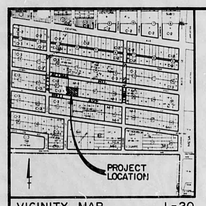
PUBLIC WORKS/HYDROLOGY 1 OF 2

L20/D40



VICINITY MAP L-20

PROJECT BENCHMARK

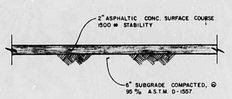
STATION ID A STANDARD ACE DISK SET IN A DRILLED HOLE ON TOP OF CURB. STATION IS STAMPED " B-K10-ACE". STATION IS LOCATED AT THE N.E. QUADRANT OF THE INTERSECTION OF MOON STREET N.E. AND CENTRAL AVENUE S.E.
ELEVATION = 5429.502 FEET (M.S.L.D.)

TEMPORARY BENCHMARK

CURB SCRATCH LOCATED ON THE TOP OF CURB AT THE PROJECTED S.E. PROPERTY CORNER AS SHOWN BELOW.
ELEV = 5445 (M.S.L.D.)

LEGAL DESCRIPTION

LOT 10-A, BLOCK 42, SKYLINE HEIGHTS



TYPICAL PAVING SECTION
SCALE: 1" = 1'

LEGEND

- 5450 — EXISTING CONTOUR
- 5450 — PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- TC TOP OF CURB
- FL FLOW LINE
- EXISTING SWALE
- PROPOSED SWALE
- PROPERTY LINE
- PROPOSED CONCRETE
- PROPOSED ASPHALT

* EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ENDED FROM THE SITE INTO PUBLIC RIGHTS-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
2. 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.
3. THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.

CONSTRUCTION NOTES:

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (766-1234), FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
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5. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE CONTRACTOR SHALL RELY ON 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 UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES, AND MAKES NO REPRESENTATIONS 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 DAMAGES WHICH 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, IN RESPECT TO THE LOCATION OF THESE LINES AND FACILITIES.
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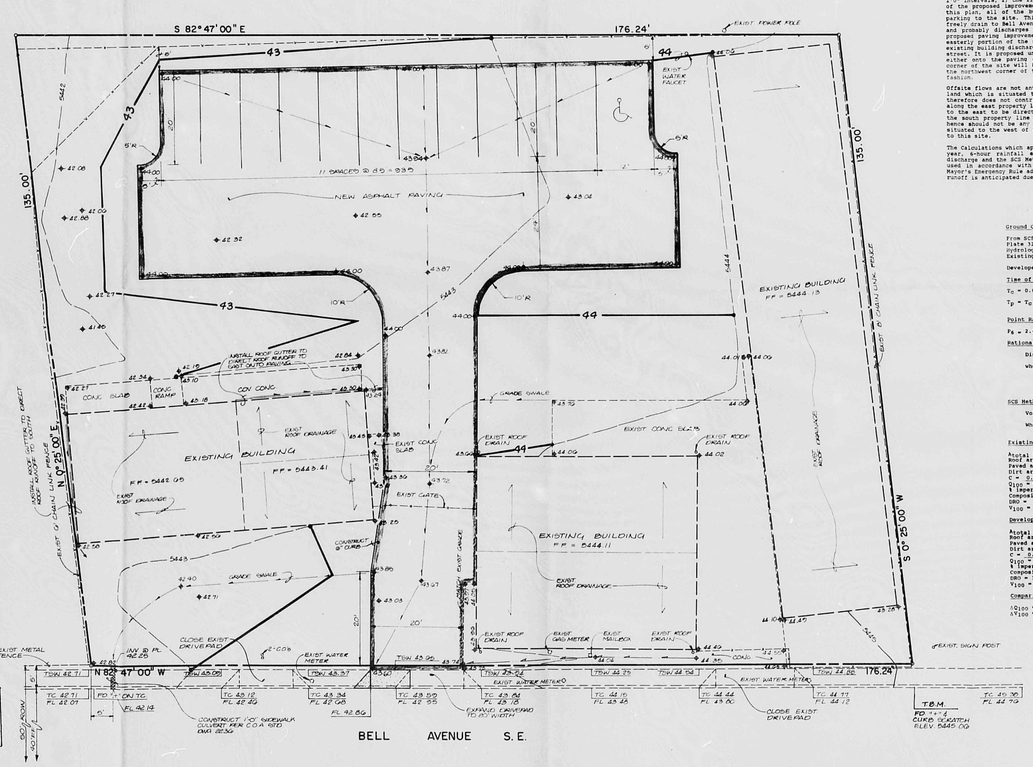
7. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
8. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

APPROVALS	NAME	DATE
A.C.E./DESIGN		
INSPECTOR		
A.C.E./FIELD		



DRAINAGE PLAN

The following items concerning the Buzzard Warehouse Drainage Plan are contained hereon:

1. Vicinity Map
2. Grading Plan
3. Calculations

As shown by the Vicinity Map, this site is located on the north side of Bell Avenue S.E. between Aztec Street S.E. and Conchas Street S.E. At present, the site is developed with several buildings with unpaved areas serving as parking and material storage. Many of the adjacent sites are developed, making this an infill area. Because this site is already developed to a large extent, this project is a modification to an existing site.

As shown by Plate 4 of the National Flood Insurance Progrss Flood Boundary and Floodway Maps for the City of Albuquerque, this site does not lie within a designated Flood Hazard area. This site does contribute to a minor designated flood area situated within Moon Street between Bell Avenue S.E. and Zuni Road S.E. Plate L-20N of the City of Albuquerque Drainage Facilities Maps demonstrates that there is an existing storm drain facility within Bell Avenue S.E., Moon Street S.E. and East Central Avenue S.E. This facility serves this area and removes the floodwaters from the street. Because of the fact that this is an infill site, the fact that the adjacent sites are developed, that much of the undeveloped land within the area is compacted dirt which has a higher runoff coefficient that the proposed paving improvements, and that a relatively minor increase in runoff is anticipated due to the proposed paving improvements, the free discharge of runoff from this site is appropriate and should not have an adverse impact on the existing flooding condition. As previously mentioned, there is an existing public storm drain facility in this area which serves the remove, to floodwater from the streets.

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, all of the buildings located on the site are existing. It is required to add paved parking to the site. This paved parking area will be graded in a manner which follows drainage pattern freely drain to Bell Avenue S.E. At present, the site does not receive any offsite drainage flows and probably does not contribute any flows to the adjoining property to the west. The proposed paving improvements will intercept the majority of the developed flows generated by the majority portion of the site and the new paving and route that runoff to the street. The westerly existing building discharges a portion of its runoff in a manner which does not allow it to reach the street. It is proposed under this plan to install roof gutter systems which will direct the runoff either onto the paving or toward the street. The runoff which is directed toward the street at the corner of the site will be discharged to the street via a new sidewalk culvert. A small portion of the northwest corner of the site will remain undeveloped and will continue to drain in its present fashion.

Offsite flows are not anticipated because of the present nature of the surrounding development. The land which is situated to the north of the project has topography which parallels this site and therefore does not contribute any offsite flows. The land which is situated to the east contains a building and paving which has caused any offsite flows which have been generated by the land to the east to be directed to Bell Avenue S.E. Bell Avenue S.E. is fully approved and lies along the south property line of the site. There does not appear to be any flooding in the street and hence should not be any offsite flows originating from Bell Avenue S.E. Lastly, the land which is situated to the west of this site is topographically lower and hence does not contribute any runoff to this site.

