WORKSHOP
ARCHITECTS

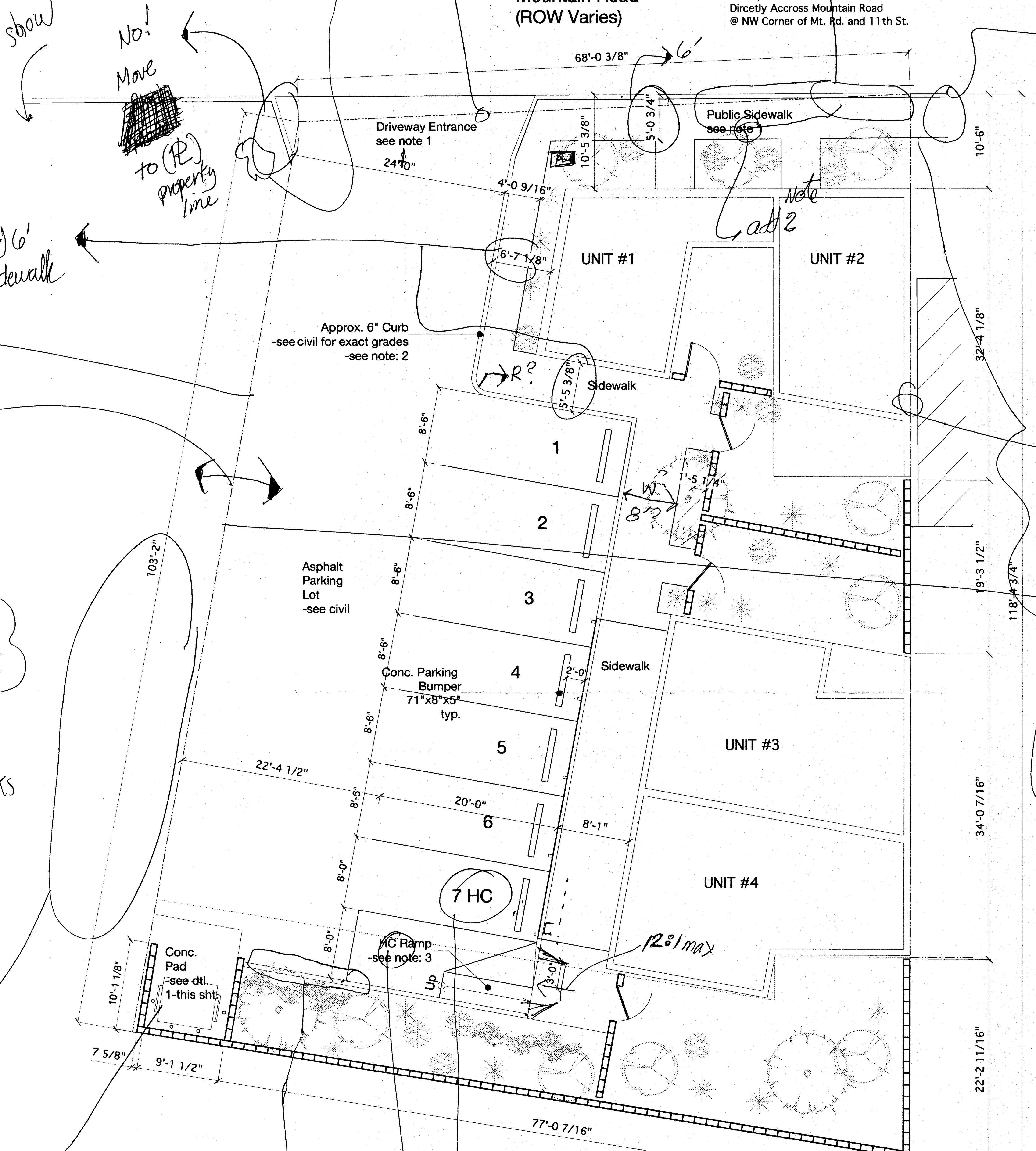
811 12TH ST. NW
ALBUQUERQUE, NEW MEXICO
87102

PH. 505.246.9608

tredesign@earthlink.net

Mountain Road Town Homes

MOUNTAIN ROAD
ALBUQUERQUE, NEW MEXICO 87102

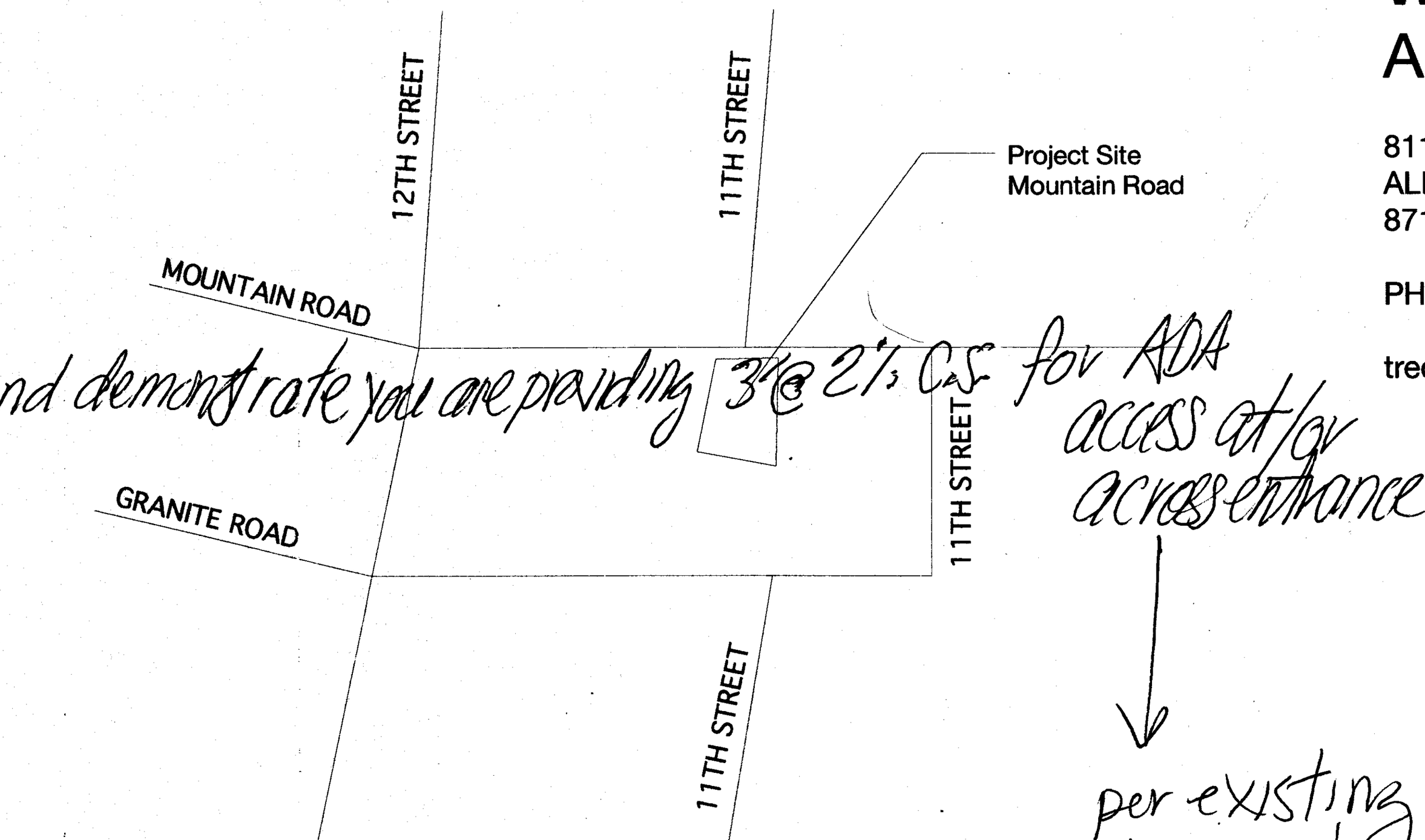


Traffic Control Layout
Scale 1/8" = 1'-0"

General Note:

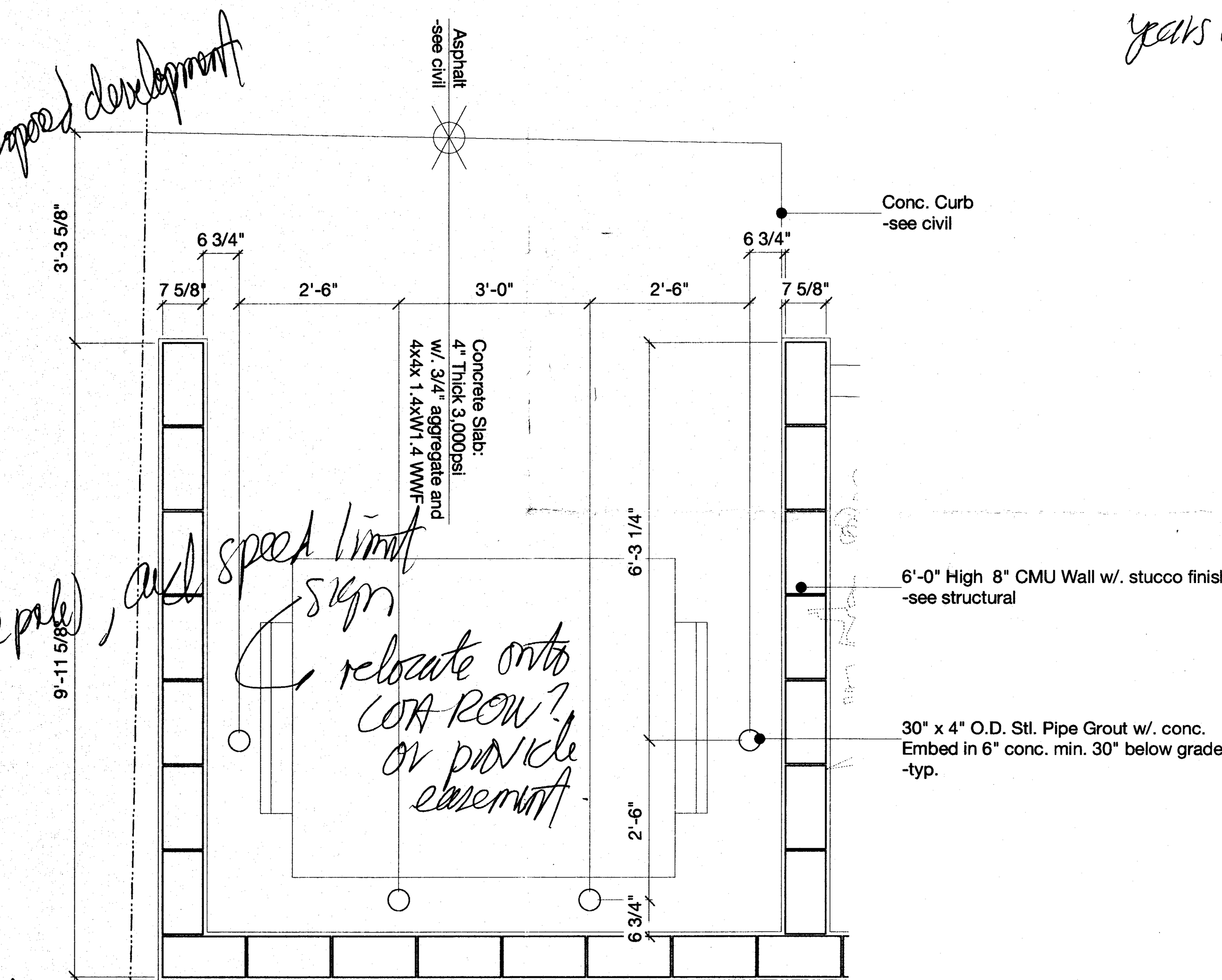
1. Remove existing sidewalk and drivway entrance's Replace with new Conc. Sidewalk and driveway entrance. Patch Curb and Gutter where required Conform to city Specs. Paving Sidewalk Details DWG 2430 Curb Type Sidewalk
2. Conform to city Specs. Paving Sidewalk Details DWG 2415A Standard Curb and Gutter
3. Conform to ICC/ANSI standards 406 Curb Ramps

- (SW) Need sidewalk easement
- Show existing SW transition & connection
- New driveway per 2425 (Provide detailed driveway and demonstrate you are providing 3' @ 2% CS for ADA access at/across entrance
- per existing drivepad constructed several years ago.
- Sorry but Std C&G is 8"
- One lot existing? or two? Explain w/ proposed development
- Bldg adjacent to PL? on future parking area??
- (pull box) PB & pole (power pole), and speed limit sign are within your property, you'll need to relocate; provide note to relocate or provide easement for PP & PB
- relocate onto COA ROW? or provide easement



