

VICINITY MAP J-14
FIRM PANEL 0332D

GRADING/DRAINAGE PLAN
THE FOLLOWING ITEMS CONCERNING TRACT A OF LANDS OF ESQUELA DEL SOL (MONTESSORI ESQUELA DEL SOL 1114 7TH ST. NW) ARE CONTAINED HEREON:

1. VICINITY MAP
2. FIRM FLOOD MAP
3. DRAINAGE CALCULATIONS

EXISTING CONDITIONS
AS SHOWN BY THE VICINITY MAP, THE SITE WHICH IS BEING IMPROVED CONTAINS .6104 ACRES AND IS LOCATED AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF 7TH STREET NW AND GRANITE AVENUE NW. THE SITE IS COMPLETELY DEVELOPED WITH BUILDINGS, PARKING, AND PLAYGROUNDS. A 6.746 SQUARE FOOT PARCEL (1549 ACRES) LOCATED EAST OF THE SCHOOL HAS BEEN INCLUDED ON THE REPLAT. AN EXISTING SINGLE FAMILY DWELLING ON THE ABOVE REFERENCED PARCEL HAS BEEN DEMOLISHED AND WILL BE DEVELOPED AS CLASSROOMS. ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL 0332D, DATED SEPTEMBER 20, 1996, THE SITE IS LOCATED WITHIN A DESIGNATED 500-YEAR FLOOD ZONE.

PROPOSED CONDITIONS
AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF CLASSROOM ADDITIONS ON THE PARCEL INCLUDED ON THE REPLAT AND ADDITIONAL PAVED PARKING ON THE SOUTHWEST OF THE EXISTING LARGER BUILDING. ON-SITE DEVELOPED FLOWS FROM THE PROPOSED PAVED PARKING WILL BE ROUTED THROUGH THE PROPOSED SIDEWALK CULVERT INTO GRANITE NW. THERE IS AN EXISTING STORM DRAIN INLET LOCATED ON THE EAST NORTHEAST CORNER OF GRANITE AVENUE NW AND 7TH STREET NW. DEVELOPED FLOWS FROM THE CLASSROOM ADDITION WILL BE ROUTED TO A PROPOSED PONDING AREA LOCATED WITHIN AN EXISTING PLAYGROUND AREA LOCATED WEST OF THE PROPOSED CLASSROOMS. DEVELOPED FLOW VOLUME FROM THE CLASSROOM AREA IS 2092 CF. THE PLAYGROUND PONDING AREA WILL PROVIDE 2150 CF. A RETENTION POND IS PROPOSED WITHIN THE PLAYGROUND AREA BECAUSE THE EXISTING GRADES WILL NOT ALLOW FOR THE DEVELOPED FLOWS TO BE ROUTED TO GRANITE AVENUE NW. CONCERN FOR THE CHILDRENS WELFARE DOES NOT ALLOW FOR THE FINISH FLOOR TO BE ELEVATED SO AS TO OBTAIN SUFFICIENT SLOPE TO DRAIN TO GRANITE AVENUE NW. NO OFF-SITE FLOWS ENTER THE SITE. THE PROCEDURE FOR 40 ACRES AND SMALLER BASINS AS SET FORTH IN THE MANUAL VOLUME II, DESIGN CRITERIA DATED 1997, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUN-OFF GENERATED.

ESQUELA DEL SOL AREA = 0.61ac.

ZONE 2
PRECIPITATION: 360= 2.35in.
1440= 2.75in.
10day= 3.95in.

EXCESS PRECIPITATION: PEAK DISCHARGE:

TREATMENT	AREA	PRECIPITATION	DISCHARGE
TREATMENT A	0.53in.	1.56 cfs/ac.	
TREATMENT B	0.78in.	2.28 cfs/ac.	
TREATMENT C	1.13in.	3.14 cfs/ac.	
TREATMENT D	2.12in.	4.70 cfs/ac.	

EXISTING CONDITIONS:	PROPOSED CONDITIONS:
TREATMENT A	0.53in.
TREATMENT B	0.78in.
TREATMENT C	1.13in.
TREATMENT D	2.12in.

EXISTING EXCESS PRECIPITATION:

Weighted E = $(0.53 \times 0.00) + (0.78 \times 0.00) + (1.13 \times 0.51) + (2.12 \times 0.10) = 0.61ac.$
= 1.30
 $V_{100-360} = (1.30) \times (0.61) / 12 = 0.0660ac-f = 2877 cf$

EXISTING PEAK DISCHARGE:

$Q_{100} = (1.56 \times 0.00) + (2.28 \times 0.00) + (3.14 \times 0.51) + (4.70 \times 0.10) = 2.07cfs$

PROPOSED EXCESS PRECIPITATION:

Weighted E = $(0.53 \times 0.00) + (0.78 \times 0.00) + (1.13 \times 0.12) + (2.12 \times 0.49) = 0.61ac.$
= 1.93
 $V_{100-360} = (1.93 \times 0.61) / 12 = 0.0983ac-f = 4282 cf$

$V_{100-1440} = (0.10) + (0.49) \times 2.75 = 2.35 / 12 = 0.1148ac-f = 5001 cf$

$V_{100-10day} = (0.10) + (0.49) \times 3.95 = 2.35 / 12 = 0.1642ac-f = 7157 cf$

PROPOSED PEAK DISCHARGE:

$Q_{100} = (1.56 \times 0.00) + (2.28 \times 0.00) + (3.14 \times 0.12) + (4.70 \times 0.49) = 2.68cfs$

NOTE TO CONTRACTOR:

1. An excavation/construction permit will be required before beginning any work within the City right-of-way. Approved copy of this plan must be submitted at the time of application for permit.
2. All work detailed in this plan to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with City of Albuquerque Standard Specification for Public Works Construction.
3. Two working days prior to any excavation, contractor must contact line locating Services (760-1990) for locating existing sub-surface utilities.
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all potential constructions; Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay to the subject project.
5. Backfill compaction shall be according to commercial use or soils report(s) recommendations.
6. All work on this project shall be performed in accordance with applicable Federal, State and local laws, rules and regulations concerning construction safety and health.
7. Maintenance of this facilities shall be the responsibility of the owner of the property it serves

EROSION CONTROL MEASURES:

1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION, HE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- A. ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, DIKES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTIES.
- B. ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.

