

**DRAINAGE CONCEPT**

OFF-SITE FLOW FROM PROSPECT AVE. N.E. WILL BE ACCEPTED INTO THIS PROPERTY AT THE RECENTLY CONSTRUCTED SIDEWALK CULVERT / WALK DIP SECTION. WALL OPENINGS WILL BE CALCULATED AS PART OF THE BUILDING PERMIT SET. OFF-SITE FLOW RATE IS BASED ON THE 100-YEAR 6-HOUR STORM EVENT (APPROX. 17.8 CFS). OFF-SITE FLOW WILL BE ROUTED THROUGH THE PROPERTY TO A NEW DOUBLE 'C' INLET WITH 18" OUTLET PIPE EXTENDED TO THE PUBLIC STORM DRAIN MAIN IN MESILLA AVE.

THIS SITE IS WILL FREE DISCHARGE WITH THE MAJORITY EXITING THE SITE TO MESILLA AVE. (SEE BASIN B1).

THE PROPOSED PUBLIC STORM DRAIN SYSTEM PASSING THROUGH THE PROPERTY WILL BE ANALYZED AND SIZED AS PART OF THE BUILDING PERMIT PLANS SUBMITTAL.

STORMWATER CONTROL MEASURES ARE REQUIRED TO PROVIDE MANAGEMENT OF 'FIRST FLUSH' (DEFINED AS THE 90TH PERCENTILE STORM EVENT OR 0.34" [0.44" LESS 0.1" FOR INITIAL ABSTRACTION] OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM).

THE ESTIMATED PONDING VOLUME REQUIRED IS 0.34" \* TYPE 'D' AREA: 0.34/12 \* 1.2 AC \* 43560 = 1,481 CF

THERE ARE 'FIRST FLUSH' RETENTION BASIN AREAS THROUGHOUT THE SITE (HATCHED AREAS). STORM WATER FROM THE IMPERVIOUS AREAS SHALL BE DIRECTED TO THESE BASINS VIA CURB OPENINGS (LABELED 'C').

THE 'FIRST FLUSH' BASIN VOLUMES SHALL BE ANALYZED AND SIZED AS PART OF THE BUILDING PERMIT PLANS SUBMITTAL. CURB OPENING LOCATIONS ARE SHOWN CONCEPTUALLY AND SHALL BE LOCATED AND SIZED WITH FINAL DESIGN.

**DRAINAGE NOTES**

THERE IS AN EXISTING BLANKET PUBLIC DRAINAGE EASEMENT OVER TRACT A-1, EXCLUDING ANY FUTURE BUILDINGS GRANTED TO THE CITY OF ALBUQUERQUE BY PLAT FILED AUGUST 15, 2013 IN PLAT BOOK 2013C, PAGE 98.

