

PROJECT BENCHMARK:

TBM IS A CHISELED LINE ON TOP OF CURB AT PROJECTION OF THE SOUTH TRACT LINE ADJACENT TO THE SOUTHEAST PROPERTY CORNER HAVING AN ELEVATION OF 5168.83. TBM ELEVATION ESTABLISHED FROM C.O.A. A.C.S. MONUMENT "7-J16" AS PER APPROVED GRADING & DRAINAGE PLAN FOR "E.R. GUTIERREZ OFFICE BUILDING", BY TOM MANN ASSOCIATES, INC., DATED 6-17-85.

GENERAL NOTES:

- CONTRACTOR SHALL PROMPTLY NOTIFY ENGINEER (AT 352-6271) OF ANY CONFLICTS OR DISCREPANCIES DISCOVERED IN THE FIELD.
- THE IMPROVEMENTS, AS SHOWN ON THESE PLANS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS, 1987 EDITION, AS PREPARED BY THE NEW MEXICO CHAPTER, AMERICAN PUBLIC WORKS ASSOCIATION.
- PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL AT 1-800-321-2537 FOR LOCATION AND BLUESTAKING OF EXISTING UTILITIES.

UTILITY NOTES:

IF ANY UTILITY LINES OR PIPELINES (ABOVE OR BELOW GROUND) ARE DEPICTED HEREON, THEY ARE DEPICTED APPROXIMATELY AND ARE NOT TO BE RELIED UPON FOR EXACT LOCATION. FURTHERMORE, EXISTING LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE DEPICTED HEREON, THEIR LOCATIONS ARE BASED ON INFORMATION PROVIDED BY RESPECTIVE UTILITY AND/OR PIPELINE COMPANIES, THE OWNER, OR OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITIES, PIPELINES, OR UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM HIMSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND UTILITY LINE IN OR NEAR THE WORK AREA IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY HIS OR HER FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND UTILITY LINES. THE CONTRACTOR IS URGED TO COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF SUCH LINES, IN THE PLANNING OF AND CONDUCTING EXCAVATION.

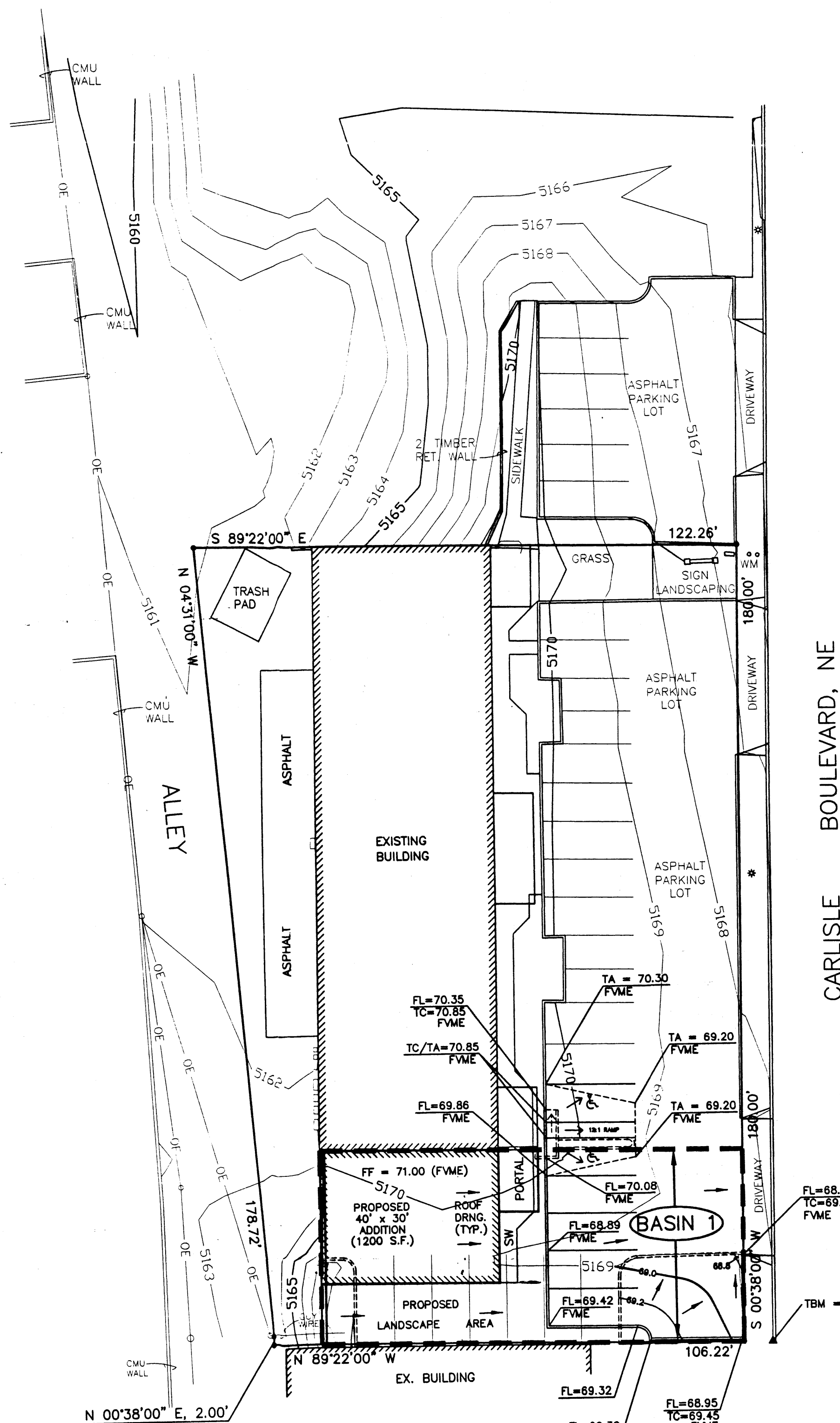
LEGEND:

- * EXISTING STREET LIGHT
- GAS - EXISTING GAS LINE (APPROX. LOCATION)
- OE - EXISTING OVERHEAD ELECTRIC LINE WITH POLE
- EX-WTR - EXISTING WATER LINE (APPROX. LOCATION)
- EX-SAS - EXISTING SANITARY SEWER LINE
- FL = FLOWLINE
- INV = INVERT OF PIPE
- FF = FINISH FLOOR
- BOW = BOTTOM OF RETAINING WALL
- PB = POND BOTTOM ELEVATION
- TOW = TOP OF RETAINING WALL
- TOC = TOP OF CONCRETE
- TC = TOP OF CURB
- PG = PROPOSED GROUND
- TA = TOP OF ASPHALT
- FVME = FIELD VERIFY & MATCH EXISTING
- FLOW DIRECTION ARROW
- 5870- EXISTING CONTOUR
- 5870- PROPOSED CONTOUR
- - - DRAINAGE BASIN BOUNDARY
- ~~~~~ WATERBLOCK

TOPOGRAPHIC CERTIFICATION

I, KEVIN C. DAGGETT, A REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE CONTOURS DEPICTED HEREON ARE AN ACCURATE REPRESENTATION OF EXISTING GROUND AS OF THE DATE OF THIS PLAN.

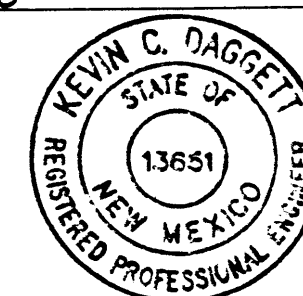
Kevin C. Daggett
KEVIN C. DAGGETT, NMPE NO. 13651
NMPS NO. 11000



CERTIFICATION

I Kevin C. Daggett, a registered Professional Engineer in the State of New Mexico, do hereby certify that the improvements constructed with this project were built in substantial compliance with the approved grading and drainage plan.

Kevin C. Daggett, P.E., P.S.



12-17-99
Date

BASIN	EXISTING CONDITIONS									
	LAND TREATMENTS									
	A	B	C	D	TOTAL	A	B	C	D	TOTAL
1	530	0	137	3494	4161	13	0	3	84	100

BASIN	PROPOSED CONDITIONS									
	LAND TREATMENTS									
	A	B	C	D	TOTAL	A	B	C	D	TOTAL
1	885	0	0	3276	4161	21	0	0	79	100

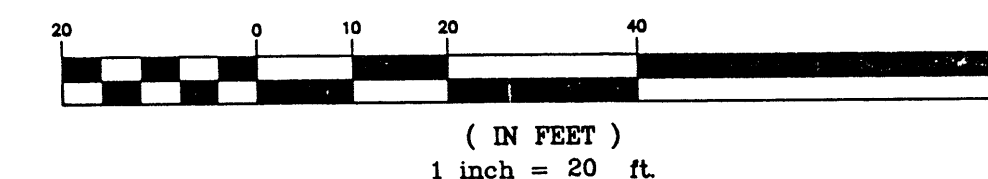
BASIN	NET CHANGE DUE TO DEVELOPMENT									
	LAND TREATMENTS									
	A	B	C	D	TOTAL	A	B	C	D	TOTAL
1	+355	0	-137	-216		+8	0	-3	-5	

DRAINAGE NOTES:

- THE PROPOSED SITE AS SHOWN BY THE VICINITY MAP, IS LOCATED ON THE WEST SIDE OF CARLISLE BOULEVARD, N.E. BETWEEN ASPEN AVENUE, N.E. AND CONSTITUTION AVENUE, N.E. AT PRESENT, THE SITE IS DEVELOPED AS A MEDICAL OFFICE COMPLEX. THE PROPOSED IMPROVEMENTS AS SHOWN HEREON INCLUDE A 1200 S.F. BUILDING ADDITION WITH RELATED PARKING AND LANDSCAPED AREAS.
- RUNOFF CALCULATIONS ARE NOT PRESENTED ON THIS DRAINAGE PLAN SINCE THE IMPROVEMENTS PROPOSED HEREON WILL ACTUALLY DECREASE THE TOTAL RUNOFF GENERATED FROM THE SITE. THIS IS APPARENT FROM THE ABOVE LAND TREATMENT TABLES. UNDER DEVELOPED CONDITIONS, LAND TREATMENT A (DEPICTED AS LANDSCAPING AREAS) INCREASES BY 355 S.F. AS COMPARED TO THE SITE UNDER EXISTING CONDITIONS. TREATMENT D (DEPICTED AS ROOF AND PAVEMENT AREAS) DECREASES BY 218 S.F. WITH RESPECT TO THE SITE UNDER EXISTING CONDITIONS. THE NET EFFECT OF THE PROPOSED IMPROVEMENTS WILL BE A REDUCTION IN THE 100-YEAR PEAK FLOW RATE AND RUNOFF VOLUME GENERATED BY THE SITE.
- THE SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA AS SHOWN ON BERNALILLO COUNTY FLOOD RATE INSURANCE MAP PANEL NUMBER 35001C0353 D, EFFECTIVE DATE SEPTEMBER 20, 1996.
- REFER TO "GRADING & DRAINAGE PLAN FOR E.R. GUTIERREZ OFFICE BUILDING", BY TOM MANN ASSOCIATES, INC., DATED 6-85, APPROVED BY THE CITY OF ALBUQUERQUE ON JULY 18, 1985.
- HYDROLOGIC PARAMETERS OUTSIDE OF BASIN 1 WILL REMAIN UNCHANGED BY THE PROPOSED IMPROVEMENTS.

ALBUQUERQUE
BLDG & SAFETY
APR - 8 1999
U.S.C.
PLAN CHECK
SECTION

GRAPHIC SCALE



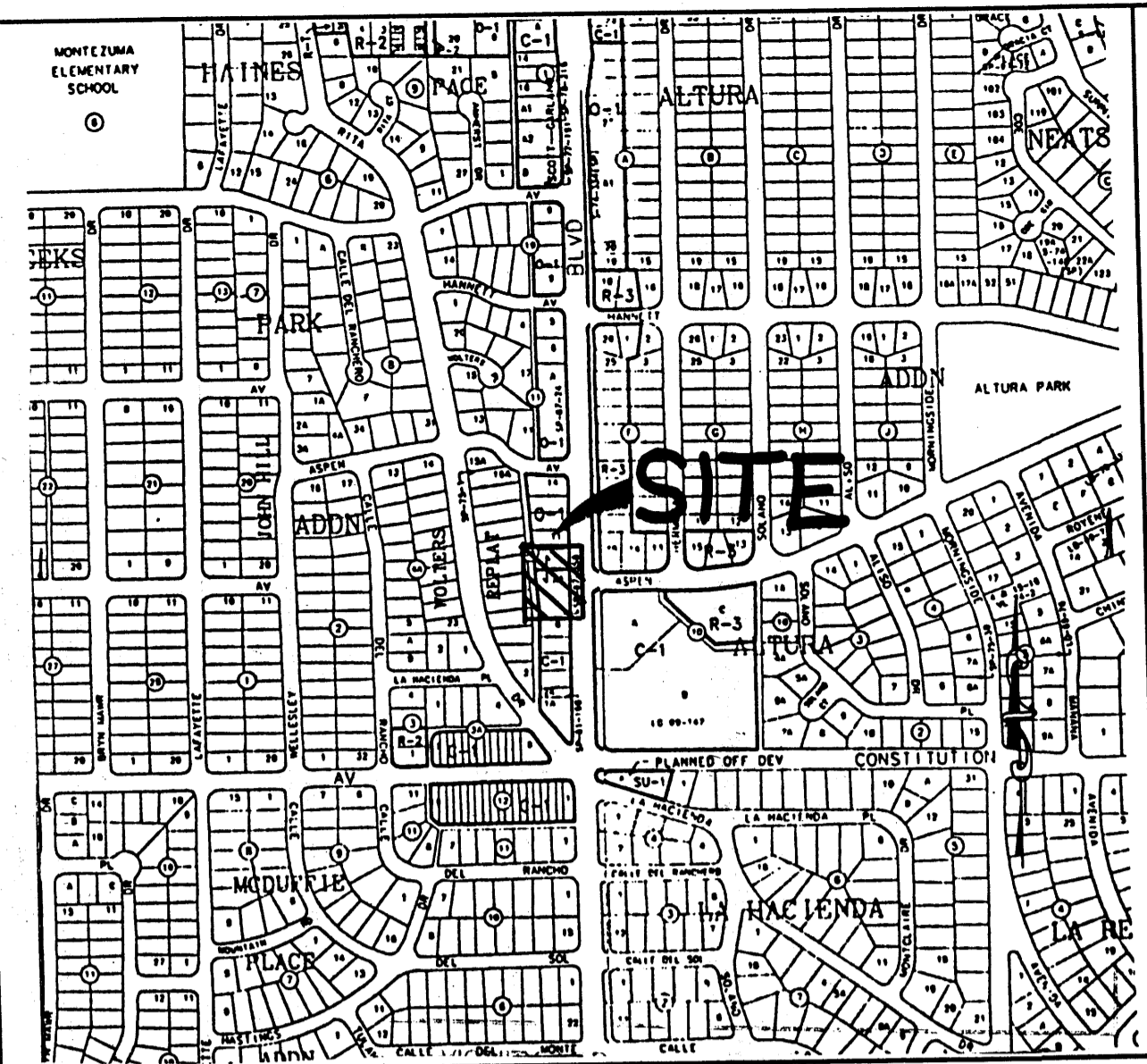
NO.		REVISIONS		BY	DATE

RAYLEE HOMES
P.O. BOX 1443
CORRALES, NM 87048
892-5533

DAGGETT
ENGINEERING &
SURVEYING
3130 Coors Blvd., N.W., Suite B
Albuquerque, N.M. 87120
kcd@wccp.com (E-mail)
(505) 352-6271 (Office)
