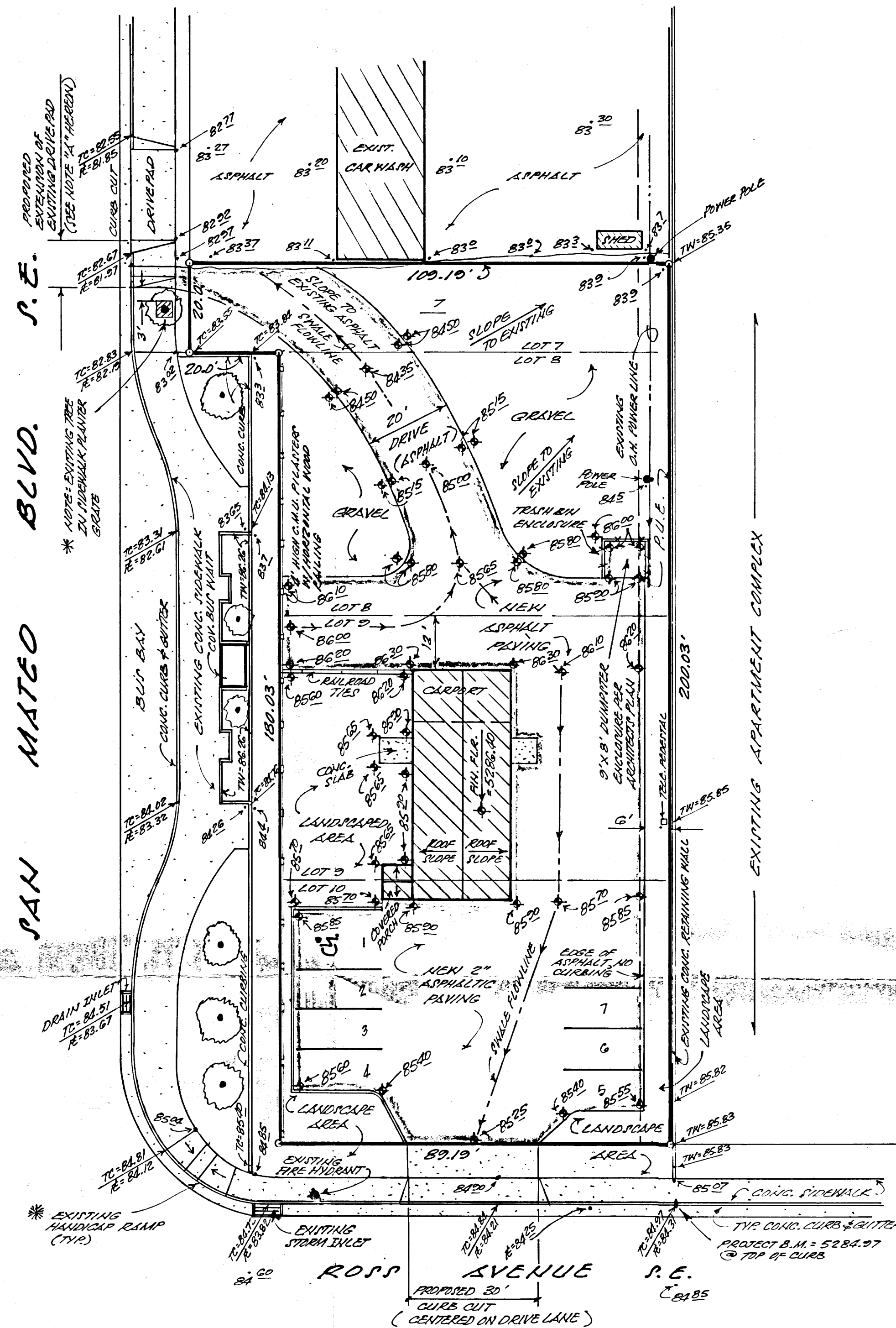


NOTE: OWNERS OF THE SUBJECT PROJECT SITE ARE TO OBTAIN AN AGREEMENT FOR COMMON ACCESS USE OF THE PROPOSED CURB CUT EXTENSION LOCATED AT THE APPROXIMATE NORTHWEST CORNER OF THE SUBJECT SITE.



