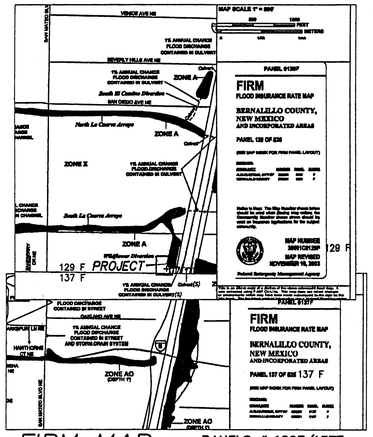
File



FIRM MAP PANELS # 129F/137F

GRADING & DRAINAGE PLAN

THE PROPOSED COMMERCIAL–WAREHOUSE PROJECT IS LOCATED IN THE NORTH ALBUQ. ACRES AREA OF ALBUQUERQUE ON EAGLE ROCK AVENUE IMMEDIATELY WEST OF I–25. THE GRADING AND DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE BERNALILLO COUNTY FLOOD HAZARD ORDINANCE, NO.88–46, AND THE CITY STORM DRAINAGE ORDINANCE. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR SITE DEVELOPMENT PLAN & BUILDING PERMIT. THE PLAN SHOWS:

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2. PROPOSED IMPROVEMENTS: 8000 SF OF OFFICE–WAREHOUSE BUILDING, ASPHALT DRIVE/PARKING, CONCRETE FLAT WORK, NEW GRADE ELEVATIONS, REFUSE LOCATION, AND LANDSCAPING.
3. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
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PRESENTLY, THE SITE IS A DIRT–VEGETATED SURFACE. THE SITE IS BOUNDED BY DEVELOPED COMMERCIALLY/INDUSTRIAL ZONED FACILITIES. THE SITE FALLS APPROXIMATELY 3% FROM EAST TO WEST.

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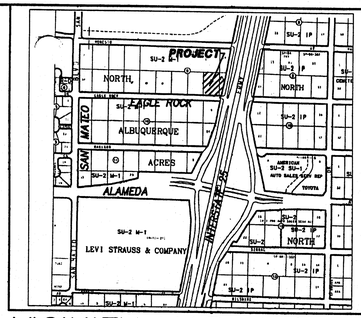
HISTORICAL DOWNSTREAM OUTFALL LOCATIONS WILL REMAIN UNCHANGED WITH DEVELOPMENT. FREE DISCHARGE OF A PORTION OF SITE RUNOFF IS ACCEPTABLE SINCE PARTIAL DOWNSTREAM CAPACITY EXISTS. A PORTION OF SITE RUNOFF IS ROUTED THROUGH PROPOSED LANDSCAPING.



VICINITY MAP ZONE C–18 Scale: 1" = 780'

CALCULATIONS

DESIGN CRITERIA

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DISCHARGE RATE: Q=PEAK x AREA, "Track Discharge Rates For Small Watersheds"
VOLUMETRIC DISCHARGE: VOLUME = EWeighted x AREA
P100 = 2.60 inches, Zone 3 Time of Concentration, TC = 10 Minutes
DESIGN STORM: 100–YEAR/6–HOUR, 10–YEAR/6–HOUR [ ] = 10 YEAR VALUES

EXISTING CONDITIONS – TOTAL OF TWO LOTS

LOT AREA = 1.17 ACRES, WHERE EXCESS PRECIP. 'A' =0.66 In. [0.19] ,
PEAK DISCHARGE, Q100 = 2.19 CFS [0.68] WHERE UNIT PEAK DISCHARGE 'A' = 1.87 CFS/AC. [0.58]
THEREFORE: VOLUME 100 = 2803 CF [807]

DEVELOPED CONDITIONS

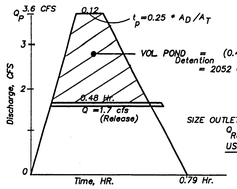
DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA (Excludes AMAFCA Inside New Fence)

	AREA	LAND TREATM'T	Q Peak	E
UNDEVELOPED	---- Ac.	A	1.87[0.58]	0.66[0.19]
LANDSCAPING – POND	0.15 Ac.(17%)	B	2.60[1.19]	0.92[0.36]
COMPACTED SOIL & Slopes >	0.30 Ac.(34%)	C	3.45[2.00]	1.29[0.62]
ROOF – PAVEMENT	0.44 Ac.(49%)	D	5.02[3.39]	2.36[1.50]
	0.89 Ac.			

