

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 18, 2022

Troy Kelts, P.E.
Galloway & Company
6162 S Willow Drive, Suite 320
Greenwood Village, CO 80111

RE: 2121 Yale Boulevard SE
Grading and Drainage Plans
Engineer's Stamp Date: 05/18/22
Hydrology File: M15D021

Dear Mr. Kelts:

PO Box 1293
Albuquerque
NM 87103

Based upon the information provided in your submittal received 05/10/2022, the Grading & Drainage Plan is approved for Work Order. Please place this stamp approved Grading & Drainage Plan into the Work Order set of construction drawings.

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 (Doug 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 rbrissette@cabq.gov.

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 10/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

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

Other Contact: _____ **Contact:** _____

Address: _____

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

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

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

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
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

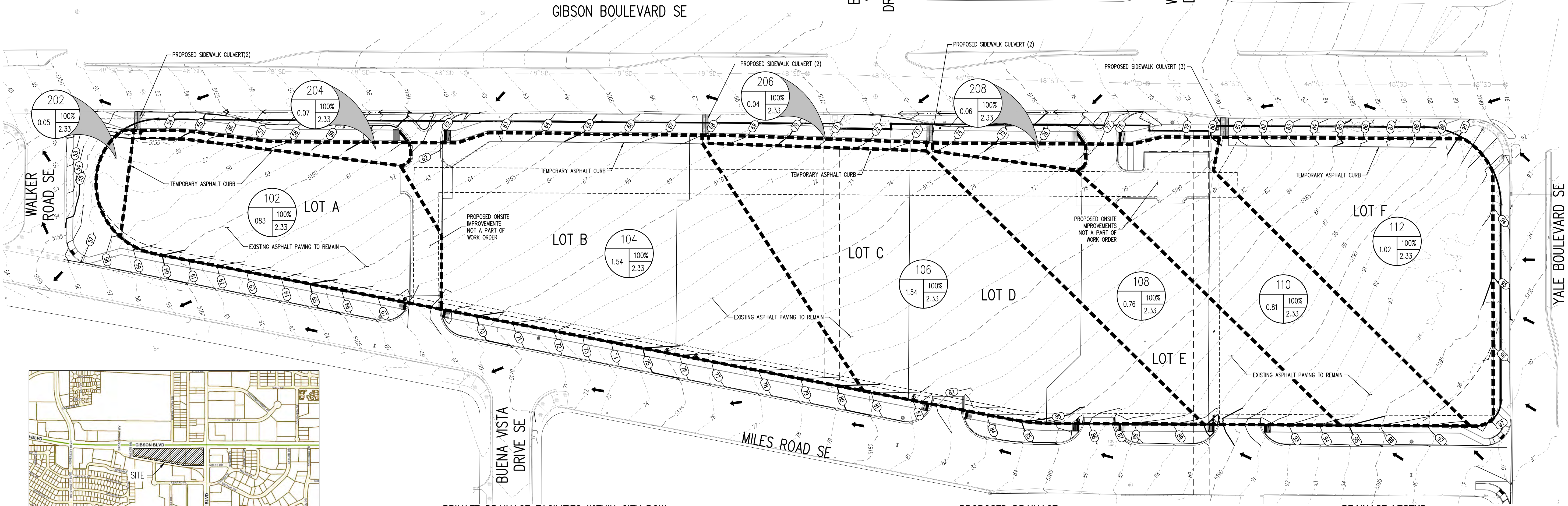
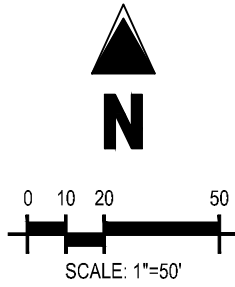
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

LOVELACE HEIGHTS ADDITION
CONCEPTUAL GRADING & DRAINAGE PLAN

2121 YALE BOULEVARD
CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO,
STATE OF NEW MEXICO



VICINITY MAP
SCALE: 1"=1000'

PRIVATE DRAINAGE FACILITIES WITHIN CITY ROW:

- NOTICE TO CONTRACTOR (SPECIAL ORDER 19 "SO-10")
- BUILD SIDEWALK CULVERT PER COA STD DWG 2236.
 - CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
 - AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - 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.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD SO THE CONFLICT CAN BE RESOLVED WITH MINIMAL DELAY.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 - MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
 - WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
 - CONTRACTOR MUST CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

PROPOSED DRAINAGE:

AFTER RIGHT-OF-WAY DEDICATION ALONG GIBSON BLVD AND YALE BLVD, THE PROPOSED SITE IS APPROXIMATELY 6.72 ACRES. AT THIS TIME, ONLY RIGHT-OF-WAY IMPROVEMENTS AND OVERALL INFRASTRUCTURE IS PROPOSED WITH THIS PROJECT. RIGHT-OF-WAY IMPROVEMENTS WILL NOT AFFECT THE OVERALL DRAINAGE PATTERN OF THE SITE OR THE SURROUNDING AREAS.

