HYDROLOGY

F18/D28

FIVE PLAN

SILVER DOLLAR DRIVE-IN

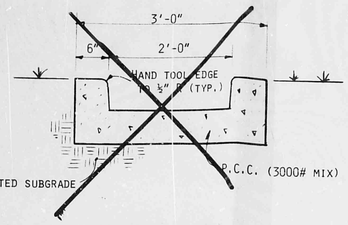
APARTMENT DEVELOPMENT

F18-D28

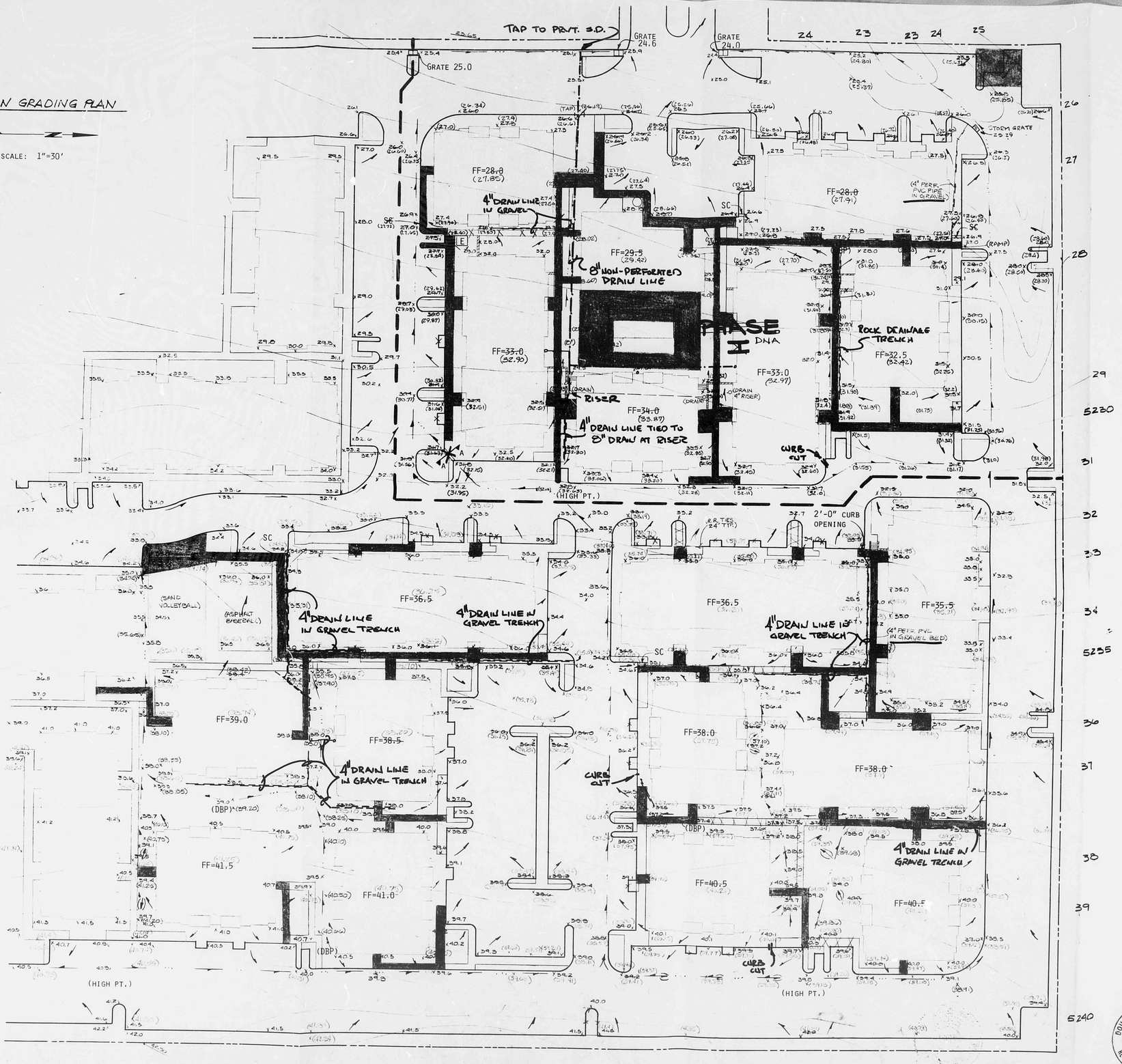
5 PLANS

NORTH PORTION GRADING PLAN

SCALE: 1"=30'

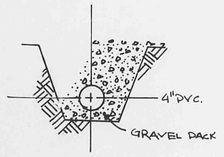


Section A-A



Legend

FF=28.0	FINISH FLOOR ELEVATION
23	EXISTING CONTOUR
4230	EXISTING SPOT ELEVATION
x 23.5	SPOT ELEVATION
	DRAINAGE SWALE
	FLOW DIRECTIONAL ARROW
GRATE 25.0	DOUBLE COMBINATION DROP INLET W/TOP OF INLET GRATE ELEV.
(DBP)	DRAINAGE BREAK POINT
SC	SIDEWALK CULVERT
	DRAINAGE DIP IN CONC. SIDEWALK
	4" PERFORATED PVC DRAIN LINE IN GRAVEL BED (SEE DETAIL)
W.H.	WEEP HOLE



DRAIN LINE DETAIL
N.T.S.

GENERAL NOTES

1. ALL SPOT ELEVATIONS SHOWN IN THE ASPHALT PARKING AREA ARE TOP OF ASPHALT. THE TOP OF CURB ELEVATIONS NEXT TO THOSE ASPHALT GRADES SHOWN ARE 0.5' GREATER.
2. LINES SHOWN AS ——·· ——·· ARE DRAINAGE SWALES AND ARE TO BE A CONTINUOUS DROP IN ELEVATION TO THE OUTFALL POINT AT THE CURB LINE.
3. ALL AREAS AROUND BUILDINGS SHALL BE FINISH GRADED SUCH THAT STORM WATERS ARE ALLOWED TO DRAIN AWAY FROM THE BUILDINGS.
4. INDICATES RETAINING WALLS
5. BENCH MARK : CITY BM = NM 367-1 LOCATED AT THE INTERSECTION OF SAN MATEO & OSUNA ELEV. = 5210.60

