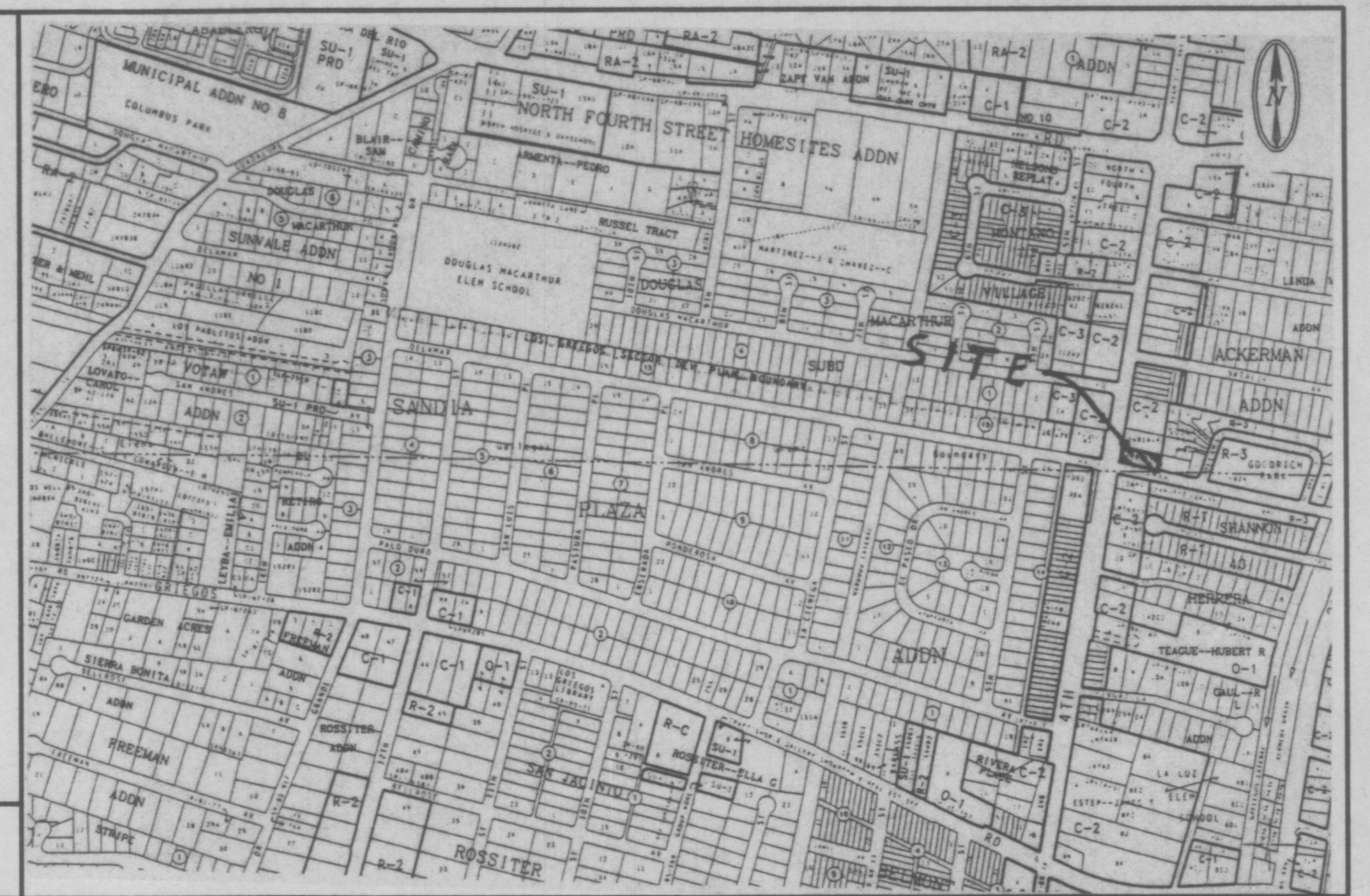


ALTHOUGH THE TOPOGRAPHY SHOWN HEREON DOES NOT REFLECT RECENT DEVELOPMENT THE DRAINAGE BASINS REMAIN ESSENTIALLY UNCHANGED

FLOODWAY & OFFSITE DRAINAGE MAP 1"=500'



F-14-Z LOCATION MAP 1"=750'

GRADING AND DRAINAGE PLAN

SCOPE:
Pursuant to the established Drainage Ordinance for the City of Albuquerque and the Development Process Manual, this Grading and Drainage plan outlines the drainage management criteria for controlling developed runoff from the project site. The property is to be developed as an one story office building, with associated paving, landscaping, utility, grading, and drainage improvements.

EXISTING CONDITIONS:
The project site is approximately 0.22 acres in size and is located on the northeast corner of Fourth Street NW and Delamar Avenue NW. This site is bounded on the east by an undeveloped Lot, on the north by a Quick Clean Center Laundromat and Dry Cleaning, on the west by Fourth Street NW, and on the south by Delamar Avenue NW. Presently the site is undeveloped. The site slopes from north to south at approximately 2 percent. No off-site flows impact the site.

