

DRAINAGE CALCULATIONS:

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PROPOSED CONDITIONS:

It is proposed to construct a new four-plex on the site as shown on the plan. Grading of the site will be such that all roof runoff will be directed to either the rear driveway and out through the alley to Silver Avenue, or to the front driveway and into Stanford Drive.

DRAINAGE CRITERIA:

The calculations shown on this plan were prepared in accordance with Section 22.2, Hydrology, of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque in cooperation with Bernalillo County, New Mexico and the Metropolitan Arroyo Flood Control Authority, January, 1993.

PRECIPITATION ZONE:

The site is between the Rio Grande River and San Mateo Blvd. and is, therefore, in Precipitation Zone 2.

LAND TREATMENT AREAS, EXCESS PRECIPITATION AND UNIT PEAK DISCHARGE:

The peak discharge per acre and excess precipitation are shown for the four land treatments in Zone 2 in the table below, and the values shown are from the City of Albuquerque D.P.M. Also shown are the existing and proposed land treatment areas.

LAND TREAT.	q(cfs/acre)	E (in)	Existing Site Areas % Sq. Ft. Acres	Developed Site Areas % Sq. Ft. Acres
A	1.56	0.38	0.53	0.13
B	2.28	0.95	0.78	0.28
C	3.14	1.71	1.13	0.52
D	4.70	3.14	2.12	1.34
Totals			100.0	7.125

PEAK DISCHARGE:

EXISTING CONDITIONS:
 $Q_{100} = 0.1635 \times 3.14 = 0.51 \text{ cfs}$
 $Q_{10} = 0.1635 \times 1.71 = 0.28 \text{ cfs}$

DEVELOPED CONDITIONS:

$Q_{100} = 0.0197 \times 2.28 + 0.1438 \times 4.70 = 0.72 \text{ cfs}$
 $Q_{10} = 0.0197 \times 0.95 + 0.1438 \times 3.14 = 0.47 \text{ cfs}$

VOLUME, 100-YEAR AND 10-YEAR, 6-HOUR:

EXISTING CONDITIONS:

$V_{100} = (7.125 \times 1.13) / 12 = 671 \text{ cf}$
 $V_{10} = (7.125 \times 0.52) / 12 = 309 \text{ cf}$

DEVELOPED CONDITIONS:

$V_{100} = (800 \times 0.78 + 6,265 \times 2.12) / 12 = 1,159 \text{ cf}$
 $V_{10} = (800 \times 0.28 + 6,265 \times 1.34) / 12 = 718 \text{ cf}$

SUMMARY OF ON-SITE VOLUMES AND PEAK DISCHARGE RATES:

	V100(CF)	V10(CF)	Q100(CFS)	Q10(CFS)
DEVELOPED	1,159	718	0.72	0.47
EXISTING	671	309	0.51	0.28
INCREASE	488	409	0.21	0.19

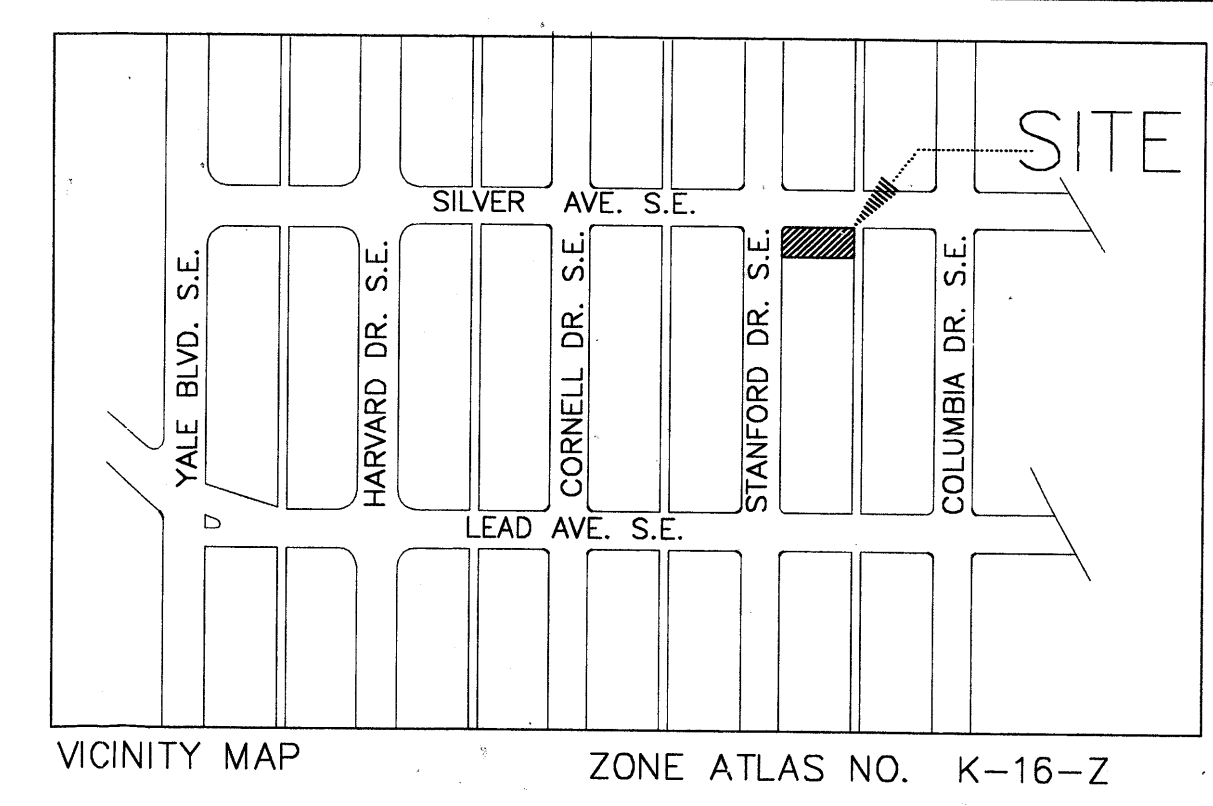
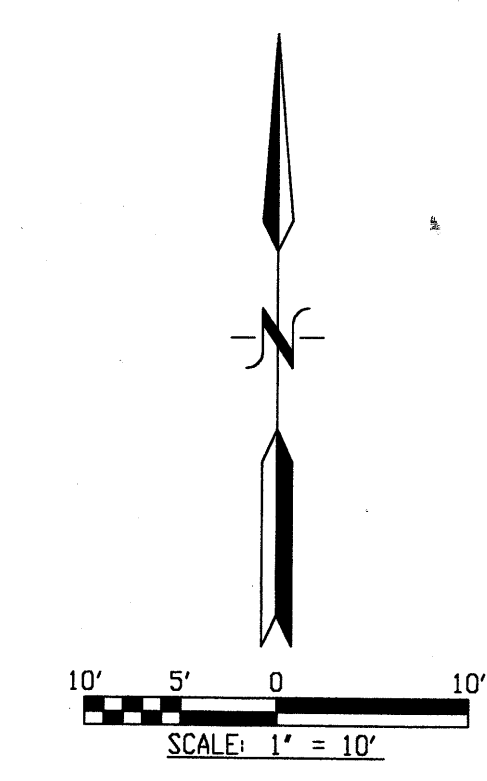
ANALYSIS OF DOWNSTREAM CAPACITY:

The site is an infill site and the increase in peak discharge is very small, only 0.21 cfs. There is no downstream flooding on Silver Avenue and there is an inlet adjacent to the site so runoff from the site is immediately captured. The 24" storm drain in Silver Avenue begins at Carlisle so runoff from this site will enter the storm drain far in advance of the peak flow.

EROSION CONTROL REQUIREMENTS:

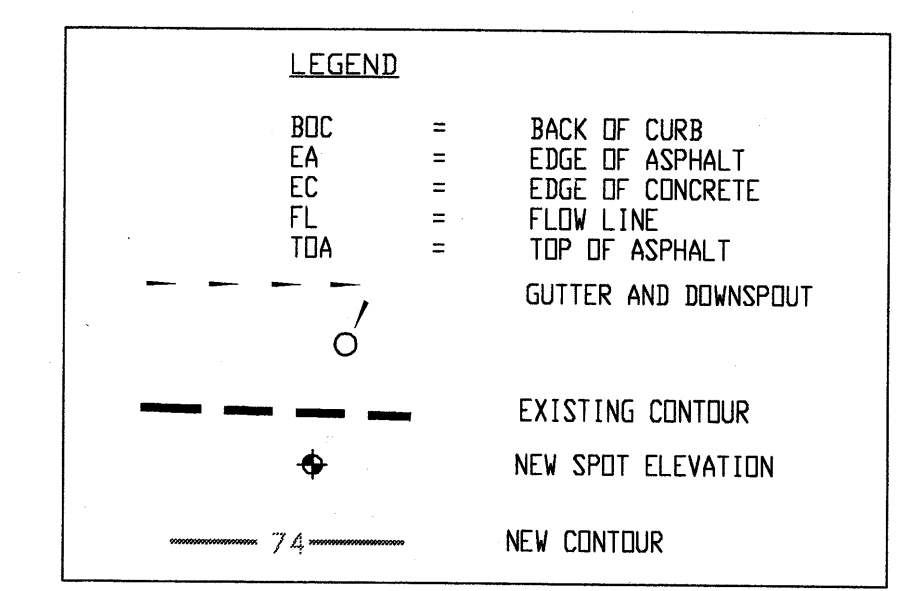
The Contractor shall be responsible for compliance with the following:

- No sediment-bearing water shall be allowed to discharge from the site during construction.
- During grading operations and until the project has been completed, all adjacent property rights-of-way, and easements shall be protected from flooding by runoff from the site.
- Should the contractor fail to prevent sediment-bearing water from entering public right-of-way, he shall promptly remove from the public right-of-way any and all sedimentation originating from the site.
- Control of sediment-bearing waters will be accomplished by use of a compacted earth berm property.



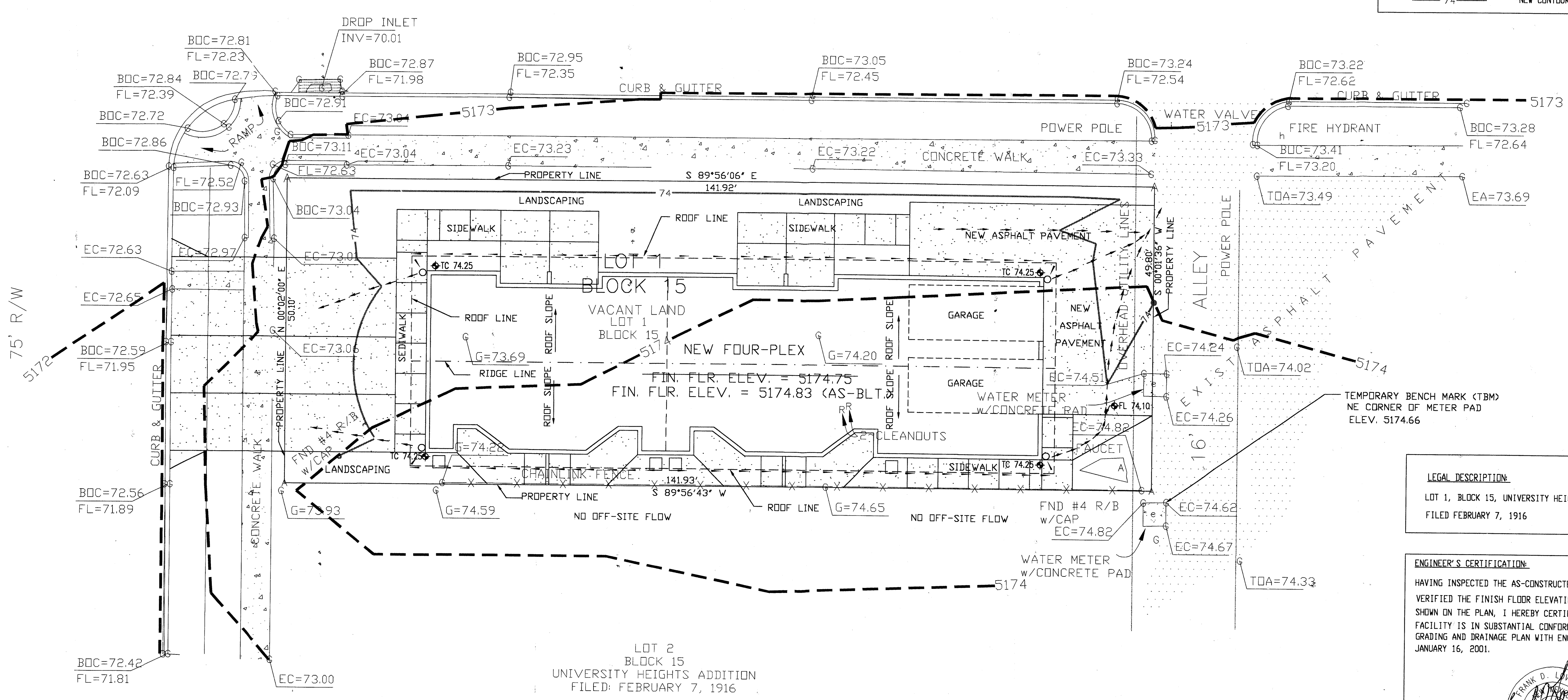
GENERAL NOTES:

- CONTOUR INTERVAL IS ONE (1) FOOT.
- ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "5-K16A", HAVING AN ELEVATION OF 5171.38.
- UTILITIES SHOWN HEREIN 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 HEREIN, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.



