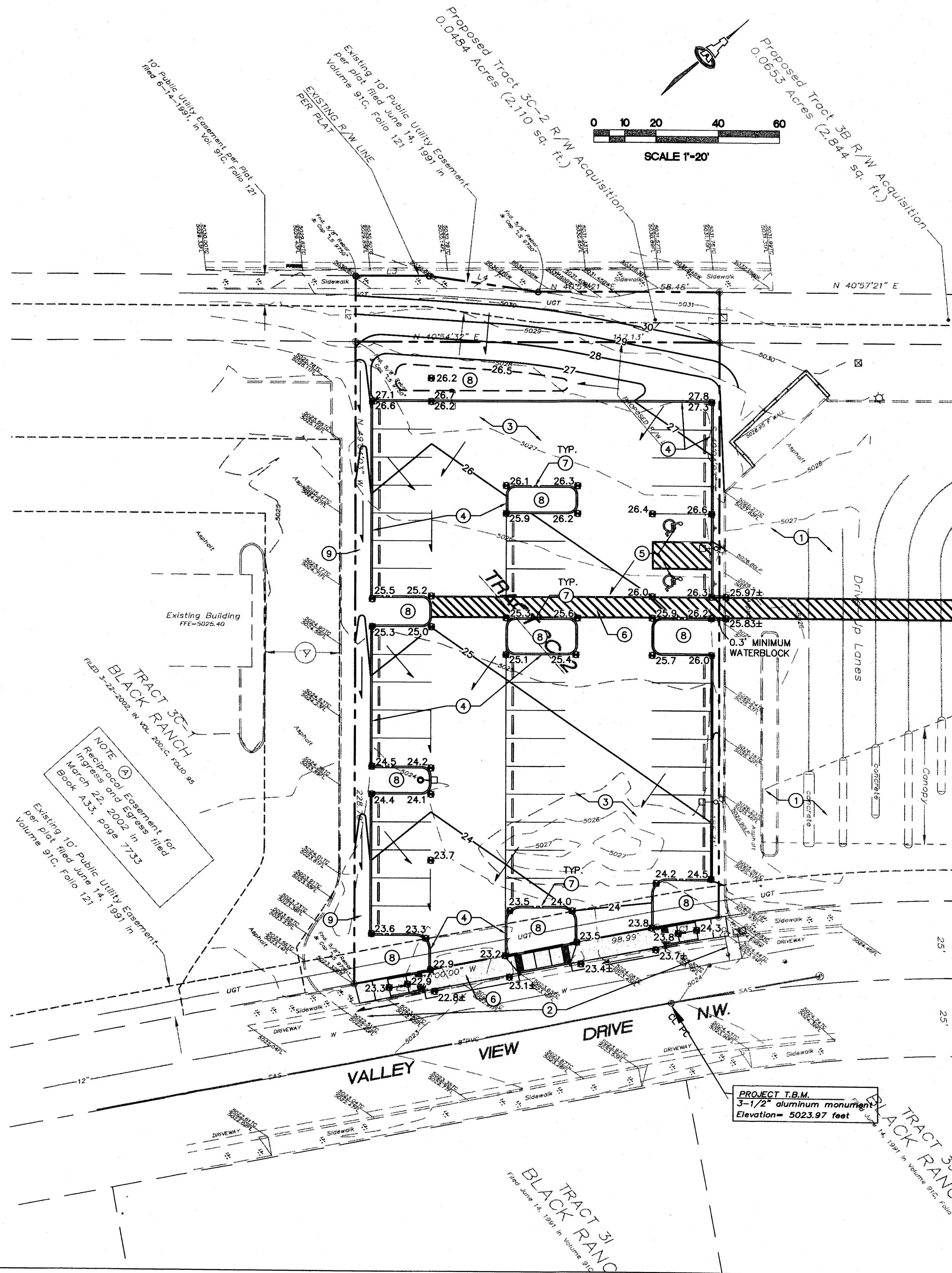


COORS BOULEVARD N.W.
(NEW MEXICO STATE HIGHWAY NO. 448)

N.M. Project: HSIP-0448(17)5, PCN A300060



GENERAL NOTES

- COORDINATE WORK WITH SITE PLAN.
- FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES, TYPICAL.
- OWNER SHALL MAINTAIN EROSION PROTECTION ELEMENTS. OWNER SHALL INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.

