

- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL FOR LOCATING SERVICE, 280-1990 OR "811", FOR LOCATION OF EXISTING UTILITIES.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVALS	NAME	DATE
INSPECTOR		

GENERAL NOTES:

1. CONTOUR INTERVAL IS HALF (1.00) FOOT.
2. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION 8_B14, HAVING AN ELEVATION OF 5025.358 FEET ABOVE SEA LEVEL.
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4. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
5. SLOPES ARE AT 3:1 MAXIMUM.
6. MOBILE HOMES ARE FOR STORAGE ONLY AND SHALL BE 36" ABOVE GROUND.

Location
Lot 7, Unit 3, Broadway Industrial Center is located at 2500 Karsten Ct., SE, and contains +/- 2.1445 Acres. See attached portion of the Vicinity Map for exact location.

Purpose
The purpose of this drainage report is to present a grading and drainage solution to reduce the ponding area for the existing Lot.

Existing Drainage Conditions

This site falls within Master Drainage Plan for the Broadway Industrial Center, Unit 3 (M14/D004) prepared by Mark Goodwin and Associates. Basin 104 through 107 are along I-25 embankment, and other contributing lots surround Karsten Ct. See existing Master Drainage plan details on the contributing basins to the existing storm drain pipes. A copy of the Master plan was provided with our previous submittal. The site is being used as a retention pond where intercepts the offsite runoff from several basins shown the Master Plan.

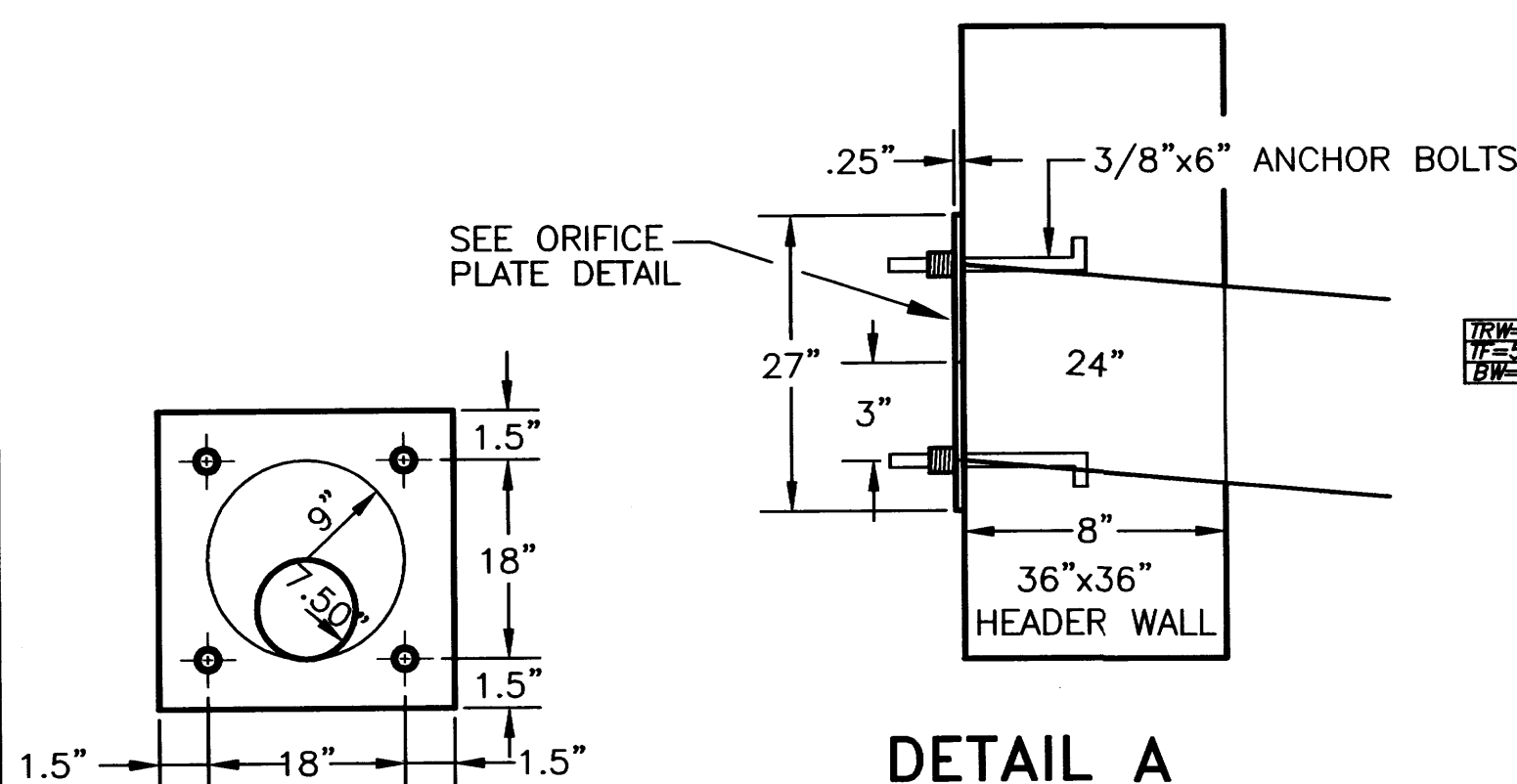
Proposed Conditions and On-Site Drainage Management Plan

