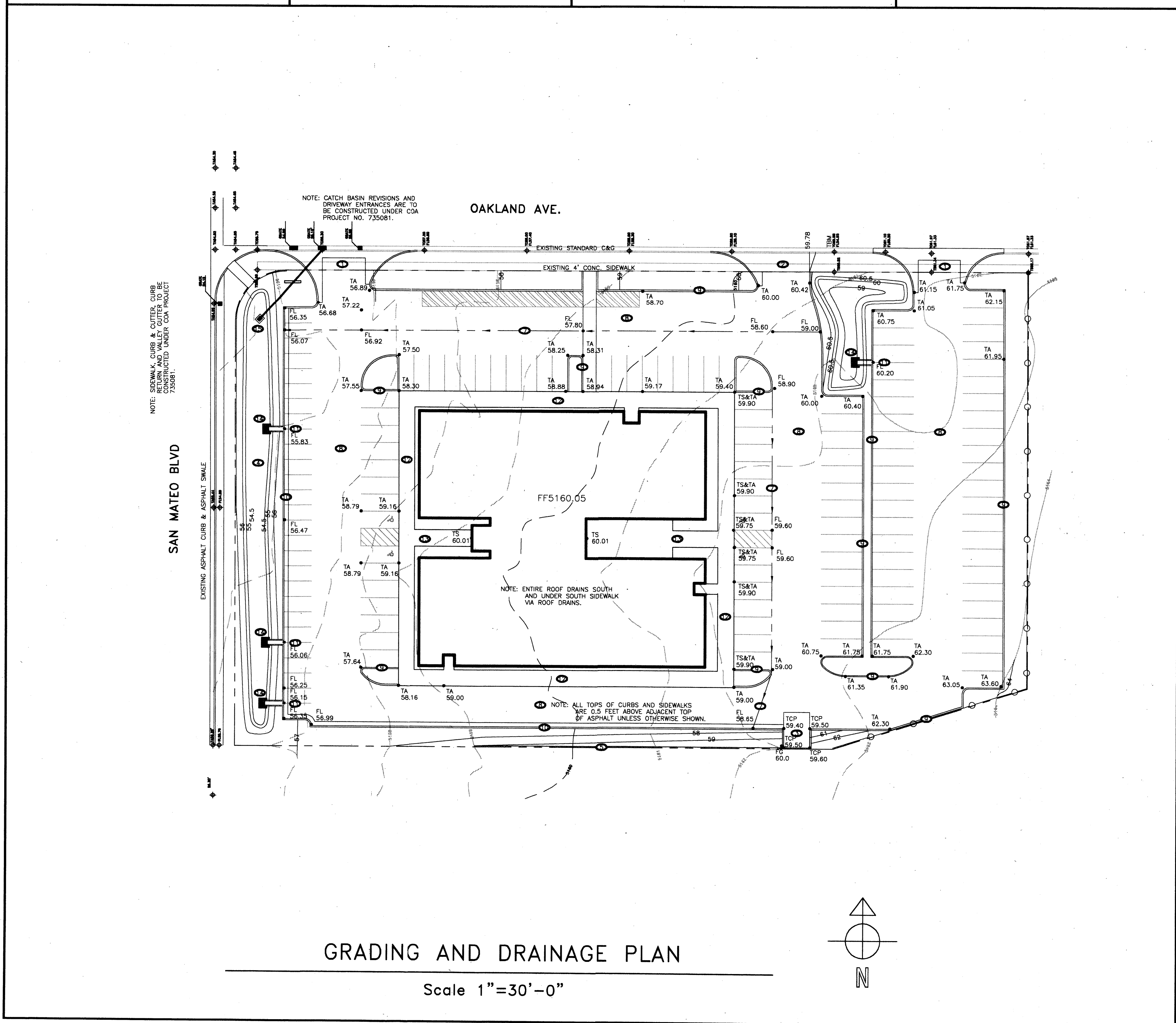
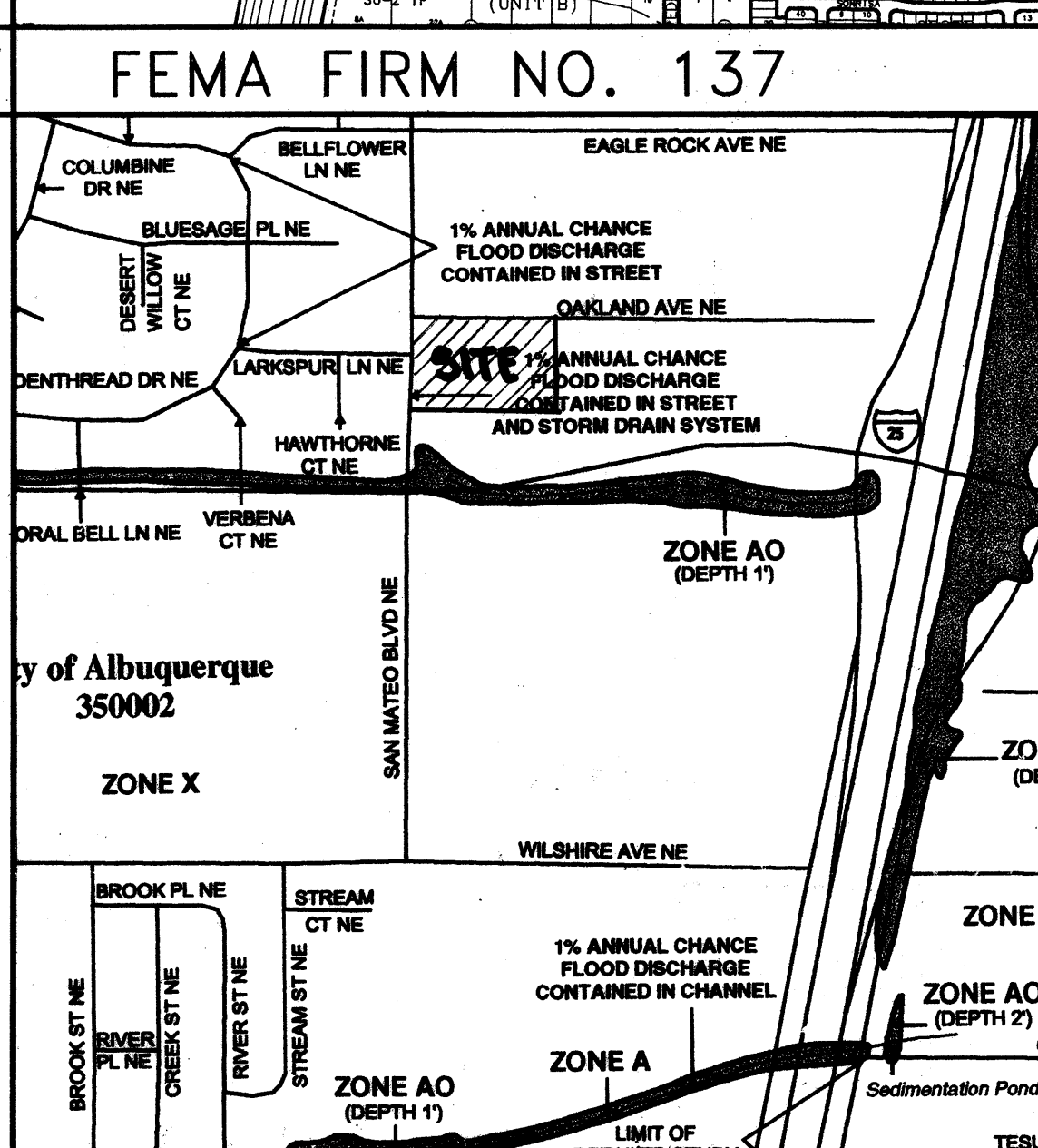


REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
NO. 5110
JEAN J. BORDENAVE

JOB NO:
DATE: 4 February 2004
REVISIONS



- KEYED NOTES**
- PRIVATE ENTRANCE DETAIL PER CITY DWG. 2426.
 - COMBINATION PRIVATE ENTRANCE DETAIL AND DRIVEPAD DETAIL PER CITY DWG. 2426 AND DWG. 2425.
 - REFUSE ENCLOSURE PER CITY REQUIREMENTS.
 - DETENTION POND w/ 3H:1V SIDE SLOPES. BOTTOM OF POND ELEVATION 54.5.
 - RETAINING WALL. TOP OF WALL APPROX. 0.3 FT ABOVE EXISTING GROUND.
 - RETAINING WALL. TOP OF WALL FLUSH WITH EXISTING GROUND.
 - ASPHALT SWALE.
 - ASPHALT PAVEMENT. SEE DETAIL THIS SHEET.
 - HEADER CURB. SEE DETAIL THIS SHEET.
 - CURB & GUTTER. SEE DETAIL THIS SHEET.
 - 18" WIDE CONCRETE RUNDOWN. SEE DETAIL THIS SHEET.
 - TURNDOWN SIDEWALK. SEE DETAIL THIS SHEET.
 - SIDEWALK. NO CROSS SLOPE. SEE DETAIL THIS SHEET.
 - EROSION CONTROL PAD. SEE RUNDOWN DETAIL THIS SHEET.
 - SINGLE TYPE 'D' CATCH BASIN PER CITY DWG. 2206. GRATE ELEV. 54.60, INVERT ELEV. 53.37. 8" PVC OUTLET PIPE TO DOUBLE TYPE 'D' CATCH BASIN IN OAKLAND AVE.



