



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

January 14, 1986

Jeffrey R. Bergmann
Design Professionals, Inc.
4301 Carlisle Blvd., NE
Albuquerque, New Mexico 87107

RE: DRAINAGE & GRADING PLAN FOR TURNER PARK APARTMENTS
RECEIVED DECEMBER 19, 1985 FOR BUILDING PERMIT APPROVAL
(K-10/D16)

Dear Jeffrey:

The referenced submittal dated December 16, 1985, is approved for Building Permit. Please see that a copy of this approved Drainage Plan, and the approved permit to construct within City Right-of-Way (S.O. #19) is included with building construction set for Hydrology sign-off.

If you have any questions, call me at 766-7644.

Cordially,

Roger A. Green, PE

Roger A. Green, P.E.
C.E./Design Hydrology

cc: Jim Ball

RAG/bsj

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

DRAINAGE INFORMATION SHEET

PROJECT TITLE: TURNER PARK APARTMENTS ZONE ATLAS/DRNG. FILE #: K-10/D-16

LEGAL DESCRIPTION: Lot No. 8 Los Blancos Addition

CITY ADDRESS: 111 75th Street, S.W.

ENGINEERING FIRM: DESIGN PROFESSIONALS, INC. CONTACT: Jeffrey R. Bergmann

ADDRESS: 4301 Carlisle Blvd., N.E. PHONE: 881-6336

OWNER: JIM BALL CONTACT: Jim Ball

ADDRESS: 4301 Amberst Drive, N.E. PHONE: 881-8767

ARCHITECT: DESIGN PROFESSIONALS, INC. CONTACT: Marcus Blasi

ADDRESS: 4301 Carlisle Blvd., N.E. PHONE: 881-6336

SURVEYOR: LYNN ENGINEERING & SURVEYING CONTACT: Dennis Lynn

ADDRESS: 22 Chughole Lane - Los Lunas PHONE: 869-3548

CONTRACTOR: G.R. GARCIA CONSTRUCTION CO., LTD CONTACT: Glenn Garcia

ADDRESS: 3019 Princeton, N.E. PHONE: 881-4036

PRE-DESIGN MEETING:

☒ YES

☐ NO

☒ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☒ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☒ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL

☐ PRELIMINARY PLAT APPROVAL

☐ SITE DEVELOPMENT PLAN APPROVAL

☐ FINAL PLAT APPROVAL

☒ BUILDING PERMIT APPROVAL

☒ FOUNDATION PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY APPROVAL

☒ ROUGH GRADING PERMIT APPROVAL

☒ GRADING/PAVING PERMIT APPROVAL

☐ OTHER _____ (SPECIFY)

RECEIVED
DEC 19 1985
HYDROLOGY SECTION

REVISION 1' APPROVED ST. GRADES
EMERGENCY-SPILLWAY
COPY OF SOILS REPORT ATTACHED

DATE SUBMITTED: December 19, 1985BY: JEFFREY R. BERGMANN

SITE LOCATION

K-10-Z

VACANT LOT

BRICK WALL SEC. 5

N 74 54' 00"E

C-2 1/2" 1'-0"

BASIN I

BASIN II

BASIN III

FINISHED FLOOR = 5088.0

INTERIOR BOF = 5088.5

EXTERIOR BOF = 5089.5

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DRAINAGE & SITE GRADING

1" = 10'-0"

EXISTING RESIDENTIAL

12/16/85 - REVISION PER CITY HYDROLOGY COMMENTS

EXISTING MOTEL

BRICK WALL SEC. 5

N 74 54' 00"E

C-2 1/2" 1'-0"

BASIN I

BASIN II

BASIN III

FINISHED FLOOR = 5088.0

INTERIOR BOF = 5088.5

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KEYED NOTES:

1. EXISTING RETAINING/PRIVACY WALL.

2. OFFSITE FLOW INTERCEPTION DITCH. SEE DETAIL 2/C2.

3. CONCRETE SWALE. SEE DETAIL 1/C2.

4. NEENAH FDRY. ROUND GRATE TYPE D FRAME - CAT #R-2100.

5. PRECAST MANHOLE 48" DIAMETER WITH FLAT COVER - 24"

6. SEE DETAIL 3/C2.

7. 8" DIAMETER CMP - SEE PLAN FOR FLOW LINE ELEVATION.

8. 6" CONCRETE STANDUP CURB PER CITY STANDARDS.

9. ASPHALT PAVING - SEE TYPICAL PAVING SECTION.

10. LIMIT OF 6" DIAMETER COBBLES - FILL POND WITH COBBLES TO ELEV. SHOWN.

11. ARCHITECTURAL BRICK WALL. SEE DETAIL ON SITE PLAN C1.

12. LANDSCAPE GROUND COVER.

13. 3" - #3'S CONTINUOUS LONGITUDINALLY.

