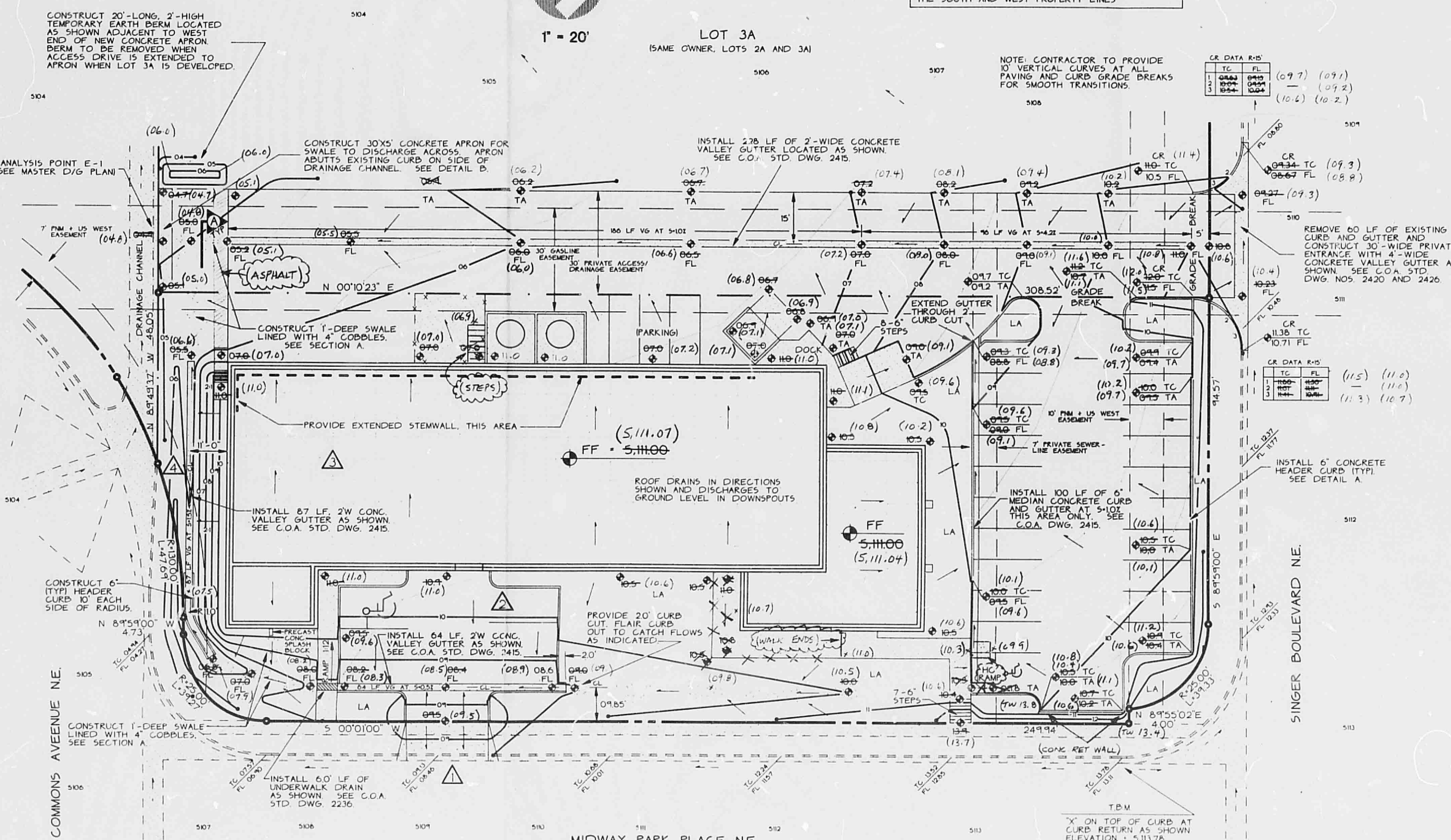


ENGINEER'S CERTIFICATION:
I CERTIFY THAT CONSTRUCTION OF SITE IMPROVEMENTS
ARE IN SUBSTANTIAL COMPLIANCE WITH THE DESIGN AS
SHOWN ON THIS DRAINAGE/GRADING PLAN. AS-BUILT
ELEVATIONS ARE SHOWN IN PARENTHESES.

