

general notes:

1. VERIFY SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS.
2. CURBS DIMENSIONED TO FACE OF CURB U.N.O.
3. PATCH AND REPAIR OR REPLACE EXISTING CURB & GUTTER ALONG STREET FRONTS AS NECESSARY IN COORDINATION WITH DRIVEWAY CONSTRUCTION.
4. VERIFY ALL NEW DRIVEWAY REQUIREMENTS WITH CITY OF ALBUQUERQUE STANDARDS.
5. SITE LIGHTING

LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS.

Site data:

LOCATION: 7300 HOLLY AVE. NE
ALBUQUERQUE, NM 87113
LEGAL DESCRIPTION: LOT 14, BLOCK 10, TRACT 2, UNIT 3
NORTH ALBUQUERQUE ACRES
UPC #: 101908422103830119
OWNER: RESOLUTION EQUITIES, LLC
8220 SAN PEDRO NE
SUITE 500
ALBUQUERQUE NM 87113

CURRENT ZONING: SU-2 (MIXED USE)

SETBACK REQUIREMENTS: 5' FRONT YARD SETBACK

LANDSCAPE: 10% MINIMUM

APPLICABLE CODE: 2006 IBC

C.O.A. ZONING ORDINANCE

LA CUEVA SECTOR DEVELOPMENT PLAN

TOTAL LOT AREA: (0.886 AC) 38,617 S.F.

BUILDING FOOTPRINT AREA: 6,870 S.F.

NORTH BUILDING: 3150 S.F.

SOUTH BUILDING: 3520 S.F.

NET LOT AREA (LOT AREA-BLD. FOOTPRINT): 31,947 S.F.

FLOOR AREA RATIO (GROSS BLD. AREA/LOT AREA): 17.3 %

PAVED AREA: 17,578 S.F.

LANDSCAPE AREA: 14,396 S.F.

LANDSCAPE % NET LOT AREA: 45 %

LANDSCAPE TO PAVED AREA RATIO: 1 : 1.22

REQUIRED PARKING:

MEDICAL AND DENTAL OFFICE: 5 SPACES PER DOCTOR

(5 DENTISTS PER BUILDING)

10 DENTISTS X 5 SPACES = 50 SPACES

PARKING PROVIDED: 51 SPACES

REQUIRED H.C. PARKING: 3 SPACES

H.C. PARKING PROVIDED: 3 SPACES

BICYCLE PARKING PROVIDED: 10 SPACES

REQUIRED MOTORCYCLE PARKING: 3 SPACES

MOTORCYCLE PARKING PROVIDED: 4 SPACES

REQUIRED MOTORCYCLE PARKING: 3 SPACES

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MOTORCYCLE PARKING PROVIDED: 4 SPACES

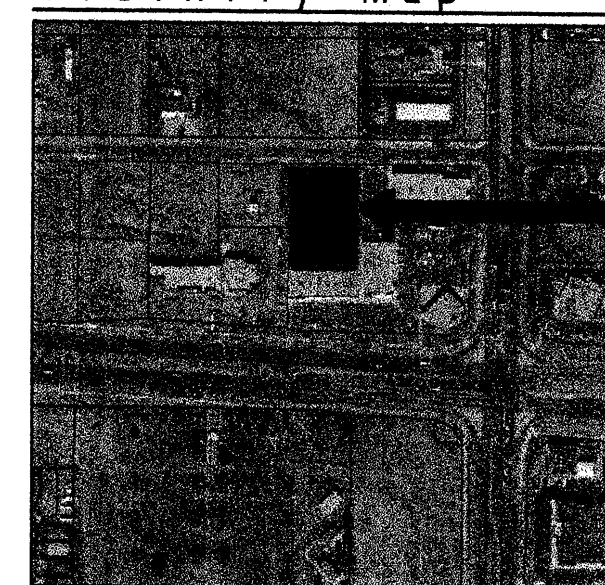
REQUIRED MOTORCYCLE PARKING: 3 SPACES

MOTORCYCLE PARKING PROVIDED: 4 SPACES

REQUIRED MOTORCYCLE PARKING: 3 SPACES

MOTORCYCLE PARKING PROVIDED: 4 SPACES

vicinity map



SITE

SIGNATURE BLOCK

PROJECT NUMBER: 1003532

APPLICATION NUMBER: 1003532

Is an infrastructure list required? () Yes () No If yes, then a set of approved DRG plans with a work order is required for any construction within public right-of-way or for construction of public improvements.

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION: 5-15-13

UTILITIES DEVELOPMENT: 05/15/13

PARKS AND RECREATION: 5/15/13

CITY ENGINEER: 5-16-13

ENVIRONMENTAL HEALTH DEPT. (if required):

