Goldberg - Mann & Associates, Inc.
Engineers - Planners
811 Dallas St., N.E. Albuquerque, New Mexico 87110 (505) 265-5611

8-89

December 12, 1979

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

Re: Louisiana Park Office Building Drainage Report

Dear Fred:

On December 12, 1979 Jaynes Corporation and Mike Norton, the contractor and architect respectively for the Louisiana Park office building, submitted new data concerning the ponding along the west side of the building.

Your field inspector observed that Pond B did not have adequate volume during his last inspection. The contractor has re-worked Pond B and essentially turned it into two separate ponds. The pond furthest to the south is grassed and approximately eight inches deep. The pond to the north, which is the larger of the two, utilizes southwest landscaping and has been deepened to sixteen inches deep. Those two volumes combined will give you slightly more volume than I had calculated in my drainage report dated October 4, 1978.

Therefore, based on the data submitted to me, I recommend that your field inspector re-inspect the project and see if it doesn't now comply with the drainage report. If you have any questions or comments, please do not hesitate to call. Thank you.

Yours truly,

GOLDBERG-MANN & ASSOCIATES, INC.

Thomas T. Mann, Jr., P.E.
President

TTM:jj

copy letter receive file
copy dr. report file
problem

Goldberg · Mann & Associates
Engineers·Planners
911 Pennsylvania St. Albuquerque, New Mexico 87110 (505) 265-3521

8-89

May 8, 1979

J18-D4

RECEIVED
MAY 1 [illegible] 1979
[illegible] ENGINEERS

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

Re: Louisiana Park Office Building

Dear Fred:

As per your request on May 4, 1979, I have visited the construction progress at Louisiana Park Office Building.

On May 8, 1979 Mike Norton, the architect, and myself inspected the conditions on the project site. We found that no additional dirt had been stacked against any existing fence or block wall. The contractor has done the earth work for the building pad. The pad is higher than the existing ground along part of the existing block walls. However, as I said before, no dirt has been pushed against any existing wall at this time. The Superintendent for the contractor, The Jaynes Corporation, was instructed to make sure that dirt was not pushed against the walls in the future.

Mr. Norton and I agreed that water or earth should not be placed against the walls in the future. This will require minor modifications to the drainage report in order to achieve this. After the building has been constructed the modifications will be made and reported to the City.

Again, I want to stress that we have no intention of ponding water or dirt against any of the existing walls.

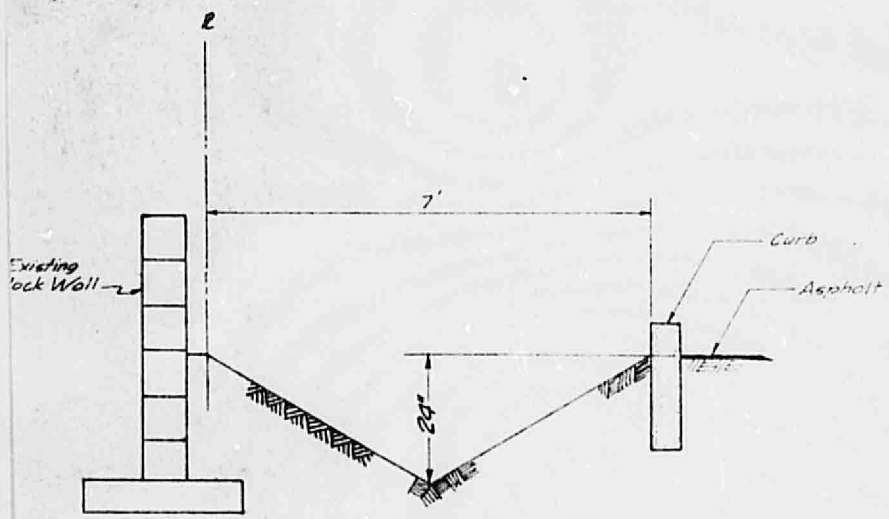
If you have any comments, please do not hesitate to call.