DEMOLITION

CONTRACTOR SHALL CALL FOR "BLUE STAKES" 48 HOURS BEFORE COMMENCING WITH WORK

CONTRACTOR SHALL REMOVE AND DISPOSE OF THE FOLLOWING ITEMS:
1. TREES AND STUMPS
2. EXISTING CMU WALLS
3. CONCRETE CURB & GUTTER
4. ASPHALT PAVING
5. UNDERGROUND CONDUIT, EXCEPT FOR THE TELEPHONE LINE PARALLELING SAN MATEO BLVD. AND THE TWO EXISTING STORM DRAINS, ONE LOCATED ALONG THE NORTH PROPERTY LINE AND THE OTHER BETWEEN CATCH BASINS ON EITHER SIDE OF THE ACCESS CORRIDOR. THE CATCH BASINS SHALL BE REMOVED & REPLACED.
6. THE OLD "SILVER DOLLAR DRIVE-IN" SIGN.
7. DRIVE PADS ALONG SAN MATEO BLVD.
8. CURB AND GUTTER ALONG McLEOD RD. AS SHOWN ON THE PAVING PLAN.
9. ALL STRUCTURES AND FOUNDATIONS.
10. ALL PEDESTALS AND UNDERGROUND WIRES.

CERTIFICATION FOR DRAINAGE

I, Fred C. Arfman, NMPE No. 7322, do hereby certify that the indicated plan of the Mountain Shadow Apartments is in compliance with the intent of the previously approved drainage report of the subject site and that the as-built surveys were performed by Doug Smith, NMPLS No. 7002, or under his supervision and is true and correct to the best of his knowledge and belief.

Fred C. Arfman — 8-27-85
Fred C. Arfman, PE No. 7322 — Date

Fred C. Arfman 8-27-85

Doug Smith — 5/21/85
Doug Smith, PLS No. 7002 — Date

REVISED 7/12/84 TO SHOW ADDITIONAL SPOT ELEVATIONS, SIDEWALK CULVERTS AND FLOW DIRECTIONAL ARROWS.

RECEIVED AUG 27 1985 HYDROLOGY SECTION

F18/D28

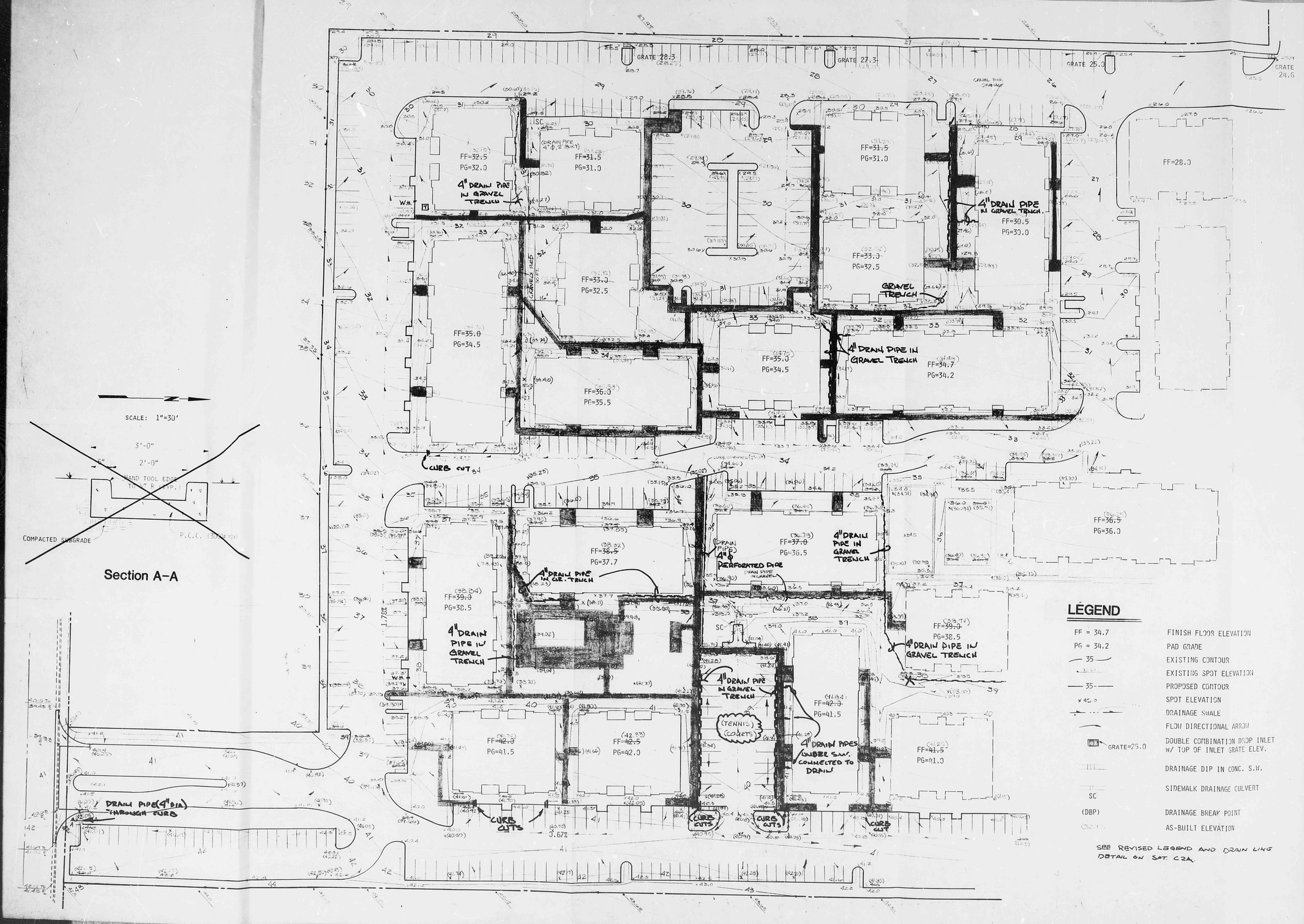
DOUGLAS H. SMITH NEW MEXICO 7002 REGISTERED LAND SURVEYOR

FRED C. ARFMAN NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER

job title MOUNTAIN SHADOWS SAN MATEO PLACE APARTMENTS		
NORTH	job no	date 4/16/84
sheet title NORTH PORTION GRADING PLAN		by FCA

de la torre • rainhart pa architects aia
612 indian school road ne • suite 141
albuquerque nm 87106 505 881 0550

sheet 3 of 3 — C2



Section A-A

LEGEND

FF = 34.7	FINISH FLOOR ELEVATION
PG = 34.2	PAD GRADE
35	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
35	PROPOSED CONTOUR
x 42.0	SPOT ELEVATION
	DRAINAGE SWALE
	FLOW DIRECTIONAL ARROW
GRATE=25.0	DOUBLE COMBINATION DROP INLET W/ TOP OF INLET GRATE ELEV.
	DRAINAGE DIP IN CONC. S.W.
SC	SIDEWALK DRAINAGE CULVERT
(DBP)	DRAINAGE BREAK POINT
	AS-BUILT ELEVATION

SEE REVISED LEGEND AND DRAIN LINE DETAIL ON SHT. C2A.

