

SCOPE

The proposed improvements include an approx. 16,000 sf. Commercial building with associated asphalt parking, walks and landscaped areas.

The present site is an undeveloped commercial property located in Albuquerque, New Mexico. Paseo Del Norte NE borders the property to the north; Lang Ave. NE borders the property to the south; developed commercial property borders the site to the east and undeveloped commercial property borders the site to the west. The site slopes approximately 2 percent from east to west.

DRAINAGE PLAN CONCEPT

Per the approved Master Drainage / Grading Report for the Journal Center, October 31, 1994, the site is allowed free discharge to the existing drainage easement. proposed storm drain system along the north property boundary. Per the master plan, a temporary ponding area sized to store the 10-year storm event for the overall sub-basin will be constructed on the adjacent property to the west (same owner).

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.

GENERAL NOTES

LEGAL: Tract A1-2-A-2, Journal Center, City of Albuquerque, Bernalillo County New Mexico.

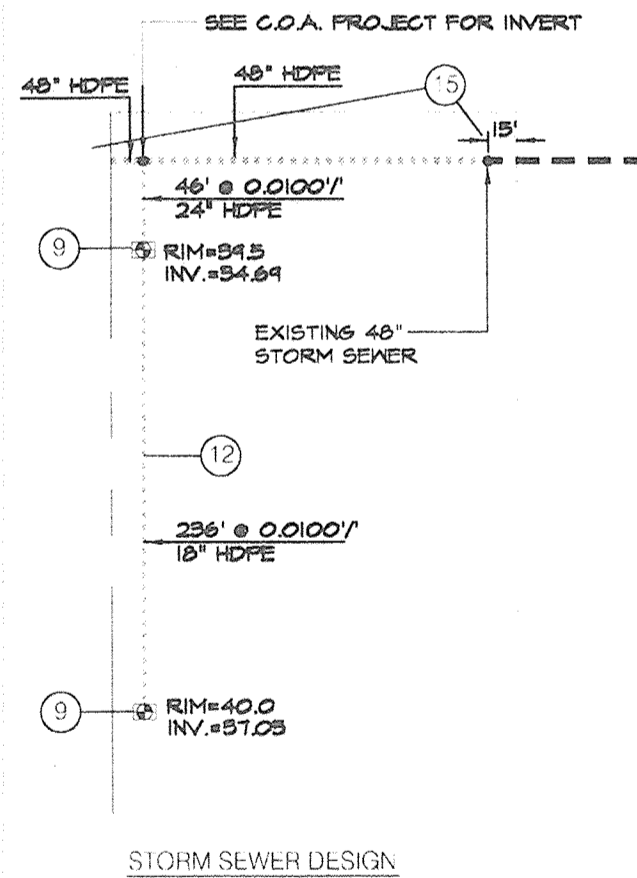
SURVEYOR: Precision Surveys Inc. - March 2001

B.M.: N.M.S.H.D. Monument I-25-14, 1969, N.M. State Plane Coordinates, Central Zone - NAD 1927. Located approximately 3800 feet S.E. of the S.E. property corner. Elevation 5196.73.

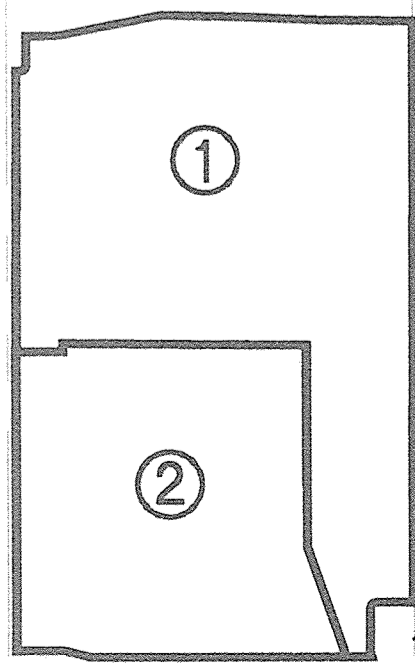
OFF-SITE DRAINAGE: Based on the approved Drainage Plan for the adjacent property to the east, approx. 107 cfs of pass through this property within designated drainage easements storm drain system.

FLOOD HAZARD: Per the Bernalillo County FIRM Map #137, the site is not located within a flood zone.

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.



