

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 4, 1999

Harold Bennett
Bennett Engineering
4409 Karrol Rd. SW
Albuquerque, New Mexico 87105

RE: ENGINEER'S CERTIFICATION FOR MICROTEL INN (K-9/D-10) ENGINEER'S
CERTIFICATION DATED 5/3/99.

Dear Mr. Bennett:

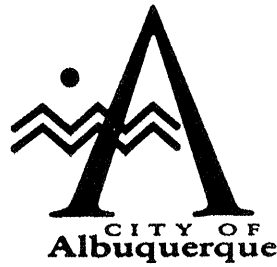
Based on the information provided on your May 4, 1999 submittal, Engineer's Certification for the above referenced site is acceptable.

If I can be of any further assistance, please feel free to contact me at 924-3330.

Sincerely,

Andrew Garcia
Drainage Inspector

c: file



July 13, 1998

Levi Valdez PE
George T. Rodriguez Development Consultant
12800 San Juan NE
Albuquerque, New Mexico 87123

RE: REVISED CONCEPTUAL DRAINAGE PLAN FOR MICROTTEL INN @ AVALON
(K9-D10) REVISION DATED 7/8/98

Dear Mr. Valdez:

Based on the information provided on your July 8, 1998 resubmittal, the above referenced site is approved for Site Development plan for Building Permit.

Please be advised that the following concerns must be addressed prior to Building Permit release:

1. One foot water block at the west drivepad.
2. Hydraulics for the proposed 24" inch trough.
3. Retaining wall on the east property line.
4. Indicate the size of troughs within the parking areas.

If I can be of further assistance, please feel free to contact me at 924-3986.

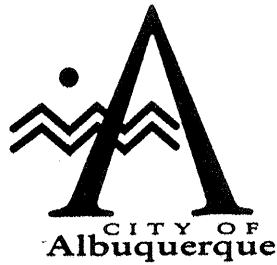
C: Andrew Garcia
File

Sincerely

Bernie J. Montoya CE
Associate Engineer

Good for You, Albuquerque!





September 23, 1998

Levi J. Valdez PE
George T. Rodriguez Development Consultant
12800 San Juan Rd. NE
Albuquerque, New Mexico 87123

RE: REVISED DRAINAGE PLAN FOR MICROTTEL INN @ AVALON (K9-D10)
REVISION DATED 9/21/98

Dear Mr. Valdez:

Based on the information provided on your September 22, 1998 resubmittal, the above referenced site is approved for Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Also, a separate permit is required for construction within City R/W. A copy of this approval letter must be on hand when applying for the excavation permit.

Please be advised that prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia
Arlene Portillo
File

Sincerely

Bernie J. Montoya CE
Associate Engineer





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 4, 1999

Harold Bennett
Bennett Engineering
4409 Karrol Rd. SW
Albuquerque, New Mexico 87105

RE: ENGINEER'S CERTIFICATION FOR MICROTREL INN (K-9/D-10) ENGINEER'S
CERTIFICATION DATED 5/3/99.

Dear Mr. Bennett:

Based on the information provided on your May 4, 1999 submittal, Engineer's Certification for the above referenced site is acceptable.

If I can be of any further assistance, please feel free to contact me at 924-3330.

Sincerely,

Andrew Garcia
Drainage Inspector

c: file

DRAINAGE INFORMATION SHEET

APPLICANT'S NAME: Microtel Inn ZONE ATLAS/DRNG. FILE #: K-9-D10
 DRB #: _____ EPC #: _____ WORK ORDER #: _____
 LEGAL DESCRIPTION: _____
 CITY ADDRESS: 9910 Avalon Rd NW
 ENGINEERING FIRM: Bennett Engineering CONTACT: Bernie J. Montoya
 ADDRESS: 4409 Karrol Rd SW PHONE: 877-4841
 OWNER: Microtel CONTACT: _____
 ADDRESS: _____ PHONE: _____
 ARCHITECT: Rick Bennett CONTACT: 242-1859
 ADDRESS: _____ PHONE: _____
 SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☒ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION
☐ OTHER _____

