CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

May 31, 2022

Fred C. Arfman, P.E. Isaacson & Arfman, P.A. 128 Monroe St. N.E Albuquerque, NM 87108

RE: Nuevo Atrisco – Tract B Conceptual Grading Plan & Conceptual Drainage Report Engineer's Stamp Date: 05/19/22 Hydrology File: K10D058

Dear Mr. Arfman:

PO Box 1293 Based upon the information provided in your submittal received 05/20/2022, the Conceptual Grading Plan & Conceptual Drainage Report are preliminary approved for action by the DRB on Site Plan for Building Permit.

Albuquerque As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Dough Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or <u>rbrissette@cabq.gov</u>.

www.cabq.gov

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM Senior Engineer, Hydrology Planning Department



City of Albuquerque

Planning Department Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

PROPERTY OWNED BY TH Project Title: <u>Nuevo Atrisco</u>	E CITY OF ALBUQUE Building Perm	ERQUE nit #: Hydrol	logy File #: <u>K10</u>
DRB#:	EPC#:	Work	Order#:
Legal Description: Tract B, Nuev	o Atrisco		
City Address: 7901 Central Ave	. NW		
Applicant: Isaacson & Arfman, I	nc.	Contact:	Fred A. Arfman or Bryan J. Bobrick
Address: 128 Monroe Street N	E - Albuquerque, NM 8	87108	
Phone#: (505) 268-8828	Fax#:	E-mail:	freda@iacivil.com
Owner:		Contact:	bryanb@iacivil.com
Address:	Fax#:	E-mail:	
IFFE OF SUBMITTAL:PLAT IS THIS A RESUBMITTAL?: DEPARTMENT: TRAFFIC/ TR Check all that Apply: TYPE OF SUBMITTAL: ENGINEER/ARCHITECT CERTI PAD CERTIFICATION X CONCEPTUAL G & D PLAN GRADING PLAN DRAINAGE MASTER PLAN X DRAINAGE MASTER PLAN X DRAINAGE REPORT FLOODPLAIN DEVELOPMENT ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC CIRCULATION LAYO TRAFFIC IMPACT STUDY (TIS) OTHER (SPECIFY) PRE-DESIGN MEETING?	Yes X ANSPORTATION FICATION PERMIT APPLIC	No HYDROLOGY/ DRAINAGE TYPE OF APPROVAL/ACCE X BUILDING PERMIT APPI CERTIFICATE OF OCCU PRELIMINARY PLAT AF SITE PLAN FOR SUB'D SITE PLAN FOR BLDG. I FINAL PLAT APPROVA SIA/ RELEASE OF FINAI FOUNDATION PERMIT A GRADING PERMIT APPR SO-19 APPROVAL PAVING PERMIT APPROVAL GRADING/ PAD CERTIF WORK ORDER APPROVA	PTANCE SOUGHT: ROVAL PANCY PROVAL APPROVAL PERMIT APPROVAL L NCIAL GUARANTEE APPROVAL ROVAL DVAL ICATION L

DATE SUBMITTED:	May 20, 2022	By:	Fred C. Arfman

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED:

FEE PAID:

MAY 12, 2022

Drainage Report

for

Nuevo Atrisco

I&A Project No. 2470

Conceptual Grading and

Drainage Plan Submittal



City of Albuquerque Planning Department
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 05/31/22
BY: HydroTrans # K10D058
THESE PLANS AND/OR REPORT ARE
CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO
HYDROLOGY FOR BUILDING PERMIT APPROVAL.

by

Project Information

<u>PROPERTY</u>: THE SITE IS A PARTIALLY DEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP K-10. THE SITE IS BOUND TO THE EAST BY UNSER BLVD, TO THE NORTH AND WEST BY DEVELOPED COMMERCIAL PROPERTY AND TO THE SOUTH BY CENTRAL AVE.

<u>PROPOSED IMPROVEMENTS</u>: THE PROPOSED IMPROVEMENTS INCLUDE, COMMERCIAL RESAURANTS(S), RETAIL/OFFICE, FOOD PARK, PARKING, AND LANDSCAPING.

