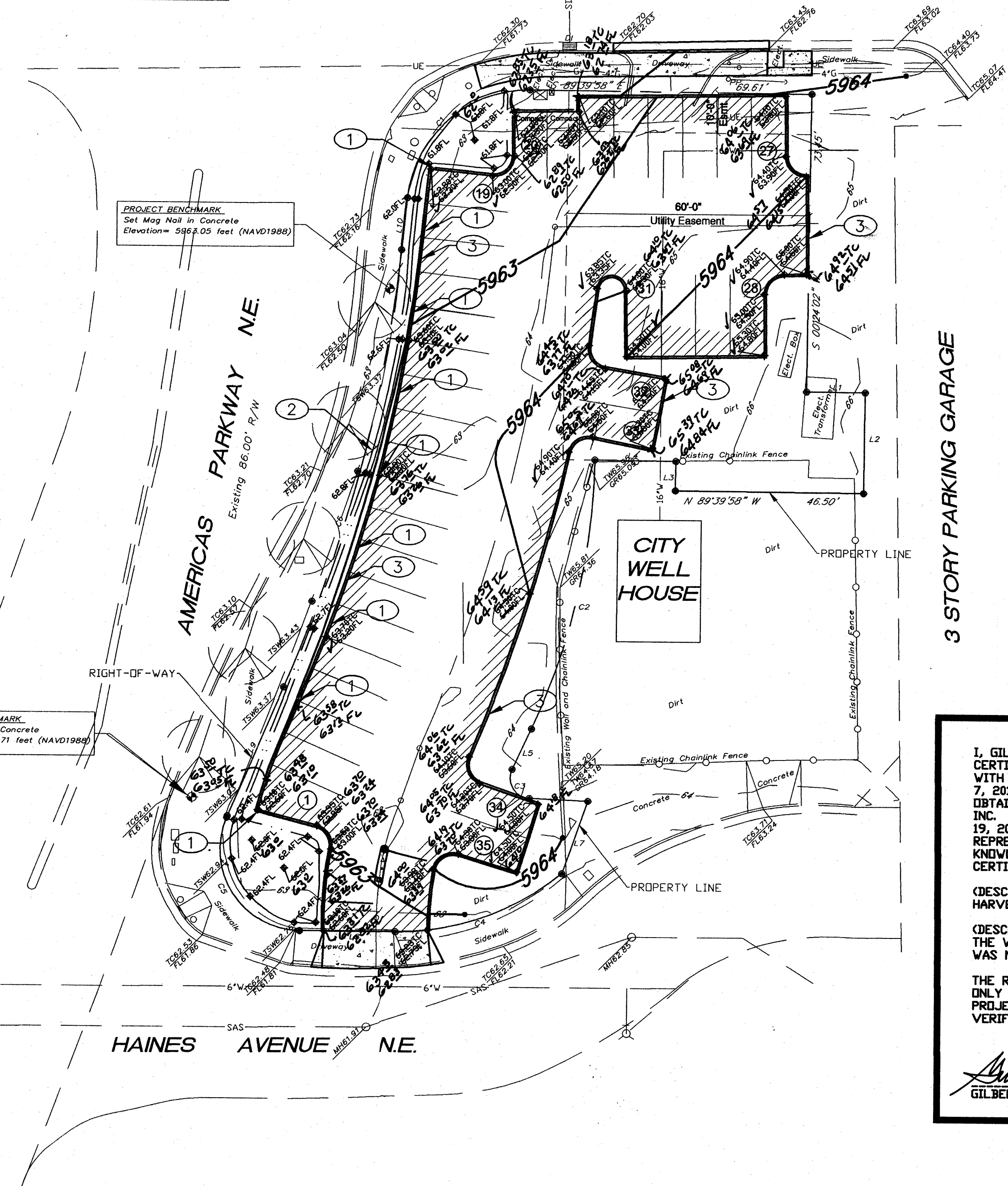


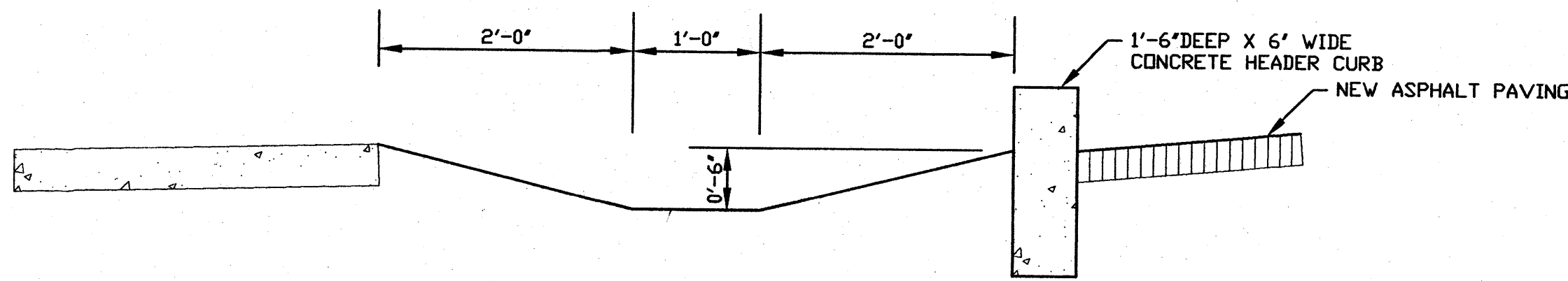
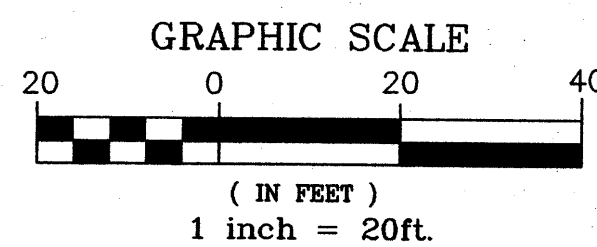
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	44.24'	30.00'	27.25'	84°30'03"
C2	68.91'	30.00'	27.25'	84°30'03"
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C6	112.45'	365.30'	56.67'	17°38'11"

