WAREHOUSE
FOR
JIM FLINCHEM

FIN. D2C

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION/DESIGN HYDROLOGY SECTION

PRE-DESIGN CONFERENCE RECAP

HYDROLOGY SECTION PROJECT NO.: E-17 DATE: 5/6/85

PLANNING DIVISION NOS. EPC: _____ DRB: _____

SUBJECT: Warehouse For Jim Flinchem

LEGAL DESCRIP.: Lot 4D Alwood Subdivision Blk F

APPROVAL REQUESTED

_____ PRELIMINARY PLAT
_____ SITE DEVELOPMENT PLAN
_____ FINAL PLAT
X BUILDING PERMIT
_____ ROUGH GRADING

	WHO:	REPRESENTING:
ATTENDANCE:	Elvidio Diniz	Resource Tech.
	Sheila Dell	"
	Billy Goolsby	"

_____ Conceptual Drainage Plan/Report required for Preliminary Plat and/or Site Development Plan sign-off.

X Approved Drainage Plan/~~Report~~ required for ~~Final Plat and/or~~ Building Permit sign-off.

_____ Subdivision Improvements Agreement or Financial Security required.

FINDINGS: ① Compliance with Master Plan required if appropriate. ② Discharge to be determined by analyses of downstream capacity.

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: _____
TITLE: CE/Design Hydrology TITLE: _____
DATE: 5/6/85 DATE: _____

NOTE PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL

F17/D52

DRAINAGE INFORMATION SHEET

PROJECT TITLE: WAREHOUSE FOR JAMES FLINCHUM ZONE ATLAS/DRNG. FILE #: F-17-Z

LEGAL DESCRIPTION: LOT 4D, BLOCK F, ALLWOODS SUBDIVISION

CITY ADDRESS: 4717 LUMBER AVE NE

ENGINEERING FIRM: RESOURCE TECHNOLOGY CONTACT: ELVIDIO DINIZ

ADDRESS: 7800 MARBLE NE, STE 3 PHONE: 266 3320

OWNER: JAMES FLINCHUM CONTACT:

ADDRESS: 9911 SOUTHERN S.E. PHONE: 293-3467

ARCHITECT: RICHARD WILLARD CONTACT:

ADDRESS: 8444 CHAMBERS CT. NE PHONE: 822-8888

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

✓ YES

___ NO

✓ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED
JUN 03 1985
HYDROLOGY SECTION

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 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: June 3/85

BY: Carlos M Sevilla

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

June 14, 1985

Mr. Elvidio Diniz
Resource Technology, Inc.
7800 Marble NE, Suite 5
Albuquerque, NM 87110

RE: DRAINAGE PLAN FOR WAREHOUSE FOR JAMES FLINCHUM (F17/D52) RECEIVED JUNE 3, 1985

Dear Elvidio,

I have reviewed the above referenced submittal and forward the following comments.

1. Need to address this site with respect to Flood Hazard.
2. The on-site drainage basins need to be delineated and the runoff for each quantified.
3. Please show the roof drain locations.
4. The runoff will not be allowed to discharge across the property line. It will have to be directed through a drivepad or a sidewalk culvert is required.
5. The complete MSL designation for the finished floor needs to be provided.

6. Please address downstream capacity.

7. Construction outside the property will not be allowed without an easement from the property owner on which the construction takes place.

8. In the vicinity of the northwest corner of the property the elevations provided indicate a hole. How will the stormwater be drained from this area?

9. Feed-back from contractors has indicated that a ½ percent slope is difficult to acheive. Please advise your client that there may be a potential for "Birdbaths" and see if he is willing to accept this situation.

10. Please provide an erosion control plan for the period of construction for review & approval.

Should you have any questions or comment, please call this office at 766-7644.

