CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

September 12, 2016

Mike Balaskovits, P.E. Bohannan Huston, Inc. 7500 Jefferson St NE Courtyard 1 Albuquerque, NM, 87109

RE: Legacy @ Journal Center Grading & Drainage MasterPlan Stamp Date 8-19-2016 (File: D17D106)

Dear Mr. Balaskovits:

grading of the pond.

Based upon the information provided in your submittal received 8-22-2016, the above referenced Grading & Drainage MasterPlan is approved for the site. This information as submitted for Site Plan was also approved for the construction of the wall and to begin rough grading of the site.

PO Box 1293

Please reference this plan when preparing development plans for specific site work within any of the sub-basins.

It is also understood that although this plan shows some design elements for the Cabela's Development (in the center lot), a separate submittal will be required to seek authorization for Building and Grading Permit, including construction of storm drain improvements and fine

Albuquerque

New Mexico 87103

If you have any questions, you can contact me at 924-3986.

www.cabq.gov

Sincerely,

Abiel Carrillo, P.E. Principal Engineer, Planning Dept. Development Review Services

Orig: Drainage file

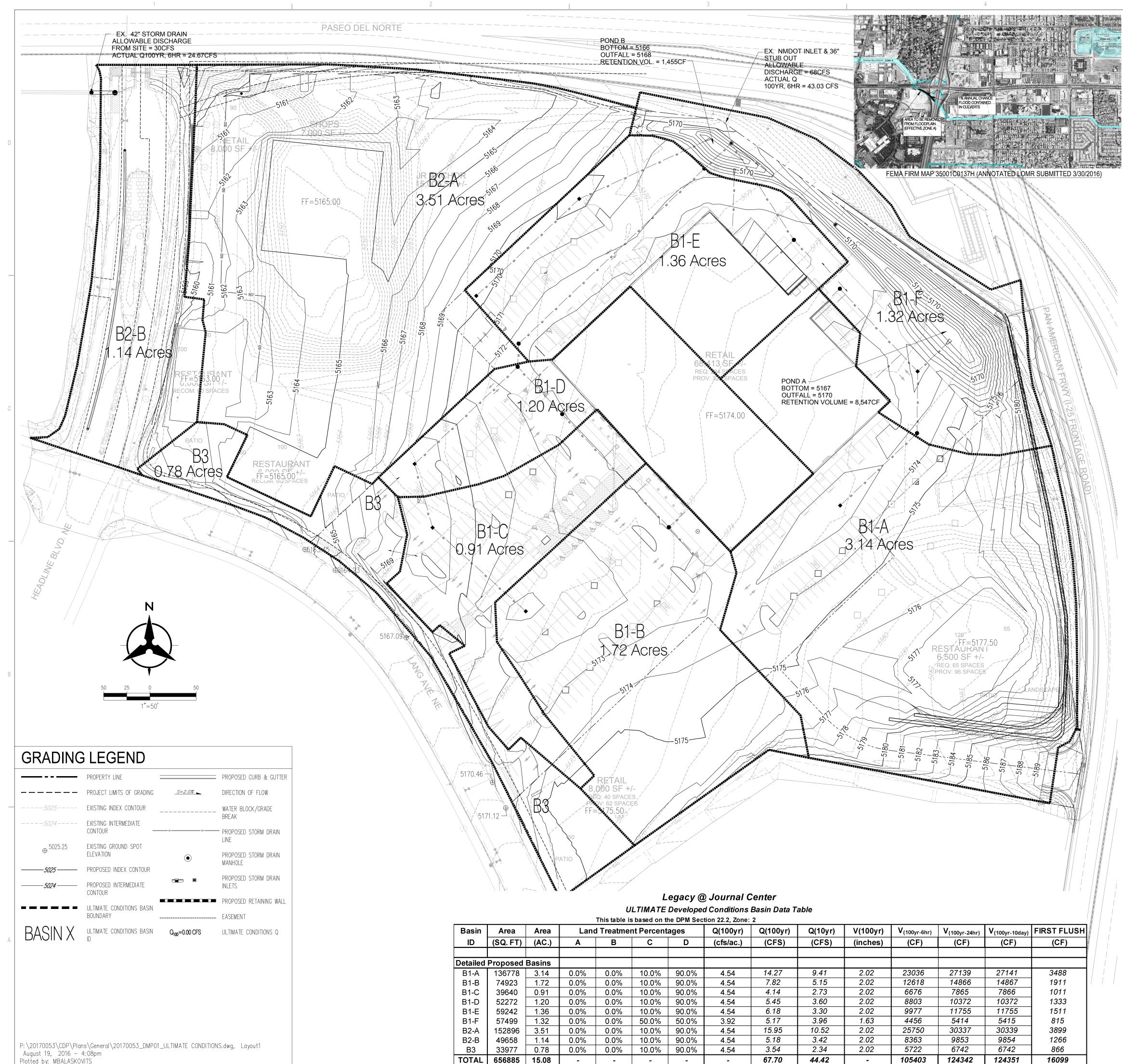


City of Albuquerque