(505) 228-7821 (Mobile)
(505) 352-6281 (Fax)

ALTURA MEDICAL BUILDING ALBUQUERQUE, NEW MEXICO
GRADING & DRAINAGE PLAN
FOR
BUILDING ADDITION

Sheet 1



VICINITY MAP
SCALE: 1"=200'

UTILITY NOTES:

IF ANY UTILITY LINES OR PIPELINES (ABOVE OR BELOW GROUND) ARE DEPICTED HEREON, THEY ARE DEPICTED APPROXIMATELY AND ARE NOT TO BE RELIED UPON FOR EXACT LOCATION. FURTHERMORE, EXISTING LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE DEPICTED HEREON, THEIR LOCATIONS ARE BASED ON INFORMATION PROVIDED BY RESPECTIVE UTILITY AND/OR PIPELINE COMPANIES, THE OWNER, OR OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITIES, PIPELINES, OR UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR.

THE CONTRACTOR SHALL INFORM HIMSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND UTILITY LINE IN OR NEAR THE WORK AREA IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY HIS OR HER FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND UTILITY LINES. THE CONTRACTOR IS URGED TO COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF SUCH LINES, IN THE PLANNING OF AND CONDUCTING EXCAVATION.

LEGEND:

- * EXISTING STREET LIGHT
- GAS - EXISTING GAS LINE (APPROX. LOCATION)
- OE - EXISTING OVERHEAD ELECTRIC LINE WITH POLE
- EX-WTR - EXISTING WATER LINE (APPROX. LOCATION)
- EX-SAS - EXISTING SANITARY SEWER LINE
- FL = FLOWLINE
- INV = INVERT OF PIPE
- FF = FINISH FLOOR
- BOW = BOTTOM OF RETAINING WALL
- PB = POND BOTTOM ELEVATION
- TOW = TOP OF RETAINING WALL
- TOC = TOP OF CONCRETE
- TC = TOP OF CURB
- PG = PROPOSED GROUND
- TA = TOP OF ASPHALT
- FVME = FIELD VERIFY & MATCH EXISTING
- FLOW DIRECTION ARROW
- 5870- EXISTING CONTOUR
- 5870- PROPOSED CONTOUR
- - - DRAINAGE BASIN BOUNDARY
- ~~~~~ WATERBLOCK

