

WYOMING BLVD. N. E.

EXISTING CONCRETE SIDEWALK

Scale: 1" = 10'

99.44'

GRADING & DRAINAGE PLAN

THE PROPOSED COMMERCIAL WAREHOUSE PROJECT IS LOCATED IN THE NORTHEAST HEIGHTS AREA IN THE CITY OF ALBUQUERQUE. THE GRADING AND DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE BERNALILLO COUNTY FLOOD HAZARD ORDINANCE, NO.88-46, AND THE CITY STORM DRAINAGE ORDINANCE. THIS PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR BUILDING PERMIT. THE PLAN SHOWS:

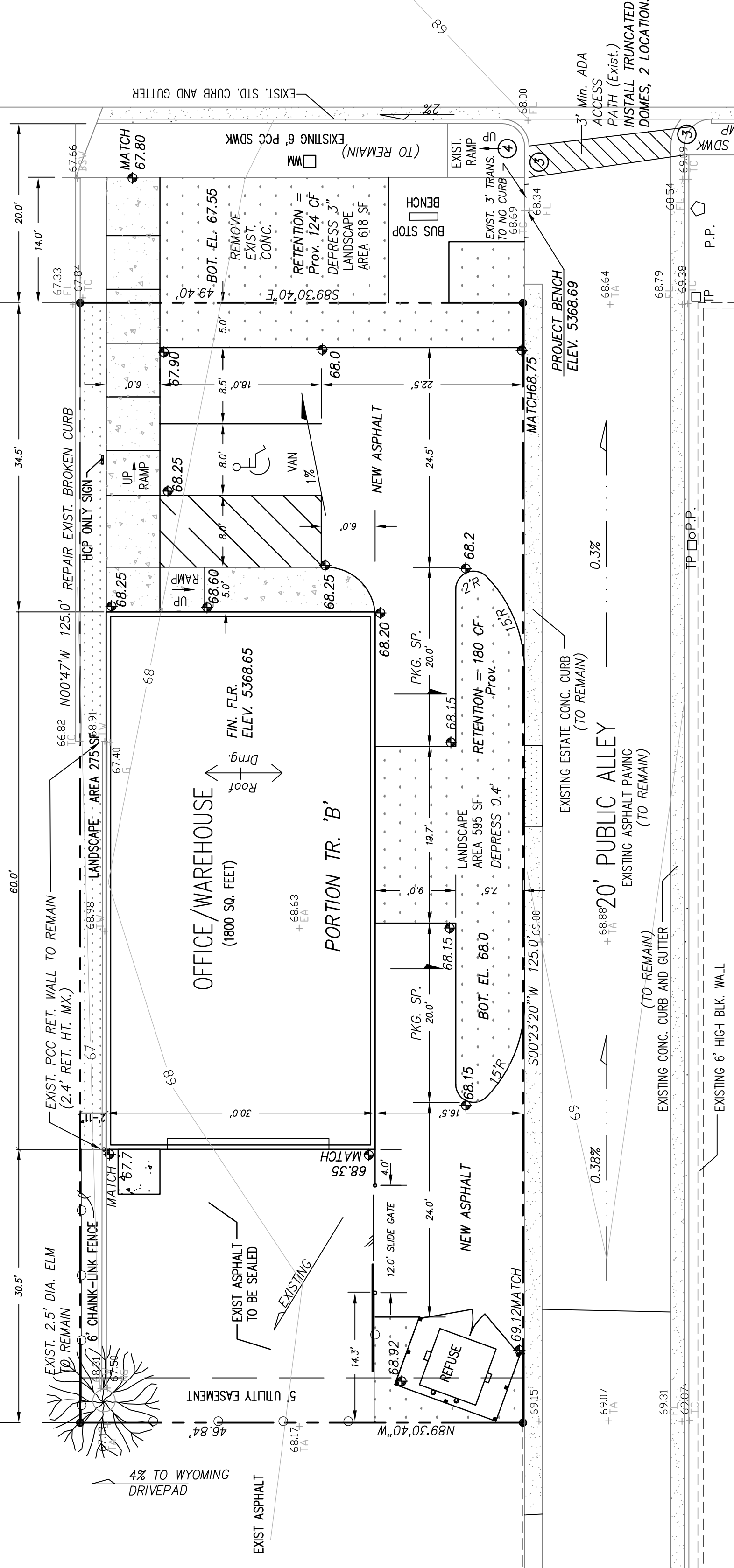
1. EXISTING CONTOURS, AND SPOT ELEVATIONS AND EXISTING DRAINAGE PATTERNS AND EXISTING ADJACENT PROPERTY;
2. PROPOSED IMPROVEMENTS: A 1800 SF WAREHOUSE BUILDING, PRIVATE ASPHALT DRIVES AND PARKING, NEW SIDEWALKS, AND A 1200 SF OFFICE/WAREHOUSE BUILDING;
3. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS;
4. QUANTIFICATION OF DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS WHICH CONTRIBUTE TO THE EXISTING FLOWS, including NEW FLOODING RECOMMENDATIONS.

