

LEGEND

- ← FLOW DIRECTION ARROW
- 5023.0 SPOT ELEVATION (SEE NOTE)
- TW TOP OF WALL
- TG TOP OF GROUND
- TF TOP OF FOOTING
- SWALE
- ~~~~~ WATER BLOCK
- EXISTING FIRE HYDRANT
- BASIN BOUNDARY
- ▨ PROPOSED ASPHALT
- ▩ PROPOSED CONCRETE

NOTE:
ALL SPOT ELEVATIONS ARE FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
SLOPE ALL BERMS TO ADJACENT SIDEWALKS AND BACKS OF CURB

BENCHMARK

VERTICAL DATUM IS BASED UPON THE NEW MEXICO STATE HIGHWAY COMMISSION MONUMENT "NM448-N10" ELEVATION = 5045.51 (NAVD 1929).

DRAINAGE CERTIFICATION
I, DAVID S. HARRISON, NMPE 14704, OF THE FIRM GND 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 2-3-04. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY RUSS F. HUGG, NMPS 9750, OF THE FIRM SURVTEK, INC.
I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 8-31-04 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.

DAVID S. HARRISON
9-1-04
DATE

NOTE:
EXISTING CONTOURS SHOWN ON TRACT 3J ARE PER AS-BUILT GRADING PLAN BY EASTERLING AND ASSOCIATES, INC. DATED 11-18-91.

TRACT 3J BLACK RANCH

Filed 6/14/91, Vol. 91C, Folio 121

EXISTING EROSION CONTROL POND

3' WIDE VALLEY GUTTER

SEE STRUCTURAL SHEET FOR RETAINING WALL DESIGN

FINISHED FLOOR
ELEV = 5022.50

LOT 3I
0.8838 ACRES
(VACANT)

FINISHED FLOOR
ELEV = 5023.00

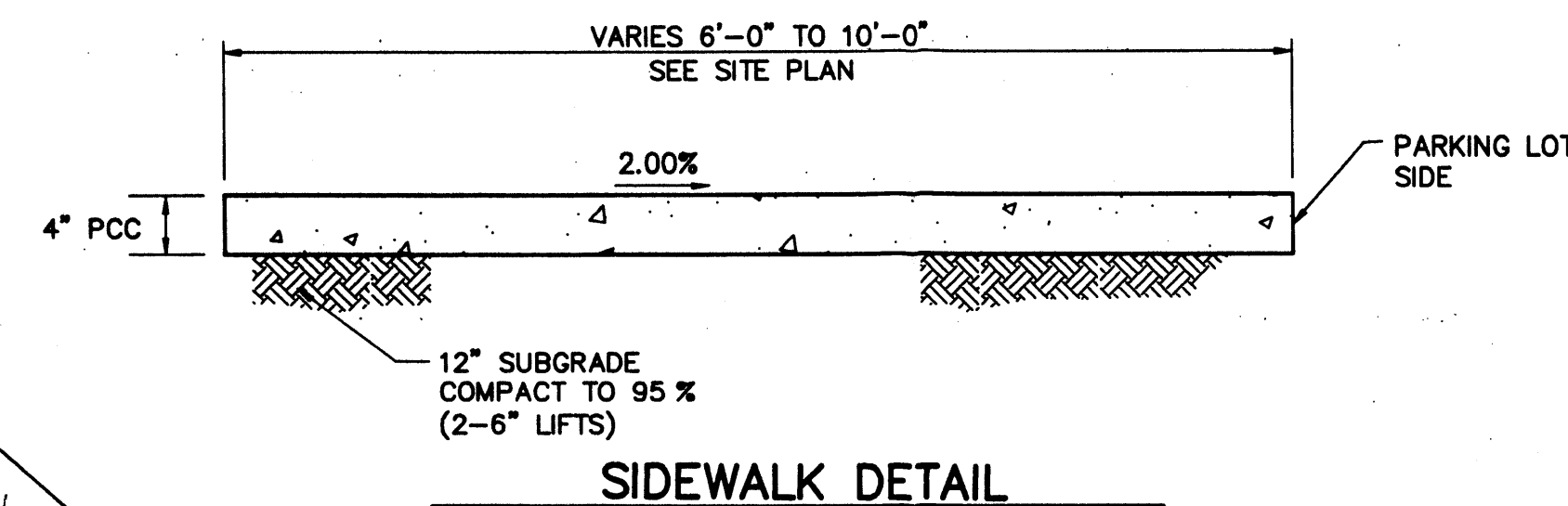
ALL CURBS SHALL BE HEADER UNLESS OTHERWISE NOTED.

