

FILE COPY



KEN SCHULTZ
MAYOR

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 1, 1988

Fred Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe Street, NE
Albuquerque, New Mexico 87108

RE: DRAINAGE PLAN FOR CIRCLE K STORE NO. AB-25
(J-20/D28) RECEIVED OCTOBER 11, 1988

D29

Dear Mr. Arfman:

Based on the information provided on your submittal of October 11, 1988, listed are certain concerns that need to be addressed prior to approval.

1. The only way that you would be allowed to drain the 800 sq. ft. area to its historical point is if you left the area pervious.
2. Please include a typical cross section of your proposed roof drain system.

If I can be of further assistance, please call me at 768-2650.

Cordially,

Bernie J. Montoya
Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+908)

DRAINAGE INFORMATION SHEET

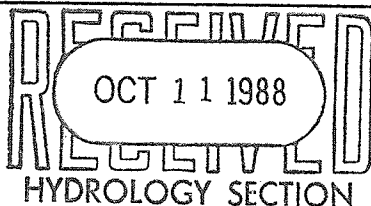
D29

PROJECT TITLE: CONVENIENCE STORE ZONE ATLAS/DRAINAGE FILE # J-20 / 1022LEGAL DESCRIPTION: LOT 1, BUCKS, OXFORD HEIGHTS ADDITIONCITY ADDRESS: S.W. 1/4, INDIAN SCHOOL RD & EUBANK BLVD.ENGINEERING FIRM: ISAACSON & ARMAN, P.A. CONTACT: FRED ARMANADDRESS: 128 MONROE ST. N.E. PHONE: 268-8828OWNER: (K) CORPORATION CONTACT: MARIL LINDERADDRESS: 7445 PAL AMERICAN FRWY PHONE: 345-5595ARCHITECT: DE LA TORRE / RAINHART CONTACT: DAVID WEATHERMANADDRESS: _____ PHONE: 842-9500SURVEYOR: WILLIAM PETTIT CONTACT: BILL PETTITADDRESS: _____ PHONE: 268-6631

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☒ YES☐ NO☒ COPY OF CONFERENCE
RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

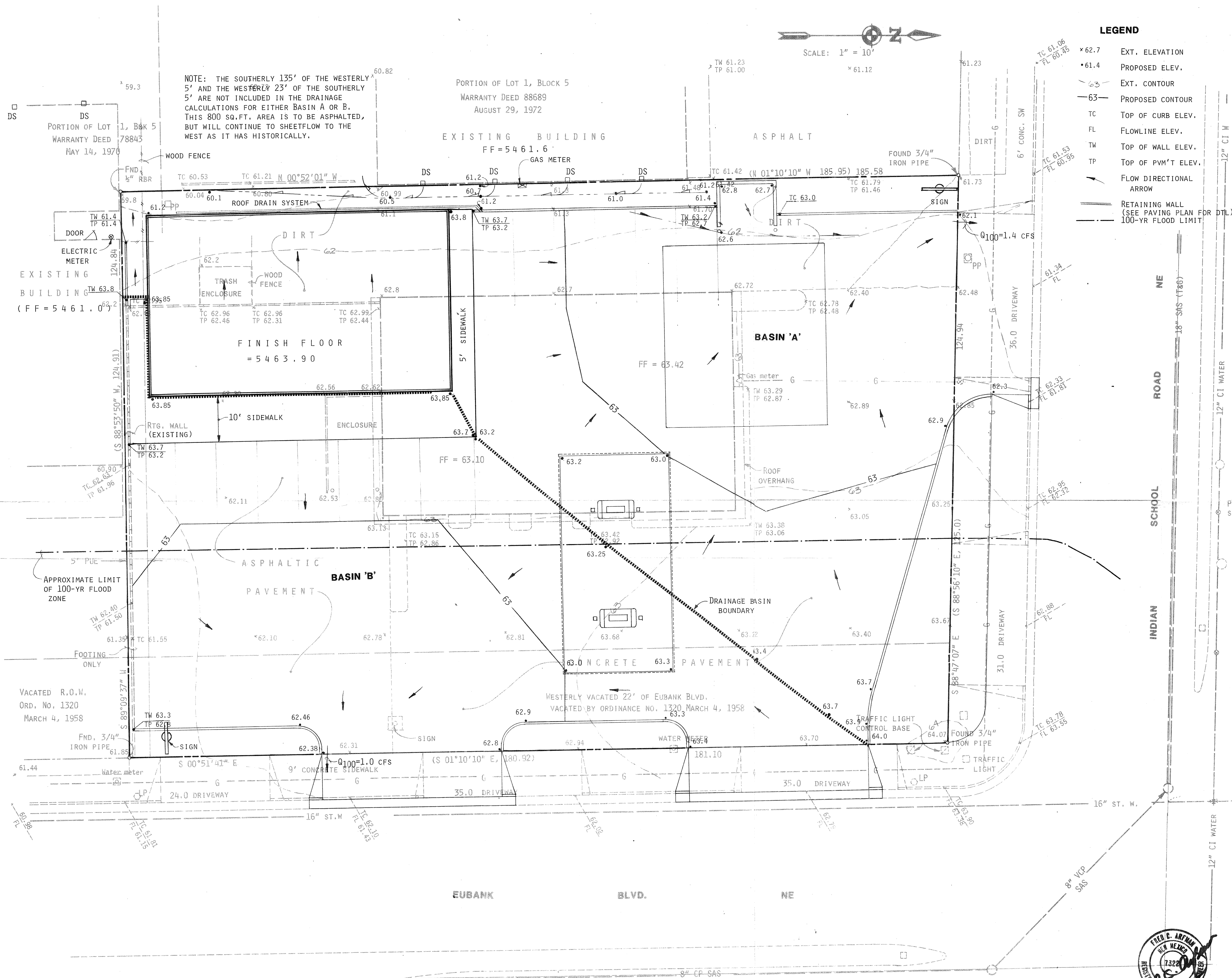
PROJECT NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT☒ DRAINAGE PLAN☐ CONCEPTUAL GRADING & DRAIN PLAN☐ GRADING PLAN☐ EROSION CONTROL PLAN☐ ENGINEER'S CERTIFICATION

