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DRAINAGE PLAN CONCEPT

This is an infill site located in a fully developed area. Calculations for the 100-year, 6-hour storm event show an increase in flow due to development of 0.7 cfs.

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· The extent of proposed site improvements, including buildings, walks and pavement.

· The flow rate/volume of rainfall runoff across or around these improvements and methods of handling these flows to meet City of Albuquerque requirements for drainage management.

· The relationship of on-site improvements with existing neighboring property to insure an orderly transition between proposed and surrounding grades.

GENERAL NOTES

LEGAL: Lot 3, Block 4 Ridge Park Albuquerque, Bernalillo County, New Mexico

SURVEYOR: Forstbauer Surveying - Ron Forstbauer - 268-2112

B.M.: 1. Benchmark: City of Albuquerque 1-H17. A square chiseled on top of concrete curb, located on the north side of Indian School Road, 0.25 miles west of the intersection of San Mateo Boulevard NE. Elevation: 5219.34 (1929).

T.B.M.: TBM-top of orange cap in south portion of site (see keyed note #1), CP 6126 Elevation 5224.11

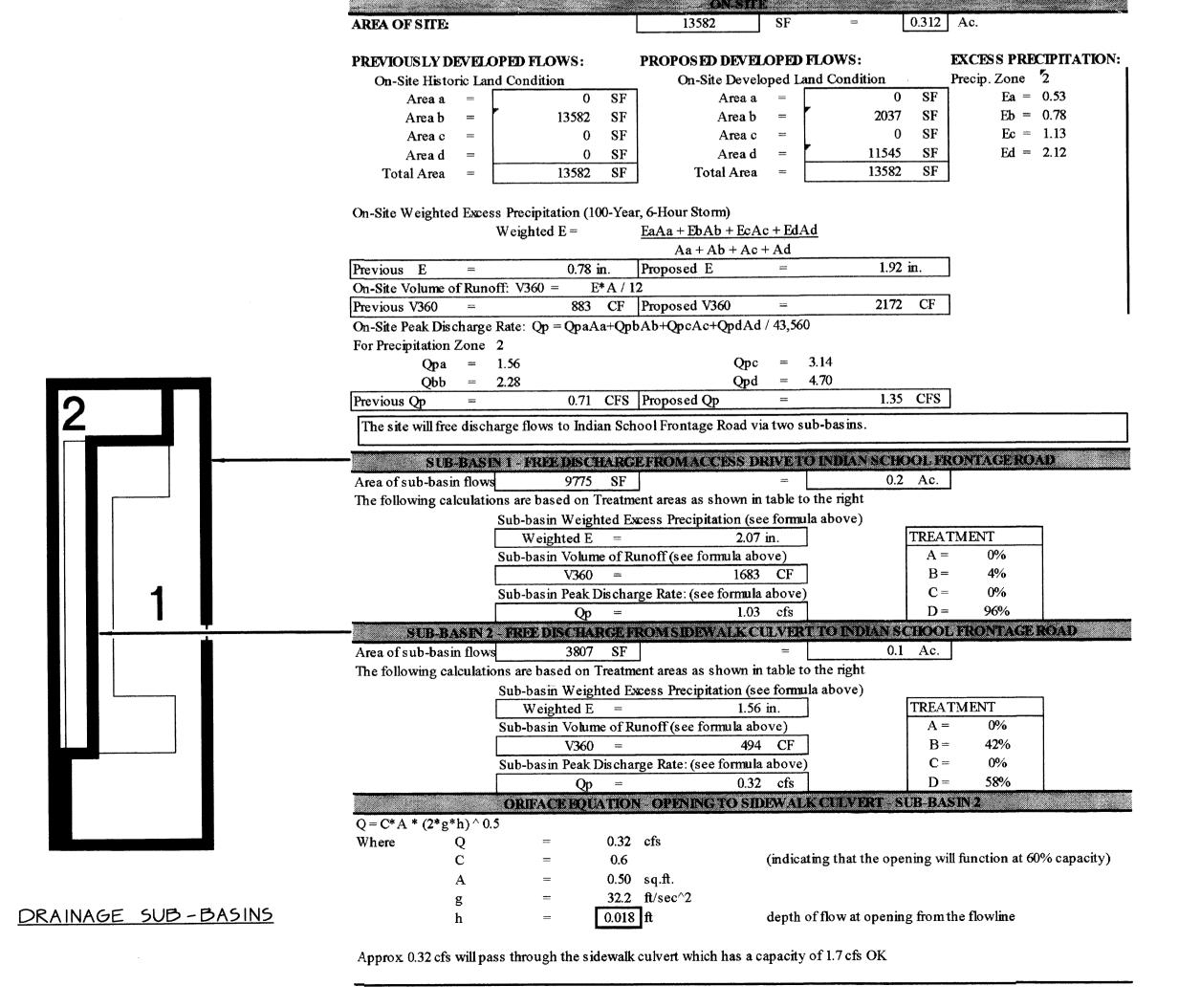
OFF-SITE DRAINAGE: No off-site drainage affects this property.

