

TARGET OF NE ALBUQUERQUE DRAINAGE REPORT

NOVEMBER 3, 2004

Revised December 20, 2004



Prepared for:

**TARGET CORPORATION, INC.
1000 NICOLLET MALL
MINNEAPOLIS, MN 55403**

Rec'd 1/7/05

I. INTRODUCTION

The purpose of this report is to provide a Drainage Management Plan for development of a Target Corporation Store on the southwest corner of San Pedro and Paseo Del Norte in Northeast Albuquerque. The site is currently legally described as Los Angeles Center, Tract A-2. Tract A-2 is currently occupied by Lowe's and in the process of being platted to create outlots and a parcel for the future Target store. The Target store tract will contain 10.97 acres. The site is bounded by Paseo Del Norte on the north, Lowe's Home Improvement Center the east, The South Arroyo De Domingo Baca on the south and I-25 on the west. The UPC No. for this parcel is 101806317546920804. Current case numbers for this project are: 07EPC-01032, 04DRB-01670, 04DRB-01177, 04DRB-001178, 04DRB-01176. Current Project Number is 1001946.

II. PURPOSE

This report and the final grading plan are submitted for Hydrology Division review for the purpose of obtaining rough grading and building permit approval. No variances are requested with this submittal. Should the Hydrology Division have comments which must be addressed prior to building permit approval, the applicant requests that rough grading approval be granted separately, while the building permit comments are being addressed.

III. METHODOLOGIES AND REFERENCES

This report is prepared in accordance with the City of Albuquerque Development Process Manual (DPM) criteria; specifically, the procedures outlined in DPM Section 22.2. This site is less than 40 acres; therefore, no AHYMO analysis has been done. The site was analyzed using the method outlined in Part A.6 of Section 22.2 of the DPM. The site is allowed free discharge of developed flows.

IV. SITE LOCATION AND CHARACTERISTICS

This site is located on Paseo Del Norte between I-25 and San Pedro Boulevard, within Zone Atlas Map No. D-18. The entire site consists of about 32 acres, approximately 11 acres of which are being utilized by the Target Corporation Store. The remainder of the site is currently occupied by Lowe's Home Improvement Center. With respect to land

treatment percentages, this report assumes fully developed conditions for proposed Target tract. Land treatment percentages for the respective basins are indicated in Table A-2.

V. EXISTING CONDITIONS

Under existing conditions, offsite flows from other portions of the development do impact the proposed Target Tract. However, offsite flows from the adjacent roadways and adjacent parcels do not impact the site. A previous drainage report was prepared for the overall development by Bohannon Houston (BH) and dated December 15, 1999. That report identified basin B1 as a future development parcel. Basin B1, as identified in the BH drainage report, is the proposed Target tract. Portions of other basins identified in the BH drainage report do impact the Target tract. These basins are B2, B3, and B4. The flows from these basins, as identified in the BH drainage report, represent 45.1cfs under design conditions, and have been incorporated into the design of the storm pipes on the Target tract. Currently, the aforementioned basins drain to a temporary swale which crosses the Target tract. The design for the Target tract encloses the swale with a conduit. Hydraulic grade line calculations for the closed conduit consider these offsite flows and the calculations are in the appendix.

VI. PROPOSED CONDITIONS

The proposed development consists of a 124,800 square foot retail store as well as parking and driveways. For analytical purposes, the proposed site was divided into 17 basins, labeled B1 – B17, as shown on the Proposed Drainage Basin Map in the Appendix of this report. It is important to note that the BH drainage report and this report identify basins with a "B#" designator. The 17 basins identified in this report collectively represent basin B1 of the BH drainage report, however with a correct representation of land treatment percentages.

All of the proposed drainage facilities are designed for a 100-year, 6-hour storm under fully developed conditions. Land treatment percentages were calculated for each basin and are shown in Table A-2 in the Appendix.

