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TEMPORARY UNDEVELOPED
OFF-SITE FLOW ACCEPTED
INTO SITE. FUTURE SWALE
ON ADJACENT PROPERTY
WILL BE REQUIRED WHEN
ADJACENT PROPERTY
DEVELOPS PER APPROVED
MERCADO CAMINO 66
GRADING & DRAINAGE PLAN
BY LARKIN GROUP (STAMP
DATE 12-24-09)

DRAINAGE CONCEPT

A DRAINAGE STUDY FOR THIS PROPERTY WAS PREPARED BY THE LARKIN GROUP (EXISTING AND DEVELOPED CONDITIONS) DATED 12/24/2009. NOTE 2 ON THE DEVELOPED CONDITIONS GRADING AND DRAINAGE PLAN STATES: "STORM DRAINAGE FACILITIES CONSTRUCTED AND PAID FOR BY PROPERTY OWNER UNDER SAD-222 PROVIDED FOR FREE DISCHARGE OF STORM WATER FROM THIS PROPERTY".

OFF-SITE FLOW: PER THE APPROVED DRAINAGE STUDY, HISTORIC (UNDEVELOPED CONDITION) OFFSITE FLOWS OF 23.7 CFS PASS INTO THE SITE NEAR THE SOUTHWEST CORNER OF THE PROPERTY. THIS FLOW WILL BE ACCEPTED, ROUTED AND RELEASED TO SUNSET GARDENS ROAD. ONCE THE WEST PROPERTY DEVELOPS, NO FLOW WILL BE PERMITTED TO PASS INTO THIS PROPERTY.

A SMALL OFF-SITE BASIN (2 CFS) AT THE NORTHWEST CORNER OF THE PROPERTY WILL BE PASSED UNDER THE PROPOSED ACCESS DRIVE TO CONTINUE WITHIN THE CENTRAL R/W.

THE PROPERTY WILL BE DEVELOPED WITH SIX BUILDINGS IN PHASES. A DETAILED GRADING AND DRAINAGE PLAN, INCLUDING CALCULATIONS FOR STORM DRAIN AND STORMWATER QUALITY POND VOLUMES WILL BE PROVIDED AS EACH PHASE DEVELOPS. A RIGHT-IN/RIGHT-OUT ENTRANCE WILL BE CONSTRUCTED IN 98TH ST. AND AN ENTRANCE, CURB & GUTTER, SIDEWALK AND TWO PUBLIC STORM DRAIN INLETS WILL BE CONSTRUCTED ON THE NORTH SIDE OF SUNSET GARDENS RD.

THE ONSITE STORM WATERS, ALONG WITH THE OFFSITE UNDEVELOPED STORM WATERS SHALL FREE DISCHARGE TO THE ADJACENT 98TH ST. AND SUNSET GARDENS RD. VIA ACCESS DRIVES, COVERED SIDEWALK CULVERTS AND ONSITE INLETS CONNECTING TO THE BACK OF THE PUBLIC STORM DRAIN STREET INLETS. SEE THE STORMWATER QUALITY SECTION (CG-102) FOR ADDITIONAL INFORMATION.

VICINITY MAP L-09

PROJECT INFORMATION

PROPERTY: THE SITE IS AN UNDEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP L-9. THE SITE IS BOUND TO THE EAST BY 98TH ST. SW, TO THE WEST BY PARTIALLY DEVELOPED COMMERCIAL PROPERTY, TO THE NORTH BY CENTRAL AVE. SW AND TO THE SOUTH BY SUNSET GARDENS RD SW.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A MULTI-BUILDING COMMERCIAL CENTER WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: LOT 1-A, BLK 1 EXCLUDING THE 'ELY POR' OF LOTS 1-A & 1-B, LANDS OF ATRISCO LAND GRANT (4.25 ACRE) AND LOT 2 BLK 1, PLAT OF LANDS OF THE ATRISCO GRANT (4.61 ACRE)

BENCHMARK: ACS MONUMENT 14-K9: A 3-1/4" ALUMINUM DISK SET IN CONCRETE AT THE NW CORNER OF THE INTERSECTION OF BRIDGE BLVD SW AND 86TH ST. SW. ELEVATION (NAVD 1988): 5117.017

TEMPORARY BENCHMARKS: A 1/2" REBAR W/PLASTIC CAP "PS 14269" SET AT THE NW PROPERTY CORNER OF LOT 2 OF THIS SURVEY. ELEVATION (NAVD 1988): 5218.38

FLOOD HAZARD: THIS PROPERTY LIES WITHIN FEMA FLOODZONE "X" (NO FLOOD HAZARD) AND IS NOT SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO PANEL 350002 0328 H; EFFECTIVE DATE: AUGUST 16, 2012.

