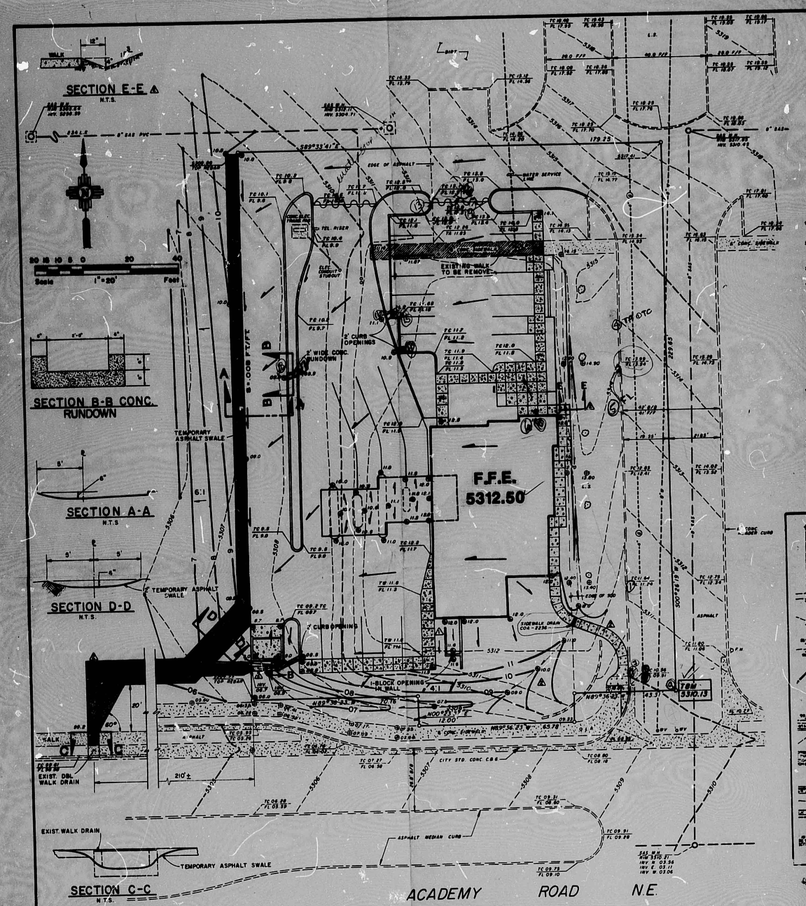
PUBLIC WORKS/HYDROLOGY

E18/D17A



GENERAL NOTES FOR GRADING AND DRAINAGE

1. AN UNBARRIED/UNCONDITIONED PERMIT WILL BE ISSUED BEFORE DEFINITIVE ACT CAN OCCUR. SITE PLAN OF APPROVAL AND A GRADING PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THE PERMIT.
2. ALL WORK DETAILED ON THESE PLANS, EXHIBIT OR OTHERWISE CITED OR PROVIDED HEREON, SHALL BE CONSTRUCTED UNDER THE SUPERVISION OF A REGISTERED ENGINEER, WHO SHALL CERTIFY TO THE CITY ENGINEER THAT THE WORK WAS ACCOMPLISHED IN ACCORDANCE WITH THE APPROVED PLAN.
3. THE CONTRACTOR SHALL FIELD VERIFY ALL EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATION SERVICES, 766-1001, FOR LOCATION OF EXISTING UTILITIES.
4. 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 SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. SAWCUTS, EXPANSION SHALL BE ACCORDING TO APPROVAL STREET USE.
6. MAINTENANCE OF THE PARKLIFTSED SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE PROPERTY OWNER.
7. ALL UTILITIES AND UTILITY SERVICES LINES SHALL BE INSTALLED PRIOR TO PAVING.
8. DISPOSAL OF ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL MATERIAL DISPOSED IN THE PARKLIFTSED SHALL BE PLACED, SPRED AND COMPACTED IN ACCORDANCE WITH THE PARKLIFTSED DESIGN STANDARDS.
9. ALL CONCRETE DUMPSTER PADS SHALL BE SIX INCH REINFORCED CONCRETE (6"x6", 10 GA. W.W.M.).
10. OWNERSHIP OF ACCESSWAYS, AS THEY DEPART AND FOR THE AREAS AND REGIONS DEFINED BY THE CITY ENGINEER, SHALL BE PRIVATE. OPERATIONAL SERVICE, IN THE CONTEXT OF AN ACCESSWAY, IS DEFINED AS THE PERIODIC REMOVAL OF SNOW, ICE, DEBRIS & / OR FLOOD, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF MAINTENANCE & OPERATIONAL, INC.
11. MAINTENANCE ACCESS: THERE SHOULD BE NOT FURLONG NECESSARY EQUIPMENT TO MAINTAIN THE DRAINAGE DESIGN SHALL REMAIN THE ENTERPRISE'S RESPONSIBILITY.
12. CONSTRUCTION PHASE: THE SITE WILL BE FULLY DEVELOPED IMMEDIATELY. EROSION PROBLEMS ASSOCIATED BY PHASED DEVELOPMENT WILL NOT, THEREFORE, BE A PROBLEM.
13. CONSTRUCTION PHASE: THE CONTRACTOR SHALL EXCAVATE ADJACENT TO THE EXISTING ASPHALT PAVEMENT ALONG ACADEMY ROAD. THE ASPHALT FROM THE SITE INTO THE STREET. LOOSE DIRT STOCKPILED IN THE STREET DURING UTILITY CONSTRUCTION ACTIVITIES SHALL BE PROTECTED FROM RAIN CAUSED DOWNSTREAM FLOODING DUTIES IN THE STREET.