CHRIS WEISS, P.E. DATE 4/2/91



NOTE: CONTRACTOR SHALL CONTAIN ALL SEDIMENT
GENERATED BY CONSTRUCTION DRAINAGE BY BUILDING
TEMPORARY EARTH BERM ALONG LOT POINTS ON
THE SOUTH AND WEST PROPERTY LINES.



RESUBMITTAL SEPT. 1990

△ ADDITIONAL SITE ENTRANCE
△ ADDITIONAL PARKING, WALKS,
VALLEY GUTTER
△ ADDITIONAL 4,900 SQ. FT. BLDG.
△ ADD VALLEY GUTTER, REGRADE

CHRISTOPHER L. WEISS DATE 9/1/90

GENERAL NOTES:
LEGAL: LOT 2A, JEFFERSON COMMONS, ALBUQUERQUE, NEW MEXICO
SURVEYOR: RONALD FORSTNER SURVEYING, ALBUQUERQUE, NEW MEXICO
B.M. 34 27.125' A STANDARD BRASS CAP SET IN CONCRETE
34 31.30' LOCATED APPROXIMATELY 200' NORTHWEST OF
THE INTERSECTION OF SINGER AND MIDWAY PARK
BOULEVARD, N.E. ELEVATION: 5104.1'
T.D.M. 'X' ON TOP OF CURB AT THE SOUTH CURB RETURN AT THE
SOUTHWEST CORNER OF THE INTERSECTION OF SINGER BLVD
AND MIDWAY PARK PLACE, N.E. ELEVATION: 5103.75'

SCOPE:
THE 114,143 SQ. FT. UNDEVELOPED LOT LOCATED WITHIN THE JEFFERSON
COMMONS SUBDIVISION, THE GROUND SLOPED SOUTHWESTERLY AT
1.2% TO AN EXISTING CONCRETE DRAINAGE CHANNEL ADJACENT TO
THE SITE.

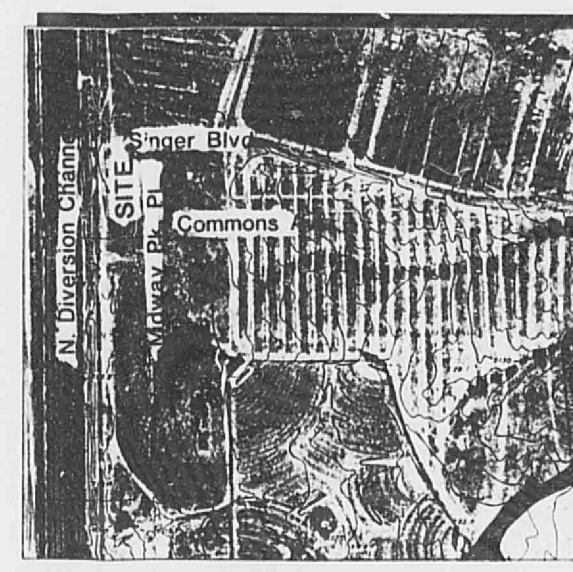
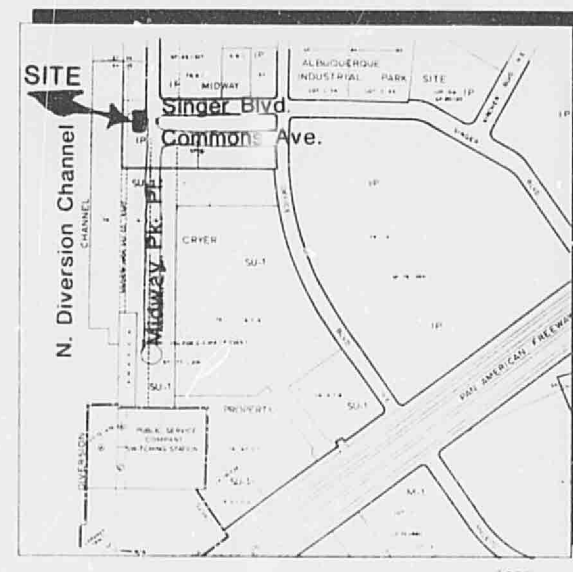
THE PROPOSED IMPROVEMENTS INCLUDE AN APPROX. 10,000 SQ. FT. SLAB-ON-GRADE
OFFICE/WAREHOUSE BUILDING, TWO ASPHALT-PAVED PARKING AREAS AND
ASSOCIATED WALKS AND LANDSCAPED AREAS. IN ADDITION A 30'-WIDE
PRIVATE DRIVEWAY ENTRANCE AND A 30'-WIDE ASPHALT-PAVED ACCESS
DRIVE WILL BE CONSTRUCTED IN THE ACCESS/DRAINAGE EXISTENT
LOCATED ADJACENT TO THE SITE'S WESTERN BOUNDARY.

