

GRADING AND DRAINAGE PLAN

FOR

JEFFERSON OFFICE PLAZA

GENERAL INFORMATION:

- 1) Legal description:
Lot 6A-1 of Montgomery Village Addition
- 2) The existing flood boundary map shown on this plan does not include recent development. However, it does show that the site is not within a flood boundary.
- 3) Planning history: V 87-137 Z 83-41-3
DRB# 87-780 & 88-560
Drainage history: F-17/D14B
- 4) This plan is pursuant to a building permit.
- 5) A.C.S. Benchmark: A chiseled " " (square) at the NW curb return of the intersection of Montgomery Blvd., N.E. and Jefferson St., N.E., being ACS Sta. "6-F17".
Elevation = 5162.23
TBM onsite: A chiseled " " in sidewalk at SW corner of property, elevation 65.08.
- 6) The site is currently vacant. Also, no drainage facilities are located onsite.

EXISTING DRAINAGE CONDITIONS

The existing drainage quantities are as follows:

Soils group = B

Drainage Area "A"
Area = 1.59
Tc = 10 min by inspection
Point rainfall = 2.2" from plate 22.2 D-1
CN = 70 from plate 22.2 C-2
Runoff volume = 0.4 from plate 22.2 C-4
Qpeak = 2.8 say 3cfs

Drainage Area "B"
Area = 3.52
Tc = 10 min by inspection
Point rainfall = 2.2" from plate 22.2 D-1
CN = 70 from plate 22.2 C-2
Runoff volume = 0.4 from plate 22.2 C-4
Qpeak = 6.3 say 6cfs

Drainage Area "C" including off site drainage
Area = 3.89
Tc = 10 min by inspection
Point rainfall = 2.2" from plate 22.2 D-1
CN = 78 from plate 22.2 C-3
Runoff volume = 0.6 from plate 22.2 C-4
Qpeak = 10.5 say 11cfs

PROPOSED DRAINAGE CONDITIONS:

The proposed drainage quantities are as follows:

Analysis point "A"
Area = 1.31 AC.
Tc = 10 min by inspection
Point rainfall = 2.2" from plate 22.2 D-1
CN = 70 from plate 22.2 C-2
Runoff volume = 0.4 from plate 22.2 C-4
Qp = 45.4 X 1.31 = 5.95
Qp = 5.95 X 0.4 = 2.38 say 2.4 cfs

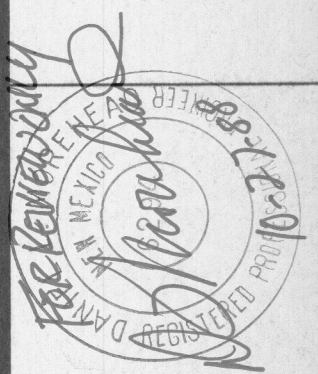
Analysis point "B"
Area = 2.38 AC.
Tc = 10 min by inspection
Point rainfall = 2.2" from plate 22.2 D-1
CN = 90 from plate 22.2 C-2
Runoff volume = 0.4 from plate 22.2 C-4
Qp = 45.4 X 2.35 = 10.67
Qp = 10.67 X 0.4 = 4.27 say 4.3 cfs

Analysis point "C"
Due to the very small change in impervious area the computations for this area are unchanged.

Analysis point "D"
Area = 1.44 AC.
Tc = 10 min by inspection
Point rainfall = 2.2" from plate 22.2 D-1
CN = 90 from plate 22.2 C-2
Runoff volume = 1.3 from plate 22.2 C-4
Qp = 45.4 X 1.44 = 6.54
Qp = 6.54 X 1.3 = 8.5 cfs

Erosion control is proposed to be addressed in two phases; construction and permanent phase. The permanent phase would control erosion with impervious surfaces and heavy permanent landscaping. Erosion control during construction will be the responsibility of the Contractor to maintain. The drainage swales on the perimeter of the proposed construction will control erosion of Tract 6A-1. Disturbed topsoil will be re-vegetated.

Revisions



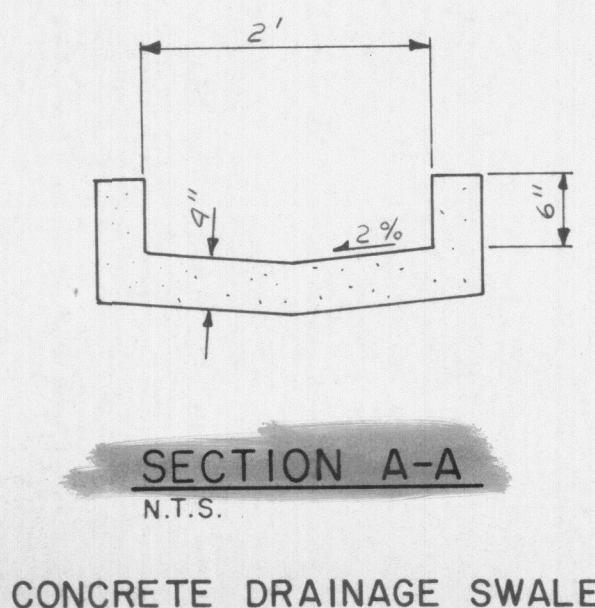
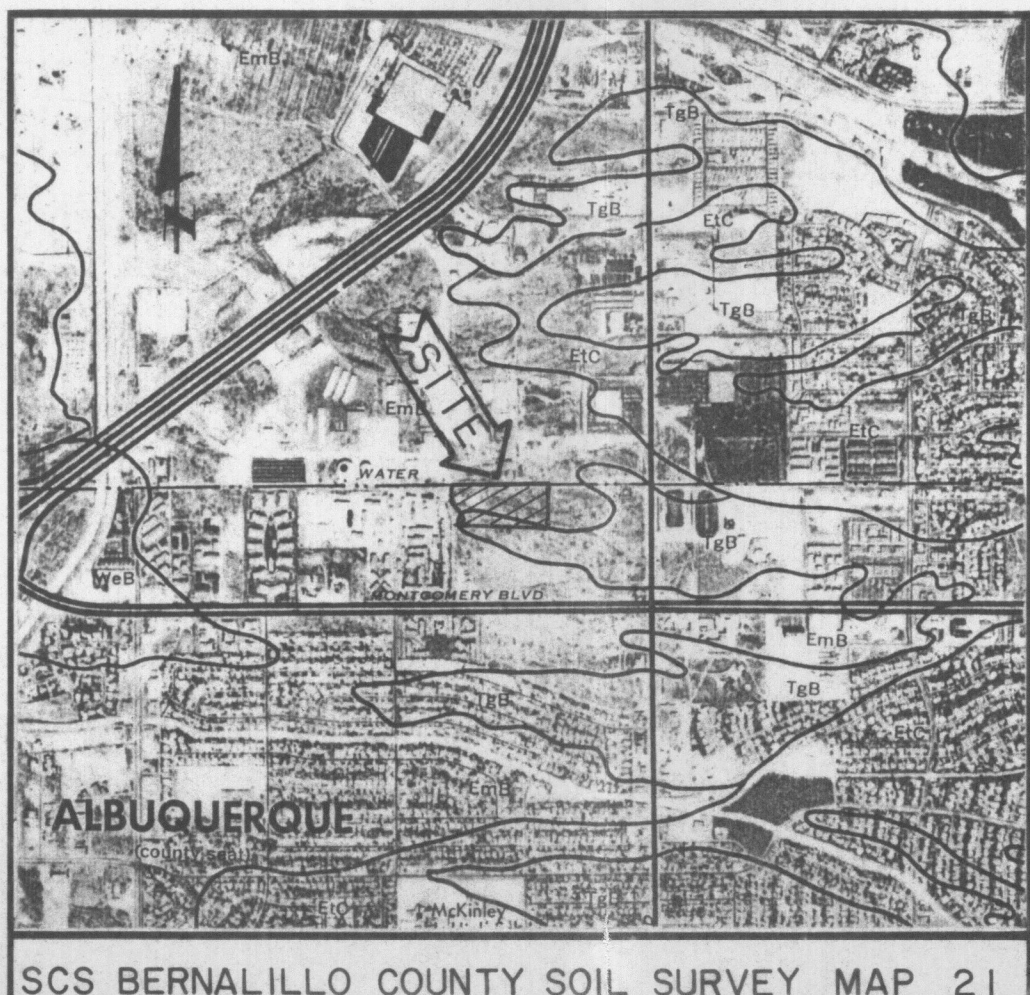
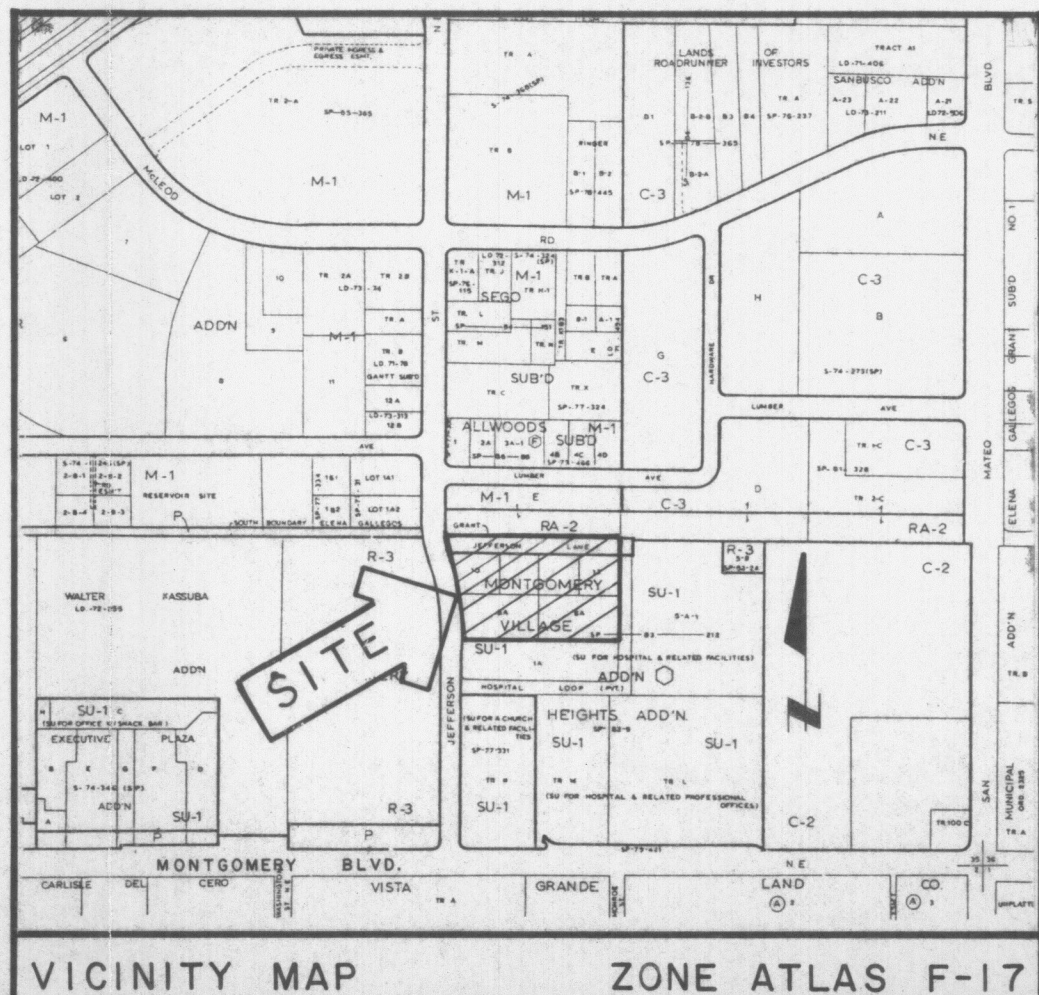
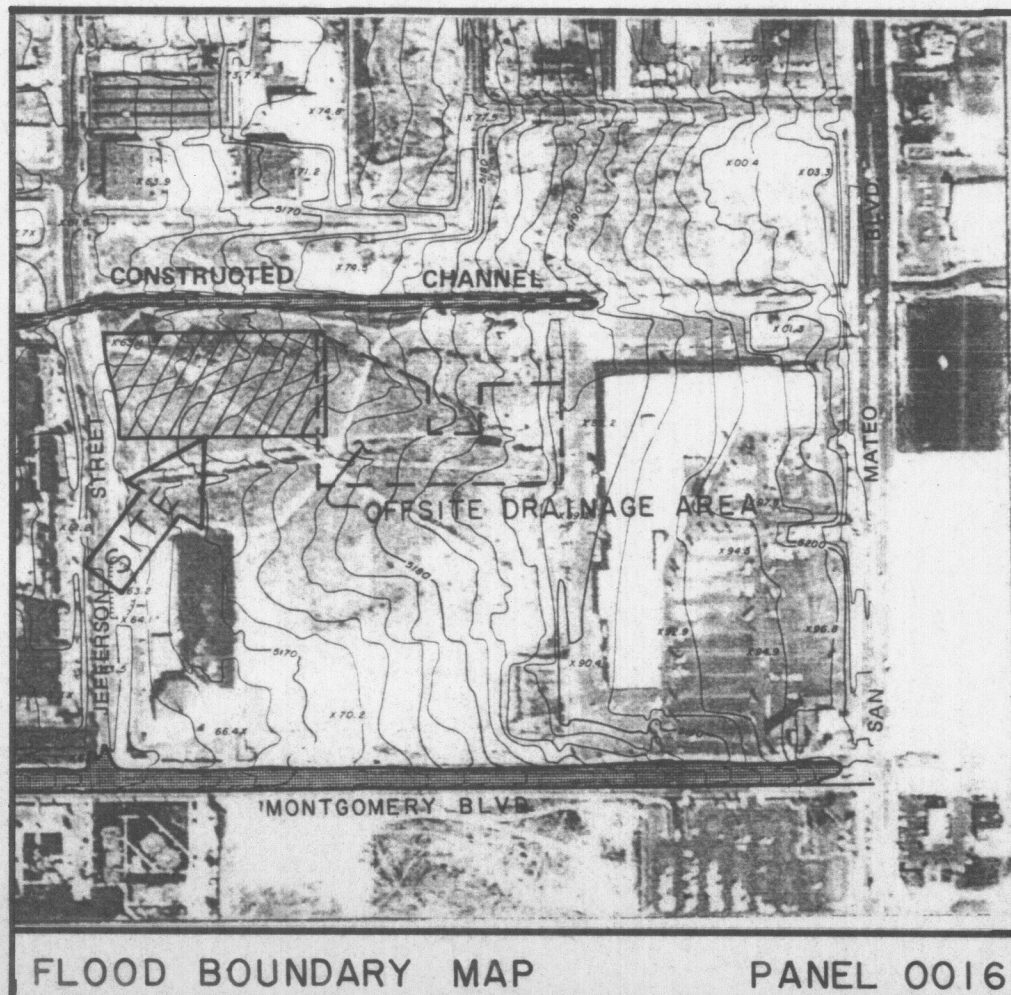
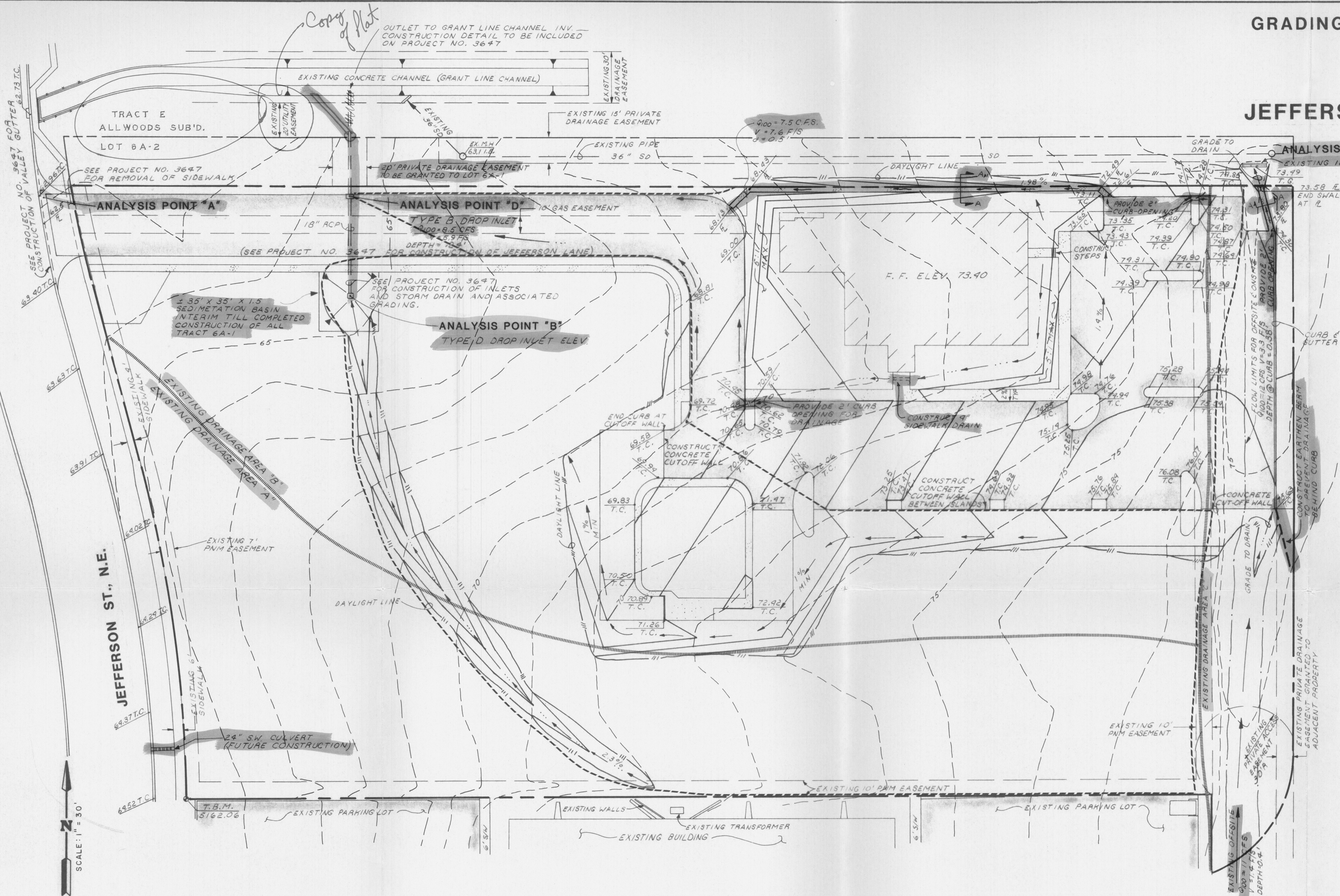
Greiner Engineering
Greiner Engineering Sciences, Inc.
Denver, Colorado
Albuquerque, N.M.
Colorado Springs, Colorado
Kemerer, Wyoming

