

DRAINAGE INFORMATION SHEET

Caremore Chiropractic
PROJECT TITLE: Center ZONE ATLAS/DRNG. FILE #: L-19/D-42

LEGAL DESCRIPTION: Lots 1 & 2 Block 1, Emil Mann Addition

CITY ADDRESS: 400 Louisiana Blvd. S.E.

ENGINEERING FIRM: Lovelady & Associates CONTACT: Frank Lovelady

ADDRESS: 7408 Morrow Ave. NE 87110 PHONE: 883-7973

OWNER: Caremore Chiropractic Center CONTACT: David W. Fry

ADDRESS: 2007 Ridgecrest Drive, SE PHONE: 255-8985

ARCHITECT: David W. Fry CONTACT: David W. Fry

ADDRESS: 2007 Ridgecrest Drive, S.E. PHONE: 255-8985

SURVEYOR: Lovelady & Associates CONTACT: Frank Lovelady

ADDRESS: 7408 Morrow Ave. N.E. 87110 PHONE: 883-7973

CONTRACTOR: Tricon Corp CONTACT: Quita

ADDRESS: 2007 Ridgecrest SE PHONE: 255-8985

PRE-DESIGN MEETING:

 YES DRB NO.

 NO EPC NO.

 COPY OF CONFERENCE RECAP SHEET PROVIDED PROJECT NO.

TYPE OF SUBMITTAL:

 DRAINAGE REPORT

 DRAINAGE PLAN

 CONCEPTUAL GRADING & DRAIN. PLAN

 GRADING PLAN

 EROSION CONTROL PLAN

 X ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

 SKETCH PLAT APPROVAL

 PRELIMINARY PLAT APPROVAL

 SITE DEVELOPMENT PLAN APPROVAL

 FINAL PLAT APPROVAL

 BUILDING PERMIT APPROVAL

 FOUNDATION PERMIT APPROVAL

 X CERTIFICATE OF OCCUPANCY APPROVAL

 ROUGH GRADING PERMIT APPROVAL

 GRADING/PAVING PERMIT APPROVAL

OTHER (SPECIFY)

DATE SUBMITTED: December 19, 1988

BY: Frank D. Lovelady
Frank D. Lovelady, P.E.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 10, 1989

Frank Lovelady, P.E.
Lovelady & Associates
7408 Morrow Avenue, NE
Albuquerque, New Mexico 87110

RE: FINISH FLOOR CERTIFICATION FOR CAREMORE CHIROPRACTIC CENTER
(L-19/D42) ENGINEER'S STAMP DATED DECEMBER 19, 1988

Dear Mr. Lovelady:

Based on the information provided on your submittal of December 20, 1988,
Certification is acceptable.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya
Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+695)



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR

KEN SCHULTZ

CHIEF
ADMINISTRATIVE OFFICER

GENE ROMO

DEPUTY CAO
PUBLIC SERVICES

FRANK MARTINEZ

DEPUTY CAO
PLANNING/DEVELOPMENT

BILL MUELLER

April 13, 1988

Frank Lovelady, P.E.
Lovelady & Associates
7408 Morrow Avenue, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR CAREMORE CHIROPRACTIC CENTER
(L-19/D42) ENGINEER'S STAMP DATED MARCH 29, 1988
400 LOUISIANA BOULEVARD, SE

Dear Mr. Lovelady:

Based on the information provided on your submittal of April 7, 1988, the above referenced plan is approved for Building Permit.

Upon completion of project, the finish floor certification will be required prior to release of the Certificate of Occupancy.

Also, a separate permit is required for construction with City right-of-way.

