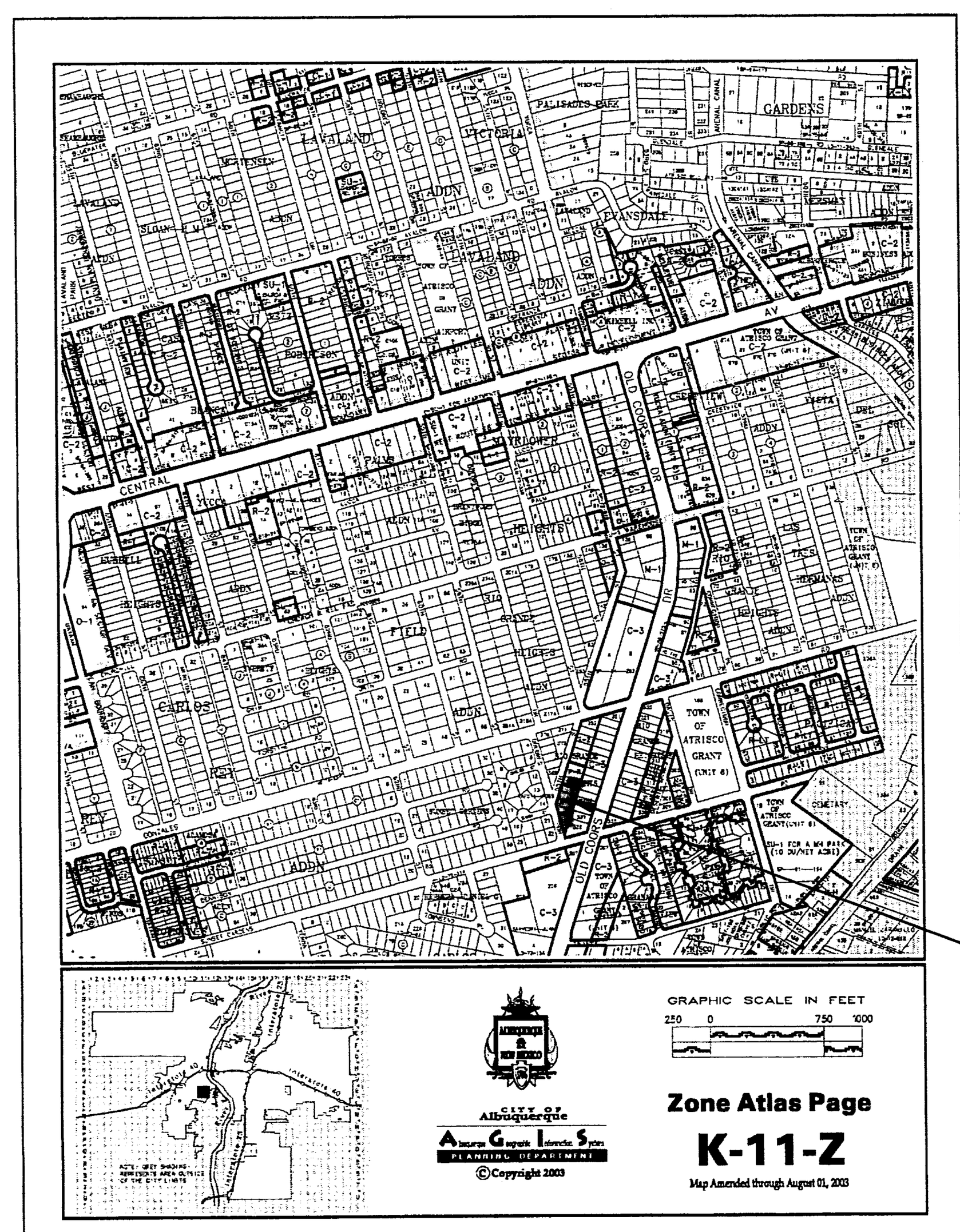
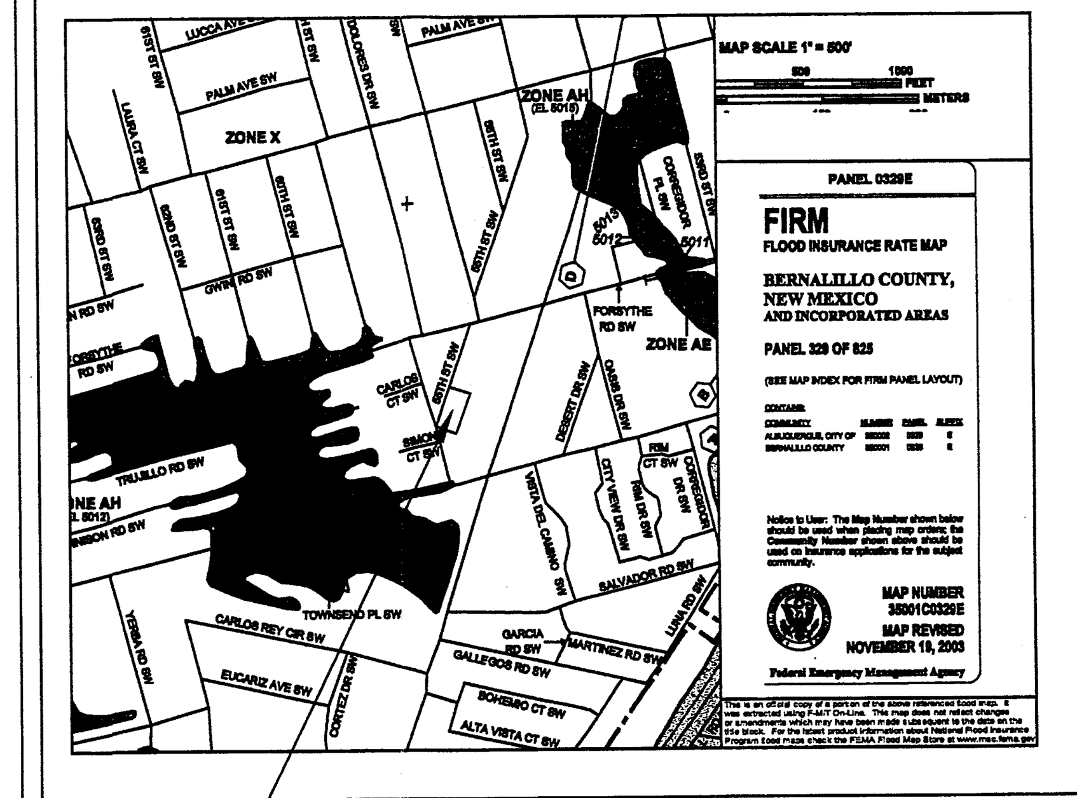




SITE LOCATION

MASTER GRADING/ DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING (654 55TH STREET S.W.) LOTS (361-A-361-F, REPLAT OF LOTS 361-363 RIO GRANDE HEIGTHS ADDITION, BERNALIILO COUNTY, ALBUQUERQUE, NEW MEXICO) ARE CONTAINED HEREON.

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 0.344 ACRES MORE OR LESS, AND IS LOCATED NORTH OF THE INTERSECTION OF DOLORES S.W AND 55TH STREET S.W. ON THE EAST SIDE OF 55TH STREET S.W. CURRENTLY THERE IS A TOWNHOUSE UNDER CONSTRUCTION ON THE PROPOSED LOT 361-A. PROPOSED LOTS 361-B THROUGH 361-F ARE VACANT WITH THE TERRAIN SLOPING FROM EAST TO WEST. THERE ARE NO OFF-SITE FLOWS ENTERING THE SITES FROM ANY DIRECTION. ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL 0329E, REVISED NOVEMBER 19, 2003, THIS SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

PROPOSED CONDITIONS

AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF SIX TOWNHOUSES TOTALLING 8,514 SQ. FT. ALONG WITH FRONT CONCRETE DRIVEPADS AND ASSOCIATED LANDSCAPED AREAS. THE MASTER GRADING/DRAINAGE PLAN PROPOSES TO DRAIN ALL THE DEVELOPED RUN-OFF TO THE WEST AND ONTO 55TH STREET S.W. VIA THE PROPOSED DRIVEPADS. THIS SITE IS AN IN-FILL SITE WITH DEVELOPMENT ALREADY ALL AROUND. EACH LOT WILL BE A STAND ALONE PROJECT. EACH LOT WILL GENERATE AN INCREASE OF 0.05 CFS. THE CALCULATIONS CONTAINED HEREON, ANALYZE BOTH THE EXISTING AND THE DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40 ACRES AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUEL, VOLUME II, DESIGN CRITERIA DATED 1997, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME GENERATED.

PROJECT AREA = 0.05739 ac. — Calcs for One Lot Only
MASTER DRAINAGE FOR PLAN FOR ABEL ARAGON TOWNHOUSES
ZONE 2
PRECIPITATION: 360 = 2.35 in.
1440 = 2.75 in.
10day = 3.95 in.

	EXCESS PRECIPITATION:	PEAK DISCHARGE:
TREATMENT A	0.53 in.	1.56 cfs/ac.
TREATMENT B	0.78 in.	2.28 cfs/ac.
TREATMENT C	1.13 in.	3.14 cfs/ac.
TREATMENT D	2.12 in.	4.70 cfs/ac.

