PUBLIC WORKS/HYDROLOGY

F17/D61E

NOTICE TO CONTRACTOR

1. 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.
2. All work detailed on these plans to be performed, except as otherwise specified herein, shall conform to the applicable portions of the City of Albuquerque Standard Specifications for Public Works Construction.
3. Ten working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.
4. Prior to construction, the contractor shall excavate, and verify the horizontal and vertical locations of all utilityies/lines. In the event that a conflict arises, contact the Engineer/Owner so that the conflict can be resolved within a minimum amount of delay.
5. Backfill compaction shall be according to CONTRACTOR approval.
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 sidewalk culvert/ramps.
8. Proof of easements will be required prior to sign off for Certificate of Occupancy (C.O.).

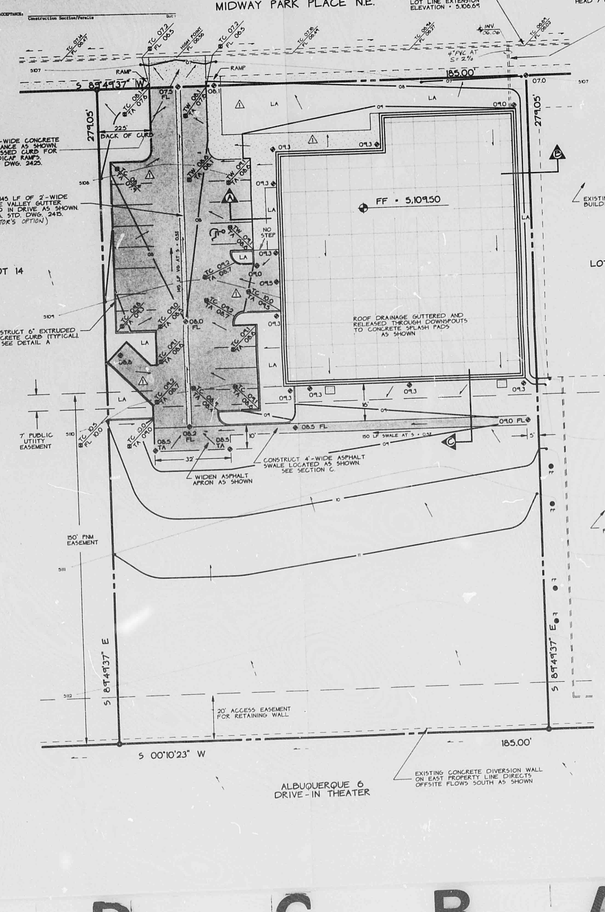
DRAINAGE FACILITIES WITHIN CITY RIGHTS-OF-WAY

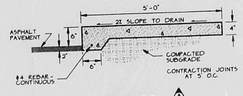
DESIGN APPROVAL:	Hydrology Section	DATE
INSPECTION APPROVAL:	Construction Section	DATE
ACCEPTANCE:	Construction Section/Permits	DATE

RESUBMITTAL 1-17-91
CHANGE IN SITE PLAN
CHRISTOPHER L. WEISS, P.E. — DATE 1/17/91

NOTE: CONTRACTOR SHALL CONSTRUCT 6'-HIGH TEMPORARY EARTH BERM AT LOW POINT ALONG WEST PROPERTY LINE TO CONTAIN ONSITE WATER SEGMENT GENERATED DURING CONSTRUCTION

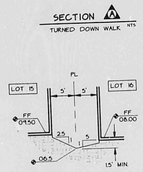
North
1" = 20'



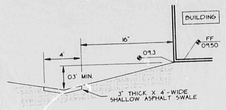


SECTION A
TURNED DOWN WALK NTS

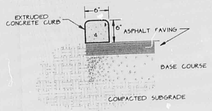
CONNECT 4" PVC PIPE TO BUILDING DOWNSPOUT AND DISCHARGE THROUGH CURB TO FLOW ON GUTTER OF STREET AS SHOWN. FLOW REQUIRED = .25L OF CAPACITY OF 4" PIPE WITH MIN. 1' OF HEAD = 0.5 CFS OK. SEE CALCS 12.35



