GENERAL NOTES:

1. CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING THE TEMPORARY EARTH BERM SHOWN ON THIS PLAN. KEEP SOIL WET TO KEEP IT FROM BLOWING.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE TYPICAL SECTIONS SHOWN ON THIS PLAN.
2. CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. AS OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
4. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1264) FOR LOCATION OF EXISTING UTILITIES.
5. PRIOR TO GRADING, ALL VEGETATION, DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE. TOPSOIL STRIPPINGS SHALL BE DISPOSED OF OFF-SITE OR STOCKPILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
6. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL. UNLESS SHOWN OTHERWISE.
7. A 6" CURB AND GUTTER SHALL BE USED THROUGHOUT THE SITE. SEE DETAIL ON PROJECT SITE PLAN DRAWING.
8. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES.
9. STORM DRAIN AND INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA STD. SPECIFICATIONS, INCLUDING STD. DETAIL 2206 (INLET).

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATION SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE TO ARTERIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

DESIGN APPROVAL _____ Hydrology Section Date

INSPECTION APPROVAL _____ Trans./Street Maint. Date

ACCEPTANCE _____ Construction Mgt. Div. Date

DRAINAGE CERTIFICATION

As-built elevations are shown on the plan in locations where the original design elevation has been crossed out and the new elevation is listed.

Notes:

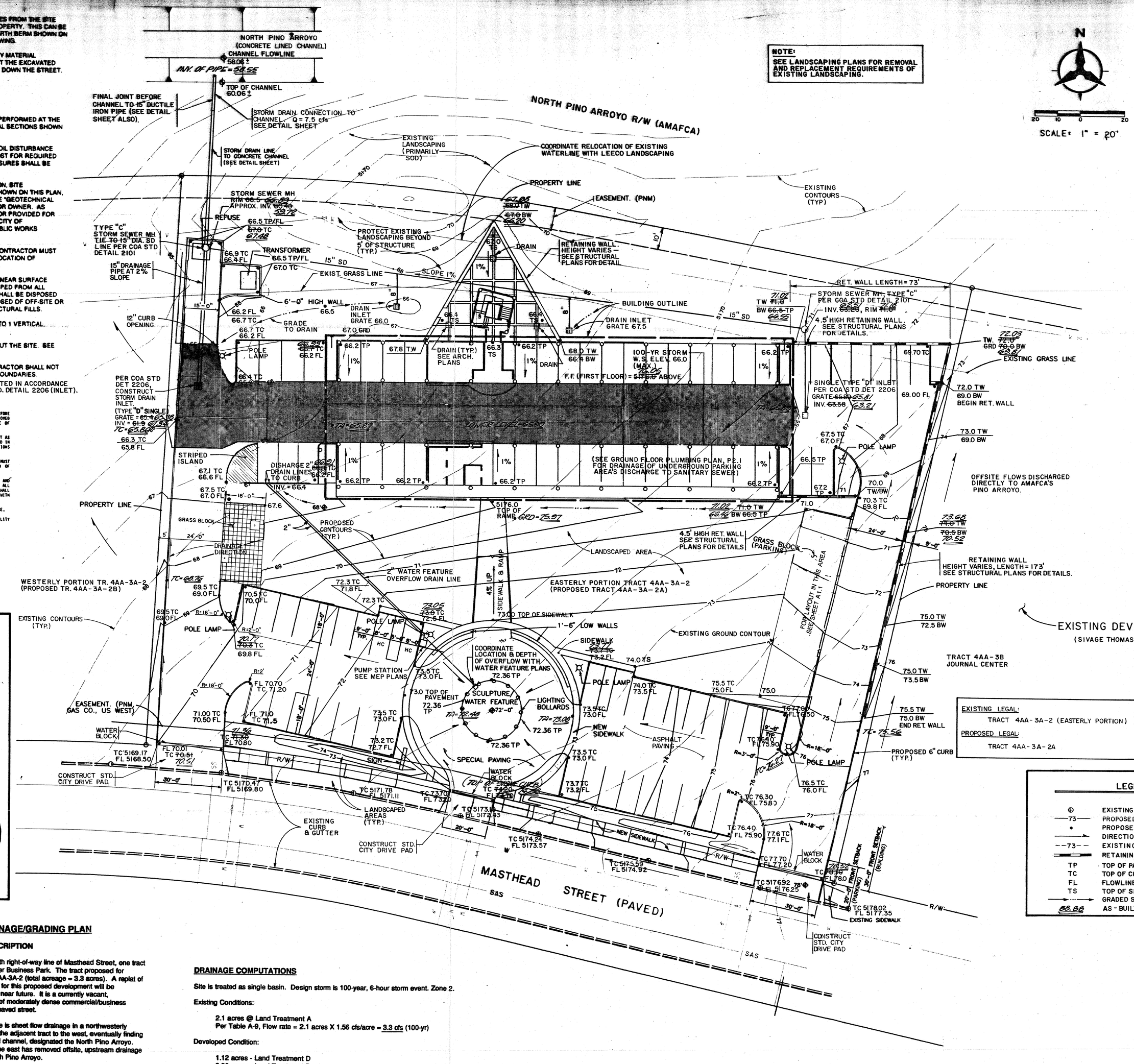
I, James R. Topmiller, of Bohannan-Huston, Inc., a Registered Professional Engineer in the State of New Mexico, do hereby certify that the drainage improvements have been constructed in substantial compliance with the approved drainage plan, to the best of my knowledge and belief.

