



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz  
Mayor

UTILITY DEVELOPMENT DIVISION  
HYDROLOGY SECTION  
(505) 768-2650

November 30, 1987

Dan Grochowski, P.E.  
Bohannon-Huston, Inc.  
7500 Jefferson Street, NE  
Albuquerque, New Mexico 87109

RE: CONCEPTUAL GRADING & DRAINAGE REPORT FOR TURQUOISE TREE SQUARE  
SUBMITTED NOVEMBER 2, 1987 FOR SITE DEVELOPMENT APPROVAL  
(G-11/D43)

Dear Mr. Grochowski:

This will summarize our conversation of late last week on the Turquoise Tree Square project.

Your plan to grade the site for free discharge to Redlands Road is acceptable. What you must address, however, is the drainage of the lots directly adjacent and to the south, which seem to drain onto your client's land.

If the new (proposed) street grades on Pheasant will allow these lots to drain to the south, or, if the owner(s) of these lots indicate their plan to add fill to force their lots to drain to the south, you will not have to accept any off-site flows from this area. Otherwise, you will need to make allowances to accept the flows from the south if this is the historic drainage path.

If you have any questions, please call me at 768-2650.

Cordially,

G. Stuart Reeder, P.E.  
C.E./Hydrology Section

xc: Owner

GSR/bsj

PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

FILE COPY

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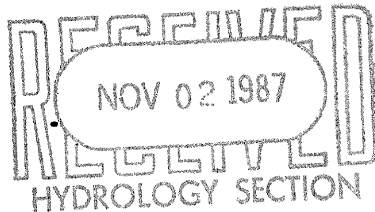
AN EQUAL OPPORTUNITY EMPLOYER

# DRAINAGE INFORMATION SHEET

PROJECT TITLE: Turquoise Tree Square ZONE ATLAS/DRNG. FILE #: G-11/D43  
 LEGAL DESCRIPTION: Tracts A-28 and A-29, Town of  
 CITY ADDRESS: NA Atasco Grant, NE Unit  
 ENGINEERING FIRM: Bohannon Huston Inc. CONTACT: Dan Grochowski  
 ADDRESS: 7500 Jefferson NE PHONE: 823-1000  
 OWNER: Hubbell Trust CONTACT: Mark Dow  
 ADDRESS: 500 Marquette NW PHONE: 247-1999  
 ARCHITECT: Knight Seavey Design CONTACT: Knight Seavey  
 ADDRESS: 1600 University NE PHONE: 242-9800  
 SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