Design *A. Block*
Drawn *J. HUTZ*
Check

Scale 1" = 30'

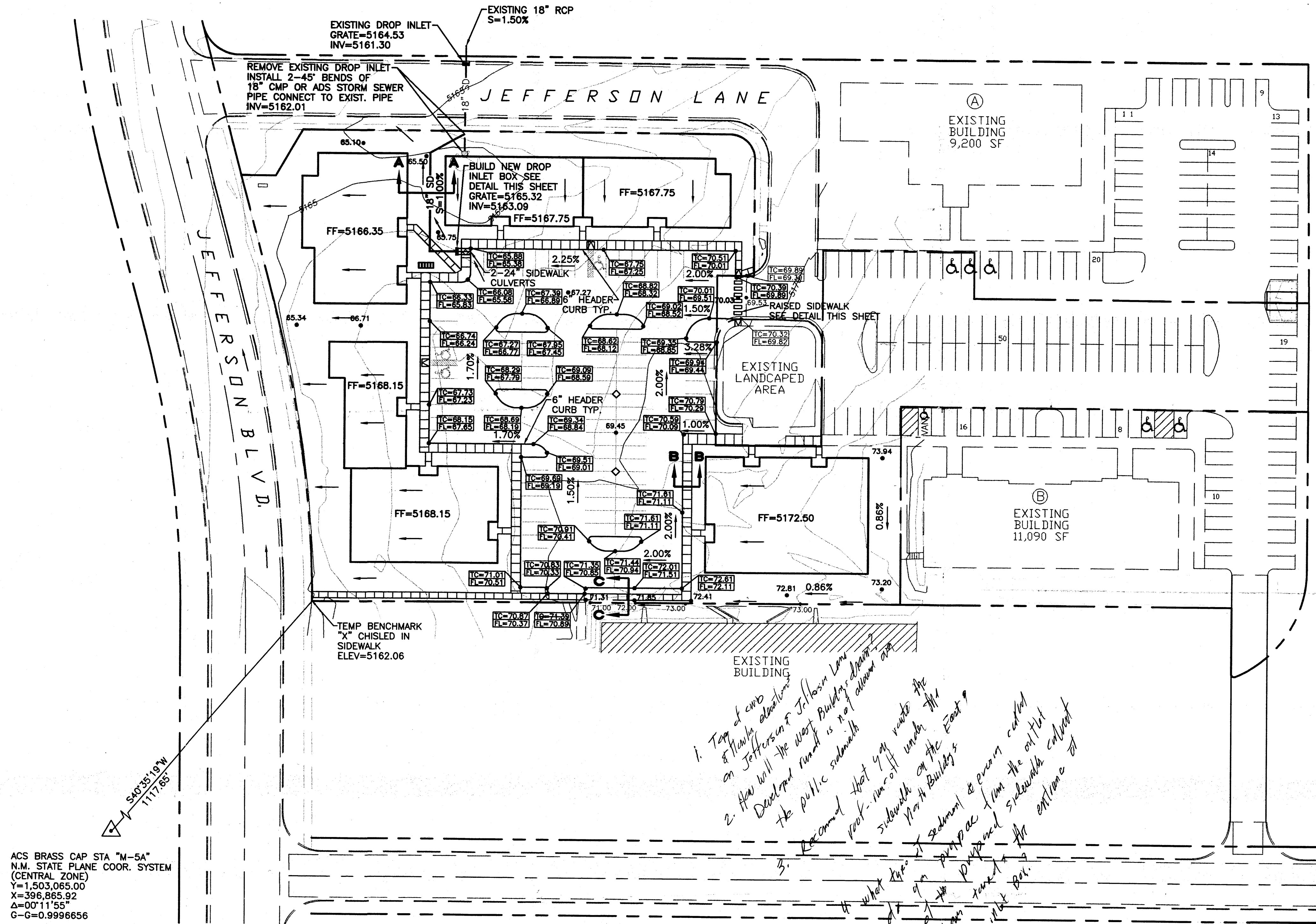
JEFFERSON OFFICE PLAZA
FINAL
DRAINAGE AND GRADING

Date
Job No. 0690651
Sheet of
CI

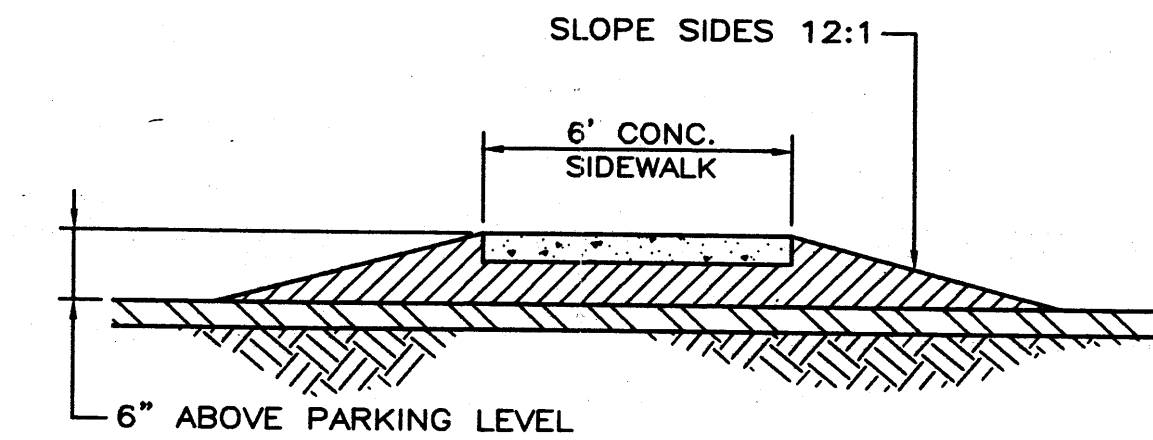


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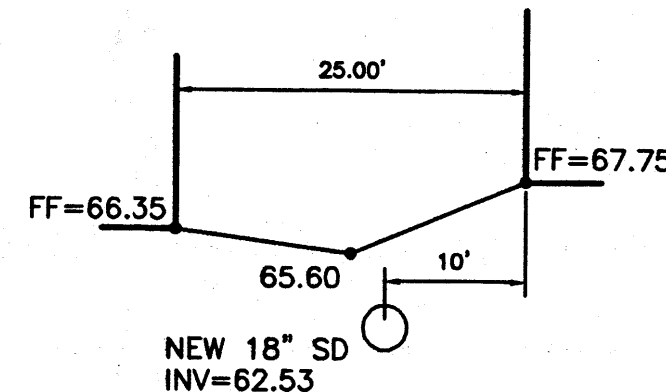
- LIMITS OF GRADING
- DIRECTION OF DRAINAGE
- 6" CURB & ASPHALT PAVING
- 6" CURB W/GUTTER & ASPHALT PAVING
- PROPERTY LINE
- EXISTING DRAINAGE AREA
- PROPOSED DRAINAGE AREA



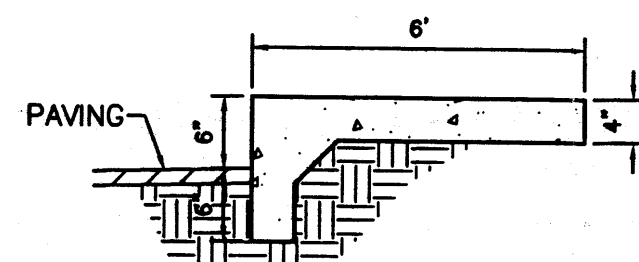
ACS BRASS CAP STA "M-5A"
N.M. STATE PLANE COOR. SYSTEM
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Δ=00°11'55"
G-G=0.9996656



