Indian School

DRAINAGE INFORMATION SHEET

New

PROJECT DATA:

TITLE: OFFICES AT INDIAN SCHOOL DRNG. FILE #: H-19 D65

DRB #: 96-545 EPC #: Z-96-102 WORK ORDER #: -

LEGAL DESCRIPTION: LOT 18 & 19, BLOCK 1, ZUNI ADDITION

CITY ADDRESS: INDIAN SCHOOL ROAD NE

ENGINEERING FIRM: BORDENAVE DESIGNS CONTACT: J. BORDENAVE

ADDRESS: P.O. BOX 91194, 87199 PHONE: 823-1344

OWNER: S & W PARTNER CONTACT: W. WENDELL

ADDRESS: 9417 ADMIRAL NIMITZ NE 87111 PHONE: 822-9907

ARCHITECT: W. WENDELL CONTACT: W. WENDELL

ADDRESS: 9417 ADMIRAL NIMITZ NE 8711 PHONE: 822-9907

SURVEYOR: SURV-TEK CONTACT: G. HUGG

ADDRESS: 5643 PARADISE BLVD. NW 87114 PHONE: 897-3366

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

TYPE OF SUBMITTAL:

____ CONCEPT GRADING & DRAINAGE PLAN
_X__ GRADING PLAN
_X__ DRAINAGE PLAN
____ DRAINAGE REPORT
____ EROSION CONTROL PLAN
____ ENGINEER'S CERTIFICATION
____ OTHER:

PRE-DESIGN MEETING:

____ YES
____ NO
____ COPY OF MINUTES PROVIDED

TYPE OF APPROVAL SOUGHT:

____ SECTOR PLAN
____ SKETCH PLAT
____ PRELIMINARY PLAT
__X_ FINAL PLAT
__X_ SITE DEV. PLAN FOR SUBD.
____ SITE DEV. PLAN FOR PERMIT
____ GRADING PERMIT
____ PAVING PERMIT
____ FOUNDATION PERMIT
____ BUILDING PERMIT
____ CERTIFICATE OF OCCUPANCY
____ S.A.D. DRAINAGE REPORT
____ DRAINAGE REQUIREMENTS
____ OTHER:

RECEIVED
DEC 18 1997
HYDROLOGY SECTION

DATE SUBMITTED: 12/15/97

BY: _____

CITY OF
Albuquerque

January 13, 1998

Martin J. Chávez, Mayor

Jake Bordenave
Bordenave Designs
P.O. Box 91194
Albuquerque, NM 87199

RE: OFFICES AT INDIAN SCHOOL (H19-D65). GRADING AND DRAINAGE PLAN FOR FINAL PLAT AND SITE DEVELOPMENT FOR SUBDIVISION APPROVALS. ENGINEER'S STAMP DATED 10-28-97.

Dear Mr. Bordenave:

Based on the information provided on your December 18, 1997 submittal, the above referenced project is approved for Final Plat and Site Development for Subdivision.

