

EXISTING LOT 5 IMPROVEMENTS

BONDED CONC. CURB W/
6" OPENINGS @ 20' O.C.

3H - 1V MAX

SECTION A - DRAINAGE SWALE
NOT TO SCALE

(DEVELOPED)
LOT 5
JEFFERSON COMMONS

EXISTING SWALE OVER 24" STORM SEWER
ALONG NORTHWEST PROPERTY LINE

6" CURB CUTS
AT 20' O.C. (TYP)

COMBINED Q100
EXIST. LOT 5 = 9.91 CFS
PROP. LOT 4 = 3.19 CFS
TOTAL = 13.10 CFS
(CAPACITY 16.8 CFS PER
DRAINAGE REPORT)

EXISTING DROP INLET

EXISTING DRAINAGE SWALE

EXISTING DRAINAGE SWALE

EXISTING DRAINAGE SWALE

EXISTING DRAINAGE SWALE

EXISTING DRAINAGE SWALE

EXISTING DRAINAGE SWALE

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JOAQUIN ARGUELLES JR. - PLS 7472
JAKE ARGUELLES JR. - LAND SURVEYING
2919 SAN YONACIO RD. SW
ALBUQUERQUE, NEW MEXICO 87121
PHONE: CELL (505) 875-0998, OFF. (505) 873-2859

I, ELVIDIO V. DINIZ, REGISTERED PROFESSIONAL
ENGINEER NO. 7111, DO HEREBY CERTIFY THAT
THE AS-BUILT ELEVATIONS SHOWN HEREON WERE
DETERMINED BY THE PROJECT SURVEYOR UNDER
MY DIRECTION AND THAT, FOR PURPOSES OF A
CERTIFICATE OF OCCUPANCY, THIS GRADING PLAN
IS IN SUBSTANTIAL COMPLIANCE WITH THE
GRADING PLAN.

ELVIDIO V. DINIZ

ELVIDIO V. DINIZ

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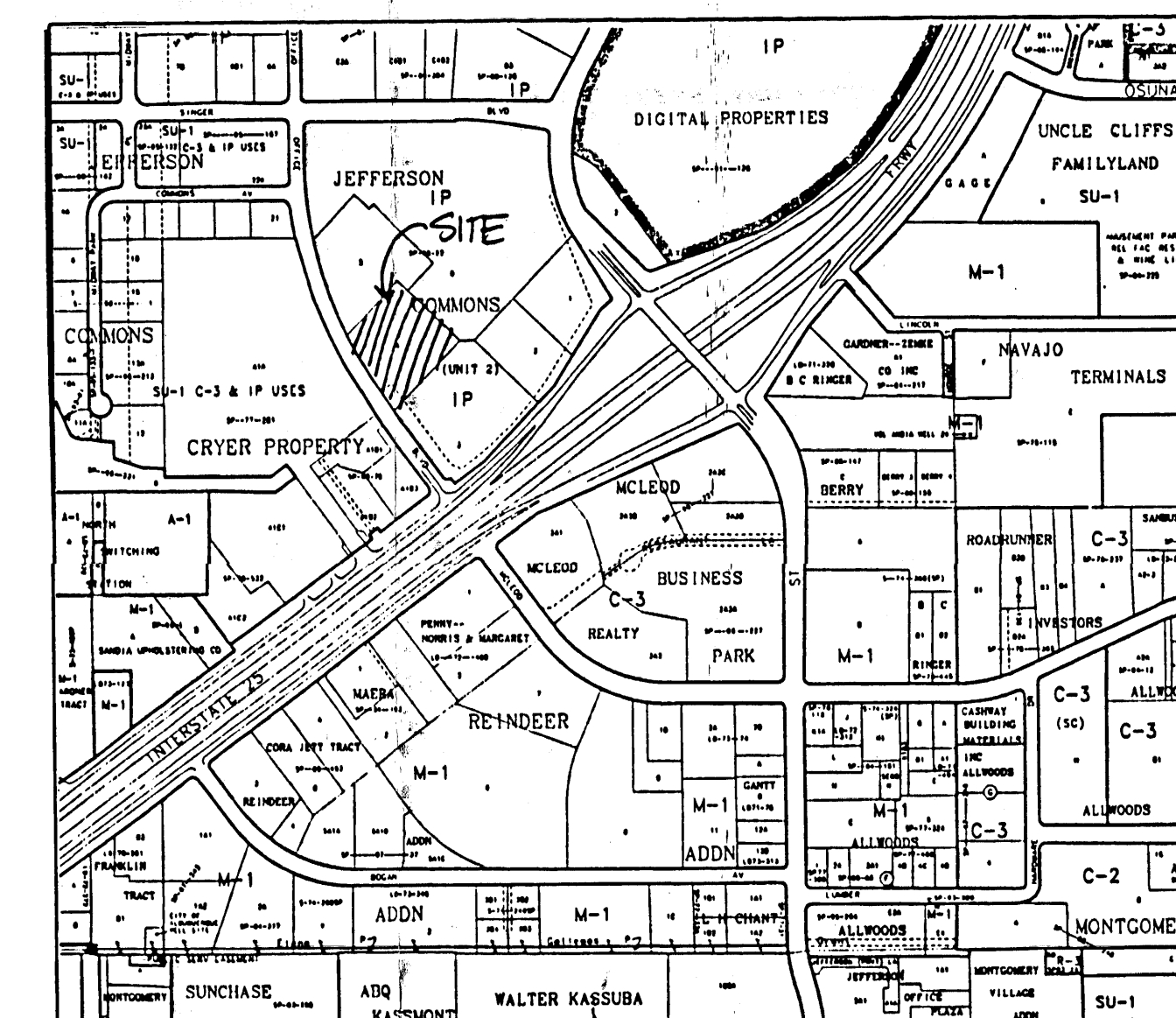
ELVIDIO V. DINIZ

(UNDEVELOPED)

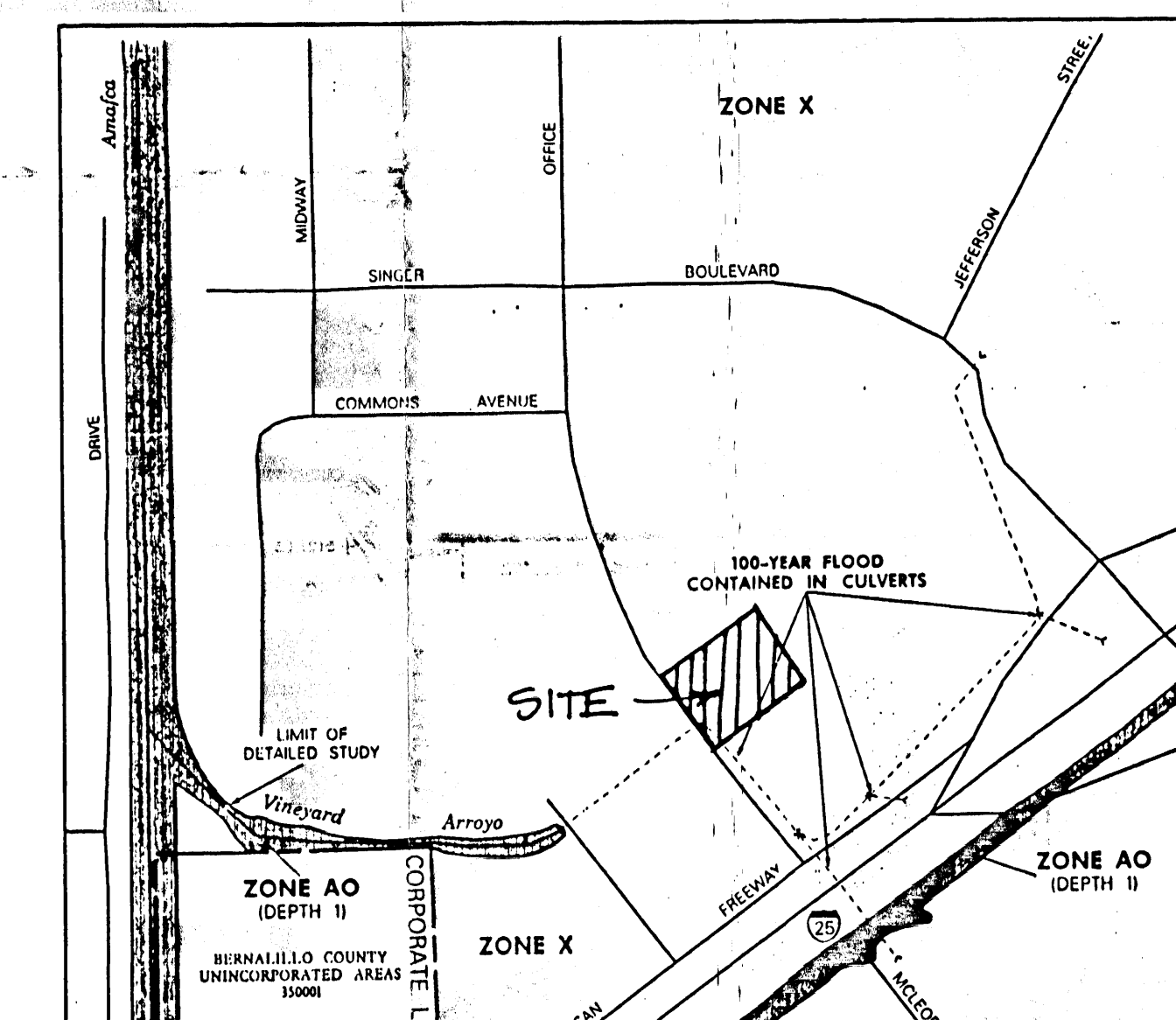
LOT 6
JEFFERSON COMMONS II
LOT 6 WILL DRAIN TO TWO EXISTING
DROP INLETS, PER DRAINAGE REPORT

