

Wooten Engineering

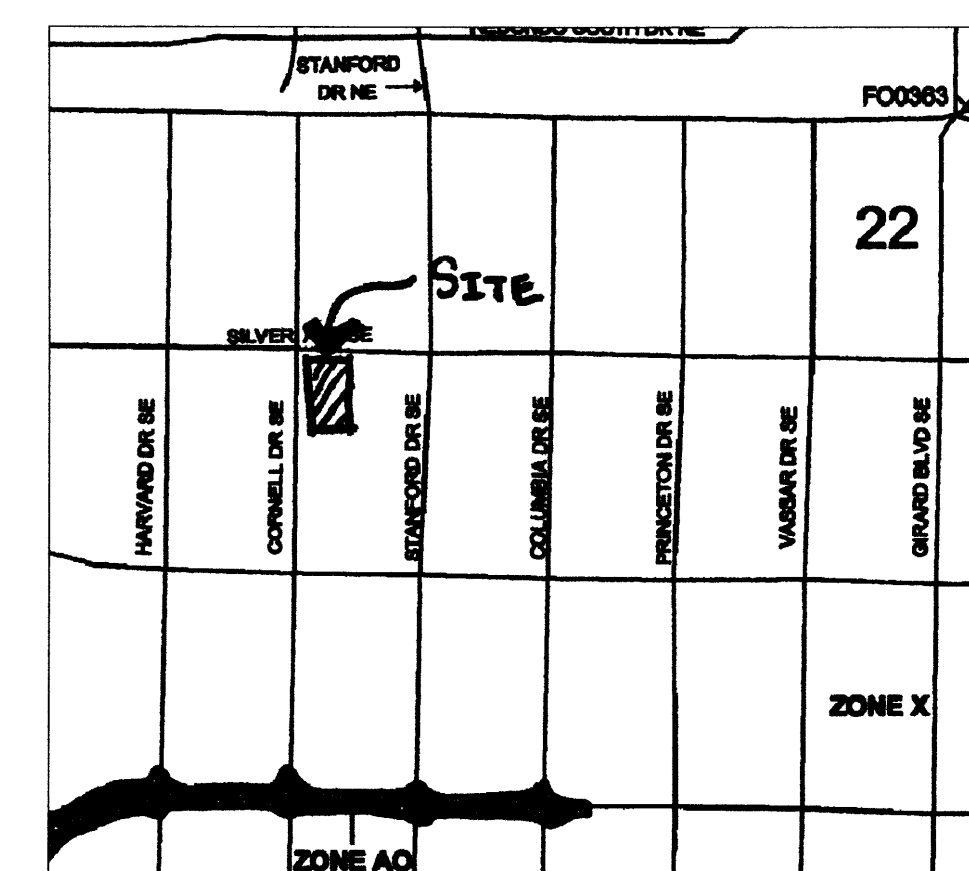
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CAUTION - NOTICE TO CONTRACTOR

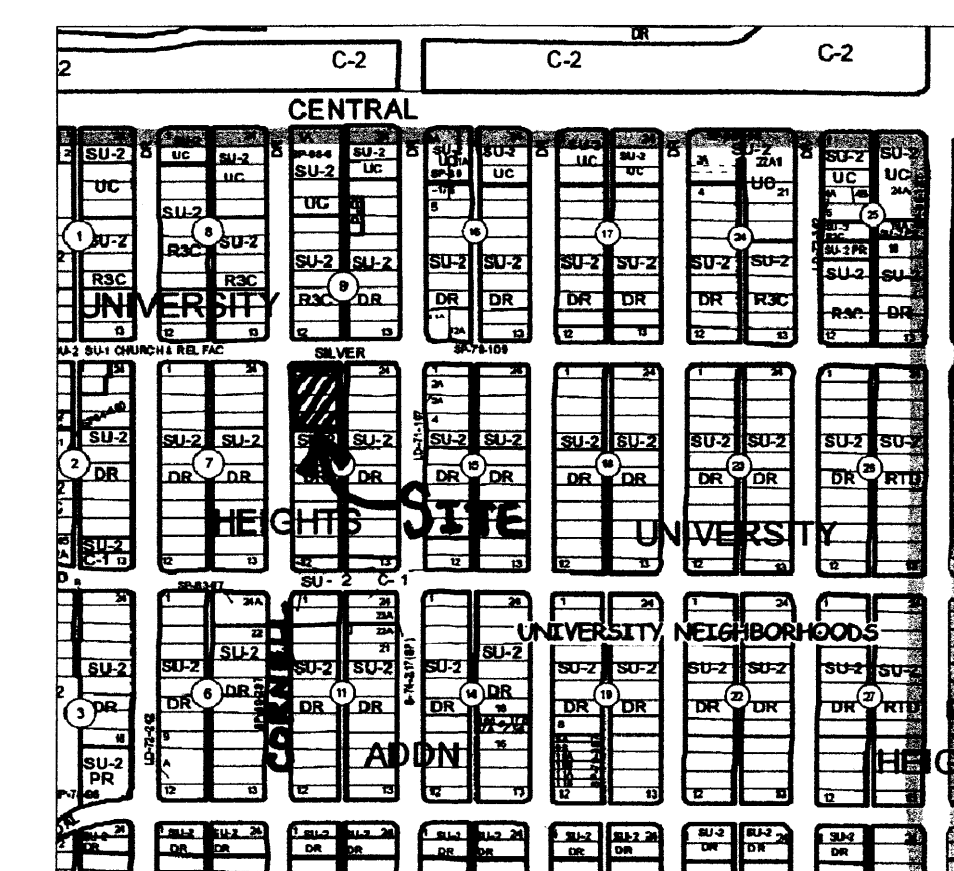
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR THE REQUIRED SWPPP, CONSTRUCTION DUST, AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED SPECIFICALLY BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.