THEREFORE: $E_{Weighted} = 1.75$ In.[1.0] &
Q100 = 3.6 CFS VOLUME 100 = 5654 CF
Q10 = 2.3 CFS VOLUME 10 = 3230 CF
THEREFORE: UNIT DISCH. = 4.04 CFS (100–YR.)

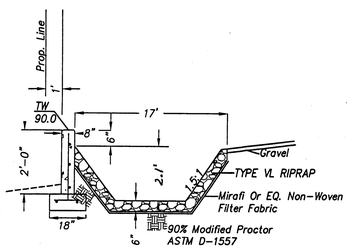
DETERMINE POND SIZE

DETENTION POND PER HYDROGRAPH & DPM, Section A.8
STORAGE VOLUME (Required) = VOLUME AREA ABOVE ALLOWABLE RELEASE



SIZE OUTLET CULVERT: Q = CA$\sqrt{2gH}$ Where: C = 0.7
$Q_{Release}$ = 1.7 CFS A = 0.5 SF
USE 3 – 1' W. SDWK. CULVERTS H = 0.5'
g = 32 f/s²

$t_B = 2.107*E*A_T/Q_D - .25*A_D/A_T$

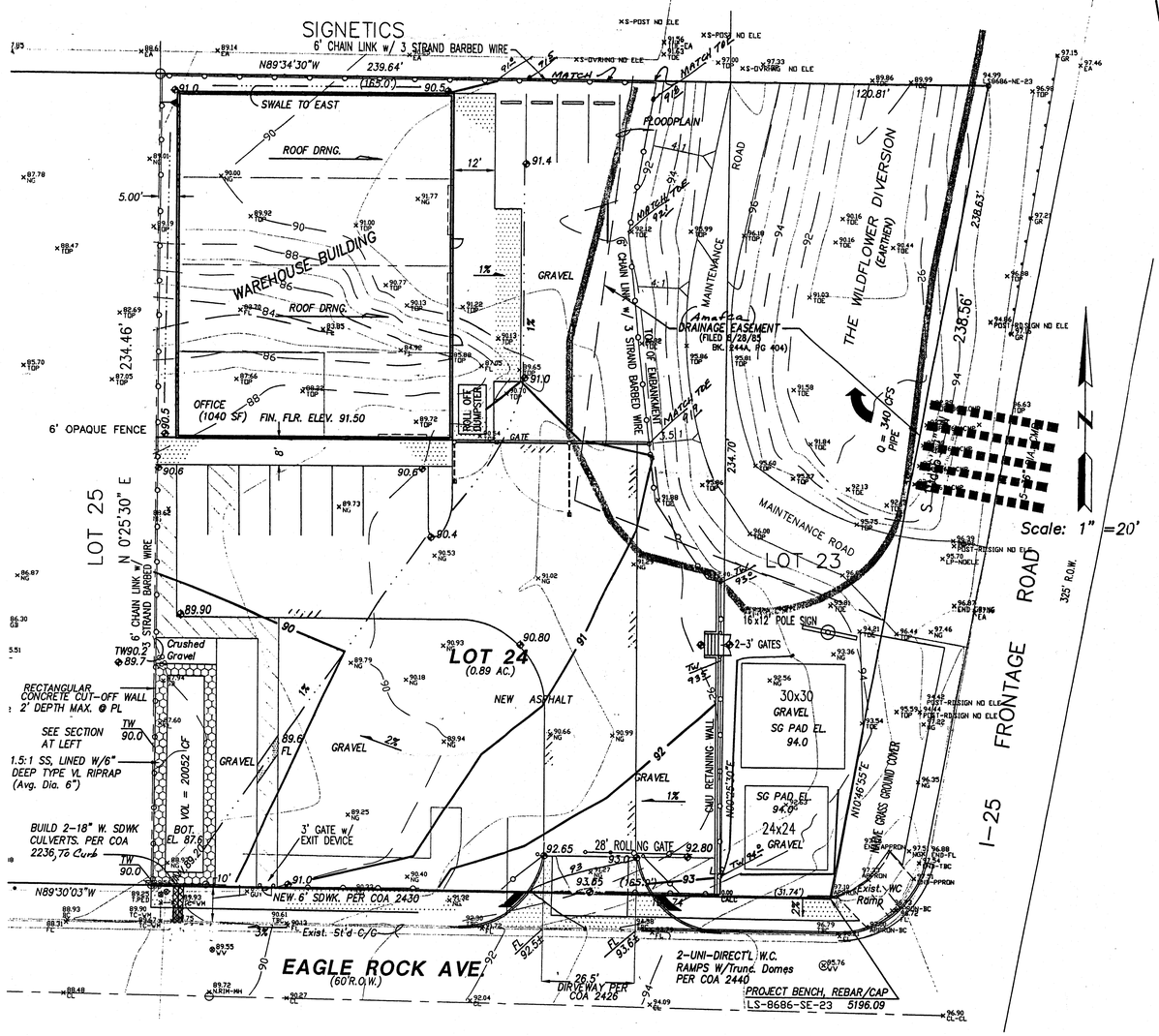


POND SECTION

NTS

CLASSIFICATION AND GRADATION OF RIPRAP

RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (IN.)	MEAN PARTICAL SIZE (IN.)
TYPE VL	70–100	12	6
	50–70	9	
	35–50	6	
	2–10	2	



NOTES

1. ALL WORK WITHIN THE RIGHT–OF–WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 7TH EDITION W/ UPDATES.
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4. ALL LANDSCAPING AREA SHALL BE SOFT–LINED WITH NATIVE VEGETATION AND/OR GRAVEL. ASPHALT PARKING AREA SHALL DRAIN DIRECTLY TO EXISTING CURB CUT.
5. LANDSCAPING IRRIGATION SYSTEM SHALL BE DRIP–TYPE. CONTRACTOR SHALL INSTALL SYSTEM PRIOR TO PLACEMENT OF PAVING.
6. CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT–OF–WAYS DURING CONSTRUCTION.
7. REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1011, NATIVE SEED MIX.
8. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3 HORIZONTAL TO 1 VERTICAL, 3:1. ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.
9. REMOVE/REPLACE EXISTING CURB WITH STD. 8" COA CURB/GUTTER. PER DWG. 2415A, if applicable.

LEGEND

EXIST. SPOT ELEVATION	+24.0
EXIST. CONTOUR	----10----
NEW SPOT ELEVATION	◆ 24.0
NEW CONTOUR	——12——
NEW SWALE	
DRAINAGE DIRECTION, EXISTING	
NEW CONCRETE CURB (0.5' HEIGHT)	
NEW P.C.C., CONCRETE	
TOP OF CURB, EXISTING	TBC
FLOWLINE	FL
FACE OF CURB/FACE OF CURB	F–F
EXISTING TOP OF ASPHALT CURB	TAC
EXIST. TOP OF ASPHALT	TA
EXIST. GROUND	G
EXIST. EDGE OF CONCRETE	EC
DOWNSPOUT	DS
LANDSCAPING	LS

FOR CULVERT – PIPE CONSTR–N WITHIN CITY RIGHT–OF–WAY

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT–OF–WAY.
2. 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 STD. SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 7TH EDITION, AND AMENDMENT #1.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT THE LINE LOCATING SERVICE, NM ONE CALL 260–1990, 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 TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.

APPROVAL	NAME	DATE

I, PHILIP W. CLARK, A PROFESSIONAL ENGINEER LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE VISITED THE SITE SHOWN HEREON, AND THAT THE CONTOURS SHOWN REPRESENT THE EXISTING GROUND CONDITIONS, AND DO FURTHER CERTIFY THAT NO EARTHWORK OF ANY KIND, NOR ANY DISTURBANCE OF THE EXISTING GROUND HAS OCCURRED ON THIS SITE SINCE THE CONTOURS WERE DETERMINED.