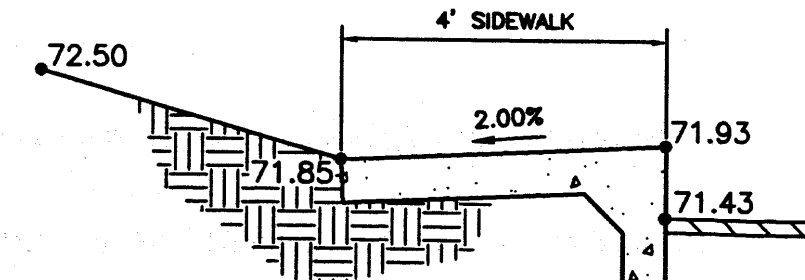
RAISED SIDEWALK DETAIL
NTS



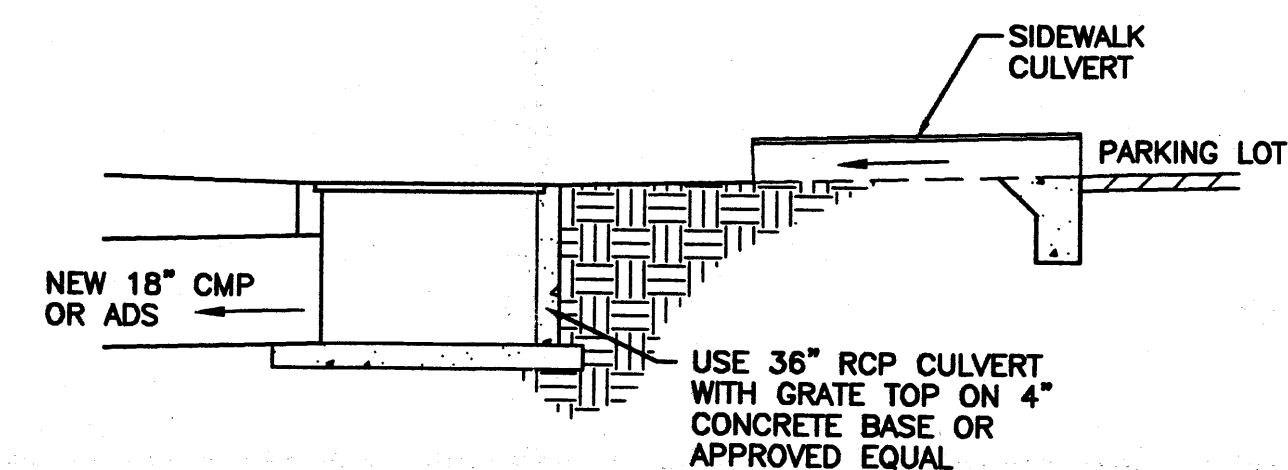
SECTION A-A
NTS



SECTION B-B
NTS



SECTION C-C
NTS

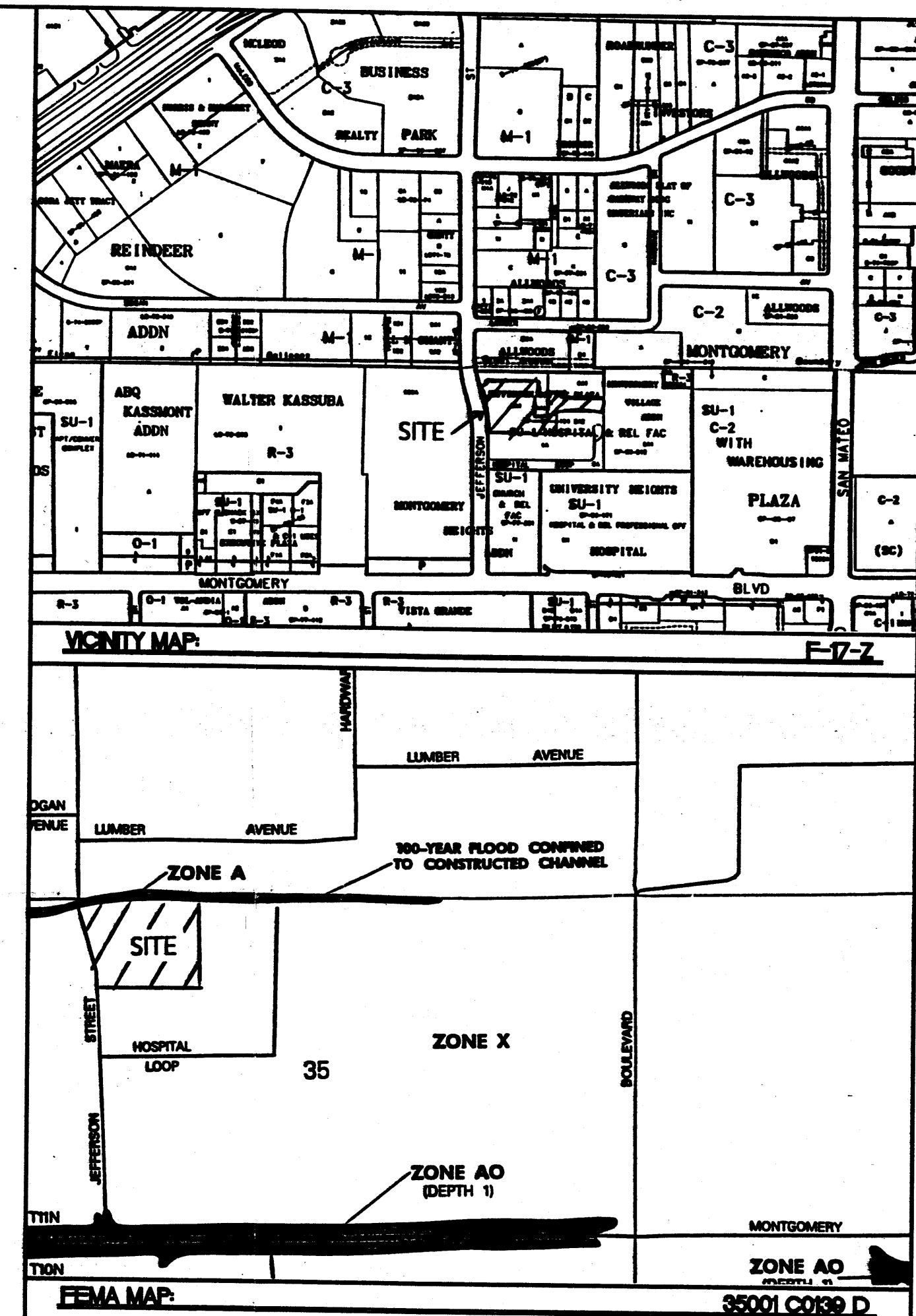
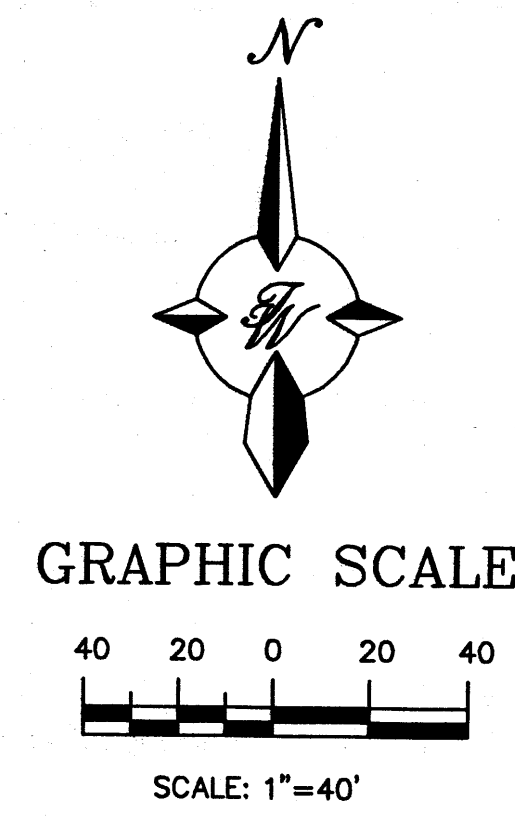


DROP INLET DETAIL
NTS

SITE VOLUME TABLE: ADJUSTED

Site	Stratum	Surf1	Surf2	yards	Cut	Fill	Net	Method
Vol1	Vol1	EX	FG					
	Cut Factor for Shrinkage	0.75						
	Fill Factor for Compaction	1.00						
	N Size 2.00'			175.00	3311.00		3136.00 (F)	Grid
	M Size 2.00'							

- NOTES:
1. ADD 5100 TO ALL SPOT ELEVATIONS
 2. ROUGH GRADING, SITE WILL BE ADJUSTED TO PROVIDE BALANCED SITE CONDITIONS



ROUGH GRADING APPROVAL _____ DATE _____

EROSION CONTROL PLAN NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

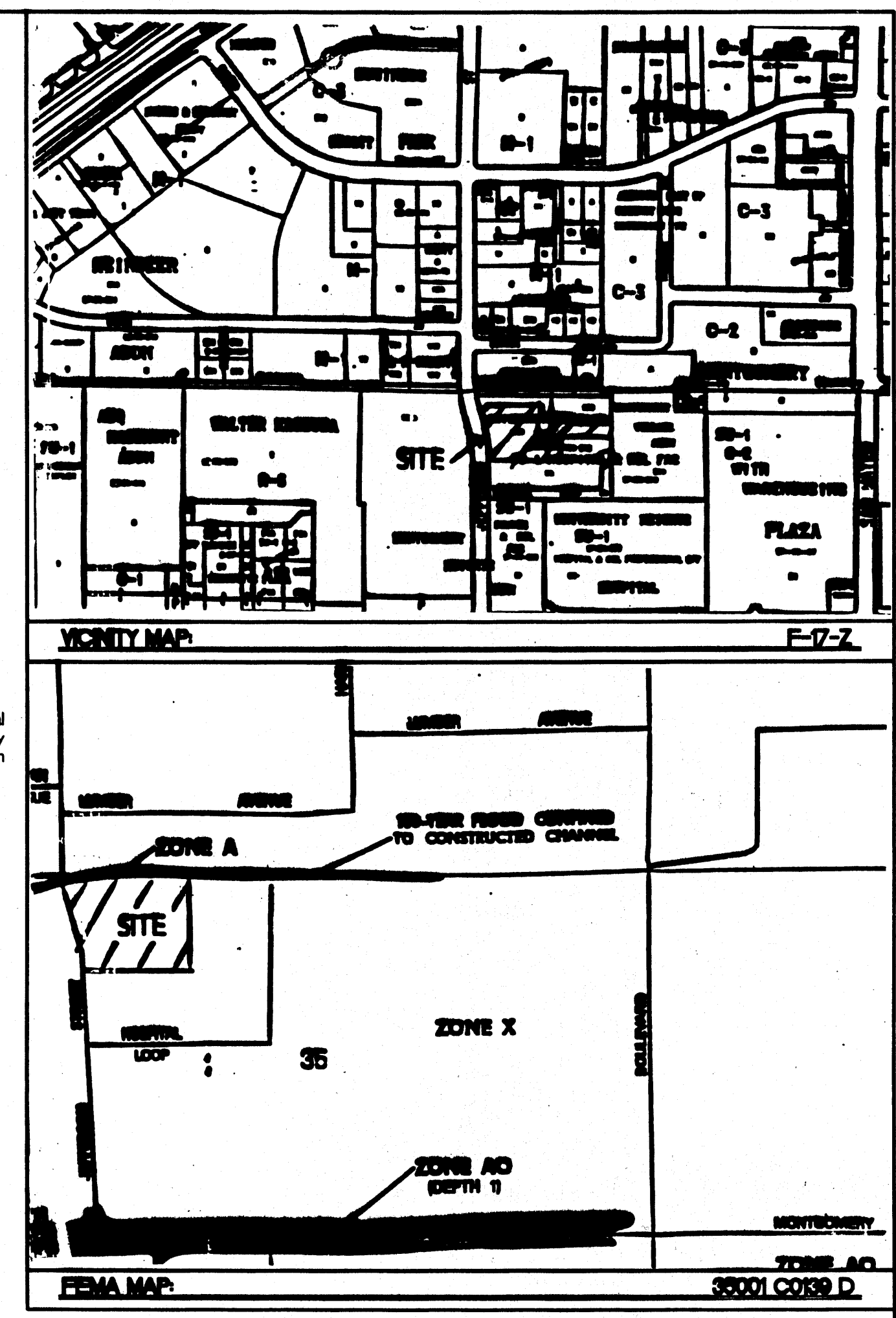
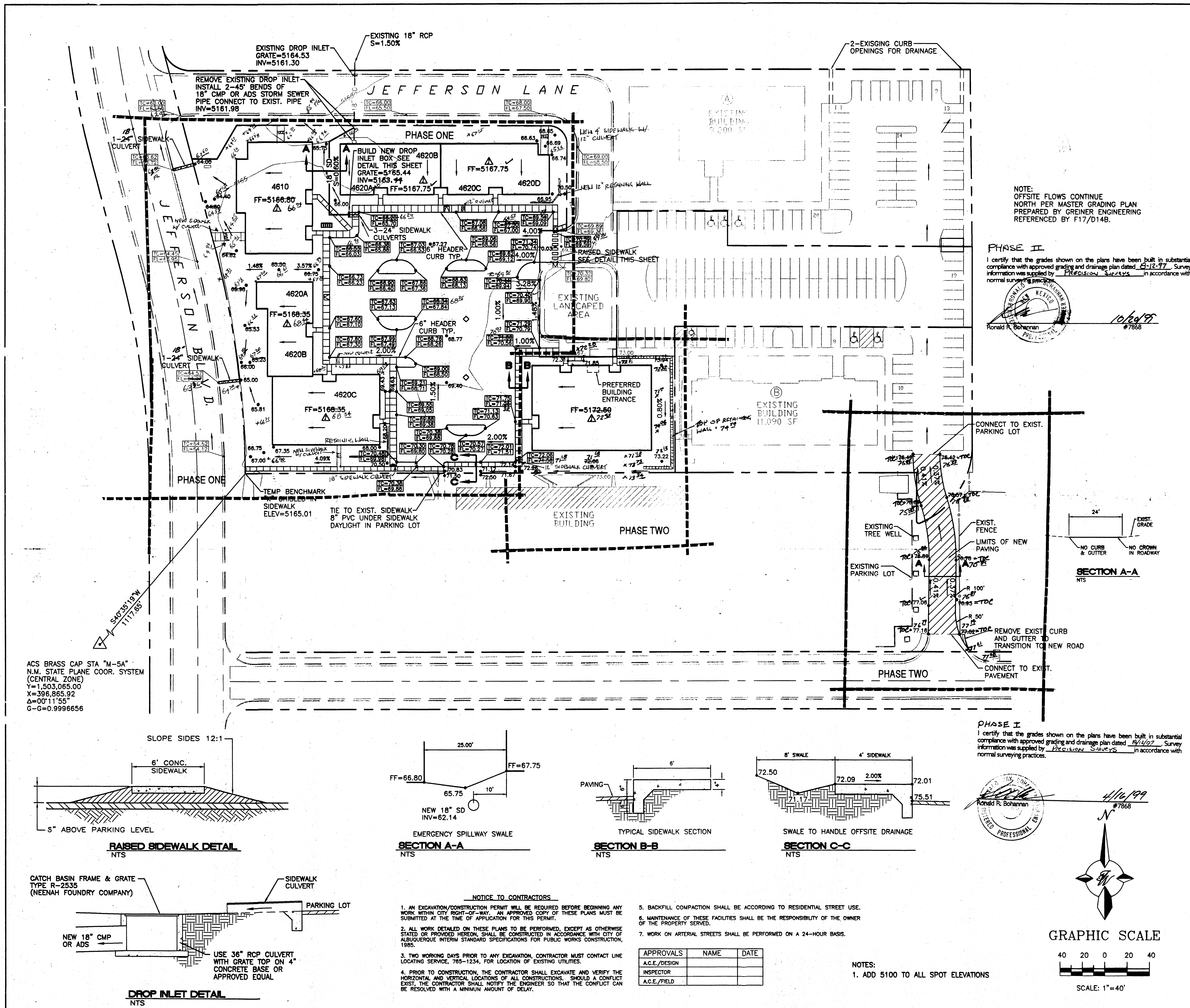
LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- PROPOSED SIDEWALK
- PROPOSED BUILDING
- EXISTING ELEMENTS
- PROPOSED CURB AND GUTTER

LEGAL DESCRIPTION:

JEFFERSON OFFICE PLAZA LOT 2A1 (LOTS 1A1, 2A2, TRACT "A-1-A")
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FILED OCT 17, 1990, VOLUME 90C, COUNTY FOLIO 257

	ENGINEER'S SEAL	JEFFERSON OFFICE PLAZA	DRAWN BY JDN
		GRADING AND DRAINAGE PLAN	DATE 04-15-97
		TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES	9712GR.DWG
		4421 McLEDD ROAD N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SHEET # 3 OF 5
	RONALD R. BUHANNAN P.E. #79668		JDB # 970012



ROUGH GRADING APPROVAL _____ DATE _____

EROSION AND POLLUTION CONTROL PLAN NOTES

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CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FILED OCT 17, 1990, VOLUME 90C, COUNTY FOLIO 257

