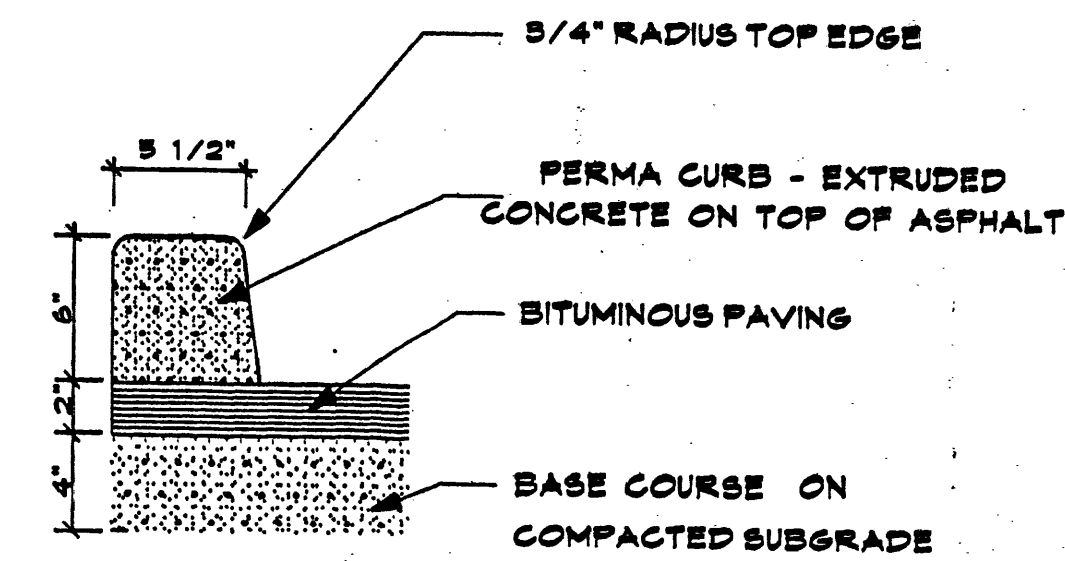
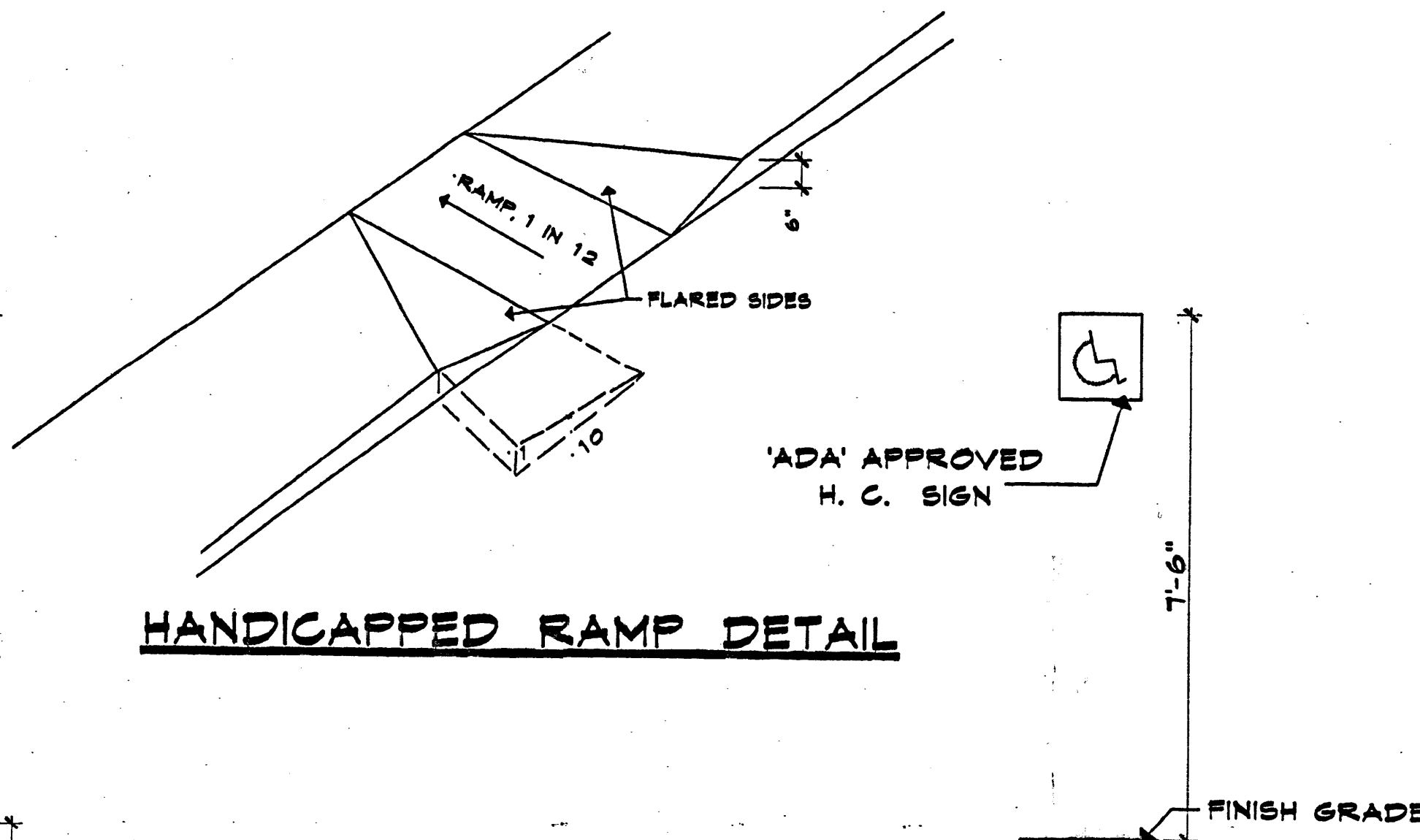
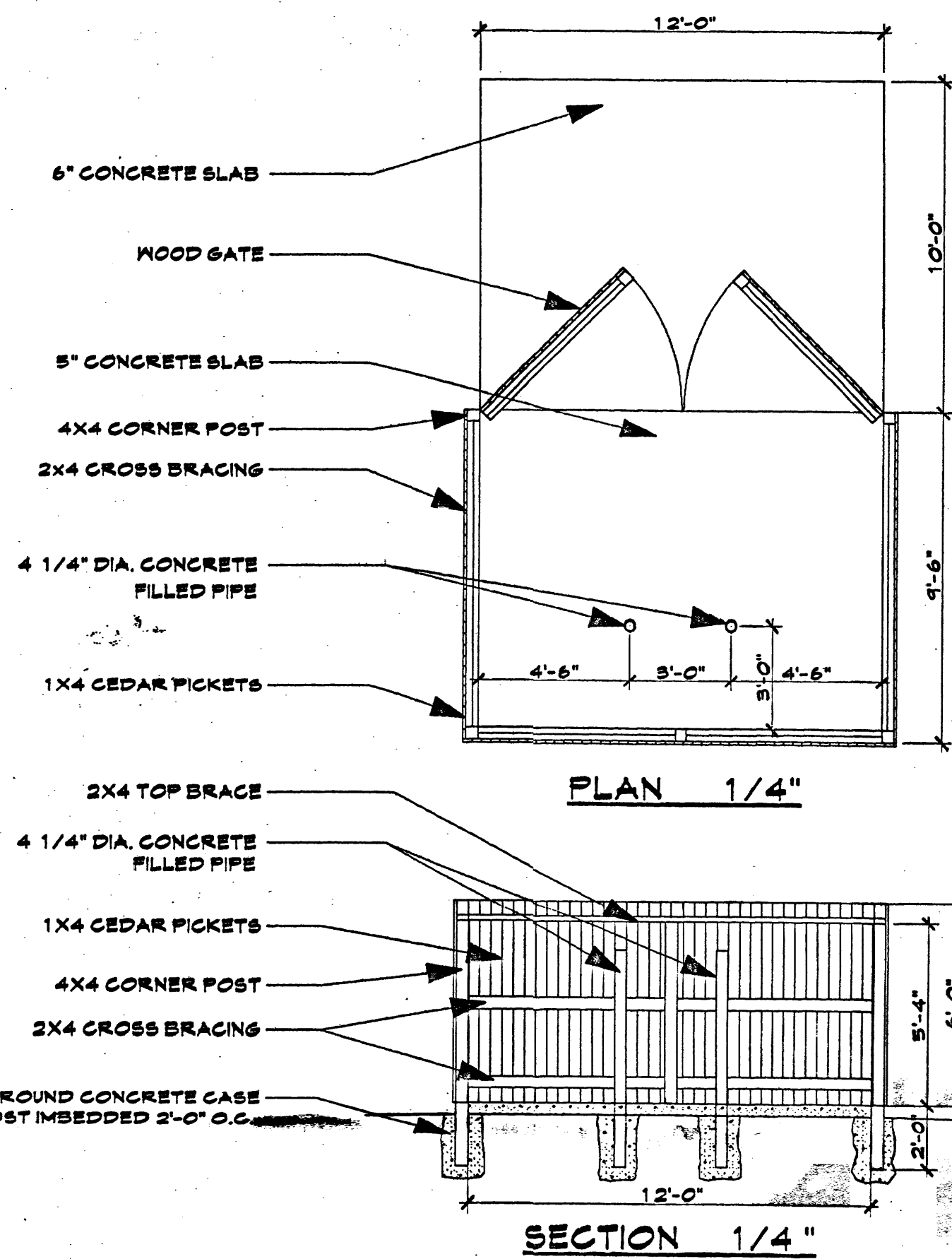
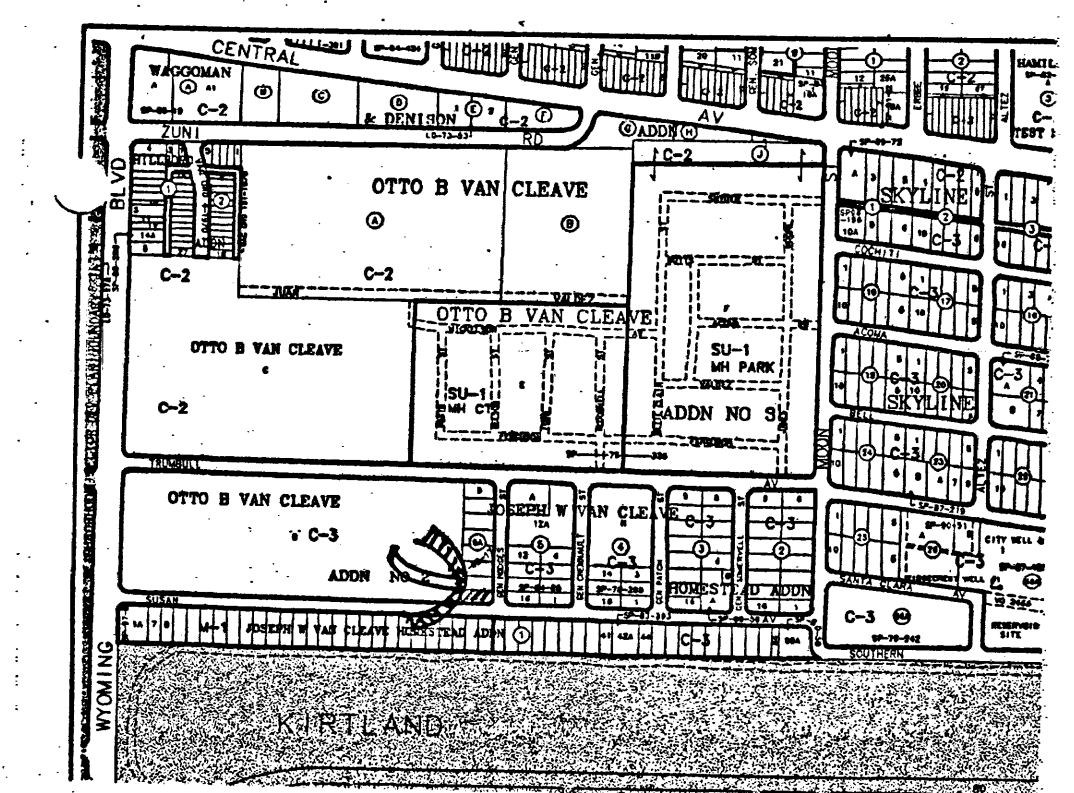
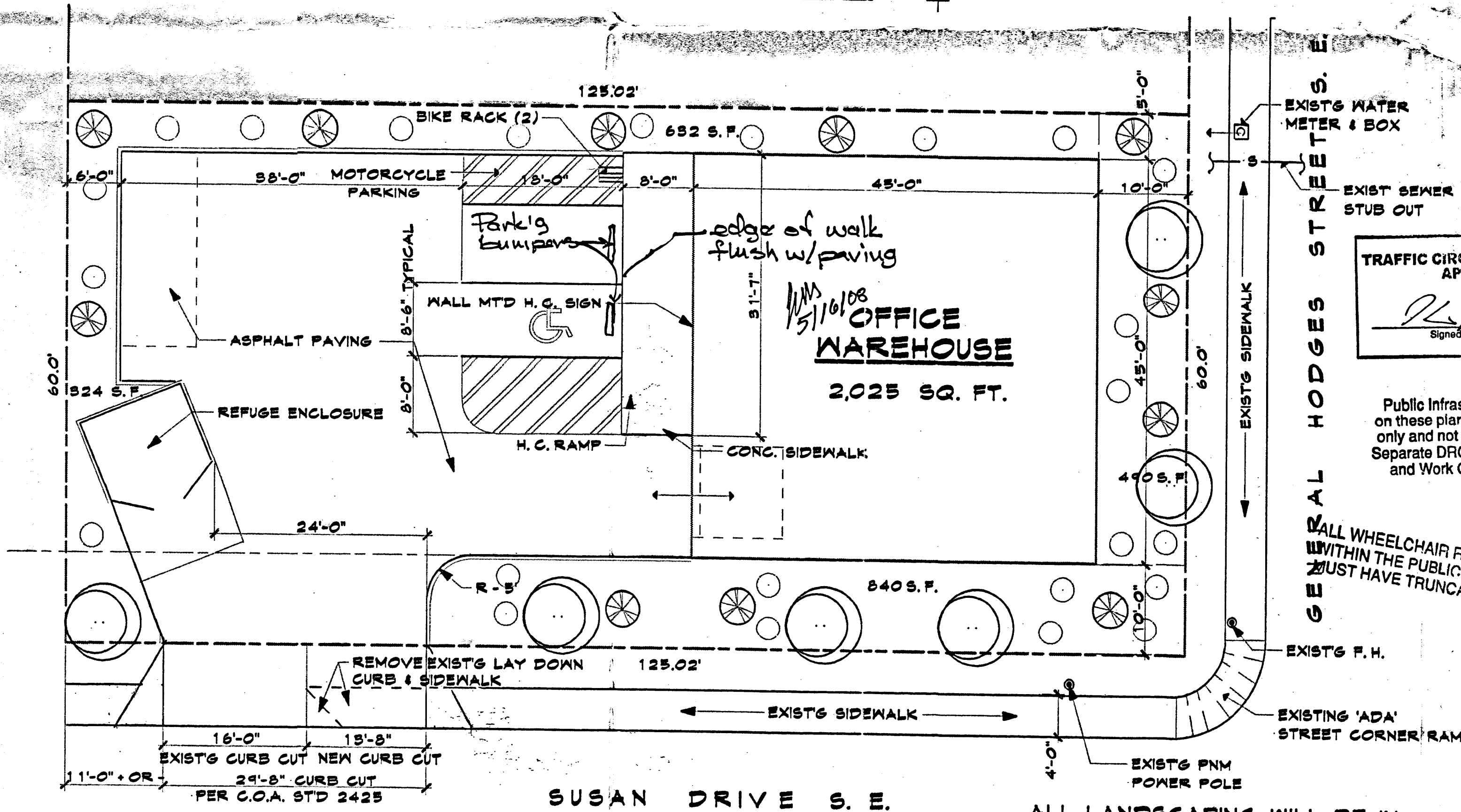
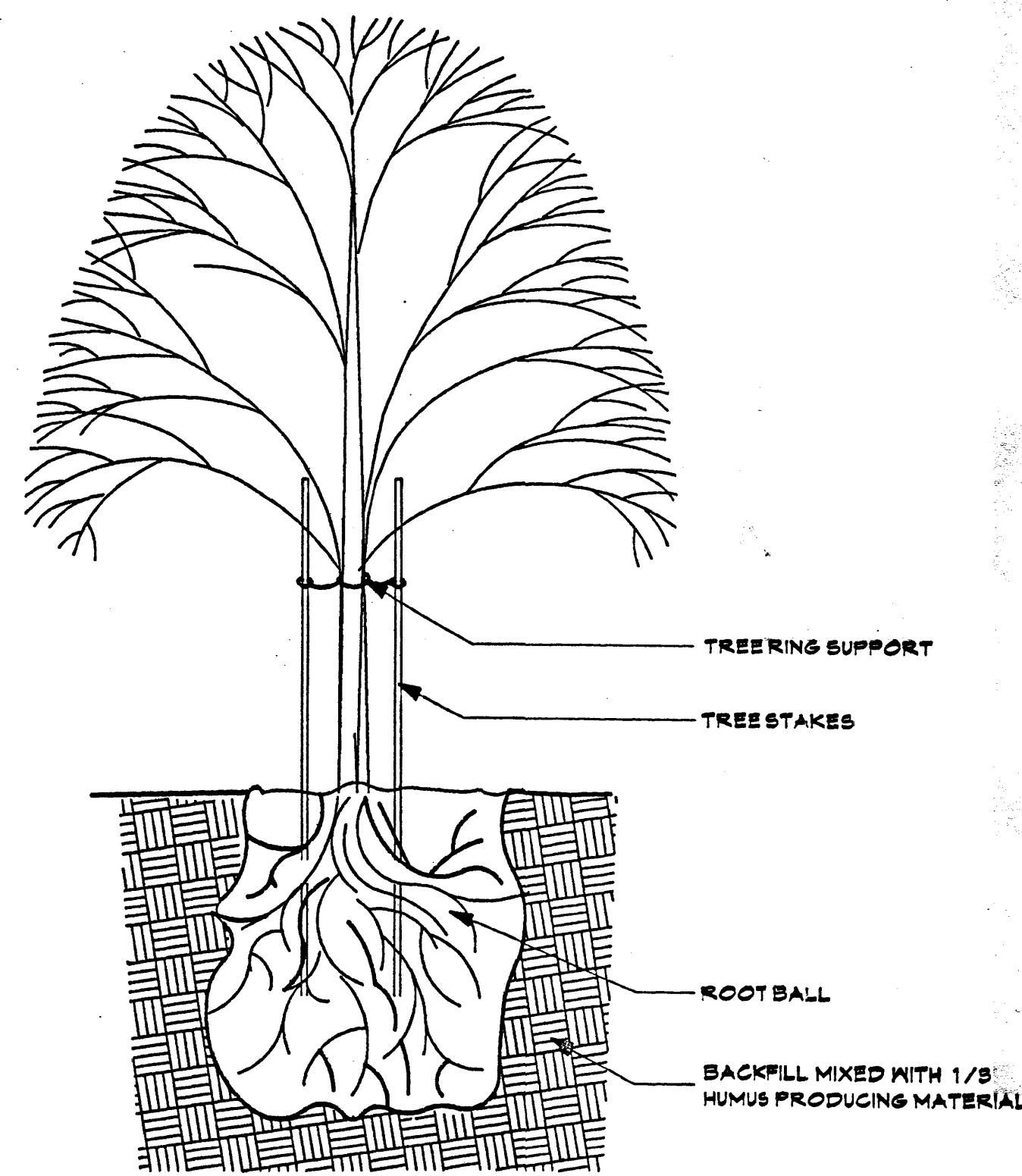


