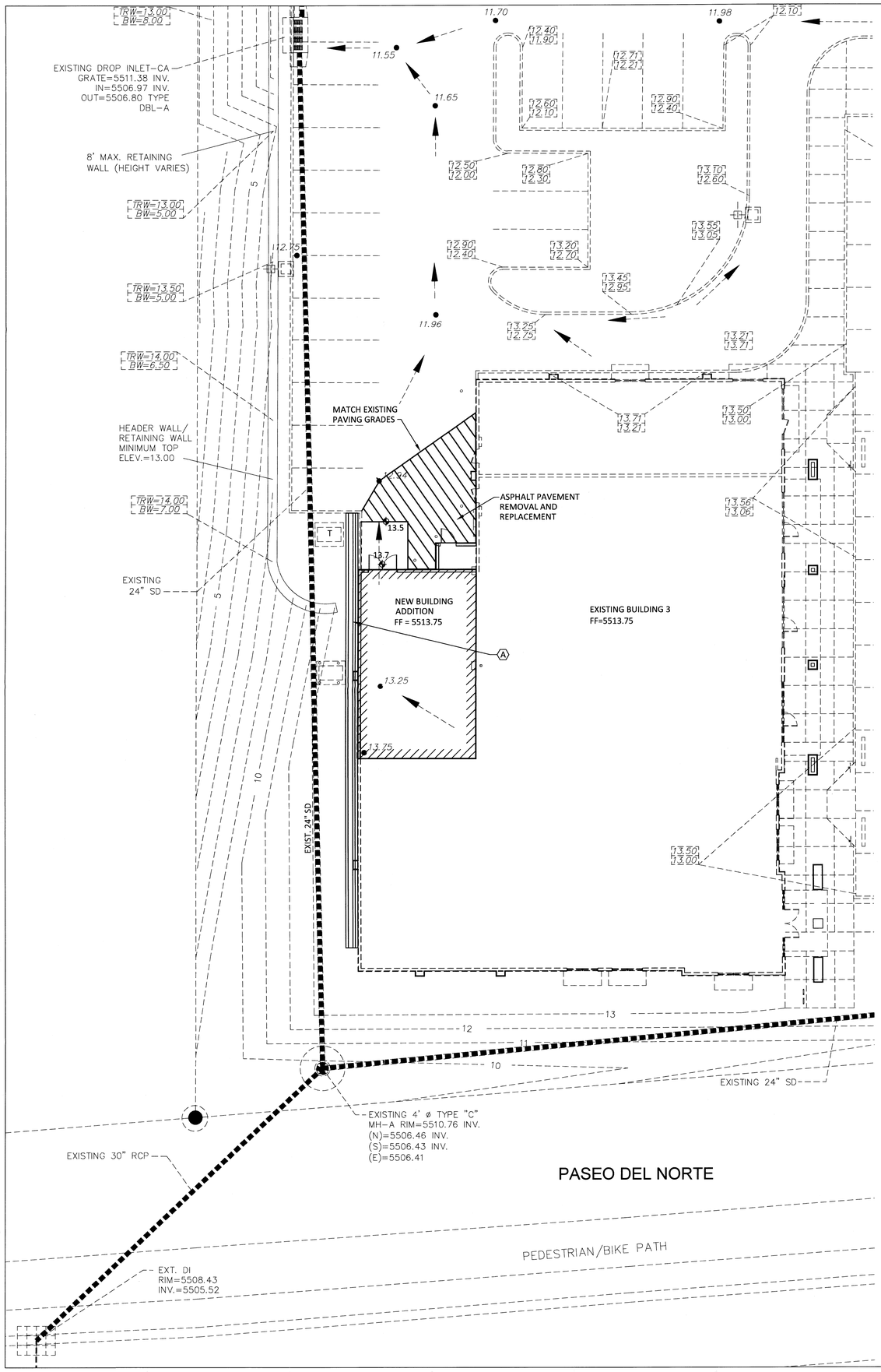
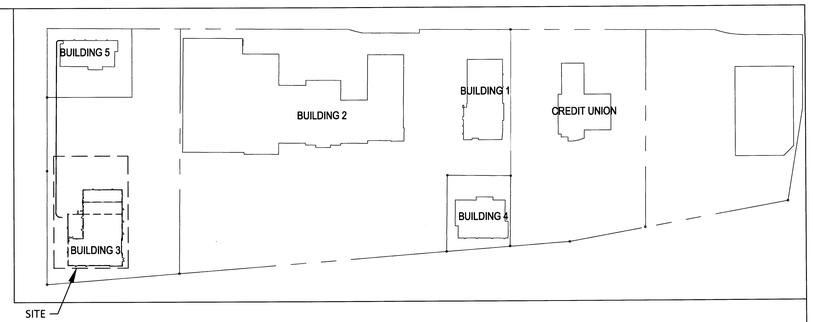




