



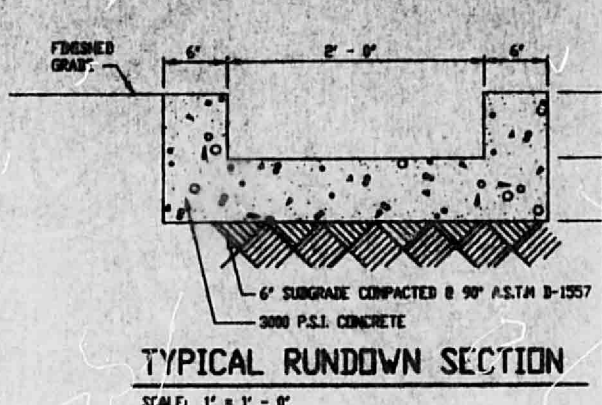
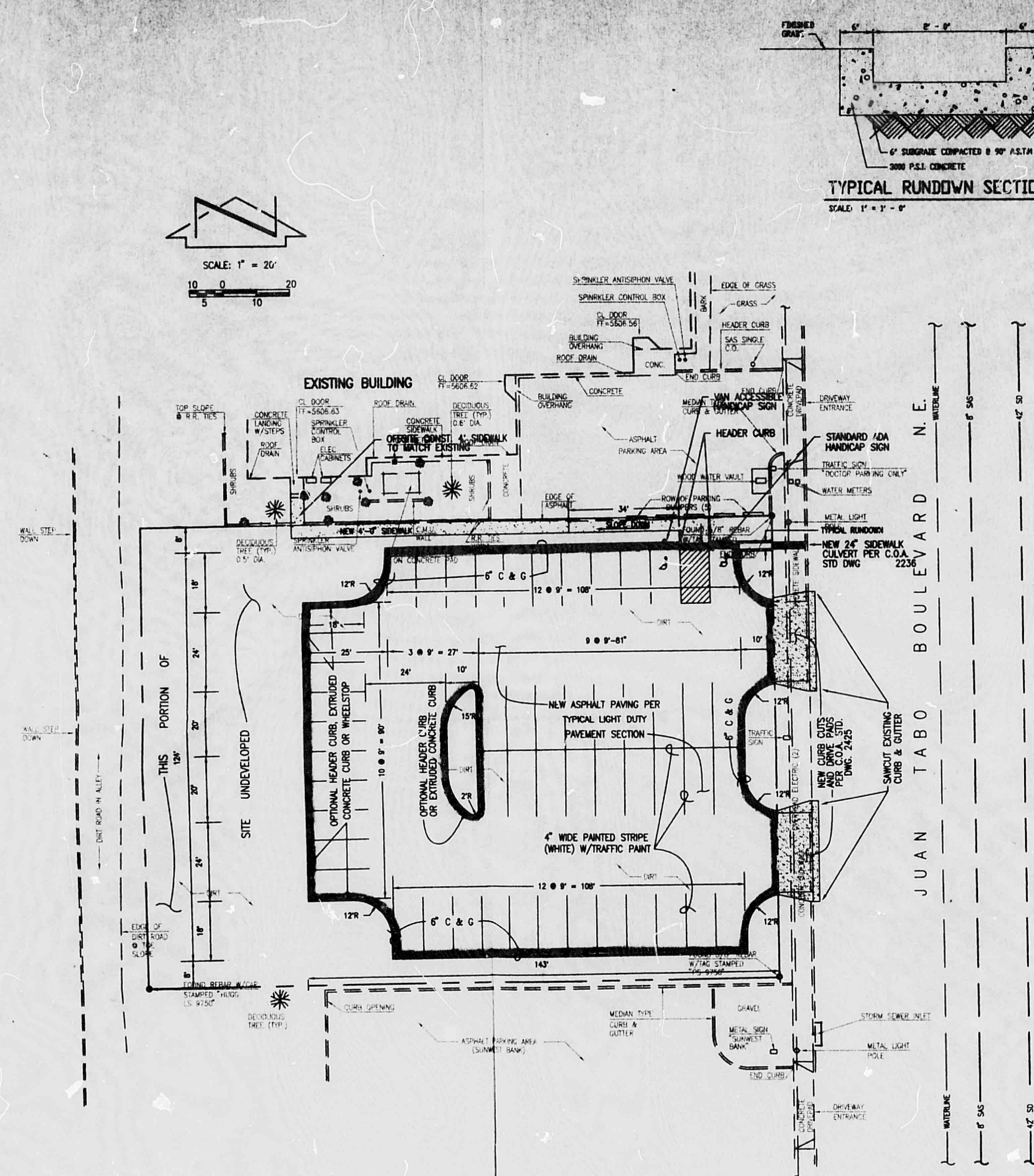
VICINITY MAP
SCALE: 1" = 750'

