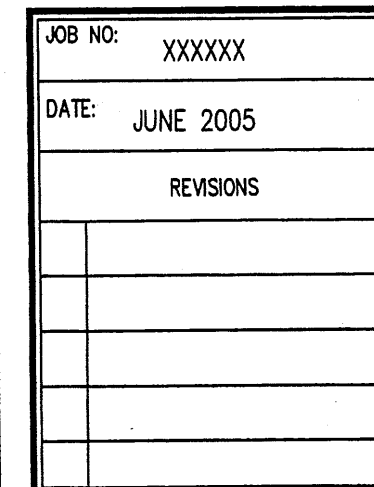
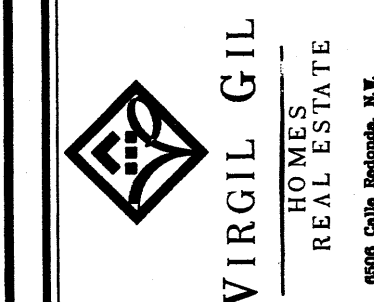




Title
Traffic Circulation Layout

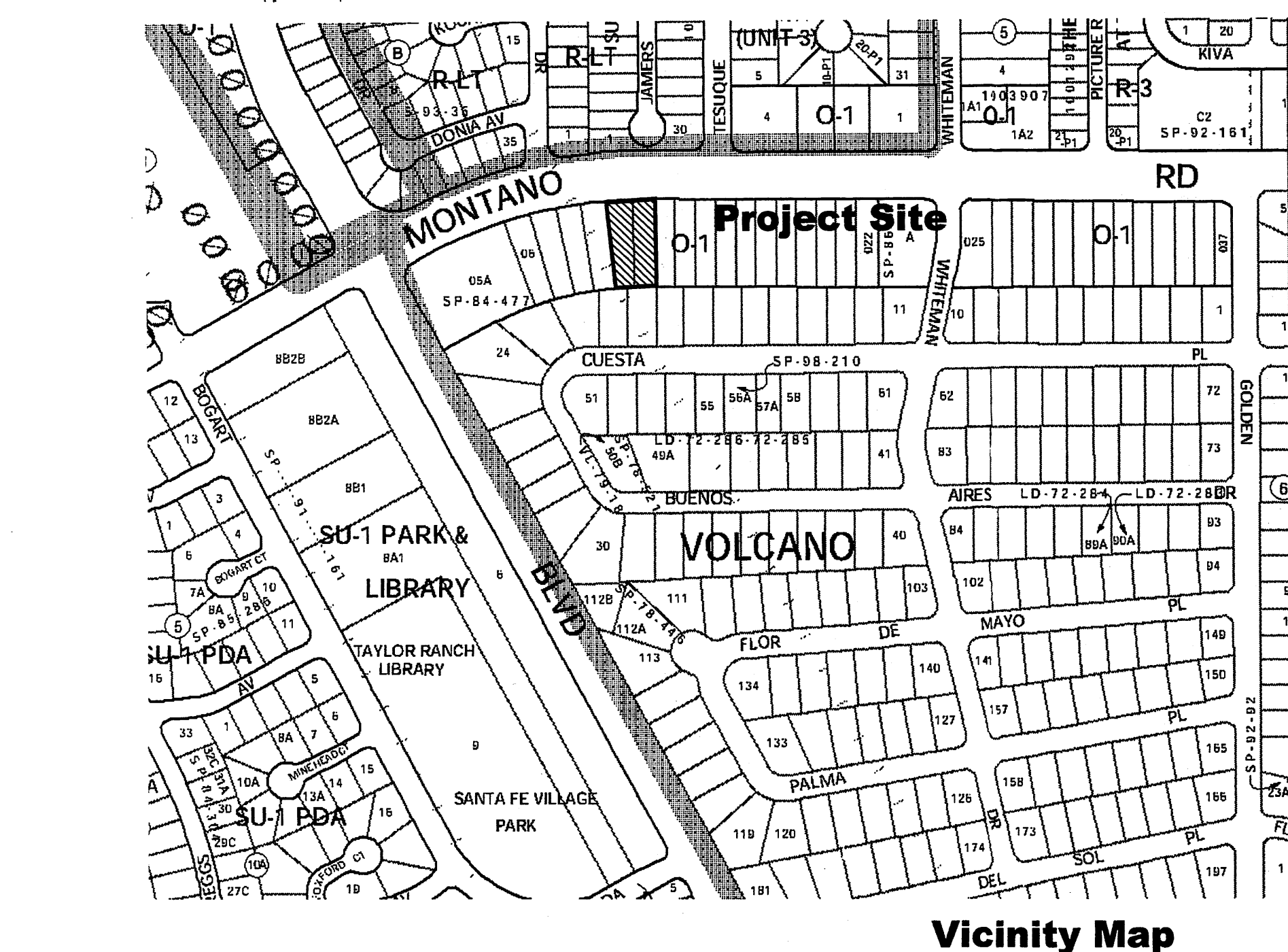
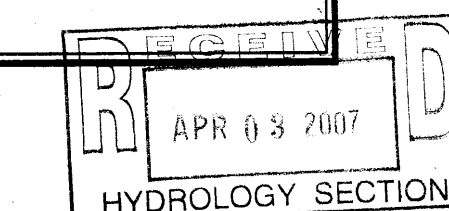
Drawn By	HTH & RIM	Checked By	ES