SECTION A
AREA BETWEEN BUILDINGS NTS



SECTION A
ASPHALT SWALE NTS



GENERAL NOTES:
1. PROVIDE CONTRACTION JOINTS @ 10' O.C. MAX. PROVIDE EXPANSION JOINTS AT WALLS AND CURB RETURNS AS SHOWN.
2. EDGES SHOULD BE REMOVED WITH 1/8" EDGING TOOL

DETAIL A
EXTRUDED CONCRETE CURB NTS

LEGEND

	SIDEWALK, CURB, AND GUTTER (EXISTING, PROPOSED)
	PROPOSED ASPHALT
	BUILDING (EXISTING, PROPOSED)
	PROPERTY LINE
x 65.7	EXISTING SPOT ELEVATION
30	EXISTING CONTOUR
75.2	PROPOSED SPOT ELEVATION
	PROPOSED CONTOUR
	SURFACE FLOW DIRECTION (EXISTING, PROPOSED)
LA	LANDSCAPED AREA
TGW	TOP OF GRADE WALL
TRW	TOP OF RETAINING WALL
TA	TOP OF ASPHALT
TC	TOP OF CURB
FL	FLOW LINE
FF	FINISHED FLOOR
R/W	RIGHT OF WAY
PL	PROPERTY LINE
PP	POWER POLE

HYDROLOGY APPROVAL & INSPECTION

BUILDING PERMIT	
APPROVED	DATE 01/29/91 & 02/5/91
ENGINEER	DATE 5/23/91
INSPECTION REQUESTED DATE	
APPROVAL DATE	DISAPPROVED 5/23/91
FINAL APPROVAL DATE	
SURVEY DATE	
HYDROLOGY BOOK NO / PAGE NO.	
INSPECTED BY	
COMMENTS	

RESUBMITTAL 5/30/91
CONCRETE VALLEY GUTTER IS CONTRACTOR'S OPTION
DISCHARGE PORTION OF ROOF FLOWS IN PIPE THROUGH CURB
CHRISTOPHER L. WEISS, P.E. — DATE 5/29/91

GENERAL NOTES:

LEGAL: LOT 15, JEFFERSON COMMONS, ALBUQUERQUE, NEW MEXICO

SURVEYOR: RONALD FORSTBAUER SURVEYING, ALBUQUERQUE, NEW MEXICO

B.M.: 'SC' 27 | 26 34 | 35 — A STANDARD BLM BRASS CAP SET IN CONCRETE PROJECTING 10" ABOVE THE GROUND. CAP IS STAMPED "SC" APPROXIMATELY 40' NORTHWEST OF THE INTERSECTION OF SUNDER AND MIDWAY PARK BLVDS. N.E. ELEVATION = 5,110.41

T.B.M.: 'X' ON TOP OF CURB AT EXTENSION OF LOTS 15/16 LOT LINE. ELEVATION = 5,106.64

SCOPE:

THE SITE IS AN UNDEVELOPED LOT LOCATED WITHIN THE JEFFERSON COMMONS SUBDIVISION. THE GROUND SLOPES WESTERLY AT 2% TO MIDWAY PARK PLACE N.E.

THE PROPOSED IMPROVEMENTS FOR THE SITE INCLUDE A 12,000 SF SLAB-ON-GRADE BUILDING, AN ASPHALT-PAVED PARKING AREA AND ASSOCIATED WALKS AND LANDSCAPED AREAS.

FREE DISCHARGE OF DEVELOPED FLOWS INTO MIDWAY PARK PLACE N.E. IS PROPOSED. ESTABLISHED BY THE MASTER DRAINAGE/GRADING PLAN FOR JEFFERSON COMMONS (APPROVED JANUARY 1990) FLOW FROM THE EAST WILL BE INTERCEPTED BY A CONCRETE VALLEY GUTTER LOCATED EAST OF THE PROPOSED BUILDING. UNDEVELOPED FLOWS WILL DISCHARGE INTO THE STREET FROM THE DRIVEWAY ENTRANCE AS SHOWN. NO OFFSITE FLOWS AFFECT THE SITE.

