

DRAWN BY
REVIEWED BY
DATE
PROJECT NO. 06087
DRAWING NAME

**GRADING AND
DRAINAGE PLAN**

PROJECT DATA

THE SITE IS LOCATED ON THE NORTH SIDE OF MONTGOMERY BLVD. WEST OF TRAMWAY BLVD. (VICINITY MAP F-22). MONTGOMERY BLVD. BORDERS THE PROPERTY TO THE SOUTH, DEVELOPED COMMERCIAL TO THE EAST, DEVELOPED RESIDENTIAL TO THE WEST, AND DEVELOPED WATER STORAGE TANK FACILITY TO THE NORTH. THE SURROUNDING AREA IS FULLY DEVELOPED.

THE PRESENT SITE IS A DEVELOPED COMMERCIAL PROPERTY (PREVIOUSLY ROWLANDS PLANT NURSERY) WITH EXISTING STRUCTURES, PAVEMENT AND COMPACTED EARTH THROUGHOUT. THE PROPOSED IMPROVEMENTS INCLUDE DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF TOWNHOMES WITH NEW ASPHALT PAVED ACCESS AND PARKING AND ASSOCIATED SITE LANDSCAPING.

DRAINAGE PLAN CONCEPT:
THE SITE HISTORICALLY FREE DISCHARGES TO MONTGOMERY BLVD. THE PROPOSED IMPROVEMENTS WILL NOT SIGNIFICANTLY INCREASE SITE DISCHARGE DURING THE 100-YEAR, 6-HOUR STORM EVENT (SEE CALCULATIONS THIS SHEET) AND WILL CONTINUE TO FREE DISCHARGE TO MONTGOMERY BLVD. TO FOLLOW HISTORIC FLOWPATH.

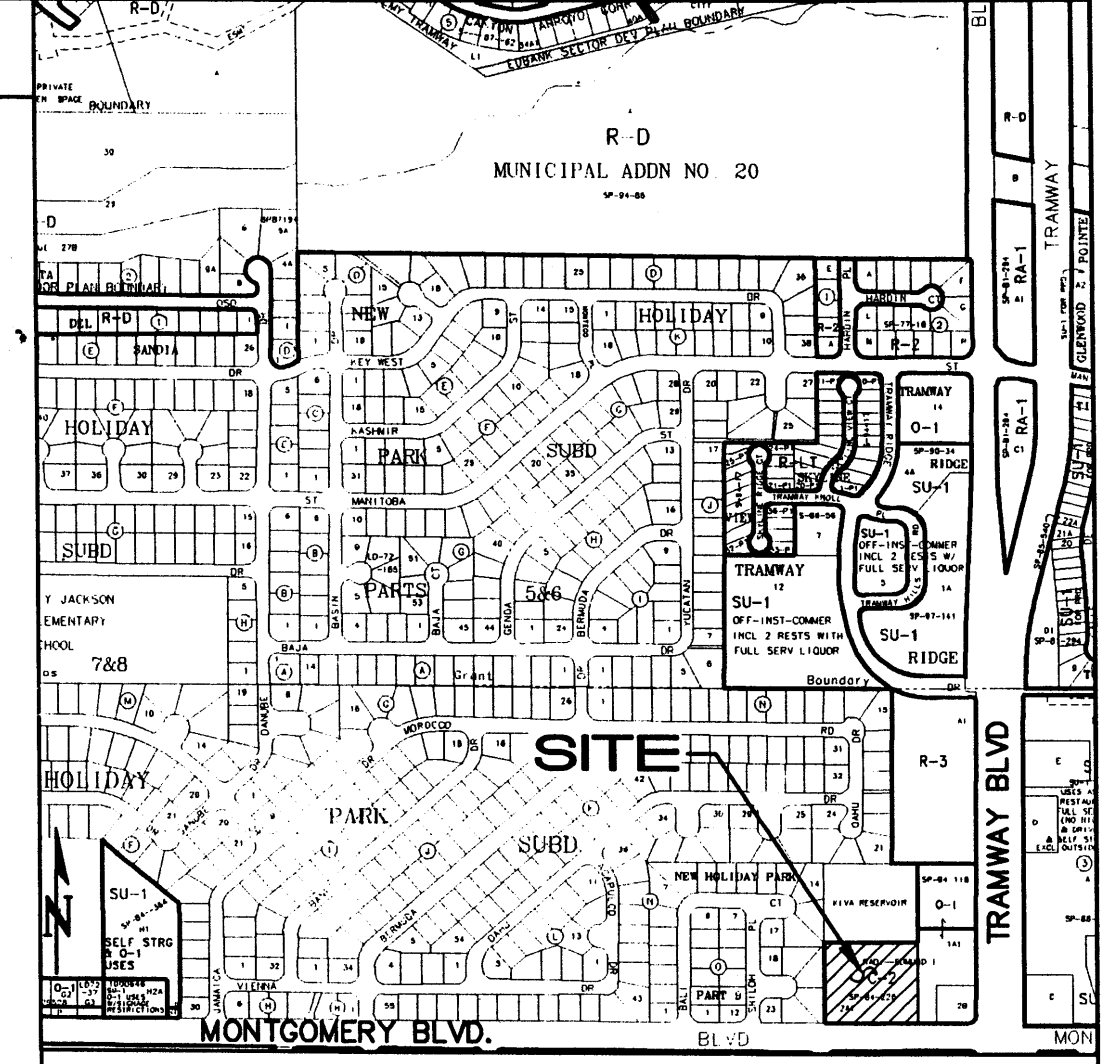
LEGAL: PARCEL 2-A-1 LAND OF EDMUND I. RADY, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