	EXISTING CONDITIONS: AREA	PROPOSED CONDITIONS: AREA
TREATMENT A	0 ac.	0 ac.
TREATMENT B	0 ac.	0.02116 ac.
TREATMENT C	0.05739 ac.	0 ac.
TREATMENT D	0 ac.	0.03623 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E =(0.53)x(0.00)+(0.78)x(0.00)+(1.13)x(0.06)+(2.12)x(0.00)/ 0.06 ac.= 1.13 in.
V100-360 =(1.13)x(0.06)/ 12 = 0.005404 ac-ft = 235 CF

EXISTING PEAK DISCHARGE:

Q100 =(1.56)x(0.00)+(2.28)x(0.00)+(3.14)x(0.06)+(4.70)x(0.00)= 0.18 CFS

PROPOSED EXCESS PRECIPITATION:

Weighted E =(0.53)x(0.00)+(0.78)x(0.02)+(1.13)x(0.00)+(2.12)x(0.04)/ 0.06 ac. = 1.63 in.
V100-360 =(1.63)x(0.06)/ 12.0 = 0.007776 ac-ft = 339 CF

V100-1440 =(0.01)+(0.04)x(2.75 - 2.35)/ 12 = 0.008984 ac-ft = 391 CF

V100-10day =(0.01)+(0.04)x(3.95 - 2.35)/ 12 = 0.012607 ac-ft = 549 CF

PROPOSED PEAK DISCHARGE:

Q100 =(1.56)x(0.00)+(2.28)x(0.02)+(3.14)x(0.00)+(4.70)x(0.04)= 0.23 CFS cfs

INCREASE 0.23 CFS - 0.18 CFS = 0.05 CFS

TOTAL CFS FOR THE SIX LOTS 1.38 CFS
TOTAL CFS INCREASE FOR THE SIX LOTS 0.30 CFS

NOTE TO CONTRACTOR:

1. An excavation/construction permit will be required before beginning any work within the City right-of-way. Approved copy of this plan must be submitted at the time of application for permit.
2. All work detailed in this plan to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with City of Albuquerque Standard Specification for Public Works Construction.
3. Two working days prior to any excavation, contractor must contact line locating Services (760-1990) for locating existing sub-surface utilities.
4. Prior to construction, the contractor shall excavate and verify the horizonal and vertical location of all potential constructions; Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay to the subject project.
5. Backfill compaction shall be according to commercial use or soils report(s) recommendations.
6. 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.
7. Maintenance of this facilities shall be the responsibility of the owner of the property it serves

EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION, HE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE
   A) 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 ADJACENT PROPERTY.
   B) ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.
2. THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

Text too Small

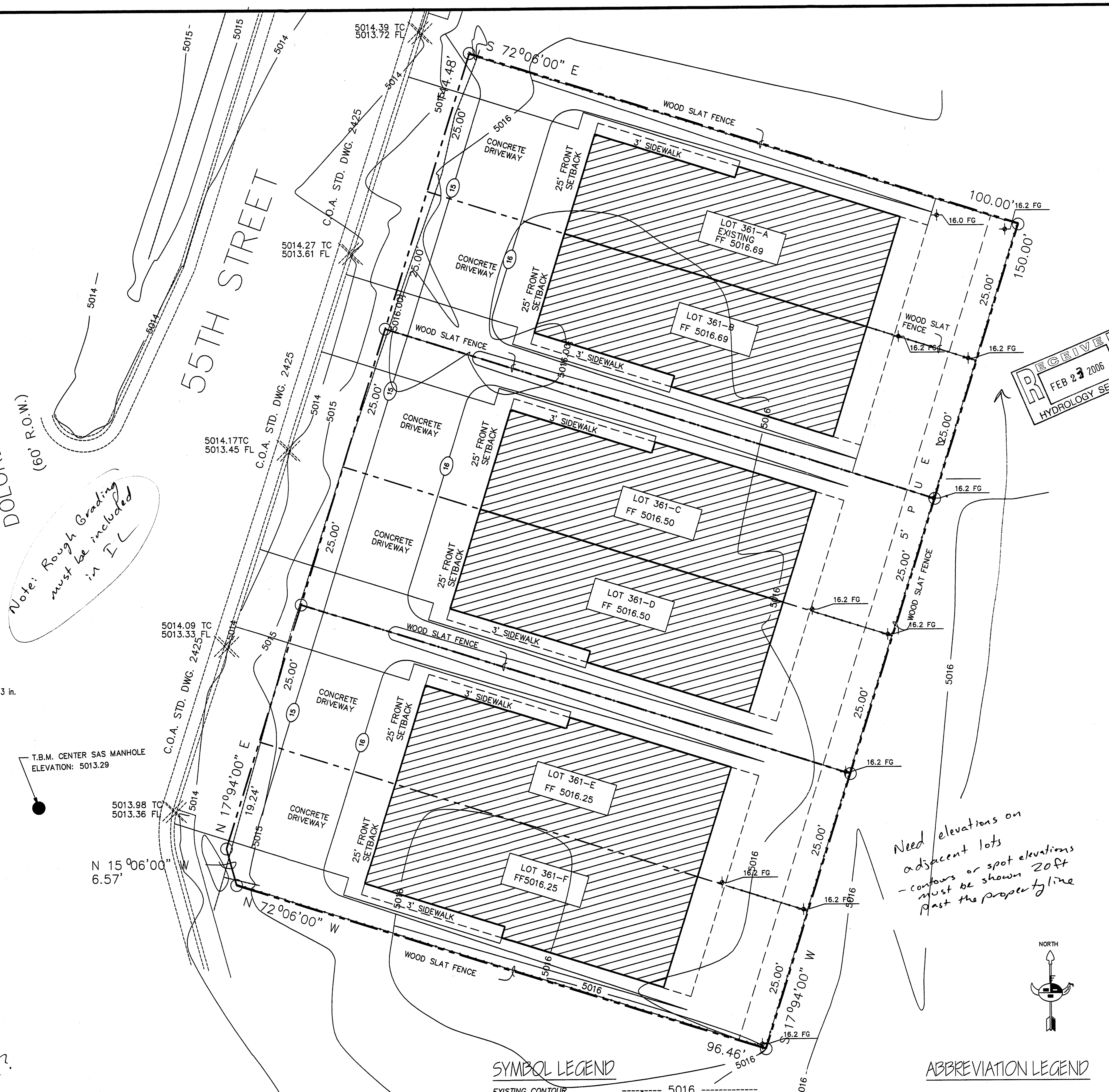
LEGAL DESCRIPTION

LOTS NUMBERED 361-A THRU 361-F
RIO GRANDE HEIGHTS ADDITION
BERNALILLO COUNTY, ALBUQUERQUE
NEW MEXICO.

What's the existing legal Desc?

BENCHMARK:

ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "NM-45-4A", HAVING AN ELEVATION OF 5005.70 NAVD 1988
LOCATED AT THE INTERSECTION OF BRIDGE BLVD. AND TOWER RD.S.W



SYMBOL LEGEND

EXISTING CONTOUR	5016
EXISTING SPOT ELEVATION	
DESIGN CONTOUR	16
PROPOSED SPOT ELEVATION	16.20 TC
PROPERTY LINE	
EASEMENT LINE	
FLOW DIRECTION	
EXISTING SPOT ELEVATION	
DOWN SPOUT	■

ABBREVIATION LEGEND

TOP OF CONC PAD	-	TCP
TOP OF CURB	-	TC
TOP OF ASPHALT	-	TA
TOP OF BERM	-	TB
FINISHED GRADE	-	FG
FINISHED FLOOR	-	FF

BOC	=	BACK OF CURB
DC	=	DRIVECUT
DI	=	DRAINAGE INLET
EA	=	EDGE OF ASPHALT
EC	=	EDGE OF CONCRETE
FL	=	FLOW LINE
FP	=	FENCE POST
G	=	GROUND
HP	=	HIGH POINT

GRADING & DRAINAGE PLAN

Scale 1"=10'-0"

EUFRACIO SABAY NEW MEXICO REGISTERED PROFESSIONAL ENGINEER

JOB NO: XXXXXX
DATE: FEBRUARY 2006
REVISIONS

Sheet Title
MASTER GRADING & DRAINAGE PLAN
Drawn By: HTH & BJM Checked By: ES

Job Title
MASTER DRAINAGE PLAN FOR ABEL ARAGON TOWNHOMES
55TH STREET S.W.
ALBUQUERQUE, NEW MEXICO

SHEET NO.
GD

LOT AREA DATA	
GROSS LOT AREA:	28,229 S.F.
AREA OF BUILDINGS:	5855 S.F.
MAINTAINED RIGHT OF WAY LANDSCAPING	1664 S.F.
COMMERCIAL PARKING	3880 S.F.
PROPOSED LANDSCAPING @ > 15%	2862 S.F.

ENERGY CALCU N.M.E.C.C. COMP / ADDRESS / ROOF/CEILING / CEILING / CATHEDRAL / SKYLIGHT / TOTALS / WALL / WINDOWS / DOORS / GROSS WALL / OPAQUE WALL / TOTALS / FLOOR / UNHEATED: R- / HEATED: R-6 / TOTAL HOUSE COMPONETS / OVERALL TOTAL

TRAFFIC CERTIFICATION

I, *Philip W. Clark*, NMPE *10265*, OF THE FIRM *Clark Consulting Eng'rs*, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB, AA OR TCL APPROVED PLAN DATED *10/20/05*. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY *myself* OF THE FIRM *'CCE'*. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON *4-19-07/6/4/07* 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 *Certificate of Occupancy*.

