

# DRAINAGE REPORT FOR PAIKA PLAZA

## LOCATION & DESCRIPTION

THE PROPOSED SITE IS 0.4879 ACRES LOCATED AT ON THE SOUTH SIDE CENTRAL, EAST OF CALIFORNIA STREET AS SHOWN ON THE VICINITY MAP. THE SITE IS ZONED C-2 AND IS CURRENTLY UNDEVELOPED BUT USED AS A PARKING LOT AND AS SUCH HAS NO VEGETATION AND IS EXTREMELY HARDPACKED AND RELATIVELY SMOOTH.

THE DEVELOPER IS PROPOSING TO CONSTRUCT A 6374 sq ft RETAIL SPACE ON THE SOUTH PORTION OF THE SITE AS SHOWN ON THE GRADING PLAN. THE BALANCE OF THE SITE WILL BE ASSOCIATED PAVED PARKING, SIDEWALKS, AND LANDSCAPING AREAS.

## FLOODPLAIN STATUS

THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0354 D, DATED SEPTEMBER 20, 1996 IS ADJACENT TO A ZONE AO (1-FOOT) IN CENTRAL AVE. AS SHOWN ON THE FLOODWAY MAP ON THIS SHEET. THE BUILDING FINISH FLOOR IS A MINIMUM OF 1-FOOT ABOVE THE FLOODPLAIN ELEVATION.

## METHODOLOGY

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE QUICK CALCULATIONS OF THE JUNE 1997 RELEASE OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

## PRECIPITATION

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2. TABLES WITHIN THIS SECTION WERE USED TO ESTABLISH THE 6-HOUR PRECIPITATION, EXCESS PRECIPITATION, AND PEAK DISCHARGE AS SUMMARIZED ON TABLE 1.

## EXISTING DRAINAGE

THE EXISTING SITE SLOPES FROM EAST TO WEST AT APPROXIMATELY 1.7%. A SHALLOW SWALE ENTERS NEAR THE MIDDLE OF THE EAST PROPERTY LINE CONVEYING RUNOFF FROM THE ADJACENT PROPERTY TO ABOUT THE CENTER OF THIS PARCEL WHERE A SLIGHT RIDGE BEGINS. THE RIDGE SPLITS THE FLOW AND BEGINS TO PUSH THE RUNOFF TOWARD THE NORTHWEST INTO CENTRAL AND TOWARD THE SOUTHWEST CORNER INTO THE ALLEY. SOME RUNOFF FROM THIS PARCEL WILL CONTINUE WEST WHERE IT ENTERS THE PARCEL ADJACENT TO THE WEST PROPERTY LINE. IT THEN RUNS THROUGH THE ADJACENT PARKING LOT TOWARD CENTRAL.

## DESIGNED DRAINAGE

THIS GRADING PLAN PROPOSES TO SET THE FINISH FLOOR ELEVATION 2' ABOVE THE FLOWLINE ON CENTRAL AT THE HIGH END OF THE SITE. THIS INCLUDES 1' FOR THE FLOODPLAIN DEPTH AND 1' ABOVE FLOODPLAIN ELEVATION.

RUNOFF FROM THE PARCEL TO THE EAST WILL BE INTERCEPTED IN AN 18" WIDE RIPRAP CHANNEL AND BE DIRECTED TO THE STREET VIA AN 18" SIDEWALK CULVERT. RUNOFF FROM THE EAST PORTION OF THE PARKING LOT AND ROOF (BASIN A), EAST OF THE DRIVEWAY WILL DISCHARGE INTO CENTRAL THROUGH THE DRIVEPAD. RUNOFF FROM THE WEST PORTION OF THE PARKING LOT (BASIN C) WILL COLLECT AGAINST THE WEST CURB AND FLOW NORTH INTO CENTRAL VIA A SIDEWALK CULVERT. RUNOFF FROM THE LANDSCAPE AREAS EAST AND WEST OF THE BUILDING AND THE SOUTHERN PORTION OF THE ROOF (BASIN B) WILL FLOW TO THE ALLEY VIA GRADED SWALES.

