PLANS/PLATS ON FILE

FILE DESC:

F-21/D037P

PLANS/PLATS 1

DRAINAGE INFORMATION SHEET

PROJECT TITLE: MONTGOMERY PKWY. PROF. CENTER ZONE ATLAS IMAGE FILE # F-21-Z D37P

LEGAL DESCRIPTION: LOT 2A, MONTGOMERY BUSINESS PARK

CITY ADDRESS: LAGUNA DE ORO N.E.

ENGINEERING FIRM: Weiss-Hines Engineering, Inc. CONTACT: STEVE

ADDRESS: 1100 Alvarado N.E. PHONE: 266-3444

OWNER: CONTACT:

ADDRESS: PHONE:

ARCHITECT: DORMAN/NELSON/BREEN CONTACT: LARRY BREEN

ADDRESS: PHONE: 247-9978

SURVEYOR: GORDON DOUGLAS + ASSOC. CONTACT: GORDON DOUGLAS

ADDRESS: PHONE: 268-4429

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

___ YES

X NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED JAN 13 1988 HYDROLOGY SECTION

DRB NO.

EPC NO.

PROJECT NO.

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAIN PLAN

X GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

___ Resubmittal

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ 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: JAN. 13, 1988

BY: Weiss-Hines Eng. Inc.

REV. 10/85

DATE RECEIVED

BY

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

January 18, 1988

Walter Hines, P.E.
Weiss-Hines Engineering, Inc.
1100-B Alvarado, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR MONTGOMERY PARKWAY PROFESSIONAL CENTER (F-21/D37P) RECEIVED JANUARY 13, 1988

Dear Mr. Hines:

Based on the information provided on your submittal of January 13, 1988, listed you will find certain items which will need to be addressed prior to final approval.

1. The formula (RVP) = 5989.5 A + 79.99/A - 1383 from the master drainage plan assume a discharge rate of .5 cfs for a 4 inch outlet in an 18 inch deep pond. Your average pond depth is .35 feet which would have an effect on the outflow.

2. Using the hydrograph method pond volume required is 3570 cf total. You may want to break your area up and complete the required for each one.

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

DRAINAGE INFORMATION SHEET

PROJECT TITLE: MONTGOMERY PARKWAY PROFESSIONAL CENTER ZONE ATLAS/DRAINAGE FILE # F-21-Z

LEGAL DESCRIPTION: LOT 2A, MONTGOMERY BUSINESS PARK

CITY ADDRESS: MONTGOMERY + MORRIS

ENGINEERING FIRM: Weiss-Hines Engineering, Inc. CONTACT: STEVE CLARK

ADDRESS: 1100 Alvarado N.E. PHONE: 266-3444

OWNER: CONTACT:

ADDRESS: PHONE:

ARCHITECT: CONTACT:

ADDRESS: PHONE:

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

___ YES DRB NO.

___ NO EPC NO.

___ COPY OF CONFERENCE RECAP SHEET PROVIDED PROJECT NO.

RECEIVED JAN 25 1988 HYDROLOGY SECTION

TYPE OF SUBMITTAL:

[redacted] DRAINAGE REPORT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAIN PLAN

X GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

X Resubmittal

BERNIE MONTOYA

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ 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: 1-25-88

BY: Weiss-Hines Eng. Inc.

REV. 10/85

DATE RECEIVED

BY

FILE COPY

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

February 2, 1988

Walter Hines, P.E.
Weiss-Hines Engineering, Inc.
1100-B Alvarado, NE
Albuquerque, New Mexico 87110

RE: REVISED DRAINAGE PLAN FOR MONTGOMERY PARKWAY PROFESSIONAL CENTER (F-21/D37P) REVISION DATE OF JANUARY 25, 1988

Dear Mr. Hines:

Based on the information provided on your resubmittal of January 25, 1988, the above referenced drainage plan is approved for building permit.

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

Also, please be advised that a separate permit is required for construction within City right-of-way.

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

ENGINEERING GROUP

INTER-OFFICE CORRESPONDENCE February 5, 1988

TO: Tom Aragon, Transportation System Division

FROM: Fred J. Aguirre, Hydrologist; Engineering Group/PWD FJA

SUBJECT: PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHTS-OF-WAY/EASEMENT
MONTGOMERY PARK PROFESSIONAL CENTER (F-21/D37P)

Transmitted herewith, is a copy of the approved drainage plan for the referenced project incorporating the S.O. #19 design.

In accordance with the new process, this plan is being submitted to you for permitting and inspection. Please provide this section with a signed-off copy per the signature block upon construction and acceptance by your office.

As you are aware, the signed-off S.O. #19 is required by this office for Certificate of Occupancy release; hence your expeditious processing of this plan would be greatly appreciated and would avoid any unnecessary delay in the release of the Certificate of Occupancy.

Thank you for your cooperation, and if you should have any questions and/or comments regarding the process, please feel free to call me at 768-2650.

FJA/bsj

Attachment

Currently, the area between Morris Street and Juan Tabo Boulevard and between Montgomery Boulevard and Lagrima de Oro is mostly undeveloped. It generates an undeveloped discharge of approximately 57.3 CFS in Montgomery Boulevard and 3.2 CFS in Morris Street. Lagrima de Oro receives approximately 20.5 CFS from the basins north of Lagrima de Oro and conveys them to Morris Street. The waters now tributaries of all Basin Basin B, using streets in Morris Street is used. Morris Street receives an additional 10 CFS south from the area, which is located north and east of the Lagrima de Oro-Morris Street intersection. These flows combine with the undeveloped site runoff to produce a peak undeveloped flow rate in Morris Street immediately north of Montgomery Boulevard of 91.7 CFS (see Plate 1).