KEYED NOTES

- EXISTING PAVEMENT TO REMAIN.
- CONSTRUCT NEW DRIVEPAD ENTRANCE, PUBLIC WALKS, HANDICAP RAMPS TO C.O.A. STANDARDS. SEE ARCHITECTURAL.
- CONSTRUCT NEW PAVING AT ELEVATIONS SHOWN. NOTE: SPOT ELEVATIONS WITHIN PAVEMENT AREA REPRESENT TOP OF ASPHALT. ADD 0.5' FOR TOP OF ADJACENT CURB ELEVATION. SEE ARCHITECTURAL FOR PAVEMENT TYPE, EXTENTS, SECTIONS, LAYOUT, ETC.
- CONSTRUCT 6" HIGH CURB THIS AREA (TYPICAL). SEE ARCHITECTURAL FOR SITE DETAILS. NOTE: SPOT ELEVATIONS WITHIN PAVEMENT AREA REPRESENT TOP OF ASPHALT. ADD 0.5' FOR TOP OF ADJACENT CURB ELEVATION.
- SLOPES WITHIN HANDICAP PARKING AREA TO MEET ADA REQUIREMENTS. MAX. SLOPE = 2% IN ANY DIRECTION.
- PEDESTRIAN ACCESSIBLE PATH TO ADA STANDARDS. MAXIMUM SLOPE = 5%, MAXIMUM CROSS-SLOPE = 2%.
- PROVIDE CURB OPENINGS TO ACCEPT MINOR PAVEMENT FLOW INTO WATER HARVESTING / LANDSCAPED PARKING ISLAND. SEE ARCHITECTURAL FOR LOCATIONS AND DETAILS. PROVIDE DEPRESSION WITHIN LANDSCAPING FOR WATER HARVESTING. NOTE: TOP OF LANDSCAPE MATERIAL MUST BE BELOW TOP OF PAVEMENT FLOWLINE TO PROVIDE CLEAR OPENING FOR FLOW TO PASS. EXCESS FLOW WILL BYPASS OPENING.
- PROVIDE 6" DEPRESSED WATER HARVESTING BASIN WITHIN NORTH LANDSCAPE AREA AND PARKING ISLANDS. FLOW IN EXCESS OF CAPACITY WILL OVERFLOW TO PAVEMENT.
- PROVIDE SHALLOW SWALE WITHIN LANDSCAPING ALONG WEST PROPERTY LINE TO DIRECT MINOR FLOW TO SOUTHWEST WATER HARVESTING AREA.

LEGEND

| | |
|-------|--|
| --- | EXISTING CONTOUR |
| --- | PROPOSED CONTOUR |
| 78.3 | PROPOSED SPOT ELEVATION |
| → | FLOW ARROW |
| 78.3± | EXISTING ELEVATION (±) MATCH FOR SMOOTH TRANSITION |

