



City of Albuquerque

June 13, 2000

Celia Tomlinson, P.E.
Rhombus P.A., Inc
2620 San Mateo NE, Suite B
Albuquerque, NM 87110

RE: GRADING & DRAINAGE PLAN FOR STERLING BUILDING, 2639 SAN
MATEO BOULEVARD, NE (H-17/ D095) ENGINEERS STAMP DATED
JUNE 19, 2000 SUBMITTED FOR BUILDING PERMIT APPROVAL

Dear Ms. Tomlinson,

Based upon the information provided in your June 20, 2000, submittal, the project referred to above is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Prior to release of the Certificate of Occupancy, an Engineer Certification, per the DPM checklist, will be required.

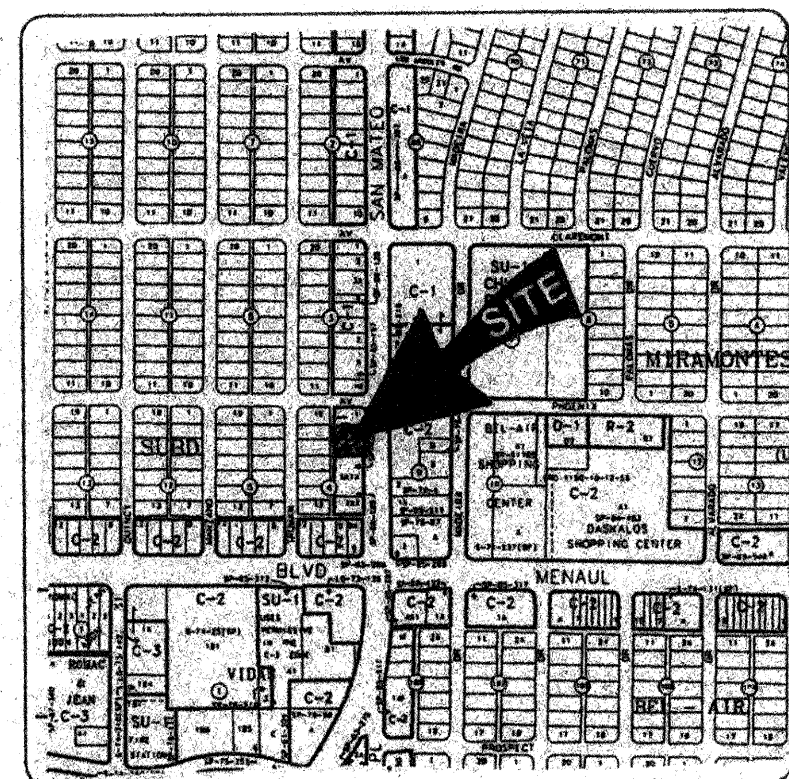
If you have any questions, please call me at 924-3988.

