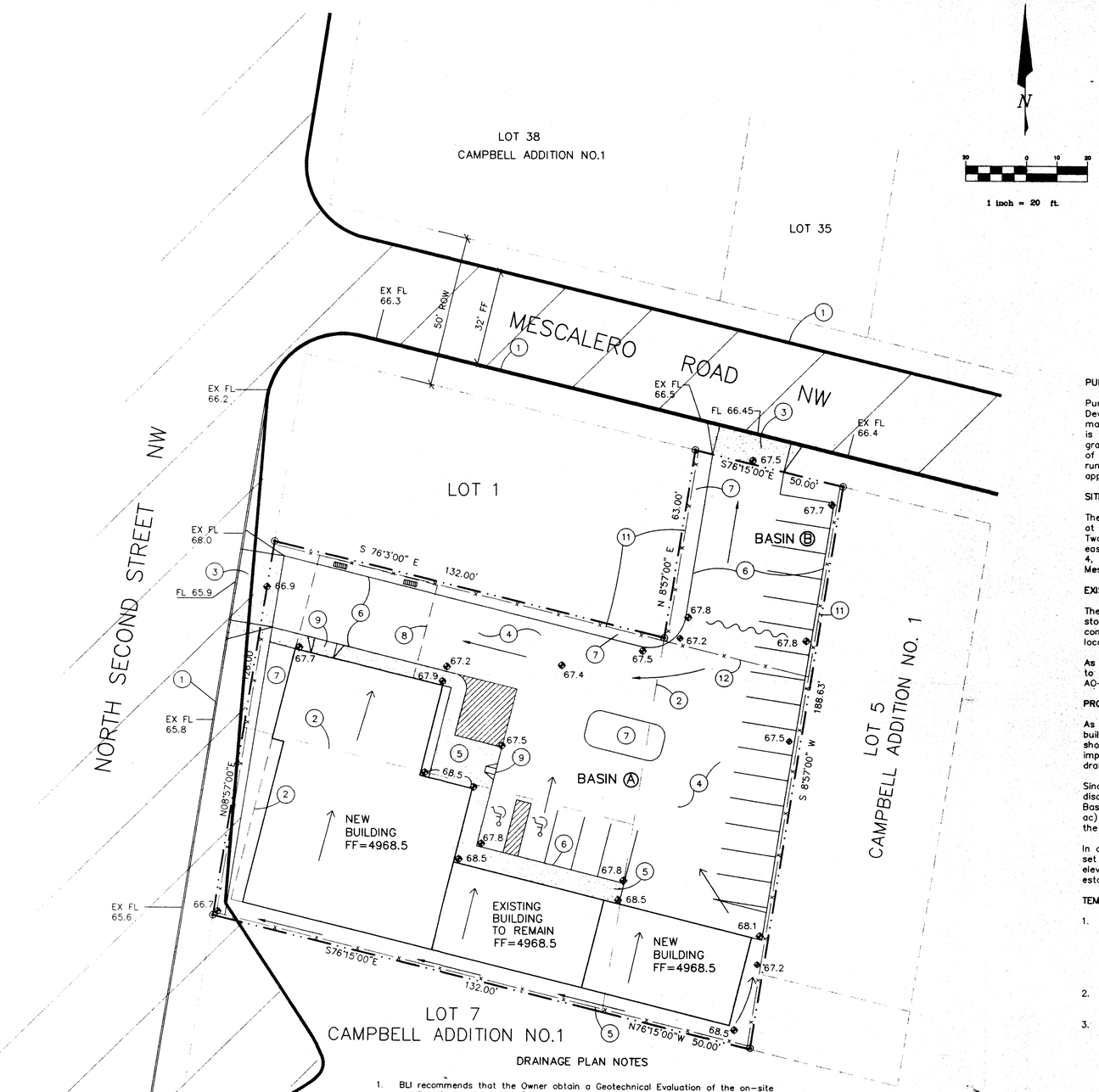

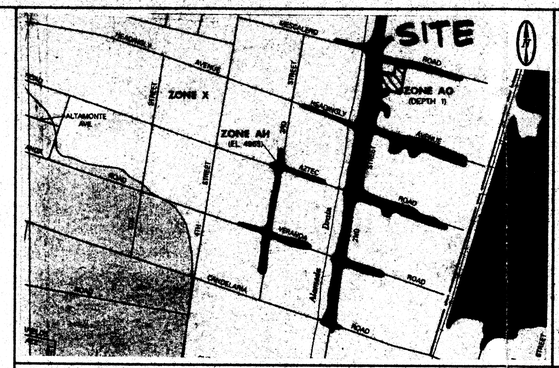

FIRM PANEL 35001C0332 D 1"=500'

G-14 LOCATION MAP 1"=750'

CONCEPTUAL GRADING AND DRAINAGE PLAN

PURPOSE AND SCOPE

Pursuant to the established Drainage Ordinance for the City of Albuquerque and the Development Process Manual, this Conceptual Drainage Report outlines the drainage management criteria for controlling developed runoff from the project site. The property is to be developed into a crematorium for Direct Services. Paving, landscaping, utility, grading, and drainage improvements will be provided to support the project. The scope of this plan is to provide conceptual drainage criteria for the safe management of excess runoff. The report is presented to obtain a Zone Change and Site Development Plan approval by the Environmental Planning Commission.

