

LEAD AVENUE S.W. 60' R.O.W.

RECEIVED
FEB 02 2000
HYDROLOGY SECTION

NOTE:
FOR CLARITY, EXISTING ELEMENTS ON THE SITE
WHICH ARE WITHIN THE FOOTPRINT OF THE
PARKING GARAGE MAY NOT BE SHOWN. SEE THE
SITE SURVEY FOR ADDITIONAL INFORMATION.

FF = 52.00

BASIN "A"

BASIN "B"

LOT 12-A
BLOCK 40-A
1.0835 ACS.

DRAINAGE CERTIFICATION

AS-BUILT ELEVATIONS ARE SHOWN ON THE PLAN IN LOCATIONS WHERE THE ORIGINAL DESIGN ELEVATION HAS BEEN CROSSED OUT AND THE NEW ELEVATION IS LISTED. ELEVATIONS WERE PROVIDED BY BOHANNAN HUSTON INC., PROFESSIONAL LAND SURVEYOR.

NOTES:

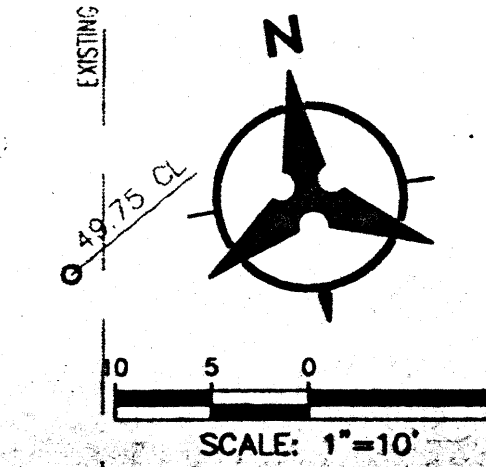
1. BRUCE J. STODOLSKY, OF BOHANNAN HUSTON INC., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE DRAINAGE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED DRAINAGE PLAN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BRUCE J. STODOLSKY, P.E.
N.M.P.E. NO. 14523

DATE

LEGEND

- PROPERTY LINE
- EXISTING GROUND SURF ELEVATION
- EXISTING DRAIN INLET
- EXISTING DRAINAGE
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING SEWER MANHOLE
- EXISTING TELEPHONE RISER
- EXISTING TRANSFORMER
- EXISTING WATER METER
- EXISTING WATER VALVE
- PROPOSED SPOT ELEVATION
- TOP OF CURB, EL=FLOW LINE
- TW-TOP OF WALL, BW-BOTTOM OF WALL
- EX-EXISTING, TH-TOP OF GRADE
- HP-HIGH POINT, EP-EDGE OF PAVEMENT
- PROPOSED DIRECTION OF FLOW
- PROPOSED STORM DRAIN
- PROPOSED INLET
- PROPOSED STORM DRAIN MANHOLE



GENERAL NOTES

- ALL WORK DETAIL ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE. CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING DPA RULES REQUIREMENTS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE RELOCATED WITHIN THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY WORK TO BE COMPLETED.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- PERMANENT PAVING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LINES. THE CONTRACTOR SHALL NOT STAGE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY, EXCEPT AS SPECIFICALLY ALLOWED BY COA.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL, DISTURBANCE, EXCAVATION PERMITS, COVERAGE UNDER DPA RULES, ETC.).
- ALL PROPERTY CORNERS ESTABLISHED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE PERMANENTLY MARKED BY SURVEYOR'S LATEST EDITION.
- THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNALING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE. TRAFFIC CHECKING TECHNIQUE, PRIOR TO BEGINNING ANY CONSTRUCTION WORK OR ADJACENT TO EXISTING STREETS.
- ALL BARRICADES AND CONSTRUCTION SIGNALING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) OR EQUIVALENT BY THE NATIONAL HIGHWAY TRAFFIC SAFETY BOARD.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNALING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADES AT THE END OF EACH DAY.

GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL CROSSES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERM AT THE PROPERTY LINES PER DETAIL ON SHEET C203 AND NETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND Haul TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIAN AND ISLANDS.

NOTICE TO CONTRACTORS (SO 19)

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAIL ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, INCLUDING ALL UPDATES.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATION SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- 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 SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE TO ARTERIAL STREET USE (95% OF MAX. AS DETERMINED BY ASTM D-1557).
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

DESIGN APPROVAL:
Paul B. ... 02-09-00
HYDROLOGIST SECTION DATE

INSPECTION APPROVAL:

TRANS/STREET MAINT. DATE

ACCEPTANCE:

CONSTRUCTION MAINT. DATE

KEYED NOTES

- RAISED PLANTER, SLOPE AT 2.0% (MIN.) AWAY FROM BUILDING
- INSTALL AREA DRAIN, NOS #211 OR APPROVED EQUAL. SEE PLUMBING PLANS FOR DRAIN LINE CONNECTION.
- OUTSIDE OF PARKING GARAGE WALL (BELOW). SEE ARCHITECTURAL.
- CMU WALL, SEE ARCHITECTURAL.
- CONNECT NEW 8" STORM DRAIN LINE TO EXISTING DROP INLET, INV. = 46.00
- INSTALL 6" SDR-35 PVC STORM DRAIN AT S=3.5% (MIN.)
- INSTALL CLEANOUT AS PER DETAIL ON SHEET C203. SEE SHEET P201 FOR CONTINUATION, INV. = 48.04
- INSTALL NEW 4" DIA. TYPE "C" MANHOLE AS PER COA STD. DWG. 2101, OVER EXISTING RCP STORM DRAIN. INV. = 42.81, RIM = 50.04
- 6" SD, SEE SHEET P201 FOR CONTINUATION, INV. = 48.44
- REMOVE & REPLACE EXISTING ASPHALT PAVEMENT, BASE COURSE, AND CURB & GUTTER AS PER COA STD. COORDINATE BARRICADES WITH COA.

LEGAL DESCRIPTION

Lot numbered Twelve-A (12-A) in Block numbered Forty-A (40-A) of the NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE OF ALBUQUERQUE, New Mexico on the same is shown and designated on said plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 20, 1999 in Volume 99-C, Page 94.

PROJECT BENCHMARK

Based on elevations in A.C.S. Control Station 3-K14, located in the Northeast quadrant of the intersection of Lead Avenue S.W. and 3rd Street S.W. Said station is marked by a standard City of Albuquerque disk set in a drilled hole in the sidewalk, marked "3-K 14 ACS". Elevation = 4950.564.