## PRE-DESIGN MEETING:

☐ YES  
☒ NO  
☐ COPY OF CONFERENCE RECAP  
 SHEET PROVIDED



DRB NO. 87-645  
 EPC NO. \_\_\_\_\_  
 PROJ. NO. \_\_\_\_\_

## TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN  
☒ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION

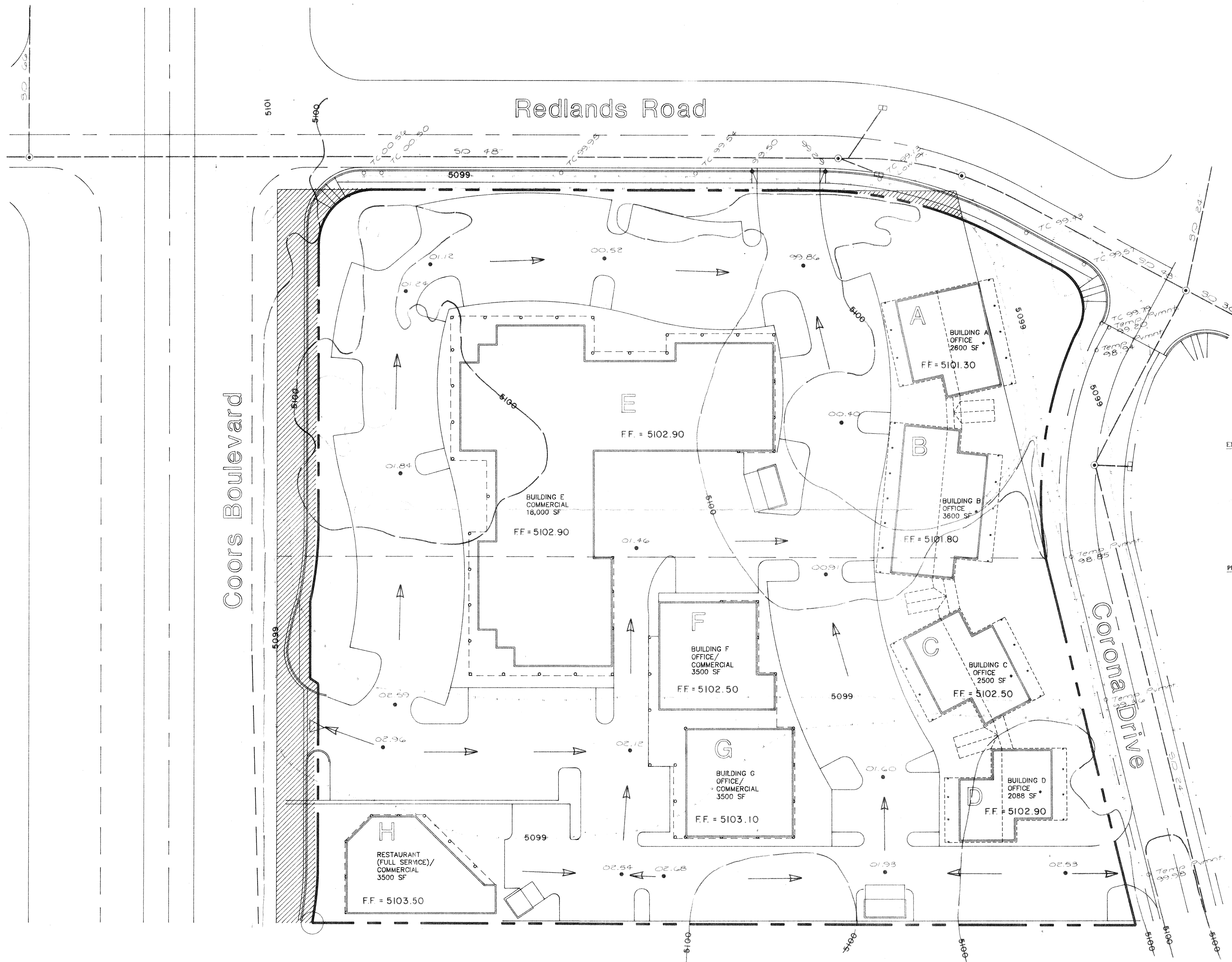
## CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL  
☐ PRELIMINARY PLAT APPROVAL  
☒ SITE DEVELOPMENT PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ BUILDING PERMIT APPROVAL  
☐ FOUNDATION PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY APPROVAL  
☐ ROUGH GRADING PERMIT APPROVAL  
☐ GRADING/PAVING PERMIT APPROVAL  
☐ OTHER \_\_\_\_\_ (SPECIFY)

