HYDROLOGY ○ L20/D35 ○ 3 PLANS

L 20/D 35

3 PLANS

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 768-7644

December 22, 1986

Anthony J. Opstedal
1832 Christine Street, NE
Albuquerque, New Mexico 87112

RE: DRAINAGE PLAN FOR GARAGE BUILDING AT 10000 CENTRAL AVENUE, SE
(L-20/D35) RECEIVED DECEMBER 1, 1986

Dear Mr. Opstedal:

A review of your resubmittal for Building Permit has yielded the following comments. These are divided into two sections, Calculations and Site information.

CALCULATIONS:

The on-site calculations should address the following:

1. General Information

   P_6 - 6 Hour rainfall (2.4 in)
   T_c - time of concentration (10 min)
   I - rainfall intensity
   (2.16 x 2.4) or $(6.84 * T_c^{(-.51)} * P_6)$
   A - area in acres (10070) square feet or 0.23 acres

2. Undeveloped Conditions

   *C = runoff coefficient (.40)
   CN = curve number (69)
   DRO= Direct runoff plate C-4 DPM (0.4)
   Q = runoff in cfs by rational method Q = CIA =
   (.48) cfs
   V = volume of runoff by SCS Method $V = \frac{DRO}{12} A$ (ft) =
   (336) cf

3. Developed Conditions

*C = weighted "C" value to be (.94)
CN = (98)
DRO= (2.2)
Q = CIA = (1.13) cfs
V = $\frac{DRO}{12}$ A = (1846) cf

*See emergency rule (1/14/86) for "C" value information

SITE INFORMATION

1. Off-site flows cannot be obtained from flood maps. They must be obtained by analysing the upstream (east) watershed to the site. The simplist method to do this would be to study orthophoto topographic maps to determine the off-site watershed which flows across the site; and then determine the flow rate and volume generated by this watershed. Existing, historical flows may not be blocked by this development so as not to damage surrounding property owners or cause ponding on the property to the east.

2. The width of the property has changed from 50.35 ft. to 48.35 ft. between the first and second submittal. The current plat indicates a width of 50.35 ft.

3. Need top of asphalt elevations at the corners of the building.

4. Does the top of asphalt along the south property line match the alley grades? More elevations should be provided for this.

5. The sheets submitted December 1, 1986 have no elevations, therefore, updated sheets are needed.

6. Grades of .5% or greater are recommended (not required) for asphalt paving. The entire site slopes .5%, but 140 of the 200 feet slope at .35%.

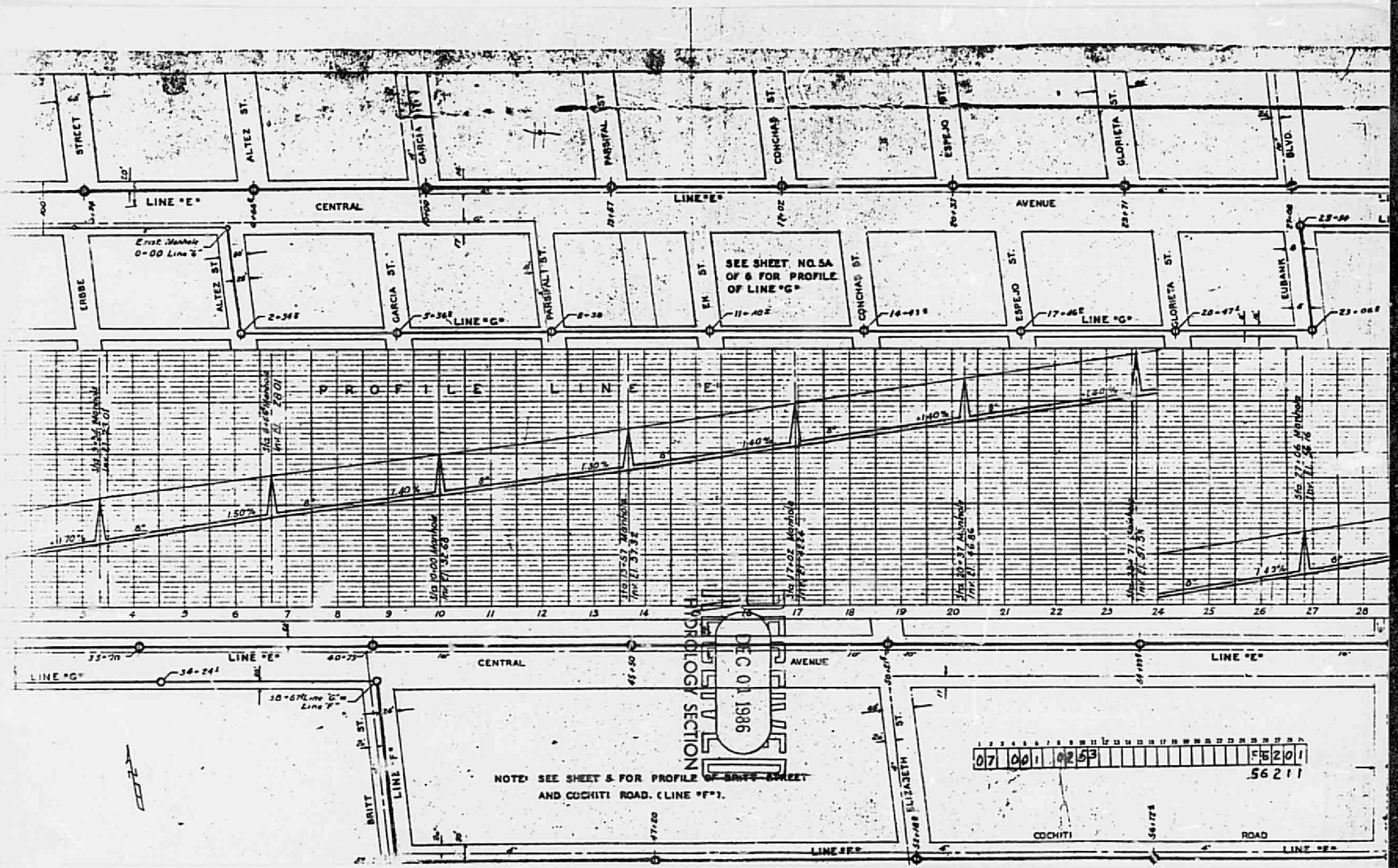
Please provide this information so we may process your submittal as expediently as possible. If I may be of further assistance, feel free to call me at 768-2650.