CONSTRUCTION NOTES:

- 1.) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1950 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 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 CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT FOR STORM RUN-OFF DURING CONSTRUCTION; HE SHALL INSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

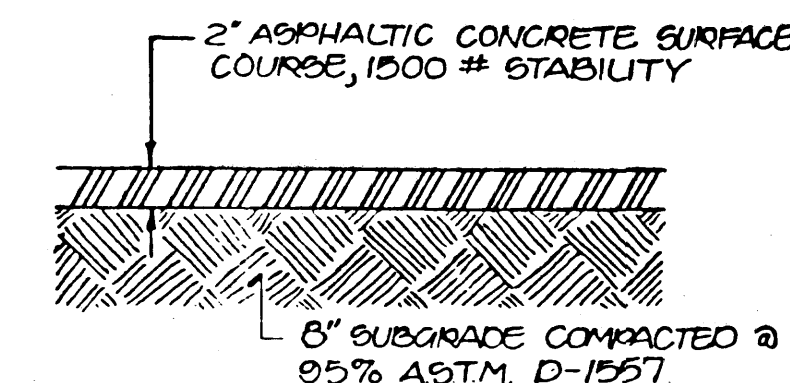
- 1.) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTIES.
- 2.) ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREETS.
- 3.) THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT WITHIN PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

NOTICE TO CONTRACTOR:

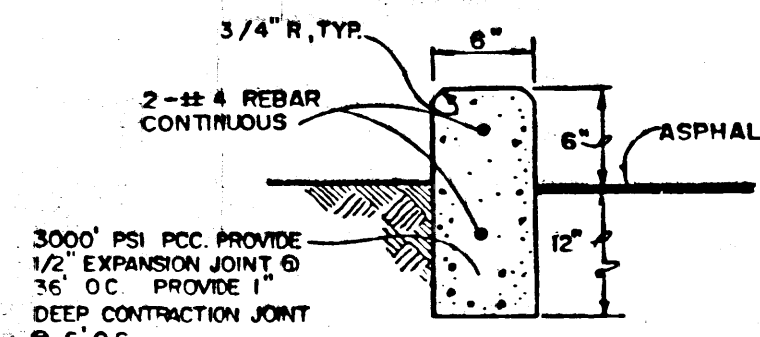
- 1.) AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- 2.) ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CONTRACT DOCUMENTS FOR CITY WIDE UTILITIES AND CASH PAVING NO. 31".

LEGAL DESCRIPTION: REMAINING PORTION(S) OF LOTS NUMBERED SEVEN (7) THRU TEN (10), INCLUSIVE, IN BLOCK NUMBERED NINE (9), OF THE VIRGINIA PLACE ADDITION, TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (PLAT FILED: 2-1-26).

BENCH MARK REFERENCE: ACS STATION "4-L18", LOCATED AT THE INTERSECTION OF SAN MATEO BLVD. S.E. AND KATHRYN S.E.; M.S.L.D. ELEVATION = 5279.257; PROJECT B.M. AS SHOWN ON THE PLAN HEREON.



TYPICAL PAVEMENT SECTION
SCALE: 1" = 1'-0"



HEADER CURB DETAIL
SCALE: 1" = 1'-0"

(A) * PROPOSED CURB CUT(S) PER ARCHITECT'S "SITE PLAN" TO CITY OF ALBUQUERQUE STANDARD.

LEGEND:

TOP OF CURB ELEVATION = TC = 84.02
CURB PLANLINE ELEVATION = PC = 83.32
EXISTING SPOT ELEVATION = SE = 84.1
PROPOSED SPOT ELEVATION = PE = 85.65

DRAINAGE COMMENTS:

THE FOLLOWING ITEMS CONCERNING THE SUBJECT SITE ARE CONTAINED ON THE DRAINAGE PLAN HEREON.

