HYDROLOGY E17/D1c JORGENSEN OFFICE WAREHOUSE

E17-D27

JORGENSEN

OFFICE WAREHOUSE

2 PLANS

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO._____ DATE:_____

PLANNING DIVISION NO._____

CONFERENCE RECAP

SUBJECT: Lot 4 + 4B, Block C Unit, Interstate Industrial Tract

	WHO	REPRESENTING
ATTENDANCE:	Fred J. Aguirre	City of Albuquerque
	Knight Seavey	Owner of subject site

FINDINGS:

(1) No ponding per the original Drainage Report (Henkenhaff)
(2) All other requirements still in effect with the exception of those directly effected by the ponding requirement.
(3) The required private easement to handle the approved design discharge for 6707 Washington N.E. will be provided with this development per the owners agreement. Owners of 6707 Washington N.E. and owners of the 4A+4B, Block C of Interstate Industrial Tract, providing revised plan will be required ~~of this~~ for 6707 Washington N.E.

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: Fred J. Aguirre SIGNED: Knight Seavey

TITLE: City Representative TITLE: Owner [illegible]

DATE: 1-28-82 DATE: 1-28-82

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

June 25, 1982

Knight L. Seavey, AIA
656 Roadrunner Lane NE
Albuquerque, New Mexico 87122

RE: JORGENSEN OFFICE WAREHOUSE DATED 6/7/82 (FILE NO. E-17-D27)

The following are my comments for the referenced site, please address the comments and resubmit the plan for review.

Note: The numbers preceeding the comments below correspond to a Drainage Plan Checklist located in the Development Process Manual, Section 7, Pages 106 - 109.

1. Completed Information Sheet - See Information Sheet, (Blank Copy Attached)

3. Professional's stamp with signature and date.
   B. Engineer or surveyor who performed the survey.

8. Erosion Control Plan - See Erosion Control Plan Checklist. (Erosion control plan required for phased developments and during construction).

12. Other Conditions - discussion of any off-site conditions or drainage facilities that affect site drainage. (Specifically the pond to the east and it's impact on this site).

17. Proposed Treatment - adequate treatment of on-site flows including:
   A. Definition of required drainage facilities.
      2. Positive discharge of pond with required rate and outlet calculations. (Please provide the required details and calculations to demonstrate the adequacy of the proposed 4" pipe to discharge the contributing basin flow rate without ponding. Also, provide a spillway elevation away from Building "C".

20. Drafting Standards:
   A. North Arrow.
   C. Legend - see DPM Manual, Vol. 2, tables 27.3a - 27.3d for recommended standard symbols.

21. Site Description:
   A. Vicinity map showing location of the development in relation to well-known landmarks, municipal boundaries and zone atlas map index number.
   B. Legal description or current plat.

verify w/plan

22. Bench Marks - location, description and elevation of the:
   - A. Albuquerque Control Survey Vertical Datum.
   - B. Temporary bench mark on-site.

23. Existing Conditions:
   - C. Contours and spot elevations extending a minimum of 25' beyond property line. (This is especially needed to the east of this site where the adjacent property owner's pond is located).
   - E. Identification of all existing drainage facilities located on-site or on adjacent property.
   - F. Pertinent elevation(s) of structures and facilities defined in D and E above with Mean Sea Level designation.
   - H. Existing City top of curb and flow line elevations with Mean Sea Level designation.

24. Proposed Conditions:
   - D. Internal contributory drainage areas, including roof areas, outlined on plan. (locate roof drains, scuppers or canales on plan).
   - F. Flow lines defined by arrows and spot elevations with Mean Sea Level designation. (adequate swale required immediately to the east of Building "B" to convey roof runoff with the following slopes: 0.5% for paved areas, 1% for unpaved areas).
   - H. Notes defining property line, asphalt sidewalks, planting areas, ponding areas, and all other areas whose definition would increase clarity.
   - N. The following phases of development outlined and numbered in sequential order of construction with a proposed erosion plan (see Erosion Control Plan Checklist).
     2. Phased development
     3. Construction phase
   - O. Required spot elevations for the standard City drivepad.
   - P. Proposed construction of private storm drain improvements within the City right-of-way.

If you have any questions regarding any or all of my comments, please feel free to call me at 766-7644.

Sincerely,

Fred J. Aguirre, PE
Civil Engineer/Hydrology

FJA/el

Attachment

6707
Washington S.E

DENNEY-GROSS & ASSOCIATES, INC.
CONSULTING ENGINEERS
2400 COMANCHE ROAD, N.E.
ALBUQUERQUE, NEW MEXICO 87107
(505) 884-0696

January 17, 1984

E17-027

Mr. Knight Seavey, AIA
Jack M. Clifford & Company
Suite 201
Two San Pedro Park
2201 San Pedro N.E.
Albuquerque, New Mexico 87110

Re: Jorgenson Office Warehouse
DGA No. 603.12

Dear Knight:

Per your request, we have analyzed your drainage problem on Subject Project.