LEGEND

- EXISTING SPOT ELEVATIONS
- EXISTING CONTOUR LINE
(CONTOUR INTERVAL = 1 FOOT)
- PROPOSED SPOT ELEVATION
(ADD 5100')
- TC
BC
FL
FG
HP
- DRAINAGE BASIN BOUNDARY
- DESIGN GRADE
- EFFECTIVE FLOW PATH



VICINITY MAP ZONE ATLAS F-17-Z



FEMA FLOOD MAP NO. 35001C0138 D

LEGAL DESCRIPTION
WESTERLY PORTION OF LOT 4, JEFFERSON COMMONS II; PLAT RECORDED JANUARY 26,
1998, VOLUME 98C, FOLIO 22.

FLOOD HAZARD:
PANEL 1380 OF THE SEPTEMBER 20, 1996 FEMA "FIRM" MAPS INDICATES THAT THE
DEVELOPED PORTION OF THE PROPERTY IS IN ZONE X, WHICH IS THE AREA THAT
HAS BEEN DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN.

GOVERNING MASTER DRAINAGE PLAN
DEVELOPMENT ON THIS SITE IS GOVERNED BY THE APPROVED JEFFERSON COMMONS II
DRAINAGE REPORT BY C. L. WEISS, 1997.

METHODOLOGY:
RUNOFF FLOWS AND HYDRAULIC CALCULATIONS WERE MADE USING PROCEDURES
FOUNDED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (COA, 1997).
DESIGN STORM = 100-YEAR, 6-HR EVENT.

PROPOSED CONDITION:
A 6,157 SQUARE FOOT BUILDING WITH LANDSCAPING, PARKING AND WALKWAYS
IS PROPOSED, AS SHOWN. TABLE 1 SHOWS THE LAND TREATMENTS AND 100-YR
DISCHARGE RATES FOR THE DRAINAGE SUB-BASINS INDICATED ON THE PLAN.
RUNOFF FROM THE BUILDING, PARKING AREAS, AND LANDSCAPING WILL BE
COLLECTED IN TWO EXISTING STORM DRAIN INLETS NEAR THE WEST AND SOUTH
CORNERS OF THE SITE, AS SHOWN ON THE PLAN. INLETS AS INSTALLED WERE
OVERSIZED BY APPROXIMATELY 50% FROM SIZE REQUIRED BY DRAINAGE REPORT
CALCULATIONS.

SUB-BASIN	AREA (ACRES)	SURFACE TREATMENT				100-YR. Q (CFS)	10-YR. Q (CFS)
		%A	%B	%C	%D		
A	0.73	0.00	0.52	22.01	77.47	3.19	2.07
B	1.10	0.00	5.45	14.22	80.33	4.79	3.10
SUBTOTAL	1.83					7.98	5.17
C (FUTURE)	1.68	0.00	20.00	10.00	80.00	7.09	4.54
TOTAL	3.51					15.07	9.71

* ANTICIPATED RUNOFF PER JEFFERSON COMMONS II DRAINAGE REPORT
(C. L. WEISS, 1997) FOR BASIN 4: 4.22 CFS PER ACRE
* RUNOFF PER PROPOSED DEVELOPMENT PLAN: 4.29 CFS PER ACRE

RUNOFF CALCULATIONS BASED ON DPM PROCEDURE FOR BASINS <40 AC.
RAINFALL ZONE 2.

STORM DRAIN MAINTENANCE DATE

CONSTRUCTION NOTES

- ALL SIDEWALKS SHALL HAVE MIN. 1% CROSS SLOPE.
- FINISH GRADE (BY EARTHWORK CONTRACTOR, PRIOR TO
LANDSCAPING) SHALL BE A MAXIMUM OF 3" BELOW
TOP OF ALL CURBS OR SIDEWALKS, EXCEPT AS NOTED
BELOW. FINISH GRADE FOR TURF AREAS SHALL BE 1" BELOW
ADJACENT PATIO AND SIDEWALK AREAS, WHERE DRAINAGE
WILL PASS THROUGH CURBS AT NORTHWEST EDGE OF SITE.
FINISH GRADES SHALL DROP TO MAX. 3" BELOW TOP OF
ASPHALT AT EACH CURB CUT, TO ALLOW FOR PLACEMENT
OF GRAVEL MULCH FLUSH WITH PAVEMENT.

I, ELVIDIO V. DINIZ, REGISTERED PROFESSIONAL
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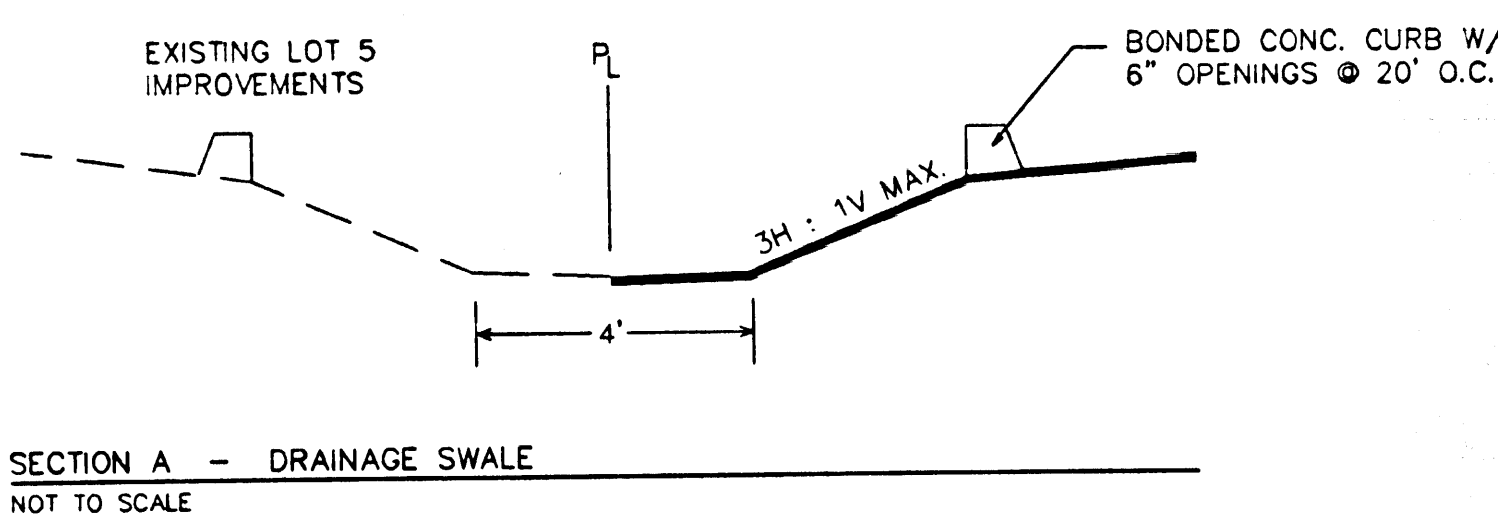
ELVIDIO V. DINIZ

NEW ASPHALT PARKING
TEMPORARY ASPHALT CURB
EXISTING GROUND

SECTION B
NOT TO SCALE

JEFFERSON COMMONS
ALBUQUERQUE, NEW MEXICO
GRADING AND DRAINAGE PLAN

CG-1



(DEVELOPED)
LOT 5
JEFFERSON COMMONS II

EXISTING SWALE OVER 24" STORM SEWER
ALONG NORTHWEST PROPERTY LINE

6" CURB CUTS
AT 20' O.C. (TYP.)