SURVEYOR: ANTHONY L. HARRIS, N.M.P.S. #11463

FLOODZONE: PER FIRM MAP 163, THE SITE IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.

BENCHMARK: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "17-G22", HAVING AN ELEVATION OF 5917.75.

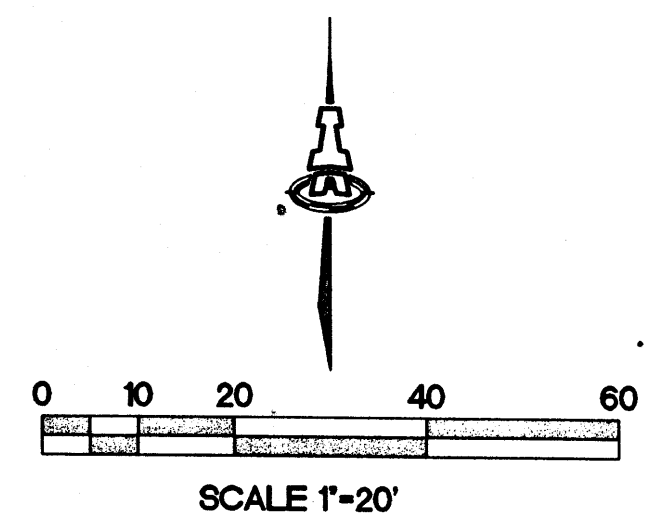
OFFSITE FLOW: NO OFF-SITE FLOW AFFECTS THIS PROPERTY. NOTE: FLOW FROM THE NORTH DRAINS TO THE SOUTHWEST AND PASSES TO THE PUBLIC ALLEY. THIS FLOW CONTINUES WITHIN THE ALLEY TO ENTER MONTGOMERY BLVD.



