CITY OF ALBUQUERQUE

August 10, 2016

Richard J. Berry, Mayor

Donald M. Duneman, P.E.
Wilson & Company
4900 Lang Ave. NE
Albuquerque, NM, 87109

RE: Montgomery Complex Demolition
Grading and Drainage Plan
Engineer's Stamp Date 4-29-2016 (File: G18D048)

Dear Mr. Duneman:

Based upon the information provided in your submittal received 7-27-2016, the above referenced Grading and Drainage Plan and Report is approved for ESC Grading Permit.

The Scope of the work approved involves Demolition and Temporary Grading and Temporary Water Quality Ponding only. It is not an approval to complete any grading or installation of infrastructure related to Phase I or Phase II of the project.

Please complete the ESC Grading Permit attached and return to the Stormwater Quality Engineer for approval to begin grading.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

Orig: Drainage file

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Montgomery Complex Demolition Building Permit #: _____ City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lands of the Board of Education of the Albuquerque Municipal School District No. 12 (Montgomery Elementary School) within Section 1, Township 10N, Range 3E

City Address: 3315 Louisiana Blvd. NE, Albuquerque, NM 87110

Engineering Firm: Wilson & Company, Engineers and Architects, Inc Contact: DonnieDuneman

Address: 4900 Lang Ave, NE Albuquerque, NM 87109

Phone#: 505-948-5125 Fax#: _____ E-mail: dmduneman@wilsonco.com

Owner: Albuquerque Public Schools Contact: David Richey

Address: 915 Oak Street, SE, Albuquerque, NM 87106

Phone#: 505-977-5829 Fax#: _____ E-mail: ritchey_d@aps.edu

Architect: Studio Collaboration, LLC Contact: Sam Sterling

Address: 924 2nd St. NW, Albuquerque, NM 87102

Phone#: 505-232-2520 Fax#: _____ E-mail: sam@studiocollaboration.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

__X__ HYDROLOGY/ DRAINAGE

_____ TRAFFIC/ TRANSPORTATION

_____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

_____ ENGINEER/ ARCHITECT CERTIFICATION

_____ CONCEPTUAL G & D PLAN

__X__ GRADING PLAN

_____ DRAINAGE MASTER PLAN

__X__ DRAINAGE REPORT

_____ CLOMR/LOMR

_____ TRAFFIC CIRCULATION LAYOUT (TCL)

_____ TRAFFIC IMPACT STUDY (TIS)

__X__ EROSION & SEDIMENT CONTROL PLAN (ESC)

_____ OTHER (SPECIFY) _____

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

__X__ GRADING PERMIT APPROVAL

_____ SO-19 APPROVAL

_____ PAVING PERMIT APPROVAL

_____ GRADING/ PAD CERTIFICATION

_____ WORK ORDER APPROVAL

_____ CLOMR/LOMR

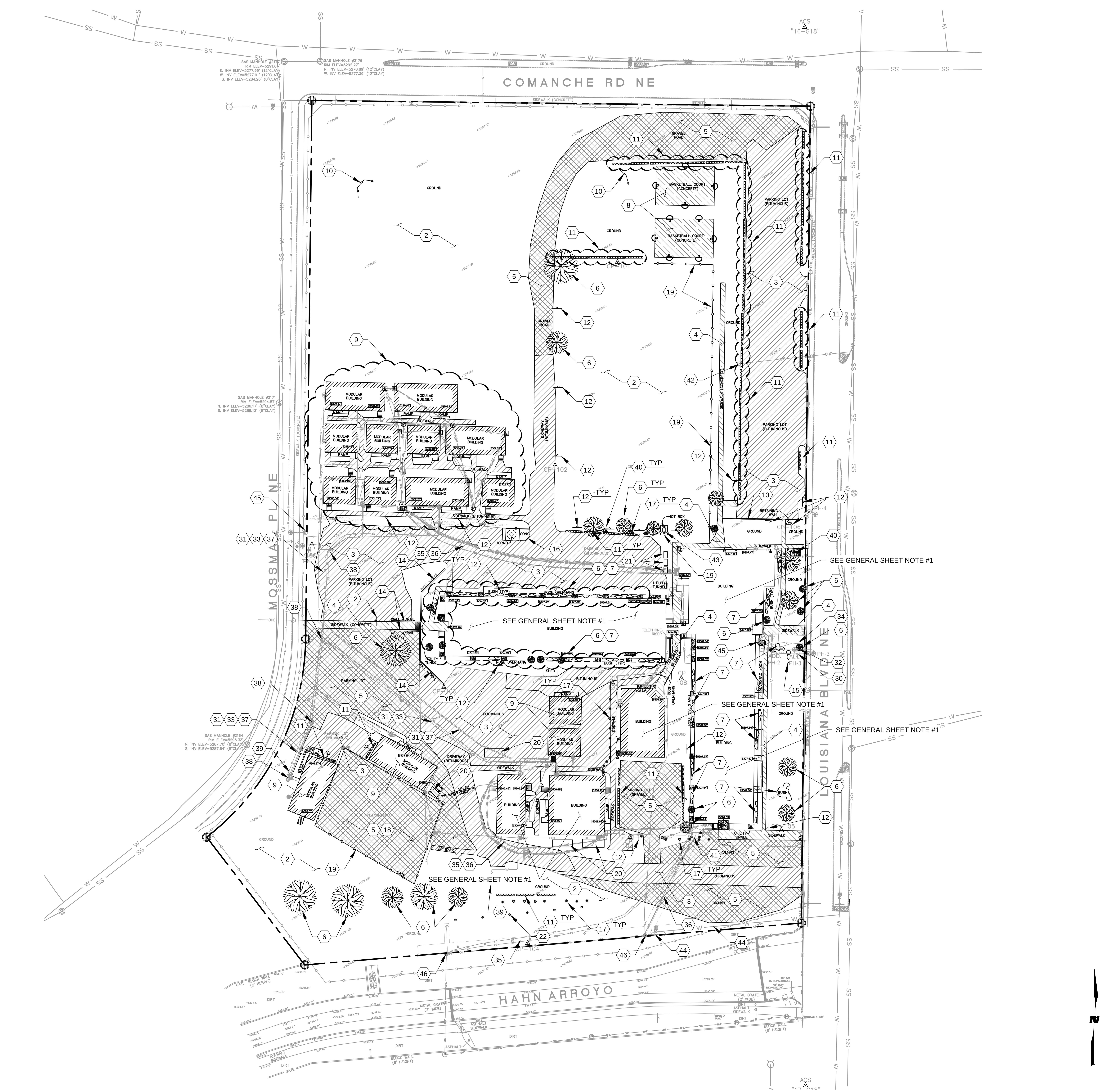
_____ PRE-DESIGN MEETING

_____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: _____ Yes __X__ No

DATE SUBMITTED: April 29, 2016 By: Donnie Duneman

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___



A1 DEMOLITION PLAN

SCALE: 1" = 50'

GENERAL SHEET NOTES

1. FOR EXISTING BUILDING DEMOLITION, SEE ARCHITECTURAL DEMOLITION PLAN SHEET AD-101.
2. FOR EXISTING ELECTRICAL AND GAS DEMOLITION, SEE ELECTRICAL DEMOLITION PLAN SHEET EPD101.
3. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING UTILITIES. LOCATIONS ON THE PLANS ARE APPROXIMATE. CONTRACTOR SHALL COORDINATE WITH UTILITY OWNERS.
4. CONTRACTOR SHALL REMOVE AND DISPOSE ALL IRRIGATION LINES, HEADS AND APPURTENANCES WITHIN THE PROPERTY BOUNDARY, AND CAP SYSTEM WATERLINES AT PROPERTY LINE. CONTRACTOR SHALL CONDUCT A SITE VISIT TO ESTIMATE TOTAL QUANTITIES OF REMOVAL AND BID ITEM FOR LANDSCAPE IRRIGATION SYSTEM REMOVAL, COMPLETE.

KEYNOTES

1. SAWCUT NEAT LINE.
2. CLEAR AND GRUB SITE.
3. REMOVE AND DISPOSE ASPHALT.
4. REMOVE AND DISPOSE CONCRETE.
5. REMOVE AND DISPOSE GRAVEL.
6. REMOVE AND DISPOSE TREE, INCLUDING ROOT SYSTEM.
7. REMOVE AND DISPOSE BUSHES, INCLUDING ROOT SYSTEM.
8. REMOVE AND DISPOSE CONCRETE BASKETBALL COURT. SALVAGE GOAL, BACKBOARD, POST AND ALL RELATED APPURTENANCES. OWNER HAS FIRST RIGHT OF REFUSAL FOR GOALS, BACKBOARD AND POST.
9. REMOVE AND RELOCATE PORTABLE INCLUDING RAMPS, STAIRS AND ALL RELATED APPURTENANCES. COORDINATE WITH APS PORTABLE MANAGER, SAL WAR, FOR RELOCATION. ALL POWER POLE, ELECTRICAL AND GAS CONNECTIONS SHALL BE REMOVED PER GENERAL SHEET NOTE #2. ALL WATER AND SEWER CONNECTIONS AND LINES SHALL BE REMOVED AND DISPOSED OF.
10. REMOVE AND DISPOSE BACKSTOP.
11. REMOVE AND SALVAGE CONCRETE WHEELSTOPS. OWNER HAS FIRST RIGHT OF REFUSAL.
12. REMOVE AND DISPOSE SIGN AND POST.
13. REMOVE AND DISPOSE CONCRETE CURB.
14. REMOVE AND DISPOSE CONCRETE RETAINING WALL w/ HANDRAIL.
15. REMOVE AND SALVAGE FLAGPOLE. OWNER HAS FIRST RIGHT OF REFUSAL.
16. REMOVE AND DISPOSE HORNO OUTDOOR OVEN INCLUDING CONCRETE BASE.
17. REMOVE AND DISPOSE BOLLARD.
18. REMOVE AND SALVAGE PLAYGROUND EQUIPMENT. OWNER HAS FIRST RIGHT OF REFUSAL.
19. REMOVE AND DISPOSE CHAIN LINK FENCE, POSTS AND ALL RELATED APPURTENANCES.
20. REMOVE AND RELOCATE STORAGE UNIT. COORDINATE WITH OWNER.
21. REMOVE AND RELOCATE TRASH DUMPSTER. COORDINATE NEW LOCATION WITH OWNER.
22. REMOVE AND DISPOSE POST AND CABLE.

KEYNOTES (UTILITIES)

30. CUT AND CAP WATER LINE 5 FT INSIDE OF PROPERTY LINE.
31. REMOVE AND DISPOSE WATER LINE.
32. CUT AND CAP SANITARY SEWER LINE 5 FT INSIDE OF PROPERTY LINE.
33. REMOVE AND DISPOSE SANITARY SEWER LINE.
34. CUT AND CAP GAS LINE 5 FT INSIDE OF PROPERTY LINE.
35. REMOVE AND DISPOSE COMMUNICATION LINE.
36. REMOVE AND DISPOSE ELECTRICAL LINE AND CONDUIT. SEE GENERAL SHEET NOTE #2.
37. REMOVE AND DISPOSE GAS LINE. SEE GENERAL SHEET NOTE #2 .
38. REMOVE AND DISPOSE CLEANOUT.
39. REMOVE AND DISPOSE WATER METER.
40. REMOVE AND DISPOSE SPRINKLER CONTROL BOXES.
41. PROTECT ELECTRICAL TRANSFORMER. SEE GENERAL SHEET NOTE #2.
42. REMOVE POWER POLE. SEE GENERAL SHEET NOTE #2.
43. REMOVE AND DISPOSE HOT BOX.
44. PROTECT EXISTING FIRE HYDRANT AND CONNECTING WATERLINE. CONTRACTOR SHALL FIELD VERIFY WATERLINE LOCATION. ANY DAMAGE AS A RESULT OF THIS PROJECT SHALL BE REPAIRED OR REPLACED IN-KIND BY THE CONTRACTOR.
45. REMOVE GAS METER. SEE GENERAL SHEET NOTE #2.
46. POWER POLE TO REMAIN. SEE GENERAL SHEET NOTE #2 FOR ELECTRICAL CONNECTIONS.

LEGEND

- APPROXIMATE ASPHALT DEMOLITION LIMITS
- APPROXIMATE GRAVEL DEMOLITION LIMITS
- APPROXIMATE CONCRETE DEMOLITION LIMITS
- APPROXIMATE REMOVAL LIMITS
- PROPERTY LINE

ARCHITECT

studio collaboration llc
924 2nd St NW Suite C, Albuquerque, NM 87102 505.232.2520
125 Jefferson St NE Albuquerque, NM 87108 505.255.4033

CONSULTANT

DONALD M. DU... NEW MEXICO 07610 PROFESSIONAL ENGINEER 4/29/16

KEY PLAN

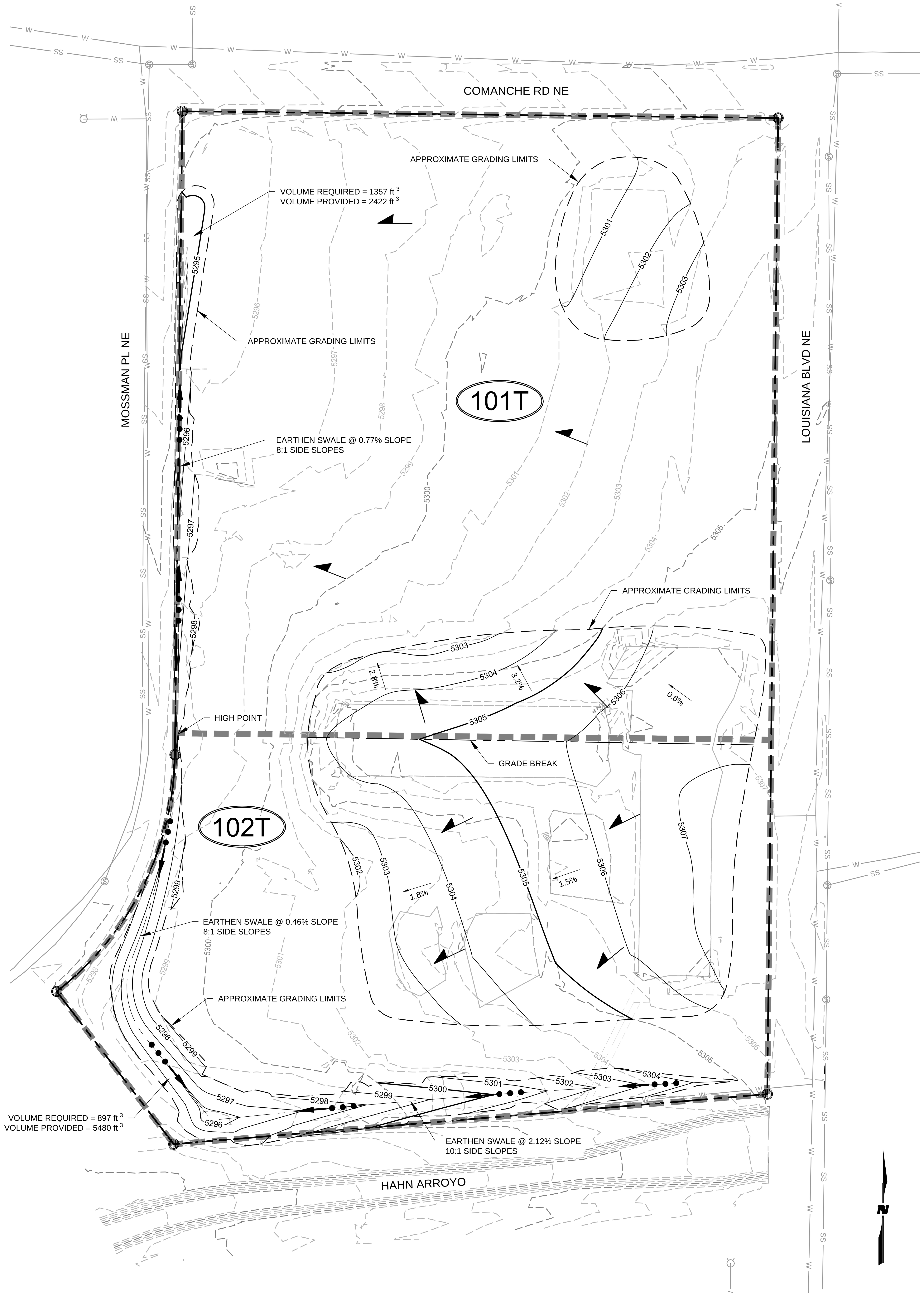
ALBUQUERQUE PUBLIC SCHOOLS
MONTGOMERY COMPLEX DEMOLITION
3315 LOUISIANA BOULEVARD NE
Albuquerque, NM 87110

REV:

PHASE:	**100% CD's**
DATE:	29 April 2016
DRAWN BY:	JEM
CHECKED BY:	DMD / RM

C101

Demolition Plan



A1 GRADING & DRAINAGE PLAN

SCALE: 1" = 50'

INTRODUCTION AND PROJECT DESCRIPTION:

MONTGOMERY COMPLEX IS LOCATED AT 3315 LOUISIANA BLVD NE, ALBUQUERQUE, NM 87110. THE 10.6 ACRE SITE WILL BE USED AS A MULTI-USE EDUCATIONAL FACILITY USED BY APS. CURRENTLY IN DESIGN IS A PROFESSIONAL DEVELOPMENT CENTER TO THE NORTH AND A TWO-LEVEL PARKING FACILITY LOCATED IN THE CENTER OF THE SITE. THERE ARE NO IMMEDIATE PLANS FOR THE AREA TO THE SOUTH. IN THE INTERIM, THIS PROJECT WILL DEMOLISH ALL EXISTING STRUCTURES WITHIN THE ENTIRE 10.6 ACRES.

THE TEMPORARY DRAINAGE CONCEPT FOR THIS PROJECT WILL BE ONSITE RETENTION OF A 2YR-24HR STORM EVENT. PONDING WILL OCCUR AT THE LOW POINTS OF THE SITE, ONE TO THE NORTH AND ONE TO THE SOUTH. LARGER EVENTS WILL OVERTOP THE RETENTION PONDS.

AS SHOWN BY PANEL 352 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, AUGUST 16, 2012, THE MAJORITY OF THE SITE LIES OUTSIDE THE 100-YEAR DESIGNATED FLOOD HAZARD ZONE. A STRIP ALONG THE NORTH BOUNDARY LINE IS CONSIDERED TO BE INUNDATED BY THE 100-YEAR FLOOD ZONE AO, WITH FLOOD DEPTHS OF 1 FOOT. THE HAHN ARROYO IS LOCATED TO THE SOUTH OF THE PROJECT SITE, WHICH IS IN FLOOD ZONE A, AND THE 100-YEAR FLOOD IS CONTAINED WITHIN THE ARROYO.

METHODOLOGY:

SECTION 22.2 OF THE CITY OF ALBUQUERQUE DPM WAS UTILIZED TO CALCULATE DESIGN FLOWS. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS WAS USED. THE STORM EVENTS ANALYZED WERE THE (100-YEAR, 6-HOUR), AND THE (2-YEAR, 24-HOUR) STORMS. THE SITE IS LOCATED IN PRECIPITATION ZONE 3 AS DESIGNATED IN TABLE A-1 OF THE DPM.

EXISTING CONDITIONS:

THE PROJECT AREA IS A COMBINATION OF EXISTING PORTABLE STRUCTURES, CONCRETE SIDEWALKS, ASPHALT ACCESS ROADS, GRAVEL LANDSCAPE, ASPHALT PARKING LOTS, VEGETATED SPORT FIELDS, BASKETBALL COURTS AND A DIRT AREAS WITH MINIMAL VEGETATION. THE SITE IS FULLY CONTAINED WITHIN BASIN 101T AND 102T. THERE ARE NO OFFSITE BASINS THAT FLOW INTO THE PROJECT SITE. SEE TABLE 1 FOR THE EXISTING HYDROLOGIC CONDITIONS. THE NORTH BOUNDARY OF THE SITE IS WITHIN FEMA FLOOD ZONE "AO". AREAS WITHIN ZONE "AO" HAVE FLOOD DEPTHS OF 1 TO 3 FEET.

BASIN 101T ENCOMPASSES APPROXIMATELY 6.23 ACRES AND CONSISTS OF APPROXIMATE NORTHERN TWO THIRDS OF THE SITE. BASIN 101T GENERALLY SLOPES TO THE NORTH WEST ONTO MOSSMAN PLACE AND NORTH TO COMANCHE.

BASIN 102T ENCOMPASSES APPROXIMATELY 4.12 ACRES AND CONSISTS OF APPROXIMATELY THE SOUTHERN ONE THIRD ON THE SITE. BASIN 102T GENERALLY SLOPES TO THE SOUTH WEST AND INTO THE HAHN ARROYO.