SOLID WASTE MANAGEMENT: 5-16-13

DRB CHAIRPERSON, PLANNING DEPARTMENT: 5-16-13

NEW MEXICO UTILITIES: 5-16-13

a new
Dental Office
Development at:
7500 Holly Avenue NE
Albuquerque, New Mexico

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
SIGNATURE & DATE: 04/30/13

slagie
HERR

1600 rio grande nw
albuquerque
new mexico 87104

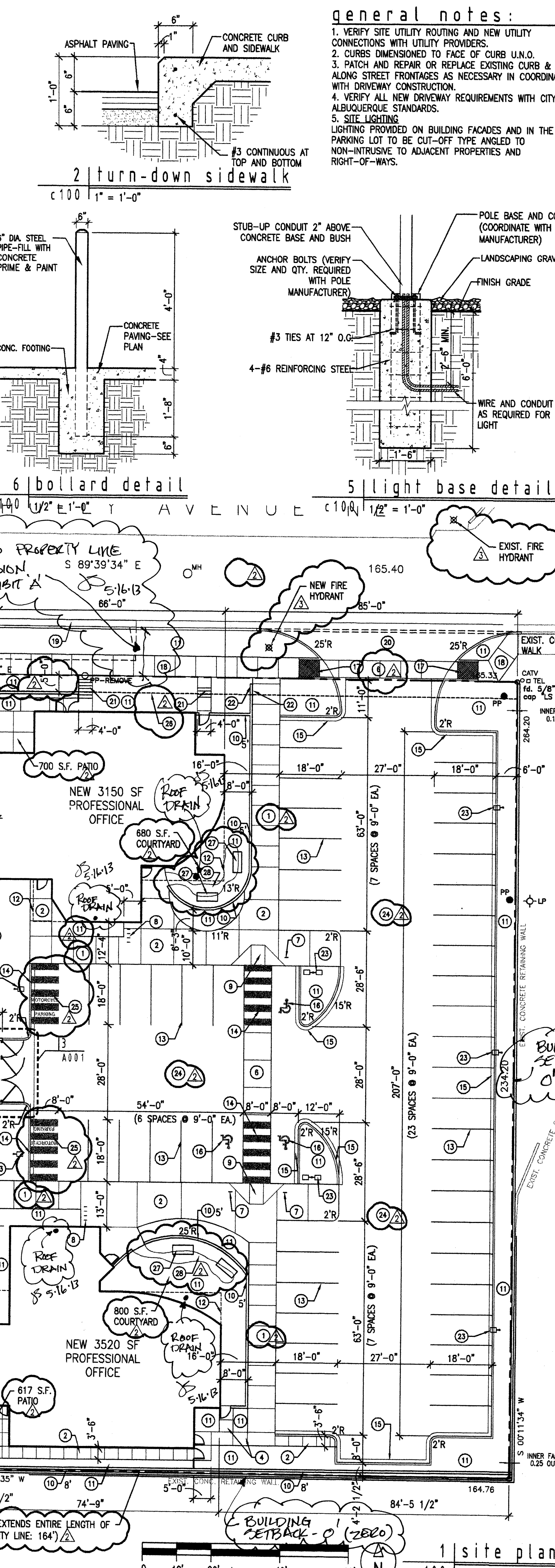
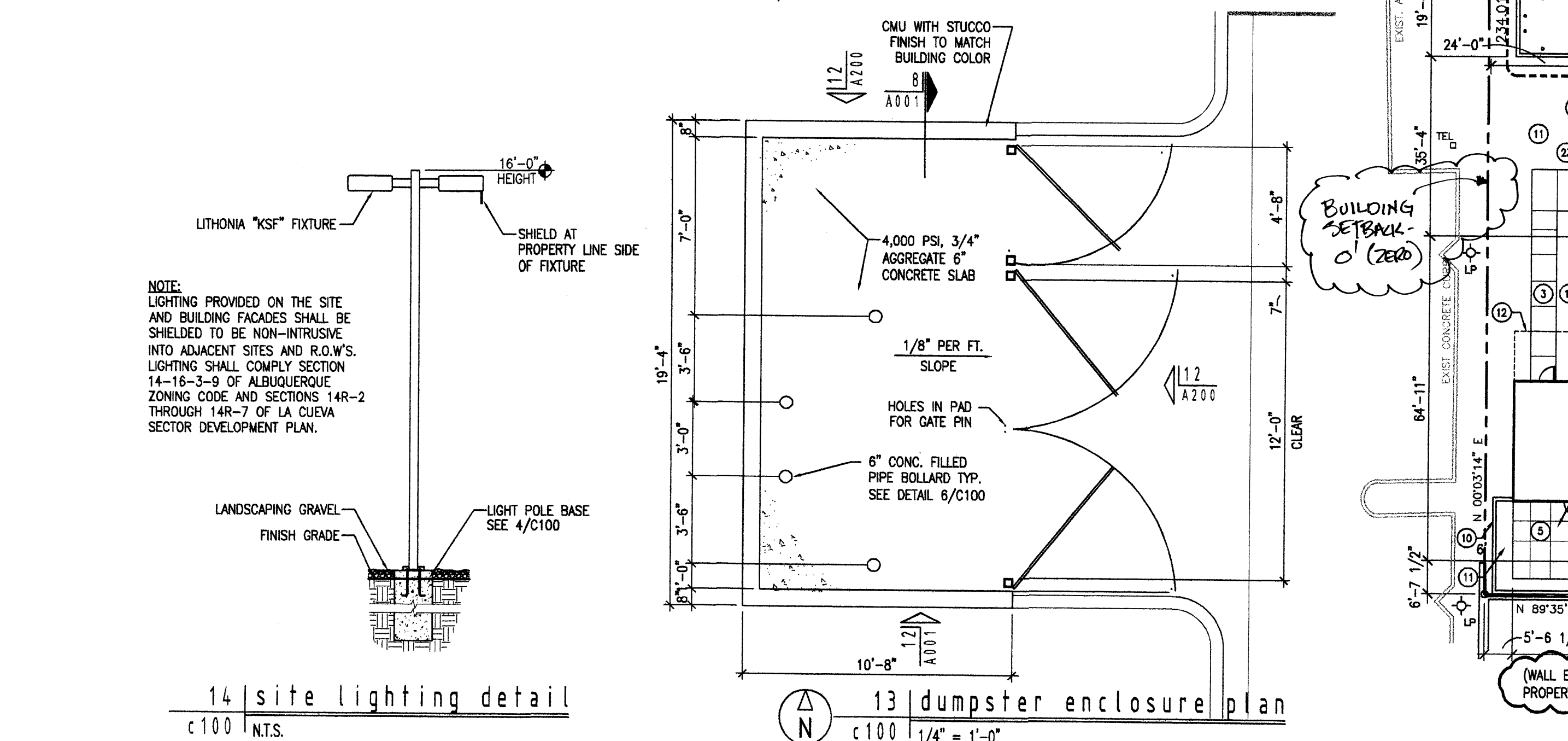
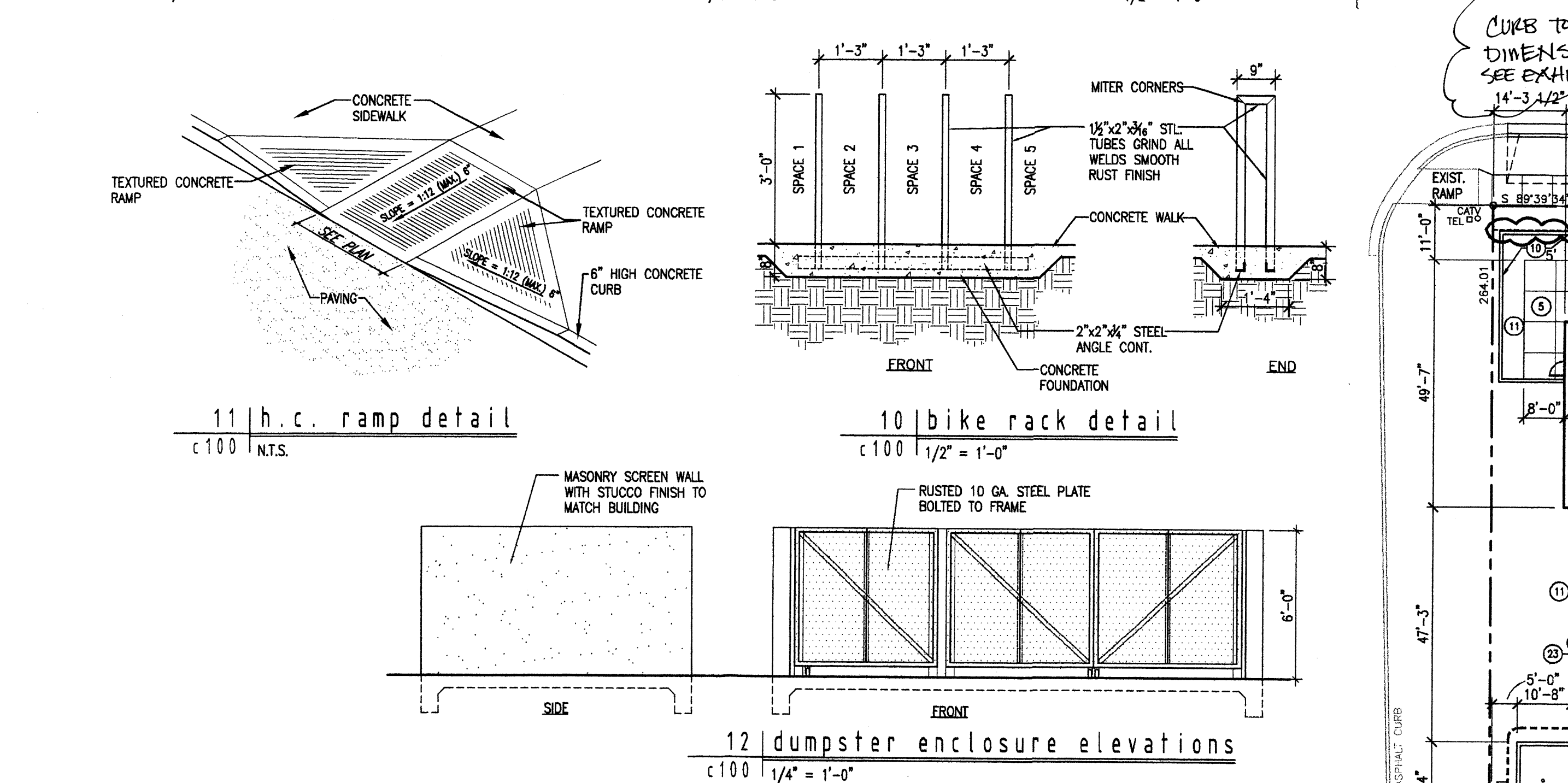
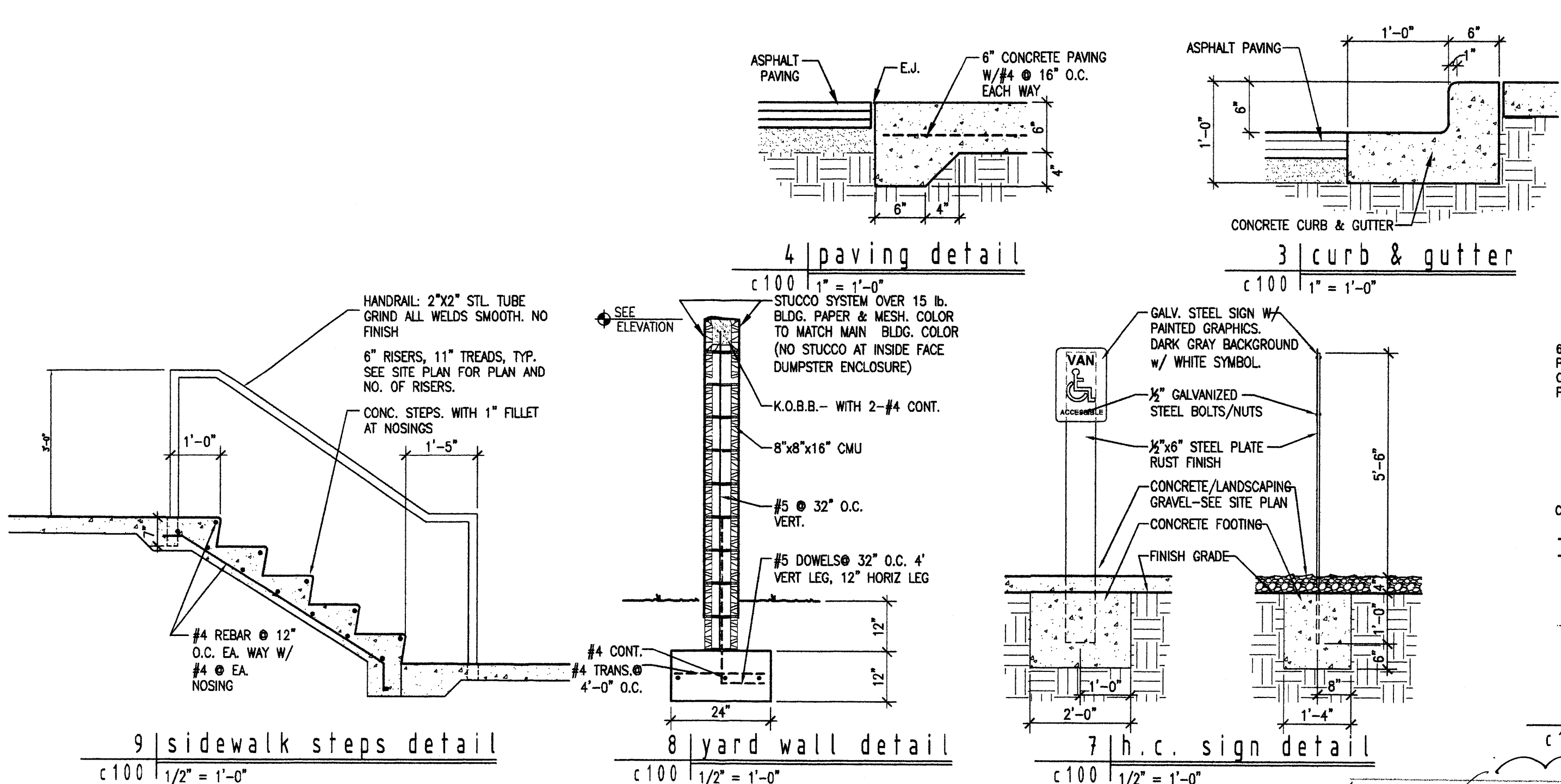
fax 505 246 0637
slagie@herra.com

SITE DEVELOPMENT
PLAN FOR BUILDING
PERMIT

revisions:
△ PER ARC COMMENT: 1-7-13
△ EPC COMMENTS: 4-23-13
△ FIRE MARSHALL: 4-30-13

date:
2-28-13
sheet:

C100



SITE PLAN KEY NOTES:

1. 8" WIDE 4" THK. CONC. WALK WITH TURN-DOWN EDGE-SEE 11/13
2. 4" THK. CONC. WALK (WIDTH AS SHOWN) WITH TURN-DOWN EDGE-SEE 11/13
3. 5" WIDE 4" THK. CONC. WALK WITH TURN-DOWN EDGE-SEE 11/13
4. 4" WIDE 4" THK. CONC. WALK WITH TURN-DOWN EDGE-SEE 11/13
5. 4" THK. CONC. COLORED CONC. PATIO
6. 6" THK. CONC. COLORED CONC. WALK FLUSH W/ ASPHALT: SEE 11/13
7. HCP. PARKING SIGN: LOCATE 2'-6" BEHIND CURB CENTERED ON HCP. PARKING SPACE: SEE 11/13
8. BIKE RACK: SEE 11/13
9. HCP RAMP: SEE 11/13
10. CMU WALL W/STUCCO FINISH TO MATCH BUILDING. HEIGHT AS SHOWN: SEE 11/13
11. LANDSCAPE: SEE LANDSCAPE PLAN
12. LINE OF OVERHANG ABOVE
13. 4" WIDE WHITE STRIPING (TYP.)
14. 24" WIDE WHITE STRIPING W/ 24" GAP BTWN. (TYP.)
15. CONC. CURB & GUTTER: SEE 11/13
16. WHITE PAINT HCP. PARKING SYMBOL
17. NEW H.C. RAMP PER C.O.A. STANDARDS (TYP.)-DWG. #2426. H.C. RAMP IN CITY R.O.W. SHALL RECEIVE TRUNCATED DOMES (AMOR-TILE, ADA-S-3660 LIGHT GRAY)
18. 6" WIDE 4" THK. CONC. WALK PER C.O.A. STD. 2432
19. REMOVE EXIST DRIVE CUT AND INSTALL NEW CONC. CURB & GUTTER TO MATCH EXIST. PER C.O.A. STD.
20. NEW DRIVEWAY AND APRON PER C.O.A. STANDARDS (TYP.)-DWG. #2426
21. CONC. STEPS: SEE 11/13
22. SIGNAGE ON YARD WALL: SEE ELEVATIONS
23. SITE LIGHTING: SEE 11/13
24. ASPHALT PAVING PER SOILS REPORT RECOMMENDATIONS
25. MOTORCYCLE PARKING. PAINT STRIPES AND LETTERS WHITE AS SHOWN
26. 5' FRONT YARD BUILDING SETBACK
27. BENCH
28. CRUSHER FINE PATH

* MINIMUM
NOV SIDEYARD OR REPAIRED
SETBACKS REQUIRED.

- 1 ASPHALT PAVING
- 2 2'-0" WIDE SIDEWALK CULVERT
- 3 CONCRETE CURB AND GUTTER
- 4 CONCRETE SIDEWALK PER C.O.A. STD. DRAWING #2430
- 5 SITE CONCRETE SIDEWALK WITH THICKENED EDGE
- 6 CONCRETE CURB AND GUTTER PER C.O.A. STD. DRAWING #245A
- 7 CONCRETE PAVING
- 8 CONCRETE STAIRS ON GRADE
- 9 RETAINING WALL

LOT NUMBERED FOURTEEN (14), IN BLOCK
NUMBERED TEN (10), TRACT 2, UNIT 3, NORTH
ALBUQUERQUE ACRES, A SUBDIVISION OF A TRACT
OF LAND IN BERNALILLO COUNTY, NEW MEXICO, AS
THE SAME ARE SHOWN AND DESIGNATED ON THE
MAP OF SAID SUBDIVISION, FILED IN THE OFFICE
OF THE COUNTY CLERK OF BERNALILLO COUNTY,
NEW MEXICO, ON SEPTEMBER 10, 1931, IN PLAT
BOOK D1, FOLIO 22, RLY

ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "HEAVEN UNDERGROUND", HAVING AN ELEVATION OF 5278.235. NAVD 1988

THE SUBJECT SITE IS AN UNIMPROVED 0.2866 ACRES SITE. TWO SMALL SINGLE STORY BUILDINGS WILL BE CONSTRUCTED ON THE SITE ALONG WITH A NEW DRIVE ACCESS AND ASPHALT PAVED PARKING LOT. THE SITE CURRENTLY DRAINS FROM THE NORTH TO THE NW CORNER OF THE PROPERTY WITH A NET DROP OF APPROXIMATELY 8 FEET. MOST OF THE RUNOFF DEVELOPED ON THE CURRENT SITE FLOWS OUT THE CURRENT WEST SIDE OF HOLLY AVE. OR ACROSS THE WEST PROPERTY LINT TO A SITE CURRENTLY BEING DEVELOPED. THE PROPOSED DEVELOPMENT WILL BE GRADED TO DIRECT STORM RUNOFF VIA SURFACE IMPROVEMENTS TO THE NEW BUILDING. ROOF DRAINS WILL BE DIRECTED TO PAVED PARKING AND DRIVE PORTIONS OF THE SITE. THE PAVING WILL BE GRADED TO DIRECT FLOWS TO HOLLY THROUGH THE DRIVE ENTRANCE. NO OFFSITE RUNOFF AFFECTS THIS SITE FROM UPSTREAM FACILITIES AND THE SUBJECT SITE WILL NOT INCREASE EXISTING RUNOFF TO THE ADJACENT WESTERN PROPERTY FROM A SMALL LOT. THE EXISTING DOWNTOWN CORNER DRIVE FACILITIES IN HOLLY AVE. ARE ADEQUATE TO CONVEY RUNOFF TO AN EXISTING PONDING FACILITY.

- 1 CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPEOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- 2 CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
- 3 CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
- 4 REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 5 ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
- 6 CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE, IF NECESSARY.

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3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE LINE LOCATING SERVICE, NEW MEXICO ONE CALL 268-1990, (N1 CALL "811") TO OBTAIN THE LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE 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.
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6. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.



HER s la G le

A r c H i t e c t S
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albuquerque
new mexico 87104
305.246.0430
fax 505.246.0437
slagleterr.com

CONCEPTUAL GRADING
and DRAINAGE PLAN

revisions:

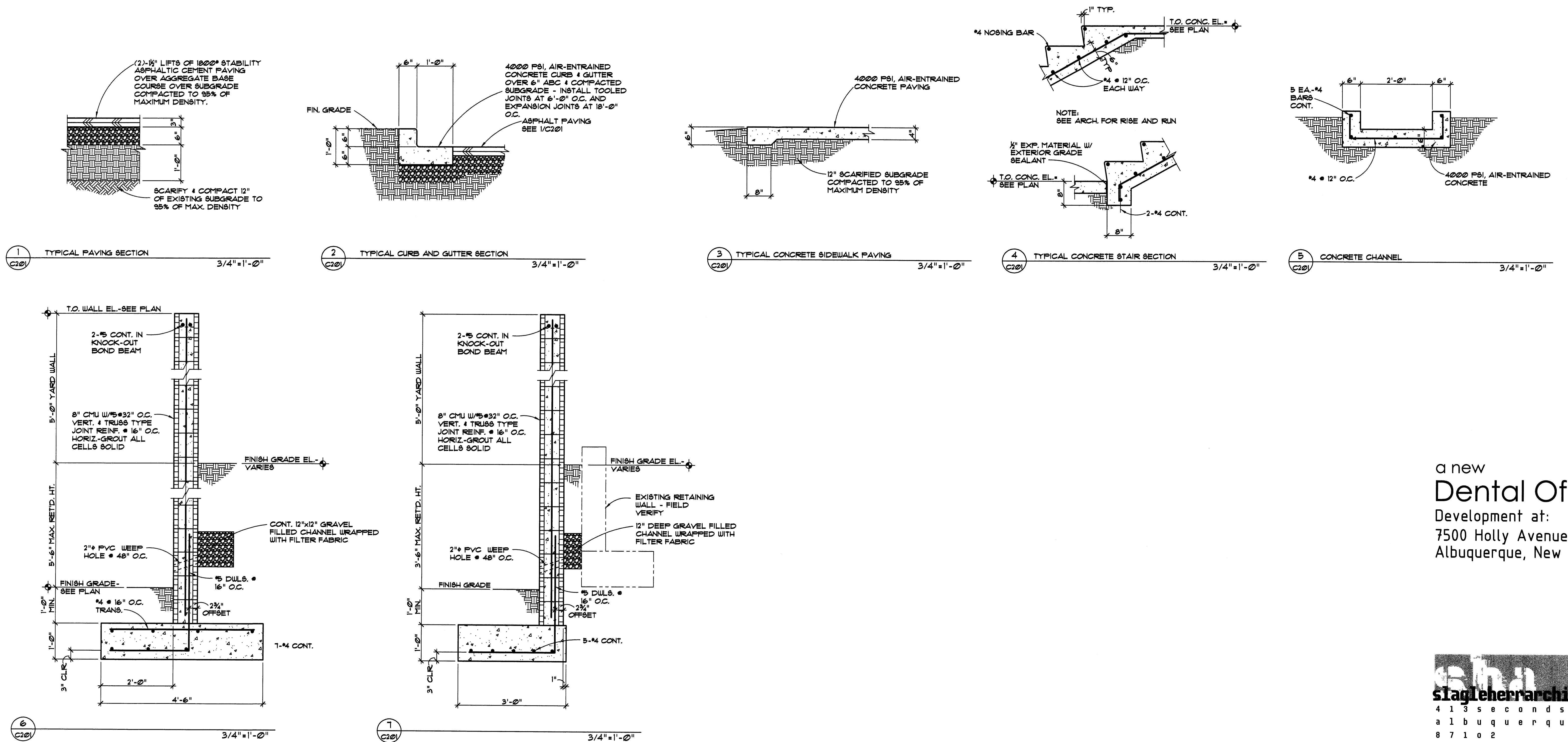
1 EPC COMMENTS: 4-23-13

date:
2/28/13
sheet:
C102

Walla
ENGINEERING LTD

Structural Engineering
Civil Engineering

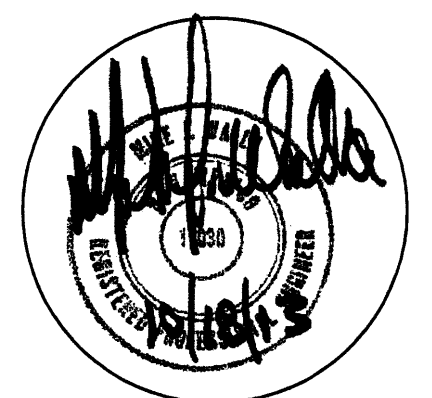
6100 Indian School Road NE • Suite 210
Albuquerque • New Mexico • 87110
881-3008 • Facsimile 881-4025



a new
Dental Office
Development at:
7500 Holly Avenue NE
Albuquerque, New Mexico

slagleherrarchitects
4135 second st sw
albuquerque nm
87102
505 246 0870
slagleherr.com

