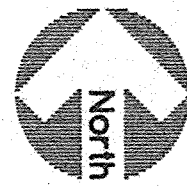


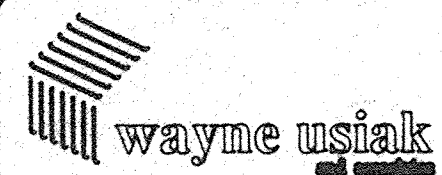
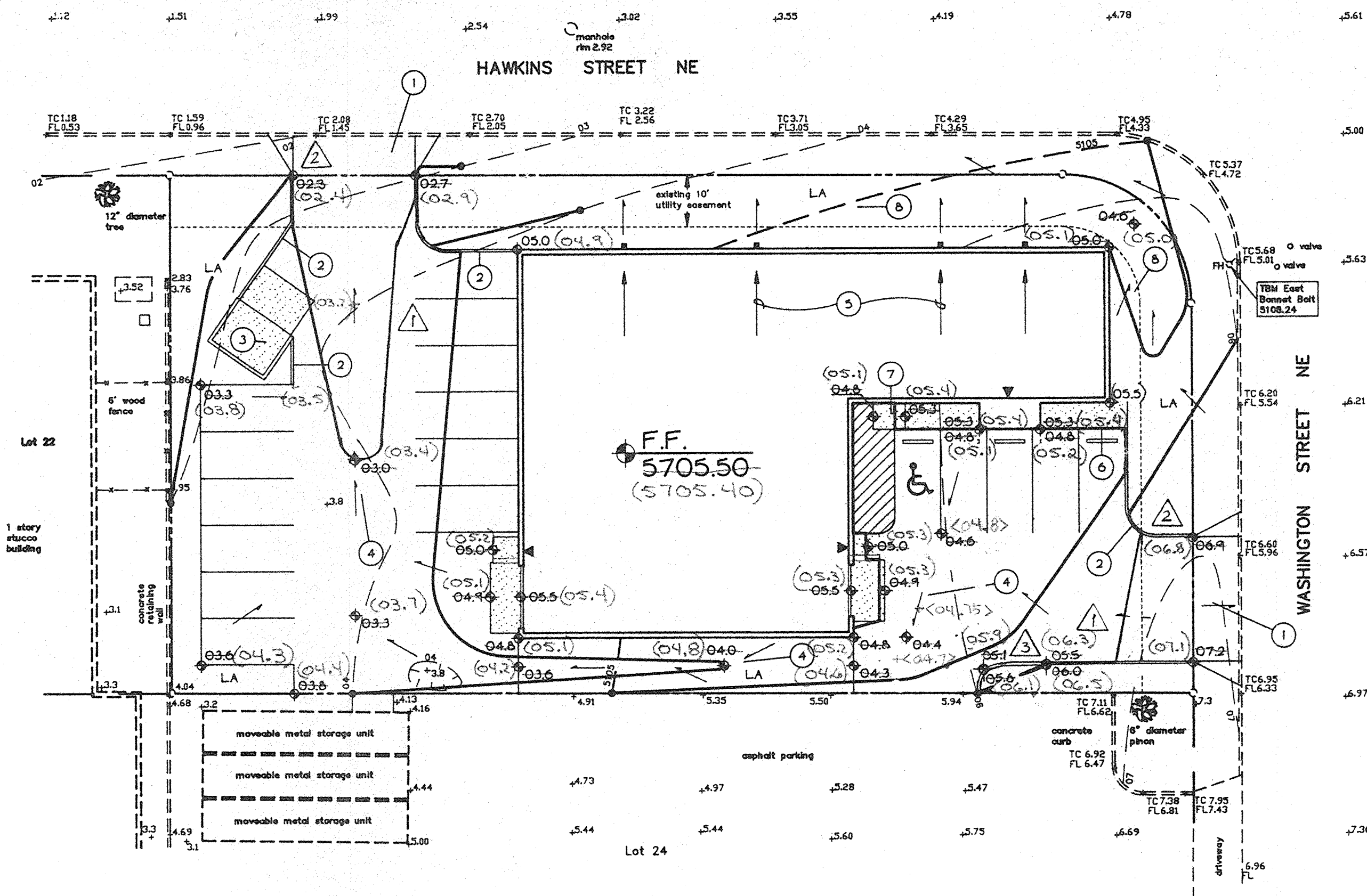
ON THE WEEK OF APRIL 10, 1995
I INSPECTED
LOT 23, INTERSTATE INDUSTRIAL TRACT, UNIT IV
AT THAT TIME IT APPEARED THAT NO GRADING,
FILLING OR EXCAVATION HAD OCCURRED THEREON
SINCE THE PREPARATION OF THE EXISTING CONTOUR
MAP USED IN THE PREPARATION OF THIS PLAN.
Christopher L. Weiss
CHRISTOPHER L. WEISS
4-10-95
DATE