PHILIP W. CLARK NMPE #10265

PROJECT DATA

LEGAL DESCRIPTION (Existing Platting)

LOTS 23 & 24, BLOCK 9, UNIT B, TRACT A, NORTH ALBUQUERQUE ACRES, Albuquerque, Bernalillo County, New Mexico

PROJECT BENCHMARK

GPS, TO ACS, NAVD 88 DATUM, SEE PLAN, SE CORNER OF LOT 23.

TOPOGRAPHIC DESIGN SURVEY

Compiled by Clark Consulting Engineers From Design Survey Performed BY TERRAMETRICS (PHIL TURNER, PS), 6/08

PHILIP W. CLARK NEW MEXICO 10265 REGISTERED PROFESSIONAL ENGINEER 9/29/08 Revised 10/3

Clark Consulting Engineers
19 Ryan Road
Edgewood, New Mexico 87015
Tele: (505) 281–2444 Fax: (505) 281–2444

DATE	REVISION
9/29/08	Add'l. COA Comments Resp'd. to
10/3/08	505 Rev

LOTS 23 & 24, BLOCK 9, UNIT B, TRACT A NORTH ALBUQUERQUE ACRES

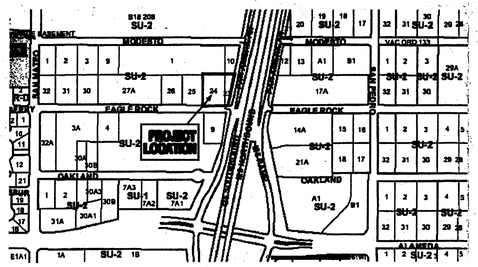
BILTWELL BUILDINGS
EAGLE ROCK AVENUE NE

Grading & Drainage Plan

DESIGNED BY: PWC	DRAWN BY: CCE	JOB #: BILTWELL	C1 OF 1
CHECKED BY: PWC	DATE: 7/10/08	FILE #: G/D	

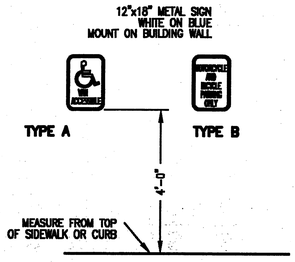
File

C18/137 J