CONCEPTUAL DRAINAGE MANAGEMENT PLAN

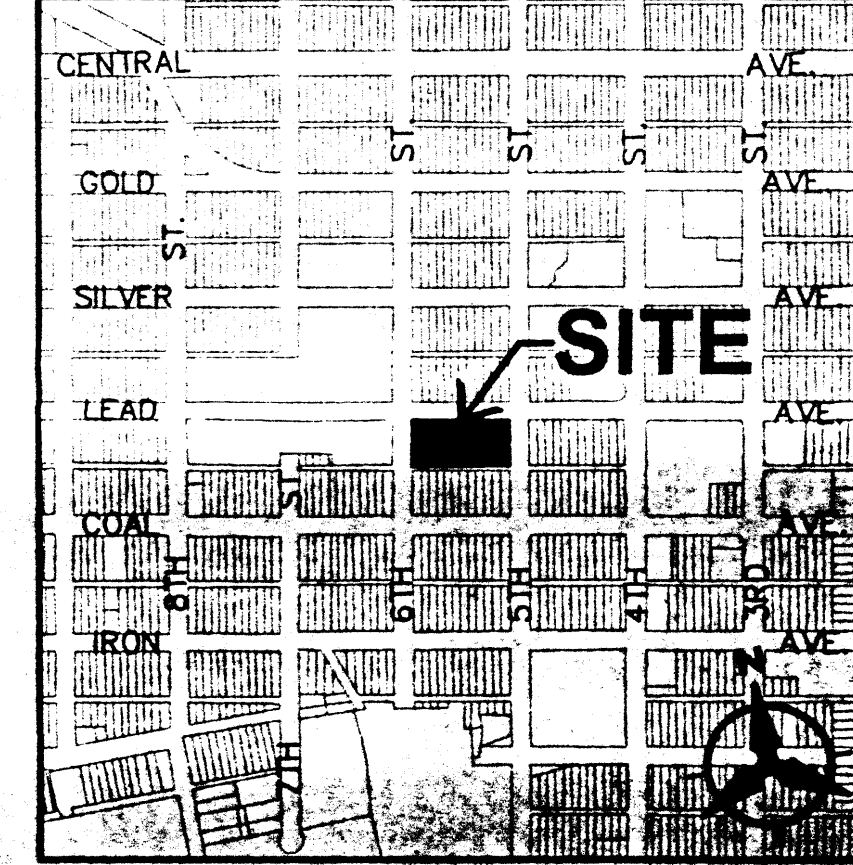
I. INTRODUCTION
The purpose of this submittal is to present a final drainage and grading plan for the proposed Social Security Administration Building, on approximately 1.08 acre project. The project is located in the downtown area, and has been conceptually approved by the downtown redevelopment official. The project is not required to go through EPC or DBR. There is no infrastructure left associated with this project. The project was re-platted in 1999, at which time the existing alley was vacated.

II. SITE LOCATION
The site is located on the south side of Lead Avenue, between 5th and 6th Streets. In its current condition, the site is completely vacant, heavily compacted soil. In the recent past, the site contained the headquarters for the Homeless Society. The site is within Zone Atlas Page K-14, and is legally described as Lot 12-A, Block 40-A, New Mexico Town Company's Original Town Site of Albuquerque, New Mexico.

III. EXISTING HYDROLOGIC CONDITIONS
The site is currently completely vacant, with most of the site being covered with a gravel surface to accommodate its current function as a pay-for-use parking lot. It appears that the site has contained numerous buildings at some time in the past. According to the drainage management scheme for the development is proposed to be one of two discharge to the existing storm drain in 5th and 6th Streets. Due to the project's intense use of the land and the site's previous history of development, flow discharge is the only feasible approach to site drainage. This approach was discussed with and approved by the City Engineer during an informal pre-design meeting. Half of the site (Block 8, 0.56 acres, 0.00 = 2.5%) discharges to the 5th Street storm drain via a new underground storm drain which accepts flow from the roof of the building. The other half of the site (Block A, 0.52 acres, 0.00 = 2.5%) is collected into another storm drain which will connect to the back of an existing drop inlet located at the corner of 6th and Lead. Flowable flows are generated by the small courtyard north (discharge to Lead Avenue) and south (discharge to 5th and 6th) of the building. A small area of the courtyard on the south side of the building drains to an area drain that is connected to one of the rear drop inlets inside the building.

IV. PROPOSED HYDROLOGIC CONDITIONS
The drainage management Plan provides for safe handling of the 100-year storm, and meets DPA and drainage ordinance criteria. With this submittal, we are seeking grading, foundation permit and building permit approval.

EXISTING CONDITIONS CALCULATIONS
Block 1 (the entire site) 1.08 acres, Zone 2
Land Treatment S = "C" = 50%, T = 50%
0.00 = 0.51(0.0314) + 0.51(0.067) = 4.4 cfs
PROPOSED CONDITIONS CALCULATIONS
Block A = 0.56 acres
Land Treatment S = "C" = 50%, T = 50%
0.00 = 0.05(0.561314) + 0.56(0.5617) = 2.5 cfs
Block B = 0.56 acres
Land Treatment S = "C" = 50%, T = 50%
0.00 = 0.05(0.561314) + 0.56(0.5617) = 2.5 cfs



VICINITY MAP
ZONE ATLAS PAGE K-14-Z

Bohannon - Huston

County One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CHC PARTNERS I, LLC
OWNERS
405 LEXINGTON AVENUE, NEW YORK, NEW YORK 10174
TELE. (212) 953-0007 FAX (212) 953-1535

THE COWPERWOOD COMPANY
DEVELOPER
405 LEXINGTON AVENUE, NEW YORK, NEW YORK 10174
TELE. (212) 953-0007 FAX (212) 953-1535

HARVEY-CLEARY ENGINEERS
AND BUILDERS
1212 SYCAMORE ST., SUITE 22, CINCINNATI, OHIO 45210
TELE. (513) 412-3506 FAX (513) 412-3565

KAPLAN McLAUGHLIN DIAZ
ASSOCIATE ARCHITECTS

SMPC ARCHITECTS
ARCHITECTS • PLANNERS • INTERIOR DESIGNERS
115 AMHERST DRIVE SE., ALBUQUERQUE, NEW MEXICO 87106
TELE. (505) 255-8668 FAX (505) 268-6665

SOCIAL SECURITY ADMINISTRATION - TELESERVICE CENTER
GENERAL SERVICES ADMINISTRATION
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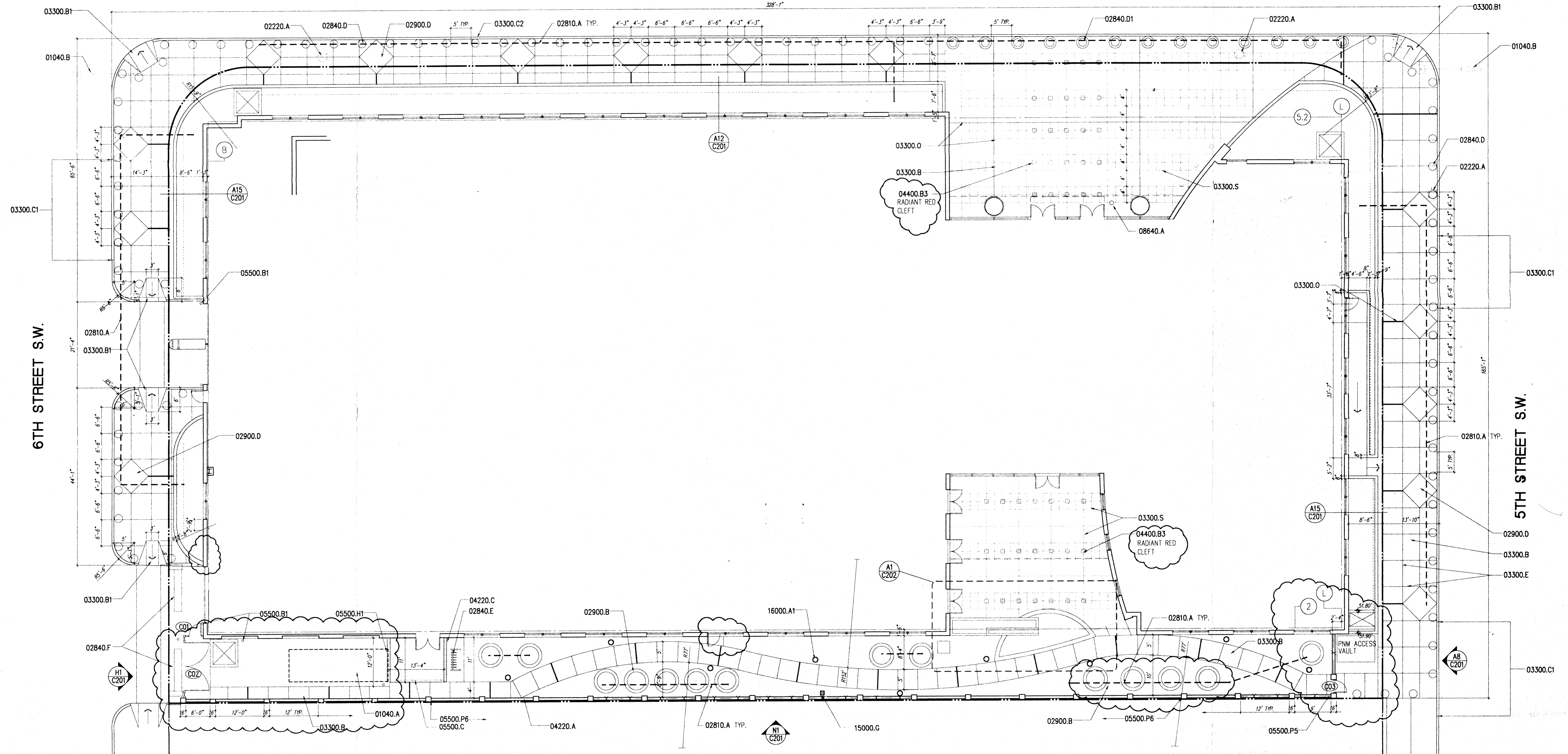
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SMPC
ARCHITECTS

