

PROJECT TITLE: TAPIA LAW OFFICE ZONE ATLAS/DRNG. FILE #: J-14 D.117
 DRN #: EPC # WORK ORDER #: NEW
 LEGAL DESCRIPTION: LOT 485-A, BLOCK 24 PERFECTO ARMIJO, et al.
 CITY ADDRESS: 67 LOMAS NW, BETWEEN 5TH AND 6TH STREETS
 ENGINEERING FIRM: RHOMBUS P.A., Inc. CONTACT: Celia Tomlinson
 ADDRESS: 2620 San Mateo NE Suite B PHONE: 881-6690
 OWNER: LORENZO TAPIA CONTACT: LORENZO TAPIA
 ADDRESS: 420 LOMAS NW 87102 PHONE: 243-2869
 ARCHITECT: LAWRENCE GARCIA CONTACT: TOMY SILVA
 ADDRESS: 9741 CANDELARIA NE 87112 PHONE: 292-7229
 SURVEYOR: RHOMBUS CONTACT: John Miers, PS
 ADDRESS: 2620 San Mateo NE Suite B PHONE: 881-6690
 CONTRACTOR: N/A CONTACT: N/A
 ADDRESS: N/A PHONE: N/A

DRAINAGE AND GRADING PLAN FOR
TAPIA LAW OFFICESLEGAL DESCRIPTION: Lots 481 through 485 Perfecto Armijo, et al.
(Replat to Lot 485-A)

ADDRESS: Lomas Boulevard NW, between 5th Street and 6th Street

Zone Atlas J-14

FLOODPLAIN INFORMATION: The property is located in Zone 2 of minimum flooding, according to the Floodway Boundary Floodway Map of the City of Albuquerque, New Mexico, Panel 3500C0334D, effective September 20, 1996.

EXISTING CONDITIONS: The subject property contains one-third of an acre. It is a gravel-surfaced lot with rental parking. It has no landscaping.

The property is bounded on the south by Lomas Blvd and gutter and landscaped sidewalk; on the west by lot with an office building and asphalted parking area, north by an asphalt-paved alley; and to the east by lot with a pawn shop building and gravel-surfaced parking area.

OFFSITE RUN-OFF: The site receives no offsite flows.

PROPOSED IMPROVEMENTS: A building with a roof area of approximately 2310 square feet will be built. Asphalt lot, concrete walks, and landscaping will be provided.

The project is an addition to an existing developed neighborhood. Runoff of existing condition after improvements will be compared.

CALCULATIONS:

Existing Conditions:

Land Treatment A = 0
 Land Treatment B = 0
 Land Treatment C = 0.38 Acre
 Land Treatment D = 0
 TOTAL 0.38 Acre

Proposed Improvement:

Land Treatment A = 0
 Land Treatment B = 0
 Land Treatment C = 0.03
 Land Treatment D = 0.35
 TOTAL 0.38 Acre

Zone 2 (From DPM 22.2, page A-1)

Existing Condition,

Peak Discharge, 100-year: C = 3.14, D = 4.70 (DPM 22.2)

Q100 = 0.38 x 3.14 = 1.19 cfs

Volume of Runoff,

Excess Precipitation, 100-year: C = 1.13, D = 2.12 (From DPM 22.2)

V100 = 0.38 x 1.13 x 43560/12 = 1558 cf

Proposed Improvement:

Peak Discharge, 100-year

Land Treatment C, 100-year: 3.14 cfs

Land Treatment D, 100-year: 4.70 cfs

Q(100-year) = 0.03 x 3.14 = 0.09 cfs

0.35 x 4.70 = 1.65 cfs

composite = 1.74 cfs

Volume of Runoff, 100-year:

Excess Precipitation, Land Treatment

100-year: 1.13 inch

Excess Precipitation, Land Treatment

100-year: 2.12 inches

V(100-year) = C = 0.03 x 1.13 x 43560/12 = 1.13

D = 0.35 x 2.12 x 43560/12 = 2.12

TOTAL = 1.13 + 2.12 = 3.25

Change: Discharge, Q100 = 1.74 - 1.19 = 0.55 cfs (increase)

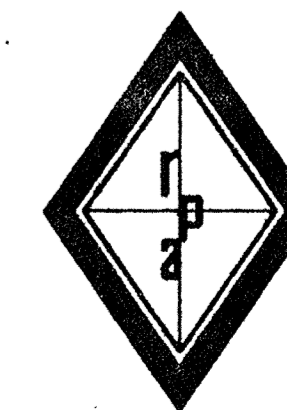
Change: Runoff Volume, V100 = 2.816 - 1.558 = 1.258 cf

EROSION CONTROL: Water, if any, from activities during construction and/or from rain will be temporarily ponded to prevent the spread of silt.

CONCLUSION: During a 100-year storm, there will be no change in the peak discharge as a result of the proposed improvements. The proposed grading and drainage subject property will not have any adverse impact or adversely affected by the existing drainage from the areas.

