HYDROLOGY

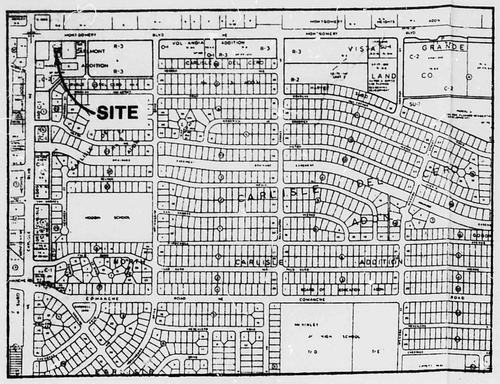
G17/D1C

TWO PLANS

2 PLANS FOR

LOT 4 CARLMONT
OFFICE

GM-DIC

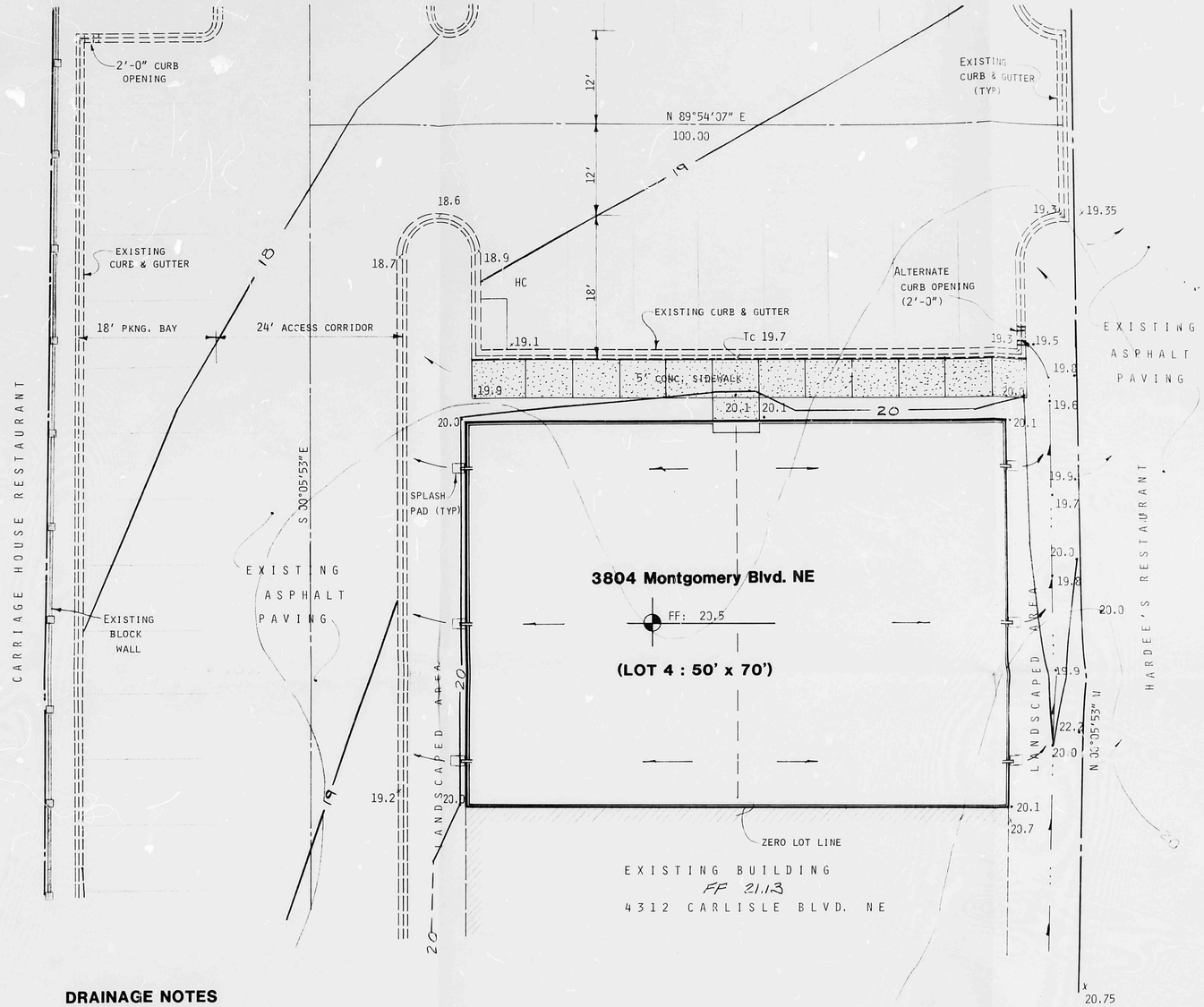


VICINITY MAP

Zone Atlas G-17

LEGEND

20	EXISTING CONTOUR
19	PROPOSED CONTOUR
Tc 19.7	EXISTING TOP OF CURB ELEVATION
•18.6	PROPOSED SPOT ELEVATION
	FLOW DIRECTIONAL ARROW
	DRAINAGE SWALE
FF: 20.5	FINISH FLOOR ELEVATION



