PUBLIC WORKS/HYDROLOGY

A14/D9A

SCALE IN FEET

0 10 20 40 60

SCALE: 1"=20'

LEGAL DESCRIPTION

TRACT G-2B
SEVEN BAR RANCH

BENCHMARK

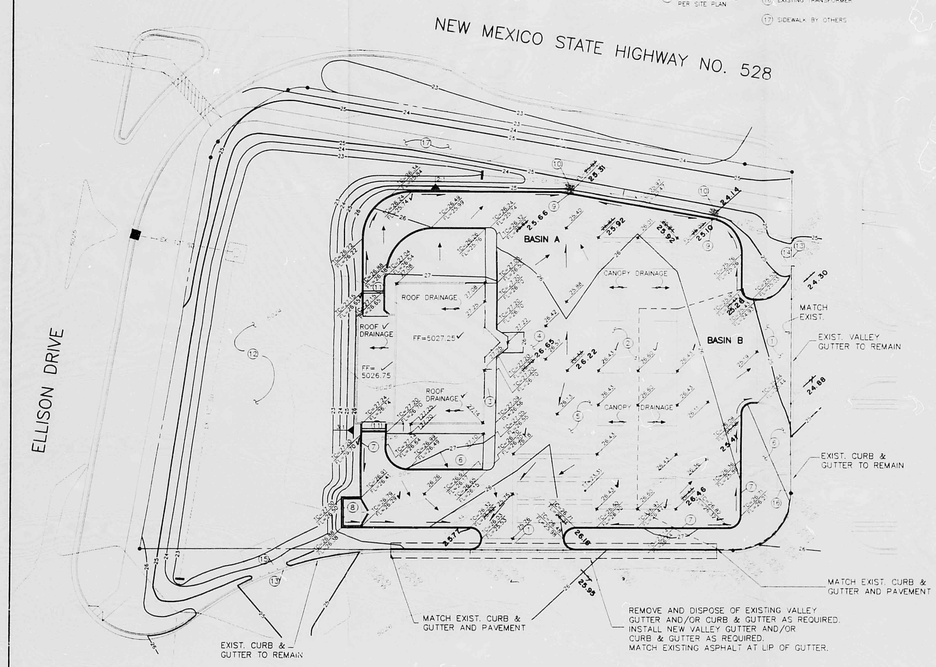
NMSHTD BRASS CAP "N.M.448-N12" ELEV. 5023.41
LOCATED 60' WEST OF C OF COORS ROAD N.W.
APPROX. 550' SOUTH OF INTERSECTION WITH
CORRALES ROAD N.W. (S.R. 528)

SURVEYOR

SURV-TEK, INC.
5643 PARADISE BLVD. N.W.
ALBUQUERQUE, N.M. 87114

KEYED NOTES

1. CONCRETE DRIVEPAD PER SITE PLAN
2. CONCRETE PAD PER SITE PLAN
3. CONCRETE WALK PER SITE PLAN
4. H/C RAMP PER SITE PLAN
5. CONCRETE PAVING PER SITE PLAN
6. LANDSCAPING PER LANDSCAPING PLAN
7. 6" CONCRETE CURB PER SITE PLAN (TYP)
8. TRASH ENCLOSURE PER SITE PLAN
9. 17' CURB OPENING FOR DRAINAGE PER DETAIL
10. 4'X4' GRAVEL RUNDOWN & BED PER TYPICAL SECTION
11. TRENCH DRAIN PER SITE PLAN
12. DETENTION POND BY OTHERS
13. CURB DEPRESSION FOR DRAINAGE BY OTHERS
14. GRAVEL BED BY OTHERS
15. "TURF-TURF" GRID PAVER TURF RUNDOWN BY OTHERS
16. EXISTING TRANSFORMER
17. SIDEWALK BY OTHERS