TEXT

EXISTING

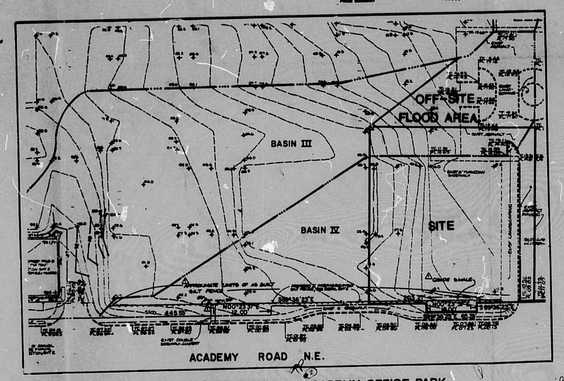
THE 0.68 ACRE SITE IS LOCATED ON THE NORTH SIDE OF ACADEMY RD., ON EITHER BOULDER DR. AND TRUDAE DR., RE. THE SITE IS CURRENTLY UNDEVELOPED EXCEPT FOR AN EXISTING ACCESS ROAD TO THE EAST AND NORTH.

PROPOSED

THE SITE WILL FREE DISCHARGE AS ALLOWED BY THE MASTER GRADING PLAN FOR THE ACADEMY OFFICE PARK, BY TOM MANN & ASSOCIATES, INC., JUNE 1988. THE SITE WILL DISCHARGE TO AN EXISTING DOUBLE SIDEWALK CULVERT, LOCATED ON ACADEMY RD. TO THE WEST OF PROPERTY, BY WAY OF A TEMPORARY ASPHALT DRAINAGE SWALE UNTIL SUCH TIME THAT THE PROPERTIES TO THE WEST ARE DEVELOPED.

OFF-SITE

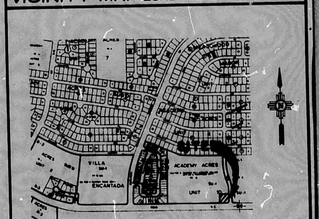
IN REFERENCE TO THE EROSION CONTROL PLAN FOR ACADEMY OFFICE PARK BY TOM MANN & ASSOCIATES, INC. (SEE BELOW), 1.7 CFS OF BASIN III FLOWS TO THE NORTH OF THE MANN PROPERTY. WILL BE DIVERTED WITH FLOWS BLOCKED AND REROUTED AROUND SITE BY WAY OF APOREMENTIONED ASPHALT SWALE.