THE INTENT OF THIS PLAN IS TO SHOW INTERIM DRAINAGE PATTERNS PRIOR TO INDIVIDUAL LOT DEVELOPMENT. TO THE EXTENT POSSIBLE, ALL EXISTING ONSITE PAVEMENT IS TO REMAIN. FLOWS SHALL BE DIRECTED TO PROPOSED SIDEWALK CULVERTS VIA TEMPORARY ASPHALT CURB IN THE INTERIM PRIOR TO INDIVIDUAL LOT DEVELOPMENT. FOR THE PURPOSES OF THIS PLAN, IT IS ASSUMED THAT THE ENTIRETY OF THE SITE IS TO BE TREATMENT D PRIOR TO INDIVIDUAL LOT DEVELOPMENT. ALL LOTS WILL BE INDIVIDUALLY RESPONSIBLE FOR INDIVIDUAL STORM WATER QUALITY TREATMENT OR CASH-IN-IN-LIEU.

BASIN "102" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 2.25 CFS, WHICH SHALL BE DIRECTED NORTHWEST VIA OVERLAND FLOW, WHERE IT SHALL BE DIRECTED VIA TEMPORARY CURB THROUGH THE PROPOSED SIDEWALK CULVERT INTO THE GIBSON RIGHT-OF-WAY.

BASIN "104" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 4.17 CFS, WHICH SHALL BE DIRECTED NORTHWEST VIA OVERLAND FLOW, WHERE IT SHALL BE DIRECTED VIA TEMPORARY CURB THROUGH TO PROPOSED TURN LANE AND INTO THE GIBSON RIGHT-OF-WAY.

BASIN "106" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 4.19 CFS, WHICH SHALL BE DIRECTED NORTHWEST VIA OVERLAND FLOW, WHERE IT SHALL BE DIRECTED VIA TEMPORARY CURB THROUGH THE PROPOSED SIDEWALK CULVERT INTO THE GIBSON RIGHT-OF-WAY.

BASIN "108" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 2.07 CFS, WHICH SHALL BE DIRECTED NORTHWEST VIA OVERLAND FLOW, WHERE IT SHALL BE DIRECTED VIA TEMPORARY CURB THROUGH THE PROPOSED SIDEWALK CULVERT INTO THE GIBSON RIGHT-OF-WAY.

BASIN "110" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 2.19 CFS, WHICH SHALL BE DIRECTED NORTHWEST VIA OVERLAND FLOW, WHERE IT SHALL BE DIRECTED VIA TEMPORARY CURB THROUGH TO PROPOSED TURN LANE AND INTO THE GIBSON RIGHT-OF-WAY.

BASIN "112" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 2.75 CFS, WHICH SHALL BE DIRECTED NORTHWEST VIA OVERLAND FLOW, WHERE IT SHALL BE DIRECTED VIA TEMPORARY CURB THROUGH THE PROPOSED SIDEWALK CULVERT INTO THE GIBSON RIGHT-OF-WAY.

BASIN "202" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 0.15 CFS, WHICH IS ASSUMED TO BE DIRECTED WEST, WHERE IT SHALL BE DIRECTED INTO THE GIBSON RIGHT-OF-WAY. THIS BASIN REPRESENTS TEMPORARY LANDSCAPED AREA IN THE WESTERN PORTION OF LOT A BEHIND THE TEMPORARY CURB.

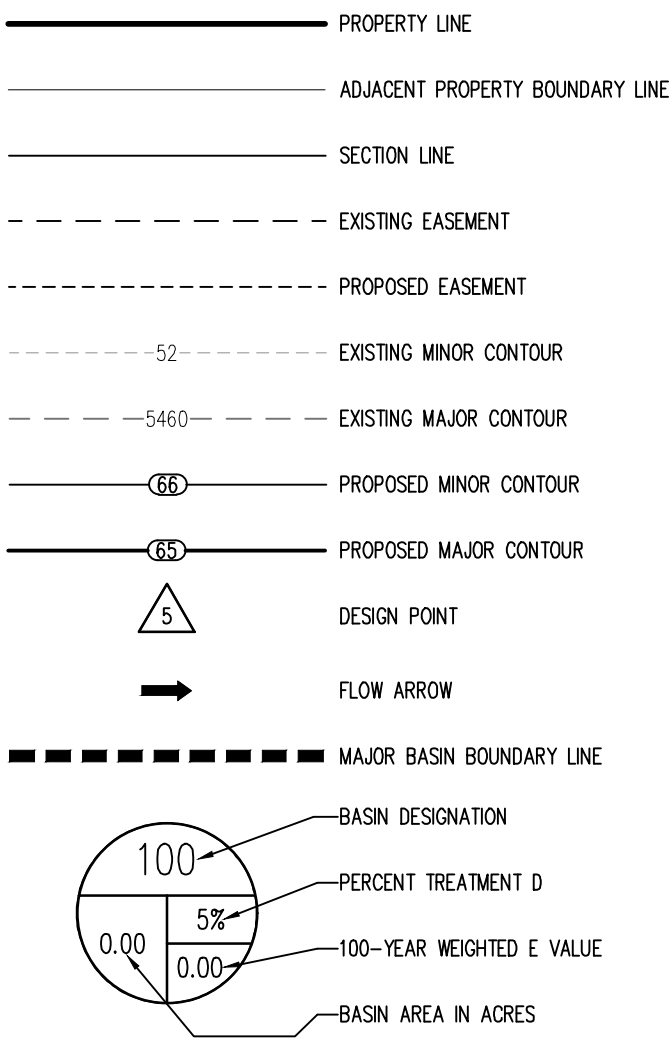
BASIN "204" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 0.19 CFS, WHICH IS ASSUMED TO BE DIRECTED NORTHWEST, WHERE IT SHALL BE DIRECTED INTO THE GIBSON RIGHT-OF-WAY. THIS BASIN REPRESENTS TEMPORARY LANDSCAPED AREA IN THE NORTHERN PORTION OF LOT A BEHIND THE TEMPORARY CURB.

