HYDROLOGY

G16/D63

G16/D63

4 PLANS

J. & H Supply

MIRAFI 140
or similar filter cloth

PLEASE RETURN WITH PLANS

3512 + 3516 LAFAYETTE DR N.E (LOT 4 + 5 BLOCK B TRACT 4 INDIAN ACRES)

STANDARD REQUIREMENTS FOR DRAINAGE PLANS

G16/P28

PURPOSE: The increasing volume of drainage plans submitted to this office makes it mandatory that such plans be standardized as much as possible in order to expedite reviews. This standardization is as much to the advantage of the developer and engineer as it is to the Hydrology Section which enforces the AMAFCA RES. 72-2. For parcels of land less than 20,000 sq. ft. in surface area no formal drainage report is required; the construction plans need only to include the standard form attached herein and the site drainage plan. Developers for larger parcels of land will have to submit a formal drainage report as specified in the Resolution.

RUNOFF PONDING: In most instances on site ponding is mandatory, with dispersal in the ground of the excess runoff arising from newly created impervious surfaces. The only exception allowed, is for those properties adjacent to a diversion channel which was designed for higher standard than 100 years frequency storm (existing conditions). For detailed computations of the runoff before and after development the assumed runoff coefficient recommended are C = 0.4 for undeveloped, landscaped or similar open areas and C = 0.9 for all other impervious surfaces, including areas in southwestern type landscaping with underlying polyethylene film and gravel covered parking areas where vehicular traffic will compact the soil and render it impervious. Due to the inadequacy of the existing drainage facilities in the valley area and to the limited capabilities of the City for providing relief, ponding requirements in the valley are higher than elsewhere.

COMPUTATION OF VOLUME OF RETENTION:

Valley Area $= 1.0 \times \frac{2.2''}{12''} \times \text{Area (ft.)} = 0.18 \times A$

East and West Mesa $= (0.9 - 0.4) \times \frac{2.4''}{12''} \times \text{Area (ft.)} = 0.1 \times A$

In order to facilitate the design of drainage facilities, a checklist that will be followed in the review process is listed below:

CHECK LIST

1 - Flooding potential - adjacent water courses

Is property located in the flood plain? G16

If so, is the finished floor above the 100 yrs. flood level?

Is property adjacent to a natural or artificial water course?

If so, what are the specific AMAFCA or City requirements?

2 COPIES OF SITE GRADING PLAN REQUIRED FOR MY RECORDS.

Are drainage R.O.W or easements shown on, or in the proximity of property? If so, are there drainage problems?

2 - Relation of property to surroundings

Per topo map, does property intercept other drainage upstream?

If so, how is runoff conveyed across property?

May there be erosion associated with offsite runoff conveyance?

May erosion or siltation result from proposed construction activities?

Does development block drainage from adjacent property?

3 - Site grading

Does site plan show contours before development (extending a minimum of 25 ft. beyond property lines)?

Does site plan show proposed grading with adequate swale definition to convey water to ponds?

Is all runoff conveyed to ponding areas before it overflows to public facilities?

Does the proposed grading plan indicate that under cutting or back-filling adjacent to property lines may require retention walls?

Is there continuity between proposed new contours and old contours offsite?

Is elevation of property line at least 0.3 ft. above top of curb?

4 - Storm water retention

NO Is ponding volume adequate (supply detailed computation)?

Are ponds balanced with areas they drain (can area draining to each pond be easily identified and will actually water flow there)? The plot plan must outline each drainage area.

Can pond volume be computed and verified? *(3:1 POND SLOPE REQUIRED)*

NO Are ponds practical, can they be built as shown?

5 - Safety

Do the drainage provisions constitute an attractive nuisance, or safety hazard?

If the pond depth is greater than 18", are safety provisions supplied? (Minimum 3.0 ft. high chain link fence or similar physical barrier of ponding areas are adjacent to public R.O.W.?)

In general, ponds of depth greater than 18" will not be accepted for both safety consideration and for long term effectiveness of the facilities. In those cases where limited space is available for ponding, the use of gravel pits under the parking areas is suggested. It must be pointed out that mainstream and effectiveness of these facilities is necessary and is the responsibility of the owner. Existing or planned City facilities (streets, channels, storm sewers) can accommodate the natural runoff volumes. Greater discharges would cause flooding downstream and need to be limited at the source.

PLEASE RETURN WITH PLANS

3616 LAFAYETTE N.E. (INDIAN ACRES Rot 5

STANDARD REQUIREMENTS FOR DRAINAGE PLANS

PURPOSE: The increasing volume of drainage plans submitted to this office makes it mandatory that such plans be standardized as much as possible in order to expedite reviews. This standardization is as much to the advantage of the developer and engineer as it is to the Hydrology Section which enforces the AMAFCA RES. 72-2. For parcels of land less than 20,000 sq. ft. in surface area no formal drainage report is required; the construction plans need only to include the standard form attached herein and the site drainage plan. Developers for larger parcels of land will have to submit a formal drainage report as specified in the Resolution.

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East and West Mesa $= (0.9 - 0.4) \times \frac{2.4''}{12''} \times \text{Area (ft.)} = 0.1 \times A$

In order to facilitate the design of drainage facilities, a checklist that will be followed in the review process is listed below:

CHECK LIST

1 - Flooding potential - adjacent water courses

No Is property located in the flood plain? G16 FNBM 09

If so, is the finished floor above the 100 yrs. flood level?

Is property adjacent to a natural or artificial water course?

If so, what are the specific AMAFCA or City requirements?

DISCREPANCIES BETWEEN TOPO MAP AND SITE PLAN CONTOURS.

Are drainage R.O.W or easements shown on, or in the proximity of property? If so, are there drainage problems?