LEGAL: TRACT B, NUEVO ATRISCO, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

<u>BENCHMARK</u>: VERTICAL DATUM IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY MONUMENT "9-K10", ELEVATION = 5117.72 FEET (NAVD 1988).

<u>OFF-SITE FLOW</u>: OFF-SITE FLOW FROM THE ADJACENT HOUSING PROJECT IS ROUTED THROUGH THIS PROPERTY WITHIN AN EXISTING STORM DRAIN SYSTEM WITH DRAINAGE EASEMENT. MINOR SURFACE FLOW IS ALSO ACCEPTED WITHIN A BLANKET DRAINAGE EASEMENT.

<u>FLOOD HAZARD</u>: PER BERNALILLO COUNTY FIRM MAP 35001C0328J, MAP (REVISION DATE NOVEMBER 4, 2016), THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. CENTRAL AVENUE ADJACENT TO THE PROPERTY IS ENCUMBERED BY ZONE AO (DEPTH 1').



<u>DRAINAGE PLAN CONCEPT</u>: Per the 'West Central Ave. Frontage Road Complete Street Improvements' by WSP, with approval date 01/11/21, the property is located within sub-basin "TB212 LIBRARY". This report revises the land treatment percentages for allowable discharge from this site to 20% 'C', 80% 'D'. (COA HYDROLOGY FILE K09/d045) or 3.87 cfs per acre. See Appendix B.

Storm drain improvements recently constructed (City Project No. 4383.91) includes a 48" storm drain provided for this site (passing flow under Central Avenue). The existing on-site storm drain system will be rerouted to accommodate the new site layout and will continue to drain to the system.

See Appendix A for an onsite conceptual drainage basin map and conceptual storm drain calculations.

	CALCULATIO	NS:	:									
Based on City of Albuquerque DMP, Article 6-2 Hydrology dated June 26, 2020												
100-YEAR, 6-HOUR CALCULATIONS												
AREA OF SITE:	136606	SF	=	3.14	ACRE							
100-year, 6-hour												
	DEVELOPED FL	OWS:			EXCESS PRECIP:							
			Treatment SF	%	Precip. Zone 1							
	Area A	=	0	0%	$E_{A} = 0.55$							
	Area B	=	0	0%	$E_{\rm B} = 0.73$							
	Area C	=	27321	20%	$E_{\rm C} = 0.95$							
	Area D	=	109285	80%	$E_{\rm D} = 2.24$							
	Total Area	=	136606	100%	-							
On-Site Weighted Excess Precipitation (100- Weighted E =	Year, 6-Hour Storm) $\underline{E_AA_A + E_BA_B + E_C}$ $A_A + A_B + A$ Developed E	$\frac{A_{C} + E}{C + A_{D}}$	<u>DAD</u> 1 98	in	1							
					1							
On-Site Volume of Runoff: V360 =	E*A / 12											
	Developed V ₃₆₀	=	22563	CF]							
On-Site Peak Discharge Rate: $Qp = Q_{pA}A_A$ For Precipitation Zone 1	$+Q_{pB}A_{B}+Q_{pC}A_{C}+Q_{pC}$	A _D / 43	3,560									
$Q_{pA} = 1.54$	Q_{pC}	=	2.87									
$Q_{pB} = 2.16$	Q_{pD}	=	4.12									
	Developed Q _p	=	12.1	CFS								
		_			_							

ALLOWABLE DISCHARGE

Tract B will be permitted a discharge rate of

3.87 * 3.14 = 12.2 cfs TOTAL ALLOWABLE DISCHARGE FROM TRACT B

If the total peak discharge exceeds the allowable rate, the difference will be retained / detained on-site.

The property (Tract B, Nuevo Atrisco) 3.1360 acres.