BASIN "206" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 0.11 CFS, WHICH IS ASSUMED TO BE DIRECTED NORTHWEST, WHERE IT SHALL BE DIRECTED INTO THE GIBSON RIGHT-OF-WAY. THIS BASIN REPRESENTS TEMPORARY LANDSCAPED AREA IN THE NORTHERN PORTION OF LOT C BEHIND THE TEMPORARY CURB.

BASIN "208" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 0.16 CFS, WHICH IS ASSUMED TO BE DIRECTED NORTHWEST, WHERE IT SHALL BE DIRECTED INTO THE GIBSON RIGHT-OF-WAY. THIS BASIN REPRESENTS TEMPORARY LANDSCAPED AREA IN THE NORTHERN PORTION OF LOT D BEHIND THE TEMPORARY CURB.

THE TOTAL DISCHARGE INTO THE GIBSON RIGHT-OF-WAY SHALL BE LESS THAN THE DISCHARGE IN THE EXISTING CONDITIONS DUE TO THE INCREASE IN LANDSCAPED AREA ONSITE.

DRAINAGE LEGEND



EXISTING DRAINAGE:

THIS SITE IS CURRENTLY DEVELOPED AND USED AS AIRPORT PARKING, CONSISTING OF SEVERAL BUILDINGS, CARPORTS, AND ASPHALT DRIVES. ALMOST THE ENTIRETY OF THE LOT IS IMPERVIOUS AREA. THE SITE IS BOUNDED BY GIBSON BLVD TO THE NORTH, YALE BLVD TO THE EAST, MILES RD TO THE SOUTH, AND WALKER DR TO THE WEST. THE SITE IS APPROXIMATELY 7.18 ACRES AND DRAINS FROM SOUTHEAST TO NORTHWEST, FREE-RELEASING INTO GIBSON BLVD THROUGH SEVERAL SIDEWALK CULVERTS. THE SITE IS NOT LOCATED IN A FLOODPLAIN AS SHOWN ON THE FIRM MAP (SEE THIS SHEET). THE PROJECT DOES NOT RECEIVE OFFSITE FLOWS.

NOTE:

INDIVIDUAL LOTS ARE NOT BEING DEVELOPED AT THIS TIME. LOTS SHALL BE INDIVIDUALLY RESPONSIBLE FOR STORM WATER QUALITY TREATMENT OR CASH-IN-LIEU. INDIVIDUAL LOTS SHALL NEED TO CONFORM TO RELEASE RATES SPECIFIED IN THE CONCEPTUAL MASTER GRADING & DRAINAGE PLAN FOR THIS SITE.

Weighted E Method (Developed)																
										100-Year			10-Year			
Basin	Area (sf)	Area (ac)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow (cfs)	Weighted E (in)	Volume (ac-ft)	Flow (cfs)
			%	acres	%	acres	%	acres	%	acres						
102	36,184	0.83	0.00%	0	0.00%	0	0.00%	0	100.00%	0.83	2.330	1.935	3.61	1.510	1.254	2.25
104	67,078	1.54	0.00%	0	0.00%	0	0.00%	0	100.00%	1.54	2.330	3.588	6.68	1.510	2.325	4.17
106	67,285	1.54	0.00%	0	0.00%	0	0.00%	0	100.00%	1.54	2.330	3.599	6.70	1.510	2.332	4.19
108	33,211	0.76	0.00%	0	0.00%	0	0.00%	0	100.00%	0.76	2.330	1.776	3.31	1.510	1.151	2.07
110	35,154	0.81	0.00%	0	0.00%	0	0.00%	0	100.00%	0.81	2.330	1.880	3.50	1.510	1.219	2.19
112	44,256	1.02	0.00%	0	0.00%	0	0.00%	0	100.00%	1.02	2.330	2.367	4.41	1.510	1.534	2.75
202	2,359	0.05	0.00%	0	0.00%	0	0.00%	0	100.00%	0.05	2.330	0.126	0.24	1.510	0.082	0.15
204	3,111	0.07	0.00%	0	0.00%	0	0.00%	0	100.00%	0.07	2.330	0.166	0.31	1.510	0.108	0.19
206	1,727	0.04	0.00%	0	0.00%	0	0.00%	0	100.00%	0.04	2.330	0.092	0.17	1.510	0.060	0.11
208	2,518	0.06	0.00%	0	0.00%	0	0.00%	0	100.00%	0.06	2.330	0.135	0.25	1.510	0.087	0.16
Total	292,881	6.72														

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / Total Area

Volume = Weighted E * Total Area

Flow = Qa*Aa + Qb*Ab + Qc*Ac + Qd*Ad

Excess Precipitation, E (in)		
Zone 2	100-Year	10-Year
Ea	0.62	0.15
Eb	0.80	0.30
Ec	1.03	0.48
Ed	2.33	1.51

