HYDROLOGY K19/D36 AUTO REPAIR FACILITY

K19/D36

Auto Repair
Facility
Plan

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DRAINAGE REPORT INFORMATION SHEET

PROJECT TITLE AUTO REPAIR FACILITY

ZONE ATLAS PAGE NO. K-19-D36 CITY ADDRESS 7519 CENTRAL AVE NE

LEGAL ADDRESS TRACT 8A, BLOCK ONE, LOMA VERDE SUBDIVISION

ENGINEERING FIRM ADAM, HAMLYN, ANDERSON CONTACT JAKE BORDENAVE

ADDRESS 4055-A MONTGOMERY BLVD. PHONE 881-1808

OWNER COCHITI PARTNERSHIP CONTACT

ADDRESS 13500 AUBURN NE PHONE

ARCHITECT/SURVEYOR KEN HOVEY DESIGN GROUP CONTACT KEN HOVEY

ADDRESS 3700 SIMMS SE PHONE 255-4756

DATE SUBMITTED JUNE 24, 1983

BY KEN HOVEY DESIGN GROUP

MUNICIPAL DEVELOPMENT DEPARTMENT

Richard S. Heller, P.E., City Engineer ENGINEERING DIVISION Telephone (505) 766-7467

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 13, 1983

Jake Bordenave
Adam, Hamlyn, Anderson
4055-A Montgomery Boulevard
Albuquerque, NM 87110

REF: AUTO REPAIR FACILITY (K19-D36)

Dear Mr. Bordenave:

The auto repair facility drainage plan is approved. Please see that copies of the approved plan and copies of the "Drainage Facilities Within City R/W" plans are attached to the building set for Hydrology sign-off.

If you have any questions regarding the above, please call me at 766-7467.

Sincerely,

Fred J. Aguirre
Civil Engineer/Hydrology

FJA:mrk

May 23,1984

C.J. Vissor
337 Eubank Blvd NE
Albuquerque, New Mexico 87123

City of Albuquerque
Municipal Development Department
Engineering Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Subject: Auto Repair Facility at 7519 Central Avenue NE

To Whom it may concern:

During the course of construction of the subject facility, it was discovered that the finish floor elevation was set approximately eleven and a half inches lower than specified on the approved Grading and Drainage Plan. This would place the finish floor level lower than the 100-year flood level. Alternative grading and drainage plans are being prepared at this time by DMJM Adam, Hamlyn, Anderson, Consulting Engineers.

By this instrument, I hereby promise to save the City of Albuquerque harmless from any liabilities arising from their approval of alternative grading and drainage plans and to indemnify the City against third party suits brought as a result of their approval.

Sincerely yours,

C.J. Vissor

C.J. Vissor, Owner

This instrument executed before me this 23rd Day of May 1984.

STATE OF NEW MEXICO
CITY OF ALBUQUERQUE

NOTARY PUBLIC: Anita K. Lowe.

My commission expires: 9-22-86.

RECEIVED
MAY 24 1984
HYDROLOGY SECTION

DMJM/Adam, Hamlyn, Anderson

May 24, 1984
MDD/Engineering
P.O. Box 1293
Albuquerque, NM 87103

Attn: Mr. Fred Aguirre

Dear Sir:

It has come to our attention that the building and grading, as shown on the attached sheet, were not constructed in accordance with the design elevations. The following comments are made in light of the as built elevations and the FEMA map of the area.

1. It is requested that variance be granted such that ponding may be significantly reduced. The site, as graded, is subject to internally generated flooding if ponding is required.

2. The boundary of the site shall be altered so that it is a minimum of one foot above the flowline of the adjacent curb.

3. There are no adjacent land owners affected by the errors in the construction.

4. System 203-02A is planned for Wyoming Boulevard. This A priority project will eliminate the flooding of the adjacent street (Chico).

