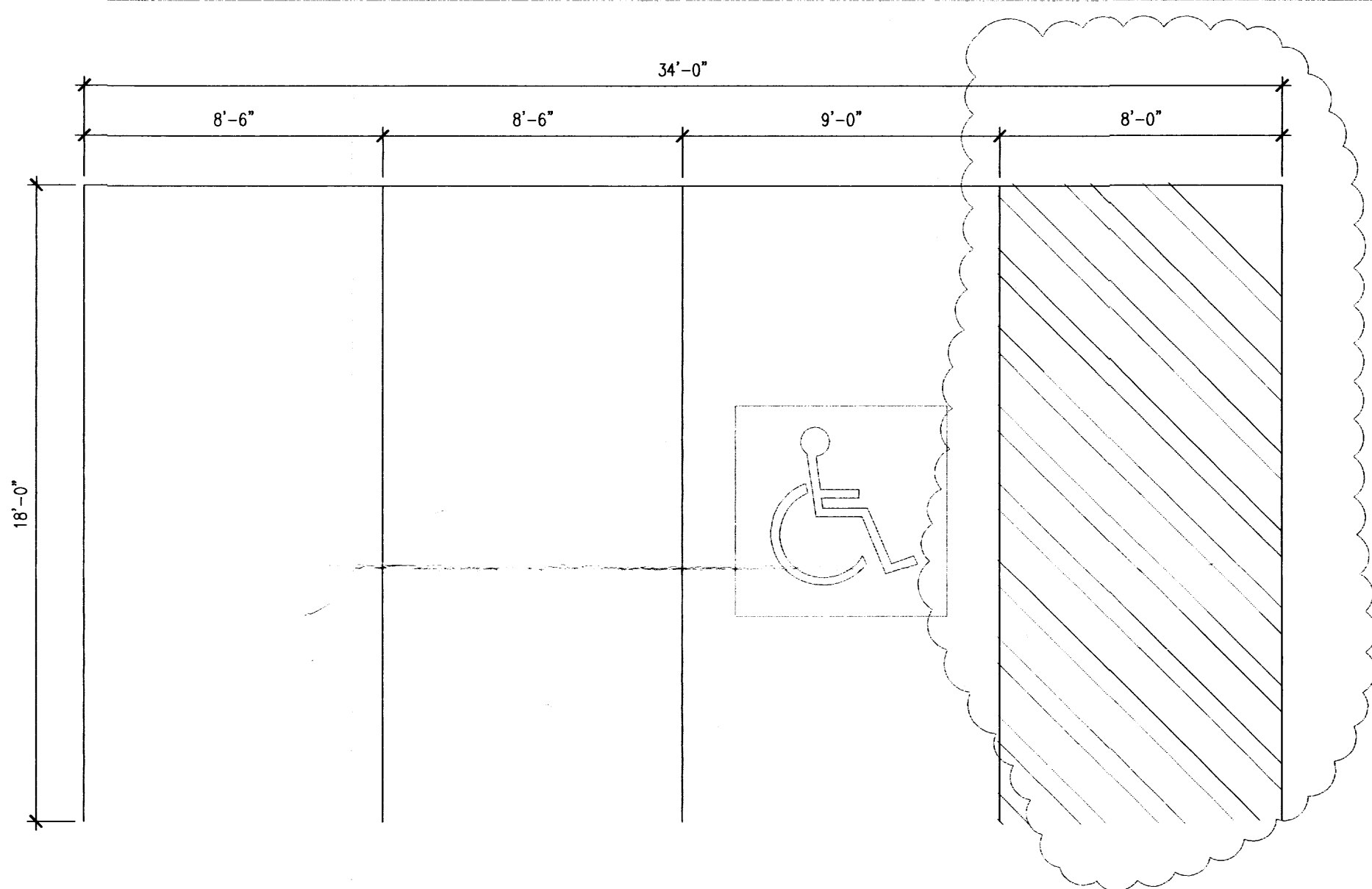


