

INFORMATION SHEET

PROJECT TITLE SAND OFFICE BLDG. TYPE OF SUBMITTAL DRAINAGE PLAN

ZONE ATLAS PAGE NO. F-18/D418 CITY ADDRESS 4121 SAN MATEO LANE NE

LEGAL DESCRIPTION TRACT 'F' BANKERS' UNION LIFE SUBDIVISION

ENGINEERING FIRM HALL ENG. CONTACT ED KIRSS

ADDRESS 6840 2ND ST. NW PHONE 345-1064

OWNER WESTSIDE ASSOCIATES CONTACT BOB SAND

ADDRESS 7701 AMERICAN HERITAGE PHONE 821-9177

ARCHITECT DESIGN COLLABORATIVE CONTACT JOE SLAGLE

ADDRESS 105 4th SW. PHONE 843-9639

SURVEYOR HALL ENG. CONTACT _____

ADDRESS _____ PHONE _____

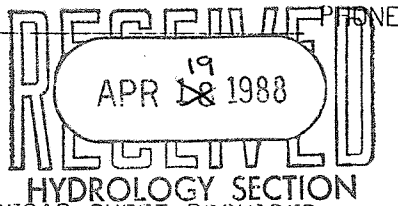
CONTRACTOR _____ CONTACT _____

ADDRESS _____ PHONE _____

PRE-DESIGN MEETING:

☒ YES
☐ NO

☒ COPY OF CONFERENCE RECAP SHEET PROVIDED



PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

- ☐ SKETCH PLAT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE DEVELOPMENT PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY APPROVAL
- ☐ ROUGH GRADING PERMIT APPROVAL
- ☐ GRADING/PAVING PERMIT APPROVAL
- ☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 04-19-88

BY:



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
KEN SCHULTZ

CHIEF
ADMINISTRATIVE OFFICER

GENE ROMO

DEPUTY CAO
PUBLIC SERVICES

FRANK MARTINEZ

DEPUTY CAO
PLANNING/DEVELOPMENT

BILL MUELLER

April 22, 1988

Richard Hall
Hall Engineering
6840 Second Street, NW
Albuquerque, New Mexico 87107

RE: DRAINAGE PLAN FOR SAHD OFFICE BUILDING
4721 SAN MATEO LANE, NE (F-18/D48) D49
ENGINEER'S STAMP DATED APRIL 19, 1988

Dear Mr. Hall:

Based on the information provided on your submittal of April 19, 1988, the above referenced plan is approved for Building Permit.

Based on the information indicating that there is a decrease in the comparison between existing and proposed runoff, conditions are historical.

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

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya
Bernie J. Montoya, C.E.
Engineering Assistant

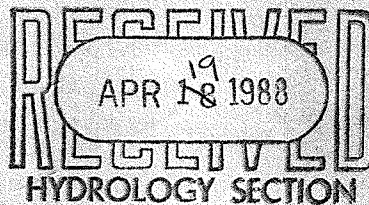
BJM/bsj

Scale: 1"=100'



March 11, 1988

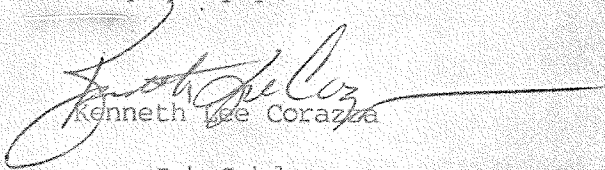
City of Albuquerque
Hydrology Department
123 Central Avenue NW
Albuquerque, New Mexico 87102