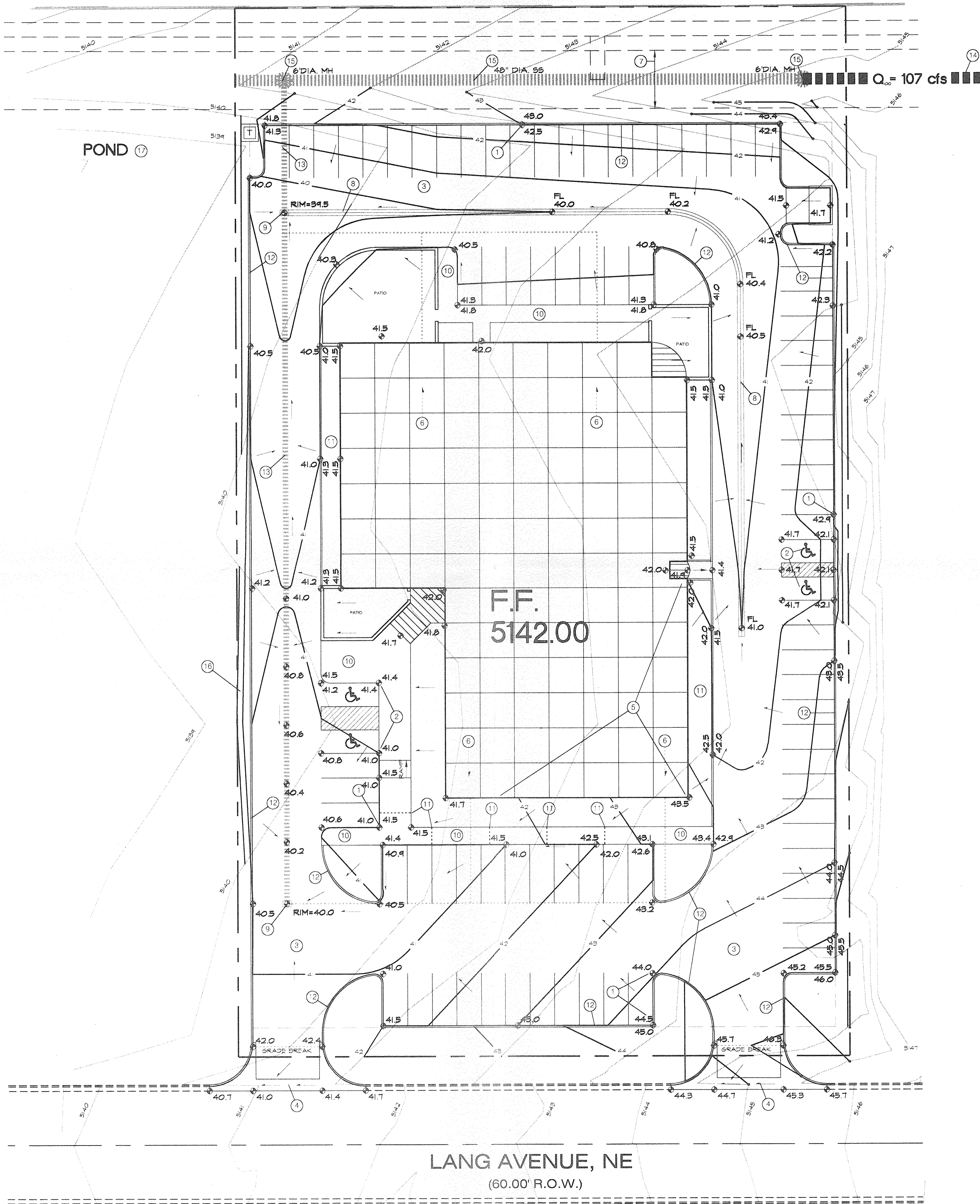
STORM SEWER DESIGN



SITE SUB-BASINS

PASEO DEL NORTE, NE

(154.67' R.O.W.)