Peak Discharge (cfs/acre)		
Zone 2	100-Year	10-Year
Qa	1.71	0.41
Qb	2.36	0.95
Qc	3.05	1.59
Qd	4.34	2.71

Curb Chase Capacity

Weir Equation:

$Q = CLH^{3/2}$

Q = Flow
C = 2.95
L = Length of weir
H = Height of weir

2" Curb Chase Capacity (8" Curb)

$Q = 2.95 * 2 * 0.583^{3/2}$
 $Q = 2.63$ cfs

Required Equivalent Curb Opening				
Basin	10-Year Flow (cfs)	Number of 2" Curb Openings	Equivalent Open Length (ft)	Actual Flow Capacity (cfs)
102	2.25	2	4	5.26
106	4.17	2	2	5.26
108	4.19	2	4	5.26
112	2.07	3	4	7.89

Note: Due to the temporary conditions shown in this plan, sidewalk culverts were sized using 10-year flows.

Galloway

6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
gallowayus.com



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CONCEPTUAL GRADING & DRAINAGE PLAN
LOVELACE HEIGHTS ADDITION

125 & GIBSON, LLC.

2121 YALE BOULEVARD
ALBUQUERQUE, NM

#	Date	Issue / Description	Init.
1			
2			
3			
4			
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19			
20			

Project No:	PRP000008
Drawn By:	DDJ
Checked By:	TDK
Date:	04/28/2022

GRADING & DRAINAGE PLAN

LOVELACE HEIGHTS ADDITION
CONCEPTUAL GRADING & DRAINAGE PLAN

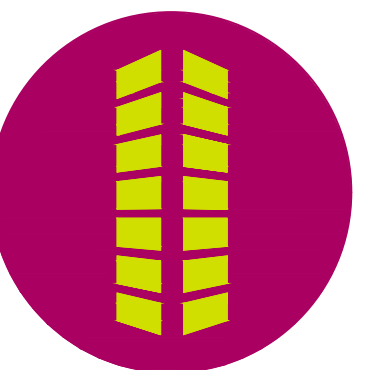
2121 YALE BOULEVARD
CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO,
STATE OF NEW MEXICO

Galloway

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CONCEPTUAL GRADING & DRAINAGE PLAN
LOVELACE HEIGHTS ADDITION

125 & GIBSON, LLC.

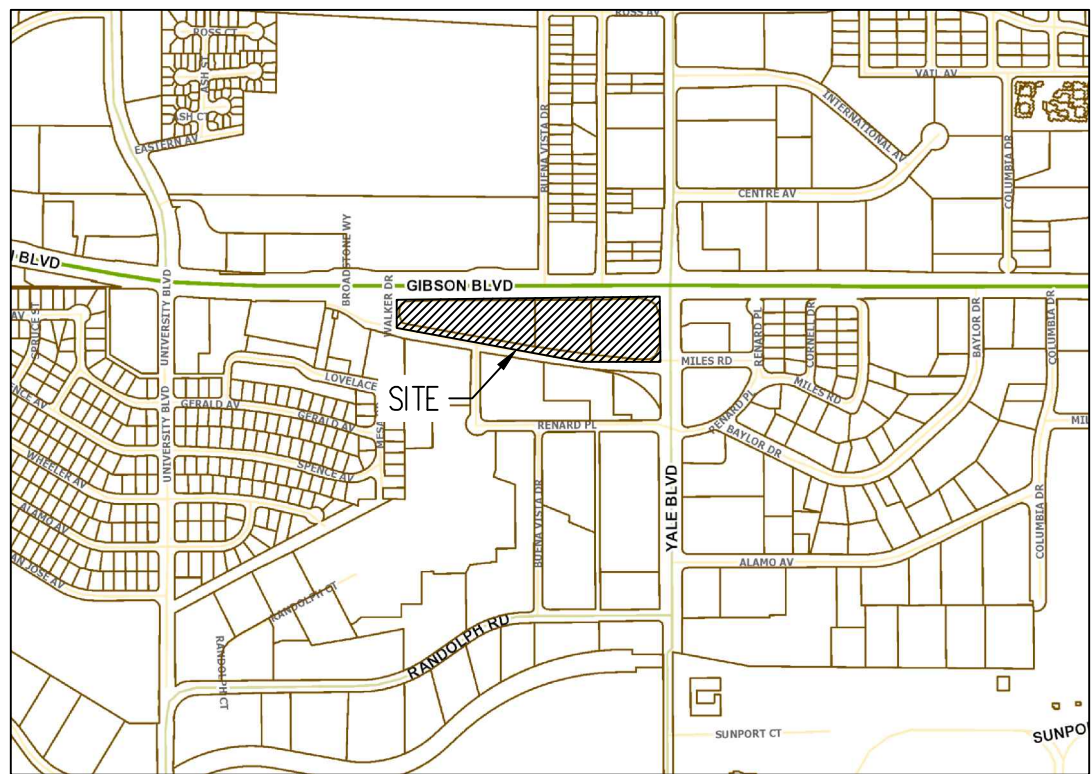
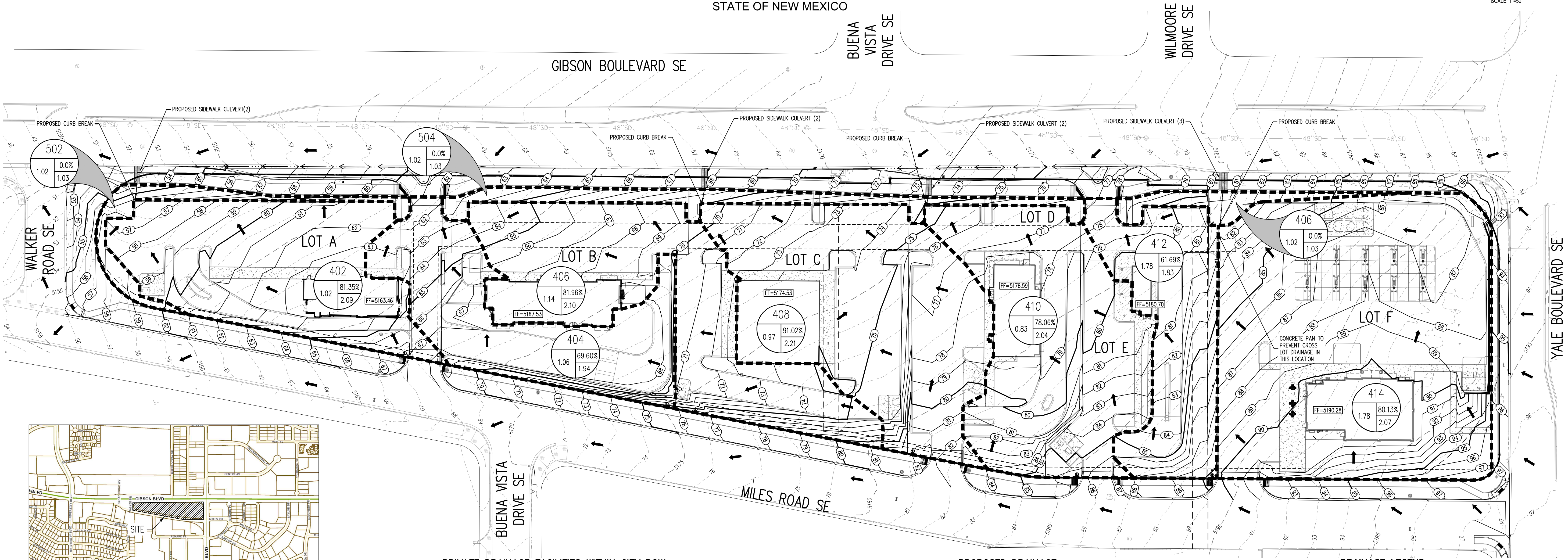
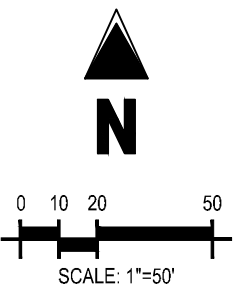
2121 YALE BOULEVARD
ALBUQUERQUE, NM

