9915 TROMBULL S.E.

L 20-D 13

1 PLAN

Pre-Design Investigation
(Additions)

DATE 3/11/83

ADDRESS 9915 Trumbull S.E ZONE ATLAS # L-20-D13

LEGAL DESCRIPTION

ARCHITECT/ENGINEER

LOT SIZE

ZONING

PROPOSED DEVELOPMENT Yes

	YES	NO	NA	COMMENTS
FLOOD HAZARD AREA		✓		
PART OF AN APPROVED REPORT		✓		
CONSTRUCTION PLANS ON MICRO-FILM		✓		
FIELD INSPECTION	✓			

COMMENTS

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DRAINAGE REQUIREMENTS All existing asphalt and dirt areas only requirement in effect would be to route all additional runoff from the proposed addition towards the Southeast portion of property and keep it away from adjacent property to the West.

(1) Site Plans required showing proposed addition.
(2) Runoff (New developed runoff) cannot be routed across private property.
(3) Note: Any future development will require a drainage plan

3/10/83

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. _____ DATE: 5/27/83

PLANNING DIVISION NO. _____

9915 Trumbull SE

CONFERENCE RECAP

SUBJECT: Tumble Weed Park

ATTENDANCE:	WHO	REPRESENTING
	Ray Harrison	Ray Harrison & Assoc.
	~~Buddy~~ Burnett	City

FINDINGS: 1. Downstream capacity exceeded, Therefore, Ponding required. If developed Runoff (100-year) can not be totally ponded on-site, release rate and volume requirements must be cleared by this office

2. Due to future development master plan should be provided for entire site.

3 Drainage plan appropriate

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED: Bud Burnett	SIGNED: Ray Harrison
TITLE: CE/Hydrology	TITLE: Chief Eng.
DATE: 5/27/83	DATE: 5/27/83

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DRAINAGE REPORT INFORMATION SHEET

L 20 - D13

PROJECT TITLE 9915 Trumbull SE TUMBLE WEED PARK, LOTS 1 - 13

ZONE ATLAS PAGE NO. L 20 CITY ADDRESS 9915 Trumbull Ave. SE

LEGAL ADDRESS Tract "B" Skyline Heights

ENGINEERING FIRM RAY HARRISON & ASSOCIATES CONTACT Ray Harrison

ADDRESS 1517 A Girard NE 87106 PHONE XXXXX 265 4276

OWNER Bob Jacobs CONTACT SAME

ADDRESS 9915 Trumbull SE PHONE 296 5520

ARCHITECT/SURVEYOR Same CONTACT

ADDRESS PHONE

DATE SUBMITTED

BY

RECEIVED
JUN 16 1983
ENGINEERING

RAY L. HARRISON & ASSOCIATES
CONSULTING ENGINEERS
1517-A GIRARD BLVD. NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-4276

CONCEPTUAL DRAINAGE PLAN

TUMBLEWEED PARK
LOTS 1 - 13

REPLAT OF TRACT "B", SKYLINE HEIGHTS

The existing property (3.1 acres) is a gravel surfaced heavy equipment storage yard and shops. It is being developed as a warehouse complex. A predesign conference was held 5/27/83 with a criteria requirement for 100 year developed ponding. Lots 1, 12 and 13 have buildings near the street and are impracticable to have ponds with positive drainage to the street. It is requested that these lots be considered developed. Lots 2 - 11 will be ponded typically as shown on the grading plan.

Planning History: This plan is for the approval of the replat of Tract "B", Skyline Heights into Tumbleweed Park Lots 1 - 13.

OFFSITE FLOW: There is no evidence of offsite flows. It is possible for some minor sheet flow across the East property line. Lots 6 and 7 will be graded to divert this flow to the street.

ONSITE CONDITIONS: AREA 3.1 acres

Undeveloped flow,
Soil, embudo hydrological group B 0% imp. C = .34

Q_{100} = .34 X 2.5 X 3.1 = 2.6 CFS

Present development (Heavy Equip. Storage Yard and Shops)
90% imp. C = .86

Q_{100} = .86 X 2. 5 X 3.1 = 6.67 CFS

Proposed development Lots 1 - 13
Ponding req. (.86 - .34) X 2.5 X 8576/12 = 929 CF
Ponding furnished 992 CF (Section 1 grading plan)

Lots 2 - 11 ponding 10 X 9.92 = 9.920 CF
Flow rate to street 4" pipe 2% slope h = 0.8"
Entrance Q C = 0.75 a = .09 h = 0.4'

$Q = Ca(2gh)^{\frac{1}{2}}$ = .34 CFS
A 4" pipe will carry 0.3 CFS Table 6.2 K & H.
Flow rates Lots 2 - 11 10 X 0.3= 3 CFS
Flow rate lots 1, 12, 13 .86 X 2.5 X 45354/43560 = 2 CFS
Proposed development Q = 2.2 + 3.0 = 5.2 CFS
Exact designs for each lot will be submitted with constructions plans

RECEIVED
JUN 16 1983
ENGINEERING

Ray L Harrison
Ray L Harrison

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

L20 - D13

June 30, 1983

Mr. Ray Harrison
Ray Harrison & Assoc.
1517-A Girard Blvd. N.E.
Albuquerque, N.M. 87106

RE: 9915 TRUMBLE SE

Dear Mr. Harrison:

The referenced drainage submittal is not in accordance with the drainage ordinance which requires that the development runoff be routed through a pond and discharged within 24 hours. Further, in your pre-design meeting with Mr. Burnett, a master plan was to be provided for the entire development. Please contact this office to discuss these comments in more detail.