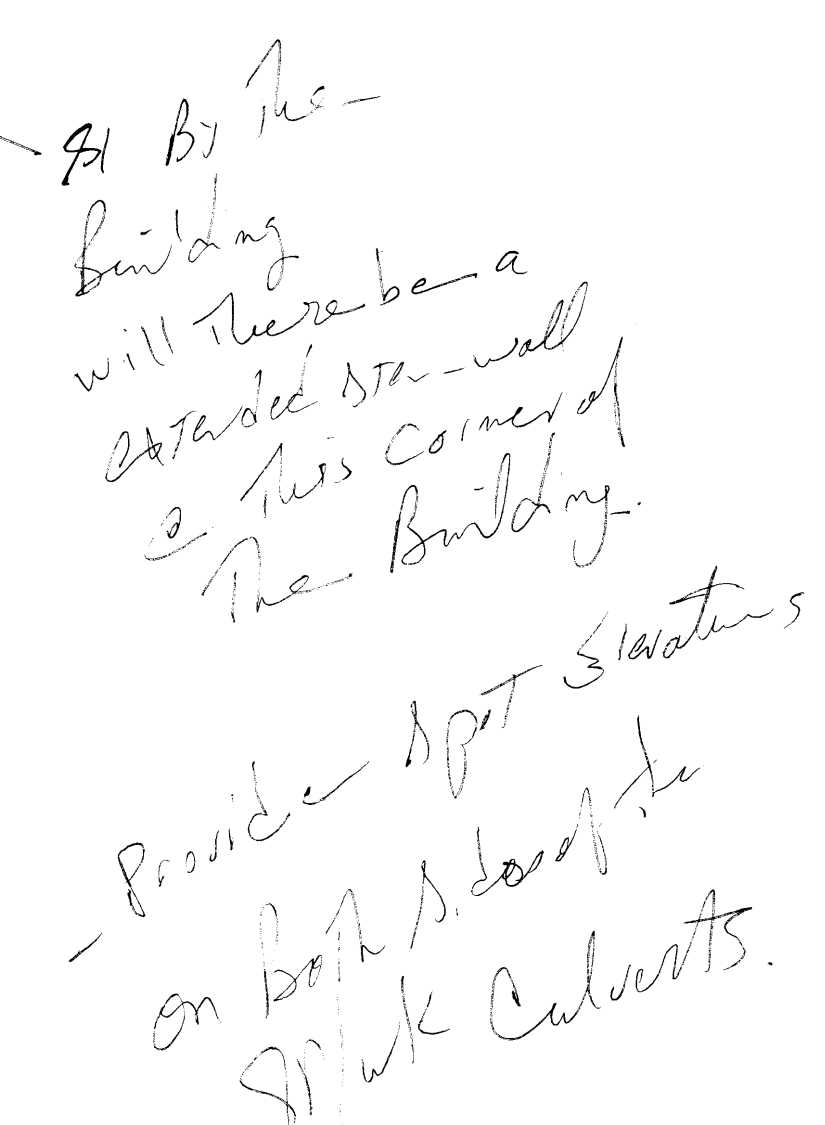
GRADING AND
DRAINAGE DETAILS



revisions

date
10-18-13
sheet
C201

Walla
ENGINEERING LTD
Structural Engineering
Civil Engineering
6501 America Parkway NE Suite 301
Albuquerque New Mexico 87110
881-3008 Facsimile 881-4025

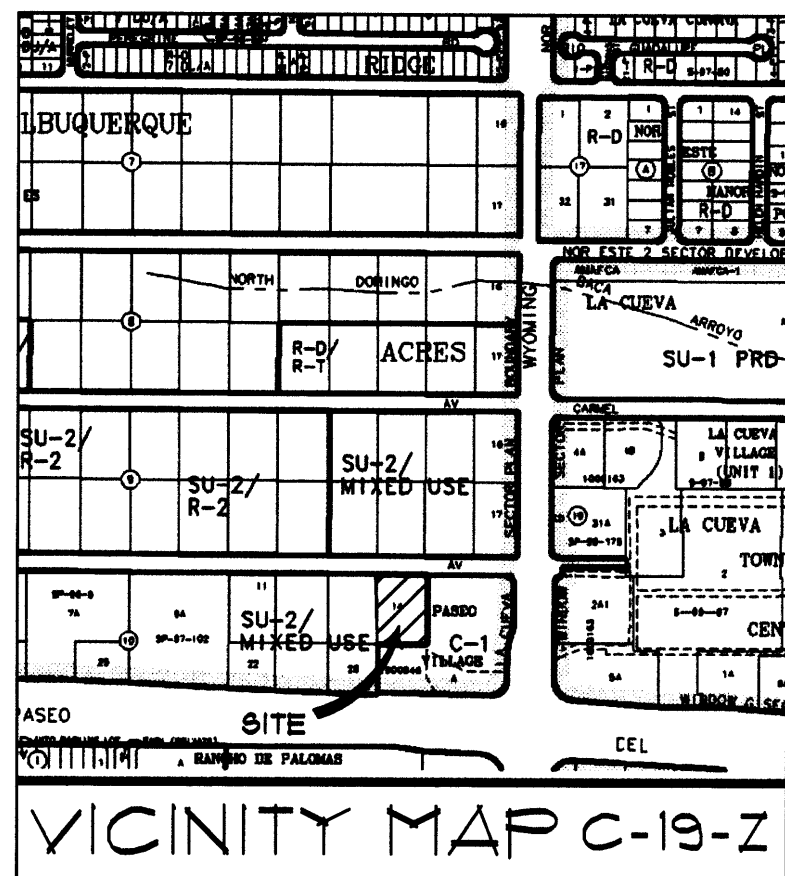
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LEGAL DESCRIPTION

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ALBUQUERQUE ACRES, A SUBDIVISION OF A TRACT
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	PROPERTY LINE
	NEW BUILDING LINE
	EXISTING CONTOUR
	NEW CONTOUR
X G=5379.70	EXISTING SPOT ELEVATION
	NEW SPOT ELEVATION
	NEW FLOW DIRECTION ARROW
TA	TOP OF ASPHALT
TC	TOP OF CONCRETE OR CURB
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
FL	FLOW LINE
TG	TOP OF GRATE
INV	INVERT
	NEW CONCRETE PAVING
	NEW AC PAVING
	ROOF DRAIN LOCATION
	SWALE

PRECIPITATION ZONE 4										
DESIGN STORM: (IN)										
			1hr		6hr		24hr		4day	
			2.23		2.50		3.65		4.70	
			5.95							
EXISTING CONDITIONS										
LAND	AREA	AREA	F6	Q	Q	V6	V24	V4DAY	V10DAY	
TRT/MT	(ACRES)	%	(CFS/AC)	(CFS)	(CF)	(CF)	(CF)	(CF)	(CF)	
A	0.000	0%	0.20	2.20	0.00	0	0	0	0	
B	0.000	100%	1.08	2.32	255	3,473	3,473	3,473	3,473	
C	0.000	0%	1.46	3.75	0.00	0	0	0	0	
D	0.000	0%	2.64	5.25	0.00	0	0	0	0	
TOTALS	0.006	100%			255	3,473	3,473	3,473	3,473	
PROPOSED CONDITIONS										
LAND	AREA	AREA	F6	Q	Q	V6	V24	V4DAY	V10DAY	
TRT/MT	(ACRES)	%	(CFS/AC)	(CFS)	(CF)	(CF)	(CF)	(CF)	(CF)	
A	0.000	0%	0.20	2.20	0.00	0	0	0	0	
B	0.156	15%	1.08	2.32	0.40	533	533	533	533	
C	0.000	0%	1.46	3.75	0.00	0	0	0	0	
D	0.715	85%	2.64	5.25	3.34	7,187	9,229	12,088	15,491	
TOTALS	0.866	100%			4.33	7,721	9,762	12,621	16,024	

