

VICINITY MAP NO. K-16 FIRM PANEL 0353D

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING (201 TULANE AVENUE S.E.) LOT 24, BLOCK 47 UNIVERSITY HEIGHTS ADDITION, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO ARE CONTAINED HEREON:

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 0.163 ACRES AND IS LOCATED AT THE SOUTHWEST QUADRANT OF THE INTERSECTION OF SILVER AVENUE S.E. AND TULANE DR. S.E. THE SITE CONTAINS A 1035 SQ. FT. BUILDING ALONG WITH A 530 SQ. FT. DETACHED GARAGE. ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL 0353D, DATED SEPTEMBER 20, 1996, THIS SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

PROPOSED CONDITIONS

AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF A 1225 SQ. FT. BUILDING ADDITION ALONG WITH PAVED PARKING AND ASSOCIATED LANDSCAPED AREAS. THE NEW DEVELOPED RUN-OFF WILL BE ROUTED TOWARD THE ADJACENT 16' PUBLIC ALLEY. FROM THAT POINT IT WILL ENTER SILVER AVENUE S.E. THERE ARE NO OFF-SITE FLOWS ENTERING THE SITE FROM ANY DIRECTION. THE ALLEY ADJACENT TO THE SITE WILL BE PAVED. THE CALCULATIONS, WHICH APPEAR HEREON, ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME II DESIGN CRITERIA DATED 1997 HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUN-OFF GENERATED.

PROJECT AREA = 0.163 ac.
210 TULANE AVENUE S.E.

PRECIPITATION: 360 = 2.35 in.
1440 = 2.75 in.
10day = 3.95 in.

EXCESS PRECIPITATION:	PEAK DISCHARGE:
TREATMENT A 0.53 in.	1.56 cfs/ac.
TREATMENT B 0.78 in.	2.28 cfs/ac.
TREATMENT C 1.13 in.	3.14 cfs/ac.
TREATMENT D 2.12 in.	4.70 cfs/ac.

EXISTING CONDITIONS:	PROPOSED CONDITIONS:
AREA	AREA
TREATMENT A 0 ac.	0 ac.
TREATMENT B 0 ac.	0 ac.
TREATMENT C 0.1158 ac.	0.0527 ac.
TREATMENT D 0.0472 ac.	0.1103 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = (0.53 x 0.00) + (0.78 x 0.00) + (1.13 x 0.12) + (2.12 x 0.05) / 0.16 ac.
= 1.42 in.

V100-360 = (1.42 x 0.16) / 12 = 0.019243 ac-ft = 838 CF

EXISTING PEAK DISCHARGE:

Q100 = (1.56 x 0.00) + (2.28 x 0.00) + (3.14 x 0.12) + (4.70 x 0.05) = 0.59 CFS

PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.53 x 0.00) + (0.78 x 0.00) + (1.13 x 0.05) + (2.12 x 0.11) / 0.16 ac.
= 1.80 in.

V100-360 = (1.80 x 0.16) / 12.0 = 0.024449 ac-ft = 1065 CF

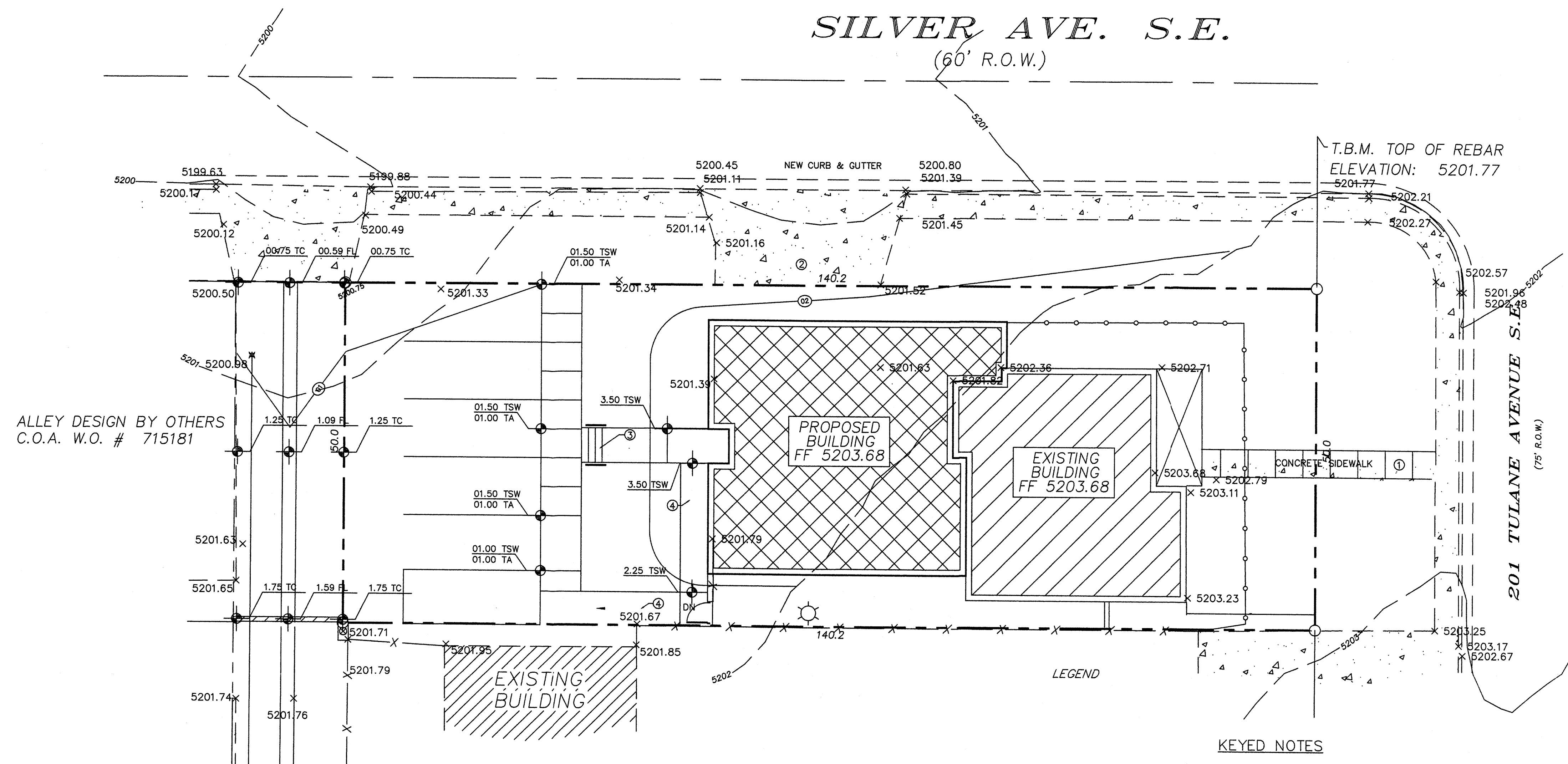
V100-1440 = (0.02) + (0.11 x 2.75 - 2.35) / 12 = 0.028126 ac-ft = 1225 CF