Cordially,

Billy J. Goolsby

Billy J. Goolsby, P.E.
C.E./Hydrology Section

BJG/bsj


LINE "E"
CENTRAL
AVENUE
LINE "G"
SEE SHEET NO. 5A OF 6 FOR PROFILE OF LINE "G"
PROFILE LINE "E"
LINE "F"
BRITT
ELIZABETH ST.
COCHITI
ROAD
NOTE: SEE SHEET 6 FOR PROFILE OF BRITT STREET AND COCHITI ROAD. (LINE "F").
RECEIVED
DEC 01 1986
HYDROLOGY SECTION
07 001 025
56211

PROFILE
56201
56211
56220
DEC 01 1986
HYDROLOGY SECTION

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 768-7644

November 19, 1986

Anthony J. Opstedal
1832 Christine Street, NE
Albuquerque, New Mexico 87112

RE: DRAINAGE PLAN FOR GARAGE BUILDING AT 10008 CENTRAL AVENUE, SE
(L-20/D35) RECEIVED NOVEMBER 17, 1986

Dear Mr. Opstedal:

A preliminary review of your submittal for Building Permit approval has shown that the following information is lacking for this section to begin the review process:

INFORMATION NEEDED:

1. New information sheet with resubmittal designation.
2. Engineer's stamp with signature and revision date.
3. You must use the emergency rule to calculate your flow rates and the SCS method to calculate your volumes.
4. Location, description and elevation of the City Control monument used.
5. Erosion control (what do you propose that the contractor provide so that no sediment is routed towards the street during construction.
6. City Engineer approved alley grades when site abutts a dedicated unpaved alley.

PLAN DRAWINGS:

1. Identification of all existing structures located on-site or on adjacent property extending a minimum of 25' beyond property line with particular attention to retaining and garden walls.
2. Direction and location of roof drains.

3. Existing City top of curb and flow line elevations with Mean Sea Level designation.

4. More spot elevations needed to determine that run-off will exit onto Central.

5. Elevation at property line must be 1' above flow line at the property line on Central.

6. .5% slope recommended for asphalt paving.

7. Please identify any off-site flows that might be blocked because of this development (You will need to accept any and all off-site flows).

8. Plan drawing size must be 24" x 36".

9. Indication of all existing rights-of-way on or adjacent to the site with dimensions (Central right-of-way and alley right-of-way.)

10. Contours and spot elevations extending a minimum of 25' beyond property line.

Please provide this information so that we may process your request as expediently as possible.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

NOTICE OF EMERGENCY RULE

Pursuant to Article XI, Chapter 7 of the Revised Ordinances of Albuquerque, 1974:

I Ken Schultz, Mayor of the City of Albuquerque have determined that there are urgent and compelling reasons to modify certain rules contained in the Development Process Manual relating to the Minimum Standards for the Design of Subdivisions.

This modification of rules is necessary to preclude possible inaccuracies and inconsistencies in the application of certain design criteria for the design of drainage management and flood control systems within the platting and planning jurisdiction of the City of Albuquerque.

I therefore declare that the following modifications to the Development Process Manual of the City of Albuquerque shall become effective immediately:

Volume II, of the Development Process Manual shall be modified as follows:

Chapter 22, Page 7 Delete part C.1.

Chapter 22, Page 8 Remove page 8 - Plate 22.2 C-1 and delete all reference to it.

Chapter 22, Page 17 Delete part E.2 and add the following:

"C" values for use in the Rational formula should be taken from textbook and handbook references. City staff will review and evaluate composite "C" values based on the following surface types and associated values:

Surface Type	"C" Value
streets, drives, walks	0.95
roofs	0.90
lawns and landscaping	0.25
undeveloped	0.40

Volume and hydrograph determinations will be done according to part C.2. page 7, and part F page 19, regardless of watershed size, except where an existing approved Master Plan has used the Rational Method for these determinations.

