HYDROLOGY G16/D4A TWO PLANS

G 16/D4A

2 PLANS

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

DRAINAGE REPORT INFORMATION SHEET

PROJECT TITLE Conceptual Drainage Plan for Tract 2, Hahn Parcel

ZONE ATLAS PAGE NO. G-16 - 04a CITY ADDRESS 2551 Comanche Road N.E.

LEGAL ADDRESS Replat of Tract 2 of Hahn Parcel (filed October 6, 1978)

ENGINEERING FIRM Andrews, Asbury & Robert, Inc. CONTACT R. Foglesong

ADDRESS 401 San Pedro N.E. PHONE 265-6631

OWNER 3M&R Joint Venture CONTACT J. Robert

ADDRESS 11000-C Spain Road N.E. PHONE 292-4444

ARCHITECT/SURVEYOR n/a CONTACT

ADDRESS PHONE

DATE SUBMITTED May 27, 1982

BY Andrews, Asbury & Robert, Inc.

RECEIVED
MAY 27 1982
ENGINEERING

3M&R JOINT VENTURE
Albuquerque, New Mexico

Conceptual Drainage Plan
for
TRACT 2
HAHN PARCEL

RECEIVED
MAY 28 1982
ENGINEERING

May 24, 1982

Prepared by
Andrews, Asbury & Robert, Inc.
Consulting Engineers
401 San Pedro N.E.
Albuquerque, New Mexico 87108

I

INTRODUCTION

3M&R, a Joint Venture, proposes to subdivide a 9.98 acre tract of land located within the northeast quadrant of Albuquerque, New Mexico, and being situate in the Northwest Quarter (NW1/4) of Section 3, Township 10 North, Range 3 East, N.M.P.M. (see enclosed Location Map No. 1 - Zone Atlas Map G-16).

Presently this tract is zoned M-1. At this date no current planning or zoning action history is available.

The intent of the plan is to provide conceptual guidelines for the future development of the parcels within the proposed subdivision which will not appreciably effect the present storm drainage patterns.

II

EXISTING CONDITIONS

The subject property is presently undeveloped with a slope from east to west of approximately 1.0 percent. (See enclosed Map No. 2 - Conceptual Drainage Plan)

The subject property is bounded on the south by Comanche Road N.E., an improved roadway with asphalt pavement and curb and gutter. To the west the property is bounded by the United Parcel Service freight terminal. The area to the north is presently undeveloped. An existing Levi Strauss manufacturing plant and parking area bounds the property on the east together with Vassar Road N.E., an improved roadway with asphalt pavement and curb and gutter.

An existing drainage and utility easement, sixty (60) feet in width, is located along the west boundary of the property. The easement is improved with an earthen channel, which is ten (10) feet wide at the

invert, approximately three (3) feet in depth and 2 to 1 side slopes. Storm water generated from Comanche Road N.E., together with lands to the south of Comanche, discharge into this earthen channel and are carried north. The Albuquerque Master Drainage Study, Volume I, prepared by Bohannan-Huston, Inc., lists the 100 year storm flow at this location as 151 cfs.

Traversing the north boundary of subject property is an improved drainage easement seventy (70) feet in width. The improvements consist of an earthen channel with a bottom width of approximately ten (10) feet. The channel is approximately two (2) feet deep with 2 to 1 side slopes. This channel flows to the west, and meets the channel which drains Comanche at the northwest corner of the subject property. At this confluence the channel bottom and side slopes have been lined with grouted riprap. From this point storm water flows west in an earthen channel and away from the property.

To the east of the subject property, an existing detention area for storm water runoff has been constructed to intercept flows from the Levi Strauss parking

area together with flows generated from Vassar Drive and Johnville Place. The detention area discharges through a controlled outlet and into the above mentioned earthen channel located along the north boundary of subject property.

An improved private access and drainage easement crosses the subject property in a north-south direction approximately 300 feet west of the east boundary line. This access and drainage easement begins at the south property line and continues north to the north property line. The improvements to the private access and drainage easement consist of an asphalt paved roadway forty (40) feet in width with mountable curb and gutter each side.

Presently storm water runoff generated from land to the east of the improved private access and drainage easement are intercepted by the roadway and diverted to the north. The roadway is constructed with a dip section as it crosses the earthen channel along the north of the property. Storm water flowing in the roadway is

conveyed to the channel at the dip section.

Storm water runoff generated by lands to the west of the improved private access and drainage easement are intercepted by the existing earthen channels on the west and north of the subject property and carried to the west and away from the property.

