

Benchmark

ACS MONUMENT "San Mateo E.O.S." HAVING AN ELEVATION OF 5214.082 (NAVD 29).

Legal

LOTS NUMBERED FOUR (4) IN BLOCK NUMBERED FOUR (4) OF THE RIDGE PARK ADDITION, AND ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 6, 1953, IN MAP BOOK B2, FOLIO 148.

Floodplain

AS SHOWN ON FEMA PANEL 35001C0352E, EFFECTIVE NOVEMBER 19, 2003, THIS SITE IS IN A ZONE X. A PORTION OF THE PANEL IS SHOWN TO THE LEFT FOR REFERENCE.

KEYED NOTES:

- 1 EXISTING CONCRETE SIDEWALK TO REMAIN.
- 2 EXISTING DRIVEPAD TO REMAIN.
- 3 NEW CONCRETE SIDEWALK WITH TURNDOWN PER DETAIL 2.
- 4 LANDSCAPE AREA. GRADE TO DRAIN TO STREET.
- 5 NEW CONCRETE SIDEWALK PER DETAIL 3.
- 6 BUILD CONCRETE HEADER CURB PER DETAIL 1.
- 7 RAMP TO MEET ADA AND ANSI STANDARDS.
- 8 EXISTING GATE IN ADJACENT BLOCK WALL. DO NOT BLOCK POSSIBLE DRAINAGE.
- 9 REMOVE EXISTING GRAVEL PAVEMENT. INSTALL CONCRETE DRIVEWAY PAVEMENT.
- 10 GRADE EARTHEN SWALE TO FLOWLINES GIVEN. GRADE SURROUNDING AREA TO DRAIN TO SWALE.

INDIAN SCHOOL ROAD

INDIAN SCHOOL FRONTAGE ROAD

A3 GRADING PLAN
1" = 10'

SCALE: 1" = 10'-0"



GRADING AND DRAINAGE PLAN

REV#	DATE	COMMENTS
1	06/01/07	
REVISION		
REVISION		
REVISION		

INITIALS	REVIEWS
LDR	BDA DSGN. REV.
LDR	BDA TECH. REV.

KO
PROJECT NO.0638
DRAWN: LRA
DATE: 01/08/07

C-102

2 OF 2

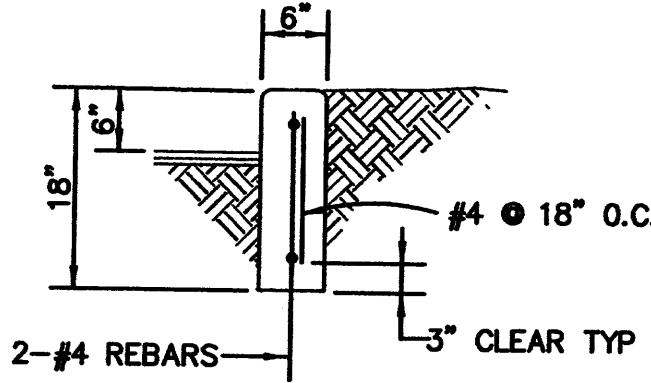
KO
DUPLEX
4722-4724 INDIAN SCHOOL ROAD NE
ALBUQUERQUE, NM 87110
RAYMOND KO
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CONSTRUCTION NOTES:

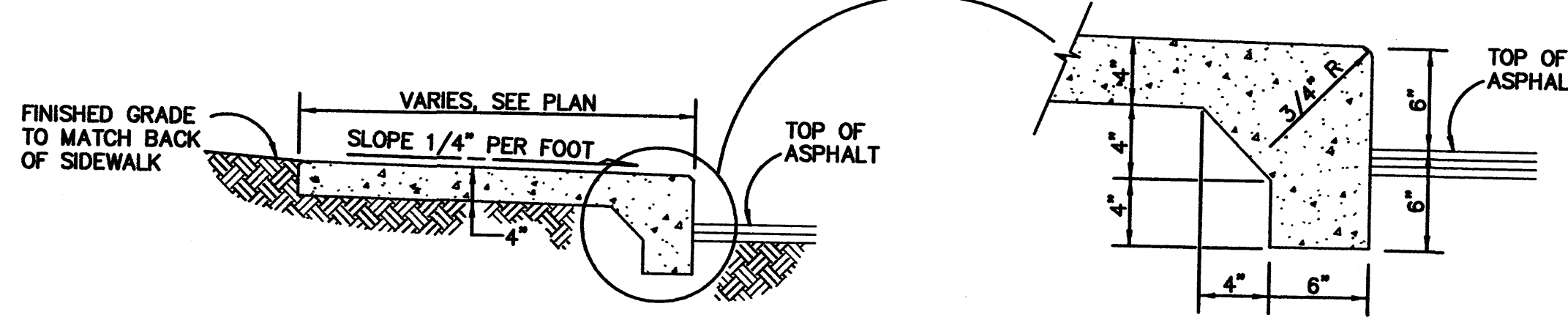
1. PROVIDE 1/2" EXPANSION JOINTS AT 36' O.C., AT IMMOVABLE OBJECTS, AND AT THE BEGINNING AND END OF CURVES.
2. PROVIDE CONTRACTION JOINTS @ 6' O.C.
3. ALL EXPOSED CONCRETE CORNERS TO HAVE 3/4" RADII.



