

VICINITY MAP ZONE MAP: C-17-Z

T B M (TEMPORARY BENCHMARK)
 SANITARY SEWER MANHOLE ON WASHINGTON STREET NE RIM ELEV. = 5111.70

BENCHMARK
 "NDC-7", AMAFCA BRASS TABLE
 X COORDINATE = 394,094.80
 Y COORDINATE = 1,522,635.84
 ELEVATION = 5062.60

LEGAL DESCRIPTION
 LOT F-1, LANDS OF LOS ANGELES INVESTORS, SECTION 14, T 11 N, R 3 E, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, STATE OF NEW MEXICO.

LEGEND

	EXISTING CONCRETE
	EXISTING PHONE RISER
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING SANITARY SEWER MANHOLE
	EXISTING POWER POLE W/OVERHEAD ELECTRIC
	EXISTING CHAINLINK FENCE
	EXISTING CURB
	EXISTING CONTOUR
	PROPOSED TOP OF WALL AND BOTTOM OF WALL SPOT ELEVATION
	PROPOSED TOP OF CURB AND FLOWLINE SPOT ELEVATION
	PROPOSED ROOF DRAIN
	FLOW DIRECTION
	3:1 SLOPE OR LESS
	PROPOSED SWALE
	PROPOSED RETAINING WALL

- NOTES
- 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 THE NO TOPSOIL ERODES FROM LOTS INTO PUBLIC RIGHT OF WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING SOIL TO KEEP IT FROM BLOWING. SEE DETAIL THIS SHEET.
 - THE SITE DOES NOT LIE WITHIN 100 YR FLOOD ZONE.
 - THERE ARE NO OFFSITE FLOWS COMING ONTO THIS SITE.

- KEY NOTES
- RETAINING WALL DESIGN BY OTHERS.
 - 6" HEADER CURB PER COA DETAIL 2415B

FIRST FLUSH

THE "FIRST FLUSH" IS BEING ACCOMPLISHED THROUGH THE DETENTION POND AS SHOWN ON THE PLAN.

REQUIRED VOLUME = 0.34" X IMPERVIOUS AREA
 = 0.34"/12 X (51,745 SF)
 = 1466 CF

VOLUME PROVIDED = 1640 CF

(P1) FIRST FLUSH PORTION:
 POND BOTTOM = 08.91'
 DEPTH = 1'
 BOTTOM AREA = 734 SF
 2:1 SIDE SLOPES
 VOLUME = 868 CF

(P2) FIRST FLUSH PORTION:
 POND BOTTOM = 08.91'
 DEPTH = 1'
 BOTTOM AREA = 639 SF
 2:1 SIDE SLOPES
 VOLUME = 772 CF

HYDROLOGY NOTES

OVERALL HYDROLOGY PLAN:
 THIS SITE IS LOCATED ON THE ZONE ATLAS MAP C-17 AND IS ZONED SU-2, M-1. THE PROPERTY IS BOUNDED ON THE WEST BY WASHINGTON STREET AND SURROUNDED BY DEVELOPED COMMERCIAL LAND ON ALL OTHER SIDES. THE ENTIRE MASSEY SITE IS TO CONSTRUCT 5 BUILDINGS. AT THIS TIME BUILDINGS A AND B HAVE BEEN CONSTRUCTED. THIS GRADING & DRAINAGE IS FOR THE CONSTRUCTION OF BUILDING E. THE EXISTING BUILDINGS AND EXISTING ASPHALT PARKING LOT WILL REMAIN AND THE REMAINDER OF THE LOT WILL BE A COMBINATION OF ASPHALT AND CRUSHER FINES. THE PROJECT PROPOSES TO USE HISTORIC AND EXISTING DRAINAGE PATTERNS THAT WILL DIRECT THE PROJECT'S FLOWS TO THE WEST OF THE PROJECT SITE. THIS DRAINAGE PLAN WILL ALSO ADDRESS THE STORM WATER QUALITY FOR THE RUNOFF GENERATED BY THE DISTURBED AREA.