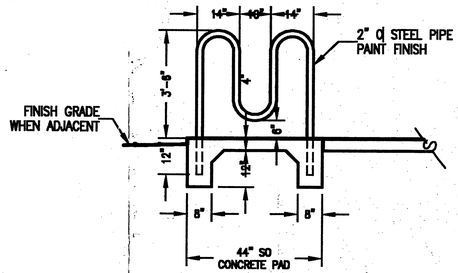
2/A1 LOCATION MAP

NO SCALE



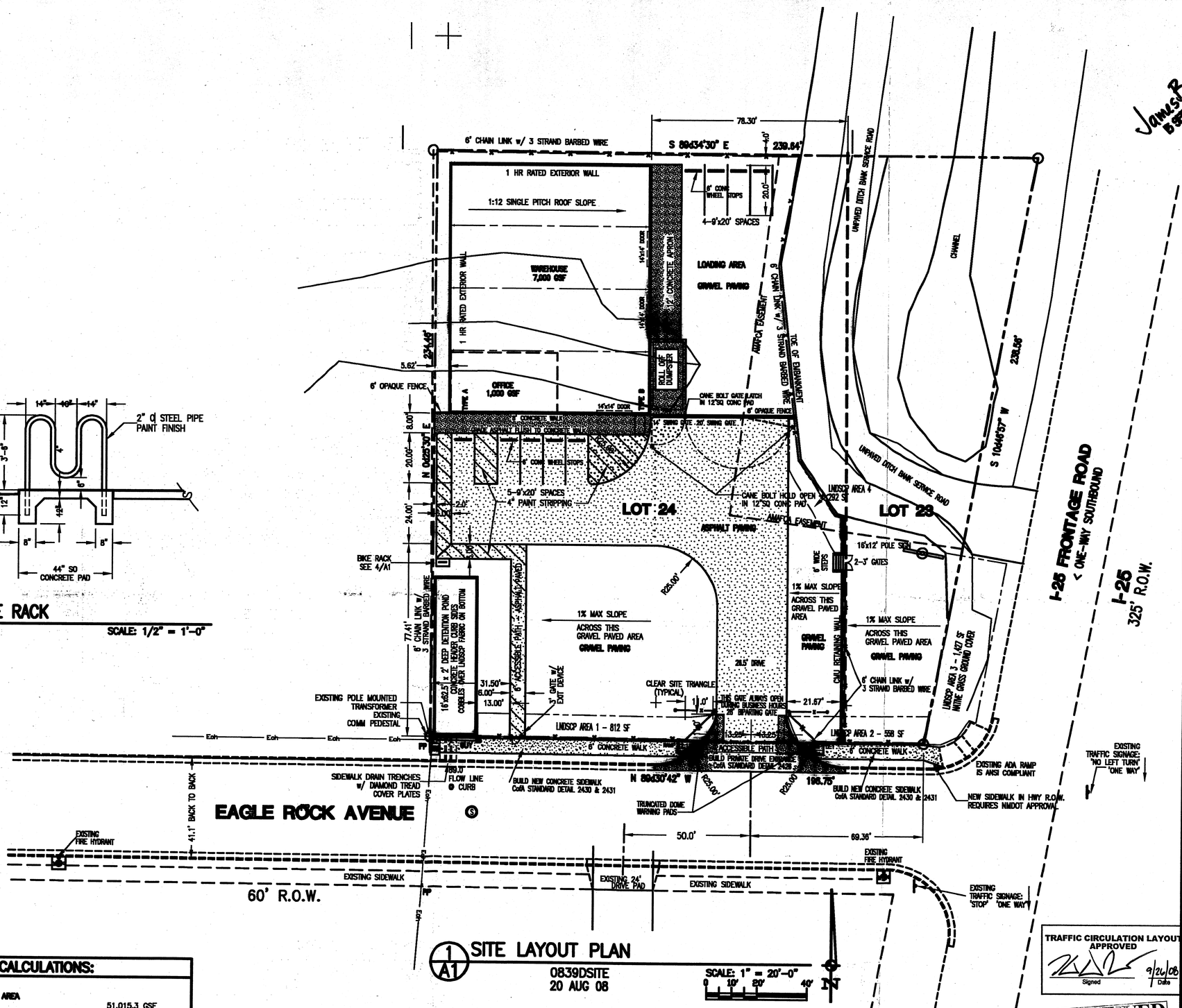
3/A1 PARKING SIGNS

SCALE: 1/2" = 1'-0"



4/A1 BIKE RACK

SCALE: 1/2" = 1'-0"



1/A1 SITE LAYOUT PLAN

0839DSITE
20 AUG 08

SCALE: 1" = 20'-0"

0 10' 20' 40'

PARKING CALCULATIONS

AUTOMOBILES AND LIGHT TRUCKS

OFFICE OCCUPANCY: 1 SPACE PER 200 SQ. FT.	1,000 SQ. FT. =	5 SPACES
WAREHOUSE OCCUPANCY: 1 SPACE PER 2,000 SQ. FT.	7,000 SQ. FT. =	4 SPACES
TOTAL REQUIRED PARKING SPACES:		9 SPACES

DISABLED PARKING SPACES

TOTAL REQUIRED SPACES FOR AUTOMOBILES AND LIGHT TRUCKS	9 SPACES
REQUIRED NUMBER OF DISIGNATED DISABLED SPACES	= 1 SPACE
TOTAL DISABLED SPACES PROVIDED:	1 SPACE

MOTORCYCLES

TOTAL REQUIRED SPACES FOR AUTOMOBILES AND LIGHT TRUCKS	9 SPACES
REQUIRED NUMBER OF MOTORCYCLE SPACES	2 SPACES
TOTAL MOTORCYCLE SPACES PROVIDED:	2 SPACES

BICYCLES

TOTAL REQUIRED SPACES FOR AUTOMOBILES AND LIGHT TRUCKS	9 SPACES
REQUIRED NUMBER OF BICYCLE SPACES	2 SPACES
TOTAL BICYCLE SPACES PROVIDED:	2 SPACES

