

DRAINAGE PLAN

SCOPE:

Pursuant to the latest City of Albuquerque Ordinance, the Drainage Plan shown hereon outlines the drainage management criteria for controlling developed runoff on and exiting the project site. Two new buildings are proposed for the subject property, in addition to the two existing buildings with existing parking area, with associated access, parking and landscaping.

EXISTING CONDITIONS:

Presently the 0.46 acre site is developed and drains to the south and east through existing private properties. The site is bounded on the north by Central Ave, on the east west and south by private property. The site is level. As shown by the FEMA Map Panel No. 329, dated 1996, the site is not located in a 100-year floodplain. No offsite runoff enters the property.

PROPOSED CONDITIONS:

As shown by the plan, the buildings are located along the southwest side of the property. On site flows will continue to drain around the structures and flow to the southeast. All roof drainage will discharge from the roof to the new detention pond. A drainage easement has been acquired from the property south of the site to drain the pond.

Supplemental calculations have been provided to the City of Albuquerque Hydrology Department.

CALCULATIONS:

The calculations shown hereon define the 100 year/6 hour design storm falling within the project area under existing and developed conditions. The Hydrology is per "Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque, New Mexico in cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority, latest edition.

Existing Treatment Types:

Treatment A = 0 acres
Treatment B = 0 acres
Treatment C = 0.32 acres
Treatment D = 0.14 acres

Proposed Treatment Types:

Treatment A = 0.00 acres
Treatment B = 0.05 acres
Treatment C = 0.14 acres
Treatment D = 0.27 acres

Using the values above produces the following storm water flows and volumes:

Existing 100-year Flow = 1.53 cfs
Proposed 100-year Flow = 1.68 cfs

Existing 100-year Volume = 2151 cu. ft.
Proposed 100-year Volume = 2556 cu. ft.

PROPERTY ADDRESS:

6306 Central Ave.

TOPOGRAPHY:

Topographic information provided by Southwest Surveying Co. Inc. dated January, 2000.

LEGAL DESCRIPTION

LOT 3

YUCCA ADDITION NO. 1

SECTION 23, T. 10 N., R. 2 E., N.M.P.M.

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JANUARY 2000

GENERAL GRADING NOTES:

1. THE CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE, ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO THE EARTHWORK SPECIFICATIONS NOTED IN THE GEOTECHNICAL INVESTIGATION REPORT PREPARED FOR THIS LOT AND CAN BE OBTAINED BE THE OWNER.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS, PERMITS AND APPROVALS.
4. PVC DRAINAGE PIPES MAY REQUIRE FIELD ADJUSTMENT DUE TO SUBSURFACE ROCK. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO INLET/STREET.
5. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY CONDITIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
6. TWO WORKING DAYS PRIOR TO EXCAVATION THE CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
7. CONTRACTOR SHALL PROVIDE DOUBLE CLEAN-OUTS AT ALL BENDS IN DRAINAGE PIPE.
8. THE TOPSOIL COULD BE SAVED ASIDE FOR RE-USE IN FILLING DISTURBED AREAS AROUND THE STRUCTURE.
9. ALL DISTURBED AREAS ON THE LOT SHALL BE RESEEDED WITH NATIVE SEEDING MATERIAL.
10. THE MAXIMUM GRADED SIDE SLOPE SHALL NOT EXCEED 3 FEET (HORIZONTALLY) TO 1 FOOT (VERTICALLY)
11. AREAS DISTURBED DUE TO GRADING SHALL BE RESEEDED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STD. SPECIFICATION 1012 - NATIVE GRASS SEEDING, O.A.E.

UTILITY COMPANY INFORMATION

P.N.M. GAS & ELECTRIC SERVICES
RUBEN PHILLIPS: 848-4944
U.S. WEST COMMUNICATIONS
CATHY: 245-8706
JONES INTERCABLE
VIOLET WATSON: 761-6273

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 18-K11 THE PUBLISHED ELEVATION OF WHICH IS 5073.744, AND IS LOCATED ON THE EAST SIDE OF 63RD STREET, JUST NORTH OF CENTRAL AVENUE.

THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE FOR ORIENTATION ONLY. BOUNDARY DATA SHOWN IS FROM THE PLAT OF YUCCA ADDITION NO. 1, FILED IN BERNALILLO COUNTY, NEW MEXICO ON MARCH 14, 1941 IN VOLUME D, FOLIO 74.

THIS SURVEY WAS PREPARED FROM NOTES OF AN ACTUAL FIELD SURVEY AND MEETS THE MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY IN NEW MEXICO.