GENERAL NOTES FOR GRADING AND DRAINAGE

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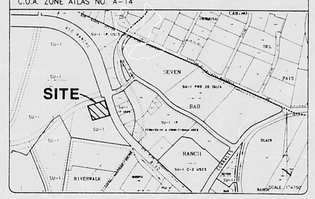
2. A CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
4. 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 ARCHITECT SO THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. MAINTENANCE OF DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH THEY ARE CONSTRUCTED. STORM INLETS AND APPURTENANCES SHALL BE REGULARLY INSPECTED, CLEANED, AND OBSTRUCTIONS REMOVED.
6. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
7. DISPOSAL OF ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. CONSTRUCTION SAFETY: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO BUILDINGS SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO STRUCTURES. FOR CONSTRUCTION DETAILS, REFER TO THE LANDSCAPING AND ARCHITECTURAL PLANS.
10. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
11. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
12. THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DISTURB OR DAMAGE EXISTING FEATURES TO REMAIN DURING ALL PHASES OF CONSTRUCTION.
13. REFER TO ARCHITECTURAL SITE PLAN FOR SITE GEOMETRY AND DETAILS OF SITE FEATURES.
14. EXISTING CONDITION SURVEY WAS PERFORMED 3/94. PARTIAL REGRADING OF AND AROUND THE SITE HAS OCCURED SINCE THEN.

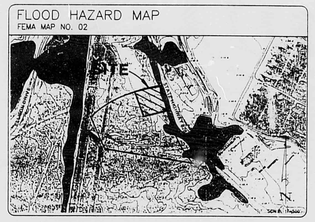
VICINITY MAP

C.O.A. ZONE ATLAS NO. A-14



FLOOD HAZARD MAP

FEMA MAP NO. 02



DRAINAGE PLAN

GENERAL

TRACT G-2B, SEVEN BAR RANCH IS A 1.12 NET ACRE SITE LOCTED ON THE SOUTHWEST CORNER OF NEW MEXICO STATE HIGHWAY 528 (NM 528) AND ELLISON DRIVE NW. THE SITE IS ZONED SU-1/IP AND WAS INCLUDED AS PART OF THE OVERALL "GRADING AND DRAINAGE PLAN FOR TRACT 2-2, SEVEN BAR RANCH" (A-14/D9) (EASTERLING & ASSOCIATES, 2/10/95) APPROVED ON 2/23/95.

EXISTING CONDITIONS

THE SITE IS CURRENTLY UNDEVELOPED, BUT THE IMMEDIATELY SURROUNDING AREAS ARE FULLY DEVELOPED ACCORDING TO THE GRADING AND DRAINAGE PLAN REFERENCED ABOVE. THE FEMA MAP NO. 2 SHOWS THAT THE SITE DOES NOT APPEAR TO LIE IN A 100-YEAR FLOOD HAZARD ZONE. THE FLOOD HAZARD AREA CURRENTLY ENCROACHING ON OTHER SUBTRACTS OF THE TRACT 2-2 SITE IS EXPECTED TO BE ELIMINATED BY A LETTER OF MAP REVISION TO BE PROCESSED WITH SAD 223.

DEVELOPED CONDITIONS

A GAS STATION WILL OCCUPY THE SITE. APPROXIMATELY 42% OF THE SITE AREA WILL BE IMPERVIOUS. THE REMAINING 58% WILL INCLUDE THE DETENTION POND AND LANDSCAPE AREAS. DRAINAGE FROM THE SITE WILL BE HANDLED IN ACCORDANCE WITH THE ABOVE REFERENCED PLAN, AS BASIN BOUNDARIES CLOSELY MATCH THOSE ON THAT PLAN. PART OF BASIN A WILL DRAIN DIRECTLY TO THE DETENTION POND THROUGH ONSITE CURB OPENINGS AND GRAVEL BEDS. THE REMAINDER WILL SURFACE DRAIN TO THE EXISTING CURB DEPRESSION AND GRID PAVER TURF RUNDOWN SOUTHWEST OF THE DETENTION POND. BASIN B WILL SURFACE DRAIN TO THE EXISTING CURB DEPRESSION AND GRAVEL BED SOUTHEAST OF THE SITE. IN ADDITION TO THE GRAVEL RUNDOWNS AND GRID PAVER, MITIGATION OF THE RUNOFF POLLUTANTS WILL ALSO BE PROMOTED THROUGH THE GRAVEL SWALES AND TURF IN THE DETENTION POND. ALSO DETENTION TIME ENABLES SEPARATION OF VOLATILES. THE DETENTION POND AND CURB DEPRESSIONS WERE SIZED TO HANDLE THE ONSITE FLOWS.