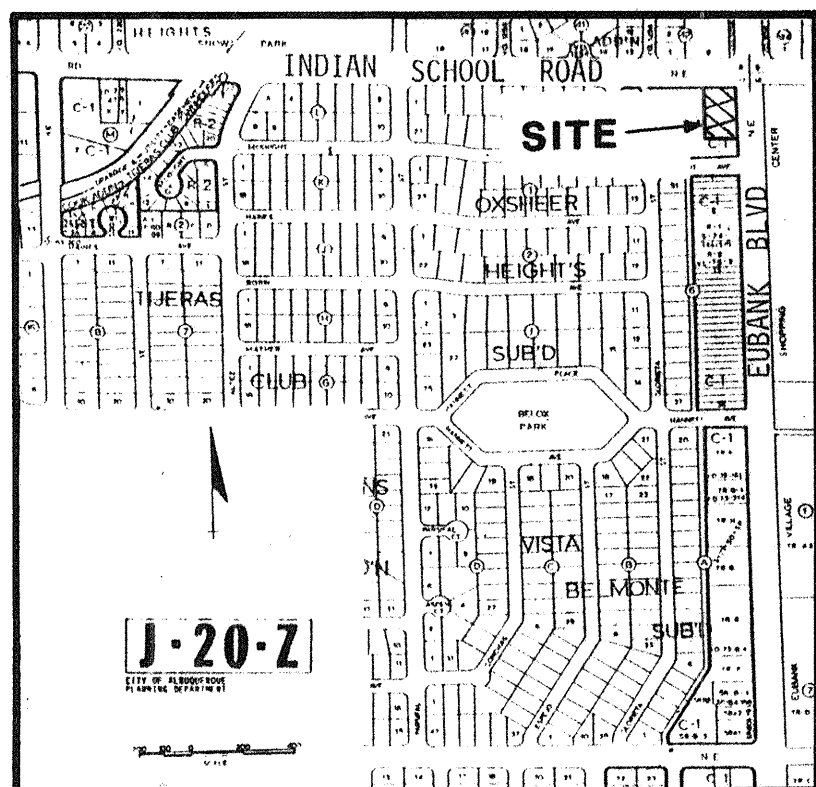
CHECK TYPE OF APPROVAL SOUGHT:

☐ SECTOR PLAN APPROVAL☐ SKETCH PLAT APPROVAL☐ PRELIMINARY PLAT APPROVAL☐ SITE DEVELOPMENT PLAN APPROVAL☐ FINAL PLAT APPROVAL☒ BUILDING PERMIT APPROVAL☐ FOUNDATION PERMIT APPROVAL☐ CERTIFICATE OF OCCUPANCY APPROVAL☐ ROUGH GRADING PERMIT APPROVAL☐ GRADING/PAVING PERMIT APPROVAL☐ OTHER _____ (SPECIFY)DATE SUBMITTED: 10.11.88BY: FRED ARMAN



LEGEND

- *62.7 EXT. ELEVATION
- *61.4 PROPOSED ELEV.
- 63- EXT. CONTOUR
- 63- PROPOSED CONTOUR
- TC TOP OF CURB ELEV.
- FL FLOWLINE ELEV.
- TW TOP OF WALL ELEV.
- TP TOP OF PVM'T ELEV.
- FLOW DIRECTIONAL ARROW
- RETAINING WALL (SEE PAVING PLAN FOR DTL)
- 100-YR FLOOD LIMIT



VICINITY MAP

GENERAL NOTES

BENCHMARK: ACS MONUMENT "10-J21", A BRASS CAP SET FLUSH IN THE MEDIAN CURB ON INDIAN SCHOOL ROAD NE, 57 FEET EAST OF THE CENTERLINE OF EUBANK BLVD. NE, VACATED BY CITY COMMISSION ORDINANCE NO. 1320 (MARCH 4, 1958), ADJACENT TO LOT 1.

