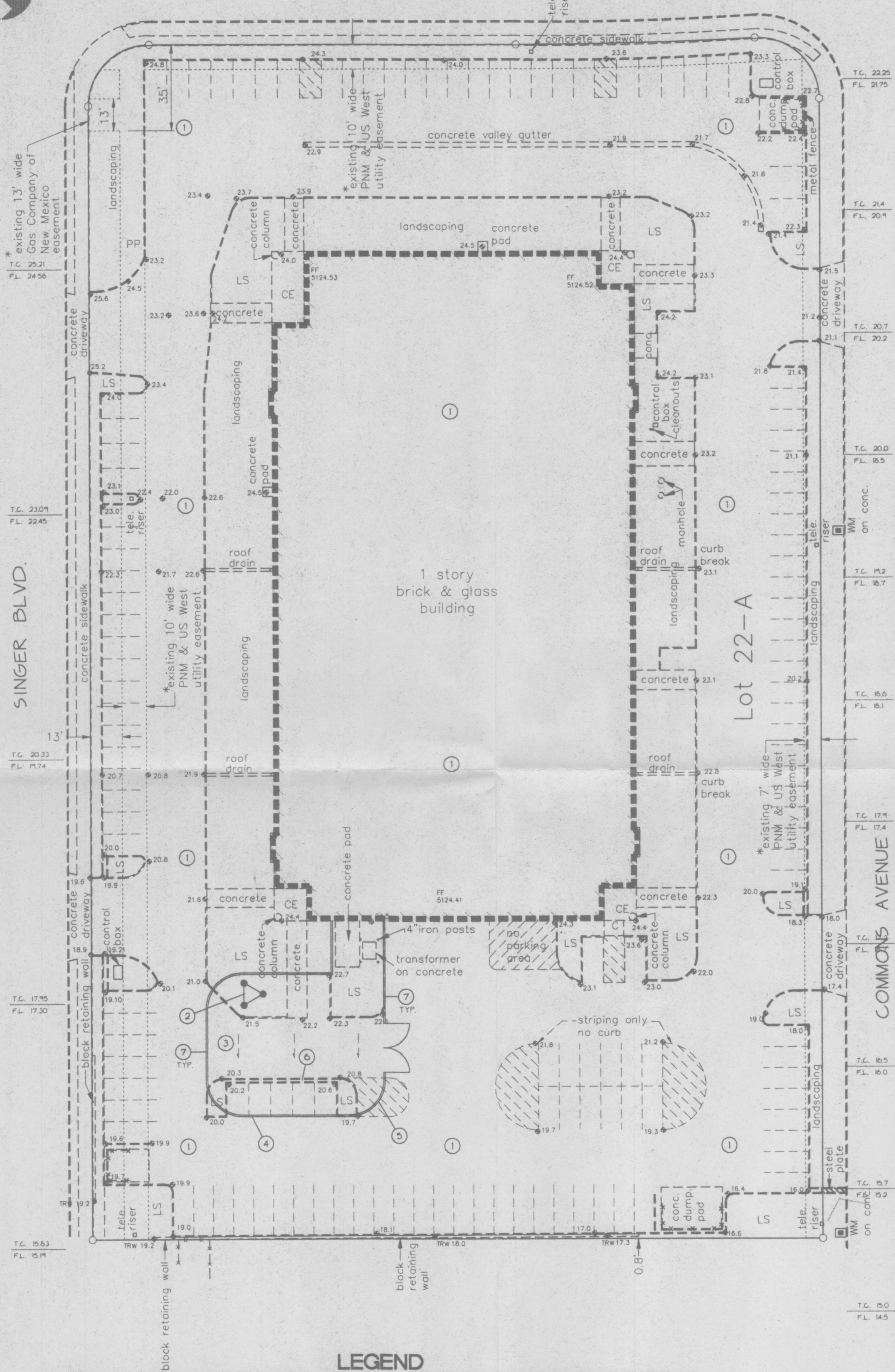




OFFICE BLVD.