TOPOGRAPHIC CERTIFICATION

I, KEVIN C. DAGGETT, A REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE CONTOURS DEPICTED HEREON ARE AN ACCURATE REPRESENTATION OF EXISTING GROUND AS OF THE DATE OF THIS PLAN.

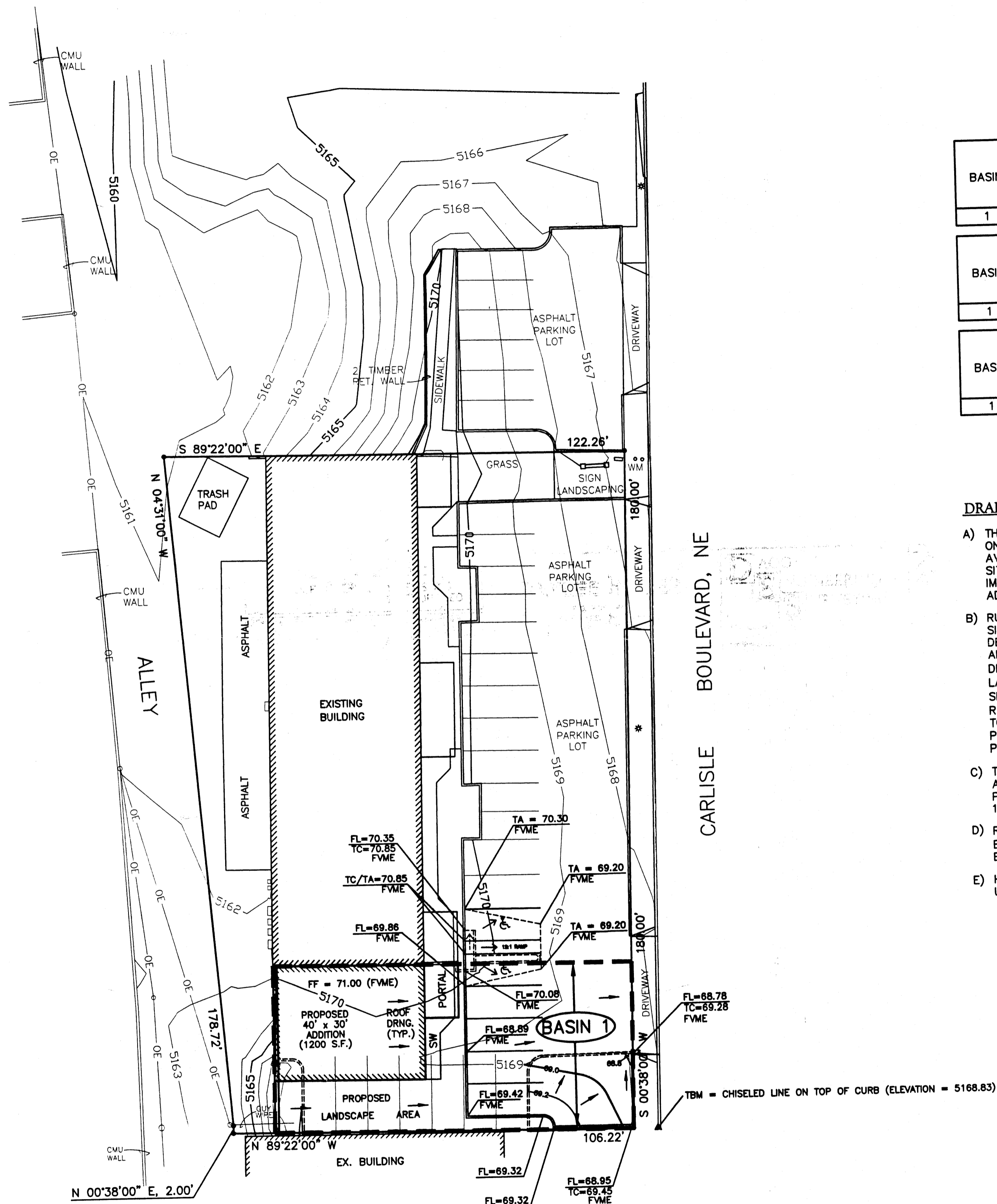
Kevin C. Daggett
KEVIN C. DAGGETT, NMPE NO. 13651
NMPSS NO. 11000

