

1" = 20'

San Antonio Drive NE  
(214' ROW)

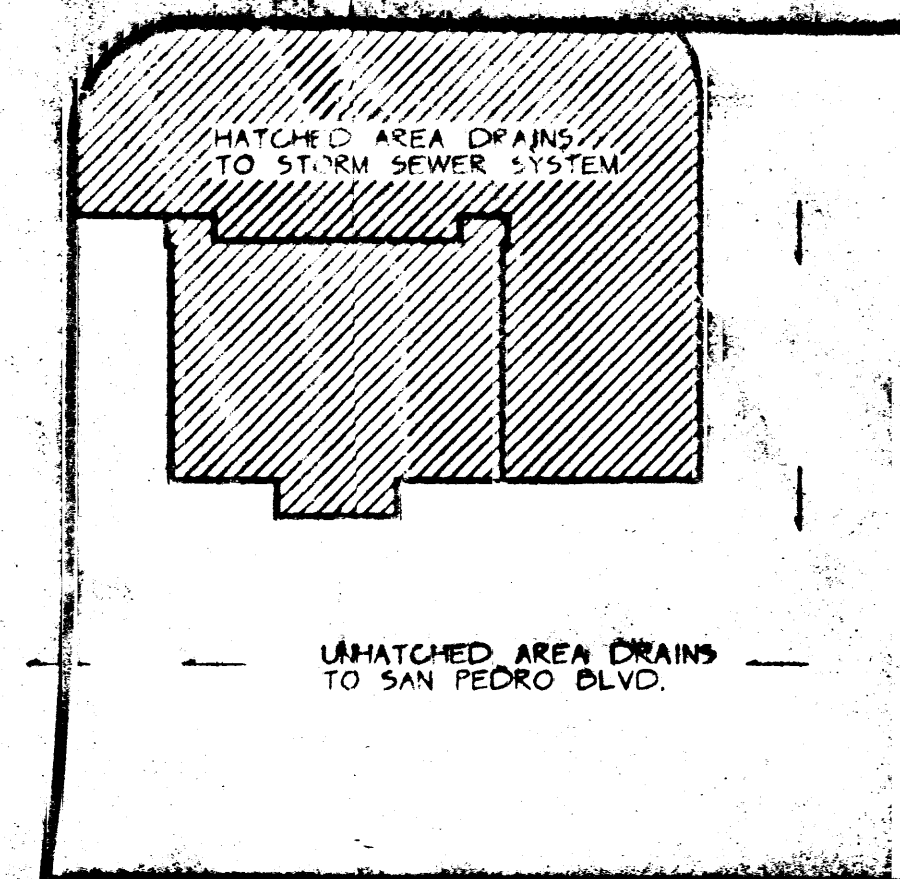
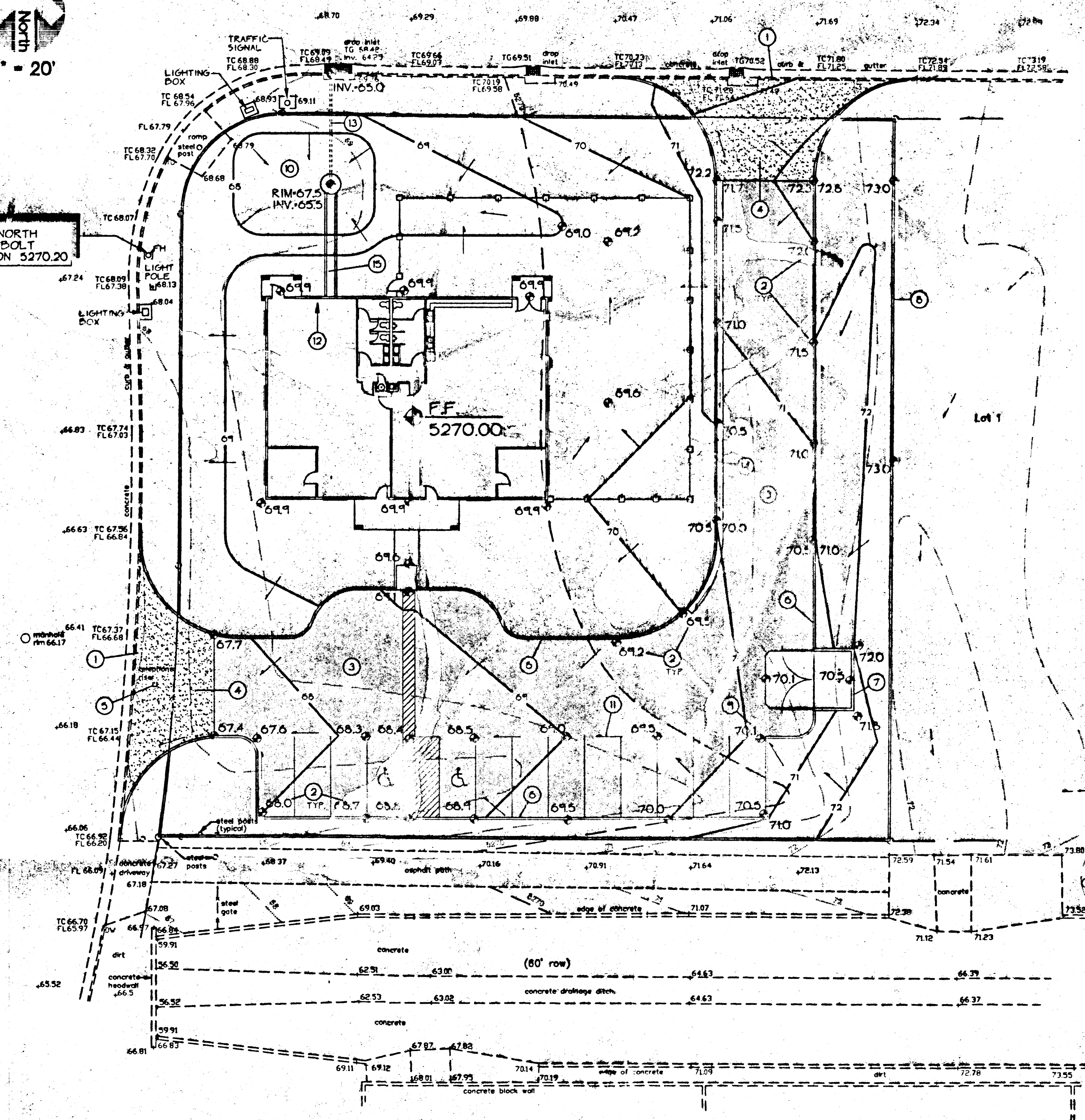
San Pedro Drive NE  
(96' ROW)

