City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: Primrose School Building Permit #:_____ Hydrology File #: _____

DRB#: _____ EPC#:_____ Work Order#: _____

Legal Description: Tract A-1 of Tract A, Unit 2, Albuquerque West

City Address: 4550 Paradise Blvd. NW Albuquerque NM 87114

Applicant: Tierra West, LLC Contact: Jonathan Niski

Address: 5571 Midway Park Place NE Albuquerque NM 87109

Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: jniski@tierrawestllc.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

X HYDROLOGY/ DRAINAGE
____ TRAFFIC/ TRANSPORTATION
____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION

____ CONCEPTUAL G & D PLAN
X GRADING PLAN
____ DRAINAGE MASTER PLAN
____ DRAINAGE REPORT
____ CLOMR/LOMR

____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)
____ EROSION & SEDIMENT CONTROL PLAN (ESC)

____ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

X BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY

____ PRELIMINARY PLAT APPROVAL
____ SITE PLAN FOR SUB'D APPROVAL
____ SITE PLAN FOR BLDG. PERMIT APPROVAL
____ FINAL PLAT APPROVAL

____ SIA/ RELEASE OF FINANCIAL GUARANTEE
____ FOUNDATION PERMIT APPROVAL
X GRADING PERMIT APPROVAL
____ SO-19 APPROVAL
____ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR

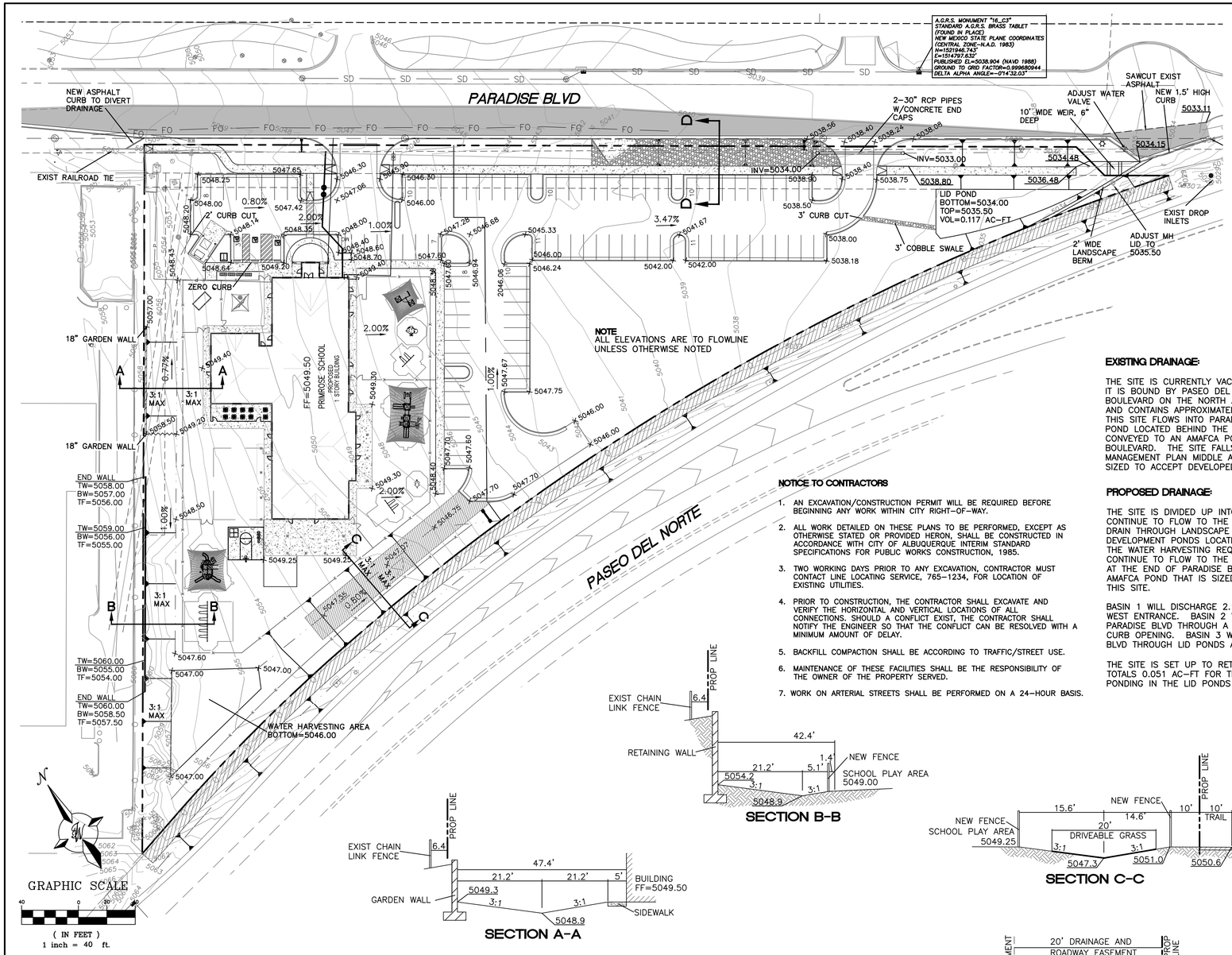
____ **PRE-DESIGN MEETING?**

____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ____ Yes ____ No

DATE SUBMITTED: 3-21-18 By: Jonathan Niski

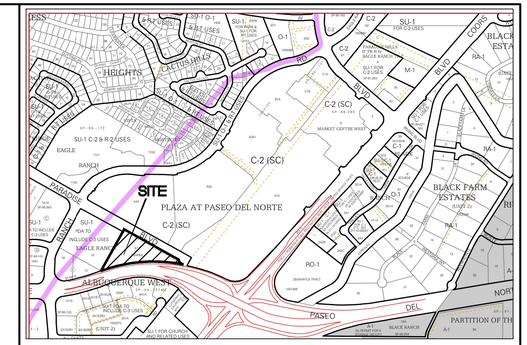
COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___



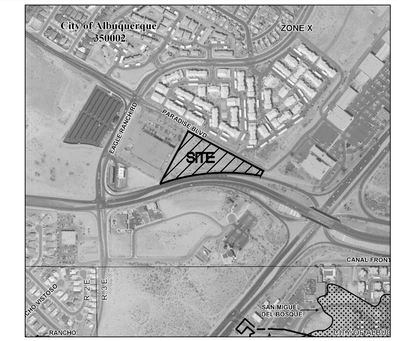
NOTE
ALL ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED

LEGEND

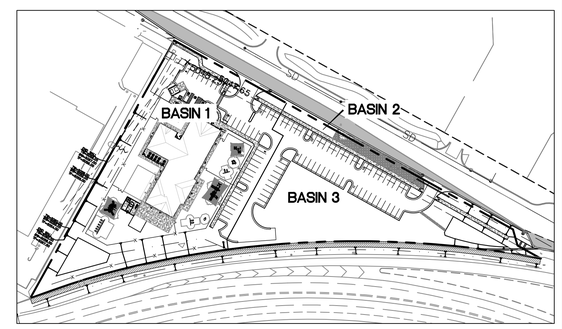
- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- RETAINING WALL
- 5010 CONTOUR MAJOR
- 5011 CONTOUR MINOR
- x 5048.25 SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- 5010 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- x 5048.25 EXISTING SPOT ELEVATION



VICINITY MAP C-13Z



FIRM MAP: (EFFECTIVE DATE 9-26-2008) 35001C0116G



PROPOSED BASIN MAP

EXISTING DRAINAGE:

THE SITE IS CURRENTLY VACANT AND DRAINS FROM THE WEST TO EAST. IT IS BOUND BY PASEO DEL NORTE ON THE SOUTH AND EAST, PARADISE BOULEVARD ON THE NORTH AND AN EXISTING BUILDING ON THE WEST AND CONTAINS APPROXIMATELY 3.48 ACRES. THE STORM WATER FROM THIS SITE FLOWS INTO PARADISE BOULEVARD AND CONTINUES EAST TO A POND LOCATED BEHIND THE MOVIE THEATER. FROM THERE THE WATER IS CONVEYED TO AN AMAFCA POND LOCATED ON THE EAST SIDE OF COORS BOULEVARD. THE SITE FALLS WITHIN THE NORTH COORS DRAINAGE MANAGEMENT PLAN MIDDLE AREA AND THE EXISTING AMAFCA POND IS SIZED TO ACCEPT DEVELOPED FLOWS FROM THIS SITE.

