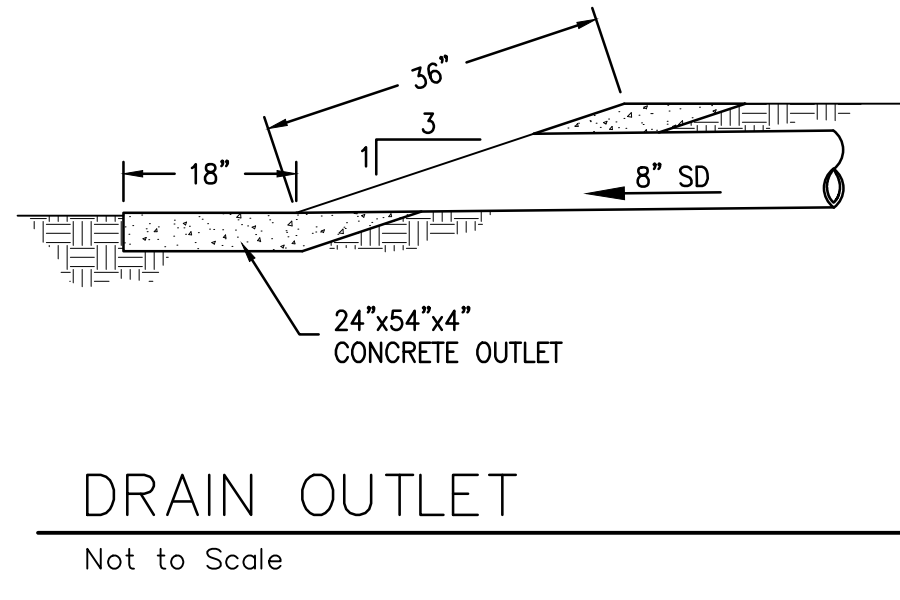


C1 GRADING & DRAINAGE PLAN
1" = 20'

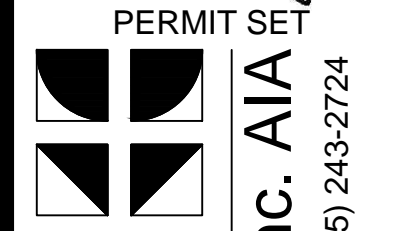
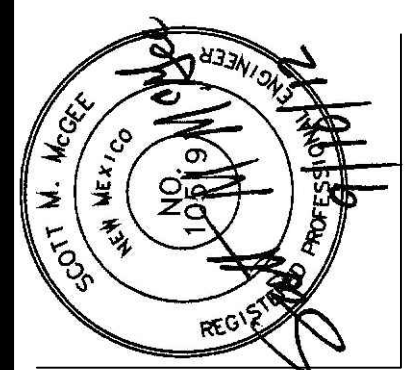
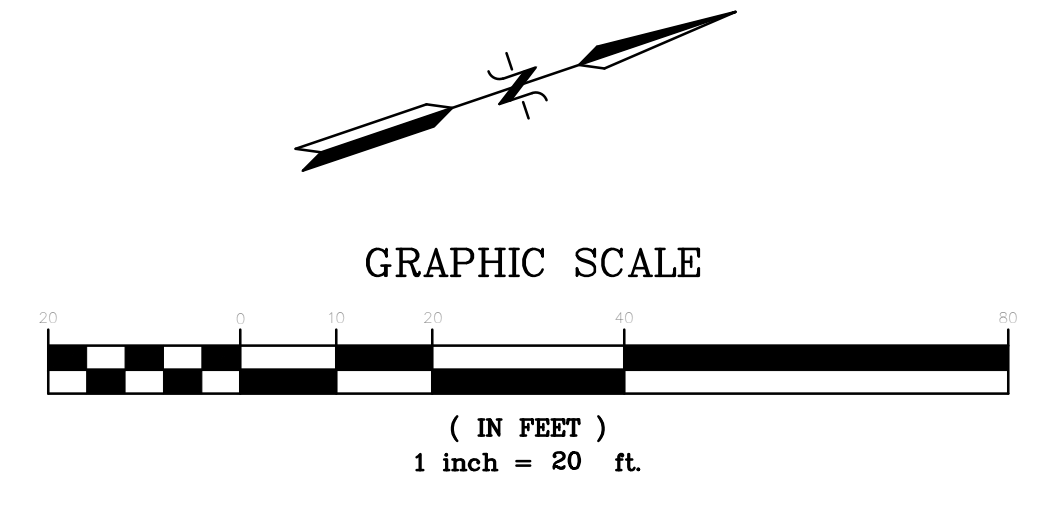


DRAINAGE INFORMATION

LEGAL: 'JEANNE BELLAMAH PARK'
 AREA: Park area is approximately 7.0 acres. Project area is 1.51 acres.
 SURVEYOR: Forstbauer Surveying NMPIS # 6126, dated January 2012. All elevations based on COA BM '15 J22', an aluminum disk in concrete in the north Juan Tabo median at Constitution Avenue NE. ELEV=5597.667 (NAVD88).
 TEMPORARY BENCHMARK (TBM): A 30d nail in the base of a light pole as shown near the northeast corner of the site at the Claudine Street/ Summer Avenue NE intersection. ELEVATION = 5555.05 (NAVD 1988)
 FLOOD HAZARD: From FEMA Map 359G (9/26/2008), the park site is within Zone 'X' which is determined to be outside the 1% annual chance floodplain.
 EXISTING CONDITIONS: The developed park site slopes down from northeast to southwest. Existing slopes vary from 1.5-5%. The existing parking lot along the north side of the site drains west to the park area and north to Summer Avenue via the west drive. The majority of the site, including the existing community center building, drains southwest through the grass park area to Rosemont Avenue NE at the south end of the site.
 PROPOSED IMPROVEMENTS: The proposed improvements include a 4,220 s.f. building addition to the west of the existing building. No additional parking is proposed. An existing basketball court will be rebuilt to the south of the addition.
 OFFSITE DRAINAGE: No offsite flow is discharged to this site. Summer Avenue runs along the north side of the site and Claudine Street runs along the east side of the site. Both existing streets carry runoff around the park.
 DRAINAGE APPROACH: The proposed drainage plan follows historic drainage patterns. The existing parking lot will continue to discharge to Summer Avenue NE, while the remainder of the site discharges runoff to the south. Roof runoff is routed to a buried drain pipe to the SW side of the building where it then discharges to the park surface.
 LAND TREATMENT—Per the DPM, this site is Precipitation Zone 4 and the land treatment based on slopes ranging between 1-5% slope is as follows:
 Existing and Developed condition land treatments for the project area are:
 EXISTING: 44% B, 13% C, and 43% D Q = (1.51)(4.03) = 6.1 CFS
 DEVELOPED: 37% B, 13% C, and 50% D Q = (1.51)(4.19) = 6.3 CFS
 The entire 7-acre park runoff (Q = 22.1 cfs) will increase to 22.3 CFS which is a very minor impact. The runoff rate increase slightly through the park and to Rosemont Avenue to the south.

Legend

	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	NEW CONTOUR - MAJOR
	NEW CONTOUR - MINOR
	EXISTING SEWER LINE
	NEW STORM DRAIN WITH SIZE
	EXISTING WATER LINE
	SPOT ELEVATION
	FLOW DIRECTION
	FINISH FLOOR ELEVATION
	ROOF DRAIN



Architects, Inc. AIA
 Albuquerque, New Mexico 87102
 (505) 243-2724

Kells + Craig
 Dudley Design
 400 GOLD SW, SUITE 880
 Albuquerque, NM 87112

Jeanne Bellamah Community Center
 11516 Summer Avenue NE
 Albuquerque, NM 87112

Project No. 780692
 Drawn EJS
 Checked SMM
 Phase CD
 Date 09.12.2012
 Permit #
 Revisions

Grading and Drainage Plan
C101