

CONSTRUCTION PLANS FOR
SUNSET WEST UNITS II & III

TEMPORARY RETENTION POND
RECLAMATION IMPROVEMENTS
ALBUQUERQUE, NEW MEXICO

JULY 2015

INDEX TO DRAWINGS

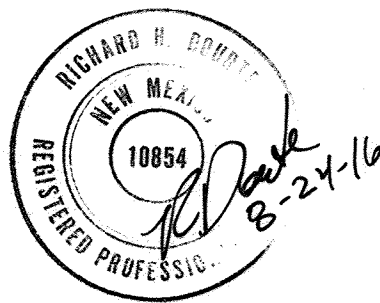
SHEET	TITLE
1.	COVER SHEET

SUNSET WEST UNIT II LOTS 16, 26 AND 27

2.	SUBDIVISION PLAT
3.	GRADING AND DRAINAGE PLAN
4.	STREET AND STORM DRAINAGE IMPROVEMENTS PLAN

SUNSET WEST UNIT III LOTS 17,18 AND 19

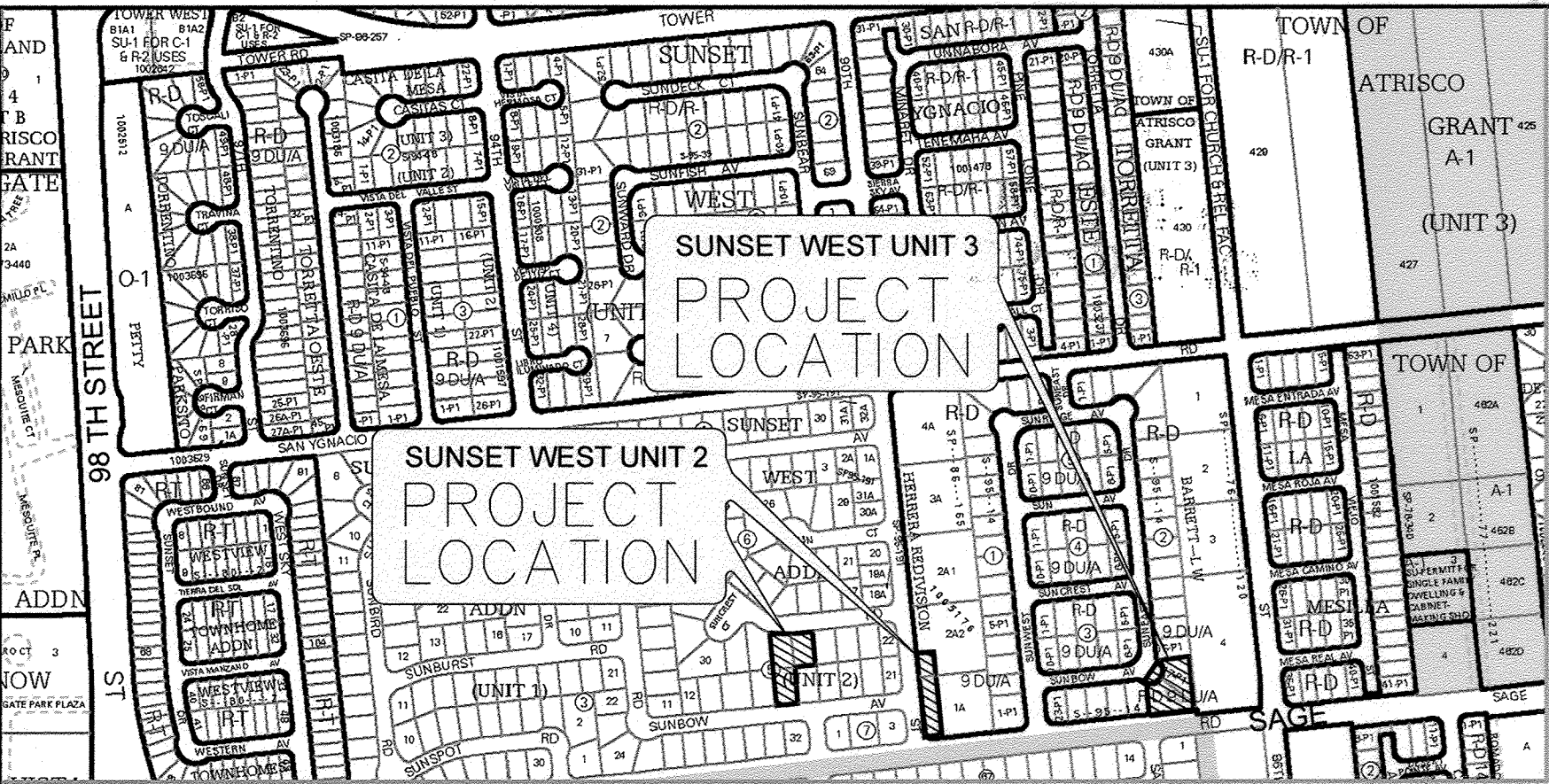
5.	SUBDIVISION PLAT
6.	GRADING AND DRAINAGE PLAN
7.	STORM DRAIN PLAN AND PROFILE



CERTIFICATE OF SUBSTANTIAL COMPLIANCE
I RICHARD DOURTE, NMPE 10854, OF THE FIRM RHD ENGINEERING, LLC, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFRASTRUCTURE INSTALLED AS A PART OF THIS PROJECT HAS BEEN INSPECTED BY ME OR A QUALIFIED PERSON UNDER MY DIRECT SUPERVISION AND HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY AND ABCWUA ENGINEER AND THAT THE ORIGINAL DESIGN INTENT HAS BEEN MET, EXCEPT AS NOTED BY ME OR PERSONNEL UNDER MY DIRECTION AND SURVEY INFORMATION PROVIDED BY TERRA LAND SURVEYS, LLC

RECORD
DRAWING

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTIONS
CITY CONSTRUCTION ENGINEER
DATE: 11-9-2016



