HYDROLOGY G16/D28 CUTLER INDUSTRIAL PARK LOTS

G16 - D28

CUTLER INDUSTRIAL

PARK LOTS

1 PLAN

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. G16-D28 DATE: 2/1/82

PLANNING DIVISION NO.

CONFERENCE RECAP

SUBJECT: Building on Columbia Dr. Lot 3E & 3F

ATTENDANCE: WHO	REPRESENTING
Joe Allen	Denney-Gross
Brian Burnett	City

FINDINGS:
1. Free discharge of site to Columbia Drive due to extensive development in the area.
2. Must identify drainage pattern on Lot 3F
3. Investigate off-site conditions (spot elevations)
4. Swale probably required between Lots 3F & 3G!

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: Brian Burnett
TITLE: CE / Hydrology
DATE: 2/1/82

SIGNED: Joe Allen
TITLE: CE
DATE: 2/1/82

DENNEY - GROSS & ASSOCIATES, INC.
2400 COMANCHE ROAD N.E.
ALBUQUERQUE, N.M. 87107
TELEPHONE: (505) 884-0696

LETTER OF TRANSMITTAL

DATE 2/3/82	F.D. JOB NO. 596.11
ATTENTION Brian Burnett	
REASON	

TO City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

G16-028

GENTLEMEN:

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS:

☐ SHOP DRAWINGS ☐ PRINTS ☐ PLANS ☐ PROJECT ESTIMATE ☐ SPECIFICATIONS
☐ COPY OF LETTER ☐ CHANGE ORDER ☒ Drainge Report

COPIES	DATE	NO.	DESCRIPTION
3	2/82		Drainage Report for Lots 3-E and 3-F of Curler Industrial Park on Columbia Drive for Davis Masonry

THESE ARE TRANSMITTED as checked below.

☒ FOR APPROVAL ☐ APPROVED AS SUBMITTED ☐ RETURN ____ COPIES FOR DISTRIBUTION
☐ FOR YOUR USE ☐ APPROVED AS NOTED ☐ RETURN ____ SIGNED ORIGINALS
☐ AS REQUESTED
☐ FOR REVIEW AND COMMENT ☐ _____
☐ FOR BIDS DUE _____ 19____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

RECEIVED
FEB 03 1982
ENGINEERING

COPY TO _____

JMA/lm

SIGNED: Joseph Allen
Joseph M. Allen

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE

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

February 23, 1982

Denny - Gross & Associates
c/o Joe Allen
2400 Comanche Road NE
Albuquerque, New Mexico 87102

Ref: Cutler Industrial Park (G-16-D28)

Dear Mr. Allen:

Attached are my comments for the referenced drainage report, please address the items checked no and any corresponding comments.

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

Sincerely,

Fred J. Aguirre, PE
Civil Engineer/Hydrology

FJA/el

cc: Drainage File
Reading File

VL No. VL-82-1

82 10564

82

TO WHOM IT MAY CONCERN:

Lot(s) 3E & 3F Block :

Subdivision or Addition: ~~Land Division of Lot 3, Unit 5, Subdivision of Portion of Cutter Industrial Park filed July 20, 1973.~~

Filed in the Office of the County Clerk of Bernalillo County, New Mexico on

_____.

I (We) Robert D. Davis, Larry W. Davis, Randal Daviam (are) the sole owner(s) of the above said property. I (We) desire to vacate the platted lot line(s) between these lots and that the combined lots also be known as Lot 3EF. However, I (We) am (are) not applying for any change in the platted easements.

Robert D. Davis

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

On this 26th day of February 19 82, before me personally appeared to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he (or they) executed the same as his (or their) free act and deed.