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

PHILIP W CLARK 10265 NEW MEXICO REGISTERED PROFESSIONAL ENGINEER

Signature of Engineer *Revsd 6/4/07*

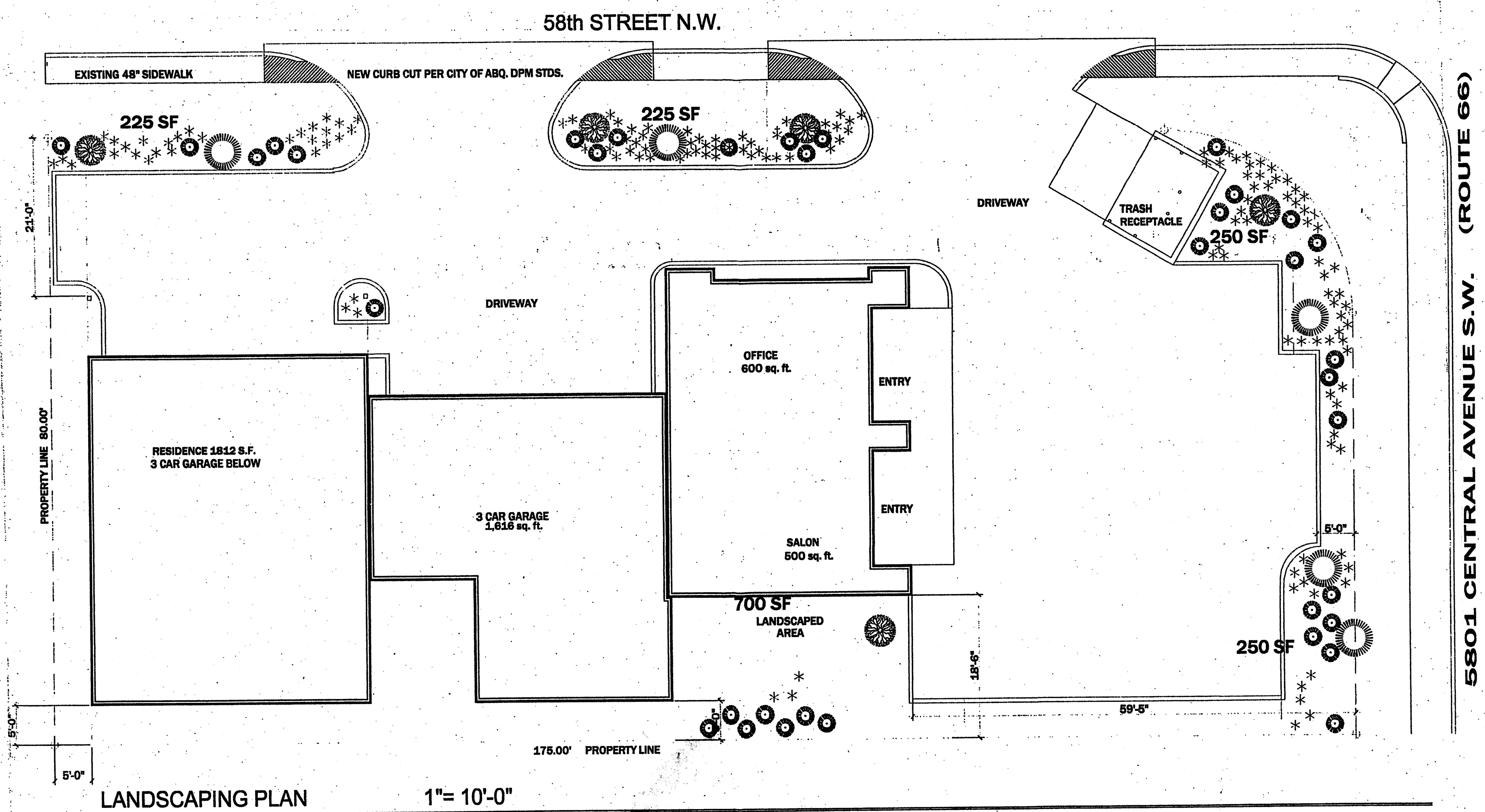
4/20/07

Date

CODE DESIGN DATA RESIDENCE	
OCCUPANCY GROUP	R3/U
TYPE OF CONSTRUCTION	VB
GROSS FLOOR AREA	2500 S.F RES./800 S.F GAR.
FLOOR DESIGN LOAD: 40# LIVE + 12# D.L.	
ROOF LOAD: 20# LIVE LOAD – 40# TOTAL DESIGN LOAD	
CONCRETE STRENGTH @ 28 DAYS: 3000 PSI	

CODE DESIGN DATA 3 CAR GARAGE	
OCCUPANCY GROUP	S-2 (C)
TYPE OF CONSTRUCTION	VB
GROSS FLOOR AREA	1375 S.F.
MAXIMUM ALLOWABLE FLOOR AREA :	3009 S.F.
OCCUPANT LOAD: NONE	
MAX. WIND SPEED: 90 MPH, 16.1 PSF ACTUAL WALL RESISTANCE AT MIDSPAN: 21 PSF	
ROOF LOAD: 20# LIVE LOAD – 40# TOTAL DESIGN LOAD	
CONCRETE STRENGTH @ 28 DAYS: 3000 PSI	

CODE DESIGN DATA SALON	
OCCUPANCY GROUP	B
TYPE OF CONSTRUCTION	VB
GROSS FLOOR AREA	1180 S.F.
MAXIMUM ALLOWABLE FLOOR AREA :	9000 S.F.
OCCUPANT LOAD: 6	
MAX. WIND SPEED: 90 MPH, 16.1 PSF ACTUAL WALL RESISTANCE AT MIDSPAN: 21 PSF	
ROOF LOAD: 20# LIVE LOAD – 40# TOTAL DESIGN LOAD	
CONCRETE STRENGTH @ 28 DAYS: 3000 PSI	



LANDSCAPING PLAN 1"= 10'-0"

LANDSCAPE NOTES

IRRIGATION BY AUTOMATIC BUBBLER SYSTEM ON TIMER. LANDSCAPED AREAS TO BE DEPRESSED AND SLOPED TO LIVE PLANT MATERIAL TO HARVEST RAINFALL.

TYPICAL GROUNDCOVER TO BE SEEDED NATIVE GRASSES- BUFFALO AND BLUE GRAMMA. BROWN 2"- 3" ROCK AS OPTIONAL ALTERNATIVE OR USED WITH GRASSES.

STREET TREE- CURLEAF MOUNTAIN MAHOGONY(cercocarpus ledifolius)15 GALLON MIN. SPECIMEN

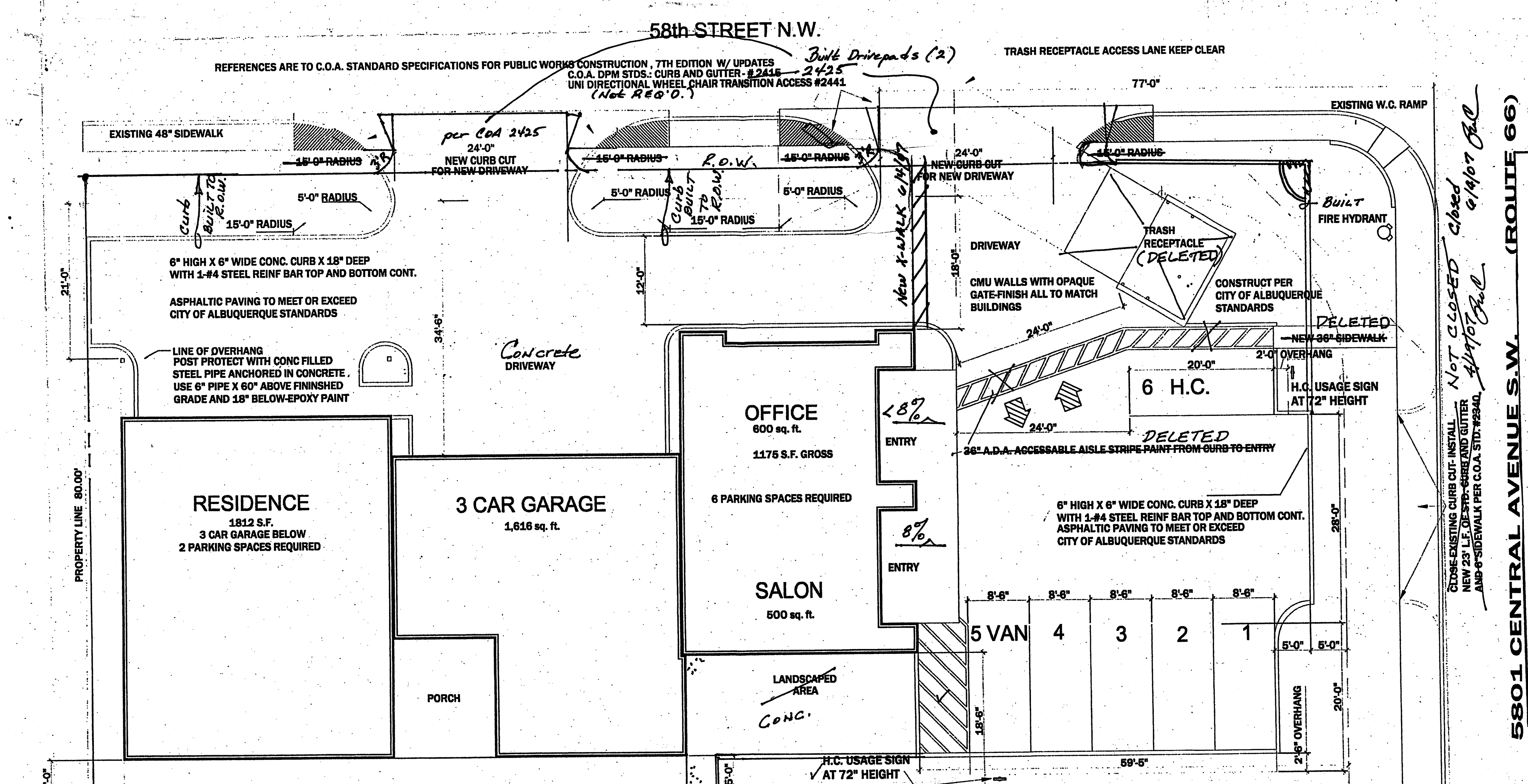
CHAMISA AS FLOWERING SHRUB- CHAMISA (CHRYSOTHAMUS NASEOUSUS) 5 GALLON

SPREADING GROUND COVER -ICE PLANT - (delosperma nubrgenum) 4" POT MIN.
REMAINING SOIL AREA TO BE SEEDED WITH NATIVE RANGE GRASSES- WORK INTO AND ROLLER TAMP SOIL, USE BLUE GRAMMA/ BUFFALOGRASS BASED MIX
HAND WATER PLANTS TILL ESTABLISHED.

