



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

RECEIVED

APR 29 1982

## CRAINAGE REPORT INFORMATION SHEET ENGINEERING

PROJECT TITLE AN OFFICE Relocated From Kirtland AFB to Juan TABO NE

ZONE ATLAS PAGE NO. J-22-D22 CITY ADDRESS 1120 Juan TABO N.E.

LEGAL ADDRESS \_\_\_\_\_

ENGINEERING FIRM CONSUL. TERRA SOL CONTACT CHRIS WEISS

ADDRESS \_\_\_\_\_

PHONE 266-3444-281-1991

OWNER RAY MECHANICAL

CONTACT \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

ARCHITECT/SURVEYOR FRED DRAGON / WAY JAW SURVEYING

CONTACT FRED DRAGON

ADDRESS 1428 Lafayette N.E.

PHONE 265-9612

DATE SUBMITTED 4/ / 82

BY \_\_\_\_\_

MUNICIPAL DEVELOPMENT DEPARTMENT



## City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

J22- D22

May 5, 1982

Mr. Chris Weiss  
Consultants Terra-Sol, Inc.  
1100 Alvarado NE, Suite B  
Albuquerque, N.M. 87110

RE: AN OFFICE RELOCATED FROM KIRTLAND AFB TO JUAN TABO NE

Dear Chris:

The referenced report is approved. Please see that the plans dated 4/28/82 are placed in the City construction sets.

Very truly yours,

Brian G. Burriett  
Civil Engineer/Hydrology

BGB/tsl

MUNICIPAL DEVELOPMENT DEPARTMENT

Richard S. Heller, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER



## ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 28, 1982

Mr. Ray Mechanbler  
1733 Juan Tabo NE  
Albuquerque, N.w Mexico 87112

Re: Office Relocation from KAFB to Juan Tabo (J22-D22)

Dear Mr. Mechanbler:

A topographic survey of the referenced site was conducted by this office to determine conformity with the approved drainage plan. The survey concluded that the as-built pond capacity was significantly smaller than required by plan. Consequently, the City must require an as-built plan with your engineer's recommendations to bring the site into compliance with the approved drainage scheme.

If you have any questions regarding the above, feel free to call me at 766-7644.

Sincerely,

Fred J. Aguirre, PE  
Civil Engineer/Hydrology

FJA/el

cc: Chris Weiss  
Fred Aragon

MUNICIPAL DEVELOPMENT DEPARTMENT

ENGINEERING DIVISION

Telephone (505) 766-7467

Richard S. Heller, P.E., City Engineer

AN EQUAL OPPORTUNITY EMPLOYER



P.O. Box 142, Sandia Park, New Mexico 87047

June 17, 1983

Mr. Fred Aguirre  
Civil Engineer, Hydrology  
City of Albuquerque  
123 Central Ave. SE  
Albuquerque, New Mexico 87102

RE: Site Inspection for 1120 Juan Tabo NE

Dear Fred:

We were asked by the owner, Mr. Mechenbier, to inspect the site and offer suggestions about its construction in order to obtain the required Certificate of Occupancy. The site had previously been surveyed by the City for as-built, and certification denied because the required pond did not meet design capacity. After looking at the site, we realized that the pond does indeed have capacity for the area draining into it. Where we had originally designed the parking and the building draining the pond, only the parking area now drains to it. The building area is discharged to the south landscaped area for eventual routing directly to the street. The routing will be delayed considerably by a series of steps in the landscape area. Unfortunately, the landscaped area doesn't discharge onto the driveway. This could be remedied by directing these flows onto the parking at the location shown on the plans.

If the overall site is reanalysed following the DPM criteria for the area draining to the pond, the peak volume =  $\frac{1}{2}bh = \frac{1}{2}(1.5)(50)(60) = 2250 \text{ ft}^3$ . With an outflow of 0.4 cfs, this pond volume is reduced to 1188 ft<sup>3</sup>. The pond represents 87% of the capacity needed to store the site runoff (e.g. 1036 ft<sup>3</sup>).

Upon completion of the diversion, I would recommend that the City accept this project as being in substantial compliance with the approved drainage plan.

Please notify me as to your acceptance of this proposal so that the diversion can be installed and a Certificate of Occupancy obtained for this project.

Respectfully,

Christopher L. Weiss, P.E.  
President

*direct  
to pond  
and certify  
JLF 6/22/83*



*- CERTIFICATION -*

P.O. Box 142, Sandia Park, New Mexico 87047

October 12, 1983

Mr. Steve Chavez  
Hydrology Inspector  
City Engineer's Office  
Albuquerque, New Mexico

RE: 1120 Juan Tabo

Dear Mr. Chavez:

Consider this my engineer's certification that the site at 1120 Juan Tabo is in substantial compliance with the April 28, 1982 drainage and grading plan. Remedial work has been performed to bring the site into compliance with this plan, specifically:

1. Railroad ties diversion along the south property line.
2. Core drilling of the curb along the north curb to allow routing of roof flows through the pond.
3. Grading along the north property sideyard to insure drainage through the core drilled holes.

Also, based upon the City Field data:

- The pond volume is determined to be 1036 ft<sup>3</sup>

- Actual run-off volume is equal to  
 $(2.5/12)(.37)(43560)(.8) = 2686.20$

$$t_b = \frac{2(2686)}{1.60(60)} = 56 \text{ minutes}$$

$$h = 92.07 - 91.28 = 0.8'$$

$$Q = Ca\sqrt{2gh} = 0.4 \text{ c.f.s.}$$

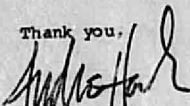
- Volume required =  $(42)(1/2)(60)(1.6 - .4) = 1512$   
% compliance  $1036/1512 = 70\%$



Mr . Steve Chavez  
October 12, 1983  
Page Two

Consider this a request for a variance on pond capacity since this volume is within 70% of the theoretical value. This site development will not create any measurable adverse impact on the flood plain or the abutting neighbors, hence your consideration for a variance versus regrading and repairing of this site is appreciated. Please contact me at your earliest convenience to resolve and "clean-up" this problem site.

Thank you,



Andre Hoyle  
CTS Engineering, Inc.

AH:lp



P.O. Box 142, Sandia Park, New Mexico 87047

November 8, 1983

Mr. Steve Chavez-Hydrology Inspector  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Ref; 1120 Juan Tabo

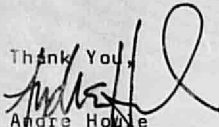
Dear Mr. Chavez,

As a supplement to my October 12, 1983 certification, please consider this my certification that the area behind the office building has been regraded to provide positive discharge of runoff to the north property line swale and then to the parking lot pond.

Along with the October 12, 1983 letter and submitted plan and this letter, please consider this a request for as-built site plan approval and approval for a certification of Occupancy.

I remain at your service to resolve any problems you may have to finalize this project.

Thank You,

  
Andre Hovne  
Vice President  
CTS, Inc.

cc.Mechenbier-Fleming