LEGEND

- SIDEWALK, CURB AND GUTTER (EXISTING, PROPOSED)
--- PROPOSED PAVED DRIVE
--- BUILDING (EXISTING, PROPOSED)
--- PROPERTY LINE
x 55.7 EXISTING SPOT ELEVATION
20 EXISTING CONTOUR
75.2 PROPOSED SPOT ELEVATION
30 PROPOSED CONTOUR
--- SURFACE FLOW DIRECTION (EXISTING, PROPOSED)
LA LANDSCAPED AREA
TGW TOP OF GRADE WALL (< 18" HIGH)
TRW TOP OF RETAINING WALL (> 18" HIGH)
TA TOP OF ASPHALT
TC TOP OF CURB
FL FLOW LINE
FF FINISHED FLOOR
R/W RIGHT OF WAY
PL PROPERTY LINE
PP POWER POLE
▲ ENTRY / EXIT LOCATION



1" = 20'



WAYNE USIAK & ASSOCS
9016 WASHINGTON ST. NE
PHONE: (505) 822-0282
ALBUQUERQUE, NM 87113

PROJECT: OFFICE / WAREHOUSE

LOCATION: HAWKINS
ALBUQUERQUE, NM 87113

OWNER TED JORGENSEN

KEYED NOTES

1. CONSTRUCT DRIVE ENTRANCE. PROVIDE SMOOTH RIDING TRANSITION. SEE ARCHITECTURAL FOR DIMENSIONS.
2. CONSTRUCT 6" CONC. HEADER CURB THIS AREA.
3. CONCRETE DUMPSTER PAD
4. PROVIDE SHALLOW SWALE (SLOPE = 1%) TO CARRY FLOWS TO HAWKINS ST. AS INDICATED BY FLOW ARROWS.
5. ROOF FLOWS TO DRAIN TO DOWNSPOUTS AS INDICATED.
6. CONSTRUCT 6" HIGH TURNED DOWN WALK THIS AREA.
7. HANDICAP RAMP
8. PROVIDE POSITIVE DRAINAGE MINIMUM SLOPE = 1% AWAY FROM THE BUILDING AT ALL ADJACENT LANDSCAPED AREAS.

RESUBMITTAL COMMENTS

1. MINOR REVISIONS TO PARKING LOT GRADING TO ACHIEVE A MAX. GRADE OF 5%.
2. MINOR REVISION TO WATERBLOCK SPOT ELEVATIONS TO MAINTAIN A WATERBLOCK HEIGHT BETWEEN 10" AND 12" IN HEIGHT.
3. CURB ADDED TO SOUTHEAST LANDSCAPE AREA WITH SPOTS ADDED FOR CLARIFICATION.

Christopher L. Weiss
CHRISTOPHER L. WEISS
5-26-95
DATE

I, Christopher L. Weiss, P.E. hereby certify that the as-built information shown is in substantial compliance with the approved Drainage / Grading Plan:

Christopher L. Weiss
Christopher L. Weiss, P.E.
N.M. Certification No. 6653

10-16-95
Date

Note: (xx.x) references as-built data by Forstbauer Surveying Co.
(xx.x) references as-built data by McIntosh & Dutton, Inc.

SCOPE:

The proposed improvements include an approximately 6450 SF (footprint) building area with adjacent concrete and asphalt paved walkways / parking areas, general site work and site grading.

