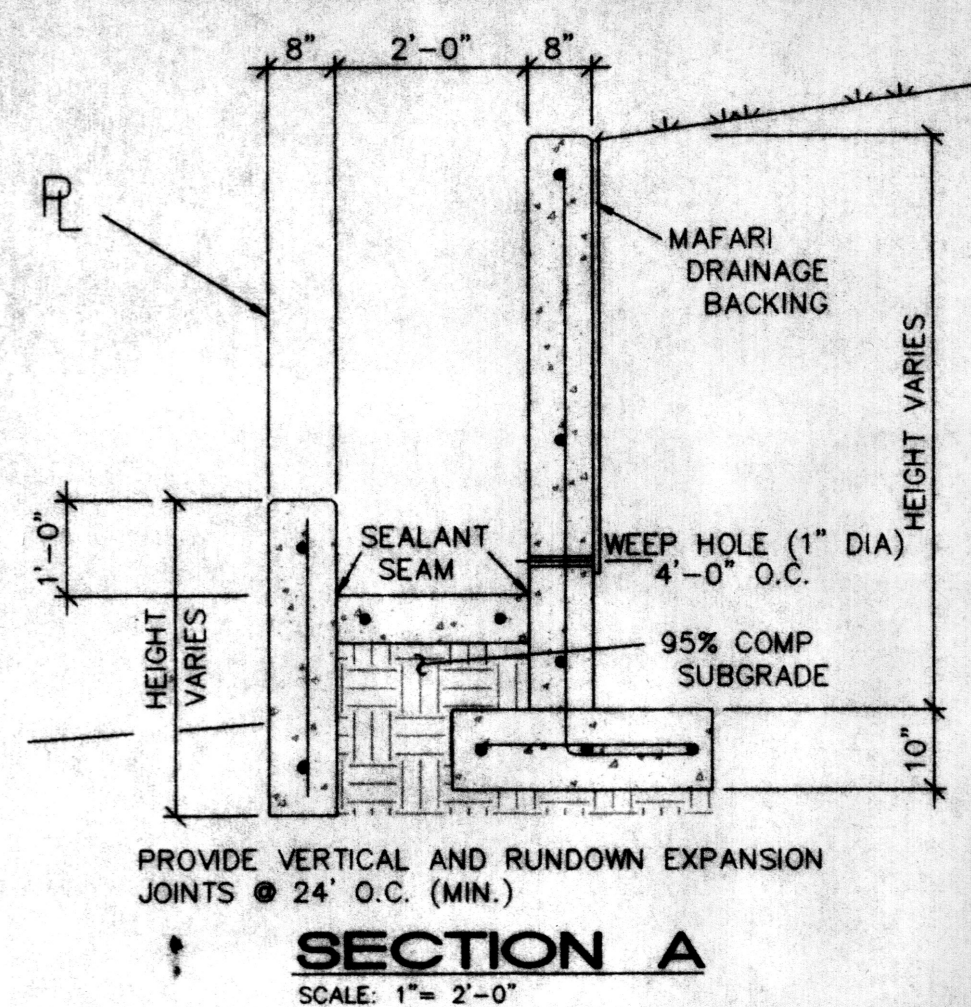
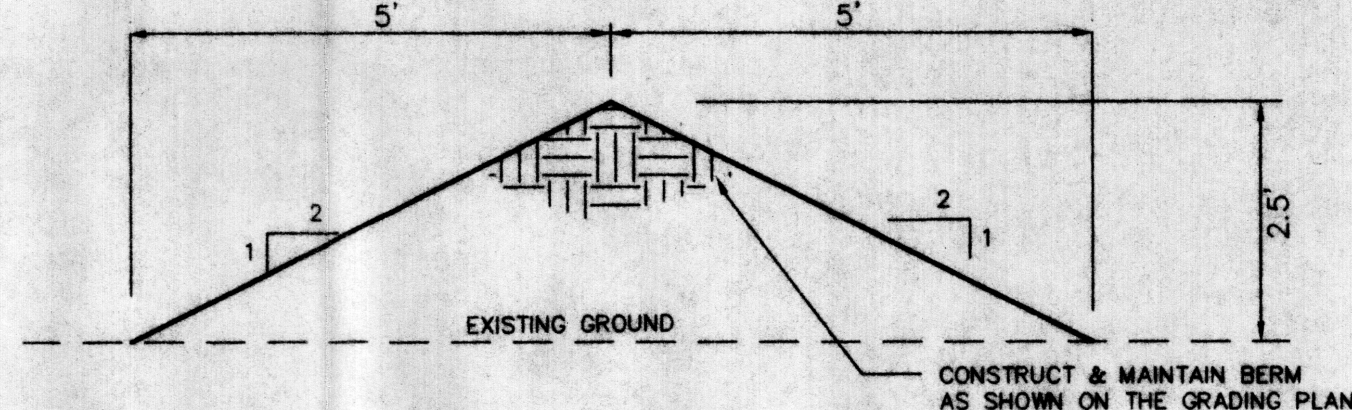