GRADING / DRAINAGE PLAN
REV. # DATE PROJECT # 00 261 A02
DWN BY: RWS
CHK BY: BJS
DATE: 01/31/00

C102
OF

LEAD AVENUE S.W.



MATERIALS KEYING LEGEND

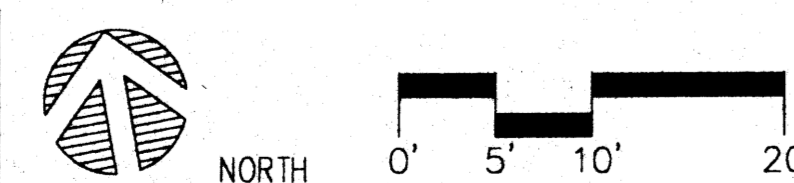
- | | |
|--|--|
| <p>01040-COORDINATION
A. TRASH COMPACTOR, 0'0" I
B. TRAFFIC LIGHTS AND SIGNAL BOX
02220- SITE DEMOLITION
A. REMOVE AND REINSTALL STREET LIGHTS
02810- IRRIGATION SYSTEMS
A. 3" DIAMETER PIPE SLEEVE
02840-WALK, ROAD, AND PARKING APPURTENANCES
D. BOLLARD, 18" DIA. - ANCHORED
D1. BOLLARD/PLANTER 24" DIA. - ANCHORED
E. BIKE RACK
F. TRAFFIC BARRIER, 10' LONG x 1'-8" HIGH
02900-LANDSCAPING
B. RAISED PLANTER
D. TREE GRATE IN FRAME
03300-CAST-IN-PLACE CONCRETE
B. CONCRETE WALK
B1. H/C ACCESS RAMP
C1. CONCRETE CURB AND GUTTER (TO MATCH EXISTING)
C2. EXISTING CURB & GUTTER TO REMAIN
E. CONTROL JOINTS AT 5'-0" O.C. TYPICAL
O. 1/2" EXPANSION JOINT MATERIAL AND CAULK @ 20'-0" O.C. AS INDICATED ON PLAN
S. SCORED CONCRETE</p> | <p>04220-CONCRETE MASONRY UNITS
A. 8" CMU
C. 8" CMU - SPLIT FACE
04400- STONE MATERIALS
B3. STONE PAVING-3
05500-METAL FABRICATIONS
B1. 6" O.D. CONCRETE FILLED STEEL TUBE BOLLARD
C. PIPE HANDRAIL
H1. 1 3/4" x 1 3/4" ANGLE
P5. GATE
P6. TUBE STEEL FENCING ABOVE CMU WALL
08640-AUTOMATIC DOOR OPERATORS
A. PUSH BUTTON
15000-MECHANICAL
G. AREA DRAIN
16000-ELECTRICAL
A1. LIGHT BOLLARDS (SEE ELECTRICAL)</p> |
|--|--|


GENERAL NOTES

1. REPLACE ALL DAMAGED CONCRETE CURB AND GUTTER AT PERIMETER OF THE SITE.
2. PATCH ASPHALT AS REQUIRED.
3. PROVIDE 1/2" EXPANSION JOINT MATERIAL AND CAULK IN SIDEWALKS AT 20'-0" O.C. PROVIDE DUMMY JOINTS AT 5'-0" O.C. SEE PLAN.
4. SEE A001 FOR GATE HARDWARE
5. SEE C102 FOR GRADES

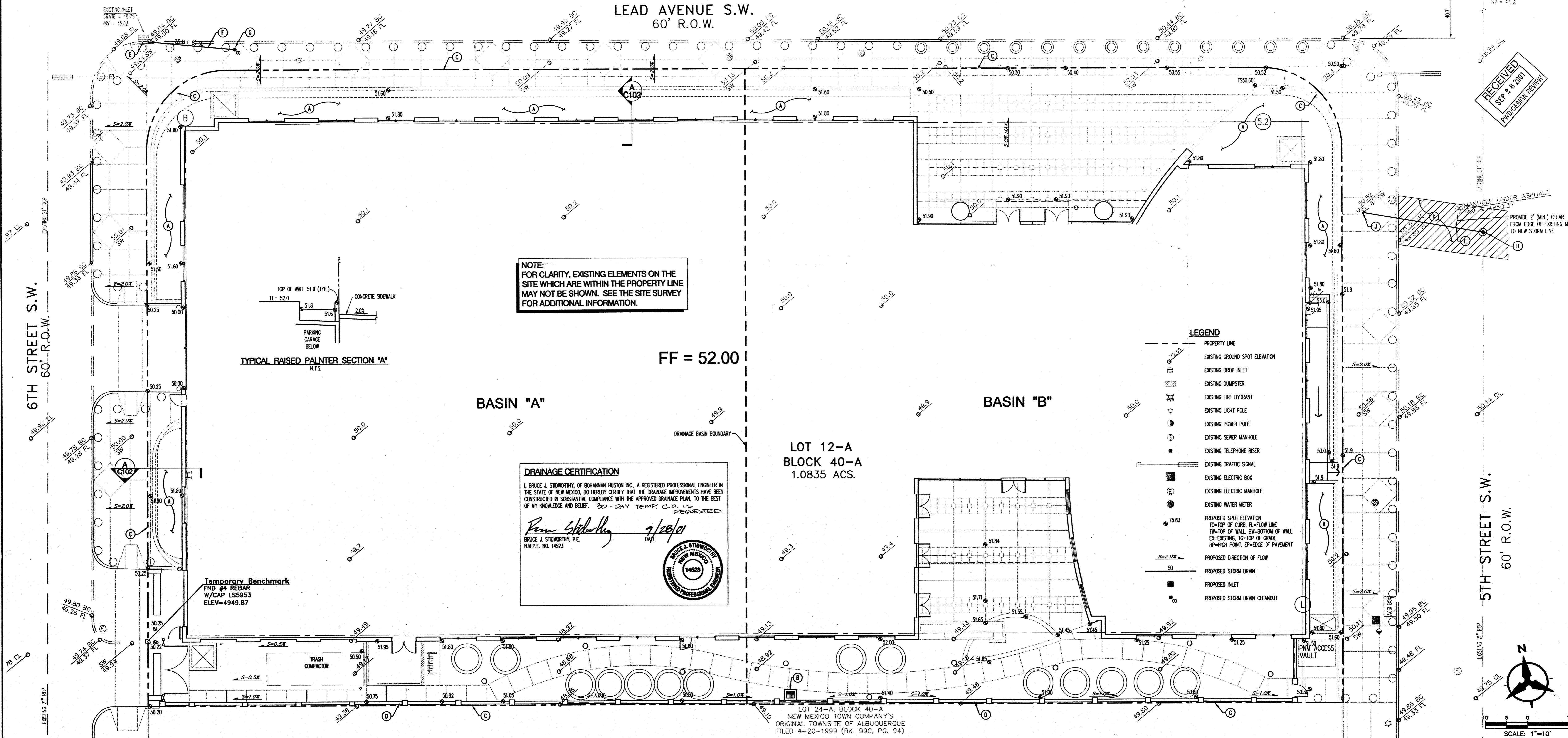
DRAWING DATE: AUG. 11, 2000 TIME: 2:21 PM PLOT SCALE: 1" = 10'