LEGAL DESCRIPTION
LOT 21-A, BLOCK 90-A, SNOW HEIGHTS,
ALBUQUERQUE, NEW MEXICO

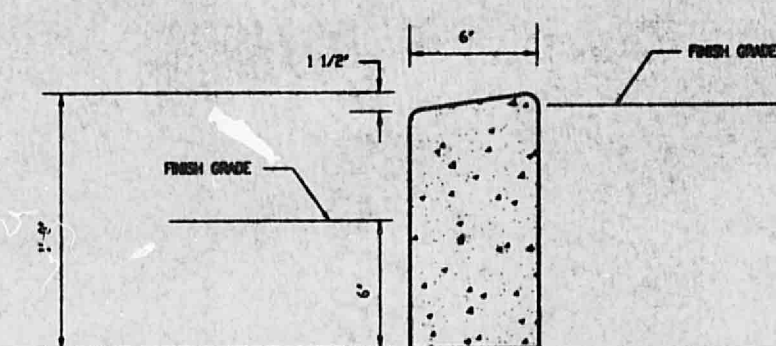
LEGEND

- TOP OF WALL
- C.O. R.R. CLEAN OUT (TIE)
- DECIDUOUS TREE
- SHRUB

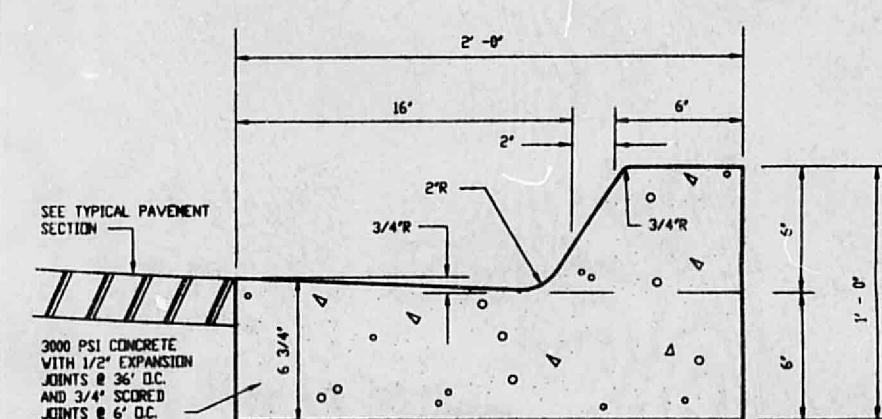
49 REGULAR PARKING SPACES
2 HANDICAP PARKING SPACES



TYPICAL LIGHT DUTY PAVEMENT SECTION A
SCALE: 1" = 5'

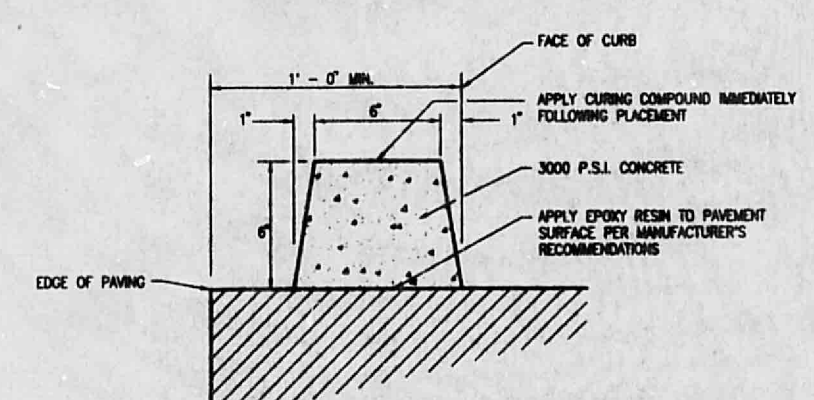


HEADER CURB
SCALE: 1" = 6'



TYPICAL SIX-INCH CURB & GUTTER
SCALE: 1" = 6'

NOTE: ALL CURBS IS 6" C & G, EXCEPT ISLAND AND
OPTIONAL CURB AT WEST ROW OF PARKING SPACES.



