

Z-C-13 VICINITY MAP

SCALE: 1'' = 750' + / -

LEGAL DESCRIPTION: LOT 2-A-1-B-2-B-1 ALBUQUERQUE WEST UNIT 2

AS SHOWN ON PANEL 116 OF THE FEMA FLOOD INSURANCE RATE MAPS. THIS SITE IS NOT WITHIN A DESIGNATED FLOOD HAZARD AREA.

#### DRAINAGE PLAN

THE PROPOSED IMPROVEMENTS AS SHOWN BY THE VICINITY MAP, ARE LOCATED WEST OF COORS BOULEVARD SOUTH OF PLASO DEL NORTE. ON THE NORTHEAST CORNER OF THE INTERSECTION OF EAGLE RANCH ROAD AND ALL SAINTS ROAD. THE SITE IS UNDEVELOPED AND SLOPES FROM WEST TO EAST AT AN APPROXIMATE SLOPE OF 4.0% PER PANEL 08, THE SITE DOES NOT LIE WITHIN A FLOOD HAZARD ZONE. THE SITE IS HIGHER THAN THE LANDS TO THE EAST AND SOUTH. THE LANDS TO THE NORTH SLOPE TO THE EAST, AND THE EXISTING CURB AND GUTTER ALONG EAGLE RANCH ROAD TO THE WEST BLOCKS FLOWS FORM THAT DIRECTION THEREFORE OFFSITE FLOWS ARE CONSIDERED INSIGNIFICANT.

THE PROPOSED SITE LIES WITHIN THE ALBUQUERQUE WEST UNIT 2 MASTER PLAN PREPARED BY ISAACSON & ANTMAN WHICH HAS ESTABLISHED A DISCHARGE RATE OF 1.66 CFS FOR THE SUBJECT SITE. THE PROPOSED IMPROVEMENTS CONSIST OF A NEW OFFICE BUILDING WITH ASSOCIATED PARKING AND LANDSCAPING. AS SHOWN BY THE CALCULATION THE PROPOSED DEVELOPMENT WILL INCREASE THE RATE AND VOLUME OF RUNOFF. THE RUNOFF IS DIRECTED TO THE UNDERGROUND STORAGE PIPES LOCATED UNDER THE PARKING AREA. DISCHARGE FROM THE STORAGE SYSTEM IS TO ALL SAINTS ROAD AND IS LIMITED TO THE THE 1.66 CFS ALLOWED BY THE MASTER PLAN BY A CONTROL ORIFICE.

THE CALCULATIONS ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR 6-HOUR, 100 YEAR RAINFALL EVENT. THE ANALYSIS IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL VOLUME II.

### **CALCULATIONS**

PRECIPITATION ZONE = 1 TOTAL SITE AREA = 0.985 ACRES

EXISTING CONDITIONS

LAND TREATMENT A=100%

E = 0.44(1.00) = 0.44 INCHES

E = 0.67(0.9) + 1.97(0.81) = 1.72 INCHES

V = 1.72 (0.985) / 12 = 0.141 ACRE FEET Q = [1.29 (0.19) + 4.37(0.81)](0.985) = 3.86 CFS

Q =3.86/0.985=3.92 CFS/ACRE INCREASE IN VOLUME OF RUNOFF = 0.105 ACRE FT INCREASE IN RATE OF RUNOFF = 2.6 CFS ALLOWABLE RELEASE RATE = 1.66 CFS

#### POND VOLUME T= 0.2 HR

0.25 Ad/At = 0.25(78) = 0.195 HR

T = 2.107 E At/Qp - 0.25 Ad/At = 0.723 HR

T = (0.7 Tc) + ((1.6 - Ad/At))/12) = 0.206 HRV<sub>required</sub>= 2,772 CF

# UNDERGROUND STORAGE VOLUME

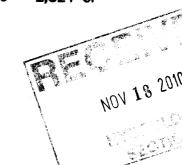
V = VOLUMN OF PIPE

 $V_{12^{\circ}} = 3.14(0.5)^{\circ} = 0.78 \text{ CF/FT}$ 

 $V_{36\%} = 3.14(1.5)^{2} = 7.07 \text{ CF/FT}$ 

 $V_{PIT} = (4)(4)(5)=80 \text{ CF}$ 

V = 0.78(105+150)+7.07(170+50+140) +80 = 2,824 CF



### NOTICE TO CONTRACTOR

- AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY. AN APPROVED COPY OF THOSE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTION. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE. MAINTENANCE OF THOSE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

