

LEGEND

- EXISTING CONTOUR
- X31.6 EXT. SPOT ELEVATION
- TA 28.27 EXT. ASPHALT ELEVATION
- TC 30.36 EXT. TOP OF CURB ELEVATION
- FL 29.51 FLOWLINE
- PROPOSED CONTOUR
- 30.8 PROPOSED SPOT ELEVATION
- FLOW DIRECTIONAL ARROW
- DRAINAGE SWALE
- DS DOWNSPOUT LOCATION
- CONSTRUCTION BOUNDARY

NOTES

BENCHMARK(S): ACS BRASS CAP STAMPED "1-L21 RESET 1974", SET IN CONCRETE CURB LOCATED IN THE MEDIAN STRIP 5 FT. NORTH AND 81 FT. WEST OF THE CENTRAL AVE. & JUAN TABO BLVD. INTERSECTION. ELEVATION: 5534.54

TEMPORARY BENCHMARK: STORM SEWER MH RIM ADJACENT TO DOUBLE C INLET IN NORTH CURB & GUTTER ON CENTRAL AVE. ELEVATION: 5530.09

LEGAL DESCRIPTION: TRACT B, BLOCK 6, EAST CENTRAL BUSINESS ADDITION.

SURVEYS: BOUNDARY & TOPOGRAPHIC SURVEYS BY WILSON AND COMPANY, AUGUST 1986.

FLOOD HAZARD STATEMENT: THIS SITE IS NOT WITHIN AN ESTABLISHED FLOOD HAZARD BOUNDARY AS SHOWN ON PANEL 37 OF FEMA FLOOD MAPS.

SOILS: AS DETERMINED BY THE SCS SOIL SURVEY OF BERNALILLO COUNTY, THIS EMBUDO GRAVELLY FINE SANDY LOAM IS IN HYDROLOGIC SOIL GROUP "B".

VICINITY MAP

HYDRAULIC CONDITIONS

PRESENT: STORM WATERS FALLING ON THIS SITE SHEET FLOW TO THE WEST WITH SOME RUNOFF EXITING THE SITE VIA THE THREE EXISTING DRIVEPADS ONTO CENTRAL AVENUE.

AREA = 0.6667 AC.
C = 0.40 (UNDEVELOPED)
I = (2.45") (2.16) = 5.29"/HP
Q = CIA

$Q_{100} = (0.40)(5.29)(0.6667) = 1.4$ cfs
 $Q_{10} = (1.4)(0.657) = 0.9$ cfs
 $V_{100} = (0.40)(2.45/12)(29041.45) = 2,372$ CU FT
 $V_{10} = (0.657)(2,372) = 1,558$ CU FT