S.O. 19 NOTES

NOTICE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.
2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with City of Albuquerque Interim Standard Specifications for Public Works Construction, 1986 as amended through the latest edition.
3. Two working days prior to any excavation, contractor must contact New Mexico One Call System, 260-1990, for location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all constructions. 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 _____street use.
6. Maintenance of these facilities shall be the responsibility of the Owner of the property served.

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT OF WAY	
DESIGN APPROVAL	Hydrology Section Date
INSPECTION APPROVAL	Trans./Street Maint. Date
ACCEPTANCE	Construction Mgt. Div. Date
ROUTE AS-BUILT DWG. TO MAPS AND RECORDS	
ROUTE 1-COPY OF AS-BUILT TO HYDROLOGY SECTION	



VICINITY MAP

ZONE ATLAS: K-11

LEGEND

	EXISTING	PROPOSED
CONTOUR	5900	5850
WALL		
PROPERTY LINE		
EASEMENT		
METER		
CURB AND GUTTER		
SPOT ELEVATION		

MONUMENT LEGEND

- TEMPORARY BENCH MARK
- FOUND MONUMENT AS NOTED
- COMPUTED CORNER (NOT SET)

SYMBOLS LEGEND

- POWER POLE
- OVERHEAD UTILITY LINE
- UNDERGROUND GAS LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND WATER LINE
- WATER METER
- TELEPHONE RISER
- TREE (TRUNK SIZE SHOWN)
- BLOCK WALL
- FENCE

2-18-00
REV 4-26-00

APR 26 2000
HYDROLOGY SECTION

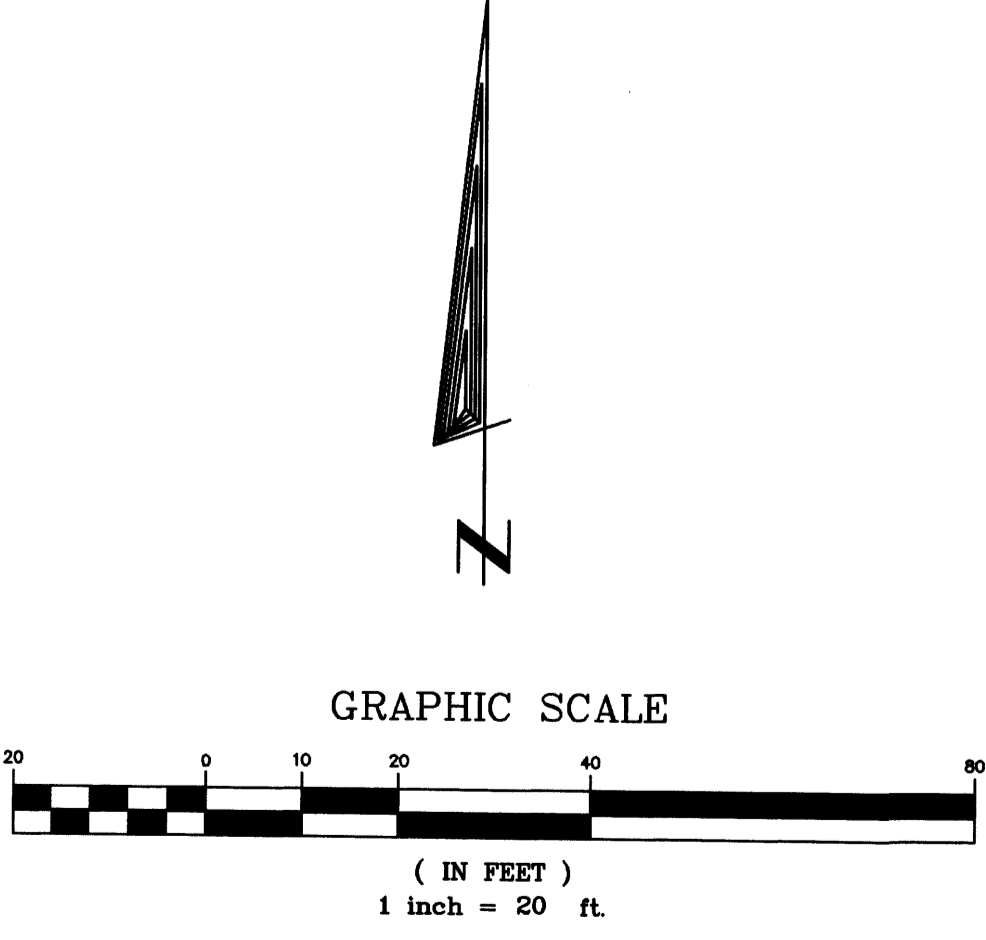
CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

