

EXISTING DRAINAGE BASINS
SCALE: 1"=40'

GRADING AND DRAINAGE PLAN

SCOPE

PURSUANT TO THE CITY OF ALBUQUERQUE DRAINAGE ORDINANCE AND THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, SECTION 22.2, THE GRADING AND DRAINAGE PLAN SHOWN HEREON OUTLINES THE DRAINAGE MANAGEMENT CRITERIA FOR CONTROLLING DEVELOPED RUNOFF ON THE PROJECT SITE. THE PROJECT CONSISTS OF THE RECLAMATION OF 3 RESIDENTIAL LOTS BY FILLING A TEMPORARY RETENTION POND. THE LOTS ARE DESCRIBED AS LOTS 17-P1, 18-P1 AND 19-P1, SUNSET WEST, UNIT 3.

EXISTING CONDITIONS

THE PROJECT SITE CURRENTLY SERVES AS A TEMPORARY RETENTION POND FOR SUNSET WEST, UNIT 3. ALL EXCESS STORMWATER FROM THE SUBDIVISION ENTERS THE POND THROUGH A 36-INCH PUBLIC STORM DRAIN. NO OTHER OFF-SITE RUNOFF ENTERS THE SITE. THE LOTS ARE ENCUMBERED BY A TEMPORARY PUBLIC DRAINAGE EASEMENT.

AS SHOWN BY THE ATTACHED FIRM, THE SITE LIES WITHIN THE 500-YEAR ZONE "X" FLOOD ZONE.

DRAINAGE MANAGEMENT PLAN

THE DRAINAGE MANAGEMENT CRITERIA WAS ESTABLISHED BY THE DRAINAGE REPORT FOR SUNSET WEST SUBDIVISION, UNIT 3, PREPARED BY MARK GOODWIN & ASSOCIATES. IN ACCORDANCE WITH THE APPROVED DMP, THE LOTS ARE TO SERVE AS A TEMPORARY RETENTION POND UNTIL DOWNSTREAM STORM DRAINAGE IMPROVEMENTS ARE CONSTRUCTED, AT WHICH TIME THE LOTS MAY BE RECLAIMED AND FREE DISCHARGE INTO THE PUBLIC SYSTEM.

PROPOSED CONDITIONS

UPON CONSTRUCTION AND ACCEPTANCE OF PROPOSED DOWNSTREAM STORM DRAINAGE IMPROVEMENTS, THE SITE IS TO BE IMPROVED BY FILLING THE TEMPORARY RETENTION POND AND CONSTRUCTING BUILDING PAD SITES ON EACH LOT. THE INTERNAL STORM DRAIN, WHICH DRAINS TO THE POND BY A 36-INCH STUBOUT, WILL BE CONNECTED TO AN EXISTING 36-INCH STUBOUT PROJECTING FROM A MANHOLE LOCATED IN SAGE ROAD SW. THE PENDING 86TH STREET - SAGE ROAD IMPROVEMENTS PROJECT PROPOSES TO EXTEND A PUBLIC STORM DRAIN TO THE SITE FROM THE TOWER PARK POND, LOCATED NEAR 86TH STREET AND TOWER ROAD SW.

AS SHOWN BY THE PLAN, A PORTION OF THE SITE, BASIN "A" WILL DRAIN NORTH TO THE INTERNAL DRAINAGE SYSTEM. DUE TO SITE TOPOGRAPHY, BASIN "B" WILL DRAIN THE SOUTHEAST CORNER OF LOT 18-P1, AND DISCHARGE TO THE EXISTING POND OVERFLOW SPILLWAY TOO SAGE ROAD SW.

SINCE THE INTERNAL DRAINAGE SYSTEM IS LOCATED IN A SUMP CONDITION, THE EXISTING 20" PUBLIC STORM DRAINAGE EASEMENT, WHICH CONTAINS THE 36-INCH STORM DRAIN, WILL REMAIN FEE AND CLEAR TO PROVIDE AN OVERFLOW PATH TO SAGE ROAD SHOULD THE SUMP INLET BECOME OVERWHELMED.