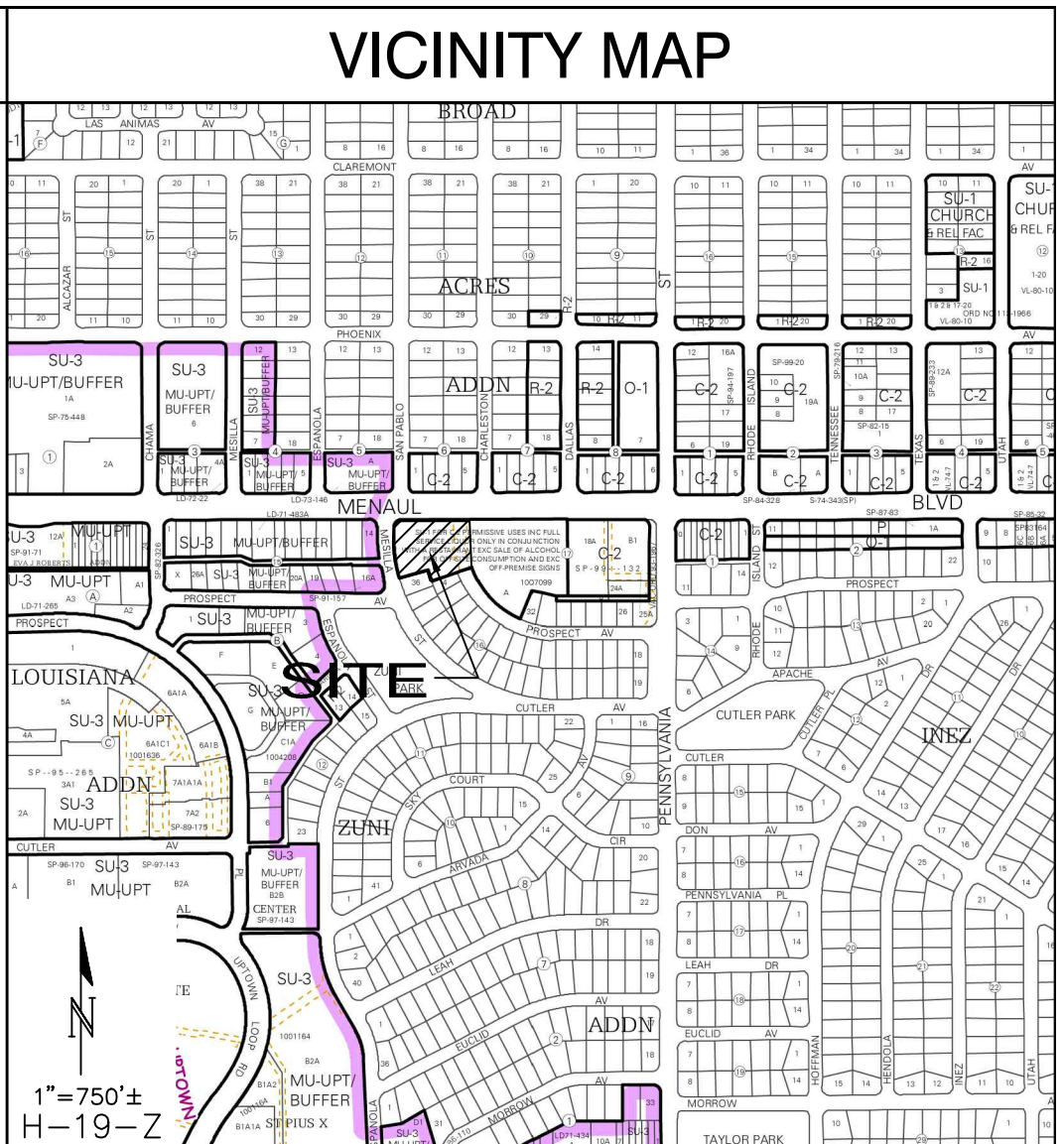
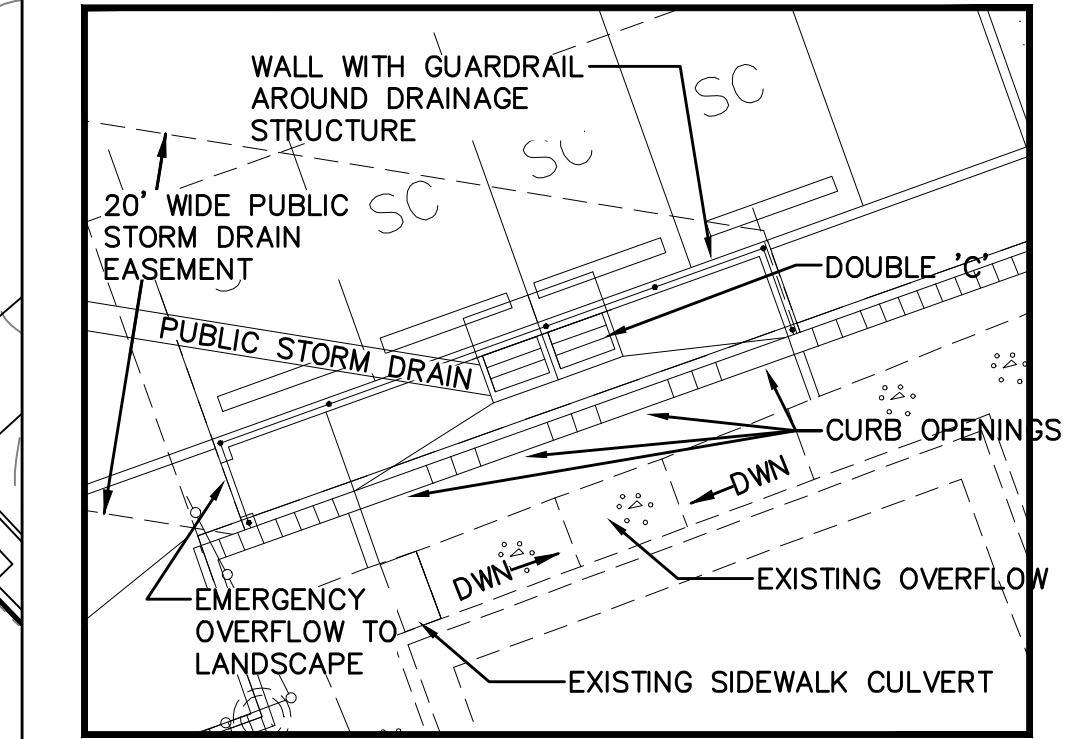
A PRIVATE BLANKET DRAINAGE EASEMENT OVER TRACTS A-1A AND A-1B, EXCLUDING ANY FUTURE BUILDINGS IS HEREBY GRANTED BY THIS PLAT FOR THE BENEFIT OF SAID TRACTS. MAINTENANCE OF SAID EASEMENT TO BE THE RESPONSIBILITY OF THE OWNERS OF SAID TRACTS AS TO THEIR RESPECTIVE TRACT.

