August 17, 1981

Code Administration
Building and Inspection
Plans, Review and Permits
123 Central Avenue, N. W.
Albuquerque, New Mexico 87102

Reference: Building Permit 10001 for
8650 Indian School Road, N. E.,
Contractor James E. Templeton

Gentlemen:

Regarding the referenced building construction permit, your drainage reviewer has requested we write the following letter.

As the referenced building construction does not appear to be in any trouble from present or future adjoining alley construction, we hereby relieve the City of Albuquerque of any responsibility for drainage problems caused by the present alley or any future alley construction detrimental to the referenced new building if ordinary standard and prudent methods of alley design and construction are utilized in the future design and construction of this alley.

Very truly yours,

Virginia D. Cutter

Virginia D. Cutter, Owner
Tract A-1-A of Block 20 of
Dale J. Bellamah's Bellhaven
Addition, Zoning Map J-20-Z

WORKSHOP ADDITION
8650 INDIAN SCHOOL ROAD N. E.
ALBUQUERQUE, NEW MEXICO

IMPACT OF PROPOSED CONSTRUCTION
ON EXISTING DRAINAGE

JAMES L. WRIGHT, ARCHITECT
12 AUGUST, 1981

The following is a summary of findings relating to the impact upon existing drainage conditions, of the construction of a proposed workshop building of 3024 square feet, at 8650 Indian School Road, N.E. (Tract A-1-A, Block 20, Dale J. Bellamah's Bellehaven, Albuquerque.)

These findings are based upon both personal visual observation of the conditions of the area, and the use of a transit, to determine flow directions, slopes, drainage catchment areas, and other pertinent conditions relating to the drainage of the area.

Attached are copies of photographs taken of various points in the area, and several site plans, to illustrate the conditions relating to the drainage of the area.

The site for the proposed construction slopes to the south and west, with all drainage from the site flowing into the alley which runs along the east and south property lines (refer to site area drainage plan.) The alley slopes an average of 1.7% both to the south and the west, draining at the west end into Wyoming Blvd. The alley is unpaved except for the last 150 feet at its west end.

Six pieces of property to the west of the project site drain into the alley as well (see catchment area plan and site area plan.) In addition, a large portion of the residential area to the east of the project site also ultimately drain into the alley, by way of Luthy Drive and the 10' wide concrete drainage easement.

The total catchment area of drainage through the alley is approximately 580,000 square feet. The area is broken into impervious areas (pavement, buildings, etc.) and other areas (undeveloped, landscaped, etc.) as follows:

Impervious areas:	
Project site & 6 sites to the west	131,373 S.F.
Residential area pavement (streets, sidewalks)	67,920
Residential (buildings, drives, walks, @ 40% of lot areas)	111,548
Total	310,841 S.F.
Other areas:	269,159 S.F.

In calculating runoff from these areas, impervious areas have been calculated with a 90% runoff coefficient, and other areas with a 40% runoff coefficient. Rainfall on all areas has been assumed to be a constant.

Calculating drainage for existing conditions (without the proposed structure) yields the following:

Impervious areas:	310,841 x .90	279,757 units (runoff)
Other areas:	269,159 x .40	107,663 units (runoff)
Total:		387,420 units (runoff)

Impervious areas contribute 72.2% of runoff
Other areas contribute 27.7% of runoff

Calculations including the proposed construction (as an impervious area) are as follows:

Impervious areas:	313,707 x .90	282,336 units (runoff)
Other areas:	266,293 x .40	106,517 units (runoff)
Total:		388,853 units (runoff)

Impervious areas contribute 72.6% of runoff
Other areas contribute 27.4% of runoff
Total runoff is increased by .0037 over existing conditions

When calculations include the area of the building recently removed from the site, the net increase of impervious area from construction of the proposed building is 269 square feet:

Impervious areas:	311,110 x .90	279,999 units (runoff)
Other areas:	268,890 x .40	107,556 units (runoff)
Total:		387,555 units (runoff)

Impervious areas contribute 72.2% of runoff
Other areas contribute 27.7% of runoff
Total runoff is increased by .0003 over existing conditions

There are currently no apparent problems of erosion, flooding, or other detrimental conditions involving drainage of the project site. Based upon observation, and on the above information and calculations, it also apparent that any impact by the proposed construction upon all related drainage ways, including the downstream conditions, will be negligible.