FIRM PANEL 0353E



ZONE ATLAS PAGE K16

Offsite flow?

DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION

The purpose of this submittal is to provide a Drainage Management Plan for the new homes located at 202-206 Cornell S.E. The developer recently relocated several homes and placed them on permanent foundations. The sites (7,100 SF each) are zoned residential (SU-2 for DR).

II. EXISTING AND PROPOSED HYDROLOGIC CONDITIONS

The existing and proposed hydrologic conditions should be considered equal for this analysis, since the area was previously developed as residential. The lots in this subdivision are 7,100 SF (or 6.13 DUs/Acre), so the Type 'D' land treatment is 60%. The remaining 40% land treatment is considered type 'C'. Per the Drainage Calculations Table (this sheet), the total 100-yr flow leaving the site is 2.66 cubic feet per second (cfs). Since the land treatment has not significantly increased, there will not be any negative impacts due to this development.

Currently, the drainage leaves the site in a sheet flow condition to Cornell. Since there are no increases in flow, we propose to allow the drainage to continue this drainage pattern.

III. CONCLUSION

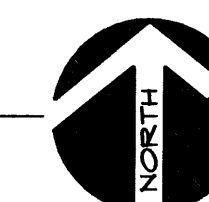
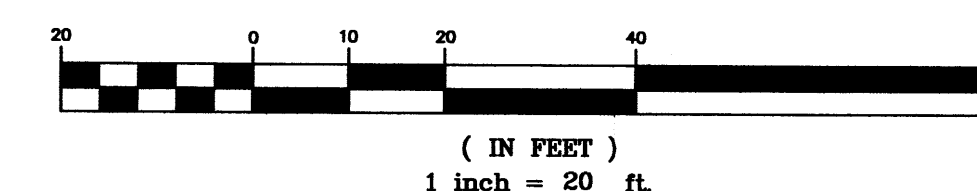
This drainage management plan provides for grading and drainage elements which are capable of safely draining the 100 year storm, without any excess over previous development, and which meet city requirements. With this submittal, we are requesting building permit approval.

Proposed Werner Gilchrest House Drainage Calculations									
Ultimate Development Conditions Basin Data Table									
This table is based on the COA DPM Section 22.2, Zone: 12									
BASIN	Area (SQ. FT.)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (CFS)	WTE (inches)
Basin A'	28400	0.65	A	B	C	D	4.08	2.66	1.72
			0.0%	0.0%	40.0%	60.0%		4080	5273
									7867

Grading/Drainage Plan

1"=20'

GRAPHIC SCALE



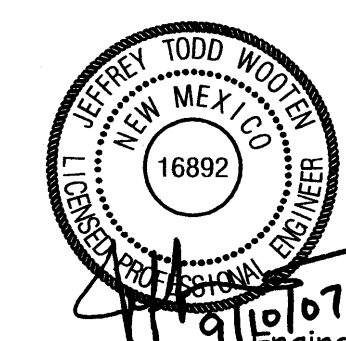
Construction Documents

Werner Gilchrest House
202-206 Cornell SE
Albuquerque, N.M.

