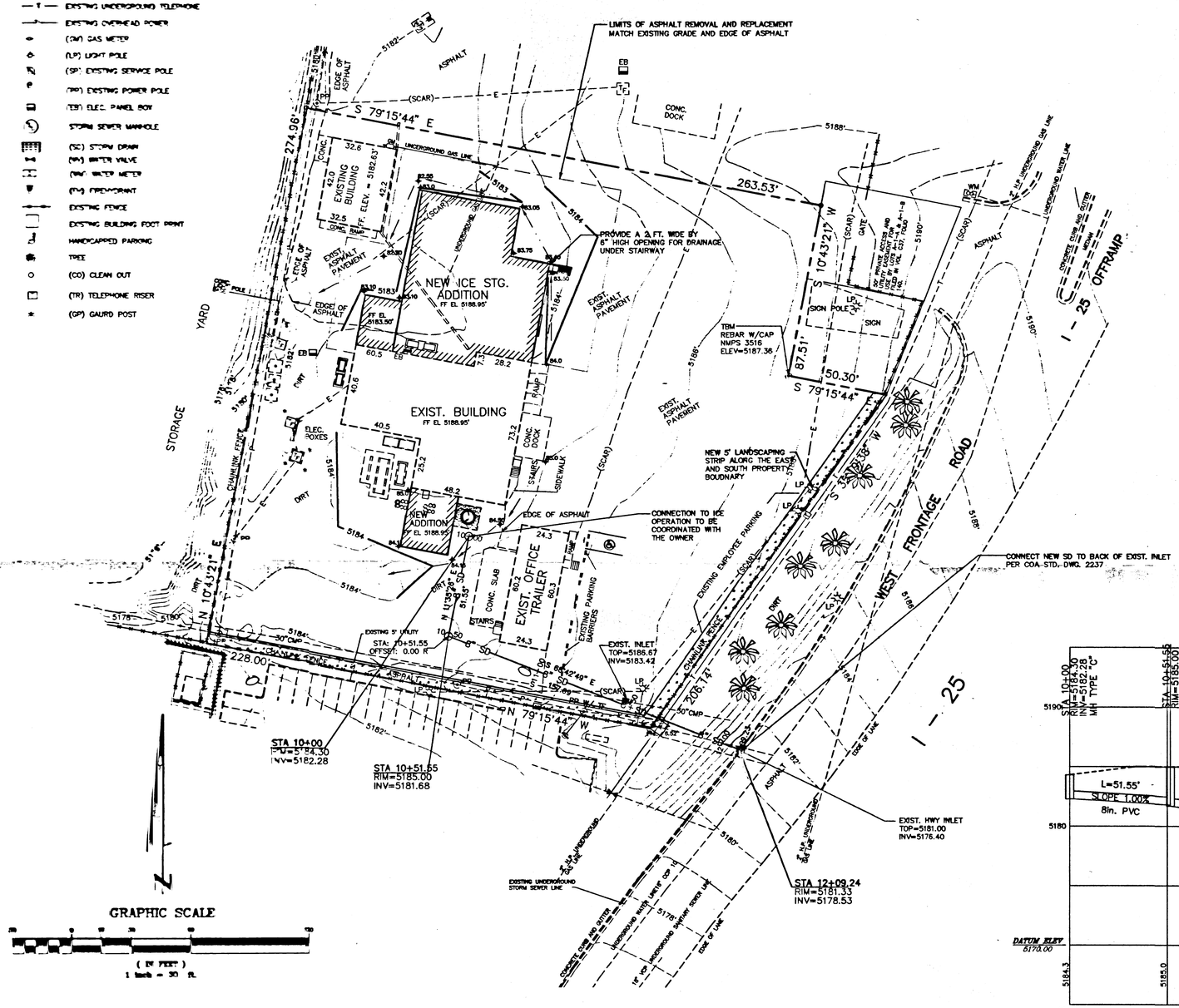
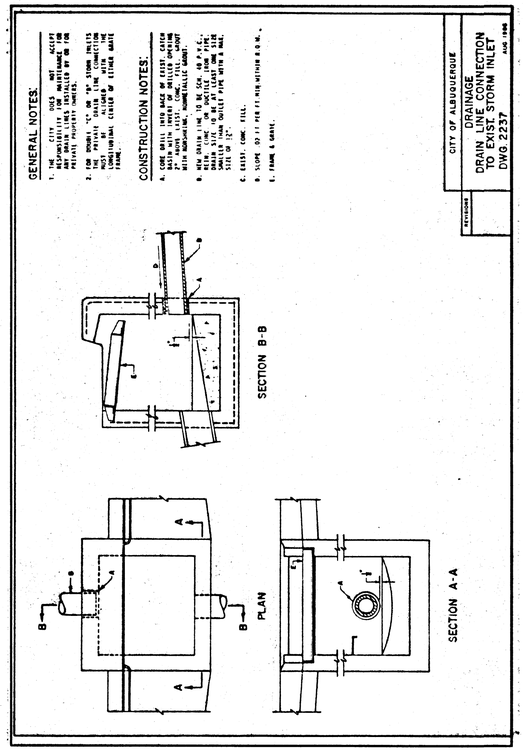
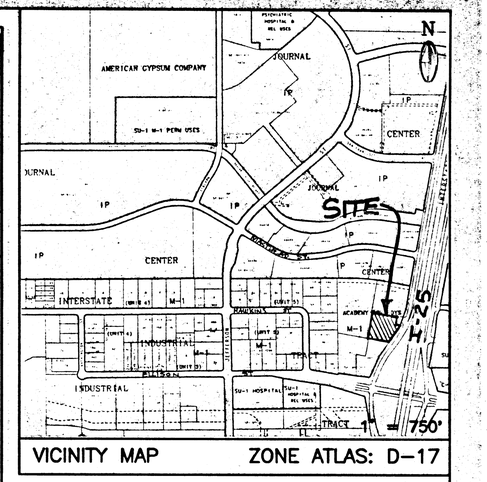
LEGEND