APPROVAL	NAME	DATE
A.C.E. / DESIGN		
INSPECTOR		
A.C.E. FIELD		<del></del>



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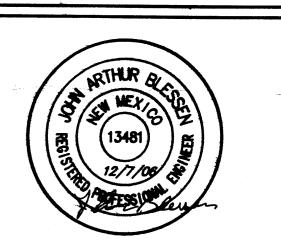
## **CONSULTANTS**

i arthur blessen engineering

architect

11930 Menaul Suite 109 Albuquerque, NM 87112 (505) 293-1477

PROFESSIONAL SEAL



HIGH ASSETS SHOPPING CENTER

BUILDING SHELL

ALL SAINTS ROAD NW ALBUQUERQUE, NEW MEXICO

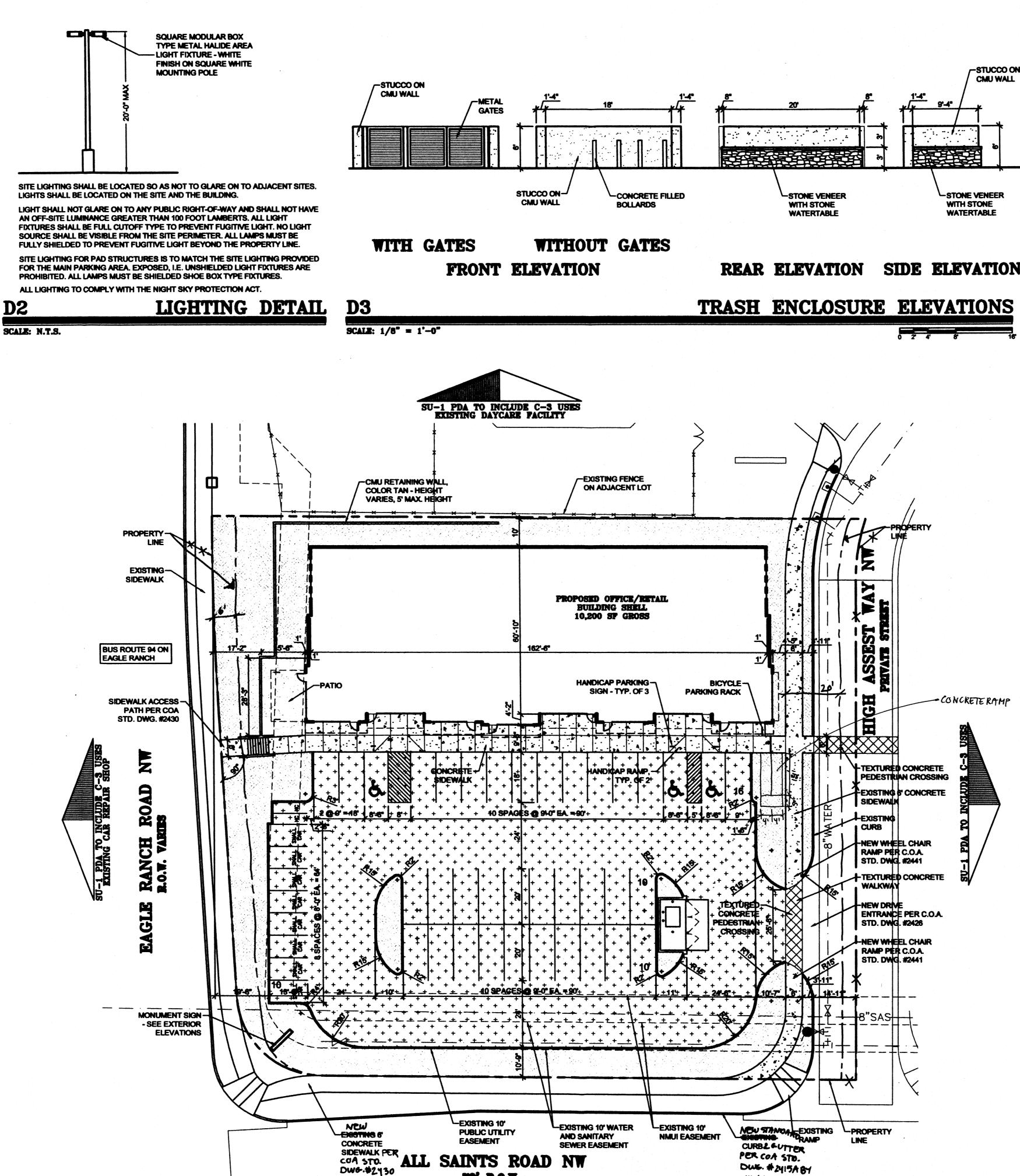
-	-	-
-	-	-
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2	11/5/10	REVISED DROP INLET & PIPE
1	12/1/06	COA COMMENTS
MARK	DATE	DESCRIPTION

