OAK TREE PLAZA

F18-D 38

1 PLAN

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

PRE-DESIGN CONFERENCE RECAP

HYDROLOGY SECTION PROJECT NO.: F-18 DATE: 3/1/85

PLANNING DIVISION NOS. EPC: _____ DRB: _____

SUBJECT: _____

LEGAL DESCRIP.: Tract A-1 Spanish Land Co. Subd.

APPROVAL REQUESTED

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

	WHO:	REPRESENTING:
ATTENDANCE:	Bob Sykes	Wilson & Co.
	Billy Goolsby	City

_____ 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 Discharge to be determined by analysis 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 A. Goolsby	SIGNED:	
TITLE:	CE/Proj. Hydrology	TITLE:	Wilson & Co.
DATE:	3/1/85	DATE:	3/1/85

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

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Oak Tree Plaza ZONE ATLAS/DRNG. FILE #: F-13/D38 new

LEGAL DESCRIPTION: Tract A-1 Spanish Land Company Subd.

CITY ADDRESS:

ENGINEERING FIRM: Wilson & Company CONTACT: R.F Sykes

ADDRESS: PO Box 3548 ABQ, NM 87190 PHONE: 345-5345

OWNER: George Koury & Assoc. CONTACT: George Koury

ADDRESS: 303 San Mateo NE, ABQ, NM 87108 PHONE:

ARCHITECT: Wilson & Company CONTACT: Howard Kaplan

ADDRESS: PO Box 3548, ABQ NM 87190 PHONE: 345-5345

SURVEYOR: Wilson & Co. CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

X YES

___ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED
APR 03 1985
HYDROLOGY SECTION

DRB NO.

EPC NO.

PROJ. NO.

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

X 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

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 3 April 85

BY: R.F Sykes

WILSON & COMPANY
ENGINEERS & ARCHITECTS

505 345-5345

ENGINEERS
ARCHITECTS
PLANNERS

Office Location... 6611 GULTON CT., N.E. ■ ALBUQUERQUE, NEW MEXICO 87109 An Equal Opportunity Employer ■

Mailing Address... P.O. BOX 3548 ■ ALBUQUERQUE, NEW MEXICO 87190

3 April 1985

RECEIVED
APR 03 1985
HYDROLOGY SECTION

Mr. Fred Aquirre
Hydrology Section
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: Oak Tree Plaza
Drainage & Grading Plan
WCEA File: 85-505

Dear Mr. Aquirre:

Enclosed is the drainage report for the proposed improvements on Tract A-1, Spanish Land Company Subdivision, Zone Atlas Map F-18.

Please give me a call if you have any questions.

WILSON & COMPANY

Robert F. Sykes, P.E.
Partner

Enc.

-nab

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

May 23, 1985

Mr. R.F. Sykes
Wilson & Company
P.O. Box 3548
Albuquerque, NM 87190

REF: DRAINAGE PLAN FOR OAK TREE PLAZA (F18-D38) RECEIVED APRIL 3, 1985

Dear Mr. Sykes:

The above referenced plan dated April 2, 1985 is approved for Building Permit.

If you should have any questions, please feel free to call me at 766-7644.

Sincerely,

Carlos A. Montoya
City/County Flood Plain Admin.

CAM:mrk

ENGINEER'S
DRAINAGE REPORT

OAK TREE PLAZA

TRACT A-1
SPANISH LAND COMPANY
SUBDIVISION

ZONE MAP F-18

WILSON & COMPANY, ENGINEERS & ARCHITECTS
P. O. BOX 3548
ALBUQUERQUE, NEW MEXICO 87190

ROBERT F. SYKES
NEW MEXICO
4591
REGISTERED PROFESSIONAL ENGINEER

RECEIVED
APR 03 1985
HYDROLOGY SECTION

APRIL 1985
(85-505)

WILSON & COMPANY
ENGINEERS
ARCHITECTS

ENGINEER'S DRAINAGE REPORT
OAK TREE PLAZA
ZONE MAP F-18

PURPOSE & SCOPE

The Owner is planning to develop the 1.84 acre site with offices and small shops along the north side of the property.

SITE LOCATION & TOPOGRAPHY

The site is Tract A-1, Spanish Land Company Subdivision located on the east side of San Mateo Boulevard NE between McLeod Road and Osuna Road. The property is zoned C-3.

The project site is not located in a designated flood hazard area.

From USDA Soil Conservation Service Bernalillo County Soil Map, the project site soils are classified Tijeras gravely fine loam with a one to five percent slope (TgB), hydrologic soil group B.

DESIGN CRITERIA

The Rationale Method is used to compute the design flows using the criteria outlined in Volume 2, City of Albuquerque Development Procedure Manual. The runoff coefficient of 1.0 is used since all surface area is pavement or roof.

