

Location
Lot 12-A, Block 2, University Height Addition, containing 0.2646 acre, is located at northeast corner of Yale Boulevard and Coal Avenue. See attached portion of Vicinity Map K-15-Z for exact location.

Purpose
The purpose of this drainage report is to present a grading and drainage solution for the proposed project. We are requesting rough grading, and building permit approval.

Existing Drainage Conditions
The site at its existing conditions drain partly to the east to the existing Alley, partly to the south to Coal Avenue, and partly to the west to Yale Boulevard. The existing site to the north drains both to the east to the existing Alley and to the west to Yale Boulevard. The Alley drains to the north and to the south. No offsite runoff appears to enter the site. According to FIRM map number 35001C0353H, map revised August 16, 2012, the site does not fall within a 100-year floodplain.

Proposed Conditions and On-Site Drainage Management Plan
Under the proposed conditions the runoff will enter the proposed ponds to the south and then overflow to Yale Boulevard. Runoff to the south will enter a series of depressed landscaping and will overflow to Yale Boulevard. The runoff to the east will flow to the Alley. The pond to the south will be graded in such a way that some will overflow to the alley and some will overflow to the Yale boulevard. The ponds to the south will overflow to the west to Yale Boulevard via the driveway. The total volume for the ponds is 250 CF.

Calculations
City of Albuquerque, Development Process Manual, Section 22.2, Hydrology Section, was used for runoff calculations. See this plan for AHYMO input and Summary output files.

* ZONE 2

* 100-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS) *

START RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=2.01 IN RAIN SIX=2.35 IN
RAIN DAY=2.75 IN DT=0.03333 HR

* ON-SITE COMPUTE NM HYD
ID=1 HYD NO=100.0 AREA=0.000413 SQ MI
PER A=0.00 PER B=10.00 PER C=0.00 PER D=90.00
TP=0.1333 HR MASS RAINFALL=-1

* 10-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS) *

START RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=1.34 IN RAIN SIX=1.57 IN
RAIN DAY=1.83 IN DT=0.03333 HR

* ON-SITE COMPUTE NM HYD
ID=1 HYD NO=110.0 AREA=0.000413 SQ MI
PER A=0.00 PER B=10.00 PER C=0.00 PER D=90.00
TP=0.1333 HR MASS RAINFALL=-1

* 100-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS) *

START RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=2.01 IN RAIN SIX=2.35 IN
RAIN DAY=2.75 IN DT=0.03333 HR

* ON-SITE COMPUTE NM HYD
ID=1 HYD NO=100.1 AREA=0.000413 SQ MI
PER A=0.00 PER B=10.00 PER C=5.00 PER D=85.00
TP=0.1333 HR MASS RAINFALL=-1

* 10-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS) *

START RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=1.34 IN RAIN SIX=1.57 IN
RAIN DAY=1.83 IN DT=0.03333 HR

* ON-SITE COMPUTE NM HYD
ID=1 HYD NO=110.1 AREA=0.000413 SQ MI
PER A=0.00 PER B=10.00 PER C=5.00 PER D=85.00
TP=0.1333 HR MASS RAINFALL=-1

FINISH

BASIN AREA			
BASIN	AREA (SF)	AREA (AC)	AREA (MI ²)
ON-SITE	11,525.86	0.2646	0.000413

EXISTING			
BASIN	Q-100 (CFS)	Q-10 (CFS)	TREATMENT
	(CFS)	(CFS)	A, B, C, D
ON-SITE	1.20	0.77	0%, 10%, 0%, 90%

PROPOSED			
BASIN	Q-100 (CFS)	Q-10 (CFS)	TREATMENT
	(CFS)	(CFS)	A, B, C, D
ON-SITE	1.18	0.75	0%, 10%, 5%, 85%

REZA AFAGHPOUR, NMPE 11814, OF SBS CONSTRUCTION AND ENGINEERING, LLC, 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 04-28-2014. THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

REZA AFAGHPOUR, NMPE 11814
DATE 11/11/2014

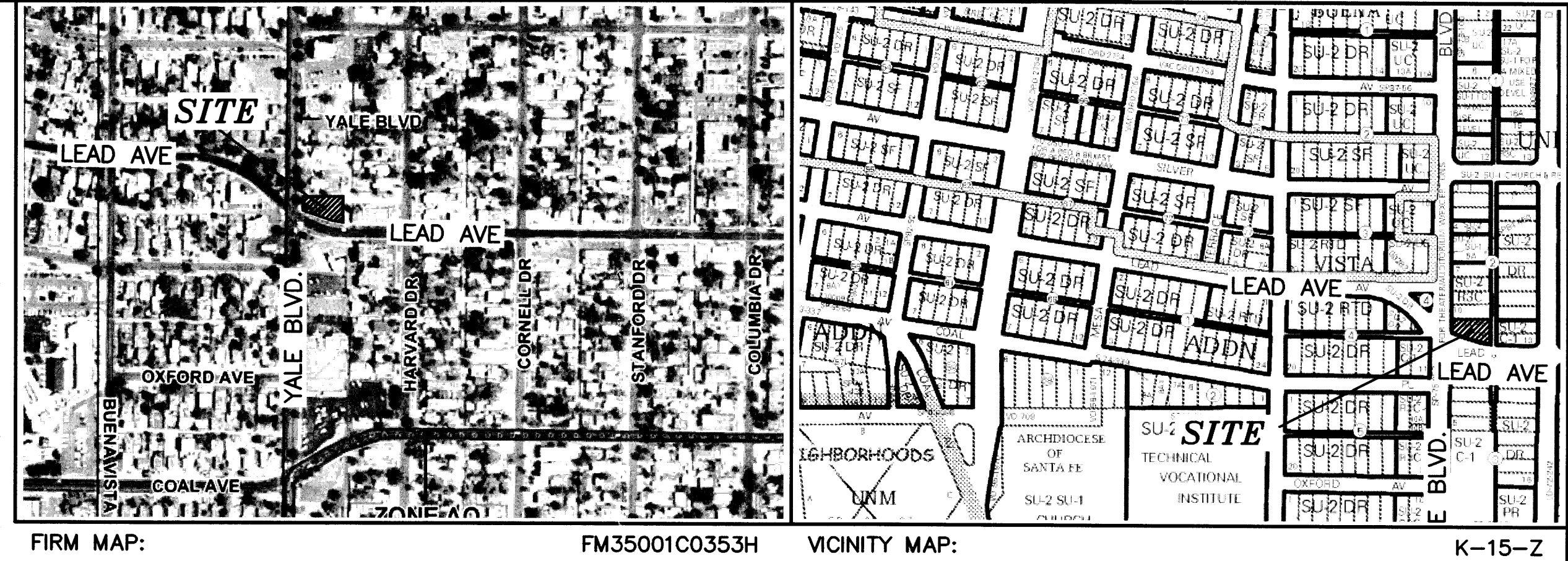
AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) - INPUT FILE = coal.txt									
COMMAND	HYDROGRAPH IDENTIFICATION	FROM NO.	TO NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE
START RAINFALL TYPE=1									TIME= .00
COMPUTE NM HYD	100.00	-	1	.00041	1.20	.044	1.98165	1.500	4.526 PER IMP= 2.350
START RAINFALL TYPE=1									TIME= .00
COMPUTE NM HYD	110.00	-	1	.00041	.77	.027	1.23171	1.500	2.923 PER IMP= 1.570
START RAINFALL TYPE=1									TIME= .00
COMPUTE NM HYD	100.10	-	1	.00041	1.18	.043	1.93022	1.500	4.446 PER IMP= 2.350
START RAINFALL TYPE=1									TIME= .00
COMPUTE NM HYD	110.10	-	1	.00041	.75	.026	1.18863	1.500	2.850 PER IMP= 1.570
FINISH									TIME= .00