The present site is an undeveloped commercial property which slopes at appx. 2.5% to the northwest. Hawkins Street NE abuts the property to the North, Washington Street NE abuts the property to the east, and the properties to the south and west are developed commercial properties.

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.

DRAINAGE PLAN CONCEPT: All flows will free discharge to Hawkins St. N.E. in accordance with the approved master plan for the area. The flows will exit the property at the drive entrance and then travel a short distance on Hawkins St. before entering the North Diversion Channel.

GENERAL NOTES:

LEGAL: Lot 23, Interstate Industrial Tract, Unit IV, Albuquerque, New Mexico.

SURVEYOR: Forstbauer Surveying Co., Ron Forstbauer, 1100 Alvarado Dr. NE, Albuquerque, NM 87110 - April, 1995

B.M.: City of Albuquerque 10-D17, a nail in the south pole of pylon #REB, located along an electric transmission line, in an open field, 0.65 miles west of Hwy. I-25, and on the projected centerline of San Antonio Dr. NE elevation = 5109.28 (M.S.L.D.)

I.B.M.: East Bonnet Bolt of Fire Hydrant located near the south endpoint of the northeast property radii. Elevation = 5108.24 (M.S.L.D.)

SOILS: SCS Soil Survey of Bernalillo County indicates that the soil is Embudo (EmB); Hydrologic Soil Group "B".

FLOOD HAZARD: Per FEMA Boundary Map #9, the property is not located within a floodzone.

OFF-SITE DRAINAGE: There is no off-site drainage onto this site

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 on the west property line.

CALCULATIONS:

Calculations are based on the Drainage Design Criteria for Bernalillo County, Section 22.2, DPM, Vol. 2, dated Jan., 1993

AREA OF SITE: 19860 SF = 0.46 Ac.

ON-SITE

HISTORIC FLOWS:

On-Site Historic Land Condition	
Area a	0 SF
Area b	0 SF
Area c	19860 SF
Area d	0 SF
Total Area	19860 SF

DEVELOPED FLOWS:

On-Site Developed Land Condition	
Area a	0 SF
Area b	2455 SF
Area c	2455 SF
Area d	14950 SF
Total Area	19860 SF

EXCESS PRECIPITATION:

Precip. Zone	
Ea	0.53
Eb	0.78
Ec	1.13
Ed	2.12

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E = $EaAa + EbAb + EcAc + EdAd$

Historic E		Developed E	
1.13 in.		1.83 in.	

On-Site Volume of Runoff: V360 = $E'A + 12$

Historic V360		Developed V360	
1870 CF		3032 CF	

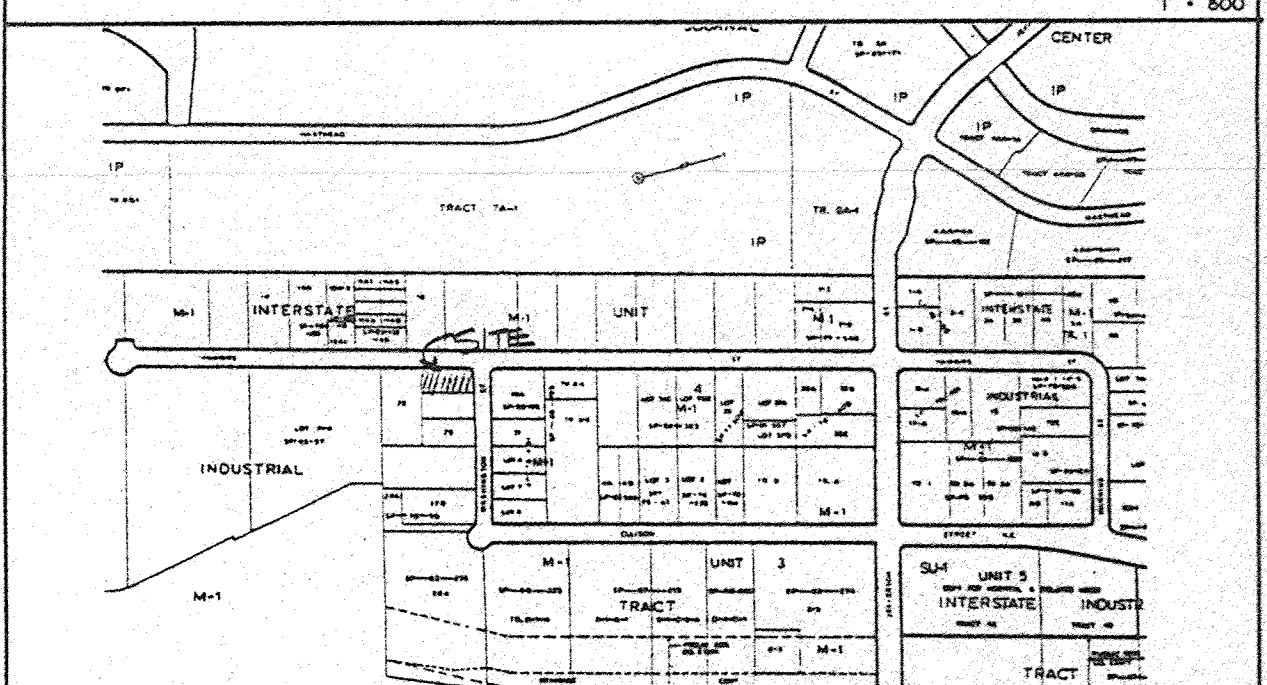
On-Site Peak Discharge Rate: $Qp = QpaAa + QpbAb + QpcAc + QpdAd / 43,560$

