PUBLIC WORKS/HYDROLOGY

E17/D4IV

VICINITY MAP E-17

SCALE : 1" = 800'

PROJECT BENCHMARK

STATION IS A STANDARD B.L.M. BRASS CAP SET IN CONCRETE MONUMENT STAMPED 9C 23 24 34 35. TO REACH THE STATION FROM THE INTERCHANGE OF I-25 AND OSUNA RD. N.E., GO WEST ON OSUNA 1.0 MILES TO A DIRT ROAD. TURN RIGHT GO SOUTH 0.9 MILES TO ANOTHER DIRT ROAD. THE STATION IS LOCATED LEFT OF THIS POINT.
ELEVATION = 5110.406 FEET (M.S.L.D.)

T.B.M.

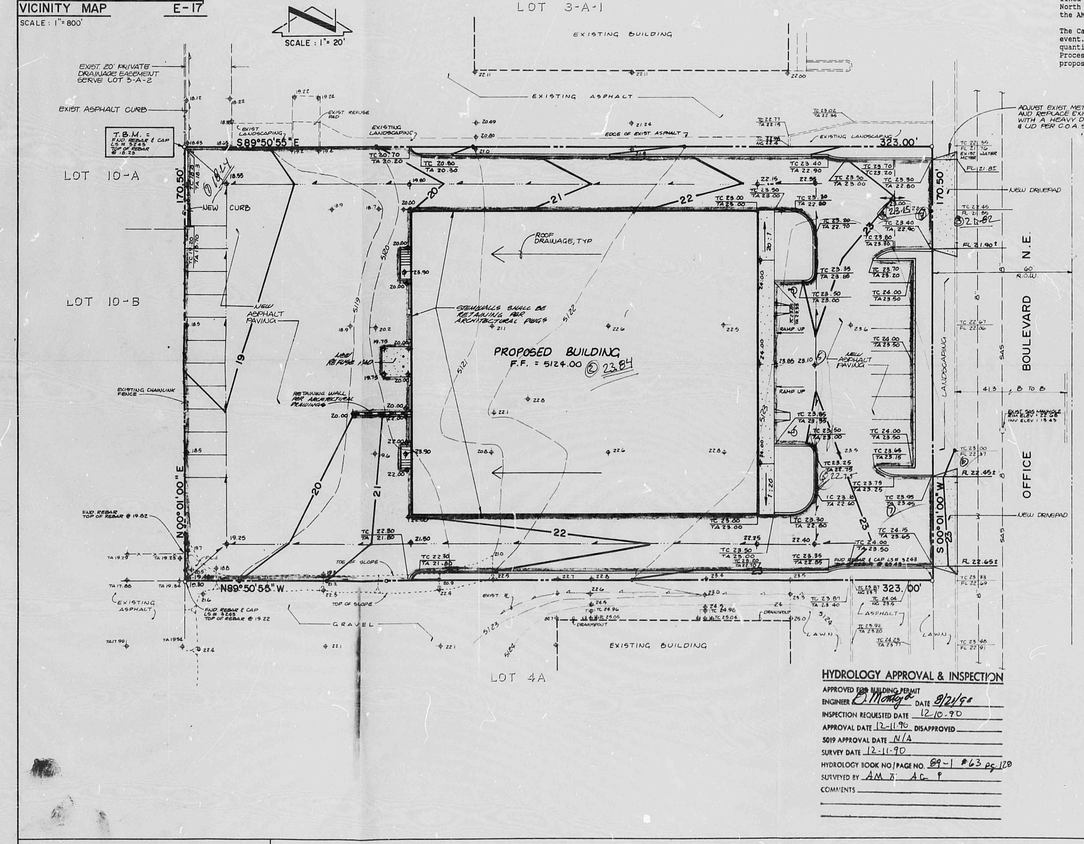
TOP OF REBAR ELEVATION (LOCATED AT THE N.W. PROPERTY CORNER AS SHOWN ON THE DRAWING BELOW).
ELEVATION = 5118.23 FEET (M.S.L.D.)

LEGAL DESCRIPTION

LOT 3-A-2 BLOCK 1, MIDWAY BUSINESS PARK

LEGEND

- EXISTING SPOT ELEVATION
- 5100 EXISTING CONTOUR
- EXISTING SIDE SLOPE
- PROPOSED SPOT ELEVATION
- 20 PROPOSED CONTOUR
- PROPOSED DIRECTION OF FLOW
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED HIGH POINT



HYDROLOGY APPROVAL & INSPECTION

APPROVED FOR BUILDING PERMIT
ENGINEER E. Montoya DATE 8/21/90
INSPECTION REQUESTED DATE 12-10-90
APPROVAL DATE 12-11-90 DISAPPROVED
5019 APPROVAL DATE N/A
SURVEY DATE 12-11-90
HYDROLOGY BOOK NO/PAGE NO. 89-1 #63 pg 120
SURVEYED BY AM & Ac
COMMENTS

Erosion Control Measures:

1. 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.
2. 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.
3. The contractor shall secure "Topsoil Disturbance Permit" prior to beginning construction.

Construction Notes:

1. Two (2) working days prior to any excavation, contractor must contact New Mexico One Call System, 260-1990, 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 amount of delay.
3. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning safety and health.
4. All construction within public right-of-way shall be performed in accordance with applicable City of Albuquerque Standards and Procedures.
5. If any utility lines, pipelines, or underground utility lines are shown on these drawings, they are shown in an approximate manner only, and such lines may exist where none are shown. If any such existing lines are shown, the location is based upon information provided by the owner of said utility, and the information may be incomplete, or may be obsolete by the time construction commences. the engineer has undertaken no field verification of the location, depth, size, or type of existing utility lines, pipelines, or underground utility lines, makes no representation pertaining thereto, and assumes no responsibility or liability therefor. The contractor shall inform itself of the location of any utility line, pipeline, or underground utility line in or near the area of the work in advance of and during excavation work. The contractor is fully responsible for any and all damage caused by its failure to locate, identify and preserve any and all existing utilities, pipelines, and underground utility lines. In planning and conducting excavation, the contractor shall comply with state statutes, municipal and local ordinances, rules and regulations, if any, pertaining to the location of these lines and facilities.
6. The design of planters and landscaped areas is not part of this plan. All planters and landscaped areas adjacent to the building(s) shall be provided with positive drainage to avoid any ponding adjacent to structures. For construction details, refer to landscaping plan.