VICINITY MAP: L-09-Z
SCALE: NTS

- GENERAL NOTES:**
- CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED THROUGH UPDATE 8 AND INCLUDING AMENDMENT 1, WILL BE REFERRED TO HEREIN AS THE "STANDARD SPECIFICATIONS." 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 STANDARD SPECIFICATIONS.
 - THREE WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) AND DETERMINE LOCATION OF EXISTING UTILITIES.
 - PRIOR TO ANY 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 THE SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.
 - ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC. WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) WORKING DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. THE CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MARKER IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
 - SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE STANDARD SPECIFICATIONS.
 - ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HOUR CONSTRUCTION.
 - ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
 - ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED BY THE CONTRACTOR WITH HOT THERMOPLASTIC REFLECTORIZED PAVEMENT MARKING. ALL NEW STRIPING SHALL BE HOT THERMOPLASTIC REFLECTORIZED PAVEMENT MARKING.
 - THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENTS, PAVEMENT MARKINGS, CURB AND GUTTER, DRIVEPADS, WHEELCHAIR RAMPS AND SIDEWALKS DURING CONSTRUCTION, APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE PER THE STANDARD SPECIFICATIONS AT HIS OWN EXPENSE.
 - EXISTING UTILITY LINES AND PIPELINES SHOWN ON THESE DRAWINGS ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. UTILITIES MAY EXIST WHERE NONE ARE SHOWN. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES AND PIPELINES. THE CONTRACTOR IS FULLY RESPONSIBLE FOR DAMAGE CAUSED BY FAILURE TO LOCATE AND PRESERVE EXISTING UTILITY LINES AND PIPELINES.
 - THE CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
 - THE CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE OWNERS FOR THE PREPARATION OF "RECORD DRAWINGS." THE CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
 - ALL CONSTRUCTION WITHIN CITY RIGHT-OF-WAY OR EASEMENTS MUST BE DONE FROM APPROVED WORK ORDER DOCUMENTS FROM THE CITY AND PREPARED BY BRASHER AND LORENZ, INC.
 - THE CONTRACTOR SHALL DETERMINE IN ADVANCE OF HIS CONSTRUCTION IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - THE CONTRACTOR IS TO SUPPORT AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES AND CABLE TELEVISION UTILITIES AT NO ADDITIONAL COST TO THE OWNER. CABLE IS TO BE SUPPORTED EVERY 15 FEET (MINIMUM). CONTRACTOR SHALL COORDINATE WITH AND MAKE NECESSARY PAYMENT (IF ANY) TO UTILITY OWNER FOR DE-ENERGIZATION OF CABLES OR SUPPORT OF CABLES BY THE UTILITY OWNER.
 - THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) (857-8200) WILL BE NOTIFIED BY THE CONTRACTOR SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK WHICH MAY AFFECT THE EXISTING PUBLIC WATER FACILITIES. REFER TO SECTION 18 OF THE STANDARD SPECIFICATIONS. ONLY ABCWUA PERSONNEL MAY OPERATE EXISTING VALVES.
 - ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
 - ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE STANDARD SPECIFICATIONS.
 - THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE.
 - RCP SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURERS RECOMMENDATIONS. MANUFACTURERS RECOMMENDED JOINT GAP TOLERANCES FOR EACH PIPE SIZE AND TYPE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF PIPE. RCP JOINTS SHALL NOT BE GROUTED UNLESS DIRECTED BY THE ENGINEER AFTER CITY APPROVAL.
 - CURB, GUTTER, SIDEWALK AND DRIVEPADS SHALL MATCH THE ELEVATIONS OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR DIRECTED BY THE PROJECT ENGINEER. REMOVAL SHALL BE TO THE NEAREST JOINT. THE SUBGRADE PREP SHALL EXTEND ONE-FOOT BEYOND THE FREE EDGE OF THE NEW CURB, GUTTER, SIDEWALK OR DRIVEPAD.

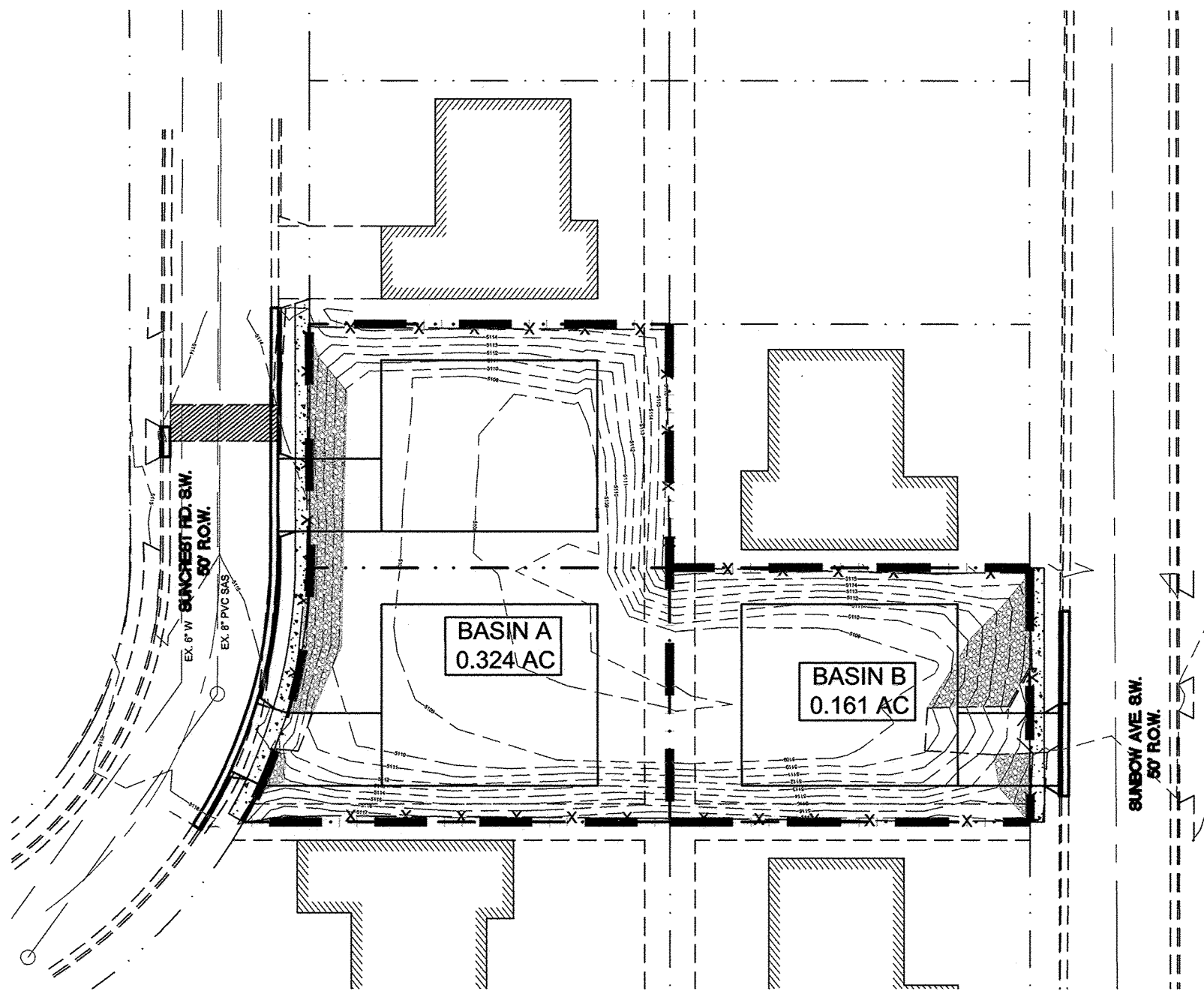


CHRISTOPHER A. MEDINA, N.M.E.L.S. NO. 15702, DO HEREBY CERTIFY THAT THE AS-BUILT INFORMATION SHOWN AND THE ACTUAL SURVEY WHICH IT WAS DERIVED FROM WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE INFORMATION SHOWN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
Christopher A. Medina
CHRISTOPHER A. MEDINA, N.M.E.L.S. NO. 15702

