HYDROLOGY

G17/D8
1 PLAN

G17/D8

1 Plan

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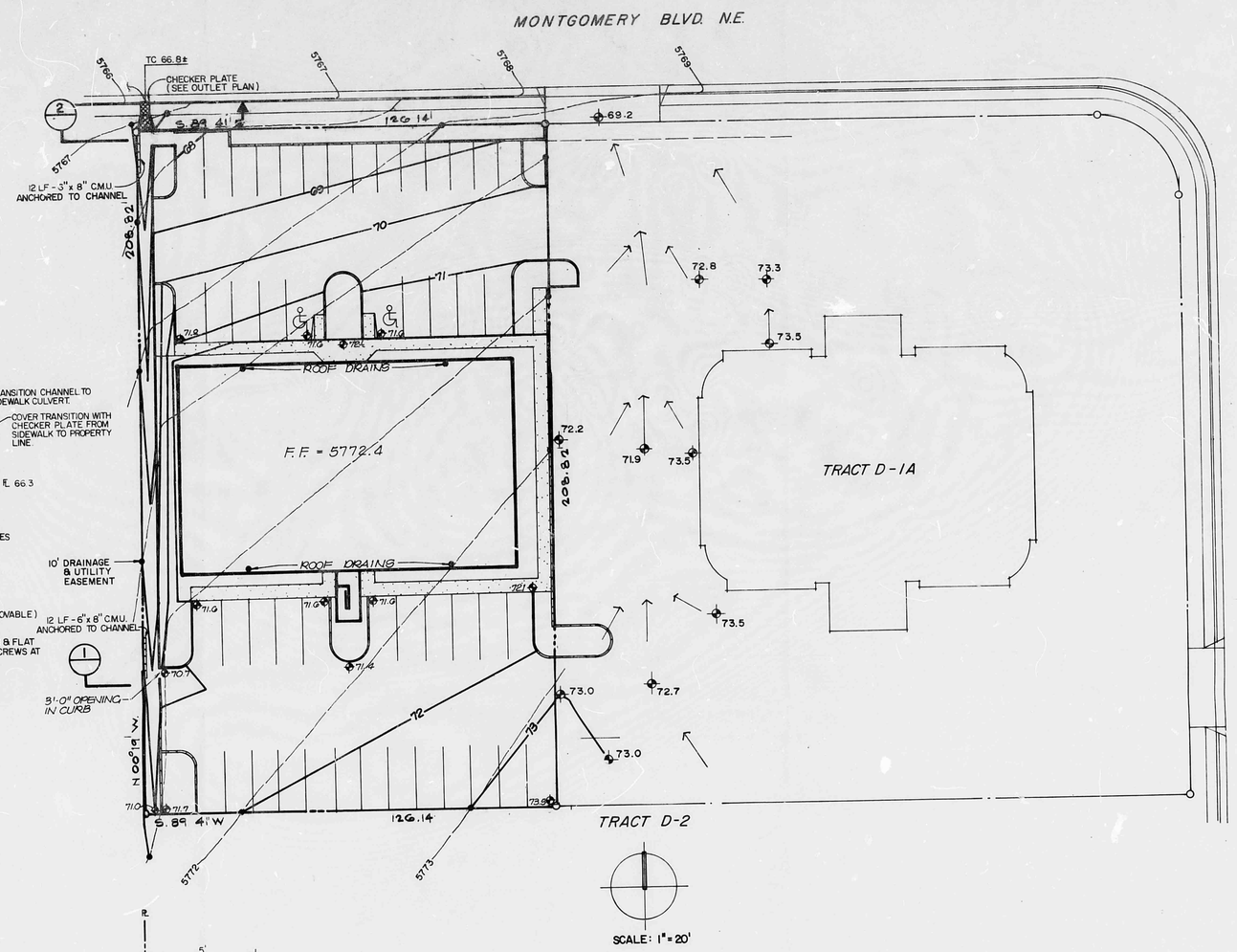
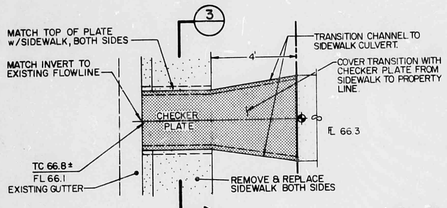
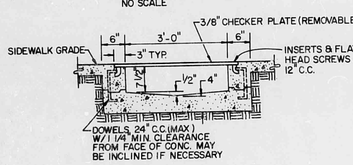
APR 1 1 1983