LINE	LENGTH	BEARING
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L2	25.00'	S00°24'02"W
L3	2.52'	N00°24'02"E
L4	20.00'	N82°15'58"W
L5	11.08'	S25°04'43"W
L6	14.49'	S87°37'13"E
L7	19.00'	S19°21'47"W
L8	23.96'	N89°35'58"W
L9	34.59'	N23°28'11"E
L10	12.88'	N05°50'00"E



DRAINAGE AND GRADING PLAN

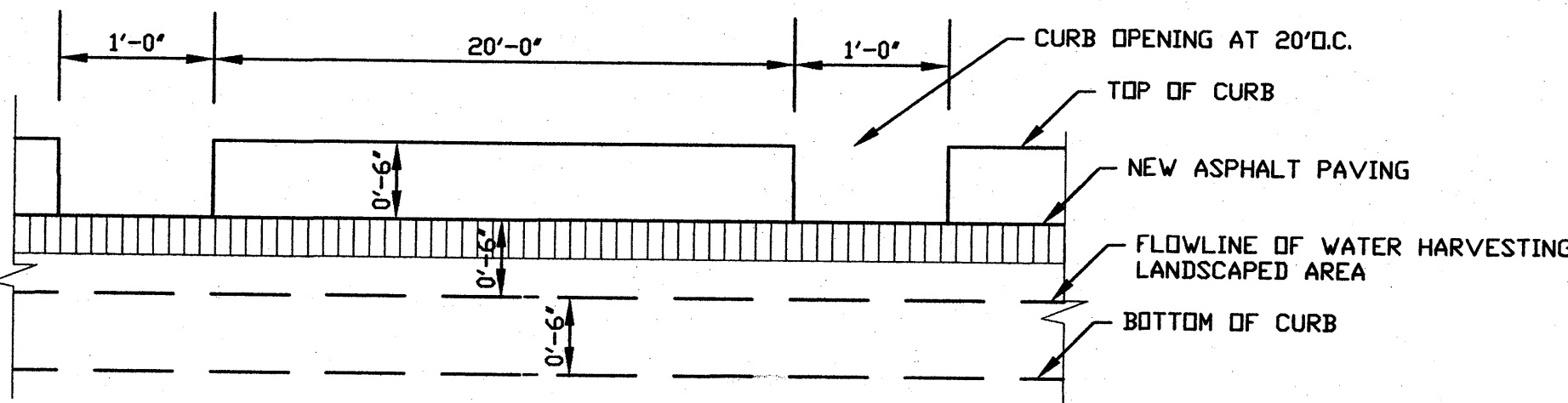
SCALE: 1" = 20'



TYPICAL WATER HARVESTING LANDSCAPE AREA

CROSS SECTION VIEW

SCALE: 1" = 1'-0"



TYPICAL WATER HARVESTING LANDSCAPE AREA

LONGITUDINAL VIEW ALONG WEST CURB

SCALE: 1" = 1'-0"

CONSTRUCTION NOTES:

1. PROVIDE 1' WIDE CURB OPENING AT 20' ON CENTER.
2. PROPOSED PONDING AREA FOR WATER HARVESTING DRAINAGE FLOWS FROM PARKING LOT TO SUPPLEMENT LANDSCAPING.
3. CONSTRUCT 1'-6" HEADER CURB, 6" ABOVE ASPHALT AND 12" BELOW ASPHALT GRADE PER CITY STD. DWG. 2415B.

I, GILBERT ALDAZ, NMPE 10848, OF THE FIRM APPLIED ENGINEERING & SURVEYING, 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 SEPTEMBER 7, 2010. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY GILBERT ALDAZ, NMPE 10848, OF THE FIRM APPLIED ENGINEERING & SURVEYING, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JANUARY 19, 2012 AND HAVE 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 SUPPORT OF A REQUEST FOR CERTIFICATION OF OCCUPANCY.

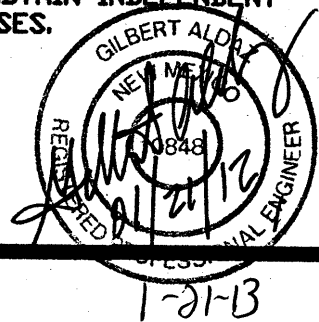
(DESCRIBE ANY EXCEPTIONS AND/OR QUALIFICATIONS HERE IN A SEPARATE PARAGRAPH) WATER HARVESTING PONDING NOT IMPLEMENTED AT SOUTHWEST CORNER OF SITE.

(DESCRIBE ANY DEFICIENCIES AND/OR REQUIRED CORRECTIONS HERE IN A SEPARATE PARAGRAPH) THE WATER HARVESTING DEFICIENCY DOES NOT IMPACT DOWNSTREAM CAPACITY SINCE PONDING WAS NOT REQUIRED FOR THIS DEVELOPMENT.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSES.

Gilbert Aldaz
GILBERT ALDAZ, NMPE 10848

01/21/12
DATE



**GENERAL NOTES
NOTICE TO CONTRACTORS**

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7, INCLUDING AMENDMENT No. 1.
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) AND DETERMINE LOCATION OF EXISTING UTILITIES.
3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTION. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR THE OWNER SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.
4. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION BARRICADING UNTIL PROJECT HAS BEEN COMPLETED.
5. ADJUST ALL VALVE CANS AND SEWER LINE CLEANOUTS TO FINAL GRADE.

