

LEGAL DESCRIPTION:
Parcel 12B Riverview Addition containing 2.1483 acres.

HYDROLOGY:
Flows from basin #101 are based on the Eagle Ridge Drainage Report. Flows from basin #102, 103, and 104 are based on DPM Section 22.2 Table A-9 Zone 1 using 16.7% Treatment B,C, and D and 50% Treatment A. (2.19cfs/ac). Basin #106 is all impervious (4.37cfs/ac)

101	8.5ac	29.6cfs
102	10.4ac	22.8cfs
103	2.2ac	4.8cfs
104	16.7ac	36.6cfs
105	2.0ac	4.10cfs*
106	1.3ac	5.7cfs

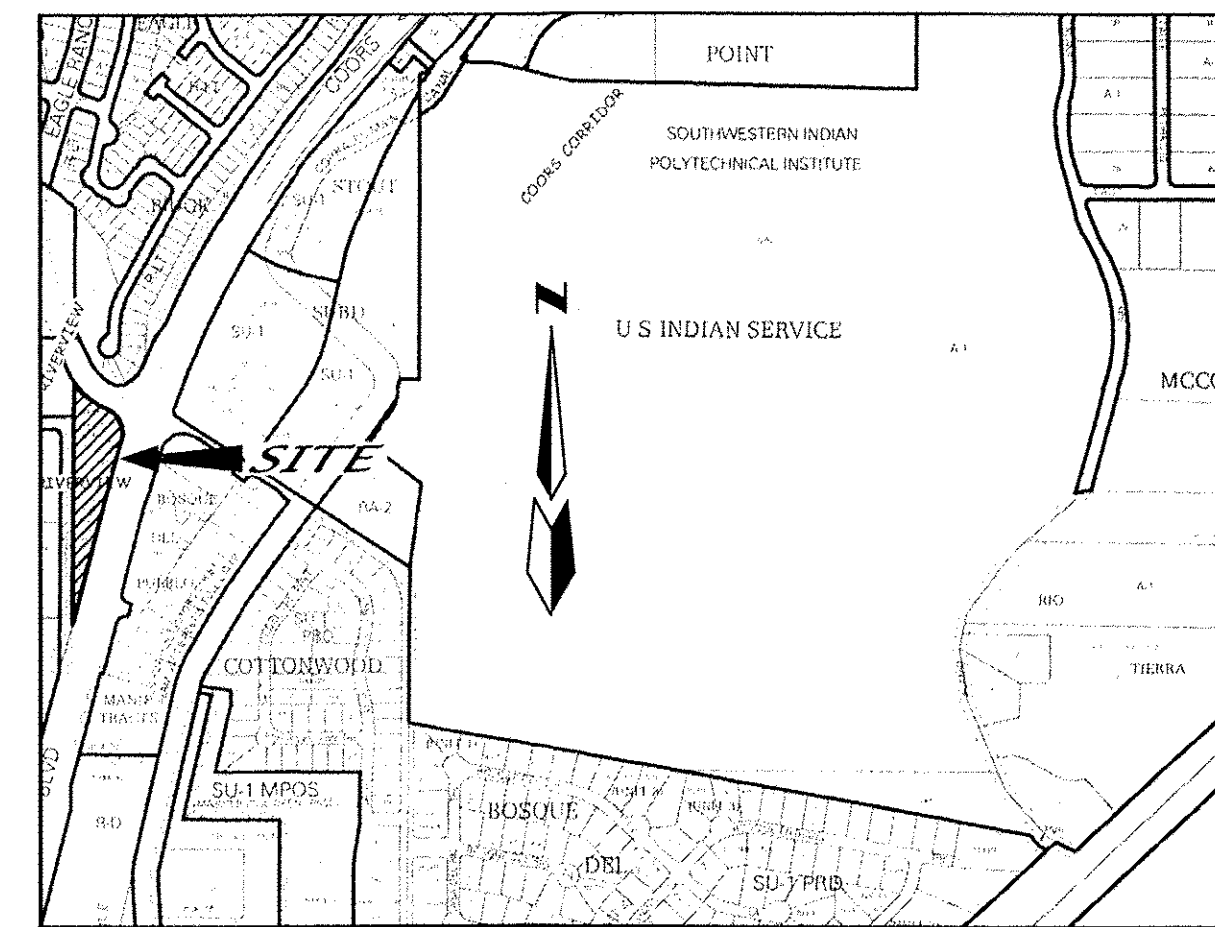
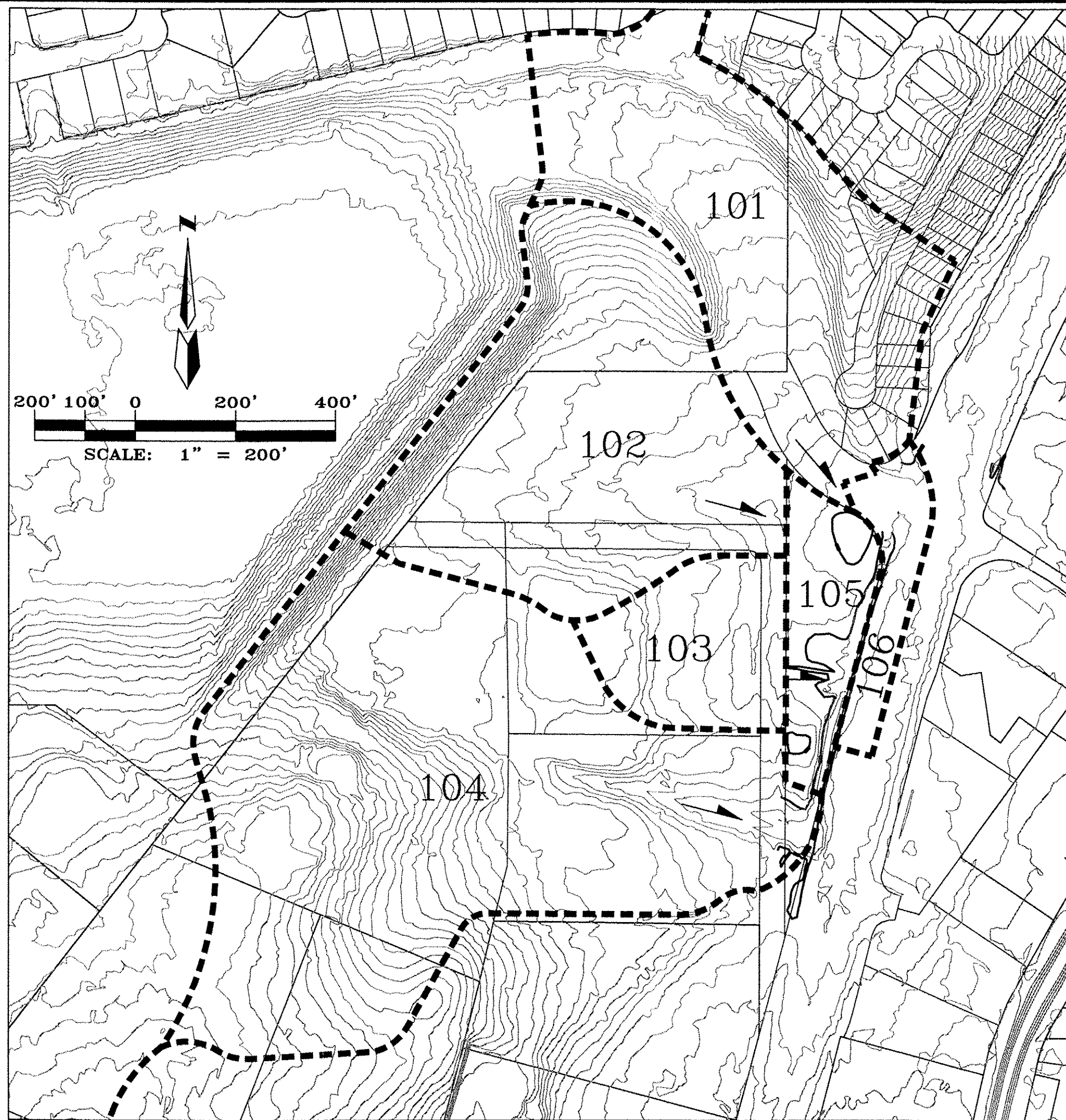
*Allowable discharge (2.05 cfs/ac)

STORM WATER MANAGEMENT PLAN:
A privately constructed and maintained on site detention pond will be provided by this development to limit the peak rate of discharge from this site such that the total runoff generated from this site is equal to or less than what it would be if it were developed at 15% impervious as established by the "north Coors drainage management plan middle area dated Feb. 1997 prepared by smith engineering for A.M.A.F.C.A. That DMP demonstrated adequate downstream capacity for free discharge from basin 14.1 which is a 32.7 acre basin modeled at 15% impervious in that DMP thus 2.05 cfs/acre as the allowed 100 Yr. discharge from this site. Off site flows enter this site from the north and from the west, and all of the drainage exits the site thru the existing culverts on the south end of the site.