NEW EASEMENTS GRANTED

- A Private Blanket Drainage Easement is hereby granted by this plat over Tracts A and B, Nuevo Atrisco with the exception of those areas covered by future buildings and non-storm water drainage improvements within said tracts for the benefit of Lot 1-A and Tract A, West Route 66 Addition and Tracts A and B, Nuevo Atrisco. All improvements will be maintained by the underlying property owners of said Tracts A and B.
- 2. A Private Cross Lot Access and Parking Easement is hereby granted by this plat over Tracts A and B, Nuevo Atrisco with the exception of those areas covered by future buildings and improvements. Maintenance of said Access and Parking Easements shall be maintained by the underlying property owners of said Tracts A and B.
- 3. A Floating Private 20' wide Storm Drain Easement across Tract B is hereby granted by this plat for the benefit of Tract A. Said easement to be further defined by the asbuilt centerline location of the constructed storm drain line. All improvements will be jointly maintained by the underlying property owners of said Tracts A and B.

STORMWATER QUALITY FIRST FLUSH

This property has previously been developed with structure(s) vehicle storage (see 2004 Google Earth image). In 2005, the property was mass graded and a paved parking lot constructed on a portion of the property.



Figure 1 - 2018 Google Earth Image



Figure 2 - 2004 Google Earth Image

For redevelopment sites, the CABQ stormwater quality volume (SWQV) is based on the 80th percentile storm event or 0.26".

The estimated impervious area for this property is calculated as 80% of total area: (0.8 * 3.14 ac) = 109,423. sf. The total SWQV retention = 0.26" * type 'd' area = 2,371 cf. This may increase/ decrease depending on the final impervious area to be constructed within each basin.

SWQV retention (surface and / or subsurface) will be constructed throughout the property. As the site develops. Final locations and volumes will be provided as part of the building permit construction documents. The Conceptual Grading plan provided with this submittal identifies retention areas for each drainage basin.

Due to constraints, there may be limited impervious areas that cannot be treated. If required, prior to building permit approval, a Payment In-Lieu Treasury Deposit Slip will be provided by C.O.A. Hydrology based on the volume that is not retained on-site.

A drainage covenant may be required for the SWQV ponds and other drainage improvements. If so, the original notarized form, Exhibit A and recording fee will be submitted

NUEVO ATRISCO CONCEPTUAL BASINS & SD

5/12/2022

1"=50'

BASIN	AREA (AC.)	TO SD (CFS)	TO OFFSITE (CFS)
1	0.783	3.0	
2	0.332	1.3	
3	1.098	4.3	
4	0.603	2.3	
5	0.075		0.3
6	0.245		0.9
TOTAL	3.136	10.9	1.2





