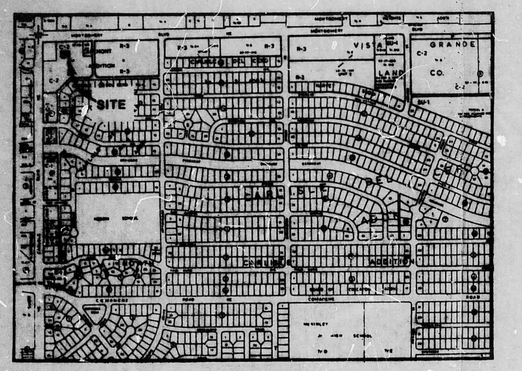
Hydrology G17/ D1b OFFICE BLDG. FOR B. REDD'S

G17 / DIB

OFFICE BUILDING

FOR B. REDD'S

1 PLAN

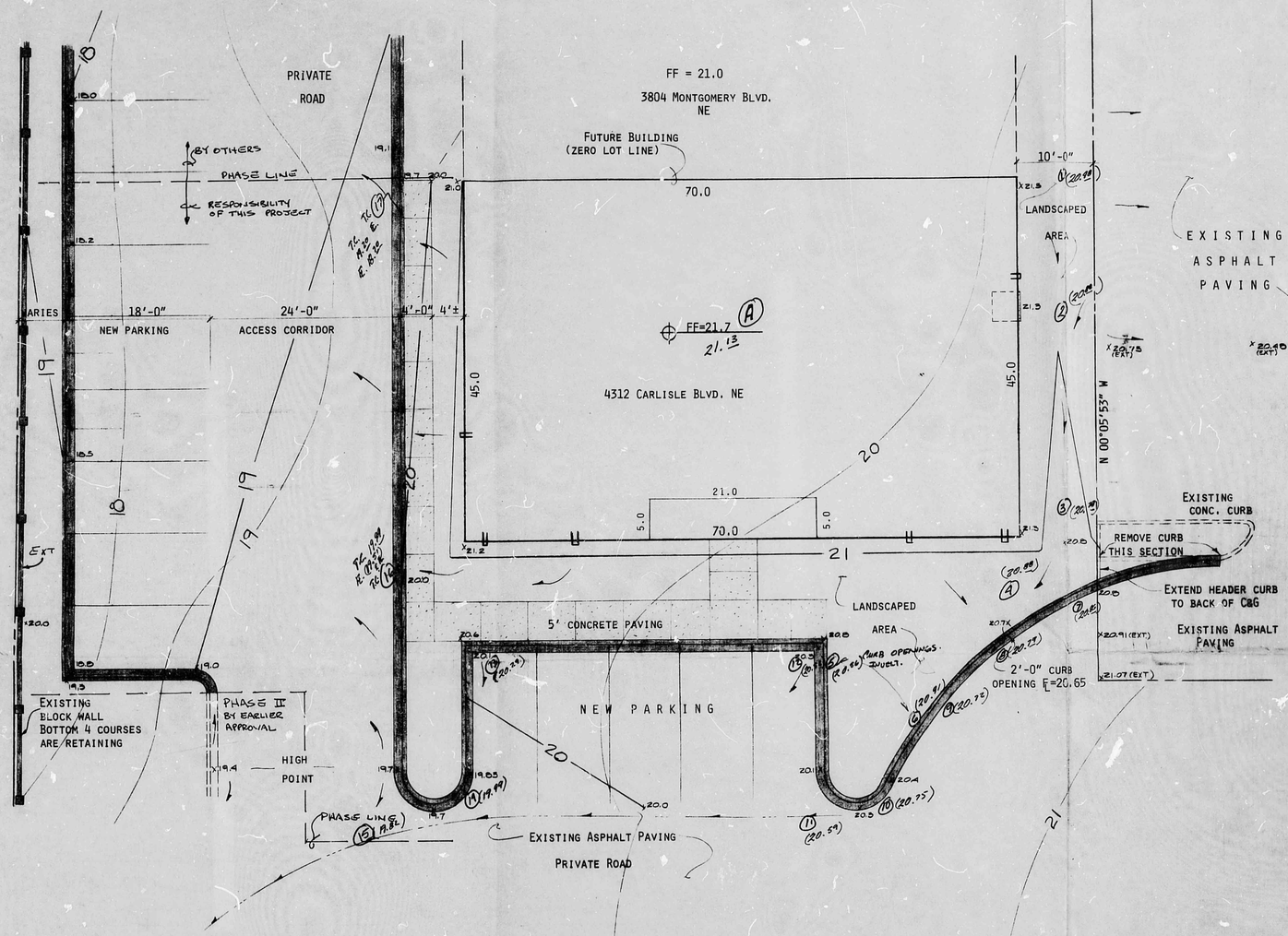


VICINITY MAP

Zone Atlas G-17

LEGEND

20	EXISTING CONTOUR
20	PROPOSED CONTOUR
19.0 TC	EXISTING TOP OF CURB ELEVATION
x 19.0	PROPOSED SPOT ELEVATION
	EXISTING CURB
	PROPOSED CURB & GUTTER
	FLOW DIRECTIONAL ARROW
	DRAINAGE SWALE
	CANALE OR DOWNSPOUT
FF = 21.7	FINISH FLOOR ELEVATION



LEGAL DESCRIPTION

LOT 5 OF THE AMENDED CARLMONT OFFICE PARK ADDITION AS FOUND IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO, NEW MEXICO IN BOOK C20, PAGE 49 AS FILED ON SEPTEMBER 22, 1982.

BASIS OF BEARINGS

RIGHT-OF-WAY LINE ALONG THE EAST SIDE OF CARLISLE BLVD. BRG=N 00°28'28" E

BENCHMARK

ACS BRASS CAP "8-G17", LOCATED AT THE NE QUADRANT OF CARLISLE BLVD. & HILTON AVE. NE ELEVATION=5113.86

TEMPORARY BENCH MARK: CAP ON REBAR LOCATED AT THE SOUTHWEST CORNER OF THE ADDITION. ELEVATION=5115.62

GENERAL NOTES

1. THE FINISH FLOOR ELEVATION WAS ESTABLISHED BY THE OVERALL SITE CONCEPTUAL DRAINAGE REPORT OF JUNE 8, 1982.
2. THIS SITE (LOT 5) DOES NOT ACCEPT ANY OFFSITE FLOWS AND IS NOT LOCATED IN A FLOOD HAZARD AREA.