2 - Relation of property to surroundings

YES Per topo map, does property intercept other drainage upstream?

If so, how is runoff conveyed across property?

May there be erosion associated with offsite runoff conveyance?

May erosion or siltation result from proposed construction activities?

? Does development block drainage from adjacent property?
WHAT TYPE OF FENCE ARE YOU PLANNING TO ERECT?

3 - Site grading

yes Does site plan show contours before development (extending a minimum of 25 ft. beyond property lines)?

Does site plan show proposed grading with adequate swale definition to convey water to ponds?

Is all runoff conveyed to ponding areas before it overflows to public facilities?

NO Does the proposed grading plan indicate that under cutting or back-filling adjacent to property lines may require retention walls?

yes Is there continuity between proposed new contours and old contours offsite?

yes Is elevation of property line at least 0.3 ft. above top of curb?

4 - Storm water retention

Is ponding volume adequate (supply detailed computation)?
LIMITS OF THE POND AND ELEVATIONS NEEDED

Are ponds balanced with areas they drain (can area draining to each pond be easily identified and will actually water flow there)? The plot plan must outline each drainage area.

[redacted]. ALSO WHAT IS THE VOLUME DRAINING TO PONDS?

Can pond volume be computed and verified?

NO Are ponds practical, can they be built as shown? FOR THE CROSS SECTION SHOWN FOR POND B THE WIDTH OF THE POND WOULD EXCEED THE LIMITS OF YOUR PROPERTY OR WOULD CUT INTO YOUR PARKING AREA.

5 - Safety

Do the drainage provisions constitute an attractive nuisance, or safety hazard?

If the pond depth is greater than 18",are safety provisions supplied? (Minimum 3.0 ft. high chain link fence or similar physical barrier of ponding areas are adjacent to public R.O.W.?)

In general, ponds of depth greater than 18" will not be accepted for both safety consideration and for long term effectiveness of the facilities. In those cases where limited space is available for ponding, the use of gravel pits under the parking areas is suggested. It must be pointed out that mainstream and effectiveness of these facilities is necessary and is the responsibility of the owner. Existing or planned City facilities (streets, channels, storm sewers) can accommodate the natural runoff volumes. Greater discharges would cause flooding downstream and need to be limited at the source.

PLEASE RETURN WITH PLANS

3512 LAFAYETTE N.E. (INDIAN ACRES LOT 4 BLK B TRACT 4)

STANDARD REQUIREMENTS FOR DRAINAGE PLANS

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RUNOFF PONDING: In most instances on site ponding is mandatory, with dispersal in the ground of the excess runoff arising from newly created impervious surfaces. The only exception allowed, is for those properties adjacent to a diversion channel which was designed for higher standard than 100 years frequency storm (existing conditions). For detailed computations of the runoff before and after development the assumed runoff coefficient recommended are C = 0.4 for undeveloped, landscaped or similar open areas and C = 0.9 for all other impervious surfaces, including areas in southwestern type landscaping with underlying polyethylene film and gravel covered parking areas where vehicular traffic will compact the soil and render it impervious. Due to the inadequacy of the existing drainage facilities in the valley area and to the limited capabilities of the City for providing relief, ponding requirements in the valley are higher than elsewhere.

COMPUTATION OF VOLUME OF RETENTION:

Valley Area = $1.0 \times \frac{2.2''}{12''} \times \text{Area (ft.)} = 0.18 \times A$

East and West Mesa = $(0.9 - 0.4) \times \frac{2.4''}{12''} \times \text{Area (ft.)} = 0.1 \times A$

In order to facilitate the design of drainage facilities, a checklist that will be followed in the review process is listed below:

CHECK LIST

1 - Flooding potential - adjacent water courses

NO Is property located in the flood plain? G/C FHBM 09

If so, is the finished floor above the 100 yrs. flood level?

Is property adjacent to a natural or artificial water course?

If so, what are the specific AMAFCA or City requirements?

DISCREPANCIES BETWEEN TOPO MAP AND SITE PLAN CONTOURS.
NEED TO VISIT SITE.

Are drainage R.O.W or easements shown on, or in the proximity of property? If so, are there drainage problems?

2 - Relation of property to surroundings

YES Per topo map, does property intercept other drainage upstream?

If so, how is runoff conveyed across property?

May there be erosion associated with offsite runoff conveyance?

May erosion or siltation result from proposed construction activities?

? Does development block drainage from adjacent property?
WHAT KIND OF FENCE ARE YOU PLANNING TO ERECT?

3 - Site grading

YES Does site plan show contours before development (extending a minimum of 25 ft. beyond property lines)?

Does site plan show proposed grading with adequate swale definition to convey water to ponds?

Is all runoff conveyed to ponding areas before it overflows to public facilities?

NO Does the proposed grading plan indicate that under cutting or back-filling adjacent to property lines may require retention walls?

YES Is there continuity between proposed new contours and old contours offsite?

YES Is elevation of property line at least 0.3 ft. above top of curb?

4 - Storm water retention

NEED ELEVATIONS OF PONDS Is ponding volume adequate (supply detailed computation)?
DETAILS ON THE SITE PLAN, SUCH AS THE LIMITS OF THE TOP OF POND AND BOTTOM NEEDED

Are ponds balanced with areas they drain (can area draining to each pond be easily identified and will actually water flow there)? The plot plan must outline each drainage area.

YES Can pond volume be computed and verified?

NO Are ponds practical, can they be built as shown? FOR THE CROSS SECTION SHOWN ON POND B THE WIDTH OF POND WOULD EXCEED THE LIMITS OF THE PROPERTY.