- 1.) EXISTING TOPOGRAPHY OF THE SUBJECT SITE
- 2.) VICINITY MAP
- 3.) LEGAL DESCRIPTION
- 4.) LIMITS AND CHARACTER OF THE EXISTING AND PROPOSED IMPROVEMENTS
- 5.) DRAINAGE CALCULATIONS

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED AT THE NORTHEAST INTERSECTION OF SAN MATEO BLVD. S.E. AND ROSS AVENUE S.E., IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

THE SUBJECT SITE IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN, (REFERENCE F.E.M.A. PANEL 36 OF 50); THE PROPOSED DRAINAGE DESIGN WILL DISCHARGE THE DEVELOPED FLOWS THROUGH THE PROPOSED DRIVEPAD TO BE LOCATED AT THE APPROXIMATE SOUTHWEST CORNER OF THE SUBJECT PROPERTY; SAID FLOWS WILL THEN BE DIRECTED TO AN EXISTING STORM DRAINAGE INLET LOCATED AT AND OPPOSITE THE SOUTHWEST PROPERTY CORNER.

THE SUBJECT SITE, 1.) DOES NOT ACCEPT OFFSITE FLOWS FROM ADJACENT PROPERTIES, 2.) DOES NOT CONTRIBUTE TO OFFSITE FLOWS OF ADJACENT PROPERTIES, 3.) WILL NOT IN THE DEVELOPED CONDITION CONTRIBUTE TO OFFSITE FLOWS OF ADJACENT PROPERTIES, 4.) WILL HAVE NO ADVERSE AFFECT TO DOWNSTREAM WITH THE FREE DISCHARGE OF SAID DEVELOPED FLOWS.

DRAINAGE CALCULATIONS:

SITE AREA: 18,240.7 SQ. FT. = 0.42 ACRE

RAINFALL, $R_6 = 2.3"$

TIME OF CONCENTRATION: $T_c =$ TEN (10) MINUTES FOR A SITE THIS SIZE

RAINFALL INTENSITY "I" = 4.86/IN. HR.

PEAK DISCHARGE: $Q_{100} =$ CIA, RATIONAL METHOD, 100-YR., 6 HR. STORM

EXISTING CONDITIONS: (VACANT LAND)

$Q_{100} = 0.40 \times 4.86 \times 0.42 = 0.82$ CFS

PROPOSED CONDITIONS:

BUILDING ROOF AREA = 0.03 AC. = 07 X 0.90 = 0.06

ASPHALT/CONCRETE = 0.20 AC. = 45 X 0.95 = 0.46

LANDSCAPE W/GRASS = 0.13 AC. = 45 X 0.25 = 0.11

UNDEVELOPED = 0.00 AC. = 00 X 0.40 = 0.00

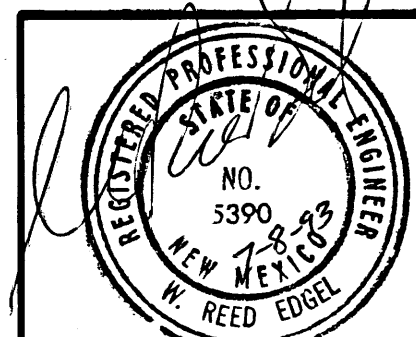
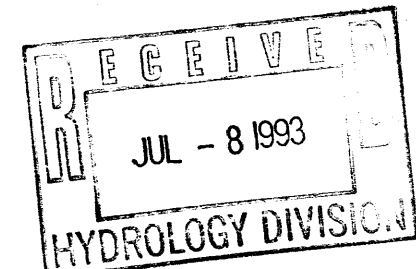
"C" = 0.63