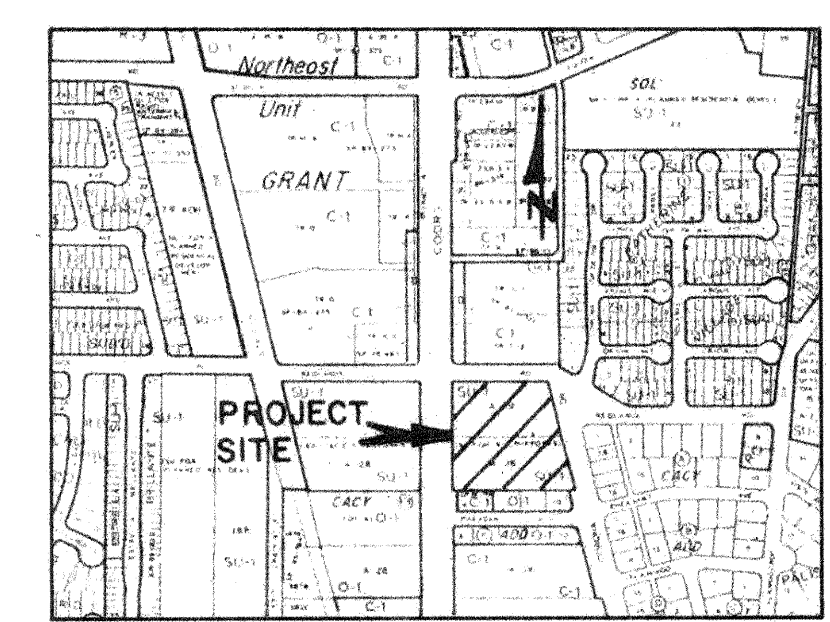
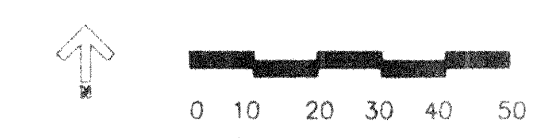
DATE SUBMITTED: 11/2/87

BY: Bohannon Huston Inc.