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

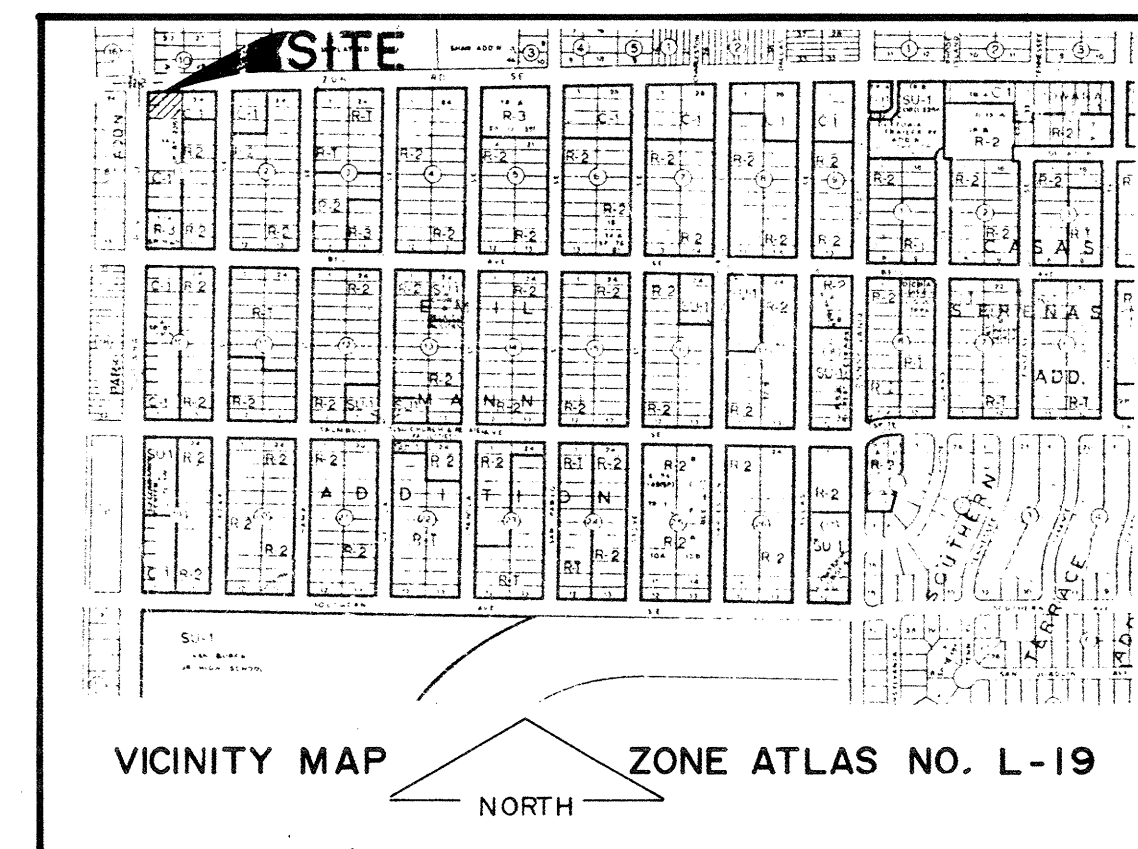
