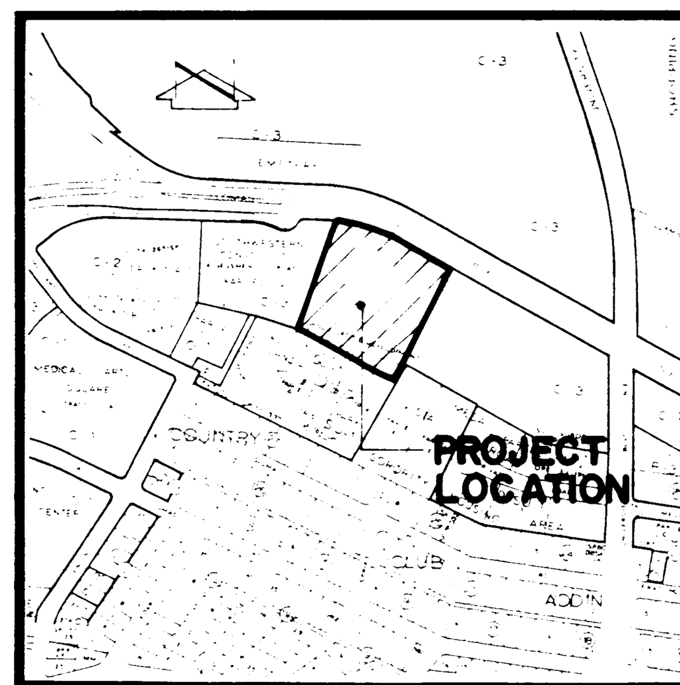

VICINITY MAP J-15

SCALE 1" = 800'

PROJECT BENCHMARK

THE STATION MARK IS A STANDARD NMSHC BRASS TABLET, STAMPED "STA. I-25-25", SET IN TOP OF A CONCRETE POST FLUSH WITH THE GROUND. TO REACH THE STATION FROM THE INTERSECTION OF LOMAS BLVD. & UNIVERSITY BLVD., GO WEST ON LOMAS BLVD. 0.55 MILES TO THE CROSSING OF I-25, THEN PACK NORTH UP THE OVERPASS EMBANKMENT APPROXIMATELY 100 FT. TO THE STATION @ THE NORTHEAST CORNER OF THE BRIDGE.
ELEVATION = 5068.41 ft. (MSLD)

TEMPORARY BENCHMARK

TOP OF CONCRETE SIDEWALK, JUST SOUTH OF EXISTING CONCRETE BLOCK BUILDING AS SHOWN BELOW.
ELEVATION = 5098.97 ft. (MSLD)

LEGAL DESCRIPTION

PARCEL I-A, QUALITY PONTIAC INC. LEASE

LEGEND

- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- 56 — PROPOSED CONTOUR
- 5156 — EXISTING CONTOUR
- SWALE
- PROPERTY LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE

SCALE 1" = 40'

CONSTRUCTION NOTES:

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 765-1234, FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
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5. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

