City of Albuquerque

Planning Department

Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET

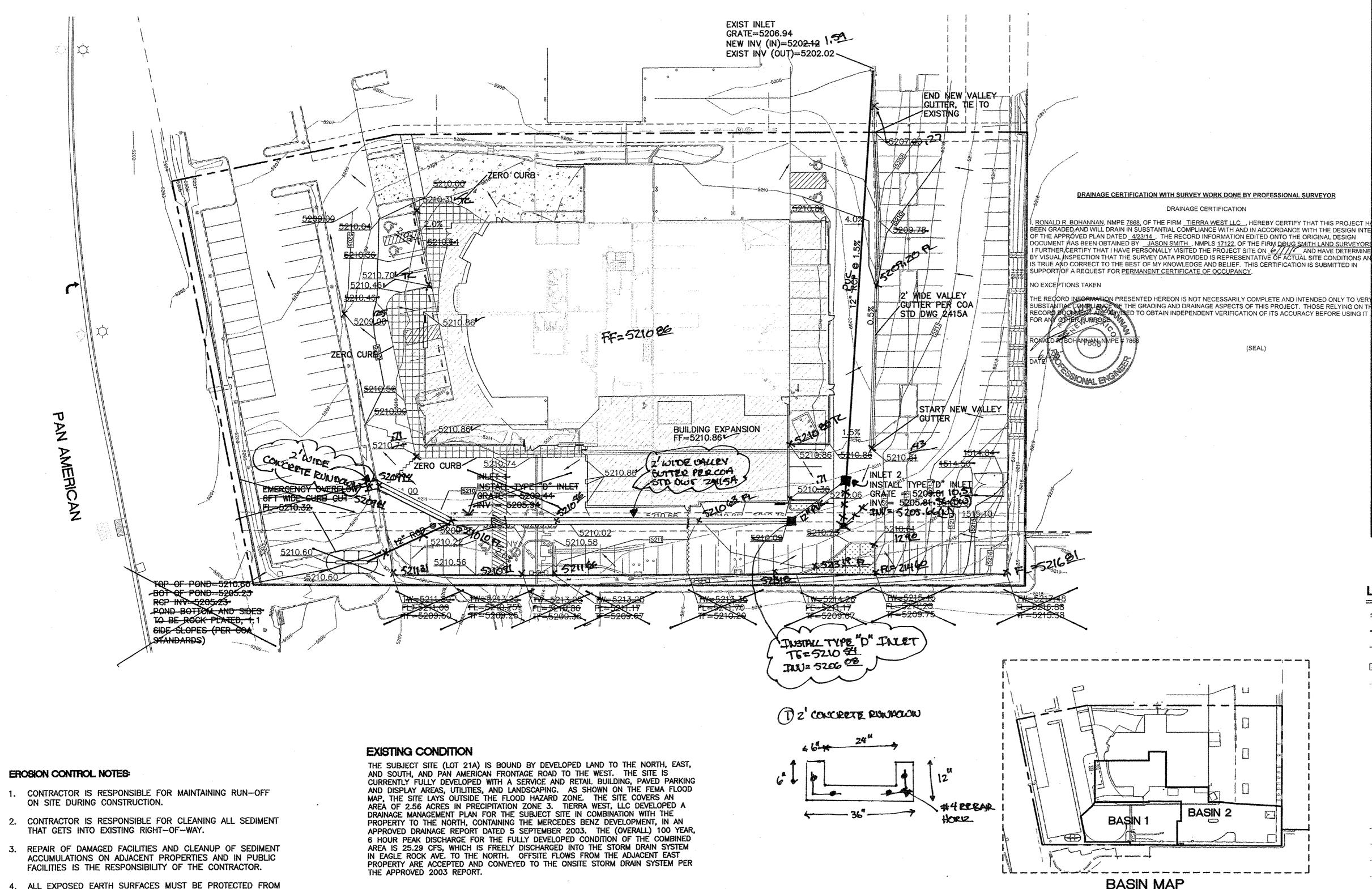
(REV 02/2013)