The Calculations which appear hereon analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The Rational Method has been used to quantify the peak rate of discharge and the SCS Method has been used to quantify the volume of runoff. Both Methods have been used in accordance with the City of Albuquerque Development Process Manual, Volume II, and the Mayor's Emergency Rule adopted January 14, 1986. As shown by these calculations, a minor increase in runoff is anticipated due to the proposed construction.

CALCULATIONS

Ground Cover Information

From SCS Bernalillo County Soil Survey,
Plate 33: Zsb - Zshubb gravelly fine sandy loam
Hydrologic Soil Group: B
Existing Pervious CN = 82 (DPM Plate 22.2 C-2 Compacted dirt)
Developed Pervious CN = 82 (DPM Plate 22.2 C-2 Compacted dirt)

Time of Concentration/Time to Peak

$T_c = 0.0078\ (L^{0.77}/S^{0.385})$ (Kirpich Equation)

$T_p = T_c + 10$ min.

Point Rainfall

$P_{6,100} = 2.4$ in. (DPM Plate 22.2 D-1)

Rational Method

Discharge: $Q = CIA$

where C varies
I = P_6 (6.84) T_c = 5.07 in/hr
P_6 = 2.4 in (DPM Plate 22.2D-1)
T_c = 10 min (minimum)
A = area, acres

SCS Method

Volume: $V = 3630(SRO)\ A$

Where SRO = Direct runoff in inches
A = area, acres

Existing Condition

Acres = 23,790 sf = 0.55 Ac
Roof area = 4815 sf (0.11)
Paved area = 14610 sf (0.34)
Open area = 4365 sf (0.10)
$P_{6,100} = 2.4$ in. (DPM Plate 22.2 C-1)
C = 0.60 (Weighted average per Emergency Rule, 1/14/86)
$Q_{100} = CIA = 0.60(5.07)(0.55) = 1.7$ cfs
% Impervious = 36
Composite CN = 86 (DPM Plate 22.2 C-3)
SRO = 1.3 in (DPM Plate 22.2 C-4)
$V_{100} = 3630\ (SRO)\ A = 2580$ cf

Developed Condition

Acres = 23,790 sf = 0.55 Ac
Roof area = 4815 sf (0.11)
Paved area = 14610 sf (0.34)
Open area = 4365 sf (0.10)
C = 0.74 (Weighted average per Emergency Rule, 1/14/86)
$Q_{100} = CIA = 0.74(5.07)(0.55) = 2.1$ cfs
% Impervious = 64 %
Composite CN = 92 (DPM Plate 22.2 C-3)
SRO = 2.2 in (DPM Plate 22.2 C-4)
$V_{100} = 3630\ (SRO)\ A = 3190$ cf

Comparison

$\Delta Q_{100} = 2.1 - 1.7 = 0.4$ cfs (increase)
$\Delta V_{100} = 3190 - 2595 = 595$ cf (increase)

RI 28 DATE 3.27.02 OP EJP
CITY OF ALBUQUERQUE
This microimage is certified to be a complete and accurate copy of the original as it appears in the files of the Public Works Department and was created in the normal course of business.
The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (MS16-1977)
DIRECTOR
PLAN SHOT TWICE ONCE ON LIGHT ONCE ON DARK
CITY OF ALBUQUERQUE
THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.
Roberta Duran
NOTARY PUBLIC
OFFICIAL SEAL Roberta Duran NOTARY PUBLIC STATE OF NEW MEXICO My commission expires: 07/07/2002
PLANS/PLATS ON FILE
FILE DESC: L20/D40
PLANS/PLATS 4

BUZZARD WAREHOUSE
9905 BELL AVENUE S.E.
BUZZARD & ASSOCIATES, INC.
811 DALLAS N.E. · ALBUQUERQUE · NEW MEXICO · 87110
ENGINEERS

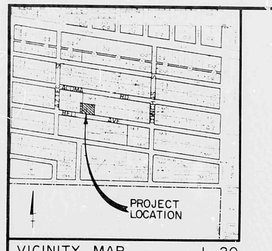
NO.	DATE	BY	REVISIONS

DESIGNED BY JGM
DRAWN BY P.A.T.
APPROVED JGM
JOB NO 61483
DATE 4 · 87
FILE NO
SHEET 1 OF 1

GRADING & DRAINAGE PLAN
BUZZARD WAREHOUSE
9905 BELL AVENUE S.E.

NEW MEXICO 8547 REGISTERED PROFESSIONAL ENGINEER
APR 1 1987
HYDROLOGY SECTION

E 30 D 24 C 20 B 16 A 12 CITY OF ALBUQUERQUE C D F



VICINITY MAP L-20

PROJECT BENCHMARK

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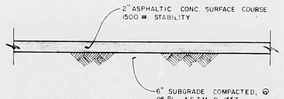
ELEVATION = 5427.362 FEET (M.S.L.D.)

TEMPORARY BENCHMARK

CURB SCRATCH LOCATED ON THE TOP OF CURB AT THE PROJECTED S.E. PROPERTY CORNER AS SHOWN BELOW.
ELEV. = 5421.70 (M.S.L.D.)

LEGAL DESCRIPTION

LOT 10 A, BLOCK 42, SKYLINE HEIGHTS



TYPICAL PAVING SECTION
SCALE: 1"=1'