APPLICATION NO.: _____
PROJECT NO.: _____

LORENZ
DESIGN & CONSULTING, LLC
Civil Engineering | Construction Management
2501 Rio Grande Blvd NW, Suite A Albuquerque, New Mexico 87104
Ph: 505-850-0088 Fax: 505-242-0655

ENGINEER'S STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	APPROVED FOR CONSTRUCTION
	DRC Chair	<i>Lorenz</i>	8-14-15	 City Engineer 2/17
	Transportation	<i>Lorenz</i>	7-29-15	
	Water/Wastewater	<i>Lorenz</i>	7-29-15	
	Hydrology	<i>Lorenz</i>	7-29-15	
City Project No.			Zone Map No.	Sheet of
499182			L-09-Z	1



EXISTING DRAINAGE BASINS

SCALE: 1"=40'

GRADING AND DRAINAGE PLAN

SCOPE

PURSUANT TO THE CITY OF ALBUQUERQUE DRAINAGE ORDINANCE AND THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, SECTION 22.2, THE GRADING AND DRAINAGE PLAN SHOWN HEREON OUTLINES THE DRAINAGE MANAGEMENT CRITERIA FOR CONTROLLING DEVELOPED RUNOFF ON THE PROJECT SITE. THE PROJECT CONSISTS OF THE RECLAMATION OF 3 RESIDENTIAL LOTS BY FILLING A TEMPORARY RETENTION POND. THE LOTS ARE DESCRIBED AS LOTS 16, 26 AND 27, SUNSET WEST, UNIT 2.

EXISTING CONDITIONS

THE PROJECT SITE CURRENTLY SERVES AS A TEMPORARY RETENTION POND FOR SUNSET WEST, UNIT 2. DUE TO LIMITED DOWNSTREAM CAPACITY, ALL EXCESS STORMWATER FROM THE SUBDIVISION PRESENTLY ENTERS THE POND THROUGH A TEMPORARY 24-INCH PUBLIC STORM DRAIN, AND 2 CONCRETE RUNDOWNS. NO OTHER OFF-SITE RUNOFF ENTERS THE SITE. THE LOTS ARE ENCUMBERED BY A TEMPORARY PUBLIC DRAINAGE EASEMENT.

AS SHOWN BY THE ATTACHED FIRM, THE SITE LIES WITHIN THE 500-YEAR ZONE "X" FLOOD ZONE.

DRAINAGE MANAGEMENT PLAN

THE DRAINAGE MANAGEMENT CRITERIA WAS ESTABLISHED BY THE DRAINAGE REPORT FOR SUNSET WEST SUBDIVISION, UNIT 2, PREPARED BY LEEDSHILL - HERKENHOFF, INC. IN ACCORDANCE WITH THE APPROVED DMP, THE LOTS ARE TO SERVE AS A TEMPORARY RETENTION POND UNTIL DOWNSTREAM STORM DRAINAGE IMPROVEMENTS ARE CONSTRUCTED, AT WHICH TIME THE LOTS MAY BE RECLAIMED AND FREE DISCHARGE INTO THE PUBLIC SYSTEM.

PROPOSED CONDITIONS

UPON CONSTRUCTION AND ACCEPTANCE OF PROPOSED DOWNSTREAM STORM DRAINAGE IMPROVEMENTS, THE SITE IS TO BE IMPROVED BY FILLING THE TEMPORARY RETENTION POND AND CONSTRUCTING BUILDING PAD SITES ON EACH LOT. THE CONCRETE DRAINAGE RUNDOWNS AND TEMPORARY 24-INCH STORM DRAIN AND DROP INLET WILL BE REMOVED, ALLOWING OFF-SITE RUNOFF TO FLOW EAST TO 90TH STREET.

THE PENDING 86TH STREET - SAGE ROAD IMPROVEMENTS PROJECT PROPOSES TO EXTEND A PUBLIC STORM TO SAGE ROAD FROM THE TOWER PARK POND, LOCATED NEAR 86TH STREET AND TOWER ROAD SW. THIS PENDING STORM SEWER EXTENSION PROVIDES DOWNSTREAM CAPACITY, ALLOWING THIS PROJECT TO FREE DISCHARGE.

AS SHOWN BY THE PLAN, LOTS 26 AND 27 (BASIN "A"), WILL DRAIN NORTH TO SUNCREST ROAD SW. LOT 16 (BASIN "B") WILL DRAIN THE SOUTH TO SUNBOW AVENUE SW. SUNCREST AVENUE AND SUNBOW ROAD BOTH DRAIN EAST DISCHARGING INTO 90TH STREET WHICH IN TURN DRAINS TO SAGE ROAD. STREET CAPACITIES HAVE BEEN DEMONSTRATED TO BE ADEQUATE BY THE APPROVED DRAINAGE MASTER PLAN.

CALCULATIONS

THE CALCULATIONS SHOWN HEREON DEFINE THE 100 YEAR/6 HOUR DESIGN STORM FALLING WITHIN THE PROJECT AREA UNDER EXISTING AND DEVELOPED CONDITIONS. THE HYDROLOGY IS PER "SECTION 22.2, PART A, DEVELOPMENT PROCESS MANUAL, VOL. 2", DATED JUNE, 1997.