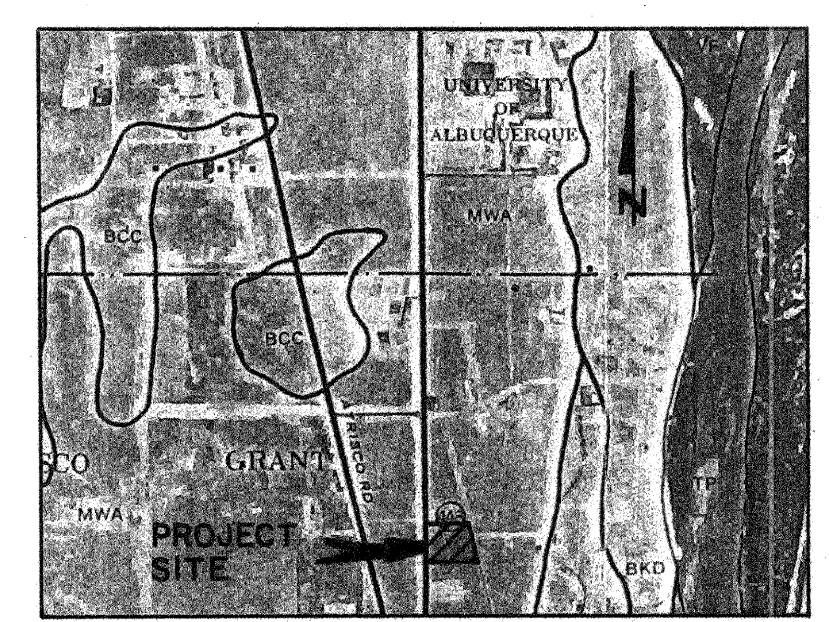




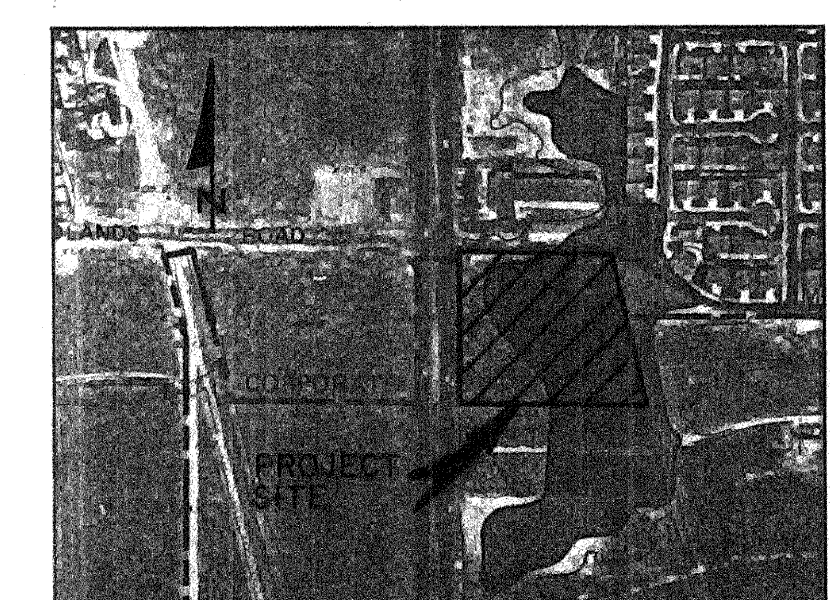
# Conceptual Grading & Drainage Plan



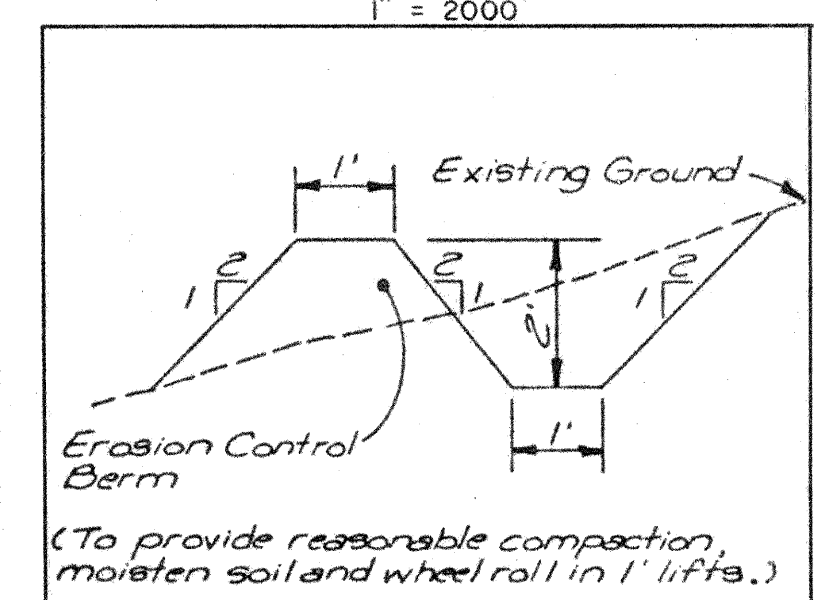
VICINITY MAP  
G-11-Z  
1" = 800'



SOILS MAP  
SOURCE:  
SCS SOIL SURVEY  
1" = 2000'



FLOODWAY MAP  
SOURCE:  
FLOOD INSURANCE STUDY 9-83  
1" = 500'



EROSION CONTROL PLAN  
NOT TO SCALE

## EXISTING RUNOFF

TOTAL SITE  
AREA = 4.00 AC.  
 $T_c = 10 \text{ MIN.}$   
 $C = 0.40$   
 $Q_{100} = 0.40(4.65)4.00 = 7.4 \text{ CFS}$   
 $Q_{10} = 0.40(3.06)4.00 = 4.9 \text{ CFS}$

## CALCULATIONS

RAINFALL = 2.2 IN.  
 $I_{100} = 4.65 \text{ IN./HR.}$   
 $I_{10} = 3.06 \text{ IN./HR.}$

## PROPOSED RUNOFF

TOTAL SITE  
AREA = 4.00 AC.  
 $T_c = 10 \text{ MIN.}$   
 $C = 0.80$   
 $Q_{100} = 0.80(4.65)4.00 = 14.9 \text{ CFS}$   
 $Q_{10} = 0.80(3.06)4.00 = 9.8 \text{ CFS}$

