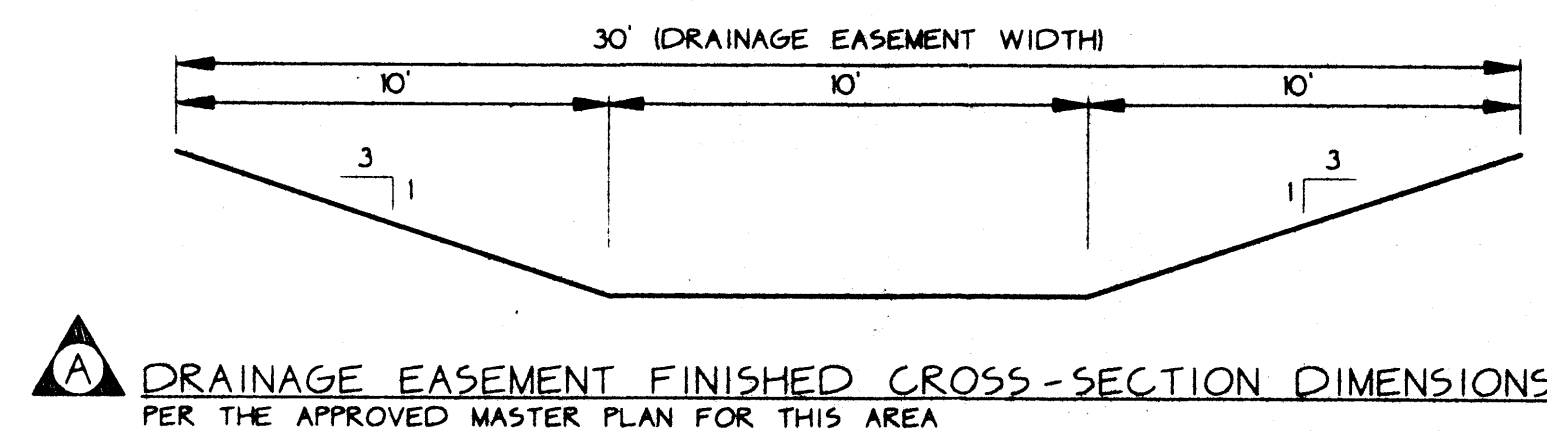
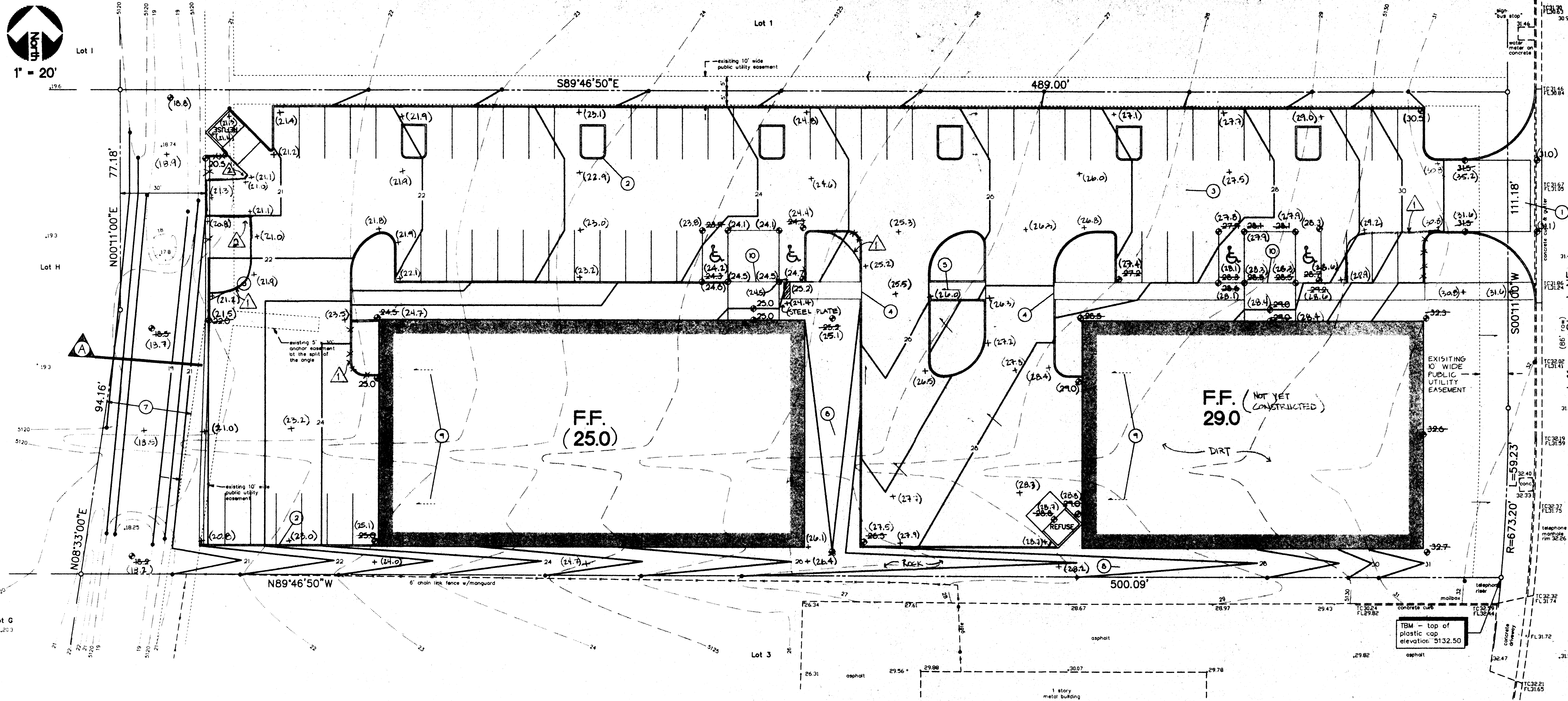