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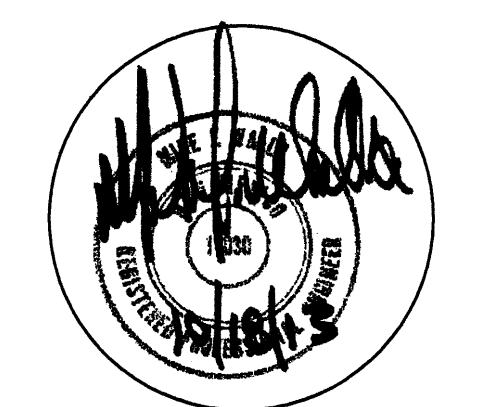
a new
Dental Office
Development at:
7500 Holly Avenue NE
Albuquerque, New Mexico

shd

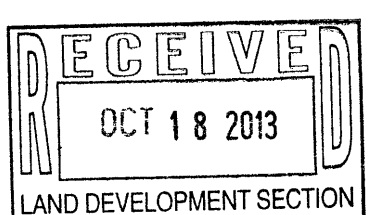
slagleherrarchitects

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s l a g l e h e r r . c o m

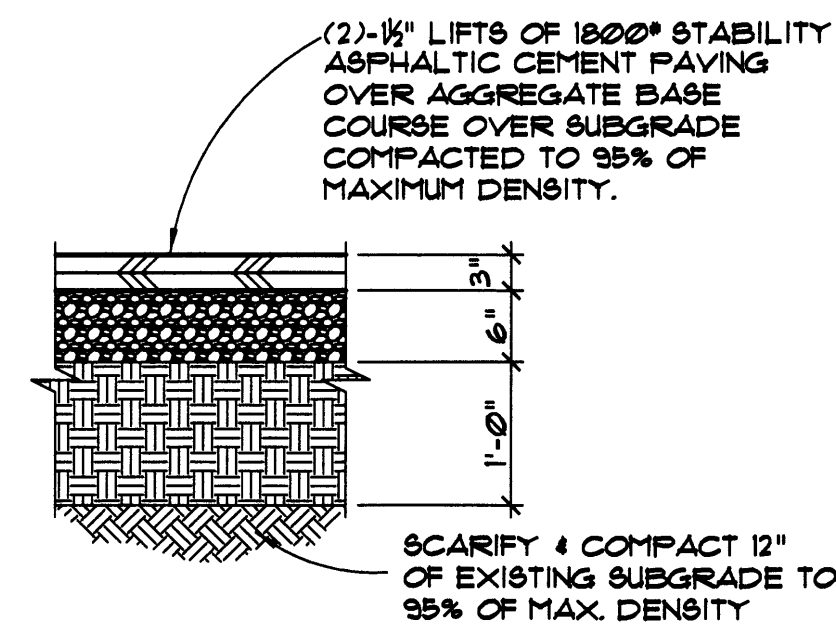
GRADING AND DRAINAGE PLAN



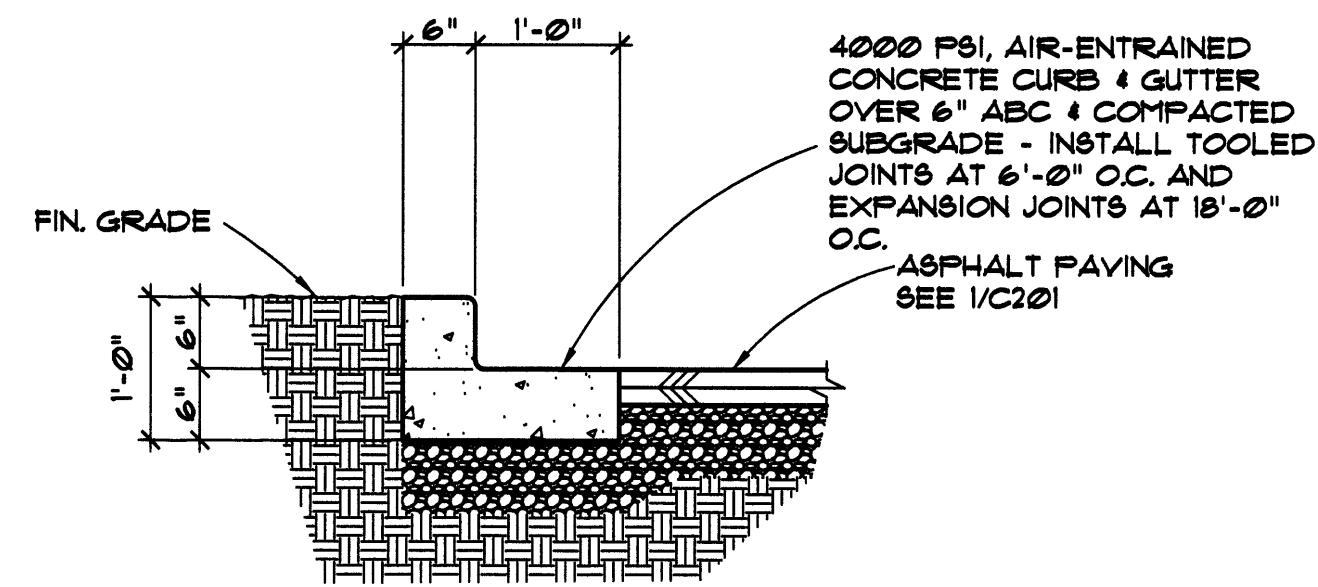
revisions



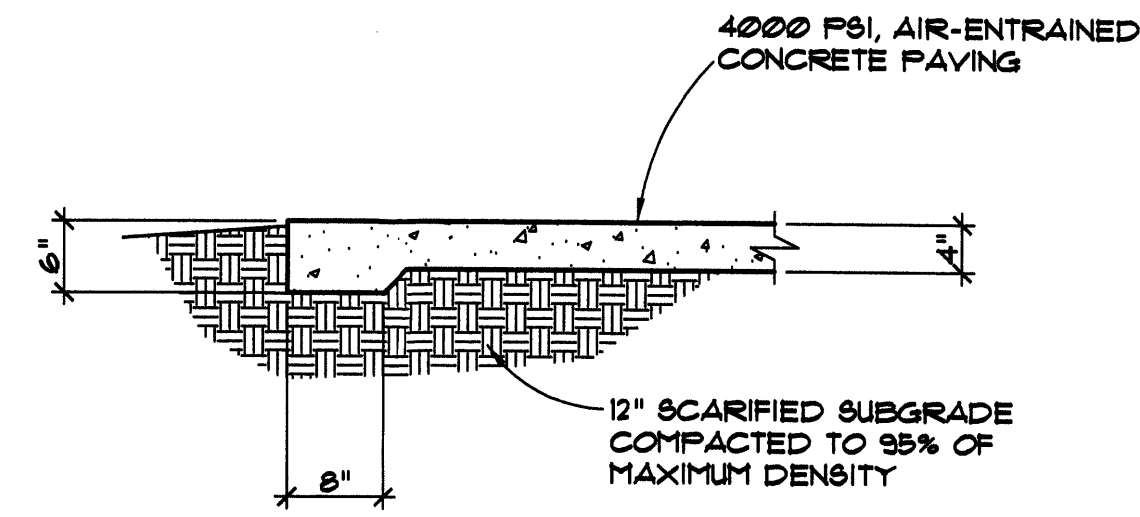
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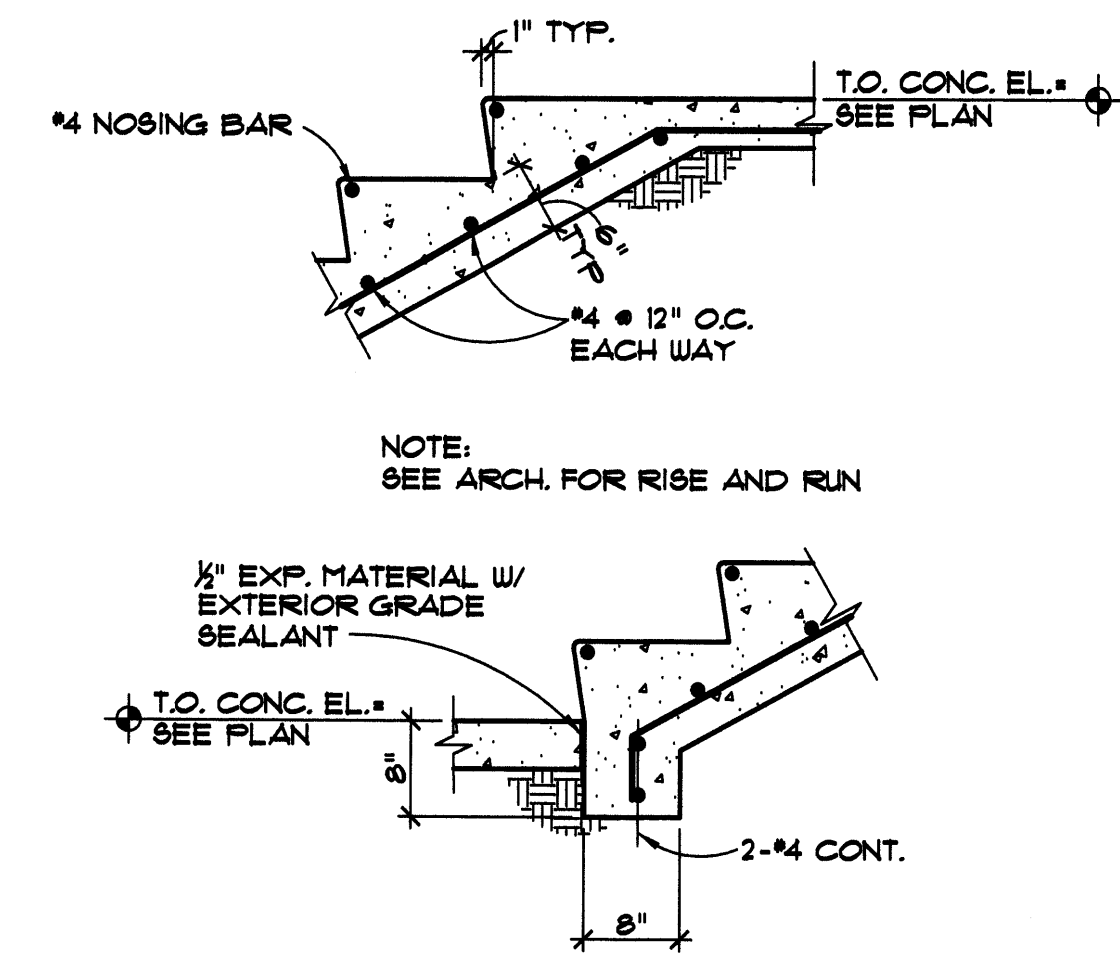
1 TYPICAL PAVING SECTION
3/4" = 1'-0"