Since the downstream storm drain system is completed, we are proposing to change the existing pond from a Retention Pond to a Detention Pond. Therefore, under the proposed conditions the pond will detain all the offsite runoff and drain it at a flow rate of 14.07 cfs via an existing 24" pipe and at a 100-year water surface elevation of 5005.18'. The pond will also be a retention pond from elevation 4997.00 to 4998.50 (retention volume at 4,506.34 cf) to retain the first flush with volume requirement of 2,170.33 cf.

Calculations
City of Albuquerque, Development Process Manual, Section 22.2, Hydrology Section, was used for runoff calculations. See this plan for AHYMO input and Summary output files.

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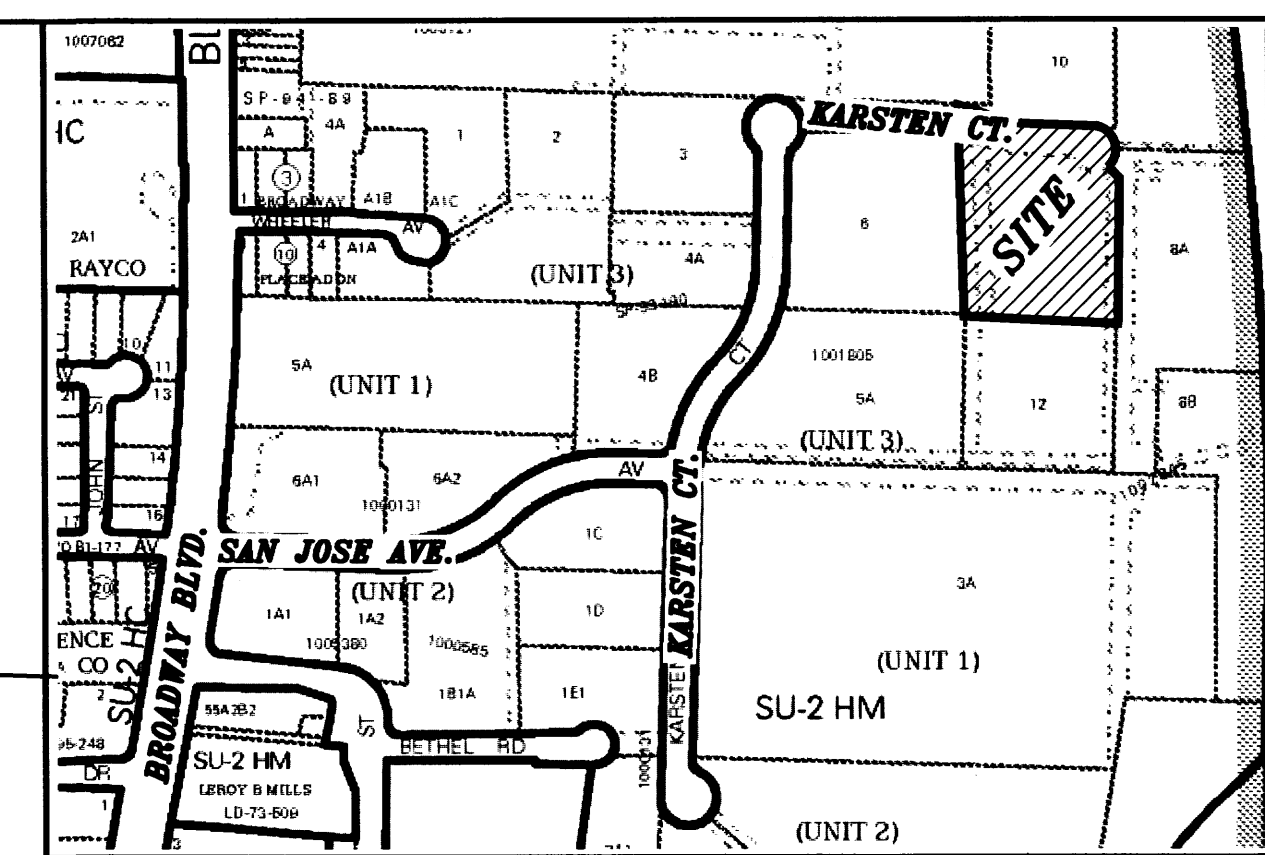
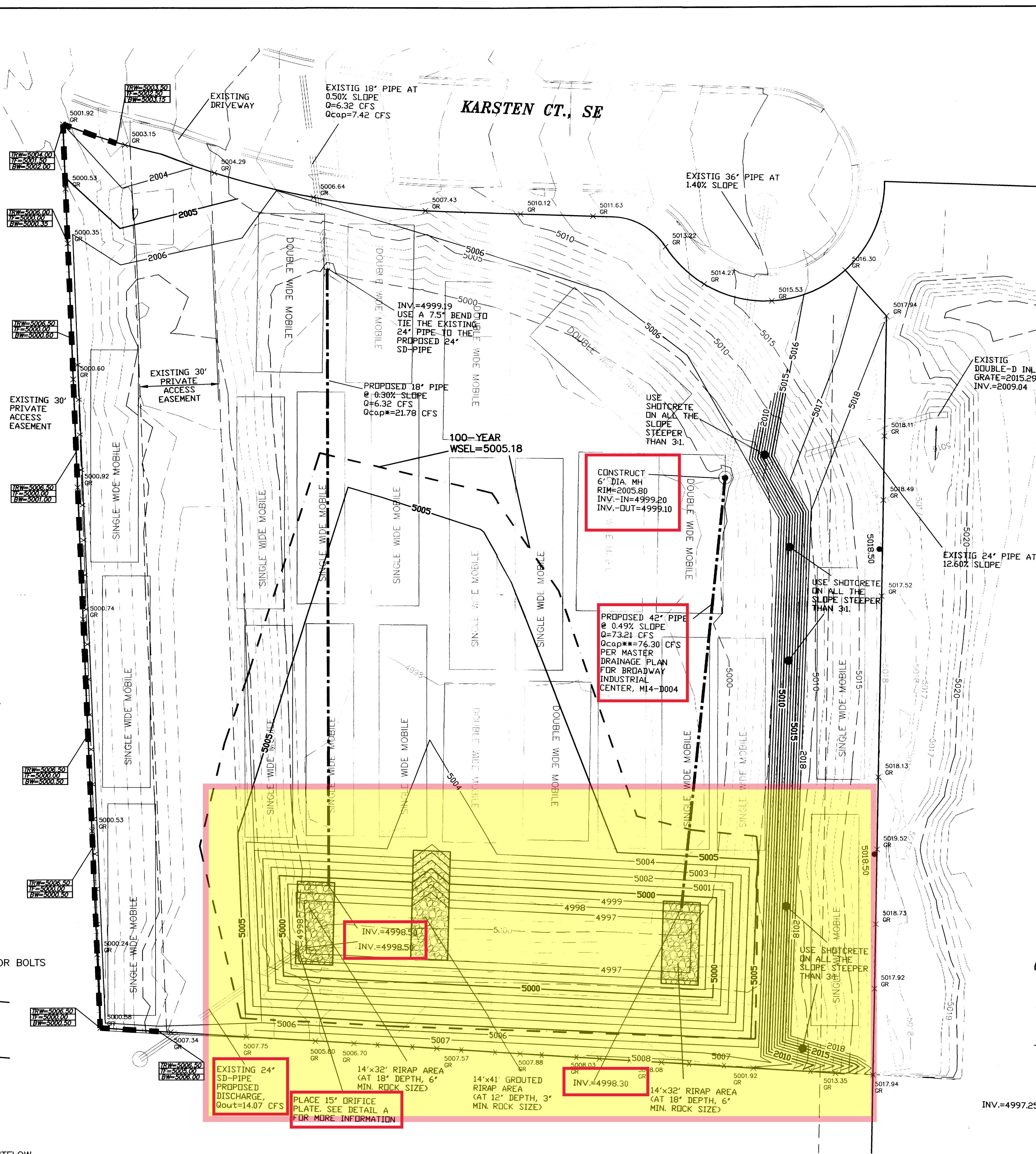


DETAIL A

TO BE INSTALLED @ THE OUTFLOW OF ALL CATCH BASINS (SEE TABLE FOR ORIFICE PLATE SIZES)

TYP. ORIFICE PLATE DETAIL
N.T.S.