LEGEND

---	SIDEWALK, CURB AND GUTTER (EXISTING, PROPOSED)
---	PROPOSED PAVED DRIVE
---	BUILDING (EXISTING, PROPOSED)
---	PROPERTY LINE
+ 65.7	EXISTING SPOT ELEVATION
+ 75.2	PROPOSED SPOT ELEVATION
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	SURFACE FLOW DIRECTION (EXISTING, PROPOSED, ROOF)
LA	LANDSCAPED AREA
TGW	TOP OF GRADE WALL (< 18" HIGH)
TRW	TOP OF RETAINING WALL (> 18" HIGH)
TA	TOP OF ASPHALT
TC	TOP OF CURB
FL	FLOW LINE
FF	FINISHED FLOOR
R/W	RIGHT OF WAY
PL	PROPERTY LINE
PP	POWER POLE
▲	ENTRY / EXIT LOCATION

CALCULATIONS			
Calculations are based on the Drainage Design Criteria for City of Albuquerque, Section 22.2, DPM Vol 2, dated Jan. 1993.			
ON-SITE			
AREA OF SITE: Upper portion only	83886 SF	1.926 Ac.	
HISTORIC FLOWS:			
On-Site Historic Land Condition		On-Site Developed Land Condition	
Area a = 0 SF		Area a = 0 SF	
Area b = 0 SF		Area b = 22000 SF	
Area c = 83886 SF		Area c = 1500 SF	
Area d = 0 SF		Area d = 60386 SF	
Total Area = 83886 SF		Total Area = 83886 SF	
EXCESS PRECIPITATION			
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)		Precip. Zone	2
Weighted E =		Ea = 0.53	
Historic E = 1.13 in.		Eb = 0.78	
On-Site Volume of Runoff: V360 = E * A / 12		Ec = 1.13	
Historic V360 = 7899 CF		Ed = 2.12	
On-Site Peak Discharge Rate: Qp = QpaAa + QpbAb + QpcAc + QpdAd / 43,540			
For Precipitation Zone 2			
Qpa = 1.56		Qpc = 3.14	
Qpb = 2.28		Qpd = 4.70	
Historic Qp = 6.0 CFS		Developed Qp = 7.8 CFS	
		(to be released directly into private drainage easement per Master Drainage Plan - Nov. 1981 - see scope)	

AREAS OF MODIFICATION BETWEEN APPROVED DRAINAGE GRADING PLAN AND ACTUAL AS-BUILT

- Extruded concrete curb not constructed per approved plan. Does not affect drainage patterns. OKAY.
- Dumpster area, keyway, curb this area not constructed per approved plan. Cobble swales constructed on both sides of dumpster to carry flows to drainage easement to minimize erosion. OKAY.

I, Christopher L. Weiss, P.E. hereby certify that the as-built information shown, is in substantial compliance with the approved drainage / grading plan.

Christopher L. Weiss
Christopher L. Weiss, P.E.
Survey info. provided by Ron Forstbauer • Forstbauer Surveying Co. • March 1998

SCOPED

The proposed improvements include a 12,000 SF and a 9,600 SF building area with adjacent concrete and asphalt paved walkways / parking areas and landscaped areas.

