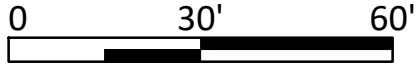


GRADING AND DRAINAGE PLAN

1" = 30'



LEGEND

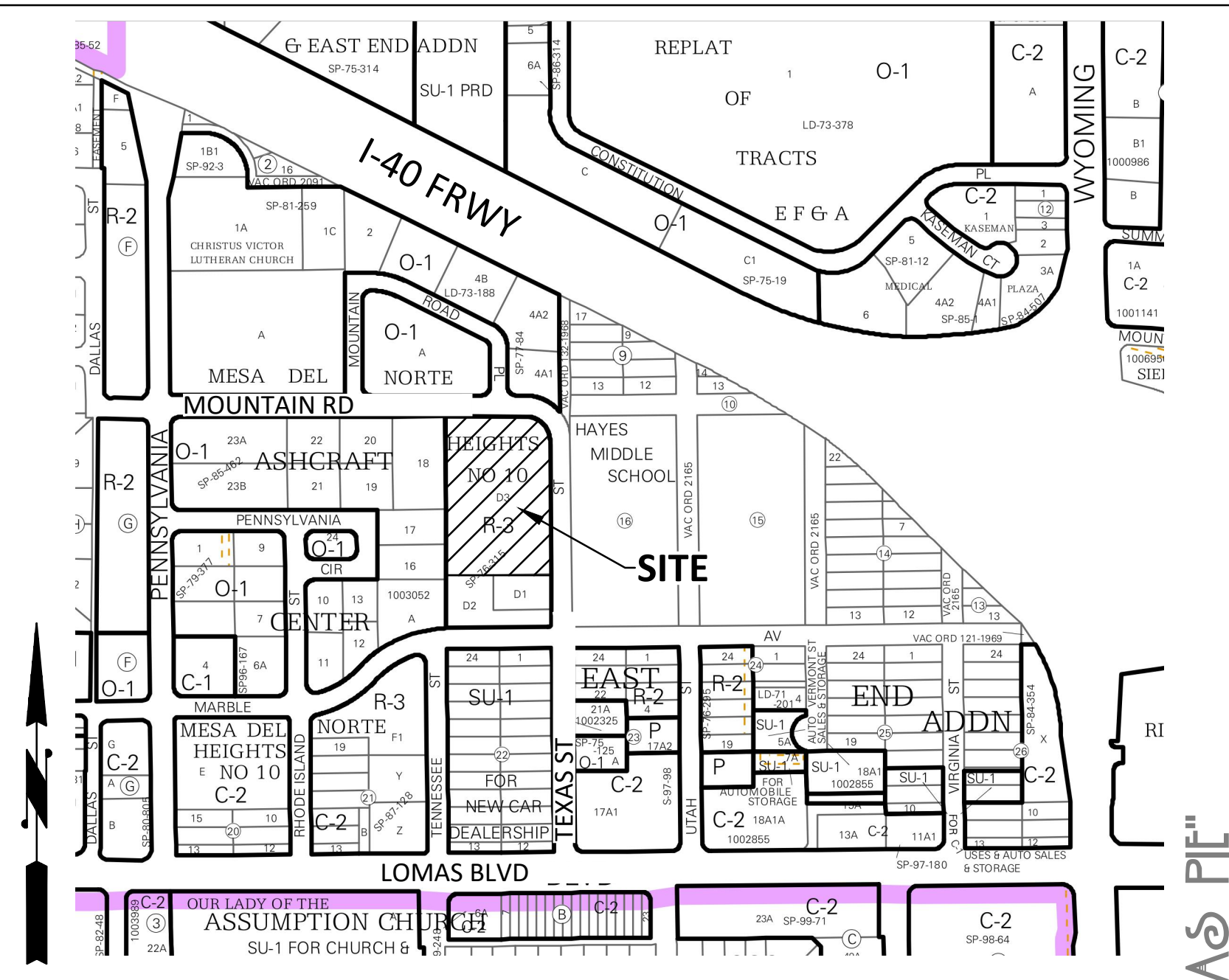
|              |                        |
|--------------|------------------------|
| FF = 5342.15 | EXISTING CONTOUR LINE  |
| ◆ 18.9       | NEW CONTOUR LINE       |
| TC           | FINISH FLOOR ELEVATION |
| FL           | NEW SPOT ELEVATION     |
| TSW          | TOP OF CURB            |
| FL           | FLOW LINE              |
| RD           | TOP OF SIDEWALK        |
|              | FLOW LINE              |
|              | ROOF DRAIN             |

S. O. 19: NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R/W.
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.

APPROVAL  
NAME \_\_\_\_\_ DATE \_\_\_\_\_

INSPECTOR \_\_\_\_\_



VICINITY MAP J-19-Z

DRAINAGE

ADDRESS: 1135 Texas Street NE, Albuquerque, NM

LEGAL DESCRIPTION: LOT D-3 MESA DEL NORTE HEIGHTS UNIT 10

SITE AREA: 134,296 SF (3.083 acres)

BENCHMARK: City of Albuquerque Station '14-H20' being a brass cap located at the intersection of Menaul Blvd and Woodland Avenue NE.  
ELEV= 5415.798 (NAVD 1988)

SURVEYOR: Cartesian Surveys Inc. dated June, 2017

PRECIPITATION ZONE: 3

FLOOD HAZARD: From FEMA Map 35001C0358H (8/16/12), this site is identified as being within Zone 'X' which is determined to be outside the 0.2% annual chance floodplain.

OFFSITE FLOW: No offsite flow enters this site.

EXISTING CONDITIONS: The site is an existing apartment building, asphalt parking areas, and landscaping. The site slopes down to the northwest and discharges to Mountain Road NE. Texas Street runs along the east side of the site while commercial development abuts the west and south sides.

PROPOSED IMPROVEMENTS: The proposed improvements include a new elevator within a 400 SF addition, new parking lot paving, and updating the landscaping to reduce turf areas and increase xeriscaping. These minor improvements are proposed as part of an overall building renovation project.

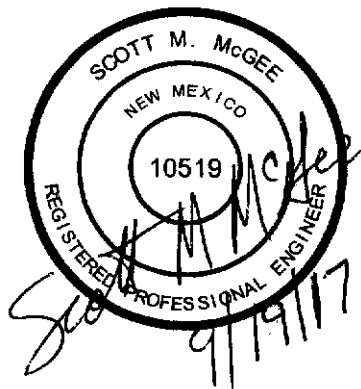
DRAINAGE APPROACH: The site drainage pattern will follow historic conditions with the incorporation of onsite retention of the first flush volume.

Existing land treatment: 16% B, 10% C and 74% D  
Q= [(1.6)(2.60)+(0.10)(3.45)+(0.74)(5.02)](3.083)=13.8 CFS

Proposed land treatment: 4% B, 21% C and 75% D  
Q= [(0.04)(2.60)+(0.21)(3.45)+(0.75)(5.02)](3.083)= 14.1 CFS

First flush V= (100,720) (0.34/12)= 2,854 CF

The proposed retention pond areas (total volume provided is 4,000 CF), will combine to contain the first flush volume. Site runoff will increase only slightly due to the replacement of existing turf with xeric landscaping.



WWW.JEEBSANDZUZU.COM

J&Z

job no:

12-034

drawn:

CB

checked:

SMM

date:

9-27-17

SOLAR VILLA REMODEL

1135 Texas St NE,  
Albuquerque, NM 87110

sheet no:

C101

JEEBS & ZUZU, LLC.

ARCHITECTS & CONTRACTORS

MAKING HOUSE CALLS

11030 MENAUL NE SUITE C  
ALBUQUERQUE, NM 871132  
P: 505-797-1318