

FILE COPY



KEN SCHULTZ
MAYOR

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 27, 1988

Frank Lovelady, P.E.
Lovelady & Associates
7408 Morrow, NE
Albuquerque, New Mexico 87110

RE: GRADING/PAVING PLAN FOR ADDITIONAL PARKING TO PHASE V
BROADBENT BUSINESS PARK (H-15/D37) ENGINEER'S STAMP DATED
SEPTEMBER 12, 1988

Dear Mr. Lovelady:

Based on the information provided on your submittal of September 16, 1988, the above referenced plan is approved for Grading/Paving Permit.

Please be advised that a separate permit is required for construction within City right-of-way. The contractor must have a copy of this letter when applying for the excavation permit. Also, upon completion of the proposed paving, a field inspection must be requested. The file number must be provided when requesting the inspection.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

xc: Becky Sandoval
(WP+832)

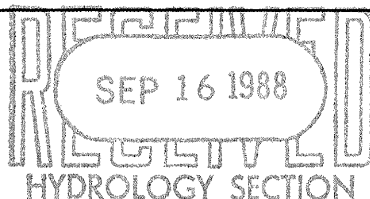
DRAINAGE INFORMATION SHEET

PROJECT TITLE: Parking Addition To Phase 5
Broad Bent Business Park ZONE ATLAS/DRNG. FILE #: H15/D37
 LEGAL DESCRIPTION: Portion of Broadbent Business Park Phase 1
 CITY ADDRESS: 2703 Broadbent Parkway
 ENGINEERING FIRM: Lovelady & Associates CONTACT: Frank Lovelady
 ADDRESS: 7408 Morrow Ave. NE 87110 PHONE: 883-7973
 OWNER: Broadbent Business Park CONTACT: Knight Seavey
 ADDRESS: 1600 University Blvd NE PHONE: 242-9800
 ARCHITECT: Knight Seavey CONTACT: Knight Seavey
 ADDRESS: 1600 University Blvd NE PHONE: 242-9800
 SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☐ YES☒ NO