Chapter 22, Page 18 Remove page 18 - Plate 22.2 E-1 and delete all reference to it.

Additional modifications may be incorporated into the next periodic update of the Development Process Manual.

For further information regarding this matter contact the City Engineer at telephone number 768-2500 or by mail at City/County Government Center, One Civic Plaza, Municipal Development Department, Engineering Division, 5th floor, 87103.

Ken Schultz, Mayor /Date 1/14/86

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL AND ALBUQUERQUE TRIBUNE ON 2/19/86 Date.

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 768-7644

December 22, 1986

Anthony J. Opstedal
1832 Christine Street, NE
Albuquerque, New Mexico 87112

RE: DRAINAGE PLAN FOR GARAGE BUILDING AT 10000 CENTRAL AVENUE, SE
(L-20/D35) RECEIVED DECEMBER 1, 1986

Dear Mr. Opstedal:

A review of your resubmittal for Building Permit has yielded the following comments. These are divided into two sections, Calculations and Site information.

CALCULATIONS:

The on-site calculations should address the following:

1. General Information

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Cordially,

Billy J. Goolsby

Billy J. Goolsby, P.E.
C.E./Hydrology Section

BJG/bsj

December 1, 1986

City of Albuquerque
Hydrology Section
P.O. Box 1293
Albuquerque, New Mexico 87102
Att: Bernie J. Montoya C.E.
Engineering Assistant

RECEIVED
DEC 01 1986
HYDROLOGY SECTION

Re: Drainage Plan for garage building at 10008 Central Ave. SE [L-20/D35]

Dear Mr. Montoya:

The following item numbers refer to your item in letter of Nov. 19, 1986.

Information Needed:

1. New information sheet attached.
2. Engineers stamp and revision date on drawing.
3. Calaulations changed using SCS method as requested.
4. BM located at Eubank and Central; # Sta. 5-L21[R] Elevation 5466.535 [SDL 1929].
5. No sediment-bearing water will be discharged from the site during construction.
6. Mr. Olson of the engineering department told me 11-28-86 that it could take up to six weeks to design the alley grades. there must be some grades somewhere as the Camper Corral of Alb. 9804 Central ave. was developed about a year ago and there should be grades in the alley. I assume they were required to submitt the same information.

Plan Drawings:

1. There is only one building within 25' of this property, it is a concrete block 24'x36' garag e bui_ding. No other buildings exist. Some areas have been paved in the surounding lots.
2. Location and direction of roof drains have been added.
3. Top of curb was shown; Flowline of street gutter has been added
4. The drawings show 1' fall for 200'= 0.5% slope
5. The property at Central is 1' above gutter grade.
6. Slope of finish grade= 0.5%
7. None.
8. Drawing increased to 24"x36".
9. R.O.W. for Central and Alley added.
10. The contours shown are one-half foot interval and to a distance of 25'.

It is imparitive that the constructio n is commenced befor the end of the year, I hope the alley grades donot hold up approval.

Sincerely;

Anthony J. Opstedal

Anthony J. Opstedal
Registered P.E.
#3079 N.M.

RESUBMITTAL - 11-28-86

PROJECT TITLE: GARAGE BUILDING ZONE ATLAS/DRNG. FILE #: L20/D35

LEGAL DESCRIPTION: LOT 3 BLOCK 5 SKYLINE HEIGHTS ADD.

CITY ADDRESS: 10008 CENTRAL AVE S.E.

ENGINEERING FIRM: ANTHONY J. OPSTEDAL CONTACT: ANTHONY J. OPSTEDAL

ADDRESS: 1832 CHRISTINE ST. N.E. PHONE: 299-5577

OWNER: SAME - CONTACT:

ADDRESS: PHONE:

ARCHITECT: CONTACT:

ADDRESS: PHONE:

SURVEYOR: SAME - CONTACT:

ADDRESS: PHONE:

CONTRACTOR: SAME - CONTACT:

ADDRESS: PHONE:

RECEIVED
DEC 01 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES on revision w/ Roger Green

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: 12-1-86

BY: Anthony J Opstedal

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

November 19, 1986

Anthony J. Opstedal
1832 Christine Street, NE
Albuquerque, New Mexico 87112

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/Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

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Ken Schultz, Mayor /Date 1/14/86

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL AND ALBUQUERQUE TRIBUNE ON 2/19/86. Date

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OWNER: SAME CONTACT: SAME

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SURVEYOR: SAME CONTACT: SAME

ADDRESS: PHONE:

CONTRACTOR: ANTHONY J. OPSTEDAL CONST. & ENG. CO. CONTACT: SAME

ADDRESS: 1832 CHRISTINE ST. N.E. ALB. N.M. 87112 PHONE:

RECEIVED
NOV 17 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

\ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. —

EPC NO.

PROJ. NO.

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

\ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

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___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 11-17-86

BY: Anthony J. Opstedal