As shown by the attached Floodway Panel, this site does not lie within a designated flood hazard zone.

PROPOSED CONDITIONS:
As shown by the Plan, the project consists of the development of the property into an one story office building. The Plan shows the elevations required to properly grade and construct the required improvements. The direction of drainage flows are given by flow arrows and the project hydrology is tabulated for both existing and developed conditions. This is an infill site and the drainage basin is completely developed for the most part.

All drainage flows will be managed on-site by surface improvements: flows will discharge to Delamar Avenue NW, which conveys flows to an existing drop inlet located on Delamar Avenue NW. Existing storm drains are located in Delamar Avenue which intercept all developed runoff to be discharge by the site.

EROSION CONTROL:
Temporary erosion control will be required along the project boundaries during construction to prevent the discharge of sediment into the public street system and adjoining private property. The contractor should construct a ditch dike system (see Detail 'A') along the north, south, and east property lines to effectively retain all runoff generated by the project. Care should be taken to provide ponding areas at the site perimeter, away from the buildings.

CALCULATIONS:
The calculations shown hereon 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, Part A, Development Process Manual, Vol. 2," dated January 1993.

HYDROLOGY (HYMO)								
Precipitation Zone 1				P360 = 2.20 in				
Basin	Basin	Land Treatment (acre)				Ew	V100	Q100
	area (Ac)	A	B	C	D	(in)	(af)	(cfs)
Existing Conditions								
Site	0.22		0.04	0.16	0.02	1.02	0.0187	0.75
Developed Conditions								
Site	0.22			0.03	0.19	1.84	0.0337	1.10

All flowrates include a 20% bulking factor

LEGEND

- 4975.50 — EXISTING CONTOUR ELEVATION
- 02.5 x EXISTING SPOT ELEVATION
- 75 — PROPOSED CONTOUR ELEVATION
- · · — PROPERTY LINE
- 4975.23 + PROPOSED SPOT ELEVATION
- ← DIRECTION OF FLOW
- DRAINAGE SWALE
- DRAINAGE BASIN DIVIDE
- HANDICAP SIGN

PROPERTY ADDRESS

Delamar Avenue N.W.

LEGAL DESCRIPTION

Tract 126B1A1B, M.R.G.C.D. Map No. 32

PROJECT BENCHMARK

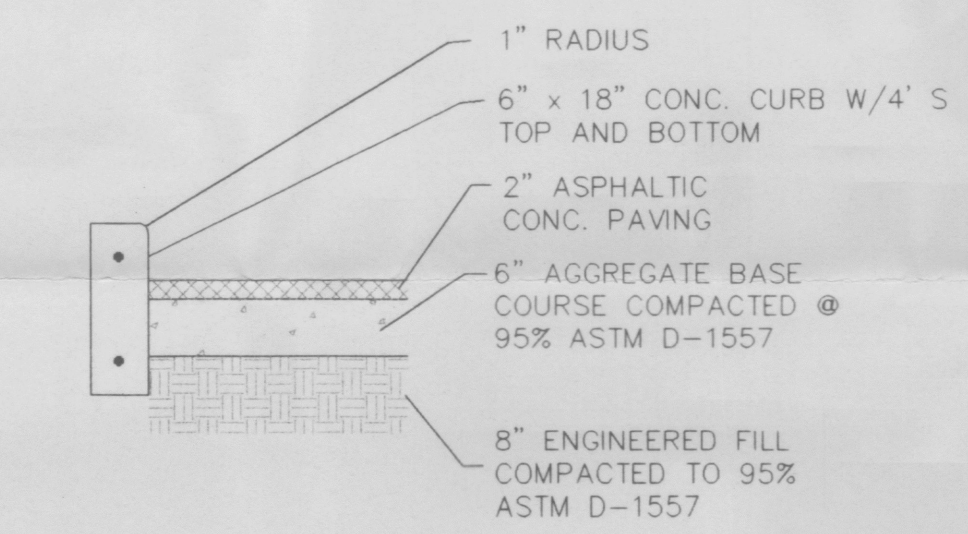
TBM: NW property corner, Elevation 4975.63 feet

SURVEY

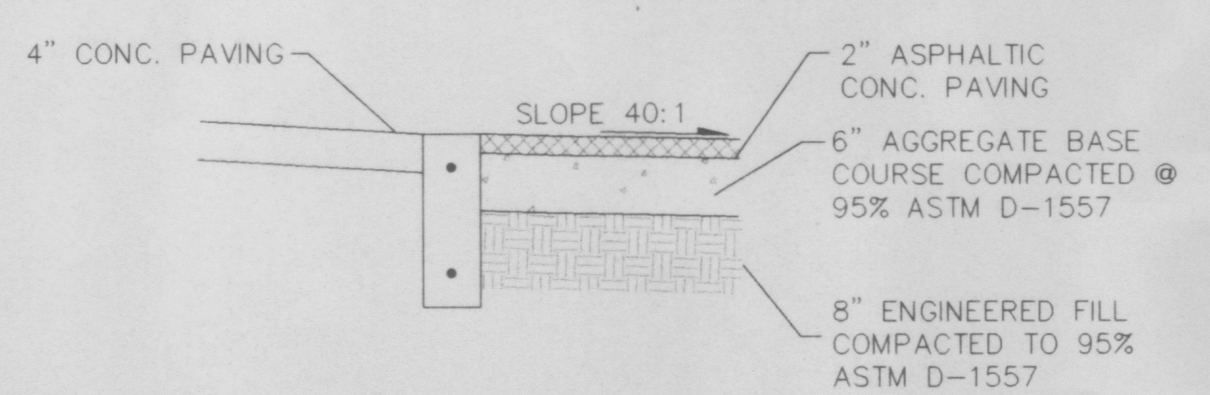
Topographic and Field Measurement by Doug Smith Surveying
Dated August, 1996