NOTES:

1. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE BALANCING OF CUT AND FILL FOR THIS SITE. CONTRACTOR SHALL IMPORT SUITABLE FILL MATERIAL IF NECESSARY OR DISPOSE OF EXTRA CUT MATERIAL, WHICHEVER IS THE CASE.
2. EXISTING CONTOURS ARE REPRESENTATIVE OF THE EXISTING CONDITION OF THE SITE PRIOR TO ANY SURFACE SCARIFICATION AND DEMOLITION. PRE-EARTHMOVING CONTOURS MAY CHANGE FROM THOSE SHOWN.
3. SPOT ELEVATIONS IN THE PAVED AREAS ARE TOP OF PAVEMENT ELEVATIONS. FOR TOP OF SUBGRADE, SUBTRACT ASPHALT'S THICKNESS. WHERE TOP OF ASPHALT GRADES ARE SHOWN NEXT TO THE CURB, ADD 0.5' TO DERIVE THE TOP OF CURB ELEVATION.
4. WHERE A LANDSCAPED DRAINAGE SWALE INTERSECTS WITH AN INTERIOR SIDEWALK, THAT SIDEWALK SHALL BE DIPPED TO FORM A VEE SECTION. SIDESLOPES SHALL NOT EXCEED 1/2 INCH DROP PER FOOT RUN.
5. BERMS AT THE WEST ENDS OF BUILDINGS SHALL HAVE A SLOPE OF 3:1 OR LESS.
6. GRADING SHALL BE PERFORMED SUCH THAT ALL STORM WATERS ARE FORCED AWAY FROM THE PERIMETERS OF BUILDINGS AND TOWARD A DRAINAGE SWALE.
7. NO OUTFALL FROM THE VOLLEYBALL PIT IS REQUIRED.

FRED C. ARCHABAL
NEW MEXICO
7322
REGISTERED PROFESSIONAL ENGINEER
8-27-85
FOR CERTIFICATION SEE SHT. C2

REVISED 7/12/84 TO SHOW ADDITIONAL SPOT ELEVATIONS, SIDEWALK CULVERTS AND FLOW DIRECTIONAL ARROWS.

REVISED 8-27-85 TO INDICATE AS-BUILT GRADES, DRAIN LINES AND MISC. DRAINAGE IMPROVEMENTS.

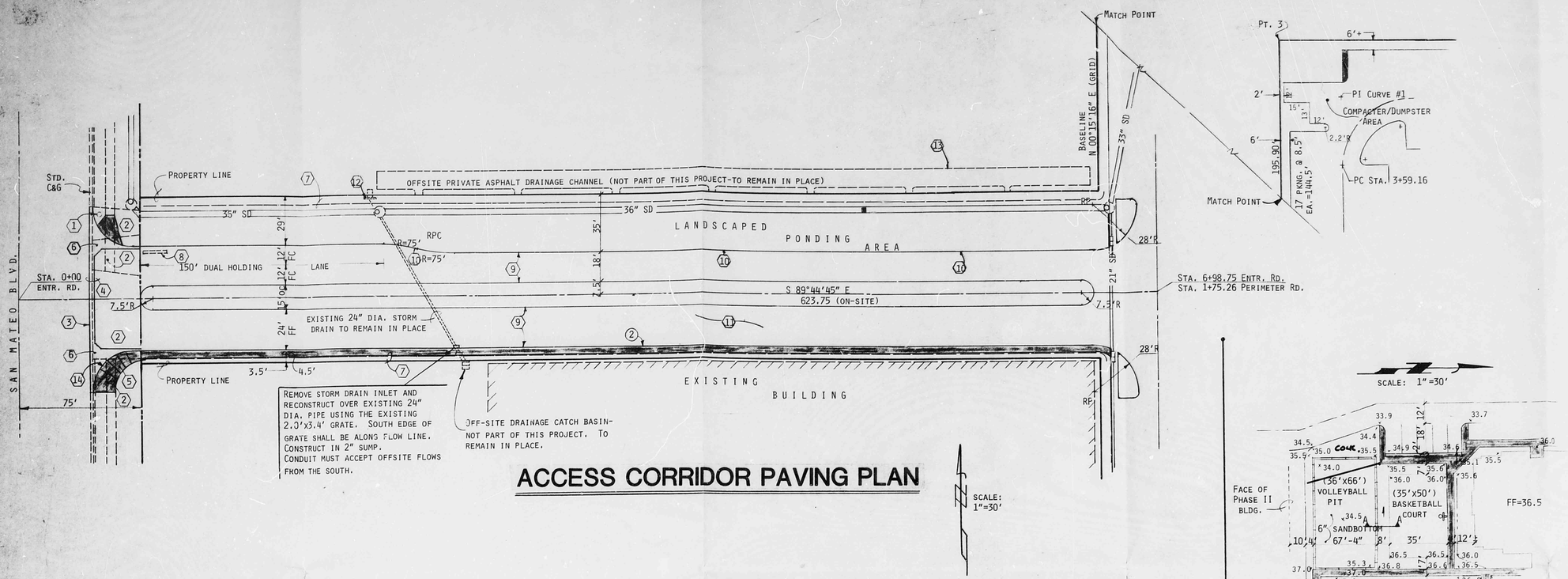
F18/D28

RECEIVED AUG 30 1985 HYDROLOGY SECTION

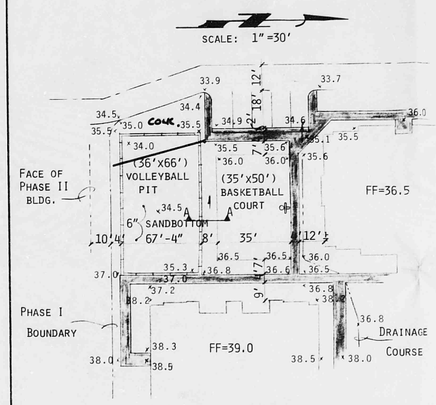
project: MOUNTAIN SHADOWS APTS
SOUTH
job no | date 4/10/84
sheet title
FRED C. ARCHABAL NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER

de atonne · narhanu pa

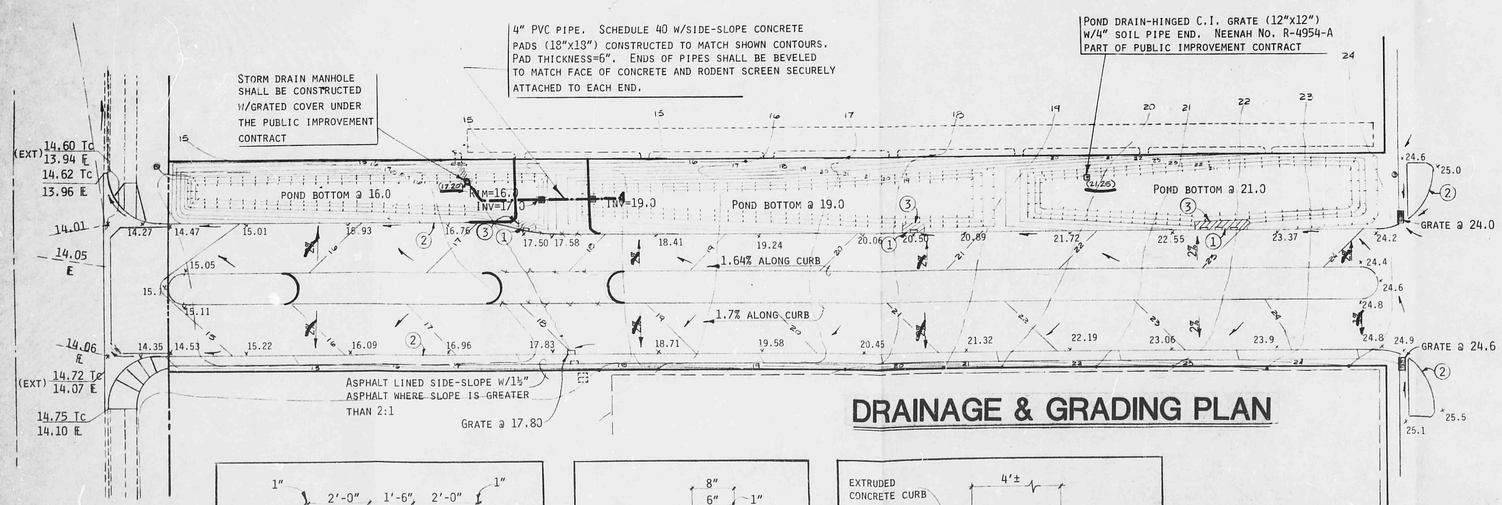
sheet 4 of 6
C2A



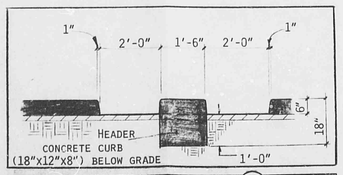
ACCESS CORRIDOR PAVING PLAN



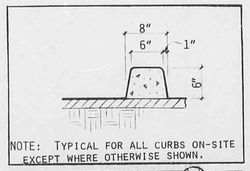
Sports Courts



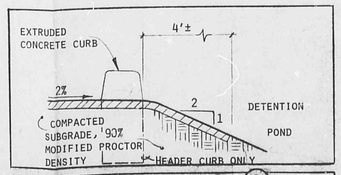
DRAINAGE & GRADING PLAN



CURB CUTS FOR DETENTION PONDS (1) ½"=1'-0"



EXTRUDED CONCRETE CURB (2) 1"=1'-0"



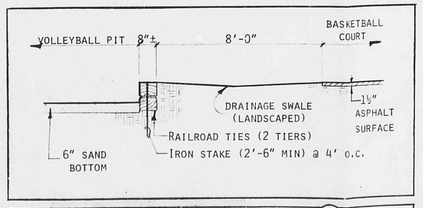
POND SLOPE PROTECTION AT INLETS (3) 1"=1'-0"

CONSTRUCTION NOTES

1. EXISTING SANITARY SEWER MANHOLE, MODIFY AS PER CITY OF ALBUQUERQUE DWG. S-2-3.
2. REMOVE EXISTING DRIVEPAD AND SIDEWALKS
3. REMOVE 104 L.F. CURB & GUTTER
4. CONSTRUCT CONCRETE VALLEY GUTTER AS PER CITY DWG. P-9-2.
5. CONSTRUCT WHEEL CHAIR RAMP AS PER CITY DWG. P-17.
6. CONSTRUCT CONCRETE FILLETS AS PER CITY DWG. P-9-2
7. REMOVE EXISTING CURB & GUTTER.
8. REMOVE EXISTING SIGN.
9. CURB & GUTTER SECTION AS SHOWN ON THIS SHEET.
10. CURB & GUTTER SECTION AS SHOWN ON THIS SHEET EXCEPT FOR DEPRESSED GUTTER SECTION.
11. REMOVAL OF ALL EXISTING ASPHALT PAVING.
12. CONCRETE HEADWALL AND INLET TO REMAIN IN PLACE.
13. OFFSITE ASPHALT PRIVATE DRAINAGE CHANNEL, NOT PART OF THIS PROJECT, TO REMAIN IN PLACE.
14. 30' FACE OF CURB RADIUS

GENERAL NOTES

1. BASIS OF BEARINGS: THE COURSE BETWEEN "N.M. 367-1" AND CITY MONUMENT "8-F-18".
2. ALL BEARINGS ARE GID.
3. ∝ = 0°11'33"
4. BENCH MARK: N.M.S.H.C. BRASS CAP "N.M.-367-1", ELEVATION 5210.600.



SECTION A-A (SPORTS COURTS) (A-A) 1"=3'-0"

FOR CERTIFICATION SEE SHT C2.

