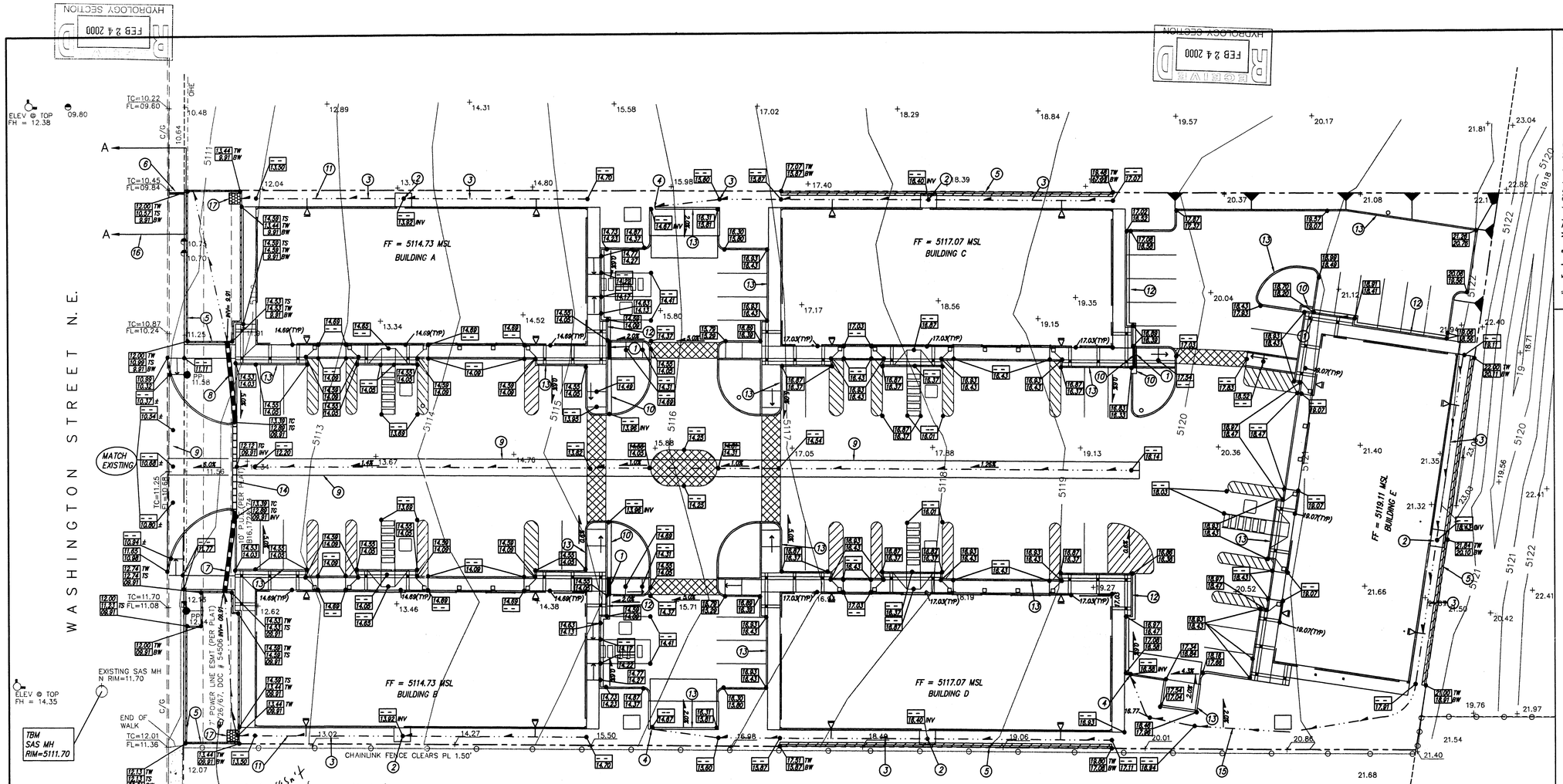

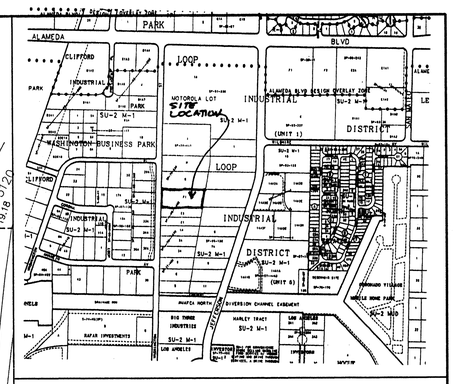

VICINITY MAP — ZONE MAP: C-17-Z

T B M (TEMPORARY BENCHMARK)

SANITARY SEWER MANHOLE ON WASHINGTON STREET NE RIM ELEV. = 5111.70

B E N C H M A R K

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

L E G A L D E S C R I P T I O N

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.

