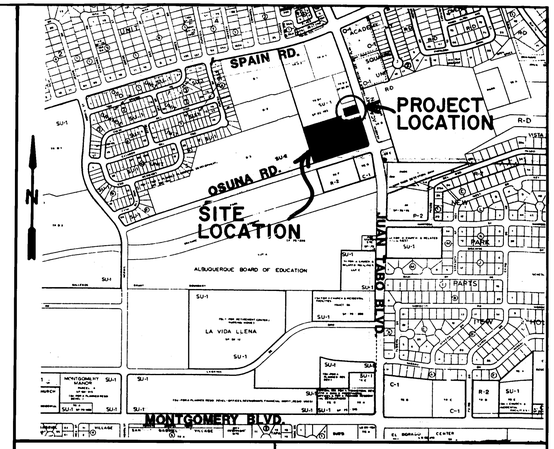
WATERLINE FOR MARK V

PROFESSIONAL BUILDING



VICINITY MAP | NOT TO SCALE

ZONE ATLAS INDEX NO. F-21

INDEX

GENERAL NOTES

1. All work detailed on these plans to be performed under contract shall, except as otherwise stated or provided for hereon, be constructed in accordance with the City of Albuquerque Interim Standard Specifications Public Works Construction 1985.
2. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.
3. Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer or surveyor so that the conflict can be resolved with minimum amount of delay.
4. All utilities and utility service lines shall be installed prior to paving.
5. Backfill compaction shall be according to specified street use.
6. Tack coat requirements shall be determined by the City Engineer.
7. All work shall be installed by qualified personnel in an approved standard of practice.
8. The cost of additional design work due to errors and omissions in construction shall be borne by the contractor.
9. Verify all dimensions and conditions prior to starting work. Notify the engineer of any discrepancies or inconsistancies.
10. Verify in field all existing conditions shown on drawings.
11. All utilities shown and any other utilities that are not shown on the plans but are within the construction area shall be located, identified and protected at all times during construction.
12. All work shall meet applicable codes.
13. Where drawings do not conform with minimum code requirements the work shall be installed in accordance with codes at no additional cost to owner.
14. Contractor shall maintain access to adjacent properties during construction. Overnight parking of construction equipment shall not obstruct driveways or designated traffic lanes.
15. The contractor will be required to confine the work within the public easements.

Russell B. Linton 1-16-87

26 28350187

REV.	SHEETS	CITY ENGR.	DATE		DATE		DATE

APPROVAL OF REVISIONS

Eduardo V. Diaz 3/10/86

PREPARED BY:

RESOURCE TECHNOLOGY INCORPORATED

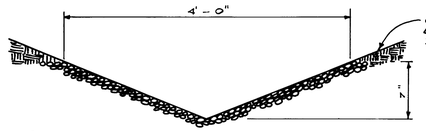
PROJECT NO.

2835

APPROVED FOR CONSTRUCTION

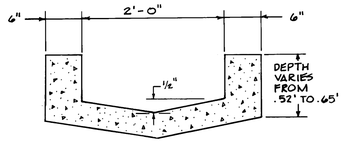
C.E. 6/6/86

SHEET 1 OF 3



1/A **RIP-RAP SWALE SECTION**

SCALE: 1" = 1'



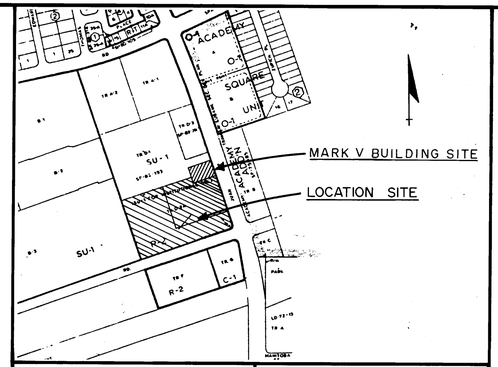
2/A **CONCRETE SWALE SECTION**

SCALE: 1" = 1'

LEGAL DESCRIPTION

TRACT D-2A, ACADEMY PLACE
ALBUQUERQUE, N.M.

