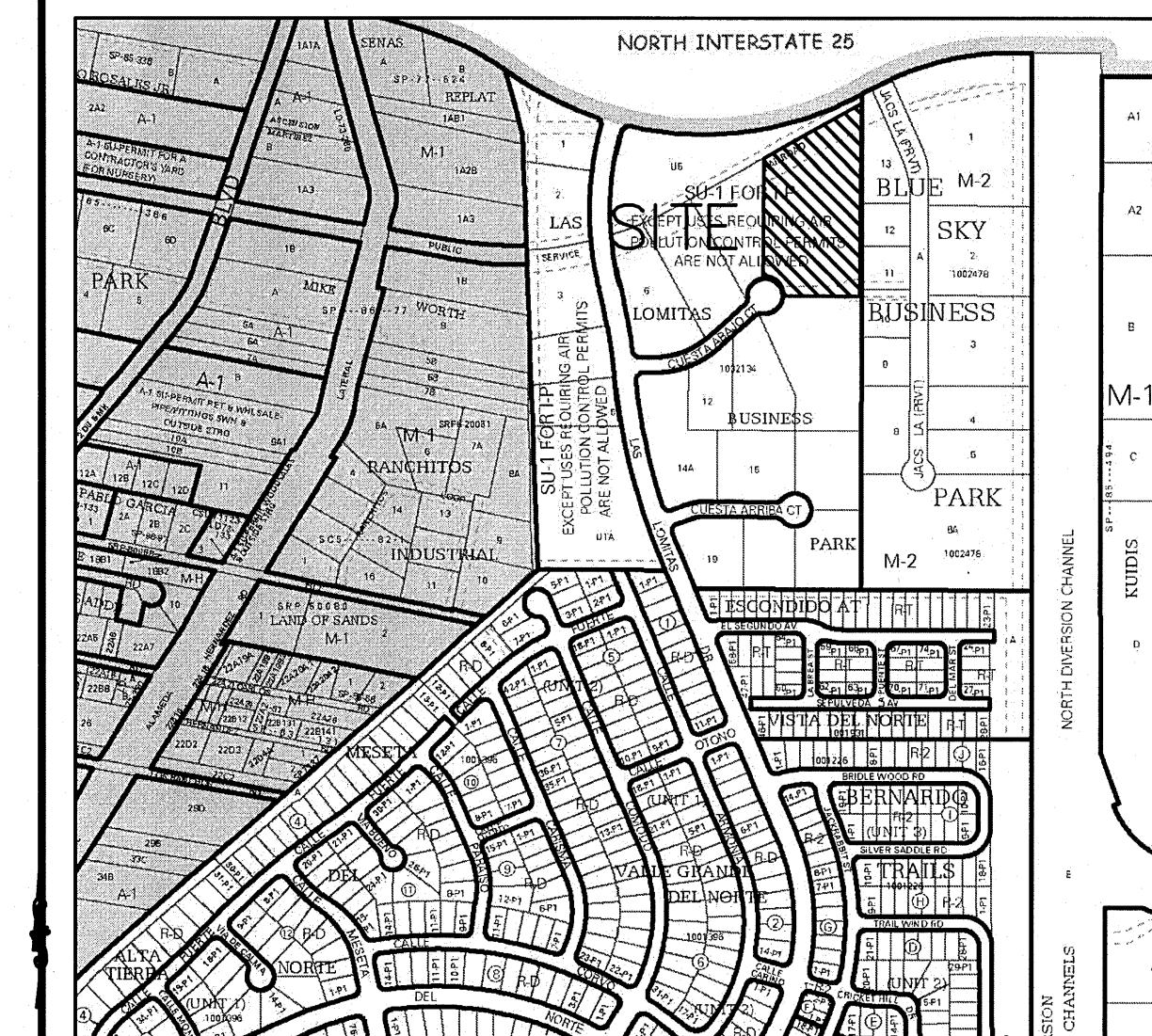


100-YEAR HYDROLOGIC CALCULATIONS											
BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED E (in)	100-YEAR PRECIPITATION				
		A (%)	B (%)	C (%)	D (%)		V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V(24-hr) (acre-ft)	V(24-hr) (cu-ft)	Q (cfs)
EXISTING CONDITIONS											
SITE	4.0425	100.00	0.00	0.00	0.00	0.53	0.18	7,777	0.18	7,777	6.31
TOTAL RUNOFF	4.04						0.18	7,777	0.18	7,777	6.31
PROPOSED CONDITIONS											
SITE	4.0425	76.20	2.60	2.60	18.60	0.85	0.29	12,441	0.31	13,533	8.91
TOTAL RUNOFF	4.04						0.29	12,441	0.31	13,533	8.91
EXCESS PRECIP.		0.53	0.78	1.13	2.12	E _i (in)					
PEAK DISCHARGE		1.56	2.28	3.14	4.7	Q _{pk} (cfs)					
$\text{WEIGHTED E (in)} = (E_A)(\%A) + (E_B)(\%B) + (E_C)(\%C) + (E_D)(\%D)$ $V_{6HR} \text{ (acre-ft)} = (\text{WEIGHTED E})(\text{AREA})/12$ $V_{6HR} \text{ (acre-ft)} = V_{6HR} + (A_0)(V_{1DAY} - P_{6HR})/12$ $Q \text{ (cfs)} = (Q_{6HR})(A) + (Q_{24HR})(A) + (Q_{24HR} - V_{24HR})/12$ $Q \text{ (cfs)} = (Q_{6HR})(A) + (Q_{24HR})(A) + (Q_{24HR} - V_{24HR})/12$							<div>ZONE = 2</div> <div>P_{6HR} (in) = 2.35</div> <div>P_{24HR} (in) = 2.75</div> <div>P_{1DAY} (in) = 2.95</div>				



VICINITY MAP ZONE ATLAS: D-16-Z

DRAINAGE PLAN :

LEGAL DESCRIPTION: TRACT 9, LAS LOMITAS

SITE AREA: 4.04 ACRES