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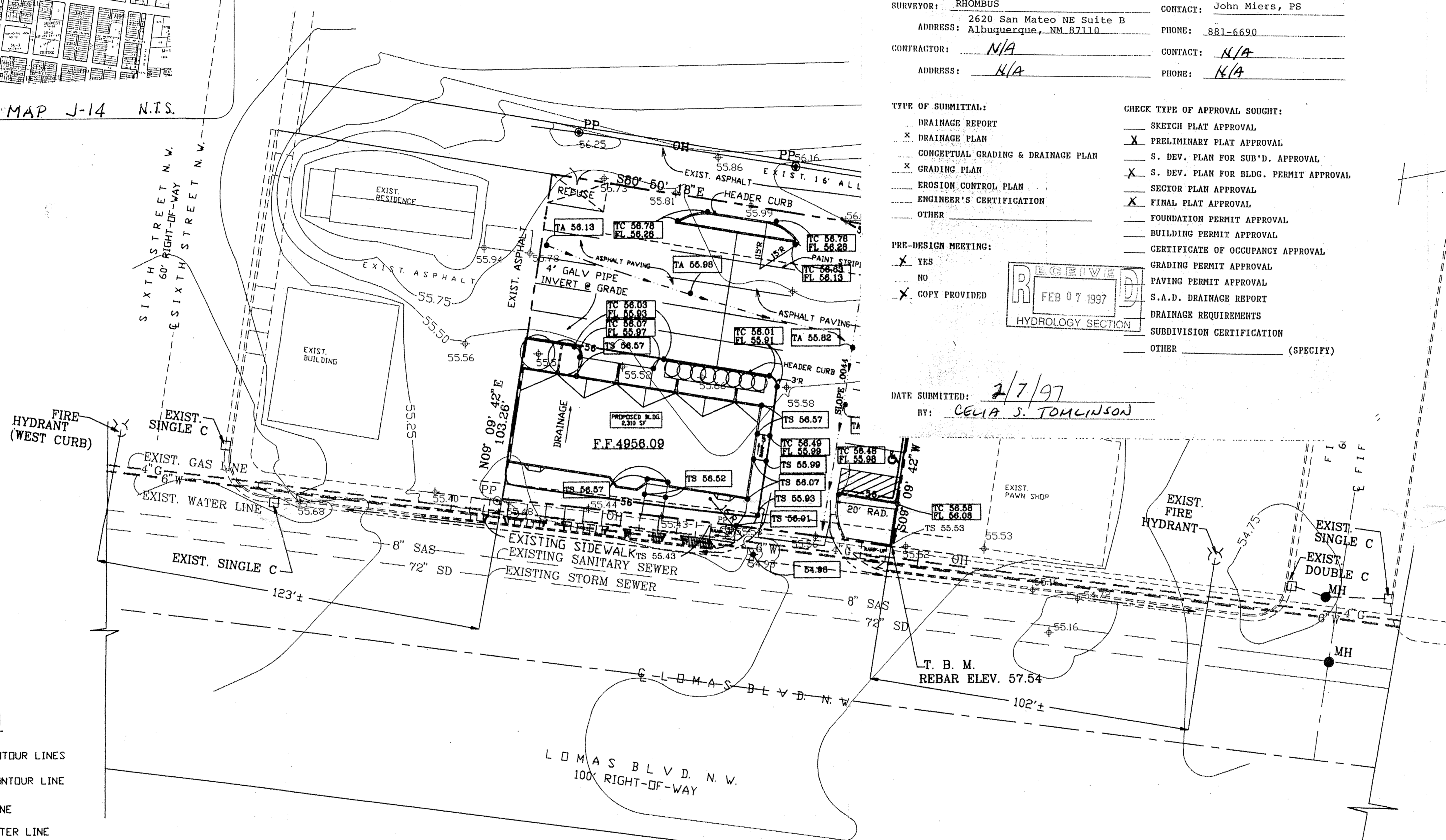
Celia S. Tomlinson, P.E. 2/4/97



RHOMBUS P.A., INC.

FACILITIES ENGINEERS & ENVIRONMENTAL CONSULTANTS
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TAPIA LA
PERFECTO A
LOT 485-
LOMAS
ALBUQUERQUE

LEGEND

- 51.50 — EXISTING CONTOUR LINES
- 56 — PROPOSED CONTOUR LINE
- PROPERTY LINE
- W — EXISTING WATER LINE
- SAS — EXISTING SANITARY SEWER
- MH MANHOLE
- PP POWER POLE
- OH — EXISTING OVERHEAD LINE
- — — EXISTING PROPERTY CORNER
- ○ ○ LANDSCAPE AREA
- PROPOSED DIRECTION OF FLOW
- TC 57.50
FL 57.00 PROPOSED ELEVATIONS, TOP OF CURB, FLOWLINE
- TG 57.50 PROPOSED ELEVATIONS TOP OF GRAVEL
- TA 57.50 PROPOSED ELEVATIONS TOP OF ASPHALT
- + 56.16 EXISTING SPOT ELEVATIONS

BENCHMARK = ACS 17-J14 ELEVATION = 4954.83'
 T.B.M. = TOP OF REBAR-SOUTHEAST CORNER
 OF LOT = 4957.54

NOTE:

- THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON MAPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL UTILITIES, SHOWN OR NOT SHOWN ON THIS DRAWING, PRIOR TO ANY EXCAVATIONS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING RUN-OFF ON SITE DURING CONSTRUCTION AND CLEANING UP SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY AND ADJOINING PROPERTIES AFTER CONSTRUCTION.



GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'-0"