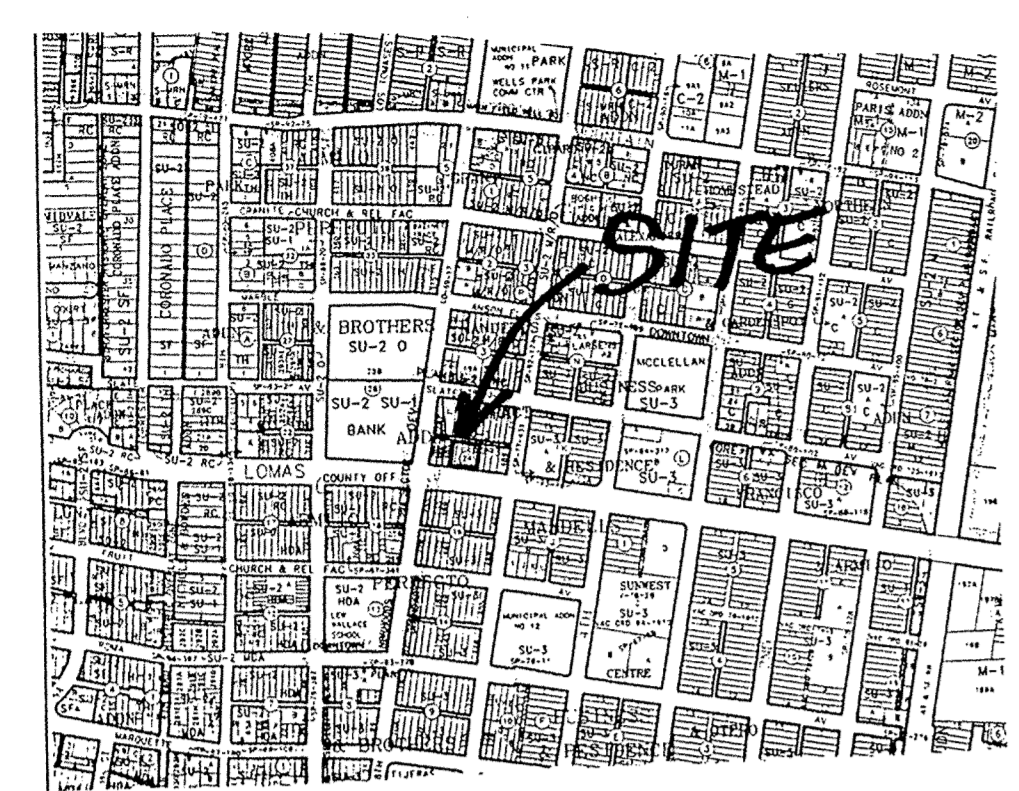


TAPIA LAW OFFICES PERFECTO ARMIJO ADDITION LOT 485-A BLOCK 24 REPLAT OF LOTS 481-485, BLOCK 24 LOMAS BLVD. N.W. ALBUQUERQUE, NEW MEXICO



DRAINAGE AND GRADING PLAN TAPIA LAW OFFICES

LEGAL DESCRIPTION: Lots 481 through 485 Perfecto Armijo Addition (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 of minimum flooding, according to the Floodway Boundary Floodway Map of the City of Albuquerque, New Mexico, C Panel 35001C0334D, effective September 20, 1996.

EXISTING CONDITIONS: The subject property contains an asphalt parking lot, spaces of which are for hourly rental. It has landscaping.

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

OFFSITE AND ON-SITE RUN-OFF: The site receives no off-site runoff. Due to the lot's flat terrain, the on-site runoff ponds on the property, eventually drains to Lomas Blvd. and ultimately to the return of Sixth Street and Lomas Blvd.

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

The project is an addition to an existing developed site in a developed area. Runoff data of existing conditions and conditions after improvement 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)
 $Q_{100} = 0.38 \times 3.14 = 1.19 \text{ cfs}$

Volume of Runoff,
 Excess Precipitation, 100-year: C = 1.13, D = 2.12 (from DPM 22.2)
 $V_{100} = 0.38 \times 1.13 \times 43560/12 = 1558 \text{ cf}$

Proposed Improvement:
 Peak Discharge, 100-year:
 Land Treatment C, 100-year: 3.14 cfs
 Land Treatment D, 100-year: 4.70 cfs
 $Q(100) : 0.03 \times 3.14 = 0.09 \text{ cfs}$
 $0.35 \times 4.70 = 1.65 \text{ cfs}$
composite = 1.74 cfs

Volume of Runoff, 100-year:
 Excess Precipitation, Land Treatment C
 100-year: 1.13 inch
 Excess Precipitation, Land Treatment D
 100-year: 2.12 inches
 $V(100): C = 0.03 \times 1.13 \times 43560/12 = 12$
 $D = 0.35 \times 2.12 \times 43560/12 = 2,616$
TOTAL = 2,816

