



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 3, 1999

Levi J. Valdez, P.E.  
George Rodriguez Development Consultant  
12800 San Juan NE 87123

**RE: GRADING AND DRAINAGE PLAN FOR COLOR CONCEPTS BUILDER  
(K-11/D60) ENGINEER'S STAMP DATED 3/1/99**

Dear Mr. Valdez:

Based on the information provided on your March 2, 1999 submittal, the above referenced site is approved for building permit.

Also, please be advised that prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If I can be of any further assistance, please feel free to contact me at 924-3330.

Sincerely,

Andrew Garcia  
Drainage Inspector

c: file

# DRAINAGE INFORMATION SHEET

(REVISION)

APPLICANT'S NAME: KAREN HROBUCHAK ZONE ATLAS/DRNG. FILE #: K-11/D60  
COLOR CONCEPT BUILDERS

DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: LOT ONE (1), BLOCK FIVE (5), MAYFLOWER HEIGHTS ADDITION

CITY ADDRESS: 5700 CENTRAL AVENUE, S.W.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E.  
GEORGE T. RODRIGUEZ CONTACT: MR. VALDEZ, MR. RODRIGUEZ  
DEVELOPMENT CONSULTANT

ADDRESS: 12800 SAN JUAN H.E., CITY 87123 PHONE: 294-0320

OWNER: ? CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

ARCHITECT: ? CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

SURVEYOR: ? CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

CONTRACTOR: KAREN HROBUCHAK CONTACT: KAREN HROBUCHAK

ADDRESS: \_\_\_\_\_ PHONE: 764-3888

## TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ OTHER \_\_\_\_\_

## PRE-DESIGN MEETING:

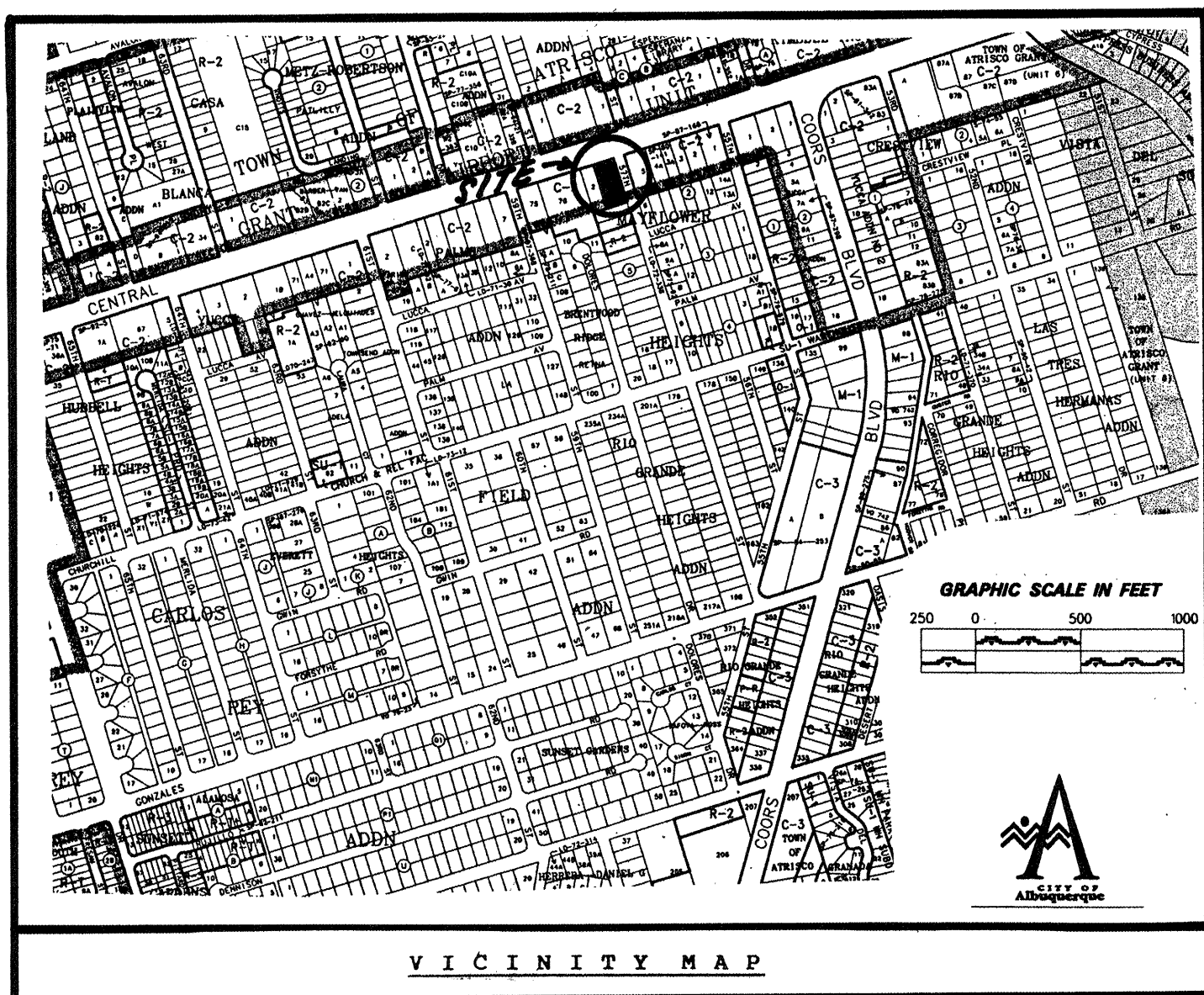
- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ SUBDIVISION CERTIFICATION
- ☐ OTHER \_\_\_\_\_ (SPECIFY)