Thank you.

Yours truly,

Thomas T. Mann, Jr., P.E.
President

TTM:pe
cc: Mike Norton, Jack Baker, The Jaynes Corp.



SECTION 1/—
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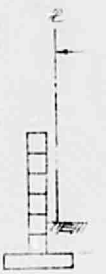

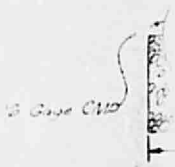

SECTION
SCALE 1"=4'

Drainage Report
for
Louisana Park Office Building
1717 Louisana Blvd. N.E.

Goldberg · Mann & Associates
Engineers-Planners
911 Pennsylvania N.E. Albuquerque, New Mexico 87110

Goldberg · Mann & Associates
Engineers·Planners
911 Pennsylvania St. Albuquerque, New Mexico 87110 (505) 265-3521

October 4, 1978

8-89

Mr. Mike Norton
Rex-Norton, Architects
5905 Marble Avenue N.E.
Albuquerque, New Mexico 87110

Re: Louisiana Park Office Building Drainage Report

Dear Mr. Norton:

We are herewith transmitting two (2) copies of the drainage report for the Louisiana Park Office Building.

This report is in accordance with the requirements of the City of Albuquerque, Resolution 1972-2 and the Albuquerque Metropolitan Arroyo Flood Control Authority.

We have enjoyed working with you on this project and look forward to future opportunities to assist you.

Sincerely,

Thomas T. Mann, Jr., P.E.
President

TTM:jj
Enc.2

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LIST OF FIGURES

Purpose and Scope

The purpose of this drainage plan is to establish the criteria for controlling surface runoff from a particular development in a manner that is acceptable to the City of Albuquerque and to the Albuquerque Metropolitan Arroyo Flood Control Authority.

This plan will determine the runoff resulting from a 100-year frequency storm falling on the site of the Louisiana Park Office Building under existing and developed conditions.

The scope of this plan is to ensure that the proposed project will be protected from storm runoff and that the construction of this project will not increase the flooding potential of the adjacent properties.

Location and Description

The Louisiana Park Office Building is located within the corporate limits of the City of Albuquerque in the northeast quadrant. The project is bounded by Constitution Avenue on the north, Louisiana Boulevard on the east and Summer Avenue on the south. The legal description is Section 13, Township 10 North, Range 3 East.

The parcel is 1.69 acres in size and will be developed as an office building. The natural topography of the area slopes from south to north and then westerly. The parcel is shown in Figure 1, Location Map.

DESIGN CRITERIA

In analyzing the storm runoff, the Rational Formula, $Q = CIA$, is used.

Where:

Q = Runoff quantity in cubic feet/second.

A = Contributing area in acres.

I = Intensity in inches/hour for a duration equal in minutes and obtained from Figure 2, Intensity Duration Frequency Curves, Albuquerque Area 1961. (Note: Where a Time of Concentration [Tc] is less than ten minutes, the intensity value derived from a Tc of ten minutes is employed.)

C = Runoff Coefficient (No Units). This coefficient represents the integrated effects of infiltration, detention storage, evaporation, retention, flow routing, and interception which all affect the time distribution and peak rate of runoff.

Existing Drainage Conditions

The flood plain hazard map pertaining to this project is shown in Figure 3. The existing contours for the site are shown in Figure 4, Drainage Plan. Constitution Avenue and Summer Avenue both slope from east to west and Louisiana Boulevard slopes from south to north. The project site is higher than the adjacent streets and runoff should enter the site from the street. An existing block wall runs along the entire west property line, thus preventing runoff from the west from entering the site. In summary, off-site flows are negligible.

Proposed Drainage Conditions

The proposed Drainage and Grading Plans are shown in Figure 4. Runoff from the southern parking lots will be conveyed into landscaped ponding areas on each side of the parking lot. Runoff from the roof will be conveyed into the parking lots or into a landscaped ponding area adjacent to the west property line. Runoff from the north parking lot will be conveyed into a landscaped ponding area or into a subsurface percolation system along the west property line.

