

GENERAL NOTES (SITE)

1. THE CONTRACTOR SHALL REFER TO THE OWNER'S SURVEY FOR THE METES AND BOUNDS DESCRIPTION.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION.
3. ALL WORK WITHIN THE RIGHT OF WAY SHALL MEET CITY OF ALBUQUERQUE STANDARDS.
4. THE SQUARE FOOTAGES SHOWN ON THESE PLANS ARE FOR BUILDING CODE AND ARCHITECTURAL PURPOSES ONLY.
5. THE CONTRACTOR SHALL PLACE THE BUILDING ADDRESS IN A LOCATION WHERE IT IS VISIBLE AND CLEARLY LEGIBLE FROM THE STREET. SEE THE EXTERIOR ELEVATIONS FOR LOCATION.

SITE PLAN LEGEND

	INDICATES EXTENT OF EXISTING LANDSCAPED AREAS SEE LANDSCAPE PLAN
	INDICATES EXTENT OF EXISTING ASPHALT PAVING. 2" ASPHALT OVER 6" BASE COURSE.
	INDICATES EXTENT OF EXISTING CONCRETE PAVING AND CONCRETE SIDEWALKS. CONTROL JOINTS AS SHOWN.
	PROPERTY LINE
	EASEMENT BOUNDARIES
	WATER LINE
	SEWER LINE
	GAS LINE
	ELEC - UNDERGROUND ELECTRICAL LINE

SITE CRITERIA

PROJECT: OFFICE BUILDING
8300 MONTGOMERY BLVD NE
ALBUQUERQUE, NM.

OWNER: DR. EDUARDO ROMERO
ARCHITECT: CLAUDIO VIGIL ARCHITECTS
LEGAL DESCRIPTION: LOTS 4A, 6, 1 BLOCK 23
THOMAS ADDITION

ZONING ATLAS MAP: G-20-Z
ZONING CLASSIFICATION: O-1
BUILDING TYPE: DENTAL OFFICE
CONSTRUCTION TYPE: V-N

OCCUPANT LOAD: OFFICE = 3,341 SF / 100 = 34
OCCUPANCY GROUP: OFFICE = B

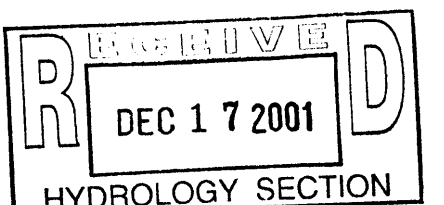
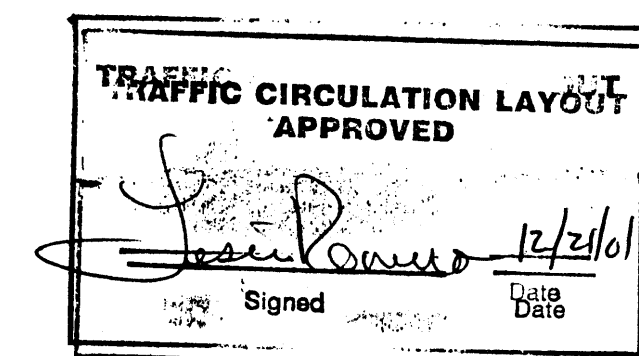
NUMBER OF FLOORS: 1 FLOOR
GROSS BUILDING AREA: BUILDING 3,071
PORCH 324
TOTAL = 3,341 SF

ALLOWABLE AREA:
EXIT WIDTH REQUIRED: (OC. LOAD) 34 X 0.2 = 6.8'
EXIT WIDTH PROVIDED: 36"
NUMBER OF EXITS PROVIDED: 1
BUILDING HEIGHT ABOVE GRADE: 20'-0"
PARKING SPACES REQUIRED:
NEW OFFICE = 3,341 - 200 = 17
EXISTING OFFICE = 1500 - 200 = 5
TOTAL = 22

PARKING SPACES EXISTING: 14 EXISTING SPACES
+ 16 NEW SPACES
30 TOTAL SPACES
INCLUDING 2 HANDICAP.

BICYCLE SPACES:
1 BICYCLE SPACE PER 20 REG'D AUTO PARKING SPACES
PARKING SPACES REQ'D = 33/20 = 1.65
TOTAL BICYCLE PARKING REQUIRED = 2
TOTAL BICYCLE PARKING NEW = 4
(1 POSTS W/ 4 HITCHES EACH)

LOT SIZE: 0.314 ACRES (13680 SF)
NET LOT AREA: 13,680 SF. - 3,341 SF. = 10,339 SF.
TOTAL PARKING/PAVED AREA: 4,743 SF.
TOTAL LANDSCAPE AREA REQUIRED: (15%) 1,551 SF. (15%)
TOTAL LANDSCAPE AREA PROVIDED: 4,480 SF.
LANDSCAPE TO PARKING AREA RATIO: 2.9 TO 1

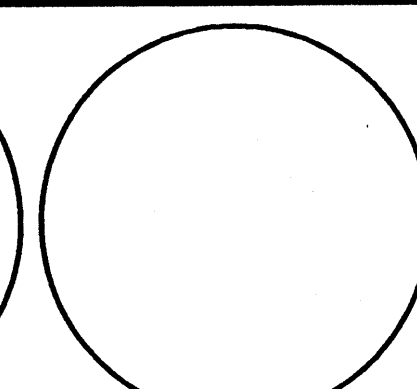
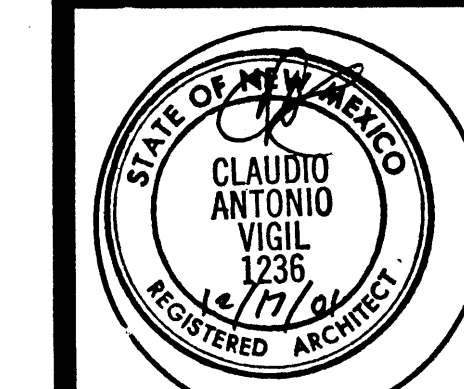


SITE PLAN

OCTOBER 31, 2001 1"=10'-0"

CLAUDIO VIGIL ARCHITECTS

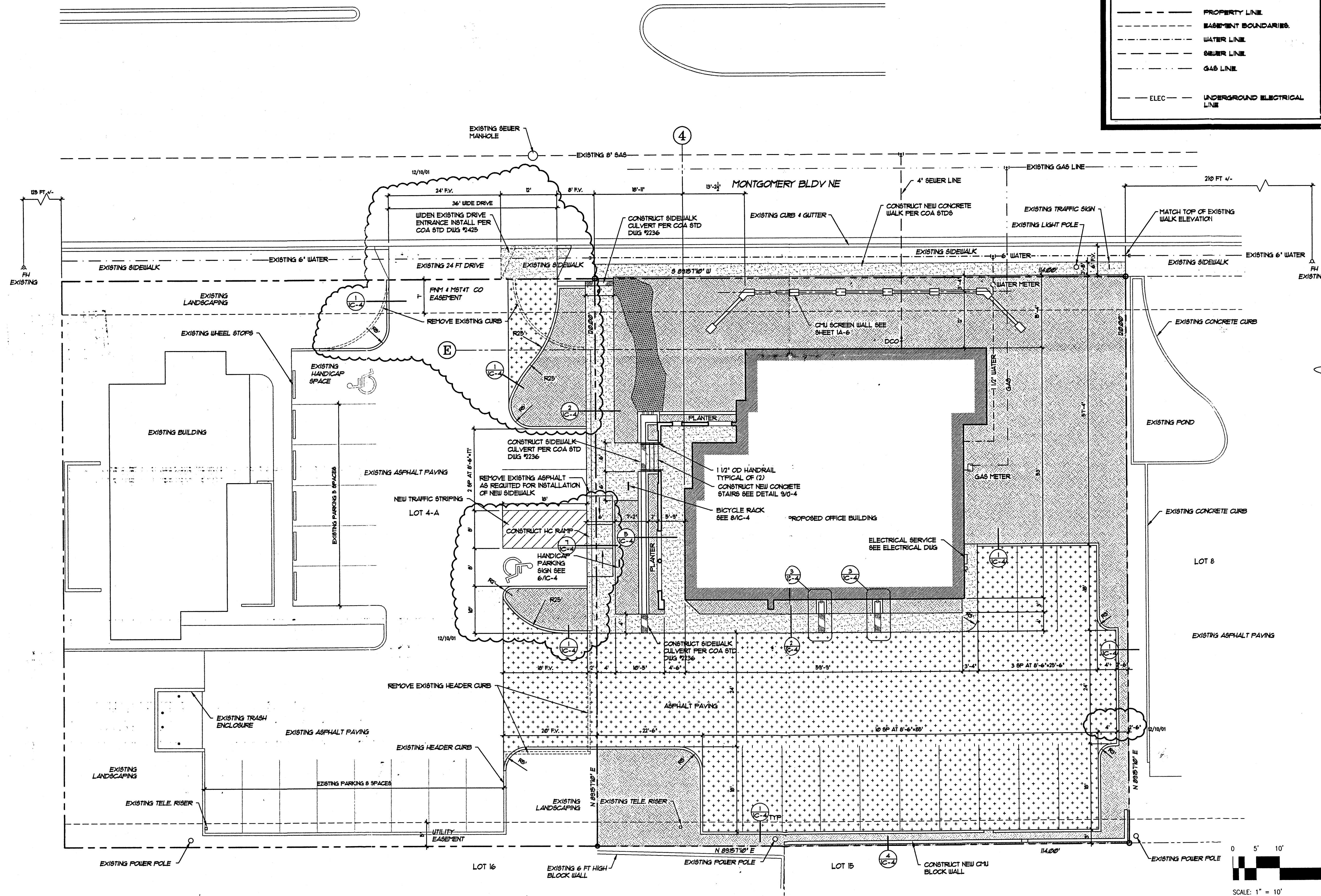
OFFICE BUILDING FOR
DR. ED ROMERO
9300 MONTGOMERY BLVD. NE
ALBUQUERQUE, NEW MEXICO



SHEET
1C-1
PROJECT NUMBER
01155

OWNERSHIP OF INSTRUMENTS OF SERVICE
All design concepts, details, plans, specifications, computer files, field data, notes and other documents and instruments prepared by Claudio Vigil Architects, P.C. as instruments of service shall remain the property of Claudio Vigil Architects, P.C. Claudio Vigil Architects, P.C. shall retain all common law, statutory and other reserved rights, including the copyright thereto.

