

DATE 3-27-95 OF 1994

CITY OF ALBUQUERQUE

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The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (ANSI Z39.18-1977)

*Roberta Duran*  
DIRECTOR

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NEW MEXICO  
07/19/94

PLAN SHOT TWICE  
ONCE BY LIGHT  
ONCE ON DARK

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PLANS/PLATS ON FILE

FILE DESC: H21/D40

# PLANS/PLATS 2

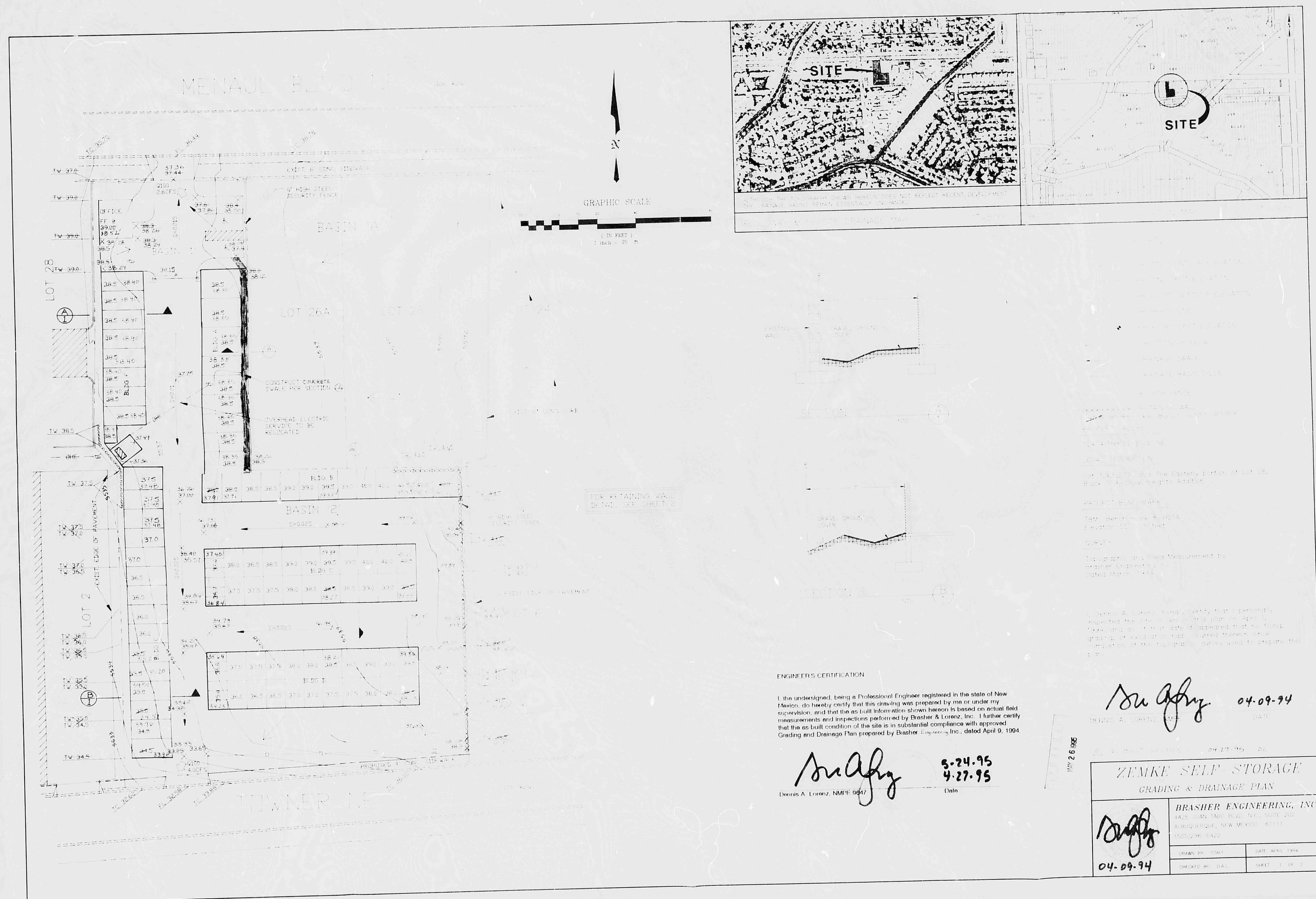
CITY OF ALBUQUERQUE

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PLAN SHOT TWICE  
ONCE ON LIGHT  
ONCE ON DARK

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Roberto Duran  
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CERTIFICATE  
Roberto Duran  
07/02/02

