



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 13, 1994

Fred Arfman
Isaacson & Arfman
128 Monroe St. NE
Albuquerque, NM 87108

RE: DRAINAGE PLAN FOR BUILDING "C" OF CHERRY HILLS SHOPPING CENTER
(D19-D23) ENGINEER'S STAMP DATED 6/3/94.


Dear Mr. Arfman:

Based on the information provided on your June 3, 1994 submittal, the above referenced site is approved for Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

If I can be of further assistance, please feel free to contact me at 768-2667.

Sincerely,

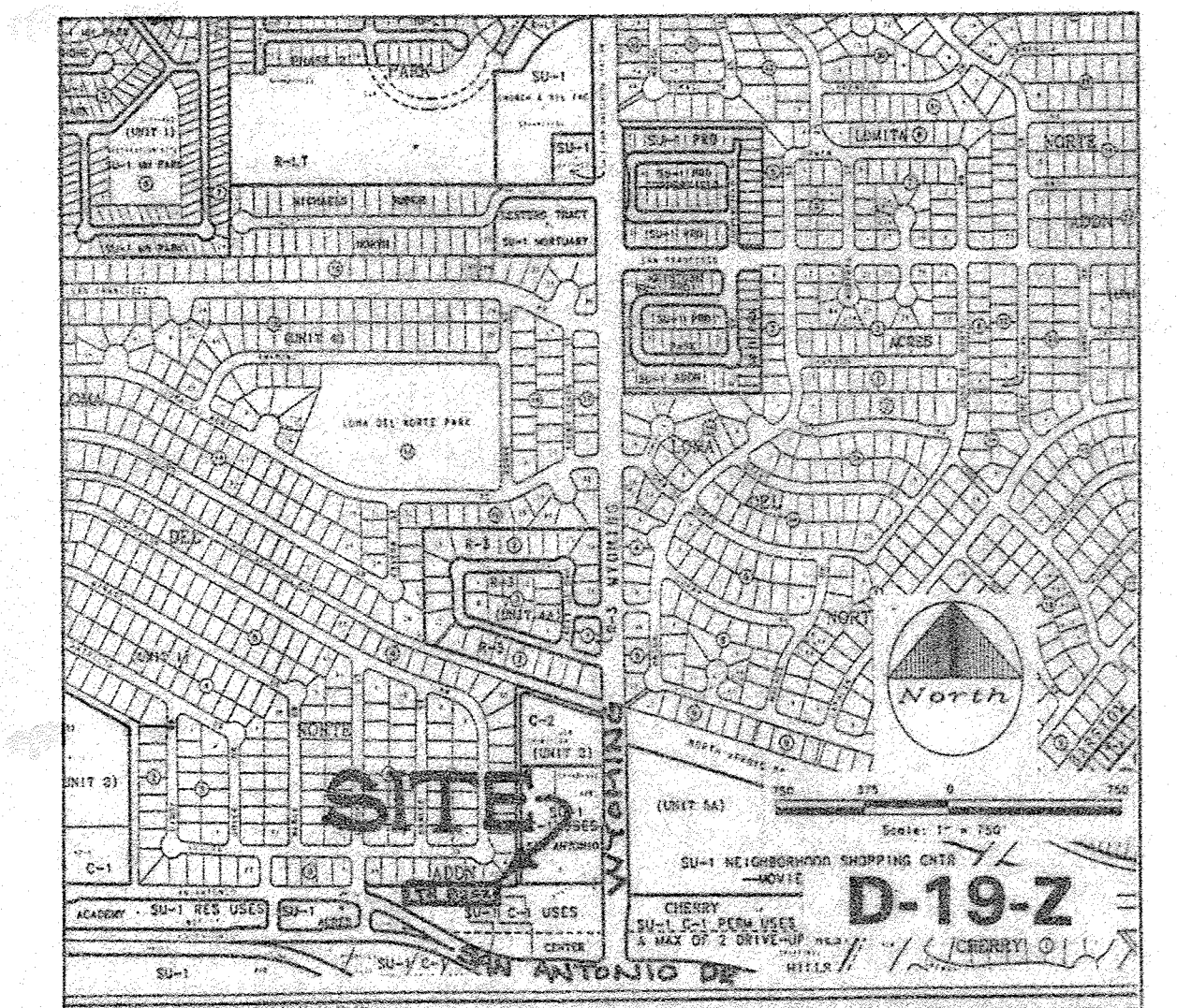
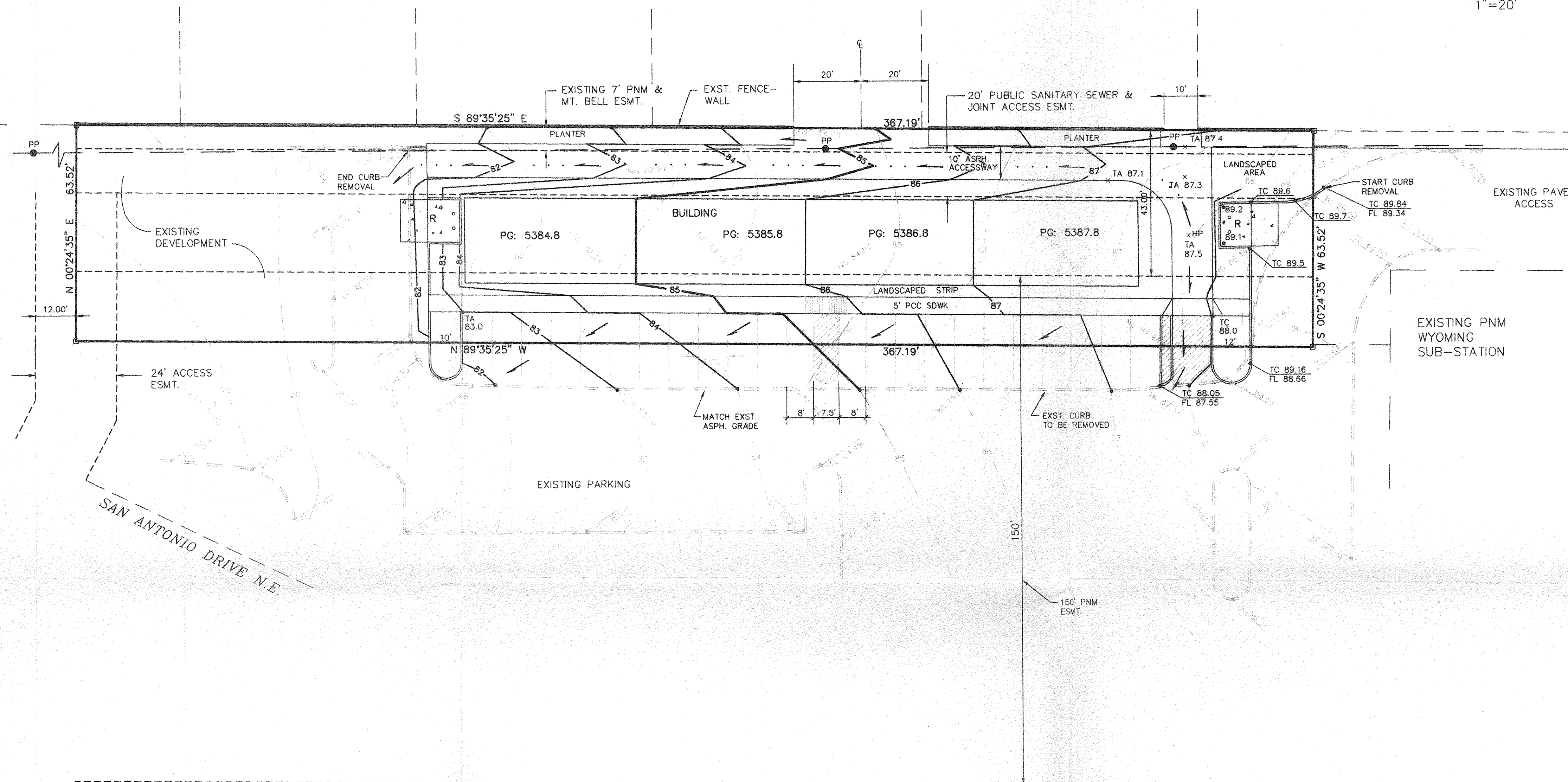

