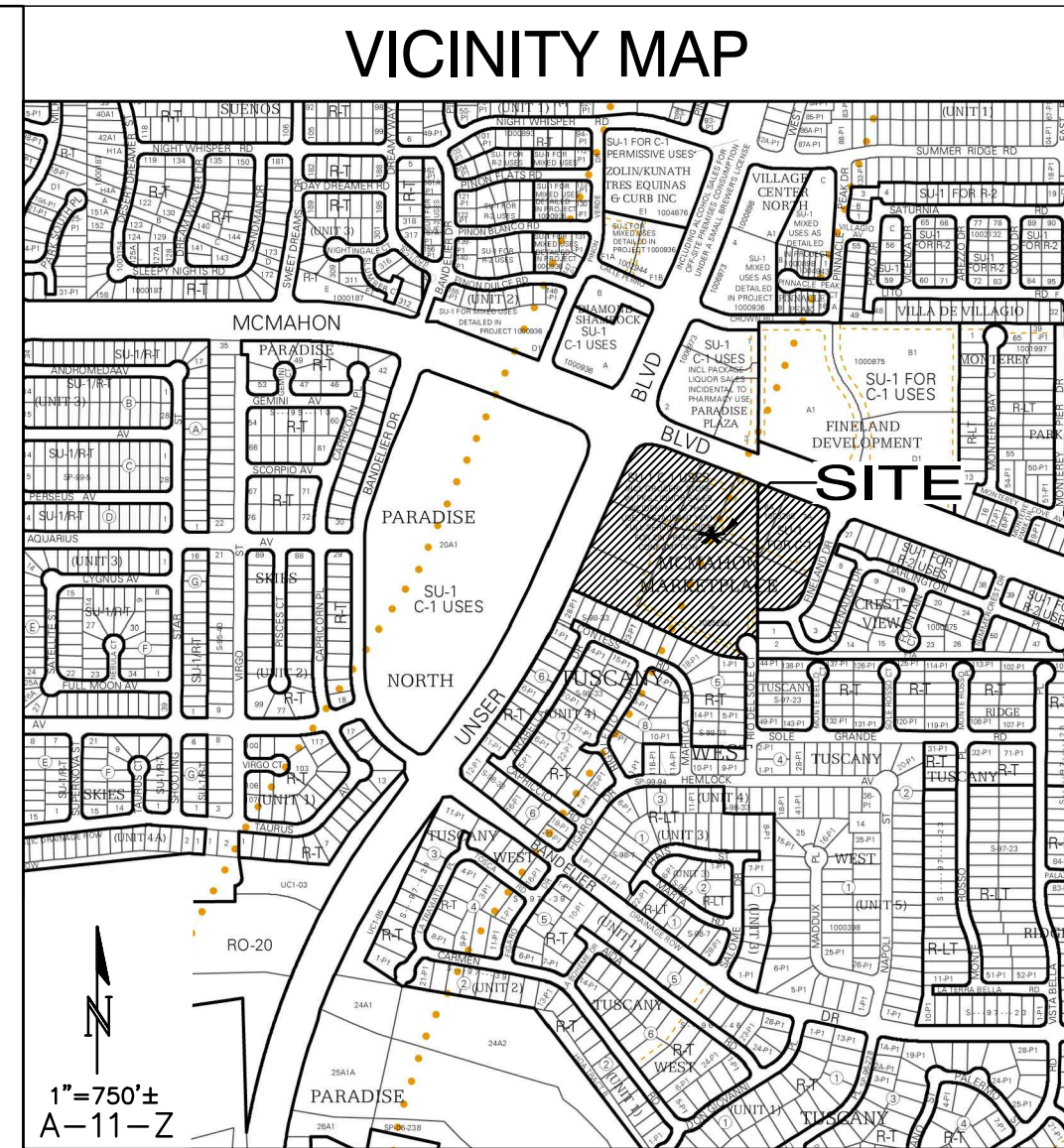