Basins B1-B5, B11, B16 and B17 drain to a proposed private storm drainage system which will drain to the 60" RCP located at the northwest corner of the project site, which crosses I-25. Storm water flows from Lowe's will also drain to the 60" RCP pipe as mentioned above. In the study prepared by BH, their analysis considered the future development of basin B1. The BH report assumed land treatment percentages for basin B1 with a resultant flow of $Q(100)=52.89\text{cfs}$. This Drainage Report refines the land treatment percentages based on actual proposed conditions (17 sub-basins). Flow to the 60" RCP pipes from the Target tract is $Q(100)=27.78\text{cfs}$ (Basins B1-B5, B11, B16, and B17). The remainder of the flow from the Target tract will drain to the South Arroyo De Domingo Baca.

Surface flows drain to catch basins as shown on the plan. Roof drainage from the building (B11 and B16) is directly piped to the proposed storm drain system. Please refer to the Storm Water Drainage Plan for pipe sizes, inlet types, etc. Portions of the proposed private storm drain operate under slight pressure flows. A hydraulic grade line analysis and detailed hydraulic calculations for all of the proposed facilities are provided in the Appendix of this report.

Basins B7 – B9 drain to another proposed private storm drainage system which will drain to the channel. Basin B10 will also drain to the channel, however it is on its own system. Surface flows from these areas are also collected in catch basins as located on the Proposed Drainage Basin Map.

Basins B12 – B15 and B6 drain to a third proposed private storm drainage system which will also drain to the channel. Surface flows in the section will drain to a catch basin. Drainage from the roof of the building (B12 – B15) will be piped directly into the system.

As indicated on the plat, drainage easements will be given to (or retained by) Lowe's for the closed conduit replacing the temporary swale.

VII. CONCLUSION

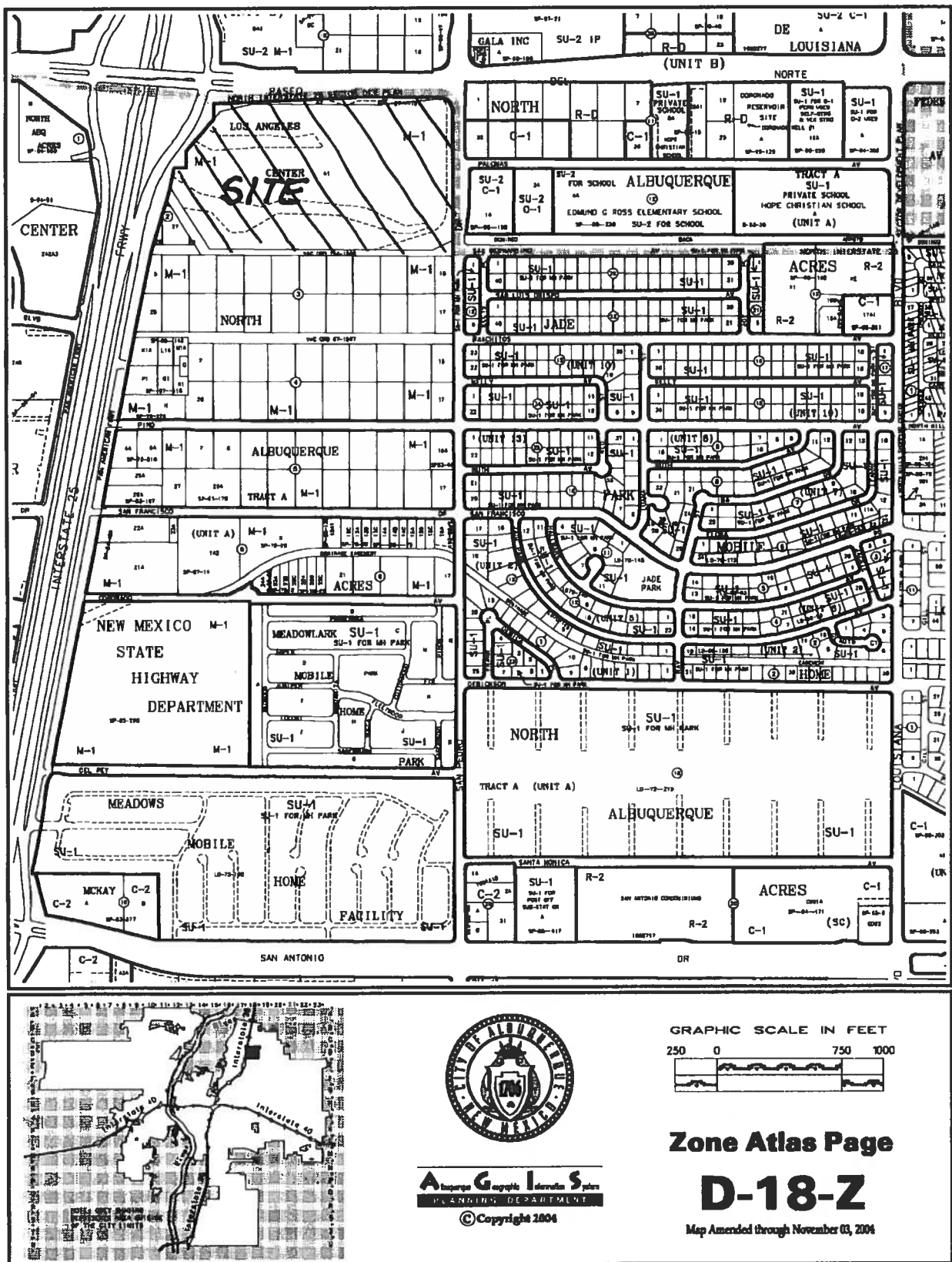
The analysis of the 60" culverts under I-25, as conducted by BH, was conservative and their conclusion that these culverts will have capacity for the developed Tract A-2 remains true.