POND CALCULATIONS

VOL = (TOP AREA + BOTTOM AREA) / 2 * (TOP ELEVATION - BOTTOM ELEVATION)

PONDS A	ELEV. (FT)*	AREA (SF)*	PONDS B	ELEV. (FT)*	AREA (SF)*
64.75	38.28	173.92	65.00	2.74	17.28
65.75	173.92		65.00		
PONDS C	ELEV. (FT)*	AREA (SF)*	POND D	ELEV. (FT)*	AREA (SF)*
64.30	16.44	63.00	65.00	4.39	47.27
65.50	73.90		65.00		
POND E	ELEV. (FT)*	AREA (SF)*	POND F	ELEV. (FT)*	AREA (SF)*
65.00	32.61	65.00	65.00	58.65	138.74
65.50	65.10		65.00		

TOTAL (A-F) = 250.52 CF
* TOP AND BOTTOM AREA FOR EACH POND



LEGAL DESCRIPTION:
LOT 12-A, BLOCK 2, UNIVERSITY HEIGHT ADDITION.
CONTAINING 11,526.00 S.F. (0.2646 ACRE)
ZONING: C-2 USES

- GENERAL NOTES:**
1. CONTOUR INTERVAL IS HALF (1.00) FOOT.
 2. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION 10_K15, HAVING AN ELEVATION OF 5155.755 FEET ABOVE SEA LEVEL.
 3. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
 4. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
 5. SLOPES ARE AT 3:1 MAXIMUM.

- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING WORK WITHIN CITY RIGHT-OF-WAY.
 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, 1985.
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, 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 TRAFFIC/STREET USE.
 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.

VERSION: 1997.02d RUN DATE (MON/DAY/YR) = 04/28/2014
USER NO. = AHYMO-I-9702c01000R31-AH

COMMAND	HYDROGRAPH IDENTIFICATION	FROM NO.	TO NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1
START RAINFALL TYPE=1										TIME= .00
COMPUTE NM HYD	100.00	-	1	.00041	1.20	.044	1.98165	1.500	4.526 PER IMP= 2.350	90.00
START RAINFALL TYPE=1										TIME= .00
COMPUTE NM HYD	110.00	-	1	.00041	.77	.027	1.23171	1.500	2.923 PER IMP= 1.570	90.00
START RAINFALL TYPE=1										TIME= .00
COMPUTE NM HYD	100.10	-	1	.00041	1.18	.043	1.93022	1.500	4.446 PER IMP= 2.350	85.00
START RAINFALL TYPE=1										TIME= .00
COMPUTE NM HYD	110.10	-	1	.00041	.75	.026	1.18863	1.500	2.850 PER IMP= 1.570	85.00
FINISH										TIME= .00