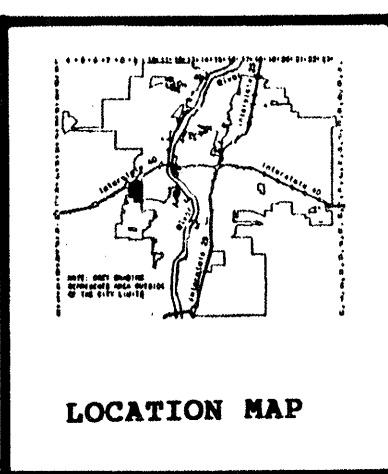
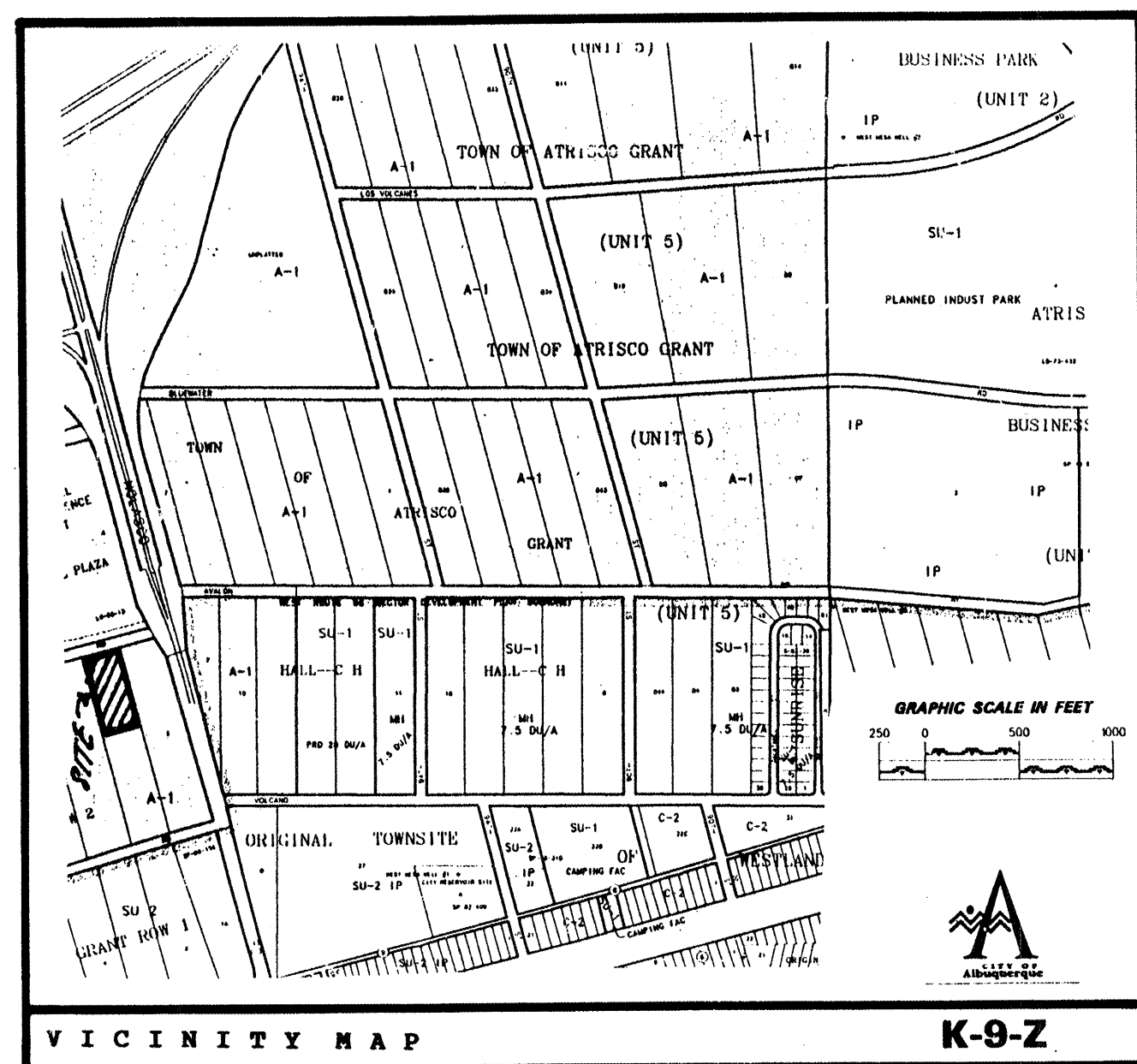
PRE-DESIGN MEETING:
☐ YES
☐ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:
☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ SUBDIVISION CERTIFICATION
☐ OTHER AS-BUILT PLAN (SPECIFY)

DATE SUBMITTED: 5/3/99
 BY: B. Montoya

Revised 02/98

R **E** **C** **E** **I** **V** **E** **D**
 MAY 04 1999
 HYDROLOGY SECTION



LEGEND:

TOP OF CURB ELEVATION = 72.11.13
CURB FLOW LINE ELEVATION = 72.11.13
EXISTING CONTOUR = 30
EXISTING SPOT ELEVATION = 30.00
PROPOSED CONTOUR = 40
PROPOSED SPOT ELEVATION = 30.50

(A) LANDSCAPE AREA PER ARCHITECT'S SITE PLAN
(B) PROPOSED PAVED AREA PER ARCHITECT'S SITE PLAN

CONSTRUCTION NOTES:

- 1.) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1950 FOR LOCATION OF EXISTING UTILITIES.
- 2.) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- 3.) ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 4.) ALL CONSTRUCTION WITHIN CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT FOR STORM RUN-OFF DURING CONSTRUCTION; HE SHALL INSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