LEGAL DESCRIPTION

LOT 4 OF THE AMENDED CARLMONT OFFICE PARK ADDITION AS FOUND IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN BOOK C 20, 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, AND REVISED BY THIS FINAL PLAN.
2. THIS SITE (LOT 4) 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 EAST FACES MAY FLOW ACROSS THE PRIVATE SIDEWALKS AND PRIVATE CURB & GUTTER.
4. AN ALTERNATE CURB OPENING (2'-0" AT TOP OF CURB & 1'-0" AT FLOW LINE) MAY 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.

RECEIVED
SEP 27 1984
HYDROLOGY SECTION

DRAINAGE PLAN

1/8" = 1'-0"

APPROVED FOR DRAINAGE
11/1/84
DATE
Billy J. Gookalay
SIGNATURE
ADVISE DRAINAGE INSPECTOR WHEN GRADING EXECUTED

7322
9-27-84

G17/D1C

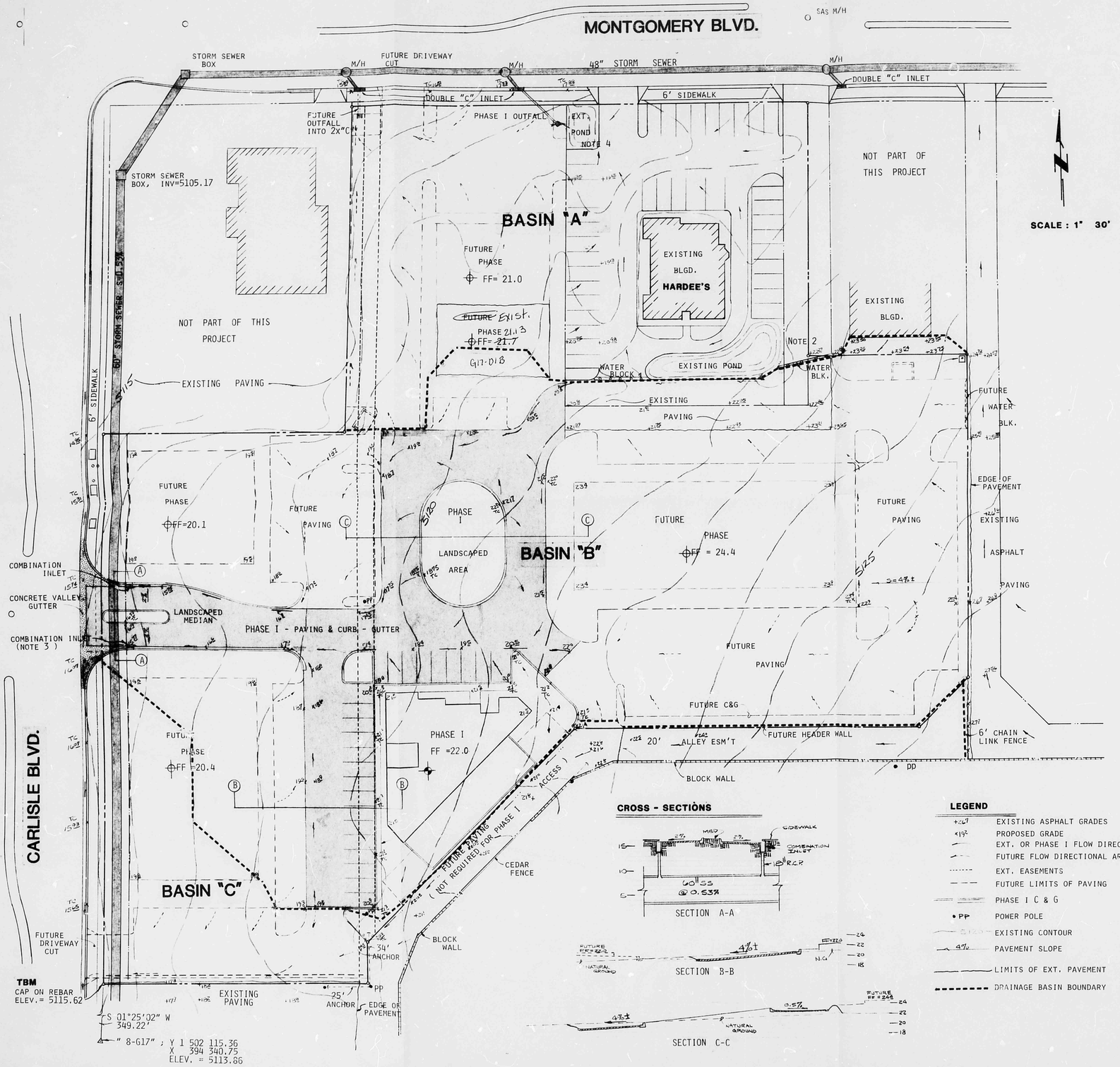
Date 9/84
Designed
Checked

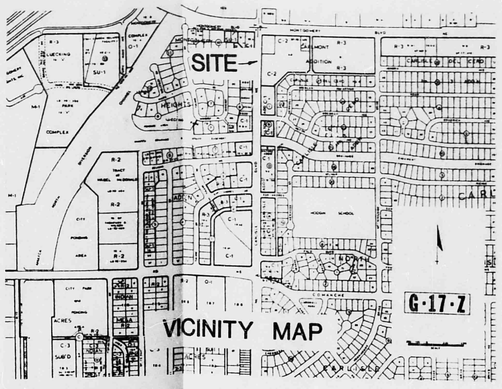
Isaacson & Arfman, P.A.
CONSULTING ENGINEERING ASSOCIATES
Albuquerque, New Mexico

Supplemental Drainage Plan

CARLMONT OFFICE PARK
3804 MONTGOMERY BLVD. NE
LOT 4

Sheet 1 of 1





LEGAL DESCRIPTION

A certain Tract of Land situate within the Northeast 1/4 of Township 10 North, Range 3 East, Section 2, N.M.P.M., being more particularly described by metes and bounds as follows:

Beginning at the Southwest Corner of the Tract herein described, being a point on the Easterly right-of-way line of Carlisle Boulevard N.E., from whence the City of Albuquerque's Control Station "8-G17" bears S. 01°25'02" W., 349.22 feet distant-
THENCE, N. 00°22'28" E., 337.48 feet along the Easterly right-of-way line of Carlisle Boulevard N.E.;
THENCE, N. 89°58'18" E., 150.01 feet;
THENCE, N. 00°23'57" E., 200.36 feet to the Northwest Corner of the Tract herein described, being a point on the Southerly rigth-of-way line of Montgomery Boulevard N.E.;
THENCE, N.89°49'54" E., 283.81 feet along said Southerly right-of-way line of Montgomery Boulevard N.E. to the Northeast Corner of said Tract;
THENCE, S. 00°05'53" W., 154.99 feet;
THENCE, N. 89°49'54" E., 99.98 feet;
THENCE, S. 00°05'53" E., 198.16 feet to the Southeast Corner of said Tract;
THENCE, S. 45°00'45" W., 42.53 feet;