For Precipitation Zone 2

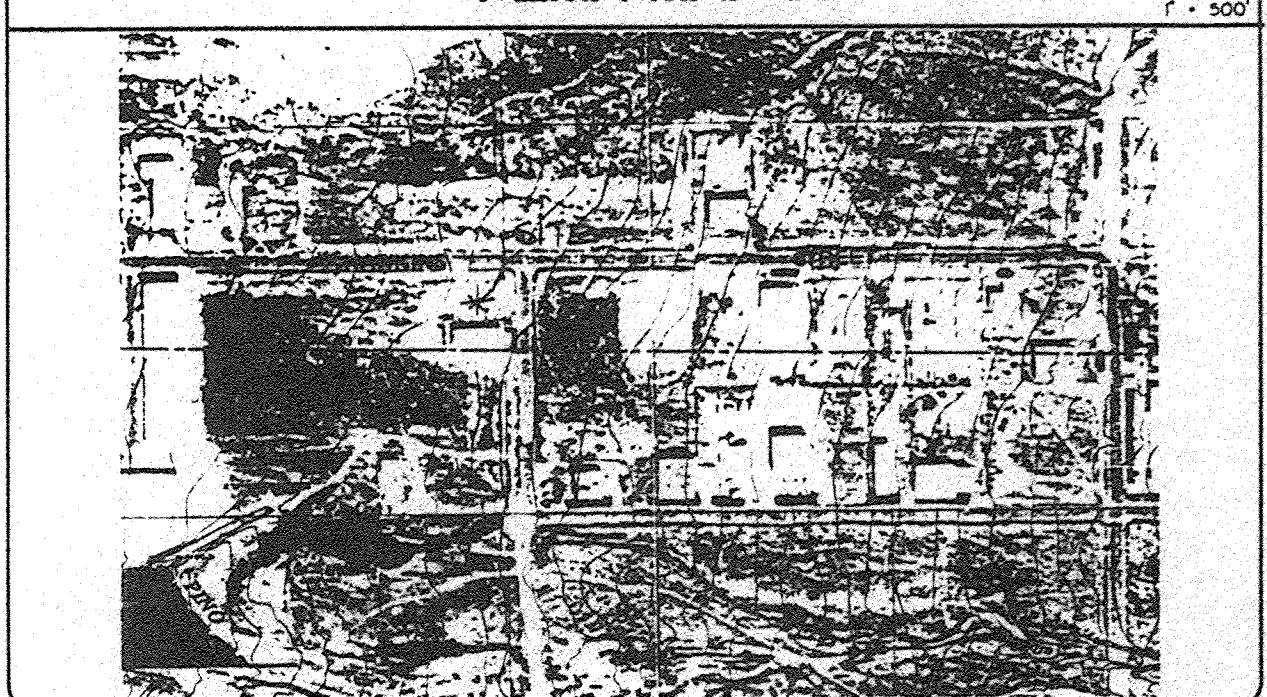
Qpa = 1.56	Qpc = 3.14
Qpb = 2.28	Qpd = 4.70
Historic Qp = 1.4 CFS	Developed Qp = 1.9 CFS