PROPOSED OFFICE/WAREHOUSE



2 TRASH ENCLOSURE



GRAPHIC SCALE IN FEET

0 250 500 750 1000

Zone Atlas Page **L-20-Z**

Map Amended through July 31, 2000

DESIGN DATA:

OCCUPANCY CLASSIFICATION	'B'
CONSTRUCTION TYPE	VB
WIND SPEED	90 MPH
WIND EXPOSURE	'C'
SEISMIC USE GROUP	1
SOIL BRG	1,500 PSF
CONC. STRENGTH;	STRUCTURAL 3,000 PSI
	FLATWORK 2,000 PSI

PARKING REQUIREMENTS

TRAFFIC CIRCULATION REQUIRED; APPROVED:

OFFICE - 399 S.F./200 = 2 SPACES

WAREHOUSE - 1,626 S.F./2,000 = 1 SPACE

PROVIDED: 3 SPACES

- LANDSCAPING:**
- MODESTO ASH - 2" CALIPHER
 - PURPLE LEAF PLUM - 2" CALIPHER
 - AUSTRIAN PINE - 2" CALIPHER
 - SHRUBS, A MIXTURE OF THE FOLLOWING; CHAMISA, RUSSIAN SAGE, FOUR WING, SALT BUSH, APACHE PLUME & THREE LEAF SUMAC - 5 GAL
 - GROUND COVER - 3/4" GRAVEL SANTA FE TAN GRASS - BUFFLO GRASS WHERE SHOWN
 - IRRIGATION BY DRIP IRRIGATION SYSTEM AND LAWN SPRINKLER SYSTEM
 - MAINTENANCE BY OWNER

ALL LANDSCAPING WILL BE IN CONFORMANCE W/CITY OF ALBUQ. ZONING CODE, STREET TREE ORD POLLEN, WASTE WATER & WATER CONSERVATION LANDSCAPE ORDINANCES

LEGAL DESCRIPTION:

LOT #1, BLOCK 6A, JOSEPH W. VAN CLEAVE HOMESTEAD ADDITION, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO.

JOB NO. 0818

DATE Mar '08

REVISION AT '08

DRAWN BY J.W.M.

CHECKED BY

SITE PLAN, NOTES & MISC. DETAILS

MILLER AND ASSOCIATES ARCHITECTS PLANNERS 5220 SECOND STREET N.W. ALBUQUERQUE, NEW MEXICO 800 945-1512

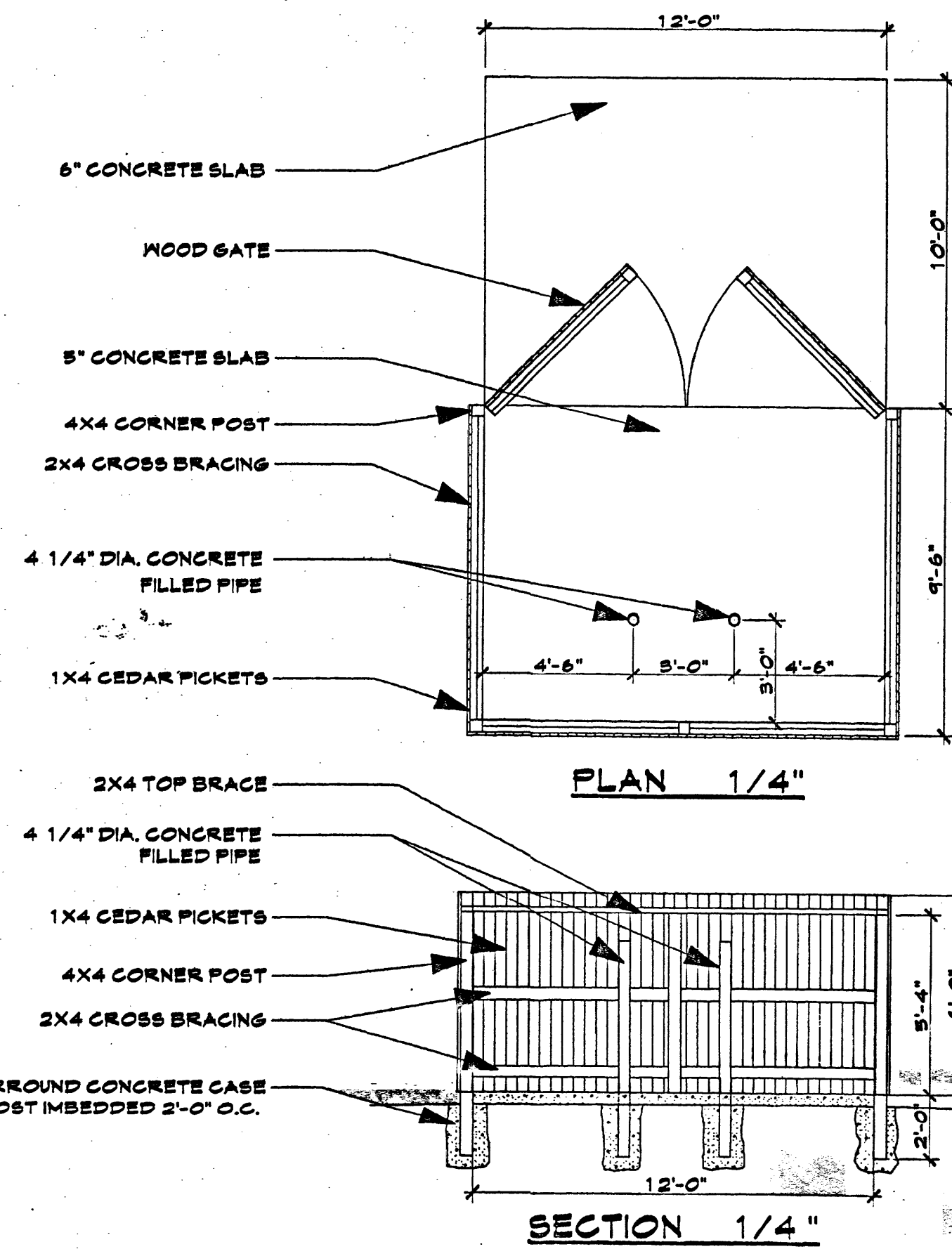
OFFICE WAREHOUSE N. E. 601 GENERAL HODGES N. E. ALBUQUERQUE, NEW MEXICO

RECEIVED

NOTICE TO HYDROLOGIC SECTION MAY 1 2008

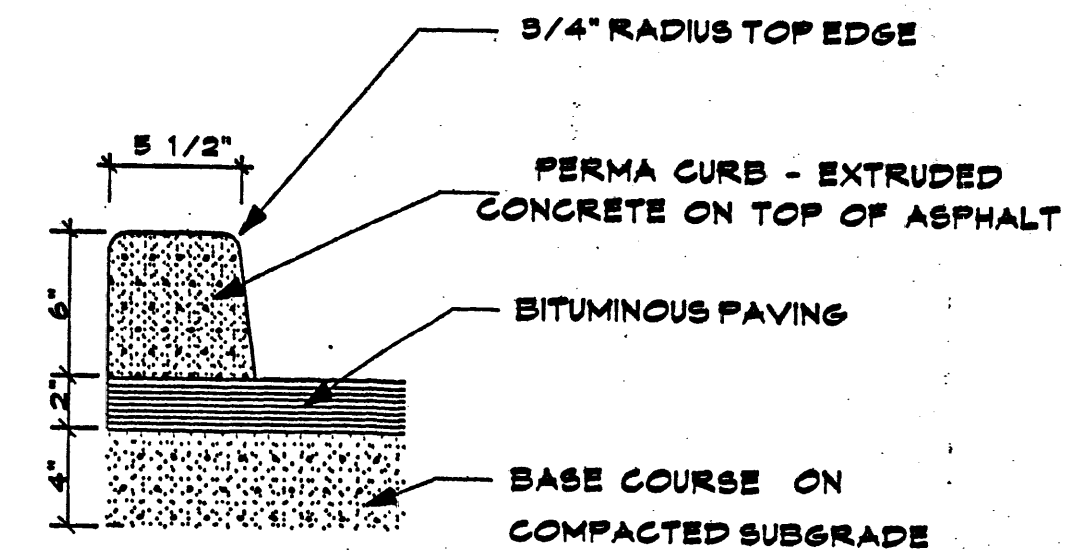
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PROPOSED OFFICE/WAREHOUSE