STANFORD AVENUE N.E.
 75' R/W

SILVER AVENUE N.E.
 60' R/W

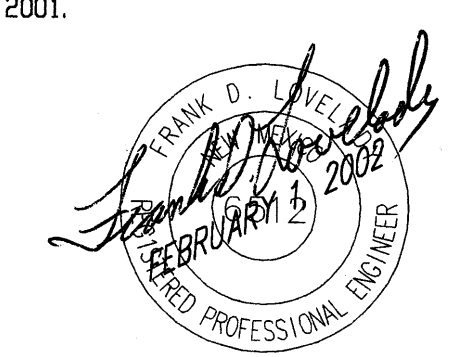


LEGAL DESCRIPTION:

LOT 1, BLOCK 15, UNIVERSITY HEIGHTS SUBDIVISION
 FILED FEBRUARY 7, 1916

ENGINEER'S CERTIFICATION:

HAVING INSPECTED THE AS-CONSTRUCTED FACILITY AND HAVING VERIFIED THE FINISH FLOOR ELEVATION OF THE BUILDING AS SHOWN ON THE PLAN, I HEREBY CERTIFY THAT THE AS-CONSTRUCTED FACILITY IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN WITH ENGINEER'S STAMP DATED JANUARY 16, 2001.





GRADING AND DRAINAGE PLAN
KEITH PROPERTIES FOUR-PLEX
202 STANFORD DRIVE, SE
ALBUQUERQUE, NEW MEXICO

FRANK D. LOVELADY, P.E.
(505) 345-2267 • Fax (505) 345-2115 • 300 ALAMOS RD. NW • Albuquerque, NM • 87107

JOB NO: 607
DATE: JANUARY 16, 2001
REVISIONS

SHEET NO.
1
OF
1

DRAINAGE CALCULATIONS:

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TRAIL	100-yr	10-yr	100-yr	10-yr	%	Sq. Ft.	Acres	%	Sq. Ft.	Acres
A	1.56	0.38	0.53	0.13	0.0	0.0	0.0000	0.0	0	0.0000
B	2.28	0.95	0.78	0.28	0.0	0.0	0.0000	12.1	860	0.0197
C	3.14	1.71	1.13	0.52	100.0	7,125	0.1636	0.0	0	0.0000
D	4.70	3.14	2.12	1.34	0.0	0.0	0.0000	87.9	6,265	0.1438
Totals					100.0	7,125	0.1635	100.0	7,125	0.1635