LEGEND

	SIDEWALK, CURB AND GUTTER (EXISTING, PROPOSED)	LA	LANDSCAPED AREA
	PROPOSED ASPHALT PAVING	TGW	TOP OF GRADE WALL 1' < 16" HIGH
	BUILDING (EXISTING, PROPOSED)	TRW	TOP OF RETAINING WALL 1' > 16" HIGH
	PROPERTY LINE	TA	TOP OF ASPHALT
	EXISTING SPOT ELEVATION	TC	TOP OF CURB
	EXISTING CONTOUR	FL	FLOW LINE
	PROPOSED SPOT ELEVATION	FF	FINISHED FLOOR
	PROPOSED CONTOUR	R/W	RIGHT OF WAY
	SURFACE FLOW DIRECTION (EXISTING, PROPOSED)	PL	PROPERTY LINE
		PP	POWER POLE
		▲	ENTRY / EXIT LOCATION

Easement as shown on the plat entitled "PLAT OF JEFFERSON COMMONS, BEING A REPLAT OF TRACT A-10, CRYER PROPERTY AND LOTS 20-A AND 21-A, MIDWAY BUSINESS PARK AND UNPLATTED LAND WITHIN PROJECTED SECTIONS 34 & 35, T.11N., R.3E., N.M.P.M. BERNALILLO COUNTY, NEW MEXICO" filed 3/21/1990 in Volume 90, Folio 83(2).

CE - covered entry
LS - landscaping
C - concrete
PP - power pole
WM - water meter
◻ - handicap parking space

AS-BUILT SURVEY INFORMATION PROVIDED BY FORSTBAUER SURVEYING CO.
100 ALVARADO DR. NE
ALBUQUERQUE, NM 87110
JUNE 1996

SCOPE

The present site is a developed commercial property located within the Jefferson Commons subdivision designated as Area "A" and a portion of Area "B" in the Master Drainage / Grading Plan for Jefferson Commons (approved January 1990 and revised August 1990). The site is bounded by Office Blvd., Singer Blvd., and Commons Ave. on the East, North and South respectively. The property to the west is developed commercial property.

The proposed improvements consist of the construction of a radio tower and a stucco wall to enclose the designated area.

The intent of this plan is to show:

- Grading relationships between the existing ground elevations and proposed finished elevations in order to facilitate positive drainage to designated discharge points.
- The extent of proposed site improvements, including buildings, walks and pavement.
- The flow rate/volume of rainfall runoff across or around these improvements and methods of handling these flows to meet City of Albuquerque requirements for drainage management.
- The relationship of on-site improvements with existing neighboring property to insure an orderly transition between proposed and surrounding grades.

DRAINAGE PLAN CONCEPT: This submittal updates the drainage plan for a special use permit to install a radio tower and surrounding stucco wall. This proposed construction will have no effect on the discharge paths / flowrates of the existing approved site. Free discharge of developed flows is allowed as established by the Master Drainage / Grading Plan. Per the original construction, one-half of the building and approx. 1/3 of the paved parking area drain northwest to Singer Blvd. The remaining building and 2/3 of the paved parking area drain southwest to Commons Ave.

GENERAL NOTES:

LEGAL: Lot 22-A, Jefferson Commons, Albuquerque, NM.

SURVEYOR: Forstbauer Surveying Co. - Ron Forstbauer, 1100 Alvarado Dr. NE, Albuquerque, NM 87110 - June 1996

B.M.: "SC 2726" - a standard BLM brass cap set in concrete, projecting 1.0' above the ground. Cap is located approximately 350' northwest of intersection of Singer & Midway Park Boulevards, N.E. Elevation = 5110.41 (M.S.L.D.)

L.B.M.: "N" on top of curb at south curb return at the southeast corner of the intersection of Singer Boulevard and Midway Park Place, N.E. Elevation = 5113.77 (M.S.L.D.)

SOILS: SCS Soil Survey of Bernalillo County indicates that the soil is Embudo (EmB); Hydrologic Soil Group "B".

