

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 23, 1995

Bob Ryals Ryals Engineering 5301 Central NE Suite 913 Albuquerque, NM 87108

RE: DRAINAGE AND GRADING PLAN FOR SENIOR SKIES DAYCARE (K15-D57) ENGINEER'S STAMP DATED 2/28/95.

Dear Mr. Ryals:

Based on the information provided on your February 28, 1995 submittal, the above referenced site is approved for Final Plat and Grading/Paving.

Please be advised that the alley must be in the condition that flows will not encroach onto private property.

Also, after construction is completed, Engineer Certification per the D.P.M. checklist will be required.

If I can be of further assistance, please feel free to contact me at 768-2667.

Sincerely,

Bernie J. Montoya, CE Engineering Associate

BJM/dl

c: Andrew Garcia File

DRAINAGE INFORMATION SHEET

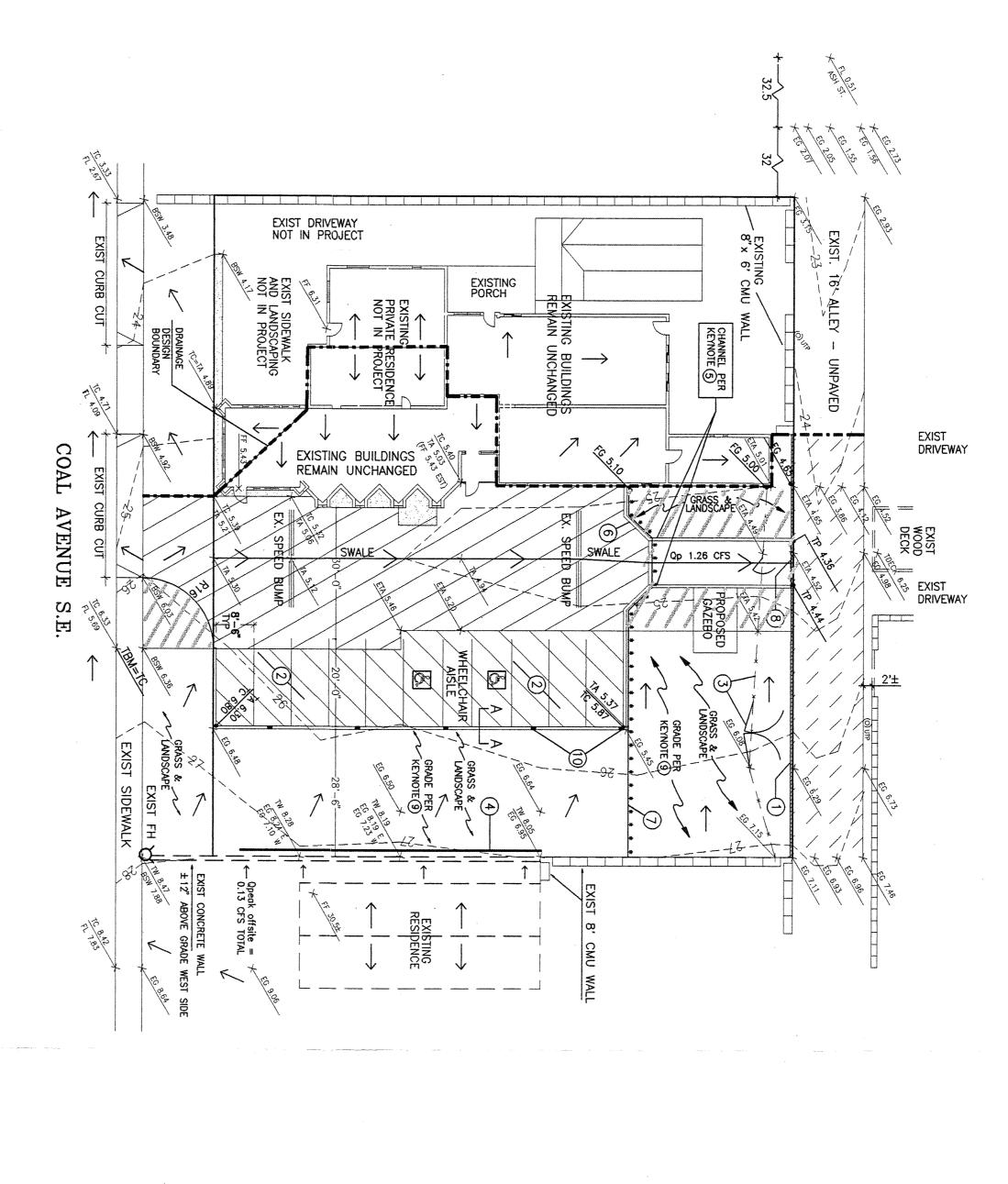
| PROJECT TITLE: SENIOR SKIES DAY-CA | WORK ORDER #: |
|--|---|
| LEGAL DESCRIPTION: LOTS 8,9,10 Big | CE ST. TERRAGE ADD D |
| CITY ADDRESS: 1605 COAL AVE | SG |
| ADDRESS: 530/ CENTRAL NE SO. OWNER: RICHARD MONTGOMERY | = 913 PHONE: 877-6/63/256-470/ |
| | PHONE: |
| ADDRESS: | |
| SURVEYOR: | CONTACT: |
| ADDRESS: | PHONE: |
| CONTRACTOR: | CONTACT: |
| ADDRESS: | PHONE: |
| 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 |
| | OTHER (SPECIFY) |
| DATE SUBMITTED: 2-28-95 | <u>. </u> |