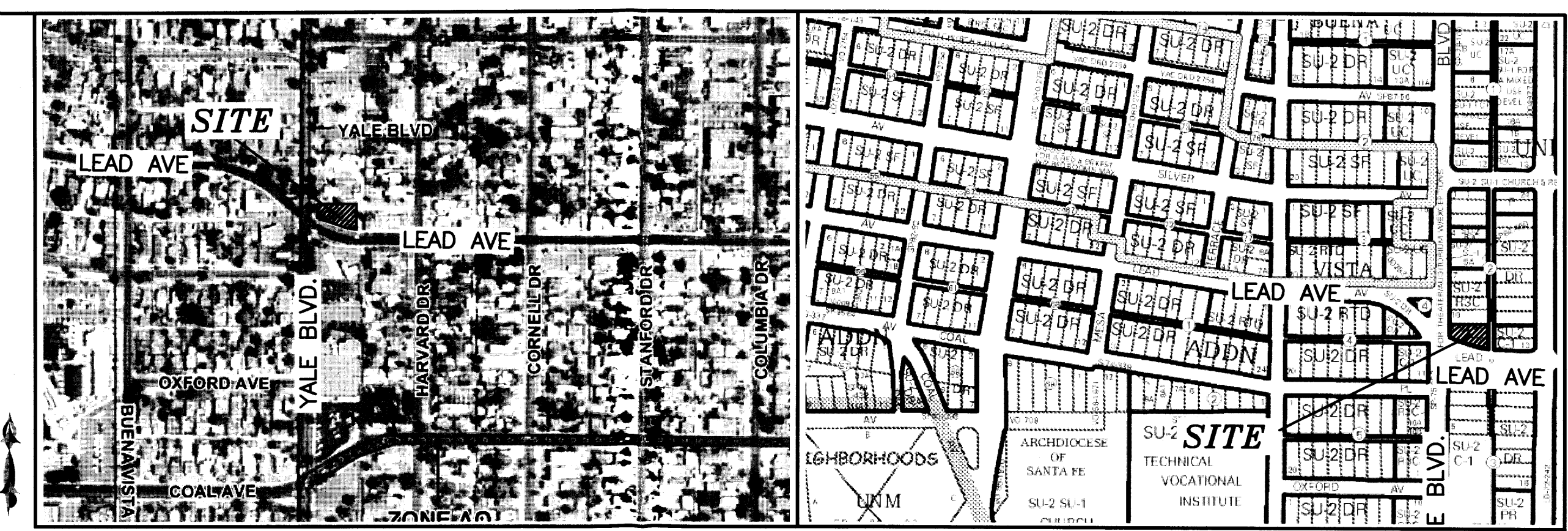
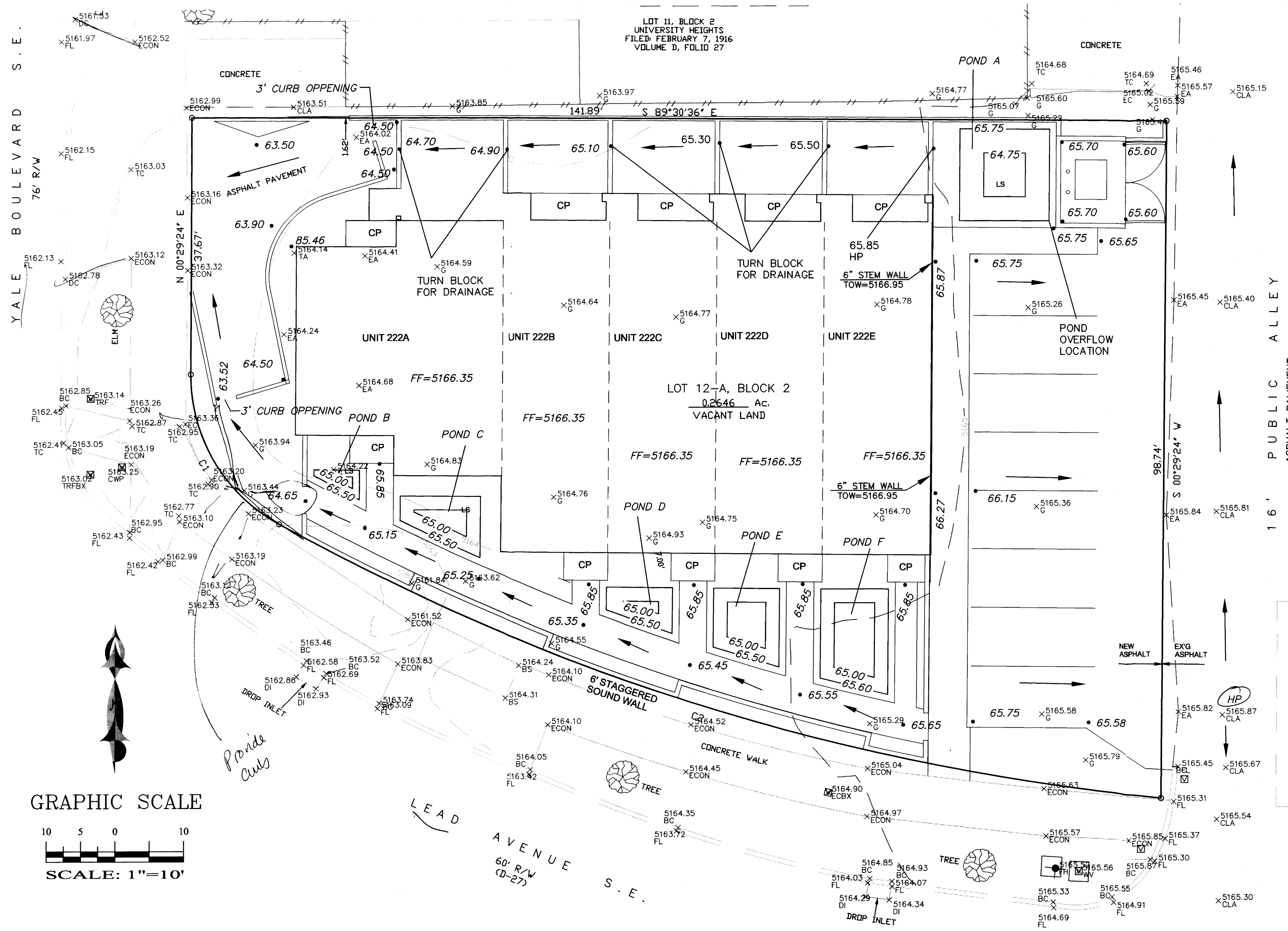
SBS CONSTRUCTION AND ENGINEERING, LLC

10209 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505) 899-5570

LOT 12-A, BLOCK 2, UNIVERSITY HEIGHT ADDITION
GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
201314-GR.DWG	SH-B	05-29-2013	C103

LAST REVISION: 05-29-13



FIRM MAP: FM35001C0353H VICINITY MAP: K-15-Z

- LEGEND**
- 5100--- EXISTING CONTOUR (MAJOR)
 - 5102--- EXISTING CONTOUR (MINOR)
 - BOUNDARY LINE
 - 85.46 PROPOSED SPOT ELEVATION
 - × 5265.16 EXISTING GRADE
 - × 5284.43 EXISTING FLOWLINE ELEVATION
 - BC=89.08 PROPOSED RETAINING WALL
 - BOTTOM OF CHANEL
 - TRW=91.50 TOP OF RETAINING WALL
 - TF=88.00 TOP OF FOOTING
 - HP HIGH POINT

LEGAL DESCRIPTION:
LOT 12-A, BLOCK 2, UNIVERSITY HEIGHT ADDITION.
CONTAINING 11,526.00 S.F. (0.2646 ACRE)
ZONING: C-2 USES

GENERAL NOTES:
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2. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION 10_K15, HAVING AN ELEVATION OF 5155.755 FEET ABOVE SEA LEVEL.
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 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
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Location
Lot 12-A, Block 2, University Height Addition, containing 0.2646 acre, is located at northeast corner of Yale Boulevard and Coal Avenue. See attached portion of Vicinity Map K-15-Z for exact location.

Purpose
The purpose of this drainage report is to present a grading and drainage solution for the proposed project. We are requesting rough grading, and building permit approval.

Existing Drainage Conditions
The site at its existing conditions drain partly to the east to the exiting Alley, partly to the south to Coal Avenue, and partly to the west to Yale Boulevard. The existing site to the north drains both to the east to the exiting Alley and to the west to Yale Boulevard. The Alley drains to the north and to the south. No off-site runoff appears to enter the site. According to FIRM map number 35001C0353H, map revised August 16, 2012, the site does not fall within a 100-year floodplain.

Proposed Conditions and On-Site Drainage Management Plan
Under the proposed conditions the runoff will enter the proposed ponds to the south and then overflow to Yale Boulevard. Runoff to the south will enter a series of depressed landscaping and will overflow to Yale Boulevard. The runoff to the east will flow to the Alley. The pond to the south will be graded in such a way that some will overflow to the alley and some will overflow to the Yale boulevard. The ponds to the south will overflow to the west to Yale Boulevard via the driveway. The total volume for the ponds is 250 CF.