EROSION CONTROL

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO THE PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING EROSION CONTROL BERMS (AS DETAIL AT RIGHT) AS SHOWN ON THE PLAN AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
2. THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY ENVIRONMENTAL HEALTH DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION. AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.
3. SEE GRADING NOTES.



EROSION CONTROL BERM

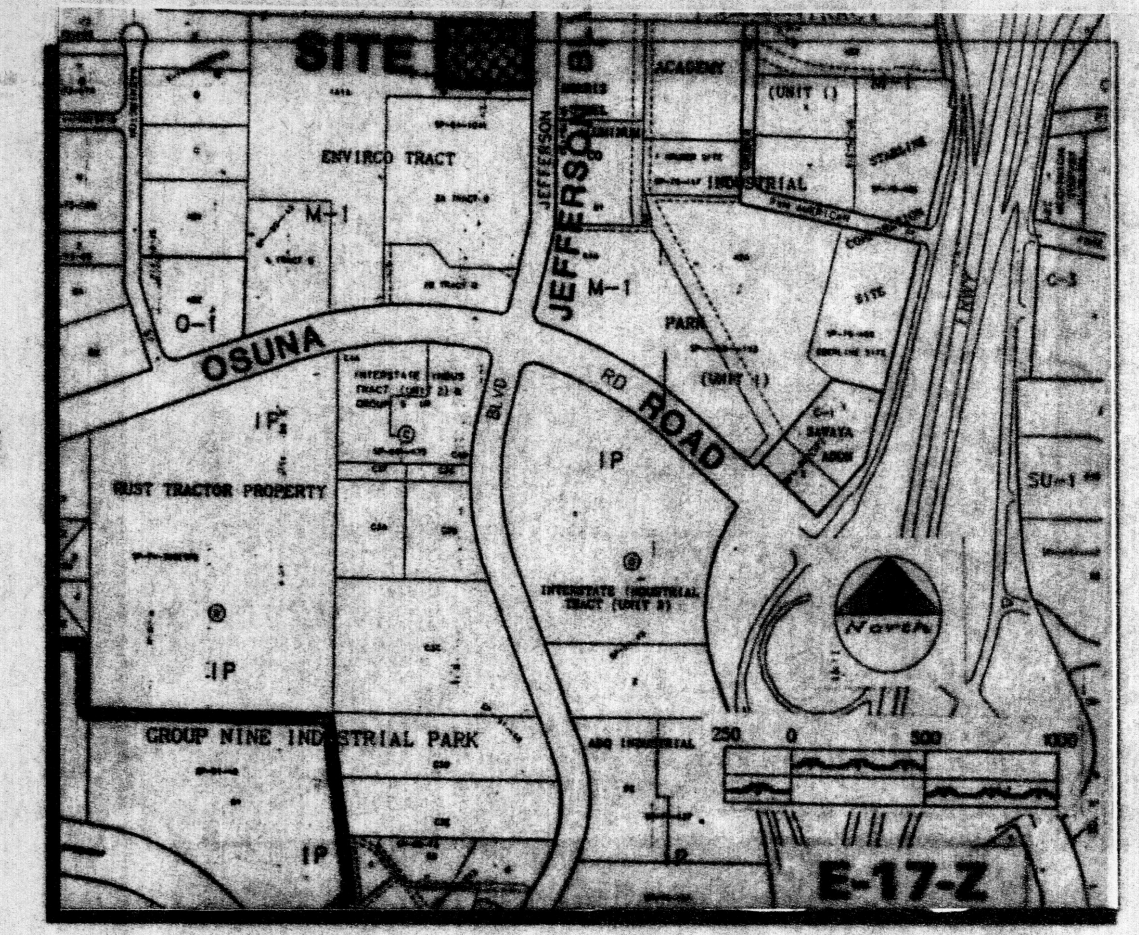
SCALE: 1" = 2'-0"