1301 Rio Grande NW, #2, Albuquerque, NM 87104
Phone: 505/842-1113 Fax: 505/842-1330



GENERAL NOTES (SITE)

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SITE PLAN LEGEND

	INDICATES EXTENT OF EXISTING LANDSCAPED AREAS SEE LANDSCAPE PLAN
	INDICATES EXTENT OF ASPHALT CONCRETE PAVING. 2" ASPHALT OVER 6" BASE COURSE.
	INDICATES EXTENT OF CONCRETE PAVING AND CONCRETE SIDEWALKS. CONTROL JOINTS AS SHOWN.
---	PROPERTY LINE
---	EASEMENT BOUNDARIES
---	WATER LINE
---	SEWER LINE
---	GAS LINE
---	ELEC
---	UNDERGROUND ELECTRICAL LINE

SITE CRITERIA

PROJECT: OFFICE BUILDING
8300 MONTGOMERY BLVD. NE
ALBUQUERQUE, NM.

OWNER: DR EDUARDO ROMERO

ARCHITECT: CLAUDIO VIGIL ARCHITECTS

LEGAL DESCRIPTION: LOTS 4A, 6 & 7 BLOCK 23
THOMAS ADDITION

ZONING ATLAS MAP: G-20-Z

ZONING CLASSIFICATION: O-1

BUILDING TYPE: DENTAL OFFICE

CONSTRUCTION TYPE: V-N

OCCUPANT LOAD: OFFICE = 3,341 SF / 100 = 34

OCCUPANCY GROUP: OFFICE = B

NUMBER OF FLOORS: 1 FLOOR

GROSS BUILDING AREA:

BUILDING	3,217
PORCH	324
TOTAL	3,541 SF.
TABLE 5B =	8,000 SF.

ALLOWABLE AREA:

EXIT WIDTH REQUIRED: (OC. LOAD) 34 X 0.2 = 6.8"

EXIT WIDTH PROVIDED: 36"

NUMBER OF EXITS PROVIDED: 1

BUILDING HEIGHT ABOVE GRADE: 20'-0"

PARKING SPACES REQUIRED:

NEW OFFICE =	3,341 - 200 = 17
EXISTING OFFICE =	1,500 - 200 = 8
TOTAL	25

PARKING SPACES EXISTING: 14 EXISTING SPACES
+ 16 NEW SPACES
30 TOTAL SPACES
INCLUDING 2 HANDICAP.

BICYCLE SPACES:

1 BICYCLE SPACE PER 20 REQ'D AUTO PARKING SPACES

PARKING SPACES REQ'D = 33/20 = 1.65

TOTAL BICYCLE PARKING REQUIRED = 2

TOTAL BICYCLE PARKING NEW = 4

(1 POSTS W/ 4 HITCHES EACH)

LOT SIZE: 0.314 ACRES (13,680 SF)

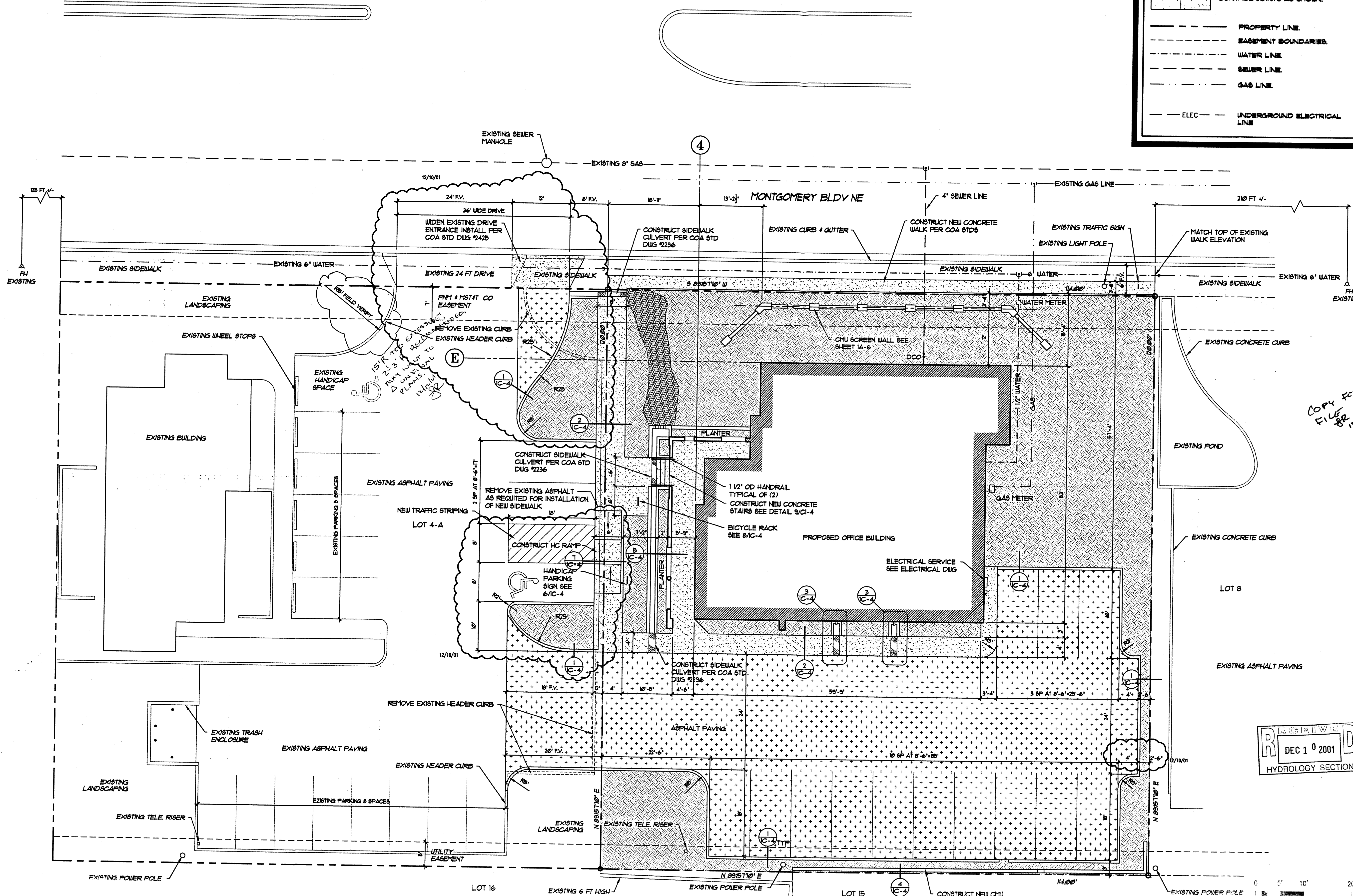
NET LOT AREA: 13,680 SF. - 3,341 SF. = 10,339 SF.

TOTAL PARKING/PAVED AREA: 4,743 SF.

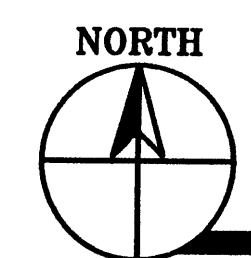
TOTAL LANDSCAPE AREA REQUIRED: 1,551 SF. (15%)

TOTAL LANDSCAPE AREA PROVIDED: 4,480 SF.

LANDSCAPE TO PARKING AREA RATIO: 2.5 TO 1



TRAFFIC CIRCULATION LAYOUT
APPROVED
[Signature]
Signed
Date



SITE PLAN

OCTOBER 31, 2001 1"=10'-0"

CLAUDIO VIGIL ARCHITECTS

OFFICE BUILDING FOR
DR. ED ROMERO
9300 MONTGOMERY BLVD. NE
ALBUQUERQUE, NEW MEXICO



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SHEET

1C-1

PROJECT NUMBER
01155

RECEIVED
NOV 13 2001
HYDROLOGY SECTION

GENERAL NOTES (SITE)

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	PROPERTY LINE
	EASEMENT BOUNDARIES
	WATER LINE
	SEWER LINE
	GAS LINE
	ELEC — UNDERGROUND ELECTRICAL LINE

SITE CRITERIA

PROJECT: OFFICE BUILDING
3300 MONTGOMERY BLVD.
ALBUQUERQUE, NM.

OWNER: DR. EDUARDO ROMERO

ARCHITECT: CLAUDIO VIGIL ARCHITECTS

LEGAL DESCRIPTION: LOTS 4A, 6, 1 BLOCK 23
THOMAS ADDITION

ZONING ATLAS MAP: G-20-2

ZONING CLASSIFICATION: O-1

BUILDING TYPE: DENTAL OFFICE

CONSTRUCTION TYPE: V-N

OCCUPANT LOAD: OFFICE = 3,341 SF / 100 = 34

OCCUPANCY GROUP: OFFICE = 5

NUMBER OF FLOORS: 1 FLOOR

GROSS BUILDING AREA: BUILDING 3,017
PORCH 324
TOTAL = 3,341 SF.

ALLOWABLE AREA: TABLE 50 = 5,000 SF.

EXIT WIDTH REQUIRED: (OC. LOAD) 34 X 0.2 = 6.8'

EXIT WIDTH PROVIDED: 36"

NUMBER OF EXITS PROVIDED: 1

BUILDING HEIGHT ABOVE GRADE: 20'-0"

PARKING SPACES REQUIRED:

NEW OFFICE = 3,341 - 200 = 17
EXISTING OFFICE = 1500 - 200 = 8
TOTAL = 25

PARKING SPACES EXISTING: 20 EXISTING SPACES
+ 13 NEW SPACES
33 TOTAL SPACES
INCLUDING 2 HANDICAP.

