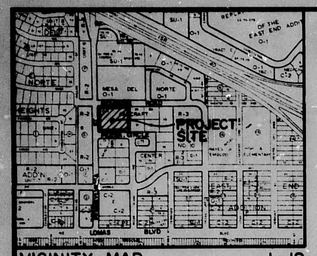


VICINITY MAP J-19

SCALE : 1"= 800'

PROJECT BENCHMARK

A SQUARE □ CHISELED ON TOP OF CONCRETE CURB AT THE NOSE OF THE MEDIAN WEST SIDE OF INTERSECTION. BENCHMARK "J-19" LOCATED AT THE INTERSECTION OF PENNSYLVANIA ST. N.E. & LOMAS BLVD. N.E. ON THE MEDIAN ON CENTER LINE OF LOMAS AND EAST SIDE OF INTERSECTION.
ELEVATION = 5333.056 FEET (MSLD)

T.B.M.

TEMPORARY BENCH MARK LOCATED AT THE BASE OF A LIGHT POLE. FOUND AT THE SOUTHWEST CORNER OF THE PROPERTY AS SHOWN BELOW ON THE DRAWING.
ELEVATION = 5326.21 FEET (MSLD)

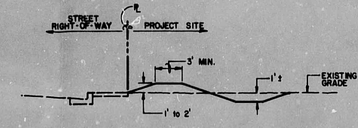
SCALE : 1"= 20'

LEGEND

- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- 5G — PROPOSED CONTOUR
- 5850 — EXISTING CONTOUR
- SWALE
- PROPERTY LINE
- CONCRETE
- PROPOSED ASPHALT
- PROPOSED FENCE
- x—x EXISTING FENCE
- T.C. 0200 TOP OF CURB
- FL. 0165 FLOW LINE

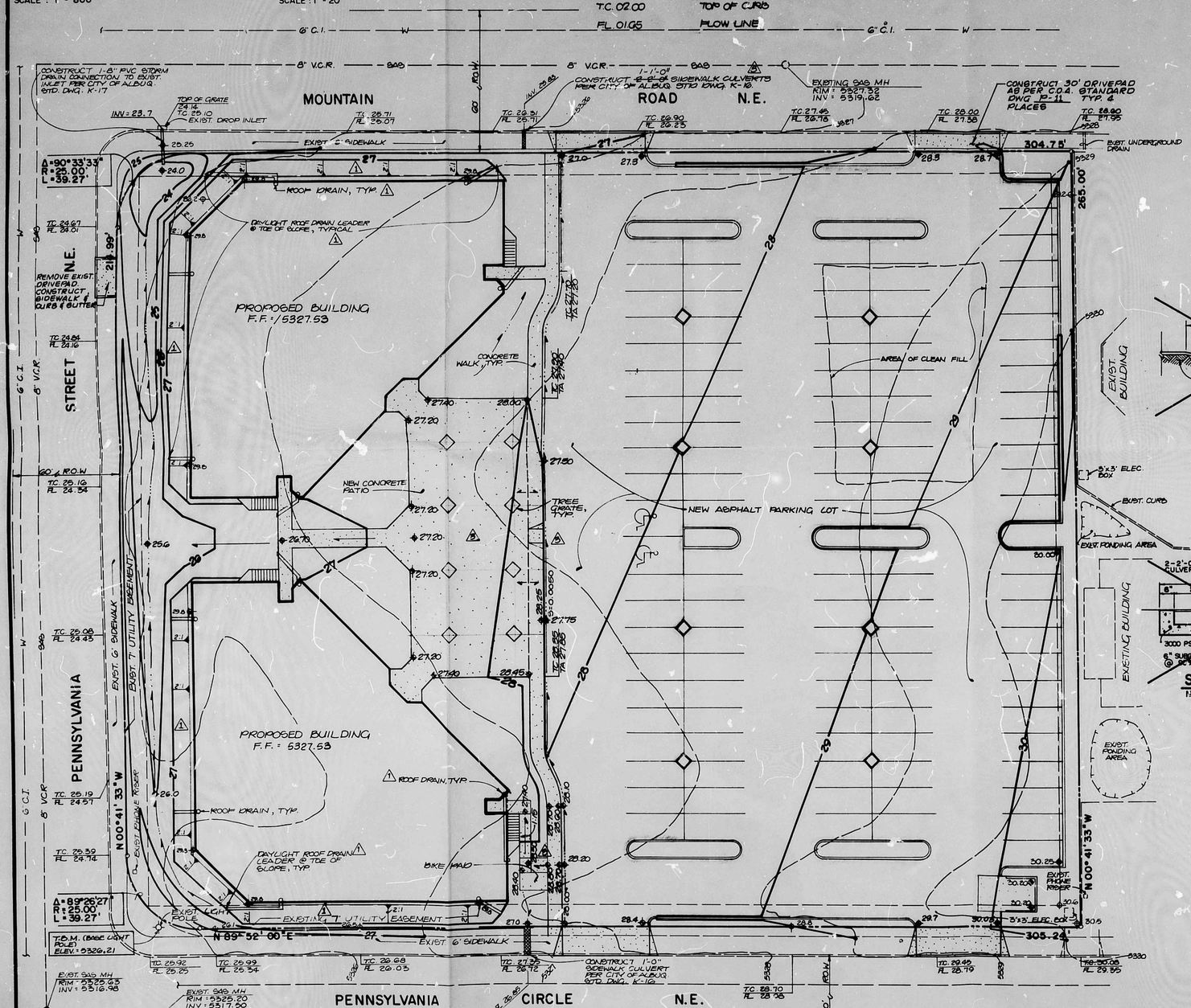
DESCRIPTION

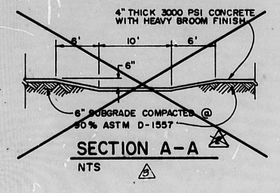
LOT 23, ASHCRAFT CENTER



TEMPORARY EROSION CONTROL BERM SECTION

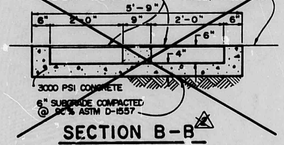
SCALE : 1" = 8'