## SO-19 FORM

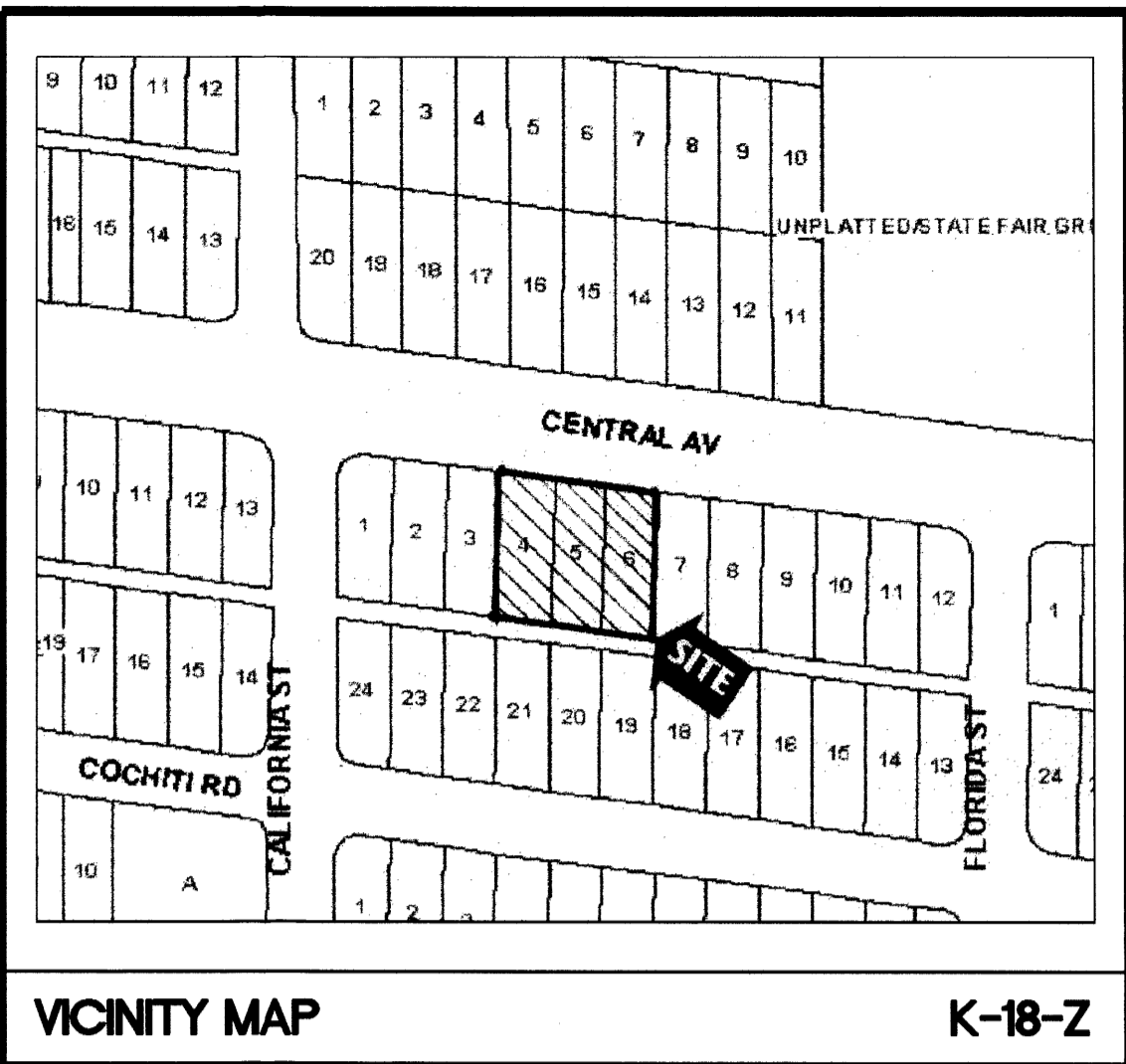
## NOTICE TO CONTRACTOR

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED WITHIN THE CITY RIGHT-OF-WAY SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH C.O.A. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986.
3. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 260-1990, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER SERVED.

## THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
- ☒ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☒ IF CURB IS DEPRESSSED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED, INSPECTED AND APPROVED PRIOR TO FINAL ACCEPTANCE.

APPROVALS	ENGINEERS	DATE	
A.C.E./DESIGN			
INSPECTOR			
A.C.E./FIELD			

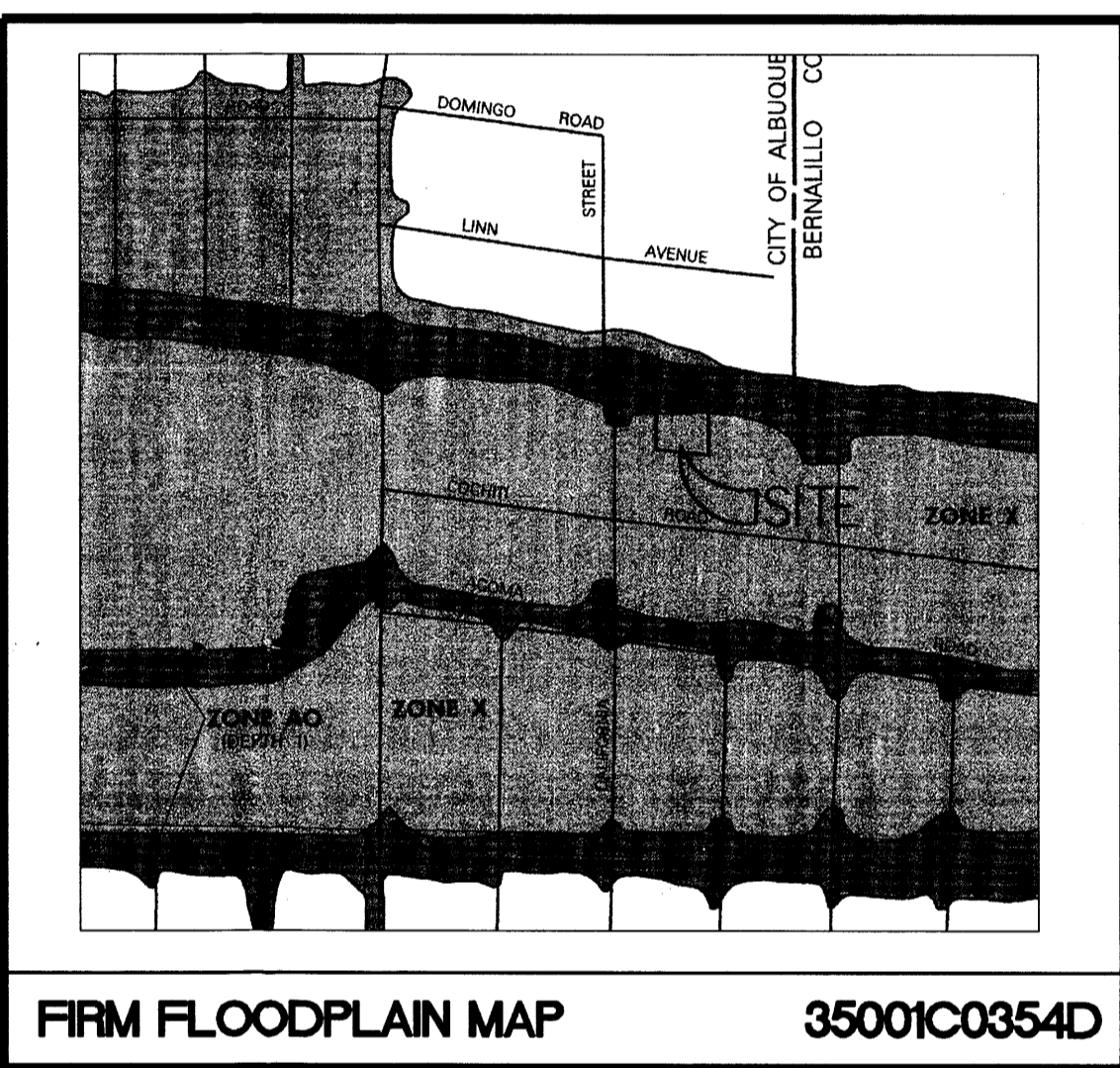


## Legal Description

LOTS 4, 5, AND 6, BLOCK 2, FAIRGROUNDS ADDITION, OF BERNILLO COUNTY, NEW MEXICO.