L E G E N D

- 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
- 5118 EXISTING CONTOUR
- 21.00 TW / 19.50 BW PROPOSED TOP OF WALL AND BOTTOM OF WALL SPOT ELEVATION
- 18.93 / 18.43 PROPOSED TOP OF CURB AND FLOWLINE SPOT ELEVATION
- PROPOSED ROOF DRAIN
- 1.4% FLOW DIRECTION
- 3:1 SLOPE OR LESS
- PROPOSED SWALE
- PROPOSED RETAINING WALL

NOTICE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within City right of way. An approved copy of these plans must be submitted at the time of application for this permit.
2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with "City of Albuquerque Standard Specifications for Public Works Construction" (1986 Edition).
3. Two working days prior to any excavation, Contractor must contact the Line Locating Service, 765-1234, 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 Engineer so that the conflict can be resolved with a minimum of delay.
5. Backfill compaction shall be according to residential street use.
6. Maintenance of these facilities shall be the responsibility of the Owner of the property served.
7. Contractor is responsible for obtaining excavation permit for the S.O. 19 and providing proof of acceptance by the City prior to Hydrology sign-off for Certificate of Occupancy.

DRAINAGE FACILITIES WITHIN CITY RIGHT OF WAY

Design Approval	HYDROLOGY SECTION	DATE
Inspection Approval	CONSTRUCTION SECTION	DATE
Acceptance	CONSTRUCTION/SECTION/PERMITS	DATE
Approved	STORM DRAIN MAINTENANCE	DATE

N O T E S

1. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, SHALL GOVERN ALL WORK.
2. 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.
3. 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.
4. THE SITE DOES NOT LIE WITHIN 100 YR FLOOD ZONE.
5. THERE ARE NO OFFSITE FLOWS COMING ONTO THIS SITE.

K E Y N O T E S

1. 1.5' WIDE SIDEWALK CULVERT PER COA DETAIL 2236
2. 2 - 4" SDR 35 PVC PIPES UNDER SIDEWALK @ 1% SLOPE PER DETAIL ON SHEET C3
3. SWALE @ 1% SLOPE PER DETAIL ON SHEET C3
4. 1.5' WIDE CURB OUTLET
5. RETAINING WALL DESIGN BY OTHERS.
6. 0.7' WIDE SIDEWALK CULVERT AS PER COA DETAIL 2236.
7. 18" SDR 35 PVC
8. 18" SDR 35 PVC
9. 6' ASPHALT VALLEY GUTTER PER COA DETAIL 2420
10. 1.5' CONCRETE RUNDOWN PER DETAIL ON SHEET C3
11. SWALE @ 2% SLOPE PER DETAIL ON SHEET C3
12. 6" STANDARD CURB & GUTTER PER COA DETAIL 2415
13. 6" HEADER CURB PER COA DETAIL 2415
14. 1.5' WIDE x 2.05' HIGH TRENCH DRAIN PER DETAIL, ON SHEET C3
15. SWALE @ 1.18% SLOPE PER DETAIL ON SHEET C3
16. SEE NORTHEN POND OUTLET DETAIL SECTION A-A ON SHEET C3
17. 4' x 4' x 1' DEEP 4"-8" RIP RAP

D. MARK GOODWIN NEW MEXICO 8948 REGISTERED PROFESSIONAL ENGINEER
11/2/00

20' 10' 0 20' 40'
SCALE: 1" = 20'