TRACT 3H BLACK RANCH

Filed 6/14/91, Vol. 91C, Folio 121

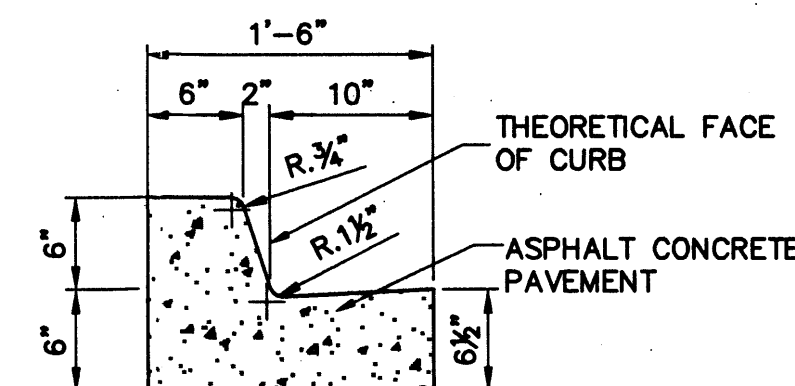
END RET. WALL
TW=22.88
TG=22.50
TF=20.88

END RET. WALL
TW=22.88
TG=22.50
TF=20.88



SCALE: 1" = 1'

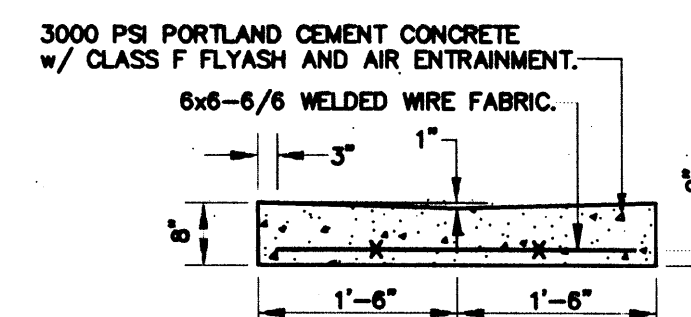
NOTE: TURNDOWN SIDEWALK TO BE USED AT LOCATIONS WHERE SIDEWALK IS ADJACENT TO PARKING LOT



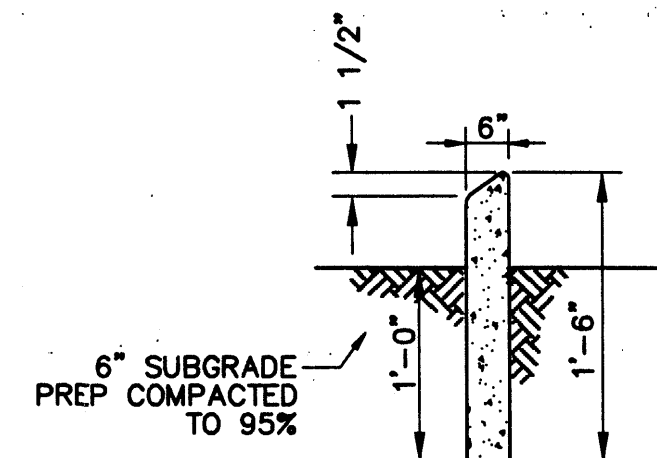
MEDIAN CURB & GUTTER DETAIL

SCALE: 1" = 1'

NOTE: 6" STANDUP CURB MAY BE USED IN ALL MEDIAN CURB LOCATIONS.