5 - Safety

Do the drainage provisions constitute an attractive nuisance, or safety hazard?

If the pond depth is greater than 18",are safety provisions supplied? (Minimum 3.0 ft. high chain link fence or similar physical barrier of ponding areas are adjacent to public R.O.W.?)

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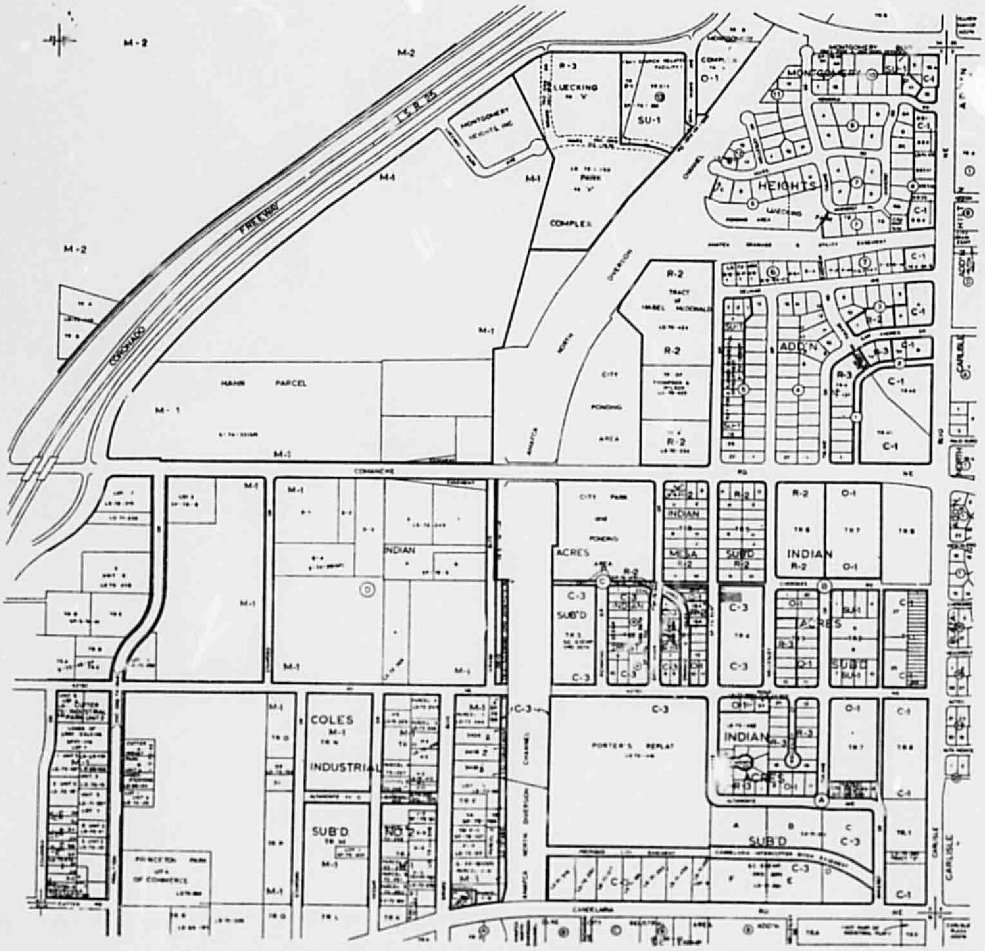
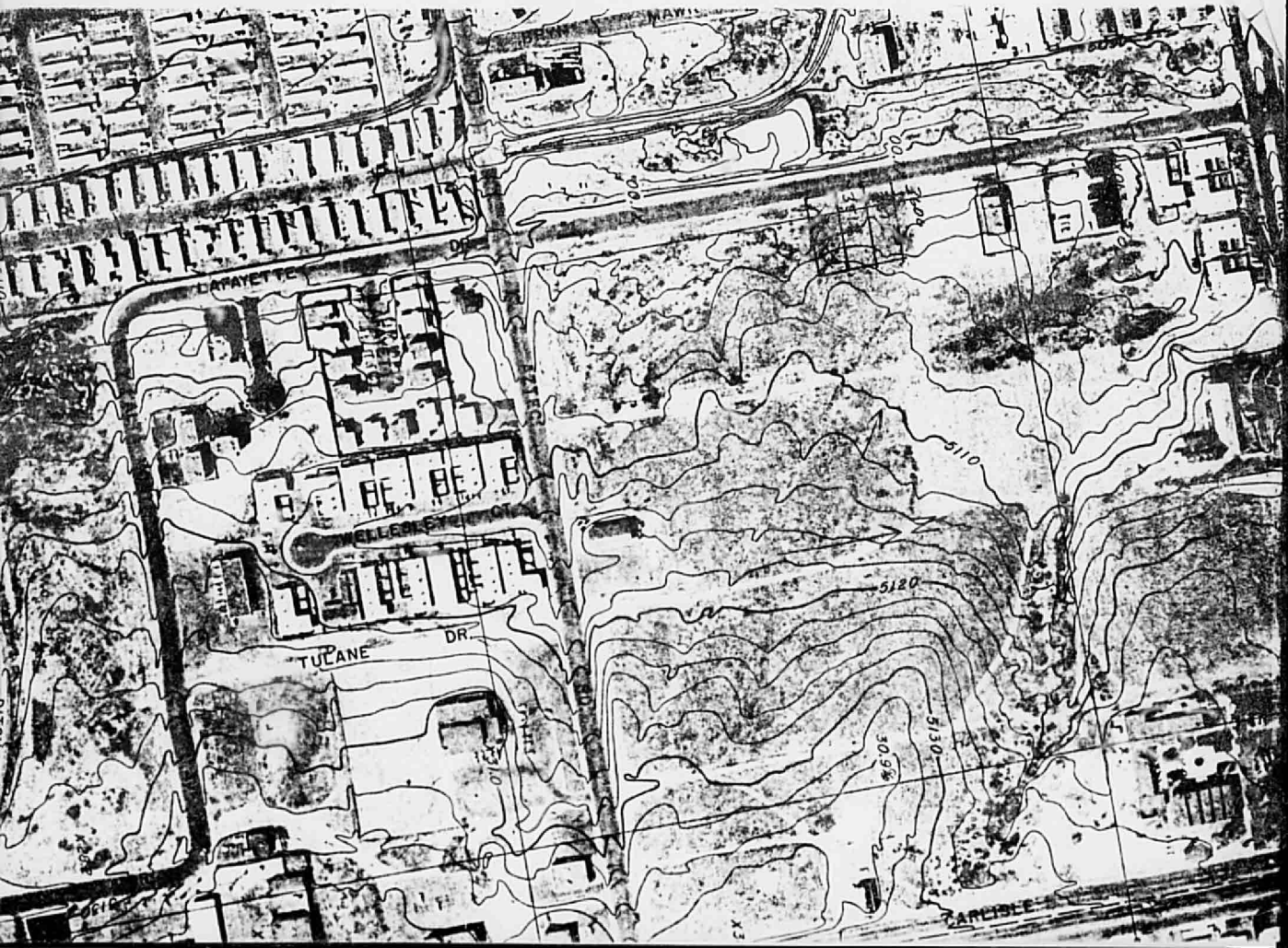
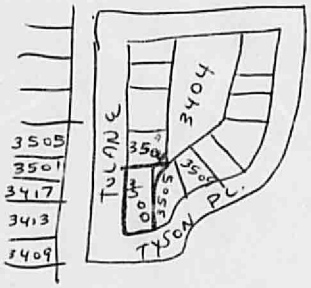

