

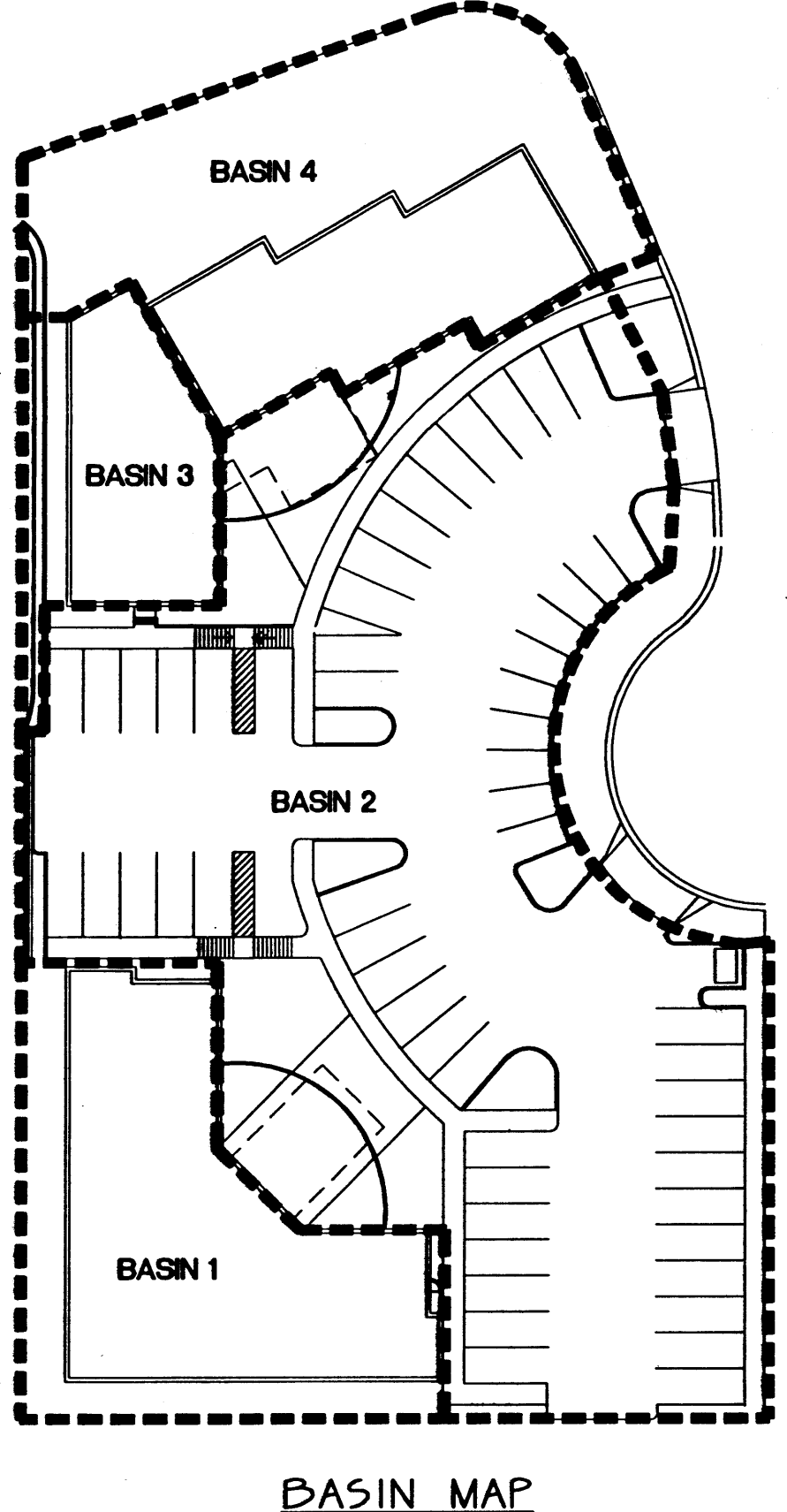
AREAS OF MODIFICATION BETWEEN APPROVED DRAINAGE GRADING PLAN AND ACTUAL AS-BUILT

- 1. F.F. elevations / site plan elevations differ from approved plan. General drainage paths / calculations still apply - acceptable.
- 2. Concrete drainage swale extended to southwest corner - Acceptable. Facilitates drainage from south.
- 3. Grades this area are terraced using railroad retaining walls - Acceptable. Does not affect drainage.
- 4. Site plan feature not shown on original plan. Acceptable. Does not affect drainage.
- 5. Railroad retaining wall constructed along west property line to accommodate grade difference. Channel transition detail not constructed per plan. Acceptable. Does not affect drainage.

I, Christopher L. Weiss, P.E. hereby certify that the as-built information shown is in substantial compliance with the approved drainage / grading plan.  
Christopher L. Weiss, P.E. (N.M.P.E. #6653) Date 7.14.97  
As-Built Survey provided by Forstbauer Surveying Co.

LEGEND

- SIDEWALK, CURB AND GUTTER EXISTING, PROPOSED
- PROPOSED PAVED DRIVE
- BUILDING EXISTING, PROPOSED
- PROPERTY LINE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- SURFACE FLOW DIRECTION EXISTING, PROPOSED
- LANDSCAPED AREA
- TOP OF GRADE WALL (1' - 10' HIGH)
- TOP OF RETAINING WALL (1' - 10' HIGH)
- TOP OF ASPHALT
- TOP OF CURB
- FLOW LINE
- FINISHED FLOOR
- RIGHT OF WAY
- PROPERTY LINE
- POWER POLE
- ENTRY / EXIT LOCATION
- AS BUILT ELEVATION



The proposed improvements include two buildings for a total of 11,804 SF (footprint) area, along with all the necessary site improvements associated with vehicle access, parking and landscaping.

The overall commercial subdivision is a vacant tract, located on the south side of Osuna Rd. NE. This lot encompasses the west side of the subdivision and is bordered on the east by a proposed private roadway which will serve as access to the site.

A master drainage plan has been prepared for the subdivision by Avid Engineering. The approved method of handling the storm discharge will be to drain flows to either the private drive or to discharge directly onto Osuna Rd. There are no stormwater along Osuna Rd, so any side lot discharge will drain over the existing curb.

The intent of this plan is to show:

- Grading relationships between the existing ground elevations and proposed finished elevations in order to facilitate positive drainage to designated discharge points.
- The extent of proposed site improvements, including buildings, walks and pavement.
- The flow relationships of rainfall runoff across or around these improvements and methods of handling these flows to meet City of Albuquerque requirements for drainage management.
- The relationship of on-site improvements with existing neighboring property to insure an orderly transition between proposed and surrounding grades.

LEGAL: Lot 3A1-A of the replot of Lot 3-A, Block A, Unit 2, Interstate Industrial Tract, Albuquerque, New Mexico.

SURVEYOR: Avid Engineering, Inc.