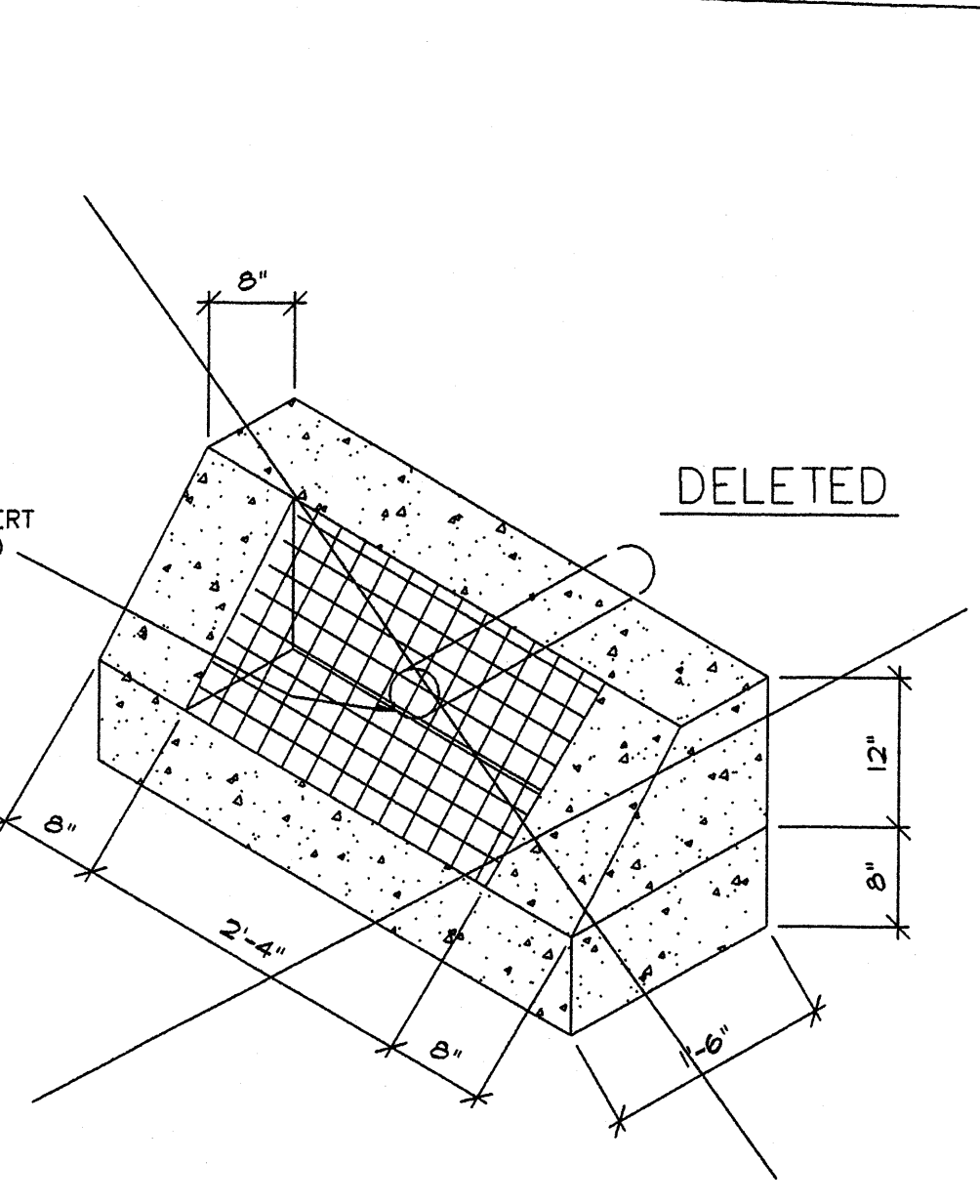
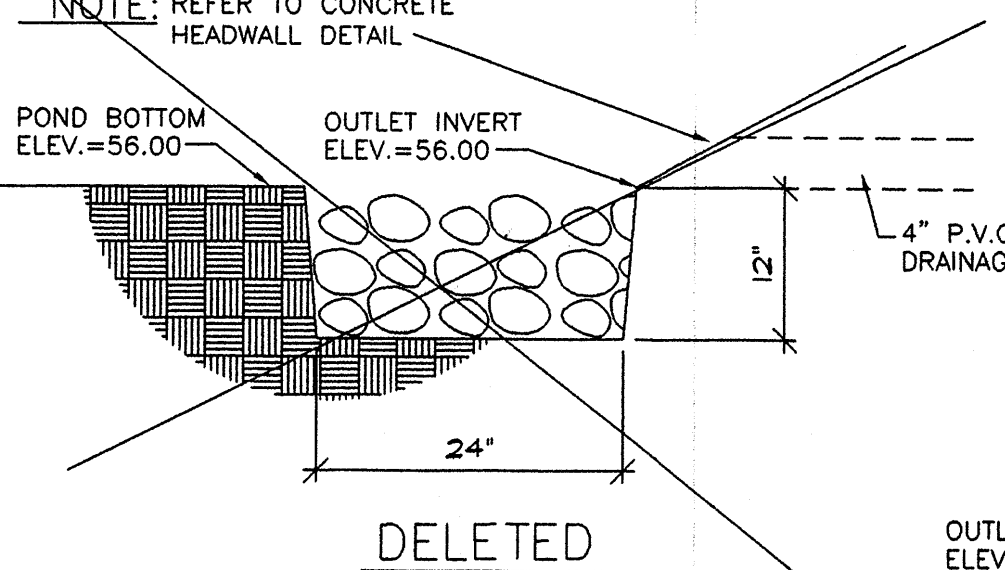
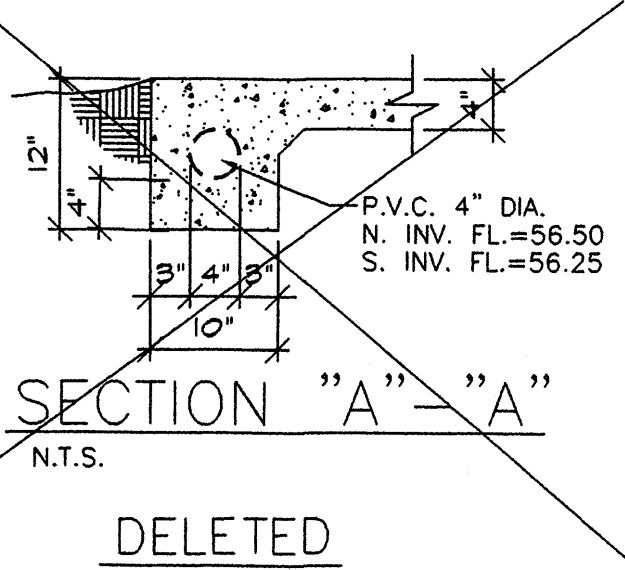
