

TRACT 5A
CAVAN SUNPORT CENTRE
FEB. 16, 1988
VOL C15, FOLIO 173

TRACT 4A
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TRACT 7A
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GRADING AND DRAINAGE PLAN FOR THE HOLIDAY INN EXPRESS

TRACT 6A, CAVAN SUNPORT CENTRE
ALBUQUERQUE, NEW MEXICO
MAY, 1994

SCALE:
1"=20'

GENERAL NOTES

SITE AREA: 1.2000 ACRES
52,272 SQ. FT.

LEGAL DESCRIPTION: TRACT 6A, CAVAN SUNPORT CENTRE.

BENCHMARK: ACS BRASS TABLET "1-M16" LOCATED 16 FEET SOUTH OF THE CENTERLINE INTERSECTION OF YALE & GIBSON BLVDs.
ELEVATION = 5189.85.

FLOOD HAZARD STATEMENT: AS SHOWN ON PANEL 35 OF THE FEMA FLOOD INSURANCE RATE MAP, THIS SITE IS NOT WITHIN A DESIGNATED FLOOD HAZARD AREA.

SOILS: SITE SOILS ARE 80 PERCENT BLUEPOINT-KOKAN AND 20 PERCENT MADUREZ-WINK LOAMY FINE SANDS WHICH ARE CLASSIFIED RESPECTIVELY IN THE SCS SOIL SURVEY OF BERNALILLO COUNTY AS HYDROLOGIC GROUP 'A' AND 'B' SOILS.

OFF-SITE FLOWS: NO OFF-SITE FLOWS PRESENTLY ENTER THE SITE. THE UPLAND TRACT (TRACT 7A, CAVAN SUNPORT CENTRE) HAS AN EXISTING SHALLOW DETENTION POND NEAR THE COMMON BOUNDARY LINE WHICH DIVERTS ALL OFF-SITE FLOWS TO THE PUBLIC RIGHT-OF-WAY OF CENTRE AVENUE.

EXISTING CONDITIONS: THIS SITE WAS GRADED AS SHOWN AS PART OF THE MASS GRADING FOR THE CAVAN SUNPORT CENTRE. THE APPROVED GRADING PLAN INCLUDED A SHALLOW DETENTION AND SEDIMENTATION POND FOR THE INTERIM PERIOD PRIOR TO FINAL DEVELOPMENT.

PRECIP. ZONE: 2 PRESENT LOAD TREATMENT: C

Q100 = (1.2000)(3.14) = 3.89 CFS

THE APPROVED DRAINAGE REPORT (L16-D23 APPROVED FOR FINAL PLAT ON 6-11-86) ALLOWS FOR FREE DISCHARGE FROM THIS TRACT AT AN ESTIMATED DEVELOPED FLOWRATE OF Q100 = 4.3 CFS.

PROPOSED CONDITIONS: THE PROPOSED HOTEL DEVELOPMENT INCLUDES A 3-STORY 58 ROOM HOTEL WITH LOBBY, SUPPORT FACILITIES AND ASSOCIATED PAVED PARKING.

PROPOSED LAND TREATMENT: 0XA 42XB 0XC 58XD

Q100 = (0.50)(2.28)+(0.70)(4.70) = 4.4 CFS

THIS 100-YEAR DISCHARGE IS ABOUT 3 PERCENT ABOVE THE ESTIMATED DISCHARGE FOUND IN THE APPROVED DRAINAGE REPORT. DUE TO RECENT DOWNSIDE IMPROVEMENTS TO GENEVA'S ARROYO AND THE FACT THAT STORM DRAINS WITHIN CENTRE AVENUE AND YALE BLVD. HAVE ADDITIONAL CAPACITY, THIS PROPOSED DEVELOPMENT SHOULD BE ALLOWED FREE DISCHARGE.