B.M.: NMHSC Brass Tablet, stamped "11-16-1989", set on top of a concrete post, North end of I-25 Bridge crossing Osuna Rd. Elev. = 5192.70 (M.S.L.D.)

T.B.M.: Top of curb at NE curb return of Alley (see plan for "TBM") - elevation = 5101.24 (M.S.L.D.)

FLOOD HAZARD: Per FEMA Boundary Map #16, the site is not located in a flood zone.

OFF-SITE DRAINAGE: According to the master drainage plan, all flows will drain to adjacent streets, so once the private drive is completed, this site will be located from street flows from adjoining lots.

EROSION CONTROL: The contractor is responsible for retaining on-site all sediment generated during construction by means of temporary earth berms or chain link fences at the low points on the west and north property lines.

Calculations are based on the Drainage Design Criteria for City of Albuquerque, Section 22.2, 22.3, 22.4, and 22.5, dated Jan. 1992.

AREA OF SITE: 88043 SF = 1.11 Ac.

HISTORIC FLOWS:		DEVELOPED FLOWS:		EXCESS PRECIPITATION:	
On-Site Historic Land Condition	On-Site Developed Land Condition	Area	Area	Area	Area
Area a = 0 SF	Area a = 0 SF	0 SF	0 SF	0 SF	0 SF
Area b = 88043 SF	Area b = 88043 SF	88043 SF	88043 SF	88043 SF	88043 SF
Area c = 0 SF	Area c = 0 SF	0 SF	0 SF	0 SF	0 SF
Area d = 0 SF	Area d = 0 SF	0 SF	0 SF	0 SF	0 SF
Total Area = 88043 SF	Total Area = 88043 SF	88043 SF	88043 SF	88043 SF	88043 SF

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E =  $E_a \times A_a + E_b \times A_b + E_c \times A_c + E_d \times A_d$

Historic E = 0.78 in. Developed E = 1.86 in.

On-Site Volume of Runoff: V360 =  $E \times A / 12$

Historic V360 = 1123 CF Developed V360 = 7433 CF

On-Site Peak Discharge Rate:  $Q_p = Q_p a + Q_p b + Q_p c + Q_p d / 43,860$

For Precipitation Zone 2

Qpa = 1.56 Qpb = 3.14 Qpc = 0.78 Qpd = 0.78

Qpb = 2.28 Qpc = 0.78 Qpd = 0.78

Historic Qp = 2.5 CFS Developed Qp = 4.7 CFS

Overall site drains to Osuna Rd, undeveloped and developed conditions.

AREA OF SITE: 7420 SF = 0.17 Ac.

HISTORIC FLOWS:		DEVELOPED FLOWS:		EXCESS PRECIPITATION:	
On-Site Historic Land Condition	On-Site Developed Land Condition	Area	Area	Area	Area
Area a = 0 SF	Area a = 0 SF	0 SF	0 SF	0 SF	0 SF
Area b = 7420 SF	Area b = 7420 SF	7420 SF	7420 SF	7420 SF	7420 SF
Area c = 0 SF	Area c = 0 SF	0 SF	0 SF	0 SF	0 SF
Area d = 0 SF	Area d = 0 SF	0 SF	0 SF	0 SF	0 SF
Total Area = 7420 SF	Total Area = 7420 SF	7420 SF	7420 SF	7420 SF	7420 SF

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Historic E = 0.78 in. Developed E = 1.76 in.

On-Site Volume of Runoff: V360 =  $E \times A / 12$

Historic V360 = 482 CF Developed V360 = 1088 CF

On-Site Peak Discharge Rate:  $Q_p = Q_p a + Q_p b + Q_p c + Q_p d / 43,860$

Historic Qp = 0.4 CFS Developed Qp = 0.7 CFS

Basin 1 comprises the south building roof area and adjacent rear area. Flows are routed north to a graded swale to the triangular conc. channel, which transitions into a rectangular channel section north of the parking area. Capacity of the "Y" channel, based on Mannings, slope of 1%, n = 0.015, size shown in section depth = 0.5' for Q = 0.7 cfs.

AREA OF SITE: 88,880 SF = 1.06 Ac.

HISTORIC FLOWS:		DEVELOPED FLOWS:		EXCESS PRECIPITATION:	
On-Site Historic Land Condition	On-Site Developed Land Condition	Area	Area	Area	Area
Area a = 0 SF	Area a = 0 SF	0 SF	0 SF	0 SF	0 SF
Area b = 88880 SF	Area b = 88880 SF	88880 SF	88880 SF	88880 SF	88880 SF
Area c = 0 SF	Area c = 0 SF	0 SF	0 SF	0 SF	0 SF
Area d = 0 SF	Area d = 0 SF	0 SF	0 SF	0 SF	0 SF
Total Area = 88880 SF	Total Area = 88880 SF	88880 SF	88880 SF	88880 SF	88880 SF

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Historic E = 0.78 in. Developed E = 2.00 in.

On-Site Volume of Runoff: V360 =  $E \times A / 12$

Historic V360 = 1855 CF Developed V360 = 4786 CF

On-Site Peak Discharge Rate:  $Q_p = Q_p a + Q_p b + Q_p c + Q_p d / 43,860$

Historic Qp = 1.5 CFS Developed Qp = 2.9 CFS

Basin 2 comprises the total parking area and front landscaped area of each building. Flows are routed west in a opening in the curb to the rectangular channel, which empties to the north onto an existing alley entrance to Osuna Rd. Capacity of the rectangular channel, based on Mannings, slope of 2%, n = 0.015, size shown in section, depth = 0.3' for a total Q = 3.6 cfs for Basins 1 & 2.

AREA OF SITE: 8120 SF = 0.07 Ac.

HISTORIC FLOWS:		DEVELOPED FLOWS:		EXCESS PRECIPITATION:	
On-Site Historic Land Condition	On-Site Developed Land Condition	Area	Area	Area	Area
Area a = 0 SF	Area a = 0 SF	0 SF	0 SF	0 SF	0 SF
Area b = 8120 SF	Area b = 8120 SF	8120 SF	8120 SF	8120 SF	8120 SF
Area c = 0 SF	Area c = 0 SF	0 SF	0 SF	0 SF	0 SF
Area d = 0 SF	Area d = 0 SF	0 SF	0 SF	0 SF	0 SF
Total Area = 8120 SF	Total Area = 8120 SF	8120 SF	8120 SF	8120 SF	8120 SF

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Historic E = 0.78 in. Developed E = 1.82 in.

On-Site Volume of Runoff: V360 =  $E \times A / 12$

Historic V360 = 303 CF Developed V360 = 474 CF

On-Site Peak Discharge Rate:  $Q_p = Q_p a + Q_p b + Q_p c + Q_p d / 43,860$

Historic Qp = 0.2 CFS Developed Qp = 0.3 CFS

Basin 3 comprises the roof area of the northwest building. Flows are routed west to the rectangular channel. Capacity is based on Mannings, slope of 2.2%, n = 0.015, size shown in section, depth = 0.3' for a total Q = 3.9 cfs for Basins 1, 2 & 3.