MAP # F-22 VICINITY MAP 1"=750'±

KEYED NOTES

1. CONSTRUCT PRIVATE ENTRANCE WITH CONCRETE VALLEY GUTTER AND UNIDIRECTIONAL HANDICAP RAMPS BY C.O.A. WORK ORDER.
2. CONSTRUCT ASPHALT PAVED ACCESS / PARKING AT ELEVATIONS SHOWN.
3. SAWCUT EXISTING ASPHALT AS REQUIRED TO PROVIDE CLEAN BONDING EDGE. PROVIDE SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
4. CONSTRUCT MOUNTABLE ROLL CURB (PER C.O.A. DWG. 2415A) TYPICAL AT ALL CURB LOCATIONS.
5. ALL ROOF AREA TO DISCHARGE TO INTERIOR PAVEMENT AND / OR LANDSCAPE AREAS (TYPICAL ALL UNITS). PROVIDE CONCRETE SPLASHPAD AT ALL CONCENTRATED DISCHARGE LOCATIONS.
6. CONSTRUCT PUBLIC RESIDENTIAL ALLEY WITH 24" WIDE CONCRETE ALLEY GUTTER BY C.O.A. WORK ORDER.
7. PROVIDE 5' WIDE OPENING IN CURB AT FLOWLINE ELEVATION SHOWN TO PASS FLOW TO PAVEMENT. CONSTRUCT PEDESTRIAN WALK FLUSH WITH FLOWLINE.
8. CONSTRUCT 18"-30" HIGH RETAINING WALL TO ACHIEVE GRADE DIFFERENCES SHOWN. SEE WALL ELEVATIONS ON SHEET C2.
9. CONSTRUCT CONCRETE DUMPSTER PAD AND ENCLOSURE AT ELEVATIONS SHOWN. INSTALL 8" DIA. FRENCH DRAIN AT LOWPOINT OF DUMPSTER PADS PER DETAIL ON SHEET C2.
10. ADJACENT PROPERTY - SAME OWNER