DRAINAGE PLAN

The following items concerning the Lot 3-A-2 Midway Business Park Drainage Plan are contained hereon:

1. Vicinity Map
2. Grading Plan
3. Calculations

The proposed improvements, as shown by the Vicinity Map, are located on the west side of Office Boulevard N.E. between Midway Place N.E. and Singer Boulevard N.E. At present, the site is undeveloped with the surrounding area partially developed commercially. As shown by Plate E-17 of the Albuquerque Master Drainage Study, this site does not lie within a designated Flood Hazard Zone. Also, downstream flooding is not apparent, and therefore does not appear to be a problem. At present, runoff generated by this site flows from east to west onto Lots 10-A and 10-B. No offsite flows enter the site along the north and south property lines since the existing lots are graded in a manner which will route runoff away from the project site. No offsite flows enter the site along the west property line since the site is topographically lower. No apparent offsite flows enter the site along the east property line since the existing street routes runoff away from the project site.

The Grading Plan shows 1) existing and proposed grades indicated by spot elevations and contours at 1'0" intervals, 2) continuity between existing and proposed grades, and 3) the limit and character of the proposed improvements. As shown by this plan, the proposed improvements consist of the construction of a new office/warehouse building along with adjacent paving and landscaping. Flows generated by the proposed improvements will be routed from east to west and north onto Lot 3-A-1. From that point, runoff will flow north within a 20' private drainage easement that serves Lot 3-A-2 to an existing concrete channel located at the northwest corner of Lot 3-A-1 which discharges onto Midway Park Boulevard N.E. From that point, runoff will flow north along the east edge of Midway Park Boulevard N.E. to an existing concrete lined channel located at the north end of Midwa, Park Boulevard N.E. cul-de-sac. The channel discharges into the AMAFCA North Diversion Channel which is the outfall for this site. Based upon the fact that this site is located adjacent to the AMAFCA North Diversion Channel, the improved concrete channel, the free discharge for this site is appropriate.

The Calculations which appear hereon analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The Rational Method has been used to quantify the peak rate of discharge and the SCS Method has been used to quantify the volume of runoff. Both Methods have been used in accordance with the City of Albuquerque Development Process Manual, Volume II, and the Mayor's Emergency Rule adopted January 14, 1986. As shown by these calculations, the proposed improvements will increase the total discharge from this site by approximately 3.0 cfs.

CALCULATIONS

Ground Cover Information

From SCS Bernalillo County Soil Survey,
Plate 21: Embs - Embudo gravelly fine sandy loam
Hydrologic Soil Group: B
Existing Pervious CN = 70 (DPM Plate 22.2 C-2
Pasture or Range Land: fair condition)
Developed Pervious CN = 61 (DPM Plate 22.2 C-2

Time of Concentration/Time to Peak

$T_C = 0.0078\ L^{0.77}/S^{0.385}$ (Kirpich Equation)

$T_P = T_C = 10$ min.

Point Rainfall

$P_6 = 2.2$ in. (DPM Plate 22.2 D-1)

Rational Method

Discharge: $Q = CiA$

where C varies
$i = P_6\ (6.84)\ T_C^{-0.51} = 4.65$ in/hr
$P_6 = 2.2$ in (DPM Plate 22.2D-1)
$T_C = 10$ min (minimum)
A = area, acres

SCS Method

Volume: $V = 3630\,(DRO)\,A$

Where DRO = Direct runoff in inches
A = area, acres

Existing Condition

$A_{total} = 55{,}073$ sf $= 1.26$ Ac
$C = 0.40$ (Weighted average per Emergency Rule, 1/14/86)
$Q_{100} = CiA = (0.40)(4.65)(1.26) = 2.3$ cfs
$A_{imp} = -0-$ sf; % impervious = -0-%
Composite CN = 70 (DPM Plate 22.2 C-2)
DRO = 0.38 in (DPM Plate 22.2 C-4)
$V_{100} = 3630\ (DRO)A = 1{,}738$ cf

Developed Condition

$A_{total} = 55{,}073$ sf $= 1.26$ Ac
Roof area = 18,000 sf (0.32)
Paved area = 34,493 sf (0.63)
Landscaped area = 2,580 sf (0.05)
$C = 0.90$ (Weighted average per Emergency Rule, 1/14/86)
$Q_{100} = CiA = (0.90)(4.65)(1.26) = 5.3$ cfs
$A_{imp} = 52{,}493$ sf; % impervious = 98 %
Composite CN = 96 (DPM Plate 22.2 C-2)
DRO = 1.8 in (DPM Plate 22.2 C-4)
$V_{100} = 3630\ (DRO)A = 8{,}233$ cf

Comparison

$\Delta Q_{100} = 5.3 - 2.3 = 3.0$ cfs (increase)
$\Delta V_{100} = 8{,}233 - 1{,}738 = 6{,}495$ cf (increase)

JEFFREY S. MORTENSEN NEW MEXICO 8547 REGISTERED PROFESSIONAL ENGINEER
08-03-90

RECEIVED AUG 10 1990 HYDROLOGY DIVISION

JMA JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE ☐ NEW MEXICO 87109
ENGINEERS ☐ (505) 345-4379

GRADING AND DRAINAGE PLAN
BRUNACINI OFFICE WAREHOUSE - MIDWAY BUSINESS PARK

DESIGN BY S.C.F.	NO.	DATE	BY	REVISION
DRAWN BY S.G.H.				
APPROVED BY J.G.M.				

JOB NO. 880535
DATE 8-90
SHEET 1 OF 1

R# 25 DATE 3-15-92 OP E.S.P.

CITY OF ALBUQUERQUE

This microimage is certified to be a complete and accurate copy of the original as it appears in the files of the Public Works Department and was created in the normal course of business.