Planning Department Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title:	Building Permit #:	City Drainage #:					
DRB#: EPC#:		Work Order#:					
Legal Description:							
City Address:							
Engineering Firm:		Contact:					
Address:							
Phone#: Fax#:		E-mail:					
Owner:		Contact:					
Address:							
Phone#: Fax#:		_ E-mail:					
Architect:		Contact:					
Address:							
Phone#: Fax#:		E-mail:					
Other Contact:		Contact:					
Address:							
Phone#: Fax#:		E-mail:					
TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONTROL		BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY					
TYPE OF SUBMITTAL:							
ENGINEER/ ARCHITECT CERTIFICATION		RY PLAT APPROVAL					
		SITE PLAN FOR SUB'D APPROVAL SITE PLAN FOR BLDG. PERMIT APPROVAL					
CONCEPTUAL G & D PLAN		FINAL PLAT APPROVAL					
GRADING PLAN		SIA/ RELEASE OF FINANCIAL GUARANTEE					
DRAINAGE MASTER PLAN	FOUNDATIO	FOUNDATION PERMIT APPROVAL					
DRAINAGE REPORT	GRADING P	GRADING PERMIT APPROVAL					
CLOMR/LOMR	SO-19 APPR	OVAL					
TRAFFIC CIRCUITATION LAVOUT (TOL)		RMIT APPROVAL					
TRAFFIC CIRCULATION LAYOUT (TCL) TRAFFIC IMPACT STUDY (TIS)		GRADING/ PAD CERTIFICATION					
EROSION & SEDIMENT CONTROL PLAN (ESC)	WORK ORDE						
	CLOMR/LON	/IK					
OTHER (SPECIFY)	PRE-DESIGN	MEETING					
	OTHER (SPE	ECIFY)					
IS THIS A RESUBMITTAL?: Yes No							
DATE SUBMITTED:By: _							