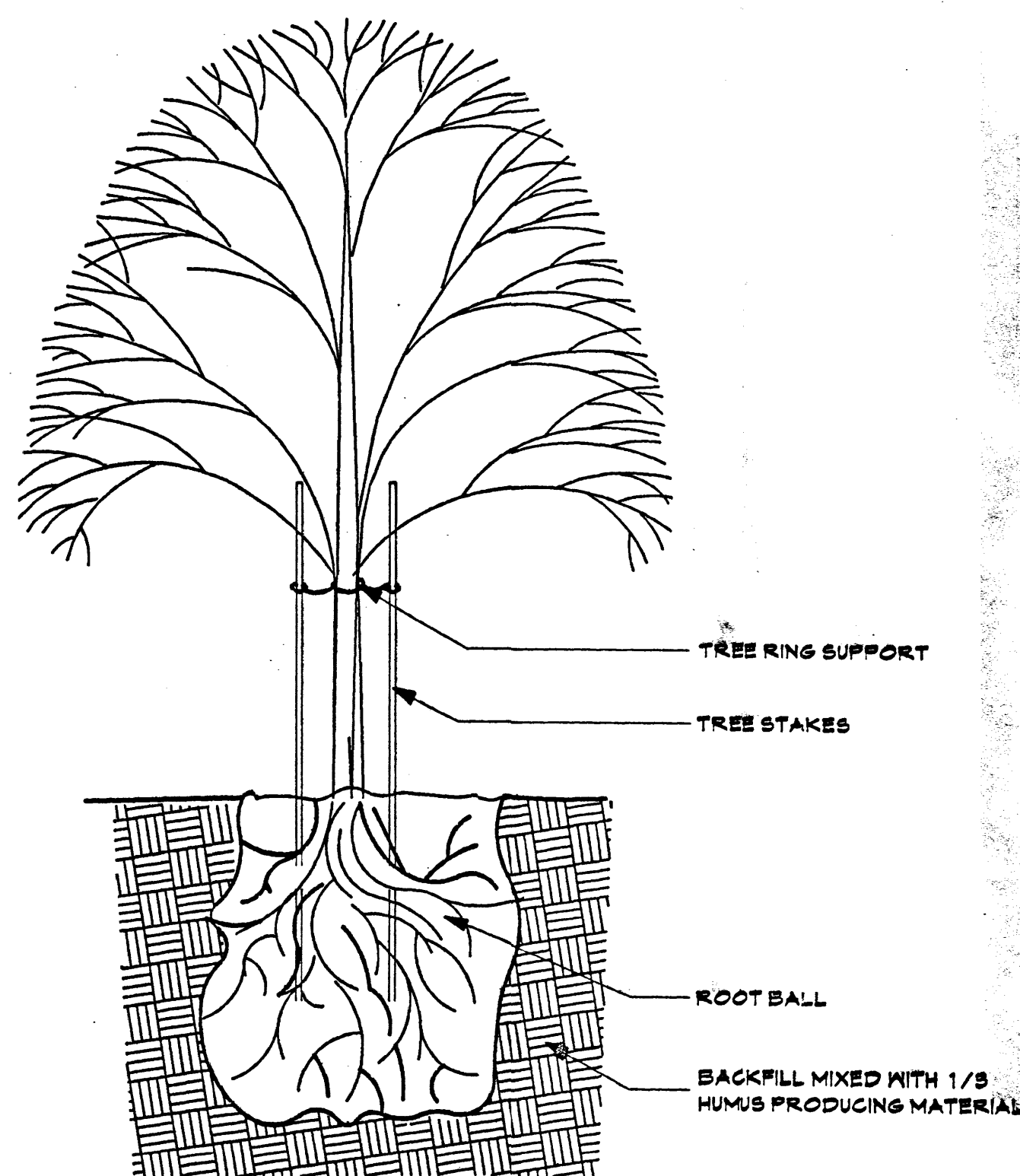
HANDICAPPED RAMP DETAIL

HANDICAPPED SIGN DETAIL

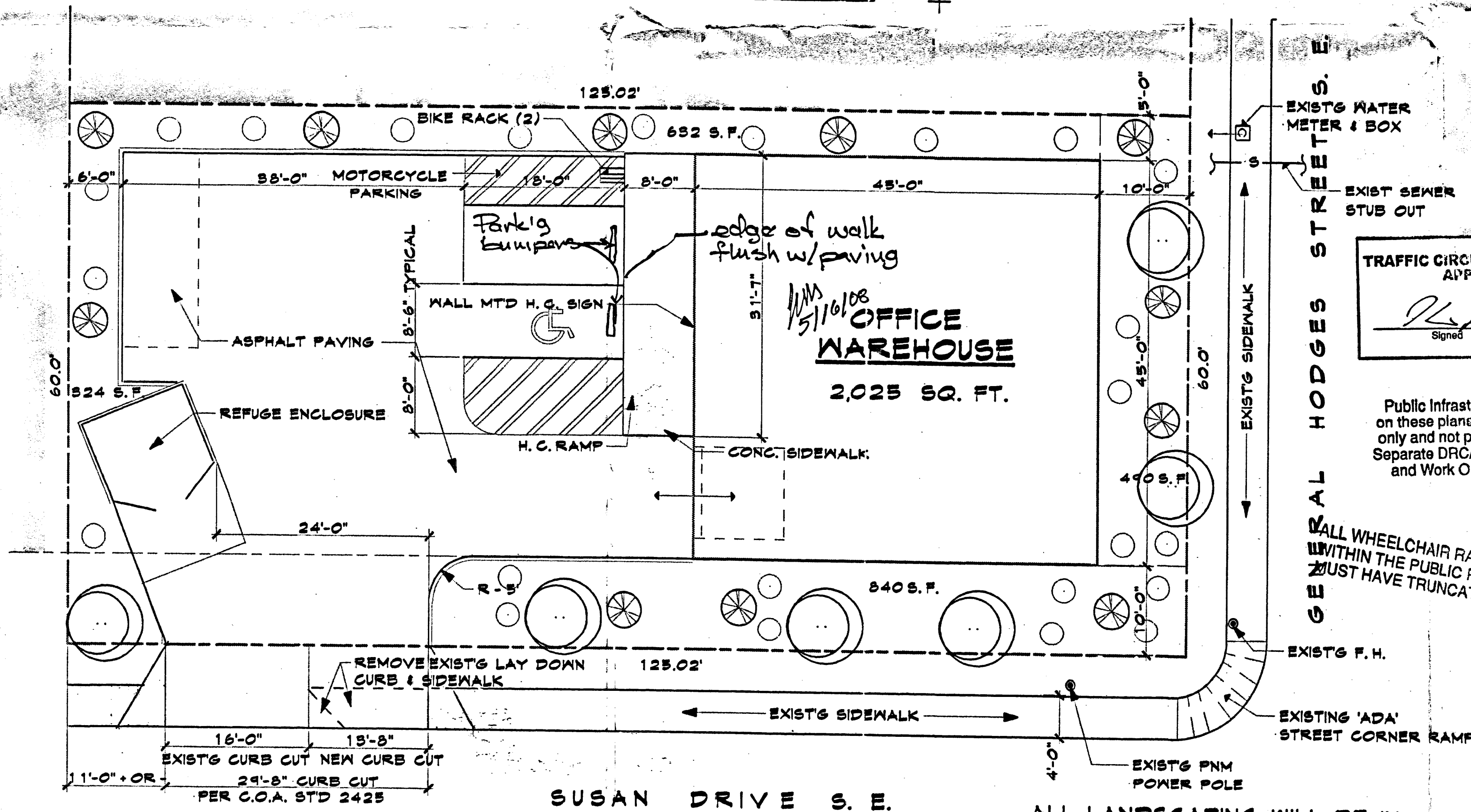


PERMA-CURB DETAIL

TRASH ENCLOSURE

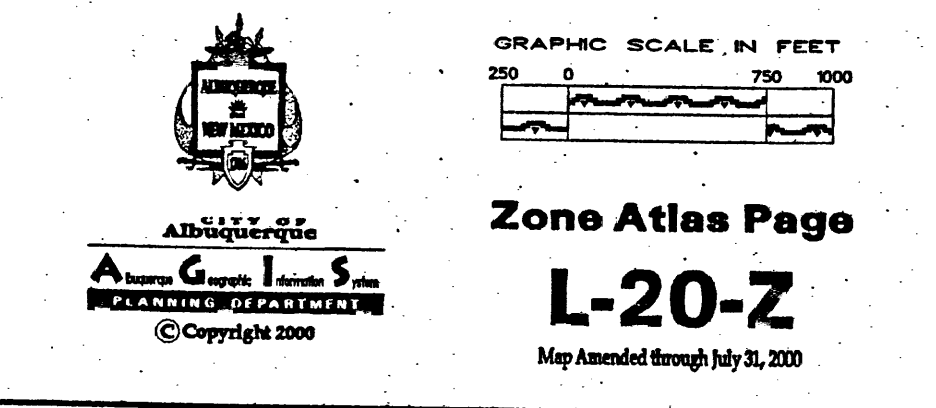
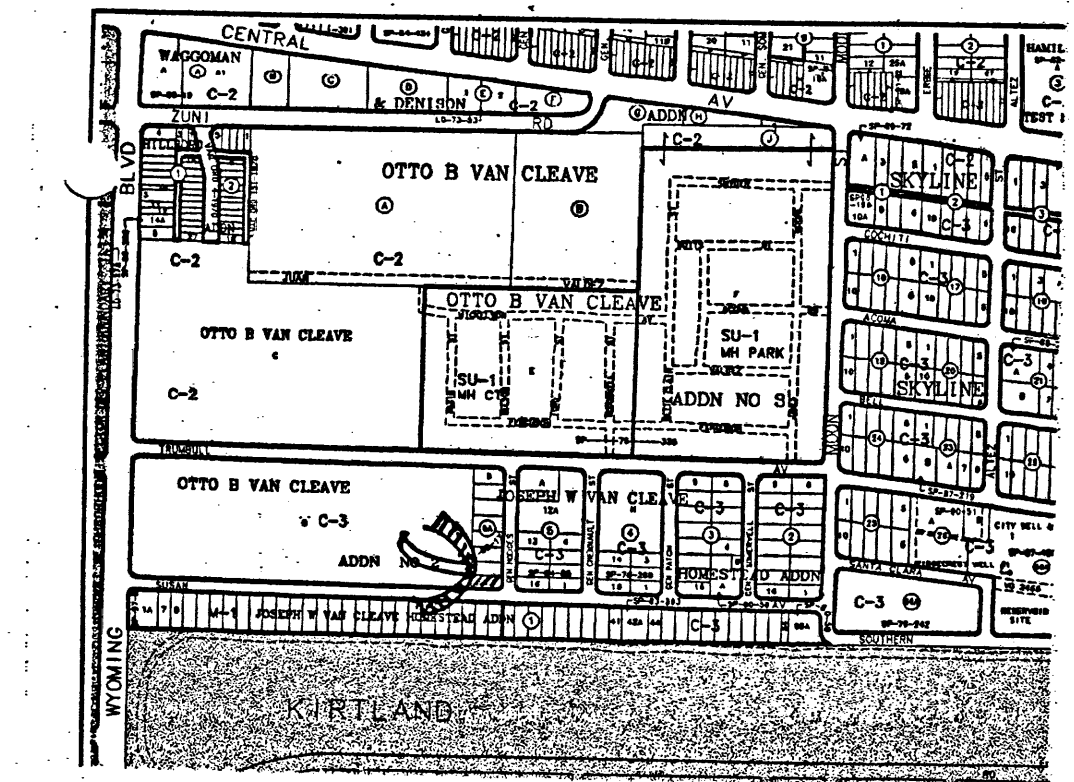


TREE PLANTING DETAIL



SITE PLAN 1" = 10'

ALL LANDSCAPING WILL BE IN CONFORMANCE W/CITY OF ALBUQ. ZONING CODE, STREET TREE ORD, POLLEN, WASTE WATER & WATER CONSERVATION LANDSCAPE ORDINANCES



DESIGN DATA:

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CONSTRUCTION TYPE	VB
WIND SPEED	90 MPH
WIND EXPOSURE	'C'
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SOIL BR'G	1,500 PSF
CONC. STRENGTH:	
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FLATWORK	2,000 PSI

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GROUND COVER - 3/4" GRAVEL SANTA FE TAN GRASS - BUFFLO GRASS WHERE SHOWN

IRRIGATION BY DRIP IRRIGATION SYSTEM AND LAWN SPRINKLER SYSTEM

MAINTENANCE BY OWNER

LEGAL DESCRIPTION:

LOT #1, BLOCK 6A, JOSEPH W. VAN CLEAVE HOMESTEAD ADDITION, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO.

JOB NO.	0818
DATE	Mar '08
REVISION	AP '08
DRAWN BY	J.W.M.
CHECKED BY	

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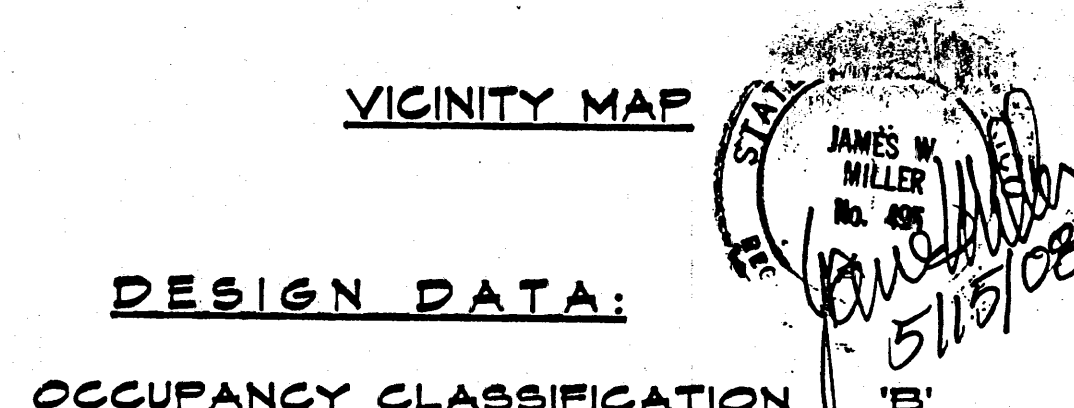
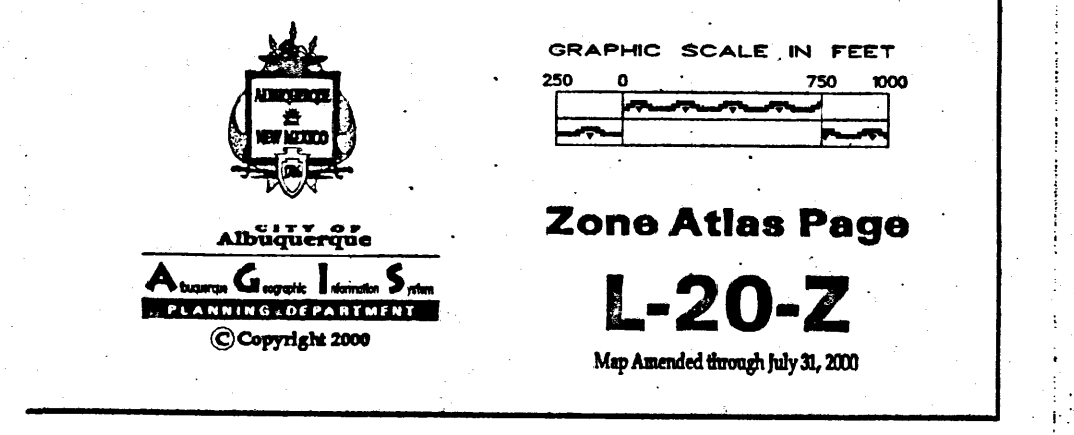
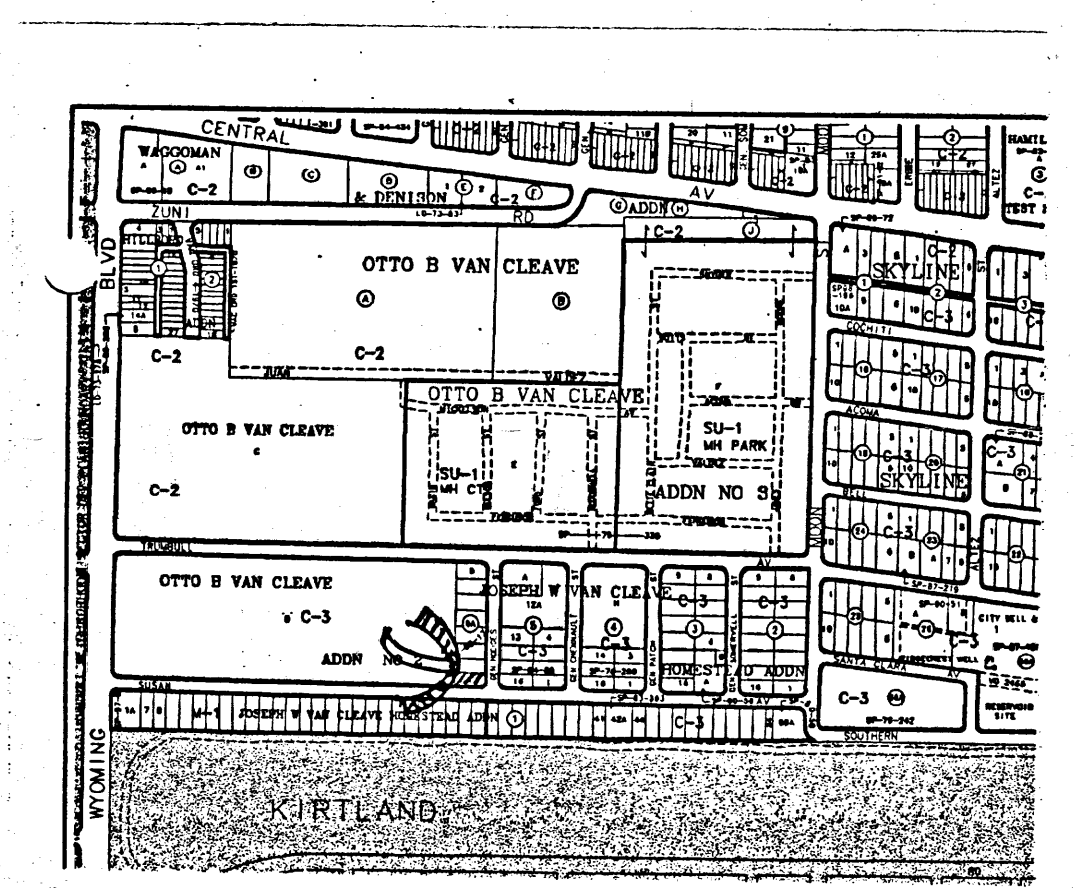
OFFICE WAREHOUSE 601 GENERAL HODGES N.E. ALBUQUERQUE, NEW MEXICO



JAN 15 2008

HYDROLOGY SECTION

PROPOSED OFFICE/WAREHOUSE



PARKING REQUIREMENTS

OFFICE - 399 S.F./200 =	2 SPACES
WAREHOUSE - 1,626 S.F./	2,000 = 1 SPACE
PROVIDED:	3 SPACES

LANDSCAPING:

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GROUND COVER - 5/4" GRAVEL 'SANTA FE TAN'
GRASS - BUFFLO GRASS WHERE SHOWN