CALCULATIONS

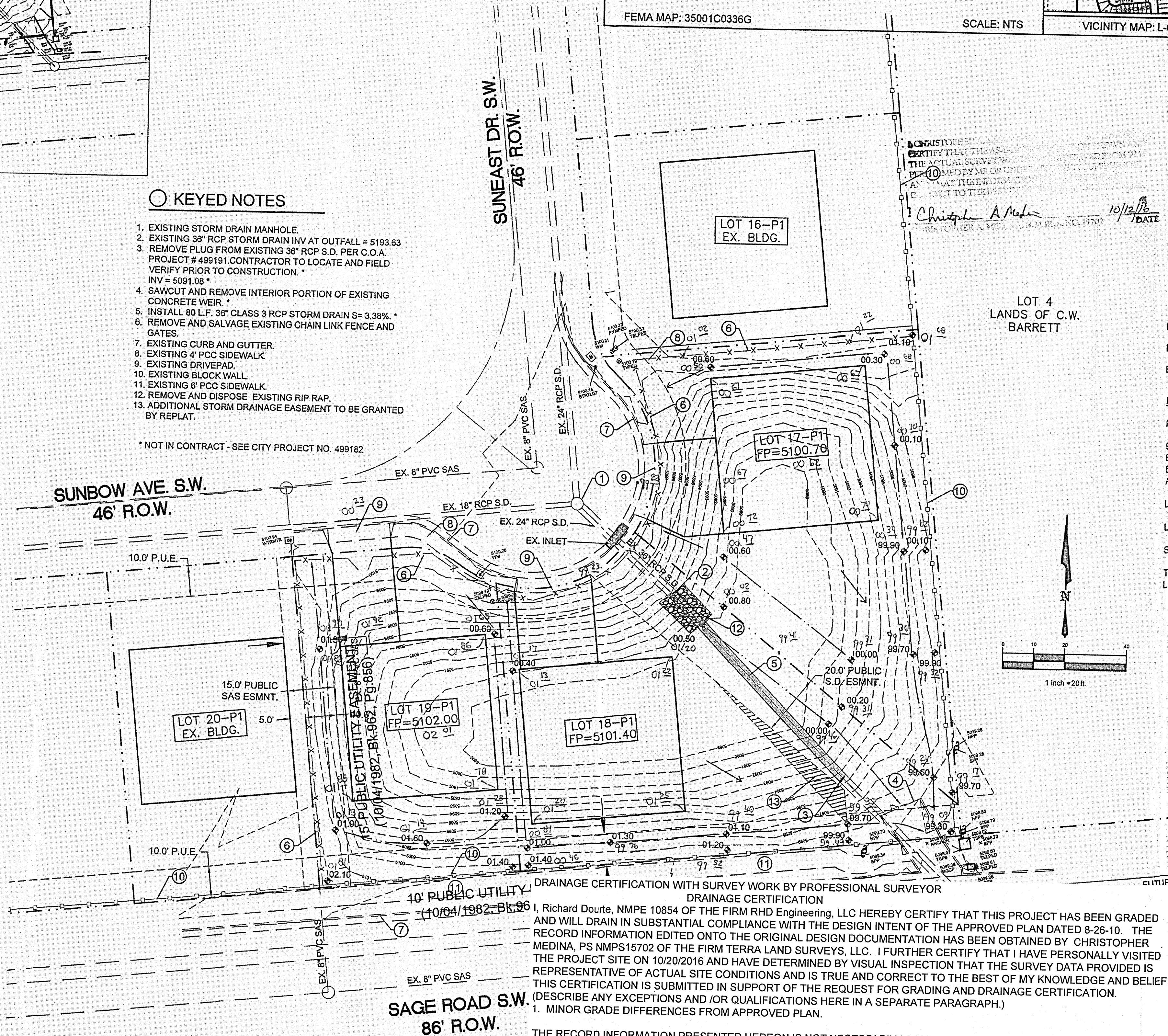
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PROJECT HYDROLOGY								
LOTS 17-P1 - 19-P1, SUNSET WEST UNIT 3								
ZONE:	1							
P ₆ HOUR	2.20							
P ₁₀ DAY	3.67							
UNDEVELOPED								
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)
1	0.6125	0.00	0.61	0.00	0.00	0.67	1.24	0.034
DEVELOPED (PROPOSED):								
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)
A	0.29	0.00	0.08	0.08	0.13	1.34	0.96	0.033
B	0.32	0.00	0.11	0.11	0.10	1.19	0.98	0.032
TOTAL	0.61	0.00	0.19	0.19	0.23	1.26	1.94	0.064