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ____



Plotted by: MBALASKOVITS

TC

Basin	Area	Area	Land Treatment Percentages			Q(100yr)	Q(100yr)	Q(10yr)	V(100yr)	V _(100yr-6hr)	V _(100yr-24hr)	V _(100yr-10day)	FIF	
ID	(SQ. FT)	(AC.)	Α	В	С	D	(cfs/ac.)	(CFS)	(CFS)	(inches)	(CF)	(CF)	(CF)	
etailed	Proposed	Basins												
B1-A	136778	3.14	0.0%	0.0%	10.0%	90.0%	4.54	14.27	9.41	2.02	23036	27139	27141	
B1-B	74923	1.72	0.0%	0.0%	10.0%	90.0%	4.54	7.82	5.15	2.02	12618	14866	14867	
B1-C	39640	0.91	0.0%	0.0%	10.0%	90.0%	4.54	4.14	2.73	2.02	6676	7865	7866	
B1-D	52272	1.20	0.0%	0.0%	10.0%	90.0%	4.54	5.45	3.60	2.02	8803	10372	10372	
B1-E	59242	1.36	0.0%	0.0%	10.0%	90.0%	4.54	6.18	3.30	2.02	9977	11755	11755	
B1-F	57499	1.32	0.0%	0.0%	50.0%	50.0%	3.92	5.17	3.96	1.63	4456	5414	5415	
B2-A	152896	3.51	0.0%	0.0%	10.0%	90.0%	4.54	15.95	10.52	2.02	25750	30337	30339	
B2-B	49658	1.14	0.0%	0.0%	10.0%	90.0%	4.54	5.18	3.42	2.02	8363	9853	9854	
B3	33977	0.78	0.0%	0.0%	10.0%	90.0%	4.54	3.54	2.34	2.02	5722	6742	6742	
TOTAL	656885	15.08	-	-	-	-	-	67.70	44.42	-	105403	124342	124351	
													-	

OVERALL DRAINAGE NARRATIVE

EXISTING CONDITIONS:

THE SITE IS LOCATED AT THE SOUTHWEST INTERSECTION OF PASEO DEL NORTE AND INTERSTATE 25. THE 14.6 ACRE SITE IS CURRENTLY DIVIDED INTO ONE UNDEVELOPED TRACT (TRACT A). THE SITE SLOPES FROM EAST TO WEST INTO AN EXISTING RETENTION POND IN THE NORTHWEST CORNER OF THE SITE. REVIEW OF CITY OF ALBUQUERQUE AND NEW MEXICO DEPARTMENT OF TRANSPORTATION HYDROLOGY FILES AND REPORTS AND THE EXISTING TOPOGRAPHIC SURVEY REVEALS THE LOCATIONS OF EXISTING AND FUTURE DISCHARGE POINTS. ACCORDING TO THE "PART 2 DRAINAGE REPORT FOR THE I-25 / PASEO DEL NORTE INTERCHANGE RECONSTRUCTION DESIGN BUILD PROJECT" (INCLUDED IN THIS SUBMITTAL, HEREON REFERRED TO AS NMDOT DRAINAGE REPORT) THERE ARE TWO INTENDED DISCHARGE POINTS FOR THIS SITE.

A NMDOT TYPE I MDI WAS INSTALLED DURING THE I-25 / PASEO DEL NORTE RECONSTRUCTION PROJECT. THIS INLET AND ASSOCIATED 36" STORM DRAIN PIPE WERE INSTALLED AND DESIGNED FOR THE FUTURE DEVELOPMENT OF THIS PROPERTY. THERE IS AN ALLOWABLE DISCHARGE OF 68 CFS TO THIS INLET THAT OUTFALLS INTO THE SOUTH DOMINGO BACA ARROYO.

THERE IS AN EXISTING 42" LOCATED AT THE NORTHWEST CORNER OF THE SITE THAT WILL BE EXTENDED FOR FUTURE USE . PER THE NMDOT DRAINAGE REPORT, A THIRD OF THE SITE IS ANTICIPATED TO DISCHARGE TO THIS OUTFALL UNDER DEVELOPED CONDITIONS. CURRENTLY THE REMAINDER OF THE SITE DRAINS DIRECTLY TO THE EXISTING LARGE RETENTION POND.

BASED ON THE NMDOT DRAINAGE REPORT ALL EXISTING INFRASTRUCTURE CURRENTLY IN PLACE TO SERVE THE SITE WILL ALLOW FOR FREE DISCHARGE WITH NO DETENTION REQUIREMENTS.