14. #3'S @ 16" O.C. TRANSVERSE.

15. COMPACTED EARTH @ 90% ASTM D1557.

16. MASTIC JOINT FILLER.

17. 3000 PSI CONCRETE WITH 5 - 7% AIR ENTRAINMENT.

18. 8" PERFORATED METAL PIPE.

19. 3/4" - 1" GRAVEL - 4" TOP COVER - 3" MINIMUM BED.

20. DRAINAGE FABRIC WRAP 4 SIDES AND TOP.

21. MIRAFI 140N OR EQUAL - 100% LAP OVER TOP.

22. 8" OF 3/4" - 1" COMPACTED GRAVEL BASE.

23. 6" DIAMETER COBBLES FILL BOTTOM TO 4 FEET DEPTH.

24. 3" HOTMIX ASPHALTIC CONCRETE.

25. 12" COMPACTED SUBGRADE @ 95% ASTM D1557.

26. BURKE HYPALON POND LINER OR EQUAL.

27. 6" DIAMETER COBBLES.

28. CONSTRUCT NEW 3 FT. WIDE SIDEWALK PER CITY OF ALBUQUERQUE STANDARDS.

29. CONSTRUCT NEW 25 FT. WIDE DRIVE ENTRANCE PER CITY STANDARDS.

30. NEW HANDICAP SIDEWALK RAMP PER CITY STANDARDS.

31. NEW 6 FT. HIGH BRICK TRASH ENCLOSURE. SEE WALL SECTION DETAIL 5/C2.

32. NEW CONCRETE TRAFFIC ISLAND/SEPARATOR.

33. END OF CONCRETE SWALE.

34. 12" SOLID HEADER COURSE @ ALL EXPOSED ENDS.

35. DUOWALL STD. #10 @ EVERY 6TH COURSE.

36. 2 - #4'S CONTINUOUS.

37. LAP POND LINER OVER AND UNDER PIPE AS SHOWN.

38. WIDTH VARIES FROM 2.0' TO 5.0' SEE PLAN.

39. #4 DOWELS @ 48" O.C. ALTERNATE HOOKS.

40. #4'S @ 48" O.C. GROUT CAVITY FULL.

41. NEW 8" CONCRETE CURB AND GUTTER PER CITY STANDARDS.

42. #4'S CENTER BETWEEN #4 DOWELS.

43. EXISTING WATER LINE.

44. EXISTING GAS LINE.

45. EXISTING SEWER LINE.

46. TEMPORARY BENCHMARK. SEE DESCRIPTION IN GENERAL NOTES.

47. DRYWELL 18" DIAMETER CORRUGATED METAL PIPE FILLED WITH 1/2" 3" CLEAN GRAVEL.

48. 5 DRYWELL PIPES EVENLY SPACED.

49. 3 DRYWELL PIPES EVENLY SPACED.

50. NEW 2 FT. WIDE UNDER SIDEWALK DRAINAGE CULVERTS PER CITY STANDARDS.

51. ALL WORK WITHIN CITY R.O.W. OR NOTED TO BE PER CITY STANDARDS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE, INTERIM STANDARD SPECIFICATIONS, PUBLIC WORKS CONSTRUCTION, 1985.

52. SITE WORK CONCRETE F'C = 3000 PSI.

53. ALL WORK TO BE AIRENTAINED.

54. LEGAL DESCRIPTION:

55. LOT NO. 8 LOS BLANCOS ADDITION

56. PROJECT BENCHMARK: A SQUARE MARKED IN CONCRETE ON TOP OF SOUTH MEDIAN CURB ON CENTRAL AVENUE APPROXIMATELY 247 FT. WEST OF CENTRAL AND 75TH STREET INTERSECTION. ELEVATION = 5092.44 FT. ABOVE MEAN SEA LEVEL.

57. TEMPORARY BENCHMARK: SET NO. 5 REBAR WITH CAP LS7430 LOCATED AT THE SOUTHEAST PROPERTY CORNER. ELEVATION = 5087.40 ABOVE MEAN SEA LEVEL.