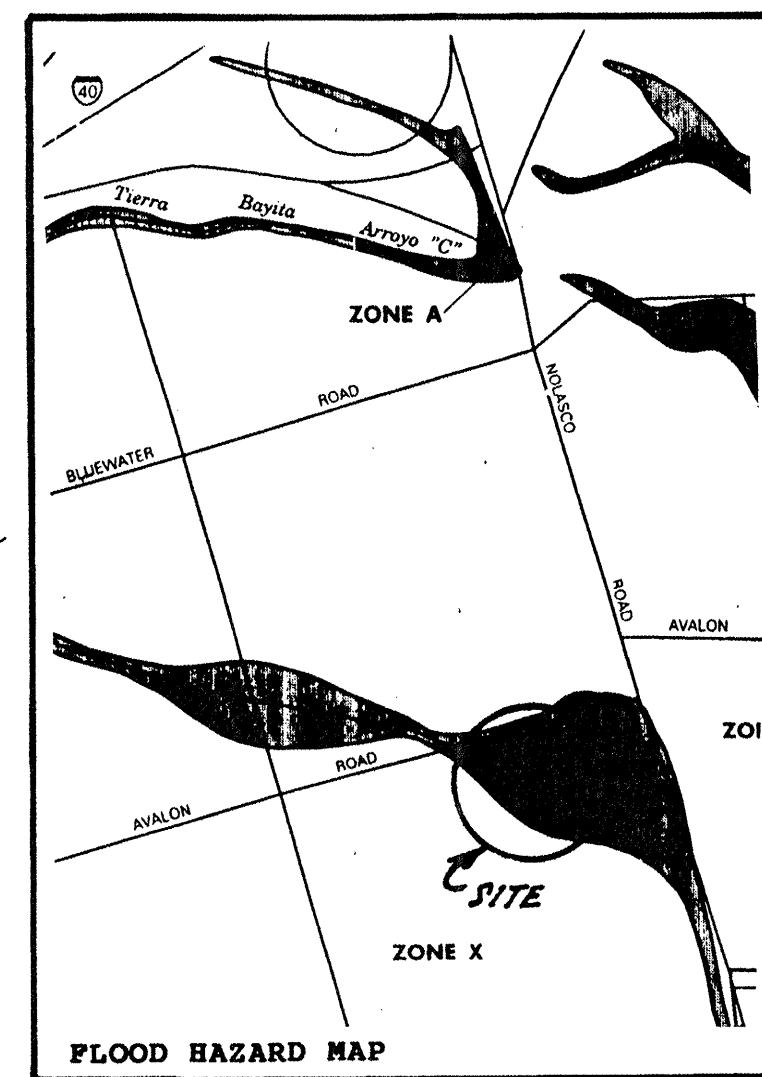
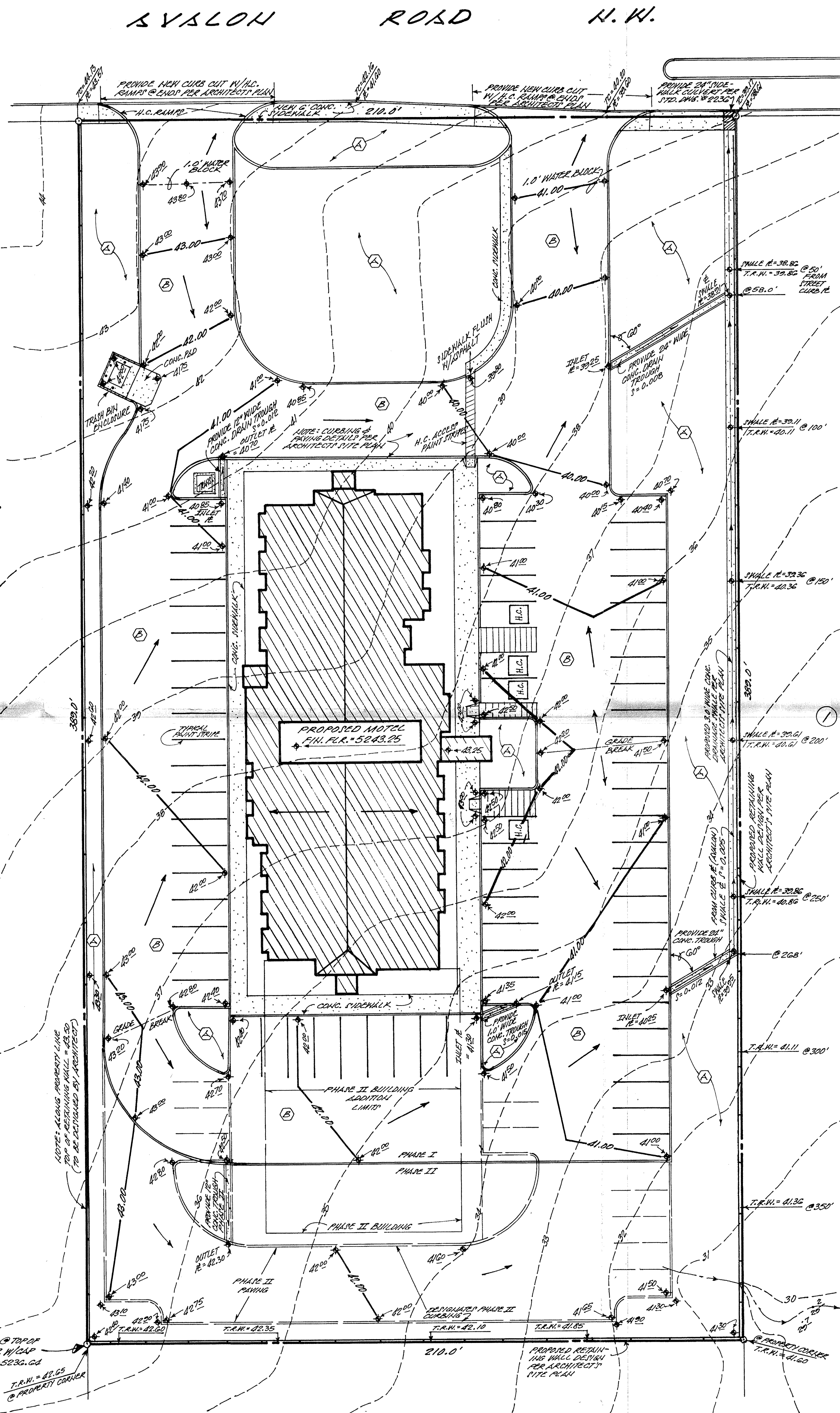
- 1.) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERM, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTIES.
- 2.) ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREETS.
- 3.) THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT WITHIN PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

