

NOTE:
THERE IS AN EXISTING
STORM DRAIN INLET (TYPE
DOUBLE C) AT THE SOUTH
CURB RETURN OF ROSEMONT
AVE AT INTERSECTION OF
BROADWAY BLVD.

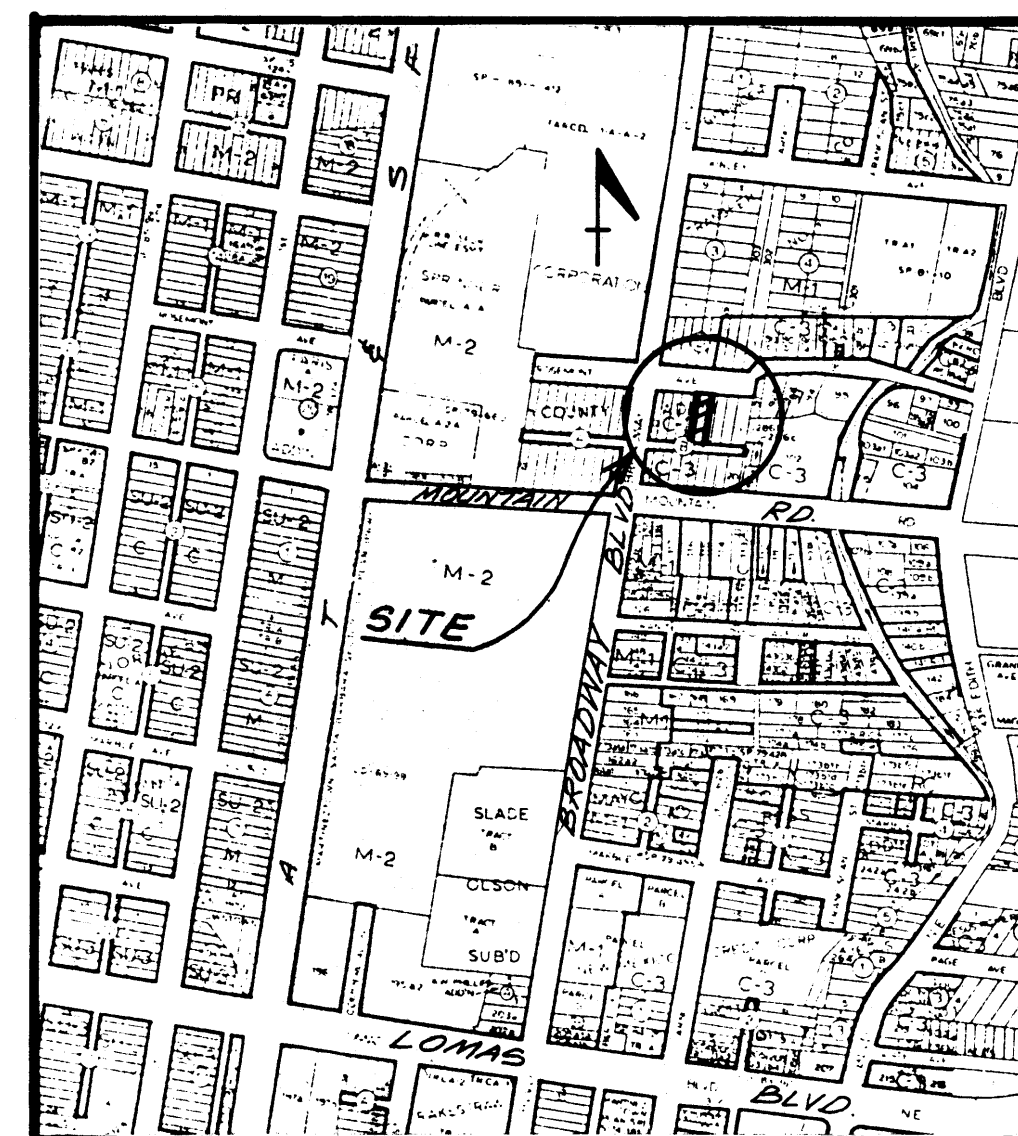
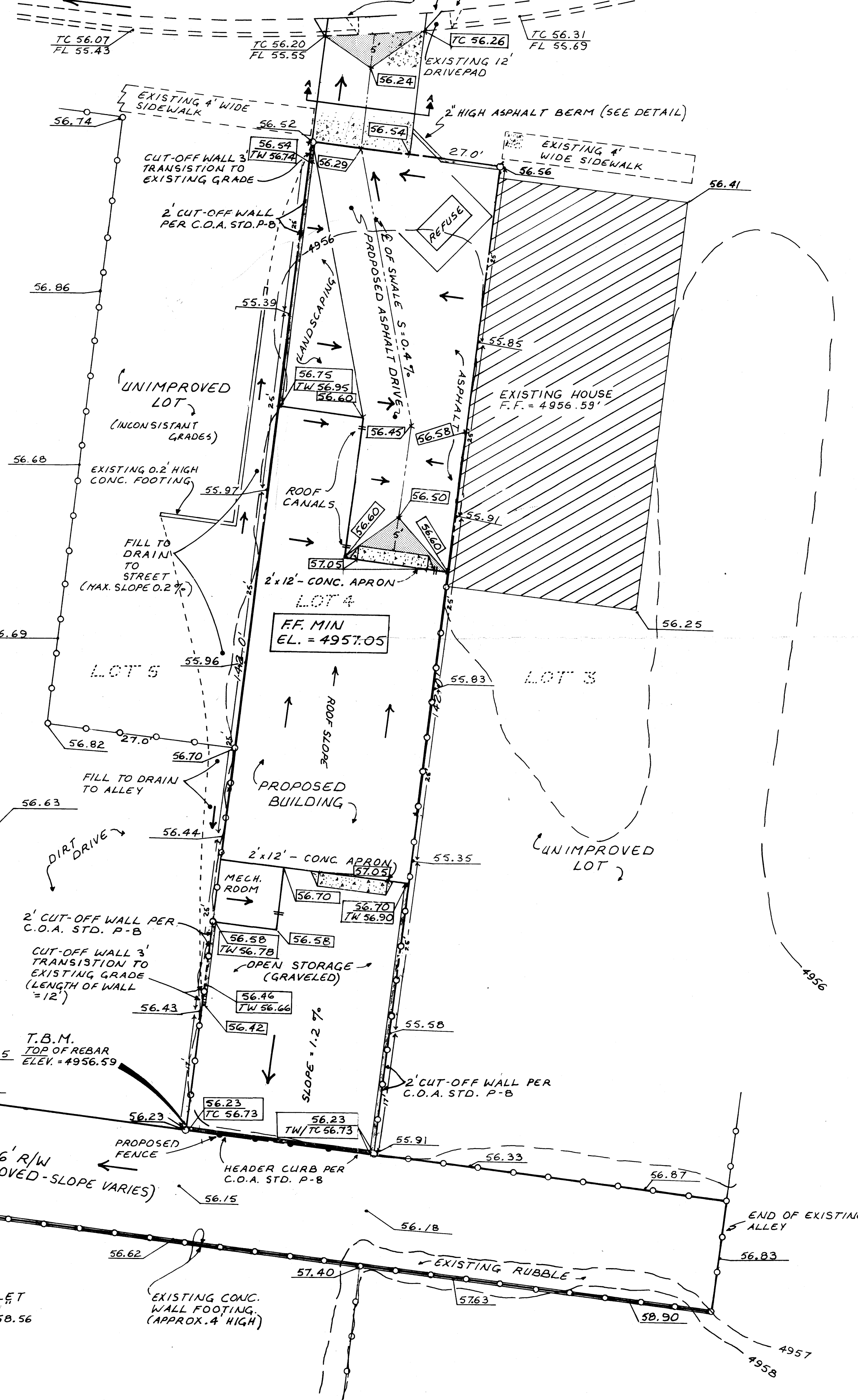
SLOPE = .5 %