AREA OF SITE: 8915 SF = 0.2 Ac.

HISTORIC FLOWS:		DEVELOPED FLOWS:		EXCESS PRECIPITATION:	
On-Site Historic Land Condition	On-Site Developed Land Condition	Area	Area	Area	Area
Area a = 0 SF	Area a = 0 SF	0 SF	0 SF	0 SF	0 SF
Area b = 8915 SF	Area b = 8915 SF	8915 SF	8915 SF	8915 SF	8915 SF
Area c = 0 SF	Area c = 0 SF	0 SF	0 SF	0 SF	0 SF
Area d = 0 SF	Area d = 0 SF	0 SF	0 SF	0 SF	0 SF
Total Area = 8915 SF	Total Area = 8915 SF	8915 SF	8915 SF	8915 SF	8915 SF

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Historic E = 0.78 in. Developed E = 1.49 in.

On-Site Volume of Runoff: V360 =  $E \times A / 12$

Historic V360 = 578 CF Developed V360 = 1106 CF

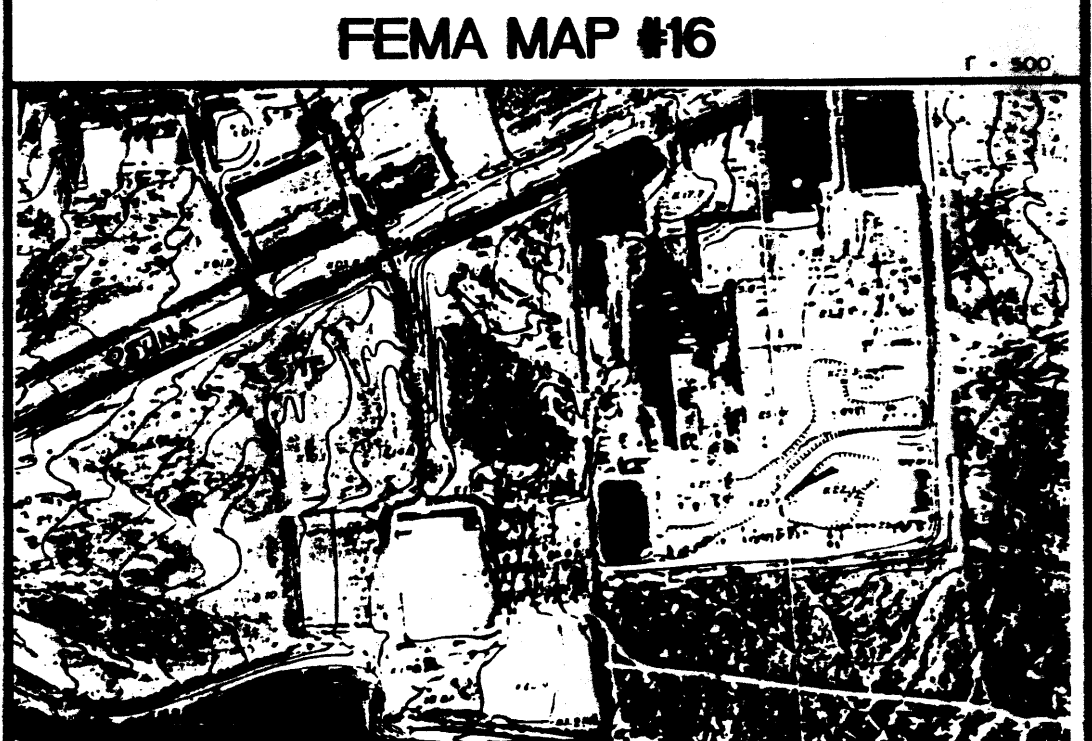
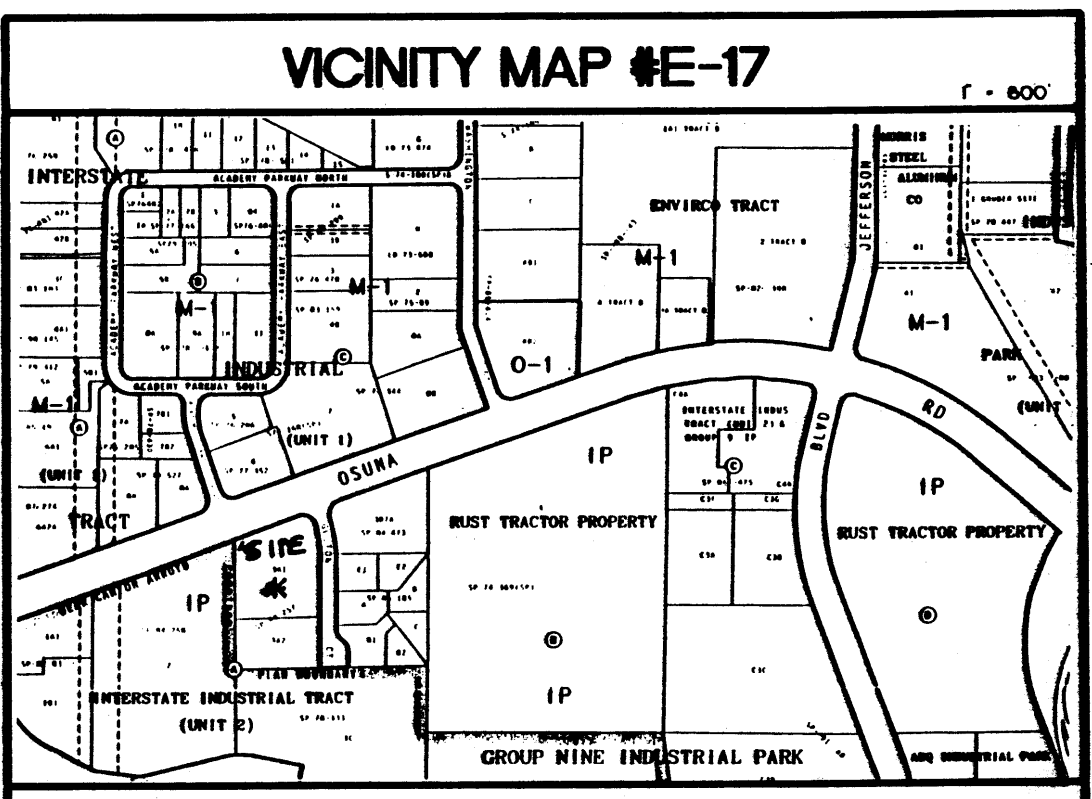
On-Site Peak Discharge Rate:  $Q_p = Q_p a + Q_p b + Q_p c + Q_p d / 43,860$

Historic Qp = 0.5 CFS Developed Qp = 0.7 CFS

Basin 4 comprises the remaining roof area of the north building. Flows are routed north to Osuna Rd across the landscaped area.