NOTICE TO CONTRACTOR:

- 1.) AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THIS PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION OF THIS PERMIT.
- 2.) ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATION - PUBLIC WORKS CONSTRUCTION - 1985.
- 3.) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1950) FOR LOCATION OF EXISTING UTILITIES.
- 4.) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS, SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- 5.) BACKFILL COMPACTION SHALL BE ACCORDING TO MATERIAL STREET USE.
- 6.) MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

APPROVALS	NAME	DATE
A.C.E./DESIGN		
INSPECTOR		
A.C.E./FIELD		

NOTE: ALL WORK WITHIN PUBLIC EASEMENT SHALL BE PERFORMED UNDER SEPARATE PERMIT.



GENERAL NOTES:

- 1.) TOPOGRAPHY SURVEY INFORMATION PROVIDED BY TORRES SURVEYING COMPANY, ALBUQUERQUE, NEW MEXICO.
- 2.) NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.

LEGAL DESCRIPTION:

THE NORTH 1.88 ACRES OF TRACT TWO (2), UNIT "A", ROW TWO (2), TOWN OF ATRISCO GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

BENCH MARK REFERENCE:

N.G.S. BRASS CAP STAMPED "N-424 1982", LOCATED AT THE N.E. QUADRANT OF I-40 AND 98th STREET N.W.; ELEVATION = 5305.931, (PROJECT T.B.M. AS SHOWN ON THE PLAN HEREON).

Zone	Treatment			
	A	B	C	D
1	1.29 [0.00, 0.24]	0.00 [0.00, 0.78]	2.87 [0.47, 1.49]	4.57 [1.86, 2.89]
2	1.88 [0.00, 0.58]	2.28 [0.06, 0.95]	3.14 [0.80, 1.71]	4.70 [1.86, 3.14]
3	1.87 [0.00, 0.58]	2.00 [0.21, 1.18]	3.46 [0.78, 2.00]	5.02 [2.04, 3.38]
4	2.20 [0.06, 0.87]	2.89 [0.86, 1.45]	3.73 [1.00, 2.35]	5.29 [2.17, 3.97]

10 year Proposed	2 year Existing	2 year Proposed
Q(p)*A	Q(p)*A	Q(p)*A
0.00	0.00	0.00
0.00	0.00	0.00
1.64	0.00	0.52
2.25	0.00	1.32
3.89	0.00	1.84

10 year Proposed	2 year Existing	2 year Proposed
CIA	CIA	CIA
0.00	0.00	0.00
0.00	0.00	0.00
1.62	0.00	0.53
2.25	0.00	1.32
3.88	0.00	1.85

10 year Proposed	2 year Existing	2 year Proposed
Q(p)*A	Q(p)*A	Q(p)*A
0.77	0.00	3.37
0.06	0.00	0.03

10 year Proposed	2 year Existing	2 year Proposed
Q(p)*A	Q(p)*A	Q(p)*A
0.12	0.00	0.06
5,268	0	2,518

Calculations: Total Basin

Calculations are based on "Section 22.2 Hydrology of the Development Process Manual, Volume 2, Design Criteria for the City of Albuquerque, New Mexico, January 1993 - basins < 40 acres".

Precipitation Zone = 1
Depth at 100-year, 6-hour storm: (Table A-2)

Land Treatments:

From Table 5 - Percent Treatment D

Single Family Residential =

1.50% (NWS) = (5.0%)

where N = units/acre

N = ok < 6

Therefore Percent Treatment D =

(includes local streets)

0.00%

N = 0.00

0.00%

0.00%

0.00%

0.00%

0.00%

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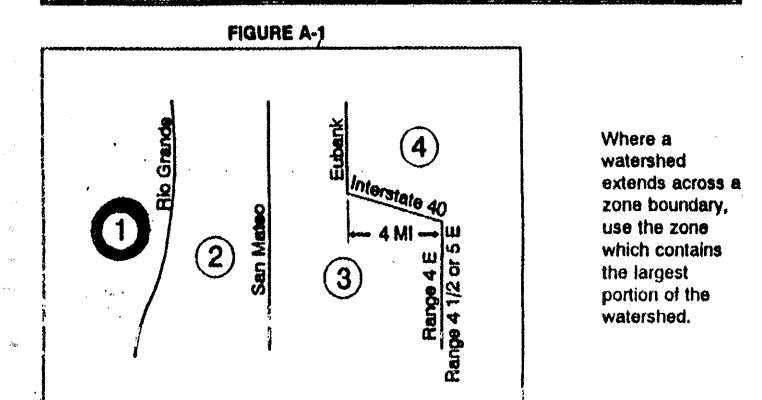
0.00%

0.00%

A-1 PRECIPITATION ZONES

Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on Figure A-1.

Zone	Location
1	West of the Rio Grande and San Mateo
2	Between San Mateo and El Estero, North of Interstate 40, and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
3	East of El Estero, North of Interstate 40, and East of the East boundary of Range 4 East, South of Interstate 40
4	East of El Estero, North of Interstate 40, and East of the East boundary of Range 4 East, South of Interstate 40



DRAINAGE PLAN:

THE FOLLOWING ITEMS CONCERNING THE SUBJECT PROJECT FOR THE MICROTREL INN DRAINAGE PLAN ARE CONTAINED HEREON.

- 1.) VICINITY MAP
- 2.) FLOOD HAZARD MAP
- 3.) CALCULATIONS

AS SHOWN ON THE VICINITY MAP, THE SUBJECT SITE IS LOCATED ON THE SOUTH SIDE OF AVOLON ROAD N.W. AND WEST OF 98th STREET N.W.; AT THE PRESENT TIME THE SUBJECT SITE IS UNDEVELOPED. THE PROPOSED IMPROVEMENTS CONSIST OF A NEW HOT-BUILDING AND ASSOCIATED IMPROVEMENTS.

AS SHOWN ON THE FLOOD HAZARD INSURANCE RATE MAP (PAGE 328 OF 825), DATED SEPTEMBER 20, 1996, A PORTION OF THE SUBJECT SITE LIES WITHIN A ZONE "A" DESIGNATION. IMPROVEMENTS CONSTRUCTED BY THE "FLYING 'J' TRUCK STOP" DEVELOPER HAS INTERCEPTED THE FLOWS ENTERING FROM THE NORTHWEST. A LARGE DETENTION POND HAS BEEN CONSTRUCTED UPSTREAM OF THE SITE TO ALLOW THE FLOODPLAIN FLOWS TO BE INTERCEPTED BEFORE ENTERING THE FLYING "J" FACILITIES AND AVOLON ROAD N.W.; THE PLAN HEREON SHOWS: a.) EXISTING AND PROPOSED CONTOURS AT 1.0' INTERVALS, b.) LIMITS AND CHARACTER OF THE EXISTING AND PROPOSED IMPROVEMENTS.

THE PROPOSED SITE WILL DRAIN THE DEVELOPED RUNOFF ONTO AVOLON ROAD N.W. WHICH WILL THEN FOLLOW THE STREET FLOWLINE TO AN EXISTING DOUBLE "C" STORM INLET LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF AVOLON ROAD N.W. AND 98th STREET N.W.

THE EXISTING INLET IS CONNECTED TO AN EXISTING 36" R.C.P. WHICH DRAINS TO A LARGE DETENTION POND WHICH IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF LOS VOLCANOS ROAD N.W. AND 98th STREET N.W.

THE CALCULATIONS WHICH APPEAR HEREON ANALYZE BOTH THE EXISTING AND PROPOSED DEVELOPED CONDITIONS FOR THE 100-YEAR 6 HOUR RAINFALL EVENT. THE PEAK DISCHARGE OF RUNOFF HAS BEEN CALCULATED USING THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, CITY OF ALBUQUERQUE, NEW MEXICO, DATED JANUARY 1993.

Weighted E = Total E/A/Total Area
Total Area = 1.88

Weighted E (inches)	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed
0.44	0.44	1.40	0.08	0.08
Weighted E (feet)	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed
0.04	0.04	0.12	0.01	0.01

Volume = Weighted E * Watershed Area:

Volume (acre-feet)	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed
0.07	0.07	0.22	0.01	0.01
Volume (cubic feet)	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed
3,003	3,003	9,532	546	546

Peak Discharge (cfs/acre) = Q(p):

(Table A-3)

Treatment	Q(p)	Q(p)	Q(p)	Q(p)
	100 year	100 year	10 year	10 year
Treatment A	1.29	0.24	0.00	0.00
Treatment B	2.03	0.76	0.03	0.03
Treatment C	2.87	1.49	0.47	0.47
Treatment D	4.57	2.89	1.69	1.69

Total Q(p), cfs:

(Table A-3)

Treatment	Q(p)	Q(p)	Q(p)	Q(p)
	100 year	100 year	10 year	10 year
Treatment A	2.43	0.00	0.45	0.45
Treatment B	0.00	0.00	0.00	0.00
Treatment C	0.00	3.16	0.00	0.00
Treatment D	0.00	3.43	0.00	0.00
Total Q (cfs)	2.43	6.57	0.45	0.45

RATIONAL METHOD:

Coefficient C: (Table A-11)

Coefficient C	100 year	100 year	2 year
	Existing	Proposed	Existing
Treatment A	0.27	0.08	0.00
Treatment B	0.43	0.24	0.02
Treatment C	0.61	0.47	0.24
Treatment D	0.93	0.92	0.92
Peak Intensity (in/hour): (Table A-1)	4.70	3.14	1.84

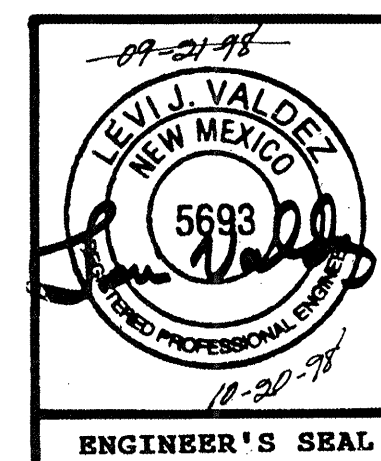
Q = CIA (cfs):

(Table A-11)

Q = CIA (cfs)	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed
	CIA	CIA	CIA	CIA
Treatment A	2.39	0.00	0.47	0.47
Treatment B	0.00	0.00	0.00	0.00
Treatment C	0.00	3.15	0.00	0.00
Treatment D	0.00	3.43	0.00	0.00
Total Q (cfs)	2.39	6.56	0.47	0.47

NOTE:

REVISION TO GRADES AROUND THE AREA OF THE SIDEWALK AND HANDICAPPED PARKING TO THE MAIN ENTRANCE LOCATED ON THE EAST SIDE OF THE BUILDING IS PER ARCHITECT'S REQUEST ON OCTOBER 20, 1998.



REVISION OF
A PROPOSED GRADING AND DRAINAGE PLAN
FOR
MICROTREL INN
(AVOLON ROAD N.W.)
ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 1998
(REVISED: 10-20-98)

AS-BUILT DRAINAGE PLAN FOR MICROTREL INN AT 9910 AVALON RD. NW

AS INDICATED BY THE AS-BUILT INFORMATION SHOWN HEREON, THE MICROTREL INN @ 9910 AVALON RD. NW HAS BEEN GRADED AND DRAINED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN DATED 10/20/98 WITH THE FOLLOWING DEVIATIONS:

- GRADES AT THE WEST SIDE OF BUILDING HAD TO BE RAISED IN ORDER TO LEVEL OFF THE SIDEWALK.
- MINOR GRADE CHANGES IN THE OVERALL SITE.
- MINOR BIRD BATHS WHICH WILL BE CORRECTED BY THE PAVING CO.

THIS DEVIATIONS DO NOT IMPACT THE DRAINAGE CONCEPT IN ANY WAY. THE SITE DRAINAGE WILL FUNCTION IN ACCORDANCE WITH THE PATTERNS ESTABLISHED BY THE APPROVED PLAN. THEREFORE A PERMANENT CERTIFICATE OF OCCUPANCY IS HEREBY RECOMMENDED. THE AS-BUILT INFORMATION SHOWN HEREON WAS OBTAINED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

HAROLD L. BENNETT, NMPE #10776

DATE 5-3-99

PROJECT MICROTREL AREA = 1.88 ac.

ZONE 1
PRECIPITATION: 360 = 2.20 in.
1140 = 2.66 in.
10day = 3.67 in.

EXCESS PRECIPITATION:	PEAK DISCHARGE:
TREATMENT A 0.44 in.	1.29 cfs/ac.
TREATMENT B 0.67 in.	2.03 cfs/ac.
TREATMENT C 0.99 in.	2.87 cfs/ac.
TREATMENT D 1.97 in.	4.37 cfs/ac.

EXISTING CONDITIONS:	PROPOSED CONDITIONS:
AREA	AREA
TREATMENT A 1.88 ac.	0 ac.
TREATMENT B 0 ac.	0 ac.
TREATMENT C 0 ac.	0.998 ac.
TREATMENT D 0 ac.	0.881 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = (0.44)x(1.88)+(0.67)x(0.00)+(0.99)x(0.00)+(1.97)x(0.00)/ 1.88
= 0.44 in.
V100-360 = (0.44)x(1.88)/ 12 = 0.068933 ac-ft = 3003 cf

EXISTING PEAK DISCHARGE:

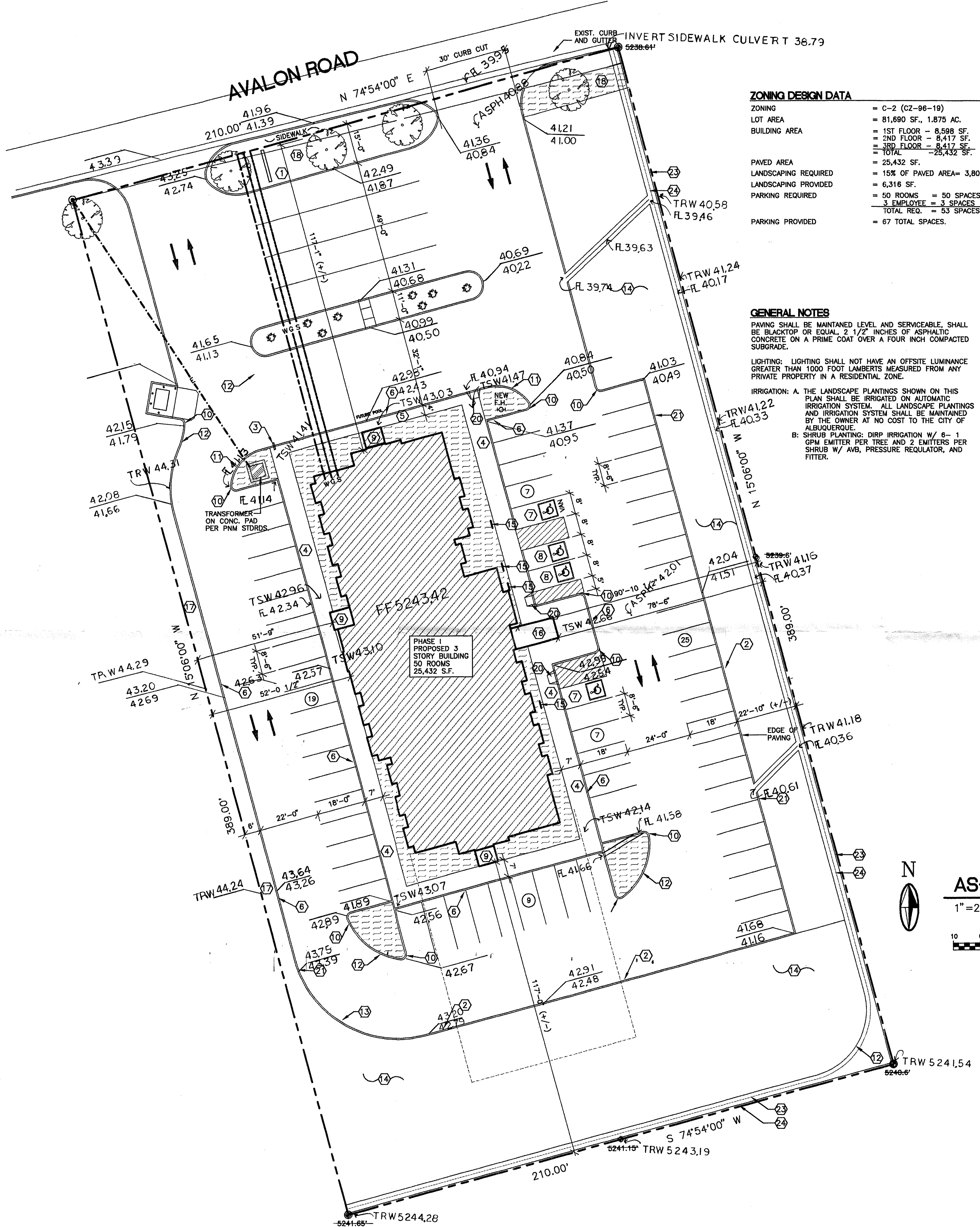
Q100 = (1.29)x(1.88)+(2.03)x(0.00)+(2.87)x(0.00)+(4.37)x(0.00)= 2.43

PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.44)x(0.00)+(0.67)x(0.00)+(0.99)x(1.00)+(1.97)x(0.88)/ 1.88
= 1.45 in.
V100-360 = (1.45)x(1.88)/ 12.0 = 0.227032 ac-ft = 9889 cf
V100-1440 = (0.23)+(0.88)x(2.66 - 2.20)/ 12 = 0.260811 ac-ft = 11361 cf
V100-10day = (0.23)+(0.88)x(3.67 - 2.20)/ 12 = 0.334979 ac-ft = 14592 cf

PROPOSED PEAK DISCHARGE:

Q100 = (1.29)x(0.00)+(2.03)x(0.00)+(2.87)x(1.00)+(4.37)x(0.88)= 6.72



ZONING DESIGN DATA

ZONING	= C-2 (CZ-96-19)
LOT AREA	= 81,690 SF., 1.875 AC.
BUILDING AREA	= 1ST FLOOR - 8,598 SF. = 2ND FLOOR - 8,417 SF. = 3RD FLOOR - 8,417 SF. = TOTAL - 25,432 SF.
PAVED AREA	= 25,432 SF.
LANDSCAPING REQUIRED	= 15% OF PAVED AREA= 3,805 SF.
LANDSCAPING PROVIDED	= 6,316 SF.
PARKING REQUIRED	= 50 ROOMS = 50 SPACES 3 EMPLOYEE = 3 SPACES TOTAL REQ. = 53 SPACES
PARKING PROVIDED	= 67 TOTAL SPACES.

GENERAL NOTES

PAVING SHALL BE MAINTAINED LEVEL AND SERVICEABLE, SHALL BE BLACKTOP OR EQUAL, 2 1/2" INCHES OF ASPHALT CONCRETE ON A PRIME COAT OVER A FOUR INCH COMPACTED SUBGRADE.

LIGHTING: LIGHTING SHALL NOT HAVE AN OFFSITE LUMINANCE GREATER THAN 1000 FOOT LAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE.

IRRIGATION: A. THE LANDSCAPE PLANTINGS SHOWN ON THIS PLAN SHALL BE IRRIGATED ON AUTOMATIC IRRIGATION SYSTEM. ALL LANDSCAPE PLANTINGS AND IRRIGATION SYSTEM SHALL BE MAINTAINED BY THE OWNER AT NO COST TO THE CITY OF ALBUQUERQUE.

B. SHRUB PLANTING: DIRP IRRIGATION W/ 6- 1 GPM EMITTER PER TREE AND 2 EMITTERS PER SHRUB W/ AVB, PRESSURE REGULATOR, AND FITTER.

CODE DESIGN DATA

OCCUPANCY GROUP	= B-2
TYPE OF CONSTRUCTION	= VN
AREA OF EACH FLOOR	= 1ST FLOOR - 8,598 SF. = 2ND FLOOR - 8,417 SF. = 3RD FLOOR - 8,417 SF. = TOTAL - 25,432 SF.
OCCUPANT LOAD	= 127 OCC.
SEISMIC ZONE	= 2B
SOIL BEARING CAPACITY	= 1500 PSI
CONCRETE STRENGTH	= 3,000 PSI
STRESS VALUES	= LUMBER Fb = 970 MIN. = STEEL 50,000 PSI
WIND DESIGN LOAD	= 15 PSF HORIZ. (75 MPH WIND)
ROOF DESIGN LOAD	= 15 PSF LL, 20 PSF DL
FLOOR DESIGN LOAD	= SLAB ON GRADE
CORRIDOR DESIGN LOAD	=

KEYED NOTES

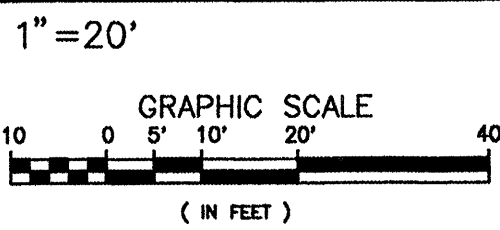
- FREE STANDING SIGN, 26" HIGH, 100 SF./ SIDE
- EDGE OF ASPHALT PAVING.
- STOP SIGN.
- 6" CONCRETE SIDEWALK.
- 4" CONCRETE SIDEWALK.
- 6" CONCRETE CURB
- HANDICAPPED ACCESSIBLE VAN PARKING SPACE.
- HANDICAPPED ACCESSIBLE CAR PARKING SPACE.
- ENTRY INTO BUILDING.
- 2'-0" RADIUS.
- 15'-0" RADIUS.
- 25'-0" RADIUS.
- 40'-0" RADIUS.
- LANDSCAPE AREA WITH SANTA ANA TAN GRAVEL GROUND COVER.
- HANDICAPPED ACCESSIBLE SIGNAGE.
- PORTAL (ENTRY INTO BUILDING)
- 6" LANDSCAPE AREA.
- 15' LANDSCAPE BUFFER.
- DUMPSTER ENCLOSURE PER CITY OF ALBUQUERQUE STANDARDS
- H.C. ACCESSIBLE CURB RAMP, SEE DETAIL 7/A-1.
- 6" PERMA CURB
- CHAMISA AS SHOWN ON PLAN.
- 6" CMU RETAINING WALL TO RUN ALONG THE SOUTH AND EAST PROPERTY LINE SEE DETAIL 2/C-1.
- 3'-0" WIDE CONCRETE SWALE.

LEGAL DESCRIPTION

PORTION OF TRACT 2
UNIT A, ROW 2,
TOWN OF ATRISCO GRANT
ALBUQUERQUE, NEW MEXICO.
1.88 AC.

MICROTREL INN
AS-BUILT DRAINAGE PLAN
ALBUQUERQUE, NEW MEXICO
PROJECT# 9734

AS-BUILT DRAINAGE PLAN



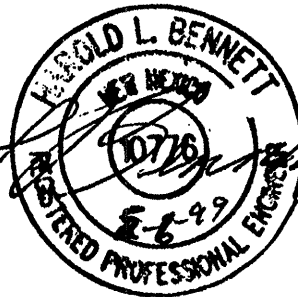
(IN FEET)

LEGEND

TRW TOP OF RETAINING WALL
TC
FL

RECEIVED
MAY 04 1999
HYDROLOGY SECTION

REVISION DATE



DATE

SHEET NUMBER

A-1