☐ COPY OF CONFERENCE RECAP
 SHEET PROVIDED

☒ INFORMAL MEETING w/ISERNIE

DRB NO. _____

EPC NO. _____

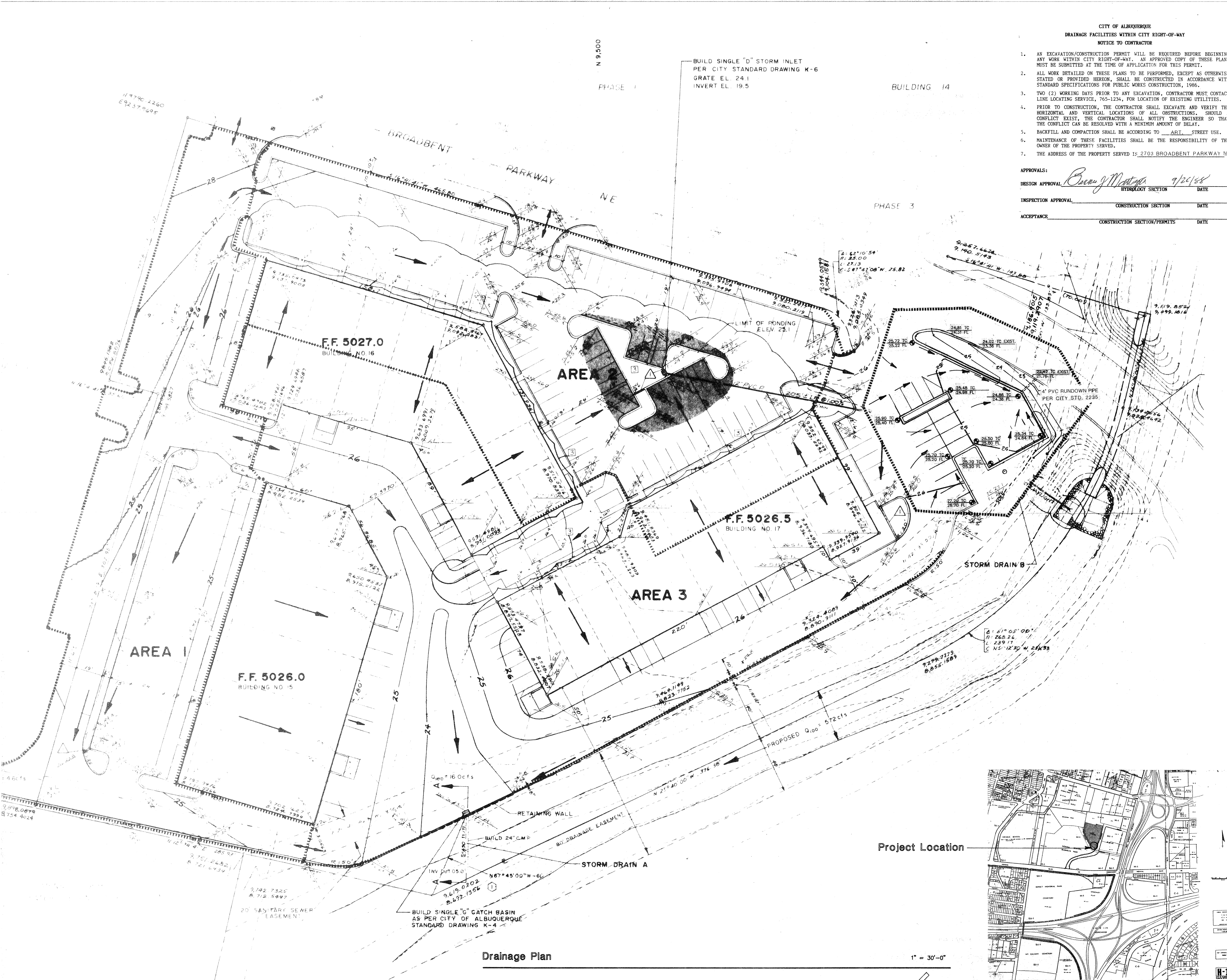
PROJ. NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT☒ DRAINAGE PLAN☐ CONCEPTUAL GRADING & DRAINAGE PLAN☐ GRADING PLAN☐ EROSION CONTROL PLAN☐ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL☐ PRELIMINARY PLAT APPROVAL☐ SITE DEVELOPMENT PLAN APPROVAL☐ FINAL PLAT APPROVAL☐ BUILDING PERMIT APPROVAL☐ FOUNDATION PERMIT APPROVAL☐ CERTIFICATE OF OCCUPANCY APPROVAL☐ ROUGH GRADING PERMIT APPROVAL☒ GRADING/PAVING PERMIT APPROVAL☐ OTHER _____ (SPECIFY)DATE SUBMITTED: Sept 16, 1988BY: Frank Lovelady



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

- 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.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL 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.
- BACKFILL AND COMPACTION SHALL BE ACCORDING TO ART STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- THE ADDRESS OF THE PROPERTY SERVED IS 2703 BROADBENT PARKWAY NE

APPROVALS:

DESIGN APPROVAL: *Ben J. Morgan* 9/24/88

INSPECTION APPROVAL: _____

ACCEPTANCE: _____

HYDROLOGY SECTION DATE

CONSTRUCTION SECTION DATE

CONSTRUCTION SECTION/PERMITS DATE

Project Data

DRAINAGE CALCULATIONS

SOIL INFORMATION: (REFER TO SCS SOIL SURVEY OF BERNALILLO COUNTY)
SOIL IS C_u, CUT AND FILL LAND, HYDROLOGIC SOIL GROUP "A"

RAINFALL, 100-YEAR, 6-HOUR: (REFER TO D.P.M. PLATE 22.2 D-1)
 $R_6 = 2.2$ INCHES.

TIME OF CONCENTRATION: (REFER TO D.P.M. SECTION 22.2, PAGE 3)
TEN (10) MINUTES, MINIMUM TIME OF CONCENTRATION.

RAINFALL INTENSITY: (REFER TO PLATE 22.2 D-2)
 $I = R_6 \times 6.84 \times T_c^{-0.51} = 2.2 \times 6.84 \times (10)^{-0.51} = 4.65$ INCHES PER HOUR.