LEGEND

- [Hatched Box] LIMITS OF ASPHALT PAVING REMOVAL AND REPLACEMENT, SEE PAVING SECTION.
- [Dotted Box] LIMITS OF CONCRETE PAVING, SEE PAVING SECTION.
- [Line with 'x'] EXISTING GRADE ELEVATION
- [Line with '99.12'] AS-BUILT PROPOSED FLOWLINE GRADE
- [Line with '✓'] AS-BUILT PROPOSED TOP OF CURB

UTILITY PRECAUTIONS

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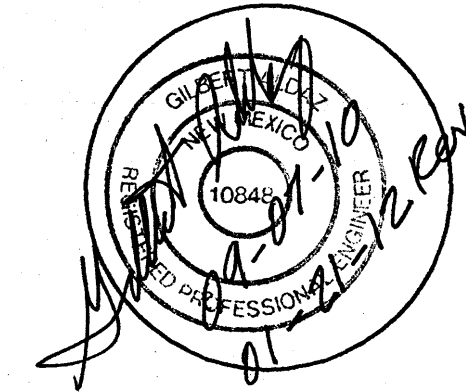
APPLIED ENGINEERING AND SURVEYING, INC.
CIVIL ENGINEERING, LAND PLANNING AND SURVEYING

1605 Blair Drive NE Albuquerque, New Mexico 87112
Office: (505) 480-8125 Facsimile: (505) 237-8164
email: galdaz47@yahoo.com

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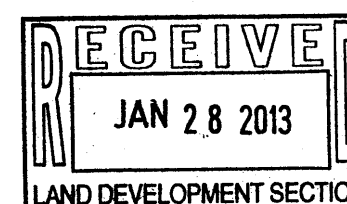
NM EDUCATORS PARKING LOT
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

PROJECT NUMBER: 090800
DRAWING FILE:
DRAWN BY:
CHECK BY:
COPYRIGHT:
DATE: JULY 24, 2009

PROPOSED GRADING/DRAINAGE IMPROVEMENTS

SHEET NUMBER
C - 01



BOUNDARY CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	44.24'	30.00'	27.25'	84°30'03"
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L9	34.78'	N02°28'11"E
L10	12.88'	N05°50'00"E

INDIAN SCHOOL ROAD N.E.

Existing 78.45' R/W

SAS

SAS

72°SD

72°SD

PROJECT BENCHMARK
Set Map Nail in Concrete
Elevation= 5982.05 feet (NAVD1988)

PROJECT BENCHMARK
Set Map Nail in Concrete
Elevation= 5982.71 feet (NAVD1988)

AMERICAS PARKWAY N.E.
Existing 86.00' R/W

HAINES AVENUE N.E.

DRAINAGE AND GRADING PLAN

SCALE: 1" = 20'

GRAPHIC SCALE



(IN FEET)
1 inch = 20ft.



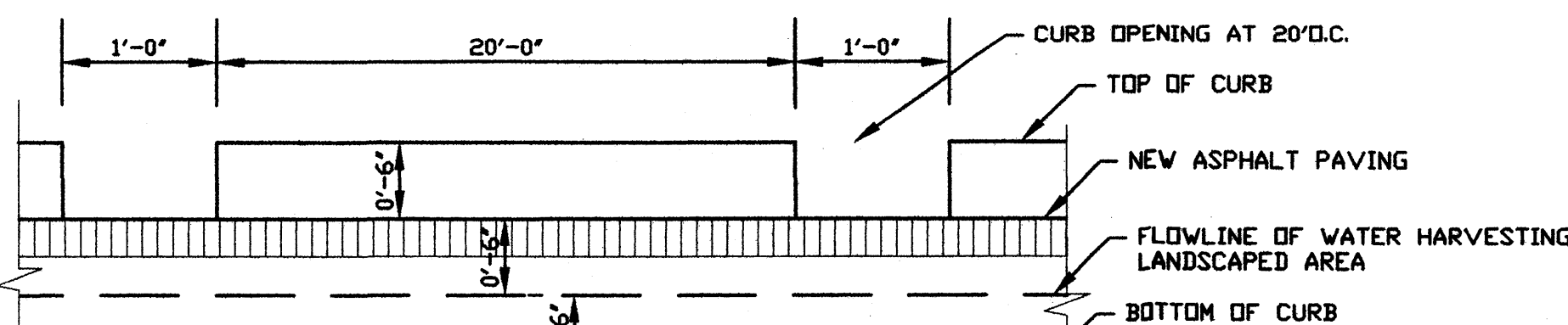
3 STORY PARKING GARAGE

CITY WELL HOUSE

TYPICAL WATER HARVESTING LANDSCAPE AREA

CROSS SECTION VIEW

SCALE: 1" = 1'-0"



TYPICAL WATER HARVESTING LANDSCAPE AREA

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- LIMITS OF CONCRETE PAVING, SEE PAVING SECTION.
- EXISTING GRADE ELEVATION
- PROPOSED FLOWLINE GRADE
- PROPOSED TOP OF CURB

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APPLIED ENGINEERING AND SURVEYING, INC.

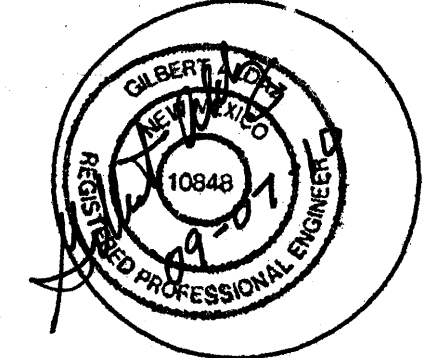
CIVIL ENGINEERING, LAND SURVEYING
PLANNING AND SURVEYING

1805 Bluff Drive NE Albuquerque, New Mexico 87112
Office: (505) 480-8125 Facsimile: (505) 237-8164
email: gals@aei-engineers.com

