



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 19, 2000

Eddy Losinski, P.E.  
JEL & Associates  
6605 Harper Drive, NE  
Albuquerque, NM 87109

RE: GRADING & DRAINAGE PLAN FOR COMCAST CABLEVISION (K-14/D078)  
ENGINEER'S STAMP DATED 9-19-00, SUBMITTED FOR BUILDING PERMIT  
APPROVAL

Dear Mr. Losinski,

Based upon the information provided in your September 22, 2000, submittal, the project referred to above is approved for Building Permit. Please attach copies of this approved plan to the construction sets prior to sign-off by Hydrology.

Prior to release of the Certificate of Occupancy, an Engineer Certification, per the DPM checklist, will be required.

If you have any questions, please call me at 924-3988.

Sincerely,

*Stuart Reeder, P.E.*

Stuart Reeder, P.E.  
Hydrology Division

xc: Whitney Reiersen  
File

APPLICANT'S NAME: Eddy Losinski ZONE ATLAS/DRNG. FILE #: K-14/D078

DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Lots 11 & 12, Block 9, Eastern Addition

CITY ADDRESS: 411 Cromwell

ENGINEERING FIRM: JEL & Associates CONTACT: Eddy Losinski

ADDRESS: 6605 Harper Dr. NE PHONE: 823-1556

OWNER: Hoch Associates CONTACT: Heidi Kissler

ADDRESS: 809 S. Calhoun St. Suite 500 PHONE: (219) 424-7200

ARCHITECT: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ OTHER \_\_\_\_\_

PRE-DESIGN MEETING:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

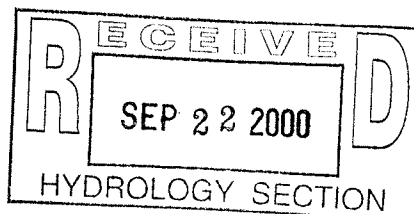
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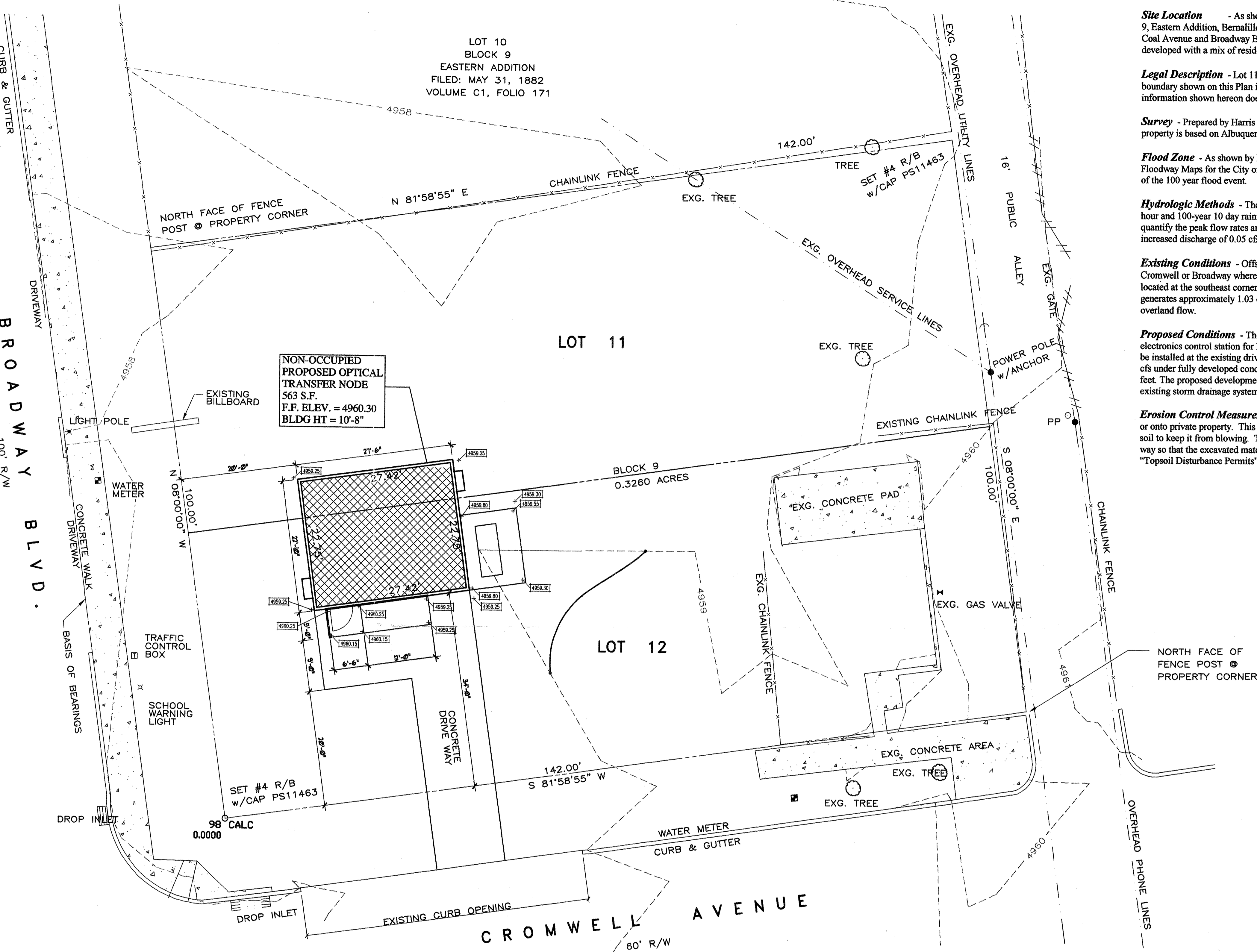
- ☐ SKETCH PLAT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ SUBDIVISION CERTIFICATION
- ☐ OTHER \_\_\_\_\_ (SPECIFY)

