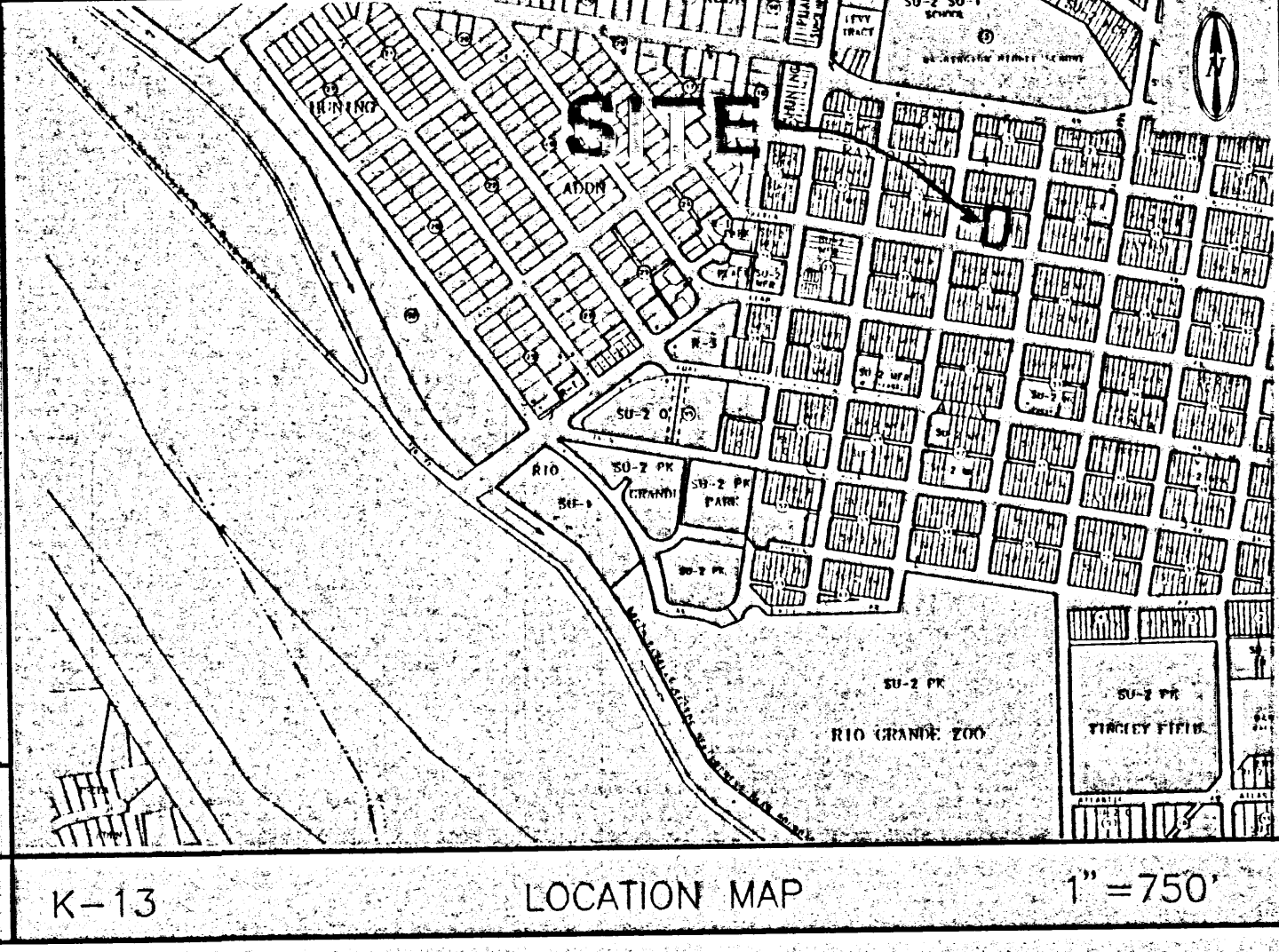
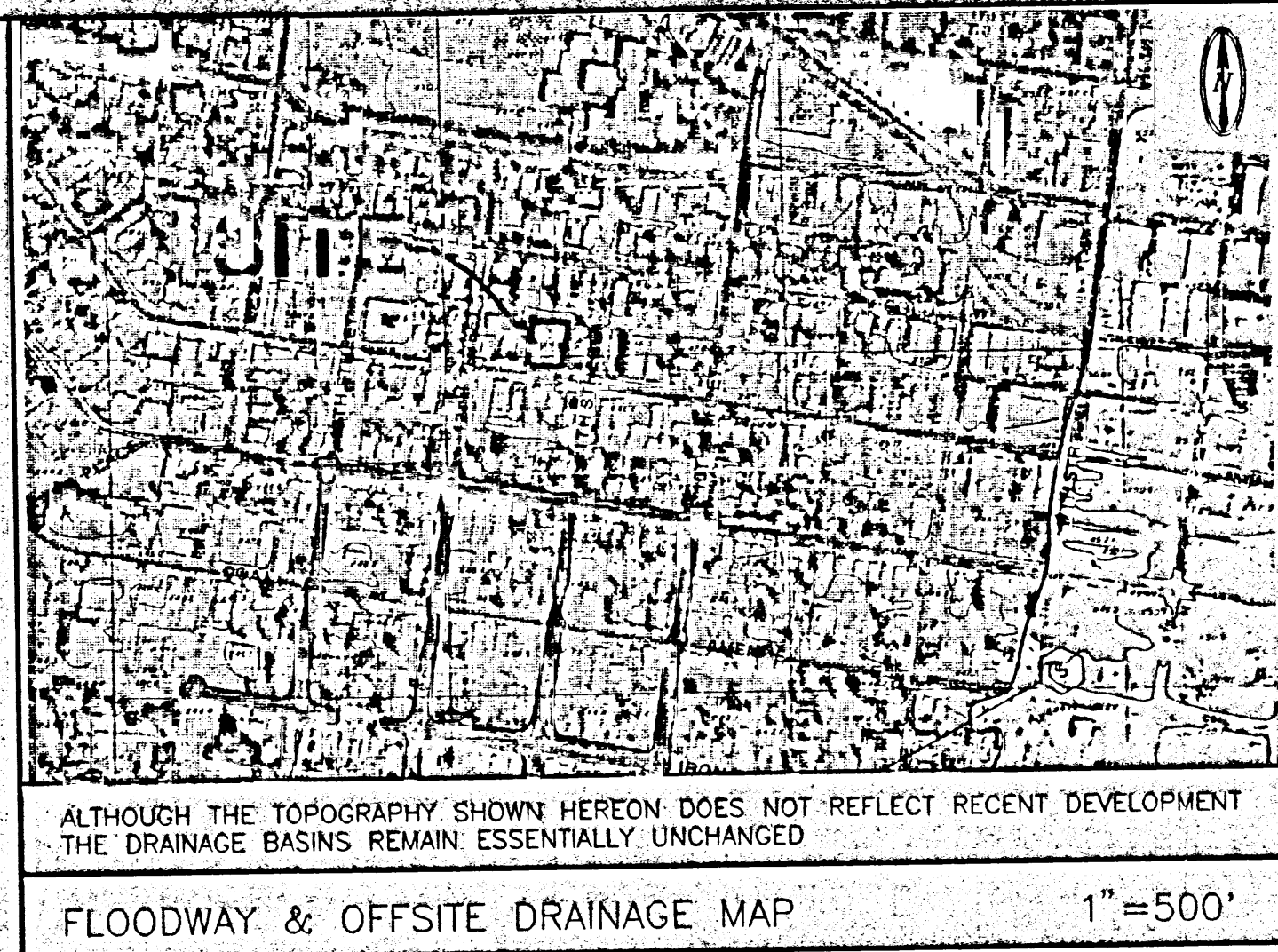