Calculations
City of Albuquerque, Development Process Manual, Section 22.2, Hydrology Section, was used for runoff calculations. See this plan for AHYMO input and Summary output files.

*** ZONE 2**

* 100-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS) *

START RAINFALL
TIME=0.0
TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=2.01 IN RAIN SIX=2.35 IN
RAIN DAY=2.75 IN DT=0.03333 HR

* ON-SITE
COMPUTE NM HYD
ID=1 HYD NO=100.0 AREA=0.000413 SQ MI
PER A=0.00 PER B=10.00 PER C=0.00 PER D=90.00
TP=0.1333 HR MASS RAINFALL=1

* 10-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS) *

START RAINFALL
TIME=0.0
TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=1.34 IN RAIN SIX=1.57 IN
RAIN DAY=1.83 IN DT=0.03333 HR

* ON-SITE
COMPUTE NM HYD
ID=1 HYD NO=110.0 AREA=0.000413 SQ MI
PER A=0.00 PER B=10.00 PER C=0.00 PER D=90.00
TP=0.1333 HR MASS RAINFALL=1

* 100-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS) *

START RAINFALL
TIME=0.0
TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=2.01 IN RAIN SIX=2.35 IN
RAIN DAY=2.75 IN DT=0.03333 HR

* ON-SITE
COMPUTE NM HYD
ID=1 HYD NO=100.1 AREA=0.000413 SQ MI
PER A=0.00 PER B=10.00 PER C=5.00 PER D=85.00
TP=0.1333 HR MASS RAINFALL=1

* 10-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS) *

START RAINFALL
TIME=0.0
TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=1.34 IN RAIN SIX=1.57 IN
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* ON-SITE
COMPUTE NM HYD
ID=1 HYD NO=110.1 AREA=0.000413 SQ MI
PER A=0.00 PER B=10.00 PER C=5.00 PER D=85.00
TP=0.1333 HR MASS RAINFALL=1

FINISH

BASIN AREA			
BASIN	AREA (SF)	AREA (AC)	AREA (MI ²)
ON-SITE	11,525.86	0.2646	0.000413

EXISTING			
BASIN	Q-100 (CFS)	Q-10 (CFS)	TREATMENT
	(CFS)	(CFS)	A, B, C, D
ON-SITE	1.20	0.77	0%, 10%, 0%, 90% ✓

PROPOSED			
BASIN	Q-100 (CFS)	Q-10 (CFS)	TREATMENT
	(CFS)	(CFS)	A, B, C, D
ON-SITE	1.18	0.75	0%, 10%, 5%, 85%

HYMO PROGRAM SUMMARY TABLE (AHYMO_97) -
INPUT FILE = coal.txt

VERSION: 1997.02d RUN DATE (MON/DAY/YR) = 04/28/2014
USER NO. = AHYMO-I-9702c01000R31-AH

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1
START RAINFALL TYPE= 1										TIME= .00
COMPUTE NM HYD	100.00	-	1	.00041	1.20	.044	1.98165	1.500	4.526	RAIN6= 2.350
START RAINFALL TYPE= 1										PER IMP= 90.00
COMPUTE NM HYD	110.00	-	1	.00041	.77	.027	1.23171	1.500	2.923	RAIN6= 1.570
START RAINFALL TYPE= 1										PER IMP= 90.00
COMPUTE NM HYD	100.10	-	1	.00041	1.18	.043	1.93022	1.500	4.446	RAIN6= 2.350
START RAINFALL TYPE= 1										PER IMP= 85.00
COMPUTE NM HYD	110.10	-	1	.00041	.75	.026	1.18863	1.500	2.850	RAIN6= 1.570
FINISH										PER IMP= 85.00

POND CALCULATIONS

$VOL = (TOP AREA + BOTTOM AREA) / 2 * (TOP ELEVATION - BOTTOM ELEVATION)$

PONDS A	ELEV. (FT)*	AREA (SF)*	PONDS B	ELEV. (FT)*	AREA (SF)*
64.75	38.28	65.00	65.00	2.74	
65.75	173.92	65.50	65.50	17.28	

PONDS C	ELEV. (FT)*	AREA (SF)*	POND D	ELEV. (FT)*	AREA (SF)*
64.50	16.44	65.00	65.00	4.39	
65.50	73.90	65.50	65.50	47.27	

POND E	ELEV. (FT)*	AREA (SF)*	POND F	ELEV. (FT)*	AREA (SF)*
65.00	32.61	65.00	65.00	58.65	
65.50	65.10	65.50	65.50	138.74	

TOTAL (A-F) = 250.52 CF
*TOP AND BOTTOM AREA FOR EACH POND
 $1873^{CF} - 29^{CF} = 1423^{CF}$ runoff = .037 Ac-ft
 $\sim 3.85^{CF}/Ac$



SBS CONSTRUCTION AND ENGINEERING, LLC

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ALBUQUERQUE, NEW MEXICO 87114
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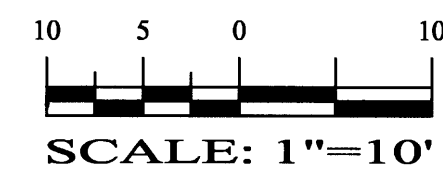
**LOT 12-A, BLOCK 2, UNIVERSITY HEIGHT ADDITION
GRADING AND DRAINAGE PLAN**

DRAWING:	DRAWN BY:	DATE:	SHEET #
201314-GR.DWG	SH-B	05-29-2013	C103

YALE BOULEVARD S.E.

76' R/W

GRAPHIC SCALE



Location
Lot 12-A, Block 2, University Height Addition, containing 0.2646 acre, is located at northeast corner of Yale Boulevard and Coal Avenue. See attached portion of Vicinity Map K-15-Z for exact location.

Purpose
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Proposed Conditions and On-Site Drainage Management Plan
Under the proposed conditions the runoff will enter the proposed ponds to the north and south side of the building. The pond to the north will be graded in such a way that some will overflow to the alley and some will overflow to the Yale boulevard. The ponds to the south will overflow to the west to Yale Boulevard via the driveway. The total volume for the ponds is 415 CF.

Calculations
City of Albuquerque, Development Process Manual, Section 22.2, Hydrology Section, was used for runoff calculations. See this plan for AHYMO input and Summary output files.