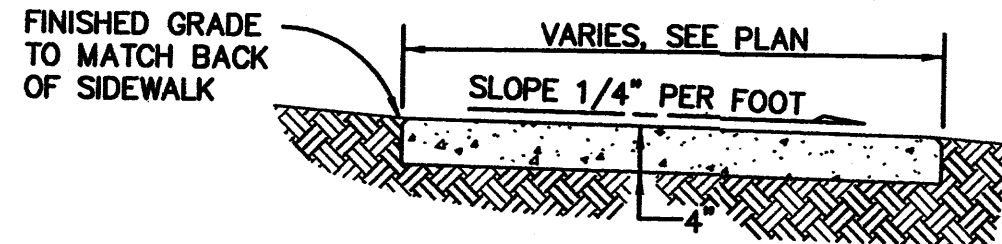
1 CONCRETE HEADER CURB DETAIL
N. T. S.

CONSTRUCTION NOTES:

1. A CROSS SLOPE OF 1/4" PER FOOT SHALL BE PROVIDED AND SHALL SLOPE TOWARDS THE DIRECTION OF THE DRAINAGE AREA.
2. CONCRETE WALKS SHALL HAVE CONTRACTION JOINTS AT 6' INTERVALS. 1/2" EXPANSION JOINTS SHALL BE INSTALLED EVERY 36', UNLESS OTHERWISE SHOWN ON PLANS. SEE DETAILS THIS SHEET.
3. 1/2" EXPANSION JOINTS SHALL BE INSTALLED WHERE WALKS ABUT RIGID STRUCTURES, SUCH AS CURBS, BUILDINGS, OR LIGHT STANDARDS. SEE DETAIL THIS SHEET.



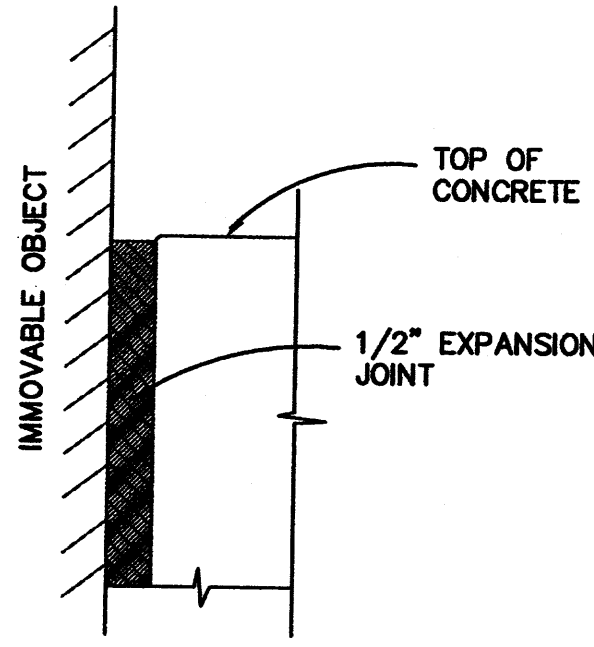
2 SIDEWALK DETAIL WITH TURNDOWN
N. T. S.