EXISTING STREET TREES VARIOUS TYPES 3" CALIPER MIN TREAT TO A NICE FERTILIZER TABLET

TRAFFIC CIRCULATION LAYOUT APPROVED

Signed 10/20/05 Date

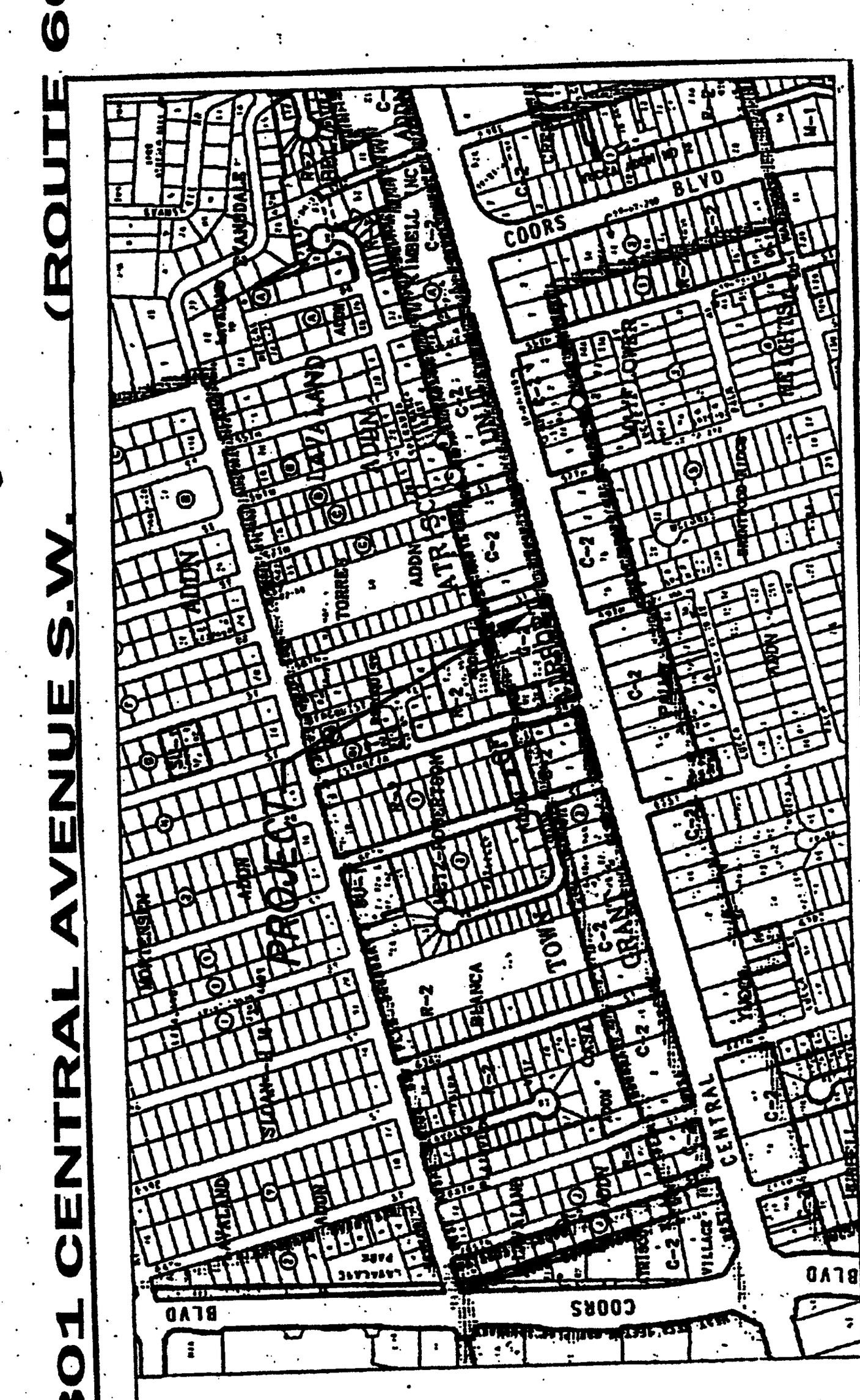


PARKING CALCULATION
8 REQUIRED = 2 RESIDENTIAL + 6 RETAIL (1/200 S.F.)
12 PROPOSED PARKING SPACES IN COMPLIANCE TO BE PROVIDED

TRAFFIC CIRCULATION LAYOUT SITE PLAN 1"= 10'-0"

5801 CENTRAL AVENUE N.W.
ZA PAGE K11
ZONED C2 WITH CONDITIONAL USE GRANTED FOR RESIDENCE
12 PARKING SPACES SHOWN

LEGAL DESCRIPTION
LOT 32B TORRES ADDITION



VICINITY MAP ZONE K-11 Scale 1" = 750'

MARTINEZ RESIDENCE AND GARAGE

5801 CENTRAL AVENUE N.W.

SITE PLAN

DEL PAUL JACK ARCHITECT 4801 ALAMEDA BLVD. N.E., ALBUQUERQUE, NUEVO MEXICO 87113 505.235.2670 FAX 505.797.0488

RECEIVED JUN 04 2007 HYDROLOGY SECTION

STATE OF NEW MEXICO 10.20.05 DEL PAUL JACK #858 REGISTERED ARCHITECT

SHEET

Casey
321-2267
Mardinez

PROJECT DOES NOT LIE WITHIN A FLOODPLAIN

FIRM MAP REF. PANEL # 35001C0329

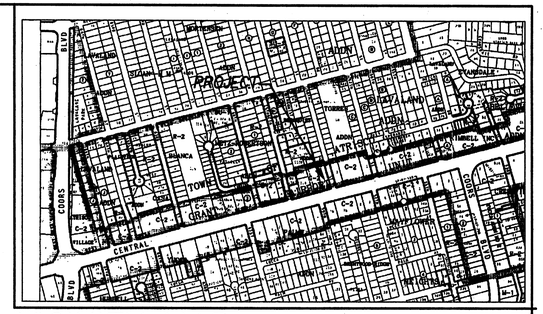
GRADING & DRAINAGE PLAN

THE PROPOSED COMMERCIAL/RESIDENTIAL PROJECT IS LOCATED IN THE NORTHWEST AREA OF ALBUQUERQUE ON WEST CENTRAL AVENUE SOUTH OF INTERSTATE 40/EAST OF COORS ROAD. THE GRADING AND DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE BERNALILLO COUNTY FLOOD HAZARD ORDINANCE, NO.88-46, AND THE CITY STORM DRAINAGE ORDINANCE. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR BUILDING PERMIT. THE PLAN SHOWS:

1. EXISTING CONTOURS, AND SPOT ELEVATIONS AND EXISTING DRAINAGE PATTERNS AND IMPROVEMENTS.
2. PROPOSED IMPROVEMENT: 1100 SF COMMERCIAL + 1800 RESIDENTIAL BUILDING(S), ASPHALT DRIVE/PARKING, CONCRETE FLAT WORK, NEW GRADE ELEVATIONS, REFUSE LOCATION, AND LANDSCAPING.
3. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
4. QUANTIFICATION OF DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS WHICH CONTRIBUTE TO THE EXISTING FLOWS.

PRESENTLY, THE SITE IS A DIRT, PAD SURFACE WITH SPARSE VEGETATION. THE SITE IS BOUNDED BY DEVELOPED COMMERCIAL PROPERTY, AND FALLS AT APPROXIMATELY 2% FROM THE NORTHWEST TO SOUTHEAST. CENTRAL AVENUE IS A PRINCIPAL ARTERIAL WITH 4 LANES, WITH CURB, GUTTER AND ATTACHED SIDEWALK. SITE RUNOFF WILL BE ALLOWED TO EITHER DRAIN THROUGH THE SITE, AND/OR PONDED IN DEPRESSED LANDSCAPE AREAS. THE SITE HAS HISTORICALLY DRAINED TO THE SOUTHEAST VIA SHEET FLOW.

HISTORICAL DOWNSTREAM OUTFALL LOCATIONS WILL REMAIN UNCHANGED WITH DEVELOPMENT. FREE DISCHARGE OF SITE RUNOFF IS ACCEPTABLE SINCE DOWNSTREAM CAPACITY EXISTS WITH THE MINIMAL INCREASE DUE TO DEVELOPMENT, AND COMPLIES WITH THE OVERALL MASTER DRAINAGE PLAN. A PORTION OF SITE RUNOFF IS ROUTED THROUGH PROPOSED LANDSCAPING.

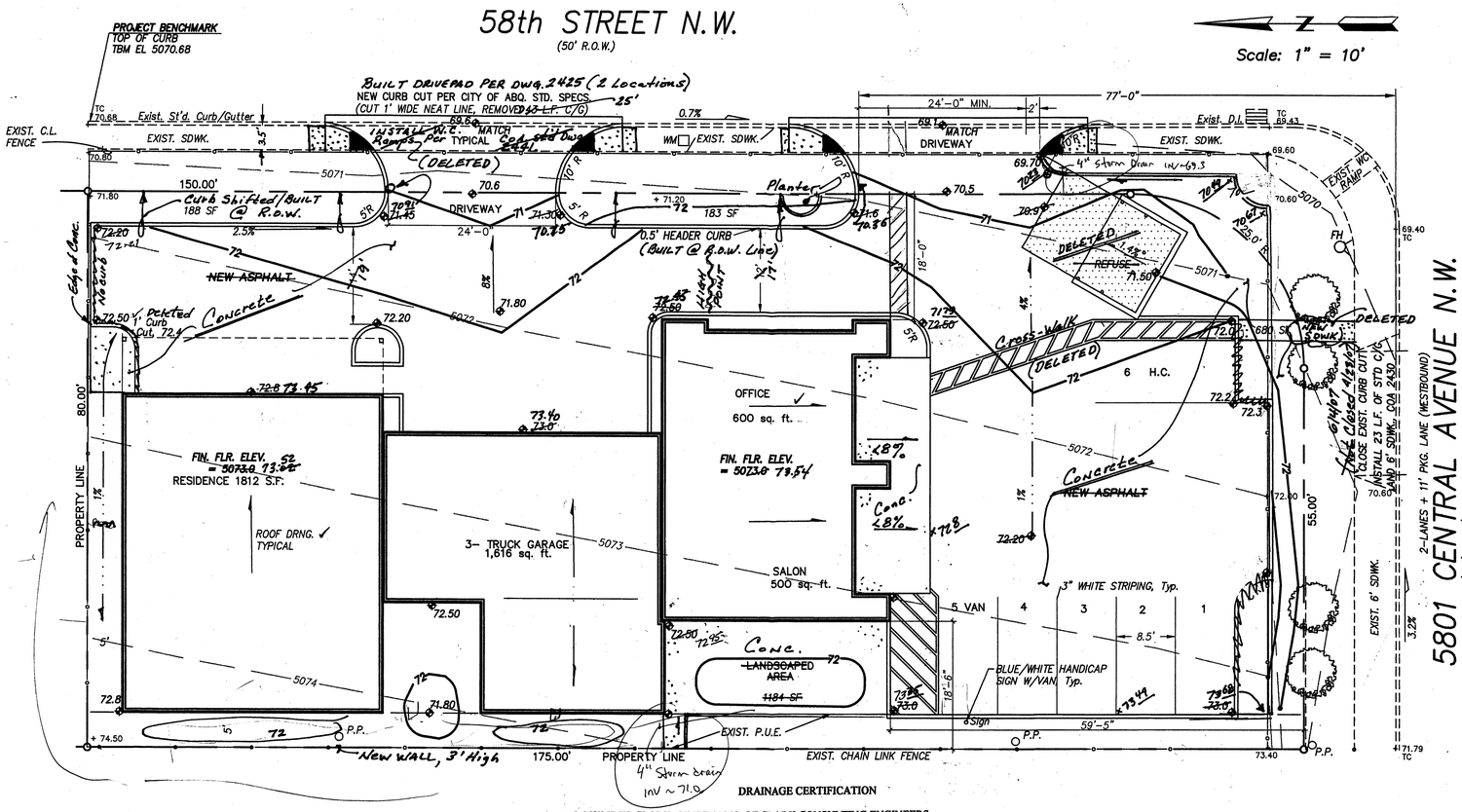


VICINITY MAP ZONE K-11 Scale: 1" = 750'

58th STREET N.W.