TYPICAL EXTRUDED CONCRETE CURB SECTION
SCALE: 1" = 6'

Revised DATE 2/20/02 OF EDP

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(ANSI Z39.18-1977)

Roberto Duran
NOTARY PUBLIC

OFFICIAL SEAL
Roberto Duran
NOTARY PUBLIC
07/01/02

PLAN SHOT TWICE
ONCE ON LIGHT
ONCE ON DARK

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PLANS/PLATS ON FILE

FILE DESC: H21/D41

PLANS/PLATS 2

JMA
JAMES M. MORTIMER & ASSOCIATES, INC.
10000 RIVINGTON PARK BLVD. N.E.
ALBUQUERQUE, N.M. 87110-1000
ENGINEERS & SURVEYORS (000) 345-4200

PAVING SITE PLAN
LOVELACE - JUAN TABO PARKING LOT

DESIGNED BY	JGM	DATE	12/2/95	BY		REVISIONS		JOB NO.	950481
DRAWN BY	CJM							DATE	06-1995
APPROVED BY	JGM							SHEET	1 OF 2

CITY OF ALBUQUERQUE

F
30

D
24

C
20

B
16

A
12

C

D

F



VICINITY MAP
SCALE: 1" = 750'

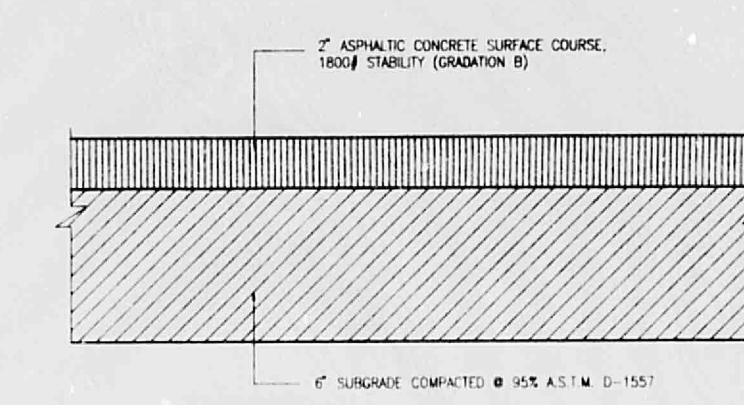
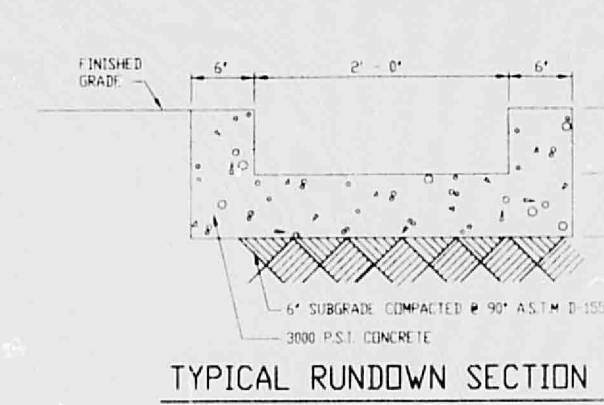
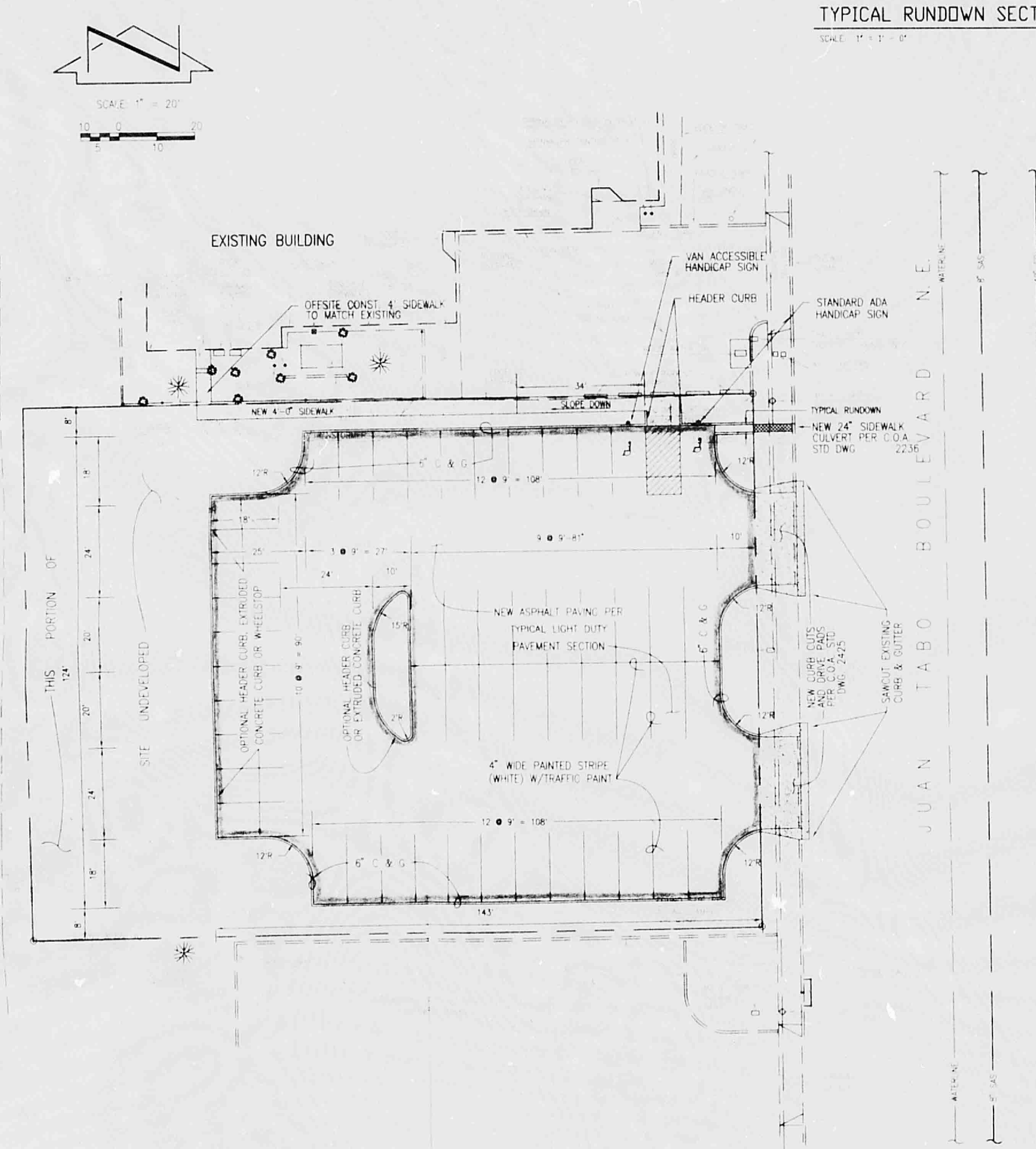
LEGAL DESCRIPTION

