### **DESIGN NARRATIVE**

THIS SITE IS A 2.09 ACRE URBAN COMMERCIAL LOT WHERE A GAS STATION HAD PREVIOUSLY EXISTED BUT WAS DEMOLISHED LEAVING THE SITE CURRENTLY EMPTY. THE PROPERTY WILL BE DEVELOPED WITH A NEW MEDICAL CLINIC BUILDING AND ONSITE PAVED PARKING LOTS. THE SITE IS UNAFFECTED BY OFFSITE FLOWS AS IT IS AT A HIGHER ELEVATION THAN THE ADJACENT SITE TO THE WEST AND STREETS, WHICH INCLUDE MILDRED AVE. ON THE NORTH BOUNDARY, MATTHEW AVE. ON THE SOUTH BOUNDARY AND 4TH STREET ON THE EAST BOUNDARY. CURRENTLY THE SITE IS RELATIVELY FLAT WITH A HIGH POINT IN THE MIDDLE OF THE PROPERTY. STORM WATER DRAINS OVER THE GROUND SURFACE TO DOWNSTREAM FACILITIES TO THE EAST NORTH AND SOUTH. DOWNSTREAM STORM DRAIN FACILITIES INCLUDE AN UNDERGROUND PIPE AND CATCH BASINS IN MILDRED AVE. AND IN 4TH STREET THAT EVENTUALLY TAKE RUNOFF TO THE RIVER. THERE IS ALSO A PERFORATED LID ON A CATCH BASIN IN MATTHEW AVE. THAT COLLECTS RUNOFF AND

DIRECTS IT TO THE ALAMEDA DRAIN LOCATED JUST SOUTH OF MATTHEW

THE PROPOSED SCHEME FOR HANDLING SITE RUNOFF ALLOWS FOR FREE DISCHARGE OF DEVELOPED FLOWS ALONG THE EAST AND SOUTH SIDES OF THIS SITE. THE SITE HAS BEEN BROKEN INTO 3 BASINS WHERE BASIN I IS THE SOUTH BORDER AND BASIN II IS THE EAST BORDER. THESE 1ST TWO BASINS REPRESENT RELATIVELY SMALL QUANTITIES AMOUNTING TO A MAXIMUM Q OF 1.27 CFS. THERE ARE LANDSCAPE AREAS ALL ALONG THESE 2 SIDES OF THE SITE WHICH WILL HANDLE THE "FIRST FLUSH" TREATMENT OF THIS RUNOFF. BASED ON THE ALLOWABLE CRITERIA (2.75 CFS/AC) FOR DRAINAGE OUTFALL FROM SITES IN THE VALLEY WE UNDERSTAND THE MAXIMUM ALLOWABLE DEVELOPED Q FROM THIS SITE TO BE 5.75 CFS WHICH LEAVES A MAXIMUM Q OF 4.48 CFS ALLOWED AT BASIN III. RECESSED LANDSCAPE PARKING ISLANDS AND AREAS THAT BORDER THE PARKING LOTS WILL TREAT DEVELOPED FLOWS TO ADDRESS "FIRST FLUSH" CONCERNS IN THE PARKING AREAS. THE ROOF RUNOFF AND SOME OF THE PARKING LOT RUNOFF WILL BE COLLECTED IN CATCH BASINS AND ONSITE STORM DRAINS WHICH THEN DIRECT IT THRU A LANDSCAPED AREA ON THE NORTH BORDER OF THE SITE TO GIVE IT A FIRST FLUSH TREATMENT BEFORE INTRODUCING RUNOFF TO THE PUBLIC FACILITY IN THE BACK OF AN EXISTING CATCH BASIN IN MILDRED AVE. THE OUTFALL PIPE TO THIS CATCH BASIN IS DESIGNED TO RESTRICT FLOW SO THAT THE MAXIMUM ALLOWABLE AGGREGATE Q FROM THIS SITE IS NOT EXCEEDED. THIS MAY CREATE SOME TEMPORARY ONSITE PONDING IN PARKING AND LANDSCAPE AREAS.

