

VICINITY MAP ZONE ATLAS PAGE F-21-Z

	PROPERTY LINE
5301	EXISTING CONTOURS
×5301.15	EXISTING GROUND SPOT ELEVATION
•	EXISITNG ELECTRICAL POLE
● 65.23	PROPOSED SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE TW=TOP OF WALL, BW=BOTTOM OF V EX=EXISTING, TG=TOP OF GRADE
S=2.0%	PROPOSED DIRECTION OF FLOW
~~~~~	WATER BLOCK
	PROPOSED RETAINING WALL
5305	PROPOSED INDEX CONTOURS
	PROPOSED INTER CONTOURS
	PROPOSED CURB & GUTTER
	EASEMENT
- G	exisitng tree
♦ □•	PROPOSED LIGHTING
SD	PROPOSED STORM DRAIN LINE
0	PROPOSED STORM DRAIN MANHOLE
-	PROPOSED STORM DRAIN INLET

EXISTING STORM DRAIN MANHOLE

LEGEND

NOTE: FINISHED FLOOR ELEVATION OF NEW ADDITIONS SHALL MATCH EXISTING BUILDING FINISHED FLOOR ELEVEATION.

DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION The purpose of this submittal is to present a drainage and grading plan for the proposed addition to the La Vida Llena Retirement Community located in Northeast Albuquerque, see vicinity map on this sheet. The project will include a 438 SF Assisted Living Great Room, a 247 SF Private Dining Room, a 321 SF Elevator Area, and a 952 SF Rehab Gym Area. This addition is in previously developed area so this submittal will show that the addition will not adversely affect existing

infrastructure. This submittal is in support of building permit approvals. II. SITE LOCATION

The site is located within zone atlas map # F-21-Z. The site is North of Montgomery, south of Spain and in between Juan Tabo and Morris. In reference to the Federal Emergency Management Agency map #35001C0144G, there are no flood zones adjacent to the site.

III. EXISTING HYDROLOGIC CONDITIONS

The site is fully developed and has multiple previous drainage reports for various phases of the project. The first one was called the "La Vida Llena Retirement Center Drainage Report", completed by Bohannan Huston Inc. and approved August 24, 1981. This report divided the site into drainage basins and provided for future development by designing multiple on site detention ponds. Drainage from the site flows to Lagrima de Oro and then west to Morris.

The previous drainage reports used the Rational Method and provided for a fully developed site. For the current addition the processes in the City of Albuquerque Development Process Manual, section 22.2 were used to calculate the existing and developed flows for the addition. Currently, under existing conditions this areas being disturbed have a 100yr discharge of 0.18 CFS. The associated land treatments for the existing conditions are 33% land treatment B, 33% land treatment C and 33% land treatment D. The required volume is 279 CF.

IV. PROPOSED HYDROLOGIC CONDITIONS

The proposed project includes the construction of a great room, private dining, elevator area and rehab gym with approximately 1900 SF roof area. The drainage with land treatment of 100% D is 0.23CFS and a volume of 418 CF.

The change in flow due to the addition is a 0.05 CFS increase and approximately 138 CF of volume and is small enough to be considered negligible. These flows were computed in accordance with section 22.2 of the Development Process Manual. With this submittal we are seeking building permit approval.

				LA VID	A LLEN	A ADDIT	ЮN			
			Existing	g and Prop	osed Con	ditions Ba	sin Data Tab	le		
This	table is bas	ed on the [PM Section	22.2, Zone:	4					
Basin	Area Area Land Treatment Percentages					ages	Q(100)	Q(100)	V(100)	V(100)
ID	(SQ. FT)	(AC.)	Α	В	С	D	(cfs/ac.)	(CFS)	(inches)	(CF)
Existing	1899.45	0.04	0.0%	33.3%	33.3%	33.3%	-	0.18	-	2:79
Proposed	1899.45	0.04	0.0%	0.0%	0.0%	100.0%	-	0.23	-	418
CHANGE \	MTH ADDI	ΠON:						0.05	-	138

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS

6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING

CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS,

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED

10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL

ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION. 13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH

14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.

3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).

4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN. 6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.

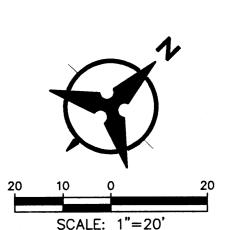
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF

7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

8. PAVING AND ROADWAY GRADES SHALL BE $\pm/-$ 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.

9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.

10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.



