

DRAINAGE INFORMATION SHEET

PROJECT TITLE: ALBA GARDEN CENTER ZONE ATLAS/DRNG. FILE #: K20.D51
 DRB #: EPC #: WORK ORDER #:
 LEGAL DESCRIPTION: MUNICIPAL ADDN NO 2, LOS ALTOS PARK + GOLF C.
 CITY ADDRESS: 10120 LOMAS NE

ENGINEERING FIRM: Brasher & Lorenz, Inc. CONTACT: Dennis A. Lorenz
2201 San Pedro NE Bldg.1 Suite 210
 ADDRESS: Albuquerque, New Mexico 87110 PHONE: 888-6088

OWNER: ALBA GARDEN CLUBS CONTACT: LOIS BYRON
 ADDRESS: 10120 LOMAS NE PHONE:

ARCHITECT: TERRAMAR ARCH. CONTACT: T. BLOCK
 ADDRESS: 2021 GIRARD SE PHONE: 243-1200

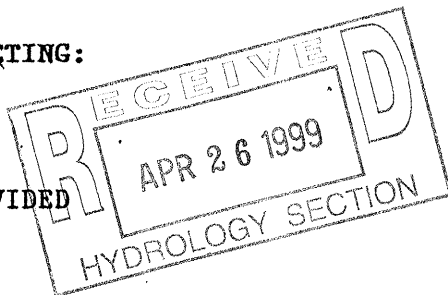
SURVEYOR: ENGINEER CONTACT:
 ADDRESS: PHONE:

CONTRACTOR: UNKNOWN CONTACT:
 ADDRESS: PHONE:

TYPE OF SUBMITTAL:
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION
☐ OTHER

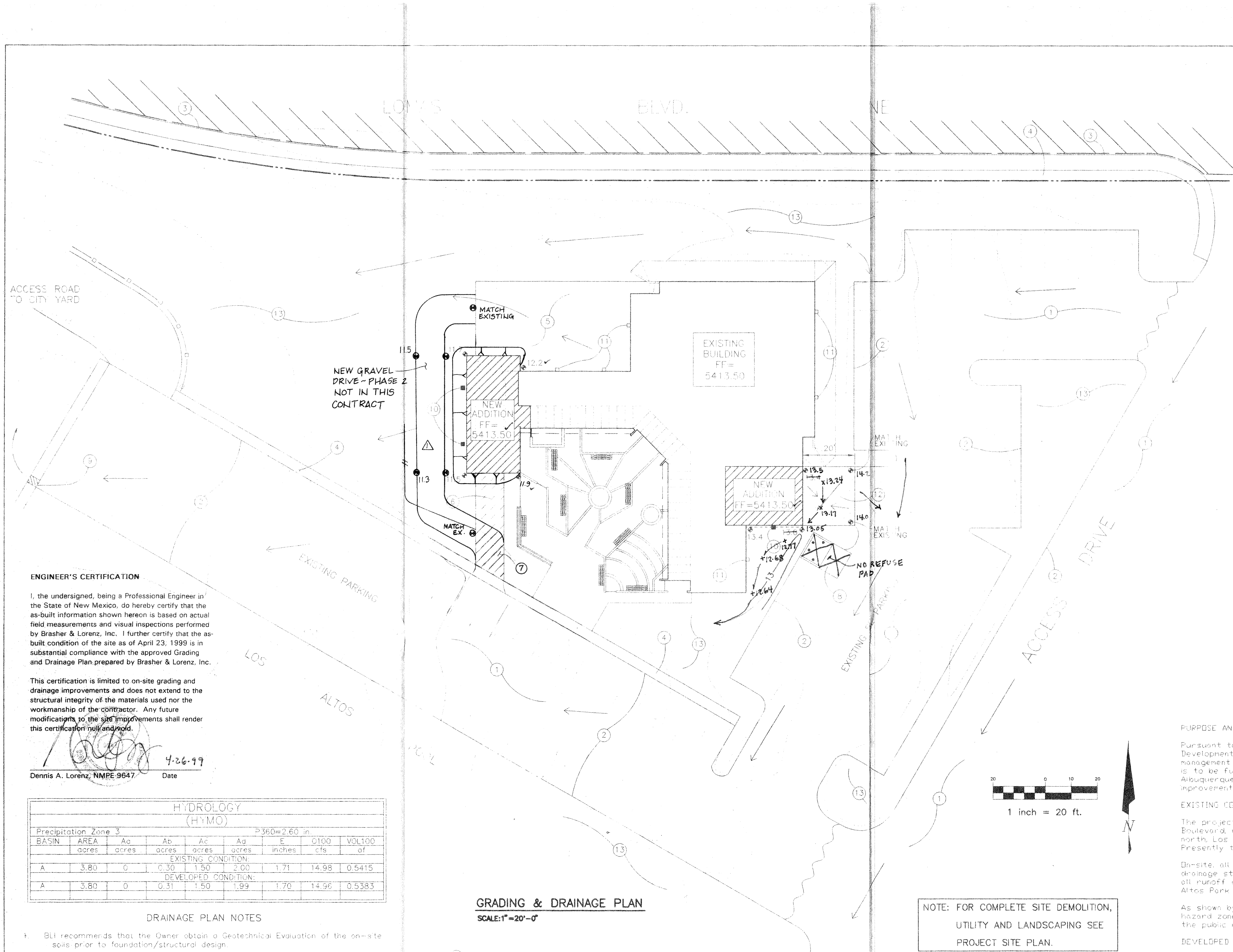
CHECK TYPE OF APPROVAL SOUGHT:
☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ OTHER (SPECIFY)