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1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINE AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
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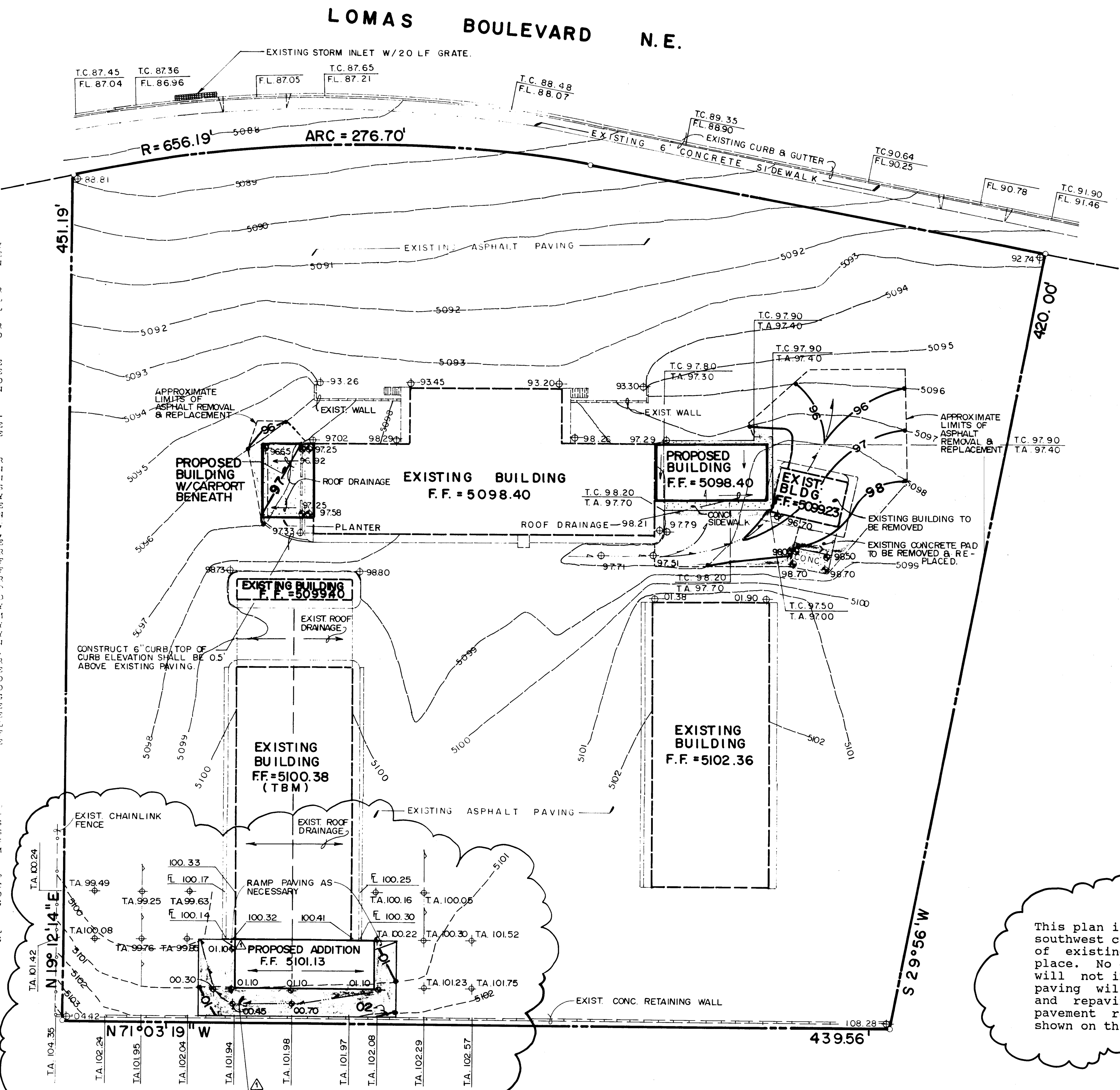

DRAINAGE PLAN

The following items concerning the Quality Pontiac Drainage Plan are contained hereon:

1. Vicinity Map
2. Grading Plan
3. Calculations

As shown by the Vicinity Map, the site is located on the south side of Lomas Boulevard N.E. between the interchange with Interstate 25 and University Boulevard N.E. At present, the entire site is developed as a car dealership. Many of the surrounding sites are developed as car dealerships with complete paving and no apparent detention and/or retention of developed runoff.

As shown by Plate J-15 of the Albuquerque Master Drainage Study, this site does not lie within a designated Flood Hazard Zone. In addition, there is an existing storm drain system within Lomas Boulevard N.E. which collects the runoff conveyed by the street. At present, the site drains from south to north and sheet flows onto Lomas Boulevard N.E. Lomas Boulevard N.E., in front of the site, drains from east to west toward an existing storm inlet which is located at the northwest corner of this site. This existing storm inlet has 20 lineal feet of grate and is capable of accepting a great deal of runoff. Because this is an infill site, it is a modification to an existing site, many of the surrounding sites freely discharge their developed runoff to the street, the proximity of the existing storm drain system to the site, and the fact that this proposed development will not alter the existing drainage pattern of the site, the free discharge of runoff from this site is appropriate.