9134MAS\9134GD20A\02-01-00\ MJR KJS WLV

RECEIVED FEB 24 2000 HYDROLOGY SECTION

MASSEY PROJECT
GRADING & DRAINAGE PLAN

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: ALD	Drawn: MJR	Checked: DMG	Sheet C1
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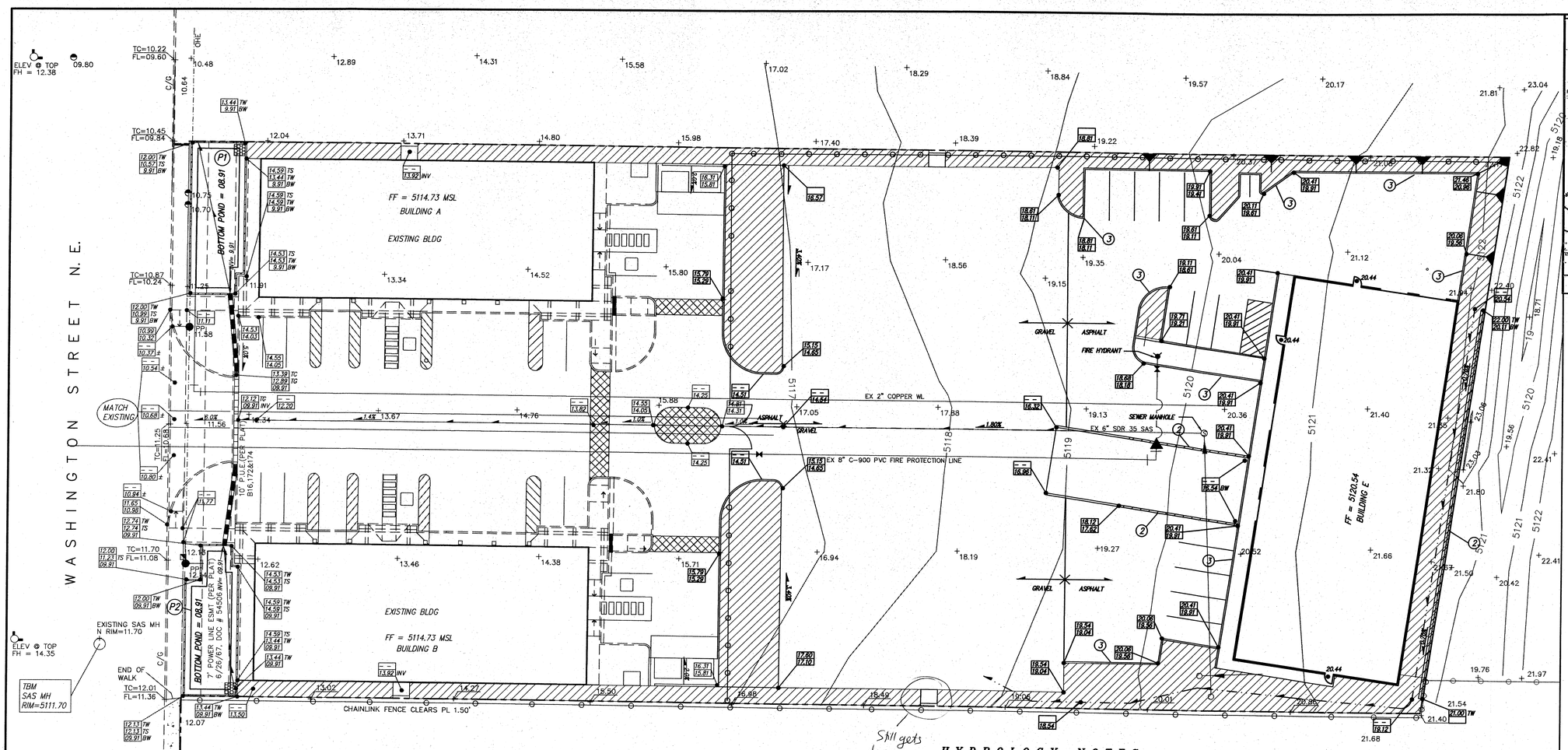

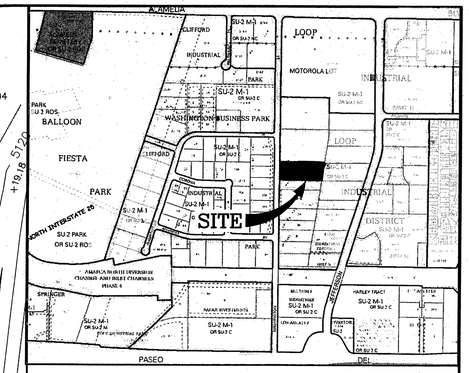

VICINITY MAP ZONE MAP: C-17-Z

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SANITARY SEWER MANHOLE ON WASHINGTON STREET NE RIM ELEV. = 5111.70

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- EXISTING POWER POLE W/OVERHEAD ELECTRIC
- EXISTING CHAINLINK FENCE
- EXISTING CURB
- 5118 — EXISTING CONTOUR
- 21.00 TW / 18.58 BW — PROPOSED TOP OF WALL AND BOTTOM OF WALL SPOT ELEVATION
- 18.83 / 18.43 — PROPOSED TOP OF CURB AND FLOWLINE SPOT ELEVATION
- PROPOSED ROOF DRAIN
- 1.4% — FLOW DIRECTION
- 3:1 SLOPE OR LESS
- PROPOSED SWALE
- PROPOSED RETAINING WALL

N O T E S

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3. 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.
4. THE SITE DOES NOT LIE WITHIN 100 YR FLOOD ZONE.
5. THERE ARE NO OFFSITE FLOWS COMING ONTO THIS SITE.

K E Y N O T E S

(2) RETAINING WALL DESIGN BY OTHERS.