PRE-DESIGN MEETING:
☐ YES
☐ NO
☐ COPY PROVIDED



DATE SUBMITTED: 4-26-99
 BY: Dennis A. Lorenz

60 day Temp Co. issued on 4/29/99



ENGINEER'S CERTIFICATION

I, the undersigned, being a Professional Engineer in the State of New Mexico, do hereby certify that the as-built information shown hereon is based on actual field measurements and visual inspections performed by Brasher & Lorenz, Inc. I further certify that the as-built condition of the site as of April 23, 1999 is in substantial compliance with the approved Grading and Drainage Plan prepared by Brasher & Lorenz, Inc.

This certification is limited to on-site grading and drainage improvements and does not extend to the structural integrity of the materials used nor the workmanship of the contractor. Any future modifications to the site improvements shall render this certification null and void.

Dennis A. Lorenz, NMPE 9647

4-26-99
Date

HYDROLOGY (HYMO)									
Precipitation Zone 3									
BASIN	AREA	A _o	A _p	A _c	A _d	E	O100	VOL100	
acres	acres	acres	acres	acres	acres	inches	cfs	of	
EXISTING CONDITION:									
A	3.80	0	0.30	1.50	2.00	1.71	14.98	0.5415	
DEVELOPED CONDITION:									
A	3.80	0	0.31	1.50	1.99	1.70	14.96	0.5383	

DRAINAGE PLAN NOTES

- BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
- This Plan recommends positive drainage away from all structures to prohibit ponding or runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
- Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
- This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
- Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
- BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
- The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.

GRADING & DRAINAGE PLAN

SCALE: 1"=20'-0"

KEYED NOTES

- EXISTING ASPHALT PAVING
- EXISTING 6" CONCRETE CURB
- EXISTING 8" CONCRETE CURB AND GUTTER
- EXISTING 4" SIDEWALK
- EXISTING ASPHALT PAVING TO REMAIN
- REMOVE & DISPOSE EXISTING ASPHALT (PHASE 2 - N/C)
- EXISTING ASPHALT & DRIVEPAD TO REMAIN.
- CONSTRUCT NEW REFUSE PAD & ENCLOSURE. SEE SITE DETAILS.
- EXISTING DRAINAGE STRUCTURE
- PROPOSED ROOF DOWNSPOUTS
- EXISTING CANALES
- SAWCUT, REMOVE & DISPOSE EXISTING CONCRETE SLAB TO LIMITS SHOWN. RE-CONSTRUCT PER NEW GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM ADDITION.
- EXISTING LANDSCAPING

LEGEND

- 5415 - EXISTING CONTOUR ELEVATION
- 09.4 - EXISTING SPOT ELEVATION
- 13 - PROPOSED CONTOUR ELEVATION
- PROPERTY LINE
- 12.5 - PROPOSED SPOT ELEVATION
- ← DIRECTION OF FLOW
- DRAINAGE SWALE
- DRAINAGE BASIN DIVIDE
- ~ WATER BLOCK
- ▨ MAPPED 100-YR. FLOOD PLAIN

NOTE: FOR COMPLETE SITE DEMOLITION, UTILITY AND LANDSCAPING SEE PROJECT SITE PLAN.