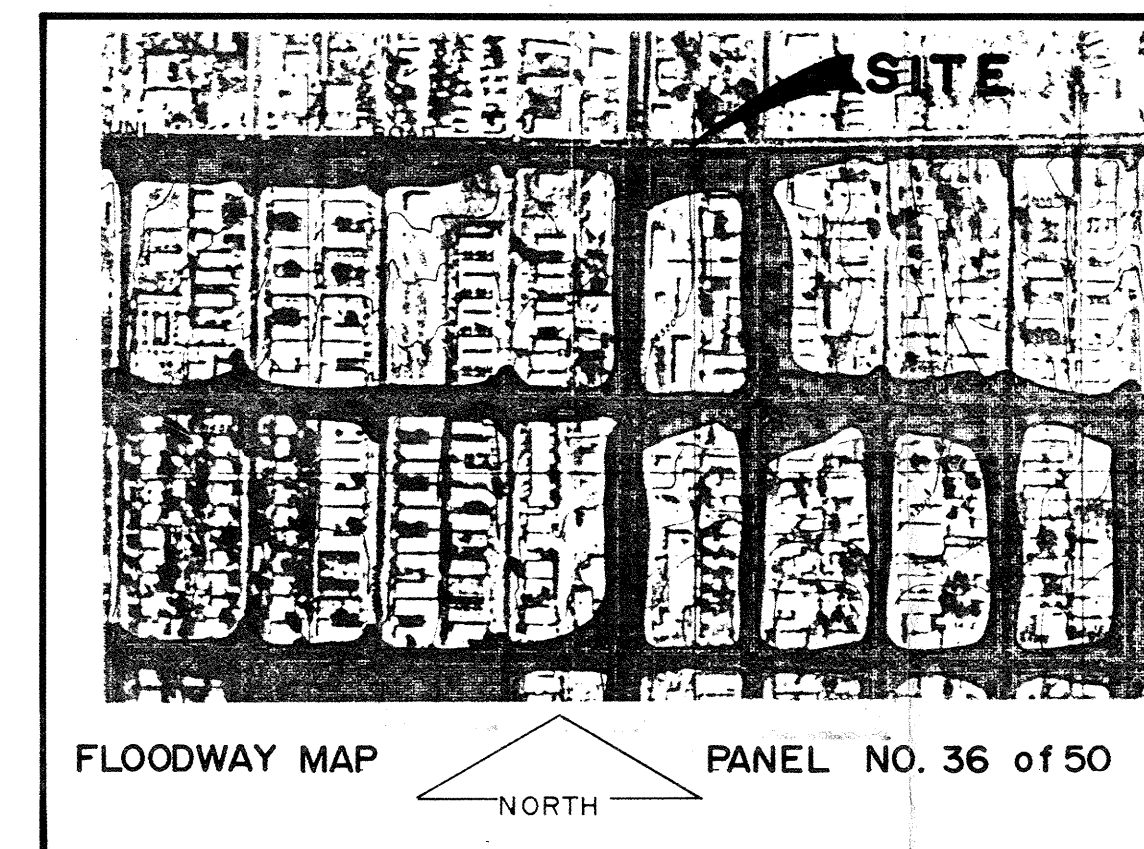
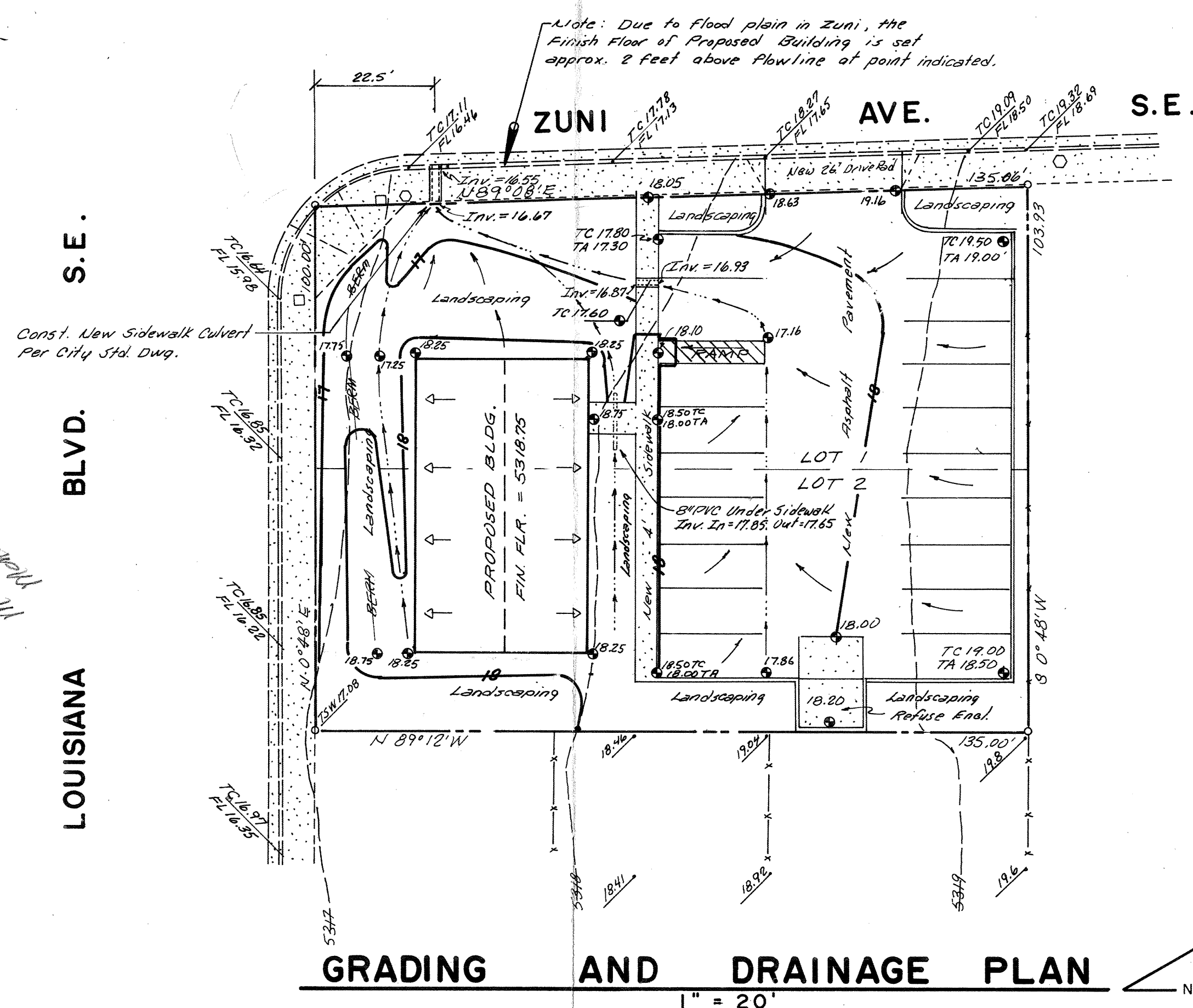