$Q_{100} = 0.63 \times 4.86 \times 0.42 = 1.29$ CFS

*** INCREASE = 0.47 CFS

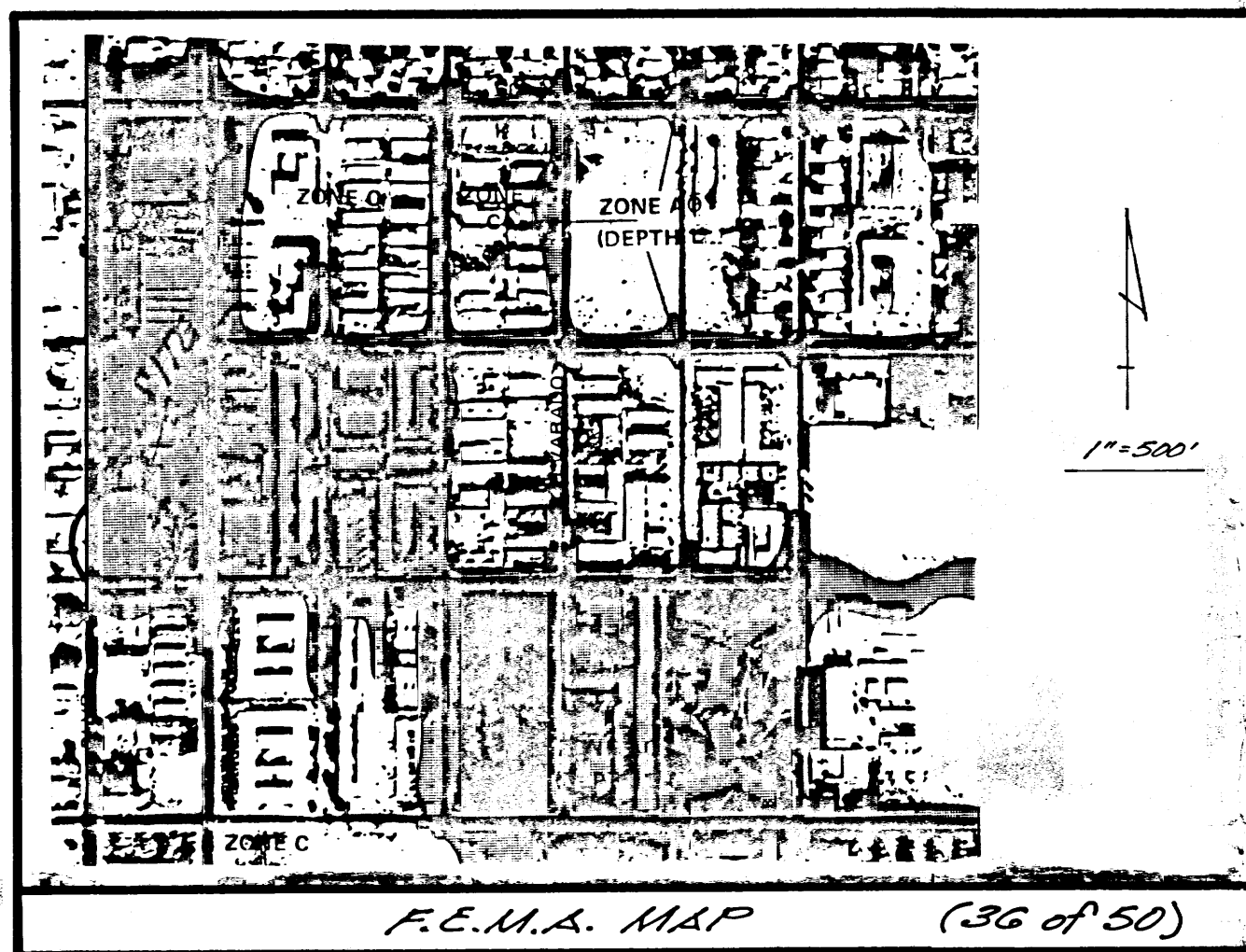
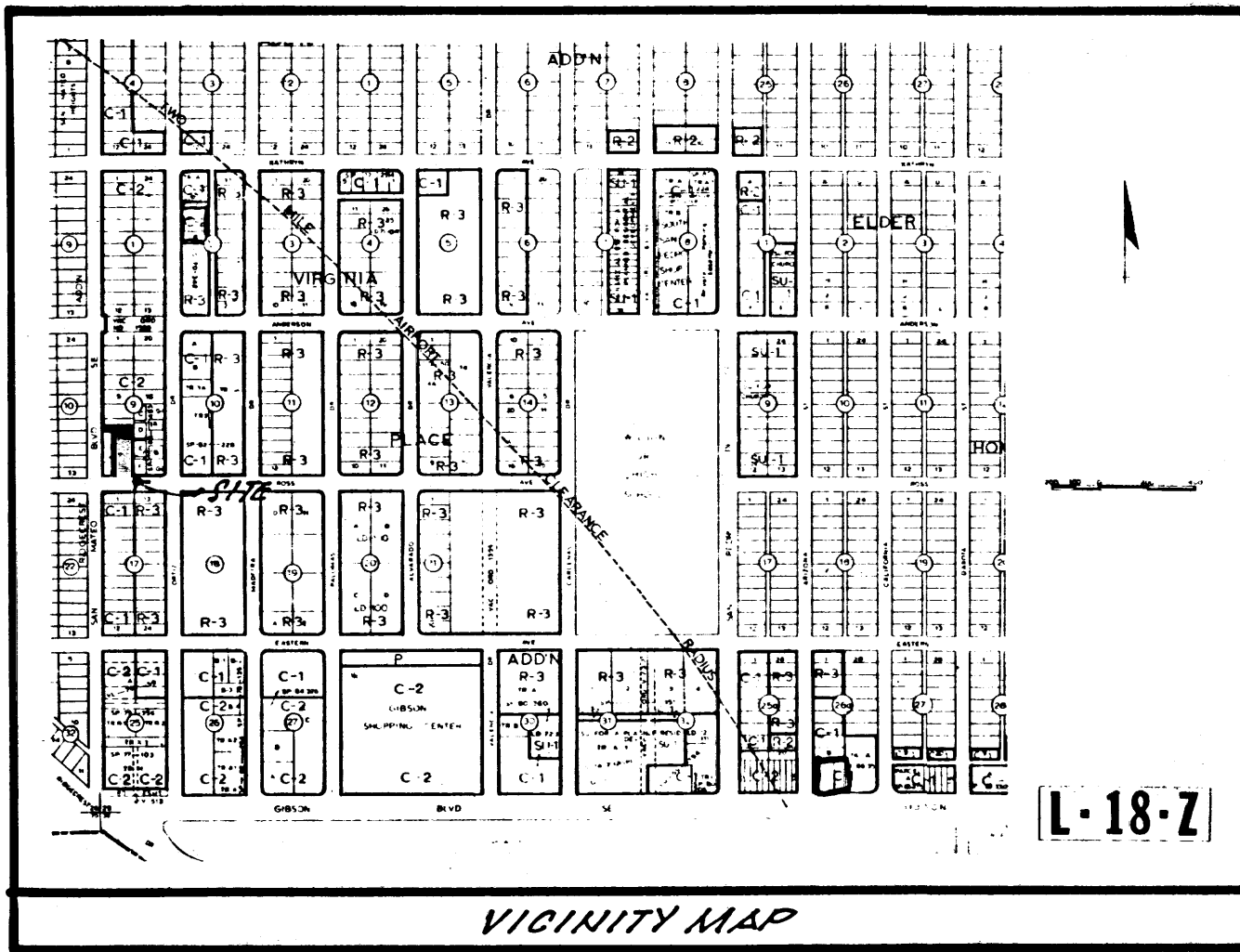
GENERAL NOTES:

- 1.) NO PROPERTY BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS PROJECT SURVEY.
- 2.) NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD LOCATED WITHIN THE SUBJECT PROPERTY OTHER THAN SHOWN ON THE PLAT OF RECORD AND ON THE PLAN HEREON.
- 3.) REFER TO "ARCHITECTURAL SITE PLAN" FOR FIELD LAYOUT DIMENSIONS OF THE PROPOSED IMPROVEMENTS.
- 4.) TOPOGRAPHY SURVEY INFORMATION SHOWN HEREON WAS OBTAINED BY THE "TRANSIT-STADIA METHOD".
- 5.) SUBJECT PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD-PLAIN (AO-1' DEPTH).



REVISED
GRADING AND DRAINAGE PLAN
FOR
"MAID BRIGADE"
LOCATED AT THE NORTHEAST CORNER
SAN MATEO BLVD. S.E. & ROSS AVE. S.E.
ALBUQUERQUE, NEW MEXICO
JULY, 1993

(REVISION: JULY 2, 1993)



CONSTRUCTION NOTES:

- 1.) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1900 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 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 CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

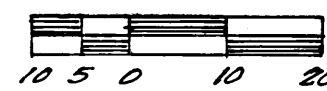
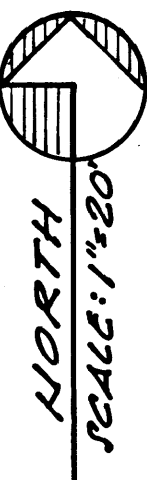
EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT FOR STORM RUN-OFF DURING CONSTRUCTION; HE SHALL INSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

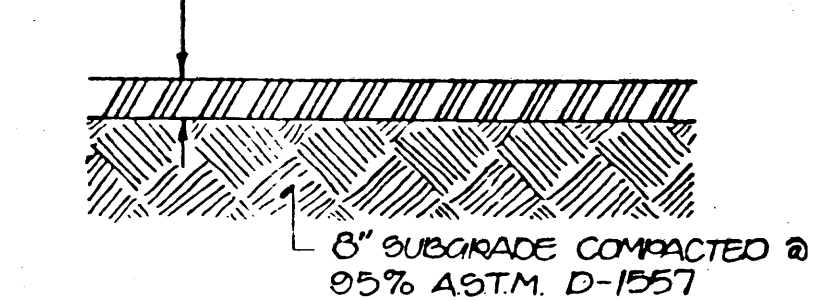
- 1.) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTIES.
- 2.) ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREETS.
- 3.) THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT WITHIN PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

NOTICE TO CONTRACTOR:

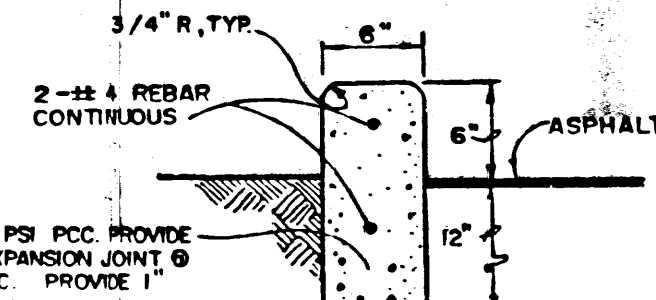
- 1.) AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- 2.) ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CONTRACT DOCUMENTS FOR CITY WIDE UTILITIES AND CASH PAVING NO. 31".



2" ASPHALTIC CONCRETE SURFACE COURSE, 1000 # STABILITY



TYPICAL PAVEMENT SECTION
SCALE: 1"=1'-0"