KEYNOTES:

- 1. CONCRETE DRIVE PAD. PROVIDE SMOOTH RIDING TRANSITION.
- 2. CONSTRUCT 100' LF CONCRETE CURB AND GUTTER BLOKE - 0.50' TO CARRY FLOWS.
- 3. CONSTRUCT 1' WIDE CONCRETE U-SHAPED CHANNEL BETWEEN WALK AND PARKING ISLAND TO CARRY FLOWS SOUTH.
- 4. CONSTRUCT 15' WIDE X 6' DEEP CONCRETE V DRAINAGE SWALE THIS AREA. SEE DETAIL THIS SHEET.
- 5. TRANSITION TO A 2' WIDE X 6' DEEP RECTANGULAR CONCRETE DRAINAGE CHANNEL THIS AREA. SEE DETAIL THIS SHEET.
- 6. PROVIDE A 2' WIDE OPENING IN CURB FOR DRAINAGE.
- 7. CONSTRUCT RETAINING WALL WHERE GRADE EXCEEDS 0.5' (TYP BOTH SIDES).
- 8. EXTENDED STEM WALL THIS AREA.
- 9. CUT EXISTING CURB AS REQUIRED FOR CHANNEL OUTLET.
- 10. CONSTRUCT GRADED DRAINAGE SWALE AT ELEVATIONS SHOWN.
- 11. EXISTING 2' HIGH CONCRETE RETAINING WALL.
- 12. STREET AND CUL-DE-SAC DESIGNED / TO BE CONSTRUCTED BY OTHERS AS PART OF THE DEVELOPMENT OF THE INTERSTATE INDUSTRIAL TRACT. FINISH GRADES SHOWN ARE FOR INFORMATION ONLY.
- 13. PROVIDE EROSION PROTECTION AT ROOF DRAIN OUTLETS (TYPICAL).
- 14. FLOW ARROW INDICATES GENERAL LOCATION OF ROOF FLOW OUTLETS. SEE ARCHITECTURAL FOR EXACT LOCATIONS.
- 15. CONSTRUCT 2' WIDE X 6' DEEP RECTANGULAR CONCRETE DRAINAGE CHANNEL THIS AREA. SEE DETAIL THIS SHEET.



NOTICE TO CONTRACTOR

1. ALL EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING EXCAVATION. WITHIN 24 HOURS OF THE DATE OF APPROVAL FOR THE EXCAVATION PERMIT, THE CONTRACTOR SHALL SUBMIT TO THE CITY OF ALBUQUERQUE A COPY OF THE EXCAVATION PERMIT APPLICATION FOR REVIEW.
2. ALL WORK DETAIL ON THESE PLANS TO BE PERFORMED EXCEPT AS NOTED, WITHIN THE SPECIFICATIONS OF THE CITY OF ALBUQUERQUE, NEW MEXICO, AND THE ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. THE WORKMAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE EXISTING UTILITIES, AND THE LOCATION OF ALL EXISTING UTILITIES, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE LOCATION OF EXISTING UTILITIES.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO COLLECTOR 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 EXCAVATION OF EXISTING UTILITIES.
8. PRIOR TO ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE CITY OF ALBUQUERQUE.

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

DESIGN APPROVAL: \_\_\_\_\_

INSPECTION APPROVAL: \_\_\_\_\_

ACCEPTANCE: \_\_\_\_\_

Weller Architects P.C.

401 Alvarado Dr. SE, Suite D  
Albuquerque, New Mexico 87108  
Tel (505)255-8270 Fax (505)255-8830

OSUNA OFFICE COMPLEX  
Albuquerque, NM

Scale: 1" = 20' Drawn By: D.D. Checked By: C.W. Job Number: \_\_\_\_\_ Date: 5.11.1990

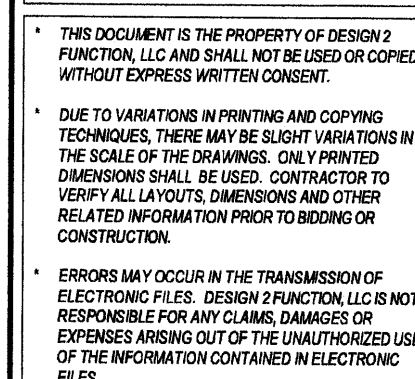
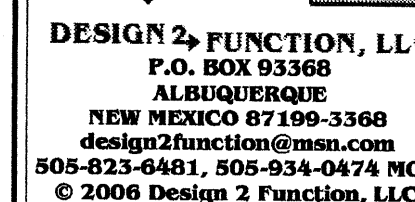
DRAINAGE AND GRADING PLAN

C11  
SH 3 OF 22

C.L. WEISS ENGINEERING, INC.

POST OFFICE BOX 97 SANDIA PARK, NM 87047 - (505) 281-8000  
100 ALVARADO DR. NE ALBUQUERQUE, NM 87110 - (505) 266-3444





**DRAWING ISSUE DATES:**  
11/3/06 PERMIT SET  
11/16/06 DRB-SBP SUBMITTAL  
12/8/06 PLANNING-REVISIONS

**SHEET TITLE:**  
**SITE PLAN FOR**  
**BUILDING PERMIT**

SHEET: OF

A. THE "RESPONSIBLE PARTY MUST RECTIFY ALL UNAPPROVED CONSTRUCTION RESULTING FROM ERRORS ON THE APPROVED SITE PLAN"

B. THIS SITE PLAN HAS BEEN APPROVED AND ACCEPTED BY ALL PARTIES. ANY FIELD CHANGES NOT EXPECTED BY THE TRAFFIC ENGINEER AFTER APPROVAL WILL RESULT IN: (1) UNTIMELY DELAY OF INITIAL INSPECTION FOR TEMPORARY CERTIFICATE OF OCCUPANCY IN ORDER TO CORRECT UNAPPROVED WORK, AND (2) INCREASE IN CONSTRUCTION COST TO RESPONSIBLE PARTIES.

C. ALL ASPHALT AND CONCRETE CONSTRUCTION MUST BE 100% COMPLETE BEFORE INITIAL INSPECTION, FOR TEMPORARY C.O. WILL BE SCHEDULED.

D. ALL SIDEWALK AND CGS IN DISPAIR WILL BE REMOVED AND REPLACED.

E. CONSTRUCTION MUST BE MADE TO CONFORM WITH THE OWNER STATING PORTIONS OF THIS BUILDING PERMIT WORK TO BE COMPLETED BY THE OWNER, OR A REPRESENTATIVE, WILL MEAN CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL ALL WORK IS FINISHED.

F. CERTIFICATION BY THE DESIGNER OF RECORD, REQUIRED BY THE TRANSPORTATION SECTION, REQUESTS TO STATE THAT THIS SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE TRAFFIC CIRCUIT ANALYSIS (TCU) BEFORE C.O. IS RELEASED.

