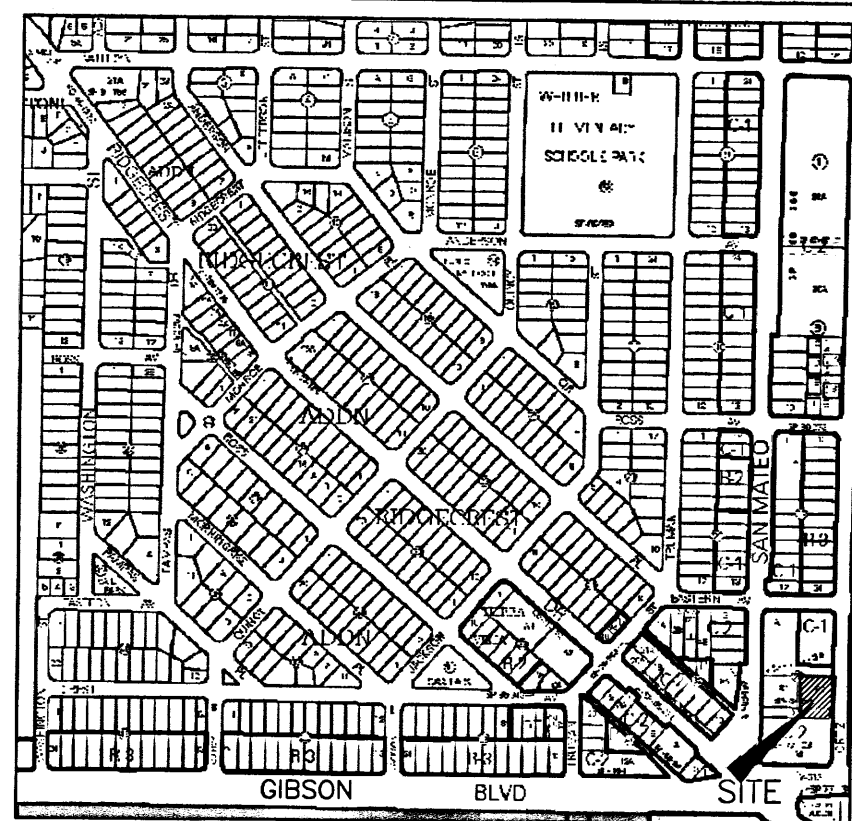


## VICINITY MAP (L-17-Z)



## LEGEND

- WM WATER METER  
 ELEC ELECTRIC SERVICE RISER  
 SS SANITARY SEWER CLEANOUTS  
 TEL TELEPHONE RISER  
 FH FIRE HYDRANT  
 MH SANITARY SEWER MANHOLE  
 WV WATER VALVE  
 LIGHT POLE  
 EXISTING CONTOURS @ 1 FT. INTERVALS  
 5105 INDEX CONTOURS @ 5 FT. INTERVALS  
 56 PROPOSED CONTOURS @ 1.0' INTERVALS  
 12.00 PROPOSED SPOT ELEVATION  
 TC TOP OF CONCRETE  
 FL FLOW LINE  
 TW TOP OF WALL  
 TA TOP OF ASPHALT  
 SPOT ELEVATION  
 UNLESS OTHERWISE INDICATED, SPOT ELEVATIONS ARE TO NATURAL GRADE  
 EOA EDGE OF ASPHALT  
 TC TOP OF CURB  
 FL FLOWLINE  
 BSW BACK OF SIDEWALK  
 CAS-BUILT GRADE  
 NEW CONTOUR OR FEATURE/RELOCATED ITEM  
 OLD GRADE PER APPROVED PLAN

## LEGAL DESCRIPTION

Tract R-2-A in Block Twenty-five (25) of the replat of Tracts R-1, R-2 and X-1 in Block 25, VIRGINIA PLACE ADDITION to the City of Albuquerque, New Mexico as the same is shown and designated on the map of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 28, 2011 in Plat Book 2011C, Page 99.

## FLOOD ZONE DESIGNATION

It is hereby certified that this property is not located within a 100-year flood hazard boundary in accordance with current FEMA Federal Administration Flood Hazard Boundary Maps dated September 26, 2008. Zone X (No Flood Hazard) Panel 350002 0362 G.

## BENCH MARK

Basis of elevations: ACS STATION "G-2" NAVD 88 MSL ELEVATION: 5337.430  
TBM: NAIL AND DISK AT NORTHEAST CORNER OF PROPERTY MSL: 5306.82

## NOTICE TO CONTRACTOR

PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISHED SURFACES AND ARE PROVIDED FOR THE PURPOSE OF SHOWING FLOW ROUTING.

CONTRACTOR IS RESPONSIBLE FOR THE ABATEMENT OF SEDIMENT ONTO ADJOINING PUBLIC RIGHTS-OF-WAY DURING CONSTRUCTION AND FOR THE REMOVAL OF ANY SEDIMENT DEPOSITED IN PUBLIC RIGHT-OF-WAY.

CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY GRADING OR CONSTRUCTION.

SITE IS NOT SUBJECT TO NPDES SWPPP REQUIREMENTS (< 1 ACRE).

ALL IMPROVEMENTS WITHIN CITY OF ALBUQUERQUE RIGHT OF WAY MUST BE CONSTRUCTED BY CITY OF ALBUQUERQUE WORK ORDER.

## DRAINAGE NOTES:

- ROOF DRAINAGE CONVEYED TO PUBLIC RIGHT-OF-WAY VIA GUTTER DOWNSPOUT AND DRAINAGE CHANNEL. SEE ROOF PLAN FOR LOCATIONS.
- ALL ELEVATIONS GIVEN ARE TO TOP OF PROPOSED GRADE

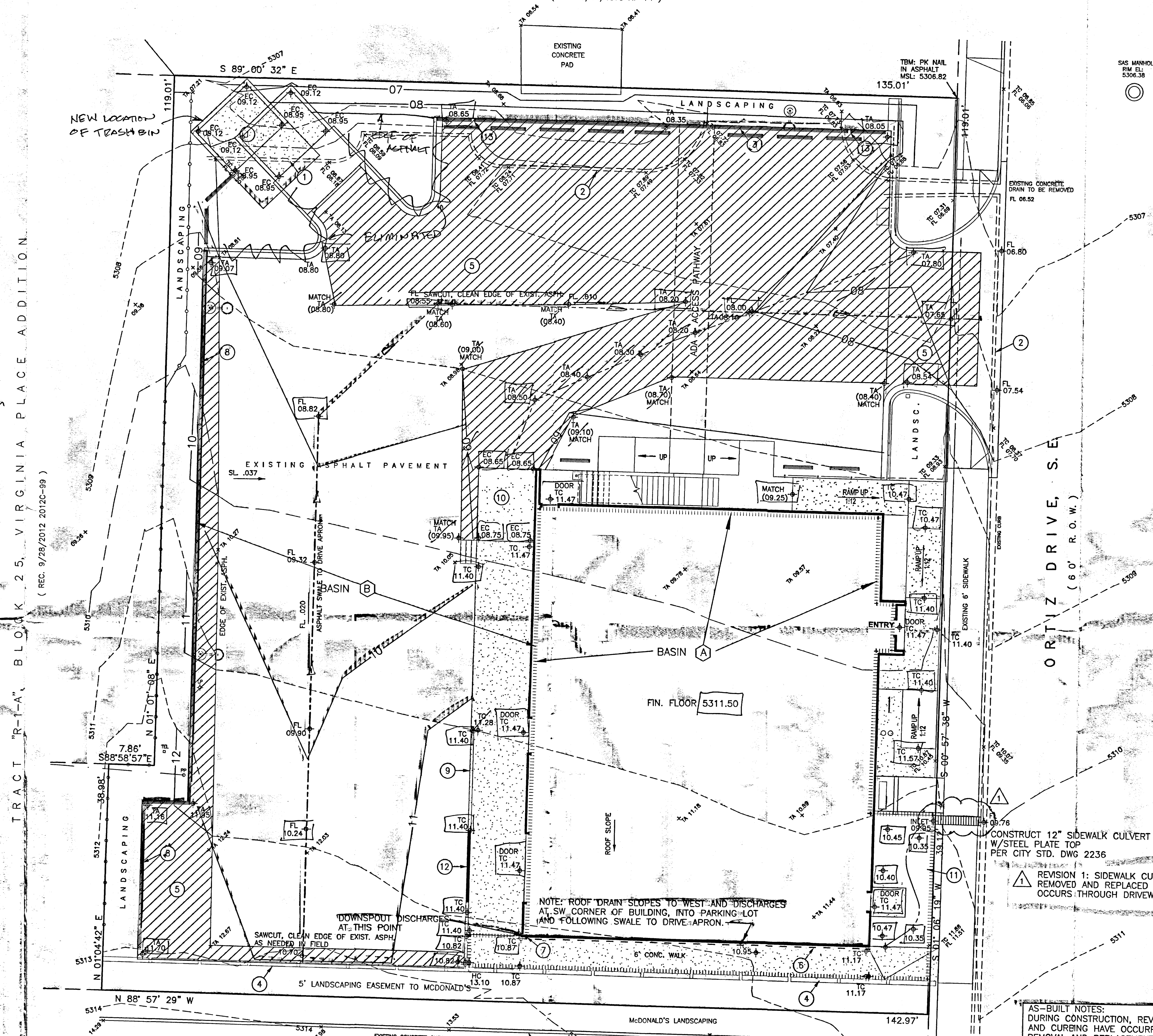
## KEYED NOTES

- EXISTING CURB TO REMAIN
- EXISTING CURB TO BE REMOVED
- 6" STAND UP CURB, CONCRETE OR EQUAL
- RAILROAD TIE GARDEN WALL
- NEW ASPHALT PAVEMENT - ALL OF PAVED AREA
- EAVE GUTTER
- ALUMINUM DOWNSPOUT
- PINNED CONCRETE WHEELSTOPS
- 6" CONCRETE HEADER CURB
- 6" THK. CONCRETE DOCK APRON
- GRADE SWALE TO DRAIN, LINE W/4" THICKNESS, 1"-2" SMOOTH ROCK
- INSTALL WATER BLOCK, MIN 6" HEIGHT
- 6" CURB DRAIN OPENING

## DRAINAGE CERTIFICATE

I, Thomas D. Johnston, NMPE 17158, of the firm of TGC ENGINEERING INC. 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 October 9, 2012. A roof gutter and downspout at the SW corner of the building has been added, and a swale has been incorporated into the parking lot to allow all stormwater discharge to occur through the driveway apron, eliminating the need for the sidewalk culvert. The record information edited onto the original design document has been obtained by Thomas D. Johnston, NMPS 14269, of the firm of WAYJOHN SURVEYING INC. I further certify that I have personally visited the project site on October 18, 2013 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 final 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.

Thomas D. Johnston, NMPE 17158

TRACT "X-2", BLOCK 25, VIRGINIA PLACE ADDITION  
(REC. 5/14/1979 A7-74)TRACT "M", BLOCK 25, VIRGINIA PLACE ADDITION  
(REC. 2/28/1977 B12-119)

10/09/12  
AS-BUILT 10/18/13

I, THOMAS D. JOHNSTON, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 17158, DO HEREBY CERTIFY THAT I INSPECTED THIS SITE ON MARCH 26, 2012, AND THAT, AS OF THAT DATE, THERE HAD BEEN NO RECENT ALTERATION OF GRADE OR EVIDENCE OF GRADING OPERATIONS ON THIS SITE.

THOMAS D. JOHNSTON, NMPE NO. 17158

## DRAINAGE CONCEPT

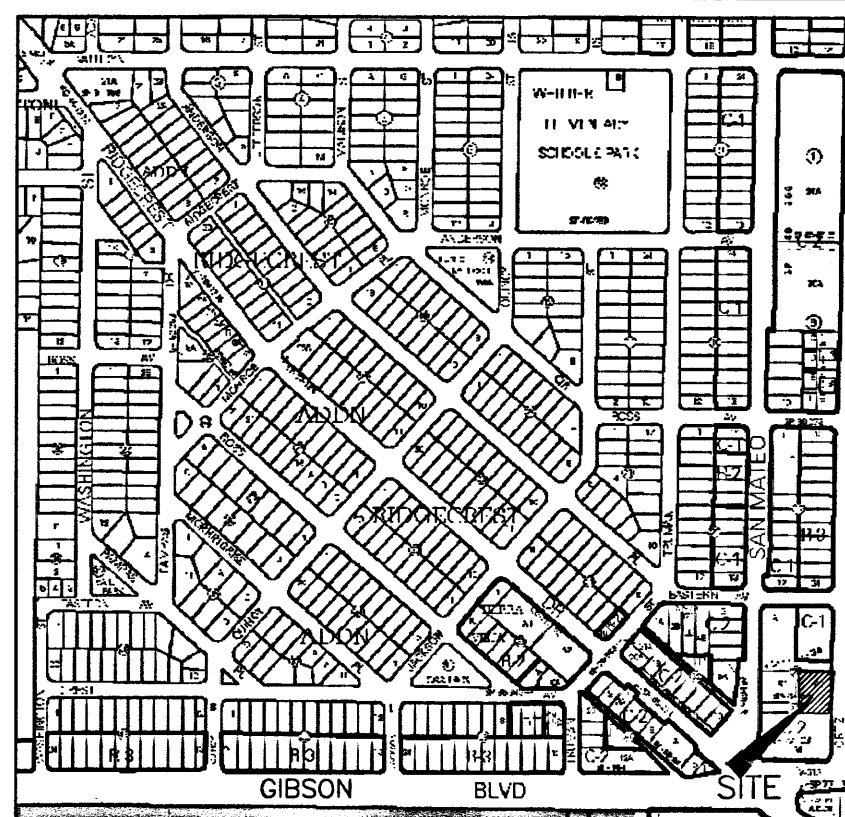
THE DRAINAGE CONCEPT FOR THIS SITE IS TO FREE DISCHARGE THE EXCESS RUNOFF FROM IMPERVIOUS SURFACES VIA THE DRIVEWAY OPENING AND A CURB DRAIN TO ORTIZ DRIVE, SE. HISTORICAL OFFSITE FLOWS WILL BE ALLOWED TO CONTINUE TO DISCHARGE THROUGH THE PROPERTY TO ORTIZ DRIVE, SE.

## ONSITE HYDROLOGY

DRAINAGE DATA		BASIN A		BASIN B		BASIN C		BASIN D		BASIN E		BASIN F		BASIN G		BASIN H		BASIN I		BASIN J		BASIN K		BASIN L		BASIN M		BASIN N		BASIN O		BASIN P		BASIN Q		BASIN R		BASIN S		BASIN T		BASIN U		BASIN V		BASIN W		BASIN X		BASIN Y		BASIN Z		BASIN AA		BASIN AB		BASIN AC		BASIN AD		BASIN AE		BASIN AF		BASIN AG		BASIN AH		BASIN AI		BASIN AJ		BASIN AK		BASIN AL		BASIN AM		BASIN AN		BASIN AO		BASIN AP		BASIN AQ		BASIN AR		BASIN AS		BASIN AT		BASIN AU		BASIN AV		BASIN AW		BASIN AX		BASIN AY		BASIN AZ		BASIN BA		BASIN BB		BASIN BC		BASIN BD		BASIN BE		BASIN BF		BASIN BG		BASIN BH		BASIN BI		BASIN BJ		BASIN BK		BASIN BL		BASIN BM		BASIN BN		BASIN BO		BASIN BP		BASIN BQ		BASIN BR		BASIN BS		BASIN BT		BASIN BU		BASIN BV		BASIN BW		BASIN BX		BASIN BY		BASIN BZ		BASIN C1		BASIN C2		BASIN C3		BASIN C4		BASIN C5		BASIN C6		BASIN C7		BASIN C8		BASIN C9		BASIN C0		BASIN C1		BASIN C2		BASIN C3		BASIN C4		BASIN C5		BASIN C6		BASIN C7		BASIN C8		BASIN C9		BASIN C0		BASIN C1		BASIN C2		BASIN 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C3		BASIN C4		BASIN C5		BASIN C6		BASIN C7		BASIN C8		BASIN C9		BASIN C0		BASIN C1		BASIN C2		BASIN C3		BASIN C4		BASIN C5		BASIN C6		BASIN C7		BASIN C8		BASIN C9		BASIN C0		BASIN C1		BASIN C2		BASIN C3		BASIN C4		BASIN C5		BASIN C6		BASIN C7		BASIN C8		BASIN C9		BASIN C0		BASIN C1		BASIN C2		BASIN C3		BASIN C4		BASIN C5		BASIN C6		BASIN C7		BASIN C8		BASIN C9		BASIN C0		BASIN C1		BASIN C2		BASIN C3		BASIN C4		BASIN C5		BASIN C6		BASIN C7		BASIN C8		BASIN C9		BASIN C0		BASIN C1		BASIN C2		BASIN C3		BASIN C4		BASIN C5		BASIN C6		BASIN C7		BASIN C8		BASIN C9		BASIN C0		BASIN C1		BASIN C2		BASIN C3		BASIN C4		BASIN C5		BASIN C6		BASIN C7		BASIN C8		BASIN C9		BASIN C0		BASIN C1		BASIN C2		BASIN C3		BASIN C4		BASIN C5		BASIN C6		BASIN C7		BASIN C8		BASIN C9		BASIN C0		BASIN C1		BASIN C2		BASIN C3		BASIN C4		BASIN C5		BASIN C6		BASIN C7		BASIN C8		BASIN C9		BASIN C0		BASIN C1		BASIN C2		BASIN C3		BASIN C4		BASIN C5		BASIN C6		BASIN C7		BASIN C8		BASIN C9		BASIN C0		BASIN C1		BASIN C2		BASIN C3		BASIN C4		BASIN C5		BASIN C6		BASIN C7		BASIN C8		BASIN C9		BASIN C0		BASIN C1		BASIN C2		BASIN C3		BASIN C4		BASIN C5		BASIN C6		BASIN C7		BASIN C8		BASIN C9		BASIN C0		BASIN C1		BASIN C2		BASIN C3		BASIN C4		BASIN C5		BASIN C6		BASIN C7		BASIN C8		BASIN C9		BASIN C0		BASIN C1		BASIN C2		BASIN C3		BASIN C4		BASIN C5		BASIN C6		BASIN C7		BASIN C8		BASIN C9	
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## VICINITY MAP (L-17-Z)



## LEGEND

- WM WATER METER  
 ELEC ELECTRIC SERVICE RISER  
 SS SANITARY SEWER CLEANOUTS  
 TEL TELEPHONE RISER  
 FH FIRE HYDRANT  
 MH SANITARY SEWER MANHOLE  
 WV WATER VALVE  
 LIGHT POLE  
 EXISTING CONTOURS @ 1 FT. INTERVALS  
 INDEX CONTOURS @ 5 FT. INTERVALS  
 PROPOSED CONTOURS @ 1.0' INTERVALS  
 PROPOSED SPOT ELEVATION  
 TC TOP OF CONCRETE  
 FL FLOW LINE  
 TW TOP OF WALL  
 TA TOP OF ASPHALT
- SPOT ELEVATION  
 UNLESS OTHERWISE INDICATED, SPOT ELEVATIONS ARE TO NATURAL GRADE  
 EOA EDGE OF ASPHALT  
 TC TOP OF CURB  
 FL FLOWLINE  
 BSW BACK OF SIDEWALK

## LEGAL DESCRIPTION

Tract R-2-A in Block Twenty-five (25) of the replat of Tracts R-1, R-2 and X-1 in Block 25, VIRGINIA PLACE ADDITION to the City of Albuquerque, New Mexico as the same is shown and designated on the map of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 28, 2011 in Plat Book 2011C, Page 99.

## FLOOD ZONE DESIGNATION

It is hereby certified that this property is not located within a 100-year flood hazard boundary in accordance with current HUD Federal Administration Flood Hazard Boundary Maps dated September 26, 2008. ("Zone X" (No Flood Hazard) "Panel" 350002 0362 G.

## BENCH MARK

Basis of elevations: ACS STATION "G-2" NAVD 88 MSL ELEVATION: 5337.430  
TBM: NAIL AND DISK AT NORTHEAST CORNER OF PROPERTY MSL: 5306.82

## NOTICE TO CONTRACTOR

PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISHED SURFACES AND ARE PROVIDED FOR THE PURPOSE OF SHOWING FLOW ROUTING.

CONTRACTOR IS RESPONSIBLE FOR THE ABATEMENT OF SEDIMENT ONTO ADJOINING PUBLIC RIGHTS-OF-WAY DURING CONSTRUCTION AND FOR THE REMOVAL OF ANY SEDIMENT DEPOSITED IN PUBLIC RIGHT-OF-WAY.

CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY GRADING OR CONSTRUCTION.

SITE IS NOT SUBJECT TO NPDES SWPPP REQUIREMENTS (< 1 ACRE).

ALL IMPROVEMENTS WITHIN CITY OF ALBUQUERQUE RIGHT OF WAY MUST BE CONSTRUCTED BY CITY OF ALBUQUERQUE WORK ORDER.

## DRAINAGE NOTES:

- ROOF DRAINAGE CONVEYED TO PUBLIC RIGHT-OF-WAY VIA GUTTER DOWNSPOUT AND DRAINAGE CHANNEL. SEE ROOF PLAN FOR LOCATIONS.
- ALL ELEVATIONS GIVEN ARE TO TOP OF PROPOSED GRADE

## KEYED NOTES

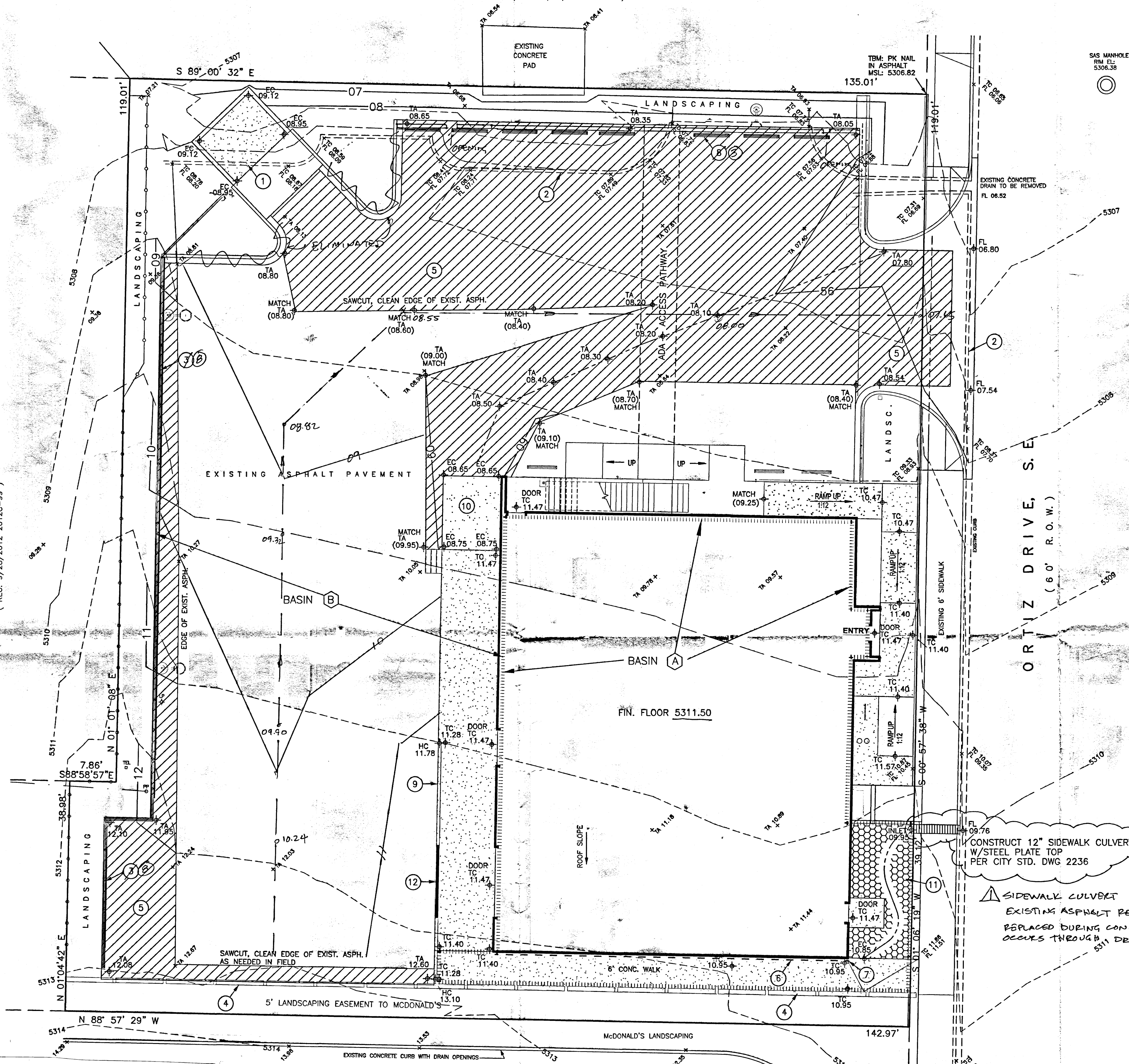
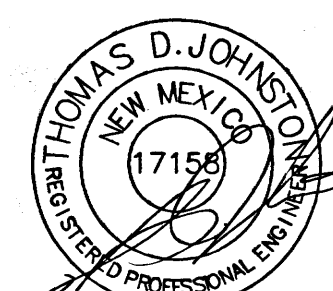
- EXISTING CURB TO REMAIN
- EXISTING CURB TO BE REMOVED
- 6" STAND UP CURB, CONCRETE OR EQUAL
- RAILROAD TIE GARDEN WALL
- NEW ASPHALT PAVEMENT
- EAVE GUTTER
- ALUMINUM DOWNSPOUT
- PINNED CONCRETE WHEELSTOPS
- 6" CONCRETE HEADER CURB
- 6" THK. CONCRETE DOCK APRON
- GRADE SWALE TO DRAIN, LINE W/4" THICKNESS, 1"-2" SMOOTH ROCK
- INSTALL WATER BLOCK, MIN 6" HEIGHT

## DRAINAGE CERTIFICATE

I, Thomas D. Johnston, NMPE 17158, of the firm of TGC ENGINEERING INC. 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 October 9, 2012. The record information edited onto the original design document has been obtained by Thomas D. Johnston, NMPS 14269, of the firm of WAYJOHN SURVEYING INC. I further certify that I have personally visited the project site on October 18, 2013 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 final 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.

10/21/13  
Thomas D. Johnston, NMPE 17158

TRACT "X-2", BLOCK 25, VIRGINIA PLACE ADDITION  
(REC. 5/14/1979 A7-74)TRACT "M", BLOCK 25, VIRGINIA PLACE ADDITION  
(REC. 2/28/1977 B12-119)

I, THOMAS D. JOHNSTON, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 17158, DO HEREBY CERTIFY THAT I INSPECTED THIS SITE ON MARCH 26, 2012, AND THAT, AS OF THAT DATE, THERE HAD BEEN NO RECENT ALTERATION OF GRADE OR EVIDENCE OF GRADING OPERATIONS ON THIS SITE.

THOMAS D. JOHNSTON, NMPE NO. 17158

## DRAINAGE CONCEPT

THE DRAINAGE CONCEPT FOR THIS SITE IS TO FREE DISCHARGE THE EXCESS RUNOFF FROM IMPERVIOUS SURFACES VIA THE DRIVEWAY OPENING AND A CURB DRAIN TO ORTIZ DRIVE, SE. HISTORICAL OFFSITE FLOWS WILL BE ALLOWED TO CONTINUE TO DISCHARGE THROUGH THE PROPERTY TO ORTIZ DRIVE, SE.

## ONSITE HYDROLOGY

DRAINAGE DATA BASIN A		BASIN A		BASIN A		BASIN A		BASIN A		BASIN A	
Condition	Return Table 4 (Years)	Treatment Type	Area (sq. ft.)	Freq. (in.)	Runoff Table A-9 (cfs/ac)	Volume (cu. ft.)	Rate (cfs)	Condition	Return Table 4 (Years)	Treatment Type	Area (sq. ft.)
EXISTING	100	A	0	0.86	1.87	0.0	0.00	EXISTING	10	A	0
		B	0	0.92	2.60	0.0	0.00			B	0
		C	0	1.29	3.45	0.0	0.00			C	0
		D	5,365	2.36	5.02	1,055.1	0.62			D	5,365
DEVELOPED	100	A	0	0.19	0.58	0.0	0.00	DEVELOPED	10	A	0
		B	0	0.36	1.19	0.0	0.00			B	0
		C	0	0.62	2.00	0.0	0.00			C	0
		D	5,365	1.5	3.39	670.6	0.42			D	5,365
DEVELOPED	10	A	0	0.86	1.87	0.0	0.00	DEVELOPED	10	A	0
		B	213	0.92	2.60	163	0.01			B	213
		C	0	1.29	3.45	0.0	0.00			C	0
		D	5,152	2.36	5.02	1,013.2	0.59			D	5,152
TOTAL (EXT)	100					1,055.1	0.6	TOTAL (EXT)	10		
TOTAL (DEV)	10					670.6	0.4	TOTAL (DEV)	10		
						1,023.6	0.6				
						650.4	0.4				

DRAINAGE DATA BASIN B		BASIN B		BASIN B		BASIN B		BASIN B		BASIN B	
Condition	Return Table 4 (Years)	Treatment Type	Area (sq. ft.)	Freq. (in.)	Runoff Table A-9 (cfs/ac)	Volume (cu. ft.)	Rate (cfs)	Condition	Return Table 4 (Years)	Treatment Type	Area (sq. ft.)
EXISTING	100	A	0	0.86	1.87	0.0	0.00	EXISTING	10	A	0
		B	2,850	0.92	2.60	218.5	0.17			B	2,850
		C	0	1.29	3.45	0.0	0.00			C	0
		D	13,438	2.36	5.02	2,642.8	1.55			D	13,438
DEVELOPED	100	A	0	0.19	0.58	0.0	0.00	DEVELOPED	10	A	0
		B	2,850	0.36	1.19	85.5	0.08			B	2,850
		C	0	0.62	2.00	0.0	0.00			C	0
		D	13,438	1.5	3.39	1,678.8	1.05			D	13,438
DEVELOPED	10	A	0	0.86	1.87	0.0	0.00	DEVELOPED	10	A	0
		B	3,654	0.92	2.60	280.1	0.22			B	3,654
		C	0	1.29	3.45	0.0	0.00			C	0
		D	12,634	2.36	5.02	2,484.7	1.46			D	12,634
TOTAL (EXT)	100					2,861.3	1.7	TOTAL (EXT)	10		
TOTAL (DEV)	10					1,765.3	1.1	TOTAL (DEV)	10		
						2,764.8	1.7				
						1,813.9	1.2				

## OFFSITE FLOW INFORMATION

OFFSITE FLOWS ARE GENERATED FROM TRACT M (McDONALD'S SITE), SOUTH OF THE SITE AND DRAIN ACROSS THE SITE TO AN EXISTING SIDEWALK CULVERT AT THE NORTHEAST CORNER OF THE SITE. PER GRADING AND DRAINAGE PLAN BY HALL ENGINEERING, DATED 5/24/1994, THE UPSTREAM CONTRIBUTORY BASIN IS 0.745 ACRES, 83% D TREATMENT AND 17% B TREATMENT. DURING THE 100-YEAR FLOW, 3.4 CFS OF RUNOFF IS GENERATED ON THE UPSTREAM SITE. THIS RUNOFF IS CURRENTLY CONVEYED ON SURFACE AND DISCHARGES ACROSS THE SIDEWALK TO THE SOUTH OF SUBJECT SITE. CURRENT OVERFLOW DISCHARGE FROM UPSTREAM OFFSITE BASIN ONTO SUBJECT SITE IS NEGLIGIBLE.