Eleanor N. Kochis

My Commission Expires on December 10, 1985

Approved:

V. Hayes by Ley Li
City Planner or Authorized Representative

2/26/82
Date

G-16

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

FEB 26 3 26 PM '82

BK M-913 PG 82

TERRY C. CULP
CO. CLERK & RECORDER

DEPUTY

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

March 1, 1982

Denny - Gross & Associates
c/o Joe Allen
2400 Comanche Road NE
Albuquerque, New Mexico 87102

Ref: Cutler Industrial Park (G-16-D28)

Dear Mr. Allen:

The referenced drainage and grading plan satisfies my comments, therefore, this report is approved.

Sincerely,

Fred J. Aguirre, PE
Civil Engineer/Hydrology

FJA/el

cc: Drainage File
Reading File

DENNEY-GROSS & ASSOCIATES, INC.
CONSULTING ENGINEERS
2400 COMANCHE ROAD, N.E.
ALBUQUERQUE, NEW MEXICO 87107
(505) 884-0696

May 5, 1982

Mr. Fred Aguirre
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Columbia Avenue Drainage Report
DGA Job No. 596.11

Dear Fred:

Enclosed is a plan for a building on Columbia Avenue for Bob Davis Masonry, Inc. On this plan as-built elevations are provided on the finished floor and centerline of the swale in the parking lot for your reference. You will notice that finished floor elevation is 0.42' higher than proposed.

The parking lot is also slightly higher than our proposed plan. Our elevations were taken from Bench Mark No. BMAAA on the plans.

We feel, even with the deviation from the approved plan, the intent of the plan was followed.

The approved drainage report acknowledged no off-site flows in the before construction condition. Please notice on the grading plan the existing contour of 89' on the east edge of the property. With a finished floor elevation of 5088.22' the building is actually lower than before construction and could not be blocking water.

Please call if you need any additional information.

Very truly yours,

Joe Allen

Joseph M. Allen

JUL 03 1984
HYDROLOGY SECTION

JMA/lm

Enclosure

cc: Bob Davis

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

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

July 26, 1984

Mr. Richard T. Williams
Denny-Gross & Associates, Inc.
2400 Comanche Road NE
Albuquerque, New Mexico 87107

REF: GRADING & DRAINAGE PLAN FOR LOT 3E & LOT 3F CUTTER INDUSTRIAL PARK (G-16 D-28)

Dear Rick:

In reviewing our records, I find that the above referenced lots were certified by Joseph M. Allen in a letter dated May 5, 1982. Please disregard our phone conversation of July 26, 1984.

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

Sincerely,

Bernie J. Montoya

Bernie J. Montoya
Hydrologic Engineering
Technician C.E.

BJM/cl

DRAINAGE REPORT
LOTS 3-E, 3-F OF CUTLER INDUSTRIAL PARK
ON COLUMBIA DRIVE

Prepared For

Bob Davis Masonry

FEBRUARY 1982

Prepared By

Denney-Gross & Associates, Inc.

2400 Comanche Road, N.E.

Albuquerque, New Mexico 87107

RECEIVED
FEB 0 3 1982
ENGINEERING

DRAINAGE REPORT
LOTS 3-E, 3-F OF CUTLER INDUSTRIAL PARK
ON COLUMBIA DRIVE

Prepared For

Bob Davis Masonry

FEBRUARY 1982

Prepared By

Denney-Gross & Associates, Inc.

2400 Comanche Road, N.E.

Albuquerque, New Mexico 87107

I, Louis W. Gross, hereby certify that the enclosed documents and drawings were prepared under my supervision and are true and correct to the best of my knowledge and belief.

Louis W. Gross
New Mexico Registered Professional
Engineer and Land Surveyor No. 4100

LOUIS W. GROSS
NEW MEXICO
4100
REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR

DRAINAGE REPORT

LOTS 3-E, 3-F OF CUTLER INDUSTRIAL PARK

ON COLUMBIA DRIVE

I. LOCATION:

The location of the project is shown on the Zone Map No. G-16 (Exhibit "A"). It consists of Lots 3-E and 3-F within the Cutler Industrial Park.