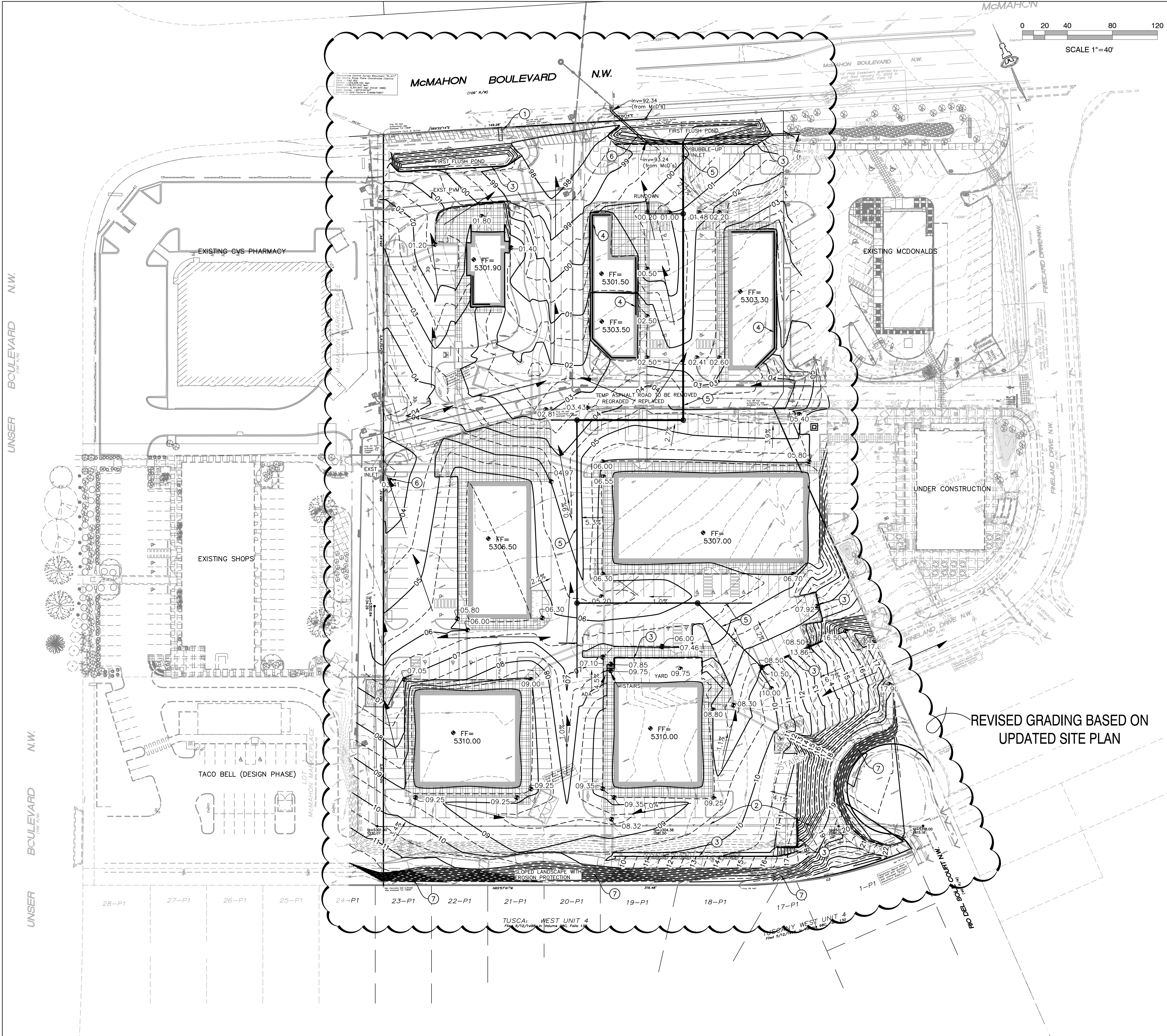