A1	SITE PLAN
1/10"=1'-0"	A101



DATE: 5/17/2000	CHC PARTNERS I, LLC OWNERS 405 LEXINGTON AVENUE, NEW YORK, NEW YORK 10174 TELE. (212) 953-0007 FAX (212) 953-1535	THE COWPERWOOD COMPANY DEVELOPER 405 LEXINGTON AVENUE, NEW YORK, NEW YORK 10174 TELE. (212) 953-0007 FAX (212) 953-1535	HARVEY-CLEARY ENGINEERS AND BUILDERS 1212 SYCAMORE ST., SUITE 22, CINCINNATI, OHIO 45210 TELE. (513) 412-3506 FAX (513) 412-3565	KAPLAN McLAUGHLIN DIAZ ASSOCIATE ARCHITECTS 115 AMHERST DRIVE SE., ALBUQUERQUE, NEW MEXICO 87106 TELE. (505) 255-8668 FAX (505) 268-6665	SMPC ARCHITECTS ARCHITECTS • PLANNERS • INTERIOR DESIGNERS 115 AMHERST DRIVE SE., ALBUQUERQUE, NEW MEXICO 87106 TELE. (505) 255-8668 FAX (505) 268-6665	SOCIAL SECURITY ADMINISTRATION - TELESERVICE CENTER GENERAL SERVICES ADMINISTRATION These documents were prepared for this specific project only. SMPC Architects' liability is limited to this specific project, and does not extend to reuse of these documents for other projects. Copyright © 2000 by SMPC Architects	 GLENN H. FELLOWS No. 978 REGISTERED ARCHITECT	ARCHITECTURAL SITE PLAN REV. # DATE PROJECT # 99073 MISC. 8/31/00 DWN BY: MDR CHK BY: DATE: 5/31/00	C101 4 of 113
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LEAD AVENUE S.W.
60' R.O.W.



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FOR ADDITIONAL INFORMATION.

TYPICAL RAISED PALNTER SECTION 'A'
N.T.S.

FF = 52.00

BASIN "A"

BASIN "B"

LOT 12-A
BLOCK 40-A
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DRAINAGE CERTIFICATION

I, BRUCE J. STOWORTHY, of BOHANNAN HUSTON INC., a REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE DRAINAGE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED DRAINAGE PLAN, TO THE BEST OF MY KNOWLEDGE AND BELIEF. 30-DAY TEMP. C.O. IS REQUESTED.

Bruce J. Stoworthy 7/28/01
BRUCE J. STOWORTHY, P.E.
N.M.P.E. NO. 14523

BOHANNAN HUSTON INC.
REGISTERED PROFESSIONAL ENGINEER
14523

LEGEND

- PROPERTY LINE
- EXISTING GROUND SPOT ELEVATION
- EXISTING DRAIN INLET
- EXISTING DUMPSTER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING SEWER MANHOLE
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- NOT USED
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES PER DETAIL ON SHEET C203 AND NETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND Haul TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATIONS SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIAN AND ISLANDS.

NOTICE TO CONTRACTORS (SO 19)

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECS FOR PUBLIC WORKS CONSTRUCTION, 1998 EDITION, INCLUDING ALL UPDATES.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATION SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- 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 SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE TO ARTERIAL STREET USE (90% OF MAX. AS DETERMINED BY ASTM D-1557).
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

THESE NOTES APPLY TO KEYED NOTES "C" THRU "K"

DESIGN APPROVAL:

HYDROLOGY SECTION DATE

INSPECTION APPROVAL:

TRANS/STREET MANT DATE

ACCEPTANCE:

CONSTRUCTION MGT. DIV. DATE

KEYED NOTES

- BASED PALNTER, SLOPE AT 2.0% (MIN.) AWAY FROM BUILDING. SEE TYPICAL SECTION "A" THIS SHEET.
- INSTALL AREA DRAIN, NOS #121 OR APPROVED EQUAL. SEE PLUMBING PLANS FOR DRAIN LINE CONNECTION.
- OUTSIDE OF PARKING GARAGE, WALL (BELOW). SEE ARCHITECTURAL.
- CMU WALL, SEE ARCHITECTURAL.
- CONNECT NEW 8" STORM DRAIN LINE TO EXISTING DRAIN INLET, INV. = 48.00.
- INSTALL 6" SDR-35 PVC STORM DRAIN AT S=3.5% (MIN.).
- INSTALL CLEANOUT AS PER DETAIL ON SHEET C103. SEE SHEET P201 FOR CONTINUATION, INV. = 48.00.
- INSTALL NEW 4" DIA. TYPE "C" MANHOLE AS PER COA STD. DWG. 2101, OVER EXISTING RCP STORM DRAIN. INV. = 42.84, RIM = 50.02.
- 6" SD, SEE SHEET P201 FOR CONTINUATION, INV. = 48.44.
- REMOVE & REPLACE EXISTING ASPHALT PAVEMENT, BASE COURSE, AND CURB & GUTTER AS PER COA STD. COORDINATE BARRICADES WITH COA.

LEGAL DESCRIPTION

Lot numbered Twelve-A (12-A) in Block numbered Forty-A (40-A) of the NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE OF ALBUQUERQUE, New Mexico as the same is shown and designated on said plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 20, 1999 in Volume 99-C, Page 94.

PROJECT BENCH MARK

Based on elevations is A.C.S. Control Station 3-K14, located in the Northeast quadrant of the intersection of Lead Avenue S.W. and 3rd Street S.W. Said station is marked by a standard City of Albuquerque disk set in a drilled hole in the sidewalk, marked "3-K 14 ACS". Elevation = 4950.564.

DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION
The purpose of this submittal is to present a final drainage and grading plan for the proposed Social Security Administration Building, an approximately 100,000 sq. ft. project. The project is located in the downtown area, and has been conceptually approved by the downtown redevelopment official. The project is not required to go through DPC or DRS. There is no infrastructure fee associated with this project. The project was re-platted in 1999, at which time the existing alley was vacated.