Sincerely,

Billy J. Goolsby

Billy J. Goolsby
C.E./Design Hydrology

BJG/cl

DRAINAGE INFORMATION SHEET

PROJECT TITLE: WAREHOUSE FOR JAMES FLINCHUM ZONE ATLAS/DRNG. FILE #: F-17-Z

LEGAL DESCRIPTION: LOT 4D, BLOCK F, ALLWOOD SUBDIVISION

CITY ADDRESS: 4717 LUMBER AVE NE

ENGINEERING FIRM: RESOURCE TECHNOLOGY CONTACT: CLUDIO DINIZ

ADDRESS: 7800 MARBLE NE, NE 3 PHONE: 266 3320

OWNER: JAMES FLINCHUM CONTACT:

ADDRESS: 9911 SOUTHERN S.E. PHONE: 293-3467

ARCHITECT: RICHARD WILLARD CONTACT:

ADDRESS: 8444 CHAMBERS CT. NE PHONE: 822-8888

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED
JUL 10 1985
HYDROLOGY SECTION

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 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)

Submittal returned with comments 7/12/85

DATE SUBMITTED: June 3/85

BY: Carlos M Sevilla

RESOURCE TECHNOLOGY, INCORPORATED

7800 MARBLE AVENUE NE, SUITE 5
ALBUQUERQUE, NEW MEXICO 87110
(505) 266-3320

July 3, 1985

Mr. Billy J. Goolsby
Design Hydrology Section
City of Albuquerque
123 Central NW
Albuquerque, NM 87102

RECEIVED
JUL 10 1985
HYDROLOGY SECTION

RE: DRAINAGE PLAN FOR JAMES FLINCHUM (F17/D52)

Dear Billy:

In response to your comments on the above referenced submittal, we submit the following remarks.

✓1. The Flood Hazard Designation for this site has been shown with the general information.

2. A drainage divide for future conditions is included on our drawing. The developed condition runoff from the total area will be slightly greater than that shown for the lot itself; however the proposed swales will have adequate capacity for all of the runoff.

✓3. The location of the roof drains have also been added to the drawing. The warehouse will have a flat roof with enough slope to permit draining to the west paved swale only.

✓4. The project owner also owns the property immediately to the west and has provided a traffic and drainage easement, as shown on the drawing - a copy of the easement is attached. The new driveway will be used in common by both lots 4C and 4D.

5. The MSL designation for the finished floor has been included.

6. We have analyzed the street capacity and feel that runoff from the proposed development is not significant compared with the available capacity. Lumber Street can carry approximately 68 cfs flowing 0.66 feet deep. It collects runoff from approximately 30 acres. The capacity of the drain across the street was not determined, but we presume that it was designed to transport all the expected flow on the street.

Not good enough
Construction easement required

7. We expect that construction will extend out of the lot only to the west, to lot 4C, which is also owned by our client.

8. The hole shown on the previous drawing was a drafting error that has already been corrected.

9. The proposed swale slopes are shallow, but we feel they are necessary to avoid excessive fill and large elevation differences along the proposed building.

10. This lot is too small for a detailed erosion control plan. Nevertheless, erosion of the site during construction could prove to be a problem at the street. Should this be the case a compacted earth berm along the south property line will be constructed.

Need something

Should you have any further comments or questions regarding this project, please contact us.

Sincerely yours,

Elvidio

Elvidio V. Diniz, P.E.
Principal Engineer

RESOURCE TECHNOLOGY, INCORPORATED

7800 MARBLE AVENUE NE, SUITE 5
ALBUQUERQUE, NEW MEXICO 87110
(505) 266-3320

July 15, 1985

RECEIVED
JUL 15 1985
HYDROLOGY SECTION

Mr. Billy J. Goolsby
Design Hydrology Section
City of Albuquerque
123 Central NW
Albuquerque, NM 87102

RE: DRAINAGE PLAN FOR JAMES FLINCHUM (F17/D52)

Dear Billy:

In response to your comments on the above referenced submittal, we submit the following remarks.

1. The project owner and his son also own Lot 4C, the property immediately to the west. They have agreed to provide a construction and drainage easement. This signed agreement is shown on the drawing.