The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (MS115-1977)

DIRECTOR 11-15-92

NOTARY PUBLIC
OFFICIAL SEAL Roberta Duran NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 11-15-92

PLAN SHOT TWICE ONCE ON LIGHT ONCE ON DARK

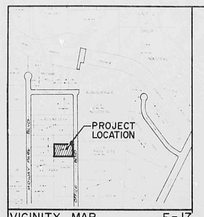
CITY OF ALBUQUERQUE THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

PLANS/PLATS ON FILE

FILE DESC: E17/D41V

PLANS/PLATS 1

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



VICINITY MAP E-17

SCALE : 1" = 800'

PROJECT BENCHMARK

STATION IS A STANDARD B.L.M. BRASS CAP SET IN CONCRETE MONUMENT STAMPED BC 1/4 S/C TO REACH THE STATION FROM THE INTERCHANGE OF I-25 AND OSUNA RD N.E. GO WEST ON OSUNA 1.0 MILES TO A DIRT ROAD TURN RIGHT GO SOUTH 0.6 MILES TO ANOTHER DIRT ROAD THE STATION IS LOCATED LEFT OF THIS POINT
ELEVATION = 5110.406 FEET (M.S.L.D)

T.B.M.

TOP OF REBAR ELEVATION LOCATED AT THE N.W. PROPERTY CORNER AS SHOWN ON THE DRAWING BELOW
ELEVATION 5118.23 FEET (M.S.L.D)

LEGAL DESCRIPTION

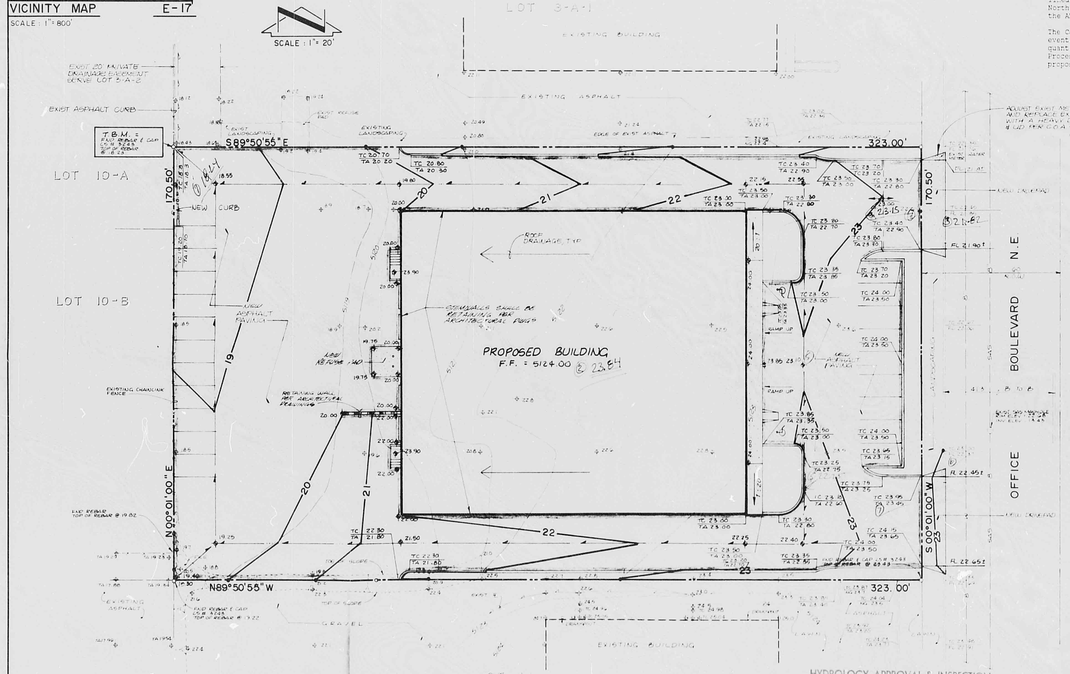
LOT 3-A-2 BLOCK 1, MIDWAY BUSINESS PARK

LEGEND

- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- EXISTING SIDE SLOPE
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED DIRECTION OF FLOW
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED HIGH POINT

Erosion Control Measures:

1. 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 t. property lines and wetting the soil to keep it from blowing.
2. 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.
3. The contractor shall secure "Topsoil Disturbance Permit" prior to beginning construction.



HYDROLOGY APPROVAL & INSPECTION

APPROVED FOR DRAINAGE ONLY
ENGINEER B. Montoya DATE 8/24/90
INSPECTION REQUESTED DATE 12-10-90
APPROVAL DATE 12-11-90 DISAPPROVED
SO19 APPROVAL DATE N/A
SURVEY DATE 12-11-90
HYDROLOGY BOOK NO/PAGE NO 69-1 #63 pg 120
SUBMITTED BY AMT AG
COMMENTS

DRAINAGE PLAN

The following items concerning the Lot 3-A-2 Midway Business Park Drainage Plan are contained hereon:

1. Vicinity Map
2. Grading Plan
3. Calculations

The proposed improvements, as shown by the Vicinity Map, are located on the west side of Office Boulevard N.E. between Midway Place N.E. and Singer Boulevard N.E. At present, the site is undeveloped with the surrounding area partially developed commercially. As shown by Plate D-11 of the Albuquerque Master Drainage Study, this site does not lie within a designated Flood Hazard Zone. Also, downstream flooding is not apparent, and therefore does not appear to be a problem. At present, runoff generated by this site flows from east to west onto Lots 10-A and 10-B. No offsite flows enter the site along the north and south property lines since the existing lots are graded in a manner which will route runoff away from the project site. No offsite flows enter the site along the west property line since the site is topographically lower. No apparent offsite flows enter the site along the east property line since the existing street routes runoff away from the project site.

The Grading Plan shows 1) existing and proposed grades indicated by spot elevations and contours at 1'" intervals, 2) continuity between existing and proposed grades, and 3) the limit and character of the proposed improvements. As shown by this plan, the proposed improvements consist of the construction of a new office/warehouse building along with adjacent paving and landscaping. Flows generated by the proposed improvements will be routed from east to west and north onto Lot 3-A-1. From that point, runoff will flow north within a 20' private drainage easement that serves Lot 3-A-2 to an existing concrete channel located at the northwest corner of Lot 3-A-1 which discharges onto Midway Park Boulevard N.E. From that point, runoff will flow north along the east edge of Midway Park Boulevard N.E. to an existing concrete lined channel located at the north end of Midway Park Boulevard N.E. cul-de-sac. The channel discharges into the AMAFCA North Diversion Channel which is the outfall for this site. Based upon the fact that this site is located adjacent to the AMAFCA North Diversion Channel, the improved concrete channel, the free discharge for this site is appropriate.