Project Description		Project Data	
Project File	C:\projects\mcdonalds\mcdonalds.mxd	Design	0.08 ft
Worksheet	RECTANGULAR CHANNEL	Flow Area	0.31 ft <sup>2</sup>
Flow Element	Rectangular Channel	Wetted Perimeter	4.15 ft
Method	Manning's Formula	Top Width	4.00 ft
Solve For	Channel Depth	Critical Depth	0.10 ft
		Critical Slope	0.005897 ft/ft
		Velocity	2.25 ft/s
		Velocity Head	0.08 ft
		Specific Energy	0.15 ft
		Froude Number	1.43
		Flow is	subcritical

## CHANNEL CAPACITY



## DRAINAGE AND GRADING PLAN

PARAGON ELECTRIC

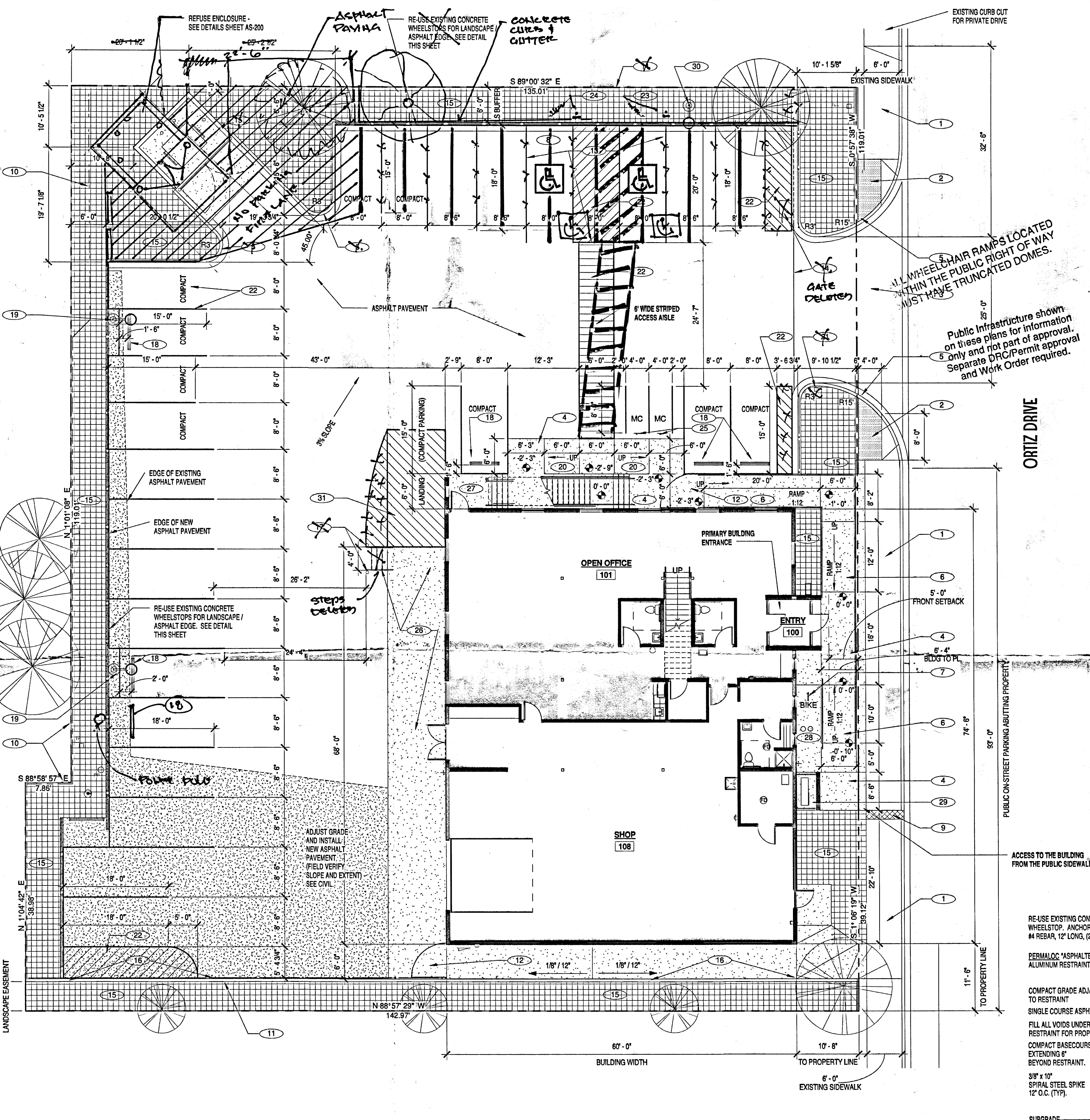
**TGC ENGINEERING, INC.** (505)266-7256  
330 LOUISIANA BLVD. NE  
ALBUQUERQUE, NM 87108  
Fax: (505) 255-2887

SHEET NO.

DESIGN DATE: 3/27/2012  
REVISION: 10/25/2012

SCALE: 1 INCH = 10 FEET





## GENERAL INFORMATION:

### A. PLANNING HISTORY:

THE PROPOSED PROJECT IS A STAND-ALONE PROJECT DEVELOPMENT, NOT SUBJECT TO A MASTER PLAN OR SECTOR DEVELOPMENT PLAN. THE PROPERTY PREVIOUSLY WAS AN ASPHALT PAVED PRIVATE PARKING LOT.

### B. DESCRIPTION:

- VICINITY MAP (SEE BELOW).
- ADDRESS: 1409 ORTIZ DRIVE NE, ALBUQUERQUE, NM 87108

#### LEGAL DESCRIPTION:

TRACT LETTERED "R-2-A", BLOCK NUMBERED TWENTY-FIVE (25), VIRGINIA PLACE, ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 29, 2011, IN PLAT BOOK 2011C, PAGE 89.

#### 3. VARIANCE: NOT REQUIRED

#### 4. TYPE OF DEVELOPMENT:

OFFICE AND SHOP FOR AN ELECTRICAL CONTRACTOR

#### 5. SIZE OF DEVELOPMENT:

LOT SIZE:	APPROXIMATELY 1/2 ACRE (0.4972 ACRE)
BUILDING GROSS AREA:	FIRST FLOOR = 4,495 SF SECOND FLOOR = 2,273 SF TOTAL GROSS AREA = 6,768 SF
NET LEASABLE AREA:	FIRST FLOOR = 4,435 SF SECOND FLOOR = 2,207 SF

#### 6. PARKING REQUIRED:

OFF STREET PARKING REQ. 14-18-3-1-A-21 OFFICES: ONE SPACE PER 200 SF OF NET LEASABLE AREA ON GROUND FLOOR, ONE SPACE PER 300 SF OF NET LEASABLE AREA, ON ALL FLOORS ABOVE THE GROUND FLOOR. PER ZONING DETERMINATION FOR C-2 ZONE, SHOP AREA REQUIRES ONE SPACE PER 200 SF OF NET LEASABLE AREA.

#### THEREFORE:

1ST FLOOR OFFICE/SHOP:	4,435 / 200 =	22.175
2ND FLOOR OFFICE:	2,207 SF/300 =	7.356
SUBTOTAL =		29.531 THEREFORE 30

#### PARKING REDUCTION:

10% REDUCTION IF WITHIN 300 FEET OF ALBUQUERQUE TRANSIT SYSTEM ROUTE, 217'-4" FROM SE PROPERTY CORNER TO BUS STOP ON GIBSON. 30 X 10% = 3 THEREFORE 3 SPACES  
30 - 3 = 27  
TOTAL = 27 REQUIRED PARKING SPACES

#### TOTAL PARKING REQUIRED:

PARKING SPACES:	27 SPACES
DISABLED PARKING REQUIRED:	2 SPACES
MOTORCYCLE PARKING REQ.:	2 SPACES
BICYCLE PARKING REQ.:	2 SPACES

#### PARKING PROVIDED:

25 OFF-STREET PARKING SPACES  
2 ON-STREET PARKING SPACES

#### SMALL CAR PARKING:

IF MORE THAN 20 SPACES, 1/3 CAN BE SMALL CAR  
25 X 1/3 = 8.333 THEREFORE 9 SMALL CAR SPACES

#### STANDARD PARKING:

SMALL CAR PARKING:	16 SPACES
HC PARKING:	9 SPACES
MOTORCYCLE PARKING:	2 SPACES
BICYCLE PARKING:	2 SPACES

### 7. EXECUTIVE SUMMARY:

#### A. PROJECT LOCATION:

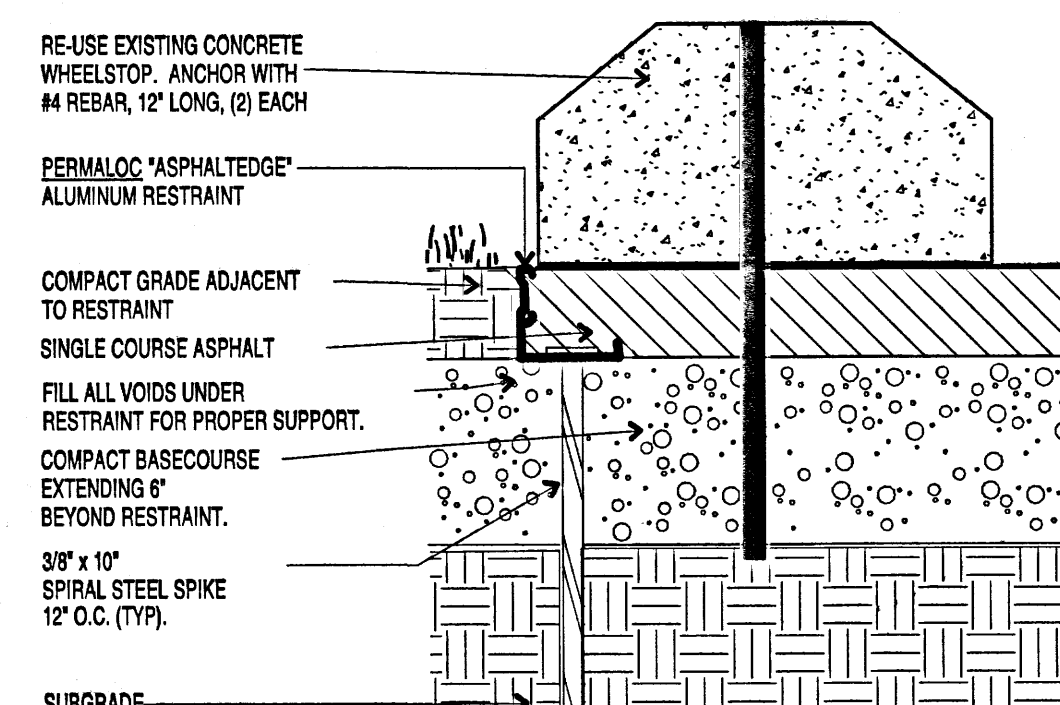
THE PROJECT IS LOCATED ON THE WEST SIDE OF ORTIZ DRIVE BETWEEN GIBSON BLVD AND EASTERN AVE. THE PROPERTY IS AN EXISTING ASPHALT PAVED PARKING LOT.

#### B. DEVELOPMENT CONCEPT:

THE NEW PROJECT WILL BE A NEW OFFICE/SHOP FOR AN ELECTRICAL CONTRACTOR AND WILL INCLUDE A CONCRETE LOADING DOCK LOCATED ON THE WEST SIDE OF THE BUILDING.

#### C. TRAFFIC CIRCULATION CONCEPT:

THE EXISTING SITE ACCESS ON THE NORTH PROPERTY LINE FROM AN ADJACENT PRIVATE DRIVE WILL BE ABANDONED. THE NEW ACCESS POINT FOR THE SITE WILL BE FROM A PROPOSED NEW CURB CUT ON ORTIZ DRIVE, NEAR THE NORTHEAST CORNER OF THE PROPERTY. TRAFFIC CIRCULATION WITHIN THE SITE WILL BE A TWO-WAY AISLE WITH 90 DEGREE PARKING. PARKING IS ALONG THE NORTH AND WEST PERIMETER OF THE PROPERTY AS WELL AS SMALL CAR PARKING ALONG THE NORTH FACADE OF THE BUILDING. THE EXISTING 5'-0" WIDE LANDSCAPE EASEMENT ALONG THE SOUTH PROPERTY LINE WILL BE MAINTAINED.



### TRAFFIC CIRCULATION LAYOUT APPROVED

Signed: [Signature] Date: 9/14/12

### D3 Asphalt Edge / Wheelstop Detail

3" = 1'-0"

## PROJECT DATA:

### PROJECT TITLE:

PARAGON ELECTRIC, INC. OFFICE & SHOP BUILDING

### CITY ADDRESS:

1409 ORTIZ DR. NE

### ZONE ATLAS PAGE:

L-17-Z

### OWNER:

PARKWELL ENTERPRISES, LLC  
P.O. BOX 8269  
ALBUQUERQUE, NM 87198  
505.265.5893  
505.232.6748 FAX  
alparker1000@paragon-electric.com

### ARCHITECT:

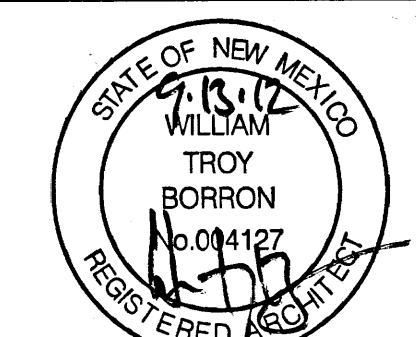
AUDAZ DESIGN  
William Troy Borron, Architect  
P.O. BOX 30274  
ALBUQUERQUE, NM 87190  
505.350.8569  
troy@audazdesign.com

### KEYED NOTES:

- EXISTING SIDEWALK TO REMAIN.
- NEW HC SIDEWALK ACCESS RAMP WITH TRUNCATED DOMES - SEE CIVIL. REFER TO CITY STANDARD DETAIL DWG. 2428.
- NEW CURB CUT / ACCESS POINT - SEE CIVIL. REFER TO CITY STANDARD DETAIL DWG. 242.
- CONCRETE SIDEWALK - SEE DETAILS ON SHEET AS-200 AND CIVIL DETAIL DWG. 2415A.
- 6'-0" WIDE HO RAMP, COMPLY WITH ANSI A117.1-2009 SECTION 405, SLOPE AT 1:12 MAX. 1-1/2" DIA. STEEL PIPE HANDRAILS. SEE DETAILS ON SHEET AS-200.
- BIKE RACK. SEE DETAIL ON SHEET AS-200.
- NEW SIDEWALK CULVERT WITH STEEL PLATE TOP - SEE CIVIL. REFER TO CITY STANDARD DETAIL DWG. 2236.
- EXISTING CHAINLINK FENCE TO REMAIN.
- RELOCATE EXISTING CHAINLINK FENCE TO ACCOMMODATE NEW CONSTRUCTION. FIELD VERIFY EXACT LOCATION. CONSULT WITH ARCHITECT AND OWNER PRIOR TO RELOCATION.
- CHAINLINK MAN GATE, 6' HIGH X 6' WIDE.
- HC PARKING 1% MIN. 2% MAX SLOPE. SEE GRADING AND DRAINAGE PLAN.
- MOTORIZED ROLLING CHAINLINK GATE AND MOTOR. COORDINATE WITH ELECTRICAL.
- LANDSCAPED AREA - SEE LANDSCAPE PLAN, SHEET L-100.
- RAILROAD TIE LANDSCAPE RETAINING WALL. SEE CIVIL.
- CONCRETE FILLED PIPE BOLLARD.
- CONCRETE WHEELSTOP.
- EXISTING LIGHT POLE AND CONCRETE BASE TO REMAIN.
- HC ACCESSIBLE CURB RAMP PER ANSI A117.1-2009 SECTION 406. SLOPE AT 1:12. 6" RISE MAX. SEE DETAILS ON SHEET AS-200.
- PEDESTAL MOUNTED KEYPAD GATE CONTROLLER. COORDINATE WITH ELECTRICAL.
- WHITE ALKYLID PARKING SPACE STRIPING, ACCESS AISLE STRIPING AND COMPACT LETTERING, TYPICAL.
- HC ACCESSIBLE PARKING SIGN.
- HC VAN ACCESSIBLE PARKING SIGN.
- MOTORCYCLE PARKING SIGN.
- ADDITIVE ALTERNATE #1: CONCRETE DOCK INCLUDING FOUNDATION, SLAB, CONCRETE STEPS AND STEEL HANDRAILS. IF ADDITIVE ALTERNATE IS NOT ACCEPTED, CUT FILL GRADE AND CONTINUE ASPHALT PAVING TO FINISH FLOOR AT DOORS #104 AND #105. SLOPE AWAY FROM BUILDING AT 1/8" PER FOOT MINIMUM.
- CONCRETE STEPS, STEEL HANDRAILS AND CONCRETE LANDING.
- SEWER CLEANOUT WITH METAL FLUSH CAP. SEE PLUMBING.
- HVAC UNIT AND SCREEN. SEE MECHANICAL.
- RELOCATED LIGHT POLE. SEE ELECTRICAL.
- LOADING AREA - TRUCK PARKING FOR LOADING / UNLOADING AT DOCK.



Audaz Design  
P.O. Box 30274  
Albuquerque, New Mexico 87190  
tel: 505.350.8569  
email: troy@audazdesign.com



### Permit Set

PROJECT NAME:  
Paragon Electric, Inc. Office & Shop Building

PROJECT ADDRESS:  
1409 Ortiz Dr. SE  
Albuquerque, NM 87108

OWNER:  
Parkwell Enterprises, LLC

ISSUE DATE: 10 September 2012  
PROJECT NO: 101  
DRAWN BY: WTB  
CHECKED BY: WTB  
PROJECT MANAGER:  
PROJECT ARCHITECT: William Troy Borron

ALL CONCEPTS, DESIGNS AND PLANS DIRECTLY OR INDIRECTLY ENCOMPASSED BY THIS DOCUMENT ARE HEREBY COPYRIGHTED AND ARE FOR USE ONLY IN CONNECTION WITH THE PROJECT SPECIFIED IN THIS DOCUMENT. NONE OF SUCH CONCEPTS, DESIGNS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION WITHOUT WRITTEN PERMISSION OF AUDAZ DESIGN / WILLIAM TROY BORRON, ARCHITECT.

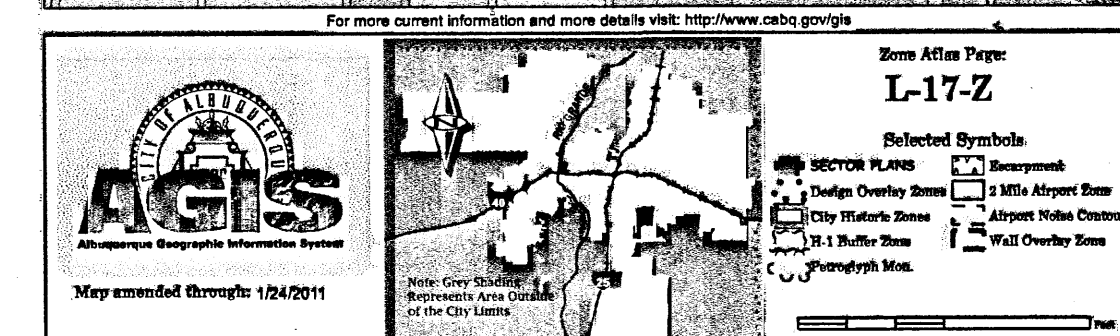
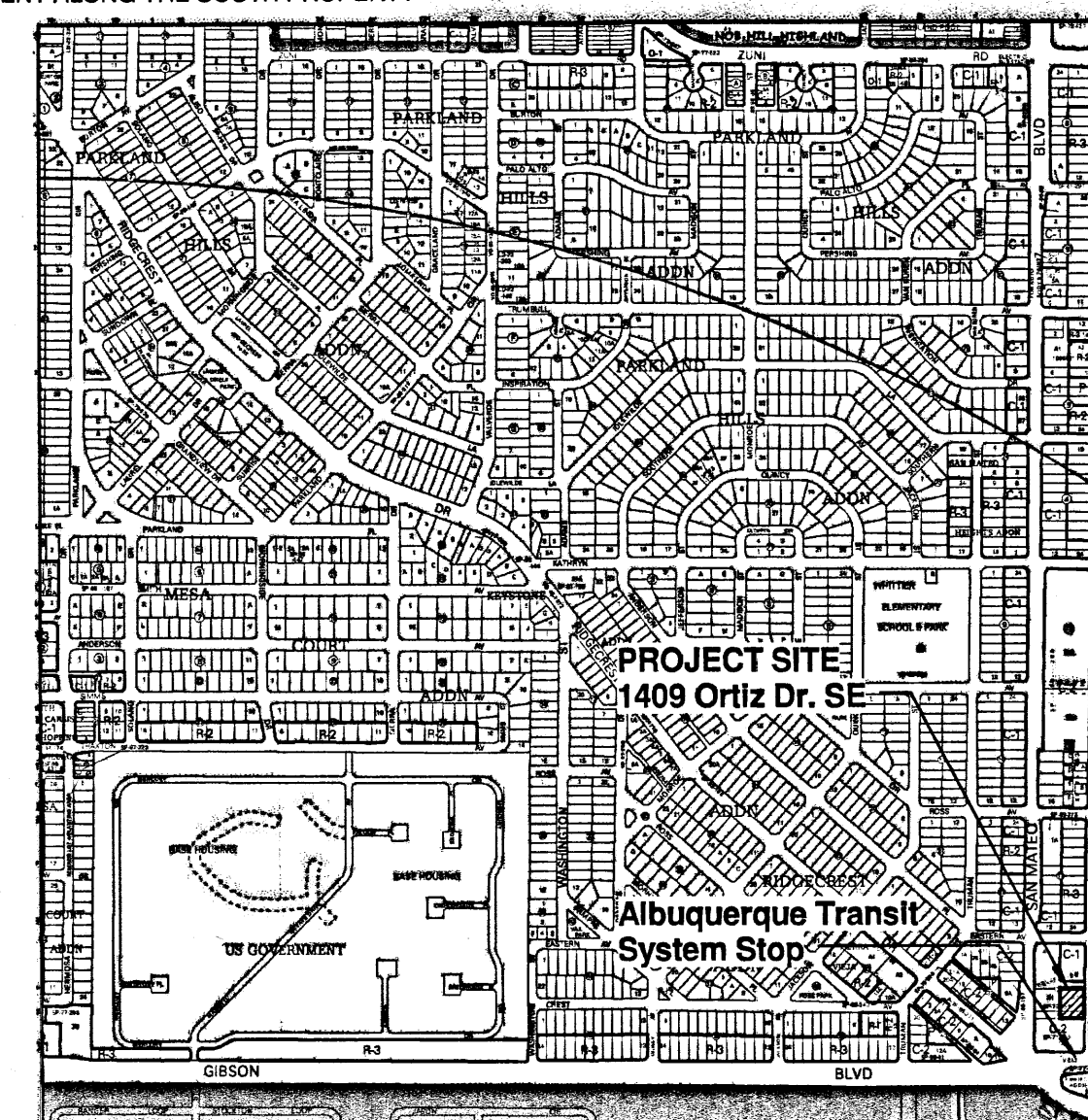
### SHEET TITLE:

Traffic Circulation Layout Plan

SCALE: As indicated

CURRENT REVISION:  
REVISION DATE:

TCL  
SHEET OF

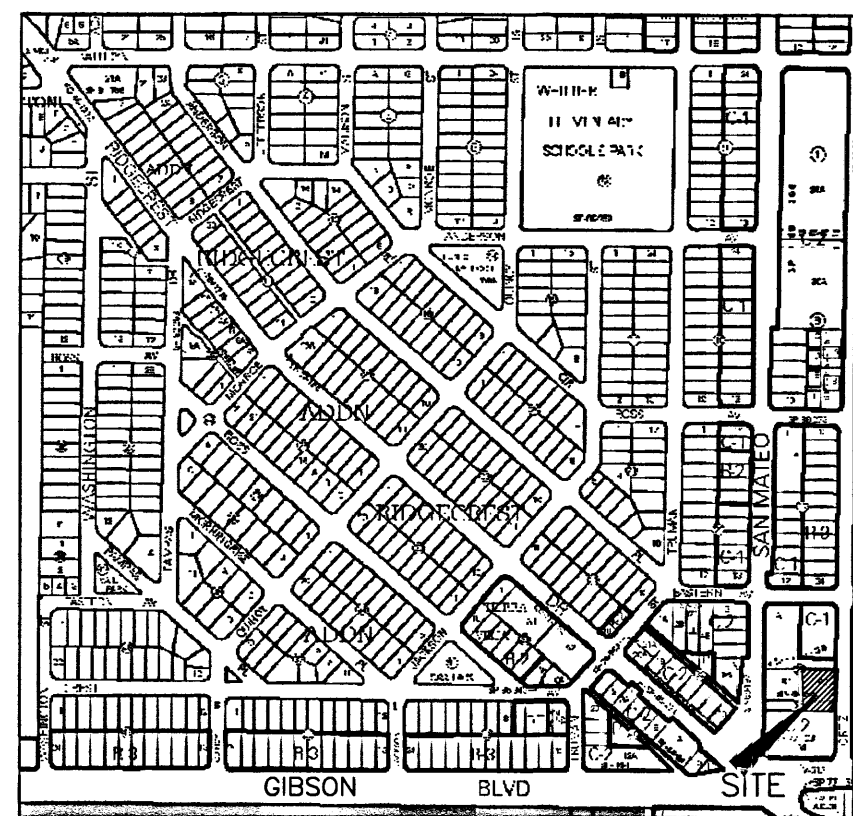


### VICINITY MAP





## VICINITY MAP (L-17-Z)



## LEGEND

- WM WATER METER  
 ELEC ELECTRIC SERVICE RISER  
 SS SANITARY SEWER CLEANOUTS  
 TEL TELEPHONE RISER  
 FH FIRE HYDRANT  
 MH SANITARY SEWER MANHOLE  
 WV WATER VALVE  
 LIGHT POLE  
 EXISTING CONTOURS @ 1 FT. INTERVALS  
 INDEX CONTOURS @ 5 FT. INTERVALS  
 PROPOSED CONTOURS @ 1.0' INTERVALS  
 PROPOSED SPOT ELEVATION  
 TOP OF CONCRETE FLOW LINE  
 TOP OF WALL  
 TOP OF ASPHALT
- SPOT ELEVATION  
 UNLESS OTHERWISE INDICATED, SPOT ELEVATIONS ARE TO NATURAL GRADE  
 EDA EDGE OF ASPHALT  
 TC TOP OF CURB  
 FL FLOWLINE  
 BSW BACK OF SIDEWALK

## LEGAL DESCRIPTION

Tract R-2-A in Block Twenty-five (25) of the replat of Tracts R-1, R-2 and X-1 in Block 25, VIRGINIA PLACE ADDITION to the City of Albuquerque, New Mexico as the same is shown and designated on the map of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 28, 2011 in Plat Book 2011C, Page 99.

## FLOOD ZONE DESIGNATION

It is hereby certified that this property is not located within a 100-year flood hazard boundary in accordance with current HUD Federal Administration Flood Hazard Boundary Maps dated September 26, 2008. Zone X (No Flood Hazard) Panel 350002 0362-G.

## BENCH MARK

Basis of elevations: ACS STATION "G-2" NAVD 88 MSL ELEVATION: 5337.430  
 TBM: NAIL AND DISK AT NORTHEAST CORNER OF PROPERTY MSL: 5306.82

## NOTICE TO CONTRACTOR

PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISHED SURFACES AND ARE PROVIDED FOR THE PURPOSE OF SHOWING FLOW ROUTING.

CONTRACTOR IS RESPONSIBLE FOR THE ABATEMENT OF SEDIMENT ONTO ADJOINING PUBLIC RIGHTS-OF-WAY DURING CONSTRUCTION AND FOR THE REMOVAL OF ANY SEDIMENT DEPOSITED IN PUBLIC RIGHT-OF-WAY.

CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY GRADING OR CONSTRUCTION.

SITE IS NOT SUBJECT TO NPDES SWPPP REQUIREMENTS (< 1 ACRE).

ALL IMPROVEMENTS WITHIN CITY OF ALBUQUERQUE RIGHT OF WAY MUST BE CONSTRUCTED BY CITY OF ALBUQUERQUE WORK ORDER.