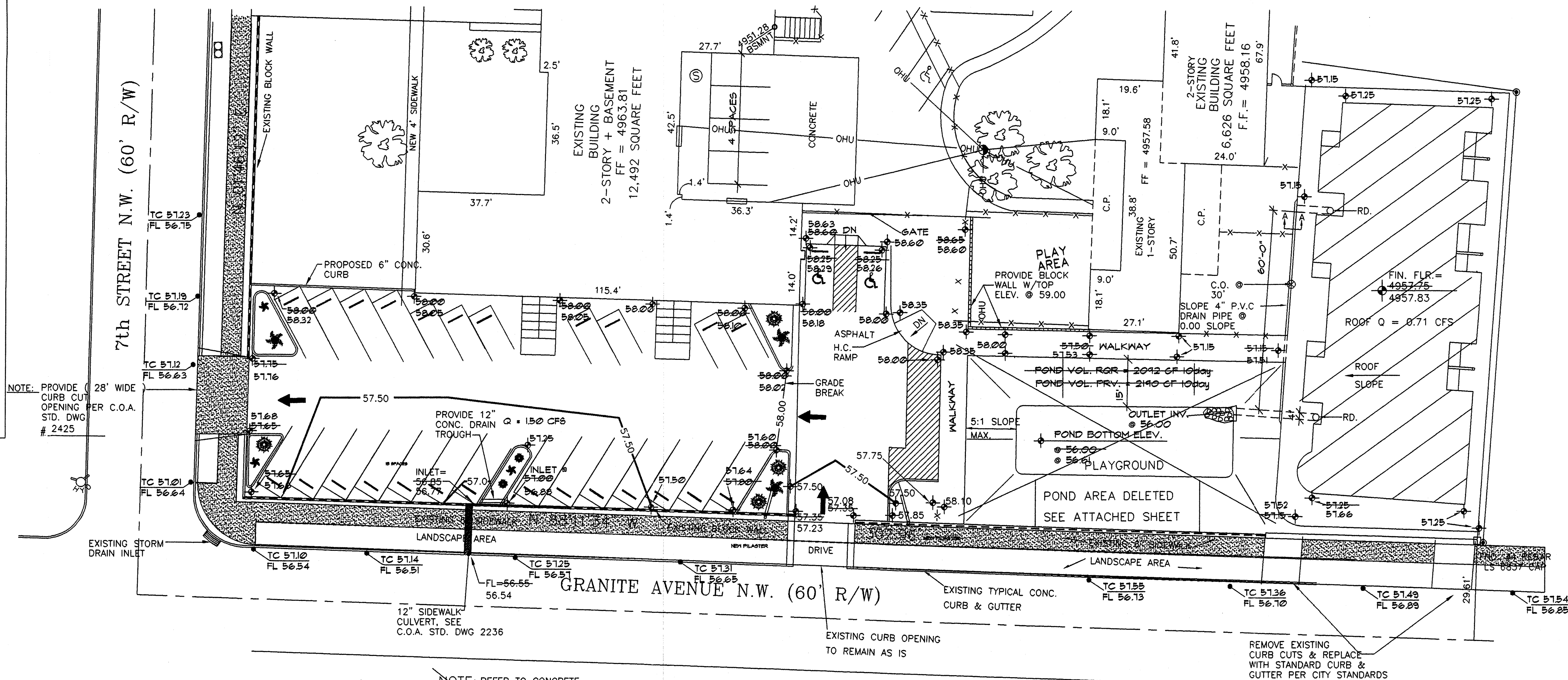
2. THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN ERODED FROM THE SITE AND DEPOSITED THEREON.