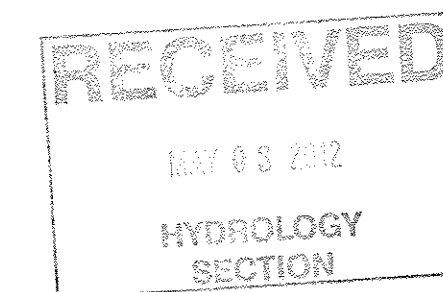
BENCHMARK:
STATION "11-C13" IS 4.83 MI. WEST ON PASEO del NORTE FROM THE INTERSECTION OF I-25 AND PASEO del NORTE TO COORS ROAD OVERPASS. THE STATION IS IN THE NORTHEAST QUADRANT OF THE BRIDGE. THE STATION IS AN ACS 3 1/4" ALUM. CAP SET FLUSH IN THE NORTHEAST CONCRETE BRIDGE ABUTMENT AND STAMPED "11-C13, 1991". X = 375,354.28 Y = 1,521,315.59 (NAD27) Z = 5029.172 VERTICAL REFERENCE DATUM (NVGD 1929)

TERRAIN:
SITE SLOPES FROM WEST TO EAST AT 3% AND DRAINS TO CULVERTS UNDER COORS NEAR SOUTH END OF SITE.