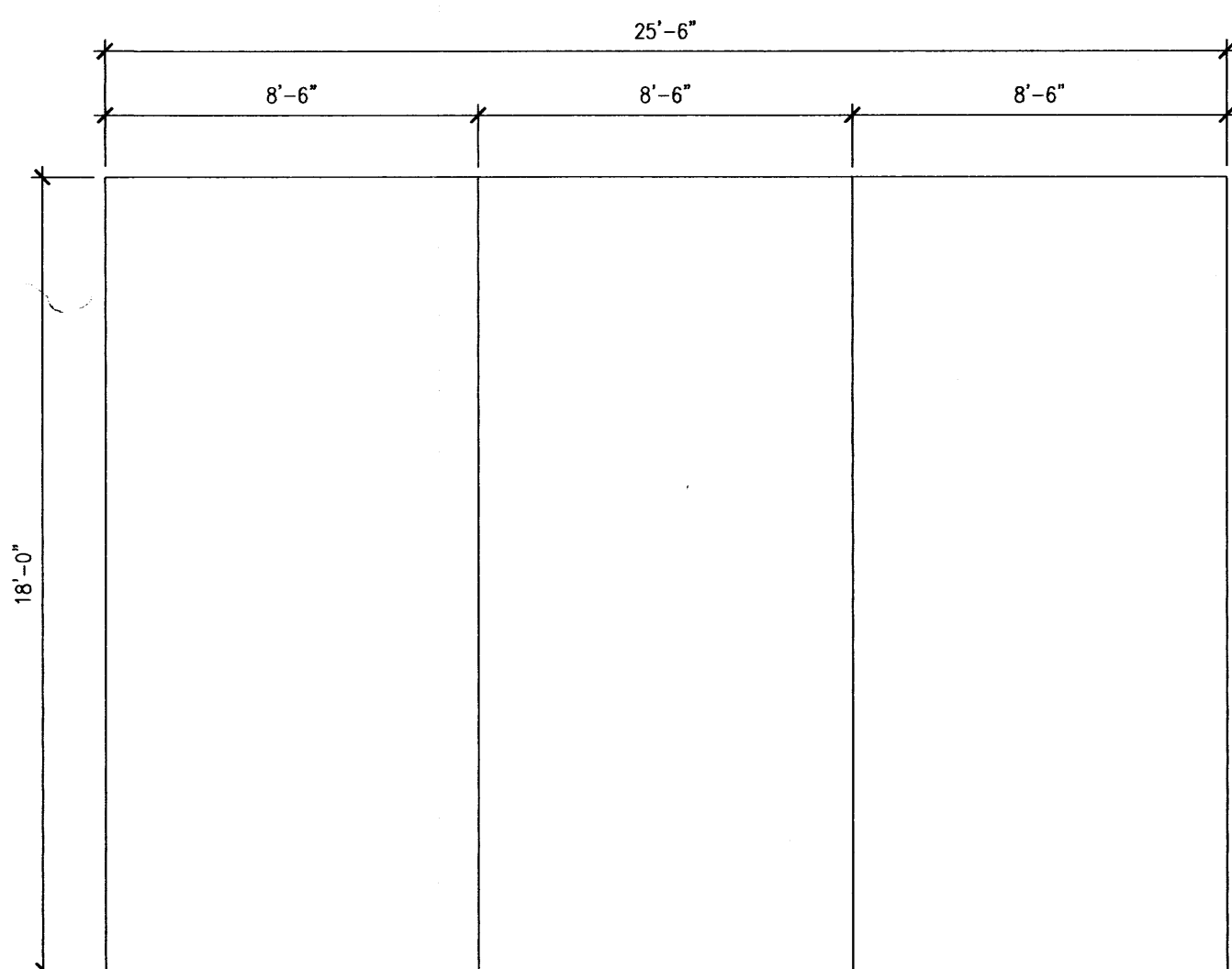
4 EXISTING CAR SPACE

SCALE: 1/4" = 1'