PROJECT DATA

PROPERTY ADDRESS

9016 SUNCREST ROAD SW
9020 SUNCREST ROAD SW
9101 SUNBOW AVENUE SW
ALBUQUERQUE, NEW MEXICO 87105

LEGAL DESCRIPTION

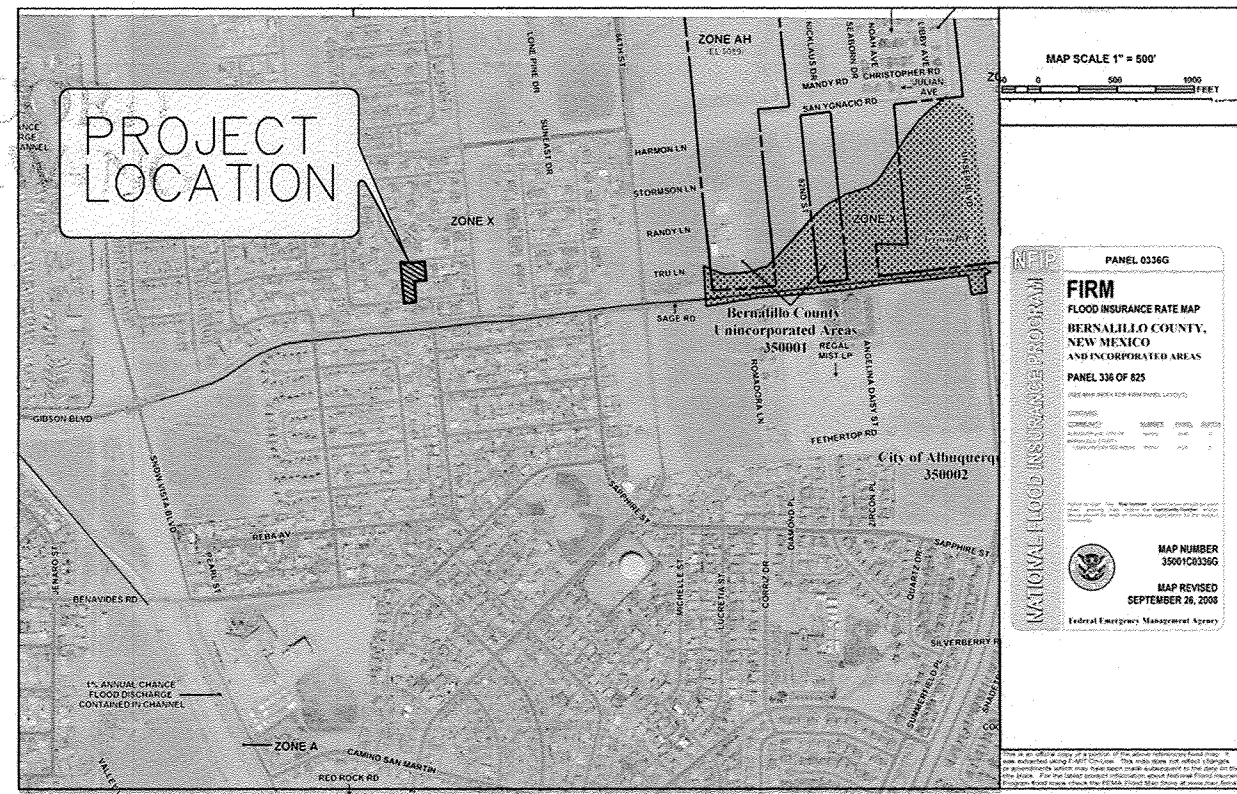
LOTS 16, 26 AND 27, SUNSET WEST, BLOCK 5, UNIT 2.

SURVEY MAPPING

TOPOGRAPHIC AND IMPROVEMENT MAPPING BY BRASHER & LORENZ, INC. APRIL 2010

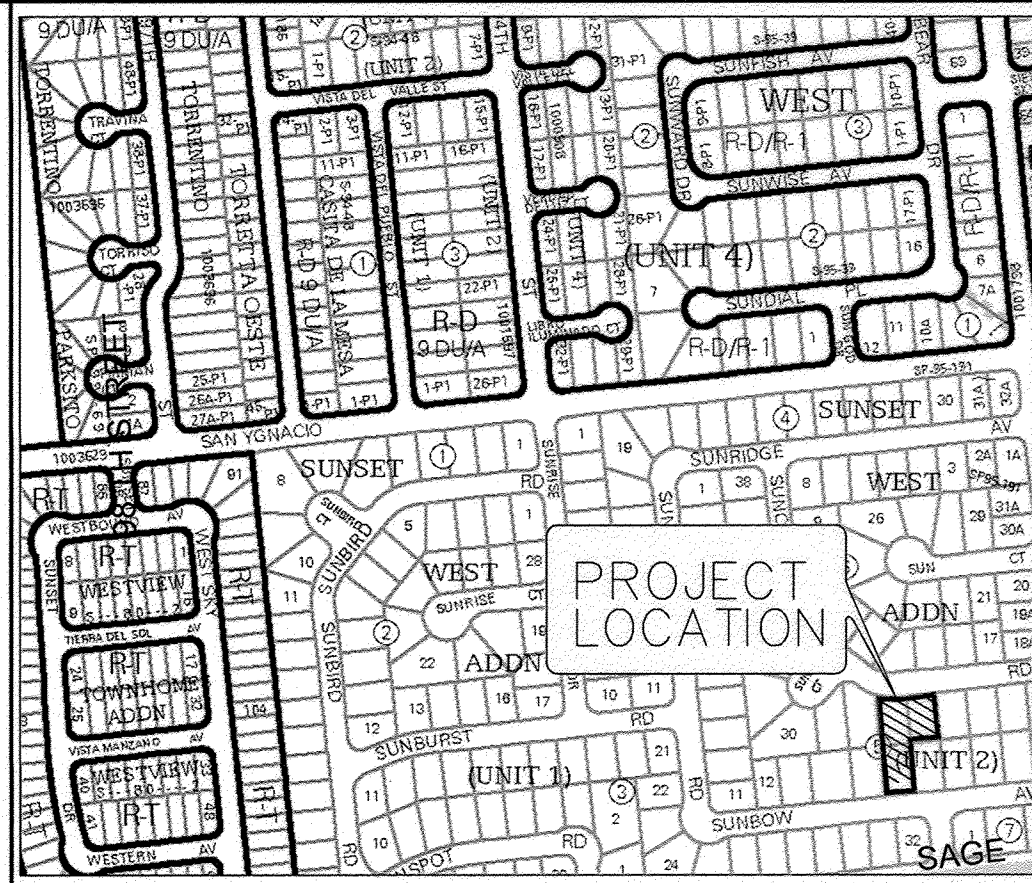
RECORD
DRAWING

PROJECT HYDROLOGY								
LOTS 16, 26 AND 27, SUNSET WEST UNIT 2								
ZONE:	1							
P ₆ HOUR	2.20							
P ₁₀ DAY	3.67							
UNDEVELOPED								
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)
1	0.485	0.44	0.00	0.00	0.05	0.59	0.77	0.024
DEVELOPED (PROPOSED):								
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)
A	0.32	0.00	0.18	0.00	0.15	1.26	1.00	0.034
B	0.16	0.00	0.09	0.00	0.07	1.23	0.49	0.016
TOTAL	0.49	0.00	0.27	0.00	0.22	1.25	1.49	0.051