The present site is an undeveloped commercial property which slopes at approx. 2% to the west. Jefferson Street N.E. abuts the property to the east, the property to the north, west and south are commercial property.

The intent of this plan is to show:

- Grading relationships between the existing ground elevations and proposed finished elevations in order to facilitate positive drainage to designated discharge points.
- The extent of proposed site improvements, including buildings, walks and pavement.
- The flow rate/volume of rainfall runoff across or around these improvements and methods of handling these flows to meet City of Albuquerque requirements for drainage management.
- The relationship of on-site improvements with existing neighboring property to insure an orderly transition between proposed and surrounding grades.

DRAINAGE PLAN CONCEPT: All roof and paving flows will be directed to the existing 30' drainage easement at the west end of the property where they will free discharge (per the approved Storm Drainage Master Plan for Lots 1-15, Unit 5, Loop Industrial Dist., Nov. 1981, revised) Note: Per the approved master plan, the proposed site plan follows the requirement that no more than 73% of the site is to be impervious. Therefore, all flows generated may free discharge as shown.

GENERAL NOTES

LEGAL: Lot 2, Unit V, Loop Industrial District, Albuquerque, New Mexico.

SURVEYOR: Ron Forstbauer, Forstbauer Surveying Co. 1100 Alvarado Dr. NE - 87110; 268-2112

B.M.: City of Albuquerque NDC-7. A brass cap located at the intersection of the Alameda Bridge & the AMAFCA North Diversion Channel at the southwest corner of the bridge. Elevation: 5062.60' (M.S.L.D.)

TBM: Top of plastic cap located at the southeast property corner. Elevation 5132.50'

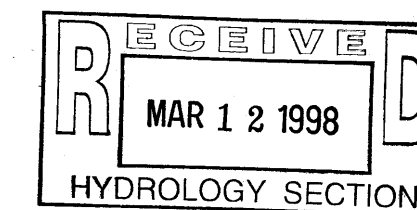
FLOOD HAZARD: Per FEMA Boundary Map #9 and FIRM Map #137, the property is not located within a flood zone.

OFF-SITE DRAINAGE: Based on FEMA Map analysis, topographic data and site inspection, there are no off-site flows affecting this property.

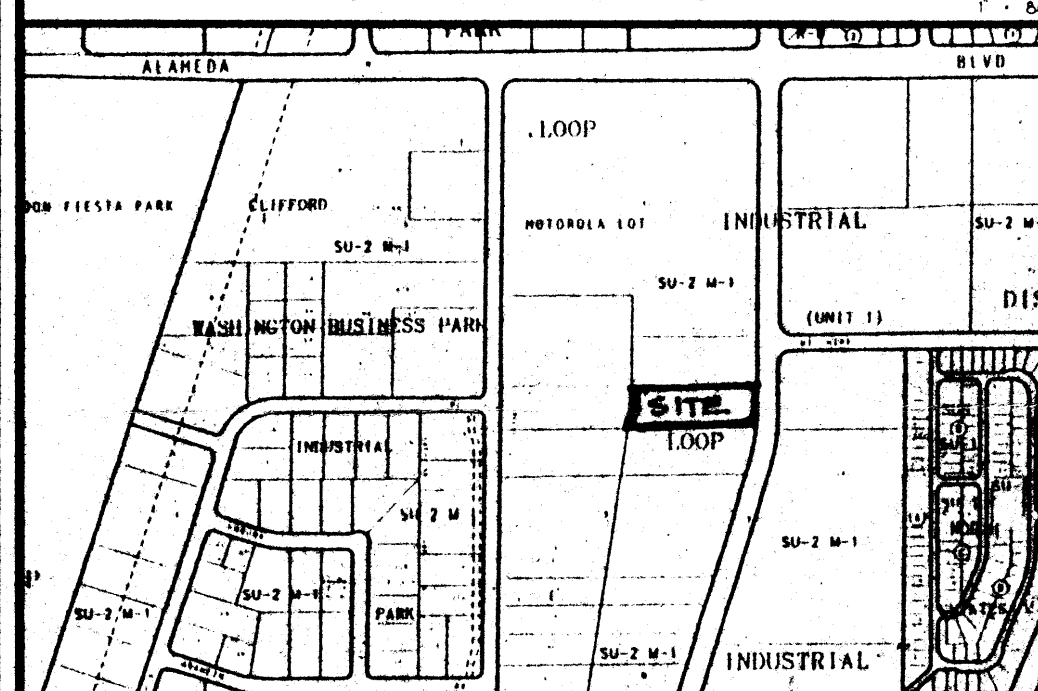
EROSION CONTROL: The contractor is responsible for retaining on-site all sediment generated during construction by means of temporary earth berms or silt fences at the low points on the west property line.