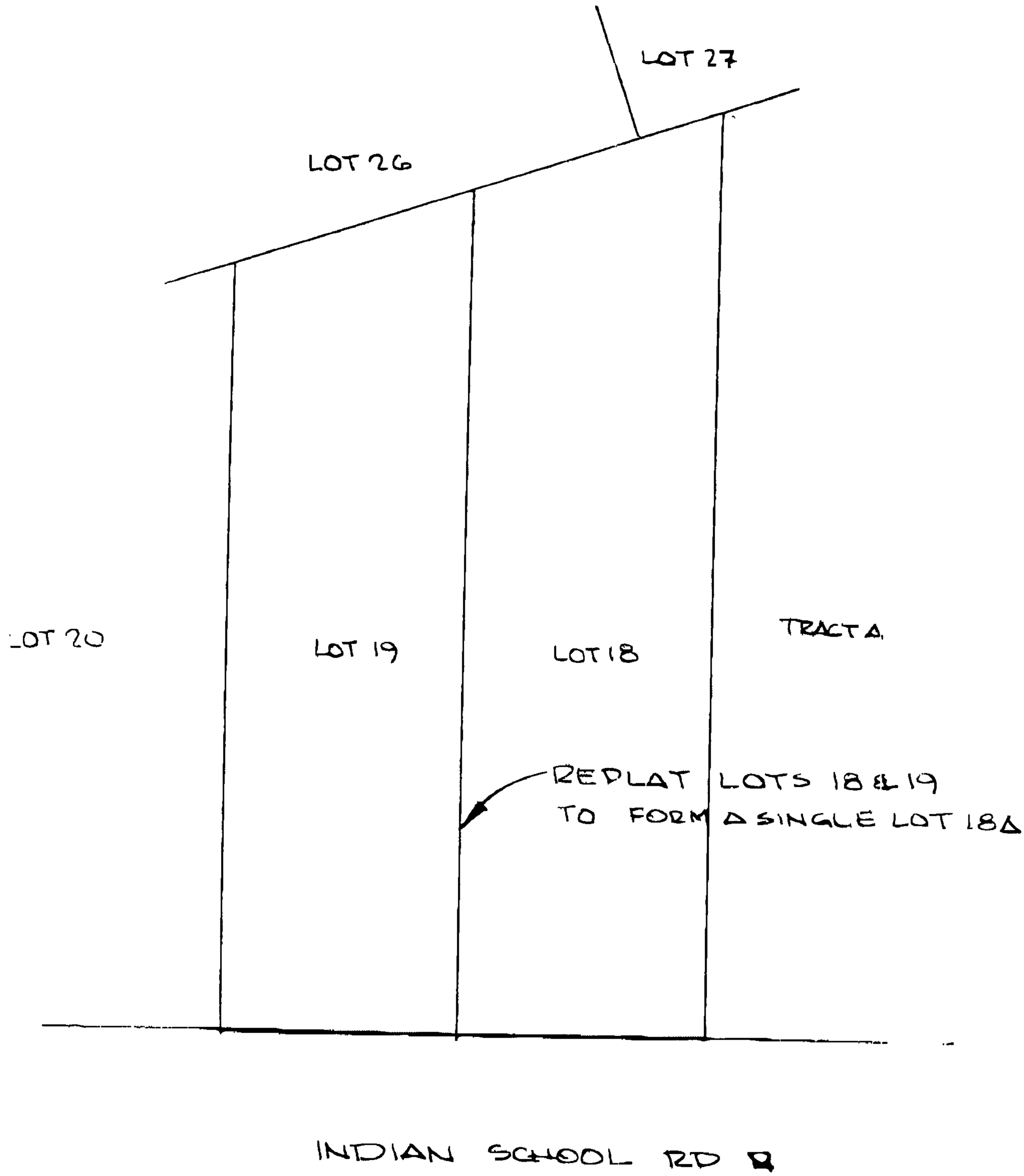
A Building Permit will be required prior to the start of construction.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,