KEYED NOTES

- EXISTING STORM DRAIN MANHOLE.
- EXISTING 36" RCP STORM DRAIN INV AT OUTFALL = 5193.63
- REMOVE PLUG FROM EXISTING 36" RCP S.D. PER C.O.A. PROJECT # 499191. CONTRACTOR TO LOCATE AND FIELD VERIFY PRIOR TO CONSTRUCTION. * INV = 5091.08 *
- SAWCUT AND REMOVE INTERIOR PORTION OF EXISTING CONCRETE WEIR.
- INSTALL 80 L.F. 36" CLASS 3 RCP STORM DRAIN S= 3.38%. *
- REMOVE AND SALVAGE EXISTING CHAIN LINK FENCE AND GATES.
- EXISTING CURB AND GUTTER.
- EXISTING 4" PCC SIDEWALK.
- EXISTING DRIVEPAD.
- EXISTING BLOCK WALL.
- EXISTING 8" PCC SIDEWALK.
- REMOVE AND DISPOSE EXISTING RIP RAP.
- ADDITIONAL STORM DRAINAGE EASEMENT TO BE GRANTED BY REPLAT.

* NOT IN CONTRACT - SEE CITY PROJECT NO. 499182

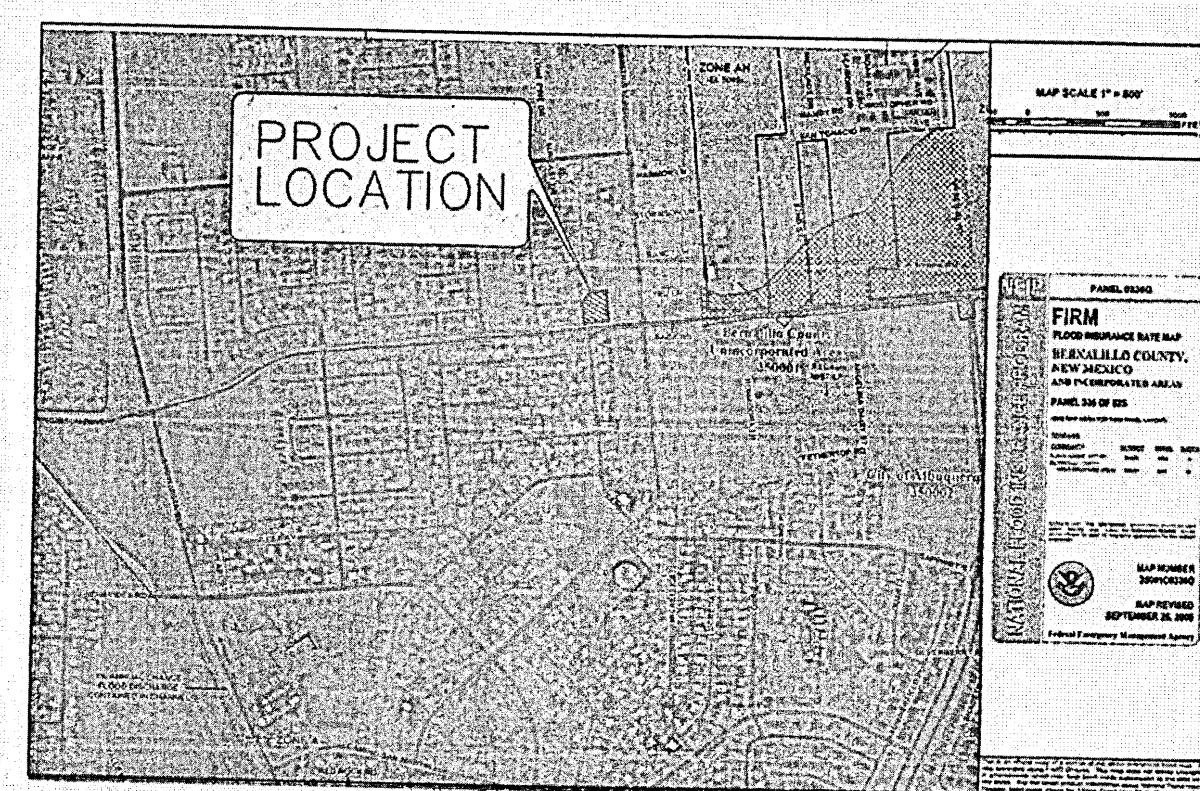
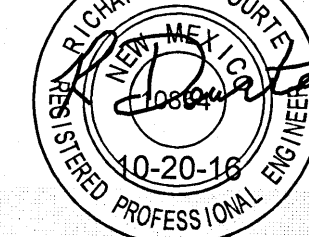