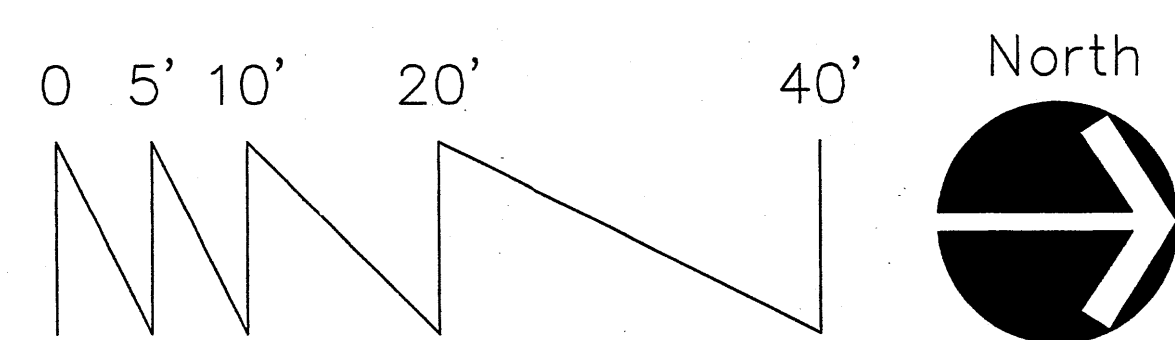
Office Building Facility
6352 MONTANO RD N.W.
ALBUQUERQUE, NEW MEXICO

SHEET 1

TC



Vicinity Map



TRAFFIC CIRCULATION PLAN

Scale: 1" = 10' - 0"

UNIMPROVED LOT WITH
NO DRIVE PAD

LEGAL DESCRIPTION

LOTS 11, 12 BLOCK-6, VOLCANO
CLIFFS SUBDIVISION, UNIT ONE
BERNALILLO COUNTY, ALBUQUERQUE
NEW MEXICO.

CITY ADDRESS

6352 MONTANO RD. N.W.
ALBUQUERQUE, NEW MEXICO

BENCHMARK

CITY BENCH 25-E10, ELEV 5165.45
TBM-A POINT ON TOP OF CURB
AT A PROJECTION ON THE WEST
PROPERTYLINE AND THE EXISTING
CURB BEARS ELEVATION 5168.65