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NM EDUCATORS PARKING LOT
ALBUQUERQUE, NEW MEXICO

MARK DATE DESCRIPTION

PROJECT NUMBER: 090800
DRAWING FILE:
DRAWN BY:
CHECK BY:
COPYRIGHT: JULY 24, 2008

PROPOSED GRADING/DRAINAGE IMPROVEMENTS

SHEET NUMBER
C - 01

DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING A PROPOSED PAVED PARKING LOT FOR THE NEW MEXICO EDUCATORS FEDERAL CREDIT UNION LOCATED IN EXISTING PLATTED TRACT 2, BLOCK "F", BEVERLY-WOOD ADDITION, ALBUQUERQUE, NEW MEXICO. GRADING AND DRAINAGE PLAN ARE CONTAINED HEREON:

1. DRAINAGE CALCULATIONS
2. VICINITY MAP (J-18)
3. FLOOD INSURANCE RATE MAP 35001C0352D

EXITING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE IS BOUNDED ON THE SOUTH BY HAINES AVENUE NE, ON THE WEST BY AMERICAS PARKWAY NE, ON THE NORTH BY INDIAN SCHOOL ROAD NE and ON THE EAST BY CITY OWNED PROPERTY CONTAINING A CITY WELL HOUSE AND BY A 3-STORY PRIVATE PARKING GARAGE (SEE ATTACHED VICINITY MAP J-18). THIS TRACT 2 SITE CONTAINS APPROXIMATELY 0.40 ACRES.

THE CURRENT UNDEVELOPED TRACT 2 IS CURRENTLY BEING USED AS A DIRT PARKING LOT FOR ADJACENT TENANTS. TRACT 2 AT ONE TIME CONTAINED A CITY OWNED FIRE STATION THAT WAS REMOVED IN THE LATE 1980s.

THE CURRENT DRAINAGE PATTERN HAS THE NORTH HALF OF THE SITE DRAINING IN A WESTERLY DIRECTION TOWARDS AMERICAS PARKWAY WHICH THEN DRAINS NORTH AND THEN WEST INTO INDIAN SCHOOL ROAD NE. THE SOUTH HALF ALSO DRAINS IN A WESTERLY DIRECTION TOWARDS AMERICAS PARKWAY AND THEN SOUTH ALONG AMERICAS PARKWAY NE. THE SOUTH HALF IS ADDRESSED IN THE PARK SQUARE - PHASE II GRADING AND DRAINAGE PLAN AND IS IDENTIFIED AS AREA 6 IN THIS PLAN THE FLOWS DRAIN SOUTH ON AMERICAS PARKWAY NE AND INTO A STORM DRAIN THAT CONNECTS INTO THE CHANNEL THAT RUNS WEST ALONG I-40.

THE SITE DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOODPLAIN; HOWEVER, INDIAN SCHOOL ROAD LIES IN A DESIGNATED 100-YEAR FLOODPLAIN ZONE AO (DEPTH 1).

PROPOSED CONDITIONS

THE PROPOSAL FOR THIS SITE IS TO IMPROVE THIS SITE WITH ASPHALT PAVING, CURB AND GUTTER AND LANDSCAPING FOR EMPLOYEES OF THE NEW MEXICO EDUCATORS FEDERAL CREDIT UNION.

THE PLAN SHOWS PROPOSED ELEVATIONS FOR THE NEW CURB AND GUTTER AND GRADES TO PROPERLY DRAIN THE SITE TO MINIMIZE PONDING IN THE ASPHALT AREAS. THE PLAN ALSO SHOWS THE LANDSCAPING ALONG THE WEST AND NORTH BOUNDARY OF THE PARKING LOT TO HAVE A DEPRESSION SO THAT RAIN WATER HARVESTING CAN BE ACCOMMODATED FOR THE LANDSCAPING AREA DURING LOW FLOW CONDITIONS FROM THE PARKING LOT.

THE CALCULATIONS WHICH APPEAR HEREON, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6 HOUR RAINFALL RUNOFF FOR PEAK FLOWS AND STORM DURATION FOR VOLUME REQUIREMENTS. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS AS SET FORTH IN THE REVISION OF SECTION 22.7 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY 1993. THIS D.P.M. PROCEDURE IS USED FOR ANALYZING ONSITE FLOWS.

DOWNSTREAM CAPACITY

SINCE THIS SITE IS AN INFILL SITE AND WAS PREVIOUSLY DEVELOPED WITH A CITY FIRE STATION THAT HAD FREE DISCHARGE ALONG WITH STORM DRAIN IMPROVEMENTS ON INDIAN SCHOOL ROAD AND AMERICAS PARKWAY NE IT APPEARS THAT FREE DISCHARGE FROM THIS SMALL SITE WILL HAVE NO IMPACT TO DOWNSTREAM CAPACITY.

OFFSITE FLOWS

IT APPEARS THAT OFFSITE FLOWS FROM THE ADJACENT CITY WELL SITE WILL HAVE MINIMAL IMPACT TO THE DEVELOPMENT OF THIS SITE AND THIS SITE IS DESIGNED TO ACCEPT THESE OFFSITE FLOWS.

EROSION CONTROL

THE CONTRACTOR WILL BE REQUIRED TO PROVIDE SILT FENCES OR TEMPORARY CONSTRUCTION BERMS AROUND THE PROPOSED CONSTRUCTION AREAS DURING CONSTRUCTION OF THE PARKING LOT IN ORDER TO MINIMIZE SEDIMENT INTO THE PUBLIC ROADWAYS.