Sincerely,

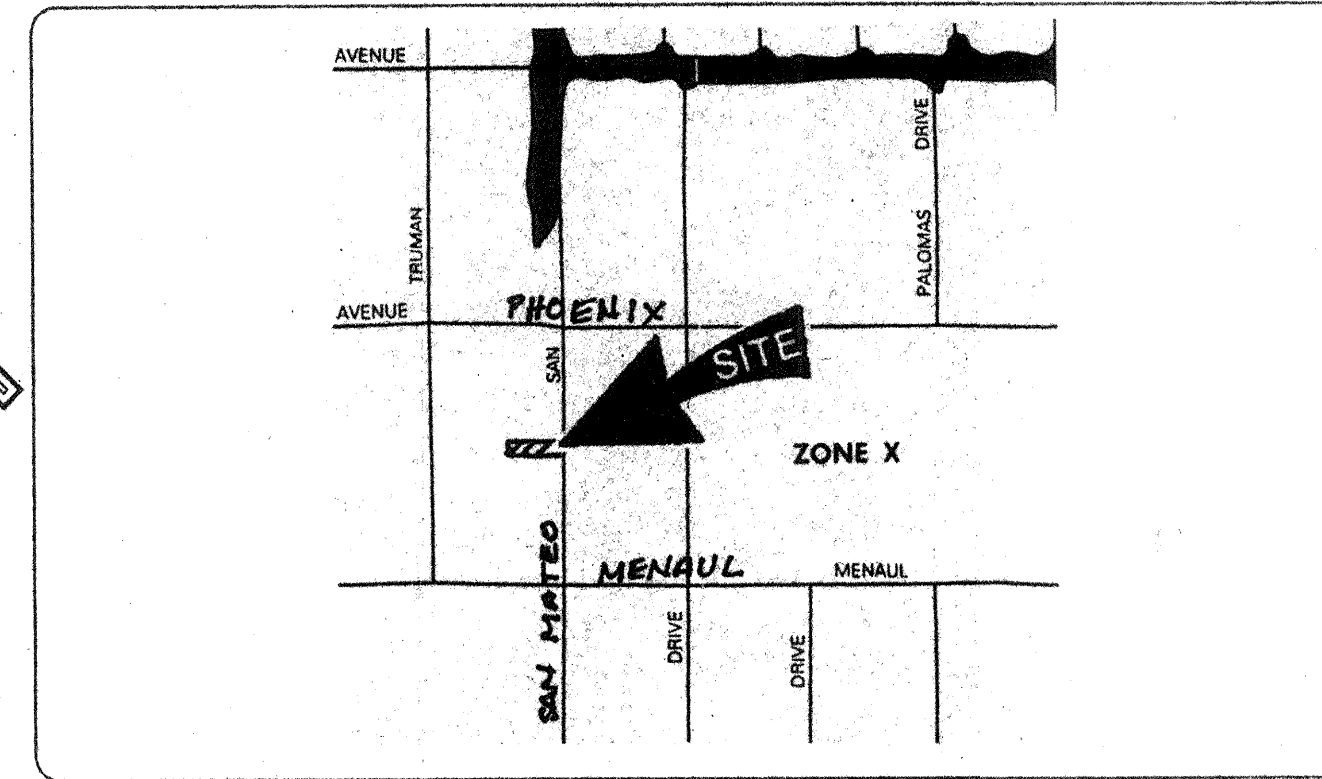
Stuart Reeder, P.E.

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Hydrology Division

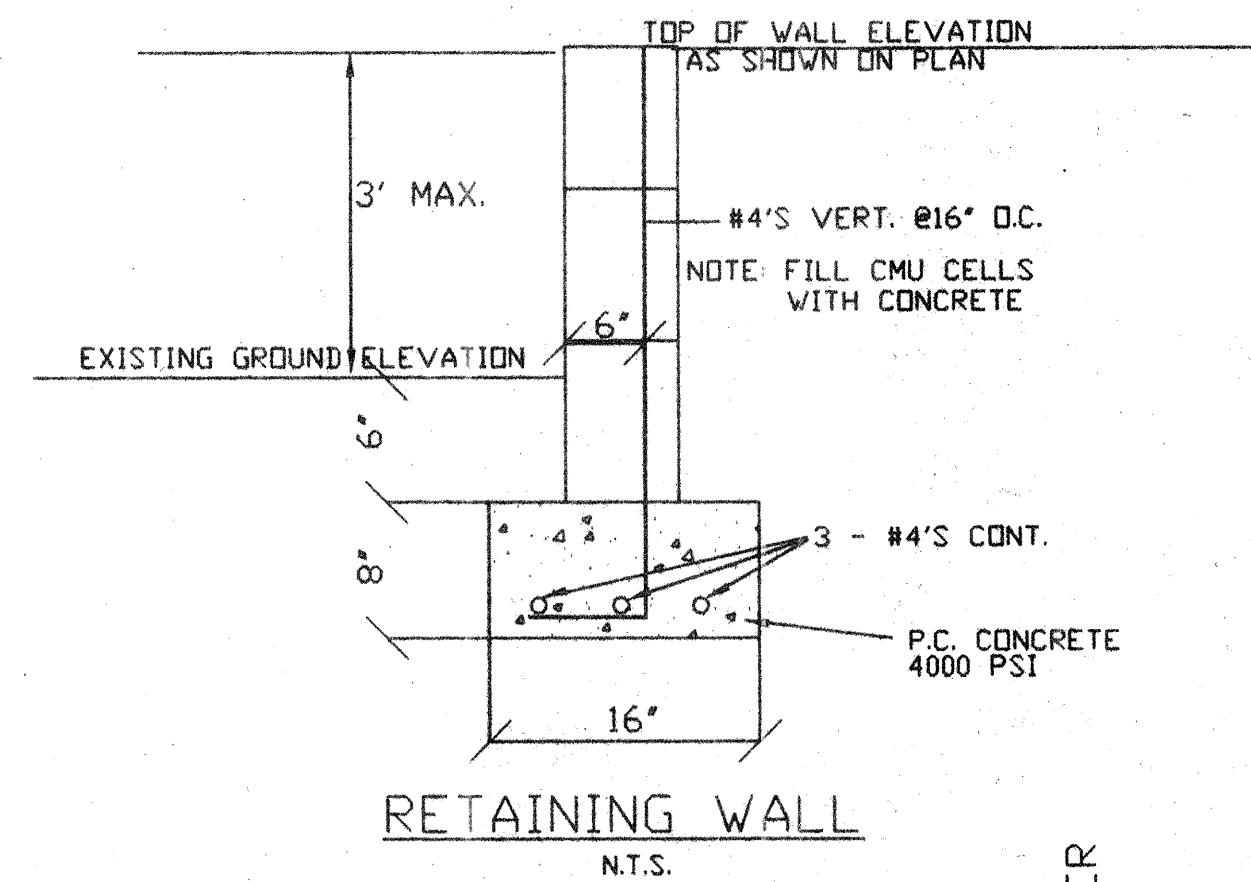
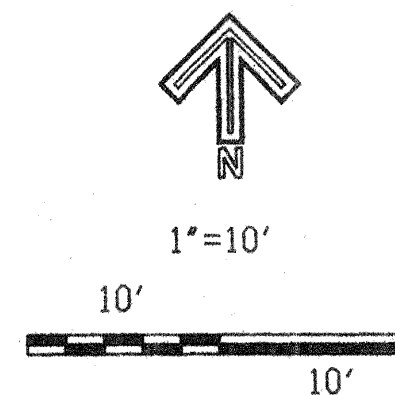
xc: Whitney Reiersen
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LOCATION MAP H-17,18
NOT TO SCALE



