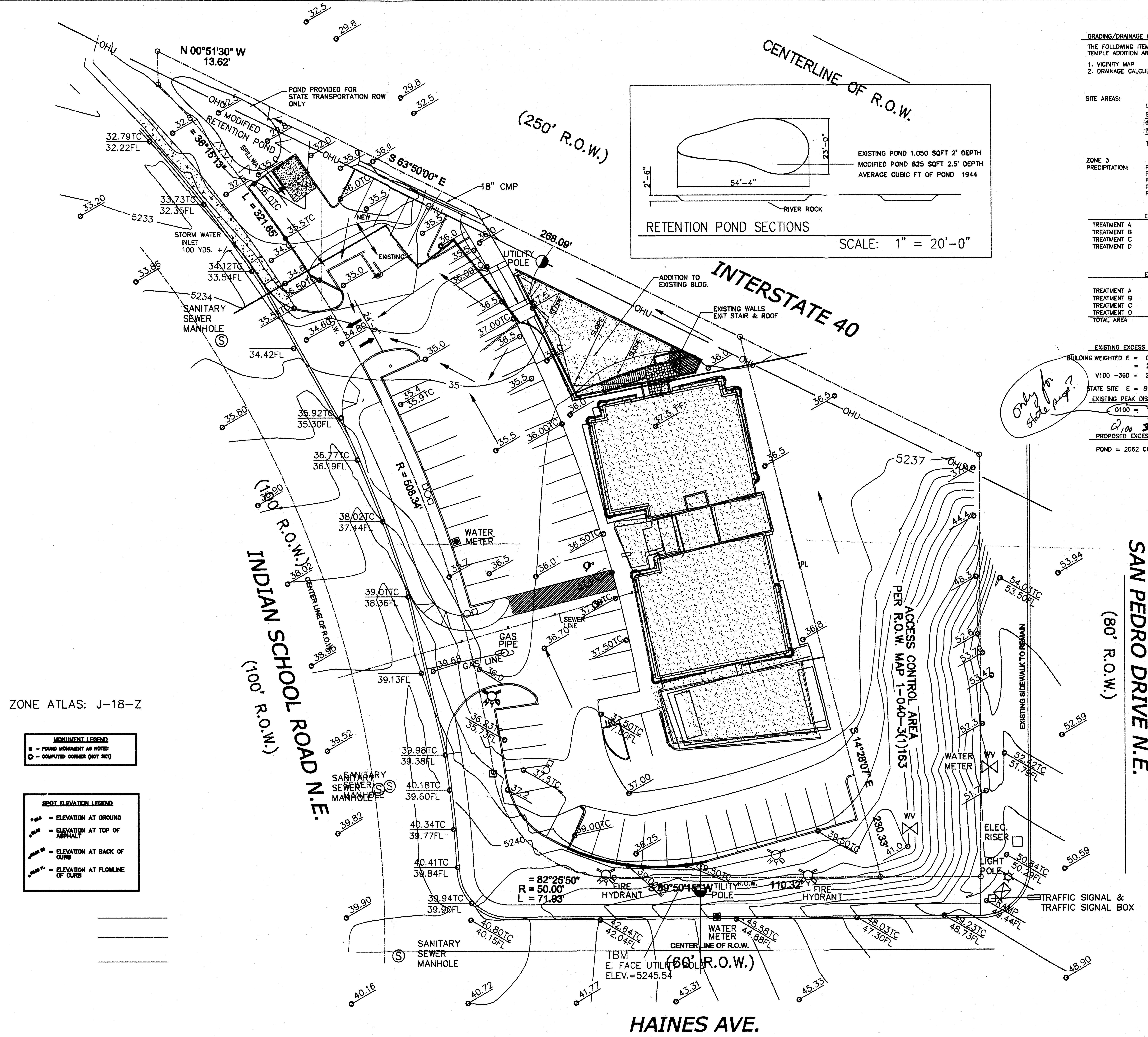


ZONE ATLAS: J-18-Z

MONUMENT LEGEND

- ■ – FOUND MONUMENT AS NOTED
- ○ – COMPUTED CORNER (NOT SET)

SPOT ELEVATION LEGEND

- = ELEVATION AT GROUND
- = ELEVATION AT TOP OF ASPHALT
- = ELEVATION AT BACK OF CURB
- = ELEVATION AT FLOWLINE OF CURB

GRADING & DRAINAGE PLAN

SCALE: 1" = 20'-0"

1

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING TRACT X TEMPLE ADDITION ARE CONTAINED HEREON:

1. VICINITY MAP
2. DRAINAGE CALCULATIONS

SITE AREAS:

LANDSCAPE AREA	0.194 ACRES
BLDG. & PARKING AREA	0.789 ACRES
BUILDING SITE	0.983 ACRES
NM HIGHWAY SITE	0.303 ACRES
TOTAL SITE	1.286 ACRES

ZONE 3 PRECIPITATION:

P60 = 2.14 IN.
P360 = 2.60 IN.
P1440 = 3.10 IN.
P4DAYS = 3.95 IN.
P10DAYS = 4.90 IN.

	EXCESS PRECIPITATION:	PEAK DISCHARGE:
TREATMENT A	0.66 IN.	1.87 CFS/AC.
TREATMENT B	0.92 IN.	2.60 CFS/AC.
TREATMENT C	1.29 IN.	3.45 CFS/AC.
TREATMENT D	2.36 IN.	5.02 CFS/AC.

	EXISTING CONDITIONS: SITE AREA	AREA STATE PROPERTY	PROPOSED CONDITIONS: SITE AREA	AREA STATE PROPERTY
TREATMENT A	0.023 AC.		0.019 AC.	
TREATMENT B	0.303 AC.	0.303 AC.	0.303 AC.	0.303 AC.
TREATMENT C	0.286 AC.		0.175 AC.	
TREATMENT D	0.674 AC.		0.789 AC.	
TOTAL AREA	~~0.9830 AC.~~ 1.286Ac	0.303 AC.	~~0.9830 AC.~~ 1.286Ac	0.303 AC.

.36 cfs increase N/A

EXISTING EXCESS PRECIPITATION:

BUILDING WEIGHTED E = 0.66 (0.23) + 0.92 (0.00) + 1.29 (.286) + 2.36 (.674) / .983 AC.
= 2.14 IN.

V100 -360 = 2.14 (0.98) / 12 = 0.18 ACFT = 7613 CFS

STATE SITE E = .92 (0.303) = .28 V = .28 (.303) = .08 ACFT = 3695 CFS

Only for state prop?

EXISTING PEAK DISCHARGE:

Q100 = 1.87 (0.00) + 2.60 (.303) = 0.78 CFS

Q_{100} 3.6 cfs increase N/A

PROPOSED EXCESS PRECIPITATION SAME AS EXISTING

POND = 2062 CFT

BENCHMARK:

THE STATION IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF CONSTITUTION AVE. NE AND SAN PEDRO BLVD. NE. SAID CONTROL STATION BEING MARKED BY A STANDARD A.C.S. BRASS CAP STAMPED "2-J18 1981". ELEVATION: 5258.64.

EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION, HE/SHE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE TAKEN.
   1. ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, DIKES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING THIS PROPERTY.
   2. ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER FROM THIS SITE SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.
   3. STORM WATER FROM THE ADJACENT PROPERTY (STATE OWNED SAN PEDRO CROSS OVER) SHALL BE RE DIRECTED INTO THE STATE DRAINAGE BY OTHERS. NO WATER OR SEDIMENT FROM THIS STATE R.O.W. SHALL BE DIRECTED THROUGH THIS PROJECT.

EXISTING CONDITIONS

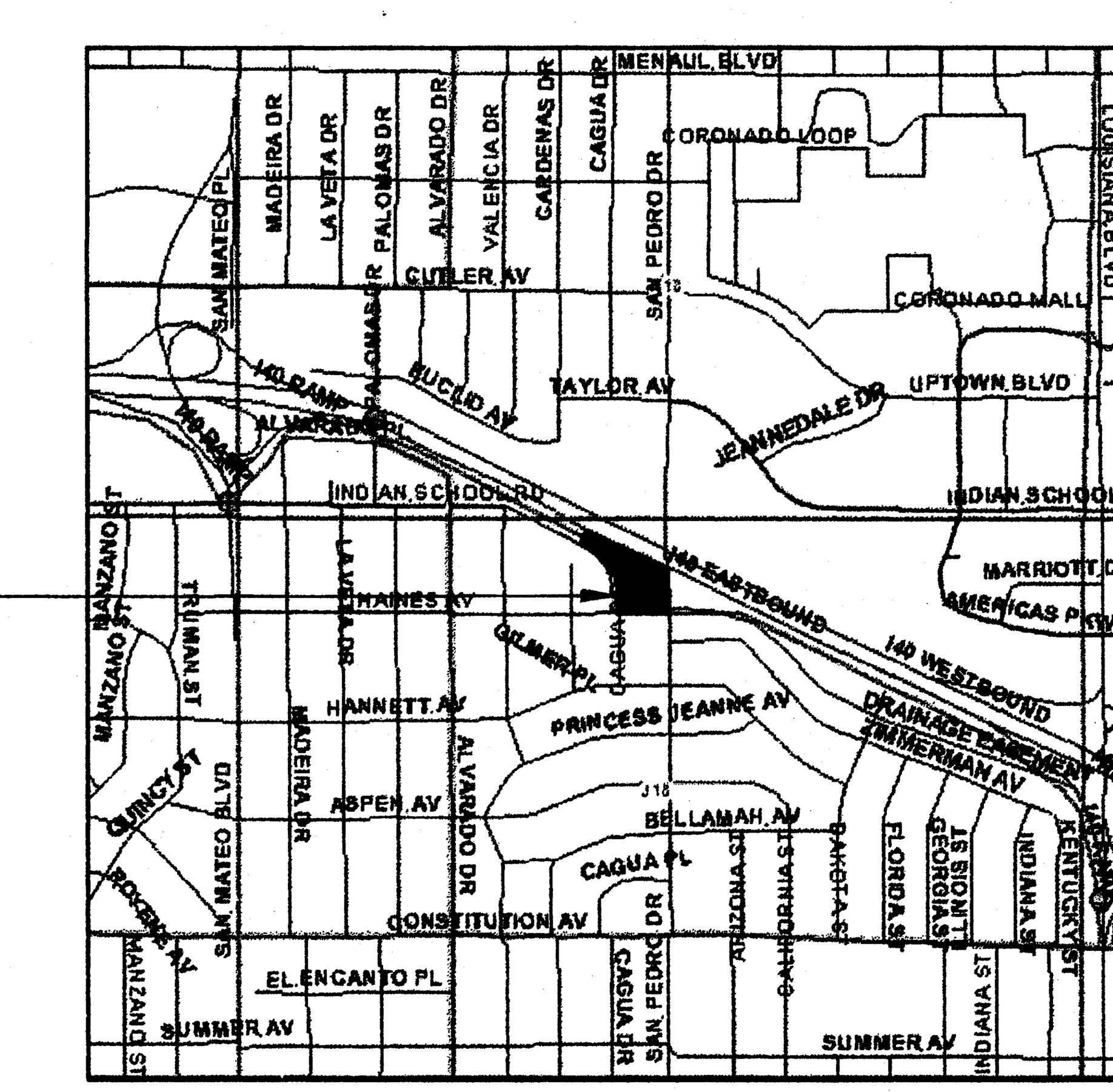
AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS .983 ACRES AND IS LOCATED WEST OF SAN PEDRO BLVD. JUST NORTH / EAST OF THE HAINES AVE. AND INDIAN SCHOOL RD. INTERSECTION. THE SITE HAS BEEN GRADED TO DRAIN FROM EAST TO WEST. ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 35001C0352D, DATED SEPTEMBER 20, 1996, THE SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE PROPERTY HAD BEEN GRADED TO DRAIN IN TO THE INTERSTATE 40 R.O.W. THIS WAS NEGATED BY THE STATE'S CONSTRUCTION OF A SOUND BARRIER WITH NO CONSIDERATION OF THE EXISTING DRAINAGE. SUBSEQUENT TO CONSTRUCTION OF THE WALL A RETENTION BASIN WAS BUILT AND STILL EXISTS.

PROPOSED CONDITIONS

AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF ONE OFFICE BUILDING TOTALLING 19,496 SQ. FT. ALONG WITH ASSOCIATED PAVED PARKING AND LANDSCAPED AREAS. A MASTER DRAINAGE PLAN WAS PREPARED BY BENNETT ENGINEERING IN JULY OF 2000. ON-SITE RUN-OFF WILL TRAVEL ON INDIAN SCHOOL RD. AND INTO INLETS WHICH DRAIN INTO THE CITY SYSTEM. THE CALCULATIONS WHICH APPEAR HEREON, ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 100-YEAR, 6-HOUR EVENT. THE PROCEDURE FOR 40 ACRES AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL VOLUME II, DESIGN CRITERIA DATED 1997, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUN-OFF GENERATED. THE SITE HAS BEEN REGRADED AND ALL BUILDING AND PARKING AREA DRAINAGE IS TO BE DISCHARGED VIA THE EXISTING CURB AND GUTTER SECTION OF INDIAN SCHOOL INTO THE CITY STORM DRAINAGE SYSTEM.

