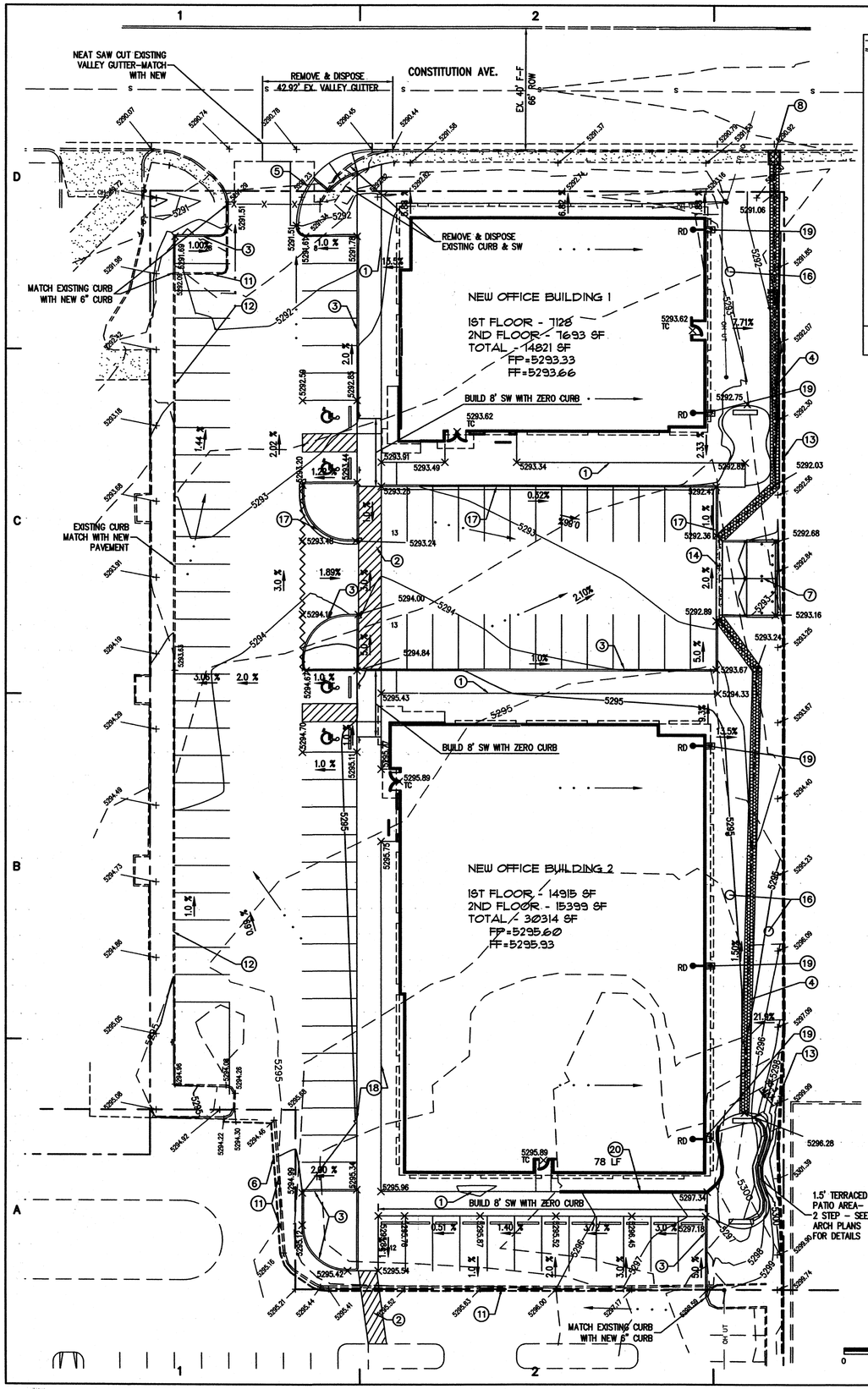
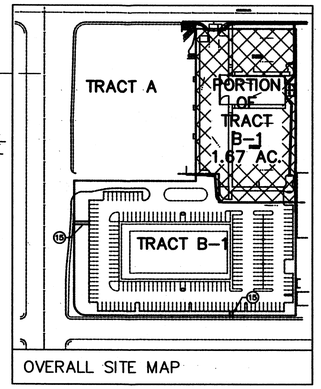
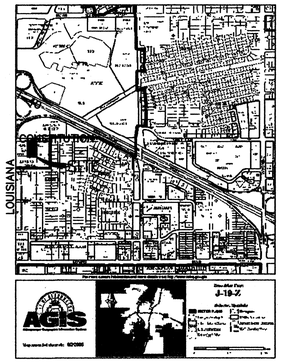




OVERALL SITE MAP



ZONE ATLAS J-19

LEGEND

- PROPOSED SIDEWALK–SEE ARCH PLANS FOR WIDTHS
- PROPOSED NEW BUILDING
- PROPOSED WATER BLOCK
- DRAINAGE FLOW ARROW
- 5291 EXISTING MINOR CONTOUR
- 5290 EXISTING MAJOR CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- EXISTING FENCE
- OH UT EXISTING OVERHEAD POWER
- EXISTING POWER POLE
- EXISTING SIGN
- EXISTING LANDSCAPING
- 5295.96 PROPOSED SPOT ELEVATION, (FLOWLINE UNLESS OTHERWISE NOTED)
- 5292.84 EXISTING SPOT FLOWLINE ELEVATION

CONSTRUCTION NOTES

1. CONSTRUCT 8' SIDEWALK PER COA STD DWG#2430 – LOCATE PER ARCH PLANS
2. PAINTED CROSSWALK – SEE ARCH PLANS FOR DETAILS
3. CONSTRUCT 6" HEADER CURB PER COA STD DWG#2415B
4. 36" WIDE ROCK LINED SWALE. SEE DETAIL SHEET
5. CONSTRUCT STANDARD C&G PER COA STD DWG#2415A MATCH ALIGNMENT & GRADE WITH EXISTING
6. NEATLY SAWCUT 1' FROM EDGE. REMOVE & DISPOSE EXISTING ASPHALT PROVIDE SMOOTH TRANSITION FROM EXISTING TO NEW
7. DUMPSTER ENCLOSURE PER COA STD DWG – SEE ARCH PLANS FOR DETAILS
8. CONSTRUCT 24" SIDEWALK CULVERT COA STD DWG#2236
9. TRUCK PAVEMENT SECTION DETAILS SHEET COORDINATE PLACEMENT WITH APPROVED TRAFFIC CIRCULATION PLAN
10. PARKING/DRIVEWAY PAVEMENT SECTION DETAILS SHEET COORDINATE PLACEMENT WITH APPROVED TRAFFIC CIRCULATION PLAN
11. REMOVE & DISPOSE EXISTING CURB
12. EXISTING CURB TO REMAIN UNDISTURBED. REMOVE & REPLACE IF DAMAGED DURING CONSTRUCTION
13. EXISTING PERIMETER TO REMAIN UNDISTURBED. REMOVE & REPLACE IF DAMAGED DURING CONSTRUCTION
14. CONSTRUCT 24" WIDE CONCRETE VALLEY GUTTER PER COA STD DWG#2421
15. CONSTRUCT PEDESTRIAN ACCESS AS SHOWN. 6' WIDE MINIMUM. SEE COA STD DWG#2430
16. LANDSCAPING – SEE LANDSCAPE PLANS
17. CONSTRUCT MEDIAN C&G PER COA STD DWG#2415A
18. CONSTRUCT 6" TURN-DOWN SIDEWALK PER ARCH PLANS
19. INSTALL SCUPPER WITH PRE-CAST CONCRETE SPLASH BLOCK AT ROOF DRAIN LOCATOINS (RD) – SEE ARCH PLANS FOR DETAILS
20. 1.5–2' (MAX.) RETAINING WALL – SEE STRUCTURAL PLANS

S.O. 19 REQUIREMENTS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK IN THE CITY RIGHT–OF–WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE SAME TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765–1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. 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 ARTERIAL STREET USE. 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

GENERAL NOTES

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
2. ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE, MAKES NO REPRESENTATION THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
4. THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT–OF–WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALB. FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

CALCULATIONS

THE FOLLOWING CALCULATIONS WERE DEVELOPED USING THE CITY OF ALBUQUERQUE DPM SECTION 22.2

SITE CHARACTERISTICS:

SITE LOCATION: ZONE 3 ✓
PRECIPITATION: P=2.35 inches
TOTAL AREA = 1.67 acre

LAND TREATMENT:
UNCOMPACTED SOIL – TREATMENT A
LANDSCAPE – TREATMENT B
COMPACTED SOIL – TREATMENT C
BUILDINGS & PAVING – TREATMENT D

EXCESS PRECIPITATION: ✓
TREATMENT A E = 0.66 inches
TREATMENT B E = 0.92 inches
TREATMENT C E = 1.29 inches
TREATMENT D E = 2.36 inches

PEAK DISCHARGE: ✓
TREATMENT A = 1.87 cfs/acre
TREATMENT B = 2.60 cfs/acre
TREATMENT C = 3.45 cfs/acre
TREATMENT D = 5.02 cfs/acre
TOTAL AREA = 1.67 AC.

	EXISTING	PROPOSED
TREATMENT A	1.59 AC. = 95.0%	0.08 AC. = 5.0%
TREATMENT B	0.00 AC. = 0.0%	0.08 AC. = 5.0%
TREATMENT C	0.00 AC. = 0.0%	0.25 AC. = 0.15%
TREATMENT D	0.08 AC. = 0.5%	1.25 AC. = 0.75%

ONSITE – EXCESS PRECIPITATION & VOLUMETRIC RUNOFF:
EXISTING RUNOFF:
WEIGHTED E=[(0.66)(1.59)+(0.92)(0.00)+(1.29)(0.00)+(2.36)(0.08)]/1.67 =0.76 inches
V100–6HR = (0.75)(1.67)/12 = 0.1037acre ft = 4,516 cf

DEVELOPED RUNOFF:
WEIGHTED E =[(0.66)(0.08)+(0.92)(0.08)+(1.29)(0.25)+(2.36)(1.25)]/1.67 = 2.04 inches
V100–6hr = (2.04)(1.67)/12 = 0.2842 acre ft = 12,382cf

ON–SITE – PEAK DISCHARGE
EXISTING DISCHARGE:
Q100 = (1.87)(1.59)+(2.60)(0.08)+(3.45)(0.00)+(5.02)(0.08) = 3.39 cfs
DEVELOPED DISCHARGE:
Q100 = (1.87)(0.08)+(2.60)(0.08)+(3.45)(0.25)+(5.02)(1.25) = 7.53 cfs

RESULTS:
DEVELOPED VOLUMETRIC RUNOFF:
12,382 – 4,516 = 7,866 cf INCREASE IN RUNOFF VOLUME
DEVELOPED PEAK DISCHARGE:
7.53– 3.39 = 4.14 cfs INCREASE IN PEAK DISCHARGE

FLOOD ZONE

PER THE FEMA MAP NUMBER 350002 0030 C DATED OCTOBER 14, 1983 THE SITE IS LOCATED WITHIN FLOOD HAZARD ZONE C.

BENCHMARK

CHISELED "□" IN TOP BACK OF CURB BEHIND FOUND DRILL HOLE ELEV. = 5290.93 ft.

LEGAL DESCRIPTION

TRACT B–1 OF MESA DEL NORTE ADDITION.

SURVEY

SURVEY WAS PERFORMED BY HUITT–ZOLLARS, INC DATED SEPTEMBER 2005

RECEIVED
APR 28 2006
HYDROLOGY SECTION

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Phone (505) 892-1941 Fax (505) 892-0259

MARK	DATE	DESCRIPTION

SHEET TITLE

LOUISIANA PLACE GRADING AND DRAINAGE PLAN

C101

LOUISIANA PLACE

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