COMBINED Q100
EXIST. LOT 5 = 9.91 CFS
PROP. LOT 4 = 3.19 CFS
TOTAL = 13.10 CFS
(CAPACITY 16.6 CFS PER
DRAINAGE REPORT)

EXISTING DROP INLET 2A

EXISTING DROP INLET 1

CL. PROPOSED SWALE

BOULEVARD

TRANSITION TO 6" CURB
HEIGHT THROUGH RADIUS

RECONSTRUCT EXISTING DROP INLET WITH
4 DRIVE-OVER GRATES (COA STD. DWGS.
2206 AND 2220) FLUSH WITH VALLEY
GUTTER. CONTRACTOR TO PROVIDE SHOP
DRAWINGS.

NEW VALLEY GUTTER PER
COA STD. DWG. 2420

MATCH EXISTING
CURB AND GUTTER

TEMP. ASPHALT CURB

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft

CONSTRUCTION NOTES

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EXISTING LOT 5 IMPROVEMENTS

BONDED CONC. CURB W/
6" OPENINGS @ 20' O.C.

3% - 14' MAX

EXISTING SWALE OVER 24" STORM SEWER
ALONG NORTHWEST PROPERTY LINE

6" CURB CUTS
AT 20' O.C. (TYP.)

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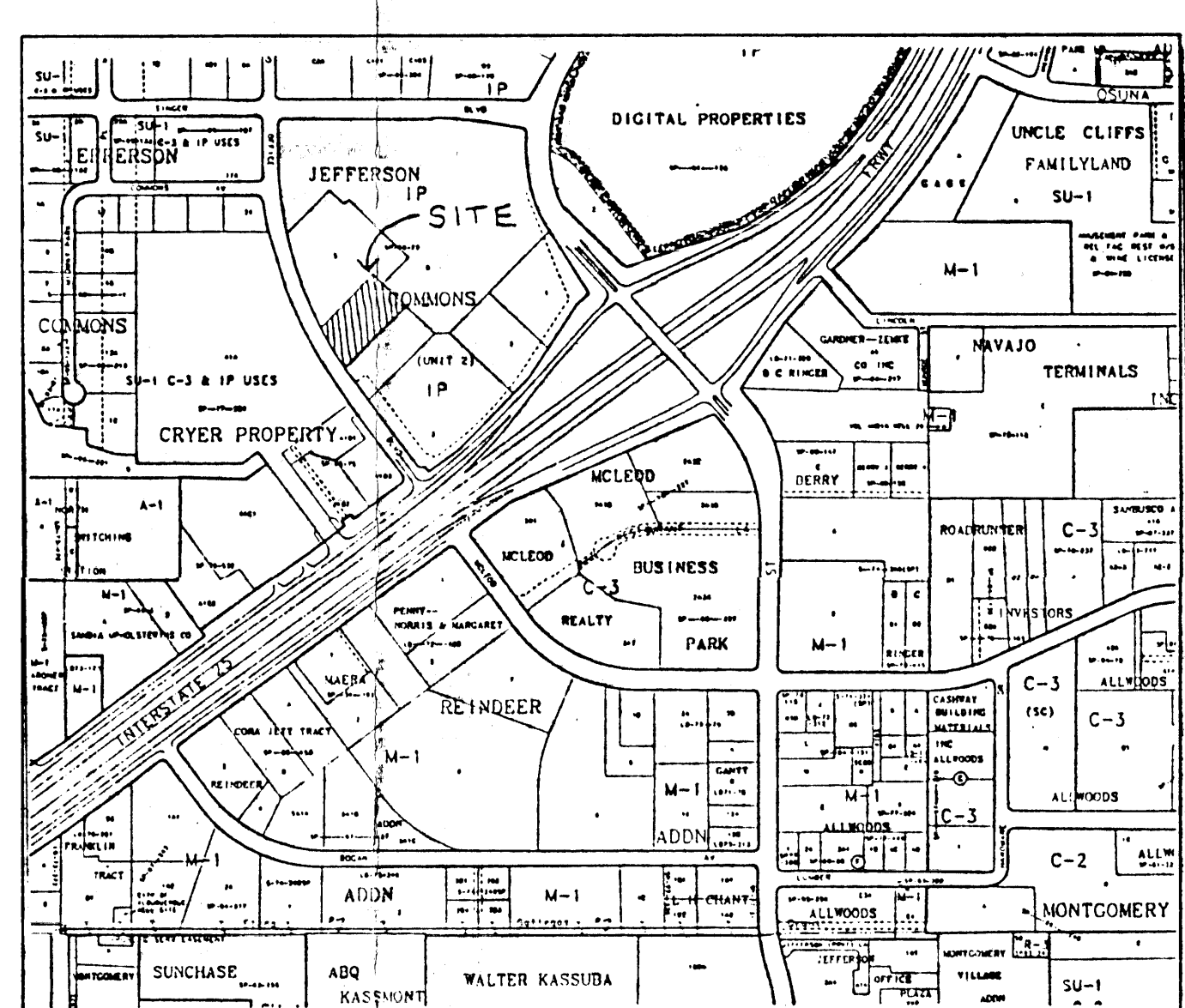
GRAPHIC SCALE
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1 inch = 30 ft

CONSTRUCTION NOTES

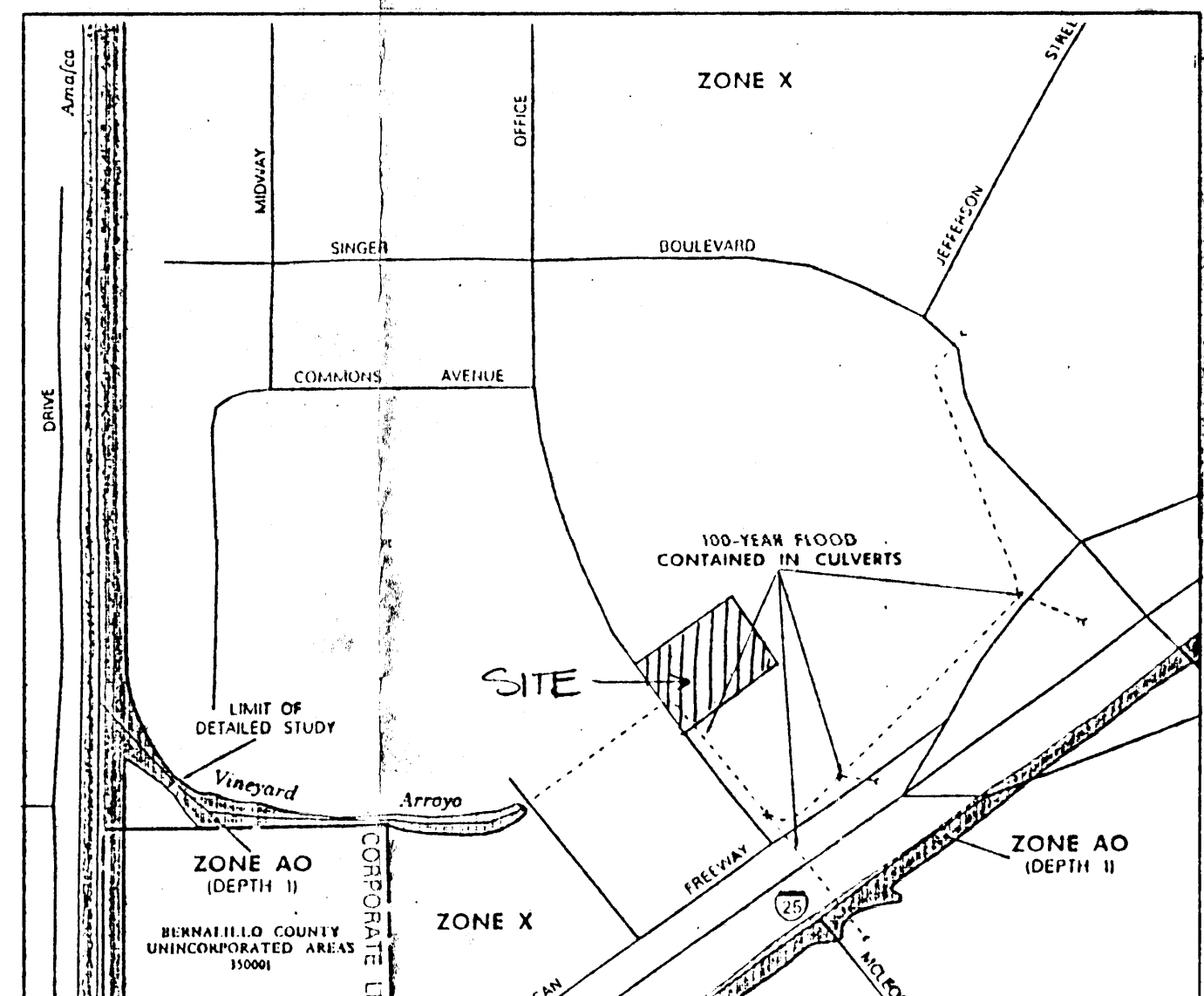
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LEGEND