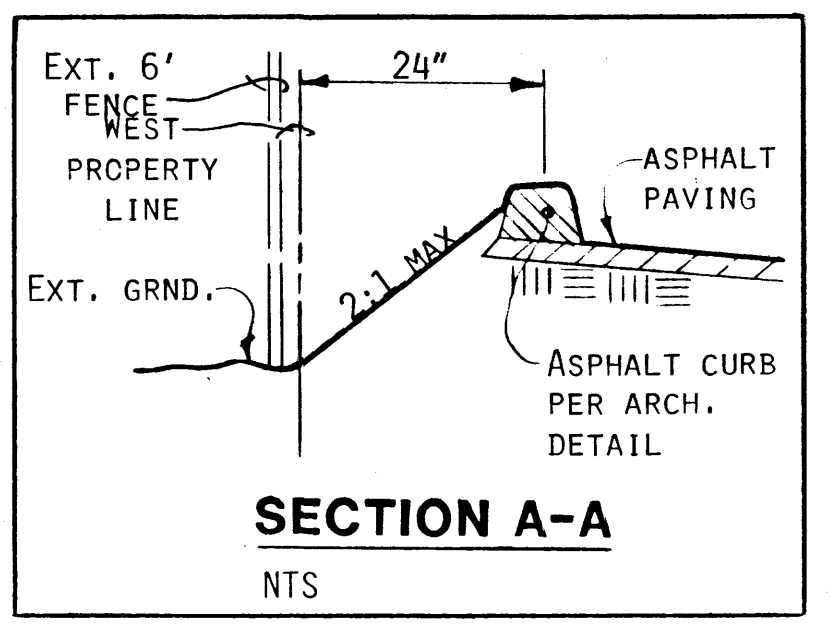
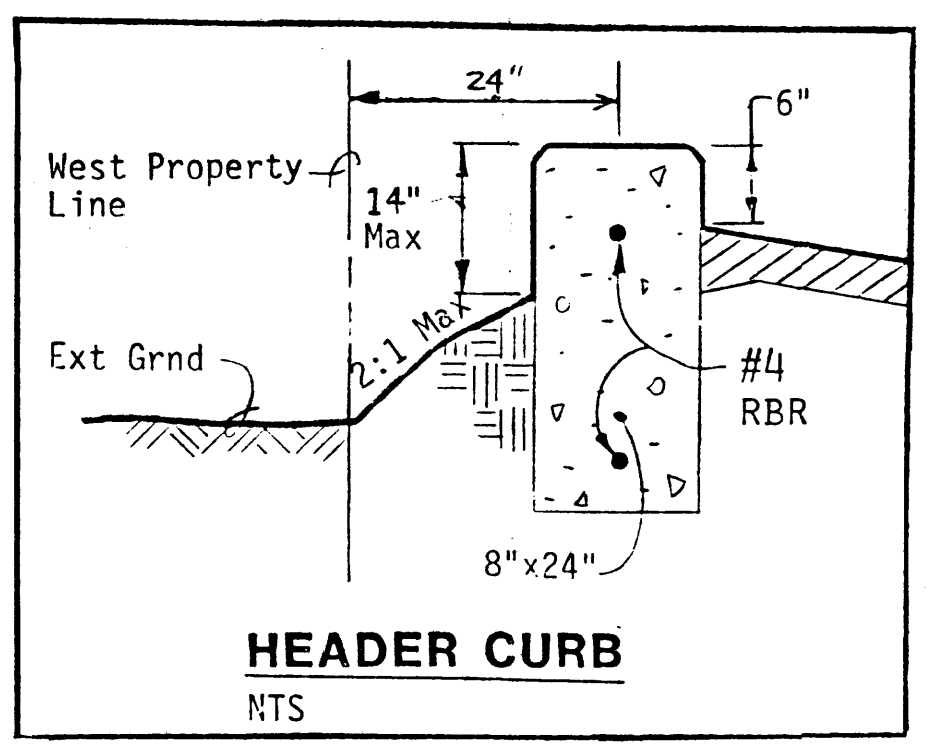
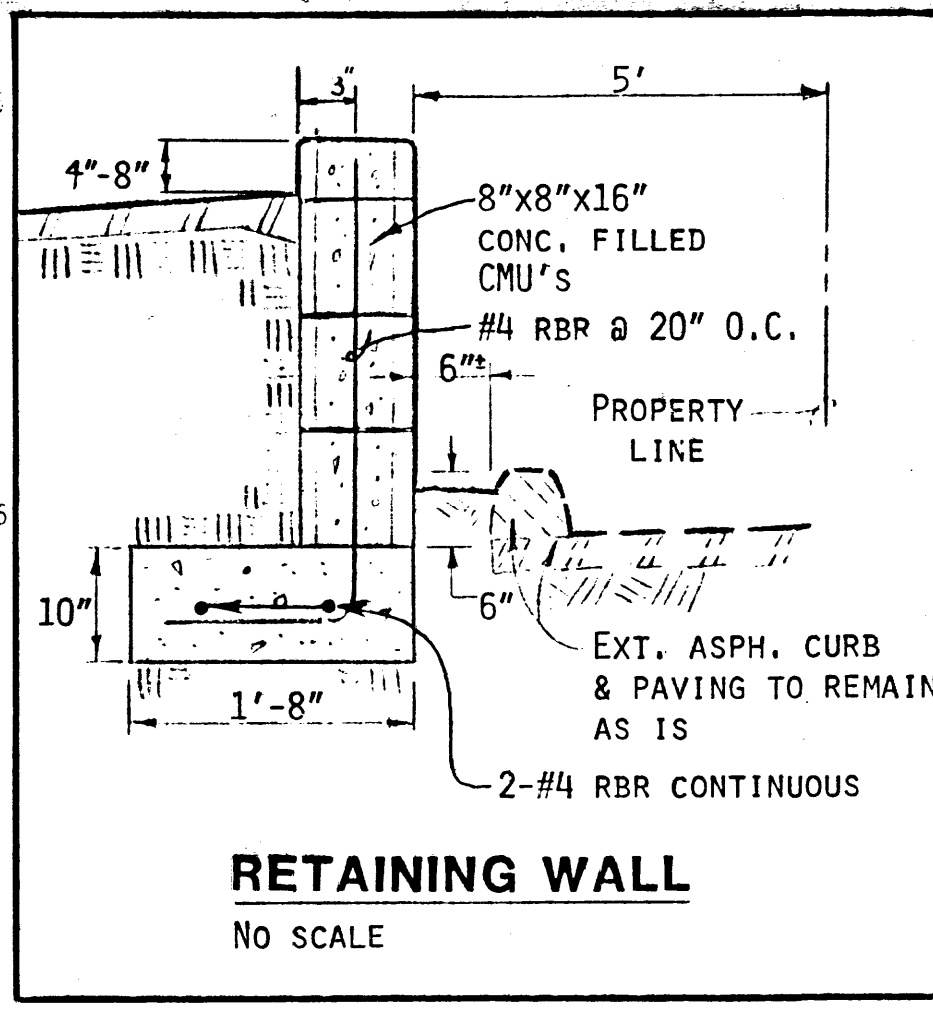
PROPOSED: THE DEVELOPMENT WILL INCLUDE A 5400 SQ. FT. COMMERCIAL BUILDING WITH ASPHALT PARKING AREA AND SOME LANDSCAPING.

