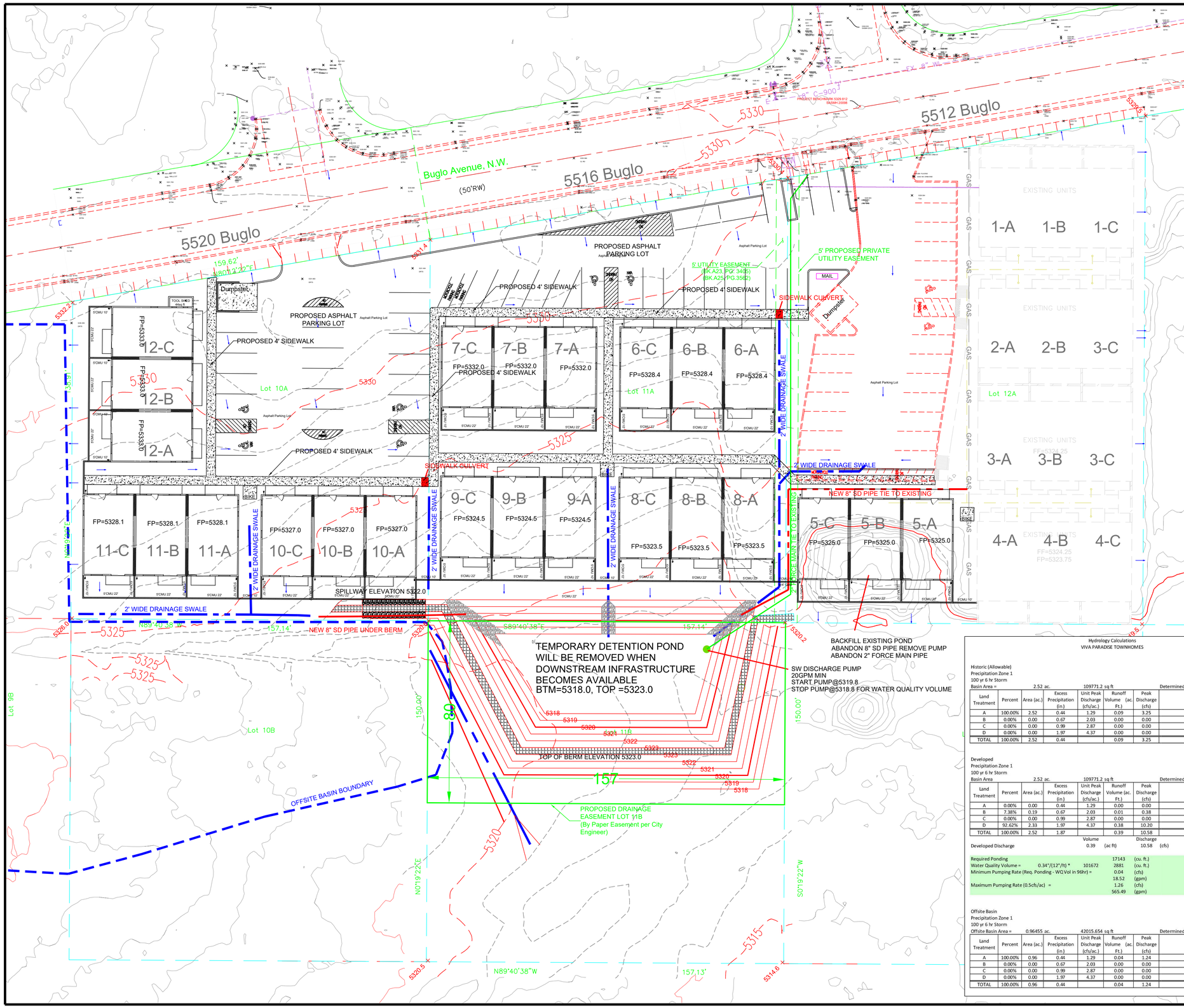

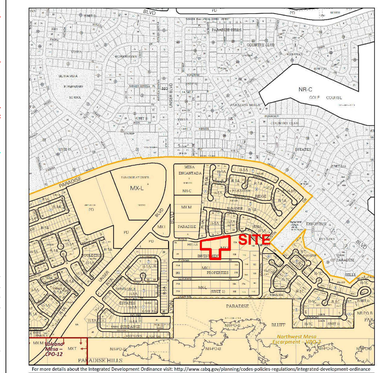

For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas May 2018

Zone Atlas Page: **B-11-Z**

IDO Zoning information as of May 17, 2018. The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Gray Shading Represents Area Outside of the City Limits.

Easement | Escarpment | Petroglyph National Monument | Areas Outside of City Limits | Airport Protection Overlay (APO) Zone | Character Protection Overlay (CPO) Zone | Historic Protection Overlay (HPO) Zone | View Protection Overlay (VPO) Zone

0 200 800 1,000

DRAINAGE NARRATIVE

This plan addresses the PHASE II development of the Viva Paradise Townhome project. A portion of the existing PHASE I storm drain infrastructure will be incorporated into the PHASE II infrastructure. This work will consist of backfilling the existing stormwater pond and connecting the existing underground stormwater pipe to the new PHASE II pond The PHASE II pond is sized to accept the runoff from both PHASE I and PHASE II. The PHASE II development will collect and direct runoff to the new pond via. surface drainage swales. The new pond will be fitted with a stormwater lift station that will remove stormwater from the pond and pump it to the Buglo ROW where it will eventually enter the public stormwater system.