BICYCLE SPACES:

1 BICYCLE SPACE PER 20 REQ'D AUTO PARKING SPACES

PARKING SPACES REQ'D = 33/20 = 1.65

TOTAL BICYCLE PARKING REQUIRED = 2

TOTAL BICYCLE PARKING NEW = 4

(1 POSTS W/ 4 HITCHES EACH)

LOT SIZE: 0.314 ACRES (13,680 SF)

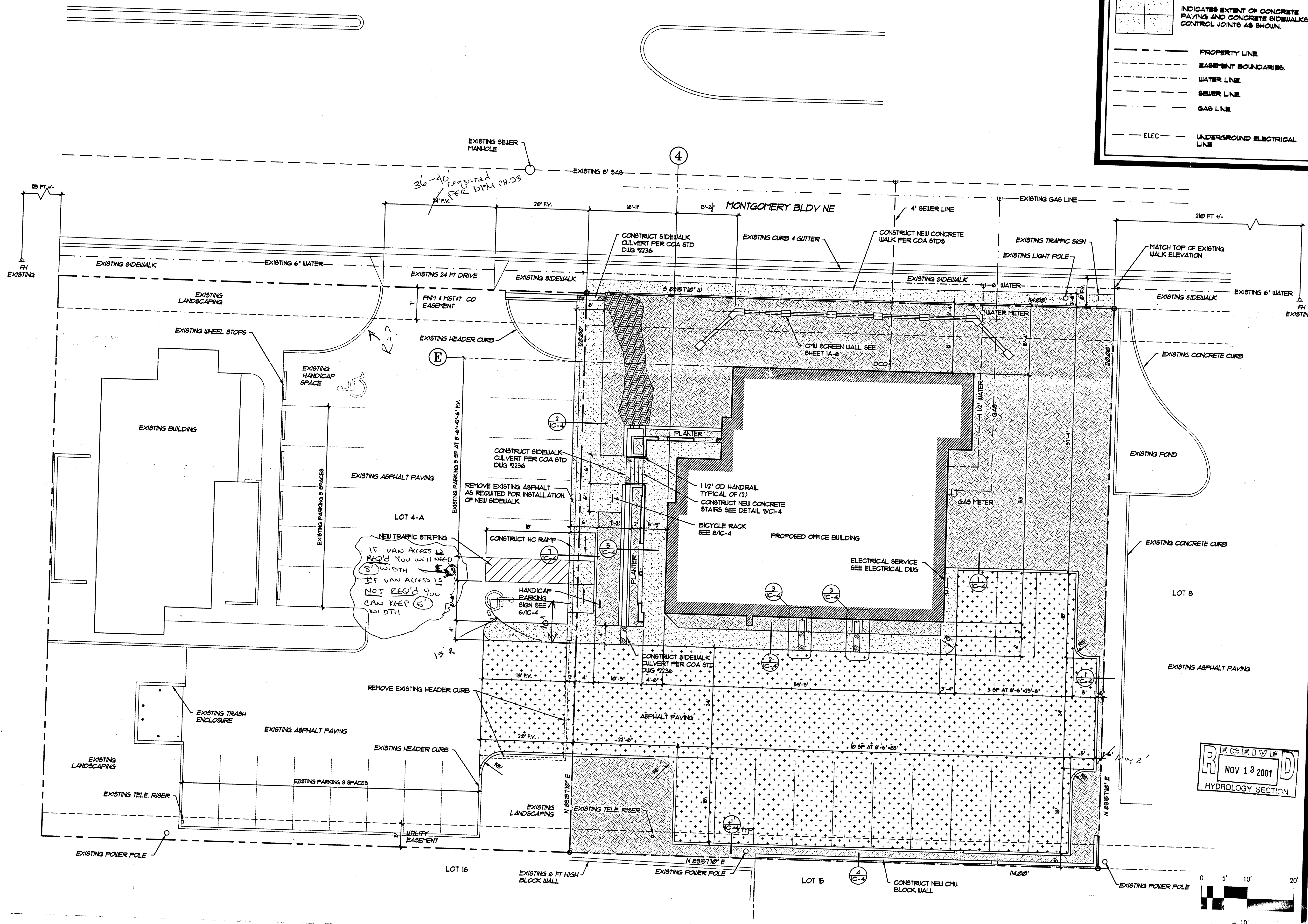
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LANDSCAPE TO PARKING AREA RATIO: 2.9 TO 1



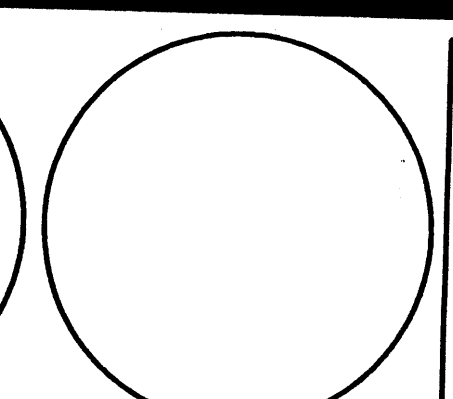
SITE PLAN

OCTOBER 31, 2001

1"=10'-0"