The subsurface percolation system will consist of a 48-inch concrete pipe with gap joints bedded in gravel. Drop inlets will convey the water into the pipe, and the gap joints will allow the water to flow from the pipe into the gravel bedding. The construction details for the subsurface percolation system are shown in Figure 4.

Conclusions

1. Convey runoff from south parking lot into ponding areas adjacent to the ponding lot.

2. Convey runoff from the roof into ponding areas and parking lots.

3. Convey runoff from north parking lot into ponding areas or into subsurface percolation area.

4. Provide ponding or subsurface storage in excess of 7,367 cubic feet.

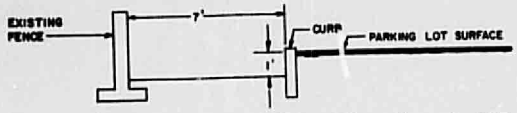
Calculations

Area of Parcel = 73,672 s.f.

Required Pond Volume = 0.1 x 73,762 = 7,376 c.f.

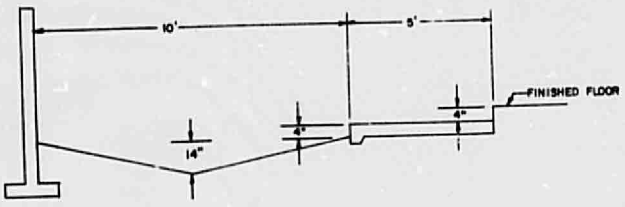
Pond Volumes

Ponds A and C



A	205 x 7 x 1 =	1,435
C	202 x 7 =	1,414
Subtotal		2,849

Pond B

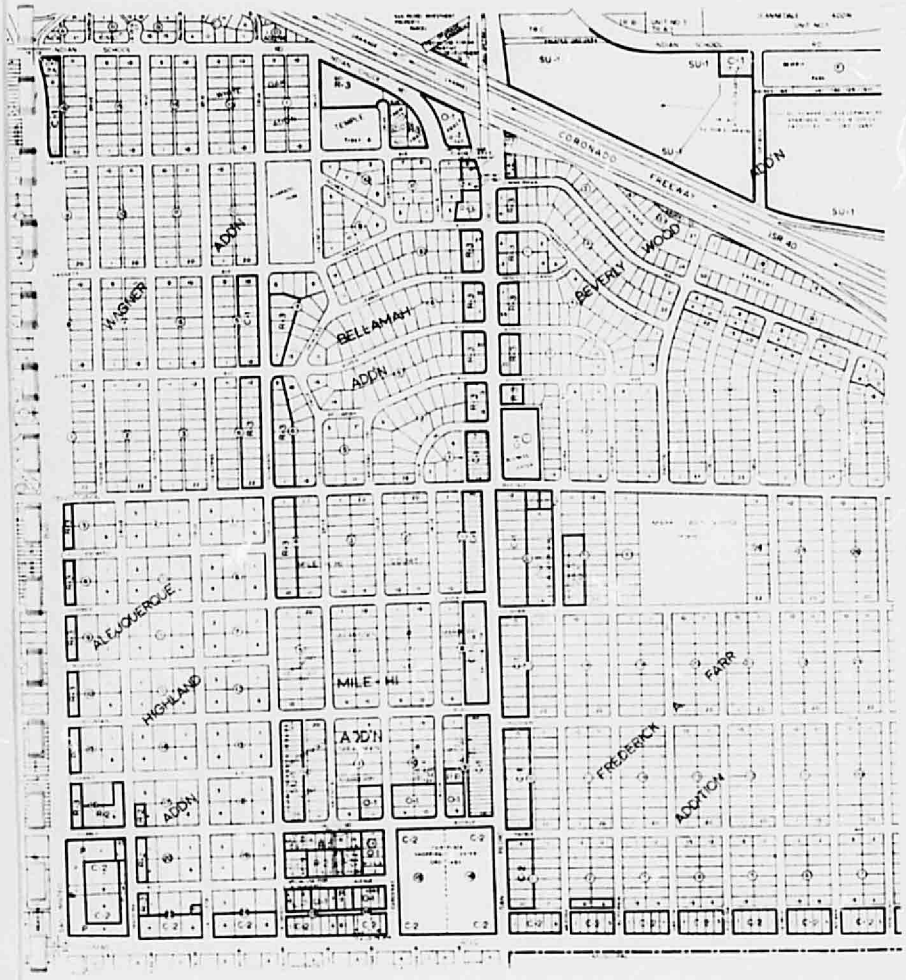


B	(195 x 10 x 1.17) 1/2 =	1,141
	15 x 195 x 1/3 =	975
	15 x 195 x 1/6	488
Subtotal		5,452
	7,367 - 5,371 =	1,996

Volume	48" pipe	= 12.57 s.f./l.f.
Length	1,996/12.57	= 159 ft.
Provide	168 ft. of pipe	
Volume	168 x 12.57	= 2,112
Total Volume		= 7,564 c.f.

FIGURE 1.
LOCATION MAP

DATE
RECEIVED_____



APPLICANT

NAME: Rex-Norton Architects
ADDRESS: 5905 Marble Ave. N.E.
Albuquerque, N.M. 87110
PHONE: (505) 268-0200
SIGNATURE:_____

LOCATION OF PARCEL

LOT NO: 1-10 BLOCK NO: 1
SUBDIVISION: Mile-Hi Addition
STREET ADDRESS: Louisiana Blvd. N.E.
Albuquerque, N.M.
CURRENT ZONING: C-1