CALCULATIONS:

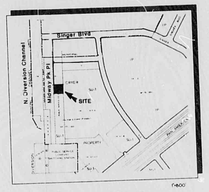
AREA OF SITE: 51,624.25 SF = 1.18 AC.

Q_{100} AT DISCHARGE POINT (DEVELOPED, MASTER PLAN BASIN B-8)

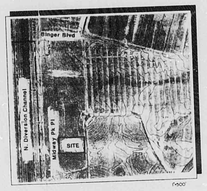
Q_{100} = (0.79)(4.65)(1.8) = 4.3 CFS

Q_{100} AT DISCHARGE POINT SUNDE (ELOPED, MASTER PLAN BASIN B-8)

Q_{100} = (0.40)(4.65)(1.8) = 4.1 CFS



VICINITY MAP F-17



FLOOD HAZARD MAP

WEISS-HINES ENGINEERING CO. INC.
1100 ALVARADO N.E.
PHONE (505) 265-1344
ALBUQUERQUE, NEW MEXICO 87110

REVISIONS
1 1-17-91
2 5-30-91
3 5-29-91

DRAWN J.C.
CHECKED C.W.
CHECKED

Jefferson Commons Lot 15
Drainage / Grading Plan

MAY 31 1991

SHEET 1 OF 1

R# 75 DATE 3-19-02 OP KBP

CITY OF ALBUQUERQUE

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DIRECTOR 1/15/02

NOTARY PUBLIC
OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 07/23/02

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: F17/D61E

PLANS/PLATS 1

E 28 D 24 C 20 B 16 A 12

CITY OF ALBUQUERQUE C D F

NOTICE TO CONTRACTOR

1. 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 the permit.
2. All work outside on, above plans to be performed, except as otherwise stated or provided herein, shall be constructed in accordance with Albuquerque Interim Standard Specifications for Public Works Construction.
3. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.
4. 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.
5. Backfill compaction shall be according to COLLECTOR street spec.
6. Maintenance of Whoa-Euilition shall be the responsibility of the owner of the property served.
7. Contractor is responsible for obtaining excavation permit for sidewalk culvert/drain.
8. Proof of acceptance will be required prior to sign off for Certificate of Occupancy (C.O.).