Lisa Ann Manwill, P.E.
Hydrology

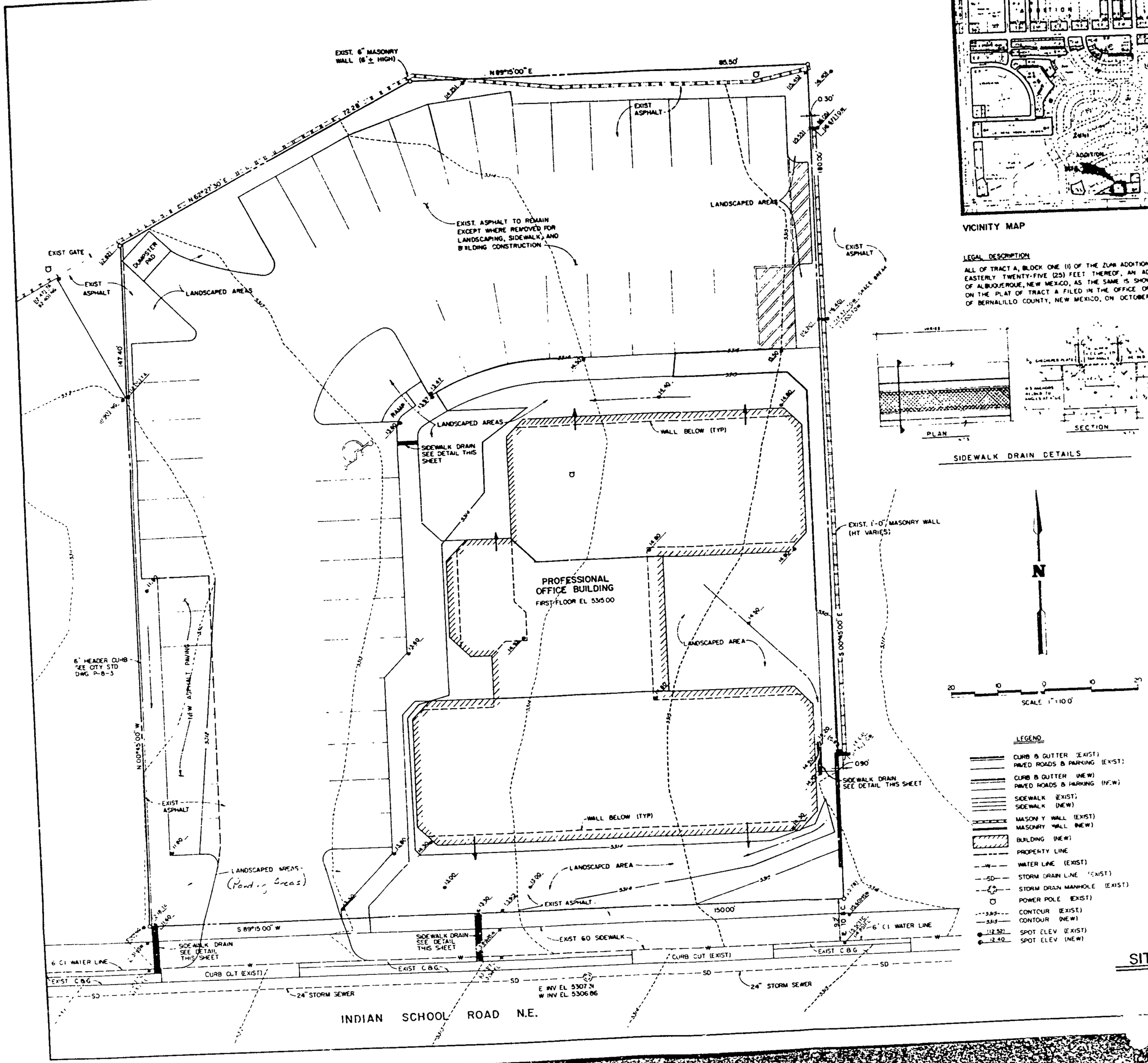
c: Andrew Garcia
File

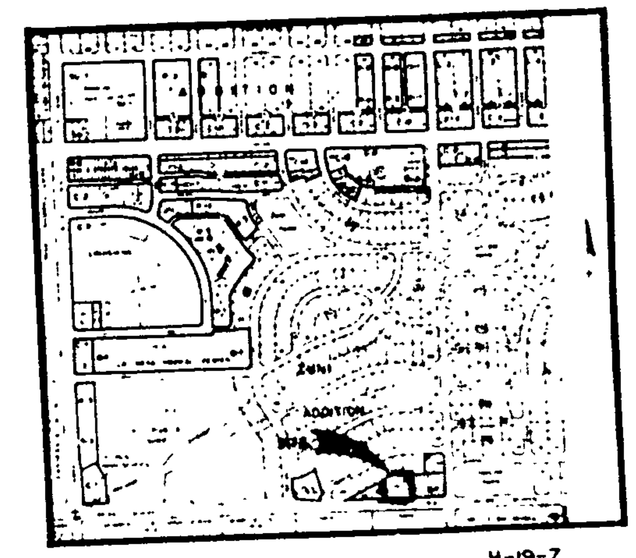


BLOCK 1, ZUNI ADDITION

Post-It™ brand fax transmittal memo 7671 | # of pages ▸ 1

To Lisa Manwill	From Jake
Co. City of Alb.	Co. Bordenave Designs
Dept. Hydrology	Phone # 823-1344
Fax # 921-3864	Fax # 823-1344