The Calculations which appear hereon analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The Rational Method has been used to quantify the peak rate of discharge and the SCS Method has been used to quantify the volume of runoff. Both Methods have been used in accordance with the City of Albuquerque Development Process Manual, Volume II, and the Mayor's Emergency Rule adopted January 14, 1986. As shown by these calculations, the proposed improvements will increase the total discharge from this site by approximately 3.0 cfs.

Construction Notes:

1. Two (2) working days prior to any excavation, contractor must contact New Mexico One Call System, 260-1990, 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 amount of delay.
3. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning safety and health.
4. All construction within public right-of-way shall be performed in accordance with applicable City of Albuquerque standards and Procedures.
5. If any utility lines, pipelines, or underground utility lines are shown on these drawings, they are shown in an approximate manner only, and such lines may exist where none are shown. If any such existing lines are shown, the location is based upon information provided by the owner of said utility, and the information may be incomplete, or may be obsolete by the time construction commences. The engineer has undertaken no field verification of the location, depth, size, or type of existing utility lines, pipelines, or underground utility lines, makes no representation pertaining thereto, and assumes no responsibility or liability therefor. The contractor shall inform itself of the location of any utility line, pipeline, or underground utility line in or near the area of the work in advance of and during excavation work. The contractor is fully responsible for any and all damage caused by its failure to locate, identify and preserve any and all existing utilities, pipelines, and underground utility lines. In planning and conducting excavation, the contractor shall comply with state statutes, municipal and local ordinances, rules and regulations, if any, pertaining to the location of these lines and facilities.
6. The design of planters and landscaped areas is not part of this plan. All planters and landscaped areas adjacent to the building(s) shall be provided with positive drainage to avoid any ponding adjacent to structures. For construction details, refer to landscaping plan.

CALCULATIONS

Ground Cover Information

From SCS Bernalillo County Soil Survey,
Plate 21; 8-B - Embudo gravelly fine sandy loam
Hydrologic Soil Group: B
Existing Pervious CN = 70 (DPM Plate 22.2 C-2
Pasture or Range land: fair condition)
Developed Pervious CN = 61 (DPM Plate 22.2 C-2

Time of Concentration, Time to Peak

$T_c = 0.0078 (D^{.77}/S^{.385})$ (Kirpich Equation)

$T_p = T_c = 10$ min.

Point Rainfall

$P_{6,100} = 2.2$ in. (DPM Plate 22.2 D-1)

Rational Method

Discharge: $Q = CIA$

Where C varies
$I = P_6 (6.84) T_c^{-0.51} = 4.65$ in/hr
$P_6 = 2.2$ in (DPM Plate 22.2D-1)
$T_c = 10$ min (minimum)
A = area, acres

SCS Method

Volume: $V = 3630(DRO)A$

Where DRO = Direct runoff in inches
A = area, acres

Existing Condition

Areal = 55,073 sf = 1.26 Ac
C = 0.40 (Weighted average per Emergency Rule, 1/14/86)
$Q_{100} = CIA = (0.40)(4.65)(1.26) = 2.3$ cfs
$A_{imp} = 0$ sf; $A_{pervious} = 55,073$ sf
Composite CN = 70 (DPM Plate 22.2 C-2)
DRO = 0.38 in (DPM Plate 22.2 C-4)
$V_{100} = 3630 (DRO)A = 1,758$ cf

Developed Condition

Areal = 55,073 sf = 1.26 Ac
Roof Area = 18,000 sf (0.32)
Paved area = 31,493 sf (0.63)
Landscaped area = 2,580 sf (0.05)
C = 0.90 (Weighted average per Emergency Rule, 1/14/86)
$Q_{100} = CIA = (0.90)(4.65)(1.26) = 5.3$ cfs
$A_{imp} = 52,493$ sf; $A_{pervious} = 98$ %
Composite CN = 96 (DPM Plate 22.2 C-2)
DRO = 1.8 in (DPM Plate 22.2 C-4)
$V_{100} = 3630 (DRO)A = 8,233$ cf

Comparison

$Q_{100} = 5.3 - 2.3 = 3.0$ cfs (increase)
$V_{100} = 8,233 - 1,758 = 6,475$ cf (increase)

JEFFERY G. MORTHAUS NEW MEXICO 8547 REGISTERED PROFESSIONAL ENGINEER
08-28-90

RECEIVED AUG 10 1990 HYDROLOGY DIVISION

PLAN SHOT TWICE ONCE ON LIGHT ONCE ON DARK

CITY OF ALBUQUERQUE
THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

R# 55 DATE 5-15-92 OP

CITY OF ALBUQUERQUE

This microimage is certified to be a complete and accurate copy of the original as it appears in the files of the **Public Works Department** and was created in the normal course of business.

The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (MS115-1977)

DIRECTOR

NOTARY PUBLIC

JMA JEFFERY G. MORTHAUS & ASSOCIATES, INC.
6010 RIDGEVIEW PARK BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS (505) 345-4250

GRADING AND DRAINAGE PLAN
BRUNACINI OFFICE WAREHOUSE - MIDWAY BUSINESS PARK

DESIGN BY	S.C.F.	No	DATE	BY	REVISION
DRAWN BY	S.G.M.				
APPROVED BY	J.G.M.				

JOB NO 880535
DATE 8-90
SHEET 1 OF 1

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

PUBLIC WORKS/HYDROLOGY

E17/D4IV

VICINITY MAP E-17

SCALE : 1" = 800'

PROJECT BENCHMARK

STATION 15 A STANDARD B.L.M. BRASS CAP SET IN CONCRETE MONUMENT STAMPED BC 1/4 S5 . TO REACH THE STATION FROM THE INTERCHANGE OF I-25 AND OSUNA RD. N.E., GO WEST ON OSUNA 1.0 MILES TO A DIRT ROAD. TURN RIGHT GO SOUTH 0.5 MILES TO ANOTHER DIRT ROAD. THE STATION IS LOCATED LEFT OF THIS POINT.
ELEVATION = 5110.406 FEET (M.S.L.D)

T.B.M.