ENGINEERING

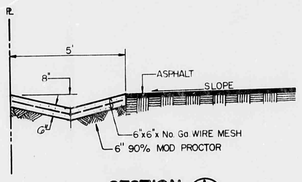




OUTLET PLAN
NO SCALE

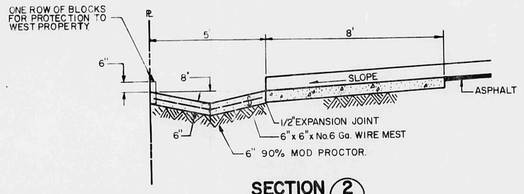


SECTION 3
NO SCALE



SECTION 1
NO SCALE

NOTE:
PLACE EXPANSION JOINT IN CHANNEL @ 50' c.c. AND SCORE CHANNEL @ 10' c.c.



SECTION 2
NO SCALE

DRAINAGE PLAN

The proposed building will be located near the intersection of Montgomery Blvd., N.E. and Monroe Street N.E. on Tract D-1B of the Vista Grande Land Company Addition. This drainage plan was originally submitted and approved in October of 1980. The concept now is the same, only the building outline has changed. The original plan allowed a free discharge of storm waters into Montgomery. The site also had to convey 8.8 cfs through the site from the lands to the south.

This drainage plan meets all the criteria that were established in October of 1980. The drainage plan for the land to the south has now been submitted and approved and the flows from the south will be 3.4 cfs rather than the 8.8 as originally envisioned.

The existing land slopes from south to north with a slight slope from east to west. Drainge from Tract D-1A does not enter the site, it is conveyed directly to Montgomery though a driveway cut. Drainge from Tract D-2 will be conveyed along the west property line as previously stated. Capacity of the channel is shown below on our calculations.

The grading plan shows: 1) existing contours of 1'-0" intervals 2) proposed grades and indicated by spot elevations and contours 3) continuity between proposed and existing elevations 4) the retaining walls are not required.

Calculations

Ground Cover Information

1. From SCS Bernalillo County Soil Survey, Plate 31:
   EmB Embudo
   Hydrologic Soil Group B
2. Existing Condition

   A_{perv} = 0.60 Ac (DPM Plate 22.2 C-1)
   'C' factor = 0.34 (% impervious = 0)
3. Developed Condition

   A_{imp} = 0.55 ac
   A_{perv} 0.05 ac

   % impervious = $\frac{0.55}{0.60}$ = 92%
   'C' factor = 0.88 (DPM Plate 22.2 C-1)

Rational Method

1. Discharge: Q = CiA

   $i = P_6(6.84)T_c^{-0.51}$ = 4.92 in/hr.
   P_6 = 2.3 inches (DPM Plate 22.2 D-1)
   T_c = 10 min. (minimum)
2. Volume: $V = CP_6A(1/12)$

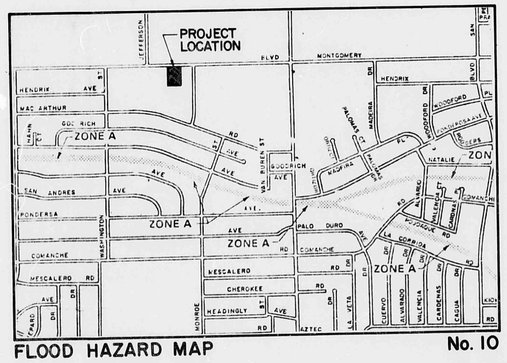
   Existing Condition:

   Q_{100} = CiA = 0.34(4.92)0.60 = 1.0 cfs
   $V_{100} = CP_6A$ = 0.34(2.3)0.60 = 1703 cf

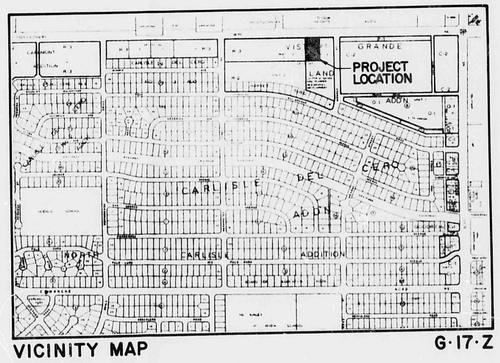
   Developed Condition:

   Q_{100} = CiA = 0.88(4.92)0.60 = 2.6 cfs
   $V_{100} = CP_6A$ = 0.88(2.3)0.60 = 4,408 cf

PROJECT BENCHMARK:
A SQUARE ⊡ CHISELED ON TOP OF THE CURB LOCATED ON THE NORTH SIDE OF MONTGOMERY BLVD. OPPOSITE THE JUNCTION WITH MONROE STREET.
ELEV. = 5773.55 FEET MSL.
CITY BENCH MARK 5-F17.