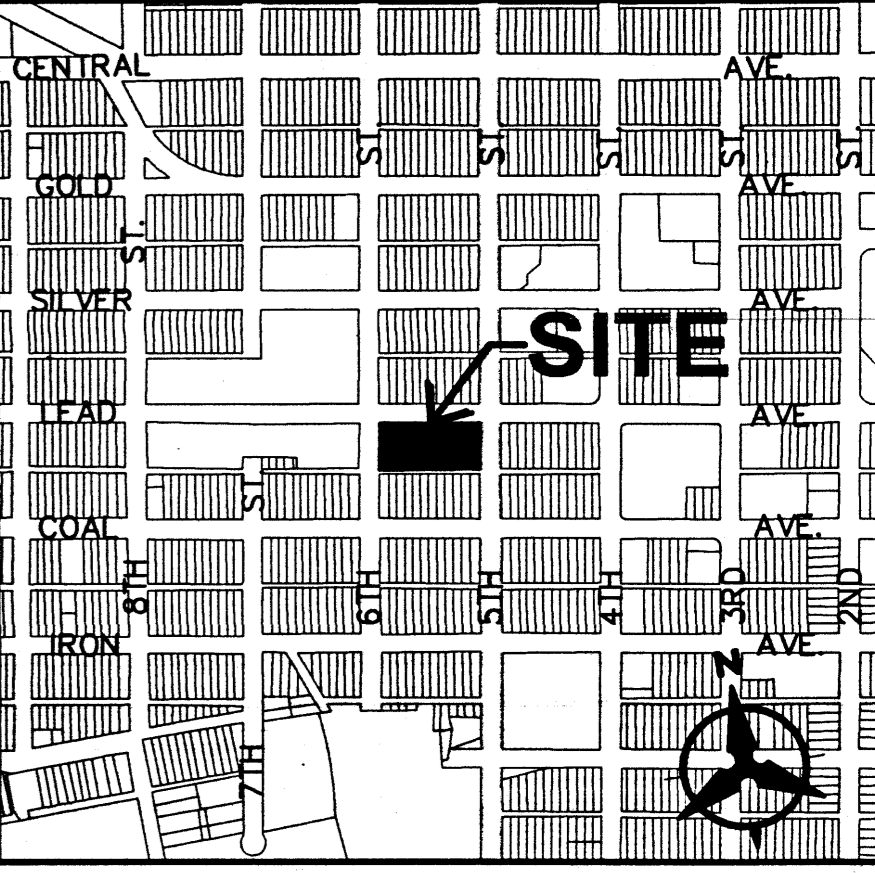
II. SITE LOCATION
The site is located on the south side of Lead Avenue, between 5th and 6th Streets. In its current condition, the site is completely graded, heavily compacted soil. In the recent past, the site contained the Healthcare for the Homeless facility. The site is within Zone Atlas Page K-14, and is legally described as Lot 12-A, Block 40-A, New Mexico Town Company's Original Town Site of Albuquerque, New Mexico.

III. EXISTING HYDROLOGIC CONDITIONS
The site is currently completely vacant, with most of the site being covered with a gravel surface to accommodate its current function as a pre-use parking lot. It appears that the site has contained numerous buildings at some time in the past. Accordingly, between the existing impervious areas and the hardened dirt areas of the site, the site behaves as essentially developed site with a high degree of imperviousness and soil compaction. Under existing conditions the site discharges approximately 4.4 cfs in the 100 year storm. The flows from the existing site are discharged to Lead, 5th, 6th, and the existing alley. The existing alley contains a drop inlet which appears to be tied to the storm drain in 6th Street (the storm and sanitary lines within the alley will be removed and replaced with this project).

IV. PROPOSED HYDROLOGIC CONDITIONS
The developer for the project proposes to construct a multi-story office building for the Social Security Administration. The building and parking garage below take up the entire site, from property line to property line. The drainage management scheme for the development is proposed to be one of free discharge to the existing storm drains in 5th and 6th Streets. Due to the project's intense use of the land and the site's previous history of development, free discharge is the only feasible approach to site discharge. This approach was discussed with and approved by the City Engineer during an informal pre-design meeting. Half of the site (Basin B, 0.56 acres, 0.000 = 2.5%) discharges to the 5th street storm drain via a new underground storm drain which accepts flows from the roof of the building. The other half of the site (Basin A, 0.56 acres, 0.000 = 2.5%) is collected into another storm drain which will connect to the back of an existing drop inlet located at the corner of 5th and Lead. Headgate flows are generated by the small courtyard north (discharge to Lead Avenue) and south (discharge to 5th and 6th) of the building. A small area of the courtyard on the south side of the building drains to an area drain that is connected to one of the roof drain lines inside the building.

V. CONCLUSION
This Drainage Management Plan provides for safe handling of the 100-year storm, and meets DPM and drainage ordinance criteria. With this submittal, we are seeking grading, foundation permit and building permit approval.

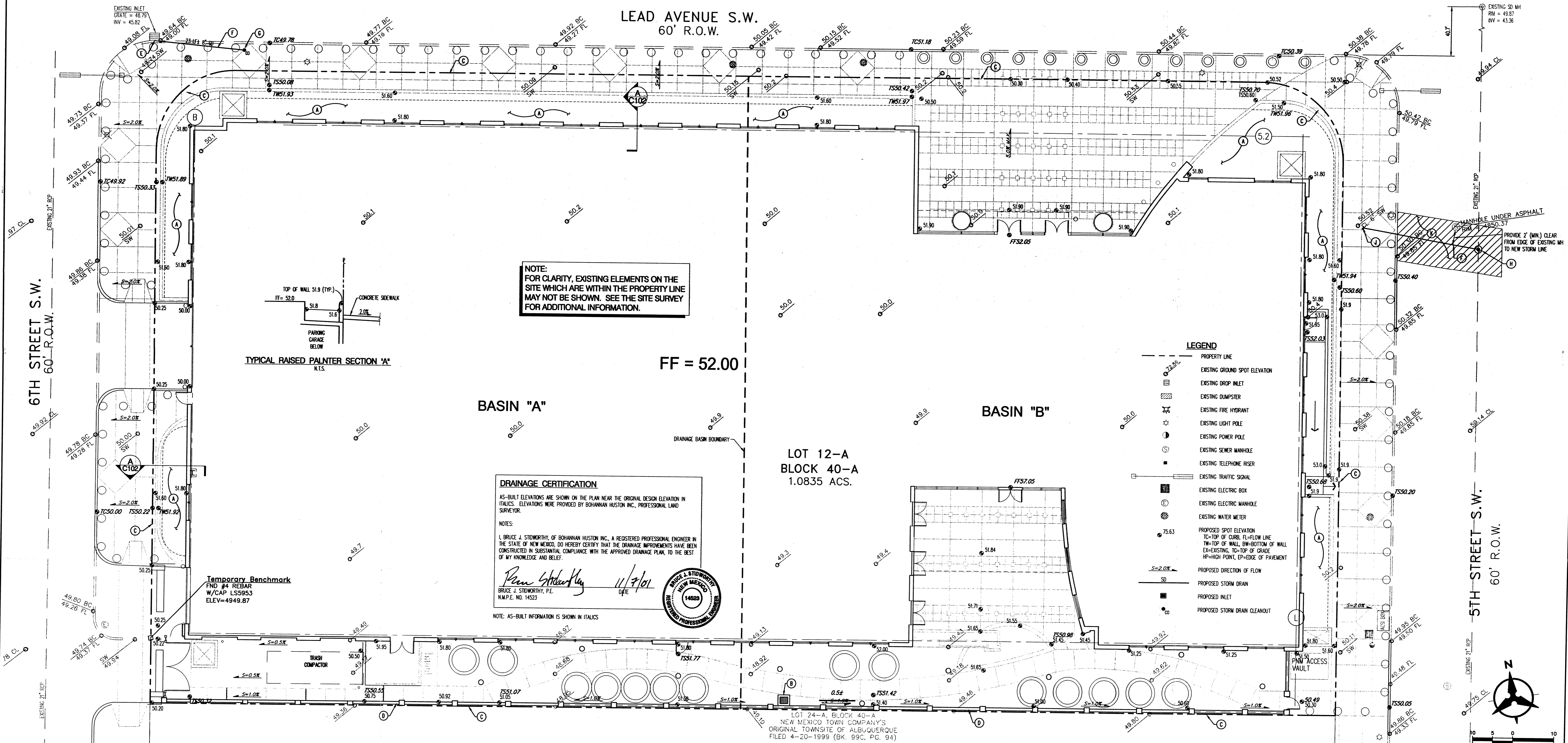
EXISTING CONDITIONS CALCULATIONS
Basin 1 (the entire site) 1.08 csm, Zone 2
Land Treatment K = "C" = 0.54, "D" = 0.05
Q100 = 0.55(0.54)1.4 + 0.55(0.05)1.7 = 4.4 cfs
PROPOSED CONDITIONS CALCULATIONS
Basin A = 0.56 acres
Land Treatment K = "C" = 0.54, "D" = 0.05
Q100 = 0.55(0.54)1.4 + 0.55(0.05)1.7 = 2.5 cfs
Basin B = 0.56 acres
Land Treatment K = "C" = 0.54, "D" = 0.05
Q100 = 0.55(0.54)1.4 + 0.55(0.05)1.7 = 2.5 cfs