#	Date	Issue / Description	Init.
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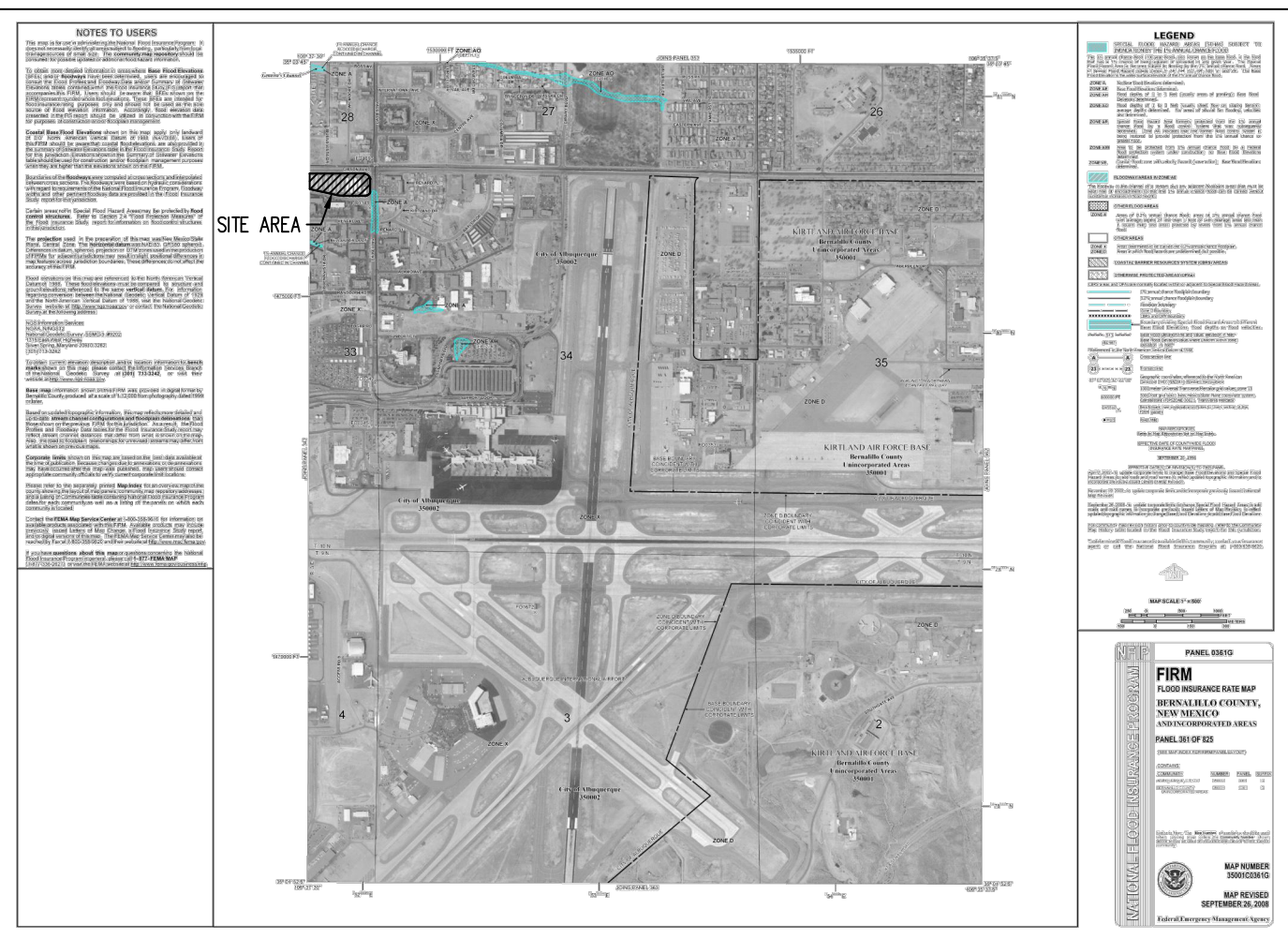
Project No: PRP000008
Drawn By: DDJ
Checked By: TDK
Date: 04/28/2022

