, NM 87125

Re: CASCO INDUSTRIAL DEVELOPMENT

Dear Dan:

I am in receipt of your letter dated March 31, 1986, regarding the subject project. We did not observe the construction of the subject rundown, nor were we responsible in any way for its construction. There is nothing that I can do to rectify this situation unless retained by Mr. Cannon to oversee the reconstruction of the rundown. Because of this, I will probably not be contacting you or Mr. Blair when the corrected work is ready for reinspection. That should be done by either the owner or the contractor once the work has been corrected.

If you should have any questions or comments concerning this information, or if I can be of further assistance to you, please do not hesitate to call.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Jeffrey G. Mortensen, P.E.
Vice-President

JGM:djj

xc: Robert Cannon
Billy Goolsby
Roger Byrnes

D17/D54

B. H. SWINBURNE, CHAIRMAN
WILLIAM V. HEREFORD, VICE-CHAIRMAN
FRANCES McCOY, SECRETARY-TREASURER
R. WARD HUNNICUTT, DIRECTOR
REX FUNK, DIRECTOR

RICHARD E. LEONARD
EXECUTIVE ENGINEER

Albuquerque
Metropolitan
Arroyo
Flood
Control
Authority

P. O. BOX 25851 · ALBUQUERQUE, N. M. 87125
TELEPHONE 884-2215

RECEIVED
JUL 03 1986
HYDROLOGY SECTION

July 2, 1986

Mr. Robert Cannon
Casco Industrial Development
3701 Hawkins NE
Albuquerque, New Mexico 87109

Re: Casco Industrial Development Building

Dear Sir:

We have inspected the work done inside the AMAFCA right-of-way. The drainage rundowns are approved as meeting our requirements.