The site in existing location slopes at around 2% to the west toward Columbia Drive. The soil type is indicated on Exhibit "C" Total project area is 0.40 acres. This tract is located on Flood Hazard Map No. 9 of the Flood Hazard Boundary Map H-01-37, which shows the tract is not in a designated flood hazard area. (See Exhibit "B")

II. OFF-SITE CONTRIBUTING WATERSHED:

The area of Lots 3-F and 3-E are built up higher than the adjacent areas to the south, east and west and the roof drains of the building to the north are directed in the other direction. Exhibit "D" is a 500 scale topo indicating off-site runoff direction. No off-site runoff enters Lots 3-E and 3-F.

III. TREATMENT OF RUNOFF:

The runoff from this development will discharge freely to Columbia Drive by way of a parking lot swale and a swale to the north of the proposed building.

IV. CALCULATIONS:

I = Intensity = 5.4 in/hr

P = Percipitation = 2.3 in. (See Exhibit "E")

$R_{developed}$ = 0.80

$R_{undeveloped}$ = 0.30

Additional Runoff Generated by Development:

Q = RIA = (.8-.3)(5.4)(.4) = 1.08 cfs

Additional Volume of Runoff Generated by Development:

V = PRA

V = ((2.3)(.8-.3)(.4)(43,560))/12 = 1,670 CF

V. ADDITIONAL INFORMATION:

A. Off-site rates of flow and depth are not applicable because there is not off-site flow entering the site.

B. On-site flow velocities = 3 fps. NOTE: "Modern Sewer Design," published by the American Iron and Steel Institute for Paved Area (sheet flow at 2.0% slope).