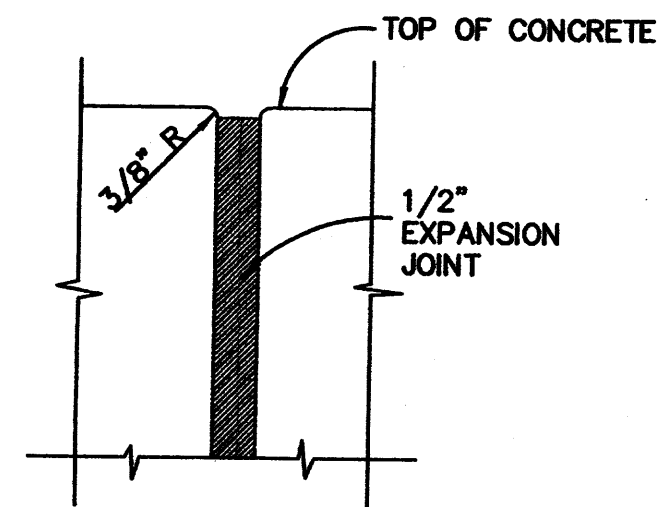
3 SIDEWALK DETAIL
N. T. S.

CONSTRUCTION NOTES:

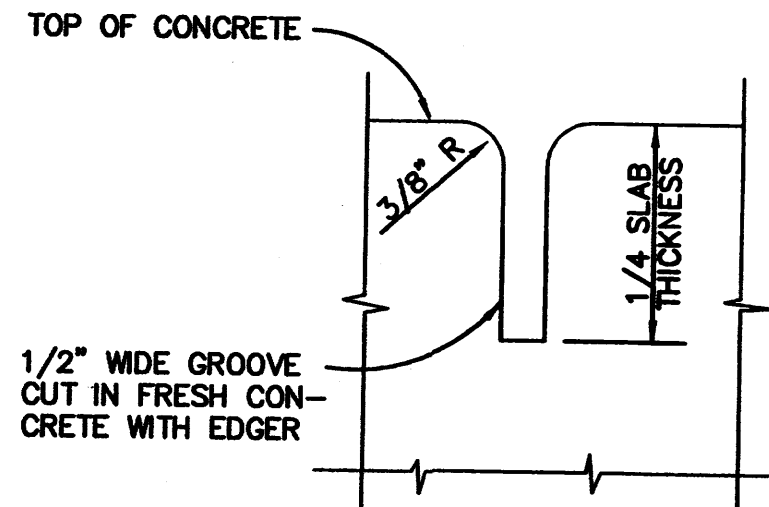
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4 EXPANSION JOINT AT IMMOVABLE OBJECT
N. T. S.



5 EXPANSION JOINT DETAIL
N. T. S.



6 CONTRACTION JOINT DETAIL
N. T. S.

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DUPLEX**
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CIVIL DETAILS

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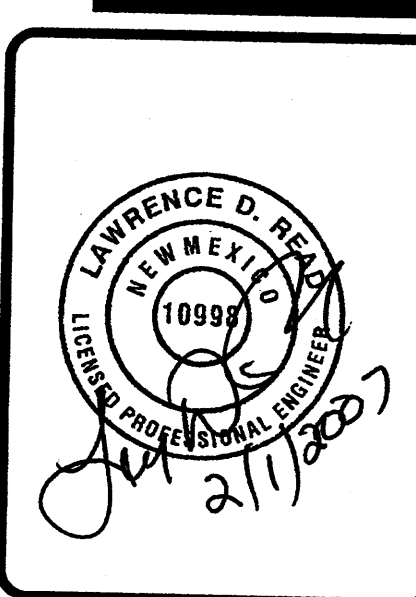
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3 OF 3

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GENERAL CONSTRUCTION NOTES

GENERAL

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS, INCLUDING A TOP SOIL DISTURBANCE PERMIT, PRIOR TO START OF CONSTRUCTION.

ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS ORDINANCES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

REFERENCES MADE TO STANDARD SPECIFICATIONS AND STANDARD DRAWINGS REFER TO THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION WITH ALL UPDATES.

THE CONTRACTOR SHALL NOT INSTALL ITEMS AS SHOWN ON THESE PLANS WHEN IT IS OBVIOUS THAT FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE PLANS. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN A TIMELY MANNER. IN THE EVENT THE CONTRACTOR DOES NOT NOTIFY THE ENGINEER A TIMELY MANNER, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY AND EXPENSE FOR ANY REVISIONS NECESSARY, INCLUDING ENGINEERING DESIGN FEES.