+510.82	EXISTING SPOT ELEVATIONS
23.58 TO 29.08	EXISTING CONTOUR LINE (CONTOUR INTERVAL = 1 FOOT)
23.58 TO 29.08	PROPOSED SPOT ELEVATION (ADD 5100')
TC	TOP OF CURB/ CONCRETE
BC	BOTTOM OF CURB
FL	FLOW LINE
FG	FINISH GRADE
HP	HIGH POINT
---	DRAINAGE BASIN BOUNDARY
1.00%	DESIGN GRADE
---	EFFECTIVE FLOW PATH



VICINITY MAP ZONE ATLAS F-17-Z



FEMA FLOOD MAP NO. 35001C0138 D

LEGAL DESCRIPTION
WESTERLY PORTION OF LOT 4, JEFFERSON COMMONS II; PLAT RECORDED JANUARY 26, 1998, VOLUME 98C, FOLIO 22.

FLOOD HAZARD:
PANEL 138D OF THE SEPTEMBER 20, 1996 FEMA "FIRM" MAPS INDICATES THAT THE DEVELOPED PORTION OF THE PROPERTY IS IN ZONE X, WHICH IS THE AREA THAT HAS BEEN DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN.

GOVERNING MASTER DRAINAGE PLAN
DEVELOPMENT ON THIS SITE IS COVERED BY THE APPROVED JEFFERSON COMMONS II DRAINAGE REPORT BY C. L. WEISS, 1997.

METHODOLOGY:
RUNOFF FLOWS AND HYDRAULIC CALCULATIONS WERE MADE USING PROCEDURES FOUND IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (COA, 1997). DESIGN STORM = 100-YEAR, 6-HR EVENT.

PROPOSED CONDITION:
A 6,157 SQUARE FOOT BUILDING WITH LANDSCAPING, PARKING AND WALKWAYS IS PROPOSED, AS SHOWN. TABLE 1 SHOWS THE LAND TREATMENTS AND 100-YR DISCHARGE RATES FOR THE DRAINAGE SUB-BASINS INDICATED ON THE PLAN. RUNOFF FROM THE BUILDING, PARKING AREAS, AND LANDSCAPING WILL BE COLLECTED IN TWO EXISTING STORM DRAIN INLETS NEAR THE WEST AND SOUTH CORNERS OF THE SITE, AS SHOWN ON THE PLAN. INLETS AS INSTALLED WERE OVERSIZED BY APPROXIMATELY 50% FROM SIZE REQUIRED BY DRAINAGE REPORT CALCULATIONS.

TABLE 1: RUNOFF SUMMARY

SUB-BASIN	AREA (ACRES)	SURFACE TREATMENT				100-YR. Q (CFS)	10-YR. Q (CFS)
		%A	%B	%C	%D		
A	0.73	0.00	0.52	22.01	77.47	3.19	2.07
B	1.10	0.00	5.45	14.22	80.33	4.79	3.10
SUBTOTAL	1.83					7.98	5.17
C (FUTURE)	1.68	0.00	20.00	0.00	80.00	7.09	4.54
TOTAL	3.51					15.07	9.71

• ANTICIPATED RUNOFF PER JEFFERSON COMMONS II DRAINAGE REPORT (C. L. WEISS, 1997) FOR BASIN 4: 4.22 CFS PER ACRE

• RUNOFF PER PROPOSED DEVELOPMENT PLAN: 4.29 CFS PER ACRE

RUNOFF CALCULATIONS BASED ON DPM PROCEDURE FOR BASINS <40 AC. RAINFALL ZONE 2.