IRRIGATION BY DRIP IRRIGATION SYSTEM AND LAWN SPRINKLER SYSTEM

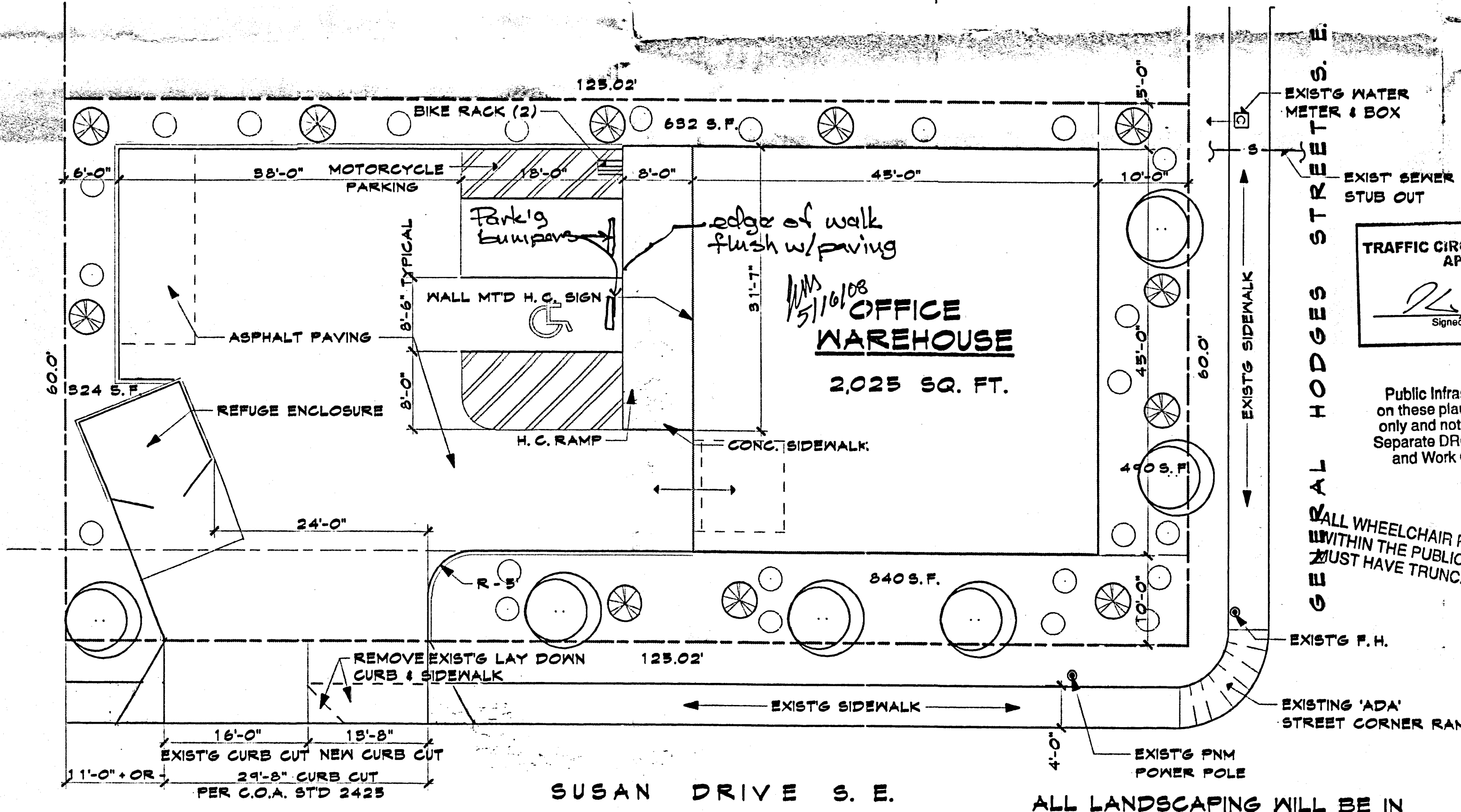
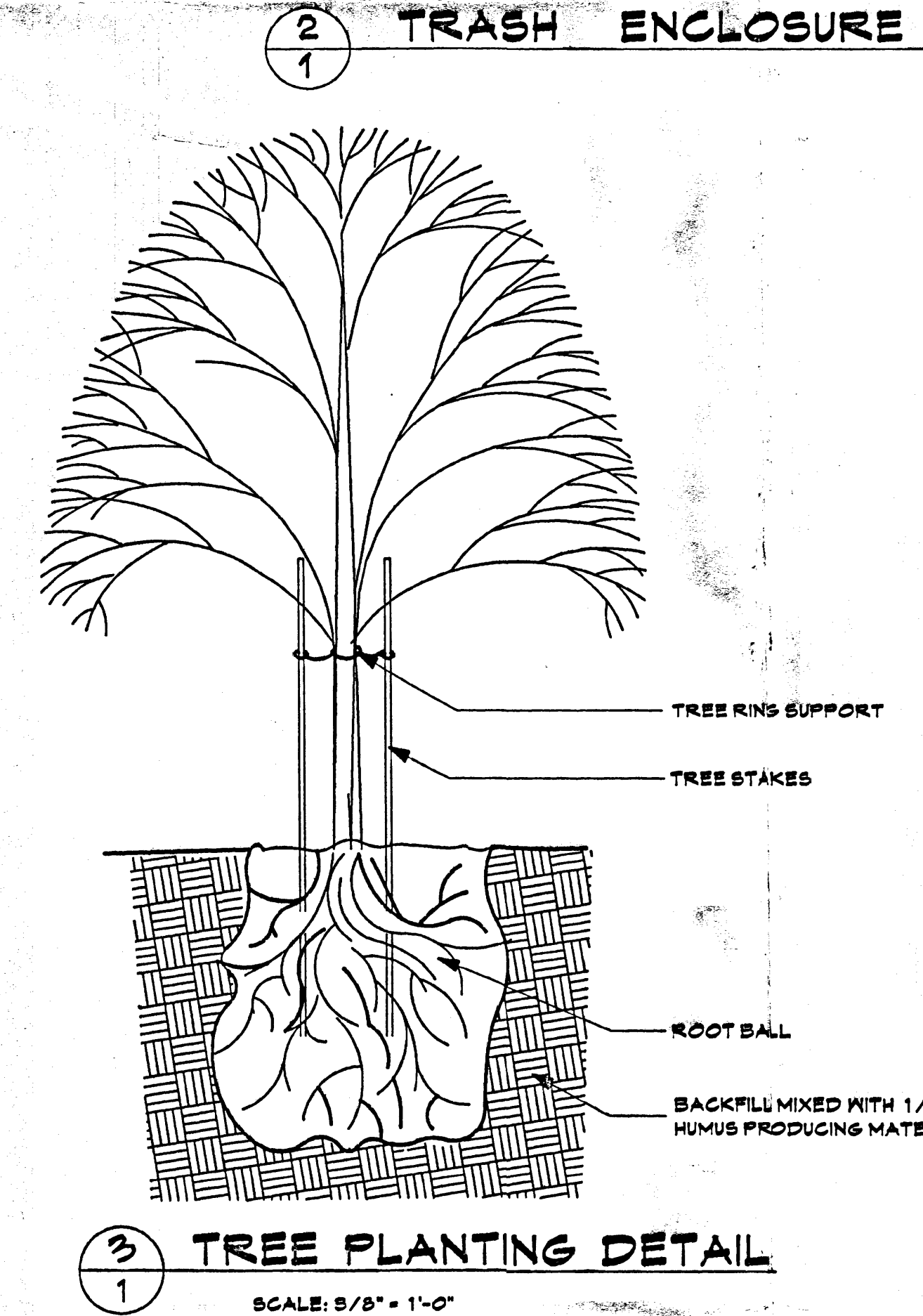
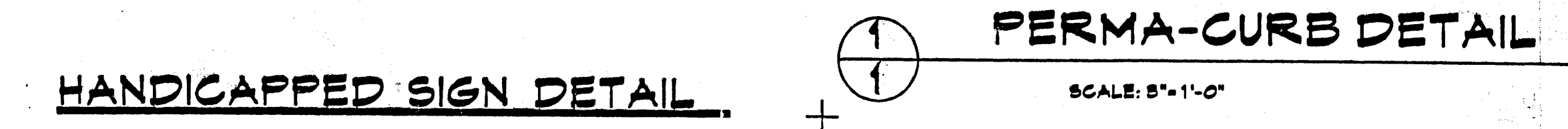
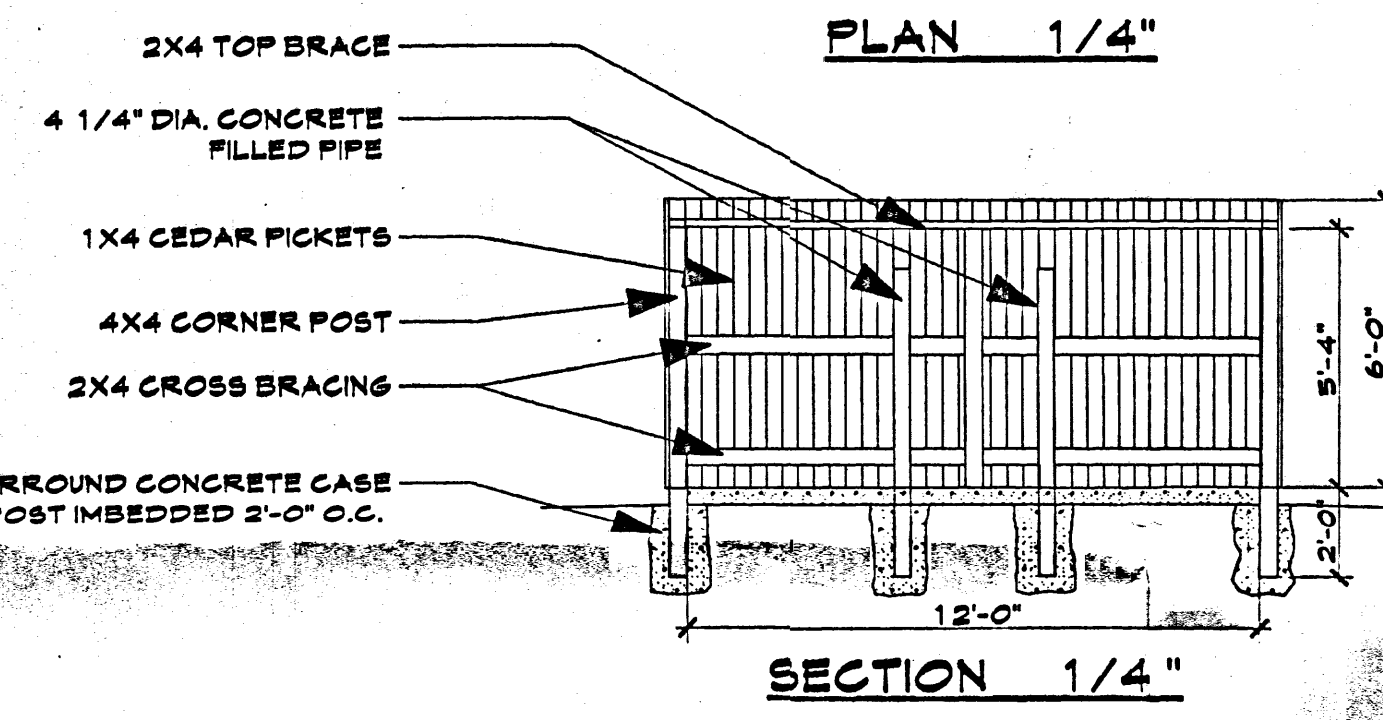
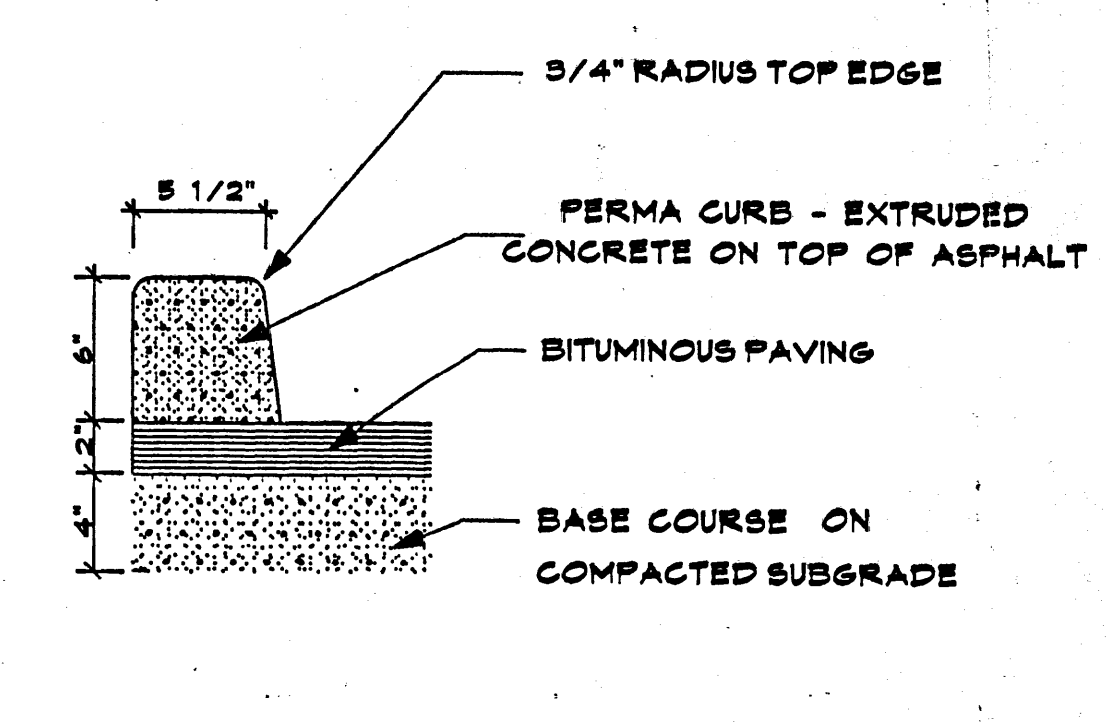
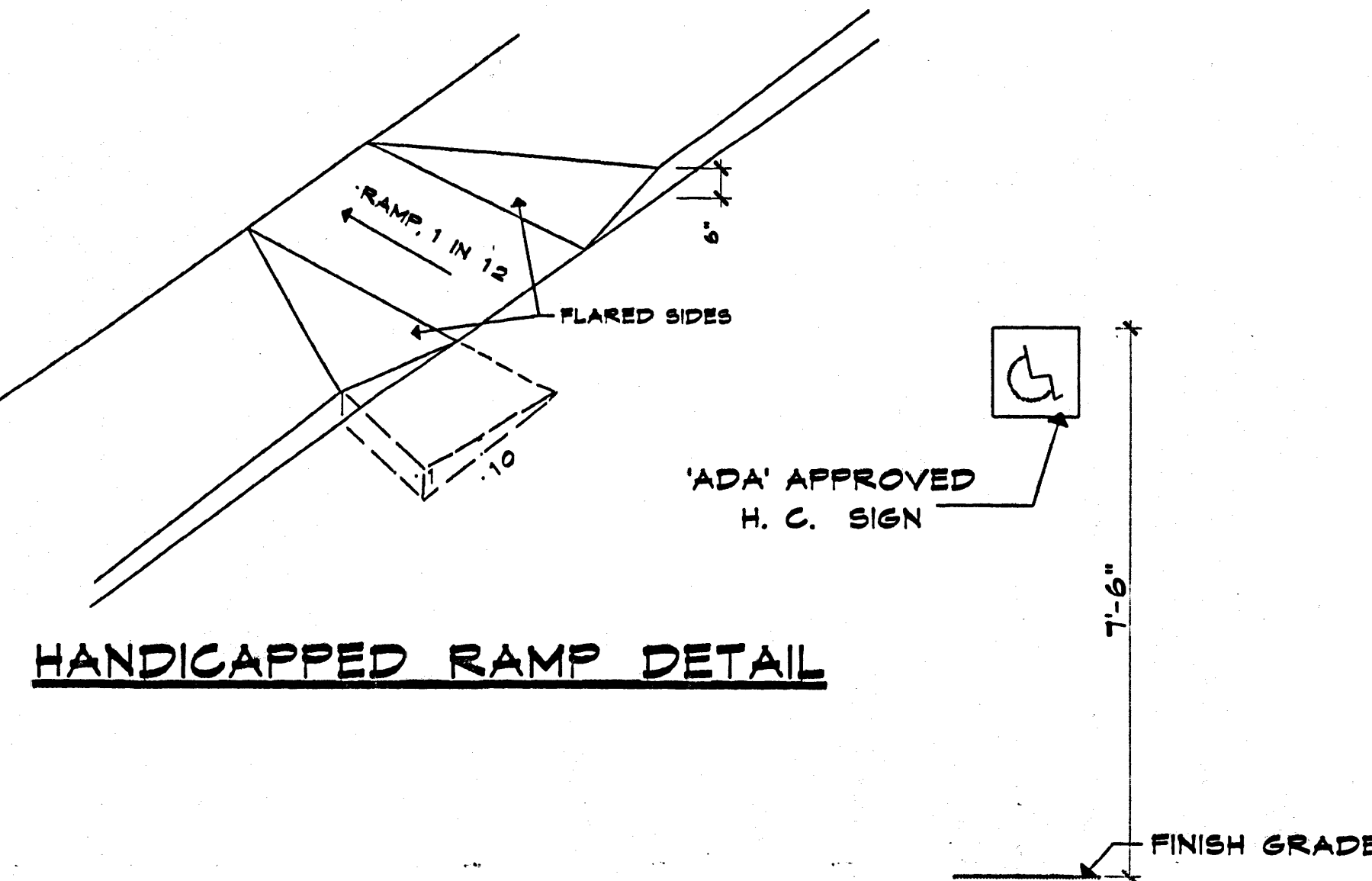
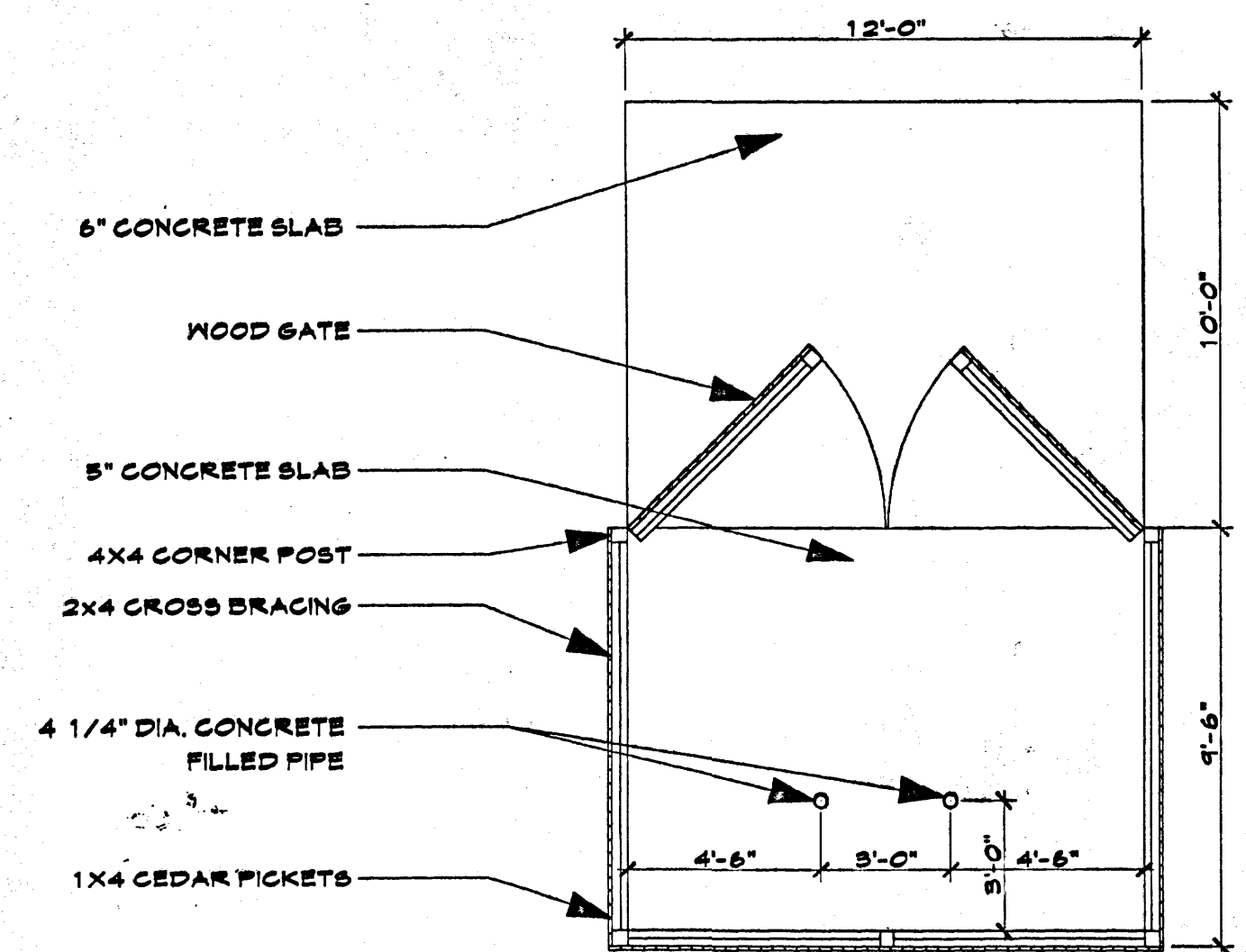
MAINTENANCE BY OWNER