DATE SUBMITTED: 03-02-99

BY: GEORGE T. RODRIGUEZ



K-11-Z

#### CONSTRUCTION NOTES:

- 1.) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OR SUB-SURFACE UTILITIES.
- 2.) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) OF ALL POTENTIAL OBSTRUCTIONS; SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- 3.) ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 4.) ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

#### EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION; HE SHALL INSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- 1.) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
- 2.) ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
- 3.) THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

#### LEGAL DESCRIPTION:

LOT ONE (1), IN BLOCK FIVE (5), MAXFLOWER HEIGHTS ADDITION, TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

#### BENCH MARK REFERENCE:

NMSHC CONTROL STATION "NM448-C1", M.S.L. ELEVATION = 5074.073; PROJECT T.B.M. AS SHOWN ON THE PLAN HEREON.

#### GENERAL NOTES:

- 1.) NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
- 2.) NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HEREON.

#### LEGEND:

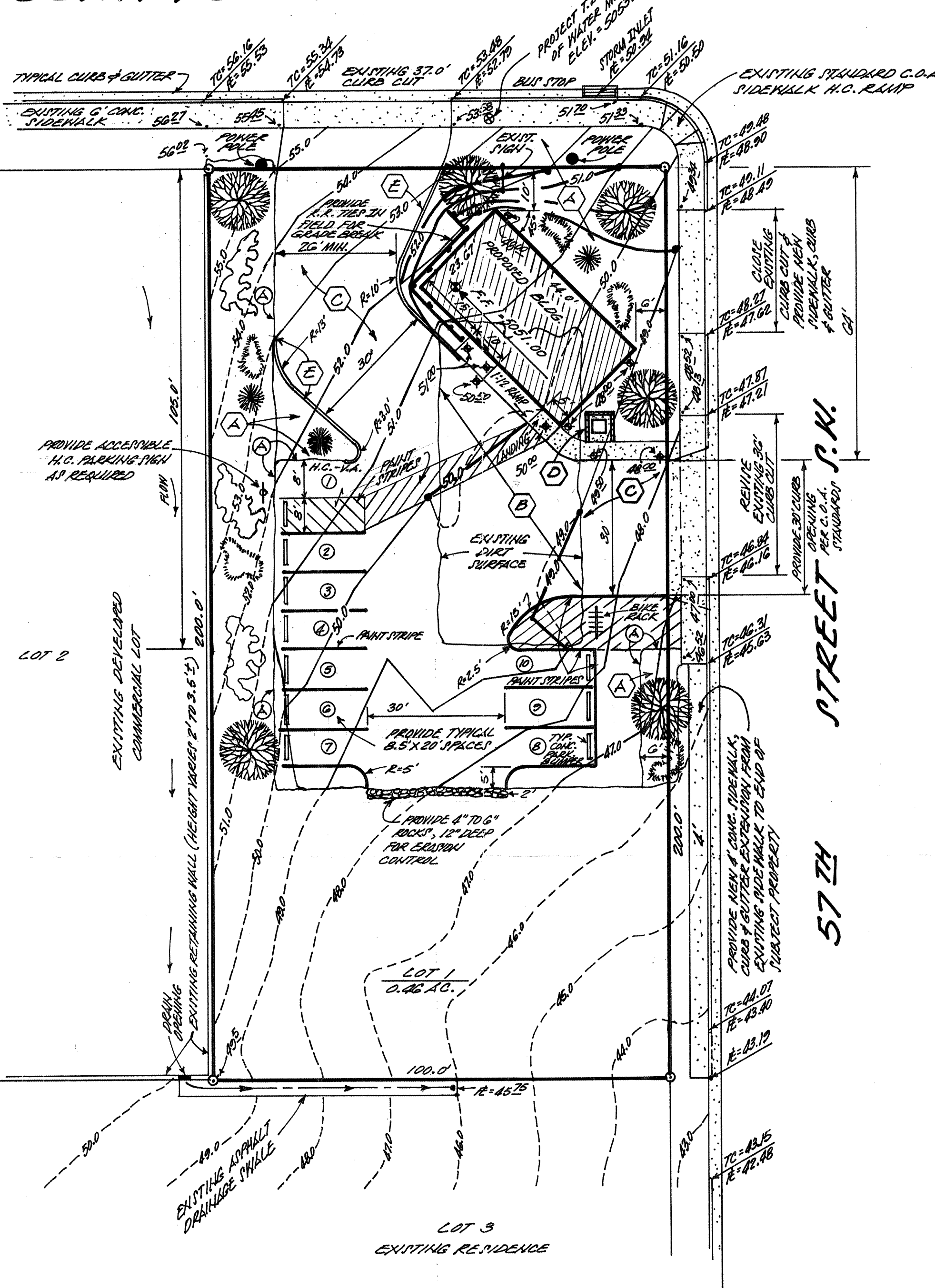
TOP OF CURB ELEVATION = 70.56.16  
CURB FLOWLINE ELEVATION = 70.55.53  
EXISTING SPOT ELEVATION = 70.55.53  
EXISTING CONTOUR ELEVATION = 70.55.53  
PROPOSED SPOT ELEVATION = 70.55.53  
PROPOSED CONTOUR ELEVATION = 70.55.53  
PROPOSED OR EXISTING CONCRETE SURFACE = 70.55.53  
EXISTING FENCE LINE = 70.55.53

- (A) REMOVE EXISTING ASPHALT PAVING TO PROVIDE NEW LANDSCAPE AREA(S).  
(B) PROVIDE NEW ASPHALT PAVING TO MATCH EDGE OF EXISTING ASPHALT.

(E) PROVIDE 6" EXTRUDED CURBING (TYP.)

- (C) EXISTING ASPHALT PAVING TO REMAIN AND BE OVERLAYED.  
(D) PROVIDE 4' X 6' (INNER DIMENSIONS) X 4' HIGH BLOCK WITH CONC. SLAB 1 TO 2 YD. SWANSON TRASH ENCLOSURE WITH GATE.