M-2
M-1
FREEWAY
I 25
CORONADO
HAHN PARCEL
COMANCHE
LUECKING
PARK
COMPLEX
SU-1
R-3
O-1
R-2
CITY
PONDING
AREA
NORTH
DIVERSION
CHANNEL
MONTGOMERY
HEIGHTS
ADD'N
C-1
C-3
INDIAN
ACRES
SUB'D
MESA
COLES
INDUSTRIAL
PORTER'S REPLAT
CARLISLE
CANDELARIA
G-16-Z

3512 LAFAYETTE N.E. (INDIAN ACRES Lot 4 BLK B TRACT 4)


LAFAYETTE
DR.
TULANE
DR.
5110
5120
5130
CARLISLE

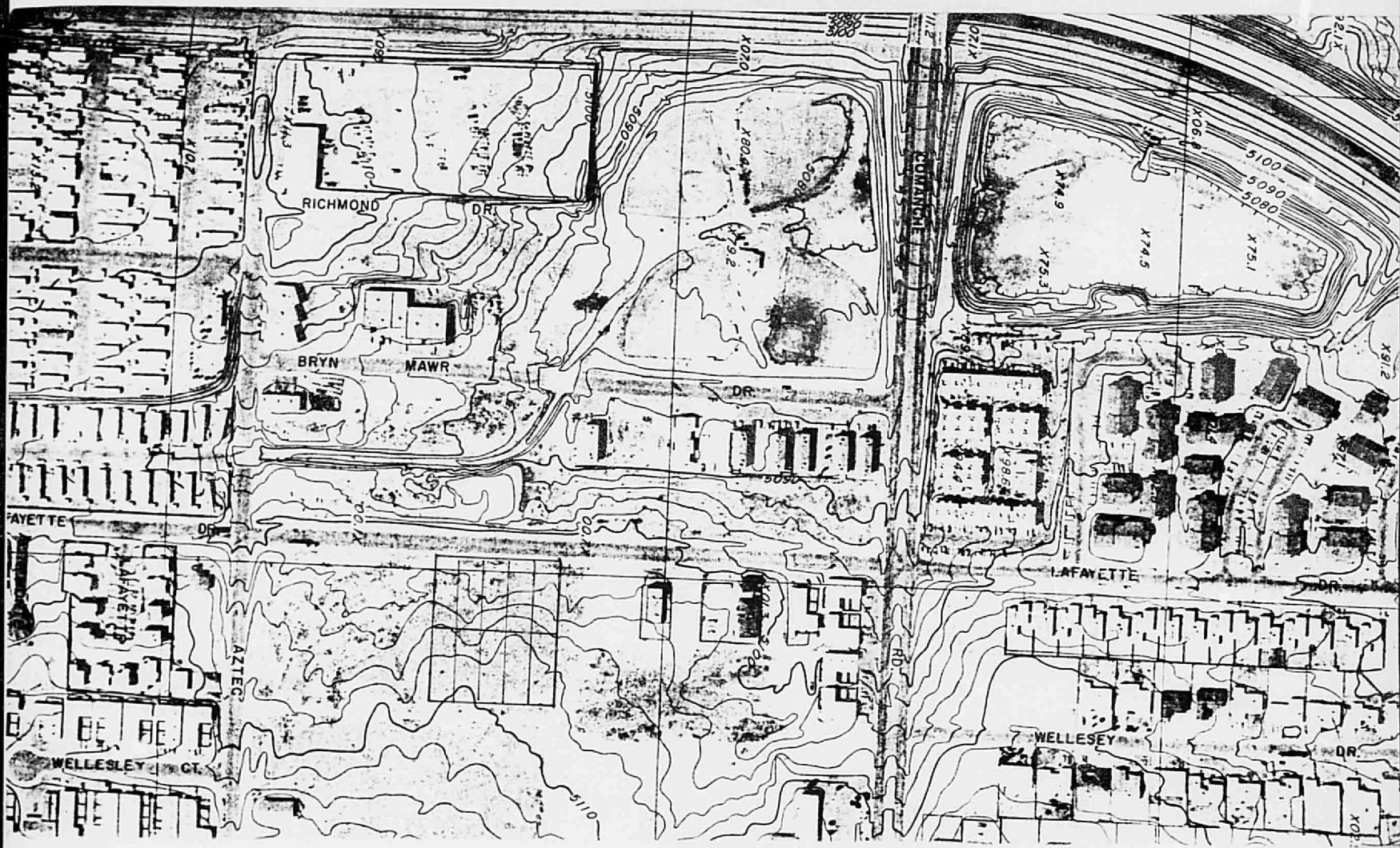
STA	ELEV	HI	+SIGHT	-SIGHT
0	100'	106.4		
45		104.8		
90		103.1		
90		103.71		
90		3.52		