* PIPE WILL BE UNDER PRESSURE. ORIFICE EQUATION WAS USED TO CALCULATE PIPE FLOW CAPACITY.



LEGAL DESCRIPTION:

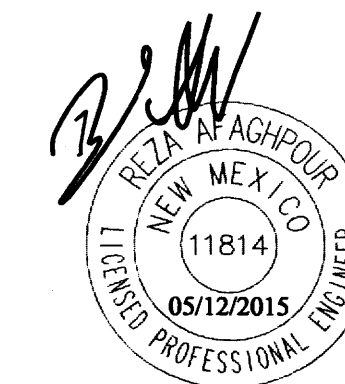
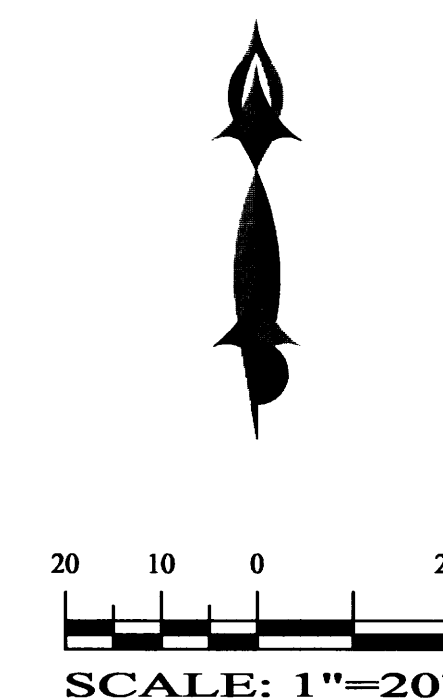
LOT 7, UNIT 3, BROADWAY INDUSTRIAL CENTER
CONTAINING 93,414.42 S.F. (2.1445 ACRES)

ADDRESS

2500 KARSTEN CT., SE, ALBUQUERQUE, NM 87102

LEGEND

- 5030 — EXISTING CONTOUR (MAJOR)
- 5029 — EXISTING CONTOUR (MINOR)
- — BOUNDARY LINE
- X 28.50 PROPOSED SPOT ELEVATION
- X 5029.16 EXISTING GRADE
- X 5028.65 EXISTING FLOWLINE ELEVATION
- — PROPOSED RETAINING WALL
- BC=89.08 BOTTOM OF CHANEL
- TRW=5006.50 TOP OF RETAINING WALL
- TF=5000.00 TOP OF FOOTING
- HP HIGH POINT



REZA AFAGHPOUR
P.E. #11814

**SBS CONSTRUCTION
AND ENGINEERING, LLC**

10209 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505) 899-5570

INV.=4997.25

**LOT 7, UNIT 3, BROADWAY INDUSTRIAL CENTER
GRADING AND DRAINAGE PLAN**

DRAWING:	DRAWN BY:	DATE:	SHEET #
201503-GD.DWG	SB	03-08-2015	1 OF 1

LAST REVISION: 05-12-15

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5. SLOPES ARE AT 3:1 MAXIMUM.

Location
Lot 7, Unit 3, Broadway Industrial Center is located at 2500 Karsten Ct., SE, and contains +/- 2.1445 Acres.
See attached portion of the Vicinity Map for exact location.

Purpose
The purpose of this drainage report is to present a grading and drainage solution to reduce the ponding area for the existing Lot.