PROJECT NUMB	BER: 06260
DRAWING FILE:	
DRAWN BY:	jab
CHECK BY:	
COPYRIGHT:	CLAUDIO VIGIL ARCHITECTS 2005
DATE:	NOVEMBER 20, 2006

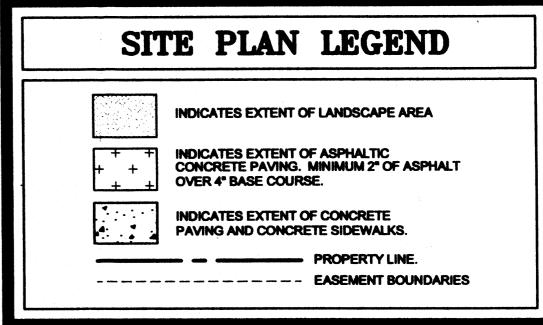
SHEET TITLE

SITE GRADING PLAN S DEV FOR BLDG PERMIT SUBMITTAL

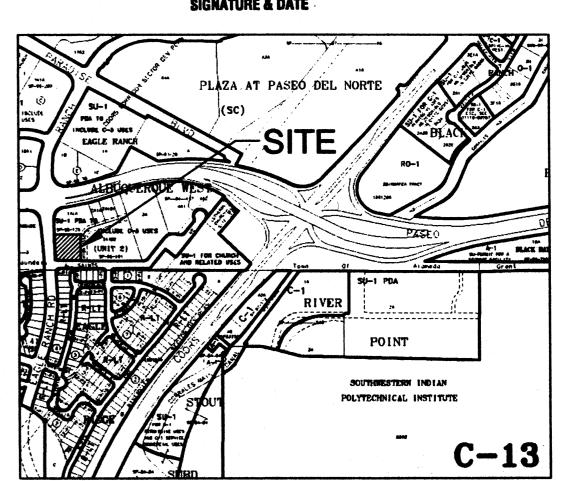
C - 102



SIGNATURE BLOCK 1003272 PROJECT NUMBER: APPLICATION NUMBER: 06 DRB-01509 IS AN INFRASTRUCTURE LIST REQUIRED? (X) YES ( ) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC-RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENT DRB SITE DEVELOPMENT PLAN APPROVAL: 3-12-07 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE 0/25/06 PARES & RECREATION DEPARTMENT William O. Balch UTILITIES DEVELOPMENT DATE 10/25/06 CITY ENGINEER, ENGINEERING DIVISION / AMAFCA DATE ENVIRONMENTAL HEALTH DEPARTMENT (conditional) Appento calles 442Baca 10-16 SOLID WASTE MANAGEMENT DÉB CHAIRPERSON, PLANNING DÉPARTMENT PLNZ(10706) 12/16/03



