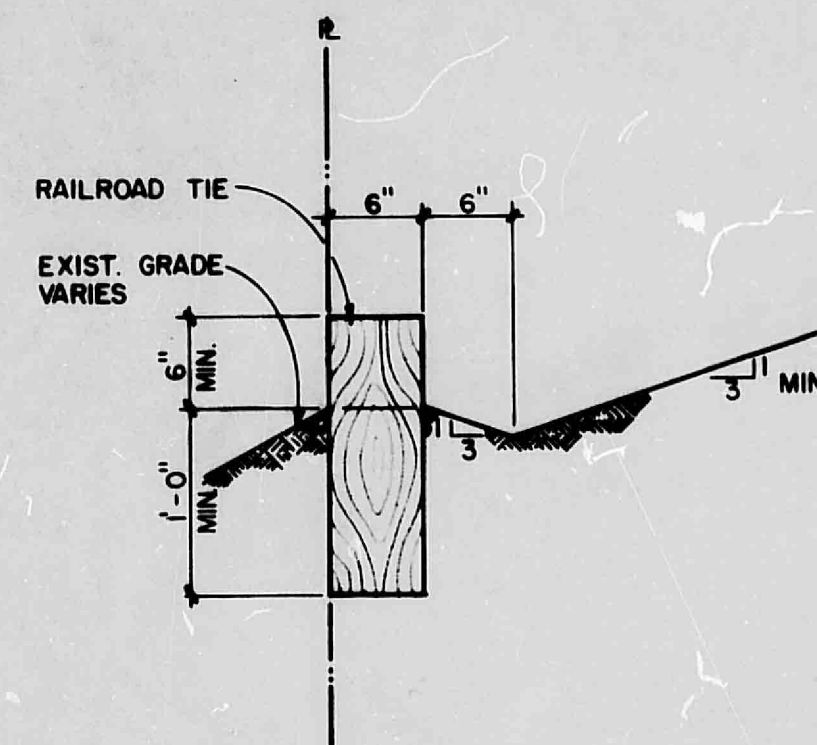


*COMPACTED BACKFILL - COMPACTION DENSITY (DRY) OF THE SOIL NOT TO BE LESS THAN 90 PERCENT OF LABORATORY STANDARD SOIL DENSITY AS DETERMINED BY THE ASTM PROCTOR DENSITY TEST.

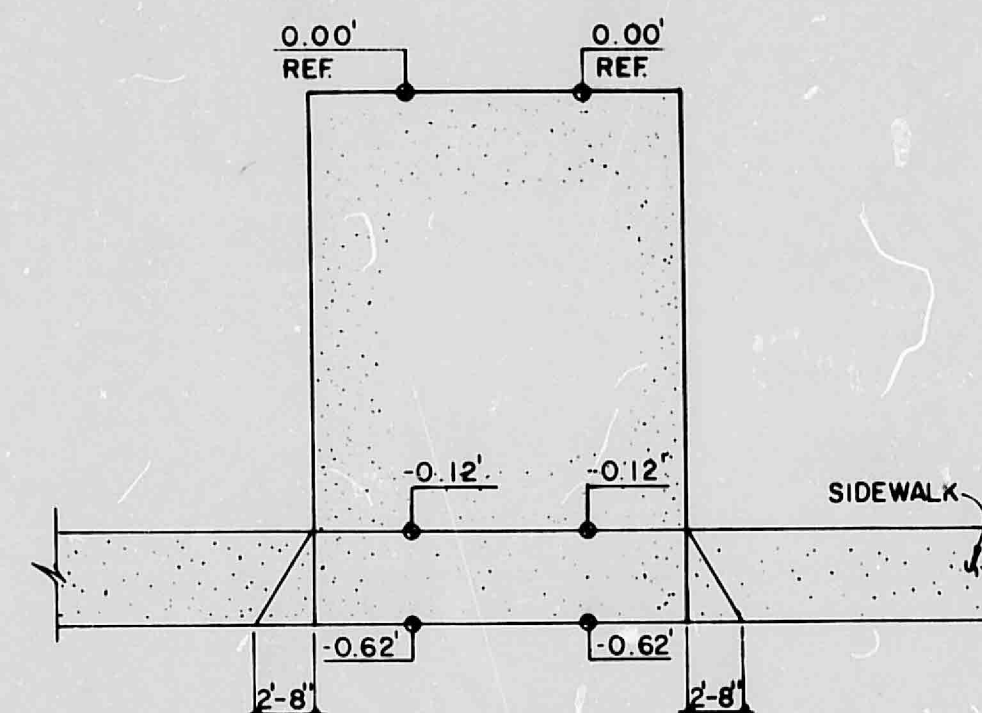
1 STORM SEWER DISCHARGE STRUCTURE

NOTE: THIS DRAWING TAKEN FROM UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF RECLAMATION, "STORM SEWER DISCHARGE STRUCTURE ALTERNATE DRAINS", DRAWING NO. 185-518-4956



