

FIRM PANEL

NTS

DIRECTION OF FLOW

BUILDING

BASIN DIVIDE

SIDEWALK

1. EXISTING STANDARD CURB AND GUTTER. 2. EXISTING 6' SIDEWALK.

3. EXISTING SIDEWALK TO BE REMOVED.

4. EXISTING FENCE TO BE REMOVED. 5. CONSTRUCT 10' WIDE, 4" THICK CONCRETE SIDEWALK (TYP).

CONSTRUCT 3' CURB BLOCK-OUT FOR DRAINAGE.

7. PROPOSED LANDSCAPE AREA. 8. CONSTRUCT NEW 6" CURB AND GUTTER PER DETAIL "A/C5". 9. CONSTRUCT NEW 6" CONCRETE CURB PER DETAL "B/C5"

10. CONSTRUCT SINGLE TYPE "D" INLET PER C.O.A. DWG. 2206. 11. 8' DIAMETER TYPE "E" MANHOLE PER C.O.A. DWG. 2102 BY

13. CONSTRUCT 20 LF. OF CONCRETE TURNDOWN PER DETAIL

14. CONSTRUCT NEW ASPHALT PAVEMENT PER DETAIL "E/C5".

15. INSTALL APPROXIMATELY 530 LF. OF 24" CMP. WITH 45° BENDS. 16. APPROXIMATELY 40 LF. OF 24" CLASS III RCP BY CITY PROJECT

17. INSTALL 4" PVC ROOF DRAIN.

19. NO CURB AT ACCESSIBLE PARKING SPACES. TOP ASPHALT AT

20. CONSTRUCT CONCRETE VALLEY GUTTER PER DETAIL "G/C5".

22. CONSTRUCT REFUSE ENCLOSURE PER ARCHITECTURAL PLAN.

23. CONSTRUCT SIDEWALK TRANSITION PER C.O.A. DWG. 2431.

24. CONSTRUCT 4" CURB PENETRATION PER C.O.A. DWG. 2235.

CITY OF ALBUQUERQUE BERNALILLO COUNTY, NM

MAPPING

ALL PROJECT SURVEYING BY BRASHER & LORENZ, INC. JUNE, 2009

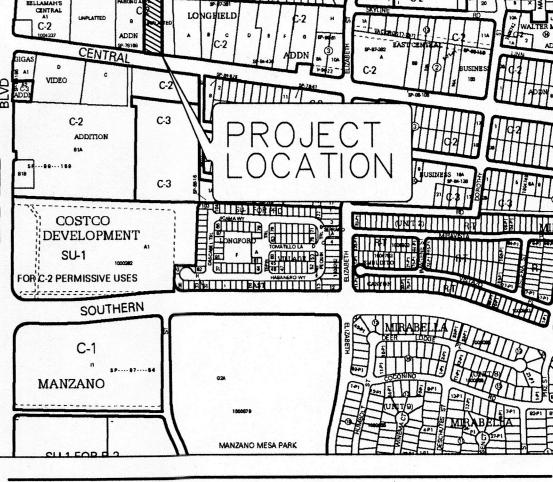
ACS MONUMENT "6-L21"

ELEVATION 5503.276 FEET 1988 NAVD

PROJECT BENCHMARK

LECEND

LEGEND		
ITEM	EXISTING	PROPOSED
CURB AND GUTTER	·	
PUBLIC LIGHT POLE	*	
DROP INLET	1	
OVERHEAD ELEC WITH POWER POLE	- P - OHE	
OVERHEAD UTILITY LINE	——————————————————————————————————————	
OURD ELEVATIONS	TOP CONC. ELEV. FLOWLINE ELEV	TOP CONC. ELEV. FLOWLINE ELEV
CURB ELEVATIONS	G=16.7	4 16 7
SPOT ELEV.	G	4 16.7
RIGHT OF WAY		
POWER POLE WITH ANCHOR	} —→	
CENTERLINE		
TOP OF ASPHALT ELEV.	EX TA 16.2	TA 16.2
TOP OF CURB ELEV.	EX TC 16.2	TC 16.2
CONTOUR W/ ELEVATION	4992	
BASIN BOUNDARY		
ASPHALT PAVING		
EXISTING ASPHALT		
DRAINAGE SWALE		