TRAFFIC CIRCULATION REQUIRED: APPROVED

Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.

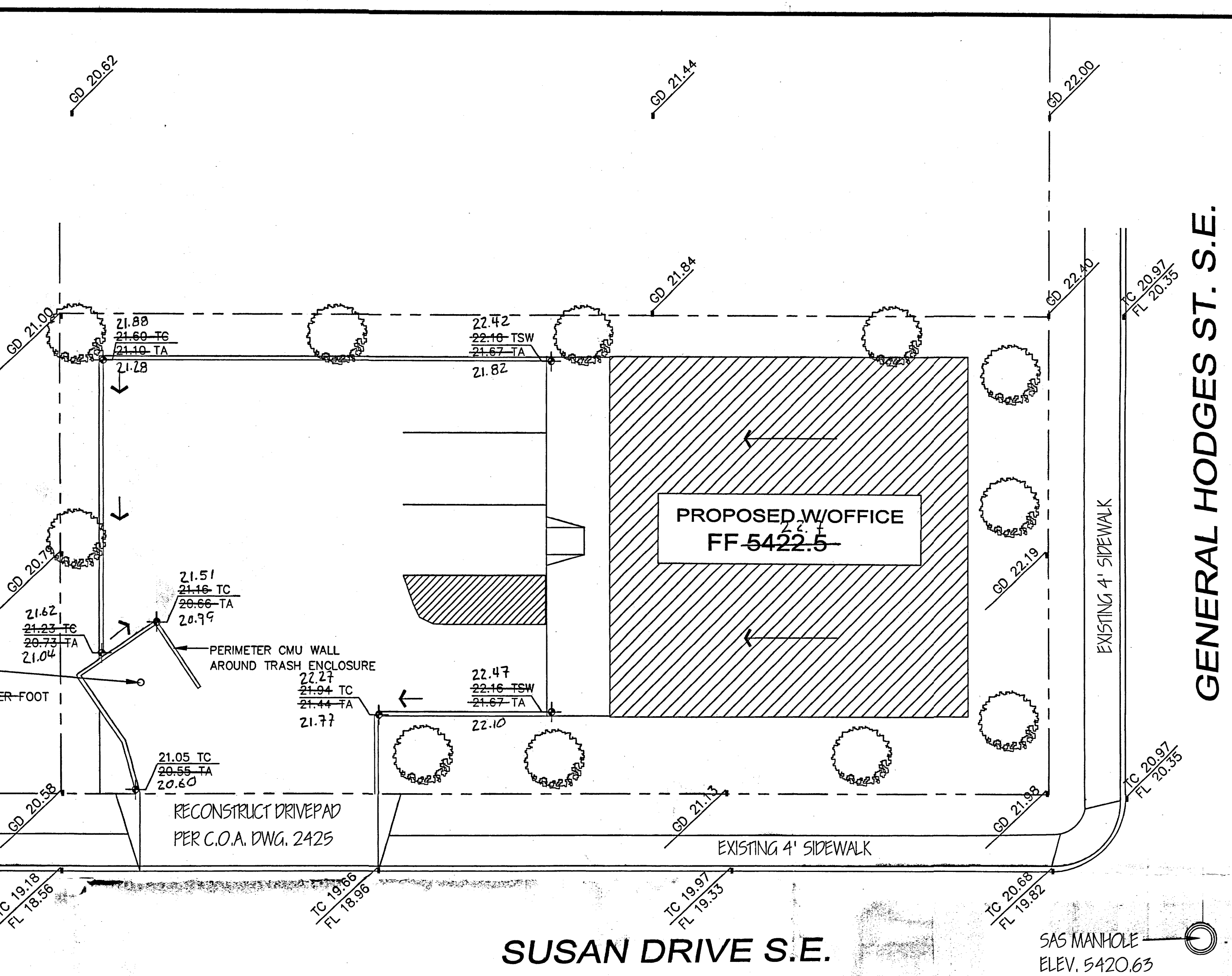
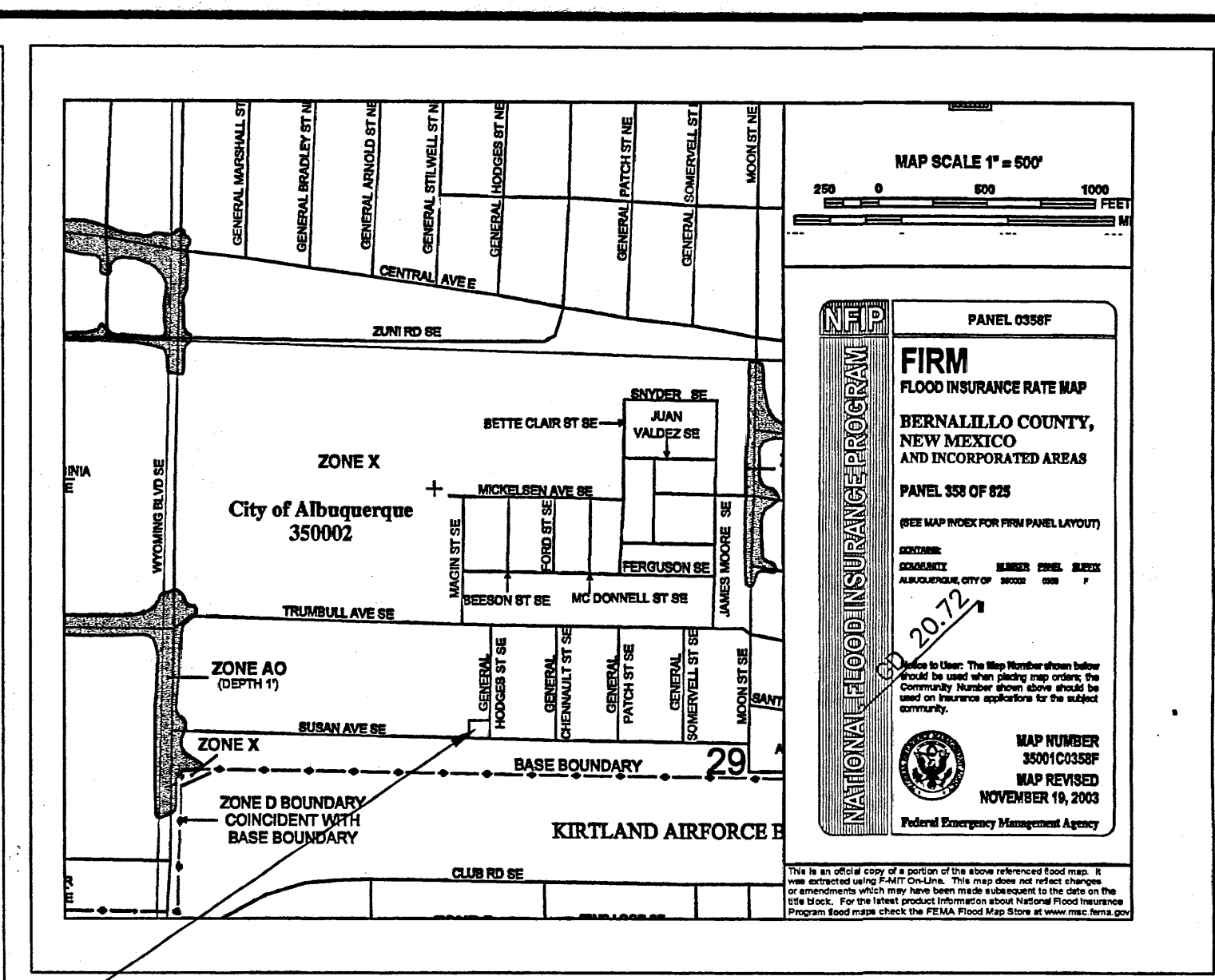
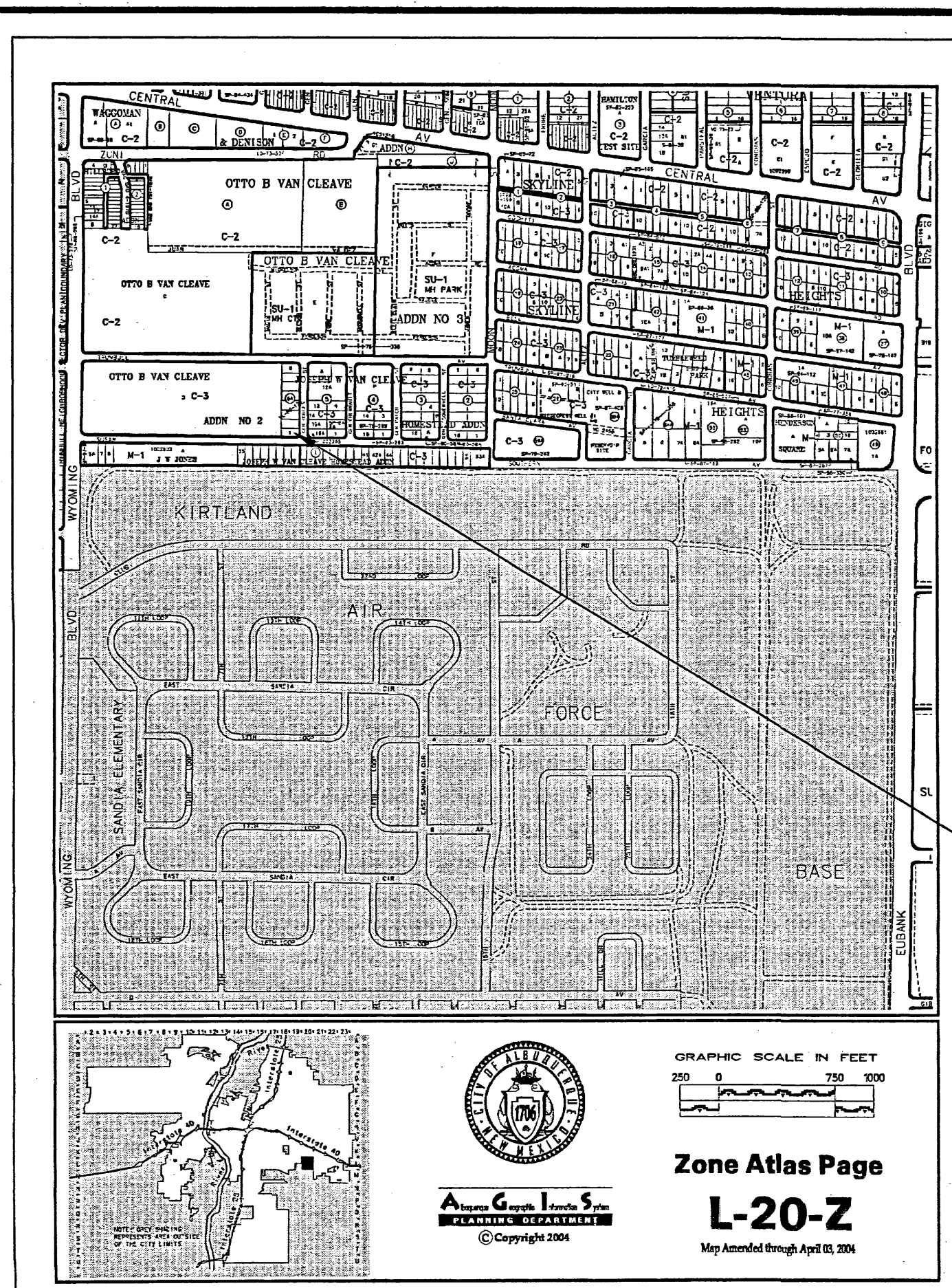
LEGAL DESCRIPTION:
LOT #1, BLOCK 6A, JOSEPH W. VAN CLEAVE HOMESTEAD ADDITION, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO.

JOB NO. 0818
DATE Mar '08
REVISION AP '08
DRAWN BY J.W.M.
CHECKED BY
SHEET TITLE SITE PLAN, NOTES & MISC. DETAILS
MILLER AND ASSOCIATES ARCHITECTS PLANNERS 5220 SECOND STREET N.W. ALBUQUERQUE, NEW MEXICO 805) 948-1512
OFFICE WAREHOUSE N.E. 601 GENERAL HODGES N.E. ALBUQUERQUE, NEW MEXICO
RECEIVED MAY 16 2008



SITE PLAN 1" = 10'

ALL LANDSCAPING WILL BE IN CONFORMANCE W/CITY OF ALBUQ. ZONING CODE, STREET TREE ORD POLLEN, WASTE WATER & WATER CONSERVATION LANDSCAPE ORDINANCES



GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING (601 GENERAL HODGES S.E.) LOT 1, BLOCK 6A, JOSEPH W. VAN CLEAVE, HOMESTEAD ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO ARE CONTAINED HEREON:

EXISTING CONDITIONS

AS SHOWN BY THE VONITY MAP, THE SITE CONTAINS 0.17218 ACRES MORE OR LESS. THE SITE IS LOCATED AT THE NORTHWEST QUADRANT OF THE INTERSECTION OF SUSAN AVENUE S.E. AND GENERAL HODGES STREET S.E. THE SITE IN ITS NATURAL STATE HAS A 14700' MANUFACTURED HOME, WHICH WILL BE REMOVED PRIOR TO CONSTRUCTION. THE TERRAIN SLOPES FROM EAST TO WEST. ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL 0359F, REVISED NOVEMBER 19, 2006, THIS SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE SITE IS AN IN-FILL SITE WITH EXISTING DEVELOPMENT ALL AROUND.