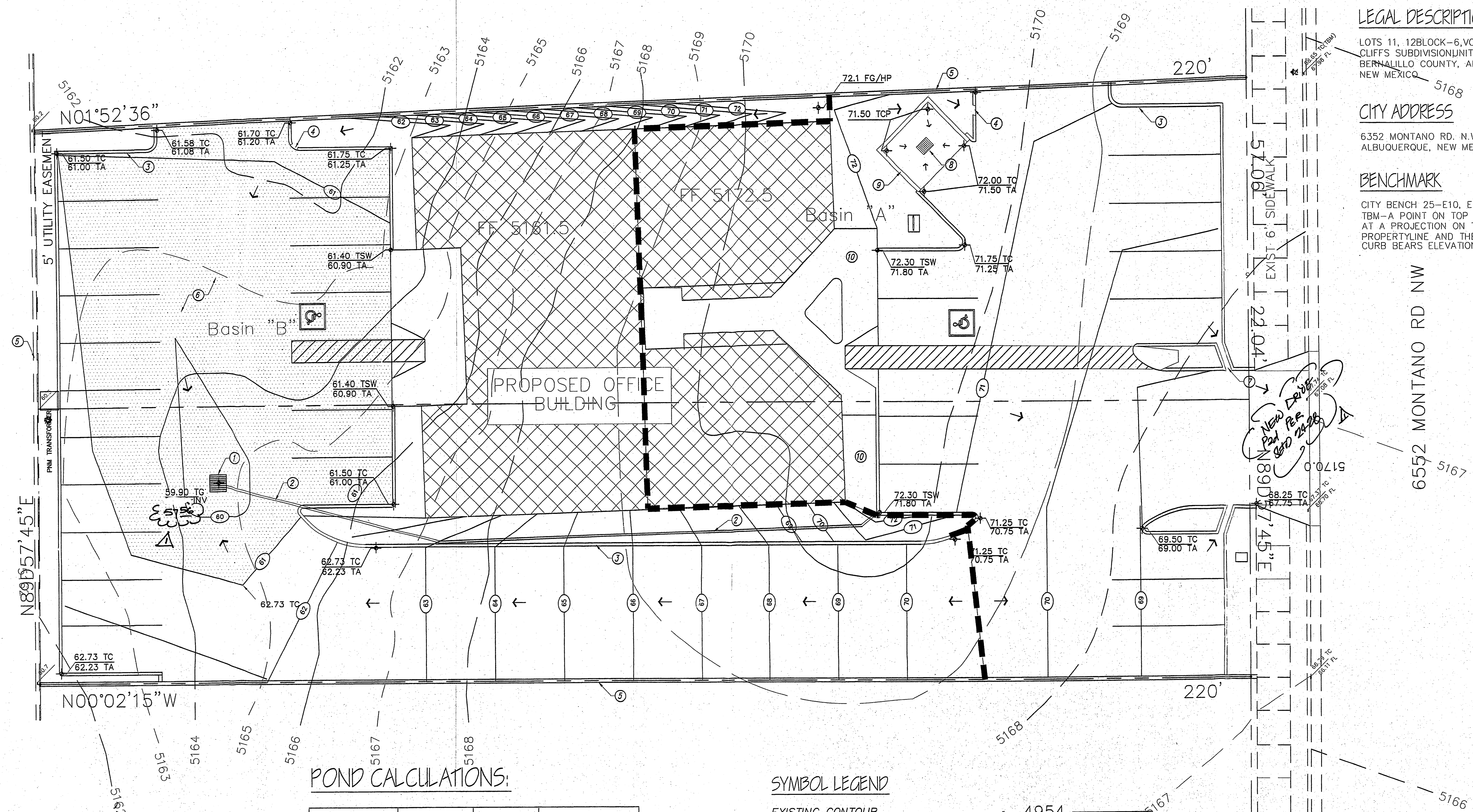
**TRAFFIC CIRCULATION LAYOUT
APPROVED**

APPROVED

LSA2 4/3/07

Signed Date

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



LEGAL DESCRIPTION
 LOTS 11, 12 BLOCK-6, VOLCANO CLIFFS SUBDIVISION UNIT ONE BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO

CITY ADDRESS
 6352 MONTANO RD. N.W. ALBUQUERQUE, NEW MEXICO

BENCHMARK
 CITY BENCH 25-E10, ELEV 5165.43
 TBM-A POINT ON TOP OF CURB AT A PROJECTION ON THE WEST PROPERTYLINE AND THE EXISTING CURB BEARS ELEVATION 5168.65