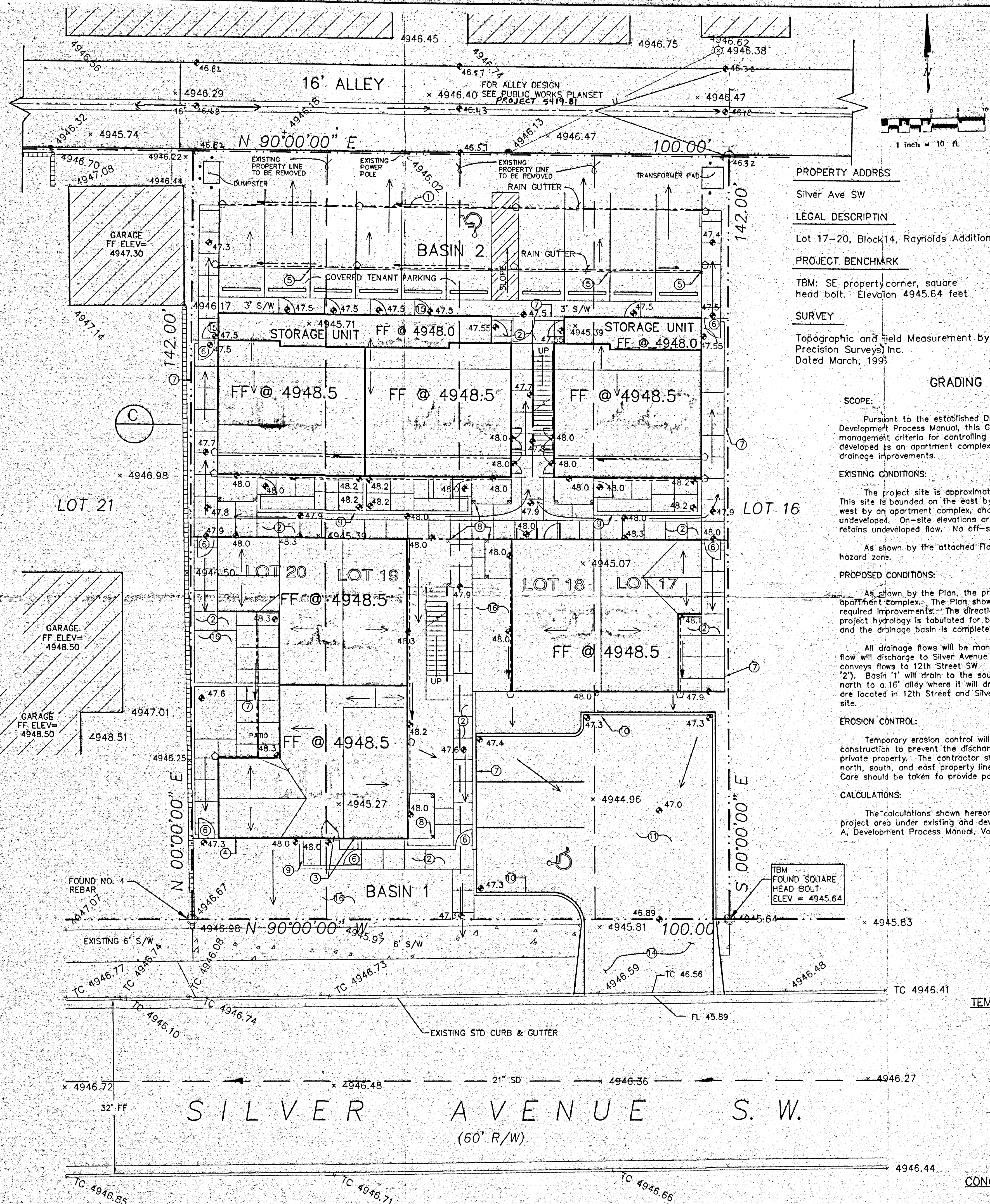
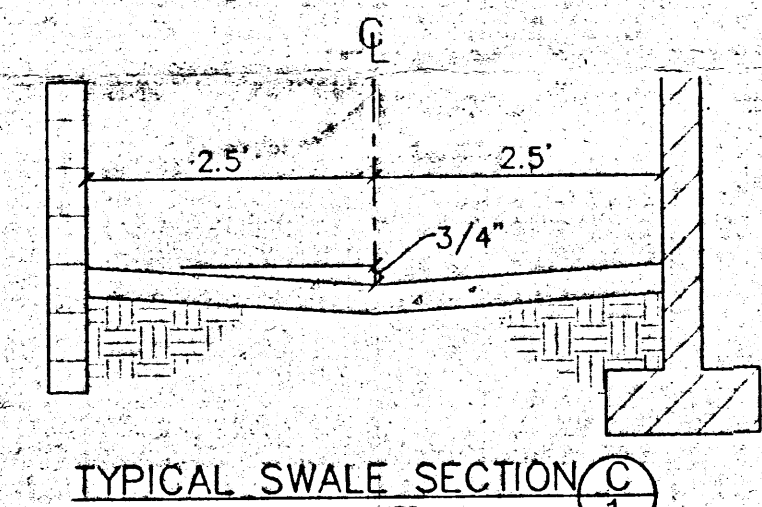




