LOT 37, BLK. 4 LA MESA SUBDIVISION (02/20/74, C9-154)LOT 10, BLK. 4 EXISTING CMU WALL LA MESA SUBDIVISION TO REMAIN (02/20/74, C9-154)FL 37.7 FND. #4 RBR FND. #4 , PLS 8686 CAP N 89'48'32" E PLS 8686 CAF > 118.15' O N89°48'32"E BUILD 6' WIDE RIPRAP SWALE TO THE ELEVATIONS SHOWN. RIPRAP SHALL BE EXISTING CMU WAL D50= 3", 6" THICK PLACED TO REMAIN OVER FILTER FABRIC .4 .. 21 44. ÆXISTING CMU WALL TO REMAIN -210 LF CONCRETE VALLEY GUTTER PER DTL A -SLOPE = 0.49%-12" CULVERT ADDED _UNDER TURN AROUND TURN ADDED PER FIRE MARSHALL .9380 ACRES REQUIREMENTS BUILD 6' WIDE RIPRAP TCC_38.13 TA_37.63\ SWALE TO THE ELEVATIONS SHOWN. RIPRAP SHALL BE-D50= 3", 6" THICK PLACED OVER FILTER FABRIC FLOOR ELEVATION GRAPHIC SCALE (1 INCH = 20 FEET) LOT B LOT A SPOT ELEVATION LEGEND n^{oph} = ELEVATION AT TOP OF TS 37.88 = ELEVATION AT TOP OF . ∞ ← = ELEVATION AT FLOWLINE 3' CURB CUT BUILD RIPRAP LINED-SWALE S = 0.63% 1.5' EACH WAY TCC 37.20 TA/FL 36.70 12" CULVERT ADDED -TCC 37.56 TA 37.06 TR. A-1, BLK. 4 LA MESA SUBDIVISION CURB CUT TCC 37.00 (02/20/74, C9-154)TA/FL 36.50 TC 37.48 JCC37.35 TA 37.48 TA36.85 TS 37.98 FINISH FLOOR TA 37.30 TC 37.64 ELEV 5338.00 2" CURB CUT -Liùit — 100—yr END CONC. CHANNEL @ FLOODPLAIN SIDEWALK CULVERT FND. "+ IA/TC 36.58 6' SIDEWALK (EXIST) BUILD 24" SIDEWALK CULVERT PER COA STD DWG 2236 INV" IN 34.80 34.80 **FREMOVE EXIST** INV OUT 34.63 34.67 7407 CENTRAL AVENUE N.E. DRIVEPAD BUILD BUILD 24" SIDEWALK PRIVATE ENTRACNCE CULVERT PER COA (106 PUBLICLY DEDICATED RIGHT-OF-WAY)

PER COA STD 2426

"STD DWG 2236

-INV IN 36.23 36.32

INV OUT 36.06 36.04

DRAINAGE REPORT

LOCATION & DESCRIPTION

THE PROPOSED SITE IS 0.9380 ACRES LOCATED NORTH OF CENTRAL AVENUE AND EAST OF LOUISIANA BOULEVARD, AS SHOWN ON THE VICINITY MAP ON THIS SHEET IT IS CURRENTLY DEVELOPED WITH A MOTEL, PAVED PARKING, AND A MOBILE HOME THAT OCCUPIES THE MAJORITY OF THE PROPERTY. THE SITE HAS POOR DRAINAGE AROUND THE EXISTING STRUCTURE AND IS ADJACENT TO A ZONE AO (1' DEPTH) DESIGNATED FLOODPLAIN AS SHOWN ON THIS SHEET, ON THE EXHIBIT FROM THE FIRM PANEL WITH THE SITE DESIGNATED ON IT. PROPOSED DEVELOPMENT WILL CONSTRUCT A REPLACEMENT MOTEL AND ASSOCIATED PAVED PARKING AND SIDEWALKS AS SHOWN ON THE GRADING PLAN.

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.

EXISTING DRAINAGE

THE SITE IS DEVELOPED AS DESCRIBED ABOVE IN "LOCATION AND DESCRIPTION" THE DRAINAGE THAT DOES OCCUR IS SOUTH TOWARD CENTRAL WHICH CONTAINS A DESIGNATED FLOODPLAIN. SINCE THE SITE IS EXTREMELY FLAT, LOCALIZED PONDING IS PREVALENT. THE EAST, WEST, AND NORTH SIDES OF THE SITE ARE WALLED WITH CMU WALLS SO THERE IS NOT DRAINAGE TO THE SITE FROM THE ADJACENT PARCELS.

