

KEYED NOTES

- PUBLIC UTILITIES BASED UPON RECORD DRAWINGS PREPARED BY DMG CONSULTING ENGINEERS, CITY PROJECT NO. 5202.90, DATED 01-1997.
- 1) CONSTRUCT TYPE "C" INLET PER STD DWG. 2205, SHEET CG-501
- CONSTRUCT BEEHIVE PER TYPICAL SECTION; SHEET CG-501
- INSTALL 8" HDPE STORM DRAIN
- 4) INSTALL 12" HDPE STORM DRAIN
- 6 CONSTRUCT TYPE "C" STORM DRAIN MANHOLE PER STD DWG. 2101, SHEET CG-501
- 7 CONSTRUCT NEW STORM INLET CONNECTION PER COA STD DWG. 2237, SHEET CG-501 (SO#19 PERMIT REQUIRED)
- 8 REMOVE AND DISPOSE EXISTING 24" RCP PLUG. CONSTRUCT NEW TYPE "C" STORM DRAIN MANHOLE PER STD DWG. 2101, SHEET CG-501
- (9) CONNECT TO BUILDING ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION
- 10 INSTALL COMBINATION BEND/WYE WITH CLEANOUT, PER TYPICAL SECTION; SHEET CG-501
- 11 LANDSCAPE PLANTER BOTTOM SET 12" BELOW ADJACENT PAVEMENT SECTION, PER TYPICAL LANDSCAPE SECTION; SHEET CP-501
- (12) CONSTRUCT 8" THICK CONCRETE CHECK DAM. SET HEIGHT 2" BELOW ADJACENT PAVEMENT SECTION, PER TYPICAL PARKING PLANTER SECTION, SHEET CP-501

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EXISTING BASIN BOUNDARY **EXISTING FLOWLINE EXISTING ROOF DRAINAGE**

GRAPHIC POINT OF DISCHARGE PROPOSED FLOWLINE PROPOSED BASIN BOUNDARY

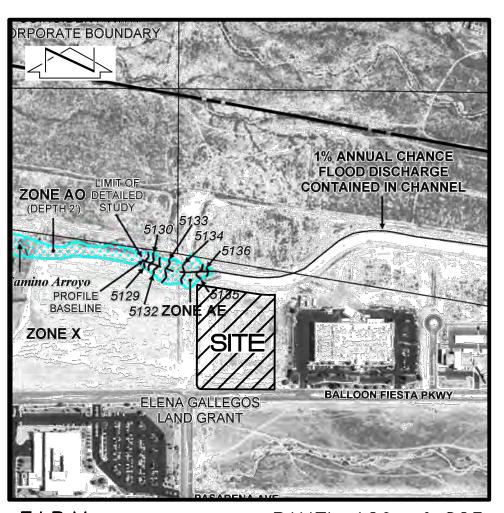
PROPOSED ROOF DRAINAGE PROPOSED GRAPHIC POINT OF DISCHARGE

ARCHITECTURE, PC



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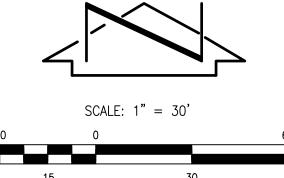
SCALE: 1" = 500'

PANEL 129 of 825

CONCEPTUAL GRADING AND DRAINAGE PLAN NARRATIVE

THE EXISTING SITE IS DIVIDED BY A SLIGHT RIDGE LINE INTO TWO BASINS. THE NORTH BASIN, BASIN A, SLOPES FROM SOUTHEAST TO NORTHWEST AND THE SOUTH BASIN, BASIN B. SLOPES FROM NORTHEAST TO SOUTHWEST, SURFACE RUNOFF FROM PAVED AREAS WILL BE DIRECTED TO DEPRESSED AND THE MAJORITY OF BASIN B WILL DRAIN TO A NEW WATER QUALITY POND THAT OVERFLOWS INTO A NEW CONNECTION TO AN EXISTING STORM INLET THERE IS THE POSSIBILITY OF A SLIGHT GRADE CHANGE ON THE EAST SIDE OF THE SITE. THIS IS DEPENDENT ON WHETHER THE DEVELOPER AND NEIGHBORING OWNER CAN COME TO AN AGREEMENT ON DEVELOPING THE UNDEVELOPED SECTION OF STRIP OF LAND BETWEEN THE SITES. IN THE EVENT THAT AN AGREEMENT IS NOT MADE THERE WILL BE NO GRADE CHANGE IN THIS AREA. THERE ARE NO PROPOSED RETAINING WALLS OR GRADE CHANGES AT THE OTHER PERIMETER SIDES OF THE SITE.

AS SHOWN BY PANEL 129 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, REVISED AUGUST 16, 2012, THIS SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE. THIS SITE IS SITUATED DIRECTLY SOUTH AND UPSTREAM OF THE AMAFCA NORTH CAMINO CHANNEL WHERE 1% ANNUAL CHANCE FLOOD IS CONFINED TO THE CONSTRUCTED CHANNEL AND TO THE NATURAL CAMINO ARROYO WHERE FLOOD ZONE AE BEGINS.



SURVEY NOTE:

VF-101 FOR SURVEY.

THIS IS NOT A BOUNDARY SURVEY: DATA IS SHOWN FOR ORIENTATION ONLY.

THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON THE

STEWART TITLE GUARANTY COMPANY, NMPS 14271, DATED 01/16/2007. THE

TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING

GROUP, NMPS NO. 11184, DATED 12/01/2015 (2015.046.2). SEE SHEET

TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE

2015.046.1

New Mexico Mutual

NM Mutual Home Office

JULY 8, 2016 PROJECT MANAGE

1" = 30'-0"

5201 Balloon Fiesta Parkway

CONCEPTUAL GRADING AND DRAINAGE PLAN

DESIGN PHASE DRB Hearing NOT FOR CONSTRUCTION

SHEET NUMBER SHEET #3