FEMA MAP: 35001C0336G

SCALE: NTS



SCALE: NTS

LEGEND		
ITEM	EXISTING	PROPOSED
CURB AND GUTTER	----	=====
OVERHEAD ELEC	----- OHE	
UNDERGROUND ELEC,	----- UGT	
GAS, TEL, TV, FO	----- FO	
RIGHT OF WAY	-----	-----
EASEMENT LINE	-----	-----
PROPERTY LINE	-----	-----
CENTERLINE	-----	-----
CHAIN LINK FENCE	-----	-----
RETAINING WALL	-----	-----
SPOT ELEV.	X 16.7	87.26
CONTOUR	--- 5166 ---	86
RIP RAP		
DIRECTION OF FLOW		
DRAINAGE SWALE		
BASIN BOUNDARY	-----	-----
ASPHALT REMOVE AND REPLACE		

KEYED NOTES

1. REMOVE AND SALVAGE ALL CHAIN LINK FENCING AND GATES. (PRIVATE - NOT IN CONTRACT).
2. REMOVE AND DISPOSE EXISTING INLET. CONSTRUCT 8" STANDARD CURB AND GUTTER PER C.O.A. STD. DWG. 2415A. *
3. SAWCUT, REMOVE AND DISPOSE EXISTING CURB AND CONCRETE ALONG FULL LENGTH OF FRONTAGE LOTS 26 AND 27. REMOVE TO NEAREST JOINT. *
4. REMOVE AND DISPOSE EXISTING SPILLWAY AND RIP RAP. (PRIVATE - NOT IN CONTRACT).
5. REMOVE AND DISPOSE EXISTING 24" PVC STORM DRAIN. * SAWCUT, REMOVE AND REPLACE ASPHALTIC PAVEMENT TO LIMITS SHOWN PER C.O.A. STD. DWG. 2465, MAJOR LOCAL STREET. *
6. SAWCUT, REMOVE AND DISPOSE APPROX. 54 L.F. OF EXISTING CURB AND GUTTER. REMOVE TO NEAREST JOINT. *
7. CONSTRUCT 8" STANDARD CURB AND GUTTER PER C.O.A. STD. DWG. 2415A. *
8. CONSTRUCT 20' DRIVEPAD PER C.O.A. STD. DWG. 2425. *
9. CONSTRUCT 4' SIDEWALK PER C.O.A. STD. DWG. 2430. *
10. REMOVE AND RECONSTRUCT CONCRETE COLLAR AT EXISTING WATER METER BOX PER COA STD DWG 2361 & 2362. * REGRADE AS NECESSARY.

* NOT IN CONTRACT - SEE CITY PROJECT NO. 499182

THIS GRADING AND DRAINAGE PLAN
IS SHOWN FOR INFORMATION
PURPOSES ONLY.
NOT IN CONTRACT.

DATUM NAVD 1988

LORENZ
DESIGN & CONSULTING, LLC
Civil Engineering - Construction Management
2001 Rio Grande Blvd. SW, Suite 100 Albuquerque, New Mexico 87104
Tel: 505-261-0084 Fax: 505-261-0025

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SUNSET WEST UNIT II LOTS 16, 26 AND 27
GRADING AND DRAINAGE PLAN

Design Review Committee

City Engineer Approval

Mo./Day/Yr.

Mo./Day/Yr.

AUG 14 2015
DESIGN REVIEW COMMITTEE

FEB 17 2016
CITY ENGINEER

Last Design Update

Mo./Day/Yr.

City Project No.

499182

Zone Map No.

L-09-Z

Sheet

3

of

7

AS-BUILT INFORMATION

CONTRACTOR: Custom Geosystems, LLC

INSPECTED BY: Teea Surveyors, Inc.

DATE: 10/16

FIELD VERIFICATION BY: Teea Surveyors, Inc.

DATE: 10/16

DATE: 10/16

DATE: 10/16

DATE: 10/16

DATE: 10/16

BENCHMARKS

ACS MONUMENT "24-L9"

5096.672

1988 NAVD

GROUND TO GRID FACTOR: 0.999683755

MAPPING ANGLE: - 0° 16' 32.09"

THE MONUMENT IS LOCATED 5 MILES SOUTHEAST OF

DOWNTOWN AT THE N.W. CORNER OF INTERSECTION

SAGE ROAD SW AND 86TH STREET

SURVEY INFORMATION

FIELD NOTES

DATE

BY

NO.

ENGINEER'S SEAL

DATE

BY

NO.

DATE

DATE

DATE

DATE

REVISIONS

BY

DATE

DATE

DATE

DATE

DATE

DATE

DESIGNED BY

M.V.H.

DATE

DATE

DATE

DATE

DATE

DATE

DRAWN BY

M.V.H.

DATE

DATE

DATE

DATE

DATE

DATE

CHECKED BY

D.A.L.