DRAINAGE CERTIFICATION WITH SURVEY WORK BY PROFESSIONAL SURVEYOR
DRAINAGE CERTIFICATION
I, Richard Dourte, NMPE 10854 OF THE FIRM RHD Engineering, LLC HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 8-26-10. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENTATION HAS BEEN OBTAINED BY CHRISTOPHER MEDINA, PS NMPS15702 OF THE FIRM TERRA LAND SURVEYS, LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 10/20/2016 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 THE REQUEST FOR GRADING AND DRAINAGE CERTIFICATION. DESCRIBE ANY EXCEPTIONS AND/OR QUALIFICATIONS HEREIN IN A SEPARATE PARAGRAPH.)
1. MINOR GRADE DIFFERENCES FROM APPROVED PLAN.

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 DOCUMENTATION ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

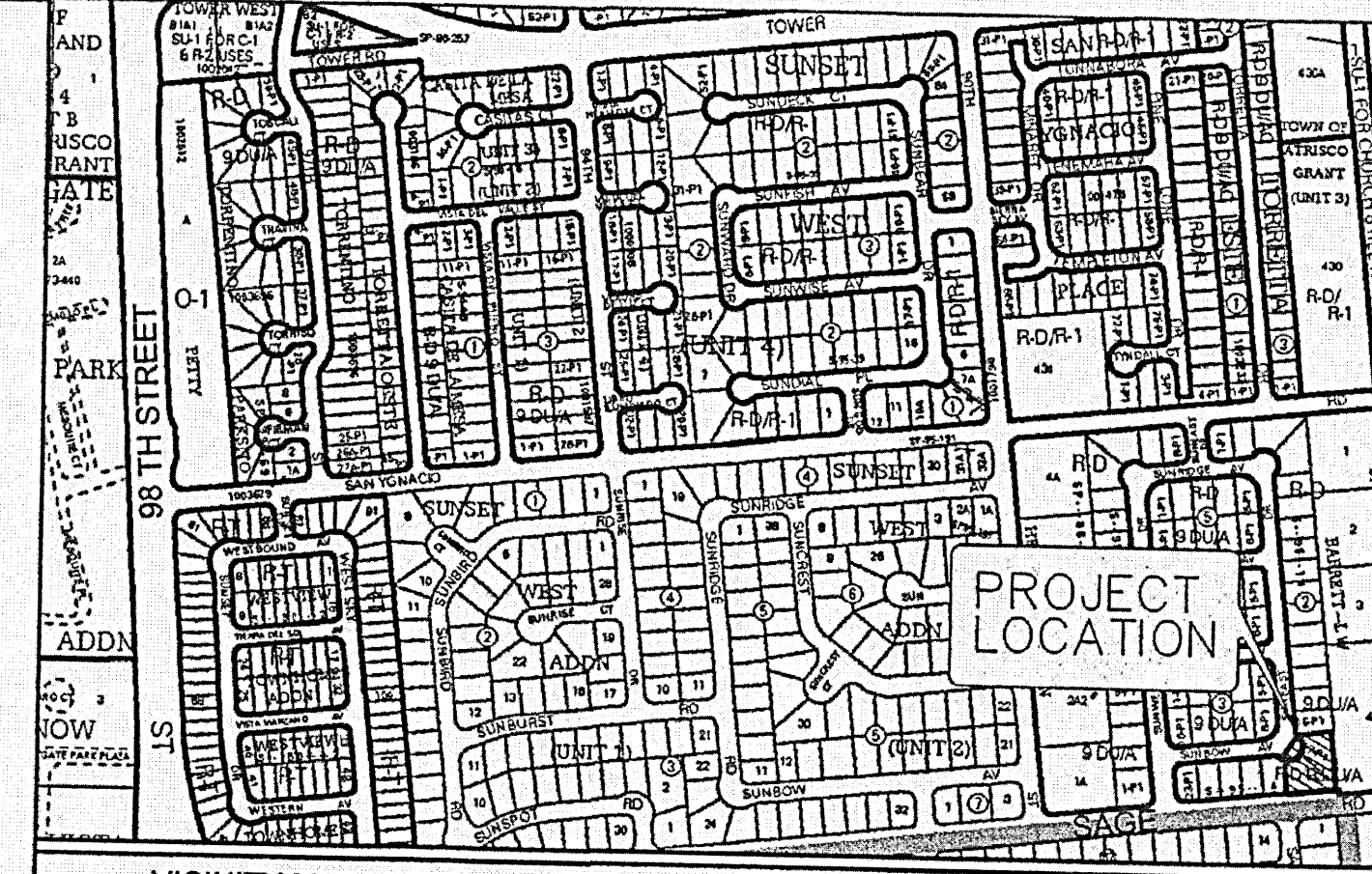
Richard Dourte
Richard Dourte, NMPE 10854

