

 **GRADING & DRAINAGE PLAN**  
SCALE: 1" = 20'

**LEGAL DESCRIPTION**

LOTS 10, 11 & 12 IN BLOCK 19 OF THE NEW MEXICO TOWN COMPANY'S TOWNSITE OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN & DESIGNATED ON THE MAP OF SAID TOWNSITE, FILED IN THE OFFICE OF THE PROBATE CLERK AN EX-OFFICIO OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 29, 1882.

**FLOOD NOTE**

THIS PROPERTY IS LOCATED WITHIN ZONE "X (NO FLOOD HAZARDS)", COMMUNITY PANEL 950002 0334 E, DATED NOVEMBER 19, 2003, & IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD BOUNDARY INDICATED BY FEMA FLOOD INSURANCE RATE MAPS. DETERMINATION OF FLOOD HAZARD IS BY GRAPHIC PLOTTING ONLY.

**BENCHMARK**

BASE OF ELEVATIONS: USC&GS 3 1/2" BRASS CAP STAMPED "1-26, 1933" SET ON TOP OF MARBLE DOOR STEP, NE QUADRANT, 5TH STREET & GOLD AVENUE, SW AT SOUTH ENTRANCE OF 421 GOLD AVENUE SW.

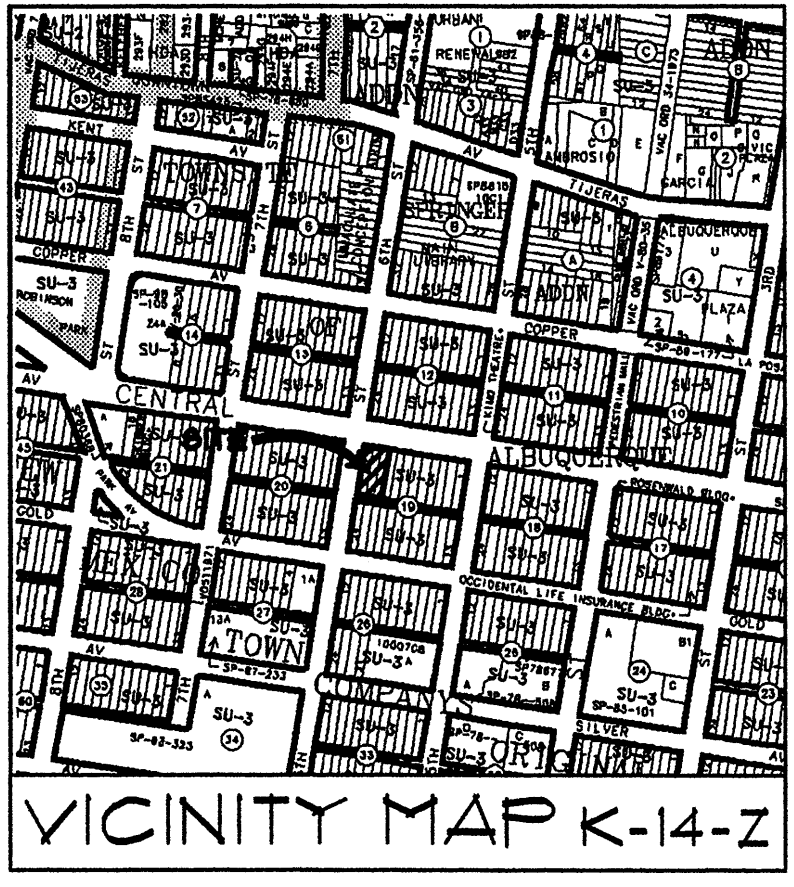
BM: SET P-K NAIL IN PAVEMENT, 21 FEET SOUTHEASTERLY FROM SE PROPERTY CORNER.  
ELE. = 4954.42.

**DESIGN NARRATIVE**

THIS PROJECT IS THE CONSTRUCTION OF A MULTI-STORY BUILDING THAT WILL REPLACE AN EXISTING BUILDING AND SOME PAVING ON THE SUBJECT SITE. ROOF/SITE DRAINAGE IS COLLECTED IN ROOF DRAINS AND PIPED VERTICALLY BELOW GRADE TO A LATERAL THAT CONNECTS TO THE BACK OF AN EXISTING CURB INLET ON THE NORTH SIDE OF THE BUILDING, ON CENTRAL AVE. SW. THE SITE IS LOCATED IN A DEVELOPED SECTION OF ALBUQUERQUE AND NO SIGNIFICANT OFFSITE RUNOFF AFFECTS THE SITE. SIDEWALKS IN THE RIGHT OF WAY WILL BE SLOPED TO DIRECT FLOW AWAY FROM THE BUILDING.

