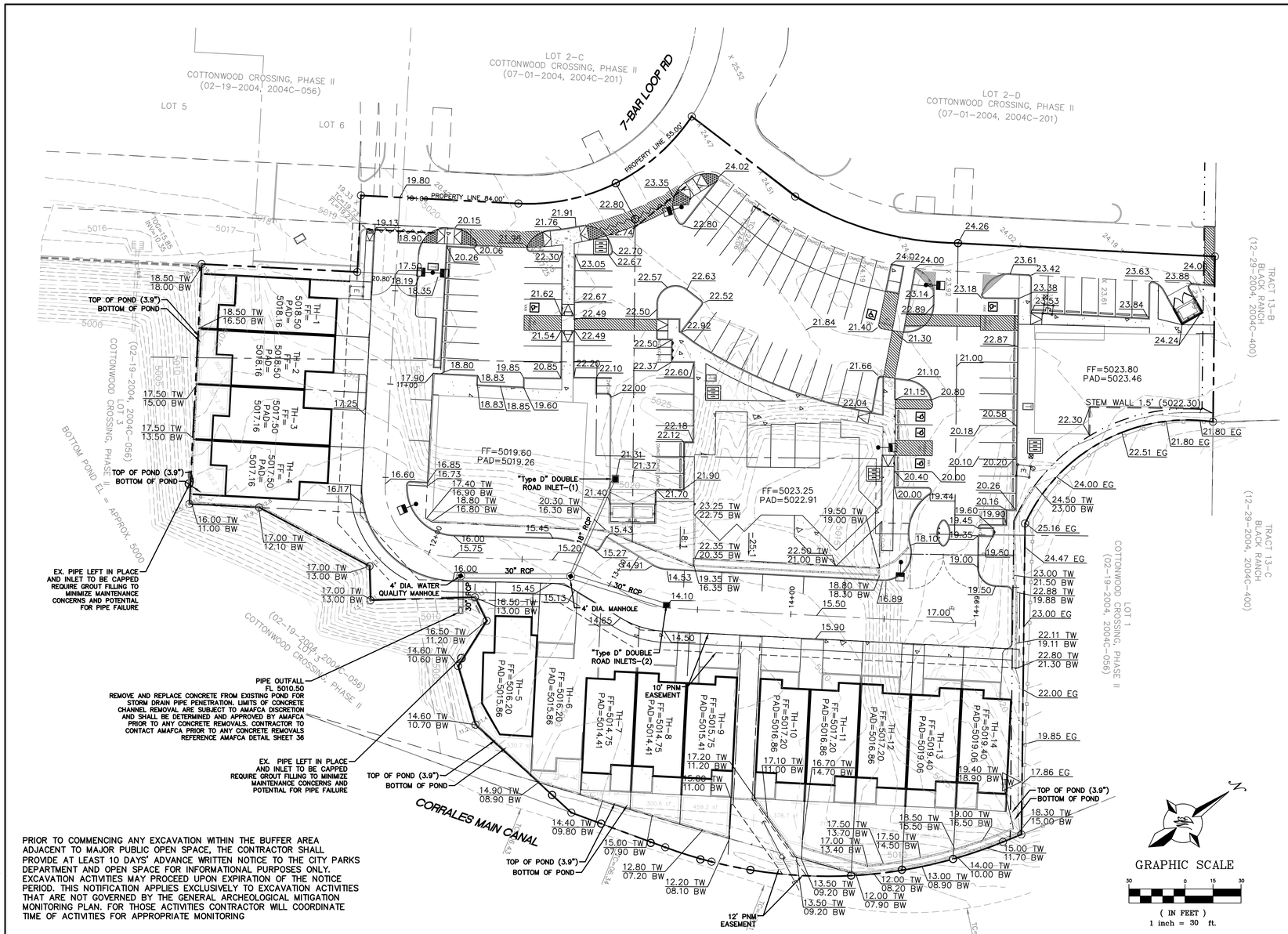
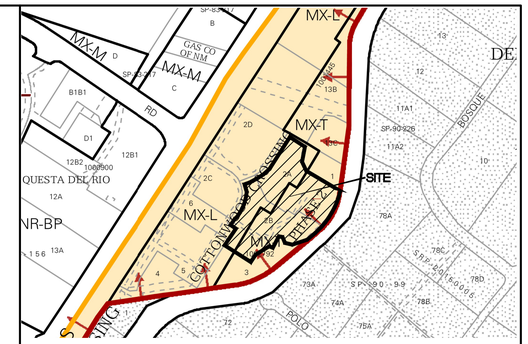
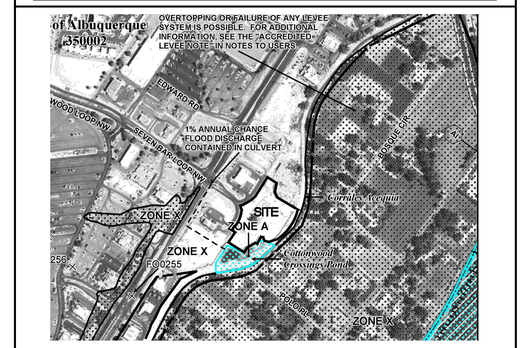