The Grading Plan shows 1) existing and proposed contours indicated by spot elevations and contours at 1'0" intervals, 2) the limit and character of the existing improvements, 3) the limit and character of the proposed improvements, and 4) the continuity between existing and proposed grades. As shown by this Plan, the proposed improvements consist of the removal of existing asphalt paving and the construction of two building additions and the replacement of the remaining asphalt paving. Also, this plan involves the demolition of an existing building and the removal and replacement of an existing concrete pad. This Plan further demonstrates that existing runoff will be routed around these proposed additions with no disruption of the overall drainage pattern of the site. Runoff will neither be increased nor decreased by these improvements and the runoff generated by this site will continue to sheet flow into Lomas Boulevard N.E. where it will be accepted by the existing storm inlet previously mentioned. Roof drip drainage will be discharged from all exposed sides of the additions onto paved surfaces. Lastly, offsite flows are not a concern to this site. The site is protected on the south by an existing retaining wall. The site to the east has topography which parallels this site and it also discharges its runoff to Lomas Boulevard N.E. The site to the west is topographically lower than the site and has topography which is somewhat parallel to the site and thereby does not contribute any runoff. Lomas Boulevard lies significantly lower than the site and has no apparent flooding, hence does not contribute any offsite flows to this site.

The Calculations which appear hereon analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The SCS Method has been used for this analysis in accordance with the City of Albuquerque Development Process Manual, Volume II. As shown by these Calculations, the proposed improvements will have no effect on the runoff generated by this site.

CALCULATIONS

Ground Cover Information

From SCS Bernalillo County Soil Survey,
Plate: N/A
Hydrologic Soil Group: N/A
Existing Pervious CN =N/A
Developed Pervious CN =N/A

Time of Concentration/Time to Peak

$T_c = 0.0078\ L^{0.77}/S^{0.385}$ (Kirpich Equation)

$T_p = T_c = 10$ min.

Point Rainfall

$P_6 = 2.22$ in. (DPM Plate 22.2 D-1)

Existing Condition

$A_{total} = 217{,}800$ sf = 5.0 Ac
$A_{imp} = 217{,}800$ sf; % impervious = 100 %
Composite CN = 98 (DPM Plate 22.2 C-3)
DRO = 2.0 in (DPM Plate 22.2 C-4)
$q_p = 45.4\ A/T_p = 22.7$ cfs/in runoff

$Q_{100} = Q_{peak} = q_p$ (DRO) = 45.4 cfs
$V_{100} = 3630$ (DRO)A = 36,300 cf

Developed Condition

$A_{total} = 217{,}800$ sf = 5.0 Ac
$A_{imp} = 217{,}8000$ sf; % impervious = 100 %
Composite CN = 98 (DPM Plate 22.2 C-3)
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$Q_{100} = Q_{peak} = q_p$ (DRO) = 45.4 cfs
$V_{100} = 3630$ (DRO) A = 36,300 cf

Comparison

$\Delta Q_{100} = 45.4 - 45.4 = 0$ cfs (no change)
$\Delta V_{100} = 36{,}300 - 36{,}300 = 0$ cf (no change)

⚠1 BUILDING ADDITION

This plan is updated to show a proposed building addition at the southwest corner of the site. The addition requires the removal of existing paving and the construction of a building in its place. No calculations are provided because the proposed addition will not increase the runoff generated by this site; impervious paving will be replaced by impervious roof area. Minor regrading and repaving are required to accomplish this work. Limits of pavement removal and replacement, as well as proposed grades, are shown on this plan.

JEFFREY G. MORTENSEN NEW MEXICO REGISTERED PROFESSIONAL ENGINEER

05-02-89

JEFF MORTENSEN & ASSOCIATES, INC.
811 DALLAS, N.E. ALBUQUERQUE, NM 87110
ENGINEERS TELEPHONE (505) 265-5611

NO.	DATE	BY	REVISIONS
1	5/89	JGM	UPDATE FOR BUILDING ADDITION

DESIGNED BY: J.G.M. | DRAWN BY: J.M.C. | APPROVED: J.G.M.

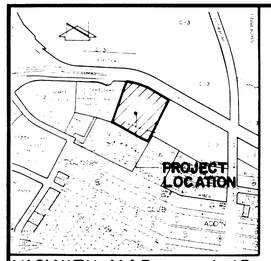
JOB NO. 60742 | DATE 05-89

GRADING & DRAINAGE PLAN

QUALITY PONTIAC

FILE NO.