FREE DRAINAGE OF DEVELOPED FLOODS INTO THE EXISTING 10'-WIDE
CONCRETE DRAINAGE CHANNEL SOUTH OF THE SITE IS ALLOWED AS
ESTABLISHED BY THE MASTER DRAINAGE PLAN FOR THE JEFFERSON
COMMONS SUBDIVISION APPROVED JANUARY 1986 AND REVISED AUGUST
1990. FLOODS WILL BE CONVEYED THROUGH THE DRAINAGE CHANNEL
ROOF DRAINAGE WILL BE CONVEYED THROUGH THE DRAINAGE CHANNEL
FLOODS WILL BE COLLECTED AND DISCHARGED INTO THE
CHANNEL, MEAN THROUGH DOWNPOUTS. NO OFFSITE FLOODS AFFECT
THE SITE.

CALCULATIONS:
AREA OF SITE (INCLUDING ACCESS DRIVE) 13,370.50' ± 7,017.96' ± 102 AC.
Q₁₀₀ AT DISCHARGE POINT MASTER PLAN DEVELOPED, AP. E-8
Q₁₀₀ = 10.046 CFS
Q₁₀₀ AT DISCHARGE POINT MASTER PLAN UNDEVELOPED, AP. E-8
Q₁₀₀ = 10.046 CFS
Q₁₀₀ = 10.046 CFS
FLOW CAPACITY OF ACCESS DRIVE/VALLEY GUTTER:
(USING MANNING'S EQUATION FOR TRIANGULAR SECTION WITH
Q₂ CFS, W₂ = 3.0', H₂ = 10.00', S = 0.015)
Q₂ = 10.2 CFS
FLOW CAPACITY OF CORNICE-LINED SWALE:
(USING MANNING'S EQUATION FOR TRIANGULAR SECTION WITH
Q₂ CFS, W₂ = 3.0', H₂ = 10.00', S = 0.015)
Q₂ = 10.2 CFS

LEGEND

- SIDEWALK, CURB AND GUTTER
EXISTING, PROPOSED
- PROPOSED ASPHALT
- BUILDING EXISTING, PROPOSED
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- SURFACE FLOW DIRECTION
EXISTING, PROPOSED
- LANDSCAPED AREA
- TOP OF GRADE RAIL 1' ± 16" HIGH
- TOP OF RETAINING WALL 1' ± 30" HIGH
- TOP OF ASPHALT
- TOP OF CURB
- FLOW LINE
- FINISHED FLOOR
- RIGHT OF WAY
- PROPERTY LINE
- POWER POLE



JEFFERSON COMMONS LOT 2-A
DRAINAGE / GRADING PLAN

WEISS-HINES
ENGINEERING INC.

REVISIONS

NO. 21 DATE 2/24/92 BY EJP

CITY OF ALBUQUERQUE

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Karin Arneson
CITY CLERK RECORDER

OFFICIAL SEAL
NORMATA SANCHEZ
CITY CLERK RECORDER

APR 8 1991
HYDROLOGY DIVISION

SEPTEMBER, 1990
SHEET 1 OF 1

F-17/D061D C2

PLANS/PLATS ON FILE

FILE DESC:
F-17/D061D

PLANS/PLATS 1



OFFICIAL SEAL
 NORBERTA SANCHEZ
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires 12/28/99
 Norberta Sanchez