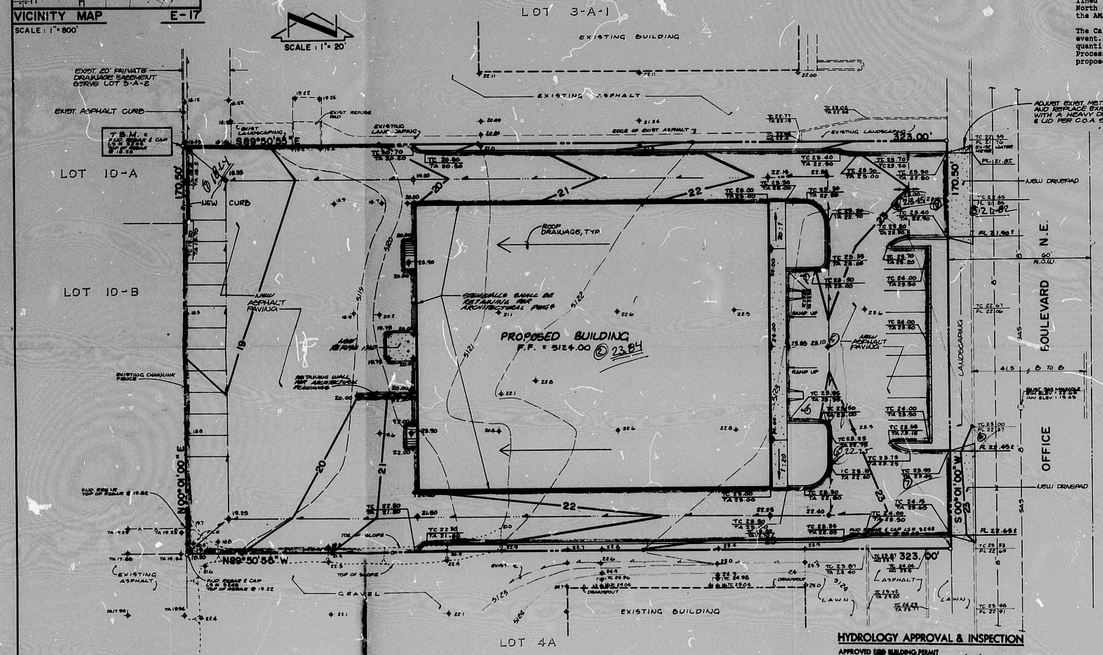
TOP OF REBAR ELEVATION LOCATED AT THE N.W. PROPERTY CORNER AS SHOWN ON THE DRAWING BELOW.
ELEVATION =5118.73 FEET (M.S.L.D)

LEGAL DESCRIPTION

LOT 3-A-2 BLOCK 1, MIDWAY BUSINESS PARK

LEGEND

- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- EXISTING SIDE SLOPE
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED DIRECTION OF FLOW
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED HIGH POINT



HYDROLOGY APPROVAL & INSPECTION

APPROVED FOR BUILDING PERMIT
ENGINEER [signature] DATE 8/24/90
INSPECTION REQUESTED DATE 12-10-90
APPROVAL DATE 12-11-90 DISAPPROVED
SDHP APPROVAL DATE N/A
SURVEY DATE 12-11-90
HYDROLOGY BOOK NO/PAGE NO. 89-1 #63 & 120
SURVEYED BY AMK & Co.
COMMENTS

Erosion Control Measures:

1. 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.
2. 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.
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DRAINAGE PLAN

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1. Vicinity Map
2. Grading Plan
3. Calculations

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CALCULATIONS

Ground Cover Information

From SCS Bernalillo County Soil Survey,
Plate 21: EmB - Embudo gravelly fine sandy loam
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Pasture or Range Land: fair condition)
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Time of Concentration/Time to Peak

$T_c = 0.0078\ L^{0.77}/S^{0.385}$ (Kirpich Equation)

$T_p = T_c = 10$ min.

Point Rainfall

$P_6 = 2.2$ in. (DPM Plate 22.2 D-1)

Rational Method

Discharge: $Q = CIA$

where C varies
$I = P_6\ (6.84)\ T_c^{-0.51} = 4.65$ in/hr
$P_6 = 2.2$ in (DPM Plate 22.2D-1)
$T_c = 10$ min (minimum)
A = area, acres

SCS Method

Volume: $V = 3630(DRO)\ A$

Where DRO = Direct runoff in inches
A = area, acres

Existing Condition

Atotal = 55,073 sf = 1.26 Ac
C = 0.40 (Weighted average per Emergency Rule, 1/14/86)
$Q_{100} = CIA = (0.40)(4.65)(1.26) = 2.3$ cfs
Aimp = -0- sf; % impervious = -0-%
Composite CN = 70 (DPM Plate 22.2 C-2)
DRO = 0.38 in (DPM Plate 22.2 C-4)
$V_{100} = 3630\ (DRO)A = 1,738$ cf

Developed Condition

Atotal = 55,073 sf = 1.26 Ac
Roof area = 18,000 sf (0.32)
Paved area = 35,493 sf (0.63)
Landscaped area = 2,580 sf (0.05)
C = 0.90 (Weighted average per Emergency Rule, 1/14/86)
$Q_{100} = CIA = (0.90)(4.65)(1.26) = 5.1$ cfs
Aimp = 52,493 sf; % impervious = 98 %
Composite CN = 96 (DPM Plate 22.2 C-2)
DRO = 1.8 in (DPM Plate 22.2 C-4)
$V_{100} = 3630\ (DRO)A = 8,233$ cf

Comparison

$\Delta Q_{100} = 5.1 - 2.3 = 3.0$ cfs (increase)
$\Delta V_{100} = 8,233 - 1,738 = 6,495$ cf (increase)

NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 8543 JEFFREY S. MORTENSEN
08-08-90

RECEIVED AUG 10 1990 HYDROLOGY DIVISION

JMA JEFF MORTENSEN & ASSOCIATES, INC.
© 6010-B MIDWAY PARK BLVD. N.E.
D ALBUQUERQUE ◇ NEW MEXICO 87109
D ENGINEERS ◇ (505) 345-4250

GRADING AND DRAINAGE PLAN
BRUNACINI OFFICE WAREHOUSE - MIDWAY BUSINESS PARK

DESIGN BY	S.C.F.
DRAWN BY	S.G.H.
APPROVED BY	J.G.M.

