

LEGEND:

- T.C. = 33.52 = TOP OF CURB ELEVATION
- E. = 32.88 = CURB FINISH ELEVATION
- = EXISTING OR PROPOSED CONTOUR
- = EXISTING CONTOUR
- = PROPOSED CONTOUR (EXISTING FINISHED)
- = EXISTING FENCE
- = PROPOSED FENCE ELEVATION
- = PROPOSED LIMITS OF NEW BUILDING

GENERAL NOTES:

- 1.) NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED FOR THIS SURVEY OF THE SUBJECT PROPERTY.
- 2.) NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD WITHIN THE SUBJECT SITE OTHER THAN THOSE SHOWN ON THE PLAT OF RECORD.
- 3.) REFER TO "ARCHITECTURAL SITE PLAN" FOR FIELD LAYOUT OF THE PROPOSED IMPROVEMENTS.
- 4.) TOPOGRAPHY SURVEY OBTAINED BY "TRANSIT-STADIA" METHOD.

NOTICE TO CONTRACTOR:

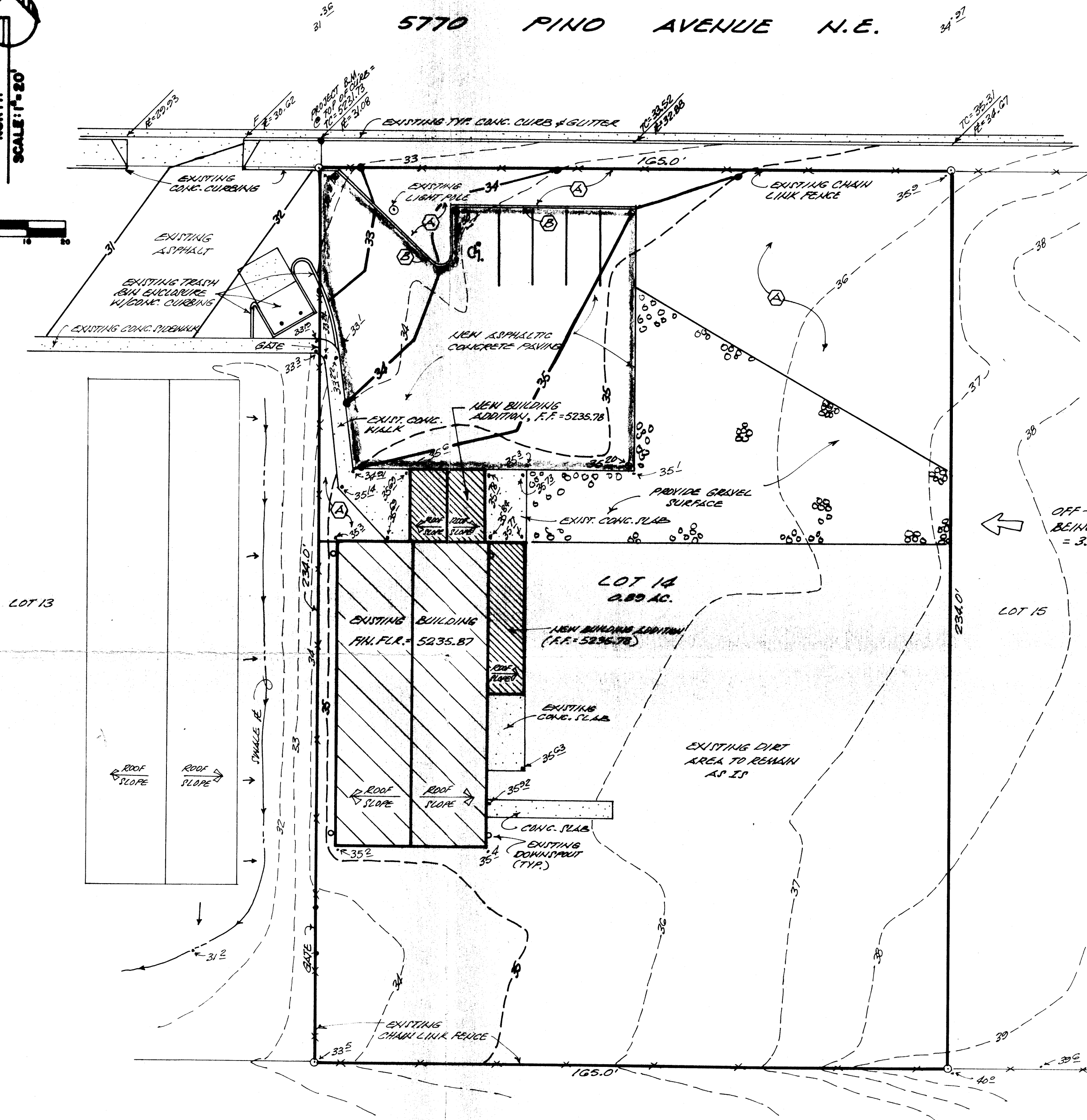
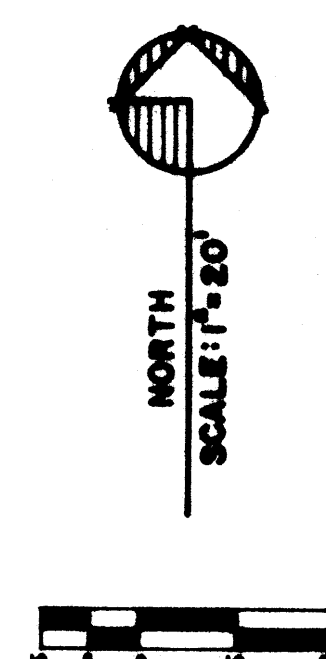
- 1.) AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- 2.) ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CONTRACT DOCUMENTS FOR CITY WIDE UTILITIES AND CASH PAYING NO. 31".
- 3.) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1234), FOR LOCATION OF EXISTING OF SURFACE AND SUBSURFACE 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 AMOUNT OF DELAY FOR THE PROJECT.

