

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

June 19, 2018

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. N.E
Albuquerque, NM, 87108

**RE: Primrose School of Sandia Heights
Conceptual Grading and Drainage Plan
Engineer's Stamp Date: 06/15/18
Hydrology File: D19D030**

Dear Mr. Arfman:

PO Box 1293

Based upon the information provided in your resubmittal received 06/15/2018, the Conceptual Grading and Drainage Plan is approved for action by the DRB on the Site Plan for Building Permit.

Albuquerque

As a reminder, before a building permit approval please provide an approval either an email or a letter from NMDOT that they approve the connection to their drainage system. Also prior to Certificate of Occupancy, a Private Facility Drainage Covenant per Chapter 17 of the DPM for the underground detention and first flush must be provided to Hydrology.

NM 87103

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

www.cabq.gov

Sincerely,

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department



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:** _____
byranb@iacivil.com

Owner: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Architect: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☒ ENGINEER ARCHITECT CERTIFICATION
☒ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ 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
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: June 15, 2018 By: Fred C. Arfman

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



June 14, 2018

Renée C. Brissette, P.E.
Senior Engineer, Hydrology
City of Albuquerque Planning Department

**RE: Primrose School of Sandia Heights Hydrology File D19D030
Conceptual Grading and Drainage Resubmittal
Engineer's Stamp Date 06-14-18**

Dear Ms. Brissette,

Attached with this letter is the revised Conceptual Grading and Drainage Plan for the above referenced project. Revisions were based on minor site plan changes and in response to your review comments dated February 2, 2018 as follows:

1. Road names added;
2. Existing line work changed to dashed to clearly show the limits of proposed construction;
3. As noted on the plan, based on the *North and South Domingo Baca Arroyos and Paseo Del Norte Corridor Drainage Management Plan* prepared by Resource Technology, Inc. (1991) 100% of the site historically drains to the Paseo del Norte R.O.W. (NMDOT). In the developed condition, the site is permitted to continue to release historic rates either as surface flow or with a new storm drain connection to the NMDOT storm drain system.

No work shall be performed in the NMDOT R.O.W., including stormwater discharge to the NMDOT storm drain system without an approval from NMDOT.

This property, although currently undeveloped, has been used annually for the sale of Christmas trees for many years. The historic discharge rate to the NMDOT storm drain system of 2.7 cfs is based on land treatments of 50%B, 50%C (see Google Earth Images from 2009 and 2012).

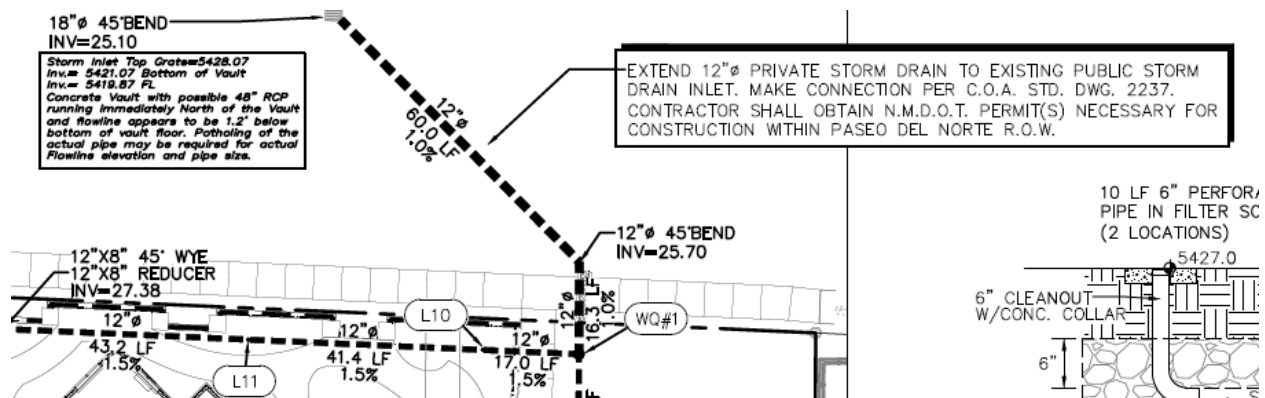


2009



2012

As part of the adjacent development (MorningStar Assisted Living), we coordinated the connection to the NMDOT storm drain as well as the allowable discharge rate. Detention ponding will be provided to accommodate the difference. Below is an excerpt from that plan set. Currently, NMDOT is undergoing a personnel change but we will coordinate all undertakings within the NMDOT Rights-of-way with NMDOT as part of the building permit plan set.



Please let me know if you have any other questions.

Sincerely,

Isaacson & Arfman, PA

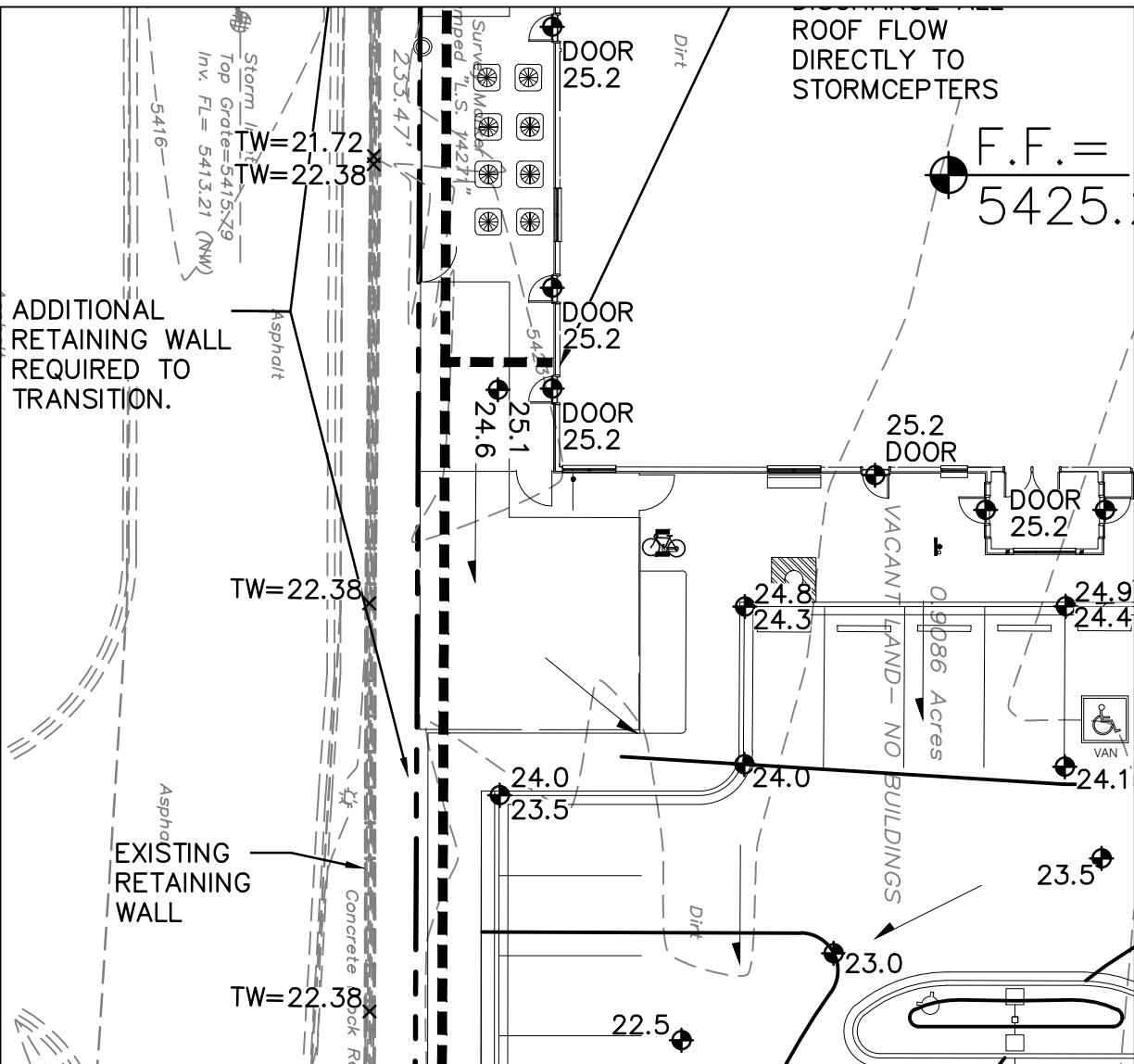
Bryan J. Bobrick
Project Manager

BASED ON THE NORTH AND SOUTH DOMINGO BACA ARROYOS AND PASEO DEL NORTE (PDN) CORRIDOR DRAINAGE MANAGEMENT PLAN PREPARED BY RESOURCE TECHNOLOGY, INC. (1991) 100% OF THE SITE HISTORICALLY DRAINS TO PDN.

