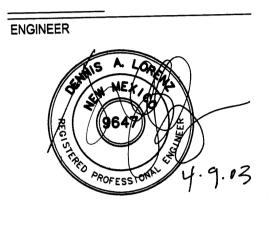


6801 Jefferson NE Suite 100 Albuquerque, NM 87109 5 0 5 7 6 1 - 9 7 0 0 fax 7 6 1 - 4 2 2 2 dps@dpsabq.com

ARCHITECT



DRAINAGE PLAN NOTES

- 1. BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
- 2. This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
- 3. Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
- 4. This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
- 5. Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
- 6. BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
- 7. The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.

TEMPORARY EROSION CONTROL PLAN

- 1. The intent of the Temporary Erosion Control Plan is to limit the discharge of sediment into the public street and/or storm drainage system and to protect adjacent properties from excess runoff during construction.
- 2. The Contractor shall submit a Temporary Erosion Control Plan and obtain a TopSoil Disturbance Permit from Environmental Health prior to performing any earthwork-related operations.
- 3. After the initial site clearing, the temporary erosion control facilities should be constructed per the Plan to direct excess runoff and sediment to the outfall
- 4. The temporary erosion control plan consists of the placement of either earthen erosion control berms or silt fencing along the downstream project boundaries that will prevent runoff and sediment from discharging onto downstream properties.
- 5. It is recommended that each site construct a temporary sedimentation pond to prevent the discharge of sediment into the downstream developments.
- 6. It is the Contractor's responsibility to properly maintain all temporary erosion control facilities during the construction phase of the project.

KEYED NOTES 2

- 1. EXISTING CONCRETE CURB 2. EXISTING ASPHALT PAVEMENT 3. EXISTING CONCRETE VALLEY GUTTER
- 4. EXISTING CONCRETE SIDEWALK 5. EXISTING CHAINLINK FENCE TO REMAIN EXISTING CHAINLINK FENCE TO BE REMOVED
- 7. EXISTING 24 INCH CMP STORM DRAIN 8. EXISTING CONCRETEDRAINAGE CHANNEL 9. EDGE OF EXISTING PAVEMENT 10. NEW 6 INCH CONCRETE CURB

11. NEW ASPHALT PAVEMENT

- 12. NEW CONCRETE SIDEWALK 13. EXISTING ACCESSIBLE RAMP 14. NEW ACCESSIBLE PARKING AREA, INCL RAMPS, PER CITY CODE
- 15. CONCRETE LOADING DOCK 16. NEW CONCRETE RETAINING WALLS. SEE STRUCTURAL PLAN 17. ACCESSIBLE WAY 18. LIMITS OF PAVING THIS PROJECT
- 19. REMOVE & DISPOSE EXISTING CONCRETE CURB 20. NO CURB AT SERVICE AREA 21. PROPOSED LANDSCAPING. SEE LANDSCAPE PLAN
- 22. CONSTRUCT 12 INCH CHANNEL. SEE DETAIL SHEET C-191 23. INSTALL 18 INCH CMP STORM DRAIN 24. CONSTRUCT SINGLE TYPE 'D' INLET PER COA STD DWG 2206 25. CONSTRUCT NEW REFUSE ENCLOSURE. SEE SITE PLAN

26. EXISTING MONUMENT SIGN TO REMAIN

32. CONSTRUCT 8 INCH STORM DRAIN.

27. NEW MONUMENT SIGN FOR FIRST STATE BANK 28. INSTALL TRENCH DRAIN WITH ELECTRIC SUMP PUMP 29. CONSTRUCT NEW CONCRETE CHANNEL TO EXIST CMP INLET. 30. CONSTRUCT TEMPORARY EROSION CONTROL BERM OR INSTALL SILT FENCING.. 31. CONSTRUCT RETAINING WALL. SEE LANDCSAPING PLAN.

PROJECT DATA LEGEND

- - 6001 -- EXISTING CONTOUR ELEVATION

01.5 • PROPOSED SPOT ELEVATION

_____ DIRECTION OF FLOW

PROPERTY LINE

DRAINAGE SWALE

EROSION CONTROL BERM

ALL SPOT ELEVATIONS ARE TOP OF

PAVEMENT UNLESS NOTED OTHERWISE

EXISTING SPOT ELEVATION

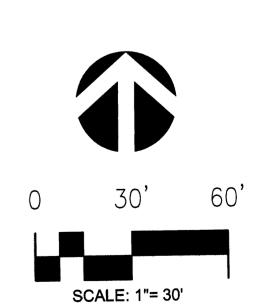
PROPOSED CONTOUR ELEVATION

PROPERTY ADDRESS 5501 Wilshire Avenue NE

LEGAL DESCRIPTION Lot 3, Pan Am 25 Subdivision

PROJECT BENCHMARK Sanitary Manhole Rim located on the intersection of San Mateo Blvd NE and Wilshire Ave. NE Elevation= 5166.92