CLAUDIO VIGIL ARCHITECTS

OFFICE BUILDING FOR
DR. ED ROMERO
9300 MONTGOMERY BLVD. NE
ALBUQUERQUE, NEW MEXICO



SHEET

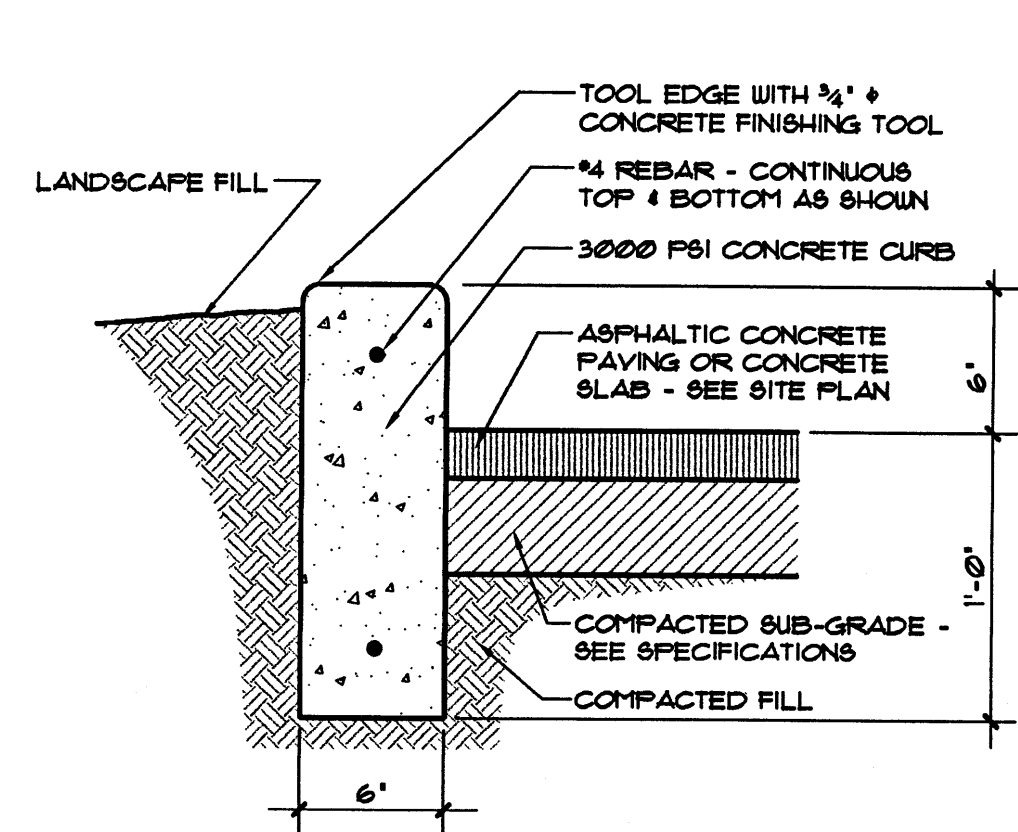
1C-1

PROJECT NUMBER
01155

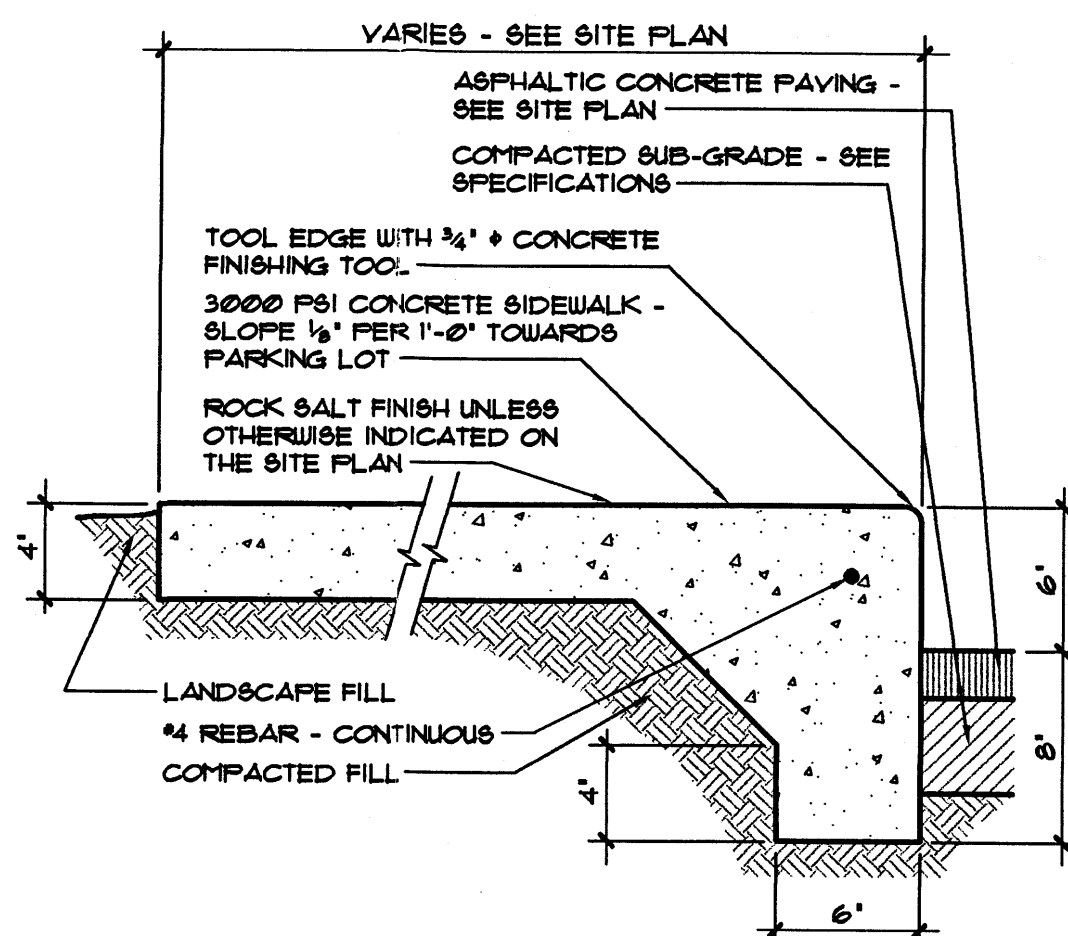
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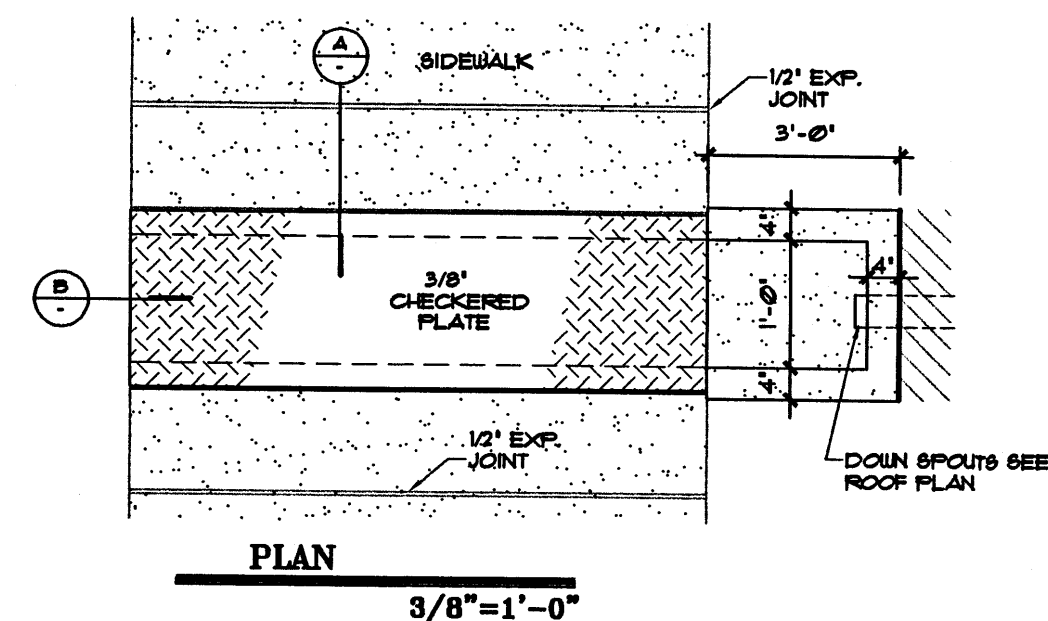
1831 Rio Grande NW, #2, Albuquerque, NM 87104
Phone: 505/842-1115 Fax: 505/842-1330



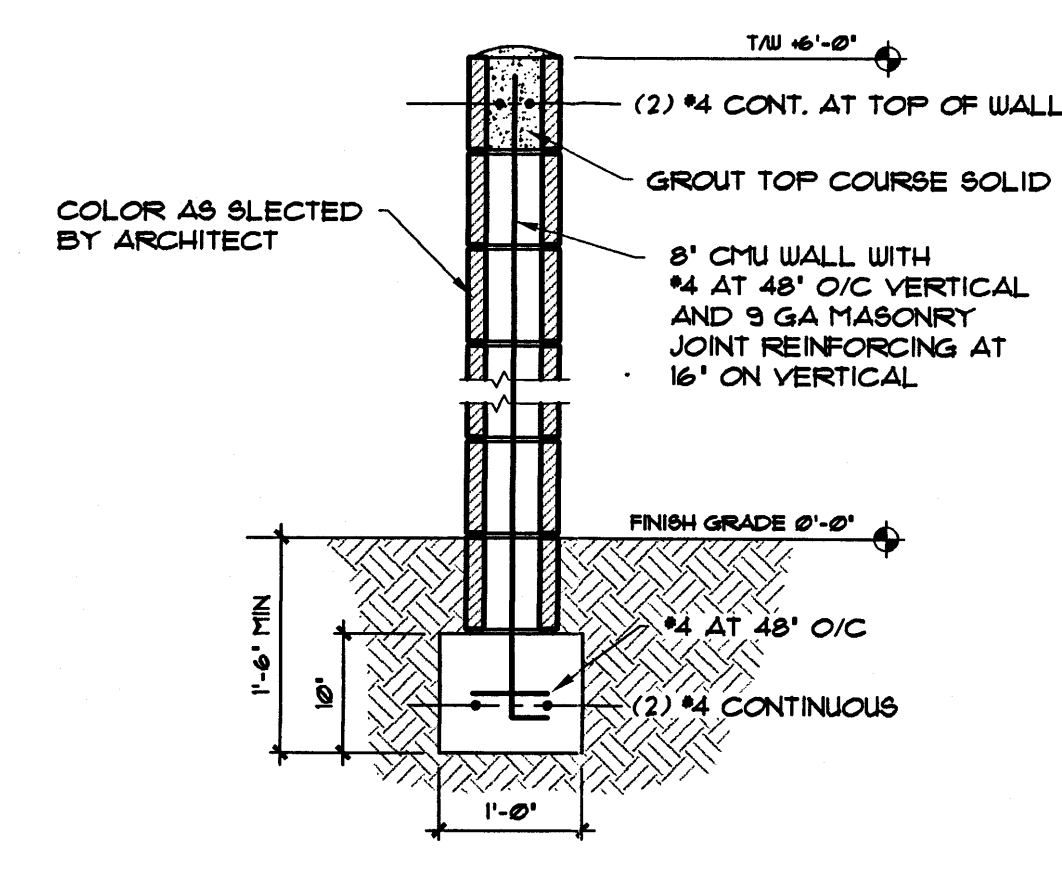
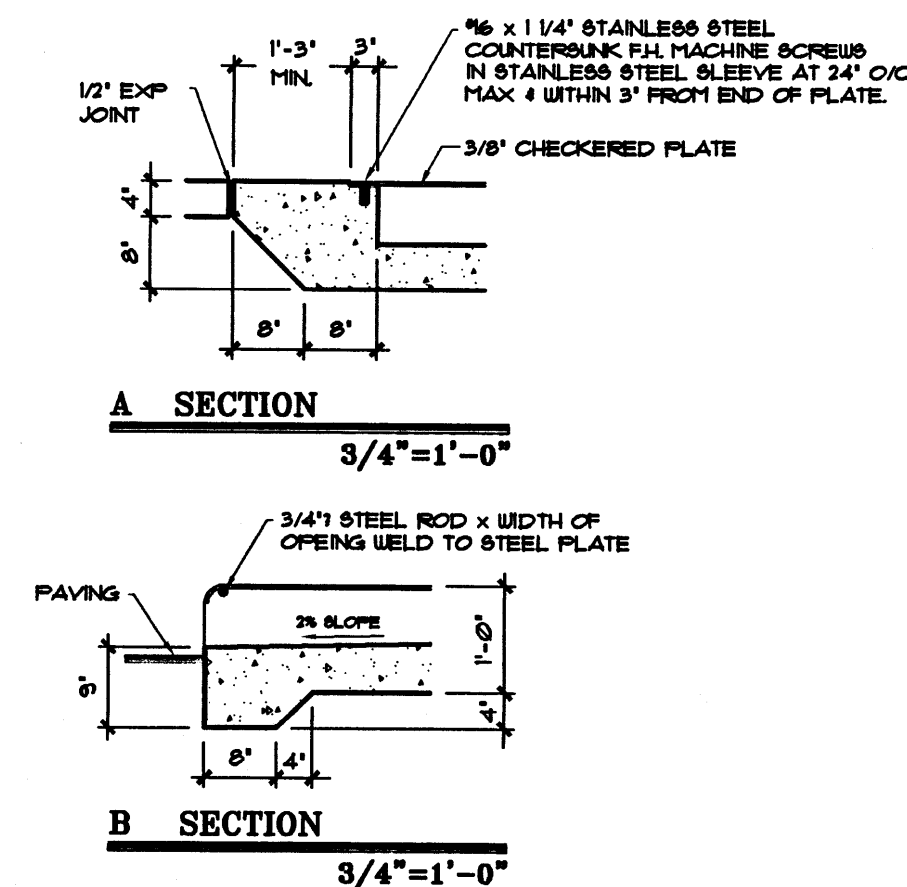
1 TYPICAL STAND-UP CURB
SCALE: 1-1/2" = 1'-0"