10-20-16
Date



FEMA MAP: 35001C0336G

SCALE: NTS



SCALE: NTS

LEGEND		
ITEM	EXISTING	PROPOSED
OVERHEAD ELEC.	---	---
UNDERGROUND ELEC., GAS, TEL, TV, FO	---	---
RIGHT OF WAY	---	---
EASEMENT LINE	---	---
PROPERTY LINE	---	---
CENTERLINE	---	---
CHAIN LINK FENCE	---	---
BLOCK WALL	---	---
SPOT ELEV.	X 16.7	87.26
CONTOUR	---	66
RIP RAP		
DIRECTION OF FLOW		←
DRAINAGE SWALE		←
BASIN BOUNDARY	---	---

PROJECT DATA

PROPERTY ADDRESS

920 SUNEAST DRIVE SW
8700 SUNBOW AVENUE SW
8704 SUNBOW AVENUE SW
ALBUQUERQUE, NEW MEXICO 87105

LEGAL DESCRIPTION

LOTS 17-P1, 18-P1 AND 19-P1, SUNSET WEST, BLOCK 2, UNIT 3.

SURVEY MAPPING

TOPOGRAPHIC AND IMPROVEMENT MAPPING BY BRASHER & LORENZ, INC. APRIL 2010

THIS GRADING AND DRAINAGE PLAN
IS SHOWN FOR INFORMATION
PURPOSES ONLY.
NOT IN CONTRACT.

DATUM NAVD 1988

LORENZ
DESIGN & CONSULTING, LLC
Civil Engineering & Construction Management
2000 Rio Grande Blvd. SW, Suite 400 Albuquerque, New Mexico 87102
P: 505-241-1000 F: 505-241-1001

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SUNSET WEST UNIT III LOTS 17, 18 AND 19
GRADING AND DRAINAGE PLAN

Design Review Committee
AUG 14 2015
DESIGN REVIEW COMMITTEE

City Engineer Approval
FEB 17 2016
CITY ENGINEER

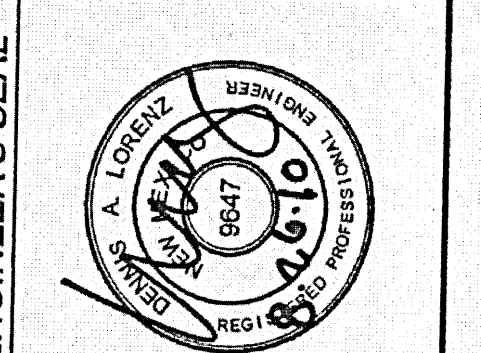
Mo./Day/Yr.
Mo./Day/Yr.
Last Design Update