LEGEND

DESCRIPTION	NEW	EXISTING
CONTOURS (1 FT)	21	21
CONTOURS (5 FT)	25	25
SPOT ELEVATIONS	+25.61	+25.61
APPROXIMATE DRAINAGE BASIN BOUNDARY	A	A
DRAINAGE DIKE/ WATER BLOCK		
DIRECTION OF RUNOFF		
FLOWLINE		
PROPERTY LINE		
STORM DRAIN M.H. & LINE		
TOP OF CONCRETE	TC=XX.XX	TC=XX.XX
EDGE OF ASPHALT		
TOP OF CURB ELEVATION	TC=XX.XX	TC=XX.XX
TOP OF TANK ELEVATION	TK=XX.XX	
TOP OF ASPHALT ELEVATION	TA=XX.XX	TA=XX.XX
TOP OF SIDEWALK ELEVATION	TSW=XX.XX	TSW=XX.XX
FLOWLINE ELEVATION	FL=XX.XX	FL=XX.XX
SLOPE SYMBOL	1.5%	1.5%
STORM INLET		
CURB		
CONCRETE		
GRAVEL BED		

CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY

I HEREBY CERTIFY THAT I HAVE INSPECTED THE SITE GRADING AND DRAINAGE IMPROVEMENTS AND THAT THEY HAVE BEEN CONSTRUCTED AND ARE EXPECTED TO FUNCTION IN ACCORDANCE WITH THE DESIGN INTENT SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN. THE AS-CONSTRUCTED INFORMATION SHOWN ON THIS DRAWING PROVIDED BY OTHERS. PROPOSED CONTOURS HAVE NOT BEEN REVISED TO REFLECT AS-CONSTRUCTED ELEVATIONS AND SHOULD BE CONSIDERED APPROXIMATE.

Andrew M. Easterling P.E.
N.M.P.E. No. 6411

8-1-94
Date

NO.	REVISIONS	BY	DATE

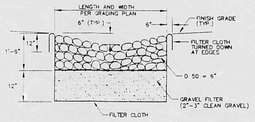
PHILLIPS 66

TRACT G-2B, SEVEN BAR RANCH

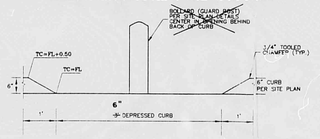
GRADING AND DRAINAGE PLAN

EASTERLING & ASSOCIATES, INC.
CONSULTING ENGINEERS
10131 Coors Rd., NW Suite H-7/8
ALBUQUERQUE, NEW MEXICO 87114
(505) 898-8021 FAX (505) 898-8501

DESIGNED BY	DRAWN BY	CHECKED BY	SHEET
RVF	LRA	CME	1
JOB NO	DATE		OF
3863.3	8/95		1



GRAVEL BED SECTION
NTS



TYPICAL CURB OPENING FOR POND RUNDOWN
NTS

HYDROLOGY SUMMARY

BASIN DESCRIPTION	CONDITION	AREA (ACRES)	LAND TREATMENT CLASSIFICATION (% OF TOTAL) A	B	C	D	100-YEAR STORM PEAK DISCHARGE (CFS)	6-HOUR VOLUME (CF)	24-HOUR VOLUME (CF)
A	DEVELOPED	0.97	—	54	2	43	3.0	4,340	5,087
B	DEVELOPED	0.15	—	5	15	80	0.6	358	1,159
DEVELOPED CONDITIONS TOTAL							3.6	5,318	6,246

100 YEAR RAINFALL DEPTHS
ALBUQUERQUE ZONE 1

DURATION	DEPTH(in.)
6 hr	1.87
12 hr	2.06
24 hr	2.35
6 day	3.12
10 day	3.67

REV. 22 DATE 3/13/02 OP EXP.

CITY OF ALBUQUERQUE

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DIRECTOR

PLAN SHOT TWICE ONCE ON LIGHT ONCE ON DARK

NOTARY PUBLIC

OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO
07/03/02

CITY OF ALBUQUERQUE
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PLANS/PLATS ON FILE

FILE DESC: A14/D9A

PLANS/PLATS 1

E 30 D 24 C 20 B 16 A 12 CITY OF ALBUQUERQUE C D F

SCALE: 1"=20'

LEGAL DESCRIPTION

TRACT G-2B
SEVEN BAR RANCH

BENCHMARK

NMSHTD BRASS CAP "N.M.448-N12" ELEV. 5023.41
LOCATED 60' WEST OF C.L. OF COORS ROAD N.W.
APPROX. 560' SOUTH OF INTERSECTION WITH
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SURVEYOR

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5643 PARADISE BLVD. N.W.
ALBUQUERQUE, N.M. 87114