VICINITY PLAN

NTS



1 Refuse Bin Enclosure
Scale 1/2" = 1'-0"

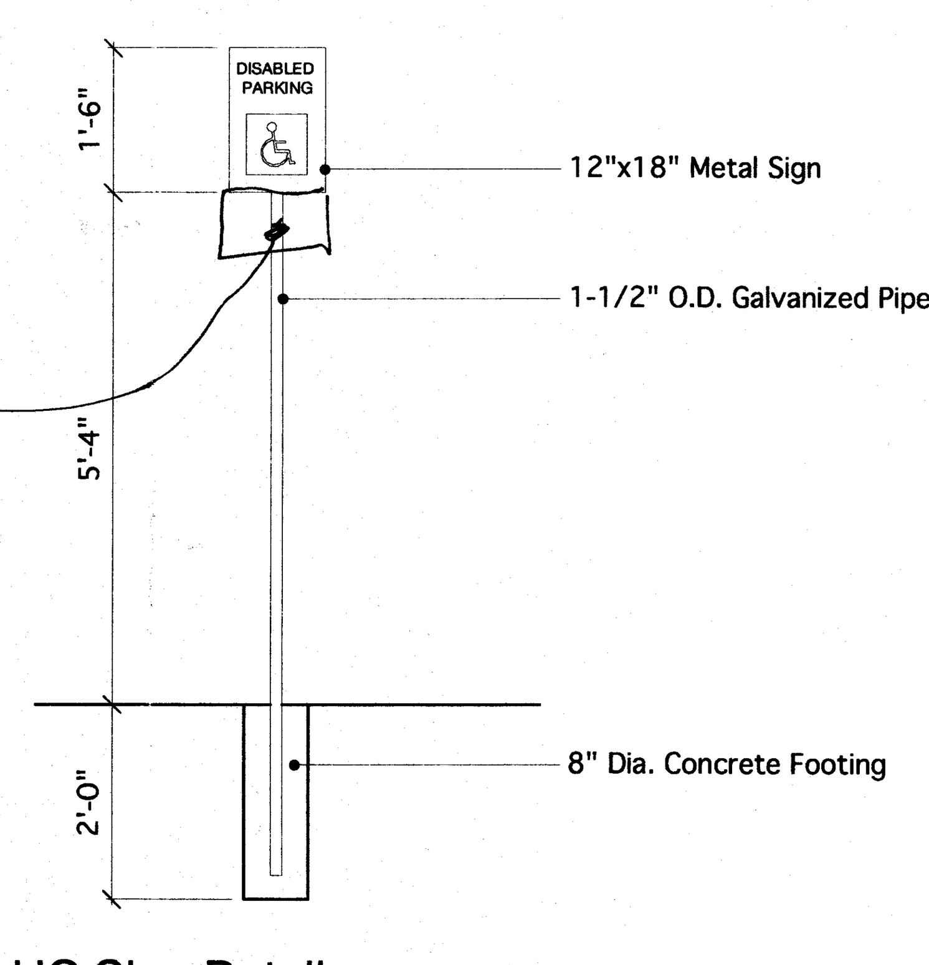
CODE DATA

city of albuquerque

Location:	Downtown Neighborhood
	Albuquerque, New Mexico
Zoning:	SU-1 C-1 w/. conditional use of 100% Dwelling
Zoning Atlas Page:	J-13-Z
Setbacks:	0'-0" Front 0'-0" Side 5'-0" Side Adjacent to R-1 0'-0" Back 15'-0" Rear Adjacent to R-1
Height:	26 Feet
Parking:	1 space per Bath Total 7 spaces

I.B.C.

Occupancy Classification:	R-2
Construction Type:	Type Vb
Separation:	0 Exterior >10'-0" 1 Hour Exterior <10'-0" 1 Hour Between Units
Allowable Area:	2 Stories 7,000 sq.ft.
Usable Open Space:	400sq.ft. / 1-Bed Room Unit 500sq.ft. / 2-Bed Room Unit
Allowable Height:	2 Stories
Sprinkler:	NA



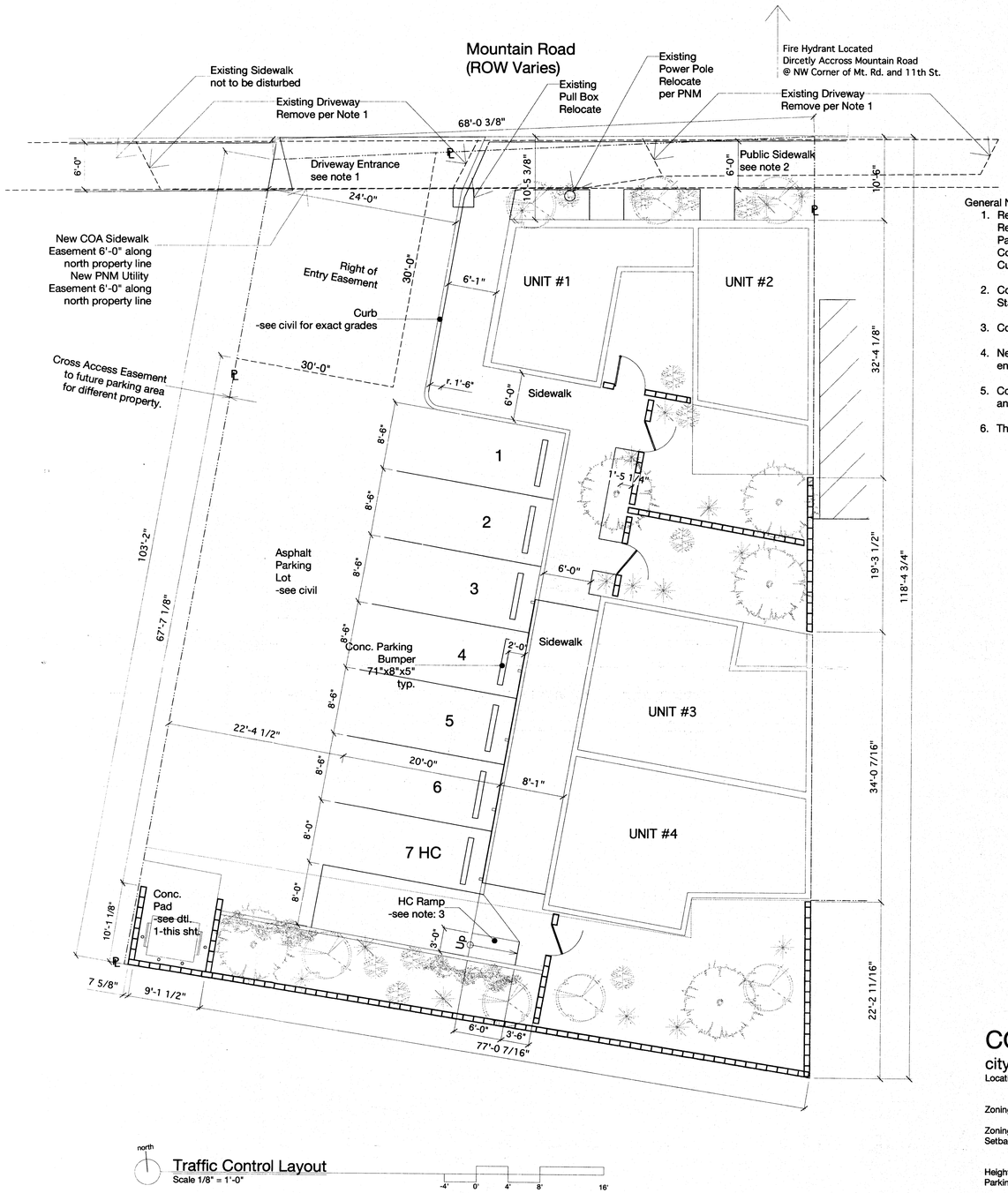
2 HC Sign Detail
Scale 1/2" = 1'-0"

STATE OF NEW MEXICO
TREVESTON R. ELLIOTT
No. 4136
REGISTERED ARCHITECT
5.11.06

Date:
May 11, 2006
Sheet:
TCL PLAN

RECEIVED
MAY 11 2006
HYDROLOGY SECTION

A-083



north

Traffic Control Layout
Scale 1/8" = 1'-0"

-4' 0' 4' 8' 16'

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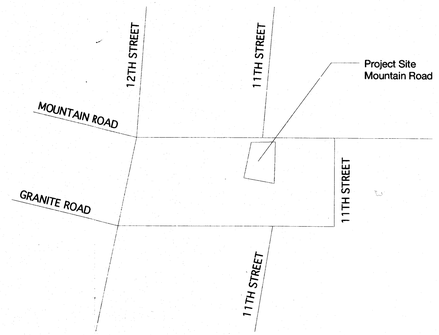
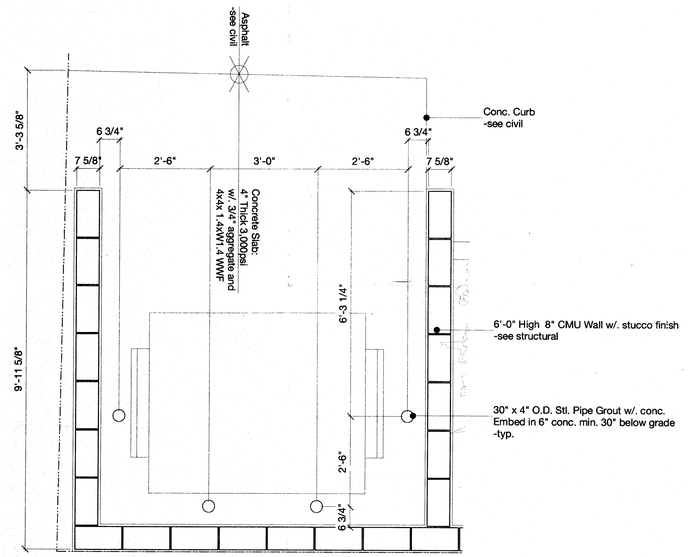
   Curb Type Sidewalk
2. Conform to City Specs. Paving and Sidewalk Details DWG 2415A
   Standard 8" Curb and Gutter
3. Conform to City Standards.
4. New Driveway to conform to City Specs. DWG 2425 w/. 3'-0" sidewalk
   entance apron @2" for ADA access.
5. Contractor is responsible for coordinating all site utility relocations
   and is responsible for providing all required placement and clearances.
6. This is a single lot.



N

VICINITY PLAN
NTS



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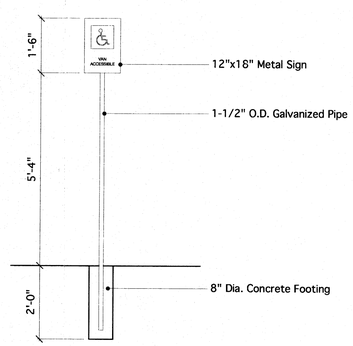

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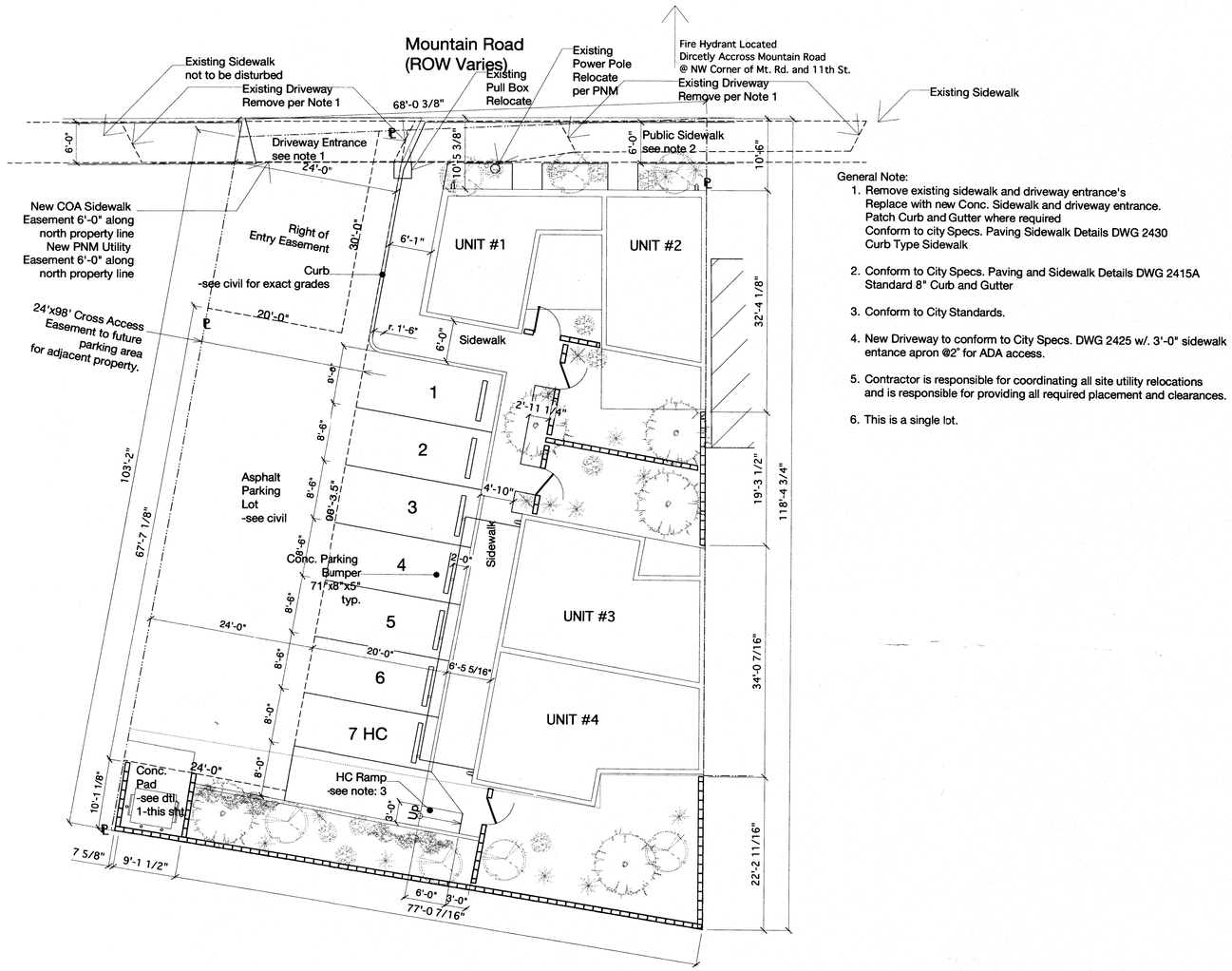
STATE OF NEW MEXICO
TREVESTON R. ELLIOTT
No. 4136
REGISTERED ARCHITECT
7.10.06