"C" FACTOR
7% LANDSCAPING @ 0.25 = 0.02
18% ROOF @ 0.90 = 0.16
75% ASPHALT @ 0.95 = 0.71
COMPOSITE "C" = 0.89

$Q_{100} = (0.89)(5.29)(0.6667) = 3.1$ cfs
 $Q_{10} = (3.1)(0.657) = 2.0$ cfs
 $V_{100} = (0.89)(2.45/12)(29041.45) = 5,277$ CU FT
 $V_{10} = (5,277)(0.657) = 3,467$ CU FT

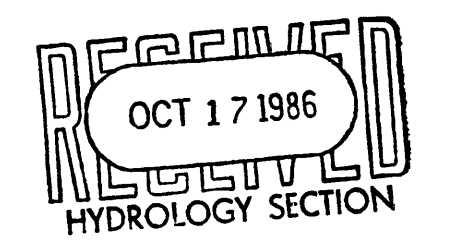
DEVELOPED FLOWS WILL BE DIRECTED TO THE PUBLIC R.O.W. OF CENTRAL AVENUE WHERE THEY WILL BE CARRIED WEST IN THE NORTH GUTTER APPROXIMATELY 175 FEET TO AN INLET OF THE EXISTING 60" STORM DRAIN.

THE NORTHERLY 5 FOOT STRIP OF THIS TRACT IS ONLY TO BE REGRADED, SOME LANDSCAPING IS POSSIBLE IN THE EASTERN HALF. AN EXISTING DRAINAGE PROBLEM IS RECOGNIZED ON THE ADJACENT LOT AND THIS PROPOSED DEVELOPMENT WILL IN NO WAY AFFECT HISTORICAL DRAINAGE CONDITIONS.



NOTICE TO CONTRACTOR

1. 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.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. 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 SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.



Date
Designed
Checked

Isaacson & Arfman, P.A.
CONSULTING ENGINEERING ASSOCIATES
New Mexico
Albuquerque, NM

DRAINAGE & GRADING PLAN

AUTO SHACK #4
CENTRAL AVE. NE
ALBUQUERQUE, NEW MEXICO

Sheet
of

DRAINAGE CERTIFICATION

I, RONALD B. BOHANNAN, NMPE #7868, OF THE FIRM, TERRA WEST LLC, 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 09/20/11. RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ANDREW S. MEDINA, NMPLS #12849, OF THE FIRM SANDIA LAND SURVEYING LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 05/24/12 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 THE PERMANENT CERTIFICATE OF OCCUPANCY.

NO EXCEPTIONS TAKEN

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. ANYONE RELYING ON THIS RECORD DOCUMENT IS ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF THE INFORMATION BY USING IT.

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