KEYED NOTES

1. CONCRETE PAVING PER SITE PLAN.
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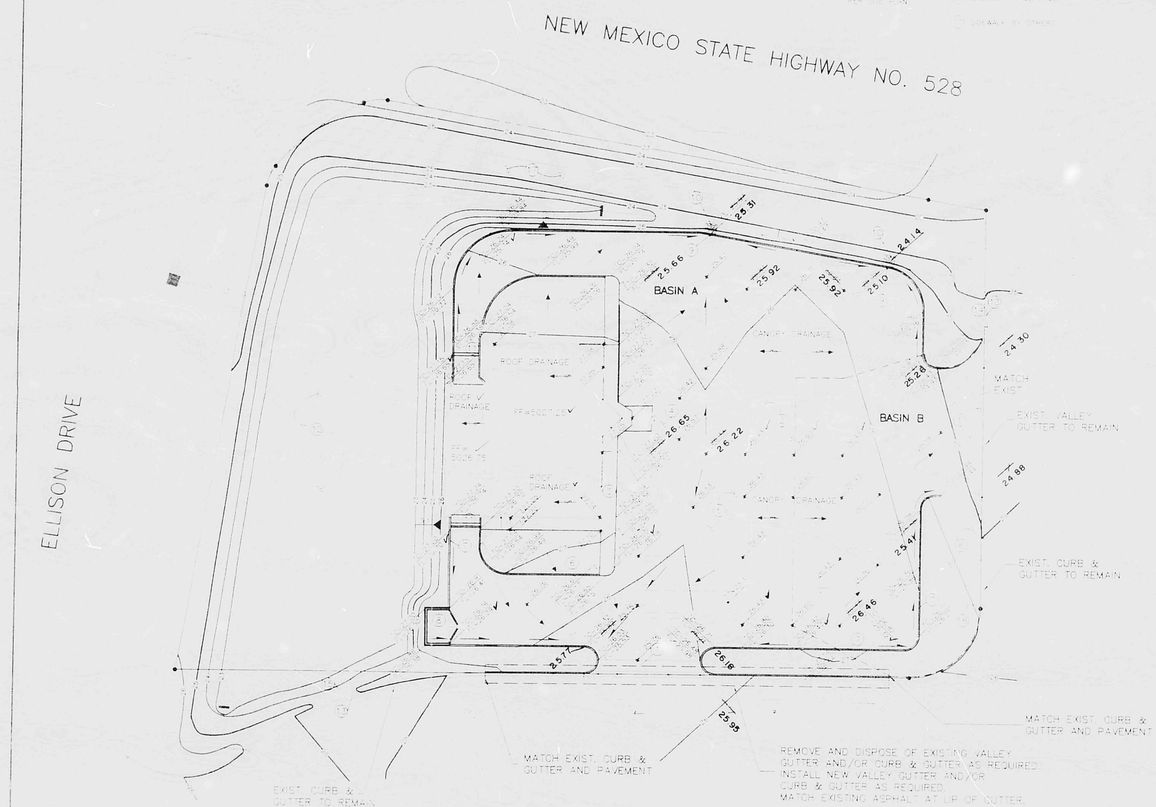
3. CONCRETE APRON PER SITE PLAN.
4. PARKING PER SITE PLAN.
5. CONCRETE WALK PER SITE PLAN.
6. LANDSCAPED PER LANDSCAPING PLAN.
7. 6" CONCRETE CURB PER SITE PLAN.
8. PROPERTY LINE PER SITE PLAN.
9. CURB PER SITE PLAN.
10. CURB PENINGS PER SITE PLAN.
11. 6" GRAVEL RUNDOWN AS PER TYPICAL SECTION.
12. FRENCH DRAIN PER SITE PLAN.
13. DETENTION POND BY OTHERS.
14. DRY DEPRESSION FOR DRAINAGE BY OTHERS.
15. PAVING BY OTHERS.
16. "SUPER-SHAFT" SIGN PANEL "LAS VEGAS" BY OTHERS.
17. EXISTING RANCH FENCE.
18. SIDEWALK BY OTHERS.