RECEIVED

Bohannan ▲ Huston≥

ARCHITECTS ARCHITECTURE

Planning

CONSULTING

245 FISCHER AVENUE

SUITE B-2

COSTA MESA

CALIFORNIA 92626

T: 714.556.5774

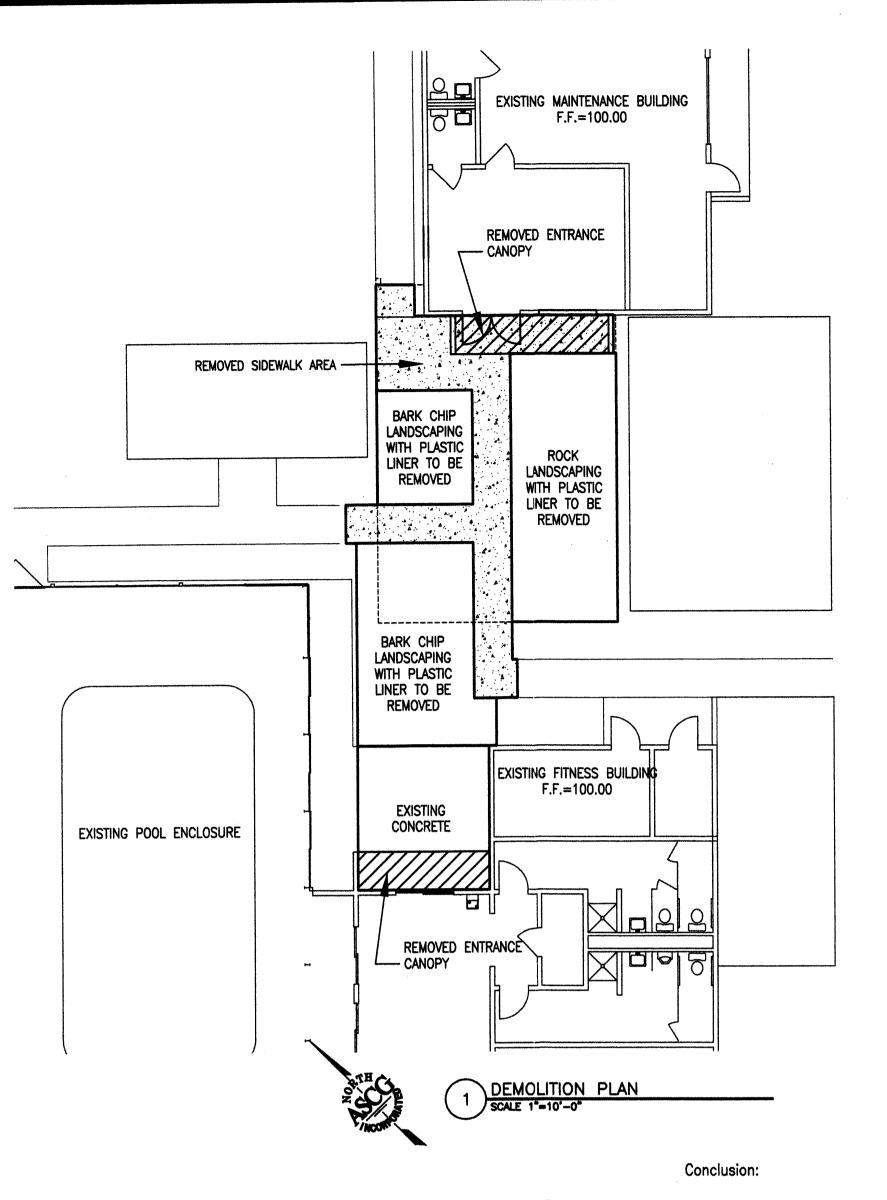
F: 714.556.1572

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PROJECT: 08046_01 DRAWN BY: BO
CHECKED BY: GSB CAD FILE NAME: 20100193gp01.dv **GRADING PLAN**

DRAWING NUMBER

P:\20100193\CDP\Plans\General\20100193gp01.dwg Fri, 11-Sep-2009 - 10:56:am, Plotted by: BORTEGA



Introduction:

La Vida Llena, a retirement center/nursing home, is located just north of Montgomery Blvd NE between Morris St. NE and Juan Tabo Boulevard, Zone atlas page F-21-Z. The project area is located in the City of Albuquerque. The COA Development Process Manual (DPM), Section 22.2 was used for the previous drainage plans and also being used for this one. The existing site is developed and has two previously approved drainage studies. The original drainage study was done by Bohannan Huston, Inc., and was approved August 24, 1981. An updated drainage report for phase II was submitted by Thompson, Dreessen, and Dorner, and approved on September 7, 1984. Both drainage plans used the Rational Method and that methodology is being used for this project.