V100-10day = (0.02) + (0.11 x 3.95 - 2.35) / 12 = 0.039156 ac-ft = 1706 CF

PROPOSED PEAK DISCHARGE:

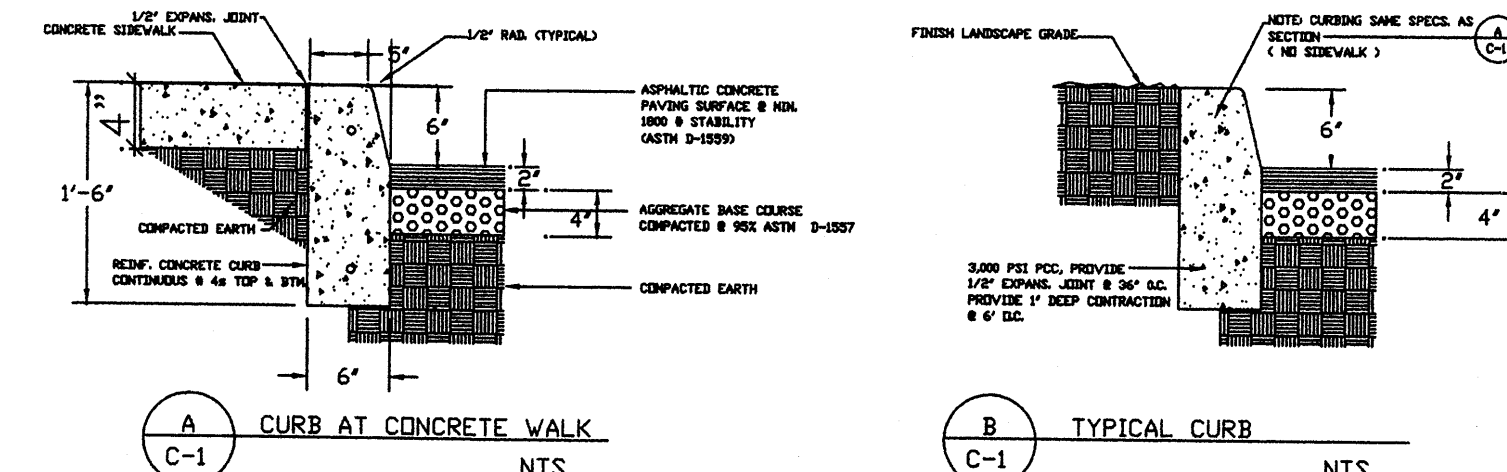
Q100 = (1.56 x 0.00) + (2.28 x 0.00) + (3.14 x 0.05) + (4.70 x 0.11) = 0.68 CFS

INCREASE 0.68 CFS - 0.59 CFS = 0.09 CFS



NOTE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within the City right-of-way. Approved copy of this plan must be submitted at the time of application for permit.
2. All work detailed in this plan to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with City of Albuquerque Standard Specification for Public Works Construction.
3. Two working days prior to any excavation, contractor must contact line locating Services for locating existing utilities (260-1990).
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all construction. 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 residential use.
6. All work on this project shall be performed in accordance with applicable Federal, State and local laws, rules and regulations concerning construction safety and health.



KEYED NOTES

1. See Site Plan For improvement location
2. See demo plan
3. Concrete Steps w/ Handrail
4. HC Ramp with 1:12 max Slope

GRADING/DRAINAGE PLAN

1"=10'

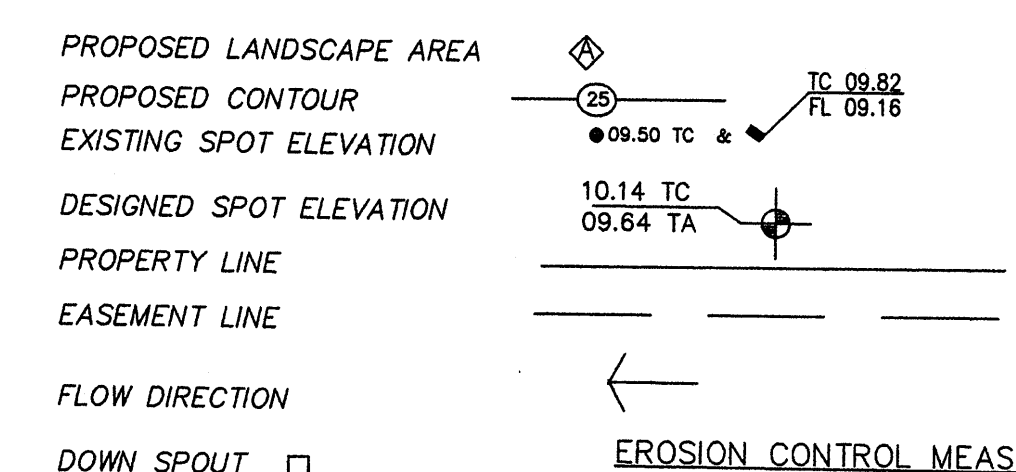
LEGAL DESCRIPTION

LOT 24 BLOCK 47
UNIVERSITY HEIGHTS ADDITION
BERNALILLO COUNTY
ALBUQUERQUE, NEW MEXICO

BENCHMARK:

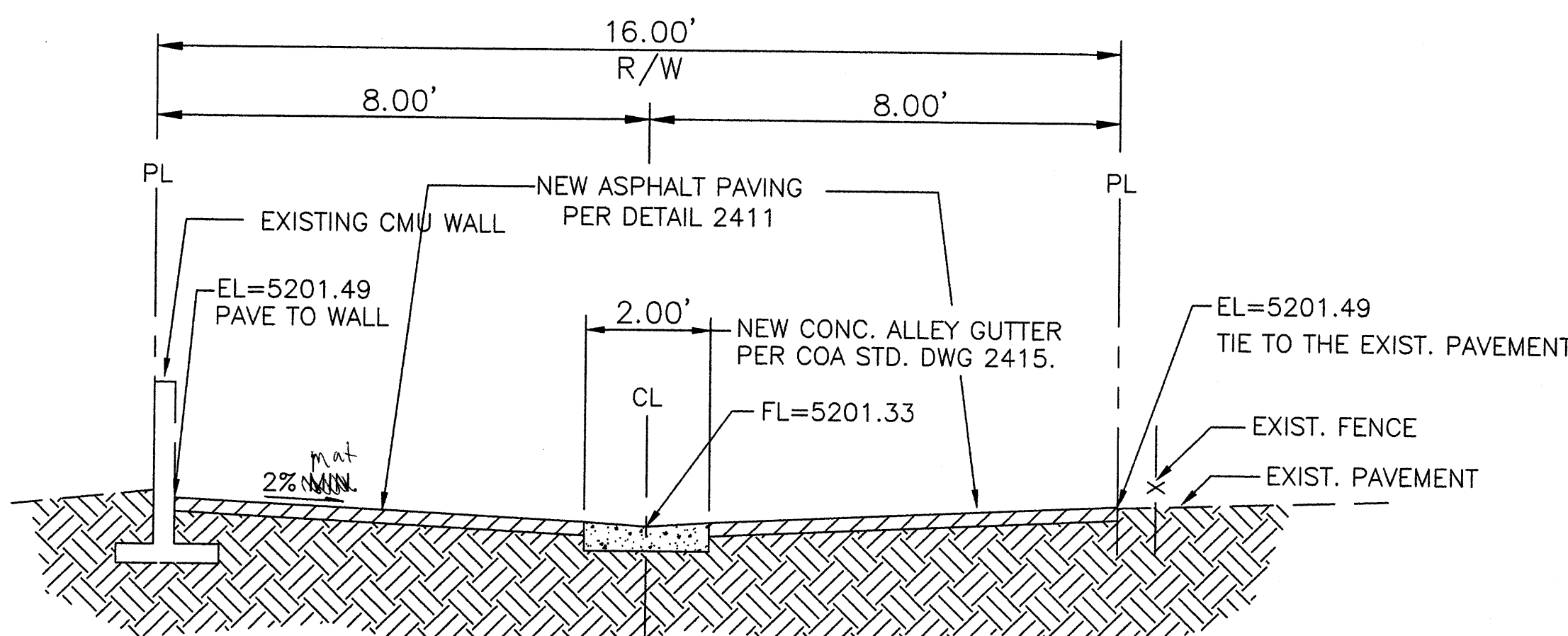
A.S.C. MONUMENT USED 6-K17
LOCATED AT THE MEDIAN OF THE
INTERSECTION OF CENTRAL AVE. & CARLISLE
ELEVATION: 5199.599
TBM: N.E. CORNER OF LOT ELEV. 5201.77

SYMBOL LEGEND



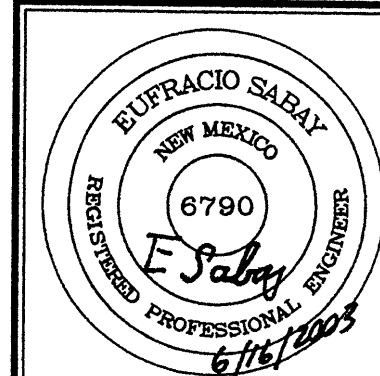
ABBREVIATION LEGEND

TOP OF CON. PAD	-	TC
TOP OF CURB	-	TA
TOP OF ASPHALT	-	FL
FLOWLINE	-	TW
TOP OF WALL	-	TW
TOP OF SIDEWALK	-	TSW



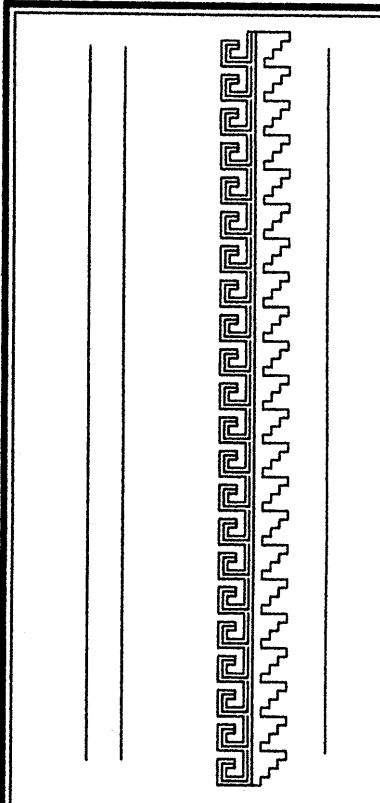
ALLEY X-SECTION

N.T.S.