① = 1'-0" RADIUS	② = 2'-0" RADIUS	③ = 3'-0" RADIUS
④ = 5'-0" RADIUS	⑤ = 10'-0" RADIUS	⑥ = 15'-0" RADIUS
⑦ = 20'-0" RADIUS	⑧ = 25'-0" RADIUS	⑨ = 30'-0" RADIUS
⑩ = 35'-0" RADIUS	⑪ = 38'-0" RADIUS	⑫ = 49'-0" RADIUS
⑬ = 50'-0" RADIUS	⑭ = 55'-0" RADIUS	

4470 S.F. OFFICE BUILDING, 1 SPACE PER 200 S.F. = 23 SPACES REQUIRED WITH 1 ACCESSIBLE VAN SPACE REQUIRED

TOTAL SPACES PROVIDED = 22 STANDARD PARKING SPACES (INCLUDES 2 VAN ACCESSIBLE SPACES) AND 1 SMALL CAR SPACE.

BICYCLE SPACES REQUIRED = 1 PER 20 VEHICLE SPACES REQUIRED = 2 SPACES MINIMUM.  
5 BICYCLE SPACES PROVIDED.



SCALE:  $3/8"=1'-0"$



CITY OF ALBUQUERQUE  
"SOLID WASTE"  
MANAGEMENT DEPARTMENT  
APPROVED 12/11/06

### VICINITY MAP

1. NEW TURNDOWN SIDEWALK TYPICAL.
2. NEW HEADER CURB OR MEDIAN CURB (CONTRACTOR OPTION) TYPICAL UNLESS NOTED OTHERWISE.
3. NEW BIKE RACK, 5 SPACES.
4. FIRE LANE FOR FIRE DEPARTMENT ACCESS ONLY, TO BE PAINTED RED WITH WHITE 4" HIGH BLOCK LETTERS "FIRE LANE - NO PARKING" EVERY 20' L.F.
5. ASPHALT PAVING.
6. NEW BEIGE COLORED SPLIT FACE CMU REFUSE ENCLOSURE (COLOR TO MATCH BUILDING COLOR), SEE DETAIL THIS SHEET. SEE COA SOLID WASTE DEPARTMENT CONSTRUCTION REQUIREMENTS.
7. NEW 8'-0" WIDE ENTRY PER COA STANDARD DETAIL #4245.
8. NEW CURB RETURN ENTRY @ PRIVATE STREET.
9. NEW CONCRETE PATIO, SLOPE AWAY FROM STRUCTURE 1/8" PER FOOT.
10. VAN ACCESSIBLE HANDICAP PARKING SPACES WITH SIGNS CENTERED ON EACH STALL AS SHOWN. BOTTOM OF SIGNS SHALL BE AT LEAST 80" FINISHED GRADE AND SHALL CONTAIN THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AS WELL AS THE DESIGNATION "VAN ACCESSIBLE". SEE DETAIL #13 ON SHEET #4.1.
11. RAMP UP FROM LANDING IN DIRECTION SHOWN AT 1:12 SLOPE MAXIMUM.
12. NEW 6'-0" WIDE CITY SIDEWALK PER CITY OF ALBUQUERQUE STANDARD DRAWING # 2430.
13. NEW 6'-0" WIDE MINIMUM CONCRETE PEDESTRIAN CONNECTION. PROVIDE 12"x12" SCORE PATTERN AT DRIVEWAY CROSSING, CONCRETE TO BE FLUSH WITH ASPHALT.
14. PROVIDE UNIDIRECTIONAL CURB ACCESS RAMP PER COA STANDARD DRAWING #2440. PROVIDE WITH TRUNCATED DOMES.
15. FUTURE MONUMENT SIGN PER IP ZONING REQUIREMENTS. COLORS SHALL MATCH THE BUILDING. SEE DETAIL THIS SHEET.
16. NEW PARKING LOT LIGHT POLE (TYPICAL OF 2): 2'-0" MAXIMUM HEIGHT FROM FINISH GRADE PER COA ZONING CODE 14-18-3. FIXTURE TO BE BRONZE FINISH AND SHALL HAVE FULL CUTOFF DISTRIBUTION AND FORWARD THROWN REFLECTOR. LUTHERA AERIS AS2 OR EQUAL WITH 400W METAL HALIDE LAMP.
17. TABLE AND CHAIRS WITH UMBRELLAS TYPICAL AT EXTERIOR PATIO.
18. NEW 1" WATER LINE FROM BUILDING TO EXISTING METER LOCATION. INSTALL NEW 3/4" WATER METER.
19. NEW 4" SEWER LINE FROM BUILDING TO EXISTING SEWER LINE IN PRIVATE DRIVE.
20. SMALL CAR SPACE. PAINT THE WORDS "SMALL CAR ONLY" ON PAVEMENT.
21. MOTORCYCLE PARKING SPACE 4'-6" WIDE BY 20'-0" DEEP. PAINT PAVEMENT AS SHOWN AND PROVIDE THE WORDS "MOTOR CYCLE PARKING ONLY" ON PAVEMENT. PROVIDE A SIGN CENTERED ON THE PARKING SPACE 12" WIDE BY 18" TALL, 5'-0" FROM FINISH GRADE TO THE BOTTOM OF THE SIGN THAT STATES "MOTORCYCLE PARKING ONLY". SEE DETAILS SHALL BE SIMILAR TO HANDICAP SIGN DETAIL #13 ON SHEET #4.1.

- A. C/OORDINATE WITH ALL UTILITY COMPANIES FOR EXACT REQUIREMENTS AND INSTALLATION DETAILS FOR, AND EXTEND ALL UTILITIES TO, THE PROJECT AS REQUIRED (WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE, ETC.). VERIFY ALL SERVICES WITH OWNER PRIOR TO COMMENCING WORK.
- B. ALL SIDEWALKS TO BE 4" THICK MINIMUM, 4000 PSI CONCRETE, BROOM FINISH WITH 1/8" PER 1'-0" MAXIMUM CROSS SLOPE, OVER COMPACTED GRADE UNLESS NOTED OTHERWISE ON GRADING PLAN. PROVIDE EXPANDED METAL LATH EVERY 4" LINEAR FEET AND CONTROL JOINTS EVERY 20'-0" LINEAR FEET. TOE EDGES WITH 1/4" Ø FINISHING TOOL. PROVIDE 6" WIDE X 12" DEEP TURN DOWN EDGE AT CURBS AND ADJACENT TO PAVING. REINFORCE TURNDOWNS WITH #4 BAR CONTINUOUS.
- C. ALL PAVING TO BE TYPE "CC" PER C.O.A. STANDARD DRAWING #2400 AND ADDITIONALLY REFERENCED STANDARDS. PAVING IN DRIVE LANES TO BE 3" C.O.A. OVER 6" A.B. OVER 6" MINIMUM SUBGRADE PREPARATION; PAVING IN PAVING AREA CAN BE REDUCED TO 2" C.O.A. OVER 4" A.B. OVER 6" MINIMUM SUBGRADE PREPARATION.
- D. ALL STRIPING TO BE PER MASH20 STANDARDS FOR TRAFFIC PAINT AND SHALL BE WHITE IN COLOR UNLESS NOTED OTHERWISE. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PAINTED IN EACH ACCESSIBLE PARKING STALL.
- E. ALL HEADER CURBS, MEDIAN AND STANDARD CURB & GUTTERS TO BE CONSTRUCTED PER C.O.A. STANDARD DRAWINGS #2415A AND #2415B.
- F. DRIVEPAD ENTRANCES SHALL BE CONSTRUCTED PER C.O.A. STANDARD DRAWING #2425. DRIVEWAY ENTRANCES (CURB RETURNED) SHALL BE CONSTRUCTED PER C.O.A. STANDARD DRAWING #2426. ALLEY ENTRANCES SHALL BE CONSTRUCTED PER C.O.A. STANDARD DRAWING #2428.
- G. CONCRETE PARKING BUMPERS TO BE 7'-0" WIDE MINIMUM, SLOT BOTTOM AND REINFORCED WITH AT LEAST (2) #3 BARS TYPICAL. ANCHOR TO PAVING WITH (2) 18" LONG #6 DOWELS TYPICAL.
- H. RIBBON STYLE BICYCLE RACKS TO BE 3" LONG X 42" HIGH, 2" Ø PAINTED STEEL PIPE INSET INTO 10" Ø X 16" DEEP FOOTINGS. PROVIDE 3" MINIMUM CLEARANCE FROM STEEL TO SOIL.
- I. SITE LIGHTING SHALL BE ACCOMPLISHED BY BUILDING MOUNTED 100W METAL HALIDE FIXTURES ONLY.