The temporary swale (across drainage basin B1 of the BH drainage report) will be replaced with a 36" diameter closed conduit.

All other flows from the Target tract will be directed to the South Arroyo De Domingo Baca.

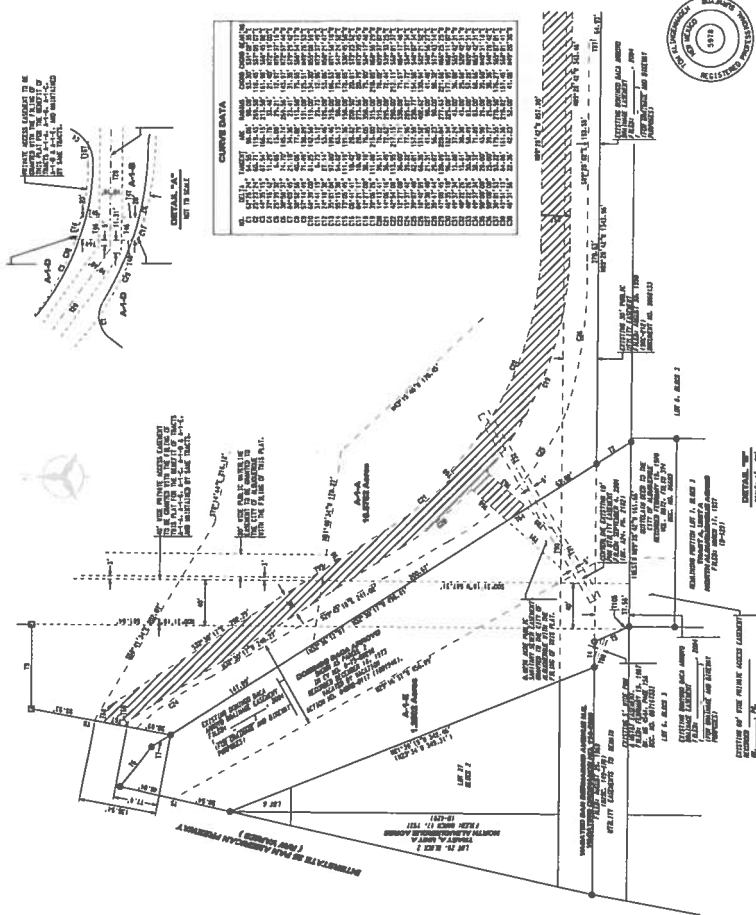
Drainage easements will be granted to (or retained by) Lowe's across the temporary swale (new closed conduit).