DEVELOPED CONDITION

AS PROPOSED, THE SITE WILL CONTINUE TO DRAIN TOWARD CENTRAL, THE HISTORIC ROUTE, VIA A PROPOSED RIPRAP SWALE ALONG BOTH THE EAST AND WEST PROPERTY LINES. THEY WILL DISCHARGE INTO CENTRAL VIA A SIDEWALK CULVERT AT THE END OF EACH SWALE.

AS CALCULATED, ASSUMING HALF OF THE PERVIOUS AREA WILL BE TREATMENT TYPE 'B' AND HALF TYPE 'C', THE DISCHARGE FROM THE SITE WILL INCREASE FROM 3.81 CFS TO 3.97 CFS. THIS 0.16 CFS INCREASE IS INSIGNIFICANT FOR AN INFILL SITE. THIS DEVELOPMENT WILL GREATLY ENHANCE THE AESTHETICS OF THE SITE AND IMPROVE DRAINAGE AROUND THE NEW BUILDING WITHOUT ADVERSELY AFFECTING THE AREA DRAINAGE.

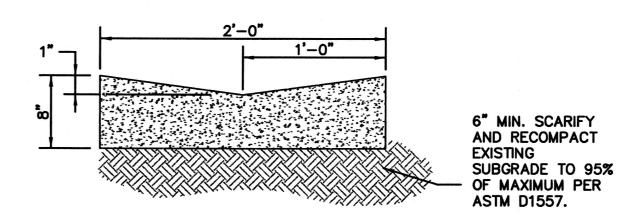
FINISHED GRADE

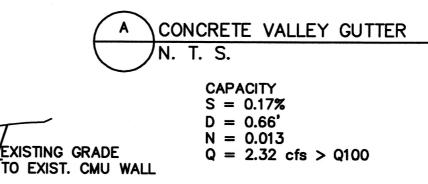
PER GRADING PLAN

100-YEAR HYDROLOGIC CALCULATIONS C D E V (6-hr) V (6-hr) **EXISTING CONDITIONS** SITE 0.9380 0.00 9.00 27.00 64.00 1.73 0.14 5,898 3.81 0.14 5,898 3.81 PROPOSED CONDITIONS SITE 0.9380 0.00 11.80 11.80 76.40 1.85 0.14 6,282 3.97 TOTAL 0.9380 0.14 6,282 3.97 EXCESS PRECIP. 0.53 0.78 1.13 2.12 Ei (in) PEAK DISCHARGE 1.56 2.28 3.14 4.7 Qn (cfs) ZONE = WEIGHTED E (in) = $(E_A)(%A) + (E_B)(%B) + (E_C)(%C) + (E_O)(%D)$ Park (in.) = 2.35 Valor (acre-ft) = (WEIGHTED E)(AREA)/12 P_{24+m} (in.) = 2.75 V100AY (acre-ft) = VSHR + (AD)(P100AY - PSHR)/12 Propay (in.) = 3.95 Q (cfs) = (Qpa)(Aa) + (Qps)(Aa) + (Qpc)(Ac) + (Qpo)(Ao)

CONSTRUCTION NOTES:

- 1. PROVIDE 1/2" EXPANSION JOINTS AT 36' O.C., AT IMMOVABLE OBJECTS AND AT PERPENDICULAR CURBS PER DETAIL THIS SHEET
- 2. PROVIDE CONTRACTION JOINTS 6' O.C. PER DETAIL THIS SHEET





CONCRETE HEADER CURB W/ #4 0

18" VERT, #4 CONT TOP AND BOTTOM

(TYP OF TWO)

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.

CONCRETE VALLEY GUTTER

- 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 COMP ACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
- 3. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER SERVED.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- Ø ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO
- M BACKFILL COMP ACTION 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.
- F CURB IS DEPRESSED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
- O ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED, INSPECTED AND APPROVED PRIOR TO FINAL ACCEPTANCE.