RAINFALL = 2.2 IN.  
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## LEGEND

- Property Boundary
- Existing Edge of Pavement
- Existing Spot Elevation
- Proposed Spot Elevation
- Existing Contour
- Proposed Pad Elevation
- Direction of Flow

## Introduction and Site Description

The currently undeveloped 4.00 acre site is made up of Tracts A-28 and A-29, Town of Atrisco Grant, NE Unit. A zone change request was recently heard and approved by the Environmental Planning Commission to establish a SU-1 zone for Planned Development Area, Commercial, and Office Park.

The site is bounded on the west by Coors Boulevard, on the north by Redlands Road, on the east by Corona Drive and on the south by a tract that is undeveloped on the east and contains a chiropractic office on the west. The three boundary roads are paved but currently do not have curb and gutter. SAD 198 will make improvements to Redlands Road including curb and gutter and a storm drain. The next phase of the Coors Boulevard widening project will include curb and gutter for the portion of Coors Boulevard adjacent to this site.

The site is presently located in a flood hazard zone. The construction of SAD 198 and this development will eliminate this hazard. The soils are in the Madurez-Wink Association, which have a SCS hydrologic soil group classification of "B".

## Existing Conditions

The extremely flat slopes over the site in its present condition limits both on-site and off-site runoff to the depressed area on and adjacent to the site. Because these depressed areas are scattered throughout the site and adjacent areas, generally no off-site flows impact the site.

## Proposed Conditions

In the developed state, the site will be built-up to direct all on-site runoff to the northeast corner and the storm drain system to be constructed with SAD 198. Both of these parcels are being fully assessed for drainage contribution and therefore, are allowed free discharge to the SAD's system.

## Calculations

Runoff peaks were determined using the criteria set forth in the City of Albuquerque's Development Process Manual.

## Erosion Control

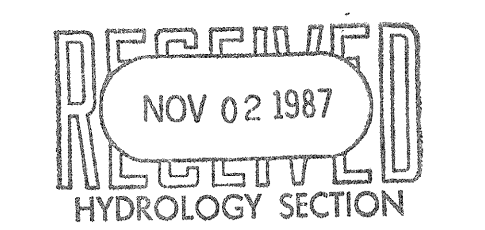
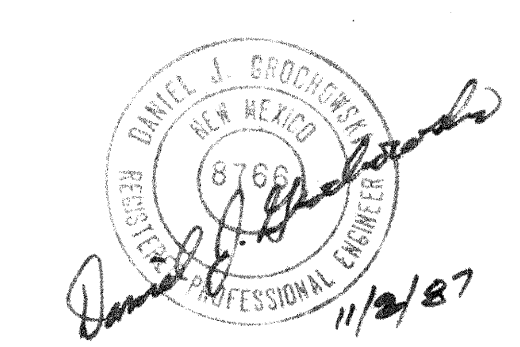
A berm/trench of the dimension shown on this sheet is required at the boundary on all four sides of the property. The berm/trench shall remain in place during all phases of site work construction.

BENCHMARK  
Station "NM 448-N4A"

Aluminum tablet set flush with concrete median nose, located 48.8' north and 4.1' east of the center of the intersection of Coors Blvd. NW and Sequoia Rd. NW.

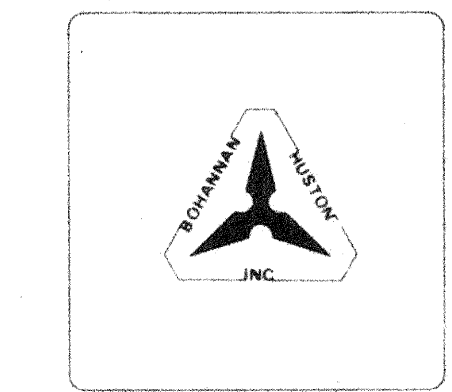
## LEGAL DESCRIPTION

Tracts A-28 and A-29, Town of Atrisco Grant, NE Unit.