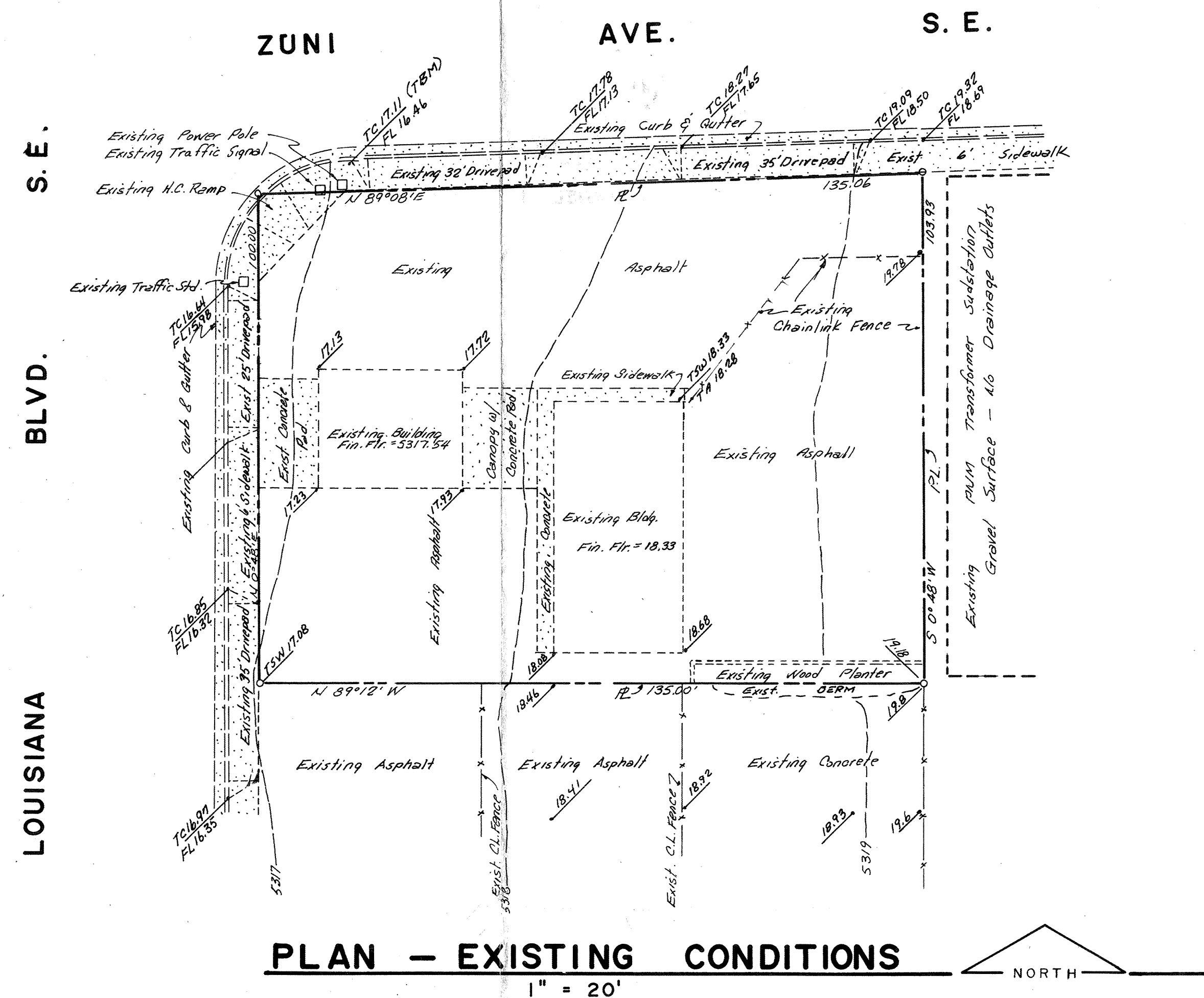
If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