LEGEND

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- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- TC TOP OF CURB
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2. THE CONTRACTOR SHALL PROVIDE CLEAN-UP AND MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHTS-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUBSEQUENTLY TO BEING WASHED DOWN THE STREET.
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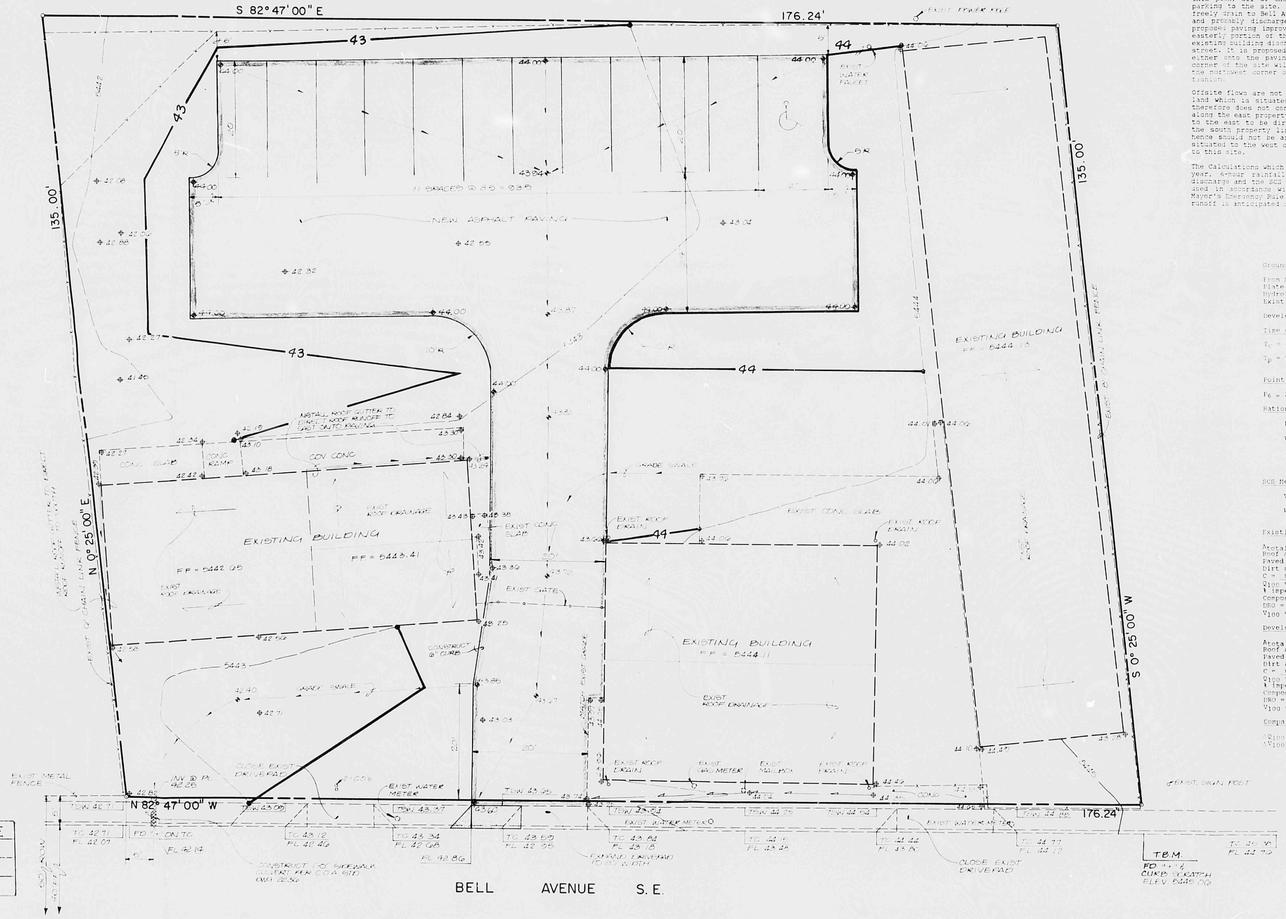
APPROVALS	NAME	DATE
A.C.E./DESIGN		
INSPECTOR		
A.C.E./FIELD		


S 82° 47' 00" E
176.24'
N 82° 47' 00" W
176.24'
N 0° 25' 00" E
135.00'
S 0° 25' 00" W
135.00'
43
44
EXISTING BUILDING
FF = 5442.41
EXISTING BUILDING
FF = 5444.11
EXISTING BUILDING
FF = 5442.05
NEW ASPHALT PAVING
11 GAUGED @ 20' = 220'
CONC. VALLEY GUTTER
EXIST. CONC. WALK
EXIST. CURB & GUTTER
EXIST. WATER METER
EXIST. GAS METER
EXIST. ELECTRIC
EXIST. WATER VALVE
EXIST. FIRE HYDRANT
EXIST. LIGHT POLE
EXIST. TRAFFIC POLE
EXIST. SIGN
EXIST. METAL FENCE
EXIST. CHAIN LINK FENCE
EXIST. WOOD FENCE
EXIST. CONC. CURB & GUTTER
EXIST. CONC. VALLEY GUTTER
EXIST. ASPHALT
EXIST. CONC. WALK
EXIST. CONC. DRIVEPAD
EXIST. ROOF ENTRANCE
EXIST. ROOF DRAIN
EXIST. GUARD RAIL
EXIST. CONC. CURB
EXIST. CONC. DRIVEPAD
EXIST. CONC. WALK
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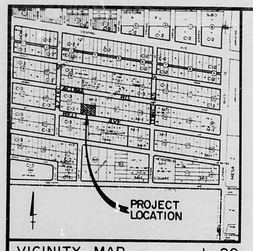
EXIST. METAL



VICINITY MAP L-20

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LEGAL DESCRIPTION

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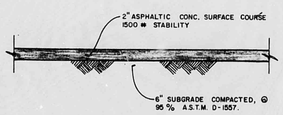

TYPICAL PAVING SECTION
SCALE: 1"=1'

SCALE: 1"=10'

LEGEND

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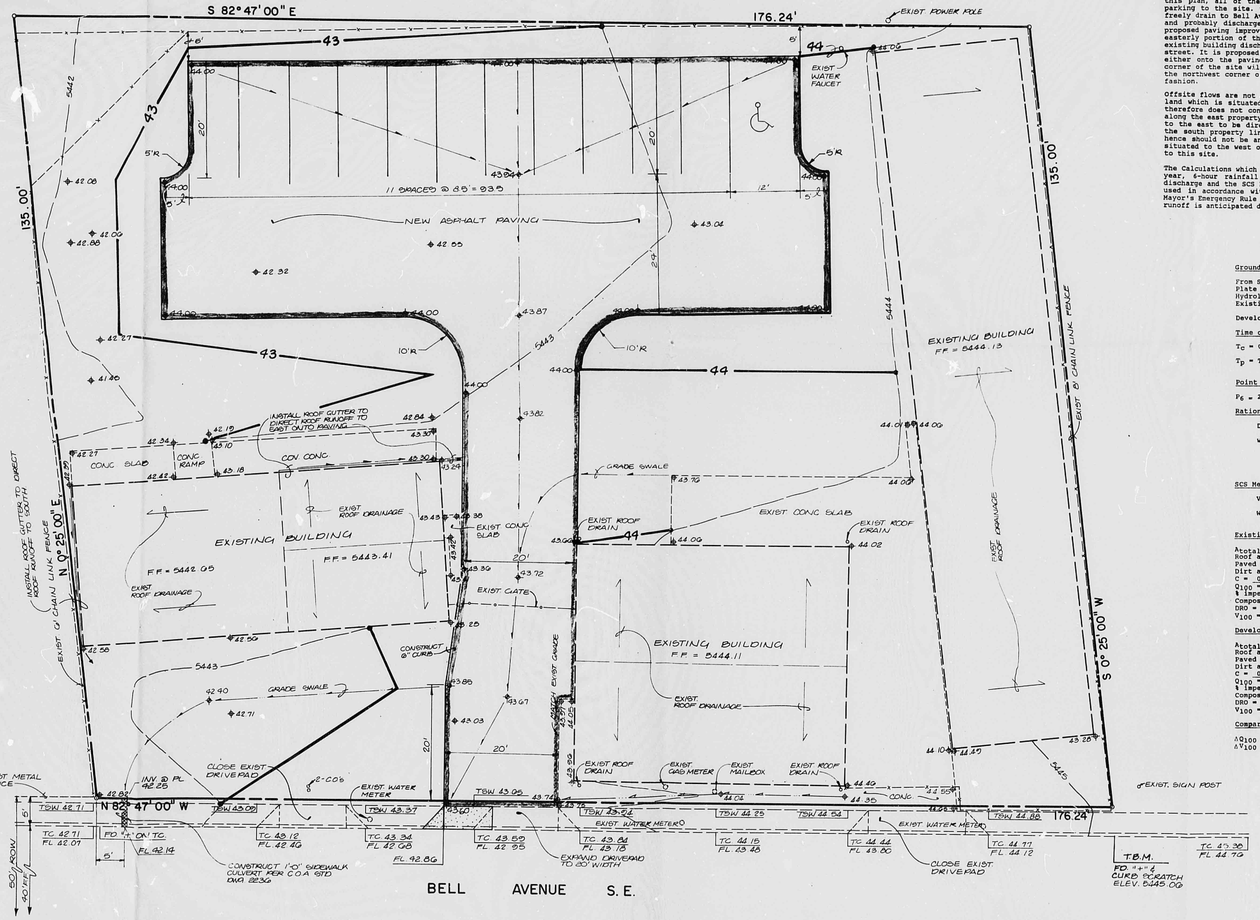

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3. Calculations

As shown by the Vicinity Map, this site is located on the north side of Bell Avenue S.E. between Aztec Street S.E. and Conchas Street S.E. At present, the site is developed with several buildings with unpaved areas serving as parking and material storage. Many of the adjacent sites are developed, making this an infill area. Because this site is already developed to a large extent, this project is a modification to an existing site.