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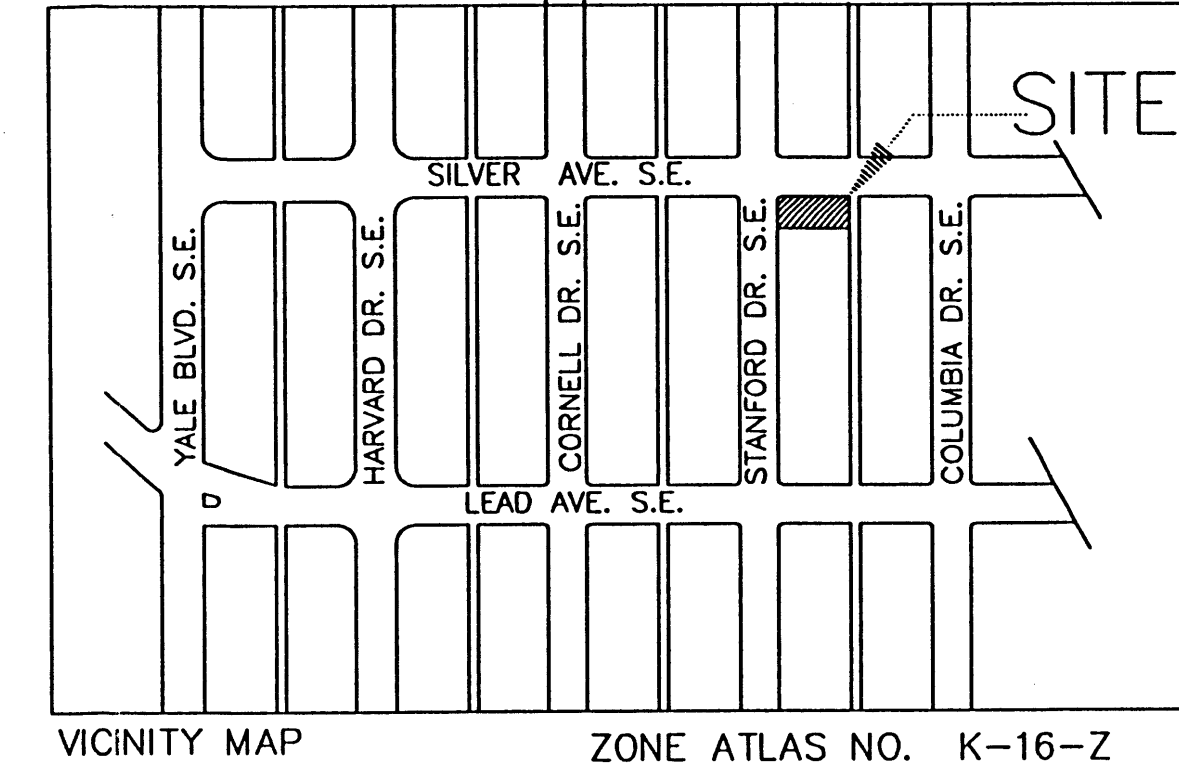
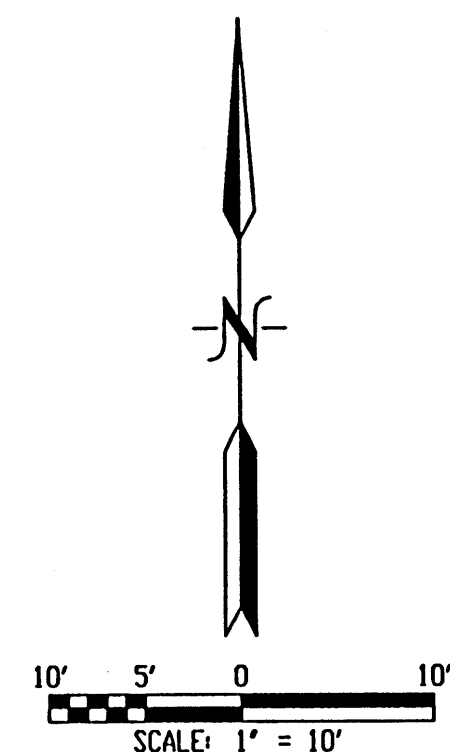
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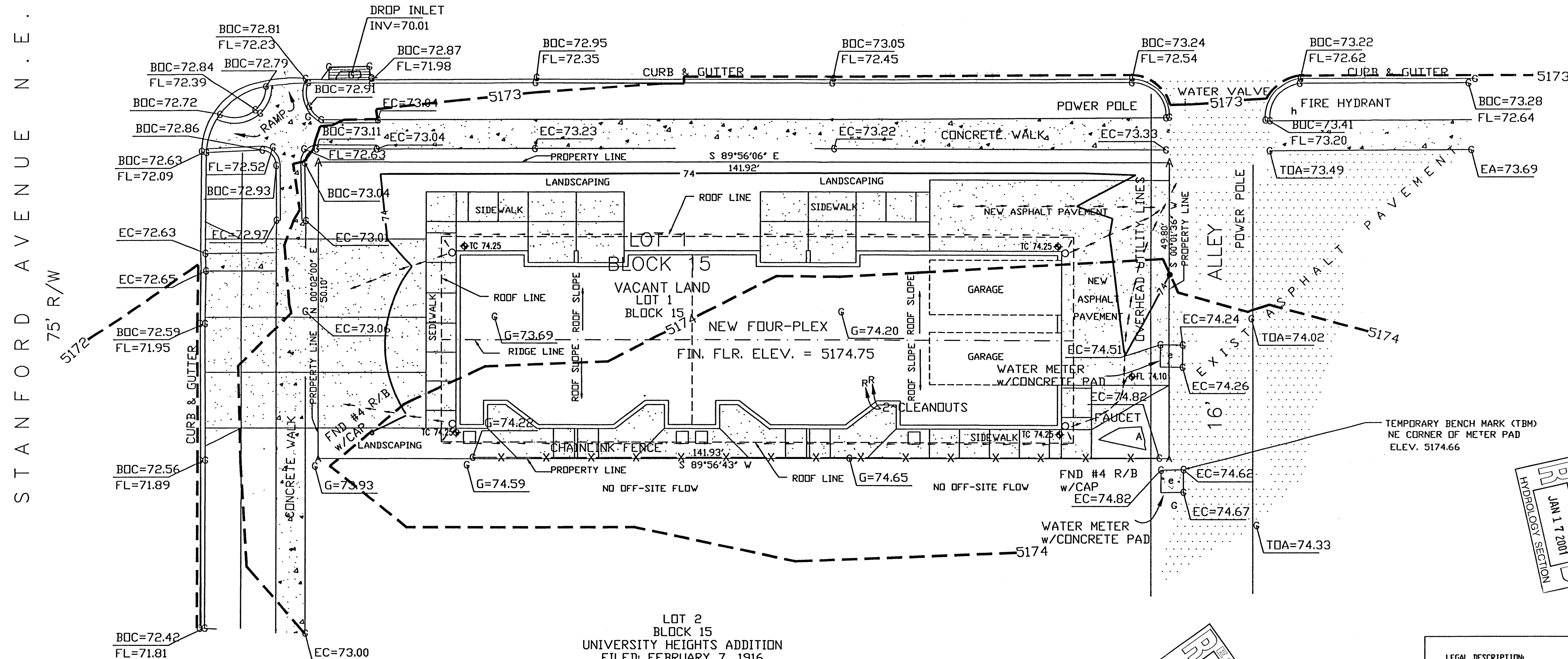