This report has given a comprehensive drainage management plan for the proposed development that complies with the DPM and the drainage ordinance. It is recommended that Building Permit approvals be granted with this submittal. However, should the Hydrology Division have comments that must be addressed prior to building permit approval, Target Corporation requests rough grading approval prior to full building permit approval. This would allow rough grading operations to begin without additional delays.



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TRANSPOSE DATA

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Bolmann Huston

3H2E7 3 0P 3

TARGET

Table A-1
Existing Conditions Basin Data Table

This table is based on the DPM Chapter 22.2, Zone 3

Basin	Area (sq. ft)	Area (acres)	Land Treatment Percentages				Q ₁₀₀ (cfs/ac)	Q ₁₀₀ (cfs)	V ₁₀₀ (inches)	V ₁₀₀ (cft)
			A	B	C	D				
B1 ¹	477853	10.97	0.00%	5.00%	5.00%	90.00%	4.82	52.88	2.23	88980
Lowe's Site ²							Sub-Total	52.88		
'B2'	194278	4.46	0.00%	5.00%	7.00%	88.00%	4.79	21.36	2.21	35830
'B3'	128502	2.95	0.00%	5.00%	5.00%	90.00%	4.82	14.22	2.23	23928
'B4'	86249	1.98	0.00%	5.00%	5.00%	90.00%	4.82	9.54	2.23	16060
							Sub-Total	45.12		
TOTALS		20.36						98.01		

¹ As present in BH drainage report

² Represents flows from the Lowe's site that will impact the proposed Target tract, as presented in BH drainage report

DESIGNED BY: [Faint text]
 CHECKED BY: [Faint text]
 DATE: [Faint text]