VICINITY MAP

H-19-Z

FLOOD [illegible] BOUNDARY MAP

PAGE 6

LEGAL DESCRIPTION

ALL OF TRACT A, BLOCK ONE (1) OF THE ZUAR ADDITION, EXCEPTING THE EASTERLY TWENTY-FIVE (25) FEET THEREOF, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF TRACT A FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 14, 1971

SIDEWALK DRAIN DETAILS

LEGEND

- CURB & GUTTER (EXIST)
- PAVED ROADS & PARKING (EXIST)
- CURB & GUTTER (NEW)
- PAVED ROADS & PARKING (NEW)
- SIDEWALK (EXIST)
- SIDEWALK (NEW)
- MASONRY WALL (EXIST)
- MASONRY WALL (NEW)
- BUILDING (NEW)
- PROPERTY LINE
- WATER LINE (EXIST)
- STORM DRAIN LINE (EXIST)
- STORM DRAIN MANHOLE (EXIST)
- POWER POLE (EXIST)
- CONTOUR (EXIST)
- CONTOUR (NEW)
- (12.52) SPOT ELEV (EXIST)
- (12.40) SPOT ELEV (NEW)

RECEIVED

MAR [illegible]

EN[illegible]

The proposed development is located west of the intersection of Indian School and [illegible] as shown on the Vicinity Map and designated as Tract A, Block One of the Zuar Addition. The site does not lie within a flood hazard area as shown on the Flood Hazard Boundary Map prepared for the city of Albuquerque by the U.S. Department of Housing and Urban Development.

The site is totally paved and has been used as a parking lot. Grading of the site is generally from east to west with an average slope just over one percent. Flows are received from entering the site by existing block walls to the north and east, [illegible] school road on the south and existing slopes on the west. A small area entering at the northeast corner of the site, which is not diverted by the existing block wall, will continue to flow through the proposed parking lot and be discharged onto Indian School Road.

The grading plan shows, existing and finished grades indicated by spot elevations and contours at 1'-0" intervals, continuity between proposed and existing elevations will be observed for proposed development.

Calculations, shown below, determine that the increased peak discharge rates and runoff volumes will be decreased by the proposed development, that no special handling will be required, and that development of the site will not increase the threat of flooding on downstream properties.

Area of Site = [illegible] Acres

Existing Conditions

[illegible]

Q100 = [illegible]

Developed Conditions

Previous Area = [illegible]

[illegible]

