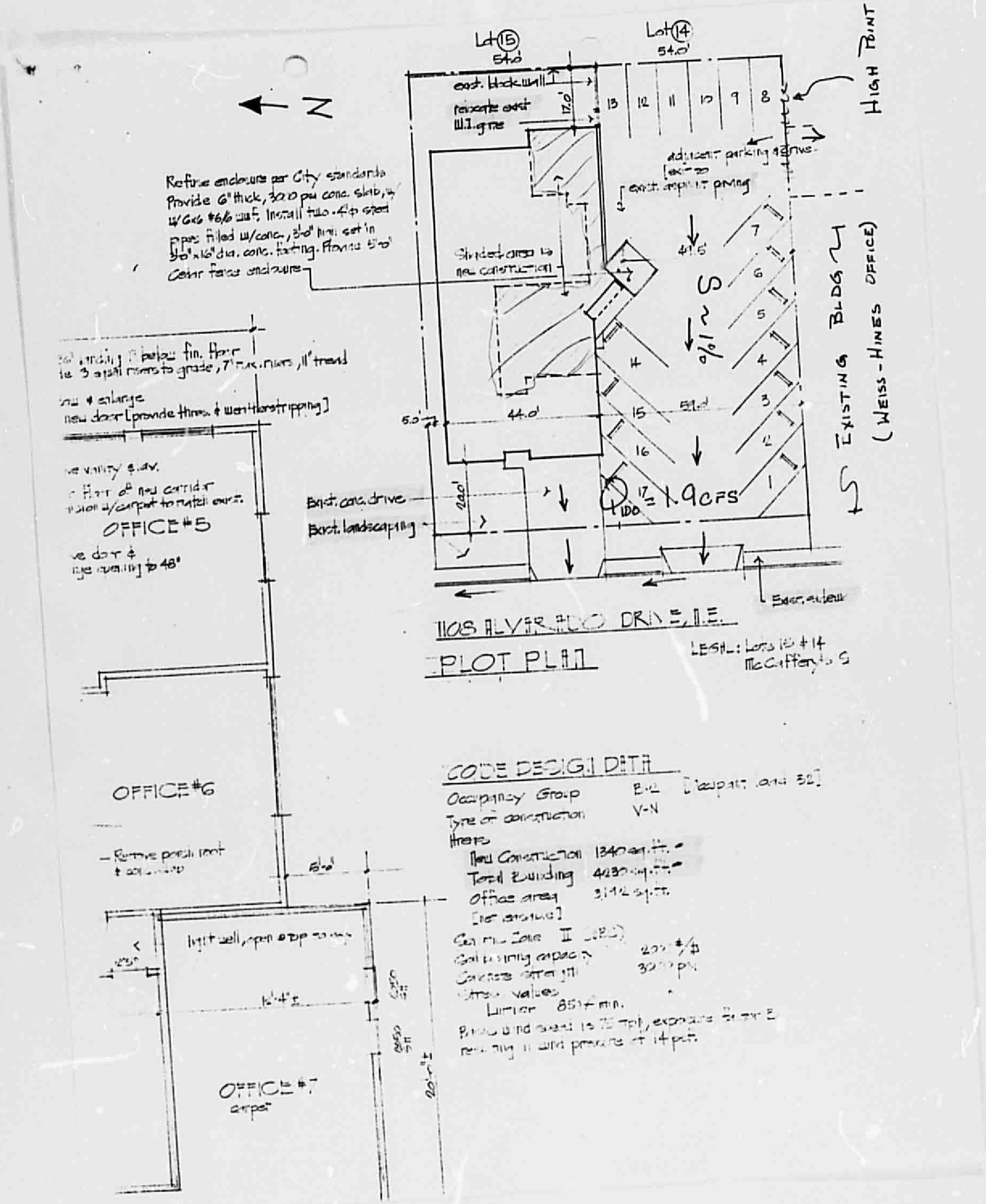
