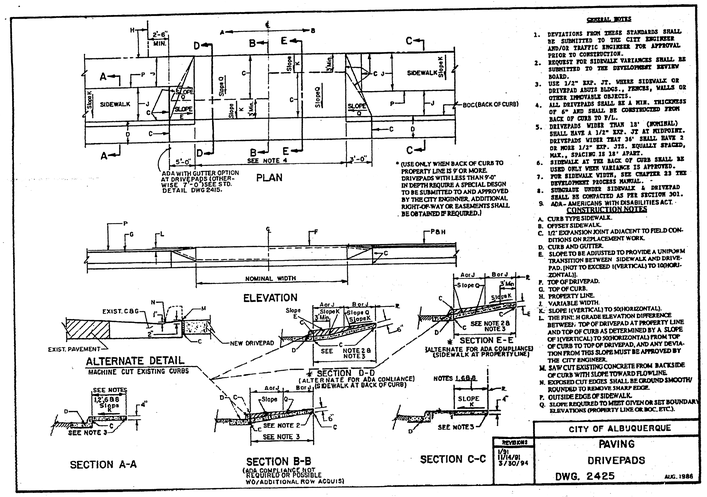
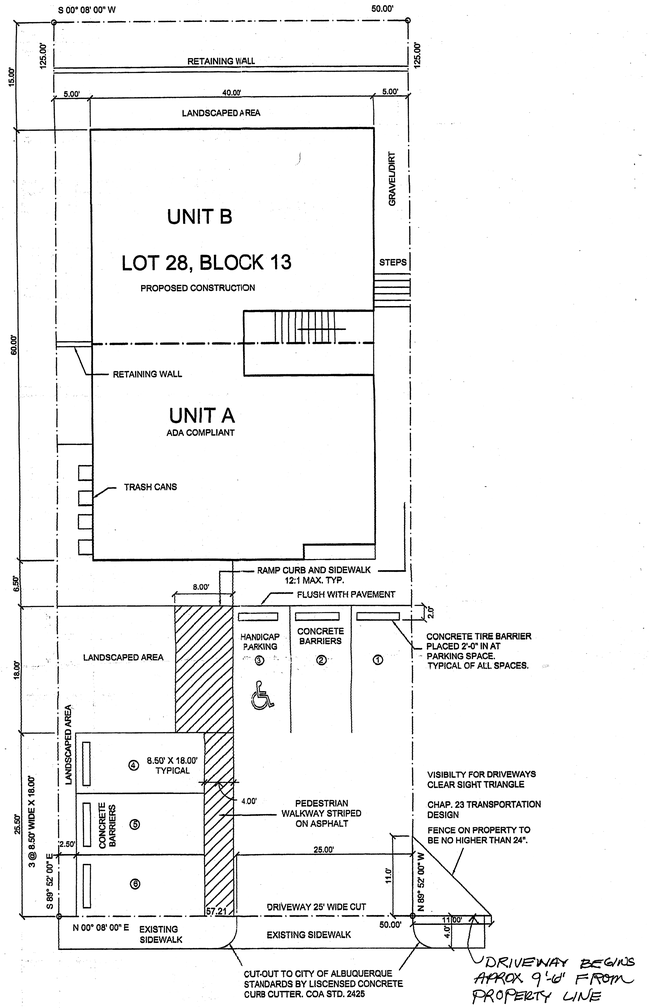


PAVING PRIVATE ENTRANCE DETAIL

CITY OF ALBUERQUE DWG. 2425



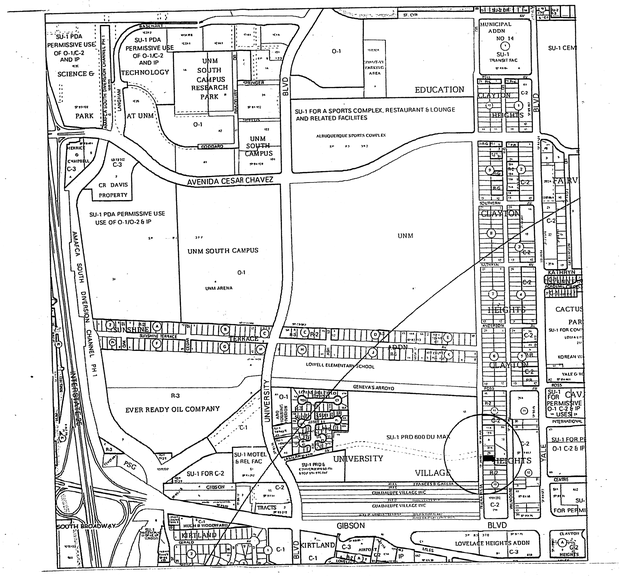
1910 BUENA VISTA DRIVE SE

NORTH

1" = 10'

