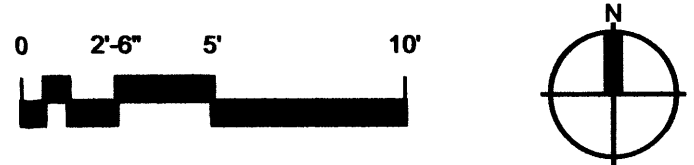


GRADING AND DRAINAGE PLAN
1" = 5'-0"



DRAINAGE INFORMATION

LEGAL: LOT B-1-A, BLOCK 7, PERFECTO, MARIANO & JESUS ARMJO ADDITION
(PROPOSED LOTS : B-1-A-1, B-1-A-2 AND B-1-A-3)

AREA: 3,520 S.F. (0.081 ACRES)

SURVEYOR: FORSTBAUER SURVEYING NMPLS # 6126, DATED OCTOBER, 2011. ELEVATIONS BASED ON COA BM '17_J14', AN ALUMINUM DISK ON THE WESTERN MEDIAN AT LOMAS AVENUE AND EIGHTH STREET NW. ELEV=4957.484 (NAVD88).

TEMPORARY BENCHMARK (TBM): A 20d NAIL IN THE SIDE OF THE POWER POLE ACROSS THE ALLEY TO THE NORTH AS SHOWN.
ELEVATION = 4956.66(NAVD 1988)

FLOOD HAZARD: FROM FEMA MAP 334G (9/26/2008), THE SITE IS IDENTIFIED AS ZONE 'X' WHICH HAS BEEN NOTED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

EXISTING CONDITIONS: THE UNDEVELOPED SITE IS FAIRLY FLAT SLOPING DOWN 0.7 FT FROM THE SE TO THE NW CORNER. THE EXISTING PAVED ALLEY ALONG THE NORTH SIDE OF THE SITE DRAINS WEST TO EIGHTH STREET.

PROPOSED IMPROVEMENTS: THREE TOWNHOMES ARE PROPOSED WHICH HAVE A TOTAL FOOTPRINT AREA OF 1,810 SF.

OFFSITE DRAINAGE: NO OFFSITE DRAINAGE ENTERS THE SITE.

DRAINAGE APPROACH: ALL ROOF RUNOFF IS DIRECTED SOUTH AWAY FROM THE ALLEY. CITY HYDROLOGY RESTRICTS DEVELOPED RUNOFF TO 2.75 CFS/ ACRE IN THIS AREA WHICH REQUIRES ON SITE STORM WATER DETENTION. FIVE SHALLOW LANDSCAPE DEPRESSIONS PROVIDE ONSITE STORMWATER DETENTION.

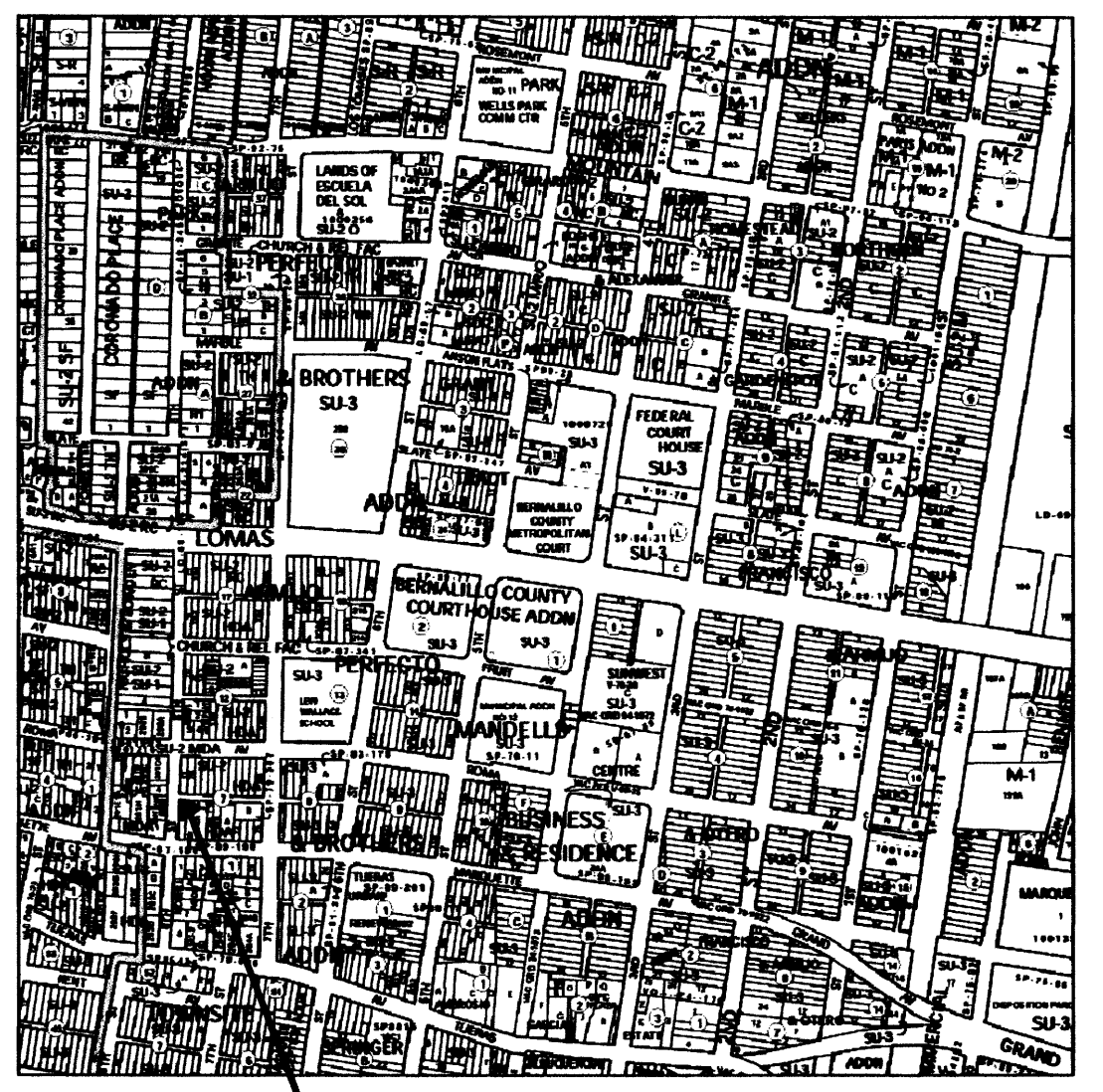
LAND TREATMENT-THE SITE IS PRESENTLY DIRT AND GRAVEL WHICH ARE CLASSIFIED AS TYPE 'A' & 'C' LAND TREATMENTS:

PER THE DPM THIS SITE IS LOCATED IN PRECIPITATION ZONE 2

EXISTING 50% A & 50% C $Q = (.081)(1.56+3.14)/2 = 0.19$ CFS
 $V = (3520)(.0442+.0942)/2 = 308$ CF
PROPOSED 33% C & 67% D $Q = (.027)(3.24)(.054)(4.7) = 0.34$ CFS
 $V = (3520)(.1492) = 525$ CF
FROM THE HYDROGRAPH USING ALLOWABLE $Q = (.081)(2.75 \text{ CFS/AC}) = 0.223$ CFS
12 MIN TIME TO PEAK, 10 MIN PEAK DURATION, & 42 MIN TOTAL FLOW

REQUIRED STORAGE VOLUME: $V = 525 - 388 = 137$ CF (<163 CF - OK)

- DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR
1. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 2. 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.
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE LINE LOCATING SERVICE, NEW MEXICO ONE CALL 260-1990, (NM ONE CALL '811') FOR THE LOCATION OF EXISTING UTILITIES.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 6. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.



SITE LOCATION

ZONE LOCATION MAP J-14-Z

KEYED NOTES

- (A) REMOVE EXISTING CONCRETE SIDEWALK AND CURB CUT. REPLACE WITH NEW STANDARD CURB, GUTTER AND CONCRETE SIDEWALK PER COA STANDARD DRAWINGS # 2415 AND # 2430.
- (B) NEW 4" DRAIN LINE THROUGH CURB PER COA. STANDARD DRAWING # 2235.
- (C) ALL LOT SURFACING IS GRAVEL OVER COMPACTED GRADE UNLESS OTHERWISE NOTED.
- (D) CONCRETE PAD AT GARAGE DOORS.
- (E) CONCRETE PAD FOR EVAPORATIVE COOLER.
- (F) CONCRETE SIDEWALK.
- (G) DRAIN LINE ENDS TO BE BEVELED AT 45 DEGREES WITH A WIRE MESH (1/2" OPENINGS MAX.) COVERING.

LEGEND

- 4956 — EXISTING CONTOUR.
- 56 — PROPOSED CONTOUR.
- X — EXISTING FENCE.
- X — PROPOSED FENCE.
- . . . — PROPERTY LINE.
- . . . — PROPOSED PROPERTY LINE BETWEEN TOWNHOUSE UNITS.
- [Pattern] INDICATES PRIVATE DRAINAGE EASEMENT GRANTED BY PLAT.
- RD = ROOF DRAIN LOCATION.
- 55.87 = EXISTING ELEVATION DATUM.
- 56.3 = PROPOSED ELEVATION DATUM.
- F.F. = FINISH FLOOR.
- TC = TOP OF CURB.
- FL = FLOWLINE.
- C.F. = CUBIC FEET.

RECEIVED
JAN - 3 2012
HYDROLOGY
SECTION

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REGISTERED PROFESSIONAL ENGINEER
12-29-11

8TH STREET TOWNHOUSES
510 8th Street.
Albuquerque, New Mexico 87102

PROJECT ARCHITECT: LEE GAMESKY, AIA	Project #: 00-00-0 Date: 05 DEC. 2011
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GRADING AND DRAINAGE PLAN

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