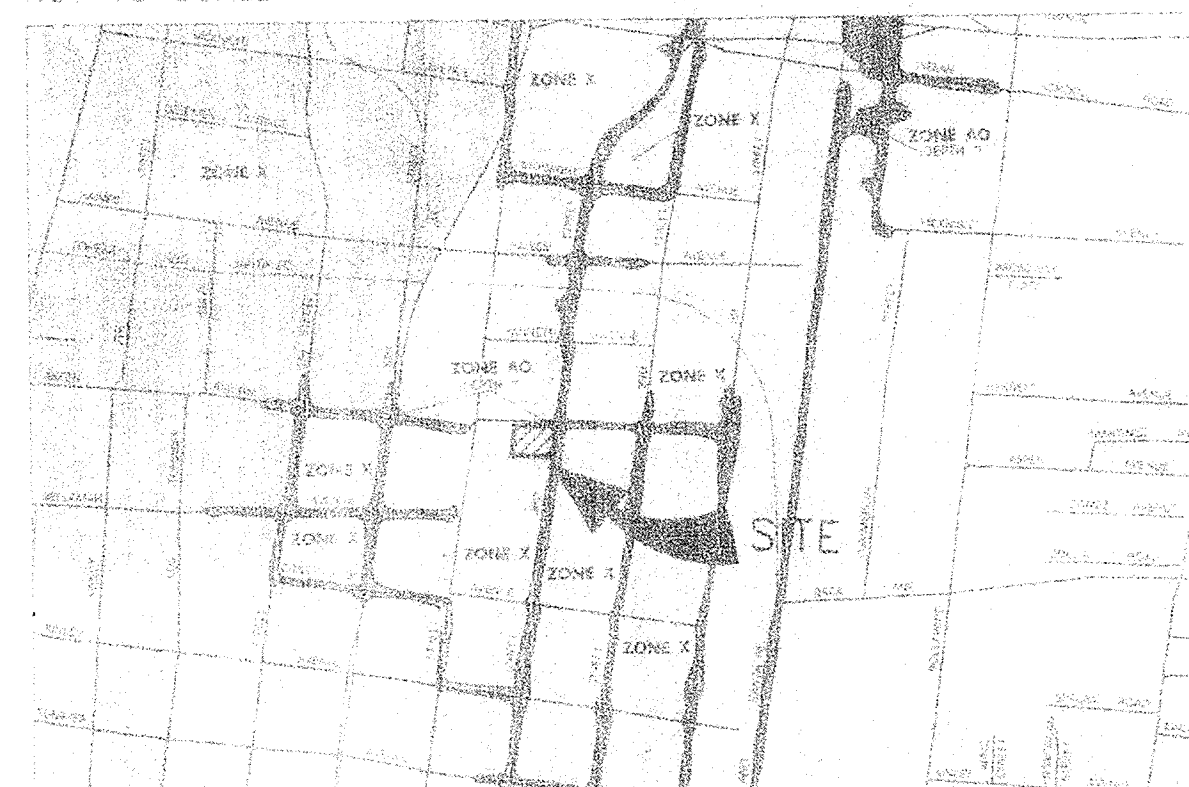




LOCATION MAP
NOT TO SCALE



FIRM MAP: PANEL 35001 C0332 D
NOT TO SCALE

- LEGEND**
- 48.59' - EXISTING ELEV. CONTOUR TO REMAIN
 - 59' - EXISTING ELEV. CONTOUR - MODIFIED
 - 59' - PROPOSED ELEV. CONTOUR
 - TC 58.43' - PROPOSED TOP OF CURB ELEVATION
 - FL 58.12' - PROPOSED FLOWLINE ELEVATION
 - TC 58.54' - PROPOSED TOP OF CONCRETE ELEVATION
 - TGR 58.97' - PROPOSED TOP OF GRAVEL ELEVATION
 - TA 58.35' - PROPOSED TOP OF ASPHALT ELEVATION
 - 0.5% SLOPE - PROPOSED DIRECTION OF FLOW - DRAINAGE
 - EXISTING DIRECTION OF FLOW - TO REMAIN
 - DOWNSPOUT LOCATION AND FLOW DIRECTION
 - PROPOSED BUILDING FINISH FLOOR ELEVATION
 - EXISTING TOP OF GRAVEL ELEV. TO REMAIN
 - EXISTING BACK OF CURB ELEV. TO REMAIN
 - EXISTING FLOWLINE ELEV. TO REMAIN
 - EXISTING TOP OF ASPHALT ELEV. TO REMAIN
 - EXIST. TOP OF GRAVEL ELEVATION TO BE RE-GRADED
 - EXISTING POWER POLE TO BE REMAIN
 - EXISTING TELEPHONE RISER TO REMAIN
 - OVERHEAD POWER LINE
 - EXISTING MONITORING WELL TO REMAIN
 - EXISTING WATER METER TO REMAIN
 - EXISTING WATER VALVE TO REMAIN
 - EXISTING SANITARY SEWER MANHOLE TO REMAIN
 - STREET SIGN
 - BUILDING ENTRANCE
 - NEW ASPHALT PAVEMENT
 - NEW CONCRETE PAVEMENT