## DRAINAGE NOTES:

- ROOF DRAINAGE CONVEYED TO PAVED PARKING LOT ON WEST SIDE OF BUILDING. SEE ROOF PLAN.
- ALL ELEVATIONS GIVEN ARE TO TOP OF PROPOSED GRADE

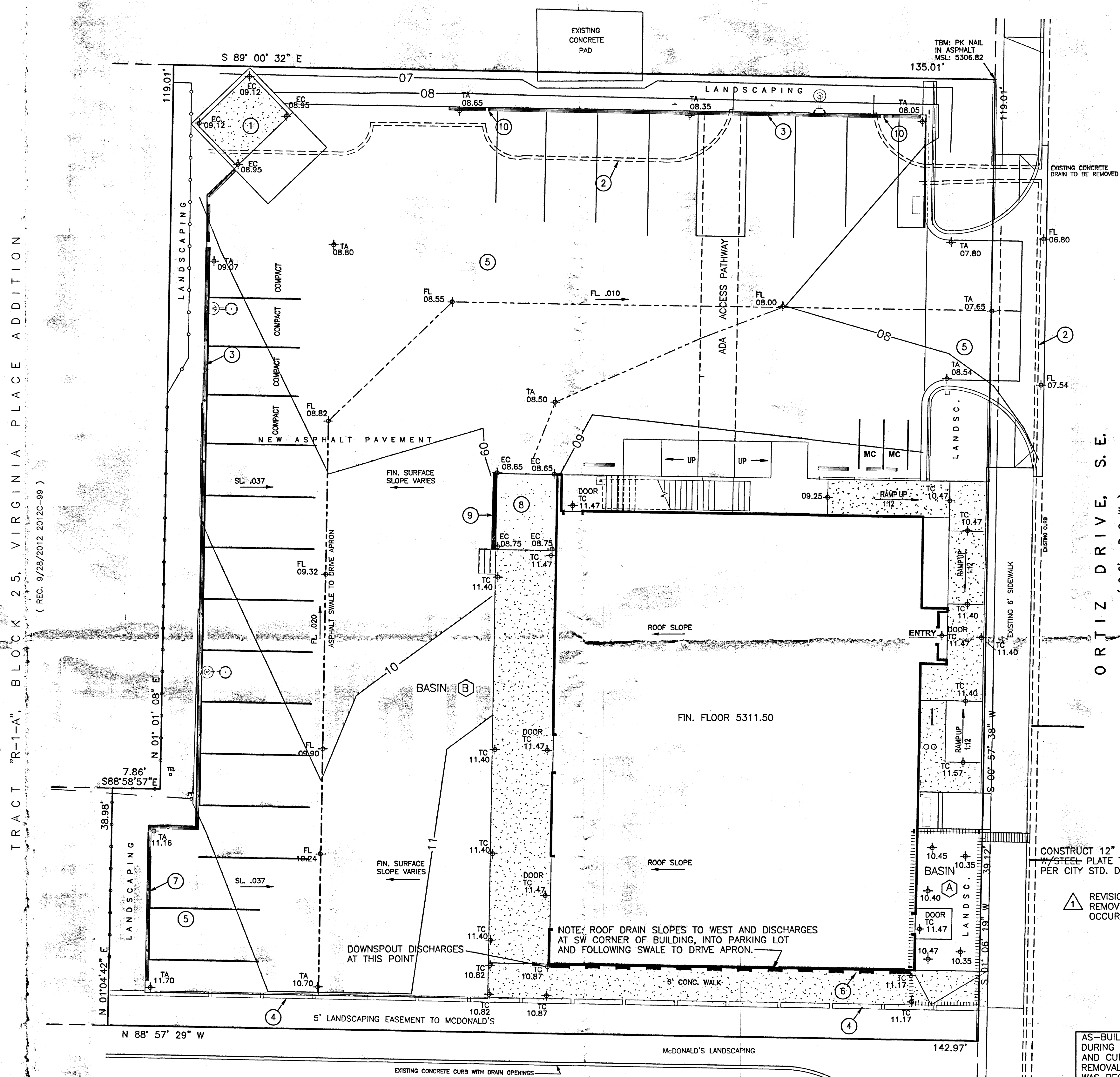
## KEYED NOTES

- REFUSE ENCLOSURE
- EXISTING CURB TO BE REMOVED
- 6" STAND UP CURB, CONCRETE OR EQUAL
- RAILROAD TIE GARDEN WALL
- NEW ASPHALT PAVEMENT
- EAVE GUTTER
- PINNED CONCRETE WHEELSTOPS
- 6" THK. CONCRETE DOCK APRON
- 4" ASPHALT WATER BLOCK
- 6" CURB DRAIN OPENING

## DRAINAGE CERTIFICATE

I, Thomas D. Johnston, NMPE 17158, of the firm of TGC ENGINEERING INC. 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 October 9, 2012. A roof gutter and downspout at the SW corner of the building has been added, and a swale has been incorporated into the parking lot to allow all stormwater discharge to occur through the driveway apron, eliminating the need for the sidewalk culvert. The record information edited onto the original design document has been obtained by Thomas D. Johnston, NMPS 14269, of the firm of WAYJOHN SURVEYING INC. I further certify that I have personally visited the project site on October 18, 2013 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 final 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.

Thomas D. Johnston, NMPE 17158

TRACT "X-2", BLOCK 25, VIRGINIA PLACE ADDITION  
(REC. 5/14/1979 A7-74)TRACT "M", BLOCK 25, VIRGINIA PLACE ADDITION  
(REC. 2/28/1977 B12-119)

10/09/12  
AS-BUILT 10/18/13

I, THOMAS D. JOHNSTON, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 17158, DO HEREBY CERTIFY THAT I INSPECTED THIS SITE ON MARCH 26, 2012, AND THAT, AS OF THAT DATE, THERE HAD BEEN NO RECENT ALTERATION OF GRADE OR EVIDENCE OF GRADING OPERATIONS ON THIS SITE.

THOMAS D. JOHNSTON, NMPE NO. 17158

## DRAINAGE CONCEPT

THE DRAINAGE CONCEPT FOR THIS SITE IS TO FREE DISCHARGE THE EXCESS RUNOFF FROM IMPERVIOUS SURFACES VIA THE DRIVEWAY OPENING. HISTORICAL OFFSITE FLOWS WILL BE ALLOWED TO CONTINUE TO DISCHARGE THROUGH THE PROPERTY TO ORTIZ DRIVE, SE.

## ONSITE HYDROLOGY

DRAINAGE DATA THIS SITE LIES WITHIN PRECIPITATION ZONE 3									
Condition	Return Table 4 (Years)	Treatment Type	Area (sq. ft.)	Precip. (in.)	Runoff Table A-9 (cfs/ac)	Volume (cu. ft.)	Rate (cfs)		
EXISTING	100	A	0	0.68	1.87	0.0	0.00		
		B	0	0.92	2.60	0.0	0.00		
		C	0	1.29	3.45	0.0	0.00		
		D	660	2.38	5.02	129.8	0.08		
EXISTING	10	A	0	0.19	0.58	0.0	0.00		
		B	0	0.36	1.19	0.0	0.00		
		C	0	0.62	2.00	0.0	0.00		
		D	660	1.5	3.39	82.5	0.05		
DEVELOPED	100	A	0	0.68	1.87	0.0	0.00		
		B	294	0.92	2.60	22.5	0.02		
		C	0	1.29	3.45	0.0	0.00		
		D	16	2.38	5.02	3.1	0.00		
DEVELOPED	10	A	0	0.19	0.58	0.0	0.00		
		B	294	0.36	1.19	8.8	0.01		
		C	0	0.62	2.00	0.0	0.00		
		D	16	1.5	3.39	2.0	0.00		
TOTAL (EXT)	100					129.8	0.1		
	10					82.5	0.1		
TOTAL (DEV)	100					25.7	0.0		
	10					10.8	0.0		

DRAINAGE DATA THIS SITE LIES WITHIN PRECIPITATION ZONE 3									
Condition	Return Table 4 (Years)	Treatment Type	Area (sq. ft.)	Precip. (in.)	Runoff Table A-9 (cfs/ac)	Volume (cu. ft.)	Rate (cfs)		
EXISTING	100	A	0	0.88	1.87	0.0	0.00		
		B	2,850	0.92	2.80	219.5	0.17		
		C	0	1.29	3.45	0.0	0.00		
		D	14,098	2.38	5.02	2,772.8	1.82		
EXISTING	10	A	0	0.19	0.58	0.0	0.00		
		B	2,850	0.36	1.19	85.5	0.08		
		C	0	0.62	2.00	0.0	0.00		
		D	14,098	1.5	3.39	1,762.3	1.10		
DEVELOPED	100	A	0	0.68	1.87	0.0	0.00		
		B	3,854	0.92	2.80	280.1	0.22		
		C	0	1.29	3.45	0.0	0.00		
		D	13,294	2.38	5.02	2,614.5	1.53		
DEVELOPED	10	A	0	0.19	0.58	0.0	0.00		
		B	3,850	0.36	1.19	108.5	0.10		
		C	0	0.62	2.00	0.0	0.00		
		D	13,294	1.5	3.39	1,661.8	1.03		
TOTAL (EXT)	100					2,991.1	1.8		
	10					1,947.9	1.2		
TOTAL (DEV)	100					2,894.8	1.8		
	10					1,771.3	1.1		

## OFFSITE FLOW INFORMATION

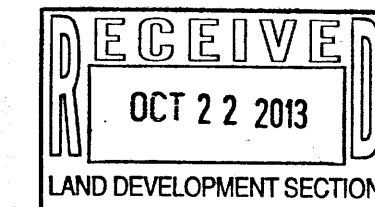
OFFSITE FLOWS ARE GENERATED FROM TRACT M (McDONALD'S SITE), SOUTH OF THE SITE AND DRAIN ACROSS THE SITE TO AN EXISTING SIDEWALK CULVERT AT THE NORTHEAST CORNER OF THE SITE. PER GRADING AND DRAINAGE PLAN BY HALL ENGINEERING, DATED 5/24/1994, THE UPSTREAM CONTRIBUTORY BASIN IS 0.745 ACRES, 83% D TREATMENT AND 17% B TREATMENT. DURING THE 100-YEAR FLOW, 3.4 CFS OF RUNOFF IS GENERATED ON THE UPSTREAM SITE. THIS RUNOFF IS CURRENTLY CONVEYED ON SURFACE AND DISCHARGES ACROSS THE SIDEWALK TO THE SOUTH OF SUBJECT SITE. CURRENT OVERFLOW DISCHARGE FROM UPSTREAM OFFSITE BASIN ONTO SUBJECT SITE IS NEGLIGIBLE.

CONSTRUCT 12" SIDEWALK CULVERT  
W/STEEL PLATE TOP  
PER CITY STD. DWG 2236

REVISION 1: SIDEWALK CULVERT NOT INSTALLED; EXISTING ASPHALT REMOVED AND REPLACED DURING CONSTRUCTION. ALL DISCHARGE OCCURS THROUGH DRIVEWAY APRON.

## AS-BUILT NOTES:

DURING CONSTRUCTION, REVISIONS TO THE LOCATION OF PARKING AND CURBING HAVE OCCURRED. THIS NECESSITATED THE COMPLETE REMOVAL AND REPLACEMENT OF THE EXISTING ASPHALT. THE SITE WAS REGRADED TO ACCOMMODATE A SWALE, WHICH ELIMINATED THE NEED FOR A SIDEWALK CULVERT. DUE TO THE EXTENTS THAT THE SITE CHANGED, THE SITE HAS BEEN REDRAFTED FOR CLARITY. THIS AS-BUILT REFLECTS THE EXISTING CONDITIONS ON THE SITE AT THE TIME OF THE FINAL SITE VISIT.



## DRAINAGE AND GRADING PLAN

PARAGON ELECTRIC - 1409 ORTIZ DRIVE, SE

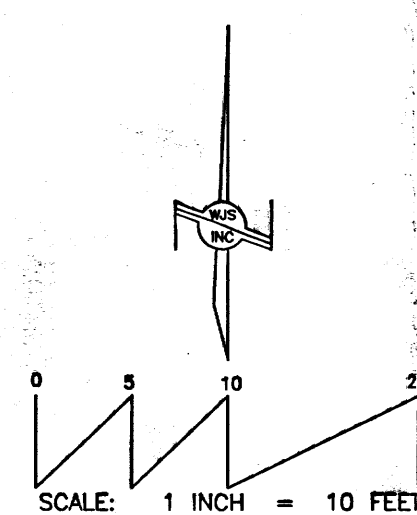
**TGC ENGINEERING, INC.** (505)266-7256  
 330 LOUISIANA BLVD. NE  
 ALBUQUERQUE, NM 87108  
 Fax: (505) 255-2887

SHEET NO.

DESIGN DATE:  
3/27/2012

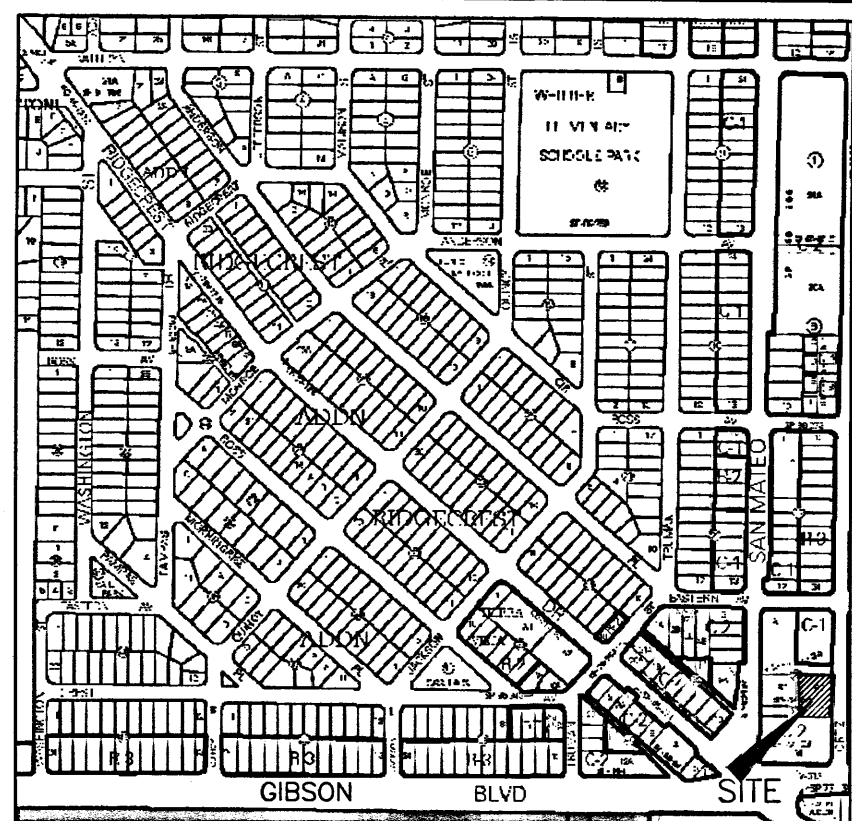
REVISION:  
05/21/2013

CITY PROJECT NO:  
L18/D030





## VICINITY MAP (L-17-Z)



## LEGEND

- WM WATER METER  
 ELEC ELECTRIC SERVICE RISER  
 CO SANITARY SEWER CLEANOUTS  
 TEL TELEPHONE RISER  
 FH FIRE HYDRANT  
 MH SANITARY SEWER MANHOLE  
 WV WATER VALVE  
 LIGHT POLE  
 EXISTING CONTOURS @ 1 FT. INTERVALS  
 INDEX CONTOURS @ 5 FT. INTERVALS  
 -56- PROPOSED CONTOURS @ 1.0' INTERVALS  
 +12.00 PROPOSED SPOT ELEVATION  
 TOP OF CONCRETE  
 FLOW LINE  
 TOP OF WALL  
 TOP OF ASPHALT
- SPOT ELEVATION  
 UNLESS OTHERWISE INDICATED, SPOT ELEVATIONS ARE TO NATURAL GRADE  
 EOA EDGE OF ASPHALT  
 TC TOP OF CURB  
 FL FLOWLINE  
 BSW BACK OF SIDEWALK

## LEGAL DESCRIPTION

Tract R-2-A in Block Twenty-five (25) of the replat of Tracts R-1, R-2 and X-1 in Block 25, VIRGINIA PLACE ADDITION to the City of Albuquerque, New Mexico as the same is shown and designated on the map of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 28, 2011 in Plat Book 2011C, Page 99.

## FLOOD ZONE DESIGNATION

It is hereby certified that this property is not located within a 100-year flood hazard boundary in accordance with current HUD Federal Administration Flood Hazard Boundary Maps dated September 26, 2008, Zone X (No-Flood Hazard) Panel 350002 0362 G.

## BENCH MARK

Basis of elevations: ACS STATION "G-2" NAVD 88 MSL ELEVATION: 5337.430  
 TBM: NAIL AND DISK AT NORTHEAST CORNER OF PROPERTY MSL: 5306.82

## NOTICE TO CONTRACTOR

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CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY GRADING OR CONSTRUCTION.

SITE IS NOT SUBJECT TO NPDES SWPPP REQUIREMENTS (< 1 ACRE).

ALL IMPROVEMENTS WITHIN CITY OF ALBUQUERQUE RIGHT OF WAY MUST BE CONSTRUCTED BY CITY OF ALBUQUERQUE WORK ORDER.

## DRAINAGE NOTES:

- ROOF DRAINAGE CONVEYED TO PAVED PARKING LOT ON WEST SIDE OF BUILDING. SEE ROOF PLAN
- ALL ELEVATIONS GIVEN ARE TO TOP OF PROPOSED GRADE

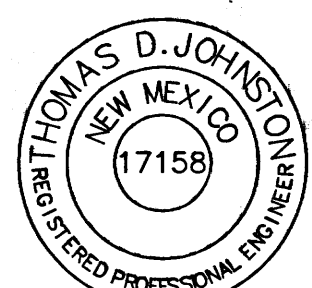
## KEYED NOTES

- REFUSE ENCLOSURE
- EXISTING CURB TO BE REMOVED
- 6" STAND UP CURB, CONCRETE OR EQUAL
- RAILROAD TIE GARDEN WALL
- NEW ASPHALT PAVEMENT
- EAVE GUTTER
- PINNED CONCRETE WHEELSTOPS
- 6" THK. CONCRETE DOCK APRON
- 4" ASPHALT WATER BLOCK
- 6" CURB DRAIN OPENING

## DRAINAGE CERTIFICATE

I, Thomas D. Johnston, NMPE 17158, of the firm of TGC ENGINEERING INC. 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 October 9, 2012. The record information edited onto the original design document has been obtained by Thomas D. Johnston, NMPS 14269, of the firm of WAYJOHN SURVEYING INC. I further certify that I have personally visited the project site on October 18, 2013 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 final 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.

Thomas D. Johnston, NMPE 17158

TRACT "X-2", BLOCK 25, VIRGINIA PLACE ADDITION  
(REC. 5/14/1979 A7-74)TRACT "R-1-A", BLOCK 25, VIRGINIA PLACE ADDITION  
(REC. 9/28/2012 2012C-99)TRACT "M", BLOCK 25, VIRGINIA PLACE ADDITION  
(REC. 2/28/1977 B12-119)

10/09/12  
AS-BUILT 10/18/13

I, THOMAS D. JOHNSTON, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 17158, DO HEREBY CERTIFY THAT I INSPECTED THIS SITE ON MARCH 26, 2012, AND THAT, AS OF THAT DATE, THERE HAD BEEN NO RECENT ALTERATION OF GRADE OR EVIDENCE OF GRADING OPERATIONS ON THIS SITE.

THOMAS D. JOHNSTON, NMPE NO. 17158

## DRAINAGE CONCEPT

THE DRAINAGE CONCEPT FOR THIS SITE IS TO FREE DISCHARGE THE EXCESS RUNOFF FROM IMPERVIOUS SURFACES VIA THE DRIVEWAY OPENING. HISTORICAL OFFSITE FLOWS WILL BE ALLOWED TO CONTINUE TO DISCHARGE THROUGH THE PROPERTY TO ORTIZ DRIVE, SE.

## ONSITE HYDROLOGY

A DRAINAGE DATA THIS SITE LIES WITHIN PRECIPITATION ZONE 3						
Condition	Return Table 4 (Years)	Treatment Type	Area (sq. ft.)	Predp. (in.)	Runoff Table A-9 (cfs/ft.)	Volume (cu. ft.)
EXISTING	100	A	0	0.66	1.87	0.0
		B	0	0.92	2.60	0.0
		C	0	1.29	3.45	0.0
		D	660	2.36	5.02	129.8
EXISTING	10	A	0	0.19	0.58	0.0
		B	0	0.36	1.19	0.0
		C	0	0.62	2.00	0.0
		D	660	1.5	3.39	825.0
DEVELOPED	100	A	0	0.66	1.87	0.0
		B	294	0.92	2.60	22.5
		C	0	1.29	3.45	0.0
		D	16	2.36	5.02	3.1
DEVELOPED	10	A	0	0.19	0.58	0.0
		B	294	0.36	1.19	8.8
		C	0	0.62	2.00	0.0
		D	16	1.5	3.39	2.0
TOTAL (EXT)	100					129.8
	10					82.5
TOTAL (DEV)	100					25.7
	10					10.8

B DRAINAGE DATA THIS SITE LIES WITHIN PRECIPITATION ZONE 3						
Condition	Return Table 4 (Years)	Treatment Type	Area (sq. ft.)	Predp. (in.)	Runoff Table A-9 (cfs/ft.)	Volume (cu. ft.)
EXISTING	100	A	0	0.66	1.87	0.0
		B	2,850	0.92	2.60	218.5
		C	0	1.29	3.45	0.0
		D	14,098	2.36	5.02	2,772.8
EXISTING	10	A	0	0.19	0.58	0.0
		B	2,850	0.36	1.19	65.5
		C	0	0.62	2.00	0.0
		D	14,098	1.5	3.39	1,762.3
DEVELOPED	100	A	0	0.66	1.87	0.0
		B	3,654	0.92	2.60	280.1
		C	0	1.29	3.45	0.0
		D	13,294	2.36	5.02	2,614.5
DEVELOPED	10	A	0	0.19	0.58	0.0
		B	3,650	0.36	1.19	109.5
		C	0	0.62	2.00	0.0
		D	13,294	1.5	3.39	1,661.8
TOTAL (EXT)	100					2,981.1
	10					1,847.8
TOTAL (DEV)	100					2,894.8
	10					1,771.3

## OFFSITE FLOW INFORMATION

OFFSITE FLOWS ARE GENERATED FROM TRACT M (McDONALD'S SITE), SOUTH OF THE SITE AND DRAIN ACROSS THE SITE TO AN EXISTING SIDEWALK CULVERT AT THE NORTHEAST CORNER OF THE SITE. PER GRADING AND DRAINAGE PLAN BY HALL ENGINEERING, DATED 5/24/1994, THE UPSTREAM CONTRIBUTORY BASIN IS 0.745 ACRES, 83% D TREATMENT AND 17% B TREATMENT. DURING THE 100-YEAR FLOW, 3.4 CFS OF RUNOFF IS GENERATED ON THE UPSTREAM SITE. THIS RUNOFF IS CURRENTLY CONVEYED ON SURFACE AND DISCHARGES ACROSS THE SIDEWALK TO THE SOUTH OF SUBJECT SITE. CURRENT OVERFLOW DISCHARGE FROM UPSTREAM OFFSITE BASIN ONTO SUBJECT SITE IS NEGLIGIBLE.

CONSTRUCT 12" SIDEWALK CULVERT  
W/STEEL PLATE TOP  
PER CITY STD. DWG 2236

REVISION 1: SIDEWALK CULVERT NOT INSTALLED; EXISTING ASPHALT REMOVED AND REPLACED DURING CONSTRUCTION. ALL DISCHARGE OCCURS THROUGH DRIVEWAY APRON.

AS-BUILT NOTES:  
DURING CONSTRUCTION, REVISIONS TO THE LOCATION OF PARKING AND CURBING HAVE OCCURRED. THIS NECESSITATED THE COMPLETE REMOVAL AND REPLACEMENT OF THE EXISTING ASPHALT. THE SITE WAS REGRADED TO ACCOMMODATE A SWALE, WHICH ELIMINATED THE NEED FOR A SIDEWALK CULVERT. DUE TO THE EXTENTS THAT THE SITE CHANGED, THE SITE HAS BEEN REDRAFTED FOR CLARITY. THIS AS-BUILT REFLECTS THE EXISTING CONDITIONS ON THE SITE AT THE TIME OF THE FINAL SITE VISIT.

Project Description	
Project File	C:\projects\2013\paragon_1.mxd
Worksheet	RECTANGULAR CHANNEL
Flow Element	Rectangular Channel
Method	Manning's Formula
Solve For	Channel Depth
Input Data	
Manning's Coefficient	0.015
Channel Slope	1.250%
Bottom Width	4.00 ft
Discharge	0.70 cfs
Results	
Depth	0.08 ft
Flow Area	0.31 ft <sup>2</sup>
Wetted Perimeter	4.15 ft
Top Width	4.00 ft
Critical Depth	0.10 ft
Critical Slope	0.005887 ft/ft
Velocity	2.25 ft/s
Velocity Head	0.08 ft
Specific Energy	0.16 ft
Froude Number	1.43
CHANNEL CAPACITY	

## DRAINAGE AND GRADING PLAN

PARAGON ELECTRIC

**TGC ENGINEERING, INC.** (505)266-7256  
330 LOUISIANA BLVD. NE  
ALBUQUERQUE, NM 87108  
Fax: (505) 255-2887

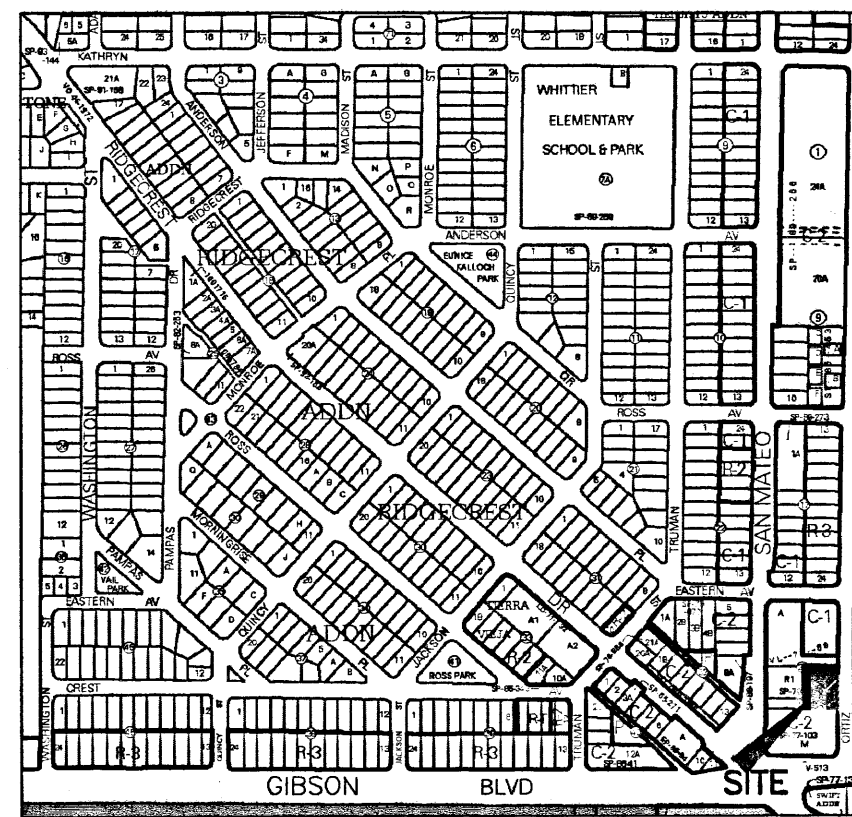
SHEET NO.

DESIGN DATE:  
3/27/2012REVISION:  
05/21/2013

SCALE: 1 INCH = 10 FEET



## VICINITY MAP (L-17-Z)



## LEGEND

- WM WATER METER  
 ELEC ELECTRIC SERVICE RISER  
 CO SANITARY SEWER CLEANOUTS  
 TEL TELEPHONE RISER  
 FH FIRE HYDRANT  
 MH SANITARY SEWER MANHOLE  
 WV WATER VALVE  
 LIGHT POLE  
 EXISTING CONTOURS @ 1 FT. INTERVALS  
 INDEX CONTOURS @ 5 FT. INTERVALS  
 PROPOSED CONTOURS @ 1.0' INTERVALS  
 PROPOSED SPOT ELEVATION  
 TC TOP OF CONCRETE  
 FL FLOW LINE  
 TW TOP OF WALL  
 TA TOP OF ASPHALT
- SPOT ELEVATION  
 UNLESS OTHERWISE INDICATED, SPOT ELEVATIONS ARE TO NATURAL GRADE  
 EOA EDGE OF ASPHALT  
 TC TOP OF CURB  
 FL FLOWLINE  
 BSW BACK OF SIDEWALK

## LEGAL DESCRIPTION

Tract R-2-A in Block Twenty-five (25) of the replat of Tracts R-1, R-2 and X-1 in Block 25, VIRGINIA PLACE ADDITION to the City of Albuquerque, New Mexico as the same is shown and designated on the map of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 28, 2011 in Plat Book 2011C, Page 99.

## FLOOD ZONE DESIGNATION

It is hereby certified that this property is not located within a 100-year flood hazard boundary in accordance with current HUD Federal Administration Flood Hazard Boundary Maps dated September 26, 2008. Zone X (No Flood Hazard) Panel J500002 0362 G.

## BENCH MARK

Basis of elevations: ACS STATION "G-2" NAVD 88 MSL ELEVATION: 5337.430  
TBM: NAIL AND DISK AT NORTHEAST CORNER OF PROPERTY MSL: 5306.82

## NOTICE TO CONTRACTOR

PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISHED SURFACES AND ARE PROVIDED FOR THE PURPOSE OF SHOWING FLOW ROUTING.

CONTRACTOR IS RESPONSIBLE FOR THE ABATEMENT OF SEDIMENT ONTO ADJOINING PUBLIC RIGHTS-OF-WAY DURING CONSTRUCTION AND FOR THE REMOVAL OF ANY SEDIMENT DEPOSITED IN PUBLIC RIGHT-OF-WAY.

CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY GRADING OR CONSTRUCTION.

SITE IS NOT SUBJECT TO NPDES SWPPP REQUIREMENTS (< 1 ACRE).

ALL IMPROVEMENTS WITHIN CITY OF ALBUQUERQUE RIGHT OF WAY MUST BE CONSTRUCTED BY CITY OF ALBUQUERQUE WORK ORDER.

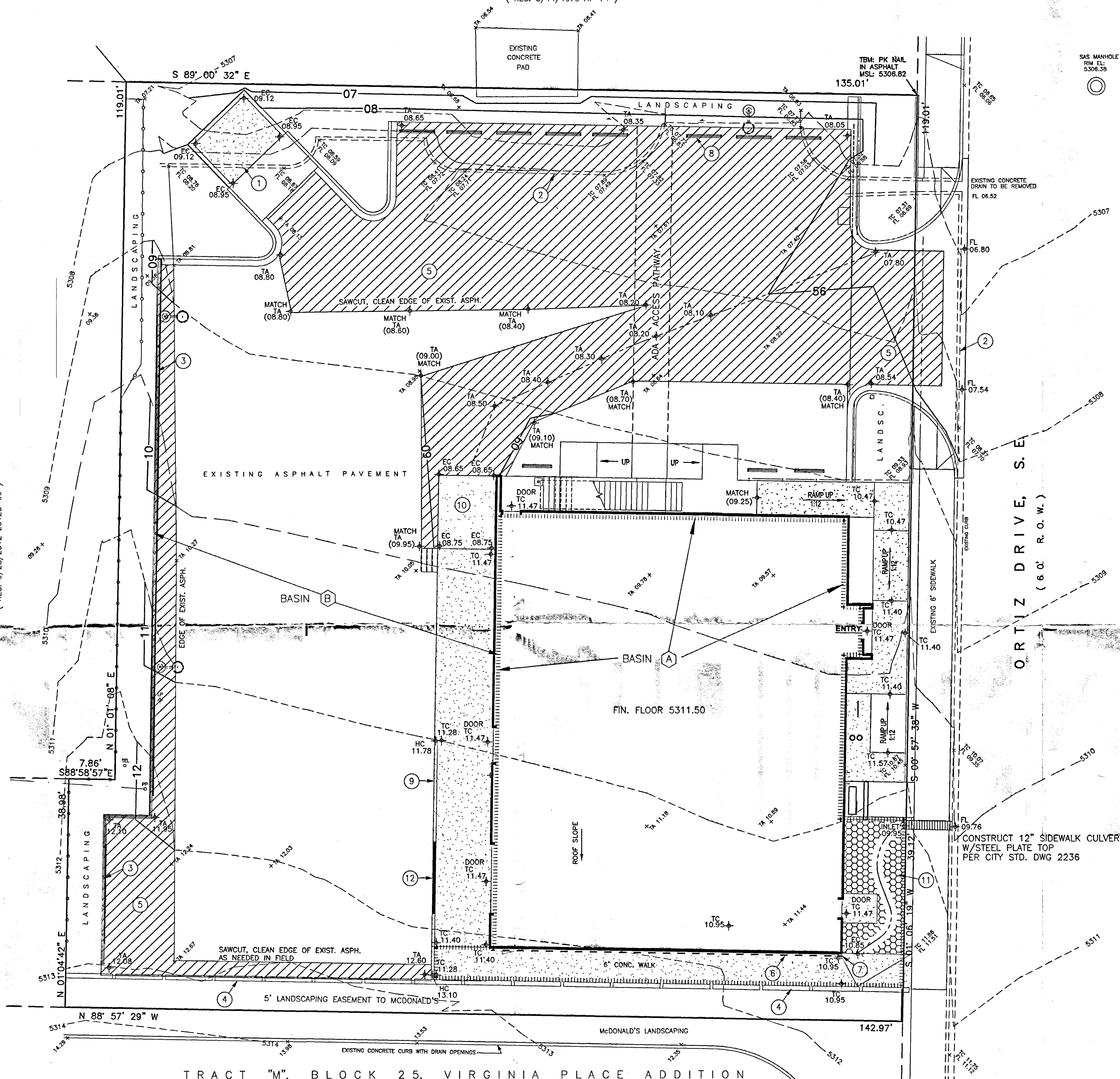
## DRAINAGE NOTES:

- ROOF DRAINAGE CONVEYED TO PUBLIC RIGHT-OF-WAY VIA CUTTER DOWNSPOUT AND DRAINAGE CHANNEL. SEE ROOF PLAN FOR LOCATIONS.
- ALL ELEVATIONS GIVEN ARE TO TOP OF PROPOSED GRADE

## KEYED NOTES

- EXISTING CURB TO REMAIN
- EXISTING CURB TO BE REMOVED
- 6" STAND UP CURB, CONCRETE OR EQUAL
- RAILROAD TIE GARDEN WALL
- NEW ASPHALT PAVEMENT
- EAVE GUTTER
- ALUMINUM DOWNSPOUT
- PINNED CONCRETE WHEELSTOPS
- 6" CONCRETE HEADER CURB
- 6" THK. CONCRETE DOCK APRON
- GRADE SWALE TO DRAIN, LINE W/4" THICKNESS, 1"-2" SMOOTH ROCK
- INSTALL WATER BLOCK, MIN 6" HEIGHT

RECEIVED  
OCT 2 6 2012

TRACT "X-2", BLOCK 25, VIRGINIA PLACE ADDITION  
(REC. 5/14/1979 A7-74)TRACT "R-1-A", BLOCK 25, VIRGINIA PLACE ADDITION  
(REC. 9/28/2012 2012C-99)TRACT "M", BLOCK 25, VIRGINIA PLACE ADDITION  
(REC. 2/28/1977 B12-119)

## DRAINAGE CONCEPT

THE DRAINAGE CONCEPT FOR THIS SITE IS TO FREE DISCHARGE THE EXCESS RUNOFF FROM IMPERVIOUS SURFACES VIA THE DRIVEWAY OPENING AND A CURB DRAIN TO ORTIZ DRIVE, SE. HISTORICAL OFFSITE FLOWS WILL BE ALLOWED TO CONTINUE TO DISCHARGE THROUGH THE PROPERTY TO ORTIZ DRIVE, SE.

