

# CITY OF ALBUQUERQUE

Planning Department  
David Campbell, Director



Mayor Timothy M. Keller

June 12, 2019

Mark Goodwin, P.E.  
Mark Goodwin & Associates  
PO Box 90606  
Albuquerque, NM, 87199

**RE: Solare Charter School  
Conceptual Grading and Drainage Plan  
Engineer's Stamp Date: 05/24/19  
Hydrology File: M09D031**

Dear Mr. Goodwin:

PO Box 1293

Based upon the information provided in your submittal received 05/24/2019, the Conceptual Grading Plan **is not** approved for action by the DRB for Preliminary Plat. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

1. Please add the word "Conceptual" to the sheets title and add a note stating "Not for Construction".

NM 87103

2. Please add the drainage calculations from newly adjacent tract. Since you do not know what is going to be built, just assume the worst case a commercial site with 90% impervious cover.

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3. Please include the whole site (both proposed tracts) and not just the school site. How is the drainage from newly adjacent tract being handled? Does a storm pipe need to extend from the onsite existing 42" pipe through a drainage easement? Can the drainage from the newly adjacent tract be handled within Gibson's road capacity? Can the drainage from the newly adjacent tract be captured with the existing inlet on Gibson or does another inlet need to be installed?

4. Please show all existing storm sewer pipes within the R.O.W. on both Gibson & Barbados. This can be taken from the as-built drawings.

5. Please add emergency spillways for the two stormwater quality ponds at the northeast area of the school site. This can be handled with sidewalk culverts.

6. Standard review fee of \$175 will be required at the time of resubmittal.

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If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov) .

Sincerely,

*Renée C. Brissette*

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

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** Solare Charter School Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_  
DRB#: PR-2019-002042 EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Tract 12-B-1-A and 12-B-1-B, El Rancho Grande Unit 1  
City Address: Gibson Blvd. and Barbados

**Applicant:** Solare Collegiate Foundation Contact Peter Lorenz  
Address: 1720 Bride Blvd SW, Albuquerque, NM 87105  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Other Contact:** Mark Goodwin & Associates, PA Contact: Hiram Crook  
Address: PO BOX 90606, Albuquerque, NM 87199  
Phone#: 828.2200 Fax#: \_\_\_\_\_ E-mail: hiram@goodwinengineers.com

**TYPE OF DEVELOPMENT:** 2 PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE \_\_\_\_\_

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes X No

**DEPARTMENT** \_\_\_\_\_ TRANSPORTATION X HYDROLOGY/DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

\_\_\_\_ ENGINEER/ARCHITECT CERTIFICATION  
\_\_\_\_ PAD CERTIFICATION  
X CONCEPTUAL G & D PLAN  
\_\_\_\_ GRADING PLAN  
\_\_\_\_ DRAINAGE REPORT  
\_\_\_\_ DRAINAGE MASTER PLAN  
\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
\_\_\_\_ ELEVATION CERTIFICATE  
\_\_\_\_ CLOMR/LOMR  
\_\_\_\_ TRAFFIC CIRCULATION LAYOUT (TCL)  
\_\_\_\_ TRAFFIC IMPACT STUDY (TIS)  
\_\_\_\_ STREET LIGHT LAYOUT  
\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_  
\_\_\_\_ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

\_\_\_\_ BUILDING PERMIT APPROVAL  
\_\_\_\_ CERTIFICATE OF OCCUPANCY  
X 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  
\_\_\_\_ GRADING PERMIT APPROVAL  
\_\_\_\_ SO-19 APPROVAL  
\_\_\_\_ PAVING PERMIT APPROVAL  
\_\_\_\_ GRADING/ PAD CERTIFICATION  
\_\_\_\_ WORK ORDER APPROVAL  
\_\_\_\_ CLOMR/LOMR  
\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT  
\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 05/24/2019 By: Hiram Crook