xc: Becky Sandoval, Permits



PRE-DESIGN CONFERENCE FINDINGS:

1. DRAINAGE PLAN PER D.P.M.
2. NEED TO ELEVATE FINISH FLOOR 2 FEET ABOVE GUTTER LINE DUE TO STREET FLOODING IN ZUNI.
3. FREE DISCHARGE ALLOWED:
 - A. FAIRGROUNDS STORM DRAIN SYSTEM IN PLACE ON ALCAZAR STREET (60")
 - B. MINIMUM IMPACT ON DOWNSTREAM FACILITIES. BUILDING OVER IMPERVIOUS AREA.
 - C. STORM DRAIN DOWNSTREAM ON ARIZONA STREET.
 - D. INFILL SITE.

DRAINAGE COMMENTS:

1. THE SITE LIES ADJACENT TO A 100-YEAR FLOOD ZONE. MUCH, IF NOT ALL, OF THE FLOODING HAS BEEN RELIEVED BY CONSTRUCTION OF THE FAIRGROUNDS STORM DRAIN SYSTEM. HOWEVER, UNTIL FEMA REVISES THE FLOODWAY MAP FOR THIS AREA, THE POLICY REQUIRING FINISH FLOOR ELEVATION TO BE 2 FEET ABOVE GUTTER LINE IS STILL IN EFFECT.
2. FREE DISCHARGE IS ALLOWED BECAUSE OF RECENTLY CONSTRUCTED UP-STREAM AND DOWN-STREAM STORM DRAINAGE FACILITIES. THE PROPOSED DEVELOPMENT WILL ACTUALLY RESULT IN A SUBSTANTIAL DECREASE IN STORM DRAINAGE DISCHARGE.
3. THERE IS NO OFF-SITE FLOW. IMMEDIATELY EAST OF THE SITE IS A P.W. TRANSFORMER SUBSTATION. THE FACILITY HAS A GRAVEL FLOOR AND DOES NOT HAVE ANY DRAINAGE OUTLETS THROUGH THE WALL THAT SURROUNDS IT. WHAT SMALL AMOUNT OF FLOW THAT IS GENERATED IN THE SMALL SPACE BETWEEN THE WALL AND THE SITE PROPERTY LINE IS ACCEPTED. THE PROPERTY SOUTH OF THE SITE IS ALL PAVED AND FLOWS DIRECTLY WEST TO LOUISIANA BLVD.

BENCH MARK:

STATION 7-K19 LOCATED AT THE INTERSECTION OF LOUISIANA BOULEVARD AND CENTRAL AVENUE ON THE EAST MEDIAN OF THE INTERSECTION. STATION IS 65.5' EAST OF CENTERLINE ON LOUISIANA BOULEVARD AND 25.7 FEET SOUTH OF CENTERLINE OF CENTRAL AVENUE. STATION IS LOCATED ON THE NOSE OF THE MEDIAN. STATION IS A STANDARD 4.0" BRASS CAP SET IN A CONCRETE CYLINDER IN THE GROUND, STAMPED "7-K19, 1974 ACS." STATION ELEVATION IS 5323.308 FEET (SLD 1929).

LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 1, EMIL MANN ADDITION.

TEMPORARY BENCH MARK (TBM):

LOCATED AT THE INTERSECTION OF LOUISIANA BOULEVARD AND ZUNI AVENUE AT THE ESE CURB RETURN. A SQUARE AND LETTERS "TBM" PAINTED IN BLACK ON THE TOP OF CURB. THE "TBM" ELEVATION IS 5317.11 FEET.