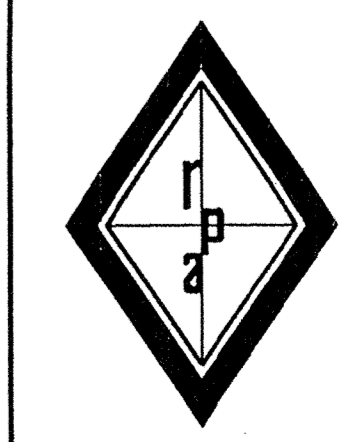
Change:
 Discharge, $Q_{100} = 1.74 - 1.19 = 0.55 \text{ cfs}$ (Increase)
 Runoff Volume, $V_{100} = 2,816 - 1,558 = 1,258 \text{ cf}$ (Increase)
 The increase in runoff volume (1,258 cf) will be ponded in landscape areas. $790 \text{ sf} \times 1.6' = 1,264 \text{ cf} > 1,258 \text{ cf}$

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

CONCLUSION: The proposed grading and drainage plan for the subject property will not have any adverse impact on or adversely affect the existing drainage from the surrounding areas.



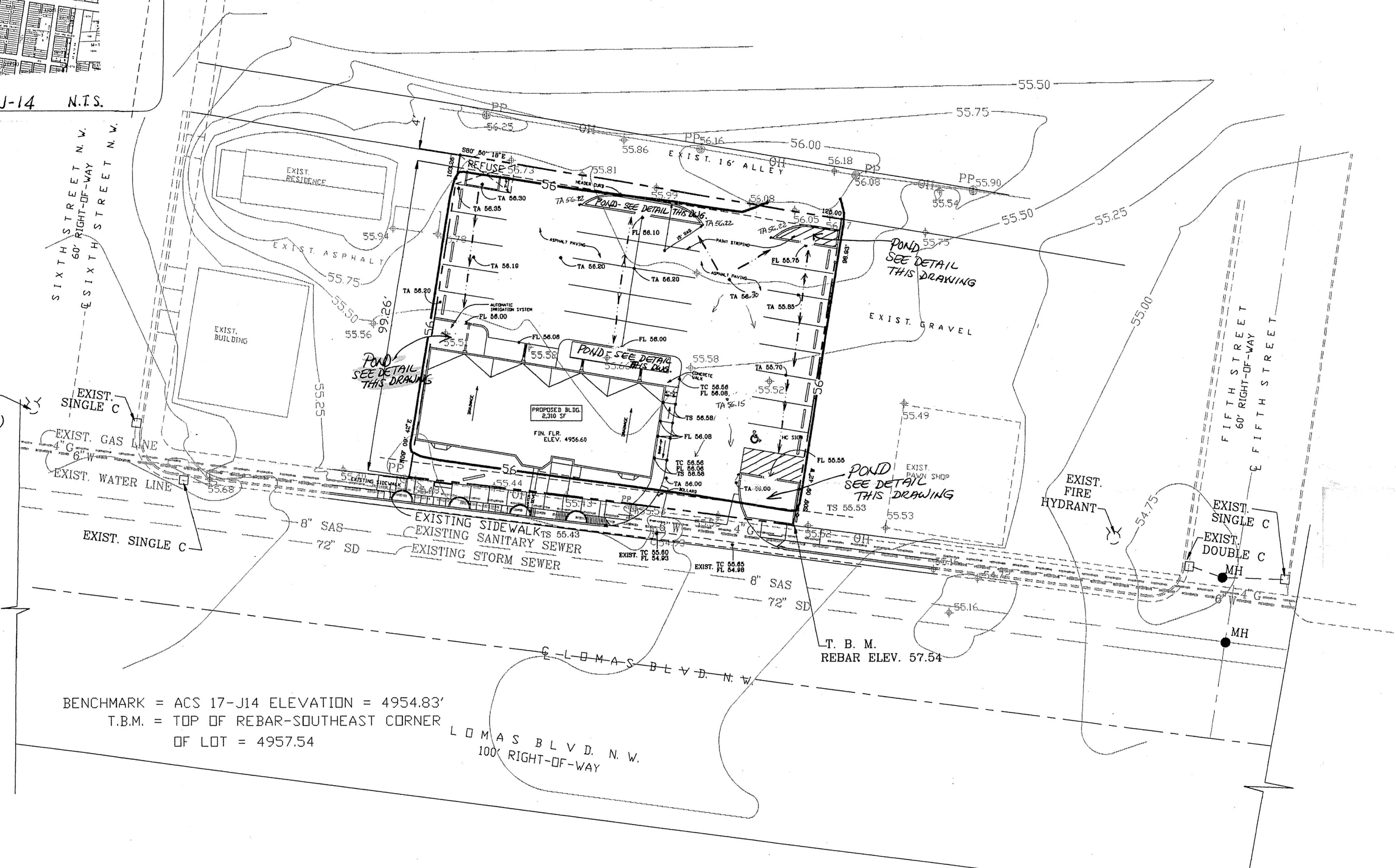
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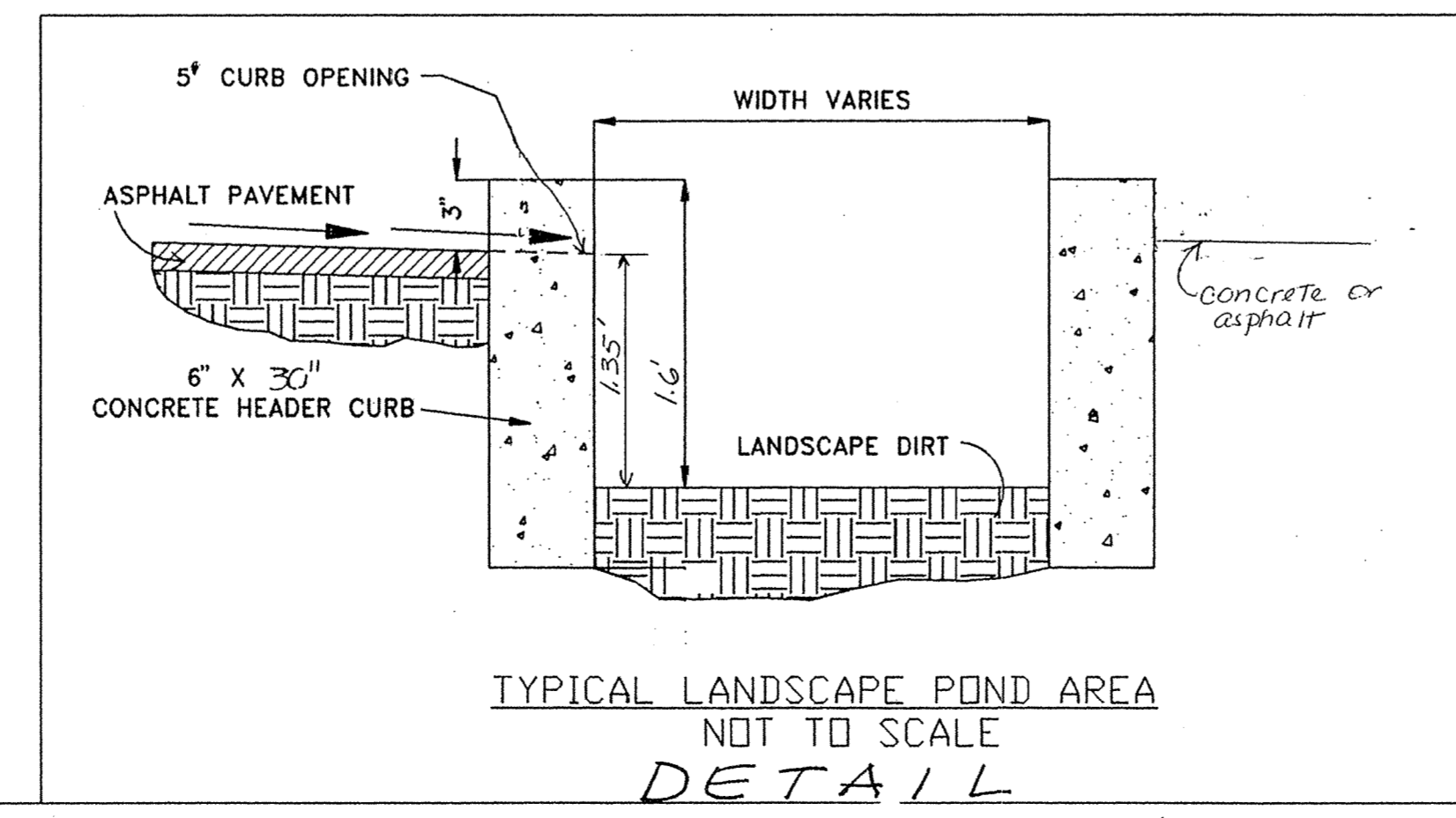
RHOMBUS P.A., INC.
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- ### LEGEND
- 51.50 EXISTING CONTOUR LINES
 - 56 PROPOSED CONTOUR LINE
 - PROPERTY LINE
 - W EXISTING WATER LINE
 - SAS EXISTING SANITARY SEWER
 - MH MANHOLE
 - PP POWER POLE
 - OH EXISTING OVERHEAD LINE
 - EXISTING PROPERTY CORNER
 - LANDSCAPE AREA
 - PROPOSED DIRECTION OF FLOW
 - TC 57.50 PROPOSED ELEVATIONS, TOP OF CURB, FLOWLINE
 - FL 57.00
 - TG 57.50 PROPOSED ELEVATIONS, TOP OF GRAVEL
 - TA 57.50 PROPOSED ELEVATIONS, TOP OF ASPHALT
 - 58.16 EXISTING SPOT ELEVATIONS

- ### 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.



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



GRADING AND DRAINAGE PLAN
 SCALE: 1" = 20'-0"