* ZONE 2

100-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS)

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TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=2.01 IN RAIN SIX=2.35 IN
RAIN DAY=2.75 IN DT=0.03333 HR

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PER A=0.00 PER B=10.00 PER C=90.00 PER D=0.00
TP=0.1333 HR MASS RAINFALL=-1

10-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS)

START RAINFALL TIME=0.0
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PER A=0.00 PER B=10.00 PER C=90.00 PER D=0.00
TP=0.1333 HR MASS RAINFALL=-1

100-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS)

START RAINFALL TIME=0.0
TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=2.01 IN RAIN SIX=2.35 IN
RAIN DAY=2.75 IN DT=0.03333 HR

* ON-SITE COMPUTE NM HYD
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FINISH

BASIN AREA

BASIN	AREA (SF)	AREA (AC)	AREA (MI ²)
ON-SITE	11,525.86	0.2646	0.000413

EXISTING

BASIN	Q-100 (CFS)	Q-10 (CFS)	TREATMENT
ON-SITE	0.81	0.43	0%, 10%, 90%, 10%

PROPOSED

BASIN	Q-100 (CFS)	Q-10 (CFS)	TREATMENT
ON-SITE	1.18	0.75	0%, 10%, 5%, 85%

COMMAND HYDROGRAPH NO. FROM ID TO ID NO. AREA (SQ MI) PEAK DISCHARGE (CFS) RUNOFF VOLUME (AC-FT) RUNOFF (INCHES) TIME TO PEAK (HOURS) CFS PER ACRE NOTATION

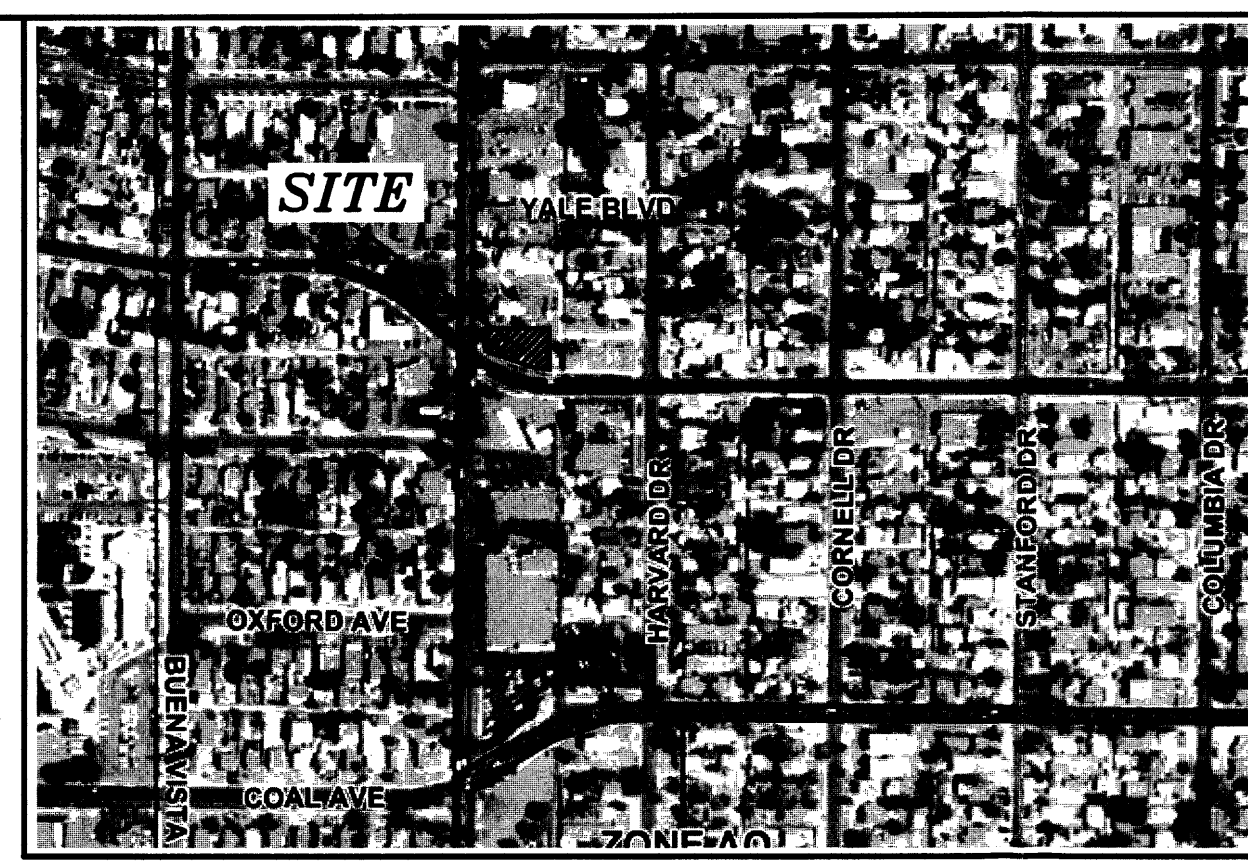
START RAINFALL TYPE=1	100.00	-	1	.00041	.81	.024	1.08645	1.500	3.083	PER IMP=	.00
COMPUTE NM HYD										TIME=	2.350
START RAINFALL TYPE=1	110.00	-	1	.00041	.43	.011	.48064	1.533	1.623	PER IMP=	.00
COMPUTE NM HYD										TIME=	1.570
START RAINFALL TYPE=1	100.10	-	1	.00041	1.18	.043	1.93022	1.500	4.446	PER IMP=	85.00
COMPUTE NM HYD										TIME=	.00
FINISH	110.10	-	1	.00041	.75	.026	1.18863	1.500	2.850	PER IMP=	85.00

POND CALCULATIONS

VOL = (TOP AREA + BOTTOM AREA) / 2 * (TOP ELEVATION - BOTTOM ELEVATION)