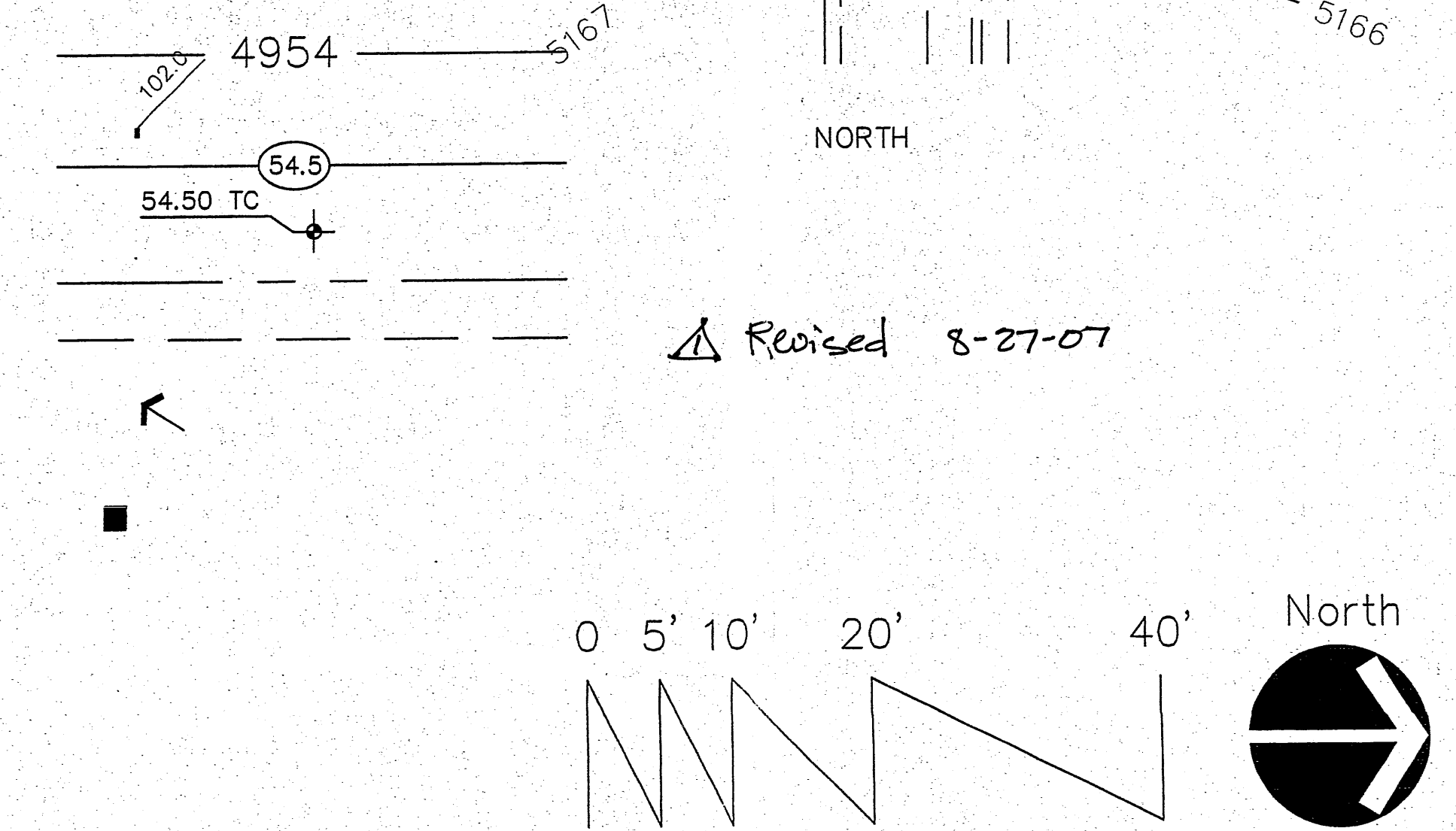
POND CALCULATIONS:

CONTOUR	AREA SQ FT	DEPTH FT	VOLUME CU FT
61	4907		
60	209	1	2,558
59.9	6	0.1	11

TOTAL POND VOLUME 2,569
 POND VOLUME REQUIRE 1,819

SYMBOL LEGEND

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- DESIGN CONTOUR
- PROPOSED SPOT ELEVATION
- PROPERTY LINE
- EASEMENT LINE
- FLOW DIRECTION
- EXISTING SPOT ELEVATION
- DOWN SPOUT



KEYED NOTES:

- 1 SUMP PUMP (FLYGT MODEL DF3067, IMP 474, 1-PHASE, 115 VOLTS O.A.E.)
- 2 PVC DRAIN LINE
- 3 6" HEADER CURB
- 4 12" CUT IN CURB TO ALLOW FLOW
- 5 6' HIGH BLOCK WALL
- 6 DETENTION POND
- 7 12" WIDE OPENING
- 8 CATCHBASIN TIED TO SANITARY SEWER-GRATE ELEVATION 71.35
- 9 BLOCK WALL FOR TRASH ENCLOSURE
- 10 RAISED SIDEWALK
- 11 -
- 12 -
- 13 -
- 14 -

EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION, HE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE

A) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, DIKES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.

B) ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.

2. THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN ERODED FROM THE SITE AND DEPOSITED THERE.



JOB NO: XXXXXX

DATE: JUNE 2005

REVISIONS

Sheet Title

GRADING & DRAINAGE PLAN

Drawn By: HTH & BJM Checked By: ES

VIRGIL GIL
 LICENSED
 REAL ESTATE
 4000 CASH ROAD, N.E.
 ALBUQUERQUE, N.M. 87110

Office Building Facility
 6352 MONTANO RD N.W.
 ALBUQUERQUE, NEW MEXICO

SHEET NO.