ROSEMONT AVE. 60' R/W
(CONC., W/E CROWN, 32" E TO F)

REMOVE THIS SECTION OF
EXISTING DRIVEPAD AND
REPLACE WITH STD. C & G PER
C.O.A. STD. P-B

REMOVE STD. CURB & GUTTER
AND REPLACE WITH 14" WIDE
DRIVEPAD PER C.O.A. STD. P-B

EXISTING STD.
CURB AND GUTTER

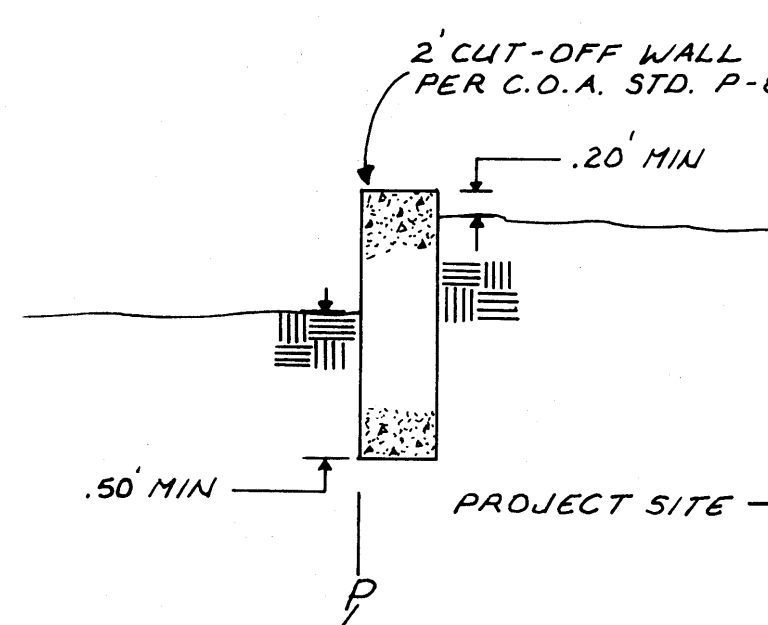


VICINITY MAP

NOT TO SCALE

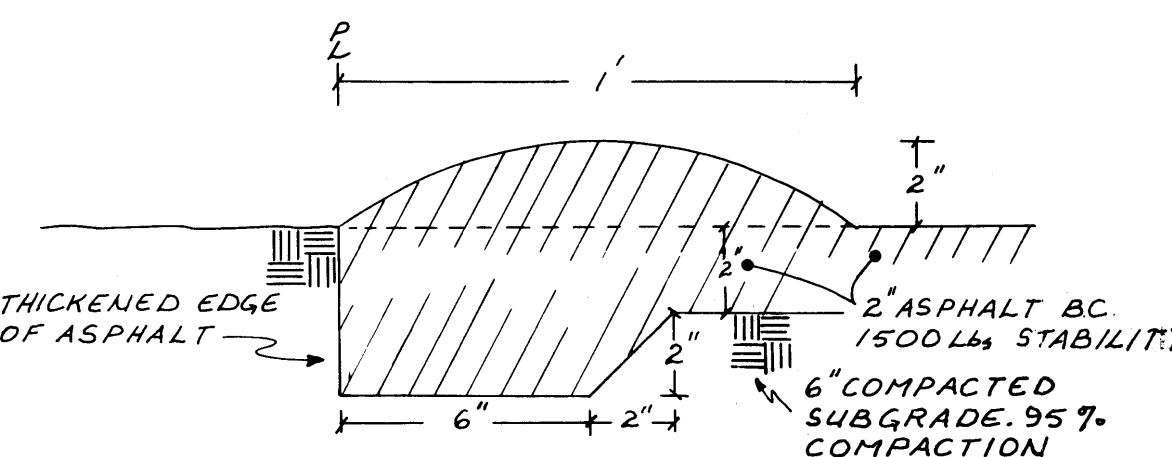
LEGAL DESCRIPTION

LOT 4, BLOCK 'B' COUNTY ADDITION, A ALBUQUERQUE, COUNTY OF BERNALILLO, NEW MEXICO.



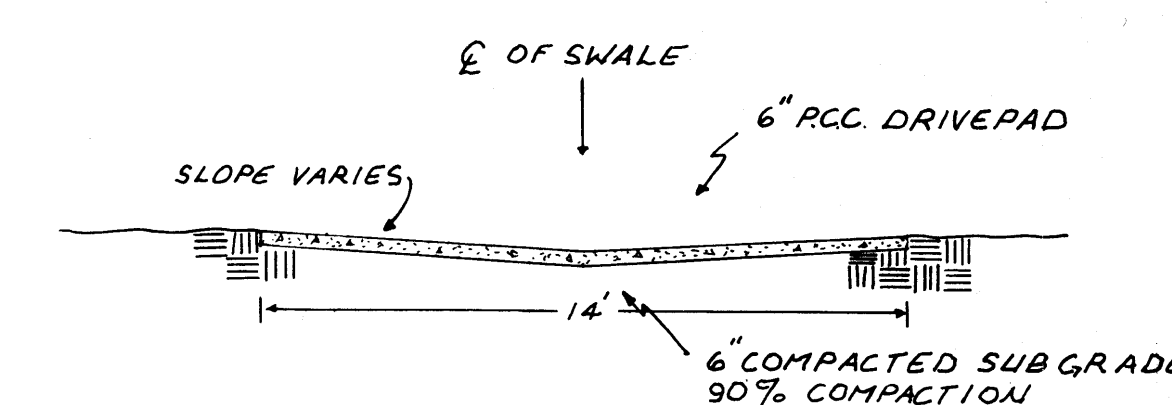
DETAIL OF CUT-OFF WALL SECTION

NO SCALE



DETAIL OF ASPHALT BERM

NO SCALE



SECTION OF CONCRETE DRIVE

NO SCALE

LEGEND

- TRANSITION AREA
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- TOP OF CURB ELEVATION
- CENTERLINE OF SWALE
- EXISTING CHAINLINK FENCE
- FLOW LINE ELEVATION
- LIMIT OF FILL
- TOP OF WALL ELEVATION

Handwritten signature and date:
2/20/87
2/20/87
2/20/87

GENERAL

Zone Atlas Page J-14; Flood Hazard Zone C

Site Description

PRESENT - Undeveloped rectangular shaped lot with frontage onto Rosemont Avenue NE.

