F17- D 18

1 Plan

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 12, 1978

Mr. Gilbert D. Gardner
Gardner Engineering, Inc.
7833 Lomas Blvd. N.E.
Albuquerque, New Mexico 87104

RE: ABC BONDED WAREHOUSE

Dear Mr. Gardner:

Given the size of the flow from the offsite (23 cfs is indicated on the copy of the orthophoto map, 11 cfs in the text). I believe that a more positive way needs to be used for the deflection,containment and conveyance of the flow rather than through grading of the pavement to the East. I also recommend the use of a rundown into the pond with erosion protection to prevent deterioration of the pond and undercutting of the pavement. It is further recommended that the minimum side slope of the pond be no less than 3:1.

I am somewhat perplexed by the note on the site plan indicating "grade overflow swale to existing drainage swale". Grading outside the boundaries of the property is not acceptable except with the specific consent of the owner. In the absence of a drainage easement, the overflow needs to be discharged from the parcel in the same sheet flow manner after development or before development. A curb acting as a weir with uniform elevation could be used for this purpose. If you have further questions please advise.

Sincerely,

Bruno Conegliano
Asst. City Engineer-Hydrology

BC/tl

cc: Rick Leonard, AMAFCA
Richard Heller, City Engineer
Fred Aguirre, Asst. Hydrology Engineer
Dr. File

4404 McLEOD

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

December 15, 1980

F12-D18

Mr. Chuck Campbell
Gordon Herkenhoff & Assoc.
302 8th. St. N.W.
Albuquerque, N.M. 87101

RE: KENT NOWLIN OFFICE CONSTRUCTION COMPLEX

Dear Mr. Campbell:

Having reviewed the proposal for new construction on the referenced site, Mr. Fred Aguirre brought to my attention the present lack of compliance with the drainage report and plan approved last year.

Following his indications, I made an inspection of the site and my observations were as follows:

A. Traffic and parking of heavy equipment and trucks occurs on the entire site; as a consequence, the assumption of the drainage report that the "bare" ground would retain the pre-development infiltration capability is completely inappropriate.

B. Similarly inappropriate was the use of a C value of 0.65, for the offsite flows. The Mountain Bell property to the east is covered by asphalt paving and by buildings in its entirety.

C. The drainage provisions which were already minimal, in view of the inappropriate and most liberal design assumptions, are totally absent.

D. No storm sewer or other adequate drainage facilities are available to collect the runoff from the area to the north of the Elena Gallegos Grant Line Channel. As a consequence, properties located north and east of the confluence of said channel with the AMAFCA North Diversion Channel are exposed to inundation.

The above observations led me to review the drainage report and of the other correspondence pertaining to this development, and I have found that:

1. The drainage report does not bear the original signature of a registered professional engineer but an artifact. All other communications and computations for the referenced project bear your signature.

2. Your letter of January 11, 1979 is misleading, in that it seems to imply that no use would be made of the 1.0 ± acre rectangular portion of the parcel to the northwest; thus no drainage provisions were made for that portion of the parcel. My field inspection revealed that said rectangular area is fully utilized as described above (See Point A).

3. The computations in the drainage report did not reflect faithfully the existing offsite conditions as indicated above (See Point B).

4. The plan most recently submitted by your firm for a building permit on this site, indicates the existence of the originally planned drainage facilities which simply do not exist.

I consider the above a violation of the implicit relationship of trust that must exist between public agencies and consulting professionals. I will, therefore, not accept, nor grant approval to a construction plan prepared in this matter (how could the additional excavation of 0.013 ft. be performed?). Also, because of the above, if the owner of this parcel desires to obtain a building permit, the following will have to be supplied:

I. A drainage report and grading plan for this site must be re-submitted taking into full account the true conditions and land uses existing before development.

II. An as-built topography must be submitted together with a proposal for the provision of a detention area sufficient to restore the pre-development peak runoff discharge. A detention area must be designed to accommodate the excess runoff from the rectangular area to the northwest.

III. The offsite flows must be collected and conveyed to a detention area before they are released in a safe manner to the public street.

IV. An adequate outlet must be designed and constructed so that the runoff does not go over the sidewalk but is conveyed under the sidewalk into the gutter of Bogan Avenue.

V. In view of the present lack of compliance with approved construction plans, in view also of the fact that the building was occupied without a certificate of occupancy, after the submission of the revised drainage report to be signed by a registered professional engineer and after my written concurrence with the proposal, the City will have to receive from the Developer a written commitment and bond to the completion of the improvements indicated, before further building permits are granted.

