

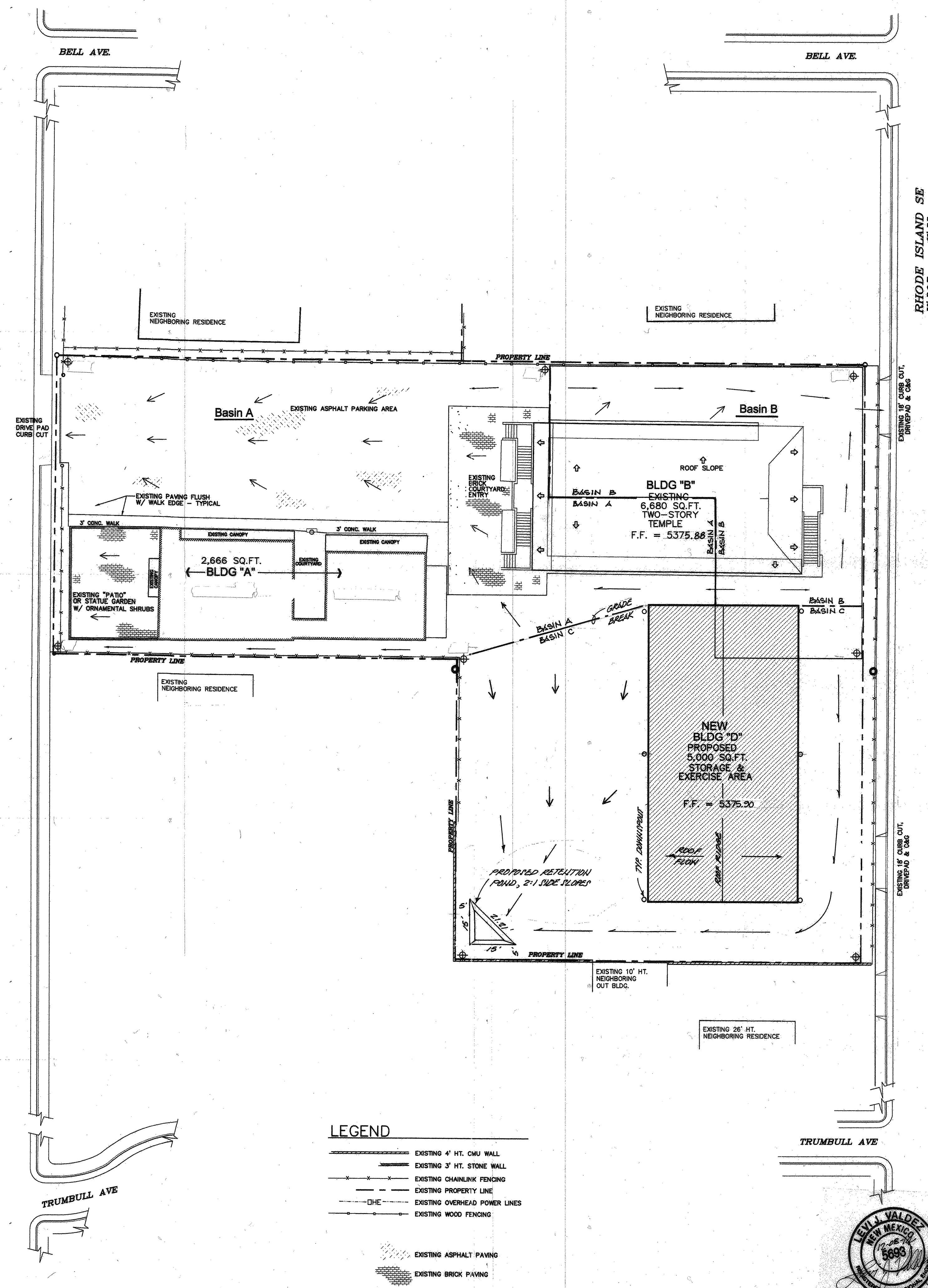
**EROSION CONTROL MEASURES:**

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION; HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- 1) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
- 2) ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
- 3) THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

**CONSTRUCTION NOTES:**

- 1) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
- 2) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- 3) ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 4) ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.



**LEGEND**

- EXISTING 4' HT. CMU WALL
- EXISTING 3' HT. STONE WALL
- EXISTING CHAINLINK FENCING
- EXISTING PROPERTY LINE
- EXISTING OVERHEAD POWER LINES
- EXISTING WOOD FENCING
- EXISTING ASPHALT PAVING
- EXISTING BRICK PAVING



ENGINEER'S SEAL

**DRAINAGE COMMENTS:**

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS A PARTIALLY DEVELOPED PROPERTY LOCATED ON THE WEST SIDE OF RHODE ISLAND S.E. BETWEEN BELL AVENUE S.E. AND TRUMBULL AVENUE S.E., IN THE CITY OF ALBUQUERQUE, NEW MEXICO, (ZONE ATLAS MAP L-19-Z).