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT UTILITY DEVELOPMENT DIVISION/HYDROLOGY SECTION

DKB 95-35

PRE-DESIGN CONFERENCE

| DRAINAGE FILE/ZONE ATLAS PAGE NO.: K15 | DATE: 2/3/95 |
|--|---|
| EPC NO.: DRB NO.: | ZONE: |
| SUBJECT: SENIOR DAYCARE CONTO | |
| STREET ADDRESS: | |
| LEGAL DESCRIPTION: Lots 8, 9 + 10 | TEARACE Adda |
| APPROVAL REQUESTED: PRELIMINARY PLAT | FINAL PLAT |
| × SITE DEVELOPMENT | |
| | |
| GRADING/PAVING PE | RMITOTHER |
| WHO | REPRESENTING |
| ATTENDANCE: TUCKER (7RHN | |
| FRED J. WENNER | |
| | |
| FINDINGS: | . / |
| · AN APPROXIS DRAINAGE P | lan s regular FUR |
| site plan approval has | paring pedmit |
| Pordine not request be | couse this is am |
| in fill sits and there | is no FLOODPISIA |
| downstrian of this site | , |
| | • |
| Downstream capacity in | eventure of the sury |
| vice be required it | Addition AL DISchoperd |
| | wayes to this Alw. |
| | |
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| | |
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| | |
| | , |
| | |
| The undersigned agrees that the above finding subject to change if further investigation restricted in formation | s are summarized accurately and are only veals that they are not reasonable or that |
| they are based on inaccurate information. | GNED: |
| SIGNED: | |
| 12/00 | |
| DATE: 2/3/9) DA' | 1 7: 7 |



GENERAL NOTES

n excavation/construction permit will ning any work within City of Albuquer ved copy of these plans must be sut ation for this permit.

All work detailed on these plans to be performed, except as erwise stated or provided hereon, shall be constructed in ordance with the City of Albuquerque Standard Specifications Public Works Construction, most recent edition.

Two working days prior to any excavation, contractor must act Line Locating Service (260—1990) for location of existing

Prior to construction, the Contractor shall become familiar the plans, shall excavate andverify the horizontal and vertical ations of all obstructions, and shall verify all slopes and alline elevations. In the case of a conflict or apparent ommission addity the Contractor shall consult with the Engineer immediately, ore final layout or construction.