FLOOD HAZARD: For FEMA Boundary Map #16, the property does not lie within a flood zone.

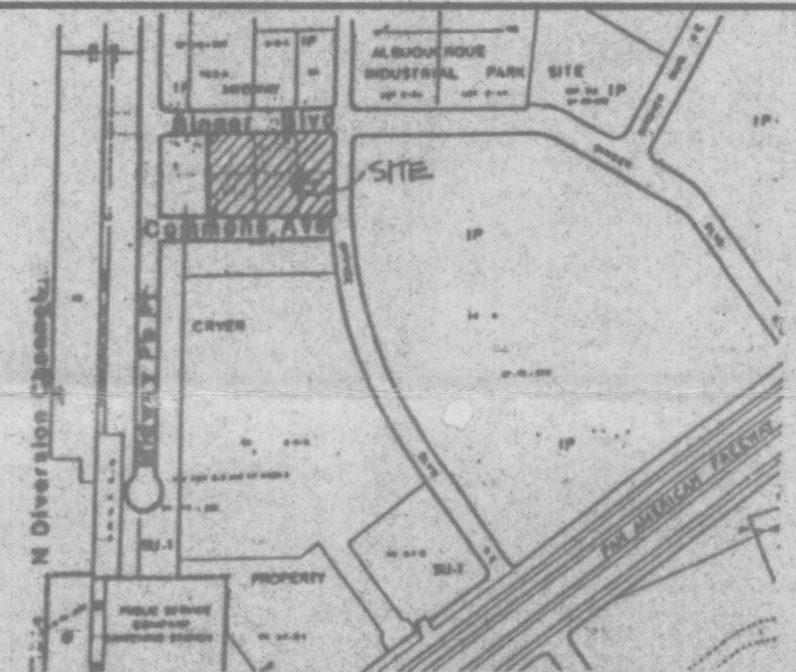
OFF-SITE DRAINAGE: There is no off-site drainage affecting this site.

EROSION CONTROL: The contractor is responsible for retaining on-site all sediment generated during construction by means of temporary earth berms or silt fences at the low points on the west property line.

