

SECTION A-A
SCALE: 1"=2'-0"

DRAINAGE PLAN

I. INTRODUCTION AND EXECUTIVE SUMMARY

THIS PROJECT, LOCATED IN THE DOWNTOWN AREA, REPRESENTS THE CONVERSION OF A VACATED PUBLIC STREET TO PRIVATE PARKING TO SERVE THE RENOVATED WOOL WAREHOUSE BUILDING. AT PRESENT THE SITE IS DEVELOPED AND LIES IMMEDIATELY ADJACENT TO AN EXISTING DEAD-END CITY STREET, ROMA AVENUE NW. THE PROPOSED PARKING WILL SERVE YOUTH DEVELOPMENT, INC. THAT RECENTLY OCCUPIED THE RENOVATED WOOL WAREHOUSE BUILDING. IT IS PROPOSED TO EXPAND THE PAVED STREET LIMITS TO ACCOMMODATE PARKING WITHIN THE VACATED RIGHT-OF-WAY. THE PROPOSED DEVELOPMENT WILL NOT CREATE ANY ADDITIONAL IMPERVIOUS AREA AND WILL MAINTAIN EXISTING DRAINAGE PATTERNS.

THIS SUBMITTAL IS MADE IN SUPPORT OF A PAVING PERMIT APPROVAL FOR THE SUBJECT PROPERTY.

II. PROJECT DESCRIPTION

AS SHOWN BY THE VICINITY MAP, THE SITE IS LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF FIRST STREET NW AND ROMA AVENUE NW. THE NEW LEGAL DESCRIPTION IS LOT 4-A, BLOCK 15, FRANCISCO ARMUJO Y OTERO ADDITION (03 DRB 01809). AS SHOWN BY PANEL 334 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER 20, 1996, THIS SITE LIES PARTLY WITHIN A DESIGNATED FLOOD HAZARD ZONE (AO DEPTH 1). THAT PORTION OF THE SITE AFFECTED IS THE NORTHWEST CORNER. THE DESIGNATED FLOOD HAZARD ZONE APPEARS TO BE ASSOCIATED WITH FLOODING WITHIN FIRST STREET NW. THE PROPOSED PAVING IMPROVEMENTS WILL NOT WORSEN OR AGGRAVATE THE EXISTING CONDITION.

THE PROJECT CONSISTS OF THE MODIFICATION OF EXISTING PAVING IMPROVEMENTS TO CREATE A PAVED PARKING LOT ON THE NORTH SIDE OF THE PROPERTY TO SERVE THE NEWLY RENOVATED BUILDING. THE SITE WILL CONTINUE TO DRAIN FROM EAST TO WEST TO FIRST STREET NW.

III. BACKGROUND DOCUMENTS & RESEARCH

THE FOLLOWING DOCUMENTS WERE USED IN THE PREPARATION OF THIS SUBMITTAL:

- A. PLAT OF LOT 4-A, BLOCK 15, FRANCISCO ARMUJO Y OTERO ADDITION (03 DRB 01809). PREPARED BY PRECISION SURVEYS, INC. 10/21/2003 AND APPROVED AT THE DRB 11/5/03 WITH FINAL SIGN-OFF DELEGATED TO AMAFCA AND THE DRB CHAIR.
- B. PANEL 334 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER 20, 1996, THIS SITE LIES PARTLY WITHIN A DESIGNATED FLOOD HAZARD ZONE (AO DEPTH 1). THE DESIGNATED FLOOD HAZARD ZONE APPEARS TO BE ASSOCIATED WITH FLOODING WITHIN FIRST STREET NW. THE PROPOSED PAVING IMPROVEMENTS WILL NOT WORSEN OR AGGRAVATE THE EXISTING CONDITION.

IV. EXISTING CONDITIONS

AT PRESENT, THE VACATED RIGHT-OF-WAY IS DEVELOPED AS A PAVED CITY STREET DRAINING FROM EAST TO WEST TO FIRST STREET NW.

V. DEVELOPED CONDITIONS

THE PROPOSED CONSTRUCTION CONSISTS OF MINOR PAVING MODIFICATIONS TO WIDEN THE PAVEMENT SURFACE THEREBY NARROWING THE SIDEWALK ADJACENT TO THE BUILDING. THERE WILL BE NO NET INCREASE IN IMPERVIOUS AREA AND EXISTING DRAINAGE PATTERNS WILL BE MAINTAINED. THE SITE WILL CONTINUE TO DRAIN FROM EAST TO WEST INTO FIRST STREET NW.

