

BENCHMARK: ACS 24-J14 ELEV. 4958.36

NOTE:

- THIS IS NOT A BOUNDARY SURVEY. PROPERTY CORNERS, BEARINGS AND DISTANCES ARE SHOWN HEREON ARE FOR ORIENTATION PURPOSES ONLY.
- 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 RUNOFF ON SITE DURING CONSTRUCTION AND CLEANING UP SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY AND ADJOINING PROPERTIES AFTER CONSTRUCTION.

KEYED CONSTRUCTION NOTES:

- REMOVE AND REPLACE PAVING AS NECESSARY FOR DRAINAGE.
- PAVE DIRT AREAS WITH MIN. 2" ASPHALT ON 6" BASE COURSE, 95% COMPACTION.
- INSTALL CATCH BASIN AND SUMP PUMP AT EXISTING LOW POINT.
- INSTALL 4" DIA. PIPE FROM CATCH BASIN TO CURB PENETRATION.
- REMOVE DIRT BARRIER.
- REMOVE CHAINLINK FENCE.
- BUILD 4" CURB PENETRATION PER CITY STANDARD DRAWING NO. 2236.
- MOVE FENCE AND SLIDING GATE TO 12' FROM PROPERTY LINE.

NOTICE TO CONTRACTOR:

- AN EXCAVATION/CONSTRUCTION PERMIT SHALL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THIS PLAN TO BE PERFORMED EXCEPT AS OTHERWISE PROVIDED HEREON SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1234) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO COMMERCIAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY SERVED.

DRAINAGE AND GRADING PLAN FOR JAGUAR PRECISION

LEGAL DESCRIPTION: LOT 3-A, BLOCK 2, ANDERSON ADDITION
ADDRESS: 1614 2nd Street NW

Zone Atlas: J-14

FLOODPLAIN INFORMATION: The property is located on Zone X, areas determined to be outside 500-year-floodplain in accordance with the FLOOD INSURANCE RATE MAP of Bernalillo County, New Mexico and Incorporated Area, Community Panel 35001C0332 D, panel 332 of 825, effective September 20, 1996.

EXISTING CONDITIONS:

The property consists of approximately 0.445 acres of improved land. The site is bounded on the west by 2nd Street NW (paved), on the north by dirt parking lot, on the east and south by existing buildings. The site is nearly level and receives no off-site flows. The existing parking lot is paved with asphalt. There are four existing buildings on the lot. Surface runoff ponds on the property.

PREVIOUS ENGINEERING:

In 1994 Jeff Mortenson & Associates designed a drainage and grading plan in connection with the addition of one of the buildings. The plan, which was approved by the city included a sump pump to remove the surface runoff from a catch basin and release the water to Second Street through curb penetration. Mortenson's calculations indicate an expectation of 0.10 cfs peak discharge rate. A copy of Mortenson's plan is attached and made a part of this submittal for quick reference.

PROPOSED IMPROVEMENTS:

The two buildings on the south side will be demolished. A pre-fabricated building will be erected in their place. Additional asphalt-paved parking lots and landscape areas will be provided. The surface runoff will be directed to a catch basin, which will be built at the existing low point near the southeast corner of the building by 2nd Street. The water collected in the catch basin will be pumped to 2nd Street through the existing curb. The runoff from the roof of the proposed building will drain to a proposed five-foot planter area and eventually to the catch basin.

CALCULATIONS:

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

Existing Condition,

Q_{100} Land Treatment B = $5025 \text{ sf} / 43560 \times 2.28 = 0.26 \text{ cfs}$
Land Treatment D = $14475 \text{ sf} / 43560 \times 4.70 = 1.56 \text{ cfs}$
TOTAL = 19500 sf TOTAL = 1.82 cfs

V_{100} Land Treatment B = $5025 \text{ sf} / 12 \times 0.78 = 327 \text{ cf}$
Land Treatment D = $14475 \text{ sf} / 12 \times 2.12 = 2557 \text{ cf}$
TOTAL = 19500 sf TOTAL = 2884 cf

Proposed Improvement:

Peak Discharge, 100-year
Land Treatment B = $2928 / 43560 \times 2.28 = 0.15 \text{ cfs}$
Land Treatment D = $16572 / 43560 \times 4.70 = 1.79 \text{ cfs}$
TOTAL = 19500 sf TOTAL = 1.94 cfs

Volume of Runoff, 100-year:
Land Treatment B = $2928 / 12 \times 0.78 = 190 \text{ cf}$
Land Treatment D = $16572 / 12 \times 2.12 = 2928 \text{ cf}$
TOTAL = 19500 sf TOTAL = 3250 cf

Change in Discharge, $Q_{100} = 1.94 - 1.82 = 0.12 \text{ cfs}$ (Increase)
Change in Runoff Volume, $V = 3118 - 2884 = 234 \text{ cf}$ (Increase)