APPROVED FOR DRAINAGE

4/15/83

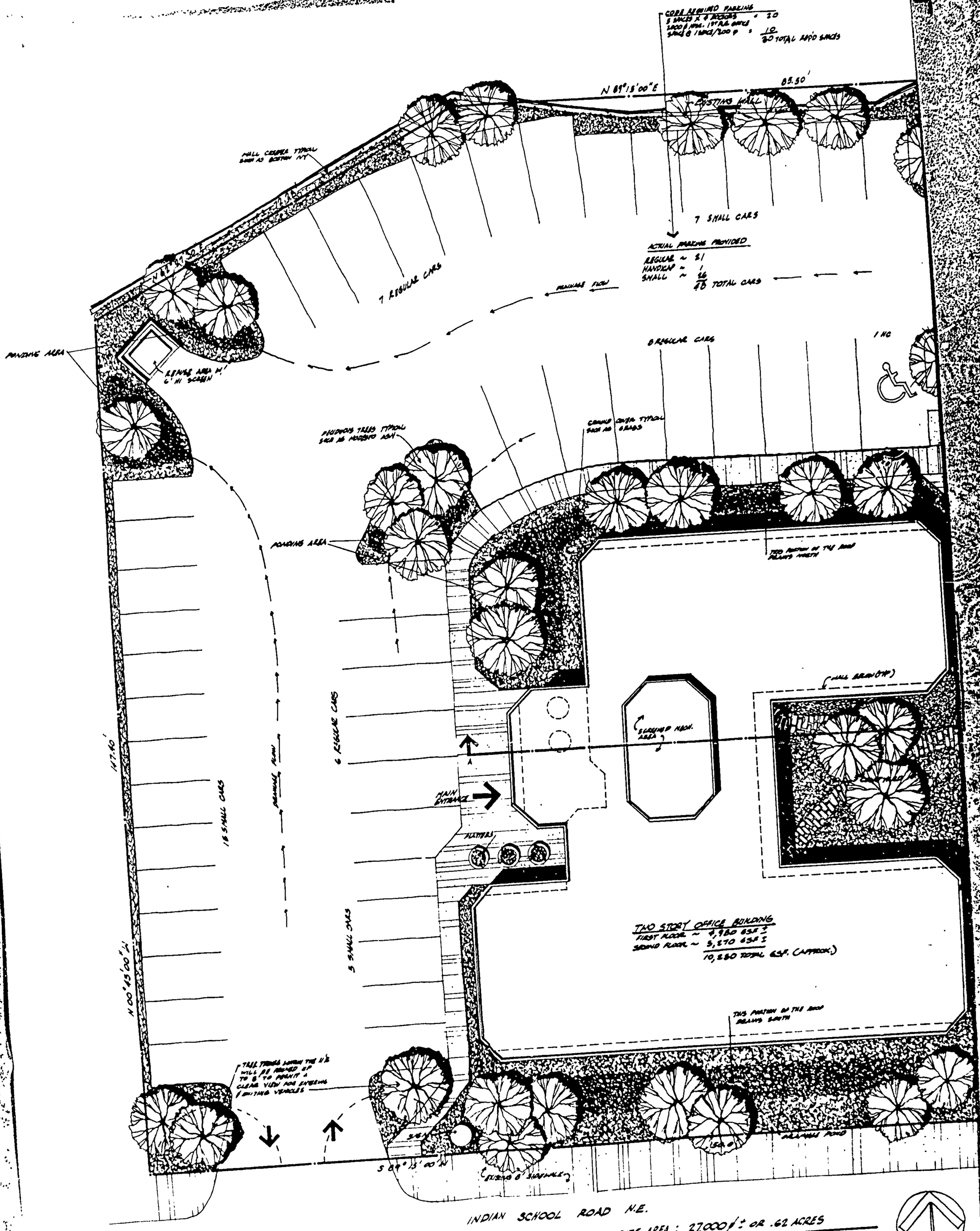
SIGNATURE

CONDITIONS

CHAVEZ / GRIEVES

SITE DRAINAGE PLAN

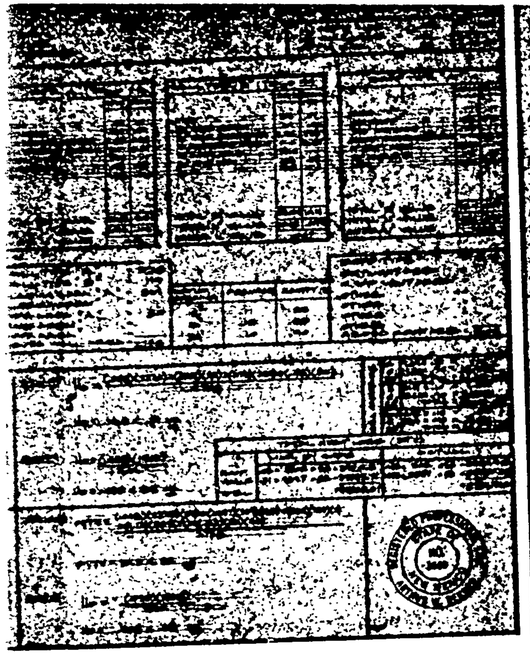
PLAN SHOT IN TWO SECTIONS.