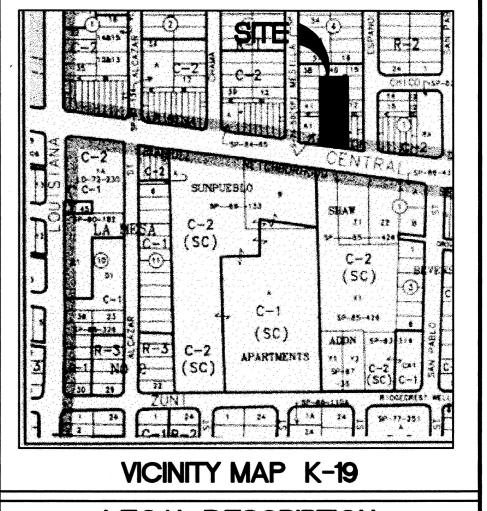
APPROVALS	ENGINEERS	DATE	
A.C.E./DESIGN			
INSPECTOR			
A.C.E./FIELD			
COA Storm	2	8.8.04	
	0		

DRAINAGE CERTITICATION

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 12/30/02. The record information edited onto the original design document has been obtained by Gary E. Gritsko, NMPS 8686, of the firm Survey Southwest. I further certify that I have personally visited the project site on 2/1/2004 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 Certificate of Occupancy.

Exceptions: A Paved turn around was added at the north end of the parking lot as required by the fire marshall. A 12" culvert was added under the turn around to facilitate drainage from the landscape area north of the parking lot. Second, a 12" culvert was added west of the building near the South corner to to allow mechanical units to be placed on the ground west of the building. In the case of both new culverts, they ae severly oversized for the amount of flow they carry.

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.



LEGAL DESCRIPTION

LOT 4-A-1, BLOCK 4, LA MESA SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

ACS BENCHMARK

ACS MONUMENT "15-K19", BEING AN ACS MONUMENT, WITH AN ELEVATION OF 5337.858 NGVD-29

SURVEY NOTES

FIELD SURVEY BY: SURVEY DATE: AUGUST, 2002 SURVEYS SOUTHWEST, LTD PHONE: (505) 998-0303 333 LOMAS BLVD. NE FAX: (505) 998-0306 ALBUQUERQUE, NM 87102

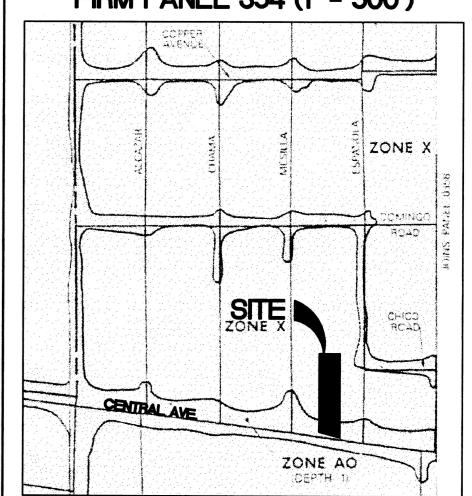
LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON INFORMATION SUPPLIED TO THE SURVEYOR BY THE APPROPRIATE UTILITY COMPANIES. SURVEYOR DOES NOT GUARANTEE THESE LOCATIONS NOR THE FACT THAT SOME UTILITIES MIGHT BE LEFT OUT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.

THIS IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE USED BY THE OWNER AS SUCH.

FLOODPLAIN

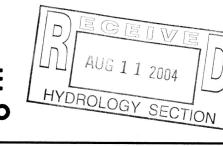
THE PROPERTY SHOWN HEREON LIES PARTIALLY WITHIN A ZONE AO (DEPTH 1') DESIGNATED FLOODPLAIN PER THE LOOD INSURANCE RATE MAP OF THE CITY OF ALBUQUERQUI BERNALILLO COUNTY, NEW MEXICO, COMMUNITY—PANEL NO. 35001C0354 D; EFFECTIVE DATE SEPTEMBER 20, 1996 AS SHOWN ON THIS SHEET.

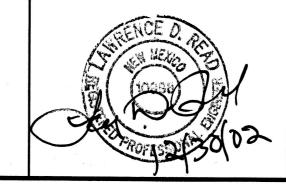
FIRM PANEL 354 (1" = 500')



GRADING AND DRAINAGE PLAN

La Mesa Inn 7407 Central Avenue, NE Albuquerque, New Mexico





LARRY READ & ASSOCIATES Civil Engineers

4800-C Juan Tabo, NE Albuquerque, New Mexico 87111 (505) 237-8421

FILE NAME: LAMESA_GD.DWG 12/21/02

SHEET CI