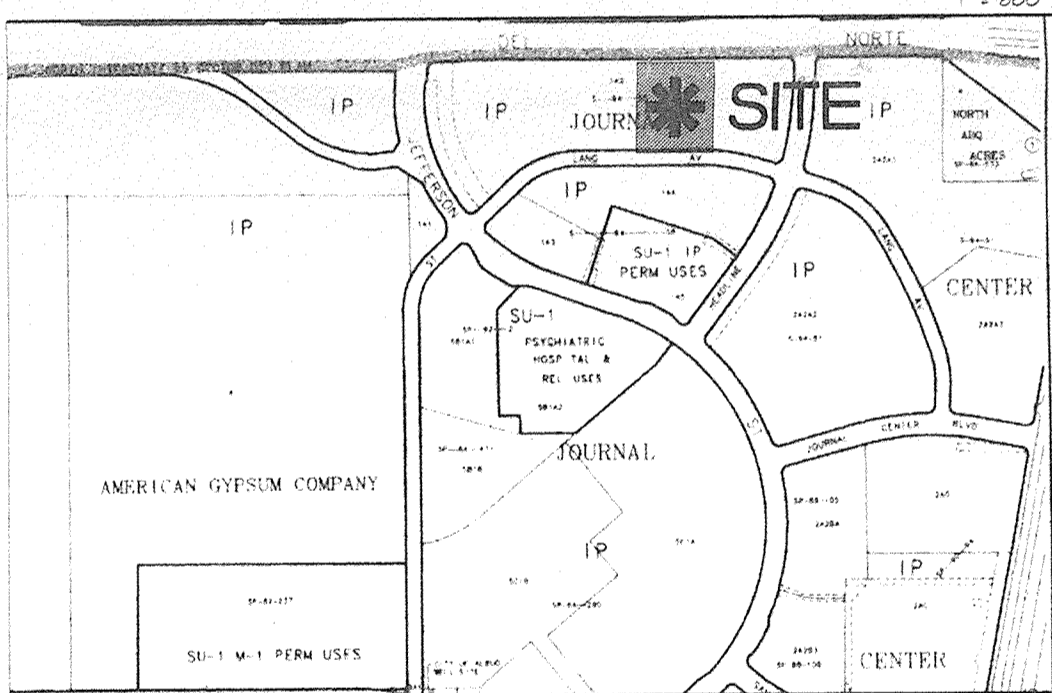
LANG AVENUE, NE

(60.00' R.O.W.)