5. The owner is willing to hold the City, the Architect and the Engineer harmless.

After studying the as built plan for some time, I have not found a viable alternate to the above request. If you need more information on the above, please notify me.

Very truly yours

J. Jean Bordenave, PE

JJB/ldr
Enclosures

RECEIVED
MAY 24 1984
HYDROLOGY SECTION

A Division of
Daniel, Mann, Johnson, & Mendenhall

Suite A
4055 Montgomery Boulevard N.E.
Albuquerque, New Mexico 87109
Telephone: 505/881-1808

Planning
Engineering
Systems
Economics

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE May 30, 1984 REF. NO._____

RECEIVED
MAY 31 1984
CITY ENGINEER

TO: C. Dwayne Sheppard, City Engineer

FROM: Fred J. Aguirre, Design Hydrologist FJA

SUBJECT: VARIANCE REQUEST FOR 7519 CENTRAL NE (K19-D36)

In light of the as-built conditions provided by Jake Bordenave (attached), I would concur with his recommendation, i.e., to reduce the required pond volume and the floodproofing of the site from the existing flooding (AO Zone 1) within the adjacent streets. However, prior to granting a variance I would recommend routing the proposed indemnification agreement to the City Attorney's Office for their concurrence.

FJA:mrk

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE June 4, 1984 REF. NO._____

K19 D36

TO: Steve Bowman, Assistant City Attorney

FROM: Fred J. Aguirre, Design Hydrologist FJA (JK)

SUBJECT: INDEMNIFICATION AGREEMENT

Please review the indemnification agreement and respond.

FJA:mrk

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE June 5, 1984 REF. NO._____

TO: Steve Bowman, Assistant City Attorney

FROM: Denise Wilcox, Administrative Assistant, MDD/ENG

SUBJECT: VARIANCE REQUEST - 7519 CENTRAL NE (Letter from C. J. Vissor, dated May 23, 1984)

The attached subject correspondence is submitted for your review. Request review of paragraph two of subject letter -- owner's release of liability to City. Dwayne feels it is not adequate; should run with land until life of improvements at least. Please advise.

/dw
Attachments

cc: Fred J. Aguirre, Deisgn Hydrologist
File

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE August 22, 1984 REF. NO._____

TO: Jim Fitzgerald, Assistant City Attorney

FROM: Fred J. Aguirre, Design Hydrologist FJA

SUBJECT: INDEMNIFICATION AGREEMENT FOR 7519 CENTRAL NE (K19-D36)

Attached for you review and comment is the Indemnification Agreement I briefly discussed with you on August 7, 1984.

Note, the first agreement was drafted and forwarded to Steve Bowman from Denise Wilcox on June 5, 1984 (copies of correspondence are attached).

If you should have any comments regarding this agreement, please feel free to contact me at 766-7644.

FJA:mrk

BILLY, HAVE MICHELLE SEND COPIES OF MY MEMO, JAKE'S LETTER, THE HOLD HARMLESS AGREEMENT AND THE AS BUILT PLAN to Duane Sheppard AND Steve Bowman at the City Attorney's Office.

Asst City Attorney

A ~~TRANSMITTAL MEM~~ TRANSMITTAL LETTER SHOULD ACCOMPANY THE ~~SE~~ COPIES to the City Attorney's OFFICE, REQUESTING A REVIEW OF THE INDEMNIFICATION AGREEMENT.

I HAVE ADVISED JAKE to PROCEED WITH THE REVISED PLANS to DRAIN the POND to the R/W AND TO ADD A BARRIER AROUND the SITE to protect the BUILDING FROM FLOODING. HE HAS ALSO BEEN ADVISED that once the REVISED PLANS HAVE BEEN APPROVED HE WILL HAVE to CERTIFY SAID PLANS. The P.O. WILL NOT BE RELEASED UNTIL this PROJECT IS CERTIFIED BY JAKE AND AN APPROVED HOLD HARMLESS BY the City Attorney's OFFICE IS RECORDED.