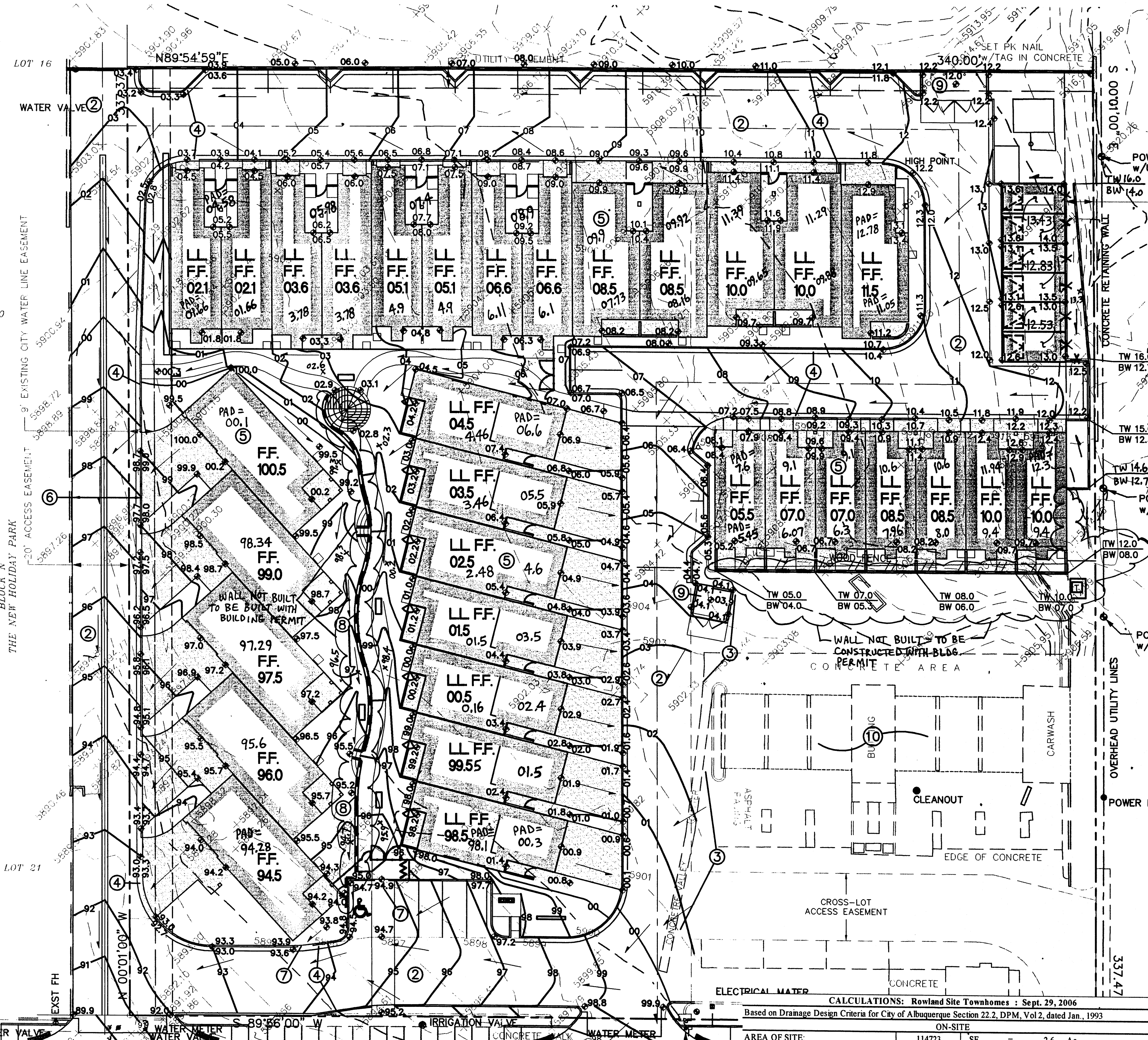
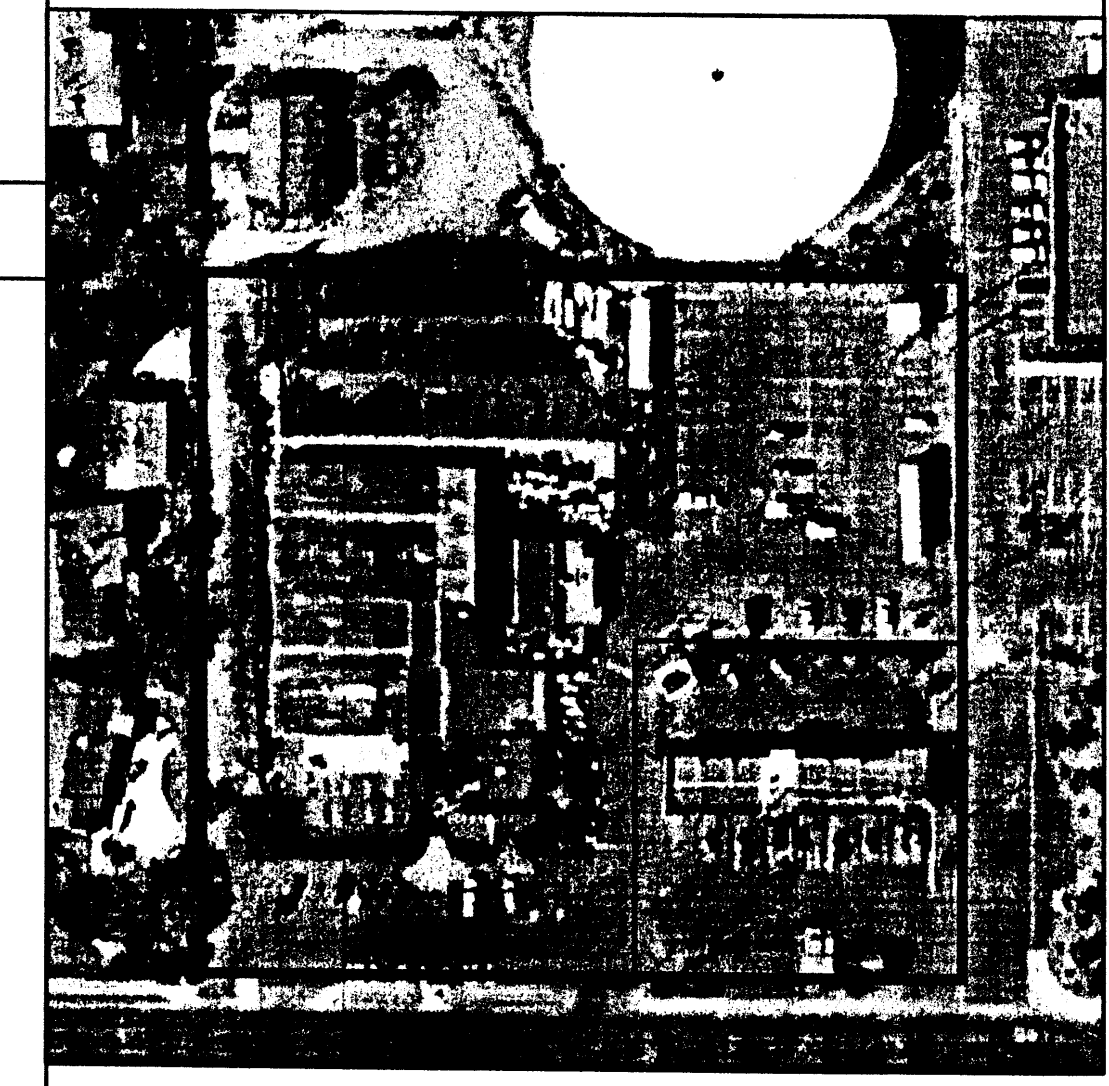
GENERAL NOTES