EROSION CONTROL PLAN FOR ACADEMY OFFICE PARK

BY TOM MANN & ASSOCIATES INC. - JUNE 1988

VICINITY MAP ZONE ATLAS MAP NO. E-18



FLOOD HAZARD MAP & OFF-SITE FLOWS FROM F.E.M.A.

SEE EROSION CONTROL PLAN BELOW FOR OFFSITE FLOWS

NO. 21 SOILS MAP SOIL SURVEY U.S.D.A., S.C.S.

HYDROLOGY

	A.R. ID	D.A. AC.	H. FT.	B FT/FT	L FT.	T_c MIN.	SOIL TYPE	T_c HR	C.N.	C	P_1 IN	P_2 IN	P_{100} IN	I_1 IN/HR	I_{100} IN/HR	Q_1 C.F.S.	Q_{100} C.F.S.	V_{Q1} C.F.	V_{Q100} C.F.	Q_1 C.F.S.	Q_{100} C.F.S.
EXISTING	1	.96	NA	NA	NA	<10	B	9	70	.40	1.02	1.51	2.30	2.15	3.19	4.5	[illegible]	280	1,259	.93	1.2	1.9
DEVELOPED	1	.96	NA	NA	NA	<10	B	74	93	.76	1.02	1.51	2.30	2.15	3.19	4.85	1,574	3,043	5,561	1.6	2.3	3.6

SOILS INFORMATION FROM SOIL SURVEY U.S.D.A., S.C.S.

SOIL SERIES AND MAP SYMBOLS	DEGREE AND KIND OF LIMITATIONS FOR: SEPTIC TANK ABSORPTION FIELDS	SEWAGE LAGOONS	SHALLOW EXCAVATIONS	DWELLINGS WITHOUT BASEMENTS	SANITARY LANDFILL (TRENCH TYPE)	LOCAL ROAD AND STREETS	SUITABILITY AS SOURCE OF: ROAD FILL	SAND	GRAVEL	TOPSOIL	SOIL FEATURES AFFECTING: POND RESERVE AREAS	DIKES, LEVEES (EXCLUDE ENGINEERED EMBANKMENTS)	HYDROLOGIC SOIL GROUP
*Embudo: EmB, EmC, ... Fw. Tijeras part of EmC: ..... Tijeras series.	Slight*.....	Severe: seepage.	Moderate: * cutbanks cave.	Slight*.....	Severe: seepage.	Slight.....	Good.....	Poor: silty fine sand.	Poor: silty fine sand.	Poor: small stones.	Seepage.....	Piping: compactible.	B

EMC—Embudo-Tijeras complex, 0 to 5 percent slopes. This mapping unit is about 50 percent an Embudo gravelly fine sandy loam, 0 to 5 percent slopes, and about 35 percent a Tijeras gravelly fine sandy loam that has 1 to 9 percent slopes.

The Embudo soil is in drainageways and depressions, and the Tijeras soil is on low ridges in narrow undulations. The Tijeras soil has the profile described as representative of the Tijeras series. On both soils, runoff is medium and the hazard of water erosion is moderate.

* Included in this unit in mapping are areas of Tonajo, Millett, and Wink soils, which make up about 15 percent of the unit.

This mapping unit is used for community development, watershed, wildlife habitat, and range. The Embudo part of this unit is subject to flooding. Control of measures is required for proper compaction. Dryland capability subclass VIIc; irrig. capability subclass VIIe; native plant community 4.

LEGAL

A PORTION OF TRACT "A" ACADEMY ACRES T.8 R.4E UNIT-CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BENCHMARK:
CITY OF ALBUQUERQUE BRASS CAP
F-19A ELEV 5328.52

NO.	REVISIONS	BY	DATE
2	CHANGE EAST SIDE SWALE & WALK - SOUTHWEST ASPHALT & CONC. SWALS	SWC	4/87
1	CHANGE EAST SIDE SWALE & MECH. AREA	SWC	10/86

FIRST NATIONAL BANK
Academy Branch

GRADING & DRAINAGE PLAN

RECEIVED JUN 2 0 1989 HYDROLOGY SECTION

EASTERLING & ASSOCIATES, INC.
CONSULTING ENGINEERS
5643 Paradise Blvd. N.W.
Albuquerque, New Mexico 87114

Designed: DLS	Drawn: BRG	Checked: CME	Sheet 1 of 1
Job No.: 2491	Date: SEPT. 1988		

R1 25 DATE 3-15-92 OPERATOR

CITY OF ALBUQUERQUE

This microimage is certified to be a complete and accurate copy of the original as it appears in the files of the Public Works Department and was created in the normal course of business.