DRAINAGE CALCULATIONS

1. PRECIPITATION ZONE = 3

2. DESIGN STORM = DEPTH (INCHES) AT 100-YEAR STORM
6-HOUR = 2.60 INCHES
24-HOUR = 3.10 INCHES
10 DAY = 4.90 INCHES

3. PEAK DISCHARGE (CFS/ACRE) FOR 100-YEAR, ZONE 2, TABLE A-9:
Q = 1.87 CFS/ACRE SOIL UNCOMPACTED "A"
Q = 2.60 CFS/ACRE LANDSCAPED "B"
Q = 3.45 CFS/AC COMPACTED SOIL "C"
Q = 5.02 CFS/ACRE IMPERVIOUS AREA "D"
FOR WATERSHEDS LESS THAN OR EQUAL TO 40 ACRES

4. EXCESS PRECIPITATION, E (INCHES), 6 HOUR STORM, ZONE 2, TABLE A-8:
E = 0.66 INCHES SOIL UNCOMPACTED "A"
E = 0.92 INCHES LANDSCAPED "B"
E = 1.29 INCHES COMPACTED SOIL "C"
E = 2.36 INCHES IMPERVIOUS AREA "D"

5. EXISTING CONDITIONS ONSITE:
EXISTING TRACT 2 AREA = 0.40 ACRES
SITE IS CURRENTLY DISTURBED WITH DIRT AND NO LANDSCAPING, USE TREATMENT "C" = 0.40 ACRES

TREATMENT	AREA (ACRES)
A	0
B	0
C	0.40
D	0

Q (EXISTING-6HR) = (3.45 X 0.40)
= 1.38 CFS (6HR) EXISTING ONSITE FLOW INTO AMERICAS PARKWAY NE
V (EXISTING-6HR) = (1.29 X 0.40) / 12
= 0.04 AC-FT = 1.873 CF EXISTING ONSITE VOLUME INTO AMERICAS PARKWAY NE

6. PROPOSED CONDITIONS ONSITE:
TYPE (TREATMENT "D") = ASPHALT AND CURB & GUTTER = 0.25 AC
TYPE (TREATMENT "B") = LANDSCAPED AREAS = 0.15 AC
TREATMENT AREA (ACRES)
A 0
B 0.15
C 0
D 0.25

Q (PROPOSED-6HR) = (2.60 X 0.15) + (5.02 X 0.25) = 1.65 CFS (6HR) PROPOSED ONSITE FLOW INTO AMERICAS PARKWAY NE

V (PROPOSED-6HR) = ((0.92 X 0.15) + (2.36 X 0.25)) / 12
= 0.06 AC-FT = 2.642 CF PROPOSED 100-YEAR VOLUME INTO AMERICAS PARKWAY NE

7. IMPACT OF THIS DEVELOPMENT ON DOWNSTREAM CAPACITY

Q (EXISTING) = 1.38 CFS (6HR) EXISTING ONSITE FLOW
Q (PROPOSED) = 1.65 CFS PROPOSED ONSITE FLOW
FLOW INCREASE = 1.65 - 1.38 CFS = 0.27 CFS PROPOSED INCREASE OF FLOW HAS MINIMAL IMPACT TO FLOWS INTO TO DOWNSTREAM CAPACITY.

8. INCORPORATE 0.5" OF RAINFALL IN LANDSCAPE AREA FOR WATER HARVESTING:

USE 0.5" OF RAINFALL ON PARKING LOT
V (PROPOSED-0.5") = 10,765 SF X (0.5" / 12)
= 449 CF PROPOSED ONSITE VOLUME RETENTION IN LANDSCAPED AREAS

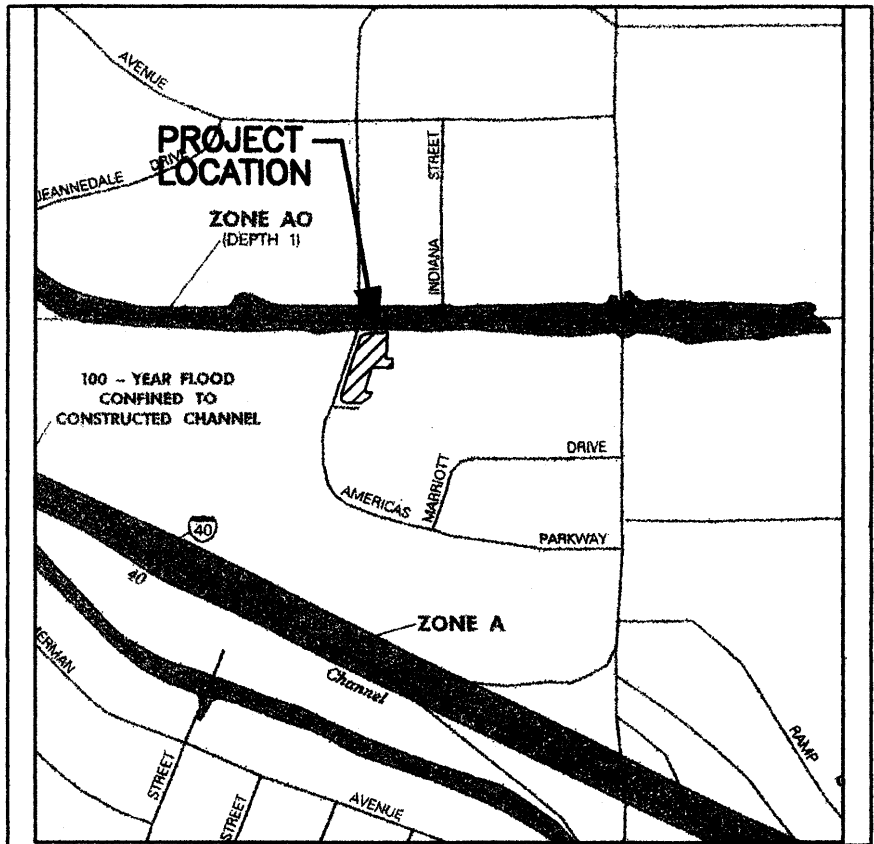
PROPOSED RETENTION VOLUME:
5' STRIP VOLUME = (180' LENGTH X 2' WIDTH X 2 SIDES X 0.5' DEPTH) / 2 + (180' LENGTH X 1' WIDTH X 0.5' DEPTH) = 270 CF
NORTH ISLAND = ((357 SF + 111 SF) / 2) X 0.5' DEPTH = 117 CF
SOUTH ISLAND = ((332 SF + 164 SF) / 2) X 0.5' DEPTH = 124 CF
TOTAL VOLUME PROVIDED = 270 CF + 117 CF + 124 CF = 511 CF
TOTAL VOLUME PROVIDED = 511 CF > 449 CF REQUIRED FOR WATER HARVESTING