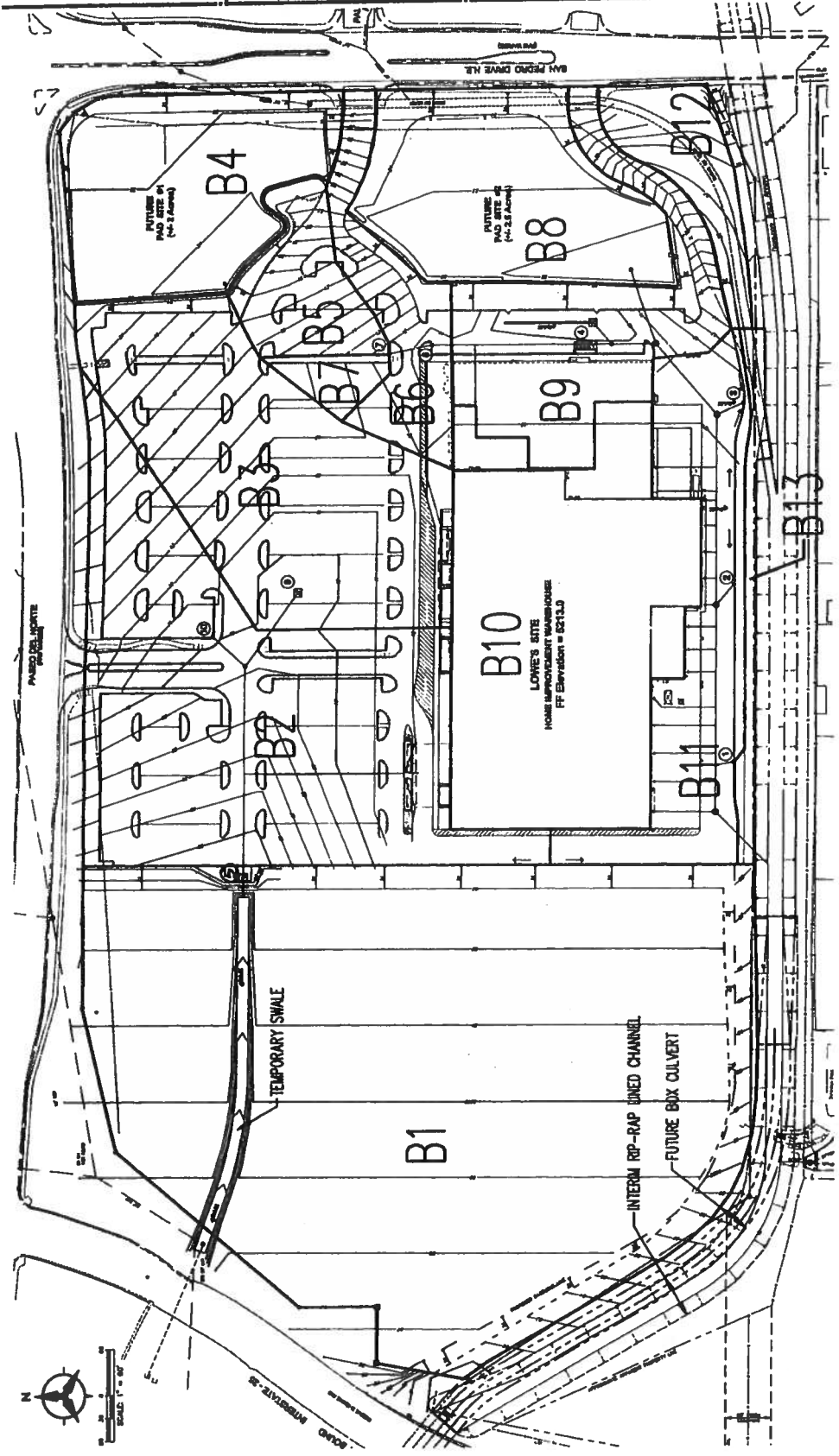


TARGET



**EXISTING
 CONDITIONS BASIN
 MAP**

TAR5002-02E
 DATE: 1/20/20
 SCALE: 1"=40'
 CHECKED: [Faint text]
 DESIGNED: [Faint text]



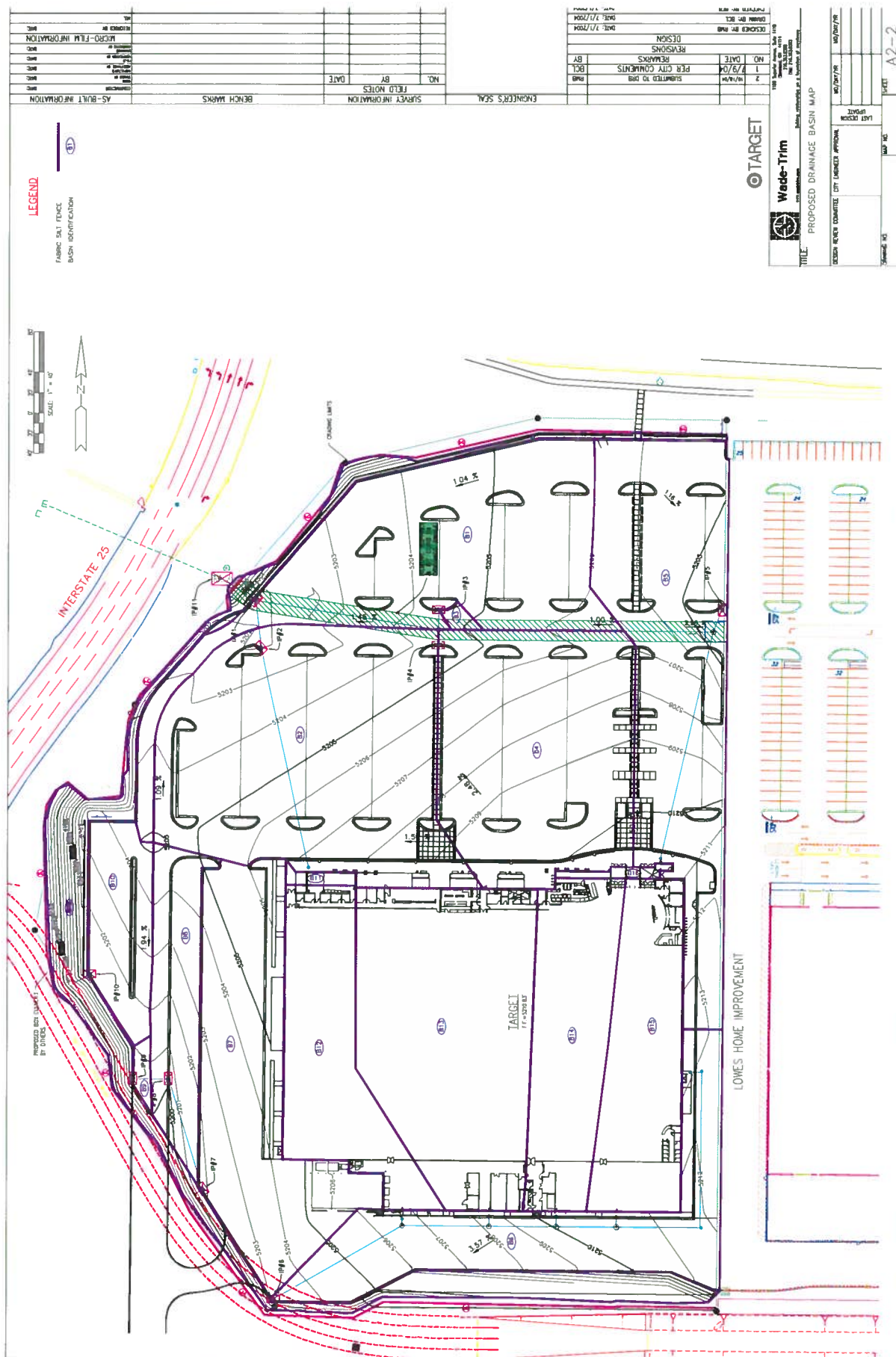
LEGEND
 B1
 B2
 B3
 B4
 B5
 B6
 B7
 B8
 B9
 B10
 B11
 B12
 B13