PROJECT DATA

LEGAL: McMAHON MARKETPLACE LOTS 4, 5, 6A, 7 AND 9, CITY OF ALBUQUERQUE, NEW MEXICO.

BENCHMARK: VERTICAL DATUM IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY MONUMENT "9-A11", ELEVATION = 5301.647 (NAVD 1988)

FLOOD HAZARD: PROPERTY IS LOCATED WITHIN ZONE X, DESIGNATING AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP, BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS MAP NO. 35001C0104H, MAP REVISED AUGUST 16, 2012.

STORMWATER CONTROL MEASURES ARE REQUIRED TO PROVIDE MANAGEMENT OF 'FIRST FLUSH' DEFINED AS THE 90TH PERCENTILE STORM EVENT OR 0.34" [0.44" LESS 0.1" FOR INITIAL ABSTRACTION] OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM.

FIRST FLUSH RETENTION PONDS WILL BE CONSTRUCTED WITHIN THE INDIVIDUAL LOTS LANDSCAPING AND WITHIN THE LANDSCAPE AREAS ALONG McMAHON BLVD. STORM WATER FROM THE IMPERVIOUS AREAS SHALL BE DIRECTED TO THESE PONDS. STORMWATER WILL THEN FREE DISCHARGE (85% LAND TREATMENT 'D') TO McMAHON BLVD. PUBLIC STORM SEWER.

KEYED NOTES

1. NEW COVERED SIDEWALK CULVERT TO PASS FLOW IN EXCESS OF FIRST FLUSH VOLUME. CONSTRUCT PER C.O.A. STD. DWG. 2236.
2. EXISTING WATER LINE AND ASSOCIATED EASEMENT THIS AREA TO BE RELOCATED (VERTICAL AND HORIZONTAL) TO ACCOMMODATE UPDATED GRADES & SITE LAYOUT.
3. NEW SITE RETAINING WALL TO ACHIEVE GRADE TRANSITIONS SHOWN. GRADES PROVIDED EACH SIDE REFLECT FINISH GRADES.
4. NEW BUILDING RETAINING/EXTENDED STEM WALL.
5. PROPOSED PRIVATE STORM DRAIN.
6. NEW INLET TO EXISTING STORM DRAIN MAIN TO ACCEPT FREE DISCHARGE (POST FIRST FLUSH).
7. NEW SLOPE TRANSITION AND/OR RETAINING WALL.

GENERAL NOTES

- A. GRADES SHOWN REFLECT OVERALL GRADING SCHEME. ADA PARKING WILL BE COORDINATED WITH ARCHITECT TO BE ADA COMPLIANT. MAX. 2% SLOPE IN ANY DIRECTION.
- B. LANDSCAPING TO BE DEPRESSED TO HARVEST STORMWATER EXCEPT WITHIN 10' OF A BUILDING OR STRUCTURE.
- C. CURB OPENINGS WILL BE PROVIDED WHERE POSSIBLE TO ACCEPT STORMWATER INTO DEPRESSED LANDSCAPING. SEE DETAIL SHEET CG2.
- D. ROCK EROSION PROTECTION WILL BE REQUIRED AT CURB OPENINGS, ON SLOPES > 4:1 AND WITHIN SWALES CARRYING CONCENTRATED FLOW (TYPICAL).
- E. 'FIRST FLUSH' RETENTION PONDING WILL BE PROVIDED WITHIN AVAILABLE LANDSCAPE AREAS.
- F. STEPS AND RAMPS AS REQUIRED TO ACHIEVE GRADE TRANSITIONS WILL BE DESIGNED AS EACH PROPERTY DEVELOPS.

LEGEND

- | | |
|--|---------------------------------|
| | EXISTING SPOT ELEVATION |
| | EXISTING CONTOUR |
| | PROPOSED CONTOUR (1' INCREMENT) |
| | PROPOSED SPOT ELEVATION |
| | FLOW ARROW |
| | FINISH FLOOR ELEVATION |
| | PROPOSED GRADE BREAK |

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2190 CG-101.dwg Dec 27, 2016

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**McMAHON MARKET PLACE
MASTER GRADING PLAN UPDATE
5708 McMAHON BLVD NW
ALBUQUERQUE, NM 87114
AMENDED MASTER GRADING PLAN**

DATE: 22 DEC 2016
DRAWN BY: BJB
CHECKED BY: FCA
VERIFIED BY:

REVISIONS

SHEET NO:
CG1
17 OF 18

