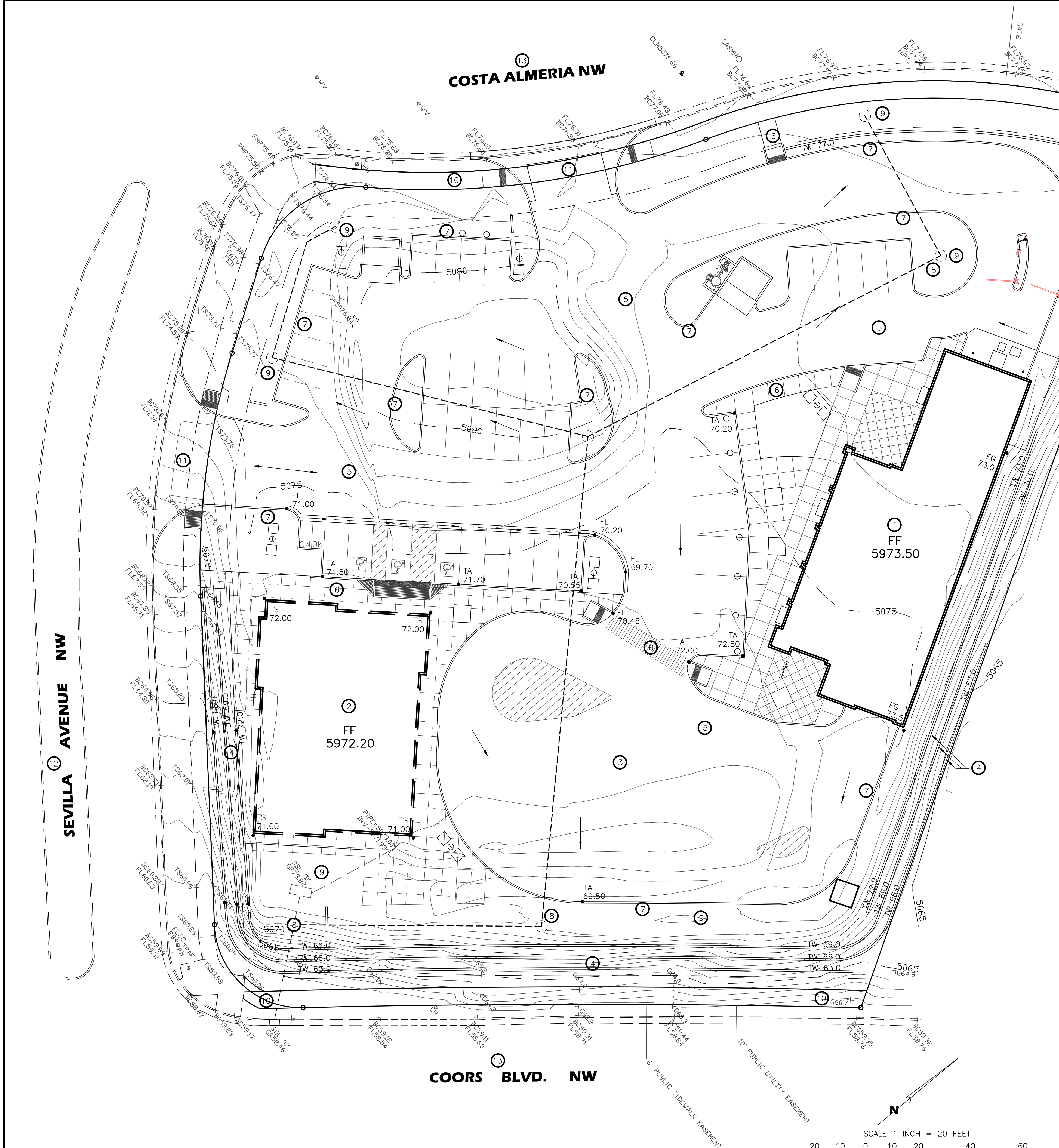
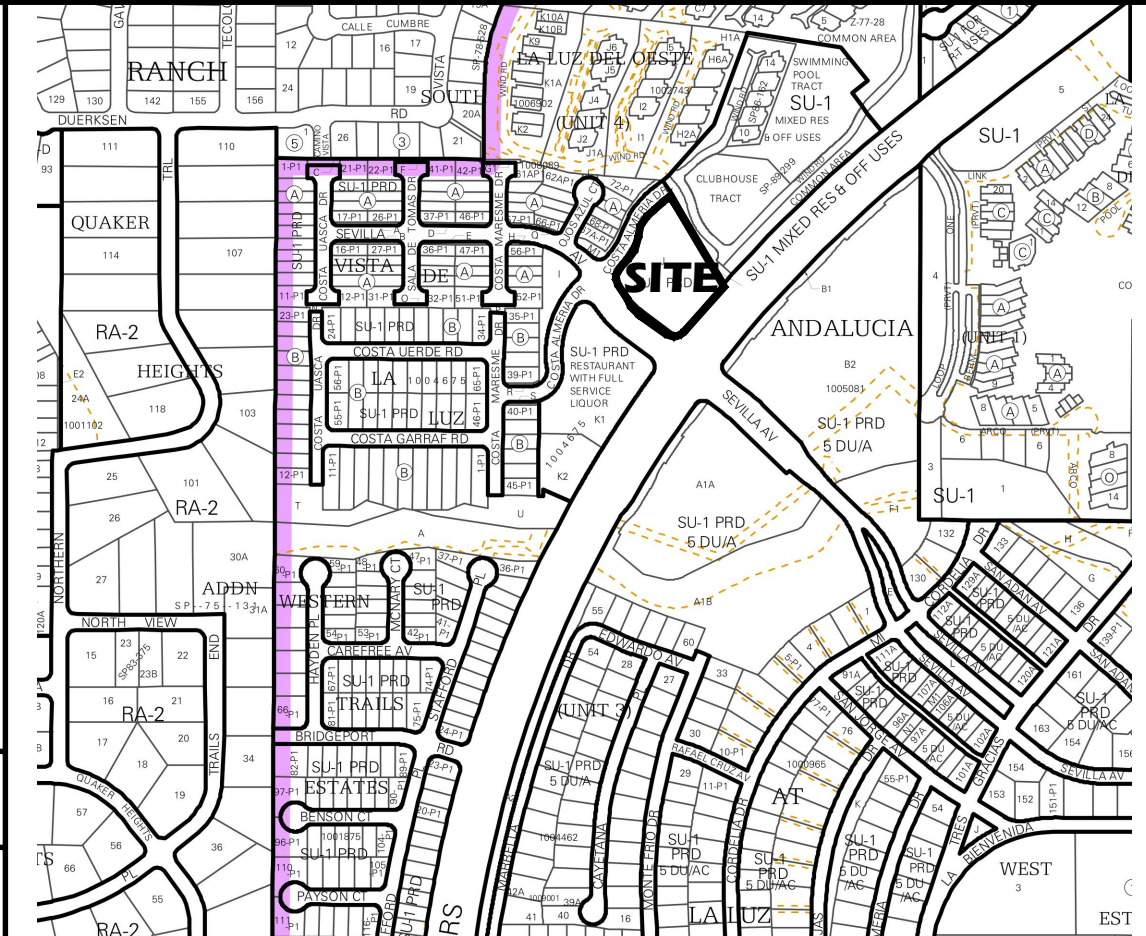