VICINITY MAP B-14



VICINITY MAP 35001C0109H

LEGAL DESCRIPTION:

LT 2-A LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II (BEING A REPLAT OF TRACT 2 COTTONWOOD CROSSINGPHASE II) CONT 1.5908 AC

LT 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II (BEING A REPLAT OF TRACT 2 COTTONWOOD CROSSINGPHASE II) CONT 1.5483 AC

3.20 ACRES OF THE CONTROLLING SITE DEVELOPMENT PLAN

DPM		
100yr	10day	
Rainfall	3.9	in
	0.325	ft

	Backyard Ponding Requirements				
Townhome	Drainage Area (SF)	Total Volume (CF)	Ponding Area (SF)	Reqd Depth (FT)	Reqd. Depth (in
TH1	384.4	124.9	384.4	0.3	3.9
TH2	393.4	127.9	393.4	0.3	3.9
TH3	393.4	127.9	393.4	0.3	3.9
TH4	370.6	120.4	370.6	0.3	3.9
TH5	330.7	107.5	330.7	0.3	3.9
TH6	280.1	91.0	280.1	0.3	3.9
TH7	131.3	42.7	131.3	0.3	3.9
TH8	300.6	97.7	300.6	0.3	3.9
TH9	459.2	149.2	459.2	0.3	3.9
TH10	378.7	123.1	378.7	0.3	3.9
TH11	715.5	232.5	715.5	0.3	3.9
TH12	811.8	263.8	811.8	0.3	3.9
TH13	666.9	216.7	666.9	0.3	3.9
TH14	474.5	154.2	474.5	0.3	3.9
Totals	6,091.10	1,979.61	6,091.10		

PRIOR TO COMMENCING ANY EXCAVATION WITHIN THE BUFFER AREA ADJACENT TO MAJOR PUBLIC OPEN SPACE, THE CONTRACTOR SHALL PROVIDE AT LEAST 10 DAYS' ADVANCE WRITTEN NOTICE TO THE CITY PARKS DEPARTMENT AND OPEN SPACE FOR INFORMATIONAL PURPOSES ONLY. EXCAVATION ACTIVITIES MAY PROCEED UPON EXPIRATION OF THE NOTICE PERIOD. THIS NOTIFICATION APPLIES EXCLUSIVELY TO EXCAVATION ACTIVITIES THAT ARE NOT GOVERNED BY THE GENERAL ARCHEOLOGICAL MITIGATION MONITORING PLAN. FOR THOSE ACTIVITIES CONTRACTOR WILL COORDINATE TIME OF ACTIVITIES FOR APPROPRIATE MONITORING

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

Stormwater Qaulity Volume					
Acres	SF	Rainfall (in)	Rainfall (ft)	SWQV (CF)	SWQV (Acre-Ft)
1.76	76,779.22	0.42	0.035	2,687.3	0.06