LEGAL DESCRIPTION
LOT2A, BLOCK 11, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

PERMANENT BENCHMARK
ACS 10-C17 ELEVATION (NGVD29) 5127.046

LEGEND

TBM	TEMPORARY BENCHMARK
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
TA	TOP OF ASPHALT
TCP	TOP OF CONCRETE
TC	TOP OF CURB
TP	TOP OF EARTH PAD
TS	TOP OF SIDEWALK
TW	TOP OF WALL
FH	FIRE HYDRANT
MH	MANHOLE
CB	CATCH BASIN GRATE ELEV
PP	POWER POLE
RD	ROOF DRAINAGE POINT
(Symbol)	DRAINAGE BASIN BOUNDARY
(Symbol)	EXISTING CONTOUR
(Symbol)	PROPOSED CONTOUR
XX.XX	EXISTING SPOT ELEVATION
XX.XX	PROPOSED SPOT ELEVATION
XX.XX	RECORD SPOT ELEVATION

GENERAL NOTES

- THE PURPOSE OF THIS SUBMITTAL IS TO OBTAIN A BUILDING PERMIT.
- THE SITE IS PRESENTLY VACANT. OAKLAND AVE. AND THE WEST HALF OF SAN MATEO BLVD. ARE CONSTRUCTED ARE PERMANENT SECTIONS. THE EAST HALF OF SAN MATEO IS A TEMPORARY ASPHALT SECTION WITH A SLOTTED ASPHALT CURB. THERE IS AN ASPHALT SWALE OUTSIDE THE CURB THAT FLOWS NORTH TO A SINGLE D CATCH BASIN AT THE SOUTH SIDE OF OAKLAND AVE.
- A MASTER DRAINAGE PLAN FOR THE AREA WAS DEVELOPED BY BORDENAVE DESIGNS AND WAS APPROVED BY THE CITY ON FEBRUARY 24, 1997. A STORM DRAIN SYSTEM WAS DESIGNED AND CONSTRUCTED IN OAKLAND AND SAN MATEO BASED ON THE MASTER DRAINAGE PLAN. DUE TO DOWNSTREAM CONDITIONS THE AREA IN WHICH THE PROPOSED DEVELOPMENT IS LOCATED HAS A LIMITED DISCHARGE RATE OF 1.76 CFS/ACRE. FOR THIS SITE A DETENTION POND IS REQUIRED TO ACHIEVE THE LIMITED DISCHARGE RATE. THE POND ROUTING IS SHOWN ON A SEPARATE AHYMO SUBMITTAL. THE MAXIMUM DISCHARGE RATE IS 2.43 CFS AND THE MAXIMUM WATER DEPTH IN THE POND IS 1.2 FEET.
- THE ENTIRE SITE WILL BE GRADED TO FLOW TO A DETENTION POND ON THE SOUTH AND WEST SIDES OF THE SITE. THE CONTROLLED DISCHARGE FROM THE SITE WILL BE PIPED FROM THE PONDS TO AN EXISTING CATCH BASIN LOCATED IN OAKLAND AVENUE.
- THE SITE IS GREATER THAN 1 ACRE IN AREA AND AN NPDES PERMIT IS REQUIRED. THIS SHEET MAY BE USED FOR THE SWP3 SUBMITTAL IF THE SITE IS SURROUNDED BY SILT FENCE, AND THE DETENTION POND IS CONSTRUCTED PRIOR TO ANY SITE WORK.

ENGINEER'S CERTIFICATIONS

TEMPORARY CERTIFICATE OF OCCUPANCY

I, Jean J. Bordenave, hereby certify that on July 26, 2004 I made observations of the site and found the site to be substantially as shown on this sheet except the following: the outfall from the west pond has not been constructed and the westerly entrance has not been constructed. These items are to be constructed under City Work Order 735081 which is in DR processing. The Finish Floor elev. is approx 0.03 higher than the plan elev. and paving and landscape grades appear to be in substantial compliance with the plan.

Parking lot entrances, aisles and spaces (except west entrance as noted above) are in substantial compliance with this plan.

Jean J. Bordenave
Jean J. Bordenave, NM PE & PS No. 5110

Sheet Title
GRADING AND DRAINAGE PLAN
Drawn By: METO 03/04
Checked By: JB 03/18/04

TM OTT / DEVELOPER
PO BOX 89881
ALBUQUERQUE, NM 87776
(505) 250-4475

MICHAEL DEL MASTRO / ARCHITECT
700 DELWOOD RD. NE
ALBUQUERQUE, NEW MEXICO 87110

Project Name
R & L BUILDING
ALBUQUERQUE, NEW MEXICO

SHEET NO.
GP/DP