Project Name: NUEVO ATRISCO SD

05-11-2022



Energy Grade Line Calculations

Project Name: NUEVO ATRISCO SD

05-12-2022

Line	Line				ŭ	ownstrea	ε			կյել				pstream				Pir	be		lunction	
No	Size	צ	Invert Elev	Depth	Area	HGL Elev	Vel	Vel Head	EGL Elev	ləJ	Invert Elev	Depth	Area	HGL Elev	Vel	Vel Head	EGL Elev	n Value	Enrgy Loss	HGLa Elev	EGLa Elev	Enrgy Loss
	(in)	(cfs)	(H)	(H)	(sqft)	(t t)	(ft/s)	(H)	(ft)	(H)	(ft)	(tt)	(sqft)	(f t)	(ft/s)	(ft)	(t t)		(ft)	(f t)	(f t)	(ft)
-	48	19.50	5093.00	2.80	9.39	5095.80	2.08	0.07	5095.87	56.90	5093.60	2.17	6.97	5095.77	2.80	0.12	5095.89	0.013	0.026	5095.80	5095.92	0.02
2	24	19.50	5093.60	1.96	3.13	5095.56	6.24	0.61	5096.16	119.00	5094.43	1.88	3.07	5096.31	6.36	0.63	5096.94	0.013	0.778	5096.59	5097.22	0.28
e	24	16.60	5094.43	2.00	3.14	5096.96	5.28	0.43	5097.40	31.90	5094.66	2.00	3.14	5097.14	5.28	0.43	5097.57	0.013	0.172	5097.29	5097.72	0.16
4	24	12.90	5094.66	2.00	3.14	5097.57	4.11	0.26	5097.83	36.00	5094.91	2.00	3.14	5097.67	4.11	0.26	5097.93	0.012	0.100	5097.86	5098.12	0.19
5	18	4.30	5094.91	1.50	1.77	5098.07	2.43	0.09	5098.16	122.50	5096.14	1.50	1.77	5098.24	2.43	0.09	5098.33	0.012	0.175	5098.29	5098.39	0.05
9	12	4.30	5096.14	1.00³	0.79	5098.11	5.48	0.47	5098.57	48.60	5096.63	1.00	0.79	5098.71	5.47	0.47	5099.18	0.012	0.604	5098.90	5099.37	0.19
7	12	3.00	5096.63	1.00	0.79	5099.23	3.82	0.23	5099.46	68.70	5097.59	1.00	0.79	5099.65	3.82	0.23	5099.87	0.012	0.416	5099.77	5100.00	0.12
œ	12	3.00	5097.59	1.00	0.79	5099.86	3.82	0.23	5100.09	64.90	5098.54	1.00	0.79	5100.25	3.82	0.23	5100.48	0.012	0.393	5100.41	5100.64	0.16
6	18	8.60	5094.91	1.50	1.77	5097.90	4.87	0.37	5098.27	44.50	5095.22	1.50	1.77	5098.16	4.87	0.37	5098.52	0.012	0.254	5098.28	5098.64	0.12
10	18	7.10	5095.22	1.50	1.77	5098.49	4.02	0.25	5098.74	99.80	5095.92	1.50	1.77	5098.88	4.02	0.25	5099.13	0.012	0.389	5099.09	5099.34	0.21
1	18	7.10	5095.92	1.50	1.77	5099.19	4.02	0.25	5099.44	116.00	5096.73	1.50	1.77	5099.64	4.02	0.25	5099.89	0.012	0.452	5099.73	5099.98	0.09
12	18	5.60	5096.73	1.50	1.77	5099.89	3.17	0.16	5100.04	85.30	5097.40	1.50	1.77	5100.10	3.17	0.16	5100.25	0.012	0.207	5100.13	5100.28	0.03
13	18	5.60	5097.40	1.50	1.77	5100.19	3.17	0.16	5100.35	42.45	5097.70	1.50	1.77	5100.29	3.17	0.16	5100.45	0.012	0.103	5100.36	5100.51	0.06
14	12	3.90	5097.70	1.00³	0.79	5100.28	4.97	0.38	5100.67	79.48	5098.40	1.00	0.79	5101.10	4.97	0.38	5101.48	0.012	0.813	5101.23	5101.61	0.13
15	12	3.10	5098.40	1.00	0.79	5101.47	3.95	0.24	5101.71	64.00	5099.00	1.00	0.79	5101.88	3.95	0.24	5102.12	0.012	0.414	5102.08	5102.33	0.21
16	8	0.80	5099.00	0.67	0.35	5102.28	2.29	0.08	5102.36	20.92	5099.50	0.67	0.35	5102.36	2.29	0.08	5102.44	0.012	0.078	5102.40	5102.48	0.04
17	8	0.80	5099.50	0.67	0.35	5102.43	2.29	0.08	5102.51	78.80	5101.20	0.67	0.35	5102.73	2.29	0.08	5102.81	0.012	0.295	5102.77	5102.85	0.04
18	8	0.80	5101.20	0.67	0.35	5102.80	2.29	0.08	5102.89	28.29	5101.80	0.67	0.35	5102.91	2.29	0.08	5102.99	0.012	0.106	5102.93	5103.01	0.02
19	8	0.80	5101.80	0.67	0.35	5102.96	2.29	0.08	5103.04	10.93	5102.00	0.67	0.35	5103.00	2.29	0.08	5103.08	0.012	0.041	5103.08	5103.16	0.08
20	12	06.0	5097.70	1.00	0.79	5100.50	1.15	0.02	5100.52	16.52	5098.00	1.00	0.79	5100.51	1.15	0.02	5100.53	0.012	0.009	5100.52	5100.54	0.01
21	8	0.80	5097.70	0.67	0.35	5100.46	2.29	0.08	5100.55	39.52	5098.00	0.67	0.35	5100.61	2.29	0.08	5100.69	0.012	0.148	5100.65	5100.73	0.04
22	80	09.0	5098.00	0.67	0.35	5100.71	1.72	0.05	5100.75	30.52	5098.30	0.67	0.35	5100.77	1.72	0.05	5100.82	0.012	0.064	5100.80	5100.84	0.03
Notes:	³ Normal d€	epth.																		H	Project File: 24	70 SD.sws