(3) 6" HEADER CURB PER COA DETAIL 2415B

F I R S T F L U S H

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

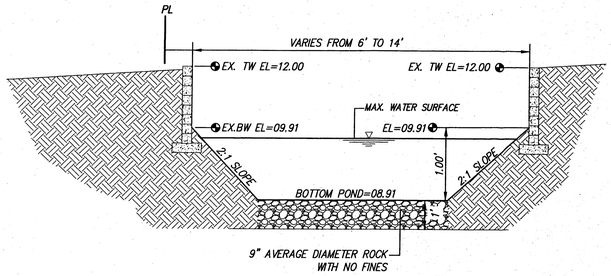
REQUIRED VOLUME = 0.34" X IMPERVIOUS AREA
= 0.34"/12 X (51,745 SF)
= 1466 CF

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

= 1640 total



POND DETAIL

N.T.S.

H Y D R O L O G Y N O T E S

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 COMLETE 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 PLAIN.

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

D. MARK GOODWIN
NEW MEXICO
8948
LICENSED PROFESSIONAL ENGINEER
9/22/16

N

20' 10' 0 20' 40'
SCALE: 1" = 20'

MASSEY - PHASE 2

GRADING & DRAINAGE AND UTILITY PLAN

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

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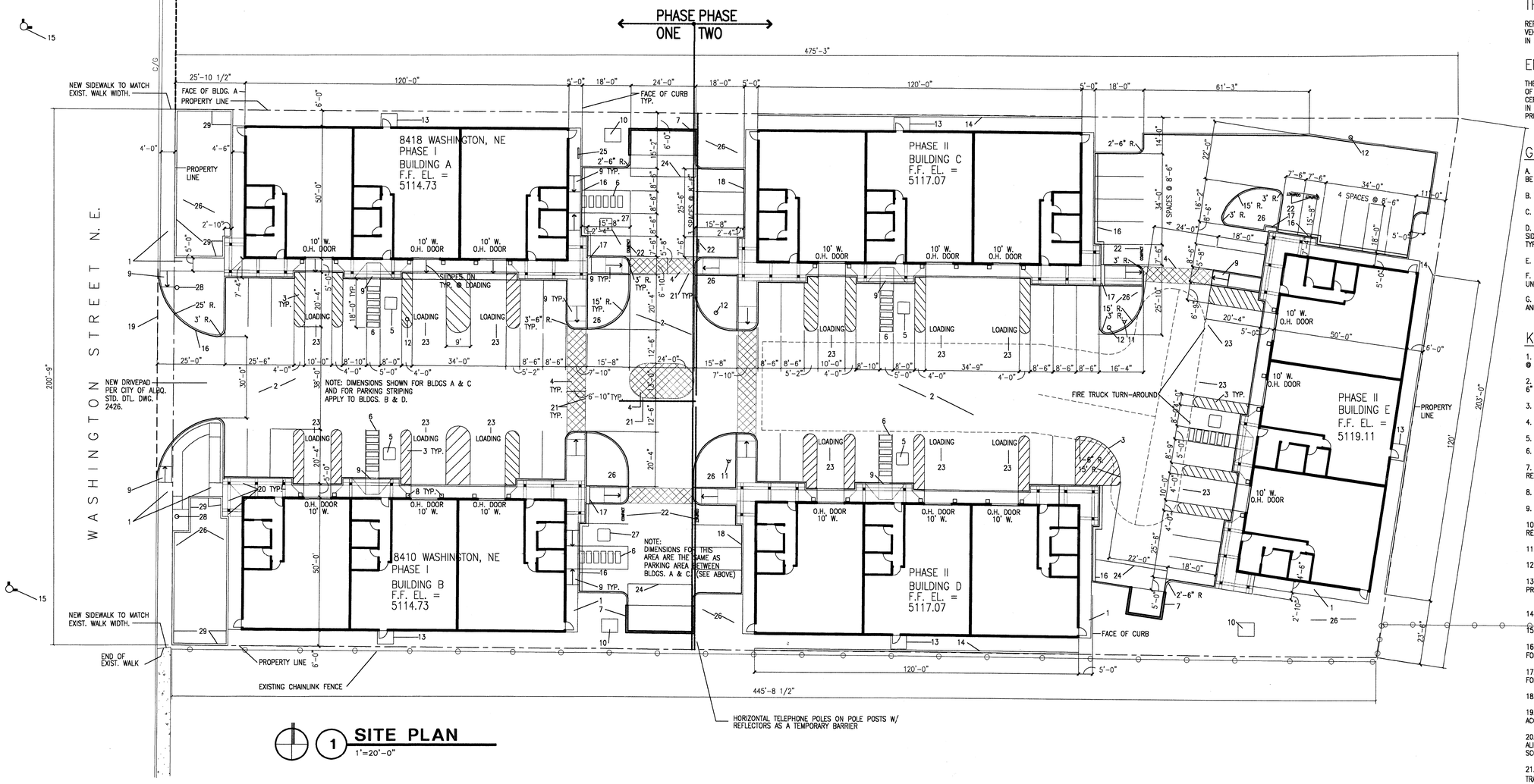