Date:
June 20, 2006
Sheet:
TCL PLAN

RECEIVED
JUL 10 2006
LAND DEVELOPMENT SECTION

A-083



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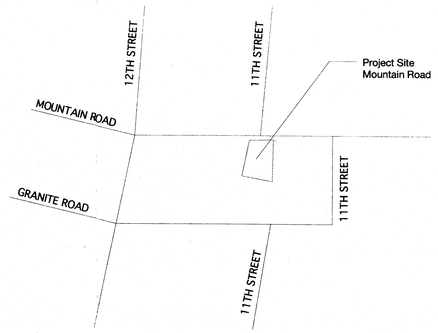
north

Traffic Control Layout

Scale 1" = 10'-0"



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VICINITY PLAN

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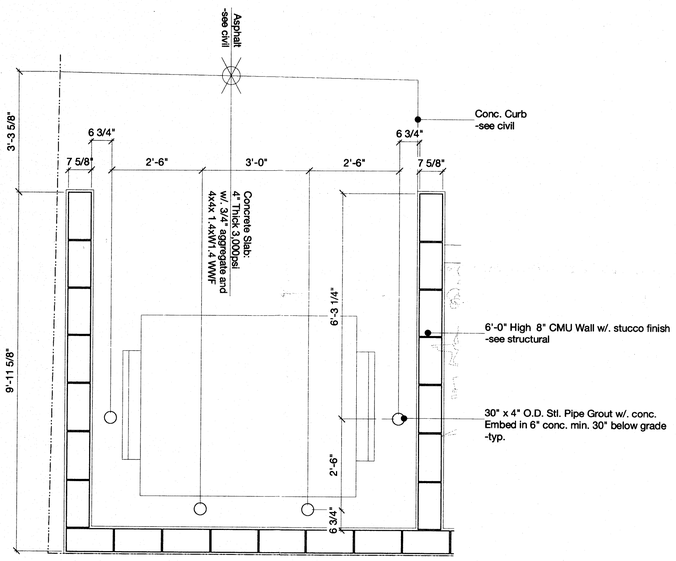

1 Refuse Bin Enclosure

Scale 1/2" = 1'-0"

TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed — Date 8/30/06

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city of albuquerque

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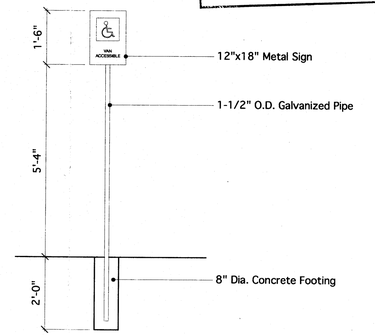
Sprinkler:	NFP 13r



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Mountain Road Town Homes

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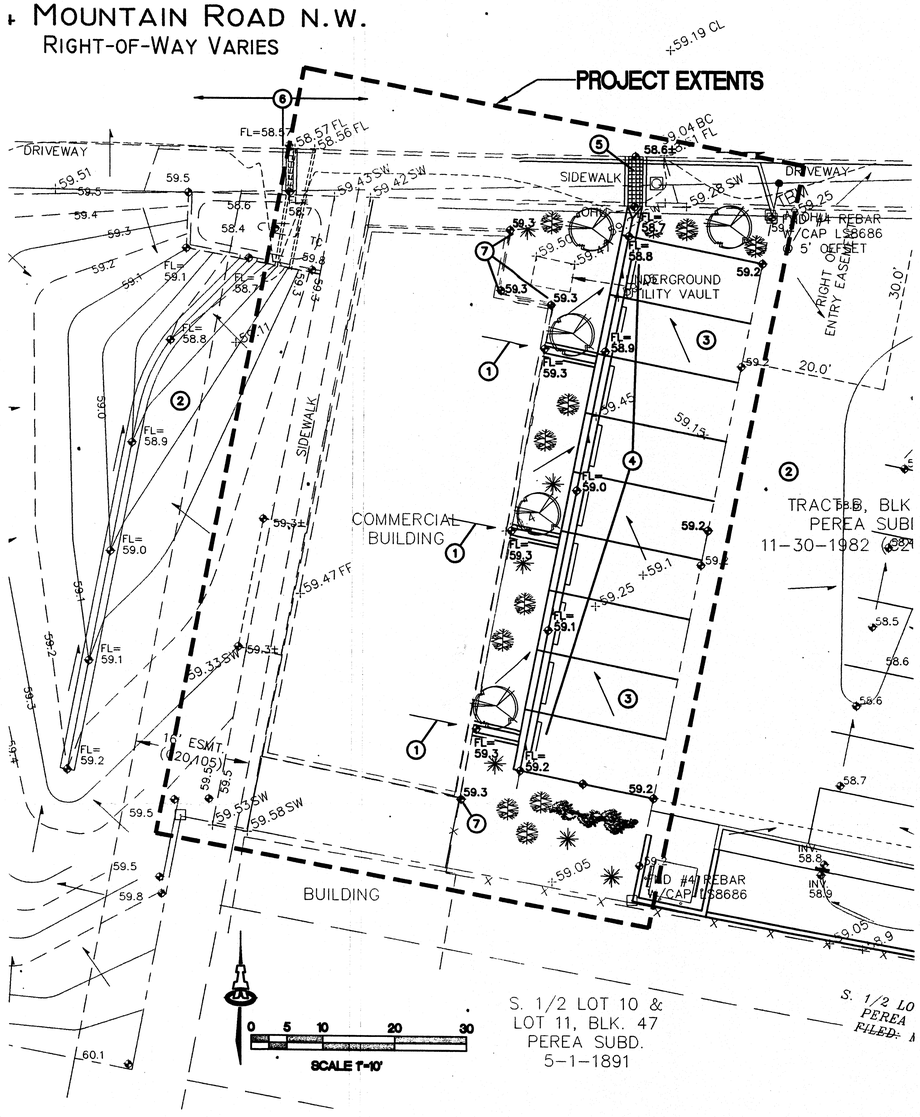
ALBUQUERQUE, NEW MEXICO 87102

STATE OF NEW MEXICO
TREVESTON R. ELLIOTT
No. 4136
REGISTERED ARCHITECT

8.21.6

Date:
August 21, 2006
Sheet:
TCL PLAN

A-083



GENERAL NOTES

A. COORDINATE WORK WITH SITE PLAN, DEMOLITION PLAN AND LANDSCAPE PLAN.

B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT AND VERIFY THE ARCHITECT'S INTENT BEFORE PROCEEDING.

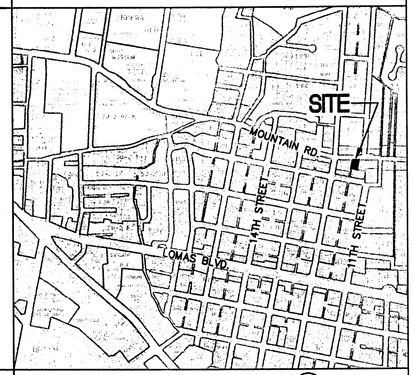
C. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. TYPICAL. CONTRACTOR TO FIELD VERIFY AND PROTECT ALL EXISTING UTILITIES WITHIN AREA TO BE IMPROVED.

D. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING / PROPOSED DRAINAGE PATHS. WHERE NEW GRADES ARE SHOWN AS '±', TRANSITION TO EXISTING SHALL BE SMOOTH AND LEVEL.

E. WATER SHALL NOT POND ON PAVED AREAS. WHERE NEW/EXIST. GRADES ARE SHOWN AS 'MATCH', TRANSISTION SHALL BE SMOOTH AND LEVEL.

F. FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS MATERIAL THICKNESSES.

VICINITY MAP J-13



PROJECT DATA

THE PROPOSED IMPROVEMENTS INCLUDE REMOVAL / REPLACEMENT OF EXISTING APSHALT PAVING AND ASSOCIATED SITE LANDSCAPING.

THE SITE IS LOCATED ON SOUTH SIDE OF MOUNTAIN ROAD WEST OF 12TH STREET. (VICINITY MAP J-13). MOUNTAIN ROAD BORDERS THE PROPERTY TO THE NORTH, DEVELOPED COMMERCIAL TO THE EAST AND WEST (SAME OWNER BOTH SIDES), AND DEVELOPED RESIDENTIAL TO THE SOUTH. THE SURROUNDING AREA IS FULLY DEVELOPED.

THE PRESENT SITE IS A DEVELOPED COMMERCIAL PROPERTY WITH EXISTING STRUCTURES, ASPHALT PAVEMENT AND COMPACTED EARTH THROUGHOUT.

THE INTENT OF THIS PLAN IS TO SHOW:

- GRADING RELATIONSHIPS BETWEEN THE EXISTING GROUND ELEVATIONS AND PROPOSED FINISHED ELEVATIONS IN ORDER TO FACILITATE POSITIVE DRAINAGE TO DESIGNATED DISCHARGE POINTS.
- THE EXTENT OF PROPOSED SITE IMPROVEMENTS, INCLUDING BUILDINGS, WALKS AND PAVEMENT.
- THE FLOW RATE/VOLUME OF RAINFALL RUNOFF ACROSS OR AROUND THESE IMPROVEMENTS AND METHODS OF HANDLING THESE FLOWS TO MEET CITY OF ALBUQUERQUE REQUIREMENTS FOR DRAINAGE MANAGEMENT.
- THE RELATIONSHIP OF ON-SITE IMPROVEMENTS WITH EXISTING NEIGHBORING PROPERTY TO INSURE AN ORDERLY TRANSITION BETWEEN PROPOSED AND SURROUNDING GRADES.

DRAINAGE PLAN CONCEPT:

THE SITE HISTORICALLY FREE DISCHARGES TO MOUNTAIN ROAD WHERE FLOW ENTERS THE PUBLIC STORM SEWER SYSTEM. THE PROPOSED IMPROVEMENTS WILL GENERATE NO ADDITIONAL DISCHARGE DURING THE 100-YEAR, 6-HOUR STORM EVENT (SEE CALCULATIONS THIS SHEET) AND WILL CONTINUE TO FREE DISCHARGE TO MOUNTAIN ROAD.

LEGAL: TRACT A-1, BLOCK 47, PEREA ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BENCHMARK: THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 18-J13, THE PUBLISHED ELEVATION OF WHICH IS 4957.09 (BAVD88). BENCHMARK IS LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF LOMAS BLVD. NW AND ELEVENTH ST. NW.

FLOODZONE: PER FIRM MAP 331, THE SITE IS NOT LOCATED WITHIN A FLOODZONE 100 YEAR FLOOD ZONE.

EROSION CONTROL: THE CONTRACTOR IS RESPONSIBLE FOR RETAINING ON-SITE ALL SEDIMENT GENERATED DURING CONSTRUCTION BY MEANS OF TEMPORARY EARTH BERMS OR SILT FENCES AND THE PREPARATION OF AND COMPLIANCE WITH SWPPP AS REQUIRED BY ENVIRONMENTAL PROTECTION AGENCY.

KEYED NOTES

1 CONSTRUCT 18" WIDE (BOTTOM WIDTH) 'U' SHAPED CONCRETE CHANNEL TO DRAIN ROOF DISCHARGE FROM EDGE OF BUILDING TO CONCRETE ALLEY GUTTER. PROVIDE SMOOTH TRANSITION TO PASS FLOW.

2 ADJACENT PROPERTIES EAST AND WEST – SAME OWNER. PAVING FOR ALL THREE PROPERTIES TO OCCUR SIMULTANEOUSLY (ADJACENT PROPERTIES CURRENTLY UNDER CONSTRUCTION).

3 CONSTRUCT ASPHALT PAVING AT ELEVATIONS SHOWN. SEE SITE PLAN FOR PARKING LAYOUT.

4 CONSTRUCT 2' WIDE CONCRETE ALLEY GUTTER AT ELEVATIONS SHOWN. SLOPE = 0.5% FIELD ADJUST USING MOUNTAIN ROAD GUTTER FLOWLINE AS BASE FLOWLINE ELEVATION. TOP OF ADJACENT ASPHALT TO BE ¼" ABOVE EDGE OF ALLEY GUTTER TO ENSURE DRAINAGE. SEE DETAIL THIS SHEET.