The total undeveloped flow from these basins, at the intersection of Morris Street and Montgomery Boulevard, is 103 CFS. According to the Albuquerque Master Drainage Study, the storm sewer at this intersection has a capacity of 20 CFS. Since total flows in Montgomery Boulevard are substantially greater than this, the storm sewer will be considered incapable of accepting the storm flows generated on this site. However, the storm sewer may be used to accept minor nuisance flows generated on this site.

DEVELOPED DRAINAGE CONDITIONS

This site shall be developed in two phases, as shown on Plates 2 and 3. Prior to final development of each individual lot, a detailed drainage report for that lot shall be prepared by the developer and submitted to the City for approval. These reports should be prepared in conformance with the recommendations contained in this report.

Since downstream capacity does not exist, ultimate development shall include on-site detention. "The Drainage Ordinance" (22-10(D)) requires, "except as necessary for the treatment of nuisance water, all ponds shall be designed and constructed to be capable of storing four (24) hours or less." Therefore, each detention facility requires an outlet. The minimum size outlet recommended to minimize maintenance problems is a four-inch diameter pipe. The required pond volume (RPV) shall be provided according to the formula RPV = 0.8 A + 70.8 A – 1202 = RPV (see Appendix, Sheet 2). This relationship assumes a discharge rate of 0.5 CFS for a four-inch outlet in an 10-inch deep pond. In order to ensure that the capacity of the internal street is not exceeded, it is recommended that only controlled discharge be permitted to the street.

This may be provided by individual lot ponding or by ponding runoff from an entire block in one location. If shared lots pond at one location, the allowable discharge will be the equivalent of one four-inch outlet per lot. The allowable discharge for each block shall be the controlling factor for determining compliance in the lots are developed. An outlet will be required for each pond with a maximum of one outlet per lot. The discharge points from each lot shall be as indicated on Plate 4.

Two inlets shall be provided at the Morris Street entrance to the site. These inlets will remove nuisance flows from the internal street before they reach Morris Street. These inlets shall discharge directly into the storm drain in Morris Street. The detention ponds on the lots adjacent to Morris Street shall also be connected to the storm drain in Morris Street. This will ensure nuisance flows are retrieved in Morris Street. The ponds shall be graded to retain minor nuisance flows. During the 100-year storm, the Morris Street storm drain will be at capacity. Therefore, an alternate discharge location for the detention ponds must be provided on Morris Street. These alternate discharges shall be installed so they will only function if the storm drain is at capacity and the pond volume is exceeded.

PHASE I

The grading and drainage plan for Phase I development is shown on Plate 2. The site will be divided into five drainage basins.

Basin C consists of two lots which will be graded to drain to Lagrima de Oro. Each lot shall be allowed to discharge through a four-inch outlet. Their maximum discharge shall be 0.5 CFS each.

Basin D consists of eight lots which will be graded to drain to the internal street. These flows will be conveyed within the internal street to Morris Street. Upon development, each lot shall detail the required volume due to a 100-year storm and discharge it through a four-inch outlet.

Basin E consists of six lots which will discharge to Montgomery Boulevard. These lots will be left undisturbed until their final development. Until final development occurs, each lot will be allowed to discharge at its present undeveloped rate (0.5–2.5 CFS) to Montgomery Boulevard.

If an individual lot is developed, the developer will be required to protect his lot from the runoff from the upland lots. Each developed lot must retain the required volume due to a 100-year storm. Each lot may discharge through a four-inch outlet to Montgomery Boulevard.

Basin F includes Block C and Block D. Block D is under separate ownership. It is recommended that Block D discharge to Lagrima de Oro in the same manner as the lots in Basin C. Block C shall be left unpaved with exception of a wood one along the downstream edge, as shown on Plate 2. Upon development, each of these lots will be allowed to discharge through a four-inch outlet.

All improvements to Basin G are a part of Phase II. Basin G shall remain in its present state until the Phase II improvements are implemented. The runoff from this basin, after Phase I improvements, will be unchanged due to Phase I construction.

Phase I construction will have no effect on Lagrima de Oro and will increase the flow in Morris Street to 93.4 CFS. The flow in Montgomery Boulevard will be decreased to 48.5 CFS. The combined flow at the intersection of Morris Street and Montgomery Boulevard, from these area, will be reduced to 101.3 CFS.

PHASE II

Phase II construction (see Plate 3) will extend Basin D to include Block C and one Lot from Block E. These lots shall be handled as described for Basin D above.

No substantial grading will take place in Blocks E and F. A berm shall be constructed outside Hahn Park along the north property line of Block F. This berm will concentrate the upland runoff (11.9 CFS) at one point. From this point, it will be discharged through Block F to Montgomery Boulevard within an asphalt lined swale. Minor nuisance flows from Hahn Park will be retained within the park. The southern lots shall be allowed to discharge at a controlled rate directly to Montgomery Boulevard. Each lot shall protect itself from upland flows, detain the required volume due to a 100-year storm, and discharge through a four-inch outlet. Discharge from the northeast lot in Block F shall be conveyed to the asphalt swale within the access easement.

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

TR-55 STORAGE VOLUME FOR DETENTION BASINS VERSION 1.11

Project : parkway
County :
Subtitle: dp

State:

User: bm
Checked: ____

Date: 01/25/88
Date: _____

Drainage Area: .916 Acres
Rainfall-Type: II
Runoff: 2.0 inches
Peak Inflow: 3.9 cfs
Peak Outflow: .5 cfs
Detention Basin Storage Volume: 1.03 inches or 0.1 acre feet

Rainfall Frequency: 100 years

3428

1600
1100
2700

PLAN/PLATS

ON

FILE