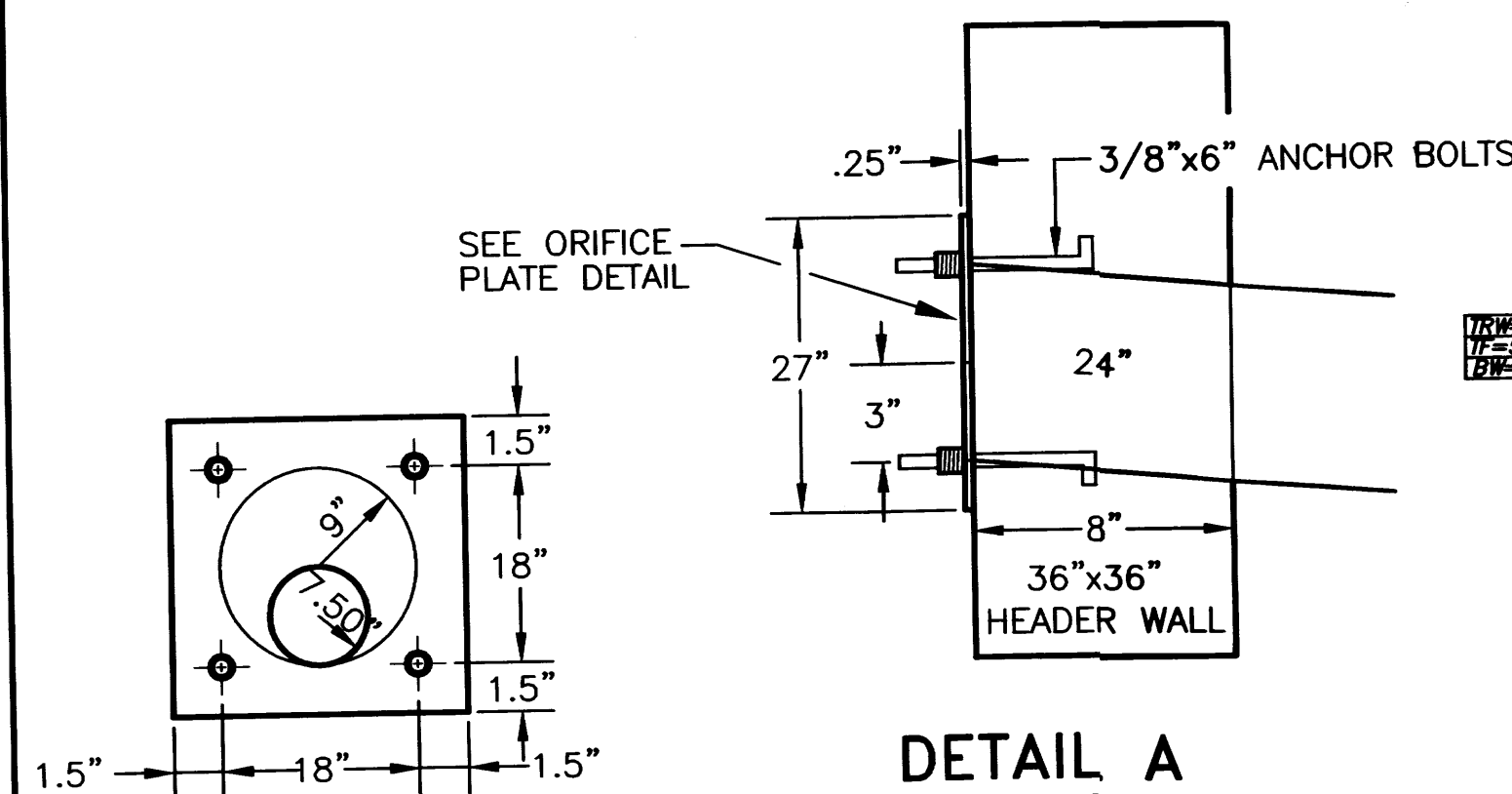
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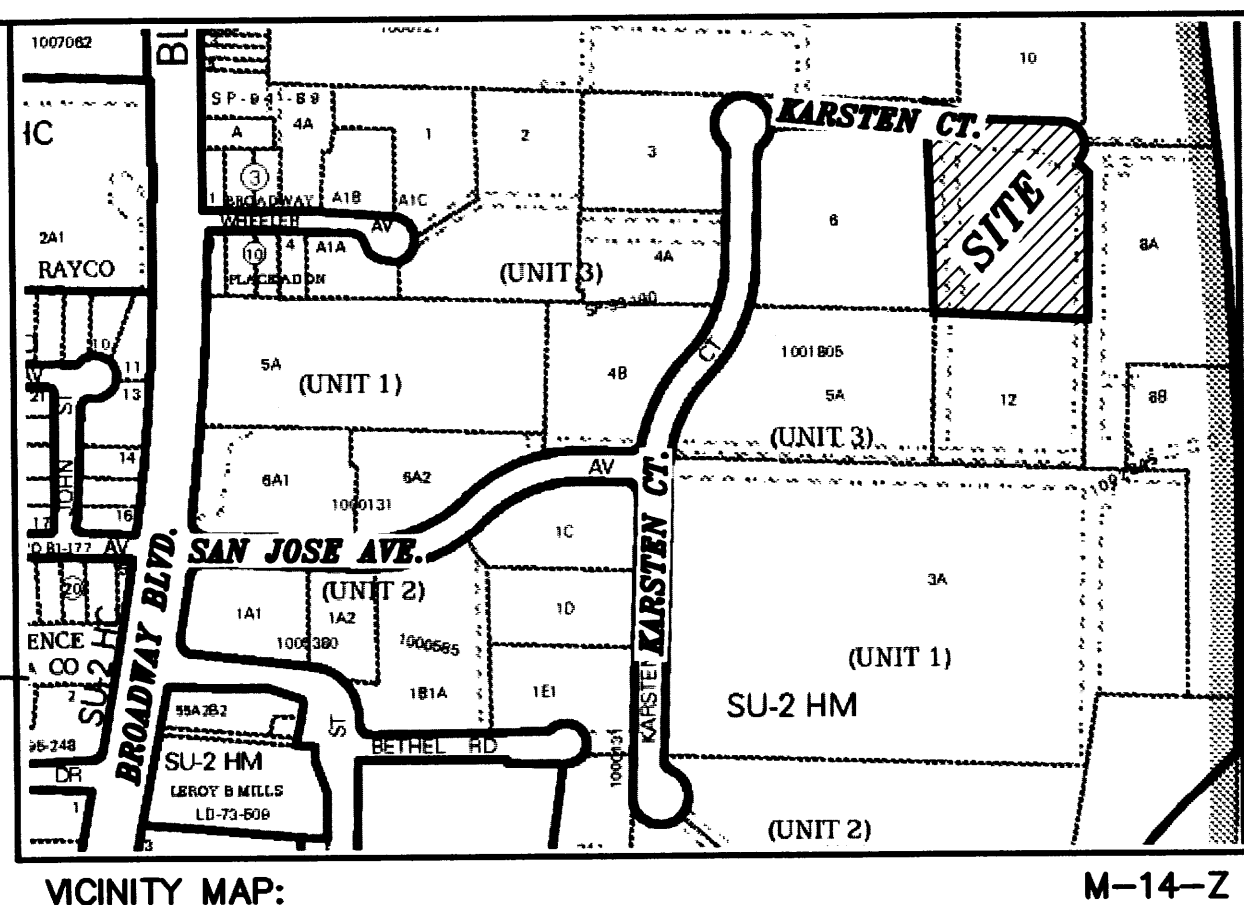
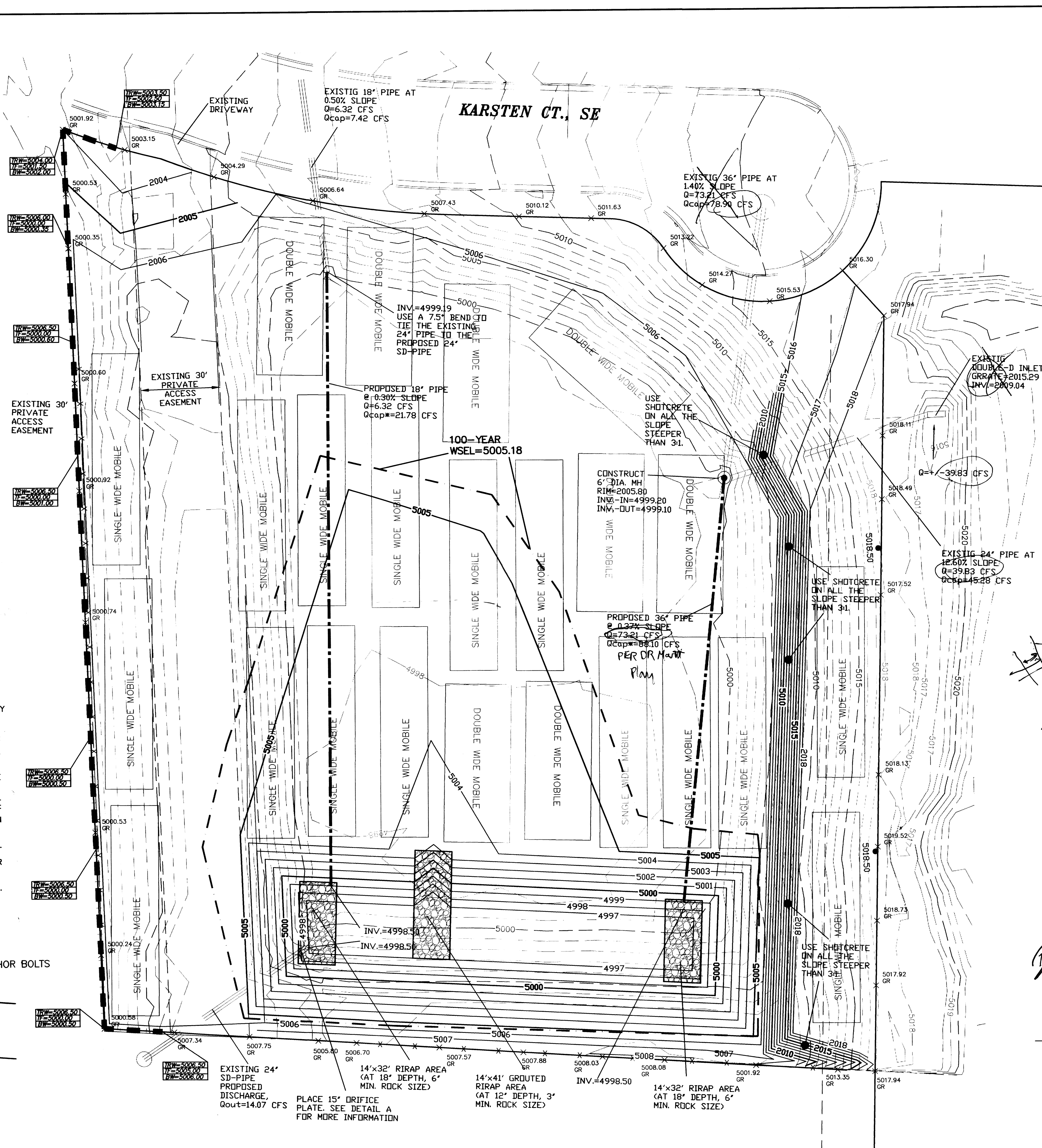
Calculations 5005.18 cfs 14.07 cfs
City of Albuquerque, Development Process Manual, Section 22.2, Hydrology Section, was used for runoff calculations. See this plan for AHYMO input and Summary output files.

