



DRAINAGE REPORT FOR CARLISLE MARKETPLACE



PREPARED FOR

City of Albuquerque, Planning Department
Development Review Services, Hydrology Section

PREPARED BY

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I, Sheldon Greer, do hereby certify that this report was duly prepared by me or under my direction and that I am a duly registered Professional Engineer under the laws of the State of New Mexico.

Sheldon Greer, P.E.
NMPE No. 17154

[DATE]

Date

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1.0 INTRODUCTION

1.1 PURPOSE

The purpose of this drainage report is to demonstrate that the proposed re-development of Tracts A and B of Carlisle and Indian School Subdivision safely conveys the peak 100-year storm runoff. The drainage intent for proposed conditions is to match current existing conditions for the site.

1.2 LOCATION AND DESCRIPTION

Tracts A and B are located at the northeast corner of the Carlisle Boulevard and Indian School Road intersection and contain approximately 10.7 acres. See Figure 1.2.1 below. The existing site includes a Burger King restaurant located on Tract B and an old K-Mart building and parking lot on Tract A that is currently vacant. The existing conditions are described in more detail in Section 3.1 and the proposed conditions are described in Section 3.2.



FIGURE 1.2.1 – PROJECT LOCATION

2.0 METHODOLOGY

The hydrologic analysis was performed for the site in accordance with the Albuquerque Development Process Manual (DPM) Section 22.2 using the Rational Method to calculate peak flow rates for the 100-year, 24-hour design storm in order to ensure all flow paths are sufficient to carry flows. The required water quality volume was calculated by multiplying the impervious area by the first flush runoff value of 0.34". All hydrologic and hydraulic calculations are included in this report.

3.0 HYDROLOGY

3.1 EXISTING CONDITIONS

Tracts A & B do not receive any offsite flows. The existing site has approximately 93% impervious area and 7% landscaped. The total flow generated by the property under existing conditions is 48.9 cfs. The site appears to have free discharge and does not have any existing ponds. The existing property has been split into six sub-basins. Appendix A shows the existing sub-basin boundaries for the site.

Sub-basin A consists of the northwest corner of the property and is primarily made up of parking area and also the Burger King restaurant. In general, the sub-basin slopes from southeast to northwest at varying slopes between 3%-5%. Runoff exits the property at the northwest corner of the site and is collected in a drop inlet.

Sub-basin B contains the northeast corner of the property and accounts for surface runoff from the northern portion of the existing building and the drive aisle north of the building. This area accumulates to the northeast corner of the site and discharges out of the property into a concrete rundown. From there, runoff is collected in a drop inlet.

Sub-basin C consists of a majority of the existing building and the drive aisle east of the building. This area flows north along the eastern curb. At the northeast corner of the Sub-basin, there is an opening in the wall that allows runoff to discharge into the adjacent property to the east. Flows that bypass this wall opening enter Sub-basin B.

Sub-basin D contains the southwest corner of the existing building and a majority of the existing parking area. This Sub-basin, in general, sheet flows from southeast to northwest at varying slopes between 2%-5%. Runoff then flows north along a curb along the western property boundary and discharges in Carlisle Boulevard through an existing driveway. From there, flows enter storm inlets located along the eastern curb of Carlisle Boulevard.

Sub-basin E consists of a small portion of the parking area at the southwest corner of the property. This area slopes from southeast to northwest and discharges from the site through an existing driveway. The runoff generated by this Sub-basin is then collected in storm inlets located along the eastern curb of Carlisle Boulevard.

Sub-basin F contains a small area west of the existing Burger King restaurant the flows west into Carlisle Boulevard. Runoff from this Sub-basin is collected in the Carlisle Boulevard storm drain system.

The hydrologic data table below depicts in further detail each sub-basin and its characteristics.

TABLE 3.1.1 – HYDROLOGIC DATA - EXISTING

HYDROLOGIC DATA - EXISTING						
SUB-BASIN	AREA (AC)	LAND USE PERCENTAGES				Q100
		A	B	C	D	
A	2.20	0%	0%	0%	100%	10.3
B	0.96	0%	0%	0%	100%	4.5
C	2.47	0%	8%	8%	100%	10.8
D	4.35	0%	4%	4%	100%	19.7
E	0.54	0%	0%	0%	100%	2.6
F	0.20	0%	0%	0%	100%	1.0
TOTAL	10.72					48.9

3.2 PROPOSED CONDITIONS

The proposed site development is to renovate the existing buildings and parking lot and add both commercial and retail pads along the Carlisle Boulevard property frontage. Under the proposed condition, approximately 87% of the site will consist of impervious area and 13% will be landscaped. The total flow generated by the proposed development is 47.6 cfs. Therefore, the discharge from the proposed site is less than the existing condition. The property has been split into five proposed sub-basins. Appendix B shows the proposed sub-basin boundaries for the site.