As shown by Plate 36 of the National Flood Insurance Program Flood Boundary and Floodway Maps for the City of Albuquerque, this site does not lie within a designated Flood Hazard area. This site does contribute to a minor designated flood area situated within Moon Street between Bell Avenue S.E. and Zuni Road S.E. Plate L-20M of the City of Albuquerque Drainage Facilities Maps demonstrates that there is an existing storm drain facility within Bell Avenue S.E., Moon Street S.E. and East Central Avenue S.E. This facility serves this area and removes the floodwaters from the street. In view of the fact that this is an infill area, that this is a modification to an existing site, that much of the undeveloped land within this site is compacted dirt which has a higher runoff coefficient than normal undeveloped land and that a relatively minor increase in runoff is anticipated due to the proposed paving improvements, the free discharge of runoff from this site is appropriate and should not have an adverse impact on the existing flooding condition. As previously mentioned, there is an existing public storm drain facility in this area which serves the remove to floodwater from the streets.

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, all of the buildings located on the site are existing. It is required to add paved parking to the site. This paved parking area will be graded in a manner which will allow it to freely drain to Bell Avenue S.E. At present, the site does not have a well defined drainage pattern and probably discharges a portion of its runoff onto the neighboring property to the west. The proposed paving improvements will intercept the majority of the developed flows generated by the westerly portion of the site and the new paving and route that runoff to the street. The westerly existing building discharges a portion of its runoff in a manner which does not allow it to reach the street. It is proposed under this plan to install roof gutter systems which will direct the runoff either onto the paving or toward the street. The runoff which is directed toward the southwest corner of the site will be discharged to the street via a new sidewalk culvert. A small portion of the northwest corner of the site will remain undeveloped and will continue to drain in its present fashion.

Offsite flows are not anticipated because of the present nature of the surrounding development. The land which is situated to the north of the project has topography which parallels this site and therefore does not contribute any offsite flows to the site. There is an existing building located along the east property line which has caused any offsite flows which have been generated by the land to the east to be directed to Bell Avenue S.E. Bell Avenue S.E. is fully approved and lies along the south property line of the site. There does not appear to be any flooding in the street and hence should not be any offsite flows originating from Bell Avenue S.E. Lastly, the land which is situated to the west of this site is topographically lower and hence does not contribute any runoff to this site.

The Calculations which appear hereon analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The Rational Method has been used to quantify the peak rate or discharge and the SCS Method has been used to quantify the volume of runoff. Both Methods have been used in accordance with the City of Albuquerque Development Process Manual, Volume II, and the Mayor's Emergency Rule adopted January 14, 1986. As shown by these calculations, a minor increase in runoff is anticipated due to the proposed construction.

CALCULATIONS

Ground Cover Information

From SCS Bernalillo County Soil Survey,
Plate 32: EmB - Embudo gravelly fine sandy loam
Hydrologic Soil Group: B
Existing Pervious CN = 82 (DPM Plate 22.2 C-2 Compacted dirt)
Developed Pervious CN = 82 (DPM Plate 22.2 C-2 Compacted dirt)

Time of Concentration/Time to Peak

$T_c = 0.0078\ L^{0.77}/S^{0.385}$ (Kirpich Equation)

$T_p = T_c = 10$ min.

Point Rainfall

$P_6 = 2.4$ in. (DPM Plate 22.2 D-1)

Rational Method

Discharge: Q = CIA

where C varies
$i = P_6\ (6.84)\ T_c^{-0.51} = 5.07$ in/hr
$P_6 = 2.4$ in (DPM Plate 22.2D-1)
$T_c = 10$ min (minimum)
A = area, acres

SCS Method

Volume: V = 3630(DRO) A

Where DRO = Direct runoff in inches
A = area, acres

Existing Condition

$A_{total} = 23,790$ sf = 0.55 Ac
Roof area = 6610 sf (0.28)
Paved area = 1870 sf (0.08)
Dirt area = 15,310 sf (0.64)
C = 0.60 (Weighted average per Emergency Rule, 1/14/86)
$Q_{100} = CIA = 0.60(5.07)(0.55) = 1.7$ cfs
% Impervious = 36 %
Composite CN = 88 (DPM Plate 22.2 C-3)
DRO = 1.13 in (DPM Plate 22.2 C-4)
$V_{100} = 3630$ (DRO)A = 2595 cf

Developed Condition

$A_{total} = 23,790$ sf = 0.55 Ac
Roof area = 6610 sf (0.28)
Paved area = 8510 sf (0.36)
Dirt area = 8670 sf (0.36)
C = 0.74 (Weighted average per Emergency Rule, 1/14/86)
$Q_{100} = CIA = 0.74(5.07)(0.55) = 2.1$ cfs
% Impervious = 64 %
Composite CN = 92 (DPM Plate 22.2 C-3)
DRO = 1.6 in (DPM Plate 22.2 C-4)
$V_{100} = 3630$ (DRO) A = 3190 cf

Comparison

$\Delta Q_{100} = 2.1 - 1.7 = 0.4$ cfs (increase)
$\Delta V_{100} = 3190 - 2595 = 595$ cf (increase)

PLAN SHOT TWICE
ONCE ON LIGHT
ONCE ON DARK

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

R# 28 DATE 3-7-02 OCR EP

CITY OF ALBUQUERQUE
This microimage is certified to be a complete and accurate copy of the original as it appears in the files of the **Public Works Department** and was created in the normal course of business.
The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (NMA-1977)

DIRECTOR

RECEIVED
APR 1 - 1987
HYDROLOGY SECTION

NOTARY PUBLIC
OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 07/03/02

JEFFREY G. MORTENSEN
NEW MEXICO
8547
REGISTERED PROFESSIONAL ENGINEER

CONWAY/SWINBURNE INC.
811 DALLAS N.E. · ALBUQUERQUE · NEW MEXICO · 87110
ENGINEERS

NO.	DATE	BY	REVISIONS

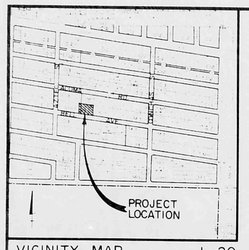
DESIGNED BY: J.G.M.
DRAWN BY: P.A.T.
APPROVED: J.G.M.
JOB NO. 61483
DATE 4 · 87

GRADING & DRAINAGE PLAN
BUZZARD WAREHOUSE
9905 BELL AVENUE S.E.