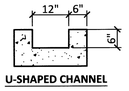
KEY PLAN

LEGEND

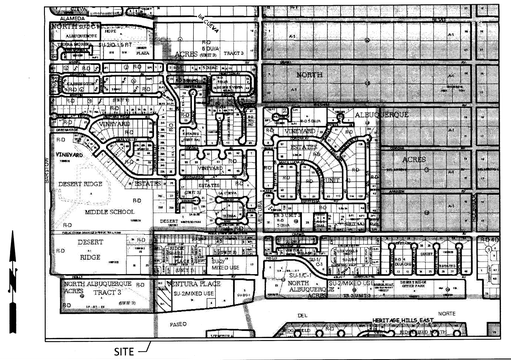
13.71 / 13.21	EXISTING TC / EXISTING FL
	EXISTING CONSTRUCTION
	NEW CONTOUR
✦71.1	NEW SPOT ELEVATION
FF	FINISH FLOOR ELEV

KEYED NOTES

Ⓐ BUILD 92 LF U-SHAPED CHANNEL. REMOVE EXISTING CURB AS NEEDED TO ALLOW CHANNEL TO DISCHARGE FLOW TO NORTH.



U-SHAPED CHANNEL



VICINITY MAP - C-20

NTS

DRAINAGE

LEGAL: Lot 1 A 1, VENTURA PLACE

AREA: 1,000 SF (0.023 acre) Overall site area is 1.75 acres.

TBM: Finish Floor elevation of existing building as shown on plan
FF ELEVATION = 5513.75

PRECIPITATION ZONE: 3

FLOOD HAZARD: From FEMA Panel 35001C0141G (dated 9/26/2008), this site is identified as being within Zone 'X' which is located outside the 0.2% annual chance floodplain.

FIRST FLUSH: This site was developed prior to the requirement to address the first flush volume. The runoff is carried on existing paved surfaces and existing storm drain lines to the R/W of Paseo del Norte which is then maintained by the NMDOT.
EXISTING CONDITIONS DON'T ALLOW FOR FF. DISCUSSED W/ SCOTT

EXISTING CONDITIONS: The existing site is the western portion of a developed commercial shopping center with multiple buildings and paved parking. It is located on the west side of Ventura Street between Paseo del Norte and Holly Avenue NE. The site slopes down from the east to west at 2-4%. Site drainage is directed via existing drip inlets and storm drain lines to the Paseo del Norte R/W.

PROPOSED IMPROVEMENTS: The proposed 1,000 SF building addition is located over an existing paved service area. Runoff from the new roof area will be discharged north onto existing paving.

DRAINAGE APPROACH: The drainage plan will follow historic drainage patterns. The runoff will not be increased.

Existing land treatment: 100% D A=0.023 acres
Q= (0.023)(5.02) = 0.1 CFS
V= (0.197)(1000) = 197 CF
Proposed land treatment: 100% D
Q= (0.023)(5.02) = 0.1 CFS
V= (0.197)(1000) = 197 CF

No additional runoff volume will be created by this addition. Therefore no adverse impact to downstream drainage facilities will occur.