OCTOBER 22, 1987

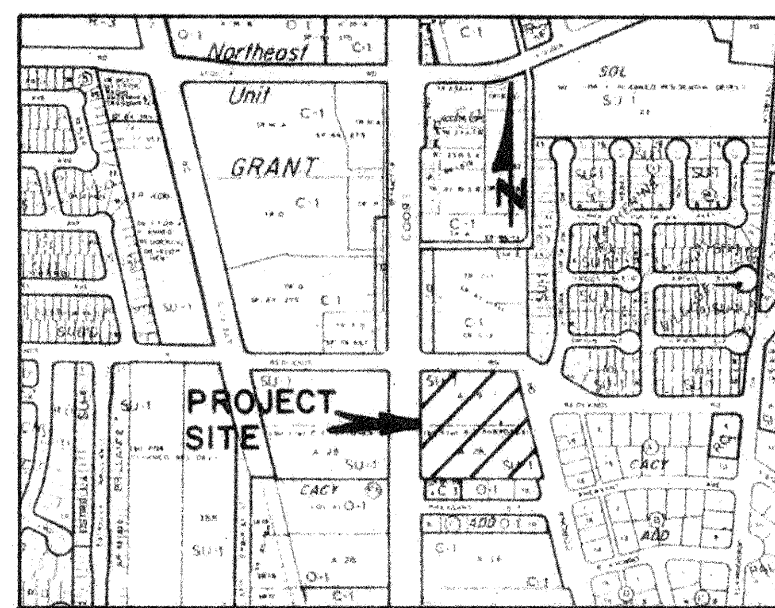
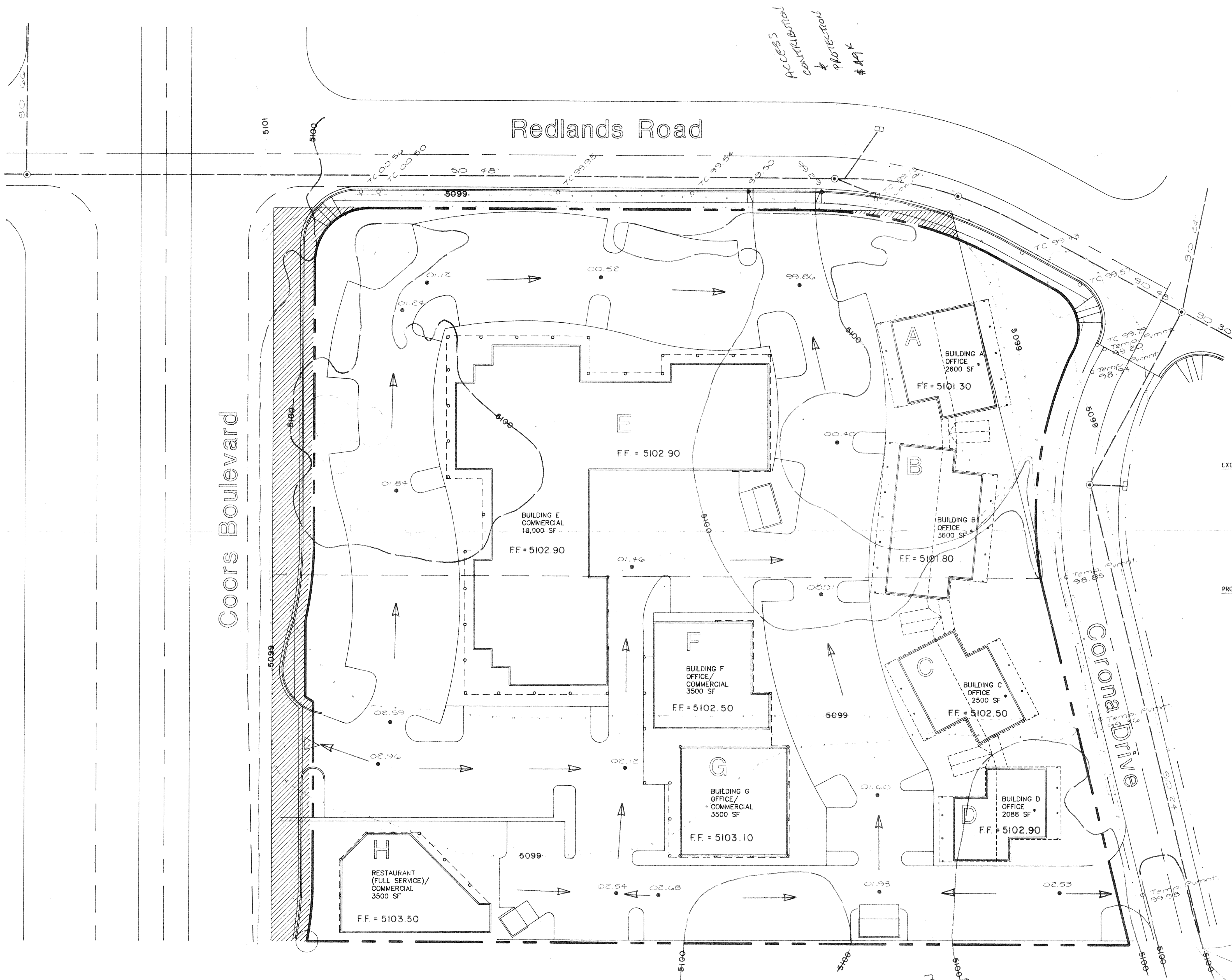
**KNIGHT SEAVEY DESIGN, P.C.**  
AIA, AICP  
1600 University Blvd. NE  
P.O. Box 14887 Station G,  
(505) 242-9800  
Albuquerque, NM 87191