TORR ADDN'



G-16

BLK. 1
LOT 8


RICHMOND
DR.
BRYN
MAWR
DR.
FAYETTE
DR.
LAFAYETTE
AZTEC
WELLESLEY
CT.
COMANCHE
RD.
LAFAYETTE
DR.
WELLESLEY
DR.
5100
5090
5080
5110

RETURN WITH PLANS

3600 TYSON N.E

STANDARD REQUIREMENTS FOR DRAINAGE PLANS

PURPOSE: The increasing volume of drainage plans submitted to this office makes it mandatory that such plans be standardized as much as possible in order to expedite reviews. This standardization is as much to the advantage of the developer and engineer as it is to the Hydrology Section which enforces the AMAFCA RES. 72-2. For parcels of land less than 20,000 sq. ft. in surface area no formal drainage report is required; the construction plans need only to include the standard form attached herein and the site drainage plan. Developers for larger parcels of land will have to submit a formal drainage report as specified in the Resolution.

RUNOFF PONDING: In most instances on site ponding is mandatory, with dispersal in the ground of the excess runoff arising from newly created impervious surfaces. The only exception allowed, is for those properties adjacent to a diversion channel which was designed for higher standard than 100 years frequency storm (existing conditions). For detailed computations of the runoff before and after development the assumed runoff coefficient recommended are C = 0.4 for undeveloped, landscaped or similar open areas and C = 0.9 for all other impervious surfaces, including areas in southwestern type landscaping with underlying polyethylene film and gravel covered parking areas where vehicular traffic will compact the soil and render it impervious. Due to the inadequacy of the existing drainage facilities in the valley area and to the limited capabilities of the City for providing relief, ponding requirements in the valley are higher than elsewhere.

COMPUTATION OF VOLUME OF RETENTION:

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East and West Mesa $= (0.9 - 0.4) \times \frac{2.4''}{12''} \times \text{Area (ft.)} = 0.1 \times A$

In order to facilitate the design of drainage facilities, a checklist that will be followed in the review process is listed below:

ALBUQUERQUE
BLDG. DEPT.
OCT 26 1978
U.B.C.
PLAN CHECK
SECTION

CHECK LIST

1 - Flooding potential - adjacent water courses

NO Is property located in the flood plain? G/L FH Bm Bl

If so, is the finished floor above the 100 yrs. flood level?

NO Is property adjacent to a natural or artificial water course?

If so, what are the specific AMAFCA or City requirements?

REQUIRE TWO COPIES OF DRAINAGE PLAN FOR MY FILES.

NO Are drainage R.O.W or easements shown on, or in the proximity of property? If so, are there drainage problems?

2 - Relation of property to surroundings

NO Per topo map, does property intercept other drainage upstream?

If so, how is runoff conveyed across property?

May there be erosion associated with offsite runoff conveyance?

May erosion or siltation result from proposed construction activities?

NO Does development block drainage from adjacent property?

3 - Site grading

10/27/78 yes 3/4 NO Does site plan show contours before development (extending a minimum of 25 ft. beyond property lines)?

yes NO Does site plan show proposed grading with adequate swale definition to convey water to ponds?

NO Is all runoff conveyed to ponding areas before it overflows to public facilities?

? Does the proposed grading plan indicate that under cutting or back-filling adjacent to property lines may require retention walls?

Is there continuity between proposed new contours and old contours offsite?

EXISTING CURB & GUTTER Is elevation of property line at least 0.3 ft. above top of curb?

4 - Storm water retention

yes YES Is ponding volume adequate (NEED TO supply detailed computation)?

Are ponds balanced with areas they drain (can area draining to each pond be easily identified and will actually water flow there)? The plot plan must outline each drainage area.

10/27/78 yes NO Can pond volume be computed and verified? 3:1 SLOPE REQUIRED FOR PONDS

Are ponds practical, can they be built as shown?

5 - Safety

Do the drainage provisions constitute an attractive nuisance, or safety hazard?

APPROVED BLDG. DEPT. OCT 26 1978 U.B.C. PLAN CHECK

If the pond depth is greater than 18",are safety provisions supplied? (Minimum 3.0 ft. high chain link fence or similar physical barrier of ponding areas are adjacent to public R.O.W.?)

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ALBUQUERQUE
BLDG.
OCT 2
PLAN
SECTION

RETURN WITH PLANS

3504 TULANE N.E. TOWR Lot 9 Blk 1 G16

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In order to facilitate the design of drainage facilities, a checklist that will be followed in the review process is listed below:

CHECK LIST

1 - Flooding potential - adjacent water courses

NO Is property located in the flood plain? FNBM 09 G16Z

If so, is the finished floor above the 100 yrs. flood level?