FLOODWAY & OFFSITE DRAINAGE MAP 1"=500' K-13 LOCATION MAP 1"=750'

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- 4944 — EXISTING CONTOUR ELEVATION
 - × 4947.14 EXISTING SPOT ELEVATION
 - 47 — PROPOSED CONTOUR ELEVATION
 - — — PROPERTY LINE
 - 47.0 + PROPOSED SPOT ELEVATION
 - ← DIRECTION OF FLOW
 - DRAINAGE SWALE
 - DRAINAGE BASIN DIVIDE
 - DOWN SPOUT
 - ★ LIGHT POLE
 - POWER POLE
 - RAIN GUTTER

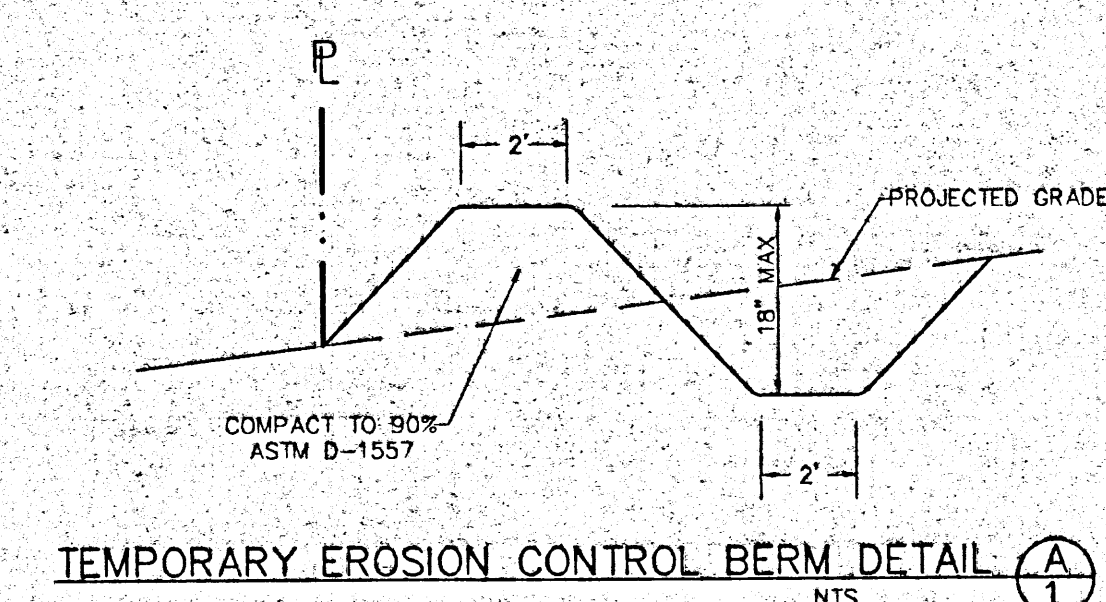
- KEYED NOTES:**
- COVERED PARKING
 - CONCRETE SIDEWALK
 - 2020 HIGH WINDOW
 - 2020 WINDOWS
 - 6" DIA. COLUMN (TYP.)
 - 3" SOLID CMU WALL
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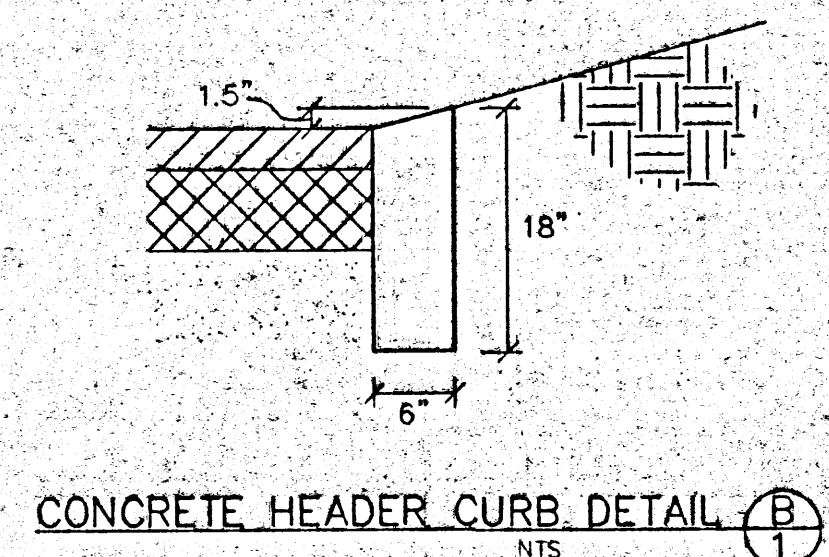
TYPICAL SWALE SECTION (C) NTS

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TEMPORARY EROSION CONTROL BERM DETAIL (A) NTS



CONCRETE HEADER CURB DETAIL (B) NTS

HYDROLOGY (HYMO)							
Precipitation Zone 2				P360 = 2.35 in			
Basin	Basin area (Ac)	Land Treatment		Ew	V100	Q100	
		A	B	(in)	(af)	(cfs)	
Existing Conditions							
Site	0.3261	0.3261		0.78	0.02	0.74	
Developed Conditions							
Site	0.3261	0.0354	0.0621	0.2286	1.79	0.05	1.35
1	0.1607	0.0334	0.0454	0.0809	1.55	0.02	0.60
2	0.1654	0.0020	0.0157	0.1477	2.01	0.03	0.75

