GRADING & DRAINAGE PLAN

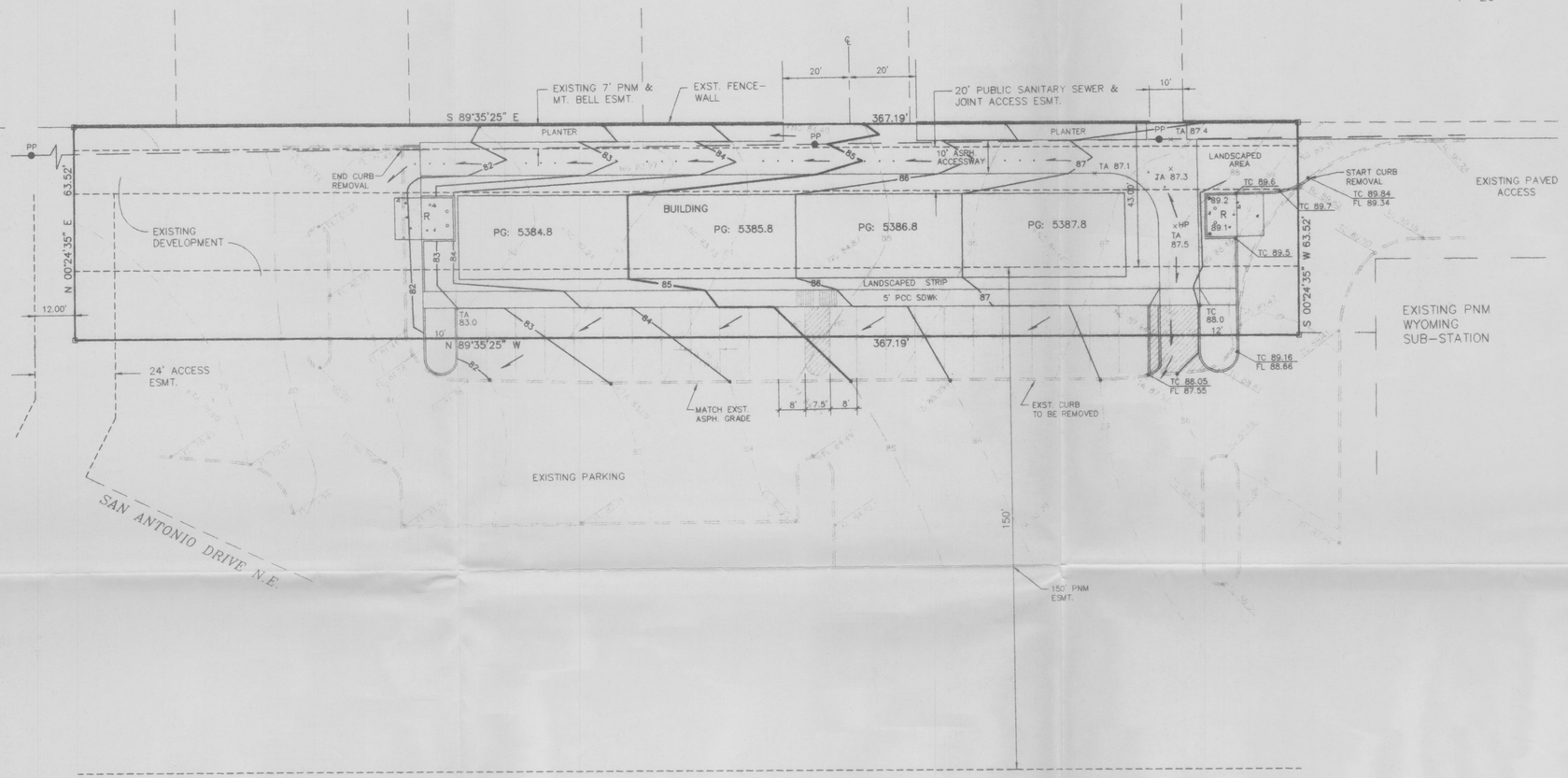
FOR

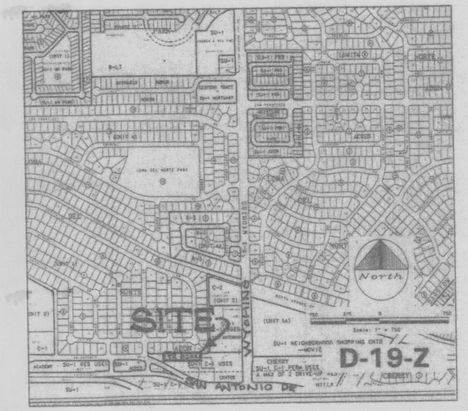
BUILDING C OF THE CHERRY HILLS SHOPPING CENTER

WYOMING BLVD. AND SAN ANTONIO DR.