Bernie J. Montoya, CE
Engineering Associate

BJM/d1/WPHYD/8585

c: Andrew Garcia
File

GRADING & DRAINAGE PLAN

FOR
BUILDING C OF THE CHERRY HILLS SHOPPING CENTER
WYOMING BLVD. AND SAN ANTONIO DR.
ALBUQUERQUE NEW MEXICO
JUNE, 1994



VICINITY MAP

GENERAL NOTES

1. **LEGAL DESCRIPTION:** TRACT B-2-A2 OF ACADEMY ACRES, UNIT 17.
2. **ZONING:** SU-1 FOR C-1.
3. **BENCHMARK:** ACS "12-E19" LOCATED IN THE NORTHWEST QUADRANT OF WYOMING BLVD. AND SAN ANTONIO DRIVE. ELEV.: 5404.28
4. **I.B.M.:** SET NAIL IN POWER POLE LOCATED 145 FEET WEST OF TRACT'S NORTHEAST PROPERTY CORNER. ELEV.: 5386.48
5. **SITE SURVEYS:** TOPOGRAPHIC AND BOUNDARY SURVEYS PERFORMED BY SOUTHWEST SURVEY CO. ON THE 19TH DAY OF MAY, 1994.
6. **FLOOD HAZARD STATEMENT:** SITE IS NOT WITHIN AN ESTABLISHED FLOOD HAZARD AREA AS SHOWN ON FEMA PANEL NO. 350002-0010.
7. **EROSION CONTROL:** CONTRACTOR SHALL INSURE THAT SEDIMENT GENERATED FROM ONSITE CONSTRUCTION OPERATIONS REMAINS ONSITE BY MAINTAINING AN EARTHEN BERM OF SEDIMENT CONTROL MATERIAL (FENCE) ALONG THE SOUTH AND WEST PROPERTY LINES.