Application Number **QDRB-01638**

Is an Infrastructure List required? ( ) Yes ☒ No If yes, then a set of approved DRC plans with a work order is required for any construction within the Public Right-of-way or for construction of public improvement

**DRB SITE DEVELOPMENT PLAN APPROVAL**

Traffic Engineering, Transportation Division

William J. Bale  
Water Utility Department

  
Parks and Recreation Department

Bradley L. Binn  
City Engineer

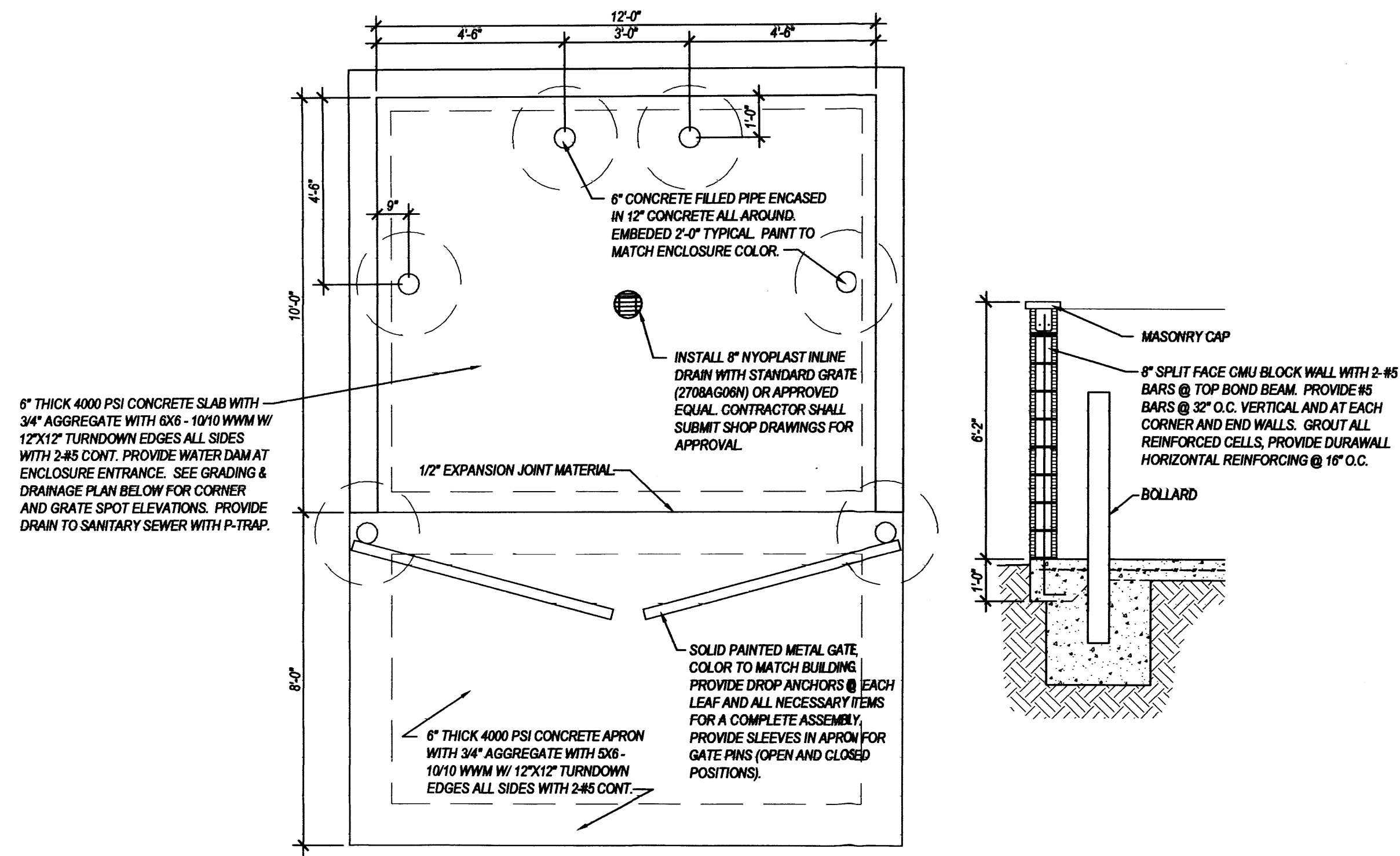
NIA

Michael Holtz

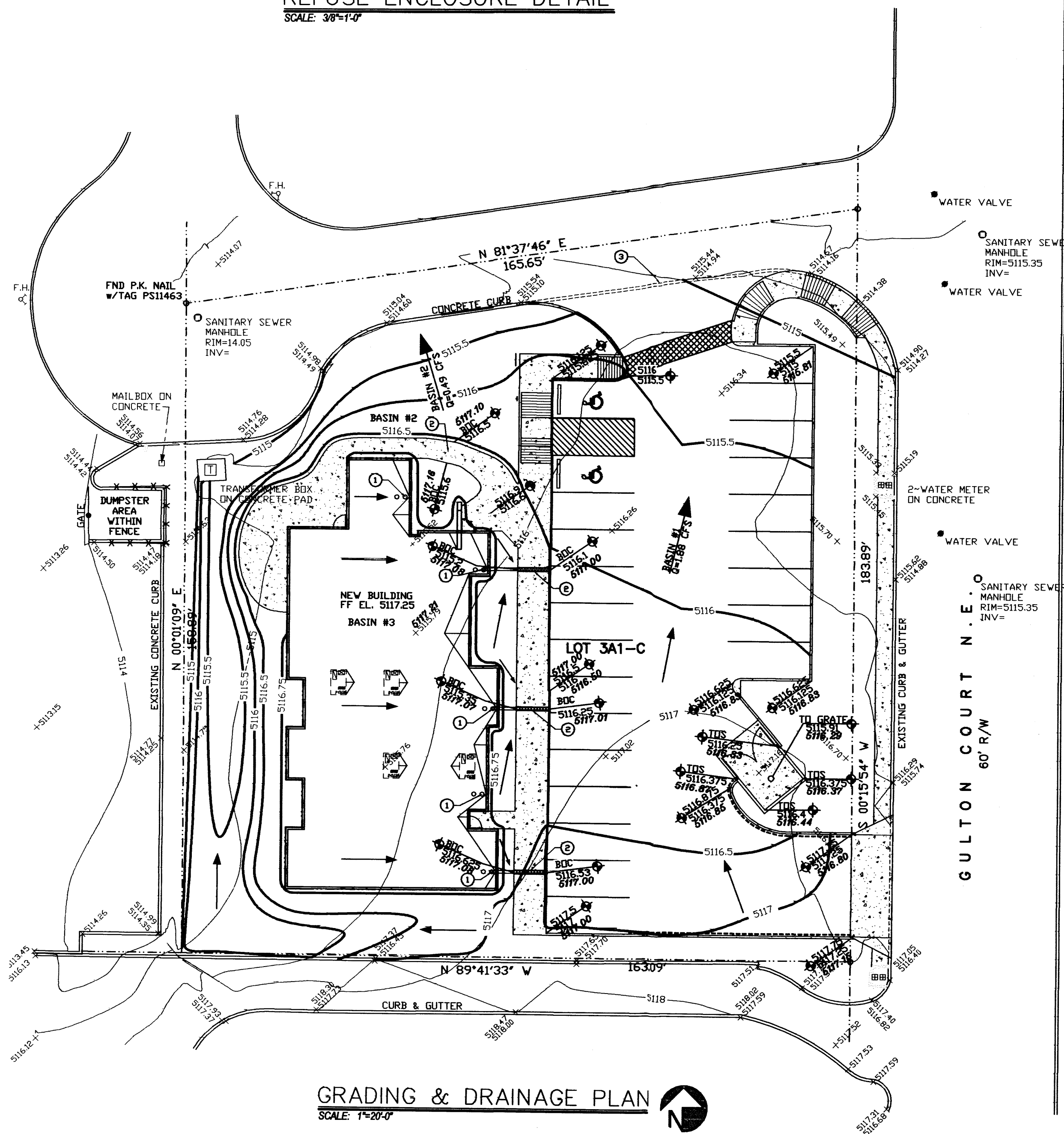
Solid Waste Management

\* Environmental Health, if necessary.





REFUSE ENCLOSURE DETAIL  
SCALE: 3/8"=1'-0"



GRADING & DRAINAGE PLAN  
SCALE: 1"=20'-0"

Hydrology Calculations - 6621 Gulton Court  