VI. GRADING PLAN

THE GRADING PLAN SHOWS 1.) EXISTING GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 12'-0" INTERVALS, 2.) PROPOSED GRADES INDICATED BY SPOT ELEVATIONS AND THE PROFILE DESIGN OF THE NEW STANDARD CURB AND GUTTER, 3.) THE LIMIT AND CHARACTER OF THE EXISTING IMPROVEMENTS, 4.) THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS, AND 5.) CONTINUITY BETWEEN EXISTING AND PROPOSED GRADES. THE PROPOSED PARKING LOT EXPANSION WILL WIDEN THE EXISTING PAVEMENT WIDTH WHILE NARROWING THE SIDEWALK WIDTH. THE NEW CONSTRUCTION WILL DRAIN INTO FIRST STREET NW AS IN THE EXISTING CONDITION.

VII. CALCULATIONS

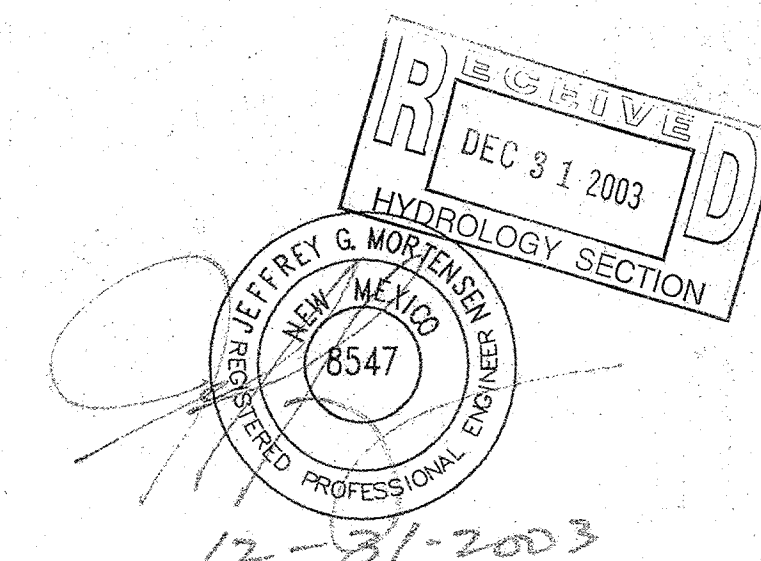
CALCULATIONS ANALYZING THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT HAVE NOT BEEN PREPARED FOR THIS PROJECT BECAUSE THE NET IMPERVIOUS AREA WILL NEITHER INCREASE NOR DECREASE AND THE EXISTING DRAINAGE PATTERNS WILL BE MAINTAINED.

VIII. CONCLUSION

THE FREE DISCHARGE OF RUNOFF FROM THIS SITE TO FIRST STREET NW IS APPROPRIATE DUE TO THE FOLLOWING FACTORS:

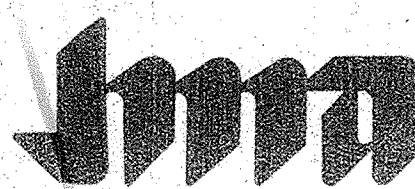
1. THE EXISTING DRAINAGE PATTERN (STATUS QUO) WILL NOT BE ALTERED AND HENCE MAINTAINED
2. MODIFICATION TO AN EXISTING SITE WITHIN AN INFILL AREA
3. NO INCREASE IN IMPERVIOUS AREA AND HENCE NO INCREASE IN DEVELOPED RUNOFF

ALL ONSITE IMPROVEMENTS WILL BE OWNED, OPERATED AND MAINTAINED BY YOUTH DEVELOPMENT, INC. THE DOWNSTREAM STREETS AND STORM DRAINAGE SYSTEMS ARE OWNED, OPERATED AND MAINTAINED BY THE CITY PUBLIC WORKS DEPARTMENT.



VACATED ROMA AVENUE N.W. SECTIONS AND DETAILS, DRAINAGE PLAN

DESIGNED BY	J.G.M.	NO.	DATE	BY	REVISIONS	JOB NO.	2003.090.2
DRAWN BY	J.L.P.					DATE	12-2003
APPROVED BY	J.G.M.					SHEET	4 OF 4



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