FLOOD HAZARD: Per Bernalillo County FIRM Map #352 (see plan insert), the site is not located within a flood zone.

EROSION CONTROL: The contractor is responsible for retaining on-site all sediment generated during construction by means of temporary earth berms or silt fences at the low points on the west and north property lines.

CALCULATIONS: Indian School Triplex: November 5, 2002

Calculations are based on the Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993



(A) ALL SPOT ELEVATIONS REFERENCE TOP OF PAVING. ADD 0.5' FOR TOP OF CURB ELEVATIONS.

(C) ALL COBBLES TO BE 4" -8" DIA.

(TW 22.7)

1.25 WT

Lot 8

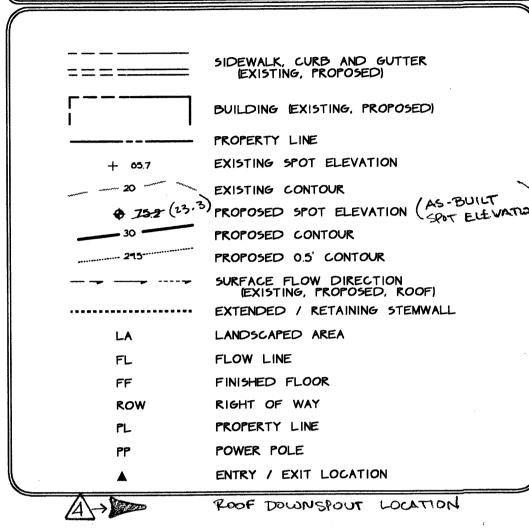
/(21.2)+/

(22.3)

SCALE 1" - 20'

PAOS FOR

Lot 6



I, Christopher L. Weiss, NMPE 6653 of C.L. Weiss Engineering, Inc. hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 11-7-02. The record information edited onto the original design document has been obtained by Ron Forstbauer, NMPS 6126, of the firm Forstbauer Surveying L.L.C. I further certify that my representative has personally visited the project site on 4-11-03 and has determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in

AREAS OF MODIFICATION BETWEEN APPROVED

3 Roof flows guttered and released to asphalt paving.

4 Roof downspout location. OKAY

The record information presented hereon is not necessarily complete and intended only Those relying on this record document are advised to obtain independent verification of