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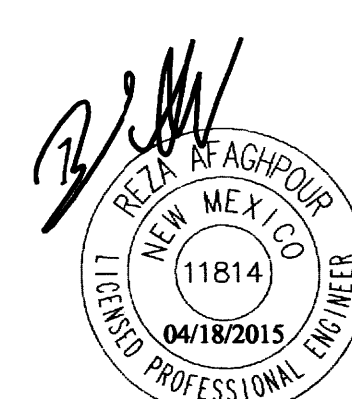
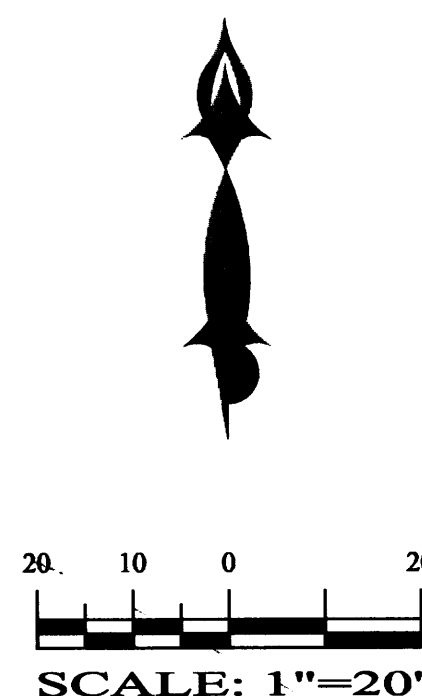
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- | | |
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| | BOUNDARY LINE |
| X 28.50 | PROPOSED SPOT ELEVATION |
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| × | EXISTING FLOWLINE ELEVATION |
| 5028.65 | |
| FL | |
|  | PROPOSED RETAINING WALL |
| $BC = 89.08$ | BOTTOM OF CHANEL |
| <div style="border: 1px solid black; padding: 5px; display: inline-block;"> $TRW = 5006.50$
 $TF = 5000.00$ </div> | TOP OF RETAINING WALL |
| | TOP OF FOOTING |
| HP | HIGH POINT |