JOB NO:	XXXXXXXX
JUNE 2003	
REVISIONS	

Sheet Title
GRADING & DRAINAGE PLAN
Drawn By: H Hood & BJ Montoya Checked By: BJM



Project Name
201 TULANE AVENUE S.E.
ALBUQUERQUE, NEW MEXICO

SHEET NO.
GD

- CONSTRUCTION IN PUBLIC R.O.W.**
- NOTES:
1. CONTRACTOR PERFORMING CONSTRUCTION IN PUBLIC RIGHT OF WAY SHALL BE LICENSED AND BONDED WITH THE CITY OF ALBUQUERQUE.
 2. A LICENSED SURVEYOR BONDED BY THE CITY OF ALBUQUERQUE SHALL LAYOUT AND STAKE ALL WORK TO BE COMPLETED IN THE PUBLIC RIGHT OF WAY.
 3. ALL MATERIALS TO BE USED IN ANY CONSTRUCTION IN THE PUBLIC RIGHT OF WAY SHALL MEET CITY OF ALBUQUERQUE SPECIFICATIONS AND SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
 4. A TESTING LAB BONDED BY THE CITY OF ALBUQUERQUE SHALL PERFORM MATERIALS TESTING AS REQUIRED BY THE CITY OF ALBUQUERQUE DURING CONSTRUCTION.
 5. CONSTRUCTION IN PUBLIC RIGHT OF WAY SHALL BE COMPLETED AND INSPECTED BY ALBUQUERQUE PUBLIC WORKS DEPARTMENT PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.



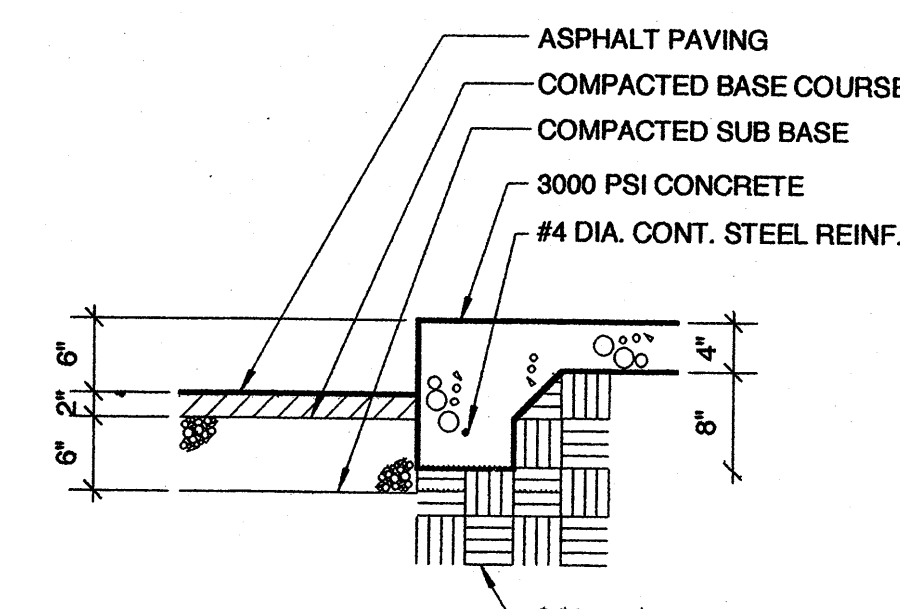
1 SITE PLAN
SCALE: 1"=10'-0"

SOLID WASTE DISPOSAL
NOTE:
NO TRASH ENCLOSURE OR DUMPSTER WILL BE REQUIRED. (PER CONVERSATION WITH MICHAEL HOLTON MAY 12, 2003.)

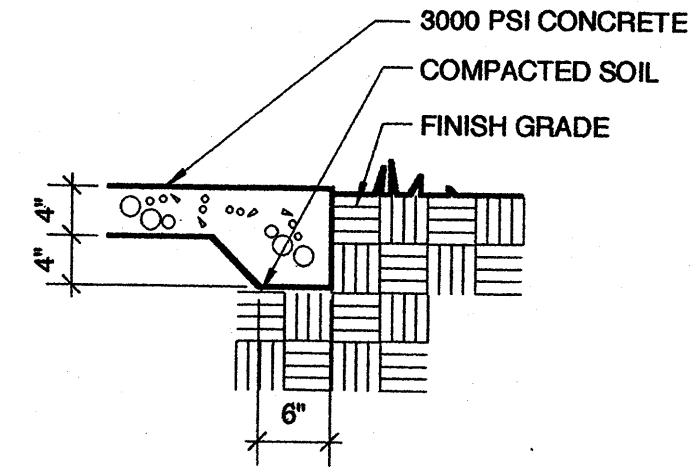
NOTE:
PROVIDE A VERY LIGHT BROOM FINISH ON ALL EXTERIOR CONCRETE.