FILE NO.
SHEET 1 OF 1

D 24 C 20 B 16 A 12

CITY OF ALBUQUERQUE C D

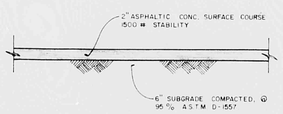


VICINITY MAP L-20

PROJECT BENCHMARK

LEGAL DESCRIPTION

TEMPORARY BENCHMARK



TYPICAL PAVING SECTION
SCALE 1"=1'

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- TC TOP OF CURB
- FL FLOW LINE
- EXISTING SWALE
- PROPOSED SWALE
- PROPERTY LINE
- PROPOSED CONCRETE
- PROPOSED ASPHALT

EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL PREVENT THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHTS-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES AND MOVING THE SOIL TO KEEP IT FROM DRAINING.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHTS-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
3. THE CONTRACTOR SHALL SECURE "STORMWATER DISCHARGE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.

CONSTRUCTION NOTES:

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATIONS SERVICE (765-1234), FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
5. 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 INCORRECT, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES, MADES NO DETERMINATION REGARDING THEREOF, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INDEMNIFY THE OWNER AND THE ENGINEER AGAINST 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 PERFORMING ANY EXCAVATING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, ORDINANCES AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
6. 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.
7. BACKFILL COMPACTION SHALL BE ACCORDING TO _____ STREET USE.
8. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

APPROVALS	NAME	DATE
A.C.E./DESIGN		
INSPECTOR		
A.C.E./FIELD		

DRAINAGE PLAN

The following items concerning the Buzzard Warehouse Drainage Plan are contained hereon:

1. Vicinity Map
2. Grading Plan
3. Calculations

As shown by the Vicinity Map, this site is located on the north side of Bell Avenue S.E. between Aztec Street S.E. and Conchas Street S.E. At present, the site is developed with several buildings with unpaved areas serving as parking and material storage. Many of the adjacent sites are developed, making this an infill area. Because this site is already developed to a large extent, this project is a modification to an existing site.

As shown by Plate "C" of the National Flood Insurance Program Flood Boundary and Floodway Maps for the City of Albuquerque, this site does not lie within a designated Flood Hazard area. This site does contribute to a minor designated flood area situated within Mann Street between Bell Avenue S.E. and Zuni Road S.E. Plate L-21N of the City of Albuquerque Drainage Facilities Maps demonstrates that there is an existing storm drain facility within Bell Avenue S.E., Mann Street S.E. and East Central Avenue S.E. This facility serves this area and removes the floodwaters from the street. In view of the fact that this is an infill area, that this is a modification to an existing site, that much of the undeveloped land within this site is compacted dirt which has a higher runoff coefficient than normal undeveloped land and that a relatively minor increase in runoff is anticipated due to the proposed paving improvements, the free discharge of runoff from this site is appropriate and should not have an adverse impact on the existing flooding condition. As previously mentioned, there is an existing public storm drain facility in this area which serves the remove to floodwater from the streets.

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, all of the buildings located on the site are existing. It is required to add paved parking to the site. This paved parking area will be graded in a manner which will allow it to freely drain to Bell Avenue S.E. At present, the site does not have a well defined drainage pattern and presently discharges a portion of its runoff onto the neighboring property to the west. The proposed paving improvements will intercept the majority of the developed flows generated by the easterly portion of the site and the new paving and route that runoff to the street. The westerly existing building discharges a portion of its runoff in a manner which does not allow it to reach the street. It is proposed under this plan to install roof gutter systems which will direct the runoff either onto the paving or toward the street. The runoff which is directed toward the southwest corner of the site will be discharged to the street via a new sidewalk culvert. A small portion of the northwest corner of the site will remain undeveloped and will continue to drain in its present fashion.

Offsite flows are not anticipated because of the present nature of the surrounding development. The land which is situated to the north of the project has topography which parallels this site and therefore does not contribute any offsite flows to the site. There is an existing building located along the east property line which has caused any offsite flows which have been generated by the land to the east to be directed to Bell Avenue S.E. Bell Avenue S.E. is fully approved and lies along the south property line of the site. There does not appear to be any flooding in the street and hence should not be any offsite flows originating from Bell Avenue S.E. Lastly, the land which is situated to the west of this site is topographically lower and hence does not contribute any runoff to this site.

The Calculations which appear hereon analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The Rational Method has been used to quantify the peak rate of discharge and the SCS Method has been used to quantify the volume of runoff. Both Methods have been used in accordance with the City of Albuquerque Development Process Manual, Volume II, and the Mayor's Emergency Rain storms January 14, 1986. As shown by these calculations, a minor increase in runoff is anticipated due to the proposed construction.

CALCULATIONS

Ground Cover Information

From SCS Bernalillo County Soil Survey,
Plate 12: 18A - Frundo gravelly fine sandy loam
Hydrologic Soil Groups B
Existing Pervious CN = 82 (DPM Plate 22.2 C-2 Compacted dirt)
Developed Pervious CN = 82 (DPM Plate 22.2 C-2 Compacted dirt)

Time of Concentration/Time to Peak

$T_c = 0.0078\ L^{0.77} S^{-0.385}$ (Kirpich Equation)

$T_p = T_c = 10$ min.

Point Rainfall

$P_{6} = 2.4$ in. (DPM Plate 22.2 D-1)

Rational Method

Discharge: $Q = CIA$

where C varies
$I = P_6\ (6.84)\ T_c^{-0.51} = 6.07$ in/hr
$P_6 = 2.4$ in (DPM Plate 22.2D-1)
$T_c = 10$ min (minimum)
A = area, acres

SCS Method

Volume: $V = 3630(DBO)\ A$

Where DBO = Direct Runoff in inches
A = area, acres

Existing Condition

Area = 23,790 sf = 0.55 Ac
Roof area = 4610 sf (0.25)
Paved area = 1870 sf (0.10)
Dirt area = 19,310 sf (0.61)
C = 0.40 (Weighted average per Emergency Rule, 1/14/86)
$Q_{100} = CIA = 0.40(6.07)(0.55) = 1.7$ cfs
% Impervious = 35 %
Composite CN = 88 (DPM Plate 22.2 C-3)
DBO = 1.1 in (DPM Plate 22.2 D-4)
$V_{100} = 3630\ (DBO)A = 2395$ cf

Developed Condition

Area = 23,790 sf = 0.55 Ac
Roof area = 4610 sf (0.25)
Paved area = 8510 sf (0.36)
Dirt area = 8670 sf (0.14)
C = 0.75 (Weighted average per Emergency Rule, 1/14/86)
$Q_{100} = CIA = 0.75(6.07)(0.55) = 2.1$ cfs
% Impervious = 61 %
Composite CN = 92 (DPM Plate 22.2 C-3)
DBO = 1.6 in (DPM Plate 22.2 D-4)
$V_{100} = 3630\ (DBO)\ A = 3190$ cf

Comparison

$Q_{100} = 2.1 - 1.7 = 0.4$ cfs (increase)
$V_{100} = 3190 - 2395 = 795$ cf (increase)

PLAN SHOT TWICE
ONCE ON LIGHT
ONCE ON DARK

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

R# 28 DATE 3-27-02 OP EP

CITY OF ALBUQUERQUE
This microimage is certified to be a complete and accurate copy of the original as it appears in the files of the **Public Works Department** and was created in the normal course of business.

The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (MS1A5-1977)

DIRECTOR 4/5/02

NOTARY PUBLIC

OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO
07/01/02

NO.	DATE	BY	REVISIONS

BRADLEY & ASSOCIATES
81 DALLAS N.E. - ALBUQUERQUE - NEW MEXICO - 87108
ENGINEERS

DESIGNED BY J.G.M.
DRAWN BY P.A.T.
APPROVED J.G.M.