3. TOPOGRAPHICAL SURVEY WAS TAKEN FROM THE ORIGINAL DRAINAGE PLAN (CONCEPTUAL).

DRAINAGE NOTES

1. THIS PLAN IS CONSISTENT WITH THE PREVIOUSLY APPROVED DRAINAGE REPORT FOR THE CARLMONT OFFICE PARK, PREPARED BY ISAACSON & ARFMAN, P.A. AND WAS APPROVED ON JUNE 8, 1982.
2. ALL STORM WATERS ARE ALLOWED TO FREE DISCHARGE OFF THE SITE WITHIN THE CONSTRAINTS OF THE CITY DRAINAGE POLICY.
3. STORM WATERS DISCHARGING FROM THE BUILDING'S WEST AND SOUTH FACES MAY FLOW ACROSS THE PRIVATE SIDEWALKS AND PRIVATE CURB & GUTTER.
4. A CURB OPENING (2'-0" AT TOP OF CURB & 1'-0" AT FLOW LINE) SHALL BE PLACED AS SHOWN TO ALLOW THOSE STORM WATERS FROM THE EASTERLY HALF OF THE AREA TO DISCHARGE INTO THE ESTABLISHED DRAINAGE SWALE.
5. GRADING AROUND THE BUILDING SHALL BE DONE TO INSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING'S FOUNDATION.

DRAINAGE PLAN

SCALE: 1/8"=1'-0"

RECEIVED MAY 16 1984 HYDROLOGY SECTION

G17-D1b.

FRED C. ARFMAN NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER

5-14-84

REVISED 5-23-84

Date
Designed
Checked

Isaacson & Arfman, P.A.
CONSULTING ENGINEERING ASSOCIATES
Albuquerque, New Mexico

Supplemental Drainage Plan

CARLMONT OFFICE PARK
4312 CARLISLE BLVD. NE
LOT 5