Project Title: PORSCHE-AUDI EXPANSION City Drainage #: DRB#: 1002201 EPC#: Legal Description: LOT 21A BLOCK 10 NORTH ALBUQUEQUE ACRES	
Loral Description, LOT 214 BLOCK 10 NORTH ALBUQUEOUE ACRES	
Legal Description. Lot 214 Blook to North Albodolegol Ackles	
City Address: 8900 PAN AMERICAN FREEWAY NE, ALBUQUERQUE, NM 87113	
Engineering Firm: TIERRA WEST LLC Contact: RON BOHANNAN	
Address: 5571 Midway Park Place NE Albuquerque, NM 87109	
Phone#: 505-858-3100 Fax#: E-mail: RRB@TIERRAWESTLLC.COM	
Owner: Contact:	
Address:	
Phone#: E-mail:	
Architect: RMKM ARCHITECTS Contact:	
Address: 400 GOLD AVE. SW STUDIO 1100, ALBUQUERQUE, NM 87102	
Phone#: 505-243-5454	
Surveyor: TBD Contact:	
Address:	
Phone#: E-mail:	
Contractor: TBD Contact:	
Address:	
Phone#:	
TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:	
DRAINAGE REPORT SIA/FINANCIAL GUARANTEE RELEASE	
DRAINAGE PLAN 1 st SUBMITTAL PRELIMINARY PLAT APPROVAL	
DRAINAGE PLAN RESUBMITTAL S. DEV. PLAN FOR SUB'D APPROVAL	
CONCEPTUAL G & D PLAN S. DEV. FOR BLDG. PERMIT APPROVAL	
GRADING PLAN SECTOR PLAN APPROVAL	
EROSION & SEDIMENT CONTROL PLAN (ESC) FINAL PLAT APPROVAL	
ENGINEER'S CERT (HYDROLOGY) CERTIFICATE OF OCCUPANCY (PERM)	
CLOMR/LOMR CERTIFICATE OF OCCUPANCY (TCL TEMP)	
TRAFFIC CIRCULATION LAYOUT (TCL) FOUNDATION PERMIT APPROVAL	
ENGINEER'S CERT (TCL) BUILDING PERMIT APPROVAL	
ENGINEER'S CERT (DRB SITE PLAN) GRADING PERMIT APPROVAL SO-19 APPROVAL	
ENGINEER'S CERT (ESC) PAVING PERMIT APPROVAL ESC PERMIT APPROVAL	
SO-19 WORK ORDER APPROVAL ESC CERT. ACCEPTANC	
OTHER (SPECIFY) GRADING CERTIFICATION OTHER (SPECIFY)	_
WAS A PRE-DESIGN CONFERENCE ATTENDED: Yes No Copy Provided	
DATE SUBMITTED: June 1st, 2015 By: RONALD R. BOHANNAN	

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans

- Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



4. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

NOTICE TO CONTRACTORS

- 1. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- 2. 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.
- 3. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- 4. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

REDEVELOPED CONDITION

THE PROPOSED DEVELOPMENT WILL INCLUDE AN EXPANSION OF THE EXISTING PORSCHE-AUDI SHOWROOM AND SERVICE BAYS TO THE EAST, SOUTH, AND WEST, ALONG WITH MINOR CHANGES TO THE SOUTH CURB LINE AND ASSOCIATED GRADING. THE FINISHED FLOOR ELEVATION OF THE EXPANSION WILL MATCH THAT OF THE EXISTING BUILDING (5210.86). NO CHANGE TO THE IMPERVIOUS AREA WILL RESULT FROM THE BUILDING EXPANSION AND THE COMBINED SITES WILL CONTINUE TO DISCHARGE A PEAK MAXIMUM FLOW OF 25,29 CFS TO THE STORM DRAIN SYSTEM IN EAGLE ROCK AVE. A NEW RETAINING WALL WILL BE INSTALLED ALONG THE SOUTH LANDSCAPE EDGE TO ALLOW FOR SERVICEABLE GRADES AND POSITIVE FLOW AWAY FROM THE BUILDING. TWO NEW DROP INLETS WILL BE INSTALLED AS SHOWN. INLET 1 WILL CONVEY BASIN 1 FLOWS TO A SMALL POND AS SHOWN. THE POND IS NOT REQUIRED FOR PEAK FLOW ATTENUATION. DURING LARGER STORM EVENTS THE POND WILL OVERFLOW TO THE PARKING LOT VIA THE EMERGENCY OVERFLOW CURB CUT (EL=5210.32). NO FLOWS WILL EXIT THE POND TO THE SOUTH OR WEST. INLET 2 WILL CONVEY STORM WATER FROM BASIN 2 TO THE ADJOINING PRIVATE STORM DRAIN SYSTEM VIA A NEW 12" RCP STORM DRAIN AS SHOWN. INLET CAPACITIES HAVE BEEN ANALYZED UNDER THE 100 YEAR, 6 HOUR EVENT. POSITIVE DRAINAGE WILL BE MAINTAINED IN ALL DIRECTIONS AWAY FROM THE BUILDING AND IN THE EVENT THAT BOTH INLETS ARE 100% CLOGGED, NO FLOWS WILL REACH THE BUILDINGS FINISHED FLOOR ELEVATION. OFFSITE FLOWS FROM THE EAST WILL CONTINUE TO BE ACCEPTED PER THE HISTORIC CONDITION. THERE WILL BE NO INCREASE TO HISTORIC FLOWS NOR DIVERSION OF HISTORIC FLOW PATTERNS DUE TO THIS DEVELOPMENT.