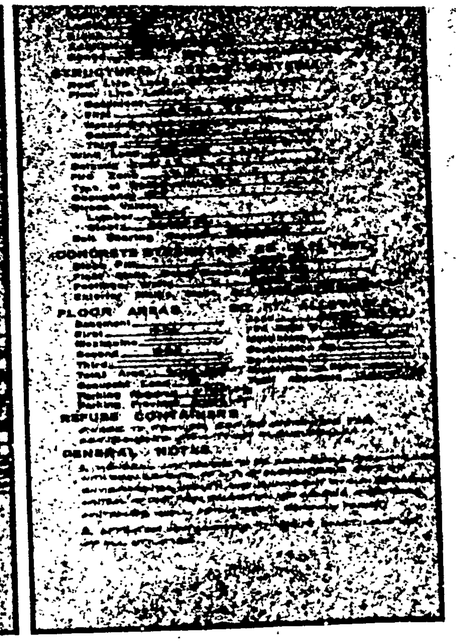


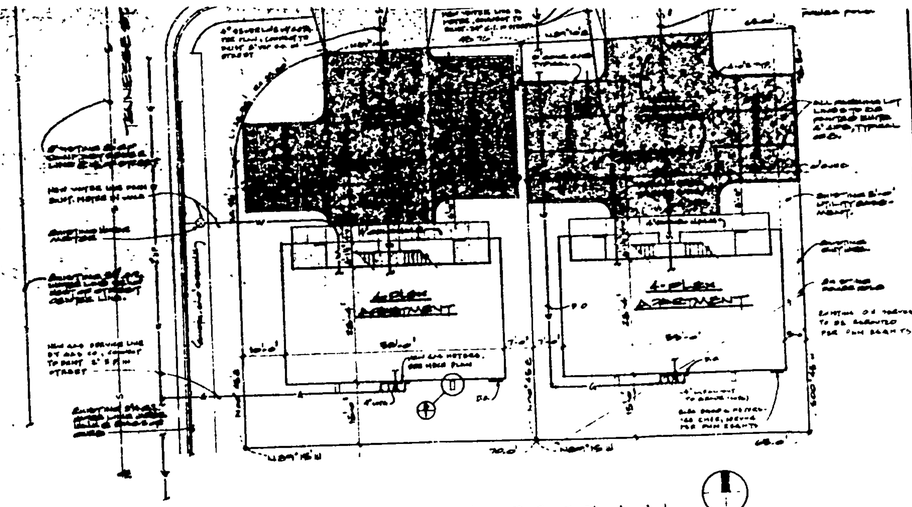
SITE PLAN 1/8"=1'-0"

SITE AREA : 27,000 f ± OR .62 ACRES

9/27/82

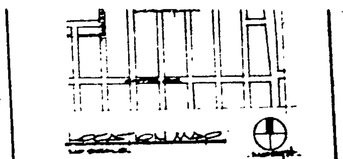




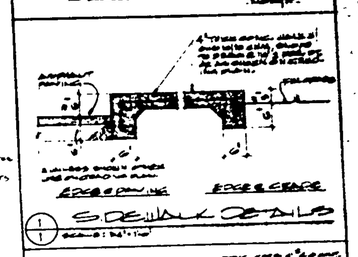


SITE & UTILITY PLAN

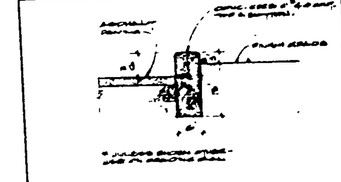
USABLE OPEN SPACE			
LOT	LOT SIZE	REQUIRED	PROVIDED
A	67878 SF	2000 SF	35150
B	6944 SF	2000 SF	2808 SF