EROSION CONTROL PLAN:

DURING CONSTRUCTION OF THE FACILITIES SHOWN ON THIS PLAN, ALL RUNOFF FROM THE SITE SHALL BE CONTAINED IN PONDS, DICES OR OTHER SUITABLE CONTAINMENT FACILITIES CAPABLE OF CONTAINING THE 10-YEAR UNDEVELOPED RUNOFF VOLUME WHICH IS 0.657 X 100-YEAR VOLUME.

DRAINAGE CALCULATIONS

SOIL INFORMATION: (REFER TO SCS SOIL SURVEY OF BERNALILLO COUNTY)
SOIL IS Web, Wink-Embudo complex, HYDROLOGIC SOIL GROUP "B"

RAINFALL, 100-YEAR, 6-HOUR: (REFER TO D.P.M. PLATE 22.2 D-1)
 $R_6 = 2.35$ INCHES.

TIME OF CONCENTRATION: (REFER TO D.P.M. SECTION 22.2, PAGE 3)
TEN (10) MINUTES, MINIMUM TIME OF CONCENTRATION.

RAINFALL INTENSITY: (REFER TO PLATE 22.2 D-2)
 $I = R_6 \times 6.84 \times T_c^{-0.51} = 2.35 \times 6.84 \times 10^{-0.51} = 4.97$ INCHES PER HOUR.

CURVE NUMBERS: (REFER TO DPM PLATE 22.2 C-2)

	CN	EXISTING AREA	NEW AREA
EXISTING PAVEMENT	70	-	-
BUILDINGS AND PAVEMENT	98	13765	8034
LANDSCAPING	61	-	5057
UNPAVED GRAVEL	85	-	-
UNPAVED DIRT	82	-	674
TOTAL AREAS		13765	13765

WEIGHTED CURVE NUMBER (CN_w):
EXISTING CN_w = 98 DEVELOPED CN_w = 84

DIRECT RUNOFF: (REFER TO D.P.M. PLATE 22.2 C-4)
EXISTING Q₀ = 2.2 DEVELOPED Q₀ = 0.90

RUNOFF COEFFICIENTS: (REFER TO "NOTICE OF EMERGENCY RULE", CITY OF ALBUQUERQUE, JANUARY 14, 1986)

	"C"	EXISTING AREA	NEW AREA
UNDEVELOPED	0.40	-	770
LAWS AND LANDSCAPING	0.25	-	5057
ROOFS	0.90	1922	1778
STREETS, DRIVES, WALKS	0.95	11843	6160
UNPAVED TRAFFIC AREAS	0.65	-	-
TOTAL AREAS		13765	13765

WEIGHTED "C" FACTORS: EXISTING "C" = 0.94 DEVELOPED "C" = 0.66

EXISTING CONDITIONS:

RUNOFF BY RATIONAL EQUATION, Q = CIA
Q = 0.94 X 4.97 X 0.32 = 1.49 CFS
VOLUME BY SCS METHOD, V = A(C₀/12),
WHERE A = AREA IN SQUARE FEET
V = 13765 (2.2 / 12) = 2524 CF

DEVELOPED CONDITIONS:

Q = 0.66 X 4.97 X 0.32 = 1.05 CFS
V = 13765 (0.90 / 12) = 1032 CF

CITY OF ALBUQUERQUE

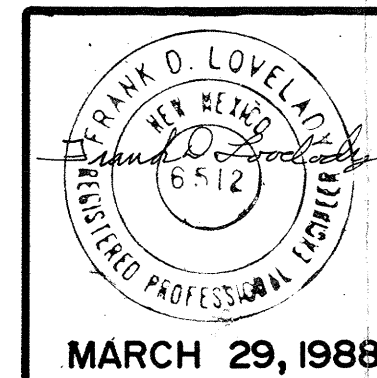
DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

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 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986.
3. TWO (2) 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 AND COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. THE ADDRESS OF THE PROPERTY SERVED IS 400 LOUISIANA BLVD. S.E.

APPROVALS:

DESIGN APPROVAL: *[Signature]* DATE: 4/13/84
INSPECTION APPROVAL: _____ DATE: _____
ACCEPTANCE: _____ DATE: _____



GRADING AND DRAINAGE PLAN

CAREMORE CHIROPRACTIC CENTER

LOUISIANA BLVD. & ZUNI AVE. S.E.

ALBUQUERQUE, NEW MEXICO