1 SITE PLAN
1"=20'-0"

STREET ADDRESS

8410 WASHINGTON STREET N.E.
ALBUQUERQUE, NEW MEXICO 87113

TRUCK SIZE

REFUSE & UPS SIZED VEHICLES WILL BE USED ON THE SITE. VEHICLES CAN PULL THROUGH THE OVERHEAD DOORS IN ORDER TO BACK-OUT OF LOADING ZONE IF REQUIRED.

ENGINEER CERTIFICATION

THE ENGINEER CERTIFICATION REQUIRED BY THE CITY OF ALBUQUERQUE HYDROLOGY SECTION IS TO INCLUDE CERTIFICATION THAT THIS SITE IS CONSTRUCTED IN ACCORDANCE WITH THE TRAFFIC CIRCULATION LAYOUT PRIOR TO CERTIFICATE OF OCCUPANCY.

GENERAL NOTES

A. BUILDINGS A & B AND ASSOCIATED SITE WORK TO BE PERFORMED UNDER THIS CONTRACT.

B. REFER TO SHEET C1 FOR SITE GRADING AND DRAINAGE.

C. REFER TO SHEET C2 FOR SITE UTILITIES.

D. PROVIDE CURBS AT ALL TRANSITIONS FROM CONCRETE SIDEWALK TO ASPHALT PAVING. REFER TO CIVIL FOR SPECIFIC TYPES AND LOCATIONS OF CURBS AND GUTTERS.

E. REFER TO L1 FOR LANDSCAPING.

F. DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS NOTED OTHERWISE.

G. THE EXISTING SITE IS UNDEVELOPED. ALL BUILDINGS AND SITEWORK ARE NEW.

KEYED NOTES

1. 4" THICK CONCRETE SIDEWALK. PROVIDE CONTROL JOINTS @ 5'-0" O.C. AND EXPANSION JOINTS @ 40'-0" O.C.

2. 3" THICK ASPHALTIC CONCRETE PAVING OVER 6" COMPACTED SUBGRADE.

3. LOADING ZONE STRIPING @ 24" O.C.

4. COLORED CONCRETE WITH SCORED JOINTS @ 24" O.C.

5. HANDICAPPED PARKING SPACE. REFER TO DETAIL 3/A02.

6. HANDICAPPED PARKING AISLE. REFER TO DETAIL 2/A02.

7. CMU & STUCCO DUMPSTER ENCLOSURE. REFER TO DETAIL 1/A02.

8. CONCRETE BOLLARD. REFER TO DETAIL 5/A02.

9. HANDICAPPED RAMP. REFER TO DETAIL 6/A02.

10. ELECTRICAL TRANSFORMER AND CONCRETE PAD. REFER TO ELECTRICAL.

11. NEW FIRE HYDRANT. REFER TO CIVIL.

12. LIGHT POLE AND CONCRETE BASE. REFER TO ELECTRICAL.

13. 4" THICK CONCRETE STOOP. 6' W. X 5' D. PROVIDE DRAIN PIPE PER CIVIL.

14. RAILROAD TIE RETAINING WALL.

15. EXISTING FIRE HYDRANT TO REMAIN.

16. NEW CONCRETE CURB AND GUTTER. FOR SPECIFIC TYPES AND LOCATIONS OF CURBS REFER TO CIVIL.

17. CULVERT WITH STEEL COVER PLATE THROUGH CONC. CURB FOR DRAINAGE. REFER TO CIVIL.

18. CONCRETE CURB. REFER TO CIVIL.

19. REMOVE EXISTING CONCRETE CURB AND GUTTER TO ACCOMMODATE NEW DRIVEPAD.

20. 12' WIDE SCORED, COLORED CONCRETE BORDER. ALIGN CENTERLINE OF BORDER WITH CENTERLINE OF COLUMNS. SCORED JOINTS AT 4" O.C.

21. PROVIDE 8" THINCKENED CONCRETE EDGE AT TRANSITION FROM CONCRETE TO ASPHALT

22. STENCIL "COMPACT" @ END OF PARKING SPACE.

23. STENCIL "LOADING NO PARKING" AT THE END OF THE LOADING ZONE.

24. 6" THICK CONCRETE APRON AT DUMPSTER. REFER TO DTL. 1/A02.

