PUBLIC WORKS/HYDROLOGY

G15/D35

0000 0000 0427

G15/D35

25×10

0000 0000 0728

Pre-Design Investigation
(Additions)

DATE 3-3-88

ADDRESS 810 Comanche N.E. ZONE ATLAS # G15-D35

LEGAL DESCRIPTION

OWNER

ARCHITECT/ENGINEER

LOT SIZE

ZONING

PROPOSED DEVELOPMENT ADDN. TO EXIST. SITE

	YES	NO	NA	COMMENTS
FLOOD HAZARD AREA		C		
PART OF AN APPROVED REPORT		✓		
CONSTRUCTION PLANS ON MICRO-FILM		✓		
FIELD INSPECTION	✓			

COMMENTS:

AREA OF ADDITION OVER EXIST. ASPHALT
IF ROOF DRAINAGE IS ROUTED TO NORTH OR
WEST SIDE OF BLDG. - DRAINAGE PATTERNS WILL
BE UNALTERED.

DRAINAGE REQUIREMENTS:

25 x 10

00,00 0000 0729

BOHANNAN-HUSTON INC.

Courtyard I 7500 Jefferson Street, N.E. Albuquerque, NM 87109
(505) 823-1000

Transmittal

To: CITY OF ALB
HYDROLOGY DEPT
4TH FLR - CITY HALL

☐ Parcel post ☒ Messenger
☐ First Class ☐ UPS
☐ Express Mail ☐ Air Freight
☐ Bus ☐ _____

Attention: STUART REEDER

Date: 2/25/88 Our job number: 87415.01

Your job number: _____

Job: FLINTS CARPET WAREHOUSE

We are enclosing:	For:
2 DRNG LETTER REPORTS	- APPROVAL

RECEIVED
FEB 25 1988
HYDROLOGY SECTION

Comments: _____

By: Gordon A Wallace Jr thank you

Rec'd by: _____ Date: _____

☐ Please Return Signed Yellow Copy

3/86

25 × 10

0000 0000.0730

ENGINEERS ARCHITECTS PHOTOGRAMMETRIS

BOHANNAN-HUSTON INC.

COURTYARD I 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NEW MEXICO 87109 (505) 823-1000
UNIVERSITY PLAZA SUITE 104, 330 GARFIELD SANTA FE, NEW MEXICO 87501 (505) 988-7671
6713 VISCOUNT BLVD EL PASO, TEXAS 79925 (915) 778-4491

February 25, 1988

RECEIVED
FEB 25 1988
HYDROLOGY SECTION

Hydrology Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Drainage Report for Flint's Carpet Center Building Addition - Map Grid G-15

Dear Reviewer:

The purpose of this letter is to comply with the City's requirements for a Drainage Plan for final building permit. This new building is an addition to an existing structure, located on a lot that is completely paved. There will be no significant modification to the drainage paths on the site and the building addition will include additional landscaping to lower the runoff volumes. Below, you will find the information for the Drainage Plan requirements for final building permit:

Legal Description and Land Use

The legal description for the property is designated as Lot Number 2, Block Number 1, Replat of Coman Industrial District, an addition to the City of Albuquerque, New Mexico, as shown on Replat dated October 23, 1973, in Volume D5, Folio 188. The zoning for this site is designated as M1 and the proposed use of the building is wholesale and retail warehouse. The building is located on Comanche, N.E. and west of Interstate 25 and is located in City Zone Atlas Grid G-15. The parcel is not located in any floodway designated on the Flood Insurance Rate Map (see attached portion of FIA Map 0023 for location).

Existing Conditions

The site currently has an existing warehouse approximately 9,000 square feet in area. The area around this warehouse is completely paved with runoff being conveyed to the north onto Comanche Road, N.E. The existing 100-year runoff flow is 5.2 cfs and a volume of 0.19 acre/feet. Calculations of this flow rate and volume can be found in the attached calculation sheet. The site does not convey any substantial runoff from adjacent parcels. The parcel to the east and any upland runoff is intercepted by a swale east of and prior to reaching the parcel.

PRINCIPALS
LARRY W. HUSTON
MICHIAL M. EMERY, P.E.
DANA C. WOOD, P.E.
ANDRES ARAGON-VIAMONTE
DARRELL L. WADE, P.E.
JAMES V. DOMENICK, P.E.
BRIAN G. BURNETT, P.E.