LEGEND

- 5215 --- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- PROPERTY LINE
- RIGHT-OF-WAY
- FUTURE SIDEWALK
- CURB & GUTTER
- P.G. PAD GRADE
- x11.3 SPOT ELEVATION
- FL FLOW LINE ELEV.
- 08.12 TOP OF CURB ELEV.
- 08.45 FLOWLINE
- FLOW DIRECTIONAL ARROW

ENGINEER'S CERTIFICATION

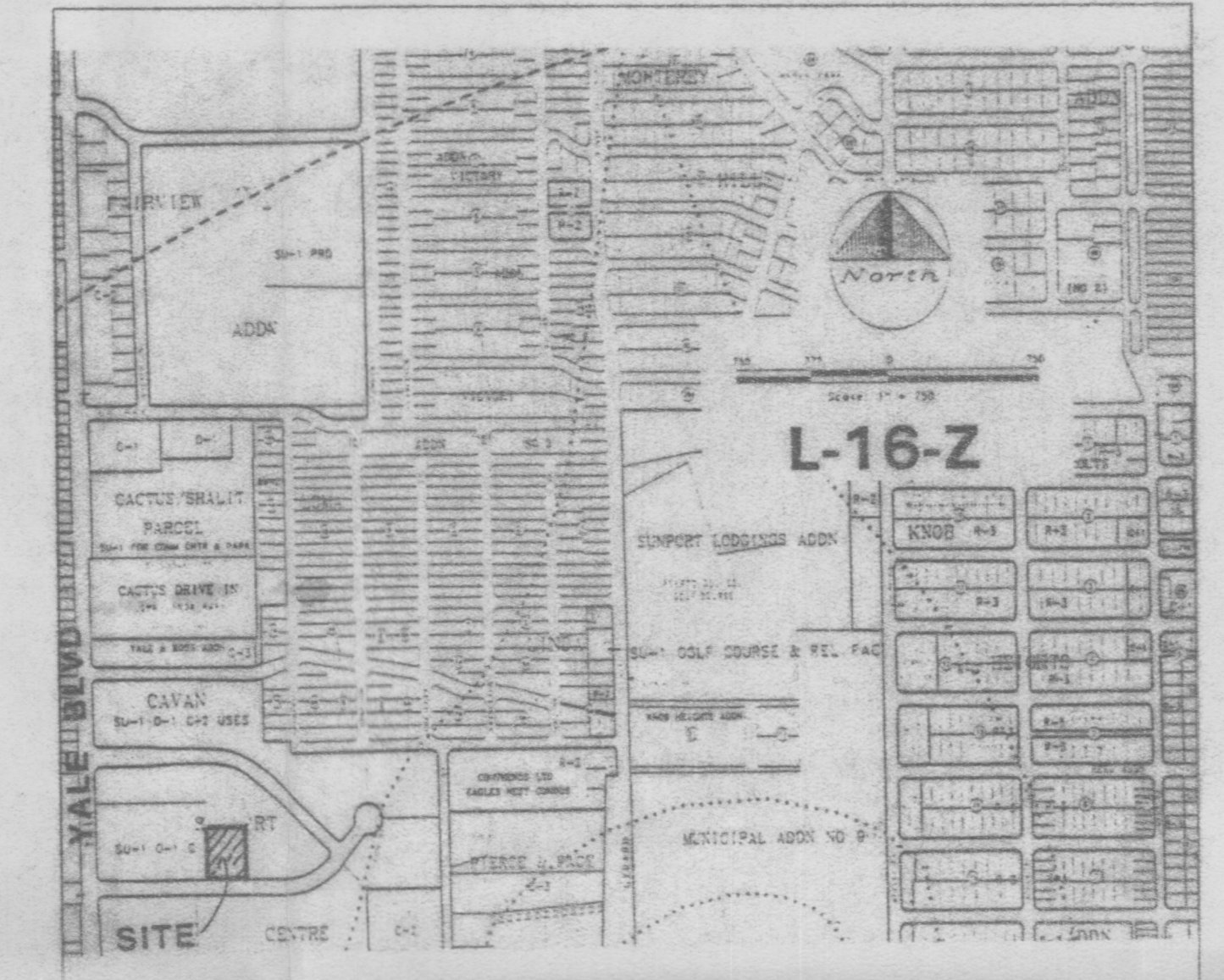
I, Fred C. Arfman, licensed under the laws of the State of New Mexico, do hereby certify that this project was constructed in substantial compliance with those grades and improvements shown on the approved plan for the Holiday Inn Express on file with the Hydrology Division, P.W.D., City of Albuquerque (L-16/D23B) as field verified by Albuquerque Surveying Company on February 3, 1995 in accordance with the New Mexico Engineering and Surveying Act, Section 61-23-1 through 61-23-32 NMSD (1978).