UNNINGDALE /PLACE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

DATE

C.L. WEISS ENGINEERING, INC SANDIA PARK OFFICE SANDIA PARK NM, 8704-(505) 281-1800

ALVARADO OFFICE 1100 ALVARADO DR. NE ALBUQUERQUE, NM 87110 15051 266 - 3444

4718 Indian School Road

Drawn By: Checked By: Job Number: 1" = 20' | BJB | CLW

Gradine Plan

KEYNOTES GENERAL NOTES 1) TBM-TOP OF ORANGE CAP, CP 6126 ELEVATION 5224.11 (2) CONSTRUCT CONCRETE DRIVEPAD ENTRANCE PER C.O.A. STANDARD DTL 2425. MATCH EXISTING TOP OF WALK / B COORDINATE WORK WITH SITE PLAN AND SITE LANDSCAPE PLAN FLOWLINE ELEVATIONS FOR SMOOTH TRANSITION. SEE ARCHITECTURAL FOR DIMENSIONS. (3) CONSTRUCT CONCRETE HEADER CURB THIS AREA PER C.O.A. STD. DWG. 2415. SEE ARCHITECTURAL FOR EXTENTS. (4) PROPOSED PAVING. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION REGARDING MATERIAL, PARKING LAYOUT, DIMENSIONS, STRIPING, ETC. (5) SEE ARCHITECTURAL FOR GUTTER SYSTEM DETAILS FOR WEST ROOF FLOWS. GUTTER TO RELEASE FLOWS TO COBBLE LINED SWALE AT NORTHWEST CORNER OF LEGEND PROPOSED BUILDING. 6 NORTH, SOUTH AND EAST ROOF FLOWS TO BE RELEASED AS SHEETFLOW DIRECTLY TO PROPOSED ASPHALT PAVING LANDSCAPING. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION. 7 CONSTRUCT CONCRETE WALK THIS AREA AT GRADES SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION. (8) PROVIDE 2' WIDE X 8" DEEP X 3" DEPRESSED COBBLE LINED SWALE FROM GUTTER OUTLET TO PROPOSED SIDEWALK CULVERT. (9) GRADE LANDSCAPED AREA TO DRAIN TO PROPOSED SIDEWALK CULVERT. 75.2 (23.3) PROPOSED SPOT ELEVATION (AS-BUILT (10) CONSTRUCT I' WIDE SIDEWALK CULVERT WITH STEEL PLATE TOP. MATCH EXISTING WALK / FLOWLINE ELEVATIONS FOR SMOOTH TRANSITION. CONSTRUCT PER C.O.A. STD. DTL. (11) CONSTRUCT RETAINING / EXTENDED STEM WALL THIS AREA TO ACHIEVE GRADE DIFFERENCES SHOWN.

support of a request for Certificate of Occupancy.

DRAINAGE GRADING PLAN AND ACTUAL AS-BUILT

1 Landscaped area added. OKAY

Pavement grades modified. Retaining Wall constructed along boundary. OKAY

No roof flow drains to west side of building. OKAY

to verify substantial compliance of the grading and drainage aspects of this project. its accuracy before using it for any other purpose. & WELLO

Christopher L. Weiss, NMPE 6653

NOTICE TO CONTRACTOR

2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHER-WISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

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CONSTRUCTION SECTION

SIDEWALK CULVERT/DRAIN.

INSPECTION APPROVAL

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VICINITY MAP #J-17

FIRM MAP #352

INDIAN SCHOOL ROAD

Indian School Triplex

Drainage and

SMON

11-7-02

SCOPI

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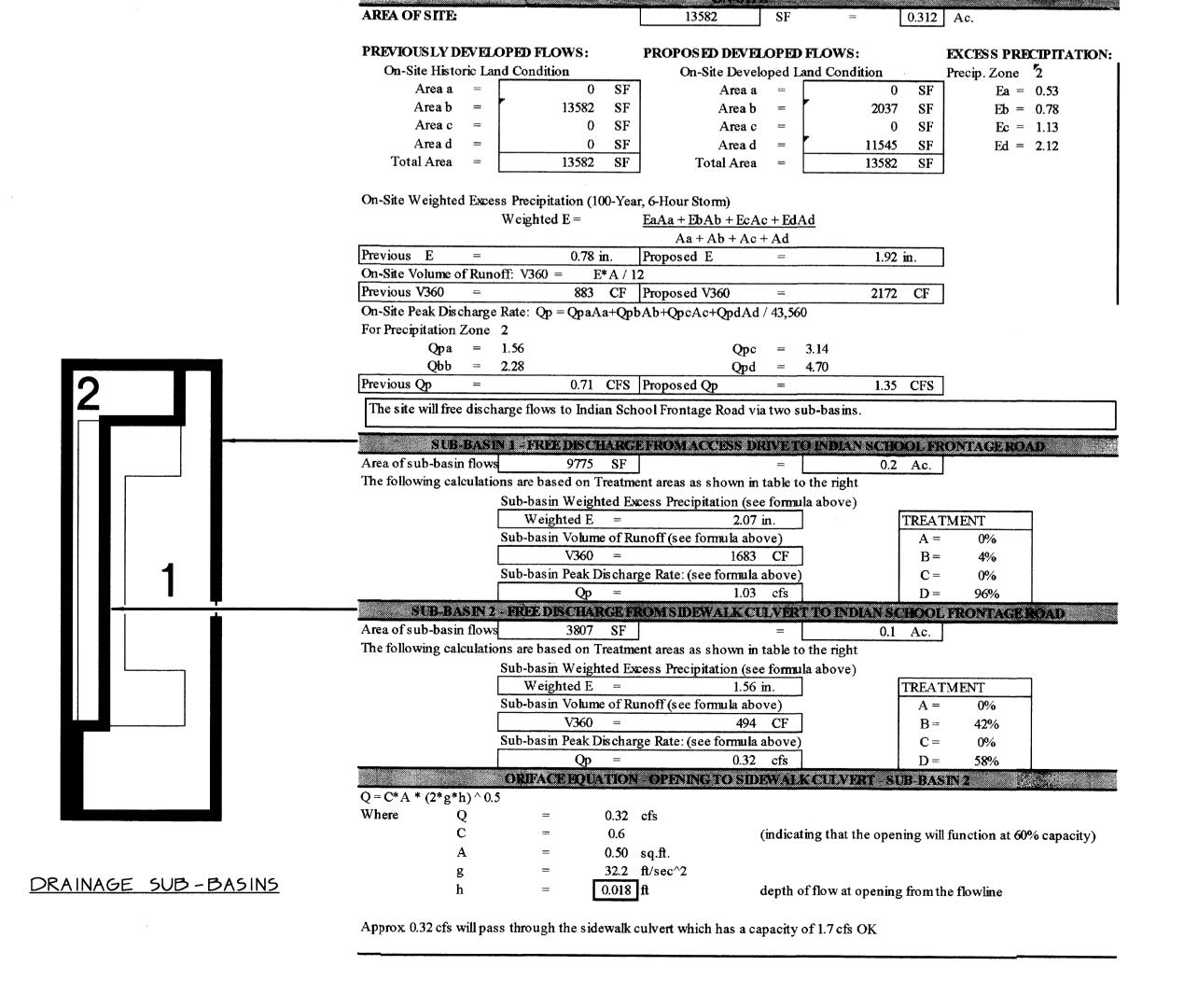
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TC 19.42 _____ TC 19.59 ____ TC 19.76 _____ TC 19.78 ____ TC 20.23 FL 18.96 _____ FL 19.13 ____ FL 19.29 ____ TC 19.59

