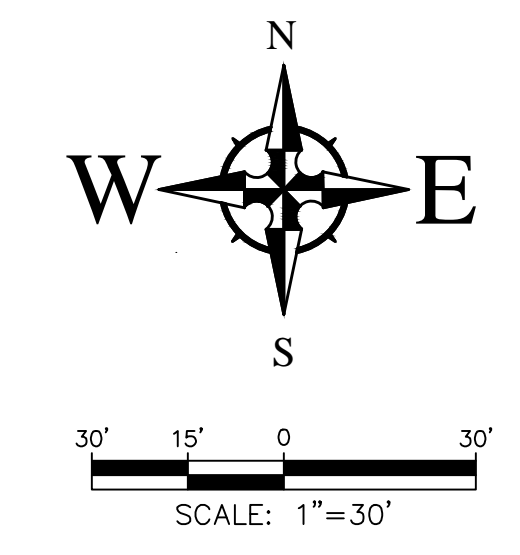
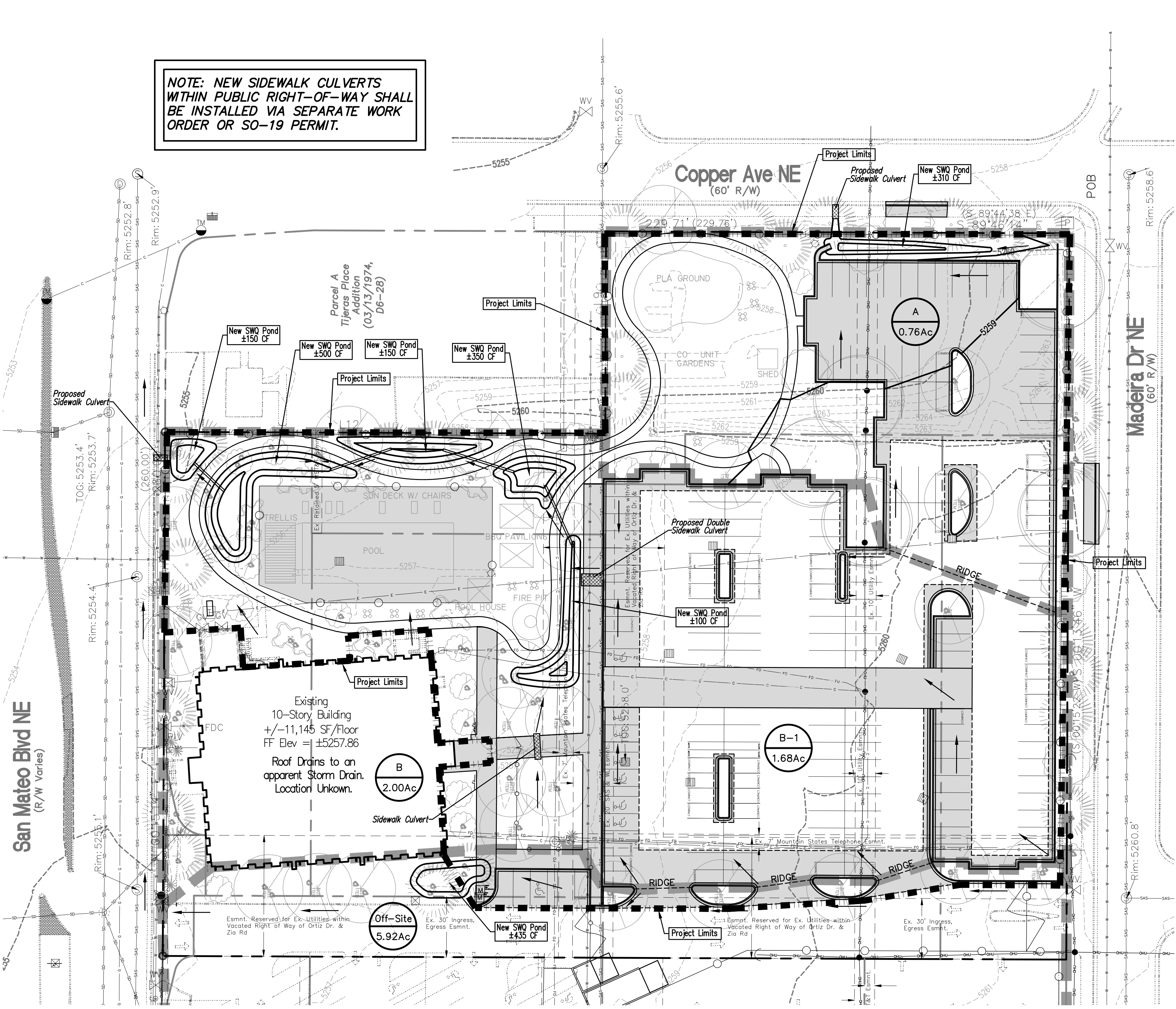


**NOTE: NEW SIDEWALK CULVERTS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED VIA SEPARATE WORK ORDER OR SO-19 PERMIT.**