NO Is property adjacent to a natural or artificial water course?

If so, what are the specific AMAFCA or City requirements?

Are drainage R.O.W or easements shown on, or in the proximity of property? If so, are there drainage problems?

2 - Relation of property to surroundings

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Is all runoff conveyed to ponding areas before it overflows to public facilities?

yes Does the proposed grading plan indicate that under cutting or back-filling adjacent to property lines may require retention walls?

NO Is there continuity between proposed new contours and old contours offsite?

NO Is elevation of property line at least 0.3 ft. above top of curb?

4 - Storm water retention

yes Is ponding volume adequate (supply detailed computation)?

Are ponds balanced with areas they drain (can area draining to each pond be easily identified and will actually water flow there)? The plot plan must outline each drainage area.

yes Can pond volume be computed and verified?

Are ponds practical, can they be built as shown?

5 - Safety

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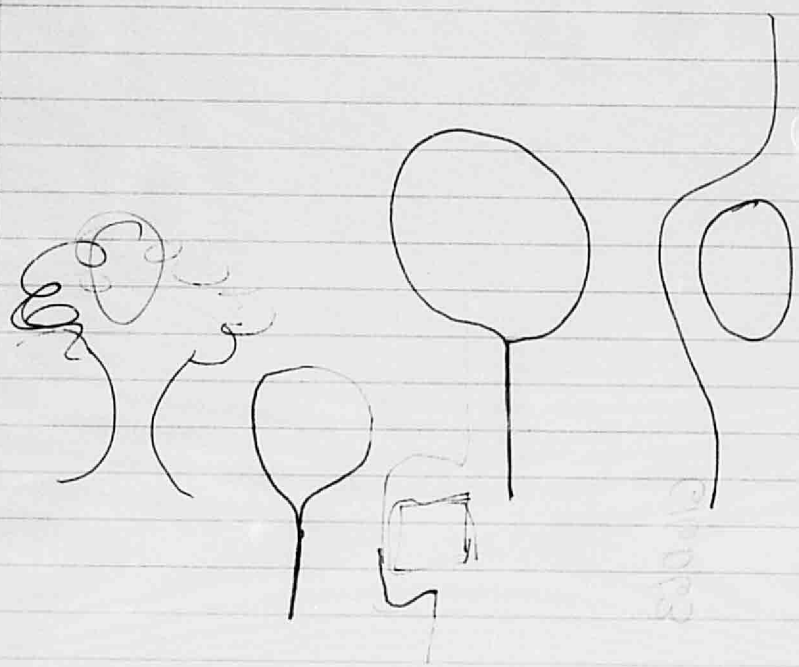
TULANE & TYSON (3500 TULANE NE)

OFFSITE

TULANE + TYSON NE CORNER EAST AND NORTH

3504 TL 08



G16D63

CITY OF ALBUQUERQUE DIV. OF BLDG. & INSP.

plan

INSPECTION REPORT

Form B-12 Res. - Multi. DATE 11/28/78

Address [illegible] Pl N.E.

Addition Sun Addition Lot 7 Block 1

Reissue of:

Owner Mike Salazar PHONE NO. 843-1040

Contractor Sanchez Const Co PHONE NO. 843-1040

(New) Add. Remodel S.P. Permit No. 15036

4 Plex Apt. Bldg.

2 PM MEETING

Foundation Ext. 9-6-78 [illegible]

Foundation Insulation 9/13/78 XT [illegible] 9/19/78 [illegible]

Foundation Int. 9/19/78 [illegible]

Frame [illegible]

Lath 11-8-78 [illegible]

Frame Insulation

Wallboard

Final [illegible] P.Clear

Remarks: 9/13/78 XT #10 no plans on job site.

RECEIVED
MAY 9 1978
RECEIVED
FIRE DEPARTMENT

FIRE DEPARTMENT
PREVENTION BUREAU
APPROVED / DISAPPROVED
Date 5/14/78

Approved
(4) Gen. Che

Dis
7-14-78
Bu Cy Acc
Dr. A & Ponding
volume need to be in balance
Architect requested to contact
my office

3505

Proposed
ALBUQUERQUE COMP
ZONE R
Z.A. 4. Plan
PLANNING DEPT.

REJECT - ZONING
(Information & Enforcement Counter
Planning Dept. Room 601)
Date
Date