NOTE:
ALL SURFACES NOT MARKED CONCRETE PAVEMENT, STOOBS AND BUILDINGS SHALL BE RE-GRADED GRAVEL SURFACE OR LANDSCAPING. SEE LANDSCAPING PLAN FOR DETAILS.



- KEYED NOTES**
- CONCRETE SIDEWALK CULVERT WITH STEEL PLATE TOP PER CITY OF ALBUQUERQUE STANDARD DRAWING #2235.
 - IN-FILL CONCRETE CURB, MATCH EXISTING ELEVATIONS AND ASSURE SMOOTH TRANSITION.
 - CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD DRAWING #2430.
 - CONCRETE MEDIAN CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD DRAWING #2415.
 - CONCRETE DRIVEPAD PER CITY OF ALBUQUERQUE STANDARD DRAWING #2425.
 - EXISTING CONCRETE DRIVEPAD TO REMAIN.
 - ASPHALT PAVEMENT, SEE SITE PLAN FOR DETAILS.
 - CONCRETE TURN-DOWN SLAB, SEE SITE PLAN FOR DETAILS.
 - CONCRETE HEADER CURB, SEE SITE PLAN FOR DETAILS.
 - EXISTING CONCRETE CURB TO REMAIN.
 - REFUSE BIN ENCLOSURE, SEE SITE PLAN FOR DETAILS.
 - PROVIDE 2' CONCRETE CURB OPENING.
 - WHEEL CHAIR CURB ACCESS RAMP, CONSTRUCT ACCORDING WITH CITY OF ALBUQUERQUE REQUIREMENTS (STANDARD DRAWING #2441).

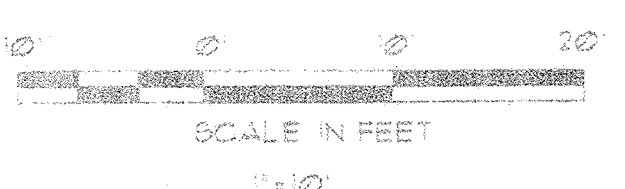
- NOTICE TO CONTRACTOR**
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN STREET RIGHT-OF-WAY. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
 - ALL WORK DETAILED ON THIS PLAN TO BE PERFORMED, EXCEPT AS OTHERWISE PROVIDED HEREON, IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (769-1234) FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 - MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 - WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
 - UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON MAPS AND/OR EVIDENCES ON THE GROUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL UTILITIES, SHOWN OR NOT SHOWN ON THE DRAWING.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR KEEPING RUNOFF ON SITE DURING CONSTRUCTION AND CLEANING UP SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY AND ADJOINING PROPERTIES AFTER CONSTRUCTION.

APPROVAL	NAME	DATE
INSPECTOR		

ENGINEERS CERTIFICATION
I HEREBY CERTIFY THAT I HAVE PERSONALLY INSPECTED THE SITE AND THAT NO GRADING, FILLING OR EXCAVATION HAS OCCURRED SINCE THE DATE OF THE TOPOGRAPHIC SURVEY.
Celia S. Tomlinson 1/14/03
CELIA S. TOMLINSON PE

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FACILITIES ENGINEERS/ENVIRONMENTAL CONSULTANTS
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BENCHMARK 24-J4 ELEVATION 4358.563



DRAINAGE AND GRADING PLAN FOR ASPEN/3RD STREET BUILDINGS 300 ASPEN AVENUE N.W.

FLOODPLAIN INFORMATION: The property is located in Zone X, areas determined to be outside the 500-year floodplain, according to the Floodway Insurance Rate Map of Bernalillo County, Community Panel 35001C0332, effective September 20, 1995. Third (3rd) Street and Aspen Avenue are in Zone AG flood depths of one foot.