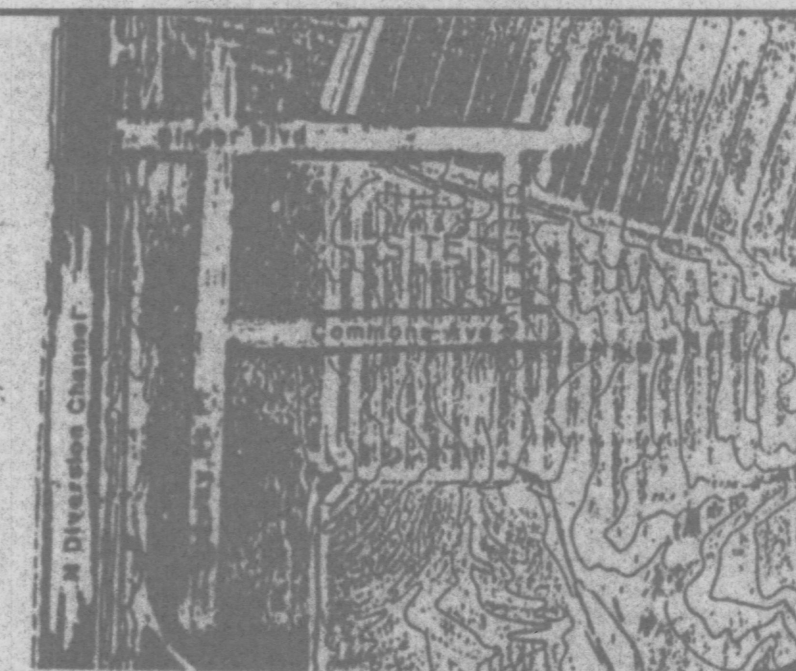
KEYNOTES

- ALL DASHED FEATURES ARE EXISTING.
- INSTALL RADIO TOWER THIS AREA. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION. THIS CONSTRUCTION WILL HAVE NO IMPACT ON THE EXISTING DRAINAGE FLOWPATHS / FLOWRATES. SEE COA HYDROLOGY PROJECT #F17-DOV FOR APPROVED CALCULATIONS / ADDITIONAL INFORMATION.
- EXISTING SATELLITE DISH THIS AREA.
- CONSTRUCT NEW 7' HIGH STUCCO WALL WITH GATE THIS AREA. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
- INSTALL 2'-4" DIA. PVC PIPES THROUGH WALL (IF O.C.) AT LOWPOINT TO ALLOW MINOR FLOWS TO PASS. FIELD VERIFY ACTUAL LOW POINT PRIOR TO INSTALLING.
- SEE ARCHITECTURAL FOR CURB TO BE REMOVED / RESTRIPIING THIS AREA.
- ALL ASPHALT REMOVED DURING THE CONSTRUCTION OF THE PROPOSED WALL SHALL BE REPLACED TO MATCH EXISTING GRADES.

VICINITY MAP #F-17



FEMA MAP #16



C.L. WEISS ENGINEERING, INC.



SANDIA PARK OFFICE
POST OFFICE BOX 97
SANDIA PARK, NM 87047
(505) 261-1800
ALVARADO OFFICE
100 ALVARADO DR. NE
ALBUQUERQUE, NM 87110
(505) 266-3444

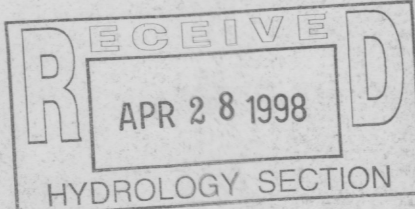
Revisions
THIS DESIGN, CALCULATIONS, AND CONCEPTS ARE OWNED BY AND REMAIN THE PROPERTY OF C.L. WEISS ENGINEERING, INC. AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE WRITTEN PERMISSION OF CHRISTOPHER L. WEISS, P.E.

