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February 24, 1998

Greg Krenik
Mark Goodwin & Associates
P.O. Box 90606
Albuquerque, New Mexico 87199

RE: DRAINAGE PLAN FOR WALGREENS @ LAS MARCADAS (C12-D002C1)
ENGINEER'S STAMP DATED 1/30/98

Dear Mr. Krenik:

Based on the information provided on your January 30, 1998 submittal, the above referenced site is approved for Site Development Plan for Building Permit.

Please be advised that prior to Building Permit release, the following items must be addressed:

1. Provide curb cuts on areas where the down spouts will dump into areas bound by curbs.
2. Include slopes on the plan drawing for all swales within the paved areas.

If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia

File

Sincerely

Bernie J. Montoya CE
Associate Engineer

Good for You, Albuquerque!



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CONCEPTUAL DRAINAGE REPORT
for
LAS MARCADAS SHOPPING CENTER

PREPARED FOR

De la Torre-Rainhart
7801 Academy Road
Albuquerque, NM 87109

December 1994



PURPOSE

The purpose of this report is to present the drainage management plan for the Las Marcadas Shopping Center to obtain Final Plat and Work Order approval. All applicable ordinances, the DPM and HYMO were utilized to prepare this plan.

EXISTING CONDITIONS

The project comprises an area of 13.1334 ac at the northwest corner of Golf Course Road and Paseo del Norte. This site is bounded by Golf Course Road to the east, Paseo del Norte to the south, Heights First Church of the Nazarene to the north and Paradise Valley and the Las Marcadas Arroyo to the west (see attached Vicinity Map).

The tract is fairly steep sloping from northwest to southeast at approximately 6-7 percent. Vegetation cover is typical of westside property, and the soils are sandy. The site drains to the intersection of Golf Course Road and Paseo del Norte.

HYDROLOGIC ANALYSIS

HYMO was utilized for this analysis. All of the pertinent hydrologic parameters and calculations are located in the appendix of this report.

PROPOSED MANAGEMENT PLAN

As a developed site, this plan proposes to discharge stormwater runoff at two locations, the Golf Course Storm Drain and the Las Marcadas Arroyo.

There are four drainage basins, three of which discharge to the Golf Course Storm Drain and one discharges to the Las Marcadas Arroyo.

Drainage Basin I will discharge 10.19 cfs to the Las Marcadas Arroyo at the rip-rap rundown that was proposed as part of the Las Marcadas II Subdivision. A HEC-2 run was completed for the section of the arroyo along the property. Our analysis matched the study prepared by Smith Engineering (Appendix A). The Prudent Line is shown on the grading plan and a slight conflict with the proposed paving exists. Per meetings with Kurt Browning of AMAFCA, it is proposed that scour protection be provided to scour depth along the perimeter wall for the duration of the conflict. This will eliminate any appurtenances within AMAFCA's jurisdiction and eliminate the need for any agreements with AMAFCA. Drainage Basins II, III and IV will discharge 18.7 cfs, 16.71 cfs and 5.76 cfs, respectively to the Golf Course Storm Drain. These discharge points are preceded by a series of catch basins that transmit the stormwater runoff. The open areas that are undeveloped are graded such that there is a one foot depression for retention so as to avoid any silt transfer around the site. The outfall to the middle connection is raised 6" above the surrounding grade so any silt will settle out before it discharges to the Golf Course storm drain.

INTERIM EROSION CONTROL

Due to the sensitive nature of the sandy soils associated with the site, an Erosion Control Plan is part of this report and project.

This centers on the fact that storm waters will not be allowed free discharge during the construction process until all paving is accomplished. Erosion control berms will be required along the east and south sides of the project.

CONCLUSIONS

The proposed Las Marcadas Shopping Center can be readily accommodated through the implementation of this plan. It has been adequately shown in this report that the internal conveyance of stormwater can be accomplished while meeting all current City requirements.

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March 27, 1998

Greg Krenik
Mark Goodwin & Associates
P.O. Box 90606
Albuquerque, New Mexico 87199

RE: REVISED DRAINAGE PLAN FOR WALGREENS @ LAS MARCADAS (C12-D2C1)
REVISION DATED 3/16/98

Dear Mr. Krenik:

Based on the information provided on your March 17, 1998 resubmittal, the above referenced site is approved for Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia

File

Sincerely

Bernie J. Montoya CE
Associate Engineer

Good for You, Albuquerque!