LEGAL DESCRIPTION: LOT NUMBERED FOURTEEN (14) IN BLOCK FIVE (5) OF TRACT "A", UNIT "A", NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, NEW MEXICO.

BENCH MARK REFERENCE: REFERENCE IS MADE TO ACS STATION "6-D18", M.S.L.D. DATUM OF 5197.686; PROJECT BENCH MARK AS SHOWN ON THE PLAN HEREON.

NOTE:

- A = PROPOSED LANDSCAPED AREA (PER ARCHITECT'S PLAN)
- B = PROPOSED 6" CONCRETE HEADER CURBS (OPTIONAL "PERMA-CURB", SEE DETAIL & SPEC.)



CONSTRUCTION NOTES:

- 1.) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 765-1234 FOR LOCATION OF EXISTING UTILITIES.
- 2.) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS; SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- 3.) 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.
- 4.) ALL CONSTRUCTION WITHIN CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT FOR STORM RUN-OFF DURING CONSTRUCTION; HE SHALL INSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- 1.) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTIES.
- 2.) ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREETS.
- 3.) THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT WITHIN PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

DRAINAGE COMMENTS:

THE SUBJECT SITE IS LOCATED AT 5770 PINO AVENUE N.E., IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE SITE CONTAINING 0.89 ACRES IS PRESENTLY PARTIALLY DEVELOPED; EXISTING SLOPES ARE FROM EAST TO WEST WITH AN AVERAGE SLOPE OF APPROXIMATELY 2.5 PERCENT. THE SUBJECT SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD PLAIN.

THE SUBJECT SITE; (1.) IS NOT LOCATED ADJACENT TO AN ARTIFICIAL OR MAN MADE WATER COURSE, (2.) HAS NO DRAINAGE EASEMENTS OF RECORD, (3.) DOES ACCEPT AND CONTRIBUTE OFF-SITE FLOWS FROM AND TO ADJACENT PROPERTIES, SAID FLOWS ARE ACCOUNTED FOR ON THE DRAINAGE PLAN PREPARED BY VICTOR J. CHAVEZ, (P.E. NO. 5713) DATED 06-18-87, FOR THE PINO YARD WAREHOUSE FOR GARDNER - ZEMKE WAREHOUSE LOCATED AT 5760 PINO AVENUE N.E., WHICH LIES IMMEDIATELY WEST OF AND ADJACENT TO OUR SUBJECT SITE, (4.) THE PROPOSED DEVELOPED CONDITION OF THE SUBJECT SITE WILL GENERALLY CONTINUE TO FLOW AS IN ITS PRESENT CONDITION; HOWEVER, WITH A SLIGHT INCREASE OF CFS DUE TO THE PROPOSED BUILDING ADDITION(S) AND PROPOSED PAVED PARKING AREA.

DRAINAGE CALCULATIONS: (RATIONAL METHOD, $Q_{100} = CIA$)

SITE AREA = 38,610.0 SQ. FT. = 0.89 ACRE
 RAINFALL, 100-YR. 6 HR., $R_6 = 2.2$ INCHES
 TIME OF CONCENTRATION, $T_c =$ TEN (10) MINUTES FOR A SITE THIS SIZE
 RAINFALL INTENSITY, "I" = 4.65 IN./HR. (PLATE 22.2 D-2)

EXISTING CONDITIONS:

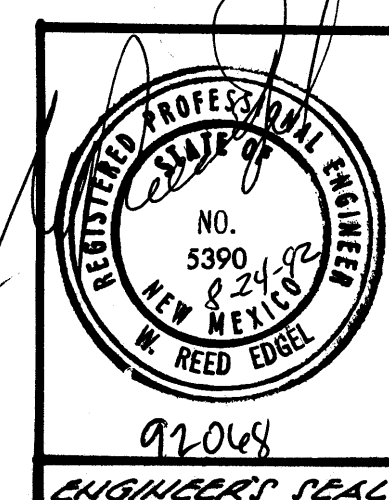
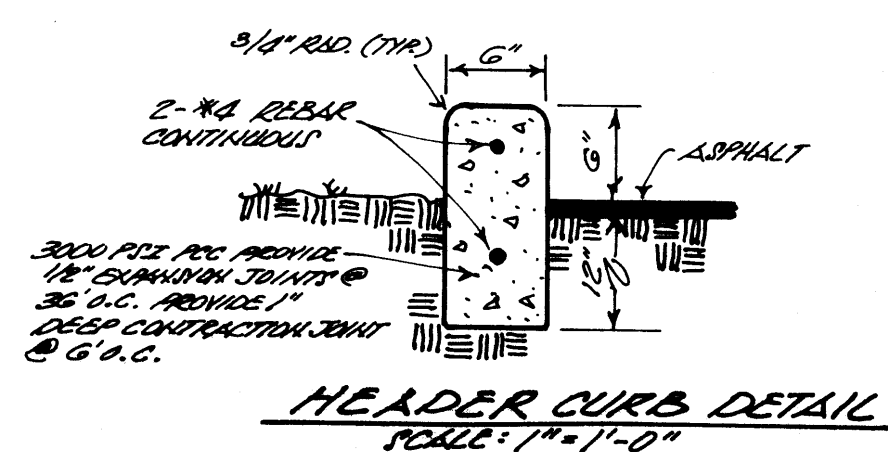
BUILDING ROOF AREA = 3,200.0 SQ. FT. = 0.07 AC. = 0.08 X (C=0.90) = 0.07
 CONC./ASPHALT AREA = 1,755.0 SQ. FT. = 0.04 AC. = 0.04 X (C=0.95) = 0.04
 UNDEVELOPED AREA = 33,655.0 SQ. FT. = 0.78 AC. = 0.88 X (C=0.40) = 0.35
 $Q_{100} = 0.46 \times 4.65 \times 0.89 = 1.90$ CFS
 "C" = 0.46

PROPOSED CONDITIONS:

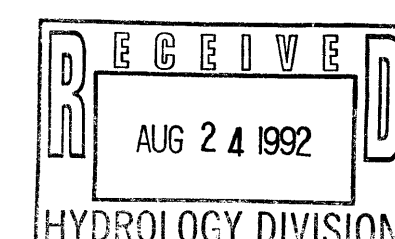
BUILDING ROOF AREA = 3,945.0 SQ. FT. = 0.09 AC. = 0.10 X (C=0.90) = 0.09
 CONC./ASPHALT AREA = 5,890.0 SQ. FT. = 0.14 AC. = 0.16 X (C=0.95) = 0.15
 LANDSCAPED AREA = 5,715.0 SQ. FT. = 0.13 AC. = 0.15 X (C=0.25) = 0.04
 GRAVELED SURFACE AREA = 4,060.0 SQ. FT. = 0.09 AC. = 0.10 X (C=0.65) = 0.07
 UNDEVELOPED AREA = 19,000.0 SQ. FT. = 0.44 AC. = 0.49 X (C=0.40) = 0.20
 $Q_{100} = 0.55 \times 4.65 \times 0.89 = 2.28$ CFS
 INCREASE = 0.38 CFS
 "C" = 0.55

TECHNICAL SPECIFICATIONS FOR "PERMA-CURBS":

CURBS SHALL BE MACHINE EXTRUDED PERMA-CURB OF THE SHAPE AND DIMENSIONS TO SUITE CLIENT REQUIREMENTS. THE CONCRETE USED FOR PERMA-CURB SHALL BE A SPECIAL NO SLUMP, DESIGN MIX ATTAINING APPROXIMATELY 3,500 LB. STRENGTH IN 28 DAYS. PERMA-CURBS SHALL BE A DENSE, UNIFORM TEXTURE. COLD JOINTS SHALL BE INSTALLED EVERY 15 LINEAL FEET. PERMA-CURBS SHALL IMMEDIATELY BE SERVED WITH SEALER TO ATTAIN THE MAXIMUM MOISTURE RETENTION. PERMA-CURBS SHALL BE BONDED TO ASPHALT AND/OR CONCRETE SURFACES WITH EPOXY RESIN OR CSS 1 BITUMENS IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS, TO ASSURE A STRONG MOISTURE PROOF BOND. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE.



DRAINAGE PLAN
 FOR PROPOSED PINO YARD WAREHOUSE FOR
 GARDNER ZEMKE
 5770 PINO AVENUE, N.E.
 ALBUQUERQUE, NEW MEXICO
 AUGUST, 1992



D18-D27

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