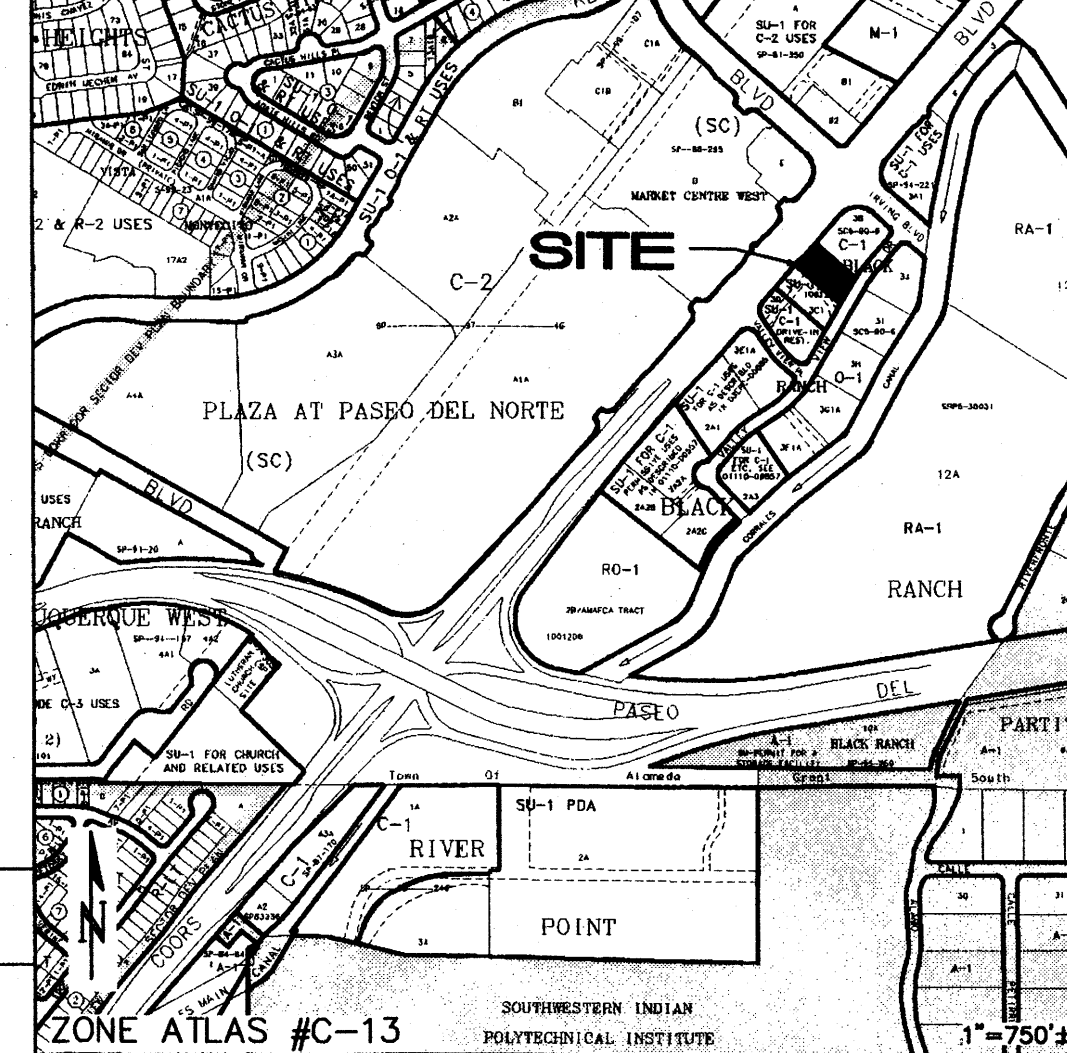
CALCULATIONS:

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

| ON-SITE | | | |
|------------------|----------|------|---------|
| AREA OF SITE: | 25065.3 | SF | = 0.575 |
| 100-year, 6-hour | | | |
| DEVELOPED FLOWS: | | | |
| Area A = | 0 | 0% | |
| Area B = | 7519.59 | 30% | |
| Area C = | 17545.71 | 70% | |
| Area D = | 0 | 0% | |
| Total Area = | 25065.3 | 100% | |
| EXCESS PRECIP: | | | |
| Area A = | 0 | 0% | |
| Area B = | 0 | 0% | |
| Area C = | 7018 | 28% | |
| Area D = | 18047 | 72% | |
| Total Area = | 25065.3 | 100% | |

| | | | |
|---|----------|-----------------------|----------|
| On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm) | | | |
| Weighted E = $\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$ | | | |
| Historic E = | 0.89 in. | Developed E = | 1.70 in. |
| On-Site Volume of Runoff: $V_{360} = \frac{E^* A}{12}$ | | | |
| Historic V_{360} = | 1867 CF | Developed V_{360} = | 3542 CF |
| On-Site Peak Discharge Rate: $Q_p = Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D / 43,560$ | | | |
| For Precipitation Zone 1 | | | |
| Q_{pA} = | 1.29 | Q_{pC} = | 2.87 |
| Q_{pB} = | 2.03 | Q_{pD} = | 4.37 |
| Historic Q_p = | 1.5 CFS | Developed Q_p = | 2.3 CFS |