GENERAL NOTE:

1. A DRAINAGE EASEMENT WILL BE GRANTED ON TRACT X (HOA) FOR THE BENEFIT OF TRACTS X THROUGH X (TOWNHOMES 1-14), TRACT X (BUILDING B), AND TRACT X (NUSENDA BANK). THE HOA WILL BE RESPONSIBLE FOR MAINTENANCE. THE EASEMENT WILL BE FORMALIZED THROUGH PLATTING ACTION PRIOR TO CONSTRUCTION, AT WHICH TIME LEGAL TRACT NAMES WILL BE ADDED TO THE CONSTRUCTION DRAWINGS.
2. TOP OF WALL (TOW) ELEVATIONS ARE INTENDED TO SHOW THE TOP OF RETAINING WALL ELEVATIONS WITH GARDEN WALLS INTENDED TO BE PLACED ON RETAINING WALLS AS REQUIRED FOR SCREENING, PRIVACY, ETC. ALL WALL HEIGHTS TO BE IN ACCORDANCE WITH CITY OF ALBUQUERQUE IDO WALL HEIGHT PROVISIONS.
3. THE INDIVIDUAL RETENTION PONDS LOCATED IN THE BACKYARDS OF THE TOWNHOMES ARE ESSENTIAL FOR THE PROPER DRAINAGE FUNCTION AND HYDROLOGY OF THE SITE. THESE PONDS ARE NOT TO BE ALTERED OR FILLED IN BY ANY OWNERS, LESSEE, RENTER, OR OCCUPENT AFTER DEVELOPMENT. ANY MODIFICATIONS MAY RESULT IN IMPROPER DRAINAGE AND POTENTIAL FLOODING ISSUES
4. WHERE THE EXISTING GARDEN WALL IS TO BE REMOVED AND THE NEW RETAINING WALL CONSTRUCTED, THE GAP BETWEEN THE FOOTING AND THE EXISTING POND LINING SHOULD BE ARMORED WITH ROCK AND FILTER FABRIC (OR EQUIVALENT) TO PREVENT UNDERCUTTING OF THE POND LINING FROM THE WEEP HOLES.

NOTICE TO CONTRACTORS:

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. ALL FILL MATERIAL UTILIZED WITHIN THE TOWN HOME DETENTION POND AREA(S) MUST BE SUITABLE FOR DRAINAGE AND PERCOLATION. THE FILL SHALL CONSIST OF CLEAN, WELL-GRADED GRANULAR MATERIAL, FREE FROM CLAY, SILT, ORGANICS, OR OTHER DELETERIOUS SUBSTANCES THAT MAY IMPEDE DRAINAGE. NO CLAY OR EXPANSIVE MATERIALS ARE TO BE USED IN THE FILL TO ENSURE PROPER INFILTRATION AND PREVENT STANDING WATER.

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR ¾" GRAVEL

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING RETAINING WALL

APPROVED FOR CONSTRUCTION WITHIN AMAFCA ROW OR EASEMENT

AMAFCA APPROVED FOR CONSTRUCTION DATE

PAD CERTIFICATION NOTE: PAD CERTIFICATIONS FOR ALL OCCUPIABLE STRUCTURES SHALL BE SUBMITTED TO THE CITY OF ALBUQUERQUE HYDROLOGY DEPARTMENT UPON COMPLETION OF ROUGH GRADING. CERTIFICATIONS SHALL BE PREPARED AND SIGNED BY A LICENSED GEOTECHNICAL OR CIVIL ENGINEER, VERIFYING THAT THE BUILDING PADS HAVE BEEN GRADED TO THE ELEVATIONS AND SPECIFICATIONS SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN.

CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

08/08/2025

RONALD R. BOHANNAN
P.E. #7868

RETAIL AT 7 BAR
ALBUQUERQUE, NM

GRADING AND DRAINAGE PLAN

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY pm/as
DATE 08/08/2025
DRAWING 2023004-GR
SHEET # 05
JOB # 2023004