EXISTING SITE IMPROVEMENTS WHICH ARE DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. REPAIRS SHALL BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION OF THE REPAIRS. REPAIRS SHALL BE ACCEPTED BY THE OWNER PRIOR TO FINAL PAYMENT.

EXISTING FENCING THAT IS NOT DESIGNATED FOR REMOVAL SHALL NOT BE DISTURBED. ANY FENCING THAT IS DISTURBED OR ALTERED BY THE CONTRACTOR SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IF THE CONTRACTOR DESIRES TO REMOVE FENCING TO ACCOMMODATE CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN PERMISSION BEFORE FENCE IS REMOVED. CONTRACTOR SHALL RESTORE THE FENCE TO ITS ORIGINAL CONDITION AT THE EARLIEST OPPORTUNITY. WHILE ANY FENCING IS REMOVED, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SECURITY OF THE SITE UNTIL THE FENCE IS RESTORED.

WORK WITHIN ADJACENT RIGHT-OF-WAY

PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES WITHIN ADJACENT RIGHT-OF-WAYS OR WITHIN PROPERTY NOT OWNED BY THE OWNER OF THE PROJECT SITE, THE CONTRACTOR SHALL ASSURE THAT ALL PERMITS AND PERMISSIONS REQUIRED HAVE BEEN OBTAINED IN WRITING.

SURVEY MONUMENTS, PROPERTY CORNERS, BENCHMARKS

THE CONTRACTOR SHALL NOTIFY THE OWNER AT LEAST SEVEN DAYS BEFORE BEGINNING ANY CONSTRUCTION ACTIVITY THAT COULD DAMAGE OR DISPLACE SURVEY MONUMENTS, PROPERTY CORNERS, OR PROJECT BENCHMARKS SO THESE ITEMS MAY BE RELOCATED.

ANY SURVEY MONUMENTS, PROPERTY CORNERS, OR BENCHMARKS THAT ARE NOT IDENTIFIED FOR RELOCATION ARE THE RESPONSIBILITY OF THE CONTRACTOR TO PRESERVE AND PROTECT. RELOCATION OR REPLACEMENT OF THESE ITEMS SHALL BE DONE BY THE OWNER'S SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.

DIMENSIONS

ALL DIMENSIONS TO CURBS ARE TO THE FLOWLINE UNLESS OTHERWISE NOTED.

ALL STATIONING IS TO THE CENTERLINE OF THE RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

ALL SLOPES AND GRADES ARE IN PERCENT UNLESS OTHERWISE NOTED.

CURB ELEVATIONS ARE SHOWN AT THE FLOW LINE UNLESS OTHERWISE NOTED. SEE THE DETAIL SHEET TO DETERMINE THE CURB HEIGHT ABOVE FLOW LINE.

SOILS

UNLESS OTHERWISE SPECIFIED, SUBGRADE, ENGINEERED FILL, AND STRUCTURAL FILL SHALL BE COMPACTED TO THE FOLLOWING SPECIFICATIONS OF THE ASTM D-1557 MAXIMUM DRY DENSITY.

MATERIAL/LOCATION	PERCENT COMPACTION
STRUCTURAL FILL IN THE BUILDING AREA	95%
SUBBASE FOR SLAB SUPPORT	95%
MISCELLANEOUS BACKFILL BELOW STRUCTURAL FILL OR ROADWAY PAVEMENT	95%
MISCELLANEOUS BACKFILL BELOW UNPAVED, NON-BUILDING AREAS	90%
ROADWAY PAVEMENT SUBGRADE	90%
SIDEWALK SUBGRADE	90%
CURB AND GUTTER SUBGRADE	95%

PAVEMENT

WHEN ABUTTING NEW PAVEMENT TO EXISTING PAVEMENT, CUT EXISTING PAVEMENT EDGE TO A NEAT, STRAIGHT LINE AS NECESSARY TO REMOVE ANY BROKEN OR CRACKED PAVEMENT AND MATCH NEW PAVEMENT ELEVATION TO EXISTING.

ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED AND APPROVED PRIOR TO PAVING.

ALL WATER VALVE BOXES AND ELECTRICAL, TELEPHONE, AND SEWER MANHOLES IN THE CONSTRUCTION AREA SHALL BE ADJUSTED TO FINISHED GRADE BEFORE PAVING.