PROPOSED DRAINAGE:

THE SITE IS DIVIDED UP INTO THREE ON-SITE BASINS AND WILL CONTINUE TO FLOW TO THE EAST. STORM WATER WILL BE DIRECTED TO DRAIN THROUGH LANDSCAPE ISLANDS AND INTO LOW IMPACT DEVELOPMENT PONDS LOCATED THROUGHOUT THE SITE TO COMPLY WITH THE WATER HARVESTING REQUIREMENTS. EXCESS STORM WATER WILL CONTINUE TO FLOW TO THE EXISTING POND BEHIND THE MOVIE THEATER AT THE END OF PARADISE BOULEVARD AND EVENTUALLY DRAIN TO THE AMAFCA POND THAT IS SIZED TO ACCEPT THE DEVELOPED FLOWS FROM THIS SITE.

BASIN 1 WILL DISCHARGE 2.18 CFS INTO PARADISE BLVD THROUGH THE WEST ENTRANCE. BASIN 2 WILL DISCHARGE 0.76 CFS AT THE END OF PARADISE BLVD THROUGH A LID POND AND A PROPOSED THREE FOOT CURB OPENING. BASIN 3 WILL DISCHARGE 8.57 CFS INTO PARADISE BLVD THROUGH LID PONDS AND THE EAST ENTRANCE.

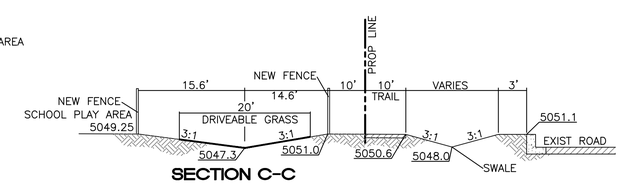
THE SITE IS SET UP TO RETAIN THE "FIRST FLUSH" VOLUME WHICH TOTALS 0.051 AC-FT FOR THE SITE. A TOTAL OF 0.179 AC-FT OF PONDING IN THE LID PONDS IS PROVIDED.

NOTICE TO CONTRACTORS

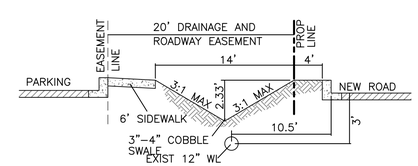
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

SECTION B-B

SECTION A-A



SECTION C-C



SECTION D-D

Weighted E Method

On-Site Basins

Basin	Area (sf)	Area (acres)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	100-Year Weighted E (in)	100-Year Volume (ac-ft)	100-Year Flow cfs	10-Year Weighted E (in)	10-Year Volume (ac-ft)	10-Year Flow cfs
1	27,711	0.64	0%	0	40%	0.25	0%	0.00	60%	0.38	1.450	0.077	2.18	0.832	0.044	1.30
2	10,371	0.24	0%	0	50%	0.12	0%	0.00	50%	0.12	1.320	0.026	0.76	0.730	0.014	0.43
3	113,692	2.61	0%	0	40%	1.04	10%	0.26	50%	1.31	1.352	0.294	8.57	0.752	0.164	4.95
		3.48								1.81		**0.397**	**11.52**			

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Excess Precipitation, E (inches)		
Zone 1	100-Year	10 - Year
E_a	0.44	0.08
E_b	0.67	0.22
E_c	0.99	0.44
E_d	1.97	1.24

Peak Discharge (cfs/acre)		
Zone 1	100-Year	10 - Year
Q_a	1.29	0.24
Q_b	2.03	0.76
Q_c	2.87	1.49
Q_d	4.37	2.89

FIRST FLUSH CALCULATION
78844 SF X 0.34"/12"=2.234 CF
=0.051 AC-FT

CAUTION:

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

ENGINEER'S SEAL	PRIMROSE SCHOOL OF NW ALBUQUERQUE	DRAWN BY pm
	GRADING PLAN	DATE 3-20-18
		DRAWING
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # 4
RONALD R. BOHANNAN P.E. #7868		JOB # 2017092