LANDSCAPE CALCULATIONS:

REQUIRED LANDSCAPE AREA	
GROSS LOT AREA:	51,015.3 GSF
AREA BEHIND 6' OPAQUE FENCE:	Less 23,887.4 GSF
BUILDING FOOTPRINT:	Less 8,000.0 GSF
NET LOT AREA:	19,127.9 NSF
	X 15%
REQUIRED AREA:	2,869 GSF
LANDSCAPE PROVIDED	
LANDSCAPE AREA 1:	812 SF
LANDSCAPE AREA 2:	598 SF
LANDSCAPE AREA 3:	1,427 SF
LANDSCAPE AREA 4:	292 SF
TOTAL PROVIDED:	3,089 GSF
HIGH WATER TURF PROVIDED:	-0- SF

IBC CODE ANALYSIS:

OCCUPANCY TYPE: B- OFFICE 1,000 SF; S-1 STORAGE 7,000 SF; TOTAL BUILDING AREA 8,000 GSF

NEW BUILDING: CONST TYPE II-B NON-COMBUSTABLE — BASIC ALLOWABLE AREA: 17,500 GSF — ACTUAL FLOOR AREA: 8,000 GSF

EXTERIOR WALL FIRE PROTECTION: PROPERTY LINE SETBACK DISTANCE 5' to 10' 1 HR RATED WALL FIRE BOTH SIDES

LEGAL DESCRIPTION:

LOTS 23 AND 24, BLOCK 9
NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B
ALBUQUERQUE, NEW MEXICO