OFFSITE DRAINAGE CONSIDERATIONS

PER THE NMDOT DRAINAGE REPORT, THERE IS CURRENTLY 37CFS WITHIN LANG AVE. THAT HEADS WEST AND NORTH INTO HEADLINE AND EVENTUALLY INTO THE EXISTING RETENTION POND. THIS DRAINAGE WILL ULTIMATELY OUTFALL DIRECTLY INTO THE EXISTING 42" PUBLIC STORM DRAIN SOUTH OF PASEO DEL NORTE.

FEMA FLOOD MAP CONSIDERATIONS

PER THE RECENTLY REVISED FEMA MAP PANEL 35001C0137H, THE SITE NO LONGER LIES WITHIN A DESIGNATED FEMA FLOOD ZONE DUE TO THE RECENT IMPROVEMENTS ASSOCIATED WITH THE PASEO/I-25 CONSTRUCTION.

PROPOSED CONDITIONS:

THE SITE WILL BE DEVELOED IN PHASES, WITH THE CENTER PARCEL BEING DEVELOPED FIRST. ALL FUTURE SUBMITTALS SHALL ADHERE TO THIS MASTER DRAINAGE REPORT MOVING FORWARD.

ONSITE BASINS WILL BE DIVIDED INTO THREE CATEGORIES. BASIN B1 WILL ULTIMATELY OUTFALL INTO THE EXISTING 36" STUB AT THE NORTH END OF THE SITE. BASIN B2 WILL OUTFALL INTO THE EXISTING PUBLIC 42" STORM DRAIN AT THE NORTHWEST CORNER OF THE SITE AND A SMALLER BASIN 3 WILL HAVE TO OUTFALL DIRECTLY INTO LANG AVE, WHICH ULTIMATELY DRAINS TO THE EXISTING 42" PUBLIC STORM DRAIN VIA SURFACE FLOW. SUBBASINS FOR BASINS B1 AND B2 HAVE BEEN SHOWN BASED ON THE CURRENT GRADING AND DRAINAGE (SEE BASIN MAP AND ULTIMATE DEVELOPED CONDITIONS BASIN TABLE). FUTURE SUBMITTALS WILL HELP DEFINE THESE BASIN BOUNDARIES

FURTHER AS WELL AS SIZE THE ASSOCIATED STORM DRAINAGE IMPROVEMENTS. PONDS AND WATER HARVESTING AREAS WILL BE CONSTRUCTED WITHIN BOTH BASINS B-1 AND B-2 TO AIDE IN ACHIEVING THE FIRST FLUSH REQUIREMENTS.

-BASIN 1 (B1-)

THE EASTERN PORTION OF THE SITE (BASIN 1) WILL DISCHARGE APPROXIMATELY 45 CFS TO THE NMDOT INLET AND STORM DRAIN PIPE LOCATED AT THE NORTHERN EDGE OF THE SITE. THIS IS LESS THAN THE CURRENT CAPACITY AS NOTED ABOVE (68CFS).

BASIN B1-A WILL DRAIN TO A NEW STORM DRAIN SYSTEM THAT ULTIMATELY OUTFALLS DIRECTLY TO POND A. BASIN B1-F WILL ALSO DISCHARGE TO POND A VIA SURFACE FLOW AND RUNDOWN. A NEW INLET WILL BE PLACED IN POND 'A' AT AN ELEVATION OF 5170 TIED TO THE EXISTING 36" STUB TO ALLOW FOR FIRST FLUSH PONDING ASSOCIATED WITH BASIN B1-A AND B1-F. (SEE PLAN FOR POND 'A' DEPTH AND VOLUME).

BASINS B1-B, B1-C AND B1-D (WITH THE EXCEPTION OF THE ROOF) WILL ENTER WATER HARVESTING AREAS LOCATED THROUGHOUT THE PARKING AREA ISLANDS AND THEN BE CONVEYED TO A NEW STORM DRAIN SYSTEM TIED TO THE EXISTING 36" STORM DRAIN.