James R. Topmiller, P.E.
N.M.P.E. No. 9354

Date: 9/27/94

JAMES R. TOPMILLER NEW MEXICO 9354 REGISTERED PROFESSIONAL ENGINEER

Note: Survey information provided by Bradbury - Stamm.



NOTE:
SEE LANDSCAPING PLANS FOR REMOVAL AND REPLACEMENT REQUIREMENTS OF EXISTING LANDSCAPING.

N

20 10 0 20

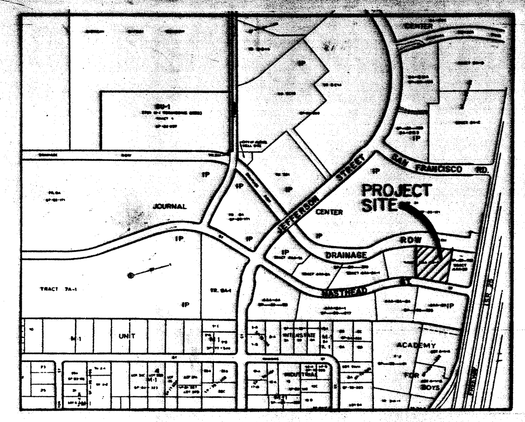
SCALE: 1" = 20'

EXISTING LEGAL:
TRACT 4AA-3A-2 (EASTERLY PORTION)

PROPOSED LEGAL:
TRACT 4AA-3A-2A

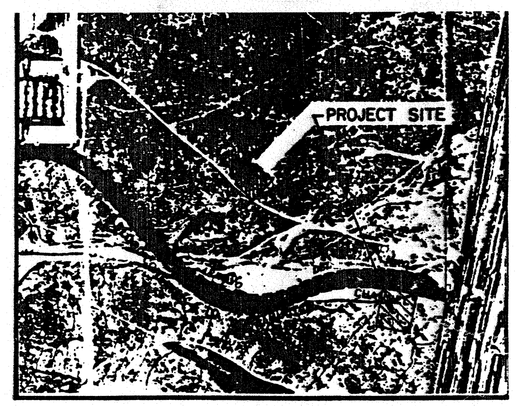
LEGEND

⊕	EXISTING T.C. ELEV./ SPOT ELEV.
—73—	PROPOSED CONTOUR
•	PROPOSED SPOT ELEV.
→	DIRECTION OF DRAINAGE FLOW
--73--	EXISTING CONTOUR
▬	RETAINING WALL
TP	TOP OF PAVEMENT
TC	TOP OF CURB
FL	FLOWLINE OF CURB
TS	TOP OF SIDEWALK
→···→	GRADED SWALE
88.88	AS - BUILT ELEV.



LOCATION MAP
ZONE ATLAS PAGE D-17-Z
1" = 800' APPROX.

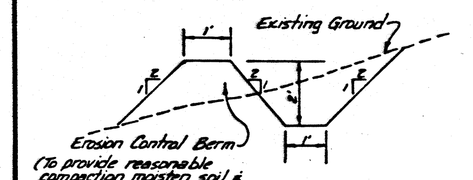
SOILS MAP
REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY



FLOOD INSURANCE MAP
REFERENCE: FLOOD INSURANCE STUDY

EROSION CONTROL PLAN

A berm with the dimensions shown at right shall be built along the western and northern boundaries and maintained during all phases of construction until the drainage system presented hereon is functional.