PROJECT BENCHMARK:

TBM IS A CHISELED LINE ON TOP OF CURB AT PROJECTION OF THE SOUTH TRACT LINE ADJACENT TO THE SOUTHEAST PROPERTY CORNER HAVING AN ELEVATION OF 5168.83. TBM ELEVATION ESTABLISHED FROM C.O.A. A.C.S. MONUMENT "7-J16" AS PER APPROVED GRADING & DRAINAGE PLAN FOR "E.R. GUTIERREZ OFFICE BUILDING", BY TOM MANN ASSOCIATES, INC., DATED 6-17-85.

GENERAL NOTES:

- CONTRACTOR SHALL PROMPTLY NOTIFY ENGINEER (AT 352-6271) OF ANY CONFLICTS OR DISCREPANCIES DISCOVERED IN THE FIELD.
- THE IMPROVEMENTS, AS SHOWN ON THESE PLANS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS, 1987 EDITION, AS PREPARED BY THE NEW MEXICO CHAPTER, AMERICAN PUBLIC WORKS ASSOCIATION.
- PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL AT 1-800-321-2537 FOR LOCATION AND BLUESTAKING OF EXISTING UTILITIES.



BASIN	EXISTING CONDITIONS									
	LAND TREATMENTS					LAND TREATMENTS				
	A	B	C	D	TOTAL	A	B	C	D	TOTAL
1	530	0	137	3494	4161	13	0	3	84	100

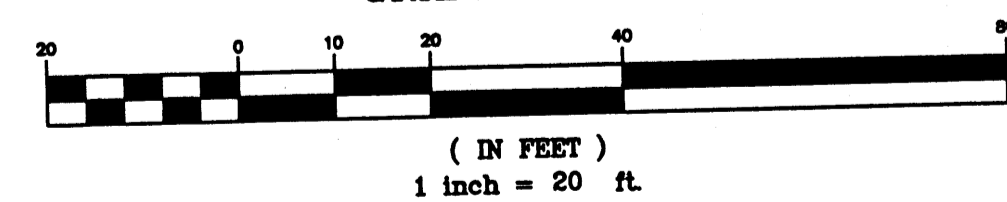
BASIN	PROPOSED CONDITIONS									
	LAND TREATMENTS					LAND TREATMENTS				
	A	B	C	D	TOTAL	A	B	C	D	TOTAL
1	885	0	0	3276	4161	21	0	0	79	100