A8/D28

RECEIVED AUG 30 1985 HYDROLOGY SECTION

job title: MOUNTAIN SHADOWS	job no	date 4-16-84
sheet title: ACCESS CORRIDOR & DETAILS		by

de la torre • nanhart, pa architects aia
801 indian school road nw • suite 141
albuquerque nm 87102 • 505 881 0550

sheet 9 C5 of 61

Legal Descriptions

Parcel I:

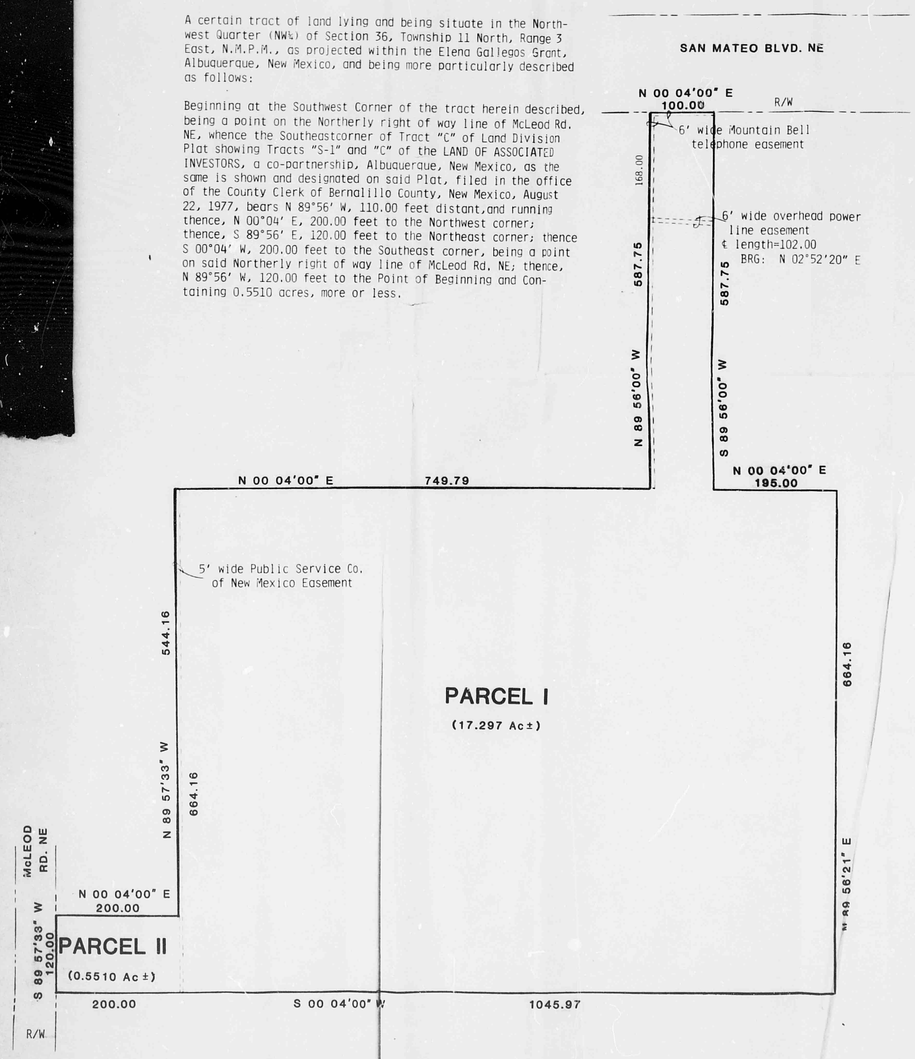
A tract of land situate within the Elena Gallegos Grant, Bernalillo County, New Mexico, being more particularly described as follows:

Beginning for a tie, at the corner common to Sections 25, 26, 35 and 36, Township 11 Northr, Range 3 East, N.M. P.M., being within the right of way of San Mateo Boulevard NE, and running thence S 89°46'20" E, 73.43 feet along the line common to said sections 25 and 36 to a point on the Easterly right of way line of said San Mateo Blvd. NE; thence leaving said Section line and running S 0°04' W, 1380.76 feet along the Easterly right of way line of said San Mateo Blvd. NE to the beginning corner No. 1 of the tract herein set forth; thence leaving said San Mateo Blvd. NE and running S 89°56' E, 587.75 feet to corner No. 2 of the tract herein set forth; thence, N 0° 04' E, 195.97 feet to corner No. 3 of the tract herein set forth; thence S 89°56' E, 664.16 feet to the Northeast corner No. 4 of the tract herein set forth; thence S 0°04' W, 1045.97 feet to the Southeast corner No. 5 of the tract herein set forth; thence N 89°56' W, 664.16 feet to corner No. 6 of the tract herein set forth; thence, N 0°04' E, 750.00 feet to corner No. 7 of the tract herein set forth; thence N 89°56' W, 587.75 feet to corner No. 8 of the tract herein set forth, a point on the Easterly right of way line of said San Mateo Blvd. NE; thence N 0°04' E, 100.00 feet along the Easterly right of way line of said San Mateo Blvd. NE to the beginning corner No. 1 of the tract herein set forth; Containing Seventeen and Two Hundred Ninety-seven Thousandths (17.297) acres, more or less; and

Parcel II:

A certain tract of land lying and being situate in the Northwest Quarter (NW¼) of Section 36, Township 11 North, Range 3 East, N.M.P.M., as projected within the Elena Gallegos Grant, Albuquerque, New Mexico, and being more particularly described as follows:

Beginning at the Southwest Corner of the tract herein described, being a point on the Northerly right of way line of McLeod Rd. NE, whence the Southeastcorner of Tract "C" of Land Division Plat showing Tracts "S-1" and "C" of the LAND OF ASSOCIATED INVESTORS, a co-partnership, Albuquerque, New Mexico, as the same is shown and designated on said Plat, filed in the office of the County Clerk of Bernalillo County, New Mexico, August 22, 1977, bears N 89°56' W, 110.00 feet distant,and running thence, N 00°04' E, 200.00 feet to the Northwest corner; thence, S 89°56' E, 120.00 feet to the Northeast corner; thence S 00°04' W, 200.00 feet to the Southeast corner, being a point on said Northerly right of way line of McLeod Rd. NE; thence, N 89°56' W, 120.00 feet to the Point of Beginning and Containing 0.5510 acres, more or less.



LEGAL DESCRIPTION

1"=100'

UTILITY STATEMENT

1. ALL UTILITIES SITUATED WITHIN THE PROPOSED COMPLEX, WITH THE EXCEPTION OF THOSE LOCATED IN THE ACCESS CORRIDOR, ARE SCHEDULED TO BE PRIVATELY OWNED. THEY INCLUDE WATER DISTRIBUTION, FIRE PROTECTION, SANITARY SEWERS, AND THE STORM DRAINAGE SYSTEM. STANDARD AGREEMENTS SHALL BE WORKED OUT WITH THE PUBLIC SERVICE COMPANY, GAS COMPANY OF NEW MEXICO AND ALBUQUERQUE CABLE T.V. FOR THEIR SERVICES AND REQUIRED EASEMENTS.

