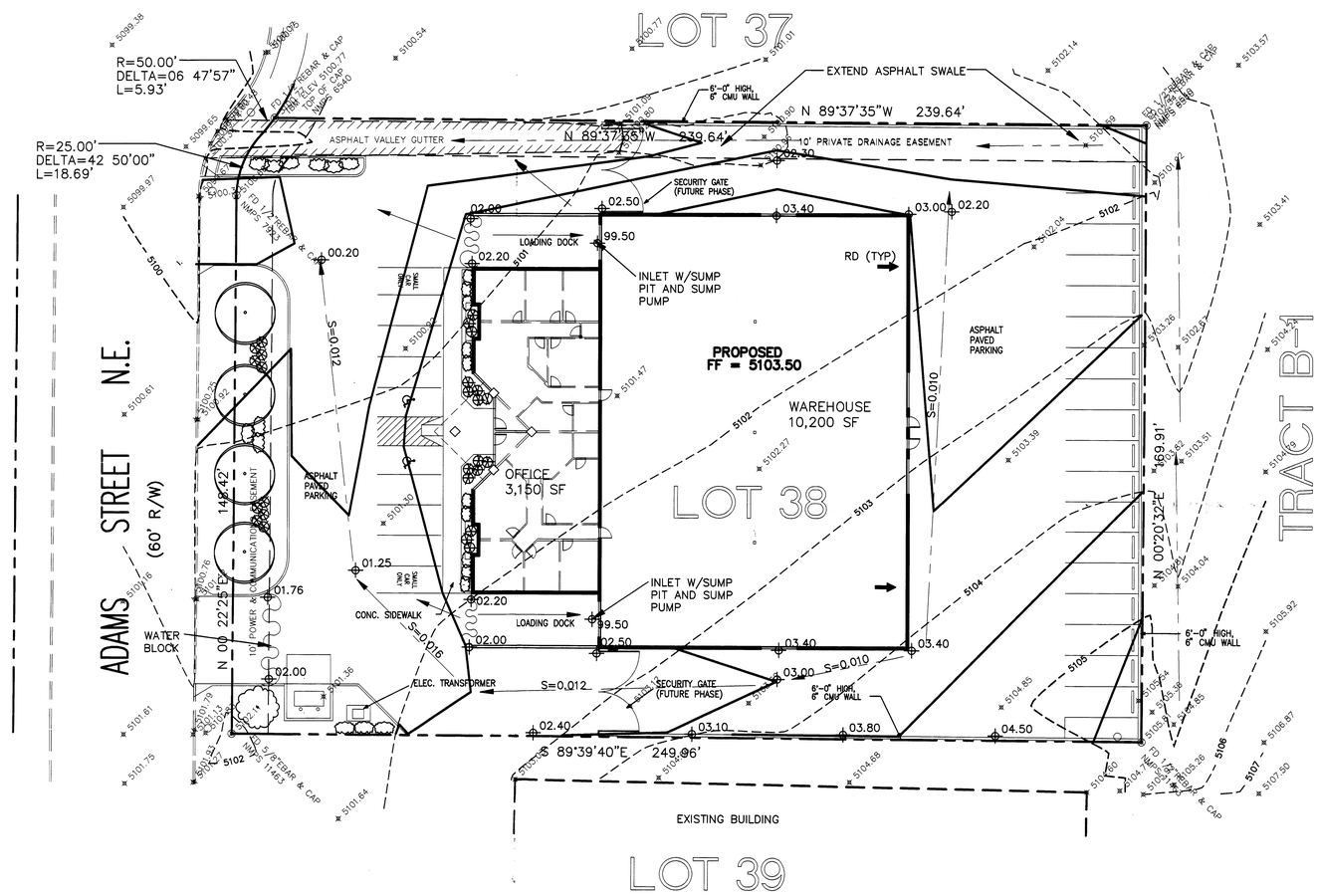

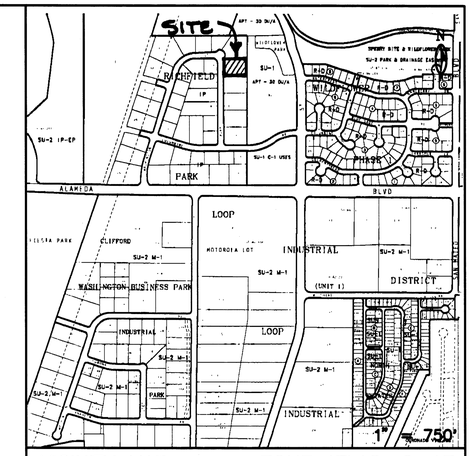

VICINITY MAP ZONE ATLAS: C-17

DRAINAGE PLAN

PURPOSE:

The purpose of this grading and drainage plan is to properly develop the site to conform to the approved Master Grading and Drainage Plan prepared by Espey-Huston & Associates in 1986.

EXISTING CONDITIONS:

The is currently undeveloped and slopes from the southeast to the northwest at a slope of approximately 1 percent. The site was roughly graded at the time the roads and infrastructure were installed. The properties to the west and south at the site are currently developed. The site does not lie within a 100-year flood plain. A minor amount of offsite runoff enters the property at the northwest corner of the site and is transported via an existing asphalt swale. The downstream systems proposed by the Master Plan are in place and there are no apparent problems.

PROPOSED CONDITIONS:

As shown by the plan, the development consists of an office-warehouse building with associated parking and landscaping. Offsite runoff will continue to flow through the existing asphalt swale. The asphalt swale will be extended to the east within the site in accordance with the approved Master Grading and Drainage Plan. The asphalt swale shall be 10' wide and 12" deep and the center, 2" thick. Roof drainage will discharge within the site and be directed to the northwest to the asphalt swale and continue to flow to the northwest.

CALCULATIONS:

The calculations submitted with the plan define the 100 year-6 hour design storm falling within the project area under existing and developed conditions. The Hydrology is per "Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque, New Mexico in cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority.

PROPERTY ADDRESS:

Adams Street

TOPOGRAPHY:

Topographic information provided by Maxwell Doak dated March 29, 1997.

LEGEND

	EXISTING	PROPOSED
CONTOUR	5900	5850
PROPERTY LINE		
ROAD		
SETBACK		
WALL		
SPOT ELEVATION	03.41	03.50

BASIS OF ELEVATION: ACS NDC 7 PUBLISHED ELEVATION=5062.60'

GENERAL EROSION CONTROL NOTES:

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 BE 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 A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.

JACKIE S. McDOWELL NEW MEXICO 6863 REGISTERED PROFESSIONAL ENGINEER
9-3-97

RECEIVED SEP 04 1997 HYDROLOGY SECTION

LOT #38
WITHIN
RICHFIELD PARK SUBDIVISION
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

LOT #38
RICHFIELD PARK SUBDIVISION

MECHENBIER GRADING & DRAINAGE PLAN

McDowell Engineering Inc.

Designed JSM	Drawn STAFF	Checked JSM	Sheet 1 of 1
File MEC0197L	Date SEPTEMBER,1997		

GRADING
9-3-97
1=20
MEC0197L

C17/2A28