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

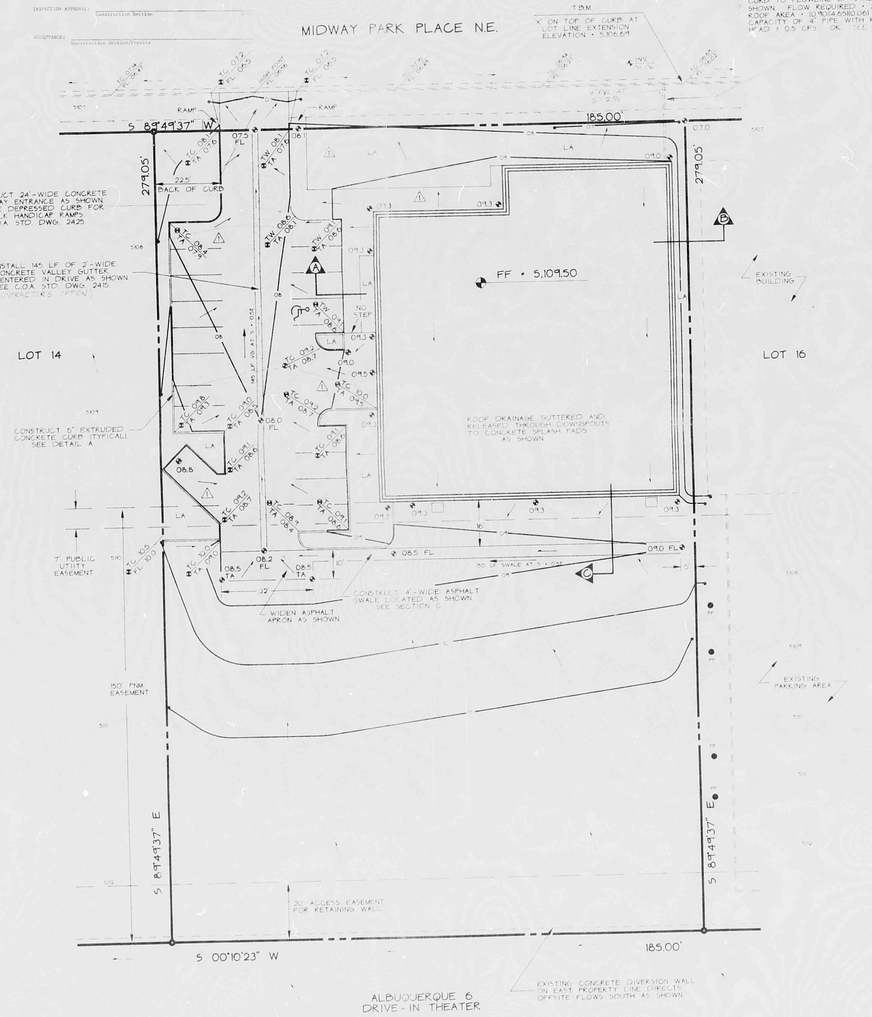
DESIGN APPROVAL: _____ Drainage Section

INSPECTION APPROVAL: _____ Construction Section

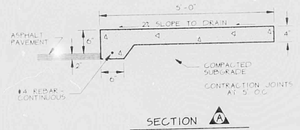
ACCEPTANCE: _____ Construction Section/Permit

RESUBMITTAL 1-17-91
△1 CHANGE IN SITE PLAN
CHRISTOPHER L. WEISS, P.E. DATE

NOTE: CONTRACTOR SHALL CONSTRUCT 1'-HIGH TEMPORARY EARTH BERMS AT LOW POINTS ALONG WEST PROPERTY LINE TO CONTAIN ONSITE ANY SEDIMENT GENERATED DURING CONSTRUCTION.

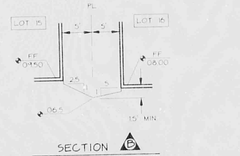


North
1" = 20'

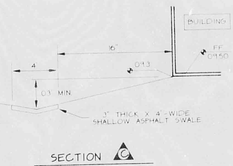


SECTION A
TURNED DOWN WALK

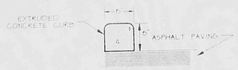
CONNECT 4" PVC PIPE TO BUILDING DOWNSPOUT AND DISCHARGE THROUGH CURB TO FLOWLINE OF STREET AS SHOWN. FLOW REQUIRED = .252 CFS (ROOF AREA = 10,700 x 0.0588 x 1.0) CFS CAPACITY OF 4" PIPE WITH MIN. 1' OF HEAD = 1.05 CFS OK. SEE C.O.A. STD. DWG. 2235



SECTION B
AREA BETWEEN BUILDINGS



SECTION C
ASPHALT SWALE



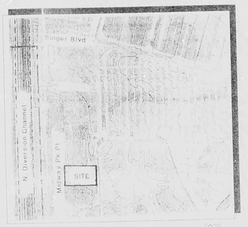
GENERAL NOTES:
1. PROVIDE CONTRACTION JOINTS @ 10'-0" MAX. PROVIDE EXPANSION JOINTS @ 50'-0" MAX. ADJACENT TO BUILDING WALLS AND CURB RETURNS.
2. EXISTING SHOULD BE REMOVED WITH THE REMOVAL TOOL.