REQUIRED: 10200 / 200 - 10% FOR BUS ROUTE = 51 - 5 = 46 PROVIDED: 46 **ADA SPACES REQUIRED AND PROVIDED: 3** BICYCLE PARKING REQUIRED: 45 / 20 = 3, PROVIDED: 4 PARKING SPACE SIZES: **REGULAR:** 9'-0" x 18'-0" WITH 2'-0" OVERHANG COMPACT: 8'-0" x 13'-6" WITH 1'-6" OVERHANG BICYCLE SPACES: NOV 2 9 2010 **REQUIRED:** 45 / 20 = 3 HYDEOLOGY PROVIDED: 4 SECTION TOTAL LOT AREA: 45,141 SF = 2.24 ACRES NET LOT AREA: 34,941 SF CONSTRUCTION TYPE: VB- SPRINKLERED AFD PLANS CHECKING OFFICE



SHEET NUMBER C - 101

SCALE: 1" = 20'

SITE PLAN

DUG. # 2415A BY

CITY WORK ORDER PROCESS.

VICINITY MAP

SCALE: 1" = 750'+/-

PARKING ANALYSIS:

APPROVED DISAPPROVED
SIGNATURE & DATE

MARK DATE DESCRIPTION

\* 19 ... 19 kg - 21

ARCHITECTS

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HIGH ASSETS

**SHOPPING** 

CENTER

BUILDING SHELL

ALL SAINTS ROAD NW

ALBUQUERQUE, NEW MEXICO

**VIGIL** 

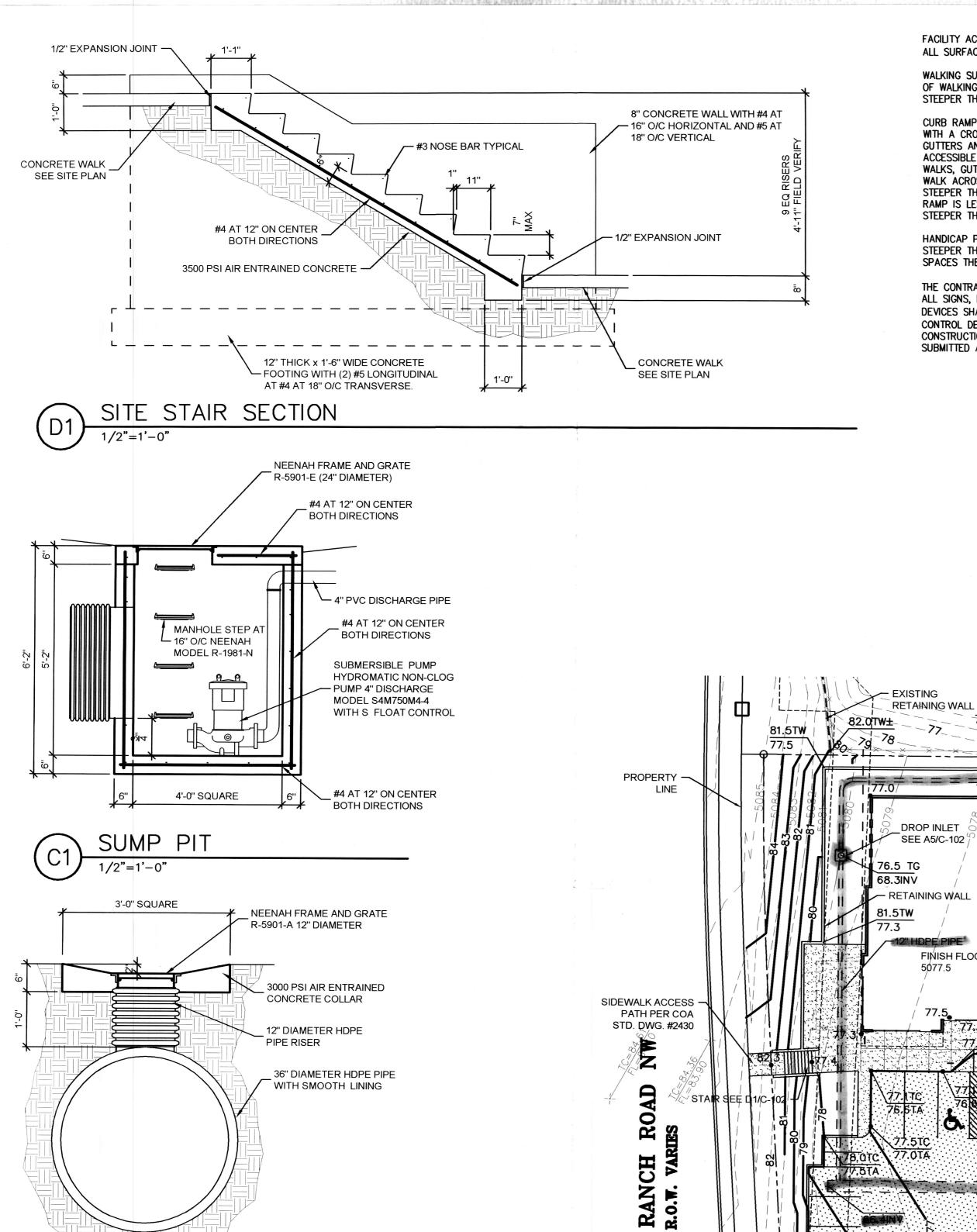
PROJECT NUMBER: DRAWING FILE: 06260\3DESDEVHA C-101 DRAWN BY: CHECK BY: COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2005 OCTOBER 16, 2006