PROPOSED CONDITIONS

AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF A 2,025 SQ. FT. BUILDING ALONG WITH ASSOCIATED PAVED PARKING AND LANDSCAPED AREAS. THE DEVELOPED FLOWS WILL BE ROUTED WEST AND THROUGH THE PROPOSED RECONSTRUCTED DRIVEPAD LOCATED ON SUSAN AVENUE S.E. FROM THAT POINT THE RUN-OFF TRAVELS WEST TOWARDS THE INTERSECTION OF SUSAN AVENUE S.E. AND WYOMING BLVD. S.E. WHERE IT ENTERS A CATTLEGUARD INLET ON SUSAN AVENUE S.E. THE EXISTING DRIVEPAD ON SUSAN AVENUE S.E. WILL BE RECONSTRUCTED TO C.O.A. DWG. 2425. THE CALCULATIONS CONTAINED HEREON, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRES AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 1, DESIGN CRITERIA DATED 1997, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME GENERATED.

PROJECT AREA = 0.17218 ac.
 WAREHOUSE/OFFICE @ SUSAN & GENERAL HODGES
 ZONE: X
 PRECIPITATION: 360 = 2.60 in.
 1440 = 3.1 in.
 10day = 4.8 in.

TREATMENT	AREA	EXCESS PRECIPITATION	PEAK DISCHARGE
TREATMENT A	0.66 in.	1.87 cfs/ac.	
TREATMENT B	0.92 in.	2.6 cfs/ac.	
TREATMENT C	1.29 in.	3.45 cfs/ac.	
TREATMENT D	2.36 in.	5.02 cfs/ac.	

TREATMENT	AREA	EXISTING CONDITIONS	PROPOSED CONDITIONS
TREATMENT A	0 ac.	0 ac.	0 ac.
TREATMENT B	0 ac.	0.05239 ac.	0 ac.
TREATMENT C	0.17218 ac.	0 ac.	0.17218 ac.
TREATMENT D	0 ac.	0.11979 ac.	0 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = (0.66)(0.00)(0.92)(0.00)(1.29)(0.17)(2.36)(0.00) / 0.17 ac. = 1.29 in.

V100-360 = (1.29)(0.17) / 12 = 0.018509 ac-ft = 808 CF

EXISTING PEAK DISCHARGE:

Q100 = (1.87)(0.00)(2.60)(0.00)(3.45)(0.17)(5.02)(0.00) = 0.59 CFS

PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.66)(0.00)(0.92)(0.05)(1.29)(0.00)(2.36)(0.12) / 0.17 ac. = 1.92 in.

V100-360 = (1.92)(0.17) / 12.0 = 0.027575 ac-ft = 1201 CF

V100-1440 = (0.03)(0.12)(3.10 - 2.60) / 12 = 0.032567 ac-ft = 1419 CF

V100-10day = (0.03)(0.12)(4.90 - 2.60) / 12 = 0.050535 ac-ft = 2201 CF

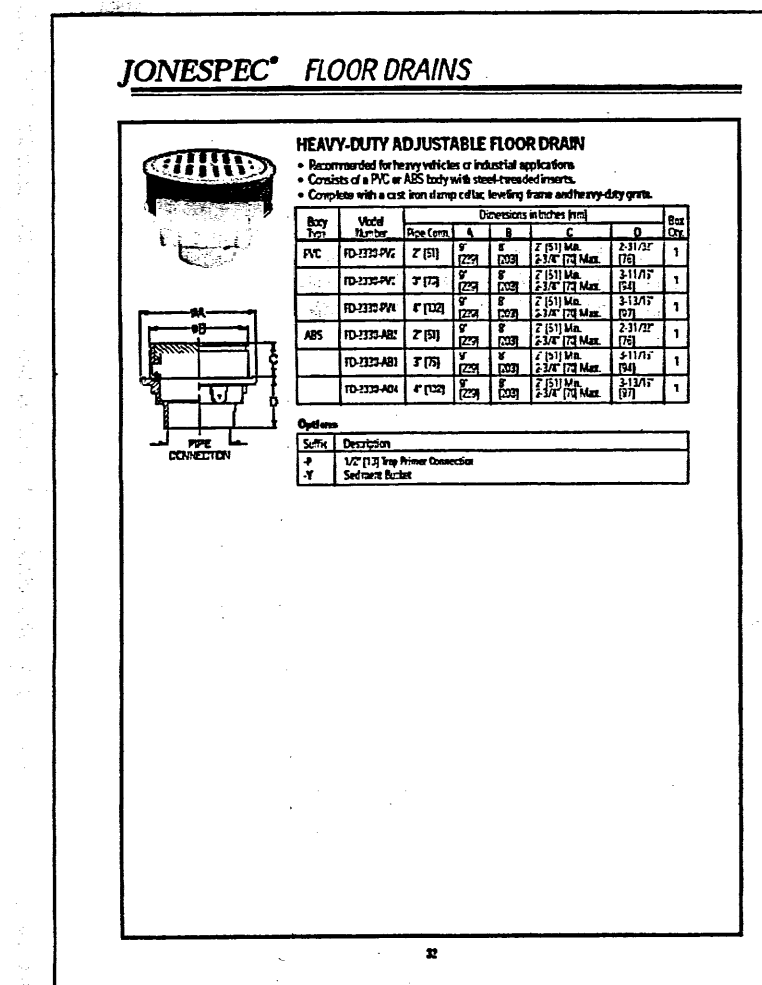
PROPOSED PEAK DISCHARGE:

Q100 = (1.87)(0.00)(2.60)(0.05)(3.45)(0.00)(5.02)(0.12) = 0.73 CFS

INCREASE 0.73 CFS - 0.59 CFS = 0.14 CFS

ENGINEER CERTIFICATION FOR (L20-D46)

I EUFRACIO SEBAY NMPE # 6790, OF THE FIRM BJM CONSULTING HEREBY CERTIFY THAT THE PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 09/07/2006. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR RELEASE OF A CERTIFICATE OF OCCUPANCY.



AS-BUILT DESIGNATION

22.82
22.75
OR
22.75

- NOTE TO CONTRACTOR:**
- An excavation/construction permit will be required before beginning any work within the City right-of-way. Approved copy of this plan must be submitted at the time of application for permit.
 - All work detailed in this plan to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with City of Albuquerque Standard Specification for Public Works Construction.
 - Two working days prior to any excavation, contractor must contact line locating Services (260-1990) for locating existing sub-surface utilities.
 - Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all potential constructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay to the subject project.
 - Backfill compaction shall be according to commercial use or soils report(s) recommendations.
 - 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.
 - Maintenance of this facilities shall be the responsibility of the owner of the property it serves.

- SYMBOL LEGEND**
- EXISTING CONTOUR
 - EXISTING SPOT ELEVATION
 - DESIGN CONTOUR
 - PROPOSED SPOT ELEVATION
 - PROPERTY LINE
 - EASEMENT LINE
 - FLOW DIRECTION
 - EXISTING SPOT ELEVATION
 - DOWN SPOUT
- APPREVIATION LEGEND**
- TOP OF CONC PAD - TCP
 - TOP OF CURB - BC
 - TOP OF ASPHALT - TA
 - TOP OF BERM - TB
 - BOTTOM OF POND FINISHED FLOOR - BF
 - B/C - BACK OF CURB
 - BC - DRIVECUT
 - DI - DRAINAGE INLET
 - EA - EDGE OF ASPHALT
 - EC - EDGE OF CONCRETE
 - FL - FLOW LINE
 - FP - FENCE POST
 - G - GROUND
 - HP - HIGH POINT

LEGAL DESCRIPTION

LOT 1, BLOCK 6A, JOSEPH W. VAN CLEAVE HOMESTEAD ADDITION ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

GENERAL NOTES:

- ELEVATION DATUM NGVD 1929
- ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "5-K20" 5427.38

- EROSION CONTROL MEASURES**
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION. HE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE:
 - ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, DIKES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.
 - ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.
 - THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

GRADING & DRAINAGE PLAN

Scale 1"=10'-0"

EUFRACIO SEBAY
 PROFESSIONAL ENGINEER
 STATE OF NEW MEXICO
 No. 6790

JOB NO: XXXXXX
 DATE: AUGUST 2006

REVISIONS

8-25-2006
9-5-2006

Sheet Title
GRADING & DRAINAGE PLAN

Drawn By: BJM
 Checked By: ES

PROPOSED WAREHOUSE/OFFICE BUILDING
 601 GENERAL HODGES S.E.
 ALBUQUERQUE, NEW MEXICO

SHEET NO.
RECEIVED
 NOV C 4 2008

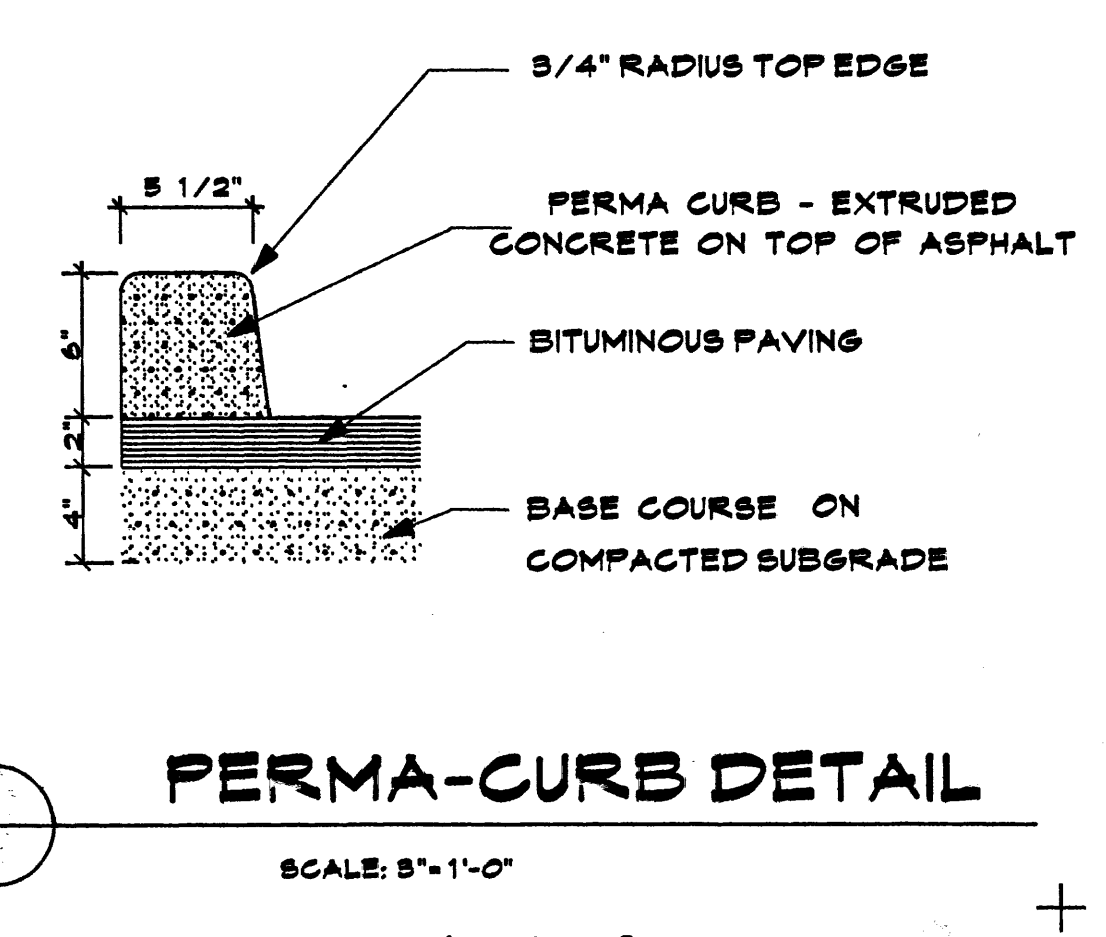
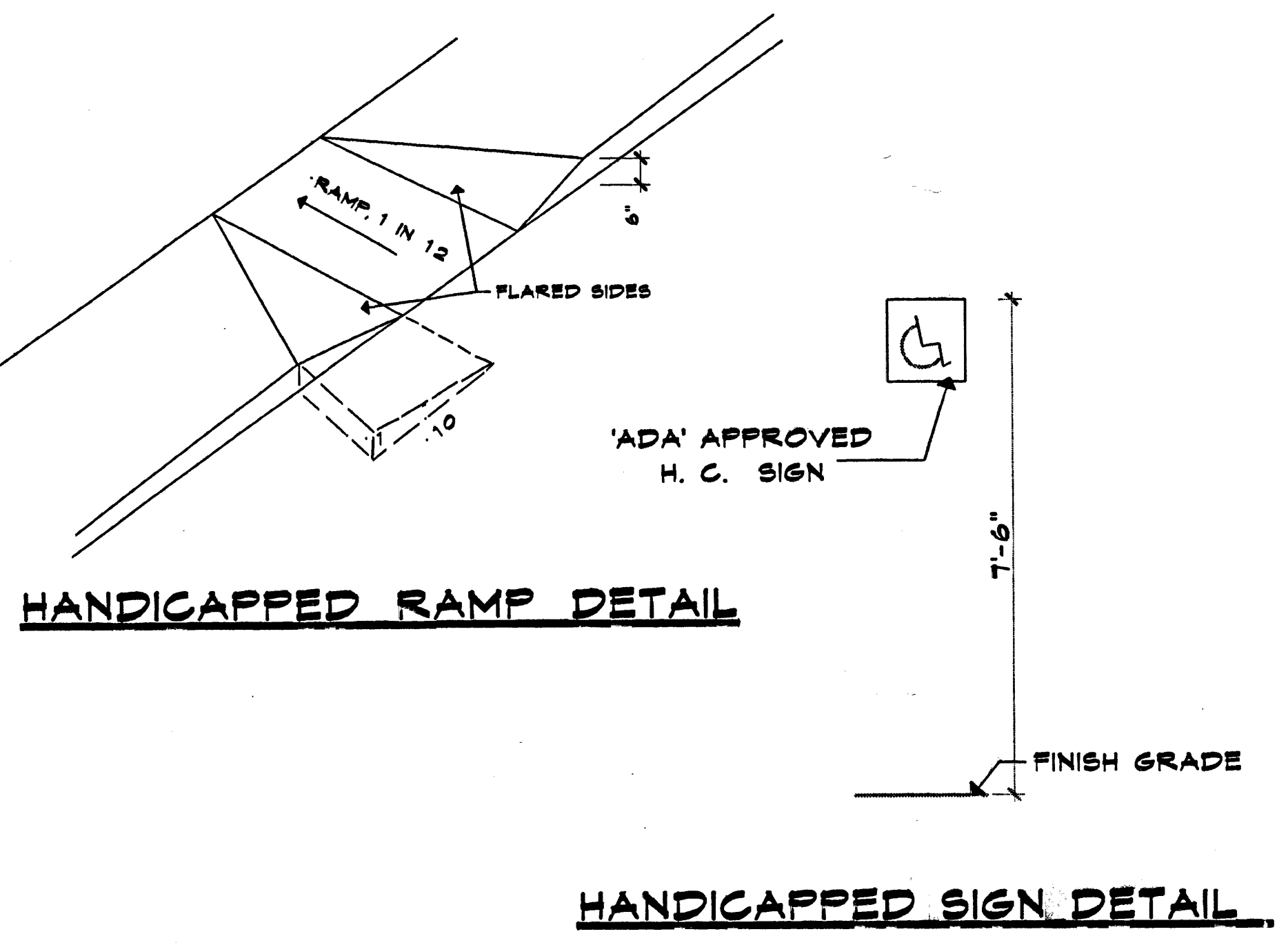
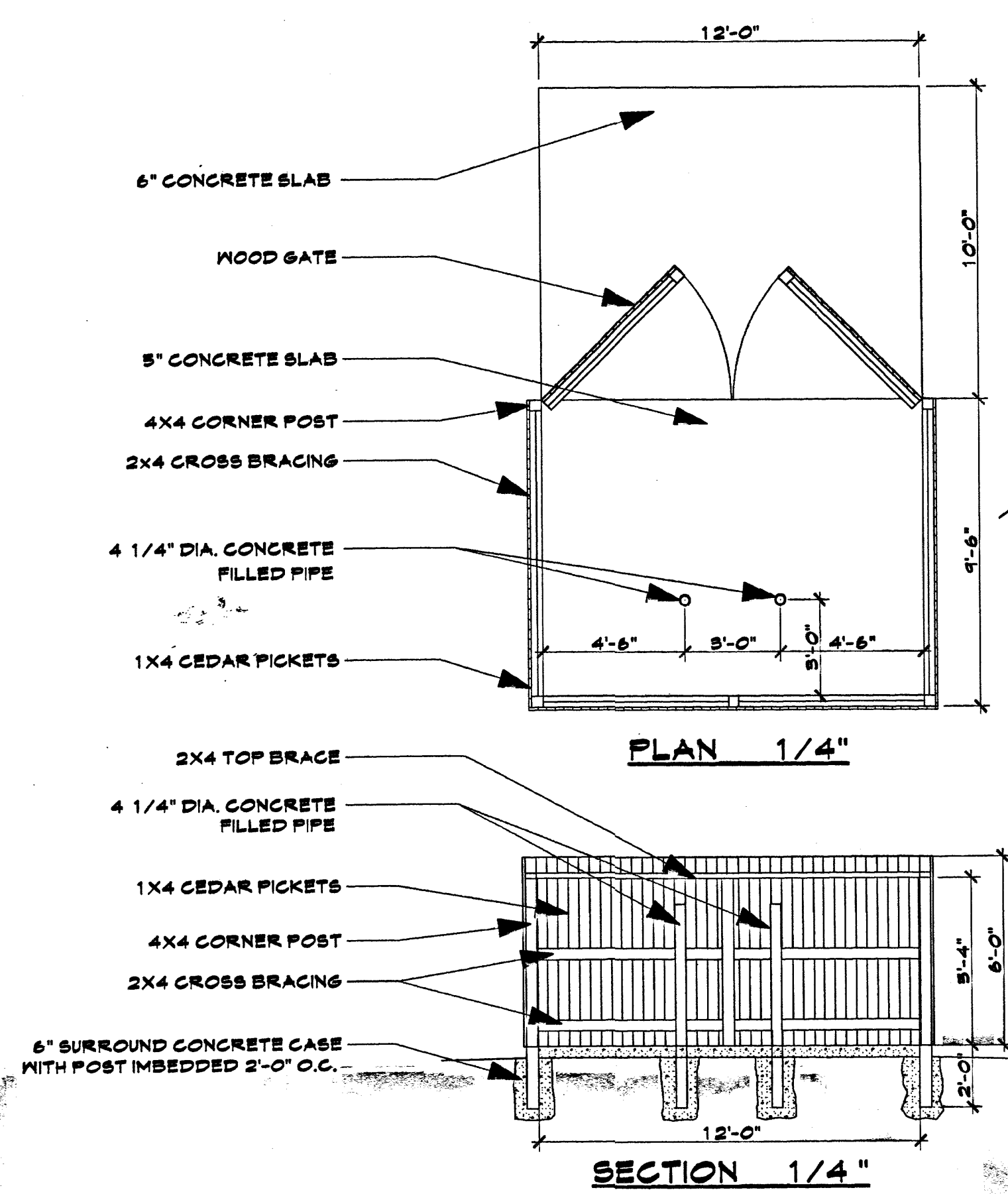
SECTION