WEIGHTED E CALCULATIONS

BASIN (AC)	AREA	TREATMENT	WEIGHTED-E (AC-FT)	VOLUME (AC-FT)	FLOW (CFS)
1 2	0.286	100% A	0.660	0.016	0.54
	0.589	100% A	0.660	0.032	1.10

CAPACITY CALCULATIONS

PIPE CAPACITY (BASED ON FLOWMASTER ANALYSIS)

BASIN 1: 12" RCP@1.1%, Qmax=3.74 CFS > 0.54 CFS, THEREFORE OK BASIN 2: 12" RCP@1.5%, Qmax=4.36 CFS > 1.10 CFS, THEREFORE OK

THROAT CAPACITY (BASED ON ORIFICE EQUATION, Q=CA[2gH]^0.5)

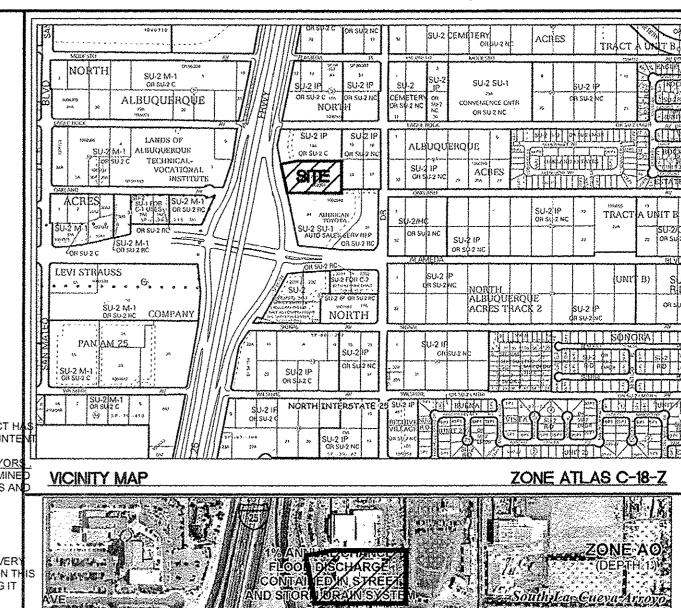
BASIN 1: Qmax=6.55 CFS BASIN 2: Qmax=7.07 CFS

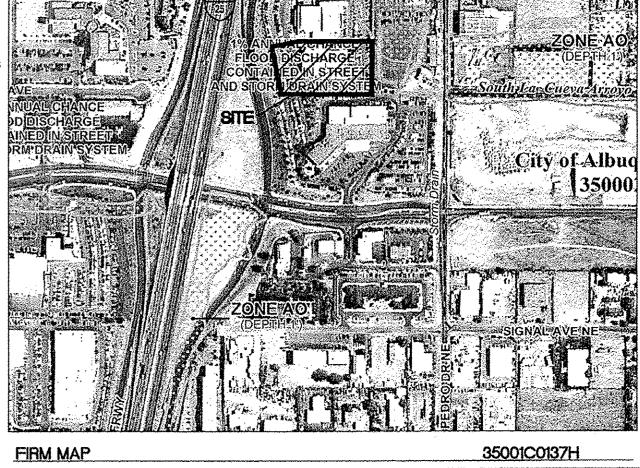
GRATE CAPACITY (BASED ON ORIFICE EQUATION AND 50% CLOG FACTOR)

BASIN 1: Qmax=12.5 CFS BASIN 2: Qmax=9.18 CFS

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.





LEGEND					
	CURB & GUTTER				
	BOUNDARY LINE				
	EASEMENT				
	SIDEWALK				
Populasis eminoria etasamor istuates dicioalesa	EXISTING CURB & GUTTER				
0	SINGLE CLEAN OUT				
œ	DOUBLE CLEAN OUT				
0	EXISTING SD MANHOLE				
<u>(§)</u>	EXISTING SAS MANHOLE				
	EXISTING FIRE HYDRANT				
8	EXISTING WATER METER				
Ÿ	EXISTING POWER POLE				
<u></u>	EXISTING GAS VALVE				
	EXISTING OVERHEAD UTILITIES				
	EXISTING GAS				
EX, 8° SAS	EXISTING SANITARY SEWER LINE				
one was seen to the Marine seen some	EXISTING WATER LINE				
man Karata Karaman	EXISTING STORM SEWER LINE				
4900	EXISTING INDEX CONTOUR				
The state of the s	EXISTING CONTOUR				
	POST AND CABLE FENCE				
That	TOD AT WALL				

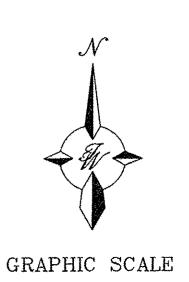
TOP OF WALL

TOP OF FOOTING

FLOWLINE

RONALD R. BOHANNAN

P.E. #7868



(IN FEET)

1 inch = 30 ft.

2013042

	,		
ENGINEER'S SEAL	PORCHE-AUDI EXPANSION ALBUQUERQUE, NM	<i>DRAWN BY</i> pm	
	GRADING AND DRAINAGE	<i>DATE</i> 4-23-14	
SO R. BOMAN		4-20-14	
WAT WE TICO THE	PLAN	<i>DRAWING</i> 2013042—GRI	
X 7868 X		SHEET #	
TOO NAL ENGIN	TIERRA WEST, LLC	1	
WONAL EN		•	
RONALD R. BOHANNAN	(505) 858-3100 www.tierrawestllc.com	JOB #	

www.tierrawestllc.com