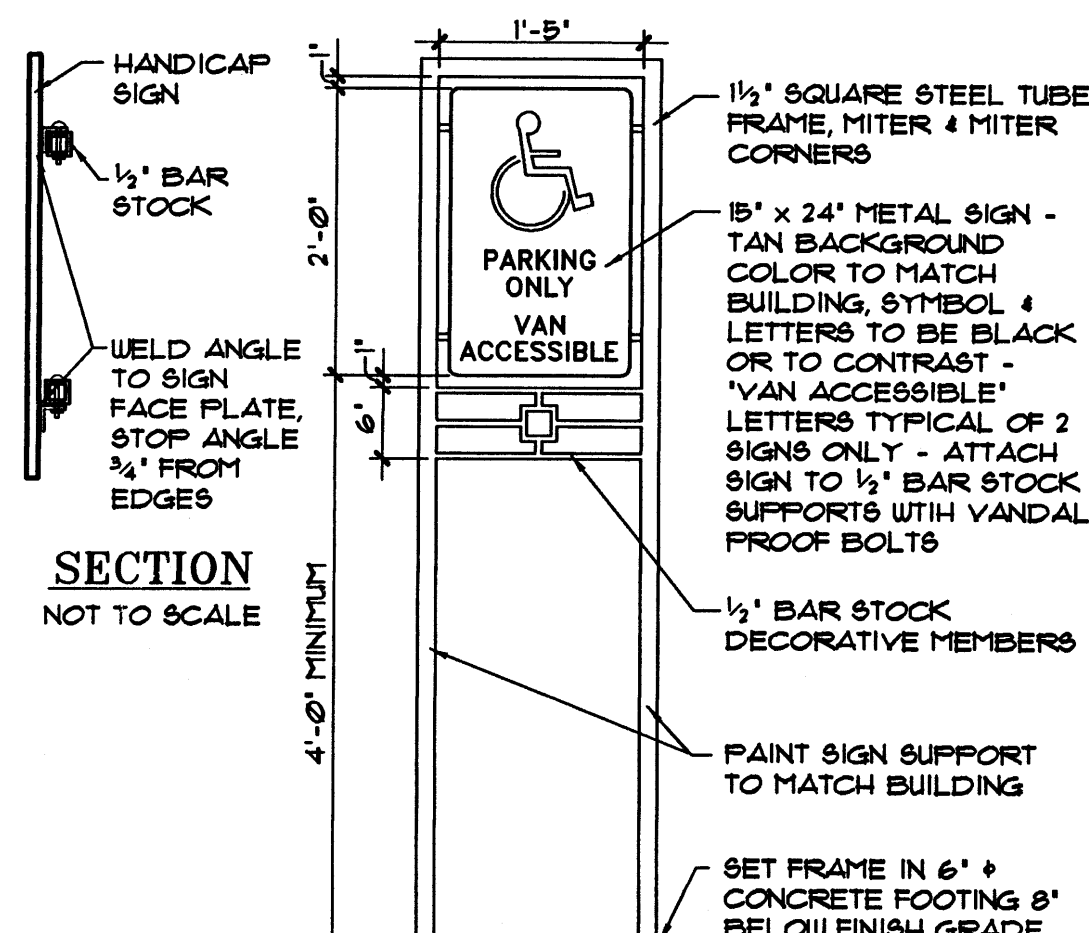
2 TURN-DOWN SIDEWALK
SCALE: 1-1/2" = 1'-0"



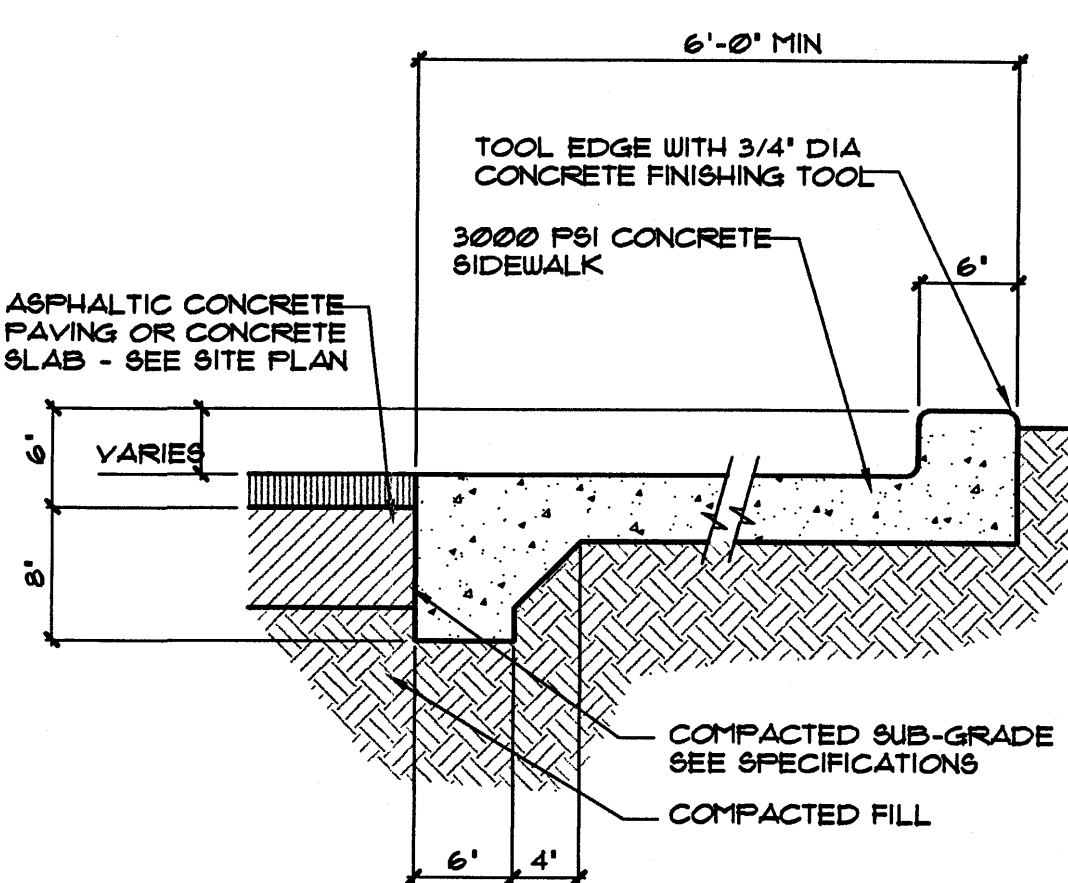
3 SIDEWALK CULVERT
SCALE: AS NOTED



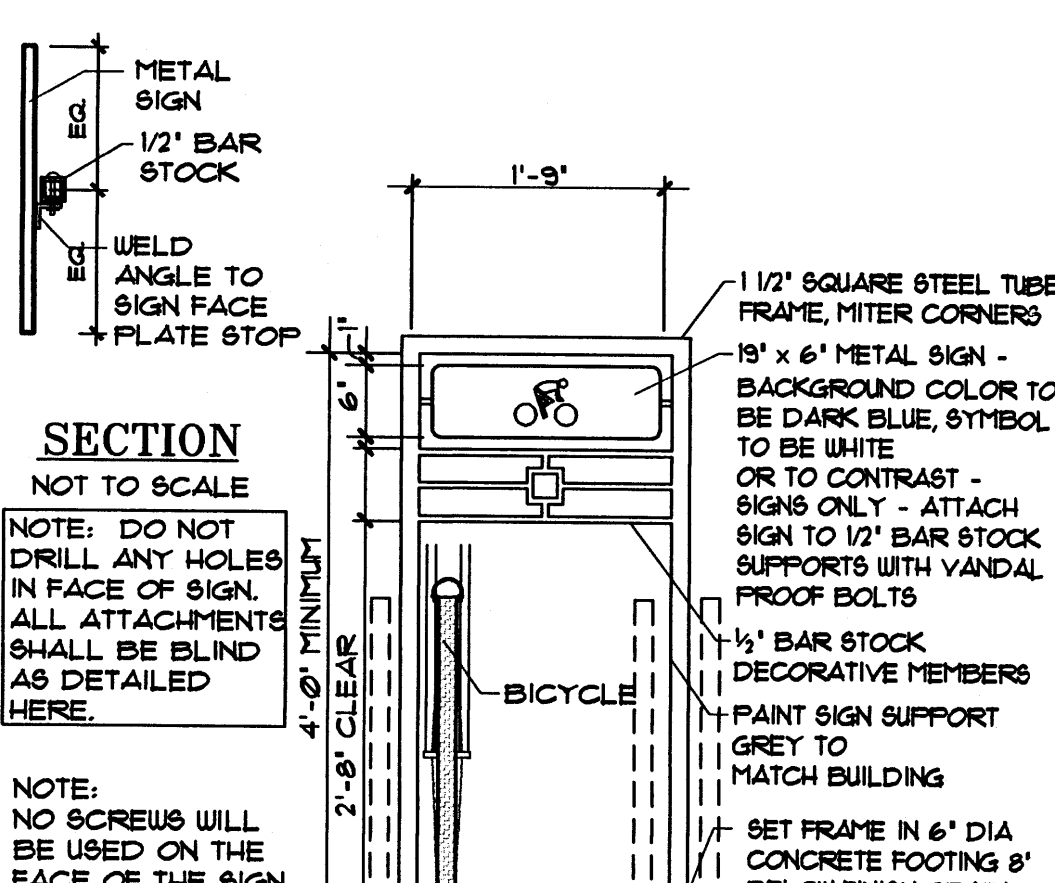
5 PLANTER
SCALE: 3/4" = 1'-0"