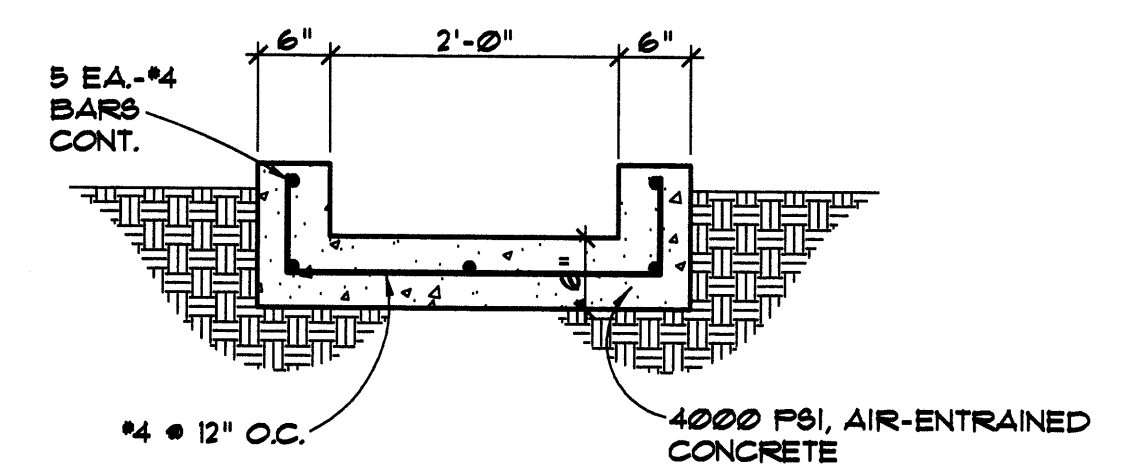
2 TYPICAL CURB AND GUTTER SECTION
3/4" = 1'-0"



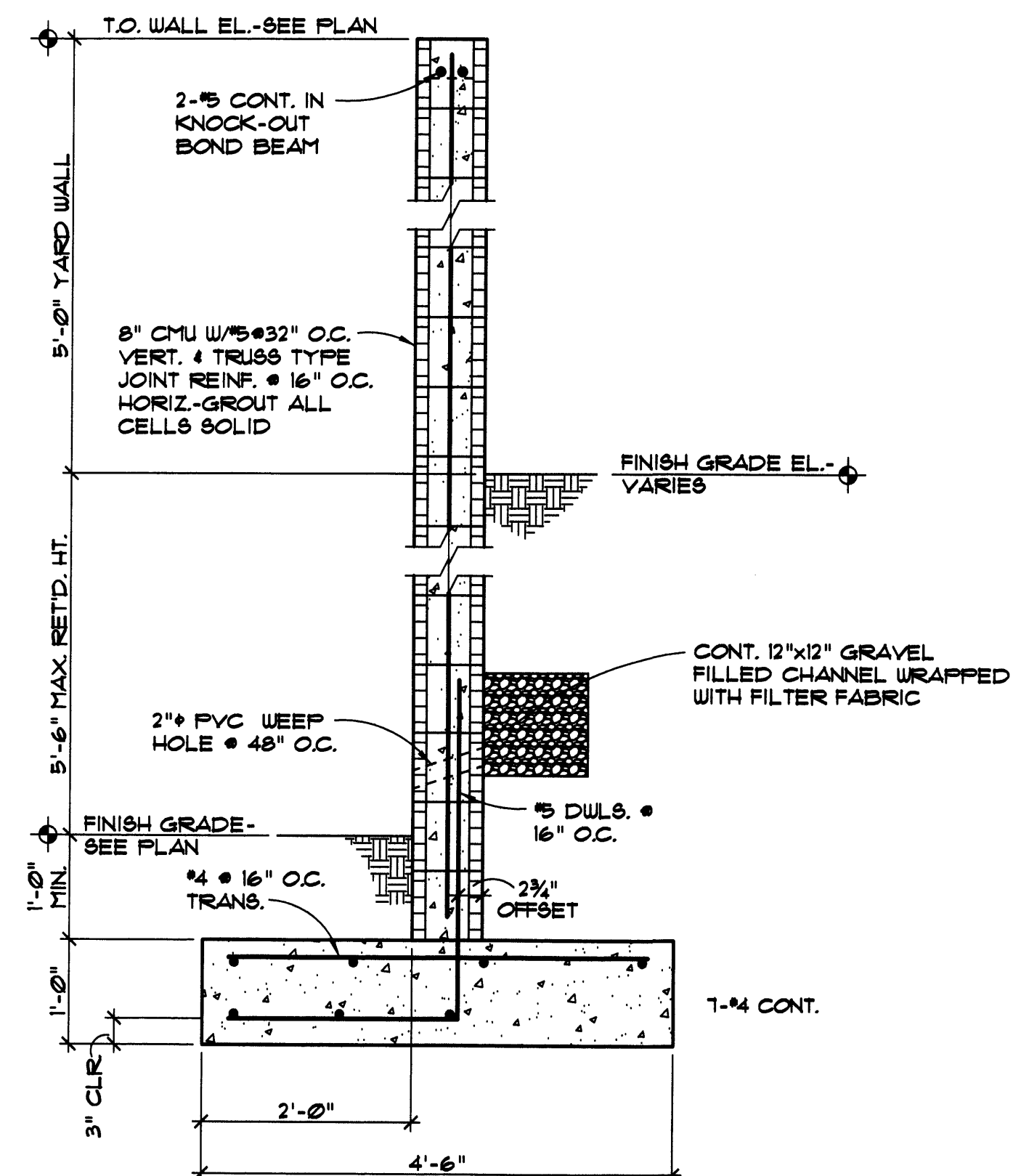
3 TYPICAL CONCRETE SIDEWALK PAVING
3/4" = 1'-0"



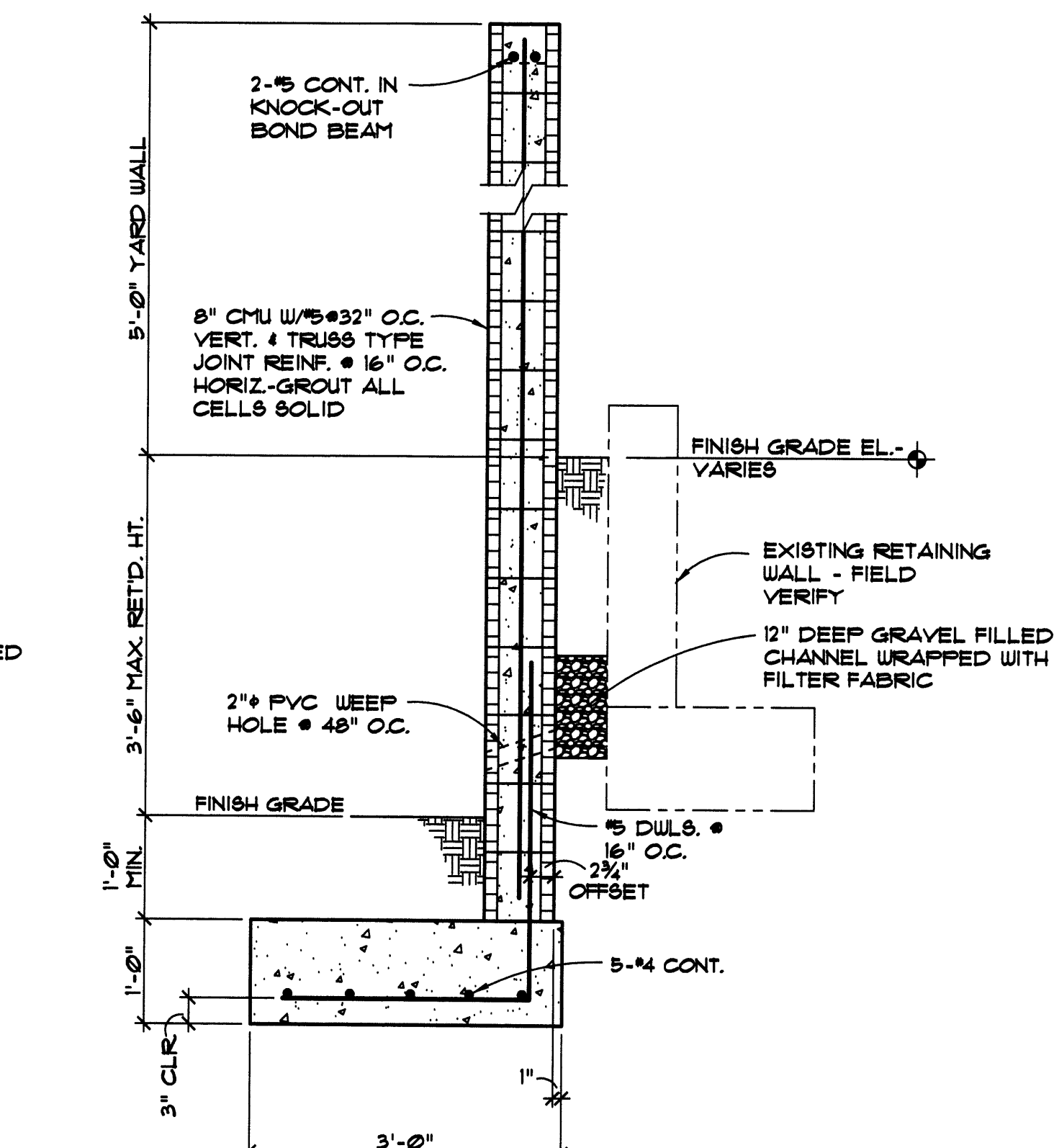
4 TYPICAL CONCRETE STAIR SECTION
3/4" = 1'-0"



5 CONCRETE CHANNEL
3/4" = 1'-0"



6
3/4" = 1'-0"



7
3/4" = 1'-0"

a new
Dental Office
Development at:
7500 Holly Avenue NE
Albuquerque, New Mexico

slagleharrarchitects
413 second st sw
albuquerque nm
87102
5052460870
slagleharr.com