## ONSITE HYDROLOGY

DRAINAGE DATA BASIN A		BASIN A		PRECIPITATION ZONE 3		Runoff		Volume		Rate	
Condition	Return Table 4 (Years)	Treatment Type	Area (sq. ft.)	Precip. (in.)	Table A-9 (cfs/ac)	Table A-9 (cu ft.)	Table A-9 (cfs)	Table A-9 (cu ft.)	Table A-9 (cfs)	Table A-9 (cu ft.)	Table A-9 (cfs)
EXISTING	100	A	0	0.86	1.87	0.0	0.00	0.0	0.00	0.0	0.00
		B	0	0.92	2.60	0.0	0.00	0.0	0.00	0.0	0.00
		C	0	1.29	3.45	0.0	0.00	0.0	0.00	0.0	0.00
		D	5,365	2.36	5.02	1,055.1	0.62	1,055.1	0.62	1,055.1	0.62
EXISTING	10	A	0	0.19	0.58	0.0	0.00	0.0	0.00	0.0	0.00
		B	0	0.36	1.19	0.0	0.00	0.0	0.00	0.0	0.00
		C	0	0.62	2.00	0.0	0.00	0.0	0.00	0.0	0.00
		D	5,365	1.5	3.39	670.6	0.42	670.6	0.42	670.6	0.42
DEVELOPED	100	A	0	0.86	1.87	0.0	0.00	0.0	0.00	0.0	0.00
		B	213	0.92	2.60	16.3	0.01	16.3	0.01	16.3	0.01
		C	0	1.29	3.45	0.0	0.00	0.0	0.00	0.0	0.00
		D	5,152	2.36	5.02	1,013.2	0.59	1,013.2	0.59	1,013.2	0.59
DEVELOPED	10	A	0	0.19	0.58	0.0	0.00	0.0	0.00	0.0	0.00
		B	213	0.36	1.19	6.4	0.01	6.4	0.01	6.4	0.01
		C	0	0.62	2.00	0.0	0.00	0.0	0.00	0.0	0.00
		D	5,152	1.5	3.39	644.0	0.40	644.0	0.40	644.0	0.40
TOTAL (EXT)	100							1,055.1	0.6		
TOTAL (DEV)	10							670.6	0.4		
TOTAL (DEV)	100							1,029.6	0.8		
TOTAL (DEV)	10							650.4	0.4		

DRAINAGE DATA BASIN B		BASIN B		PRECIPITATION ZONE 3		Runoff		Volume		Rate	
Condition	Return Table 4 (Years)	Treatment Type	Area (sq. ft.)	Precip. (in.)	Table A-9 (cfs/ac)	Table A-9 (cu ft.)	Table A-9 (cfs)	Table A-9 (cu ft.)	Table A-9 (cfs)	Table A-9 (cu ft.)	Table A-9 (cfs)
EXISTING	100	A	0	0.86	1.87	0.0	0.00	0.0	0.00	0.0	0.00
		B	2,850	0.92	2.60	218.5	0.17	218.5	0.17	218.5	0.17
		C	0	1.29	3.45	0.0	0.00	0.0	0.00	0.0	0.00
		D	13,438	2.36	5.02	2,642.8	1.55	2,642.8	1.55	2,642.8	1.55
EXISTING	10	A	0	0.19	0.58	0.0	0.00	0.0	0.00	0.0	0.00
		B	2,850	0.36	1.19	85.5	0.08	85.5	0.08	85.5	0.08
		C	0	0.62	2.00	0.0	0.00	0.0	0.00	0.0	0.00
		D	13,438	1.5	3.39	1,679.8	1.05	1,679.8	1.05	1,679.8	1.05
DEVELOPED	100	A	0	0.86	1.87	0.0	0.00	0.0	0.00	0.0	0.00
		B	3,654	0.92	2.60	280.1	0.22	280.1	0.22	280.1	0.22
		C	0	1.29	3.45	0.0	0.00	0.0	0.00	0.0	0.00
		D	12,634	2.36	5.02	2,484.7	1.46	2,484.7	1.46	2,484.7	1.46
DEVELOPED	10	A	0	0.19	0.58	0.0	0.00	0.0	0.00	0.0	0.00
		B	3,654	0.36	1.19	108.6	0.10	108.6	0.10	108.6	0.10
		C	0	0.62	2.00	0.0	0.00	0.0	0.00	0.0	0.00
		D	13,634	1.5	3.39	1,704.3	1.06	1,704.3	1.06	1,704.3	1.06
TOTAL (EXT)	100							2,861.3	1.7		
TOTAL (DEV)	10							1,765.3	1.1		
TOTAL (DEV)	100							2,768.8	1.7		
TOTAL (DEV)	10							1,813.9	1.2		

## OFFSITE FLOW INFORMATION

OFFSITE FLOWS ARE GENERATED FROM TRACT M (McDONALD'S SITE), SOUTH OF THE SITE AND DRAIN ACROSS THE SITE TO AN EXISTING SIDEWALK CULVERT AT THE NORTHEAST CORNER OF THE SITE. PER GRADING AND DRAINAGE PLAN BY HALL ENGINEERING, DATED 5/24/1994, THE UPSTREAM CONTRIBUTORY BASIN IS 0.745 ACRES, 83% D TREATMENT AND 17% B TREATMENT. DURING THE 100-YEAR FLOW, 3.4 CFS OF RUNOFF IS GENERATED ON THE UPSTREAM SITE. THIS RUNOFF IS CURRENTLY CONVEYED ON SURFACE AND DISCHARGES ACROSS THE SIDEWALK TO THE SOUTH OF SUBJECT SITE. CURRENT OVERFLOW DISCHARGE FROM UPSTREAM OFFSITE BASIN ONTO SUBJECT SITE IS NEGLIGIBLE.

Project Description	
Project File	c:\testad\m\w\paragon_fm2
Worksheet	RECTANGULAR CHANNEL
Flow Element	Rectangular Channel
Method	Manning's Formula
Solve For	Channel Depth
Input Data	
Manning Coefficient	0.013
Channel Slope	1.2500 %
Bottom Width	4.00 ft
Discharge	0.70 cfs
Results	
Depth	0.06 ft
Flow Area	0.31 ft <sup>2</sup>
Wetted Perimeter	4.15 ft
Top Width	4.00 ft
Critical Depth	0.10 ft
Critical Slope	0.00587 ft/ft
Velocity	2.28 ft/s
Velocity Head	0.06 ft
Specific Energy	0.16 ft
Froude Number	1.43
Flow is supercritical.	

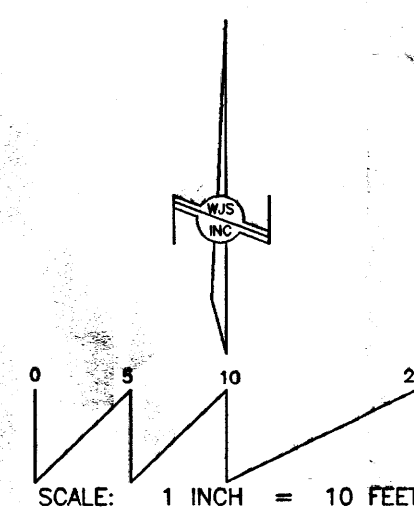
CHANNEL CAPACITY



10/09/12

I, THOMAS D. JOHNSTON, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 17158, DO HEREBY CERTIFY THAT I INSPECTED THIS SITE ON MARCH 26, 2012, AND THAT, AS OF THAT DATE, THERE HAD BEEN NO RECENT ALTERATION OF GRADE OR EVIDENCE OF GRADING OPERATIONS ON THIS SITE.

THOMAS D. JOHNSTON, NMPE NO. 17158



## DRAINAGE AND GRADING PLAN

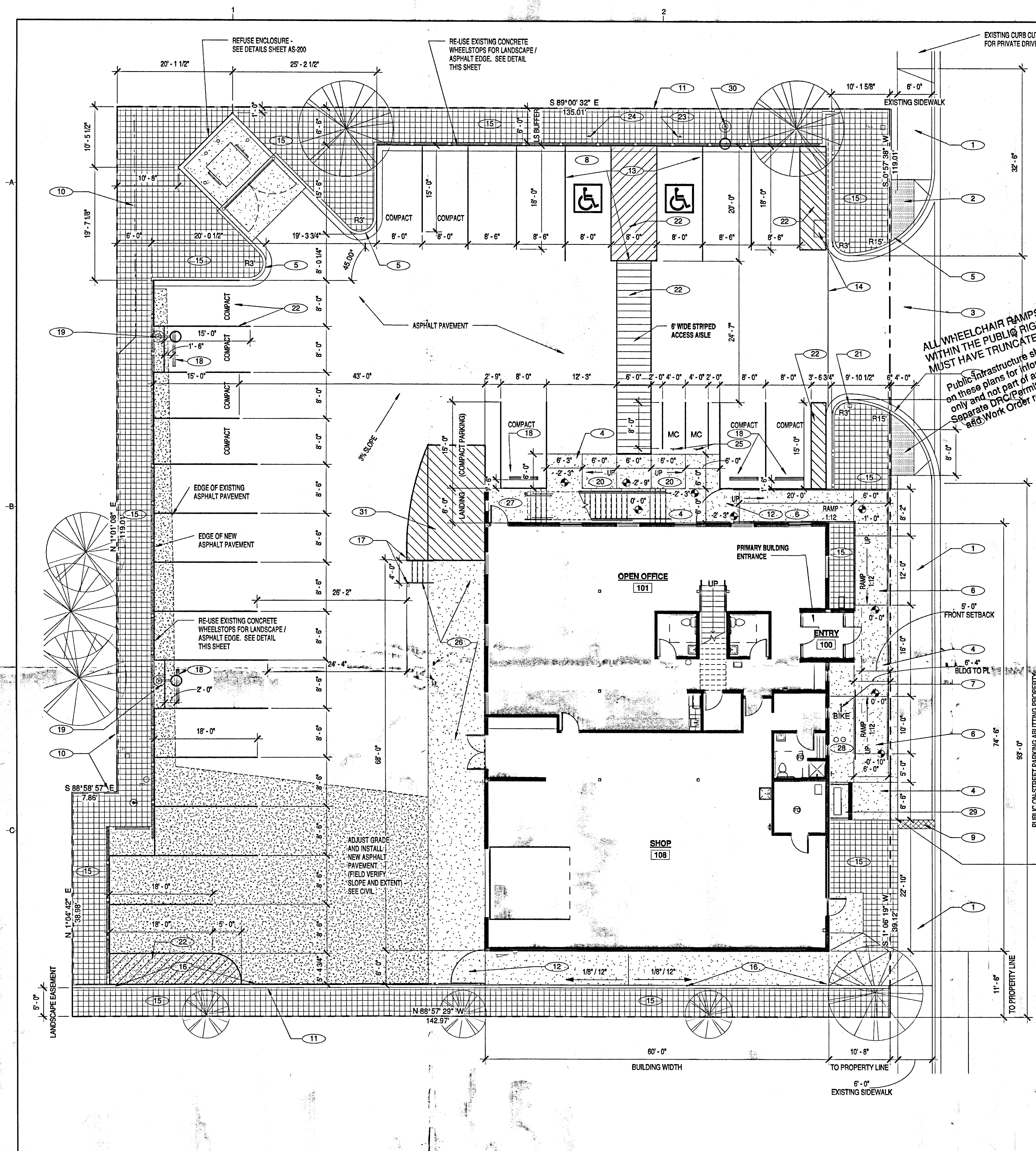
PARAGON ELECTRIC

**TCC ENGINEERING, INC.** (505)266-7256  
330 LOUISIANA BLVD. NE  
ALBUQUERQUE, NM 87108  
Fax: (505) 255-2887

SHEET NO.

DESIGN DATE:  
3/27/2012REVISION:  
10/25/2012





## GENERAL INFORMATION:

### A. PLANNING HISTORY:

THE PROPOSED PROJECT IS A STAND-ALONE PROJECT DEVELOPMENT, NOT SUBJECT TO A MASTER PLAN OR SECTOR DEVELOPMENT PLAN. THE PROPERTY PREVIOUSLY WAS AN ASPHALT PAVED PRIVATE PARKING LOT.

### B. DESCRIPTION:

- VICINITY MAP (SEE BELOW).
- ADDRESS: 1409 ORTIZ DRIVE NE, ALBUQUERQUE, NM 87108

LEGAL DESCRIPTION:

TRACT LETTERED "R-2-A", BLOCK NUMBERED TWENTY-FIVE (25), VIRGINIA PLACE ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 28, 2011, IN PLAT BOOK 2011C, PAGE 99.

- VARIANCE: NOT REQUIRED

- TYPE OF DEVELOPMENT:

OFFICE AND SHOP FOR AN ELECTRICAL CONTRACTOR

- SIZE OF DEVELOPMENT:

LOT SIZE: APPROXIMATELY 1/2 ACRE (0.4972 ACRE)  
FIRST FLOOR = 4,495 SF  
SECOND FLOOR = 2,273 SF  
TOTAL GROSS AREA = 6,768 SF

NET LEASABLE AREA: FIRST FLOOR = 4,435 SF  
SECOND FLOOR = 2,207 SF

- PARKING REQUIRED:  
OFF-STREET PARKING REG. 14-16-3-1-A-21 OFFICES: ONE SPACE PER 200 SF OF NET LEASABLE AREA ON GROUND FLOOR, ONE SPACE PER 300 SF OF NET LEASABLE AREA... ON ALL FLOORS ABOVE THE GROUND FLOOR. PER ZONING DETERMINATION FOR C-2 ZONE, SHOP AREA REQUIRES ONE SPACE PER 200 SF OF NET LEASABLE AREA.

THEREFORE:

1ST FLOOR OFFICE/SHOP: 4,435 / 200 = 22.175  
2ND FLOOR OFFICE: 2,207 SF/300 = 7.356  
SUBTOTAL = 29.531 THEREFORE 30

PARKING REDUCTION: 10% REDUCTION IF WITHIN 300 FEET OF ALBUQUERQUE TRANSIT SYSTEM ROUTE. 217'-6" FROM SE PROPERTY CORNER TO BUS STOP ON GIBSON. 30 X 10% = 3 THEREFORE 3 SPACES  
30 - 3 = 27  
TOTAL = 27 REQUIRED PARKING SPACES

### TOTAL PARKING REQUIRED:

PARKING SPACES: 27 SPACES  
DISABLED PARKING REQUIRED: 2 SPACES  
MOTORCYCLE PARKING REQ.: 2 SPACES  
BICYCLE PARKING REQ.: 2 SPACES

PARKING PROVIDED: 25 OFF-STREET PARKING SPACES  
2 ON-STREET PARKING SPACES

SMALL CAR PARKING: IF MORE THAN 20 SPACES, 1/3 CAN BE SMALL CAR  
25 X 1/3 = 8.333 THEREFORE 9 SMALL CAR SPACES

STANDARD PARKING: 16 SPACES  
SMALL CAR PARKING: 9 SPACES  
HC PARKING: 2 SPACES  
MOTORCYCLE PARKING: 2 SPACES  
BICYCLE PARKING: 2 SPACES

### 7. EXECUTIVE SUMMARY:

#### A. PROJECT LOCATION:

THE PROJECT IS LOCATED ON THE WEST SIDE OF ORTIZ DRIVE BETWEEN GIBSON BLVD AND EASTERN AVE. THE PROPERTY IS AN EXISTING ASPHALT PAVED PARKING LOT.

#### B. DEVELOPMENT CONCEPT:

THE NEW PROJECT WILL BE A NEW OFFICE/SHOP FOR AN ELECTRICAL CONTRACTOR AND WILL INCLUDE A CONCRETE LOADING DOCK LOCATED ON THE WEST SIDE OF THE BUILDING.

#### C. TRAFFIC CIRCULATION CONCEPT:

THE EXISTING SITE ACCESS ON THE NORTH PROPERTY LINE FROM AN ADJACENT PRIVATE DRIVE WILL BE ABANDONED. THE NEW ACCESS POINT FOR THE SITE WILL BE FROM A PROPOSED NEW CURB CUT ON ORTIZ DRIVE, NEAR THE NORTHEAST CORNER OF THE PROPERTY. TRAFFIC CIRCULATION WITHIN THE SITE WILL BE A TWO-WAY AISLE WITH 90 DEGREE PARKING. PARKING IS ALONG THE NORTH AND WEST PERIMETER OF THE PROPERTY AS WELL AS SMALL CAR PARKING ALONG THE NORTH FACADE OF THE BUILDING. THE EXISTING 5'-0" WIDE LANDSCAPE EASEMENT ALONG THE SOUTH PROPERTY LINE WILL BE MAINTAINED.

## PROJECT DATA:

### PROJECT TITLE:

PARAGON ELECTRIC, INC.  
OFFICE & SHOP BUILDING

### CITY ADDRESS:

1409 ORTIZ DR. NE

### ZONE ATLAS PAGE:

L-17-Z

### OWNER:

PARKWELL ENTERPRISES, LLC  
P.O. BOX 8269  
ALBUQUERQUE, NM 87198  
505.265.5883  
505.232.0748 FAX  
alpakker1000@paragon-electric.com

### ARCHITECT:

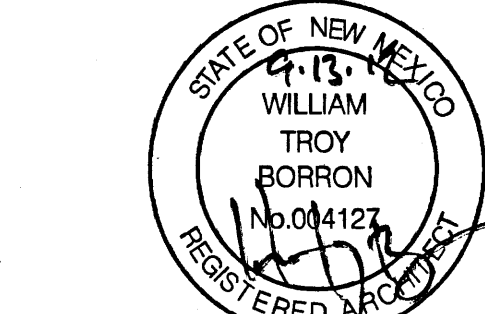
AUDAZ DESIGN  
William Troy Borron, Architect  
P.O. BOX 30274  
ALBUQUERQUE, NM 87190  
505.350.8569  
troy@audazdesign.com

### KEYED NOTES:

- EXISTING SIDEWALK TO REMAIN.
- NEW HC SIDEWALK ACCESS RAMP WITH TRUNCATED DOMES - SEE CIVIL. REFER TO CITY STANDARD DETAIL DWG. 2426.
- NEW CURB CUT / ACCESS POINT - SEE CIVIL. REFER TO CITY STANDARD DETAIL DWG. 2426.
- CONCRETE SIDEWALK - SEE DETAILS ON SHEET AS-200 AND CIVIL DETAIL DWG. 2415A.
- CONCRETE CURB AND GUTTER - SEE CIVIL. REFER TO CITY STANDARD DETAIL DWG. 2415A.
- 6" WIDE HC RAMP. COMPLY WITH ANSI A117.1-2009 SECTION 405. SLOPE AT 1:12 MAX. 1-1/2" DIA. STEEL PIPE HANDRAILS. SEE DETAILS ON SHEET AS-200.
- BIKE RACK. SEE DETAIL ON SHEET AS-200.
- VAN ACCESSIBLE PARKING.
- NEW SIDEWALK CURB WITH STEEL PLATE TOP - SEE CIVIL. REFER TO CITY STANDARD DETAIL DWG. 2236.
- EXISTING CHAINLINK FENCE TO REMAIN.
- RELOCATE EXISTING CHAINLINK FENCE TO ACCOMMODATE NEW CONSTRUCTION. FIELD VERIFY EXACT LOCATION. CONSULT WITH ARCHITECT AND OWNER PRIOR TO RELOCATION.
- CHAINLINK GATE, 6" HIGH X 6" WIDE.
- HC PARKING 14' MIN. 2% MAX SLOPE. SEE GRADING AND DRAINAGE PLAN.
- MOTORIZED ROLLING CHAINLINK GATE AND MOTOR. COORDINATE WITH ELECTRICAL.
- LANDSCAPED AREA - SEE LANDSCAPE PLAN, SHEET L-100.
- RAILROAD TIE LANDSCAPE RETAINING WALL. SEE CIVIL.
- CONCRETE FILLED PIPE BOLLARD.
- CONCRETE WHEEL STOP.
- EXISTING LIGHT POLE AND CONCRETE BASE TO REMAIN.
- HC ACCESSIBLE CURB RAMP PER ANSI A117.1-2009 SECTION 406. SLOPE AT 1:12. 6" RISE MAX. SEE DETAILS ON SHEET AS-200.
- PEDESTAL MOUNTED KEYPAD GATE CONTROLLER. COORDINATE WITH ELECTRICAL.
- WHITE ALKYL PARKING SPACE STRIPING. ACCESS AISLE STRIPING AND "COMPACT" LETTERING, TYPICAL.
- HC ACCESSIBLE PARKING SIGN.
- HC VAN ACCESSIBLE PARKING SIGN.
- MOTORCYCLE PARKING SIGN.
- ADDITIVE ALTERNATE #1: CONCRETE DOCK INCLUDING FOUNDATION, SLAB, CONCRETE STEPS AND STEEL HANDRAILS. IF ADDITIVE ALTERNATE IS NOT ACCEPTED, CUT / FILL GRADE AND CONTINUE ASPHALT PAVING TO FINISH FLOOR AT DOORS #104 AND #105. SLOPE AWAY FROM BUILDING AT 1/8" PER FOOT MINIMUM.
- CONCRETE STEPS, STEEL HANDRAILS AND CONCRETE LANDING.
- SEWER CLEANOUT WITH METAL FLUSH CAP. SEE PLUMBING.
- HVAC UNIT AND SCREEN. SEE MECHANICAL.
- RELOCATED LIGHT POLE. SEE ELECTRICAL.
- LOADING AREA - TRUCK PARKING FOR LOADING / UNLOADING AT DOCK.



Audaz Design  
P.O. Box 30274  
Albuquerque, New Mexico 87190  
tel: 505.350.8569  
email: troy@audazdesign.com



### Permit Set

PROJECT NAME:  
Paragon Electric, Inc. Office & Shop Building

PROJECT ADDRESS:  
1409 Ortiz Dr. SE  
Albuquerque, NM 87108

OWNER:  
Parkwell Enterprises, LLC

ISSUE DATE: 10 September 2012  
PROJECT NO: 101  
DRAWN BY: WTB  
CHECKED BY: WTB  
PROJECT MANAGER:  
PROJECT ARCHITECT: William Troy Borron

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### SHEET TITLE:

Traffic Circulation Layout Plan

SCALE: As indicated

CURRENT REVISION:  
REVISION DATE:

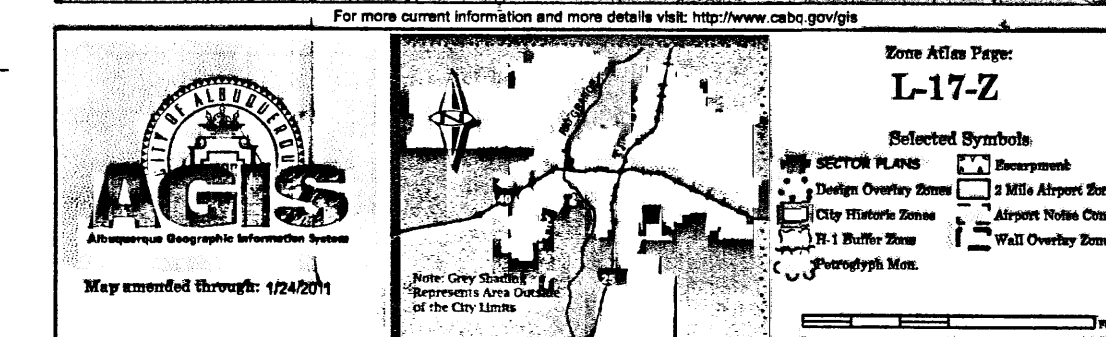
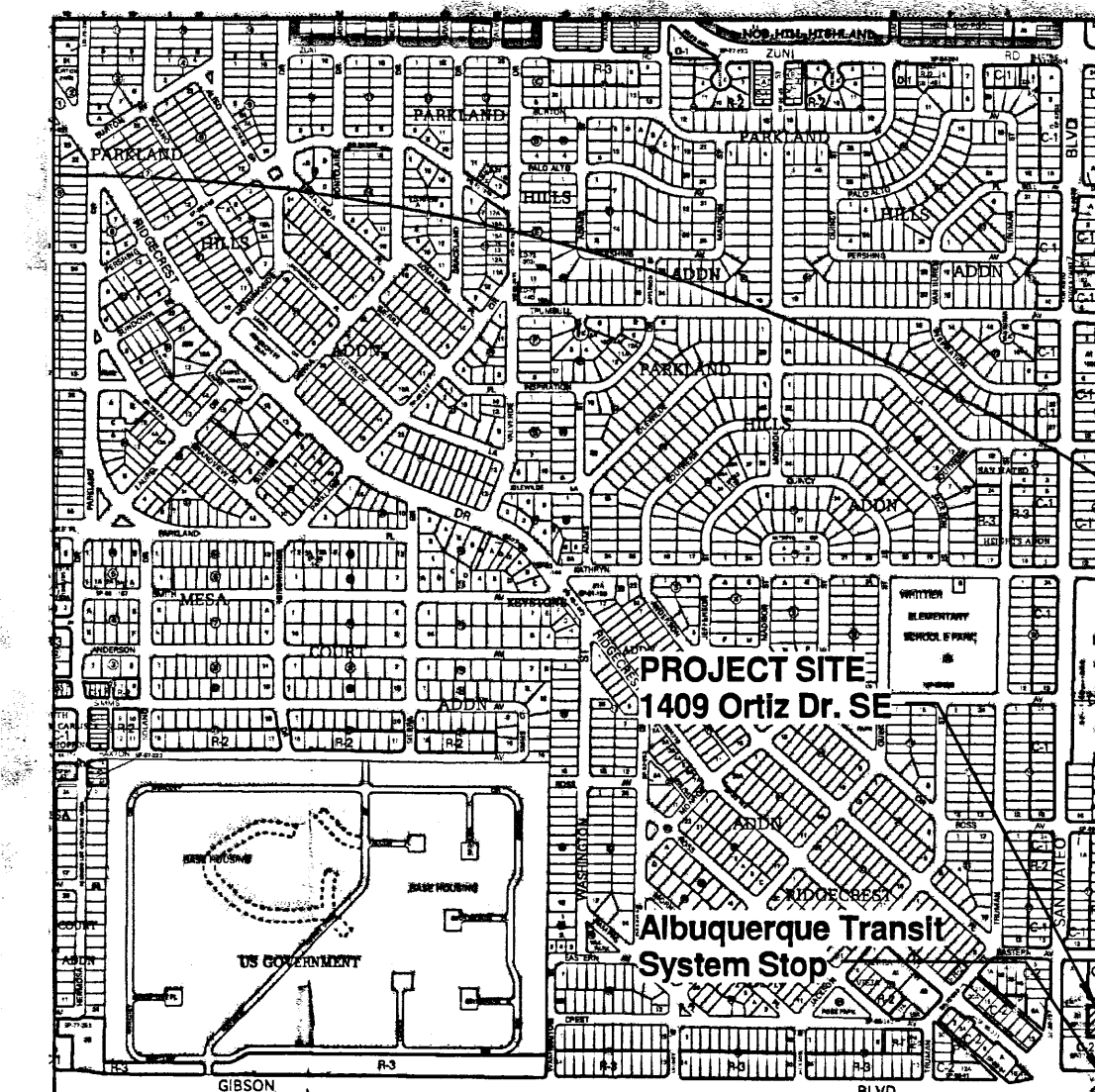
TCL  
SHEET OF