Legal Description:

A portion of Lots 31—34, inclusive, Lots 40—49, inclusive, Block 1, portions of 160 acre Master Plan zoned SU—1 (Special Use for retirement center, nursing home) containing 16.89 acres.

The Purpose:

The purpose of this drainage report is to show that the addition of an 800 square foot fitness center to the existing site will not significantly change the existing storm water runoff or 100 yr, 6 hr. storm ponding requirement.

The proposed project calls for the removal of existing landscaping (with plastic), sidewalks and roof canopies, see demolition plan this sheet. A new 800 square foot fitness room, 380 square foot roof and additional sidewalk will be added.

Existing Conditions:

The existing area is included in Basin 2 as shown in the Bohannan Huston, Inc., report and Basin 2A in the Thompson, Dreessen, and Dorner, Inc. (2A is the same as 2). Basin 2A contains 1.09 acres. The east portion of the site where the addition is to be located appears to flow to Basin 2A pond via the service road to a concrete rundown along the northeast portion of the service road to Basin 2A pond. Runoff from this pond is collected and then conveyed back to the service road north via a 14" diameter pipe. This flow follows the service road to pond no. 4. where it is discharge to Lagrima de Oro at a control rate. Runoff from the western portion of the site flows though the landscape area into the Basin 2A pond.

The Bohannan Huston, Inc., report shows the peak runoff and volume of runoff for existing Basin 2A (2) for a 100 year, 6 hour storm to be 3.6 cfs and 0.1838 ac—ft.

According to the Bohannan Huston, Inc., report the pond for Basin 2A has a capacity of 0.33 ac—ft and a required volume of .28 ac—ft. The Thompson, Dreessen, and Dorner Phase II report did not address any changes to this basin.

Proposed Conditions:

The COA Development Process Manual (DPM), Section 22.2 was used to calculate the peak runoff and volume of runoff for existing Basin 2A for a 100 year, 6 hour storm using the rational method. Storm water from the proposed fitness center roof will be captured in roof drains and conveyed to the existing service road where it travels to the existing concrete channel to Basin 2A pond. The runoff from the canopies and additional roof will flow to the existing landscape areas and then to the basin 2A pond. The peak runoff and volume of runoff for revised Basin 2A for a 100 year, 6 hour storm to be 3.7 cfs and 0.1855 ac—ft. The flows will follow the same path as pervious submittals.

See Calculations this sheet.

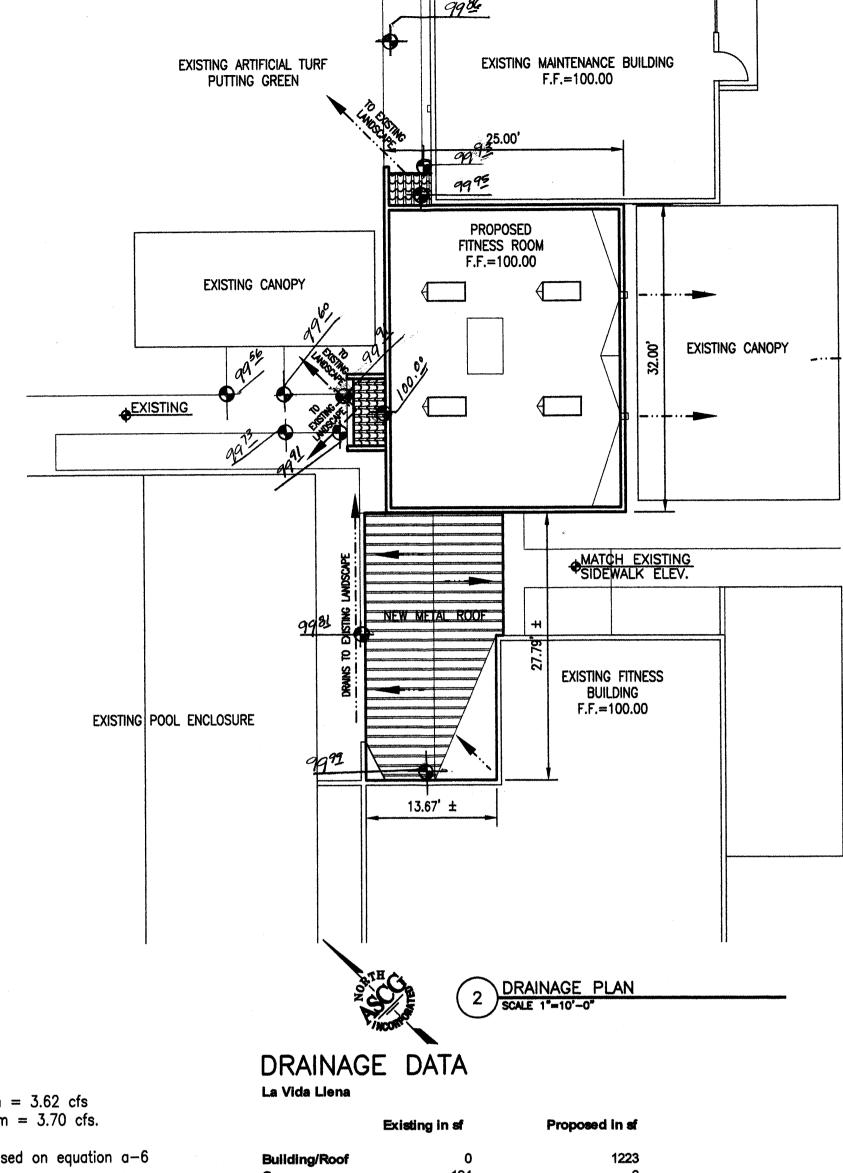
Existing Flowrate for 100 yr, 6 hr. storm = 3.62 cfs Proposed Flowrate for 100 yr, 6 hr storm = 3.70 cfs.