TDM - NORTH  
DONNET BOLT  
ELEVATION 5270.20

How

March 1998  
P. 63.49

01/14/98 11:06:32



SUB-BASIN MAP - SEE CALCULATIONS

### LEGEND

- SIDWALK, CURB AND GUTTER (EXISTING, PROPOSED)
- PROPOSED PAVED DRIVE
- BUILDING EXISTING, PROPOSED
- PROPERTY LINE
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- SURFACE FLOW DIRECTION (EXISTING, PROPOSED, ROOF)
- LA LANDSCAPED AREA
- TGW TOP OF GRADE WALL 1' X 15' HIGH
- TRW TOP OF RETAINING WALL 1' X 15' HIGH
- TA TOP OF ASPHALT
- TC TOP OF CURB
- FL FLOW LINE
- FF FINISHED FLOOR
- R/W RIGHT OF WAY
- TG TOP OF GRATE
- PL PROPERTY LINE
- PP POWER POLE
- ▲ ENTRY / EXIT LOCATION

### NOTICE TO CONTRACTOR

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITHIN A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO COLLECTOR STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING EXCAVATION PERMIT FOR SIDEWALK CULVERT/RAIN.
- PROOF OF ACCEPTANCE WILL BE REQUIRED PRIOR TO SIGN OFF FOR CERTIFICATE OF OCCUPANCY (C.O.).

### DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

DESIGN APPROVAL: \_\_\_\_\_ DATE \_\_\_\_\_  
INSPECTION APPROVAL: \_\_\_\_\_ DATE \_\_\_\_\_  
ACCEPTANCE: \_\_\_\_\_ DATE \_\_\_\_\_

### SCOPE

Proposed improvements include commercial building with associated parking and landscaping features.

The present site is an undeveloped commercial property with site runoff flowing west in San Pedro Drive NE. San Antonio Drive NE borders the property to the north, the Pina Arroyo (a concrete lined channel) borders the property to the south. The property to the east is an undeveloped commercial property.

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/detention 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.

**DRAINAGE PLAN CONCEPT:** Historically, the entire site drains west to San Pedro Drive. The proposed paved parking area and a portion of the landscaping will continue to drain to San Pedro Drive, maintaining the historic discharge rate. The increased flow from development will be captured in a detention storm inlet area located at the northwest property corner and drain directly into an existing storm sewer inlet within San Antonio Drive NE. Note: The discharge in the existing storm sewer is 0.8 cfs. Because the site is located just upstream of the inlet to the Pina Arroyo, the flows from this site will pass through the existing system before the upstream flows reach their peak flow.