Project Title

Drawn By JTW Checked By JTW
Proj. No. 2007016 Date 08/24/07

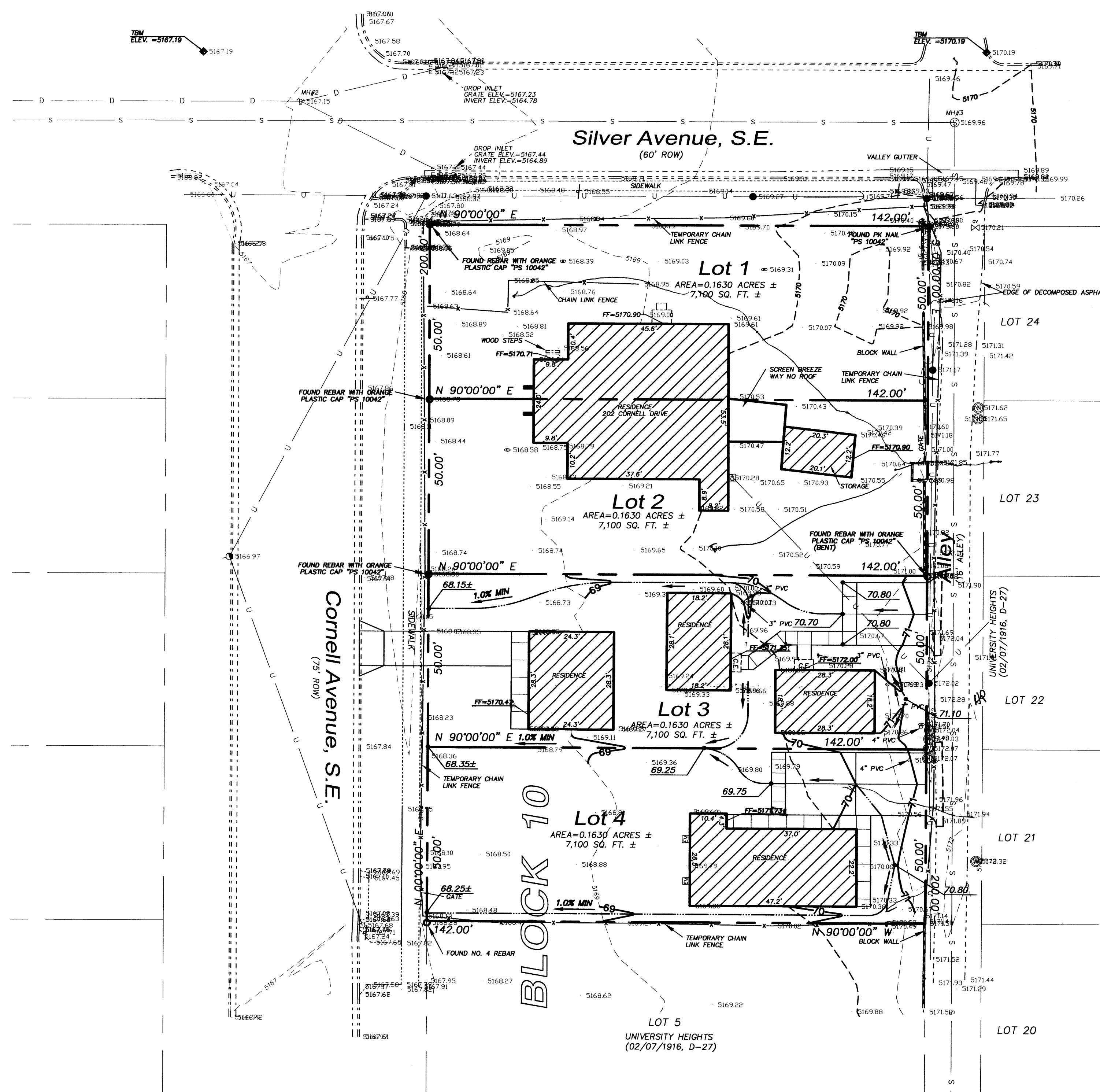
Revisions



C1

GRADING/DRAINAGE PLAN

Sheet Title Sheet 1 of 1



LEGEND

- FLOW ARROW
- 27.8 PROPOSED TOP OF GRADE/PGMT ELEVATIONS
- FL27.8 PROPOSED FLOW LINE/GUTTER ELEVATIONS
- TC27.8 PROPOSED TOP OF CURB ELEVATIONS
- 515 EXISTING CONTOUR
- 515 PROPOSED CONTOUR
- EXISTING STORM DRAIN
- FLOW LINE
- EDGE LINE