PROPERTY ADDRESS
10120 Lomas Blvd. NE

LEGAL DESCRIPTION
Municipal addition No. 2
Los Altos Park and Golf Course

PROJECT BENCHMARK
"10-J20"-ACS Aluminum Disk stamped
"ACS, BM 10-J20" set in traffic
signal base at SE corner Lomas and
Easterday Drive.
Elev.=5404.375 feet MSLD

SURVEY
Topographic mapping provided by
City of Albuquerque

PURPOSE AND SCOPE

Pursuant to the established Drainage Ordinance for the City of Albuquerque and the Development Process Manual, this Grading and Drainage Plan outlines the drainage management criteria for controlling developed runoff from the project site. The property is to be further developed by construction of two building additions to the existing Albuquerque Garden Center, with associated landscaping, utility, grading, and drainage improvements.

EXISTING CONDITIONS

The project site is located within the City of Albuquerque Los Altos Park, on Lomas Boulevard, west of Eubank Boulevard. The site is bounded by Lomas Boulevard on the north, Los Altos Pool on the south, city facilities on the east, and City yards on the west. Presently the site is fully developed and landscaped.

On-site, all flows drain south and west within the existing paved parking lots to an existing drainage structure located at the west end of the south parking lot. Upon exiting the site all runoff drains west into the city yard where flows mix with other off-site flows from Los Altos Park and drain west into the Los Diversion channel.

As shown by the attached FIRM map, the site is located adjacent to a mapped flood hazard zone located within Lomas Boulevard. The floodplain appears to be confined to the public right-of-way and does not affect the site.

DEVELOPED CONDITIONS

As shown by the plan, the project consists of the construction of 2 additions to the existing Albuquerque Garden Center. The new addition will be constructed on an existing concrete slab and therefore will not increase the impervious area. The west addition will be constructed at the site of an existing asphalt drive, and as a result will decrease the imperviousness of the site.

The Plan shows the contours and elevations required to properly grade and construct the required improvements. The direction of drainage flows are given by flow arrows and the project hydrology is tabulated for existing and developed conditions.