EXISTING CONDITIONS: THE PROPOSED BUILDING C IS ONE OF THE LAST PADS TO BE BUILT OUT WITHIN THE EXISTING SHOPPING CENTER. THE BARREN GROUND SURFACE WAS COMPACTED AS PART OF THE CENTER CONSTRUCTION. THE SITE IS BOUNDARY BY AN EXISTING WALL ALONG THE NORTH PROPERTY LINE AND A STAND UP CURB SEPARATES THE BUILDING PAD AREA FROM ADJACENT ASPHALTIC PAVEMENT AROUND THE EAST, SOUTH, AND WEST. ALL ONSITE STORM WATERS CURRENTLY SHEETFLOW TO THE WEST AND DISCHARGE ONTO THE ASPHALT PAVING AS MASTERPLANNED. SITE DOES NOT ACCEPT ANY OFFSITE FLOWS.

EXISTING HYDROLOGICAL DATA:

PRECIPITATION ZONE: 3
LAND TREATMENT: 4

$$Q100 = (0.5353 \text{ AC})(3.45 \text{ CFS/AC}) = 1.85 \text{ CFS}$$

$$V100 = (1.29 \text{ IN})(0.5353 \text{ AC})(1 \text{ FT}/12 \text{ IN})(43,560 \text{ SF/AC}) = 2,507 \text{ CF}$$

PROPOSED CONDITIONS: THE 5,000 SQ. FT. OFFICE BUILDING AND THE ACCOMPANYING PARKING (15,570 SQ. FT.) AND LANDSCAPE AREA (2,748 SQ. FT.) UTILIZES THE ENTIRE TRACT. THE SITE WILL NOT ACCEPT ANY OVERLAND STORM WATER RUNOFF. ALL ONSITE GENERATED STORM WATERS FROM THE IMPERVIOUS ROOF AND PARKING LOT AREAS ARE DIRECTED AWAY FROM THE BUILDING ONTO THE PARKING AREA TO THE SOUTH OR TO THE 15 FT. ACCESSWAY ALONG THE NORTH. THE ROOF DRAINS TO THE NORTH VIA 4-4" DIAMETER INTERIOR ROOF DRAINS WHICH DISCHARGE ONTO THE ACCESSWAY.

PROPOSED HYDROLOGICAL CHARACTERISTICS:

LAND TREATMENTS: A = 2,748 SF (12%)
D = 18,184 SF (88%)
 $Q100 = (0.063 \text{ AC})(1.87 \text{ CFS/AC}) + (0.417 \text{ AC})(5.02 \text{ CFS/AC})$
= 2.2 CFS

$$\text{WEIGHTED E} = \frac{(0.66 \text{ IN})(2,748 \text{ SF}) + (2.36 \text{ IN})(18,184 \text{ SF})}{23,318 \text{ SF}}$$

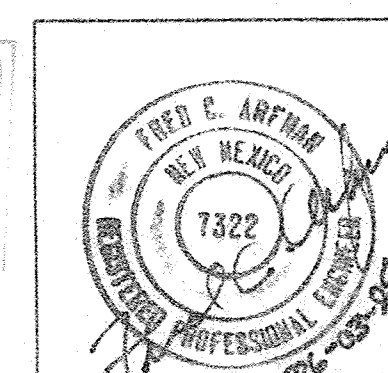
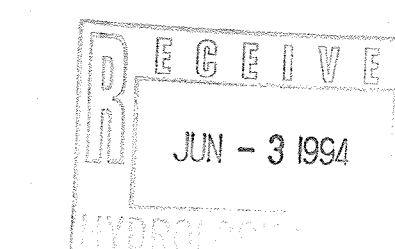
$$= 1.92 \text{ INCHES}$$

$$V100 = (1.92 \text{ IN})(23,318 \text{ SF})(1 \text{ FT}/12 \text{ IN})$$

$$= 3,731 \text{ CU. FT.}$$

LEGEND

- EXISTING CURB
- EXISTING CONTOUR
- TA 86.06 TOP OF ASPHALT
- TC 89.28 TOP OF CURB
- FLOWLINE
- NATURAL GRADE
- FLOW DIRECTIONAL ARROW
- DRAINAGE SWALE
- PROPOSED CONTOUR
- PG. PAD GRADE



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

817BASE.DWGweb

6/3/94

SHEET 1 OF 1