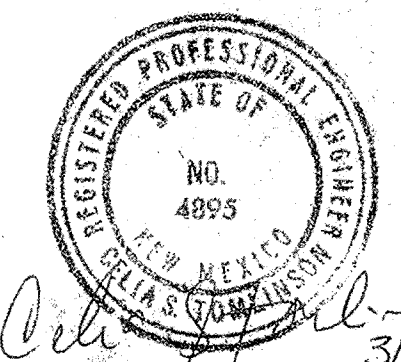
The proposed development will cause a minor increase in the peak discharge rate (0.12-0.10 = 0.02 cfs) calculated by Jeff Mortenson & Associates.

EROSION CONTROL:

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

CONCLUSION:

During a 100-year storm, the runoff discharge after the proposed development will not adversely impact, nor be adversely impacted, by the surrounding area.

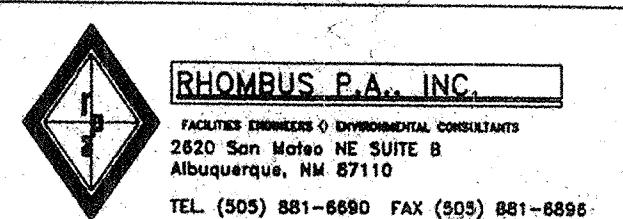


3/7/99

ENGINEER'S AS-BUILT CERTIFICATION
I hereby certify that the development shown hereon is in substantial compliance with the Drainage & Grading plan approved by the City of Albuquerque.

Celia S. Tomlinson, P.E. 6/28/00
5/3/00
CELIA S. TOMLINSON
NHPE 4895

DRAINAGE AND GRADING PLAN
BUILDING ADDITION
JAGUAR PRECISION MACHINE, INC.



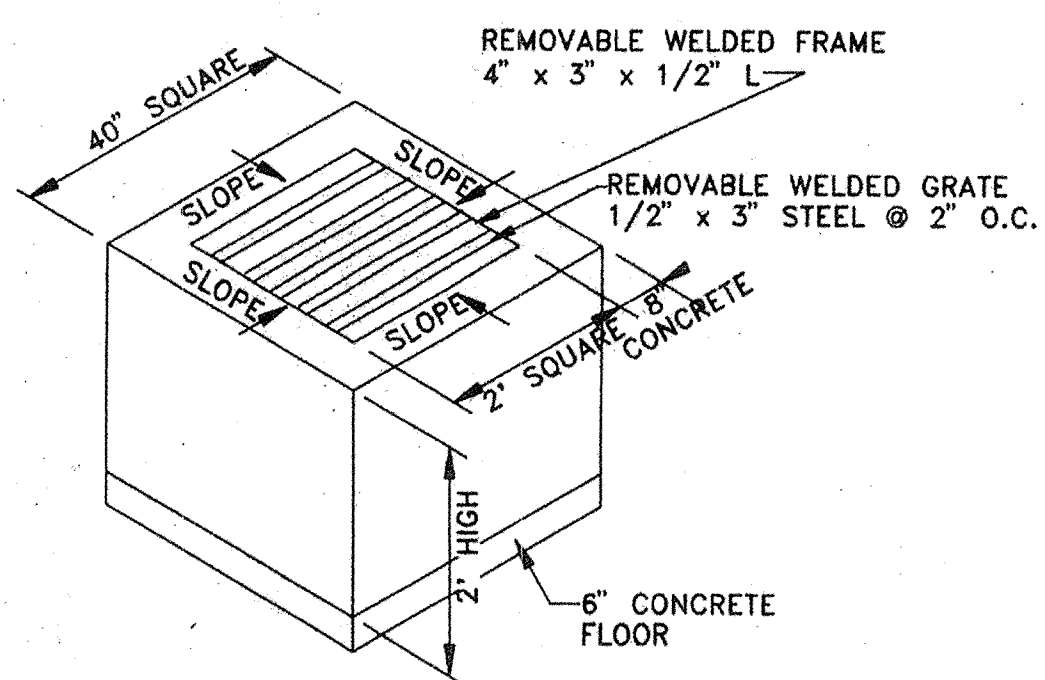
APPROVALS	NAME	DATE	TITLE:
A.C.E.-DESIGN			JAGUAR PRECISION MACHINE BUILDING ADDITION
INSPECTOR			ALBERT MONTE ADDITION
A.C.E.-FIELD			DRAINLINE THRU CURB
			PERMIT NO.
			SHEET 1 OF 1

LEGEND:

- FL 61.07 EXISTING SPOT ELEVATION, CURB FLOWLINE
- TC 57.65 EXISTING TOP OF CURB ELEVATION
- FL 57.00 EXISTING CURB FLOWLINE ELEVATION
- 59.50 EXISTING SPOT ELEVATION
- TA 59.56 PROPOSED SPOT ELEVATION: TOP OF ASPHALT
- TG 59.56 PROPOSED SPOT ELEVATION: TOP OF CATCH BASIN GRATE
- TD 59.56 PROPOSED SPOT ELEVATION: TOP OF DIRT
- EXISTING CONTOUR LINE
- LANDSCAPE AREA
- DIRECTION OF FLOW
- 58.53 AS-BUILT ELEVATION

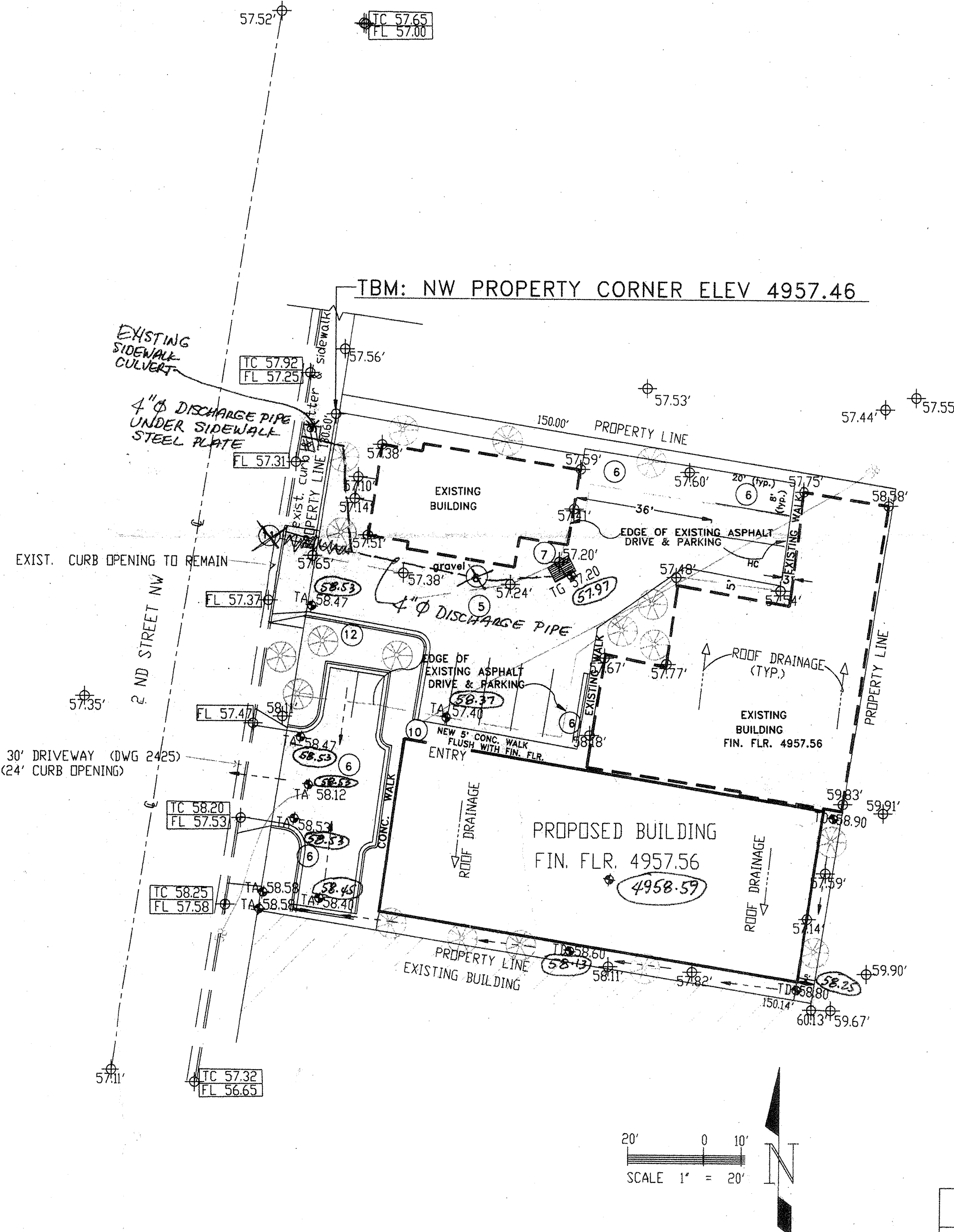
SUBMERSIBLE PUMP SPECIFICATIONS

- 1/2 HP
- 2" DISCHARGE
- CAST IRON VOLUTE
- F & W MODEL SEPF OR EQUAL



CATCH BASIN DETAIL
DETAIL A

N.T.S.



SCALE 1" = 20'