TRAFFIC CIRCULATION LAYOUT

LEGAL DESCRIPTION
1910 BUENA VISTA DRIVE SE
LOT 28, BLOCK 13
CLAYTON HEIGHTS
ALBUQUERQUE, NM
BERNALILLO COUNTY



VICINITY MAP ZONE ATLAS L-15

EXECUTIVE SUMMARY

THE PROJECT IS LOCATED AT 1910 BUENA VISTA DRIVE SE,
NORTH OF GIBSON AND SOUTH OF GIRARD. THE SITE CURRENTLY CONSISTS ONE VACANT LOT. ONE APARTMENT 4-PLEX UNIT IS PROPOSED FOR THE SITE. THE 4-PLEX UNIT HAS 6 PARKING SPACES. THE DRIVEWAY SHOWN IN THE PLAN ABOVE. A CROSSLOT DRAINAGE EASEMENT WILL BE PROVIDED FOR THE PARKING AREA. NO FORMAL CIRCULATION OF TRAFFIC IS WARRENTED FOR THIS DEVELOPMENT. THE PROJECT WILL HAVE A MINIMAL IMPACT ON ADJACENT SITES. NO VARIANCE IS BEING REQUESTED FOR THIS SITE.

Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

OFF STREET PARKING: 14-16-3-1 24 (b)

1 1/2 Parking Spaces per 2 Bedroom Unit, 6 required

TRAFFIC CIRCULATION LAYOUT APPROVED
Signed
Date

RECEIVED
FEB 23 2009
HYDROLOGY SECTION

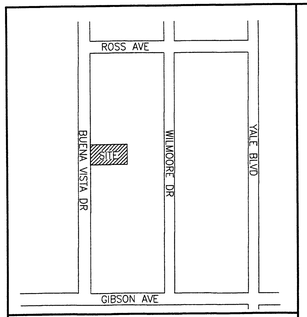
DATE	REVISIONS	BY
02.19.09	FLIPPED PARKING LOT DUE TO WATER MAIN	BJP

REVISED
TCL
02.19.09

PAIZ
4-PLEX TRAFFIC CIRCULATION LAYOUT
1910 BUENA VISTA DRIVE SE
ALBUQUERQUE, NM

Joseph B. Burwinkle Jr.
ARCHITECT
3700 Coors Blvd. NW Suite E
Albuquerque, New Mexico 87120
505.345.3850