THENCE, S. 89°55'10" W., 214.90 feet;
THENCE, S. 44°54'32" W., 183.88 feet;
THENCE, S. 00°02'59" W., 24.99 feet;
THENCE, S. 89°53'52" W., 163.23 feet to the Point of Beginning, and Containing 4.4225 Acres, more or less.

CONSTRUCTION SCHEDULE

The Carlmont Office Park shall be built-out in various phases. Phase I is defined on this exhibit. All runoff generated by the Phase I development is maintained within the limits of the initial improvements. Phase I drainage improvements are shown on this exhibit and consist of two combination inlets at the entrance along Carlisle Blvd., one pond outfall piping to a double "C" inlet and access road and parking lot paving.

The Hardee's Restaurant drainage scheme is being revised by this plan under Phase I improvements. A majority of the offsite flows that enterred onto the Hardee's site are being re-routed. Also, there shall be an outfall pipe for the north pond of the Hardee's site that will permit the storm waters to drain at a controlled rate.

All remaining Tracts shall be left undisturbed and in their natural state up to the time of their development. All future Phases may be developed in random order without adversely affecting the neighboring Tracts.

NOTES

1. Shown limits of construction and location of building footprints may alter from that shown on this exhibit. Any alteration must be consistant with the concept shown and not eliminate the piping for the future storm water outfall.
2. All curb cuts south of the water block must be filled.
3. Combination inlets shall be constructed with direct 18" R.C.P. drops to the 60" storm sewer below (see preliminary design in this report).
4. Pond shall be extended such that a majority of the storm waters be allowed to exit into the storm sewer.
5. Finish floor grades may alter from plan, but storm water routing must not be affected with respect to direction.
6. All undeveloped Tracts must remain as close to their natural state as possible.

G17/D1C

DRAINAGE EXHIBIT I

CARLMONT OFFICE PARK

Is Arfman, P.A.
ering Associates
New Mexico

184-6