SURVEY Topographic and Field Measurements by Brasher & Lorenz, Inc. February 2003



REVIS	IONS			
\triangle	04-09-03	SW BLD	G, PARKIN	١G
\triangle				

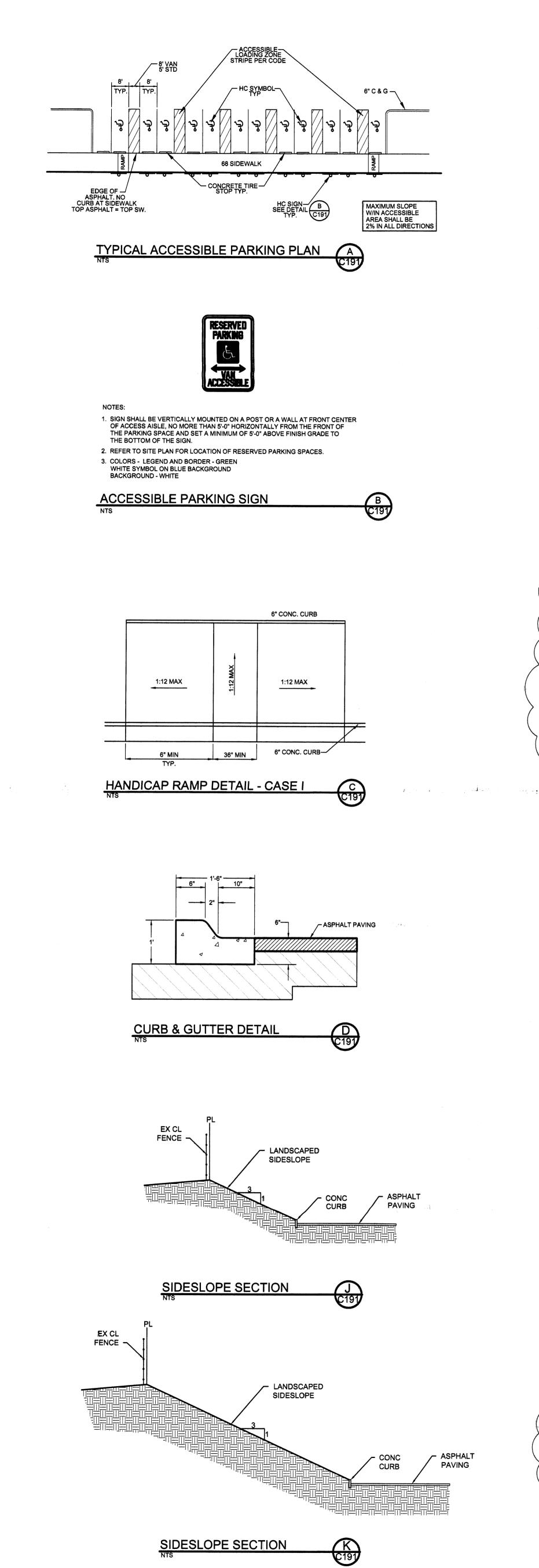
RAWN BY	RM/DAL	
REVIEWED BY	DAL	
ATE	03-10-2003	
PROJECT NO.	BL103508	

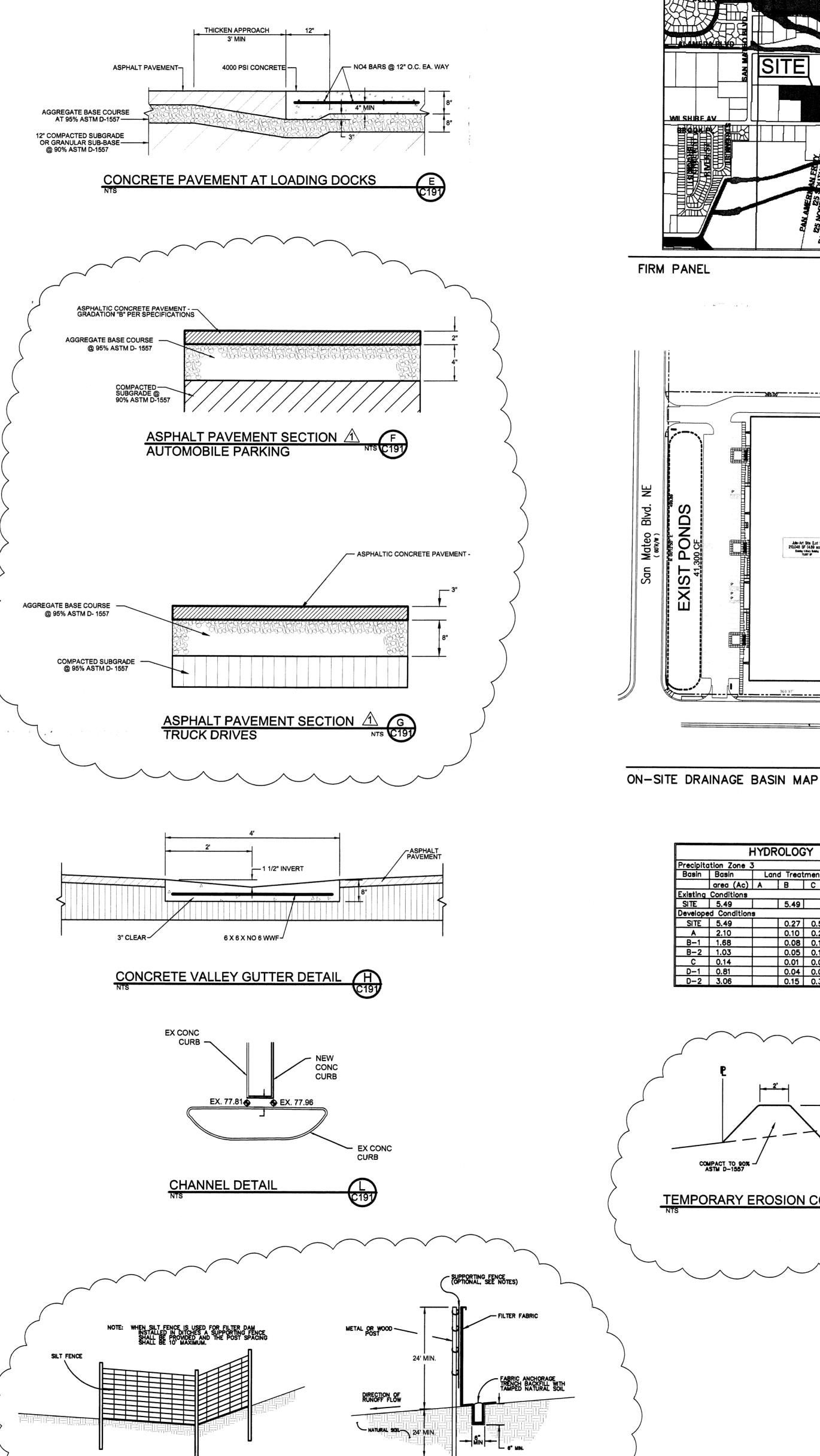
DRAWING NAME **GRADING &** DRAINAGE PLAN



CONSULTING ENGINEERS 2201 San Pedro NE Building 1 Suite 1200 Albuquerque, New Mexico 87110

APR 1 0 2003

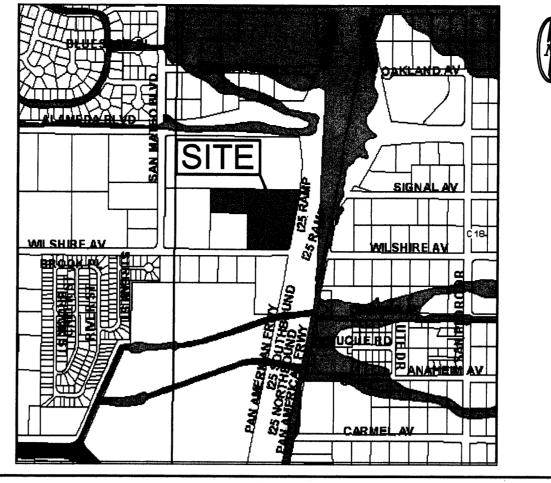




ELEVATION - FILTER DAM
(SILT FENCE OPTION)

ELEVATION - FILTER DAM
(SILT FENCE OPTION)

SILT FENCE DETAILS Z



Jule-Art Site (Lot 1) 213,048 SF (4.89 acres) Existing 1-Blory Building 73,837 of

HYDROLOGY - AHYMO

Precipitation Zone 3P360 = 2.60 inBasinBasinLand Treatment (acre)EwV100Q100

 SITE
 5.49
 0.27
 0.55
 4.67
 2.18
 0.9974
 26.0

 A
 2.10
 0.10
 0.20
 1.80
 2.18
 0.3815
 10.0

 D-1
 0.81
 0.04
 0.08
 0.69
 2.18
 0.1472
 3.1

 D-2
 3.06
 0.15
 0.30
 2.61
 2.18
 0.5559
 14.5

TEMPORARY EROSION CONTROL BERM (N

Existing Conditions

area (Ac) A B C D (in) (af) (cfs)