SEE TOPOGRAPHIC MAP OF ENTIRE TRACT FOR PROJECT B.M.
CITY B.M. - ACS. BRASS CAP 16-F 21(R)
EL. 5708.82



LEGEND	
	EXISTING CONTOURS
	TRANSITION AREA
	FLOW DIRECTION
41.2	EXISTING SPOT ELEVATION
44.50	PROPOSED ELEVATION
	DRAINAGE DIVIDE
	CONCRETE WALKWAYS
	PROPOSED BUILDING

SWALE HYDRAULICS

"V" - shaped swale with rip rap lining

width	4 feet
depth	7 inches
slope	0.28%
design Q	1.1 cfs
required Q	0.7 cfs
velocity	1 fps

GENERAL

LAND USE
present - vacant lot with frontage onto Juan Tabo NE which is paved and has curb and gutter

proposed - office complex in the northeast corner of the lot

SOIL TYPE
Embudo - gravelly fine sandy loam and gravelly sandy loam
Hydrologic Soil Group B

LOT AREA
Total tract area - irregular shape - 5.51 acres
Development area 0.47 acres

HYDROLOGY

TIME OF CONCENTRATION

flow length across lot	740 ft.
elevation difference	35 ft.
time of concentration	4 minutes; use 10 minutes

6 - HOUR RAINFALL DEPTH
10 - yr 1.66 in.
100 - yr 2.52 in.

RAINFALL INTENSITY
10 - yr 3.60 in./hr.
100 - yr 5.47 in./hr.

RUNOFF COEFFICIENTS
present condition C= 0.340
developed condition C= 0.365

RUNOFF RATES
present condition
10 - yr 6.7 cfs
100 - yr 10.2 cfs
developed condition
10 - yr 6.9 cfs
100 - yr 10.6 cfs

RUNOFF VOLUMES
present condition
10 - yr 11,288 cu. ft.
100 - yr 17,136 cu.ft.
developed condition
10 - yr 11,644 cu. ft.
100 - yr 17,676 cu. ft.

ON-SITE FLOWS

The existing drainage runoff flows into a retention pond formed by landfill. The pond is shown on the topographical map of Tract D-2 included in this submittal. The pond has an approximate capacity of 7400 cubic feet. As shown on the hydrogology notes, the existing 100-year volume of runoff is 17,136 cubic feet. When the pond overflows the runoff flows into Osuna Road NE then westward to a storm drain which empties into Bear Arroyo.

The proposed development will increase the runoff rate by only 0.4 cfs. Since this increase is minimal, we propose to leave the existing drainage condition as is. Another factor considered was the storm drain in Osuna Road NE. The inlets are approximately 1860 feet west of this development. They are draining a residential subdivision in which all runoff flows along paved, curbed streets. The time of concentration for this area will be very short. The retention pond on Tract D-2A will slow the time of concentration of runoff from this site allowing flow from the residential subdivision to flow out of the area first.

Finally, this is to be a temporary solution. The whole tract is to be developed. At that time a drainage plan describing a more permanent solution will be submitted.

Approximately half of the developed flow will empty into Juan Tabo NE. These flows will be carried in the street to storm drain inlets at the intersection of Juan Tabo NE and Osuna Road NE. The storm drain carries the flow to Bear Arroyo. The inlets are at the low point in Juan Tabo NE so if they would be plugged the overflow would end up running east down Osuna Road NE and end up in Bear Arroyo, where the flow would end up if no development occured.