C. The conference recap sheet and the drainage report information sheet are included in this submission.

D. Lot 3-D is owned by the owner of Lot 3-E and 3-F.

E. Both Lots 3-E and 3-F are zoned M-I.

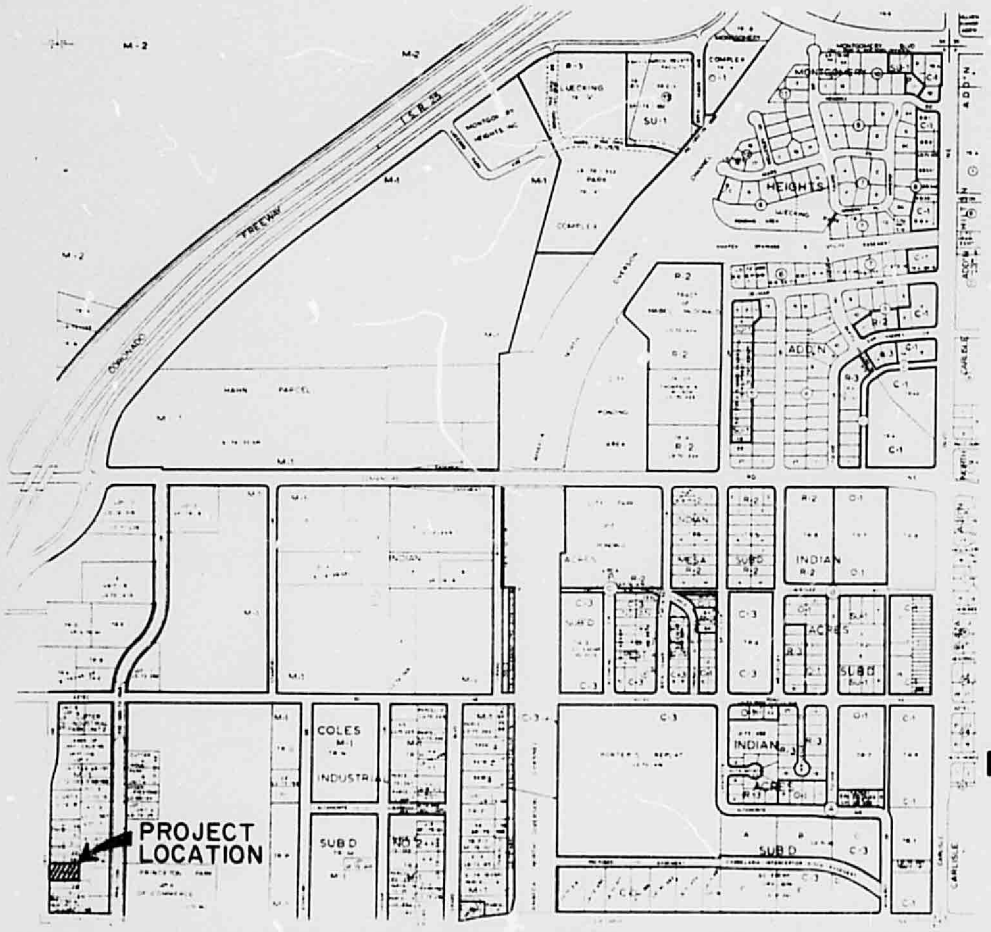
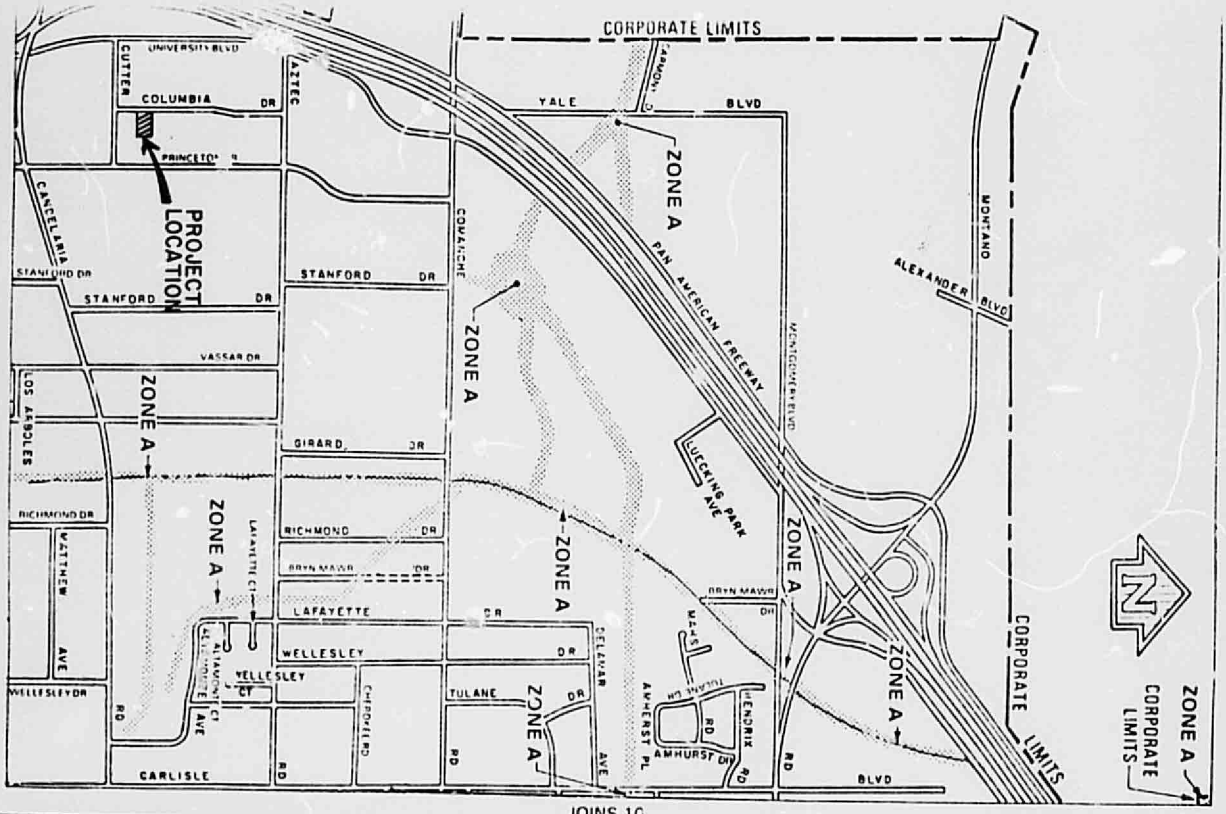


EXHIBIT "A"

G-16-Z



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Federal Insurance Administration

CITY OF ALBUQUERQUE, NM
(BERNALILLO CO.)