DOWN STREAM CONDITIONS

PER THE APPROVED MASTER DRAINAGE PLAN, FREE DISCHARGE HAS BEEN ALLOWED INTO A STORM WATER INLET PROVIDED BY THE ALBUQUERQUE CITY DRAINAGE PLAN



SITE MAP J-18

0 10 20 40

RECEIVED MAY 19 2005 HYDROLOGY SECTION

RECEIVED ~~MAY 04 2005~~ HYDROLOGY SECTION

KDC DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS

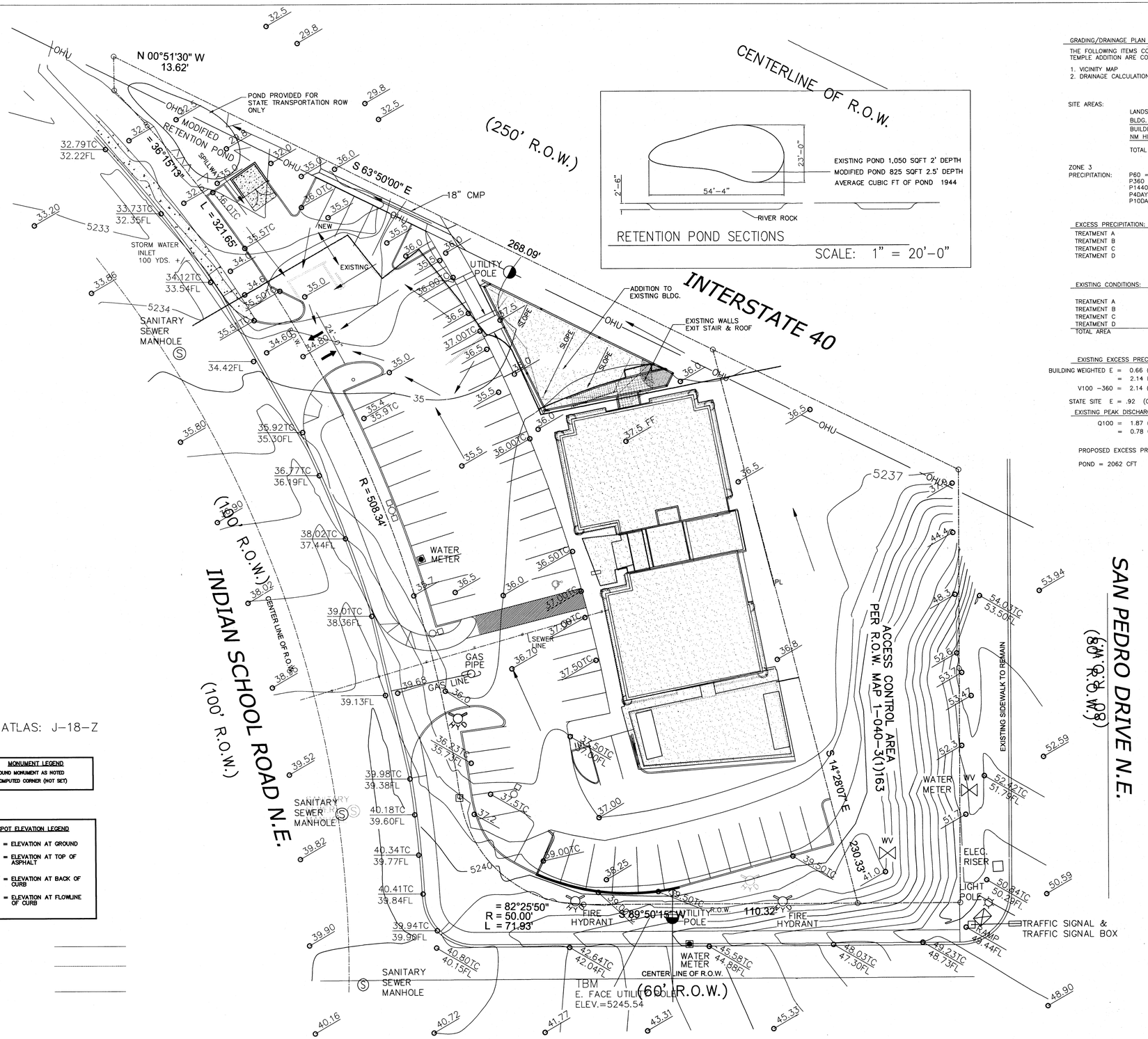
HLB
HAROLD L. BENNETT P.E.

HAROLD L. BENNETT NEW MEXICO 10776 REGISTERED PROFESSIONAL ENGINEER

[illegible]

JOB TITLE:	ITT- ADDITION		
REVISION: 04.26.05	FILE NAME ITT-TI-ADDITION	JOB NO.	DATE 11.30.04
SHEET TITLE: GRADING & DRAINAGE PLAN			DRAWN BY RI

C-1



RETENTION POND SECTIONS

SCALE: 1" = 20'-0"

ZONE ATLAS: J-18-Z

MONUMENT LEGEND
- ⊡ – FOUND MONUMENT AS NOTED
- ○ – COMPUTED CORNER (NOT SET)

SPOT ELEVATION LEGEND
- ●00.0 = ELEVATION AT GROUND
- ×00.00 = ELEVATION AT TOP OF ASPHALT
- ×00.00 BC = ELEVATION AT BACK OF CURB
- ×00.00 FL = ELEVATION AT FLOWLINE OF CURB

GRADING & DRAINAGE PLAN

SCALE: 1" = 20'-0"

1

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING TRACT X TEMPLE ADDITION ARE CONTAINED HEREON:

1. VICINITY MAP
2. DRAINAGE CALCULATIONS

SITE AREAS:

LANDSCAPE AREA	0.194 ACRES
BLDG. & PARKING AREA	0.789 ACRES
BUILDING SITE	0.983 ACRES
NM HIGHWAY SITE	0.303 ACRES
TOTAL SITE	1.286 ACRES

ZONE 3
PRECIPITATE: P60 = 2.14 IN.
P360 = 2.60 IN.
P1440 = 3.10 IN.
P4DAYS = 3.95 IN.
P10DAYS = 4.90 IN.

EXCESS PRECIPITATION:		PEAK DISCHARGE:
TREATMENT A	0.66 IN.	1.87 CFS/AC.
TREATMENT B	0.92 IN.	2.60 CFS/AC.
TREATMENT C	1.29 IN.	3.45 CFS/AC.
TREATMENT D	2.36 IN.	5.02 CFS/AC.

EXISTING CONDITIONS:	AREA BUILDING	AREA STATE PROPERTY	PROPOSED CONDITIONS: AREA BUILDING	AREA STATE PROPERTY
TREATMENT A	0.023 AC.		0.019 AC.	
TREATMENT B	0.303 AC.	0.303 AC.	0.303 AC.	0.303 AC.
TREATMENT C	0.286 AC.		0.175 AC.	
TREATMENT D	0.674 AC.		0.789 AC.	
TOTAL AREA	0.9830 AC.	0.303 AC.	0.9830 AC.	0.303 AC.

EXISTING EXCESS PRECIPITATION:

BUILDING WEIGHTED E = 0.66 (0.23) + 0.92 (0.00) + 1.29 (.286) + 2.36 (.674) / .983 AC.
= 2.14 IN.
V100 -360 = 2.14 (0.98) / 12 = 0.18 ACFT = 7613 CFS

STATE SITE E = .92 (0.303) = .28 Y = .28 (.303) = .08 ACFT = 3695 CFS

EXISTING PEAK DISCHARGE:

Q100 = 1.87 (0.00) + 2.60 (.303)
= 0.78 CFS TO POND. (.65) = .50 CFS

PROPOSED EXCESS PRECIPITATION SAME AS EXISTING

POND = 2062 CFT

BENCHMARK:

THE STATION IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF CONSTITUTION AVE. NE AND SAN PEDRO BLVD. NE. SAID CONTROL STATION BEING MARKED BY A STANDARD A.C.S. BRASS CAP STAMPED "2-J18 1981". ELEVATION: 5258.64.

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EXISTING CONDITIONS

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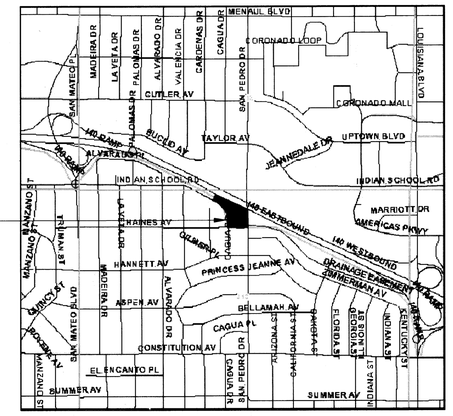
DOWN STREAM CONDITIONS

PER THE APPROVED MASTER DRAINAGE PLAN, FREE DISCHARGE HAS BEEN ALLOWED INTO A STORM WATER INLET PROVIDED BY THE ALBUQUERQUE CITY DRAINAGE PLAN

SITE



SITE MAP J-18

0 10 20 40

KLCC
DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS

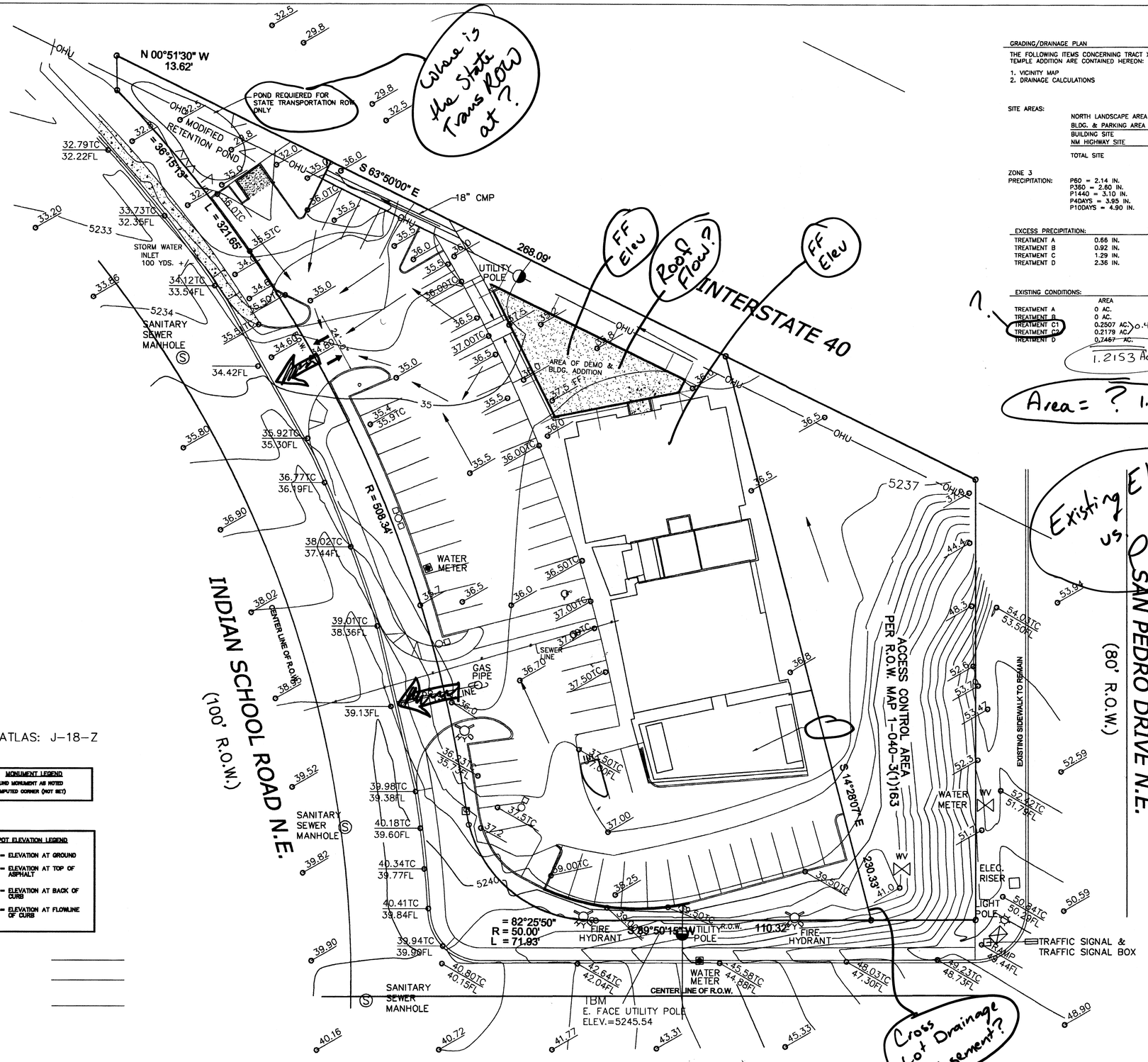
HLB
HAROLD L. BENNETT
P.E.

HAROLD L. BENNETT NEW MEXICO 18773 REGISTERED PROFESSIONAL ENGINEER

JOB TITLE: ITT- ADDITION			
REVISION: 03.25.05	FILE NAME: ITT-TI-ADDITION	JOB NO.	DATE: 11.30.04
SHEET TITLE: GRADING & DRAINAGE PLAN			DRAWN BY: RI

C-1

RECEIVED
MAR 28 2005
HYDROLOGY SECTION



ZONE ATLAS: J-18-Z

MONUMENT LEGEND
- ■ – FOUND MONUMENT AS NOTED
- ○ – COMPUTED CORNER (NOT SET)

SPOT ELEVATION LEGEND
- = ELEVATION AT GROUND
- = ELEVATION AT TOP OF ASPHALT
- = ELEVATION AT BACK OF CURB
- = ELEVATION AT FLOWLINE OF CURB

GRADING & DRAINAGE PLAN
SCALE: 1" = 20'-0"

1

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING TRACT X TEMPLE ADDITION ARE CONTAINED HEREON:

1. VICINITY MAP
2. DRAINAGE CALCULATIONS

SITE AREAS:

NORTH LANDSCAPE AREA	0.045 ACRES
BLDG. & PARKING AREA	0.795 ACRES
BUILDING SITE	0.980 ACRES
NM HIGHWAY SITE	0.303 ACRES
TOTAL SITE	1.286 ACRES

ZONE 3
PRECIPITATION:
P60 = 2.14 IN.
P360 = 2.60 IN.
P1440 = 3.10 IN.
P4DAYS = 3.95 IN.
P10DAYS = 4.90 IN.

EXCESS PRECIPITATION:		PEAK DISCHARGE:
TREATMENT A	0.66 IN.	1.87 CFS/AC.
TREATMENT B	0.92 IN.	2.60 CFS/AC.
TREATMENT C	1.29 IN.	3.45 CFS/AC.
TREATMENT D	2.36 IN.	5.02 CFS/AC.

EXISTING CONDITIONS:	AREA	PROPOSED CONDITIONS: AREA
TREATMENT A	0 AC.	0 AC.
TREATMENT B	0 AC.	0 AC.
TREATMENT C1	0.2507 AC. > 0.4686	0.4601 AC. > 0.9080
TREATMENT C2	0.2179 AC.	0.4479 AC.
TREATMENT D	0.7467 AC.	0.7467 AC.

1.2153 Ac?

1.6547 Ac ?

1.

Area = ? 1.2153, 1.286, 1.6547 ?

EXISTING EXCESS PRECIPITATION:

WEIGHTED E = 0.66 (0.00) + 0.92 (0.00) + 1.29 (.468) + 2.36 (.798) / 1.22 AC.
= 2.02 IN.
V100 -360 = 2.02 (1.23) / 12 = 0.202 ACFT = 8721 CFS

EXISTING PEAK DISCHARGE:

Q100 = 1.87 (0.00) + 2.60 (0.00) + 3.45 (.468) + 5.02 (.798)
= 5.63 CFS

PROPOSED EXCESS PRECIPITATION

WEIGHTED E = 0.66 (0.00) + 0.92 (0.00) + 1.29 (0.5) + 2.36 (.5) / .99 AC.
= 1.83 IN.
V100 -360 = 1.83 (.9833) / 12 = .1500 ACFT = 6532 CFS
V100 -1440 = 0.15 + .5 X (3.10 - 2.60) / 12 = 0.1708 ACFT = 7441 CFS
V100 -1440 = 0.15 + .5 X (3.95 - 3.10) / 12 = .1854 ACFT = 8076 CFS

2

BENCHMARK:

THE STATION IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF CONSTITUTION AVE. NE AND SAN PEDRO BLVD. NE. SAID CONTROL STATION BEING MARKED BY A STANDARD A.C.S. BRASS CAP STAMPED "2-J18 1981". ELEVATION: 5258.64.

EROSION CONTROL MEASURES

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   2. ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER FROM THIS SITE SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.
   3. STORM WATER FROM THE ADJACENT PROPERTY (STATE OWNED SAN PEDRO CROSS OVER) SHALL BE RE DIRECTED INTO THE STATE DRAINAGE BY OTHERS. NO WATER OR SEDIMENT FROM THIS STATE R.O.W. SHALL BE DIRECTED THROUGH THIS PROJECT.

What is the proposed peak discharge?

EXISTING CONDITIONS

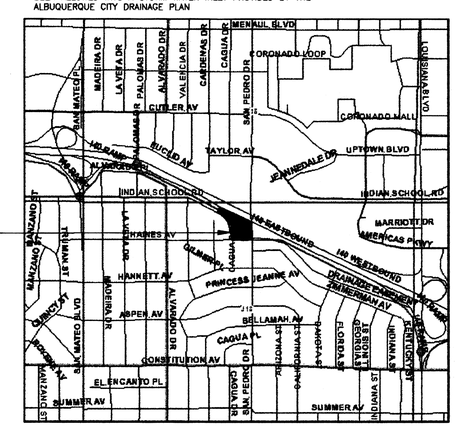
AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS .9974 ACRES AND IS LOCATED WEST OF SAN PEDRO BLVD. NORTH AND EAST OF THE HAINES AVE. AND INDIAN SCHOOL RD. INTERSECTION. THE SITE HAS BEEN GRADED TO DRAIN FROM EAST TO WEST. ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 35001C0353G, DATED SEPTEMBER 20, 1996, THE SITE **IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.** THE PROPERTY HAD BEEN GRADED TO DRAIN IN TO THE INTERSTATE 40 R.O.W. THIS WAS NEGATED BY THE STATE'S CONSTRUCTION OF A SOUND BARRIER WITH NO CONSIDERATION OF THE EXISTING DRAINAGE. SUBSEQUENT TO CONSTRUCTION OF THE WALL A RETENTION BASIN WAS BUILT AND STILL EXISTS.

PROPOSED CONDITIONS

AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF ONE OFFICE BUILDING TOTALLING 19,496 SQ. FT. ALONG WITH ASSOCIATED PAVED PARKING AND LANDSCAPED AREAS. **A MASTER DRAINAGE PLAN WAS PREPARED BY BENNETT ENGINEERING IN JULY OF 2000. ON-SITE RUN-OFF WILL TRAVEL ON INDIAN SCHOOL RD. AND INTO INLETS WHICH** DRAIN INTO THE CITY SYSTEM. THE CALCULATIONS WHICH APPEAR HEREON, ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 100-YEAR, 6-HOUR EVENT. THE PROCEDURE FOR 40 ACRES AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL VOLUME II, DESIGN CRITERIA DATED 1997, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUN-OFF GENERATED. THE SITE HAS BEEN REGRADED AND ALL BUILDING AND PARKING AREA DRAINAGE IS TO BE DISCHARGED VIA THE EXISTING CURB AND GUTTER SECTION OF INDIAN SCHOOL INTO THE CITY STORM DRAINAGE SYSTEM.

DOWN STREAM CONDITIONS

PER THE APPROVED MASTER DRAINAGE PLAN, FREE DISCHARGE HAS BEEN ALLOWED INTO A STORM WATER INLET PROVIDED BY THE ALBUQUERQUE CITY DRAINAGE PLAN



SITE MAP J-18

0 10 20 40

Area 3

KLCC
DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS

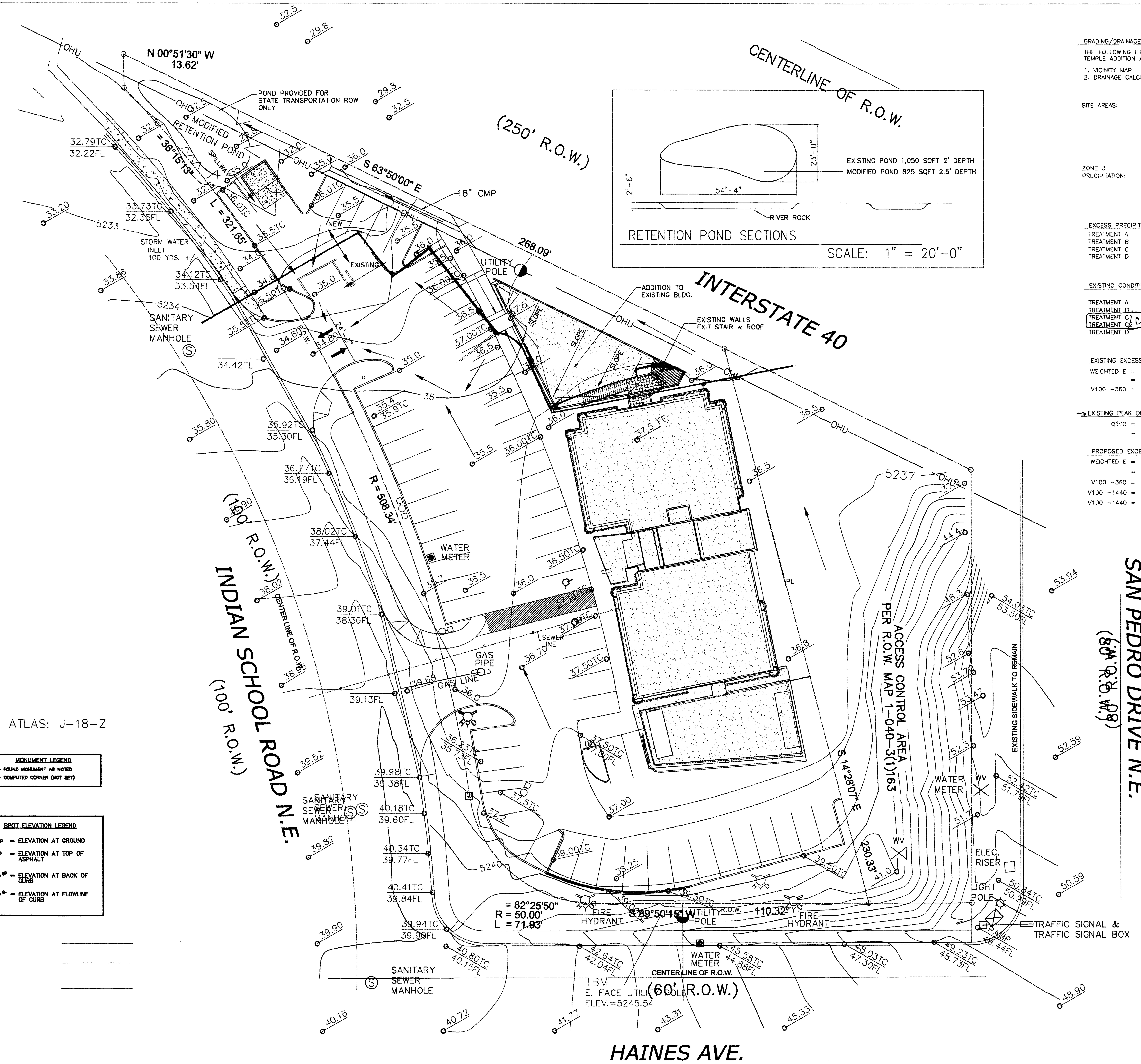
RECEIVED
DEC 01 2004
HYDROLOGY SECTION

HLB
HAROLD L. BENNETT P.E.

HAROLD L. BENNETT NEW MEXICO 10776 REGISTERED PROFESSIONAL ENGINEER

JOB TITLE: ITT- ADDITION			
REVISION: 11.12.04WW	FILE NAME: ITT-1b-ADDITION	JOB NO.	DATE: 11.17.04
SHEET TITLE: GRADING & DRAINAGE PLAN			DRAWN BY: RI

C-1



ZONE ATLAS: J-18-Z

MONUMENT LEGEND

- ⊡ – FOUND MONUMENT AS NOTED
- ○ – COMPUTED CORNER (NOT SET)

SPOT ELEVATION LEGEND

- = ELEVATION AT GROUND
- = ELEVATION AT TOP OF ASPHALT
- = ELEVATION AT BACK OF CURB
- = ELEVATION AT FLOWLINE OF CURB

GRADING & DRAINAGE PLAN

SCALE: 1" = 20'-0"

EXISTING POND 1,050 SQFT 2' DEPTH
MODIFIED POND 825 SQFT 2.5' DEPTH

RETENTION POND SECTIONS

SCALE: 1" = 20'-0"

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING TRACT X TEMPLE ADDITION ARE CONTAINED HEREON:

1. VICINITY MAP
2. DRAINAGE CALCULATIONS

SITE AREAS:

LANDSCAPE AREA	0.256 ACRES
BLDG. & PARKING AREA	0.726 ACRES
BUILDING SITE	0.982 ACRES
NM HIGHWAY SITE - off site	0.303 ACRES
TOTAL SITE	1.286 ACRES

ZONE 3
PRECIPITATION:
P60 = 2.14 IN.
P360 = 2.60 IN.
P1440 = 3.10 IN.
P4DAYS = 3.95 IN.
P10DAYS = 4.90 IN.

EXCESS PRECIPITATION:		PEAK DISCHARGE:
TREATMENT A	0.66 IN.	1.87 CFS/AC.
TREATMENT B	0.92 IN.	2.60 CFS/AC.
TREATMENT C	1.29 IN.	3.45 CFS/AC.
TREATMENT D	2.36 IN.	5.02 CFS/AC.

EXISTING CONDITIONS:	AREA	PROPOSED CONDITIONS: AREA
TREATMENT A	0 AC.	0 AC.
TREATMENT B	0 AC.	0 AC.
TREATMENT C1 C	0.2507 AC.	0.4601 AC.
TREATMENT C2	0.2179 AC.	0.4479 AC.
TREATMENT D	0.7467 AC.	0.7467 AC.

EXISTING EXCESS PRECIPITATION:

WEIGHTED E = 0.66 (0.00) + 0.92 (0.00) + 1.29 (.468) + 2.36 (.798) / 1.22 AC.
= 2.02 IN.
V100 -360 = 2.02 (1.23) / 12 = 0.202 ACFT = 8721 CFS

→ EXISTING PEAK DISCHARGE:

Q100 = 1.87 (0.00) + 2.60 (0.00) + 3.45 (.468) + 5.02 (.798)
= 5.63 CFS

PROPOSED EXCESS PRECIPITATION

WEIGHTED E = 0.66 (0.00) + 0.92 (0.00) + 1.29 (0.5) + 2.36 (.5) / .99 AC.
= 1.83 IN.
V100 -360 = 1.83 (.9833) / 12 = .1500 ACFT = 6532 CFS
V100 -1440 = 0.15 + .5 X (3.10 - 2.60) / 12 = 0.1708 ACFT = 7441 CFS
V100 -1440 = 0.15 + .5 X (3.95 - 3.10) / 12 = .1854 ACFT = 8076 CFS

Proposed Peak Discharge

BENCHMARK:

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   2. ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER FROM THIS SITE SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.
   3. STORM WATER FROM THE ADJACENT PROPERTY (STATE OWNED SAN PEDRO CROSS OVER) SHALL BE RE DIRECTED INTO THE STATE DRAINAGE BY OTHERS. NO WATER OR SEDIMENT FROM THIS STATE R.O.W. SHALL BE DIRECTED THROUGH THIS PROJECT.

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS .9974 ACRES AND IS LOCATED WEST OF SAN PEDRO BLVD. JUST NORTH / EAST OF THE HAINES AVE. AND INDIAN SCHOOL RD. INTERSECTION. THE SITE HAS BEEN GRADED TO DRAIN FROM EAST TO WEST. ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 35001C0352D, DATED SEPTEMBER 20, 1996, THE SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE PROPERTY HAD BEEN GRADED TO DRAIN IN TO THE INTERSTATE 40 R.O.W. THIS WAS NEGATED BY THE STATE'S CONSTRUCTION OF A SOUND BARRIER WITH NO CONSIDERATION OF THE EXISTING DRAINAGE. SUBSEQUENT TO CONSTRUCTION OF THE WALL A RETENTION BASIN WAS BUILT AND STILL EXISTS.

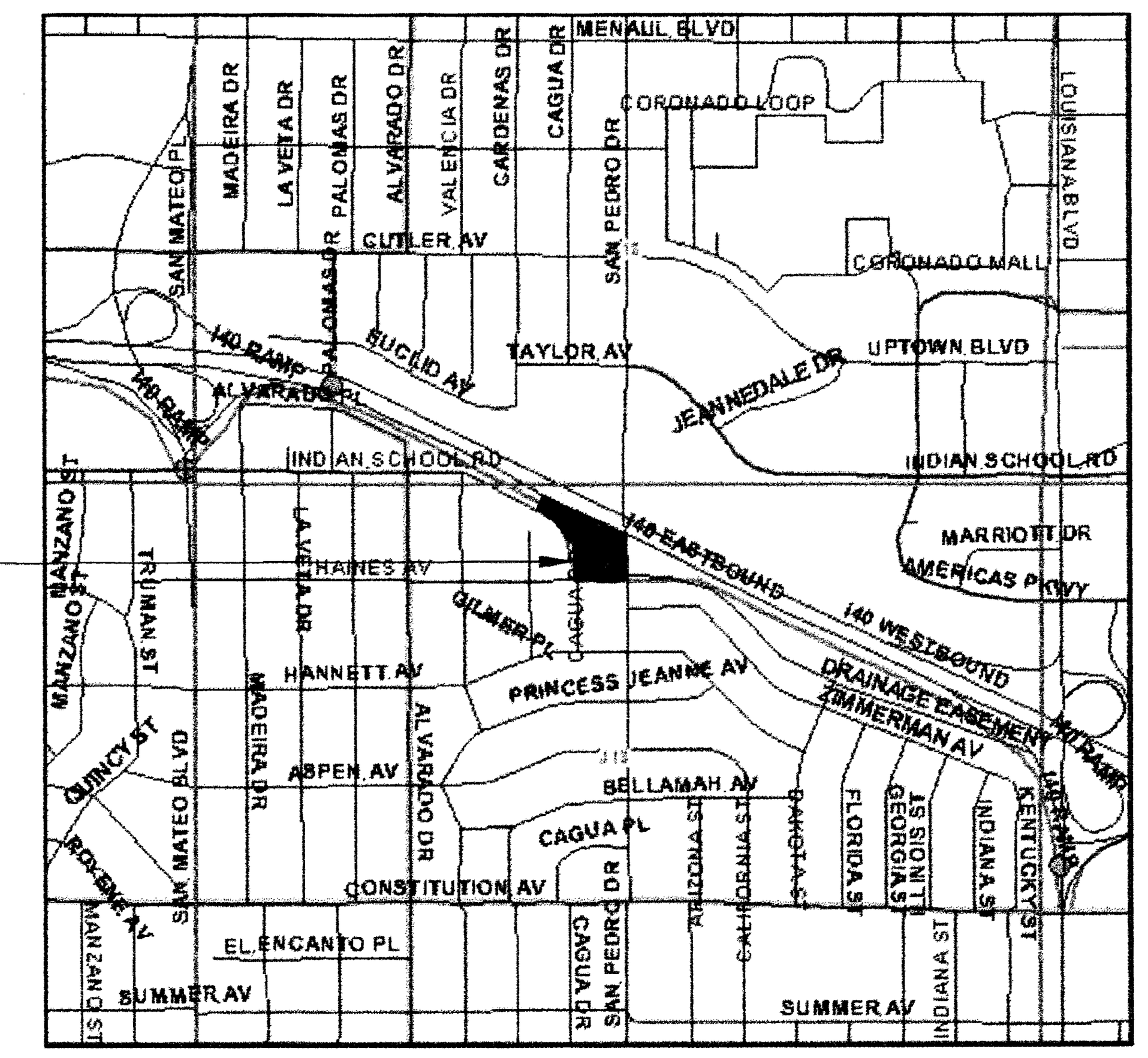
PROPOSED CONDITIONS

AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF ONE OFFICE BUILDING TOTALLING 19,496 SQ. FT. ALONG WITH ASSOCIATED PAVED PARKING AND LANDSCAPED AREAS. A MASTER DRAINAGE PLAN WAS PREPARED BY BENNETT ENGINEERING IN JULY OF 2000. ON-SITE RUN-OFF WILL TRAVEL ON INDIAN SCHOOL RD. AND INTO INLETS WHICH DRAIN INTO THE CITY SYSTEM. THE CALCULATIONS WHICH APPEAR HEREON, ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 100-YEAR, 6-HOUR EVENT. THE PROCEDURE FOR 40 ACRES AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL VOLUME II, DESIGN CRITERIA DATED 1997, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUN-OFF GENERATED. THE SITE HAS BEEN REGRADED AND ALL BUILDING AND PARKING AREA DRAINAGE IS TO BE DISCHARGED VIA THE EXISTING CURB AND GUTTER SECTION OF INDIAN SCHOOL INTO THE CITY STORM DRAINAGE SYSTEM.

DOWN STREAM CONDITIONS

PER THE APPROVED MASTER DRAINAGE PLAN, FREE DISCHARGE HAS BEEN ALLOWED INTO A STORM WATER INLET PROVIDED BY THE ALBUQUERQUE CITY DRAINAGE PLAN

SITE



SITE MAP J-18

0 10 20 40

KDC
DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS

RECEIVED
FEB 16 2005
HYDROLOGY SECTION

HLB
HAROLD L. BENNETT
P.E.

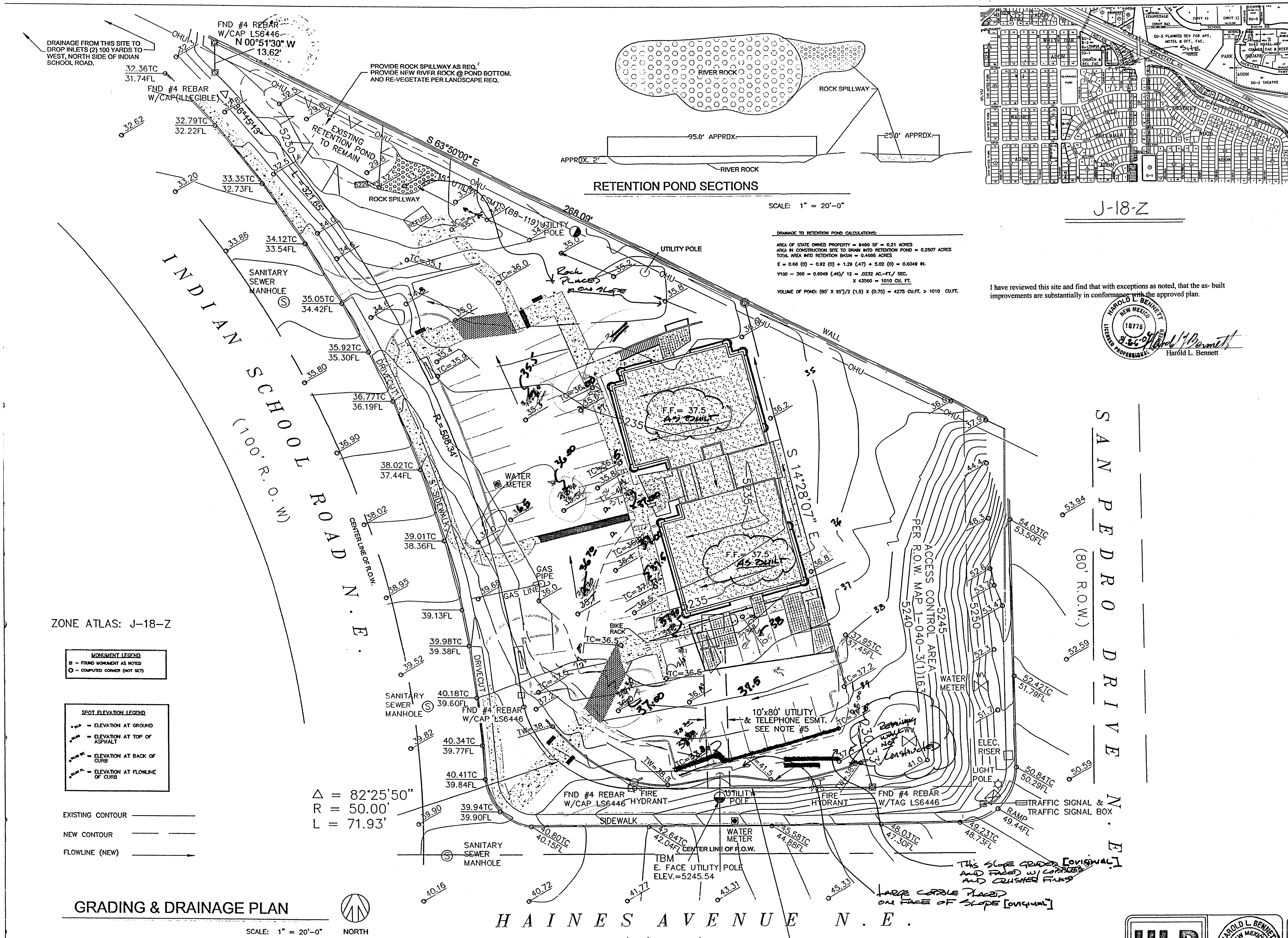
HAROLD L. BENNETT
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
2-16-05

JOB TITLE:	ITT- ADDITION		
REVISION: 02.15.05	FILE NAME ITT-II-ADDITION	JOB NO.	DATE 11.30.04
SHEET TITLE: GRADING & DRAINAGE PLAN			DRAWN BY RI

C-1

RETENTION POND SECTIONS

SCALE: 1" = 20'-0"



DRAINAGE TO RETENTION POND CALCULATIONS:

AREA OF STATE OWNED PROPERTY = 9490 SF = 0.21 ACRES
AREA IN CONSTRUCTION SITE TO DRAIN INTO RETENTION POND = 0.2507 ACRES
TOTAL AREA INTO RETENTION BASIN = 0.4686 ACRES

E = 0.66 (0) − 0.92 (0) + 1.29 (.47) + 5.02 (0) = 0.6049 IN.

V100 − 360 = 0.6049 (.46)/ 12 = .0232 AC.-FT./ SEC.
X 43560 = 1010 CU. FT.

VOLUME OF POND: (80' X 95')/2 (1.5) X (0.75) = 4275 CU.FT. > 1010 CU.FT.

I have reviewed this site and find that with exceptions as noted, that the as- built improvements are substantially in conformance with the approved plan.

HAROLD L. BENNETT NEW MEXICO 10776 LICENSED PROFESSIONAL ENGINEER 8-26-04

Harold L. Bennett

ZONE ATLAS: J-18-Z

MONUMENT LEGEND
⊡ – FOUND MONUMENT AS NOTED
O – COMPUTED CORNER (NOT SET)

SPOT ELEVATION LEGEND
= ELEVATION AT GROUND
= ELEVATION AT TOP OF ASPHALT
= ELEVATION AT BACK OF CURB
= ELEVATION AT FLOWLINE OF CURB

EXISTING CONTOUR
NEW CONTOUR
FLOWLINE (NEW)

GRADING & DRAINAGE PLAN

SCALE: 1" = 20'-0"

LEGAL: TRACT X
TEMPLE ADDITION

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING TRACT X TEMPLE ADDITION ARE CONTAINED HEREON:

1. VICINITY MAP
2. DRAINAGE CALCULATIONS

SITE AREAS:

NORTH LANDSCAPE AREA	0.2507 ACRES
BLDG. & PARKING AREA	0.7467 ACRES
BUILDING SITE	0.9974 ACRES
NM HIGHWAY SITE	0.2179 ACRES
TOTAL SITE	1.2153 ACRES

ZONE 3
PRECIPITATION:
P60 = 2.14 IN.
P360 = 2.60 IN.
P1440 = 3.10 IN.
P4DAYS = 3.95 IN.
P10DAYS = 4.90 IN.

EXCESS PRECIPITATION:		PEAK DISCHARGE:
TREATMENT A	0.66 IN.	1.87 CFS/AC.
TREATMENT B	0.92 IN.	2.60 CFS/AC.
TREATMENT C	1.29 IN.	3.45 CFS/AC.
TREATMENT D	2.36 IN.	5.02 CFS/AC.

EXISTING CONDITIONS:	AREA	PROPOSED CONDITIONS: AREA
TREATMENT A	0 AC.	0 AC.
TREATMENT B	0 AC.	0 AC.
TREATMENT C1	0.2507 AC.	0.4601 AC.
TREATMENT C2	0.2179 AC.	0.4479 AC.
TREATMENT D	0.7467 AC.	0.7467 AC.

EXISTING EXCESS PRECIPITATION:

WEIGHTED E = 0.66 (0.00) + 0.92 (0.00) + 1.29 (.468) + 2.36 (.747) / 1.22 AC.
= 1.94 IN.
V100 −360 = 1.94 (1.23) / 12 = 0.199 ACFT = 8661 CFS

EXISTING PEAK DISCHARGE:

Q100 = 1.87 (0.00) + 2.60 (0.00) + 3.45 (.468) + 5.02 (.747)
= 5.63 CFS

PROPOSED EXCESS PRECIPITATION

WEIGHTED E = 0.66 (0.00) + 0.92 (0.00) + 1.29 (0.5) + 2.36 (.5) / .99 AC.
= 1.83 IN.
V100 −360 = 1.83 (.9833) / 12 = .1500 ACFT = 6532 CFS
V100 −1440 = 0.15 + .5 X (3.10 − 2.60) / 12 = 0.1708 ACFT = 7441 CFS
V100 −1440 = 0.15 + .5 X (3.95 − 3.10) / 12 = .1854 ACFT = 8076 CFS

BENCHMARK:

THE STATION IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF CONSTITUTION AVE. NE AND SAN PEDRO BLVD. NE. SAID CONTROL STATION BEING MARKED BY A STANDARD A.C.S. BRASS CAP STAMPED "2-J18 1981". ELEVATION: 5258.64.

EROSION CONTROL MEASURES

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PER THE APPROVED MASTER DRAINAGE PLAN, FREE DISCHARGE HAS BEEN ALLOWED INTO A STORM WATER INLET PROVIDED BY THE ALBUQUERQUE CITY DRAINAGE PLAN

bill.buckley
LAS CRUCES, NM

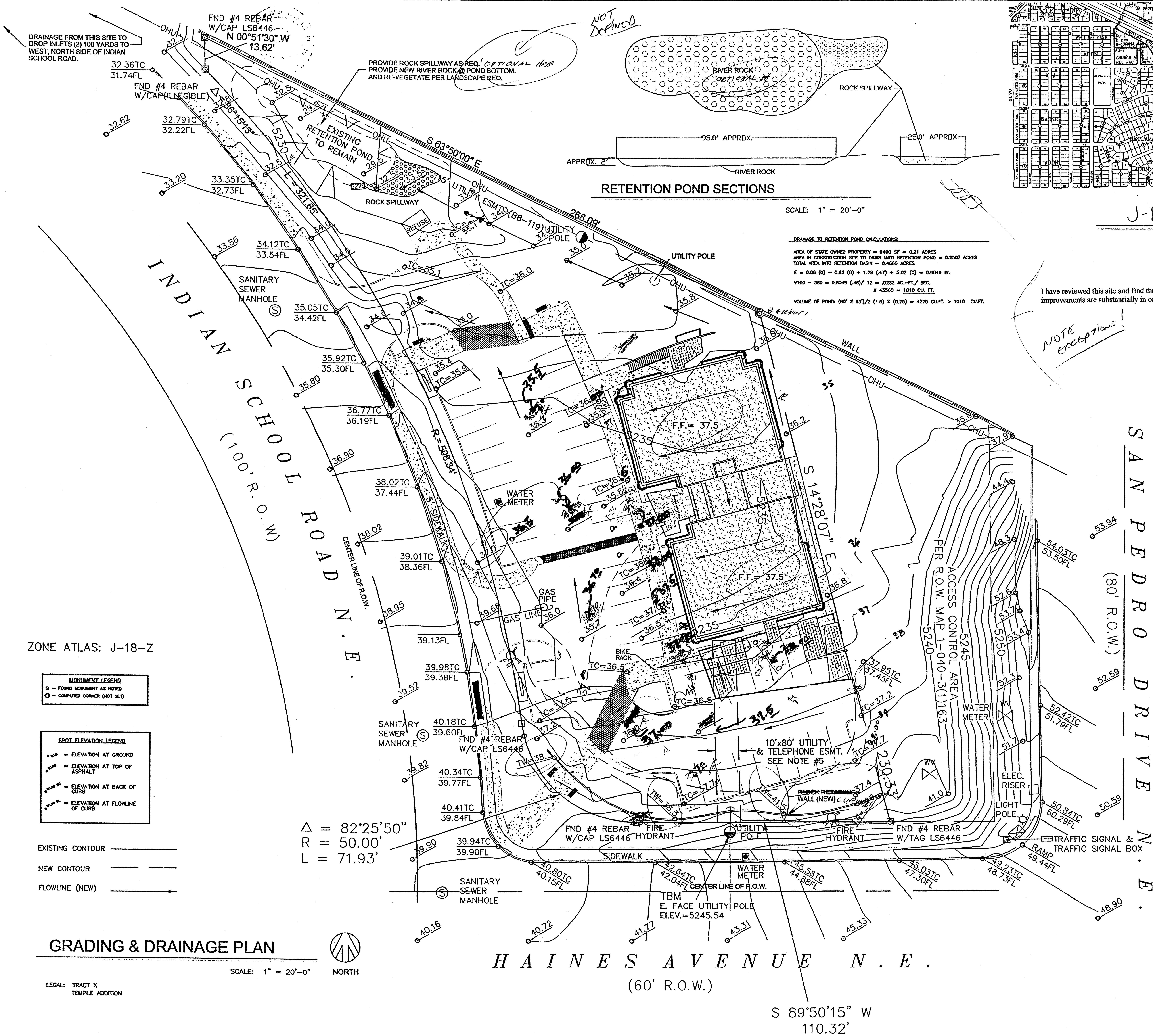
KDC DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS

HLB
HAROLD L. BENNETT P.E.

HAROLD L. BENNETT NEW MEXICO 10776 REGISTERED PROFESSIONAL ENGINEER 2-21-01

JOB TITLE: WINDSONG OFFICE BUILDING			
REVISION:	FILE NAME	JOB NO.	DATE
1/16/01 2/17/01	WINDOFF-C1		9/12/00
SHEET TITLE: GRADING & DRAINAGE PLAN			DRAWN BY: REZ

C-1



RETENTION POND SECTIONS

SCALE: 1" = 20'-0"

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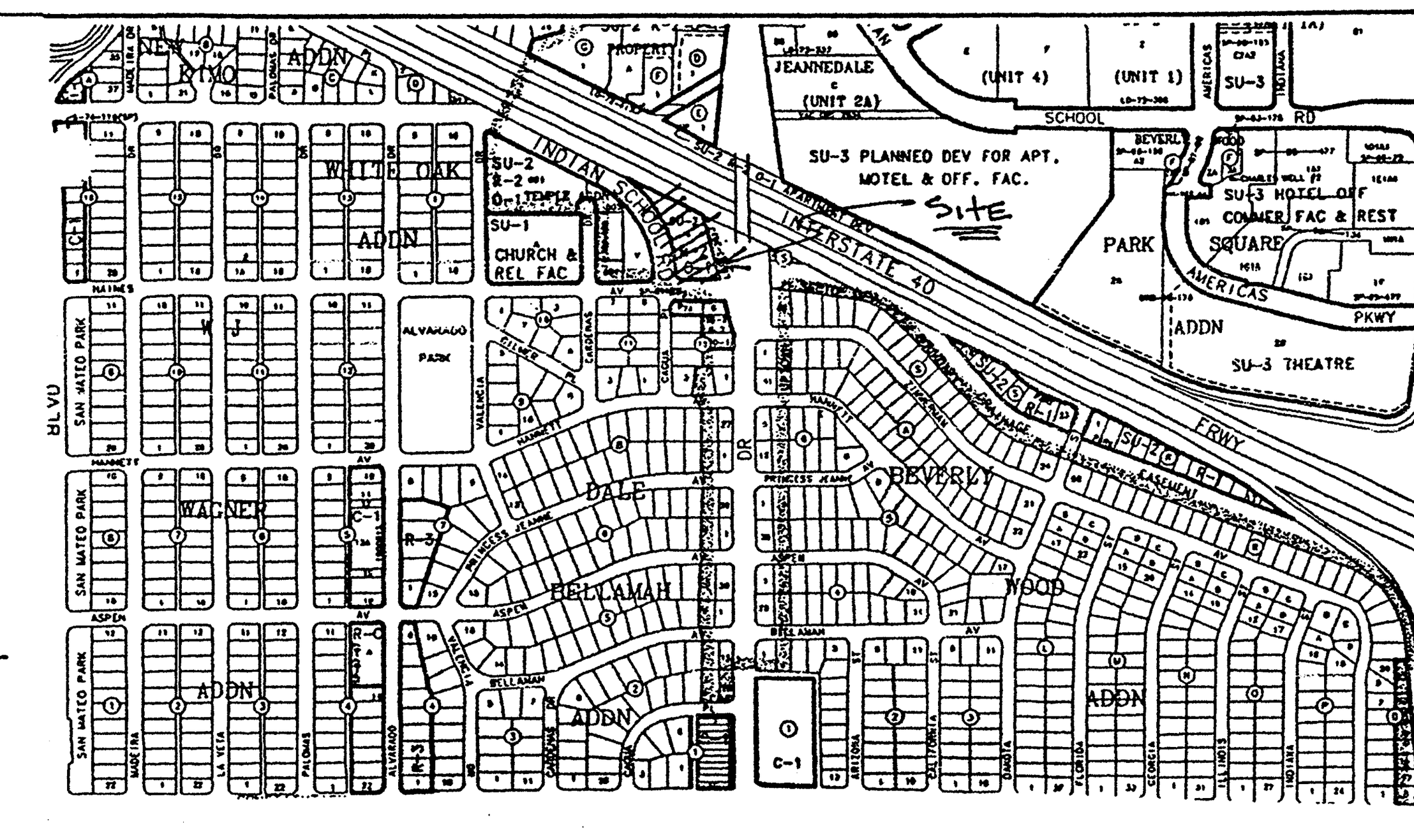

J-18-Z

I have reviewed this site and find that with exceptions as noted, that the as- built improvements are substantially in conformance with the approved plan.

NOTE EXCEPTIONS!

Harold L. Bennett
Harold L. Bennett

HAROLD L. BENNETT NEW MEXICO 10776 REGISTERED PROFESSIONAL ENGINEER 7-2-02

ZONE ATLAS: J-18-Z

MONUMENT LEGEND
- ⊡ – FOUND MONUMENT AS NOTED
- ○ – COMPUTED CORNER (NOT SET)

SPOT ELEVATION LEGEND
- ● – ELEVATION AT GROUND
- ● – ELEVATION AT TOP OF ASPHALT
- ● – ELEVATION AT BACK OF CURB
- ● – ELEVATION AT FLOWLINE OF CURB

EXISTING CONTOUR ———
NEW CONTOUR — —
FLOWLINE (NEW) ——→

GRADING & DRAINAGE PLAN

SCALE: 1" = 20'-0"

NORTH

LEGAL: TRACT X
TEMPLE ADDITION

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING TRACT X TEMPLE ADDITION ARE CONTAINED HEREON:

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bill.buckley
LAS CRUCES, NM

RECEIVED JUL 02 2002 HYDROLOGY SECTION

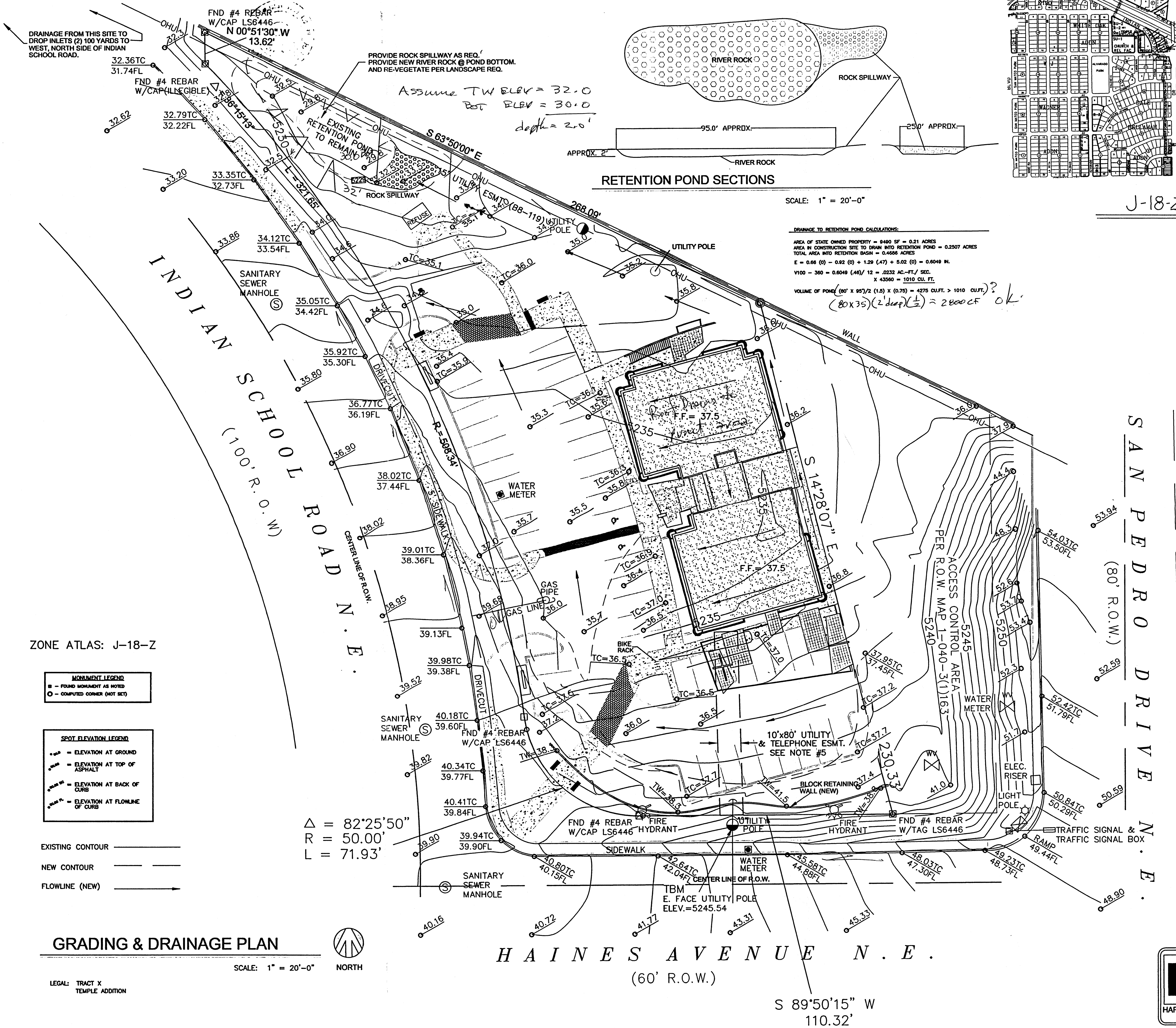
KDC DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS

HLB
HAROLD L. BENNETT P.E.

HAROLD L. BENNETT NEW MEXICO 10776 REGISTERED PROFESSIONAL ENGINEER 2-21-01

JOB TITLE: WINDSONG OFFICE BUILDING			
REVISION: 1/16/01 2/17/01	FILE NAME: WINDOFF-C1	JOB NO.	DATE: 9/12/00
SHEET TITLE: GRADING & DRAINAGE PLAN			DRAWN BY: REZ

C-1



ZONE ATLAS: J-18-Z

MONUMENT LEGEND

- ▣ – FOUND MONUMENT AS NOTED
- ○ – COMPUTED CORNER (NOT SET)

SPOT ELEVATION LEGEND

- = ELEVATION AT GROUND
- = ELEVATION AT TOP OF ASPHALT
- = ELEVATION AT BACK OF CURB
- = ELEVATION AT FLOWLINE OF CURB

EXISTING CONTOUR ——————

NEW CONTOUR —— ——

FLOWLINE (NEW) ——→

GRADING & DRAINAGE PLAN

SCALE: 1" = 20'-0" NORTH

LEGAL: TRACT X
TEMPLE ADDITION

RETENTION POND SECTIONS

SCALE: 1" = 20'-0"

DRAINAGE TO RETENTION POND CALCULATIONS:

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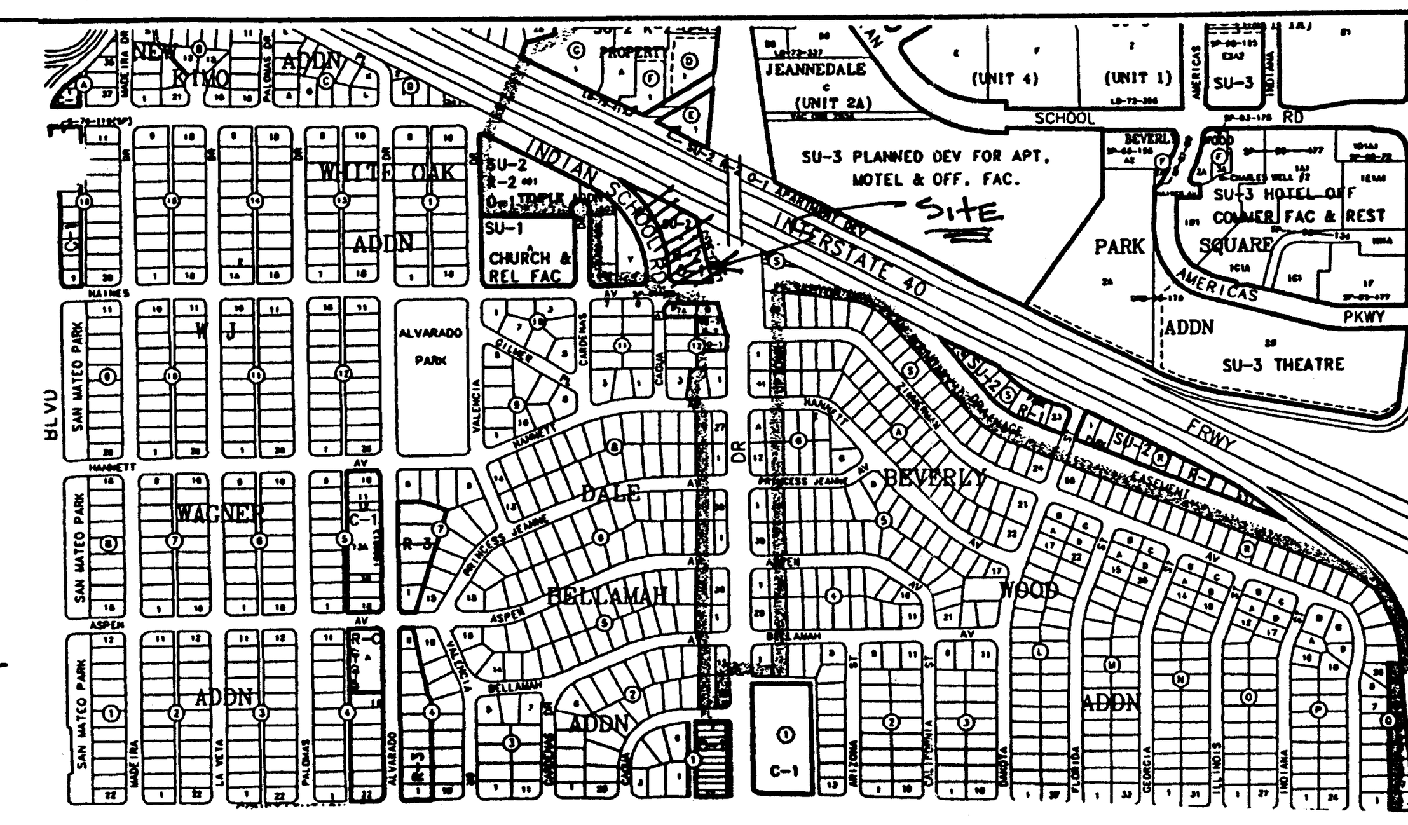
(80x35)(2'deep)(1/2) = 2800 CF ok



J-18-Z

GRADING/DRAINAGE PLAN

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Ok

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DOWN STREAM CONDITIONS

PER THE APPROVED MASTER DRAINAGE PLAN, FREE DISCHARGE HAS BEEN ALLOWED INTO A STORM WATER INLET PROVIDED BY THE ALBUQUERQUE CITY DRAINAGE PLAN

Appv'd LDM 2/23/01

bill.buckley
LAS CRUCES, NM

RECEIVED FEB 23 2001 HYDROLOGY SECTION

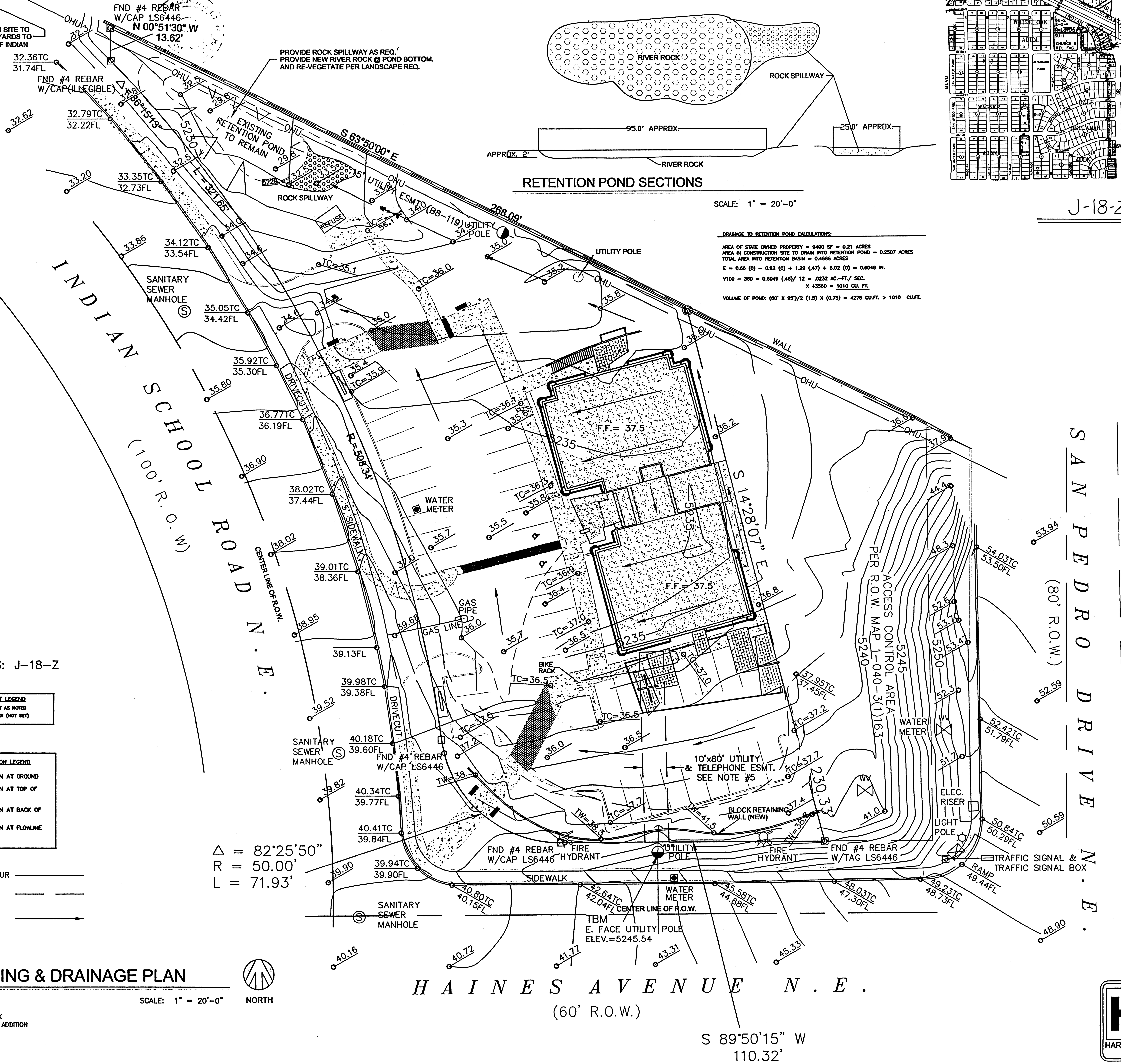
DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS

HLB
HAROLD L. BENNETT P.E.

HAROLD L. BENNETT NEW MEXICO 10776 REGISTERED PROFESSIONAL ENGINEER 2-21-01

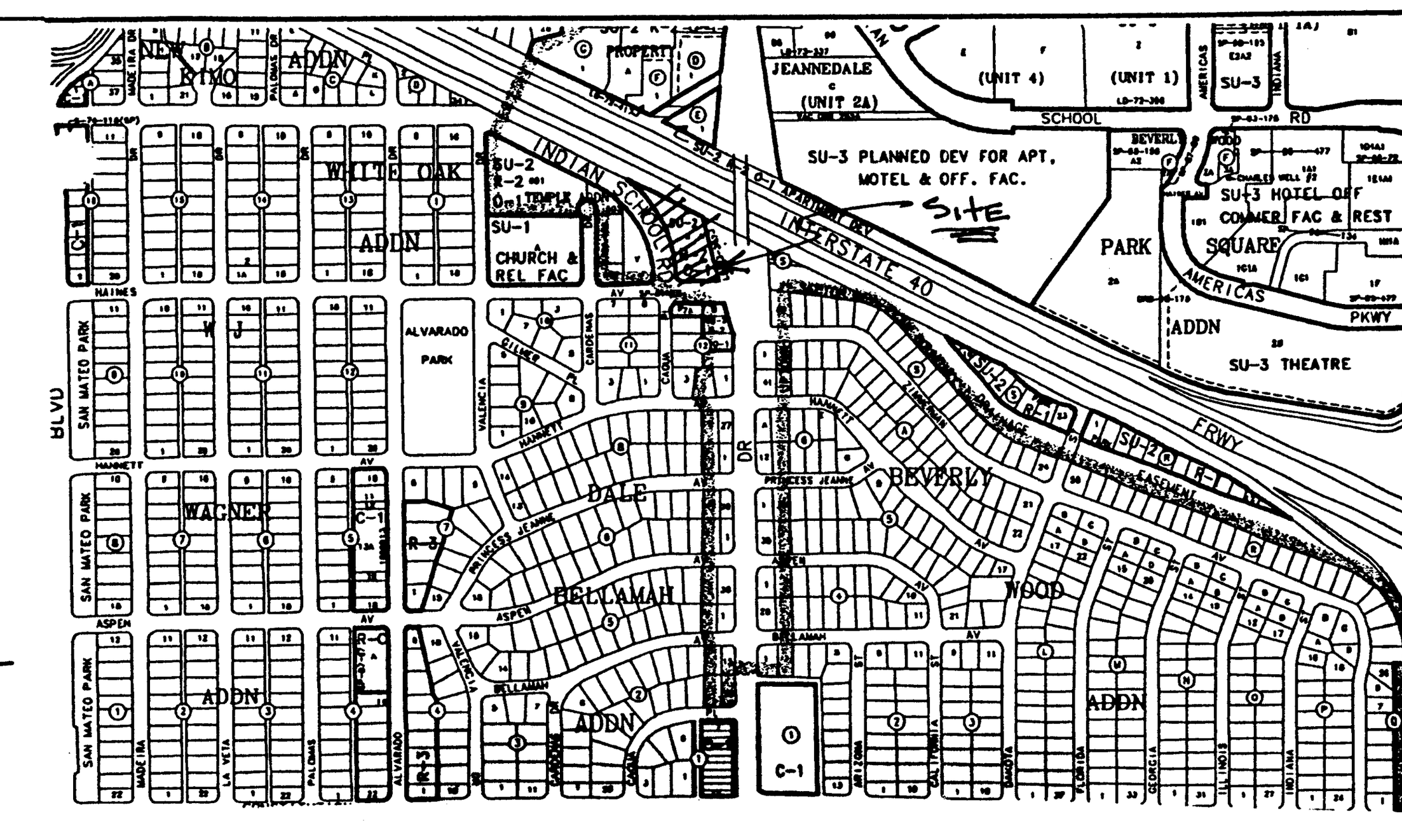
JOB TITLE: WINDSONG OFFICE BUILDING			
REVISION:	FILE NAME	JOB NO.	DATE
1/16/01 2/17/01	WINDOFF–C1		9/12/00
SHEET TITLE:			DRAWN BY
GRADING & DRAINAGE PLAN			REZ

C-1



RETENTION POND SECTIONS

SCALE: 1" = 20'-0"



J-18-Z

DRAINAGE TO RETENTION POND CALCULATIONS:

AREA OF STATE OWNED PROPERTY = 9490 SF = 0.21 ACRES
AREA IN CONSTRUCTION SITE TO DRAIN INTO RETENTION POND = 0.2507 ACRES
TOTAL AREA INTO RETENTION BASIN = 0.4686 ACRES

E = 0.66 (0) − 0.92 (0) + 1.29 (.47) + 5.02 (0) = 0.6049 IN.

V100 − 360 = 0.6049 (.46)/ 12 = .0232 AC.-FT./ SEC.
X 43560 = 1010 CU. FT.

VOLUME OF POND: (60' X 95')/2 (1.5) X (0.75) = 4275 CU.FT. > 1010 CU.FT.

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING TRACT X TEMPLE ADDITION ARE CONTAINED HEREON:

1. VICINITY MAP
2. DRAINAGE CALCULATIONS

SITE AREAS:

NORTH LANDSCAPE AREA	0.2507 ACRES
BLDG. & PARKING AREA	0.7467 ACRES
BUILDING SITE	0.9974 ACRES
NM HIGHWAY SITE	0.2179 ACRES
TOTAL SITE	1.2153 ACRES

ZONE 3
PRECIPITATION:
P60 = 2.14 IN.
P360 = 2.60 IN.
P1440 = 3.10 IN.
P4DAYS = 3.95 IN.
P10DAYS = 4.90 IN.

EXCESS PRECIPITATION:		PEAK DISCHARGE:
TREATMENT A	0.66 IN.	1.87 CFS/AC.
TREATMENT B	0.92 IN.	2.60 CFS/AC.
TREATMENT C	1.29 IN.	3.45 CFS/AC.
TREATMENT D	2.36 IN.	5.02 CFS/AC.

EXISTING CONDITIONS:	AREA	PROPOSED CONDITIONS: AREA
TREATMENT A	0 AC.	0 AC.
TREATMENT B	0 AC.	0 AC.
TREATMENT C1	0.2507 AC.	0.4601 AC.
TREATMENT C2	0.2179 AC.	0.4479 AC.
TREATMENT D	0.7467 AC.	0.7467 AC.

EXISTING EXCESS PRECIPITATION:

WEIGHTED E = 0.66 (0.00) + 0.92 (0.00) + 1.29 (.468) + 2.36 (.747) / 1.22 AC.
= 1.94 IN.
V100 −360 = 1.94 (1.23) / 12 = 0.199 ACFT = 8661 CFS

EXISTING PEAK DISCHARGE:

Q100 = 1.87 (0.00) + 2.60 (0.00) + 3.45 (.468) + 5.02 (.747)
= 5.63 CFS

PROPOSED EXCESS PRECIPITATION

WEIGHTED E = 0.66 (0.00) + 0.92 (0.00) + 1.29 (0.5) + 2.36 (.5) / .99 AC.
= 1.83 IN.
V100 −360 = 1.83 (.9833) / 12 = .1500 ACFT = 6532 CFS
V100 −1440 = 0.15 + .5 X (3.10 − 2.60) / 12 = 0.1708 ACFT = 7441 CFS
V100 −1440 = 0.15 + .5 X (3.95 − 3.10) / 12 = .1854 ACFT = 8076 CFS

BENCHMARK:

THE STATION IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF CONSTITUTION AVE. NE AND SAN PEDRO BLVD. NE. SAID CONTROL STATION BEING MARKED BY A STANDARD A.C.S. BRASS CAP STAMPED "2-J18 1981". ELEVATION: 5258.64.

EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION, HE/SHE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE TAKEN.
   1. ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, DIKES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING THIS PROPERTY.
   2. ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER FROM THIS SITE SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.
   3. STORM WATER FROM THE ADJACENT PROPERTY (STATE OWNED SAN PEDRO CROSS OVER) SHALL BE RE DIRECTED INTO THE STATE DRAINAGE BY OTHERS. NO WATER OR SEDIMENT FROM THIS STATE R.O.W. SHALL BE DIRECTED THROUGH THIS PROJECT.

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PER THE APPROVED MASTER DRAINAGE PLAN, FREE DISCHARGE HAS BEEN ALLOWED INTO A STORM WATER INLET PROVIDED BY THE ALBUQUERQUE CITY DRAINAGE PLAN

ZONE ATLAS: J-18-Z

MONUMENT LEGEND

- ▣ – FOUND MONUMENT AS NOTED
- ○ – COMPUTED CORNER (NOT SET)

SPOT ELEVATION LEGEND

- 60.0 = ELEVATION AT GROUND
- 60.00 = ELEVATION AT TOP OF ASPHALT
- 60.00 BC = ELEVATION AT BACK OF CURB
- 60.00 FL = ELEVATION AT FLOWLINE OF CURB

EXISTING CONTOUR ————
NEW CONTOUR — —
FLOWLINE (NEW) ——→

GRADING & DRAINAGE PLAN

SCALE: 1" = 20'-0"

LEGAL: TRACT X
TEMPLE ADDITION

RECEIVED
FEB 23 2001
HYDROLOGY SECTION

bill.buckley
LAS CRUCES, NM

KDC
DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS

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HAROLD L. BENNETT
P.E.

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REGISTERED PROFESSIONAL ENGINEER
2-21-01
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JOB TITLE: WINDSONG OFFICE BUILDING			
REVISION:	FILE NAME	JOB NO.	DATE
1/16/01 2/17/01	WINDOFF-C1		9/12/00
SHEET TITLE:			DRAWN BY
GRADING & DRAINAGE PLAN			REZ

C-1

ZONE ATLAS: J-18-Z

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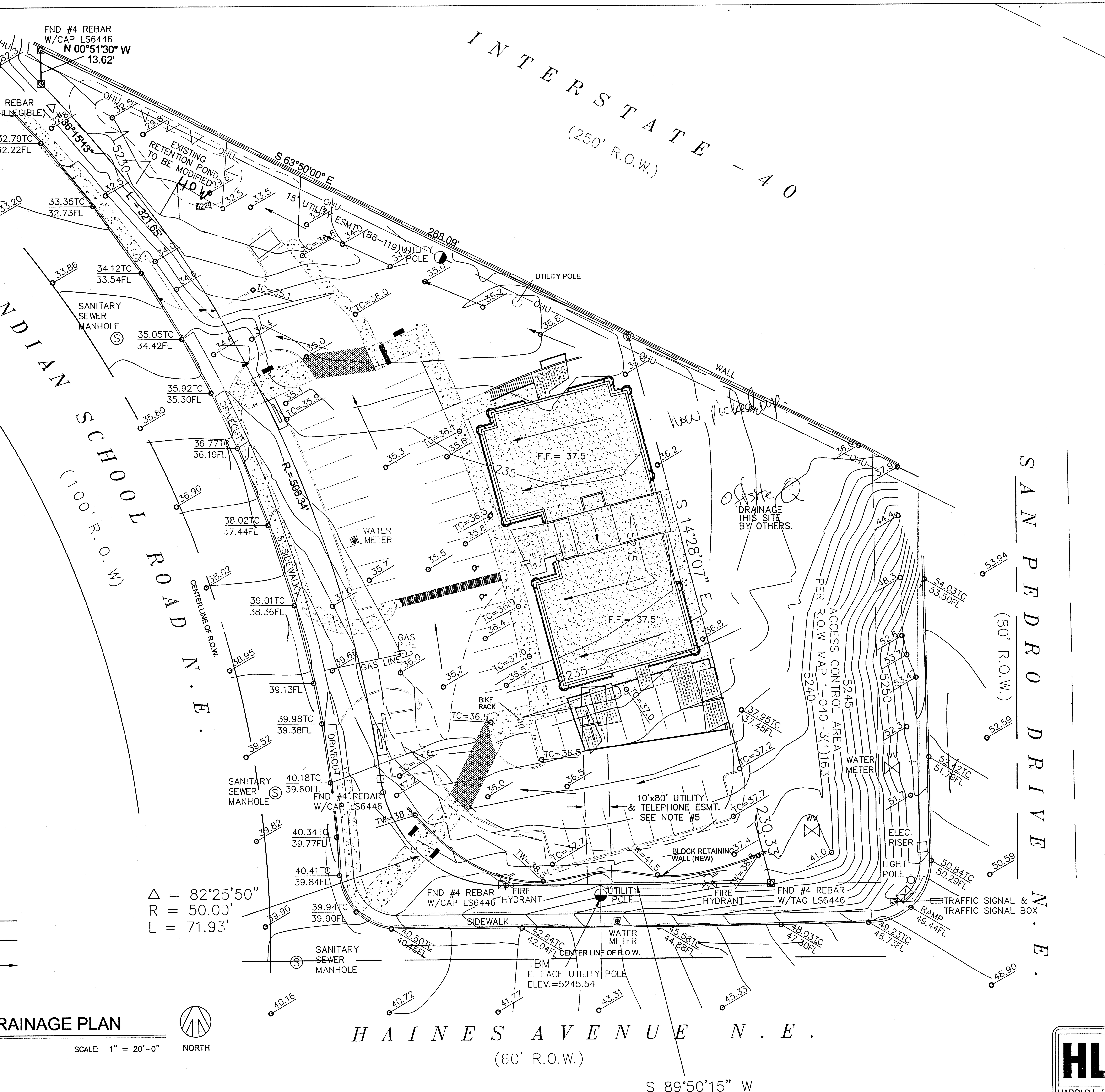
NEW CONTOUR — — —

FLOWLINE (NEW) ——→



GRADING & DRAINAGE PLAN

SCALE: 1" = 20'-0"

NORTH

LEGAL: TRACT X
TEMPLE ADDITION

show Vicinity MAP on PLAN.

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING TRACT X TEMPLE ADDITION ARE CONTAINED HEREON:

1. VICINITY MAP
2. DRAINAGE CALCULATIONS

SITE AREA = .98953 ACRES
ZONE 3
PRECIPITATION: 360 = 2.35 IN.
1440 = 2.75 IN.
10DA = 3.95 IN.

use Table A-9

EXCESS PRECIPITATION:		PEAK DISCHARGE:	
TREATMENT A	0.66 IN.	1.94 CFS/AC.	2.20
TREATMENT B	0.92 IN.	2.71 CFS/AC.	2.92
TREATMENT C	1.29 IN.	3.80 CFS/AC.	3.73
TREATMENT D	2.36 IN.	6.95 CFS/AC.	5.25

EXISTING CONDITIONS:	AREA	PROPOSED CONDITIONS: AREA
TREATMENT A	0 AC.	0 AC.
TREATMENT B	0 AC.	0 AC.
TREATMENT C	~~0.5900 AC.~~	0.4984 AC.
TREATMENT D	~~.04033 AC.~~ 0.4033	.4963 AC.
	.9933	0.9947

EXISTING EXCESS PRECIPITATION:

WEIGHTED E = 0.66 (0.00) + 0.92 (0.00) + 1.29 (~~.5~~ .59) + 2.36 (~~.5~~ .40) / ~~.9833~~ .9933 AC.
= ~~1.84~~ 1.71 IN.
V100 -360 = ~~1.84~~ 1.71 (.99) / 12 = ~~0.155~~ 0.14 ACFT = ~~6747 CFS~~ = 6169 C.F.

EXISTING PEAK DISCHARGE:

Q100 = ~~1.94~~ (0.00) + ~~2.71~~ (0.00) + ~~3.80~~ 3.73 (.59) + ~~6.95~~ 5.25 (.403)
= 3.025 CFS

PROPOSED EXCESS PRECIPITATION

WEIGHTED E = 0.66 (0.00) + 0.92 (0.00) + 1.29 (0.5) + 2.36 (.5) / .99 AC.
= 1.83 IN.

6hr V100 -360 = 1.83 (.9833) / 12 = .1500 ACFT = 6532 CFS ok
24hr V100 -1440 = 0.15 + .5 X (3.10 - 2.60) / 12 = 0.1708 ACFT = 7441 CFS
4day V100 -~~1440~~ = 0.15 + .5 X (3.95 - ~~3.10~~ 2.60) / 12 = ~~.1854~~ .206 ACFT = ~~8076~~ 8985 CFS

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bill.buckley
LAS CRUCES, NM

KDC
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HAROLD L. BENNETT
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HAROLD L. BENNETT
NEW MEXICO
10776
REGISTERED PROFESSIONAL ENGINEER
1-19-01

[illegible]

JOB TITLE: WINDSONG OFFICE BUILDING			
REVISION:	FILE NAME	JOB NO.	DATE
1/16/01	WINDOFF-C1		9/12/00
SHEET TITLE: GRADING & DRAINAGE PLAN			DRAWN BY REZ

C-1

DRB# 01450-00000-00141
EPC# 0012B00000-01032

TYP. ASPHALTIC CONCRETE

	ASPHALTIC CONCRETE	AGGREGATE BASE COURSE
AUTOMOBILE PARKING	2"	4"
AUTOMOBILE DRIVEWAYS	2"	4"
AREAS SUBJECTED TO SEMI-TRUCKS	3"	6"

PARKING REQUIREMENTS (CALCULATIONS)

NET OFFICE AREA: 8900 SF

8900/ 200 = 44.5

= 45 REQUIRED PARKING SPACES

PARKING REQUIREMENTS

BERNALILLO COUNTY- OFFICE

SURFACE PARKING:	
HANDICAPPED	2 CAR
REGULAR AND COMPACT	45 CARS
TOTAL ON SITE PARKING PROVIDED	47 CARS
TOTAL REQUIRED PARKING:	45 CARS

CASE NUMBER: [redacted]-1000702

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on SEPTEMBER 21, 2000 and that the findings and conditions in the Official Notice; Notification of Decision have been compiled with:

SITE DEVELOPMENT PLAN

Richard Dourte Traffic Engineer, Transportation Division	3-07-01 Date
Edward E. Candelaria Parks & ~~Recreation~~ General Services Department	3/7/01 Date
Roger A. Green Public Works, Water Utilities Division	3/8/01 Date
Evan G. Mein City Engineer, Engineering Division/ AMAFCA	3/7/01 Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

3-19-01

[signature] City Planner, Albuquerque / ~~Bernalillo County~~, Planning Division	3/20/01 Date

SHEET INDEX

TRAFFIC REQUIRED NOTES

1) THE SITE HAS BEEN APPROVED AND ACCEPTED BY ALL PARTIES. ANY FIELD CHANGES NOT ACCEPTED BY TRAFFIC ENGINEER AFTER APPROVAL WILL RESULT IN: 1.) UNTIMELY DELAY OF INITIAL INSPECTION FOR TEMPORARY C.O. IN ORDER TO CORRECT UNAPPROVED WORK, AND 2.) INCREASE IN CONST. COSTS TO RESPONSIBLE PARTIES.

2) THE RESPONSIBLE PARTY MUST RECTIFY ALL UNAPPROVED CONSTRUCTION RESULTING FROM ERRORS ON THE APPROVED SITE PLAN.

3) ALL ASPHALT AND CONCRETE CONSTRUCTION MUST BE 100% COMPLETE BEFORE INITIAL INSPECTION AND BEFORE TEMP. C.O. WILL BE SCHEDULED.

4) ALL PARKING SPACES ARE TYPICAL (8'-6"X20') UNLESS OTHERWISE NOTED.

5) " THE DESIGNER OF RECORDS CERTIFICATION REQUIRED BY TRANSPORTATION DEVELOPMENT SERVICES MUST INCLUDE CERTIFICATION THAT THE SITE HAS BEEN CONSTRUCTED WITH THE TCL BEFORE A C.O. IS RELEASED."

6) ALL EXISTING ASPHALT SURFACE AND CONCRETE CURB & GUTTER MUST BE REMOVED & REPLACED, AS DIRECTED BY THE ENGINEER, AND AS SET OUT BY THESE PLANS.

DESIGN DATA

I. APPLICABLE CODES AND REGULATIONS.
UNIFORM BUILDING CODE, 1997
AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES, 1992
NFPA, 1990

II. BUILDING FLOOR AREA (UBC SEC. 504)

FIRST FLOOR	6,900 S.F.
SECOND FLOOR	6,532 S.F.
TOTAL FLOOR AREA	13,432 S.F.
COVERED OR WALK-OUT DECKS	1,670 S.F.

III. OCCUPANCY GROUP (UBC TABLE 5A)
OFFICE B

IV. EXTERIOR WALLS AND OPENINGS
UBC TABLE 5A

V. BUILDING HEIGHT
26'-0" -TALLEST POINT (TWO-STORY)

VI. TYPE OF CONSTRUCTION
UBC TABLE 5A: TYPE II-N

VII. BASIC ALLOWABLE FLOOR AREA
UBC TABLE 5B: 8000 SF

VIII. FIRE RESISTIVE REQUIREMENTS
UBC TABLE 6-A: TYPE V-N

IX. OCCUPANT LOAD
UBC TABLE 10-A

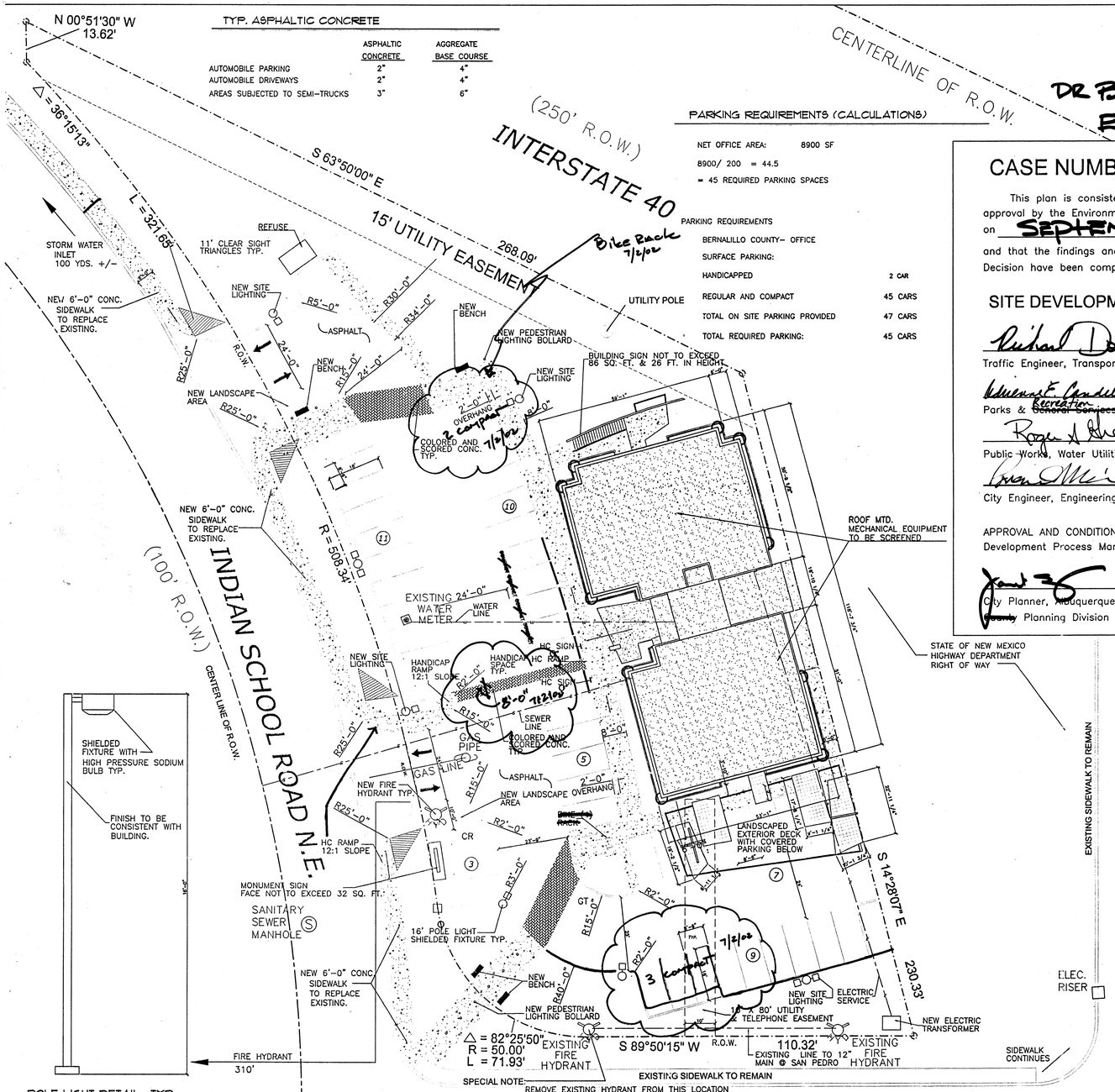
X. EXIT REQUIREMENTS
A. NUMBER OF EXITS: UBC TABLE 10-A
B. WIDTH: UBC 1003.2.3

X1. SEISMIC ZONE: 2B

X11. WIND SPEED: 70 MPH

X111. EXPOSURE: C

XIV. SOIL BEARING CAP.(ASSUMED)	1500 PSF
XV. ROOF LOAD (TOTAL)	40 PSF
XVI. FLOOR LOAD (TOTAL)	125 PSF



POLE LIGHT DETAIL- TYP.

NOT TO SCALE

SITE PLAN

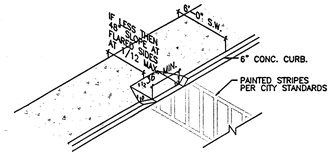
LEGAL: TRACT X
TEMPLE ADDITION, ALBUQ., NEW MEXICO

ZONE ATLAS MAP: J-18

SCALE: 1" = 20'-0"

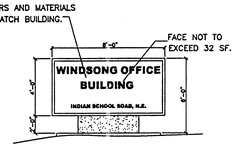
BAR SCALE 0 5 10 20

NORTH



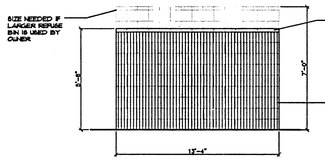
CURB RAMP

SCALE: 1/8" = 1'-0"



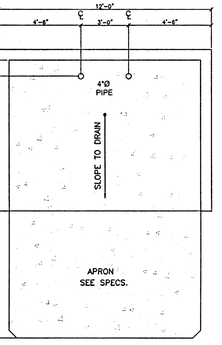
MONUMENT SIGN DETAIL

NOT TO SCALE



REFUSE ENCLOSURE ELEVATION

SCALE: 1/2"=1'-0"



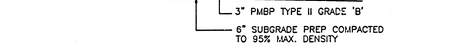
REFUSE ENCLOSURE PLAN

NOT TO SCALE

CONCRETE SLAB:	4" THICK; 3,000 PSI, 3/4" AGG., W/6X6-10/10 WWM OR EQUAL SLOPE TO DRAIN 1/8" PER FOOT.
APRON:	6" THICK; 3,000 PSI, 3/4" AGG., W/6X6-10/10 WWM OR EQUAL 12'-0" X 8'-0" X 6" WITH 1/2" EXPANSION JOINT.
FOOTING:	AS REQUIRED BY DESIGN
ENCLOSURE WALLS:	5'-4" HIGH; FOR A 4 CUBIC YARD LIFT-BIN; AND 6'-0" HIGH; FOR A 6 CUBIC YARD LIFT-BIN; OPAQUE MATERIAL TO BLEND WITH ARCHITECTURAL STYLE OF BUILDING

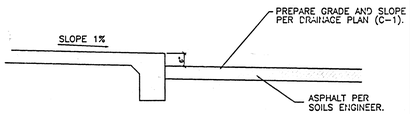
NOTES:

1. DIMENSIONS GIVEN ARE TO THE INSIDE OF ENCLOSURE WALLS AND ARE THE MINIMUM SIZES REQUIRED FOR THE SLAB ITSELF. FOOTING WILL VARY WITH DESIGN OF ENCLOSURE.
2. 4" O.D. CONCRETE FILLED PIPE SHALL BE ENCASED IN 6" CONC. ALL AROUND AND EMBEDDED 2'.



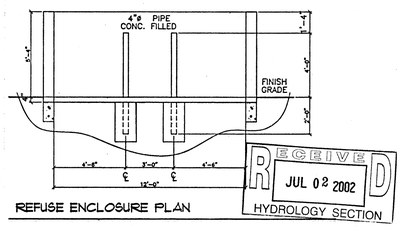
SECTION THRU CONC. CURB & PARKING

NTS



SECTION THRU SIDEWALK AND PARKING SPACE

SCALE: 1/2" = 1'-0"



REFUSE ENCLOSURE PLAN

NOT TO SCALE

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HYDROLOGY SECTION

bill.buckley
LAS CRUCES, NM

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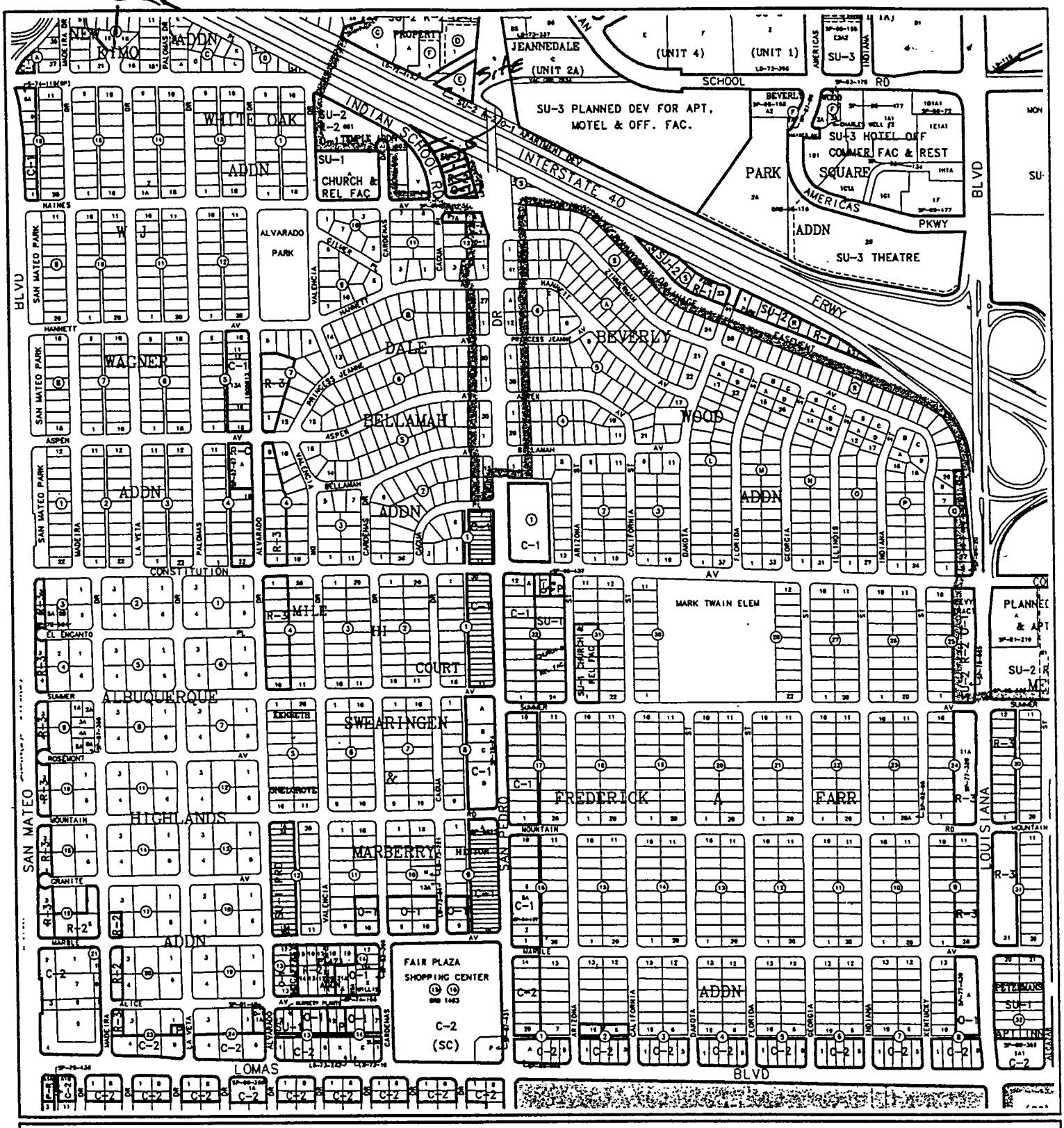
THE ART AND SCIENCE OF MODERN BUILDINGS

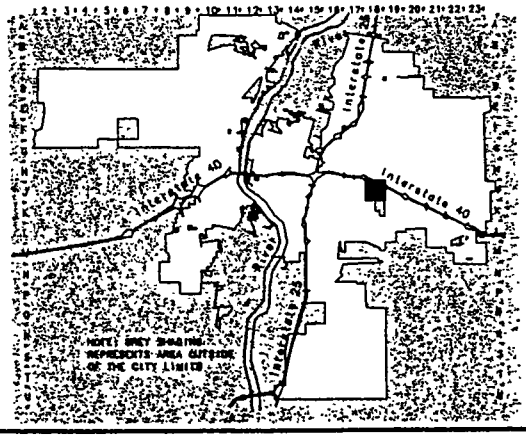
HLB
HAROLD L. BENNETT P.E.

HAROLD L. BENNETT NEW MEXICO 9376 REGISTERED PROFESSIONAL ENGINEER

JOB TITLE: WINDSONG OFFICE BUILDING			
REVISION: 2/20/01	FILE NAME: WINDOFF-A1	JOB NO.	DATE: 10/9/00
SHEET TITLE: SITE PLAN			DRAWN BY: REZ

A-1





GRAPHIC SCALE IN FEET

250 0 750 1000

CITY OF Albuquerque

A Albuquerque G Geographic I Information S System

PLANNING DEPARTMENT

Zone Atlas Page

J-18-Z

Map Amended through December 08, 2000