25. BICYCLE RACK. REFER TO DTL. 8/A2.

26. PLANTING AREA. REFER TO LANDSCAPE.

27. VAN ACCESSIBLE HANDICAPPED PARKING SPACE. REFER TO DETAIL 3/A02.

28. EXISTING POWER POLES TO REMAIN.

29. CONCRETE RETAINING WALL AT EDGE OF POND. PROVIDE 3'-6" HIGH GUARDRAIL WHERE ELEVATION CHANGE IS GREATER THAN 30".

RECEIVED
JUL 12 2002
HYDROLOGY SECTION

REV	DATE	BY	REVISION
△	1/11/00		TRAFFIC CIRCULATION LAYOUT REVISIONS I
△	1/20/00		TRAFFIC CIRCULATION LAYOUT REVISIONS, II
△	7/10/02		CITY REQUIREMENTS + AS BUILT ADDED FOR FINAL SIGNOFF
△			
△			

1ST ISSUE DATE 11/3/99

FILE NAME C:\DWXXX

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2B
ALBUQUERQUE, NEW MEXICO 87110
505 884-9110 fax 505 837-9877

STATE OF NEW MEXICO
GEORGE R. RAINHART
NO. 580
REGISTERED ARCHITECT

PROJECT TITLE
MASSEY PROJECT
WASHINGTON STREET NE
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: GEORGE RAINHART, AIA
JOB NO. 99045
DRAWN BY: MMM

SHEET TITLE
SITE PLAN

DATE 1/20/00
SCALE 1"=20'-0"
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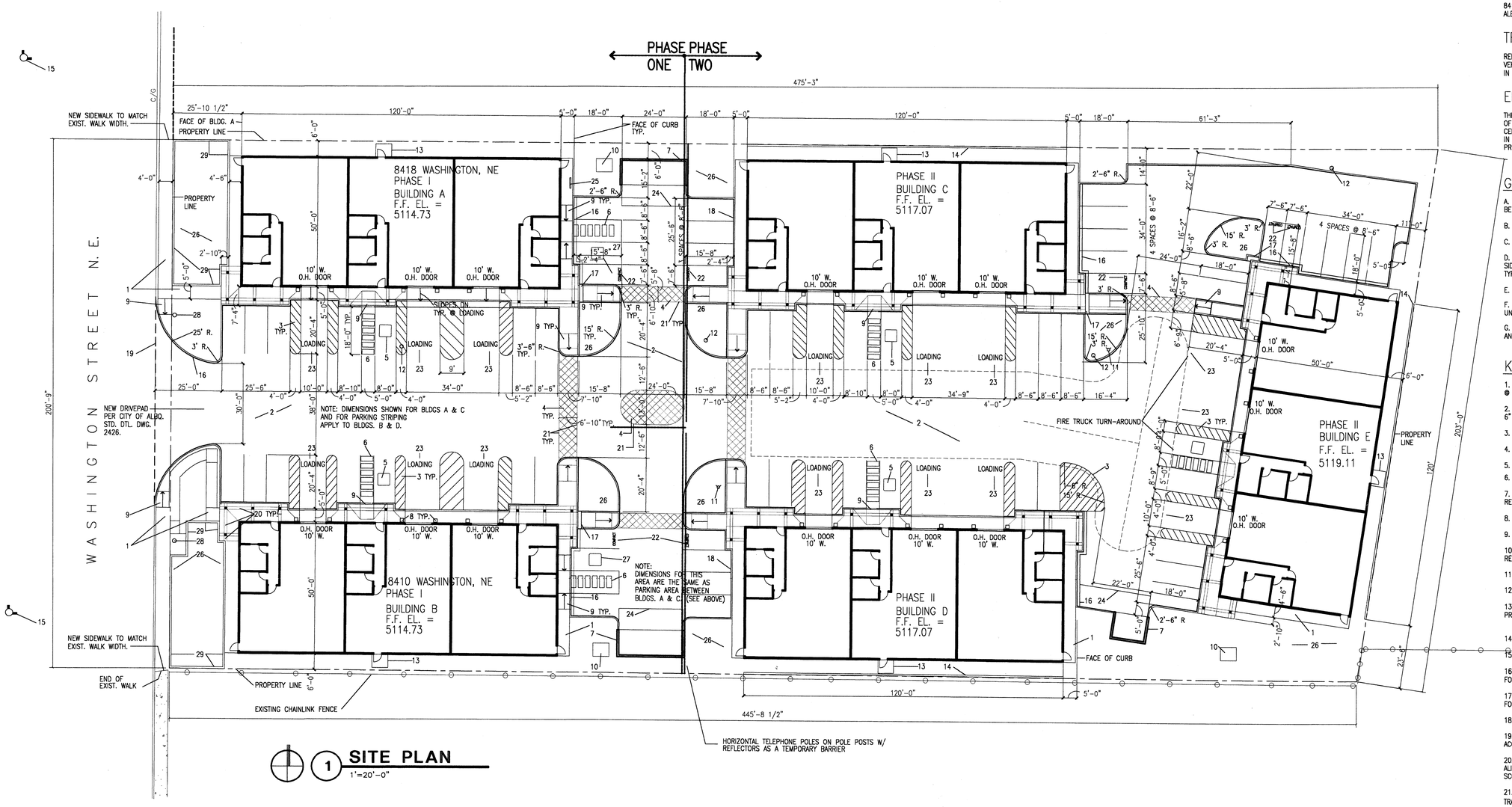
of-