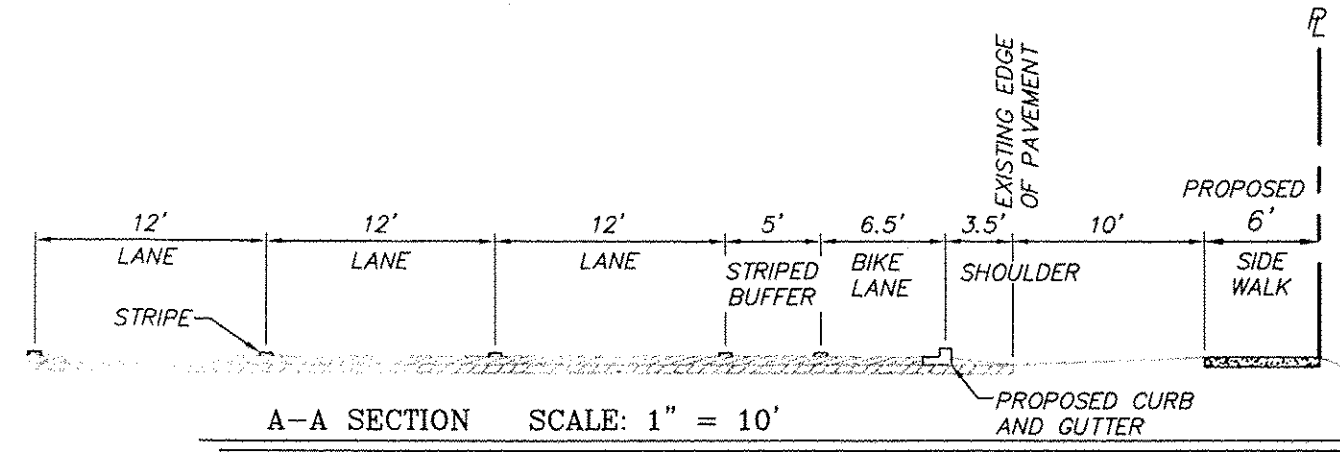
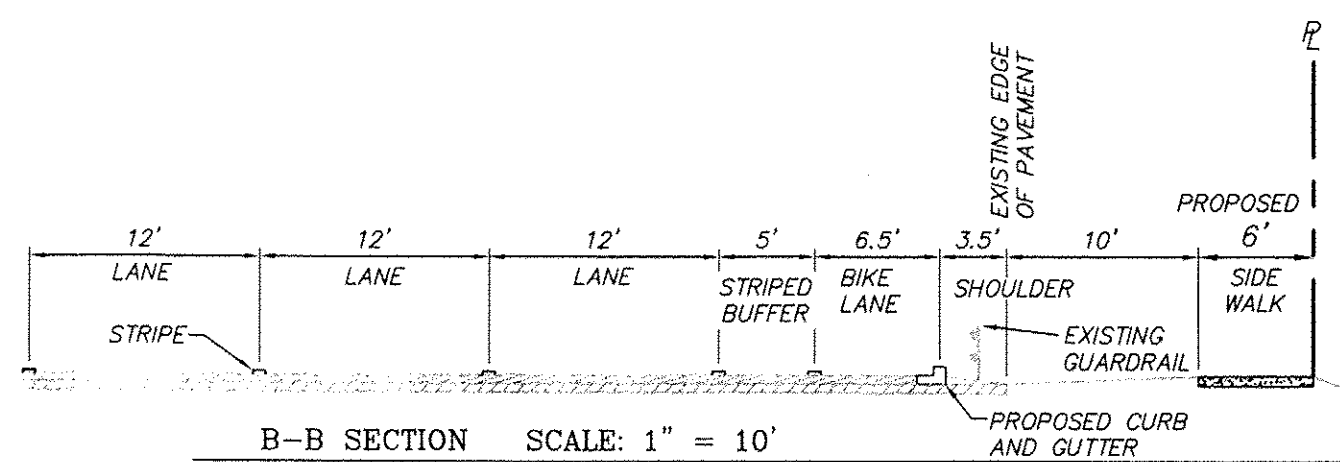
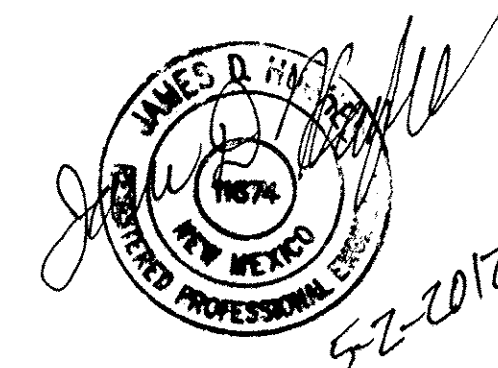
- 1) A final design analysis report and detailed construction plans will be submitted to the NMDOT at the time of Building Permit. The final construction plans will include a note that says "A separate NMDOT permit is required prior to construction in NMDOT right of way".
- 2) This project does not include any construction in Bernalillo County's right of way west of this site. Any construction there will be detailed on final construction drawings at the time of Building Permit a will be permitted separately by Bernalillo County Public Works Department prior to construction in the Bernalillo County right of way.
- 3) As stated in note 3 on this Conceptual Grading Plan this site will limit its' onsite storm water discharge to the allowable rate established by the North Coors DMP. Final design analysis will be submitted at the time of Building Permit and will include verification of whether this site falls in Basin 13.1 or 14.1 of that plan.
- 4) The onsite pond size does not need to be increased for sediment because this site will not produce any sediment. There won't be any exposed dirt to cause sediment. All onsite development will be either paved or landscaped. If there is any sediment it can not get through the pond anyway.
- 5) Pond design analysis calculations including pond volume calculations pond construction details will be provided with the construction plans at the time of Building Permit.
- 6) Final design details will address the stabilization of the outfall at the time of Building Permit.
- 7) Sidewalk Culvert details will be referenced on the final construction plans at the time of Building Permit.
- 8) The existing topographic information shown on this Conceptual Grading and Drainage Plan was performed by Aldrich Land Surveying in 2001 and is on NVGD 1929. The survey will be updated on the final construction plans at the time of Building Permit and will reference NAVD 1988 datum. There are not any Special Flood Hazard Zones on or near this site as shown on Flood Insurance Rate Map Number 35001C0116G Revised September 26, 2008.