### D3 Asphalt Edge / Wheelstop Detail

TRAFFIC CIRCULATION LAYOUT APPROVED

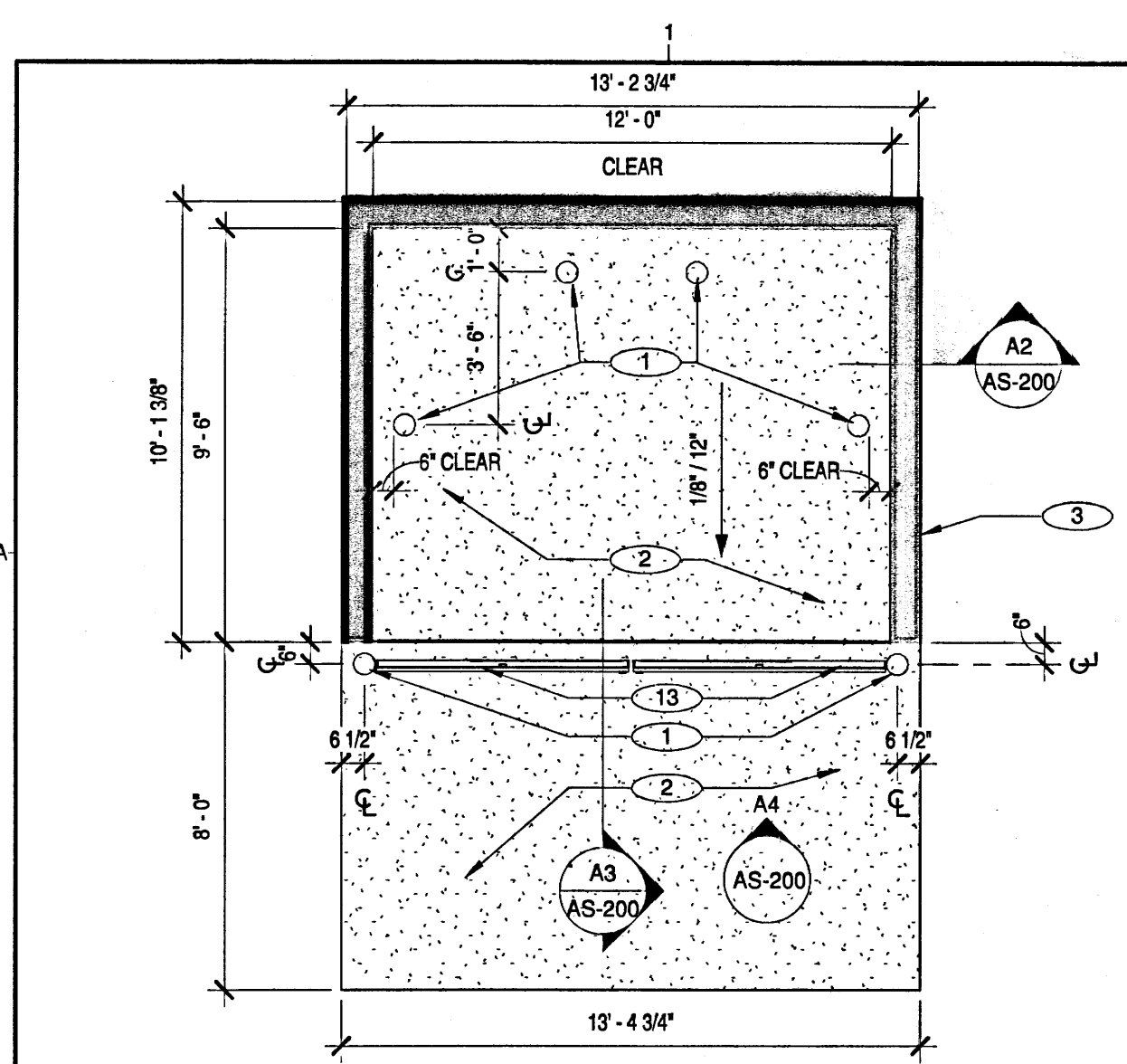
9-14-12 Date

Conditioned on Approval of On-Street Parking

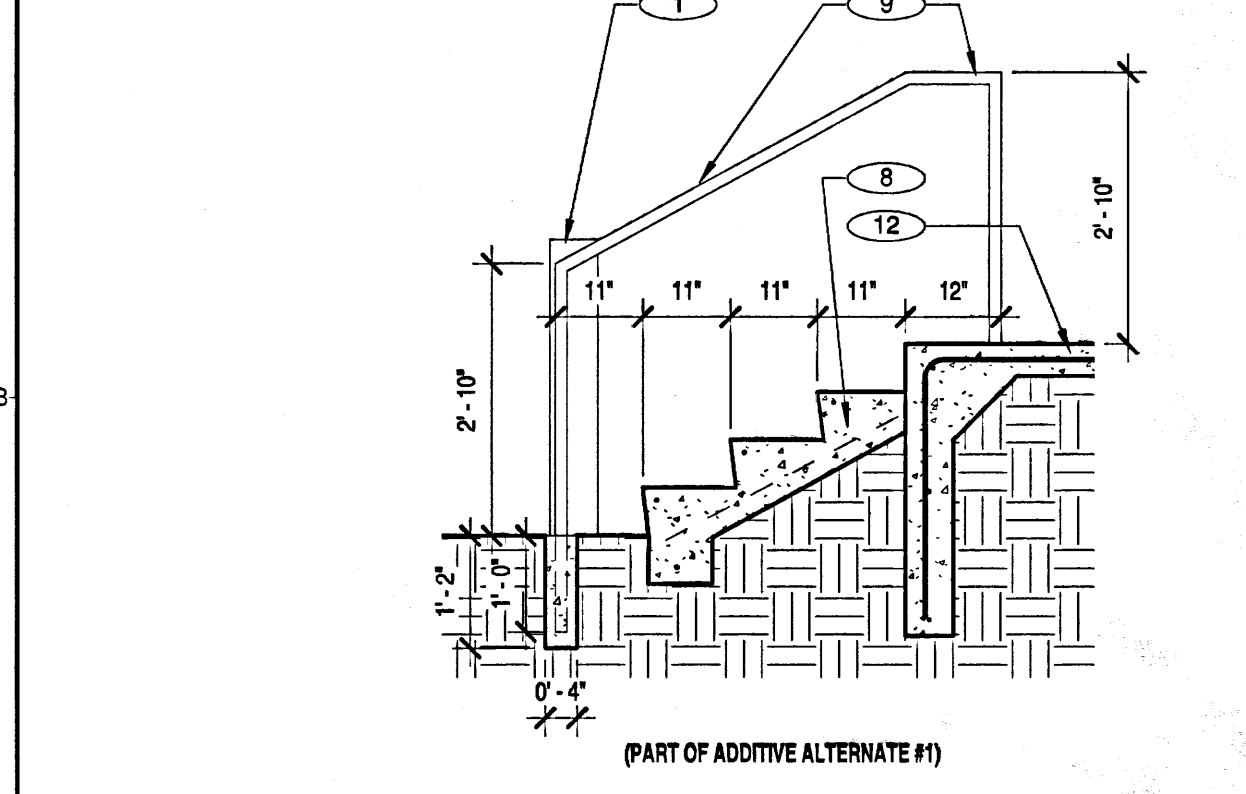




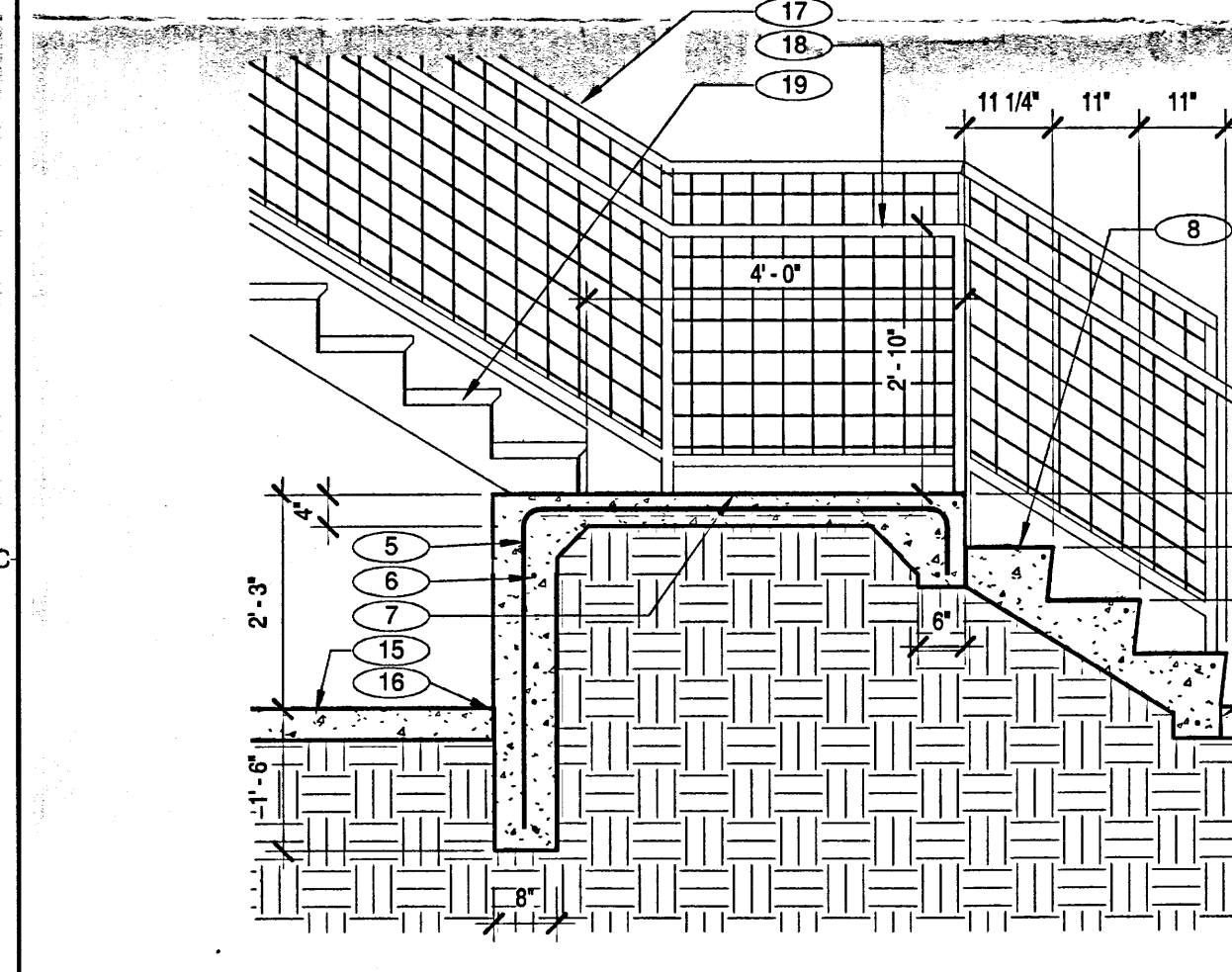
9/13/2012 3:19:54 PM



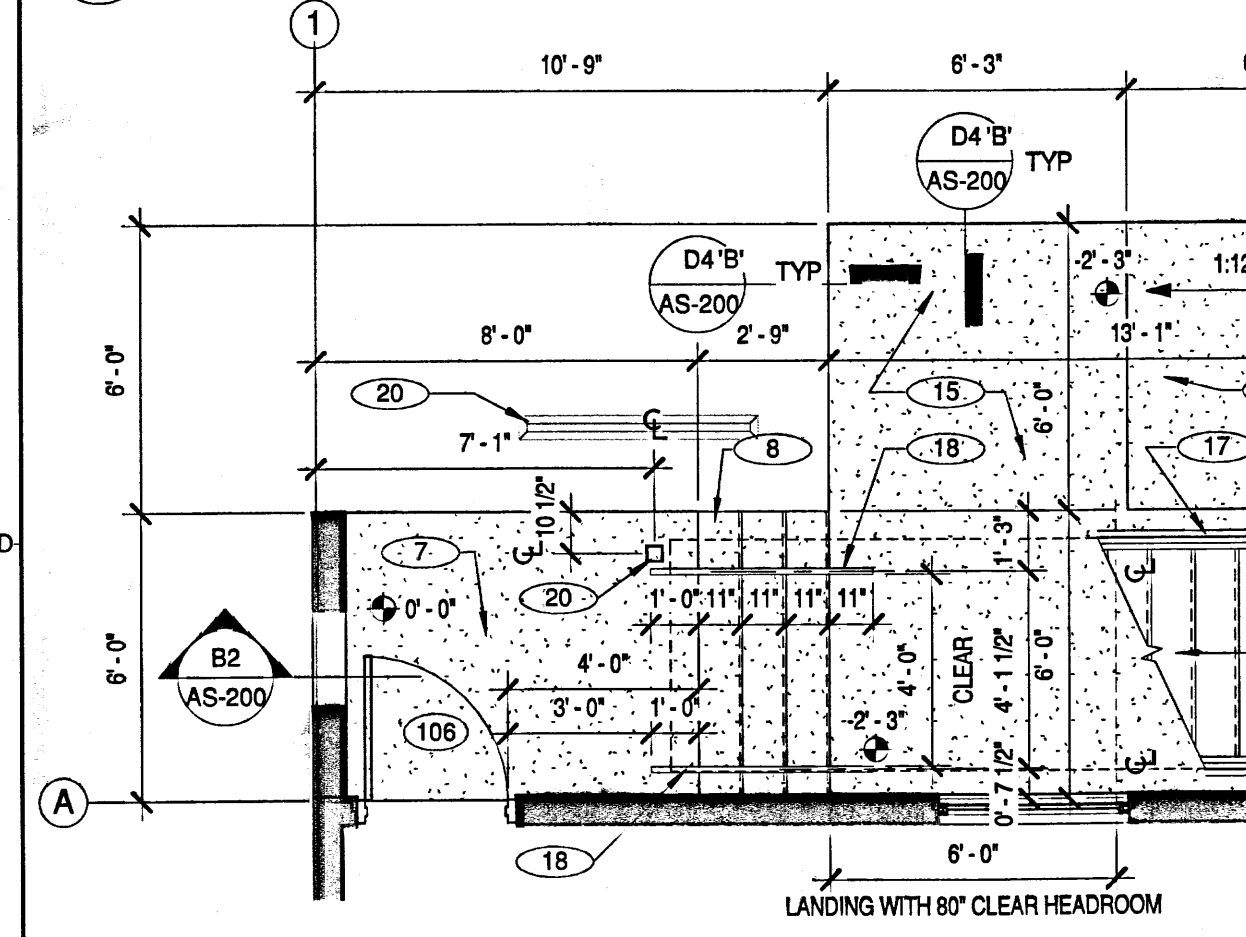
A1 Refuse Enclosure Detail  
1/4" = 1'-0"



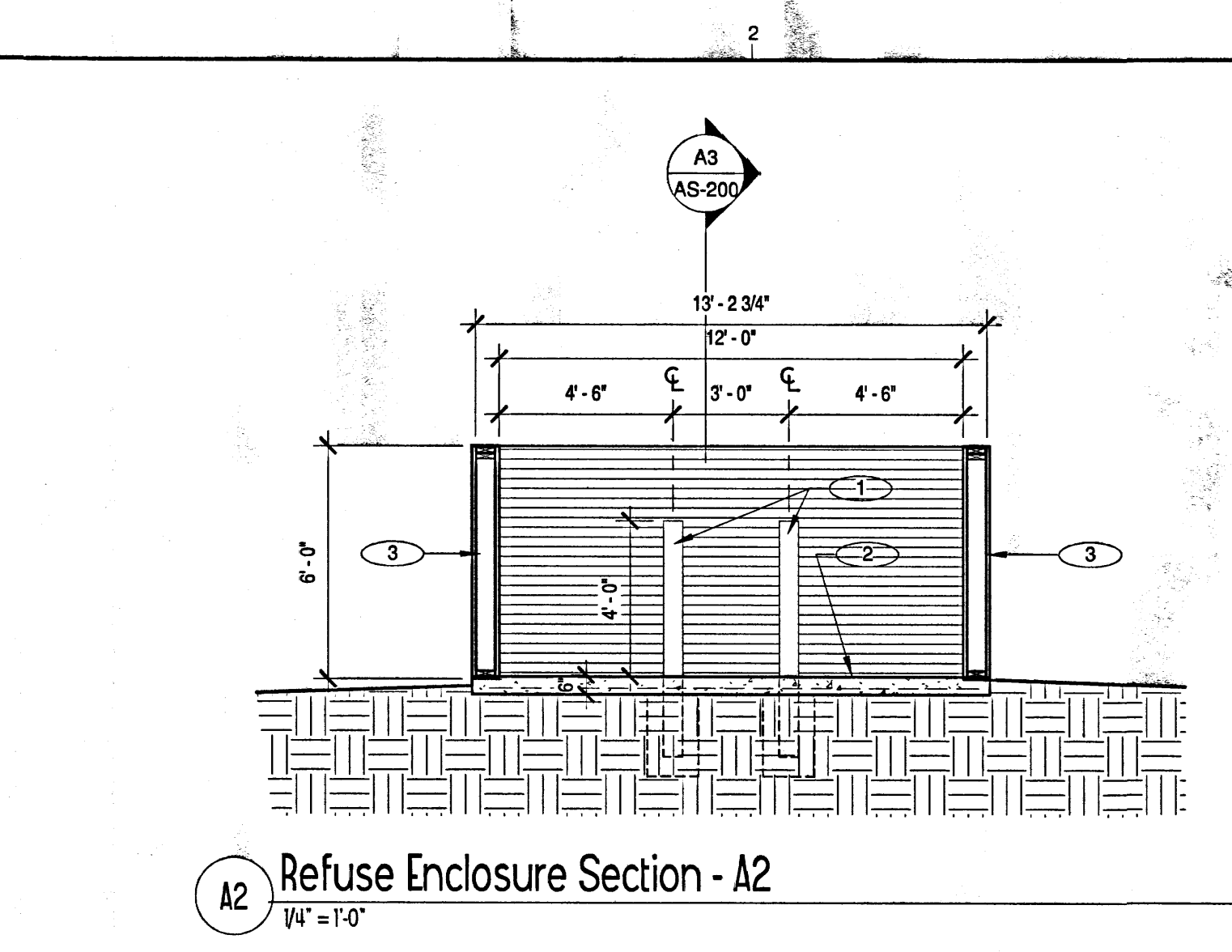
B1 Dock Stair Detail  
1/2" = 1'-0"



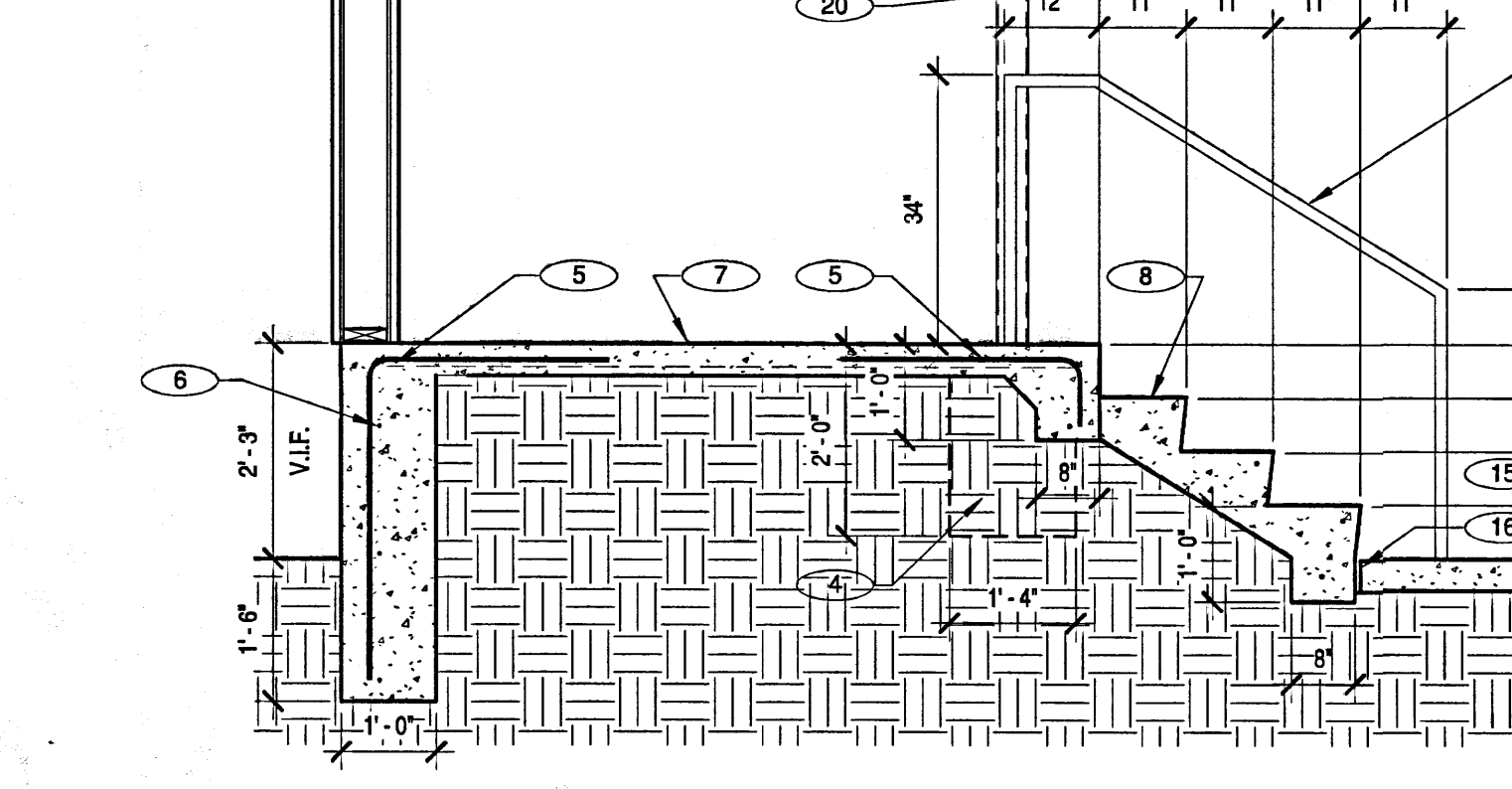
C1 Section of Upper Stair / Landing  
1/2" = 1'-0"



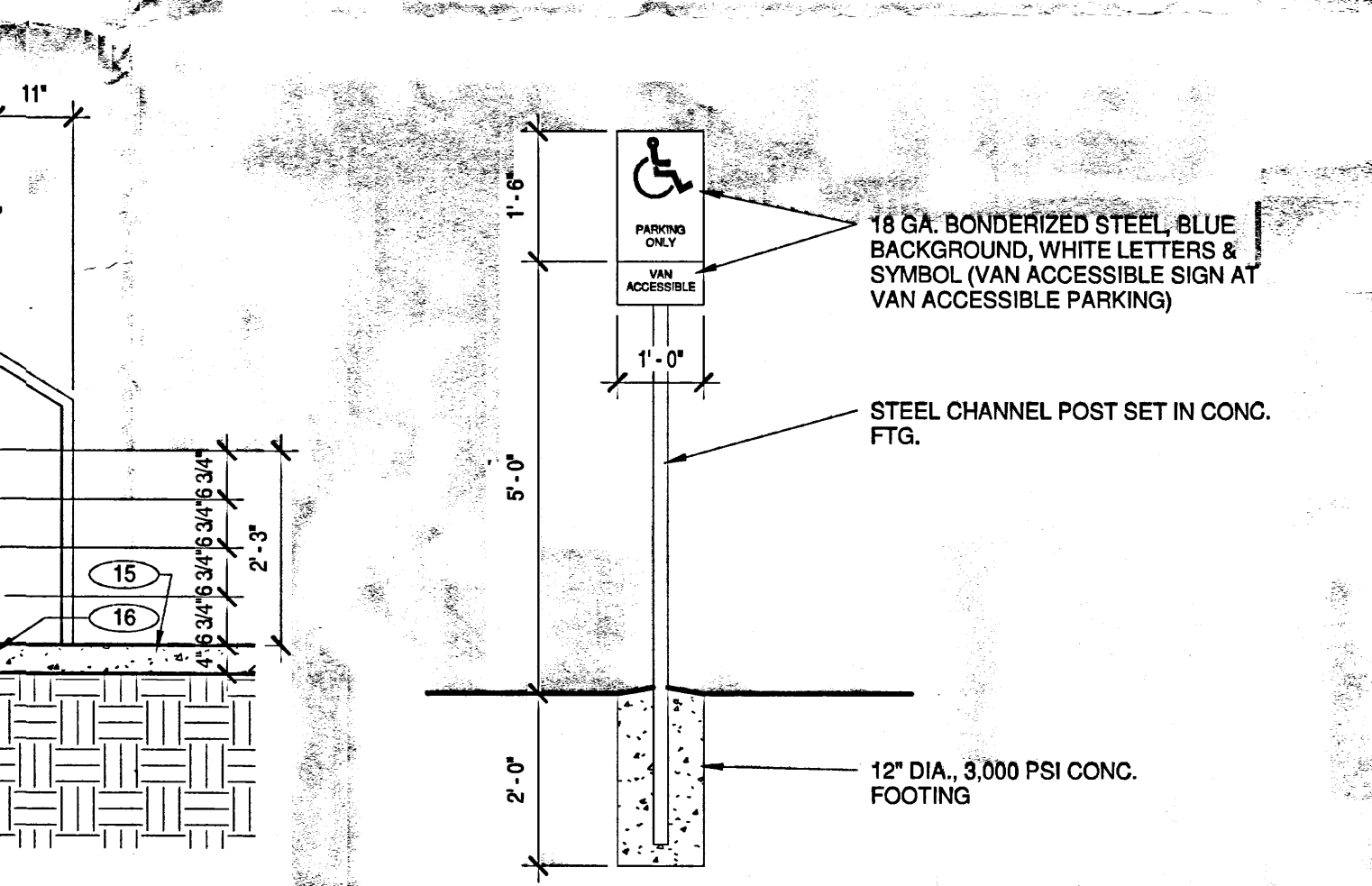
D1 Stair / Landing Plan  
1/4" = 1'-0"



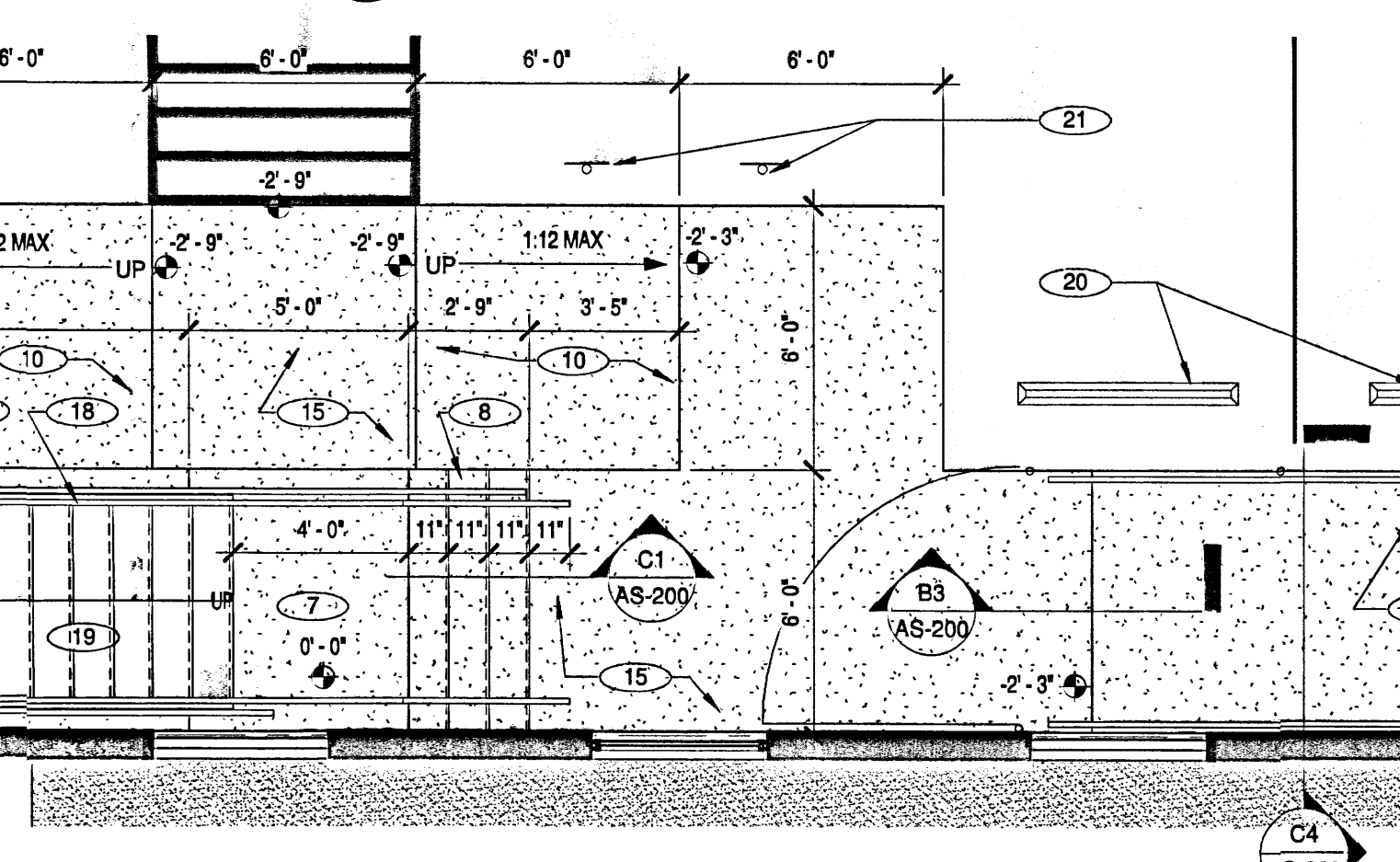
A2 Refuse Enclosure Section - A2  
1/4" = 1'-0"



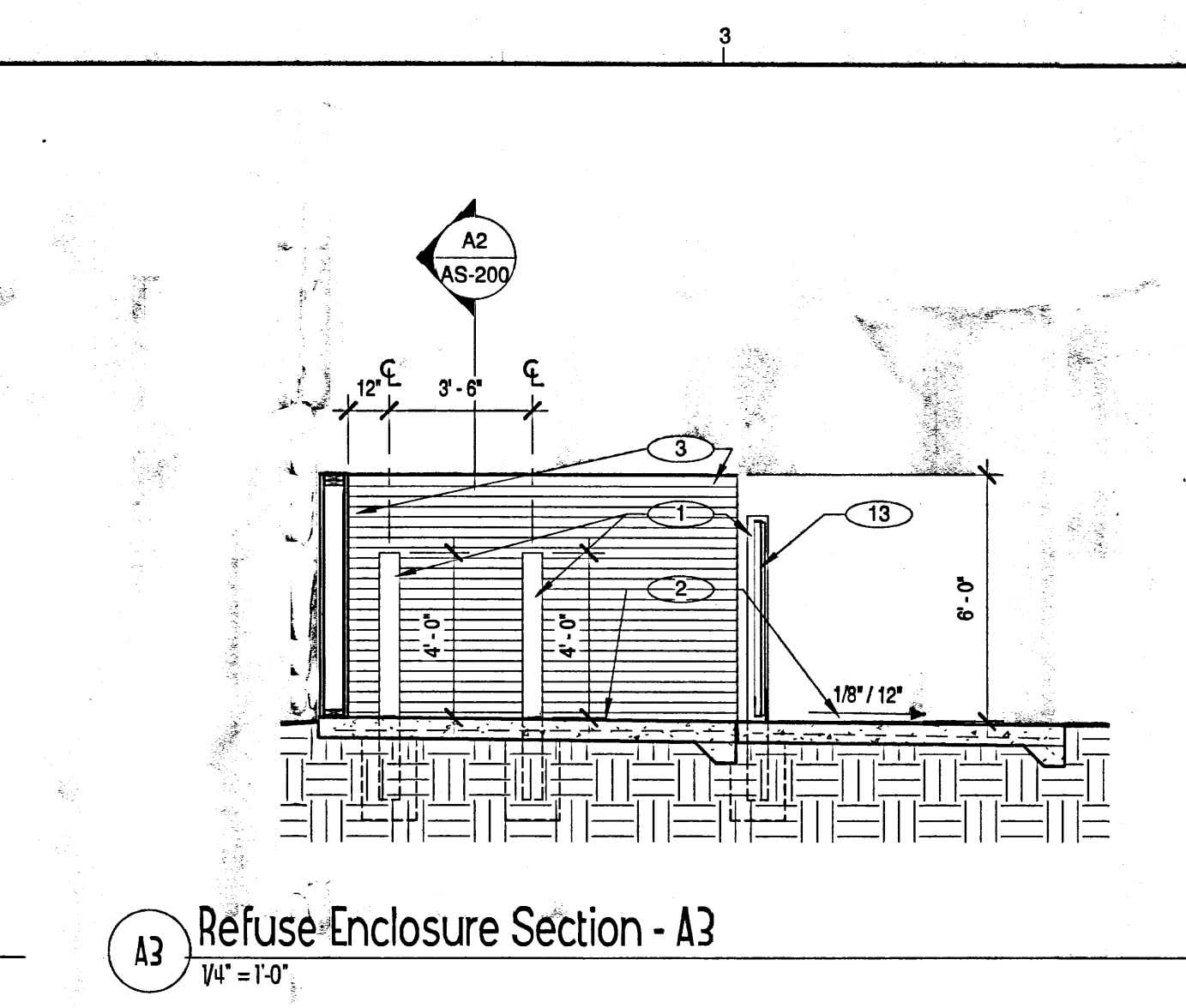
B2 Section of Stair / Landing  
1/2" = 1'-0"