Sub-basin 1 consists of the northwest corner of the property and is made up of parking area, the existing Burger King restaurant, and a new commercial pad. In general, the sub-basin slopes from southeast to northwest. Runoff is collected in a proposed drop inlet in the new parking lot which discharges into a storm drain that will connect to the existing drop inlet, which is the location that this area is currently discharging to. The existing flow that reaches this inlet is 10.3 cfs while the proposed flow is 9.3 cfs.

Sub-basin 2 contains the roof drainage for the eastern half of the larger building and the truck dock area and drive aisle located east of the building. Runoff generated by this Sub-basin flows north to the northeast corner of the site where it enters a concrete channel. This channel will connect to the existing concrete rundown that discharges to the existing drop inlet. The existing flow that reaches the northeast corner of the property is 15.3 cfs while the proposed flow is 15.4 cfs. The additional 0.1 cfs is considered negligible. The flows that currently discharge to the neighboring property to the east will be cut off under the proposed condition.

Sub-basins 3, 4, and 5 consist of the southwest corner of the property, which contains a majority of the parking lot and the roof drainage from the western half of the larger building as well as two new retail pads. Sub-basins 3 and 5 free discharge from the site through two new driveways. Sub-basin 4 is collected in a drop inlet toward the northwest corner of the Sub-basin. These three Sub-basins all discharge to the existing storm drain system in Carlisle Boulevard. The existing flow that reaches the Carlisle storm drain under existing conditions is 23.3 cfs while the proposed flow is 22.9 cfs.

The hydrologic data table below depicts in further detail each sub-basin and its characteristics.


TABLE 3.2.1 – HYDROLOGIC DATA - PROPOSED

HYDROLOGIC DATA - PROPOSED						
SUB-BASIN	AREA (AC)	LAND USE PERCENTAGES				Q100
		A	B	C	D	
1	2.10	0%	6%	6%	87%	9.3
2	3.46	0%	6%	6%	87%	15.4
3	1.54	0%	6%	6%	87%	6.8
4	2.47	0%	6%	6%	87%	11.0
5	1.14	0%	6%	6%	87%	5.1
TOTAL	10.72					47.6

The total required water quality volume for the site is 11,526 cubic feet. The parking islands will be utilized for water quality storage and account for approximately 3,000 cubic feet, which reduces the amount of required ponding to 8,526 cubic feet. The owner has elected to pay the fee in lieu for the remaining stormwater quality volume. This payment will be a requirement of certificate of occupancy approval.


4.0 CONCLUSION

This drainage report is prepared in support of the new development for Tracts A and B. The existing buildings and parking area will be renovated and new commercial and retail pads will be added. The proposed conditions closely match the current conditions of the existing property. The hydrologic calculations are included in Appendix C.