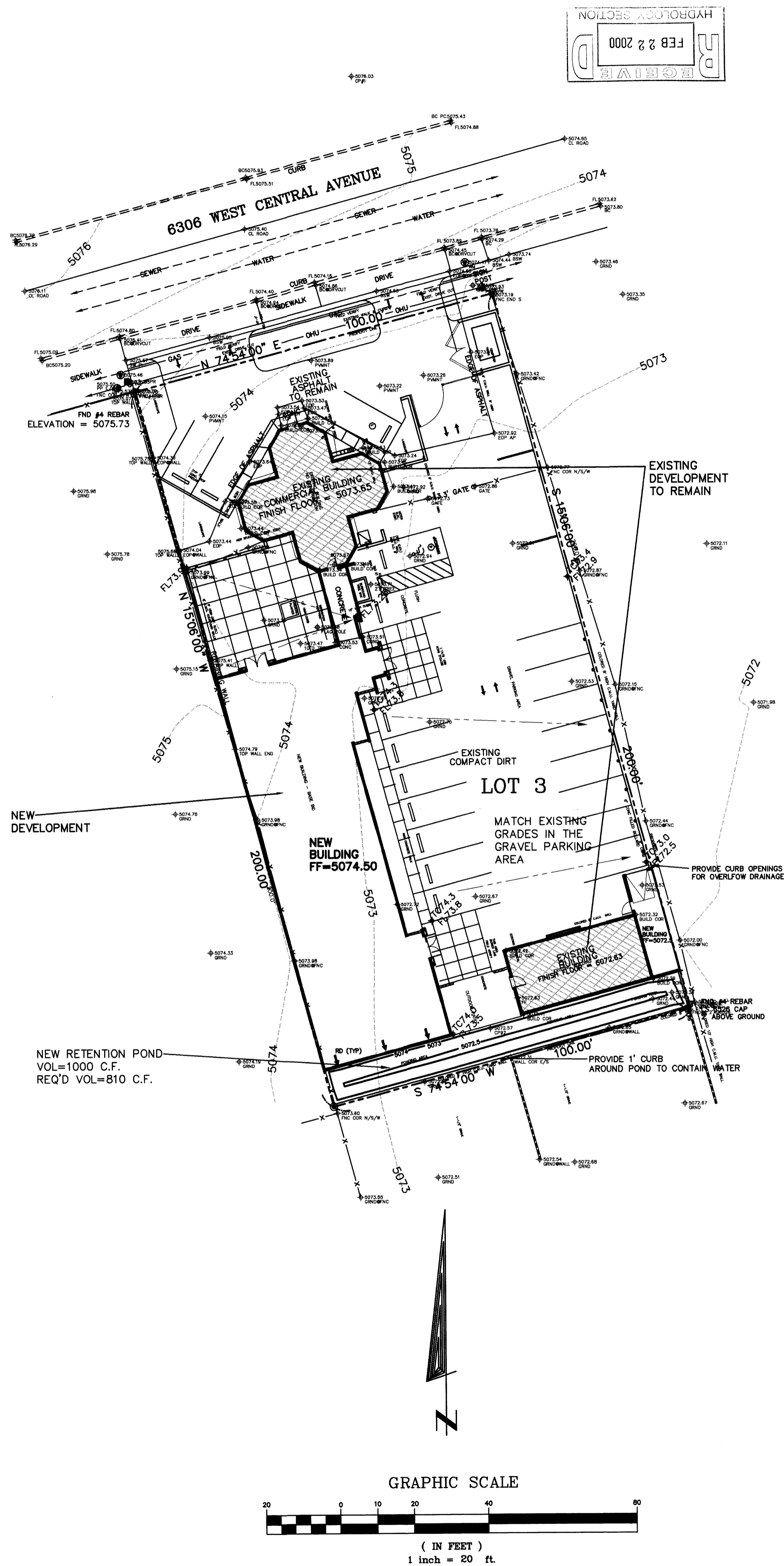
LOT #3
YUCCA ADDITION NO. 1

YDI DEVELOPMENT

McDowell Engineering Inc.

Designed JSM	Drawn STAFF	Checked JSM	Sheet	of
File YDI0001L	Date FEBRUARY, 2000		1	1





DRAINAGE PLAN

SCOPE:

Pursuant to the latest City of Albuquerque Ordinance, the Drainage Plan shown hereon outlines the drainage management criteria for controlling developed runoff on and exiting the project site. Two new buildings are proposed for the subject property, in addition to the two existing buildings with existing parking area, with associated access, parking and landscaping.