APPROXIMATE SCALE
1000 0 1000 2000 3000 FEET

FLOOD HAZARD BOUNDARY MAP

MAP REVISED
2/14/78

09

EXHIBIT "B"

WeB—Wink-Embudo complex, 0 to 5 percent slopes. This mapping unit is about 65 percent a Wink fine sandy loam that has 1 to 5 percent slopes and 25 percent Embudo gravelly fine sandy loam, 0 to 5 percent slopes.

The Wink soil is on slight rises and ridges. It has a profile similar to that described as representative of the series, but it is alkaline and has a pale brown fine sandy loam surface layer, about 4 inches thick and a strongly alkaline clay loam subsoil below a depth of 40 inches. On about 70 percent of the acreage of Wink soil, the content of exchangeable sodium is more than 15 percent. The Embudo soil is in shallow depressions. It has a profile similar to that described as representative of the Embudo series, but the surface layer is yellowish brown gravelly fine sandy loam about 8 inches thick. On both soils, runoff is medium and the hazard of water erosion is moderate.

Included in this unit in mapping are areas of Madurez, Tijeras, and Kokan soils, which make up about 10 percent of the unit.

This mapping unit is used for community development, wildlife habitat. Flooding and poor compaction are potential problems where this mapping unit is used for community development. Dryland capability subclass VIIe; native plant community 4.