GD-1

406 28 2007

DRAINAGE PLAN

This Grading and Drainage Plan was prepared for the development of 6352 Montano Rd NW. Due to the existing topography, it is not practical to construct facilities whereby drainage would effectively surface flow to the right-of ways. The terrain falls from north to south away from Montano Rd. Rather, the drainage in divided into two basins, Basin A&B. Basin A is collected and discharged via the driveway. Basin B is allowed to collect in the parking lot and is drain by a sump pump to the high point of the proposed drainage scheme. These areas also drain into the right-of ways thru the driveway. A detention pond is proposed for Basin B.

CALCULATIONS

THE FOLLOWING CALCULATIONS WERE DEVELOPED USING THE CITY OF ALBUQUERQUE DPM SECTION 22.2

SITE CHARACTERISTICS:
SITE LOCATION: ZONE 1
PRECIPITATION: P360 = 2.20 inches
PRECIPITATION: P1440 = 2.66 inches
TOTAL AREA (BASIN A+BASIN B) = 22,770 SQFT (0.523 AC)

EXCESS PRECIPITATION: (TABLE A-8)
TREATMENT A E = 0.44 inches
TREATMENT B E = 0.67 inches
TREATMENT C E = 0.99 inches
TREATMENT D E = 1.97 inches

PEAK DISCHARGE: (TABLE A-9)
TREATMENT A = 1.29 cfs/acre
TREATMENT B = 2.03 cfs/acre
TREATMENT C = 2.87 cfs/acre
TREATMENT D = 4.37 cfs/acre

KEYED NOTES:

- ① GRATE PER COS STD DGE 2220 (SEE GRAINAGE PLAN FOR GATE ELEVATION)
- ② #4 RE-BAR (SCH 40) 6" EACH-WAY
- ③ 6" 4000# CONCRETE PAD & WALLS
- ④ 1/4" DIAMOND STEEL PLATE
- ⑤ SUMP PUMP (FLYGT MODEL DF306-IMP 474, 1-PHASE, 115 VOLTS O.A.E.)
- ⑥ PVC (SCH 40) FORCE MAIN- SEE DRAINAGE PLAN FOR POINT OF DISCHARGE
- ⑦ SLOPE GRADE TO INLET GRATE

- ⑧ OPENING TO ALLOW FLOW CENTER ON PARTITION
- ⑨ FLOAT CONTROL & POWER SUPPLY CONDUIT SEAL WATER TIGHT
- ⑩ 4"x3" x 1/4" ANGLE
- ⑪ 1"x2"x1/4" ANGEL
- ⑫ 2.5" GALV PIPE
- ⑬ TRANSITION COUPLING (FLEXIBLE) DRESSER O.A.E.
- ⑭ CHECK VALVE
- ⑮ GATE VALVE
- ⑯ 1/2"x3" BOLT WITH SQ HEAD WELDED TO ANGLE (1 ON ALL SIDES)
- ⑰ COMPACTED EARTH

BASIN "A"

III Treatment	Type of Surfaces	Existing Sq.Ft.	Ac.	Proposed Sq.Ft.	Ac.
A	Undeveloped	12,386	0.28	-	-
B	Landscaping	-	-	1,665	0.04
C	Compacted/Vacant	-	-	-	-
D	Impervious	-	-	10,721	0.25
Total Area (Ta)		12,386	0.28	12,386	0.28

IV Peak Discharge 100 Year (Ref A, Table A-9)	Type of Surfaces	Existing CFS/Ac	Qp(100)	Proposed CFS/Ac	Qp(100)
A	Undeveloped	1.29	0.37	1.29	-
B	Landscaping	2.03	-	2.03	0.08
C	Compacted/Vacant	2.87	-	2.87	-
D	Impervious	4.37	-	4.37	1.08
Total Discharge		-	0.37 CFS	-	1.15 CFS

VI Weighted "E" 100 Yr. 6 Hr Rainfall (Table A-8)	Type of Surfaces	Existing "E"	E* A/Ta	Proposed "E"	E* A/Ta
A	Undeveloped	0.44	0.44	0.44	-
B	Landscaping	0.67	-	0.67	0.09
C	Compacted/Vacant	0.99	-	0.99	-
D	Impervious	1.97	-	1.97	1.71
Total Discharge		-	0.44	1n	1.80 1n

VII Volume 100 Yr. V(360) (Table A-8)

Existing $0.44 \times 0.28 / 12 = 0.0104$ Ac.Ft.
454 Cu.Ft.
Proposed $1.80 \times 0.28 / 12 = 0.0425$ Ac.Ft.
1,853 Cu.Ft.