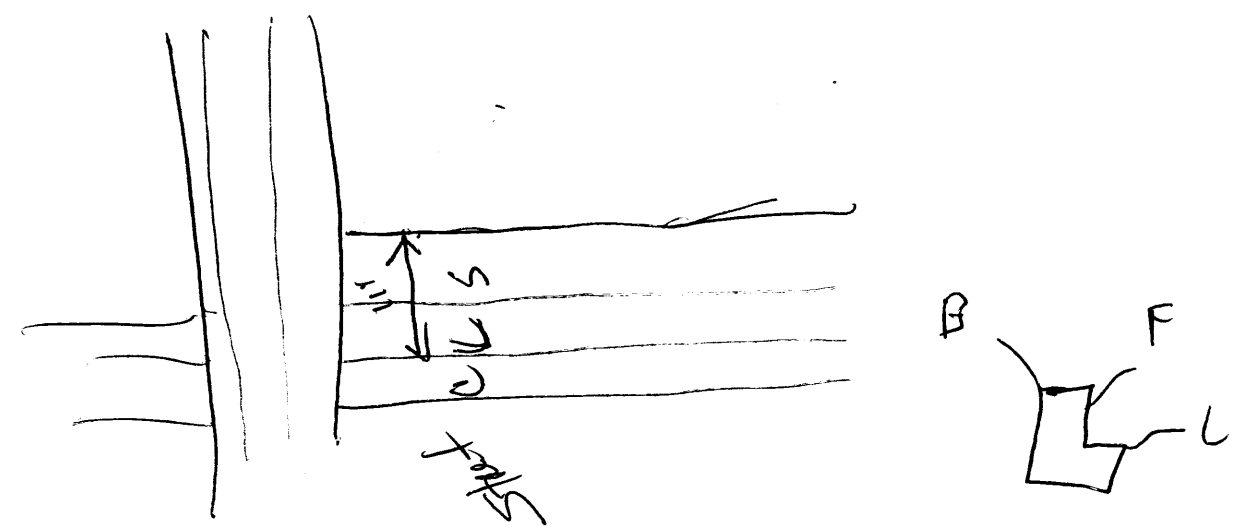
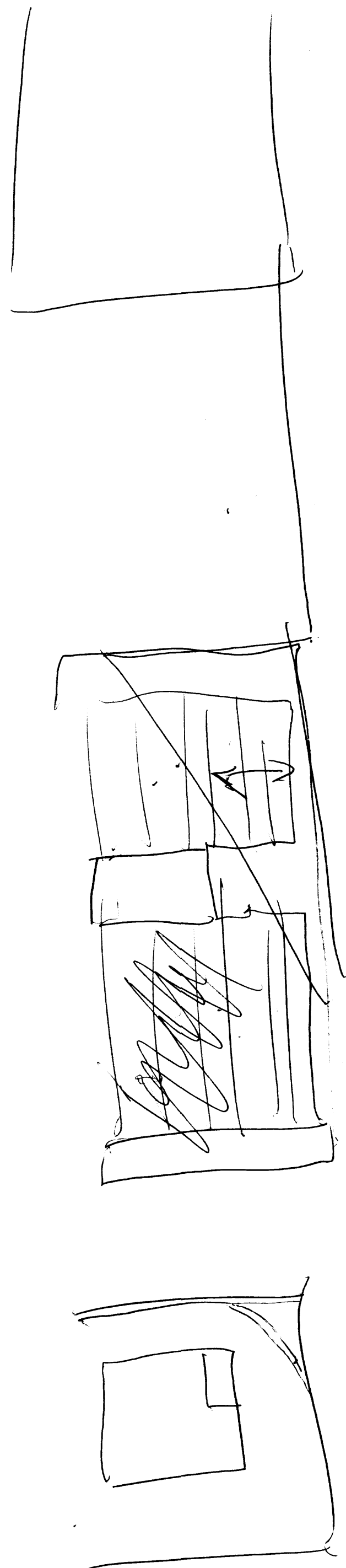


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DRAWING: 201503-GD.DWG	DRAWN BY: SB	DATE: 03-08-2015	SHEET # 1 OF 1
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Location
Lot 7, Unit 3, Broadway Industrial Center is located at 2520 Karsten Ct., SE, and contains +/- 3.0844 Acres. See attached portion of the Vicinity Map for exact location.

Purpose
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