THE INTENT OF THIS PLAN IS TO MAINTAIN THE SAME DRAINAGE PATHS FOR THE PROJECT SITE AS DETERMINED FROM HISTORIC CONDITIONS AND EXISTING TOPOGRAPHY. THE SITE WILL BE GRADED TO DIRECT FLOWS TO THE PONDS WEST OF THE SITE. THE EXISTING PONDS HAVE BEEN SIZED FOR FULL BUILD-OUT AND WILL SERVE AS A DETENTION POND. THE PONDS WILL RELEASE THE FULLY DEVELOPED FLOWS AT THE HISTORIC RATE. THE STORM WATER WILL BE RELEASED AT THE NORTHWEST CORNER OF THE NORTHERN MOST DETENTION POND. AT A MAXIMUM RATE OF 6.02 CFS THROUGH A 0.7 FOOT OPENING IN THE WALL OF THE DETENTION POND. THE RUNOFF WILL THEN DISCHARGE INTO WASHINGTON STREET WHICH DRAINS TO THE ALAMEDA STORM DRAIN, THAT IS SIZED FOR THE 10 YEAR STORM. THE SAME PONDS WILL HAVE AN INCREASED DEPTH OF 1' FOOT BELOW THE OUTFALL AT A 2:1 SLOPE. THIS ALLOW FOR ENOUGH VOLUME TO RETAIN THE "FIRST FLUSH".

THE HISTORIC RATE OF 6.05 CFS AND THE COMPLETE BUILD OUT WITH 5 BUILDINGS OF 9.42 CFS, WAS DETERMINED FROM THE MASSEY PROJECT DRAINAGE REPORT FROM FEBRUARY 2000.

THERE ARE NO OFFSITE FLOWS ENTERING THE SITE.

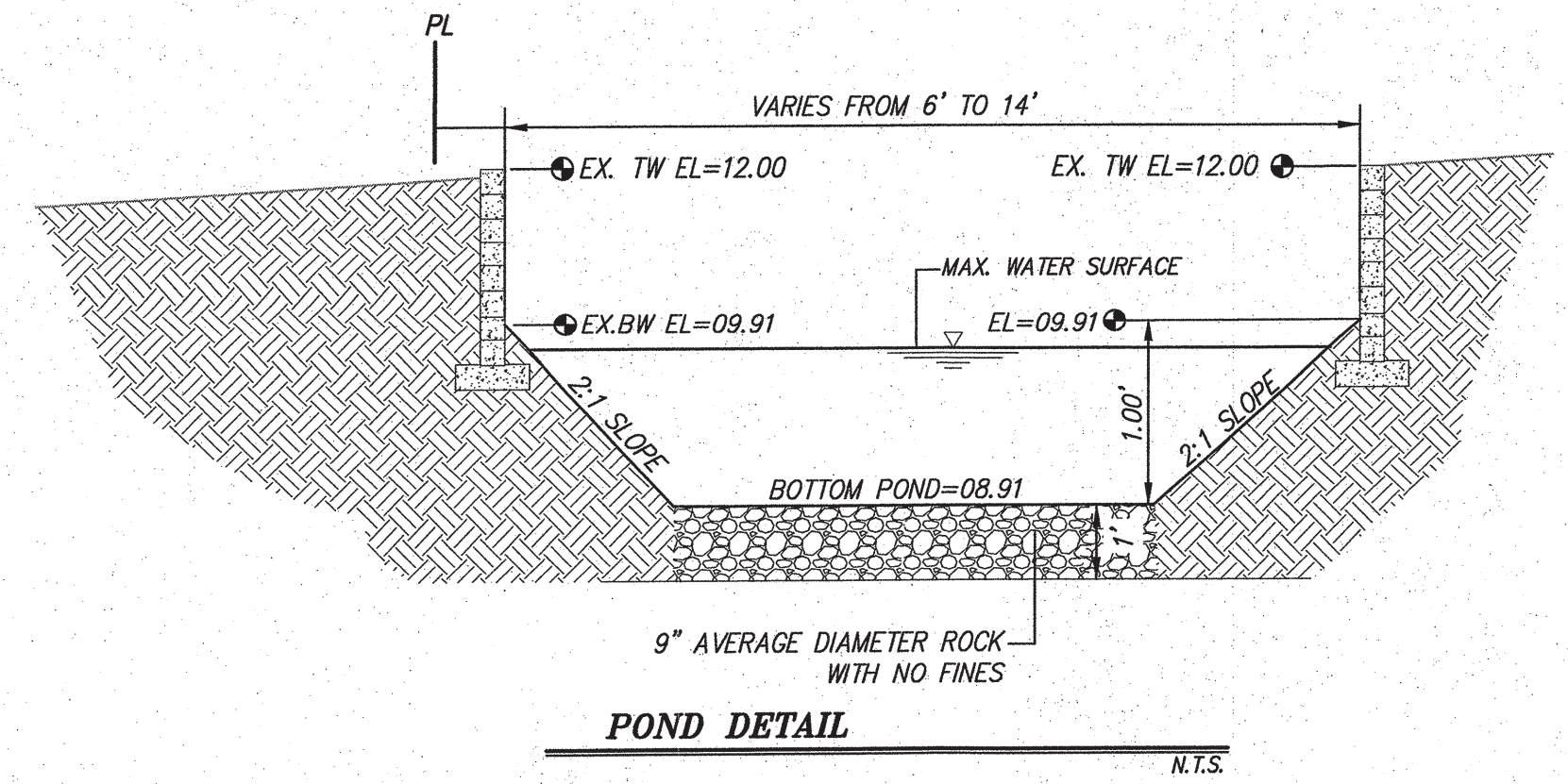
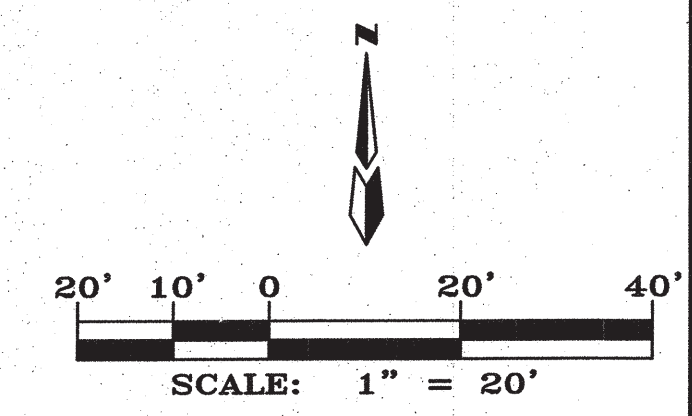
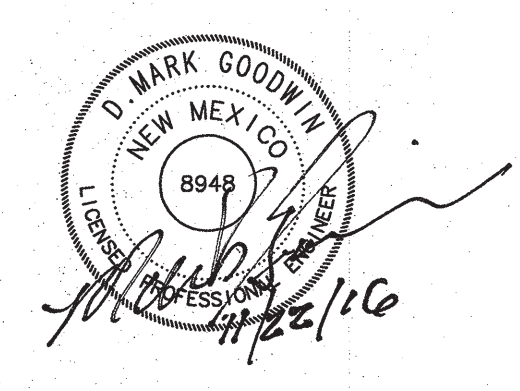
THE SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAN.