SHEET 1 OF 1



VICINITY MAP J·15

SCALE 1" = 800'

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ELEVATION = 5098.41 FT. (MSLD)

TEMPORARY BENCHMARK
TOP OF CONCRETE SIDEWALK JUST SOUTH OF EXISTING CONCRETE BLOCK BUILDING AS SHOWN BELOW.
ELEVATION = 5098.97 FT. (MSLD)

LEGAL DESCRIPTION
PARCEL 1-A, QUALITY PONTIAC INC. LEASE

LEGEND
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- 5098 PROPOSED CONTOUR
- 5156 EXISTING CONTOUR
- SWALE
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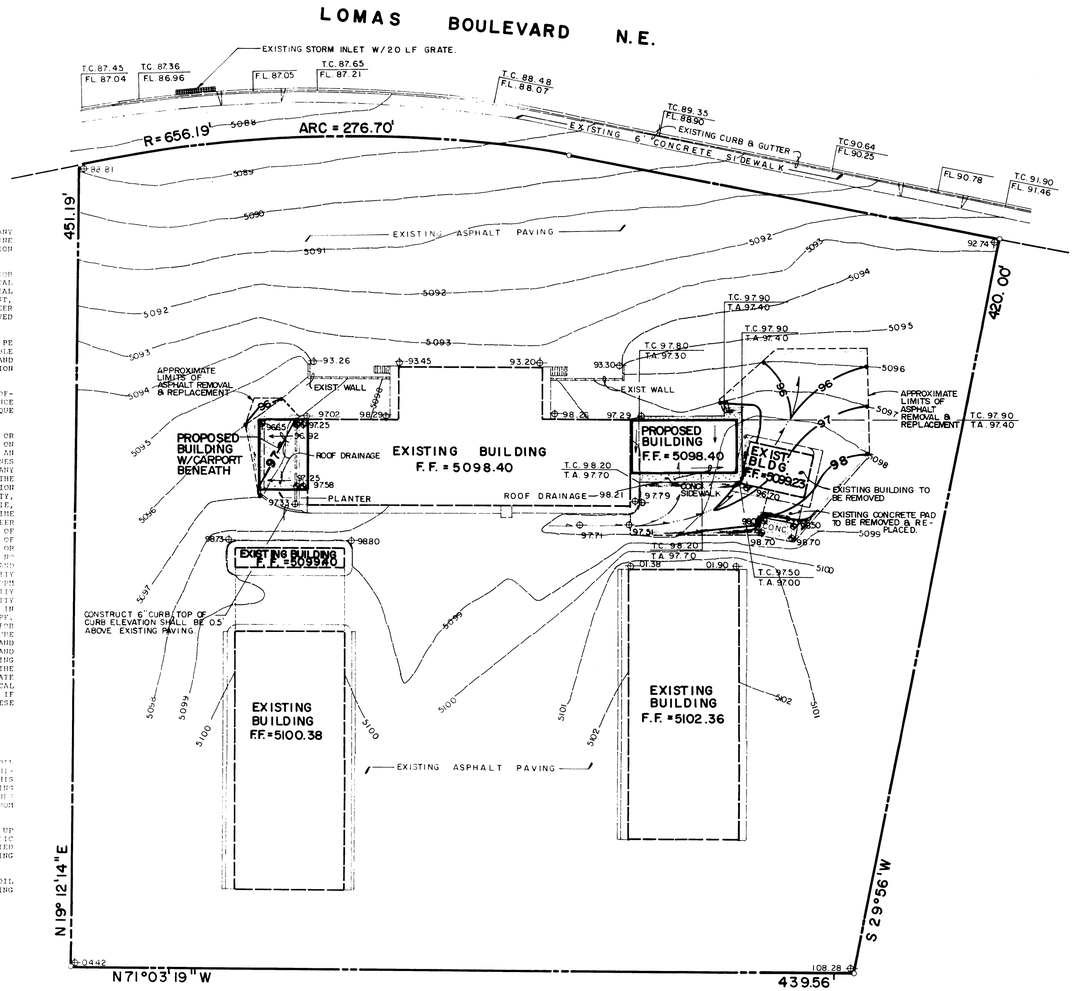

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CALCULATIONS

Ground Cover Information

From SCS Bernalillo County Soil Survey,
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Hydrologic Soil Group: N/A
Existing Pervious CN =N/A
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$T_c = 0.0078\ L^{0.77}/S^{0.385}$ (Kirpich Equation)

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Point Rainfall

$P_6 = 2.22$ in. (DPM Plate 22.2 D-1)

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Comparison

$\Delta Q_{100} = 45.4 - 45.4 = 0$ cfs (no change)
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TORTI MAES ASSOCIATES INC
811 DALLAS N.E. · ALBUQUERQUE · NEW MEXICO · 87110
ENGINEERS