BASIN "B"

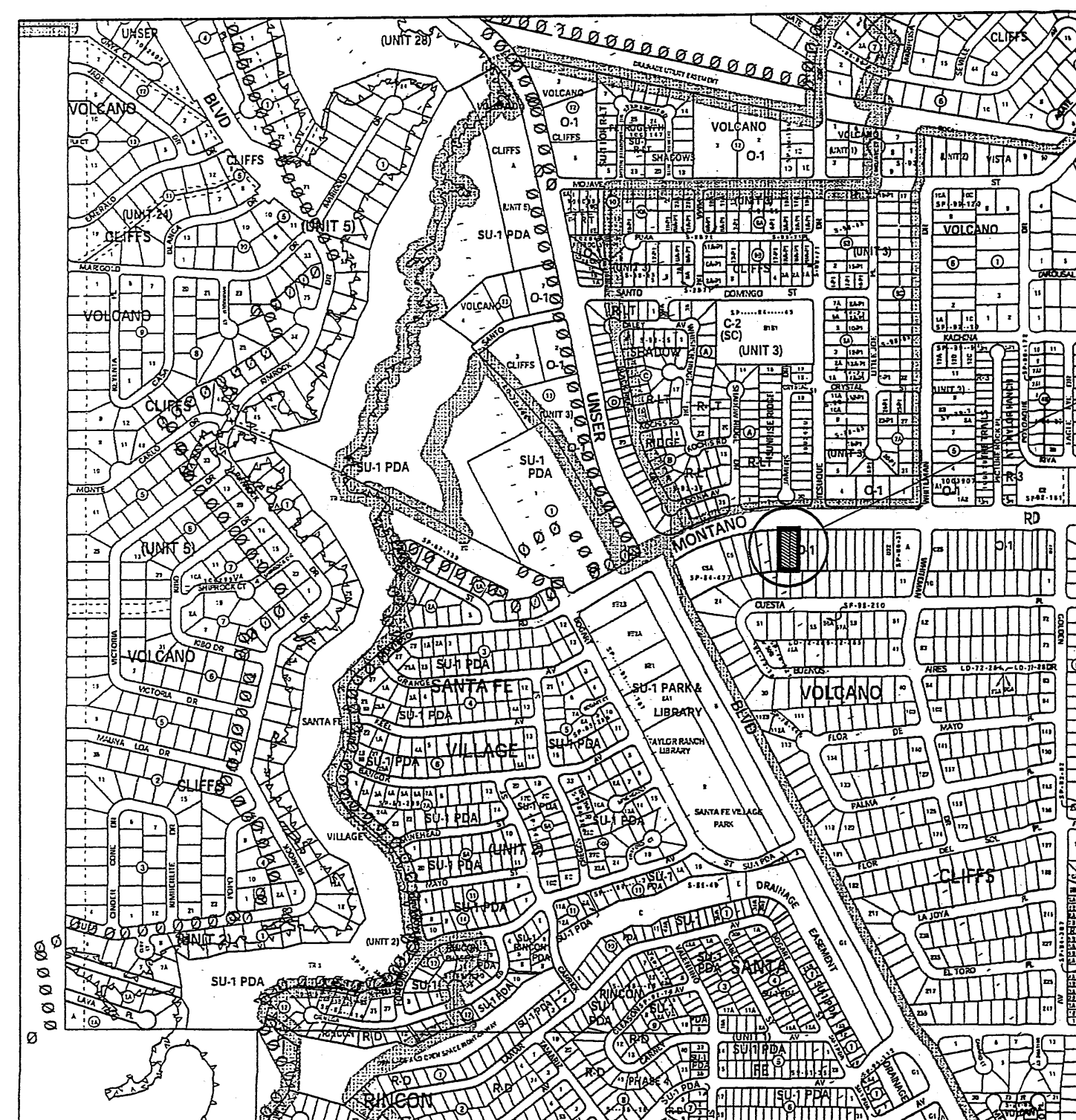
III Treatment	Type of Surfaces	Existing Sq.Ft.	Ac.	Proposed Sq.Ft.	Ac.
A	Undeveloped	10,384	0.24	-	-
B	Landscaping	-	-	880	0.02
C	Compacted/Vacant	-	-	-	-
D	Impervious	-	-	9,504	0.22
Total Area (Ta)		10,384	0.24	10,384	0.24