ZONE ATLAS PAGE

L-21-Z

GRADING & DRAINAGE PLAN

PURPOSE AND SCOPE

PURSUANT TO THE ESTABLISHED DRAINAGE ORDINANCE OF THE CITY OF ALBUQUERQUE AND THE DEVELOPMENT PROCESS MANUAL, THIS GRADING AND DRAINAGE PLAN OUTLINES THE DRAINAGE MANAGEMENT CRITERIA FOR CONTROLLING DEVELOPED RUNOFF FROM THE PROJECT SITE. THE PROJECT CONSISTS OF THE DEVELOPMENT OF THE PROPERTY BY CONSTRUCTING A RESTAURANT. PROPOSED SITE IMPROVEMENTS INCLUDE PAVING, UTILITY, LANDSCAPING, AND GRADING AND DRAINAGE IMPROVEMENTS. THIS PLAN IS PREPARED TO SUPPORT A BUILDING PERMIT APPLICATION.

EXISTING CONDITIONS

THE PROJECT SITE CONTAINS APPROXIMATELY 1.27 ACRES AND IS LOCATED AT 10605 CENTRAL AVENUE NE. THE SITE IS ASPHALT PAVED. THE SITE IS BOUNDED TO THE NORTH BY DEVELOPED RESIDENTIAL PROPERTY, TO THE SOUTH BY CENTRAL AVENUE, TO THE WEST BY DEVELOPED COMMERCIAL PROPERTY AND TO THE EAST BY ASPHALT PAVED COMMERCIAL PROPERTY. CURRENTLY, ON-SITE RUNOFF DRAINS NORTH TO A RETENTION POND. OFFSITE FLOWS FROM BASINS 2 AND 3 ENTER THE SITE FROM THE EAST. CENTRAL AVENUE DRAINS TO THE WEST AWAY FROM THE SITE

AS SHOWN BY THE FIRM PANEL FOR THIS AREA, THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE.

PROPOSED CONDITIONS

AS SHOWN BY THE PLAN, THE PROPERTY IS TO BE DEVELOPED BY CONSTRUCTING A RESTAURANT ON THE SITE.

ALL DRAINAGE FLOWS WILL BE MANAGED BY ON-SITE SWALES AND SHEET FLOW, CONVEYING RUNOFF TO A STORM DRAIN INLET AT THE NORTHWEST CORNER OF THE SITE. THE PLAN SHOWS THE ELEVATIONS REQUIRED TO PROPERLY GRADE AND CONSTRUCT THE RECOMMENDED IMPROVEMENTS. FLOW ARROWS ARE GIVEN TO DEMONSTRATE THE DIRECTION OF DRAINAGE FLOWS, AND PROJECT HYDROLOGY IS GIVEN FOR BOTH EXISTING AND DEVELOPED CONDITIONS.

BASIN 1 WILL DRAIN NORTHWEST TO THE DRAINAGE SWALE AT THE NORTHWEST CORNER OF THE PARKING LOT TO THE "BEEHIVE" INLET AT THE NORTHWEST CORNER OF THE DEVELOPED LOT. BASIN 2 AND BASIN 3 WILL DRAIN NORTHWEST TO THE DRAINAGE SWALE AT THE NORTHWEST CORNER OF BASIN 2 INTO THE "TYPE D INLET". ALL FLOWS WILL TRAVEL THROUGH THE PRIVATE STORM DRAIN TO THE 66" STORM MAIN IN THE CENTRAL AVE. CORRIDOR. THE ONSITE PRIVATE STORM DRAIN IS DESIGNED TO ACCEPT DEVELOPED FLOWS FROM BASIN 2 AND HISTORICAL FLOWS FROM BASIN 3. UPON DEVELOPMENT OF BASIN 3, BASIN FLOWS SHALL DRAIN TO CENTAL AVENUE CREATING EXCESS CAPACITY IN THE DRAINAGE SYSTEM.