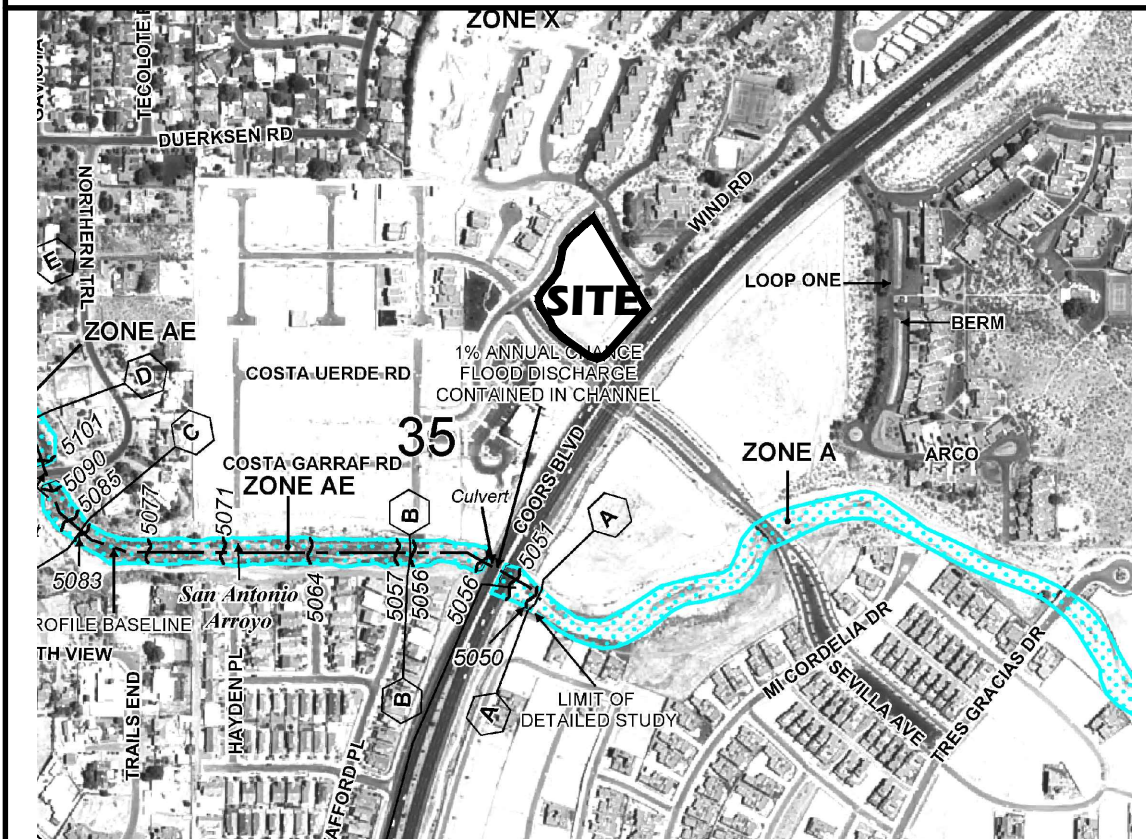