III

CONCEPTUAL DRAINAGE PLAN

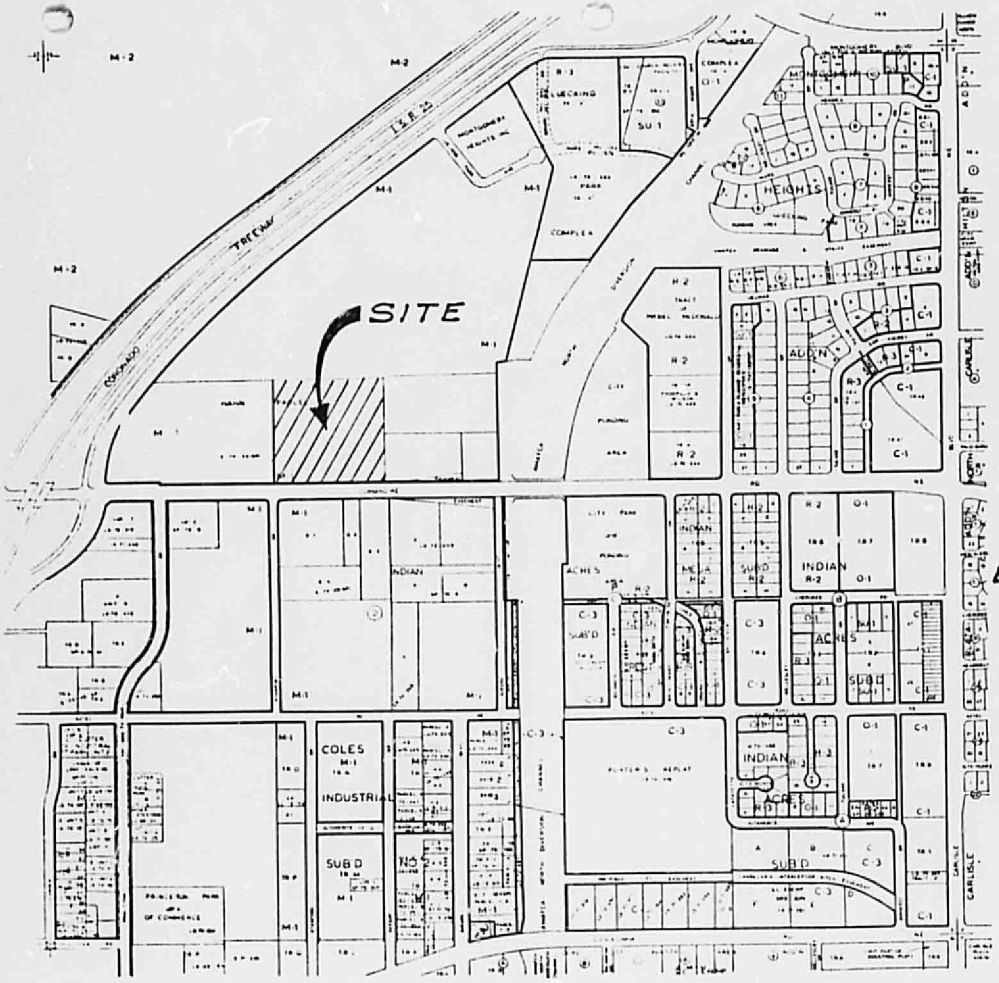
The subject property is proposed to be divided into four (4) parcels when the proposed plat is filed. (See enclosed Map No. 2 - Conceptual Drainage Plan). It is not known at the time of writing of this plan what the actual type, size or location of the buildings will be or the actual type of ground cover proposed in the ultimate development of the individual parcels. This plan will serve as a guide for the preparation of drainage plans on an individual basis when actual construction of building and associated facilities is to occur. The intent of the plan is to establish the major drainage patterns for the onsite storm flows.

Parcel 1 will drain to the west and north and discharge into existing drainage easements.

Parcel 2 will drain to the north and discharge into the existing drainage easement bounding the parcel on the north.

Parcel 3 will be allowed to drain to the north and west. Discharge of storm flows will be to the existing drainage easement bounding the property on the north and/or to the existing improved access and drainage easement located on the west boundary of this parcel.

Parcel 4 will drain to the west and will discharge into the existing improved access and drainage easement on the west boundary of this parcel.



TRACT 2
HAHN PARCEL
DRAINAGE PLAN

LOCATION MAP

MAP No. 1

G-16-Z