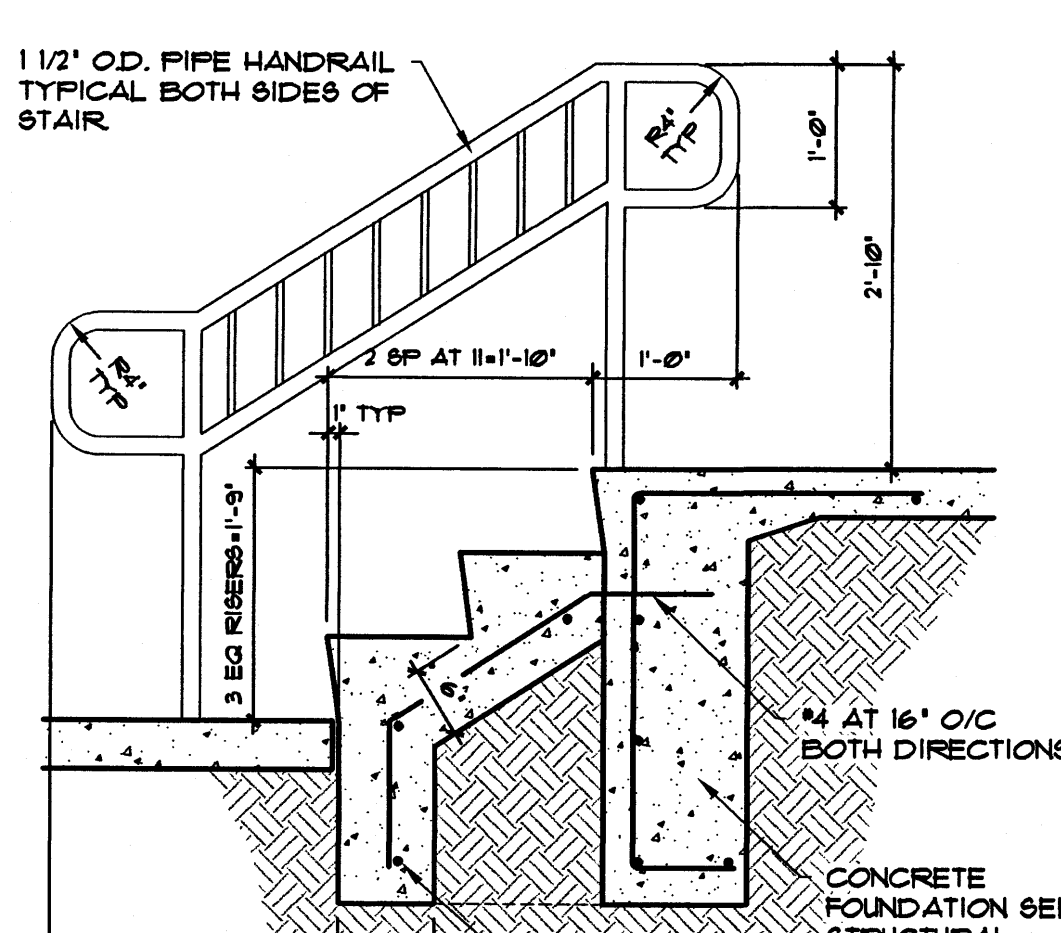
6 HANDICAP SIGN POST
SCALE: 3/4" = 1'-0"



7 HANDICAP CURB RAMP
SCALE: 3/4" = 1'-0"



8 BICYCLE RACK DETAIL
SCALE: 3/4" = 1'-0"



9 STAIR DETAIL
SCALE: 3/4" = 1'-0"

SITE DETAILS

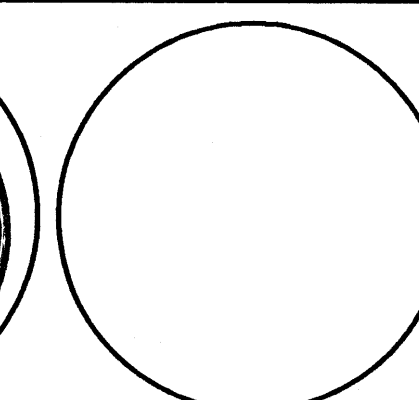
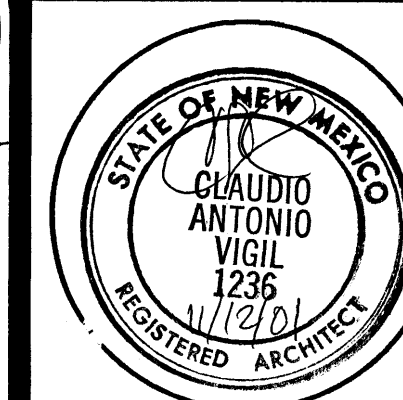
SEPTEMBER 7, 2001 3/4"=1'-0" (UNLESS NOTED)



CLAUDIO VIGIL ARCHITECTS

OFFICE BUILDING FOR
DR. ED ROMERO

9300 MONTGOMERY BLVD. NE
ALBUQUERQUE, NEW MEXICO



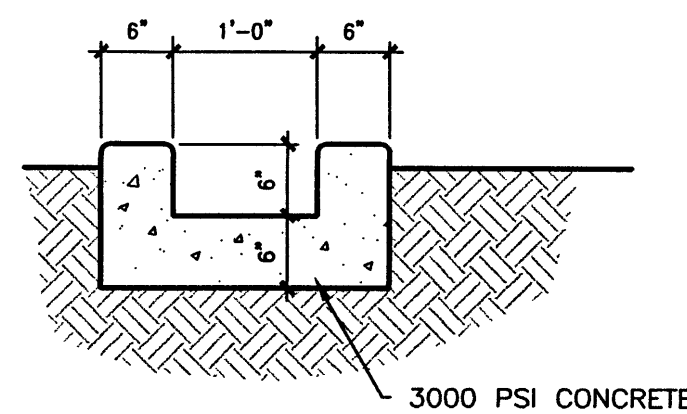
SHEET

1C-4

PROJECT NUMBER
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Phone: 505/842-1113 Fax: 505/842-1330



CONCRETE CHANNEL

SCALE: 3/4" = 1'-0"

CONSTRUCTION NOTES

- TWO WORKING DAY PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.
- ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CITY OF ALBUQUERQUE STANDARD AND PROCEDURE.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND RULES CONCERNING SAFETY AND HEALTH.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INFORM THE ARCHITECT / ENGINEER OF ANY DISCREPANCY BETWEEN THE INFORMATION SHOWN THE PLANS AND THOSE OF THE EXISTING SITE.
- THE CONTRACTOR SHALL PROVIDE THE ARCHITECT/ENGINEER WITH AN AS-BUILT SITE PLAN.

GRADING AND DRAINAGE PLAN - LOT 6 & 7 BLOCK 23

DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING THE LOTS 6 & 7 OF BLOCK 23, THOMAS ADDITION GRADING AND DRAINAGE PLAN ARE CONTAINED HEREIN:

- VICINITY MAP
- GRADING PLAN
- CALCULATIONS

THE PROPOSED IMPROVEMENTS, AS SHOWN BY THE VICINITY MAP, ARE LOCATED SOUTH OF MONTGOMERY BOULEVARD BETWEEN HILTON PLACE AND PARSIFAL DRIVE. THE SITE IS UNDEVELOPED. THE LAND SLOPES FROM EAST TO WEST AT AN APPROXIMATE OF 3.5% ACCORDING TO PANEL 143 OF 825 OF FIRM MAP. THE SITE DOES NOT LIE WITHIN THE FLOOD HAZARD ZONE. THE SITE CURRENTLY DRAINS TO LOT 4-A TO THE WEST.

PREVIOUSLY APPROVED DRAINAGE PLAN PREPARED BY TOM MANN & ASSOCIATES (C20-D27) ESTABLISHED FREE DISCHARGE TO MONTGOMERY BOULEVARD.

THE EXISTING SITE IS HIGHER THAN THE LANDS TO THE WEST AND THE STREET TO THE NORTH. THE SITE TO THE EAST IS DEVELOPED AND DOES NOT DISCHARGE TO THE SITE, THEREFORE OFFSITE SITE FLOWS FROM THESE DIRECTIONS ARE NOT CONSIDERED SIGNIFICANT. SOME OFFSITE FLOWS ENTER THE SITE FROM THE LAND TO THE SOUTH. THESE FLOWS WILL BE ACCEPTED AND CONVEYED THROUGH THE PROJECT SITE.

THE GRADING PLAN SHOWS:

- THE EXISTING AND PROPOSED GRADES, INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS.
- CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
- THE LIMIT AND CHARACTER OF EXISTING IMPROVEMENTS, AND
- THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS.

THE PROPOSED IMPROVEMENTS CONSIST OF AN OFFICE BUILDING, ASSOCIATED PARKING AND LANDSCAPING, DISCHARGE FROM THE SITE WILL BE CONVEYED TO THE EXISTING DRIVE ENTRANCE ON LOT 4-A.

THE COMBINED VOLUME OF RUNOFF FOR THE IMPROVED SITE AND THE OFFSITE FLOW IS 0.050+0.003=0.053 ACRE FT
THE COMBINED RATE OF RUNOFF IS 1.34+0.11=1.45 CFS

THE CALCULATIONS ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 6-HOUR, 100 YEAR RAINFALL EVENT. THE ANALYSIS IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL VOLUME II. AS SHOWN BY THESE CALCULATIONS, THE RATE AND VOLUME OF RUNOFF WILL INCREASE BUT THE POND(S) WITH CONTROLLED OUTLETS WILL MITIGATE THE INCREASE. THIS PLAN IS IN CONFORMANCE WITH THE MASTER DRAINAGE PLAN.

CALCULATIONS

PRECIPITATION ZONE = 3
TOTAL SITE AREA = 0.314 ACRES

EXISTING CONDITIONS

LAND TREATMENT A=100%
E = 0.66(1.00) = 0.66 INCHES
V = 0.66 (0.314) / 12 = 0.017 ACRE FEET
Q = 1.87 (1.00) (0.314) = 0.59 CFS