SIDEWALK CULVERT CAPACITY

$Q = Ca (2gh)^{1/2} \quad h=5 \quad C=.67 \quad g=32.2 \quad a=.5'$

$Q = (.67)(.5')(5.6745)$

$Q = 1.90 cfs > 1.53 cfs$



SYMBOL LEGEND

PROPOSED CONTOUR
PROPOSED SPOT ELEVATION

EXISTING BLOCK WALL

ABBREVIATION LEGEND

TOP OF CURB - TC = 57.25
FLOWLINE - FL = 56.57
TOP OF WALL - TW = 59.00

EXISTING OR PROPOSED CONCRETE SURFACE

AS-BUILT SPOT ELEVATIONS - 57.50 -

AS-BUILT DRAINAGE/GRADING PLAN FOR MONTESSORI ESQUELA DEL SOL @ 1114 7TH STREET N.W.

AS INDICATED BY THE AS-BUILT INFORMATION SHOWN HEREON, THE MONTESSORI ESQUELA DEL SOL @ 1114 7TH STREET N.W. HAS BEEN GRADED AND DRAINED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN DATED 5/8/2000 WITH THE FOLLOWING DEVIATION:

1. THE PROPOSED PONDING AREA WITHIN THE PLAYGROUND AREA WAS CHANGED TO AN UNDERGROUND FRENCH DRAIN TYPE SYSTEM SHOWN ON SHEET 2 OF 2. CONVERSATION WITH MR. BRAD BINGHAM FROM CITY HYDROLOGY DEPARTMENT ALLOWED THE CHANGE

THIS DEVIATION DOES NOT IMPACT THE DRAINAGE CONCEPT IN ANY WAY. THE SITE DRAINAGE WILL FUNCTION IN ACCORDANCE WITH THE PATTERN ESTABLISHED BY THE APPROVED PLAN. THEREFORE A PERMANENT CERTIFICATE OF OCCUPANCY IS HIGHLY RECOMMENDED. THE AS-BUILT INFORMATION SHOWN HEREON WAS OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

R.G. LEE JR. NMPE # 1872



DRAINAGE FACILITIES WITHIN CITY RIGHT OF WAY

HYDROLOGY APPROVAL _____ DATE _____

INSPECTION APPROVAL _____ CONSTRUCTION SECTION _____ DATE _____

ACCEPTANCE _____ CONSTRUCTION SECTION/PERMITS _____ DATE _____

LEGAL DESCRIPTION

PLAT OF TRACT A OF LANDS OF ESQUELA DEL SOL, BERNALILLO COUNTY, ALBUQUERQUE NEW MEXICO.

BENCHMARK:

TOP OF EXISTING MANHOLE JUST EAST OF SITE ON GRANITE AVE. NW; ELEVATION: 4957.31 (M.S.L.), PER CITY OF ALBUQUERQUE ENGINEERING DEPARTMENT INFORMATION.

JOB NO:

DATE: JULY 2001

REVISIONS

Sheet Title

AS-BUILT GRADING AND DRAINAGE PLAN

Drawn By: BIM Checked By:

BIM DEVELOPMENT CONSULTANT

DESIGN - PLANNER

Albuquerque, New Mexico

Project Name
MONTESSORI ESQUELA DEL SOL
1114 7TH STREET, N.W.

ALBUQUERQUE, NEW MEXICO

SHEET NO.

GD-1

UNDER GROUND RUN-OFF STORAGE

SCALE = 1' = 1/4"

V100-10DAY ROOF = 1620 CF
12" PERFORATED PVC PIPE VOLUME = 0.785 X 75' = 58.88 CF X3 = 176.63 CF
FRENCH DRAIN 20'X3'X75'X.33 = 1485 CF
REQUIRED 1620 CF PROVIDED 1661.6 CF
SEE CALCS ON SPREAD SHEET FOR VOLUMES

GENERAL NOTES (NOTE: UNLESS OTHERWISE SHOWN)
1. 24" PERFORATED PVC PIPE - 6X85'
2. FILTER CLOTH TO BE WRAPPED UNDER THE PVC PIPES
3. 24" TEES TO BE USED TO INTERCONNECT THE PVC PIPES
4. 24" CAPS TO BE USED AT THE WEST ENDS OF THE PIPES
5. 18" OF COVER REQUIRED OVER THE PROPOSED PIPES
6. 4" ADAPTER TO BE USED TO CONNECT THE ROOF DRAIN TO THE 24" TEE

PLAT OF TRACT A OF LANDS OF ESQUELA DEL SOL
BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO

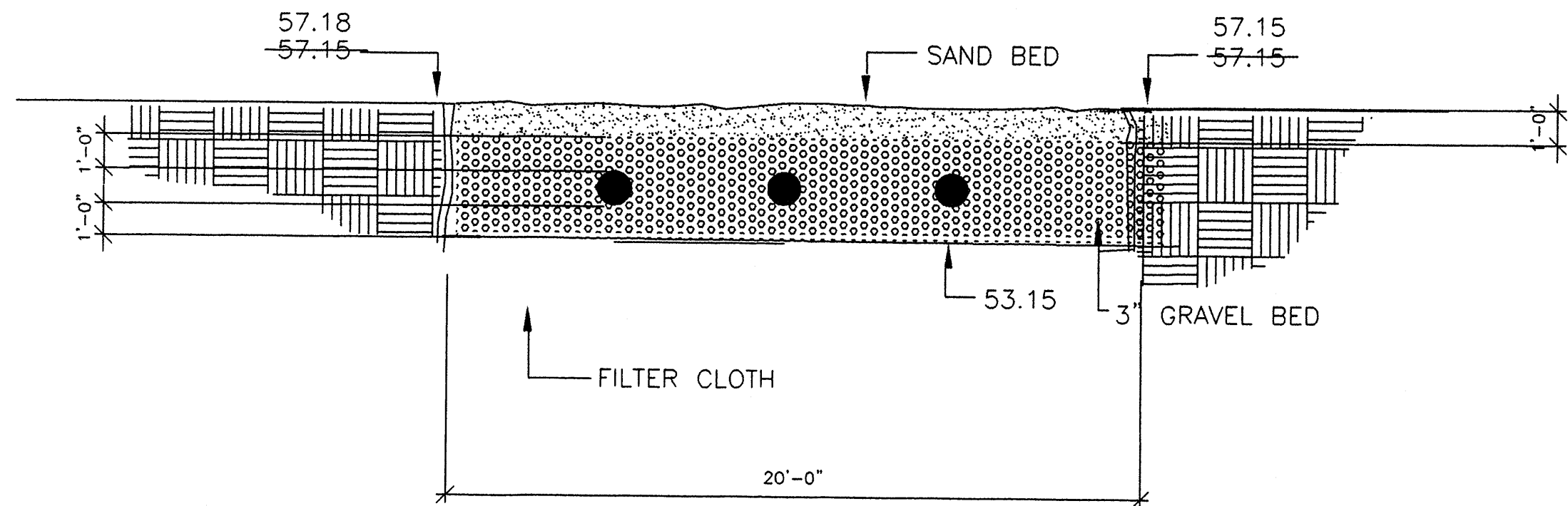
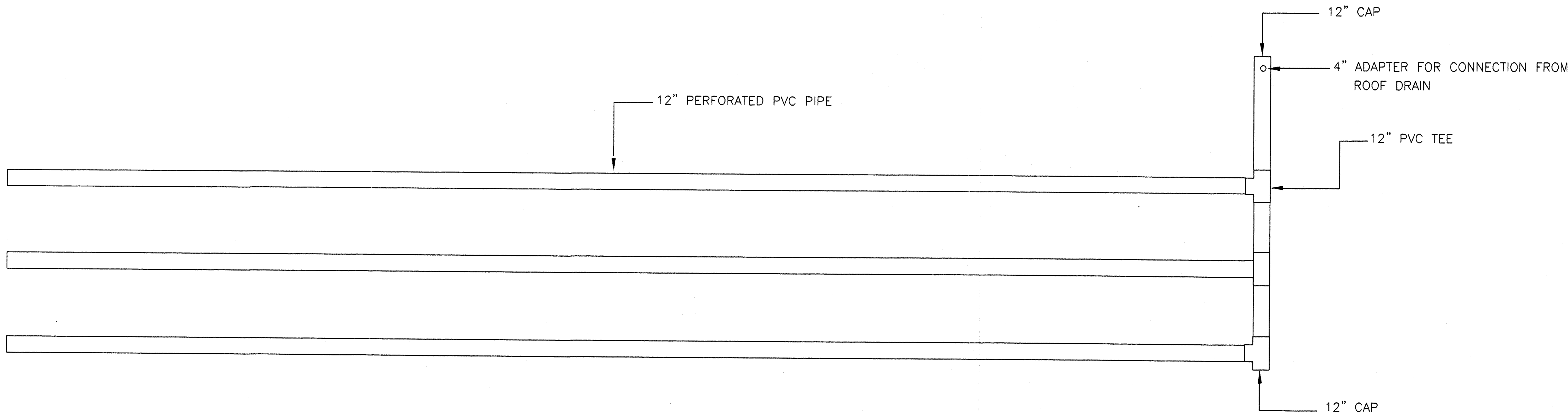
JOB NO:
JULY 2001
REVISIONS