DATE SUBMITTED: \_\_\_\_\_

BY: \_\_\_\_\_

Revised 02/98





PROPOSED SITE DEVELOPMENT PLAN

SCALE: 1" = 10'-0"



\*Vehicles required to serve the facility will park on the driveway provided and there is no circulation within the proposed site.\*

Hydrologic Calculations - COA DPM 22.2											
Precipitation Zone 2				Excess Precipitation				Peak Discharge			
(inches)				(inches)				(cfs/acre)			
0.53	0.78	1.13	2.12	0.53	0.78	1.13	2.12	1.56	2.28	3.14	4.7
Onsite Areas				Land Treatments - Existing Conditions				Land Treatments - Developed Conditions			
Subbasin 1				A B C D Area (sf)				A B C D Area (sf)			
0				0 13,888 312 14,200				0 0 12,525 1,875 14,200			
Onsite Discharge				Peak Flow Rate - Existing Conditions				Peak Flow Rate - Developed Conditions			
Subbasin 1				A B C D Q (cfs)				A B C D Q (cfs)			
0.00 0.00 1.00 0.03 1.03				0.00 0.00 0.90 0.18 1.08							
Volume Six Hour Storm				Runoff Volume - Existing Conditions				Runoff Volume - Developed Conditions			
Subbasin 1				A B C D V (cu-ft)				A B C D V (cu-ft)			
0 0 1,308 55 1,363				0 0 1,179 298 1,475							
Volume Ten Day Storm Event				Runoff Volume - Existing Conditions				Runoff Volume - Developed Conditions			
Subbasin 1				A B C D V (cu-ft)				A B C D V (cu-ft)			
1,405 1,405				1,405 1,405							

## DRAINAGE PLAN

**Site Location** - As shown by the Vicinity Map K-14, the 0.326 acre site is located within Lot 11 and 12, Block 9, Eastern Addition, Bernalillo County, New Mexico. The site is approximately 0.25 miles south of the intersection of Coal Avenue and Broadway Boulevard, on the east side of Broadway. The properties surrounding the subject site are developed with a mix of residential and commercial uses.

**Legal Description** - Lot 11 and 12, Block 9, Eastern Addition, Bernalillo County, New Mexico. The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey.