STEVE EKLUND APARTMENTS
GRADING AND DRAINAGE PLAN
ALBUQUERQUE, NEW MEXICO
PROJECT # 3295

REVISION DATE

6-19-96
3-22-96 4-19-96

rick bennett
architect
1118 Park Avenue SW
Albuquerque, New Mexico
87102 242-835

DATE

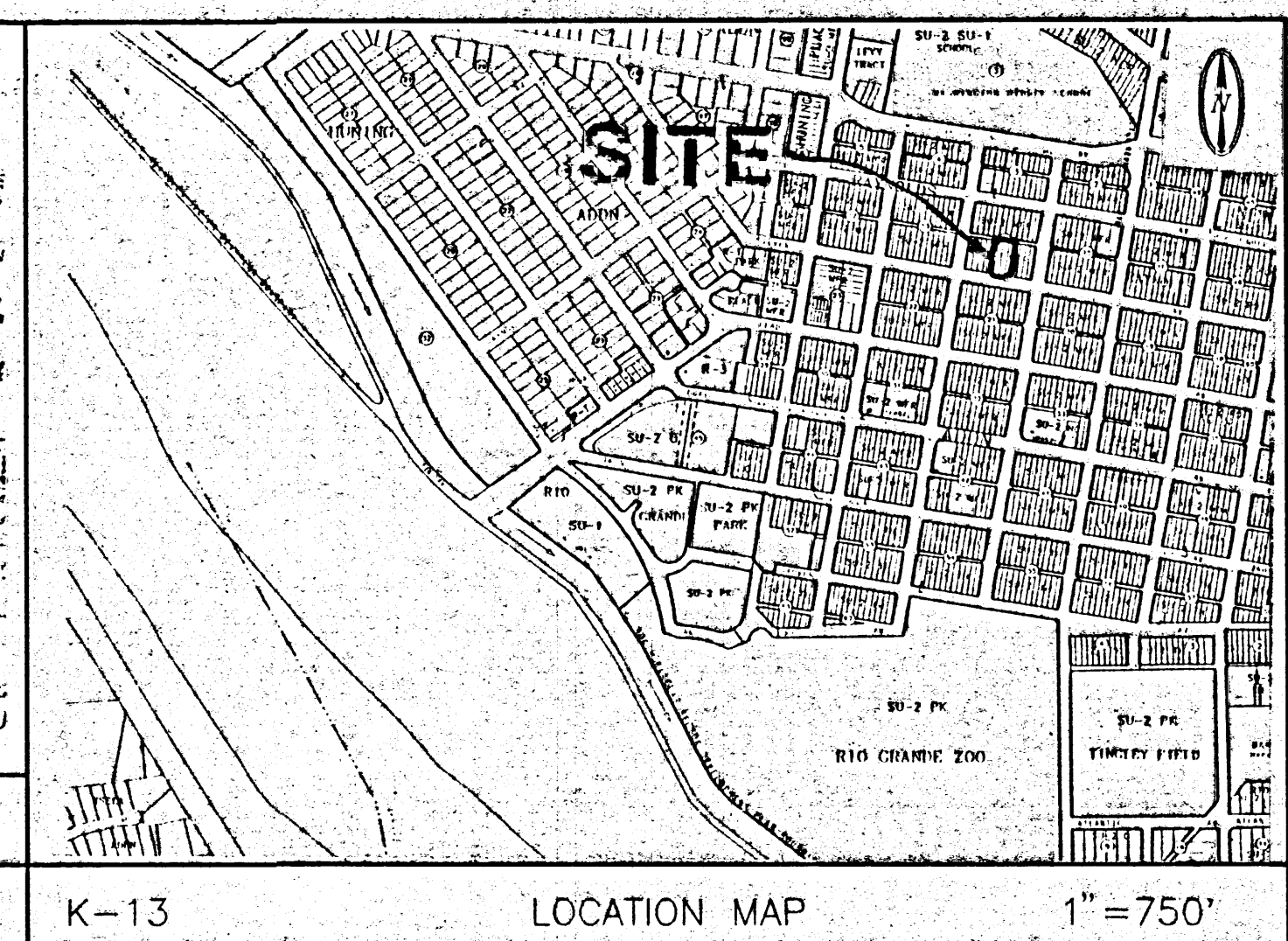
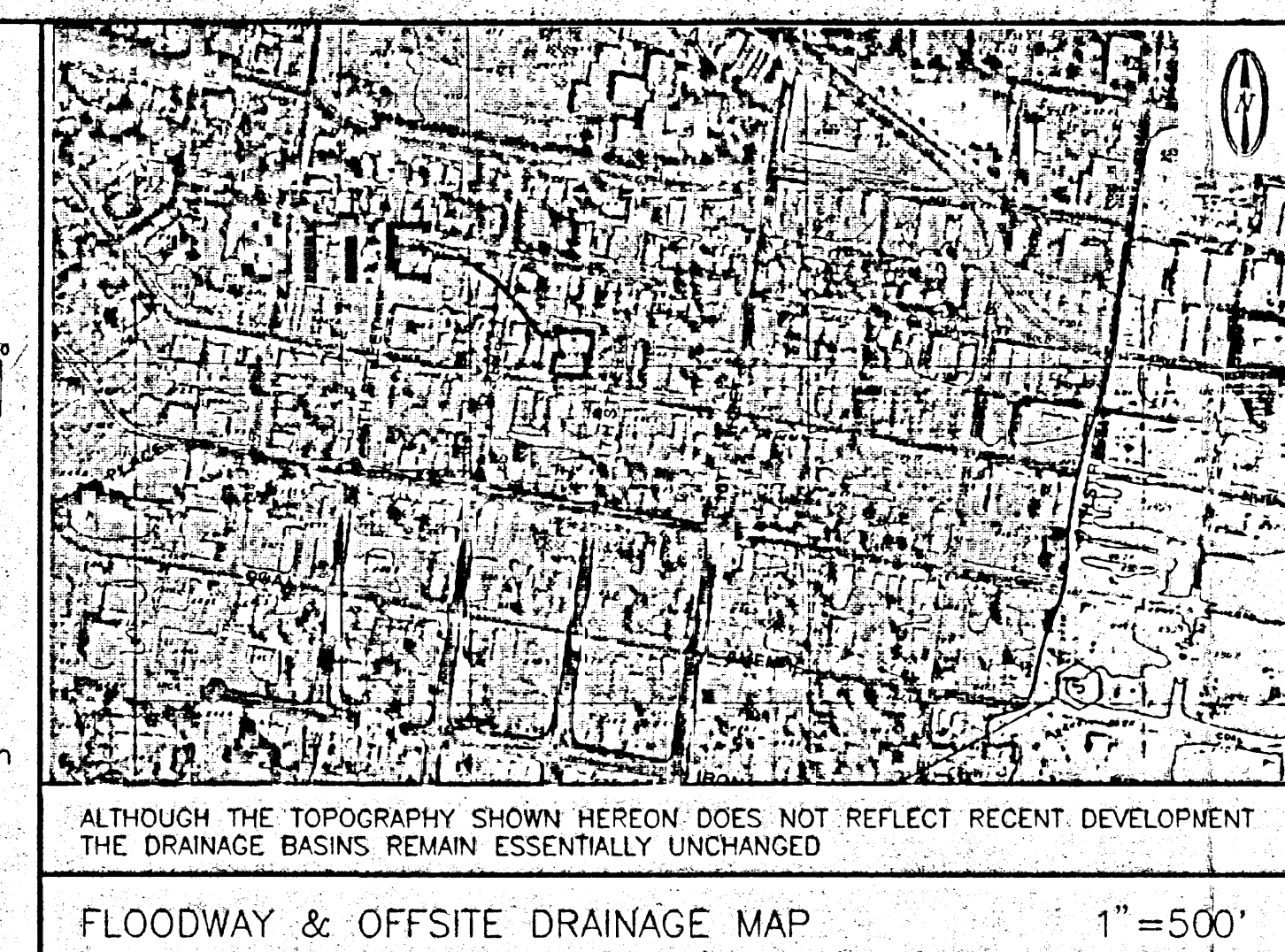
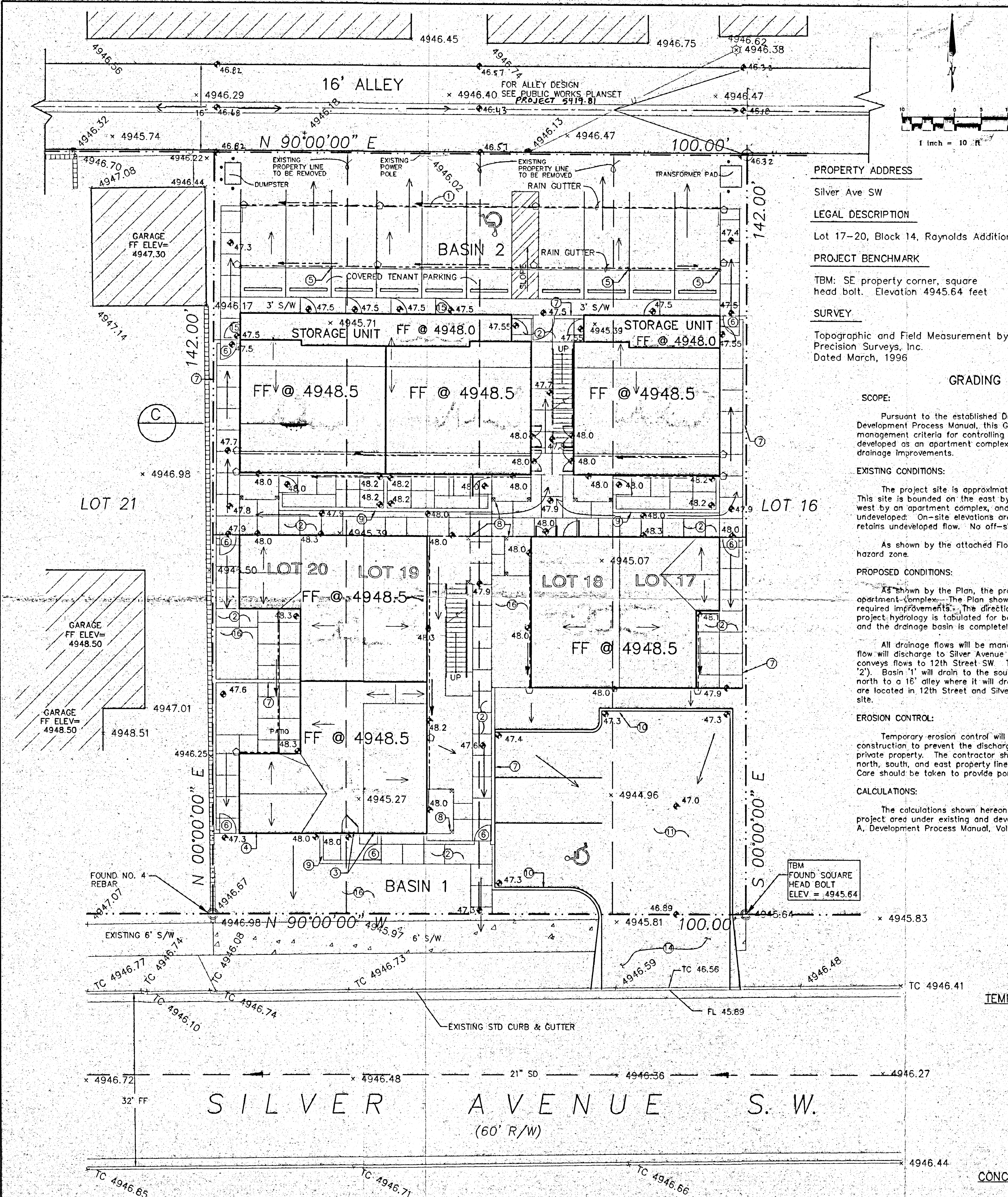
2-28-96