IV Peak Discharge 100 Year (Table A-9)	Type of Surfaces	Existing CFS/Ac	Qp(100)	Proposed CFS/Ac	Qp(100)
A	Undeveloped	1.29	0.31	1.29	-
B	Landscaping	2.03	-	2.03	0.04
C	Compacted/Vacant	2.87	-	2.87	-
D	Impervious	4.37	-	4.37	0.95
Total Discharge		-	0.31 CFS	-	0.99 CFS

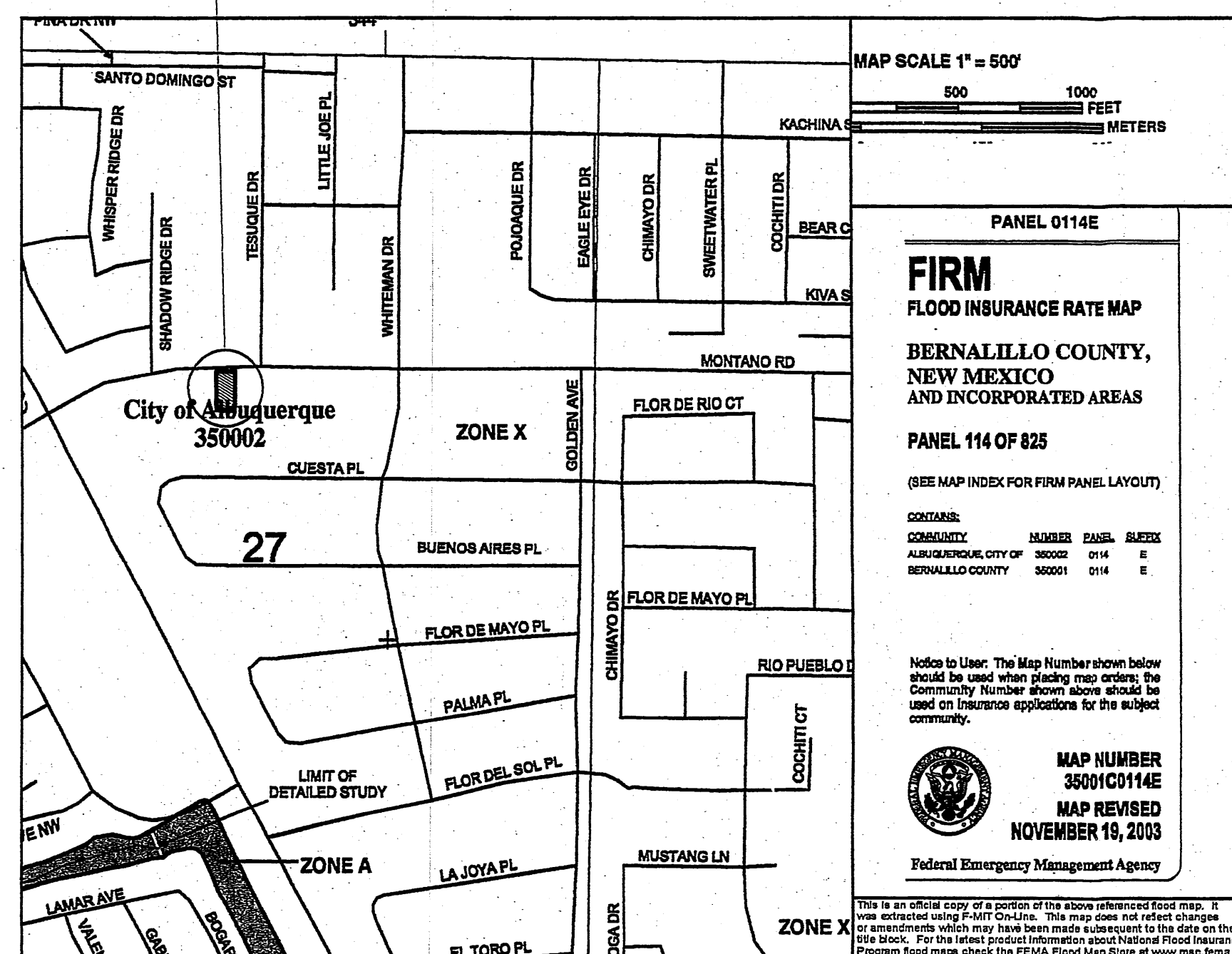
VI Weighted "E" 100 Yr. 6 Hr Rainfall (Table A-8)	Type of Surfaces	Existing "E"	E* A/Ta	Proposed "E"	E* A/Ta
A	Undeveloped	0.44	0.37	0.44	-
B	Landscaping	0.67	-	0.67	0.05
C	Compacted/Vacant	0.99	-	0.99	-
D	Impervious	1.97	-	1.97	1.51
Total Discharge		-	0.37 1n	-	1.56 1n

GENERAL NOTES

- SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
- ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE, MAKES NO REPRESENTATION THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHTS-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALB. FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AND ALL CURRENT UPDATES.
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR PERMIT.
- TWO WORKING DAYS PRIOR TO AN EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE A 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.