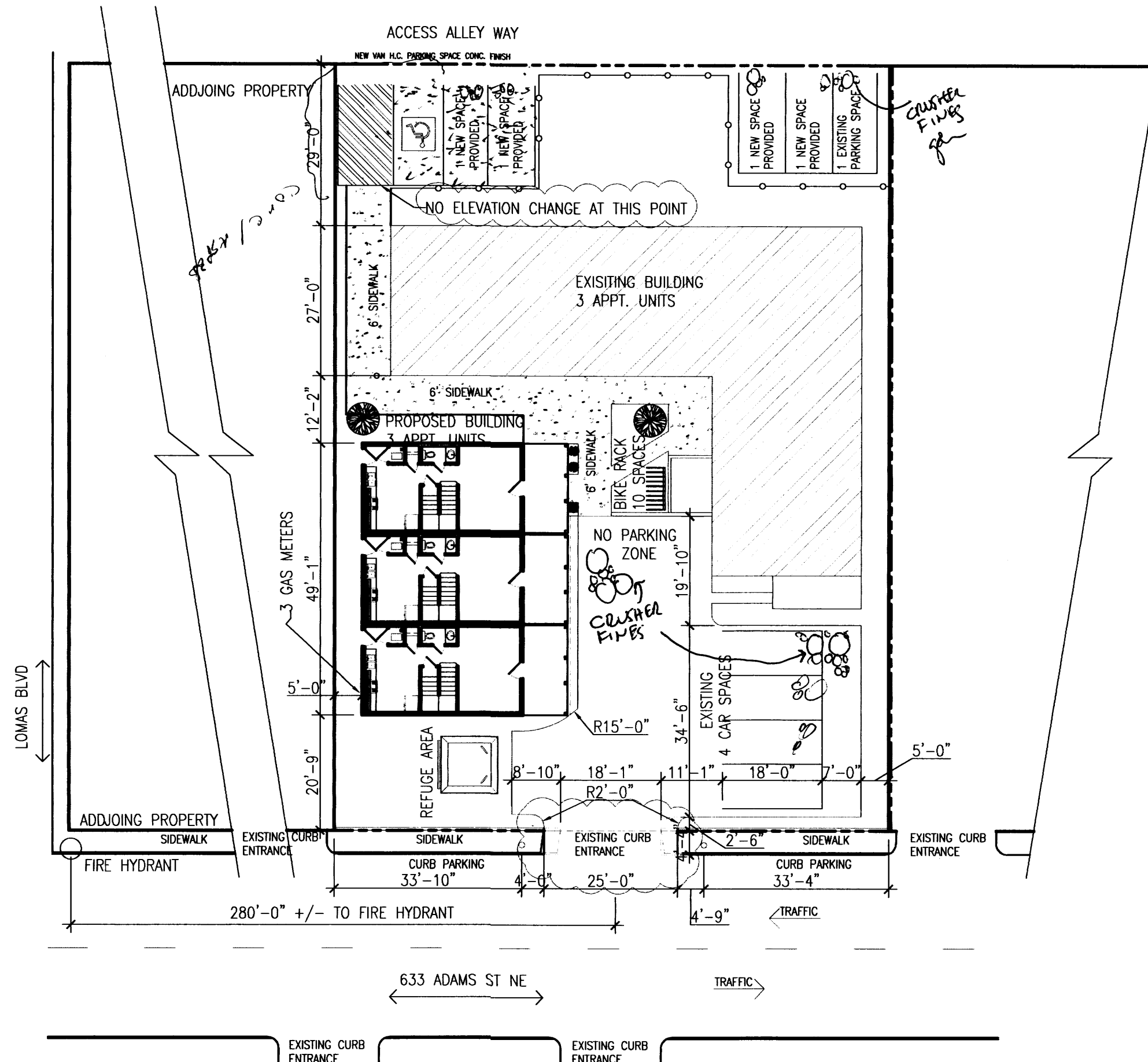
H.C. VAN SPACES

SCALE: 1/4" = 1'