OFF-SITE FLOWS

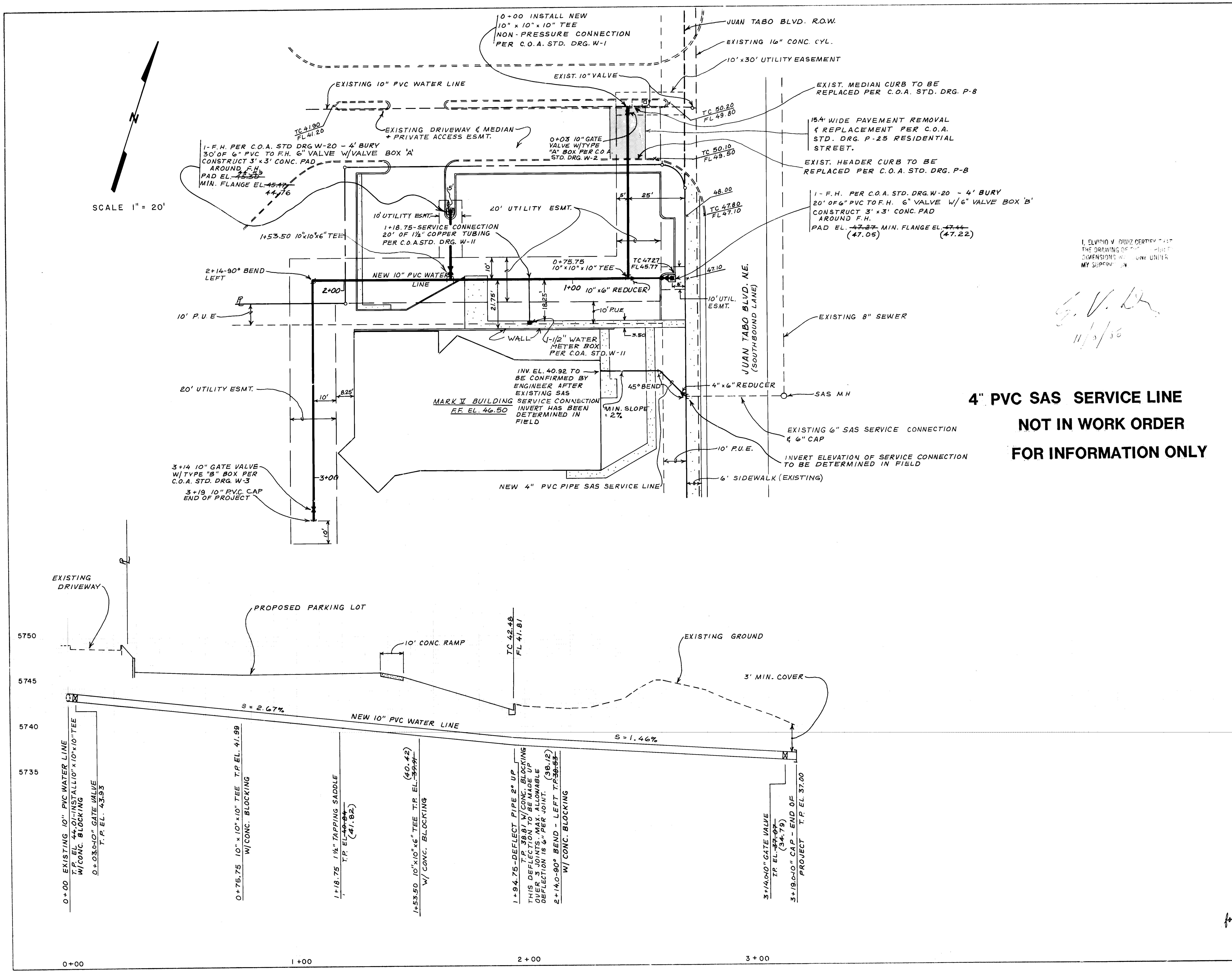
Flows on Juan Tabo NE are contained within the curb and gutter. Flows west of the Tract flow to Osuna Road NE, south of the site. Osuna Road NE drains westward into a storm drain which carries the flow to Bear Arroyo. The lot to the north does drain across the far west side of the property within a 20 foot drainage easement. This runoff flows through a 6-inch diameter pipe which empties into the easement as shown on the topographical map. From here it flows into the storm drain in Osuna Road NE. There is no affect on the proposed development site.

26 28350287

FOR INFORMATION ONLY

DESIGNED BY: S.D.	**DRAINAGE AND GRADING PLAN**
DRAWN BY: A.P.	**MARK V BUILDING**
CHECKED BY: E.D.	
DEC. 1985	PREPARED BY: RESOURCE TECHNOLOGY INC.

2835



4" PVC SAS SERVICE LINE
NOT IN WORK ORDER
FOR INFORMATION ONLY

I, ELVIDIO V. DIAZ CERTIFY THAT THE DRAWING OF ... DIMENSIONS ... UNDER MY SUPERVISION ...

26 28350387

LEGEND

T.P. 37.00	TOP OF PIPE ELEVATION
T.C. 47.80	TOP OF CURB ELEVATION
× 48.00	EXISTING SPOT ELEVATION
●	FIRE HYDRANT
⋈	GATE VALVE

NOTE:
CONC. BLOCKING TO BE PLACED AT ALL BENDS AND TEES IN WATERLINE PER C.O.A. STD. DRG. W-22

REFER TO SOILS REPORT FOR TRENCH PREPARATION & BACKFILL

AS BUILT INFORMATION: CONTRACTOR / DATE; WORK STAKED BY / DATE; INSPECTOR'S ACCEPTANCE BY / DATE; FIELD VERIFICATION BY / DATE; DRAWINGS CORRECTED BY / DATE

MICRO-FILM INFORMATION: RECORDED BY / DATE; NO.

BENCH MARKS: A.C.S. BRASS CAP 16-F-21 (R) EL. 5708.82

SURVEY INFORMATION: FIELD NOTES — NO. / BY / DATE

ENGINEER'S SEAL

REVISIONS: NO. / DATE / REMARKS / BY

DESIGN: DESIGNED BY S.D. DATE MAR. 86; DRAWN BY S.D. DATE MAR. 86; CHECKED BY C.D. DATE MAR. 86

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: WATERLINE PLAN & PROFILE FOR MARK V PROFESSIONAL BUILDING

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	[signature]	4/18/86	Liquid Waste	[signature]	4/18/86
A.C.E.-Design	"	"	Traffic	NA DWH	4/18/86
A.C.E.-Hydrology	"	"	Water	[signature]	4/18/86

DRAWING NO. 2835 | MAP NO. F-21 | SHEET 3 OF 3