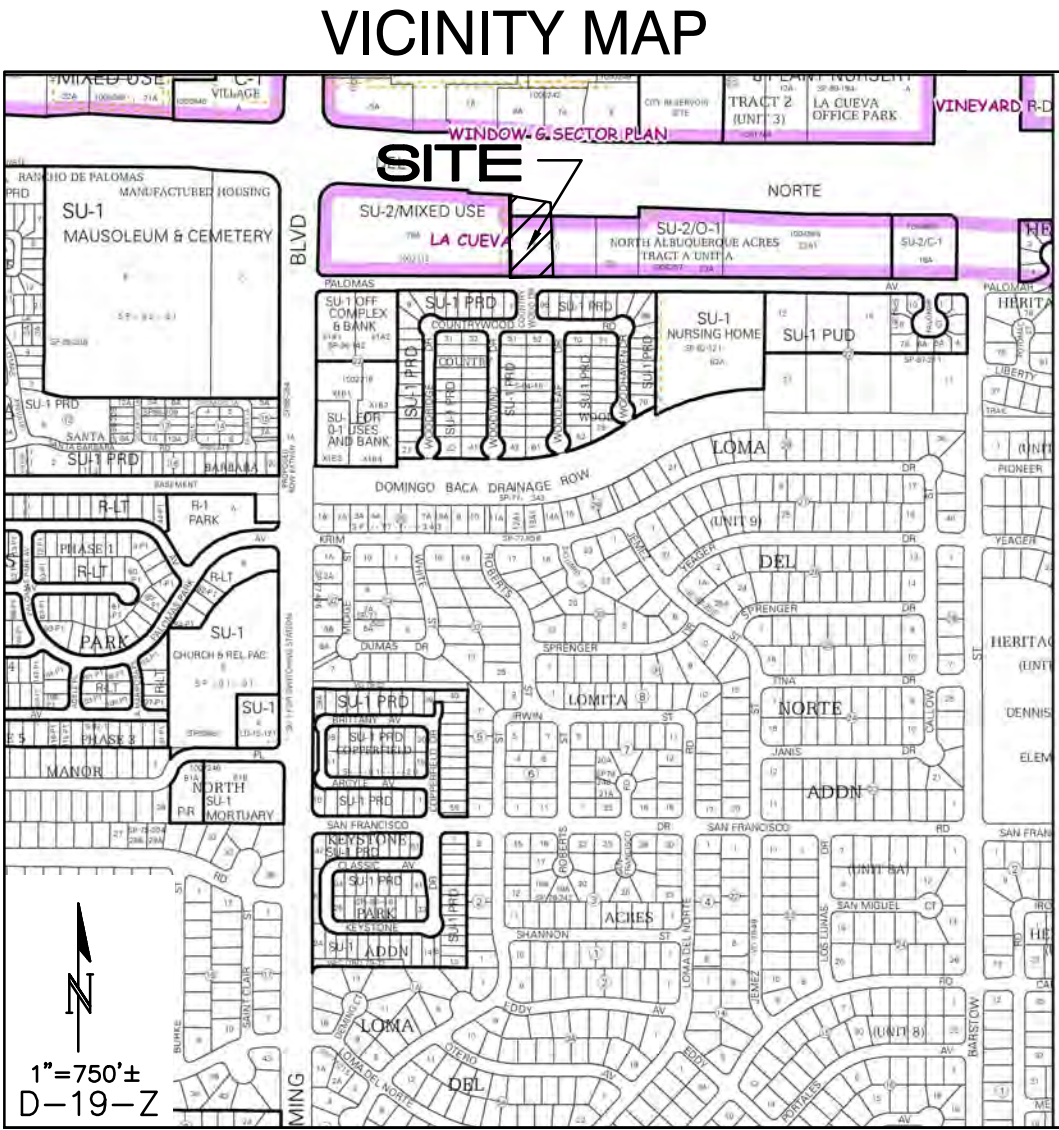
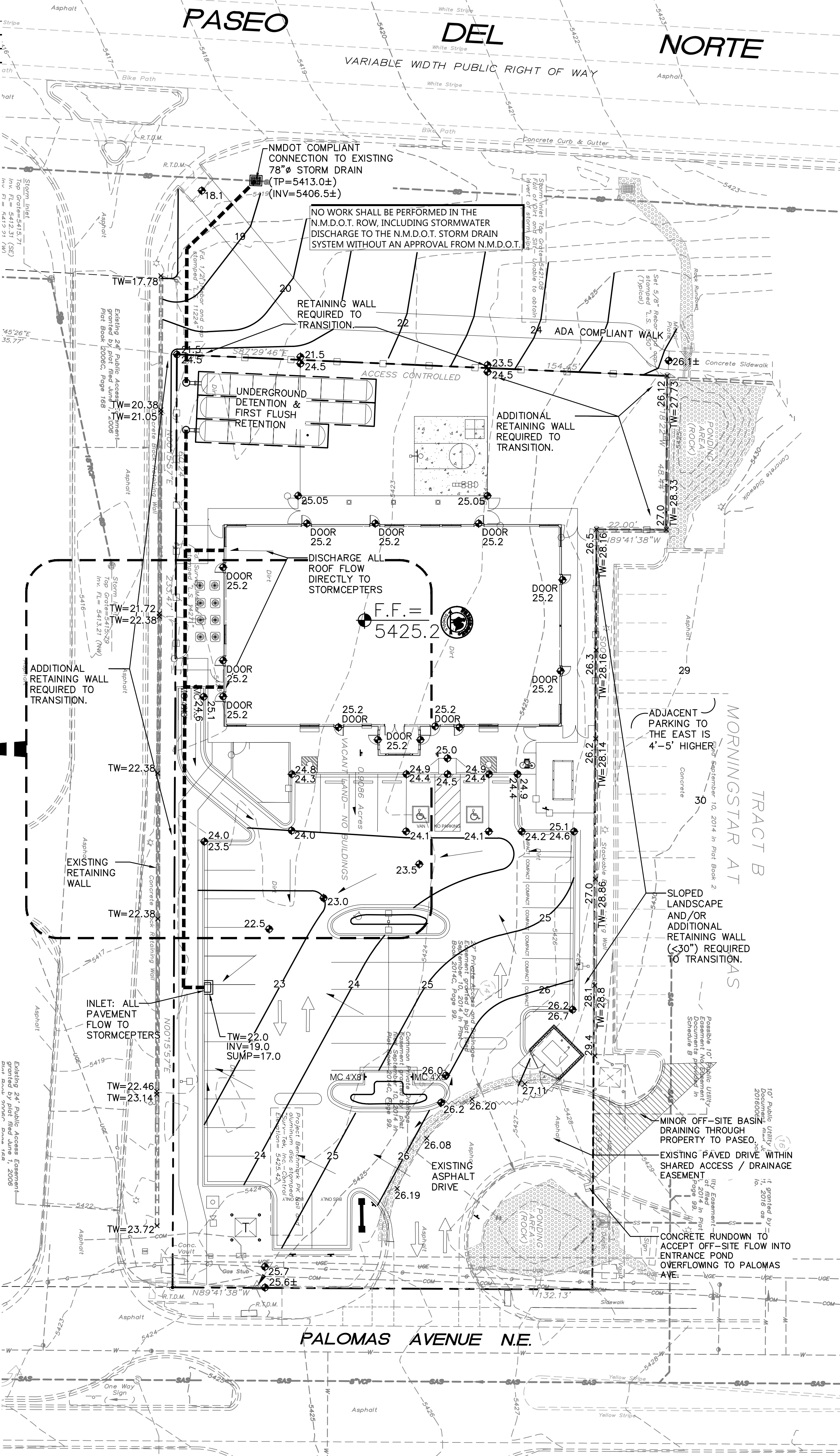
THIS PROPERTY, ALTHOUGH CURRENTLY UNDEVELOPED, HAS BEEN USED ANNUALLY FOR THE SALE OF CHRISTMAS TREES FOR MANY YEARS (SEE GOOGLE EARTH IMAGES FROM 2009 AND 2012). THE HISTORIC DISCHARGE RATE TO THE PDN STORM DRAIN SYSTEM OF 2.7 CFS IS BASED ON LAND TREATMENTS OF 50%B, 50%C.