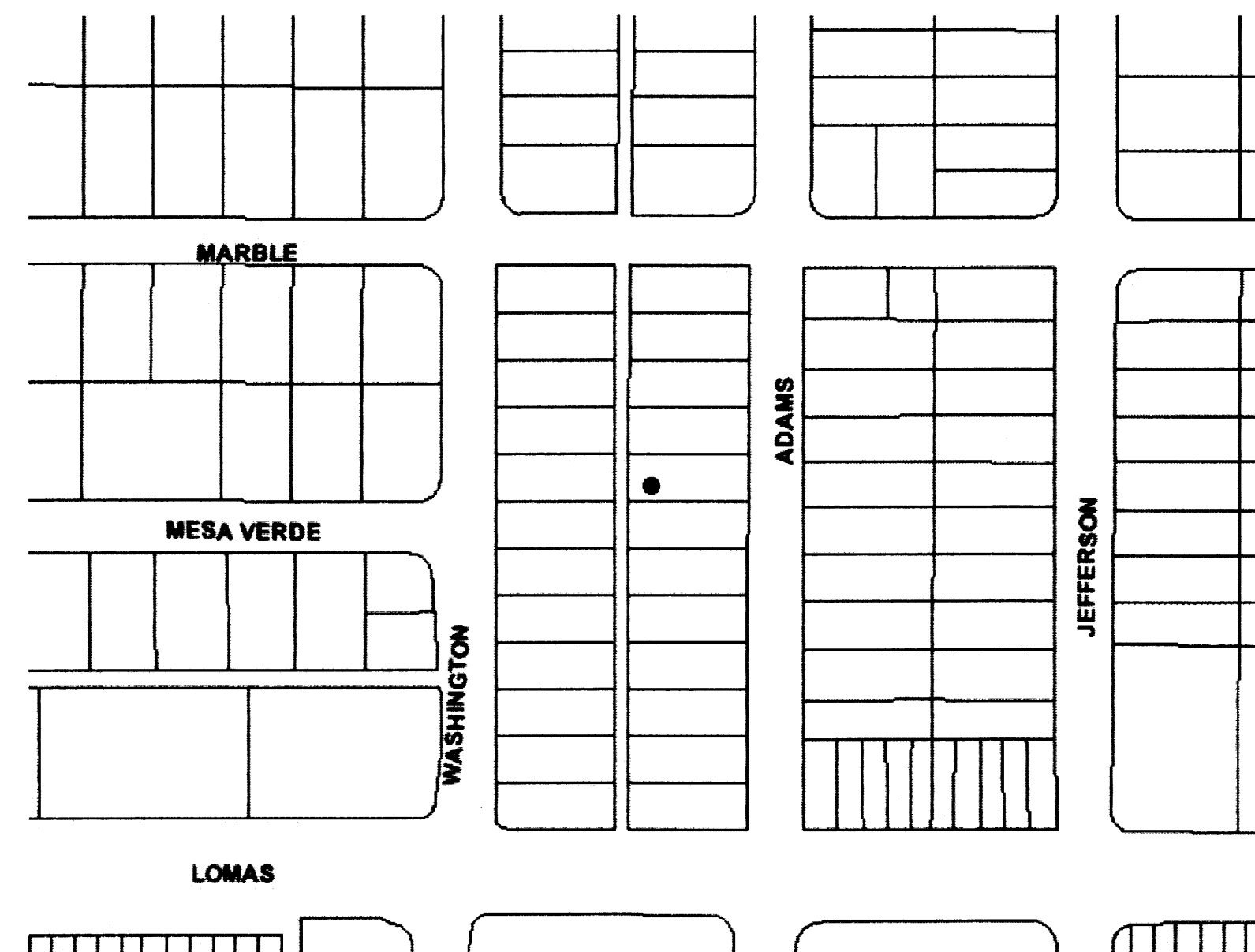
3 NEW CAR SPACES

SCALE: 1/4" = 1'



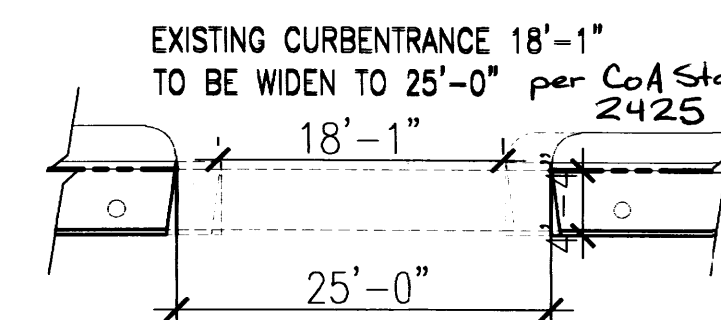
TRAFFIC CIRCULATION

SCALE: 1" = 20'



VACINITY MAP

SCALE: N/A



CURB CUT DTL.