> CONCRETE CURB TA67.35 FL67.42

MRGCD ALAMEDA DRAIN

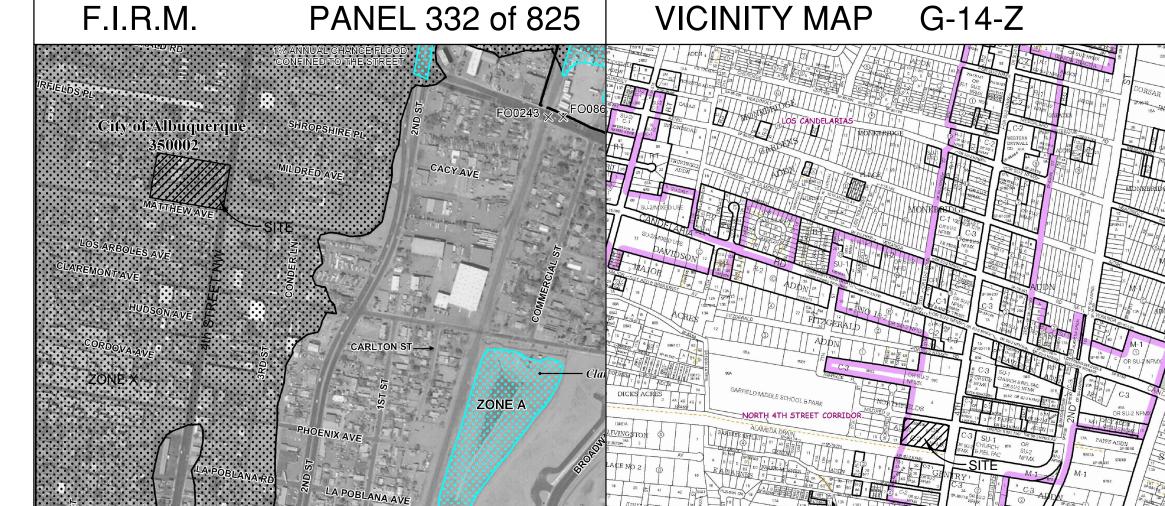
TRACT A
NORTHFIELDS ADDITION

(FILED 06-19-1952, C2-100)

BASIN III

NEW BUILDING FIN. FLR. EL.= 4970.50'

-- -- - - - - Cl W/PM- -- --



CONCRETE SIDEWALK

TC066.61 + \_\_\_\_\_\_\_

## GENERAL NOTES

A CONTRACTOR SHALL VERIFY LOCATION OF EXISTING BELOW GRADE UTILITIES IN THE WORK AREA PRIOR TO EXCAVATION



WEB: www.fbtarch.com

CONSULTANT

Structura
Civil

6501 Americas Parkway NE
Albuquerque • New Mexico
881-3008 • Facsimile 881-4

WILSON & COMPANY

4900 Lang Avenue NE Albuquerque, NM 87109 Phone: (505) 348-4000



### SHEET KEYNOTES

- 1 6' WIDE CONCRETE VALLEY GUTTER PER C.O.A. STD. DWG. #2420 AND PER C.O.A. STD. DWG. #2426 AT PRIVATE ENTRANCE
- 2 CURB ANG GUTTER PER C.O.A. STD. DWG. #2415
- ONSITE CURB AND GUTTER PER DETAIL A2/C-201
   DRAINAGE BASIN CURB PER DETAIL A4/C-201
- 5 CONNECT NEW STORM DRAIN TO BACK OF EXISTING STORM INLET PER C.O.A. STD. DWG. #2237 INVERT ELEV. = 4963.65
- 6 1'-0" WIDE BREAK IN CURB FOR DRAINAGE
- 7 CATCH BASIN PER DETAIL A3/C-201
- 8 ASPHALT PAVING PER DETAIL A1/C-201
- 9 AREA DRAIN PER DETAIL A5/C-201
- 10 TYPICAL SITE SIDEWALK PER DETAIL B1/C-201
- 11 SIDEWALK AT DRAINAGE BASIN PER DETAIL B2/C-201
- 12 CURB ACCESS RAMP WITH MAXIMUM SLOPE OF 5%
- 13 EXISTING CURB AND GUTTER TO REMAIN14 2% CROSS SLOPE AT SIDEWALK TYPICAL
- 15 6" CUTOFF WALL PER DETAIL B3/C-201

### LEGEND

LEGEND	
	PROPERTY LINE
— —4970—— —	EXISTING CONTOUR
68.55	EXISTING SPOT ELEVATION
68.00	NEW SPOT ELEVATION
70	NEW CONTOUR
TBC	TOP OF BACK OF CURB
FL	FLOWLINE
тс	TOP OF CONCRETE
INV	INVERT
FG	FINISHED GRADE
TG	TOP OF GRATE
TA	TOP OF ASPHALT
SD	STORM DRAIN
<del>-</del>	FLOW DIRECTION
<b>•</b>	ROOF DRAIN LOCATION

