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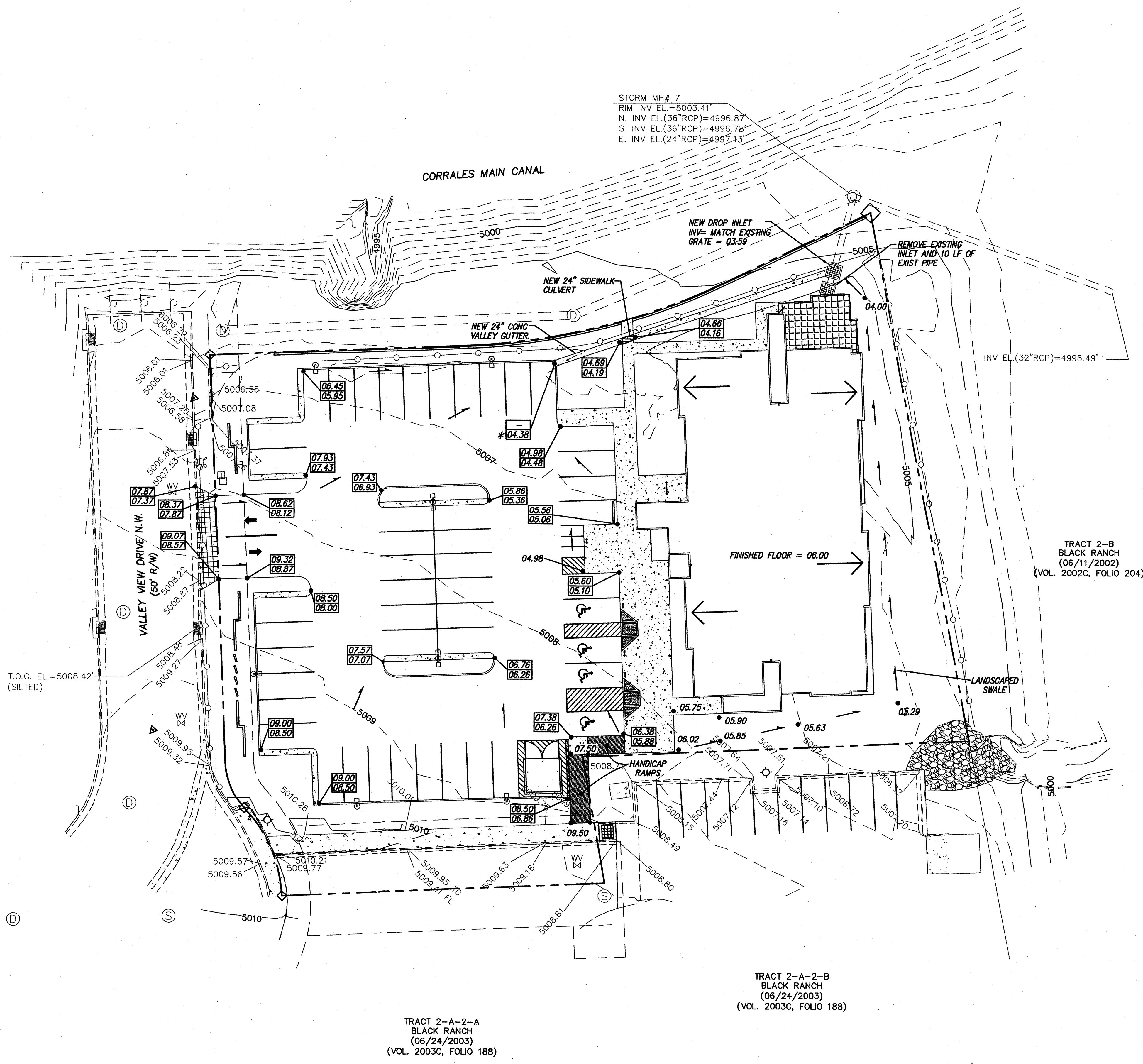
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CONCEPTUAL GRADING PLAN