**KEYED NOTES**

1. NEW 4" THICK 4000 PSI, AIR-ENTRAINED CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD DRAWING 2430.
2. 8" PVC STORM DRAIN FOR BUILDING ROOF DRAINS. CONNECT TO BACK OF EXISTING DROP INLET PER CITY OF ALBUQUERQUE STANDARD DRAWING 92231.
3. 6", 4000 PSI AIR-ENTRAINED CONCRETE PAD.
4. ADDITIONAL 2'-0" OF PUBLIC ALLEY - SUBJECT PROPERTY - RECENTLY DEDICATED.
5. EXISTING CURB AND GUTTER TO REMAIN.
6. EXISTING CONCRETE VALLEY GUTTER TO REMAIN.



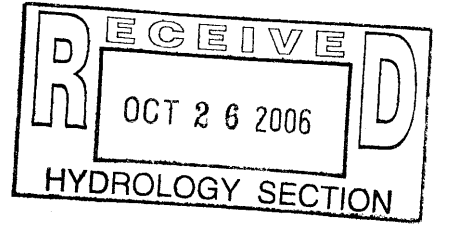
**LEGEND**

- PROPERTY LINE
- NEW BUILDING LINE
- 4982 --- EXISTING CONTOUR
- 82 --- NEW CONTOUR
- EXISTING BUILDING
- 32.00' X 24.2' PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- FLOW DIRECTION ARROW
- FF FINISH FLOOR
- TC TOP OF CONCRETE
- NEW CONCRETE PAVING
- ROOF DRAIN LOCATION
- FL FLOW LINE
- TA TOP OF ASPHALT
- M.S.L.E. MEAN SEA LEVEL ELEVATION

**NOTICE TO CONTRACTORS**

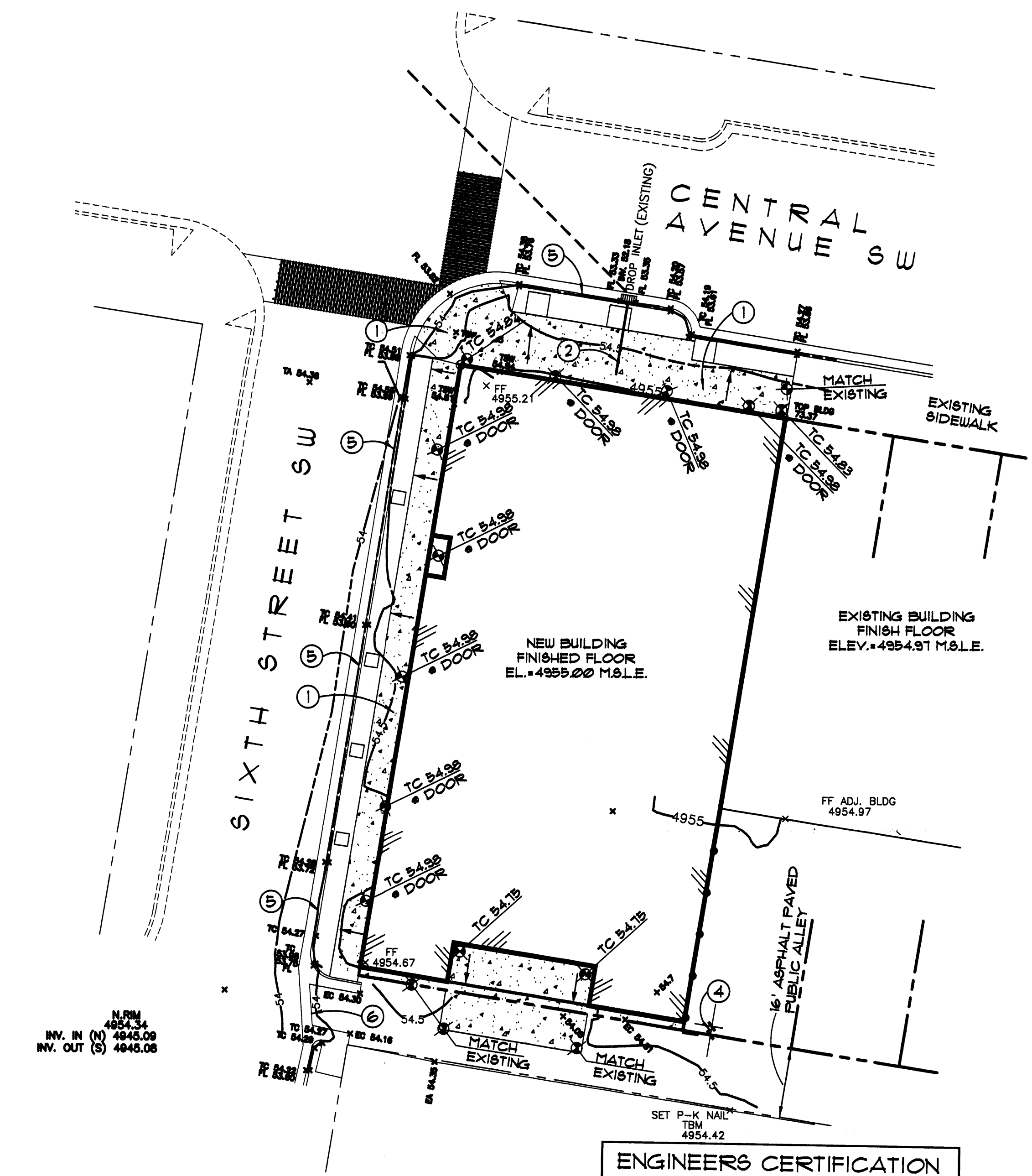
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS PUBLIC WORKS CONSTRUCTION, 1996 EDITION AS REVISED THROUGH UPDATE #1 AMENDMENT 1.
3. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING LINES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
5. BACK FILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE (ARTERIAL/COLLECTOR).
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		