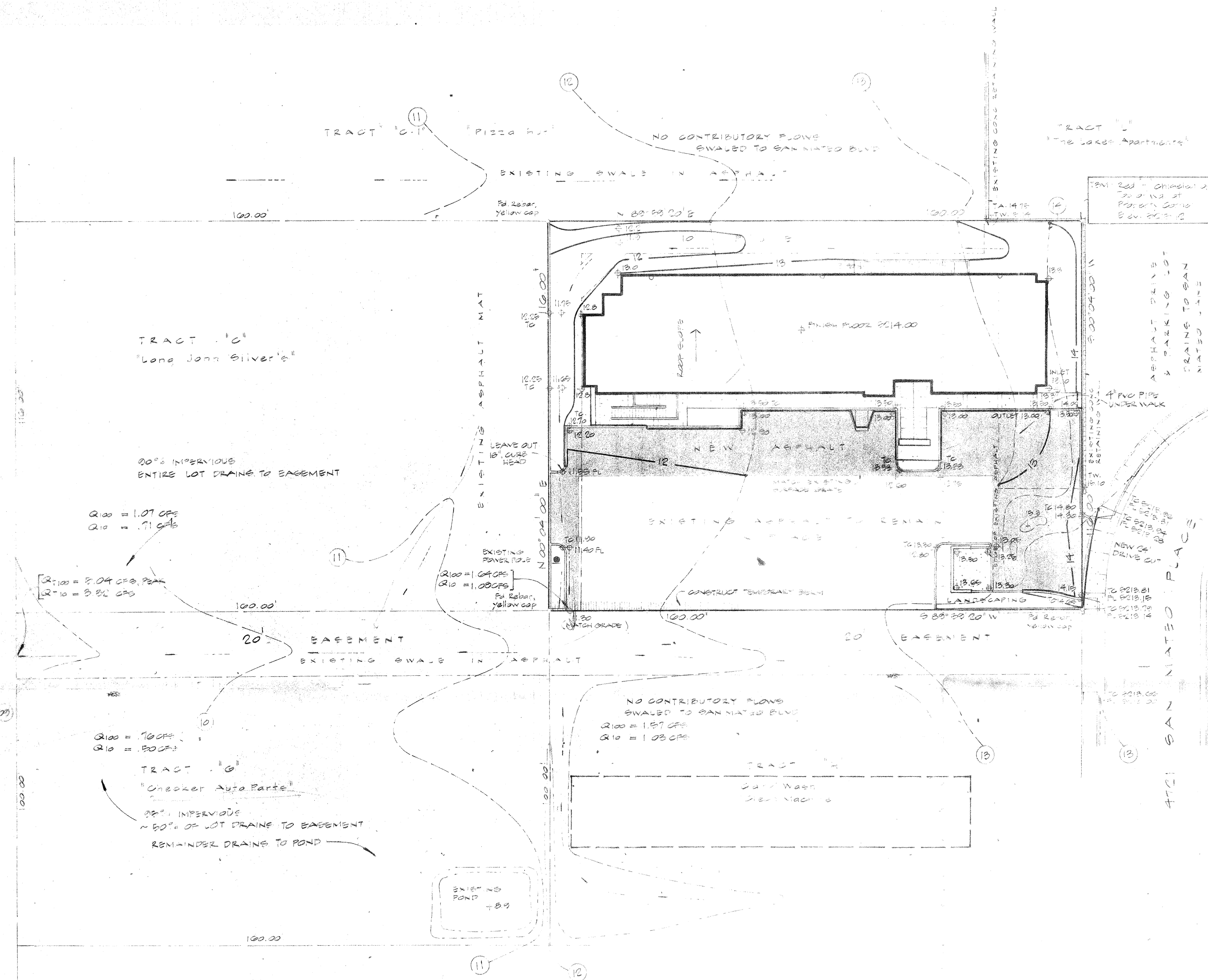
Dear Sir:

This letter is in response to a request by the owner of Tract lettered "F" Banker's Union Life Subdivision. This property is adjacent to the North of our Car Wash located at 4714 San Mateo Blvd. NE. Our understanding is that their request is to use the Northwest corner of our property to allow rainwater to drain across toward a storm sewer located on San Mateo Blvd. NE. We have no objection to this request as long as they also have the approval of Checker Auto Parts who is the owner of Tract lettered "G".