GRADING NOTES:

1. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFF-SITE.
2. ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
3. EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
4. CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.3± FEET.
5. SCARIFY AND COMPACT SUBGRADE FOR FILLS. PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH. MOISTEN AS NECESSARY TO PROVIDE OPTIMUM MOISTURE (22%) CONTENT.
6. UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE. COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
7. MAXIMUM SLOPES SHALL BE 3:1; MINIMUM SLOPES SHALL BE 1X.
8. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
9. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE. THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITY LINES, PIPELINES, AND UNDERGROUND UTILITY LINES IN PLANNING AND CONDUCTING EXCAVATION. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
10. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT ERODED AND WASHED DOWN THE STREET.
11. OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. ALLOW TESTING SERVICE TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHALL COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT NO ADDITIONAL EXPENSE.
12. OWNER HAS ESTABLISHED SUBDIVISION BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING INCLUDING TRACT CORNERS. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS.

LEGEND

---	43	EXISTING CONTOUR INTERVAL
---	+ 42.0	PROPOSED CONTOUR INTERVAL
TC		PROPOSED SPOT ELEVATION
FL		TOP OF CURB ELEVATION
---	---	FLOWLINE ELEVATION
---	---	FLOWLINE
TSW		TOP OF SIDEWALK ELEVATION
T.W.		TOP OF WALL
R		HANDICAP RAMP
FF:		FINISH FLOOR
---	---	TEMP. EROSION CONTROL BERM



VICINITY MAP

ENGINEER'S CERTIFICATION

I, Fred C. Arfman, Licensed under the laws of the State of New Mexico, Do hereby certify that this project was constructed in substantial compliance with the approved final grading & drainage plan, Dated September 13, 1996 for the Jefferson / Osuna Office Bldg., On file with Hydrology Division, P.W.D., City of Albuquerque (E17/D52) as field verified by Aldrich Land Surveying on August 12, 1997. In accordance with the "New Mexico Engineering and Surveying Act" Section 61-23-1 thru 61-23-32 NMMSD (1978).

I further certify that perimeter walls were not required on the approved final grading & drainage plans, Dated September 13, 1996 for the subject property, On file with the Hydrology Division, P.W.D., City of Albuquerque (E17/D52).

Fred C. Arfman, NMPE No. 7322 Date 08-13-97

Public Right-of-Way Construction Notes Block (E-17)

GENERAL NOTES

Legal Description: Lot 1-A-1-B, Enviroco Tract

Site Area: 2.15 Acres (93,808 SF)

Benchmark: ACS Monument "8-D17A"

Elevation: 5145.55

Flood Hazard Statement: As designated on Panel 16 of the FEMA Flood Insurance Rate Maps, this site is adjacent to a 100-year floodway to the north where all flows are confined to a constructed concrete lines channel and no part of the site is subject to a flood hazard.

Soils: Site soils are Embudo (EmB) which is classified as being in Hydrological Soil Group B by the SCS Soil Survey of Bernalillo County.