2. WATER SHALL BE FROM THE 16" LINE ALONG SAN MATEO'S EAST RIGHT-OF-WAY LINE. FROM THAT POINT OF CONNECTION A LINE IS PROPOSED TO BE PLACED WITHIN A MULTI-USE PUBLIC UTILITY EASEMENT ALONG THE CORRIDOR'S NORTH BOUNDARY. AT THE END OF THIS LINE, BEING A POINT AT THE CORRIDOR'S EAST END, THE PRIVATE AND SEPARATE WATER DISTRIBUTION AND FIRE PROTECTION SYSTEMS WILL START. LINES SIZES AND LOCATIONS SHALL BE SET AT THE TIME OF FINAL ENGINEERING DRAWINGS. THE WATER DISTRIBUTION SYSTEM MAY ALSO HAVE A METER LOCATION OFF THE MCLEOD IN THE EVENT THAT THE BUILDING SCHEDULE SO DICATES THE NEED FOR MORE THAN ONE METER.

3. FIRE PROTECTION LINES MAY TAP THE PUBLIC SYSTEM AT TWO POINTS, AT THE END OF THE PBULIC LINE EXTENSION IN THE CORRIDOR AND OFF OF MCLEOD RD. IN NO CASE SHALL THESE LINES BE CONNECTED. FIRE HYDRANT SHALL BE LOCATED THROUGHOUT THE SITE IN COMPLIANCE WITH THE STANDARDS ESTABLISHED BY THE CITY OF ALBUQUERQUE'S FIRE DEPARTMENT.

4. SANITARY SEWER SHALL BE EXTENDED FROM AN EXISTING MANHOLE AT LINCOLN AND SAN MATEO. THE EXTENSION FROM THAT MANHOLE SHALL ACCEPT ALL THE FLOWS GENERATED FORM THE SITE. THE ENTIRE SEWER COLLECTION SYSTEM ABOVE THE END PUBLIC MANHOLE SHALL BE PRIVATE.

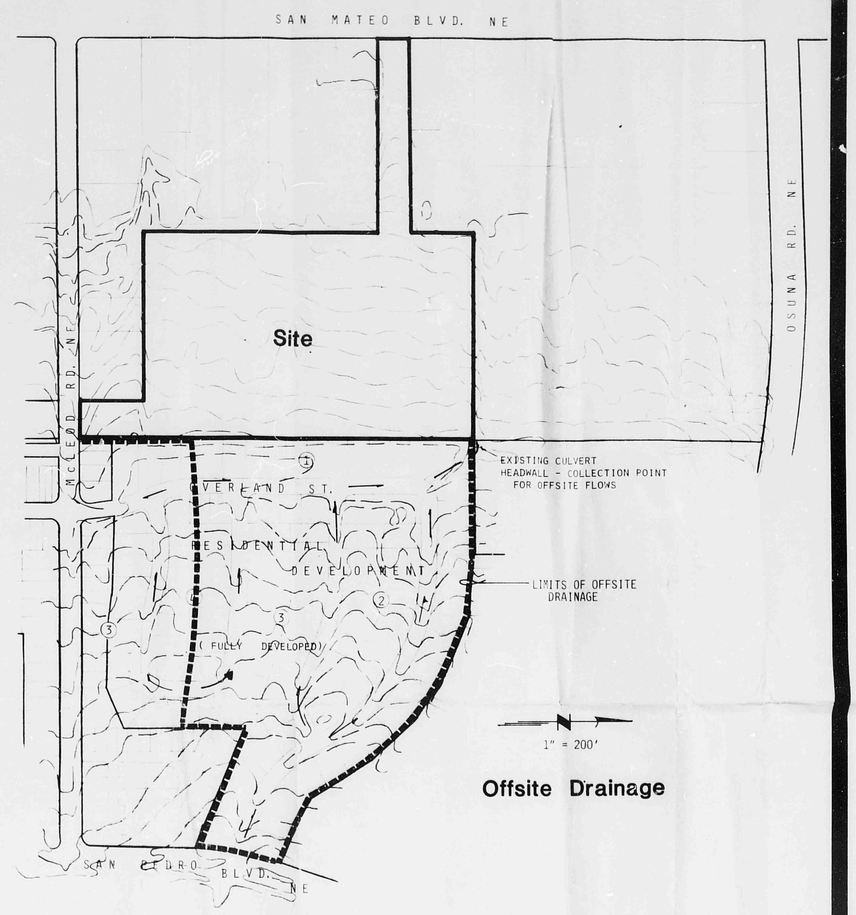
5. STORM DRAINAGE SHALL BE PRIVATE EXCEPT FOR THAT LINE LOCATED WITHIN THE ACCESS CORRIDOR. IT IS PROPOSED THAT THE EXISTING 36" RCP ALONG THE SITE'S NORTH BOUNDARY BE EXTENDED AND DISIGNED TO EMPTY INTO THE 36" RCP EXTENSION FROM SAN MATEO. IN DOING SO, ALL OFFSITE FLOWS ARE EFFECTIVILY HANDLED BY UNDERGROUND STORM SEWER CONVEYANCE. STORM WATERS GENERATED FROM THE SITE ARE DIRECTED TO THE SITE'S LOW POINT LOCATED AT THE CORRIDOR'S EAST END. ALL FLOWS ARE OVERLAND AND ARE ALLOWED TO ENTER THE STORM DRAIN AT THAT POINT. THE EXISTANCE OF A UNWANTED PONDING AREA ALONG SANMATEO AND THE ACCESS CORRIDOR MAY BE ELIMATED BY THE SYSTEM EXTENSION. FLOWS ARE THEN TRANSFERRED NORTHWARD BY A 48" RCP TO A POINT OF DISCHARGE APPROXIMATELY 3200 FEET NORTH. IN GENERAL, THE PROPOSED SITE WILL REDUCE THE RATE AND VOLUME OF STORM WATER LEAVING THE SITE DUE TO THE MIXING OF IMPERVIOUS AREA AND SITE LANDSCAPING. THE PROPOSED LAND USE AND LAYOUT WILL HAVE LOWER RUNOFF VALUES THAN THOSE OF THE EXISTING BITUMINOUS SURFACING. A DETAIL ANALYSIS WOULD BE FORTH COMING AT THE TIME OF DRAINAGE REPORT SUBMITTAL.