5 CONSTRUCT 2' WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236 AT ELEVATIONS SHOWN TO PASS FLOW TO MOUNTAIN ROAD. NOTE: PROVIDE FLUSH (NO CROWN) TRANSITION BETWEEN ALLEY GUTTER AND SIDEWALK CULVERT.

6 BASED ON SITE INSPECTION AND TOPOGRAPHIC SURVEY, MOUNTAIN ROAD HIGH POINT THIS AREA. FLOWS DIRECTED EAST AND WEST.

7 TOP OF GRADE ADJACENT TO BUILDING TO BE 0.2' MIN. BELOW F.F. ELEVATION. FINE GRADE LANDSCAPING TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.

RECEIVED
JUN 28 2007
LAND DEVELOPMENT SECTION

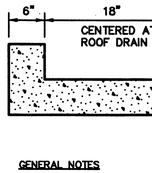
LEGEND

+65.7	EXISTING SPOT ELEVATION
20	EXISTING CONTOUR
◆55.5	PROPOSED SPOT ELEVATION
58	PROPOSED CONTOUR
→	SURFACE FLOW DIRECTION
RIM	INLET RIM ELEVATION
INV.	INVERT ELEVATION
TC	TOP OF CURB
FL	FLOW LINE
F.F.	FINISHED FLOOR

S.O.19 : NOTICE TO CONTRACTORS

1	AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2	ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7 AMENDMENT 1.
3	TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4	PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5	BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC / STREET USE.
6	MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7	WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

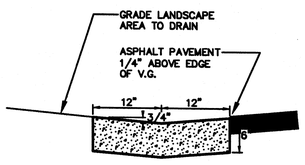


GENERAL NOTES

1. PROVIDE CONST CONTROL JOINTS @ 7' O.C. MAX.
2. EDGES SHOULD BE REMOVED WITH 3/8" EDGING TOOL

'U' SHAPED CONC. CHANNEL

N.T.S.



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CONCRETE ALLEY GUTTER

N.T.S.

CALCULATIONS: Mountain Road Laundry Paving : June 18, 2007

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE

AREA OF SITE: 6150 SF = 0.1 Ac.

HISTORIC FLOWS: On-Site Historic Land Condition			DEVELOPED FLOWS: On-Site Developed Land Condition			EXCESS PRECIP: Precip. Zone 2	
Area a	=	0 SF	Area a	=	0 SF	Ea =	0.53
Area b	=	0 SF	Area b	=	0 SF	Eb =	0.78
Area c	=	615 SF	Area c	=	923 SF	Ec =	1.13
Area d	=	5535 SF	Area d	=	5228 SF	Ed =	2.12
Total Area	=	6150 SF	Total Area	=	6150 SF		

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E = (EaAa + EbAb + EcAc + EdAd) / (Aa + Ab + Ac + Ad)

Historic E	=	2.02 in.	Developed E	=	1.97 in.

On-Site Volume of Runoff: V360 = E*A / 12

Historic V360	=	1036 CF	Developed V360	=	1010 CF

On-Site Peak Discharge Rate: Qp = QpaAa+QpbAb+QpcAc+QpdAd / 43,560

For Precipitation Zone 2

Qpa	=	1.56	Qpc	=	3.14
Qbb	=	2.28	Qpd	=	4.70
Historic Qp	=	0.64 CFS	Developed Qp	=	0.63 CFS

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph: 505-268-8828 Fax. 505-268-2632
1516.1GRD.dwg Jun 19,2007

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER

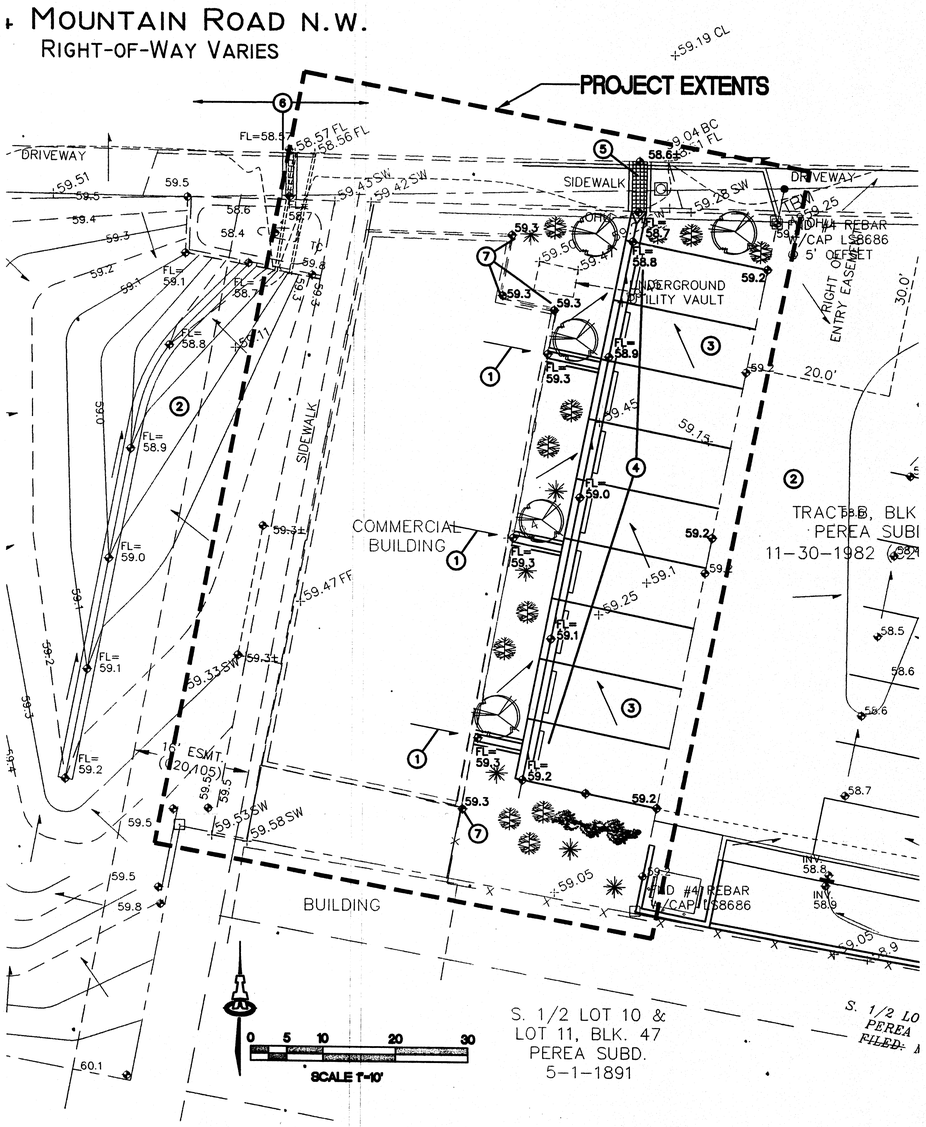
MOUNTAIN ROAD TOWN HOMES

WORKSHOP ARCHITECTS

DRAINAGE AND GRADING PLAN

Date: 06-18-07	No.	Revision	Date
Drawn By: BJB			
Ckd By: FCA			
Job No. 1516.1			
C-01			
SH. OF			

M:\ACTIVE\LD 2006\1516.1\dwg\1516.1GRD.dwg, Layout1, 6/19/2007 3:04:12 PM



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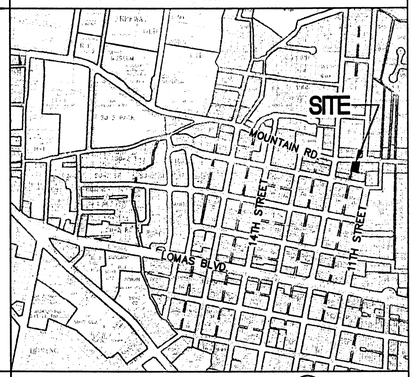

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- THE RELATIONSHIP OF ON-SITE IMPROVEMENTS WITH EXISTING NEIGHBORING PROPERTY TO INSURE AN ORDERLY TRANSITION BETWEEN PROPOSED AND SURROUNDING GRADES.

DRAINAGE PLAN CONCEPT:

THE SITE HISTORICALLY FREE DISCHARGES TO MOUNTAIN ROAD WHERE FLOW ENTERS THE PUBLIC STORM SEWER SYSTEM. THE PROPOSED IMPROVEMENTS WILL GENERATE NO ADDITIONAL DISCHARGE DURING THE 100-YEAR, 6-HOUR STORM EVENT (SEE CALCULATIONS THIS SHEET) AND WILL CONTINUE TO FREE DISCHARGE TO MOUNTAIN ROAD.

LEGAL: TRACT A-1, BLOCK 47, PEREA ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BENCHMARK: THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 18-J13, THE PUBLISHED ELEVATION OF WHICH IS 4957.09 (BAVD88). BENCHMARK IS LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF LOMAS BLVD. NW AND ELEVENTH ST. NW.

FLOODZONE: PER FIRM MAP 331, THE SITE IS NOT LOCATED WITHIN A FLOODZONE 100 YEAR FLOOD ZONE.

EROSION CONTROL: THE CONTRACTOR IS RESPONSIBLE FOR RETAINING ON-SITE ALL SEDIMENT GENERATED DURING CONSTRUCTION BY MEANS OF TEMPORARY EARTH BERMS OR SILT FENCES AND THE PREPARATION OF AND COMPLIANCE WITH SWPPP AS REQUIRED BY ENVIRONMENTAL PROTECTION AGENCY.

KEYED NOTES

1 CONSTRUCT 18" WIDE (BOTTOM WIDTH) 'U' SHAPED CONCRETE CHANNEL TO DRAIN ROOF DISCHARGE FROM EDGE OF BUILDING TO CONCRETE ALLEY GUTTER. PROVIDE SMOOTH TRANSITION TO PASS FLOW.

2 ADJACENT PROPERTIES EAST AND WEST – SAME OWNER. PAVING FOR ALL THREE PROPERTIES TO OCCUR SIMULTANEOUSLY (ADJACENT PROPERTIES CURRENTLY UNDER CONSTRUCTION).

3 CONSTRUCT ASPHALT PAVING AT ELEVATIONS SHOWN. SEE SITE PLAN FOR PARKING LAYOUT.

4 CONSTRUCT 2' WIDE CONCRETE ALLEY GUTTER AT ELEVATIONS SHOWN. SLOPE = 0.5% FIELD ADJUST USING MOUNTAIN ROAD GUTTER FLOWLINE AS BASE FLOWLINE ELEVATION. TOP OF ADJACENT ASPHALT TO BE ½" ABOVE EDGE OF ALLEY GUTTER TO ENSURE DRAINAGE. SEE DETAIL THIS SHEET.

5 CONSTRUCT 2' WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236 AT ELEVATIONS SHOWN TO PASS FLOW TO MOUNTAIN ROAD. NOTE: PROVIDE FLUSH (NO CROWN) TRANSITION BETWEEN ALLEY GUTTER AND SIDEWALK CULVERT.

6 BASED ON SITE INSPECTION AND TOPOGRAPHIC SURVEY, MOUNTAIN ROAD HIGH POINT THIS AREA. FLOWS DIRECTED EAST AND WEST.

7 TOP OF GRADE ADJACENT TO BUILDING TO BE 0.2' MIN. BELOW F.F. ELEVATION. FINE GRADE LANDSCAPING TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.

RECEIVED
JUN 28 2007
LAND DEVELOPMENT SECTION

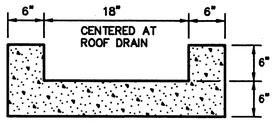
LEGEND

+65.7	EXISTING SPOT ELEVATION
20	EXISTING CONTOUR
⊕55.5	PROPOSED SPOT ELEVATION
58	PROPOSED CONTOUR
	SURFACE FLOW DIRECTION
RIM	INLET RIM ELEVATION
INV.	INVERT ELEVATION
TC	TOP OF CURB
FL	FLOW LINE
F.F.	FINISHED FLOOR

S.O.19 : NOTICE TO CONTRACTORS

1	AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2	ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7 AMENDMENT 1.
3	TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4	PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5	BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC / STREET USE.
6	MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7	WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

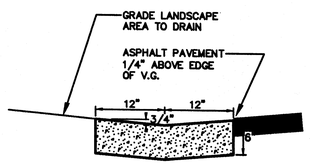


GENERAL NOTES

1. PROVIDE CONST CONTROL JOINTS @ 7' O.C. MAX.
2. EDGES SHOULD BE REMOVED WITH 3/8" EDGING TOOL

'U' SHAPED CONC. CHANNEL

N.T.S.



GENERAL NOTES

1. PROVIDE CONST CONTROL JOINTS @ 7' O.C. MAX.
2. EDGES SHOULD BE REMOVED WITH 3/8" EDGING TOOL

CONCRETE ALLEY GUTTER

N.T.S.

CALCULATIONS: Mountain Road Laundry Paving : June 18, 2007

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE

AREA OF SITE: 6150 SF = 0.1 Ac.

