

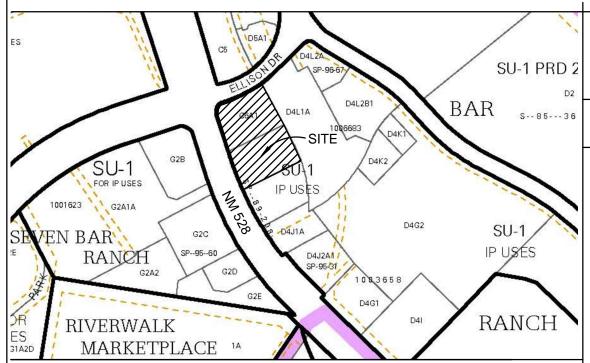
TYPICAL PAVING SECTION

3/4"=1'-0"

E2 TYPICAL CURB SECTION
3/4"=1'-0"

# Portion of Paradise Community, Inc., Grant of — Easement modified by Easement Encroachment Agreement filed July 2, 1990, Bk. 90—11, Pg. 1319 and Corrected Easement Encroachment Agreement filed July 15, 1993, Bk. 93—20, Pg. 199. Said Encroachment Agreement pertains to Building within Easement. 5' Non—Exclusive Access, Drainage— and Sanitary Sewer Easement filed July 21, 1993 in Bk. BCR 93—19 —10' Public Service Company of New Mexico and The Mountain States Telephone and Telegraph Company Easement filed Aug. 6, 1974, in Bk. Misc. 380, Page 510 -20' Southern Union Gas Company Right of Way Easement filed Dec. 23, 1974, in Bk. Misc. 399, Page 963; Amended July 2, 1990 in Bk. BCR 90-11, Page 1326 \_\_\_ 5' Non-Exclusive Access, Drainage and Sanitary Sewer Easement filed July 21, 1993 in Bk. BCR 93—19 ——Southern Union Gas Company Right of Way Easement filed Dec. 23, 1974, in Bk. Misc. 399, Page 963; Amended July 2, 1990 in Bk. BCR 90—11, Page 1326 — Portion of Easement under Building Disclaimed by said Amendment. Grant of Easement filed Dec. 27, 1974, in Bk. Misc. 400, Page 379 10' PUBLIC ADJACENT BUILDING $-^{\setminus}$ WATERLINE $^{\cdot}$ **EASEMENT** ADJACENT BUILDING ADJACENT BUILDING 256.72' 5026.40 × 5026.45 MATCH × 5025.30 5027 10' Paradise Community, Inc., Grant of Easement filed Dec. 27, 1974, in Bk. Misc. 400, Page 379 NEW BUILDING FIN. FLR. EL.= 5026.50 BASIN I 10' Sidewalk Easement and Public Utility Easement per plat-filed August 11, 1989 in Plat Book C39, Folio and Plat filed December 18, 1985 in Plat Book C29, Page 31. DEVELOPED 100 YR POND Concrete TRACT C-6A-1 TRACT C-6A-2 BASIN I Asphalt Curb (Typical) BASIS OF ELEVATIONS Albuquerque Control Survey Benchmark "11—A14" 1 3/4" Aluminum Disk Stamped "ACS BM, 11—A14" Published Elevation= 5028.040 (NAVD 1988) × 5026.75 Fnd. 5/8" Rebar & Cap "LS 5823" —5024 NM STATE HIGHWAY Sanitary Sewer Manhole) Rim Elev. = 5026.72 Inv. Elev. 5016.22(ESE) Inv. Elev. 5014.52(NW) Inv. Elev. 5014.42(SE)