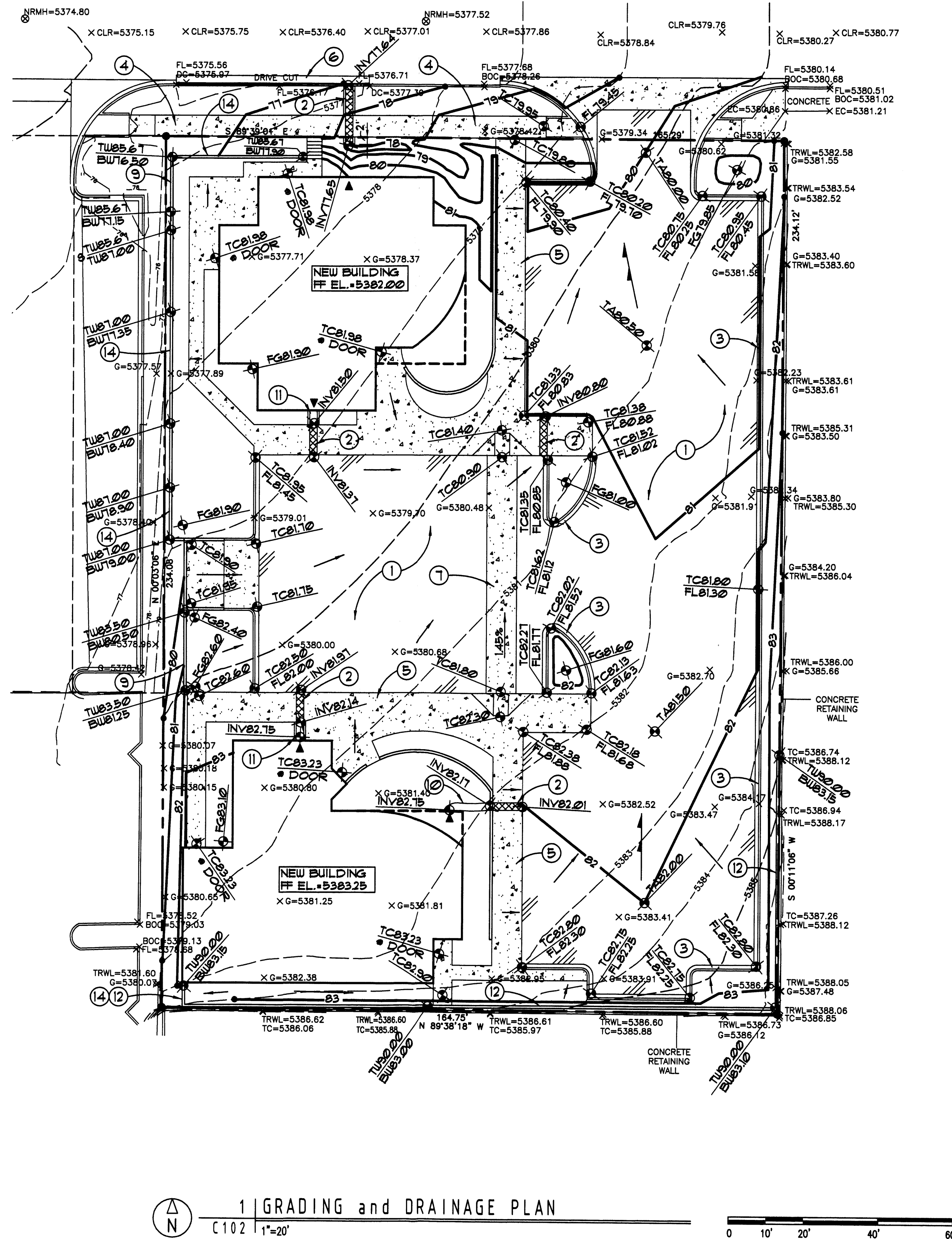
**GRADING AND
DRAINAGE DETAILS**



Walla Structural Engineering
ENGINEERING LTD. Civil Engineering
8501 American Parkway NE Suite 301
Albuquerque, New Mexico 87110
881-3008 • Facsimile 881-4025

date
10-18-13
sheet
C201

HOLLY AVENUE NE



1 | GRADING and DRAINAGE PLAN
C102 1"=20'

0 10' 20' 40' 60'

KEYED NOTES

- 1 ASPHALT PAVING PER DETAIL 1/C201
- 2 2'-0" WIDE SIDEWALK CULVERT PER C.O.A. STD. DUG. # 2236 - TACK WELD ANCHORS TO CHECKERED PLATE
- 3 CONCRETE CURB AND GUTTER PER DETAIL 2/C201
- 4 CONCRETE SIDEWALK PER C.O.A. STD. DRAWING #2430
- 5 SITE CONCRETE SIDEWALK WITH THICKENED EDGE PER DETAIL 3/C201
- 6 CONCRETE CURB AND GUTTER PER C.O.A. STD. DRAWING #2415A
- 7 CONCRETE PAVING
- 8 CONCRETE STAIRS ON GRADE PER DETAIL 4/C201
- 9 RETAINING WALL PER DETAIL 6/C201
- 10 GRAVEL LINED SWALE
- 11 2'-0" WIDE CONCRETE CHANNEL PER DETAIL 5/C201
- 12 RETAINING WALL PER DETAIL 1/C201
- 13 DRIVE PAD PER C.O.A. STD. DUG. #2425
- 14 PROVIDE 8"x16" DRAIN BLOCK IN SITE WALL AT GRADE

LEGEND

- PROPERTY LINE
- NEW BUILDING LINE
- 5380 --- EXISTING CONTOUR
- NEW CONTOUR
- X G=5379.70 EXISTING SPOT ELEVATION
- NEW SPOT ELEVATION
- NEW FLOW DIRECTION ARROW
- TA TOP OF ASPHALT
- TC TOP OF CONCRETE OR CURB
- FG FINISHED GRADE
- TW TOP OF WALL
- BW BOTTOM OF WALL
- FL FLOW LINE
- TG TOP OF GRATE
- INV INVERT
- TRWL TOP OF EXISTING RETAINING WALL
- NEW CONCRETE PAVING
- NEW AC PAVING
- ROOF DRAIN LOCATION
- SWALE

HYDROLOGY CALCULATIONS

PRECIPITATION ZONE 4 DESIGN STORM: (IN)					1hr	6hr	24hr	4day	10day
					2.23	2.90	3.65	4.10	5.35
EXISTING CONDITIONS	LAND AREA (ACRE)	AREA %	P6	Q (CFS/AC)	Q (CFS)	V6 (CF)	V24 (CF)	V4DAY (CF)	V10DAY (CF)
TRTMT									
A	0.000	0%	0.80	2.20	0.00	0	0	0	0
B	0.006	100%	1.08	2.92	2.59	3,473	3,473	3,473	3,473
C	0.000	0%	1.46	3.73	0.00	0	0	0	0
D	0.000	0%	2.64	5.25	0.00	0	0	0	0
TOTALS	0.006	100%			2.59	3,473	3,473	3,473	3,473
PROPOSED CONDITIONS	LAND AREA (ACRE)	AREA %	P6	Q (CFS/AC)	Q (CFS)	V6 (CF)	V24 (CF)	V4DAY (CF)	V10DAY (CF)
TRTMT									
A	0.000	0%	0.80	2.20	0.00	0	0	0	0
B	0.136	15%	1.08	2.92	0.40	533	533	533	533
C	0.000	0%	1.46	3.73	0.00	0	0	0	0
D	0.150	85%	2.64	5.25	3.94	7,101	9,229	12,000	15,491
TOTALS	0.006	100%			4.33	7,121	9,762	12,621	16,024

LEGAL DESCRIPTION

LOT NUMBERED FOURTEEN (14), IN BLOCK NUMBERED TEN (10), TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, A SUBDIVISION OF A TRACT OF LAND IN BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931, IN PLAT BOOK D1, FOLIO 20.RLY.