**Survey** - Prepared by Harris Survey and compiled from field measurement in August 2000. The benchmark for this property is based on Albuquerque Control Station No. 15-K14, having an elevation of 4957.528 feet above sea level.

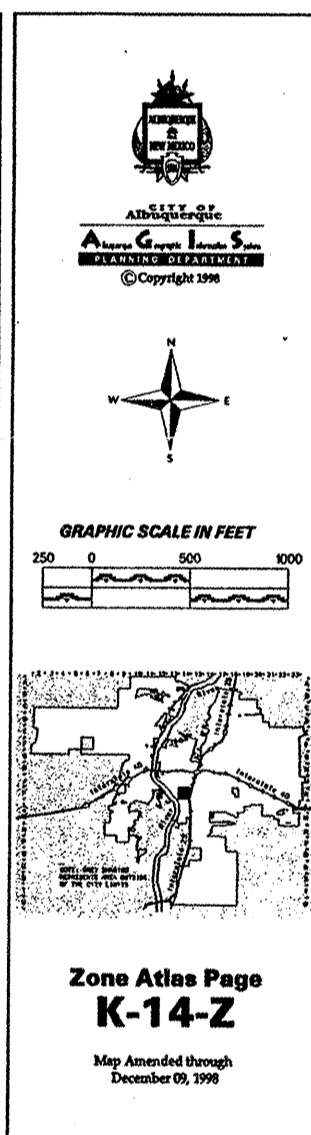
**Flood Zone** - As shown by Panel 334 of 825 of the National Flood Insurance Program Flood Boundary and Floodway Maps for the City of Albuquerque, New Mexico, dated September 20, 1996, this site lies outside the limits of the 100 year flood event.

**Hydrologic Methods** - The calculations which appear hereon analyze developed conditions for the 100-year, 6-hour and 100-year 10 day rainfall events. The process outlined in the DPM, Section 22.2 for Zone 2 was used to quantify the peak flow rates and volumes. As shown by these calculations, the proposed improvements will result in a increased discharge of 0.05 cfs.

**Existing Conditions** - Offsite runoff does not impact the Lots and all adjoining flows are directed to either Cromwell or Broadway where they are collected in the existing storm drainage system. There are two catch basins located at the southeast corner of the property, one in Cromwell and the other in Broadway. The existing site currently generates approximately 1.03 cfs under the 100-yr event. Flows generated on site are conveyed to the west via overland flow.

**Proposed Conditions** - The owner of the subject lease site is proposing to construct a 612 square foot unmanned electronics control station for local cable TV and internet service. In addition, an access roadway 12 feet in width will be installed at the existing driveway entrance located on Cromwell Avenue. The calculated developed runoff is 1.08 cfs under fully developed conditions. Site flows generated under the 100-year 10-day storm event yields 1,699 cubic feet. The proposed development occurs as an in-fill project which allows for the direct discharge of flows to the existing storm drainage system.

**Erosion Control Measures** - The contractor shall ensure that no soil erodes from the site into public right-of-way or onto private property. This can be achieved by constructing temporary berms at the property lines and wetting the soil to keep it from blowing. The contractor shall promptly clean up any material excavated within the public right-of-way so that the excavated material is not susceptible to being washed down the street. The contractor shall secure "Topsoil Disturbance Permits" prior to beginning construction.



## HOCH ASSOCIATES



ARCHITECTS  
PLANNERS  
INTERIORS

809 S. CALHOUN ST. - SUITE 500  
FORT WAYNE, INDIANA 46802  
TELEPHONE 219.424.7200  
TELEFAX 219.424.7301

RECEIVED  
SEP 22 2000  
HYDROLOGY SECTION

**Jel & Associates**  
6805 HARPER N.E.  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE: (505) 823-1556

COMCAST CABLEVISION  
411 CROMWELL AVE. S.E.  
GRADING/DRAINAGE AND  
TRAFFIC CIRCULATION PLAN

DRAWING NUMBER  
**C1.0**