VICINITY MAP
ZONE ATLAS PAGE K-14-Z

Bohannon & Huston
Consulting One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CHC PARTNERS I, LLC OWNERS 405 LEXINGTON AVENUE, NEW YORK, NEW YORK 10174 TELE (212) 953-0007 FAX (212) 953-1535	THE COWPERWOOD COMPANY DEVELOPER 405 LEXINGTON AVENUE, NEW YORK, NEW YORK 10174 TELE (212) 953-0007 FAX (212) 953-1535	HARVEY-CLEARY ENGINEERS AND BUILDERS 1212 SYCAMORE ST., SUITE 22, CINCINNATI, OHIO 45210 TELE (513) 412-3506 FAX (513) 412-3565	KAPLAN McLAUGHLIN DIAZ ASSOCIATE ARCHITECTS	SMPC ARCHITECTS ARCHITECTS • PLANNERS • INTERIOR DESIGNERS 115 AMHERST DRIVE SE., ALBUQUERQUE, NEW MEXICO 87106 TELE (505) 255-8668 FAX (505) 268-6665	SOCIAL SECURITY ADMINISTRATION - TELESERVICE CENTER GENERAL SERVICES ADMINISTRATION These documents were prepared for this specific project only. SMPC Architects' liability is limited to this specific project, and does not extend to reuse of these documents for other projects. Copyright © 2000 by SMPC Architects	SMPC ARCHITECTS	GRADING / DRAINAGE PLAN REV. # DATE PROJECT # 00 261 A02 DWN BY: RWB CHK BY: BJS DATE: 05/31/00	C102 OF
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GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE. CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA NPDES REQUIREMENTS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY, EXCEPT AS APPROVED BY CITY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADE, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, COVERAGE UNDER EPA NPDES, ETC.).
- ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
- THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SCHEDULING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- ALL BARRICADES AND CONSTRUCTION SCHEDULING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SCHEDULING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADES AT THE END AND BEGINNING OF EACH DAY.

GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAYMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- NOT USED
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERM AT THE PROPERTY LINES PER DETAIL ON SHEET C203 AND WEETING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL, SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND Haul to OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.

NOTICE TO CONTRACTORS (SO 19)

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, INCLUDING ALL UPDATES.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATION SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- 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 SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE TO ARTERIAL STREET USE (95% OF MAX. AS DETERMINED BY ASTM D-1557).
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

THESE NOTES APPLY TO KEYED NOTES "C" THRU "K"

DESIGN APPROVAL: _____

HYDROLOGY SECTION DATE: _____

INSPECTION APPROVAL: _____

TRANS/STREET MAINT DATE: _____

ACCEPTANCE: _____

CONSTRUCTION MGT. DIV. DATE: _____

KEYED NOTES

- RAISED PLANTER, SLOPE AT 2.0% (MIN.) AWAY FROM BUILDING. SEE TYPICAL SECTION "A" THIS SHEET.
- AREA DRAIN NOT INSTALLED, A FRENCH DRAIN WAS INSTALLED UNDER THE ENTIRE LENGTH OF THE COURTYARD.
- OUTSIDE OF PARKING GARAGE WALL (BELOW). SEE ARCHITECTURAL.
- CMU WALL, SEE ARCHITECTURAL.
- CONNECT NEW 8" STORM DRAIN LINE TO EXISTING DROP INLET, INV. = 46.00
- INSTALL 8" SDR-35 PVC STORM DRAIN AT S=3.5% (MIN.)
- INSTALL CLEANOUT AS PER DETAIL ON SHEET C103. SEE SHEET P201 FOR CONTINUATION, INV. = 48.02
- INSTALL NEW 4" DIA. TYPE "C" MANHOLE AS PER COA STD. DWG. 2101, OVER EXISTING RCP STORM DRAIN, INV. = 42.84, RM = 50.02
- 8" SD, SEE SHEET P201 FOR CONTINUATION, INV. = 48.42
- REMOVE & REPLACE EXISTING ASPHALT PAVEMENT, BASE COURSE, AND CURB & GUTTER AS PER COA SIDS. COORDINATE BARRICADES WITH COA.

LEGAL DESCRIPTION

LOT numbered Twelve-A (12-A) in Block numbered Forty-A (40-A) of the NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE OF ALBUQUERQUE, New Mexico as the same is shown and designated on said plot thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 20, 1999 in Volume 99-C, Page 94.

PROJECT BENCH MARK

Point of elevations is A.C.S. Control Station 3-114, located in the Northeast quadrant of the intersection of Lead Avenue S.W. and 3rd Street S.W. Said station is marked by a standard City of Albuquerque disk set in a drilled hole in the sidewalk, marked "3-K 14 ACST". Elevation = 4950.564.

DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION

The purpose of this submittal is to present a final drainage and grading plan for the proposed Social Security Administration Building, an approximately 100,000 sq. ft. project. The project is located in the downtown area, and has been conceptually approved by the downtown redevelopment official. The project is not required to go through EPC or DRS. There is no infrastructure list associated with this project. The project was re-plotted in 1999, at which time the existing site was vacated.

II. SITE LOCATION

The site is located on the south side of Lead Avenue, between 5th and 6th Streets. In its current condition, the site is completely graded, heavily compacted soil. In the recent past, the site contained the Healthcare for the Homeless facility. The site is within Zone Atlas Page K-14 and is legally described as Lot 12-A, Block 40-A, New Mexico Town Company's Original Town Site of Albuquerque, New Mexico.

III. EXISTING HYDROLOGIC CONDITIONS

The site is currently completely vacant, with most of the site being covered with a gravel surface to accommodate its current function as a pay-for-use parking lot. It appears that the site has contained numerous buildings at some time in the past. Accordingly, between the existing impervious areas and the hardscape dirt areas of the site, the site behaves as essentially developed site with a high degree of imperviousness and soil compaction. Under existing conditions the site discharges approximately 4.4 cfs in the 100 year storm. The flows from the existing site are discharged to Lead, 5th, 6th, and the existing alley. The existing alley contains a drop inlet which appears to be tied to the storm drain in 6th Street (the storm and sanitary lines within the alley will be removed and disposed of with this project).

IV. PROPOSED HYDROLOGIC CONDITIONS

The developer for the project proposes to construct a multi-story office building for the Social Security Administration. The building and parking garage below take up the entire site, from property line to property line. The drainage management schedule for the development is proposed to be one of free discharge to the existing storm drains in 5th and 6th Streets. Due to the project's intense use of the land and the site's previous history of development, free discharge is the only feasible approach to site drainage. This approach was discussed with and approved by the City Engineer during an informal pre-design meeting. Half of the site (Basin B, 0.56 acres, 0.000 = 2.5cfs) discharges to the 5th street storm drain via a new underground storm drain which accepts flows from the roof of the building. The other half of the site (Basin A, 0.56 acres, 0.000 = 2.5cfs) is collected into another storm drain which will connect to the back of an existing drop inlet located at the corner of 6th and Lead. Negative flows are generated by the small courtyard north (discharge to Lead Avenue) and south (discharge to 5th and 6th) of the building. A small area of the courtyard on the south side of the building drains to an area drain that is connected to one of the roof drains inside the building.