GRADING PLAN

**VICINITY MAP NO. F-11**

FEMA FIRM PANEL NO. 114H



DRAINAGE NOTES

1. THE SITE IS PRESENTLY VOID OF CONSTRUCTION WITH THE EXCEPTION OF A TEMPORARY DETENTION POND AND A DBL. 'CATCH BASIN w/ AN OUTLET TO THE PUBLIC STORM DRAIN. THERE IS VERY LITTLE VEGETATION ON THE SITE WHICH SLOPES GENTLY DOWN TO THE EAST (EXCEPTING A SOIL STOCKPILE AT THE SOUTHWEST CORNER OF THE LOT). THE WEST SIDE OF THE SITE IS RELATIVELY EVEN WITH THE ADJUTING STREET. THREE OTHER THREE SIDES OF THE LOT SLOPE STEEPLY DOWN TO THE LOT LINE.
2. THE EXISTING STEEP, SLOPES ON THE LOT BOUNDARIES WILL BE REPLACED BY LOW TIERED RETAINING WALLS WITH LANDSCAPED AREAS BETWEEN THE WALLS.
3. THE SITE IS LOCATED IN RAINFALL ZONE 1. THERE WILL BE AN INCREASE (ABOVE EXISTING CONDITIONS) IN RUNOFF VOLUMES AND FLOW RATES DUE TO DEVELOPMENT. SEE TABLE BELOW FOR EXISTING AND FUTURE FLOW RATES AND RUNOFF VOLUMES.
4. RUNOFF FROM IMPERVIOUS AREAS ARE ROUTED TO SCATTERED ONSITE PONDS SIZED TO RETAIN FIRST FLUSH FLOWS. OVERFLOW FROM THESE PONDS IS ROUTED (VIA AN ONSITE DRAINAGE SYSTEM) TO THE EXISTING ONSITE PRIVATE SYSTEM WHICH DRAINS TO THE PUBLIC STORM DRAIN SYSTEM
5. THE SITE IS LOCATED IN AN AREA DESIGNATED 'ZONE X' PER FEMA FIRM MAP NO. 114H, DATED AUGUST, 2012.
6. EXISTING TOPOGRAPHY FOR THE SITE WAS OBTAINED BY HARRIS SURVEYING, INC. IN NOVEMBER, 2015.