EXISTING CONDITIONS:

Presently the 0.46 acre site is developed. The site is bounded on the north by Central Ave, on the east west and south by private property. The site is level. As shown by the FEMA Map Panel No. 329, dated 1996, the site is not located in a 100-year floodplain. No offsite runoff enters the property.

PROPOSED CONDITIONS:

As shown by the plan, the buildings are located along the southwest side of the property. On site flows will continue to drain around the structures and flow to the southeast. All roof drainage will discharge from the roof to the new retention pond. Existing runoff will continue to be allowed to free discharge.

Supplemental calculations have been provided to the City of Albuquerque Hydrology Department.

CALCULATIONS:

The calculations shown hereon define the 100 year/6 hour design storm falling within the project area under existing and developed conditions. The Hydrology is per "Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque, New Mexico in cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority, latest edition.

Existing Treatment Types:

Treatment A = 0 acres
Treatment B = 0 acres
Treatment C = 0.32 acres
Treatment D = 0.14 acres

Proposed Treatment Types:

Treatment A = 0.00 acres
Treatment B = 0.05 acres
Treatment C = 0.14 acres
Treatment D = 0.27 acres

Using the values above produces the following storm water flows and volumes:

Existing 100-year Flow = 1.53 cfs
Proposed 100-year Flow = 1.68 cfs

Existing 100-year Volume = 2151 cu. ft.
Proposed 100-year Volume = 2556 cu. ft.

PROPERTY ADDRESS:

6306 Central Ave.

TOPOGRAPHY:

Topographic information provided by Southwest Surveying Co. Inc. dated January, 2000.

GENERAL GRADING NOTES:

1. THE CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE, ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO THE EARTHWORK SPECIFICATIONS NOTED IN THE GEOTECHNICAL INVESTIGATION REPORT PREPARED FOR THIS LOT AND CAN BE OBTAINED BE THE OWNER.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS, PERMITS AND APPROVALS.
4. PVC DRAINAGE PIPES MAY REQUIRE FIELD ADJUSTMENT DUE TO SUBSURFACE ROCK. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO INLET/STREET.
5. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY CONDITIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
6. TWO WORKING DAYS PRIOR TO EXCAVATION THE CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
7. CONTRACTOR SHALL PROVIDE DOUBLE CLEAN-OUTS AT ALL BENDS IN DRAINAGE PIPE.
8. THE TOPSOIL COULD BE SAVED ASIDE FOR RE-USE IN FILLING DISTURBED AREAS AROUND THE STRUCTURE.
9. ALL DISTURBED AREAS ON THE LOT SHALL BE RESEED WITH NATIVE SEEDING MATERIAL.
10. THE MAXIMUM GRADED SIDE SLOPE SHALL NOT EXCEED 3 FEET (HORIZONTALLY) TO 1 FOOT (VERTICALLY)
11. AREAS DISTURBED DUE TO GRADING SHALL BE RESEED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STD. SPECIFICATION 1012 - NATIVE GRASS SEEDING, O.A.E.