CONCEPTUAL MASTER
GRADING & DRAINAGE PLAN

1 OF 1



VICINITY MAP
SCALE: 1"=1000'



FIRM MAP 35001CQ361G
NOT TO SCALE

Curb Chase Capacity

Weir Equation:

$$Q = CLH^{3/2}$$

Q = Flow
C = 2.95
L = Length of weir
H = Height of weir

2' Curb Chase Capacity (8" Curb)

$$Q = 2.95 \times 2 \times 0.583^{3/2}$$
$$Q = 2.63 \text{ cfs}$$

Required Equivalent Curb Opening				
Basin	100-Year Flow (cfs)	Number of 2' Curb Openings	Equivalent Open Length (ft)	Actual Flow Capacity (cfs)
402	3.09	2	4	5.26
404	2.37	1	2	2.63
406	3.60	2	4	5.26
408	4.47	2	4	5.26
410	3.68	2	4	5.26
412	1.98	1	2	2.63
414	6.72	3	6	7.89

NOTE: LOT LAYOUTS AND GRADING ARE CONCEPTUAL AND SUBJECT TO CHANGE. FOR WATER QUALITY CALCULATION PURPOSES, PROPOSED LOTS ARE ASSUMED TO BE 90% IMPERVIOUS AND SHALL BE INDIVIDUALLY RESPONSIBLE FOR WATER QUALITY TREATMENT BASED ON ACTUAL LAND TREATMENT AT THE TIME OF BUILDING PERMIT SUBMITTAL.

PRIVATE DRAINAGE FACILITIES WITHIN CITY ROW:

NOTICE TO CONTRACTOR (SPECIAL ORDER 19 "SO-10")

- BUILD SIDEWALK CULVERT PER COA STD DWG 2236.
- CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
- AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
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Weighted E Method (Developed)																
Basin	Area (sf)	Area (ac)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year		10-Year			
			% acres	% acres	% acres	% acres	% acres	% acres	Weighted E (in)	Volume (ac-ft)	Flow (cfs)	Weighted E (in)	Volume (ac-ft)	Flow (cfs)		
402	32,869	0.75	0.00%	0	0.00%	0	18.65%	0.14	81.35%	0.61	2.088	1.575	3.09	1.318	0.994	1.89
404	26,095	0.60	0.00%	0	0.00%	0	30.40%	0.18	69.60%	0.42	1.935	1.159	2.37	1.197	0.717	1.42
406	38,194	0.88	0.00%	0	0.00%	0	18.04%	0.16	81.96%	0.72	2.095	1.837	3.60	1.324	1.161	2.20
408	46,056	1.06	0.00%	0	0.00%	0	8.98%	0.09	91.02%	0.96	2.213	2.340	4.47	1.417	1.499	2.76
410	39,478	0.91	0.00%	0	0.00%	0	21.94%	0.20	78.06%	0.71	2.045	1.853	3.68	1.284	1.164	2.23
412	22,403	0.51	0.00%	0	0.00%	0	38.31%	0.20	61.69%	0.32	1.832	0.942	1.98	1.115	0.574	1.17
414	71,693	1.65	0.00%	0	0.00%	0	19.87%	0.33	80.13%	1.32	2.072	3.410	6.72	1.305	2.149	4.00
502	4,717	0.11	0.00%	0	0.00%	0	100.00%	0.11	0.00%	0.00	1.080	0.112	0.33	0.480	0.052	0.17
504	7,918	0.18	0.00%	0	0.00%	0	100.00%	0.18	0.00%	0.00	1.030	0.187	0.55	0.480	0.087	0.29
506	3,454	0.08	0.00%	0	0.00%	0	100.00%	0.08	0.00%	0.00	1.030	0.082	0.24	0.480	0.038	0.13
Total	292,877	6.72														