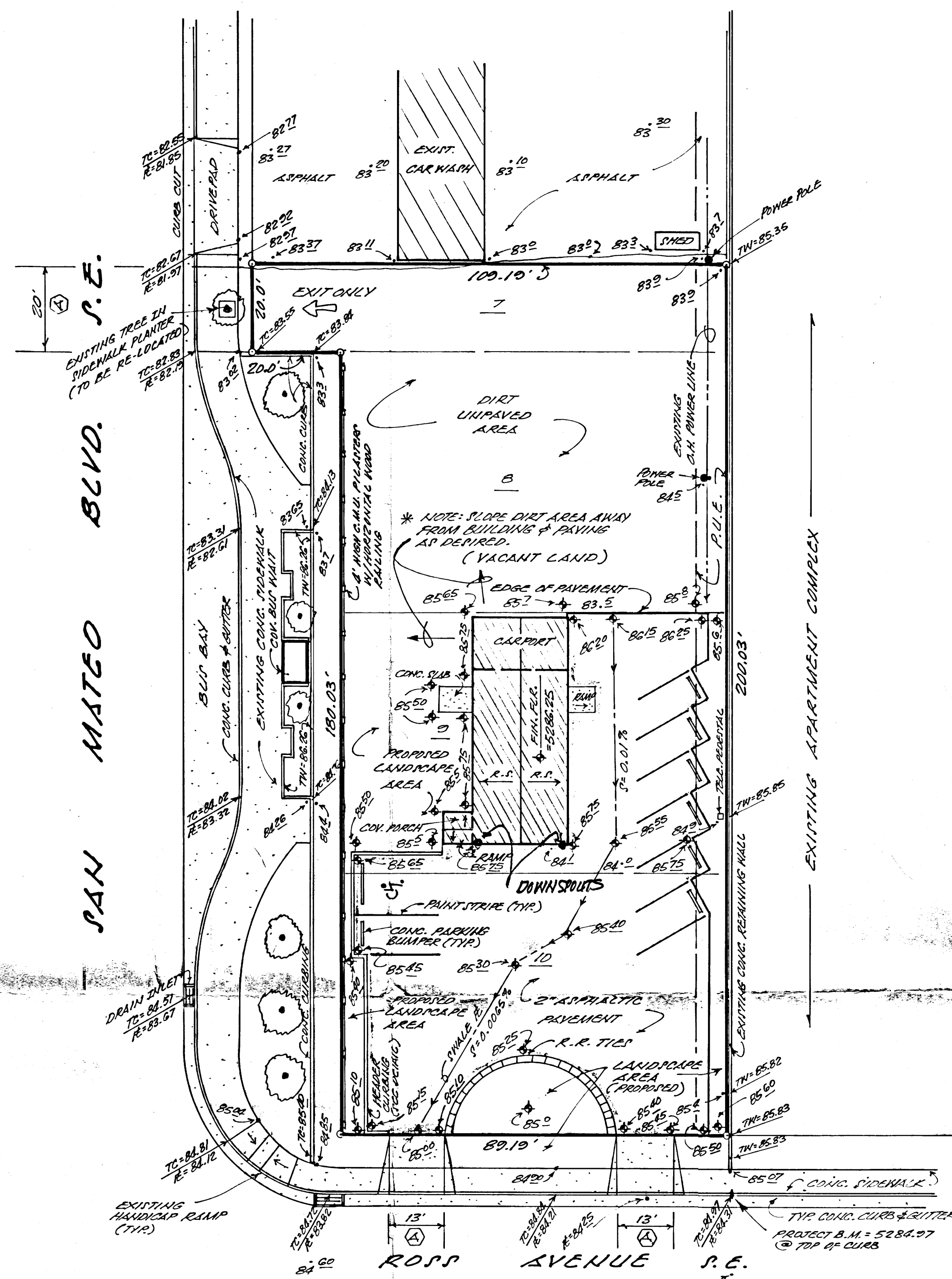
HEADER CURB DETAIL
SCALE: 1"=1'-0"

LEGAL DESCRIPTION: REMAINING PORTION(S) OF LOTS NUMBERED SEVEN (7) THRU TEN (10), INCLUSIVE, IN BLOCK NUMBERED NINE (9), OF THE VIRGINIA PLACE ADDITION, TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (PLAT FILED: 2-1-26).

BENCH MARK REFERENCE: ACS STATION "4-L18", LOCATED AT THE INTERSECTION OF SAN MATEO BLVD. S.E. AND KATHRYN S.E.; M.S.L.D. ELEVATION = 5279.257; PROJECT B.M. AS SHOWN ON THE PLAN HEREON.

LEGEND:

TOP OF CURB ELEVATION = 72.84.02
CURB FLOWLINE ELEVATION = 72.83.32
EXISTING SPOT ELEVATION = 72.84.1
PROPOSED SPOT ELEVATION = 72.85.05



DRAINAGE COMMENTS:

THE FOLLOWING ITEMS CONCERNING THE SUBJECT SITE ARE CONTAINED ON THE DRAINAGE PLAN HEREON.

- 1.) EXISTING TOPOGRAPHY OF THE SUBJECT SITE
- 2.) VICINITY MAP
- 3.) LEGAL DESCRIPTION
- 4.) LIMITS AND CHARACTER OF THE EXISTING AND PROPOSED IMPROVEMENTS
- 5.) DRAINAGE CALCULATIONS

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED AT THE NORTHEAST INTERSECTION OF SAN MATEO BLVD. S.E. AND ROSS AVENUE S.E., IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

THE SUBJECT SITE IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN, (REFERENCE F.E.M.A. PANEL 36 OF 50); THE PROPOSED DRAINAGE DESIGN WILL DISCHARGE THE DEVELOPED FLOWS THROUGH THE PROPOSED DRIVEPAD TO BE LOCATED AT THE APPROXIMATE SOUTHWEST CORNER OF THE SUBJECT PROPERTY; SAID FLOWS WILL THEN BE DIRECTED TO AN EXISTING STORM DRAINAGE INLET LOCATED AT AND OPPOSITE THE SOUTHWEST PROPERTY CORNER.