WHEN SIDEWALK OR CURB AND GUTTER IS REMOVED, IT SHALL BE REMOVED TO EXISTING CONSTRUCTION JOINTS. CUTTING OR BREAKING SHALL NOT BE ALLOWED.

UTILITIES

IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY BASED ON THE INFORMATION PROVIDED TO THE ENGINEER BY OTHERS. THIS INFORMATION MAY BE INACCURATE OR INCOMPLETE. ADDITIONALLY, UNDERGROUND LINES MAY EXIST THAT ARE NOT SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ACCORDANCE WITH CHAPTER 62, ARTICLE 14-1, THROUGH 14-8, NMSA 1978.

THE CONTRACTOR SHALL CONTRACT WITH A UTILITY LOCATOR SERVICE TO SPOT UNDERGROUND UTILITIES. HE SHALL ALSO CONSULT WITH THE OWNER TO LOCATE UNDERGROUND UTILITIES. AFTER THE UTILITIES ARE SPOTTED, THE CONTRACTOR SHALL EXPOSE ALL PERTINENT UTILITIES TO VERIFY THEIR VERTICAL AND HORIZONTAL LOCATION. IF A CONFLICT EXISTS BETWEEN EXISTING UTILITIES AND PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMAL DELAY.

THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UTILITIES, ABOVE OR BELOW GROUND. UTILITIES THAT ARE DAMAGED BY CARELESS CONSTRUCTION SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

EXISTING VALVES SHALL ONLY BE OPERATED BY THE UTILITY COMPANY. CONTRACTOR SHALL NOTIFY THE UTILITY A MINIMUM OF TWO WORKING DAYS BEFORE ANY VALVE, NEW OR EXISTING, NEEDS TO BE OPERATED.

THE CONTRACTOR SHALL COORDINATE ANY REQUIRED UTILITY INTERRUPTIONS WITH THE OWNER AND AFFECTED UTILITY COMPANY A MINIMUM OF THREE WORKING DAYS BEFORE THE INTERRUPTION.

THE CONTRACTOR SHALL MAINTAIN A RECORD DRAWING SET OF PLANS AND PROMPTLY LOCATE ALL UTILITIES, EXISTING OR NEW, IN THEIR CORRECT LOCATION, HORIZONTAL AND VERTICAL. THIS RECORD SET OF DRAWINGS SHALL BE MAINTAINED ON THE PROJECT SITE AND SHALL BE AVAILABLE TO THE OWNER AND ENGINEER AT ANY TIME DURING CONSTRUCTION.

EROSION CONTROL, ENVIRONMENTAL PROTECTION, AND STORM WATER POLLUTION PREVENTION PLAN

THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY DUST CONTROL OR EROSION CONTROL PERMITS FROM THE REGULATORY AGENCIES.

THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITH THE PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.

THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY BY CONSTRUCTION TEMPORARY EROSION CONTROL, BERMS OR INSTALLING SILT FENCES AT THE PROPERTY LINES AND WETTING SOIL TO PREVENT IT FROM BLOWING.

WATERING, AS REQUIRED FOR CONSTRUCTION DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.

ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR IMPERVIOUS SURFACES SHALL BE REVEGETATED WITH RECLAMATION SEEDING.

THE CONTRACTOR SHALL PROPERLY HANDLE AND DISPOSE OF ALL ASPHALT REMOVED ON THE PROJECT BY HAULING TO AN APPROVED DISPOSAL SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW MEXICO SOLID WASTE ACT.

ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.), GARBAGE, GRUBBING, EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC., SHALL BE APPROPRIATELY DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY PERMITS REQUIRED FOR HAIL OR DISPOSAL OF WASTE PRODUCTS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES, AND ARCHAEOLOGICAL RESOURCES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS, INCLUDES GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINT, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO EMERGENCY RESPONSE AT 1-800-219-6157.

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER, CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED, EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.

ACCESSIBLE FACILITIES

ALL SURFACES ALONG ACCESSIBLE ROUTES AND FOR HANDICAP RAMPS SHALL BE STABLE FIRM, SLIDE RESISTANT AND SHALL COMPLY WITH UNIFORM FEDERAL ACCESSIBILITY STANDARDS, PARAGRAPH 4.5.