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



# HYDROLOGY NOTES

THE PROJECT SITE IS LOCATED ON THE WEST SIDE OF ALBUQUERQUE, AND IS BOUNDED BY GIBSON BLVD TO THE SOUTH, BARBADOS AVE. TO THE EAST AND SOUTH OF THE EL RANCHO GRANDE RESIDENTIAL DEVELOPMENT. A CHARTER SCHOOL IS BEING PROPOSED TO BE CONSTRUCTED ON THE 4.88 ACRE PROPERTY. IT WILL HAVE ONE ACCESS ENTRANCE FOR BUS DROP-OFF AND PARKING OFF OF BARBADOS AVE., ON THE EAST SIDE OF THE PROPERTY. THE SITE IS SHOWN ON ZONE ATLAS PAGE M-9-Z.

THE SITE IS NOT LOCATED IN A 100YR FLOOD ZONE PER FEMA FIRM MAP 35001C0336H, AUGUST 2012.

HE HYDROLOGY WAS CALCULATED PER COA DPM USING AHYMO  $P_n=2.58"$  FROM NOAA 14. THE RESULTS ARE SUMMARIZED IN THE HYDROLOGY TABLE ON THIS SHEET.

## BASIN DATA

BASIN ID	% D	% C	% B	% A	AREA	Q(100)	VOLUME
100	50.0	25.0	15.0	5.0	4.88 AC.	16.75 cfs	5889 AC-FT

THE INTENT OF THIS PLAN IS TO PROVIDE COMPLETE DETENTION OF THE DEVELOPED WATER QUALITY VOLUME FOR THE 100 YEAR, 24 HR. STORM. THIS SITE HAS BEEN GRANTED FREE DISCHARGE AS THE RUN-OFF VOLUMES HAVE BEEN ACCOUNTED FOR IN THE PREVIOUS DEVELOPMENT OF THE SURROUNDING AREAS.