HISTORIC FLOWS: On-Site Historic Land Condition			DEVELOPED FLOWS: On-Site Developed Land Condition			EXCESS PRECIP:	
Area a	=	0 SF	Area a	=	0 SF	Precip. Zone	2
Area b	=	0 SF	Area b	=	0 SF	Ea =	0.53
Area c	=	615 SF	Area c	=	923 SF	Eb =	0.78
Area d	=	5535 SF	Area d	=	5228 SF	Ec =	1.13
Total Area	=	6150 SF	Total Area	=	6150 SF	Ed =	2.12

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E = (Ea Aa + Eb Ab + Ec Ac + Ed Ad) / (Aa + Ab + Ac + Ad)

Historic E	=	2.02 in.	Developed E	=	1.97 in.

On-Site Volume of Runoff: V360 = E*A / 12

Historic V360	=	1036 CF	Developed V360	=	1010 CF

On-Site Peak Discharge Rate: Qp = QpaAa+QpbAb+QpcAc+QpdAd / 43,560

For Precipitation Zone 2

Qpa	=	1.56	Qpc	=	3.14
Qbb	=	2.28	Qpd	=	4.70
Historic Qp	=	0.64 CFS	Developed Qp	=	0.63 CFS

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph: 505-268-8828 Fax. 505-268-2632
1516.1GRD.dwg Jun 19,2007

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER

MOUNTAIN ROAD TOWN HOMES

WORKSHOP ARCHITECTS

DRAINAGE AND GRADING PLAN

Date:	No.	Revision	Date	Job No.
06-18-07				1516.1
Drawn By: BJB				C-01
Ckd By: FCA				SH. OF

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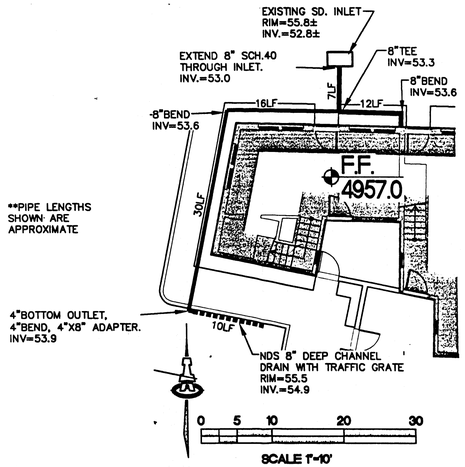


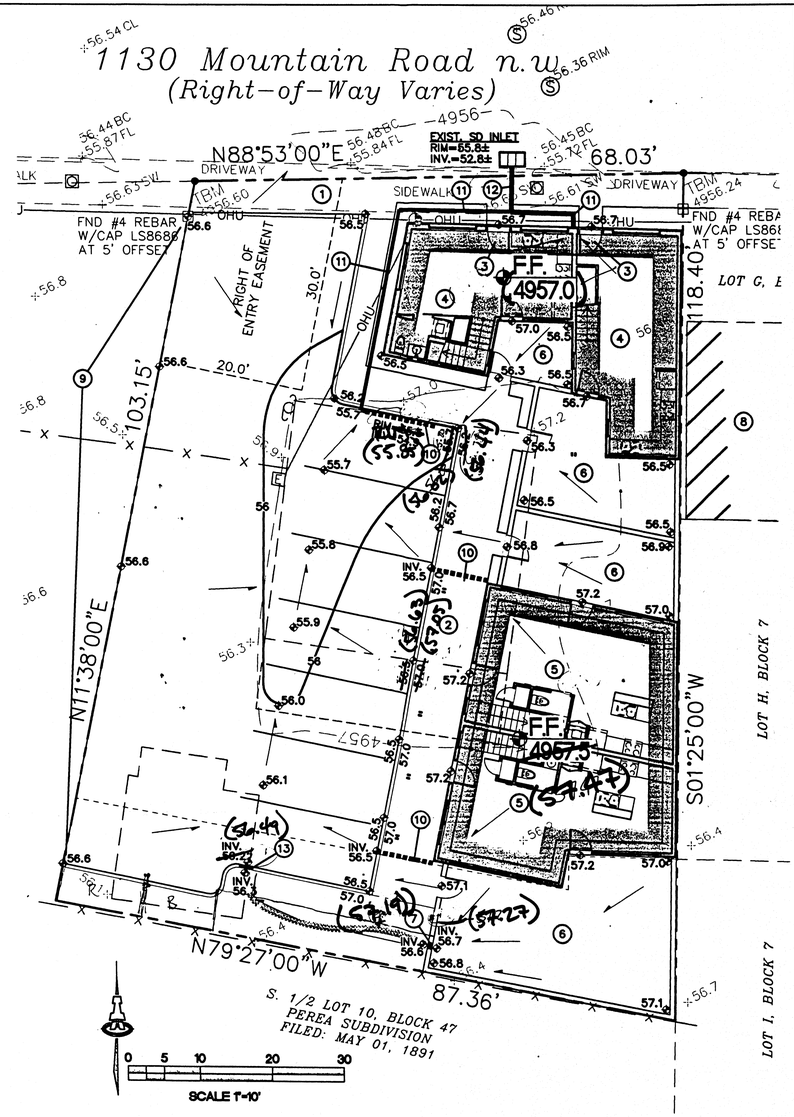
STORM DRAIN DETAL

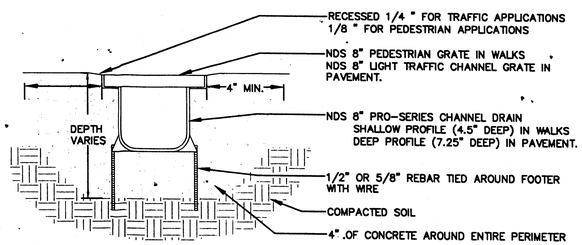
I, Fred C. Arfman, NMPE No. 7322 of the firm Isaacson & Arfman, P.A. hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 03-23-06. The record information edited onto the original design document has been obtained by Isaacson & Arfman, P.A. on 03-21-08. I further certify that I or a member of my firm under my direct supervision have visited the project site on 03-17-08 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for permanenet Certificate of Occupancy.

The record information presented hereon is not necessarily complete and is intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

FRED C. ARFMAN, NMPE#7322 DATE 03.21.08

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER





NDS MODULAR PRO-SERIES CHANNEL INSTALLATION NDS One source. Many solutions.

NOT TO SCALE (1/4" RECESS TRAFFIC APPLICATION) (1/8" RECESS PEDESTRIAN APPLICATION)

CALCULATIONS: Mountain Road Townhomes : March 20, 2006

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE

AREA OF SITE: 8529 SF = 0.2 Ac.

HISTORIC FLOWS: On-Site Historic Land Condition			DEVELOPED FLOWS: On-Site Developed Land Condition			EXCESS PRECIP: Precip. Zone 2
Area a	= 0	SF	Area a	= 0	SF	Ea = 0.53
Area b	= 0	SF	Area b	= 853	SF	Eb = 0.78
Area c	= 5779	SF	Area c	= 853	SF	Ec = 1.13
Area d	= 2750	SF	Area d	= 6823	SF	Ed = 2.12
Total Area	= 8529	SF	Total Area	= 8529	SF	

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E = (EaAa + EbAb + EcAc + EdAd) / (Aa + Ab + Ac + Ad)

Historic E	= 1.45	in.	Developed E	= 1.89	in.

On-Site Volume of Runoff: V360 = E*A / 12

Historic V360	= 1030	CF	Developed V360	= 1341	CF

On-Site Peak Discharge Rate: Qp = QpaAa+QpbAb+QpcAc+QpdAd / 43,560

For Precipitation Zone 2

Qpa	= 1.56		Qpc	= 3.14	
Qbb	= 2.28		Qpd	= 4.70	
Historic Qp	= 0.71	CFS	Developed Qp	= 0.84	CFS

The overall site consists of 0.2 acre(s) located in Zone 2. The 100-year, 6-hour historic discharge is 0.71 cfs. The proposed developed discharge is 0.84 cfs. The property is located in an area that is fully developed. The increase of 0.13 cfs represents

GENERAL NOTES

A. COORDINATE WORK WITH SITE DEVELOPMENT PLAN, DEMOLITION PLAN, UTILITIES PLANS AND DETAILS.

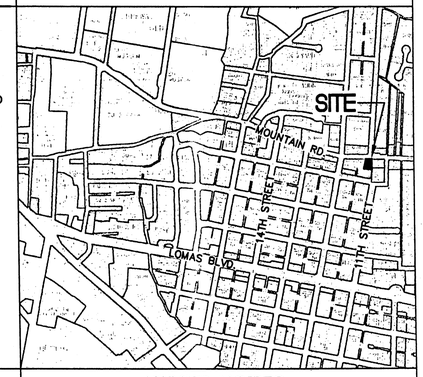
B. CONTRACTOR TO ADJUST EXISTING UTILITIES AS REQUIRED TO MATCH NEW GRADES / PAVING AT ALL AREAS TO RECEIVE NEW PAVING (TYPICAL).

C. FINISH GRADING AND PAVEMENT SURFACES SHALL MAINTAIN POSITIVE SLOPE AWAY FROM ALL BUILDINGS AND POSITIVE SLOPE TOWARD EXIST. AND PROPOSED LINES OF DRAINAGE, SWALES, INLETS, ETC. WATER SHALL NOT POND ON PAVED AREAS. WHERE NEW/EXIST. GRADES ARE SHOWN AS 'MATCH', TRANSITION SHALL BE SMOOTH AND LEVEL.

D. PROVIDE SMOOTH, LEVEL TRANSITION BETWEEN NEW AND EXISTING CONCRETE AND SITEWORK. ALL LOCATIONS.

E. GRADES SHOWN WITHIN LANDSCAPED AREAS INDICATE TOP OF LANDSCAPE MATERIAL. SUBGRADE TO BE GRADED TO ELEVATION SHOWN MINUS LANDSCAPE MATERIAL THICKNESS.

VICINITY MAP J-13



PROJECT DATA

THE PROPOSED IMPROVEMENTS INCLUDE DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF FOUR TOWNHOMES WITH NEW ASPHALT PAVED ACCESS AND PARKING AND ASSOCIATED SITE LANDSCAPING.

THE SITE IS LOCATED ON SOUTH SIDE OF MOUNTAIN ROAD WEST OF 12TH STREET. (VICINITY MAP J-13). MOUNTAIN ROAD BORDERS THE PROPERTY TO THE NORTH, DEVELOPED COMMERCIAL TO THE EAST AND WEST, AND DEVELOPED RESIDENTIAL TO THE SOUTH. THE SURROUNDING AREA IS FULLY DEVELOPED.

THE PRESENT SITE IS A DEVELOPED COMMERCIAL PROPERTY WITH EXISTING STRUCTURES, ASPHALT PAVEMENT AND COMPACTED EARTH THROUGHOUT.

THE INTENT OF THIS PLAN IS TO SHOW:

- GRADING RELATIONSHIPS BETWEEN THE EXISTING GROUND ELEVATIONS AND PROPOSED FINISHED ELEVATIONS IN ORDER TO FACILITATE POSITIVE DRAINAGE TO DESIGNATED DISCHARGE POINTS.
- THE EXTENT OF PROPOSED SITE IMPROVEMENTS, INCLUDING BUILDINGS, WALKS AND PAVEMENT.
- THE FLOW RATE/VOLUME OF RAINFALL RUNOFF ACROSS OR AROUND THESE IMPROVEMENTS AND METHODS OF HANDLING THESE FLOWS TO MEET CITY OF ALBUQUERQUE REQUIREMENTS FOR DRAINAGE MANAGEMENT.
- THE RELATIONSHIP OF ON-SITE IMPROVEMENTS WITH EXISTING NEIGHBORING PROPERTY TO INSURE AN ORDERLY TRANSITION BETWEEN PROPOSED AND SURROUNDING GRADES.

DRAINAGE PLAN CONCEPT:

THE SITE HISTORICALLY FREE DISCHARGES TO MOUNTAIN ROAD WHERE FLOW IMMEDIATELY ENTERS THE PUBLIC STORM SEWER SYSTEM. THE PROPOSED IMPROVEMENTS WILL GENERATE APPROXIMATELY 0.1 CFS OF ADDITIONAL DISCHARGE DURING THE 100-YEAR, 6-HOUR STORM EVENT (SEE CALCULATIONS THIS SHEET) AND WILL CONTINUE TO FREE DISCHARGE TO MOUNTAIN ROAD.

LEGAL: LOT B, BLOCK 47, PEREA ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BENCHMARK: THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 18-J13, THE PUBLISHED ELEVATION OF WHICH IS 4954.442. BENCHMARK IS LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF LOMAS BLVD. NW AND ELEVENTH ST. NW.

FLOODZONE: PER FIRM MAP 331, THE SITE IS NOT LOCATED WITHIN A FLOODZONE 100 YEAR FLOOD ZONE.