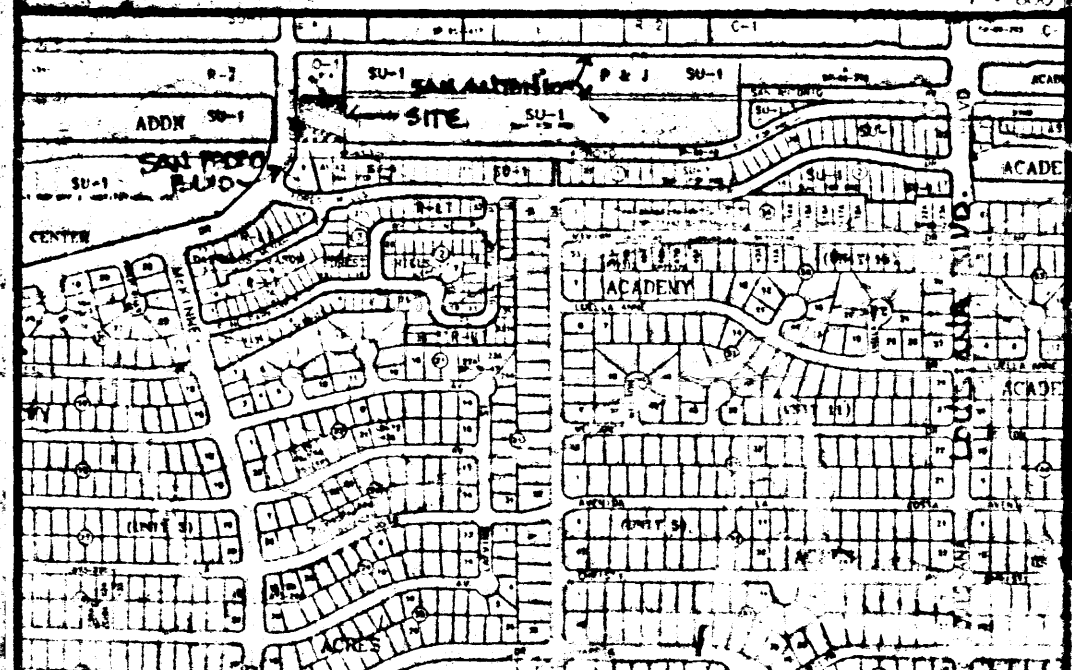
### GENERAL NOTES

- LEGAL:** Tract B-2, J Group Addition - Albuquerque, New Mexico
- SURVEYOR:** Foxhatche Surveying Co. - 1100 Alvarado Dr. NW, Albuquerque, NM - January, 1998
- R.M.:** City of Albuquerque 1-E19. A "C" cut on the top of curb on the 3rd end of the curb return at the northwest corner of the intersection of Burlington Drive and Louisiana Blvd. NE. Elevation = 5332.85 (M.S.L.D.)
- T.R.M.:** North corner bolt of P.U. located near the northwest property corner. Elev. = 5270.20 (M.S.L.D.)
- FLOOD HAZARD:** For FRM Boundary Map #117, the 100-year flood is confined to the concrete-lined channel.
- OFF-SITE DRAINAGE:** Based on the Topographic Survey and site visit, no off-site flows affect this property. Flows from the curb are routed to the Pina Arroyo.
- EROSION CONTROL:** The contractor is responsible for retaining on-site all sediment generated during construction by means of temporary earth berms or silt fences at the low points on the west property line.