OFF-SITE DRAINAGE

The off-site drainage from the east is conveyed to San Mateo Boulevard by way of the access road along the south side of the project site. The maximum 100-year off-site design flow is 32.8 c.f.s. at the east property line. The capacity of the 28 foot wide access road flowing curb full is 51.7 c.f.s.

ON-SITE DRAINAGE

The attached grading plan depicts the various on-site drainage areas and their points of discharge. The probable maximum 100-year discharge rate from the site is 8.90 c.f.s. The undeveloped flow from the site is 3.56 c.f.s.

CAPACITY OF SAN MATEO BOULEVARD

The capacity of the northbound lane of San Mateo Boulevard flowing at a depth of 0.87 foot is 51 c.f.s. The inlet capacity of each Single C catch basin on San Mateo is 12 c.f.s. The Double A catch basin at the east end

of the southeast return at San Mateo and Osuna also intercepts water flowing north on San Mateo. The peak flow from the project site would be in and out of the existing storm drain system before the peak flow from the entire drainage area reached the storm drainage system.

RECOMMENDATIONS

Since the site and involved streets are not within the 100-year floodplain it is our recommendation this project be allowed free discharge to San Mateo Boulevard.

COMP. RF Sykes
CK.
DATE 1 April 1985

WILSON & COMPANY ENGINEERS ARCHITECTS

LOC. Albuquerque FILE 85-505
PROJ. Oak Tree Plaza SHEET 1
SUBJ. Drainage Report OF

GENERAL DATA
SOIL CLASSIFCATION = Hyd. Soi Group B
6 HR 100 YR RAINFALL = 2.2
TIME CONCENTRATION ≤ 10 min
i_{100} = 2.2 x 2.2 = 4.84 in/hr

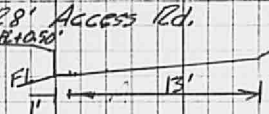
Area A-1
Area = 0.22 Ac
i_{100} = 4.84
C = 1.0
Q_{100} = CiA = 1 x 4.84 x 0.22 = 1.06 cfs

Area A-2
Area = 1.24 Ac
i_{100} = 4.84
C = 1.0
Q CiA = 1.0 x 4.84 x 1.24 = 6.00 cfs

Roadway
Area = 0.38
i_{100} = 4.84
C = 1.0
Q = CiA = 1.0 x 4.84 x .38 1.84 cfs

Undeveloped Flow
A 1.84 Ac.
C = 0.40
t_c < 10
i_{100} = 4.84
Q_{100} = CiA = 0.40 x 4.84 x 1.84 = 3.56 cfs

Capacity 28' Access Rd.



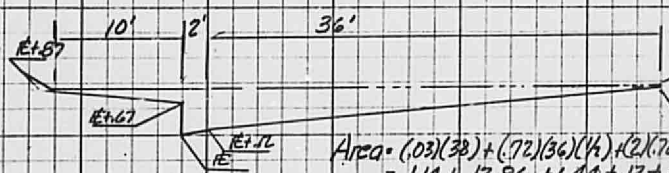
Area = (2)[(1x.5)+(.24x13)+(.26x½x13)
A = 10.62 SF
S = .0093 WP = 29' R = $\frac{10.62}{29}$ = .3662
Q_{cap} = Av = 10.62 x $\frac{.486}{1015}$ x .51 x .096
Q_{cap} = 51.74 cfs V = 4.87 fps

COMP. RF Sykes
CK.
DATE 1 April 1985

WILSON & COMPANY ENGINEERS ARCHITECTS

LOC. Albuquerque FILE 85-505
PROJ. Oak Tree Plaza SHEET 2
SUBJ. Drainage Rpt OF 2

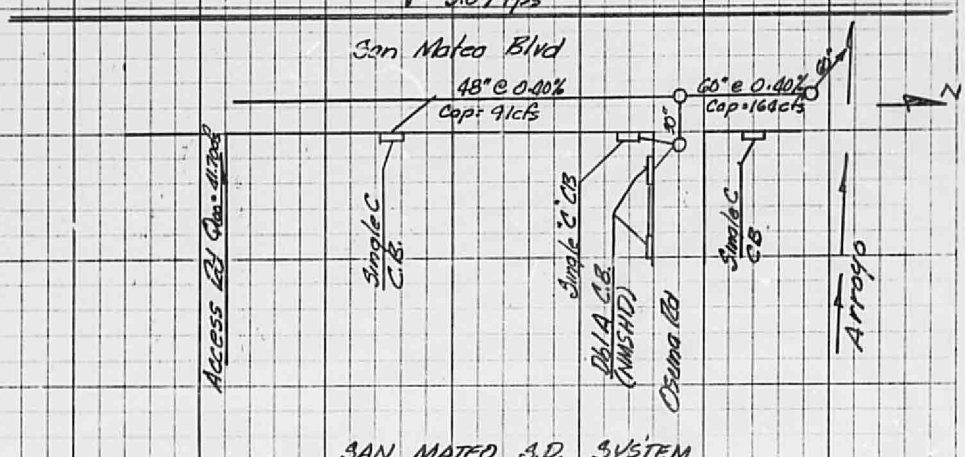
San Mateo Blvd.
Capacity ½ St. $d = 0.87'$ $S = 0.0040$ ft/ft $n = 0.015$ (no parking)



