

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

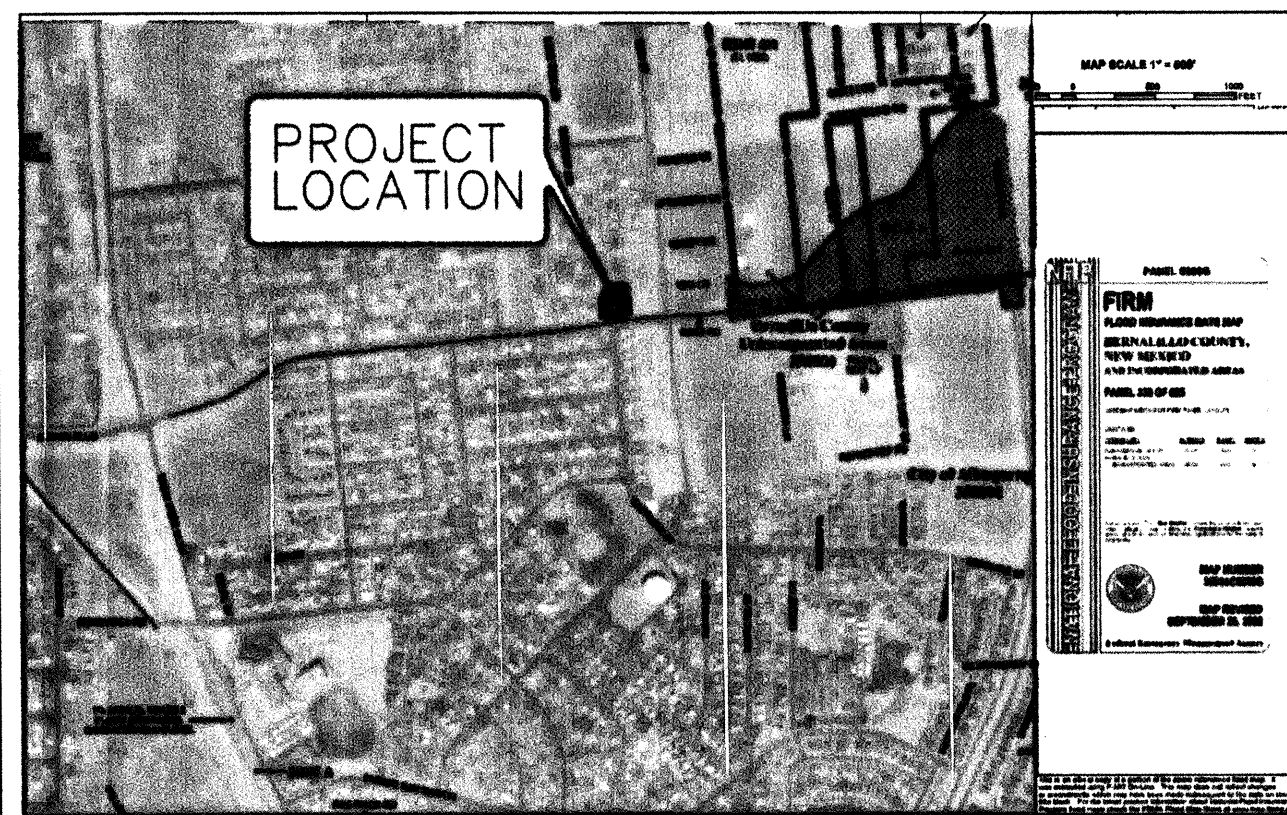
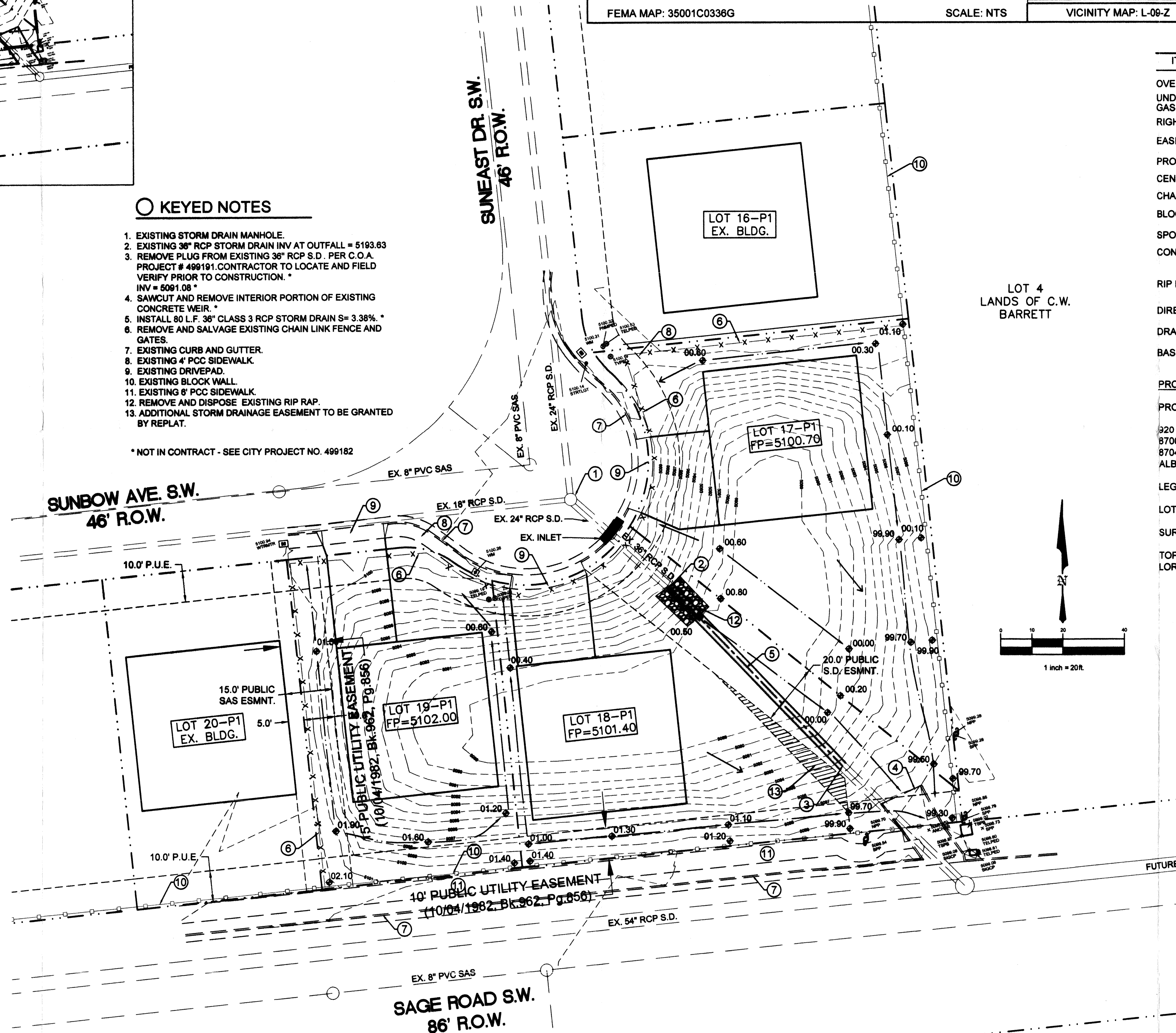
THE CALCULATIONS SHOWN HEREON DEFINE THE 100 YEAR/6 HOUR DESIGN STORM FALLING WITHIN THE PROJECT AREA UNDER EXISTING AND DEVELOPED CONDITIONS. THE HYDROLOGY IS PER "SECTION 22.2, PART A, DEVELOPMENT PROCESS MANUAL, VOL. 2", DATED JUNE, 1997.