V. CONCLUSION

This Drainage Management Plan provides for safe handling of the 100yr storm, and meets DPM and drainage ordinance criteria. With this submittal, we are seeking grading, foundation permit and building permit approval.

EXISTING CONDITIONS CALCULATIONS:

Basin 1 (the entire site) 1.08 acres, Zone 2
Land Treatment X = "C" = 5X, "Y" = 50%
Q100 = 0.02(0.003114 + 0.0108)(4.4) = 4.4 cfs

PROPOSED CONDITIONS CALCULATIONS:

Basin A = 0.56 acres
Land Treatment X = "C" = 5X, "Y" = 95%
Q100 = 0.02(0.56)(1.14 + 0.0108)(56)(4) = 2.5 cfs

Basin B = 0.56 acres
Land Treatment X = "C" = 5X, "Y" = 95%
Q100 = 0.02(0.56)(1.14 + 0.0108)(56)(4) = 2.5 cfs

ADDED EAST DOOR AND RAMP, DELETED GRADING NOTE #4

CHC PARTNERS I, LLC
OWNERS
405 LEXINGTON AVENUE, NEW YORK, NEW YORK 10174
TELE. (212) 953-0007 FAX (212) 953-1535

THE COWPERWOOD COMPANY
DEVELOPER
405 LEXINGTON AVENUE, NEW YORK, NEW YORK 10174
TELE. (212) 953-0007 FAX (212) 953-1535

HARVEY-CLEARY ENGINEERS
AND BUILDERS
1212 SYCAMORE ST., SUITE 22, CINCINNATI, OHIO 45210
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KAPLAN MCLAUGHLIN DIAZ
ASSOCIATE ARCHITECTS

SMPC ARCHITECTS
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115 AMHERST DRIVE SE., ALBUQUERQUE, NEW MEXICO 87106
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SMPC
ARCHITECTS

REV. # DATE PROJECT # 00 261 A02
DWN BY: RWB
CHK BY: BUS
DATE: 05/31/00

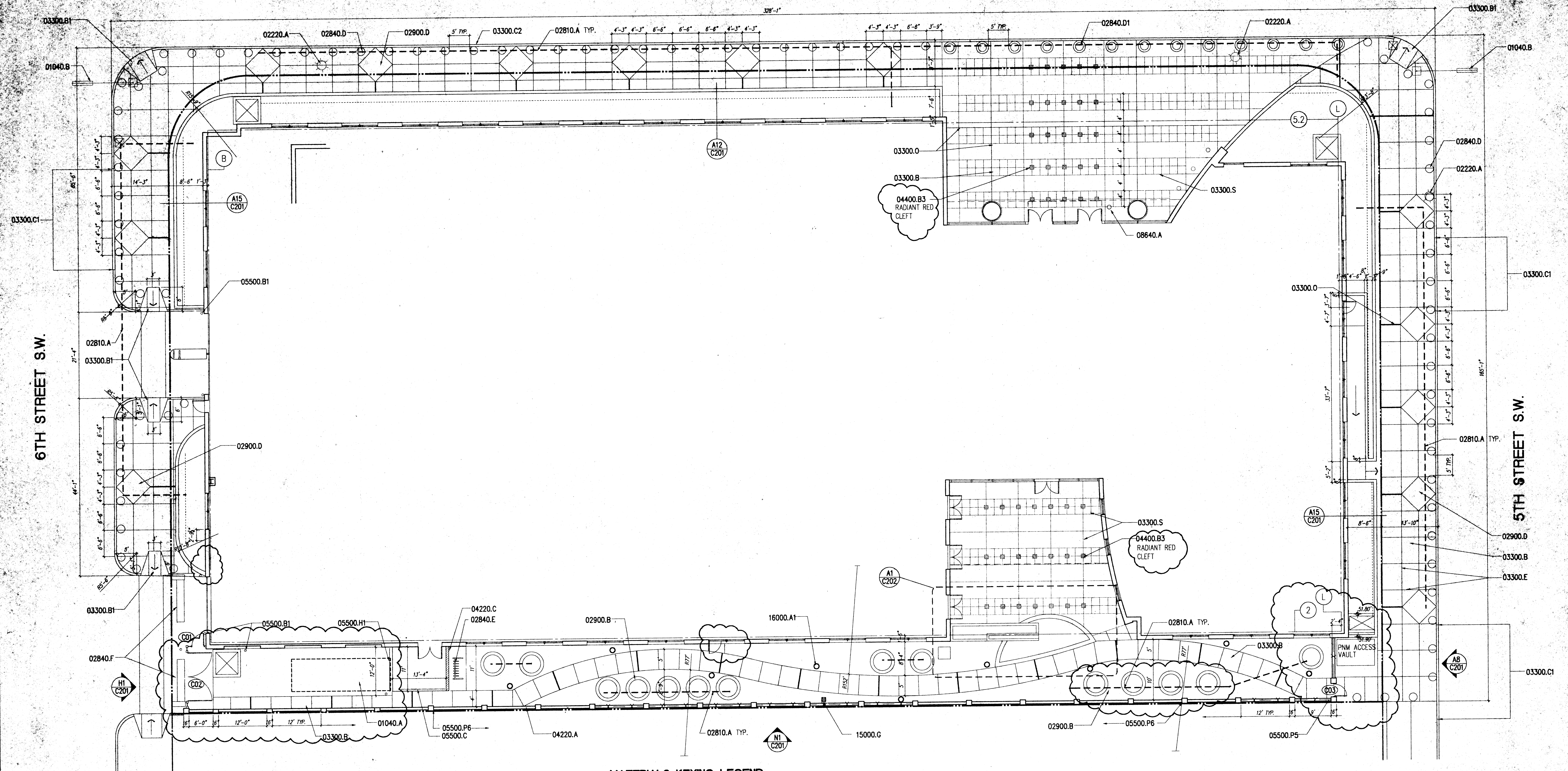
GRADING / DRAINAGE PLAN
C102
OF

RECEIVED
NOV 0 2001
HYDROLOGY SECTION

Bohannon & Huston
COUNTY ONE 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

P:\00261\cadd\general\00261GP01.dwg
05/31/00

LEAD AVENUE S.W.




MATERIALS KEYING LEGEND

- | | |
|---|--|
| <p>01040-COORDINATION
A. TRASH COMPACTOR, OFOI
B. TRAFFIC LIGHTS AND SIGNAL BOX
02220-SITE DEMOLITION
A. REMOVE AND REINSTALL STREET LIGHTS
02810-IRRIGATION SYSTEMS
A. 3\"/> </p> | <p>04220-CONCRETE MASONRY UNITS
A. 8\"/> </p> |
|---|--|

GENERAL NOTES

1. REPLACE ALL DAMAGED CONCRETE CURB AND GUTTER AT PERIMETER OF THE SITE.
2. PATCH ASPHALT AS REQUIRED.
3. PROVIDE 1/2\"/>