LONGITUDINAL SLOPES ALONG ACCESSIBLE ROUTE SIDEWALKS, EXCEPT AT HANDICAP RAMPS, SHALL NOT BE STEEPER THAN 1:20. CROSS SLOPES ALONG ACCESSIBLE ROUTE SIDEWALKS EXCEPT AT HANDICAP RAMPS, SHALL NOT BE STEEPER THAN 1:48. SLOPES IN ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND PASSENGER LOADING ZONES SHALL NOT BE STEEPER THAN 1:48 IN ALL DIRECTIONS.

THE SITE SHALL COMPLY WITH ANSI A117.1-1992, "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES".

TRAFFIC CONTROL

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL PLANS. ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM TO THE REQUIREMENTS OF "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION. PRIOR TO CONSTRUCTION, TRAFFIC CONTROL PLANS SHALL BE APPROVED BY THE GOVERNING AUTHORITY.

ABBREVIATIONS

A	= AIR LINE	LF	= LINEAL FEET	TS	= TOP OF SIDEWALK
AD	= AREA DRAIN	LP	= LIGHT POLE	TW	= TOP OF WALL
ADP	= ABANDONED IN PLACE	L/S	= LANDSCAPING	TYP	= TYPICAL
BLDG.	= BUILDING	MH	= MANHOLE	TB	= TELEPHONE BOX
BM	= BENCHMARK	NG	= NATURAL GROUND	UE	= UNDERGROUND ELECTRIC
CATV	= CABLE TELEVISION LINE	PB	= ELECTRICAL PULL BOX	UT	= UNDERGROUND TELEPHONE
CIP	= CAST IRON PIPE	PCC	= PORTLAND CEMENT CONCRETE	W	= WATER
CMP	= CORRUGATED METAL PIPE	PP	= POWER POLE	WM	= WATER METER
CMPA	= CORRUGATED METAL PIPE ARCH	PVC	= POLYVINYL CHLORIDE PIPE	WV	= WATER VALVE
CO	= CLEANOUT	RCP	= REINFORCED CONCRETE PIPE		
CONC	= CONCRETE	RD	= ROOF DRAIN		
CL	= CENTERLINE	R/W	= RIGHT-OF-WAY		
DIA	= DIAMETER	S	= SLOPE		
DIP	= DUCTILE IRON PIPE	SAS	= SANITARY SEWER		
E	= ELECTRIC LINE	SD	= STORM DRAIN		
ELEV	= ELEVATION	STA	= STATION		
FF	= FINISHED FLOOR ELEVATION	STD	= STANDARD		
FG	= FINISHED GRADE	SW	= SIDEWALK		
FH	= FIRE HYDRANT	T	= TELEPHONE		
G	= GAS PIPE	TA	= TOP OF ASPHALT PAVEMENT		
GM	= GAS METER	TAC	= TOP OF ASPHALT CURB		
GV	= GATE VALVE	TC	= TOP OF CONCRETE SLAB (PAVEMENT)		
HI PT	= HIGH POINT	TCC	= TOP OF CONCRETE CURB		
INV	= INVERT ELEVATION	TG	= TOP OF GRATE		

DRAINAGE DISCUSSION

LOCATION & DESCRIPTION

THE PROPOSED SITE IS 0.3165 ACRES LOCATED ON THE INDIAN SCHOOL FRONTAGE ROAD NE ON THE SOUTH SIDE OF INDIAN SCHOOL BETWEEN CARLISLE BLVD. NE AND SAN MATEO BLVD. NE AS SHOWN ON THE VICINITY MAP ON THIS SHEET. THE SITE IS CURRENTLY DEVELOPED WITH A DUPLEX ON THE NORTH SIDE OF THE SITE. THE DRIVEWAY IS CURRENTLY GRAVEL. THE BALANCE OF THE SITE IS HARD PACKED DIRT WITH LITTLE VEGETATION.

THE OWNER IS PROPOSING TO ADD A SECOND 1,750 SQUARE FOOT DUPLEX ON THE SOUTH SIDE OF THE SITE AND PAVING THE DRIVEWAY. SINCE THIS IS AN INFILL PROJECT, THE PARCELS AROUND THIS SITE ARE ALL DEVELOPED.