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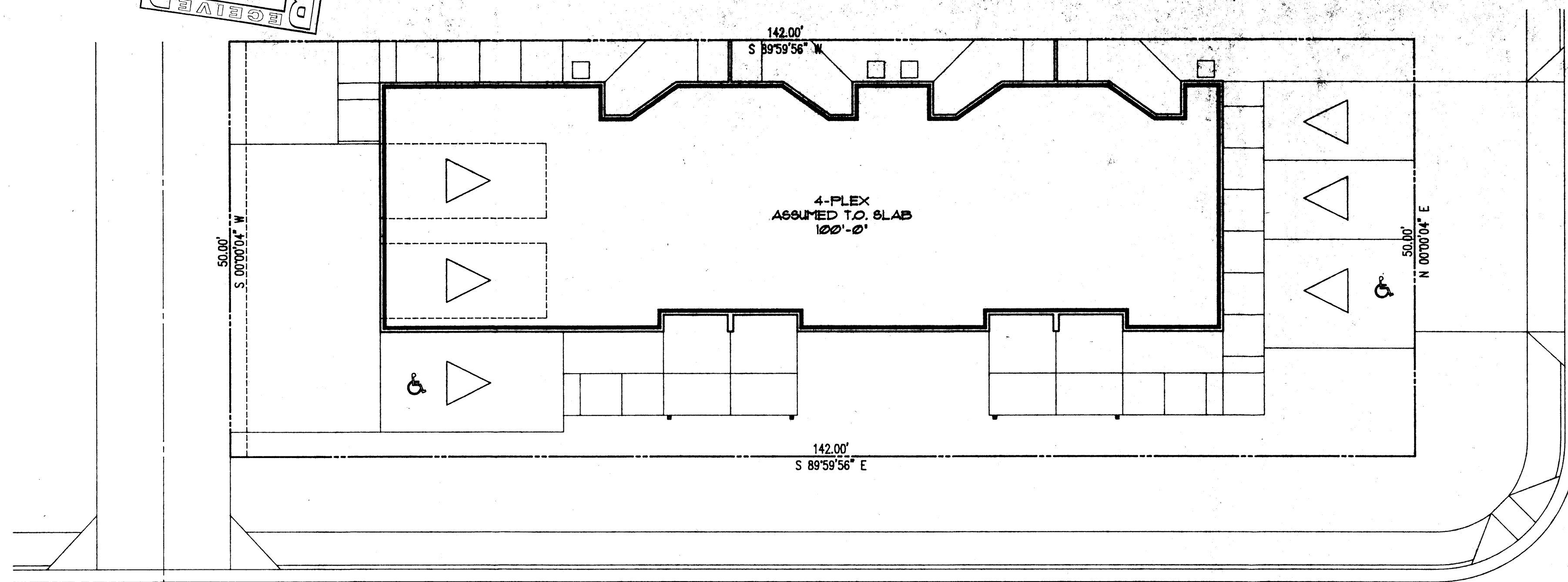
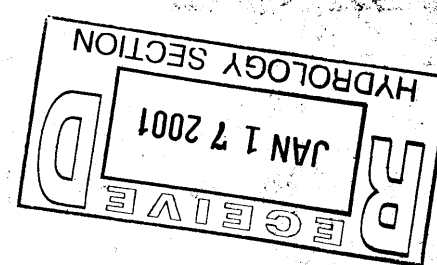
LEGEND	
B/C	= BACK OF CURB
EA	= EDGE OF ASPHALT
EC	= EDGE OF CONCRETE
FL	= FLOW LINE
TDA	= TOP OF ASPHALT
- - - - - GUTTER AND DOWNSPOUT	
- - - - -	EXISTING CONTOUR
+	NEW SPOT ELEVATION
— 74 —	NEW CONTOUR