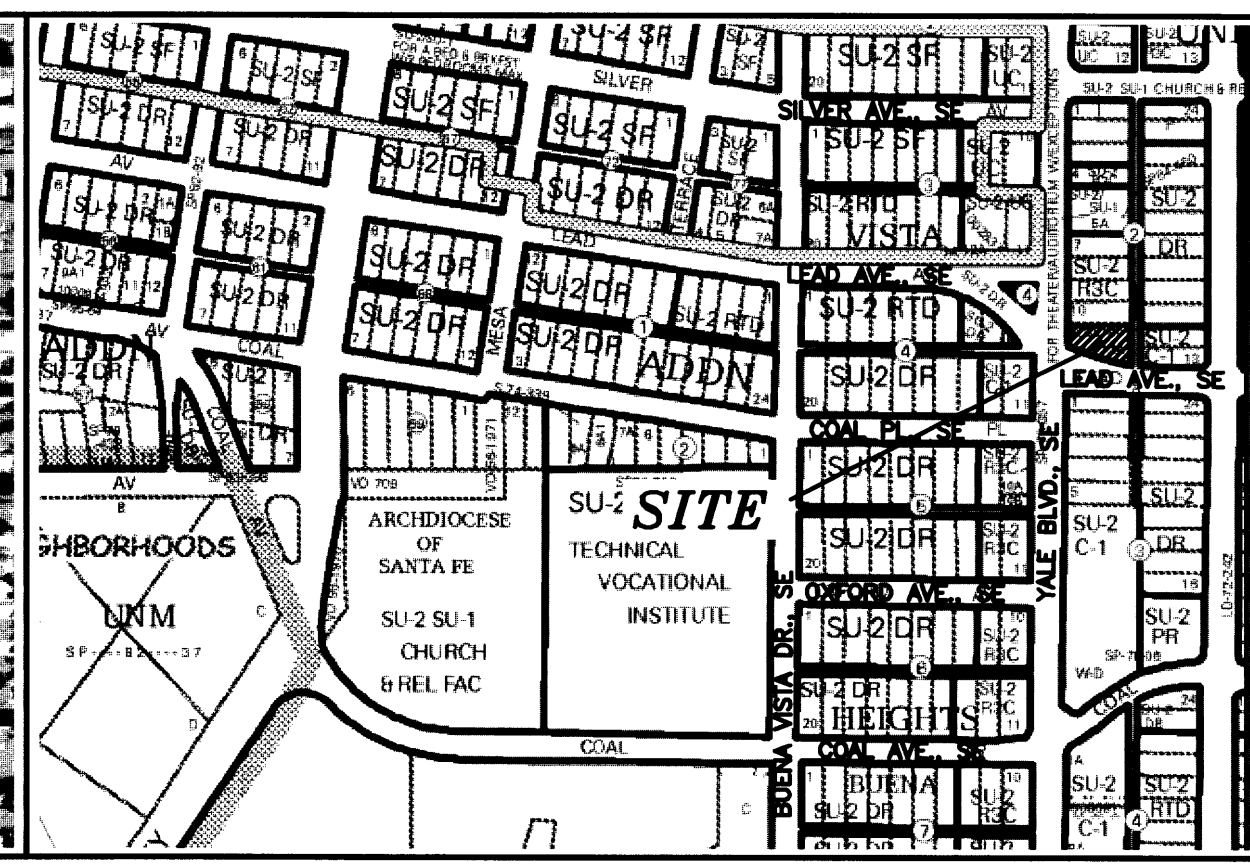
PONDS A-B	ELEV. (FT)	AREA (SF)	PONDS C-E	ELEV. (FT)	AREA (SF)
65.00	11.20	65.25	65.25	11.20	
65.50	97.60	65.75	65.75	97.60	
PONDS F	ELEV. (FT)	AREA (SF)	POND G	ELEV. (FT)	AREA (SF)
64.50	42.25	65.00	65.00	42.19	
65.50	212.28	65.50	65.50	212.28	
POND H	ELEV. (FT)	AREA (SF)	POND I	ELEV. (FT)	AREA (SF)
65.00	60.64	65.00	65.00	29.00	
65.50	145.91	65.50	65.50	76.24	
POND J	ELEV. (FT)	AREA (SF)	POND K	ELEV. (FT)	AREA (SF)
65.00	62.30	65.00	65.00	93.63	
65.60	124.08	65.60	65.60	168.77	

TOTAL (A-E) + F + G + H + I + J + K = 405.03 CF
* TOP AND BOTTOM AREA FOR EACH POND



FIRM MAP:

FM35001C0353H



VICINITY MAP:

K-15-Z

LEGAL DESCRIPTION:

LOT 12-A, BLOCK 2, UNIVERSITY HEIGHT ADDITION.
CONTAINING 11,526.00 S.F. (0.2646 ACRE)
ZONING: C-2 USES

GENERAL NOTES:

1. CONTOUR INTERVAL IS HALF (1.00) FOOT.
2. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION 10_K15, HAVING AN ELEVATION OF 5155.755 FEET ABOVE SEA LEVEL.
3. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
4. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
5. SLOPES ARE AT 3:1 MAXIMUM.

NOTICE TO CONTRACTORS

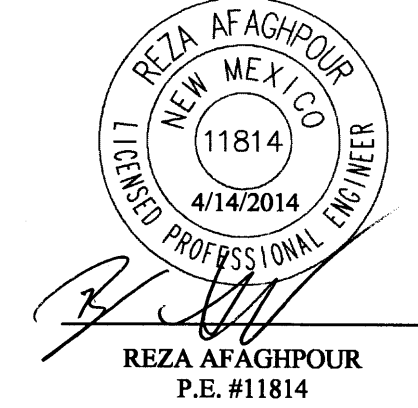
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, 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 TRAFFIC/STREET USE.
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.

to be increased after raising land treatment

VERSION: 1997.02d RUN DATE (MON/DAY/YR) = 04/09/2014
USER NO. = AHYMO-I-9702c01000R31-AH

PAGE = 1

COMMAND	HYDROGRAPH NO.	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	NOTATION
START RAINFALL TYPE=1	100.00	-	1	.00041	.81	.024	1.08645	1.500	3.083	PER IMP= .00
COMPUTE NM HYD										TIME= 2.350
START RAINFALL TYPE=1	110.00	-	1	.00041	.43	.011	.48064	1.533	1.623	PER IMP= .00
COMPUTE NM HYD										TIME= 1.570
START RAINFALL TYPE=1	100.10	-	1	.00041	1.18	.043	1.93022	1.500	4.446	PER IMP= 85.00
COMPUTE NM HYD										TIME= .00
FINISH	110.10	-	1	.00041	.75	.026	1.18863	1.500	2.850	PER IMP= 85.00