JOB NO. 61483
DATE 4 · 87

GRADING & DRAINAGE PLAN
BUZZARD WAREHOUSE
9905 BELL AVENUE S.E.

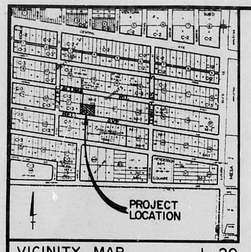
FILE NO.

SHEET 1 OF 1

D24 C20 B16 A12 CITY OF ALBUQERQUE C D

PUBLIC WORKS/HYDROLOGY 2 OF 2

L20/D40



VICINITY MAP L-20

PROJECT BENCHMARK

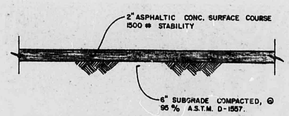
STATION 18 A STANDARD ACS DISK SET IN A DRILLED HOLE ON TOP OF CURB. STATION 18 STAMPED "1 5-K20-ACS". STATION 18 IS LOCATED AT THE N.E. QUADRANT OF THE INTERSECTION OF MOON STREET N.E. AND CENTRAL AVENUE N.E.
ELEVATION = 5427.302 FEET (M.S.L.D.)

TEMPORARY BENCHMARK

CURB SCRATCH LOCATED ON THE TOP OF CURB AT THE PROJECTED S.E. PROPERTY CORNER AS SHOWN BELOW.
ELEV. = 5445.09 FEET (M.S.L.D.)

LEGAL DESCRIPTION

LOT 10-A, BLOCK 42, SKYLINE HEIGHTS



TYPICAL PAVING SECTION
SCALE: 1" = 1'

LEGEND

- 5430 — EXISTING CONTOUR
- 5430 — PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- TC TOP OF CURB
- FL FLOW LINE
- EXISTING SWALE
- PROPOSED SWALE
- PROPERTY LINE
- PROPOSED CONCRETE
- PROPOSED ASPHALT

EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
2. 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.
3. THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.

CONSTRUCTION NOTES:

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 765-1234, FOR LOCATION OF EXISTING UTILITIES.
2. 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 SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
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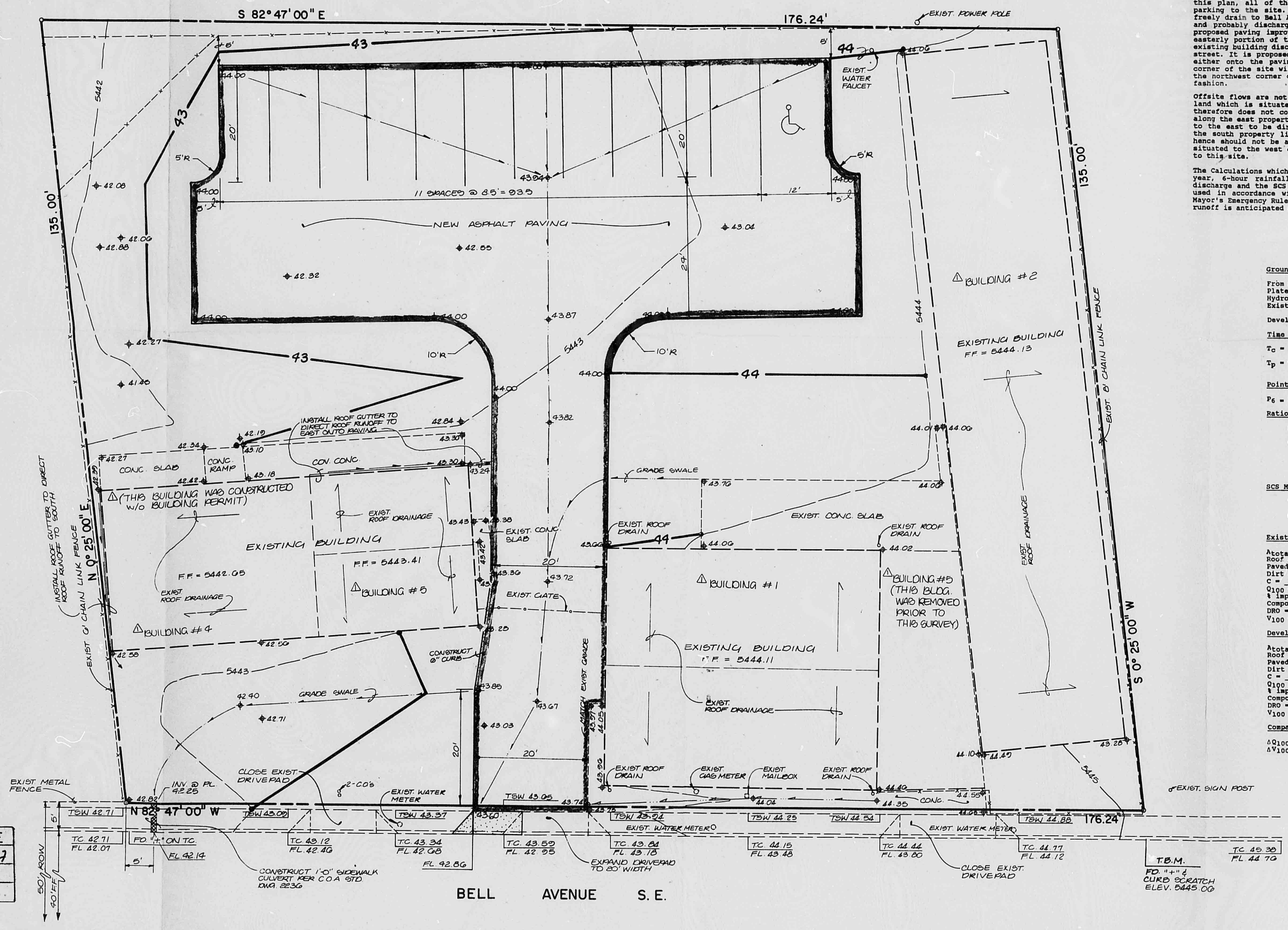
6. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
7. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
8. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

APPROVALS	NAME	DATE
A.C.E. / DESIGN	E. Montoya	5/8/87
INSPECTOR		
A.C.E. / FIELD		



DRAINAGE PLAN

The following items concerning the Buzzard Warehouse Drainage Plan are contained hereon:

1. Vicinity Map
2. Grading Plan
3. Calculations

As shown by the Vicinity Map, this site is located on the north side of Bell Avenue S.E. between Aztec Street S.E. and Conchas Street S.E. At present, the site is developed with several buildings with unpaved areas serving as parking and material storage. Many of the adjacent sites are developed, making this an infill area. Because this site is already developed to a large extent, this project is a modification to an existing site.

As shown by Plate 36 of the National Flood Insurance Program Flood Boundary and Floodway Maps for the City of Albuquerque, this site does not lie within a designated Flood Hazard area. This site does contribute to a minor designated flood area situated within Moon Street between Bell Avenue S.E. and Sunl Road S.E. Plate L-30F of the City of Albuquerque Drainage Facilities Maps demonstrates that there is an existing storm drain facility within Bell Avenue S.E., Moon Street S.E. and East Central Avenue S.E. This facility serves this area and removes the floodwaters from the street. In view of the fact that this is an infill area, that this is a modification to an existing site, that much of the undeveloped land within this site is compacted dirt which has a higher runoff coefficient than normal undeveloped land and that a relatively minor increase in runoff is anticipated due to the proposed paving improvements, the free discharge of runoff from this site is appropriate and should not have an advarse impact on the existing flooding condition. As previously mentioned, there is an existing public storm drain facility in this area which serves the remove to floodwater from the streets.