LEGAL DESCRIPTION

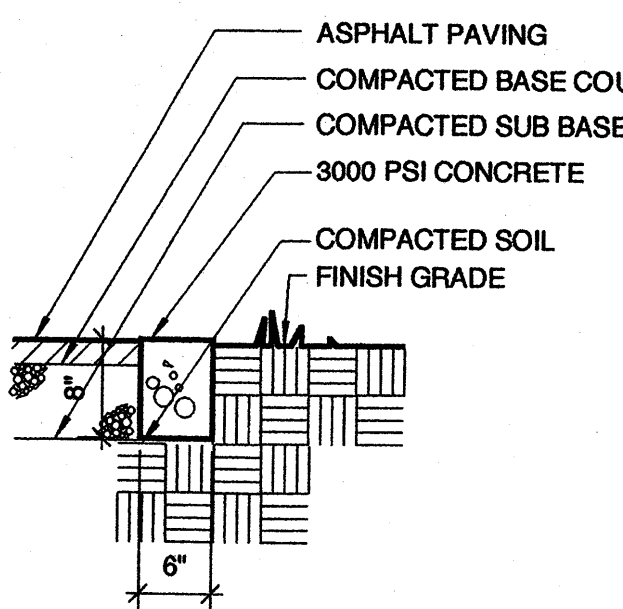
Lot numbered Twenty-four (24) in Block numbered Forty-seven (47), of UNIVERSITY HEIGHTS, an addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on February 7, 1916, in Plat Book D, folio 27.



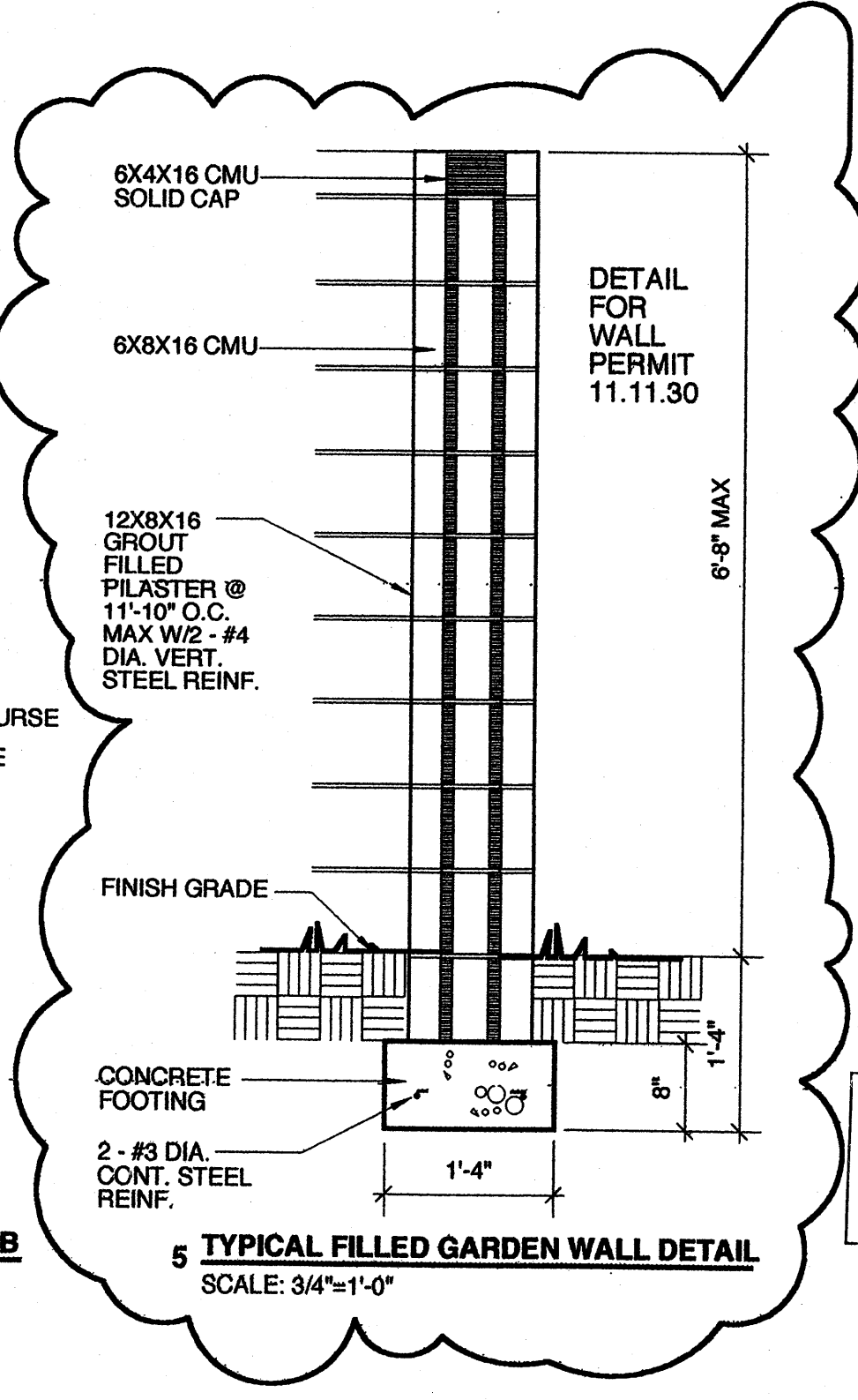
2 TYPICAL DETAIL AT TURNED DOWN CURB
SCALE: 3/4"=1'-0"



3 TYPICAL DETAIL AT CONCRETE WALK
SCALE: 3/4"=1'-0"



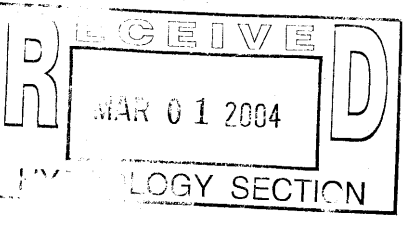
4 TYPICAL DETAIL AT FLUSH CONCRETE CURB
SCALE: 3/4"=1'-0"