Sheet Title
AS-BUILT UNDERGROUND RUN-OFF STORAGE
Drawn By: BJM
Checked By:

BJM DEVELOPMENT CONSULTANT
DESIGN - PLANNER
Albuquerque, New Mexico

Project Name
MONTESSORI ESQUELA DEL SOL
1114 7TH STREET, N.W.
ALBUQUERQUE, NEW MEXICO

SHEET NO.
GD-2



LA ESQUELA AREA = 0.12ac.

ZONE 2
PRECIPITATION: 360= 2.35in.
1440=2.75in.
10day=3.95in.

EXCESS PRECIPITATION: PEAK DISCHARGE:

TREATMENT A	0.53in.	1.56 cfs/ac.
TREATMENT B	0.78in.	2.28 cfs/ac.
TREATMENT C	1.13in.	3.14 cfs/ac.
TREATMENT D	2.12in.	4.70 cfs/ac.

EXISTING CONDITIONS:	AREA	PROPOSED CONDITIONS:	AREA
TREATMENT A	0ac.	TREATMENT A	0ac.
TREATMENT B	0ac.	TREATMENT B	0ac.
TREATMENT C	0ac.	TREATMENT C	0ac.
TREATMENT D	0.12ac.	TREATMENT D	0.12ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = (0.53)x(0.00)+(0.78)x(0.00)+(1.13)x(0.00)+(2.12)x(0.12) /0.12ac.
= 2.12
V100-360 = 2.12x0.12/12 = 0.0212ac-f= 923 cf

EXISTING PEAK DISCHARGE:

Q100 = (1.56)x(0.00)+ (2.28)x(0.00)+(3.14)x(0.00)+(4.70)x(0.12) = 0.56cfs

PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.53)x(0.00)+ (0.78)x(0.00)+(1.13)x(0.00)+(2.12)x(0.12) /0.12ac.
= 2.12
V100-360 = 2.12x0.12/ 12.0= 0.0212ac-f= 923 cf

V100-1440 = (0.02)+(0.12)x (2.75- 2.35)/12 = 0.0252ac-f= 1098 cf

V100-10day = 0.02+0.12)x 3.95- 2.35/12 = 0.0372ac-f= 1620 cf

PROPOSED PEAK DISCHARGE:

Q100 = (1.56)x(0.00)+ (2.28)x(0.00)+(3.14)x(0.00)+(4.70)x(0.12) = 0.56cfs

AS-BUILT DRAINAGE/GRADING PLAN FOR MONTESSORI ESQUELA DEL SOL @ 1114 7TH STREET N.W.