SHEET NUMBER

C-1

RECEIVED
JUN 20 1995

BRASHER & LORENZ, INC.
Consulting Engineers
4425 Juan Tabo Blvd. NE, Suite 202
Albuquerque, New Mexico 87111
Ph: 505-296-0422 Fax: 505-296-0466



PROPERTY ADDRESS
Silver Ave SW

LEGAL DESCRIPTION
Lot 17-20, Block 14, Reynolds Addition

PROJECT BENCHMARK
TBM: SE property corner, square head bolt. Elevation 4945.64 feet

SURVEY
Topographic and Field Measurement by Precision Surveys, Inc.
Dated March, 1996

GRADING AND DRAINAGE PLAN

SCOPE:

Pursuant to the established Drainage Ordinance for the City of Albuquerque and the Development Process Manual, this Grading and Drainage plan outlines the drainage management criteria for controlling developed runoff from the project site. The property is to be developed as an apartment complex, with associated paving, landscaping, utility, grading, and drainage improvements.

EXISTING CONDITIONS:

The project site is approximately 0.356 acres in size and is located on Silver Avenue SW. This site is bounded on the east by an undeveloped Lot, on the north by several buildings, on the west by an apartment complex, and on the south by Silver Avenue SW. Presently the site is undeveloped. On-site elevations are lower than the existing perimeter improvements; the site retains undeveloped flow. No off-site flows impact the site.

As shown by the attached Floodway Panel, this site does not lie within a designated flood hazard zone.

PROPOSED CONDITIONS:

As shown by the Plan, the project consists of the development of the property into an apartment complex. The Plan shows the elevations required to properly grade and construct the required improvements. The direction of drainage flows are given by flow arrows and the project hydrology is tabulated for both existing and developed conditions. This is an infill site and the drainage basin is completely developed for the most part.

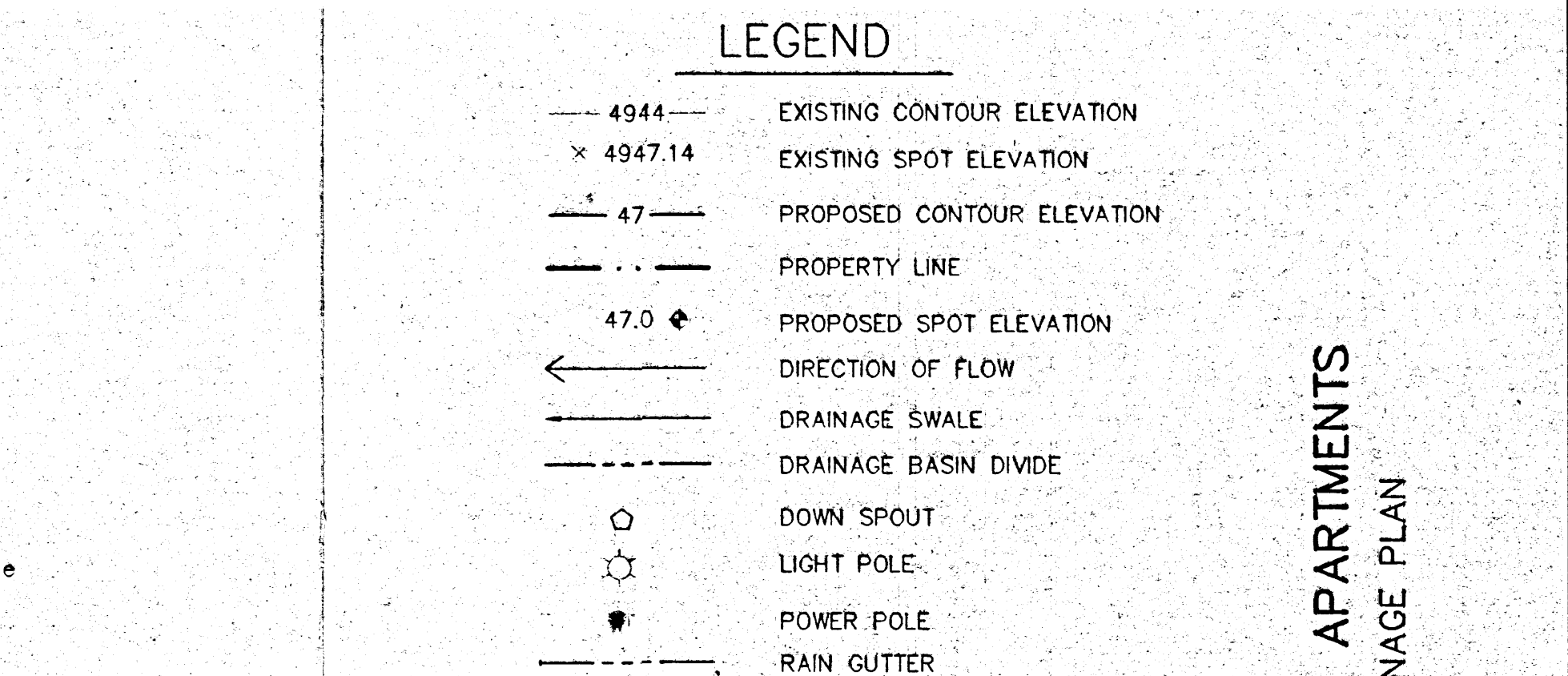
All drainage flows will be managed on-site by surface improvements: one half of the flow will discharge to Silver Avenue SW and the other half to a 16' alley to the north, which conveys flows to 12th Street SW. The site will be divided into two basins (Basin 1 and Basin 2). Basin 1 will drain to the south and free discharge to Silver Avenue SW. Basin 2 will drain north to a 16' alley where it will drain west and then to 12th Street SW. Existing storm drains are located in 12th Street and Silver which intercept all developed runoff to be discharge by the site.

EROSION CONTROL:

Temporary erosion control will be required along the project boundaries during construction to prevent the discharge of sediment into the public street system and adjoining private property. The contractor should construct a ditch dike system (see Detail 'A') along the north, south, and east property lines to effectively retain all runoff generated by the project. Care should be taken to provide ponding areas at the site perimeter, away from the buildings.