## CENTRAL AVENUE

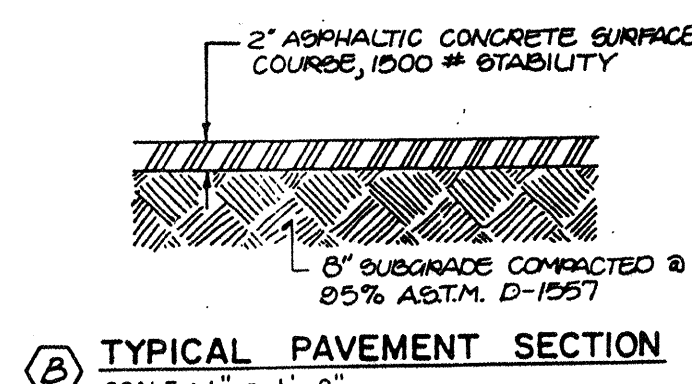


#### LANDSCAPE LEGEND:

PROPOSED ARIZONA ASH OR LOCUST TREE = 2 1/4" CALIPER, 8' HEIGHT (MIN.)  
TAM JUNIPERS (LOW SPREADING EVERGREEN) = 5 GAL. MIN., 36" SPREAD  
ARTEMISIA CANA (SILVER SAGE) = 5 GAL. (MIN.)  
YUCCA PENDULA = 5 GAL. (MIN.)  
\*\* GROUND COVER TO BE GRAVEL OVER LANDSCAPE PLASTIC  
\*\*\* IRRIGATION IS TO BE BY FAUCET/HAND HELD ROSE METHOD.

#### PROJECT DATA:

ADDRESS: 5700 WEST CENTRAL AVENUE, S.W.  
ZONING: "C-2"  
SITE AREA: 20,000.0 SQ. FT. = 0.46 ACRE  
NEW BUILDING AREA: 1,042.0 SQ. FT.  
TYPE OF CONSTRUCTION: \_\_\_\_\_  
OCCUPANCY GROUP: \_\_\_\_\_  
PARKING SPACES REQUIRED: 1,042.0 SQ. FT. / 200.0 = 5.2 SPACES  
LESS 10% FOR BUS ROUTE = 0.5 SPACES  
REQUIRED = 4.7 SPACES  
\*\*\* PROVIDED = 10.0 SPACES

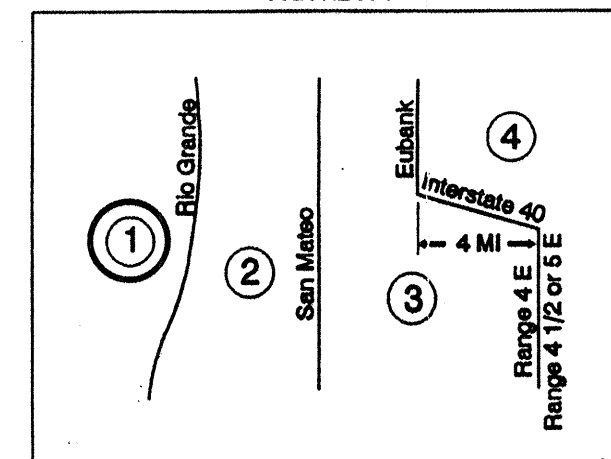


#### A.1 PRECIPITATION ZONES

Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

TABLE A-1. PRECIPITATION ZONES	
Zone	Location
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40; and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40; and East of the East boundary of Range 4 East, South of Interstate 40

FIGURE A-1



Where a watershed extends across a zone boundary, use the zone which contains the largest portion of the watershed.

