

CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director



Mayor Richard J. Berry

June 21, 2016

Scott McGee, PE
Scott M. McGee PE, LLC
9700 Tanoan Dr. NE
Albuquerque, NM 87111

RE: **Albuquerque Christians Children's Home**
5700 Winter Haven Rd NW
Grading and Drainage Plan
Engineers Stamp Date 6/16/16 (E12D005)

Dear Mr. McGee,

Based upon the information provided in your submittal received 6/17/16, this plan is approved for Building Permit.

PO Box 1293

Please attach a copy of this approved plan to the construction sets in the permitting process prior to sign-off by Hydrology.

Albuquerque

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

New Mexico 87103

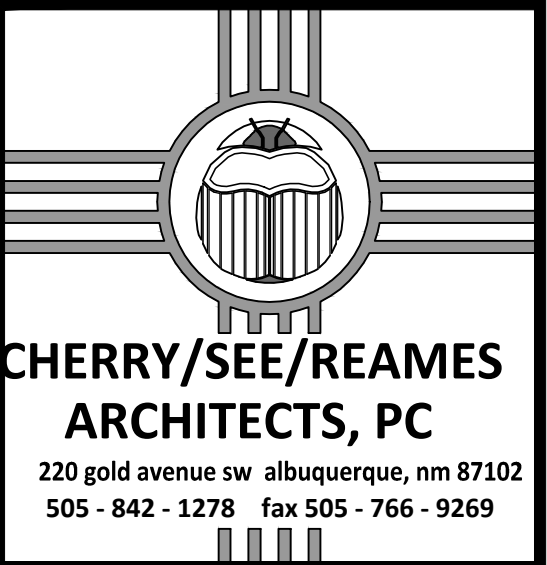
If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

www.cabq.gov

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Hydrology
Planning Department

RR/AC
C: File



---	EXISTING CONTOUR LINE
—	NEW CONTOUR LINE
FF = 4983.0	FINISH FLOOR ELEVATION
36.7	SPOT ELEVATION

LEGAL: Tract A-1, Albuquerque Christian Children's Home,
Bernalillo County, NM

AREA: 255,706 SF (5.87 acres) PROJECT LIMITS: 28,320 SF
(0.65 acres)

BENCHMARK: City of Albuquerque Station '10_E12' being an
aluminum disc
ELEV= 5009.741 (NAVD 1988)

SURVEYOR: Precision Surveys, Inc. dated July, 2014

PRECIPITATION ZONE: 1

FLOOD HAZARD: From FEMA Map 35001C0118G (dated 9/26/08) this site is identified as being within Zone 'X' which is located outside the 0.2% chance annual floodplain.

EXISTING CONDITIONS: The existing site is developed with 5 residences, several utility buildings, and a garage building. It slopes from the west down to the east at 1-2%. Existing access roads and parking spaces are gravel surfaced.

PROPOSED IMPROVEMENTS: The proposed improvements include two 5,006 SF 1-story residential buildings with associated gravel parking, concrete sidewalks, and landscaping.

FIRST FLUSH: $Q=(0.44-0.10)(12,265)/12= 348$ CF
This volume will be provided in the retention pond located at the SE corner of the site.

DRAINAGE APPROACH: The drainage plan will direct flows to the east side of the lot where a retention pond is proposed to be enlarged. Developed runoff will discharge to the east of the new buildings and be retained onsite in the enlarged pond as shown.

Area draining to the retention pond (land treatment A) is 1.53 acre
Existing land treatment: 4% A, 35% B, 48% C, & 13% D
 $Q = (0.06)(1.29) + (0.54)(2.03) + (0.73)(2.87) + (0.20)(4.37) = 4.1 \text{ CFS}$

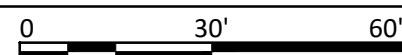
Proposed land treatment: 6% A, 26% B, 36% C & 32% D
 $Q = (0.09)(1.29) + (.40)(2.03) + (0.55)(2.87) + (.49)(4.37) = 4.6 \text{ CFS}$
 $V = (4100)(.037) + (17370)(.056) + (24050)(.083) + (21280)(.164) = 6,61 \text{ CF}$

Required 100-YR 10-DAY V = $(6,611) + (21,280)(.1225) = 9,218$ CF
($< 9,460$ OK)

The proposed improvements increase site runoff, but with the increased onsite retention volume there won't be any impact to downstream drainage facilities.



1" = 30 FT



Site Development Plan
Albuquerque Christian Children's Home
5700 Winterhaven Road NW
Albuquerque, NM 87120