VALLEY GUTTER



HEADER CURB

HYDROLOGY NOTES:

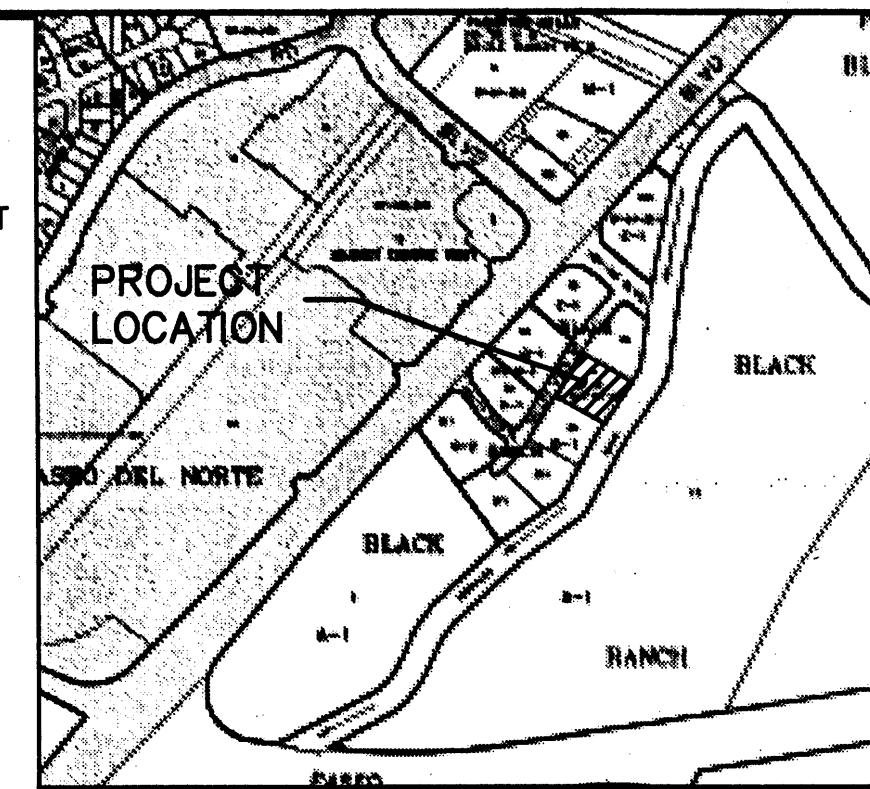
PRECIPITATION ZONE 1
BASIN 1 (TRACT 3I)
TOTAL TRACT AREA = 0.93 AC
LAND TREATMENT AREAS WITHIN TRACT CONTRIBUTING TO VALLEY VIEW DRIVE N.W.
6% LAND TREATMENT B = 0.06 AC
8% LAND TREATMENT C = 0.07 AC
86% LAND TREATMENT D = 0.80 AC
PEAK DISCHARGE $Q_{p100} - 6 \text{ Hr} = (AREA_B)(Q_B) + (AREA_C)(Q_C) + (AREA_D)(Q_D) = (0.06 \text{ AC})(2.03 \text{ cfs/acre}) + (0.07 \text{ AC})(2.87 \text{ cfs/acre}) + (0.80 \text{ AC})(4.37 \text{ cfs/acre}) = 3.82 \text{ cfs}$

OFFSITE BASIN (TRACT 3J)
TOTAL TRACT AREA = 0.82 AC
LAND TREATMENT AREAS (ASSUMED)
5% LAND TREATMENT B = 0.04 AC
5% LAND TREATMENT C = 0.04 AC
90% LAND TREATMENT D = 0.74 AC
PEAK DISCHARGE $Q_{p100} - 6 \text{ Hr} = (AREA_B)(Q_B) + (AREA_C)(Q_C) + (AREA_D)(Q_D) = (0.04 \text{ AC})(2.03 \text{ cfs/acre}) + (0.04 \text{ AC})(2.87 \text{ cfs/acre}) + (0.74 \text{ AC})(4.37 \text{ cfs/acre}) = 3.43 \text{ cfs}$

NOTE:
TRACT 3I & 3J ARE INCLUDED IN THE APPROVED DRAINAGE MASTER PLAN FOR BLACK RANCH, TRACTS 2 & 3, DATED 12/23/02, BY WILSON & COMPANY, WHICH ALLOWS FREE DISCHARGE INTO VALLEY VIEW DRIVE. TOTAL Q FROM TRACT 3I = 3.82 cfs @ 0.93 AC. TRACT 3J, UNDER EXISTING CONDITIONS, WILL DRAIN TO THE EXISTING TEMPORARY POND ON 3J AND OVERFLOW ACROSS TRACT 3I. ONCE DEVELOPED IT IS ASSUMED THAT TRACT 3J WILL DISCHARGE ACROSS TRACT 3I TO VALLEY VIEW DRIVE.