## VICINITY MAP A-14-Z



## DESIGN NARRATIVE

THIS PROJECT INVOLVES THE DEMOLITION OF TWO EXISTING BUILDINGS AND CONSTRUCTION OF A NEW BUILDING ON BASICALLY THE SAME PAD SITE. THE CURRENT BUILDINGS DRAW ROOF RUNOFF TO THE PAVED DRIVEWAY NORTH OF THE BUILDINGS. THIS STORM RUNOFF THEN FLOWS DOWN HILL TO THE EAST WHERE IT COLLECTS AT AN OUTLET AND SWALE THRU THE ADJACENT PROPERTY TO THE NORTH. THIS RUNOFF IS CONVEYED VIA AN EXISTING DRAINAGE EASEMENT NORTH THRU THE SELF STORAGE FACILITY WHERE IT IS COLLECTED IN CATCH BASIN AND CONVEYED NORTH IN AN UNDERGROUND PIPE TO A STORM DRAIN IN CALLE CUERVO WHICH ULTIMATELY OUTFALLS IN A LARGE POND TO THE EAST, ON THE SOUTH SIDE OF THE STREET. THE DEVELOPED RUNOFF WILL BE VERY SIMILAR TO EXISTING AND WILL THEREFORE NOT CHANGE THE DOWNSTREAM PONDING REQUIREMENTS. THE SOUTH SIDE OF THIS SUBJECT SITE WILL NOT BE CHANGED. IT IS A PAVED PARKING LOT WITH AN ONSITE POND LOCATED AT THE SW CORNER OF THE PARKING LOT. RUNOFF DEVELOPED ON THE SOUTH SIDE OF THE SITE COLLECTS AT THIS POND WHERE IT PERCOLATES INTO THE SOIL. THIS SCHEME HAS BEEN A SUCCESSFUL METHOD TO HANDLE STORM RUNOFF AND IS PROPOSED FOR THIS NEW DEVELOPMENT OF THE EXISTING OFFICE COMPLEX

#### HYDROLOGY CALCULATIONS

DESIGN ST	TION ZONI ORM: (IN)	≣ 1			1hr	6hr	24hr	4day	10day
	( )				1.87	2.20	2.66	3.12	3.67
BASIN I									
DEVELOPE			_	_					
	AREA	AREA	P6	Q	Q	V6	V24	V4DAY	V10DA
TRTMNT (	ACRE)	%	(	CFS/AC)	(CFS)	(CF)	(CF)	(CF)	(CF)
Α	0.000	0%	0.44	1.29	0.00	0	0	0	0
В	0.009	1%	0.67	2.03	0.02	22	22	22	22
С	0.000	0%	0.99	2.87	0.00	0	0	0	0
D	0.680	99%	1.97	4.37	2.97	4,863	5,998	7,134	8,491
TOTALS	0.689	100%			2.99	4,885	6,020	7,156	8,513
BASIN II									
DEVELOPE	D CONDIT	IONS							
AND .	AREA	AREA	P6	Q	Q	V6	V24	V4DAY	V10DA
TRTMNT (A	ACRE)	%	(	CFS/AC)	(CFS)	(CF)	(CF)	(CF)	(CF)
Α	0.000	0%	0.44	1.29	0.00	0	0	0	0
В	0.213	19%	0.67	2.03	0.43	518	518	518	518
Ċ	0.000	0%	0.99	2.87	0.00	0	0	0	0
D	0.929	81%	1.97	4.37	4.06	6,643	8,195	11,297	16,254
	1.142	100%			4.49	7,161	8,713	11,815	16,772
TOTALS									
TOTALS BASIN II FUTURE CO	NOITIONS	S POST 528	WIDENIN	NG					
BASIN II FUTURE CO	ONDITIONS AREA	S POST 528 AREA	WIDENIN P6		Q	V6	V24	V4DAY	V10DA`
BASIN II FUTURE CO LAND	AREA		P6	NG Q CFS/AC)	Q (CFS)	V6 (CF)	V24 (CF)	V4DAY (CF)	V10DA` (CF)
BASIN II FUTURE CO LAND TRTMNT (A	AREA ACRE)	AREA %	P6 (	Q CFS/AC)	(CFS)	(CF)	(CF)	(CF)	(CF)
BASIN II FUTURE CO _AND TRTMNT (A	AREA ACRE) 0.000	AREA % 0%	P6 (0.44	Q CFS/AC) 1.29	(CFS) 0.00	(CF) 0	(CF) 0	(CF)	(CF) 0
BASIN II FUTURE CO LAND TRTMNT (A A B	AREA ACRE) 0.000 0.094	AREA % 0% 9%	P6 (0.44 0.67	Q CFS/AC) 1.29 2.03	(CFS) 0.00 0.19	(CF) 0 229	(CF) 0 229	(CF) 0 229	(CF) 0 229
BASIN II FUTURE CO _AND TRTMNT (A	AREA ACRE) 0.000	AREA % 0%	P6 (0.44	Q CFS/AC) 1.29	(CFS) 0.00	(CF) 0	(CF) 0	(CF)	(CF) 0