5 TYPICAL FILLED GARDEN WALL DETAIL
SCALE: 3/4"=1'-0"



C.O. #1 AUGUST 25, 2003
C.O. #2 SEPT. 18, 2003
WALL PERMIT NOV. 11, 2003



CONSTRUCTION DOCUMENTS

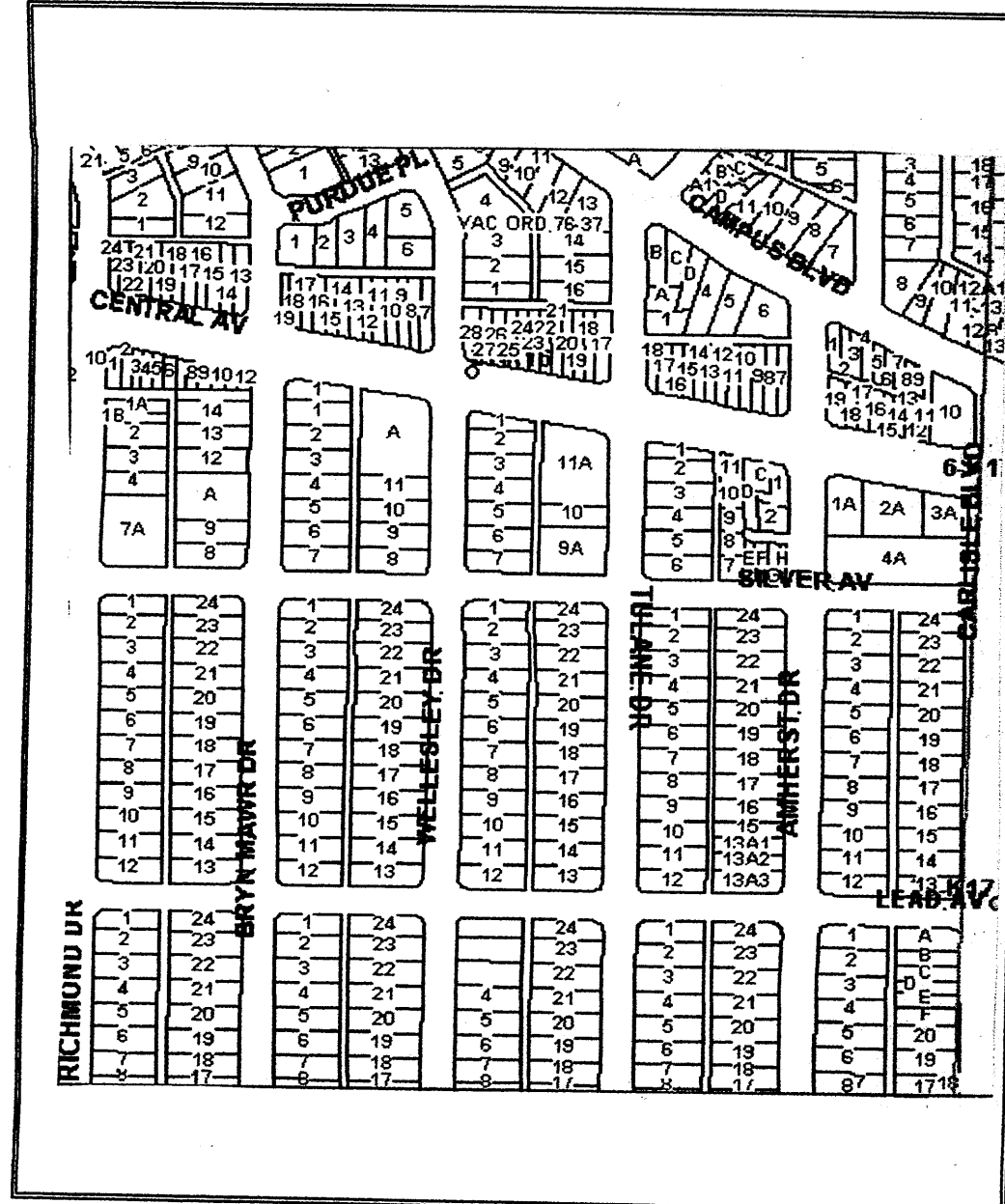
MAY 28, 2003

C-101

W. ANTHONY EVANKO ARCHITECT
317 WELLESLEY PL. NE
ALBUQUERQUE, NEW MEXICO 87106
T505-255-3451 F505-255-3868

SITE PLAN

OFFICE ADDITION AND REMODEL
201 TULANE SE
ALBUQUERQUE, NEW MEXICO 87106



VICINITY MAP NO. K-16 FIRM PANEL 0353D

GRADING/DRAINAGE PLAN

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INCREASE 0.68 CFS - 0.59 CFS = 0.09 CFS