PROPOSED OFFICE/WAREHOUSE

JOB NO. 0818
 DATE Mar '08
 REVISION Apr '08
 DRAWN BY J.W.M.
 CHECKED BY

GRAPHIC SCALE IN FEET
 0 250 500
 Zone Atlas Page L-20-Z
 Map Amended through July 31, 2003

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 OFFICE WAREHOUSE N. E. 601 GENERAL HODGES N. E. ALBUQUERQUE, NEW MEXICO
 RECEIVED MAR 16 2008



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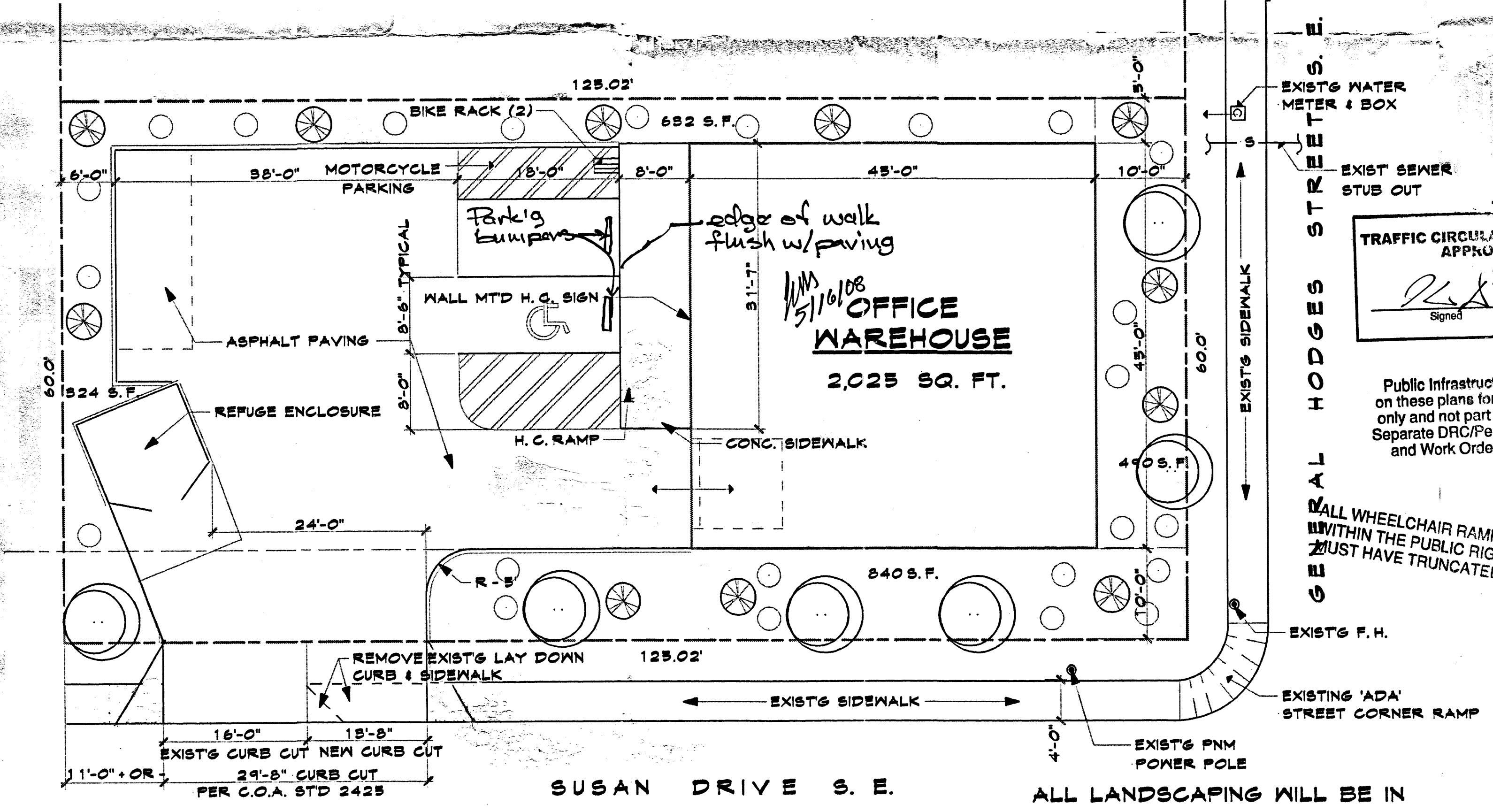
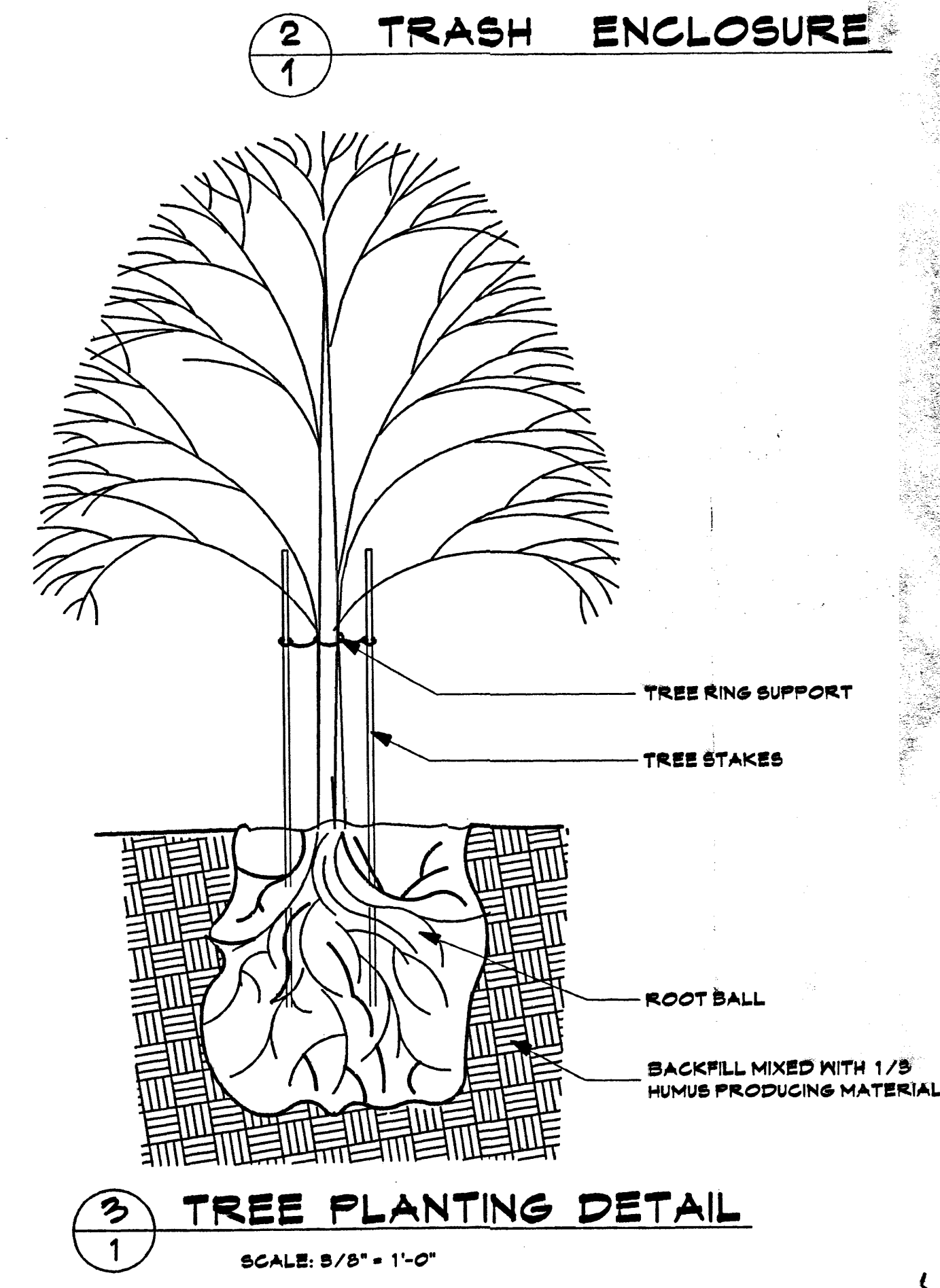
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CONC. STRENGTH;	3,000 PSI
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PARKING REQUIREMENTS