SECTION A-A

NTS



SECTION B-B

NTS

DRAINAGE PLAN

The following items concerning the Ashcraft Office Development Drainage Plan are contained hereon:

1. Vicinity Map
2. Grading Plan
3. Calculations

The proposed improvements, as shown by the Vicinity Map, are located on the east side of Pennsylvania Avenue between Mountain Road and Pennsylvania Circle N.E. At present the site is undeveloped. The adjoining parcels to the east are developed.

As shown on Plate J-19 of the Albuquerque Master Drainage Study, this site does not lie within a designated Flood Hazard Zone. Further study of this plate reveals that one block to the west a major storm sewer exists. The site and the storm sewer are approximately two to three blocks from the North Diversion Channel in the median of Interstate No. 40. The project site is bordered on the northwest and the south by streets. The site is higher than all three streets. The land to the east of the project site is higher than the project site, but those parcels have been developed and ponds exist on each parcel, therefore, drainage from the east is negligible. Offsite drainage to this site is also negligible.

The Grading Plan shows 1) existing and proposed plans indicated by spot elevations and contours at 1'-0" intervals, 2) continuity between existing and proposed elevations, 3) limit and character of existing improvements, and 4) the limit and character of proposed improvements. As shown by this plan, the proposed improvements consist of the construction of two buildings, landscaping, and an asphalt parking lot. At present, the site drains from east to west. The proposed grading scheme will alter the existing contours slightly. It is proposed that the site will drain from the southeast to the northwest. Stormwater runoff from the parking area will be discharged through a driveway into Mountain Road. Stormwater from the landscaped areas and the buildings will be discharged through an 8-inch PVC drain into the back of an inlet in Mountain Road.

The Calculations which appear below analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The Rational Method has been used for this analysis in accordance with the City of Albuquerque Development Process Manual, Volume II. As shown by these calculations, the proposed improvements will result in an increase of runoff discharged from the site. Due to the proximity of the site to major drainage facilities, storm waters are not detained. This pattern of runoff is consistent with the pre-design recap which accompanies this submittal.

CALCULATIONS

Ground Cover Information

From Bernalillo County Soil Survey, Plate 21:
Embudo, EmB, and Tijeras, TgB
Hydrologic Soil Group B

Rational Method

Discharge: $Q = CiA$
where C varies
$i = P_6 (6.84) T_c^{-0.51} = 5.48$ in./hr
$P_6 = 2.4$ in (DPM Plate 22.2 D-1)
$T_c = 10$ min (minimum)
A = area, acres

Volume: $V = CP_6A(1/12)$
where C varies
$P_6 = 2.4$ in (DPM Plate 22.2 D-1)
A = area, acres

Existing Condition

$A_{total} = 86{,}468$ sf = 1.99 Ac
$A_{imp} = 0$ sf; % impervious = 0%
'C' = 0.34 (DPM Plate 22.2 C-1)
$Q_{100} = CiA = 0.34(5.48)(1.99) = 3.7$ cfs
$V_{100} = CP_6A = 0.34(2.4/12)(86{,}468) = 5{,}880$ cf

Developed Condition

$A_{total} = 86{,}468$ sf = 1.99 Ac
$A_{imp} = 68{,}800$ sf; % impervious = 79%
'C' = 0.76 (DPM Plate 22.2 C-1)
$Q_{100} = CiA = 0.76(5.48)(1.99) = 8.3$ cfs
$V_{100} = CP_6A = 0.76(2.4/12)(86{,}468) = 13{,}143$ cf

Comparison

$\Delta Q_{100} = 8.3 - 3.7 = 4.6$ cfs (increase)
$\Delta V_{100} = 13{,}143 - 5{,}850 = 7{,}263$ cf (increase)

EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
3. THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.

CONSTRUCTION NOTES:

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 765-1234, FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

RECEIVED
JUN 09 1986
HYDROLOGY SECTION

REVISIONS PREPARED UNDER THE SUPERVISION OF:

JEFFREY G. MORTENSEN — NEW MEXICO — 8547 — REGISTERED PROFESSIONAL ENGINEER — 04-01-87

STATE OF NEW MEXICO — H. WILLIAM FANNING NO. 885 — REGISTERED ARCHITECT

0403-B6

REGISTERED PROFESSIONAL ENGINEER — STATE OF NEW MEXICO — THOMAS M. BARD — 3239 — AND LAND SURVEYOR — 7/30/86

Fanning / Bard Architects AIA
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Albuquerque, New Mexico
87106 (505) 266-58

Ashcraft Office Development
1120 Pennsylvania St. NE
GRADING AND DRAINAGE PLAN

August, 1985

C2

3 OF 32

811 DALLAS, N.E. · ALBUQUERQUE · NEW MEXICO · 87110
ENGINEERS

NO.	DATE	BY	REVISIONS
1	5/85	JGM	ADD ROOF DRAINS, STEPS & BERM
2	5/86	JGM	REVISE COURTYARD & DRAINAGE LAYOUT; REMOVE STEPS
3	5/86	JGM	REVISE COURTYARD & PARKING LOT; DELETE RETAINING WALL, DRAINAGE LAYOUT, ADD RAMP

DESIGNED BY T.T.M.
DRAWN BY S.G.H.
APPROVED T.T.M.

JOB NO. 50081
DATE 6-85

J19/D32