NO.	DATE	REVISIONS	BY
1	07-15-97	RAISED PADS AND ADJUSTED GRADES	RRB

ENGINEER'S SEAL

JEFFERSON OFFICE PLAZA

GRADING AND DRAINAGE PLAN

TERRA WEST, LLC
4421 MCLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

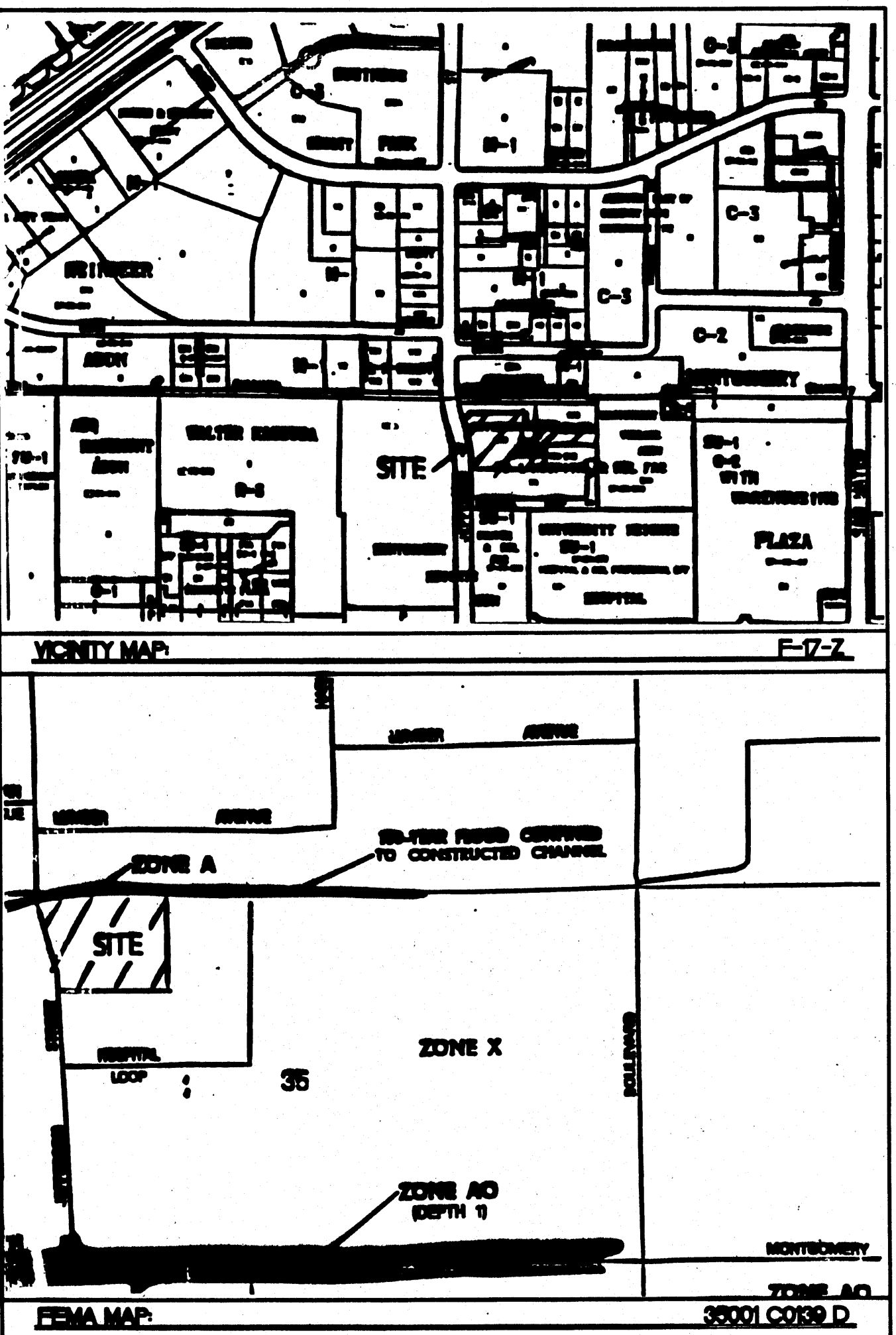
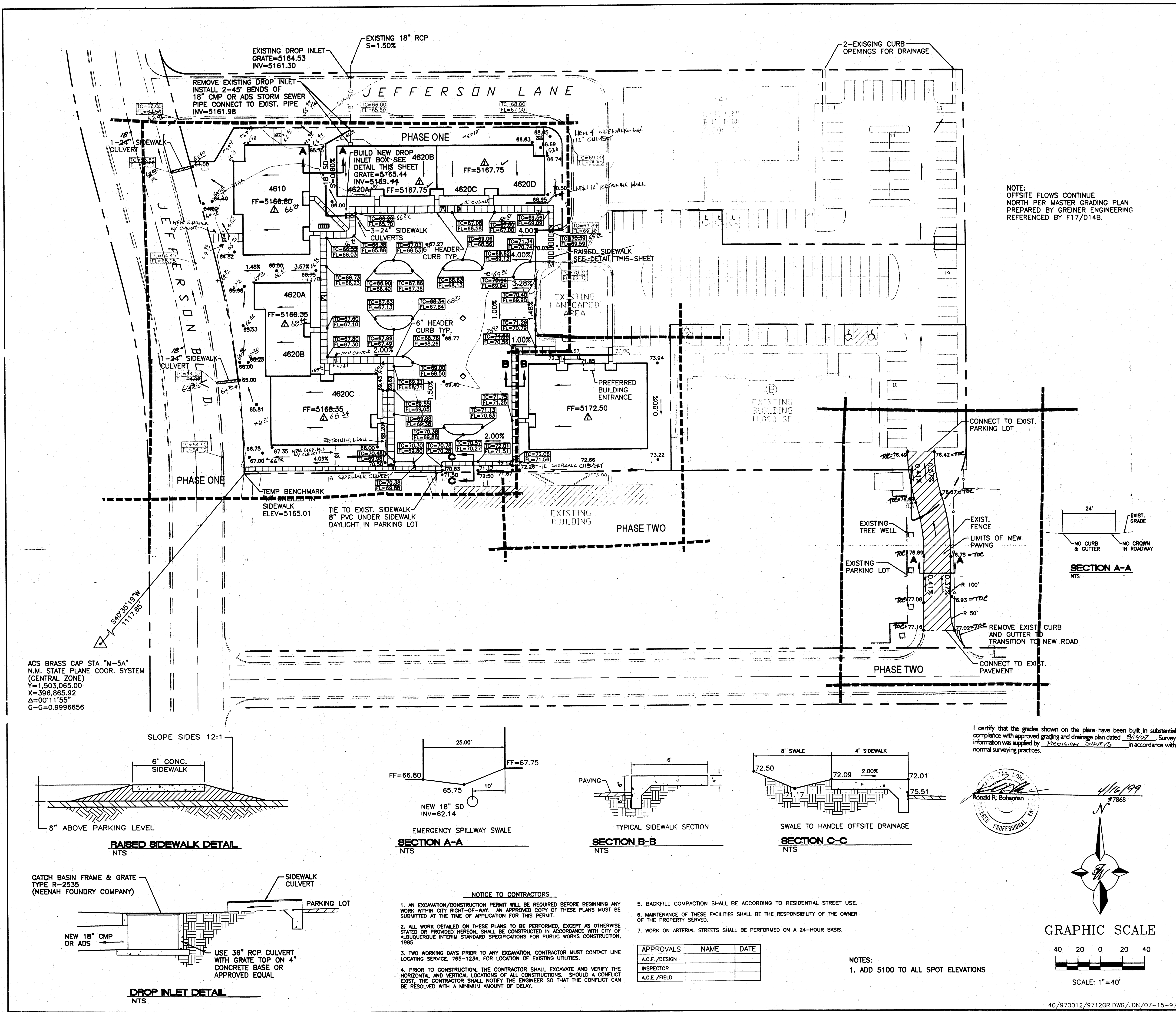
REVISIONS

NOTES:

- ADD 5100 TO ALL SPOT ELEVATIONS

GRAPHIC SCALE

SCALE: 1"=40'



- ROUGH GRADING APPROVAL** _____ DATE _____
- EROSION AND POLLUTION CONTROL PLAN NOTES**
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LEGEND

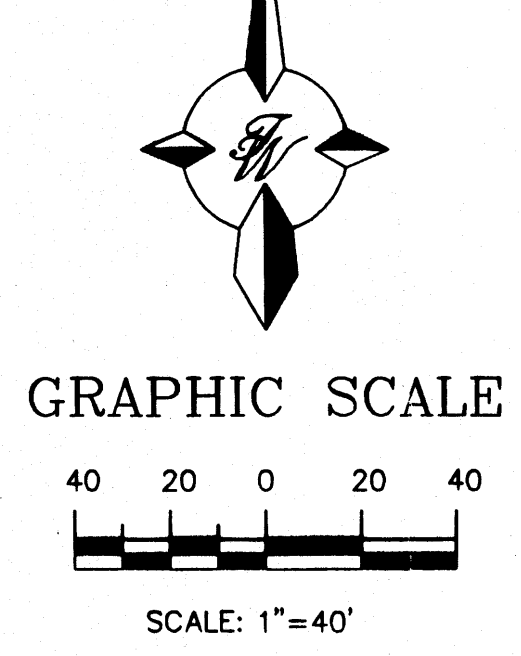
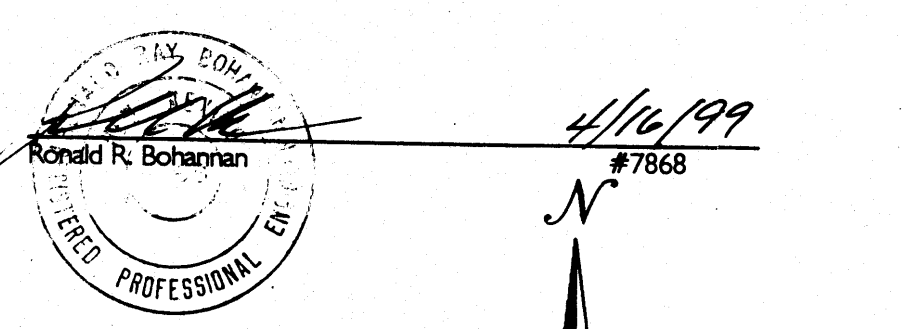
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RECEIVED
APR 20 1999
HYDROLOGY SECTION

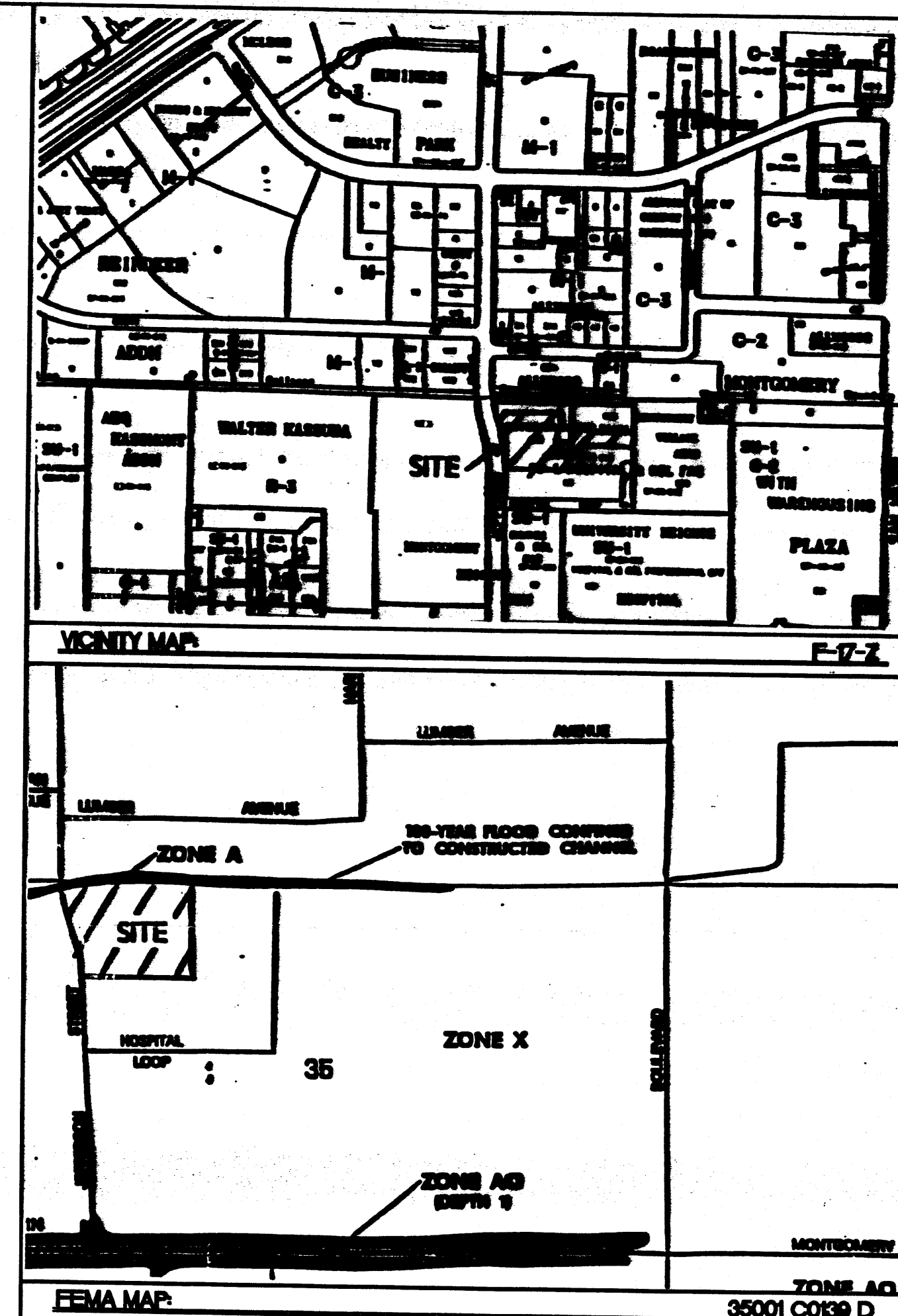
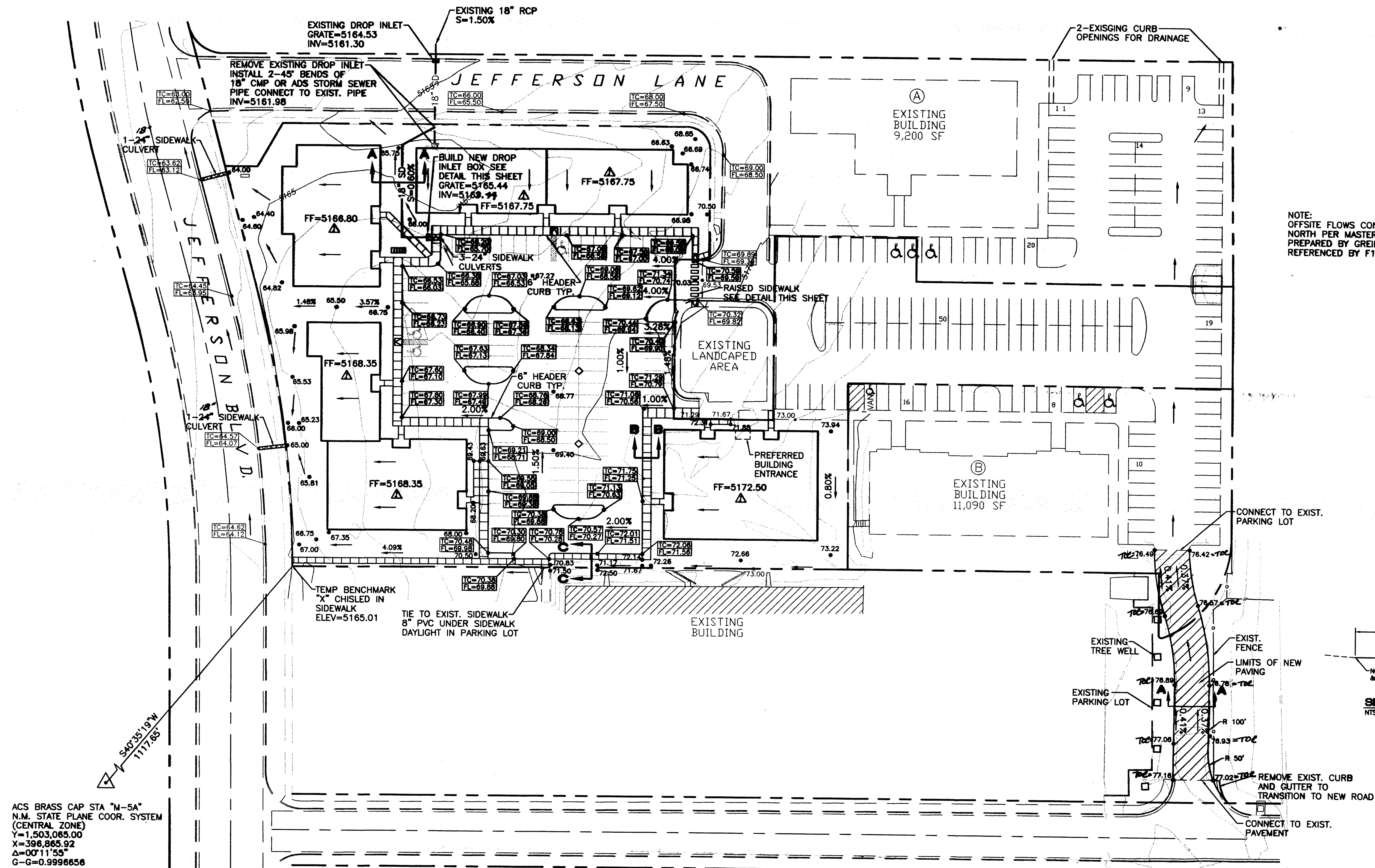
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CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FILED OCT 17, 1990, VOLUME 90C, COUNTY FOLIO 257