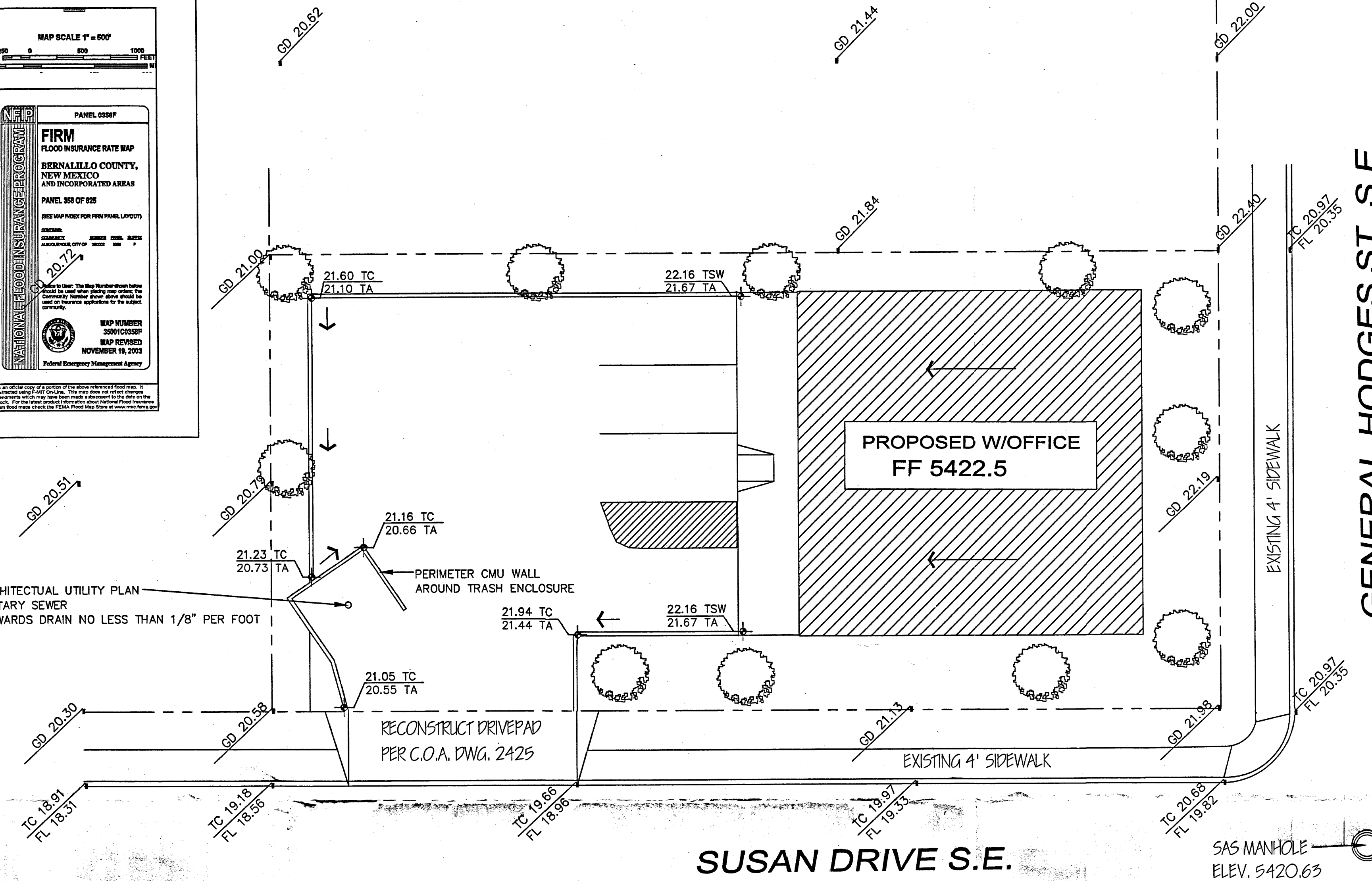
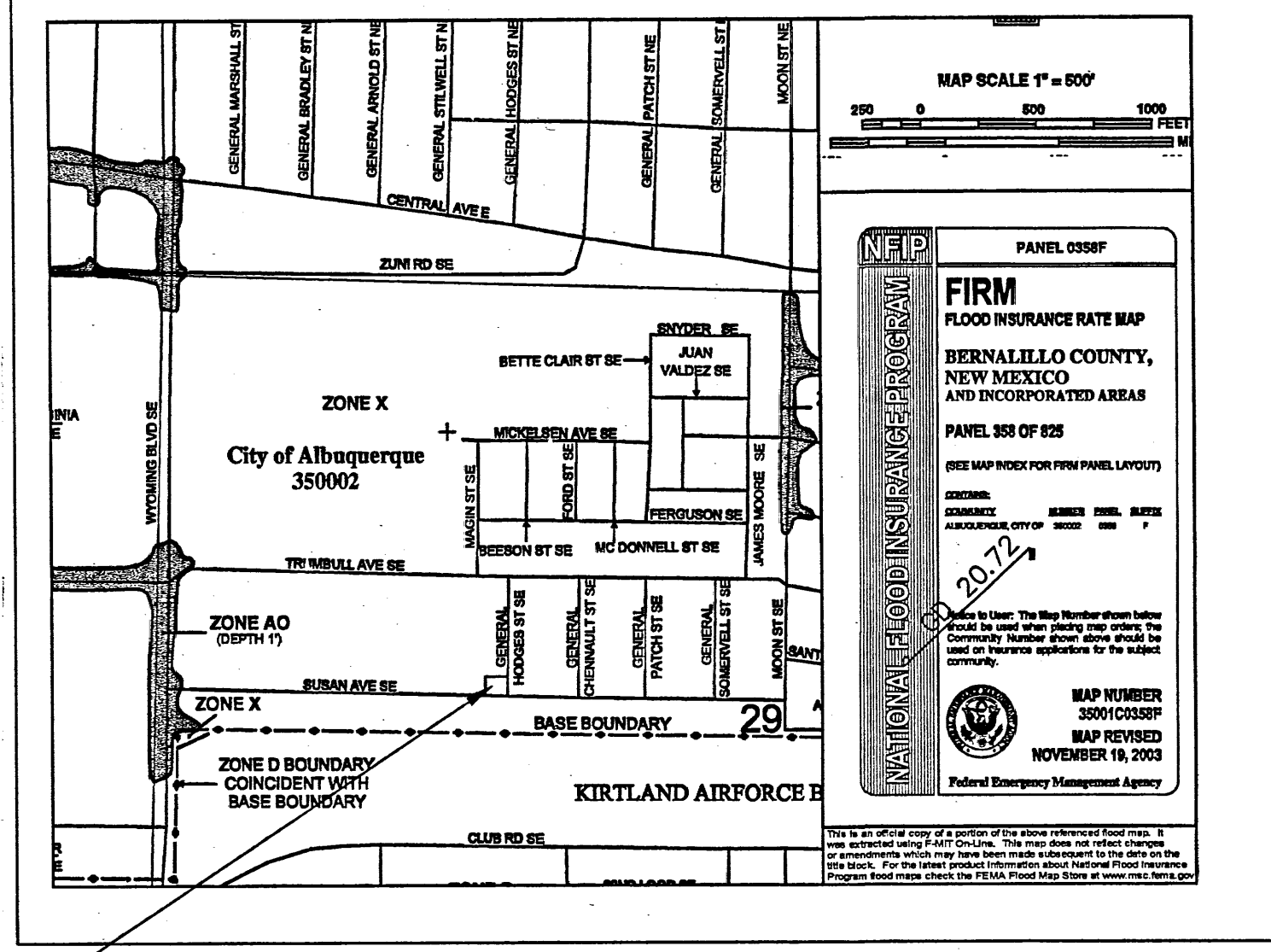
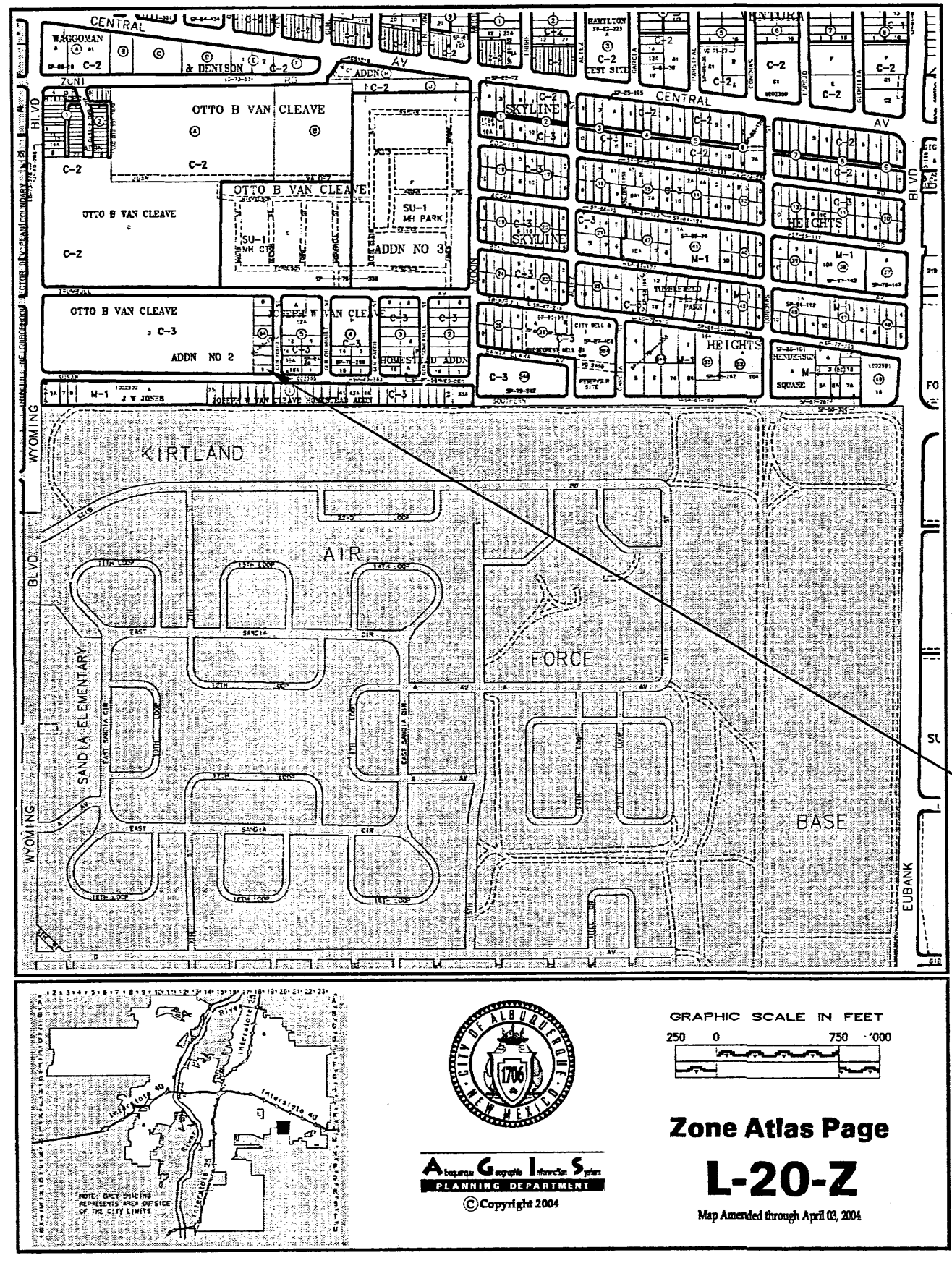
TRAFFIC CIRCULATION REQUIRED; APPROVED	OFFICE - 399 S.F./200 = 2 SPACES
	WAREHOUSE - 1,626 S.F./2,000 = 1 SPACE
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LEGAL DESCRIPTION:
 LOT #1, BLOCK 6A, JOSEPH W. VAN CLEAVE HOMESTEAD ADDITION, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO.



ALL LANDSCAPING WILL BE IN CONFORMANCE W/CITY OF ALBUQ. ZONING CODE, STREET TREE OR'D POLLEN, WASTE WATER & WATER CONSERVATION LANDSCAPE ORDINANCES



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THE FOLLOWING ITEMS CONCERNING (601 GENERAL HODGES S.E.) LOT 1, BLOCK 6A, JOSEPH W. VAN CLEAVE, HOMESTEAD ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO ARE CONTAINED HEREON:

EXISTING CONDITIONS

AS SHOWN BY THE VIGNETTE MAP, THE SITE CONTAINS 0.17218 ACRES MORE OR LESS. THE SITE IS LOCATED AT THE NORTHWEST QUADRANT OF THE INTERSECTION OF SUSAN AVENUE S.E. AND GENERAL HODGES STREET S.E.. THE SITE IN ITS NATURAL STATE HAS A 14'X80' MANUFACTURED HOME, WHICH WILL BE REMOVED PRIOR TO CONSTRUCTION. THE TERRAIN SLOPES FROM EAST TO WEST. ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL 0358F, REVISED NOVEMBER 16, 2005, THIS SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE SITE IS AN IN-FILL SITE WITH EXISTING DEVELOPMENT ALL AROUND.

PROPOSED CONDITIONS

AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF A 2,025 SQ. FT. BUILDING ALONG WITH ASSOCIATED PAVED PARKING AND LANDSCAPED AREAS. THE DEVELOPED FLOWS WILL BE ROUTED WEST AND THROUGH THE PROPOSED RECONSTRUCTED DRIVEPAD LOCATED ON SUSAN AVENUE S.E.. FROM THAT POINT THE RUN-OFF TRAVELS WEST TOWARDS THE INTERSECTION OF SUSAN AVE. S.E. AND WYOMING BLVD. S.E. WHERE IT ENTERS A CATTLEGUARD INLET ON SUSAN AVE. S.E. THE EXISTING DRIVEPAD ON SUSAN WILL BE RECONSTRUCTED TO C.O.A. DWG. 2425. THE CALCULATIONS CONTAINED HEREON, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRES AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME II, DESIGN CRITERIA DATED 1997, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME GENERATED.

PROJECT AREA = 0.17218 ac.

WAREHOUSE/OFFICE @ SUSAN & GENERAL HODGES
 ZONE 3
 PRECIPITATION: 360 = 2.69 in.
 1440 = 3.1 in.
 10day = 4.9 in.

TREATMENT	AREA	PEAK DISCHARGE
TREATMENT A	0.66 ac.	1.87 cfs/ac.
TREATMENT B	0.92 ac.	2.8 cfs/ac.
TREATMENT C	1.29 ac.	3.45 cfs/ac.
TREATMENT D	2.36 ac.	5.02 cfs/ac.

EXISTING CONDITIONS:	PROPOSED CONDITIONS:
TREATMENT A	0 ac.
TREATMENT B	0.05539 ac.
TREATMENT C	0 ac.
TREATMENT D	0.11979 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = (0.66)(0.00) + (0.92)(0.00) + (1.29)(0.17) + (2.36)(0.00) / 0.17 ac.
 = 1.29 in.
 VI00-360 = (1.29)(0.17) / 12 = 0.018509 ac-ft = 806 CF

EXISTING PEAK DISCHARGE:

Q100 = (1.87)(0.00) + (2.8)(0.00) + (3.45)(0.17) + (5.02)(0.00) = 0.59 CFS

PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.66)(0.00) + (0.92)(0.05) + (1.29)(0.00) + (2.36)(0.12) / 0.17 ac.
 = 1.92 in.
 VI00-360 = (1.92)(0.17) / 12.0 = 0.027575 ac-ft = 1201 CF

VI00-1440 = (0.03)(0.12) + (3.10 - 2.60) / 12 = 0.032567 ac-ft = 1419 CF

VI00-10day = (0.03)(0.12) + (4.90 - 2.60) / 12 = 0.050535 ac-ft = 2201 CF

PROPOSED PEAK DISCHARGE:

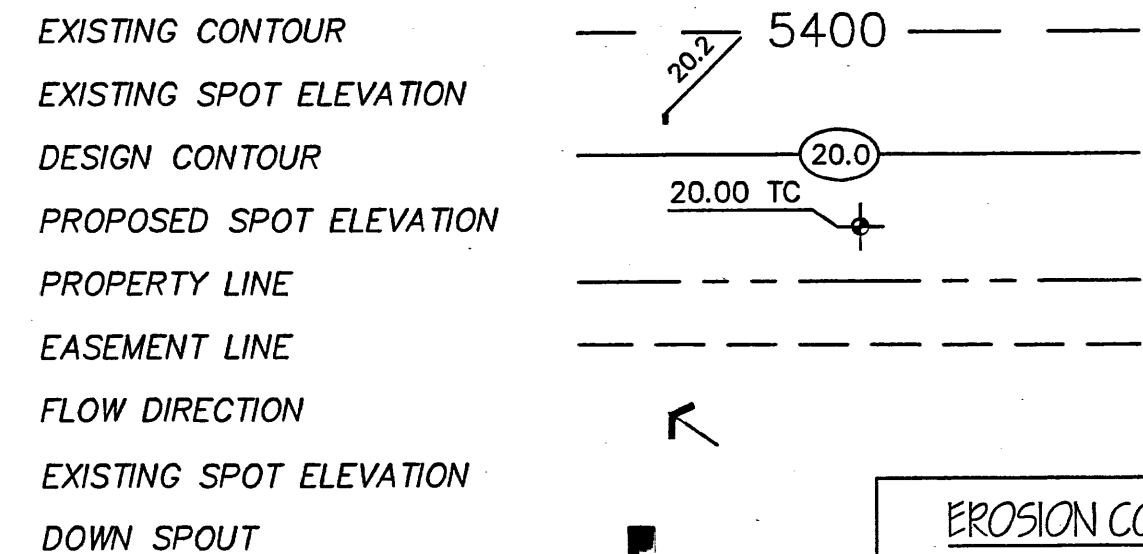
Q100 = (1.87)(0.00) + (2.8)(0.05) + (3.45)(0.00) + (5.02)(0.12) = 0.73 CFS
 INCREASE 0.73 CFS - 0.59 CFS = 0.14 CFS

NO OFF-SITE FLOWS ENTER SITE FROM ANY DIRECTION

NOTE TO CONTRACTOR:

- An excavation/construction permit will be required before beginning any work within the City right-of-way. Approved copy of this plan must be submitted at the time of application for permit.
- All work detailed in this plan to be performed, except as otherwise stated or provided herein, shall be constructed in accordance with City of Albuquerque Standard Specification for Public Works Construction.
- Two working days prior to any excavation, contractor must contact the locating Service (280-1950) for locating existing sub-surface utilities.
- Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all potential constructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay to the subject project.
- Backfill compaction shall be according to commercial use or soils report(s) recommendations.
- 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.
- Maintenance of this facilities shall be the responsibility of the owner of the property it serves

SYMBOL LEGEND



ABBREVIATION LEGEND

- TOP OF CONC PAD --- TCP
- TOP OF CURB --- TC
- TOP OF ASPHALT --- TA
- TOP OF BERM --- TB
- BOTTOM OF POND --- BP
- FINISHED FLOOR --- FF
- BDC = BACK OF CURB
- DC = DRIVECUT
- DI = DRAINAGE INLET
- EA = EDGE OF ASPHALT
- EC = EDGE OF CONCRETE
- FL = FLOW LINE
- FP = FENCE POST
- G = GROUND
- HP = HIGH POINT

LEGAL DESCRIPTION

LOT 1, BLOCK 6A, JOSEPH W. VAN CLEAVE
 HOMESTEAD ADDITION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

GENERAL NOTES:

- ELEVATION DATUM NGVD 1929
- ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "5-K20" 5427.38

EROSION CONTROL MEASURES

- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION, HE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE:
 - ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, DICES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.
 - ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

JONESPEC FLOOR DRAINS

NEWCASTLE INDUSTRIAL FLOOR DRAIN

Complete with 1/2" x 1/2" x 1/2" stainless steel grate and 1/2" x 1/2" x 1/2" stainless steel riser pipe.

Model	Material	Finish	Grate Size	Riser Height	Weight
FD-100	304 SS	Brush	12" x 12"	12"	15.0 lbs
FD-100	304 SS	Polished	12" x 12"	12"	15.0 lbs
FD-100	304 SS	Brush	18" x 18"	12"	22.5 lbs
FD-100	304 SS	Polished	18" x 18"	12"	22.5 lbs
FD-100	304 SS	Brush	24" x 24"	12"	30.0 lbs
FD-100	304 SS	Polished	24" x 24"	12"	30.0 lbs

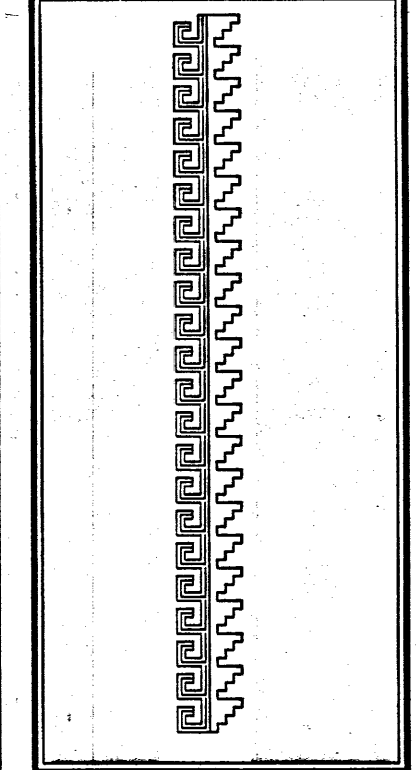
GRADING & DRAINAGE PLAN

Scale 1"=10'-0"



JOB NO: XXXXXX
 DATE: AUGUST 2006
 REVISIONS:
 8-25-2006
 9-5-2006

Sheet Title
GRADING & DRAINAGE PLAN
 Drawn By: BJM
 Checked By: ES



Job Title
PROPOSED WAREHOUSE/OFFICE BUILDING
 601 GENERAL HODGES S.E.
 ALBUQUERQUE, NEW MEXICO

SHEET NO.
 GD