25×10

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New Conditions

The proposed modification of this site includes the addition of approximately 6,400 square feet of warehouse/sales space and the addition of landscaping to meet the City's requirement of seven percent. Addition of this landscaping slightly reduces the runoff from the parcel, henceforth, lessening the runoff impact. The flow rate for the 100-year event is computed as 4.97 cfs and the runoff volume computed as 0.18 acre/feet. These calculations can also be found in the attached calculation sheets.

Configuration of the parcel and placement of the building and landscaping can be seen in the attached reference sheet C-1.

Summary

In summary, the addition of more landscaping in place of the impervious pavement currently found on the site, will lessen the drainage impact in the area.

If you have any questions or require any additional information with regard to this Drainage Plan, please do not hesitate to call.

Sincerely,

Gordon Walhood Jr

GORDON A. WALHOOD, JR., P.E.
Project Manager

/dam

Enclosures

Job No. 87415.01

GORDON A. WALHOOD, JR.
NEW MEXICO
No. 7968
REGISTERED PROFESSIONAL ENGINEER

Gordon A. Walhood Jr 2/25/88

25×10

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FLINTS CARPET - WAREHOUSE ADDITION.

RUNOFF CALCULATIONS.

AREA 1.08 ACRES.

DPM PLATE 22.2 C2 CN=98 FOR PAVED AREAS *

22.2 D-1 $T_{6HR} = 2.2''$

$I = 22 \times 2.2 = 4.84$ in/hr

RUNOFF $Q = CIA$ $C = 1.0$ for IMPERVIOUS.

$Q = 1.0(4.84)\,1.08 = 5.23$ CFS.

Volume = 2.15" from DPM 22.2.C4.

$Vol = \frac{2.15}{12} \times 1.08 = .19$ Ac ft.

NEW CONDITION - 7% LANDSCAPING

Modify C $C = 1.0(.93) + .30(.07) = .95$

$Q = CIA = .95(4.84)\,1.08 = 4.97$ cfs.

RUNOFF WILL LIKELY BE TOTAL ON THE IMPERVIOUS AREA, LANDSCAPE WILL RETAIN ON IT'S AREA.

$V = (.95)\left(\frac{2.15}{12}\right) 1.08 = .13$ Ac ft.

GORDON A. WALHOOD, JR. NEW MEXICO No. 7988 REGISTERED PROFESSIONAL ENGINEER

2/4/88

* NOTE: SOILS TYPE DOES NOT AFFECT RUNOFF SINCE TOTAL AREA IS PAVED.

RECEIVED FEB 05 1988 HYDROLOGY SECTION

BOHANNAN-HUSTON INC.