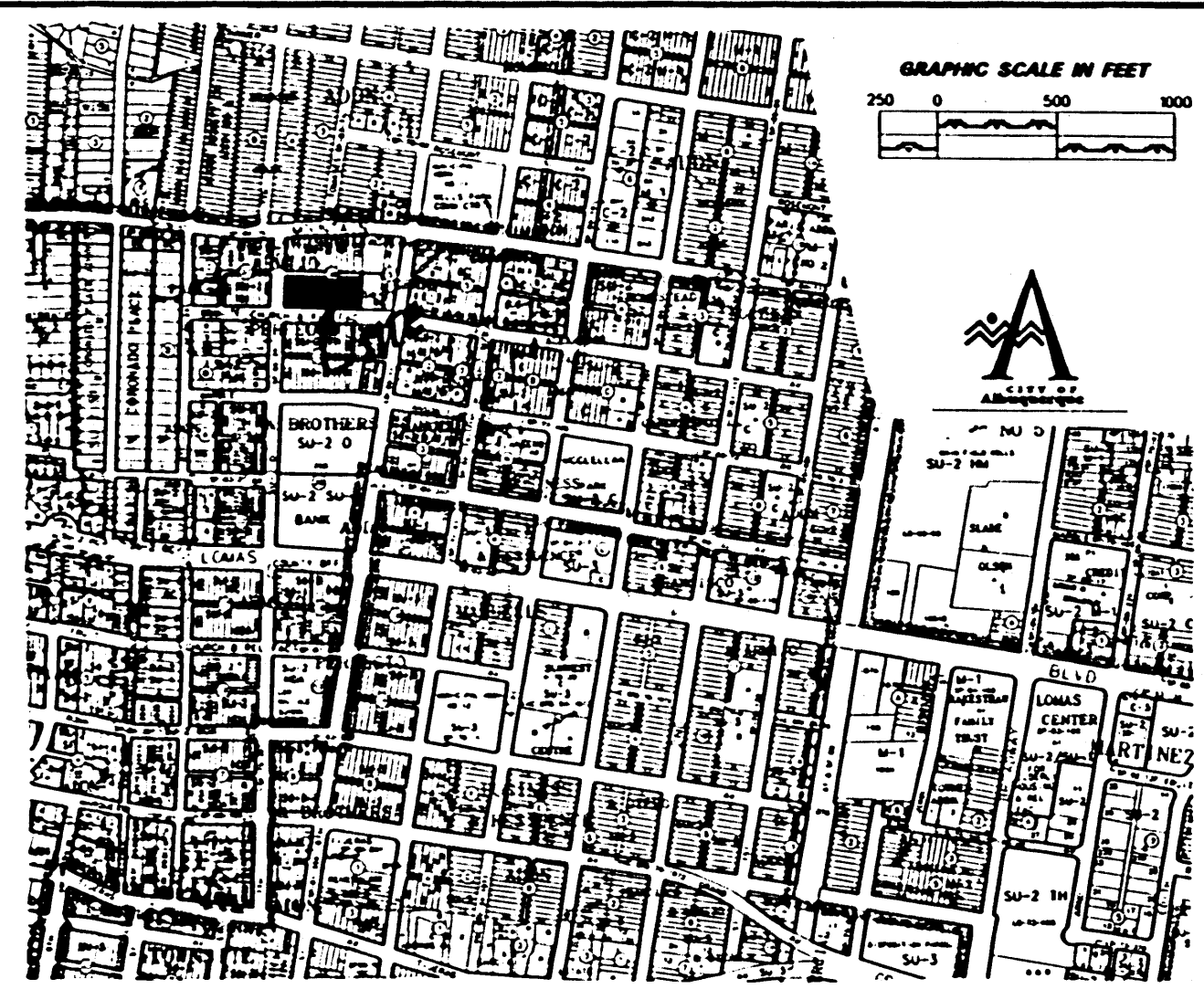
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1. THE PROPOSED PONDING AREA WITHIN THE PLAYGROUND AREA WAS CHANGED TO AN UNDERGROUND FRENCH DRAIN TYPE SYSTEM SHOWN ON SHEET 2 OF 2. CONVERSATION WITH MR. BRAD BINGHAM FROM CITY HYDROLOGY DEPARTMENT ALLOWED THE CHANGE

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R.G. LEE JR. NMPE # 1872





N
VICINITY MAP J-14
FIRM PANEL 0332D

GRADING/DRAINAGE PLAN
THE FOLLOWING ITEMS CONCERNING TRACT A OF LANDS OF ESQUELA DEL SOL (MONTESSORI ESQUELA DEL SOL 1114 7TH ST. NW) ARE CONTAINED HEREON:

1. VICINITY MAP
2. FIRM FLOOD MAP
3. DRAINAGE CALCULATIONS

EXISTING CONDITIONS
AS SHOWN BY THE VICINITY MAP, THE SITE WHICH IS BEING IMPROVED CONTAINS .6104 ACRES AND IS LOCATED AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF 7TH STREET NW AND GRANITE AVENUE NW. THE SITE IS COMPLETELY DEVELOPED WITH BUILDINGS, PARKING, AND PLAYGROUNDS. A 6,746 SQUARE FOOT PARCEL (1549 ACRES) LOCATED EAST OF THE SCHOOL HAS BEEN INCLUDED ON THE REPLAT. AN EXISTING SINGLE FAMILY DWELLING ON THE ABOVE REFERENCED PARCEL HAS BEEN DEMOLISHED AND WILL BE DEVELOPED AS CLASSROOMS. ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL 0332D, DATED SEPTEMBER 20,1996, THE SITE IS LOCATED WITHIN A DESIGNATED 500-YEAR FLOOD ZONE.

PROPOSED CONDITIONS
AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF CLASSROOM ADDITIONS ON THE PARCEL INCLUDED ON THE REPLAT AND ADDITIONAL PAVED PARKING ON THE SOUTHWEST SIDE OF THE EXISTING LARGER BUILDING. ON-SITE DEVELOPED FLOWS FROM THE PROPOSED PAVED PARKING WILL BE ROUTED THROUGH THE PROPOSED SIDEWALK CULVERT INTO GRANITE NW. THERE IS AN EXISTING STORM DRAIN INLET LOCATED ON THE EAST NORTHEAST CORNER OF GRANITE AVENUE NW AND 7TH STREET NW. DEVELOPED FLOWS FROM THE CLASSROOM ADDITION WILL BE ROUTED TO A PROPOSED PONDING AREA LOCATED WITHIN AN EXISTING PLAYGROUND AREA LOCATED WEST OF THE PROPOSED CLASSROOMS. DEVELOPED FLOW VOLUME FROM THE CLASSROOM AREA IS 2092 CF. THE PLAYGROUND PONDING AREA WILL PROVIDE 2150 CF. A RETENTION POND IS PROPOSED WITHIN THE PLAYGROUND AREA BECAUSE THE EXISTING GRADES WILL NOT ALLOW FOR THE DEVELOPED FLOWS TO BE ROUTED TO GRANITE AVENUE NW. CONCERN FOR THE CHILDREN'S WELFARE DOES NOT ALLOW FOR THE FINISH FLOOR TO BE ELEVATED SO AS TO OBTAIN SUFFICIENT SLOPE TO DRAIN TO GRANITE AVENUE NW. NO OFF-SITE FLOWS ENTER THE SITE. THE PROCEDURE FOR 40 ACRES AND SMALLER BASINS AS SET FORTH IN THE MANUAL VOLUME II, DESIGN CRITERIA DATED 1997, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUN-OFF GENERATED.