(TW 22.7)

TW 25.1

Lot 8

SCALE 1" - 20'

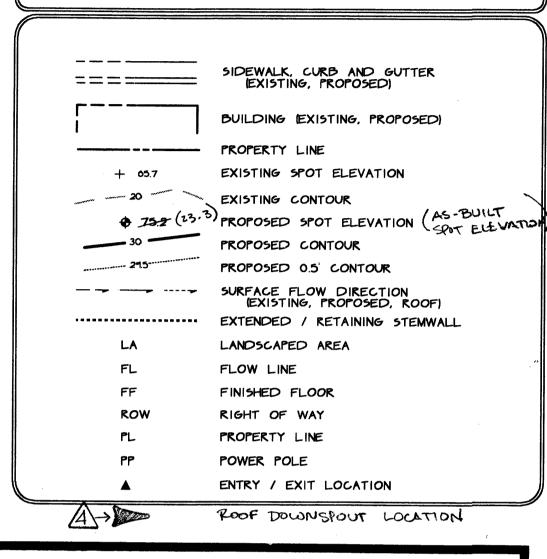
WALL

/(21.2)/+/

GRAVEL WICONC.

(c.EcwT

LEGEND



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Christopher L. Weiss, NMPE 6653

4-14-05



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INSPECTION APPROVAL:

CONSTRUCTION SECTION

DATE

KEYNOTES

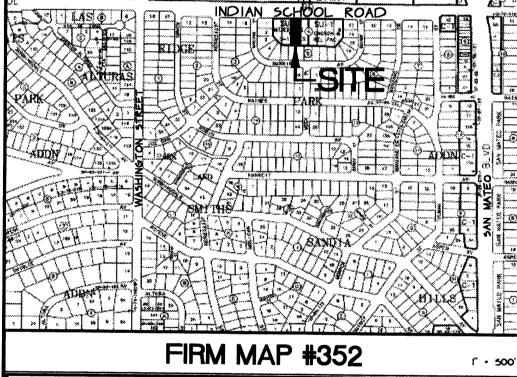
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SIDEWALK CULVERT.