THANKS, FRED

INFORMATION SHEET

Attn: Frad Aguirre

Certification

PROJECT TITLE AUTO REPAIR FACILITY TYPE OF SUBMITTAL ~~RECORD DRAWING~~

ZONE ATLAS PAGE NO. K-19 - 036 update CITY ADDRESS 7519 Central Ave. NE

LEGAL DESCRIPTION Tract 8-A, Block 1, Loma Verde Addition

ENGINEERING FIRM DMJM/Adam, Hamlyn,Anderson CONTACT Jean J. Bordenave

ADDRESS 5700 Harper Dr.NE. Suite 280 PHONE 822-7955

OWNER Cochiti Partnership CONTACT

ADDRESS 13500 Auburn NE PHONE

ARCHITECT Ken Hovey Design Group CONTACT Ken Hovey

ADDRESS 3700 Simms Ave. SE PHONE 255-9400

SURVEYOR DMJM (Record Data) CONTACT Jean J. Bordenave

ADDRESS 5700 Harper Dr.NE,Suite 280 PHONE 822-7955

CONTRACTOR Chavez Concrete CONTACT

ADDRESS 4825 Jefferson NE PHONE 881-1330

PRE-DESIGN MEETING:

X YES
___ NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ SITE DEVELOPMENT PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ BUILDING PERMIT APPROVAL
X CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

RECEIVED SEP 06 1984 HYDROLOGY SECTION

DATE SUBMITTED: Sept. 6, 1984

BY: Jean J. Bordenave

INFORMATION SHEET

PROJECT TITLE Auto Repair Facility TYPE OF SUBMITTAL Drainage Cert.

ZONE ATLAS PAGE NO. K-19/ D-36 CITY ADDRESS 7519 Central Ave.

LEGAL DESCRIPTION Tract B-A, Block 1, Loma Verde Addition

ENGINEERING FIRM DMJM CONTACT J. J. Bordenave

ADDRESS 5700 Harper NE Ste 280 PHONE 822-7955

OWNER Cochiti Partnership CONTACT

ADDRESS 13500 Auburn NE PHONE

ARCHITECT Ken Hovey Design Group CONTACT Ken Hovey

ADDRESS 3700 Simms Ave SE PHONE 256-9400

SURVEYOR DMJM (record data only) CONTACT J. J. Bordenave

ADDRESS PHONE

CONTRACTOR Chavez Concrete CONTACT

ADDRESS 4825 Jefferson NE PHONE 881-1330

PRE-DESIGN MEETING:

X YES
___ NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ SITE DEVELOPMENT PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ BUILDING PERMIT APPROVAL
X CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

RECEIVED
NOV 27 1984
HYDROLOGY SECTION

DATE SUBMITTED: Nov. 27, 1984

BY: Jean P. Bordenave

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

November 28, 1984

Mr. Jake Bordenave
DMJM Consulting Engineers
5700 Harper NE, Suite 280
Albuquerque, NM 87109

REF: AUTO REPAIR FACILITY CERTIFICATION AT 7519 CENTRAL AVENUE NE (NOVEMBER 27, 1984) K19-D36

Dear Mr. Bordenave:

Based on the information provided on your November 27, 1984 submittal, certification for the above referenced drainage plan cannot be processed until the items listed below are satisfied:

1. Pending review and approval of Indemnification Agreement by City Attorney's Office.

2. Copy of construction approval from the appropriate government agencies for construction within their right-of-ways and/or easements.

If you have any questions or comments, please feel free to call me at 766-7644.

Sincerely yours,

Bernie J. Montoya

Bernie J. Montoya
Engineering Assistant C.E.