PROJECT HYDROLOGY									
LOTS 17-P1 - 19-P1, SUNSET WEST UNIT 3									
ZONE:		1							
P ₆ HOUR		2.20							
P ₁₀ DAY		3.87							
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	0.634	
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 6" 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



FEMA MAP: 35001C0336G

SCALE: NTS



VICINITY MAP: L-09-Z

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.	×	○
CONTOUR	---	---
RIP RAP	---	---
DIRECTION OF FLOW	---	---
DRAINAGE SWALE	---	---
BASIN BOUNDARY	---	---

PROJECT DATA

PROPERTY ADDRESS

320 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



BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro Blvd. NE Bldg. 1, Suite 1300
Albuquerque, New Mexico 87110
Phone: (505) 888-6088 Fax: (505) 888-6188

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

Mo./Day/Yr. Mo./Day/Yr.

City Project No. 499182

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

BENCHMARKS

ACS MONUMENT "24-L9"

5096 672

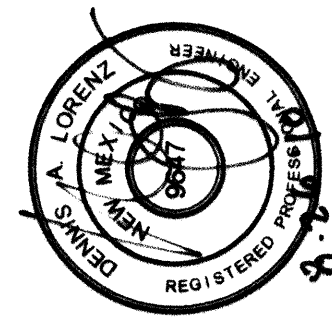
1988 NAVD

GROUND TO GRID FACTOR: 0.999863755

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

ENGINEER'S SEAL



REVISIONS

DESIGN

DATE 01-2010

DATE 01-2010

DATE 01-2010

DATE 01-2010

DATE 01-2010

DATE 01-2010

DATE 01-2010

DATE 01-2010

DATE 01-2010

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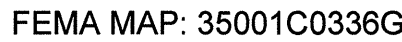
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UNDERGROUND ELEC, GAS, TEL, TV, FO	--- UGT --- --- FO ---	
RIGHT OF WAY		
EASEMENT LINE	---	---
PROPERTY LINE		
CENTERLINE	---	---
CHAIN LINK FENCE		
BLOCK WALL		
SPOT ELEV.		
CONTOUR	--- 5166 ---	