07-15-97		RAISED PADS AND ADJUSTED GRADES	RRB
NO.	DATE	REMARKS	BY
REVISIONS			
ENGINEER'S SEAL		JEFFERSON OFFICE PLAZA	DRAWN BY: JDN
TERRA WEST, LLC		GRADING AND DRAINAGE PLAN	DATE: 04-15-97
4421 McLEOD ROAD, N.E., SUITE D			9712GR.DWG
ALBUQUERQUE, NEW MEXICO 87109			SHEET #
(505)883-7592			3 OF 6
RONALD R. BOHANNAN			JOB #
P.E. #7868			970012

I certify that the grades shown on the plans have been built in substantial compliance with approved grading and drainage plan dated 4/14/97. Survey information was supplied by PRECISION SURVEYS in accordance with normal surveying practices.



- NOTICE TO CONTRACTORS**
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 SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 785-1234, FOR LOCATION OF EXISTING UTILITIES.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
- | APPROVALS | NAME | DATE |
|---------------|------|------|
| A.C.E./DESIGN | | |
| INSPECTOR | | |
| A.C.E./FIELD | | |
- NOTES:**
1. ADD 5100 TO ALL SPOT ELEVATIONS



ROUGH GRADING APPROVAL DATE EROSION AND POLLUTION CONTROL PLAN NOTES

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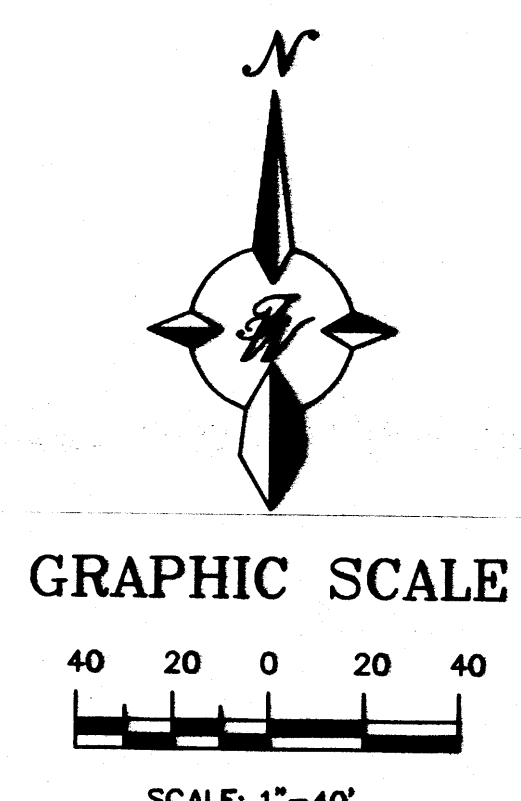
LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- PROPOSED SIDEWALK
- PROPOSED BUILDING
- EXISTING ELEMENTS
- PROPOSED CURB AND GUTTER

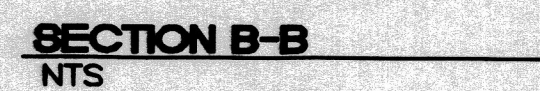
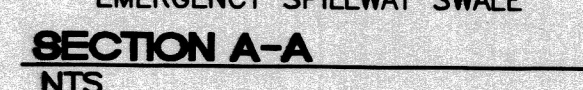
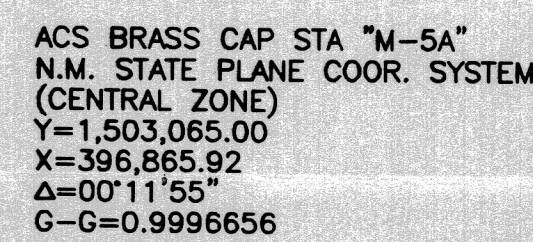
LEGAL DESCRIPTION

JEFFERSON OFFICE PLAZA LOT 2A1 (LOTS 1A1, 2A2, TRACT "A-1-A") CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO FILED OCT 17, 1990, VOLUME 90C, COUNTY FOLIO 257

NO.	DATE	REVISIONS	BY
1	07-15-97	RAISED PADS AND ADJUSTED GRADES	RRB
JEFFERSON OFFICE PLAZA GRADING AND DRAINAGE PLAN			
ENGINEER'S SEAL		DRAWN BY JDN	DATE 04-15-97
9712GR.DWG		SHEET #	3 OF 6
TERRA WEST, LLC		JOB #	970012
4421 MCLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592		AUG 18 1997	
RONALD R. BOHANNAN P.E. #7868			



40/970012/9712GR.DWG/JDN/07-15-97



NOTICE TO CONTRACTORS

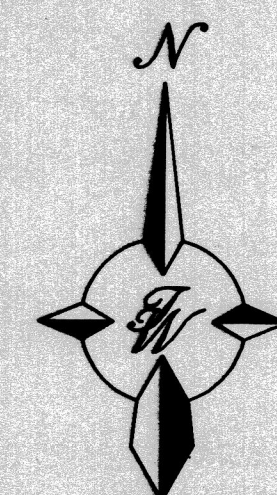
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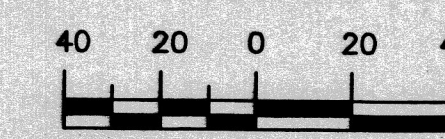
APPROVALS	NAME	DATE
HYDROLOGY	<i>[Signature]</i>	6/10/07
INSPECTOR		
A.C.E./FIELD		

NOTES:

1. ADD 5100 TO ALL SPOT ELEVATIONS



GRAPHIC SCALE



SCALE: 1"=40'



EROSION CONTROL PLAN NOTES

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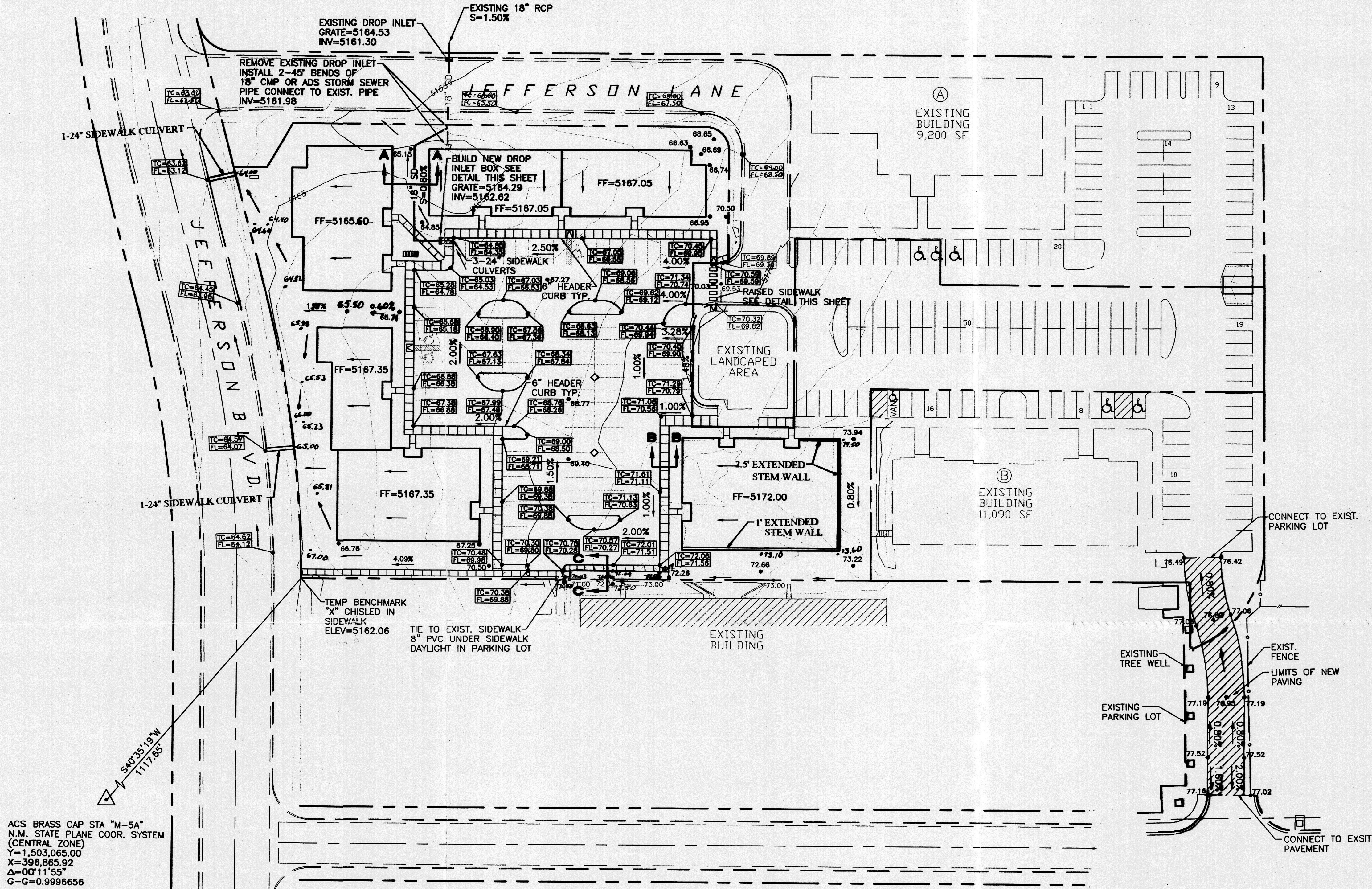
LEGEND

- 
 EXISTING CURB & GUTTER
 BOUNDARY LINE
 PROPOSED SIDEWALK
 PROPOSED BUILDING
 EXISTING ELEMENTS
 PROPOSED CURB AND GUTTER

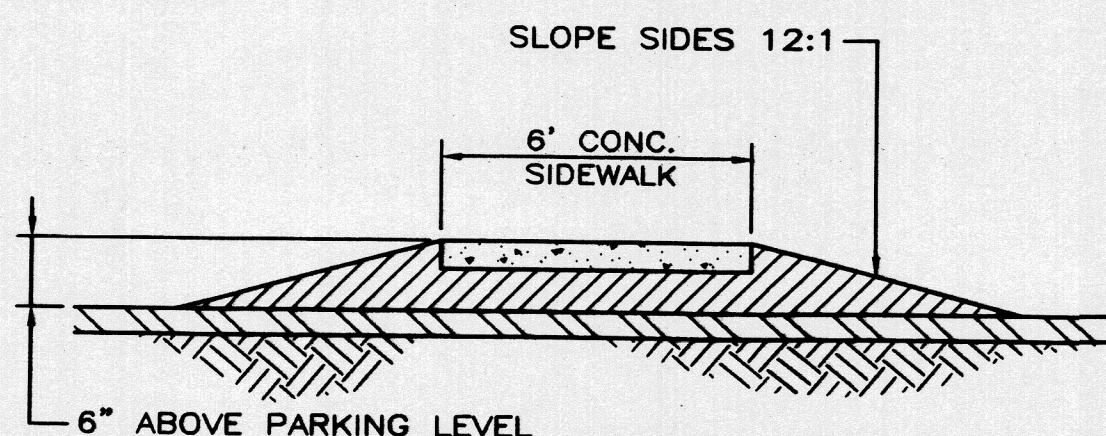
LEGAL DESCRIPTION:

JEFFERSON OFFICE PLAZA LOT 2A1 (LOTS 1A1, 2A2, TRACT "A-1-A")
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FILED OCT 17, 1990, VOLUME 90C, COUNTY FOLIO 257

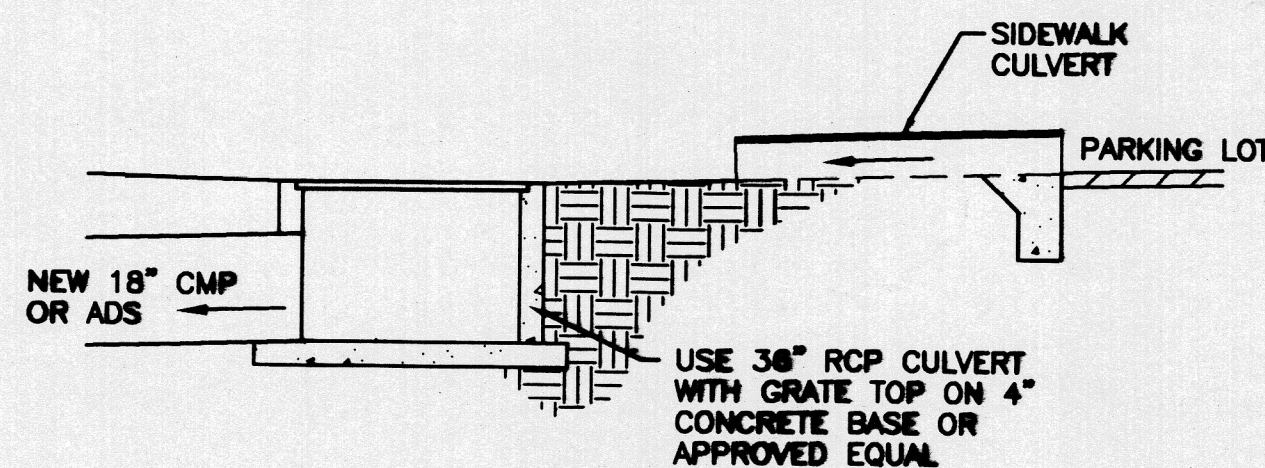
	ENGINEER'S SEAL		JEFFERSON OFFICE PLAZA GRADING AND DRAINAGE PLAN TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES 4421 MCLEOD ROAD N.E., SUITE J ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	DRAWN BY JDN
			DATE: 04-15-97	
			9712GR.DWG	
RONALD R. BOHANNAN P.E. #7868		SHEET # 3 OF 6 JOB # 970012		



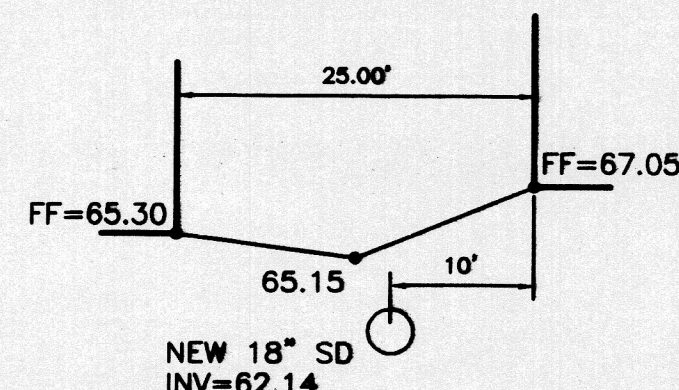
ACS BRASS CAP STA "M-5A"
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(CENTRAL ZONE)
Y=1,503,065.00
X=396,865.92
Δ=0011'55"
G-G=0.9996656



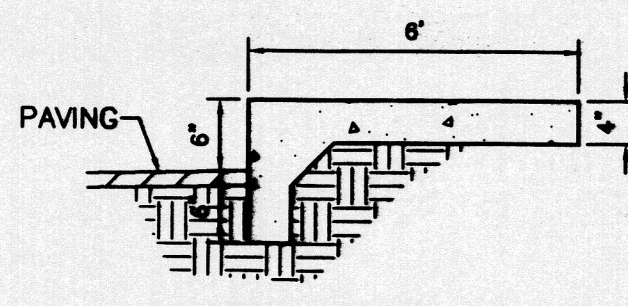
RAISED SIDEWALK DETAIL
NTS



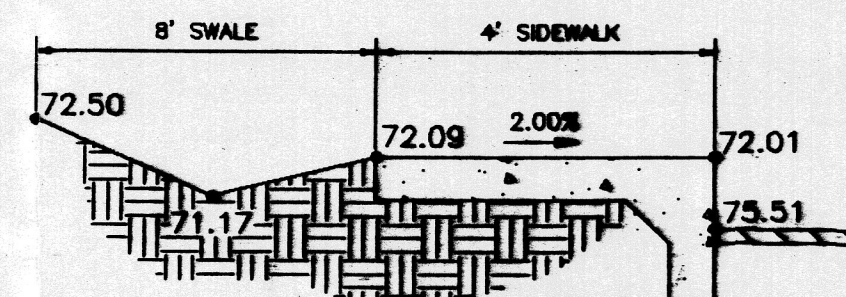
DROP INLET DETAIL
NTS



SECTION A-A
NTS

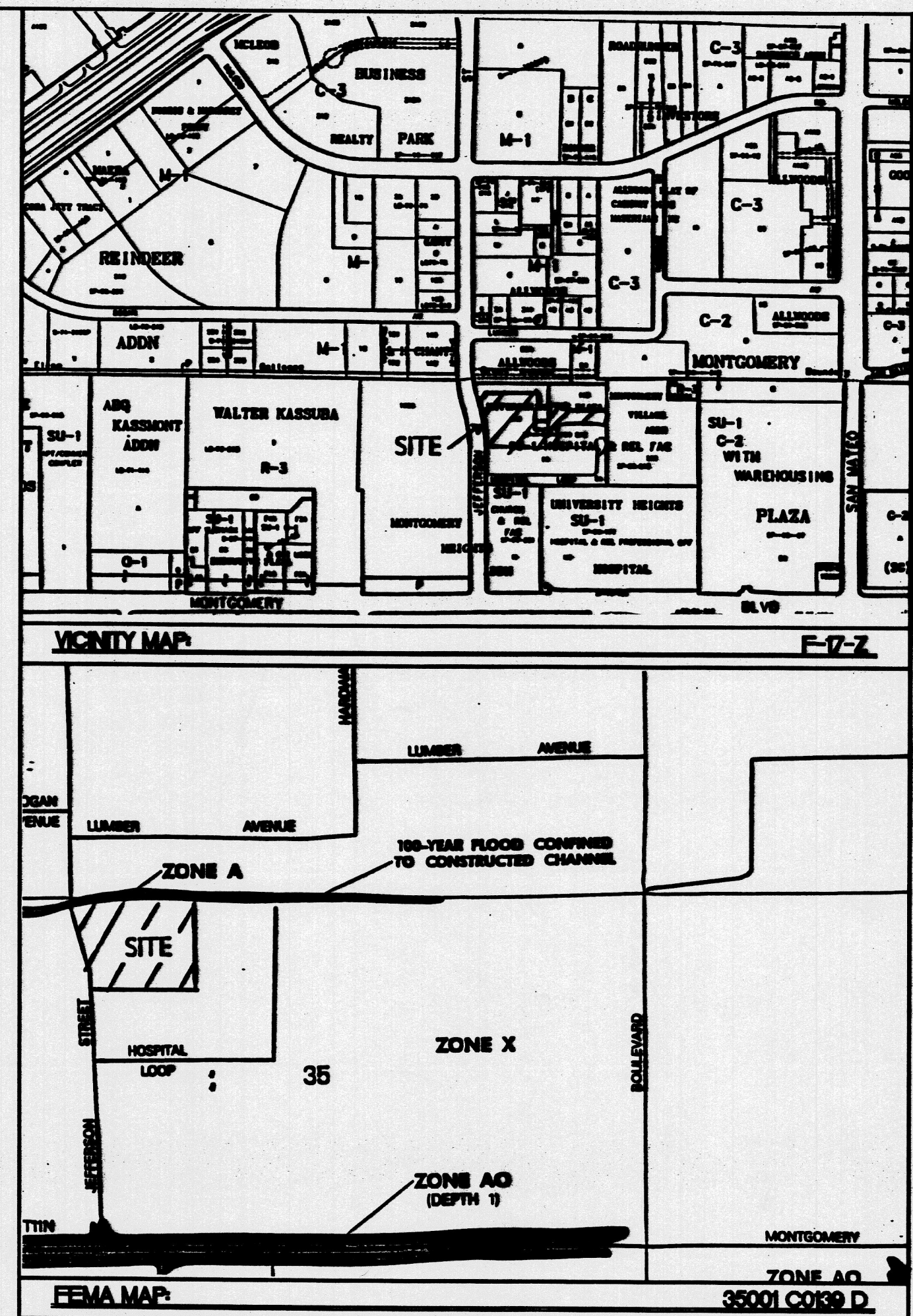
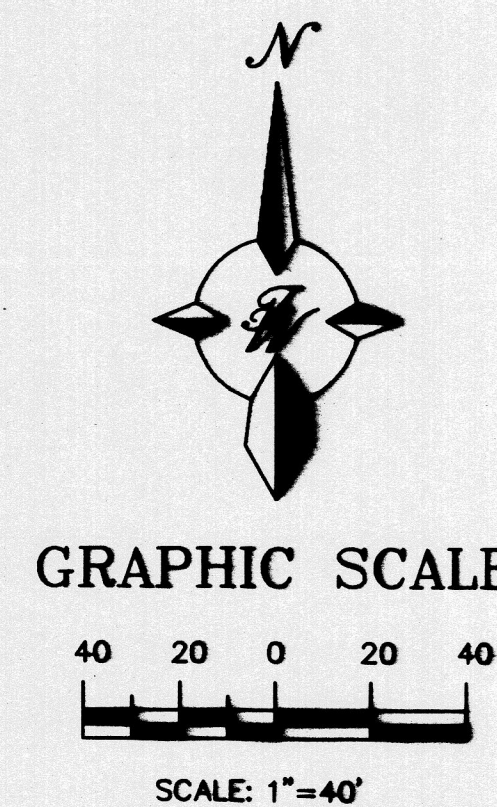


SECTION B-B
NTS



SECTION C-C
NTS

NOTES:
1. ADD 5100 TO ALL SPOT ELEVATIONS



ROUGH GRADING APPROVAL _____ DATE _____

EROSION CONTROL PLAN NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

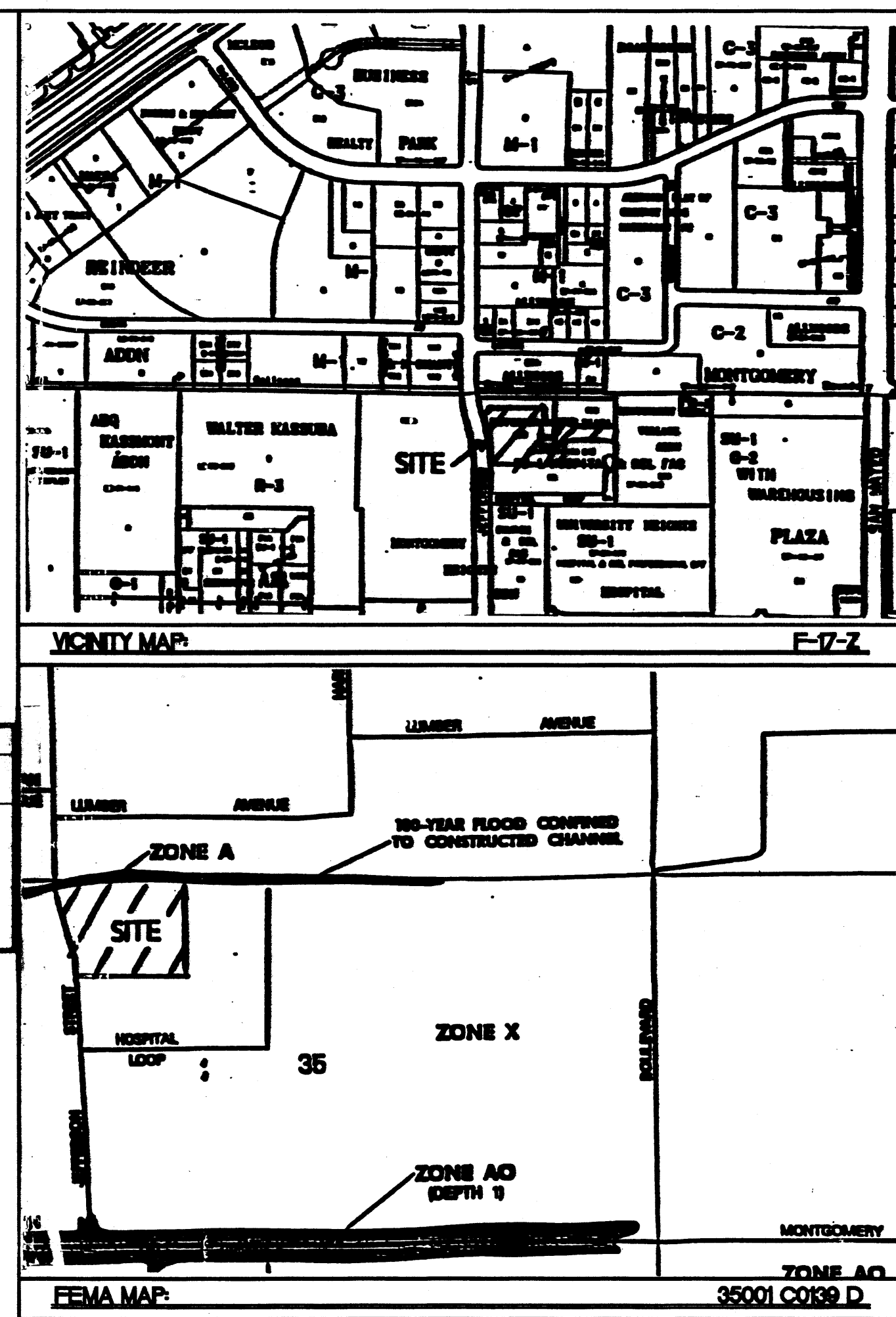
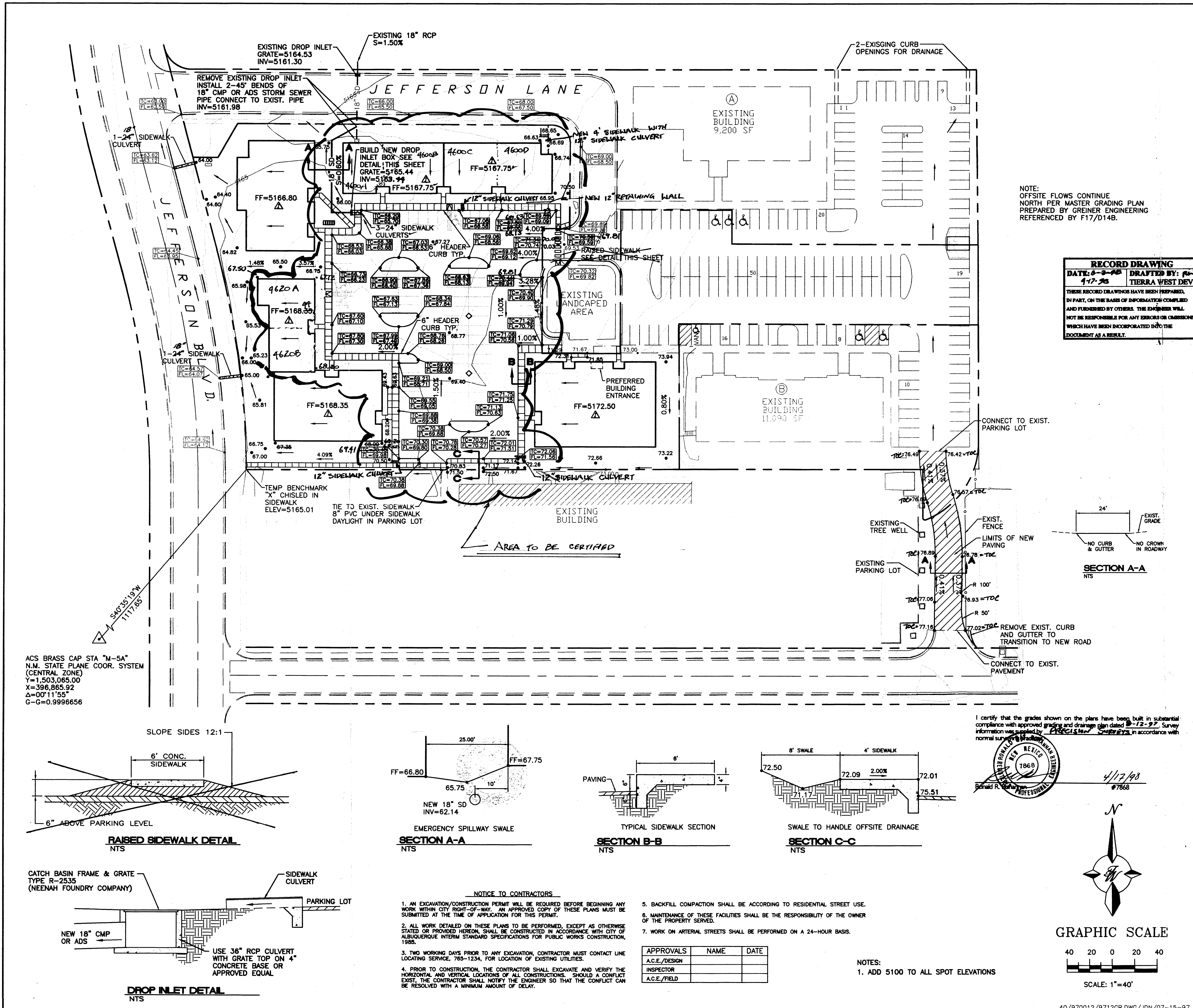
LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- PROPOSED SIDEWALK
- PROPOSED BUILDING
- EXISTING ELEMENTS
- PROPOSED CURB AND GUTTER