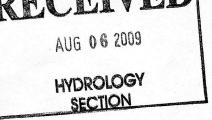
CAPACITY EXISTS IN THE 66" STORM MAIN SINCE CONSTRUCTION OF THE ELIZABETH STREET DIVERSION WHICH DRAINS ALL FLOWS EAST OF ELIZABETH STREET TO A REGIONAL DETENSION POND.

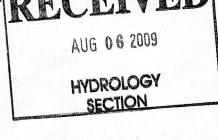
TEMPORARY EROSION CONTROL

TEMPORARY EROSION CONTROL MEASURES WILL BE IMPLEMENTED DURING CONSTRUCTION TO LIMIT THE DISCHARGE OF SEDIMENT FROM THE SITE TO ADJACENT PROPERTIES. SILT FENCING IS RECOMMENDED ALONG THE DOWNSTREAM CONSTRUCTION BOUNDARIES. IT IS THE CONSTRUCTOR'S RESPONSIBILITY TO MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES AND MAINTAIN A SWPPP, IF REQUIRED. UNTIL COMPLETION OF ALL SITE PAVING, GRADING, DRAINAGE AND LANDSCAPING IMPROVEMENTS.

CALCULATIONS

THE CALCULATIONS SHOWN HEREON DEFINE THE 100 YEAR/6 HOUR DESIGN STORM IMPACTING THE SITE AND CONTRIBUTING OFF-SITE DRAINAGE BASINS UNDER EXISTING AND DEVELOPED CONDITIONS. THE AHYMO METHOD OF ESTIMATING PEAK RUNOFF IS PRESENTED AS OUTLINED IN THE DEVELOPMENT PROCESS MANY L, VOLUME 2, SECTION 22.2, PART 'A', UPDATED JULY 1997.









FILE: 09527 G&D

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DRAWN BY: M.V.H. CHECKED BY: D.A.L.



DATE: August 4, 2009

8/5/09

Project location:
10605 CENTRAL AVENUE, NE ALBUQUERQUE, NEW MEXICO

SHEET DATA:

Project No. xxxxx

GRADING PLAN

12. CONSTRUCT "BEEHIVE" INLET PER DETAIL "C/C5". 18. CONNECT 4" PVC ROOF DRAIN TO 24" STORM DRAIN. 21. SIGN: SEE ARCHITECTURAL PLAN. SEE DETAIL "H/C5" FOR ELEVATIONS. PROJECT DATA PROPERTY ADDRESS 10605 CENTRAL AVENUE NE ALBUQUERQUE, NM 87108 LEGAL DESCRIPTION TRACT A-2 LONGFIELD ADDITION

PROPERTY ZONING C-2

IHOP

AREA (ac) A (ac) B (ac) C (ac) D (ac) E Q (cfs) VOL (ac ft)

AREA (ac) A (ac) B (ac) C (ac) D (ac) E Q (cfs) VOL (ac ft)

1.27 0.00 0.00 0.00 1.27 2.36 6.36 0.25

2.02 0.00 0.00 0.00 2.02 2.36 10.12 0.40

2.27 0.00 0.00 1.14 1.13 1.83 9.60 0.35

5.57 0.00 0.00 1.11 4.46 2.15 26.08 1.00

DEVELOPED (PROPOSED):

ALL ACCESSIBLE IMPROVEMENTS MUST BE CONSTRUCTED IN

FAILURE TO DO SO MAY RESULT IN REJECTION OF CERTIFICATE

ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.