THE SITE IS NOT WITHIN OR ADJACENT TO A DESIGNATED FLOOD HAZARD ZONE DEVELOPED LOT RUNOFF WILL BE PERMITTED TO DRAIN TO THE STORM SEWER SYSTEM LOCATED IN WYOMING. HISTORICAL CUTOFF LOCATIONS WILL REMAIN UNCHANGED WITH DEVELOPMENT. FREE DISCHARGE OF PROJECT RUNOFF IS ACCEPTABLE SINCE DOWNSTREAM DRAINAGE FACILITIES DO EXIST. A PORTION OF SITE RUNOFF IS ROUTED THROUGH THE SLOPED LANDSCAPING AS POINT RAINFALL TO WATER QUALITY PONDS. NO OFF-SITE FLOWS ENTER THE SITE AS INDICATED.

SITE DOES NOT LIE IN SPECIAL FLOOD HAZARD AREA

FIRM MAP PANEL # 358 H

TRACT A NOTE: THE OWNER OF TRACT B, ALSO OWNS TRACT A
A-CLASSIC GLASS SHOP



R-1 ZONE

PARKING CALCULATIONS - CZ ZONING
1800 SF/2000.....1 PKG SPACE
2800/2000.....OFFICE.....2 PKG SPACE
PARKING SPACES PROVIDED: 4

TRAFFIC NOTES:

1. ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.
2. ALL TRAFFIC ELEMENTS SHOWN SHALL BE CONSTRUCTED FROM THIS SHEET, AND REQUIRED FOR CERTIFICATE OF OCCUPANCY. A TEMPORARY C.O. SHALL NOT BE ISSUED.
3. TRUNCATED DOMES PER ANSI-A117.1 2006, & ADDAC.
4. TYPICAL RAMP SLOPE 12:1 MIN. EXISTING WITH BROOM FINISH CONCRETE.

CALCULATIONS

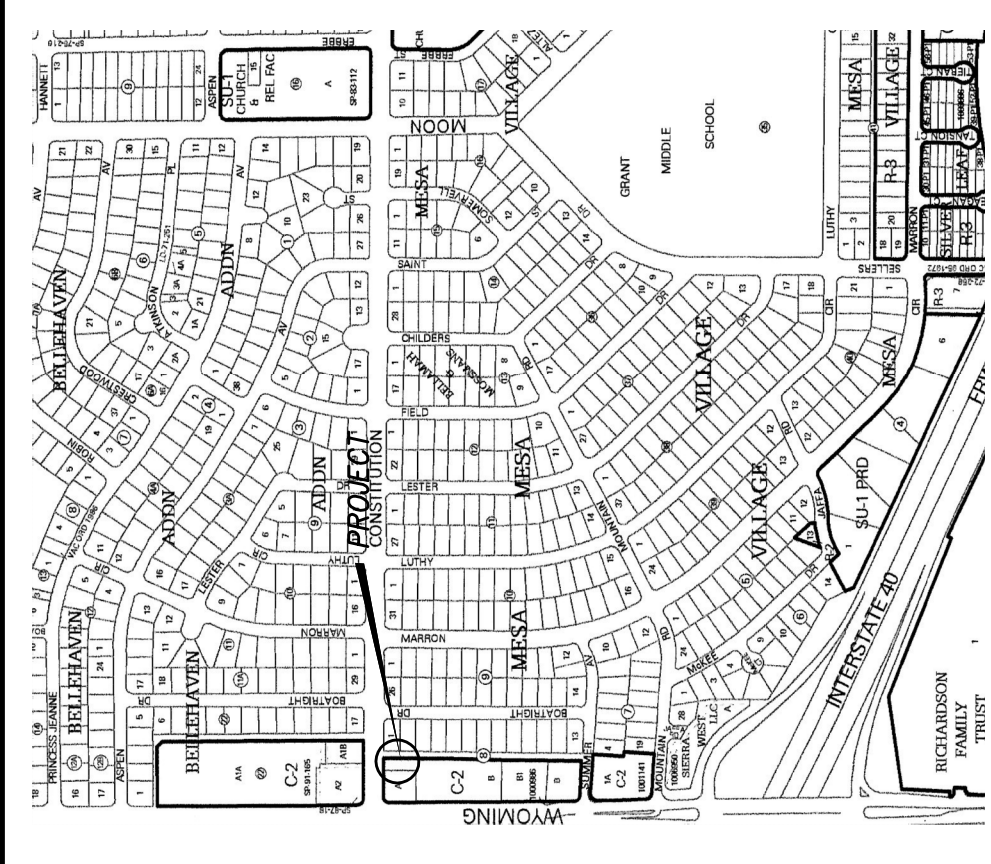
DESIGN CRITERIA
HYDROLOGIC METHODS PER SECTION 22.2. HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM)
REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE.
DISCHARGE RATE: Q=QPEAK x AREA. Peak Discharge Rates For Small Watersheds
VOLUMETRIC DISCHARGE: VOLUME = EWeighted x AREA
P100 = 2.90 inches, Zone 4 Time of Concentration, TC = 10 Minutes
DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [] = 10 YEAR VALUES

EXISTING CONDITIONS
LOT AREA = 0.14 ACRES, WHERE EXCESS PRECIP. W = 2.5 in. [1.6]
PEAK DISCHARGE: Q100 = 0.7 CFS [0.4] WHERE UNIT PEAK DISCHARGE = 5 CFS/AC. [3]
THEREFORE: VOLUME 100 = 1270 CF [800]

DEVELOPED CONDITIONS (Includes Paved Parking)
DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA

AREA	LAND TREATMENT	Q Peak	E
UNDEVELOPED	0.99 Ac.(0%)	2.20(0.87)	0.80(0.28)
LANDSCAPING/POND	0.02 Ac.(14%)	2.92(1.45)	1.08(0.46)
GRAVEL & COMPACTED SOIL	0.01 Ac.(08%)	3.73(2.26)	1.46(0.75)
ROOF - PAVEMENT	0.11 Ac.(28%)	5.25(3.57)	2.64(1.69)
	0.14 Ac.		