BJM:mrk

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

December 6, 1984

Mr. Jake Bordenave
DMJM/Adam, Hamlyn, Anderson
5700 Harper NE, Suite 280
Albuquerque, NM 87109

REF: AUTO REPAIR FACILITY CERTIFICATION AT 7519 CENTRAL AVENUE NE (K19-D36)

Dear Mr. Bordenave:

This letter is to inform you that the Indemnification Agreement has been reviewed and accepted by the City Attorney's Office and that the "Drainage Facilities Within City R/W" document has been approved; therefore, the certification submitted on November 27, 1984 is acceptable. A green tag has already been issued for the site.

If you have any questions or comments, please feel free to call me at 766-7644.

Sincerely yours,

Bernie J. Montoya

Bernie J. Montoya
Engineering Assistant, C.E.

BJG:mrk

84 90871

INDEMNIFICATION AGREEMENT AND COVENANT

The City of Albuquerque (City), and Mr. C.J. Vissor and Mr. Jerry Maxwell, (Owners, which term includes successors and assigns), agree:

RECITAL

Owners are the Owners of the following described real property:

7519 Central N.E.
Albuquerque, N.M.
Tract 8A, Block One
Loma Verde Subdivision

The Owners have presented a Drainage Plan to the City as a condition of obtaining a building permit on the above described property. The City has approved said drainage plan and released a building permit on said property.

The construction of the building's finished floor elevation (5343.3' M.S.L.) does not conform to the Approved Drainage Plan which required the building to be constructed at elevation (5344.3' M.S.L.) in order to accomodate the required ponding on site and the required controlled discharge from said pond to the adjacent street by gravity flow.

The City requires Owners to enter into this Agreement as a condition of its approval of the revised as-built drainage plan, and as a condition of the issuance of appropriate Certificate of Occupancy for this site.

UNDERSTANDING OF EXPOSURE

Owners agree and understand that the building as sited does not provide protection for the Owner's property and is subject to flood and water run off damage (on site and off site) resulting from noncompliance with the approved Drainage Plan.

INDEMNIFICATION AND HOLD HARMLESS

The Owners expressly assume all risk of harm or injury to said real property and all improvements or personal property located thereon. Owners agree to defend, indemnify and hold harmless the City, its officials, agents and employees from and against any and all claims, actions, suits or proceedings of any kind brought against the City, for or on account of any harm or injury arising from the failure of the Owner to comply with the approved drainage plan for said real property, and arising from the City's approval of the revised as-built drainage plan.

File K19-D36

COVENANT RUNNING WITH THE PROPERTY

The obligations of the Owners set forth herin shall be binding upon the Owners, their heirs, successors and assigns and the property described herein and will run with said property until released by the City.

ISSUANCE OF CERTIFICATE OF OCCUPANCY

Upon execution of this Agreement, the City will not withhold approval of permit issuance for reasons related to noncompliance to the referenced Ordinance for the building project on this property.

REVIEWED & APPROVED BY
THE LEGAL DEPARTMENT

Assistant City Attorney

City Engineer

Frank A. Kleinhenz
Chief Administrative Officer
City of Albuquerque

OWNERS

C. J. Vissor

Jerry Maxwell

ATTEST:

City Clerk

ACKNOWLEDGEMENTS

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me by C.J. Visser, on this 20th day of August, 1984.

Notary Public
Anita K. Evans

My Commission Expires:

9/22/86

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me by Jerry Maxwell, on this 23 day of November, 1984.

Notary Public

My Commission Expires:

12/14/85

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me on this 29th day of November, 1984, by FRANK A. KLEINHENZ, Chief Administrative Officer of the City of Albuquerque, a Municipal Corporation, on behalf of said Corporation.

Notary Public

My Commission Expires:

12/18/84

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1984 NOV 30 AM 9:23

Rec 178 A 245-247

BK PG
DOLORES C. WALLER
CO. CLERK & RECORDER

DEPUTY

DRAINAGE EXEMPTION AGREEMENT AND COVENANT

The City of Albuquerque (City), and

(Owners, which term includes successors and assigns) agree:

RECITAL

Owners are the owners of the following described real property:

The Owners have presented a drainage plan to the City as a condition of obtaining a building permit on the above described property. The City has rejected said drainage plan for the reasons set forth herein and notwithstanding such rejection the owner has constructed a building on said property.