Northerly perimeter header wall was required on the approved Final Grading Plan, dated 09/13/94 and was constructed as part of The Holiday Inn Express Grading Plan as approved on September 26, 1994.

Fred C. Arfman
Fred C. Arfman, NMPE No. 7322

02-07-95
Date

- △ REVISED 8/16/94 TO ADD FIRE PROTECTION LINE (PRIVATE)
- △ REVISED GRAD/DRAIN ALONG WEST PROPERTY LINE

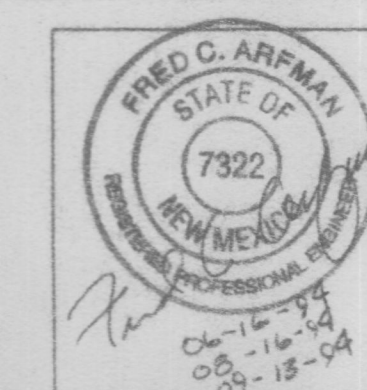


VICINITY MAP

PUBLIC R.O.W. CONSTRUCTION NOTES

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS PUBLIC WORKS CONSTRUCTION, 1986."
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING LINES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
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5. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
6. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.

APPROVALS	NAME	DATE
UTIL. DEV. DIV.		
INSPECTOR		
A.C.E./FIELD		
PERMIT NO.	MAP NO.	
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ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico

808GRD.DWGacc 09/12/94
SHEET 3 OF 4

GRADING AND DRAINAGE PLAN

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1"=20'