FLOOD HAZARD STATEMENT: F.E.M.A. FLOODWAY BOUNDARY AND FLOODWAY MAP DATED SEPTEMBER 26, 2008 (PANEL NO. 35043C0136 G) INDICATES A FLOOD HAZARD ZONE X WHICH IS AN AREA PROTECTED BY LEVEES FROM THE 1% ANNUAL CHANCE FLOOD.

EXISTING DRAINAGE CONDITIONS:

CURRENTLY THE TRACT IS VACANT WITH AN EARTH BERM LOCATED ALONG THE WEST PROPERTY LINE. THE TRACT CURRENTLY DRAINS TO THE CUL-DE-SAC BULB CUESTA ABAJO COURT. THIS TRACT IS LOCATED WITHIN THE LAS LOMITAS INDUSTRIAL PARK DRAINAGE MANAGEMENT PLAN (DMP). ACCORDING TO THE DMP A TOTAL OF 12.43 CFS IS ALLOWED TO DRAIN TO CUESTA ABAJO COURT FROM THE TRACT.

THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH SECTION 22 OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM), ENTITLED "DRAINAGE, FLOOD CONTROL, AND EROSION CONTROL." THE DESIGN STORM USED FOR BOTH UNDEVELOPED AND DEVELOPED CONDITIONS IS THE 100-YEAR, 6-HOUR STORM EVENT FOR RUNOFF. THE SITE IS LOCATED IN ZONE 2 SO THE 100-YEAR, 6-HOUR STORM EVENT IS 2.35 INCHES. UNDER EXISTING CONDITIONS THE LOTS INCLUDE LAND TREATMENTS A.

DEVELOPED DRAINAGE CONDITIONS:

THIS PROJECT INVOLVES THE FIRST PHASE OF DEVELOPMENT OF TRACT 9 WITHIN THE LAS LOMITAS SUBDIVISION. THE TRACT WILL BE DEVELOPED INTO AN ASSISTED LIVING CENTER WITH SEVERAL BUILDINGS. THIS PHASE INCLUDES THE CONSTRUCTION OF THE FIRST BUILDING AND ASSOCIATED ACCESS AND PARKING.