RECEIVED
NOV 21 2000
HYDROLOGY SECTION

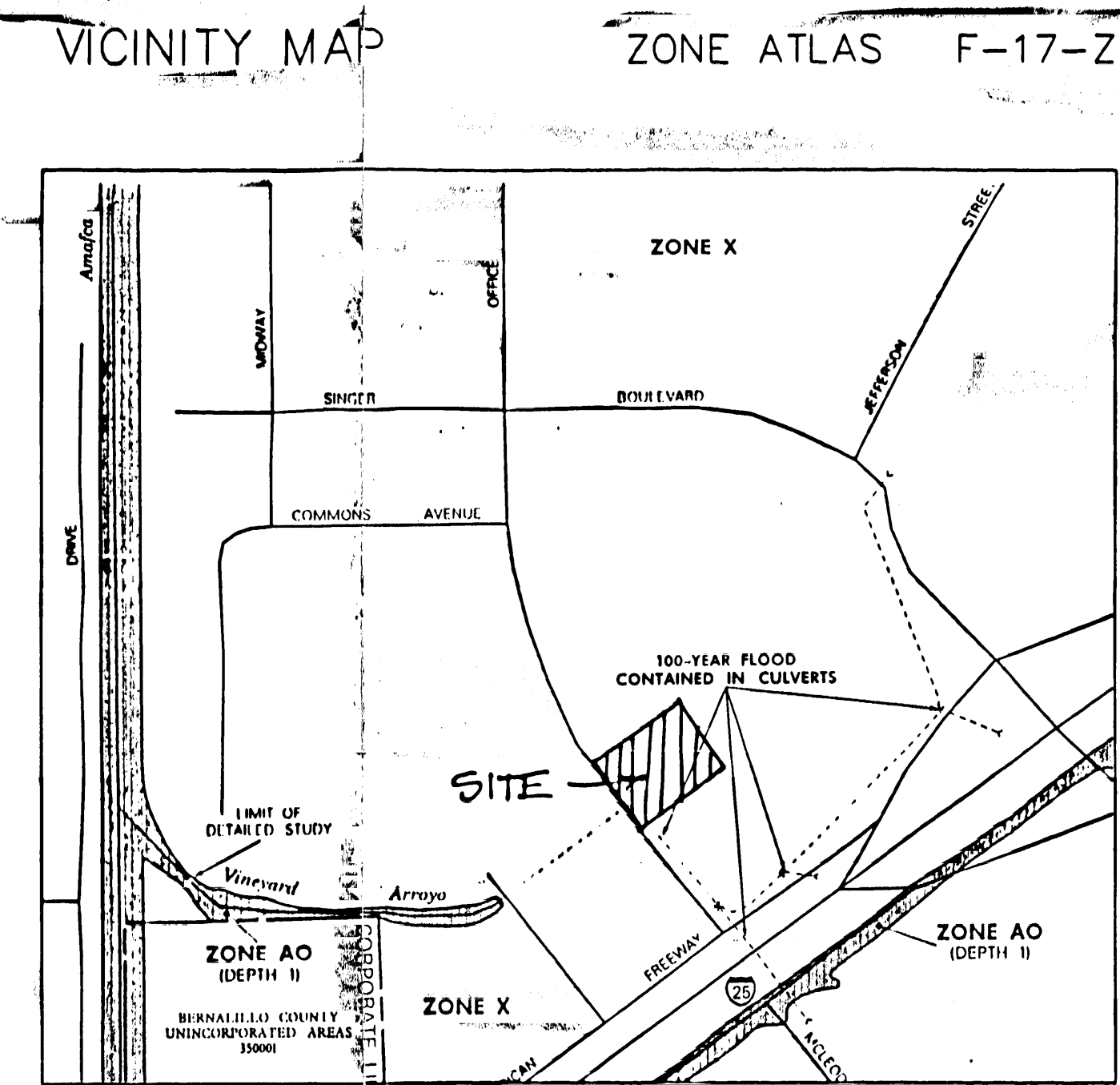
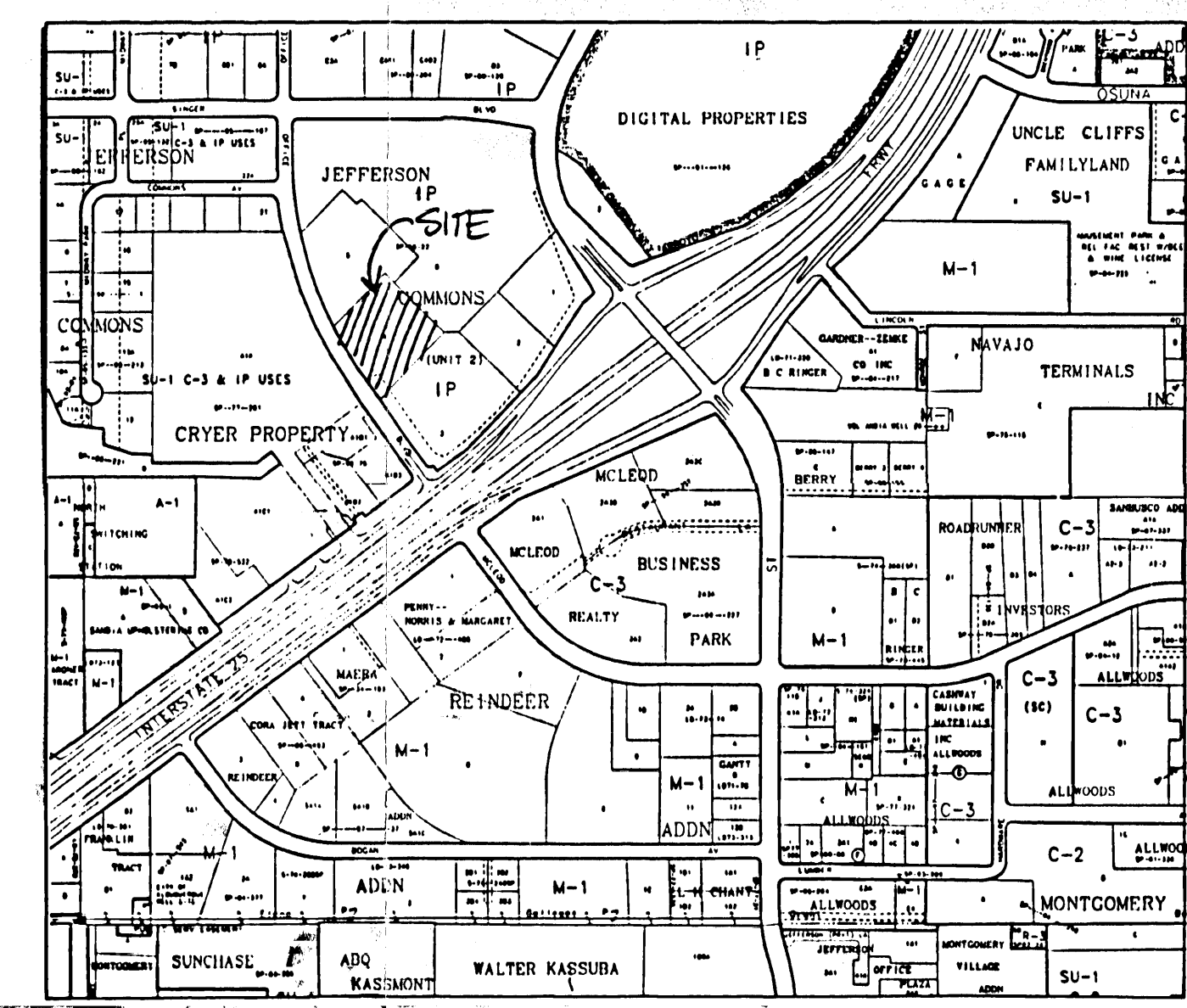
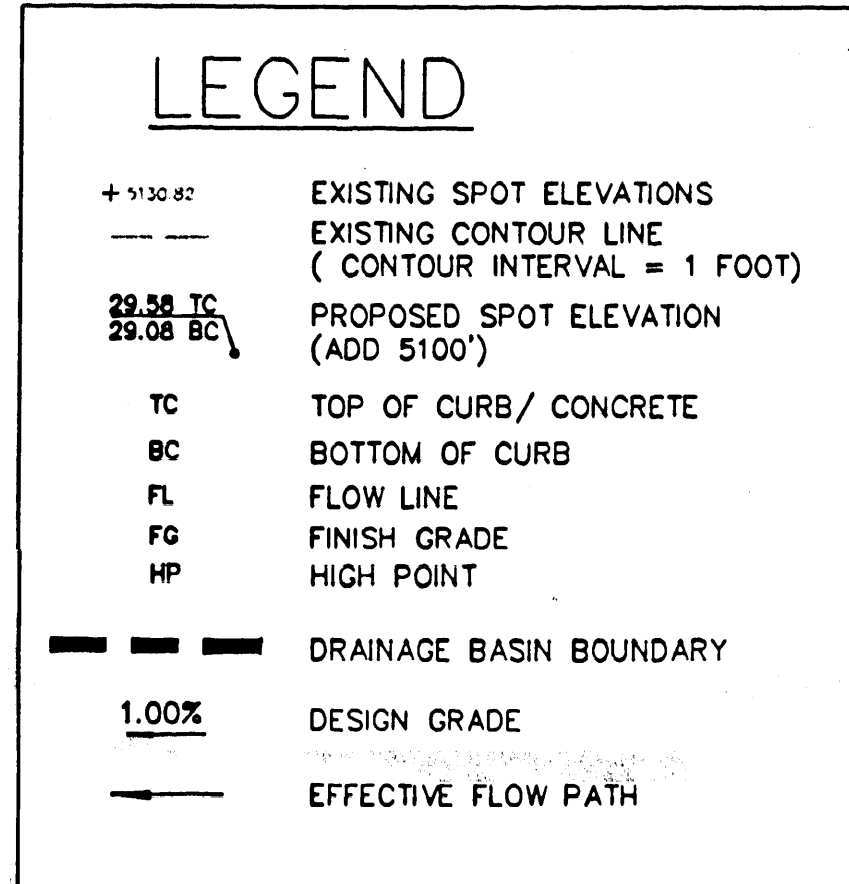
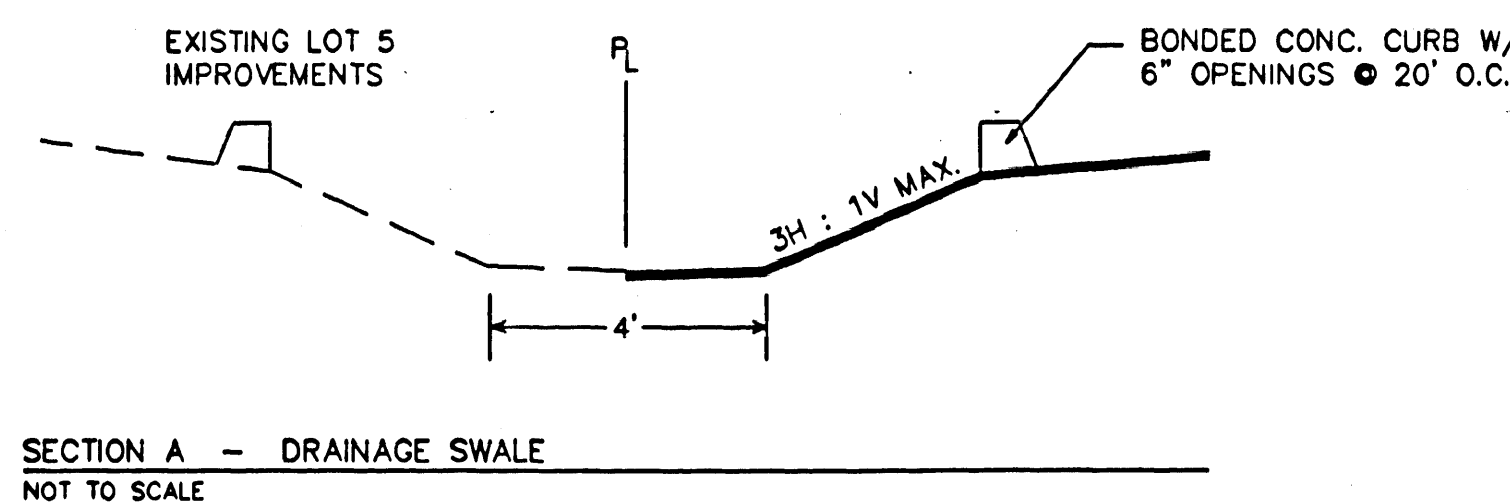
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NO. DATE	REVISIONS	BY	CHKD	RTI JOB NO.	NO. 00-060	SHEET NO.	DATE: 11/16/2000