DETAIL A
EXTRUDED CONCRETE CURB

LEGEND

	SIDEWALK, CURB AND GUTTER (EXISTING, PROPOSED)
	PROPOSED ASPHALT
	BUILDING (EXISTING, PROPOSED)
	PROPERTY LINE
x 5.5	EXISTING SPOT ELEVATION
	EXISTING CONTOUR
x 75.0	PROPOSED SPOT ELEVATION
	PROPOSED CONTOUR
	SURFACE FLOW DIRECTION (EXISTING, PROPOSED)
LA	LANDSCAPED AREA
TOW	TOP OF GRADE WALL
TKW	TOP OF RETAINING WALL
TA	TOP OF ASPHALT
TC	TOP OF CURB
FL	FLOW LINE
FF	FINISHED FLOOR
R/W	RIGHT OF WAY
PL	PROPERTY LINE
PP	POWER POLE

VICINITY MAP F-17



FLOOD HAZARD MAP

GENERAL NOTES:

LEGAL: LOT 15, JEFFERSON COMMONS, ALBUQUERQUE, NEW MEXICO

SURVEYOR: KONALL POLYTRAUER, LOS LUNAS, ALBUQUERQUE, NEW MEXICO

B.M.: NGS 2-D STANDARD BLM BRASS CAP SET IN CONCRETE 34" ABOVE GROUND, 12" ABOVE THE GROUND, APPROXIMATELY 300 NORTHWEST OF THE INTERSECTION OF SUNDER AND MIDWAY PARK BOULEVARD. ELEVATION = 5.100.41

T.B.M.: X ON TOP OF CURB AT EXTENSION OF LOTS 15/16 LOT LINE ELEVATION = 5.106.69

SCOPE:

THE SITE IS AN UNDEVELOPED LOT LOCATED WITHIN THE JEFFERSON COMMONS SUBDIVISION ON THE EAST SIDE OF MIDWAY PARK PLACE NE.

THE PROPOSED IMPROVEMENTS FOR THE SITE INCLUDE A PADDED OF SLAB ON GRADE BUILDING AND ASPHALT PAVED PARKING AREA AND ASSOCIATED WALKS AND LANDSCAPED AREAS.

FREE DISCHARGE OFF DEVELOPED FLOWS INTO MIDWAY PARK PLACE NE IS ALLOWED AS ESTABLISHED BY THE MASTER DRAINAGE GRADING PLAN FOR JEFFERSON COMMONS (APPROVED JANUARY 1981). FLOWS FROM THE EAST WILL BE COLLECTED BY A CONCRETE VALLEY GUTTER LOCATED EAST OF THE PROPOSED BUILDING AND ROUTED THROUGH THE PARKING AREA. FLOWS IN THE PARKING AREA DEVELOPED FLOWS WILL DISCHARGE INTO THE STREET FROM THE DRIVEWAY ENTRANCE AS SHOWN. OFFSITE FLOWS ARRIVE.

CALCULATIONS:

AREA OF SITE: 0.6(43,2) SF = 1.98 AC

Q_{100} AT DISCHARGE POINT (DEVELOPED, MASTER PLAN BASIN B-8)

Q_{100} = (0.1)(1.98)(5.0) = 4.91 CFS

Q_{100} AT DISCHARGE POINT (UNDEVELOPED, MASTER PLAN BASIN B-8)

Q_{100} = (0.4)(1.98)(2.3) = 4.81 CFS

BODY APPROVAL & INSPECTION
Bernd Merkle 11/27/91 6/5/91
5/23/91
5/23/91

RESUBMITTAL 5-30-91
△1 CONCRETE VALLEY GUTTER IS CONTRACTOR'S OPTION
△2 DISCHARGE PORTION OF ROOF FLOWS IN PIPE THROUGH CURB
CHRISTOPHER L. WEISS, P.E. DATE

WEISS-HINES ENGINEERING CO.
100 RAILROAD NE
PHONE (505) 266-3444
ALBUQUERQUE, NEW MEXICO 87102
DESIGNED: SC
DRAWN: SC
CHECKED: CW

Jefferson Commons Lot 15
Drainage / Grading Plan

MAY 3 1991

SHEET 1 OF 1

PLAN SHOT TWICE
ONCE ON LIGHT
ONCE ON DARK

CITY OF ALBUQUERQUE
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R# 25 DATE 3-19-92 OP EOT

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DIRECTOR

NOTARY PUBLIC
OFFICIAL SEAL
Roberta Duran
07/07/93

D24 C20 B16 A12

CITY OF ALBUQUERQUE C D