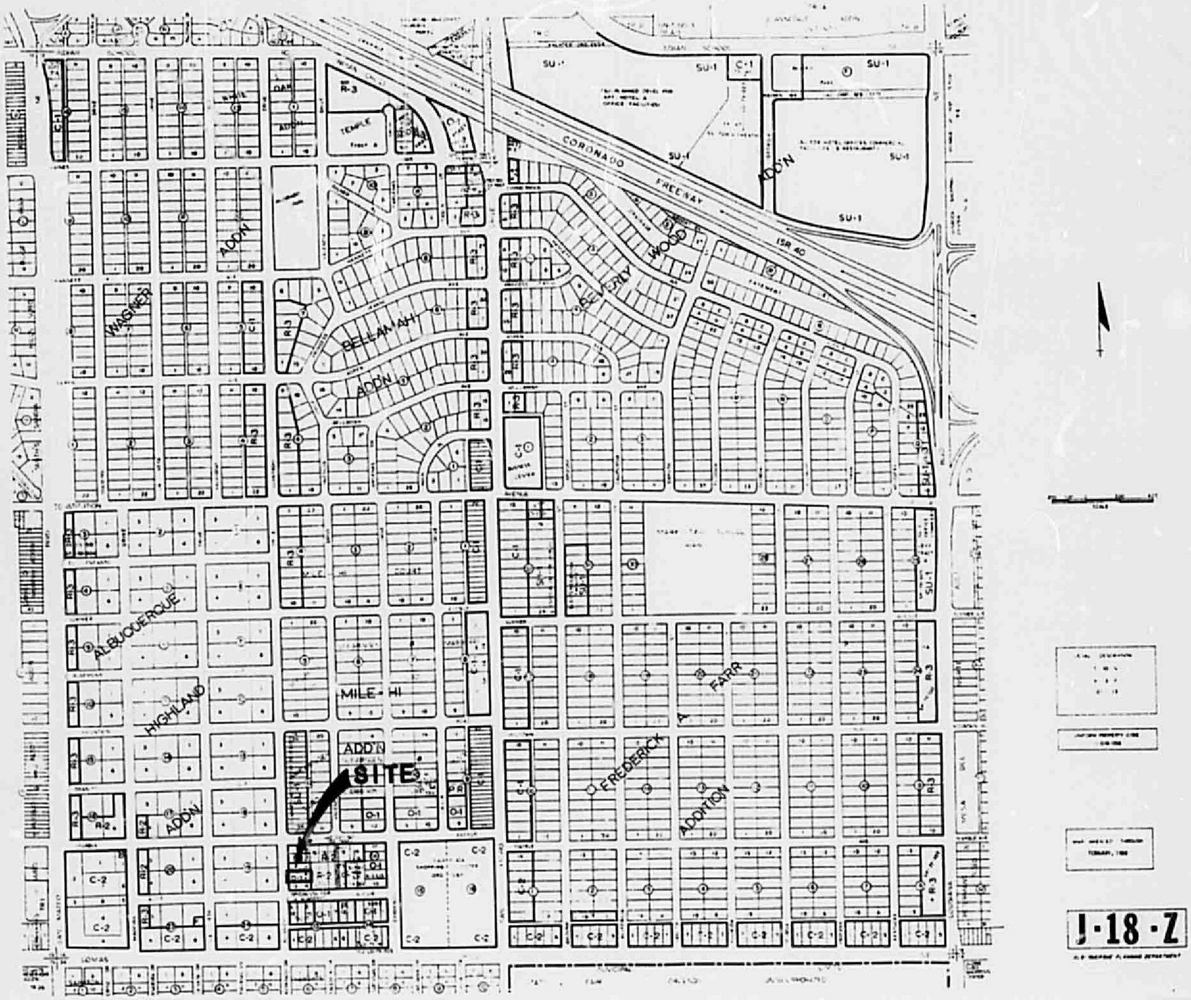