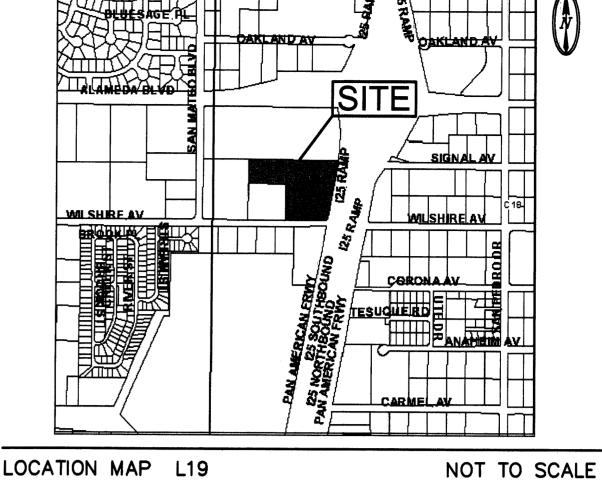
5.49 0.92 .4209 14.3

0.08 0.17 1.43 2.18 0.3052 8.0 0.05 0.10 0.88 2.18 0.1871 4.9

0.01 0.02 0.11 2.18 0.0254 0.7

NOT TO SCALE





BASIN D-2

LOCATION MAP L19

BASIN B-2

1"= 100'



fax 761-4222

architecture

planning

engineering,

PROJECT

PURPOSE AND SCOPE Pursuant to the established Drainage Ordinance for the City of Albuquerque and the Development Process Manual, this Drainage Report outlines the drainage management criteria for controlling developed runoff from the project site. The property is to be developed as office/warehouse building for First State Bank. Paving, landscaping, utility, grading, and drainage improvements will be provided to support the project. The scope of this plan is to provide drainage criteria for the safe management of excess runoff, and illustrate the grading, paving and drainage improvements required to support the project.

SITE DESCRIPTION

GRADING AND DRAINAGE PLAN

The project site is approximately 5.49 acres in size and is located on Wilshire Avenue, between San Mateo Blvd and the Pan American Freeway NE. Presently the site is partially developed. Buildings for Sennheiser and Julie Art have been constructed on Lots 1 & 2.

Site terrain slopes east to west at varying gradients. The site is described as Lot 2 Pan Am 25. The site is bounded on the east by the Pan American Freeway NE, on the south by Wilshire Avenue, on the west by San Mateo Blvd, and on the north by the Levi Strauss building, now occupied by Honeywell. As shown by the attached FIRM Panel, no designated flood hazard zones impact this site.

EXISTING DRAINAGE MASTERPLANS

The drainage criteria for this site is established by the Drainage Masterplan for Pan Am 25, prepared by Brasher & Lorenz, Inc, dated August 1999. Based on previous studies prepared in the area, the Masterplan recommends detention ponding to limit discharge from the Pan Am 25 masterplan area to a rate equivalent to the developed 10 year-6 hour storm. Detention ponds have been constructed along San Mateo Blvd with the development of Lots 1 & 2. This site will respect the recommendations made by the Masterplan.

EXISTING DRAINAGE CONDITIONS

The northern portion of the site drains around the north side of Lot 1 by paved swales to the existing detention ponds located along San Mateo Blvd. The southern portion of the site drains west to Lot 2 (Sennheiser) where flows are conveyed ny paved swales to an existing 25-inch storm drain that outfalls at the detention ponds located on Lot 1, along San Mateo Blvd.

No off-site flows enter the property, with the exception of a strip of the Pan American Freeway right-of-way, which is considered negligible. PROPOSED CONDITIONS

As shown by the Plan, the project consists of the development of the property into an office/warehouse building for First State Bank, with associated paving, utility landscaping and drainage improvements. The Plan shows the elevations required to properly grade and construct the recommended improvements. The direction of drainage flows are given by flow arrows and on-site drainage basins are identified. All drainage improvements recommended by the Plan are detailed on the Plan.

All on-site runoff will be routed to the outfall locations designated by the DMP. All runoff will be managed by the 2 on-site detention ponds located on Lot 1, along the San Mateo Blvd frontage. The ponds presently discharge at controlled rates not to exceed the allowable discharge rate of 26.5 cfs for the entire site. All water discharged from the ponds will be intercepted by the existing storm drain located in San Mateo Blvd and conveyed to the Alameda storm drain to the North Diversion Channel. Due to cross lot drainage conditions, all on-site drainage facilities are designed to accept runoff from future developed upstream drainage basins.

CALCULATIONS

The calculations shown hereon define the 100 year 6 hour design storm falling within the project area under existing calculations are provided as necessary to demonstrate capacity of proposed drainage facilities.



BRASHER & LORENZ CONSULTING ENGINEERS



APR 1 0 2003 HYDROLOGY SECTION SHEET NO.

GRADING & DRAINAGE **DETAILS**

DRAWN BY

REVIEWED BY

PROJECT NO.

DATE

C - 191

1 04-09-03 SW BLDG, PARKING

RM/DAL

03-10-2003

BLI03508

DAL