FLOWS ABOVE 0.5" WILL FLOW OVER SIDEWALK AND INTO AMERICAS PARKWAY NE

8. OFFSITE DRAINAGE BASIN O-1:
TYPE (TREATMENT "C") = EXISTING COMPACTED EARTH = 0.05 AC
TREATMENT AREA (ACRES)
A 0
B 0
C 0.05
D 0

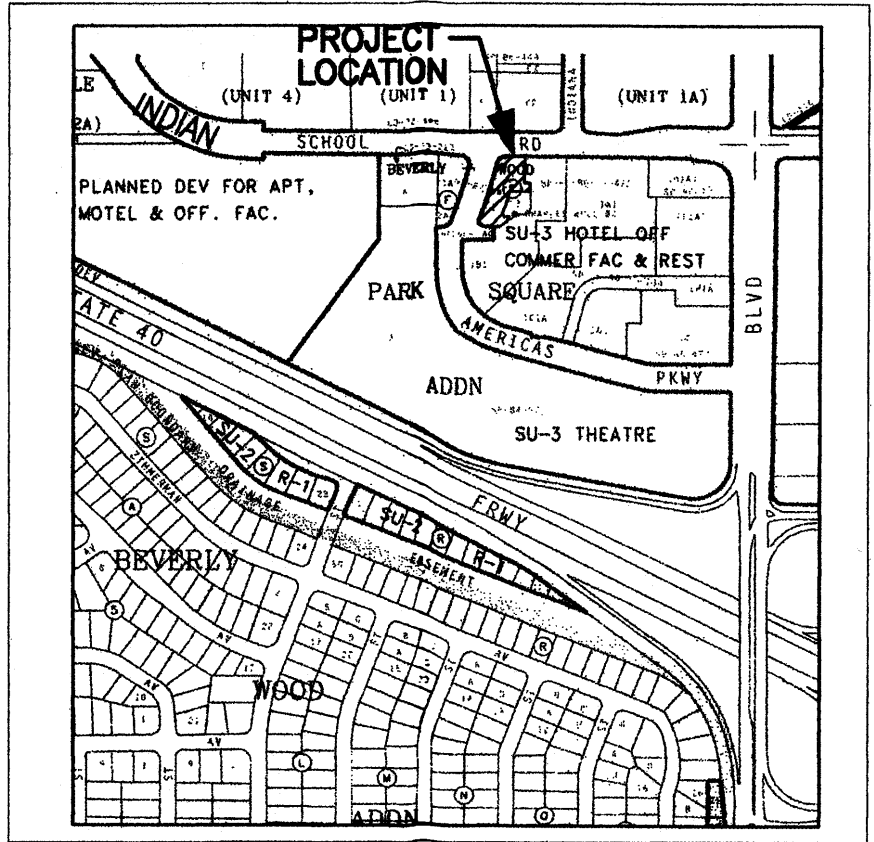
Q (EXISTING-6HR) = (3.45 X 0.05) = 0.17 CFS (6HR) EXISTING OFFSITE FLOW INTO BASIN "A-1"

V (PROPOSED-6HR) = (1.29 X 0.05) / 12
= 0.006 AC-FT = 234 CF EXISTING 100-YEAR VOLUME INTO BASIN "A-1"