TARGET

Table A-2
Fully Developed Conditions Basin Data Table - Modified Existing B1 Basin

This table is based on the DPM Chapter 22.2, Zone 3

Basin	Area (sq.ft)	Area (acres)	Land Treatment Percentages				Q ₁₀₀ (cfs/ac)	Q ₁₀₀ (cfs)	V ₁₀₀ (inches)	V ₁₀₀ (cft)
			A	B	C	D				
1	53745.76	1.23	0.00%	0.00%	3.97%	96.03%	4.96	6.12	2.32	10379.57
2	64348.12	1.48	0.00%	0.00%	3.95%	96.05%	4.96	7.32	2.32	12428.35
3	644.33	0.01	0.00%	0.00%	0.00%	100.00%	5.02	0.07	2.36	126.72
4	46572.28	1.07	0.00%	0.00%	3.89%	96.11%	4.96	5.30	2.32	8997.48
5	52068.25	1.20	0.00%	0.00%	5.40%	94.60%	4.94	5.90	2.30	9989.38
6	33831.75	0.78	0.00%	0.00%	0.00%	100.00%	5.02	3.90	2.36	6653.58
7	38810.32	0.89	0.00%	0.00%	0.00%	100.00%	5.02	4.47	2.36	7632.70
8	14446.34	0.33	0.00%	0.00%	61.60%	38.40%	4.05	1.34	1.70	2047.63
9	999.90	0.02	0.00%	0.00%	0.00%	100.00%	5.02	0.12	2.36	196.65
10	12167.30	0.28	0.00%	0.00%	1.51%	98.49%	5.00	1.40	2.34	2376.55
11	980.31	0.02	0.00%	0.00%	0.00%	100.00%	5.02	0.11	2.36	192.79
12	24447.37	0.56	0.00%	0.00%	0.00%	100.00%	5.02	2.82	2.36	4807.98
13	48844.95	1.12	0.00%	0.00%	0.00%	100.00%	5.02	5.63	2.36	9606.17
14	24487.85	0.56	0.00%	0.00%	0.00%	100.00%	5.02	2.82	2.36	4815.94
15	24448.56	0.56	0.00%	0.00%	0.00%	100.00%	5.02	2.82	2.36	4808.22
16	1099.39	0.03	0.00%	0.00%	0.00%	100.00%	5.02	0.13	2.36	216.21
17	35719.20	0.82	0.00%	0.00%	100.00%	0.00%	3.45	2.83	1.29	3839.81
TOTALS		10.97						50.27		