THE HYDROLOGY FOR THE PROJECT SITE WAS CALCULATED USING AHYMO FOR THE 100 YEAR 24 HOUR STORM EVENT FOR ZONE 2. THE RESULTS ARE SUMMARIZED BELOW:

HISTORICAL CONDITIONS:
 DRAINAGE REPORT:
 MASSEY PROJECT, FEBRUARY, 2000
 SITE AREA = 2.12 ACRES
 LAND TREATMENTS: A=0% B=15% C=0% D=85%
 TOTAL PROJECT SITE: Q=6.05cfs V=0.21 AC-FT

COMPLETE BUILD OUT: 5 BUILDINGS
 DRAINAGE REPORT:
 MASSEY PROJECT, FEBRUARY, 2000
 SITE AREA = 2.12 ACRES
 LAND TREATMENTS: A=0% B=15% C=0% D=85%
 TOTAL PROJECT SITE: Q=9.42cfs V=0.35 AC-FT

DEVELOPED CONDITIONS: 3 BUILDINGS
 SITE AREA = 2.12 ACRES
 LAND TREATMENTS: A=0% B=5% C=32% D=63%
 TOTAL PROJECT SITE: Q=8.01cfs V=0.34 AC-FT



POND DETAIL
 N.T.S.

MASSEY - PHASE 2
 GRADING & DRAINAGE
 AND UTILITY PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
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Designed: HLC	Drawn: HLC	Checked: DMG	Sheet: CI
Scale: 1" = 20'	Date: 10-7-16	Job: A16056	