VICINITY MAP ZONE ATLAS C-13/D-13



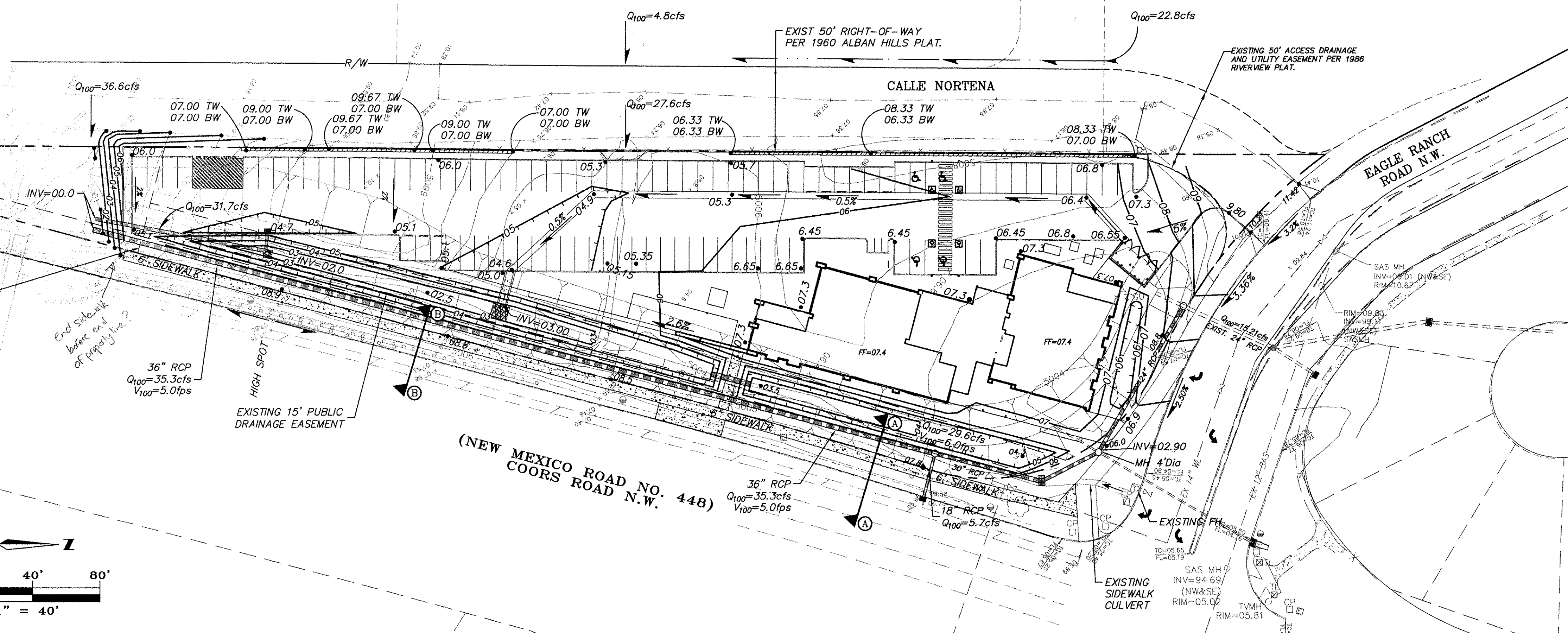
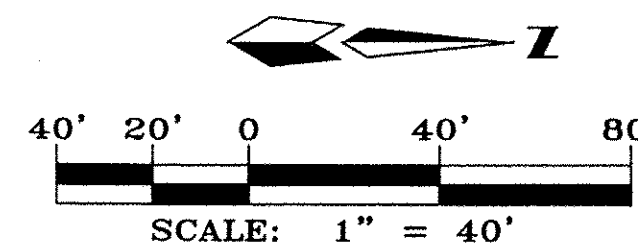
No FIRM
No pond calc's
Not NAVD88
Basin 102 outflow?



LEGEND

- PROPERTY LINE
- 5005 EXISTING CONTOUR
- 5416 PROPOSED CONTOUR
- 48.00 NEW SPOT ELEVATIONS (FLOWLINE UNLESS OTHERWISE SPECIFIED.)
- NEW FLOW ARROW
- EXISTING GUARD RAIL
- RETAINING / GARDEN WALL MAX HEIGHT 2.67'

EXISTING HIGHWAY ACCESS EASEMENT, 1985

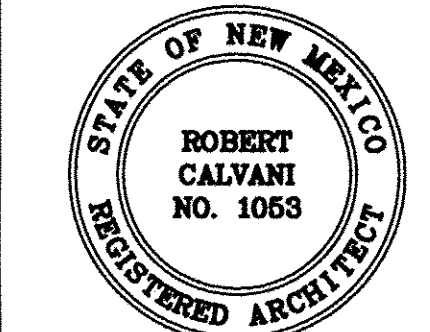


NCA

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PROJECT TITLE

101.7
THE TEAM
OFFICE
BUILDING

ALBUQUERQUE
NEW MEXICO

REVISIONS:

MK DATE DESCRIPTION
DRAWN BY: CHECKED BY:

PROJECT NUMBER:

A1102

DATE:

10/24/2011

SHEET TITLE:

CONCEPTUAL
GRADING AND
DRAINAGE
PLAN

SHEET NO:

3 OF 5