Equations:
 $Weighted\ E = Ea \cdot Aa + Eb \cdot Ab + Ec \cdot Ac + Ed \cdot Ad / Total\ Area$

Volume = Weighted E * Total Area

$$Flow = Qa \cdot Aa + Qb \cdot Ab + Qc \cdot Ac + Qd \cdot Ad$$

Water Quality Calculations				
Note: For redevelopment site, SWQV = 0.26 in				
Lot	Impervious Area (sf)	SWQV (in)	Storm Water Quality Vol (cf)	Storm Water Quality Vol (ac-ft)
A	39,426	0.26	854	0.020
B	39,618	0.26	858	0.020
C	46,248	0.26	1,002	0.023
D	37,897	0.26	821	0.019
E	32,034	0.26	694	0.016
F	68,376	0.26	1,481	0.034

Excess Precipitation, E (in)		
Zone 2	100-Year	10-Year
Ea	0.62	0.15
Eb	0.80	0.30
Ec	1.03	0.48
Ed	2.33	1.51

Peak Discharge (cfs/acre)		
Zone 2	100-Year	10-Year
Qa	1.71	0.41
Qb	2.36	0.95
Qc	3.05	1.59
Qd	4.34	2.71

PROPOSED DRAINAGE:

AFTER RIGHT-OF-WAY DEDICATION ALONG GIBSON BLVD AND YALE BLVD, THE PROPOSED SITE IS APPROXIMATELY 6.72 ACRES. AT THIS TIME, ONLY RIGHT-OF-WAY IMPROVEMENTS AND OVERALL INFRASTRUCTURE IS PROPOSED WITH THIS PROJECT. RIGHT-OF-WAY IMPROVEMENTS WILL NOT AFFECT THE OVERALL DRAINAGE PATTERN OF THE SITE OR THE SURROUNDING AREAS.

ALL ON-SITE LAYOUTS AND GRADING SHOWN ON THIS PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FOR THE PURPOSES OF STORMWATER QUALITY CALCULATIONS, IT IS BEING ASSUMED THAT ALL LOTS ARE 90% TREATMENT D AND 10% TREATMENT C. ALL LOTS WILL BE INDIVIDUALLY RESPONSIBLE FOR INDIVIDUAL STORM WATER QUALITY TREATMENT OR CASH-IN-LIEU. FOR THE PURPOSES OF CURB CHASE SIZING, BASINS HAVE BEEN ESTABLISHED BASED ON THE CONCEPTUAL SITE LAYOUT AND GRADING, AND IMPERVIOUSNESS HAS BEEN CALCULATED AS SUCH.

BASIN "402" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 3.09 CFS, WHICH IS ASSUMED TO BE DIRECTED NORTHWEST, WHERE IT SHALL EITHER BE DIRECTED INTO THE GIBSON RIGHT-OF-WAY, OR INTO A WATER QUALITY POND THEN OVERFLOWING INTO THE GIBSON RIGHT-OF-WAY.

BASIN "404" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 2.37 CFS, WHICH IS ASSUMED TO BE DIRECTED NORTHWEST, WHERE IT SHALL EITHER BE DIRECTED INTO THE GIBSON RIGHT-OF-WAY, OR INTO A WATER QUALITY POND THEN OVERFLOWING INTO THE GIBSON RIGHT-OF-WAY.

BASIN "406" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 3.60 CFS, WHICH IS ASSUMED TO BE DIRECTED NORTHWEST, WHERE IT SHALL EITHER BE DIRECTED INTO THE GIBSON RIGHT-OF-WAY, OR INTO A WATER QUALITY POND THEN OVERFLOWING INTO THE GIBSON RIGHT-OF-WAY.

BASIN "408" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 4.47 CFS, WHICH IS ASSUMED TO BE DIRECTED NORTHWEST, WHERE IT SHALL EITHER BE DIRECTED INTO THE GIBSON RIGHT-OF-WAY, OR INTO A WATER QUALITY POND THEN OVERFLOWING INTO THE GIBSON RIGHT-OF-WAY.

BASIN "410" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 3.68 CFS, WHICH IS ASSUMED TO BE DIRECTED NORTHWEST, WHERE IT SHALL EITHER BE DIRECTED INTO THE GIBSON RIGHT-OF-WAY, OR INTO A WATER QUALITY POND THEN OVERFLOWING INTO THE GIBSON RIGHT-OF-WAY.

BASIN "412" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 1.98 CFS, WHICH IS ASSUMED TO BE DIRECTED NORTHWEST, WHERE IT SHALL EITHER BE DIRECTED INTO THE GIBSON RIGHT-OF-WAY, OR INTO A WATER QUALITY POND THEN OVERFLOWING INTO THE GIBSON RIGHT-OF-WAY.

BASIN "414" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 6.72 CFS, WHICH IS ASSUMED TO BE DIRECTED NORTHWEST, WHERE IT SHALL EITHER BE DIRECTED INTO THE GIBSON RIGHT-OF-WAY, OR INTO A WATER QUALITY POND THEN OVERFLOWING INTO THE GIBSON RIGHT-OF-WAY.