DATE

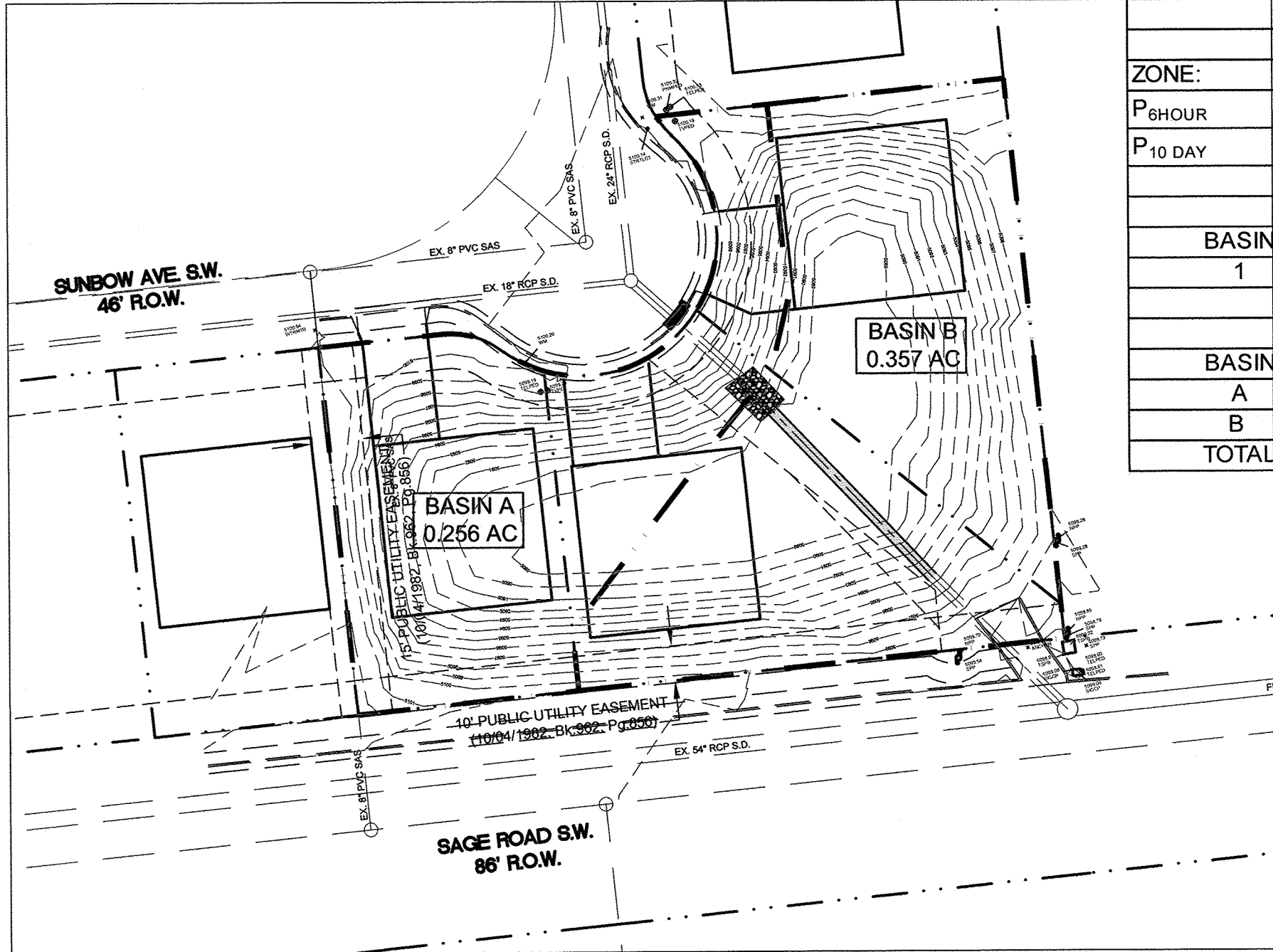
DATE

DATE

DATE

DATE

DATE



EXISTING DRAINAGE BASINS
SCALE: 1"=40'

GRADING AND DRAINAGE PLAN

SCOPE

PURSUANT TO THE CITY OF ALBUQUERQUE DRAINAGE ORDINANCE AND THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, SECTION 22.2, THE GRADING AND DRAINAGE PLAN SHOWN HEREON OUTLINES THE DRAINAGE MANAGEMENT CRITERIA FOR CONTROLLING DEVELOPED RUNOFF ON THE PROJECT SITE. THE PROJECT CONSISTS OF THE RECLAMATION OF 3 RESIDENTIAL LOTS BY FILLING A TEMPORARY RETENTION POND. THE LOTS ARE DESCRIBED AS LOTS 17-P1, 18-P1 AND 19-P1, SUNSET WEST, UNIT 3.

EXISTING CONDITIONS

THE PROJECT SITE CURRENTLY SERVES AS A TEMPORARY RETENTION POND FOR SUNSET WEST, UNIT 3. ALL EXCESS STORMWATER FROM THE SUBDIVISION ENTERS THE POND THROUGH A 36-INCH PUBLIC STORM DRAIN. NO OTHER OFF-SITE RUNOFF ENTERS THE SITE. THE LOTS ARE ENCUMBERED BY A TEMPORARY PUBLIC DRAINAGE EASEMENT.

AS SHOWN BY THE ATTACHED FIRM, THE SITE LIES WITHIN THE 500-YEAR ZONE "X" FLOOD ZONE.

DRAINAGE MANAGEMENT PLAN

THE DRAINAGE MANAGEMENT CRITERIA WAS ESTABLISHED BY THE DRAINAGE REPORT FOR SUNSET WEST SUBDIVISION, UNIT 3, PREPARED BY MARK GOODWIN & ASSOCIATES. IN ACCORDANCE WITH THE APPROVED DMP, THE LOTS ARE TO SERVE AS A TEMPORARY RETENTION POND UNTIL DOWNSTREAM STORM DRAINAGE IMPROVEMENTS ARE CONSTRUCTED, AT WHICH TIME THE LOTS MAY BE RECLAIMED AND FREE DRAINAGE INTO THE PUBLIC SYSTEM.

PROPOSED CONDITIONS

UPON CONSTRUCTION AND ACCEPTANCE OF PROPOSED DOWNSTREAM STORM DRAINAGE IMPROVEMENTS, THE SITE IS TO BE IMPROVED BY FILLING THE TEMPORARY RETENTION POND AND CONSTRUCTING BUILDING PAD SITES ON EACH LOT. THE INTERNAL STORM DRAIN, WHICH DRAINS TO THE POND BY A 36-INCH STUBOUT, WILL BE CONNECTED TO AN EXISTING 36-INCH STUBOUT PROJECTING FROM A MANHOLE LOCATED IN SAGE ROAD SW. THE PENDING 86TH STREET - SAGE ROAD IMPROVEMENTS PROJECT PROPOSES TO EXTEND A PUBLIC STORM DRAIN TO THE SITE FROM THE TOWER PARK POND, LOCATED NEAR 86TH STREET AND TOWER ROAD SW.

AS SHOWN BY THE PLAN, A PORTION OF THE SITE, BASIN "A" WILL DRAIN NORTH TO THE INTERNAL DRAINAGE SYSTEM. DUE TO SITE TOPOGRAPHY, BASIN "B" WILL DRAIN THE SOUTHEAST CORNER OF LOT 18-P1, AND DISCHARGE TO THE EXISTING POND OVERFLOW SPILLWAY TOO SAGE ROAD SW.

SINCE THE INTERNAL DRAINAGE SYSTEM IS LOCATED IN A SUMP CONDITION, THE EXISTING 20' PUBLIC STORM DRAINAGE EASEMENT, WHICH CONTAINS THE 36-INCH STORM DRAIN, WILL REMAIN FEE AND CLEAR TO PROVIDE AN OVERFLOW PATH TO SAGE ROAD SHOULD THE SUMP INLET BECOME OVERWHELMED.