6. GRADING - THE FINAL GRADES MAY CHANGE FORM THOSE SHOWN IN ORDER TO ACHIEVE A MORE BALANCED EARTHWORK SCHEDULE. AN EROSION CONTROL PLAN SHALL BE SUBMITTED AT THE TIME OF THE FINAL DRAINAGE REPORT IF THE CONSTRUCTION SHCEDULE IS NOT IN AN ORDERLY MANNER.

BASIS OF BEARING

THE EAST RIGHT-OF-WAY LINE OF SAN MATEO BLVD; BRG. N00°04'00"E AND THE NORTH RIGHT-OF-WAY LINE OF MCLEOD ROAD; BRG: S 89°57'33" W.

BENCH MARK: CITY BM = NM 367-1,
ELEVATION = 5210.60
LOCATION: INTERSECTION OF SAN MATEO AND OSUNA ROAD.



Offsite Drainage

SITE CONDITIONS

OFFSITE FLOWS WILL CONTINUE TO BE COLLECTED AT THE SAME POINT OF ACCEPTANCE AS NOW EXISTS FOR ROUTING THROUGH THE SITE. THE EXISTING SECTION OF 36" RCP CULVERT ON THE SITE'S NORTH BOUNDARY, WILL BE EXTENDED TO THE WEST, THEN SOUTH TO THE PROPOSED STORM INLET LOCATION AT THE EAST END OF THE ACCESS ROAD.

ONSITE FLOWS SHALL BE DIRECTED AWAY FROM ALL STRUCTURES AND DIRECTED TO THE EAST END OF THE ACCESS CORRIDOR BY MEANS OF GRADING. STORM WATER COLLECTION INLETS SHALL BE LOCATED TO PROVIDE SURFACE RELEIF. THE SYSTEM SHALL THEN TIE INTO THE EXISTING STORM DRAIN ALONG SAN MATEO BLVD. A PORTION OF THE EXISTING SYSTEM MUST BE REPLACED BY A LARGER DIAMETER PIPE IN ORDER FOR THE SYSTEM TO WORK PROPERLY. ALSO, THIS EXISTING STORM DRAINAGE SYSTEM WHICH PRESENTLY COLLECTS THESE FLOWS WILL HAVE TO BE RENOVATED DUE TO A PLUGGED INLET. THE SYSTEM CAN THEN CONTINUE TO SERVICE THE SELF STORAGE AREA (TO THE SOUTH), THE ACCESS ROAD AND THE AREA SITUATED NOTRH OF THE ACCESS ROAD, PLUS SERVE AS A COLLECTOR FOR OVERFLOW'S FROM THE SITE IF THAT SYSTEM'S INLETS PLUG. THIS APPROACH PROVIDES FOR CONNECTIONS TO THE SAN MATEO DRAINAGE FACILITY WITH THE MINIMUM DELAY AND DISRUPTION IN AREA USAGE.

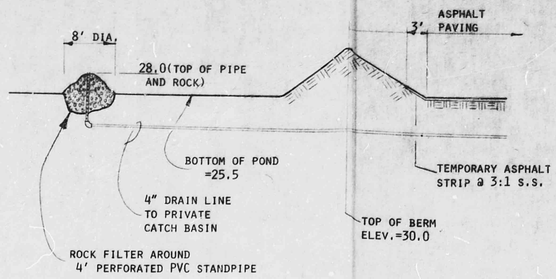
OFFSITE CONDITIONS AND LEGAL DESCRIPTION

ISAACSON & AREMAN, P.A.
Consulting Engineering Associates
128 Monroe St., N.E.
Albuquerque, New Mexico 87108

F18/D28

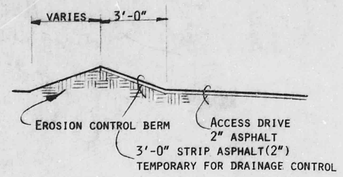
job title	TOWN PARK APARTMENTS ALBUQUERQUE, NEW MEXCIO
job no	2682
date	12-3-82
sheet title	OFF-SITE CONDITIONS & LEGAL DESCRIPTION
by	JDLT

de la torre • rainhart, pa
architects
512 indian school road ne • suite 121
albuquerque nm 87110 • 505 881 0550



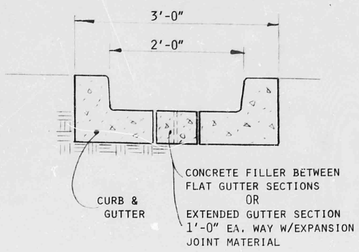
Section A - A

NTS



Section B - B

NTS



Section C - C

NTS

BENCH MARK : CITY BM NM 367-1
LOCATED @ SAN MATEO & OSUNA
ELEV. = 5210.60

SAN MATEO BLVD.

GRADING & DRAINAGE NOTES

N1-SIDE SLOPES TO NATURAL GROUND @ 3:1

N2-PROVIDE ASPHALT LINED SPILLWAYS WHERE SHOWN. SPILLWAY SHALL EXTEND FROM BACK OF CURB TO BOTTOM OF POND. TOP OF SPILLWAY ARE SHOWN ON PLAN. EACH SPILLWAY SHALL BE 4 FT. IN WIDTH, 2" THICK AND HAVE 6 INCH RAISED SIDES AT A 1:1 SLOPE.

N3-POND ENTRANCE SHALL BE FROM THE GUTTER SECTION (NO CURB FOR 8 FEET) TO THE BOTTOM OF POND.

N4-PARKING AREAS SHALL BE CONSTRUCTED TO ALLOW STORM WATERS TO PASS OVER ASPHALT AS SHOWN BY THE FLOW DIRECTIONAL ARROWS & SWALE LINES.