KEYNOTES

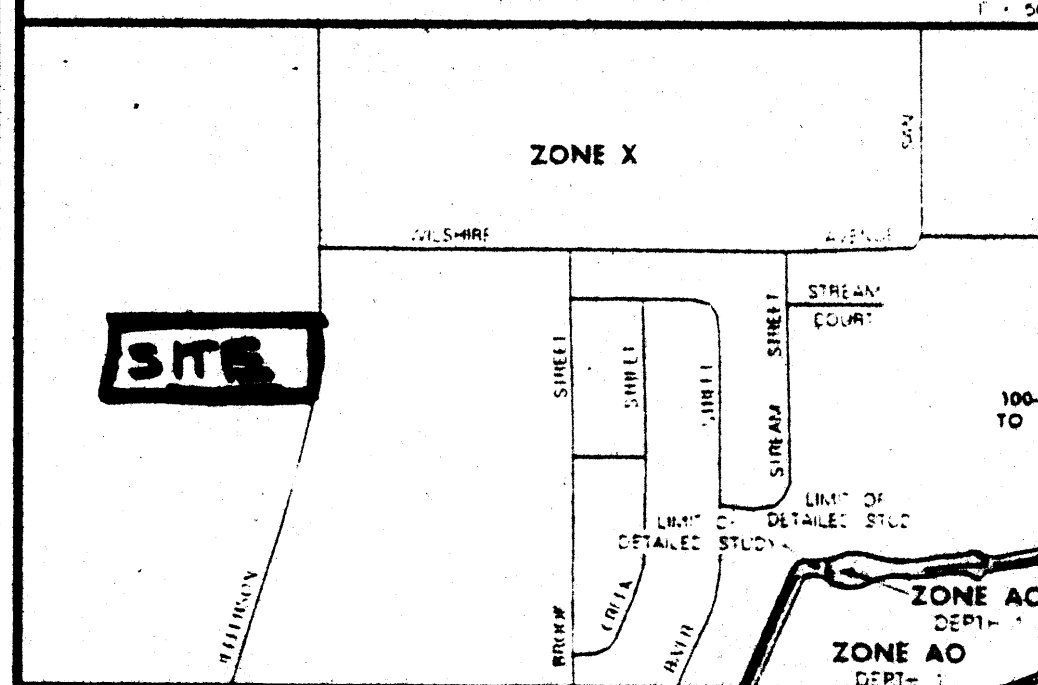
- CONSTRUCT DRIVE ENTRANCE WITH CONCRETE VALLEY GUTTER PER COA REQUIREMENTS. PROVIDE SMOOTH RIDING TRANSITION.
- ALL CURB TO BE EXTRUDED CONCRETE CURB. SEE DETAIL THIS SHEET.
- GRADE ASPHALT PAVED PARKING LOT AS SHOWN TO DIRECT FLOWS WEST TO EXISTING DRAINAGE EASEMENT. NO FLOWS SHALL BE CARRIED BY EXTRUDED CURB.
- CONSTRUCT TYPICAL TURNED DOWN WALK. RAMP DOWN 6" OVER 5' THIS AREA. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
- CONSTRUCT THIS PORTION OF WALK FLUSH WITH ASPHALT.
- CONSTRUCT 15' CONCRETE RIBBON CURB AT EDGE OF ASPHALT. PROVIDE 3" WIDE X 1" DEEP COBBLES TO MINIMIZE EROSION. SEE SECTION DETAIL THIS SHEET.
- EXISTING 30' WIDE PRIVATE DRAINAGE EASEMENT. SEE DETAIL THIS SHEET FOR FINISHED CROSS-SECTION INFORMATION.
- CONSTRUCT SWALE WITHIN LANDSCAPED AREA TO DIVERT MINOR FLOWS AROUND PROPOSED CONSTRUCTION.
- ALL ROOF FLOWS SHALL BE RELEASED DIRECTLY INTO THE PAVED PARKING AREA AND RELEASED INTO THE EXISTING DRAINAGE EASEMENT AS SHOWN.
- RAMP CONCRETE DOWN FOR HANDICAP ACCESS THIS AREA. WARP SIDEWALKS TO MATCH TOP OF RAMP.



VICINITY MAP #C-17



FIRM MAP #137



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AGRA BUILDING Chant and Associates

Scale: 1" = 20' Drawn By: BJB Checked By: CLW Job Number: Date: MAY 1997

Drainage and Grading Plan

C-1
Sheet 1 of 1