DEVELOPED CONDITIONS

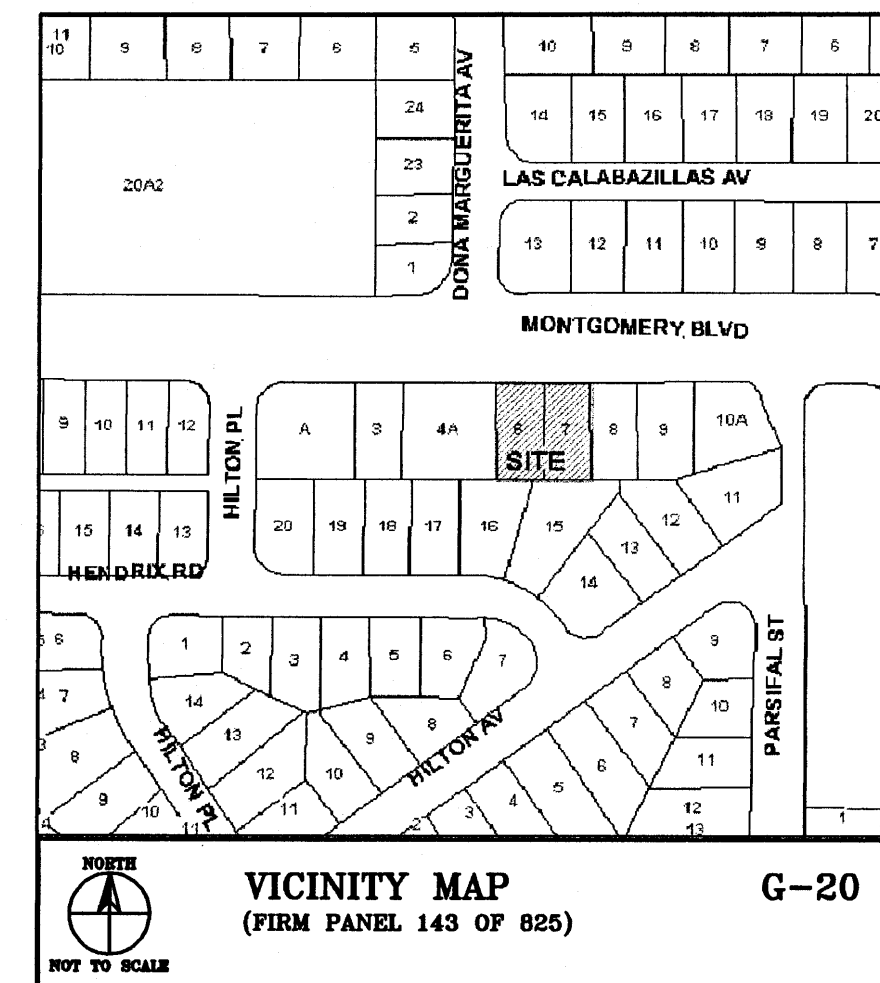
LAND TREATMENT B=31% D=69%
E = 0.912 (0.31) + 2.36 (0.69) = 1.91 INCHES
V = 1.91 (0.314) / 12 = 0.050 ACRE FEET
Q = [2.60 (0.31) + 5.02 (0.69)] (0.314) = 1.34 CFS
INCREASE IN VOLUME OF RUNOFF = 0.033 ACRE FT
INCREASE IN RATE OF RUNOFF = 0.75 CFS

OFFSITE FLOW

AREA = 2500 SF = 0.06 ACRES

EXISTING CONDITIONS

LAND TREATMENT
E = 0.66(1.00) = 0.66 INCHES
V = 0.66 (0.06) / 12 = 0.003 ACRE FEET
Q = 1.87 (1.00) (0.06) = 0.11 CFS



VICINITY MAP

(FIRM PANEL 143 OF 825)

G-20

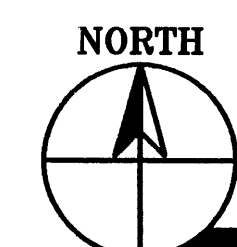
ADDRESS:
9300 MONTGOMERY BOULEVARD N.E.

BENCH MARK:
ACS STATION 12-F20, BEING A BOX CUT IN CURB AT THE INTERSECTION OF MONTGOMERY BOULEVARD AND DONA MARGARITA AVENUE. IN THE NW QUADRANT OF INTERSECTION NNW CURB RETURN ELEVATION 5524.89 FEET (MSLD)

LEGAL DESCRIPTION:
LOTS 6&7 BLOCK 23 THOMAS ADDITION

LEGEND:

- EXISTING SPOT ELEVATION
- NEW SPOT ELEVATION
- EXISTING CONTOUR
- NEW CONTOUR
- SWALE
- VERIFIED ELEVATION
- AS BUILT ELEVATION
- BASE BOUNDARY
- PROPERTY LINE
- FLOW LINE
- GROUND
- INVERT
- TOP OF ASPHALT
- TOP OF CURB
- TOP OF GRATE
- TOP OF CONCRETE SLAB
- TOP OF WALL
- TEMPORARY BENCH MARK
- GRAVEL
- NEW CONCRETE
- NEW ASPHALT PAVING



GRADING PLAN

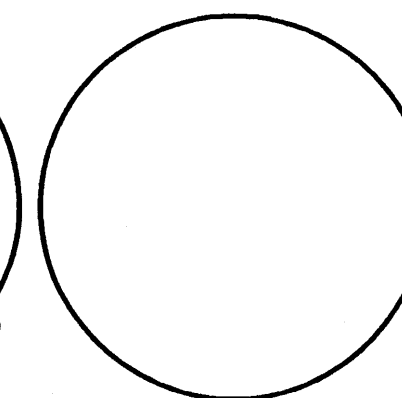
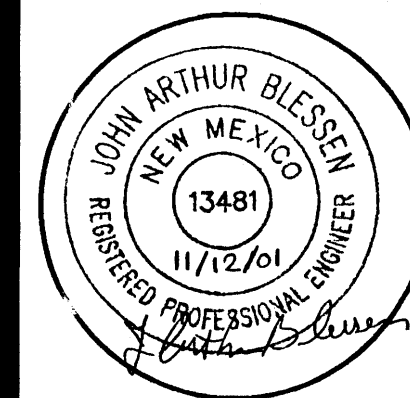
OCTOBER 31, 2001

1"=10'-0"



CLAUDIO VIGIL ARCHITECTS

OFFICE BUILDING FOR
DR. ED ROMERO
9300 MONTGOMERY BLVD. NE
ALBUQUERQUE, NEW MEXICO



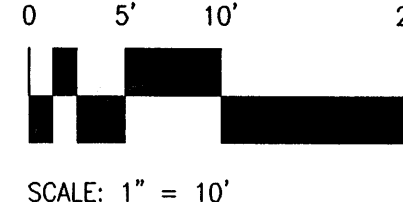
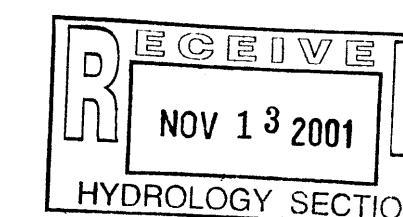
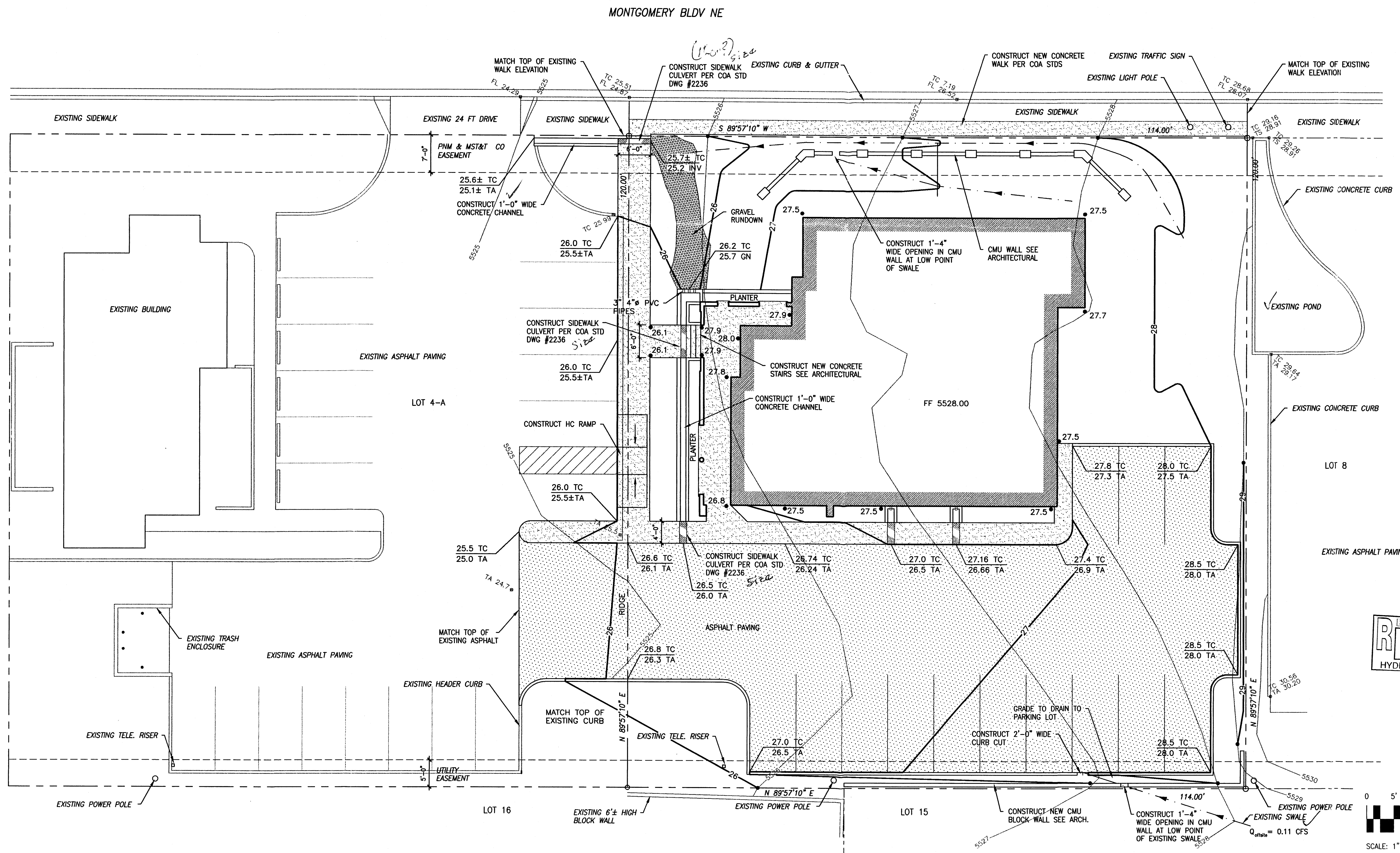
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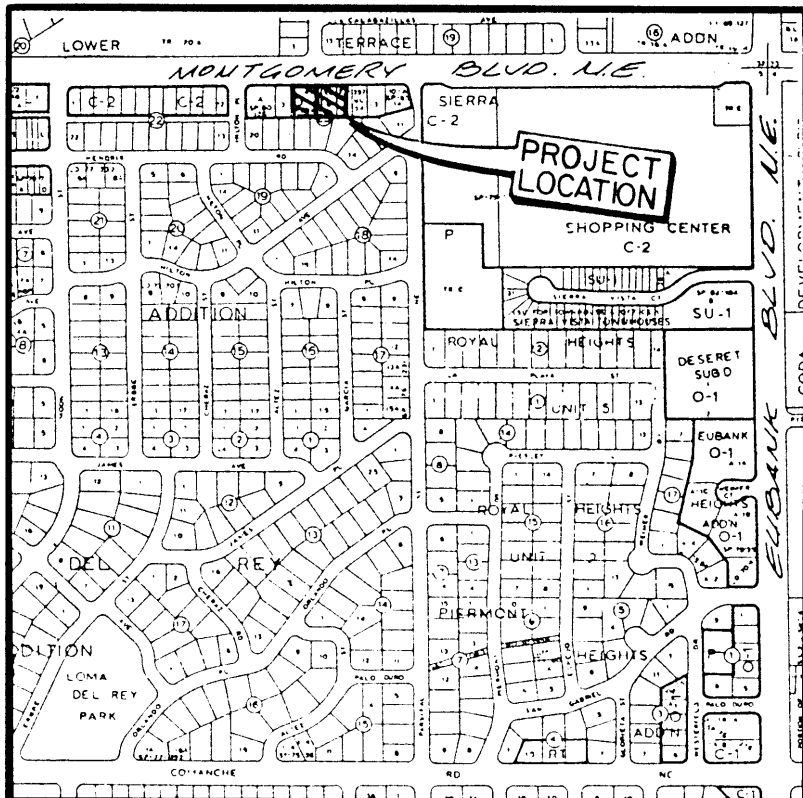
1C-2