1 SITE PLAN
1'=20'-0"

STREET ADDRESS

8410 WASHINGTON STREET N.E.
ALBUQUERQUE, NEW MEXICO 87113

TRUCK SIZE

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ENGINEER CERTIFICATION

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GENERAL NOTES

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B. REFER TO SHEET C1 FOR SITE GRADING AND DRAINAGE.

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7. CMU & STUCCO DUMPSTER ENCLOSURE. REFER TO DETAIL 1/A02.
8. CONCRETE BOLLARD. REFER TO DETAIL 5/A02.
9. HANDICAPPED RAMP. REFER TO DETAIL 6/A02.
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HYDROLOGY SECTION

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△	1/11/00		TRAFFIC CIRCULATION LAYOUT REVISIONS I
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△	7/10/02		CITY REQUIREMENTS + AS BUILT ADDED FOR FINAL SIGNOFF
△			
△			

1ST ISSUE DATE 11/3/99 FILE NWE C:\DWXXX

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2B
ALBUQUERQUE, NEW MEXICO 87110
505 884-9110 fax 505 837-9877

STATE OF NEW MEXICO
GEORGE R. RAINHART
NO. 580
7-10-02
REGISTERED ARCHITECT

PROJECT TITLE
MASSEY PROJECT
WASHINGTON STREET NE
ALBUQUERQUE, NEW MEXICO

DRAWN BY: MMM
JOB NO. 99046
PROJECT MANAGER GEORGE RAINHART, AIA
SHEET TITLE SITE PLAN

DATE 1/20/00
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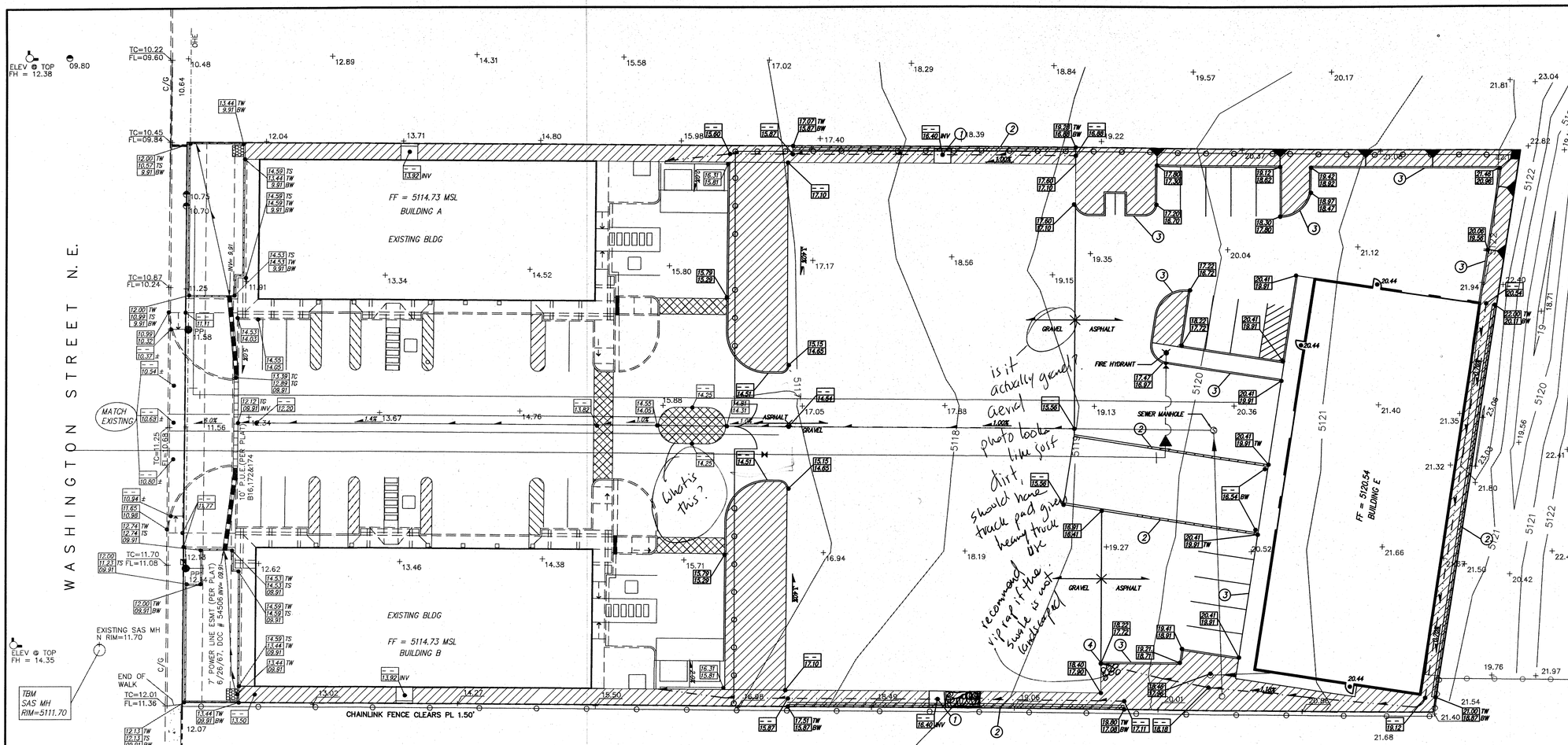
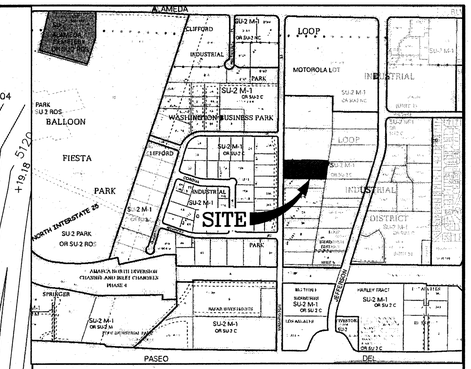