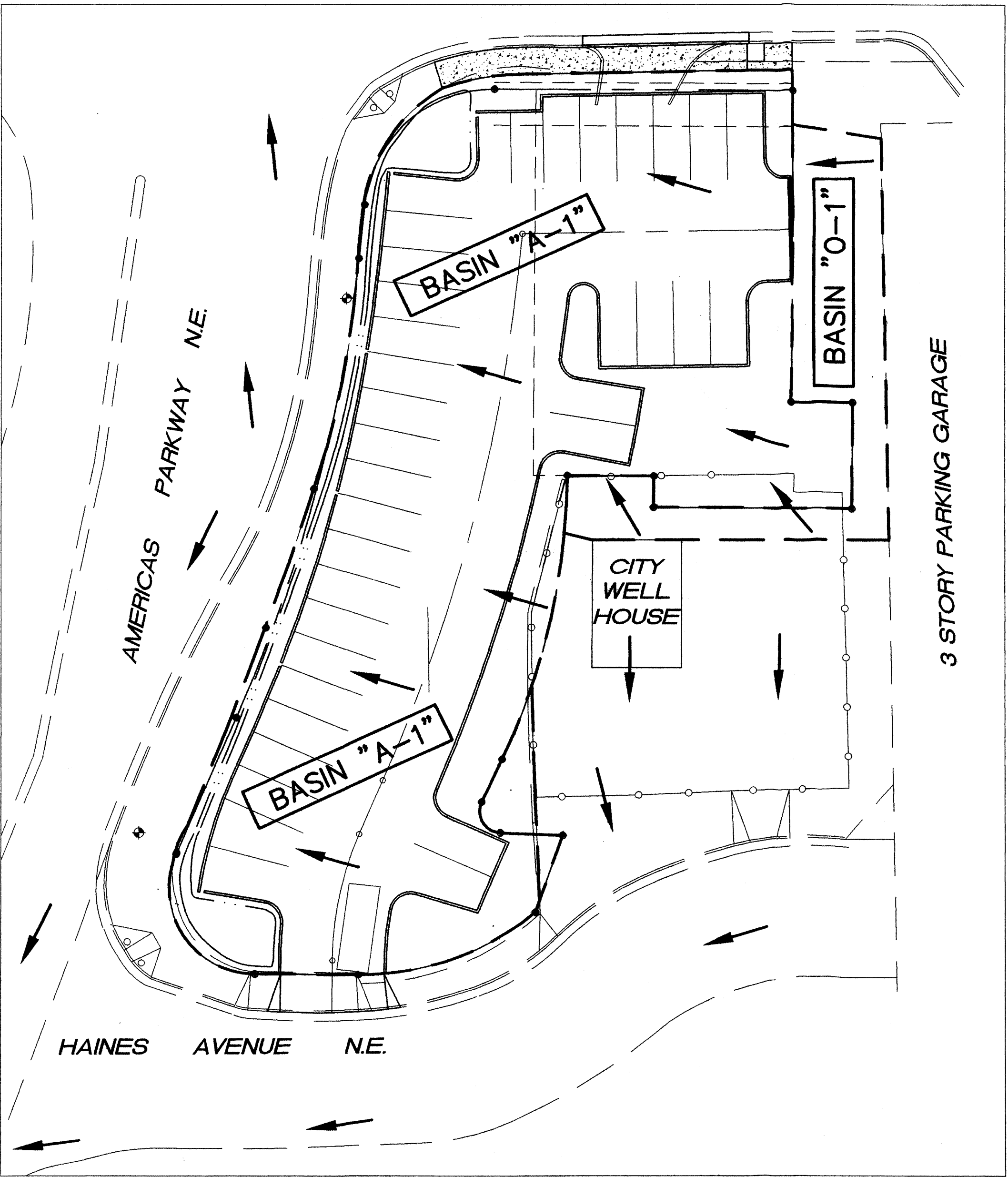
FIRM MAP 35001C0352D

SCALE: N.T.S.



VICINITY MAP J-18

SCALE: N.T.S.



DRAINAGE BASIN BOUNDARY MAP

SCALE: 1" = 60'

APPLIED ENGINEERING AND SURVEYING, INC.
CIVIL ENGINEERING, LAND PLANNING AND SURVEYING

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CONSULTANTS

PROFESSIONAL SEAL



NM EDUCATORS PARKING LOT
ALBUQUERQUE, NEW MEXICO

MARK DATE DESCRIPTION

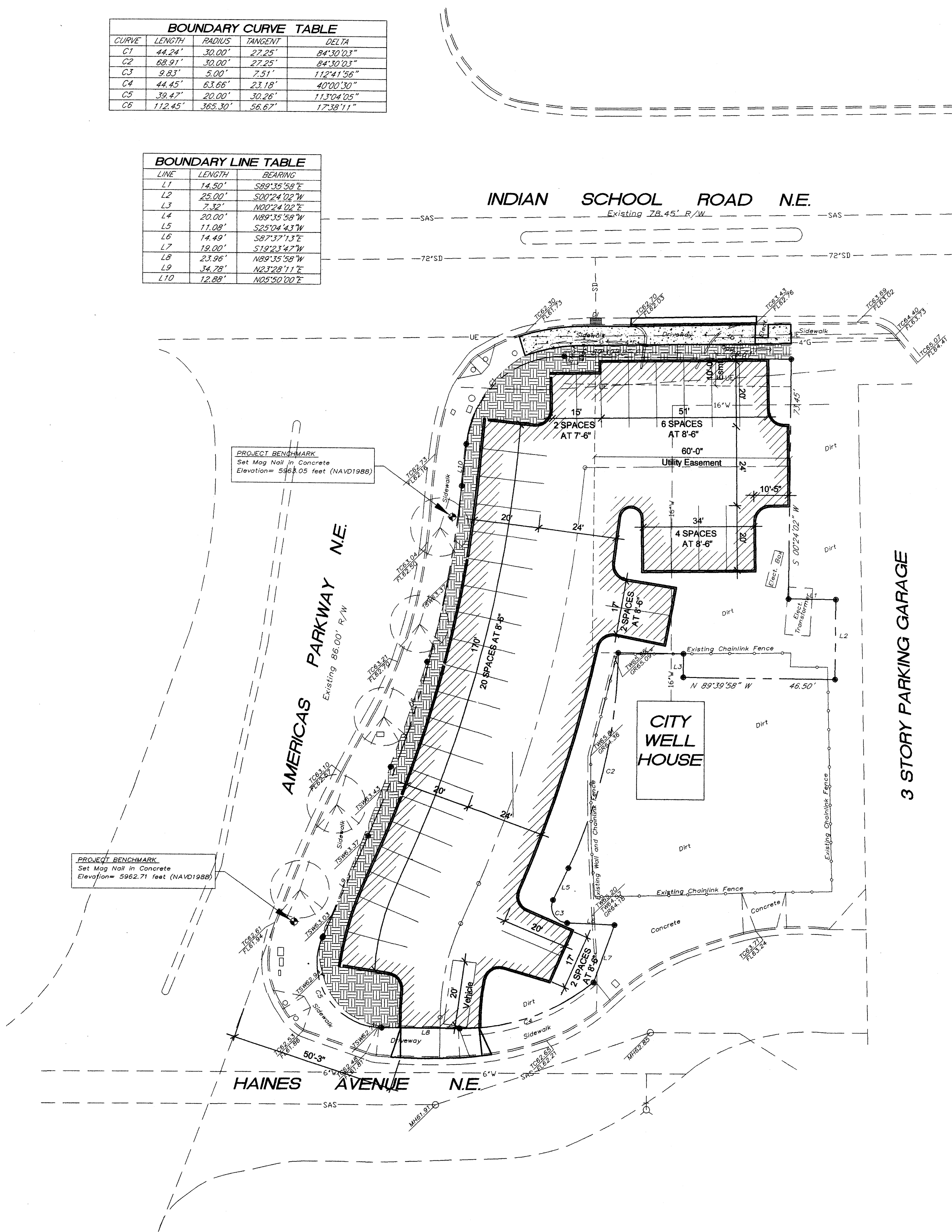
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SHEET TITLE
DRAINAGE CALCULATIONS