Albuquerque, NM DPM Criteria (January 1993) Simple Procedure  
Gulton Court Property - Precipitation Zone per DPM Figure A-1 =  
Zone 2 (Between Rio Grande and San Mateo)  
Design Storm (DPM Table A-2)  
P Depth (in)  
1 hr 2.01  
6 hr 2.35  
24 hr 2.75  
4 day 3.3  
10 day 3.95

Treatment	E for Zone 2
A	0.53
B	0.78
C	1.13
D	2.12

Treatment	Q for Zone 2
A	1.56
B	2.28
C	3.14
D	4.70

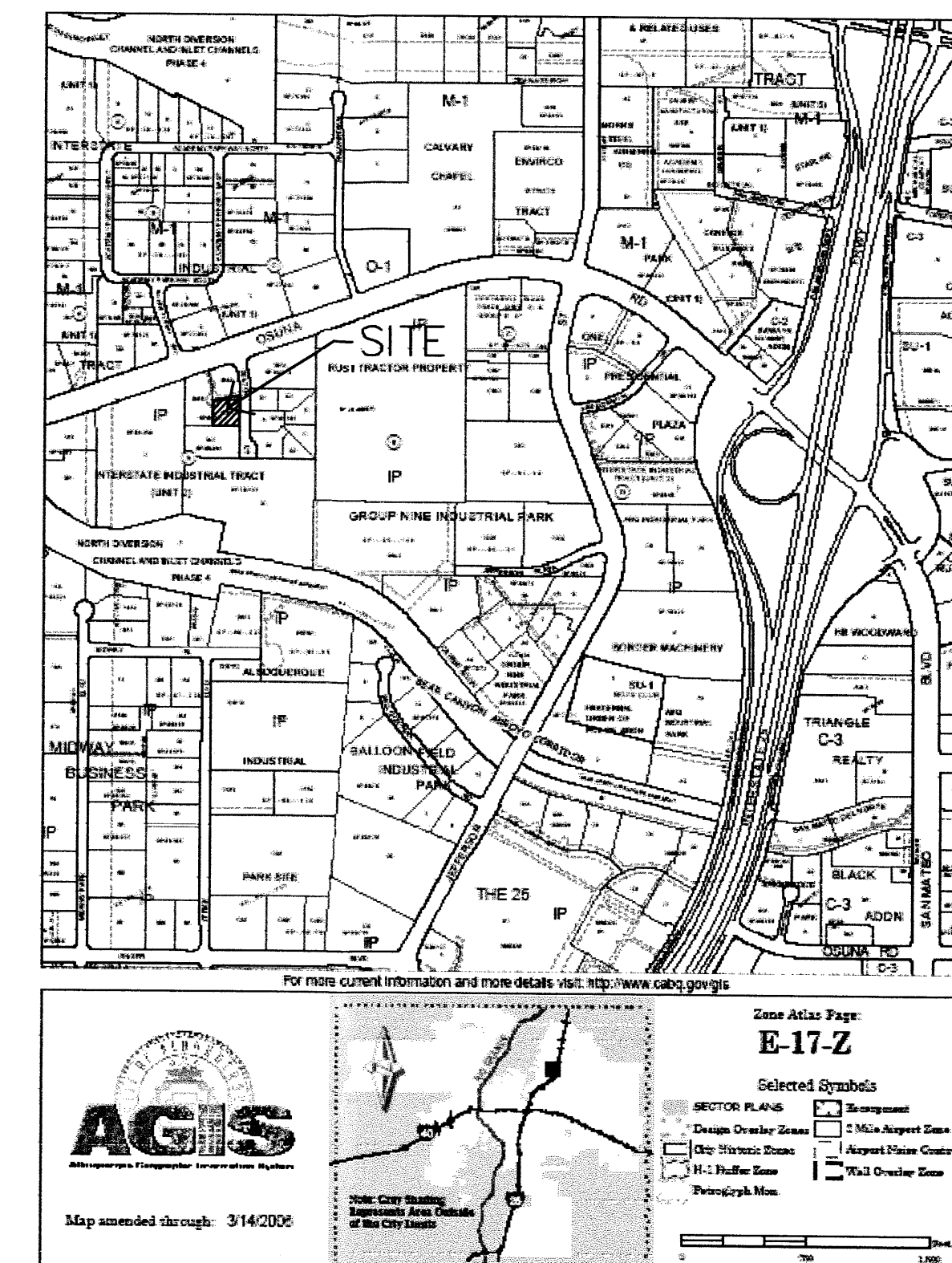
Existing Conditions	Area	Area %	P6	Q	Q	E*A	V6	V24	V4day	V10day
Treatment	(Acre)		(in/AC)	(CFS/AC)	(CFS)		(CF)	(CF)	(CF)	(CF)
A	0	0.00%	0.53	1.56	0.00	0.00	0.0	0.0	0.0	0.0
B	0	0.00%	0.78	2.28	0.00	0.00	0.0	0.0	0.0	0.0
C	0.58	100.00%	1.13	3.14	1.82	0.66	2379.1	2379.1	2379.1	2379.1
D	0	0.00%	2.12	4.70	0.00	0.00	0.0	0.0	0.0	0.0
Total	0.58				1.82	1.13	2379.1	2379.1	2379.1	2379.1