DRAINAGE CERTIFICATION

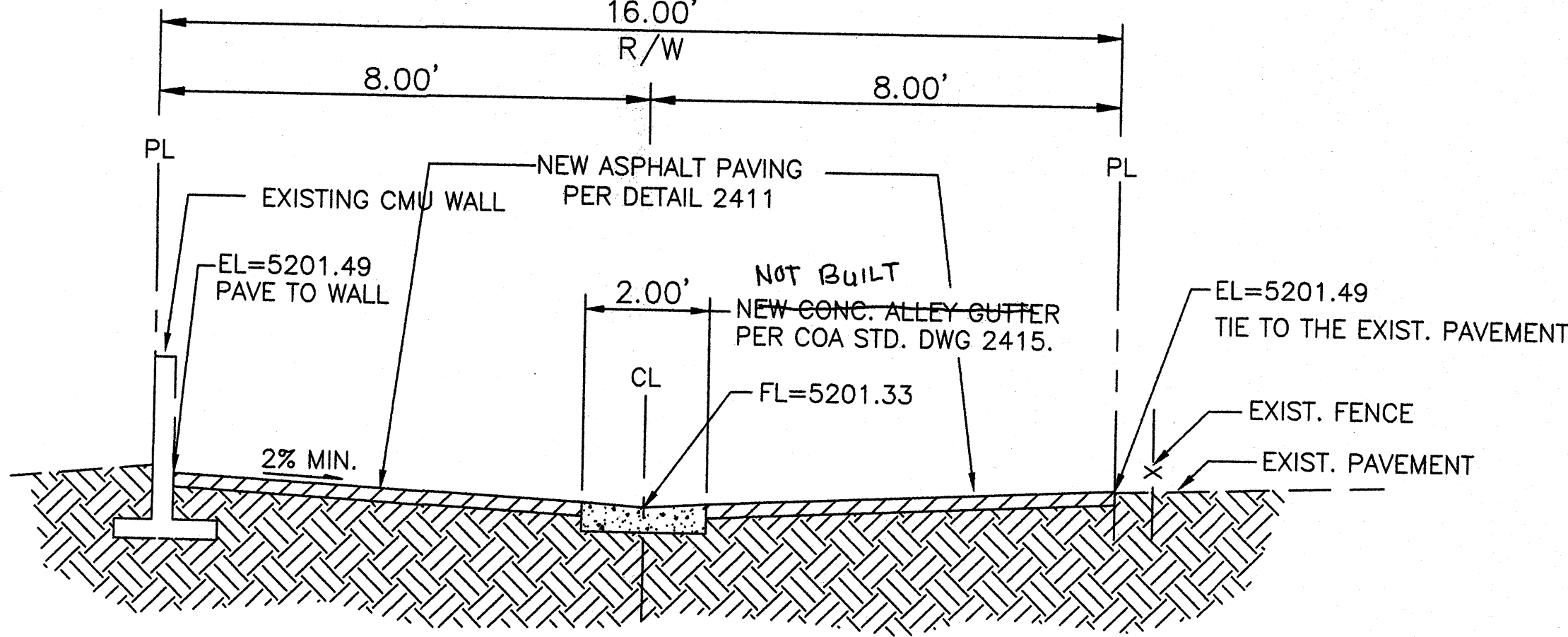
I EUPRACIO SEBAY NMPE # 6790, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 06/16/2003. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR RELEASE OF CERTIFICATE OCCUPANCY.

AS-BUILT DESIGNATION	01.10
	01.00
	OR
	03.68



NOTE TO CONTRACTOR

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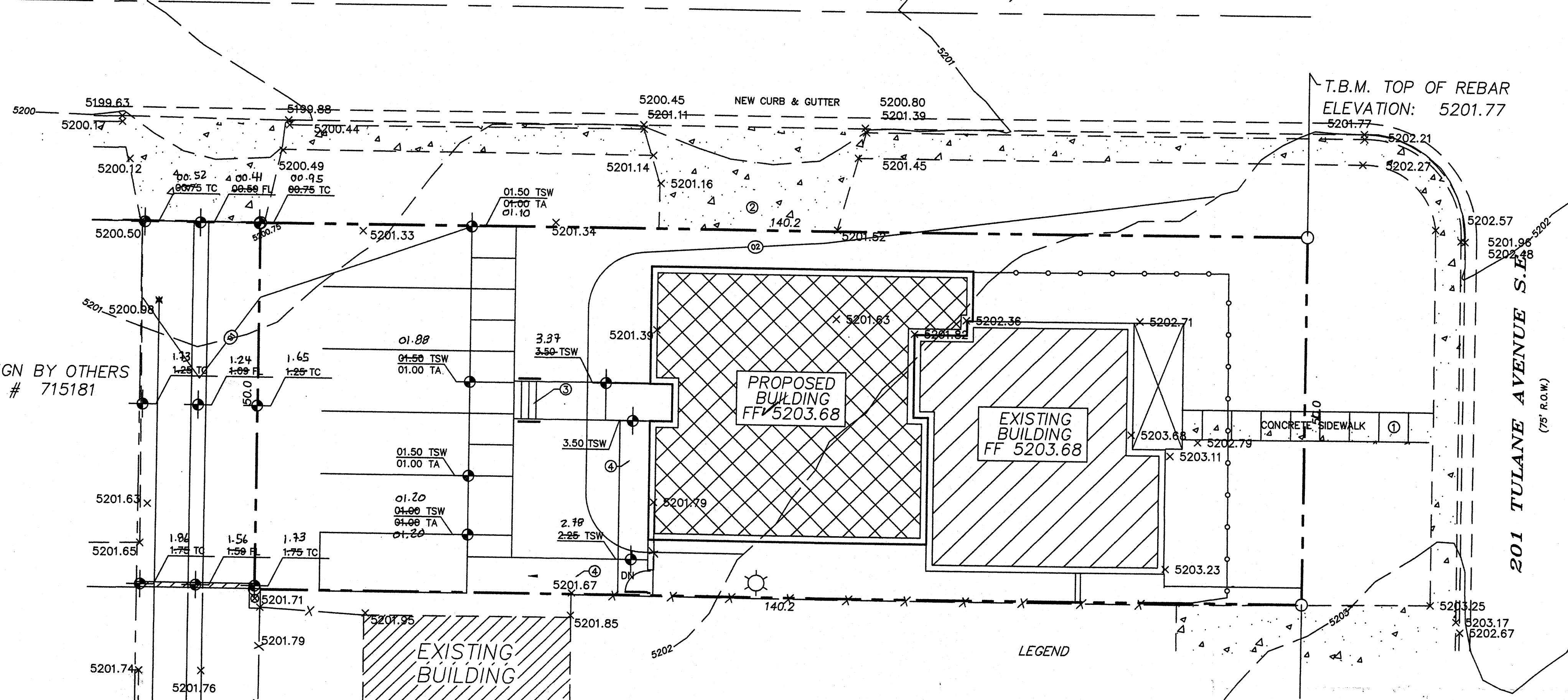