SILVER AVENUE N.E.
60' R/W



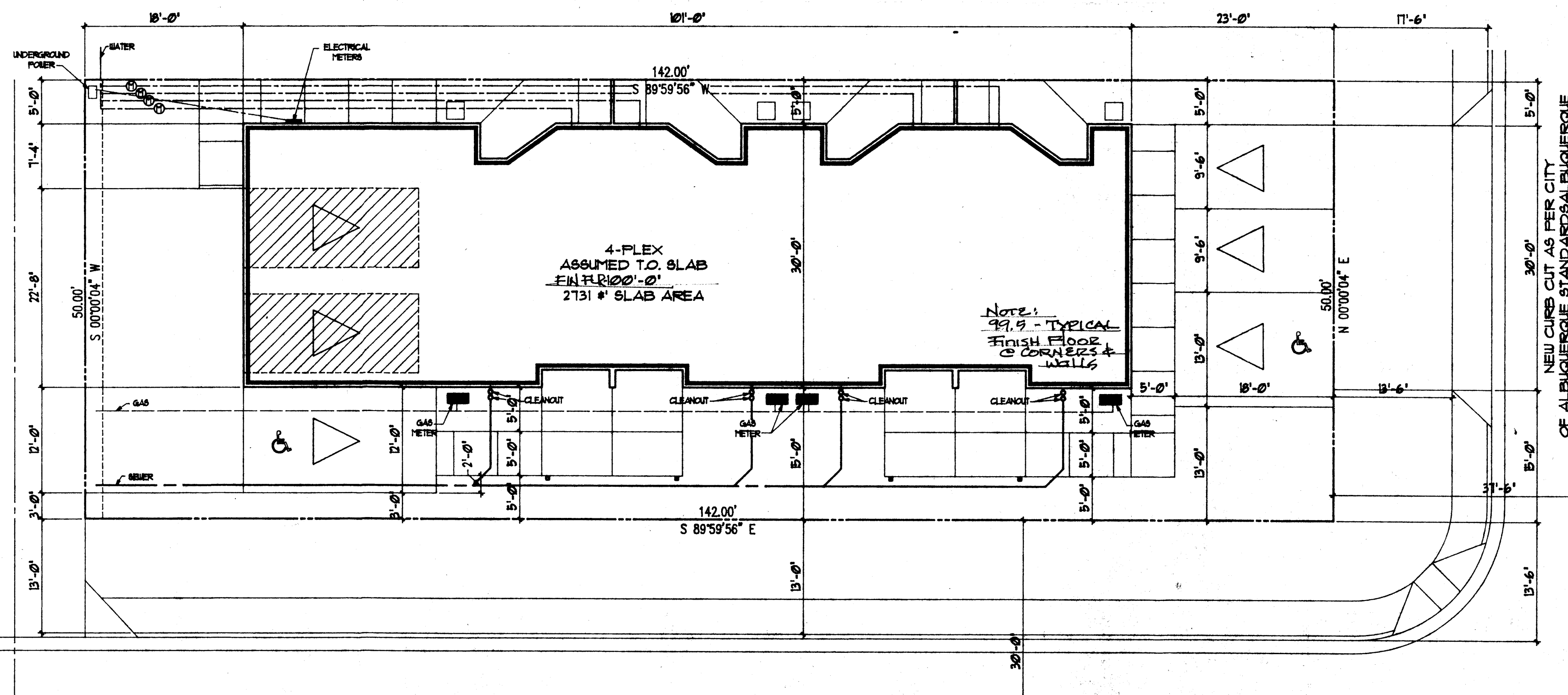
LOT 2
BLOCK 15
UNIVERSITY HEIGHTS ADDITION
FILED: FEBRUARY 7, 1916

LEGAL DESCRIPTION:
LOT 1, BLOCK 15, UNIVERSITY HEIGHTS SUBDIVISION
FILED FEBRUARY 7, 1916



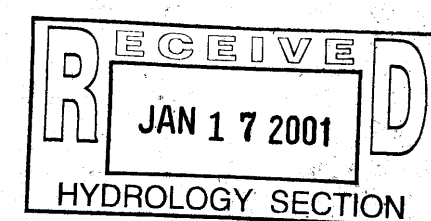
LANDSCAPE PLAN

SCALE: 1"=20'-0"



SITE PLAN

SCALE: 1"=20'-0"



202 STANFORD AVENUE SE

202 STANFORD AVENUE SE

LEGAL DESCRIPTION

LOT 1 BLOCK 15
UNIVERSITY HEIGHTS ADDITION
SECTION 22, T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, NEW MEXICO

DESIGN CRITERIA

GOVERNING CODES:
1991 NEW MEXICO AND UBC CODES
CONSTRUCTION TYPE: TYPE V
ALLOWABLE AREA: UNIT 'A' 4,500 SQ. FT.
BUILDING AREA: UNIT 'B' 1,048 SQ. FT.
UNIT 'C' 1,048 SQ. FT.
UNIT 'D' 1,071 SQ. FT.
GARAGE 660 SQ. FT.

TOTAL AREA: 4,910 SQ. FT.

SEPARATION WALLS:
1 WALL REQUIRED
SEPARATION WALLS PROVIDED:
4 WALLS PROVIDED
SEISMIC ZONE:
ZONE 2

SITE COVERAGE

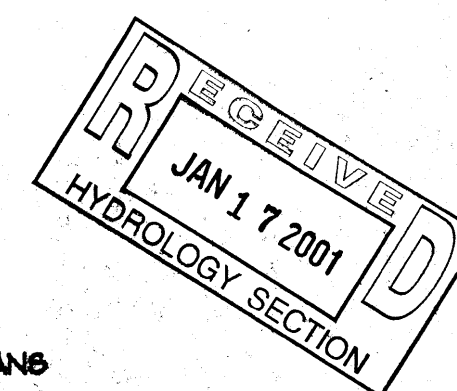
SITE AREA: 1,102 SQ. FT.
SLAB AREA: 2,731 SQ. FT.
WALKS: 1,426 SQ. FT.
