FILED: FEBRUARY 23, 1984

VOLUME C23, FOLIO 65

AREA (SF)

82 SF

NOTE: THE ABOVE POND VOLUMES SHALL BE VERIFIED PRIOR

FINAL POND SURFACE IS TO TOP OF COBBLE.

TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

VOLUME (CF)

Post-Developed

30191

30191

0.69

0.69

POND VOLUME CALCULATIONS

CONTOUR ELEVATION

Backfill Compacted to 95% Modified Proctor Density

per ASTM D-1557

Concrete Rundown Detail

5211.00

5212.00

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

LEGEND

FLOW ARROW

PROPOSED TOP OF GRADE/PVMT ELEVATIONS

FL27.8

PROPOSED FLOW LINE/GUTTER ELEVATIONS

PROPOSED TOP OF CURB ELEVATIONS

EXISTING CONTOUR

PROPOSED CONTOUR

EXISTING STORM DRAIN

FLOW LINE

RIDGE LINE

DRAINAGE MANAGEMENT PLAN

INTRODUCTION

The purpose of this submittal is to provide a final drainage management plan for the proposed T-Mobile Store located at 5350 Academy Rd NW in Albuquerque, NM. The site is legally described as North Academy Business Park, Tract A. The project consists of demolition of an existing tobacco shop building and a portion of the existing parking lot. A new T-Mobile retail store will be constructed with new parking and landscape areas as required. The site contains approximately 0.6931 acres.

EXISTING HYDROLOGIC CONDITIONS

The site is currently developed as a tobacco store with associated parking and drive—thru lane. Surrounding streets and infrastructure are in place. The site currently sheet flows from northeast to southwest and ultimately drains into a drop inlet located in the parking lot to the southwest of the southwest property corner. The existin property is at least 90% Impervious. Basin Calculations for this site can be found on the Basin Calculations Table this sheet. The 100—Yr discharge from the site is currently 3.37 cfs.

PROPOSED HYDROLOGIC CONDITIONS

The site will continue to drain to the existing storm drain inlet located just to the southwest of the southwest property corner. Per the Basin Calculations Table this sheet, there is a slight decrease in runoff discharging from the site during the 100-Year Storm, which totals 3.32 cfs, 0.05 cfs less that Pre-Developed Conditions. The reduction is due to the increase of landscaped areas and reduction of impervious area. In addition, the site will provide a partial treatment of runoff by routing a portion of the parking lot drainage through a new water harvesting pond located along the west property line and adjacent to the building. See below for First Flush Calculations.

FIRST FLUSH CALCULATIONS

The first flush volume impervious area is 13,340 SF (Using the New Impervious Areas only)*0.34"/12 = 378 cubic feet. The pond provided contains +/-220.0 cubic feet which is the maximum volume of ponding we can provide within the allowable landscape area and which the parking areas can be routed. The pond will slowly discharge onto the property to the west, which is the historic condition.

CONCLUSION

This drainage management plan provides for grading and drainage elements which are capable of safely passing the 100 year storm and meets city requirements. With this submittal, we are requesting approval of this plan for Grading Permit and Building Permit

5534

5534

6389

6389 8955

8955

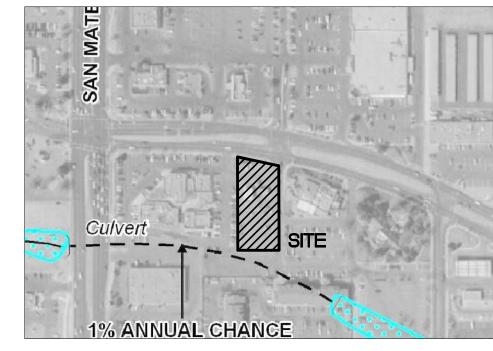
Pre-Developed Drainage Calculations his table is based on the COA DPM Section 22.2, Zone: 3 Q(100) Q(100) WTE BASIN Area Land Treatment Percentages V(100) 360 V(100)₁₄₄₀ V(100)₁₀ B C D (cfs/ac.) (CFS) (inches) (CF) 0.0% | 0.0% | 10.0% | 90.0% | 4.86 | 3.37 | 2.25 5668 6574 9291 Pre-Developed 30191 0.69 TOTAL 30191 0.69 3.37 5668 6574 9291 Post-Developed Drainage Calculations Ultimate Development Conditions Basin Data Table This table is based on the COA DPM Section 22.2, Zone: 3 WTE BASIN Area Land Treatment Percentages Q(100) Q(100) V(100) 360 V(100)₁₄₄₀ Area A B C D (cfs/ac.) (CFS) (inches) (CF)

0.0% | 0.0% | 15.0% | 85.0% | 4.78 | 3.32 | 2.20

3.32



VICINITY MAP - Zone Atlas E-18 Legal Description: Tract A, N Academy Business Park



FIRM MAP 35001C0139G

Per FIRM Map 35001C0139G, dated September 26, 2008, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.'

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.

2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 UPDATE NO. 8.

NM ONE CALL FOR LOCATION OF EXISTING UTILITIES. (NM ONE CALL = '811')

4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY

3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT

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. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

<u>GRADING NOTES</u>

 EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.

3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).

4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT—OF—WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.

7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALI COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

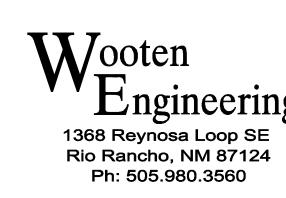
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.

9. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.

10. VERIEY ALL FLEVATIONS SHOWN ON PLAN FROM BASIS OF FLEVATION CONTROL

10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.

11. THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.





4700 Lincoln N.E., Suite 111 Albuquerque, N.M. 87109 Phone: (505) 342-6200 Fax: (505) 342-6201



5350 Academy Road NE Albuquerque, New Mexico 8710

Project Number 201403

Drawn By
Checked
Issue Date

Grading Plan

C