



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
David Rusk

May 24, 1978

Ralph K. Hicks & Assoc., Inc.
8510 Chambers Pl. NE
Albuquerque, New Mexico 87111

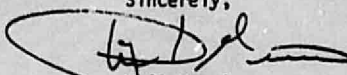
Dear Mr. Hicks:

RE: Steed-McKenzie Addition
S-78-23

At their meeting of May 23, 1978, the Administrative Review Board approved the proposed plat of Steed McKenzie Addition subject to issuance of a Certificate Of Zoning to R-T prior to final plat sign-off.

If you have any questions, please do not hesitate to contact this office.

Sincerely,


Phil Garcia
Principal Planner

PG:jd

cc: H. D. Steed, 4300 Silver Ave. SE; 87108

PLANNING DEPARTMENT

George L. Carruthers, Director

Telephone: (505) 766-7422

AN EQUAL OPPORTUNITY EMPLOYER

C.A. (PAT) COONCE & ASSOC.
ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS

12324 PINERIDGE, N.E.
ALBUQUERQUE, N.M. 87112

821 3551

PHONE (505) 296-1089

June 22, 1978

City of Albuquerque
Engineering Division
Post Office Box 1293
Albuquerque, New Mexico 87103

ATTN: Bruno Conegliano
City Engineer, Hydrology

Dear Sir:

I have been requested by R. K. Hicks & Associates to prepare a Drainage Report for the Steed - McKenzie Addition. Enclosed are two copies of this report for your review and comments. If you have any questions please call.

Yours truly,

C. A. Coonce

C. A. COONCE
N.M.P.E. #2934
CAC/dmc
encl.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 11, 1978

C.A. Coonce
Environmental, Water Resources, &
Sanitary Consulting Engineers
12324 Pineridge N.E.
Albuquerque, New Mexico 87112

RE: Steed - Mc Kenzie Addition

Dear Mr. Coonce:

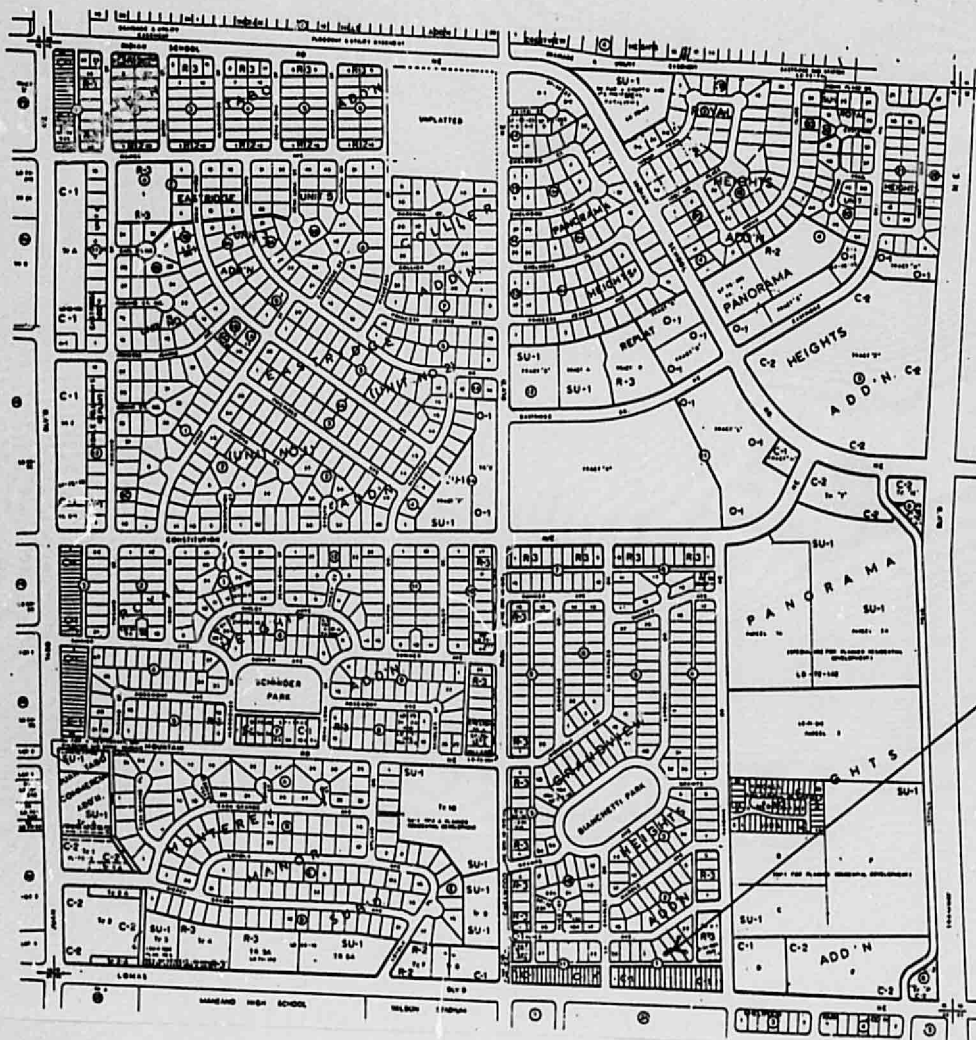
I am in agreement with the drainage provisions recommended for the above referenced subdivision. The drainage report is therefore hereby approved.