(50' R.O.W.)

Scale: 1" = 10'



NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 7TH EDITION W/ UPDATES.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
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 LANDSCAPING AREA SHALL BE SOFT-LINED WITH NATIVE VEGETATION AND/OR GRAVEL. ASPHALT PARKING AREA SHALL DRAIN DIRECTLY TO PROPOSED DRIVEWAY CUTS.
5. LANDSCAPING IRRIGATION SYSTEM SHALL BE DRIP-TYPE. CONTRACTOR SHALL INSTALL SYSTEM PRIOR TO PLACEMENT OF PAVING.
6. CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
7. REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1011, NATIVE SEED MIX.
8. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3 HORIZONTAL TO 1 VERTICAL, 3:1. ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.

LEGEND

PROPERTY LINE	
EXIST. CURB/GUTTER	
EXIST. SPOT ELEVATION	+24.0
EXIST. CONTOUR	10
NEW SPOT ELEVATION	◆ 24.0
NEW CONTOUR	54
NEW SWALE	
DRAINAGE DIRECTION, EXISTING	
NEW CONCRETE CURB (0.5' HEIGHT)	
NEW P.C.C., CONCRETE	
TOP OF CURB, EXISTING	TC
FLOWLINE	FL
EXISTING POWER POLE	○PP
FACE OF CURB/FACE OF CURB	F-F

CALCULATIONS

DESIGN CRITERIA

HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM) REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE, ADOPTED BY THE COUNTY OF BERNALILLO
DISCHARGE RATE: Q=QPEAK x AREA. "Peak Discharge Rates For Small Watersheds"
VOLUMETRIC DISCHARGE: VOLUME = EWeighted x AREA
P100 = 2.20 Inches, Zone 1 Time of Concentration, TC = 10 Minutes
DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [ ] = 10 YEAR VALUES

EXISTING CONDITIONS

LOT AREA = 0.32 ACRES, WHERE EXCESS PRECIP. 'C' =0.99 in. [0.44].....HARD PAN DIRT
PEAK DISCHARGE, Q100 = 0.93 CFS [0.5], WHERE UNIT PEAK DISCHARGE 'C' = 2.87 CFS/AC. [1.49]
THEREFORE: VOLUME 100 = 1150 CF [511]

DEVELOPED CONDITIONS

DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA

	AREA	LAND TREATM'T	Q Peak	E
UNDEVELOPED/POND	0.00 Ac.(0%)	A	1.29[0.24]	0.49[0.08]
LANDSCAPING	0.03 Ac.(9%)	B	2.03[0.76]	0.67[0.22]
GRAVEL & COMPACTED SOIL	0.04 Ac.(12%)	C	2.87[1.49]	0.98[0.44]
ROOF - PAVEMENT	0.25 Ac.(79%)	D	4.40[2.90]	1.97[1.24]
	0.32 Ac.			

THEREFORE: $E_{Weighted}$ = 1.72 in.[1.04] &
Q100 =1.28 CFS VOLUME 100 = 1998 CF
Q10 = 0.81 CFS VOLUME 10 = 1208 CF

DOWNSTREAM ANALYSIS

EXISTING PERIMETER 58TH STREET DRAINS TO THE SOUTH, THEN EAST ALONG CENTRAL WITHIN THE UNDERGROUND STORM SEWER THIS FACILITY HAS CAPACITY AND THE PROJECT TIME TO PEAK IS MUCH LESS THAN OVERALL BASIN TIME TO PEAK & INCREASE DUE TO DEVELOPMENT IS MINIMAL. (INCREASE FROM THE EXISTING. (.35±CFS)

DRAINAGE CERTIFICATION

I, PHILIP W. CLARK, NMPE 10265, OF CLARK CONSULTING ENGINEERS, 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 7/26/05 THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AS SUPPLEMENTAL DATA TO THE ORIGINAL TOPOGRAPHIC SURVEY PREPARED BY Philip W. Turner NMPS 10201 OF THE FIRM TERRAMETRICS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR Certificate of Occupancy

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.

PHILIP W CLARK 10265 NEW MEXICO REGISTERED PROFESSIONAL ENGINEER

Philip W. Clark,, NMPE 10265 4/23/07
DATE

Rec'd 6/14/07 PWC

I, PHILIP W. CLARK, A PROFESSIONAL ENGINEER LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE VISITED THE SITE SHOWN HEREON, AND THAT THE CONTOURS SHOWN REPRESENT THE EXISTING GROUND CONDITIONS, AND DO FURTHER CERTIFY THAT NO EARTHWORK OF ANY KIND, NOR ANY DISTURBANCE OF THE EXISTING GROUND HAS OCCURRED ON THIS SITE SINCE THE CONTOURS WERE DETERMINED.

PHILIP W. CLARK NMPE #10265

PHILIP W. CLARK NEW MEXICO 10265 REGISTERED PROFESSIONAL ENGINEER 7/26/2005

RECEIVED JUN 04 2007 HYDROLOGY SECTION

PROJECT DATA

ZONED, C-1

LEGAL DESCRIPTION

LOT 32B TORRES ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PROJECT BENCHMARK

TOP OF CURB, MARKED BY NAIL/SHINER LOCATED AT THE NORTHEAST CORNER OF PROPERTY, MSL ELEVATION = 5070.68. (TIED FROM ACS BRASS CAP NM448-C1, MSL=5074.03, NGVD1929 SEE PLAN).

TOPOGRAPHIC DESIGN SURVEY

PERFORMED BY CLARK CONSULTING ENGINEERS ON 7/22/05. UNDER THE DIRECTION OF Philip W. Turner, RS.

Clark Consulting Engineers
19 Ryan Road
Edgewood, New Mexico 87015
Tele: (505) 281-2444 Fax: (505) 281-2444

DATE	REVISION
4-19-07	AS-BLT. P.W.C.
4/23/07	" P.W.C.
6/14/07	" P.W.C.

LOT 32B TORRES ADDITION
ALBUQUERQUE, NEW MEXICO
MARTINEZ SALON AND GARAGE

Grading & Drainage Plan

DESIGNED BY: PWC	DRAWN BY: CCE	JOB #: Del Paul	1 OF 1
CHECKED BY: PWC	DATE: 7/20/05	FILE #: G/D	

LOT AREA DATA	
GROSS LOT AREA:	28,229 S.F.
AREA OF BUILDINGS:	5855 S.F.
MAINTAINED RIGHT OF WAY LANDSCAPING	1664 S.F.
COMMERCIAL PARKING	3880 S.F.
PROPOSED LANDSCAPING @ > 15%	2862 S.F.

ENERGY CALCS
N.M.E.C.C. COMP
ADDRESS
ROOF/CEILING
CEILING
CATHEDRAL
SKYLIGHT
TOTALS
WALL
WINDOWS
DOORS
GROSS WALL
OPAQUE WALL TOTALS
FLOOR
UNHEATED S-
HEATED S-
TOTAL WEIGHTED
OVERALL TOTAL

TRAFFIC CERTIFICATION

I, Philip W. Clark, NMPE 10265, OF THE FIRM Clark Consulting Engrs. HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE ~~DRB, AA~~ OR TCL APPROVED PLAN DATED 10/20/05. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY myself OF THE FIRM 'CCE'. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 4-19-07 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 Certificate of Occupancy.

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

PHILIP W CLARK 10265 REGISTERED PROFESSIONAL ENGINEER

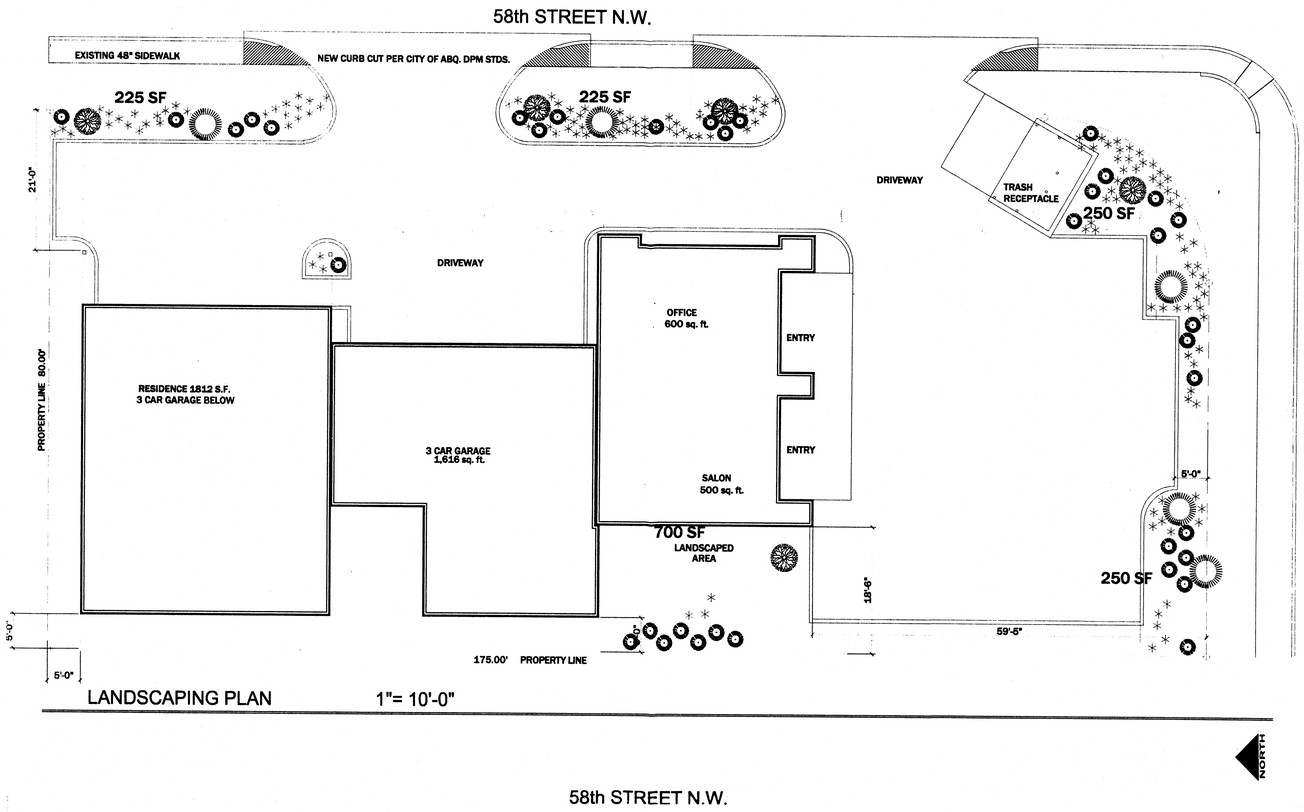
Signature of Engineer

4/20/07
Date

CODE DESIGN DATA RESIDENCE	
OCCUPANCY GROUP	R3/U
TYPE OF CONSTRUCTION	VB
GROSS FLOOR AREA	2500 S.F RES./800 S.F GAR.
FLOOR DESIGN LOAD: 40# LIVE + 12# D.L.	
ROOF LOAD: 20# LIVE LOAD – 40# TOTAL DESIGN LOAD	
CONCRETE STRENGTH @ 28 DAYS: 3000 PSI	