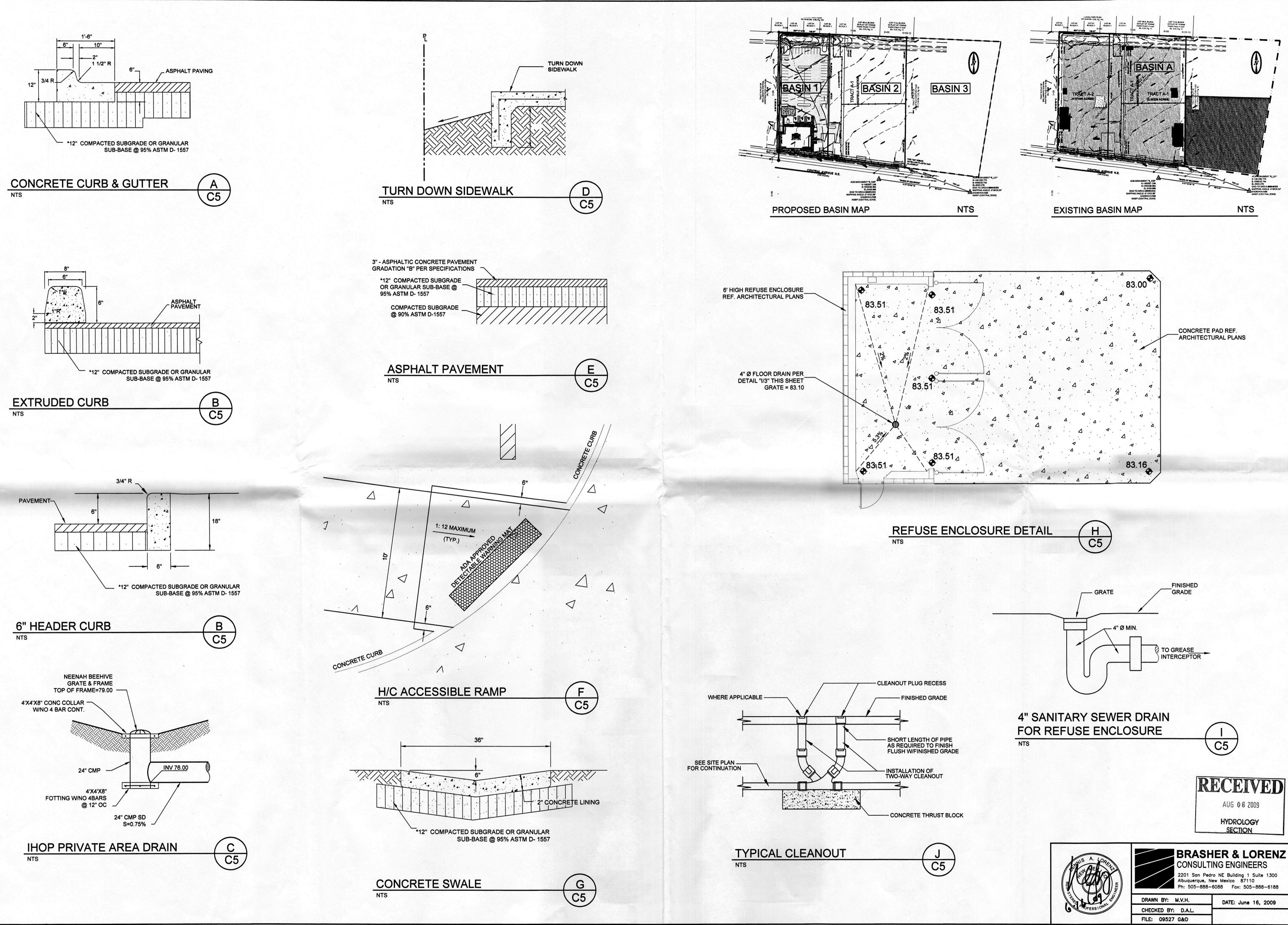
OF OCCUPANCY.

1. BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site PROJECT HYDROLOGY AHYMO 2. This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future 2.60" alteration of grades adjacent to the proposed structures is not recommended. 4.90" 3. Irrigation within 10 feet of any proposed structure is not recommended. UNDEVELOPED:

- Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement. 4. This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design,
- 5. Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to
- prepare the Certification, we must be notified PRIOR to placement of the fill. 6. BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
- 7. The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to
- 8. All spot elevations are top of pavement unless noted otherwise.

DRAINAGE PLAN NOTES

soils prior to foundation/structural design.



Project No. xxxxx

S25 S26 GLDO AND S

2009 ICON PROTOTYPE HAND ENTRY

Project locate 10605 ALBUQU 6/16/09

Date SHEET DATA:

DETAILS

C5