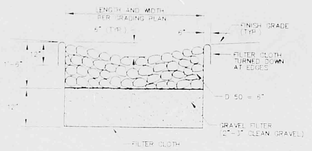


100 YEAR RAINFALL DEPTHS (ALBUQUERQUE ZONE 1)

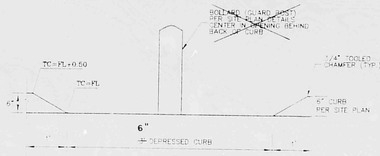
DURATION	DEPTHS
6 HR	2.20
24 HR	3.25
6 DAY	4.75
10 DAY	5.75

HYDROLOGY SUMMARY

BASIN DESCRIPTION	CONDITION	AREA (ACRES)	LAND TREATMENT CLASSIFICATION A	B	C	D	TOTAL	PEAK DISCHARGE (CFS)	100 YEAR, 6 HOUR VOLUME (CF)	100 YEAR, 24 HOUR VOLUME (CF)
A	DEVELOPED CONDITIONS	0.97	—	0.4	0.5	0.1	1.0	3.0	4,356 CF	5,227 CF
B	DEVELOPED CONDITIONS	1.15	—	0.4	0.6	0.15	1.15	3.5	5,000 CF	6,000 CF
DEVELOPED CONDITIONS TOTALS							2.15	6.5 CFS		



GRAVEL BED SECTION



TYPICAL CURB OPENING FOR POND RUNDOWN

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DRAINAGE PLAN

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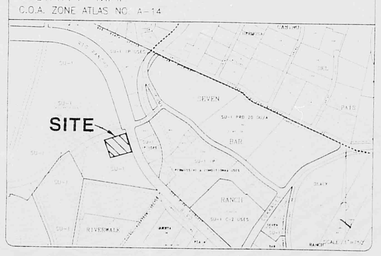
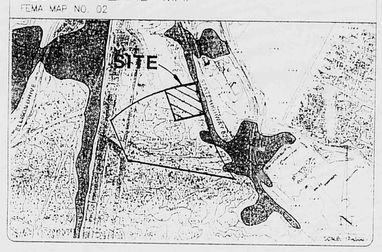
VICINITY MAP

C.O.A. ZONE ATLAS NO. A-14



FLOOD HAZARD MAP

FEMA MAP NO. 02



LEGEND

DESCRIPTION	NEW	EXISTING
CONTOURS (1 FT)		
CONTOURS (5 FT)		
SPOT ELEVATIONS	×25.27	
APPROXIMATE DRAINAGE BASIN BOUNDARY		
DRAINAGE DIVIDE WATER BLOCK		
DIRECTION OF RUNOFF		
FLOWLINE		
PROPERTY LINE		
STORM DRAIN M.H. & LINE		
TOP OF CONCRETE	TC=XX.XX	
EDGE OF ASPHALT		
TOP OF CURB ELEVATION	TC=XX.XX	
TOP OF RAMP ELEVATION	TR=XX.XX	
TOP OF ASPHALT ELEVATION	TA=XX.XX	
TOP OF SIDEWALK ELEVATION	TW=XX.XX	
FLOWLINE ELEVATION	FL=XX.XX	
SLOPE STRIPES		
STORM INLET		
CURB		
CONCRETE		
GRAVEL BED		

CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY:
I HEREBY CERTIFY THAT I HAVE INSPECTED THE SITE GRADING AND DRAINAGE IMPROVEMENTS AND THAT THEY HAVE BEEN CONSTRUCTED AND ARE EXPECTED TO FUNCTION IN SUBSTANTIAL COMPLIANCE WITH THE INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN. THE AS-CONSTRUCTED INFORMATION SHOWN ON THIS PLAN WAS PROVIDED BY OTHERS. I BELIEVE CONTOURS HAVE NOT BEEN PROVEN TO REFLECT AS-CONSTRUCTED ELEVATIONS AND THEREFORE ARE NOT APPROVED.

3-1-96
DARRIN M. KUSHNER
EMPLOYER

NO.	REVISIONS	BY	DATE

PHILLIPS 66

TRACT G-2B, SEVEN BAR RANCH

GRADING AND DRAINAGE PLAN

EASTERLING & ASSOCIATES, INC.
CONSULTING ENGINEERS
10131 COORS RD. N.W. SUITE B-2-B
ALBUQUERQUE, NEW MEXICO 87114
(505) 898-8021 FAX (505) 898-8501

DESIGNED BY	DRAWN BY	CHECKED BY	SHEET 1
RVF	LRA	CME	OF 1
JOB NO. 3863.3	DATE 8/95		

PLAN SHOT TWICE
ONCE ON LIGHT
ONCE ON DARK

CITY OF ALBUQUERQUE
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R# 33 DATE 3-13-96 OP

CITY OF ALBUQUERQUE

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DIRECTOR

NOTARY PUBLIC

OFFICIAL SEAL
Rebecca Duran
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires

07/07/98

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CITY OF ALBUQUERQUE C D