CALCULATIONS

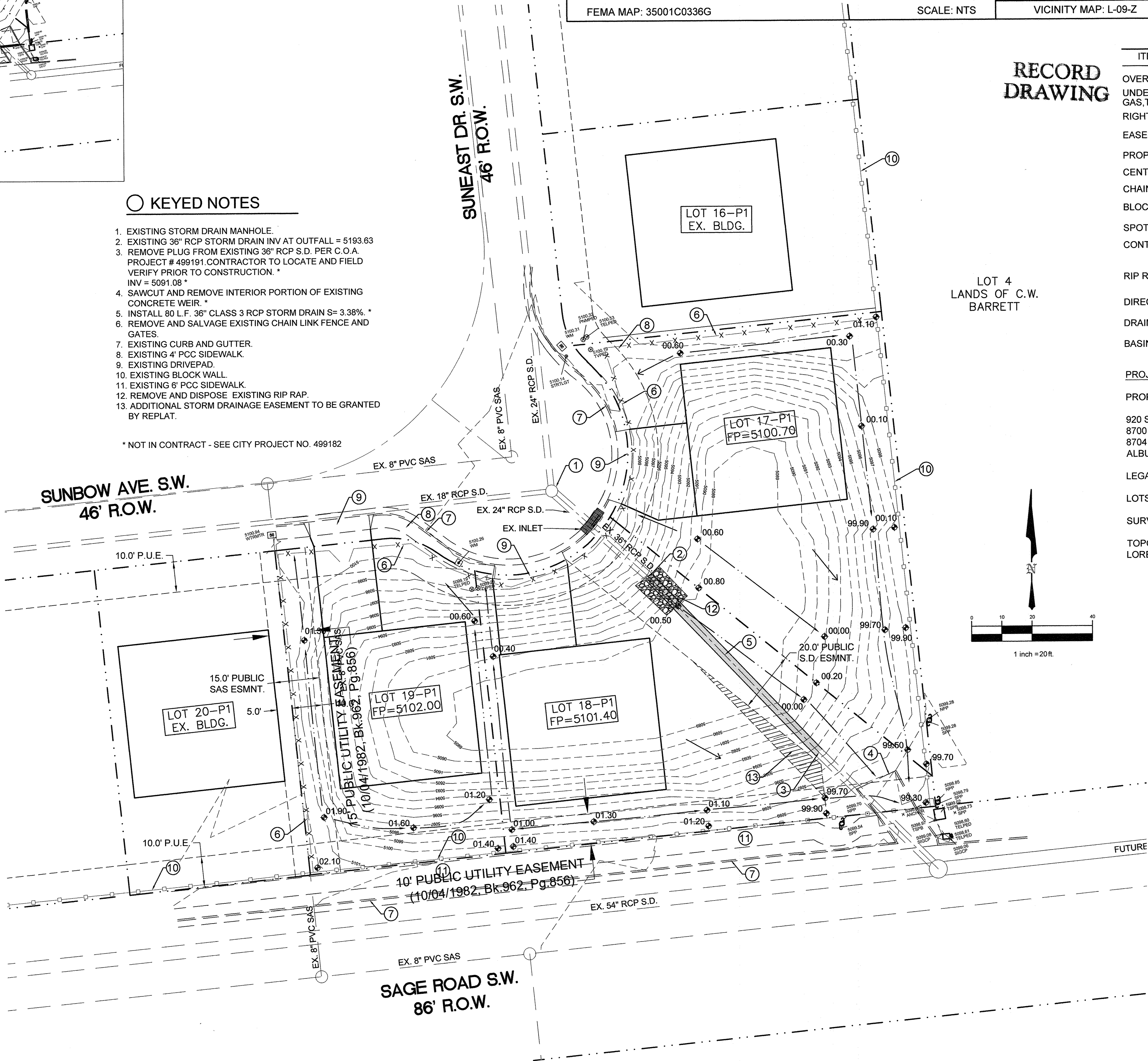
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PROJECT HYDROLOGY								
LOTS 17-P1 - 19-P1, SUNSET WEST UNIT 3								
ZONE:		1						
P ₆ HOUR		2.20						
P ₁₀ DAY		3.67						
UNDEVELOPED								
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)
1	0.6125	0.00	0.61	0.00	0.00	0.67	1.24	0.034
DEVELOPED (PROPOSED):								
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)
A	0.29	0.00	0.08	0.08	0.13	1.34	0.96	0.033
B	0.32	0.00	0.11	0.11	0.10	1.19	0.98	0.032
TOTAL	0.61	0.00	0.19	0.19	0.23	1.26	1.94	0.064

KEYED NOTES

- EXISTING STORM DRAIN MANHOLE.
- EXISTING 36" RCP STORM DRAIN INV AT OUTFALL = 5193.63
- REMOVE PLUG FROM EXISTING 36" RCP S.D. PER C.O.A. PROJECT # 499191. CONTRACTOR TO LOCATE AND FIELD VERIFY PRIOR TO CONSTRUCTION. * INV = 5091.08 *
- SAWCUT AND REMOVE INTERIOR PORTION OF EXISTING CONCRETE WEIR. *
- INSTALL 80 L.F. 36" CLASS 3 RCP STORM DRAIN S= 3.38%. *
- REMOVE AND SALVAGE EXISTING CHAIN LINK FENCE AND GATES.
- EXISTING CURB AND GUTTER.
- EXISTING 4" PCC SIDEWALK.
- EXISTING DRIVEPAD.
- EXISTING BLOCK WALL.
- EXISTING 6" PCC SIDEWALK.
- REMOVE AND DISPOSE EXISTING RIP RAP.
- ADDITIONAL STORM DRAINAGE EASEMENT TO BE GRANTED BY REPLAT.

* NOT IN CONTRACT - SEE CITY PROJECT NO. 499182



RECORD DRAWING

LEGEND		
ITEM	EXISTING	PROPOSED
OVERHEAD ELEC	--- OHE ---	
UNDERGROUND ELEC, GAS, TEL, TV, FO	--- UGT ---	
RIGHT OF WAY	--- R.O.W. ---	
EASEMENT LINE	--- EASEMENT ---	
PROPERTY LINE	--- P.L. ---	
CENTERLINE	--- C.L. ---	
CHAIN LINK FENCE	--- C.L.F. ---	
BLOCK WALL	--- B.W. ---	
SPOT ELEV.	X 16.7	87.26
CONTOUR	--- 5166 ---	66
RIP RAP		
DIRECTION OF FLOW		←
DRAINAGE SWALE		←
BASIN BOUNDARY	--- B.B. ---	--- P.B. ---

PROJECT DATA

PROPERTY ADDRESS

920 SUNEAST DRIVE SW
8700 SUNBOW AVENUE SW
8704 SUNBOW AVENUE SW
ALBUQUERQUE, NEW MEXICO 87105

LEGAL DESCRIPTION

LOTS 17-P1, 18-P1 AND 19-P1, SUNSET WEST, BLOCK 2, UNIT 3.