TABLE A-8. PEAK DISCHARGE (cfs/acre)				
Zone	Treatment			
	A	B	C	D
1	1.29 [0.00, 0.24]	2.03 [0.03, 0.76]	2.87 [0.47, 1.49]	4.37 [1.69, 2.89]
2	1.56 [0.00, 0.38]	2.28 [0.08, 0.95]	3.14 [0.60, 1.71]	4.70 [1.86, 3.14]
3	1.87 [0.00, 0.58]	2.60 [0.21, 1.19]	3.45 [0.78, 2.00]	5.02 [2.04, 3.39]
4	2.20 [0.06, 0.97]	2.92 [0.38, 1.45]	3.73 [1.00, 2.28]	5.25 [2.17, 3.57]

TABLE A-10. PEAK INTENSITY (IN/HR. at t <sub>c</sub> = 0.2 hour)	
Zone	Intensity
1	4.70 [1.84, 3.14]
2	5.05 [2.04, 3.41]
3	5.38 [2.21, 3.65]
4	5.61 [2.34, 3.83]

#### DRAINAGE COMMENTS AND CALCULATIONS:

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF WEST CENTRAL AVENUE AND 57th STREET S.W., IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (CITY ZONE ATLAS MAP "K-11-Z").

THE SUBJECT SITE, 1.) IS PRESENTLY A FORMER PARTIALLY DEVELOPED COMMERCIAL PROPERTY THAT HAS HAD AN OLD BUILDING REMOVED AND HAS EXISTING ASPHALT PAVING THEREON, 2.) IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN, 3.) DOES NOT ACCEPT OFFSITE FLOWS FROM ADJACENT PROPERTIES, 4.) DOES NOT AND WILL NOT CONTRIBUTE TO THE OFFSITE FLOWS OF ADJACENT PROPERTIES, 5.) IS TO HAVE A PROPOSED MODULAR BUILDING AND ASSOCIATED IMPROVEMENTS LOCATED THEREON.

#### CALCULATIONS:

PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2., DESIGN CRITERIA, FOR THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATED JANUARY, 1993.

SITE AREA: 20,000.0 SQ. FT. = 0.46 ACRE

PRECIPITATION ZONE: ONE (1), TABLE A-1

PEAK INTENSITY: IN./HR. AT T<sub>c</sub> = TWELVE (12) MINUTES, 100-YR. = 4.70

LAND TREATMENT METHOD FOR THE CALCULATION OF "Q<sub>p</sub>", TABLES A-8 & A-9.

LAND TREATMENT FACTORS = TABLE A-4

#### EXISTING CONDITIONS:

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.20	X 2.87	= 0.57
D	0.26	X 4.37	= 1.14

"Q<sub>p</sub>" = 1.71 CFS

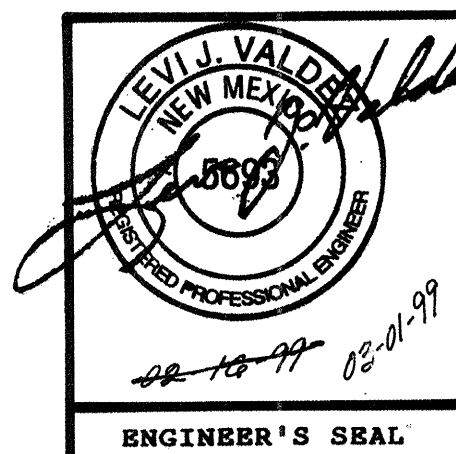
#### PROPOSED CONDITIONS:

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.34	X 2.87	= 0.98
D	0.12	X 4.37	= 0.52

"Q<sub>p</sub>" = 1.50 CFS \*\*\* DECREASE = 0.21 CFS

#### APPROVALS:

CITY OF ALBUQUERQUE - ZONING DEPARTMENT 2-17-99  
CITY OF ALBUQUERQUE - TRANSPORTATION DEVELOPMENT 2/19/99  
CITY OF ALBUQUERQUE - SOLID WASTE DEPARTMENT 2-17-99



PROPOSED SITE PLAN & DRAINAGE PLAN  
OF PROPOSED IMPROVEMENTS LOCATED AT  
5700 WEST CENTRAL AVENUE  
ALBUQUERQUE, NEW MEXICO  
FEBRUARY, 1999  
(REVISION: 03-01-99)