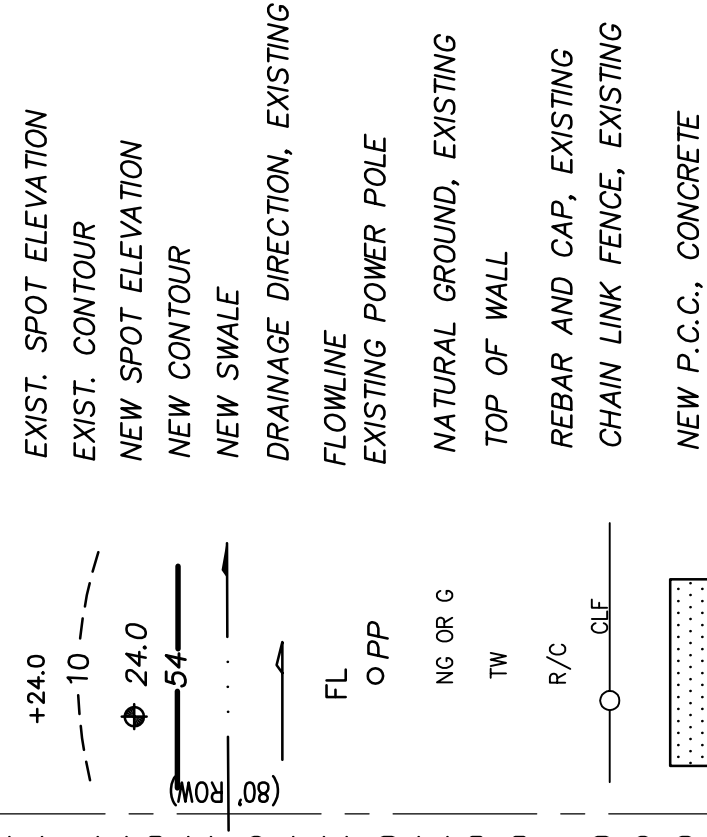
THEREFORE: E Weighted = 2.3 in.[1.2] &
Q100 = 0.88 CFS VOLUME 100 = 1169 CF
WATER QUALITY "FIRST FLUSH" RETENTION POND:
0.11 AC. X 0.34" X 43560/12 = 136 CF << PROVIDED.



VICINITY MAP ZONE J-20 NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 1986, W/ 8 UPDATES.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
3. 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.
4. ALL LANDSCAPING AREA SHALL BE SOFT-LINED WITH NATIVE VEGETATION AND/OR GRAVEL.
5. CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
6. REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1012. NATIVE SEED MIX.
7. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3 HORIZONTAL TO 1 VERTICAL, 3:1.
8. NEW ASPHALT PAVEMENT SHALL CONSIST OF 2" ASPHALT CONCRETE OVER 6" COMPACTED SUBGRADE, 95% PROCTOR, ASTM D-1557.

LEGEND



PROJECT DATA

LEGAL DESCRIPTION (EXISTING)

THE NORTH 125 FEET OF THE EAST 49.46 FEET OF TRACT B, BLOCK 8, BELLAMAH & MOSSMAN'S SUBDIVISION, OF MESA VILLAGE, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PROJECT BENCHMARK

PROJECTED FLOWLINE @ PROJECT NORTHEAST PROPERTY CORNER. SEE PLAN, ELEVATION = 5358.69, AS TIED FROM ACS CONTROL MONUMENT 12_20 (ELEV. 5366.99) NAVD88

TOPOGRAPHIC DESIGN SURVEY

PERFORMED MAY 2015, UNDER DIRECTION OF PHILIP W. TURNER, P.S., TERRAMETRICS NM, SUPPLEMENTED BY CLARK CONSULTING ENGINEERS



5/9/15

CLARK CONSULTING ENGINEERS

Clark Consulting Engineers
19 Ryan Road
Edgewood, New Mexico 87015
Tel: (505) 281-2444 Fax: (505) 281-2444

DATE	REVISION
11.27.13	ADDR. GRD. CMMTS.

PORTION OF TR. B, BLOCK 8, MESA VILLAGE
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
8508 CONSTITUTION AVE., NE
TOM GORDON WAREHOUSE

Grading & Drainage
Plan W/ TCL Elements

DESIGNED BY: PWC | DRAWN BY: CCE | JOB #: GORDON_1 | FILE #: G/D
CHECKED BY: PWC | DATE: 5/5/15

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