ALBUQUERQUE STANDARD INLETS

Type Single "C" Inlet - NEENAH R-3578

Open Area (sft) = 2.3
 Length of Weir (ft) = 10.85
 Weir Coefficient = 2.68
 Orifice Coefficient = 0.60

Head (feet)	Head (inches)	Weir Q (cfs)	Orifice Q (cfs)	Control Q (cfs)
0.05	0.6	0.33	2.48	0.33
0.10	1.2	0.92	3.50	0.92
0.15	1.8	1.69	4.29	1.69
0.20	2.4	2.60	4.95	2.60
0.25	3.0	3.64	5.54	3.64
0.30	3.6	4.78	6.07	4.78
0.35	4.2	6.02	6.55	6.02
0.40	4.8	7.36	7.00	7.00
0.45	5.4	8.78	7.43	7.43
0.50	6.0	10.28	7.83	7.83
0.55	6.6	11.87	8.21	8.21
0.60	7.2	13.52	8.58	8.58
0.65	7.8	15.24	8.93	8.93
0.70	8.4	17.04	9.27	9.27
0.75	9.0	18.89	9.59	9.59
0.80	9.6	20.81	9.91	9.91
0.85	10.2	22.80	10.21	10.21
0.90	10.8	24.84	10.51	10.51
0.95	11.4	26.93	10.79	10.79
1.00	12.0	29.09	11.07	11.07

Inlet Capacity Table

Inlet ID#	Contributing Basins	Residual to Inlet	Total Q ₁₀₀	Head Available	Capacity	Overflow
Single "C"						
SD7	B3	-	0.07	0.20	2.60	-
SD9	B2	1.10	8.42	0.30	4.78	3.64
SD12	B10	-	1.40	0.50	7.83	-
SD13	B9	-	0.12	0.50	7.83	-
SD14	B8	-	4.05	0.50	7.83	-
SD21	B6	-	3.90	0.50	7.83	-

Type Double "C" Inlet - NEENAH R-3578

Open Area (sft) = 4.6
 Length of Weir (ft) = 17.52
 Weir Coefficient = 2.68
 Orifice Coefficient = 0.60

Head (feet)	Head (inches)	Weir Q (cfs)	Orifice Q (cfs)	Control Q (cfs)
0.05	0.6	0.52	4.95	0.52
0.10	1.2	1.48	7.00	1.48
0.15	1.8	2.73	8.58	2.73
0.20	2.4	4.20	9.91	4.20
0.25	3.0	5.87	11.07	5.87
0.30	3.6	7.72	12.13	7.72
0.35	4.2	9.72	13.10	9.72
0.40	4.8	11.88	14.01	11.88
0.45	5.4	14.17	14.86	14.17
0.50	6.0	16.60	15.66	15.66
0.55	6.6	19.15	16.43	16.43
0.60	7.2	21.82	17.16	17.16
0.65	7.8	24.61	17.86	17.86
0.70	8.4	27.50	18.53	18.53
0.75	9.0	30.50	19.18	19.18
0.80	9.6	33.60	19.81	19.81
0.85	10.2	36.80	20.42	20.42
0.90	10.8	40.09	21.01	21.01
0.95	11.4	43.48	21.59	21.59
1.00	12.0	46.96	22.15	22.15

Inlet Capacity Table

Inlet ID#	Contributing Basins	Residual to Inlet	Total Q ₁₀₀	Head Available	Capacity	Overflow
Double "C"						
SD6	B4	-	5.30	0.20	4.20	1.10
SD10	B1	3.64	9.76	0.50	15.66	-
SD15	B7	-	4.47	0.50	15.66	-

Type Double "D" Inlet

Open Area (sft) = 9.12
 Length of Weir (ft) = 17.00
 Weir Coefficient = 2.68
 Orifice Coefficient = 0.60