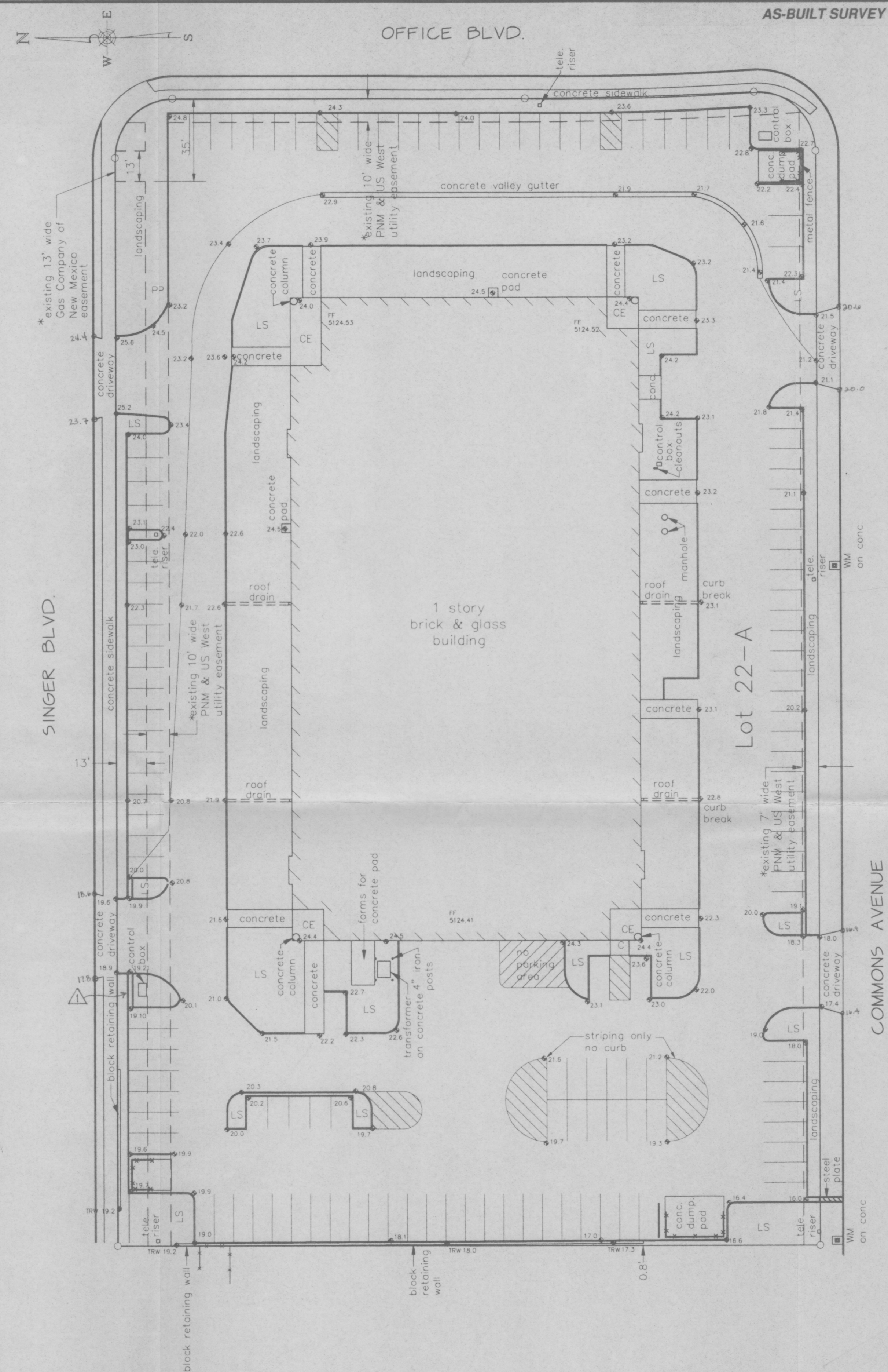
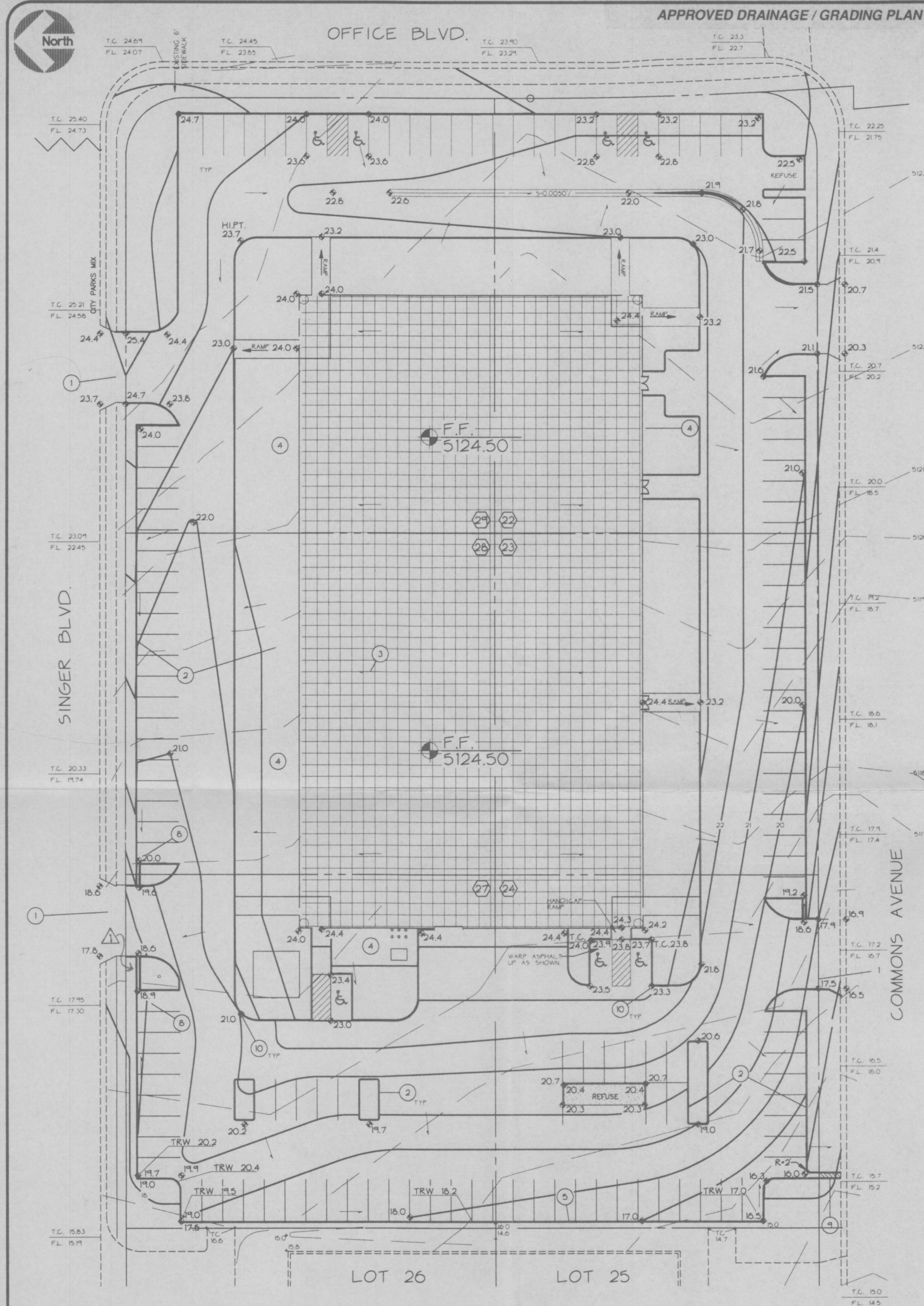
Lot 22-A Tower Addition
Jefferson Commons Industrial Park