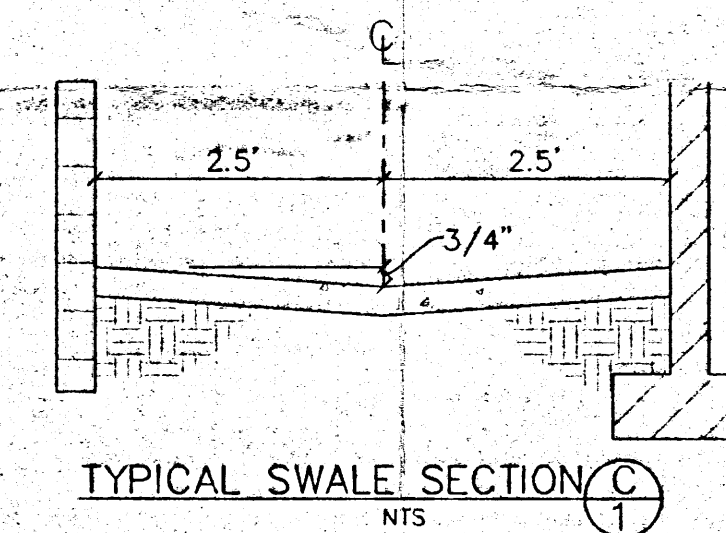
CALCULATIONS:

The calculations shown hereon define the 100-year/6-hour design storm falling within the project area under existing and developed conditions. The hydrology is per "Section 22.2, Part A, Development Process Manual, Vol. 2," dated January 1993.



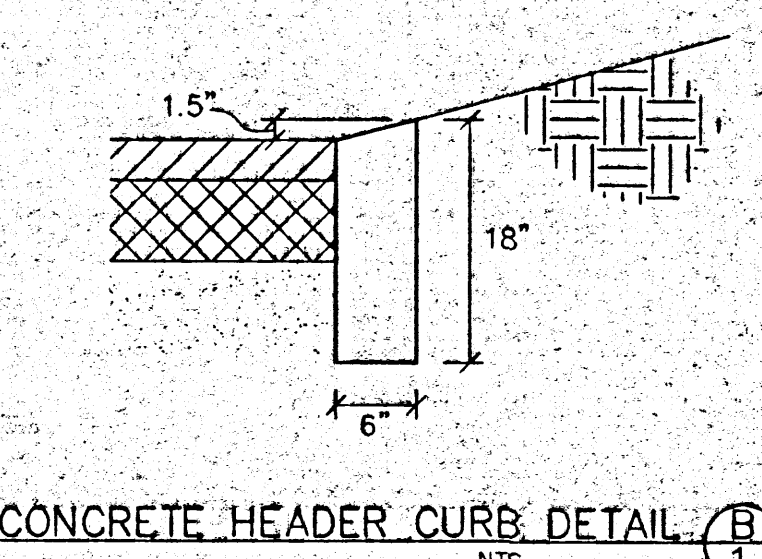
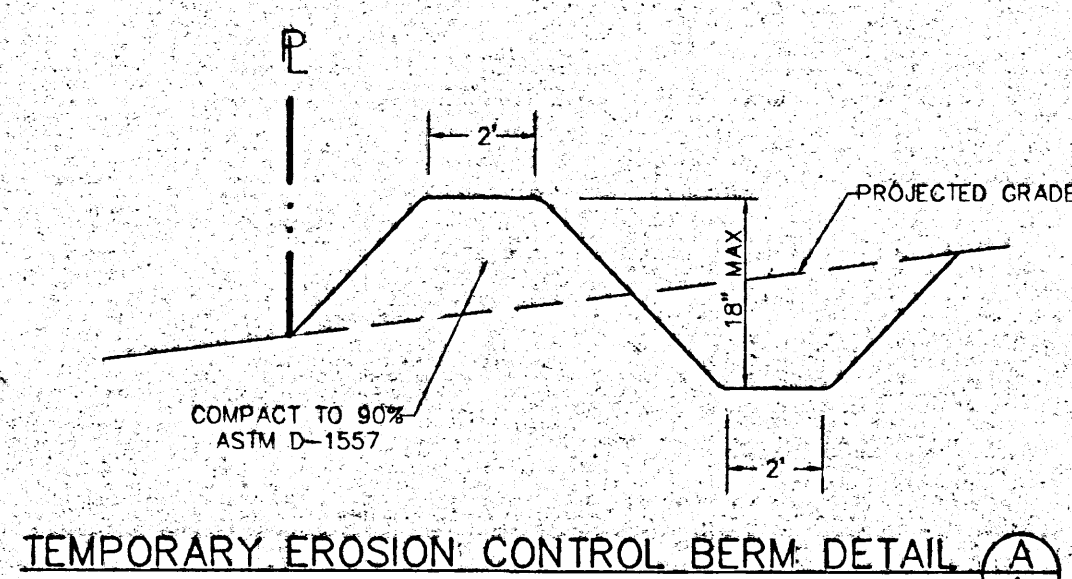
KEYED NOTES:

- COVERED PARKING
- CONCRETE SIDEWALK
- 2020 HIGH WINDOW
- 2020 WINDOWS
- 6" DIA. COLUMN (TYP.)
- 3" SOLID GATE
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- GRASS (SOD) GROUND COVER.



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HYDROLOGY (HYMO)									
Precipitation Zone 2				P360 = 2.35 in					
Basin	Basin	Land Treatment			Ew	V100	Q100		
Area (Ac)	A	B	C	D	(in)	(af)	(cfs)		
Existing Conditions									
Site	0.3261	0.3261			0.78		0.02		0.74
Developed Conditions									
Site	0.3261	0.0354	0.0621	0.2286	1.79	0.05	1.35		
1	0.1607	0.0334	0.0464	0.0809	1.56	0.02	0.60		
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STEVE EKLUND APARTMENTS
GRADING AND DRAINAGE PLAN
ALBUQUERQUE, NEW MEXICO
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6-19-96
3-22-95 4-19-96