SHEET TITLE

SITE PLAN FOR BUILDING PERMIT

70' R.O.W.

R-LT EXISTING RESIDENTIAL



SIDEWALK

EXISTING CURB & -

**A2** 

SCALE: 1" = 20'

**EXISTING CONCRETE** 3'-0" SQUARE

NEENAH FRAME AND GRATE R-5901-A 12" DIAMETER 3500 PSI AIR ENTRAINED CONCRETE COLLAR 12" DIAMETER HDPE **ROOF DRAIN SEE** - ROOF PLAN FOR SIZE AND LOCATIONS 12" DIAMETER HDPE - PIPE WITH SMOOTH

FACILITY ACCESSIBILITY ALL SURFACES ALONG THE ACCESSIBLE ROUTE SHALL COMPLY WITH ANSI A117-1998.

WALKING SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 WITH A CROSS SLOPE NOT STEEPER THAN 1:48.

CURB RAMP AND RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 WITH A CROSS SLOPE NOT STEEPER THAN 1:48. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:20. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS OR STREETS SHALL BE AT THE SAME LEVEL. WHERE PEDESTRIANS MUST WALK ACROSS A CURB RAMP, THE RAMP SHALL HAVE FLARED SIDES WITH SLOPES NOT STEEPER THAN 1:10: WHERE THE TOP OF THE RAMP PARALLEL TO THE RUN OF THE RAMP IS LESS THAN 48 INCHES WIDE, THE FLARED SIDES SHALL HAVE A SLOPE NOT STEEPER THAN 1:12.

HANDICAP PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 1:48. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL PLANS AND DEVICES. ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM THE THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION. PRIOR TO CONSTRUCTION PRIOR TO CONSTRUCTION, THE TRAFFIC CONTROL PLAN SHALL BE SUBMITTED AND APPROVED BY THE GOVERNING AUTHORITY.

EXISTING FENCE -

77.5TW

RETAINING WALL

SEE STRUCTURAL

FINISH FLOOR

NMULEASEMENT

WATER AND SANITARY BEWER EASIMENT

ALL SAINTS ROAD NW -

70' R.O.W.