Energy Grade Line Calculations

Project Name: NUEVO ATRISCO SD

05-12-2022

	Enrgy Loss	(#t)	0.03	0.04	00.0	0.02	0.04	0.04	0.09	0.45	0.07	0.24	0.17	00.0	70 SD.sws
Junction	EGLa Elev	(H)	5100.91	5101.00	5101.03	5101.06	5102.48	5102.09	5102.23	5098.70	5099.89	5100.52	5099.18	5098.55	Project File: 24
	HGLa Elev	(ff)	5100.86	5100.95	5101.02	5101.05	5102.35	5102.01	5102.15	5097.63	5099.67	5100.23	5098.89	5098.20	4
ье	Enrgy Loss	(H)	0.020	0.040	0.026	0.006	0.059	0.404	0.022	0.600	0.364	0.180	0.250	0.686	
Pi	n Value		0.012	0.012	0.012	0.012	0.012	0.012	0.012	0.013	0.012	0.012	0.012	0.012	
_	EGL Elev	(H)	5100.88	5100.96	5101.03	5101.04	5102.44	5102.05	5102.15	5098.25	5099.82	5100.28	5099.01	5098.55	
	Vel Head	(H)	0.05	0.05	0.01	0.01	0.13	0.08	0.08	1.07	0.22	0.29	0.29	0.35	
_	Vel	(ft/s)	1.72	1.72	0.86	0.86	2.93	2.29	2.29	8.31	3.72	4.30	4.30	4.71	
Jpstream	HGL Elev	(ft)	5100.83	5100.92	5101.02	5101.03	5102.31	5101.97	5102.07	5097.18	5099.60	5099.99	5098.72	5098.20	
	Area	(sqft)	0.35	0.35	0.35	0.35	0.79	0.35	0.35	0.35	0.35	0.35	0.35	0.79	
	Depth	(H)	0.67	0.67	0.67	0.67	1.00	0.67	0.67	0.67	0.67	0.67	0.67	1.00	
	Invert Elev	(ft)	5098.40	5098.60	5099.10	5099.20	5099.50	5100.00	5100.20	5095.20	5097.00	5096.87	5096.74	5095.03	
կյնւ	ıәղ	(ft)	9.52	18.95	49.56	12.20	16.50	108.10	5.90	10.40	36.90	13.70	19.00	74.50	
	EGL Elev	(tt)	5100.86	5100.92	5101.00	5101.04	5102.38	5101.64	5102.13	5097.65	5099.45	5100.10	5098.76	5097.86	
	Vel Head	(H)	0.05	0.05	0.01	0.01	0.13	0.08	0.08	1.31	0.22	0.29	0.29	0.35	
E	Vel	(ft/s)	1.72	1.72	0.86	0.86	2.93	2.29	2.29	9.19	3.72	4.30	4.30	4.71	
ownstrea	HGL Elev	(H)	5100.81	5100.88	5100.99	5101.03	5102.25	5101.56	5102.04	5095.00	5099.24	5099.81	5098.47	5097.52	
ă	Area	(sqft)	0.35	0.35	0.35	0.35	0.79	0.35	0.35	0.32	0.35	0.35	0.35	0.79	
	Depth	(#t)	0.67	0.67	0.67	0.67	1.00	0.67	0.67	0.57‡	0.67	0.67³	0.67	1.00³	
	Invert Elev	(ft)	5098.30	5098.40	5098.60	5099.10	5099.00	5098.40	5100.00	5094.43	5096.63	5096.73	5095.22	5094.66	Ipercritical.
c	3	(cfs)	09.0	09.0	0.30	0:30	2.30	0.80	0.80	2.90	1.30	1.50	1.50	3.70	oth. ‡ Su
Line	Size	(in)	80	ω	ø	ω	12	ω	ω	ω	ω	ω	ω	12	³ Normal dep
Line	٩		23	24	25	26	27	28	29	30	31	32	33	34	Notes:

Profile View stormwater Studio 2021 v 3.0.0.25

Project Name: NUEVO ATRISCO SD





Profile View Stormwater Studio 2021 v 3.0.0.25

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KEYED NOTES

1. ADA COMPLIANT ACCESS RAMP.

- 2. ADA COMPLIANT PEDESTRIAN ACCESS WALK.
- 3. 6" HIGH MEDIAN CURB AND GUTTER. TYPICAL.
- 4. HIGH POINT / GRADE BREAK LOCATION.
- 5. CONCENTRATED ROOF DISCHARGE TO SURFACE PAVEMENT AND/OR PIPED DIRECTLY TO STORM DRAIN. TO BE DETERMINED AS PART OF BUILDING PERMIT SUBMITTAL.
- 6. CURB OPENING.
- 7. 18" DEEP (MAX) STORMWATER QUALITY POND AND/OR UNDERGROUND STORMWATER QUALITY STRUCTURE(S) TO BE SIZED AS PART OF BUILDING PERMIT PLAN SET.
- 8. DUMPSTER PAD SLOPED TO SAS DRAIN INLET.
- 9. PRIVATE STORM DRAIN SYSTEM. FINAL SIZES, SLOPES, INLET INFORMATION, LOCATIONS, AND MATERIALS TO BE PROVIDED AS PART OF BUILDING PERMIT PLANS.
- 10. TRENCH DRAIN WITH BUILT-IN SLOPE.
- 11. DEPRESS LANDSCAPING 6" AVG. DEPTH FOR WATER HARVESTING. NOTE: NO WATER HARVESTING SHALL OCCUR WITHIN 10' OF ANY BUILDING.
- 12. GARDEN RETAINING WALL(S) (RETAINING < 30") TO ACHIEVE GRADE DIFFERENCE SHOWN.



4



PROJECT INFORMATION

PROPERTY: THE SITE IS A PARTIALLY DEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP K-10. THE SITE IS BOUND TO THE EAST BY UNSER BLVD, TO THE NORTH AND WEST BY DEVELOPED COMMERCIAL PROPERTY AND TO THE SOUTH BY CENTRAL AVE.

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LEGAL: TRACT B, NUEVO ATRISCO, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

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OFF-SITE FLOW: OFF-SITE FLOW FROM THE ADJACENT HOUSING PROJECT IS ROUTED THROUGH THIS PROPERTY WITHIN AN EXISTING STORM DRAIN SYSTEM WITH DRAINAGE EASEMENT. MINOR SURFACE FLOW IS ALSO ACCEPTED WITHIN A BLANKET DRAINAGE EASEMENT.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP 35001C0328J, MAP (REVISION DATE NOVEMBER 4, 2016), THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. CENTRAL AVENUE ADJACENT TO THE PROPERTY IS ENCUMBERED BY ZONE AO (DEPTH 1').

DRAINAGE PLAN CONCEPT: PER THE 'WEST CENTRAL AVE. FRONTAGE ROAD COMPLETE STREET IMPROVEMENTS' BY WSP, WITH APPROVAL DATE 01/11/21, THE PROPERTY IS LOCATED WITHIN SUB-BASIN "TB212 LIBRARY" THIS REPORT REVISES THE LAND TREATMENT PERCENTAGES FOR ALLOWABLE DISCHARGE FROM THIS SITE TO 20% 'C', 80% 'D'. (COA HYDROLOGY FILE K09/D045) OR 3.87 CFS PER ACRE. SEE THE SUPPLEMENTAL INFORMATION PACKET INCLUDED WITH THIS SUBMITTAL FOR ADDITIONAL INFORMATION.

