

LEGEND:

- 38.00 FG PROPOSED SPOT ELEVATIONS (FINISHED GRADE)
- MATCH (95.19) MATCH EXISTING ELEVATIONS
- TCOM TOP OF CONCRETE
- FL FLOW LINE, CURB
- INV INVERT
- FG FINISH GRADE
- TBC TOP OF BASE COURSE
- TC TOP OF CURB
- TG TOP OF GRATE
- TA TOP OF ASPHALT
- FLOW ARROW FLOW ARROW
- ===== GRADE BREAK-HIGH POINT
- SWALE
- SD STORM DRAIN LINE
- ===== 5895 PROPOSED MAJOR CONTOUR
- 5895 PROPOSED MINOR CONTOUR
- 5895 EXISTING MAJOR CONTOUR
- 5895 EXISTING MINOR CONTOUR

GRADING AND DRAINAGE NARRATIVE

THE EXISTING PROPERTY FOR DAVITA ALBUQUERQUE II IS LOCATED AT 10500 COPPER POINTE WAY N.E. THE SITE IS ACCESSED FROM THE NORTH AND WEST SIDE FROM COPPER POINTE WAY N.E. THE SITE CONSISTS OF A VACANT LOT WITH NO DEVELOPMENT. THERE IS AN EXISTING ROADWAY (COPPER POINTE WAY) ON THE NORTH AND WEST SIDE. THERE IS AN EXISTING COMMERCIAL DEVELOPMENT TO THE EAST AND SOUTH SIDE. THE LAND IS GENERALLY FLAT AND SLOPES FROM THE SOUTHEAST TO THE NORTHWEST. THERE ARE EXISTING FLOWS COMING FROM THE DEVELOPMENT TO THE SOUTH. THESE FLOWS ARE ENTERING THE SITE THROUGH TWO EXISTING CURB CUTS ON THE SOUTH END OF THE SITE. THE PROPOSED BUILDING WILL BE CONSTRUCTED NEAR THE CENTER OF THE SITE WITH AN ASPHALT PARKING LOT TO THE NORTH AND WEST OF THE PROPOSED BUILDING.

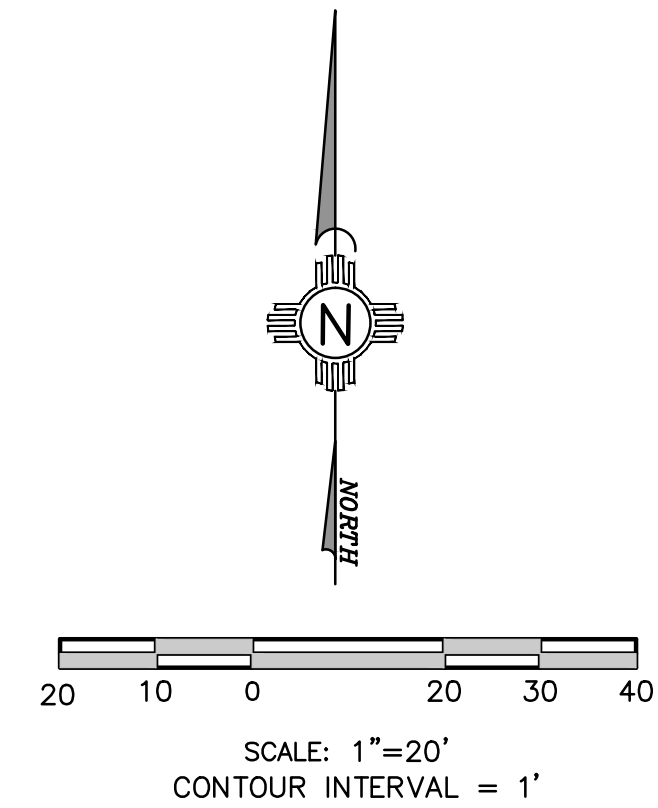
THE PROPOSED GRADING IMPROVEMENTS WILL INCLUDE STANDARD CURB AND GUTTER, WITH CURB CUTS AND RUNDOWNS ALLOWING STORMWATER INTO PROPOSED WATER HARVESTING AREAS. THIS WATER HARVESTING AREAS WILL BE USED TO MANAGE THE 90TH PERCENTILE STORM EVENTS (REQD VOL= (0.33 IN. * 36000 SF)/12 = 990 CF. PROPOSED WATER HARVEST AREA VOL IS GREATER THAN 1100 CF > 990 CF. AS REQUIRED BY THE RECENT CITY OF ALBUQUERQUE DRAINAGE ORDINANCE CHANGES. ALL ROOF DRAINAGE AND PROPOSED ASPHALT PARKING AREAS WILL DISCHARGE INTO WATER HARVEST AREAS IN THE NORTHEAST CORNER OF THE SITE AND THE EASTERN PORTION OF THE SITE.

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEMA DESIGNATED FLOOD ZONE AS PER FEMA MAPS.

KEYED NOTES:

- 1) NEW CONCRETE DRIVEPAD.
- 2) NEW HANDICAP RAMP.
- 3) NEW HOT MIX ASPHALT.
- 4) NEW CURB CUT AND DRAINAGE RUNDOWN INTO EXISTING DITCH.
- 5) NEW CONCRETE CURB AND GUTTER.
- 6) APPROXIMATE LOCATION OF PROPERTY LINE.
- 7) EXISTING CURB CUTS.
- 8) NEW SIDEWALK.
- 9) NEW WATER HARVEST AREA.
- 10) NEW CONCRETE CHANNEL.
- 11) NEW CONCRETE VALLEY GUTTER.
- 12) NEW 3' WIDE CURB CUT AND CONCRETE RUNDOWN.

A1 CONCEPTUAL GRADING AND DRAINAGE PLAN
SCALE: 1"=20'



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Designed	JMJ	Job #	16-026	File	C-101	Date	8-24-16
Drawn	RA	Checked	VAM				

NEW MEXICO

DAVITA ALBUQUERQUE II

CITY OF ALBUQUERQUE, NEW MEXICO

CONCEPTUAL GRADING AND DRAINAGE PLAN

Date	Revision	Description

Davita
Albuquerque II
at
10500 Copper Pointe Way NE
Albuquerque, New Mexico

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SHEET NO.

C-101

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