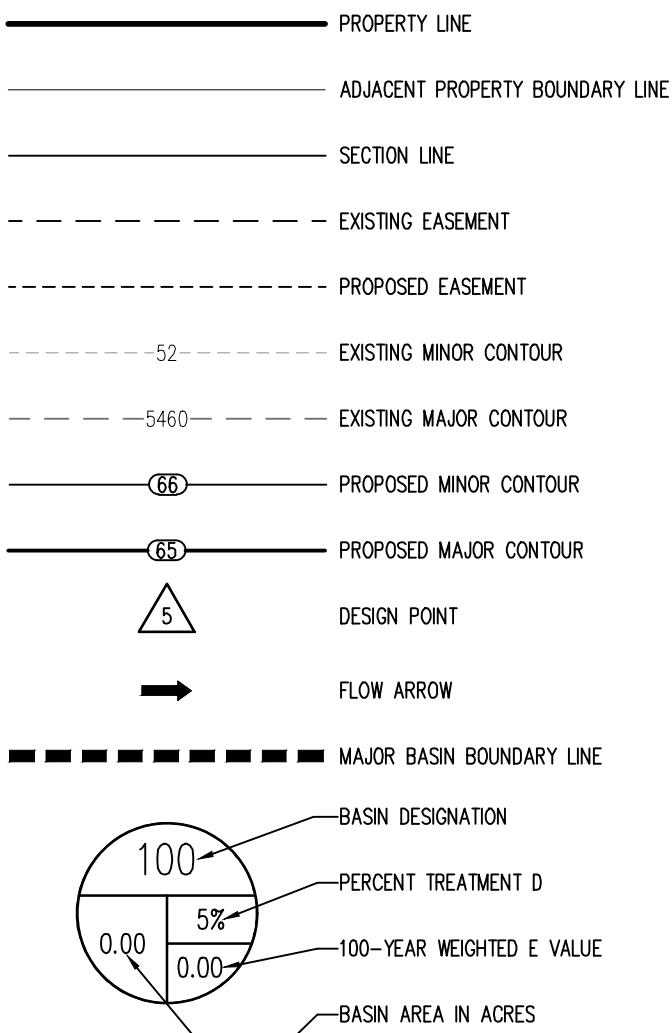
BASIN "502" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 0.33 CFS, WHICH IS ASSUMED TO BE DIRECTED NORTHWEST, WHERE IT SHALL EITHER BE DIRECTED INTO THE GIBSON RIGHT-OF-WAY, OR INTO A WATER QUALITY POND THEN OVERFLOWING INTO THE GIBSON RIGHT-OF-WAY. THIS BASIN REPRESENTS LANDSCAPED AREA AROUND THE PERIMETER OF LOT A.

BASIN "504" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 0.55 CFS, WHICH IS ASSUMED TO BE DIRECTED NORTHWEST, WHERE IT SHALL EITHER BE DIRECTED INTO THE GIBSON RIGHT-OF-WAY, OR INTO A WATER QUALITY POND THEN OVERFLOWING INTO THE GIBSON RIGHT-OF-WAY. THIS BASIN REPRESENTS LANDSCAPED NORTH OF LOTS B, C AND D.

BASIN "506" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 0.24 CFS, WHICH IS ASSUMED TO BE DIRECTED NORTHWEST, WHERE IT SHALL EITHER BE DIRECTED INTO THE GIBSON RIGHT-OF-WAY, OR INTO A WATER QUALITY POND THEN OVERFLOWING INTO THE GIBSON RIGHT-OF-WAY. THIS BASIN REPRESENTS LANDSCAPED NORTH OF LOTS E AND F.

THE TOTAL DISCHARGE INTO THE GIBSON RIGHT-OF-WAY SHALL BE LESS THAN THE DISCHARGE IN THE EXISTING CONDITIONS DUE TO THE INCREASE IN LANDSCAPED AREA ON-SITE.

DRAINAGE LEGEND



EXISTING DRAINAGE:

THIS SITE IS CURRENTLY DEVELOPED AND USED AS AIRPORT PARKING, CONSISTING OF SEVERAL BUILDINGS, CARPORTS, AND ASPHALT DRIVES. ALMOST THE ENTIRETY OF THE LOT IS IMPERVIOUS AREA. THE SITE IS BOUNDED BY GIBSON BLVD TO THE NORTH, YALE BLVD TO THE EAST, MILES RD TO THE SOUTH, AND WALKER DR TO THE WEST. THE SITE IS APPROXIMATELY 7.18 ACRES AND DRAINS FROM SOUTHEAST TO NORTHWEST, FREE-RELEASING INTO GIBSON BLVD THROUGH SEVERAL SIDEWALK CULVERTS. THE SITE IS NOT LOCATED IN A FLOODPLAIN AS SHOWN ON THE FIRM MAP (SEE THIS SHEET). THE PROJECT DOES NOT RECEIVE OFFSITE FLOWS.

NOTE:

INDIVIDUAL LOTS ARE NOT BEING DEVELOPED AT THIS TIME. LOTS SHALL BE INDIVIDUALLY RESPONSIBLE FOR STORM WATER QUALITY TREATMENT OR CASH-IN-LIEU. INDIVIDUAL LOTS SHALL NEED TO CONFORM TO RELEASE RATES SPECIFIED IN THIS PLAN. CURRENT SITE LAYOUT AND GRADING SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE.