

DRAINAGE PLAN

CONTINUED

I. INTRODUCTION AND EXECUTIVE SUMMARY

THIS PROJECT, LOCATED WITHIN THE OLD TOWN AREA OF ALBUQUERQUE, REPRESENTS A MODIFICATION TO AN EXISTING APS ELEMENTARY SCHOOL SITE WITHIN AN INFILL AREA. THE PROPOSED DEVELOPMENT CONSISTS OF THE RELOCATION OF EXISTING PORTABLE CLASSROOM BUILDINGS TO ACCOMMODATE THE CONSTRUCTION OF A NEW PERMANENT CLASSROOM BUILDING ON THE SITE. THE RELOCATED PORTABLE CLASSROOM BUILDINGS WILL BE LOCATED WITHIN BASIN B AS DEFINED BY THE APPROVED MASTER DRAINAGE PLAN (MDP) FOR THE REGINALD CHAVEZ ELEMENTARY SCHOOL. THE RELOCATED PORTABLE BUILDINGS WILL BE TEMPORARY IN NATURE, TO BE REMOVED UPON OCCUPATION OF THE NEW PERMANENT CLASSROOM BUILDING. THE DRAINAGE CONCEPT FOR THIS PROJECT WILL BE CONSISTENT WITH THE APPROVED MASTER DRAINAGE PLAN (N12/D009) DATED 09-28-2007 WHEREBY RUNOFF FROM BASIN B WILL CONTINUE TO DRAIN TO THE EXISTING ONSITE PRIVATE RETENTION POND.

THIS SUBMITTAL IS MADE IN SUPPORT OF BUILDING PERMIT APPROVAL WITHIN THE JURISDICTION OF THE CITY OF ALBUQUERQUE.

II. PROJECT DESCRIPTION

AS SHOWN BY THE VICINITY MAP, THE SCHOOL SITE IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MOUNTAIN AND MONTAÑA ROADS NW. THE SITE IS DEVELOPED AS AN APS ELEMENTARY SCHOOL. THE SURROUNDING AREA IS ALSO DEVELOPED, MAINLY SINGLE FAMILY RESIDENTIAL, MAKING THIS A TEMPORARY MODIFICATION TO AN EXISTING SITE WITHIN AN INFILL AREA. THE CURRENT LEGAL DESCRIPTION IS UNPLATTED LANDS OF THE ALBUQUERQUE PUBLIC SCHOOLS KNOWN AS REGINALD CHAVEZ ELEMENTARY SCHOOL. AS SHOWN BY PANEL 331 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNILLO COUNTY, NEW MEXICO, REVISED AUGUST 16, 2012, THIS SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE. FURTHER REVIEW OF THESE MAPS INDICATES THAT THIS SITE DOES NOT CONTRIBUTE RUNOFF TO A DOWNSTREAM DESIGNATED FLOOD HAZARD ZONE. THE PANEL ALSO IDENTIFIES THAT THE "1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE."

III. BACKGROUND DOCUMENTS

THE PREPARATION OF THIS PLAN RELIED UPON THE FOLLOWING DOCUMENTS AND ACTIVITIES:

1. PREDESIGN CONFERENCE RECAP DATED 03-04-2014 CONDUCTED WITH HIGH MESA CONSULTING GROUP. THE RECAP ALLOWED FOR THE CONTINUATION OF FREE DISCHARGE OF DEVELOPED RUNOFF FROM BASIN A TO THE PUBLIC RIGHT-OF-WAY AND MODIFICATIONS TO THE BASIN 'B' POND SHALL MAINTAIN EXISTING VOLUME (V-10 DAY) PLUS ANY INCREASE IN RUNOFF ASSOCIATED WITH THE PROPOSED PERMANENT BUILDING IMPROVEMENTS.
2. TOPOGRAPHIC SURVEY PREPARED BY HIGH MESA CONSULTING GROUP (NMPS 11184) DATED 11-07-2013. THIS REFERENCED SURVEY PROVIDES THE BASIS FOR THE EXISTING CONDITIONS OF THE PROJECT SITE.
3. MASTER DRAINAGE PLAN FOR REGINALD CHAVEZ ELEMENTARY SCHOOL PREPARED BY HIGH MESA CONSULTING GROUP (NMPE 8547) DATED 09-28-2007. THE MDP ESTABLISHED THE CONCEPT OF FREE DISCHARGE FROM BASIN A TO THE ADJACENT CITY STREETS COMBINED WITH THE ONSITE RETENTION OF RUNOFF FOR BASIN 'B'.
4. MASTER DRAINAGE PLAN FOR REGINALD CHAVEZ ELEMENTARY SCHOOL PREPARED BY HIGH MESA CONSULTING GROUP (NMPE 8547) DATED 09-28-2007; CONSTRUCTION OF DRAINAGE IMPROVEMENTS (TASKS 1 TO 4). CONSTRUCTION CONSISTED OF PLAYGROUND IMPROVEMENTS, COURTYARD AND DRAINAGE IMPROVEMENTS, AND A PARENT DROP-OFF AND VISITOR PARKING LOT. THE REMAINING PORTABLE DRAINAGE IMPROVEMENT (TASK 3) WAS NOT CONSTRUCTED; HOWEVER, THIS WILL NO LONGER BE NECESSARY IN VIEW OF THE PROPOSED PERMANENT CLASSROOM BUILDING. THERE ARE NO OUTSTANDING DRAINAGE REQUIREMENTS ASSOCIATED WITH THIS SITE.

IV. EXISTING CONDITIONS

THIS SITE IS DEVELOPED AS AN ELEMENTARY SCHOOL OWNED, OPERATED, AND MAINTAINED BY APS. THE SCHOOL SITE CONSISTS OF PERMANENT AND PORTABLE CLASSROOM BUILDINGS, PAVED PARKING AREAS AND WALKWAYS, LANDSCAPING, TURF GRASS FIELD AND OTHER SITE IMPROVEMENTS APPLICABLE TO AN ELEMENTARY SCHOOL. THE SITE IS CHARACTERIZED BY TWO DRAINAGE BASINS, BASINS A AND B. BASIN A DRAINS NORTH TO MOUNTAIN ROAD NW AND EAST TO MONTAÑA ROAD NW WHILE BASIN B DRAINS SOUTH AND WEST TO AN ONSITE PRIVATE RETENTION POND AT THE SOUTHWEST CORNER OF THE SITE.

- BASIN A GENERALLY CONSISTS OF THE NORTH PORTION OF THE MAIN OFFICE AND CLASSROOM BUILDING (NO. 100 & 200), NORTHWEST AND NORTHEAST PAVED PARKING LOTS, PAVED BUS DROP-OFF LANE, AND MINOR AREAS OF BARE SOIL. THE RUNOFF GENERATED BY THIS BASIN FREELY DISCHARGES NORTH TO MOUNTAIN ROAD NW AND EAST TO MONTAÑA ROAD NW, BOTH FULLY DEVELOPED PUBLIC STREETS WITH CURB AND GUTTER AND PERMANENT PAVING. MOUNTAIN ROAD NW DRAINS TO THE EAST AND WEST DUE TO AN EXISTING HIGHPOINT IN THE STREET PROFILE. MOUNTAIN ROAD NW IS SERVED BY A PUBLIC STORM DRAIN SYSTEM WITH STREET RUNOFF COLLECTED VIA CURB INLETS. MONTAÑA ROAD NW DRAINS TO THE NORTH, WHERE RUNOFF IS ALSO COLLECTED VIA CURB INLETS INTO THE PUBLIC STORM DRAIN SYSTEM.
- BASIN B IS COMPRISED OF THE CENTRAL AND SOUTH HALF OF THE SITE CONSISTING OF THE SOUTH PORTION OF THE MAIN OFFICE AND CLASSROOM BUILDINGS (NO. 200, 300, & 400), ALL PORTABLE BUILDINGS, PAVED WALKWAYS, LANDSCAPING, PLAY AREAS, BARE SOIL PLAY AREAS AND A TURF GRASS FIELD AT THE SOUTHWEST CORNER OF THE SITE. THIS PORTION OF THE SITE GENERALLY DRAINS TO THE SOUTH AND WEST WHERE RUNOFF IS CAPTURED WITHIN AN EXISTING ONSITE PRIVATE RETENTION POND AT THE SOUTHWEST CORNER OF THE SITE. THE EXISTING POND RETAINS IN EXCESS OF THE V-10 DAY RUNOFF VOLUME. CURRENTLY, THE PORTABLE CLASSROOM BUILDINGS TO BE RELOCATED SOLELY LIE WITHIN THE LIMITS OF BASIN B.

AS ESTABLISHED BY THE 2007 MDP, THERE ARE NEGLIGIBLE OFFSITE FLOWS DISCHARGING ONTO THE SITE FROM THE ADJACENT RESIDENTIAL LOTS TO THE SOUTH AND EAST OF THE SCHOOL SITE.

V. DEVELOPED CONDITIONS

THE PROPOSED CONSTRUCTION CONSISTS OF THE RELOCATION OF FIVE (5) EXISTING PORTABLE BUILDINGS AT THE NORTHWEST CORNER OF THE REGINALD CHAVEZ SCHOOL SITE. THE TEMPORARY RELOCATION IS NECESSARY TO MOVE THE PORTABLE BUILDINGS FROM THE PERMANENT CLASSROOM BUILDING FOOTPRINT. ONE (1) PORTABLE BUILDING, YDI, WILL REMAIN FOLLOWING THE COMPLETION OF THE PERMANENT CLASSROOM BUILDING CONSTRUCTION. THE OTHERS WILL BE RELOCATED OFFSITE. THE PROPOSED PHASING IS AS FOLLOWS:

- RELOCATE PORTABLE CLASSROOM BUILDINGS
- CONSTRUCT PERMANENT CLASSROOM BUILDING
- OCCUPY PERMANENT CLASSROOM BUILDING
- REMOVE PORTABLE BUILDINGS, EXCEPT YDI
- CONSTRUCT PLAYGROUND WITHIN TEMPORARY PORTABLE CLASSROOM BUILDING SITE

THE PROPOSED DEVELOPMENTS WILL CONSIST OF MINIMAL PAVING IMPROVEMENTS, AS A RESULT, RUNOFF GENERATED BY THESE INTERIM IMPROVEMENTS WILL NOT RESULT A SIGNIFICANT CHANGE IN THE AMOUNT OF RUNOFF GENERATED WITHIN BASIN B AND DRAINING TO THE ONSITE PRIVATE RETENTION POND. BASIN A IS UNAFFECTED BY THIS PROJECT.

THE NEGLIGIBLE OFFSITE FLOWS ENTERING THE SITE FROM THE ADJACENT RESIDENTIAL PROPERTIES WILL NOT BE BLOCKED AND WILL CONTINUE TO BE ACCEPTED AND CONVEYED. THE NEGLIGIBLE OFFSITE FLOWS ENTERING THE SITE FROM THE ADJACENT RESIDENTIAL PROPERTIES WILL NOT BE BLOCKED AND WILL CONTINUE TO BE ACCEPTED AND CONVEYED THROUGH THE SITE AS IN THE EXISTING CONDITION.

VI. GRADING PLAN

THE GRADING PLAN SHOWS THE 1.) EXISTING AND PROPOSED GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS, 2.) THE LIMIT OF THE EXISTING AND PROPOSED IMPROVEMENTS, AND 3.) CONTINUITY BETWEEN EXISTING AND PROPOSED GRADES. AS SHOWN BY THIS PLAN, GRADING TO SERVE THESE TEMPORARY PORTABLE BUILDINGS, WHICH SOLELY LIE WITHIN BASIN B, WILL MIMIC THE EXISTING GRADING PLAN AS ESTABLISHED BY THE MASTER DRAINAGE PLAN, DATED 09-28-2007. THE DEVELOPED RUNOFF FOR THESE TEMPORARY FACILITIES WILL CONTINUE TO DRAIN TO AND BE CONTAINED WITHIN THE EXISTING ONSITE PRIVATE RETENTION POND AT THE SOUTHWEST CORNER OF THE SITE.

VII. EROSION & SEDIMENT CONTROL AND LOW IMPACT DEVELOPMENT

DURING THE RELOCATION OF THE PORTABLE CLASSROOM BUILDINGS, BEST MANAGEMENT PRACTICES (BMPs) WILL BE IMPLEMENTED AND MAINTAINED. PERIMETER BMPs WILL BE INSTALLED AT THE LIMITS OF THE PORTABLE BUILDING RELOCATION PROJECT. PERIMETER BMPs WILL BE MODIFIED AS NECESSARY TO ACCOMMODATE THE CONSTRUCTION OF THE PERMANENT CLASSROOM BUILDING. PREVENTION OF SEDIMENT DISCHARGE INTO THE PUBLIC RIGHT OF WAY AND/OR DOWNSTREAM INTO THE EXISTING STORM DRAIN SYSTEM WILL BE ADDRESSED BY A STABILIZED CONSTRUCTION ENTRANCE. IN ADDITION, THE EXISTING ONSITE SEDIMENT DETENTION POND WILL SERVE AS A TEMPORARY SEDIMENT DETENTION BASIN DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION, IT WILL BECOME A PERMANENT BMP FOR BASIN B. THE PERMANENT CLASSROOM BUILDING, UNDER SEPARATE PERMIT, WILL PROVIDE FINAL STABILIZATION BY MEANS OF PERVIOUS AND IMPERVIOUS PAVING, PERMANENT CLASSROOM BUILDING CONSTRUCTION, PLAYGROUND IMPROVEMENTS, AND LANDSCAPING.

VIII. CALCULATIONS

CALCULATIONS ARE NOT PROVIDED WITH THIS SUBMITTAL BASED UPON THE TEMPORARY NATURE OF THE PROJECT AND RECOGNIZING THAT ALL RUNOFF GENERATED BY BASIN B WILL CONTINUE TO DRAIN TO AND BE CONTAINED WITHIN THE ONSITE PRIVATE RETENTION POND. CALCULATIONS WILL BE PROVIDED BY SEPARATE DRAINAGE SUBMITTAL FOR BUILDING PERMIT APPROVAL FOR THE PERMANENT BUILDING CONSTRUCTION.

IX. CONCLUSIONS

THE FOLLOWING CONCLUSIONS HAVE BEEN ESTABLISHED AS A RESULT OF THE EVALUATIONS CONTAINED HEREIN:

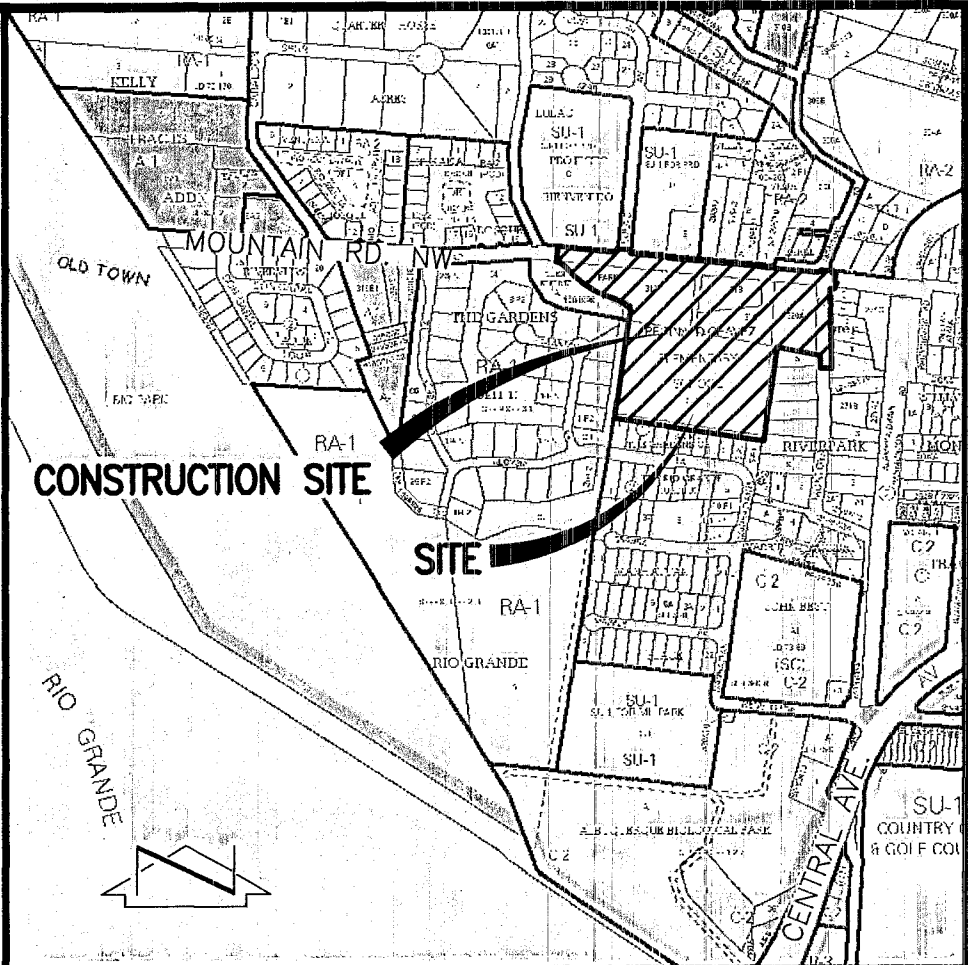
1. THE RELOCATED PORTABLE CLASSROOM BUILDINGS AND LIMITED SITE WORK REPRESENT THE MODIFICATION OF AN EXISTING SITE WITHIN AN INFILL AREA.
2. THE RELOCATED PORTABLE CLASSROOM BUILDINGS WILL BE TEMPORARY FOR A PERIOD OF ABOUT ONE-YEAR AFTER WHICH THEY WILL BE REMOVED FROM THE SITE.
3. A SEPARATE DRAINAGE SUBMITTAL IS REQUIRED FOR THE PERMANENT CLASSROOM BUILDING THAT WILL ALLOW FOR THE REMOVAL OF THE PORTABLE CLASSROOM BUILDINGS FROM THE SITE.
4. THE RELOCATED PORTABLE CLASSROOM BUILDINGS WILL LIE ENTIRELY WITHIN EXISTING DRAINAGE BASIN B.
5. THE PROPOSED TEMPORARY IMPROVEMENTS WILL NOT ALTER THE EXISTING DRAINAGE PATTERNS OF THE SITE AND HENCE BE CONSISTENT WITH THE APPROVED MASTER DRAINAGE PLAN.
6. THE PROPOSED TEMPORARY IMPROVEMENTS WILL NOT ADVERSELY IMPACT DOWNSTREAM PROPERTIES OR DOWNSTREAM DRAINAGE CONDITIONS.
7. THIS PROJECT WILL DISTURB GREATER THAN ONE-ACRE THEREFORE WILL REQUIRE AND EROSION AND SEDIMENT CONTROL PERMIT.
8. THE PERMANENT CLASSROOM BUILDING AND ASSOCIATED PERMANENT SITE IMPROVEMENTS, A FUTURE PHASE, WILL BE ADDRESSED BY SEPARATE DRAINAGE SUBMITTAL FOR BUILDING PERMIT APPROVAL.
9. THE PROPOSED IMPROVEMENTS WILL NOT BLOCK OFFSITE FLOWS.

CONSTRUCTION NOTES:

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811 FOR DESIGNATION (LINE-SPOTTING) OF EXISTING PUBLIC UTILITIES AND EXISTING UTILITIES OWNED AND OPERATED BY ALBUQUERQUE PUBLIC SCHOOLS.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
5. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

EROSION CONTROL MEASURES:

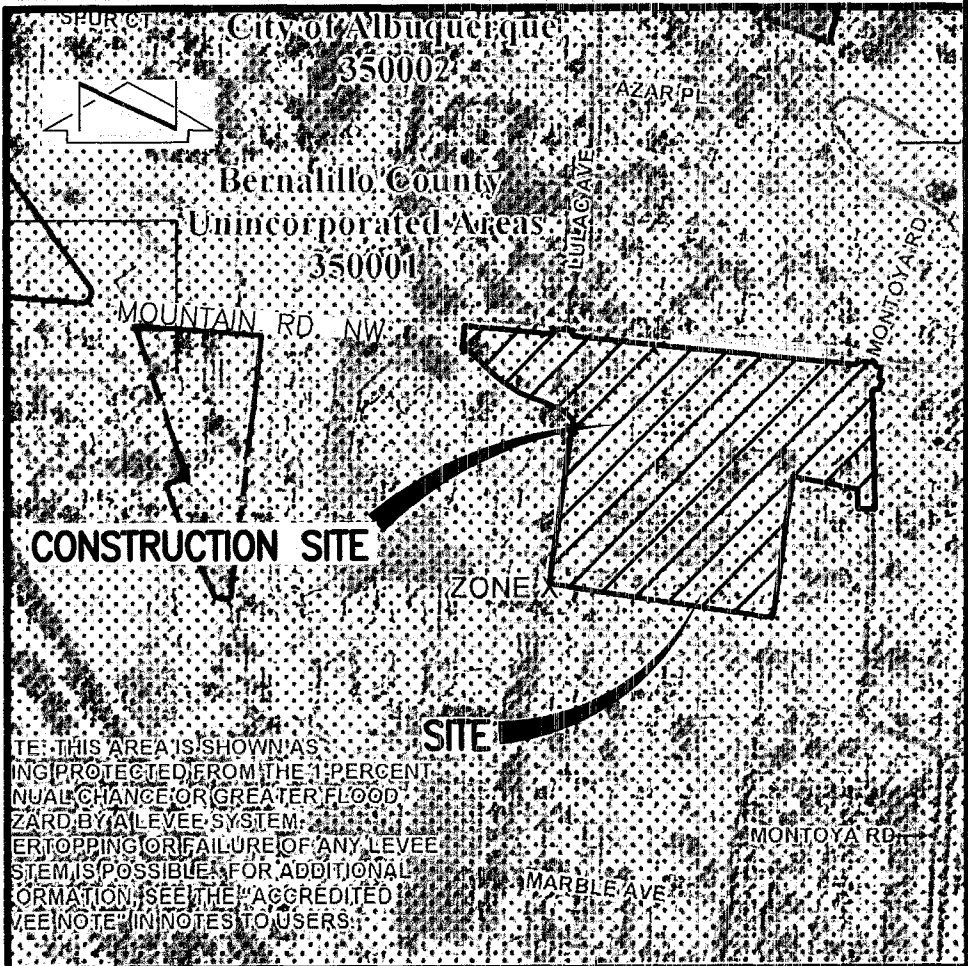
1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
3. WHEN APPLICABLE, CONTRACTOR SHALL SECURE TOPSOIL DISTURBANCE PERMIT FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.



VICINITY MAP

SCALE: 1" = 750'±

J-12



F.I.R.M.

SCALE: 1" = 500'±

PANEL 331 of 825

LEGAL DESCRIPTION

TRACTS 317, 318, 319, 320A, AND 321, M.R.G.C.D. PROPERTY MAP NO. 38, ALBUQUERQUE, NEW MEXICO, ALSO KNOWN AS REGINALD CHAVEZ ELEMENTARY SCHOOL.

BENCHMARKS

PROJECT BENCHMARK

ACS 3 1/4" ALUMINUM CAP STAMPED, "13-J12, 1989", RIVETED TO A PIPE 0.2' ABOVE GROUND, IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF NEW YORK AVENUE N.W. AND CENTRAL AVENUE.
ELEVATION = 4955.431 FEET (NAVD 88)

TEMPORARY BENCHMARK #1 (T.B.M.)

A MAG NAIL W/WASHER IN THE CONCRETE SIDEWALK ON THE NORTH SIDE OF MOUNTAIN ROAD N.W., AS SHOWN ON THIS SHEET.
ELEVATION = 4957.53 FEET (NAVD 88)

TEMPORARY BENCHMARK #2 (T.B.M.)

A MAG NAIL W/WASHER IN THE CONCRETE SIDEWALK AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF MOUNTAIN ROAD AND MONTAÑA ROAD N.W., AS SHOWN ON THIS SHEET.
ELEVATION = 4957.17 FEET (NAVD 88)

TEMPORARY BENCHMARK #3 (T.B.M.)

A #5 REBAR W/CAP STAMPED "HMC CONTROL NMPS 11184" AT THE EASTERN EDGE OF A GRASS FIELD, AS SHOWN ON THIS SHEET.
ELEVATION = 4957.44 FEET (NAVD 88)

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DESIGNED BY	NO.	DATE	BY	REVISIONS	JOB NO.
J.G.M.					2013.184.8
DRAWN BY	NO.	DATE	BY	REVISIONS	DATE
J.Y.R.					07-2014
APPROVED BY	NO.	DATE	BY	REVISIONS	SHEET
J.G.M.					7 OF 14