APPROVED FOR DRAINAGE
7-27-78
Bu Cy Acc
SIGNATURE
ADVISE DRAINAGE INSPECTOR
WHEN GRADING STARTED

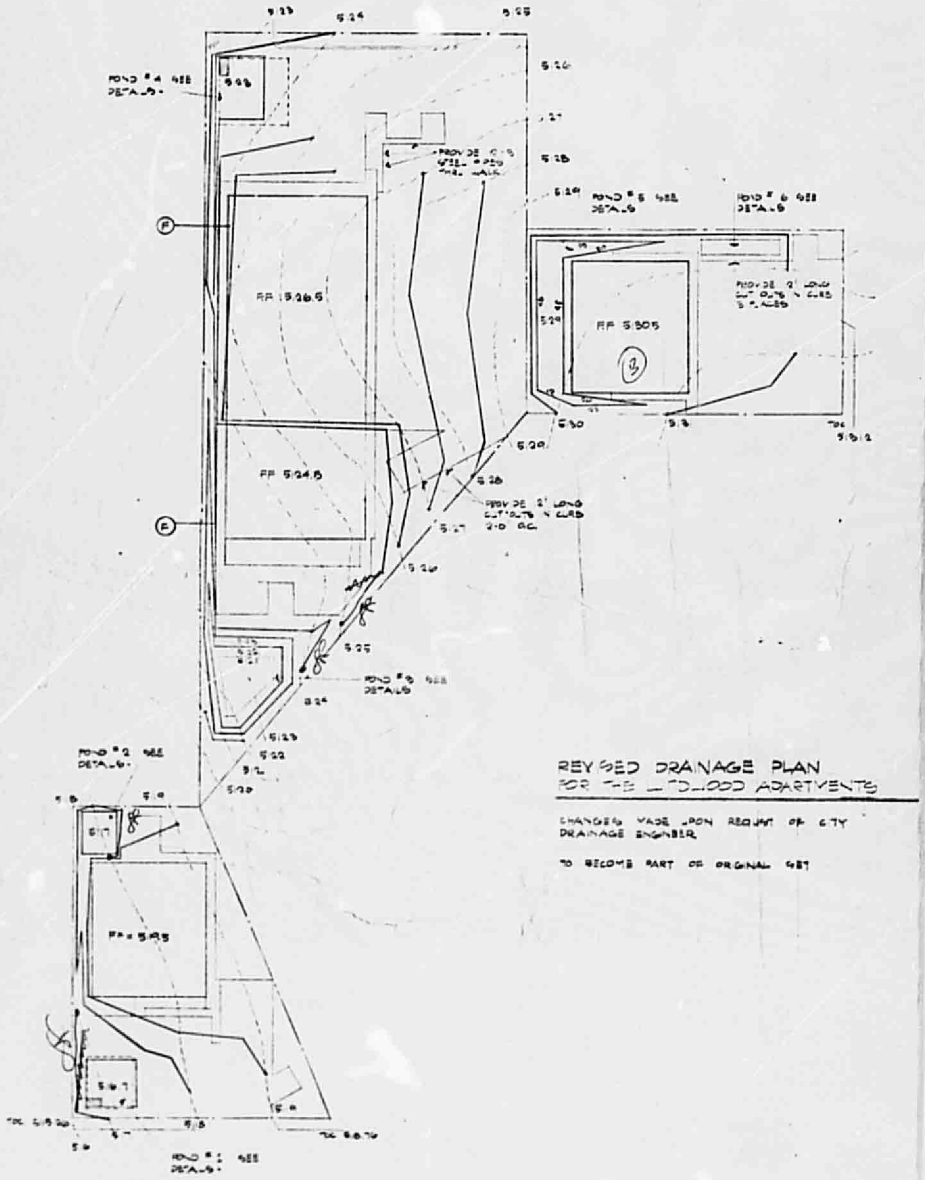
REJEC
(See Zoning Inform
Planning
(1) Density - 30
(2) Under 1 lo
no. of Bath
(3) OPEN SPACE
Rejected
Approved
(4) Gen Check

3305 145th Pl

ALBUQUERQUE COMPREHENSIVE ZONI
ZONE R.S.
Z.A.
PLANNING DEPT.

3404 Chaco Pl

INDIAN
CORONADO
FREEWAY
CHANNEL
DRAINAGE
ROAD
TEMPLE
Tract A
ADDN
TRACT
LD 73-347
CARDENAS
AVE
CAGUA
DR
DRIVE
ZIMMERMAN
HANNETT
PL
PRINCESS JEANNE AVE
6200
ALPHA APTS.
6210
COLED HOUSE APTS.
6220
6230
WOOD



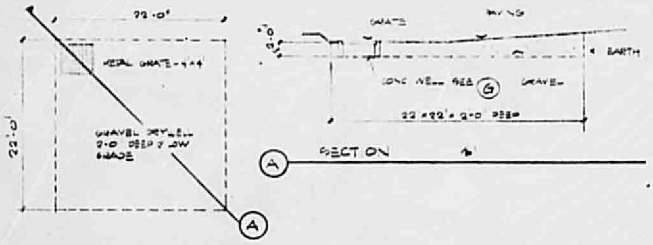
PLAN SHOT IN TWO SECTIONS.

CALCULATIONS

LOT A = 8,805 SF / 1 : 8,805 SF = .880 CF (EST 800) POND #5 + POND #4 = 1,056 CF.

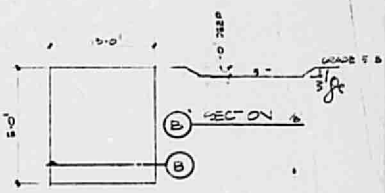
LOT B = 6,000 SF / 1 : 6,000 SF = .600 CF (EST 800) POND #3 + POND #6 = 715 CF.

LOT C = 6,000 SF / 1 : 6,000 SF = .600 CF (EST 800) POND #1 + POND #2 = 640 CF.