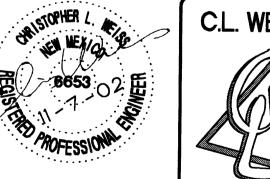
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VICINITY MAP #J-17

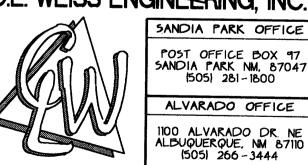


INDIAN SCHOOL ROAD SITE STREET





Revisions



THIS DESIGN, CALCULATIONS, AND CONCEPTS ARE OWNED BY AND REMAIN THE PROPERTY OF C.L. WEISS ENGINEERING INC. AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, OF CHRISTOPHER L. WEISS, P.E. Q

Indian School Triplex 4718 Indian School Road

Scale: Drawn By: Checked By: Job Number: 0.5 BJB CLW

Drainage and Grading Plan

C-1 suldi

11-7-02

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GENERAL NOTES

AREA OF SITE:

Area a

Area b

Area c

PREVIOUSLY DEVELOPED FLOWS:

On-Site Historic Land Condition

LEGAL: Lot 3, Block 4 Ridge Park Albuquerque, Bernalillo County, New Mexico

SURVEYOR: Forstbauer Surveying - Ron Forstbauer - 268-2112

B.M.: 1. Benchmark: City of Albuquerque 1-H17. A square chiseled on top of concrete curb, located on the north side of Indian School Road, 0.25 miles west of the intersection of San Mateo Boulevard NE. Elevation: 5219.34 (1929).

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13582 SF

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CALCULATIONS: Indian School Triplex: November 5, 2002

ON-SITE

PROPOSED DEVELOPED FLOWS:

Area a =

Area b =

Area c

On-Site Developed Land Condition

0.312 Ac.

2037 SF

0 SF

EXCESS PRECIPITATION:

Ea = 0.53

Eb = 0.78

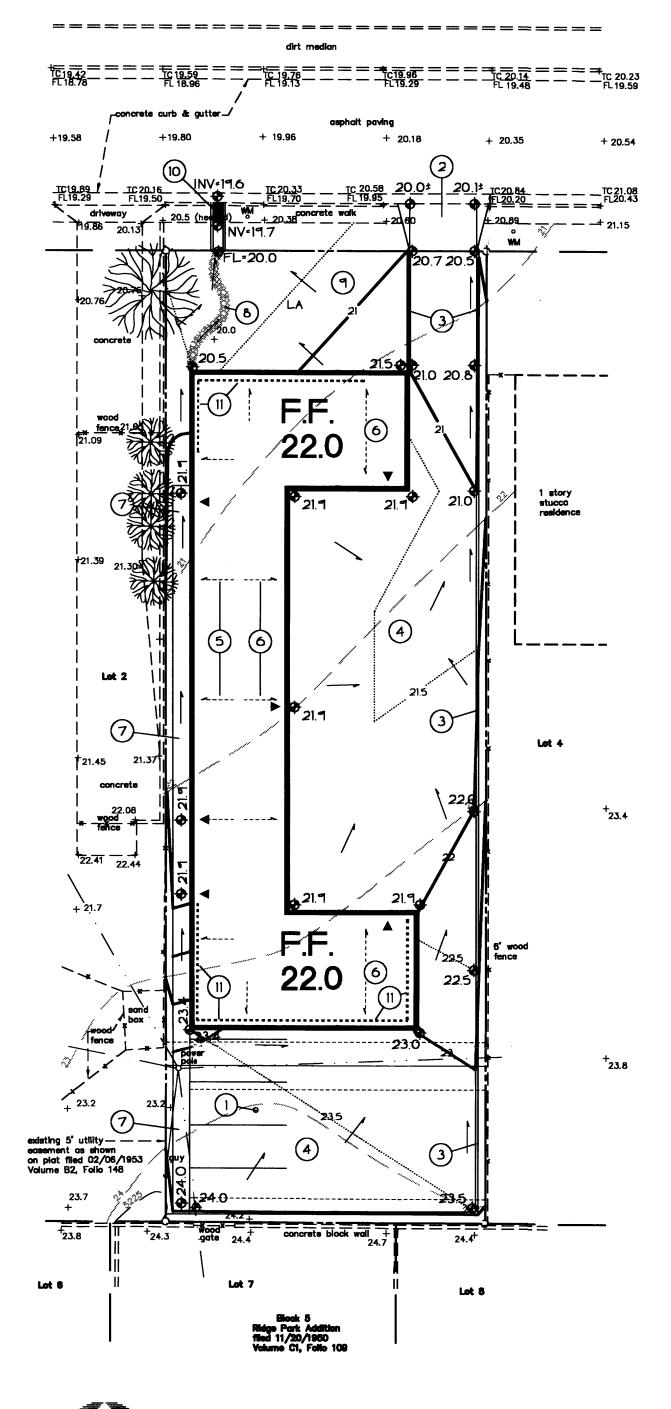
Ec = 1.13

Precip. Zone 2

Calculations are based on the Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