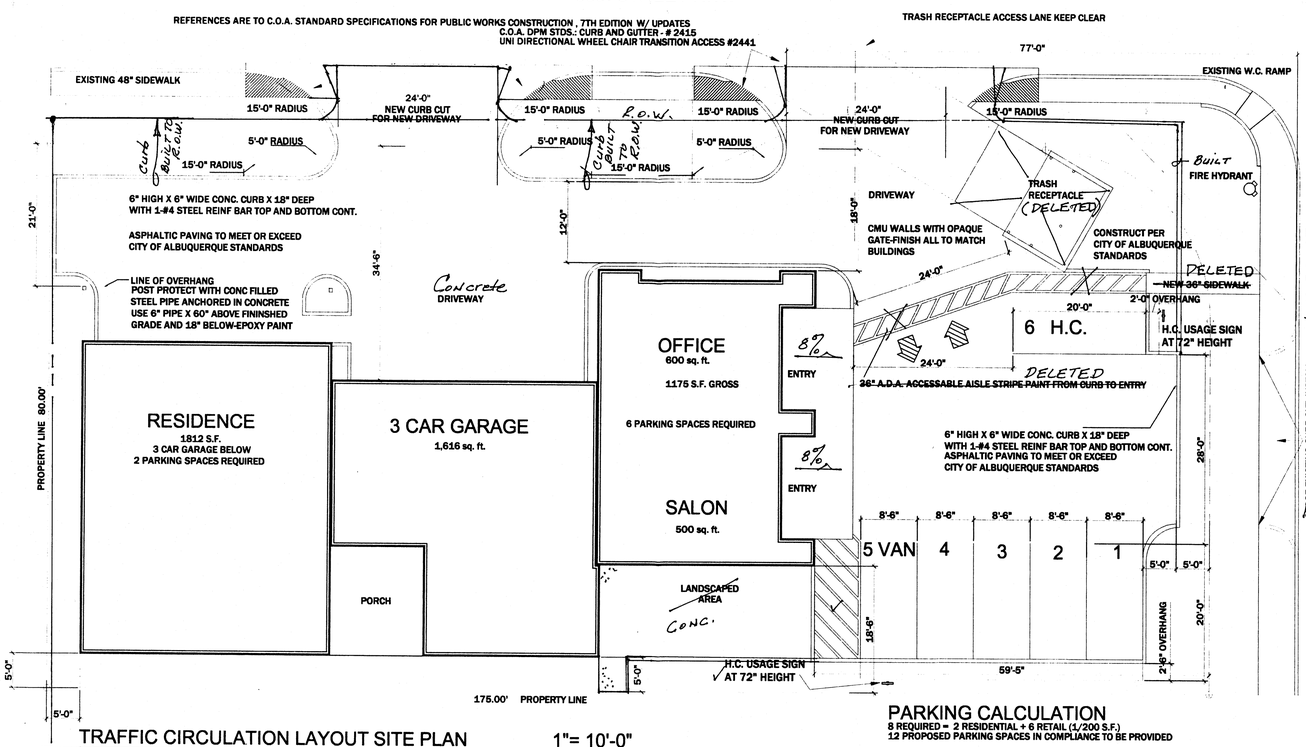
CODE DESIGN DATA 3 CAR GARAGE	
OCCUPANCY GROUP	S–2 (C)
TYPE OF CONSTRUCTION	VB
GROSS FLOOR AREA	1375 S.F.
MAXIMUM ALLOWABLE FLOOR AREA :	3009 S.F.
OCCUPANT LOAD: NONE	
MAX. WIND SPEED: 90 MPH, 16.1 PSF ACTUAL WALL RESISTANCE AT MIDSPAN: 21 PSF	
ROOF LOAD: 20# LIVE LOAD – 40# TOTAL DESIGN LOAD	
CONCRETE STRENGTH @ 28 DAYS: 3000 PSI	

CODE DESIGN DATA SALON	
OCCUPANCY GROUP	B
TYPE OF CONSTRUCTION	VB
GROSS FLOOR AREA	1180 S.F.
MAXIMUM ALLOWABLE FLOOR AREA :	9000 S.F.
OCCUPANT LOAD: 6	
MAX. WIND SPEED: 90 MPH, 16.1 PSF ACTUAL WALL RESISTANCE AT MIDSPAN: 21 PSF	
ROOF LOAD: 20# LIVE LOAD – 40# TOTAL DESIGN LOAD	
CONCRETE STRENGTH @ 28 DAYS: 3000 PSI	



REFERENCES ARE TO C.O.A. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION , 7TH EDITION W/ UPDATES
C.O.A. DPM STDS.: CURB AND GUTTER - # 2415
UNI DIRECTIONAL WHEEL CHAIR TRANSITION ACCESS #2441

TRASH RECEPTACLE ACCESS LANE KEEP CLEAR



TRAFFIC CIRCULATION LAYOUT SITE PLAN 1"= 10'-0"

5801 CENTRAL AVENUE N.W.
ZA PAGE K11
ZONED C2 WITH CONDITIONAL USE GRANTED FOR RESIDENCE
12 PARKING SPACES SHOWN

LEGAL DESCRIPTION
LOT 32B TORRES ADDITION

PARKING CALCULATION

8 REQUIRED – 2 RESIDENTIAL + 6 RETAIL (1/200 S.F.)
12 PROPOSED PARKING SPACES IN COMPLIANCE TO BE PROVIDED

LANDSCAPE NOTES

IRRIGATION BY AUTOMATIC BUBBLER SYSTEM ON TIMER. LANDSCAPED AREAS TO BE DEPRESSED AND SLOPED TO LIVE PLANT MATERIAL TO HARVEST RAINFALL.

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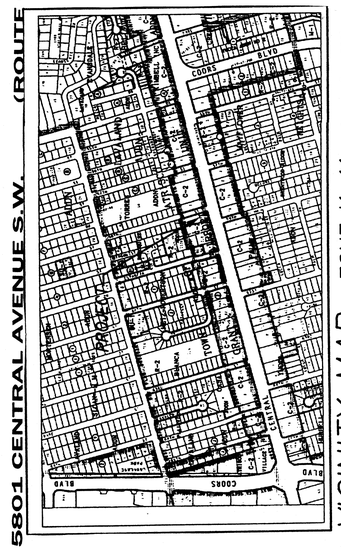
SPREADING GROUND COVER -ICE PLANT - (delosperma nubrgenum) 4" POT MIN. REMAINING SOIL AREA TO BE SEEDED WITH NATIVE RANGE GRASSES- WORK INTO AND ROLLER TAMP SOIL, USE BLUE GRAMMA/ BUFFALOGRASS BASED MIX HAND WATER PLANTS TILL ESTABLISHED.

EXISTING STREET TREES
VARIOUS TYPES 3" CALIPER MIN
TREAT TO A NICE FERTILIZER TABLET

TRAFFIC CIRCULATION LAYOUT APPROVED
10/20/05

5801 CENTRAL AVENUE S.W. (ROUTE 66)



VICINITY MAP ZONE K–11 Scale: 1" = 750'

MARTINEZ RESIDENCE AND GARAGE
5801 CENTRAL AVENUE N.W.

SITE PLAN

DEL PAUL JACK ARCHITECT 4801 ALAMEDA BLVD. N.E., ALBUQUERQUE, NUEVO MEXICO 87113 505.235.2670 FAX 505.797.0488

STATE OF NEW MEXICO 10.20.05 DEL PAUL JACK #858 REGISTERED ARCHITECT

SHEET

PROJECT DOES NOT LIE WITHIN A FLOODPLAIN

FIRM MAP REF. PANEL # 35001C0329

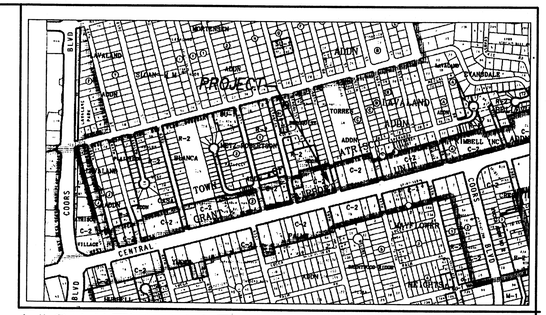
GRADING & DRAINAGE PLAN

THE PROPOSED COMMERCIAL/RESIDENTIAL PROJECT IS LOCATED IN THE NORTHWEST AREA OF ALBUQUERQUE ON WEST CENTRAL AVENUE SOUTH OF INTERSTATE 40/EAST OF COORS ROAD. THE GRADING AND DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE BERNALILLO COUNTY FLOOD HAZARD ORDINANCE, NO.88-46, AND THE CITY STORM DRAINAGE ORDINANCE. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR BUILDING PERMIT. THE PLAN SHOWS:

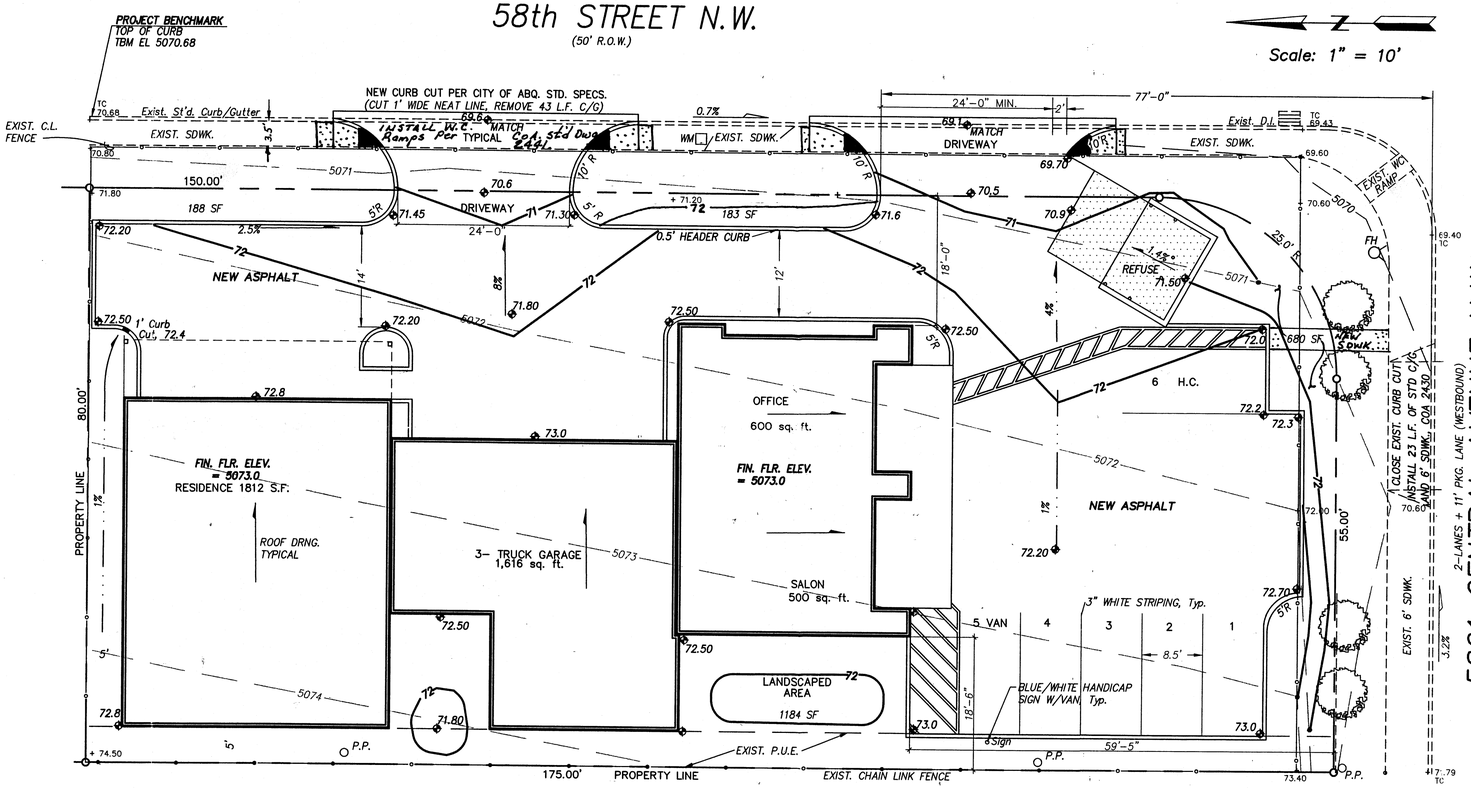
1. EXISTING CONTOURS, AND SPOT ELEVATIONS AND EXISTING DRAINAGE PATTERNS AND IMPROVEMENTS.
2. PROPOSED IMPROVEMENT: 1100 SF COMMERCIAL + 1800 RESIDENTIAL BUILDING(S), ASPHALT DRIVE/PARKING, CONCRETE FLAT WORK, NEW GRADE ELEVATIONS, REFUSE LOCATION, AND LANDSCAPING.
3. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
4. QUANTIFICATION OF DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS WHICH CONTRIBUTE TO THE EXISTING FLOWS.

PRESENTLY, THE SITE IS A DIRT, PAD SURFACE WITH SPARSE VEGETATION. THE SITE IS BOUNDED BY DEVELOPED COMMERCIAL PROPERTY, AND FALLS AT APPROXIMATELY 2% FROM THE NORTHWEST TO SOUTHEAST. CENTRAL AVENUE IS A PRINCIPAL ARTERIAL WITH 4 LANES, WITH CURB, GUTTER AND ATTACHED SIDEWALK. SITE RUNOFF WILL BE ALLOWED TO EITHER DRAIN THROUGH THE SITE, AND/OR PONDED IN DEPRESSED LANDSCAPE AREAS. THE SITE HAS HISTORICALLY DRAINED TO THE SOUTHEAST VIA SHEET FLOW.

HISTORICAL DOWNSTREAM OUTFALL LOCATIONS WILL REMAIN UNCHANGED WITH DEVELOPMENT. FREE DISCHARGE OF SITE RUNOFF IS ACCEPTABLE SINCE DOWNSTREAM CAPACITY EXISTS WITH THE MINIMAL INCREASE DUE TO DEVELOPMENT, AND COMPLIES WITH THE OVERALL MASTER DRAINAGE PLAN. A PORTION OF SITE RUNOFF IS ROUTED THROUGH PROPOSED LANDSCAPING.



VICINITY MAP ZONE K-11 Scale: 1" = 750'



NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 6TH EDITION W/ UPDATES.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
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 LANDSCAPING AREA SHALL BE SOFT-LINED WITH NATIVE VEGETATION AND/OR GRAVEL. ASPHALT PARKING AREA SHALL DRAIN DIRECTLY TO PROPOSED DRIVEWAY CUTS.
5. LANDSCAPING IRRIGATION SYSTEM SHALL BE DRIP-TYPE. CONTRACTOR SHALL INSTALL SYSTEM PRIOR TO PLACEMENT OF PAVING.
6. CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
7. REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1011, NATIVE SEED MIX.
8. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3 HORIZONTAL TO 1 VERTICAL, 3:1. ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.

LEGEND

PROPERTY LINE	
EXIST. CURB/GUTTER	
EXIST. SPOT ELEVATION	+24.0
EXIST. CONTOUR	10
NEW SPOT ELEVATION	24.0
NEW CONTOUR	54
NEW SWALE	
DRAINAGE DIRECTION, EXISTING	
NEW CONCRETE CURB (0.5' HEIGHT)	
NEW P.C.C., CONCRETE	
TOP OF CURB, EXISTING	TC
FLOWLINE	FL
EXISTING POWER POLE	PP
FACE OF CURB/FACE OF CURB	F-F

CALCULATIONS

DESIGN CRITERIA

HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM) REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE, ADOPTED BY THE COUNTY OF BERNALILLO
DISCHARGE RATE: Q=QPEAK x AREA.."Peak Discharge Rates For Small Watersheds"
VOLUMETRIC DISCHARGE: VOLUME = EWeighted x AREA
P100 = 2.20 Inches, Zone 1 Time of Concentration, TC = 10 Minutes
DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [ ] = 10 YEAR VALUES

EXISTING CONDITIONS

LOT AREA = 0.32 ACRES, WHERE EXCESS PRECIP. 'C' =0.99 In. [0.44].....HARD PAN DIRT
PEAK DISCHARGE, Q100 = 0.93 CFS [0.5], WHERE UNIT PEAK DISCHARGE 'C' = 2.87 CFS/AC. [1.49]
THEREFORE: VOLUME 100 = 1150 CF [511]

DEVELOPED CONDITIONS

DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA

	AREA	LAND TREATM'T	Q Peak	E
UNDEVELOPED/POND	0.00 Ac.(0%)	A	1.29[0.24]	0.49[0.08]
LANDSCAPING	0.03 Ac.(9%)	B	2.03[0.76]	0.67[0.22]
GRAVEL & COMPACTED SOIL	0.04 Ac.(12%)	C	2.87[1.49]	0.99[0.44]
ROOF - PAVEMENT	0.25 Ac.(79%)	D	4.40[2.90]	1.97[1.24]
	0.32 Ac.			

THEREFORE: $E_{Weighted}$ = 1.72 In.[1.04] &
Q100 =1.28 CFS VOLUME 100 = 1998 CF
Q10 = 0.81 CFS VOLUME 10 = 1208 CF

DOWNSTREAM ANALYSIS

EXISTING PERIMETER 58TH STREET DRAINS TO THE SOUTH, THEN EAST ALONG CENTRAL WITHIN THE UNDERGROUND STORM SEWER
THIS FACILITY HAS CAPACITY AND THE PROJECT TIME TO PEAK IS MUCH LESS THAN OVERALL BASIN TIME TO PEAK & INCREASE DUE TO DEVELOPMENT IS MINIMAL. (INCREASE FROM THE EXISTING. (.35±CFS)

I, PHILIP W. CLARK, A PROFESSIONAL ENGINEER LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE VISITED THE SITE SHOWN HEREON, AND THAT THE CONTOURS SHOWN REPRESENT THE EXISTING GROUND CONDITIONS, AND DO FURTHER CERTIFY THAT NO EARTHWORK OF ANY KIND, NOR ANY DISTURBANCE OF THE EXISTING GROUND HAS OCCURRED ON THIS SITE SINCE THE CONTOURS WERE DETERMINED.

PHILIP W. CLARK NMPE #10265

PHILIP W. CLARK NEW MEXICO 10265 REGISTERED PROFESSIONAL ENGINEER 7/26/2005

RECEIVED AUG 03 2005 HYDROLOGY SECTION

PROJECT DATA

ZONED, C-1

LEGAL DESCRIPTION

LOT 32B TORRES ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PROJECT BENCHMARK

TOP OF CURB, MARKED BY NAIL/SHINER LOCATED AT THE NORTHEAST CORNER OF PROPERTY, MSL ELEVATION = 5070.68. (TIED FROM ACS BRASS CAP NM448-C1, MSL=5074.03, NGVD1929 SEE PLAN).

TOPOGRAPHIC DESIGN SURVEY

PERFORMED BY CLARK CONSULTING ENGINEERS ON 7/22/05.