- (FC) FOUND PROPERTY CORNER
- —E— EXISTING UNDERGROUND POWER
- —T— EXISTING UNDERGROUND TELEPHONE
- —/— EXISTING OVERHEAD POWER
- (GM) GAS METER
- (LP) LIGHT POLE
- (SP) EXISTING SERVICE POLE
- (PP) EXISTING POWER POLE
- (EB) ELEC. PANEL BOX
- STORM SEWER MANHOLE
- (SD) STORM DRAIN
- (WV) WATER VALVE
- (WM) WATER METER
- (FH) FIREHYDRANT
- EXISTING FENCE
- EXISTING BUILDING FOOT PRINT
- HANDICAPPED PARKING
- TREE
- (CO) CLEAN OUT
- (TR) TELEPHONE RISER
- (GP) GAURD POST







VICINITY MAP ZONE ATLAS: D-17

DRAINAGE PLAN

PURPOSE:

The purpose of this grading and drainage plan is to develop the site to properly drain around the existing and proposed buildings.

EXISTING CONDITIONS:

The site is currently developed and slopes from the east to the west at a slope of approximately 2.8 percent. The site currently supports three existing building with associated parking, asphalt paving and hard packed dirt. The properties to the north, west and south of the site are currently developed. I-25 is located to the east of the site. No off-site runoff enters the site. The site does not lie in a 100-year flood plain.

PROPOSED CONDITIONS:

As shown by the plan, the development consists of a new ice storage addition at the north end of the existing building and a smaller addition at the south end of the existing building. A 5' landscaping strip will also be constructed with this proposed development.

An 8" private drain line will be installed with this development to drain water generated by the ice making operation. The drain line will connect to the back of an existing inlet located along the west frontage road of I-25. A state permit will be acquired for this connection. Discussions with Ms. Rae Van Hoven, Drainage Engineer with the State Highway Department, and Mr. Loren Mielnz, with the City of Albuquerque Storm Drainage Section, indicate that this is an acceptable method of discharging the excess water. The maximum amount of water to be discharged into the inlet is 35,000 gal/day = 0.054 cfs. An NPDES permit has been submitted to the EPA and accepted. Water quality tests of the water discharged from the ice making operation show that no contaminants are present.