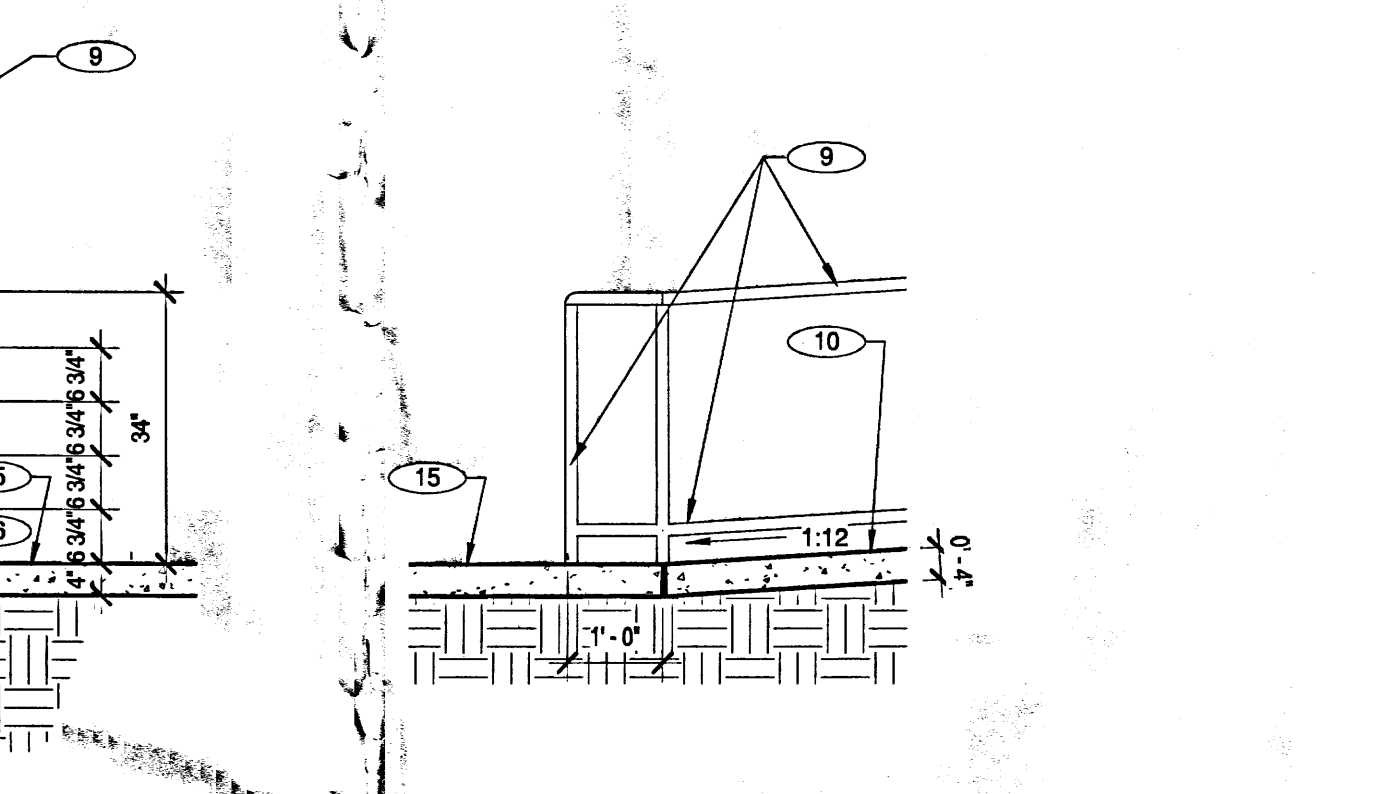
C2 HC Parking Sign Detail  
1/2" = 1'-0"



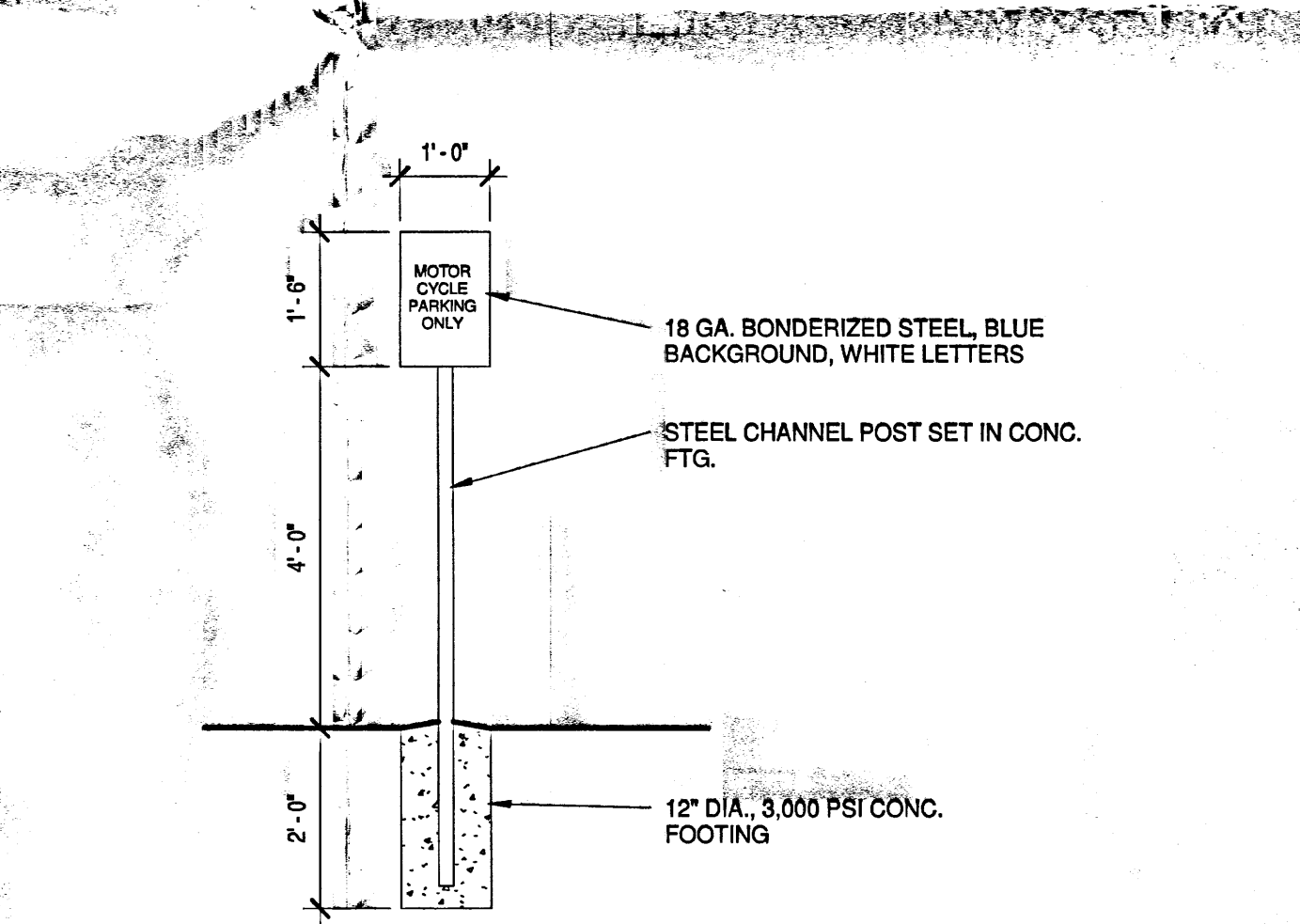
D3 Bike Rack Detail  
3/4" = 1'-0"



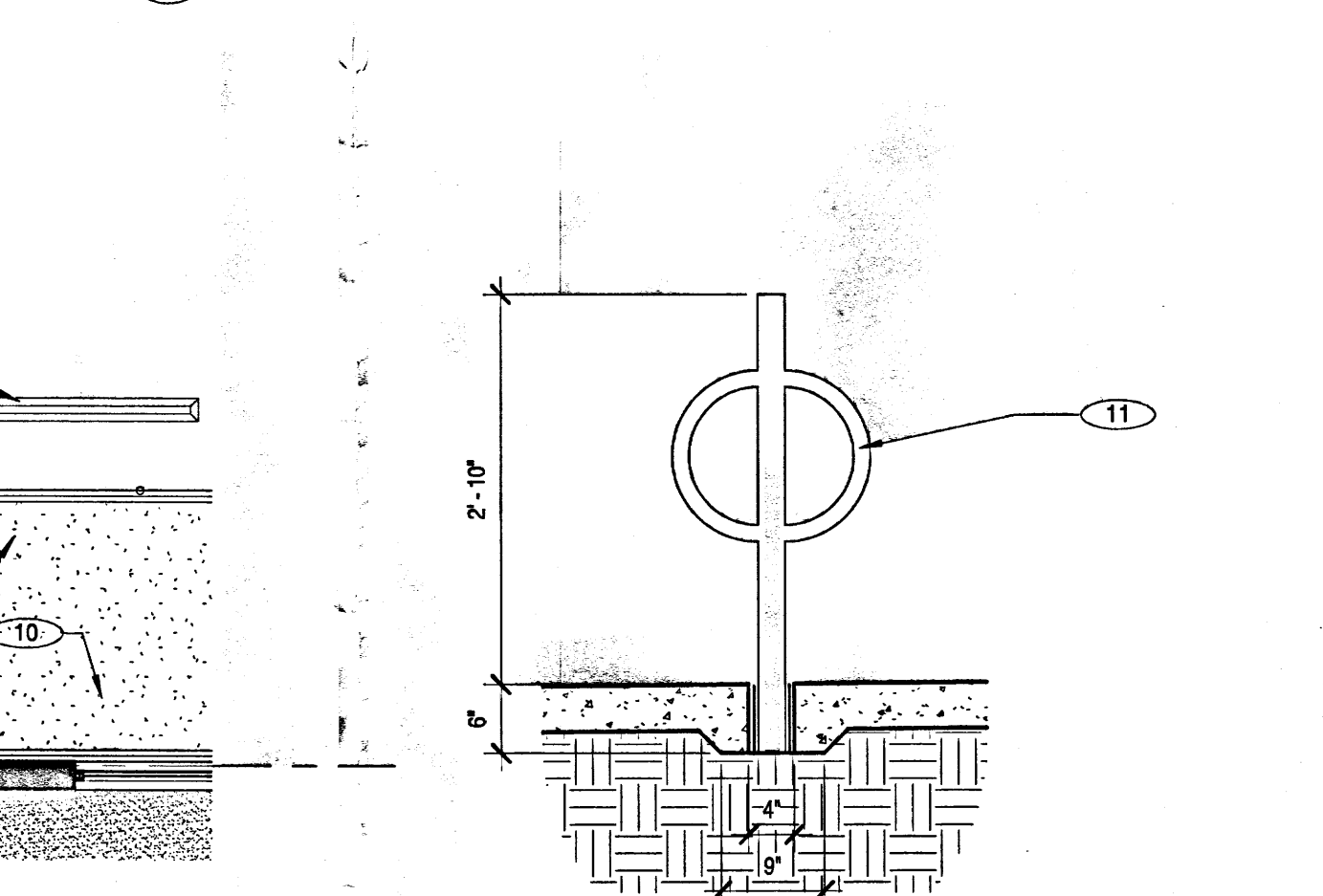
A3 Refuse Enclosure Section - A3  
1/4" = 1'-0"



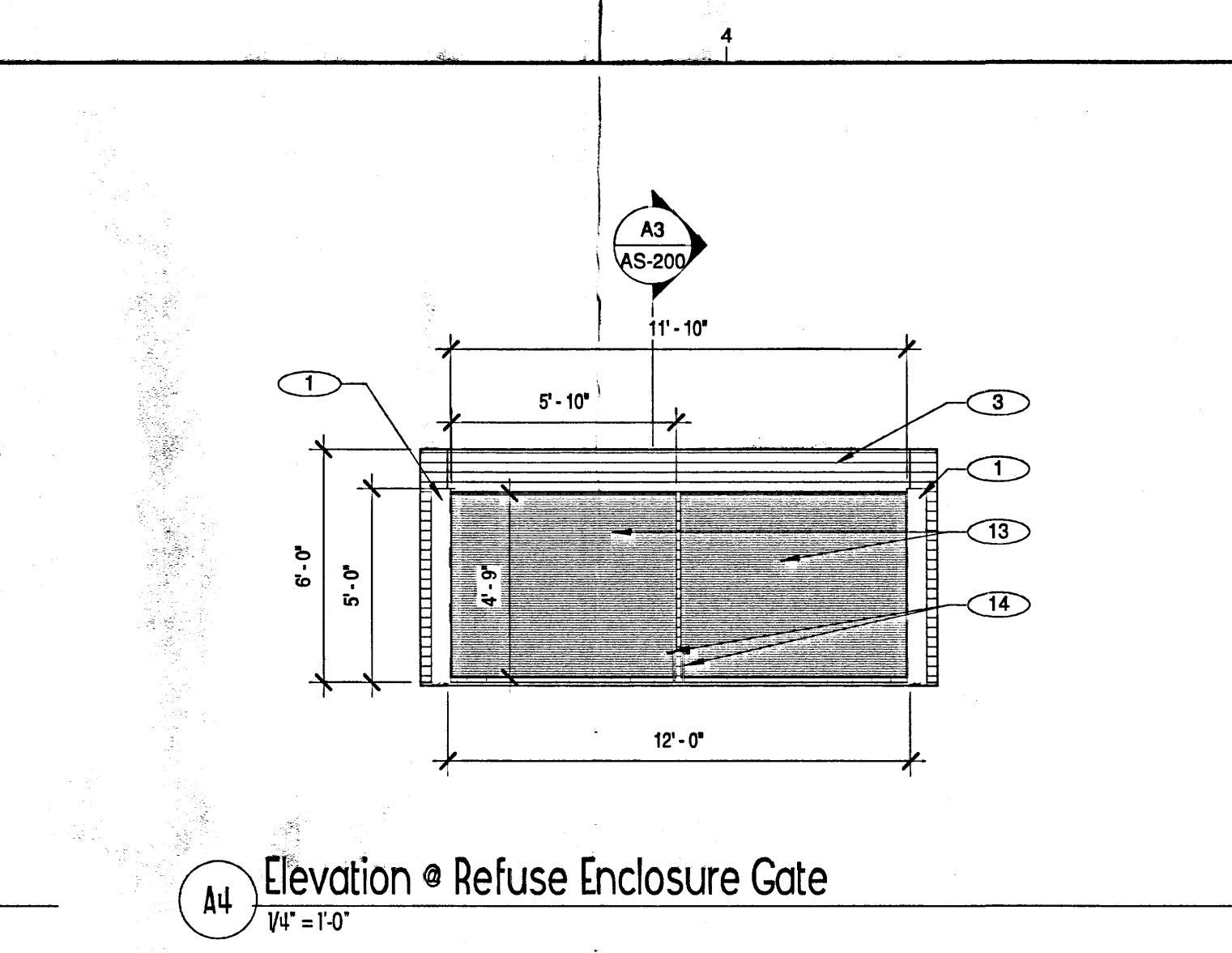
B3 Typical Ramp of Bottom Landing  
1/2" = 1'-0"



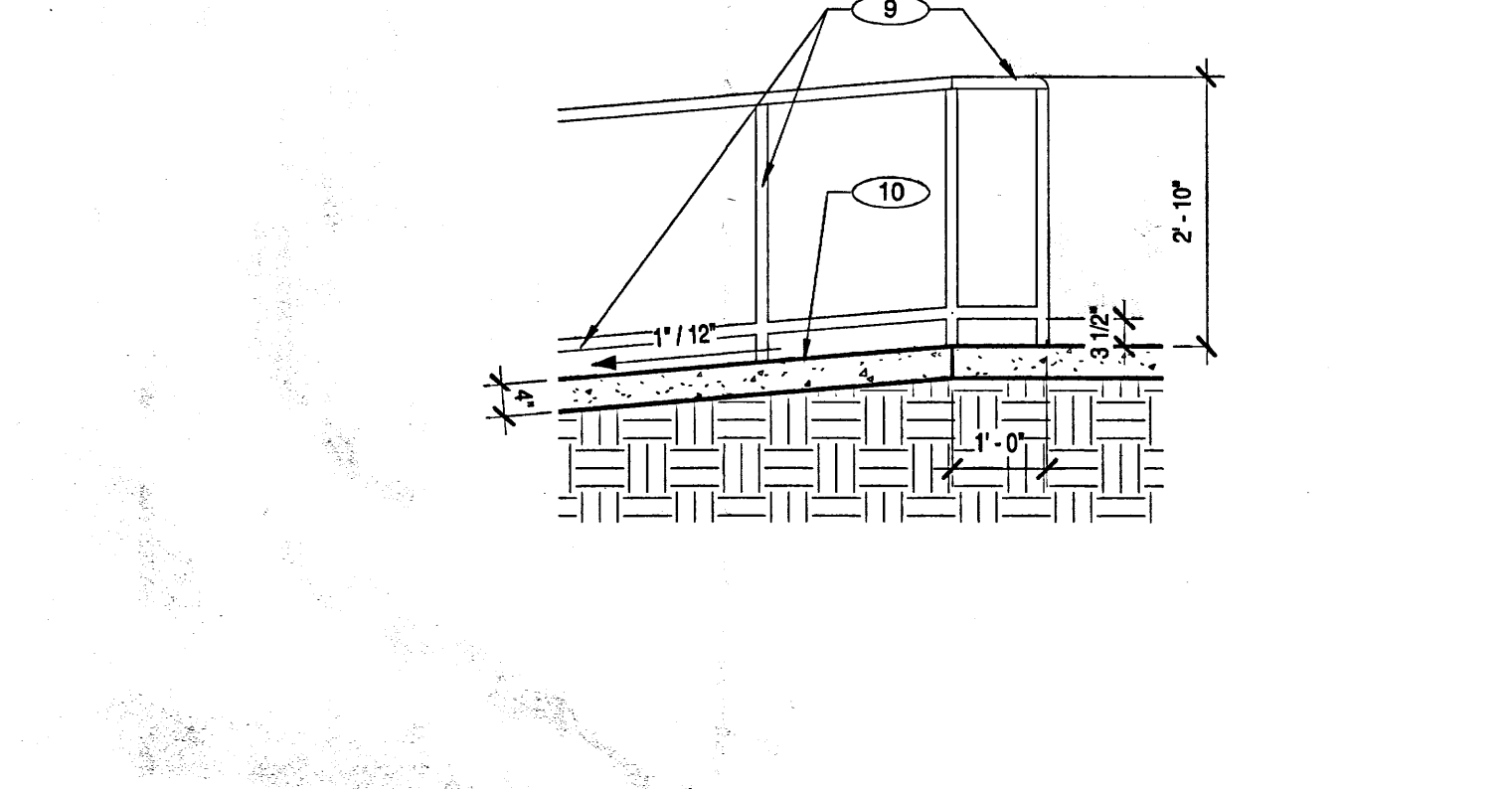
C3 Motorcycle Parking Sign Detail  
1/2" = 1'-0"



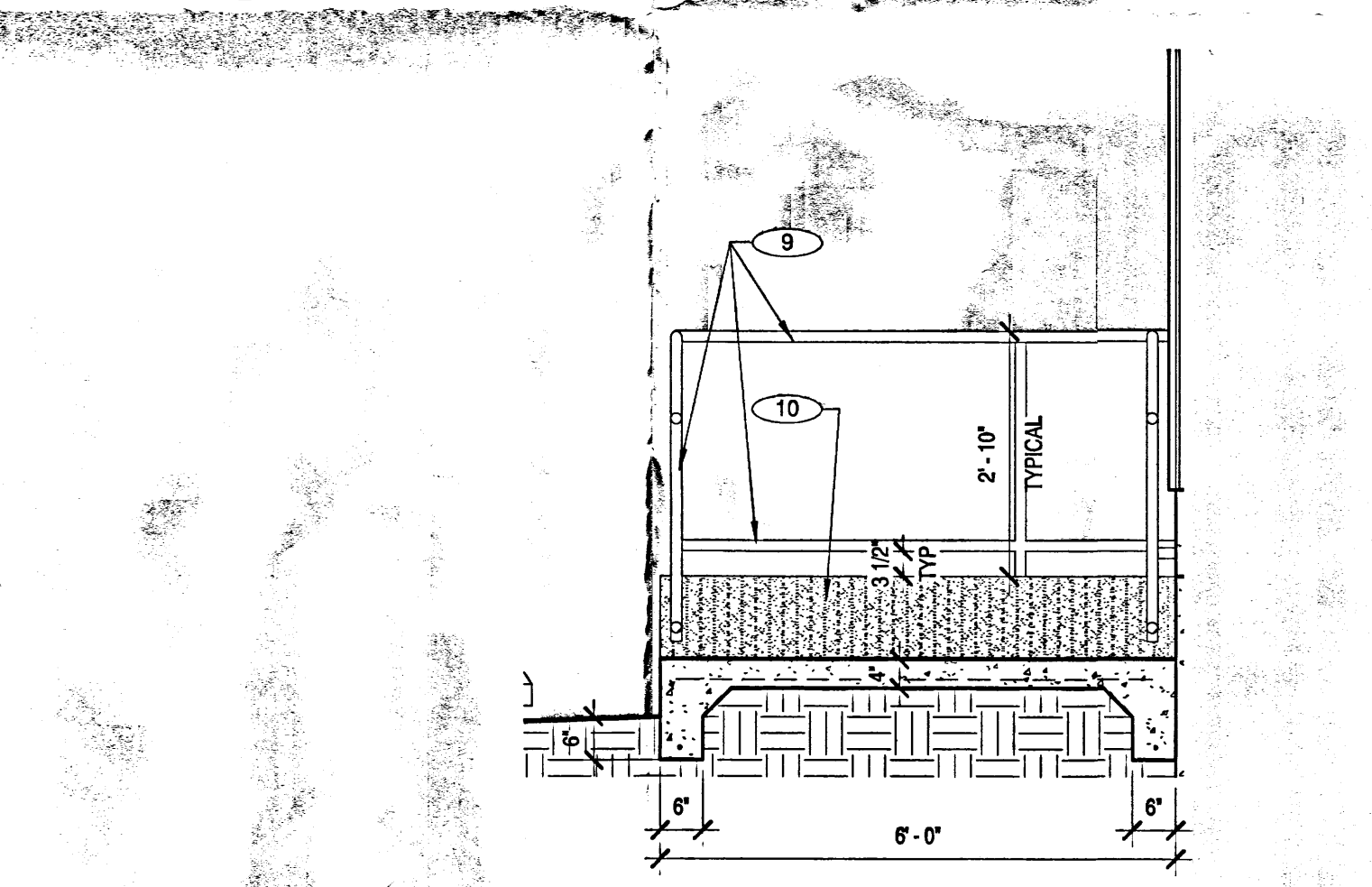
D3 Bike Rack Detail  
3/4" = 1'-0"



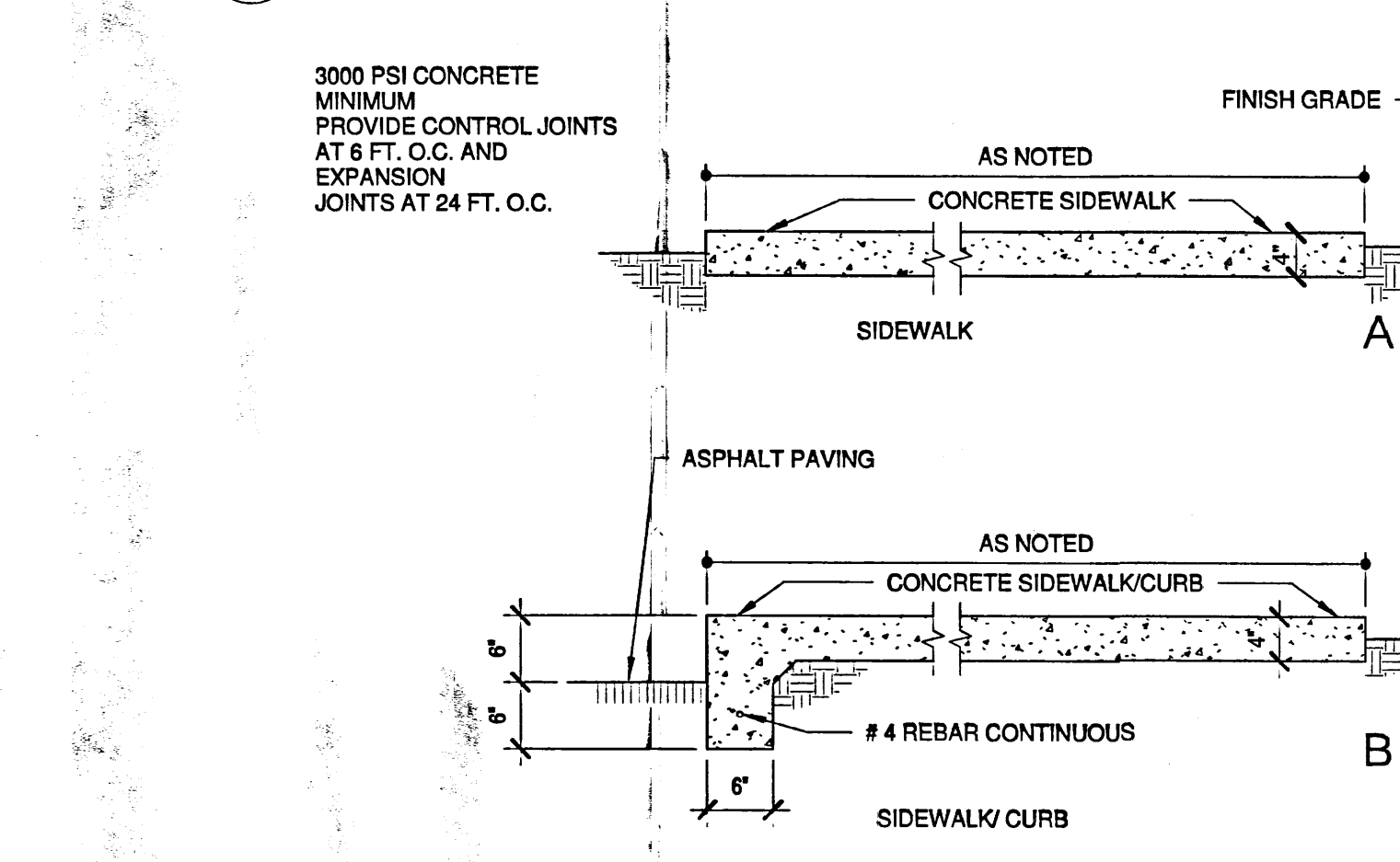
A4 Elevation of Refuse Enclosure Gate  
1/4" = 1'-0"



B4 Typical Ramp of Top Landing  
1/2" = 1'-0"



C4 Typical Ramp Section  
1/2" = 1'-0"



D4 Sidewalk Section  
0'-1 1/4" = 1'-0"

- KEYED NOTES:
- [1] 6" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 16" DIA. X 2'-6" DEEP CONCRETE PIER FOOTING.
  - [2] CONCRETE SLAB: 6" THICK, 4,000 PSI, 3/4" AGGREGATE WITH 6X6-10X10 WWM.
  - [3] ENCLOSURE ASSEMBLY: METAL WALL PANELS ON 7/16" ON 2X6 STUDS AT 2'-0" O.C. WITH METAL COPING CAP. SOLE PLATE IS 2X6 PRESSURE PRESERVATIVE TREATED.
  - [4] FOOTING FOR SECOND FLOOR STAIR SUPPORT COLUMN. 16" X 16" X 24" 3,000 PSI CONCRETE FOOTING. SEE STRUCTURAL.
  - [5] #4 REBAR BENTS AT 1'-4" O.C.
  - [6] #4 REBAR CONTINUOUS AT 1'-4" O.C.
  - [7] LANDING: 3,000 PSI AIR ENTRAINED CONCRETE WITH 6X6 - 10X10 WWM. SLOPE AWAY FROM BUILDING AT 1/8" PER FOOT.
  - [8] STEPS: 3,000 PSI AIR ENTRAINED CONCRETE WITH 6X6 - 10X10 WWM AND 3/4" ROUNDED NOSING AT STAIR TREADS.
  - [9] 1-1/2" DIA. STEEL PIPE RAIL. PRIME AND PAINT. SET IN 3,000 PSI CONCRETE FOOTING.
  - [10] 3,000 PSI AIR ENTRAINED CONCRETE RAMP. SLOPE AT 1:12 MAX WITH 1:48 MAX CROSS SLOPE.
  - [11] 1000 BIKE WITCH BY DEPO BIKE BACKS. IN-GROUND INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.
  - [12] CONCRETE DOCK - SEE STRUCTURAL.
  - [13] REFUSE ENCLOSURE GATE: 2' X 2' X 1/4" STEEL ANGLE FRAME. TOP, BOTTOM, SIDES, WELDED WITH BEVELED CORNERS. WELD 2' X 1' X 1/8" TUBE STEEL. INTERMEDIATE SUPPORT BETWEEN TOP AND BOTTOM ANGLES. WELD 2' WIDE X 1/4" FLAT BAR FROM HINGE SIDE TOP DIAGONALLY DOWN TO BOTTOM CORNER. SCREW CORRUGATED METAL PANELS (MATCH BUILDING) TO FRAME. (4) HEAVY DUTY HINGES EACH GATE.
  - [14] PROVIDE STEEL GATE DROP BOLT, (1) PER GATE, WELDED TO STEEL FRAME AND STEEL SLEEVES SET IN CONCRETE PAD.
  - [15] CONCRETE SIDEWALK: 3,000 PSI AIR ENTRAINED CONCRETE. SEE DETAIL D4AS-200.
  - [16] EXPANSION JOINT MATERIAL.
  - [17] GUARDRAIL: 1-1/2" STEEL PIPE TOP RAIL AND BOTTOM RAIL. 1-1/2" STEEL PIPE BALLUSTERS AT 4'-0" O.C. WELD BALLUSTERS TO OUTSIDE OF STEEL STRINGERS. GUARDRAIL PANELS MADE OF 3'x3' WWM WELDED TO STEEL PIPE FRAME.
  - [18] STEEL SUPPORT COLUMN FOR LANDING / STAIR ABOVE. SEE STRUCTURAL.
  - [19] STRAIGHT RUN PREFABRICATED STEEL FRAME STAIR WITH CONCRETE FILLED STEEL PAN TREADS. SEE STRUCTURAL. SUBMIT SHOP DRAWINGS.
  - [20] REUSE SALVAGED CONCRETE WHEELSTOP.
  - [21] MOTORCYCLE PARKING SIGN.