SHEET NUMBER
C - 02

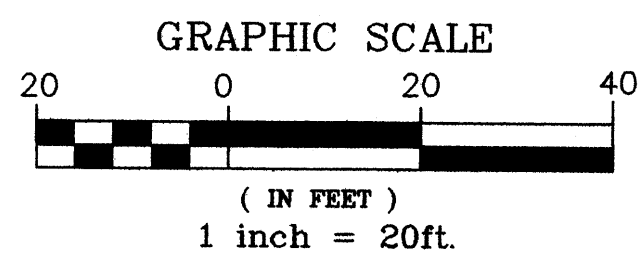
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PARKING LOT LAYOUT SITE PLAN

SCALE: 1" = 20'



CONSTRUCTION NOTES:

SITE PLAN LEGEND

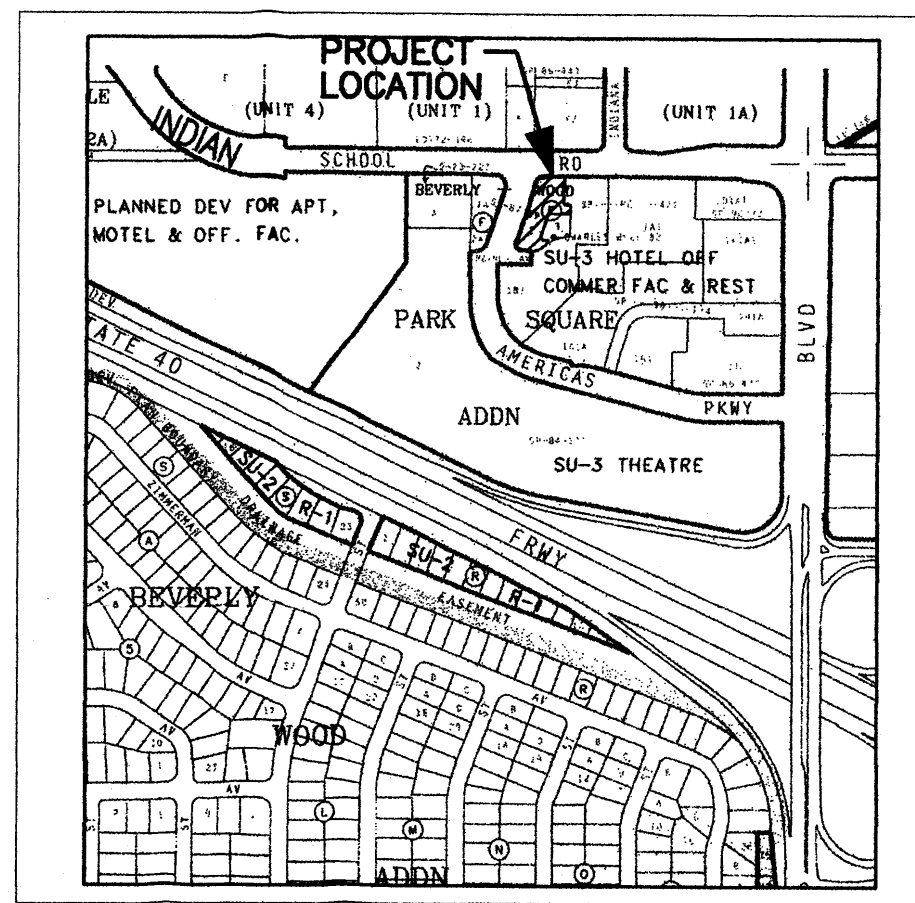
- INDICATES EXTENT OF NEW CONCRETE PAVING AND CONCRETE SIDEWALKS
- INDICATES EXTENT OF OPEN SPACE AREA - SEE LANDSCAPE PLAN
- INDICATES EXTENT OF NEW ASPHALT PAVING - SEE SPECIFICATIONS

PARKING LOT DATA

34 - 8'-6" WIDE SPACES
2 - 7'-6" WIDE SPACES

OPEN SPACE REQUIREMENTS

TRACT 2 LOT AREA = 17,637SF
OPEN SPACE AREA PROPOSED ALONG FRONTAGE OF AMERICAS PARKWAY AND INDIAN SCHOOL ROAD = 2,110SF
OPEN SPACE = 2110/17368 = 12%, 10% MINIMUM PER UPTOWN SECTOR DEVELOPMENT PLAN
LANDSCAPE 40% OF OPEN SPACE
= 0.40 X 2,110SF = 844SF



VICINITY MAP J-18

SCALE: N.T.S.

GENERAL NOTES NOTICE TO CONTRACTORS

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7, INCLUDING AMENDMENT No. 1.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) AND DETERMINE LOCATION OF EXISTING UTILITIES.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTION. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR THE OWNER SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.
- CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION BARRICADING UNTIL PROJECT HAS BEEN COMPLETED.
- ADJUST ALL VALVE CANS AND SEWER LINE CLEANOUTS TO FINAL GRADE.

UTILITY PRECAUTIONS

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.

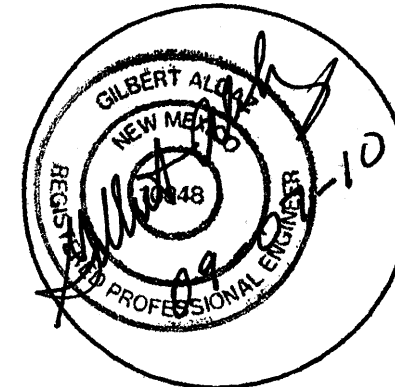
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CIVIL ENGINEERING, LAND SURVEYING AND PLANNING

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CONSULTANTS

PROFESSIONAL SEAL



NM EDUCATORS PARKING LOT
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

PROJECT NUMBER: 090800
DRAWING FILE:
DRAWN BY:
CHECK BY:
COPYRIGHT:
DATE: JULY 24, 2008

SHEET TITLE
PARKING LAYOUT
SITE PLAN

SHEET NUMBER
C - 03