**HYDROLOGY CALCULATIONS**

PRECIPITATION ZONE 2 DESIGN STORM: (IN)									
EXISTING CONDITIONS LAND TRTMT	AREA (ACRE)	AREA %	P6 (CF8/AC)	Q (CF8)	1hr	6hr	24hr	4day	10day
					2.01	2.35	2.75	3.30	3.95
A	0.000	0%	0.53	1.56	0.00	0	0	0	0
B	0.019	8%	0.78	2.28	0.04	5.4	5.4	5.4	5.4
C	0.000	0%	1.13	3.14	0.00	0	0	0	0
D	0.226	92%	2.12	4.70	1.06	1,739	2,061	2,519	3,052
TOTALS	0.245	100%			1.11	1,793	2,121	2,572	3,106
PROPOSED CONDITIONS									
LAND TRTMT	AREA (ACRE)	AREA %	P6 (CF8/AC)	Q (CF8)	1hr	6hr	24hr	4day	10day
					2.01	2.35	2.75	3.30	3.95
A	0.000	0%	0.53	1.56	0.00	0	0	0	0
B	0.000	0%	0.78	2.28	0.00	0	0	0	0
C	0.000	0%	1.13	3.14	0.00	0	0	0	0
D	0.245	100%	2.12	4.70	1.15	1,885	2,241	2,730	3,308
TOTALS	0.245	100%			1.15	1,885	2,241	2,730	3,308



GRADING & DRAINAGE PLAN  
SCALE: 1" = 20'

ENGINEERS CERTIFICATION  
I, MIKE WALLA NFFE 11030, OF THE FIRM WALLA ENGINEERING, LTD., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10-26-06. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED FROM DAVID SCHAFER OF AIC GENERAL CONTRACTOR. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 5-15-14 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY. THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THE PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

DATE MAY 15, 2014  
MICHAEL WALLA NFFE 11030  
Professional Engineer Seal

LEGAL DESCRIPTION

LOTS 10, 11 & 12 IN BLOCK 19 OF THE NEW MEXICO TOWN COMPANY'S TOWNSITE OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN & DESIGNATED ON THE MAP OF SAID TOWNSITE, FILED IN THE OFFICE OF THE PROBATE CLERK AN EX-OFFICIO OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 29, 1882.

FLOOD NOTE

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BENCHMARK

BASIS OF ELEVATIONS: USC&GS 3" BRASS CAP STAMPED "1-26, 1933" SET ON TOP OF MARBLE DOOR STEP, NE QUADRANT, 5TH STREET & GOLD AVENUE, SW AT SOUTH ENTRANCE OF 421 GOLD AVENUE SW.