FLOOD HAZARD MAP No. 10



VICINITY MAP G-17-Z

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
THOMAS L. MANROE
5798
LAND SURVEYOR

3/25/83
4/8/83

JOB NO. 30251

JOHN ARMY ASSOCIATES, INC.
811 DALLAS N.E. · ALBUQUERQUE · NEW MEXICO · 87110
ENGINEERS

HYDROLOGY

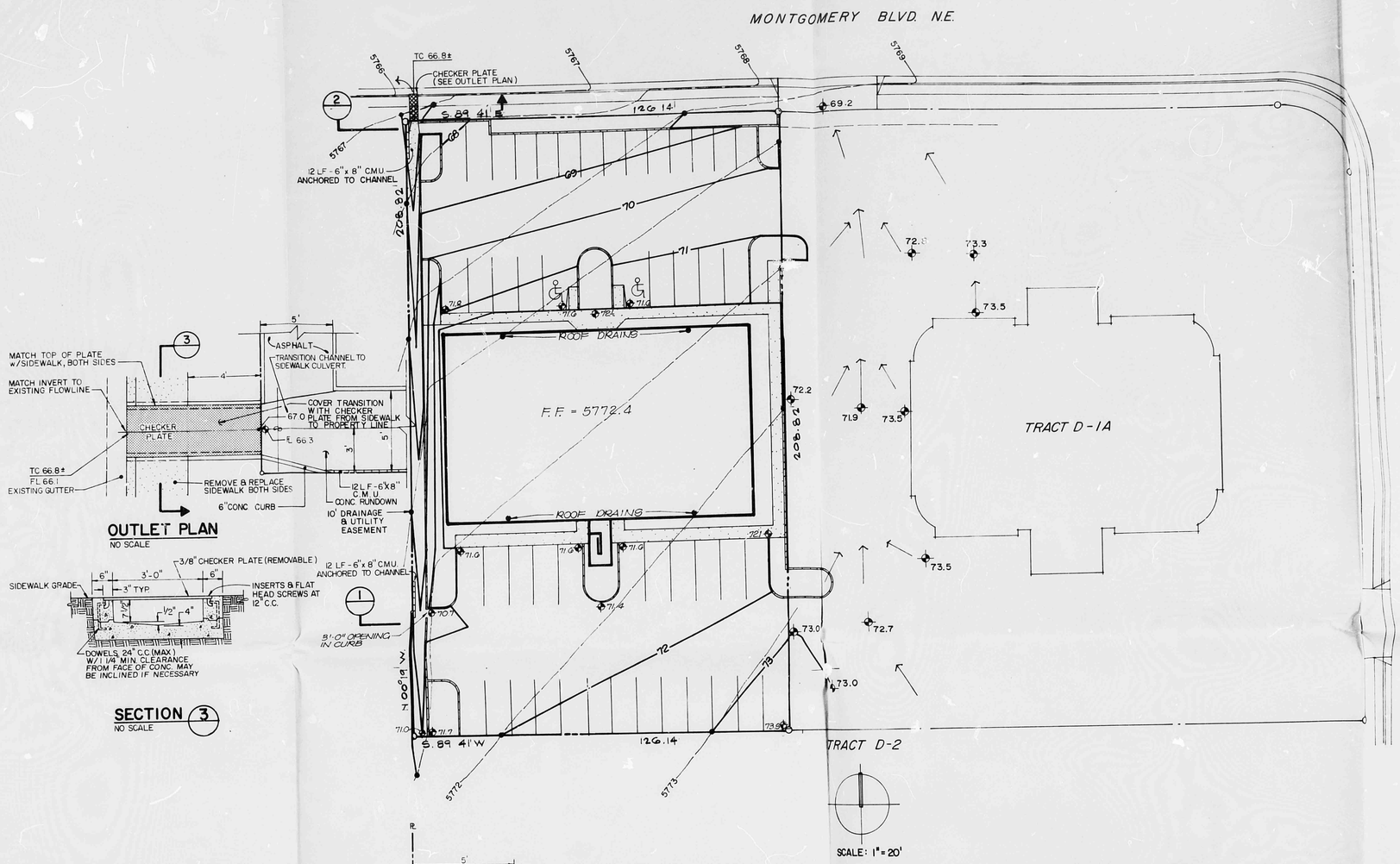
G17/D8

TWO PLANS

4520 MONTGOMERY NE.

GIN. D8

2 PLANS

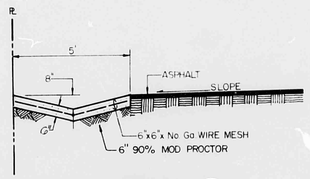


OUTLET PLAN

NO SCALE

SECTION 3

NO SCALE



SECTION 1

NO SCALE

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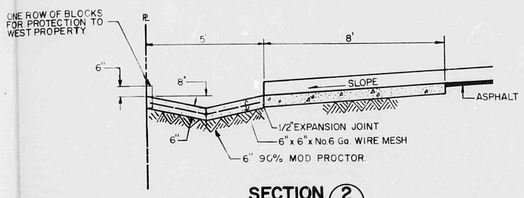

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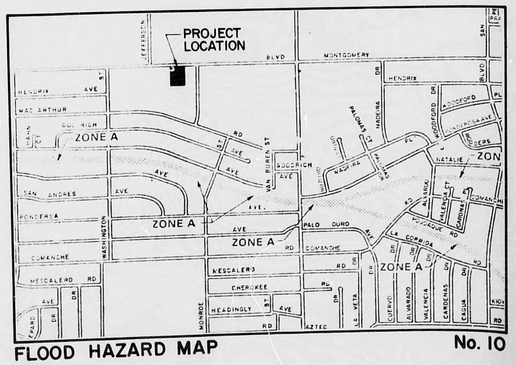
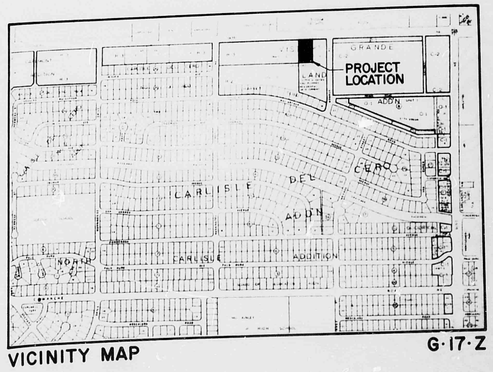