EROSION CONTROL PLAN

ISSUED FOR CONSTRUCTION 11 20 94

SEP 28 1994

DRAINAGE/GRADING PLAN

EXISTING CONDITIONS AND SITE DESCRIPTION

This 2.1 acre site is located on the north right-of-way line of Masthead Street, one tract west of the I-25 frontage road in Journal Center Business Park. The tract proposed for development is the easterly portion of Tract 4AA-3A-2 (total acreage = 3.3 acres). A replat of this existing tract to create the 2.1 acre parcel for this proposed development will be processed with the City of Albuquerque in the near future. It is a currently vacant, undeveloped parcel that is located in an area of moderately dense commercial/business development. Masthead Street is a 40' wide paved street.

The existing drainage pattern of the site is sheet flow drainage in a northwesterly direction. This drainage primarily drains onto the adjacent tract to the west, eventually finding its way to the existing AMAFCA concrete-lined channel, designated the North Pino Arroyo. The development of the tract immediately to the east has removed offsite, upstream drainage and is directing those flows north into the North Pino Arroyo.

The site is not located within any FEMA floodplain zones.

Please refer to the location map, soils map, and floodplain map provided on this sheet.

PROPOSED DRAINAGE CONDITIONS

A three story office development is proposed for the 2.1 acre site. The building floor area will be approximately 30,000 square feet. Drainage calculations are provided on this sheet and conform to the new DPM hydrology criteria. It is anticipated that under developed conditions, the peak discharge from this site will approximate 7.5 CFS in the 100-year storm.

The drainage management plan for this development consists of the collection of all onsite drainage within proposed driveways and ground swales onsite and carrying these collected flows to the northwest corner of the property. At this point, a constructed drainage inlet will collect the flows and transfer them to a pipe that discharges to the North Pino Arroyo channel. The pipe extension will be sized in the final drainage plan and will be approved by both the City and AMAFCA (relative to the actual connection). The pipe will be sized to carry the 100-year storm developed flow. With this proposed drainage management plan, the site will be permitted free discharge.

In concept, this plan is identical to existing drainage management schemes in the immediate vicinity and conforms to the overall Journal Center Drainage Management Master Plan (1984).

DRAINAGE COMPUTATIONS

Site is treated as single basin. Design storm is 100-year, 6-hour storm event. Zone 2.

Existing Conditions:

2.1 acres @ Land Treatment A
Per Table A-9, Flow rate = 2.1 acres X 1.56 cfs/acre = 3.3 cfs (100-yr)

Developed Condition:

1.12 acres - Land Treatment D
0.98 acres - Land Treatment B

Flow rates:
Treatment D = 4.70 cfs/acre X 1.12 acres = 5.3 cfs
Treatment B = 2.28 cfs/acre X 0.98 acres = 2.2 cfs

Total Flow Rate = 7.5 cfs (100-yr)

STORM DRAINAGE INFRASTRUCTURE

Size Inlet: Size for 2 x req'd flow = 2(7.5) = 15 cfs. Based on Type "D" Inlet rating curve @ 0.6' head water over inlet, Q = 15.0 cfs, ok.

Size Outlet Pipe from Inlet: Q = 7.5 cfs, by Orifice equation Q = 7.5 cfs = CA √2gh, C = 0.6, H = 3.5', Solve for A... A = 0.83 sq. ft. = 15" pipe Min. Slope = 1.3% to carry 7.5 cfs (Use 15")

DRAINAGE AND GRADING PLAN & DRAINAGE CERTIFICATION PLAN

AMAFCA CONCURRENCE: (REQUIRED FOR BLDG. PERMIT)

SIGNATURE _____ 10/13/93 DATE

APPROVED FOR ROUGH GRADING (± 0.5')

HYDROLOGY ENGINEER _____ DATE

10-20-93 AS PER DRAINAGE IN NORTH — JRT

SUN HEALTHCARE GROUP
CORPORATE OFFICE FACILITY

Project No 92249.42
Seal: JAMES R. TOPMILLER NEW MEXICO 9354 REGISTERED PROFESSIONAL ENGINEER 11-4-93
DRAINAGE and GRADING PLAN
Drawn By JAQG | Date 9/18/93
Checked By JRT | Scale 1" = 20'
Sheet Of

11 9 93 DATE
9222 FILE
MR | TA PROJ. MGR | BY
QUALITY ASSURANCE
SCALE: 1" = 20'

FMSM
SUN HEALTHCARE GROUP CORPORATE OFFICE FACILITY
Flatow Moore Shaffer McCabe
Architects Interior Designers
Landscape Architects Planners
Albuquerque, New Mexico
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C1.1 DRAINAGE and GRADING PLAN