ZONING SU-2 / M-1
ZONE MAP C-18

LOT 24 - UPC 101806414049020909 - 0.922 AC
LOT 23 - UPC 101806415249020910 - 0.255 AC

LOTS ARE WITHIN CORONADO LAND FILL 1,000 FT BUFFER ZONE

TRAFFIC CIRCULATION LAYOUT APPROVED
Signed 9/24/08 Date

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

RECEIVED
DEC 16 2009
HYDROLOGY SECTION

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

RECEIVED
SEP 16 2008
HYDROLOGY SECTION

JAMES BENJAMIN CLARK III
1047
REGISTERED ARCHITECT
James B. Clark
9/15/08

MASTERWORKS ARCHITECTS, INC
516 ELEVENTH ST NW 242-1866
ALBUQUERQUE, NEW MEXICO 87102

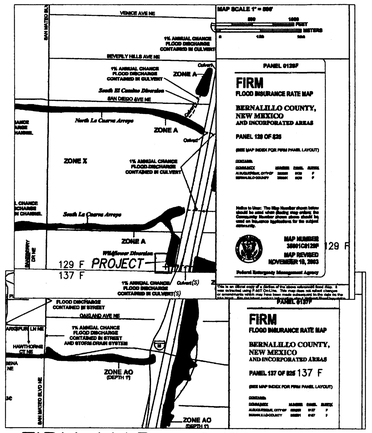
FILE 0839DSITE
15 SEP 08

A NEW SPECULATIVE BUILDING FOR
ROBERT TRYER
9001 PAN AMERICAN FRWY NE
ALBUQUERQUE, NEW MEXICO 87113

TRAFFIC CIRCULATION LAYOUT
SITE LAYOUT PLAN
CODE REQUIREMENTS

SHEET A1 OF 01

0839 DSITE / 15 SEP 08



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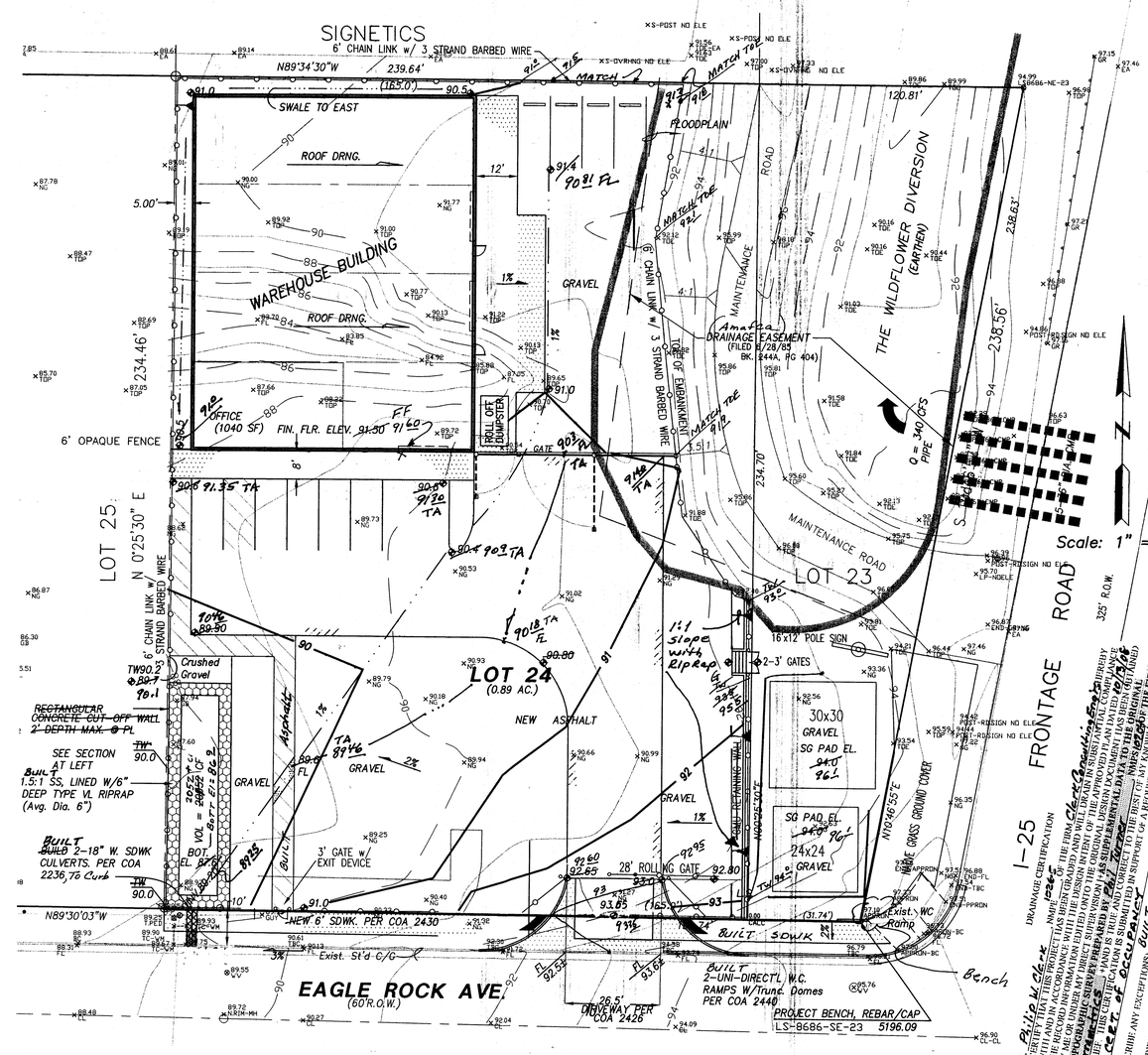

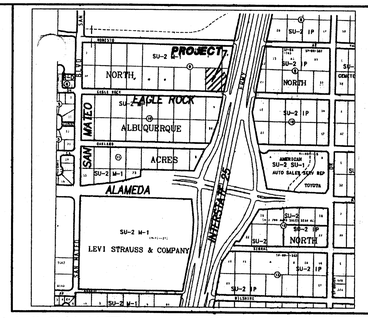

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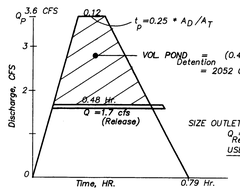

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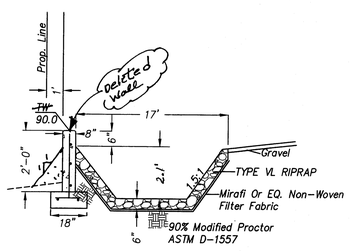

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PHILIP W. CLARK NMPE #10265

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6. CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT–OF–WAYS DURING CONSTRUCTION.
7. REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1011, NATIVE SEED MIX.
8. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3 HORIZONTAL TO 1 VERTICAL, 3:1. ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.
9. REMOVE/REPLACE EXISTING CURB WITH ST'D. 8" COA CURB/GUTTER. PER DWG. 2415A, if applicable.