BASIN	NET CHANGE DUE TO DEVELOPMENT									
	LAND TREATMENTS					LAND TREATMENTS				
	A	B	C	D	TOTAL	A	B	C	D	TOTAL
1	+355	0	-137	-216		+8	0	-3	-5	

DRAINAGE NOTES:

- THE PROPOSED SITE AS SHOWN BY THE VICINITY MAP, IS LOCATED ON THE WEST SIDE OF CARLISLE BOULEVARD, N.E. BETWEEN ASPEN AVENUE, N.E. AND CONSTITUTION AVENUE, N.E. AT PRESENT, THE SITE IS DEVELOPED AS A MEDICAL OFFICE COMPLEX. THE PROPOSED IMPROVEMENTS AS SHOWN HEREON INCLUDE A 1200 S.F. BUILDING ADDITION WITH RELATED PARKING AND LANDSCAPED AREAS.
- RUNOFF CALCULATIONS ARE NOT PRESENTED ON THIS DRAINAGE PLAN SINCE THE IMPROVEMENTS PROPOSED HEREON WILL ACTUALLY DECREASE THE TOTAL RUNOFF GENERATED FROM THE SITE. THIS IS APPARENT FROM THE ABOVE LAND TREATMENT TABLES. UNDER DEVELOPED CONDITIONS, LAND TREATMENT A (DEPICTED AS LANDSCAPING AREAS) INCREASES BY 355 S.F. AS COMPARED TO THE SITE UNDER EXISTING CONDITIONS. TREATMENT D (DEPICTED AS ROOF AND PAVEMENT AREAS) DECREASES BY 216 S.F. WITH RESPECT TO THE SITE UNDER EXISTING CONDITIONS. THE NET EFFECT OF THE PROPOSED IMPROVEMENTS WILL BE A REDUCTION IN THE 100-YEAR PEAK FLOW RATE AND RUNOFF VOLUME GENERATED BY THE SITE.
- THE SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA AS SHOWN ON BERNALILLO COUNTY FLOOD RATE INSURANCE MAP PANEL NUMBER 35001C0353 D, EFFECTIVE DATE SEPTEMBER 20, 1996.
- REFER TO "GRADING & DRAINAGE PLAN FOR E.R. GUTIERREZ OFFICE BUILDING", BY TOM MANN ASSOCIATES, INC., DATED 6-85, APPROVED BY THE CITY OF ALBUQUERQUE ON JULY 18, 1985.
- HYDROLOGIC PARAMETERS OUTSIDE OF BASIN 1 WILL REMAIN UNCHANGED BY THE PROPOSED IMPROVEMENTS.

GRAPHIC SCALE



NO.	REVISIONS	BY	DATE

SCALE: 1" = 20' HORIZ.
CONTOUR INTERVAL: 1' EXISTING
PROPOSED

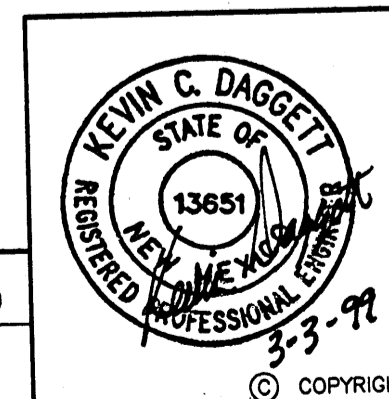
Designed By: KCD
Drawn By: KCD
Checked By: KCD
File No: 98-131
Date: 3-2-99

RAYLEE HOMES
P.O. BOX 1443
CORRALES, NM 87048
892-5533

DAGGETT ENGINEERING & SURVEYING
3730 Coors Blvd., N.W., Suite B
Albuquerque, N.M. 87120
(505) 352-4211 (Office)
(505) 238-7811 (Mobile)
(505) 352-6381 (Fax)
kdag@wep.com (E-mail)

ALTURA MEDICAL BUILDING ALBUQUERQUE, NEW MEXICO

GRADING & DRAINAGE PLAN
FOR
BUILDING ADDITION



Sheet 1 of 1