- A. COORDINATE ALL WORK WITH SITE PLAN, DEMOLITION PLAN, UTILITY PLAN AND LANDSCAPE PLAN.
- B. GRADES SHOWN WITHIN LANDSCAPED AREAS INDICATE TOP OF LANDSCAPE MATERIAL. SUBGRADE TO BE GRADED TO ELEVATION SHOWN MINUS LANDSCAPE MATERIAL THICKNESS.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- ◆ 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 5901.5 FINISH FLOOR ELEVATION
- ==== PROPOSED MOUNTABLE (4") CURB
- PROPOSED RETAINING WALL
- TW 98 / BW 98 TOP OF / BOTTOM OF WALL ELEVATION
- W BIKE RACK
- MAIL BOX
- PAD = 3.0 AS-BUILT PAD GRADES

EXISTING DEVELOPMENT



CALCULATIONS: Rowland Site Townhomes : Sept. 29, 2006
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

AREA OF SITE:		114723 SF	=	2.6 Ac.
ON-SITE				
On-Site Historic Land Condition	On-Site Developed Land Condition	EXCESS PRECIP: Precip. Zone 4		
Area a = 0 SF	Area a = 0 SF	Ea = 0.80		
Area b = 5736 SF	Area b = 11472 SF	Eb = 1.08		
Area c = 17208 SF	Area c = 5736 SF	Ec = 1.46		
Area d = 91778 SF	Area d = 97515 SF	Ed = 2.64		
Total Area = 114723 SF	Total Area = 114723 SF			

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)		Weighted E = EaAa + EbAb + EcAc + EdAd	
Historic E = 2.39 in.		Developed E = 2.43 in.	
On-Site Volume of Runoff: V360 = E*A / 12		Historic V360 = 22801 CF / Developed V360 = 23184 CF	
On-Site Peak Discharge Rate: Qp = QpaAa + QpbAb + QpcAc + QpdAd / 43.560			
For Precipitation Zone 4			
Qpa = 2.20	Qpc = 3.73		
Qpb = 2.92	Qpd = 5.25		
Historic Qp = 12.9 CFS	Developed Qp = 13.0 CFS		

I, Scott M. McGee, NMPE 10519, of the firm Isaacson & Arfman, P.A., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 09/18/07. The record information edited onto the original design document has been obtained by David R. Vigil NMPS 8911 on 06/04/09. As-built grades are pads only -- no units have been constructed.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance with the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Scott M. McGee
NMPE 10519
Date: 6/23/09
6/17/09

MERY BOULEVARD N E
106' R/W
6/23/09 - ADDITIONAL SPOT ELEVATIONS ADDED.
RETAINING WALL NOTED 'NOT BUILT - TO BE BUILT WITH BUILDING PERMIT.' SMM