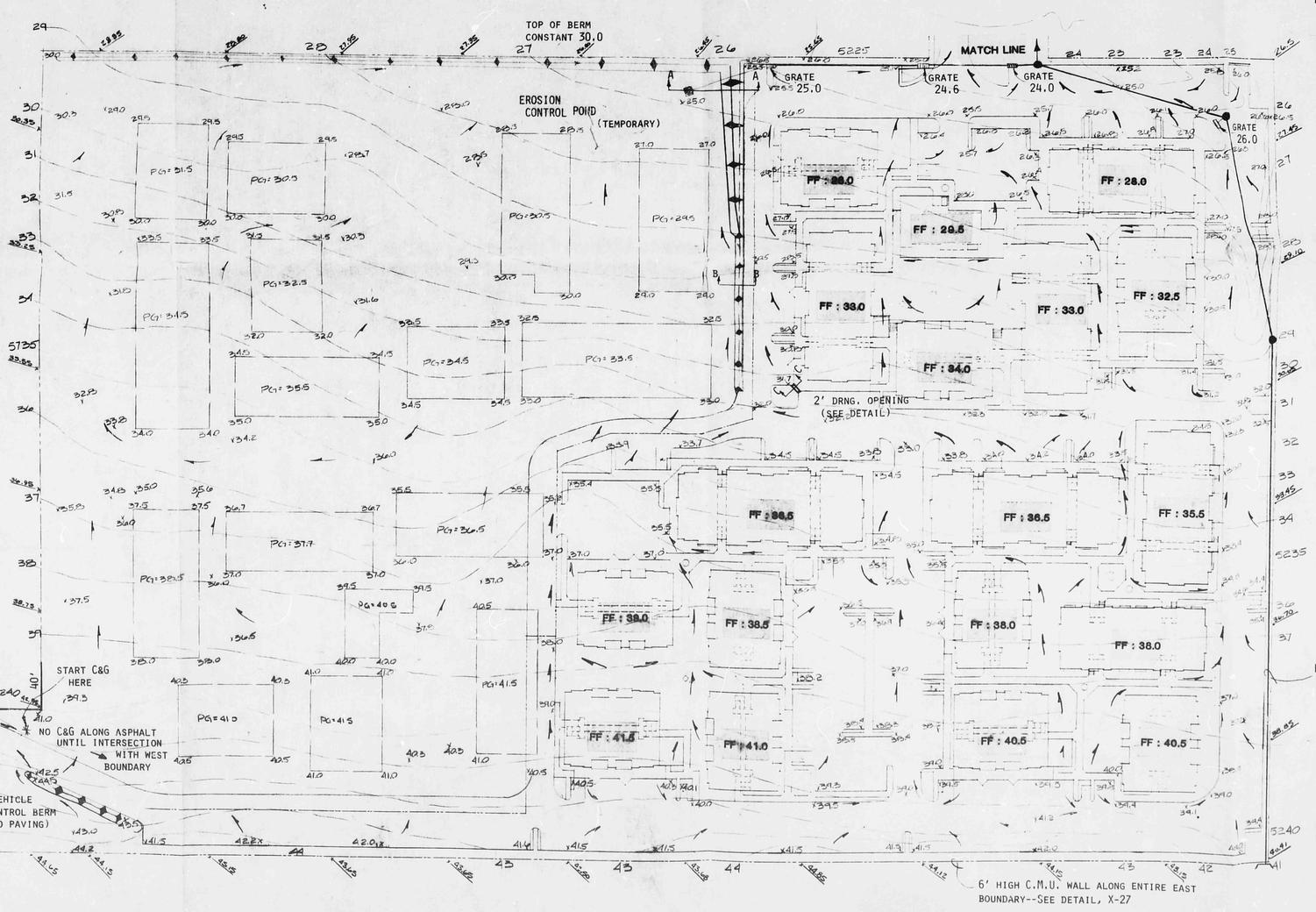
N5-THE DESIGN OF THE PRIVATE PORTION OF THE STORM DRAIN SYSTEM IS INCORPORATED INTO THE PUBLIC IMPROVEMENT PLANS FOR STORM DRAINAGE.

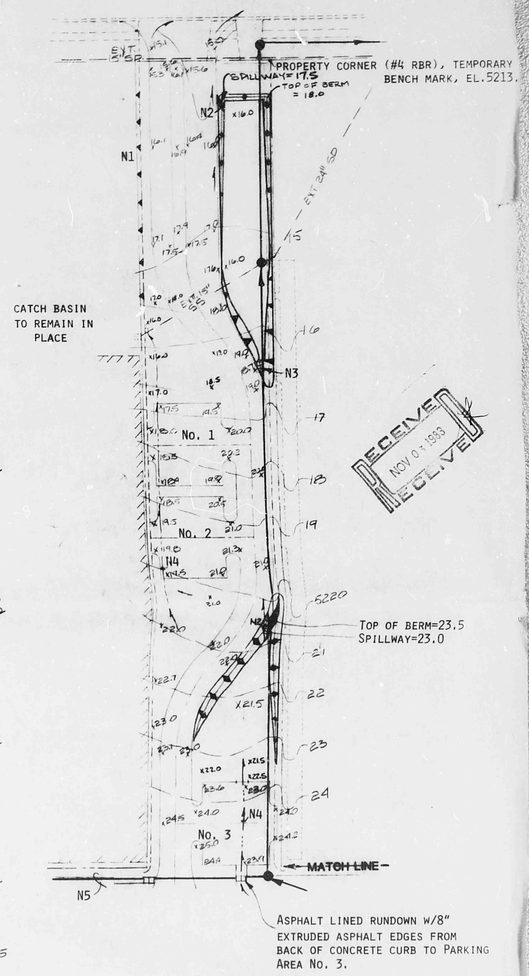
DEMOLITION

CONTRACTOR SHALL CALL FOR "BLUE STAKES" 48 HOURS BEFORE COMMENCING WITH WORK.

CONTRACTOR SHALL REMOVE AND DISPOSE OF THE FOLLOWING ITEMS:

1. TREES AND STUMPS
2. EXISTING C.M.U. WALLS
3. CONCRETE CURB & GUTTER
4. ASPHALT PAVING
5. UNDERGROUND CONDUIT, EXCEPT FOR THE TELEPHONE LINE PARALLELING SAN MATEO BLVD. AND THE TWO EXISTING STORM DRAINS; ONE LOCATED ALONG THE NORTH PROPERTY LINE AND THE OTHER BETWEEN CATCH BASINS ON EITHER SIDE OF THE ACCESS CORRIDOR. THE CATCH BASINS SHALL REMAIN IN PLACE.
6. THE OLD "SILVER DOLLAR DRIVE-IN" SIGN.
7. DRIVE PADS ALONG SAN MATEO BLVD.
8. CURB AND GUTTER ALONG McLEOD RD. AS SHOWN ON THE PAVING PLAN.
9. ALL STRUCTURES AND FOUNDATIONS.
10. ALL PEDESTALS AND UNDERGROUND WIRES.





SCALE : 1"=30'

RECEIVED NOV 0 1 1993

FRED C. ARTMANN NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER 11-5-93

Overall Site Grading & Drainage Plan

F18/D28