HYDROLOGY

Offsite Drainage: No offsite storm waters enter onto the site with the exception of that portion of the Jefferson Street right-of-way between the westerly back of curb and the right-of-way line.

Existing Conditions: The site was mass graded as part of the Enviroco site development. Uncompacted fill material has been piled (3' average height) over approximately the middle half of the site. Presently, all storm waters enter the site to the west at two distinct points. The storm waters combine further to the west and are then accepted by the improved channel to the north and northwest.

Precipitation Zone: Present Land Treatment: C

$Q_{100} = (2.15)(3.14) = 6.75$ cfs

No drainage report was prepared for the Enviroco Tract. City Hydrology desires for the free discharge of storm waters to the adjacent improved channel.

Proposed Conditions: The proposed office building includes 20,000 SF of office space over a 10,000 SF footprint with associated paved parking and access areas and related landscaping. All developed storm waters are routed overland to the concrete runoff along the westerly property line. Flows are then routed via channel flow to the existing improved concrete lined channel to the north.

Area = 2.15 Ac. (93,808 SF), Precipitation Zone 2

Proposed Land Treatments	%	Area(SF)
A	15	14,071
B	0	0
C	85	79,737

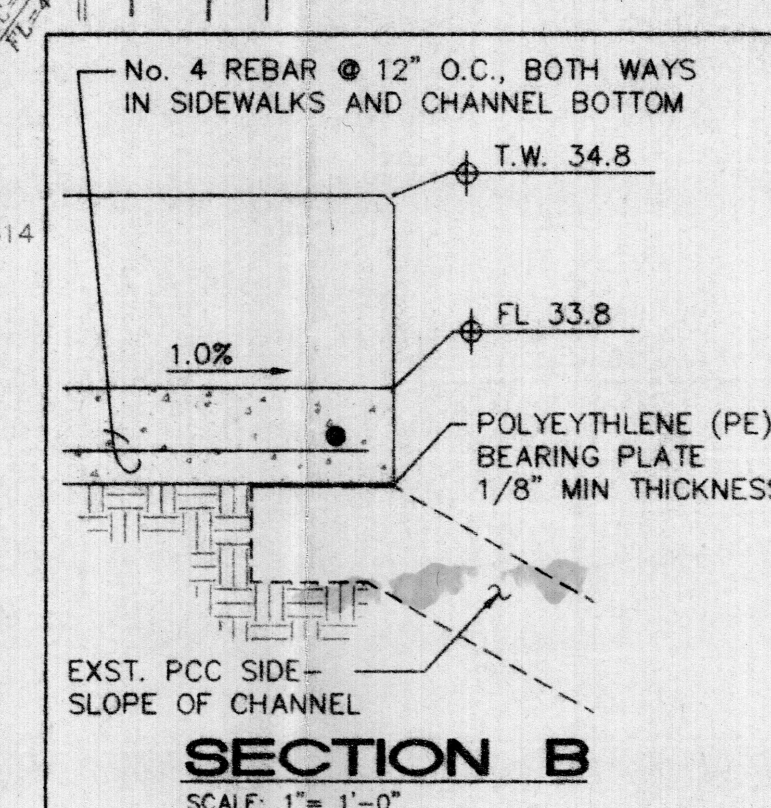
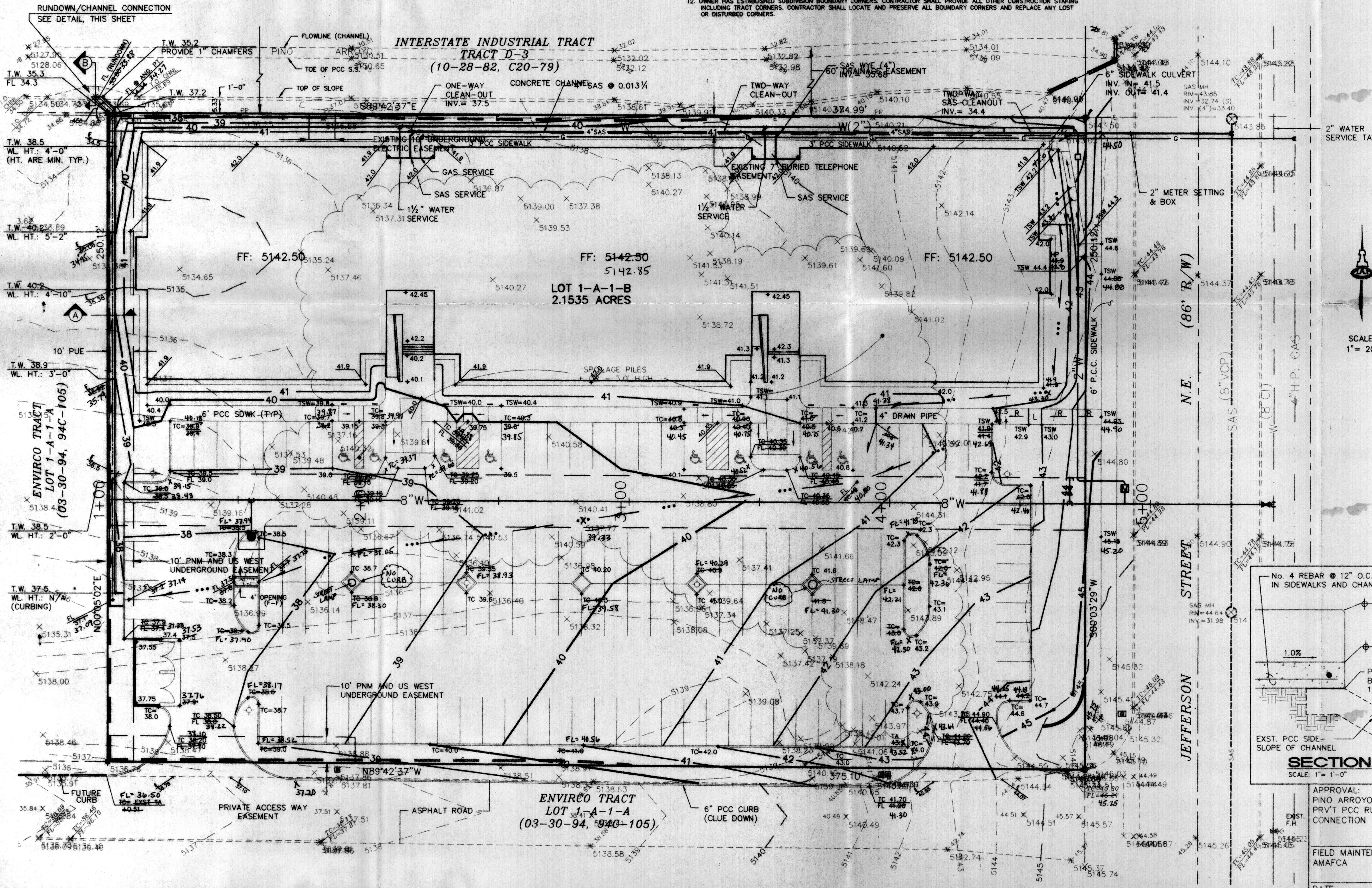
Excess Precipitation Values: B = 0.78 inches

D = 2.12 inches

$Wt' E' = 0.78(14,071) + 2.12(79,737) = 1.92$ inches

Volume = (1.92 inches x 93,808) / 12 = 15,009 cu.ft.

$Q_p = (2.28 \times 0.32) + (4.70 \times 1.83) = 9.33$ cfs



APPROVAL: PINO ARROYO CHANNEL PRIVT PCC RUNDOWN CONNECTION
FIELD MAINTENANCE ENGR. AMAFCA
DATE

JEFFERSON / OSUNA OFFICE BUILDING GRADING & DRAINAGE PLAN AUGUST 1996

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
726 Monroe Street N.E.
Albuquerque New Mexico
904GRD.DWGdy 9/13/96
SHEET C2