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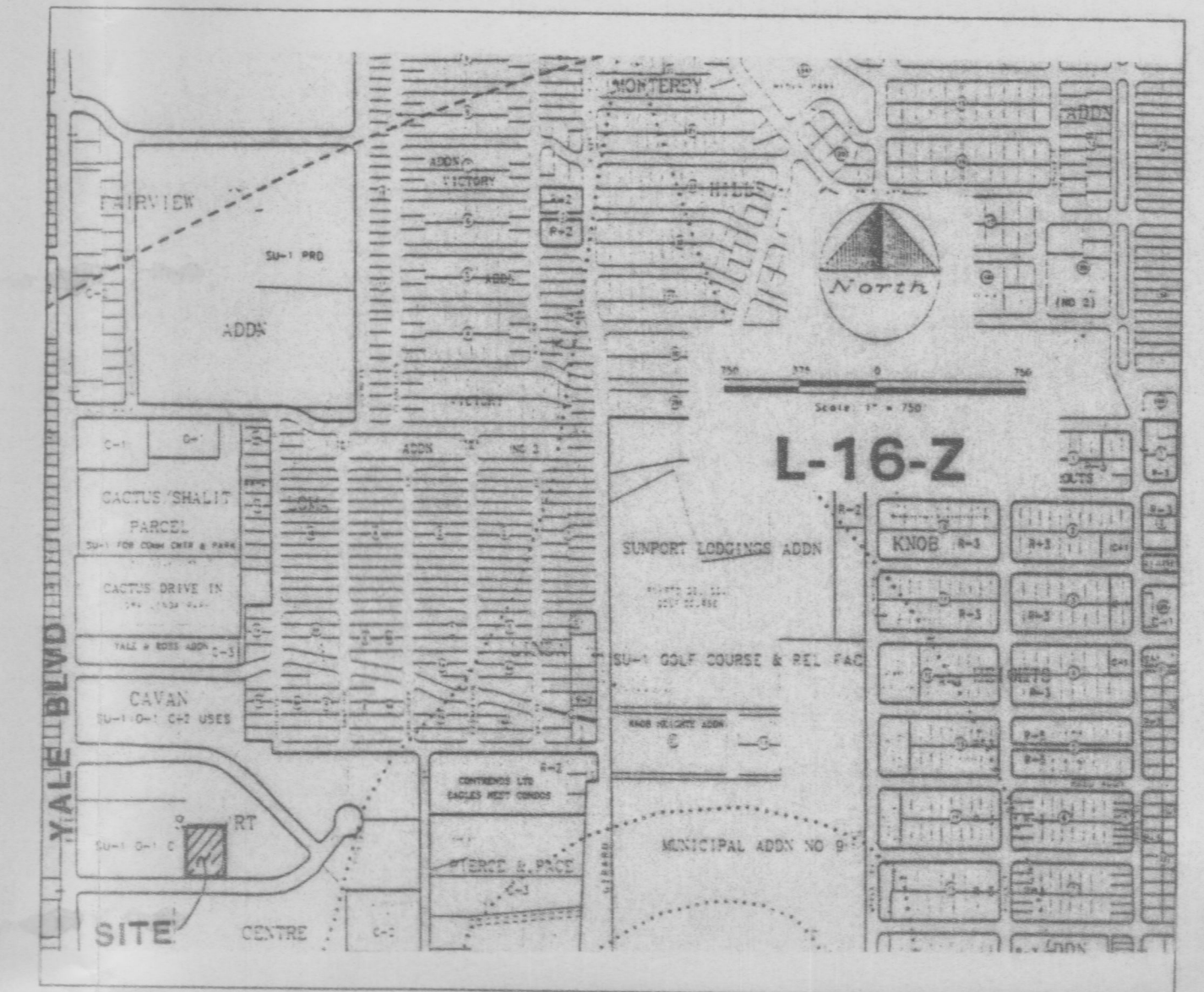
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PROPOSED CONDITIONS:
THE PROPOSED HOTEL DEVELOPMENT INCLUDES A 3-STORY 58 ROOM HOTEL WITH LOBBY, SUPPORT FACILITIES AND ASSOCIATED PAVED PARKING.

PROPOSED LAND TREATMENT: 0% A 42% B 0% C 58% D

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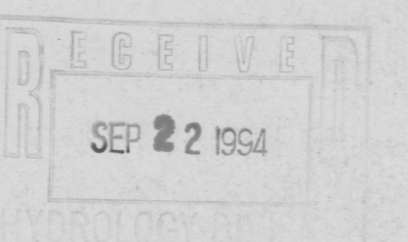