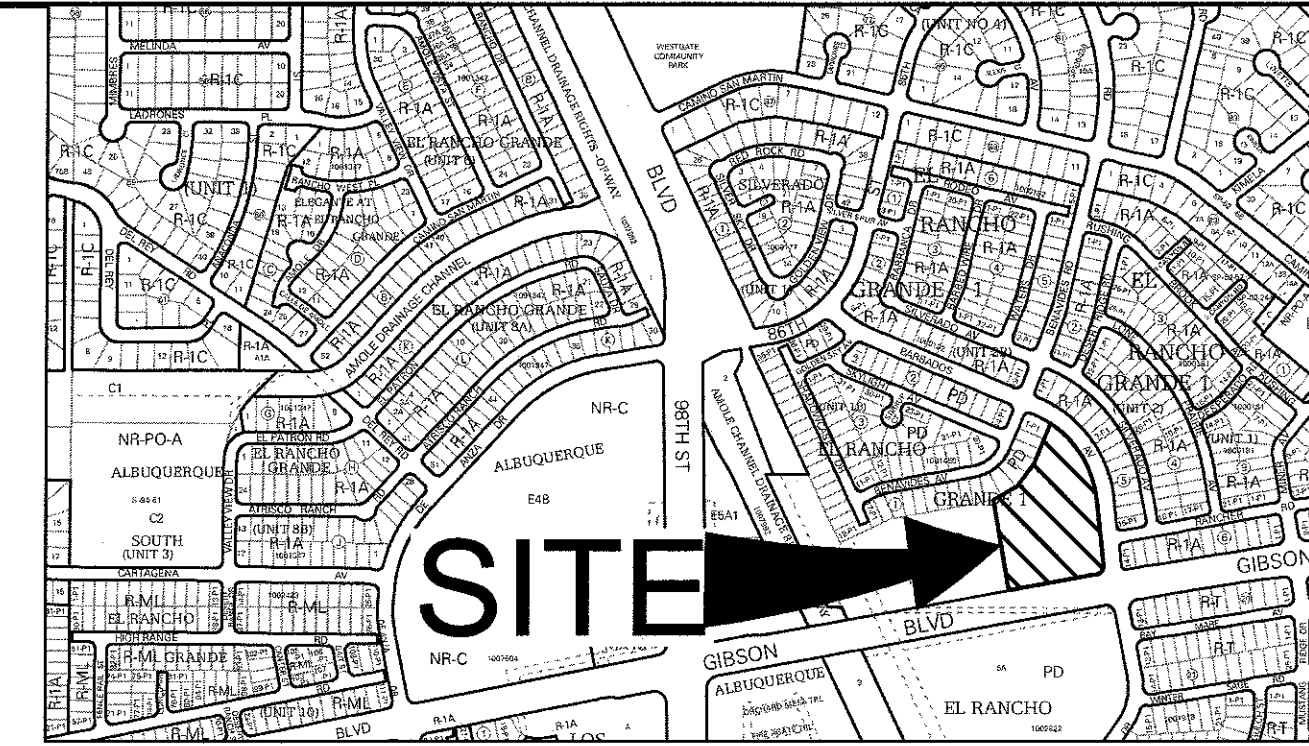
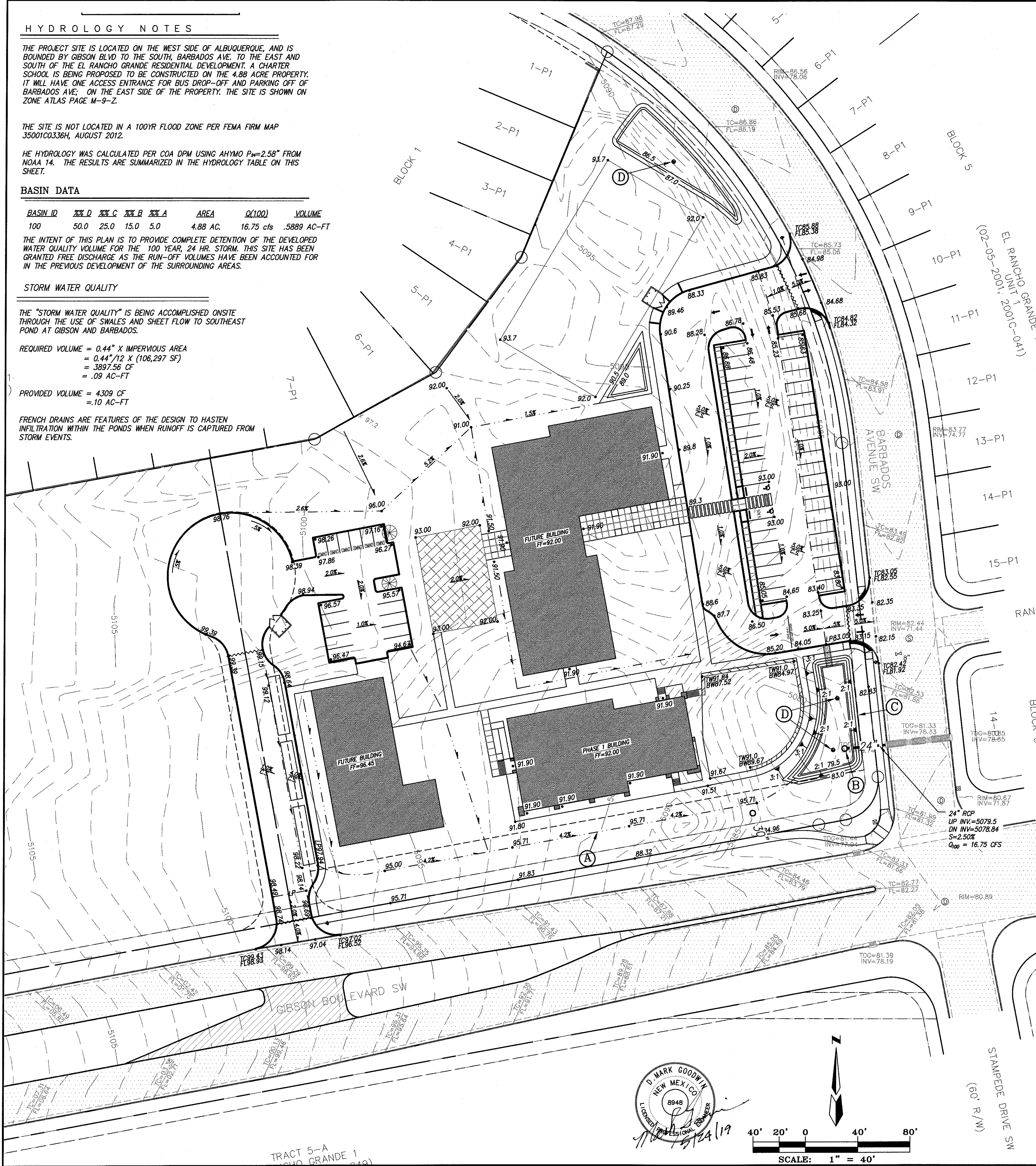
## STORM WATER QUALITY