Existing Volume required for Basin 2A based on equation a-6 of DPM = 0.1838 ac-ft
Proposed Volume required for Basin 2A based on equation a-6 of DPM = 0.1855 ac-ft

Change in flowrate is .01 cfs and change in volume is .0018 ac—ft.

Pond for Basin 2A has a capacity of 0.33 ac-ft and a required volume of .28 ac-ft.

The new addition does not require additional ponding.



	Existing in sf	Proposed in sf	
Building/Roof	0	1223	
Canopy	124	0	
Sidewalk	440	70	
Landscape	810	81	
·	1374	1374	
Impervious	533	1293	
Landscaping	841	81	

Increase of 760 sf.of impervious area Decrease OF 760 sf of pervious area.

CALCULATIONS:

	AREA NO.	AREA	Tc Min.	SCS	С		
		ACRES		С		l in/hr.	Q cfs
	2A						
PERVIOUS		0.5700		61	0.22		0.73
IMPERVIOUS		0.5200	10	95	0.95	5.85	2.89
TOTAL		1.0900			0.568 *		3.62

* Composite C

AREA NO.	AREA	Tc Min.	SCS	C		
	ACRES		С		l in/hr.	Q cfs
2A						
	0.5526		61	0.22		0.71
	0.5374	10	95	0.95	5.85	2.99
	1.0900			0.5780*		3.70
	AREA NO.	2A 0.5526 0.5374	ACRES 2A 0.5526 0.5374 10	ACRES C 2A 0.5526 0.5374 10 95	ACRES C C 2A 0.5526 61 0.22 0.5374 10 95 0.95	ACRES C I in/hr. 2A 61 0.22 61 0.5374 10 95 0.95 5.85

Difference in flowrate = 0.08 cfs

EXISTING Zone 4

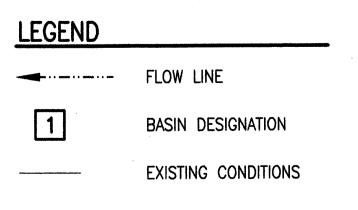
Table A-4							
Land Treatments	Areas Ac.	E (Inches)	Wt. E (in.)	Volume			
"C"	0.5700	1.46					
"D"	0.5200	2.64	2.0229	0.1838 ac-ft			

PROPOSED

Zone 4

Table A-4								
Land Treatments	Areas Ac.	E	Wt. E	Volume				
"C"	0.5526	1.46						
"D"	0.5374	2.64	2.0418	0.1855 ac-ft				

Difference in runoff volume = 0.0018 ac-ft.,76 cf.



PROPOSED CONSTRUCTION

DRAINAGE CERTIFICATION

Certificate of Occupancy.

9.8.06

Yverce Kunnels

ZONE ATLAS PAGE F-21

APARTMENTS

I, W. Pierce Runnels, NMPE 13690, of the firm ASCG Incorporated, state that, to the best of my knowledge, the as—built topographic conditions of the site are in substantial compliance with the approved grading and drainage plan based on as—built elevations proved by the surveyor. As—built elevations are shown on the plan where original design elevations have been crossed out and the as—built elevations added. This certification is submitted in support of a request for

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the Grading and Drainage aspects of thi project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for approximately project.

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

LA VIDA LLENA
DRAINAGE PLAN

Design Review Committee

City Engineer Approval

City Project No.

Zone Map No.
F-21-Z

Sheet

Of
SHEET 2 OF 6

INCORPORATED

ENGINEERS · ARCHITECTS · SURVEYORS · PLANNERS