The construction of the building's finished floor elevation does not conform to the City of Albuquerque's Flood Plain Ordinance", Section 7B.2 which states that the lowest floor level shall be elevated one foot above the base flow elevation.

The City requires Owners to enter into this Agreement as a condition of its approval of Owner's drainage plan, and as a condition of the issuance of appropriate building permits for this site.

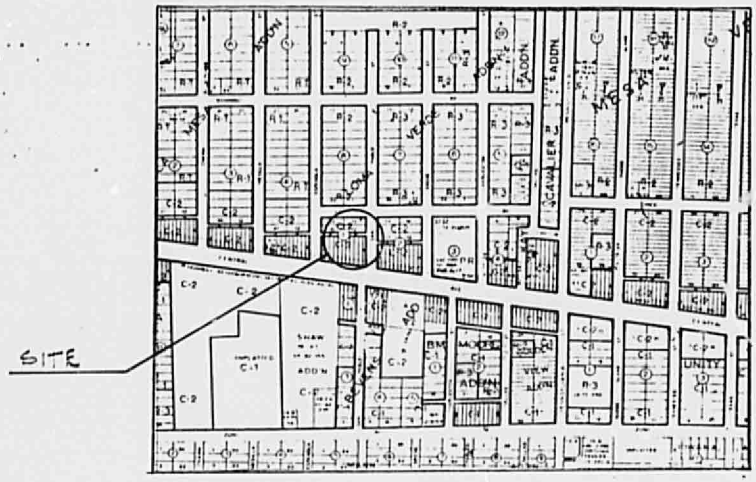
UNDERSTANDING OF EXPOSURE

Owners agree and understand that the building as sited does not provide protection for the Owners' property and is subject to flood and water run off damage resulting from noncompliance with the Flood Plain Ordinance.

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



VICINITY MAP NTS

ZONE MAP # K-19

TRACT 84
BLOCK ONE
LOMA VERDE ADDITION
BERNALILLO COUNTY

OWNER:
COCHITI PARTNERSHIP
12500 AVENUE NE

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR NO. 5110 NEW MEXICO JEAN J. BORDENAVE

REVISED 3/20/84

NOTICE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.

2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with "Contract Documents for City-Wide Utilities and Cash Paving No. 84-3 "

3. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, 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 so that the conflict can be resolved with a minimum amount of delay.