No.	Date	By	Revision

JOB NO. 880535
DATE 8-90
SHEET 1 OF 1

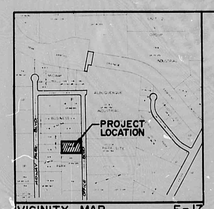
R# 25 DATE 3-15-92 OR ☑
CITY OF ALBUQUERQUE
This microimage is certified to be a complete and accurate copy of the original as it appears in the files of the Public Works Department and was created in the normal course of business.
The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (MS115-1977)
DIRECTOR 11/15/92
NOTARY PUBLIC
OFFICIAL SEAL Roberta Duran NOTARY PUBLIC STATE OF NEW MEXICO
PLAN SHOT TWICE ONCE ON LIGHT ONCE ON DARK
CITY OF ALBUQUERQUE THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

PLANS/PLATS ON FILE

FILE DESC: E17/D41V

PLANS/PLATS 1

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



VICINITY MAP E-17

SCALE : 1" = 800

PROJECT BENCHMARK

STATION IS A STANDARD B.L.M. BRASS CAP SET IN CONCRETE MONUMENT STAMPED 9C. TO REACH THE STATION FROM THE INTERCHANGE OF I-25 AND OSUNA RD. N.E., GO WEST ON OSUNA 1.0 MILES TO A DIRT ROAD. TURN RIGHT GO SOUTH 0.5 MILES TO ANOTHER DIRT ROAD. THE STATION IS LOCATED LEFT OF THIS POINT.
ELEVATION = 5110.406 FEET (M.S.L.D.)

T.B.M.

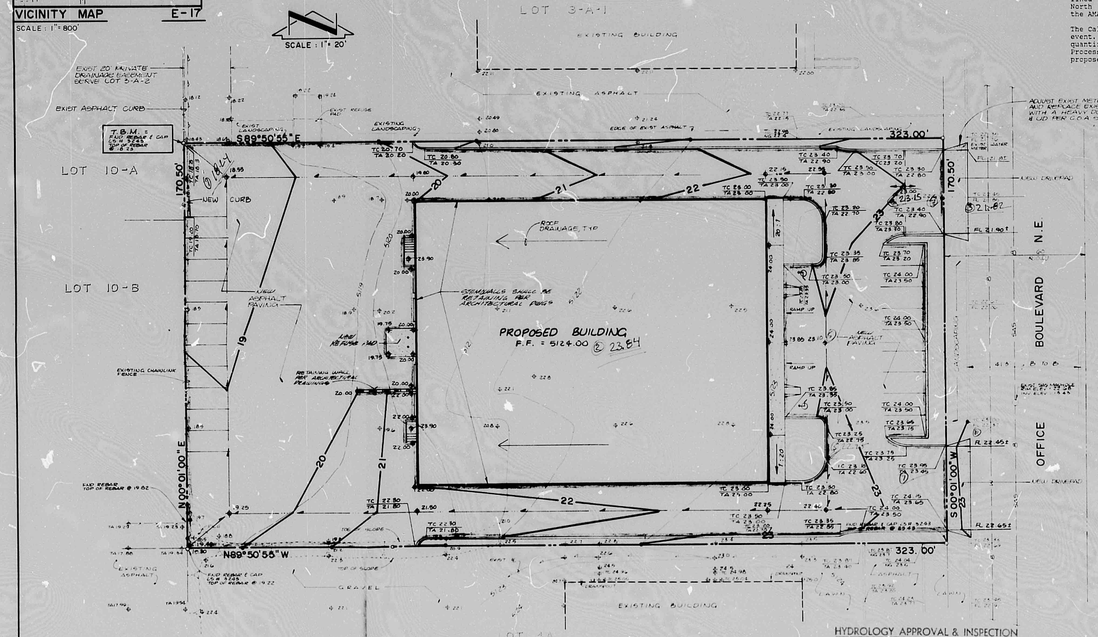
TOP OF REBAR ELEVATION LOCATED AT THE N.W. PROPERTY CORNER AS SHOWN ON THE DRAWING BELOW.
ELEVATION = 5118.23 FEET (M.S.L.D.)

LEGAL DESCRIPTION

LOT 3-A-2 BLOCK 1, MIDWAY BUSINESS PARK

LEGEND

- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- EXISTING SIDE SLOPE
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED DIRECTION OF FLOW
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED HIGH POINT



HYDROLOGY APPROVAL & INSPECTION
APPROVED FOR BUILDING PERMIT
ENGINEER B. Montoya DATE 8/24/90
INSPECTION REQUESTED DATE 12-10-90
APPROVAL DATE 12-11-90 DISAPPROVED
SO19 APPROVAL DATE N/A
SURVEY DATE 12-11-90
HYDROLOGY BOOK NO. PAGE NO. 89-1 #63 pg 128
SECTION # AM X AC
COMMENTS

Erosion Control Measures:

1. 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.
2. 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.
3. The contractor shall secure "Topsoil Disturbance Permit" prior to beginning construction.

Construction Notes:

1. Two (2) working days prior to any excavation, contractor must contact New Mexico One Call System, 260-1990, 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 amount of delay.
3. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning safety and health.
4. All construction within public right-of-way shall be performed in accordance with applicable City of Albuquerque standards and Procedures.
5. If any utility lines, pipelines, or underground utility lines are shown on these drawings, they are shown in an approximate manner only, and such lines may exist where none are shown. If any such existing lines are shown, the location is based upon information provided by the owner of said utility, and the information may be incomplete, or may be obsolete by the time construction commences. The engineer has undertaken no field verification of the location, depth, size, or type of existing utility lines, pipelines, or underground utility lines, makes no representation pertaining thereto, and assumes no responsibility or liability therefor. The contractor shall inform itself of the location of any utility line, pipeline, or underground utility line in or near the area of the work in advance of and during excavation work. The contractor is fully responsible for any and all damage caused by its failure to locate, identify and preserve any and all existing utilities, pipelines, and underground utility lines. In planning and conducting excavation, the contractor shall comply with state statutes, municipal and local ordinances, rules and regulations, if any, pertaining to the location of these lines and facilities.
6. The design of planters and landscaped areas is not part of this plan. All planters and landscaped areas adjacent to the building(s) shall be provided with positive drainage to avoid any ponding adjacent to structures. For construction details, refer to landscaping plan.