NORTH

GRADING PLAN

1"=10'

0 5' 10' 20'

RECEIVED
OCT 27 2014
LAND DEVELOPMENT SECTION

ARCHITECTURE / DESIGN / INSPIRATION

DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ISSUED FOR PERMIT

ENGINEER

SCOTT M. McGEE NEW MEXICO 10519 REGISTERED PROFESSIONAL ENGINEER
10/22/14

PROJECT

VENTURA PLACE
Building 3
8810 Holly Avenue NE
Albuquerque, New Mexico 87122

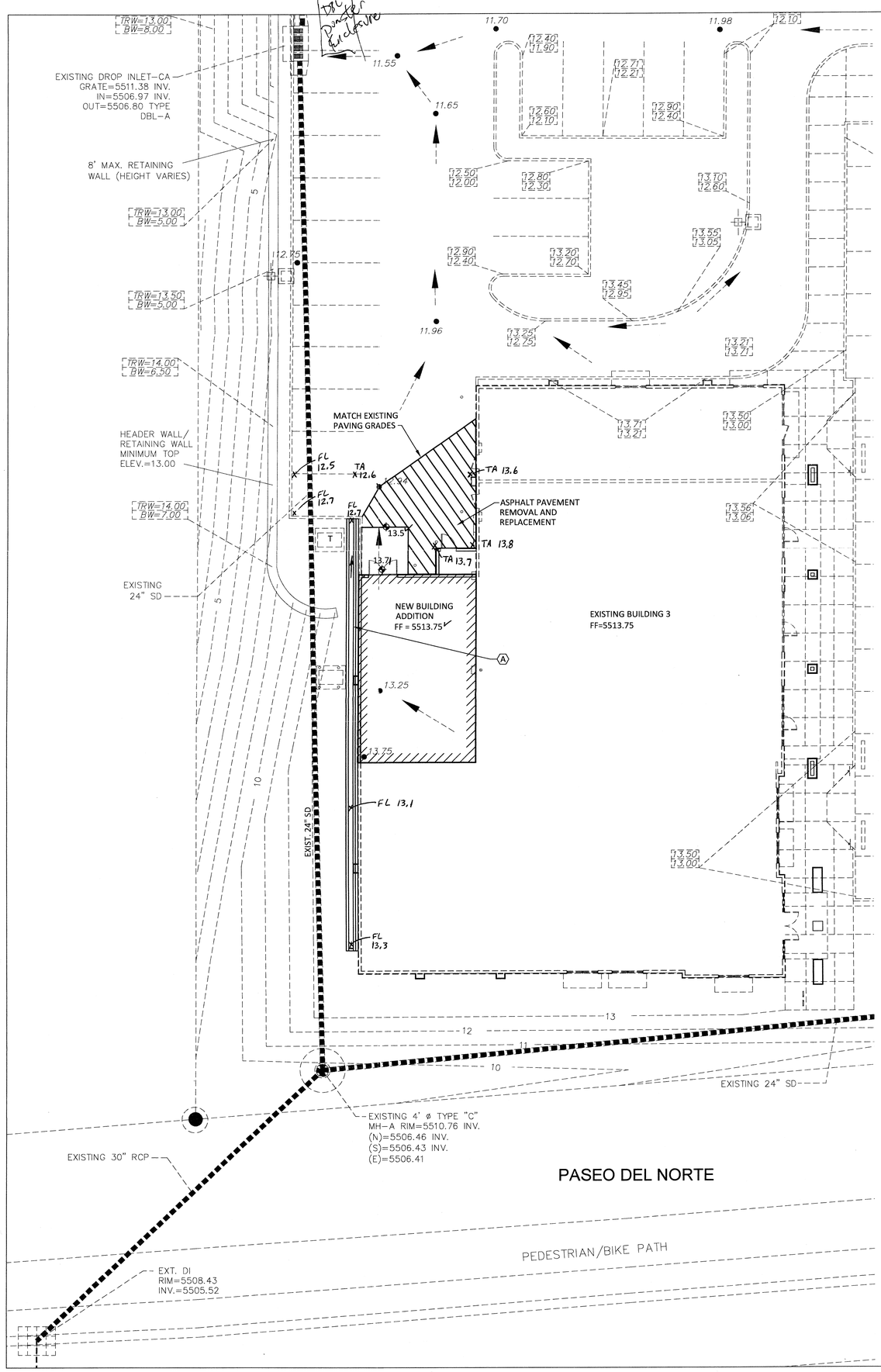
REVISIONS

DRAWN BY	
REVIEWED BY	
DATE	10/24/2014
PROJECT NO.	14-0068.001
DRAWING NAME	GRADING PLAN BUILDING 3

SHEET NO.

C-101

OF



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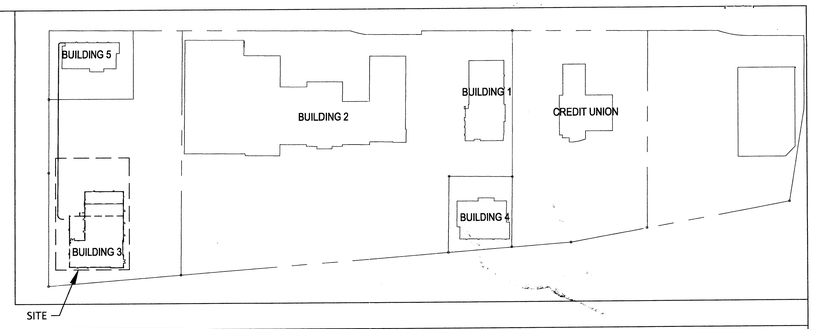

KEY PLAN

LEGEND

13.71 / 13.21	EXISTING TC / EXISTING FL
	EXISTING CONSTRUCTION
	NEW CONTOUR
71.1	NEW SPOT ELEVATION
FF	FINISH FLOOR ELEV
TA	TOP OF ASPHALT ELEV
FL	FLOW LINE ELEV
X 12.6	AS-BUILT ELEV

KEYED NOTES

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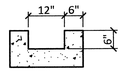

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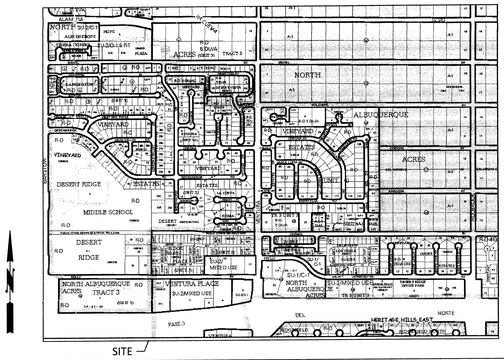

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DRAINAGE CERTIFICATION

I, SCOTT M MCGEE, NMPE 10519, OF THE FIRM SCOTT M MCGEE PE, LLC, HEREBY CERTIFY THAT THIS SITE HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10/22/14. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ANDREW S. MEDINA, NMPS 12649, OF THE FIRM SANDIA LAND SURVEYING LLC. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 3/30/14 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION SHOWN HEREON IS NOT NECESSARILY COMPLETE AND IS ONLY INTENDED TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING/ DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT ACCURACY VERIFICATION BEFORE USING IT FOR ANY PURPOSE.

Scott M McGee 3/30/15

SCOTT M McGEE, NMPE 10519

ARCHITECTURE / DESIGN / INSPIRATION

DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ISSUED FOR PERMIT

ENGINEER

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REVISIONS

DRAWN BY

REVIEWED BY

DATE 10/24/2014

PROJECT NO. 14-0068.001

DRAWING NAME

GRADING PLAN
BUILDING 3

RECEIVED
MAR 30 2015
LAND DEVELOPMENT SECTION

SHEET NO.

C-101

OF