HYDROLOGY M16/D12 1 PLAN

M16/D12

1 Plan

Western Graphics Studio

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
David Rusk

January 18, 1979

Goldberg/Mann & Associates
Mr. Thomas T. Mann, Jr.
911 Pennsylvania Street
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR WESTERN GRAPHICS STUDIO

Dear Tom:

The above referenced drainage plan was reviewed and approved.

Very truly yours,

Fred J. Cagnoni

for Bruno Conegliano
Assistant City Engineer-Hydrology

BC/el

cc: Richard Heller, City Engineer
Rich Leonard, AMAFC
Drainage File

Goldberg · Mann & Associates
Engineers·Planners
911 Pennsylvania St. Albuquerque, New Mexico 87110 (505) 265-2921

January 3, 1979 8-73

RECEIVED
JAN 04 1979
CITY ENGINEERS

Mr. Bruno Conegliano
Assistant City Engineer/Hydrology
Department of Public Works
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Drainage Plan for Western Graphics Studio

Dear Bruno:

Transmitted herewith are the following items for the Western Graphics Studio Drainage Plan.

1. vicinity map
2. flood plain map
3. plot plan
4. calculations

The project site is on Baylor Drive S.E. east of Yale in the office/industrial area just north of the airport. The natural slope of the land is from northeast to southwest. The site will be developed as a studio, gallery and printing plant.

The site is not in a flood plain, the finished floor elevation is above the 100 year flood level, the site is not adjacent to a natural or artificial water course and there are no drainage easements on the property.

Baylor Drive intercepts runoff from the north; the property to the east is graded so that the runoff from that property does not enter the project site. The land to the south and west is lower than the project site. Therefore, offsite runoff is negligible. Erosion will not result from construction of the project, and the development will not block any existing drainage conditions.

The Plot Plan shows the existing and proposed contours on one foot intervals. Swales are defined with arrows and spot elevations. There is continuity between proposed and existing contours. Retaining walls will be required along portions of the east and south boundaries. The retaining walls will be constructed of railroad ties and will vary in height from 1'0" to 2'6". The elevation along the property line is at least 0.3 feet above the top of curb. All runoff is conveyed into a pond before leaving the site.

The calculations for the pond volumes are attached at the end of this letter.

The pond depth is not greater than 18 inches, and fencing will not be provided.

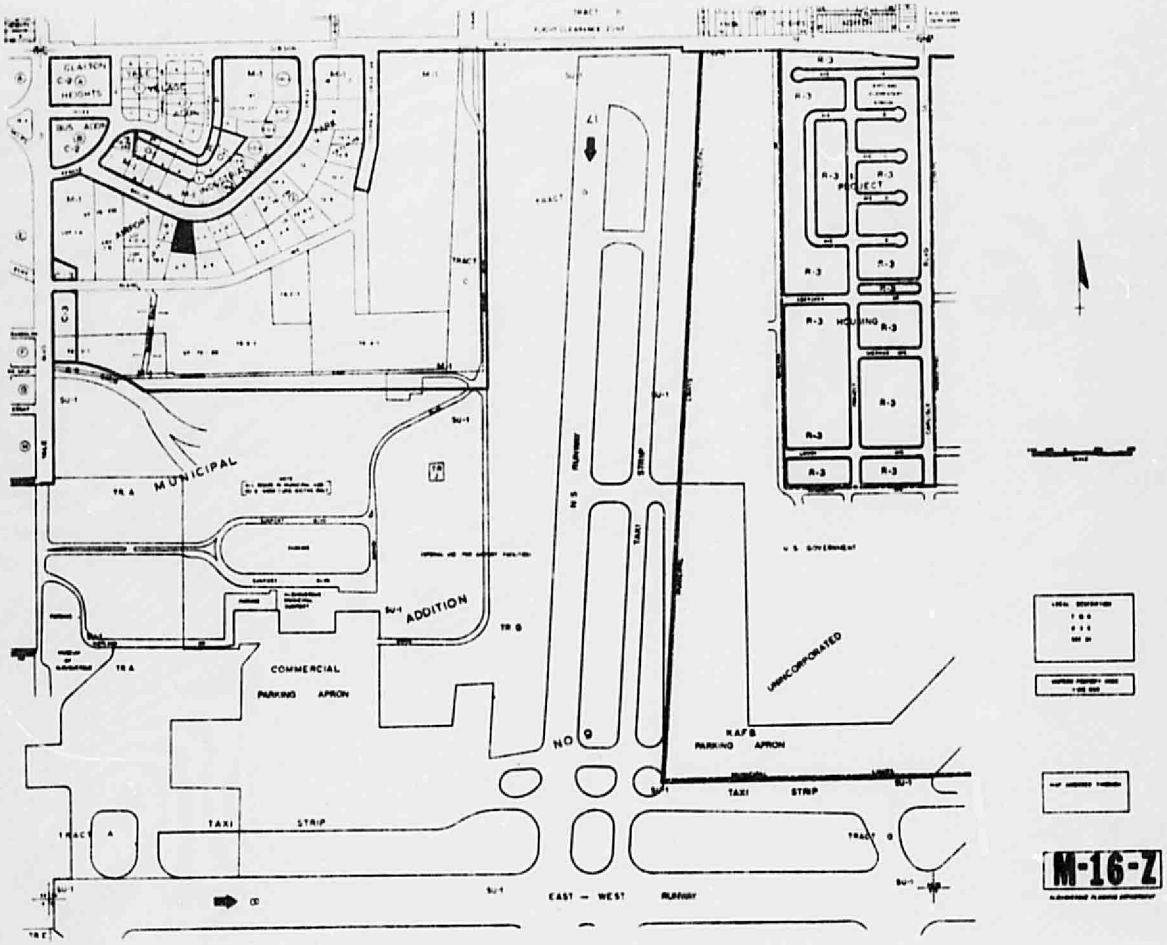
This Drainage Plan is in compliance with the requirements of the City and AMAFCA, and I request your approval.