EXISTING ON-SITE CONDITIONS: The site is presently unimproved and graded vacant land. It is bounded on the north by Aspen Avenue N.W. an asphalted street with concrete curb and gutter on the south by 3rd Street N.W. an asphalted street with concrete curb and gutter. The site has no sidewalks on the south by vacant, unimproved gravel lot area on the west by an unimproved vacant gravel lot. The subject property is flat and has an infill area. Surface drainage flows on site. An underground storm drain system exists on 3rd Street with a catch basin on the curb return of the southwest corner of Aspen and 3rd Street.

ON-SITE DRAINAGE CONTRIBUTION - NONE.

PROPOSED IMPROVEMENTS: Two buildings with a total of 8000 square feet of roof area. It is built on the south side of the lot, being an asphalt parking lot to be provided.

ANALYSIS PHILOSOPHY: The site will be graded such that the post-development flow will be allowed to free discharge to Aspen and 3rd through landscaped areas. Proposed post-development runoff quantities and volumes are calculated to determine the impact of the post-development impervious surfaces that will be created.

EROSION CONTROL: While from construction activities and/or rainfall shall be retained on site through temporary pending areas to prevent any runoff from entering the streets.

NOTE: All references are to City of Albuquerque Development Process Manual, July 1995.

TOTAL LOT SIZE: 3.3793 ACRES

ZONE 2 (DPM FIGURE A-1, p. 24-71)

100 YEAR STORM DEPTH (DPM TABLE A-1, p. 24-8)

EVENT	Frequency	Depth	Volume	Peak
100 YR	1.0	2.2	1.65	3.12
5 YR	0.2	0.57	0.45	0.87

100 YR 24 HR STORM EVENT

TREATMENT	A	B	C	D	(DPM TABLE A-1, p. 24-11)
OPTION (CFS/ACRE)	1.19	2.03	2.7	4.27	(DPM TABLE A-1, p. 24-11)
Eq. (CFS/ACRE)	0.44	0.57	0.65	1.37	(DPM TABLE A-1, p. 24-11)

EQUATIONS REQUIRED

Q_{runoff} = (C_{runoff} * A_{runoff}) / 1.484 * S^{0.484} * T_{runoff}^{0.766} (DPM EQ. 1, p. 24-11)
Q_{runoff} (CFS) = (C_{runoff} * A_{runoff}) / 1.484 * S^{0.484} * T_{runoff}^{0.766} (DPM EQ. 1, p. 24-11)
V_{runoff} (VOLUME HUNDREDS) = 1.484 * Q_{runoff} * T_{runoff} (DPM EQ. 2, p. 24-11)
V_{runoff} (VOLUME) = 1.484 * Q_{runoff} * T_{runoff} * 100 (DPM EQ. 3, p. 24-11)

EXISTING CONDITIONS

TREATMENT	A	B	C	D
AREA (ACRES)	0.00	0.00	0.0800 AC.	0.3000 AC.

C_{runoff} TOTAL (CFS) = 1.09 CFS

V_{runoff} = 1363 CF

DEVELOPED CONDITIONS

TREATMENT	A	B	C	D
AREA (ACRES)	0.00	0.00	0.0800 AC.	0.3000 AC.

C_{runoff} TOTAL (CFS) = 1.54 CFS

V_{runoff} = 2432 CF

INCREASE IN RUNOFF QUANTITY = 1.54 - 1.09 = 0.45 CFS (NEGIGIBLE)

INCREASE IN RUNOFF VOLUME = 2432 - 1363 = 1069 CF

THE NEGIGIBLE RUNOFF QUANTITY INCREASE, WHICH WILL BE ALLOWED TO FREE DISCHARGE TO THE STREETS, WILL NOT ADVERSELY IMPACT THE STREET AND/OR CATCH BASIN CAPACITY.

NOTE: THIS IS NOT A BOUNDARY SURVEY.
PROPERTY CORNERS, BEARINGS AND DISTANCES SHOWN HEREON ARE FOR ORIENTATION PURPOSES ONLY.

NOTE: ADD 4900 FEET TO PROPOSED SPOT ELEVATIONS TO GET MEAN SEA LEVEL DATUM ELEVATIONS.

300 ASPEN AVENUE N.W.

REVISION	DATE	DESCRIPTION
APPROVALS	ENGINEER	DATE
PROJECT FILE	WAREHOUSE ON ASPEN	
SHEET TITLE	DRAINAGE AND GRADING PLAN	
MAP NO	J-14-Z	RHOMBUS JOB NO
02-02-191	SHEET	3 OF 7