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, all of the buildings located on the site are existing. It is required to add paved parking to the site. This paved parking area will be graded in a manner which will allow it to freely drain to Bell Avenue S.E. At present, the site does not have a well defined drainage pattern and probably discharges a portion of its runoff onto the neighboring property to the west. The proposed paving improvements will intercept the majority of the developed flows generated by the easterly portion of the site and the new paving and route that runoff to the street. The westerly existing building discharges a portion of its runoff in a manner which does not allow it to reach the street. It is proposed under this plan to install roof gutter systems which will direct the runoff either onto the paving or toward the street. The runoff which is directed toward the southwest corner of the site will be discharged to the street via a new sidewalk culvert. A small portion of the northwest corner of the site will remain undeveloped and will continue to drain in its present fashion.

Offsite flows are not anticipated because of the present nature of the surrounding development. The land which is situated to the north of the project has topography which parallels this site and therefore does not contribute any offsite flows to the site. There is an existing building located along the east property line which has caused any offsite flows which have been generated by the land to the east to be directed to Bell Avenue S.E. Bell Avenue S.E. is fully approved and lies along the south property line of the site. There does not appear to be any flooding in the street and hence should not be any offsite flows originating from Bell Avenue S.E. Lastly, the land which is situated to the west of this site is topographically lower and hence does not contribute any runoff to this site.

The Calculations which appear hereon analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The Rational Method has been used to quantify the peak rate of discharge and the SCS Method has been used to quantify the volume of runoff. Both Methods have been used in accordance with the City of Albuquerque Development Process Manual, Volume II, and the Mayor's Emergency Rule adopted January 14, 1986. As shown by these calculations, a minor increase in runoff is anticipated due to the proposed construction.

CALCULATIONS

Ground Cover Information

From SCS Bernalillo County Soil Survey,
Plate 32: EmB - Embudo gravelly fine sandy loam
Hydrologic Soil Group: B
Existing Pervious CN = 82 (DPM Plate 22.2 C-2 Compacted dirt)
Developed Pervious CN = 82 (DPM Plate 22.2 C-2 Compacted dirt)

Time of Concentration/Time to Peak

$T_c = 0.0078\ L^{0.77}/S^{0.385}$ (Kirpich Equation)

$T_p = T_c = 10$ min.

Point Rainfall

$P_6 = 2.4$ in. (DPM Plate 22.2 D-1)

Rational Method

Discharge: $Q = CIA$

where C varies
$I = P_6\ (6.84)\ T_c^{-0.51} = 5.07$ in/hr
$P_6 = 2.4$ in (DPM Plate 22.2D-1)
$T_c = 10$ min (minimum)
A = area, acres

SCS Method

Volume: V = 3630(DRO) A

Where DRO = Direct runoff in inches
A = area, acres

Existing Condition

$A_{total} = 23,790$ sf = 0.55 Ac
Roof area = 6610 sf (0.28)
Paved area = 1870 sf (0.08)
Dirt area = 15,310 sf (0.64)
C = 0.60 (Weighted average per Emergency Rule, 1/14/86)
$Q_{100} = CIA = 0.60(5.07)(0.55) = 1.7$ cfs
% impervious = 36 %
Composite CN = 88 (DPM Plate 22.2 C-3)
DRO = 1.3 in (DPM Plate 22.2 C-4)
$V_{100} = 3630\ (DRO)A = 2595$ cf

Developed Condition

$A_{total} = 23,790$ sf = 0.55 Ac
Roof area = 6610 sf (0.28)
Paved area = 8510 sf (0.36)
Dirt area = 8670 sf (0.36)
C = 0.72 (Weighted average per Emergency Rule, 1/14/86)
$Q_{100} = CIA = 0.74(5.07)(0.55) = 2.1$ cfs
% impervious = 64 %
Composite CN = 92 (DPM Plate 22.2 C-3)
DRO = 1.6 in (DPM Plate 22.2 C-4)
$V_{100} = 3630\ (DRO)\ A = 3190$ cf

Comparison

$\Delta Q_{100} = 2.1 - 1.7 = 0.4$ cfs (increase)
$\Delta V_{100} = 3190 - 2595 = 595$ cf (increase)

JEFFREY E. MONTOYA NEW MEXICO 8547 REGISTERED PROFESSIONAL ENGINEER
05-04-87

RECEIVED MAY 04 1987 HYDROLOGY SECTION

NO.	DATE	BY	REVISIONS
1	5/87	JGM	IDENTIFY BUILDINGS

Bohannan Huston Inc. ENGINEERS
811 DALLAS, N.E. · ALBUQUERQUE · NEW MEXICO · 87110

DESIGNED BY J.G.M.
DRAWN BY P.A.T.
APPROVED J.G.M.
JOB NO. 61483
DATE 4 · 87

GRADING & DRAINAGE PLAN
BUZZARD WAREHOUSE
9905 BELL AVENUE S.E.

FILE NO.
SHEET 1 OF 1

PLAN SHOT TWICE ONCE ON LIGHT ONCE ON DARK

CITY OF ALBUQUERQUE
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REF 28 DATE 3.27.02 OPER

CITY OF ALBUQUERQUE

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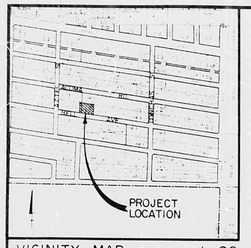
Mark J. Hadley 4/5/02
DIRECTOR

Roberta Duran
NOTARY PUBLIC
OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 07/03/05

D 24 C 20 B 16 A 12

CITY OF ALBUQUERQUE C D



VICINITY MAP L-20

PROJECT BENCHMARK

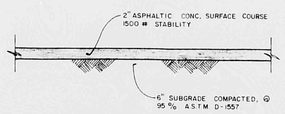
STATION IS A STANDARD ACS DISK SET IN A DRILLED HOLE ON TOP OF CURB. STATION IS STAMPED "1 PASTORIUS". STATION IS LOCATED AT THE N.E QUADRANT OF THE INTERSECTION OF MOON STREET N.E AND CENTRAL AVENUE N.E.
ELEVATION = 5427.342 FEET (NGVD)

TEMPORARY BENCHMARK

CURB SCRATCH LOCATED ON THE TOP OF CURB AT THE SOUTHEAST SIDE OF PROPERTY (CALLER AS SHOWN BELOW).
ELEV. = 5426.04 (NGVD)

LEGAL DESCRIPTION

LOT 10-A, BLOCK 42, SKYLINE HEIGHTS



TYPICAL PAVING SECTION
SCALE 1"=1'

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- TC TOP OF CURB
- FL FLOW LINE
- EXISTING SWALE
- PROPOSED SWALE
- PROPERTY LINE
- PROPOSED CONCRETE
- PROPOSED ASPHALT

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL TRACKED FROM THE SITE AND TRAFFIC FLOW-WAY OR ADJACENT PROPERTY. THIS INCLUDES, BUT IS NOT LIMITED TO, CONSTRUCTING TEMPORARY BERMS AT THE ENTRANCE LINES AND MOVING THE SOIL TO KEEP IT FROM BLOWING.