RECEIVED
NOV 21 2000
HYDROLOGY SECTION

RED ROBIN
ALBUQUERQUE, NEW MEXICO
GRADING AND DRAINAGE PLAN

JEFFERSON COMMONS	ALBUQUERQUE, NEW MEXICO	GRADING AND DRAINAGE PLAN
CG-1		



FEMA FLOOD MAP NO. 35001C0138 D

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TOTAL	3.21					15.07

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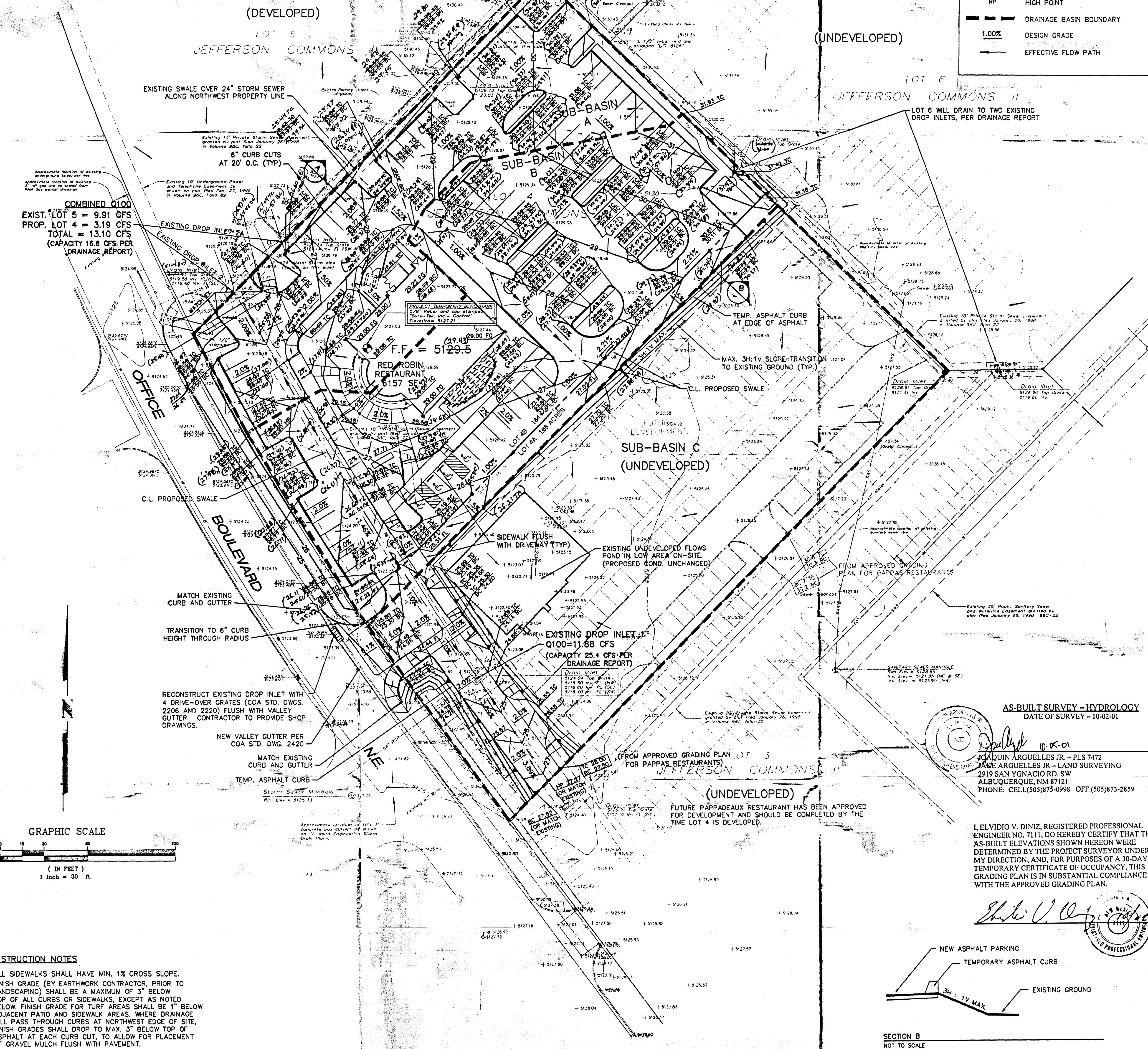
RUNOFF CALCULATIONS BASED ON DPM PROCEDURE FOR BASINS <40 AC. RAINFALL ZONE 2.

AS-BUILT SURVEY - HYDROLOGY
DATE OF SURVEY - 10-02-01
JOAQUIN ARGUELLES JR. - PLS 7472
JAMES ARGUELLES JR. - LAND SURVEYING
2919 SAN YGNACIO RD. SW
ALBUQUERQUE, NM 87121
PHONE: CELL(505)875-0998 OFF(505)873-2859

I, ELVIDIO V. DINIZ, REGISTERED PROFESSIONAL ENGINEER NO. 7111, DO HEREBY CERTIFY THAT THE AS-BUILT ELEVATIONS SHOWN HEREON WERE DETERMINED BY THE PROJECT SURVEYOR UNDER MY DIRECTION; AND, FOR PURPOSES OF A 30-DAY TEMPORARY CERTIFICATE OF OCCUPANCY, THIS GRADING PLAN IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING PLAN.