## Benchmark

ACS MONUMENT "5-K18B" HAVING AN ELEVATION OF 5290.33 (NAVD 1929).

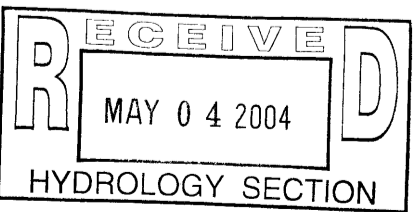


## TEMPORARY DRAINAGE CERTIFICATION

I, Larry D. Read, NMPE 10998, of the firm Larry Read & Associates, Inc., 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 4/15/03 with the exceptions noted below. The record information edited onto the original design document has been obtained by Will Plotner, Jr., NMPS 14271, of the firm Cartesian Surveys. I further certify that I have personally visited the project site on 5/2/2004 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for a Temporary Certificate of Occupancy.

Exceptions: The swale on the east side of the project needs to be regraded to provide positive drainage from the adjacent property to the sidewalk culvert at Central. The wheel chair ramp at the main entrance is incorrectly constructed and must be resolved. Both sidewalk culverts are incorrectly constructed and must be resolved. A new cmu wall has been constructed along the south property line that blocks runoff from the roof from getting to the alley - this will require removing a portion of the wall.

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.



## REVISIONS


PAIKA PLAZA  
6522 CENTRAL AVE SE

ARCHITECT: TAFAZUL HUSSAIN  
7004 AVENIDA LA COSTA NE  
ALBUQUERQUE, NM 87109  
PHONE: 315-1482

Drawn By:  
Larry Read & Assoc.