Clark Consulting Engineers
19 Ryan Road
Edgewood, New Mexico 87015
Tele: (505) 281-2444 Fax: (505) 281-2444

DATE	REVISION

LOT 32B TORRES ADDITION
ALBUQUERQUE, NEW MEXICO
MARTINEZ SALON AND GARAGE
TCL

DESIGNED BY: PWC	DRAWN BY: CCE	JOB #: Del Paul	1 OF 1
CHECKED BY: PWC	DATE: 7/20/05	FILE #: G/D	

Initial TCL

LOT AREA DATA	
GROSS LOT AREA:	28,229 S.F.
AREA OF BUILDINGS:	5855 S.F.
MAINTAINED RIGHT OF WAY LANDSCAPING	1664 S.F.
COMMERCIAL PARKING	3880 S.F.
PROPOSED LANDSCAPING @ > 15%	2862 S.F.

ENERGY CALCULATIONS WORKSHEET
N.M.E.C.C. COMPLIANCE

ADDRESS				CODE VALUES FOR COMPARISON		
ROOF/CEILING	AREA	R VALUE	AREAx1/R VAL.	AREA	U VALUE	RESULT
CEILING	1100sf	39.1	28.13	1100sf	.034	37.4
CATHEDRAL						
SKYLIGHT						
TOTALS			28.13			37.4
WALL	AREA	R VALUE	AREAx1/R VAL.	AREA	U VALUE	RESULT
WINDOWS	440	1.56	286.06	440	.64	281.6
DOORS	20	.56	35.7	20	.39	7.8
GROSS WALL	1180	21.5				
OPAQUE WALL	710	21.5	33.01	710	.15	106.5
TOTALS			350.76			395.9
FLOOR			R=6			R=6
UNHEATED: R=4						
HEATED: R=6						
TOTAL HOUSE COMPONETS	ROOF		28.13			37.4
	WALLS		350.76			395.9
OVERALL TOTAL			378.88	(COMPLIES)		433.3

CODE DESIGN DATA RESIDENCE	
OCCUPANCY GROUP	R3/U
TYPE OF CONSTRUCTION	VB
GROSS FLOOR AREA	2500 S.F RES./800 S.F GAR.
FLOOR DESIGN LOAD: 40# LIVE + 12# D.L.	
ROOF LOAD: 20# LIVE LOAD – 40# TOTAL DESIGN LOAD	
CONCRETE STRENGTH @ 28 DAYS: 3000 PSI	

CODE DESIGN DATA 3 CAR GARAGE	
OCCUPANCY GROUP	S–2 (C)
TYPE OF CONSTRUCTION	VB
GROSS FLOOR AREA	1375 S.F.
MAXIMUM ALLOWABLE FLOOR AREA :	3009 S.F.
OCCUPANT LOAD: NONE	
MAX. WIND SPEED: 90 MPH, 16.1 PSF ACTUAL WALL RESISTANCE AT MIDSPAN: 21 PSF	
ROOF LOAD: 20# LIVE LOAD – 40# TOTAL DESIGN LOAD	
CONCRETE STRENGTH @ 28 DAYS: 3000 PSI	

CODE DESIGN DATA SALON	
OCCUPANCY GROUP	B
TYPE OF CONSTRUCTION	VB
GROSS FLOOR AREA	1180 S.F.
MAXIMUM ALLOWABLE FLOOR AREA :	9000 S.F.
OCCUPANT LOAD: 6	
MAX. WIND SPEED: 90 MPH, 16.1 PSF ACTUAL WALL RESISTANCE AT MIDSPAN: 21 PSF	
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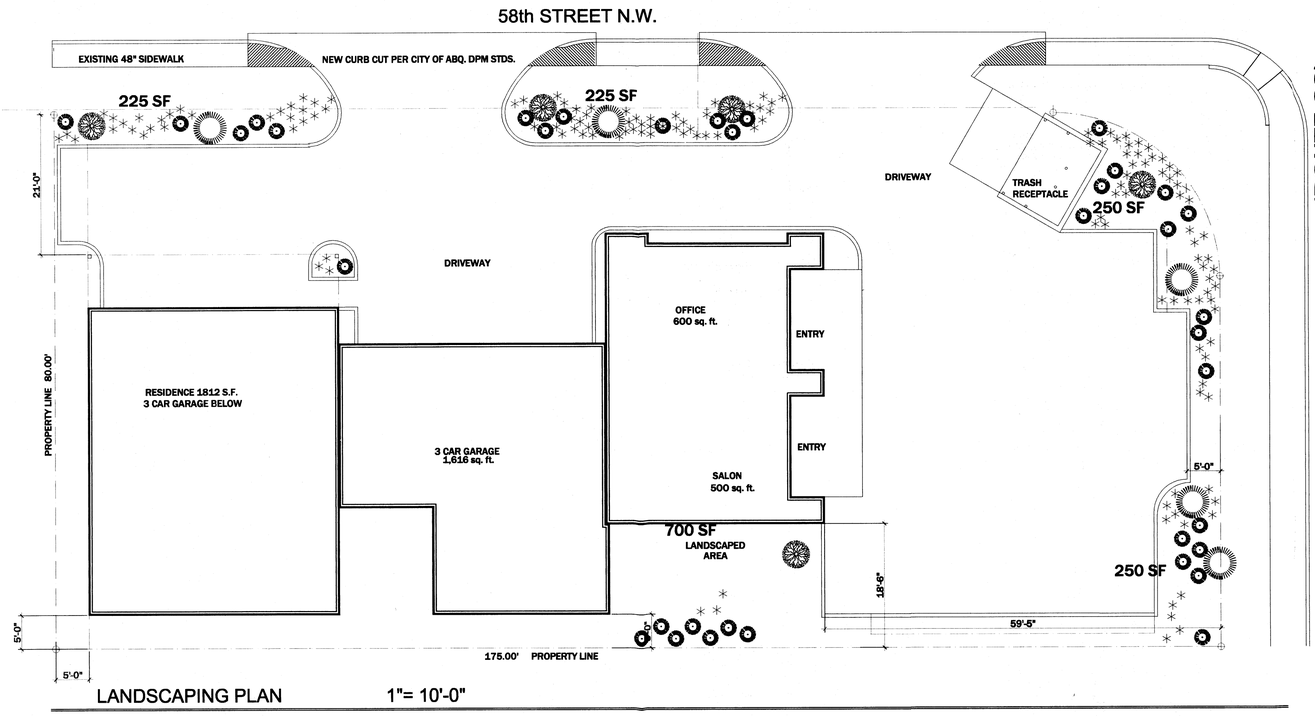

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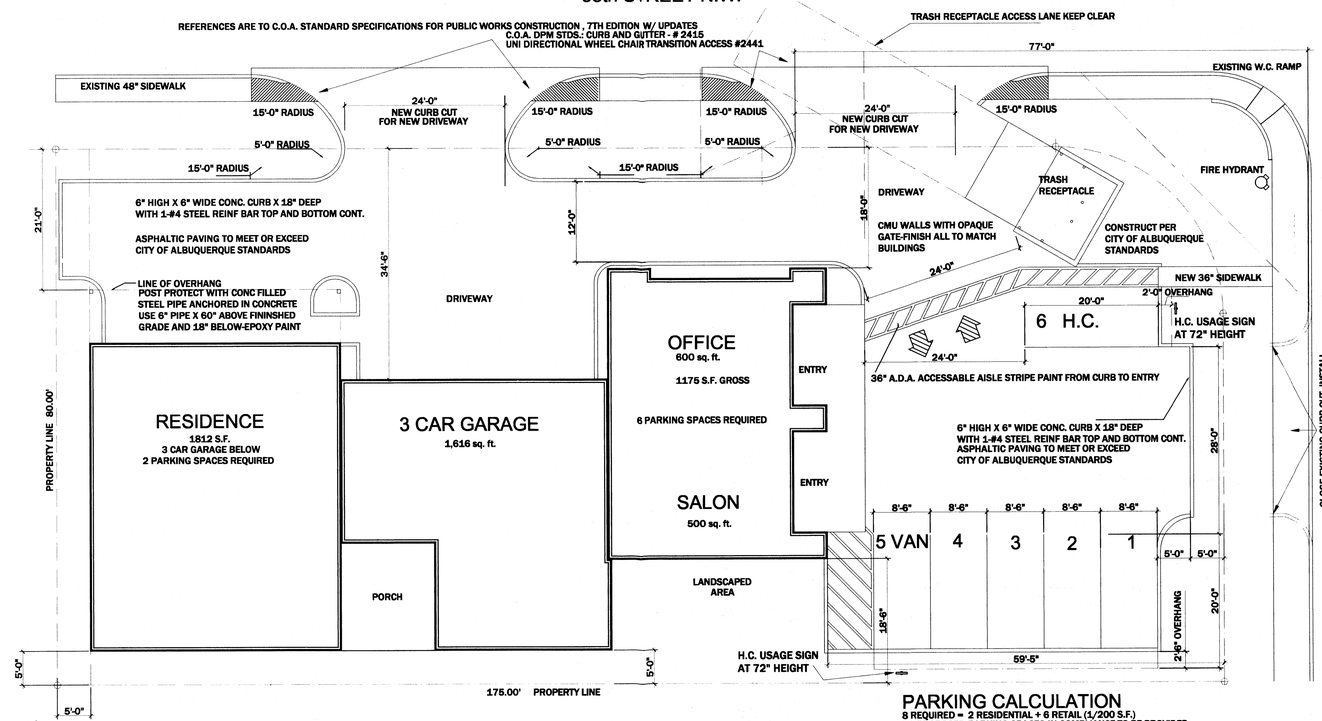
VARIOUS TYPES 3" CALIPER MIN
TREAT TO A NICE FERTILIZER TABLET

TRAFFIC CIRCULATION LAYOUT APPROVED

Signed 10/20/05 Date

5801 CENTRAL AVENUE S.W. (ROUTE 66)



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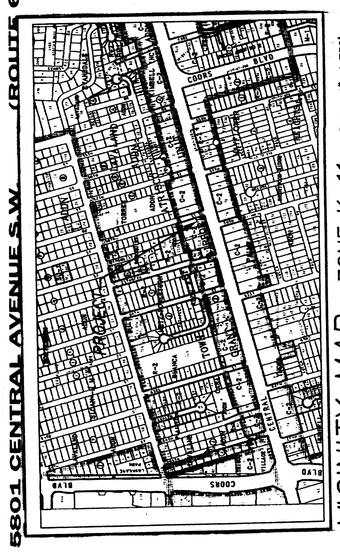

VICINITY MAP ZONE K–11

MARTINEZ RESIDENCE AND GARAGE
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SITE PLAN

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STATE OF NEW MEXICO
10-20-05
DEL PAUL JACK
#858
REGISTERED ARCHITECT

SHEET
SITE