EROSION CONTROL: THE CONTRACTOR IS RESPONSIBLE FOR RETAINING ON-SITE ALL SEDIMENT GENERATED DURING CONSTRUCTION BY MEANS OF TEMPORARY EARTH BERMS, SILT FENCES AND THE PREPARATION OF AND COMPLIANCE WITH SWPPP AS REQUIRED BY ENVIRONMENTAL PROTECTION AGENCY.

KEYED NOTES

1. SEE ARCHITECTURAL FOR INFORMATION REGARDING EXISTING CONCRETE DRIVEPAD AND PUBLIC SIDEWALK ALONG MOUNTAIN ROAD.
2. CONSTRUCT ON-SITE CONCRETE SITE WALK WITH TURNED DOWN EDGE ELEVATIONS SHOWN. MAX. SLOPE = 5%. SEE ARCHITECTURAL.
3. MAKE CONNECTION FROM NEW DOOR STOOP (4"± BELOW F.F.) TO EXISTING SIDEWALK. ADJUST STOOP AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING AT SLOPE BETWEEN 1% AND 5%. TYPICAL.
4. NORTH BUILDING ROOF DRAINAGE TO BE PIPED DIRECTLY TO PROPOSED ON-SITE STORM DRAIN SYSTEM. SEE DETAIL THIS SHEET FOR INVERTS. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
5. SOUTH BUILDING ROOF DRAINAGE TO BE PIPED INTO SIDEWALK TRENCH DRAIN AND PASSED DIRECTLY TO PAVED PARKING AREA.
6. INTERIOR COURTYARD GRADES SHOWN FOR GENERAL INFORMATION TO INDICATE POSITIVE DRAINAGE AWAY FROM BUILDING. FINAL LANDSCAPING TO MAINTAIN DRAINAGE AWAY FROM BUILDING.
7. PROVIDE TWO 6" DIA. PIPES THROUGH WALL AT INVERT ELEVATIONS SHOWN TO PASS MINOR COURTYARD FLOW. CONSTRUCT GRADED SWALE INTEGRATED WITH LANDSCAPING TO MAINTAIN POSITIVE DRAINAGE TO CURB OPENING.
8. ADJACENT PROPERTY BLDG. - SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
9. PROVIDE 8" DEEP X 12" WIDE THICKENED EDGE TO ASPHALT ALONG WEST PROPERTY LINE.
10. INSTALL NDS CHANNEL DRAIN WITH PEDESTRIAN GRATE (ACROSS WALKS) OR TRAFFIC GRATE (IN PAVEMENT) AND 4" DIA. BOTTOM OUTLET AT RIM / INVERT ELEVATIONS SHOWN.
11. INSTALL 4"X8" ADAPTER AND 8" DIA. STORM DRAIN WITH FITTINGS AS REQUIRED AT INVERT ELEVATIONS SHOWN.
12. INSTALL 8" STORM DRAIN TO 8" SCH.40 ADAPTER AND EXTEND 8" SCH.40 THROUGH BACK OF EXISTING STORM DRAIN INLET PER C.O.A. STD. DWG. 2237. REMOVE / REPLACE PCC SIDEWALK AS NECESSARY. NOTE: CONSTRUCTION WITHIN THE CITY OF ALBUQUERQUE R.O.W. REQUIRES A SEPARATE PERMIT. SEE S.O.19 CONSTRUCTION NOTES THIS SHEET FOR ADDITIONAL INFORMATION.
13. PROVIDE 1' WIDE CURB OPENING TO PASS FLOW TO PAVEMENT.

LEGEND

+65.7	EXISTING SPOT ELEVATION
20	EXISTING CONTOUR
⊕55.5	PROPOSED SPOT ELEVATION
58	PROPOSED CONTOUR
	SURFACE FLOW DIRECTION
RIM	INLET RIM ELEVATION
INV.	INVERT ELEVATION
TC	TOP OF CURB
FL	FLOW LINE
F.F.	FINISHED FLOOR
(55.5)	AS-BUILT INFORMATION

RECEIVED MAR 21 2008 HYDROLOGY SECTION

S.O.19 NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACK FILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER 03.23.06

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1516GRD.DWG/BJB 03.23.06

MOUNTAIN ROAD TOWN HOMES

WORKSHOP ARCHITECTS

DRAINAGE AND GRADING PLAN

Date:	No.	Revision	Date	Job No.
03.23.06				1516
Drawn By: BJB				C-01
Ckd By: FCA				SH. OF

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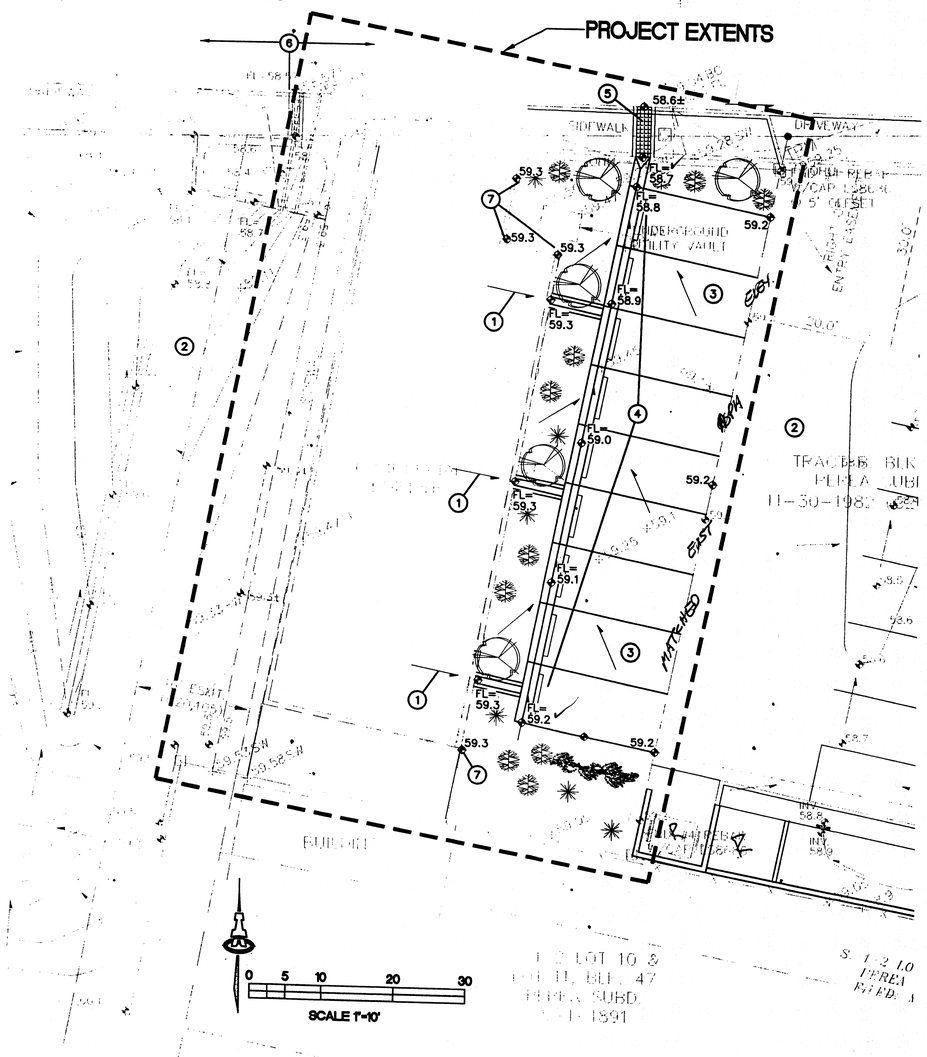
MOUNTAIN ROAD N.W.
RIGHT-OF-WAY VARIES



GENERAL NOTES

A. COORDINATE WORK WITH SITE PLAN, DEMOLITION PLAN AND LANDSCAPE PLAN.

B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT AND VERIFY THE ARCHITECT'S INTENT BEFORE PROCEEDING.

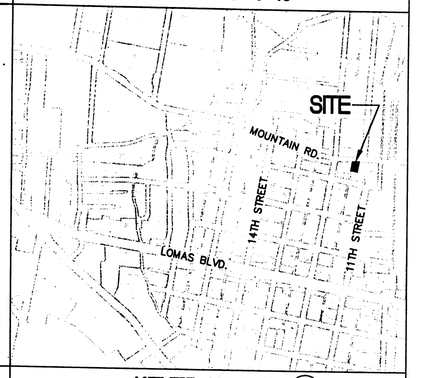
C. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. TYPICAL. CONTRACTOR TO FIELD VERIFY AND PROTECT ALL EXISTING UTILITIES WITHIN AREA TO BE IMPROVED.

D. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING / PROPOSED DRAINAGE PATHS. WHERE NEW GRADES ARE SHOWN AS '±', TRANSITION TO EXISTING SHALL BE SMOOTH AND LEVEL.

E. WATER SHALL NOT POND ON PAVED AREAS. WHERE NEW/EXIST. GRADES ARE SHOWN AS 'MATCH', TRANSISTION SHALL BE SMOOTH AND LEVEL.

F. FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS MATERIAL THICKNESSES.

VICINITY MAP J-13



PROJECT DATA

THE PROPOSED IMPROVEMENTS INCLUDE REMOVAL / REPLACEMENT OF EXISTING APSHALT PAVING AND ASSOCIATED SITE LANDSCAPING.

THE SITE IS LOCATED ON SOUTH SIDE OF MOUNTAIN ROAD WEST OF 12TH STREET. (VICINITY MAP J-13). MOUNTAIN ROAD BORDERS THE PROPERTY TO THE NORTH, DEVELOPED COMMERCIAL TO THE EAST AND WEST (SAME OWNER BOTH SIDES), AND DEVELOPED RESIDENTIAL TO THE SOUTH. THE SURROUNDING AREA IS FULLY DEVELOPED.

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LEGAL: TRACT A-1, BLOCK 47, PEREA ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BENCHMARK: THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 18-J13, THE PUBLISHED ELEVATION OF WHICH IS 4957.09 (BAVD88). BENCHMARK IS LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF LOMAS BLVD. NW AND ELEVENTH ST. NW.

FLOODZONE: PER FIRM MAP 331, THE SITE IS NOT LOCATED WITHIN A FLOODZONE 100 YEAR FLOOD ZONE.

EROSION CONTROL: THE CONTRACTOR IS RESPONSIBLE FOR RETAINING ON-SITE ALL SEDIMENT GENERATED DURING CONSTRUCTION BY MEANS OF TEMPORARY EARTH BERMS OR SILT FENCES AND THE PREPARATION OF AND COMPLIANCE WITH SWPPP AS REQUIRED BY ENVIRONMENTAL PROTECTION AGENCY.

KEYED NOTES

1. CONSTRUCT 18" WIDE (BOTTOM WIDTH) 'U' SHAPED CONCRETE CHANNEL TO DRAIN ROOF DISCHARGE FROM EDGE OF BUILDING TO CONCRETE ALLEY GUTTER. PROVIDE SMOOTH TRANSITION TO PASS FLOW.
2. ADJACENT PROPERTIES EAST AND WEST – SAME OWNER. PAVING FOR ALL THREE PROPERTIES TO OCCUR SIMULTANEOUSLY (ADJACENT PROPERTIES CURRENTLY UNDER CONSTRUCTION).
3. CONSTRUCT ASPHALT PAVING AT ELEVATIONS SHOWN. SEE SITE PLAN FOR PARKING LAYOUT.
4. CONSTRUCT 2' WIDE CONCRETE ALLEY GUTTER AT ELEVATIONS SHOWN. SLOPE = 0.5% FIELD ADJUST USING MOUNTAIN ROAD GUTTER FLOWLINE AS BASE FLOWLINE ELEVATION. TOP OF ADJACENT ASPHALT TO BE ¼" ABOVE EDGE OF ALLEY GUTTER TO ENSURE DRAINAGE. SEE DETAIL THIS SHEET.
5. CONSTRUCT 2' WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236 AT ELEVATIONS SHOWN TO PASS FLOW TO MOUNTAIN ROAD. NOTE: PROVIDE FLUSH (NO CROWN) TRANSITION BETWEEN ALLEY GUTTER AND SIDEWALK CULVERT.
6. BASED ON SITE INSPECTION AND TOPOGRAPHIC SURVEY, MOUNTAIN ROAD HIGH POINT THIS AREA. FLOWS DIRECTED EAST AND WEST.
7. TOP OF GRADE ADJACENT TO BUILDING TO BE 0.2' MIN. BELOW F.F. ELEVATION. FINE GRADE LANDSCAPING TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.

LEGEND

+65.7	EXISTING SPOT ELEVATION
20	EXISTING CONTOUR
◆55.5	PROPOSED SPOT ELEVATION
58	PROPOSED CONTOUR
	SURFACE FLOW DIRECTION
RIM	INLET RIM ELEVATION
INV.	INVERT ELEVATION
TC	TOP OF CURB
FL	FLOW LINE
F.F.	FINISHED FLOOR

S.O.19 : NOTICE TO CONTRACTORS

1	AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2	ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7 AMENDMENT 1.
3	TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4	PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5	BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC / STREET USE.
6	MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7	WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

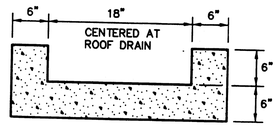
DRAINAGE CERTIFICATION

I, FRED C. ARFMAN, P.E., NMPE 7322, OF THE FIRM ISAACSON & ARFMAN, P.A., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 06/19/07. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PAVING AND GRADING CERTIFICATION.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

FRED C. ARFMAN, NMPE 7322

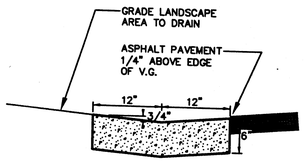
03.28.08
DATE



GENERAL NOTES

1. PROVIDE CONST CONTROL JOINTS @ 7' O.C. MAX.
2. EDGES SHOULD BE REMOVED WITH 3/8" EDGING TOOL

'U' SHAPED CONC. CHANNEL
N.T.S.