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DESIGN NARRATIVE

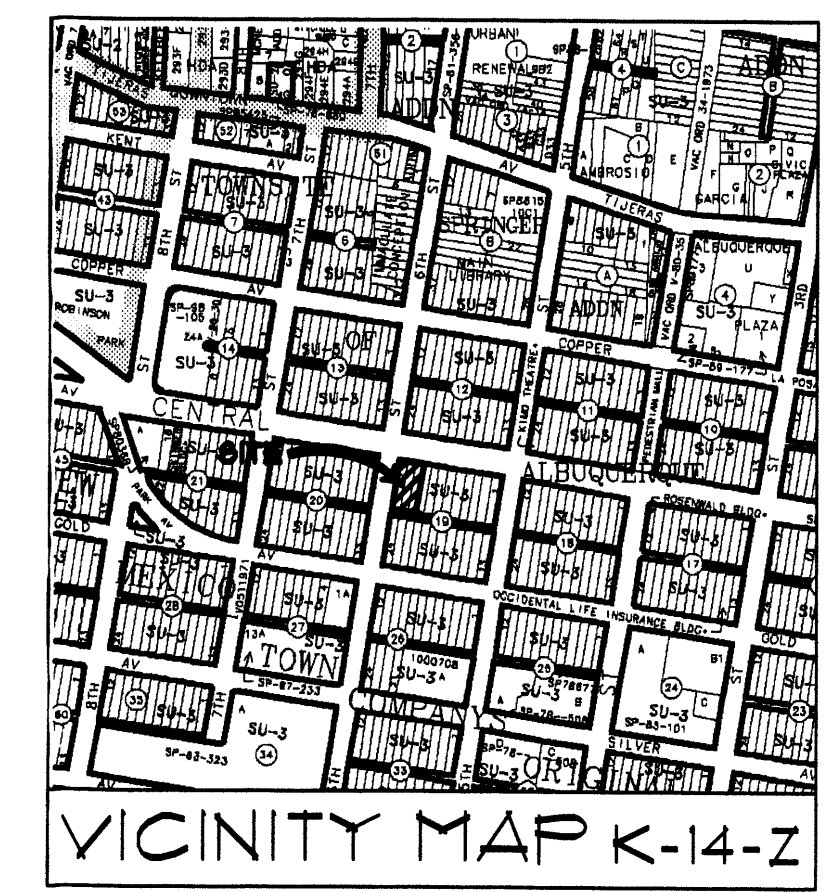
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KEYED NOTES

- NEW 4" THICK 4000 PSI, AIR-ENTRAINED CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD DRAWING #2430.
- 8" #PVC STORM DRAIN FOR BUILDING ROOF DRAINS. CONNECT TO BACK OF EXISTING DROP INLET PER CITY OF ALBUQUERQUE STANDARD DRAWING #2231.
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HYDROLOGY CALCULATIONS

PRECIPITATION ZONE 2 DESIGN STORM: (IN)									
			1hr	6hr	24hr	4day	10day		
			2.01	2.35	2.75	3.30	3.95		
EXISTING CONDITIONS									
LAND TRTMT	AREA (ACRE)	AREA %	P6 (CF6/AC)	Q (CF6)	V6 (CF)	V24 (CF)	V4DAY (CF)	V10DAY (CF)	
A	0.000	0%	0.53	1.56	0.00	0	0	0	
B	0.019	8%	0.78	2.28	0.04	5.4	5.4	5.4	
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LEGEND

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- NEW BUILDING LINE
- 4982 EXISTING CONTOUR
- 82 NEW CONTOUR
- EXISTING BUILDING
- 32.40 PROPOSED SPOT ELEVATION
- 24.2 EXISTING SPOT ELEVATION
- FLOW DIRECTION ARROW
- FF FINISH FLOOR
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APPROVAL	NAME	DATE
INSPECTOR		



Structural Engineering  
Civil Engineering  
4100 Indian School Road NE, Suite 210  
Albuquerque, New Mexico 87110  
881-3008 • Facsimile 881-4025

revision

by

date

rev

Mullen Heller  
Architecture P.C.  
1015 Tijeras Avenue NW  
Albuquerque, NM 87102  
505 268 4144 [p]  
505 268 4244 [f]

1600 rio grande nw  
albuquerque  
new mexico 87104  
505 246 0870  
fax 505 246 0437

06-10  
job number  
drawn by  
project manager  
date

Anasazi Downtown  
Southeast Corner of 6th Street and Central Avenue  
Albuquerque, New Mexico

GRADING & DRAINAGE PLAN

sheet-  
C101