FLOOD HAZARD MAP No. 10



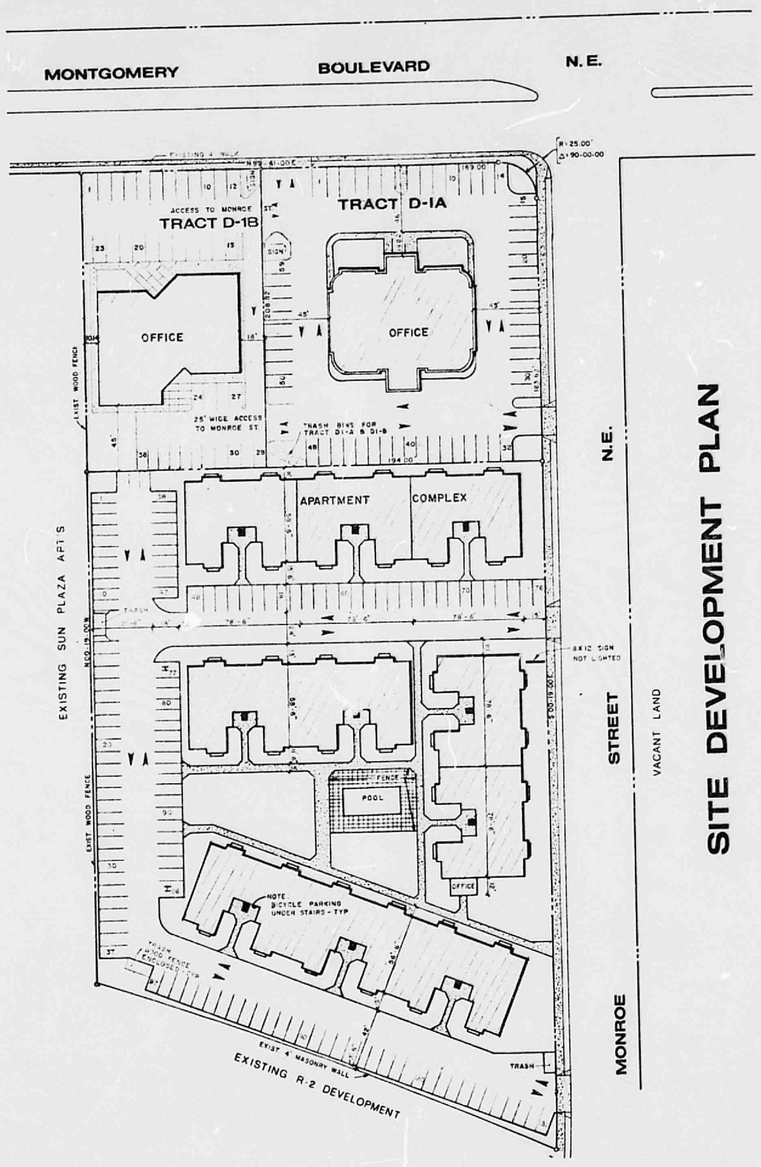
VICINITY MAP G-17-Z

REGISTERED PROFESSIONAL ENGINEER STATE OF NEW MEXICO THOMAS L. MARCHE 5796

3/25/83
4/10/83
4/14/83

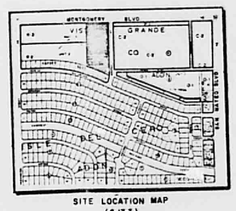
JOB NO. 83251

BOHNHOFF ASSOCIATES INC.
811 DALLAS N.E. · ALBUQUERQUE · NEW MEXICO · 87110
ENGINEERS



SITE DEVELOPMENT PLAN

FOR DRAINAGE



SITE LOCATION MAP
(6-17-Z)

NOTES

Please refer to adjoining sheets for information concerning the apartment floor & office floor plans, elevations and landscape details.

APARTMENT SITE - OWNER: [illegible]TMENT DEVELOPMENT CO., ALBUQ. N.M.
ARCHT: VEN WINTER ASSOCIATES, INC., NEW YORK, N.Y.

OFFICE SITE - OWNER: REALTY EXECUTIVES, ALBUQ. N.M.] TRACT D1-A
ARCHT: RUDOLPH F. ARMSTRONG, ALBUQ. N.M.

OWNER: BILL CAMPBELL AGENCY, ALBUQ N.M.] TRACT D1-B
ARCHT BURNS-PETERS GROUP, ALBUQ N.M.

APARTMENT UNIT SUMMARY

APARTMENTS (TRACT D - 2)

ZONE : S.U.-1 R-2

SITE AREA : 134,039.42 Sq Ft. (3.1 Acres)

APARTMENT UNITS : 4 - 2 BR./Bldg 10 Buildings 40 2 BR. 1066 sq ft ea
4 - 1 BR./ " 40 1 BR. 706 sq ft ea
80 Units Total

LOT DENSITY : 80 Units/ 3.1 Acres = 25.81 Units/Acre

FLOOR AREA RATIO : Apartment Buildings = 6[illegible]6 sq ft ea