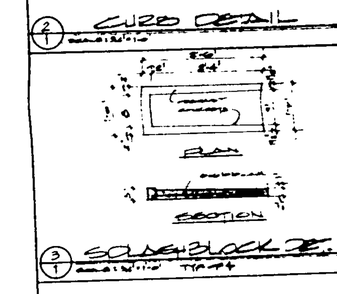
LOCATION MAP



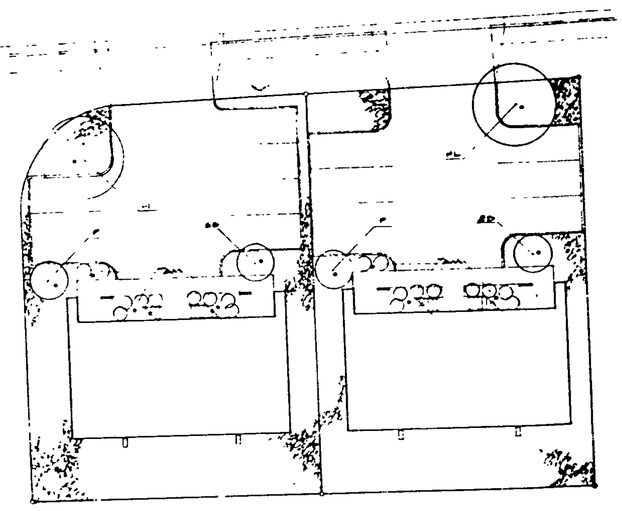
1/1 SIDEWALK DETAILS



2/1 CURB DETAIL

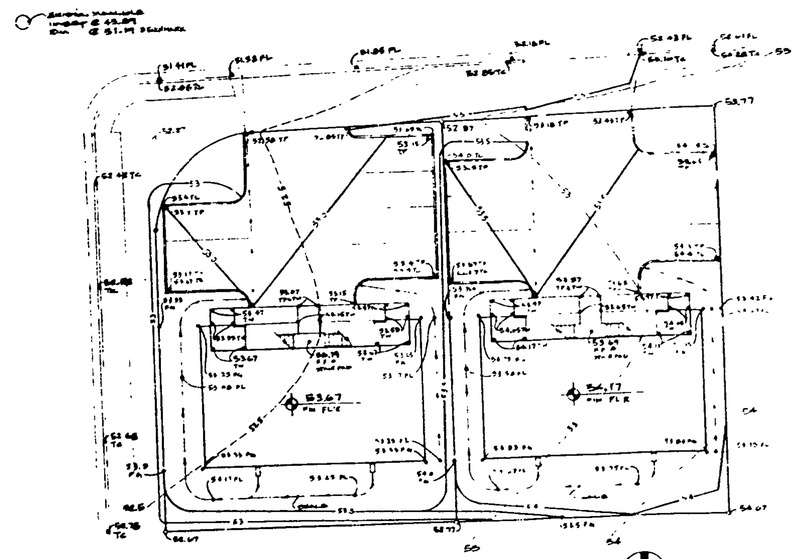


3/1 SCUPPER BLOCK DETAIL



LANDSCAPE SITE PLAN

LANDSCAPE SCHEDULE (PER LOT)					
SYMB.	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	REMARKS
HL	HACKBERRY	CELTIS OCCIDENTALIS	1	2 CALIPER	BAD
P	PINON PINE	PINUS EDULIS	1	2 CAL PER	BAD
GD	GAMBEL OAK	QUERCUS GAMBELII	1	2 CALIPER	BAD
TJM	TAM JUNIPER	JUNIPERUS SABINA	10	5 GAL	CONTAINER
	ENGE SUN CONDL			14"-18"	
•	GROUND COVER				



GRADING & DRAINAGE PLAN

LEGEND

- • EXIST. GRADE
- • NEW FINISHED GRADE
- EXISTING CONTOUR LINE
- NEW FINISHED CONTOUR LINE
- SWALE LINE
- TF TOP OF FOOTING
- TW TOP OF WALL
- TC TOP OF CURB
- FG FINISHED GROUND
- FL FLOW LINE

NOTE: OFF SITE FLOWS FROM SOUTH AND EAST ARE MINIMAL

APPROVED FOR DRAINAGE
4/15/81
DATE

APPROVED FOR PUBLIC WORKS
4/15/81
DATE

ADVISORY: PERMIT PRIOR TO BEGINNING WORK REQUIRED

no.	date	revision

ART DEKKER
architect·engineer
2403 san mateo n.e. plaza 15 87110
albuquerque, n.m.
505-884-3309 294-3379

4-PLEX for 3rd CENTURY HOMES

DATE OF NEW MEXICO
REGISTERED ARCHITECT

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
NO. 268

job no.
drn by
chk by
date
scale
sheet 1 of 1

PLANS SHOT