PARKING: 1,466 SQ. FT.
PATIOS: 268 SQ. FT.
TOTAL SITE COVERAGE: 5,891 SQ. FT.
PERCENTAGE OF PLANTING:
5,891 SQ. FT. / 1,102 SQ. FT. = 53% SITE COVERAGE
100% - 53% = 47% PLANTED AREA
PARKWAY PLANTING AREA = 1,639 SQ. FT.
TOTAL PLANTING AREA = 1,211 SQ. FT. + 1,639 SQ. FT. = 2,850 SQ. FT.
TOTAL PERCENTAGE OF PLANTING AREA =
2,850 SQ. FT. / 1,102 SQ. FT. = 40%

SITE INFORMATION

SITE AREA = 110,225 S'
0.1630 ACRES

SHEET SCHEDULE

A-1 SITE & LANDSCAPE PLANS
A-2 FOUNDATION & ROOF PLANS
A-3 OVERALL FIRST & SECOND FLOOR PLANS
A-3.1 ENLARGED FIRST FLOOR PLANS
A-3.2 ENLARGED SECOND FLOOR PLANS
A-4 FIRST & SECOND FLOOR FRAMING PLANS
A-5 BUILDING SECTIONS & DETAILS
A-6 EXTERIOR & INTERIOR ELEVATIONS
P-1 FILLING PLANS & RISER DIAGRAMS
AC-1 HEATING & COOLING PLANS
E-1 ELECTRICAL PLANS



PROPOSED PROJECT FOR:
KEITH PROPERTIES
4-PLEX
202 STANFORD SE

G. PATRICK GATES
ARCHITECT
832 ZUNI SE
ALBUQUERQUE, NEW MEXICO 8706

SHEET TITLE
SITE &
LANDSCAPE
PLANS

PROJECT No. 022000
DATE 11/26/2000
DOW WORK BY H.T.R.
APPROVED G.P.G.
SHEET No.

A-1