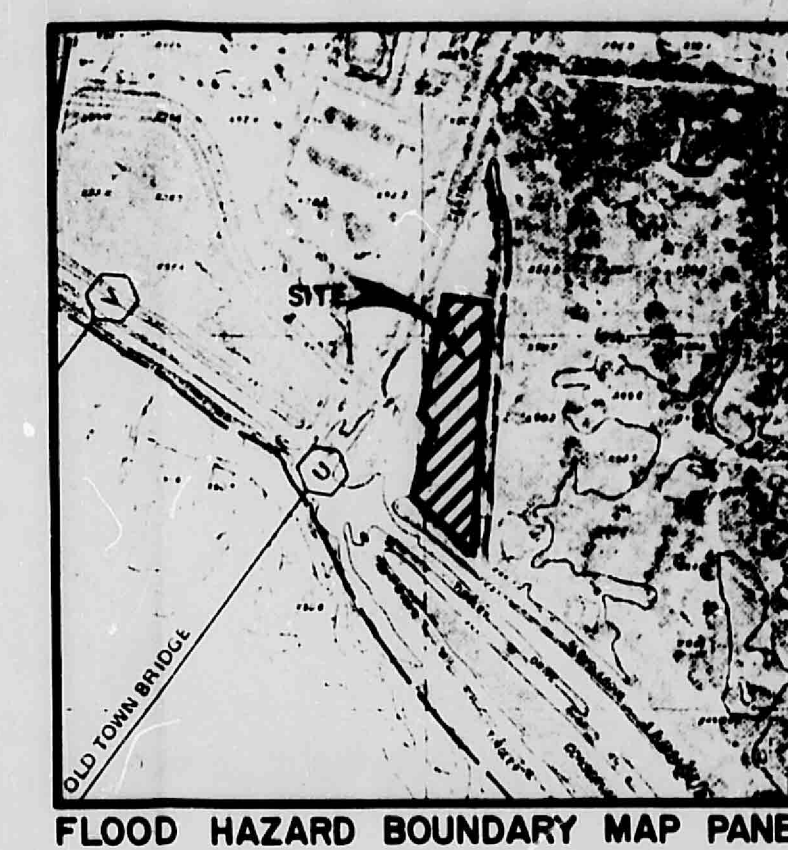
2 RAILROAD TIES AT PROPERTY LINE

1" = 1'-0"

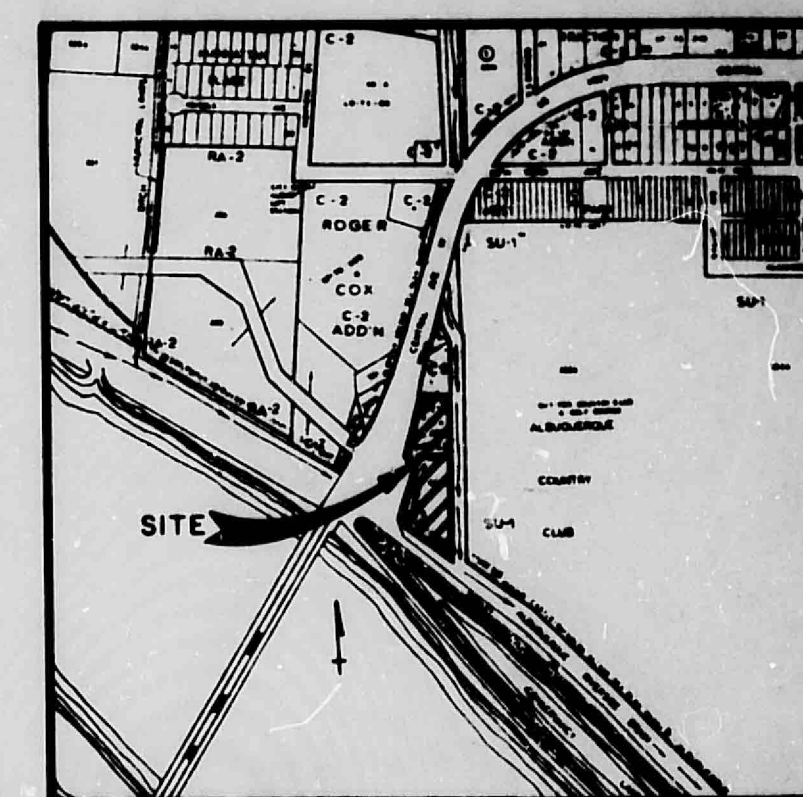


3 TYPICAL ELEVATION AT COURTYARD

1" = 10'-0"