VICINITY MAP



PROJECT DATA

PROPERTY: THE SITE IS A GRADED BUT UNDEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP C-13. THE SITE IS BOUND TO THE NORTHWEST BY COORS BLVD. TO THE NORTHEAST BY WELLS FARGO BANK (SAME OWNER), TO THE SOUTHEAST BY VALLEY VIEW DR. N.W. AND TO THE SOUTHWEST BY A DEVELOPED COMMERCIAL PROPERTY.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE ASPHALT PARKING AND LANDSCAPING.

LEGAL: TRACT 3C-2, BLACK RANCH SUBDIVISION, CITY OF ALBUQUERQUE, NEW MEXICO

BENCHMARK: VERTICAL DATUM SHOWN HEREON IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY MONUMENT "NM-448-N10" HAVING A PUBLISHED ELEVATION OF 5048.205 FEET (NGVD 88) OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

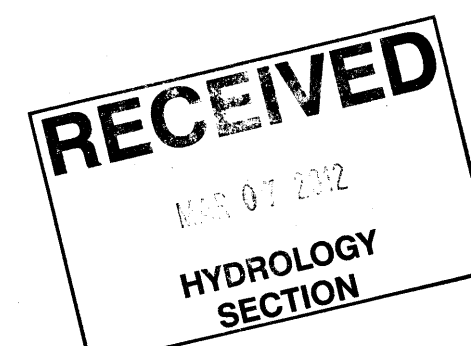
FLOOD HAZARD: THE SUBJECT PROPERTY (AS SHOWN HEREON) LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP NO. 35001C0116 D, EFFECTIVE DATE 9-20-96.

DRAINAGE PLAN CONCEPT:

TRACT 3C (1.2 ACRES) WAS ORIGINALLY PERMITTED TO DISCHARGE 4.92 CFS PER THE APPROVED BLACK RANCH TRACT 3 GRADING, DRAINAGE AND TERRAIN MANAGEMENT PLAN DATED OCTOBER, 1990. THIS TRACT WAS FURTHER SUBDIVIDED INTO 3C-1 AND 3C-2. TRACT 3C-2 IS PERMITTED TO FREE DISCHARGE A PROPORTIONAL PERCENTAGE OF THE ALLOWABLE 4.92 CFS (4.92/1.2 ACRES X 0.575 ACRES) = 2.4 CFS.

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SURVEYOR: RUSS P. HUGG
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9384 VALLEY VIEW DRIVE N.E., ABQ. NM 87114
PHONE: (505) 897-3366

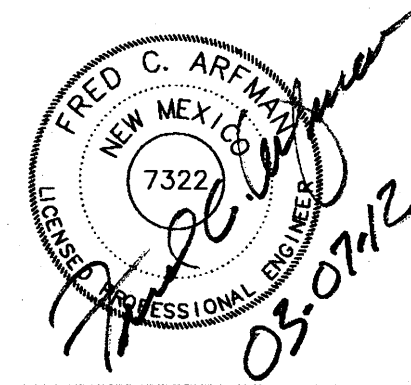


PROPOSED CONSTRUCTION WILL GENERATE 2.3 CFS < ALLOWABLE DISCHARGE OF 2.4 CFS. IN ADDITION, LANDSCAPED WATER HARVESTING AREAS ALONG THE NORTH END AND WITHIN EACH LANDSCAPE ISLAND WILL FURTHER REDUCE THE TOTAL DISCHARGE FROM THE SITE.

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1915 CG-101.dwg Mar 07, 2012

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PARKING LOT LAYOUT

WELLS FARGO BANK
COORS & IRVING
BRANCH

9390 Coors Blvd. NW
Albuquerque, New Mexico

REVISION DATE

Project no: 11.35
Date: JAN. 2012
Sheet:

GRADING AND
DRAINAGE PLAN
CG-101