Basin 1	Area	Area %	P6	Q	Q	E*A	V6	V24	V4day	V10day
Treatment	(Acre)		(in/AC)	(CFS/AC)	(CFS)		(CF)	(CF)	(CF)	(CF)
A	0	0.00%	0.53	1.56	0.00	0.00	0.0	0.0	0.0	0.0
B	0	0.00%	0.78	2.28	0.00	0.00	0.0	0.0	0.0	0.0
C	0.0797	18.67%	1.13	3.14	0.25	0.09	326.9	381.9	457.4	546.8
D	0.3472	81.33%	2.12	4.70	1.63	0.74	2671.9	3121.1	3738.7	4468.6
Total	0.4269				1.88	1.94	2998.8	3503.0	4196.2	5015.4

Basin 2	Area	Area %	P6	Q	Q	E*A	V6	V24	V4day	V10day
Treatment	(Acre)		(in/AC)	(CFS/AC)	(CFS)		(CF)	(CF)	(CF)	(CF)
A	0	0.00%	0.53	1.56	0.00	0.00	0.0	0.0	0.0	0.0
B	0	0.00%	0.78	2.28	0.00	0.00	0.0	0.0	0.0	0.0
C	0.134	90.17%	1.13	3.14	0.42	0.15	549.7	567.3	591.5	620.1
D	0.0146	9.83%	2.12	4.70	0.07	0.03	112.4	116.0	120.9	126.7
Total	0.1486				0.49	1.23	662.0	683.2	712.4	746.8

## DESIGN NARRATIVE

THIS PROJECT IS AN INFILL OF A VACANT LOT IN A DEVELOPED SECTION OF ALBUQUERQUE, NEAR THE INTERSECTION OF GULTON COURT AND SAN MATEO AVENUE. THE SITE CURRENTLY SLOPES TOWARD A DEVELOPED PROPERTY TO THE WEST. THE PROPOSED CONSTRUCTION WILL REDUCE RUNOFF FLOWS IMPACTING THIS SITE TO THE WEST BY OVER 90% AND WILL INSTEAD DIRECT DEVELOPED RUNOFF TO THE EXISTING ADJACENT PRIVATE STREET TO THE NORTH. THE INCREASED RUNOFF WILL THEN FLOW TO EXISTING STORM DRAIN FACILITIES IN OSUNA ROAD. THIS SITE IS LOCATED WITHIN FLRM MAP #30001C.



## GRADING PLAN KEYED NOTES:

- ROOF DRAIN
- DRAINAGE SIDEWALK CULVERT WITH STEEL PLATE TOP AS PER CITY OF ALBUQUERQUE STANDARD DETAIL DRAWING #226
- EXISTING CURB AND GUTTER TO BE REMOVED AND REPLACED WITH CONCRETE VALLEY GUTTER AS PER CITY OF ALBUQUERQUE STANDARD DETAIL DRAWING #240. FLOW LINE TO MATCH FLOW LINE OF EXISTING CURB AND GUTTER.

## GRADING PLAN LEGEND:

- HIDDEN, TO BE REMOVED
- PROPERTY LINE
- EXISTING CONTOUR
- NEW CONTOUR
- MASONRY WALL AT TRASH ENCLOSURES
- NEW SIDEWALK, EXTERIOR SLAB ON GROUND, CURB
- RUNOFF FLOW DIRECTION
- EXISTING SPOT ELEVATION
- NEW SPOT ELEVATION
- EXISTING ELECTRICAL TRANSFORMER ON CONCRETE PAD
- TOS TOP OF SLAB
- BOT BOTTOM OF CULVERT
- 51XX.XX FINAL ELEVATION

## DRAINAGE CERTIFICATION W/ SURVEY WORK BY OTHERS

RICHARD PFEIFFER NMPE 11155 OF THE FIRM QUIROGA PFEIFFER ENGINEERING CORPORATION HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 11/09/06 THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Anthony L. Harris, NMPS, 11483, OF THE FIRM HARRIS SURVEYING I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 7/24/07 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

*Richard S. Pfeiffer*  
RICHARD S. PFEIFFER, NMPE, 11155



THIS DOCUMENT IS THE PROPERTY OF DESIGN2FUNCTION, LLC AND SHALL NOT BE USED OR COPIED WITHOUT EXPRESS WRITTEN CONSENT.  
DUE TO VARIATIONS IN PRINTING AND COPYING TECHNIQUES, THERE MAY BE SLIGHT VARIATIONS IN THE SCALE OF THE DRAWINGS. ONLY PRINTED DIMENSIONS SHALL BE USED. CONTRACTOR TO VERIFY ALL LAYOUTS, DIMENSIONS AND OTHER RELATED INFORMATION PRIOR TO BEGINS OR CONSTRUCTION.  
ERRORS MAY OCCUR IN THE TRANSMISSION OF ELECTRONIC FILES. DESIGN2FUNCTION, LLC IS NOT RESPONSIBLE FOR ANY CLAIMS, DAMAGES OR EXPENSES ARISING OUT OF THE UNAUTHORIZED USE OF THE INFORMATION CONTAINED IN ELECTRONIC FILES.

OSUNA OFFICE BUILDING  
6621 GULTON CT. NE  
ALBUQUERQUE, NM 87109

DRAWING ISSUE DATES:  
10/11/06

PROJECT MANAGER:  
RICHARD S. PFEIFFER

DRAWN BY:  
JDS

SHEET TITLE:  
GRADING &  
DRAINAGE PLAN

C1.2

SHEET: 2 OF