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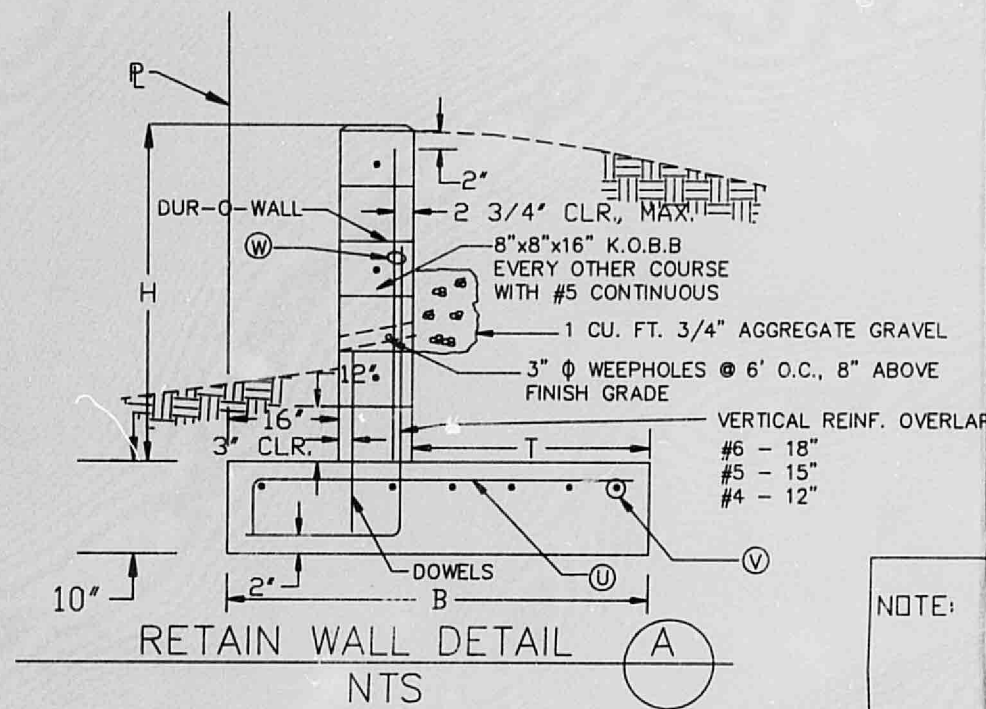
CITY OF ALBUQUERQUE

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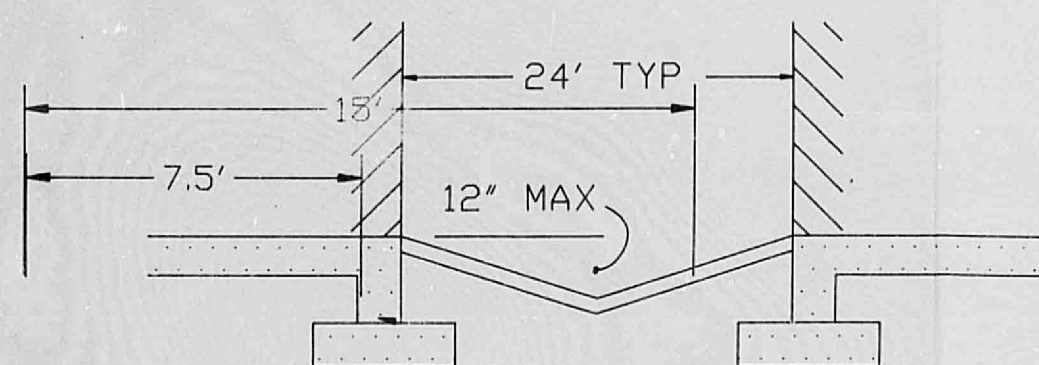
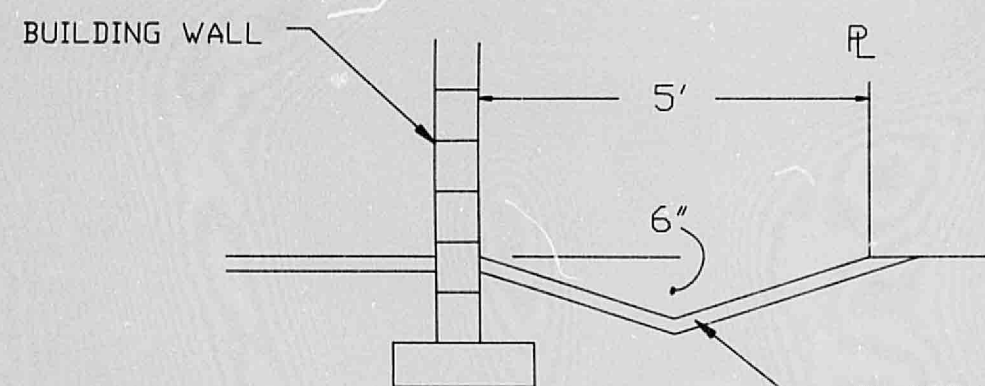
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NOTE: MAXIMUM WALL HEIGHT AT PROPERTY LINE SHALL BE IN ACCORDANCE WITH THE ZONING CODE.