LOT 21-A, BLOCK 90-A, SNOW HEIGHTS,
ALBUQUERQUE, NEW MEXICO

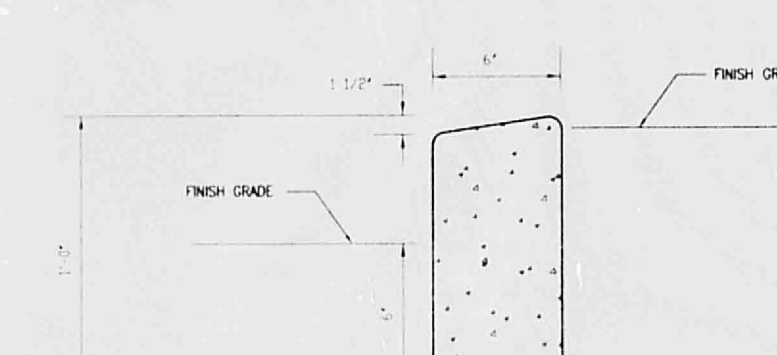
LEGEND

TW	TOP OF WALL
C.D.	CLEAN CUT
R.R.	RAILROAD (TIE)
*	DECIDUOUS TREE
o	SHRUB

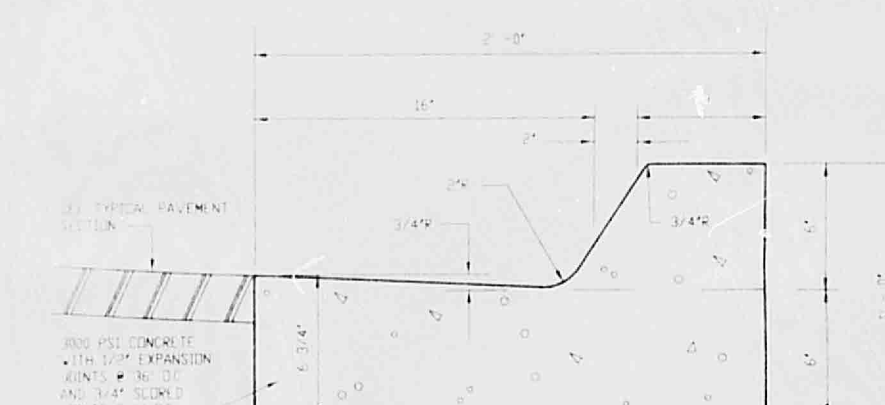
48 REGULAR PARKING SPACES
2 HANDICAP PARKING SPACES



TYPICAL LIGHT DUTY PAVEMENT SECTION A

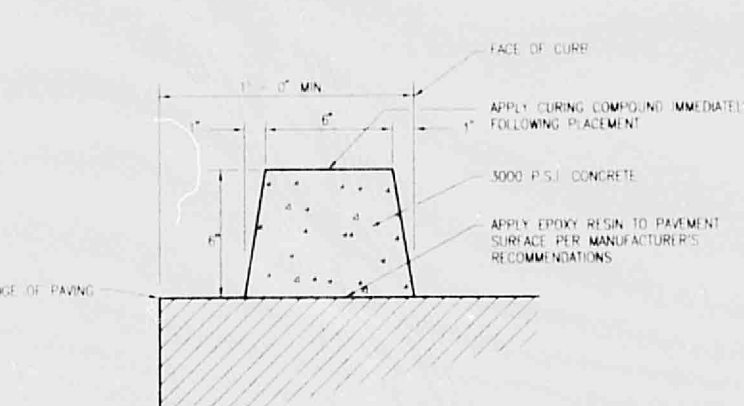


HEADER CURB



TYPICAL SIX-INCH CURB & GUTTER

NOTE: ALL CURB IS 12" C & G, EXCEPT ISLAND AND
OPTIONAL CURB AT WEST ROW OF PARKING SPACES.



TYPICAL EXTRUDED CONCRETE CURB SECTION

PLAN FROM EAST
ONLY ON LIGHT
GRADE ON DASH

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DATE: 3/22/95

CITY OF ALBUQUERQUE

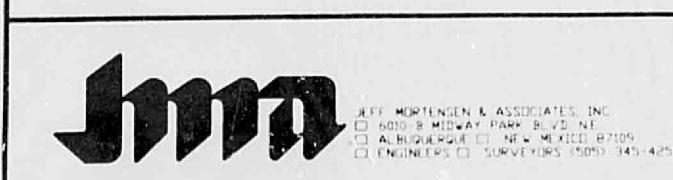
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Director

Notary Public

11/17/95



PAVING SITE PLAN
LOVELACE - JUAN TABO PARKING LOT

DESIGNED BY	J.M.	DATE	06-1995
DRAWN BY	J.M.	DATE	06-1995
APPROVED BY	J.M.	DATE	06-1995





VICINITY MAP
SCALE: 1" = 750'