SCALE: N/A

NOTES:

LOT INFO

LOT: 14 BLOCK 1 REQUIRED PARKING
SUBDIVISION: NEW YEAR ADDN
ZONING: R-2
FLOOD ZONE: X
ZONE ATLAS PAGE: J17

PARKING

UNITS	PARKING SPACES
3 EXISTING	5 EXISTING
3 NEW	4 NEW
1 NEW HANDICAP PROVIDED	
10 TOTAL PARKING SPACES PROVIDED	

- SIDEWALK AREA
- NEW CRUSHER FINE PARKING SURFACE
- NEW ASPALT OR CONC. H.C. PARKING SURFACE

DRAWN BY:
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BON AMI CONSTRUCTION
NM LIC# 85222
6309 CUESTA PL NW
ALBUQUERQUE, NM 87120
PHONE 505-890-0427

TINA & CHESTER CLAGHORN
TOWNHOUSE
633 ADAMS
ALBUQUERQUE, NM

TRAFFIC CONTROL PLAN

DATE: 08.28.09
REVISED
1. 10.13.09
2. 11.05.09
3. 11.09.09
4.
5.

SHEET NUMBER:

U-001

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.

Public Infrastructure shown
on these plans for information
only and not part of approval.
Separate DRC/Permit approval
and Work Order required.

RECEIVED

NOV 16 2009

HYDROLOGY
SECTION

GENERAL NOTES:
It is the applicants responsibility to obtain all other appropriate Federal, State, and Local permits.
Any changes to this drainage plan would have to be approved by the design engineer and the City of Albuquerque.

PROCEDURE AND HYDRAULIC CALCULATIONS FOR 40 ACRE AND SMALLER CONTRIBUTORY WATERSHEDS.

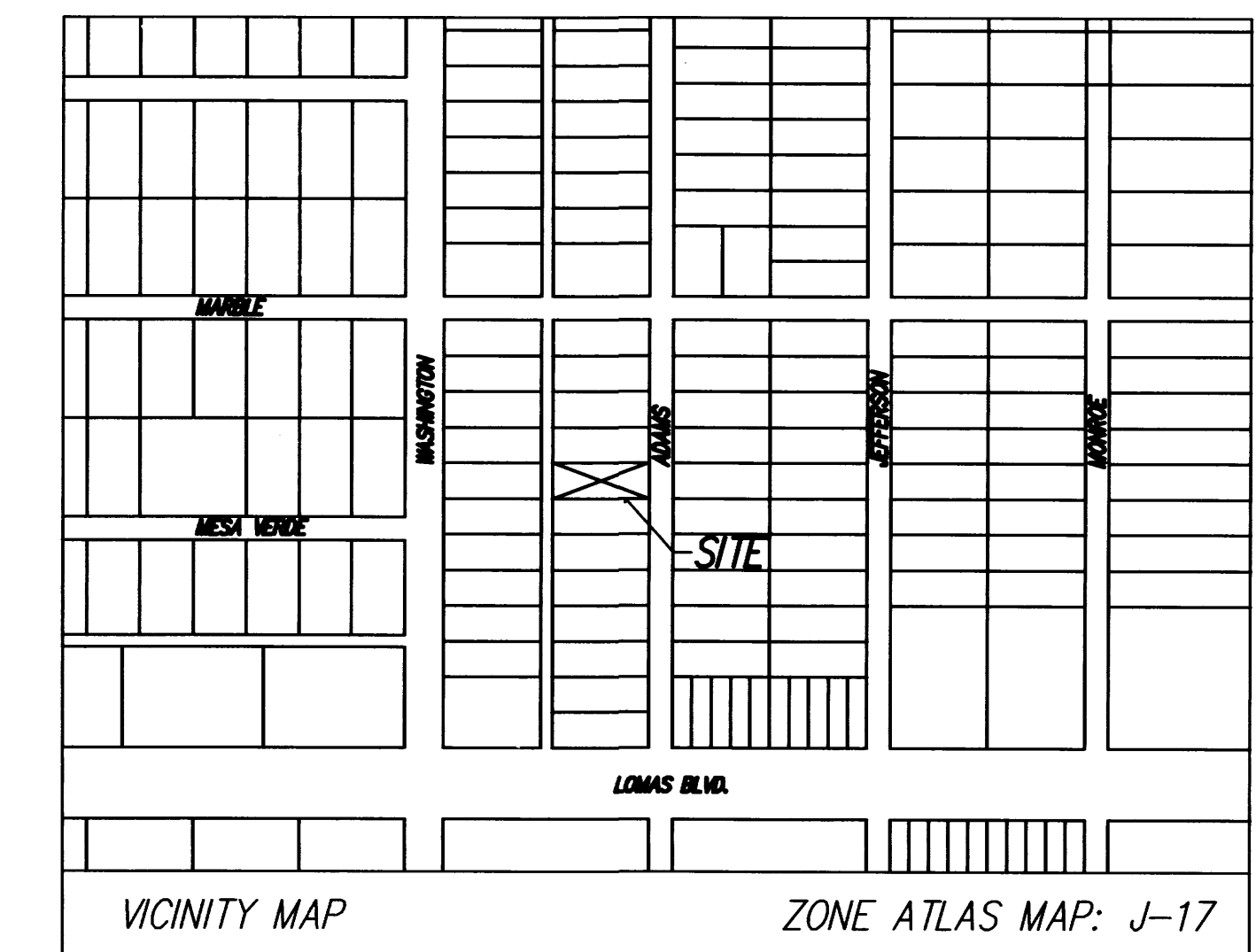
REFERENCE:
Volume 2, City of Albuquerque Development Process Manual, Section 22.2, Hydrology.