LEGAL DESCRIPTION

JEFFERSON OFFICE PLAZA LOT 2A1 (LOTS 1A1, 2A2, TRACT "A-1-A")
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FILED OCT 17, 1990, VOLUME 90C, COUNTY FOLIO 257

ENGINEER'S SEAL 	JEFFERSON OFFICE PLAZA GRADING AND DRAINAGE PLAN	DRAWN BY JDN DATE 04-15-97 9712GR.DWG
TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES 4421 MCLEOD ROAD N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592		SHEET # 3 OF 6 JOB # 970012



RECORD DRAWING
DATE: 8-8-98 DRAFTED BY: JDN
1-17-98 TERRA WEST DEV.
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.

ROUGH GRADING APPROVAL _____ DATE _____
EROSION AND POLLUTION CONTROL PLAN NOTES

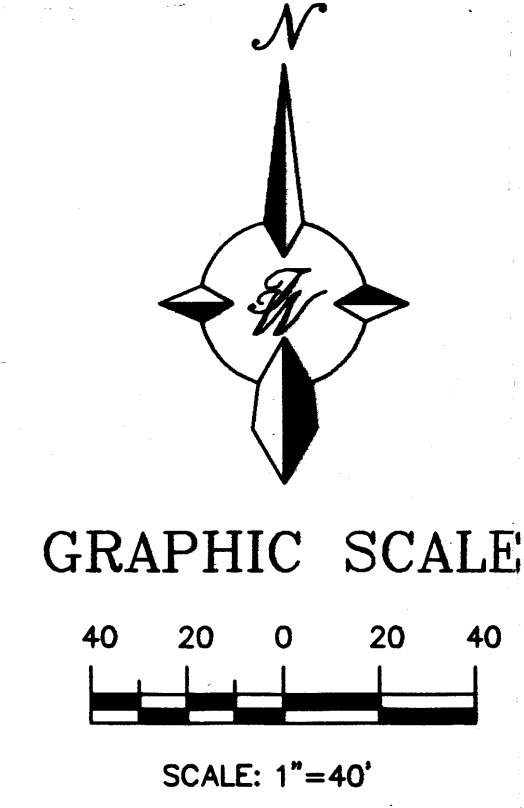
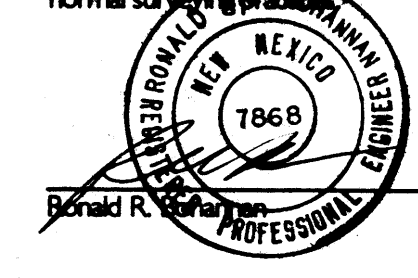
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL THE RUNOFF ON SITE DURING CONSTRUCTION.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

LEGEND

---	EXISTING CURB & GUTTER
---	BOUNDARY LINE
---	PROPOSED SIDEWALK
---	PROPOSED BUILDING
---	EXISTING ELEMENTS
---	PROPOSED CURB AND GUTTER

LEGAL DESCRIPTION
JEFFERSON OFFICE PLAZA LOT 2A1 (LOTS 1A1, 2A2, TRACT "A-1-A")
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FILED OCT 17, 1990, VOLUME 90C, COUNTY FOLIO 257

I certify that the grades shown on the plans have been built in substantial compliance with approved grading and drainage plan dated 8-12-97. Survey information was supplied by PRECISION SURVEYS in accordance with normal surveying practices.

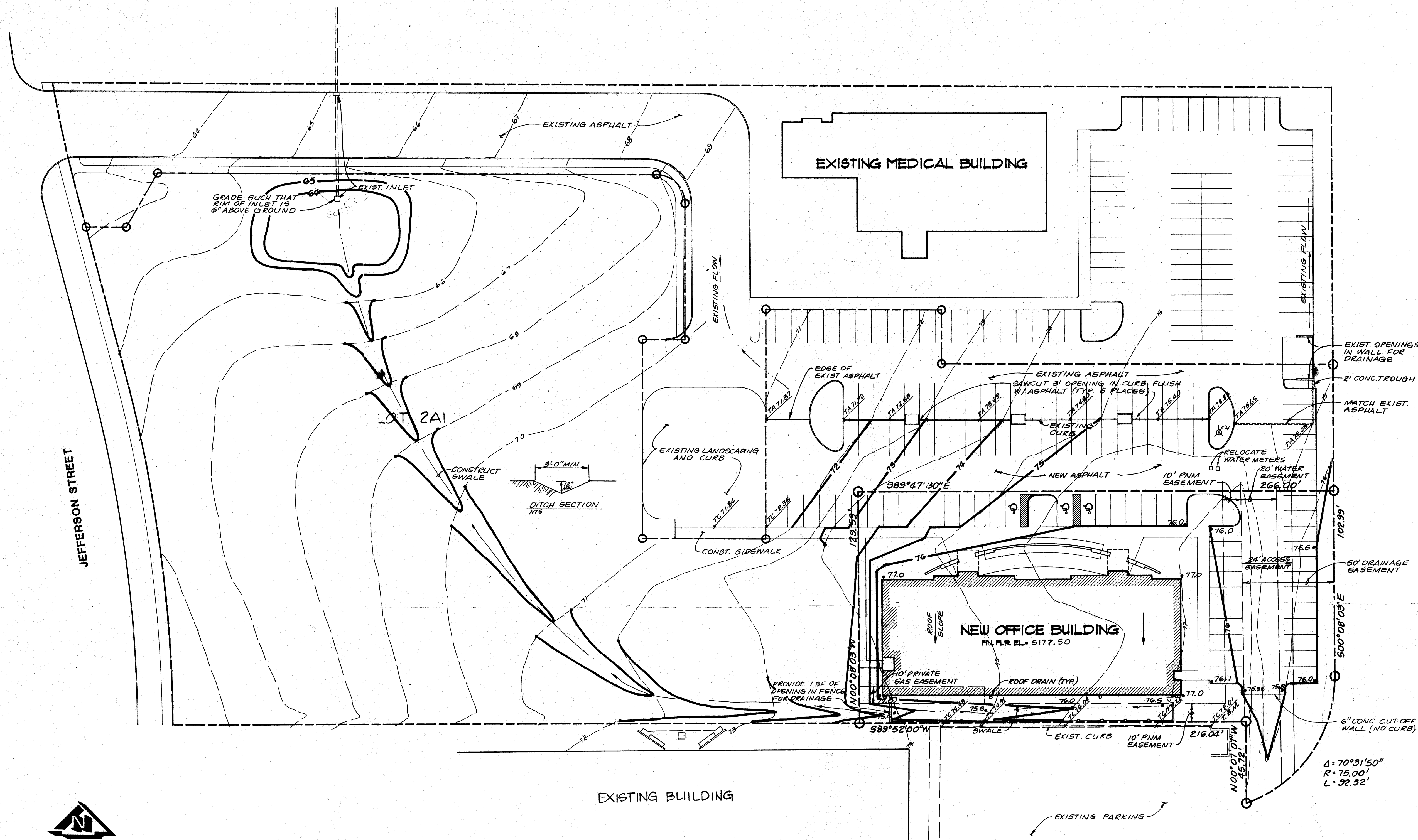


- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 785-1234, FOR LOCATION OF EXISTING UTILITIES.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVALS	NAME	DATE
A.C.E./DESIGN		
INSPECTOR		
A.C.E./FIELD		

NOTES:
1. ADD 5100 TO ALL SPOT ELEVATIONS

40/970012/9712GR.DWG/JDN/05-30-97



CALCULATIONS

Ground Cover Information
 From SCS Bernalillo County Soil Survey, Bbudo, BmB
 Plate: 21
 Hydrologic Soil Group: B
 Existing Pervious CN = 70 (DPM Plate 22.2 C-2 Pasture
 or Range Land: Poor condition)
 Developed Pervious CN = 90 (DPM Plate 22.2 C-2)

Time of Concentration/Time to Peak
 $T_c = 0.0078 L^{0.77} / S^{0.385}$ (Kirpich Equation)
 $T_p = T_c = 10 \text{ min.}$

Point Rainfall
 $P_6 = 2.3 \text{ in.}$ (DPM Plate 22.2 D-1)

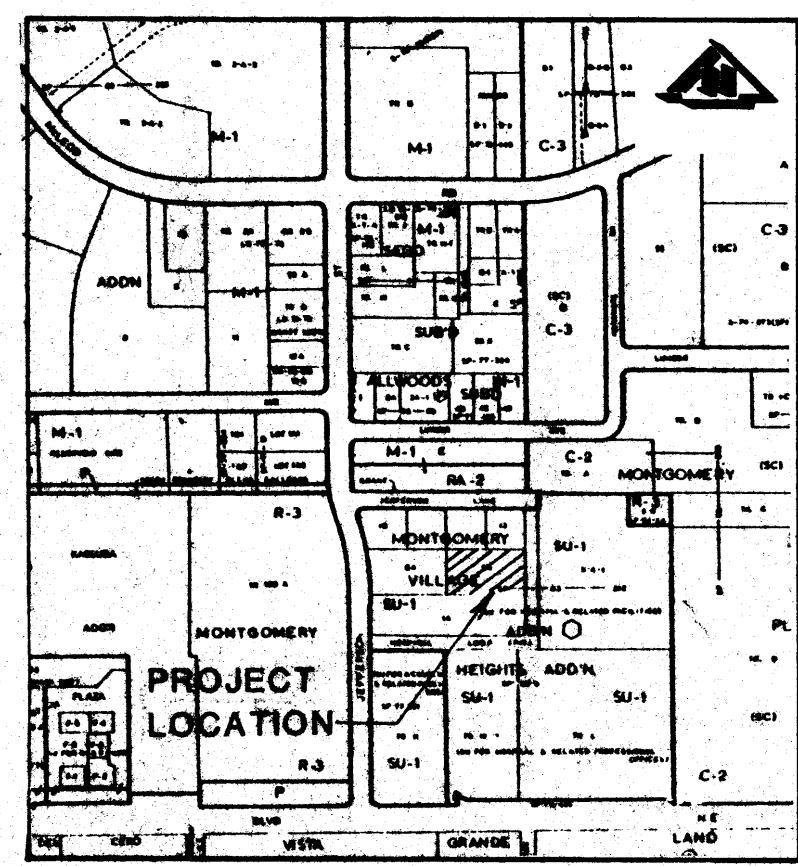
Rational Method
 Discharge: $Q = C i A$
 where C varies from 0.51 to 4.86 in/hr
 $i = P_6 (5.84) T^{-0.51} = 4.86 \text{ in/hr}$
 $P_6 = 2.3 \text{ in}$ (DPM Plate 22.2 D-1)
 $T_c = 10 \text{ min}$ (minimum)
 $A = \text{area, acres}$

SCS Method
 Volume: $V = 3630(DRO) A$
 Where DRO = Direct runoff in inches
 $A = \text{area, acres}$