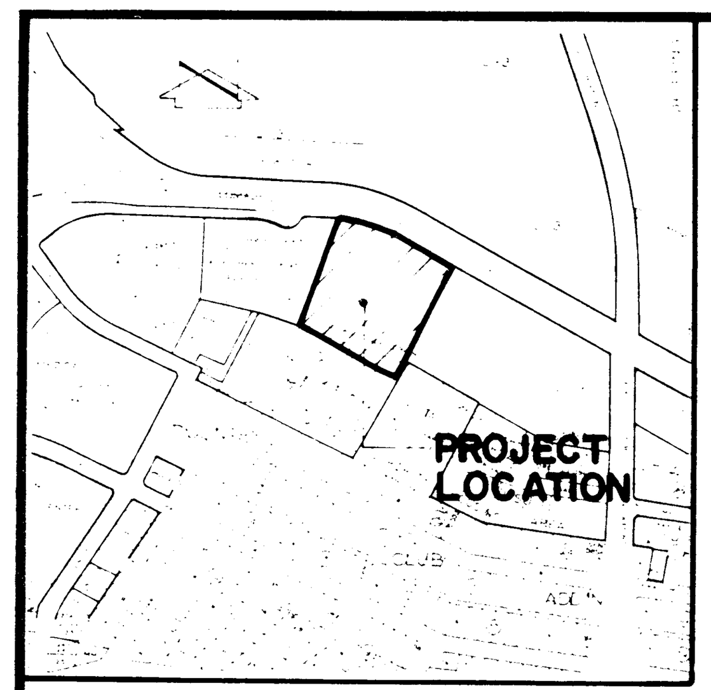
NO.	DATE	BY	REVISIONS

DESIGNED BY J.G.M.
DRAWN BY J.M.C.
APPROVED J.G.M.

JOB NO. 6074 I
DATE 4·86

GRADING & DRAINAGE PLAN
QUALITY PONTIAC

FILE NO.
SHEET 1 OF 1



VICINITY MAP J · 15

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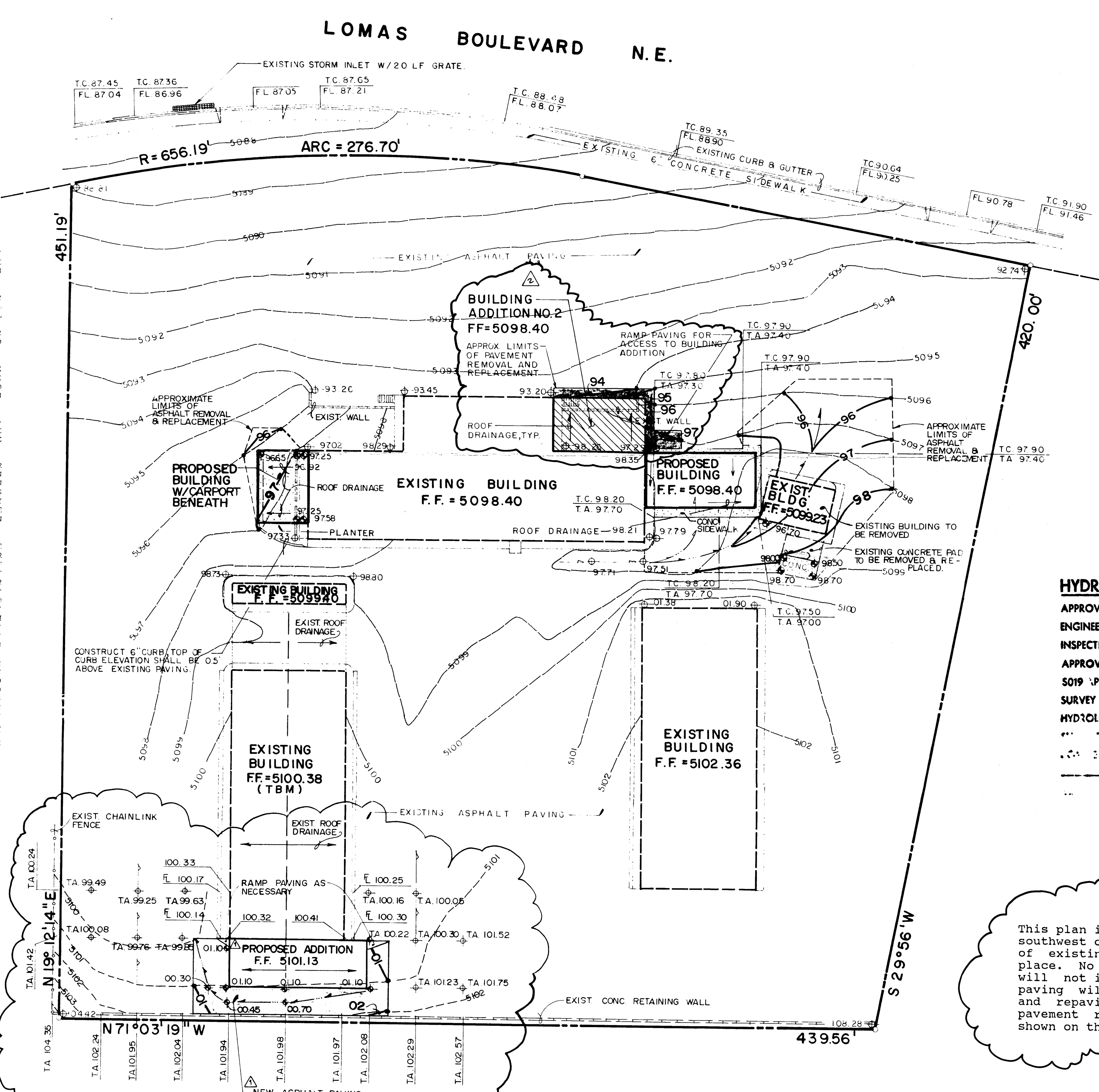