CRITERIA:
Precipitation Zone: 2
Design Storm: 10 year - 6-hour event; Storm depth = 1.57 inches
Design Storm: 100 year - 6-hour event; Storm depth = 2.35 inches

EXISTING CONDITIONS:
The site is located on the west side of Adams St. NE, west of San Mateo and north of Lomas Blvd. Presently, the site is developed with a single multi-family structure, gravel parking, sidewalks, and landscaped areas. The majority of onsite runoff drains off the property onto a paved alley and onto a paved city street. A small portion of the onsite runoff is carried to a small gravel filled french drain. The majority of onsite runoff drains off the property onto a paved alley

PROPOSED CONDITIONS:
A 3-unit multi-family structure and associated improvements are proposed for this site. The additional runoff from this structure will be carried off the site and onto the paved street and alley by positive grading and swales. The finished floor elevation of the proposed structure will be set 1 foot above the top of curb at the out-fall location.

DRAINAGE CALCULATIONS										
EXISTING CONDITIONS	LAND TREATMENTS					OFFSITE		ONSITE		TOTAL
	A	B	C	D	TOTAL	E*	RUNOFF			
	0 SF	6375 SF	3325 SF	4050 SF	13,750 SF	0.65	10 yr.	0	746 CF	746 CF
PROPOSED CONDITIONS	A	B	C	D	TOTAL	E*	RUNOFF			
	0 SF	4285 SF	3665 SF	5800 SF	13,750 SF	0.79	10 yr.	0	907 CF	907 CF
						1.42	100 yr.	0	1620 CF	1620 CF
								ADDITIONAL RUNOFF: 176 CF		