Sincerley,

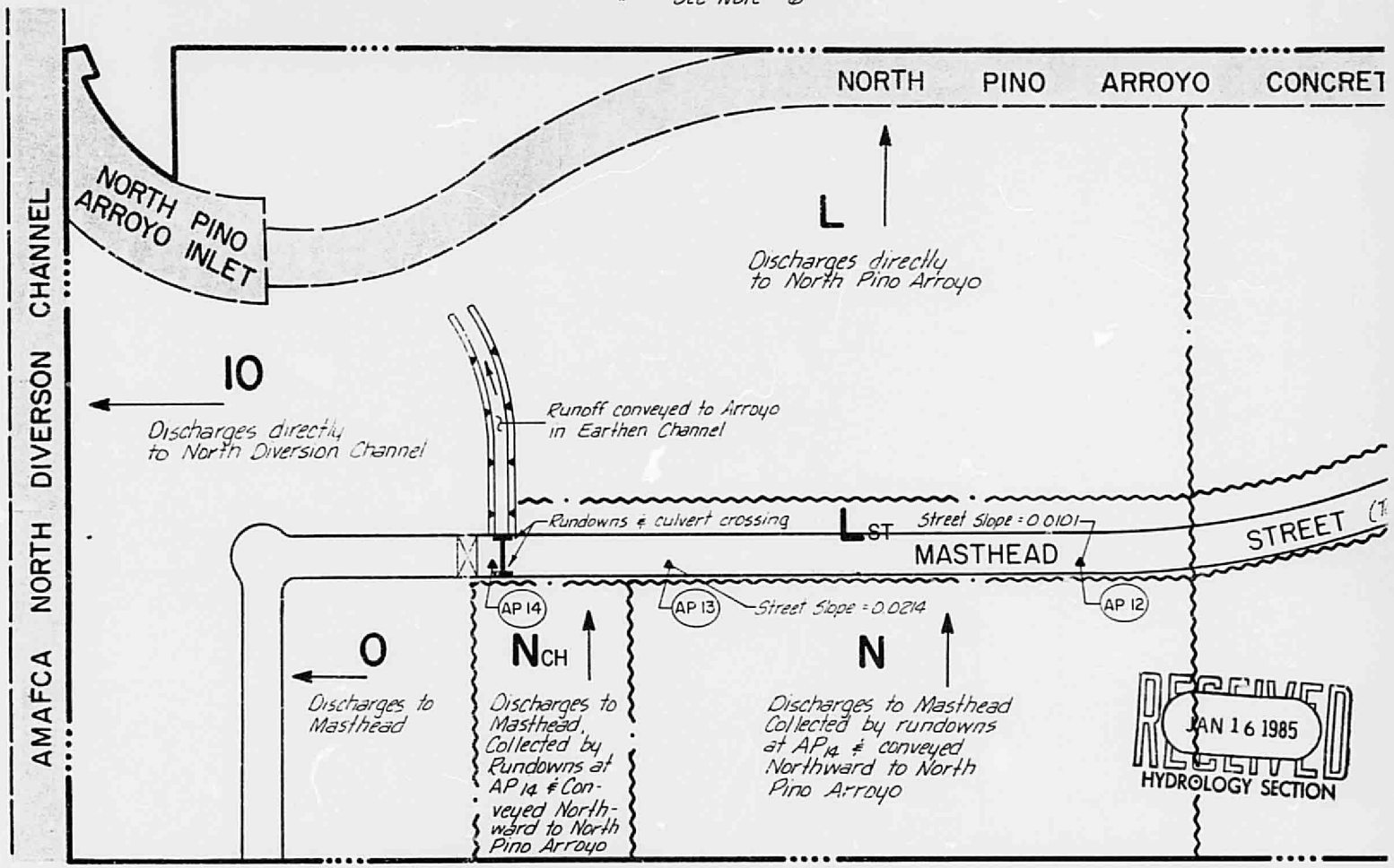
Dan Sabo

Dan Sabo
Drainage Engineer

cc: Billy Goolsby, City Hydrology

N_{CH}	3.4	Masthead	650	↓	10.0	4.7	13	14	14	AP_{13}, N_{CH}	107	N/A	N/A	117	N/A	161	N/A
O	5.3	Snapprol	650	0.02	10.0	4.7	20	22									