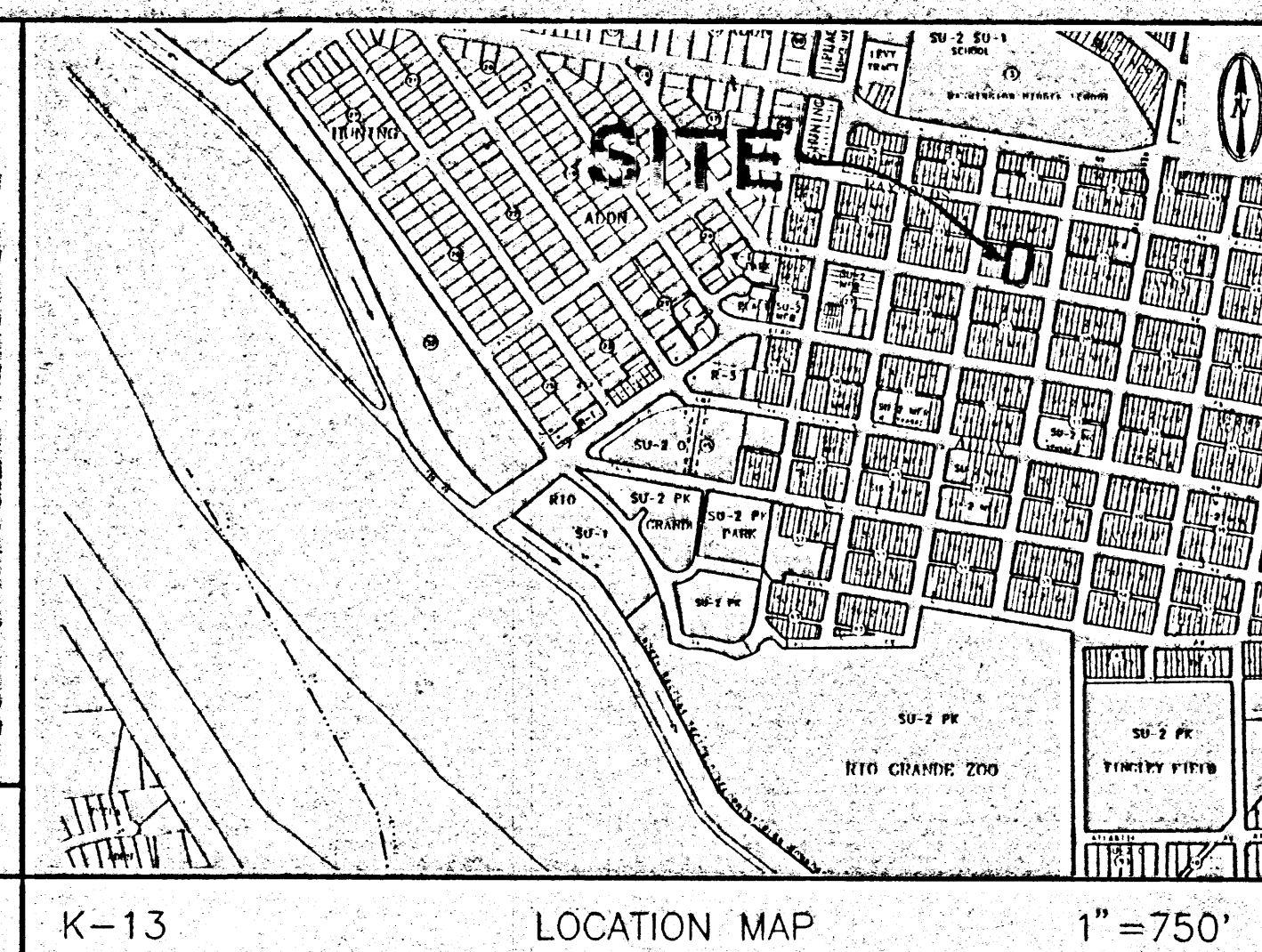
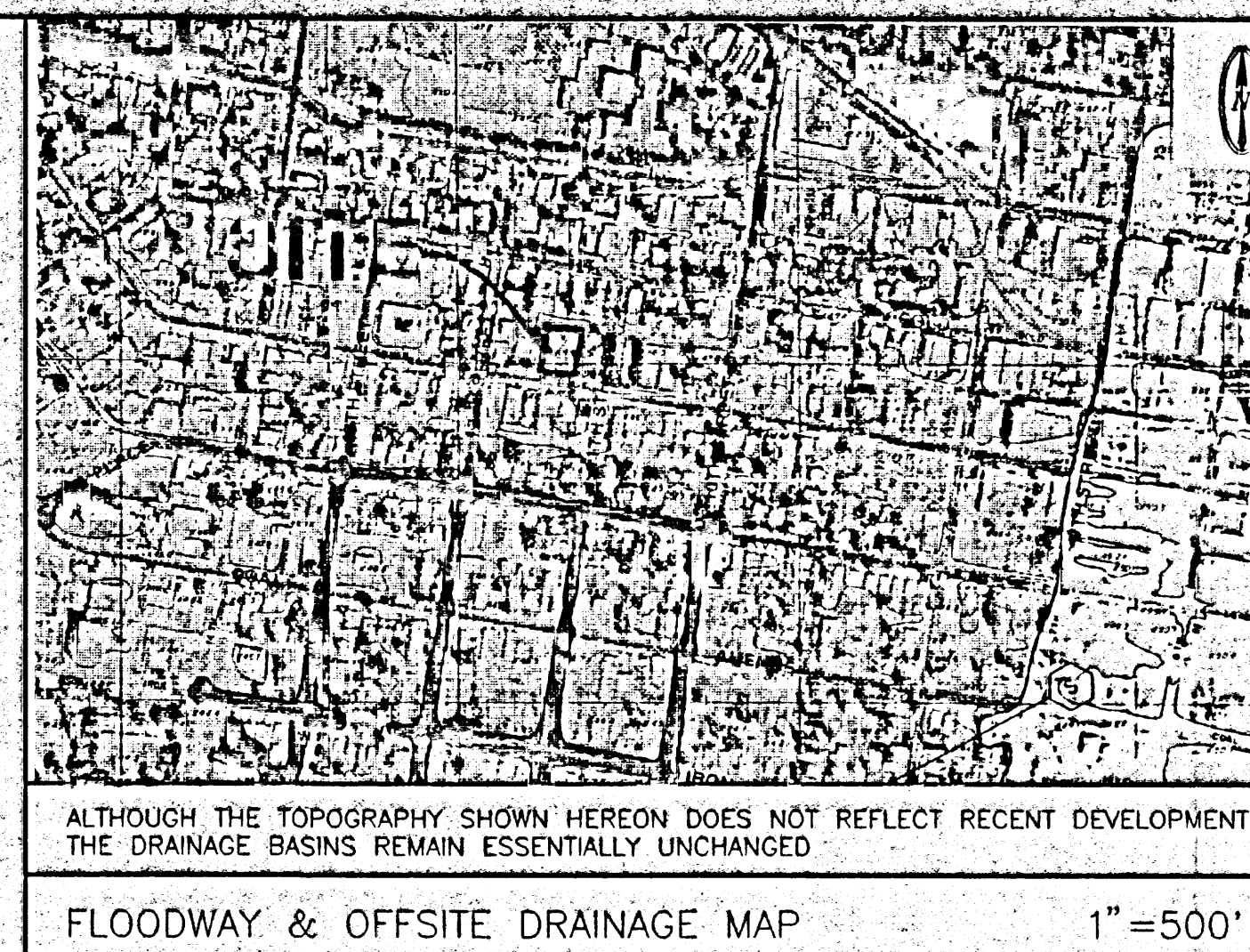
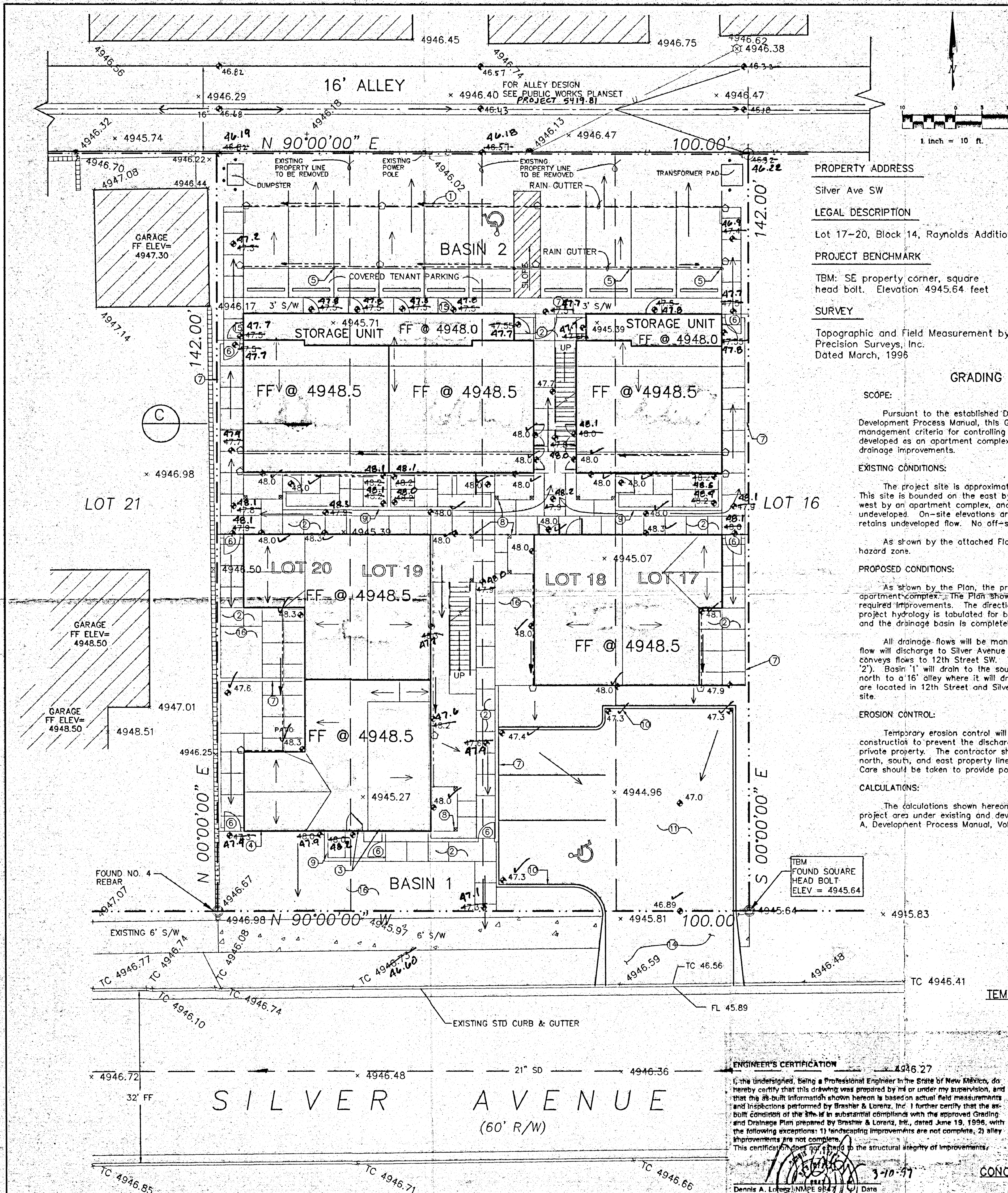
rick benett
architect
1118 Park Avenue SW
Albuquerque, New Mexico 87102
(505) 242-1859