**CAUTION - NOTICE TO CONTRACTOR**  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

- LEGEND**
- ← FLOW ARROW
  - 27.8 — PROPOSED TOP OF GRADE/PVMT ELEVATIONS
  - FL27.8 — PROPOSED FLOW LINE/GUTTER ELEVATIONS
  - TC27.8 — PROPOSED TOP OF CURB ELEVATIONS
  - TS27.8 — PROPOSED TOP OF SIDEWALK ELEVATION
  - FGH83.40 / FGL83.40 — FINISHED GRADE AT TOP OF WALL / FINISHED GRADE AT BOTTOM OF WALL
  - 515 — EXISTING CONTOUR
  - 515 — PROPOSED CONTOUR
  - — EXISTING STORM DRAIN
  - PROPOSED PAVED AREA

TOTAL IMPERVIOUS AREA TO BE ADDED IS APPROXIMATELY 39,543 SF.

**BASIN 'A' WATER QUALITY POND CALCULATION**  
 TOTAL NEW IMPERVIOUS AREA = 14,030 SF  
 FIRST FLUSH = 14,030 \* 0.26' / 12 = 304 CF  
 TOTAL VOLUME PROVIDED = 310 CF

**BASIN 'B' WATER QUALITY POND CALCULATION**  
 TOTAL NEW IMPERVIOUS AREA = 25,513 SF  
 FIRST FLUSH = 25,513 \* 0.26' / 12 = 553 CF  
 TOTAL VOLUME PROVIDED = 1,250 CF

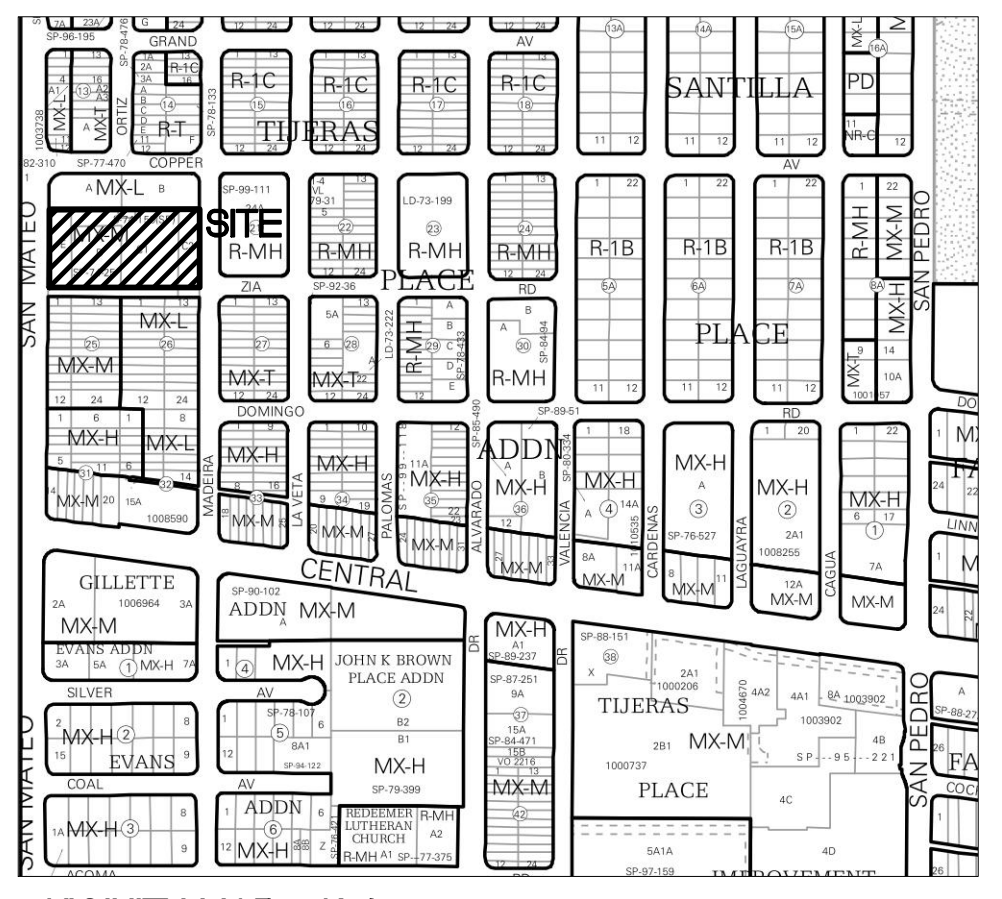
**DRAINAGE MANAGEMENT PLAN**

**INTRODUCTION**  
 The purpose of this submittal is to provide a Conceptual Drainage Management Plan for the subject site located at 300 San Mateo Blvd NE. The scope of the project involves converting the existing office building into apartments, removing a large portion of the existing parking lot to make room for site amenities.

**EXISTING HYDROLOGIC CONDITIONS**  
 The site currently drains via sheet flow from southeast to northwest and into San Mateo Blvd. It appears that the existing building is connecting to an existing storm drain; however, no as-built plans can be found that reflect the location and/or size of the pipe.