LEGEND

AS. BUILT ELEV.	90.18
EXIST. SPOT ELEVATION	+24.0
EXIST. CONTOUR	----10----
NEW SPOT ELEVATION	◆ 24.0
NEW CONTOUR	——12——
NEW SWALE	
DRAINAGE DIRECTION, EXISTING	
NEW CONCRETE CURB (0.5' HEIGHT)	
NEW P.C.C., CONCRETE	
TOP OF CURB, EXISTING	TBC
FLOWLINE	FL
FACE OF CURB/FACE OF CURB	F–F
EXISTING TOP OF ASPHALT CURB	TAC
EXIST. TOP OF ASPHALT	TA
EXIST. GROUND	G
EXIST. EDGE OF CONCRETE	EC
DOWNSPOUT	DS
LANDSCAPING	LS

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT–OF–WAY.
2. 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 ST'D. SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 7TH EDITION, AND AMENDMENT #1.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT THE LINE LOCATING SERVICE, NM ONE CALL 260–1990, 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 TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.

FOR CULVERT – PIPE CONSTR–N WITHIN CITY RIGHT–OF–WAY

APPROVAL NAME	DATE
Suzanne Kelly for David D. Schmidt	

RECEIVED
DEC 15 2009
HYDROLOGY SECTION

PROJECT DATA

LEGAL DESCRIPTION (Existing Platting)

LOTS 23 & 24, BLOCK 9, UNIT B, TRACT A, NORTH ALBUQUERQUE ACRES, Albuquerque, Bernalillo County, New Mexico

PROJECT BENCHMARK

GPS, TO ACS, NAVD 88 DATUM, SEE PLAN, SE CORNER OF LOT 23.

TOPOGRAPHIC DESIGN SURVEY

Compiled by Clark Consulting Engineers From Design Survey Performed BY TERRAMETRICS (PHIL TURNER, PS), 6/08

I, Philip W. Clark, OF THE FIRM Clark Consulting Engineers HEREBY CERTIFY THAT THIS PROJECT WAS DESIGNED AND WILL BE CONSTRUCTED AS SHOWN ON THESE PLANS AND IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA ADOPTED BY THE CITY OF ALBUQUERQUE AND BERNALILLO COUNTY. I FURTHER CERTIFY THAT I HAVE PERSONALLY PERFORMED OR SUPERVISED THE DESIGN AND PREPARATION OF ALL DESIGN CALCULATIONS AND PLANS PROVIDED HEREWITH AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN GOOD STANDING UNDER THE LAWS OF THE STATE OF NEW MEXICO. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE SITE AND BASED ON MY KNOWLEDGE AND ON INFORMATION AND BELIEF THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR Certificate of Occupancy

(DESCRIBE ANY EXCEPTIONS)

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. TO VERIFY SUBSTANTIAL COMPLIANCE, THIS RECORD DOCUMENT SHOULD BE COMPARED AND VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Phillip W. Clark, NMPE #10265 DATE

Clark Consulting Engineers
19 Ryan Road
Edgewood, New Mexico 87015
Tele: (505) 281–2444 Fax: (505) 281–2444

DATE	REVISION
9/29/08	Add'l. COA comments Acquire Curb
10/13/08	SOS Rule
12/12/09	As. Blt. Elev.

LOTS 23 & 24, BLOCK 9, UNIT B, TRACT A NORTH ALBUQUERQUE ACRES
BILTWELL BUILDINGS
EAGLE ROCK AVENUE NE
Grading & Drainage Plan

DESIGNED BY: PWC	DRAWN BY: CCE	JOB #: BILTWELL	C1 OF 1
CHECKED BY: PWC	DATE: 7/10/08	FILE #: G/D	