HYDROLOGY K19/D5 1 PLAN

K19/D5

1. Plan

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 10, 1979

K19-D5

Mr. Christopher L. Weiss, P.E.
Consultants, Inc.
1100-C Alvarado N.E.
Albuquerque, New Mexico 87110

Reference: Caravan East

Dear Chris:

I have reviewed the drainage report for the Caravan East, and I have no objections to the proposal submitted. The drainage report is therefore approved.

Please contact Fred Aguirre, for the review of the grading and construction plans.

Very truly yours,

Bruno Conegliano
Assistant City Engineer-Hydrology

BC/lc
xc: Richard Leonard, AMAFCA
Richard Heller, City Engineer
Fred Aguirre, Civil Engineer
Drainage File
reading

CRAINAGE REPORT & GRADING PLAN

for the new

CARAVAN EAST

October, 1979

consultants, inc ENGINEERING & PLANNING

RECEIVED
NOV 0 1 1979
CITY ENGINEER

DRAINAGE REPORT & GRADING PLAN

for the new

CARAVAN EAST

October, 1979

CHRISTOPHER L. WEISS
NEW MEXICO
6653
REGISTERED PROFESSIONAL ENGINEER

consultants, inc.
ENGINEERING - PLANNING

October 30, 1979

Mr. Bruno Conegliano
Municipal Development
City of Albuquerque
400 Marquette N.W.
Albuquerque, New Mexico 87102

RE: Caravan East

Dear Bruno:

We are submitting the attached report, prepared by us, for your review and approval.

Thank you.

Respectfully,

Christopher L. Weiss

Christopher L. Weiss, P.E.
President

CLW/bl

Attachments

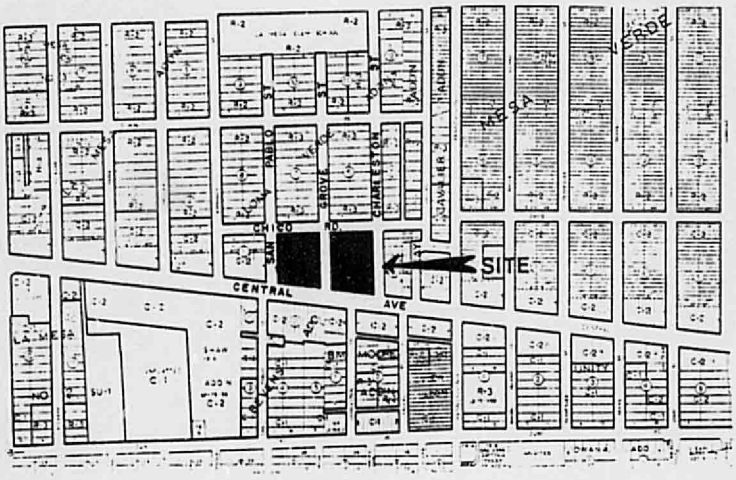
1100-C ALVARADO NE ■ ALBUQUERQUE, NEW MEXICO 87110 ■ (505) 268-2666

INTRODUCTION

At the request of the owner of the CARAVAN EAST, Consultants, Inc., has investigated the storm drainage for the site. This investigation follows the criteria set forth in the AMAFCA Drainage Resolution 72-2, which requires the retention of all additional runoff created by development.

SITE LOCATION

The proposed site (4.31 Acres) is located in the NE quadrant of the City. It lies adjacent to Central Ave. between San Pablo Ave. NE and Charleston Ave. NE and is bordered by developed commercial and residential property.



PROPOSED DEVELOPMENT

The area of study concerns the existing Caravan East and the parking lot to the west. The proposed development will consist of building a new Caravan East on the existing west parking lot, and removing the existing Caravan East building to turn that area into a parking lot. In essence, it is a complete land use swap for both areas, C-1 turned to P-1 on the east, P-1 turned to C-1 on the west. The only structure to remain will be the 7-11 store on the SE corner of the east block.

Construction features which are pertinent to drainage are as follows:

1. The new Caravan East will not alter the drainage patterns of the existing parking lot on the west because the owner will disturb as little of the existing pavement as possible.
2. Open areas in front of the new Caravan East and in the new parking lot will be landscaped and where practical be graded to accept runoff from their respective upstream areas to route the flows over previous ground before discharging onto the adjacent street.
3. The area affected by the proposed development is presently completely covered with asphalt pavement and/or roof area.

TOPOGRAPHIC MAP

The topographic map used as a basis for the grading plan was supplied by Frank Benavitez from a survey done 10-79. This map represents the topography for the site as it now exists.

EXISTING/DEVELOPED DRAINAGE

Offsite flows are routed around the respective areas by adjoining streets for discharge onto Central Ave. The area is not in a flood-hazard area as shown on page 23 of the FLOOD HAZARD BOUNDARY MAP. Existing onsite flows travel south-southwest across existing pavement and/or roofs to discharge onto the respective adjoining streets.

Developed drainage from the new Caravan East and new parking lot will follow the same drainage patterns as now exist. The hardsurfaced area for the existing condition and the proposed condition for both blocks will remain

basically the same. If anything, there will be a slight increase in open space with the proposed layout due to more landscaping in the parking areas. Therefore, the existing runoff vol/rate will not be increased by the proposed development.

DRAINAGE/GRADING EXHIBIT

The drainage/grading plan located in the back of this report shows the locations of landscaped areas to be used for infiltration. Final and existing grading elevations indicate areas of new construction, and areas to be left undisturbed.

RECOMMENDATIONS

NEW CARAVAN EAST BUILDING - WEST SIDE

1. The area around the building will be graded to drain in the same pattern as now exists for the west parking area. The pavement in front of the new building should be left undisturbed as much as possible as a cost-saving factor for the owner.
2. The open areas around the building should be sloped to drain to the parking areas rather than be self-ponding to minimize foundation settlement.

NEW PARKING LOT - EAST SIDE

1. When possible, where new pavement is required, the parking lot will be graded to drain to the landscaped areas to route runoff over infiltration areas.
2. The overflow from the front landscaped area will drain to Central Ave. through 4" PVC pipes constructed under the sidewalk and thru the curb as shown on the plan.

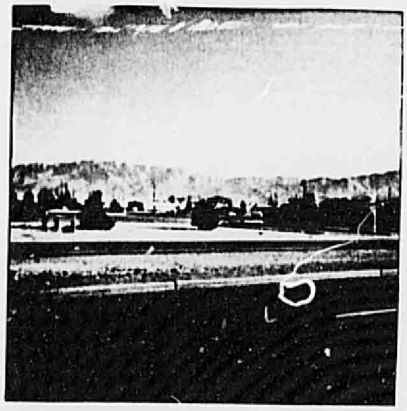
CONCLUSION

The existing site is completely covered by asphalt and/or buildings. The proposed site will have slightly more open space due to increased use of landscaped areas. The runoff from the proposed site will be no greater than now exists, but in fact will be routed through some landscaped areas for possible infiltration. The drainage patterns for both sites will remain the same as now exists. These factors enable the proposed site to meet the drainage criteria established by the City for the area.

FOLLOWING FRAME (S)

IS SHOT OF

PHOTOGRAPH (S)



Existing Parking & Caravan East -Looking Northeast-

Existing Parking on West Side of Caravan East -Looking East-

Existing Parking on West Side of Caravan East -Looking South-

Back Parking Lot/Existing Caravan East -Looking South-

7-11 Parking & Front of Existing Caravan East -Looking West-

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