PROJECT NUMBER
01155

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LEGEND

- PROPERTY LINE
- EXIST. CONTOUR
- PROPOSED CONTOUR
- EXIST. SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- T.C./F.L. TOP OF CURB / FLOW LINE
- T.A. TOP OF ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- EXISTING SWALE
- PROPOSED SWALE
- PROPOSED WATERBLOCK

PROJECT BENCHMARK

A.C.S. STATION 12+20.0, BEING A 1' CUT IN CURB @ THE INTERSECTION OF MONTGOMERY BLVD. & DONA MARGARITA AVE. IN THE NW QUADRANT OF INTERSECTION - N.W. CURB RETURN. ELEVATION = 5528.89 FEET (M.G.D.)

TEMPORARY BENCHMARK

T.B.M. '4', FOUND CHISELED IN CURB ON MONTGOMERY BLVD. NEAR N.E. CORNER OF SUBJECT PROPERTY, AS SHOWN HEREON. ELEVATION = 5528.70 FEET (M.G.D.)

LEGAL DESCRIPTION

LOTS 4A, 6 & 7, BLOCK 23, THOMAS ADDITION, ALBUQUERQUE, NEW MEXICO

CONSTRUCTION NOTES:

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 1-800-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE HORIZONTAL AND VERTICAL LOCATION. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME OF CONSTRUCTION.
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- BACKFILL CONSTRUCTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

EROSION CONTROL MEASURES

- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES AND HETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
- THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.

APPROVALS	NAME	DATE
ACE/DESIGN	D. MONTE	4/8/88
INSPECTOR		
ACE/FIELD		

DRAINAGE PLAN

The following items concerning the Dr. Romero's Office Grading Plan are contained hereon:

- Vicinity Map
- Grading Plan
- Calculations

The proposed improvements, as shown by the Vicinity Map, are located on the south side of Montgomery Boulevard N.E. between Hilton Place N.E. and Parsifal Street N.E. At present, the site is undeveloped. Much of the surrounding area is currently developed, thereby making this an infill site. As shown by Plate G-20 of the Albuquerque Master Drainage Study, this site does not lie within a designated Flood Hazard Zone. Downstream flooding is not apparent and therefore does not appear to be a problem. At present, runoff generated by this site flows from east to west onto Lot 4-A. No offsite flows enter the site along the east and west property lines since the existing lots are graded in a manner which will route runoff away from the project site. No offsite flows enter the site along the north property line since the existing street routes runoff away from the project site. Some offsite flows enter the site along the south property line which will be accepted and conveyed through the project site.

The Grading Plans shows 1) existing grades indicated by spot elevations and contours at 1'0" intervals, 2) continuity between the existing and proposed grades, and 3) the limit and character of the proposed improvements. As shown by this plan, the proposed improvements consist of the construction of a new office building along with adjacent paving and landscaping. Flows generated by this site will be routed from east to west then south to north onto Montgomery Boulevard N.E. via a 1'-0" sidewalk culvert. From that point, runoff flows west along the south edge of Montgomery Boulevard N.E. to existing storm inlets located on the south side of Montgomery Boulevard N.E. between Hilton Place N.E. and Parsifal Street N.E. Based upon the fact that this is an infill site, the proximity of existing facilities, the free discharge of runoff from this site is appropriate. Also, a previous approved drainage plan for this drainage basin (G-20/D22) prepared by this office provided for the free discharge of developed runoff onto Montgomery Boulevard N.E. This pattern is consistent with existing site drainage.

The Calculations which appear hereon analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The Rational Method has been used to quantify the peak rate of discharge and the SCS Method has been used to quantify the volume of runoff. Both Methods have been used in accordance with the City of Albuquerque Development Process Manual, Volume II and the Mayor's Emergency Rule adopted January 14, 1986. As shown by these calculations, the proposed improvements will increase the discharge approximately 0.4 cfs.

CALCULATIONS

Ground Cover Information

From RCS Bernalillo County Soil Survey, Plate 22, T2B - Tijeras gravelly fine sandy loam
Hydrologic Soil Group: B
Existing Pervious CN = 70 (DPM Plate 22.2 C-2)
Pasture or Range Land, fair condition
Developed Pervious CN = 61 (DPM Plate 22.2 C-2)

Time of Concentration/Time to Peak

$T_c = 0.0078 L^{0.77} / S^{0.385}$ (Kirpich Equation)

$T_p = T_c = 10$ min.

Point Rainfall

$P_g = 2.5$ in. (DPM Plate 22.2 D-1)

Rational Method

Discharge: $Q = CIA$

Where C varies

1 = $P_g (6.84) T_c^{-0.51} = 5.28$ in/hr

$P_g = 2.5$ in (DPM Plate 22.2D-1)

$T_c = 10$ min (minimum)

A = area, acres

SCS Method

Volume: $V = 3630(DRO) A$

Where DRO = Direct runoff in inches

A = area, acres

Existing Condition

Actual = 13,680 sf = 0.31 Ac

Roof area = 3,060 sf (0.23)

Paved area = 5,790 sf (0.42)

Landscaped area = 4,830 sf (0.35)

C = 0.69 (Weighted average per Emergency Rule, 1/14/86)

$Q_{100} = CIA = (0.40)(5.28)(0.31) = 0.7$ cfs

Actual = 8,850 sf; Impervious = 65%

Composite CN = 70 (DPM Plate 22.2 C-3)

DRO = 0.42 in (DPM Plate 22.2 C-4)

$V_{100} = 3630(DRO) A = 475$ cf

Offsite Flow

Actual = 2,500 sf = 0.06 Ac

Roof area = 3,060 sf (0.23)

Paved area = 5,790 sf (0.42)

Landscaped area = 4,830 sf (0.35)

C = 0.69 (Weighted average per Emergency Rule, 1/14/86)

$Q_{100} = CIA = (0.40)(5.28)(0.06) = 0.1$ cfs

Actual = 8,850 sf; Impervious = 65%

Composite CN = 70 (DPM Plate 22.2 C-3)

DRO = 0.42 in (DPM Plate 22.2 C-4)

$V_{100} = 3630(DRO) A = 1,410$ cf

Sidewalk Culvert Capacity (1'-0" curb opening) Weir Equation

$Q = CWH^{3/2} = 1.1$ cfs = Q_{100}

Where C = 3.09

L = 1'-0"

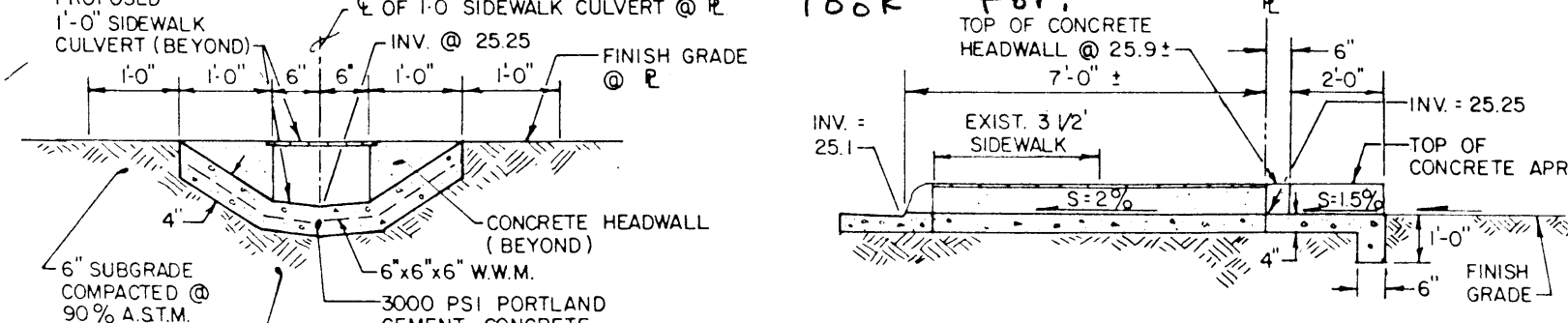
H = 0.5' (min)

Comparison

$Q_{100} = 1.1 - 0.7 = 0.4$ cfs (increase)

$V_{100} = 1400 - 475 = 925$ cf (increase)

If you were going to inspect this property what would be the important features to look for.



SECTION A-A

SCALE: 1" = 2'

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CONSTRUCTION NOTES:

A. JOIN NEAREST JOINTS TO BE WEARDED PLANE

B. WEARDED JOINTS SHALL BE WEARDED PLANE

C. WEARDED JOINTS SHALL BE WEARDED PLANE

D. WEARDED JOINTS SHALL BE WEARDED PLANE

E. WEARDED JOINTS SHALL BE WEARDED PLANE

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