LEGAL DESCRIPTION

LOT 21-A, BLOCK 80-A, SNOW HEIGHTS,
ALBUQUERQUE, NEW MEXICO

PROJECT BENCHMARK

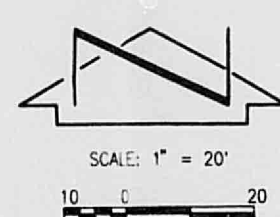
STANDARD ACS BRASS TABLET STAMPED "5-101-A"
SET FLUSH WITH THE CURB AT THE INTERSECTION
OF JUAN TABO BOULEVARD N.E. AND MANUEL
BOULEVARD N.E.
ELEVATION = 5603.224' (M.S.L.D.)

T.B.M.

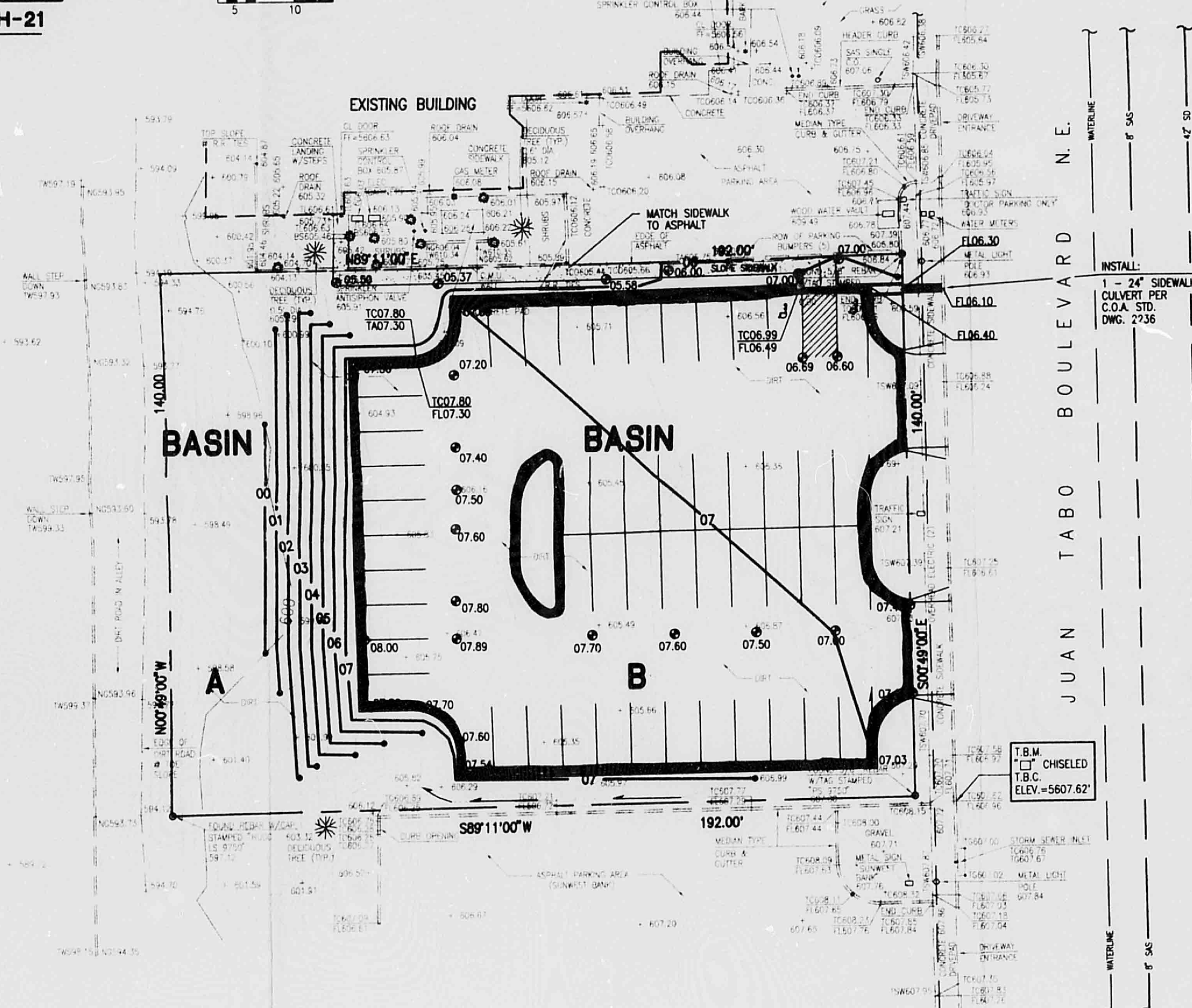
"C" CHISELED T.B.C. AS SHOWN ON DRAWING.
ELEVATION = 5607.62' (M.S.L.D.)

