

INDIAN SCHOOL

MH#373

MH#375

R=25.00'
Δ=10.0000"
L=59.27'
T=55.00'

F.H.#170

M.H.#374

EASTRIDGE DRIVE N.E.

NOTE: Construct New
Service Connection
Per City Standard Dwg 983

M.H.#363

Field verify Telephone Line

S 24° 47' 10" E
100.50'

S 30° 29' 50" E
23.09'

Existing 4" Waterline

Existing 4" GAS

Existing 4" W.

New 3" City Waterline

New 6" Fireline

Existing 8" GAS Line

New 6" Fireline

Install 6" Unmetered Fireline & Fire Hydrant Per City Standard Dwg. W-20-1

See Basement Plumbing Plan Dwg. P1 For Cont.

2-1/2" W/whit-off Valves in C.E. Sidewalk Box & Cover (Existing)

EXISTING OFFICE TOWER
Existing Gas Meter & Regulator

New Medium Pressure Gas Line

FINISHED FLOOR
ELEV. = 57.73.71
See Basement Plumbing Plan Dwg. P1 For Cont.

New Transformer
See Elec. Dwg. E1

New Medium Pressure Gas Line

EXISTING WAREHOUSE

Existing 2-4" Conc. Encased Ducts - Telep. & Power (Field Verify)

Inv. Elev. = 61.8'

New 4" GAS Line

Inv. Elev. = 63.6'

BURRELL BUILDING

S 30° 32' 07" E
286.0' S = 0.0201% C.O.

Inv. Elev. = 62.5'

S 14° 0' 15" E = 0.0201% C.O.

Inv. Elev. = 62.5'

45°

22.0' S = 0.0201% C.O.

45°

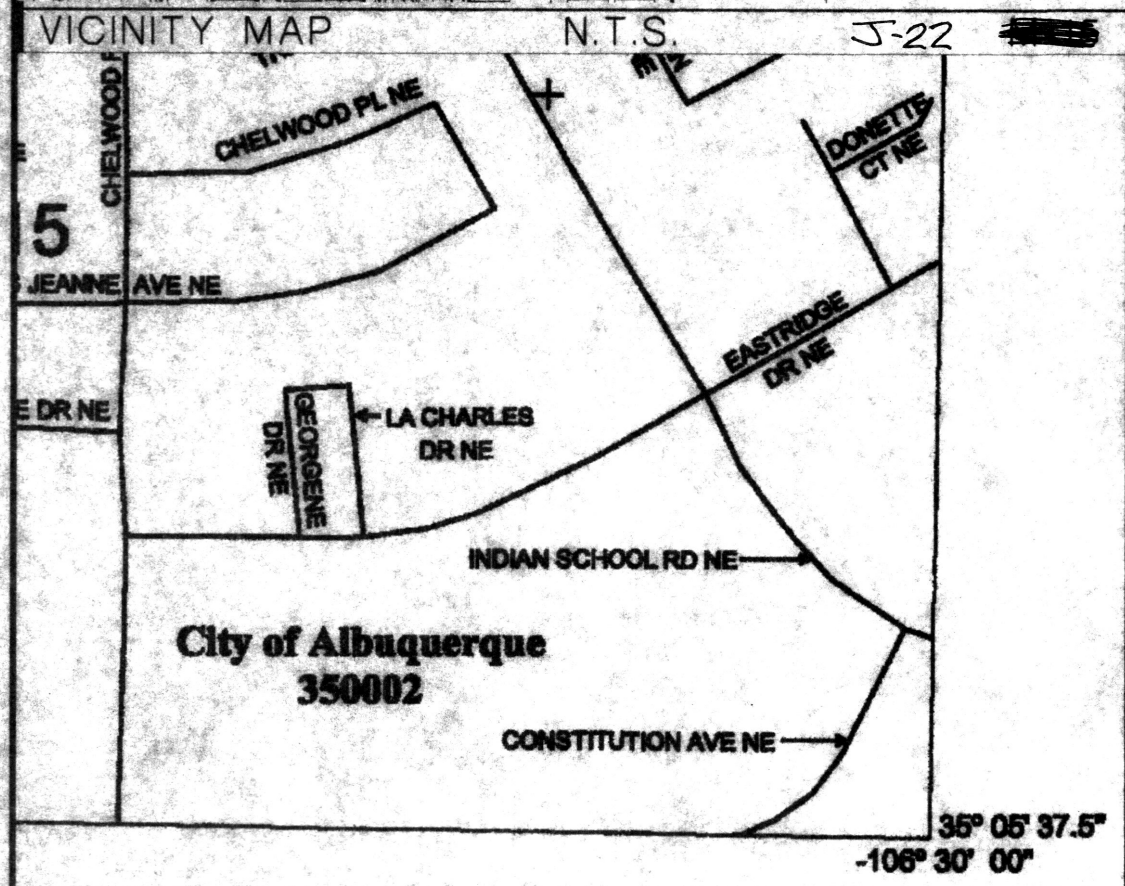
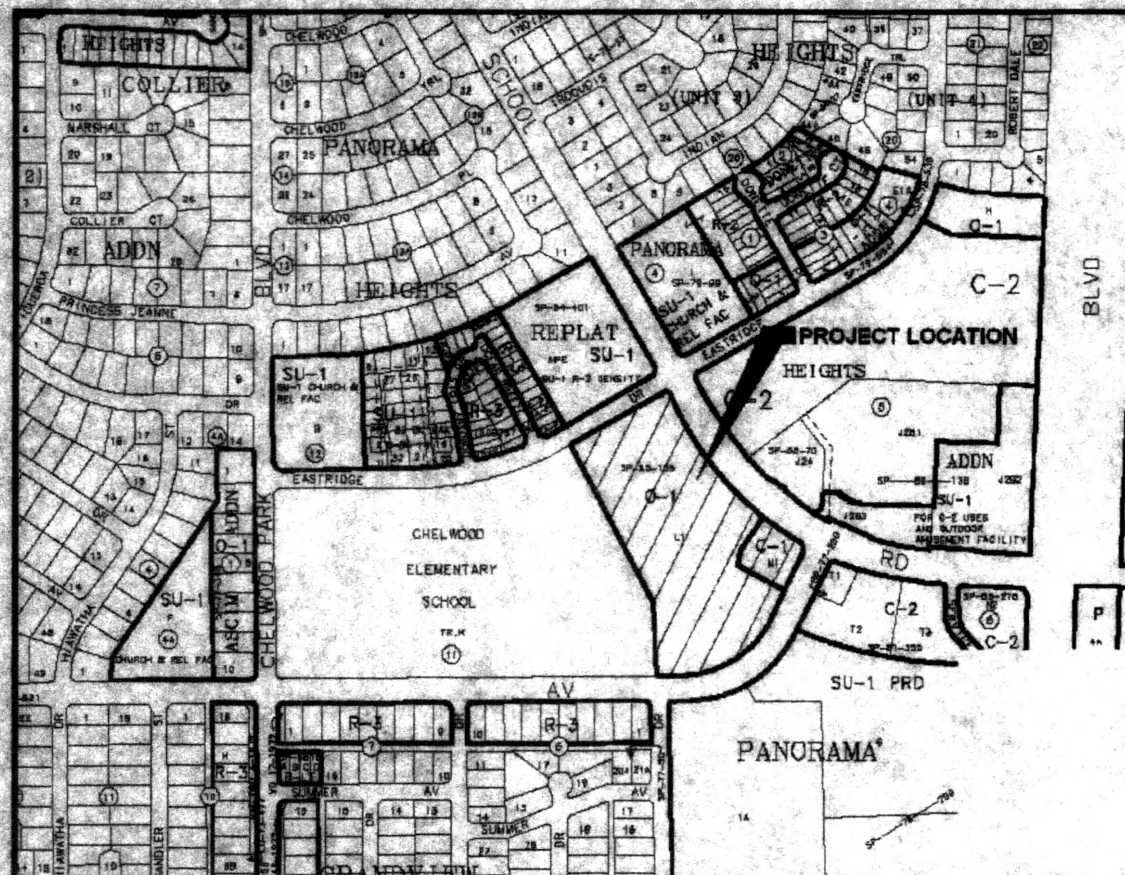
65.0' S = 0.0201% C.O.

45°

New 4" GAS Line

SERVICE CENTER

R AUG 03 2000
HYDROLOGY SECTION



FLOOD PLAIN N.T.S. PANEL 357 OF 825
Drainage Calculations

Panorama Heights	
Drainage Subbasin A	
Hydrology Calculations	
Date: June 20, 2007	
DPM - Section 22.2	
Volume 2, January 1993	
Precipitation Zone	4
100 Year Storm Depth, P (360)	2.9
100 year Storm Depth, P (10 day)	5.95

Treatment Area	A	B	C	D
Excess Precipitation Factors	0.80	1.08	1.46	2.64
Peak Discharge Factors	2.20	2.92	3.73	5.25
Land Treatment Area	Acres	Existing	Proposed	Off-site
Type "D" (Roof)	1.75	1.75	0.00	0.00
Type "C" (Unpaved Roadway)	0.00	0.00	0.00	0.00
Type "B" (Impervious Pavement)	0.00	0.00	0.00	0.00
Type "A" (Unpaved)	0.00	0.00	0.00	0.00
Total (Acres)	2.27	2.27	0.00	0.00
Excess Precipitation(in)	2.28	2.28	0.00	0.00
Volume (100), cf	18790.04	18809.21	0.00	0.00
Volume (10), cf	12589.33	12602.17	0.00	0.00
Volume (100, 10 day), cf	38143.02	38184.33	0.00	0.00
Q (100), cfs	10.70	10.71	0.00	0.00
Q (10), cfs	7.17	7.17	0.00	0.00
Total volume ponded			38184.33	8272.04
total pond volume required (proposed minus historic)			41.31	9.80

Panorama Heights	
Drainage Subbasin B	
Hydrology Calculations	
Date: June 20, 2007	
DPM - Section 22.2	
Volume 2, January 1993	
Precipitation Zone	4
100 Year Storm Depth, P (360)	2.9
100 year Storm Depth, P (10 day)	5.95

Treatment Area	A	B	C	D
Excess Precipitation Factors	0.80	1.08	1.46	2.64
Peak Discharge Factors	2.20	2.92	3.73	5.25
Land Treatment Area	Acres	Existing	Proposed	Off-site
Type "D" (Roof)	2.81	2.81	0.00	0.00
Type "C" (Unpaved Roadway)	0.00	0.00	0.00	0.00
Type "B" (Impervious Pavement)	0.78	0.78	0.00	0.00
Type "A" (Unpaved)	0.00	0.00	0.00	0.00
Total (Acres)	3.39	3.39	0.00	0.00
Excess Precipitation(in)	2.28	2.28	0.00	0.00
Volume (100), cf	28108.40	28070.06	0.00	0.00
Volume (10), cf	18832.63	18806.94	0.00	0.00
Volume (100, 10 day), cf	57049.30	56966.88	0.00	0.00
Q (100), cfs	16.00	15.98	0.00	0.00
Q (10), cfs	10.72	10.71	0.00	0.00
Total volume ponded			56966.88	10267.09
total pond volume required (proposed minus historic)			-82.62	8032.46

Legal Description

TRACT L-1, BLOCK 11 PANORAMA HEIGHTS
WITHIN SEC. 15, T. 10 N., R. 4E.

UPC

L-1: 1022-058-399-319-101-14
M-1: 1022-058-428-312-101-15

Benchmark

PROJECT BENCHMARK
ACS MONUMENT "1-J23-A"
X = 426,100.69
Y = 1,490,001.03
ELEV = 5843.30 NAVD 1988.

LOCAL BENCHMARK
NORTHWEST CORNER OF TRACT L-1-A
BEING A REBAR WITH CAP

ELEV = 5759.45

Legend

- 5030 — EXISTING CONTOUR
- 5030 — NEW CONTOUR
- 30.11 NEW SPOT ELEVATION
- TW TOP OF WALL
- BW BOTTOM OF WALL
- FP FINISH PAD ELEVATION
- — DIRECTION OF FLOW
- BASIN BOUNDARY

EXISTING CHANNEL CAPACITY:

W = 3.5' D = .67'

AREA = 2.33 ft²

PERIMETER = 4.83 ft

SLOPE = 5.00% S₀^{1/2} = .2236

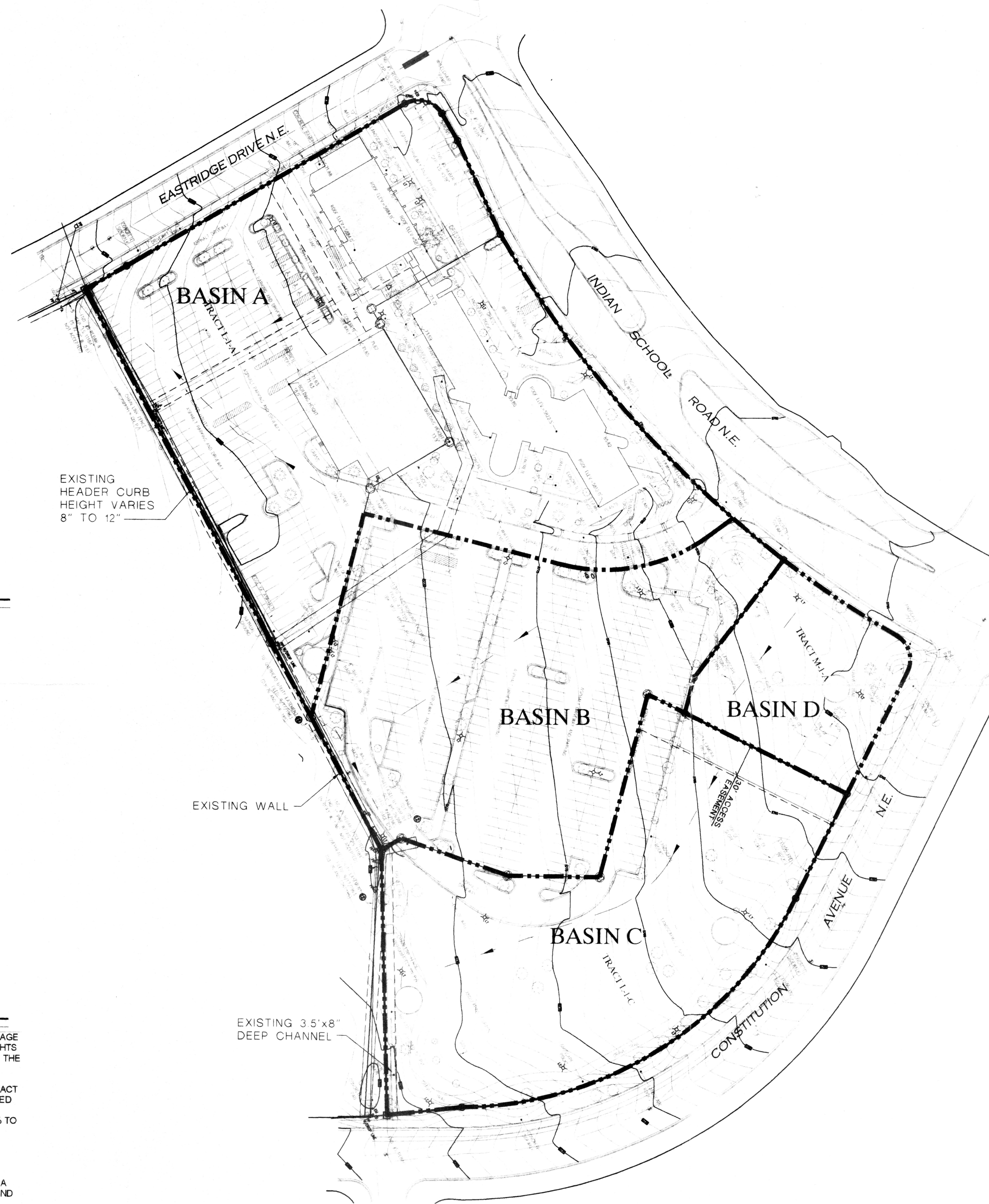
HYDRAULIC RADIUS = (rn) = .482 rn^{2/3} = .6146

Q = $\frac{1.49}{.015} (2.33)(.6146)(.2236)$

Q = 31.80 cfs

Drainage Narrative

THIS DRAINAGE PLAN IS INTENDED TO IDENTIFY THE EXISTING DRAINAGE CONDITIONS FOR THE EXISTING TRACT L-1 AND M-1 PANORAMA HEIGHTS LOCATED AT INDIAN SCHOOL AND CONSTITUTION. THE PROPERTY IS THE SITE OF THE OLD BLUE CROSS BLUE SHIELD FACILITY. TRACT L-1 IS BEING REPLATTED INTO 3 LOTS. THE MAJORITY OF THE SITE IS CURRENTLY DEVELOPED WITH BUILDING AND PARKING LOT, WITH TRACT M-1 AND THE SOUTH END OF THE PROPERTY CURRENTLY LANDSCAPED (PROPOSED TRACT L-1-C). APPROXIMATELY 50% OF THE SITE CURRENTLY DRAINS TO EAST RIDGE DRIVE, AND THE REMAINING 50% TO CONSTITUTION AVENUE. THERE IS CURRENTLY A PERIMETER WALL ALONG AND A STAND UP CURB ALONG THE WEST SIDE OF THE PROPERTY THAT DIRECTS THE FLOWS TO EASTRIDGE AND CONSTITUTION. THERE IS A DRAINAGE CHANNEL ALONG THE SOUTHWEST CORNER OF THE PROPERTY THAT COLLECTS THE OVERLAND FLOWS AND DIRECTS THEM TO CONSTITUTION THROUGH A SIDEWALK CULVERT. THE CHANNEL HAS A CAPACITY OF 31.80 CFS, AND IS CAPABLE OF ACCEPTING THE EXISTING FLOWS ALONG WITH THE DEVELOPED FLOWS FROM TRACT M-1 AND L-1-C. A FINAL GRADING AND DRAINAGE PLAN WILL NEED TO BE PROVIDED CONCURRENT WITH THE DEVELOPMENT OF TRACT M-1 AND L-1-C.



DRAINAGE PLAN

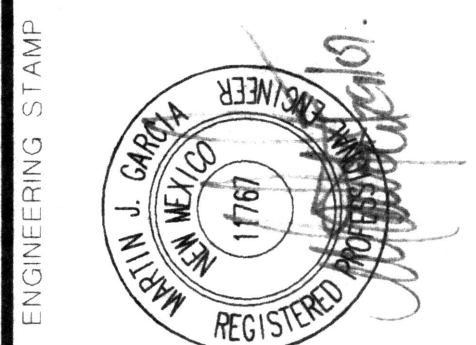
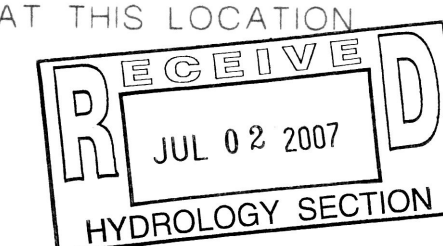
SCALE: 1" = 60'



Engineer's Statement

I, THE ENGINEER OF RECORD CERTIFY THAT I HAVE PERSONALLY VISITED THE SITE AND THE EXISTING GRADES AND CONTOURS DEPICTED ON THIS PLAN MATCH WHAT PRESENTLY EXISTS AT THIS LOCATION

MARTIN J. GARCIA, NMPE #11767



DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY ALL
EXISTING CONDITIONS AND
DIMENSIONS- NOTIFY
ENGINEER/ARCHITECT OF ANY
DISCREPANCIES PRIOR TO
BEGINNING CONSTRUCTION

PANORAMA HEIGHTS
ALBUQUERQUE, NEW MEXICO

REV NO	REV DATE	DESCRIPTION
1	JUNE 29, 2007	PROJECT NUMBER 26268
2	JUNE 29, 2007	DESIGNED BY N. GARCIA
3	JUNE 29, 2007	DRAWN BY N. GARCIA
4	JUNE 29, 2007	CHECKED BY M. GARCIA
5	JUNE 29, 2007	CAD FILE NAME

DRAINAGE PLAN

C-101

SHEET 01