SITE DESCRIPTION

The project site is approximately 0.60 acres in size and is located on Second Street NW at Mescalero Road NW (See Location Map). Presently the site is partially developed. Two buildings exist on the property with associated improvements. Site terrain slopes east to west at approximately 0.2 percent. The site is presently described as Lots 2,3 and 4, Campbell Addition. The site is bounded on the west by Second Street, on the north by Mescalero Road, and on the east and south by developed properties.

EXISTING CONDITIONS

The site presently drains westerly to Second Street and north into Mescalero Road. A storm drain is located within Second Street which collects runoff from the site, as well as contributing basins, and discharges into the Alameda Drain. An existing drop inlet is located approximately 100 feet south of the site which serve as the project outfall.

As shown by the attached FIRM Panel designated flood hazard zone is mapped adjacent to the site within Second Street and Mescalero Road. The FHZ is designated as Zone AO-Depth 1(1 foot deep).

PROPOSED CONDITIONS

As shown by the Plan, the project consists of the development of the property into single building, with associated paving, utility landscaping and drainage improvements. The Plan shows the elevations required to properly grade and construct the recommended improvements. The direction of drainage flows are given by flow arrows and on-site drainage basins are identified.

Since the site is presently developed and is an infill project all excess runoff will free discharge into the adjoining perimeter streets. The site is divided into two drainage basins. Basin "A" (0.54 ac) will discharge through a drivepad into Second Street. Basin "B" (0.6 ac) will discharge through a drivepad into Mescalero Road. Total developed flows exiting the site is 2.6 cfs, which represents a 0.5 cfs increase over existing conditions.

In order to mitigate the effects of the adjacent floodplain, the finish floor elevations will be set one foot above the base flood elevation, or 2 feet above the adjacent street gutter elevation. Using a gutter elevation in Mescalero of 4866.5 the finish floor elevation is established at 4968.5.

TEMPORARY EROSION CONTROL PLAN

1. Temporary Erosion Control is required to limit the discharge of sediment into the public street and/or storm drainage system and to protect adjacent properties from excess runoff during construction. After the initial site clearing, the temporary erosion control facilities should be constructed to direct excess runoff and sediment to the outfall locations. Earthen erosion control berms or silt fencing should then be placed along the project boundaries to direct runoff to the project outfall.
2. The Contractor shall obtain a Top Soil Disturbance Permit from Environmental Health prior to performing any earthwork related operations.
3. It is the Contractor's responsibility to properly maintain all temporary erosion control facilities during the construction phase of the project.

DRAINAGE PLAN NOTES

1. BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
2. 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.
3. 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.
4. 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.
5. 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 may be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
6. BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
7. 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.

HYDROLOGY

Precipitation Zone 2 — P360 = 2.35 inches

BASIN	AREA	Ag	Ab	Ac	Ad	E	Q100	VOL100
	acres	acres	acres	acres	acres	inches	cfs	af
EXISTING CONDITION:								
SITE	0.600	0.000	0.000	0.600	0.000	1.13	1.9	0.0565
DEVELOPED CONDITION:								
SITE	0.600	0.000	0.050	0.050	0.500	1.93	2.6	0.0965
Basin A	0.540	0.000	0.045	0.045	0.450	1.93	2.3	0.0868
Basin B	0.060	0.000	0.005	0.005	0.050	1.93	0.3	0.0097

LEGEND

- 6001 — EXISTING CONTOUR ELEVATION
- 02.5× EXISTING SPOT ELEVATION
- 01 — PROPOSED CONTOUR ELEVATION
- PROPERTY LINE
- 01.5 ◆ PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- DRAINAGE SWALE
- DRAINAGE BASIN DIVIDE
- WATER BLOCK
- MAPPED 100 YR FLOODPLAIN

PROPERTY ADDRESS

Second Street NW

LEGAL DESCRIPTION

Lots 2,3, & 4 Campbell's Addition No. 1

PROJECT BENCHMARK

Standard NMSHC Brass tablet stamped "STA NM47-10" 9.2ft North of the North median nose at the intersection of 2nd St. & Mescalero Rd. NW.
Elevation =4967.496

SURVEY

Topographic and Field Measurement by
Brasher & Lorenz, Inc.
Dated January 1997

0 KEYED NOTES

1. EXISTING STANDARD CURB & GUTTER
2. EXISTING LOT LINE TO BE ELIMINATED BY REPLAT
3. NEW 24' CONCRETE DRIVE PAD
4. ASPHALT PAVEMENT
5. CONCRETE SIDEWALK
6. 6" CONCRETE CURB
7. LANDSCAPING
8. ROOF OVERHANG
9. HANDICAP RAMP
10. LOADING AREA
11. EXISTING CHAIN LINE FENCE
12. EXISTING GATE TO BE REMOVED

RECEIVED
JAN 21 1998
HYDROLOGY SECTION

BRASHER & LORENZ, INC.
Consulting Engineers
2201 San Pedro NE Building 1 Suite 210
Albuquerque, New Mexico 87110
Ph: 505-888-6086 Fax: 505-888-6188

7085-GD.dwg 1/20/98

DIRECT SERVICES
GRADING AND DRAINAGE PLAN
ALBUQUERQUE, NM
PROJECT # 1396

REVISION DATE

DENNIS A LORENZ — NEW MEXICO — 9081 — REGISTERED PROFESSIONAL ENGINEER
1-21-98

rick bennett architect
1118 Park Avenue SW
Albuquerque, New Mexico
87102
(505) 242-1859

DATE
1-20-98

SHEET NUMBER
C-1