Head (feet)	Head (inches)	Weir Q (cfs)	Orifice Q (cfs)	Control Q (cfs)
0.05	0.6	0.51	9.82	0.51
0.10	1.2	1.44	13.89	1.44
0.15	1.8	2.65	17.01	2.65
0.20	2.4	4.08	19.64	4.08
0.25	3.0	5.70	21.96	5.70
0.30	3.6	7.49	24.06	7.49
0.35	4.2	9.43	25.98	9.43
0.40	4.8	11.53	27.78	11.53
0.45	5.4	13.75	29.46	13.75
0.50	6.0	16.11	31.06	16.11
0.55	6.6	18.58	32.57	18.58
0.60	7.2	21.17	34.02	21.17
0.65	7.8	23.88	35.41	23.88
0.70	8.4	26.68	36.75	26.68
0.75	9.0	29.59	38.04	29.59
0.80	9.6	32.60	39.28	32.60
0.85	10.2	35.70	40.49	35.70
0.90	10.8	38.90	41.67	38.90
0.95	11.4	42.19	42.81	42.19
1.00	12.0	45.56	43.92	43.92

Inlet Capacity Table

Inlet ID#	Contributing Basins	Residual to Inlet	Total Q ₁₀₀	Head Available	Capacity	Overflow
Double "D"						
SD4	B5	-	5.90	>1.00	>43.92	-

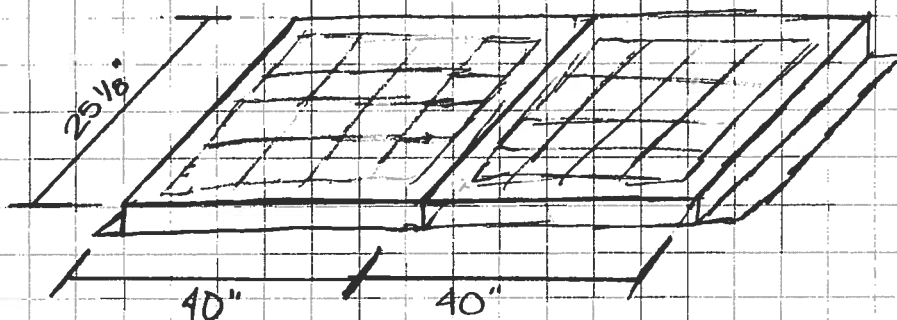


Sample Inlet Calcs. (Inlet #SD6)

Open Area (from NEENAH catalog 'R' 11th edition) = 4.6 sft

Head Available = 0.20 ft

Wier Length (Double 'C' Inlet - NEENAH R-3578)



$$\text{Wier length} = \frac{(40 + 40 + 25 \frac{1}{8} + 40 + 40 + 26 \frac{1}{8}) \text{ in}}{12 \text{ in/ft}} = 17.52 \text{ ft} = L$$

$$\text{Wier Coefficient} = 2.68 = C$$

$$\text{Orifice Coefficient} = 0.60 = C$$

$$\begin{aligned} \text{Wier } Q &= CLH^{3/2} \\ &= (2.68)(17.52)(0.20)^{3/2} \\ &= 4.20 \text{ cfs} \end{aligned}$$

$$\begin{aligned} \text{Orifice } Q &= CA\sqrt{2gh} \\ &= (0.60)(4.6 \text{ ft})\sqrt{(2)(32.2 \text{ ft/s}^2)(0.20 \text{ ft})} \\ &= 9.91 \text{ cfs} \end{aligned}$$

Wier Q Controls

SUBJECT

Sample Inlet Calculations

BY J J H

DATE 11/8/04

CHK.

DATE

SHEET NO.

1 OF 2

JOB NUMBER

TAR 5002 02E



Sample Calc. continued

Q_{100} to the inlet = 5.30 cfs > 4.20 cfs

Overflow = $5.30 - 4.20 = 1.10$ cfs to B2, SD9

SUBJECT

Sample inlet calculations

BY JH

DATE 11/8/04

CHK.

DATE

SHEET NO.

2 OF 2

JOB NUMBER

TAR 5002 02E