Scale: 1" = 30'
Drawn By: EJB
Checked By: CLW
Job Number:
Date: APRIL 1998

Drainage and
Grading Plan

C-1
SH.1 OF 1





KEYNOTES

AREAS OF MODIFICATION BETWEEN APPROVED DRAINAGE GRADING PLAN AND ACTUAL AS-BUILT

Flat area. Minor birdbath.

I, Christopher L. Weiss, P.E. hereby certify that the as-built information shown is in substantial compliance with the approved drainage / grading plan.

Christopher L. Weiss
 Christopher L. Weiss, P.E.
 As-Built Survey provided by Forsitbauer Surveying Co. • 12-11-95

C.L. WEISS ENGINEERING, INC.



SANDIA PARK OFFICE

POST OFFICE BOX 97
 SANDIA PARK, NM 87047
 (505) 281-1800

ALVARADO OFFICE

100 ALVARADO DR. NE
 ALBUQUERQUE, NM 87110
 (505) 266-3444



Revisions

NO.	DESCRIPTION	DATE

LOT 22A Jefferson Commons Industrial Park As-Built Information

Scale: 1" = 30' Drawn By: BJB Checked By: CLW Job Number: Date: JUNE 1996

Certification
 Engineer's

C-1
 Sh. 1 of 1

Easement as shown on the plat entitled "PLAT OF JEFFERSON COMMONS, BEING A REPLAT OF TRACT A-10, CRYER PROPERTY AND LOTS 20-A AND 21-A, MIDWAY BUSINESS PARK AND UNPLATTED LAND WITHIN PROJECTED SECTIONS 34 & 35, T.11N., R.3E., N.M.P.M. BERNALILLO COUNTY, NEW MEXICO" filed 3/21/1990 in Volume 90, Folio 63(2).

CE - covered entry
 LS - landscaping
 C - concrete
 PP - power pole
 WM - water meter
 ♿ - handicap parking space