Very truly yours,

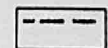
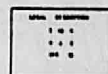
Bruno Conegliano
Asst. City Engineer-Hydrology

BC/gm

cc; V.M. Kimmick
Richard Leonard
Drainage file



PROJECT LOCATION



J-22-7

Drainage Report
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to Alice Avenue, N.E. but since the contributing combined acres are approximately 2.00 acres, and the capacity of Alice Avenue (at a slope of $S = .0500$) is 218 C.F.S no adverse effect will endanger this subdivision.

ON SITE DRAINAGE AREAS:

As proposed all front yard drainage will be to Alice Ave., N.E.. This is $20' \times 581' = 11,620$ square feet to drain; or $11,620 \times .25$ or approximately 2905 cubic feet in three hours or 0.27 C.F.S.. The area of drainage which is to be ponded is the total area minus that area drained onto Alice Avenue, N.E.. This is $76,962 - 11,620$ or 65,342 square feet. For a rainfall of 3 inches this translates into a ponding volume of 16,336 cubic feet or 1,021 cubic feet per lot. The proposed depth of the townhouses are 65 feet, plus a set back of 20 feet and a usable rear yard of 15 feet. This leaves a $25' \times 30'$ pond area to handle the ponding of lots 41 thru 50, Block 1 of the Steed - McKenzie Addition. This requires an average pond depth of 16 inches. The substantial increase in Lot depths and widths for Lots 35 thru 40, Block 1 indicate that a pond larger in area and shallower in depth can be readily accommodated.

The ponding volumes proposed for each lot are as follows:

Lot No.	Area Ft.	Volume Needed FT3
35	4185	1046
36	3295	824
37	3015	754
38	5312	1328
39	4721	1180
40	4517	1129
41	3472	868
42	2873	718
43	2733	683
44	2729	682
45	2729	682
46	2729	682
47	2729	682
48	2729	682
49	2729	682
50	4470	1118

RECOMMENDATION:

It is recommended that the drainage from the aforementioned lots be handled by rear lot ponding and the ponding volume on each lot be constructed in accordance with the included table.

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GENERAL:

This report is a Hydrologic Study of drainage affecting the subdivision of the Steed - McKenzie Addition to the City of Albuquerque, New Mexico. The platted lots are on the South side of Alice Avenue, N.E. between La Charles Dr., N.E. and Nakomis Drive N.E.. The site is currently vacant with no improvements or buildings on the lots. Alice Avenue, N.E. is paved on the North; La Charles Drive is paved on the West; the 20 foot wide alley on the East is paved (not to the City of Albuquerque standards) and the alley on the South is presently unpaved.

This zone change from R-1 to R-T was approved by the Land Controls Board at its meeting of May 19, 1978 under Case Number Z-78-48. The plat was approved by the Administrative Review Board at its meeting held May 23, 1978 under Case Number S-78-23. The plat consists of 16 R-T Lots averaging 30'x 125' in size.

SPECIFIC:

The drainage area (on site) consists of 16 R-T Lots being 1.7668 acres in size or 76,962 square feet. The terrain slopes from the East to West at an average slope of 5.00 percent. A personal inspection of the site by this writer indicates a modest amount of grading has been done, but not to the extent that it will cause any concern as to building footings or alter old drainage patterns. This report complies with A.M.A.F.C.A. Resolution 72-2. It is proposed to drain the front yards to Alice Avenue, N.E. and to pond all other drainage in the rear yards. The aforementioned drainage method should not exceed the natural flow that flows onto Alice Avenue, N.E. from this area.

OFFSITE DRAINAGE AREAS:

Of concern is the offsite influence from the upland area to the East of Nakomis Drive N.E.. This street drains the SE/4 of Section 15, T-10N, R-4E, N.M.P.M., with an area of 80+ acres. Using a 100 year return frequency storm over this watershed and Talbot's formula $a = c/A$ with $C = 0.7$ for hilly land; the required channel area is 18.72 square feet. The channel area of Nakomis as constructed with a face to face distance of 40 feet is 18.4 square feet. A safety factor is enjoyed by this subdivision by the water-block West of Alice Avenue, N.E. at its juncture with Nakomis Drive, N.E.. Since the height of the water-block on Alice Avenue, N.E. is 0.87 feet above the curb line of the West curb of Nakomis Drive, N.E.. The only other offsite drainage to be considered is the R-3 construction North and South of Alice Avenue N.E. and West of Nakomis Drive, N.E.. Both apartments have runoff

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ALBUQUERQUE, N.M. 87112

PHONE (505) 296-1089

DRAINAGE REPORT

Steed - Mc Kenzie Addition to the City of Albuquerque, N.M.

Being a Replat of Lots 27-34 Including Block 1, Grandview
Heights Addition

Prepared For:

H. D. Steed Thru Ralph K. Hicks & Associates, Inc.
4300 Silver Avenue S.E.
Albuquerque, New Mexico 87107
268-6797

Prepared By:

C. A. Coonce & Associates
12324 Pineridge N.E.
Albuquerque, New Mexico 87112
296-1089

C. A. Coonce