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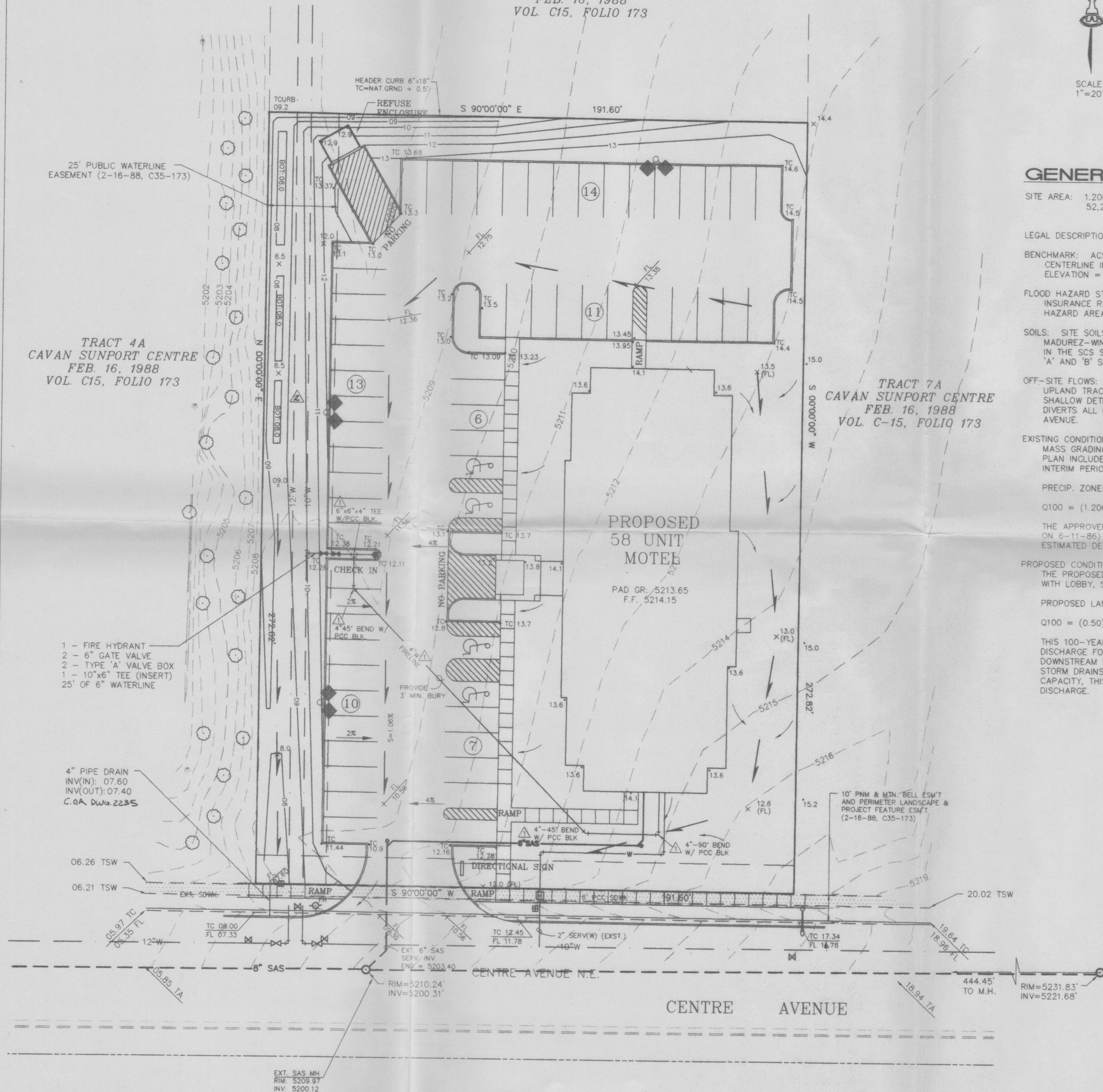
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SHEET 3 OF 4