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$q_p = 45.4$ A/T_p = 22.7 cfs/in runoff

$Q_{100} = Q_{peak} = q_p$ (DRO) = 45.4 cfs
$V_{100} = 3630$ (DRO)A = 36,300 cf

Developed Condition

$A_{total} = 217{,}800$ sf = 5.0 Ac
$A_{imp} = 217{,}8000$ sf; % impervious = 100 %
Composite CN = 98 (DPM Plate 22.2 C-3)
DRO = 2.0 in (DPM Plate 22.2 C-4)
$q_p = 45.4$ A/T_p = 22.7 cfs/in runoff

$Q_{100} = Q_{peak} = q_p$ (DRO) = 45.4 cfs
$V_{100} = 3630$ (DRO) A = 36,300 cf

Comparison

$\Delta Q_{100} = 45.4 - 45.4 = 0$ cfs (no change)
$\Delta V_{100} = 36{,}300 - 36{,}300 = 0$ cf (no change)

HYDROLOGY APPROVAL & INSPECTION

APPROVED FOR BUILDING PERMIT
ENGINEER B Montoya DATE 9/19/90
INSPECTION REQUESTED DATE
APPROVAL DATE ______ DISAPPROVED ______
SO19 APPROVAL DATE
SURVEY DATE
HYDROLOGY BOOK NO./PAGE NO.

BUILDING ADDITION

This plan is updated to show a proposed building addition at the southwest corner of the site. The addition requires the removal of existing paving and the construction of a building in its place. No calculations are provided because the proposed addition will not increase the runoff generated by this site; impervious paving will be replaced by impervious roof area. Minor regrading and repaving are required to accomplish this work. Limits of pavement removal and replacement, as well as proposed grades, are shown on this plan.

BUILDING ADDITION NO. 2

This plan is updated to show a proposed building addition at the northeast corner of the showroom. The addition requires the removal of existing paving and the construction of a building addition in its place. No calculations are provided because the proposed addition will not increase the runoff generated by this site; impervious paving will be replaced by impervious roof area. Minor regrading and repaving are required to accomplish this work. Limits of pavement removal and replacement, as well as proposed grades, are shown on this plan.

JEFFREY G. MORTENSEN · NEW MEXICO · 8547 · REGISTERED PROFESSIONAL ENGINEER

05-12-86
05-02-89
09-11-90

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SEP 12 1990
HYDROLOGY DIVISION

JMA
JEFF MORTENSEN & ASSOCIATES, INC.
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ALBUQUERQUE · NEW MEXICO 87109
ENGINEERS · (505) 345-4250

NO.	DATE	BY	REVISIONS
1	5/89	JGM	UPDATE FOR BUILDING ADDITION
2	9/90	JGM	UPDATE FOR BUILDING ADDITION NO. 2

DESIGNED BY J.G.M.
DRAWN BY J.M.C.
APPROVED J.G.M.

JOB NO. 60742
DATE 05-89

GRADING & DRAINAGE PLAN

QUALITY PONTIAC

FILE NO.

SHEET 1 OF 1