KEY NOTES

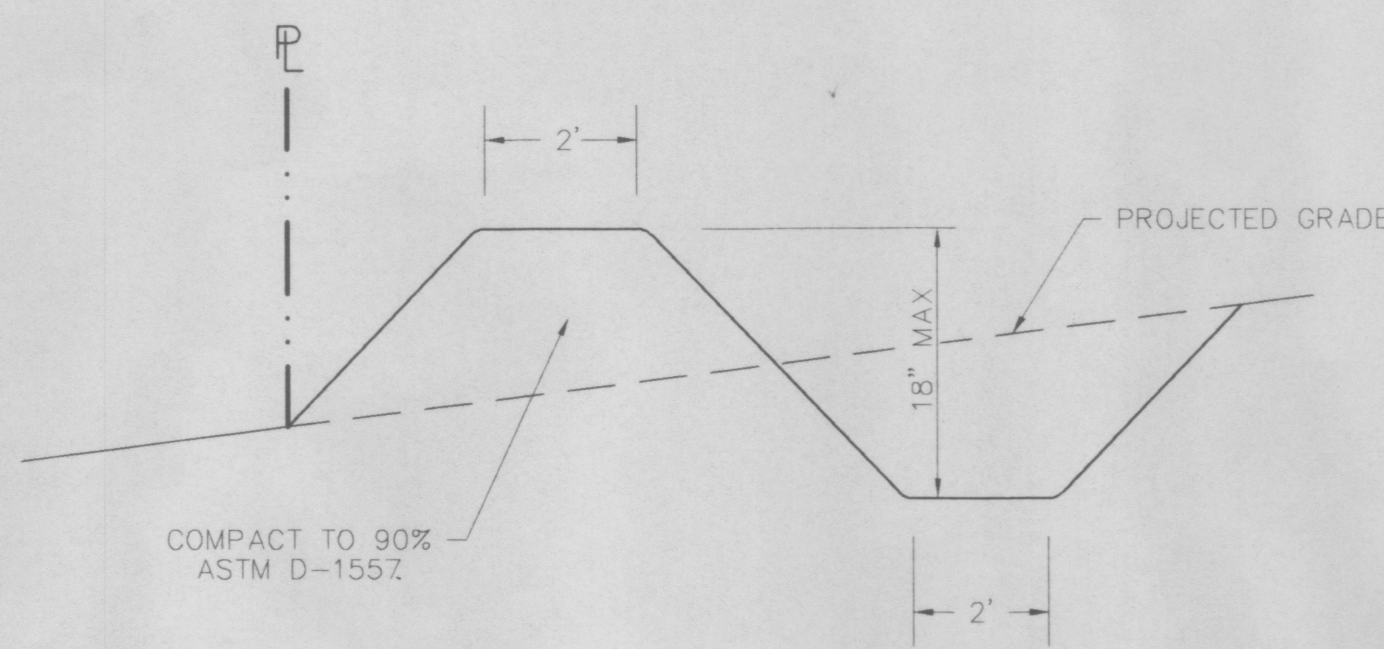
- 6" CONCRETE CURB SEE DETAIL (A)
- CONCRETE HEADER CURB FLUSH WITH PAVEMENT SEE DETAIL (B)
- EXISTING CURB & GUTTER
- REMOVE EXIST C & G CONSTRUCT DRIVEPAD PER COA STD DWG 2425
- TIRE STOP. SEE ARCHITECTURAL PLANS.
- LANDSCAPING
- DIRECTION OF ROOF DRAINAGE
- REFUSE ENCLOSURE. SEE ARCH PLANS
- PROPOSED 4' S/W



CONC. CURB DETAILS (A) NTS



CONC. CURB DETAILS (B) NTS



TEMPORARY EROSION CONTROL BERM DETAIL (A) NTS

DRAINAGE PLAN NOTES

- BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
- This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
- Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
- This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
- Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
- BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
- The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.

1 REVISION BUILDING SETBACK AND PARKING LOT PER ZONING 9/19/96

AUTO INSURANCE CENTER

GRADING & DRAINAGE PLAN

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DRAWN BY: STAFF	DATE: AUGUST, 1996
CHECKED BY: D.A.L.	
FILE: 6047G-DZ.DWG	SHEET: 1 OF 1