The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (M3115-1977)

DIRECTOR

NOTARY PUBLIC
OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO

PLAN SHOT TWICE
CHECK ON ALBUM
CHECK ON FILM

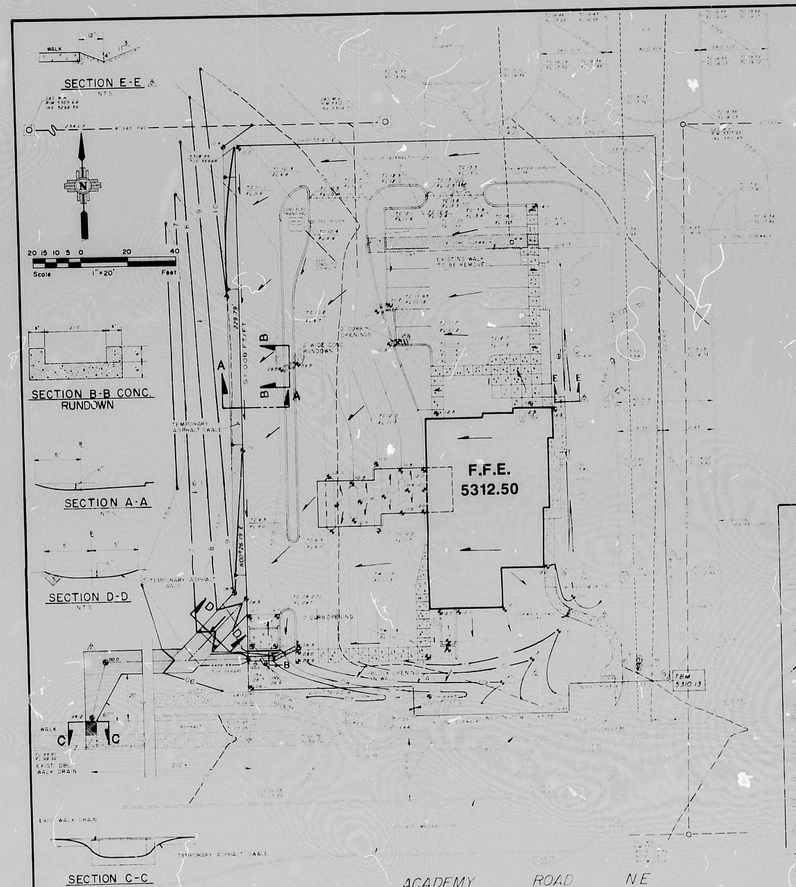
CITY OF ALBUQUERQUE
THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

PLANS/PLATS ON FILE

FILE DESC: E18/D17A

PLANS/PLATS 1

E 30 D 24 C 20 B 16 A 12 CITY OF ALBUQUERQUE C D F



TEXT

EXISTING

THE 5.06 ACRE SITE IS LOCATED ON THE NORTH SIDE OF ACADEMY ROAD NE BETWEEN BUNKSON DR. AND TRUCHAS DR., NE. THE SITE IS FURTHERLY UNDEVELOPED EXCEPT FOR AN EXISTING ACCESS ROAD TO THE EAST AND NORTH.