PROJECT SITE

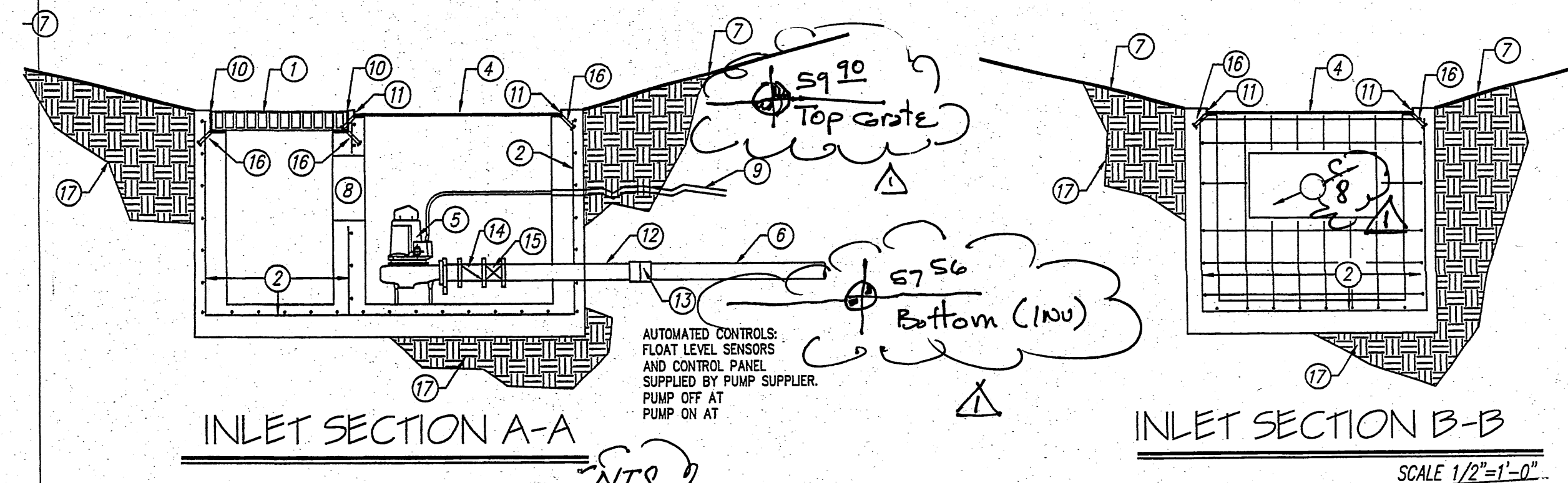


INLET PLAN

SCALE 1/2"=1'-0"

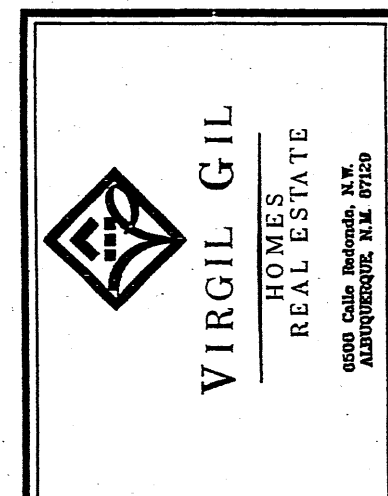
PUMP DATA:

STATIC LIFT: 0 FT. TO 2.2 FT. (POND LEVEL VARIATION)
TOTAL EQUIVALENT FEET OF DISCHARGE PIPE = 684'
DISCHARGE RATE= 60 gpm (EVACUATION IN 21.02 hrs)
SYSTEM HEAD LOSS = 17.0' TO 19.2'
TOTAL DYNAMIC LOSS = 17.0' TO 19.2'
PUMP SELECTION TO OPERATE BETWEEN 60 gpm AND 65 gpm (APPROX)



JOB NO:	XXXXXX
DATE:	JUNE 2005
REVISIONS:	

Sheet Title
GRADING & DRAINAGE PLAN
Drawn By: HTH & BWM
Checked By: ES



Job Title
Office Building Facility
6352 MONTANO RD N.W.
ALBUQUERQUE, NEW MEXICO

SHEET NO.
GD-2