ESQUELA DEL SOL AREA = 0.61ac.

ZONE 2
PRECIPITATION: 360 = 2.35in.
1440 = 2.75in.
10day = 3.95in.

EXCESS PRECIPITATION: PEAK DISCHARGE:

TREATMENT	AREA	PEAK DISCHARGE
TREATMENT A	0.53in.	1.56 cfs/ac.
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TREATMENT C	1.13in.	3.14 cfs/ac.
TREATMENT D	2.12in.	4.70 cfs/ac.

EXISTING CONDITIONS:	PROPOSED CONDITIONS:
TREATMENT A	0ac.
TREATMENT B	0ac.
TREATMENT C	0.51ac.
TREATMENT D	0.1ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = $(0.53 \times 0.00) + (0.78 \times 0.00) + (1.13 \times 0.51) + (2.12 \times 0.10) = 0.61ac.$
E = 1.30
 $V_{100} - 360 = (1.30 \times 0.61) / 12 = 0.0660ac = 2877 cf$

EXISTING PEAK DISCHARGE:

$Q_{100} = (1.56 \times 0.00) + (2.28 \times 0.00) + (3.14 \times 0.51) + (4.70 \times 0.10) = 2.07cfs$

PROPOSED EXCESS PRECIPITATION:

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PROPOSED PEAK DISCHARGE:

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NOTE TO CONTRACTOR:

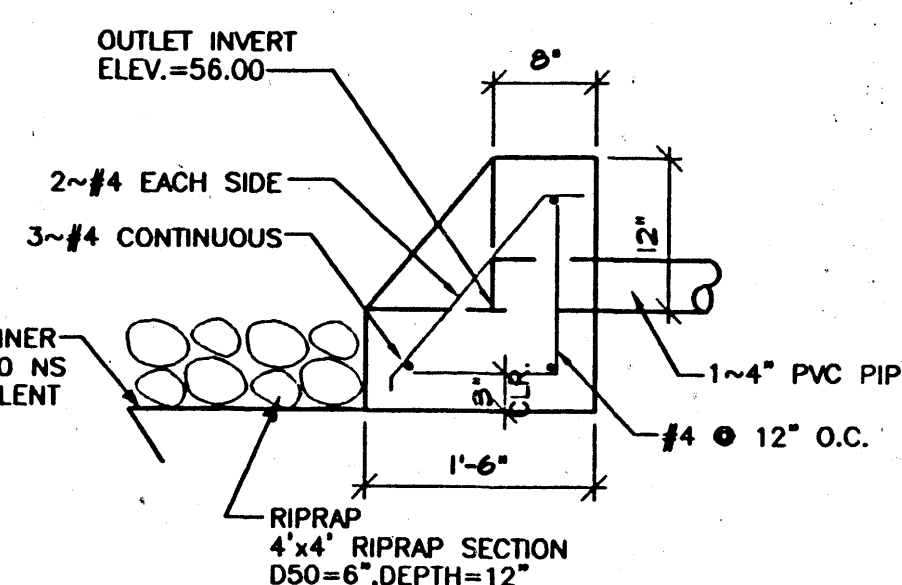
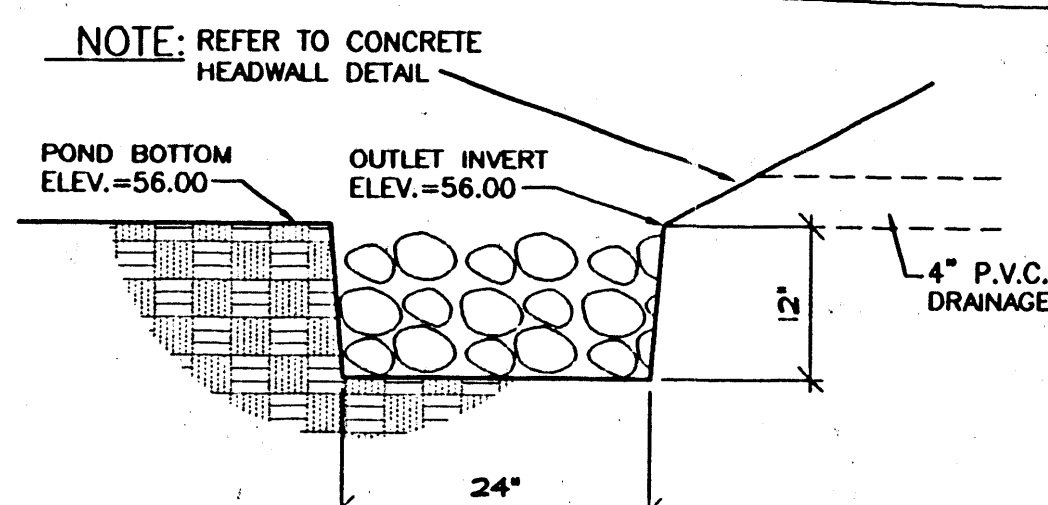
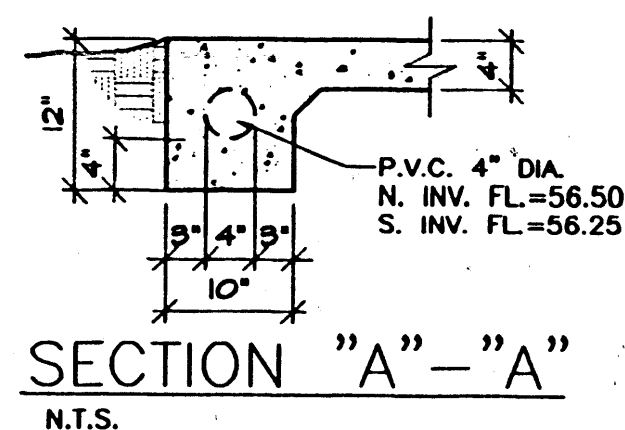
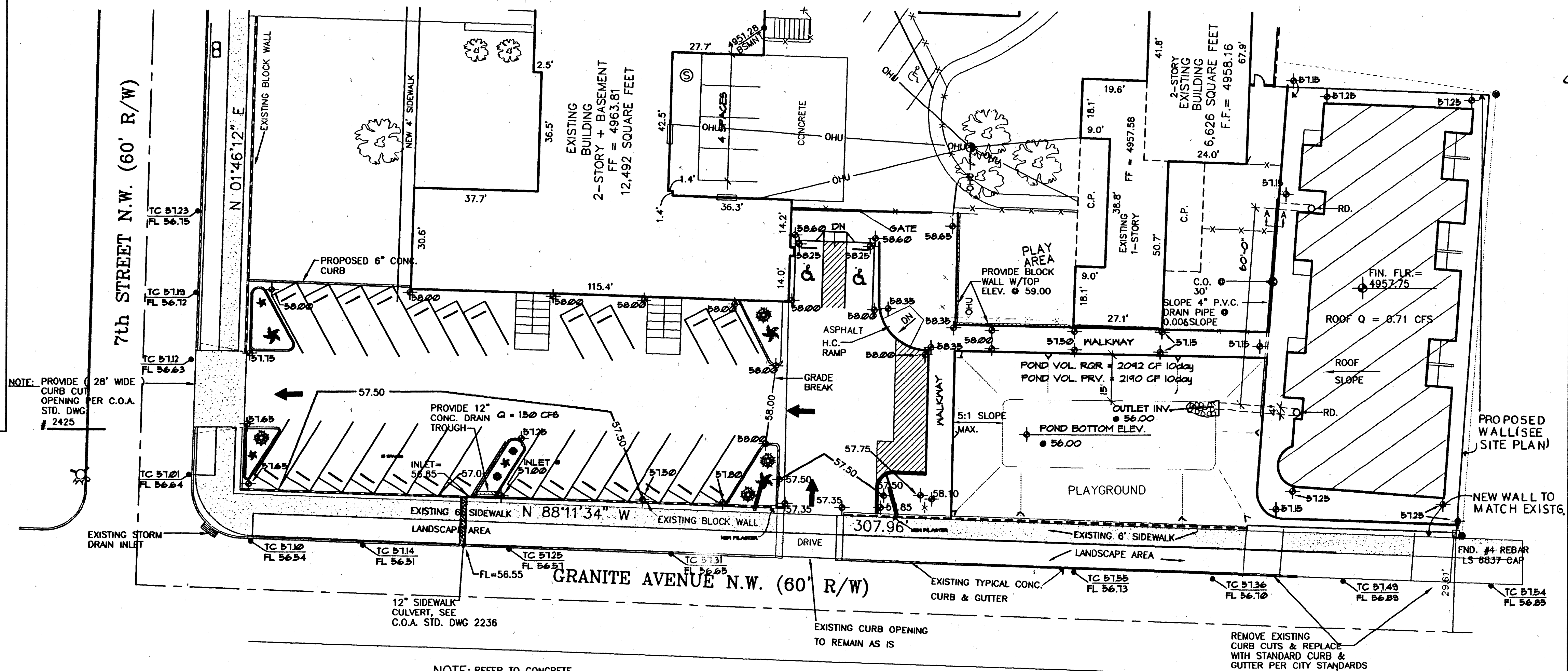
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5. Backfill compaction shall be according to commercial use or soils report(s) recommendations.
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7. Maintenance of this facilities shall be the responsibility of the owner of the property it serves