The contributing watershed area is as outlined on your grading plan and consists of 0.62 acres. For purposes of simplifying the mathematics, we assumed all this area to be impervious. We analyzed the watershed at analysis points A & B relative to the driveway capacity for conveying stormwater. The results are as follows:

Precipitation 2.2 inches
Contributing watershed 100% impervious

$$T_c = 0.0028 \frac{L^{0.77}}{S^{0.385}}$$

L = 360'
S = 0.0136

$$T_c = 0.0078 \frac{360^{0.77}}{0.0136^{0.035}} \quad T_c = 0.84 \text{ Minutes} \quad \text{Use } 10.0 \text{ Minutes}$$

I = 2.15 in/hr x 2.2 = 4.73 in/hr

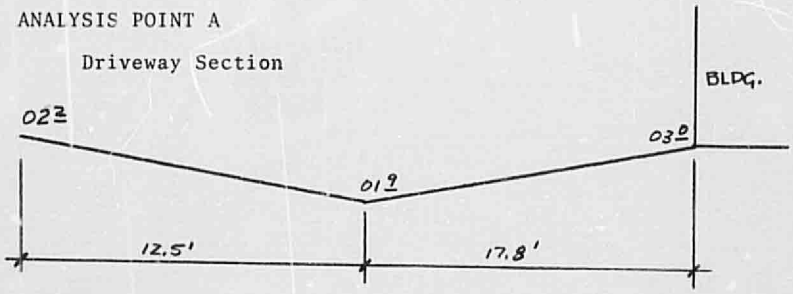
Q = A.I.R.
A = 0.64 Acres
I = 4.73 in/hr
R = 0.9

Q = (0.64)(4.73)(0.9)

Q = 2.72 cfs To Driveway At Street

ANALYSIS POINT A

Driveway Section



A = 2.60 sf

R = A/P
= 2.60/17.33 = 0.150

S = 0.0136

N = 0.013

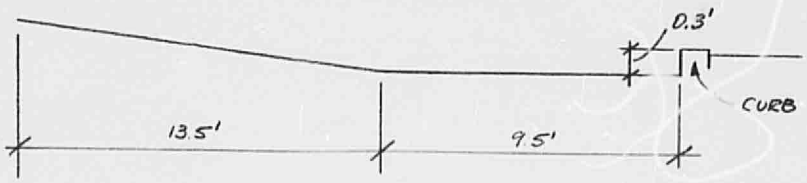
$$Q = \frac{1.486}{n} R^{2/3} S^{1/2} A$$

$$Q = \frac{1.486}{0.013} (0.150)^{2/3} (0.0136)^{1/2} (2.60)$$

Q = 9.78 cfs > 2.72 cfs OK FOR CARRYING CAPACITY

ANALYSIS POINT B

Driveway Section



$A = 4.07$ sf

$R = A/P$
$= 4.07/17.6 = 0.231$

$S = 0.0136$

$N = 0.013$

$$Q = \frac{1.486}{n} R^{2/3} S^{1/2} A$$

$$Q = \frac{1.486}{0.013} (0.231)^{2/3} (0.0136)^{1/2} (4.07)$$

$Q = 54.25$ cfs > 2.72 cfs OK FOR CARRYING CAPACITY

1042

In closing, it appears that the carrying capacity of the driveway will be adequate for transporting stormwater through the watershed area to the street.

Very truly yours,

Gary W. Tibljas, P.E.

GWT/cbk

KNIGHT SEAVEY DESIGN

656 Roadrunner Lane, N.E.
Albuquerque, New Mexico 87122
505/299-7179

Bernie Montoya
Steve Chavez

City of Albuquerque
Hydrology Department

1.18.84

Per your request I am submitting calculations for the carrying capacity of the asphalt swale located at the north side of the **Ted Jorgensen Office-Warehouse.**

The enclosed calculations prepared by Gary Tibljas, PE, of Denney-Gross and Associates, indicate that the swale is quite adequete, and that a curb at the north property line would not be required under 100 year storm conditions.

I trust that the calculations, sections, and plan sufficiently describe the situation.

In that Mr. Jorgensen must soon obtain a Certificate of Occupancy, it would be greatly appreciated if you would see that Hydrology indicates that all requirements have been met, so that the "C.O." might be processed.

Thank you for your time and consideration in this matter.

Sincerely,

Knight Seavey, AIA

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