CALCULATIONS:

The calculations submitted with this plan define the 100 year-6 hour design storm falling within the project area under existing and developed conditions. The Hydrology is per "Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque, New Mexico in cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority, dated January, 1993.

LEGAL DESCRIPTION:

Lot A-1-B, A Portion of Lands of Academy for Boy's within Section 23, T. 11 N., R. 3 E., Albuquerque, Bernalillo County, New Mexico

SURVEY NOTES:

BASIS OF BEARING:

As per map entitled "Plat Lots A-1-A & A-1-B (Being formerly Parcel A-1) A portion of Lands of Academy for Boy's" Recorded in Book C37, Page 140, Record of Bernalillo County, New Mexico.

ELEVATION DATUM:

NMSHC Control Monument "I-25=14"
N=1,514,880.92
E=399,828.26
Elevation = 5196.73 (SLD 1929)

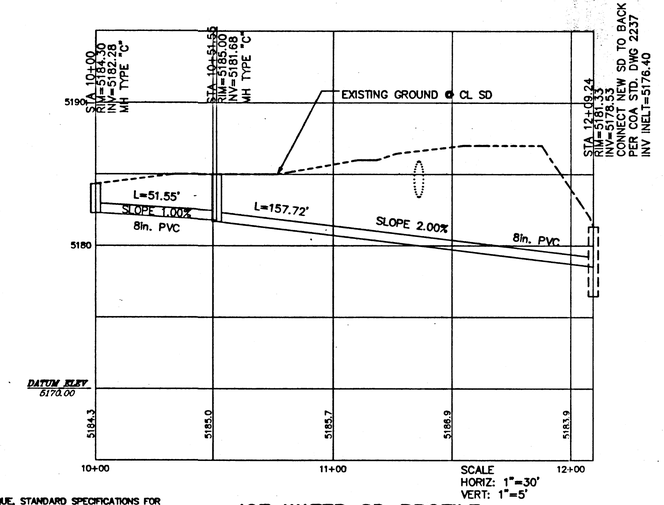
UTILITY NOTES:

The underground utilities shown have been located from field survey information, atlas maps as may be available from municipalities or utility companies and existing drawings.
The surveyor makes no guarantee that the underground utilities comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does state that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

a.) Water lines are approximate from information provided by the City of Albuquerque, Ph. (505)260-1990.
b.) Gas lines are approximate from information provided by the Public Service Company of New Mexico, Ph. (505)260-1990.
c.) Sewer lines are approximate from information provided by the City of Albuquerque, Ph. (505)260-1990.
d.) Electric lines are approximate from information provided by Public Service Company of New Mexico (PNM), Ph. (505)260-1990.
e.) Telephone service provided by U.S. West Communications, Ph. (505)768-6611.

Survey information provided by: Clint Sherrill & Associates, 730 San Mateo SE, Albuquerque, NM 87108, Tele: (505) 256-7364.

FEB 3



ICE WATER SD PROFILE

GENERAL CONSTRUCTION NOTES:

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE "CITY OF ALBUQUERQUE, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986" (COA STND) WITH UPDATES THROUGH #4.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
4. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
5. THE 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 TEMPORARY BERMS AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM SLOWING.
6. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
7. THE CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
8. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

GRADING & DRAINAGE PLAN

JACKIE S. McDOWELL NEW MEXICO 10903 REGISTERED PROFESSIONAL ENGINEER
2-2-95

CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

GRADING & DRAINAGE PLAN
LOT A-1-B, A PORTION OF
ACADEMY FOR BOY'S

SPARKLE ICE ADDITION

McDowell Engineering, Inc.

Designed JSM	Drawn STAFF	Checked JSM	Sheet C2 of 2
File SPA0195L	Date JANUARY,1995		