PROJECT DESCRIPTION

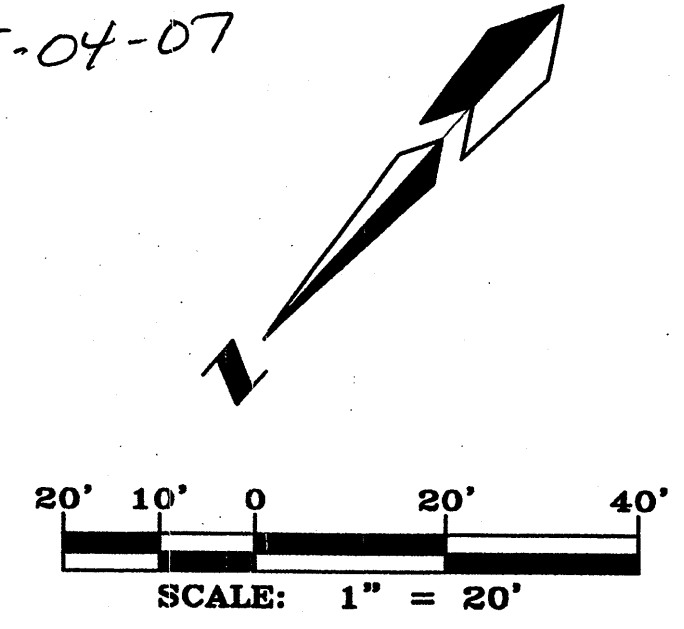
The proposed site area consists of approximately 1.047 acres of property that is bounded by Valley View Drive on north, the Corrales Main Canal on east, an existing rental car facility on the west, and a detention pond on the south. The current legal description of the site is Tract 2-A-2-C of the replat for Tracts 2-A-2-A, 2-A-2-B, and 2-A-2-C, Black Ranch, City of Albuquerque, Bernalillo County, New Mexico. The existing on site topography slopes down across the site from NW to SW. The ground east of the site falls down steeply to the existing Corrales Main Canal and the ground south of the site falls down to the pond. Runoff for the current condition of the property is collected in a temporary onsite pond in the SE corner of the property where it fills and then is piped to a permanent AMAFCA ponding area south of the site. Other developed runoff from the surrounding property also drains into this permanent pond via streets and pipes. The proposed development plan for this project is to grade and drain the property in accordance with the approved Master Drainage Report. The on site developed runoff is designed to be collected in several onsite swales that will convey surface flows into the AMAFCA detention facility with the aid of the existing 36" RCP stubbed out the property. There will not be any work required outside of the boundaries of the site. There are also no offsite flows that enter the site since all of the surrounding properties appear to be fully developed.



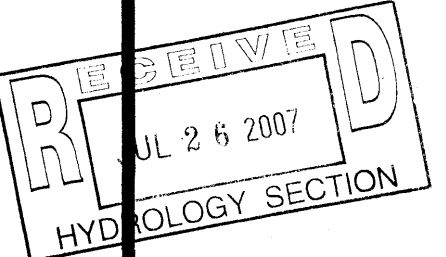
- TRANSFORMER
- FOUND C MONUMENT STAMPED L.S. 9750
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- CONCRETE AREA
- DROP INLET
- TELEPHONE PEDESTAL
- LIGHT POLE
- CABLE PEDESTAL
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- PROPOSED WATER BREAK
- BASIN BOUNDARY
- PROPOSED SPOT ELEVATION (W/ 2' CURB OPENING)
- PROPOSED CONCRETE SIDEWALK
- FLOW ARROW
- PROPOSED SWALE
- PROPOSED SIDEWALK CULVERT
- PROPOSED RETAINING WALL



John M. Mackenzie
05-04-07



Project	ADS Office Complex
Client	ADS Mortgage
Address	3809 Arisco Drive NW, Suite A Albuquerque, NM 87120
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50% Construction Documents	(Not For Construction)



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PROJECT ID ADS Office Complex