5. Backfill compaction shall be according to arterial street use.

Chaves Concrete

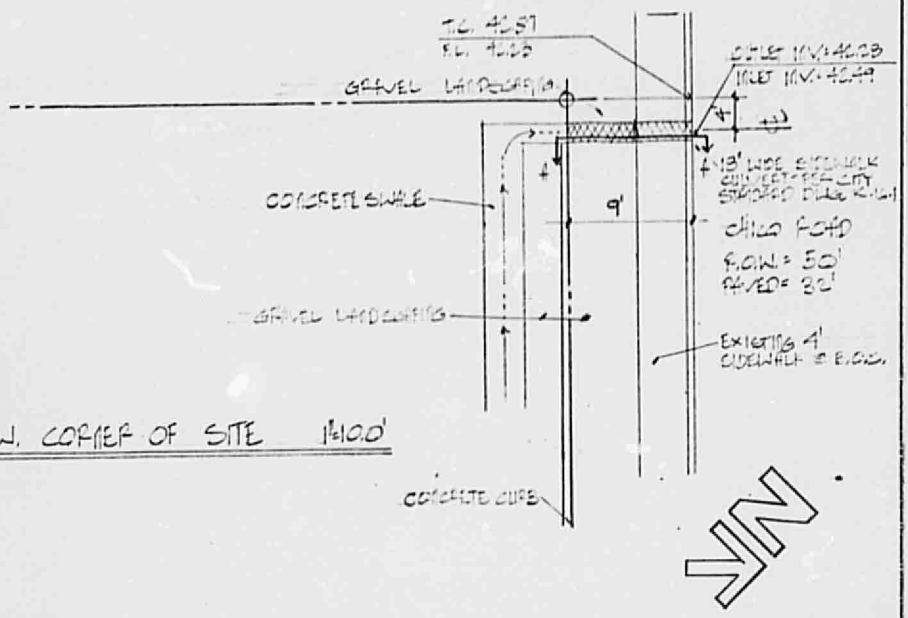
D-126

APPROVALS	NAME	DATE	TITLE: Auto Repair Facility 7519 Central Avenue NE Albuquerque, N.M.	
A.C.E./DESIGN	A.Olsa	6/31/84		
INSPECTOR	[illegible]	3/1/85	PERMIT NO.	MAP
A.C.E./FIELD	W. McNamara	2/22/85	SHEET 1 OF 3	NO. K-19

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

CITY OF ALBUQUERQUE

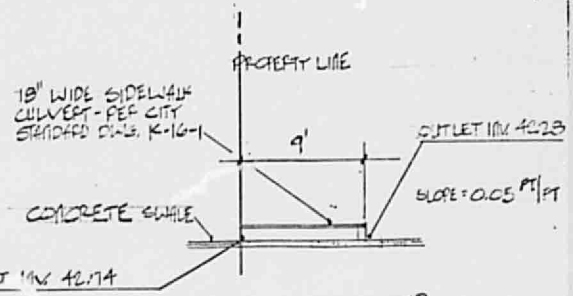
DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



N.W. CORNER OF SITE 1"=10.0'

TRACT 84
BLOCK ONE
VOMA VERDE ADDITION
BERNALILLO COUNTY

REFERENCE CITY DATUM:
7-K-19 5323.303
TEMPORARY BENCHMARK - TOP OF FIRE HYDRANT, S.E. CORNER OF SITE - 5345.94



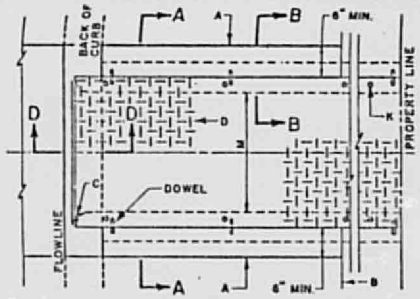
SECTION A-A (Reversed) N.T.S.

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
5110
NEW MEXICO
JEAN J. BORDENAVE

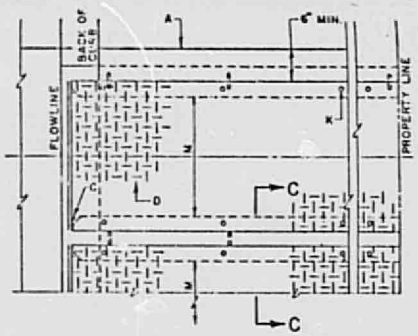
REVISED 5/21/84

0-126

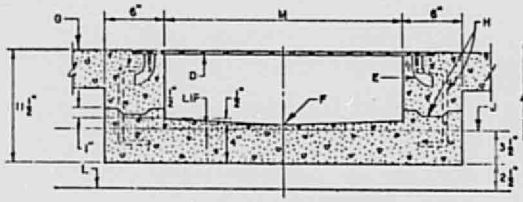
APPROVALS	NAME	DATE	TITLE: Auto Repair Facility 7519 Central Avenue NE Albuquerque, N.M.	
A.C.E./DESIGN		8/31/84		
INSPECTOR		2/12/85	PERMIT NO.	MAP
A.C.E./FIELD	W.P. McNamara	2/22/85	SHEET 2 OF 3	NO. K-19