2. THE CONTRACTOR SHALL PROVIDE CLEAN UP OF ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY FOR THIS SITE. EXCAVATED MATERIAL IS NOT ALLOWABLE TO BEING WASHED DOWN THE STREET.

3. THE CONTRACTOR SHALL SECURE "EXCESS DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.

CONSTRUCTION NOTES:

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING DISTRICT 765-1234, FOR LOCATION OF EXISTING UTILITIES.

2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL CONFLICTING POINTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE SITUATION MAY BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND SPECIFICATIONS.

5. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND SHOW 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 UNDERTAKEN A FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION REGARDING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM STAFF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA TO BE DUG UP IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY HIS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND COMMENCING 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.

6. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHTS-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.

7. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.

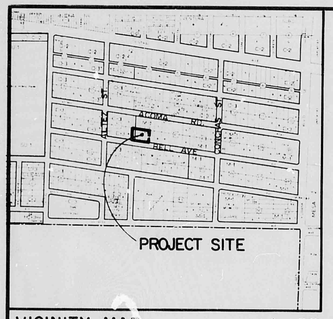
8. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

APPROVALS	NAME	DATE
ACE/DESIGN	E. Montoya	5/6/87
INSPECTOR		
ACE/FIELD		

S 82°47'00" E
176.24'
43
44
135.00'
N 0°25'00" E
S 0°25'00" W
N 82°47'00" W
EXIST. FENCE STYLE
EXIST. WATER FAUCET
EXISTING BUILDING FF= 5444.13
EXISTING BUILDING FF= 5443.41
EXISTING BUILDING FF= 5444.11
BUILDING #1
BUILDING #2
NEW ASPHALT PAVING
INSTALL NEW CURB TO MATCH EXIST. CURB
EXIST. CONC. CURB
EXIST. ROOF DRAINAGE
EXIST. WATER METER
EXIST. GAS METER
EXIST. ELEC. METER
EXIST. FIRE HYDRANT
EXIST. LIGHT POLE
EXIST. CONC. SIDEWALK
EXIST. ASPHALT PAVING
EXIST. CONC. VALLEY GUTTER
EXIST. CONC. DRIVEPAD
EXIST. CONC. CURB & GUTTER
EXIST. CONC. CURB CUT
EXIST. CONC. CROSS PAN
EXIST. CONC. SWALE
EXIST. CONC. RAMP
EXIST. CONC. STEPS
EXIST. CONC. PLANTER
EXIST. CONC. RETAINING WALL
EXIST. CONC. BLOCK WALL
EXIST. CHAIN LINK FENCE
EXIST. WOOD FENCE
EXIST. WOOD POST
EXIST. WOOD RETAINING WALL
EXIST. WOOD STEPS
EXIST. WOOD RAMP
EXIST. WOOD DECK
EXIST. WOOD PLANTER
EXIST. WOOD SHED
EXIST. WOOD GATE
EXIST. WOOD POWER POLE
EXIST. WOOD LIGHT POLE
EXIST. WOOD SIGN POST
EXIST. WOOD TELEPHONE POLE
EXIST. WOOD UTILITY POLE
EXIST. WOOD GUY WIRE
EXIST. WOOD ANCHOR
EXIST. WOOD BOLLARD
EXIST. WOOD CROSS
EXIST. WOOD BENCH
EXIST. WOOD TABLE
EXIST. WOOD CHAIR
EXIST. WOOD STOOL
EXIST. WOOD BED
EXIST. WOOD DRESSER
EXIST. WOOD CLOSET
EXIST. WOOD KITCHEN CABINET
EXIST. WOOD BATHROOM CABINET
EXIST. WOOD BOOKCASE
EXIST. WOOD DESK

S.P. # 10-28-2546

L20 D40



VICINITY MAP L-20

SCALE : 1" = 800'

0275693

PLAT OF
LOT 10-A, BLOCK 42
SKYLINE HEIGHTS

ALBUQUERQUE, NEW MEXICO
OCTOBER, 1986

C 33
147

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lots 8 through 10, Block 42, Skyline Heights, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 1, 1948, Book C, Page 124, and right-of-way within Garcia Street S.E. vacated by Commission Ordinance No. 1231 filed June 4, 1957, and being more particularly described as follows:

Beginning at the southeast corner of the parcel herein described being common with the southeast corner of said Lot 8, and also being a point on the north right-of-way line of Bell Avenue S.E.; thence N 82°47'00" W a distance of 176.24 feet along said right-of-way line; thence N 00°25'00" E a distance of 135.00 feet; thence S 82°47'00" E a distance of 176.24 feet; thence S 00°25'00" W a distance of 135.00 feet to the point of beginning and containing 0.5423 acres more or less.

Notes:

1. No field work was performed.
2. No street mileage was created.
3. All distances are ground distances.
4. Site located within Section 29, T10N, R4E, N.M.P.M.
5. Bearing base is plat of "Blocks 37-57, Sky'ine Heights" filed December 1, 1948, Book C, Page 124.
6. The purpose of this plat is to eliminate the common property lines between Lots 8-10, incorporate the vacated public right-of-way within Garcia St. S.E. vacated by Ordinance No. 1231, dated June 4, 1957, and aid in the vacation of the public utility easement reserved in said Ordinance.
8. Prior to development, City of Albuquerque water and Sanitary Sewer Service to Lot 10-A must be verified and coordinated with the Water Utilities Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.

FREE CONSENT

The undersigned owners of the land shown hereon do hereby consent to the subdivision of said land in the manner shown on this plat.

Robert A. Buzzard — ROBERT A. BUZZARD
Bonnie K. Buzzard — BONNIE K. BUZZARD

RECEIVED
JUN 01 1987
HYDROLOGY SECTION

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this _____ day of _____, 19__.

_____
Notary Public

DRB-86-743 SP-87-177

APPROVALS:

Jack Cloud — 5-22-87
Planning Director, City of Albuquerque, N.M. — Date

[illegible] — 5/5/87
Water Utilities, City of Albuquerque, N.M. — Date

Fred J. Cagnin — 5/5/87
City Engineer, City of Albuquerque — Date

Fred J. Cagnin — 5/5/87
A.M.A.F.C.A. — Date

Robert A. Farnsworth — 5-5-87
Traffic Engineer, City of Albuquerque, N.M. — Date

Janet Saiers — 5-5-87
Parks and Recreation, City of Albuquerque, N.M. — Date

[illegible] — 041087
Chief City Surveyor, City of Albuquerque, N.M. — Date

[illegible] — 5-19-87
Property Manager, City of Albuquerque, N.M. — Date

CERTIFICATION

I, Thomas T. Mann, Jr., a registered Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision; shows all easements noted in a title report prepared by TIDA TITLE CO. _____ on OCTOBER 24, 1986 (4643-A) _____ meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief.

Thomas T. Mann, Jr., N.M. P.E. & L.S. No. 3792 — Date 1.5.87

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR — STATE OF NEW MEXICO — THOMAS T. MANN JR. — 3792

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
SS
COUNTY OF BERNALILLO)

OFFICIAL SEAL
JUAN M. CALA
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires 1-17-90

The foregoing instrument was acknowledged before me on this 5th day of January, 19 87

Juan M. Cala
Notary Public

JOB NO. 61481

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DIRECTOR 4/5/02

Roberta Duran
NOTARY PUBLIC

OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 07/03/02

C B A

C20 B16 A12

CITY OF ALBUQUERQUE C