H	B	U	V	W	T	DOWELS
1'-0" - 2'-6"	3'-4"	#5@10"	#4@12"	#4@8"	16"	-
2'-6" - 3'-6"	3'-10"	#5@8"	#4@12"	#5@8"	22"	#4@24"



#### GRADING AND DRAINAGE PLAN

##### PURPOSE AND SCOPE:

Pursuant to the established Drainage Ordinance for the City of Albuquerque and the Development Process Manual, this Grading and Drainage Plan outlines the drainage management criteria for controlling developed runoff from the project site. The property is to be developed as a storage facility, with associated paving, landscaping, utility, grading, and drainage improvements.

##### EXISTING CONDITIONS:

The project site is approximately 0.92 acres in size and is located on Menual Boulevard NE just east of Morris Street NE. The site is bounded by Tomer Avenue on the south, developed commercial property on the east and west, and Menual Blvd. on the north. Presently the site is undeveloped. Site topography slopes from east to west at approximately 4%. The site is sparsely covered with native vegetation. Evidence of vehicular traffic existing on the site with heavier use areas near Menual. The site is impacted by off-site flows from the east. Undeveloped flows from Lots 25 and 26A, which are located between the site and a Zip Tube business, drain through the northern section of the site and discharge to the west in a sheet flow manner. No off-site flows impact the site from the north, south or west.

On-site, all flow drains in a sheet flow to the west towards existing developed property. All flows eventually drain to Tomer on the south, Menual on the north, and Morris on the west. Once accepted by the public street system the flows are conveyed to the Sabodito Channel.

As shown by the attached Floodway Map, this site does not lie within a designated flood hazard zone.

##### DEVELOPED CONDITIONS:

As shown by the Plan, the project consists of the development of the property into mini storage units. The main access point will be at Menual, where the business office and public parking area are located. A secondary access point will be located at Tomer. The site will be secured by perimeter fencing and access gates. All roads will be paved, and landscaping is to be provided per zoning requirements.

All drainage flows will be managed on-site and discharge to existing perimeter public streets. Undeveloped off-site flows from the east will be managed on-site as an interim condition. As shown by the Plan, a paved swale section will be constructed along the interface with Lot 26A to convey undeveloped flow to the north where it will discharge to Menual. When Lot 26A develops this flow should be managed on Lot 26A thereby removing the need for the paved swale.

As shown by the project hydrology, the development of this property will not significantly increase the outstream flowrate discharging from the site. Since development has little impact on downstream facilities, no ponding is recommended by this plan.

##### EROSION CONTROL

Temporary erosion control will be required during the construction phase to protect downstream property and improvements from sediment and uncontrolled runoff. As shown by the detail included with the plan, temporary erosion control measures will be provided along the north, west and south project boundaries to hold runoff during construction. It is the Contractor's responsibility to properly maintain these facilities during the construction phase of the project.

##### CALCULATIONS:

The calculations shown hereon define the 100 year/6 hour design storm falling within the project area under existing and developed conditions. The Hydrology is per Section 22.2, Part A, DCM, Vol. 2, Dated January 1993.

#### HYDROLOGY (HMM)

Precipitation zone 2		Land Treatment		F200 = 2.00 in.		F200 = 2.00 in.	
Basin area (Ac)	Basin area (Ac)	A	B	C	D	Sw (in)	Q100 (cfs)
Existing conditions							
Site	0.92	---	---	0.92	---	1.29	0.10
A	0.44	---	---	0.44	---	1.29	0.05
Developed conditions							
Site	0.92	---	0.06	---	0.86	2.27	0.17
A	0.44	---	0.02	---	0.42	2.27	0.08
1	0.09	---	0.02	---	0.07	2.27	0.02
2	0.83	---	0.04	---	0.79	2.27	0.15

#### DRAINAGE PLAN NOTES

- BEI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation /structural design.
- This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
- Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
- This Plan is prepared to establish on-site drainage and grading criteria only. BEI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
- Local codes require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BEI to prepare the Certification, we must be notified PRIOR to placement of the fill.
- BEI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.

#### ZEMKE SELF-STORAGE

##### GRADING & DRAINAGE PLAN

BRASHER ENGINEERING, INC. 4425 JUAN TABO BLVD. N.E., SUITE 202 ALBUQUERQUE, NEW MEXICO 87111 (505)296-0422	
DRAWN BY: STAFF 04-08-94	DATE: APRIL 1994
CHECKED BY: D.A.L.	SHEET 2 OF 2

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