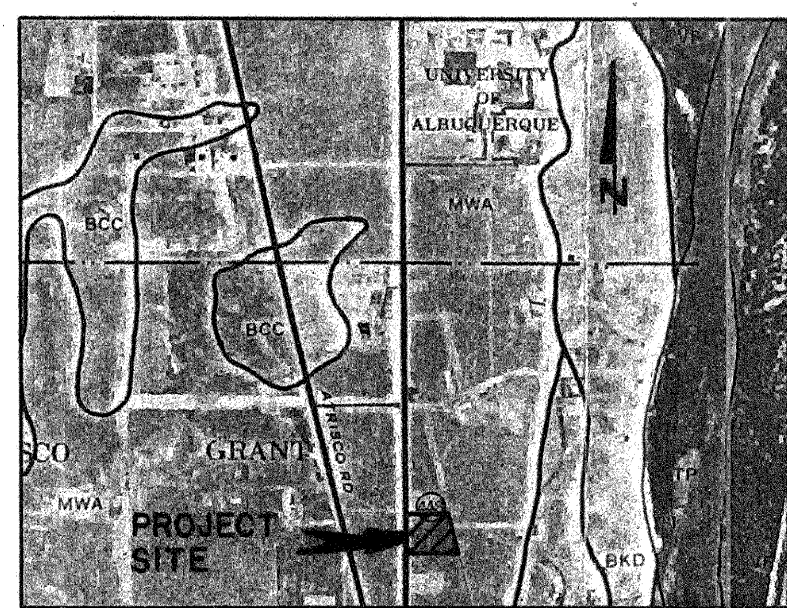
**TURQUOISE TREE SQUARE**  
COORS BLVD. & REDLANDS RD.  
ALBUQUERQUE, NEW MEXICO  
**GRADING AND DRAINAGE**