NO WORK SHALL BE PERFORMED IN THE N.M.D.O.T. ROW, INCLUDING STORMWATER DISCHARGE TO THE N.M.D.O.T. STORM DRAIN SYSTEM WITHOUT AN APPROVAL FROM N.M.D.O.T.

CALCULATIONS: 2253 Primrose School : June 15, 2018									
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993									
ON-SITE									
AREA OF SITE:		39578.616		SF		=		0.909	
100-year, 6-hour									
HISTORIC FLOWS:				DEVELOPED FLOWS:				EXCESS PRECIP:	
	Treatment SF	%			Treatment SF	%		Precip. Zone	3
Area A	=	0	0%	Area A	=	0	0%	E _A	= 0.66
Area B	=	19789.308	50%	Area B	=	3958	10%	E _B	= 0.92
Area C	=	19789.308	50%	Area C	=	8707	22%	E _C	= 1.29
Area D	=	0	0%	Area D	=	26913	68%	E _D	= 2.36
Total Area	=	39578.616	100%	Total Area	=	39578.616	100%		
								FIRST FLUSH VOL	
								763 CF	
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)									
Weighted E =		$\frac{E_A A_A + E_B A_B + E_C A_C + E_P A_P}{A_A + A_B + A_C + A_D}$							
Historic E = 1.11 in. Developed E = 1.98 in.									
On-Site Volume of Runoff: V ₃₆₀ = E*A / 12									
Historic V ₃₆₀		=	3645	CF		Developed V ₃₆₀		=	6532
On-Site Peak Discharge Rate: Q _p = Q _{pA} A _A +Q _{pB} A _B +Q _{pC} A _C +Q _{pD} A _D / 43,560									
For Precipitation Zone 3									
Q _{pA}		=	1.87	Q _{pC}		=	3.45		
Q _{pB}		=	2.60	Q _{pD}		=	5.02		
Historic Q _p		=	2.7	CFS		Developed Q _p		=	4.0



ALTERNATE PARKING LAYOUT



PROJECT DATA

PROPERTY: THE SITE IS A PARTIALLY DEVELOPED 0.91± ACRE PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP D-19. THE SITE IS BOUND TO THE EAST BY DEVELOPED COMMERCIAL, TO THE WEST BY A PUBLIC ACCESS EASEMENT AND DEVELOPED COMMERCIAL, TO THE NORTH BY PASEO DEL NORTE BLVD. R.O.W. AND TO THE SOUTH BY PALOMAS BLVD.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A PRIVATE PRE-SCHOOL WITH ASSOCIATED OUTDOOR PLAYGROUND FACILITIES, ASPHALT PAVED ACCESS, PARKING AND LANDSCAPING.

LEGAL: TRACT "A" OF MORNINGSTAR AT PALOMAS, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO,

AREA: 0.9086 ACRES

BENCHMARK: VERTICAL DATUM IS BASED UPON ALBUQUERQUE CONTROL SURVEY MONUMENT "HEAVEN", ELEVATION = 5378.235 FEET (NAVD 88).

OFF-SITE: NO OFF-SITE DRAINAGE WILL IMPACT THIS PROPERTY OTHER THAN A SMALL DEVELOPED BASIN FROM THE ADJACENT PROPERTY PASSING WITHIN THE SHARED ACCESS / DRAINAGE EASEMENT.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001C0141G, THE SITE IS LOCATED WITHIN FLOODZONE "X" DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE PLAN CONCEPT: BASED ON THE NORTH AND SOUTH DOMINGO BACA ARROYOS AND PASEO DEL NORTE (PDN) CORRIDOR DRAINAGE MANAGEMENT PLAN PREPARED BY RESOURCE TECHNOLOGY, INC. (1991) 100% OF THE SITE HISTORICALLY DRAINS TO PDN. IN THE DEVELOPED CONDITION, THE SITE IS PERMITTED TO CONTINUE TO RELEASE HISTORIC RATES TO PDN EITHER AS SURFACE FLOW OR WITH A NEW STORM DRAIN CONNECTION TO THE EXISTING PUBLIC STORM DRAIN INLET WITHIN THE PDN R.O.W. ANY DISCHARGE TO PALOMAS AVE. IS UNRESTRICTED.

ENGINEER:
FRED C. ARFMAN: NMPE NO. 7322
ISAACSON & ARFMAN, PA
128 MONROE N.E.
ALBUQUERQUE, NEW MEXICO 87108

SURVEYOR:
RUSS P. HUGG: NMPS NO. 9750
SURV-TEK, INC.
9384 VALLEY VIEW DR. N.W.
ALBUQUERQUE, NEW MEXICO 87114

LEGEND

- PROPOSED FLOW DIRECTION
- F.F. = PROPOSED FINISH FLOOR ELEVATION
- 25 PROPOSED CONTOUR
- 25.3 PROPOSED SPOT ELEVATION

PRIMROSE SCHOOL OF SANDIA HEIGHTS

CONCEPTUAL GRADING & DRAINAGE PLAN

Prepared for:



Primrose School
Franchising Company
3660 Cedarcrest Road
Acworth, Georgia 30101

Prepared by:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Children's Design Group
Mark D. Pavey, A.I.A. - Architect
PO BOX 1365
Gulf Shores, AL 36547

Isaacson & Arfman, P.A.
128 Monroe St, NE
Albuquerque, NM 87108