**AUDAZ design**  
Architectural  
Interior Design

Audaz Design  
P.O. Box 30274  
Albuquerque, New Mexico 87190  
tel: 505.350.8569  
email: troy@audazdesign.com

STATE OF NEW MEXICO  
TROY BORRAN  
No. 004127  
REGISTERED ARCHITECT

Permit Set

PROJECT NAME:  
Paragon Electric, Inc. Office & Shop Building

PROJECT ADDRESS:  
1409 Ortiz Dr. SE  
Albuquerque, NM 87108

OWNER:  
Parkwell Enterprises, LLC

ISSUE DATE: 10 September 2012  
PROJECT NO: 101  
DRAWN BY: WTB  
CHECKED BY: WTB  
PROJECT MANAGER:  
PROJECT ARCHITECT: William Troy Borrán

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SHEET TITLE:  
Site Details

SCALE: As indicated

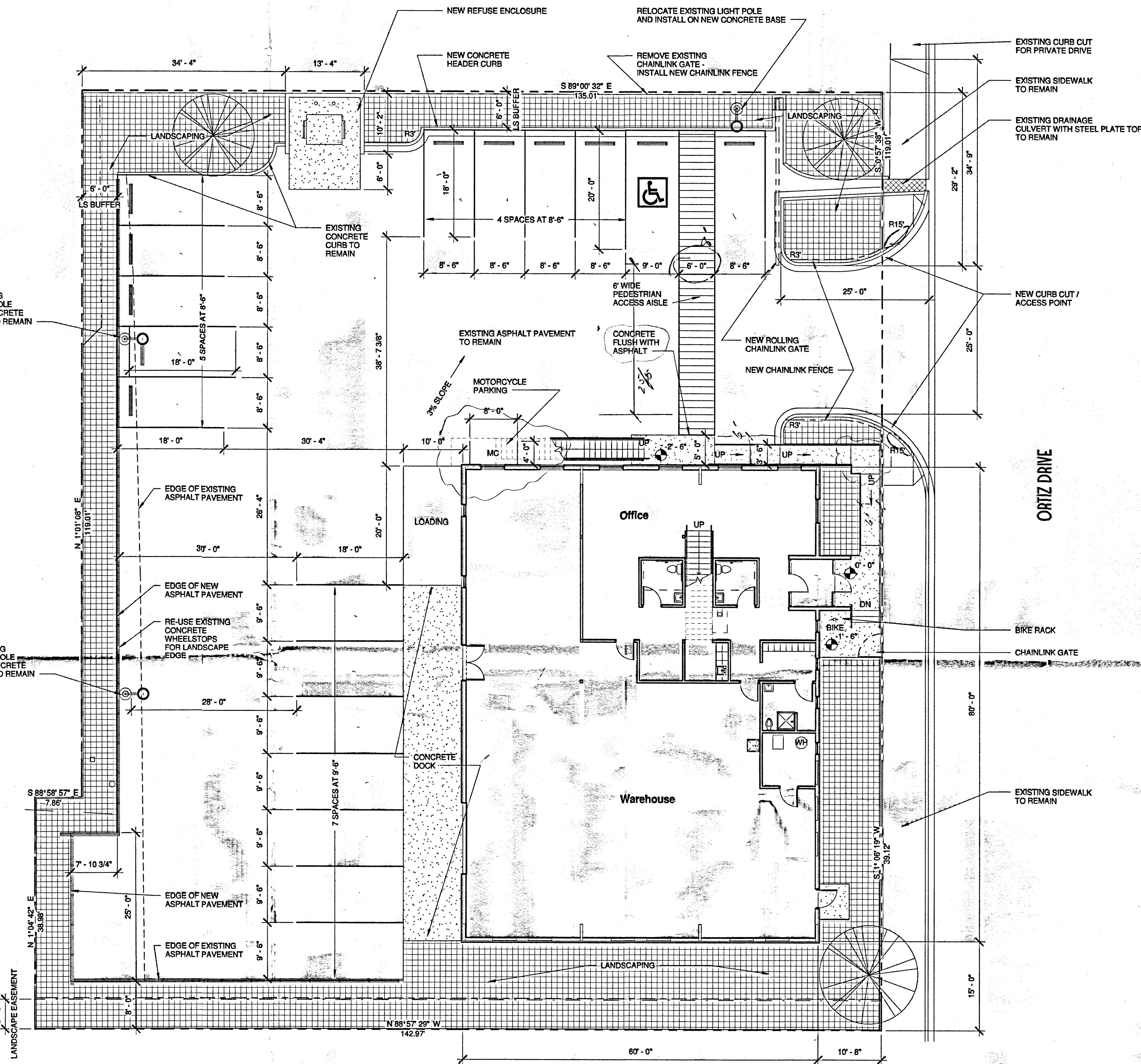
CURRENT REVISION:  
REVISION DATE:

AS-200  
SHEET 01 OF 01









**Traffic Circulation Layout Plan**  
 NORTH  
 1" = 10'-0"

## GENERAL INFORMATION:

### A. PLANNING HISTORY:

THE PROPOSED PROJECT IS A STAND-ALONE PROJECT DEVELOPMENT, NOT SUBJECT TO A MASTER PLAN OR SECTOR DEVELOPMENT PLAN. THE PROPERTY PREVIOUSLY WAS AN ASPHALT PAVED PRIVATE PARKING LOT.

### B. DESCRIPTION:

- VICINITY MAP (SEE BELOW).
- ADDRESS: 1409 ORTIZ DRIVE NE, ALBUQUERQUE, NM 87108

### LEGAL DESCRIPTION:

TRACT LETTERED "R-2-A", BLOCK NUMBERED TWENTY-FIVE (25), VIRGINIA PLACE ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 28, 2011, IN PLAT BOOK 2011C, PAGE 99.

- VARIANCE: NOT REQUIRED
- TYPE OF DEVELOPMENT:

OFFICE AND WAREHOUSE BUILDING

- SIZE OF DEVELOPMENT:

LOT SIZE: APPROXIMATELY 1/2 ACRE (0.4972 ACRE)  
 BUILDING: FIRST FLOOR = 4,800 SF  
 SECOND FLOOR = 1,992 SF

- PARKING REQUIRED:

OFFICE: 1ST FLOOR: 1,427 SF/200 = 7.135 THEREFORE 8 SPACES  
 2ND FLOOR: 1,992 SF/300 = 6.64 THEREFORE 7 SPACES  
 WAREHOUSE: 3,250 SF/2,000 = 1.625 THEREFORE 2 SPACES

TOTAL PARKING REQUIRED: 17 SPACES

HC PARKING REQUIRED: 1 SPACE

MOTORCYCLE PARKING REQ.: 1 SPACE

BICYCLE PARKING REQ.: 2 SPACES

PARKING PROVIDED: 18 SPACES

HC PARKING: 1 SPACE

MOTORCYCLE PARKING: 1 SPACE

BICYCLE PARKING: 2 SPACES

- EXECUTIVE SUMMARY:

#### A. PROJECT LOCATION:

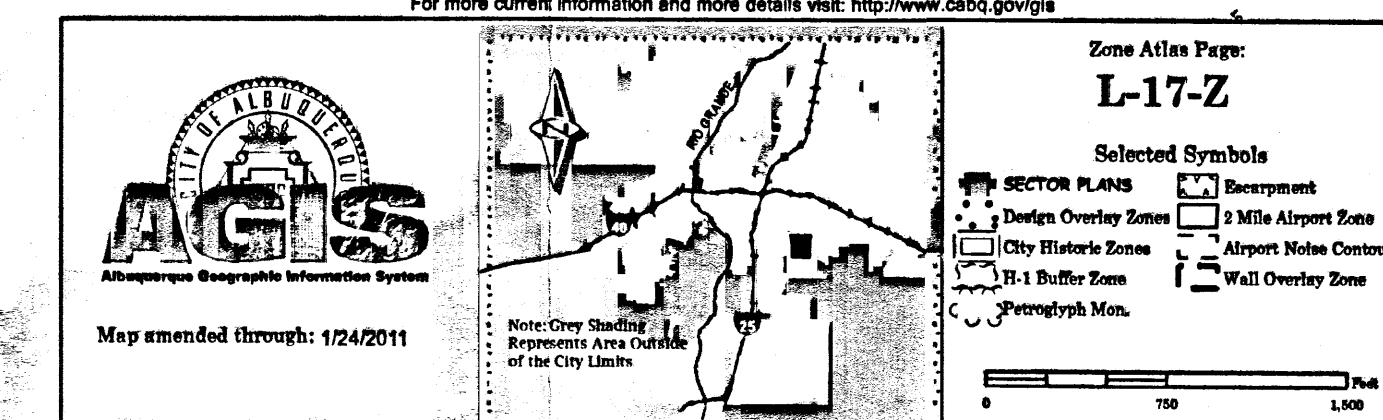
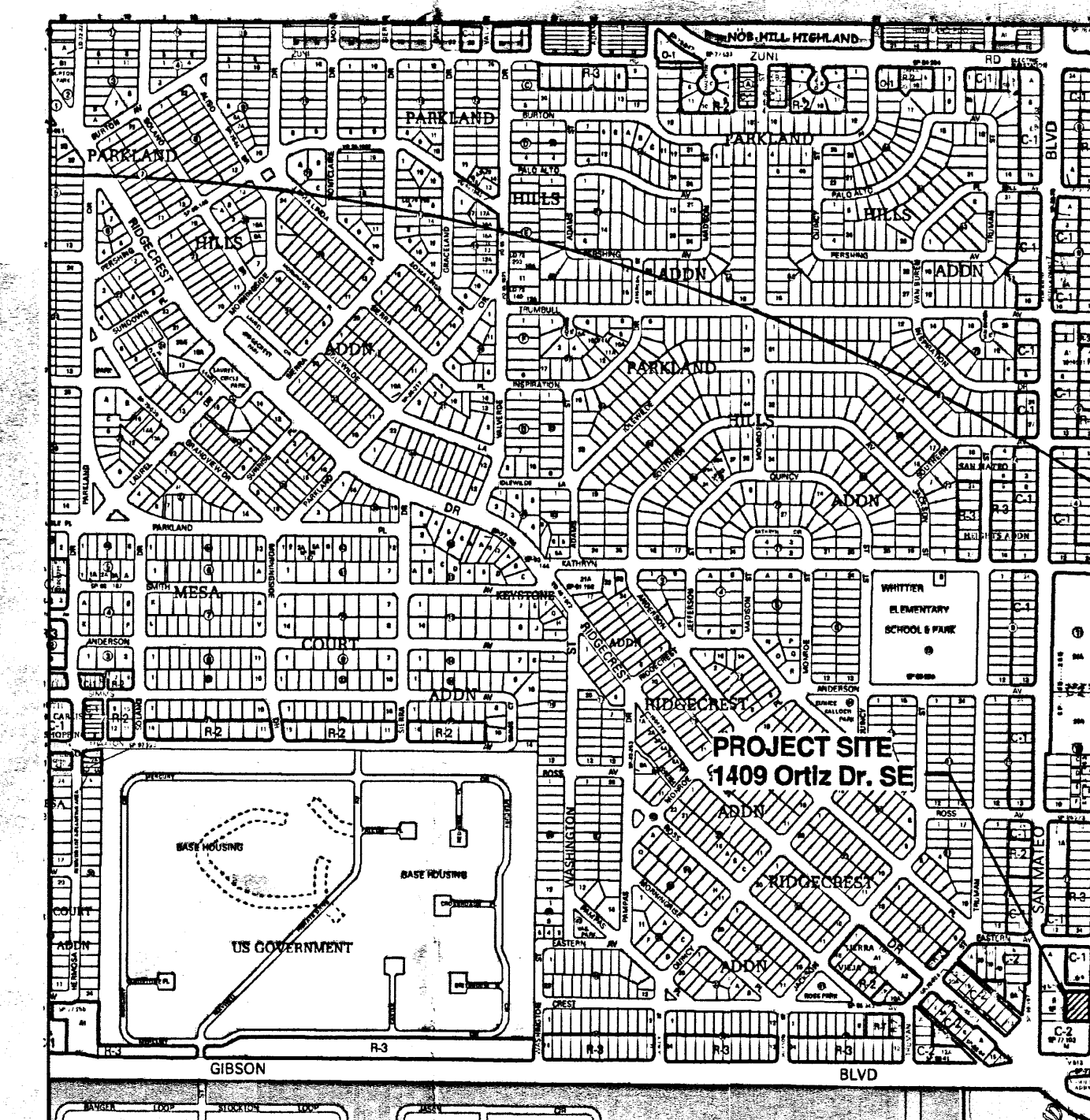
THE PROJECT IS LOCATED ON THE WEST SIDE OF ORTIZ DRIVE BETWEEN GIBSON BLVD AND EASTERN AVE. THE PROPERTY IS AN EXISTING ASPHALT PAVED PARKING LOT.

#### B. DEVELOPMENT CONCEPT:

THE NEW PROJECT WILL ENTAIL CONSTRUCTION OF A NEW OFFICE/WAREHOUSE AND WILL INCLUDE A CONCRETE LOADING DOCK LOCATED ON THE WEST SIDE OF THE BUILDING.

#### C. TRAFFIC CIRCULATION CONCEPT:

THE EXISTING SITE ACCESS ON THE NORTH PROPERTY LINE TO AN ADJACENT PRIVATE DRIVE WILL BE ABANDONED. THE NEW ACCESS POINT FOR THE SITE WILL BE FROM A PROPOSED NEW CURB CUT ON ORTIZ DRIVE, NEAR THE NORTHEAST CORNER OF THE PROPERTY. TRAFFIC CIRCULATION WITHIN THE SITE WILL BE A TWO-WAY AISLE WITH 90 DEGREE PARKING. PARKING IS ALONG THE NORTH AND WEST PERIMETER AND ALONG THE WEST EDGE OF THE LOADING DOCK. THE EXISTING 5'-0" WIDE LANDSCAPE EASEMENT ALONG THE SOUTH PROPERTY LINE WILL BE MAINTAINED.



VICINITY MAP

**RECEIVED**  
 JAN - 4 2012  
 HYDROLOGY SECTION

## PROJECT DATA:

PROJECT TITLE: PARAGON ELECTRIC, INC. OFFICE & SHOP BUILDING

CITY ADDRESS: 1409 ORTIZ DR. NE

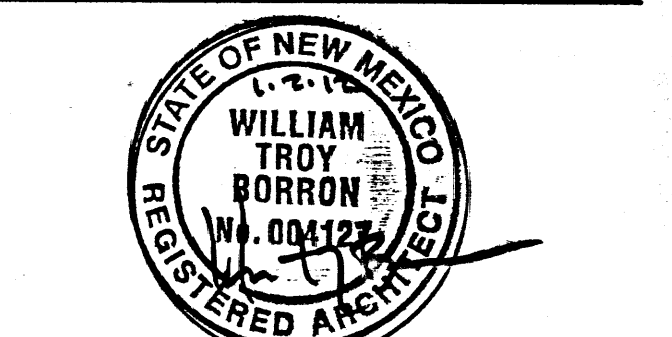
ZONE ATLAS PAGE: L-17-Z

OWNER: PARKWELL ENTERPRISES, INC.  
 P.O. BOX 8269  
 ALBUQUERQUE, NM 87198  
 505.265.5593  
 505.232.0748 FAX  
 alparker1000@paragon-electric.com

ARCHITECT: AUDAZ DESIGN  
 William Troy Borron, Architect  
 P.O. BOX 30274  
 ALBUQUERQUE, NM 87190  
 505.350.8569  
 troy@audazdesign.com



Audaz Design  
 P.O. Box 30274  
 Albuquerque, New Mexico 87190  
 tel: 505.350.8569  
 email: troy@audazdesign.com



### TCL Submittal

PROJECT NAME: Paragon Electric, Inc. Office & Shop Building

PROJECT ADDRESS: 1409 Ortiz Dr. SE  
 Albuquerque, NM 87108

OWNER: Parkwell Enterprises, Inc.

ISSUE DATE: 2 January 2012

PROJECT NO.: 101

DRAWN BY: wtb

CHECKED BY: wtb

PROJECT MANAGER: William Troy Borron

PROJECT ARCHITECT: William Troy Borron

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SHEET TITLE: Traffic Circulation Layout Plan

SCALE: 1" = 10'-0"

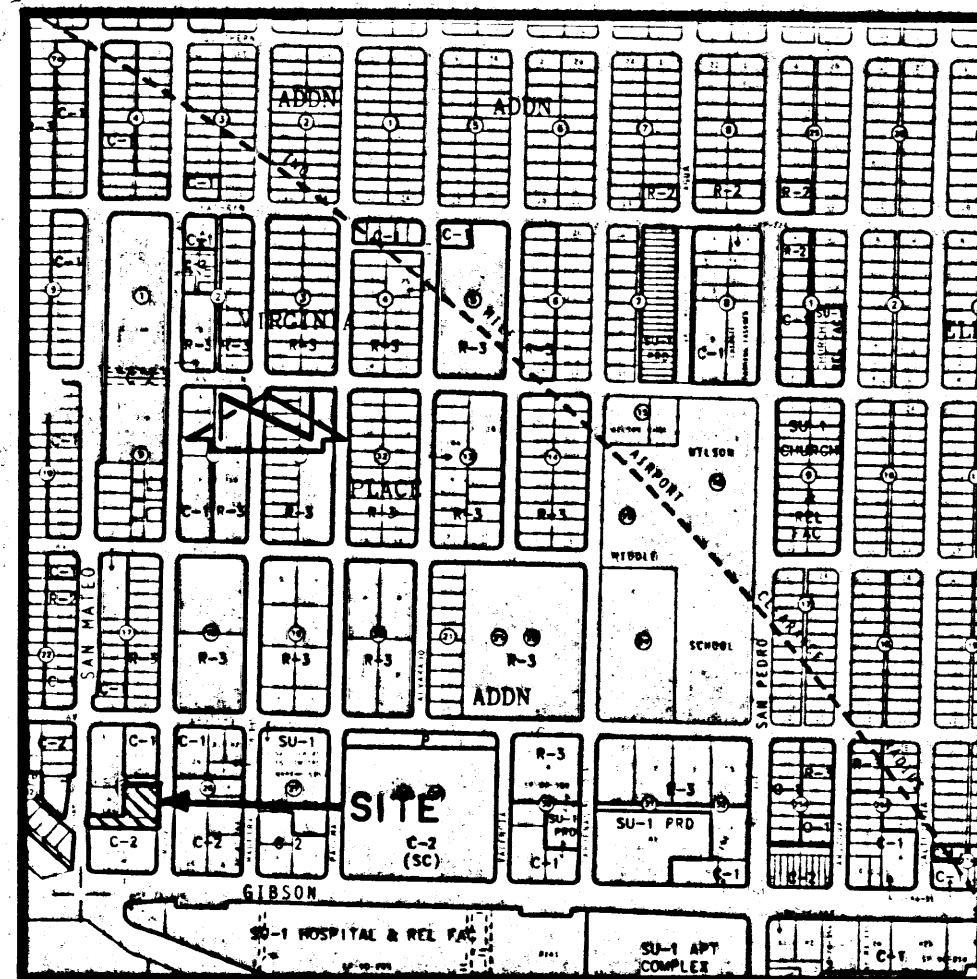
CURRENT REVISION: REVISION DATE:

**C-101**  
 SHEET OF

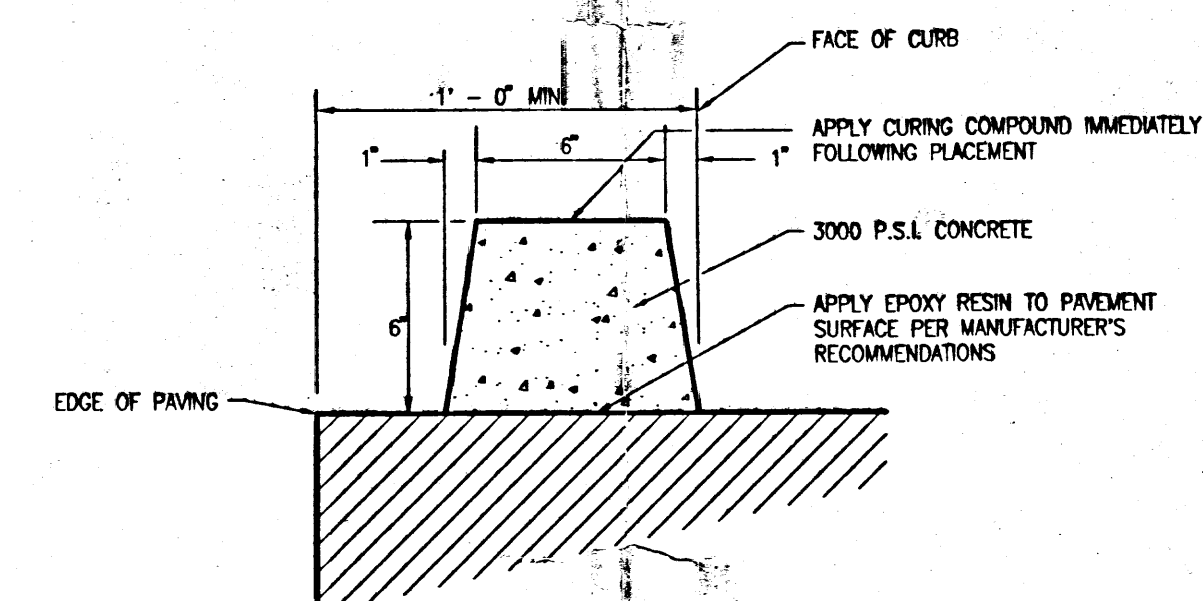
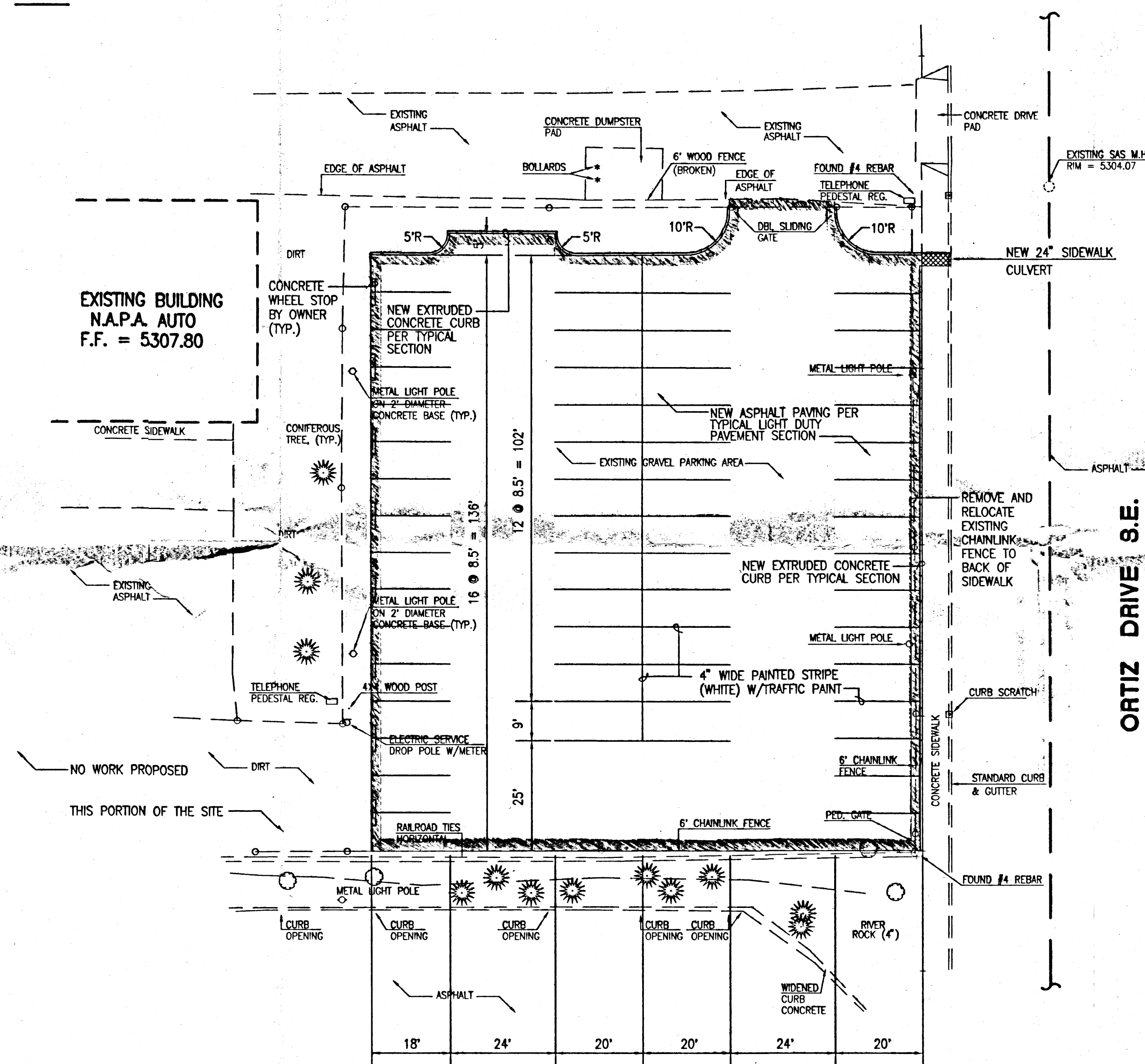




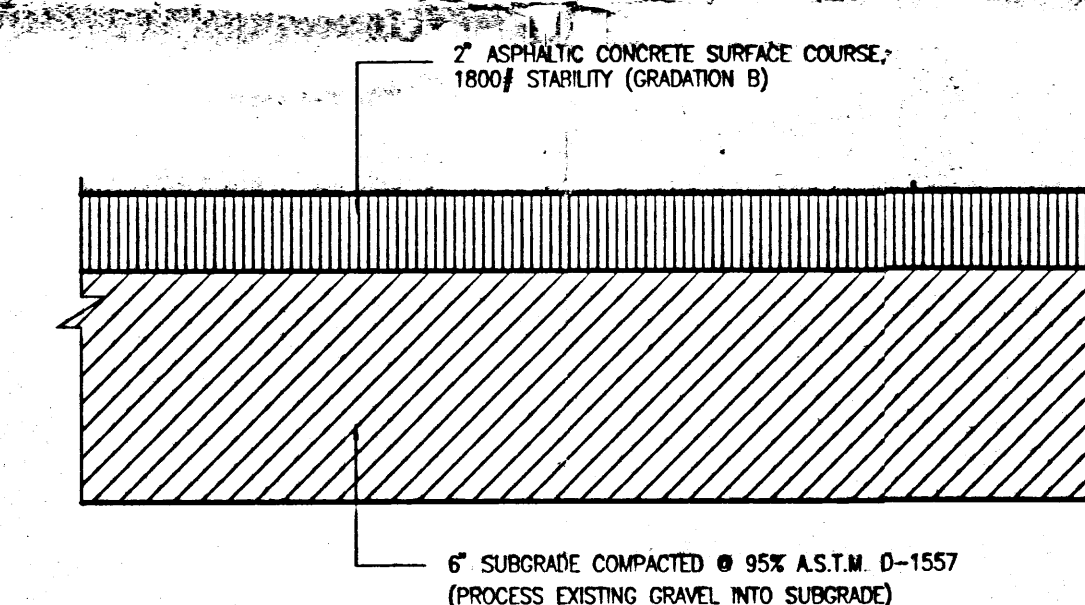




## LEGAL DESCRIPTION



TYPICAL EXTRUDED CONCRETE CURB SECTION



### TYPICAL LIGHT DUTY PAVEMENT SECTION

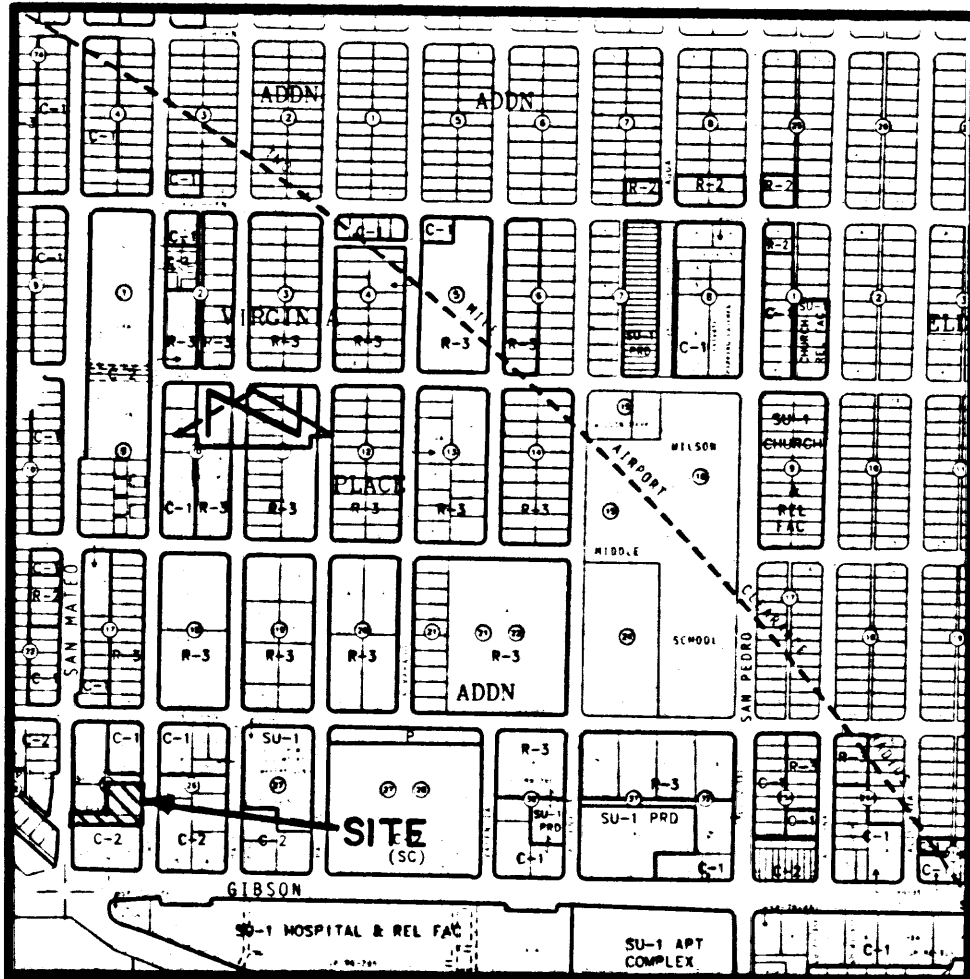
Please send  
this to the  
sidewalk  
Inspectors



PAVING SITE PLAN  
LOVELACE SAN MATEO PARKING LOT

DESIGNED BY	G.M.	NL	DATE	BY	REVISIONS	JOB NO.	941021
DRAWN BY	E.M.S.					DATE	12-1994
APPROVED BY	J.G.M.					SHEET	1 OF 2





VICINITY MAP

L-18

# LEGAL DESCRIPTION

A PORTION OF BLOCK 25, VIRGINIA PLACE ADDITION.