BASIN	AREA	LAND TREATMENT (%)				$Q_{p\,(100)}$	$V_{(2-24)}$	$V_{(2-24)}$
	ACRE	A	B	C	D	(CFS)	(AC-FT)	(CF)
101T	6.23	0	15	48	37	24.32	0.2671	11,635
102T	4.12	0	6	47	47	17.04	0.2121	9,239

Table 1: Existing Hydrology

TEMPORARY CONDITIONS:

THE PROJECT INCLUDES COMPLETE DEMOLITION OF ALL EXISTING STRUCTURES AND UNDERGROUND UTILITIES. TWO OF THE LARGER EXISTING BUILDINGS WITHIN THE CENTER OF THE SITE WILL BE REMOVED LEAVING DEPRESSIONS AROUND THE EXISTING FOOTPRINT. THE SITE WILL BE ROUGH GRADED TO FILL IN THESE DEPRESSIONS. THE ENTIRE SITE WILL CONSIST OF LAND TREATMENT B. TWO DRAINAGE SWALES WILL BE CONSTRUCTED TO CHANNEL ALL RUNOFF FROM THE SITE TO THE TWO PROPOSED RETENTION PONDS.

THE NORTHERN PORTION OF THE SITE WILL BEGIN CONSTRUCTION OF A BUILDING AND PARKING STRUCTURE SOON AFTER THE DEMOLITION IS COMPLETED. THE ENTIRE SITE WILL BE SEEDED AND MULCHED TO CONTROL EROSION. SEE TABLE 1 FOR THE EXISTING HYDROLOGIC CONDITIONS.

BASIN	AREA	LAND TREATMENT (%)				$Q_{p\,(100)}$	$V_{(2-24)}$	$V_{(2-24)}$
	ACRE	A	B	C	D	(CFS)	(AC-FT)	(CF)
101T	6.23	0	100	0	0	16.20	0.0311	1,357
102T	4.12	0	100	0	0	10.71	0.0206	897

Table 2: Temporary Hydrology

CONCLUSIONS:

THERE IS AN OVERALL DECREASE IN VOLUME FOR THE SITE. BECAUSE THE SITE WILL ONLY STAY VACANT FOR A SHORT PERIOD, THE 2-YEAR 24-HOUR STORM VOLUME IS RETAINED ON SITE. THE EXISTING DRAINAGE PATTERNS HAVE NOT BEEN ALTERED. MONTGOMERY COMPLEX DRAINAGE MASTER PLAN, PREPARED BY WILSON & COMPANY ACCOUNTS FOR ULTIMATE CONDITIONS.

INPUT DATA:

PRECIP. ZONE	RAINFALL DEPTHS (INCHES) AT 100-YEAR STORM				
	1 HOUR	6 HOUR	24 HOUR	4 DAY	10 DAY
3	2.14	2.60	3.10	3.95	4.90

HYDROLOGY SUMMARY

PROJECT NAME:		Montgomery Complex Temp Grading Layout						2 YEAR			10YEAR			100 YEAR		
JOB NUMBER:		1460007901	AREA	LAND TREATMENTS				Q	VOLUME (ac.ft.)		Q	VOLUME (ac.ft.)		Q	VOLUME (ac.ft.)	
BASIN	COND.	DESCRIPTION	(acres)	A	B	C	D	(cfs)	6 HR	24 HR	(cfs)	6 HR	24 HR	(cfs)	6 HR	24 HR
101T	EXISTING	North Site EXISTING	6.2297	0.0%	15.0%	48.0%	37.0%	7.23	0.2255	0.2671	14.91	0.4707	0.5347	24.32	0.8464	0.9425
102T	EXISTING	South Site EXISTING	4.1195	0.0%	6.0%	47.0%	47.0%	5.51	0.1771	0.2121	10.73	0.3495	0.4033	17.04	0.6079	0.6885
101T	Temporary	North Site Temp Grading	6.2297	0.0%	100.0%	0.0%	0.0%	1.31	0.0311	0.0311	7.41	0.1869	0.1869	16.20	0.4776	0.4776
102T	Temporary	South Site Temp Grading	4.1195	0.0%	100.0%	0.0%	0.0%	0.87	0.0206	0.0206	4.90	0.1236	0.1236	10.71	0.3158	0.3158