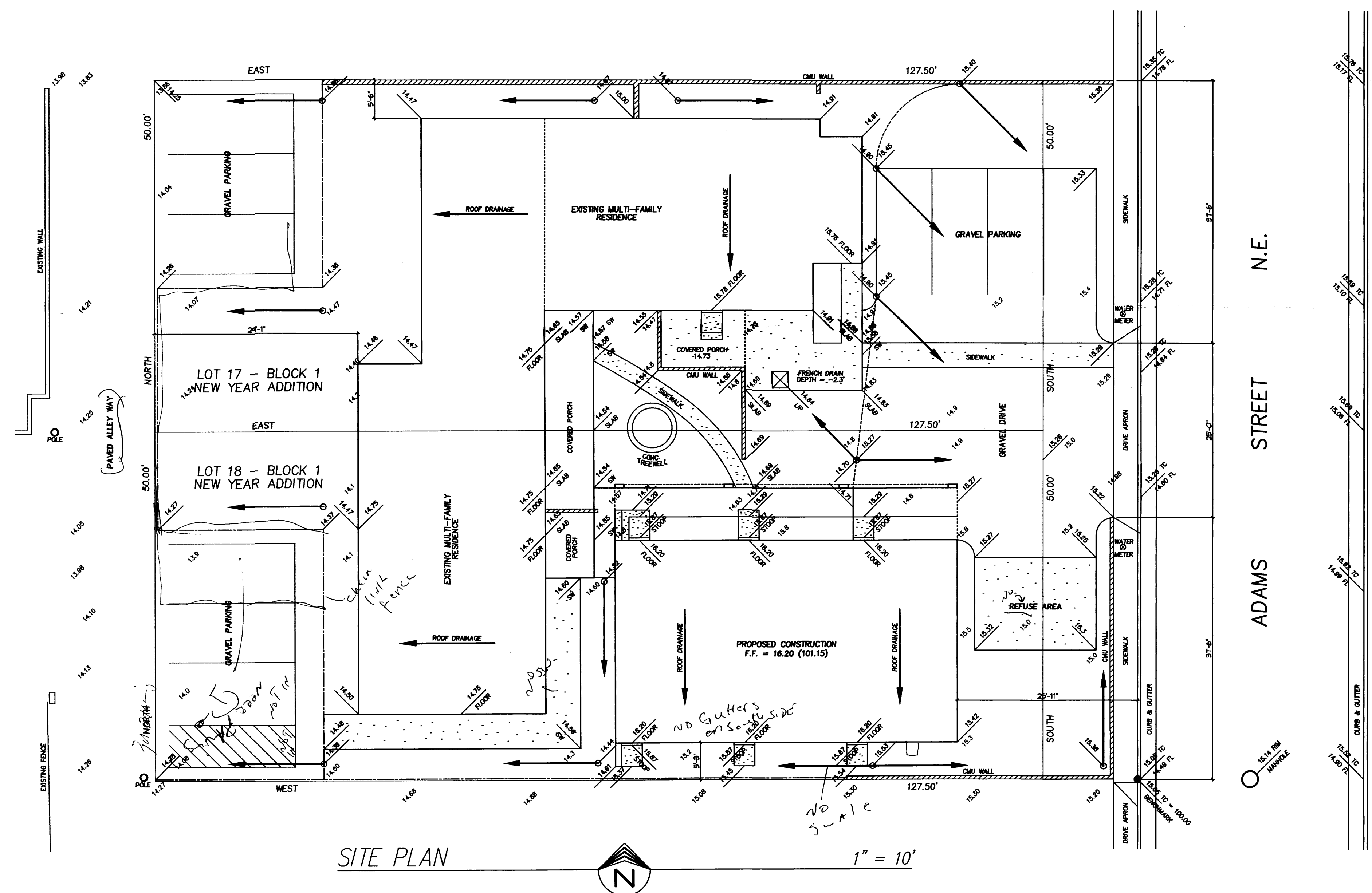


LOT 17 & 18
BLOCK 1
NEW YEAR
ADDITION

TINA and CHESTER CLAGHORN
9132 AUTUMN ROSE NE
ALBUQUERQUE, NM 87113

GRADING & DRAINAGE

DATE: FEB., 2010
SCALE: 1" = 10'-0"
FILE: ADAMS-DRN



LEGAL DESCRIPTION
LOT 17 and 18, BLOCK 1, NEW YEAR ADDITION, ALBUQUERQUE, NM

PROPERTY ADDRESS
633 ADAMS STREET NE - ALBUQUERQUE, NM 87106

UPC NO: 101 705 828 904 240 106

LEGEND
EXISTING ELEVATION
NEW CONTOUR
SPOT ELEVATION
FLOWLINE
DRAINAGE SWALE
PROPERTY LINE

5860
5865
62.5

BENCH MARK:
C.O.A. MONUMENT

TEMPORARY BENCH MARK:
TOP OF CURB, SE PROPERTY CORNER
ELEVATION: 15.05 = 100.00

I, TIM HIGHTOWER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, HAVE PERSONALLY INSPECTED THE LOT REFERED TO IN THIS DRAINAGE PLAN. THIS LOT WAS FOUND TO BE IN AN IMPROVED STATE. IT APPEARED THAT RE-GRADING WOULD BE NECESSARY TO DIRECT ALL ONSITE RUNOFF TO THE PAVED CITY STREET AND ALLEY WAY.

RECEIVED
MAR 5 2010
HYDROLOGY SECTION

THAMES
ENGINEERING AND DESIGN
LICENSE NO. 10815
10212 ARROYO BEND NW • ALBUQUERQUE, NEW MEXICO 87114 • 505-944-6216