THE SUBJECT SITE, 1.) IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN (F.E.M.A. FIRM PANEL 35001C0358D), 2.) DOES NOT CONTRIBUTE TO THE OFFSITE FLOWS OF ADJACENT PROPERTIES AND DOES NOT ACCEPT OFFSITE FLOWS FROM ADJACENT PROPERTIES, 3.) IS AN UNDEVELOPED PORTION OF A PARTIALLY DEVELOPED PROPERTY THAT IS TO HAVE A 50.0' X 100.0' BUILDING AND ASSOCIATED IMPROVEMENTS CONSTRUCTED THEREON, 4.) IS TO HAVE A RETENTION POND LOCATED AT THE SOUTHWEST CORNER OF SAID PROPERTY THAT IS TO BE SIZED FOR THE "FIRST FLUSH STORM VOLUME".

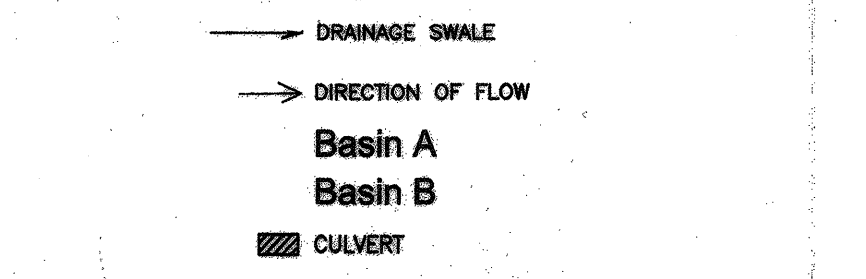
"FIRST FLUSH STORM VOLUME": 0.34" (0.03") X IMPERVIOUS AREA; BASIN C IMPERVIOUS AREA = 5,625.0 SQ. FT.; THEREFORE, 0.34" (0.03") X 5,625.0 SQ. FT. = 168.8 (169.0) CU. FT.

PROPOSED POND AREA = 184.5 SQ. FT. (MEAN) X 2.5' DEPTH = 461.3 CU. FT.

POND VOLUME REQUIRED = 169.0 CU. FT.

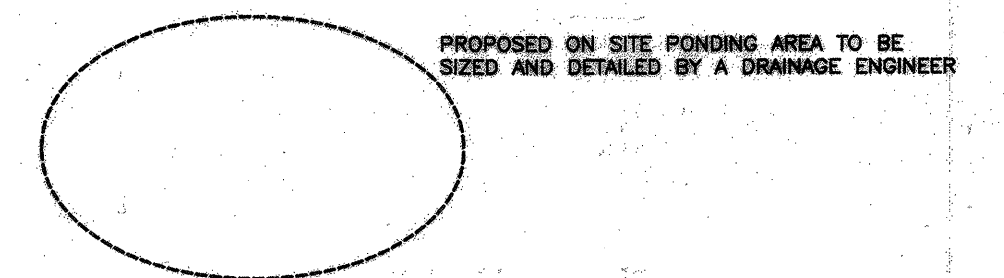
POND VOLUME PROVIDED = 461.3 CU. FT.

DRAINAGE INFORMATION FROM GRADING & DRAINAGE PLAN 1/30/2003 BRASHER & LORENZ CONSULTING ENGINEERS



**PROPOSED DRAINAGE**

Legend for proposed drainage: Drainage Swale, Direction of Flow.



THIS PLAN RECOMMENDS POSITIVE DRAINAGE AWAY FROM ALL EXISTING AND NEW PROPOSED STRUCTURES TO PROHIBIT PONDING OF RUNOFF WHICH MAY CAUSE STRUCTURAL SETTLEMENT. FUTURE ALTERATION OF GRADES ADJACENT TO STRUCTURES IS NOT RECOMMENDED.

A PONDING AREA IS SUGGESTED TO THE WEST OF THE NEW PROPOSED BUILDING "D" IN THE SOUTHERN END OF THE OPEN OUTDOOR ACTIVITY AREA DUE TO THE SITE BEING RELATIVELY FLAT. ALTERATION OF GRADES ADJACENT TO STRUCTURES IS NOT RECOMMENDED.

IRRIGATION WITHIN 10 FEET OF ANY STRUCTURE IS NOT RECOMMENDED. INTRODUCTION OF IRRIGATION WATER INTO SUBSURFACE SOILS ADJACENT TO THE STRUCTURE COULD CAUSE SETTLEMENT.

BOTH PENNSYLVANIA ST. & RHODE ISLAND ST. HAVE POSITIVE DRAINAGE TO THE SOUTH AND DRAIN INTO TRUMBULL WHICH HAS POSITIVE DRAINAGE TO THE WEST. ADJACENT LOTS ARE RELATIVELY FLAT AND FOLLOW THE ELEVATIONS OF THESE BORDERING STREETS.

**CONCEPTUAL GRADING AND DRAINAGE PLAN**