DRAINAGE PLAN

The following items concerning the Lot 3-A-2 Midway Business Park Drainage Plan are contained hereon:

1. Vicinity Map
2. Grading Plan
3. Calculations

The proposed improvements, as shown by the Vicinity Map, are located on the west side of Office Boulevard N.E. between Midway Place N.E. and Singer Boulevard N.E. At present, the site is undeveloped with the surrounding area partially developed commercially. As shown by Plate E-17 of the Albuquerque Master Drainage Study, this site does not lie within a designated Flood Hazard Zone. Also, downstream flooding is not apparent, and therefore does not appear to be a problem. At present, runoff generated by this site flows from east to west onto Lots 10-A and 10-B. No offsite flows enter the site along the north and south property lines since the existing lots are graded in a manner which will route runoff away from the project site. No offsite flows enter the site along the west property line since the site is topographically lower. No apparent offsite flows enter the site along the east property line since the existing street routes runoff away from the project site.

The Grading Plan shows 1) existing and proposed grades indicated by spot elevations and contours at 1'0" intervals, 2) continuity between existing and proposed grades, and 3) the limit and character of the proposed improvements. As shown by this plan, the proposed improvements consist of the construction of a new office/warehouse building along with adjacent paving and landscaping. Flows generated by the proposed improvements will be routed from east to west and north onto Lot 3-A-1. From that point, runoff will flow north within a 20' private drainage easement that serves Lot 3-A-2 to an existing concrete channel located at the northwest corner of Lot 3-A-1 which discharges onto Midway Park Boulevard N.E. From that point, runoff will flow north along the east edge of Midway Park Boulevard N.E. to an existing concrete lined channel located at the north end of Midway Park Boulevard N.E. cul-de-sac. The channel discharges into the AMAFCA North Diversion Channel which is the outfall for this site. Based upon the fact that this site is located adjacent to the AMAFCA North Diversion Channel, the improved concrete channel, the free discharge for this site is appropriate.

The Calculations which appear hereon analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The Rational Method has been used to quantify the peak rate of discharge and the SCS Method has been used to quantify the volume of runoff. Both Methods have been used in accordance with the City of Albuquerque Development Process Manual, Volume 2, and the Mayor's Emergency Rule adopted January 14, 1986. As shown by these calculations, the proposed improvements will increase the total discharge from this site by approximately 3.0 cfs.

CALCULATIONS

Ground Cover Information

From SCS Bernalillo County Soil Survey,
Plate 21: BnB - Embudo gravelly fine sandy loam
Hydrologic Soil Group: B
Existing Pervious CN = 70 (DPM Plate 22.2 C-2
Pasture or Range land: fair condition)
Developed Pervious CN = 61 (DPM Plate 22.2 C-2

Time of Concentration/Time to Peak =

$T_c = 0.0076\ L^{0.77} S^{-0.385}$ (Kirpich Equation)

$T_p = T_c = 10$ min.

Point Rainfall

$P_6 = 2.2$ in. (DPM Plate 22.2 D-1)

Rational Method

Discharge: Q = CIA

where C varies
$i = P_6\ (6.84)\ T_c^{-0.51} = 4.65$ in/hr
$P_6 = 2.2$ in (DPM Plate 22.2D-1)
$T_c = 10$ min (minimum)
A = area, acres

SCS Method

Volume: V = 3630(DRO) A

where DRO = Direct runoff in inches
A = area, acres

Existing Condition

Atotal = 55,073 sf = 1.26 Ac
C = 0.40 (Weighted average per Emergency Rule, 1/14/86)
Qion = CIA = (0.40)(4.65)(1.26) = 2.3 cfs
Aimp = -0- sf; % impervious = -0-%
Composite CN = 70 (DPM Plate 22.2 C-2)
DRO = 0.38 in (DPM Plate 22.2 C-4)
Vion = 3630 (DRO)A = 1,738 cf

Developed Condition

Atotal = 55,073 sf = 1.26 Ac
Roof area = 18,000 sf (0.41)
Paved area = 14,493 sf (0.33)
Landscaped area = 2,580 sf (0.05)
C = 0.90 (Weighted average per Emergency Rule, 1/14/86)
Qion = CIA = (0.90)(4.65)(1.26) = 5.1 cfs
Aimp = 32,493 sf; % impervious = 58 %
Composite CN = 86 (DPM Plate 22.2 C-2)
DRO = 1.8 in (DPM Plate 22.2 C-4)
Vion = 3630 (DRO)A = 8,233 cf

Comparison

$\Delta Q_{ion} = 5.1 - 2.3 = 3.0$ cfs (Increase)
$\Delta V_{ion} = 8,233 - 1,738 = 6,495$ cf (Increase)

JEFFREY G. MORTENSEN NEW MEXICO 8547 REGISTERED PROFESSIONAL ENGINEER
08-03-90

RECEIVED AUG 10 1990 HYDROLOGY DIVISION

JMA JEFF MORTENSEN & ASSOCIATES, INC.
□ 6010 MIDLAND PARK BOULEVARD
□ ALBUQUERQUE □ NEW MEXICO 87109
□ ENGINEERS □ (505) 345-4250

GRADING AND DRAINAGE PLAN
BRUNACINI OFFICE WAREHOUSE - MIDWAY BUSINESS PARK

DESIGN BY S.G.F.	No.	DATE	By	Revision	JOB NO 880535
DRAWN BY S.G.H.					DATE 8-90
APPROVED BY J.G.M.					SHEET 1 OF 1

PLAN SHOT TWICE
ONCE ON LIGHT
ONCE ON DARK

CITY OF ALBUQUERQUE
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R# 25 DATE 3-15-92 OR E.P.