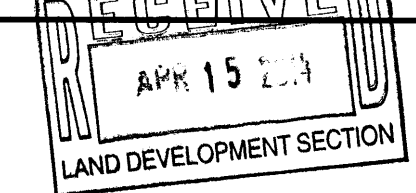


SBS CONSTRUCTION AND ENGINEERING, LLC

10209 SNOWFLAKE CT. NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570

**LOT 12-A, BLOCK 2, UNIVERSITY HEIGHT ADDITION
GRADING AND DRAINAGE PLAN**

DRAWING:	DRAWN BY:	DATE:	SHEET #
201408-GR.DWG	SH-B	04-01-2014	C103



A

B

C

D

E

YALE BLVD.
75' ROW

UNIT 222A

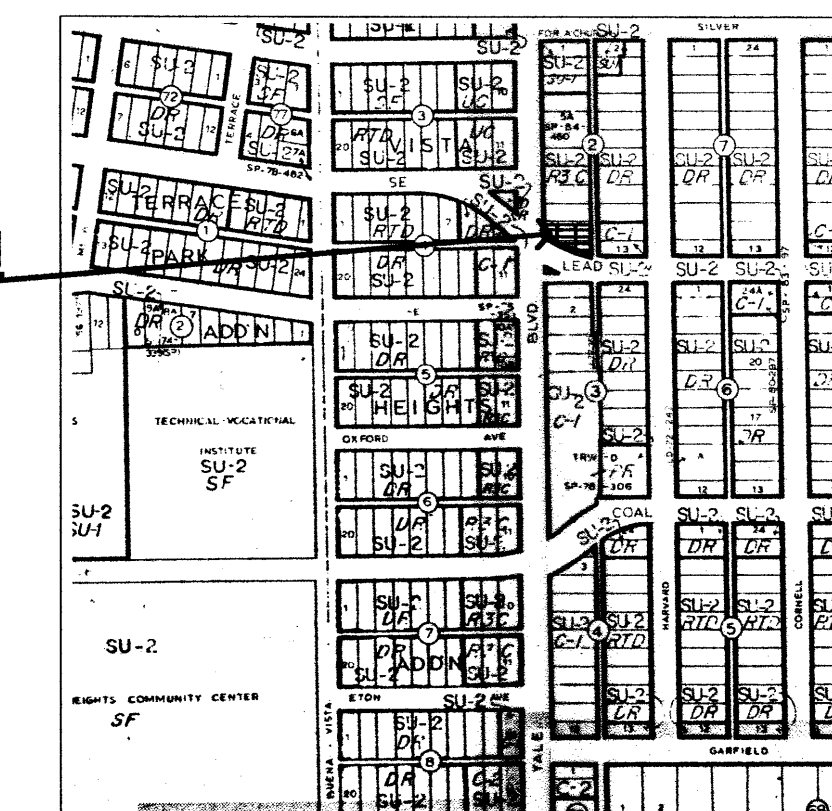
UNIT 222B

UNIT 222C

UNIT 222D

UNIT 222E

PROJECT LOCATION
222 YALE BLVD S.E.



VICINITY MAP

NTS

LEGAL DESCRIPTION

LOT 12, BLOCK 2, UNIVERSITY
HEIGHTS SUBDIVISION
ALBUQUERQUE, NEW MEXICO

OFF STREET PARKING
PROVIDED

OFF STREET PARKING:

STANDARD SPACES (8'-6" X 18'):
REQUIRED: 1.5 X 5 UNITS = 7.5 SPACES
10% BUS TRANSIT ROUTE REDUCTION: 7.5 X 1 = .75
7.5 - .75 = 6.75 SPACES OR 7 PARKING SPACES REQUIRED
PROVIDED: 8 SPACES + ONE GUEST SPACE COMPLIES

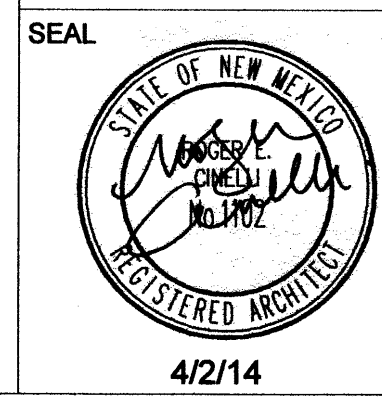
LEGEND

▲ UNIT FRONT ENTRY
CP COVERED PORCH

Cinelli / Roger Cinelli & Assoc.
ARCHITECTS
2418 Manuel Torres Lane N.W.
Albuquerque, New Mexico 87107
(505) 243-8211

PROJECT TITLE:
TOWNHOUSE PROJECT
FOR THE VICTORY'S
222 YALE S.E.
ALBUQUERQUE, NEW MEXICO

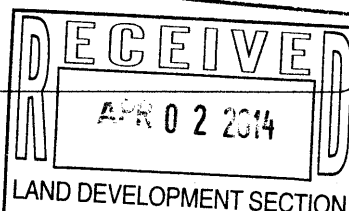
DRAWING TITLE:
TRAFFIC CONTROL LAYOUT



DATE
APR 2014
PROJECT NO.
VICTORY

DRAWING NO.

C102



SHEET KEYNOTES C102

- EXISTING PAVED PUBLIC ALLEY
- PROPOSED FENCED REFUSE ENCLOSURE FOR ROLL OUT DUMPSTER
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING BUILDING
- CONCRETE BUMPER TYPICAL
- 7' +/- WIDE PUBLIC SIDEWALK
- 8' +/- WIDE PUBLIC SIDEWALK
- EXISTING TRAFFIC LIGHT
- EXISTING BUS SHELTER & LANDING
- ASPHALT DRIVEWAY AND PARKING SPACES
- 6' WIDE CONCRETE SIDEWALK - CONTINUOUS TO PUBLIC SIDEWALK - PROVIDE FLUSH CONDITION AT ASPHALT PARKING AREA WHERE APPLICABLE
- EXISTING 38' WIDE DRIVEPAD TO REMAIN - (FORMERLY SOLE ACCESS FOR 30 SPACE PARKING LOT)
- ADJACENT RESIDENTIAL DRIVEWAY
- MANEUVERING LANE & DRIVE
- BILLBOARD SIGNPOSTS TO BE REMOVED (4)
- EXISTING TREE IN ROW
- EXISTING POWER POLE, GUY WIRE AND BOLLARDS TO BE REMOVED
- EXISTING PUBLIC SIDEWALK RAMPS AND TRUNCATED DOME STREET CROSSWALK ACCESS
- EXISTING PUBLIC SIDEWALK CURB RAMPS
- EXISTING LANDSCAPED R.O.W.
- LANDSCAPE AREA
- NEW POWER POLE

SHEET KEYNOTES C102

- 6" CONCRETE CURB
- NEW 6" BLOCK WALL - SEPARATE PERMIT
- POLE MOUNTED SIGN: "NO PARKING"
- EXISTING STOP SIGN
- POLE MOUNTED CROSSING SIGNAL

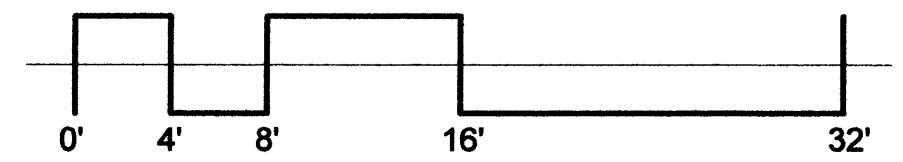
1 TRAFFIC CONTROL LAYOUT -222 Yale SE

Scale: 1/8" = 1'-0"



ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.
Public Infrastructure shown on these plans is informational only and not for approval. Separate DRP/Permit, Approval and Work Order required.