LEGEND

- | | |
|---------|-------------------------|
| TA | TOP OF WALL |
| TC | NATURAL GROUND |
| TO | TOP OF CURB |
| TL | TOP OF SIDEWALK |
| TL | TOP OF CONCRETE LANDING |
| TL | TOP OF CONCRETE STEP |
| TL | CLEAN OUT |
| TL | RAILROAD (TIE) |
| TD | DECIDUOUS TREE |
| SR | SHRUB |
| 600 | EXISTING CONTOUR |
| +380.72 | EXISTING SPOT ELEVATION |
| ● | PROPOSED SPOT ELEVATION |
| 00 | PROPOSED CONTOUR |
| — | FLOW LINE |



SCALE: 1" = 20'



CONSTRUCTION NOTES:

- Two (2) working days prior to any excavation, the contractor shall contact New Mexico Gas Company, 280-1990, for location of existing utilities.
- Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all existing utilities. Should a conflict exist, the contractor shall notify the engineer in writing, 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 manner only, and such lines may exist where none are shown. The contractor shall be responsible for locating, identifying and preserving any and all existing, existing, pipelines, and underground utility lines in planning and conducting excavation. The contractor shall comply with state statutes, municipal and local ordinance, rules and regulations, if any, pertaining to the location of these lines and facilities.
- 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 to the time of application for the permit.
- Backfill composition shall be according to standard.
- Maintenance of these facilities shall be the responsibility of the owner of the property served.
- The design of planters and landscaped areas is not part of this plan. All planters and landscaped areas adjacent to the building(s) shall be provided with positive drainage to ground and ponding adjacent to the structure. For construction details, refer to landscaping plan.

Erosion Control Measures

- The contractor shall ensure that no soil erodes from the site into public right-of-way or onto private property.
- 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 a Topsoil Disturbance Permit prior to beginning construction.
- Any areas of excess disturbance (traffic access, storage yard, excavated material, etc.) shall be reseeded according to N.M.S. Specification 1012. Native Grass Seedings: This will be considered incidental to construction; therefore, no separate payment will be made.

APPROVALS	NAME	DATE
ACE/DESIGN	Benny Montoya	7/14/95
INSPECTOR		
ACE/FIELD		

DRAINAGE PLAN

The following items concerning the Lovelace Juan Tabo Parking Lot Drainage Plan are contained herein:

- Vicinity Map
- Grading Plan
- Calculations

As shown by the Vicinity Map, the site is located on the west side of Juan Tabo Blvd. N.E., just north of Greenwood Hills N.E. At present, the site is undeveloped. The proposed development will be a paved parking area. Adjacent properties are developed for commercial uses, thereby making this an infill site.

As shown by Panel 25 of 50 of the National Flood Insurance Rate Map published by FEMA for the City of Albuquerque, New Mexico dated October 14, 1983, this site does not lie within a designated flood hazard zone. The site currently drains to an area adjacent to the western boundary. The proposed free discharge of runoff from this site to Juan Tabo Blvd. N.E. on AD (depth 1) Zone is appropriate and consistent with other recent development in this area. On the east side of Juan Tabo, between Greenwood Hills N.E. and Prospect N.E., two sites, 2010 Juan Tabo N.E. (House of Flowers) and a vacant site at 2130 Juan Tabo N.E., drain runoff onto Juan Tabo Blvd. A strip development, Greenwood Center, 2100-2120 Juan Tabo N.E., retains a portion of the drainage in a ponding area at the northeast corner of the site, and drains a portion of the runoff onto Juan Tabo Blvd. N.E.

A future 30' storm drain parallel to the existing 42" line (317.01') as shown on the 1986 Master Plan will alleviate the AD condition when constructed.