GRADING NOTES:

- ALL GRADING AND CONSTRUCTION UNDER THIS PLAN TO BE CONSTRUCTED IN ACCORDANCE WITH THE "CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", LATEST EDITION.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.
- PAVING/ROADWAY GRADES SHALL BE (\pm)0.05 FT. FROM SHOWN PLAN ELEVATIONS.
- PADS SHALL NOT VARY FROM A TRUE HORIZONTAL PLANE BY MORE THAN (\pm)0.01 FOOT AT ANY POINT. THIS TRUE PLANE SHALL NOT VARY FROM THE SHOWN PAD ELEVATION BY +0.02 FOOT.
- CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS AND GRADING OPERATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS AND INSPECTION APPROVALS NECESSARY FOR THE CONSTRUCTION OF THESE FACILITIES AND ALL GRADING OPERATIONS.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- UNLESS OTHERWISE SHOWN, DRAINAGE SWALES SHALL HAVE A MINIMUM 0.5% SLOPE IN THE DIRECTION OF FLOW.
- ALL SCARIFYING, EXCAVATION, COMPACTION, AND REPLANTED SOILS WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
- SLOPE ALL PAVING & SIDEWALKS MINIMUM 2% AWAY FROM BUILDING.



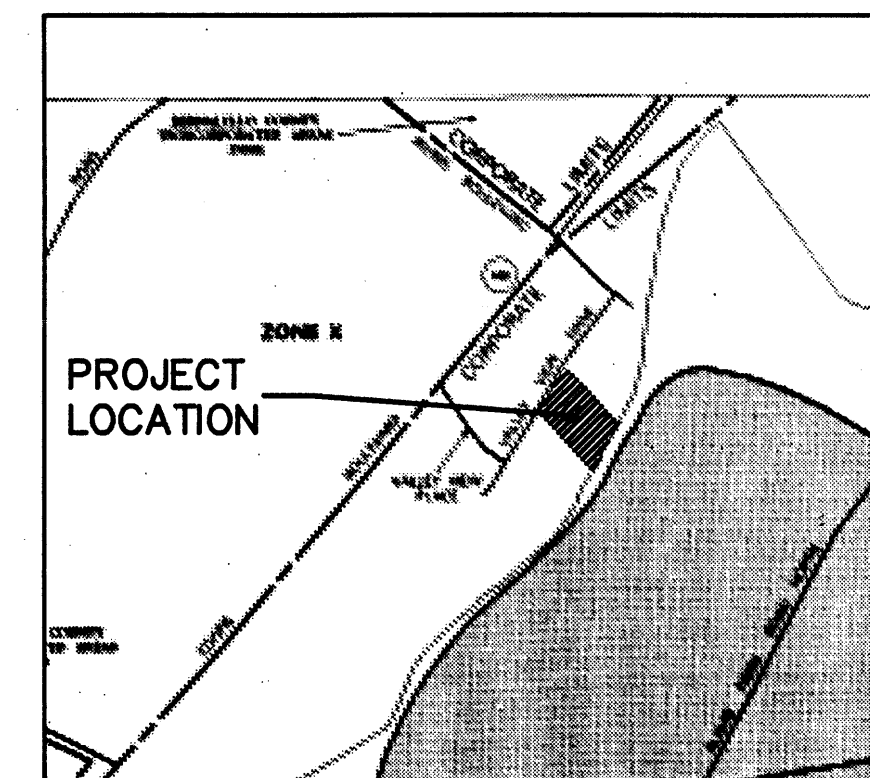
LOCATION MAP

ZONE ATLAS MAP NO. C-13-Z



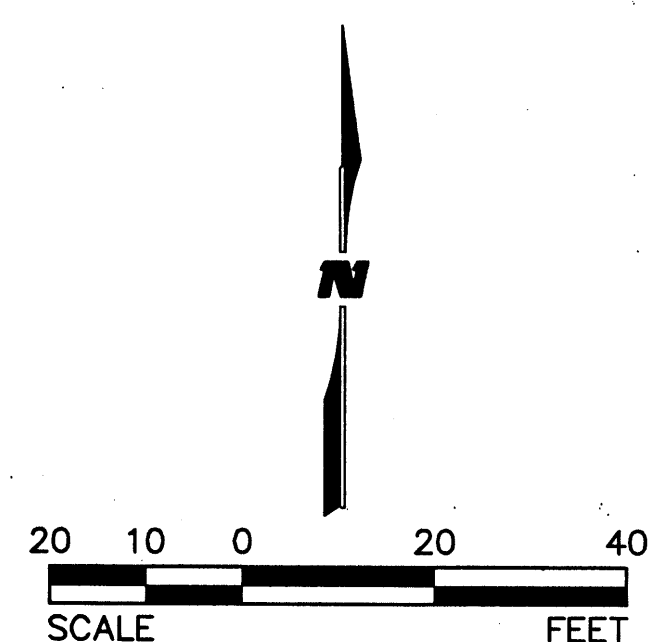
SOILS MAP

REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY SHEET NO. 10

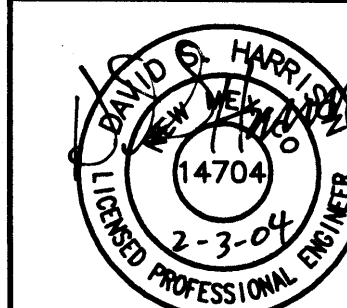


FLOOD INSURANCE MAP

REFERENCE: FLOOD INSURANCE STUDY PANEL 116



WILSON & COMPANY
2600 THE AMERICAN ROAD S.E.
SUITE 100
RIO RANCHO, NEW MEXICO 87124
(505) 898-8021



TRACT 3 I

GRADING & DRAINAGE PLAN

NO.	DATE	REMARKS	BY
DESIGN	SEG	WCEA NO. X3218XXX	DATE JAN. 2004
DRAWN	DEC	PROJECT NO. N/A	SHEET NO. 1 OF 1
CHECK	DSH		

A Detail Not Used

B Detail Not Used

C COA Standard Detail 2425

E Stand-up Curb

F Turn Down Curb

G Detail Not Used

H Detail Not Used

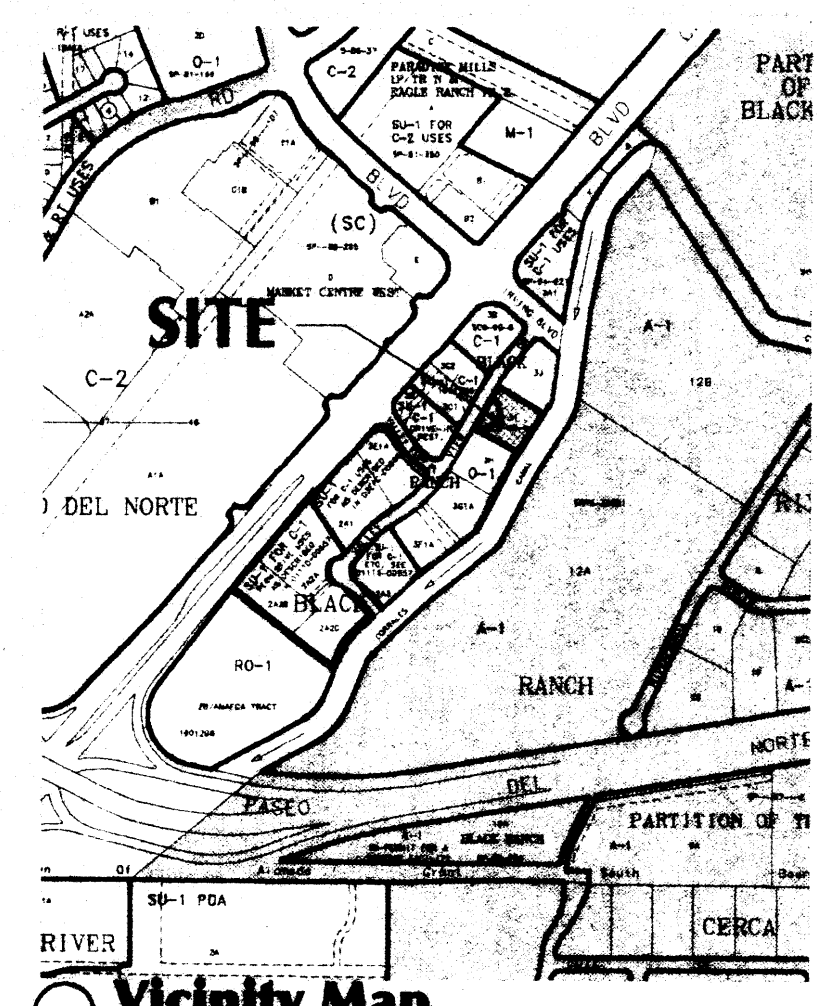
N Detail Not Used

O Detail Not Used

T Detail Not Used

U Detail Not Used

V Traffic Control Layout



STATE OF NEW MEXICO
James C. Lewis
No. 979
REGISTERED ARCHITECT
ENGINEER

Schlegel Lewis
1620 Central Ave SE
Albuquerque NM 87106
(505) 247-5529
FAX (505) 243-6701
gdl@slw.com

The engineer's certification required by the hydrology section needs to include certification that this site was constructed in accordance with the traffic circulation layout (TCL) before the certificate of occupancy is released.

Parking Requirements:

Required	
(8,179 net SF @ 1 space per 200 SF	