Flows to be released into Hawkins Street NE

ZONE ATLAS MAP #D-17



FEMA MAP #9

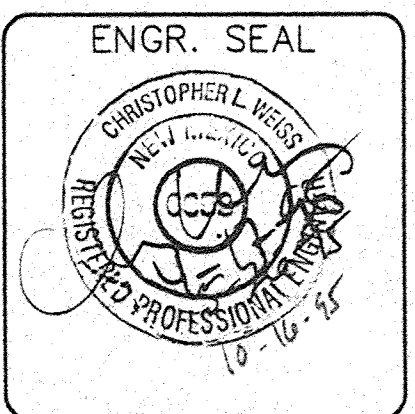
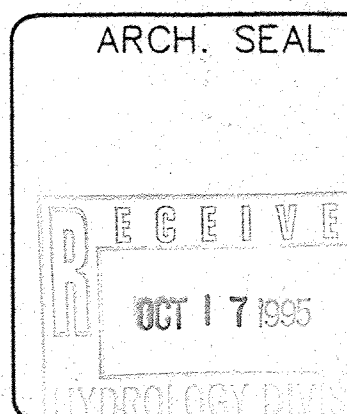


DRAINAGE / GRADING PLAN

DATE: _____ DRAWN: BJB CHECKED: CLW
APPROVED: _____ PROJECT NO. 9508

REVISIONS:

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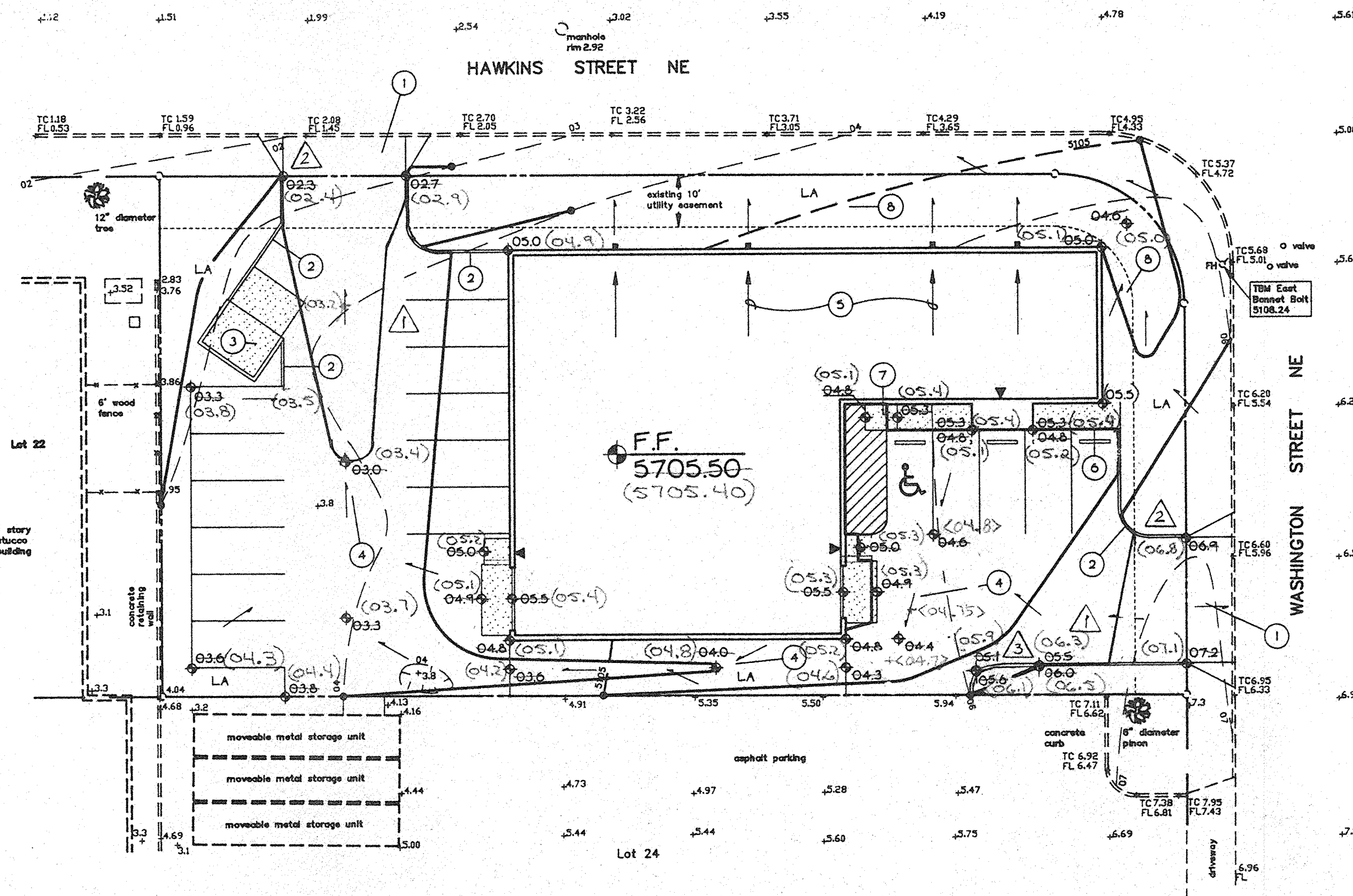
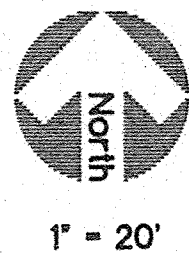
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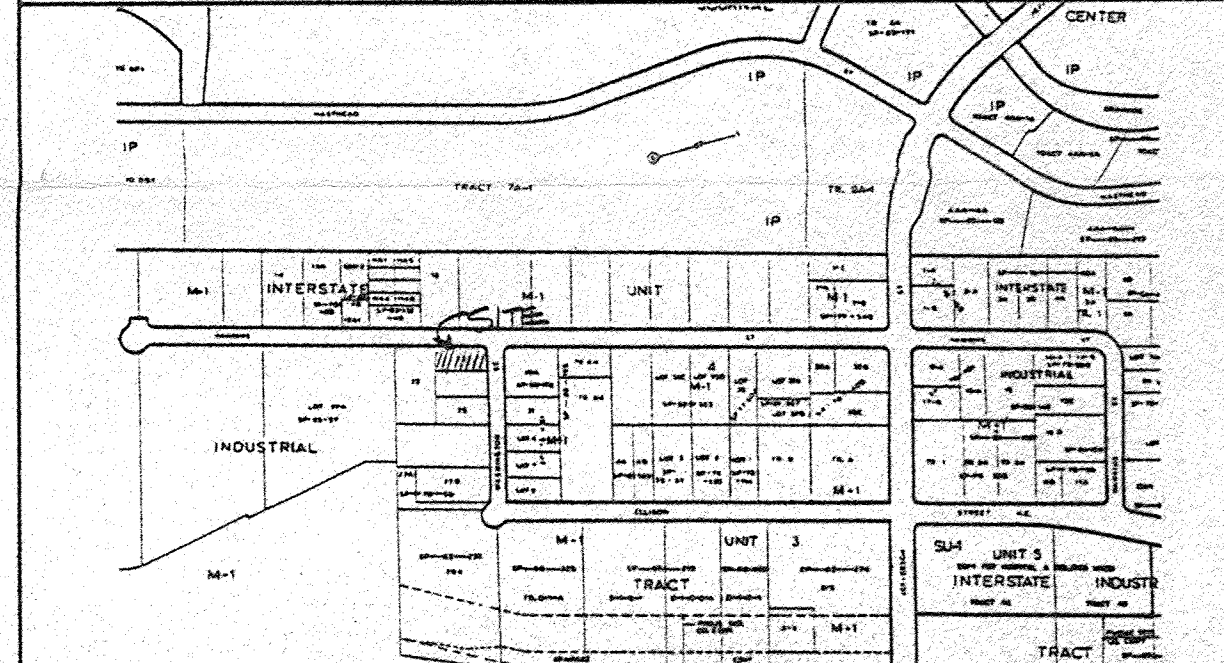
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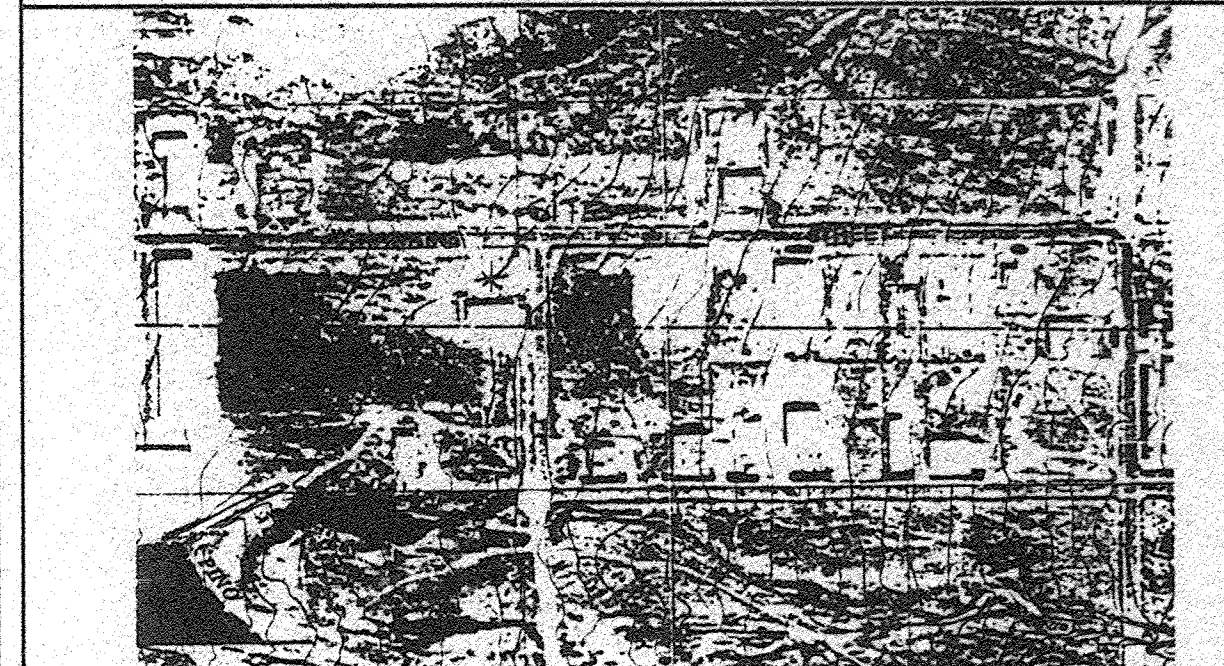
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ZONE ATLAS MAP #D-17



FEMA MAP #9



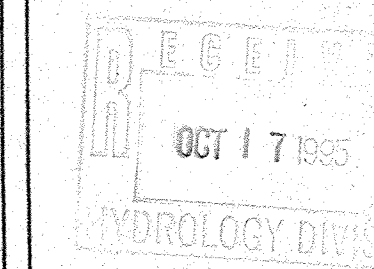
DRAINAGE / GRADING PLAN

DATE: _____ DRAWN: BJB CHECKED: CLW
APPROVED: _____ PROJECT NO. 9508

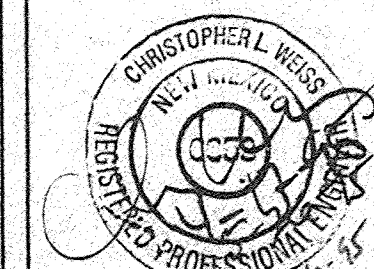
REVISIONS:

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ARCH. SEAL



ENGR. SEAL



SHEET:

OF