**PROPOSED HYDROLOGIC CONDITIONS**  
 The site will continue to drain from southeast to northwest and into San Mateo Blvd. Per the Drainage Calculation table this sheet, there will be a reduction of 0.57cfs (1,920 Cubic Feet) to the 100-Yr, 6-Hr Storm Event. The Final Grading Plan for Building Permit will need to provide stormwater quality ponding for all new impervious areas per the DPM and per the calculations this sheet.

**CONCLUSION**  
 This drainage management plan shows that there will be a reduction in runoff from the site as part of the redevelopment project. Furthermore, Stormwater Quality Ponding will be provided on site. With this submittal, we are requesting Conceptual Grading Plan approval for Site Plan for Building Permit. A final Grading Plan will be required prior to Building Permit approval.



**VICINITY MAP - K-18-Z**  
**LEGAL DESCRIPTION:**  
 A Certain Tract of Land Situate within Section 24, Township 10 North, Range 3 East, NM Principal Meridian within City of Albuquerque, Bernalillo County, NM. Comprising all of Parcels "B", "D" and "E" of the Replat showing Parcels "A" through "E", inclusive, comprising all of Block 20, portion of Block 19 together with portions of Vacated Ortiz Dr. NE & Zia Rd. NE of Tijeras Pl Addition.



**FIRM MAP 35001C0354H**  
 Per Firm Map 35001C0354H, dated August 16, 2012, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.

**GRADING NOTES**

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HERON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
7. A DISPOSAL SITE FOR ANY AND ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

**Existing Drainage Calculations**  
 This table is based on the COA DPM Chapter 6.2 (A), Zone: 3

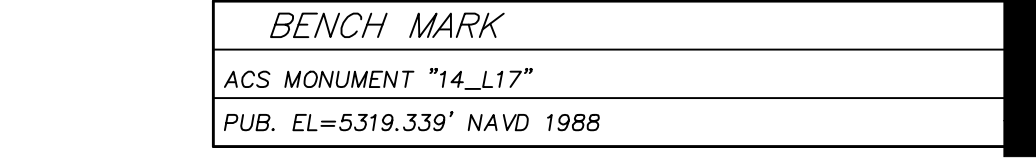
BASIN	Area (AC)	Land Treatment Percentages (%)				Weighted C	Tc (min)	I (100) (in/hr)	Q(100) (cfs/ac.)	Q(100) (CFS)	WTE (inches)	V(100)240 (CF)	V(100)10day (CF)	Comments
		A	B	C	D									
A-Pre	0.48	0.0	0.0	25.0	75.0	0.84	12.00	4.16	3.50	1.68	2.21	3846	6552	Surface Drains to Copper / San Mateo
B-Pre	2.30	0.0	0.0	10.0	90.0	0.88	12.00	4.36	3.85	8.85	2.43	20296	37579	Sheet Flows to San Mateo
Off-Site	5.90	0.0	0.0	5.0	95.0	0.90	12.00	4.42	3.97	23.40	2.51	53660	100456	Sheet Flows to San Mateo
<b>TOTAL</b>	<b>8.68</b>									<b>33.93</b>		<b>77803</b>	<b>144887</b>	

**Proposed Drainage Calculations**  
 Ultimate Development Conditions Basin Data Table  
 This table is based on the COA DPM Chapter 6.2(A), Zone: 3

BASIN	Area (AC)	Land Treatment Percentages (%)				Weighted C	Tc (min)	I (100) (in/hr)	Q(100) (cfs/ac.)	Q(100) (CFS)	WTE (inches)	V(100)240 (CF)	V(100)10day (CF)	Comments
		A	B	C	D									
A-1	0.76	0.0	0.0	40.0	60.0	0.80	12.00	3.96	3.18	2.41	1.98	5473	9281	Surface Drains to Copper / San Mateo
A-2	2.00	0.0	0.0	20.0	80.0	0.88	12.00	4.23	3.73	7.46	2.28	16567	29926	Sheet Flows to San Mateo
A-3	5.92	0.0	0.0	5.0	95.0	0.90	12.00	4.42	3.97	23.48	2.51	53842	100797	Sheet Flows to San Mateo
<b>TOTAL</b>	<b>8.68</b>									<b>33.36</b>		<b>75883</b>	<b>140003</b>	

**NOT FOR CONSTRUCTION**

**Wooten Engineering**  
 PO Box 15814  
 Rio Rancho, N.M. 87174  
 Phone: (505) 980-3560



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 NEW MEXICO  
 16892  
 7/27/2022

**DISTRICT 505**  
**TOWER 10 APARTMENTS**  
 300 SAN MATEO BLVD NE  
 ALBUQUERQUE, NEW MEXICO 87102

DRB DOCUMENTS

DRAWN BY:  
 CHECKED BY:  
 DATE: APR 01, 2022

REVISIONS

CONCEPTUAL GRADING PLAN

C1.2

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