PROJECT DATA

PROPERTY ADDRESS *r*

8700 SUNBOW AVENUE SW
8704 SUNBOW AVENUE SW
ALBUQUERQUE, NEW MEXICO 87105

LEGAL DESCRIPTION

SURVEY MAPPING

TOPOGRAPHIC AND IMPROVEMENT MAPPING BY BRASHER

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SCOPE

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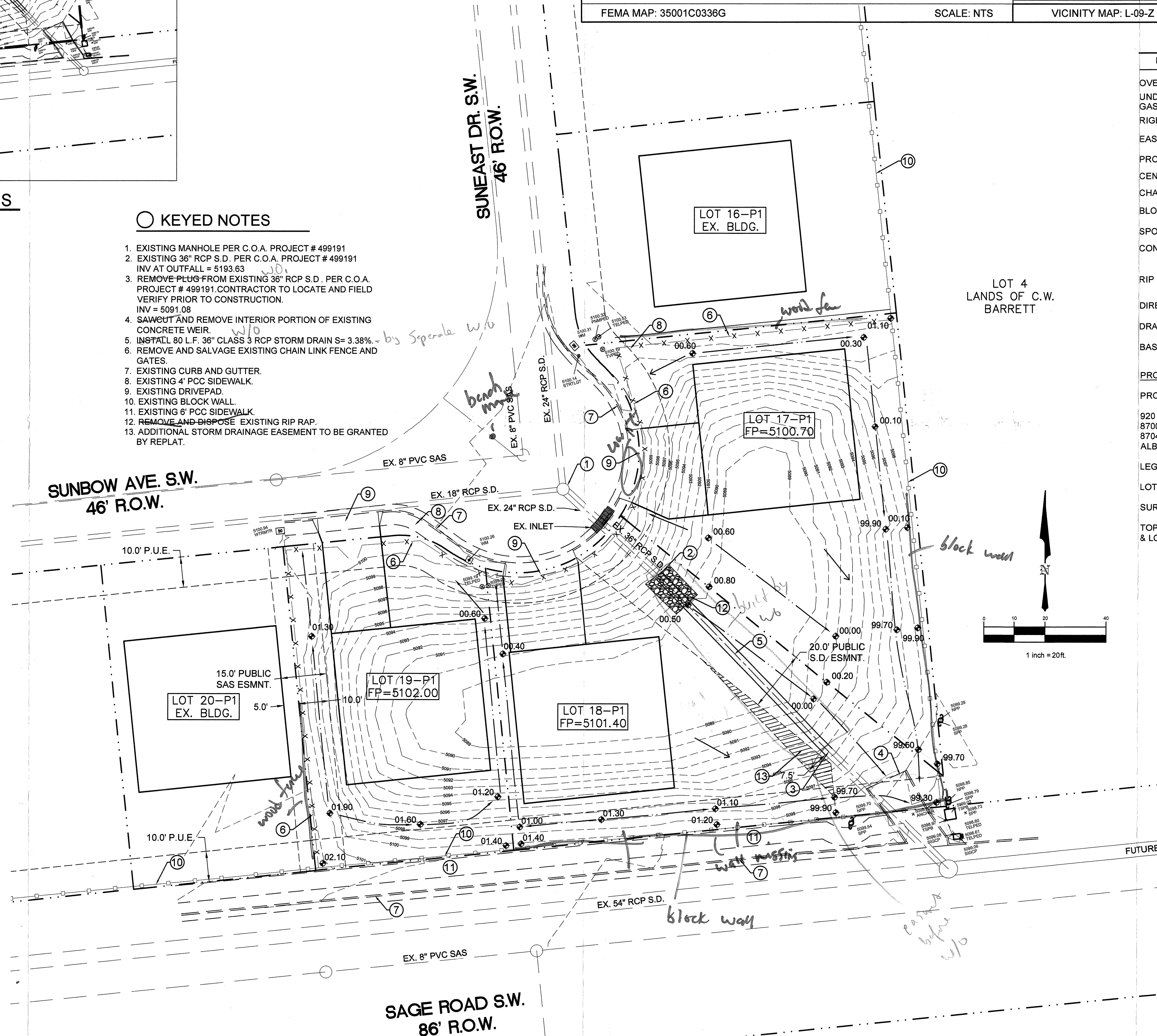
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AS-BUILT INFORMATION	
CONTRACTOR	
WORK ORDER NO.	7
INSPECTED BY	
ACCEPTANCE BY	
DATE	
DATE	
DATE	
DATE	
DRAWINGS	
CORRECTED BY	
MICRO-FILM INFORMATION	
DATE	

BENCHMARKS
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 98TH STREET

[illegible]

Professional Engineer Seal for Dennis A. Lorenz, State of New Mexico, License No. 9647, Mechanical Engineering.

[illegible]

REVISIONS
DESIGN

[illegible]

JE
MENT
T GROUP

18 AND 19
PLAN

Mo./Day/Yr.		Mo./Day/Yr.	
Map No. 09-Z	Sheet of 6 7		

JUL 27 2010

HYDROLOGY

SECTION