ALLEY X-SECTION

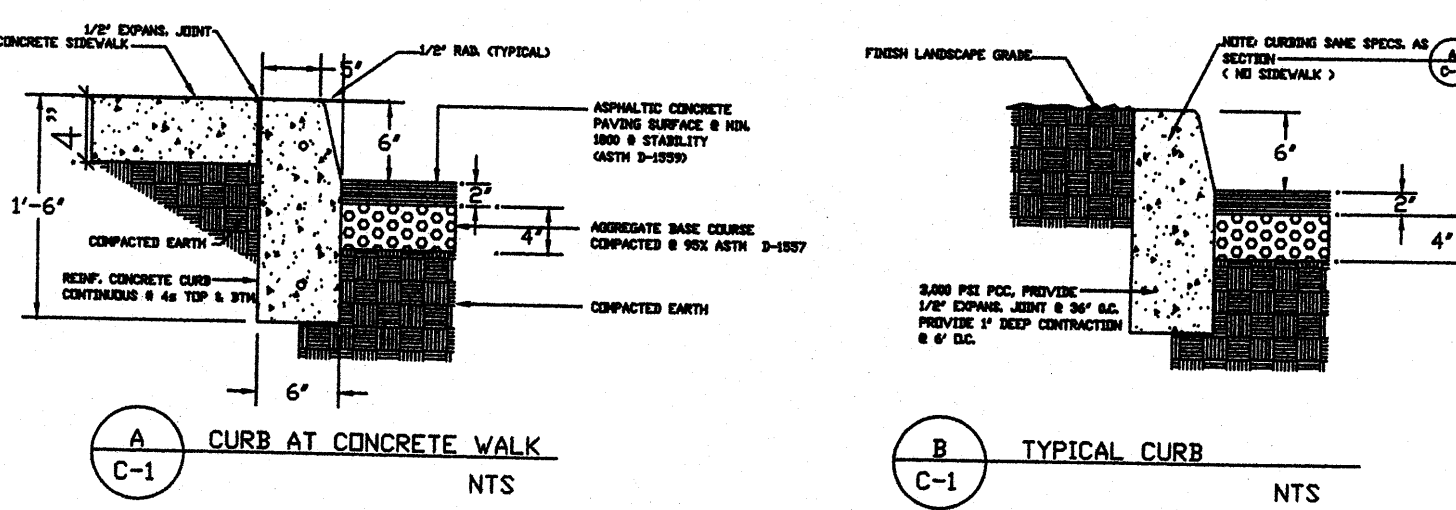
N.T.S.

SILVER AVE. S.E.

(60' R.O.W.)



LEGEND



KEYED NOTES

- See Site Plan For improvement location
- See demo plan
- Concrete Steps w/ Handrail
- HC Ramp with 1:12 max Slope

GRADING/DRAINAGE PLAN

1"=10'

LEGAL DESCRIPTION

LOT 24 BLOCK 47
UNIVERSITY HEIGHTS ADDITION
BERNALILLO COUNTY
ALBUQUERQUE, NEW MEXICO
BENCHMARK:

A.S.C. MONUMENT USED 6-K17
LOCATED AT THE MEDIAN OF THE
INTERSECTION OF CENTRAL AVE. & CARLISLE
ELEVATION: 5199.599
TBM: N.E. CORNER OF LOT ELEV. 5201.77

SYMBOL LEGEND

- PROPOSED LANDSCAPE AREA
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- DESIGNED SPOT ELEVATION
- PROPERTY LINE
- EASEMENT LINE
- FLOW DIRECTION
- DOWN SPOUT

ABBREVIATION LEGEND

- TOP OF CON. PAD - TOP
- TOP OF CURB - TC
- TOP OF ASPHALT - TA
- FLOWLINE - FL
- TOP OF WALL - TW
- TOP OF SIDEWALK - TSW

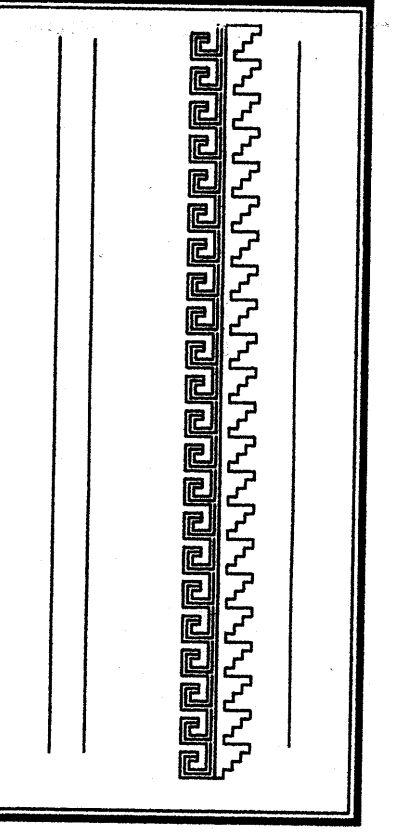
EROSION CONTROL MEASURES

- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION, HE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE:
 - A) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, DIKES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.
 - B) ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN ERODED FROM THE SITE AND DEPOSITED THERE.



JOB NO:	XXXXXXX
JUNE 2003	
REVISIONS	

Sheet Title
GRADING & DRAINAGE PLAN
Drawn By: H Hood & BJ Montoya Checked By: BJM



Project Name
201 TULANE AVENUE S.E.
ALBUQUERQUE, NEW MEXICO
MAR 01 2004
SHEET NO. 1 OF 1
GD