58. APPROVED FOR DRAINAGE

59. 1/23/86

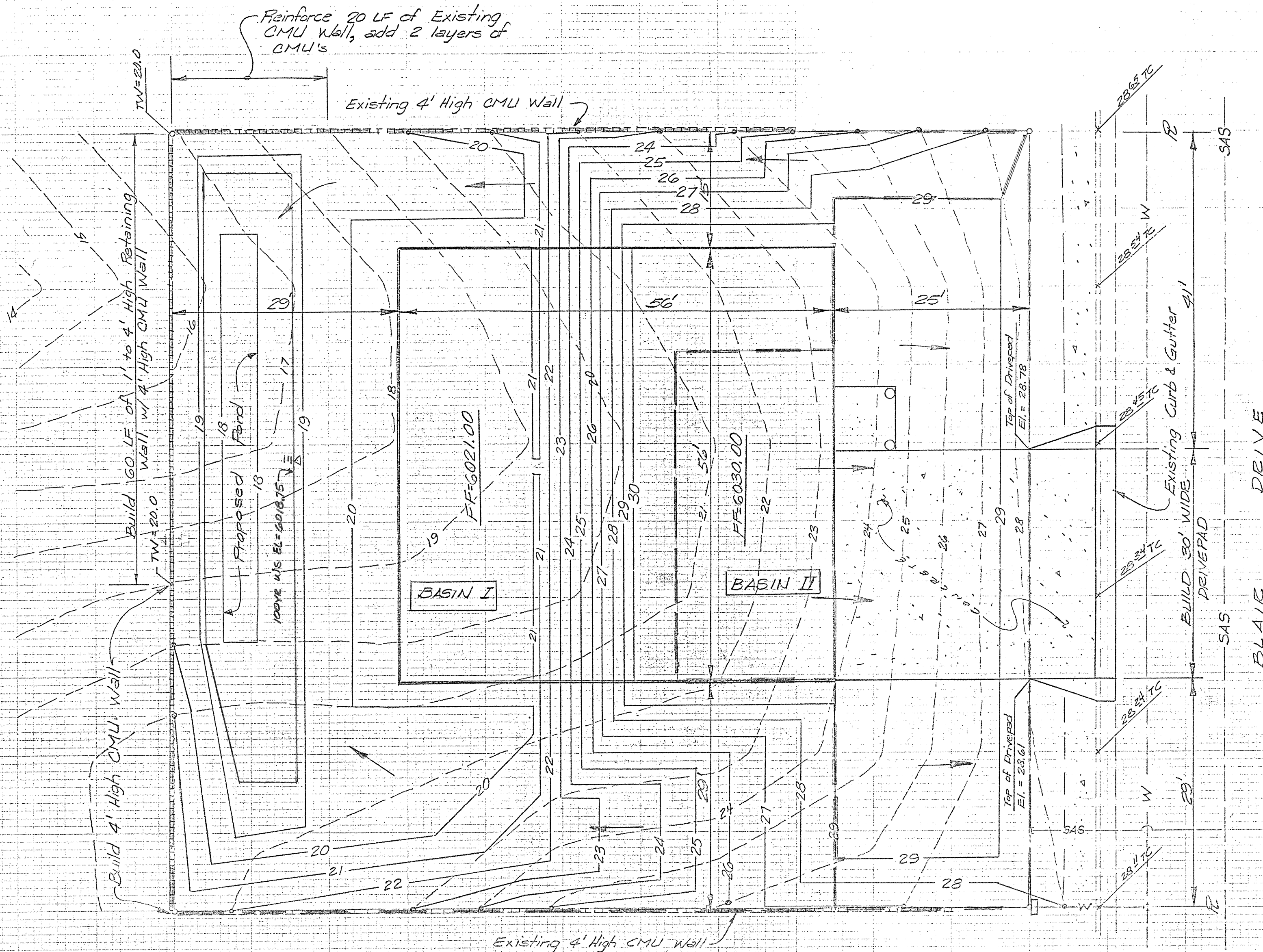
60. SIGNATURE

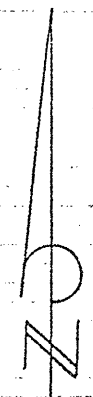
61. ADVISE DRAINAGE INSPECTOR WHEN GRADING EXECUTED

62. PROJECT TITLE:

63. TURNER PARK APARTMENTS

64. A 12-PLEX APARTMENT DESIGN

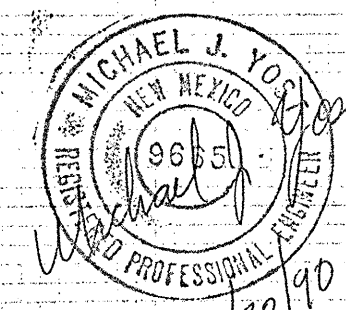



 SCALE: 1" = 10'-0"

--- 28 --- Existing Elevation
 --- 28 --- Proposed Elevation
 --- Drainage Basin Boundary

Lot 16, BLOCK 6
 REBONITO SUBDIVISION
 DRAINAGE
 & GRADING PLAN

Note: See Exhibit A, for Hydrology Calculations
 & Vicinity Map



TEMPORARY BENCH MARK
 MANHOLE RIM NE.
 OF PROPERTY
 ELEV=6028.67

BENCH MARK
 ACS Bench Mark 5-J23, Elev. = 5835.852
 A Square Chiseled on Top of Concrete
 Curb on the ESE Curb Return At
 Willis Knight Dr. and Jewett NE