SURVEY MAPPING

TOPOGRAPHIC AND IMPROVEMENT MAPPING BY BRASHER & LORENZ, INC. APRIL 2010

THIS GRADING AND DRAINAGE PLAN IS SHOWN FOR INFORMATION PURPOSES ONLY. NOT IN CONTRACT.

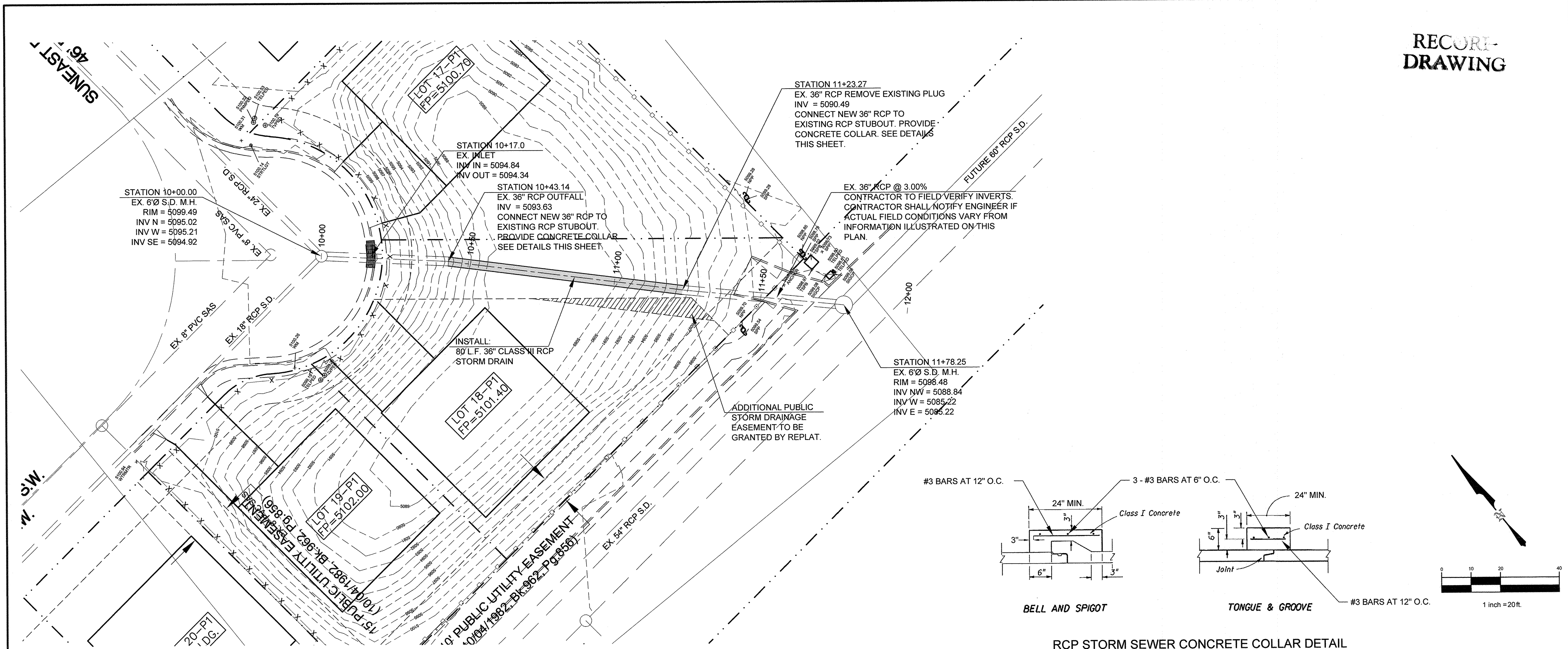
DATUM NAVD 1988



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SUNSET WEST UNIT III LOTS 17, 18 AND 19
GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
AUG 14 2015	FEB 17 2016		
City Project No. 499182	Zone Map No. L-09-Z	Sheet 6	of 7



LEGEND		
ITEM	EXISTING	PROPOSED
OVERHEAD ELEC.	---	OHE---
UNDERGROUND ELEC., GAS, TEL, TV, FO	---	UGT---
RIGHT OF WAY	---	---
EASEMENT LINE	---	---
PROPERTY LINE	---	---
CENTERLINE	---	---
CHAIN LINK FENCE	---	---
RETAINING WALL	---	---
SPOT ELEV.	X 16.7	87.26
CONTOUR	---	66

AS-BUILT INFORMATION	
CONTRACTOR	Custom Creations, LLC
WORKS BY	Terra Land Surveys
INSPECTED BY	DATE 10/16
ACCEPTANCE BY	DATE 10/16
VERIFICATION BY	DATE 10/16
DRAWINGS	DATE 10/16
CORRECTED BY	DATE 10/16
MICRO-FILM INFORMATION	
DATE	

BENCHMARKS	
ACS MONUMENT "24-L9"	5096.672
1988 NAVD	
GROUND TO GRID FACTOR:	0.999683755
MAPPING ANGLE:	- 0° 16' 32.09"
THE MONUMENT IS LOCATED 5 MILES SOUTHEAST OF DOWNTOWN AT THE N.W. CORNER OF INTERSECTION SAGE ROAD SW AND 86TH STREET	

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	
NO.	
ENGINEER'S SEAL	
BY	
DATE 01-2010	
DATE 01-2010	
DATE 01-2010	

REVISIONS	
NO.	DATE
DESIGN	
DESIGNED BY	M.V.H.
DRAWN BY	M.V.H.
CHECKED BY	D.A.L.

DATUM NAVD 1988

LORENZ DESIGN & CONSULTING, LLC
Civil Engineering & Construction Management
1001 Rio Grande Blvd NW, Suite A, Albuquerque, New Mexico 87104
PH: 505-888-9288 FAX: 505-242-0855

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SUNSET WEST UNIT III LOTS 17, 18 AND 19
STORM DRAIN PLAN AND PROFILE

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
AUG 14 2015 DESIGN REVIEW COMMITTEE	FEB 17 2016 CITY ENGINEER		

City Project No. 499182

Zone Map No. L-09-Z

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