Maintenance of these facilities shall be the responsibility of Owner of the property served.

new onsite curbs are 6" are 6" header curbs per

above adjacent pavement. All onsite Dwg 2415 except as otherwise indicated

® <u>(J</u>) (e)

8" WIDE BY 24" DEEP CUTOFF UPPER 9" MINIMUM. HIGH HEADER CURB PER COA DWG 2415

CHAINLINK FENCE WITH ROSES OR ? (SEE LANDSCAPE PLAN).

 Θ NOTES

NEW ASPHALT PAVING TO MATCH EXISTING PAVING TO HAVE 1% (MINIMUM) CROSS-SLOPE. BUILD NEW WALL OR FENCE PER COA REQUIREMENTS. 6" MIN CLEAR BENEATH FENCE AT OUTLET CHANNEL.

REMOVE EXISTING CHAIN LINK FENCE AND GATES

(F)

 \bigcirc

GRADE AS REQUIRED TO BALANCE EARTHWORK. MINIMUM SLOPE 1%. WAXIMUM SLOPE 4H:1V. FOR SLOPES STEEPER THAN 6H:1V START OP OF SLOPE 2' MIN FROM FACES OF WALLS OR FENCES. WALL PER COA DWG 2415. FORM

WIDE CURB OPENINGS @ 20' ON CENTER WHERE SHOWN (5).

SMOOTHLY AND

BUILD NEW CMU OR WOOD SCREEN WALL PER COA REQUIREMENTS. DO NOT BLOCK FLOW FROM OFFSITE. VERIFY STRUCTURAL AND LOCATIONAL (WHOSE PROPERTY) SUTIABILITY OF EXISTING CONCRETE STEM WALL BEFORE USING.

DRAINAGE DISCUSSION

FLOOD ZONE: THE SITE IS NOT IN A 100-YEAR FLOOD ZONE AN ESTABLISHED URBAN
VERSITY BLVD. ON COAL AVE.
ST. LOTS 8 AND 9, THE
ST. LOTS 8 AND 9, THE
HIGHER FINISHED FLOOR THAN
BUT HAS ACCESS FROM THE
BUT HAS ACCESS FROM THE
S OF VEHICULAR AND OTHER
HE EXISTING BUILDING, AND
MPLICATED) DRAIN VIA AN
LLEY RECEIVES RUNOFF FROM
AND IS IN FAIRLY GOOD

BENCH MARK=ACS BRASS CAP 6-K 15 LOCATED AT THE S.E. CORNER OF YALE BLVD & LEAD AVE. SLD ELEV 5160.77

TBM=SQUARE CHISELED ON TOP OF CURB NEAR THE EAST CURB OPENING AT THE PROJECT SITE: ELEV 5126.33

EGEND

TOP OF ASPHALT
TOP OF PAVEMENT
TOP OF PAVEMENT
FLOW LINE
TOP OF CURB / CONCRETE
SIDEWALK
FINISHED FLOOR
FINISHED GRADE
FIRE HYDRANT
EXISTING GRADE
GRASS & LANDSCAPING
WATER WEITER
WATER METER
FIRE HYDRANT
NEW CONTOURS
EXISTING CONTOURS
EXISTING CONTOURS
FLOW DIRECTION

THE SOUTH OR WEST. THE CHE CORRESPONDING PART OF ITS SITE ALTHOUGH AN EXISTING TO THE STREET. THE REAR NOT CONTRIBUTE. THERE IS HOUSE DRAINS TO THE STREET. IN THE ALLEY DON'T SHOW IT, HEAVY STORM PART OF THE HEAVY STORM PART OF THE HE PROJECT SITE WEST OF THE HE PROJECT SITE WEST OF THE HIS WATER WOULD RE-ENTER

PREDESIGN CONFERENCE: A PRE-DESIGN CONFERE STABLISHED THAT: (1) THE SITE IS IN AN EXISTIN (2) THERE IS NOT A DOWNSTREAM CAPACITY PROB (3) IF THE PROJECT INCREASED FLOW TO THE ALL (1) DEMONSTRATE DOWNSTREAM CAPACITY OF THE ENCE WITH THE CITY
NG URBAN/INFILL AREA;
BLEM IN THE STREETS; AND
LEY IT WOULD BE NECESSARY