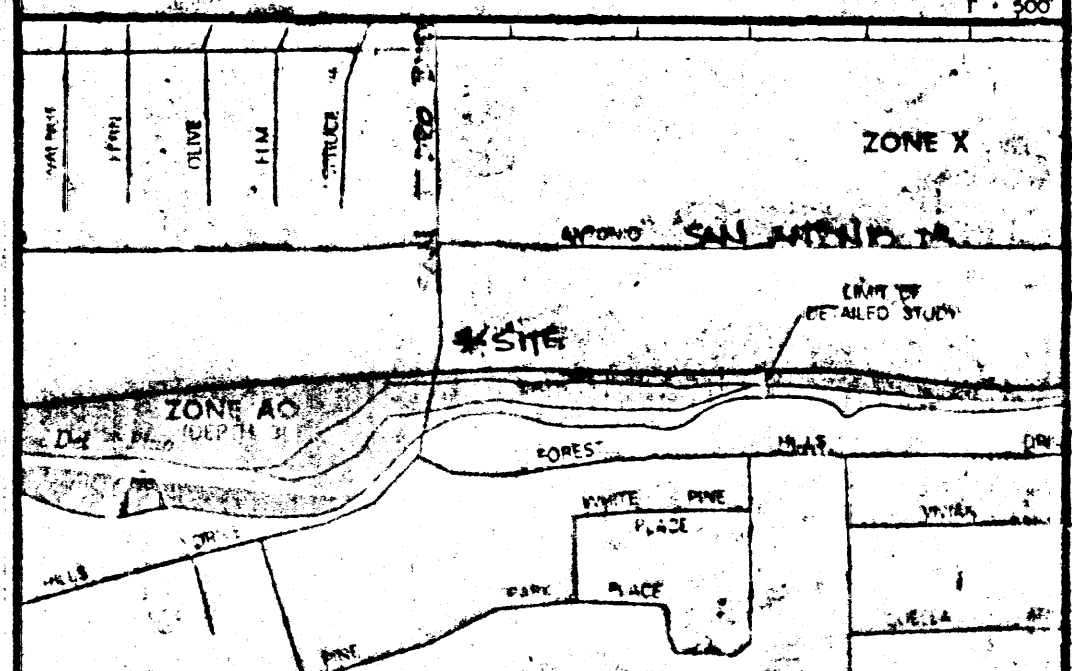
### KEYNOTES

- CONSTRUCT CONCRETE DRIVE ENTRANCE AT ELEVATIONS SHOWN. PROVIDE SMOOTH RIDING TRANSITION. CONSTRUCT VALLEY GUTTER PER COA STD. DWG. 2420. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION. CONSTRUCT DETENTION CURB ACCESS RAMP PER COA REQUIREMENTS EACH SIDE.
- GENERAL NOTE: ALL SPOT ELEVATIONS ADJACENT TO CURBS / WALKS REFERENCE FLOWLINE ELEVATION UNLESS NOTED OTHERWISE. ADD .05 TYPICAL FOR TOP OF CURB / TOP OF WALK ELEVATIONS.
- PROPOSED ASPHALT PAVING. SEE ARCHITECTURAL FOR PAVING SECTIONS, STRIPING, ETC.
- PROPOSED CONCRETE PAVING. SEE ARCHITECTURAL FOR PAVING SECTIONS, JOINT DETAILS, ETC.
- EXISTING TELEPHONE RISER TO BE RELOCATED. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
- CONSTRUCT CONCRETE HEADER CURB PER COA STD. DWG. 2415 AT ALL CURB LOCATIONS.
- CONSTRUCT GRADE WALL THIS AREA TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
- OWNER INTENDS TO CONSTRUCT HEADER CURB ON PROPERTY LINE ALL SIDES.
- PROVIDE A 6" OPENING IN THE CURB THIS AREA TO ALLOW MINOR FLOWS TO PASS TO PAVEMENT.
- CONSTRUCT A DETENTION STORM INLET AREA THIS LOCATION AT GRADES SHOWN TO DIRECT SUB-BASIN FLOWS TO STORM INLET.
- OWNERS OPTION TO CONSTRUCT 7 WIDE ALLEY GUTTER PER COA STD. DWG. 2415 ALONG FLOWLINE FOR EROSION PROTECTION OF ASPHALT.
- ALL ROOF FLOWS ARE TO BE DIRECTED TO THE NORTHWEST CORNERS OF THE BUILDING WHERE THEY WILL BE RELEASED AT GRADE AND SURFACE DRAIN TO THE PROPOSED STORM DRAIN INLET.
- SEE DETAIL THIS SHEET FOR PRIVATE STORM DRAIN FROM PROPOSED INLET TO EXISTING SAN ANTONIO INLET. OWNER TO MAINTAIN.
- CONSTRUCT STANDARD CURB AND GUTTER THIS LOCATION TO CARRY FLOWS.
- CONSTRUCT 2 WIDE X 6" DEEP - CONCRETE 16" THICK 1/2" SHAPED CHANNEL FROM ROOF DRAIN OUTLET TO CONCRETE POND INLET PAD.

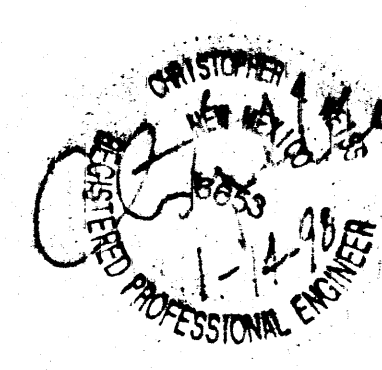
### VICINITY MAP #E-18



### FIRM MAP #137

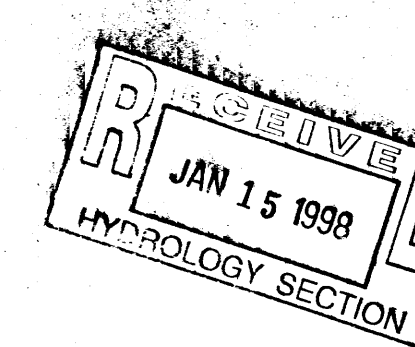


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Revisions

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**G. Blake Chanslor**  
Tract B-2 : J Group Addition

Scale: 1" = 20' Drawn By: BUB Checked By: CLW Job Number: \_\_\_\_\_ Date: JANUARY, 1998

**Drainage and Grading Plan**

**C-1**  
Sheet 1 of 1