2. Based on our analysis of the capacity of Lumber Street NE, runoff from the proposed development is not significant compared with the available capacity. Under future conditions the upstream tributary area of 31 acres will produce a 100-year runoff of 81.4 cfs at the grated drain, with a runoff coefficient of 0.77, and a 100-year rainfall intensity of 3.41 inches per hour. Lumber Street can carry approximately 134 cfs flowing 0.87 feet deep, based on the existing street slope of 1.1%, street width of 40 feet, and Plate 22.3 D-2 in the Development Process Manual. From field inspection it was determined that the grated inlet to this drain is made up of 21 cast iron grates that have been laid across the street. These grates are comparable to Neenah No. R-3299-C Reticuline Grates with an open area of 3.5 square feet. The capacity of this type of inlet is approximately 214 cfs, using the orifice equation with a "C" coefficient of 0.58 and a head of 0.40 feet.

3. Erosion of the site during the construction period could prove to be a problem at the street. Therefore, a compacted earth berm 1 foot high with 2:1 side slopes will be constructed along the south and west sides of the property, as shown on the drawing.

4. There is a 6 feet wide, 150 feet long strip of land immediately to the east that is presently contributing off-site flows to the study site. This off-site contributing area has approximately 900 square feet and will produce a 100-year flow of 0.07 cfs, that has not been shown with our other computations. The proposed swale on the east section of the study site has the capacity to transport 12 cfs at its lower end, which is enough to transport all of the off-site flow plus the flow from the proposed development.

Should you have any further comments or questions regarding this project, please contact us.

Sincerely yours,

Elvidio

Elvidio V. Diniz, P.E.
Principal Engineer

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

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

July 16, 1985

Elvidio Diniz
Resource Technology
7800 Marble Avenue, NE Suite 5
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR JAMES FLINCHUM
(F-17/D52) RECEIVED JULY 15, 1985

Dear Mr. Diniz:

The referenced plan dated July 15, 1985, is approved for building permit sign-off.

Please attach a copy of this approved plan to both construction sets prior to Hydrology sign-off.

If you have any questions or comments regarding this project, please call me at 766-7644.

Cordially,

Billy J. Goolsby

Billy J. Goolsby, P.E.
C.E./Design Hydrology

BJG/bsj

85 41882

EASEMENT FOR COMMON DRIVEWAY

This Easement Agreement is entered into May 29, 1985, between James L. Flinchum Owner of this property of Lot No. 4D, City of Albuquerque, County of Bernalillo, State of New Mexico, and of James M. Flinchum Owner of Adjoining Property, City of Albuquerque, Bernalillo County, State of New Mexico.

The parties have an interest in adjoining real estate situated in the City of Albuquerque, County of Bernalillo, State of New Mexico and described as follows:

Lot 4D, Block "F", Allwoods Subdivision, Albq., NM
Lot 4C, Block "F", Allwoods Subdivision, Albq., NM

The parties desire to create a common driveway between the above-described adjoining lots providing access to said lots owned by them for the benefit of each of them; and therefore agree as follows.

An easement for a common driveway in favor of Lot 4C, owned by James M. Flinchum, is created over the strip of land 27 feet wide along the East boundary line of Lots 4C and 4D and an easement for a common driveway is created in favor of Lot 4D, owned by James L. Flinchum over the strip of land 17'-4 feet wide along the west boundary of Lot 4D

for the purpose of creating a common driveway 27 feet wide for the benefit of both of the above described lots.

This easement is superior and paramount to the rights of any of the parties hereto in the respective servient estates so created, and the parties further agree that it is a covenant that shall run with the land.

In witness whereof, the parties hereto have executed this agreement at Albuquerque, New Mexico the day and year first above written.

James L. Flinchum
Owner of 4D, James L. Flinchum

James M. Flinchum
Owner of 4C, James M. Flinchum

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

On this 29th day of May, 1985, before me personally appeared James L. Flinchum, and to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he (or they) executed the same as his (or their) free act and deed.

My commission expris:
March 15, 1988

Elaine Heahart

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1985 MAY 29 PM 2:16

BK PG
DOLORES C. WALLER
CO. CLERK & RECORDER
DEPUTY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

On this 29th day of May, 1985, before me personaliy appeared James M. Flinchum, and to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he (or they) executed the same as his (or their) free act and deed.

My Commission expires:
March 15, 1988

Elaine Heathcart