KEYED NOTES

- PRIVATE ON-SITE STORM DRAIN SYSTEM AS NEEDED.
- CONNECTION TO PUBLIC STORM DRAIN INLET.
- RETAINING / GARDEN WALLS (WHERE NEEDED) TO ACHIEVE GRADE TRANSITIONS.
- TEMPORARY HISTORIC (UNDEVELOPED CONDITION) OFF-SITE FLOW ACCEPTED INTO PROPERTY FOR ROUTING.
- ADA COMPLIANT CONNECTION TO PUBLIC SIDEWALK.
- PERIMETER WALL WITH RETAINING AS NEEDED TO ACHIEVE GRADE TRANSITION.
- NEW PUBLIC STORM DRAIN INLETS TO BE CONSTRUCTED AS PART OF PUBLIC WORK ORDER (PWO).
- NEW PAVING, CURB AND GUTTER, SIDEWALK, SITE ENTRANCE TO BE CONSTRUCTED AS PART OF PWO.

LEGEND

---	EXISTING CONTOUR
—02—	PROPOSED CONTOUR
78.3	PROPOSED SPOT ELEVATION
→	FLOW ARROW
FF = 5207.00	FINISH FLOOR ELEVATION
*	STORMWATER QUALITY LOCATION

GENERAL NOTES

A. GRADES SHOWN ON THE CONCEPTUAL GRADING AND DRAINAGE PLAN REFLECT THE OVERALL GRADING SCHEME. ADA COMPLIANT PARKING WILL BE COORDINATED WITH ARCHITECT TO ENSURE MAX. 2% SLOPE IN ANY DIRECTION.

B. LANDSCAPING WILL BE DEPRESSED TO HARVEST STORMWATER EXCEPT WITHIN 10' OF A BUILDING OR STRUCTURE.

C. ROCK EROSION PROTECTION WILL BE REQUIRED AT CURB OPENINGS, ON SLOPES > 4:1 AND WITHIN SWALES CARRYING CONCENTRATED FLOW.

D. STEPS, RAMPS, AND TRANSITION GARDEN RETAINING WALLS AS REQUIRED TO ACHIEVE GRADE TRANSITIONS WILL BE DETERMINED AS EACH PROPERTY DEVELOPS.

E. PERIMETER RETAINING WALLS: PER THE DPM, CHAPTER 22.5 B, CARE SHOULD BE TAKEN TO ENSURE THAT THE ADJACENT PROPERTY IS NOT DAMAGED OR ITS USE CONSTRAINED DUE TO GRADING AT OR NEAR THE PROPERTY LINE. ENCROACHING INTO THE ADJACENT PROPERTY WITH GRADING AND/OR WALL FOOTING WILL REQUIRE WRITTEN PERMISSION FROM THE AFFECTED PROPERTY OWNERS. LETTERS ARE TO BE PROVIDED TO COA HYDROLOGY FOR THEIR FILES PRIOR TO HYDROLOGY APPROVAL FOR BUILDING PERMIT.

F. STORMWATER QUALITY RETENTION PONDS WILL BE LOCATED AND CONSTRUCTED AS EACH PROPERTY DEVELOPS. PRIOR TO BUILDING PERMIT APPROVAL, A "PAYMENT IN-LIEU FOR S.Q. VOLUME REQUIREMENT" TREASURY DEPOSIT SLIP WILL BE PROVIDED BY C.O.A. HYDROLOGY BASED ON THE PORTION OF S.Q. VOLUME (0 @ \$8.00 PER CF) THAT IS NOT RETAINED ON-SITE. A COPY OF THE PAID RECEIPT WILL BE REQUIRED PRIOR TO RECEIVING HYDROLOGY APPROVAL FOR BUILDING PERMIT.

CONCEPTUAL GRADING + DRAINAGE PLAN

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
2306 CG-101 CONCEPTUAL.dwg May 20, 2019

MARTIN FM GRUMMER
ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-5207

PETERSON
PROPERTIES

MERCADO EL MILAGRO
NEW SITE PLAN
10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
VERIFIED BY: _____

REVISIONS	

SHEET NO:
CG-101
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