City Project No. 499182

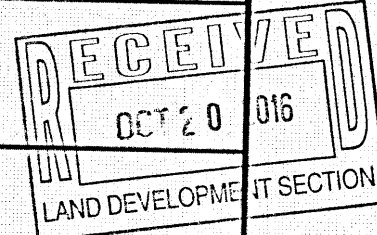
Zone Map No. L-09-Z Sheet of 6 7

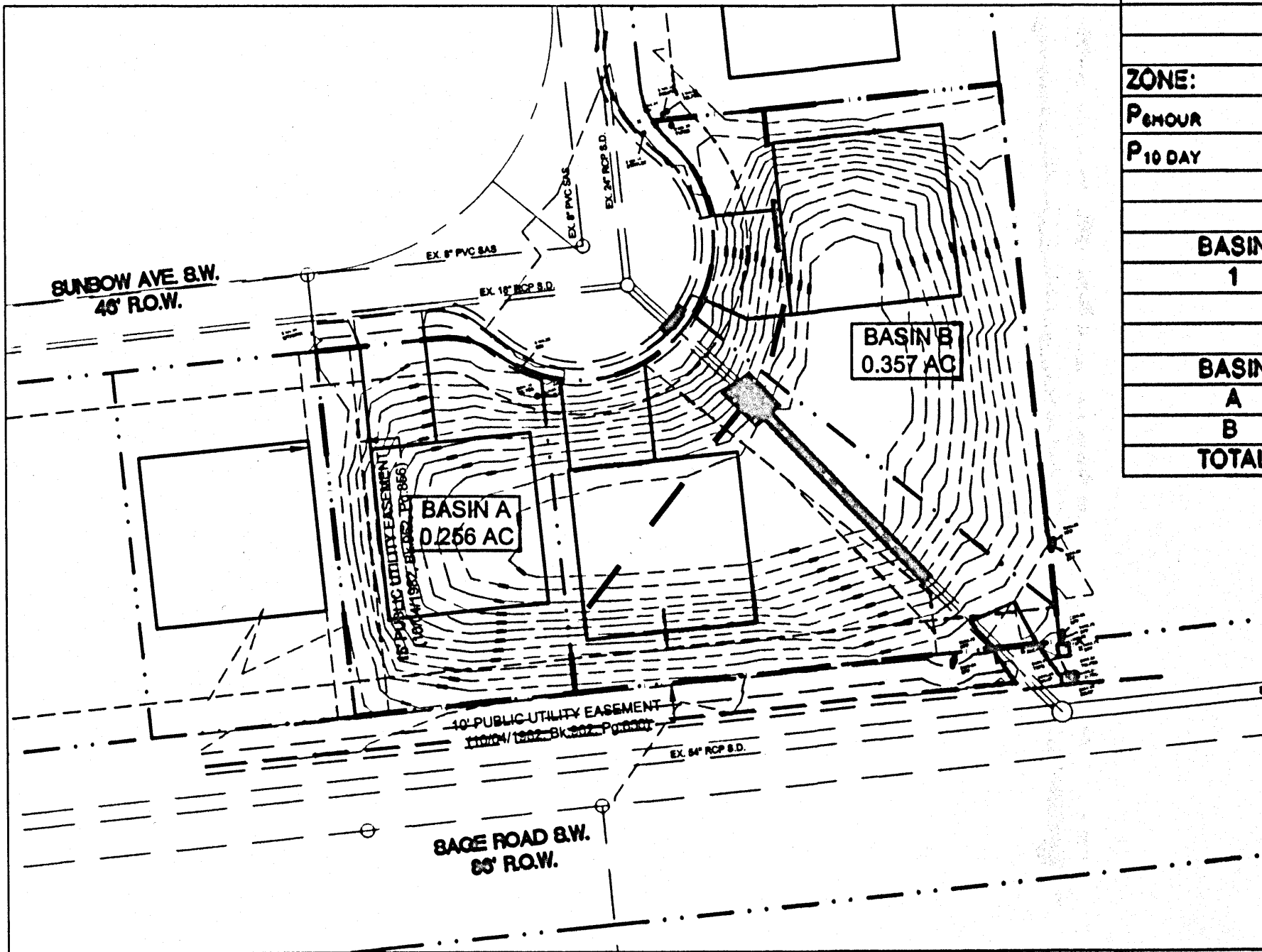
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CONTRACTOR	DATE	DATE	DATE
WORK STAGED BY	DATE	DATE	DATE
INSPECTORS	DATE	DATE	DATE
FIELD VERIFICATION BY	DATE	DATE	DATE
CORRECTION BY	DATE	DATE	DATE
MICRO-FILM INFORMATION			
DATE	DATE	DATE	DATE