less 10% bus discount)	37 Spaces
Provided:	
Standard Spaces	54 Spaces
HC Space	4 Spaces
Small Car Space	1 Spaces
Total	59 Spaces

- M TCL Note**
- Property Line
 - 24' wide driveway
 - 8' wide 4" thick concrete sidewalk w/ turn down edge
 - 6" wide (min), 6" (min) thick colored & textured concrete path
 - Typical parking space 9'x20' (18' + 2' overhang)
 - Typical HC space 8'-6"x20' (18' + 2' overhang)
 - Small car parking space 9'x16' (14' + 2' overhang)
 - HC parking sign
 - Asphalt paving
 - Bike rack
 - Trash enclosure
 - 4" thick concrete walk with turn down edge; see detail 'F' on sheet C-103. (Width varies, see plan)
 - Concrete stand-up curb, see detail 'E' on sheet C-103
 - Temporary asphalt curb (6"x6")
 - Access easement
 - Car canopy by others
 - Parking space 8'-10"x20' (18' + 2' overhang)
 - Landscaping area

STIF, LLC Office Building
9384 Valley View Dr. NW
Albuquerque New Mexico 87114

ISSUE DATE:
24 Dec 03
REVISIONS:
02 Feb 04

RECEIVED
SEP 02 2004
HYDROLOGY SECTION

TRAFFIC CIRCULATION LAYOUT
APPROVED
[Signature] 2/4/04
Signed Date

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

Traffic Control Layout
PROJECT SHEET
0319 **C-103**
OF 24

Keyed Notes