Lot 15
54.0'
Lot 14
54.0'
N
HIGH POINT
Refuse enclosure per City standards
OFFICE #5
OFFICE #6
OFFICE #7
carpet
44.0'
Exist. conc. drive
Exist. landscaping
1.9 CFS
EXISTING BLDG
(WEISS-HINES OFFICE)
1108 ALVARADO DRIVE, N.E.
PLOT PLAN
LEGAL: Lots 15 & 14
McCaffery's S
CODE DESIGN DATA
Occupancy Group B-2
Type of construction V-N
Areas
New Construction 1340 sq. ft.
Total Building 4230 sq. ft.
Office area

F.E.M.A MAP #30


CORONADO FREEWAY
ISR 40
SU-1
C-1
R-3
TEMPLE
WAGNER
ADDN
BELLAMAH
ADD'N
BEVERLY WOOD
ALBUQUERQUE
HIGHLAND
ADDN
MILE-HI
ADD'N
SITE
O-1
P.R
C-2
FREDERICK A. FARR
ADDITION
LOMAS
J-18-Z

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

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

November 25, 1985

Mr. Walter Hines
Weiss-Hines
1100 Alvarado NE, Suite B
Albuquerque, NM 87110

REF: VARIANCE REQUEST FOR LU BOW ADDITION, 1108 ALVARADO NE J-18 RECEIVED NOVEMBER 20, 1985

Dear Mr. Hines:

The above variance is approved for Hydrology to sign-off on the Building Permit. We are approving the variance because of the following:

1. Minimum area of roof area.
2. Building construction over impervious area.
3. Field inspector did not observe any drainage problems.
4. Not in a flood zone.
5. Roof drains safely to public R/W.

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

Sincerely,

Carlos A. Montoya, PE
City/County Flood Plain Admin.

CAM:mrk

WEISS·HINES ENGINEERING, INC.

RECEIVED
NOV 20 1985
532
HYDROLOGY SECTION

November 19, 1985

Mr. Carlos Montoya
City of Albuquerque
Design Hydrology Section
PO Box 1293
Albuquerque, NM 87103

Re: Drainage/Grading Variance Request for Lu Bow Office Addition, 1108 Alvarado N.E., J-18-Z. - 920

Dear Carlos:

Enclosed is a site plan, FEMA flood hazard map, and City zoning map for the proposed office addition. The office is located next door to our offices (1100 Alvarado N.E.). The addition includes 1500ft^2 of new patio enclosure, expansion, and office facade. Only about 200ft^2 of new impervious area will be created.

The addition will cause virtually no change in stormflows since the site is already developed and approximately 90% impervious. Calculated peak flow and runoff volume (100-year, 6-hour storm = 2.4") are summarized below:

$$Q_{100} = CIA = (0.9)(5.07)(0.41) = 1.9 \text{ cfs}$$
$$V_{100} = (1.9)(1500) = 2{,}850\text{ft}^3$$

All drainage from the Lu Bow site flows to Alvarado Street and, eventually, west along Marble Avenue to San Mateo Blvd. No off-site flows affect the site. Based on our observations over the last five years, there are no drainage problems in the immediate vicinity of the Lu Bow site.

The attached FEMA Map (#30) shows no flood hazard areas near the site. The closest flood hazard area, located about 1/2 mile to the north at the intersection of Constitution and San Mateo, will not be affected by the Lu Bow office addition.

CIVIL ENGINEERING / HYDROLOGY / ENVIRONMENTAL DESIGN
1100 ALVARADO N.E. SUITE B ALBUQUERQUE, NEW MEXICO 87110 (505) 266-3444

Based on the information presented above, we request that the City grant a variance and waive the need for a full fledged drainage plan for the Lu Bow site. Please call if we can answer questions.

Yours truly,

Walter G. Hines

Walter G. Hines
Vice-President
Weiss-Hines Engineering, Inc.

WGH:tdq

Attachments