THE ACCESS AND PARKING AREA IS GRADED TO DRAIN THROUGH THE ACCESS ROAD TO CUESTA ABAJO COURT. RUNOFF FROM THE BUILDING WILL BE DIRECTED TO A SWALE AT THE BACK OF THE BUILDING THAT DRAINS TO THE ACCESS DRIVE THROUGH A SIDEWALK CULVERT. RUNOFF FROM THE PARKING AREA AND ACCESS ROAD WILL DRAIN TO THE STREET VIA THE ACCESS DRIVEWAY. THE 100-YEAR, 6-HOUR RUNOFF FROM THE FIRST PHASE IS 8.91 CFS, WHICH IS LESS THAN THE ALLOWABLE RUNOFF OF 12.43 CFS.

LEGEND

FF=70.20
73.00

FINISHED FLOOR SITE ELEVATION
SPOT ELEVATIONS

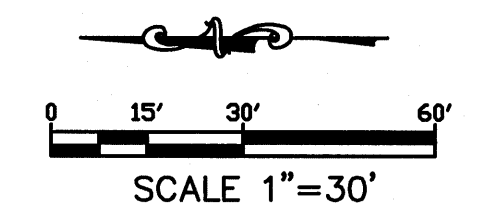
EXIST. MAJOR CONTOURS

EXIST. MINOR CONTOURS


FLOW DIRECTION

PROPOSED EASEMENT
BOUNDARY

PROPOSED SWALE



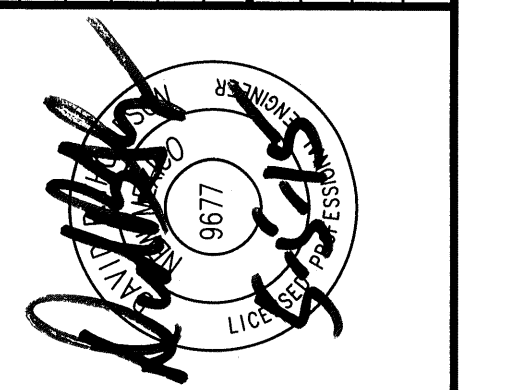
Thompson
Engineering
Consultants, Inc.



tecm@yaboo.com

P.O. BOX 55760
ALBUQUERQUE, NM 871193

PHONE: (505) 271-2199
FAX: (505) 930-9245

[illegible]

ASSISTED LIVING CENTER
TRACT 9 LAS LOMITAS

PHASE I GRADING & DRAINAGE PLAN

CITY/COUNTY REVIEW			
DEPARTMENT	SIGN-OFF	DATE	
WASTEWATER MGMT. DIV.			
WATER SERVICES			
SUBDIVISION ENG.			
STREETS			
TRAFFIC			
FOR CITY/COUNTY USE ONLY			

SHEET No.

1 of 1

CITY OF ALBUQUERQUE



June 8, 2015

David Thompson, P.E.
Thompson Engineering Consultants Inc.
PO Box 65760
Albuquerque, New Mexico 87193

RE: **Assisted Living Center**
Grading and Drainage Plan
Engineers Stamp Date 5/5/15 (D16-D101)

Dear Mr. Thompson,

Based upon the information provided in your submittal received 5/5/2015, the above referenced Grading and Drainage Plan cannot be approved for Building Permit until the following comments are addressed.

- How many phases are in this project? Account for flows in the fully developed condition.
- Are you accepting flows from the property to the east? How is the erosion coming from the east being handled?
- Add a detail for the swale along the west property line.
- Depress all landscape areas 10 feet from the building. How is the first flush being handled? Flows from the paved areas need to pass through a first flush pond before leaving the site.
- An approved Erosion Sediment Control plan is required before a Building Permit can be accepted.
- Tract 9 was separated by DRB action into tracts 9A & 9B. Show lot lines and all easements. A drainage and access easement need to be provided or action by the DRB to return Tract 9 back into a single Tract as it was before.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

If you have any questions, please contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Hydrology
Planning Department

RR/RH
C: File