DRAWN JB/BJP/STP
CHECKED
DATE 02.19.09
SCALE
JOB NO. 08-06
SHEET 1 OF 1 SHEETS



VICINITY MAP
ZONE ATLAS L-15

DRAINAGE CERTIFICATION

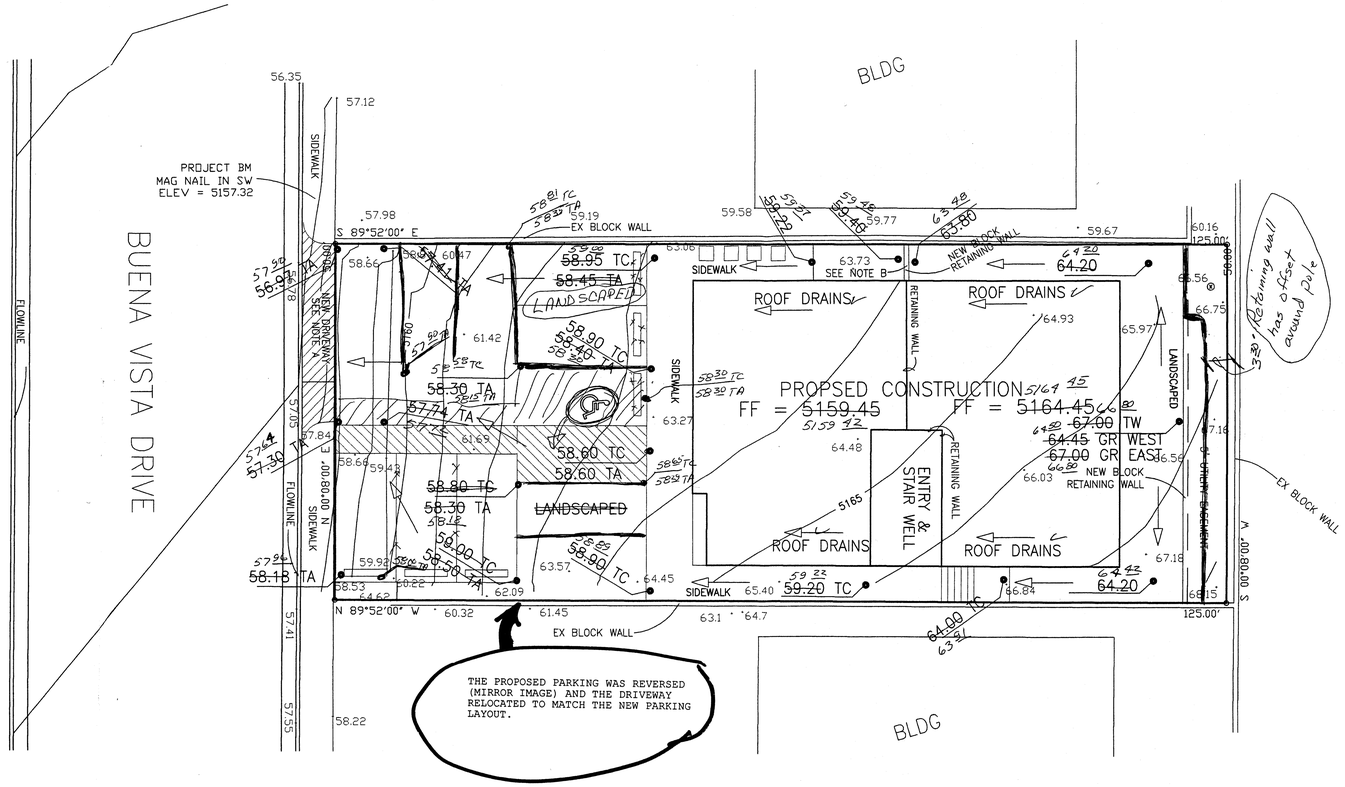
I, DENNIS D. LYNN, NMPE #6712, OF LYNN ENGINEERING & SURVEYING, INC. HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED AUGUST 8, 2008. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY DENNIS D. LYNN, NMPS 7430, OF THE FIRM LYNN ENGINEERING & SURVEYING, INC.. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE SITE ON MARCH 10, 2009 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 A REQUEST FOR CERTIFICATE OF OCCUPANCY.

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

THIS DRAWING HAS BEEN REVISED IN ACCORDANCE WITH SURVEYING DATA OBTAINED ON MARCH 10, 2009, TO SHOW THE ACTUAL ELEVATIONS AS CONSTRUCTED, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DENNIS D. LYNN, NMPE #6712
04/13/2009

GRADING & DRAINAGE PLAN
1910 BUENA VISTA DRIVE S.E.
ALBUQUERQUE, NEW MEXICO
APRIL 2008



0 10
5 20
SCALE 1" = 10'

LEGAL DESCRIPTION

LOT 28, BLOCK 13 OF CLAYTON HEIGHTS AS FILED IN THE OFFICE OF THE COUNTY CLERK, OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 15, 1947, IN BOOK C, PAGE 73.

DRAINAGE PLAN

EXISTING

THE 6250 SQ FT LOT, IS CURRENTLY VACANT, AND UNIMPROVED. THE LOT DOES NOT ACCEPT OFFSITE FLOWS AND DISCHARGES TO THE STREET. FIRM MAP 350002 0361E SHOWS ZONE X FOR THE LOT.

PROPOSED

A NEW RESIDENTIAL STRUCTURE IS PROPOSED. THE PROPOSED IMPROVEMENTS WILL DISCHARGE TO THE ADJOINING STREET. THE STORM WATER WILL TRAVEL NORTH TO A DROP INLET APPROXIMATELY 170' NORTH OF THE PROPERTY. THEN IN UNDERGROUND STRUCTURE THROUGH GENEVA'S ARROYO TO THE SOUTH DIVERSION CHANNEL.