Very truly yours,

Bruno Conegliano
Asst. Hydrology Engineer

BC/tsl

cc: Gordon Herkenhoff
Rich Leonard, AMAFCA
R.S. Heller, City Engineer
H.R. Orr, Principal Asst./City Engineer

RECEIVED
DEC 29 1978

SUPPLEMENT TO DRAINAGE STUDY
PREPARED FOR LOT 2
REINDEER ADDITION
ALBUQUERQUE, NEW MEXICO

December 28, 1978

GARDNER ENGINEERS, INC.
7833 Lomas Blvd., N. E.
Albuquerque, New Mexico 87110

SUPPLEMENT TO DRAINAGE STUDY
PREPARED FOR LOT 2
REINDEER ADDITION
ALBUQUERQUE, NEW MEXICO

December 28, 1978

Additional topographic information obtained along the east side of the proposed development on lot 2 indicates that the offsite drainage from the telephone company warehouse is primarily diverted by a 6-inch curb along the telephone company warehouse.

The asphalt parking lot adjacent to lot No. 2 is graded such that during a 100-year storm the majority of the flow is diverted to the south around lot No. 2 and does not cross the proposed development.

Additional computations for the offsite drainage using C=0.90 gives a peak discharge of 27.4 cfs. The curb is sloped at an average gradient of 1.0% with an effective area of 4.2 square feet. The hydraulic radius is 0.2427 and M-0.13. The capacity of the curb drainage is Q=A(1.486)(.2427) 2/3 (.01)1/2 = 18.7 cfs. 0.13

The overflow for a 100-year storm will occur approximately 270 feet south of the north property line with 8.7 cfs entering lot 2 at that point and 18.7 cfs being diverted around lot 2 to the south.

The overflow (8.7 cfs) entering lot No. 2 at this point will enter as sheet flow over the curb and can best be handled with surface drainage into the proposed ponding area.

Evaluation of the comments from the City dated December 12,1978, confirm that the overflow from the ponding area can best be controlled by sheet flow over a concrete curb placed along the west side of the ponding area. This sheet flow will then drain into the existing swale and eventually into the drainage system crossing the Interstate.

The peak rate of discharge over the curb will be 9.2 cfs which does not exceed the discharge rate under existing conditions.

Attached to this supplement are additional computations along with copies of letter giving permission to dran the existing runoff across the adjacent property.

Sincerely,

Gilbert D. Gardner

Gilbert D. Gardner, P. E.

EXISTING DRAINAGE AREA (Lot 2 Only)

Area	2.00 Acre
Time of Concentration	2 minutes
Rainfall Intensity	7.0 in/hr.
Runoff coefficient	0.40
Peak Discharge	5.60 cfs

OFFSITE DRAINAGE

Area	5.23 Acres
Time of Concentration	10 minutes
Rainfall Intensity	5.83 in/hr.
Runoff coefficient	0.90
Peak Discharge	27.4 cfs
Peak Discharge diverted to the South	18.7 cfs
Peak Discharge entering Lot No. 2	8.7 cfs

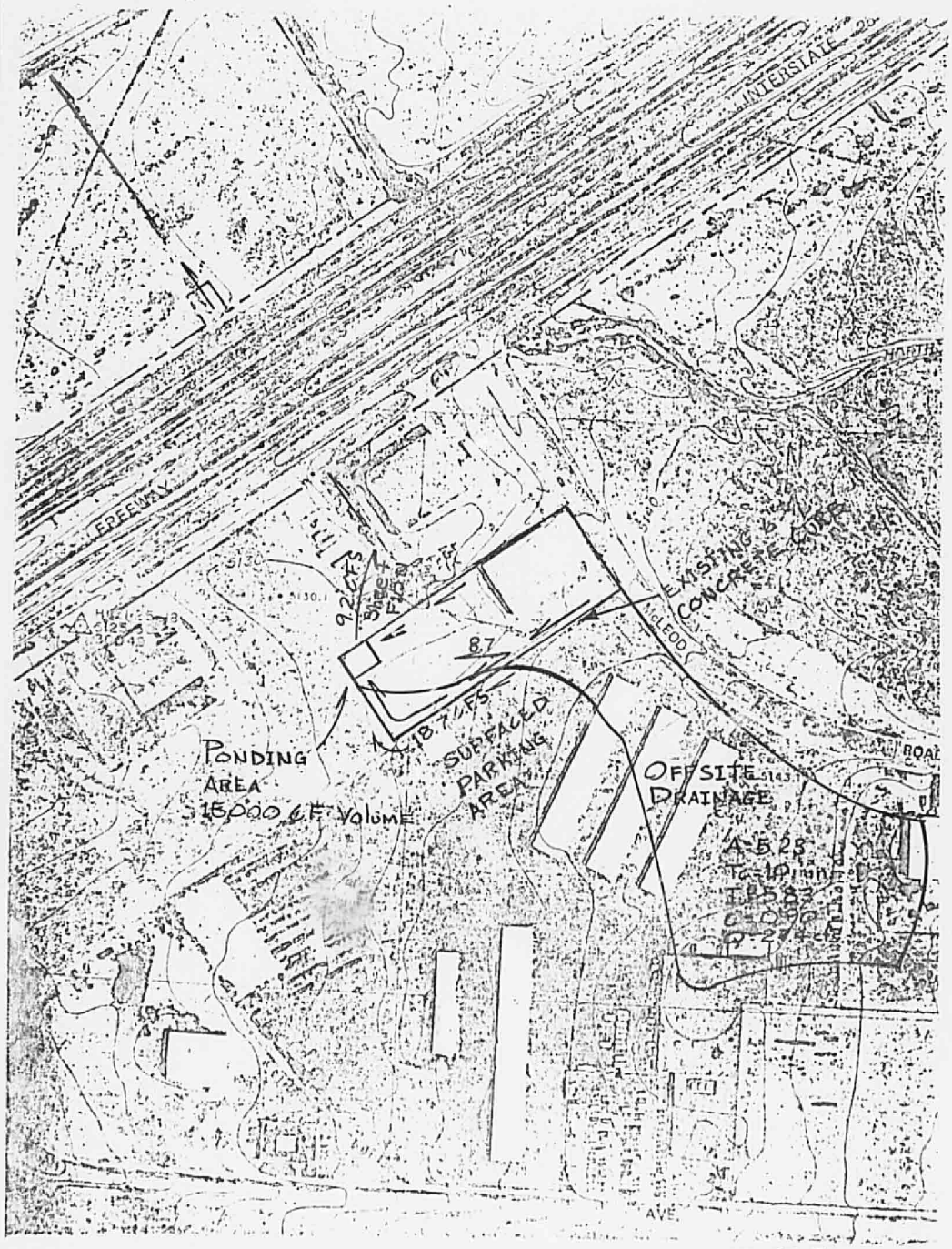
Peak discharge from lot 2 under existing conditions -
5.60 + 8.7 = 14.3 cfs