PROPOSED

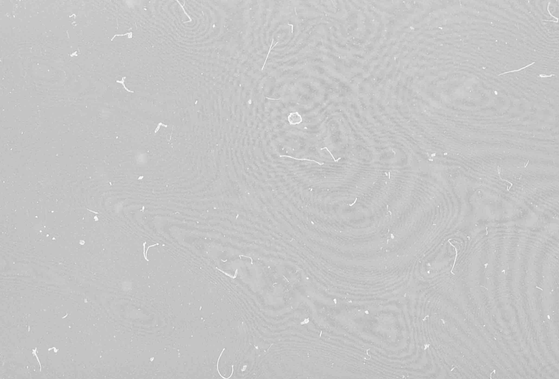
THE SITE WILL FREE DISCHARGE AS ALLOWED BY THE MASTER GRADING PLAN FOR THE ACADEMY OFFICE PARK, BY TOM MANN & ASSOCIATES, INC., JUNE 1982. THE SITE WILL DISCHARGE TO AN EXISTING DOUBLE 72"CMP CULVERT UNDER ACADEMY RD. TO THE WEST OF PROPERTY, BY WAY OF A TEMPORARY ASPHALT DRAINAGE SWALE UNTIL SUCH TIME THAT THE PROPERTIES TO THE WEST ARE DEVELOPED.

OFF-SITE

IN REFERENCE TO THE EROSION CONTROL PLAN FOR ACADEMY OFFICE PARK BY TOM MANN & ASSOCIATES, INC. SEE BELOW, SUBBASIN III FLOWS TO THE NORTH OF THE BANK PROPERTY, WILL BE DIVERTED WITH WATER BLOCKS AND REROUTED AROUND SITE BY WAY OF ARCHEMANTIONS ASPHALT SWALE.

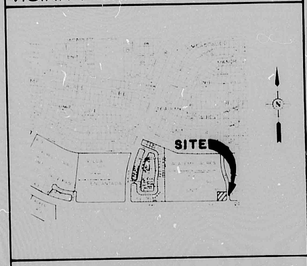
GENERAL NOTES FOR GRADING AND DRAINAGE

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE ISSUED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONDUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR STREET, ALLEY, DRAINAGE IMPROVEMENTS" 1986 EDITION, AND THE CITY OF ALBUQUERQUE "DRAINAGE DESIGN CRITERIA" (DDC).
3. WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXPLORE AND VERIFY THE LOCATION OF ALL UTILITIES AND OTHER OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. NATIVE MATERIAL EXCAVATED SHALL BE HAULING TO ARTERIAL STREET USE.
6. WATER BLOCKS TO BE EXCAVATED SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
8. DISPOSAL OF ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS SPECIFIC IN SECTION 01000 - THE GENERAL CONDITIONS, IN THE "STANDARD SPECIFICATIONS FOR STREET, ALLEY, DRAINAGE IMPROVEMENTS" 1986 EDITION.
9. ALL CONCRETE COMPLETED PAVE SHALL BE SEAL (NON-REINFORCED CONCRETE ISTAPE) W.M.W.
10. ENGINEERING DOCUMENTS: THESE DOCUMENTS AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF EASTERLING & ASSOCIATES, INC. AND MUST BE RETURNED UPON REQUEST. THEY ARE NOT TO BE USED FOR OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT WRITTEN CONSENT.
11. CONSTRUCTION SAFETY: THAT DRAWING DO NOT INCLUDE NECESSARY CONSTRUCTION SAFETY DEVICES. THEY ARE SHOWN ONLY WHEN PERMANENT STRUCTURE.
12. EROSION CONTROL: THE SITE WILL BE FULLY DEVELOPED IMMEDIATELY. EROSION PROTECTION STANDARDS BY PRESENT DEVELOPMENT WILL NOT TRANSPIRE.
13. CONSTRUCTION PHASE: THE CONTRACTOR SHALL EXERCISE REASONABLE CARE IN CONSTRUCTION TO PREVENT THE MOVEMENT OF SEDIMENT FROM THE SITE. THE SITE SHALL BE STABILIZED IN THE STREET. SEDIMENT TRACKED ONTO THE STREET WITHIN 24 HOURS SHALL BE REMOVED FROM BEING TRANSPORTED DOWNSTREAM BY WATER IN THE STREET.



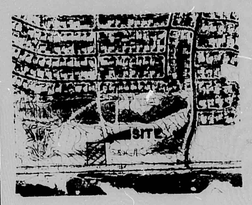
EROSION CONTROL PLAN FOR ACADEMY OFFICE PARK

VICINITY MAP ZONE ATLAS MAP NO. E-18

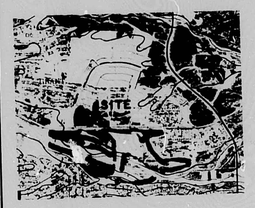


FLOOD HAZARD MAP & OFF-SITE FLOWS FROM F.E.M.A.