DRAINAGE DATA

CONDITION	B A R N S I N	STORM RETURN PERIOD	TREATMENT TYPE	TREATMENT AREA	EXCESS PRECIPITATION	PEAK RUNOFF	RUNOFF VOLUME	RUNOFF RATE
-	-	year	(table 4)	sq. ft.	(table 6) in.	(table 9) cfs/acre	cu. ft.	cfs
EXISTING	S I T E	10	A	79619	0.08	0.24	531	0.44
			B	0	0.22	0.76	0	0.00
			C	0	0.44	1.49	0	0.00
			D	0	1.24	2.89	0	0.00
			TOTAL	79619			531	0.44
		100	A	79619	0.44	1.29	2919	2.36
			B	0	0.67	2.03	0	0.00
			C	0	0.99	2.87	0	0.00
			D	0	1.97	4.37	0	0.00
			TOTAL	79619			2919	2.36
DEVELOPED	S I T E	10	A	0	0.08	0.24	0	0.00
			B	19974	0.22	0.76	366	0.35
			C	0	0.44	1.49	0	0.00
			D	59645	1.24	2.89	6163	3.96
			TOTAL	79619			6530	4.31
		100	A	0	0.44	1.29	0	0.00
			B	19974	0.67	2.03	1115	0.93
			C	0	0.99	2.87	0	0.00
			D	59645	1.97	4.37	9792	5.98
			TOTAL	79619			10907	6.91

VOLUME = IMPERVIOUS AREA X (0.42-0.10)/12
= 1590 CUBIC FEET

LEGEND

TBM	TEMPORARY BENCHMARK	MH	MANHOLE
G	GROUND	CB	CATCH BASIN GRATE
FF	FINISH FLOOR	GM	GAS METER
FG	FINISH GRADE	GV	GAS VALVE
FL	FLOWLINE	LP	LIGHT POLE
TA	TOP OF ASPHALT	PP	POWER POLE
TC	TOP OF CONCRETE	GW	GUY WIRE
BC	TOP OF CURB	PED	ELEC. OR TEL. PEDESTAL
TP	TOP OF EARTH PAD	RD ►	ROOF DRAINAGE POINT
TS	TOP OF SIDEWALK		SURFACE RUNOFF DIRECTION
TW	TOP OF WALL		EXISTING 5' CONTOUR
FH	FIRE HYDRANT		EXISTING 1' CONTOUR
WM	WATER METER		EXISTING SPOT ELEVATION
WV	WATER VALVE	● XX.XX	PROPOSED SPOT ELEVATION

KEYED NOTES

1. PROPOSED CAR WASH.
2. PROPOSED SHELL.
3. PROPOSED COVERED AREA.
4. PROPOSED 3' HIGH DRY STACK OR MASONRY RETAINING WALLS w 3'+ PLANTING AREA BETWEEN WALLS.
5. PROPOSED HEAVY AND LIGHT DUTY ASPHALT PAVEMENTS.
6. PROPOSED DESIGNATED WALK.
7. PROPOSED CONCRETE HEADER CURB.
8. PROPOSED STORM DRAIN SYSTEM TO EXISTING STORM DRAIN.
9. PROPOSED RETENTION POND FOR INITIAL STORM RUNOFF w/ OVER FLOW TO STORM DRAIN SYSTEM.
10. PROPOSED 6' CONCRETE PUBLIC SIDEWALK PER COA STD. DET. 2430.
11. PROPOSED PRIVATE ENTRANCE DETAIL PER COA STD. DET. 2426.
12. EXISTING PAVED STREET WITH CONCRETE CURB, GUTTER & SIDEWALK.
13. EXISTING PAVED STREET WITH CONCRETE CURB & GUTTER.

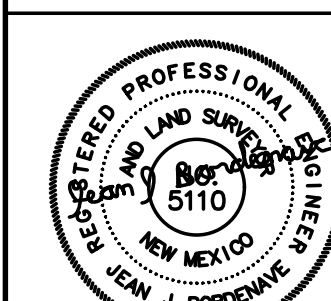
LEGAL DESCRIPTION

TRACT 'J', VISTA DE LA LUZ

PERMANENT BENCHMARK

ACS STATION 11-F11, ELEVATION 5029.526 (NAVD 1988)

no.	date	remarks	by

REVISIONS

project title	1 5401 SEVILLA AVE. NW ALBUQUERQUE, NM
sheet title	CONCEPTUAL G&D PLAN

 07/05/16	drawn by meto	design by JJB	project no. 1518
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B **BORDENAVE DESIGNS**
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