PROJECT NO.  
SHEET NO.  
**C3**

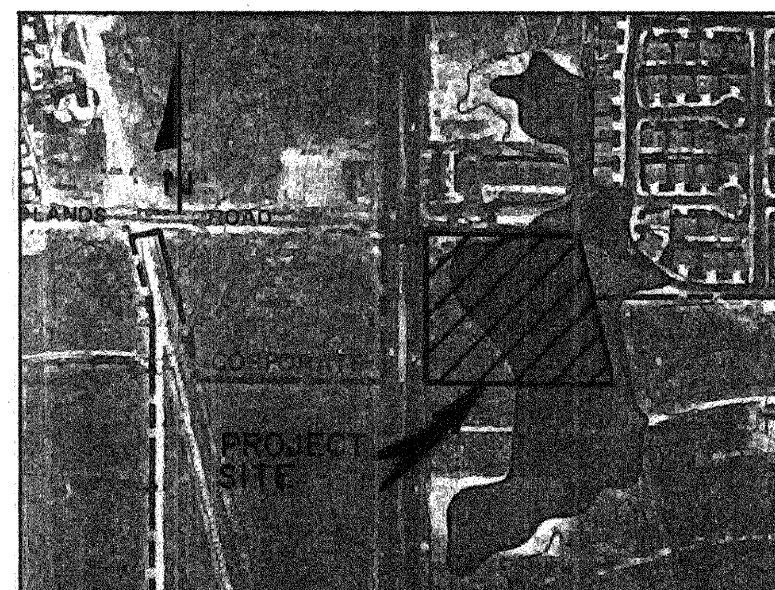




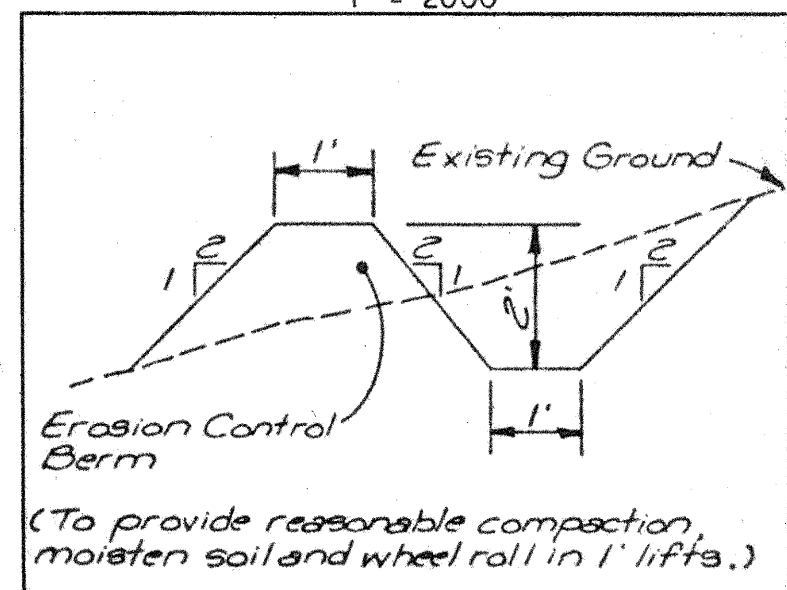
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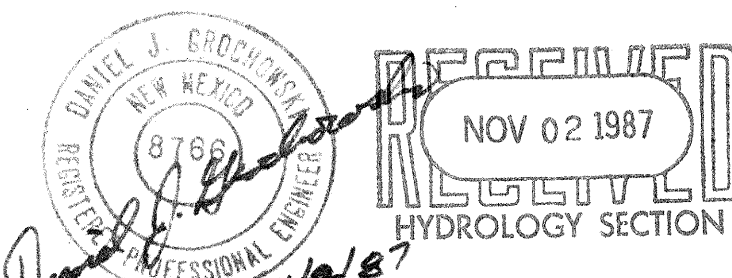
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