NEW CONCRETE PAVING

NEW ASPHALT PAVING

# TEMPORARY BENCHMARK (TBM)

T.B.M. #2 ELEVATION 4967.77

### LEGAL DESCRIPTION

TRACT B-1, NORTHFIELDS ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 9, 2011, BOOK 2011C, PAGE 121, DOC. #2100102249

#### HYDROLOGY CALCULATIONS

BASIN II

DESIGN ST	, ,				1hr 2.01	6hr 2.35	24hr 2.75	4day 3.30	10
	CONDITIONS	4 D E 4	DO	0					
LAND TRTMNT (	AREA ACRE)	AREA %	P6 (	Q (CFS/AC)	Q (CFS)	V6 (CF)	V24 (CF)	V4DAY (CF)	V
Α	0.000	0%	0.53	1.56	0.00	0	0	0	
В	1.890	90%	0.78	2.28	4.31	5,351	5,351	5,351	5
С	0.000	0%	1.13	3.14	0.00	0	0	0	
D	0.200	10%	2.12	4.70	0.94	1,539	1,830	2,229	2
TOTALS	2.090	100%			5.25	6,890	7,181	7,580	8
	O CONDITION								
	AREA	AREA	P6	Q	Q	V6	V24	V4DAY	V
TRTMNT (	ACRE)	%	(	(CFS/AC)	(CFS)	(CF)	(CF)	(CF)	
Α	0.000	0%	0.53	1.56	0.00	0	0	0	
В	0.132	53%	0.78	2.28	0.30	374	374	374	
С	0.000	0%	1.13	3.14	0.00	0	0	0	
D	0.118	47%	2.12	4.70	0.55	908	1,079	1,315	1
TOTALS	0.250	100%			0.86	1,282	1,453	1,689	1
PROPOSEI	O CONDITION	IS - BASIN	l II						
LAND	AREA	AREA	P6	Q	Q	V6	V24	V4DAY	V
TRTMNT (	ACRE)	%	(	(CFS/AC)	(CFS)	(CF)	(CF)	(CF)	
Α	0.000	0%	0.53	1.56	0.00	0	0	0	
В	0.050	44%	0.78	2.28	0.11	142	142	142	
С	0.000	0%	1.13	3.14	0.00	0	0	0	
D	0.063	56%	2.12	4.70	0.30	485	576	702	
TOTALS	0.113	100%			0.41	627	718	844	
	O CONDITION								
	AREA	AREA	P6	Q	Q	V6	V24	V4DAY	V
TRTMNT (	ACRE)	%	(	(CFS/AC)	(CFS)	(CF)	(CF)	(CF)	
Α	0.000	0%	0.53	1.56	0.00	0	0	0	
В	0.254	13%	0.78	2.28	0.58	719	719	719	
С	0.000	0%	1.13	3.14	0.00	0	0	0	_
D	1.728	87%	2.12	4.70	8.12	13,298	15,807	19,257	2
TOTALS	1.982	100%			8.70	14,017	16,526	19,976	2
MAXIMUM	ALLOWED Q	= 2.09 AC	(2.75 CI	FS/AC) = 5	.75 CFS				
	O MILDRED		`	,		0-0			



**ARCHITECT** 

NORTH VALLEY CENTER FOR FAMILY AND COMMUNITY HEALTH 3401 4TH STREET NW ALBUQUERQUE, NM 87107

## CONSTRUCTION DOCUMENTS

JUNE 12, 2014

MARK	DATE	DESCRIPTION
2	10/01/14	C.O.A. COMMENTS
$\triangle$	06/27/14	ADDENDUM #2

ISSUE:
DATE:
PROJECT NO: 522
CAD DWG FILE: C-101 - REVISED.DWG
DRAWN BY: LEK
CHECKED BY: MJW

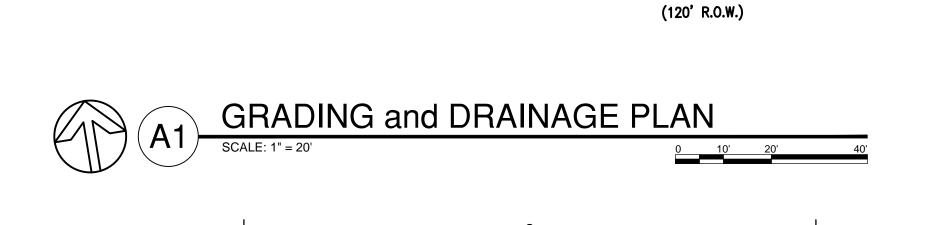
SHEET TITLE

SHEET TITLE

GRADING and DRAINAGE

C-101

PLAN



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