PROPOSED CONDITIONS: THE PROJECT IS ESSENTIALLY A REMODEL AND A CHANGE OF USE. (THE EXISTING COMMERCIAL AREA WILL USED FOR SENIOR CITIZEN DAY—CARE). DRAINAGE ON OVER HALF THE SITE IS COMPLETELY UNCHANGED. NO NEW BUILDING WILL BE CONSTRUCTED EXCEPT FOR A SMALL GAZEBO. ROUGHLY TWO—THIRDS OF THE VACANT LOT WILL BE DEVOTED TO NEW LANDSCAPING; THE REST WILL BE NEW PAVING TO BRING PARKING UP TO CURRENT STANDARDS. ROUGHLY THE NORTH ONE—FOURTH OF THE EXISTING PARKING AREA WILL BE REMOVED, TO BE REPLACED BY LANDSCAPING AND A DRAINAGE "CHANNEL". BASED ON CURRENT CITY OF ALBUQUERQUE METHODS THE CALCULATED RUNOFF FOR THE PROPOSED CONDITIONS IS SLIGHTLY LESS THAN FOR EXISTING CONDITIONS. THUS PER THE PRE—DESIGN CONFERENCE IT IS NOT NECESSARY TO DEMONSTRATE DOWNSTREAM CAPACITY OF THE ALLEY.

+ 89.50 H

NEW CURB AND GUTTER EXISTING CURB AND GUTTER NEW SPOT ELEVATION

SPOT ELEVATION

EXISTING ASPHALT TO REMAIN

ASPHALT TO BE REMOVED

PREVENT PUBLIC WATER FROM ENTERING THE SITE IT IS PROPOSED TO EGRADE THE ALLEY FORM THE WEST SIDE OF THE COMMERCIAL PART OF THE JILDING TO THE EAST PROPERTY LINE AS SHOWN, TRANSITIONING SMOOTHLY DRM ONE EXISTING CROSS SECTION TO THE OTHER. IE OUTLET "CHANNEL", WHICH REPLACES THE NORTH END OF THE EXISTING VALE, CARRIES A 100-YEAR PEAK FLOW OF ONLY 1.26 CFS. WHILE IT IS FOWN AS HAVING A 10-FOOT WIDE BOTTOM, A NOTE ON THE PLAN SAYS THIS BY BE DECREASED TO 2 FEET. EITHER SIZE WORKS FOR DRAINAGE. THE TENT IS TO GIVE THE OWNER FLEXIBILITY IN MATERIALS AND IN POSSIBLY SING THE AREA FOR ACCESS TO THE GAZEBO AND FOR GARDEN AREA SEATING.

EXISTING CONDITIONS — ONSITE ONLY: VACANT LOT & IMPERVIOUS

(7367*3.14 + 6343*4.70)/43560 = 1.22 CFS

PROPOSED CONDITIONS — ONSITE ONLY: LANDSCAPING & IMPERVIOUS

(6627*2.28 + 7483*4.70)/43560 = 1.13 CFS 3 EDITION, RAIN ZONE 2

ASPHALT PAVIN © LANDSCAPING

SECTION A-A

LOTS 8, 9, & 10, BLOCK 56, TERRACE ADDITION

VICINTY MAP

(K-15)

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1605 COAL \triangleright SENIOR AVE. R SKIES DAYCARE S.E. ALBUQU engineering & construction services DAYCARE CENTER ALBUQUERQUE, 1

913

5301 Central NE Ste 9 Albuquerque, NM 87108 (505) 256-4702 Office (505) 269-1142 Mobile C1 of

SHEET NO.

GRADING AND DRAINAGE PLAN

STD CURB & GUTTER---COAL AVENUE

S.E.

CONC SIDEWALK

PROJECT SITE

PL 132.0'

NEW MEXICO