C4 DRAINAGE REPORT

LEGEND

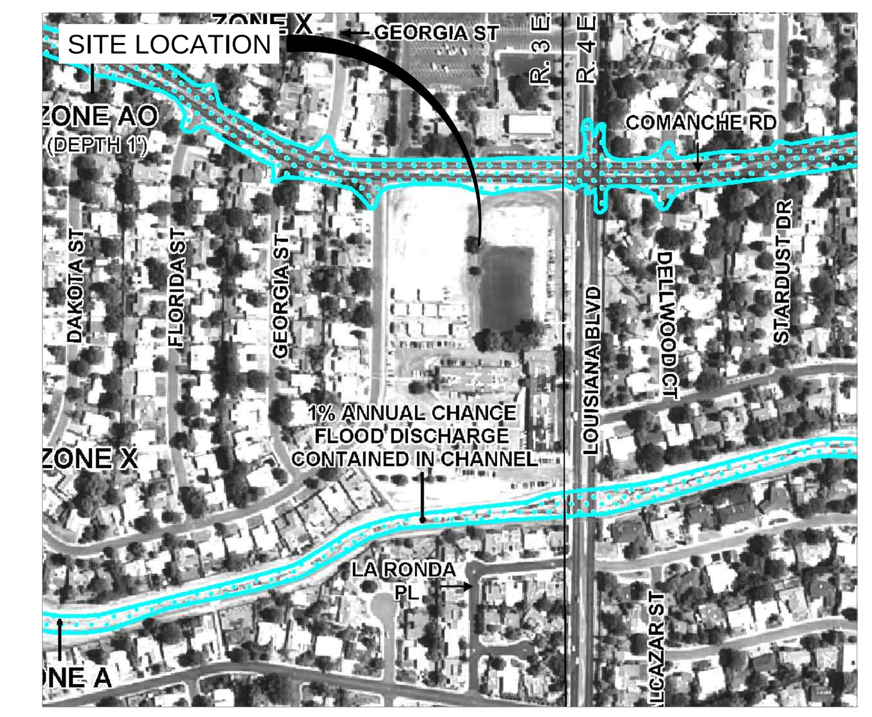
FLOW DIRECTION

SWALE FLOW DIRECTION

BASIN BOUNDARY

LOCATION

ZONE ATLAS MAP NO G-18



FLOOD INSURANCE RATE MAP

REFERENCE: FLOOD INSURANCE STUDY
PANEL 352 #35001C0352H

SOILS MAP

REFERENCE: HTTP://WEBSOILSURVEY.NRCS.USDA.GOV

ARCHITECT

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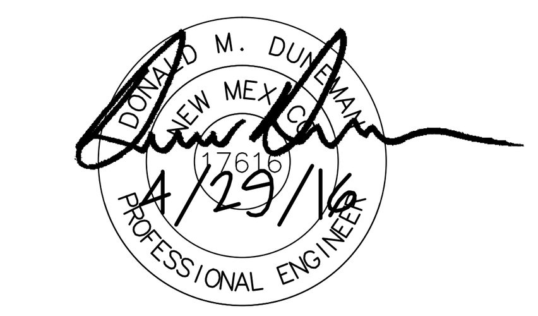

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C102
Grading & Drainage Plan

Sheet 3 of 5

A1 EROSION CONTROL PLAN

SCALE: 1" = 50'

GENERAL SHEET NOTES

1. REFER TO NMDOT STANDARD DRAWINGS 603-01-1/7 THRU 603-01-7/7 FOR TEMPORARY EROSION & SEDIMENT CONTROL MEASURES.

LEGEND

- CLASS "A" SEEDING & MULCHING PER COA SPEC 1012
- CD — CHECK DAM (TYPE 2)
- SF — SILT FENCE (TYPE 1)
- POND DISCHARGE
- SWALE
- OFFSITE VEHICLE TRACKING CONTROL
- FLOW DIRECTION
- 5305 — PROPOSED INDEX CONTOUR
- 5304 — PROPOSED INTERMEDIATE CONTOUR
- 5295 — EXISTING INDEX CONTOUR
- 5294 — EXISTING INTERMEDIATE CONTOUR
- PROPERTY LINE / GRADING LIMITS

ARCHITECT

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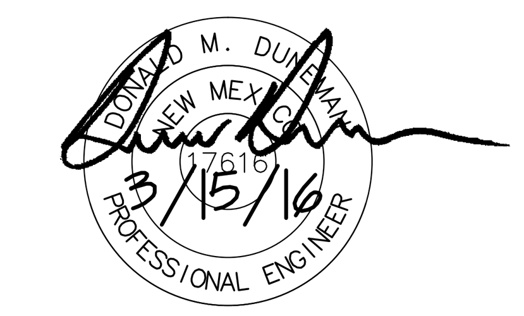
CONSULTANT



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REV:

PHASE: **100% CD's**

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DRAWN BY: JEM

CHECKED BY: DMD / RM

C103

Erosion Control Plan

Sheet 4 of 5