### GENERAL SHEET NOTES

A CONTRACTOR SHALL VERIFY LOCATION OF EXISTING
BELOW GRADE UTILITIES IN THE WORK AREA PRIOR TO
EXCAVATION

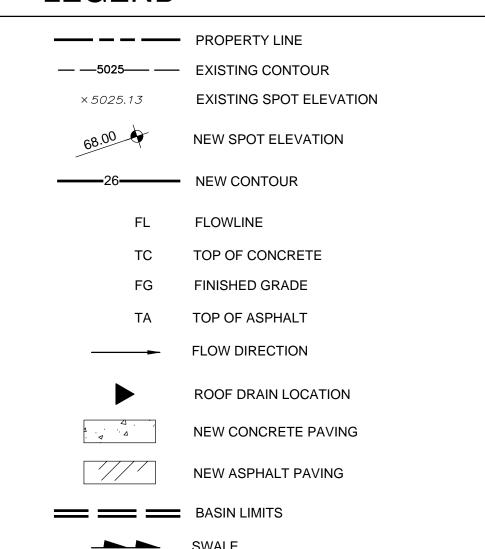
## SHEET KEYNOTES

- EXISTING ASPHALT PAVING TO REMAIN
- 2 NEW 3" ASPHALT PAVING PER DETAIL E1/CE101
- 3 EXISTING CURB TO REMAIN
- 4 EXISTING DRAINAGE OUTLET THRU ADJACENT PROPERTY TO REMAIN
- NEW 6" CONCRETE CURB PER DETAIL E2/CE101
- 6 4'-0" WIDE CURB BREAK FOR DRAINAGE
- 2'-0" WIDE CURB BREAK FOR DRAINAGE

8 NEW 4", 4000 PSI CONCRETE SIDEWALK

- 9 CONSTRUCT NEW CONCRETE SIDEWALK PER C.O.A. STANDARD DRAWING #2430
- 10 CONSTRUCT NEW CURB ACCESS RAMP PER C.O.A. STANDARD DRAWINGS #2440 AND #2441
- 11 CONSTRUCT NEW CONCRETE SIDEWALK RAMPS PER C.O.A. STANDARD DRAWING #2426

#### LEGEND



## BASIS OF ELEVATIONS

ALBUQUERQUE CONTROL SURVEY BENCHMARK "11-A14" 1 3/4" ALUMINUM DISK STAMPED "ACS BM, 11-A14" PUBLISHED ELEVATION= 5028.040 (NAVD 1988)

## BENCHMARK (BM)

PK NAIL WITH ALUMINUM DISK STAMPED "SURVTEK" ELEVATION = 5025.64 (NAVD88)

# LEGAL DESCRIPTION

TRACTS C-6A-1 AND C-6A-2 OF THE REPLAT OF TRACT C-6A OF SEVEN-BAR RANCH, AS THE SAME IS SHOWN AND DESIGNATED ON SAID REPLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 11, 1989, IN VOLUME C39, FOLIO 138.

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR

1. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING
ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN

2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT **NEW MEXICO ONE CALL, DIAL**"811" [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR

# SIGNATURE BLOCK

SIGNATURE BLOCK							
DATE	C.O.A. DRAINAGE INSPECTOR						

;

Structural Engineer
Civil Engineer
6501 Americas Parkway NE • Suite
Albuquerque • New Mexico • 87110
881 – 3008 • Facsimile 881 – 4025

DEKKER
PERICH

ARCHITECTURE / DESIGN / INSPIRATION

7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG
ARCHITECT

ENGINEER 11130

PROJECT

**S 528** HGHWAY 528 E, N.M. 87114

> 3611 NM ST. ALBUQUEF

PERMIT SET

DRAWN BY

REVIEWED BY

DATE

PROJECT NO.

DRAWING NAME

GRADING and DRAINAGE PLAN

CE101