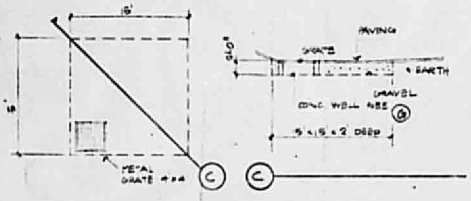
DETAILS OF POND #4

CAPACITY = 988 CF



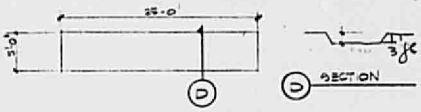
DETAILS OF POND #2

CAPACITY = 125 CF



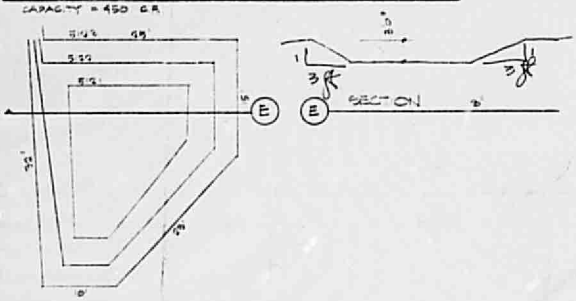
DETAILS OF POND #1

CAPACITY = 450 CF



DETAILS OF POND #6

CAPACITY = 125 CF



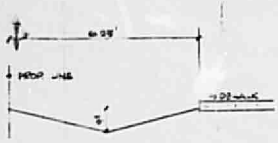
FOR POND SIZE SEE PLAN
SWALE #5 LOCATE & VERSION

DETAILS OF POND #3

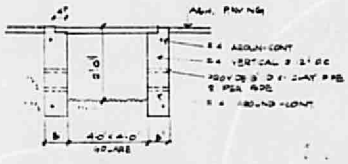
CAPACITY = 988 CF

POND #5

CAPACITY 690 CF



SECTION THRU SWALE

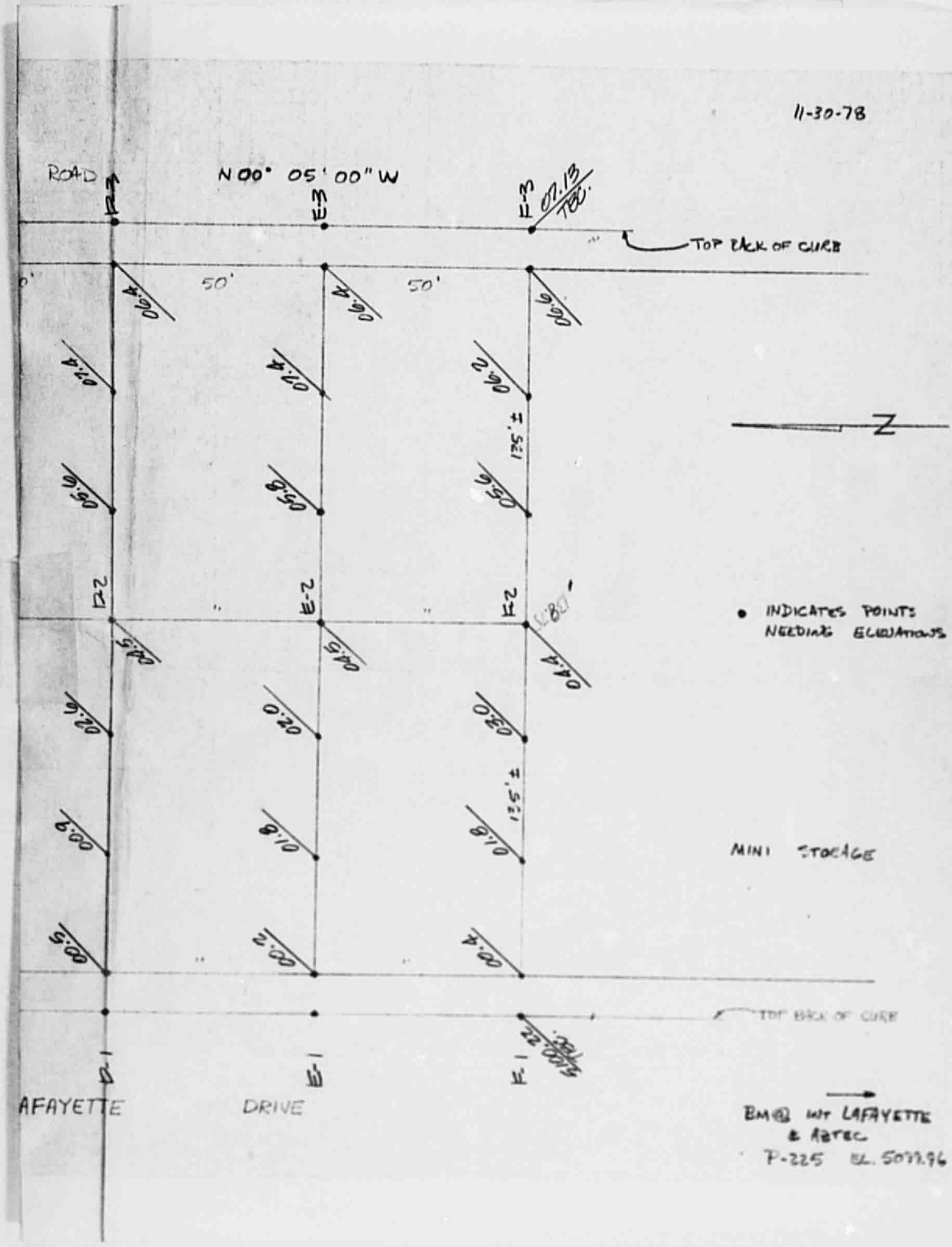


SECTION THRU DRAINAGE GRATE

SHEET 1-A

BEAVER DEVELOPMENT CORP

11-30-78


ROAD
N 00° 05' 00" W
E-3
07.13
TBC
TOP BACK OF CURB
50'
50'
06.4
06.4
06.6
07.4
07.4
06.90
06.90
06.90
+1.521
06.50
06.50
06.50
E-2
E-2
E-2
06.5
06.5
04.0
09.20
09.20
09.20
+1.521
08.10
08.10
08.10
08.00
08.00
08.00
TOP BACK OF CURB
E-1
E-1
E-1
AFAYETTE
DRIVE
N
• INDICATES POINTS NEEDING ELEVATIONS
MINI STORAGE
BM @ INT LAFAYETTE & AZTEC
P-225 EL. 5033.96

LENCIA
GUMER
AVENUE
DR.
CARDENAS
5240
DR.
CAGUA
DR.
HIGHWAY
402,000
403,000

3504 TULANE + 3600 Tyson
NE. Approve 11-16-78