EROSION CONTROL MEASURES:

1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION, HE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

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- B. ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.

2. THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN ERODED FROM THE SITE AND DEPOSITED THEREON.



ONE PIPE HEADWALL DETAIL

N.T.S.

NOTE: PROPOSED GRADE STAKING IS CRITICAL FOR PROPER DRAINAGE CONCEPT TO FUNCTION

SYMBOL LEGEND

PROPOSED CONTOUR
PROPOSED SPOT ELEVATION
EXISTING BLOCK WALL

ABBREVIATION LEGEND

TOP OF CURB - TC = 57.25
FLOWLINE - FL = 56.57
TOP OF WALL - TW = 59.00

EXISTING OR PROPOSED CONCRETE SURFACE

SCALE: 1" = 20'

58.00
57.50

SIDEWALK CULVERT CAPACITY

$Q = C_a (2gh)^{1/2} h = .5 C = .67 g = 32.2$

$Q = (.67)(.5)(5.6745)$

$Q = 1.90 cfs > 1.53 cfs$

DRAINAGE FACILITIES WITHIN CITY RIGHT OF WAY

HYDROLOGY APPROVAL

INSPECTION APPROVAL

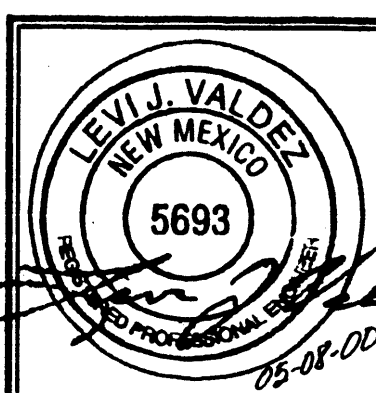
ACCEPTANCE

LEGAL DESCRIPTION

PLAT OF TRACT A OF LANDS OF ESQUELA DEL SOL, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO.

BENCHMARK:

TOP OF EXISTING MANHOLE JUST EAST OF SITE ON GRANITE AVE. NW; ELEVATION: 4957.31 (M.S.L.), PER CITY OF ALBUQUERQUE ENGINEERING DEPARTMENT INFORMATION.



JOB NO.
DATE: MAY 2000
REVISIONS

Sheet Title
GRADING AND DRAINAGE PLAN
Drawn By: BJM
Checked By:

BJM DEVELOPMENT CONSULTANT
DESIGN - PLANNER
Albuquerque, New Mexico

Project Name
MONTESSORI ESQUELA DEL SOL
1114 7TH STREET, N.W.
ALBUQUERQUE, NEW MEXICO

SHEET NO.
GD
C-2