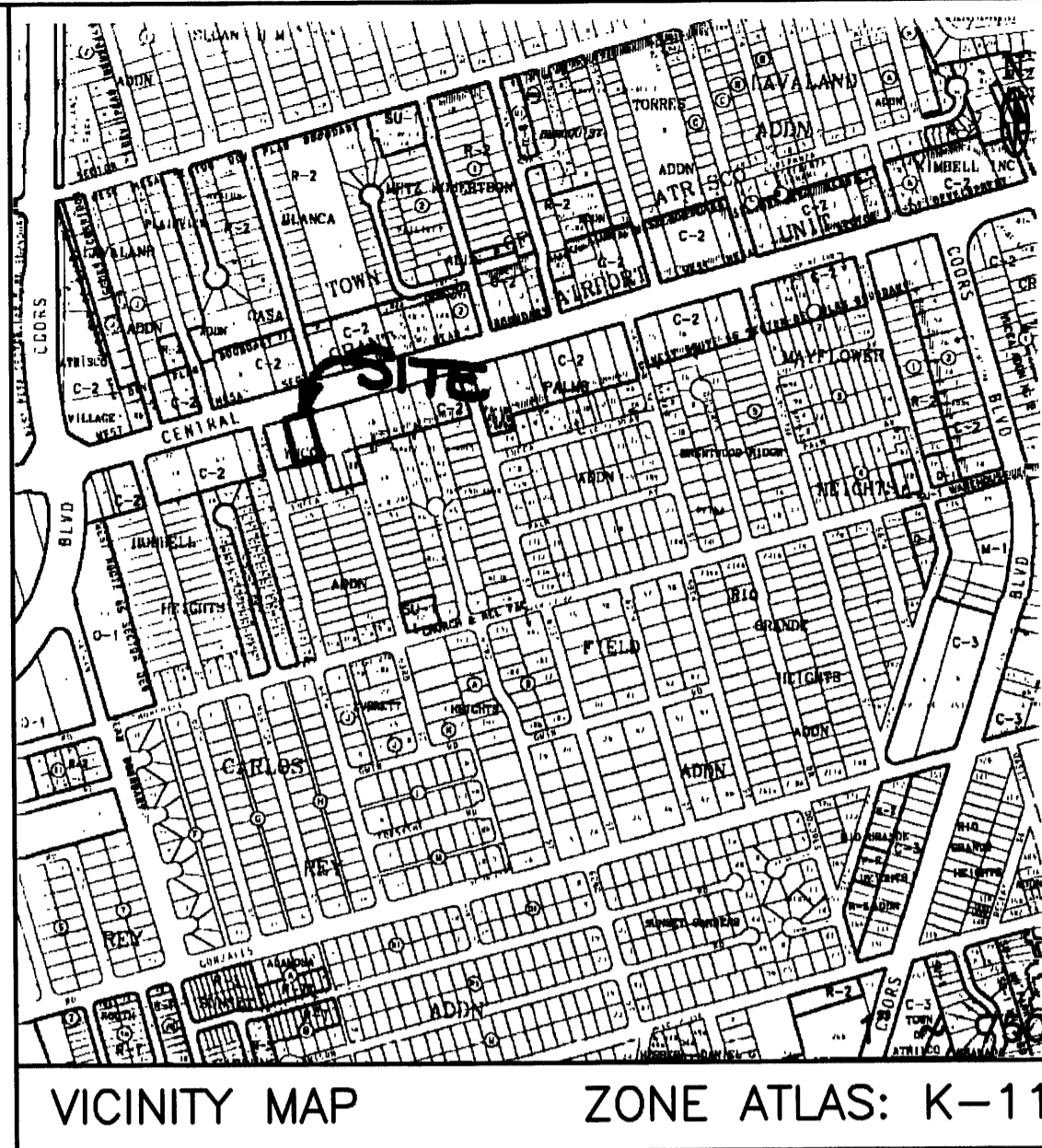
UTILITY COMPANY INFORMATION

P.N.M. GAS & ELECTRIC SERVICES
RUBEN PHILLIPS: 848-4944
U.S. WEST COMMUNICATIONS
CATHY: 245-8706
JONES INTERCABLE
VIOLET WATSON: 761-8273

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 18-K11 THE PUBLISHED ELEVATION OF WHICH IS 5073.744, AND IS LOCATED ON THE EAST SIDE OF 63RD STREET, JUST NORTH OF CENTRAL AVENUE.

THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE FOR ORIENTATION ONLY. BOUNDARY DATA SHOWN IS FROM THE PLAT OF YUCCA ADDITION NO. 1, FILED IN BERNALILLO COUNTY, NEW MEXICO ON MARCH 14, 1941 IN VOLUME D, FOLIO 74.

THIS SURVEY WAS PREPARED FROM NOTES OF AN ACTUAL FIELD SURVEY AND MEETS THE MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY IN NEW MEXICO.



VICINITY MAP ZONE ATLAS: K-11

LEGEND

EXISTING	PROPOSED
CONTOUR	5900
WALL	5850
PROPERTY LINE	
EASEMENT	
METER	
CURB AND GUTTER	
SPOT ELEVATION	

MONUMENT LEGEND

- TEMPORARY BENCH MARK
- FOUND MONUMENT AS NOTED
- COMPUTED CORNER (NOT SET)

SYMBOLS LEGEND

- POWER POLE
- OVERHEAD UTILITY LINE
- UNDERGROUND GAS LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND WATER LINE
- WATER METER
- TELEPHONE RISER
- TREE (TRUNK SIZE SHOWN)
- BLOCK WALL
- FENCE

LEGAL DESCRIPTION

LOT 3
YUCCA ADDITION NO. 1
SECTION 23, T. 10 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY 2000

CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

LOT #3
YUCCA ADDITION NO. 1

YDI DEVELOPMENT

McDowell Engineering Inc.

Designed JSM	Drawn STAFF	Checked JSM	Sheet of
File YDI0001L	Date FEBRUARY, 2000		1 1