PROPOSED - Construction of a 1481 SF warehouse with an asphalt drive in front and a graveled open storage space in rear.

SOIL TYPE - CU, cut and fill land, Hydrologic Soil Group A

LOT AREA - Rectangular shaped lot, 27.0 ft. x 142.0 ft. = 3,834 SF, or 0.0880 ac.

ON-SITE HYDROLOGY

TIME OF CONCENTRATION
Flow Length = 142 ft.
Average Slope = 0.6%
Time of Concentration = 2.54 min.; Velocity = 0.93 ft./sec.
Adjusted Velocity per DPM Plate 22.2 B-1 = 0.45 ft./sec.
Adjusted Time of Concentration = 2.15 min.; use 10 min.

6-HOUR RAINFALL DEPTH
10-yr. = 1.45 in.
100-yr. = 2.20 in.

RAINFALL INTENSITY
10-yr. = 3.06 in./hr.
100-yr. = 4.65 in./hr.

RUNOFF COEFFICIENTS

Total Lot Area = 3,834 SF, or 0.0880 ac.
Undeveloped Condition C = 0.40

Developed Conditions:
Roof Area = 1,481 sq. ft. at C = 0.90
Asphalt Areas = 1,153 sq. ft. at C = 0.95
Landscaped Area = 228 sq. ft. at C = 0.25
Graveled Area = 972 sq. ft. at C = 0.40
Weighted C = 0.75

RUNOFF RATES (RATIONAL FORMULA)

Undeveloped

10-yr. = 0.11 cfs.
100-yr. = 0.16 cfs.

Developed

10-yr. = 0.20 cfs.
100-yr. = 0.31 cfs.

RUNOFF VOLUMES - SCS METHOD

Drainage Area = 0.880 ac.

Undeveloped

CN = 68
RUNOFF VOLUMES (DPM Plate 22.2 C-4):
10-yr. = 0.12 in.
100-yr. = 0.39 in.

Developed

CN = 77
RUNOFF VOLUMES (DPM Plate 22.2 C-4):
10-yr. = 0.21 in.
100-yr. = 0.51 in.

SCS Runoff Formula (DPM Plate 22.2 C-3)

DA(ac.) x RQ(in.)/12 = ac. ft. x (43,560) = ft.³

10-yr. = 38.3 ft.³
100-yr. = 124.6 ft.³

10-yr. = 67.1 ft.³
100-yr. = 162.9 ft.³

OFF-SITE FLOWS

To the north of Lot 4, the project site, is Rosemont Avenue which is curbed and guttered and drains west to Broadway Boulevard. Lot 3, to the east, has an existing house at the north end of the lot. This house blocks off-site flows from the north-east. The south end of Lot 3 is undeveloped and its elevation is approximately 0.3 feet lower than the existing grades on Lot 4, thus contributing no drainage onto Lot 4. The north half of Lot 5, to the west, has numerous small depressions with a minimal amount of earth to prevent the formation of puddles along the slab of the proposed building and the cut-off wall. The south half of Lot 5 is currently used as a dirt driveway (alley access). The east side of the driveway drains onto Lot 4, and with the proposed design, this drainage will not be altered. Off-site flows from the south are blocked by an existing concrete wall footing which runs east-west along the south right-of-way line of the alley.

After development of Lot 4, all sections of the lot perimeter, (with the exception of the SE corner of Lot 4) without a building slab, will have a concrete cut-off wall to provide adequate grade separation between Lot 4 and the adjacent lots.

ON-SITE FLOWS

With the proposed design, two-thirds of the project site will drain north into Rosemont Avenue. The street in turn discharges into two existing Type C double catch basins located at the west end of Rosemont Avenue at the intersection with Broadway Boulevard. These basins discharge into an existing 48-inch RCP storm drain located in Broadway Boulevard. Based on information from the Albuquerque Master Drainage Study, Appendix B, this section of existing storm drain has a capacity of 89 cfs. The addition of .20 cfs., (67% of the 100-yr. flow at the site) is only 0.22% of the total drain capacity, and as such will not have a significant impact.

The remaining one-third of the flow from the project site (with a 100-yr. "Q" of 0.11 cfs.) will partially infiltrate and drain south (as it drains under existing conditions) to an existing 16-foot wide alley.

DESIGNED BY:
JBH

DRAWN BY:
JBH VVH

CHECKED BY:
ED

DATE:
NOV. 1986

DRAINAGE & GRADING PLAN

FOR

AZUELAS WOODS

PREPARED BY:

RESOURCE TECHNOLOGY INC.