NEW ASPHALT PARKING
TEMPORARY ASPHALT CURB
EXISTING GROUND

SECTION B
NOT TO SCALE

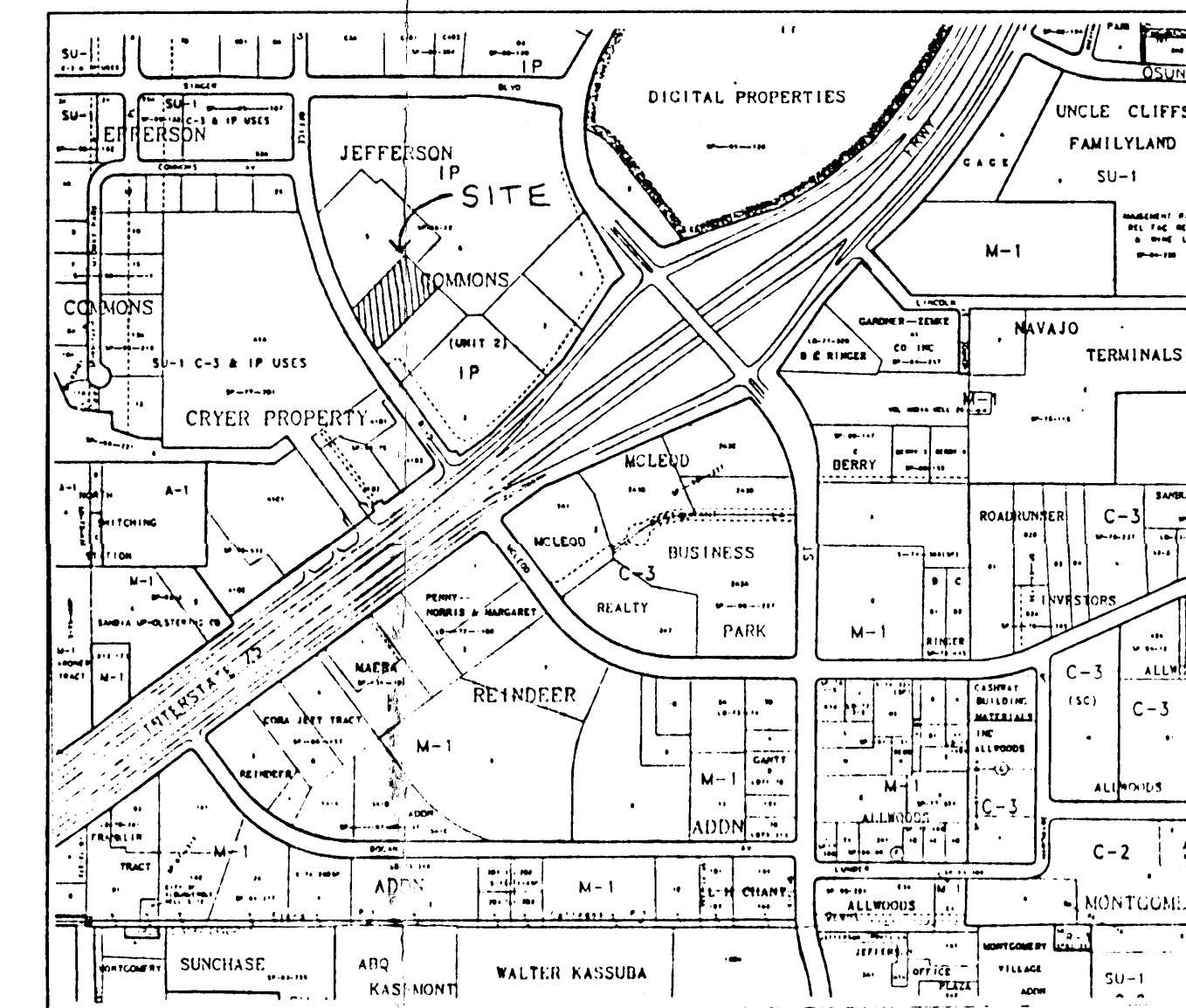
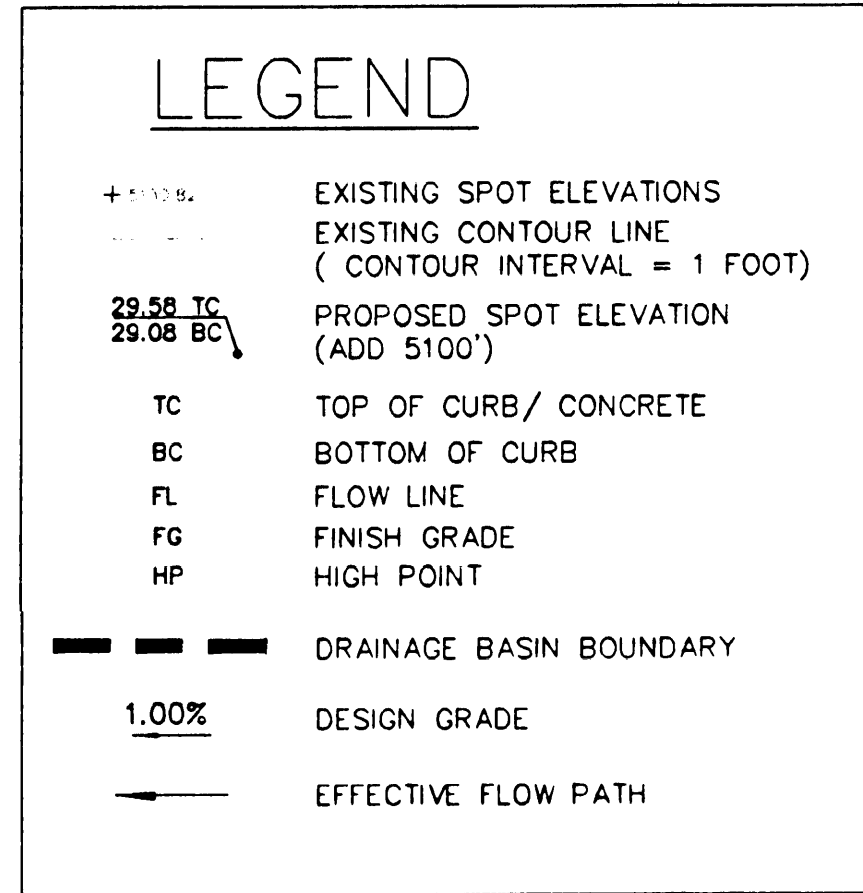
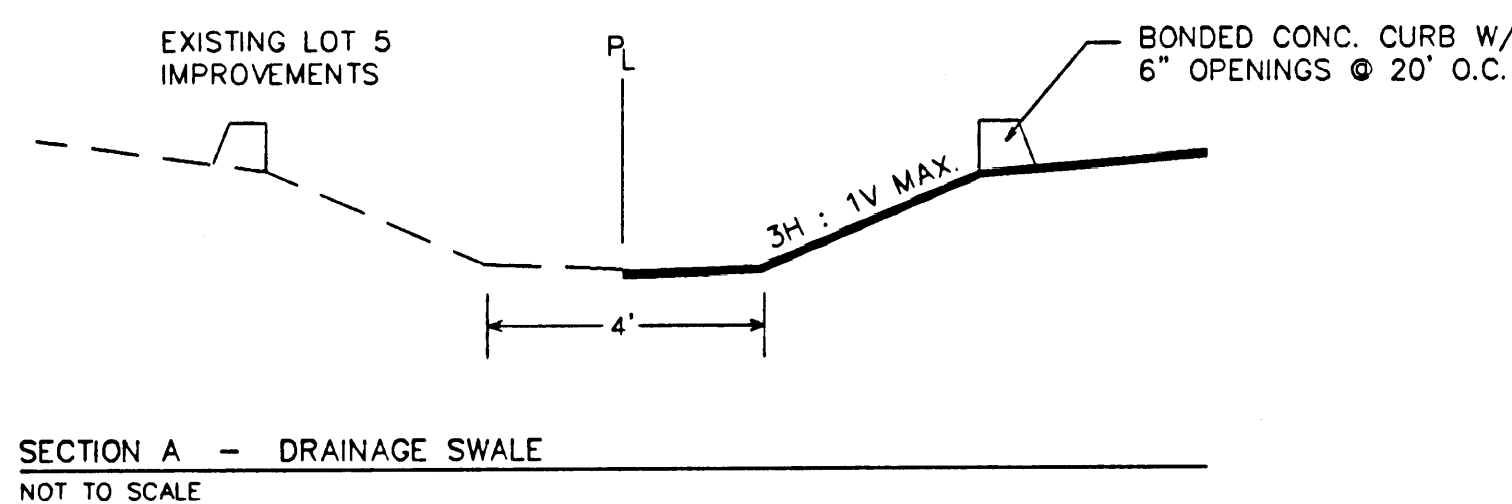


CONSTRUCTION NOTES
1. ALL SIDEWALKS SHALL HAVE MIN. 1% CROSS SLOPE.
2. FINISH GRADE (BY EARTHWORK CONTRACTOR, PRIOR TO LANDSCAPING) SHALL BE A MAXIMUM OF 3" BELOW TOP OF ALL CURBS OR SIDEWALKS, EXCEPT AS NOTED BELOW. FINISH GRADE FOR TURF AREAS SHALL BE 1" BELOW ADJACENT PATIO AND SIDEWALK AREAS, WHERE DRAINAGE WILL PASS THROUGH CURBS AT NORTHWEST EDGE OF SITE. FINISH GRADES SHALL DROP TO MAX. 3" BELOW TOP OF ASPHALT AT EACH CURB CUT, TO ALLOW FOR PLACEMENT OF GRAVEL MULCH FLUSH WITH PAVEMENT.