THIS IS A
CONCEPTUAL GRADING AND DRAINAGE PLAN
NOT FOR CONSTRUCTION

POND VOLUME 3:1 SIDE SLOPES BERMED

ELEVATION	AREA	AVE AREA	DEPTH	CUM DEPTH	VOLUME	CUM VOLUME
5318	2867.24					
		3241.4178	1	1	3241.418	3241.41775
5319	3615.60					
		4027.3597	1	2	4027.36	7268.77745
5320	4439.12					
		4888.4715	1	3	4888.471	12157.2489
5321	5337.82					
		5824.753	1	4	5824.753	17982.00185
5322	6311.69					
		6895.3693	1	5	6895.369	24877.37115
5323	7479.053					

Hydrology Calculations
VIVA PARADISE TOWNHOMES

Historic (Allowable)
Precipitation Zone 1
100 yr 6 hr Storm
Basin Area = 2.52 ac. 109771.2 sq ft Determined by DB

Land Treatment	Percent	Area (ac.)	Excess Precipitation (in.)	Unit Peak Discharge (cfs/ac.)	Runoff Volume (ac. Ft.)	Peak Discharge (cfs)	Comments
A	100.00%	2.52	0.44	1.29	0.09	3.25	Natural Ground
B	0.00%	0.00	0.67	2.03	0.00	0.00	Landscaped Areas
C	0.00%	0.00	0.99	2.87	0.00	0.00	Compacted earth
D	0.00%	0.00	1.97	4.37	0.00	0.00	Impervious Areas
TOTAL	100.00%	2.52	0.44		0.09	3.25	

Developed
Precipitation Zone 1
100 yr 6 hr Storm
Basin Area 2.52 ac. 109771.2 sq ft Determined by DB

Land Treatment	Percent	Area (ac.)	Excess Precipitation (in.)	Unit Peak Discharge (cfs/ac.)	Runoff Volume (ac. Ft.)	Peak Discharge (cfs)	Comments
A	0.00%	0.00	0.44	1.29	0.00	0.00	Natural Ground
B	7.38%	0.19	0.67	2.03	0.01	0.38	Landscaped Areas
C	0.00%	0.00	0.99	2.87	0.00	0.00	Compacted earth
D	92.62%	2.33	1.97	4.37	0.38	10.20	Impervious Areas
TOTAL	100.00%	2.52	1.87		0.39	10.58	

	Volume		Discharge	
Developed Discharge	0.39	(ac ft)	10.58	(cfs)

Required Ponding		17143	(cu. ft.)
Water Quality Volume =	0.34"/(12"/ft) * 101672	2881	(cu. ft.)
Minimum Pumping Rate (Req. Ponding - WQ Vol in 96hr) =		0.04	(cfs)
		18.52	(gpm)
Maximum Pumping Rate (0.5cfs/ac) =		1.26	(cfs)
		565.49	(gpm)

Offsite Basin
Precipitation Zone 1
100 yr 6 hr Storm
Offsite Basin Area = 0.96455 ac. 42015.654 sq ft Determined by DB

Land Treatment	Percent	Area (ac.)	Excess Precipitation (in.)	Unit Peak Discharge (cfs/ac.)	Runoff Volume (ac. Ft.)	Peak Discharge (cfs)	Comments
A	100.00%	0.96	0.44	1.29	0.04	1.24	Natural Ground
B	0.00%	0.00	0.67	2.03	0.00	0.00	Landscaped Areas
C	0.00%	0.00	0.99	2.87	0.00	0.00	Compacted earth
D	0.00%	0.00	1.97	4.37	0.00	0.00	Impervious Areas
TOTAL	100.00%	0.96	0.44		0.04	1.24	

SCALE 1" = 20'

0 10 20 40 60

AS BUILT INFORMATION
CONTRACTOR WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
RECORDING INFORMATION
RECORDED BY DATE
NO.

BENCHMARKS

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
DONALD R. BRIGGS NEW MEXICO 14912 REGISTERED PROFESSIONAL ENGINEER
11-13-19

REMARKS BY

REVISIONS DESIGN
NO. DATE

		DATE
DESIGNED BY	DB	11/13/2019
DRAWN BY	DB	11/13/2019
CHECKED BY		DATE

DON BRIGGS Engineering LLC
505-249-4843
donbriggsengineering@gmail.com
5324 Oakledge Ct. NW, Albuquerque, NM 87120

TITLE:
VIVA PARADISE TOWN HOMES
CONCEPTUAL GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo. / Day / Yr.	Mo. / Day / Yr.

City Project No.	Zone Map No.	Sheet	Of
PR-2019-2333	B-11-Z	3	5