Existing Condition
 $A_{\text{total}} = 35,587 \text{ sf} = 0.82 \text{ ac}$
 Roof area = 0 $\text{sf} = 0 \text{ ac}$
 Paved area = 0 $\text{sf} = 0 \text{ ac}$
 Landscaped area = 35,587 $\text{sf} = 0.82 \text{ ac}$
 $C = 0.40$ (Weighted average per Emergency Rule, 01/14/86)
 $Q_{100} = C i A = 0.40(4.86)0.82 = 1.6 \text{ cfs}$
 $A_{\text{impervious}} = 0 \text{ sf} = 0 \text{ ac}$
 Composite CN = 70 (DPM Plate 22.2 C-3)
 $DRO = 0.4 \text{ in}$ (DPM Plate 22.2 C-4)
 $V_{100} = 3630(DRO) A = 1,452 \text{ cf}$

Developed Condition
 $A_{\text{total}} = 35,587 \text{ sf} = 0.82 \text{ ac}$
 Roof area = 10,890 $\text{sf} = 0.25 \text{ ac}$
 Paved area = 12,420 $\text{sf} = 0.29 \text{ ac}$
 Landscaped area = 12,277 $\text{sf} = 0.28 \text{ ac}$
 $C = 0.70$ (Weighted average per Emergency Rule, 01/14/86)
 $Q_{100} = C i A = 0.70(4.86)0.82 = 2.8 \text{ cfs}$
 $A_{\text{impervious}} = 23,310 \text{ sf} = 0.54 \text{ ac}$
 Composite CN = 95 (DPM Plate 22.2 C-3)
 $DRO = 1.7 \text{ in}$ (DPM Plate 22.2 C-4)
 $V_{100} = 3630(DRO) A = 6,171 \text{ cf}$

Comparison
 $Q_{100} = 2.8 - 1.6 = 1.2 \text{ cfs}$ (Increase)
 $V_{100} = 6,171 - 1,452 = 4,719 \text{ cf}$ (Increase)



VICINITY MAP
 SCALE 1" = 800'

- EROSION CONTROL MEASURES**
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 TEMPORARY BERMS AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
 2. 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.
 3. THE CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
- CONSTRUCTION NOTES**
1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE, 280-1880, FOR THE LOCATION OF EXISTING UTILITIES.
 2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 3. 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.
 4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

LEGAL DESCRIPTION
 LOT 2A2, JEFFERSON OFFICE PLAZA
 ADDRESS
 4600 JEFFERSON NE
 BENCHMARK
 CITY OF ALBUQUERQUE BRASS CAP 6-17 LOCATED AT THE NW CORNER OF JEFFERSON AND MONTGOMERY. ELEVATION = 5182.23

LEGEND

EXISTING	NEW	DESCRIPTION
---	---	CURB & GUTTER
---	---	CURB
45.2 +	45.2 •	SPOT ELEVATIONS
-12-	-12-	CONTOUR
---	---	BUILDING
---	---	PROPERTY LINE
○	○	ROOF DRAIN
□	□	RUNDOWN
---	---	BASIN DIVISION LINE

DRAINAGE PLAN

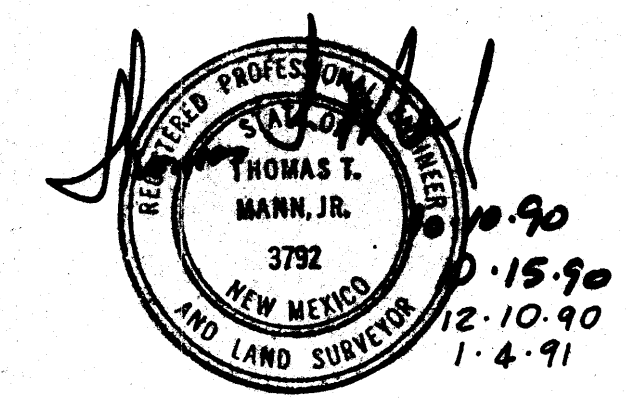
The following items concerning the Jefferson Office Plaza Drainage Plan are contained hereon:

1. Vicinity Map
2. Grading Plan
3. Calculations

This building is a part of a master plan prepared by Griener Engineering. One building in the complex has been constructed. The land slopes from east to west and ultimately to the north. Inlets at the northwest edge of the project convey the runoff into an adjacent channel. Offsite runoff from the south is conveyed through the site along the east property line. Otherwise offsite flows are minimal.

The Grading Plan shows 1) existing and proposed grades indicated by spot elevations and contours at 1'-0" intervals, 2) continuity between existing and proposed elevations, 3) the limit and character of existing improvement, and 4) the limit and character of proposed improvements. The proposed improvements consist of a building with landscaping and associated parking. The site will be graded as per the approved conceptual grading plan to drain to the west.

The Calculations, which appear below, analyze both the existing and proposed developed conditions for the 100-year, 6-hour rainfall event. This analysis has been done in accordance with the City of Albuquerque Development Process Manual, Volume II. Both the SCS and the Rational Methods have been used for this analysis. As shown by the Calculations, the runoff will be consistent with the approved conceptual grading plan.



GRADING AND DRAINAGE PLAN
 OCTOBER 10, 1990
 SCALE: 1"=30'

CLAUDIO VIGIL ARCHITECTS

**JEFFERSON OFFICE PLAZA
 PHASE TWO**

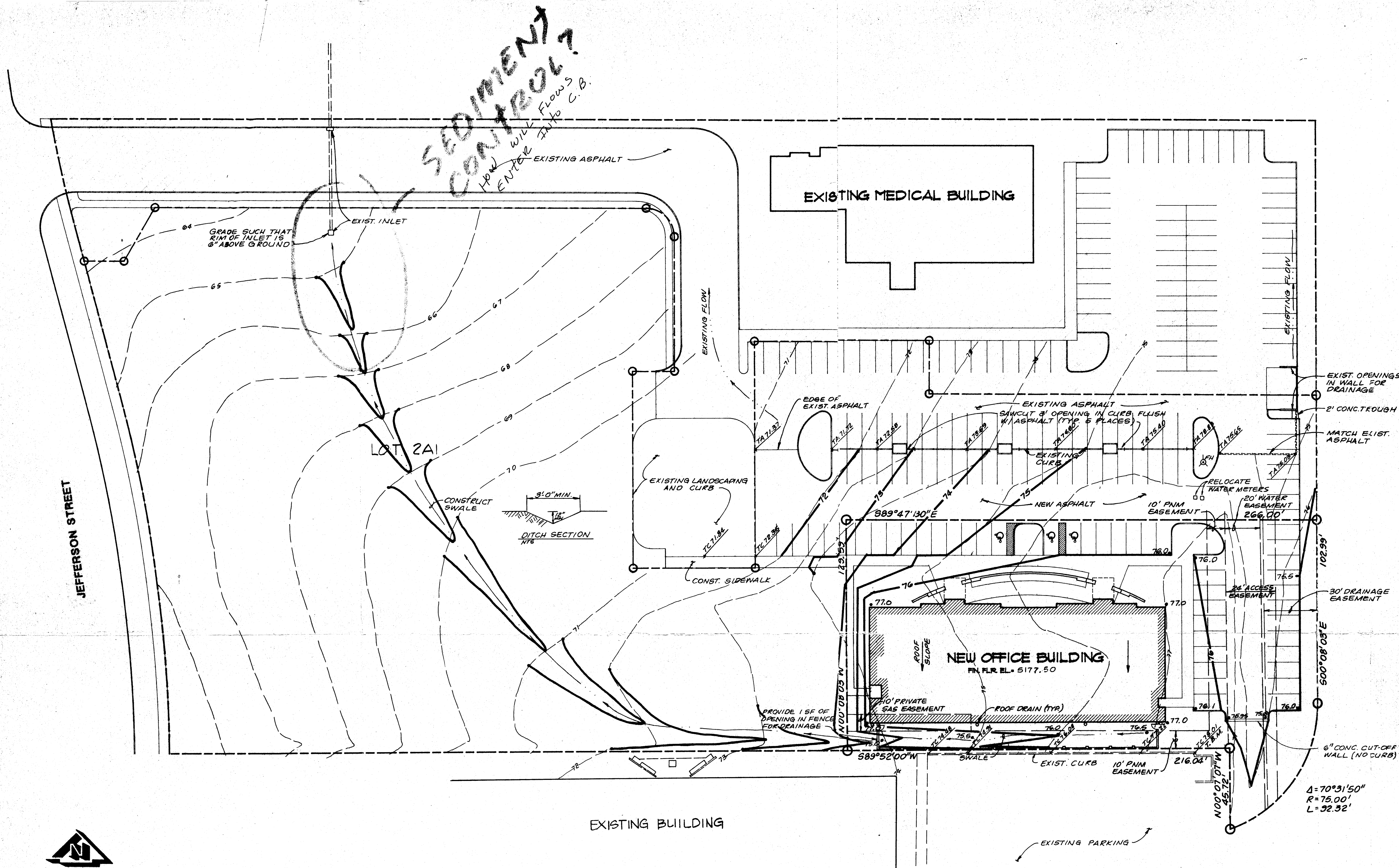
ALBUQUERQUE, NEW MEXICO

RECEIVED
 JAN 7 1991
 HYDROLOGY DIVISION

SHEET

C-1

825 Pennsylvania NE Albuquerque, NM 87110
 505.265.3000



CALCULATIONS

Ground Cover Information
 From SCS Bernalillo County Soil Survey, Embudo, BMS
 Plate 21
 Hydrologic Soil Group: B
 Existing Pervious CN = 70 (DPM Plate 22.2 C-2 Pasture
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$Q_{100} = C i A = 0.40(4.86)0.82 = 1.6$ cfs
 $A_{imp} = 0$ sf; % impervious = 0 %
 Composite CN = 70 (DPM Plate 22.2 C-3)
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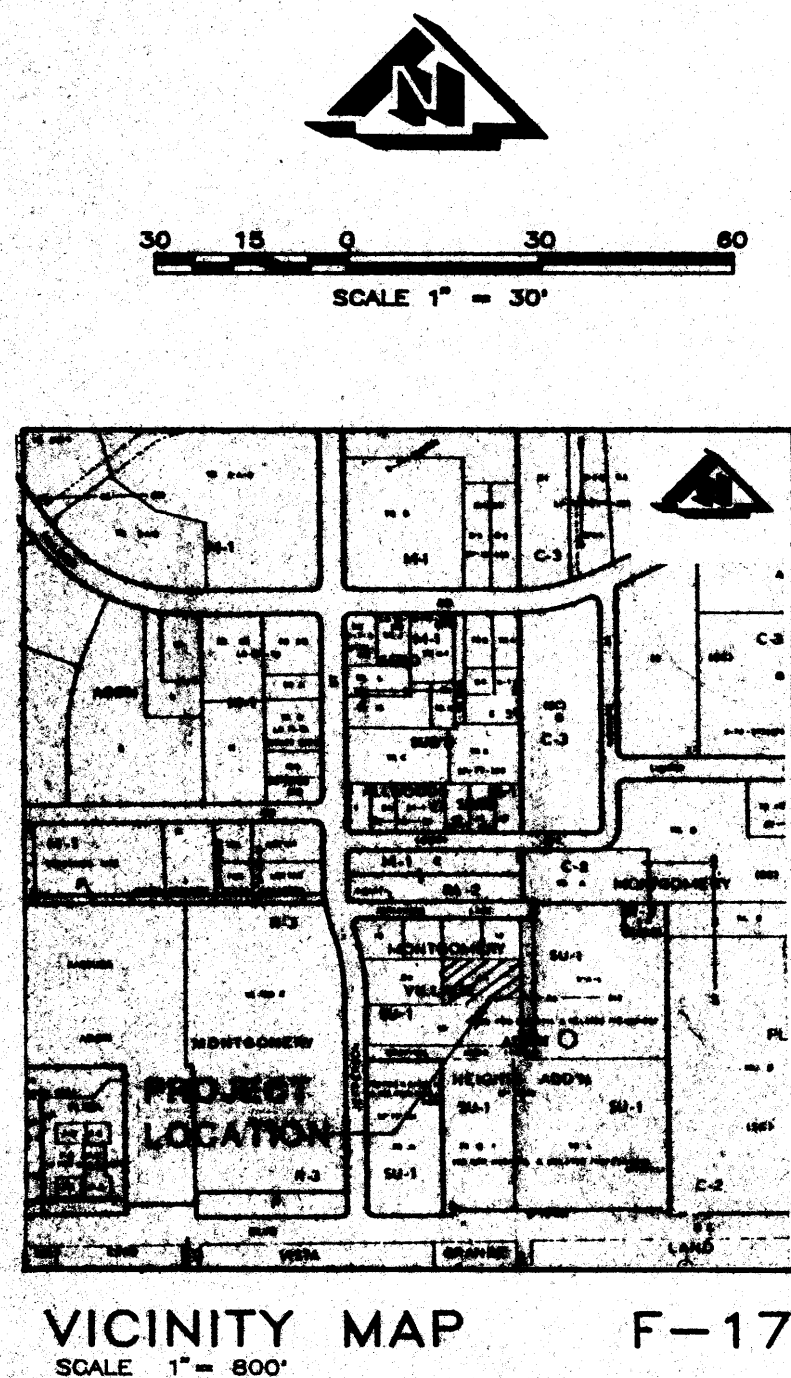
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$C = 0.70$	(Weighted average per Emergency Rule, 01/14/86)		

$Q_{100} = C i A = 0.70(4.86)0.82 = 2.8$ cfs
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$Q_{100} = 2.8 - 1.6 = 1.2$ cfs (increase)
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LEGAL DESCRIPTION

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 BENCHMARK
 CITY OF ALBUQUERQUE BRASS CAP
 6-117 LOCATED AT THE NW CORNER OF JEFFERSON AND MONTGOMERY.
 ELEVATION = 5162.23

LEGEND

EXISTING	NEW	DESCRIPTION
---	---	CURB & GUTTER
---	---	CURB
45.2 +	45.2 *	SPOT ELEVATIONS
~12~	~12~	CONTOUR
---	---	BUILDING
---	---	PROPERTY LINE
○	○	ROOF DRAIN
□	□	RUNDOWN
---	---	BASEIN DIVISION LINE

DRAINAGE PLAN

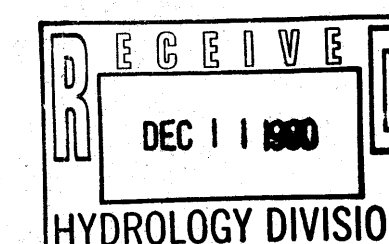
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GRADING AND DRAINAGE PLAN
 OCTOBER 10, 1990 SCALE: 1"=30'

CLAUDIO VIGIL ARCHITECT'S

**JEFFERSON OFFICE PLAZA
 PHASE TWO
 ALBUQUERQUE, NEW MEXICO**

**SHEET
 C-1**

825 Pennsylvania NE Albuquerque, NM 87109
 505.265.8000