FLOOD HAZARD BOUNDARY MAP PANEL 28

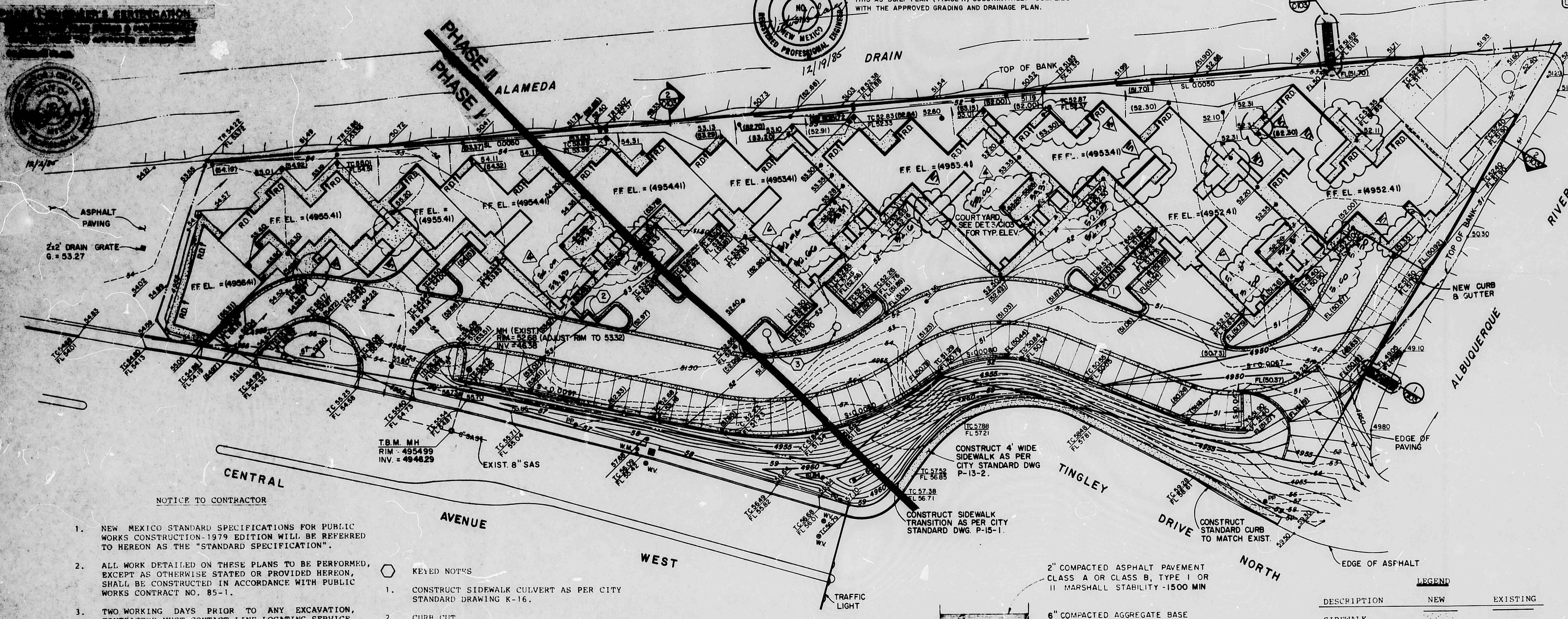
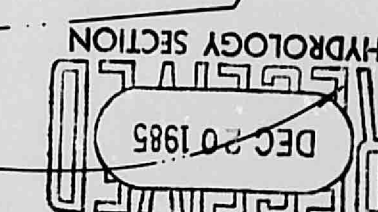


VICINITY MAP J-12-Z



PHASE II - ENGINEER'S CERTIFICATION

THIS AS-BUILT PLAN (PHASE II) SUBSTANTIALLY COMPLIES WITH THE APPROVED GRADING AND DRAINAGE PLAN.



THE BEACH APARTMENTS

THE STUDY SITE IS LOCATED EAST OF CENTRAL AVENUE ABUTTING THE ALAMEDA DRAIN AND THE ALBUQUERQUE RIVER-SIDE DRAIN CONTAINING 2.656 ACRES. THE SITE IS PRESENTLY PARTIALLY DEVELOPED AND SLOPES FROM NORTH TO SOUTH AT APPROXIMATELY 1/2 PERCENT. FLOWS FROM THE SITE DISCHARGE DIRECTLY TO THE ALBUQUERQUE RIVER-SIDE DRAIN AND THE ALAMEDA DRAIN WHICH IS NOT IN A FLOOD HAZARD ZONE.