Very truly yours,


Kenneth Lee Corazza

cc: Bob Sand



$Q_{100} = 1.07 \text{ CFS}$
 $Q_{10} = .71 \text{ CFS}$

$Q_{100} = 3.04 \text{ CFS PEAK}$
 $Q_{10} = 3.30 \text{ CFS}$

$Q_{100} = 1.07 \text{ CFS}$
 $Q_{10} = .71 \text{ CFS}$

$$n(\text{asph}) = .017, A = \frac{10 \times 8}{2} = 40 \text{ ft}^2, p = 20'$$

$$R = \frac{A}{p} = .19$$

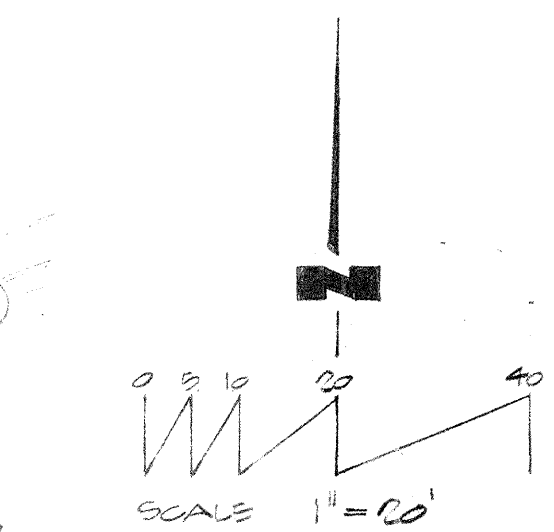
$$S = .018 \text{ ft/ft}$$

$$V = \frac{1.486}{.017} \times .19^{.487} \times .018^{.0148} = 3.31 \text{ ft/sec}$$

$$Q = AV = 40 \text{ ft}^2 \times 3.31 \text{ ft/sec} = 132.4 \text{ CFS} > 10 \text{ CFS}$$

PEAK FLOW RATE

BASMENT SECTION



REMARKS

2-1/2" 3/4" ALUMINUM GAP SET FLUSH IN HEAD OF CURB, SEE RETURN, INTERSECTION OF SAN MATED BOULEVARD & SAN MATED PLACE

ELEV. 5000.00

"BEN"