**NEW CONCRETE SIDEWALK** 

PER COA STD DWG #2430

### CONSTRUCTION NOTES

LEGEND:

DROP INLET

SEE A1/C-102

12" HDPE PIPE

PROPOSED OFFICE/RETAIL

BUILDING SHELL

1% SLOPE)

FINISH FLOOR

5074.5

- CURB & GUTTER TO BE INSTALLED

UNDER SEPARATE COA WORK ORDER

72.0TG/

FINISH FLOOR

71.4TA

70,6TC

SITE GRADING PLAN

0.5TC 70.0TA

- 1. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.
- 2. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
- 3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND RULES CONCERNING SAFETY AND HEALTH. 4. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERITY THE EXISTING SITE CONDITIONS AND INFORM THE ARCHITECT/ ENGINEER OF ANY DISCREPANCY BETWEEN THE INFORMATION SHOWN ON THE PLANS AND THOSE OF THE EXISTING SITE.
- 5. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT / ENGINEER WITH AN AS BUILT SURVEY FOR ENGINEER'S CERTIFICATION.
- 6. THE CONTRACTOR SHALL MAINTAIN A RECORD DRAWING SET OF PLANS AND PROMPTLY LOCATE EXISTING AND NEW ELEVATIONS (FINISH FLOORS, TOPS OF CURBS AND ASPHALT, FLOW LINE, PIPE INVERTS, ETC.), ON THE RECORD SET. THE RECORD SET SHALL BE MAINTAINED ON THE PROJECT SITE AND SHALL BE AVAILABLE TO THE OWNER AND ARCHITECT AT ANY TIME DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, THE RECORD SET SHALL BE TURNED OVER TO THE OWNER.
- 7. THE OWNER / CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO BEGINNING OF CONSTRUCTION.
- 8. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SPECIFIC TO THIS PROJECT.

EXISTING CONTOUR

VERIFIED ELEVATION

AS BUILT ELEVATION

BASIN BOUNDARY

T-72-1-73 /

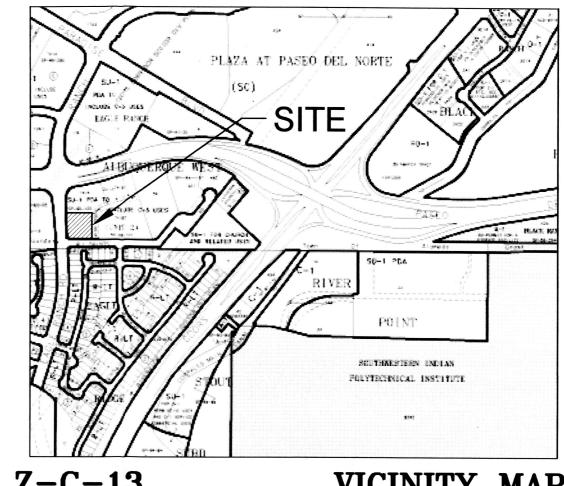
771-177

70+7

---- PROPERTY LINE

NEW CONTOUR

9. ALL POND BOTTOMS SHALL RECEIVE GRAVEL AND FILTER FABRIC SEE LANDSCAPE PLAN.



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> 3500 PSI AIR ENTRAINED NOV 2 0 2006

CONCRETE CHANNEL

HYDROLOGY SECTION

C - 102

MARK DATE DESCRIPTION

CLAUDIO

ARCHITECTS

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EN MEX

11/20/06/

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**SHOPPING** 

**CENTER** 

**BUILDING SHELL** 

ALL SAINTS ROAD NW

ALBUQUERQUE, NEW MEXICO

SEAL

PROJECT NUMBER: DRAWING FILE: HA-C102-GRADING.DWG DRAWN BY: CHECK BY CLAUDIO VIGIL ARCHITECTS **NOVEMBER 20, 2006** 

SHEET TITLE

SITE GRADING PLAN S DEV FOR BLDG PERMIT SUBMITTAL