Area = (.03)(38) + (.72)(36)(½) + (2)(.72)(2)(.12)(½) + (10)(.20)(½)
= 1.14 + 12.96 + 1.44 + .12 + 1.00
$A = 16.66$ ft²
$WP = 48.67$ $R = \frac{16.66}{48.67} = .3423$

$Q = AV = 16.66 \times \frac{1.486}{.015} \times .3423^{2/3} \times .004^{1/2}$
$= 16.66 \times 99.07 \times .4893 \times .0632$
$Q = 51.08$ cfs.

$V = 3.07$ fps



SAN MATEO S.D. SYSTEM

TRACT A-1

SPANISH LAND COMPANY SUBDIVISION

ALBUQUERQUE, NEW MEXICO

SURVEY CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO PACIFIC REALTY CORPORATION, GUARANTY FEDERAL SAVINGS, OR ANY AFFILIATE THEREOF, AND U.S. LIFE TITLE THAT THIS SURVEY (1) WAS MADE ON THE GROUND AS PER THE FIELD NOTES SHOWN HEREON AND CORRECTLY SHOW THE BOUNDARY LINE AND DIMENSIONS AND AREA OF THE LAND INDICATED HEREON AND EACH INDIVIDUAL PARCEL THEREOF INDICATED HEREON, (2) CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL ALLEYS, STREETS, ROADS AND RIGHT-OF-WAY EASEMENTS AND OTHER MATTERS OF RECORD OF WHICH THE UNDERSIGNED HAS BEEN ADVISED AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE LEGAL DESCRIPTIONS IN SUCH EASEMENTS AND OTHER MATTERS; AND EXCEPT AS SHOWN THERE ARE NO VISIBLE EASEMENTS, RIGHT-OF-WAYS, PARTY WALLS OR CONFLICTS AND THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES; AND THE DISTANCE FROM THE NEAREST INTERSECTING STREET AND ROAD IS AS SHOWN HEREON. FURTHERMORE, THE UNDERSIGNED CERTIFIES THAT THERE IS ADEQUATE INGRESS AND EGRESS TO THE PROPERTY BY PAVED DEDICATED PUBLIC STREETS MAINTAINED BY THE CITY OR COUNTY IN WHICH THE PROPERTY IS LOCATED NECESSARY TO CONSTRUCT THE IMPROVEMENTS THEREON; LOCATION OF ALL IMPROVEMENTS (IF ANY) ON THE PROPERTY ARE IN ACCORDANCE WITH ALL APPLICABLE ZONING LAWS REGULATING THE USE OF THE PROPERTY, APPLICABLE LAWS CONTAINING MINIMUM SET BACK PROVISIONS, AND COVENANTS AND RESTRICTIONS OF RECORD (IF ANY) AND THE PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE INGRESS AND EGRESS OR ANY OTHER PURPOSE. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS ONTO ADJOINING PROPERTIES FROM IMPROVEMENTS ON THIS PARCEL.

SURVEYOR'S DESCRIPTION

A TRACT OF LAND SITUATE WITHIN SECTION 36, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, NEW MEXICO BEING TRACT A-1 OF THE REPLAT OF TRACT "A" OF SPANISH LAND COMPANY SUBDIVISION, ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 21, 1972. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THIS TRACT, ON THE EASTERLY RIGHT-OF-WAY OF SAN MATEO BLVD., WHENCE THE NW CORNER OF SAID SECTION 36 BEARS, N. 00°-04' E., A DISTANCE OF 984.79 FEET; N. 89°-46'-20" W., A DISTANCE OF 73.43 FEET; THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING COURSES:

S. 89°-56' E., A DISTANCE OF 400.00 FEET TO A POINT;

S. 00°-04' W., A DISTANCE OF 200.00 FEET TO A POINT;

N. 89°-56' W., A DISTANCE OF 400.00 FEET TO A POINT;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAN MATEO BLVD. N. 00°-04' E., A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING OF THIS TRACT.

SAID TRACT A-1 CONTAINS 80,000 SQUARE FEET.