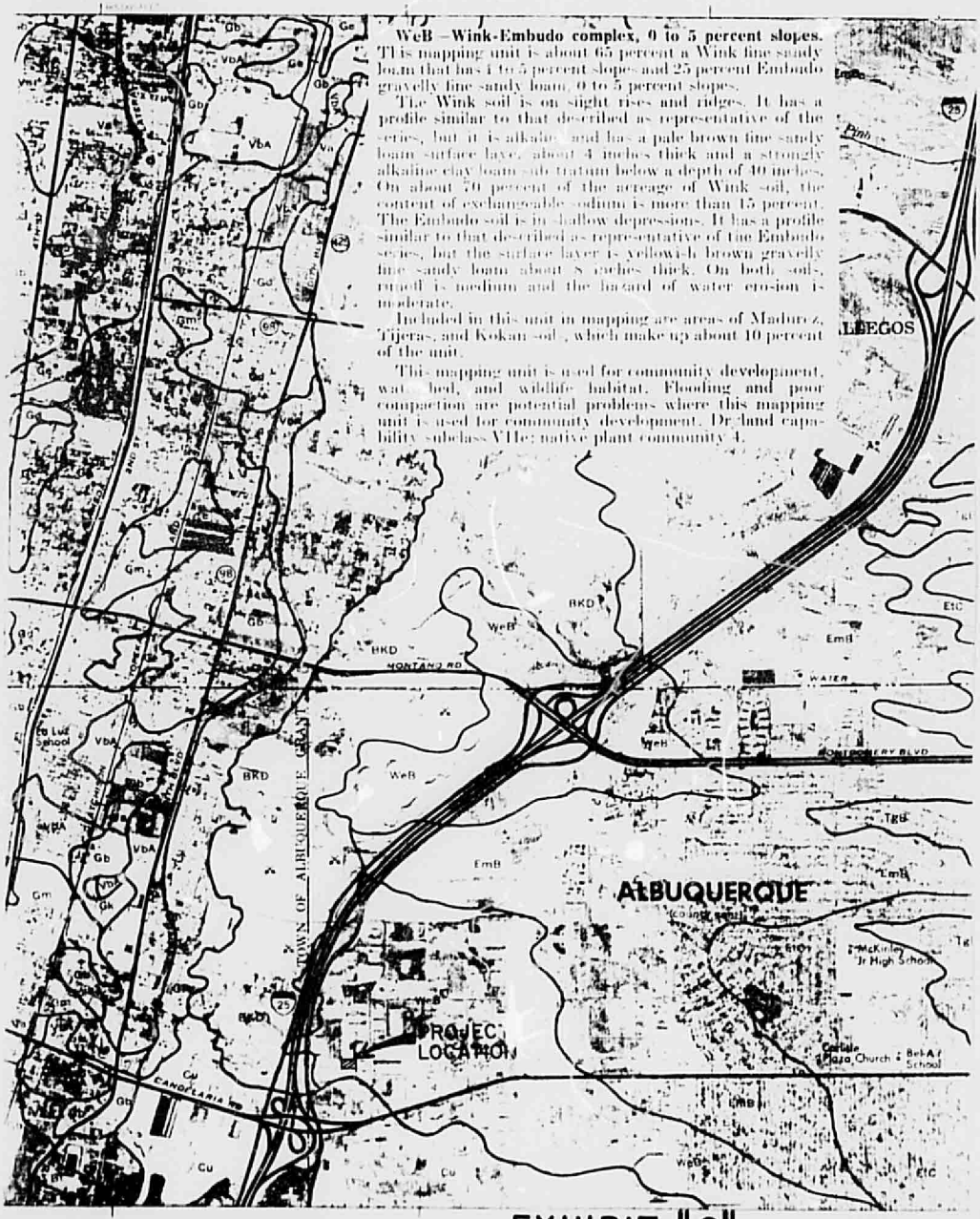