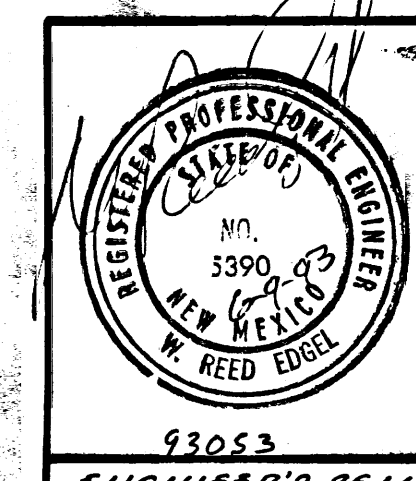
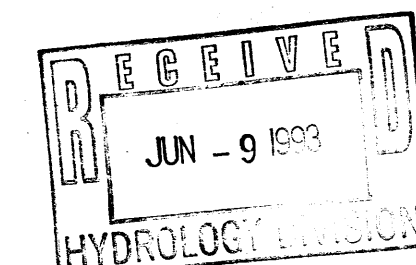
THE SUBJECT SITE, 1.) DOES NOT ACCEPT OFFSITE FLOWS FROM ADJACENT PROPERTIES, 2.) DOES NOT CONTRIBUTE TO OFFSITE FLOWS OF ADJACENT PROPERTIES, 3.) WILL NOT IN THE DEVELOPED CONDITION CONTRIBUTE TO OFFSITE FLOWS OF ADJACENT PROPERTIES, 4.) WILL HAVE NO ADVERSE AFFECT TO DOWNSTREAM WITH THE FREE DISCHARGE OF SAID DEVELOPED FLOWS.

DRAINAGE CALCULATIONS:

SITE AREA: 18,240.7 SQ. FT. = 0.42 ACRE
RAINFALL, $R_6 = 2.3"$
TIME OF CONCENTRATION: $T_C =$ TEN (10) MINUTES FOR A SITE THIS SIZE
RAINFALL INTENSITY "I" = 4.86/IN. HR.
PEAK DISCHARGE: $Q_{100} =$ CIA, RATIONAL METHOD, 100-YR., 6 HR. STORM
EXISTING CONDITIONS: (VACANT LAND)
 $Q_{100} = 0.40 \times 4.86 \times 0.42 = 0.82$ CFS
PROPOSED CONDITIONS:
BUILDING ROOF AREA = 0.03 AC. = 07 X 0.90 = 0.06
ASPHALT/CONCRETE = 0.15 AC. = 36 X 0.95 = 0.34
LANDSCAPE = 0.07 AC. = 17 X 0.25 = 0.04
UNDEVELOPED = 0.17 AC. = 40 X 0.40 = 0.16
"C" = 0.60
 $Q_{100} = 0.60 \times 4.86 \times 0.42 = 1.22$ CFS
*** INCREASE = 0.40 CFS

GENERAL NOTES:

- 1.) NO PROPERTY BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS PROJECT SURVEY.
- 2.) NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD LOCATED WITHIN THE SUBJECT PROPERTY OTHER THAN SHOWN ON THE PLAT OF RECORD AND ON THE PLAN HEREON.
- 3.) REFER TO "ARCHITECTURAL SITE PLAN" FOR FIELD LAYOUT DIMENSIONS OF THE PROPOSED IMPROVEMENTS.
- 4.) TOPOGRAPHY SURVEY INFORMATION SHOWN HEREON WAS OBTAINED BY THE "TRANSIT-STADIA METHOD".
- 5.) SUBJECT PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD-PLAIN (AO-1' DEPTH).



GRADING AND DRAINAGE PLAN
FOR
"MAID BRIGADE"
LOCATED AT THE NORTHEAST CORNER
SAN MATEO BLVD. S.E. & ROSS AVE. S.E.
ALBUQUERQUE, NEW MEXICO
JUNE, 1993