I understand that the proposed replatting of the referenced site is scheduled to be heard at the D.R.B. on July 12, 1983. Therefore, I strongly advise that you contact me at your earliest convenience.

Very truly yours,

Fred J. Aguirre, P.E.
Civil Engineer/Hydrology

FJA/tsl

RAY L. HARRISON & ASSOCIATES
CONSULTING ENGINEERS
1517-A GIRARD BLVD. NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-4276

REVISED CONCEPTUAL DRAINAGE PLAN

TUMBLEWEED PARK
LOTS 1 -13

July 11, 1983

REPLAT OF TRACT " B ", SKYLINE HEIGHTS

The existing property (3.1 acres) is a gravel surfaced heavy equipment storage yard and shops. It is being developed as awarehouse complex, A predesign conference was held 5/27/83 with a criteria requirement for 100 year developed ponding. Lots 1, 12, and 13 have buildings near the street and are impracticable to have ponds with positive discharge to the street. It is requested that these lots be considered developed. Lots 2-11 will be ponded as shown on the grading plan with a grading plan for each lot submitted with the construction plans.

Planning History: This plan is for the approval of the replat of Tract "B", Skyline Heights into Tumbleweed Park Lots 1 - 13.

OFFSITE FLOW: There is no evidence of offsite flows. It is possible for some minor sheet flow across the east property line. Lots 6 and 7 will be graded to divert this flow through the ponds and into the street.

ONSITE CONDITIONS

Undeveloped flow,
Soil, embudo hydrological group B 0% imp C = 0.34

Q_{100} = .34 X 2.5 X 3.1 = 2.6 CFS

Present development(Heavy equipment storage yard)
90% imprevious C = .86

Q_{100} =.86 X 2.5 X 3.1 = 6.67 CFS

RECEIVED
JUL 11 1983
ENGINEERING

Drainage plan
Tumbleweed Park

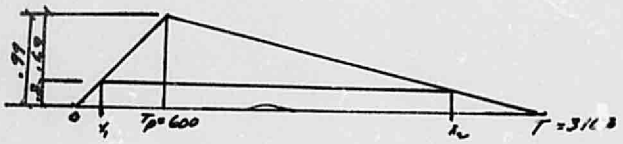
Lot 1, 12, and 13 no ponding
Lots 2 - 11 ponding as shown
Lot 2 shown as typical
Lot area 8576 SF .20 acres Q = .86
Mathmatical hydrograph per DPM

T_p = 10 min = 600 sec

Q_p = .86 X 2.3 X 2.5 X .2 = .99 CFS

V = .86 X 2.5/12 X 8576 + 1536

$T = 2V/Q_p$ = 3103



s_1 = 600/.99 = 606 s_2 = 3103-600/ .99 = 2528

a 4" pipe on a 2% slope will carry ,3 CFS Table 6.2 K & B
Entrance check C = .75 a = .09 h = .4 avg

$Q = Ca(2gh)^{\frac{1}{2}}$ = .34 entrance ok

x_1 = 606 X .3 = 182 X_2 = 2528 X .3 = 758

758 + 182 - 3103 = 2160
2160 X .69/2 = 745 CF ponding required
ponding furnished 992 CF

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
Harry E. Kinney

CHIEF
ADMINISTRATIVE OFFICER
Frank A. Kleinhenz

INTER-OFFICE MEMORANDUM

TO: DEVELOPMENT REVIEW BOARD MEMBERS
JIM MILTON, Transportation
LEORA JAEGER, Transit
JOE QUINTANA, Council of Governments
TED SCHOLER, CIP Planner
DAN SABO, AMAFCA
SAM TRUJILLO, Refuse Removal Division
PAT EVERTSEN, Police Planning
BOB CASIAS, Fire Department
DAMACIO SALAZAR, Environmental Health
BOB ROMERO, Zoning Enforcement Officer
MARY LOU HAYWOOD, Neighborhood Coordination
LEONARD GREENSPAN, Albuquerque Public Schools
VAL VALDEZ, Real Estate Officer
LLOYD D. BARLOW, Zoning Hearing Examiner
NICK ESTES, Acting City Attorney
ERICA JONES, Air Quality Board, Heritage Place, N.E.; 87109

FROM: GENE MARES, Chairman, Development Review Board

SUBJECT: DEVELOPMENT REVIEW BOARD HEARING ON A MAJOR SUBDIVISION

S-83-18 (DRB-83-345) Ray Harrison, agent for Robert Jacobs, requests approval of the Replat of Tract B/Skyline Heights Addition into Lots 1-13/Tumbleweed Park Subdivision, zoned C-3, and located on the west side of Conchas Street, between Bell and Trumbull Avenues, S.E., containing approximately 3.1 acres. (L-20)

Your comment on the above case is requested. The date comments are to be at this office is JULY 6, 1983, so that the Board may hear these cases on JULY 12, 1983. Attached are copies of the requests.