If you have any questions, do not hesitate to call. Thank you.

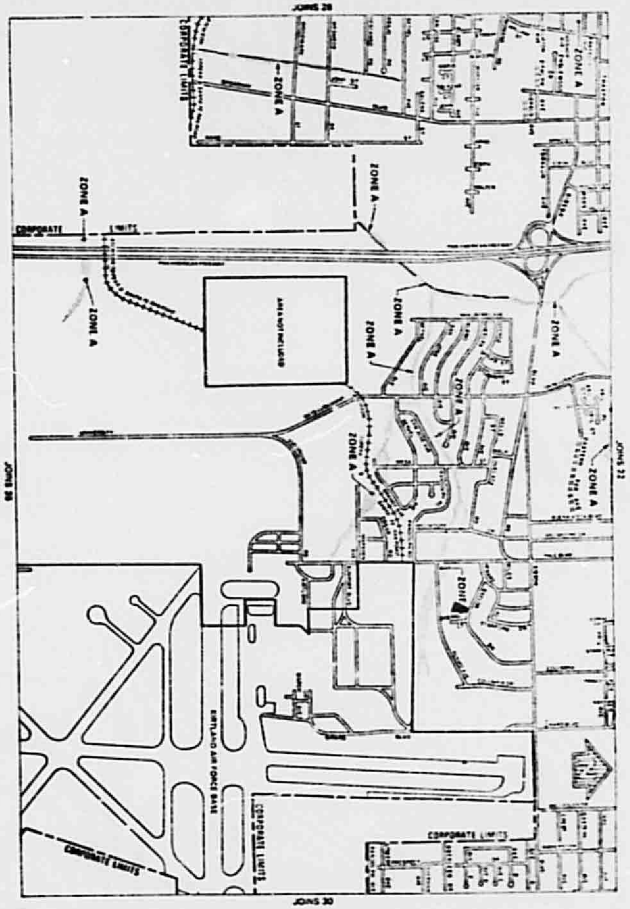
Yours truly,

Thomas T. Mann, Jr., P.E.
President

TTM:jj
Att.



VICINITY MAP



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Federal Insurance Administration

CITY OF ALBUQUERQUE, NM
(BERNALILLO CO)

APPROXIMATE SCALE
1000 0 1000 2000 3000 FEET

FLOOD HAZARD BOUNDARY MAP

MAP REVISED
2/14/78

FIGURE 3

Attachment

CALCULATIONS

Area of Parcel = 22,960 s.f.

Impervious Area = 12,140 s.f.

Required Pond Volume = 12,140 x 0.1 = 1,214 c.f.

Pond Volume

$\frac{(14.0 = 8.5)}{2}$ 100 (1) = 1,125

$\frac{1}{2}$ (8.5) 1 = 425 c.f.

Total Pond Volume = 1,540

H. William Fanning AIA
Architect

December 14, 1978

Mr. Bruno Conegliano, Assistant Engineer for Hydrology
Department of Public Works
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Reference: Drainage Report
Western Graphics Studio and Gallery
Albuquerque, New Mexico

Dear Mr. Conegliano:

Please find attached one set of architectural plans for the above-referenced project. This project is to be located on Tract A-4 of Block 2, Airport Industrial Park. Sheet 1 of the drawings contains the drainage calculations, and the site plan on that sheet shows the ponding area for the project located at the southwest corner of the property. Should you have any questions regarding the calculations, please contact us. We would appreciate approval of the drainage report now so that if modifications are required, they can be accomplished before bidding of the project.

Thank you for your assistance.