The Grading Plan shows (1) existing and proposed grades indicated by spot elevations and contours at 1' intervals, (2) the limit and character of the existing improvements, and (3) the limit and character of the proposed improvements. As shown by this plan, the project consists of the construction of a paved parking lot with associated landscaping. At present, the site drains from east to west onto an unimproved dirt alley where it ponds. Under developed conditions, Basin B, the improved portion of the site, will drain to Juan Tabo Blvd. N.E. through a new sidewalk culvert which will be constructed under Special Order 19 Permit. Current off-site flows enter the site from the existing Lovelace Building and parking lot to the north, and are conveyed parallel to the north boundary to the alley on the west side. This proposed construction will not block any off-site flows.

The Calculations which appear herein analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The Procedure for 40-acre and Smaller Basins, as set forth in the Revision of Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, dated January, 1983, has been used to quantify the peak rate of discharge and volume of runoff generated. As shown by these calculations, the proposed development will result in a net increase in runoff generated by this site of 0.6 cfs.

CALCULATIONS

Site Characteristics

- Precipitation Zone = 4
- $P_{6,100} = P_{360} = 2.25$ in.
- Total Area (A_t) = 26,880 sq ft
- Existing Land Treatment

Treatment	Area (sq ft)	%
C	26,880/0.62	100

- Developed Land Treatment

Treatment	Area (sq ft)	%
C	10,570/0.24	39.1
D	16,310/0.38	60.9

Existing Condition

- Volume
$$E_w = (E_{wA} + E_{wB} + E_{wC} + E_{wD})/A_t$$
$$E_w = [(1.46)(0.62) + (2.64)(0.38)]/(0.62) = 1.46$$
$$V_{100} = (E_w/12)A_t$$
$$V_{100} = (1.46/12)(0.62) = 0.0754$$
 ac-ft = 3285 cft- Peak Discharge
$$Q_p = Q_{wA} + Q_{wB} + Q_{wC} + Q_{wD}$$
$$Q_p = 0.100 = (3.73)(0.62) = 2.3$$
 cfs

Developed Condition

- Volume
$$E_w = (E_{wA} + E_{wB} + E_{wC} + E_{wD})/A_t$$
$$E_w = [(1.46)(0.24) + (2.64)(0.38)]/(0.62) = 2.18$$
$$V_{100} = (E_w/12)A_t$$
$$V_{100} = (2.18/12)(0.62) = 0.112$$
 ac-ft = 4,880 cft- Peak Discharge
$$Q_p = Q_{wA} + Q_{wB} + Q_{wC} + Q_{wD}$$
$$Q_p = 0.100 = (3.73)(0.24) + (5.25)(0.38) = 2.9$$
 cfs

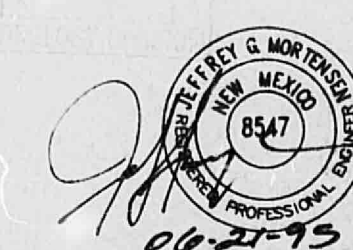
- Comparison
- $\Delta V_{100} = 4,880 - 3,285 = 1,595$ cft (increase)
 - $\Delta Q_{100} = 2.9 - 2.3 = 0.6$ cfs (increase)



JMM ENGINEERING & SURVEYING, INC.
4000 S. RIVINGTON PARK, N.W., SUITE 100
ALBUQUERQUE, N.M. 87105
TELEPHONE (505) 243-7175
FAX (505) 243-7175
ENGINEERS & SURVEYORS (CDS 240-4256)

GRADING AND DRAINAGE PLAN LOVELACE - JUAN TABO PARKING LOT

DESIGNED BY	NO.	DATE	BY	REVISIONS	JOB NO.
JGM					950481
DRAWN BY					DATE
CJM					06-1995
APPROVED BY					SHEET
JGM					2 OF 2



PLAN SHOT TWICE
ONCE ON LIGHT
ONCE ON DARK

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Gregory J. Taylor, Director

Roberto Duran
NOTARY PUBLIC

ATTEST: Roberto Duran
NOTARY PUBLIC
07/21/95

CITY OF ALBUQUERQUE

C D

F