FIRM MAP
NOT TO SCALE



LEGEND

→	DIRECTION OF FLOW
ds	PROPOSED DOWNSPOUT
—	EXISTING CONTOUR
—	PROPOSED CONTOUR
GM	GAS METER
WM	WATER METER
PP	POWER POLE
ANCHOR	POWER POLE ANCHOR
10.50	EXISTING SPOT ELEVATION
TA 96.97	PROPOSED SPOT ELEVATION
FF	FINISHED FLOOR ELEVATION
TA	TOP OF ASPHALT
FL	CURB FLOWLINE
TC	TOP OF CURB
TW	TOP OF WALL
TD	TOP OF DIRT
TS	TOP OF CONCRETE SLAB

BENCHMARK:

ACS 21-H18 ELEVATION 5212.50
ADD 5200 TO ALL SPOT ELEVATIONS
TO EQUAL SEA LEVEL DATUM ELEVATION.

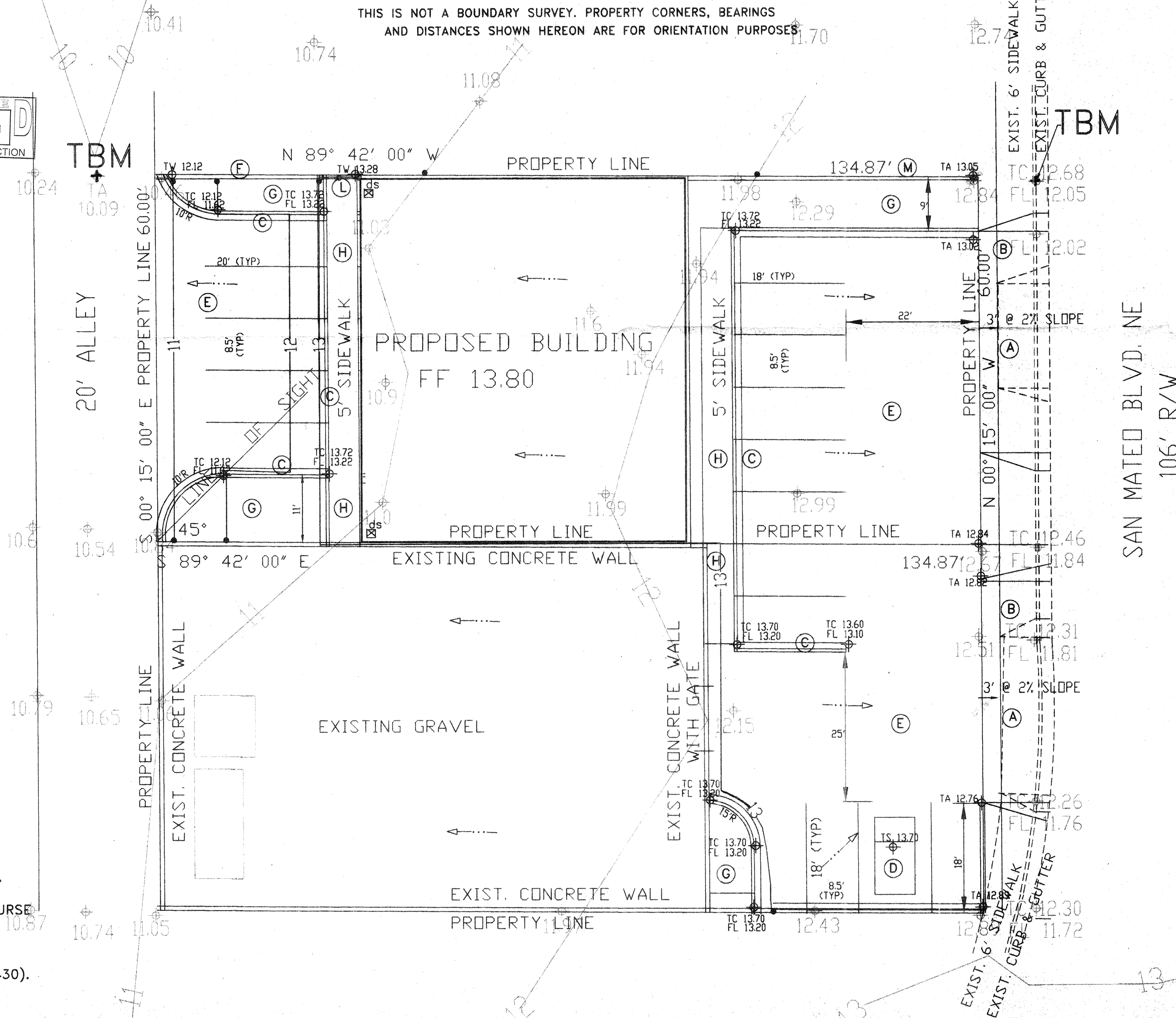
NOTE:

- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON MAPS AND/OR EVIDENCES ON THE GROUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL UTILITIES, SHOWN OR NOT SHOWN ON THIS DRAWING, PRIOR TO ANY EXCAVATIONS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING RUN-OFF ON SITE DURING CONSTRUCTION AND CLEANING UP SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY AND ADJOINING PROPERTIES AFTER CONSTRUCTION.

KEYED NOTES:

- REMOVE EXISTING CURB CUT AND DRIVEPAD.
- BUILD STANDARD 36' DRIVEPAD (DWG. 2425).
- BUILD MEDIAN CURB AND GUTTER (DWG. 2415).
- BUILD CONCRETE SLAB FOR TRASH BIN.
- BUILD 2" ASPHALT PAVEMENT ON 6" BASE COURSE ON 6" BASE COURSE 95% COMPACTION.
- BUILD RETAINING WALL.
- LANDSCAPE AREA
- BUILD 4" THICK CONCRETE SIDEWALK (DWG. 2430).
- BUILD HANDRAIL.
- BUILD HEADER WALL (DWG. 2415).

THIS IS NOT A BOUNDARY SURVEY. PROPERTY CORNERS, BEARINGS AND DISTANCES SHOWN HEREON ARE FOR ORIENTATION PURPOSES.



DRAINAGE AND GRADING PLAN FOR STERLING BUILDING 2639 SAN MATEO BLVD. NE

LEGAL DESCRIPTION: Lot 2 BEL AIR SUBDIVISION

ADDRESS: 2639 SAN MATEO BLVD. NE

Zone Atlas H-17, H-18

FLOODPLAIN INFORMATION: The property is located in Zone X, areas of minimum flooding, according to the Floodway Boundary and Floodway Map of the City of Albuquerque, New Mexico, Community Panel 35001C035D, effective September 20, 1996.