THE "STORM WATER QUALITY" IS BEING ACCOMPLISHED ONSITE THROUGH THE USE OF SWALES AND SHEET FLOW TO SOUTHEAST POND AT GIBSON AND BARBADOS.

REQUIRED VOLUME =  $0.44" \times$  IMPERVIOUS AREA  
 =  $0.44" / 12 \times (106,297 \text{ SF})$   
 = 3897.56 CF  
 = .09 AC-FT

PROVIDED VOLUME = 4309 CF  
 = 10 AC-FT

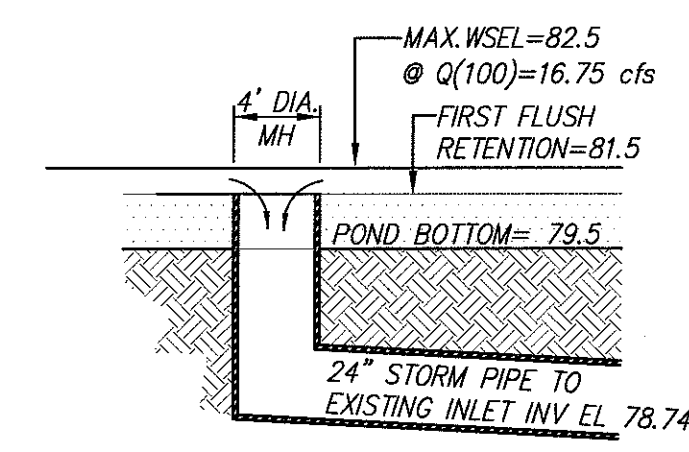
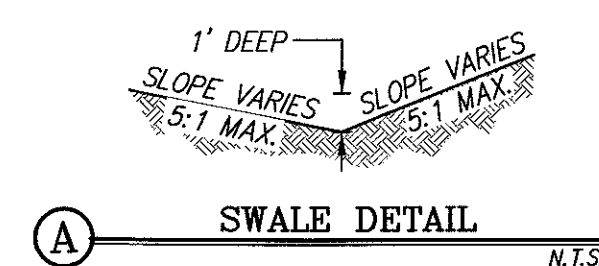
FRENCH DRAINS ARE FEATURES OF THE DESIGN TO HASTEN INFILTRATION WITHIN THE PONDS WHEN RUNOFF IS CAPTURED FROM STORM EVENTS.