METHODOLOGY

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE QUICK CALCULATIONS OF THE JUNE 1997 RELEASE OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

PRECIPITATION

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 2 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2. TABLES WITHIN THIS SECTION WAS USED TO ESTABLISH THE 6-HOUR PRECIPITATION, EXCESS PRECIPITATION, AND PEAK DISCHARGE.

EXISTING DRAINAGE

THE EXISTING SITE IS RELATIVELY FLAT WITH ONLY A SLIGHT SLOPE TOWARD THE NORTH. RUNOFF FROM THE SITE GENERALLY FLOWS NORTH IN SHALLOW SHEET FLOW UNTIL IT DISCHARGES INTO THE INDIAN SCHOOL FRONTAGE ROAD TO THE NORTH. THE SITE TO THE WEST IS CONSIDERABLY LOWER THAN THIS SITE SO DOES NOT CONTRIBUTE TO THIS SITE. THE SITE TO THE EAST IS AN EXISTING CHURCH THAT GENERALLY DRAINS BY SHEET FLOW TOWARD THE NORTH AND DOES NOT IMPACT THIS SITE. THE SITE TO THE SOUTH GENERALLY DRAINS TOWARD THE SOUTH AWAY FROM THIS SITE. HOWEVER THERE IS A GATE IN THE BLOCK WALL AT THE SOUTH PROPERTY LINE CONCURRENT WITH THIS SITE SO THERE IS A POSSIBLE VERY SMALL AREA THAT DRAINS THROUGH THE GATE INTO THE SOUTH END OF THIS SITE.

DEVELOPED CONDITION

THE PROPOSED DEVELOPMENT WILL ROUTE ALL DEVELOPED RUNOFF NORTH TO THE INDIAN SCHOOL FRONTAGE ROAD AS IT CURRENTLY DOES. THE MAJORITY OF THE RUNOFF WILL BE CONVEYED NORTH IN THE NEW PAVED DRIVEWAY AND WILL DISCHARGE THROUGH THE DRIVEPAD. A VERY SMALL AREA OF LANDSCAPE ALONG THE WEST SIDE OF THE EXISTING DUPLEX (NORTH BUILDING) IS PROPOSED TO DRAIN IN A SWALE ALONG THE PROPERTY LINE UNTIL IT DISCHARGES INTO THE INDIAN SCHOOL FRONTAGE ROAD.

LEGEND

FND. CHIS. +	CONCRETE	WM	WATER METER
MS	FAH	FM	GAS METER
REBAR & CAP	WV	TP	TELEPHONE RISER
HVY R/W MARKER T RAIL	SIGN	PL	PLANTER
TOP OF CURB	UG	DECIDUOUS	
SPOT ELEV.	MH	EVERGREEN	
CONTOUR LINE	FP		
POWER POLE	V		
DOWN GUY	C/C		
YARD LIGHT	LP		

100-YEAR HYDROLOGIC CALCULATIONS

BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED		V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V(10 day) (acre-ft)	V(10 day) (cu-ft)	Q (cfs)
		A (%)	B (%)	C (%)	D (%)	E (%)	E (in)					
EXISTING CONDITIONS												
LOT 4	0.3165	0.00	0.00	87.30	12.70	1.28	0.03	1,443	0.04	1,676	1.06	
PROPOSED CONDITIONS												
LOT 4	0.3165	0.00	10.65	10.85	78.70	1.87	0.05	2,151	0.08	3,597	1.35	
EXCESS PRECIP.												
		0.53	0.78	1.13	2.12	EI (in)						
PEAK DISCHARGE		1.56	2.28	3.14	4.7	QPI (cfs)						
ZONE = 2												
WEIGHTED E (in) = (EA)(%A) + (EB)(%B) + (EC)(%C) + (ED)(%D)												
V6-HR (acre-ft) = (WEIGHTED E)(AREA)/12												
V10DAY (acre-ft) = V6-HR + (AD)(P10DAY - P6-HR)/12												
Q (cfs) = (QPA)(AA) + (QPB)(AB) + (QPC)(AC) + (QPD)(AD)												
P6-HR (in.) 2.35												
P24-HR (in.) 2.75												
P10DAY (in.) 3.95												

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DRIANAGE NOTES AND GENERAL NOTES		REV. #		DATE		COMMENTS	
REVISION	1	06/01/07					
REVISION	1						
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REVIEWS	
INITIALS	
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1 OF 1