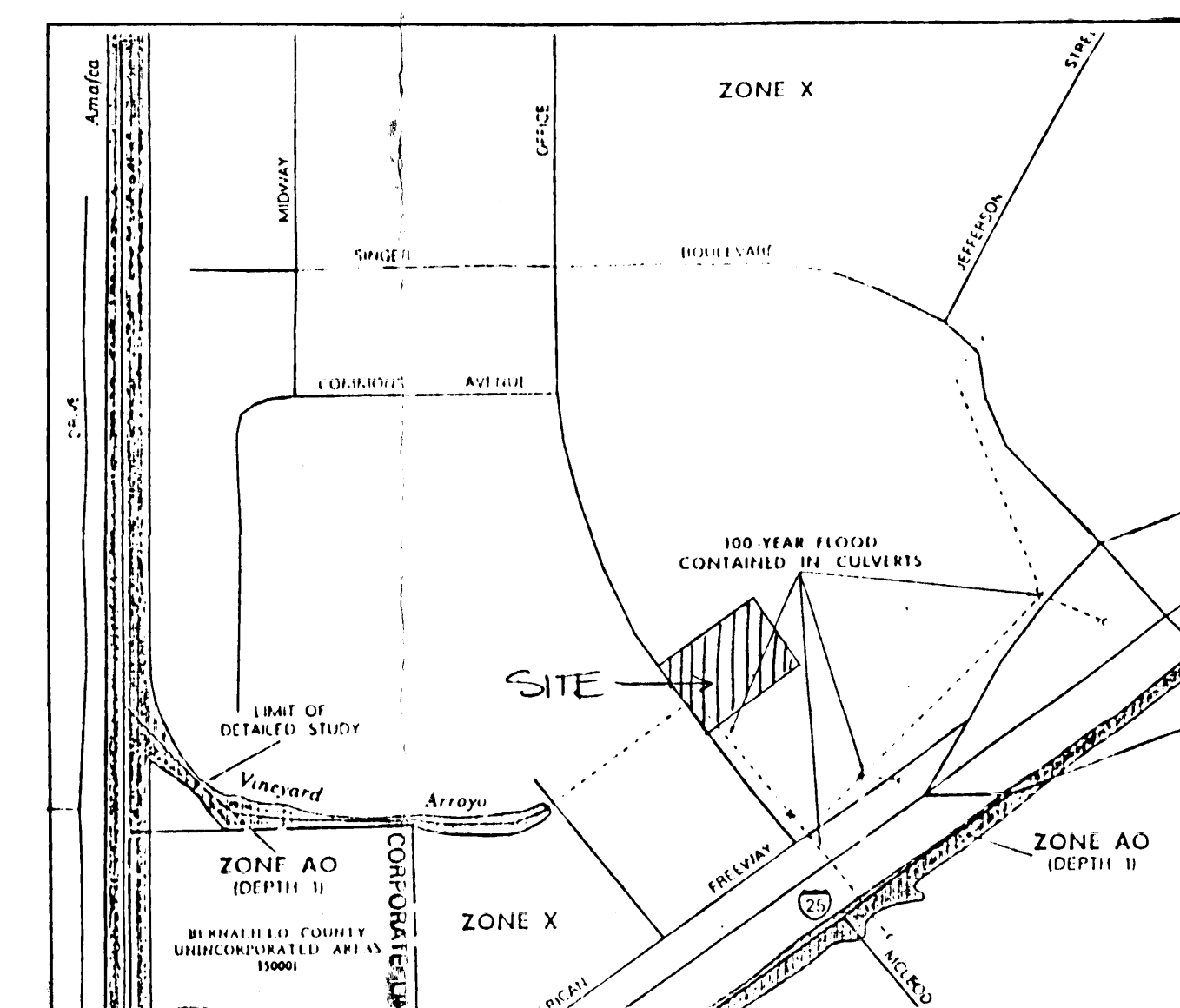
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JEFFERSON COMMONS II
ALBUQUERQUE, NEW MEXICO
GRADING AND DRAINAGE PLAN

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VICINITY MAP ZONE ATLAS F-17-Z



FEMA FLOOD MAP NO. 35001C0138 D

LEGAL DESCRIPTION
WESTERLY PORTION OF LOT 4, JEFFERSON COMMONS II; PLAT RECORDED JANUARY 26, 1998, VOLUME 98C, FOLIO 22.

FLOOD HAZARD:
PANEL 138D OF THE SEPTEMBER 20, 1996 FEMA "FIRM" MAPS INDICATES THAT THE DEVELOPED PORTION OF THE PROPERTY IS IN ZONE X, WHICH IS THE AREA THAT HAS BEEN DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN.

GOVERNING MASTER DRAINAGE PLAN:
DEVELOPMENT ON THIS SITE IS GOVERNED BY THE APPROVED JEFFERSON COMMONS II DRAINAGE REPORT BY P. L. WEISS, 1997.

METHODOLOGY:
RUNOFF FLOWS AND HYDRAULIC CALCULATIONS WERE MADE USING PROCEDURES FOUND IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (COA, 1997). DESIGN STORM = 100-YEAR, 6-HR EVENT.

PROPOSED CONDITION:
A 6,157 SQUARE FOOT BUILDING WITH LANDSCAPING, PARKING AND WALKWAYS IS PROPOSED, AS SHOWN. TABLE 1 SHOWS THE LAND TREATMENTS AND 100-YR DISCHARGE RATES FOR THE DRAINAGE SUB-BASINS INDICATED ON THE PLAN. RUNOFF FROM THE BUILDING, PARKING AREAS, AND LANDSCAPING WILL BE COLLECTED IN TWO EXISTING STORM DRAIN INLETS NEAR THE WEST AND SOUTH CORNERS OF THE SITE, AS SHOWN ON THE PLAN. INLETS AS INSTALLED WERE OVERSIZED BY APPROXIMATELY 50% FROM SIZE REQUIRED BY DRAINAGE REPORT CALCULATIONS.

SUB-BASIN	AREA (ACRES)	SURFACE TREATMENT				100-YR.	10-YR.
		%A	%B	%C	%D	Q (CFS)	Q (CFS)
A	0.73	0.00	0.52	22.01	77.47	3.19	2.07
B	1.10	0.00	5.45	14.22	80.33	4.79	3.10
SUBTOTAL	1.83					7.98	5.17
C (FUTURE)	1.68	0.00	20.00	0.00	80.00	7.09	4.54
TOTAL	3.51					15.07	9.71

• ANTICIPATED RUNOFF PER JEFFERSON COMMONS II DRAINAGE REPORT (C. L. WEISS, 1997) FOR BASIN 4: 4.22 CFS PER ACRE
• RUNOFF PER PROPOSED DEVELOPMENT PLAN: 4.29 CFS PER ACRE

RUNOFF CALCULATIONS BASED ON DPM PROCEDURE FOR BASINS <40 AC RAINFALL ZONE 2.

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NOV 21 2000
HYDROLOGY SECTION

THIS DRAWING, IN ANY FORMAT, IS THE EXCLUSIVE PROPERTY OF RED ROBIN ENTERPRISES, INC. AND ANY USE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF RED ROBIN ENTERPRISES, INC. IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING ASSUMES ALL LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS DRAWING. THE USER OF THIS DRAWING ASSUMES ALL LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS DRAWING.

NO.	DATE	REVISIONS	BY	CHKD	RTI JOB NO.	00-060	SHEET NO.	DATE	11/16/2000
1									

RECEIVED
NOV 21 2000
HYDROLOGY SECTION

RED ROBIN
ENTERPRISES, INC.
GRADING, DRAINAGE & SITEWORK

JEFFERSON COMMONS
ALBUQUERQUE, NEW MEXICO
GRADING AND DRAINAGE PLAN

CG-1

- CONSTRUCTION NOTES**
1. ALL SIDEWALKS SHALL HAVE MIN. 1% CROSS SLOPE.
 2. FINISH GRADE (BY EARTHWORK CONTRACTOR PRIOR TO LANDSCAPING) SHALL BE A MAXIMUM OF 3" BELOW TOP OF ALL CURBS OR SIDEWALKS, EXCEPT AS NOTED BELOW. FINISH GRADE FOR TURF AREAS SHALL BE 1" BELOW ADJACENT PATIO AND SIDEWALK AREAS WHERE DRAINAGE WILL PASS THROUGH CURBS AT NORTHWEST EDGE OF SITE. FINISH GRADES SHALL DROP TO MAX. 3" BELOW TOP OF ASPHALT AT EACH CURB CUT, TO ALLOW FOR PLACEMENT OF GRAVEL MULCH FLUSH WITH PAVEMENT.