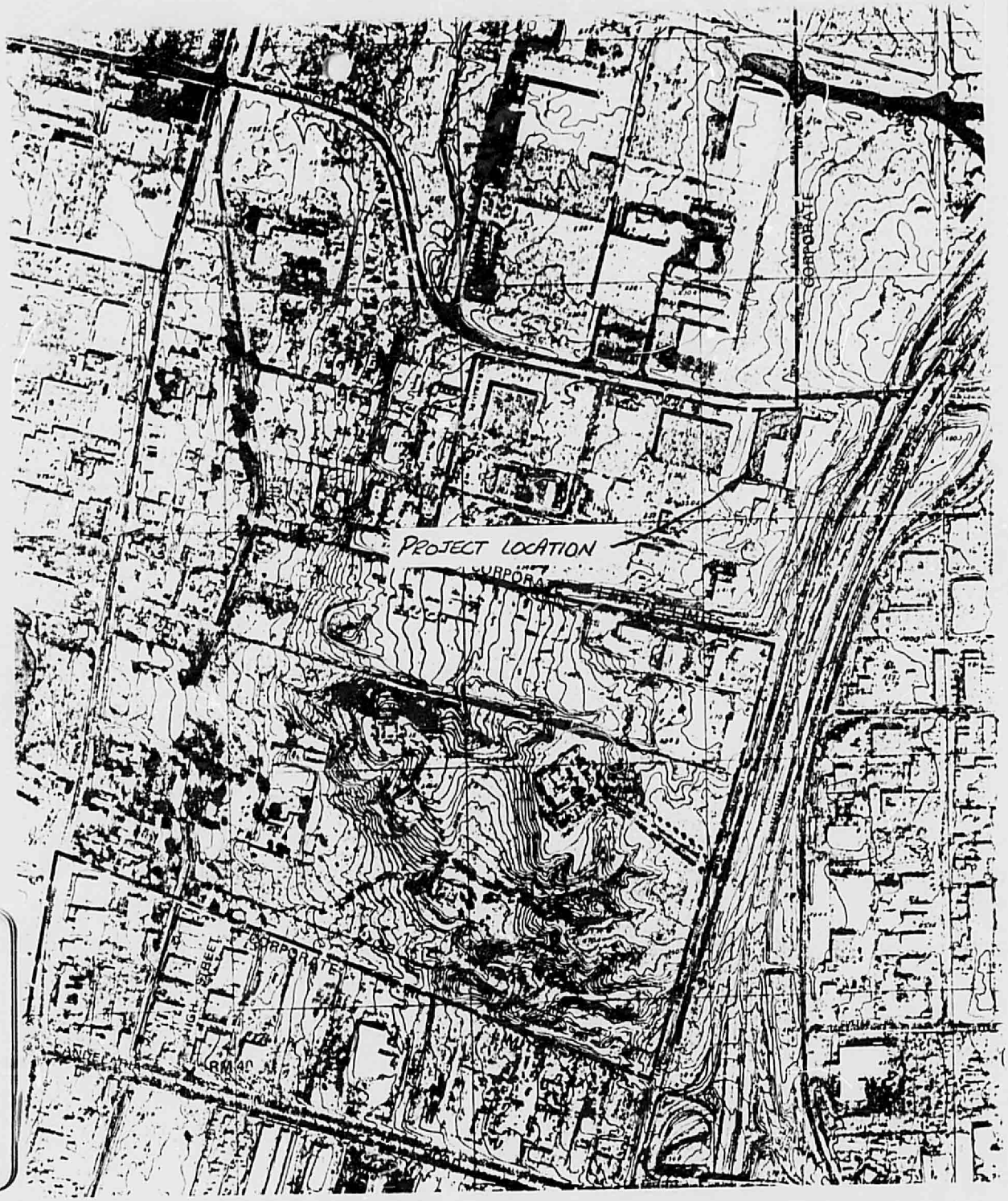
PROJECT NAME FLINTS CARPET SHEET 1 OF 1

PROJECT NO. 87415.01 BY GAW DATE 2/88

SUBJECT DRNG RUNOFF CH'D DATE

25 X 10

0000 0009 0733



FROM FIA FLOOD INSURANCE RATE MAP -0023

RECEIVED
FEB 1 1998
HYDROLOGY SECTION

25×10

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DRAINAGE INFORMATION SHEET

PROJECT TITLE: FLINTS WAREHOUSE ZONE ATLAS/DRNG. FILE #: G-15/D35

LEGAL DESCRIPTION: LOT 2, BLOCK 1, REPLAT OF COMAN INDUSTRIAL DISTRICT

CITY ADDRESS: 810 COMANCHE RD NE

ENGINEERING FIRM: BOHANNAN - HUSTON CONTACT: GORDON WALHOOD

ADDRESS: 7500 JEFFERSON NE PHONE: 823-1000

OWNER: TOM HIGHTOWER CONTACT: TOM HIGHTOWER

ADDRESS: 701 CANDELARIA RD NE PHONE: 345-9971

ARCHITECT: BOHANNAN - HUSTON CONTACT: DAVID PACHECO

ADDRESS: 7500 JEFFERSON NE PHONE: 823-1000

SURVEYOR: BOHANNAN HUSTON CONTACT: SAME AS

ADDRESS: SAME AS ABOVE PHONE: ABOVE

CONTRACTOR: TO BE DETERMINED CONTACT: N/A

ADDRESS: PHONE: N/A

RECEIVED FEB 05 1988 HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

X NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X 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

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: 12/25/88

BY: Gordon A Walhood Jr

25 X

0000 0000 0735

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

March 3, 1988

Gordon A. Walhood, Jr., P.E.
Bohannan-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR FLINT'S CARPET CENTER BUILDING ADDITION, SUBMITTED FEBRUARY 25, 1988, FOR BUILDING PERMIT APPROVAL (G15/D35)

Dear Mr. Walhood:

Your submittal, referred to above, is approved for building permit sign-off by the Hydrology Section.

If you have any questions, please call me at 768-2650.

Cordially,

Stuart Reeder

G. Stuart Reeder, P.E.
C.E./Hydrology Section

GSR

AN EQUAL OPPORTUNITY EMPLOYER

25×10

0000 0000 0736

PLANS/PLATS ON FILE

FILE DESC: G15/D35

PLANS/PLATS 1

25×10

0000 0000 0737

25×10