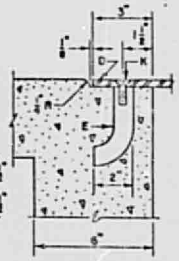
PLAN
SINGLE CULVERT



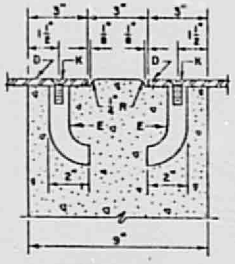
PLAN
MULTIPLE CULVERT



SECTION A-A

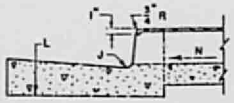


SECTION B-B



SECTION C-C

DOWEL DETAIL



SECTION D-D

GENERAL NOTES:

1. Placement of drain thru exist. sidewalk, curb and gutter will require removal and replacement of entire stones of sidewalk, curb and gutter as detailed herein.
2. Bottom slab of culvert shall be poured monolithically with new gutter.
3. The invert shall be troweled and retroweled to produce a hard polished surface of max. density and smoothness. "V" invert shall be V-shaped to within 3' of the outlet and warped from this point to outlet. Invert at outlet shall parallel gutter flowline unless otherwise shown on plans.
4. Surface of all exposed concrete shall match the grade, color, finish and scoring of adjacent curb and sidewalk.
5. Sidewalk replaced during construction shall be poured monolithically with culvert walls.
6. Stainless steel rod anchors drilled and tapped for flat-head machine screws, spaced 24" o.c. max. and a min. of 2 per side per plate. There shall be an anchor within 6" of each end. Anchors shall be attached to the plate and the plate secured in place prior to pouring the walls.
7. The culvert steel top plate shall be cut perpendicular to the walls unless otherwise specified. Lengths shall be such that the weight per plate does not exceed 300 lbs. It shall be stressed relieved after fabrication. After cleaning surface of scale, rust, etc., the plate and framing members shall be painted with one stop coat red oxide and two finish coats of aluminum paint (AASHO M29).
8. Joint and Dowels optional. Dowels spaced 24" o.c. max., 1 $\frac{1}{2}$" min. clearance from face of concrete, may be inclined if necessary.
9. The City does not accept responsibility for maintenance for any drain lines installed by or for private property owners.

CONSTRUCTION NOTES:

A. JOIN NEAREST SCORE LINE OR WEAKENED PLANE JOINT, PLACE $\frac{1}{2}$" EXPANSION JOINT MATERIAL.
B. SIDEWALK OR SETBALK, (VARIABLE).
C. 3" RADIUS, (TYPICAL).
D. $\frac{1}{4}$" CHECKERED STEEL PLATE CULVERT TOP.
E. ROD ANCHOR 1" X 5".
F. "V" INVERT.
G. SIDEWALK GRADE.
H. DOWEL AND JOINT, (OPTIONAL).
J. GUTTER FLOWLINE ELEV.
K. $\frac{1}{4}$" X 1" F.H. C'SUNK STAINLESS STL. MACHINE SCREW.
L. BOTTOM OF GUTTER.
M. DRAIN WIDTH, 24" MAX. 12" MIN.
N. SLOPE $\frac{1}{4}$" PER FT. MIN.