## PROJECT BENCHMARK

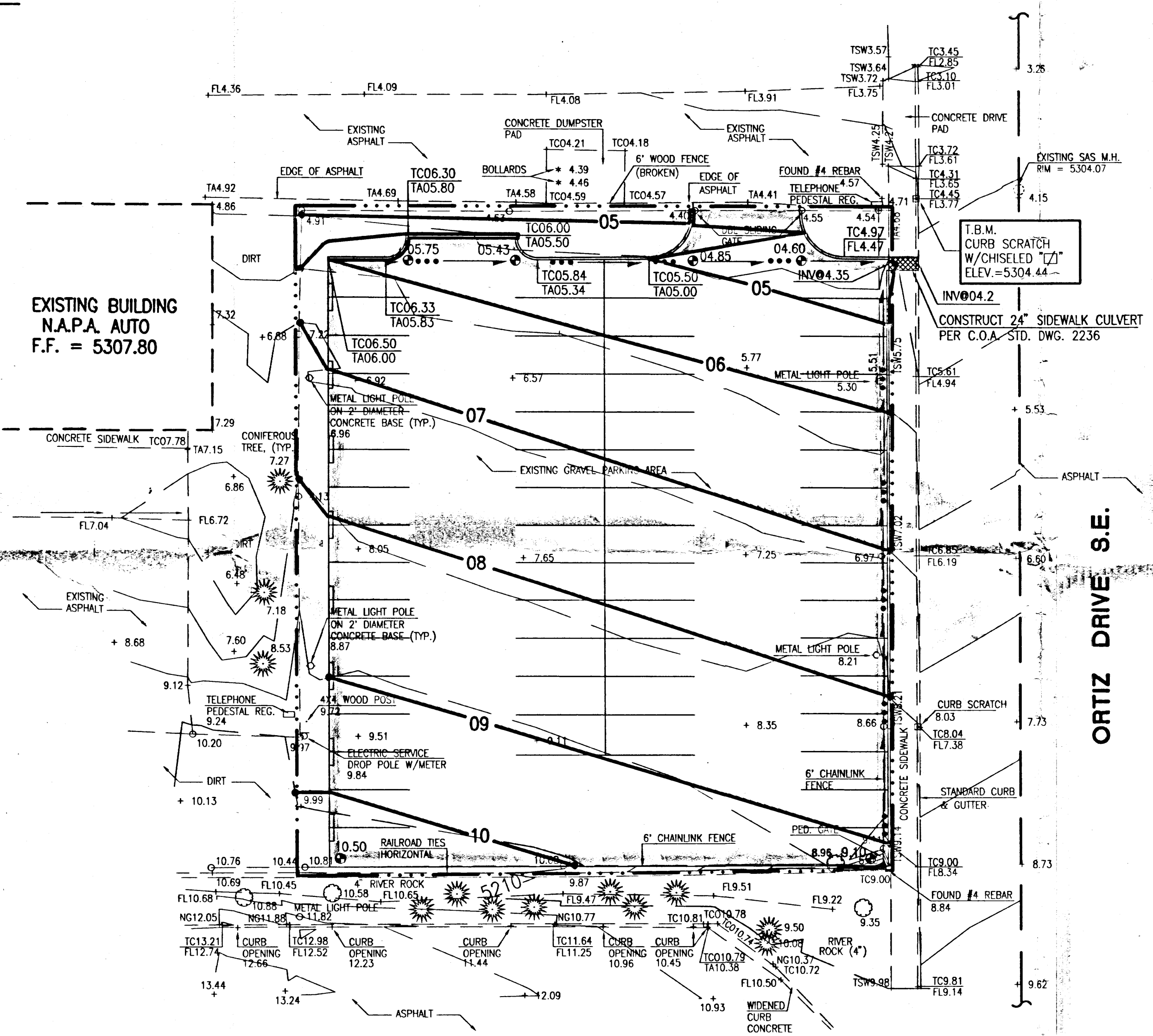
A.C.S. BENCHMARK "4-115" A "12" CHISELED ON TOP OF CURB AT E.S.E. RETURN AT INTERSECTION OF SAN MATEO BOULEVARD, S.E. AND KATHRYN AVENUE, S.E. ELEVATION = 5279.257' (M.S.L.D.)

## T.B.M.

"12" CHISELED ON CURB SCRATCH, TOP OF CURB EAST OF N.E. PROPERTY CORNER ON ORTIZ DRIVE, S.E. ELEVATION = 5304.44' (M.S.L.D.)

## LEGEND

- EXISTING SPOT ELEVATION
- TOP OF CURB
- TOP OF ASPHALT
- TOP OF CONCRETE
- CONIFEROUS TREE
- SHRUB, TREE
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED FLOWLINE
- GRADING PLAN LIMITS



ORTIZ DRIVE S.E.

## DRAINAGE PLAN

The following items concerning the Lovelace San Mateo Parking Lot Drainage Plan are contained hereon:

- Vicinity Map
- Grading Plan
- Calculations

As shown by the Vicinity Map, the site is located on the west side of Ortiz Drive S.E., just north of Gibson Boulevard S.E. At present, the site is undeveloped and serves as an existing gravel parking area. The proposed development will be a paved parking area. Adjacent properties are developed for multi-family and commercial uses, thereby making this an infill site.

As shown by Panel 36 of 50 of the National Flood Insurance Rate Maps published by F.E.M.A. for the City of Albuquerque, New Mexico dated October 14, 1983, this site does not lie within a designated flood hazard zone. The site currently drains to Ortiz Drive S.E. and north to Eastern Avenue S.E. which drains east to an AO (depth 1) zone. This flooding condition has been alleviated by the recent construction of the Highland Detention Basin, Phase II project. In view of the fact that this is an infill site, and the recent construction of the above referenced storm drainage improvements, the free discharge of runoff from this site is appropriate and consistent with other recent development in this area (see Lovelace Childcare Center, Public Works Hydrology File L18-D29).

The Grading Plan shows 1) existing and proposed grades indicated by spot elevations and contours at 1'0" intervals, 2) the limit and character of the existing improvements, 3) the limit and character of the proposed improvements, and 4) continuity between existing and proposed grades. As shown by this plan, the project consists of the construction of a paved parking lot with associated landscaping. At present, the site drains from southwest to northeast onto Ortiz Drive S.E. where it flows north to Eastern Avenue S.E., which drains to the east as previously described. Under developed conditions, the site will continue to drain to Ortiz Drive S.E. through a new sidewalk culvert which will be constructed under Special Order 19 Permit. Currently no offsite flows enter the site as the west and south boundaries are adjacent to swales which convey offsite flows parallel to the west and south project limits. This proposed construction will not block any offsite flows.

The Calculations which appear hereon analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The Procedure for 40-acre and Smaller Basins, as set forth in the Revision of Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, dated January, 1993, has been used to quantify the peak rate of discharge and volume of runoff generated. As shown by these calculations, the proposed development will result in a net increase in runoff generated by this site of 0.6 cfs.

## CALCULATIONS

### Site Characteristics

- Precipitation Zone = 3
- $P_{6,100} = P_{360} = 2.60$  in.
- Total Area ( $A_T$ ) = 20,100 sf
- Existing Land Treatment

Treatment	Area (sf/ac)	%
C	20,100/0.46	100

- Developed Land Treatment

Treatment	Area (sf/ac)	%
B	2,200/0.05	11.0
D	17,900/0.41	89.0

### Existing Condition

- Volume

$$E_w = (E_A A_A + E_B A_B + E_C A_C + E_D A_D) / A_T$$

$$E_w = (1.29)(0.46) / (0.46) = 1.29 \text{ in.}$$

$$V_{100} = (E_w / 12) A_T$$

$$V_{100} = (1.29 / 12)(0.46) = 0.0495 \text{ ac.ft.} = 2,160 \text{ cf}$$

- Peak Discharge

$$Q_p = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D$$

$$Q_p = Q_{100} = (3.45)(0.46) = 1.6 \text{ cfs}$$

### Developed Condition

- Volume

$$E_w = (E_A A_A + E_B A_B + E_C A_C + E_D A_D) / A_T$$

$$E_w = [(0.92)(0.05) + (2.36)(0.41)] / (0.46) = 2.20 \text{ in.}$$

$$V_{100} = (E_w / 12) A_T$$

$$V_{100} = (2.20 / 12)(0.46) = 0.0843 \text{ ac.ft.} = 3,670 \text{ cf}$$

- Peak Discharge

$$Q_p = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D$$

$$Q_p = Q_{100} = (2.60)(0.05) + (5.02)(0.41) = 2.2 \text{ cfs}$$

### Comparison

$$1. \Delta V_{100} = 3,670 - 2,160 = 1,510 \text{ cf (increase)}$$

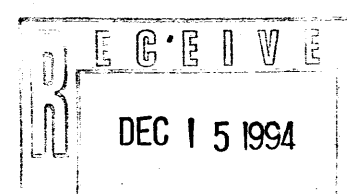
$$2. \Delta Q_{100} = 2.2 - 1.6 = 0.6 \text{ cfs (increase)}$$

- Two (2) working days prior to any excavation, contractor must contact New Mexico One Call System 260-1990, for location of existing utilities.
- Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all potential obstructions. Should a conflict exist, the contractor shall notify the engineer in writing so that the conflict can be resolved with a minimum amount of delay.
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- All construction within public right-of-way shall be performed in accordance with applicable City of Albuquerque Standards and Procedures.
- If any utility lines, pipelines, or underground utility lines are shown on these drawings, they are shown in an approximate manner only, and such lines may exist where none are shown. If any such existing lines are shown, the location is based upon information provided by the owner of said utility, and the information may be incomplete, or may be obsolete by the time construction commences. The engineer has conducted only preliminary investigation of the location, depth, size, or type of existing utility lines, pipelines, or underground utility lines. This investigation is not conclusive, and may not be complete, therefore, makes no representation pertaining thereto, and assumes no responsibility or liability therefor. The contractor shall inform itself of the location of any utility line, pipeline, or underground utility line in or near the area of the work in advance of and during excavation work. The contractor is fully responsible for any and all damage caused by its failure to locate, identify and preserve any and all existing utilities, pipelines, and underground utility lines. In planning and conducting excavation, the contractor shall comply with state statutes, municipal and local ordinances, rules and regulations, if any, pertaining to the location of these lines and facilities.

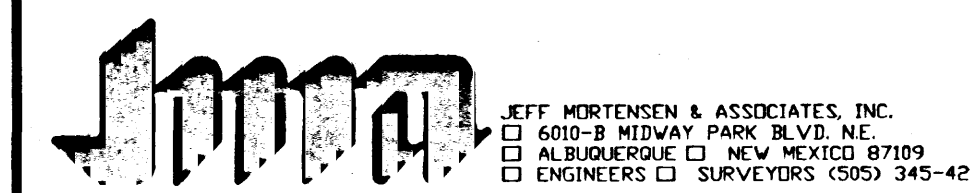
- An Excavation/Construction Permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.
- Backfill compaction shall be according to residential street use.
- Maintenance of these facilities shall be the responsibility of the owner of the property served.
- The design of planters and landscaped areas is not part of this plan. All planters and landscaped areas adjacent to the building(s) shall be provided with positive drainage to avoid any ponding adjacent to the structure. For construction details, refer to landscaping plan.

### Erosion Control Measures

- The contractor shall ensure that no soil erodes from the site into public right-of-way or onto private property.
- The contractor shall promptly clean up any material excavated within the public right-of-way so that the excavated material is not susceptible to being washed down the street.
- The contractor shall secure 'Topsoil Disturbance Permit' prior to beginning construction.



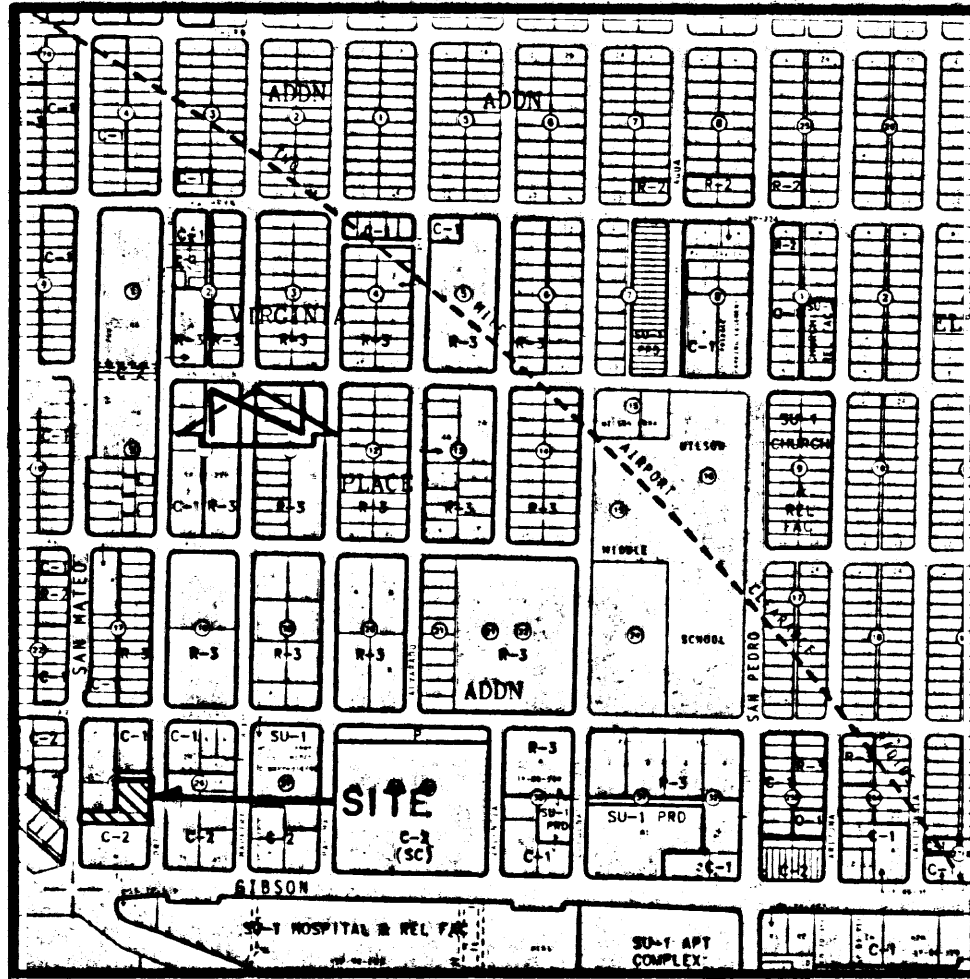
APPROVALS	NAME	DATE
A.C.E./DESIGN	John Curtin	1-4-95
INSPECTOR		
A.C.E./FIELD		



## GRADING AND DRAINAGE PLAN LOVELACE SAN MATEO PARKING LOT

DESIGNED BY	GM.	NO.	DATE	BY	REVISIONS	JOB NO.
DRAWN BY	E.M.S.					941021
APPROVED BY	J.G.M.					DATE 12-1994
						SHEET 2 OF 2

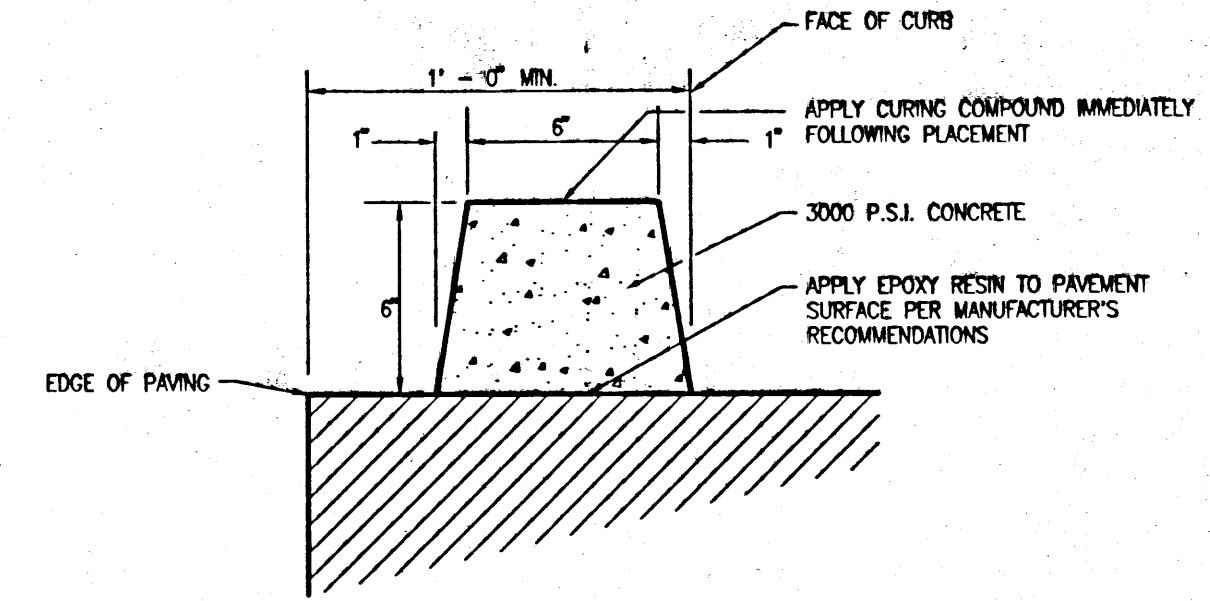
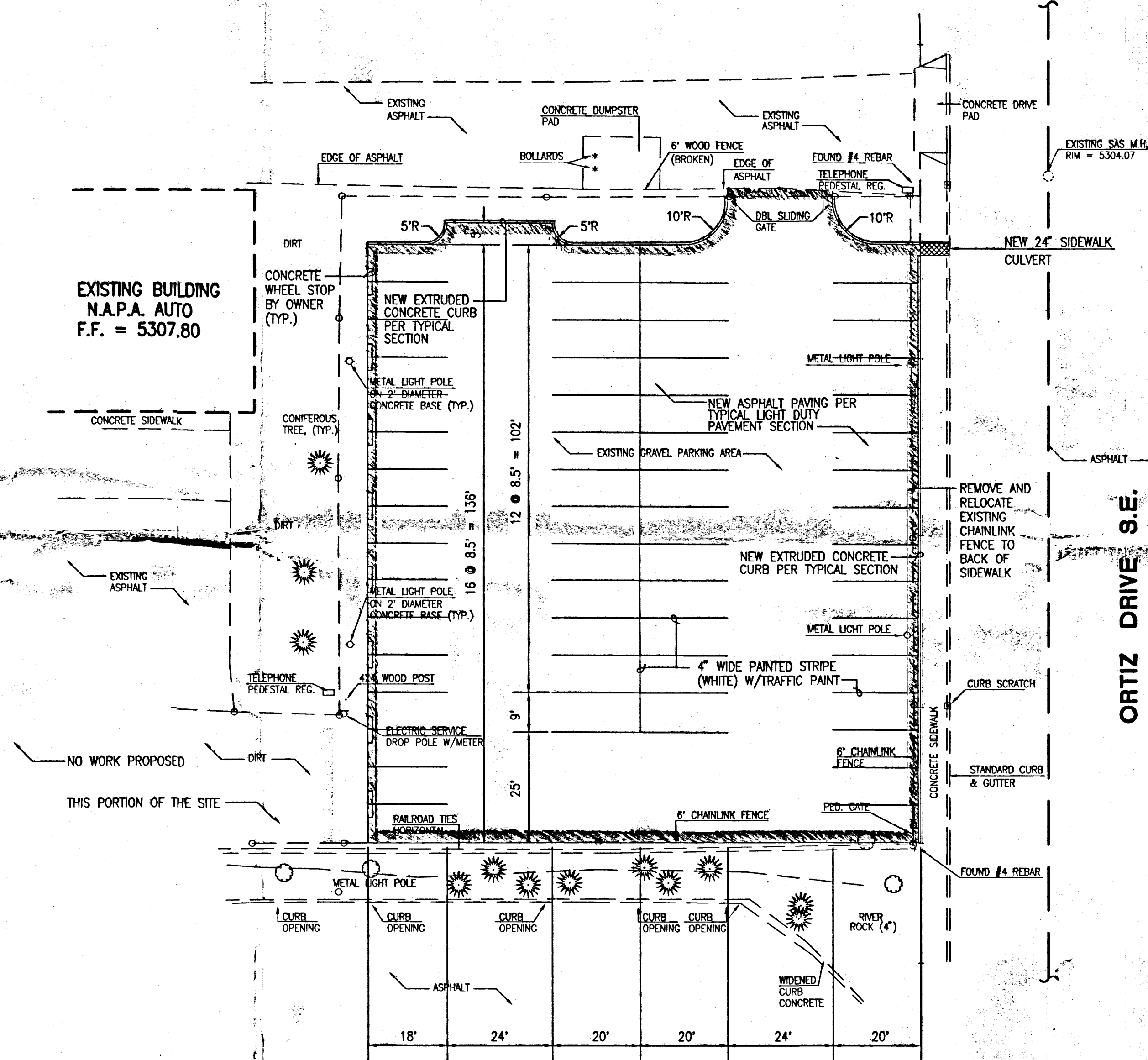




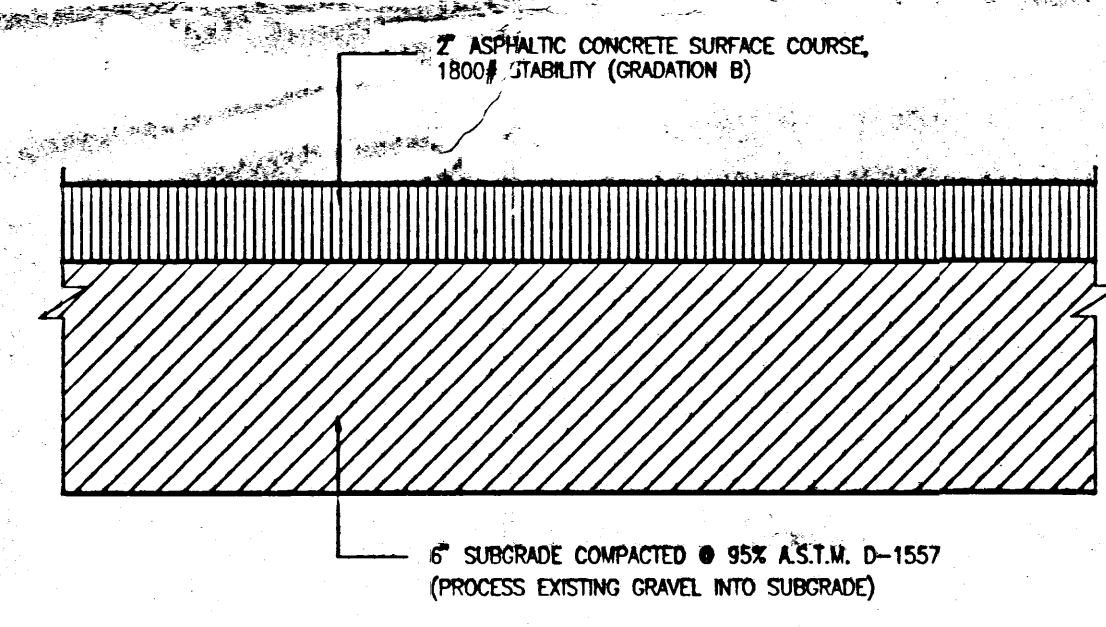
**VICINITY MAP**  
SCALE: 1" = 750'

**LEGAL DESCRIPTION**  
A PORTION OF BLOCK 25, VIRGINIA PLACE ADDITION.

**L-18**



**TYPICAL EXTRUDED CONCRETE CURB SECTION**  
SCALE: 1" = 6"

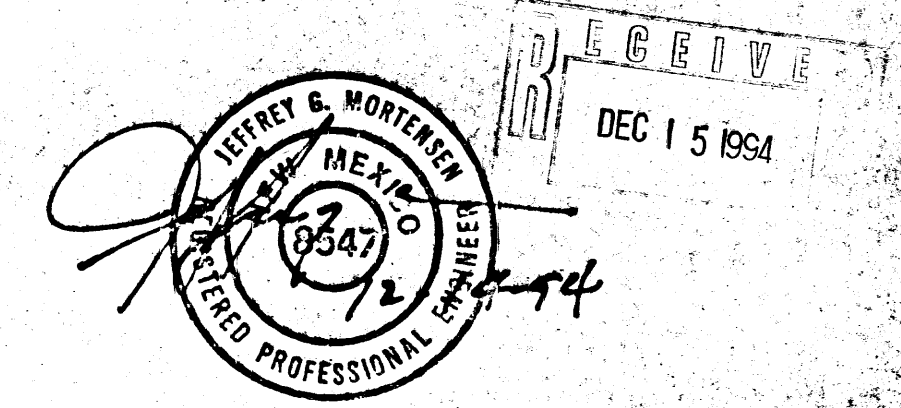


**TYPICAL LIGHT DUTY PAVEMENT SECTION**  
SCALE: 1" = 5"

**JEFF MORTENSEN & ASSOCIATES, INC.**  
6800-B MIDWAY PARK BLVD. N.E.  
ALBUQUERQUE, N.M. 87109  
ENGINEERS & SURVEYORS (505) 345-4250

**PAVING SITE PLAN**  
**LOVELACE SAN MATEO PARKING LOT**

DESIGNED BY	G.M.	NO.	DATE	BY	REVISIONS	JOB NO.
DRAWN BY	E.M.S.					941021
APPROVED BY	J.G.M.					DATE
						12-1994
						SHEET
						1 OF 2







A PORTION OF BLOCK 25, VIRGINIA PLACE ADDITION

A.C.S. BENCHMARK "4-L18". A "□" CHISELED ON TOP OF CURB  
AT E.S.E. RETURN AT INTERSECTION OF SAN MATEO BOULEVARD, S.E.  
AND KATHRYN AVENUE, S.E.  
ELEVATION = 5279.257' (M.S.L.D.)

\*□\* CHISELED ON CURB SCRATCH, TOP OF CURB EAST OF N.E.  
PROPERTY CORNER ON ORTIZ DRIVE, S.E.  
ELEVATION = 5304.44' (M.S.L.D.)

	EXISTING SPOT ELEVATION TOP OF CURB FLOW LINE TOP OF ASPHALT TOP OF CONCRETE CONIFEROUS TREE SHRUB, TREE
	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED CONTOUR
	PROPOSED FLOWLINE
	GRADING PLAN LIMITS



The following items concerning the Lovelace San Mateo Parking Lot Drainage Plan are contained hereon:

- As shown by the Vicinity Map, the site is located on the west side of Ortiz Drive S.E., just north of Gibson Boulevard S.E. At present, the site is undeveloped and serves as an existing gravel parking area. The proposed development will be a paved parking area. Adjacent properties are developed for multi-family and commercial uses, thereby making this an infill site.

As shown by Panel 36 of 50 of the National Flood Insurance Rate Maps published by F.E.M.A. for the City of Albuquerque, New Mexico dated October 14, 1983, this site does not lie within a designated flood hazard zone. The site is located south of the Rio Drive S.E. and north to Eastern Avenue S.E. which drains east to an AD (depth 1) zone. This flooding condition has been alleviated by the recent construction of the Highland Detention Basin, Phase II project. In view of the fact that this is an infill site, and the recent construction of the above referenced storm drainage improvements, the free discharge of runoff from this site is appropriate and consistent with other recent development in this area (see Lovelace Childcare Center; Public Works Hydrology File L18-D29).

The Grading Plan shows 1) existing and proposed grades indicated by spot elevations and contours at 1'0" intervals, 2) the limit and character of the existing improvements, 3) the limit and character of the proposed improvements, and 4) continuity between existing and proposed grades. As shown by this plan, the project consists of the construction of a paved parking lot with associated landscaping. At present, the site drains from southwest to northeast onto Ortiz Drive S.E. where it flows north on Eastern Avenue S.E., which drains to the east as previously described. Under developed conditions, the site will continue to drain to Ortiz Drive S.E. through a new sidewalk culvert which will be constructed under Special Order 19 Permit. Currently no offsite flows enter the site as the west and south boundaries are adjacent to the wetlands with no possible fiber production. The west and south project limits. This possible fiber production will not block any offsite flows.

The Calculations which appear hereon analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The Procedure for 40-acre and Smaller Basins, as set forth in the Revision of Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, dated January, 1993, has been used to quantify the peak rate of discharge and volume of runoff generated. As shown by these calculations, the proposed development will result in a net increase in runoff generated by this site of 0.6 cfs.

### Site Characteristics

1. Precipitation Zone = 3
2.  $P_{6,100} = P_{360} = 2.60$  in.
3. Total Area ( $A_T$ ) = 20,000 sf
4. Existing Land Treatment
 

Treatment	Area (sf/ac)	%
C	20,000/0.46	100
5. Developed Land Treatment
 

Treatment	Area (sf/ac)	%
B	2,200/0.05	11.0
D	17,900/0.41	89.0

Existing Condition

- ## 1. Volume

$$E_{\infty} = (E_1 A_1 + E_2 A_2 + E_3 A_3 + E_4 A_4) / A_T$$

$$E_W = (1.29)(0.46)/(0.46) = 1.29 \text{ in.}$$

$$V_{100} = (E_w/12)A_T$$

$$V_{100} = (1.29/12)(0.46) = 0.0495 \text{ ac.ft.} = 2,160 \text{ cf}$$

2. **Peak Discharge**

$$Q_D = Q_{DA}A_A + Q_{DB}A_B + Q_{DC}A_C + Q_{DD}A_D$$

$$Q_p = Q_{100} = (3.45)(0.46) = 1.6 \text{ cfs}$$

Developed Condition

1. . Volume

$$E_W = (E_A A_A + E_B + E_C A_C + E_D A_D) / A_T$$

$$E_w = [(0.92)(0.05) + (2.36)(0.41)] / (0.46) = 2.20 \text{ in.}$$

$$V_{100} = (E_w/12)A_T$$

$$V_{100} = (2.20/12)(0.46) = 0.0843 \text{ ac.ft.} = 3,670 \text{ cf}$$

2. **Peak Discharge**

$$Q_D = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D$$

$$Q_p = Q_{100} = (2.60)(0.05) + (5.02)(0.41) =$$

### Comparison

### Comparison

1.  $\Delta V_{100} = 3,670 - 2,160 = 1,510 \text{ cf (increase)}$
2.  $\Delta Q_{100} = 2.2 - 1.6 = 0.6 \text{ cfs (increase)}$


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APPROVALS	NAME	DATE
A.C.E./DESIGN	<i>John Curtin</i>	1-4-95
INSPECTOR		
A.C.E./FIELD		

GRADING AND DRAINAGE PLAN  
LOVELACE SAN MATEO PARKING LOT



JEFF MORTENSEN & ASSOCIATES, INC.  
☐ 6010-B MIDWAY PARK BLVD. N.E.  
☐ ALBUQUERQUE ☐ NEW MEXICO 87109  
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DESIGNED BY <u>G.M.</u> DRAWN BY <u>E.M.S.</u> APPROVED BY <u>J.G.M.</u>	NO.	DATE	BY	REVISIONS	JOB NO.
					941021
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