LEGAL DESCRIPTION: A NORTHEASTERLY PORTION OF LOT 1, BLOCK 5, OXSHEER HEIGHTS AND THE WESTERLY 22 FEET OF EUBANK BLVD. NE, VACATED BY CITY COMMISSION ORDINANCE NO. 1320 (MARCH 4, 1958), ADJACENT TO LOT 1.

SURVEY: A.L.T.A. SURVEY PERFORMED BY HUGG SURVEYING, INC., SEPTEMBER 23, 1987.

FLOOD HAZARD STATEMENT: PANEL 30 OF THE FEMA FLOODMAPS SHOWS A SHALLOW FLOODING ZONE ENCRACHING ON THE SITE AS SHOWN ON THIS PLAN. THE 100-YR FLOOD DEPTH WILL NOT EXCEED ONE FOOT.

OFFSITE FLOWS: THIS SITE PRESENTLY ACCEPTS RUNOFF FROM THE ADJACENT BUILDING TO THE WEST VIA THE 4 DOWNSPOUTS SHOWN. THIS RUNOFF RETURNS TO THE ADJACENT SITE AFTER FLOWING SOUTH AROUND THE NEIGHBORING BUILDING. THIS HISTORIC FLOW CONDITION WILL CONTINUE AND THESE OFFSITE FLOWS WILL BE ACCEPTED ONTO THE PROPERTY'S WESTERLY FIVE FEET AS SHOWN.

DRAINAGE CALCULATIONS

EXISTING CONDITIONS: A 3,750 SQ.FT. BUILDING W/ASPHALT & CONCRETE PARKING CURRENTLY OCCUPIES THE SITE. STORMWATERS SPLIT AND DISCHARGE ONTO THE ADJACENT PROPERTY TO THE WEST AND TO THE SOUTH. THE COMPOSITE 'C' FACTOR IS:

(14,840 Φ) 65% PARKING @ 0.95 = 0.62
(3,750 Φ) 16% ROOF AREA @ 0.90 = 0.14
(4,300 Φ) 19% UNDEVELOPED @ 0.40 = 0.08
PRESENT 'C' = 0.84
 $I = (2.45)(2.16) = 5.29''$ $A = 0.5255$ AC.
= 22,890 SQ.FT.
 $Q_{10} = Q_{100}(0.657)$
 $Q_{100} = (0.84)(5.29)(0.5255) = 2.3$ CFS
 $Q_{10} = (2.3)(0.657) = 1.5$ CFS
 $V_{100} = (0.84)(2.45/12)(22,890) = 3,926$ CU.FT.
 $V_{10} = (3,926)(0.657) = 2,580$ CU.FT.

PROPOSED CONDITIONS: THE 2,640 SQ.FT. BLDG. WILL BE ACCOMPANIED WITH CONCRETE PARKING AND LANDSCAPING. THE NEW COMPOSITE 'C' FACTOR WILL BE:

81% PARKING @ 0.95 = 0.77
12% ROOF AREA @ 0.90 = 0.11
7% LANDSCAPING @ 0.25 = 0.10
PROPOSED 'C' = 0.98
HYDROLOGY SECTION
OCT 11 1988

TWO DISCTINCT DRAINAGE BASINS ARE PROPOSED; BASIN 'A', WHICH INCLUDES THE BUILDING, DISCHARGES TO INDIAN SCHOOL ROAD NE AND BASIN 'B', WHICH DISCHARGES TO EUBANK BLVD. NE. THE REMAINING 800 SQUARE FEET WILL DRAIN TO THE WEST AS IT PRESENTLY DOES. THIS ALLOWS CONTINUED ACCESS TO THE BUILDING TO THE SOUTH AND MAINTAINS THE HISTORIC FLOW PATTERN FOR THE BUILDING ADJACENT TO THE WEST.

AREA	SQUARE FOOTAGE	Q100	Q10	V100	V10
Basin 'A'	12,815(0.2942 ac)	1.4	0.9	2,355	1,547
Basin 'B'	9,275(0.2129 ac)	1.0	0.7	1,704	1,120
Remainder	800(0.0184 ac)	0.1	0.1	147	97
TOTAL	22,890(0.5255ac)	2.5 cfs	1.7 cfs	4206 cf	2764

Date
Designed
Checked

Isaacson & Arfman, P.A.
CONSULTING ENGINEERING ASSOCIATES
Abuquerque, New Mexico

CIRCLE K STORE NO. AB-25
INDIAN SCHOOL & EUBANK BLVD. NE
ALBUQUERQUE, NEW MEXICO

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