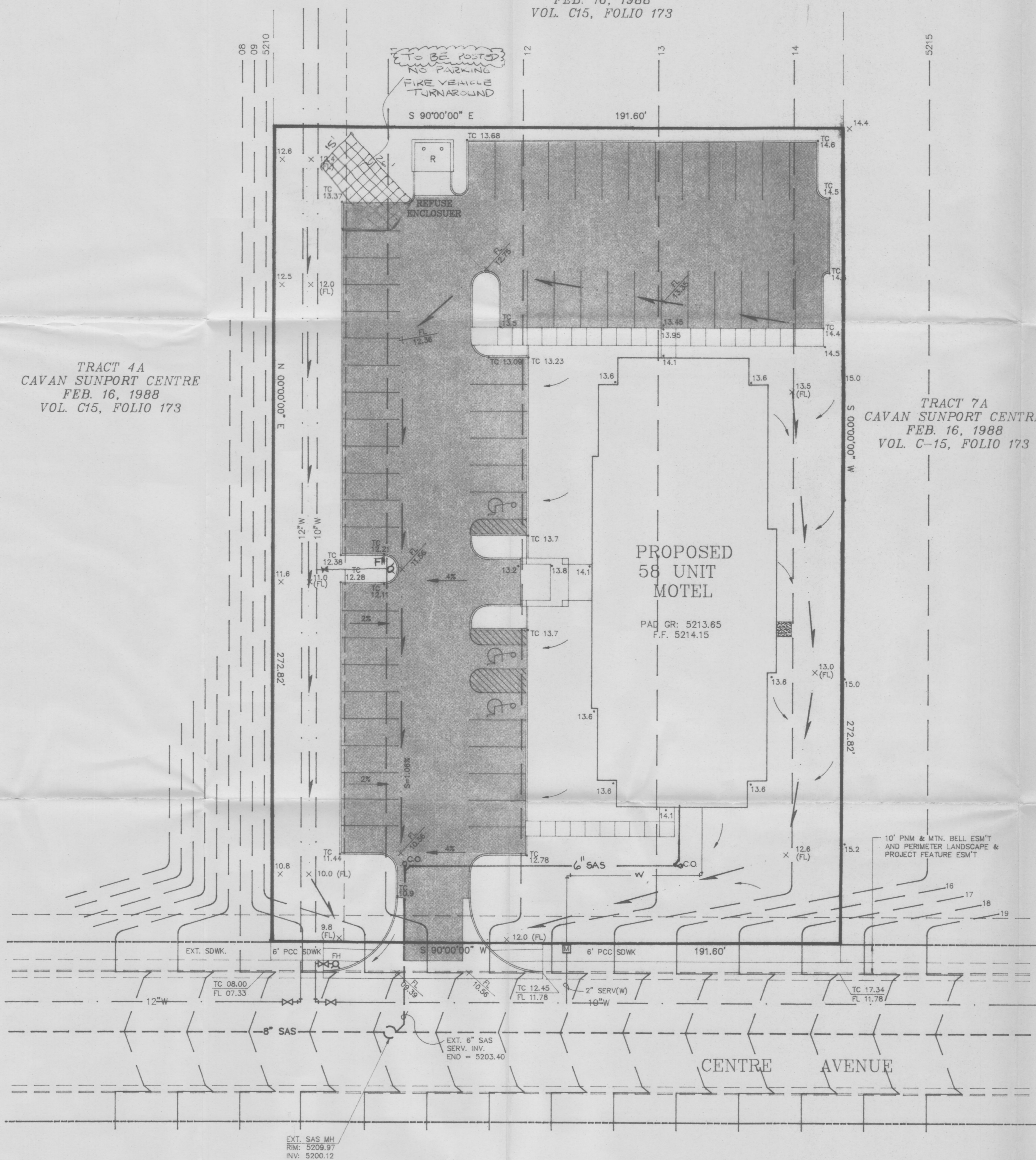


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PROPOSED LAND TREATMENT: 0% 42% 0% 58%