**PUBLIC STORM DRAIN**

THE STORMWATER WITHIN PROSPECT AVE. WILL PASS TO THROUGH THE PROPOSED WALL VIA FOUR 4'X8" WIDE OPENINGS. THE FLOW WILL BE ACCEPTED INTO A PROPOSED DOUBLE 'C' INLET SITUATED WITHIN A SUMP AS SHOWN.

A PUBLIC STORM DRAIN WITHIN A DEDICATED EASEMENT (ESTIMATED AT 18"Ø-24"Ø) WILL BE DESIGNED AS PART OF THE CONSTRUCTION DOCUMENTS. BASED ON PRELIMINARY CALCULATIONS, A DOUBLE 'C' WITH 50% CLOGGING FACTOR HAS A CAPACITY GREATER THAN THE 17.8 CFS.

AN EMERGENCY OVERFLOW WILL BE PROVIDED THROUGH THE LANDSCAPING AS SHOWN.



**PROJECT DATA**

**LEGAL DESCRIPTION:** TRACT A-1, BLOCK 16 AND 17, ZUNI ADDITION

**SITE AREA:** 1.76 AC.

**FLOOD ZONE:** PER BERNALILLO COUNTY FIRM MAP #35001C0356H, THE SITE IS LOCATED WITHIN FLOODZONE 'X' (UNSHADED) DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

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**BENCHMARK:** BENCHMARK: PER THE ADJACENT PROPERTY TOPOGRAPHIC SURVEY PROVIDED, VERTICAL DATUM SHOWN HEREON IS BASED UPON CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT "11-H19" HAVING A PUBLISHED ELEVATION OF 5364.26 FEET (NAVD 88). TO BE UPDATED UPON RECEIPT OF FINAL SURVEY.

**LEGEND**

C  
27.1  
27  
PROPOSED CURB OPENING  
PROPOSED SPOT ELEVATION  
PROPOSED CONTOUR  
PROPOSED PUBLIC STORM DRAIN  
FLOW ARROW  
FIRST FLUSH RETENTION (DEPRESSED LANDSCAPING)

**CONCEPTUAL**

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2072 CG-101 CONCEPTUAL.dwg Nov 13,2014

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<b>MAIN BANK</b> <b>MENAU BLVD.</b> Dorman Breen Architects			
<b>GRADING &amp; DRAINAGE PLAN</b>			
Date: 11-13-14	No. Revision:	Date:	Job No. 2072
Drawn By: BJB			CG-101
Ckd By: FCA			SH. OF

BASIN NO.	B1	DESCRIPTION	
Area of basin flows =	69602	SF	= 1.6 Ac.
The following calculations are based on Treatment areas as shown in table to the right			
Sub-basin Weighted Excess Precipitation (see formula above)		LAND TREATMENT	
Weighted E =	1.76	in.	A = 5%
Sub-basin Volume of Runoff (see formula above)			B = 10%
V <sub>160</sub> =	10197	CF	C = 15%
Sub-basin Peak Discharge Rate: (see formula above)			D = 70%
Q <sub>p</sub> =	6.5	cfs	
BASIN NO.	B2	DESCRIPTION	
Area of basin flows =	7249	SF	= 0.2 Ac.
The following calculations are based on Treatment areas as shown in table to the right			
Sub-basin Weighted Excess Precipitation (see formula above)		LAND TREATMENT	
Weighted E =	1.40	in.	A = 10%
Sub-basin Volume of Runoff (see formula above)			B = 20%
V <sub>160</sub> =	843	CF	C = 30%
Sub-basin Peak Discharge Rate: (see formula above)			D = 40%
Q <sub>p</sub> =	0.6	cfs	

BASIN B1 CONSISTS OF THE MAJORITY OF THE SITE (BUILDING AND PAVEMENT). THE BASIN WILL FREE DISCHARGE TO MESILLA AVE. AT THE PROPOSED SW ENTRY DRIVE TO CONTINUE ALONG THE HISTORIC FLOWPATH.

BASIN B2 CONSISTS OF THE EASTERN PORTION OF THE SITE AND 1/3 OF THE EAST SHARED ACCESS ROAD. THIS BASIN WILL FREE DISCHARGE TO MENAU BLVD. TO CONTINUE ALONG THE HISTORIC FLOWPATH.

**GENERAL NOTES**

1. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE SHAPED WITH A 3/8" EDGING TOOL.

**CURB OPENING**  
C = LOCATION SCALE: N.T.S.