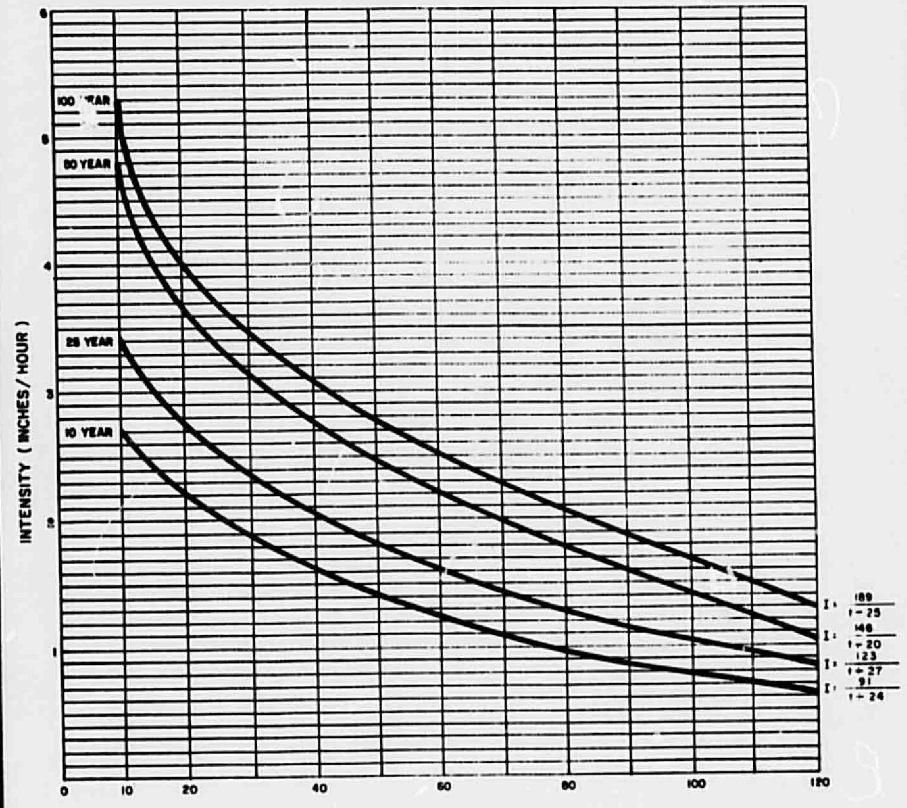
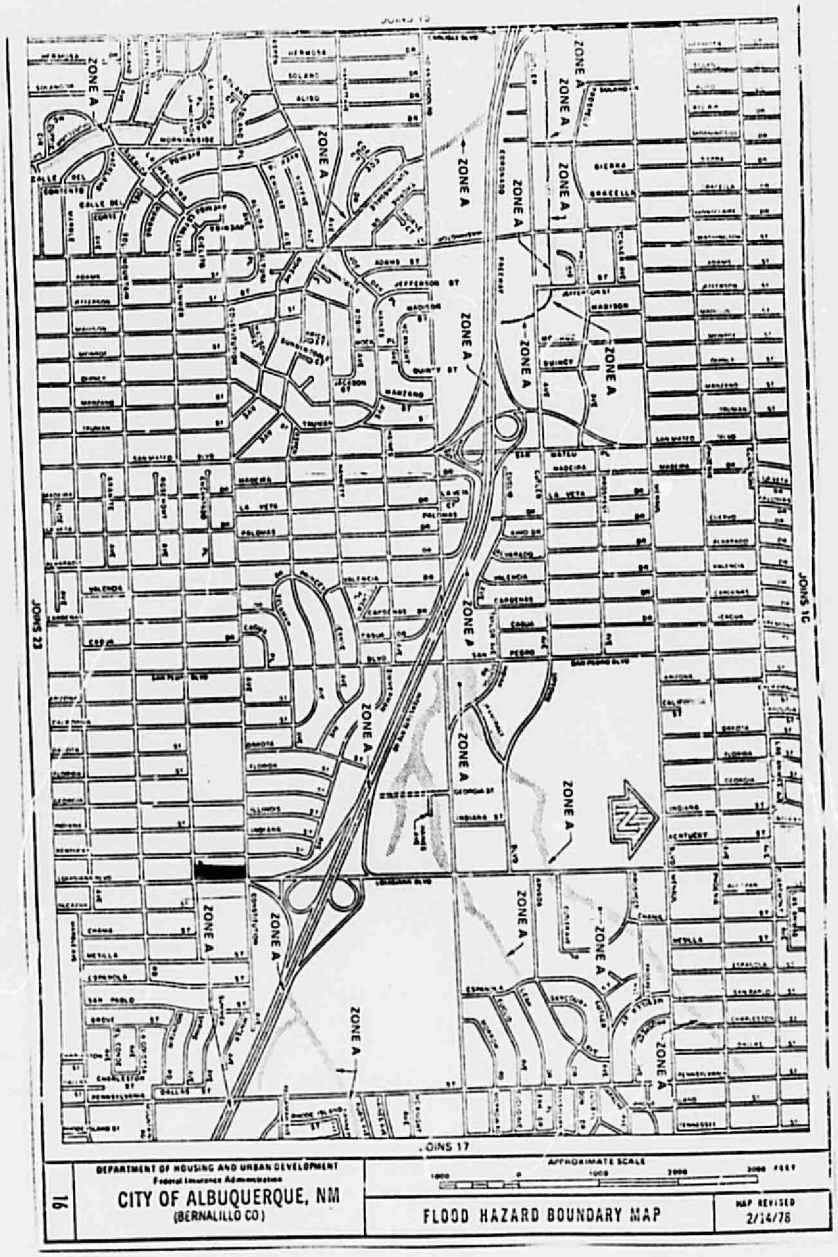


FIGURE 2

INTENSITY DURATION FREQUENCY CURVES



16	DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Federal Insurance Administration CITY OF ALBUQUERQUE, NM (BERNALILLO CO)	APPROXIMATE SCALE 1000 0 1000 2000 3000 FEET	MAP REVISED 2/14/78
		FLOOD HAZARD BOUNDARY MAP	