OFF-SITE FLOWS HAVE NO IMPACT ON THE PROPOSED DEVELOPMENT. ALL ADJACENT AREAS NORTH, SOUTH, EAST, AND WEST OF THE SITE ARE PREVENTED FROM CONTRIBUTING FLOWS TO THE SITE BY EXISTING GRADES.

AT THE INTERSECTION OF THE ALAMEDA DRAIN AND THE ALBUQUERQUE RIVER-SIDE DRAIN, THE 100-YEAR IMPROVED (DEVELOPED) PEAK FLOW IS 484 CFS WITH A DEPTH OF APPROXIMATELY 5.2 FEET. THE TIME OF CONCENTRATION IS 2 HOURS AFTER THE STORM BEGINS ($T_c = 2$ HOURS). AT 1 HOUR AFTER THE STORM BEGINS ($T = 1$ HOUR), THE 100-YEAR FLOW IS 182 CFS. BASED ON THIS INFORMATION FROM THE ALBUQUERQUE MASTER DRAINAGE STUDY, THE SITE WILL BE ALLOWED TO DISCHARGE ITS FLOWS BEFORE THE PEAK FLOW OCCURS.

ON-SITE FLOWS WILL BE DIVERTED AROUND THE PROPOSED STRUCTURES AND BE TRANSPORTED AS SURFACE FLOWS THROUGH THE PARKING AREAS AND LANDSCAPING TO THE WIRE-ENCLOSED RIP-RAP AREAS SHOWN ON THE PLAN.

IF CONSTRUCTED AS PROPOSED, THE NEW DEVELOPMENT WILL NOT BE SUSCEPTIBLE TO FLOODING NOR INCREASE THE THREAT OF FLOODING IN DOWNSTREAM AREAS IN THE EVENT OF A 100-YEAR STORM.

EXISTING ON-SITE CONDITIONS

SOIL SERIES - BS
HYDROLOGIC SOIL GROUP - A
AREA = 2.656 ACRES
 $T_c = 10$ MIN.
 $I = 2.2$ IN./HR. PLATE 22.2 D
RAINFALL = 2.25 IN. PLATE 22.2
 $I = (2.25)(12.2) = 4.95$ IN./HR.
PERCENT IMPERVIOUS = 11%
 $C = 0.25$ PLATE 22.2 C-1
 $CN = 72$ PLATE 22.2 C-2
 $Q(100) = (0.25)(4.95)(2.656) = 3.29$ CFS
 $Q(10) = (3.29)(0.657) = 2.16$ CFS
TRUNCATE RUNOFF = 0.5 IN. PLATE 22.2 C-4
 $V(100) = (0.5)(2.656)(43560)/12 = 4821$ CU. FT.
 $V(10) = (4821)(0.657) = 3167$ CU. FT.

PROPOSED ON-SITE CONDITIONS

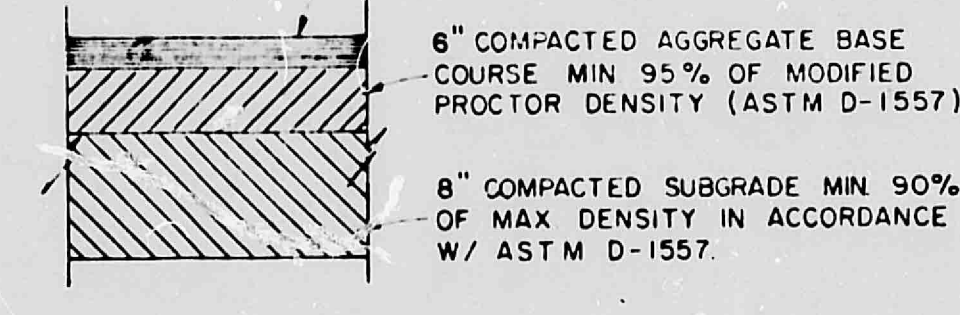
PERCENT IMPERVIOUS = 79%
 $C = 0.64$ PLATE 22.2 C-1
 $CN = 85$ PLATE 22.2 C-2
 $Q(100) = (0.64)(4.95)(2.656) = 8.41$ CFS
 $Q(10) = (8.41)(0.657) = 5.53$ CFS
DIRECT RUNOFF = 1.0 IN.
 $V(100) = (1.0)(2.656)(43560)/12 = 9641$ CU. FT.
 $V(10) = (9641)(0.657) = 6334$ CU. FT.

- NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1979 EDITION WILL BE REFERRED TO HEREON AS THE "STANDARD SPECIFICATION".
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH PUBLIC WORKS CONTRACT NO. 85-1.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL SEDIMENT AND DISTURBED SOIL OFF PUBLIC RIGHT-OF-WAY DURING ROUGH GRADING AND CONSTRUCTION PHASE.
- IF CONSTRUCTION IS TO CONTINUE THROUGH THE MONTHS OF JULY, SEPTEMBER, OR OCTOBER, CONTRACTOR IS TO CONSTRUCT A TEMPORARY 2'-0" HIGH, COMPACTED BERM, ALONG THE EAST AND SOUTH SIDES OF THE PROPERTY FOR EROSION CONTROL.

- KEYED NOTES
- CONSTRUCT SIDEWALK CULVERT AS PER CITY STANDARD DRAWING K-16.
 - CURB CUT.
 - EXISTING COTTONWOOD TREES ARE TO REMAIN AND BE PROTECTED DURING ALL PHASES OF CONSTRUCTION.
- PROJECT BENCH MARK:
CITY OF ALBUQUERQUE, SURVEY DEPARTMENT, STATION "1-12", LOCATED SOUTH OF SOUTH TINGLEY DRIVE. A 3" B.W. BRASS CAP SET FLUSH WITH GROUND. M.S.L. DATUM ELEVATION 4959.40.
- LEGAL DESCRIPTION:
TRACT "A" BRACH MOTEL PROPERTY.
- SURVEY INFORMATION PROVIDED BY ROCKY MOUNTAIN SURVEYORS, INC., ALBUQUERQUE, N.M. BY DOUGLAS F. STERCK.

NOTE: INSTALL ASPHALT AND BASE COURSE IN ACCORDANCE WITH "NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", 1979 EDITION, SECTIONS 115 AND 302 RESPECTIVELY

TYPICAL PAVING SECTION



| LEGEND | | | |
|---------------------------------------|----------|----------|----------|
| DESCRIPTION | NEW | EXISTING | |
| SIDEWALK | | | |
| CURB & GUTTER | | | |
| BUILDING | | | |
| CONTOUR | | | |
| PROPERTY LINE | | | |
| SITE GRADING & DRAINAGE PLAN AS-BUILT | | | |
| SCALE 1" = 30'-0" | | | |
| DESCRIPTION | EXISTING | PROPOSED | AS BUILT |
| ELEVATIONS | 4900 | 4900 | 4900 |

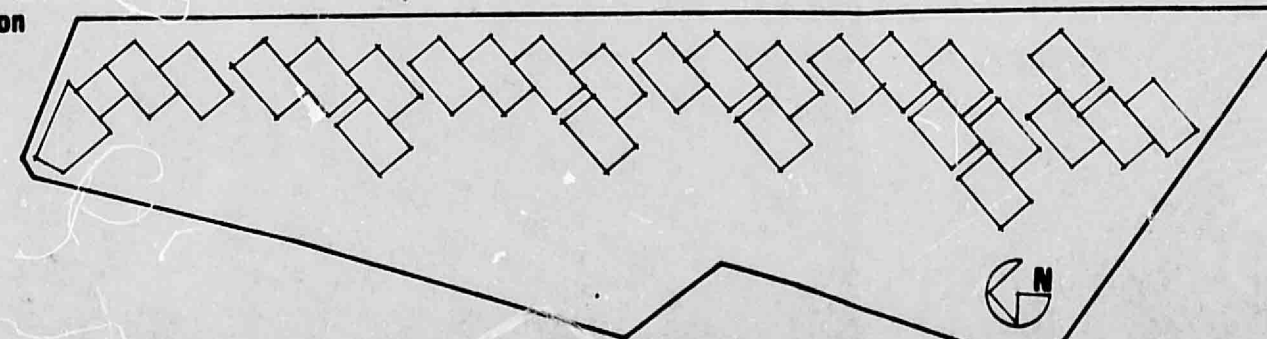


Consultant

Architect

THE BEACH APARTMENTS AND OFFICE BUILDING
BEACH VENTURE LIMITED, OWNER
DJR INCORPORATED, DEVELOPER
ANTOINETTE PREDOCK ARCHITECT FAIA
3000 12 STREET NEW MEXICO 87102
ALBUQUERQUE NEW MEXICO 87102
TELEPHONE: 805 643 7300

Orientation



Rev. 29 JUL 85
Rev. 1-2-85
Title: SITE GRADING & DRAINAGE PLAN
Bases Required: _____
Bases Assembled: _____
Sheet #: _____

C-103