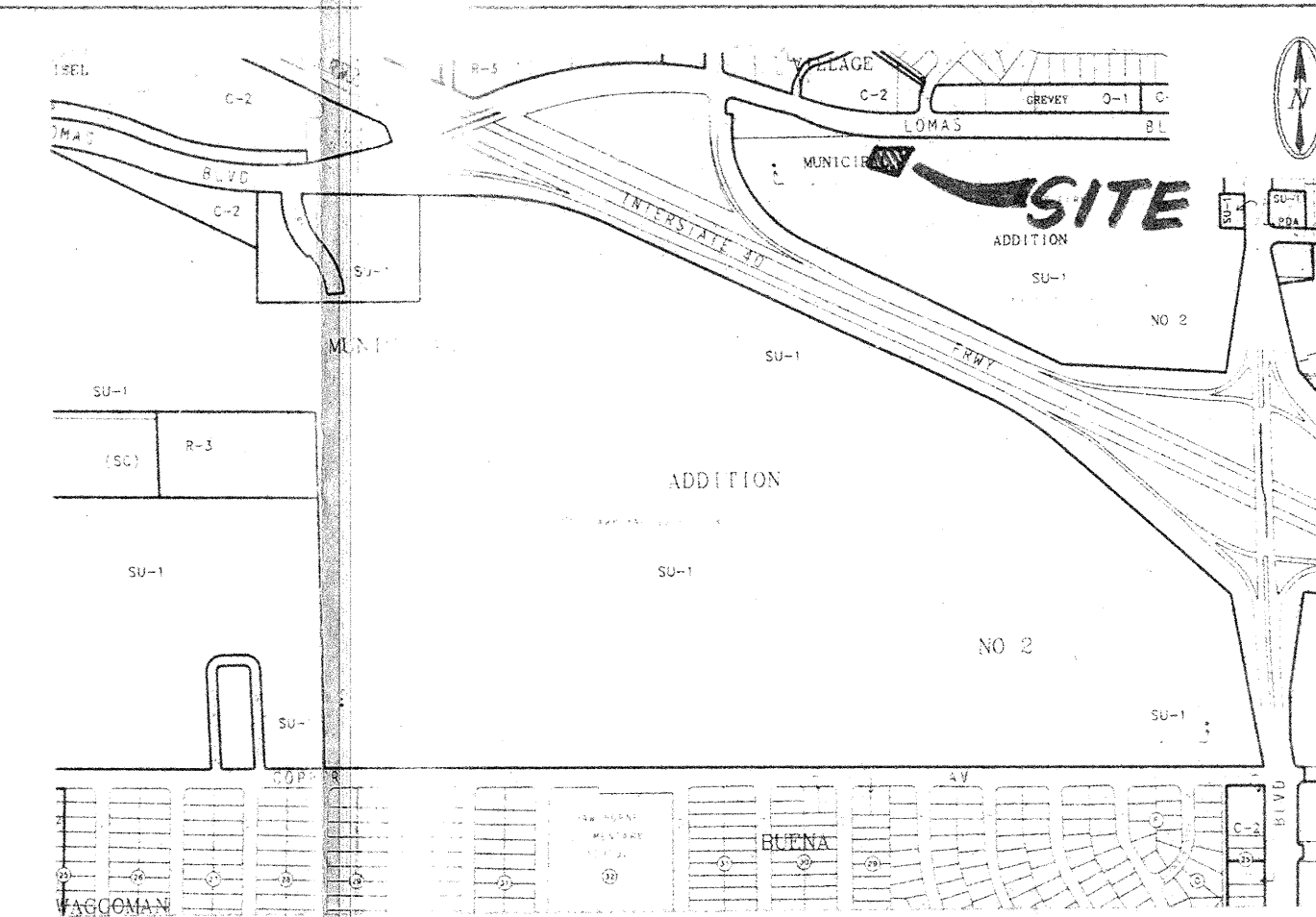
All drainage flows will be managed on-site and discharge to existing improvements. Per the project hydrology, excess precipitation runoff is anticipated to slightly decrease due to a reduction of the impervious area.

EROSION CONTROL

Due to the limited construction and the fact that no earthwork is proposed by the project, temporary erosion control measures are not recommended by this plan. It will be the Contractor's responsibility to properly limit construction activity so as to disturb as little of the project site as possible.

CALCULATIONS

The calculations shown hereon define the 100 year/6 hour design storm falling with the project area under existing and developed conditions. The Hydrology is per the "Development Process Manual, Chapter 2, Section 2, Vol 2, 1997 Revision.



K-20

LOCATION MAP

1"=750'



FLOODWAY AND DRAINAGE BASIN MAP

1"=200'

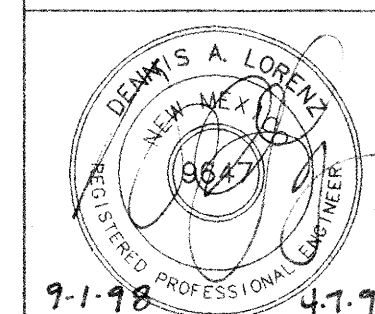
GRADING AND DRAINAGE PLAN

REVISIONS

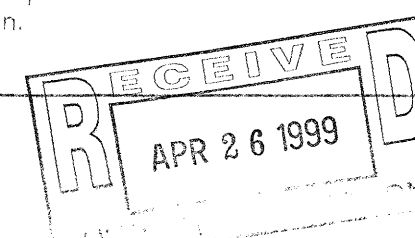
ADDED PHASE 2
GRAVEL DRIVE
4/1/99

ALBUQUERQUE GARDEN CENTER ADDITION
COUNCIL OF ALBUQUERQUE GARDEN CLUBS, INC.
ALBUQUERQUE, NEW MEXICO
TERRAMAR ARCHITECTS
ALBUQUERQUE, NEW MEXICO

Project No.: 8048
Date: 8/26/98
Drawn By: T.P.H.
Designed by: D.A.L.
Checked by: D.A.L.
File: 8048GD.DWG



SHEET NUMBER
C2



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