[illegible] Buildings
69,560 sq ft
Office + Pool Rm = 550 sq ft
Total Building = 70,110 sq ft
Floor Area
70,110/134,039.42 = 52%

OFF STREET PARKING : 1.5 Spaces/1-BR x 40 = 60 Spaces
2.0 " /2-BR x 40 = 80 Spaces
Sub-total = 140 Spaces
Less 10% Bus Route = 14 "
TOTAL = 126 Spaces Required 131 Provided
Of which - 2% Handicapped = 3 Spaces
25% Small Car = 33 Spaces

OPEN SPACE : 59,646 sq ft PROVIDED

OFFICE SUMMARY

OFFICE (TRACT D - 1A)

ZONE : S.U.-1 Office

SITE AREA : 40,393.19 Sq Ft (0.9273 Acres)

OFFICE AREA : 14,248 sq ft (Actual)
11,651 sq ft (Leasable)

PARKING : 58 Required (Based on Leasable Sq. Ft. of Bldg.) 1 Space/200 sq. ft.
59 Provided (2 Handicaped)

OFFICE (Tract D - 1B)

ZONE : S.U.-1 Office

SITE AREA : 26,340.73 Sq Ft (0.6047 Acres)

OFFICE AREA : 7150 sq ft (Actual)
6250 sq ft (Leasable)

PARKING : 35 Required (Based on Leasable Sq. Ft. of Bldg.) 1 Space/200 sq. ft.
38 Provided (2 Handicaped)

APPROVALS

TRAFFIC ENGINEER - CITY OF ALBUQUERQUE N.M.	DATE 6-26-80
CITY ENGINEER - CITY OF ALBUQUERQUE N.M.	DATE 6-26-80
A.M.A.F.C.A.	DATE 6-26-80
PLANNING DIRECTOR-CITY OF ALBUQUERQUE N.M.	DATE [illegible]

CONSULTANTS, INC. ENGINEERING - PLANNING

MONROE STREET APARTMENT AND OFFICE COMPLEX