LOCATION MAP M-9-Z

## LEGEND

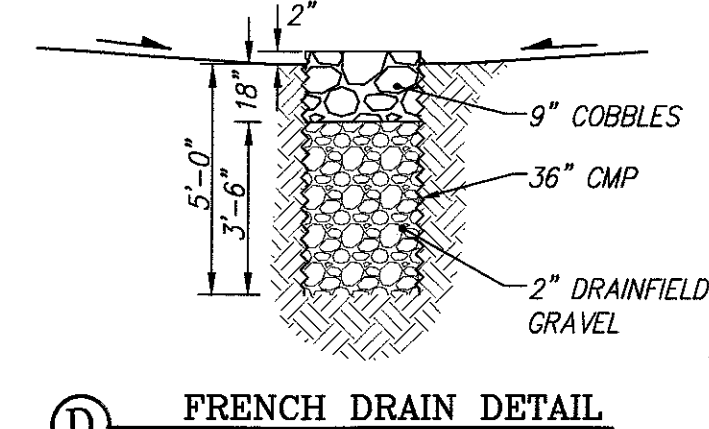
- 5565- CONTOUR (MAJOR)
- - - CONTOUR (MINOR)
- === CURB AND CUTTER
- CONCRETE
- WALL
- TC= FL= TOP CURB / FLOW LINE
- X 65.00 SPOT ELEVATION
- ⊙ SANITARY SEWER MANHOLE
- ⊕ STORM DRAIN MANHOLE
- CATCH BASIN/DROP INLET
- WATER VALVE/SIZE
- ELECTRIC TRANSFORMER
- ELECTRIC PEDESTAL
- LIGHT POLE
- SIGN



## EMERGENCY SPILLWAY DETAIL FOR TRACT B

Q= CLH  $3/2$   
 Q=  $16.75 = 3(20)(H)^{3/2}$   
 H= .43' = 5"

POND SPECS:  
 Design WQ Pond Volume = 4309 Cu.Ft.  
 Maximum Storage Volume = 8384 Cu.Ft.  
 Design Outfall Q = 16.75 cfs  
 Pond Bottom Elevation = 79.5  
 Pond Top Elevation = 83.0  
 Pond Spillway Elevation = 83.0  
 Side Slopes Varies 2:1-3:1  
 MAX. WSEL= 82.5



UNDERGROUND UTILITIES CAUTION:  
 NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS.

# LEGAL DESCRIPTION

A tract of land situate, within the Town of Atrisco Grant, projected Section 33, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 12-B-1, EL RANCHO GRANDE 1, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 15, 2003, in Plat Book 2003C, Page 249, EXCEPTING THEREFROM a portion of De Anza Drive SW, as the same is shown and designated in QUITCLAIM DEED, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on July 6, 2006, in Document No. 2006100612, and containing 10.9983 acres more or less.

## ACS BENCHMARK

AGRS Aluminum Cap stamped "10-M9 2002" From the intersection of Arenal Road/Sapphire Road and Unser Boulevard, travel south on Unser Boulevard 0.65 miles to the intersection of Unser Boulevard and Gibson Boulevard/Spring Flower Road; travel west on Gibson Boulevard 0.3 miles to the intersection of Gibson Boulevard and Barbados Avenue/Stampede Road. The station is in the NW quadrant (on drop inlet) Geographic Position, in feet (NAD83) N.M. State Plane Coordinates (Central Zone) N=1471730928, E=1496215.383, G=0.999684639, DA=-0016'35.92" Elevation, in feet (NAVD88) = 5082.551

## GENERAL NOTES:

- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- NO WORK ALLOWED IN THE PUBLIC RIGHT OF WAY WITHOUT AN APPROVED WORK ORDER.
- SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.
- ALL SITE WALLS SHALL CONFORM TO THE GENERAL HEIGHT AND DESIGN REGULATIONS CONTAINED IN SECTION 14-16-3-19 OF THE CITY ZONING CODE.

## SOLARE MIDDLE SCHOOL GRADING & DRAINAGE PLAN

MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS			
P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505)828-2200, FAX (505)797-9539			
Designed: HC	Drawn: SPS	Checked: DMG	Sheet <b>C1</b> of <b>1</b>
Scale: AS SHOWN	Date:	Job: A19002	