DATE
2-28-96

SHEET NUMBER
C-1

REGISTERED
JUN 20 1995
HYDROLOGIC

BRASHER & LORENZ, INC.
Consulting Engineers
4425 Juan Tabo Blvd. NE, Suite 202
Albuquerque, New Mexico 87111
Ph: 505-296-0422 Fax: 505-296-0466

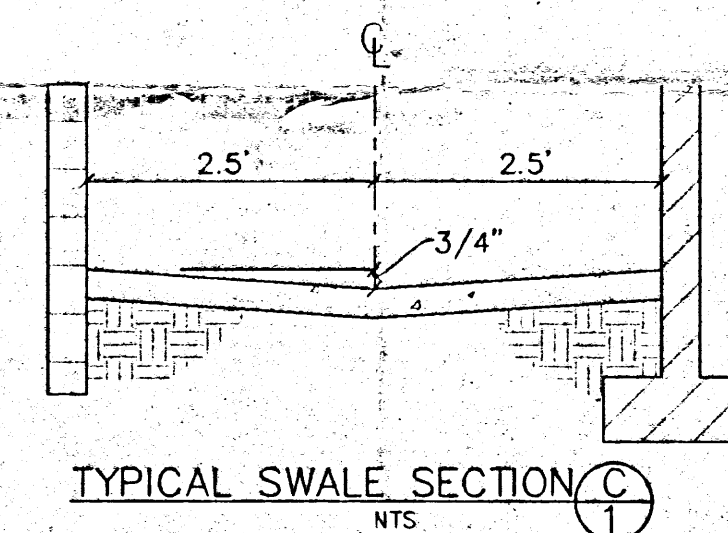


GRADING AND DRAINAGE PLAN

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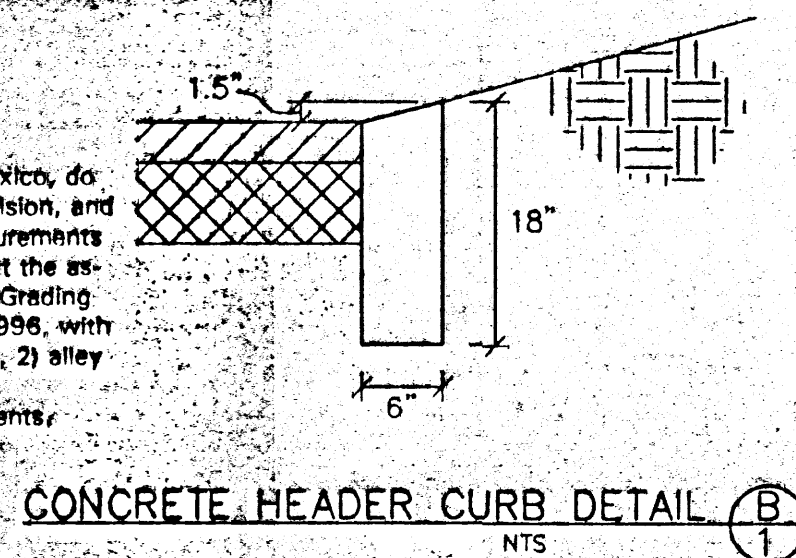
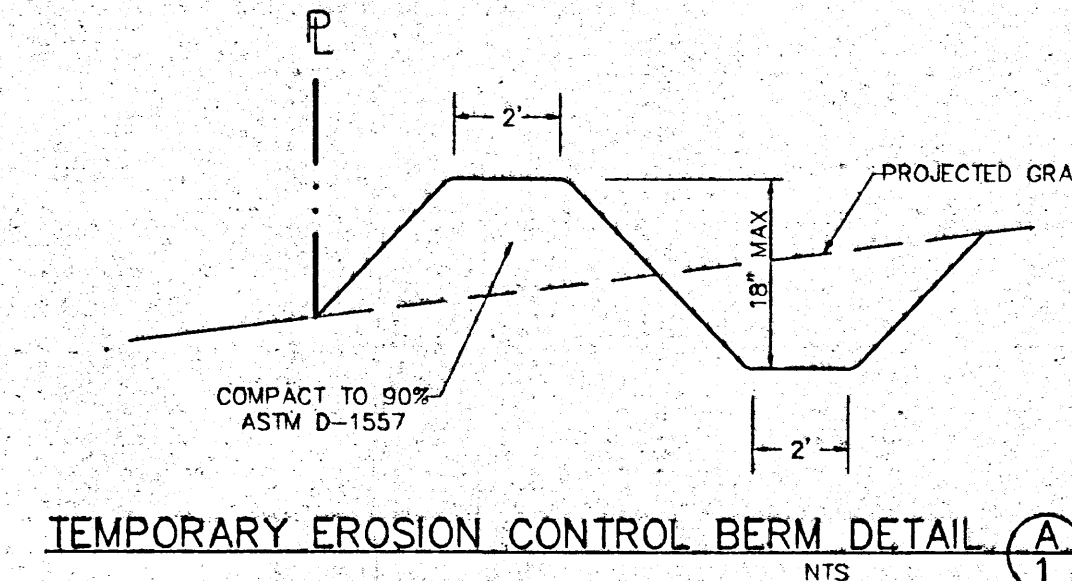
KEYED NOTES:

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