CURVE NUMBERS: (REFER TO D.P.M. PLATE 22.2 C-2)

| EXISTING PAVEMENT | CH | EXISTING AREA | NEW AREA |
|------------------------|----|---------------|----------|
| EXISTING PAVEMENT | 68 | 7076 | - |
| BUILDINGS AND PAVEMENT | 98 | 16352 | 20854 |
| LANDSCAPING | 49 | - | 2574 |
| UNPAVED GRAVEL | 79 | - | - |
| UNPAVED DIRT | 75 | - | - |
| TOTAL AREAS | | 23428 | 23428 |

WEIGHTED CURVE NUMBER (C_N):
EXISTING C_N = 89 DEVELOPED C_N = 93

DIRECT RUNOFF: (REFER TO D.P.M. PLATE 22.2 C-4)
EXISTING Q₀ = 1.2 DEVELOPED Q₀ = 1.6

RUNOFF COEFFICIENTS: (REFER TO "NOTICE OF EMERGENCY RULE", CITY OF ALBUQUERQUE, JANUARY 14, 1986).

| "C" | EXISTING AREA | NEW AREA |
|------------------------|---------------|----------|
| UNDEVELOPED | 0.40 | 7076 |
| LAWNS AND LANDSCAPING | 0.25 | - |
| ROOFS | 0.90 | - |
| STREETS, DRIVES, WALKS | 0.95 | 16352 |
| TOTAL AREAS | | 23428 |

WEIGHTED "C" FACTORS: EXISTING "C" = 0.78 DEVELOPED "C" = 0.87

EXISTING CONDITIONS:
RUNOFF BY RATIONAL EQUATION, Q = CIA
 $Q = 0.78 \times 4.65 \times 0.54 = 1.96$ CFS
VOLUME BY SCS METHOD, $V = A(Q_0 / 12)$, WHERE A = AREA IN SQUARE FEET.
 $V = 23428 (1.2 / 12) = 2343$ CF

DEVELOPED CONDITIONS:
 $Q = 0.87 \times 4.65 \times 0.54 = 2.18$ CFS
 $V = 23428 (1.6 / 12) = 3124$

LEGAL DESCRIPTION:
PORTION OF BROADWAY BUSINESS PARK, PHASE 5.

BENCH MARK:
NMSHC CONTROL STATION I-25-23 LOCATED AT THE SW CORNER OF THE SOUTHBOUND I-25 BRIDGE CROSSING MENAUL BLVD. ELEVATION 5049.40 FEET.

TEMPORARY BENCH MARK (TEM):
TEM IS LOCATED NEAR THE NORTHEAST CORNER OF THE SITE AT THE SSW CURB RETURN OF THE THIRD DRIVEWAY NORTH OF THE DRAINAGE EASEMENT. A CHISELED SQUARE ON THE TOP OF THE CURB RETURN ELEVATION 5029.02 FEET.

DRAINAGE NOTES:

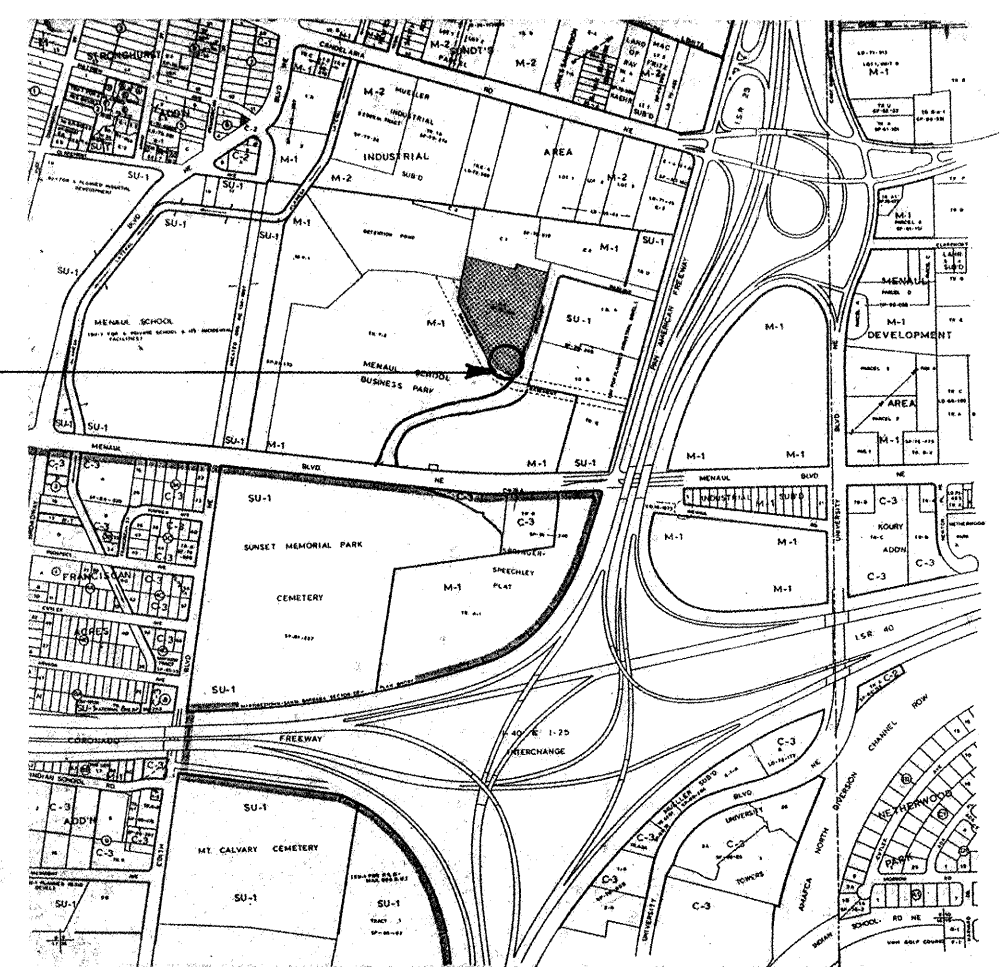
- THE "SITE" IS DESIGNATED BY THE DASHED LINE INDICATING THE APPROXIMATE LIMITS OF CONSTRUCTION. THE DRAINAGE CALCULATIONS ARE BASED ON THIS AREA ONLY.
- THE SITE DOES NOT LIE WITHIN OR ADJACENT TO A DESIGNATED FLOOD HAZARD AREA.
- THE TERM "OFF-SITE FLOW" IS NOT PARTICULARLY APPLICABLE TO THIS SITE SINCE PROPERTY SURROUNDING THE STUDY AREA IS UNDER THE SAME OWNERSHIP AS THE STUDY AREA ITSELF. ALL OFF-SITE FLOW IS ACCEPTED.
- THE NEW ELEVATIONS AND CONTOURS SHOWN ON THIS PLAN WERE DESIGNED TO MATCH EXISTING PAVEMENT. ELEVATIONS FOR BROADBENT PARKWAY WERE OBTAINED FROM THE PAVING PLAN AND PROFILE, PROJECT 2697. AS-BUILT ELEVATIONS IN THE EXISTING PARKING LOT WERE TAKEN FROM THE GRADING AND DRAINAGE PLAN FOR BROADBENT BUSINESS PARK, PHASE V, DATED 5-22-85 AND REVISED 4-10-86.

EROSION CONTROL PLAN:
THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC

EROSION CONTROL PLAN:

- THE CONTRACTOR SHALL INSURE 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 WETTING 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.

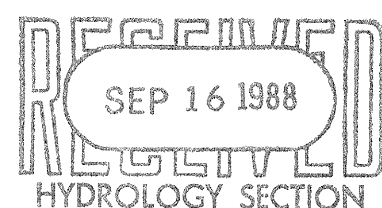
Project Location



Vicinity Map & Zone Atlas No.

Drainage Plan

1" = 30'-0"



SEPTEMBER 12, 1988

KNIGHT SEAVEY DESIGN, P.C.
AIA, AICP

1800 University Blvd. NE
P.O. Box 14887 Station G.
(505) 242-9800

Albuquerque, NM 87191

Land Use Analysis
Site Planning
Architecture
Interior Space Planning
Development Services

Parking Addition To Phase 5, Broadbent Business Park
2703 BROADBENT PARKWAY N.E.

PROJECT NO. _____
SHEET NO. **C2**