REVISIONS	CITY OF ALBUQUERQUE
FEB.10-82	DRAINAGE SIDEWALK CULVERT WITH STEEL PLATE TOP DWG. K-16-1 JAN 1981

D-126

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

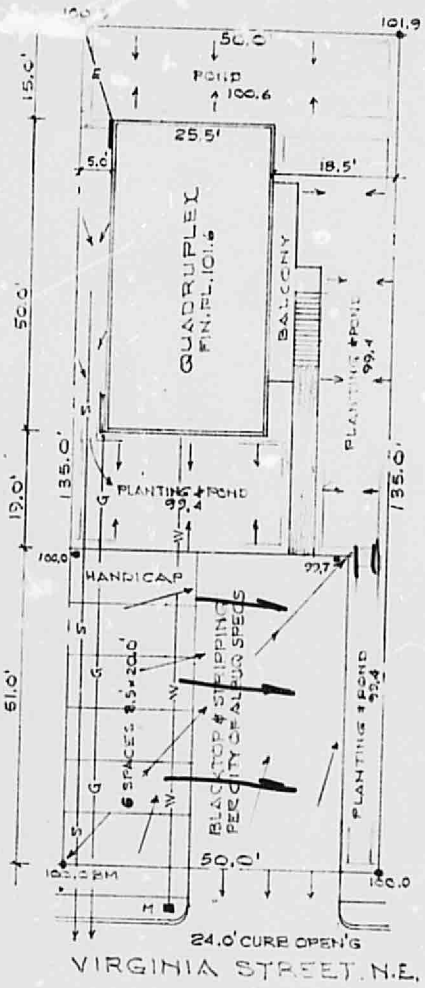
HYDROLOGY

K19/D36

K19/D36

1 PLAN

K19/D63



N

SCALE: 1" = 20.0'

SITE PLAN

422 VIRGINIA STREET N.E.

LOTS: #11 & #12

BLK: #26

MESA VERDE

DRAWN BY: P.W. ROBINSON 7/27/77

REGISTERED ARCHITECT
STATE OF
NO. 262
ROBERT CANTON WALKER

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT

SITE DESCRIPTION

LOT: 11 & 12
BLK: 26
ADD: SA VERDE

DRAINAGE

SITE AREA 6750 FT², .1550 AC.
BUILDINGS 1275 FT², .0293 AC
WALKS & BLACKTOP 3837 FT², .0882 AC
TOP SOIL & PLANTING 2911 FT², .0668 AC.

UNDEVELOPED SITE

USING RATIONAL FORMULA Q=CIA
WHERE A = ACRE AREA
C = .35
I = 7.0

(.35)(7.0)(.1550) = .3798

Q = (.35)(7.0)(ACRE) = CFS (UNDEV.)

COMPOSITE FACTOR "C"

BUILDINGS, BLACKTOP & WALKS = .95 x AC = _____ (.95)(.0882) = .08379
TOP SOIL & PLANTING = .35 x AC = _____ (.35)(.0668) = .02338
TOTAL _____ = "C" .10717
TOTAL (ACRE) "C" = .69 = .1550

DEVELOPED SITE

Q = ("C")(7.0)(ACRE) = CFS (DEV)
MINUS CFS (UNDEV)
TOTAL CFS RETAINAGE
(.69)(7.0)(.1550) = .74865 DEV.
= .37975 UNDEV
.36890 RETAINAGE

RETAINAGE AREA

USING 2.5" FOR A 6 HR - 100 YR STORM
TOTAL VOLUME OF RUNOFF = 2.5" x AREA FT² x RUNOFF COEF. ÷ 12 = FT³ RETENTION

$\frac{(2.5)(.69)(6750)}{12} = \frac{11643.75}{12} = \frac{970.3125}{2911} = .333$ POND DEPTH

OPEN SPACE & PARKING REQ.

TOTAL SITE AREA. 6750
BALCONY AREA CREDIT.. 128
TOTAL USABLE SPACE 6878

COVERED AREA FT²

TOTAL LIVING GRND AREA 1275
TOTAL EXT. STOR OR UTIL AREA -0-
TOTAL BLACKTOP & PARKING 2244
TOTAL OTHER.
TOTAL COVERED AREA 3519

NO	TYPE	FT²		FT²
	1BR		=	
4	2BR	500	=	2000
	3BR		=	
	OTHER		=	
	TOTAL			2000

PER BATH		SPACES
@		=
@ 1½		= 6
@		=
@		=
TOTAL	6	SPACES

	FT²
AVAILABLE UNCOVERED AREA =	4878
TOTAL COVERED AREA =	3519
TOTAL EXCESS AREA =	1359

CALCULATIONS BY: R.W. ROBINSON 8/1/77

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