If you have any further questions, please contact Gene or Felipe at 7422, extensions 30 and 48, respectively.

APPLICATION FOR SUBDIVISION

INSTRUCTIONS: PRINT OR TYPE IN BLACK INK ONLY. All attachments must be submitted with the application and, after folding, shall not exceed 8 1/2 x 14 inches.

1. Applicant's Name: Robert Jacobs ~~Ray Harrison~~ requests:

____ Sketch Plat ____ Preliminary Plat _X_ Final Plat

____ Date Submitted ____ Date Submitted ____ Date Submitted

approval of the proposed TUMBLEWEED PARK Subdivision of

Lot(s): 1-13 Block(s): —

in Subdivision/Addition/MRGCD Map Number: TRACT B SKYLINE HEIGHTS

Located generally: MOON & TRUMBULL

2. Description of the Request:

Number of lots proposed: ____ Total gross acres covered by request: ____

	Proposed Use	Zoning	Total Net Acreage of Use
a.	C-3 uses	C-3	3.1
b.			
c.			
d.			

Other information: Full subdivision - need to notify applic. of hearing date - Advertise

5-83-18

DRB-83-345

Case #

3. APPLICANT INFORMATION:

Applicant's Mailing Address: 9915 TRUMBULL Zip Code: 87123

Phone: 296-5523

Agent (if any): RAY HARRISON Phone: 265-4276

Mailing Address: 1577 A GIRARD NE Zip Code: 87106

Ownership Interest in Property: Engineer

4. REQUIRED ATTACHMENTS IN ACCORDANCE WITH SUBDIVISION ORDINANCE REQUIREMENTS
See Appropriate Checklist(s)

5. Signature of Applicant: by Ray Harrison Date: 6-15-83

If agent is used, attach applicant's authorization to act on the applicant's behalf regarding this request.

PLANNING DIVISION INTERNAL USE ONLY

Application Received by: Cynthia Borrego Date: 6/15/83

Fee Paid: 100.00 Method of Payment: Ck.

Cross References: S-83-18 — DRB-83-345

Public Hearing

1 copy each to:
Applicant
Secretary
Graphics

Meeting Date: July 12, 1983

S-83-18
Case # S- SD- SUB-

Application for Subdivision
Page 2 of 2

Map Number 1-20

AGENDA ITEM NUMBER 5

CITY OF ALBUQUERQUE/BERNALILLO COUNTY
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

DEVELOPMENT REVIEW BOARD
July 12, 1983
S-83-18 (DRB-83-345)

S-83-18 (DRB-83-345) Ray Harrison, agent for Robert Jacobs, requests approval of the Replat of Tract B/Skyline Heights Addition into Lots 1-13/Tumbleweed Park Subdivision, zoned C-3, and located on the west side of Conchas Street, between Bell and Trumbull Avenues, S.E., containing approximately 3.1 acres. (L-20)

COMMENTS FROM OTHER DEPARTMENTS:

Seventeen agencies were contacted for comment. The following are those agencies which responded.

LEONARD GREENSPAN/Albuquerque Public Schools	"No adverse comments."
JOE QUINTANA/C.O.G.	"No adverse comment."
VAL VALDEZ/Real Estate Officer	"No adverse comments."
BOB FOSNAUGH/Traffic Engineer	"No adverse comment."
LEORA JAEGER/Transit	"No comment."
DAN MOREHEAD/Water Resources Department	"No comment pertaining to proposed replat." "Water and sanitary sewer availability statement required prior to commitment of service."

cc: Robert Jacobs, 9915 Trumbull, S.E.; 87123
Ray Harrison, 1512-A Girard, N.E.; 87106

IT IS REQUESTED THAT THE APPLICANT/AGENT BE PRESENT AT THE HEARING.

83-345 L20-D13
NO ADVERSE COMMENTS
SIGNED-OFF

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

July 14, 1983

Ray Harrison
Ray Harrison & Associates
1517 A Girard NE
Albuquerque, NM 87106

REF: 9915 TRUMBULL SE (L20-D13)

Dear Mr. Harrison:

The referenced plan is approved. Please advise your client that a drainage plan will be required in order to develop each lot.

If you have any questions regarding the above, please call me at 766-7467.

Sincerely,

Fred J. Aguirre
Civil Engineer/Hydrology

FJA:mrk