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	BY



REVISIONS	
NO.	DATE
DESIGNED BY	DATE 01-2010
DRAWN BY	DATE 01-2010
CHECKED BY	DATE 01-2010





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CALCULATIONS

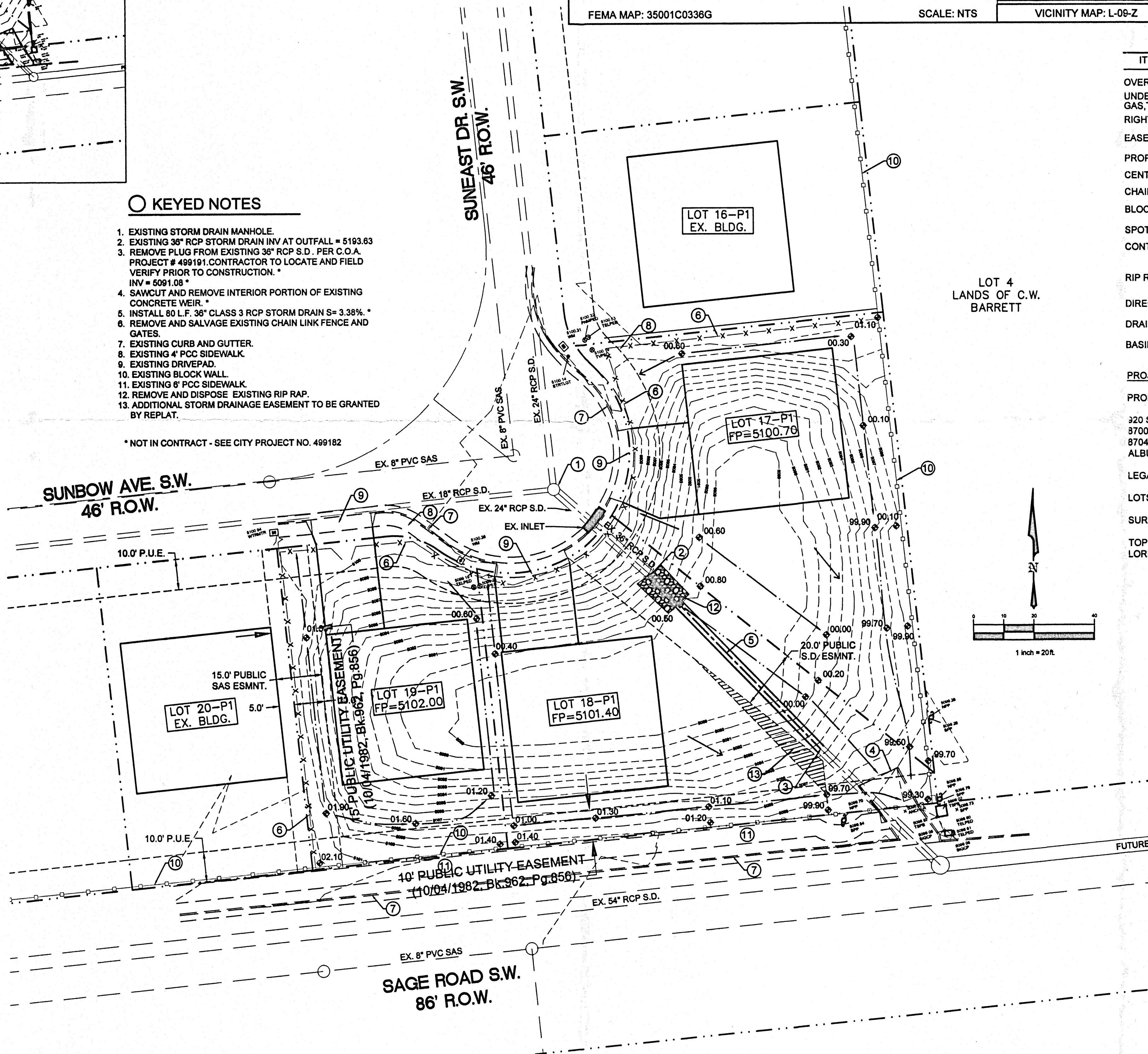
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P ₁₀ DAY		3.67							
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* NOT IN CONTRACT - SEE CITY PROJECT NO. 499182



LEGEND		
ITEM	EXISTING	PROPOSED
OVERHEAD ELEC	--- OHE ---	
UNDERGROUND ELEC, GAS, TEL, TV, FO	--- UGT ---	
RIGHT OF WAY	--- ---	---
EASEMENT LINE	---	---
PROPERTY LINE	---	---
CENTERLINE	---	---
CHAIN LINK FENCE	---x---x---	---x---x---
BLOCK WALL	---o---o---	---
SPOT ELEV.	x 16.7	87.26
CONTOUR	--- 5166 ---	68
RIP RAP		
DIRECTION OF FLOW		←
DRAINAGE SWALE		←
BASIN BOUNDARY	---	---