CITY OF ALBUQUERQUE

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The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (MS115-1977)

DIRECTOR

NOTARY PUBLIC
My Commission Expires
8/6/92 /jmd

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CITY OF ALBUQUERQUE C D F

PUBLIC WORKS/HYDROLOGY

E17/D4IV

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E17/D41V

25×10

0000 0000 1988

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 24, 1990

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
6010-B Midway Park Boulevard, NE
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR LOT 3-A-2 MIDWAY BUSINESS PARK
(E-17/D41V) ENGINEER'S STAMP DATED AUGUST 8, 1990

Dear Mr. Mortensen:

Based on the information provided on your submittal of August 10, 1990, the above referenced plan is approved for Building Permit.

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

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya
for Fred J. Aguirre, P.E.
Hydrologist

BJM:FJA/bsj
(WP+1110)

25×10

0000 0000 1484

880535

DR('AGE INFORMATION SHEET

PROJECT TITLE: BRUNACINI OFFICE/WAREHOUSE - MIDWAY BUSINESS PARK ZONE ATLAS/DRNG. FILE #: E17/D41V

DRB #: 88-293 EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: LOT 3-A-2, MIDWAY BUSINESS PARK

CITY ADDRESS: 5901 OFFICE BLVD NE

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC. CONTACT: JEFF MORTENSEN

ADDRESS: 6010-B MIDWAY PARK BLVD NE PHONE: 345-4250

OWNER: GEORGE BRUNACINI CONTACT: GEORGE BRUNACINI

ADDRESS: PO BOX 6992 87197 PHONE: 263-0777

ARCHITECT: CLAUDIO VIGIL CONTACT: CLAUDIO VIGIL

ADDRESS: 825 PENNSYLVANIA NE PHONE: 265-3000

SURVEYOR: JEFF MORTENSEN & ASSOC CONTACT: JEFF MORTENSEN

ADDRESS: 6010-B MIDWAY PARK BLVD NE PHONE: 345-4250

CONTRACTOR: GEORGE BRUNACINI CONSTR. CONTACT: GEORGE BRUNACINI

ADDRESS: PO BOX 6992 87197 PHONE: 263-0777

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT
X DRAINAGE PLAN
___ CONCEPTUAL GRADING & DRAINAGE PLAN
X GRADING PLAN
___ EROSION CONTROL PLAN
___ ENGINEER'S CERTIFICATION
___ OTHER

PRE-DESIGN MEETING:

___ YES
X NO
___ COPY PROVIDED

RECEIVED
AUG 10 1990
HYDROLOGY DIVISION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ S. DEV. PLAN FOR SUB'D. APPROVAL
___ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
___ SECTOR PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ FOUNDATION PERMIT APPROVAL
X BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ GRADING PERMIT APPROVAL
___ PAVING PERMIT APPROVAL
___ S.A.D. DRAINAGE REPORT
___ DRAINAGE REQUIREMENTS
___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 08-10-90

BY: JEFF MORTENSEN

25×10

0000 0000 1990

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

October 23, 1989

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: REVISED CONCEPTUAL DRAINAGE PLAN FOR LOT 3-A-2
MIDWAY BUSINESS PARK (E-17/D41V) REVISION DATEDED 10/04/89

Dear Mr. Mortensen:

Based on the information provided on your resubmittal of October 5, 1989, the above referenced plan is approved for Site Development.

Be advised that a separate submittal is required for review prior to release of the Building Permit.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+1110)

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

25×10

0000 0000 1991

830535

DRAINAGE INFORMATION SHEET

PROJECT TITLE: LOT 3-A-2 MIDWAY BUSINESS PARK ZONE ATLAS/DRAINAGE FILE # E17/D41V

LEGAL DESCRIPTION: LOT 3-A-2, BLK 1, MIDWAY BUSINESS PARC

CITY ADDRESS:

ENGINEERING FIRM: JEFF MORTENSEN + ASSOC. CONTACT: LEONARD P. UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

OWNER: GEORGE BRUNACCINI CONTACT: ARCHITECT

ADDRESS: PHONE:

ARCHITECT: CLAUDIO VIGIL ARCHITECTS CONTACT: JIM ROGERS

ADDRESS: 825 PENNSYLVANIA N.E. PHONE: 265-2000

SURVEYOR: JEFF MORTENSEN + ASSOC. CONTACT: LEONARD P. UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

CONTRACTOR: CONTACT: ARCHITECT

ADDRESS: PHONE:

PRE-DESIGN MEETING:

___ YES

✓ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED OCT 05 1989 HYDROLOGY SECTION

DRB NO.

EPC NO.

PROJECT NO.

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

✓ CONCEPTUAL GRADING & DRAIN PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

✓ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: 10-04-89

BY: [signature]

25 × 10

0000 0000 1942

FILE COPY

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

ALBUQUERQUE NEW MEXICO 1706

KEN SCHULTZ
MAYOR

May 31, 1989

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: CONCEPTUAL DRAINAGE PLAN FOR LOT 3-A-2 MIDWAY BUSINESS PARK
(E-17/D41V) ENGINEER'S STAMP DATED MAY 8, 1989

Dear Mr. Mortensen:

Based on the information provided on your submittal of May 9, 1989, the above referenced plan is approved for Site Development.

Please be advised that a separate submittal is required for review prior to Building Permit approval.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+1110)

25×10

0000 0000 1993

DRAINAGE INFORMATION SHEET

PROJECT TITLE: LOT 3-A-2 MIDWAY BUSINESS PARK ZONE ATLAS/DRAINAGE FILE # E-17 / 41

LEGAL DESCRIPTION: LOT 3-A-2, BLK 1 MIDWAY BUSINESS PARK

CITY ADDRESS: NOT KNOWN

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC. CONTACT: LEONARD PUTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

OWNER: GEORGE BRUNACINI CONTACT: ARCHITECT

ADDRESS: PHONE:

ARCHITECT: CLAUDIO VIGIL ARCHITECTS CONTACT: CLAUDIO VIGIL

ADDRESS: 825 PENNSYLVANIA N.E PHONE: 265-3000

SURVEYOR: JEFF MORTENSEN & ASSOC. CONTACT: LEONARD PUTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED MAY 09 1989 HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

✓ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO.

EPC NO.

PROJECT NO.

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

✓ CONCEPTUAL GRADING & DRAIN PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

✓ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: 05-09-89

BY: [signature]

REV. 10/85

25×10

0000 0000 1994

PLANS/PLATS ON FILE

FILE DESC: E17/D41V

PLANS/PLATS 1

25×10

0000 0000 1995

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