DEVELOPED CONDITIONS

Area	2.00 Acres
Time of Concentration	2.0 minutes
Rainfall Intensity	7.0 in/hr.
Runoff coefficient	0.90
Peak Discharge	12.6 cfs
Ponding required 0.10 X 2.00 X 43560 =	8712 cu. feet
Pond Capacity	15,000 cu. feet
Total runoff from Lot No. 2 (undeveloped) $\frac{2.4}{12}$ (0.40)(2.0)(43560) =	15,682 cu. feet

Peak discharge from ponding area =
$\frac{(15,682 - 15,000}{15,682}$ X (12.6) + 8.7 = 0.5 cfs + 8.7 cfs =

9.2 cfs less than existing


INTERSTATE
FREEWAY
EXISTING CONCRETE DIKE
9.2 CFS
8.7
18.7 CFS
PONDING AREA
15,000 C.F. Volume
SURFACED PARKING AREA
OFFSITE DRAINAGE
A-5.28
Tc-10 min
I-2.83
C-0.90
Q-27.4

12-28-78

WILLIAM G. BARBER & ASSOCIATES, A.I.A. • ARCHITECT ENGINEERS

2610 monroe, n.e. • albuquerque, new mexico 87110 • telephone 255-2589

December 19,1978

Mr. Bruno Conegliano
City Building Permit
Drainage Authority
City of Albuquerque
Albuquerque, N. M.

RE: ABC BONDED WAREHOUSE , 4404 McLeod N. E. , Permit Applied For

Dear Mr. Conegliano;

This is to certify that in October of 1969, while serving as Architect for ABC Bonded Warhouse's new construction which was on the then parcel of the combined lots of #1 and #2 of the Reindeer Addition, Bernalillo, that said property was permited by the State Highway Department of the State of New Mexico to have drainage easement to and through a culvert which is under I - 25, North bound, which culvert was specifically set for the drainage of said properties by the Highway department in their engineering studies. Such drainage was provided for the combined lots at that time and permission granted by said authority for the use of same.

Sincerely,

William G. Barber
Architect - Engineer

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing was acknowledged before me this 19th day of December, 1978 by William G. Barber.

My commission Expires:
3-6-82

NOTARY PUBLIC

December 19, 1978

Mr. Bruno Conegliano
City Building Permit
Drainage Authority
City of Albuquerque
Albuquerque, New Mexico

RE: ABC BONDED WAREHOUSE, 4404-B MCLEOD NE, PERMIT APPLIED FOR

Dear Mr. Conegliano:

This is to certify that I am the owner of Lot 1 which is adjacent to Lot 2 in the Reindeer Addition, Bernalillo County, and that said land was one total parcel until divided under LD-72-480. All water drainage pertinent to Lot 2 will be allowed to be drained as required by our drainage engineer to Lot 1 if his engineering study so designates.

Sincerely,

Norris R. Penny
ABC Bonded Warehouse

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing was acknowledged before me this 19th day of December, 1978 by Norris R. Penny.

My Commission Expires:

3-6-82

NOTARY PUBLIC