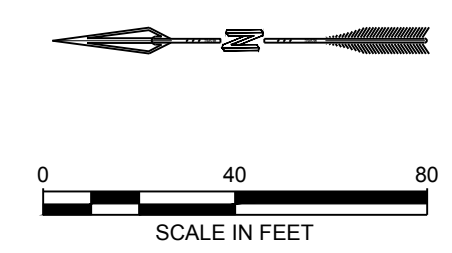


APPENDIX A

EXISTING SUB-BASINS



Interstate 40



EXISTING SUB-BASINS



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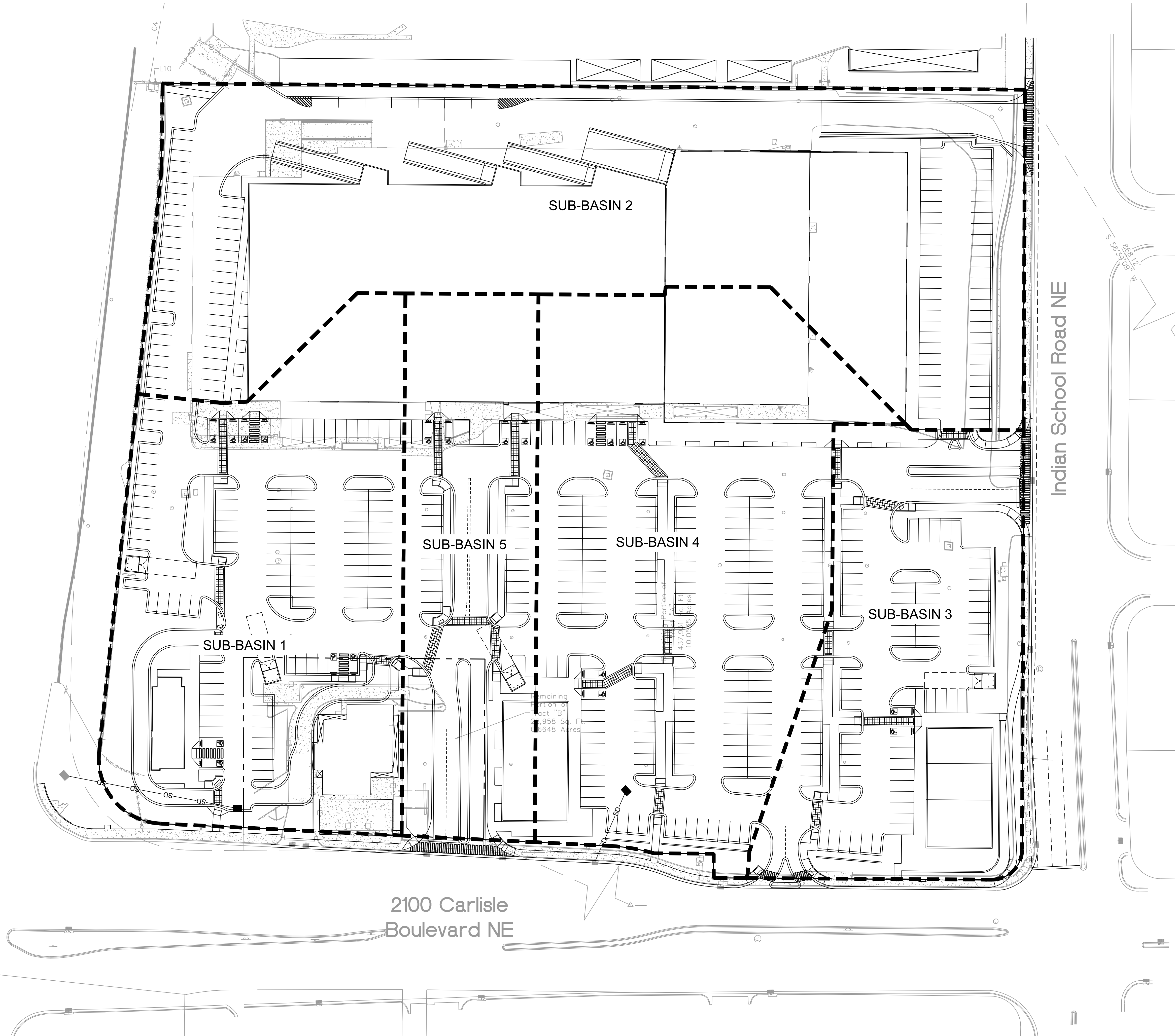


APPENDIX B

PROPOSED SUB-BASINS



Interstate 40




PROPOSED SUB-BASINS




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APPENDIX C

HYDROLOGY CALCULATIONS



Hydrology Calculations

The following calculations are based on Albuquerque's Development Process Manual, Section 22.2

Existing Conditions

Runoff Rate:

Treatment Type Areas

Subbasin	Area _A (ac)	Area _B (ac)	Area _C (ac)	Area _D (ac)	Total (ac)
A	0.00	0.00	0.00	2.20	2.20
B	0.00	0.00	0.00	0.96	0.96
C	0.00	0.19	0.19	2.09	2.47
D	0.00	0.19	0.19	3.97	4.35
E	0.00	0.00	0.00	0.54	0.54
F	0.00	0.00	0.00	0.20	0.20
Total	0.00	0.38	0.38	9.96	10.72

Peak Discharge values based on Zone 2 from Table A-9

$$Q_A = 1.56 \text{ cfs/ac}$$

$$Q_B = 2.28 \text{ cfs/ac}$$

$$Q_C = 3.14 \text{ cfs/ac}$$

$$Q_D = 4.70 \text{ cfs/ac}$$

Peak Discharge calculation for a 100-yr, 24-hr storm event from equation A-10

Subbasin	Discharge (cfs)
A	10.3
B	4.5
C	10.8
D	19.7
E	2.6
F	1.0
Total	48.9

Proposed Conditions

Runoff Rate:

Treatment Type Areas

Subbasin	Area _A (ac)	Area _B (ac)	Area _C (ac)	Area _D (ac)	Total (ac)
1	0.00	0.14	0.14	1.83	2.10
2	0.00	0.22	0.22	3.02	3.46
3	0.00	0.10	0.10	1.34	1.54
4	0.00	0.16	0.16	2.15	2.47
5	0.00	0.07	0.07	0.99	1.14
Total	0.00	0.69	0.69	9.34	10.72

Peak Discharge values based on Zone 2 from Table A-9

$$Q_A = 1.56 \text{ cfs/ac}$$

$$Q_B = 2.28 \text{ cfs/ac}$$

$$Q_C = 3.14 \text{ cfs/ac}$$

$$Q_D = 4.70 \text{ cfs/ac}$$

Peak Discharge calculation for a 100-yr, 24-hr storm event from equation A-10

Subbasin	Discharge (cfs)
1	9.3
2	15.4
3	6.8
4	11.0
5	5.1
Total	47.6

Water Quality:

Required Water Quality volume for first flush of 0.34"

Subbasin	Volume (cu. ft.)
1	2,260
2	3,725
3	1,658
4	2,656
5	1,227
Total	11,526