BENCHMARK

ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "HEAVEN UNDERGROUND", HAVING AN ELEVATION OF 5218.235. NAVD 1988

DESIGN NARRATIVE

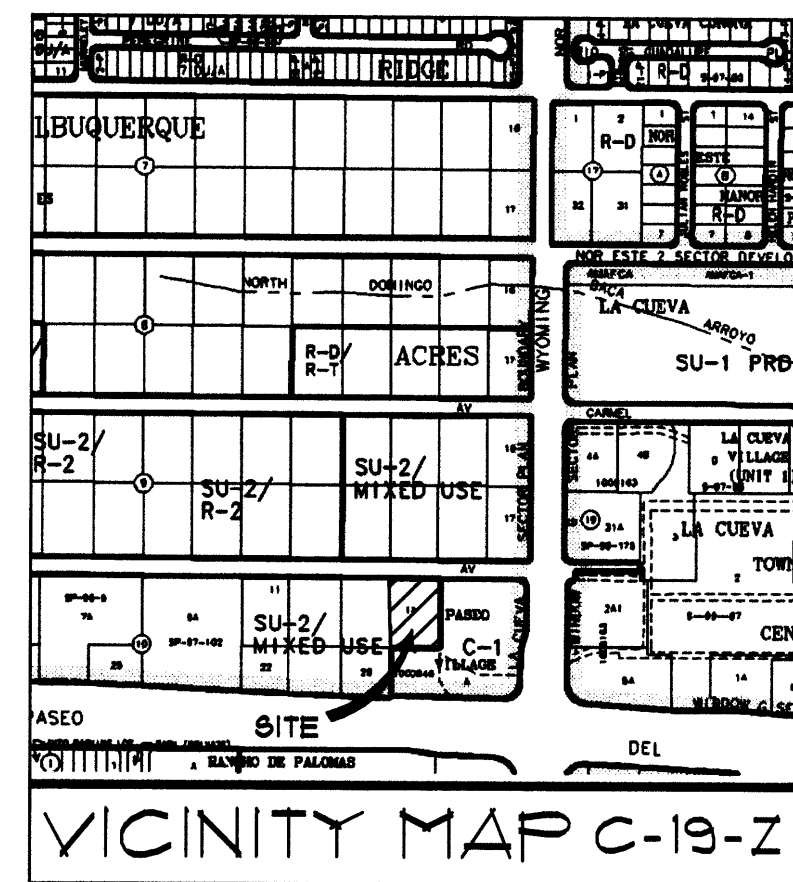
THE SUBJECT SITE IS AN UNIMPROVED 0.006 ACRE SITE. TWO SMALL SINGLE STORY BUILDINGS WILL BE CONSTRUCTED ON THE SITE ALONG WITH A NEW DRIVE ACCESS AND ASPHALT PAVED PARKING LOT. THE SITE CURRENTLY SLOPES FROM THE SE CORNER TO THE NW CORNER OF THE PROPERTY WITH A NET DROP OF APPROXIMATELY 8 FEET. MOST OF THE RUNOFF DEVELOPED ON THE CURRENT SITE FLOWS OUT THE CURRENT DRIVE ACCESS TO HOLLY AVE. OR ACROSS THE WEST PROPERTY LINT TO A SITE CURRENTLY BEING DEVELOPED. THE PROPOSED DEVELOPMENT WILL BE GRADED TO DIRECT STORM RUNOFF VIA SURFACE IMPROVEMENTS TO HOLLY AVE. BUILDING ROOF DRAINS WILL BE DIRECTED TO PAVED PARKING AND DRIVE PORTIONS OF THE SITE. THE PAVING WILL BE GRADED TO DIRECT FLOWS OUT THE CURRENT DRIVE ACCESS TO HOLLY AVE. NO OFFSITE RUNOFF AFFECTS THIS SITE FROM UPSTREAM FACILITIES AND THE SUBJECT SITE WILL NOT INCREASE EXISTING RUNOFF TO THE ADJACENT WESTERN PROPERTY FROM A SMALL LANDSCAPED AREA. DOWNSTREAM STORM DRAIN FACILITIES IN HOLLY AVE. ARE ADEQUATE TO CONVEY RUNOFF TO AN EXISTING PONDING FACILITY.

EROSION CONTROL PLAN

- 1 CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- 2 CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
- 3 CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
- 4 REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 5 ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
- 6 CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE, IF NECESSARY.

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR

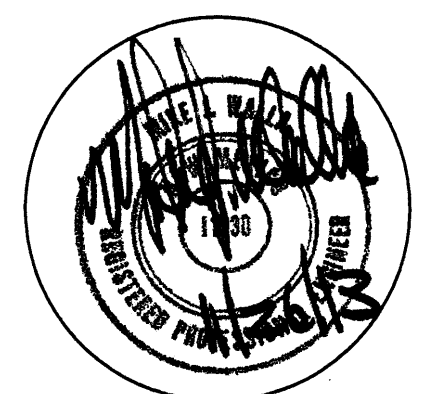
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3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE LINE LOCATING SERVICE, NEW MEXICO ONE CALL 260-1990, (NM ONE CALL "811") FOR THE LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE 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. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.



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slagleherrarchitects
413 seconds ts w
albuquerque nm
87102
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GRADING AND DRAINAGE PLAN



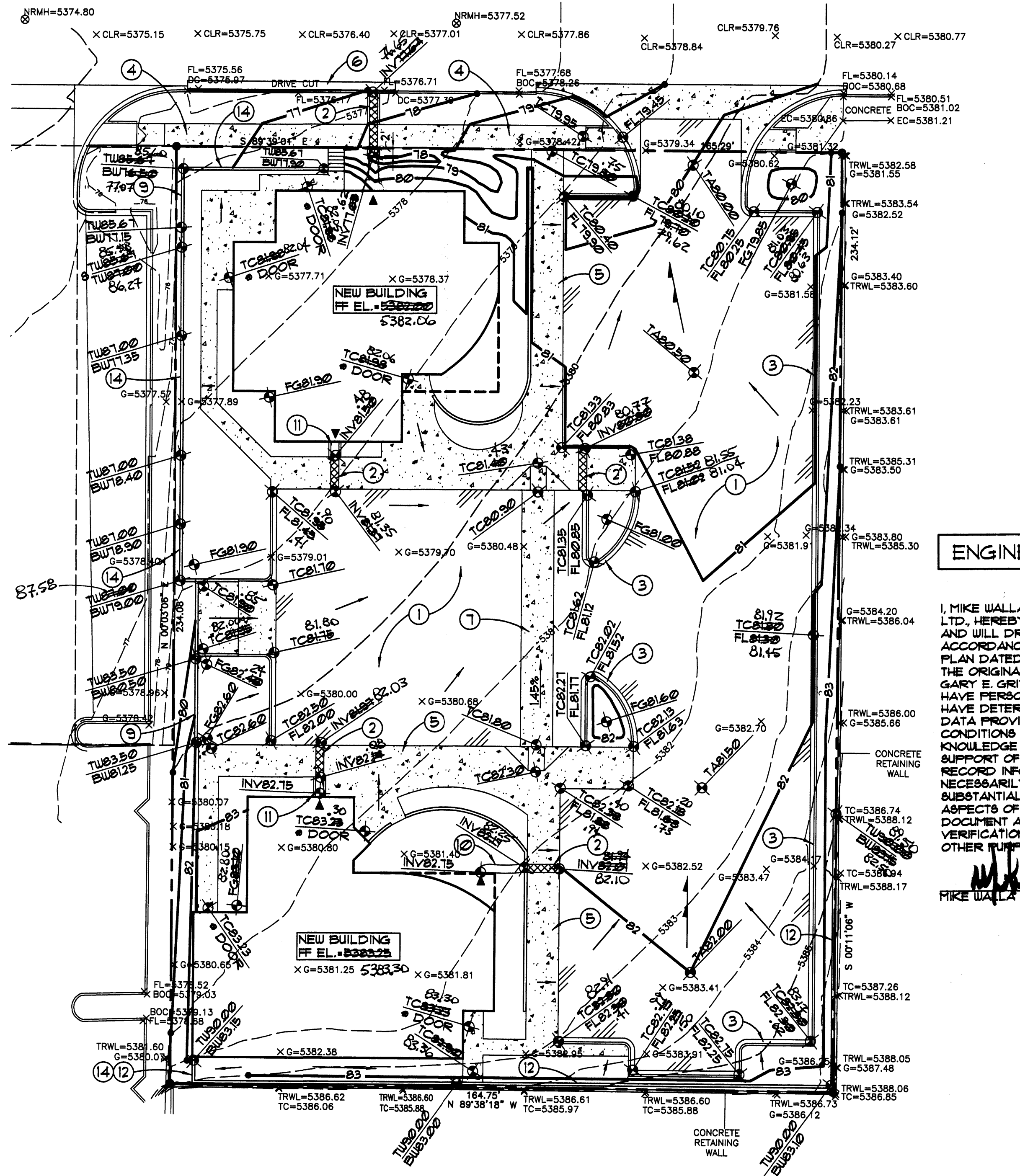
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1 GRADING and DRAINAGE PLAN
C102 1"=20'

0 10' 20' 40' 60'

KEYED NOTES

- ASPHALT PAVING PER DETAIL 1/C201
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- GRAVEL LINED SWALE
- 2'-0" WIDE CONCRETE CHANNEL PER DETAIL 5/C201
- RETAINING WALL PER DETAIL 7/C201
- DRIVE PAD PER C.O.A. STD. DUG. #2425
- PROVIDE 8"x16" DRAIN BLOCK IN SITE WALL AT GRADE

LEGEND

- PROPERTY LINE
- NEW BUILDING LINE
- EXISTING CONTOUR
- NEW CONTOUR
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- TRWL TOP OF EXISTING RETAINING WALL
- NEW CONCRETE PAVING
- NEW AC PAVING
- ROOF DRAIN LOCATION
- SWALE
- AS-BUILT ELEVATION

ENGINEERS CERTIFICATION

I, MIKE WALLA NPE 11032, OF THE FIRM WALLA ENGINEERING, LTD., 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 11-26-13. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED FROM GARY E. GRITSKO NPE 8686. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 8-29-14 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 THE PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

MIKE WALLA NPE 11032
WALLA ENGINEERING LTD.
11000

HYDROLOGY CALCULATIONS

PRECIPITATION ZONE 4 DESIGN STORM: (IN)									
	1hr	6hr	24hr	4day	10day				
	2.23	2.90	3.65	4.10	5.55				
EXISTING CONDITIONS									
LAND TRMT	AREA (ACRE)	AREA %	P6 Q (CFS/AC)	Q (CFS)	V6 (CF)	V24 (CF)	V4DAY (CF)	V10DAY (CF)	
A	0.000	0%	0.80	2.20	0.00	0	0	0	
B	0.886	100%	1.08	2.92	2.59	3.473	3.473	3.473	
C	0.000	0%	1.46	3.73	0.00	0	0	0	
D	0.000	0%	2.64	5.25	0.00	0	0	0	
TOTALS	0.886	100%		2.59	3.473	3.473	3.473	3.473	
PROPOSED CONDITIONS									
LAND TRMT	AREA (ACRE)	AREA %	P6 Q (CFS/AC)	Q (CFS)	V6 (CF)	V24 (CF)	V4DAY (CF)	V10DAY (CF)	
A	0.000	0%	0.80	2.20	0.00	0	0	0	
B	0.156	15%	1.08	2.92	0.40	533	533	533	
C	0.000	0%	1.46	3.73	0.00	0	0	0	
D	0.750	85%	2.64	5.25	3.54	1,181	9,228	12,088	15,491
TOTALS	0.886	100%		4.33	1,721	9,762	12,621	16,024	

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GRADING AND DRAINAGE PLAN



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