EXISTING CONDITIONS: The subject property abuts the west right-of-way line of San Mateo just south of Phoenix Avenue. The lot contains approximately 0.18 acre, a building and paved parking.

South of the property is land occupied by PNM Electric Services substation which is completely surrounded by concrete walls. In front of the wall facing San Mateo is PNM's existing paved parking. North of the subject property is a lot with a building and paved parking. West of the subject property is a paved alley.

The parking lot discharges freely to San Mateo which has paving, curb and gutter and sidewalk. The rest of the lot drains to the alley.

PROPOSED IMPROVEMENTS: The existing building will be demolished and a new building will be built. The existing parking lot will be reconfigured. To gain additional parking spaces, PNM's existing paved parking lot will be improved. An agreement for the proposed parking lot improvement on PNM's property exists between the owner of subject property and PNM.

PNM's existing parking lot also discharges freely to San Mateo and the rest of PNM's lot also drains to the alley.

OFFSITE RUN-OFF: The subject property and PNM's property receive no offsite flows.

ON-SITE RUN-OFF: The on-site runoff after development is computed. The on-site runoff after development is also calculated.

CALCULATIONS: The two lots are treated as one for calculation purposes. The City of Albuquerque's DPM 22.2 methodology for the 100-year event is used.

Existing Conditions:

Land Treatment C = 0.12 Ac. (draining to alley)
Land Treatment D = 0.24 Ac. (draining to San Mateo)
TOTAL = 0.36 Ac.

Proposed Improvement:

Land Treatment B = Negligible
Land Treatment C = 0.12 Ac.
Land Treatment D = 0.24 Ac.
TOTAL = 0.36 Acre

Zone 2 (From DPM 22.2, page A-1)

PRE-DEVELOPMENT PEAK DISCHARGE:

Peak Discharge to Alley
Land Treatment C 0.12 Ac. X 3.14 = 0.38 cfs
Land Treatment D 0.24 Ac. X 4.70 = 1.13 cfs
COMPOSITE = 1.51 cfs

Peak Discharge to San Mateo
Land Treatment D 0.24 Ac. X 4.70 = 1.13 cfs
TOTAL = 1.13 cfs

POST-DEVELOPMENT PEAK DISCHARGE:

Peak Discharge to Alley
Land Treatment B negligible
Land Treatment C 0.12 Ac. X 3.14 = 0.38 cfs
Land Treatment D 0.24 Ac. X 4.70 = 1.13 cfs
COMPOSITE = 1.51 cfs

Peak Discharge to San Mateo
Land Treatment B negligible
Land Treatment D 0.24 Ac. X 4.70 = 1.13 cfs
TOTAL = 1.13 cfs

PRE-DEVELOPMENT EXCESS PRECIPITATION:

Excess Precipitation to Alley
Land Treatment C 0.12 Ac. X 1.13 X 43560/12 = 440 cf
Land Treatment D 0.24 Ac. X 2.12 X 43560/12 = 1846 cf
COMPOSITE = 2286 cf

Excess Precipitation to San Mateo
Land Treatment D 0.24 Ac. X 2.12 X 43560/12 = 1846 cf
TOTAL = 1847 cfs

POST-DEVELOPMENT EXCESS PRECIPITATION:

Excess Precipitation to Alley
Land Treatment B Negligible
Land Treatment C 0.12 Ac. X 1.13 X 43560/12 = 440 cf
Land Treatment D 0.24 Ac. X 2.12 X 43560/12 = 1846 cf
COMPOSITE = 2286 cf

Excess Precipitation to San Mateo
Land Treatment B Negligible
Land Treatment D 0.24 Ac. X 2.12 X 43560/12 = 1847 cf
TOTAL = 1847 cfs

The drainage quantities to both the alley and San Mateo will not increase. The proposed improvement will follow the historic direction of flow.

EROSION CONTROL: Water, if any, from activities during construction and/or from rain will be temporarily ponded on site to prevent the spread of silt.

CONCLUSION: The proposed grading and drainage plan for the subject property will not have any adverse impact on or will be adversely affected by the existing drainage from the surrounding areas.

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DRAINAGE AND GRADING PLAN FOR STERLING BUILDING 2639 SAN MATEO BLVD. NE

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