13582

	Area d =	0 S	F Area d	= *	11545 SF	Ed = 2.12		
	Total Area =	13582 S	F Total Area	=	13582 SF			
		<u> </u>						
	On-Site Weighted Exc	ess Precipitation (100-Y	'ear, 6-Hour Storm)					
		Weighted E =	EaAa - EbAb + EcAc	+ EdAd				
			Aa + Ab + Ac +	Ad				
	Previous E =	0.78 in.	Proposed E		1.92 in.			
	On-Site Volume of Rut							
	Previous V360 =	883 CI		=	2172 CF			
			QpbAb+QpcAc+QpdAd/	43,560				
	For Precipitation Zone		_					
	Qpa =	1.56	Qpc	= 3.14				
	Qbb =	2.28	Qpd Qpd	= 4.70	1.25 OFG			
	Previous Qp =		S Proposed Qp	=	1.35 CFS			
	The site will free disc	The site will free discharge flows to Indian School Frontage Road via two sub-basins.						
			KGEFROM ACCESS DRI	I	1	NTAGEROAD		
	Area of sub-basin flow			=	0.2 Ac.			
	The following calculat		tment areas as shown in ta	-				
			Excess Precipitation (see		TODE A TO	(P) TP		
		Weighted E =	2.07 in		TREATM			
		$\frac{\text{Sub-basin Volume of }}{\text{V360}} =$	Runoff (see formula abov 1683	CF CF	A = B=	0% 4%		
			narge Rate: (see formula a		C =	0%		
		Qp =		cfs	D=	96%		
	— SIR-RASIN		FROM SIDEWALK CUI					
	Area of sub-basin flow			=	0.1 Ac.	AUTO TO T		
			tment areas as shown in t	able to the right.	0.1 710.			
	g		Excess Precipitation (see	=				
		Weighted E =			TREATM	1ENT		
			Runoff (see formula abov		A =	0%		
		V360 =			$\mathbf{B} =$	42%		
		Sub-basin Peak Discl	harge Rate: (see formula a	bove)	$\mathbf{c} =$	0%		
		Qp =	0.32	cfs	D =	58%		
		ORIFACE EQUATION 1	ON - OPENING TO SIDE	WALK CULVER	T-SUB-BASI	٧2		
	$Q = C*A * (2*g*h)^{\land} ($	0.5						
	Where Q		2 cfs					
	С	= 0.0	,	indicating that th	e opening will fi	unction at 60% capacity)		
	A		o sq.ft.					
OPAINAGE SUB BASING	g		2 ft/sec^2			- ·		
DRAINAGE SUB-BASINS	h	= 0.0	18 ft d	epth of flow at o	pening from the	flowline		
	Approx 0.32 cfs will pass through the sidewalk culvert which has a capacity of 1.7 cfs OK							
	•							

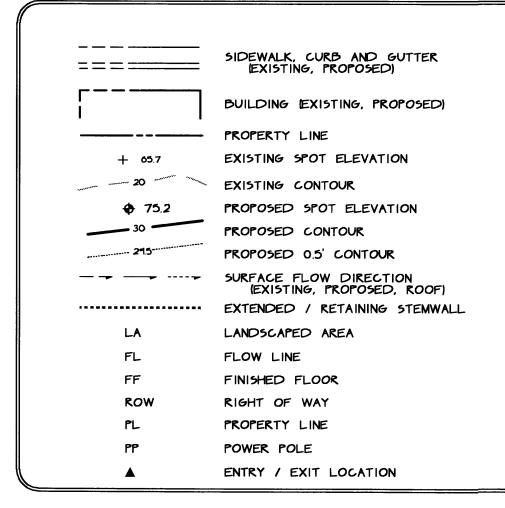


SCALE 1' - 20'

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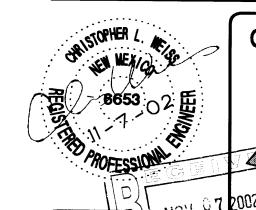
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VICINITY MAP #J-17



INDIAN SCHOOL ROAD



C.L. WEISS ENGINEERING, INC



11-7-02

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Indian School Triplex 4718 Indian School Road

McClintic Drawn By: Checked By: Job Number:

1" - 20' | BJB | CLW Drainage and

C-1Grading Plan Sh.1 of 1



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INSPECTION APPROVAL:

CONSTRUCTION SECTION

DATE