BASIN B1-E WILL DRAIN VIA SURFACE FLOW INTO INLETS LOCATED AT THE WEST END OF THE SITE AND DAYLIGHT INTO POND B. A NEW INLET WILL BE PLACED IN POND 'B' AT AN ELEVATION OF 5168 AND TIED TO THE EXISTING 36" STUB TO ALLOW FOR FIRST FLUSH PONDING (SEE PLAN FOR POND 'B' DEPTH AND VOLUME)

DURING LARGE STORM EVENTS, THE INLETS LOCATED WITHIN POND 'A' AND POND 'B' WILL BE SIZED TO ACCEPT THE "Q' ASSOCIATED WITH THE 100YR, 6HR STORM EVENT SPECIFIC TO BASINS B1-A, B1-E AND B1-F (18.5CFS). IN ADDITION THE EXISTING NMDOT INLET (TG ELEVATION = 5169.10) WILL ACT AS AN EMERGENCY OVERFLOW IN THE EVENT ANY INLETS OR STRUCTURE GETS CLOGGED.

THE TOTAL RETENTION VOLUME WITHIN THESE PONDS COMBINED WITH THE WATER HARVESTING CREATED WITHIN THE PARKING ISLANDS WILL EXCEED THE REQUIREMENTS FOR FIRST FLUSH FOR BASIN B1 (APPROX. 10,000CF)

THE NORTHWEST PORTION OF THE SITE (BASIN 2) WILL DISCHARGE APPROXIMATELY 26.2 CFS TO EXISTING CITY OF ALBUQUERQUE STORM DRAIN SYSTEM PARALLELING PASEO DEL NORTE. THIS IS LESS THAN THE ALLOWABLE Q WHICH IS 30CFS. ONSITE PONDING WILL BE PLACED THROUGHOUT THE SITE TO AIDE IN ACHEIVING THE CITY OF ALBUQUERQUE'S FIRST FLUSH REQUIREMENTS.

A SMALL BASIN (BASIN 3) WILL DISCHARGE APPROXIMATELY 3.5 CFS DIRECTLY TO LANG AND AS NOTED ABOVE WILL DRAIN WEST AND THEN NORTH INTO THE VACATED HEADLINE ROAD WHERE IT WILL ENTER THE EXISTING 42" STORM DRAIN VIA INLETS AND PONDS .

GIVEN THE INFORMATION PRESENTED WTIHIN THIS OVERALL DRAINAGE MANAGEMENT PLAN THE DRAINAGE ASSOCIATED WITH THE ULTIMATE CONDITIONS FOR THIS SITE WILL ADHERE TO THE NMDOT DRAINAGE REPORT AND CITY REQUIREMENTS. SUPPLEMENTAL DRAINAGE MANAGEMENT PLANS SPECIFIC TO THE VARIOUS DEVELOPMENTS MUST ADHERE TO THIS PLAN AS NECESSARY AND WILL BE REQUIRED TO REQUEST BUILDING PERMIT APPROVAL. WITH THIS SUBMITTAL WE ARE SEEKING MASTER GRADING AND DRAINAGE APPROVAL IN SUPPORT OF FUTURE BUILDING PERMIT APPROVAL AND PUBLIC WORK ORDER APPROVAL IF NECESSARY.

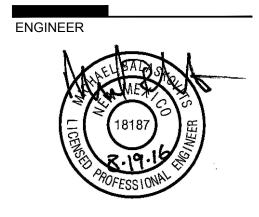


DEKKER PERICH SABATINI

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505.761.9700 / DPSDESIGN.ORG

ARCHITECT



PROJECT

11 Õ ()) JOURNAL NG AVENUI 9, New Mexico 8 <u>8</u>4 anbu GACY 5151 Albuquei

REVISIONS \bigtriangleup \triangle \triangle \triangle MHS DRAWN BY REVIEWED BY MJB DATE PROJECT NO. 16-0068

DRAWING NAME OVERALL DRAINAGE MANAGEMENT PLAN

SHEET NO. C-001