IN THE FULLY DEVELOPED CONDITION, THIS PROPERTY WILL DISCHARGE NO MARE THAN THE ALLOWABLE DISCHARGE = 3.87 CFS/AC * 3.14 AC = 12.2 CFS. MINOR PERIMETER FLOW WILL DRAIN TO CENTRAL AND/OR UNSER BLVD. THE MAJORITY OF THE SITE DISCHARGE WILL DRAIN TO THE EXISTING STORM DRAIN STUB PROVIDED AT THE SOUTH END OF THE PROPERTY.

ADA COMPLIANCE

SIDEWALK(S) AND RAMP(S):

- * LONGITUDINAL SLOPE SHALL NOT EXCEED 20:1
- * TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%

ACCESSIBLE RAMP(S): * TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%).

* TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%

ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

STORMWATER QUALITY

FOR REDEVELOPMENT SITES, THE CABQ STORMWATER QUALITY VOLUME (SWQV) IS BASED ON THE 80TH PERCENTILE STORM EVENT OR 0.26". THE ESTIMATED IMPERVIOUS AREA FOR THIS PROPERTY IS CALCULATED AS 80% OF TOTAL AREA: (0.80 * 3.14 AC) = 109,423 SF. THE TOTAL REQUIRED S.Q. RETENTION VOLUME = 0.26" * TYPE 'D' AREA: 0.26/12 * 109,423 SF) = 2,371 CF. THIS MAY CHANGE DEPENDING ON THE FINAL IMPERVIOUS AREA TO BE CONSTRUCTED.

SWQV PONDS WILL BE CONSTRUCTED THROUGHOUT THE PROPERTY WITHIN SURFACE PONDS OR UNDERGROUND RETENTION SYSTEMS. AS THE SITE DESIGN MOVES FORWARD, FINAL LOCATIONS WILL BE PROVIDED AS PART OF THE BUILDING PERMIT CONSTRUCTION DOCUMENTS.

LEGEND

37.5

FF = 5237.5

PROPOSED 0.5' CONTOUR PROPOSED SPOT ELEVATION SURFACE FLOW DIRECTION

PROPOSED 1.0' CONTOUR

FINISH FLOOR ELEVATION PROPOSED STORM DRAIN / INLET

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ENGINEER

PROJECT

ARCHITECT

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DRAWN BY **REVIEWED BY** DATE PROJECT NO. DRAWING NAME

04.15.2022 19-0059.002

GRADING & DRAINAGE PLAN 1 OF 2

SHEET NO.

CG-101



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KEYED NOTES

1. ADA COMPLIANT ACCESS RAMP.

- 2. ADA COMPLIANT PEDESTRIAN ACCESS WALK.
- 3. 6" HIGH MEDIAN CURB AND GUTTER. TYPICAL.
- HIGH POINT / GRADE BREAK LOCATION.
- CONCENTRATED ROOF DISCHARGE TO SURFACE PAVEMENT 5 AND/OR PIPED DIRECTLY TO STORM DRAIN. TO BE DETERMINED AS PART OF BUILDING PERMIT SUBMITTAL.
- CURB OPENING.

- 18" DEEP (MAX) STORMWATER QUALITY POND AND/OR UNDERGROUND STORMWATER QUALITY STRUCTURE(S) TO BE SIZED AS PART OF BUILDING PERMIT PLAN SET.
- 8. DUMPSTER PAD SLOPED TO SAS DRAIN INLET.
- 9. PRIVATE STORM DRAIN SYSTEM. FINAL SIZES, SLOPES, INLET INFORMATION, LOCATIONS, AND MATERIALS TO BE PROVIDED AS PART OF BUILDING PERMIT PLANS.
- 10. TRENCH DRAIN WITH BUILT-IN SLOPE.
- 11. DEPRESS LANDSCAPING 6" AVG. DEPTH FOR WATER HARVESTING. NOTE: NO WATER HARVESTING SHALL OCCUR WITHIN 10' OF ANY BUILDING.
- 12. GARDEN RETAINING WALL(S) (RETAINING < 30") TO ACHIEVE GRADE DIFFERENCE SHOWN.

City of Albuquerqu

Planning Department Development Review Services HYDROLOGY SECTION

THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

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DRAWING NAME

04.15.2022 19-0059.002

GRADING & DRAINAGE PLAN 1 OF 2

CG-201

SHEET NO.