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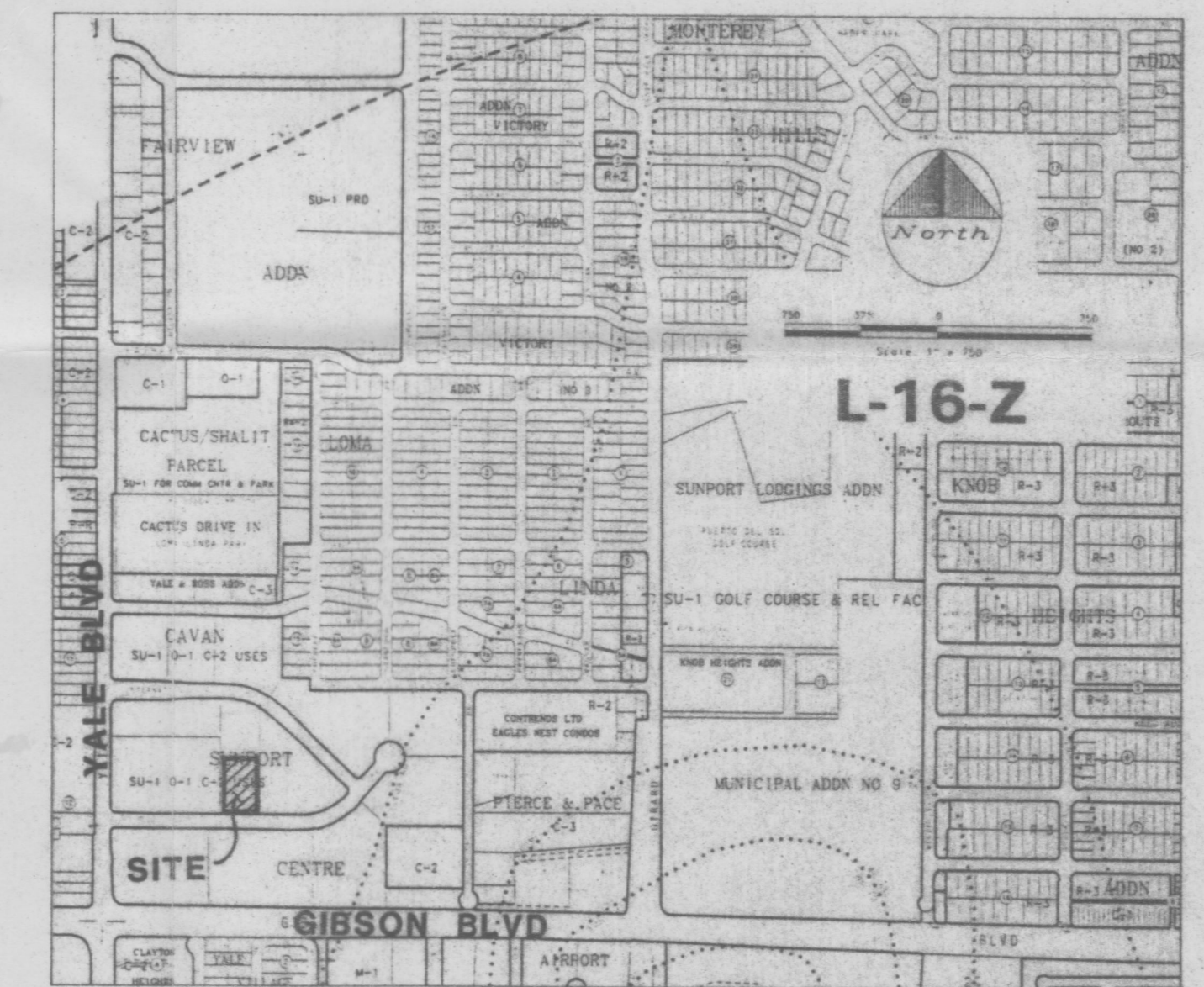
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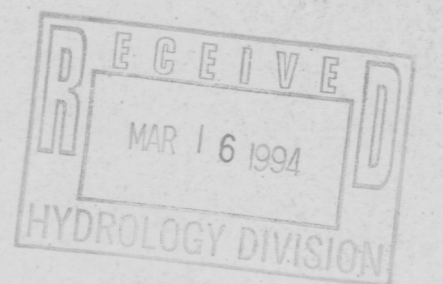
- 5215 EXISTING CONTOUR
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AFD PLANS CHECKING OFFICE
764-1687
APPROVED/DISAPPROVED
3-9-94
SIGNATURE & DATE

