

ADDRESS

XXXX OFFICE BLVD. NE

LEGAL DESCRIPTION

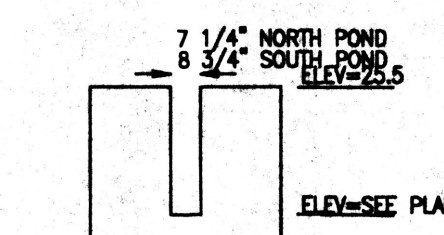
LOT C-1A-1, ALBUQUERQUE INDUSTRIAL PARK SITE

BENCHMARK

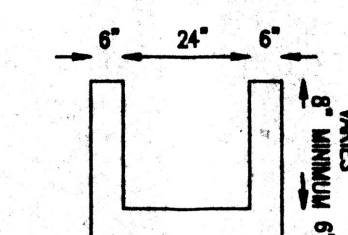
A WALSH & CO. BRASS CAP APPROX 264' NORTH OF SINGER & APPROX 179' WEST OF MIDWAY PARK BLVD. ELEVATION = 5110.41

LEGEND

- 35.8 EXISTING SPOT ELEVATION
- 36.20 NEW SPOT ELEVATION
- 36 --- EXISTING CONTOUR
- 35 --- NEW CONTOUR
- SWALE
- ✓ VERIFIED ELEVATION
- 36.2 --- AS-BUILT ELEVATION
- BASIN BOUNDARY



RESTRICTED ENTRANCE



CONCRETE CHANNEL

GRADING AND DRAINAGE PLAN FOR PARTS PLUS

DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING THE PARTS PLUS GRADING AND 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 EAST SIDE OF OFFICE BLVD. NE NORTH OF SINGER BLVD NE. THE SITE IS UNDEVELOPED AND SLOPES FROM EAST TO WEST. THE SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE.

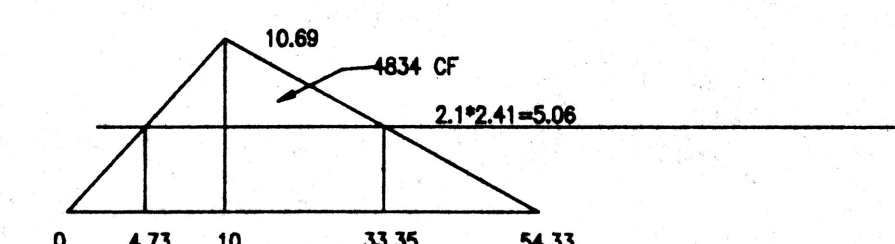
THE MASTER DRAINAGE PLAN FOR THIS SUBDIVISION WAS PREPARED BY ANDREWS, ASBURY AND ROBERTS, INC IN 1983. ANOTHER PLAN WAS PREPARED IN 1985 BY CHAVES AND GRIEVES. EACH PLAN ALLOWED RUNOFF TO BE DISCHARGED TO OFFICE BLVD. A THIRD PLAN PREPARED IN 1992 BY BOHANNON HUSTON (E17/D34) LIMITS THE FLOW TO OFFICE BLVD. TO 2.1 CFS/ACRE. THE SITE IS HIGHER THAN THE LAND TO THE NORTH AND OFFICE BLVD TO THE WEST. IT IS LOWER THAN THE LAND TO THE SOUTH AND EAST. THE LAND TO THE SOUTH HAS BEEN DEVELOPED AND GRADED SUCH THAT ONLY MINIMAL FLOWS WILL ENTER THIS SITE. THE LAND TO THE EAST IS UNDEVELOPED AND WILL CONTRIBUTE MINOR RUNOFF TO THIS SITE UNTIL IT IS DEVELOPED. ALL OFF SITE RUNOFF WILL BE ROUTED THROUGH THE DRAINAGE SYSTEM FOR THIS 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 ELEVATIONS. 3) THE LIMIT AND CHARACTER OF THE EXISTING IMPROVEMENTS AND 4) THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS. THE PROPOSED IMPROVEMENTS CONSIST OF A WAREHOUSE WITH OFFICE, PARKING AND ASSOCIATED LANDSCAPING. THE SITE WILL BE GRADED TO CONVEY RUNOFF TO DETENTION PONDS AND THEN TO OFFICE BLVD THROUGH RESTRICTED POND OUTLETS. THIS PLAN IS IN CONFORMANCE WITH THE LATEST APPROVED MASTER DRAINAGE PLAN.