1" CHISELED IN TOP OF CONCRETE RETAINING WALL ALSO MARKING NORTHEAST PROPERTY CORNER OF TRACT F. PAINTED RED

ELEV. 5015.12

LEGEND

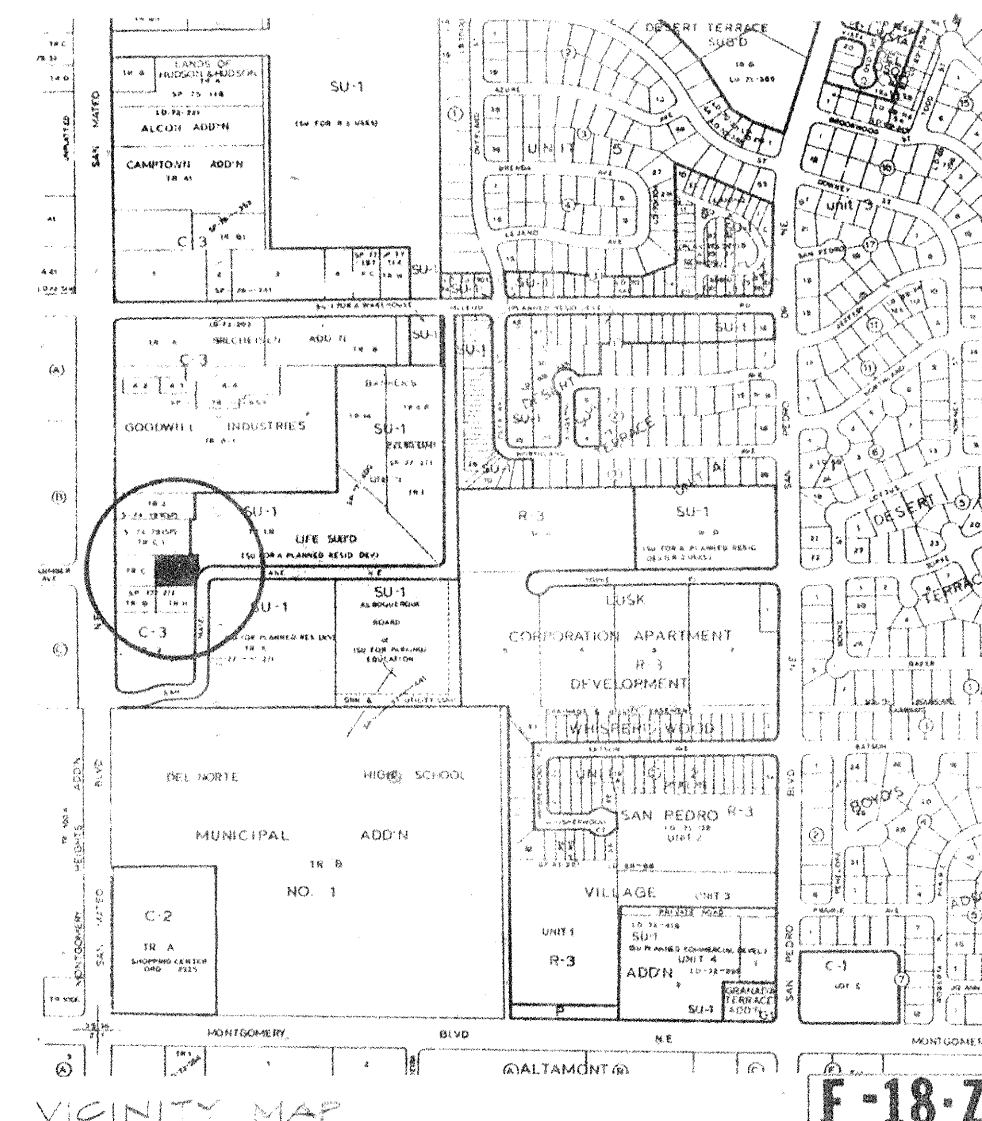
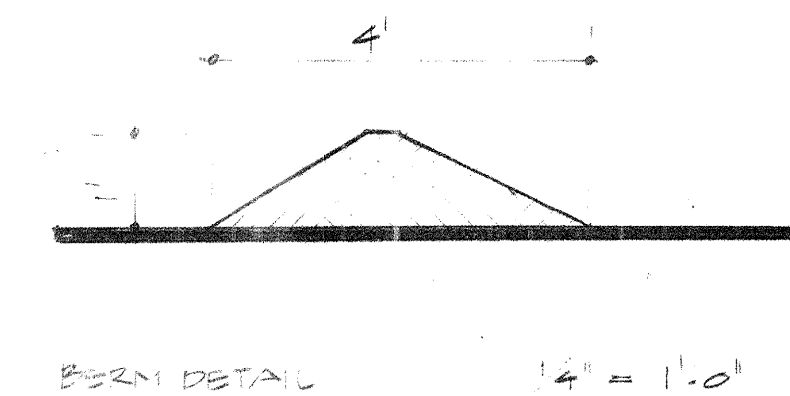
- CONTINUOUS LINE ONE FOOT (1:0)
- DASHED LINE EXISTING CONTOUR
- SOLID LINE PROPOSED CONTOUR
- 100' EXISTING SPOT ELEVATION
- 100' PROPOSED SPOT ELEVATION
- DOTTED LINE FLOWLINE
- THICK DASHED LINE EXISTING WALL

PROPOSED SPOT ELEVATIONS AND CONTOURS SHOWN ARE TO FINISHED SURFACES. CONTRACTOR SHALL DETERMINE APPROPRIATE SUBGRADES.

CONTRACTOR IS RESPONSIBLE FOR THE ABATEMENT OF SEEDING FROM SITE ONTO ADJACENT PRIVATE LAND OR PUBLIC RIGHT OF WAY.