ALBUQUERQUE NEW MEXICO

JUNE, 1994





VICINITY MAP

GENERAL NOTES

1. LEGAL DESCRIPTION: TRACT B-2-A2 OF ACADEMY ACRES, UNIT 17.
2. ZONING: SU-1 FOR C-1.
3. BENCHMARK: ACS "12-E19" LOCATED IN THE NORTHWEST QUADRANT OF WYOMING BLVD. AND SAN ANTONIO DRIVE.
   ELEV.: 5404.28
4. T.B.M.: SET NAIL IN POWER POLE LOCATED 145 FEET WEST OF TRACT'S NORTHEAST PROPERTY CORNER.
   ELEV.: 5386.48
5. SITE SURVEYS: TOPOGRAPHIC AND BOUNDARY SURVEYS PERFORMED BY SOUTHWEST SURVEY CO. ON THE 19TH DAY OF MAY, 1994.
6. FLOOD HAZARD STATEMENT: SITE IS NOT WITHIN AN ESTABLISHED FLOOD HAZARD AREA AS SHOWN ON FEMA PANEL NO. 350002-0010.
7. EROSION CONTROL: CONTRACTOR SHALL INSURE THAT SEDIMENT GENERATED FROM ONSITE CONSTRUCTION OPERATIONS REMAINS ONSITE BY MAINTAINING AN EARTHEN BERM OF SEDIMENT CONTROL MATERIAL (FENCE) ALONG THE SOUTH AND WEST PROPERTY LINES.

EXISTING CONDITIONS: THE PROPOSED BUILDING C IS ONE OF THE LAST PADS TO BE BUILT OUT WITHIN THE EXISTING SHOPPING CENTER. THE BARREN GROUND SURFACE WAS COMPACTED AS PART OF THE CENTER CONSTRUCTION. THE SITE IS BURDENED BY AN EXISTING WALL ALONG THE NORTH PROPERTY LINE AND A STAND UP CURB SEPARATES THE BUILDING PAD AREA FROM ADJACENT ASPHALTIC PAVEMENT AROUND THE EAST, SOUTH, AND WEST. ALL ONSITE STORM WATERS CURRENTLY SHEETFLOW TO THE WEST AND DISCHARGE ONTO THE ASPHALT PAVING AS MASTERPLANNED. SITE DOES NOT ACCEPT ANY OFFSITE FLOWS.

EXISTING HYDROLOGICAL DATA:
PRECIPITATION ZONE: 3
LAND TREATMENT: 4

Q100 = (0.5353 AC)(3.45 CFS/AC) = 1.85 CFS

V100 = (1.29 IN)(0.5353 AC)(1 FT/12 IN)(43,560 SF/AC) = 2,507 CF

PROPOSED CONDITIONS: THE 5,000 SQ. FT. OFFICE BUILDING AND THE ACCOMPANYING PARKING (15,570 SQ. FT.) AND LANDSCAPE AREA (2,748 SQ. FT.) UTILIZES THE ENTIRE TRACT. THE SITE WILL NOT ACCEPT ANY OVERLAND STORM WATER RUNOFF. ALL ONSITE GENERATED STORM WATERS FROM THE IMPERVIOUS ROOF AND PARKING LOT AREAS ARE DIRECTED AWAY FROM THE BUILDING ONTO THE PARKING AREA TO THE SOUTH OR TO THE 15 FT. ACCESSWAY ALONG THE NORTH. THE ROOF DRAINS TO THE NORTH VIA 4-4" DIAMETER INTERIOR ROOF DRAINS WHICH DISCHARGE ONTO THE ACCESSWAY.

PROPOSED HYDROLOGICAL CHARACTERISTICS:
LAND TREATMENTS: A = 2,748 SF (12%)
D = 18,184 SF (88%)

Q100 = (0.063 AC)(1.87 CFS/AC)+(0.417 AC)(5.02 CFS/AC)
= 2.2 CFS

WEIGHTED E = $\frac{(0.66\ IN)(2,748\ SF)+(2.36\ IN)(18,184\ SF)}{23,318\ SF}$

= 1.92 INCHES

V100 = (1.92 IN)(23,318 SF)(1 FT/12 IN)
= 3,731 CU. FT.

LEGEND

	EXISTING CURB
85	EXISTING CONTOUR
TA 88.56	TOP OF ASPHALT
TC 86.06	TOP OF CURB
FL 84.12	FLOWLINE
NG 86.64	NATURAL GRADE
	FLOW DIRECTIONAL ARROW
	DRAINAGE SWALE
84	PROPOSED CONTOUR
P.G.	PAD GRADE

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HYDROLOGY

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