GENERAL NOTES

1. PROVIDE CONST CONTROL JOINTS @ 7' O.C. MAX.
2. EDGES SHOULD BE REMOVED WITH 3/8" EDGING TOOL

CONCRETE ALLEY GUTTER
N.T.S.

CALCULATIONS: Mountain Road Laundry Paving : June 18, 2007

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE

AREA OF SITE: 6150 SF = 0.1 Ac.

HISTORIC FLOWS:

On-Site Historic Land Condition

Area a	=	0	SF
Area b	=	0	SF
Area c	=	615	SF
Area d	=	5535	SF
Total Area	=	6150	SF

DEVELOPED FLOWS:

On-Site Developed Land Condition

Area a	=	0	SF
Area b	=	0	SF
Area c	=	923	SF
Area d	=	5228	SF
Total Area	=	6150	SF

EXCESS PRECIP:

Precip. Zone 2

Ea = 0.53
Eb = 0.78
Ec = 1.13
Ed = 2.12

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E = (Ea·Aa + Eb·Ab + Ec·Ac + Ed·Ad) / (Aa + Ab + Ac + Ad)

Historic E	=	2.02	in.	Developed E	= 1.97 in.

On-Site Volume of Runoff: V360 = E*A / 12

Historic V360	=	1036	CF	Developed V360	=	1010 CF

On-Site Peak Discharge Rate: Qp = (Qpa·Aa + Qpb·Ab + Qpc·Ac + Qpd·Ad) / 43,560

For Precipitation Zone 2

Qpa	=	1.56		Qpc	=	3.14
Qpb	=	2.28		Qpd	=	4.70
Historic Qp	=	0.64	CFS	Developed Qp	=	0.63 CFS

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632

1516.1GRD.dwg Jun 19,2007

RECEIVED
MAR 28 2008
HYDROLOGY SECTION

MOUNTAIN ROAD TOWN HOMES
WORKSHOP ARCHITECTS

DRAINAGE AND GRADING PLAN

Date: 06-18-07	No.	Revision	Date	Job No. 1516.1
Drawn By BJB				C-01
Ckd By FCA				SH. OF

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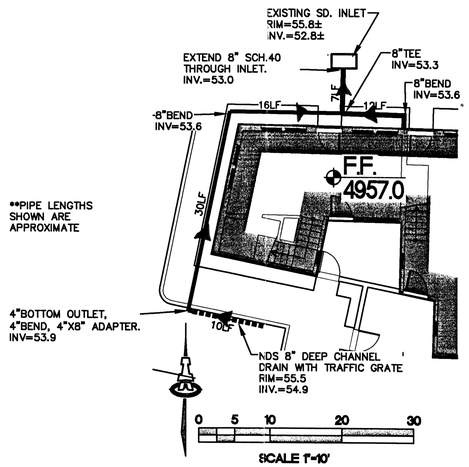
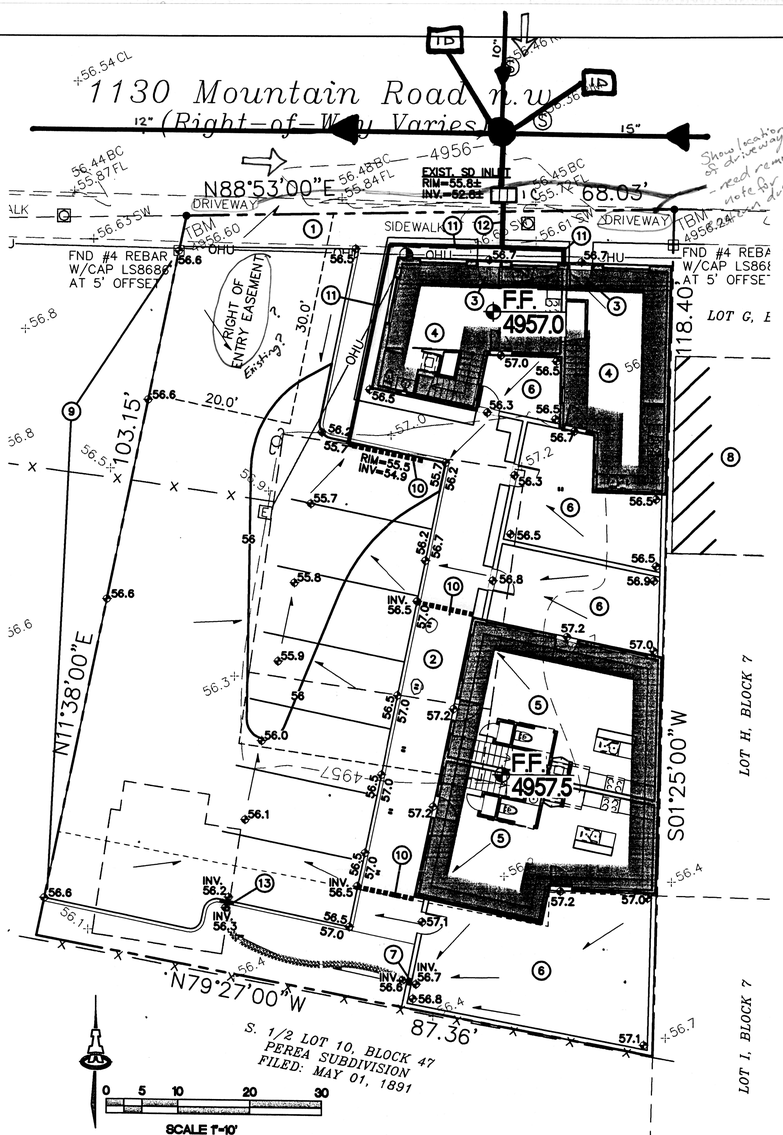
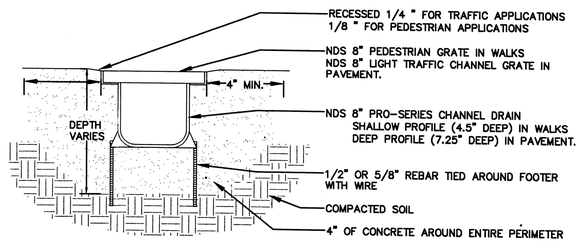


STORM DRAIN DETAL





NDS MODULAR PRO-SERIES CHANNEL INSTALLATION

NOT TO SCALE

NDS One source. Many solutions.

(1/4" RECESS TRAFFIC APPLICATION)
(1/8" RECESS PEDESTRIAN APPLICATION)

CALCULATIONS: Mountain Road Townhomes : March 20, 2006

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE

AREA OF SITE: 8529 SF = 0.2 Ac. ✓

HISTORIC FLOWS: On-Site Historic Land Condition

Area a	=	0%	0	SF
Area b	=	0%	0	SF
Area c	=	68%	5779	SF
Area d	=	32%	2750	SF
Total Area	=		8529	SF

DEVELOPED FLOWS: On-Site Developed Land Condition

Area a	=	0%	0	SF
Area b	=	10%	853	SF
Area c	=	10%	853	SF
Area d	=	80%	6823	SF
Total Area	=		8529	SF

EXCESS PRECIP: Precip. Zone 2

Ea = 0.53
Eb = 0.78
Ec = 1.13
Ed = 2.12

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E = (Ea Aa + Eb Ab + Ec Ac + Ed Ad) / (Aa + Ab + Ac + Ad)

Historic E	=	1.45	in.	Developed E	=	1.89 in.

On-Site Volume of Runoff: V360 = E*A / 12

Historic V360	=	1030	CF	Developed V360	=	1341 CF

On-Site Peak Discharge Rate: Qp = QpaAa+QpbAb+QpcAc+QpdAd / 43,560

For Precipitation Zone 2

Qpa	=	1.56		Qpc	=	3.14
Qbb	=	2.28		Qpd	=	4.70
Historic Qp	=	0.71	CFS	Developed Qp	=	0.84 CFS

The overall site consists of 0.2 acre(s) located in Zone 2. The 100-year, 6-hour historic discharge is 0.71 cfs. The proposed developed discharge is 0.84 cfs. The property is located in an area that is fully developed. The increase of 0.13 ✓ cfs represents

GENERAL NOTES

A. COORDINATE WORK WITH SITE DEVELOPMENT PLAN, DEMOLITION PLAN, UTILITIES PLANS AND DETAILS.

B. CONTRACTOR TO ADJUST EXISTING UTILITIES AS REQUIRED TO MATCH NEW GRADES / PAVING AT ALL AREAS TO RECEIVE NEW PAVING (TYPICAL).

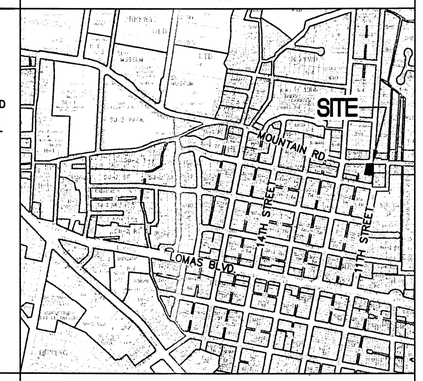
C. FINISH GRADING AND PAVEMENT SURFACES SHALL MAINTAIN POSITIVE SLOPE AWAY FROM ALL BUILDINGS AND POSITIVE SLOPE TOWARD EXIST. AND PROPOSED LINES OF DRAINAGE, SWALES, INLETS, ETC. WATER SHALL NOT POND ON PAVED AREAS. WHERE NEW/EXIST. GRADES ARE SHOWN AS 'MATCH', TRANSITION SHALL BE SMOOTH AND LEVEL.

D. PROVIDE SMOOTH, LEVEL TRANSITION BETWEEN NEW AND EXISTING CONCRETE AND SITEWORK. ALL LOCATIONS.

E. GRADES SHOWN WITHIN LANDSCAPED AREAS INDICATE TOP OF LANDSCAPE MATERIAL. SUBGRADE TO BE GRADED TO ELEVATION SHOWN MINUS LANDSCAPE MATERIAL THICKNESS.

DEFINE OFFSITE FLOW

VICINITY MAP J-13



PROJECT DATA

THE PROPOSED IMPROVEMENTS INCLUDE DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF FOUR TOWNHOMES WITH NEW ASPHALT PAVED ACCESS AND PARKING AND ASSOCIATED SITE LANDSCAPING.

THE SITE IS LOCATED ON SOUTH SIDE OF MOUNTAIN ROAD WEST OF 12TH STREET. (VICINITY MAP J-13). MOUNTAIN ROAD BORDERS THE PROPERTY TO THE NORTH, DEVELOPED COMMERCIAL TO THE EAST AND WEST, AND DEVELOPED RESIDENTIAL TO THE SOUTH. THE SURROUNDING AREA IS FULLY DEVELOPED.

THE PRESENT SITE IS A DEVELOPED COMMERCIAL PROPERTY WITH EXISTING STRUCTURES, ASPHALT PAVEMENT AND COMPACTED EARTH THROUGHOUT.

THE INTENT OF THIS PLAN IS TO SHOW:

* GRADING RELATIONSHIPS BETWEEN THE EXISTING GROUND ELEVATIONS AND PROPOSED FINISHED ELEVATIONS IN ORDER TO FACILITATE POSITIVE DRAINAGE TO DESIGNATED DISCHARGE POINTS.
* THE EXTENT OF PROPOSED SITE IMPROVEMENTS, INCLUDING BUILDINGS, WALKS AND PAVEMENT.
* THE FLOW RATE/VOLUME OF RAINFALL RUNOFF ACROSS OR AROUND THESE IMPROVEMENTS AND METHODS OF HANDLING THESE FLOWS TO MEET CITY OF ALBUQUERQUE REQUIREMENTS FOR DRAINAGE MANAGEMENT. NEED DETAILS
* THE RELATIONSHIP OF ON-SITE IMPROVEMENTS WITH EXISTING NEIGHBORING PROPERTY TO INSURE AN ORDERLY TRANSITION BETWEEN PROPOSED AND SURROUNDING GRADES.

DRAINAGE PLAN CONCEPT:

THE SITE HISTORICALLY FREE DISCHARGES TO MOUNTAIN ROAD WHERE FLOW IMMEDIATELY ENTERS THE PUBLIC STORM SEWER SYSTEM. THE PROPOSED IMPROVEMENTS WILL GENERATE APPROXIMATELY 0.1 CFS OF ADDITIONAL DISCHARGE DURING THE 100-YEAR, 6-HOUR STORM EVENT (SEE CALCULATIONS THIS SHEET) AND WILL CONTINUE TO FREE DISCHARGE TO MOUNTAIN ROAD.