CONCEPTUAL GRADING AND DRAINAGE PLAN TRACT 6A, CAVAN SUNPORT CENTRE ALBUQUERQUE NEW MEXICO FEBRUARY, 1994



VICINITY MAP



FILED C. ARFMAN
NEW MEXICO
7322
02-24-94

ISAACSON & ARFMAN, P.A.
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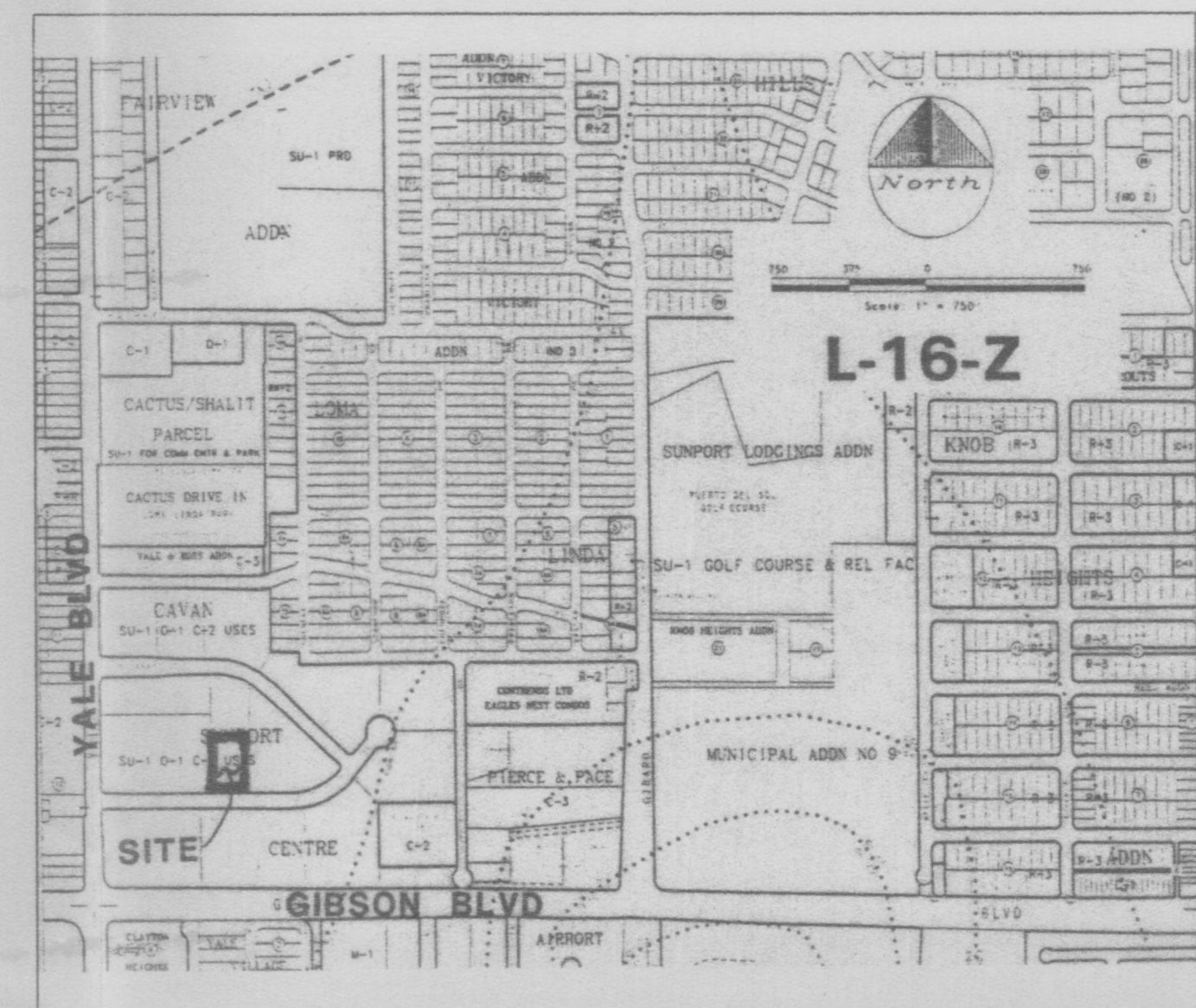
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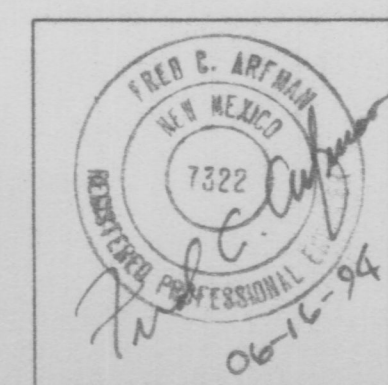
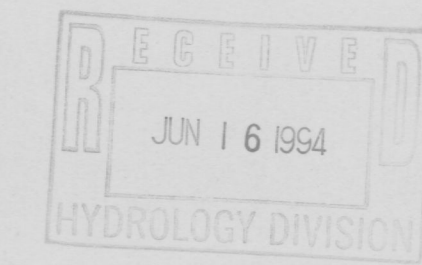
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