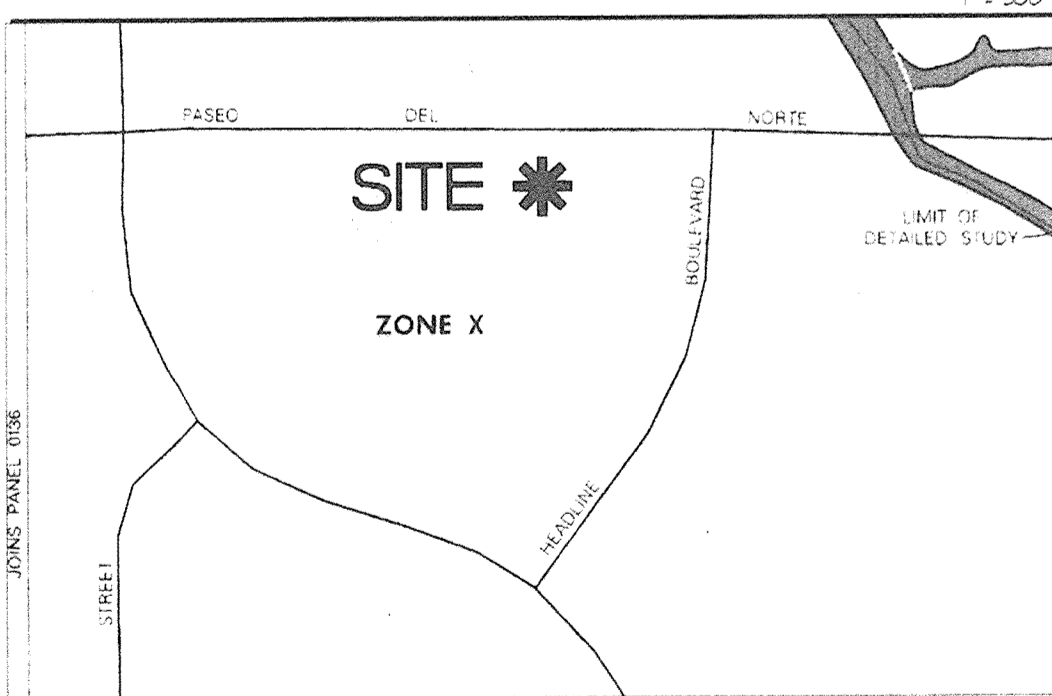
KEYED NOTES

- ALL SPOT ELEVATIONS WITHIN PAVEMENT AREAS REPRESENT TOP OF PAVING UNLESS NOTED. ADD 6" TYPICAL FOR TOP OF CURB TOP OF WALK ELEVATIONS.
- CONSTRUCT HANDICAP ACCESSIBLE PARKING PER C.O.A. REQUIREMENTS THIS AREA TOP OF ASPHALT TO BE FLUSH WITH TOP OF WALK (WHERE ADJACENT TO WALK) SEE ARCHITECTURAL FOR ADDL INFO.
- PROPOSED ASPHALT PAVING (SHADED), CONSTRUCT AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR INFORMATION REGARDING PARKING LAYOUT, DIMENSIONS, STRIPING, SECTIONS, ETC.
- CONSTRUCT PRIVATE ENTRANCE WITH CONCRETE VALLEY GUTTER AT ELEVATIONS SHOWN. SEE C.O.A. STD. DWG. 2426.
- CONSTRUCT BUILDING RETAINING WALLS AS REQUIRED TO ACHIEVE GRADE RELATIONS SHOWN.
- ROOF FLOWS TO BE COLLECTED AND RELEASED DIRECTLY INTO THE PROPOSED STORM DRAIN SYSTEM. TYPICAL. SEE ARCHITECTURAL FOR SPECIFIC ROOF DRAIN LOCATIONS. MIN. SLOPE = 0.0050'.
- 20' DRAINAGE EASEMENT.
- CONSTRUCT 2 WIDE CONCRETE ALLEY GUTTER PER C.O.A. STD. DWG. 2415 AT FLOWLINE ELEVATIONS SHOWN.
- INSTALL SINGLE TYPE 'D' STORM DRAIN INLET PER C.O.A. STD. DWG. 2206 TO CAPTURE CONCENTRATED FLOWS. SEE STORM SEWER DETAIL THIS SHEET FOR ADDL. INFO.
- CONSTRUCT CONCRETE SIDEWALK AT ELEVATIONS SHOWN (WITH TURNED DOWN EDGE ADJACENT TO PAVED AREAS).
- PROVIDE POSITIVE GRADE AWAY FROM BUILDING WITHIN ADJACENT LANDSCAPED AREA. INSTALL 4" PIPES THROUGH WALK / CURB AT 10' O.C. TO ALLOW FLOWS TO PASS TO PAVEMENT.
- CONSTRUCT MEDIAN CURB AND GUTTER THROUGHOUT PER C.O.A. STD. DWG. 2415.
- INSTALL CONTECH POLYDRAIN PVC PIPE AT INVERT ELEVATIONS SHOWN. SEE STORM SEWER DESIGN INSERT THIS SHEET FOR LENGTHS AND SLOPES.
- EXISTING 48" HDPE STORM DRAIN SYSTEM CONSTRUCTED AS PART OF C.O.A. PROJECT NO. 661081.
- PROPOSED PUBLIC HDPE STORM SEWER SYSTEM WITHIN EXISTING DRAINAGE EASEMENT TO BE CONSTRUCTED IN CONJUNCTION WITH THIS PROJECT. NOTE: INSTALLATION OF HDPE PIPE PRODUCT AS C.O.A. TEST CASE WILL INCLUDE THE FOLLOWING: 1. BACKFILL TO BE PROVIDED IN 8' LIFTS (MAXIMUM). 2. TYPE II BEDDING SHALL BE INSTALLED. 3. PIPE SHALL BE HDPE SMOOTH FLOW PIPE WITH RUBBER GASKET BELL AND SPIGOT JOINTS CONFORMING TO MMSHTD STANDARD SPECIFICATIONS. SEE ASSOCIATED C.O.A. PROJECT FOR DESIGN.
- MINOR GRADING MAY OCCUR ON ADJACENT PROPERTY THIS AREA (SAME OWNER) TO TRANSITION GRADES TO EXISTING.
- SEE C.O.A. PROJECT NO. 661081 FOR INFORMATION REGARDING DETENTION POND / STILLING BASIN THIS LOT TO DETAINE THE 10-YEAR STORM EVENT FOR THE OVERALL SUB-BASIN (BY OTHERS).

VICINITY MAP #D-17



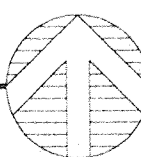
FIRM MAP #137



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GRADING PLAN

SCALE: 1"=20'

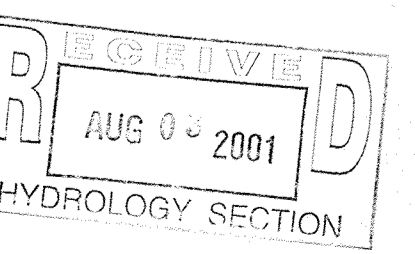


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Tract A1-2-A-2 * Journal Center
City of Albuquerque
Bernalillo County, New Mexico

TITLE:	GRADING PLAN
DATE ISSUED:	6/11/01
UPDATED:	6/25/01
EDITION:	
PROJECT ID:	SSU
FILE:	SSU-GRADE1.DWG
FILE PATH:	C:\ACTIVE\SSU\DWGS
CREATED BY:	BJB
SCALE:	1"=20'
DISCIPLINE:	CIVIL
CONSULTANT:	C.L. WEISS ENGINEERING



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