SEE EROSION CONTROL PLAN FOR OFFSITE FLOW



SOILS MAP SOIL SURVEY U.S.D.A., S.C.S.



HYDROLOGY

	AP	DA	H	S	L	Tc	SOIL TYPE	%	C	P6	P10	P100	Tt	Qt	Q100	Vol6	Vol10	Vol100	Qp	Qp100
	IN	AC	FT	FT/FT	FT	MIN		IN		IN	IN	IN	MIN	CFS	CFS	CF	CF	CF	CFS	CFS
EXISTING		5.06	N/A	N/A	N/A		B	2							2		7181	12579	45	2
DEVELOPED		5.06	N/A	N/A	N/A		B	N/A	.95	1.76	2.12	2.93	5.0	5.0	14.55	5.74	9,485	15,561	12	2.3	3.6

SOILS INFORMATION FROM SOIL SURVEY U.S.D.A., S.C.S.

	CLASSIFICATION													
	USDA TEXTURE	UNIFIED	AASHTO	FRAGMENTS > 3" %	PERCENTAGE PASSING 4	40	200	PERMEABILITY	SALINITY	SODICITY	FLOODING	SOIL FEATURES AFFECTING		WIND ERODIBILITY GROUP
*EtC Embudo-Tijeras complex, 0 to 9 percent slopes. For the part of EtC see Tijeras series.	Silt Loam	Silt	A-4	0	100	100	90	Moderate	None	None	None	Roads and streets	Piping, compressible	8
	Slight*	Severe: seepage	Moderate: small stones	Slight	Severe: seepage	Slight	Good	Poor: stone free	Poor: stone free	Poor: small stones	Seepage		Piping, compressible	8

EtC Embudo-Tijeras complex, 0 to 9 percent slopes. This mapping unit is about 45 percent an Embudo gravelly fine sandy loam, 0 to 9 percent slopes, and about 35 percent a Tijeras gravelly fine sandy loam that has 2 to 9 percent slopes.

The Embudo soil is in drainageways and depressions, and the Tijeras soil is on adjacent narrow inclusions. The Tijeras soil is the profile described as representative of the Tijeras series. On both soils, runoff is medium and the hazard of water erosion is moderate.

Included in this unit in mapping are areas of Tesuque, Vallecito and Wisdom, which make up about 15 percent of the mapping unit.

This mapping unit is used for community development, watershed, wildlife habitat and range. The Embudo part of this unit, subject to flooding. Control of moisture is required for proper compaction. Dryland capability subclass VIIc. (ponderosa pine community) 4

LEGAL

A PORTION OF TRACT "A" ACADEMY
ACRES TWO (2) CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

BENCHMARK
CITY OF ALBUQUERQUE BRASS CAP
FCDA ELEV 5320.52

CHANGE EAST SIDE WALK IN WALK — SOUTHWEST ASPHALT TO CONC. WALK
CHANGE EAST SIDE SWALE IN MEDIAN TO A

FIRST NATIONAL BANK
Academy Branch

GRADING & DRAINAGE PLAN

EASTERLING & ASSOCIATES, INC.
CONSULTING ENGINEERS
5400 Montgomery Blvd. N.E.
Albuquerque New Mex. 87109

PROJECT	DRAWN	DESIGN	Sheet
NLS	BRG	CME	
JOB NO. 241	DATE SEPT 1986		of

PLAN SHOT TWICE
ONCE ON LIGHT
ONCE ON DARK

CITY OF ALBUQUERQUE
THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

BY LS DATE 3-5-92 OF 2-P

CITY OF ALBUQUERQUE

This microimage is certified to be a complete and accurate copy of the original as it appears in the files of the **Public Works Department** and was created in the normal course of business.

The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (MS115-1977)

DIRECTOR

NOTARY PUBLIC

8/6/92 Jmd

F30 D24 C20 B16 A12

CITY OF ALBUQERQUE C D F