SCALE: 1/8"=1'-0"

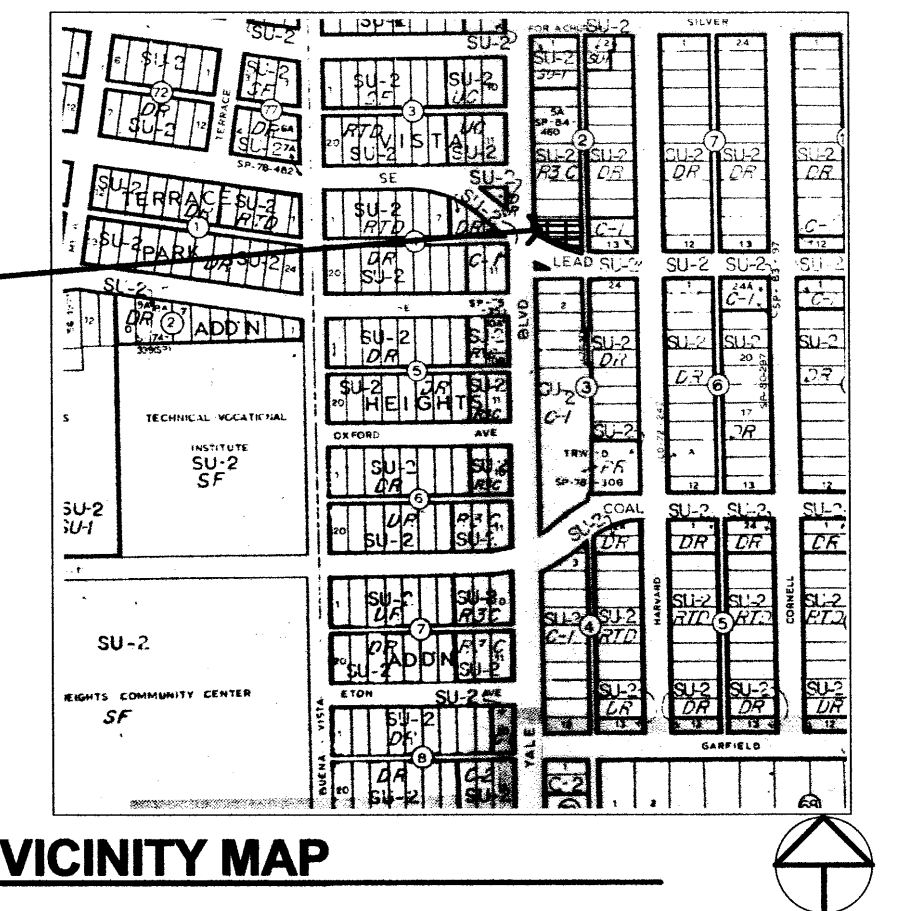


A B C D E

YALE BLVD.
76' ROW

LEAD AVE.
60' ROW

PROJECT LOCATION
222 YALE BLVD S.E.



VICINITY MAP
NTS
LEGAL DESCRIPTION
LOT 12, BLOCK 2, UNIVERSITY
HEIGHTS SUBDIVISION
ALBUQUERQUE, NEW MEXICO

OFF STREET PARKING PROVIDED
OFF STREET PARKING:
STANDARD SPACES (8'-6" X 18'):
REQUIRED: 1.5 X 5 UNITS = 7.5 SPACES
10% BUS TRANSIT ROUTE REDUCTION: 7.5 X 1 = .75
7.5 - .75 = 6.75 SPACES OR 7 PARKING SPACES REQUIRED
PROVIDED: 8 SPACES + ONE GUEST SPACE COMPLIES

LEGEND
▲ UNIT FRONT ENTRY
CP COVERED PORCH

Cinelli / Roger Cinelli & Assoc.
2418 Manuel Torres Lane N.W.
Albuquerque, New Mexico 87107
(505) 243-8211

PROJECT TITLE: TOWNHOUSE PROJECT
FOR THE VICTORYS'
222 YALE S.E.
ALBUQUERQUE, NEW MEXICO

DRAWING TITLE:
TRAFFIC CONTROL LAYOUT

SEAL: [Architect Seal]
DATE: APR 2014
PROJECT NO.: VICTORY
DRAWING NO.:
C102
4/2/14

RECEIVED
APR 02 2014
LAND DEVELOPMENT SECTION

SHEET KEYNOTES C102

- EXISTING PAVED PUBLIC ALLEY
- PROPOSED FENCED REFUSE ENCLOSURE FOR ROLL OUT DUMPSTER
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING BUILDING
- CONCRETE BUMPER TYPICAL
- 7' +/- WIDE PUBLIC SIDEWALK
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- EXISTING TRAFFIC LIGHT
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- EXISTING PUBLIC SIDEWALK CURB RAMPS
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- LANDSCAPE AREA
- NEW POWER POLE

SHEET KEYNOTES C102

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- NEW 6" BLOCK WALL - SEPARATE PERMIT
- POLE MOUNTED SIGN: "NO PARKING"
- EXISTING STOP SIGN
- POLE MOUNTED CROSSING SIGNAL

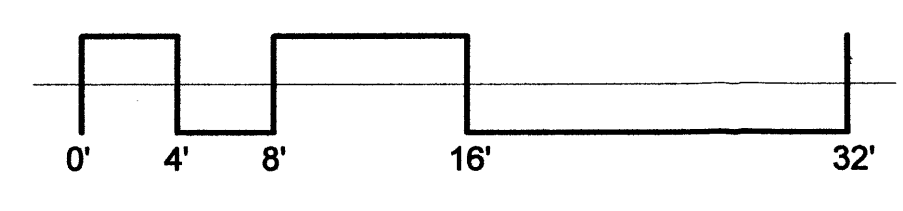
1 TRAFFIC CONTROL LAYOUT -222 Yale SE

Scale: 1/8" = 1'-0"
10'

TRAFFIC CIRCULATION LAYOUT
APPROVED
[Signature]
4/3/14
Date

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SCALE: 1/8"=1'-0"



A B C D E

K16D032