Checked By:  
T. Hussain

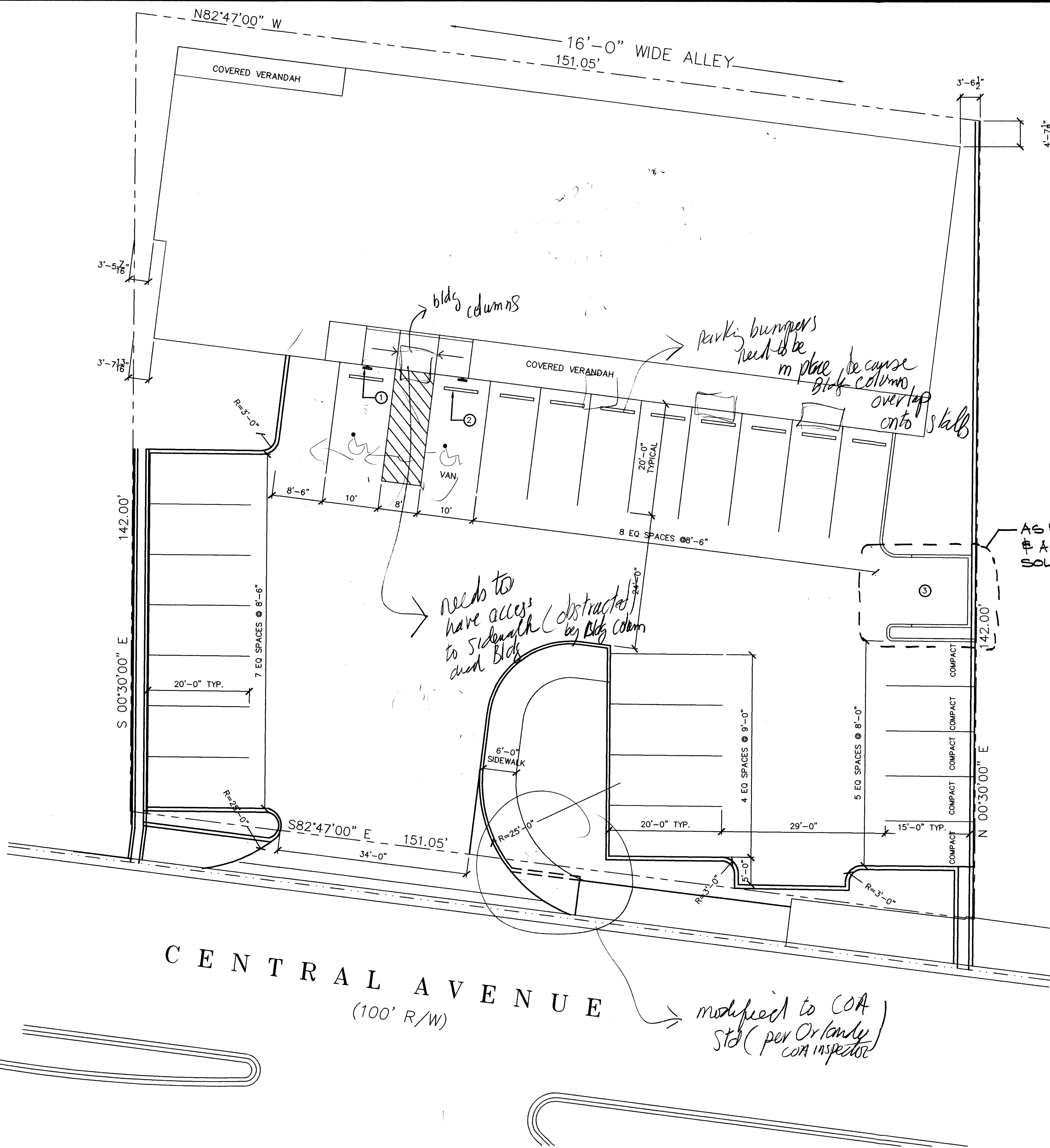
Date:  
April 3, 2003

Scale:  
1" = 20'

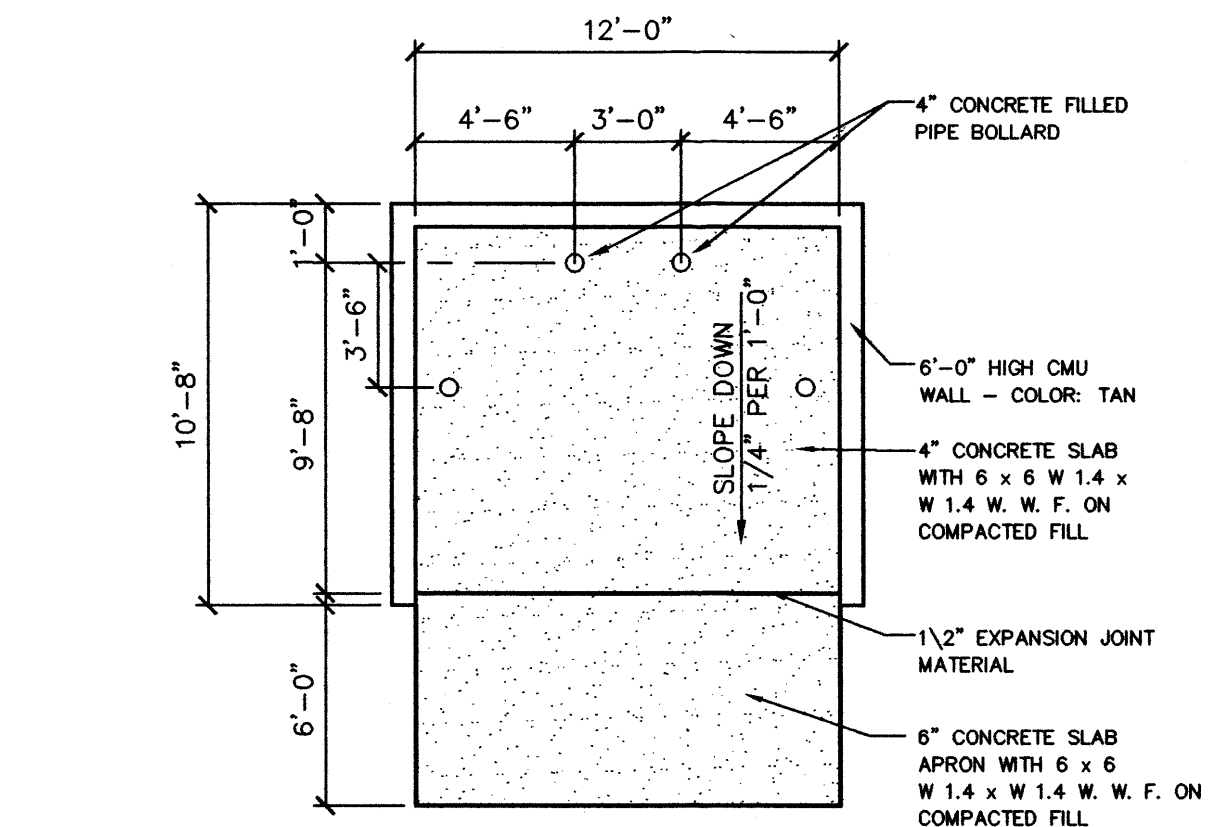
Job No.:

Sheet:

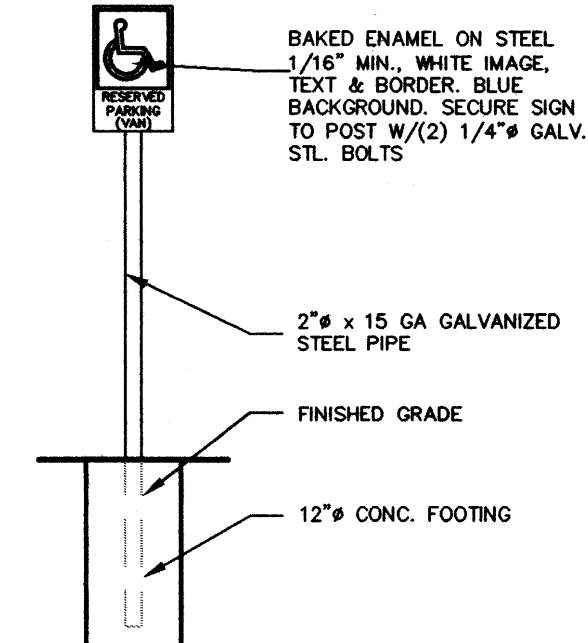
C2



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



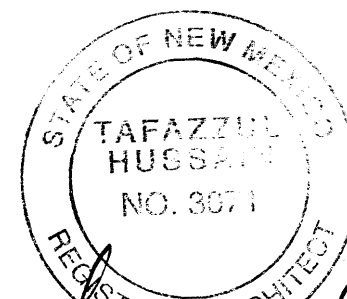
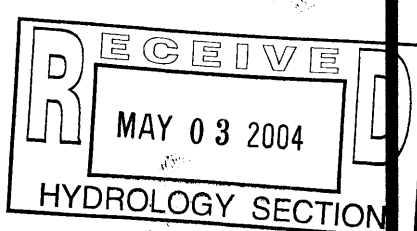
1 TRASH ENCLOSURE DETAIL  
SCALE: 1/2"=1'-0"



2 HANDICAP SIGN DETAIL  
SCALE: 1/2"=1'-0"

KEYED NOTES

1. H.C. SIGN. SEE DETAIL ON THIS SHEET.
2. CONCRETE WHEEL STOP.
3. TRASH ENCLOSURE. SEE DETAIL ON THIS SHEET.



REVISIONS		

PAIKA PLAZA  
6522 CENTRAL AVE SE ALBUQ. NM 87108  
ARCHITECT: TAFAZZUL HUSSAIN  
7004 AVENIDA LA COSTA NE  
ALBUQUERQUE, NM 87109  
PHONE: 315-1482

Drawn By: Greg Griego
Checked By: T. Hussain
Date: APRIL 4, 2003
Scale: 1 To 1
Job No.:
Sheet:
SITE PLAN C3