

Albuquerque and the Development Process Manual, this Grading and Drainage Plan outlines the drainage management criteria for controlling developed runoff from the project site. The property is to be developed as an office/warehouse facility, with associated paving, landscaping, utility, grading, and drainage

The project site is approximately 0.59 acres in size and is located on Washington Avenue NE in the Richfield Park Subdivision. The site is bounded by Washington Avenue on the south, and undeveloped property on the east, west and north. Presently the site is undeveloped. Site topography slopes from east to west at approximately 2%. The site is sparsely covered with native Chifforn

On-site, all flow drains as sheet flow to the southwest and into

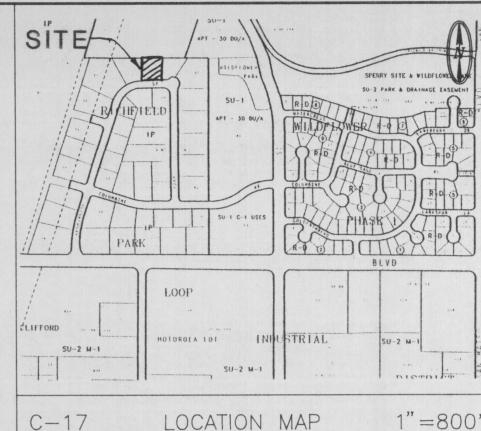
"Drainage Report for Richfield Park", prepared by Espey, Huston & Associates. Inc., dated August 1, 1986. Per the report, all lots are to free discharge

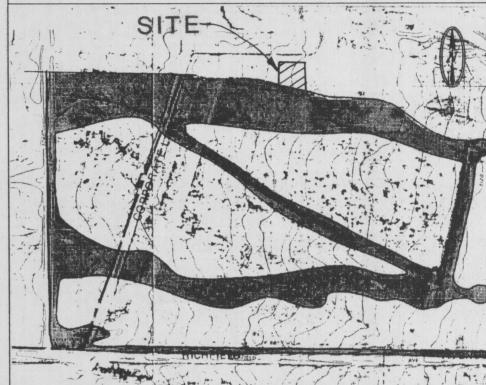
As shown by the Plan, the project consists of the development of the property into an office/warehouse facility. The Plan shows the contours and elevations required to properly grade and construct the required paving and drainage improvements. The direction of drainage flows are given by flow arrows and the project hydrology is tabulated for both existing and developed

Temporary erosion control will be required during the construction phase

The calculations shown hereon define the 100 year/6 hour design storm

1			ŀ	HYDROLOG HYMO	Y			
	PRECIF	NOITATION	ZONE 2		P:	360 = 2.35"		
Basin	Area ac	Aa ac	Ab ac	Ac ac	Ad	E100 in	Q100 cfs	V100 af
			EXISTI	NG COND	NOITION			
Site	0.59	0.59				0.53	0.9	0.03
			DEVELO	PED CON	DITION			
Site	0.59		0.09		0.50	1.92	2.6	0.09





1"=500"

LEGEND

FLOODWAY MAP PANEL NO. 350002-0009

-- 6001 -- EXISTING CONTOUR ELEVATION 02.5 X EXISTING SPOT ELEVATION --- 01 --- PROPOSED CONTOUR ELEVATION ---- PROPERTY LINE 01.5 ♦ PROPOSED SPOT ELEVATION CONTRIBUTION OF FLOW - DRAINAGE SWALE ---- DRAINAGE BASIN DIVIDE

PROPERTY ADDRESS

Washington Ave NE

LEGAL DESCRIPTION

Lot 35, Richfield Industrial Park

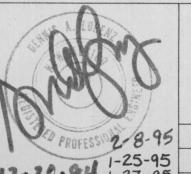
PROJECT BENCHMARK

AMAFCA Brass Tablet stamped "NDC 7" located @ North Diversion Channel, South of Alameda Blvd. NE Elevation=5062.60 feet MSLD.

SURVEY

Topographic and Field Measurement by Professional Contracting Services Dated November, 1994

LOWDER - YOUNG



WAREHOUSE GRADING & DRAINAGE PLAN

BRASHER ENGINEERING, INC. 4425 JUAN TABO BLVD. NE., SUITE 202 ALBUQUERQUE, NM 87111 PH (505)296-0422 FAX (505)296-0466

FEB | 3 1995

DRAWN BY: STAFF DATE: JANUARY 27, 1995 CHECKED BY: D.A.L. SHEET 1 OF 1 FILE: 90724A