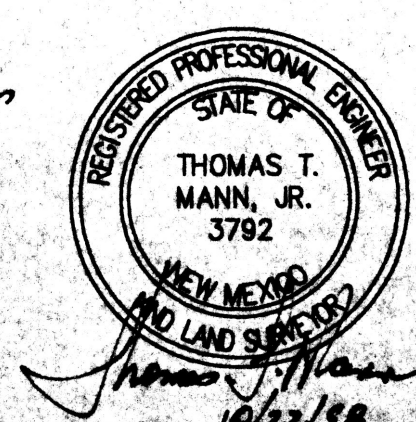
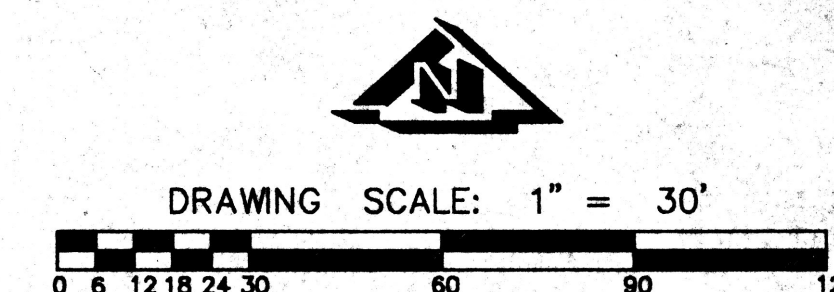
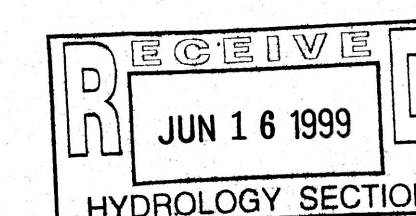
THE CALCULATIONS, WHICH APPEAR BELOW, ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 6-HOUR, 100-YEAR RAINFALL EVENT. THE ANALYSIS IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, VOLUME II. AS SHOWN BY THESE CALCULATIONS, THE RATE AND VOLUME OF RUNOFF WILL INCREASE AS A RESULT OF THE DEVELOPMENT BUT WILL BE MITIGATED BY PONDS WITH CONTROLLED DISCHARGES.

CALCULATIONS

PRECIPITATION ZONE = 2
AREA = 2.41 ACRES
EXISTING CONDITIONS
LAND TREATMENT C = 100%
E = 1.13*1.00 = 1.13 INCHES
V = 1.13*2.41/12 = 0.23 ACRE FEET
Q = 3.45*1.00*2.41 = 8.31 CFS
DEVELOPED CONDITIONS
LAND TREATMENT B = 11% D = 89%
E = 0.78*0.11+2.12*0.89 = 1.97 INCHES
V = 1.97*2.41/12 = 0.40 ACRE FEET
Q = (2.28*0.11+4.70*0.89)2.41 = 10.69 CFS
INCREASE IN RATE OF RUNOFF = 10.69-8.31 = 2.38 CFS
INCREASE IN VOLUME OF RUNOFF = 0.40-0.23 = 0.17 ACRE FEET



POND VOLUMES
NORTH
(5004+4343)*0.25/2+4343*1/3=2616 CF > 2417 CF
SOUTH
(8844*1.1/3=2508 CF > 2417 CF
RESTRICTED OPENINGS
NORTH
Q=CUH*1.5 2.53=3.04*1.25*1.5 L=0.80'
SOUTH
Q=CUH*1.5 2.53=3.04*1.1*1.5 L=0.73'
CONCRETE CHANNEL
Q=1.48/MPH*675*0.5
D=0.4' Q=2.80 CFS > 2.53CFS



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1
SHEET NO.

NOTICE TO CONTRACTOR
1. AN EXAMINATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAIL ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
3. TWO WORKING DAYS PRIOR TO ANY EXAMINATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 240-1900, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXAMINE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS, SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. SHOULD CONSTRUCTION BE ACCORDING TO INTERNAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

APPROVALS	NAME	DATE
HYDROLOGY		
INSPECTION		

EXISTING BUILDING
LOT C-2A

This project was completed in substantial compliance with the approved drainage plan. 6/16/99