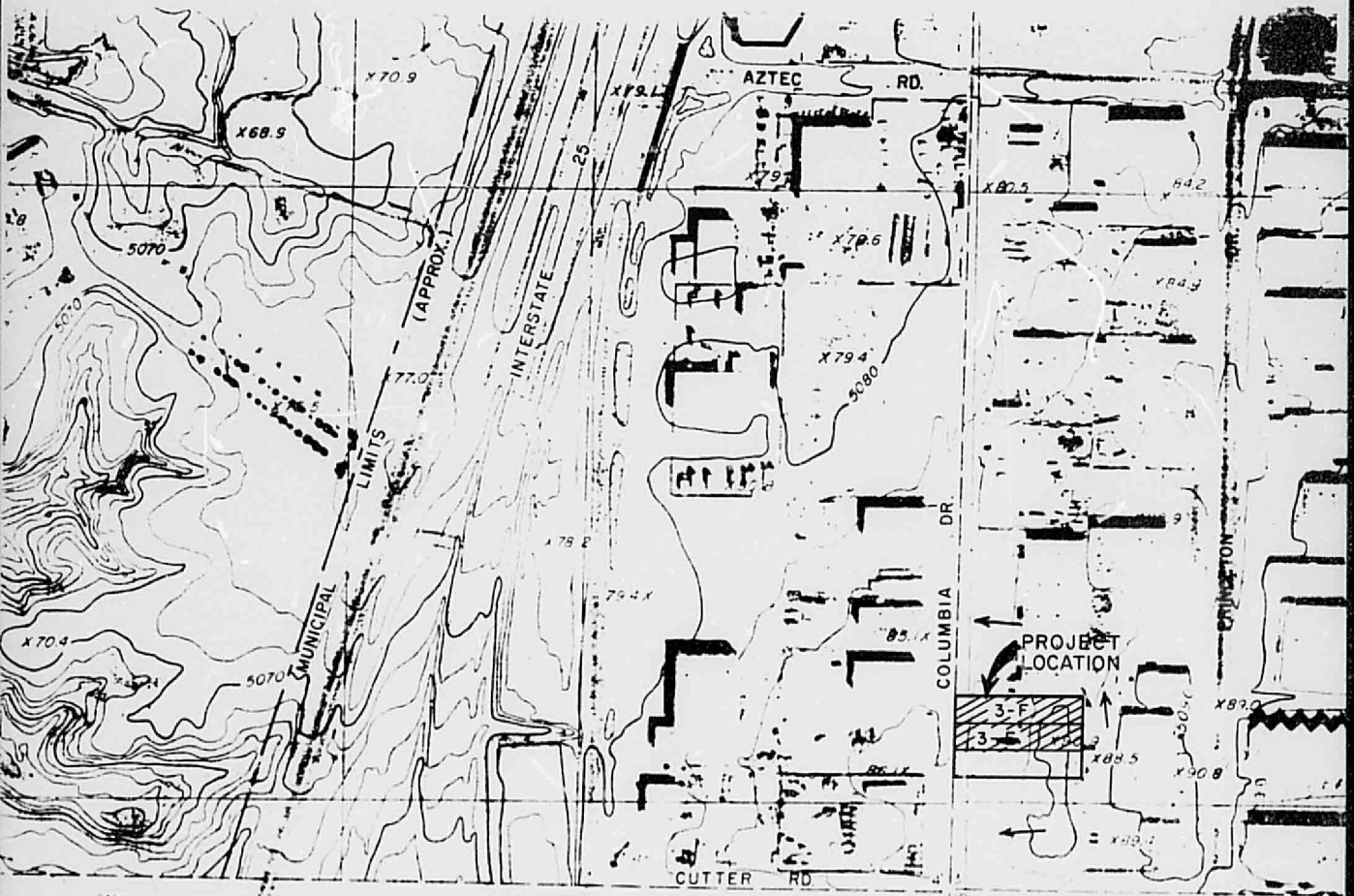