N/A - Not Applicable
* - See Note #6



THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

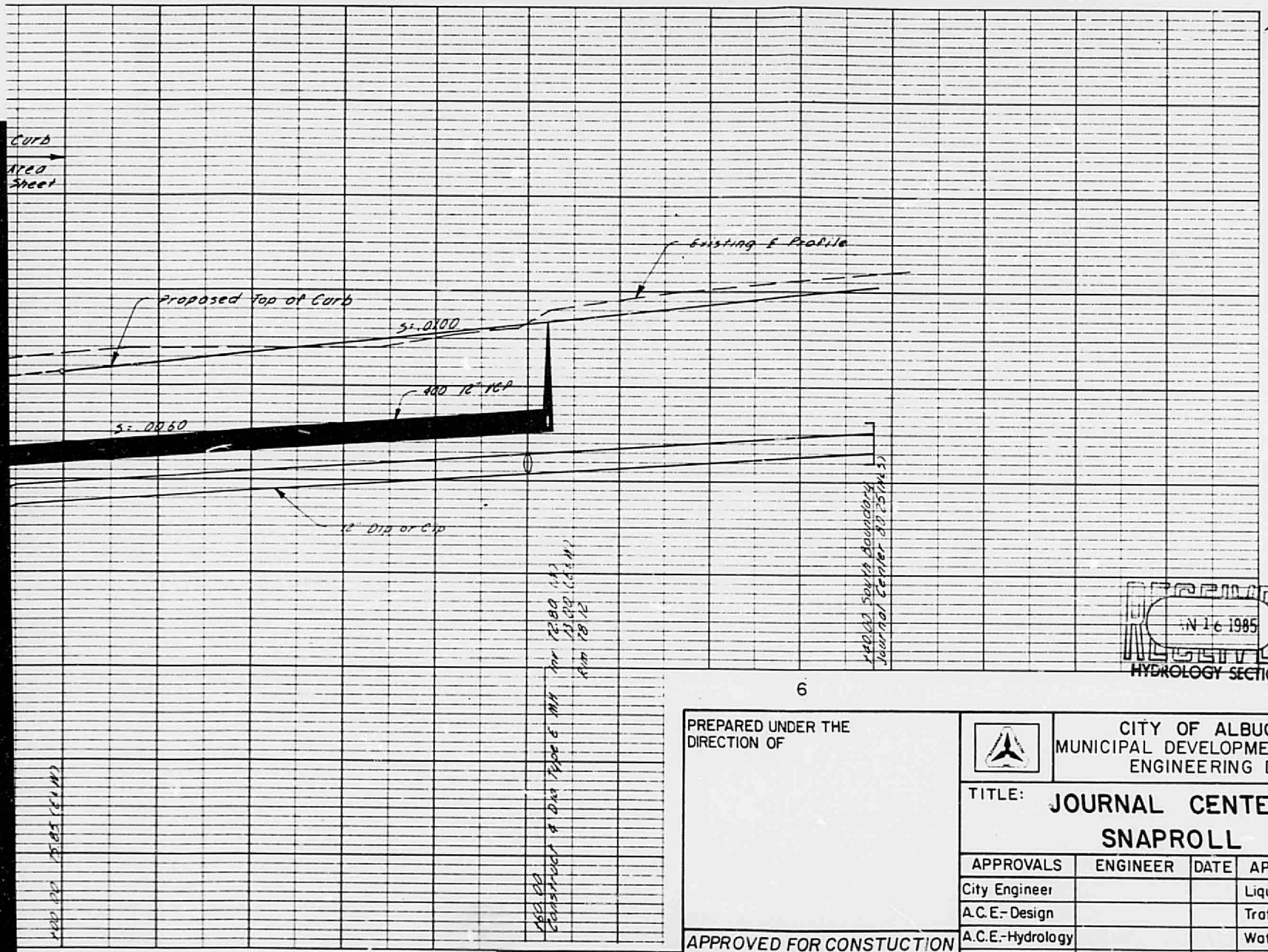
NOTES

1. Basin Hydrology based on DPM Criteria (Chapter 22)
   a. T_c - Plate 22.2 13-1 (10 minute minimum)
   b. intensity - Plate 22.2 D-2
   c. 'C' for 85% Impervions = 0.80 - Plate 22.2 C-1
   d. 100 year rainfall = 2.2 in. - Plate 22.2 D-1

3. Storm sewer sized to operate ur.

4. $Q_{10} = 0.657\ (Q_{100})$ Plate 22 :

5. Jefferson street classified as mi. based on 0.5' at curb flowline



PROFILE

SCALE:
HOR. 1"=50'

PREPARED UNDER THE DIRECTION OF

APPROVED FOR CONSTUCTION

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: JOURNAL CENTER PHASE III
SNAPROLL STREET

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste		
A.C.E.-Design			Traffic		
A.C.E.-Hydrology			Water		

DRAWING

RECEIVED
N 16 1985
HYDROLOGY SECTION

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY DMYM DATE 9-80
DRAWN BY PDP DATE 9-80
CHECKED BY DMYM DATE 9-80

REFERENCES
MAP NO. D-17
EST. NO.
W.O. NO.

SURVEY INFO
NO.
B

TRACT 06

For Top of Curb Elevations
See Proposed Top of Inside
Curb Profile Below

T.C. 76.31

T.C. 75.62

350' PUBLIC SERVICE EASEMENT

MH #15
Sta 4+60.00
Install
56'-8" VCP
S=.0060 Plugs
Inv @ Plugs = 73.15

5'

Std. Curb & Gutter

12" VCP

12" DIP or CIP

T.C. 75.46

T.C. 75.23

8" VCP

Sta 4+50.00
Install
1-12 x 12 x 8 x 8 Cross
2-8" Valves + Boxes
50'-8" CI or ACP
2-8" Caps
Blocking

For Top of Curb Elevations
See Proposed Top of Outside
Curb Profile Below

Install
58.00 8" VPC
S=.0060
1-8" Plug
Inv @ Plug = 71.65

TRACT 10

STA. 6+40.00 SOUTH BOUNDARY JOURNAL CENTER

350' PUBLIC SERVICE EASEMENT

RECEIVED
JAN 16 1985
HYDROLOGY SECTION

SNAPROLL STREET

AS-BUILT INFORMATION

CONTRACTOR		
WORK STAKED BY		DATE
INSPECTOR'S ACCEPTANCE BY		DATE
FIELD VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

NMSHC BRASS TABLET "I-25-13" SET IN TOP OF A CONCRETE POST PROJECTING 30 FT ABOVE GROUND LOCATED NE OF INTERSECTION OF I-25 & LOS ANGELES DR. (APPROX. 62' E OF I-25 ACCESS CONTROL FENCE & APPROX 7' N. OF R.O.W. LINE ALONG LOS ANGELES DR.)

SURVEY INFORMATION

NO.	BY	DATE

1739