LEGAL: LOT B, BLOCK 47, PEREA ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BENCHMARK: THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 18-J13, THE PUBLISHED ELEVATION OF WHICH IS 4954.442. BENCHMARK IS LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF LOMAS BLVD. NW AND ELEVENTH ST. NW.

FLOODZONE: PER FIRM MAP 331, THE SITE IS NOT LOCATED WITHIN A FLOODZONE 100 YEAR FLOOD ZONE.

EROSION CONTROL: THE CONTRACTOR IS RESPONSIBLE FOR RETAINING ON-SITE ALL SEDIMENT GENERATED DURING CONSTRUCTION BY MEANS OF TEMPORARY EARTH BERMS OR SILT FENCES AND THE PREPARATION OF AND COMPLIANCE WITH SWPPP AS REQUIRED BY ENVIRONMENTAL PROTECTION AGENCY.

KEYED NOTES

1. SEE ARCHITECTURAL FOR INFORMATION REGARDING EXISTING CONCRETE DRIVEPAD AND PUBLIC SIDEWALK ALONG MOUNTAIN ROAD.
2. CONSTRUCT ON-SITE CONCRETE SITE WALK WITH TURNED DOWN EDGE ELEVATIONS SHOWN. MAX. SLOPE = 5% SEE ARCHITECTURAL.
3. MAKE CONNECTION FROM NEW DOOR STOOP (4"± BELOW F.F.) TO EXISTING SIDEWALK. ADJUST STOOP AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING AT SLOPE BETWEEN 1% AND 5% TYPICAL.
4. NORTH BUILDING ROOF DRAINAGE TO BE PIPED DIRECTLY TO PROPOSED ON-SITE STORM DRAIN SYSTEM. SEE DETAIL THIS SHEET FOR INVERTS. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
5. SOUTH BUILDING ROOF DRAINAGE TO BE PIPED INTO SIDEWALK TRENCH DRAIN AND PASSED DIRECTLY TO PAVED PARKING AREA.
6. INTERIOR COURTYARD GRADES SHOWN FOR GENERAL INFORMATION TO INDICATE POSITIVE DRAINAGE AWAY FROM BUILDING. FINAL LANDSCAPING TO MAINTAIN DRAINAGE AWAY FROM BUILDING.
7. PROVIDE TWO 6" DIA. PIPES THROUGH WALL AT INVERT ELEVATIONS SHOWN TO PASS MINOR COURTYARD FLOW. CONSTRUCT GRADED SWALE INTEGRATED WITH LANDSCAPING TO MAINTAIN POSITIVE DRAINAGE TO CURB OPENING.
8. ADJACENT PROPERTY BLDG. - SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
9. PROVIDE 8" DEEP X 12" WIDE THICKENED EDGE TO ASPHALT ALONG WEST PROPERTY LINE.
10. INSTALL NDS CHANNEL DRAIN WITH PEDESTRIAN GRATE (ACROSS WALKS) OR TRAFFIC GRATE (IN PAVEMENT) AND 4" DIA. BOTTOM OUTLET AT RIM / INVERT ELEVATIONS SHOWN.
11. INSTALL 4"X8" ADAPTER AND 8" DIA. STORM DRAIN WITH FITTINGS AS REQUIRED AT INVERT ELEVATIONS SHOWN.
12. INSTALL 8" STORM DRAIN TO 8" SCH.40 ADAPTER AND EXTEND 8" SCH.40 THROUGH BACK OF EXISTING STORM DRAIN INLET PER C.O.A. STD. DWG. 2237. REMOVE / REPLACE PCC SIDEWALK AS NECESSARY. NOTE: CONSTRUCTION WITHIN THE CITY OF ALBUQUERQUE R.O.W. REQUIRES A SEPARATE PERMIT. SEE S.O.19 CONSTRUCTION NOTES THIS SHEET FOR ADDITIONAL INFORMATION.
13. PROVIDE 1' WIDE CURB OPENING TO PASS FLOW TO PAVEMENT.

LEGEND

+ 65.7	EXISTING SPOT ELEVATION
20	EXISTING CONTOUR
⊕55.5	PROPOSED SPOT ELEVATION
58	PROPOSED CONTOUR
	SURFACE FLOW DIRECTION
RIM	INLET RIM ELEVATION
INV.	INVERT ELEVATION
TC	TOP OF CURB
FL	FLOW LINE
F.F.	FINISHED FLOOR

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3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, ~~766-1234~~, FOR LOCATION OF EXISTING UTILITIES. 260-1990
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
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7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER 06-07-06

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632

1516GRD.DWG/BJB 03.23.06

MOUNTAIN ROAD TOWN HOMES

WORKSHOP ARCHITECTS

DRAINAGE AND GRADING PLAN

Date:	No.	Revision	Date	Job No.
03.23.06				1516
Drawn By: BJB				C-01
Ckd By: FCA				SH. OF

RECEIVED MAR 24 2006 HYDROLOGY SECTION

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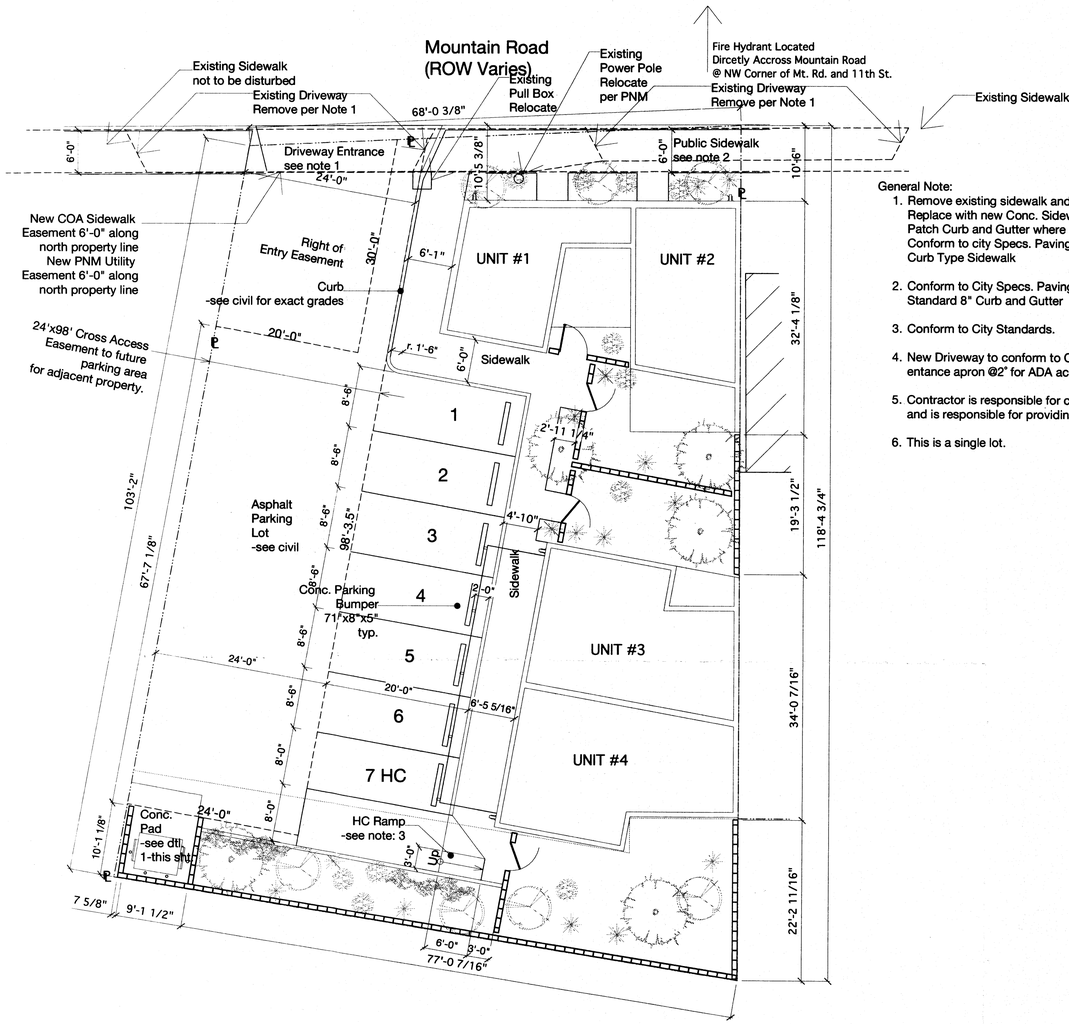


General Note:

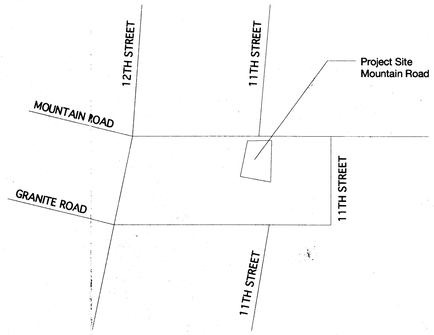
1. Remove existing sidewalk and driveway entrance's
   Replace with new Conc. Sidewalk and driveway entrance.
   Patch Curb and Gutter where required
   Conform to city Specs. Paving Sidewalk Details DWG 2430
   Curb Type Sidewalk
2. Conform to City Specs. Paving and Sidewalk Details DWG 2415A
   Standard 8" Curb and Gutter
3. Conform to City Standards.
4. New Driveway to conform to City Specs. DWG 2425 w/. 3'-0" sidewalk entance apron @2" for ADA access.
5. Contractor is responsible for coordinating all site utility relocations and is responsible for providing all required placement and clearances.
6. This is a single lot.

north

Traffic Control Layout

Scale 1" = 10'-0"

-4' 0' 4' 8' 16'



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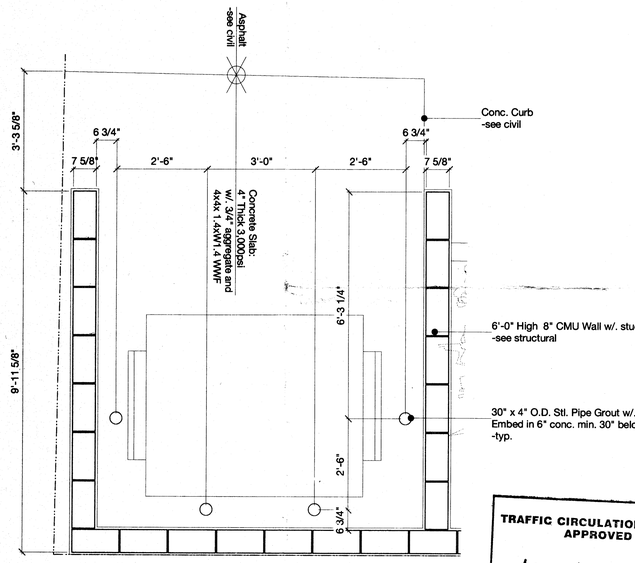
VICINITY PLAN

NTS



TRAFFIC CIRCULATION LAYOUT APPROVED

4/30/06

Signed Date

1 Refuse Bin Enclosure

Scale 1/2" = 1'-0"

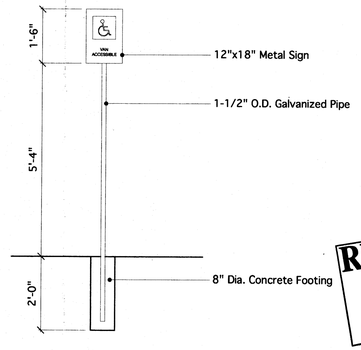
CODE DATA

city of albuquerque

Location:	Downtown Neighborhood
	Albuquerque, New Mexico
Zoning:	SU-2 C-1
	w/. conditional use of 100% Dwelling
Zoning Atlas Page:	J-13-Z
Setbacks:	0'-0" Front
	0'-0" Side 5'-0" Side Adjacent to R-1
	0'-0" Back 15'-0' Rear Adjacent to R-1
Height:	26 Feet
Parking:	1 space per Bath
	Total 7 spaces

I.B.C.

Occupancy Classification:	R-2
Construction Type:	Type Vb
Separation:	0 Exterior >10'-0"
	1 Hour Exterior <10'-0"
	1 Hour Between Units
Allowable Area:	2 Stories 7,000 sq.ft.
Usable Open Space:	400sq.ft. / 1-Bed Room Unit
	500sq.ft. / 2-Bed Room Unit
Allowable Height:	2 Stories
Sprinkler:	NFP 13r



2 HC Sign Detail

Scale 1/2" = 1'-0"

RECEIVED
MAY 01 2006
HYDROLOGY SECTION

STATE OF NEW MEXICO
TREVESTON R. ELLIOTT
No. 4136
REGISTERED ARCHITECT
4/27/06

Date:
August 21, 2006
Sheet:
TCL PLAN

A-083

WORKSHOP
ARCHITECTS

811 12TH ST. NW
ALBUQUERQUE, NEW MEXICO
87102

PH. 505.246.9608

tredesign@earthlink.net

Mountain Road Town Homes

MOUNTAIN ROAD
ALBUQUERQUE, NEW MEXICO 87102