EXHIBIT "C"



AMAFCA TOPO

EXHIBIT "D"

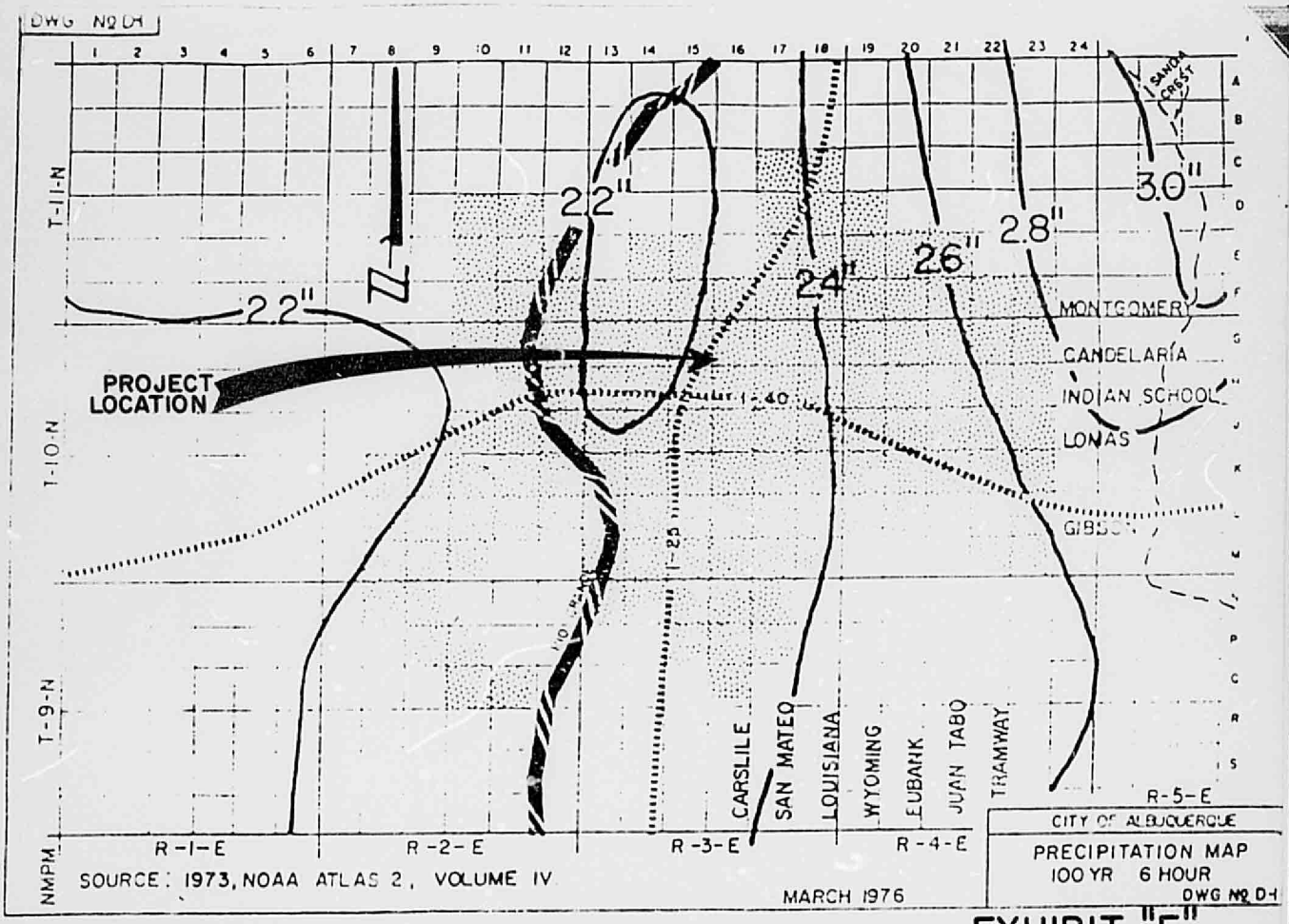

DWG NO D4
T-11-N
T-10-N
T-9-N
R-1-E
R-2-E
R-3-E
R-4-E
R-5-E
NMPM
2.2"
2.2"
2.4"
2.6"
2.8"
3.0"
PROJECT LOCATION
I-40
I-25
SANDIA CREST
MONTGOMERY
CANDELARIA
INDIAN SCHOOL
LOMAS
GIBSON
CARSLILE
SAN MATEO
LOUISIANA
WYOMING
EUBANK
JUAN TABO
TRAMWAY
SOURCE: 1973, NOAA ATLAS 2, VOLUME IV
MARCH 1976
CITY OF ALBUQUERQUE
PRECIPITATION MAP
100 YR 6 HOUR
DWG NO D4

EXHIBIT "E"

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. G16 DATE: 2/1/82

PLANNING DIVISION NO.

CONFERENCE RECAP

SUBJECT: Building on Columbia Dr. Lot 3E & 3F

ATTENDANCE: WHO	REPRESENTING
Joe Allen	Denny-Gross
Brian Burnett	City

FINDINGS:
1. Free discharge of site to Columbia Drive due to extensive development in the area.
2. Must identify drainage pattern on Lot 3G
3. Investigate off-site conditions/spot elevations
4. Swale probably required between Lots 3F & 3G!

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: Brian Burnett
TITLE: CE / Hydrology
DATE: 2/1/82

SIGNED: Joe Allen
TITLE: CE
DATE: 2/1/82

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DRAINAGE REPORT INFORMATION SHEET

PROJECT TITLE Drainage Report Lots 3-E, 3-F, Cutler Industrial Park on Columbia Drive

ZONE ATLAS PAGE NO. G-16 CITY ADDRESS Columbia Drive

LEGAL ADDRESS Columbia Drive, Cutler Industrial Park

ENGINEERING FIRM Denney-Gross & Associates, Inc. CONTACT Joe Allen

ADDRESS 2400 Comanche Road, N.E. PHONE 884-0696

OWNER Bob Davis Masonry CONTACT Bob Davis

ADDRESS 2105 Aztec Road, N.E. PHONE 884-2048

ARCHITECT/SURVEYOR Miller & Associates CONTACT J.W. Miller

ADDRESS 3225-B Candelaria Rd, N.E. PHONE

DATE SUBMITTED February 2, 1982

BY Denney-Gross & Associates, Inc.