A1	SITE PLAN
1/10"=1'-0"	A101



CHC PARTNERS I, LLC
OWNERS
405 LEXINGTON AVENUE, NEW YORK, NEW YORK 10174
TELE. (212) 953-0007 FAX (212) 953-1535

THE COWPERWOOD COMPANY
DEVELOPER
405 LEXINGTON AVENUE, NEW YORK, NEW YORK 10174
TELE. (212) 953-0007 FAX (212) 953-1535

**HARVEY-CLEARY ENGINEERS
AND BUILDERS**
1212 SYCAMORE ST., SUITE 22, CINCINNATI, OHIO 45210
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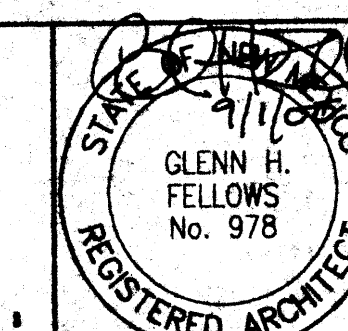
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ARCHITECTURAL SITE PLAN

REV. #	DATE	PROJECT #
1	8/31/00	99073
WISC		
CHK BY:	MDR	
DATE:	5/31/00	

C101

4 of 113

GENERAL NOTES:

- A. ALL ITEMS SHOWN ON THIS PLAN ARE NEW TO BE INSTALLED IN THIS CONTRACT EXCEPT AS NOTED OTHERWISE.
- B. SEE SHEET A1.2 FOR TYPICAL PARKING LAYOUT

KEYED NOTES:

- 01 8' HIGH WITH RAZOR/CONCENTRIC WIRE
- 02 SFO-BOR/1.1 SEE DETAILS A2/A1.3 & B2/A1.3
- 03 STEEL PICKET FENCE. SEE DETAIL C1/A1.3
- 04 SLIDING SECURITY GATE. SEE DETAIL D1/A1.3
- 05 FLAGPOLE. SEE DETAIL C4/A1.3
- 06 INDICATES LIGHT FIXTURE AND BASE. SEE LIGHT POLE BASE DETAIL A4/A1.3 (TYP)
- 07 DRAINAGE GUTTER SEE CIVIL
- 08 CONCRETE CURB STOP SEE DETAIL C2/A1.3
- 09 CONCRETE SIDEWALK SEE DETAIL B1/A1.2
- 10 CONCRETE PLANTER WITH GLAZED TILE FACE SEE DETAIL A4/A1.2
- 11 EXISTING CURB & GUTTER TO REMAIN
- 12 EXISTING VAULT & WATER METERS THAT ARE LOCATED WITHIN H.C. RAMPS TO BE REBUILT OR RELOCATED TO MAINTAIN H.C. ACCESSIBILITY STANDARDS
- 13 INDICATES PROPERTY LINE



OWNER/DEVELOPER
AARDEX CORPORATION
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ISSUE RECORD

DESIGNER:
 M. RITA WHELAN
 CHECKED:
 R. BURTON / D.R.B.
 REVISIONS:
 1. PERMIT REVIEW 10/09/02

PROJECT NAME:
BOR / SSA BUILDING
BROADWAY & ROMA ALBUQUERQUE, NM

ISSUE RECORD:
 08-08-02 C & S BID PACKAGE

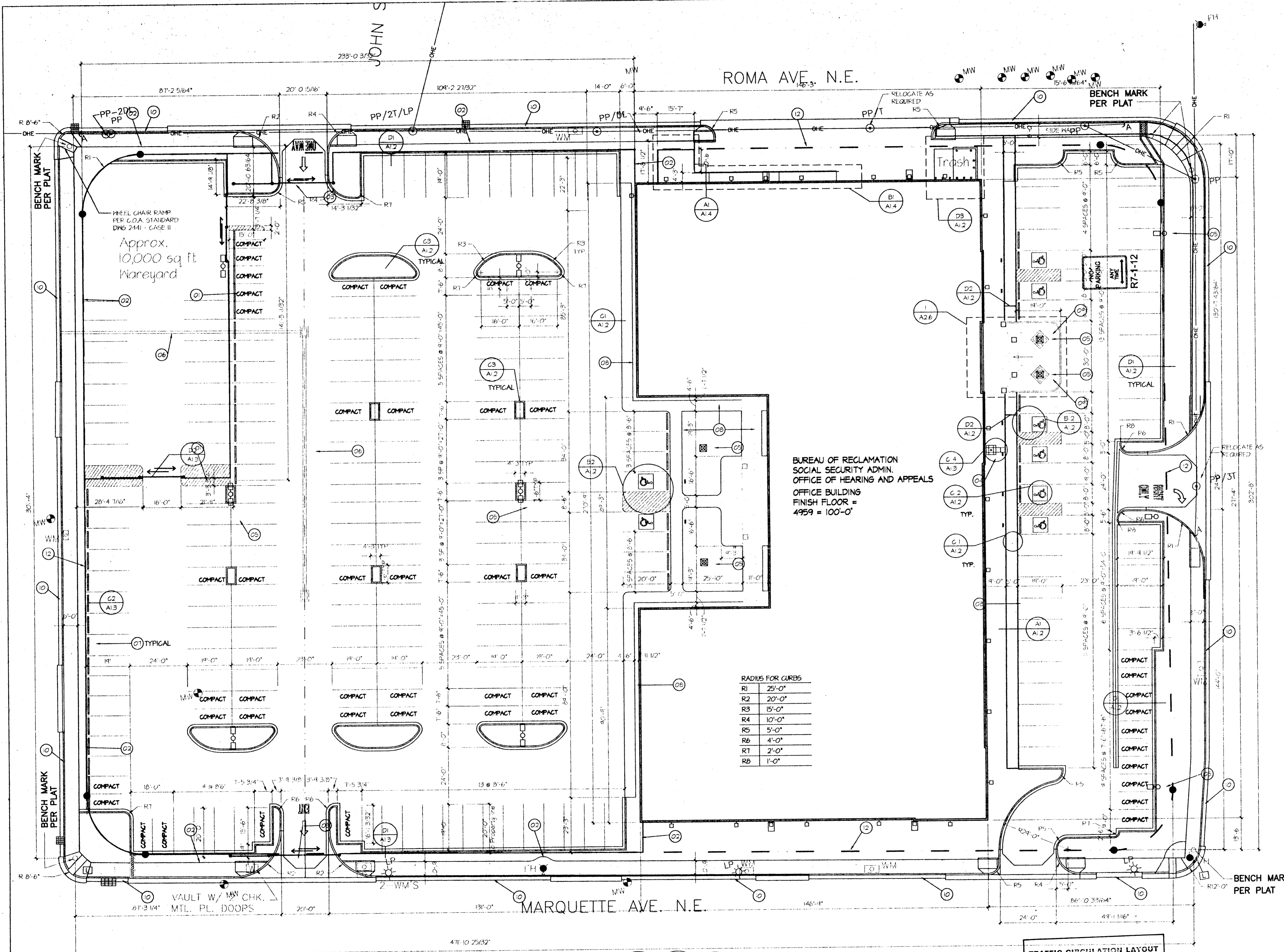
SHEET NO.
A1.1
 OF SHEETS



BUILDING & SAFETY
 OCT 10 2002
 TRANS/MYD
 PLAN CHECK
 SECTION

TCL APPROVAL

MYD/TRANS No. 10-2-02
 Staged, App'd TCL
 10/10/02 Fed. govt Project, did not go through regular TCL process - improvements in R/W were reviewed & corrected by D-v-r.



BUREAU OF RECLAMATION
 SOCIAL SECURITY ADMIN.
 OFFICE OF HEARING AND APPEALS
 OFFICE BUILDING
 FINISH FLOOR =
 4959 = 100'-0"

RADIUS FOR CURBS

R1	25'-0"
R2	20'-0"
R3	15'-0"
R4	10'-0"
R5	5'-0"
R6	4'-0"
R7	2'-0"
R8	1'-0"

SITE PLAN
 SCALE: 1/20"=1'-0"

TRAFFIC CIRCULATION LAYOUT
 APPROVED
 10/10/02
 signed Date