1. CONTRACT HEADER CURB ALONG WEST PROPERTY LINE TO ELEVATIONS SHOWN.

2. CONSTRUCTION OF TEMPORARY BATH BERM ALONG WESTERN END OF SOUTH PROPERTY LINE BERM TO REMAIN IN PLACE DURING EXCAVATION & GRADING PHASES



DATA

AREA OF SITE 18500 SQ. FT. (.43 AC.)
SLOPE 1.8%
TIME OF CONCENTRATION 4.10 MINUTES
100 YEAR RAINFALL (P. 2.2, 24 HRS) 4.2 INCHES
INTENSITY $(.22 \times .04 \times 10^{.08}) = 4.08 \text{ IN/HR. PEAK}$

EXISTING ON-SITE CONDITIONS

WEST 1200 FEET OF LOT IS PRESENTLY AN ASPHALT PARKING AREA. THE EAST 65 FEET IS AN AREA COVERED PARTIALLY (N. 2/3) WITH GRAVEL AND THE REMAINING 1/3 IS BARE DIRT. EXISTING RUNOFF IS GENERALLY TO WEST ONTO TRACT 'G' WHERE IT IS INTERCEPTED BY A SWALE IN AN ASPHALT MAT AND DISCHARGED TO A DISCHARGE POINT IN SAN MATED BOULEVARD.

$$Q_{100} = 10 \times 40' + (84 \times 20') = .84$$

$$Q_{10} = 34 \times 40' \text{ IN HX } 48 \text{ AC} = .80 \text{ CFS PEAK}$$

$$Q_{10} = 34 \times 20' = .10 \text{ CFS}$$

UPSTREAM CONTRIBUTORY AREAS

NONE.
FLOW FROM LOT BORDERING ON NORTH AND SOUTH ARE CHANNELLED VIA SWALES IN ASPHALT MAT WEST TO SAN MATED BOULEVARD.
AN EXISTING RETAINING WALL DIVIDES SITE FROM THE ADJACENT LOT TO THE EAST. THAT AREA DRAINS SOUTH TO SAN MATED PLACE.
FIELD EVIDENCE AND SPOT ELEVATIONS INDICATE THAT THE FINEST EXISTING GRABERS WERE BUILT TO COINCIDE WITH PLANTED LOT LINES.

PROPOSED DEVELOPMENT

A TWO-STORY OFFICE BUILDING, PARKING AND LANDSCAPING AREAS

NET IMPERVIOUS COVERAGE 80%

$$C = (10 \times 40' + 80 \times 20') = .82$$

$$Q_{100} = 34 \times 80' \text{ IN HX } 48 \text{ AC} = 1.04 \text{ CFS PEAK}$$

$$Q_{10} = 34 \times 20' = .10 \text{ CFS}$$

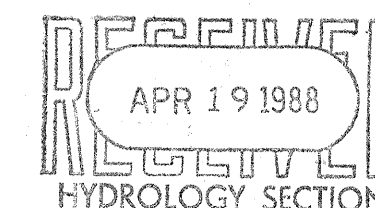
DOWNSTREAM CONDITIONS & ROUTING

RUNOFF EXISTING SITE FLOWS WEST TO SAN MATED BLVD VIA SWALES IN ASPHALT MAT. STORM DRAIN SYSTEM IN SAN MATED CONVEYS RUNOFF TO GRANT LINE CHANNEL ABOUT 400' SOUTH OF SITE. CHANNEL FEED NORTH AND ALSO A DIVERSION CHANNEL. ALL ROUTING SURFACES ARE IMPROVED AND ARE NOT SUBJECT TO EROSION.
NOTES: FLOWS CROSSING TRACTS 'G' AND 'H' AS SHOWN ON PLAN ARE CONVEYED THROUGH A 20-FOOT WIDE BASEMENT WHICH IS UNDESIGNED FOR PURPOSES ON RECORDED PLAN.

DESCRIPTION OF PROPERTY

TRACT 'F'
BANKERS UNION LIFE SUBDIVISION OF TRACTS A & B
(UNCL. CO. 1977, D. 177)
4/21 SAN MATED PLACE, NE

THE SAHD ASSOCIATES OFFICE BUILDING



JANUARY 1988

HALL ENGINEERING COMPANY INC.
ENGINEERING • SURVEYING • PLANNING • CONSTRUCTION
6840 2ND ST., N.W., SUITE 306 • ALBUQUERQUE, NEW MEXICO 87107
PHONE: (505) 345-1064