PROJECT DATA

PROPERTY ADDRESS

320 SUNEAST DRIVE SW
3700 SUNBOW AVENUE SW
8704 SUNBOW AVENUE SW
ALBUQUERQUE, NEW MEXICO 87105

LEGAL DESCRIPTION

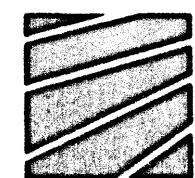
LOTS 17-P1, 18-P1 AND 19-P1, SUNSET WEST, BLOCK 2, UNIT 3.

SURVEY MAPPING

TOPOGRAPHIC AND IMPROVEMENT MAPPING BY BRASHER & LORENZ, INC. APRIL 2010

THIS GRADING AND DRAINAGE PLAN IS SHOWN FOR INFORMATION PURPOSES ONLY. NOT IN CONTRACT.

DATUM NAVD 1988



BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro Blvd, NE, Suite 1300
Albuquerque, New Mexico 87110
Phone: (505) 888-0088 Fax: (505) 888-9188

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SUNSET WEST UNIT III LOTS 17, 18 AND 19
GRADING AND DRAINAGE PLAN

Design Review Committee

City Engineer Approval

Last Design Update

City Project No.

499182

Zone Map No.

L-09-Z

Sheet of

6 7

CONTRACTOR

WORK ORDER

INSPECTION

ACCEPTANCE

VERIFICATION

DRAWINGS

CHECKED BY

DATE

ACS MONUMENT "24-L9"

5096.672

1988 NAVD

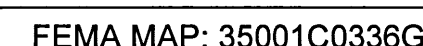
GROUND TO GRID FACTOR: 0.999683755

MAPPING ANGLE: - 0°16'32.09"

THE MONUMENT IS LOCATED 5 MILES SOUTHEAST OF DOWNTOWN AT THE N.W. CORNER OF INTERSECTION SAGE ROAD SW AND 86TH STREET








PROJECT HYDROLOGY								
LOTS 17-P1 - 19-P1, SUNSET WEST UNIT 3								
ZONE:	1							
P ₆ HOUR	2.20							
P ₁₀ DAY	3.67							
UNDEVELOPED								
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SCALE: NTS



SCALE POINTS

LEGEND		
ITEM	EXISTING	PROPOSED
OVERHEAD ELEC	----- OHE -----	
UNDERGROUND ELEC, GAS, TEL, TV, FO	----- UGT ----- ----- FO -----	
RIGHT OF WAY	=====	=====
EASEMENT LINE	-----	-----
PROPERTY LINE	-----	-----
CENTERLINE	-----	-----
CHAIN LINK FENCE	-x-x-x-x-x-x-x-	-x-x-x-x-x-x-x-
BLOCK WALL	-o-o-o-o-o-	
SPOT ELEV.	× 16.7	87.26
CONTOUR	--- 5166 ---	66
RIP RAP		
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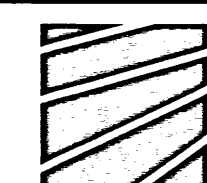
LOTS 17-P1, 18-P1 AND 19-P1, SUNSET WEST, UNIT 3, **BLK 2**

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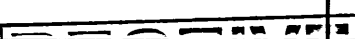
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SUNSET WEST UNIT III LOTS 17,18 AND 19
GRADING AND DRAINAGE PLAN

Design Review Committee		City Engineer Approval		Fast Design Update	Mo./Day/Yr.		Mo./Day/Yr.		
City Project No. 499182						Zoned Map No. L-09-Z		Sheet 6 of 7	

JUL 27 2010
HYDROLOGY
SECTION

Why not use backhaul
in Street

GRADING AND DRAINAGE PLAN

SCOPE

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2. EXISTING 36" RCP S.D. PER C.O.A. PROJECT # 4499191
INV AT OUTFALL = 5193.63
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11. EXISTING 6" PCC SIDEWALK.
12. REMOVE AND DISPOSE EXISTING RIP RAP.
13. ADDITIONAL STORM DRAINAGE EASEMENT TO BE GRANTED
BY RFP/LAT.