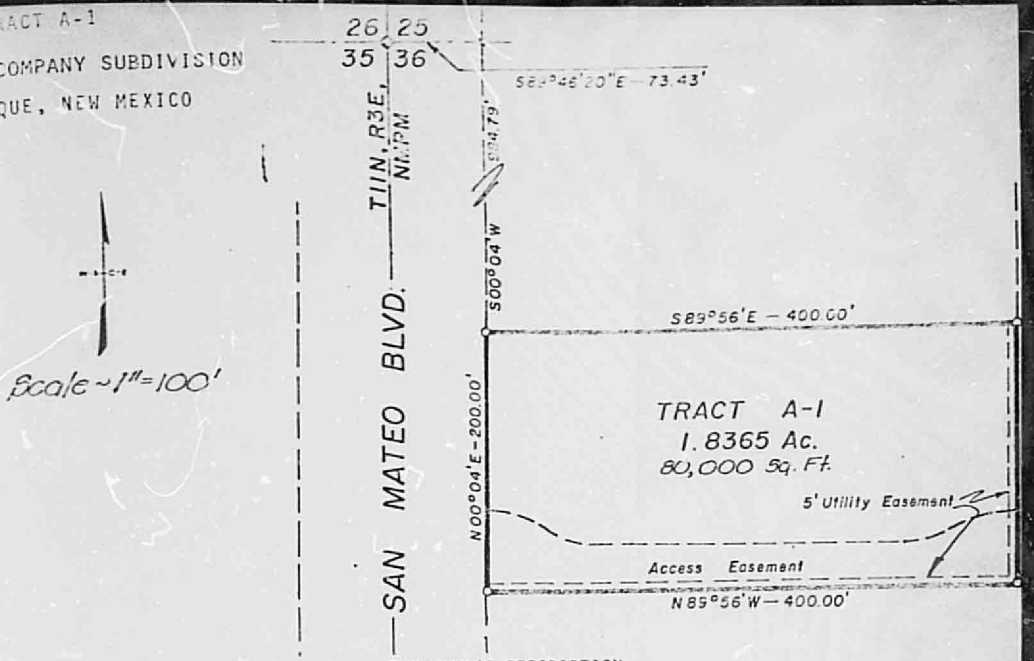
SURVEYOR'S CERTIFICATION

I, TOM KLINGENHAGEN, DO HEREBY CERTIFY I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, AND THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR
STATE OF NEW MEXICO
5978

TOM KLINGENHAGEN, N.M. 5978

26-84
DATE



SURVEYOR'S DESCRIPTION

A TRACT OF LAND WITHIN TRACT A-1 OF THE SPANISH LAND COMPANY SUBDIVISION IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. SAID TRACT A-1 IS SHOWN ON A PLAT RECORDED JULY 21, 1972 IN VOLUME B06, FOLIO 197. BEING BOUNDED ON THE WEST BY SAN MATEO BLVD., ON THE SOUTH BY THE ALCON ADDITION, AND ON THE EAST BY TRACT A-1 OF THE HIGHLAND PARK EAST SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF THIS ROAD EASEMENT WHENCE THE NW CORNER OF SECTION 36, T11N, R3E, NMPM BEARS N. 00°-04'-00" E., A DISTANCE OF 1121.88 FEET; N. 89°-46'-20" W., A DISTANCE OF 73.43 FEET; THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING COURSES:

ALONG A CURVE WITH A RADIUS OF 93.00 FEET AND AN ARC OF 29°-19'-23" TO THE RIGHT AN ARC DISTANCE OF 47.60 FEET TO A POINT OF REVERSE CURVATURE;

ALONG A CURVE WITH A RADIUS OF 87.00 FEET OF AN ARC OF 31°-47'-17" TO THE LEFT AN ARC DISTANCE OF 48.27 FEET TO A POINT OF TANGENCY;

S. 89°-56'-00" E., A DISTANCE OF 227.34 FEET;

ALONG A CURVE WITH A RADIUS OF 68.00 FEET AND AN ARC OF 28°-46'-42" TO THE LEFT AN ARC DISTANCE OF 34.15 FEET TO A POINT OF REVERSE CURVATURE;

ALONG A CURVE WITH A RADIUS OF 102.00 FEET AND AN ARC OF 29°-46'-42" TO THE RIGHT AN ARC DISTANCE OF 51.23 FEET;

S. 00°-04'-00" W., A DISTANCE OF 57.00 FEET;

N. 89°-56'-00" W., A DISTANCE OF 400.00 FEET;

N. 00°-04'-00" E., A DISTANCE OF 62.91 FEET TO THE POINT OF BEGINNING OF THIS ROAD EASEMENT.

SAID ROAD EASEMENT CONTAINS 0.3789 ACRES MORE OR LESS.

WILSON & COMPANY
ENGINEERS & ARCHITECTS
ALBUQUERQUE NEW MEXICO

1948