CALCULATION INFORMATION

I. THE DESIGN STORM USED FOR THESE CALCULATIONS IS THE 100 YEAR 6 HOUR STORM THE DATA IS OBTAINED FROM NOAA ATLAS 2, VOLUME IV, FIGURE 24. THE DEPTH OF RAINFALL IS 2.35" FOR THE 6 HOUR STORM.

II. THE AHYMO392 PROGRAM PROVIDED BY AMAFCA WAS USED TO CALCULATE THE DATA. THE INPUT DATA WAS DETERMINED IN ACCORDANCE WITH SECTION 22.2, HYDROLOGY OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL.

TP =0.1333 HOURS USED AS MINIMUM TC=.2 HRS
FACTORS USED ARE TREATMENT :
DEVELOPED BASIN - A 0.00% B 00% C 21.94% D 78.06%
UNDEVELOPED BASIN - A 0.00% B 00% C 100.00% D 0.00%

	DRN BASIN	SIZE	IMPERVIOUS %	P100YR6HR	VOL100 6 HOUR	DISCHARGE PEAK CFS
DEVELOPED		6250 SQ FT	78.06%	2.35"	0.023 AC FT	0.55
UNDEVELOPED		6250 SQ FT	0.00%	2.35"	0.013 AC FT	0.42

SEE SUPPLEMENTAL DATA SHEETS (ATTACHMENTS SHEETS 1 - 4)

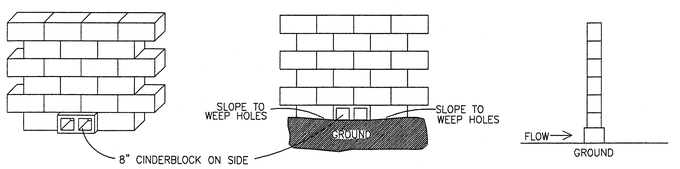
LEGEND

- ● = SET #5 REBAR W/CAP PS7430
- ○ = FOUND #4 REBAR
- ○ = FOUND #5 REBAR
- △ = FOUND BRASS CAP
- □ = FOUND MONUMENT AS SHOWN
- T = FOUND HIGHWAY T-RAIL
- -x-x- = FENCE
- ⊙ = PIPE O.D. AS SHOWN
- ⟵ = FLOW DIRECTION
- (S) = SANITARY SEWER MANHOLE
- Ⓦ = WATER VALVE
- Ⓜ = WATER METER
- = FIRE HYDRANT
- T = TRAFFIC CONTROL BOX
- = LIGHT POLE
- Ⓟ = UTILITY POLE
- Ⓤ = UTILITY BOX
- (TOP OF CONCRETE TC / FLOW LINE) ✓ TC = PROPOSED ELEVATION
- (D) = STORM DRAIN MANHOLE
- = CATCH BASIN
- = TREE
- 53.49 = SPOT ELEVATION
- 46 = CONTOUR LINE
- G = GAS METER
- = BUSH
- = SIGN

NOTES:
A. NEW DRIVEWAYS TO BE BUILT USING COA STANDARD DRAWING 2425.
B. WHERE SOLID MASONRY WALLS ARE USED IN THE REAR YARD PROVIDE WEEP HOLES IN THE WALL AT GROUND LEVEL (SEE DETAIL).

SURVEY NOTES:
1. BASIS OF BEARING USED IS RECORD PLAT BASED ON THE FOUND MONUMENTS.
2. ELEVATIONS SHOWN ARE NAVD88 BASED ON ACS MONUMENT 7_L15.
3. SPOT ELEVATIONS SHOWN PLUS 5100' ARE THE NAVD88 ELEVATION.
4. TOPOGRAPHIC SURVEY COMPLETED APRIL 2008.

WEEP HOLE DETAIL



DENNIS D. LYNN NEW MEXICO 6712 REGISTERED PROFESSIONAL ENGINEER
8/14/08

TL DL 08/08/08 AC\08010G1 EP\08010A	LYNN ENGINEERING & SURVEYING, INC. 02 CHAPARRAL LANE PERALTA, NEW MEXICO 87042 (505) 869-3548

MAR 17 2009