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H. William Fanning AIA

cc: Mr. Barry Goldberg

HWF/jh

110 Amherst Drive SE Albuquerque, New Mexico 87106 505-266-5874

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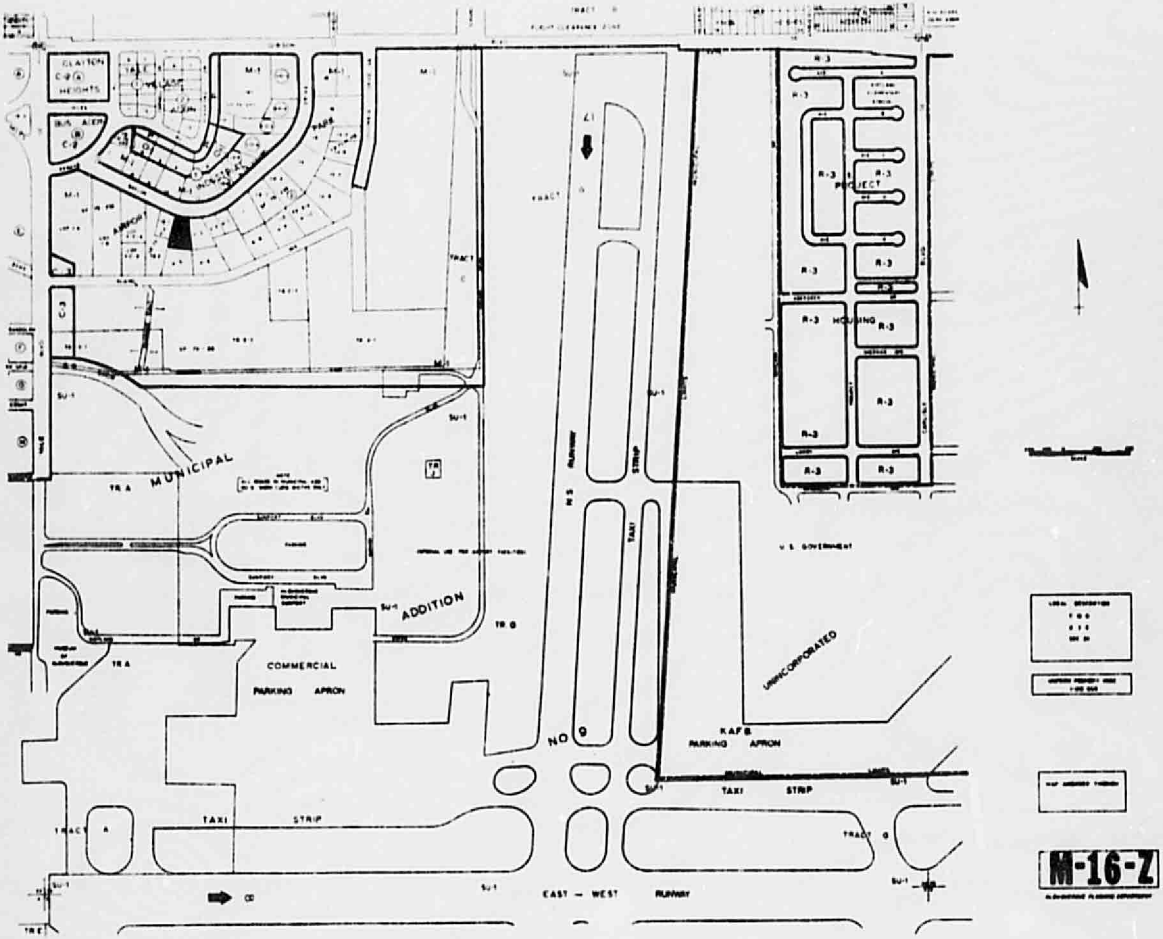

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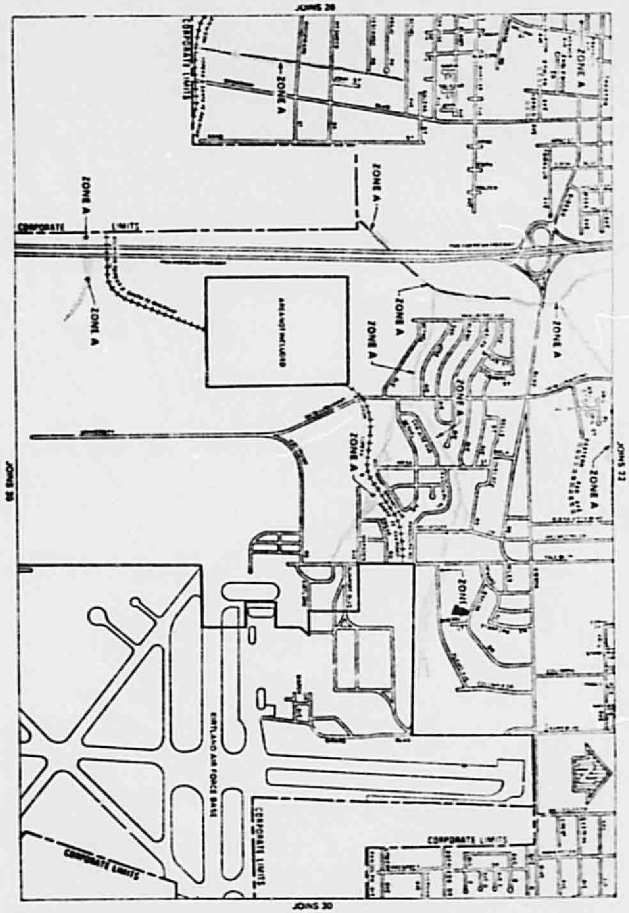
JONS 22
ZONE A
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Attachment

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