VICINITY MAP

ZONE MAP: C-17-Z

TBM (TEMPORARY BENCHMARK)

SANITARY SEWER MANHOLE ON WASHINGTON STREET NE RIM ELEV. = 5111.70

BENCHMARK

"NDC-7", AMAFCA BRASS TABLET
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
- 5118 EXISTING CONTOUR
- 21.00 TW / 19.50 BW — PROPOSED TOP OF WALL AND BOTTOM OF WALL SPOT ELEVATION
- 18.93 / 18.43 — PROPOSED TOP OF CURB AND FLOWLINE SPOT ELEVATION
- PROPOSED ROOF DRAIN
- 1.4% FLOW DIRECTION
- 3:1 SLOPE OR LESS
- PROPOSED SWALE
- PROPOSED RETAINING WALL

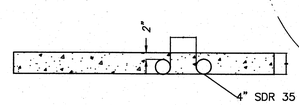
NOTES

1. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, SHALL GOVERN ALL WORK.
2. 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.
3. 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.
4. THE SITE DOES NOT LIE WITHIN 100 YR FLOOD ZONE.
5. THERE ARE NO OFFSITE FLOWS COMING ONTO THIS SITE.

KEY NOTES

1. 2 – 4" SDR 35 PVC PIPES UNDER SIDEWALK @ 1% SLOPE PER DETAIL THIS SHEET
2. RETAINING WALL DESIGN BY OTHERS.
3. 6" HEADER CURB PER COA DETAIL 2415B
4. 1.5' WIDE CURB OUTLET

Place rip rap to mitigate clogging of the sidewalk pipes.



STRUCTURE UNDER SIDEWALK SECTION

N.T.S.

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 POND WILL HAVE ENOUGH VOLUME TO RETAIN THE "FIRST FLUSH". which is how much?

THE HISTORIC RATE OF 6.05 CFS AND THE COMLETE 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 PLAIN.

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

The invert of the outfall is set at the bottom of the pond, it's not actually retaining any volume, other than a minimal amount of infiltration due to flat slopes.

D. MARK GOODWIN NEW MEXICO 8948 LICENSED PROFESSIONAL ENGINEER
10/10/16

RECEIVED OCT 13 2016 LAND DEVELOPMENT SECTION

SCALE: 1" = 20'

MASSEY - PHASE 2

GRADING & DRAINAGE PLAN

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: HLC	Drawn: HLC	Checked: DMG	Sheet C1
Scale: 1" = 20'	Date: 10-7-16	Job: A16056	

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Oce PlotWave 500 - WP02 Use This one