**LOCATION & DESCRIPTION**

THE PROPOSED SITE IS 1.75 ACRES LOCATED WITHIN THE COORS PAVILION SUBDIVISION ON THE NORTH SIDE OF ST. JOSEPH'S BLVD. AND THE WEST SIDE OF COORS BLVD. THE PROPOSED DEVELOPMENT WILL BE TWO (2) COMMERCIAL BUILDINGS AND ASSOCIATED IMPROVEMENTS. THE SITE IS A PART OF THE COORS PAVILION SITE PLAN AND MASTER DRAINAGE PLAN.

FLOODPLAIN STATUS

THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0114H, DATED AUGUST 16, 2012 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING AHYMO SOFTWARE

PRECIPITATION

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 1 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

EXISTING DRAINAGE

THE SITE IS WITHIN THE AREA OF THE COORS PAVILION DRAINAGE MASTER PLAN. THE EXISTING DRAINAGE FLOWS TO THE NORTHWEST TO A PROPOSED POND FOR SHARED USE BY LOTS INCLUDED IN THE MASTER DRAINAGE PLAN. THE LAND USE PERCENTAGES OF THAT STUDY ARE UTILIZED IN THE ANALYSIS LISTED BELOW.

DEVELOPED CONDITION

THIS SITE WILL BE DEVELOPED WITH SITE FLOWS DIRECTED TO THE INITIAL FIRST FLUSH POND WITH DISCHARGE VIA TWO SIDEWALK CULVERTS THAT DISCHARGE TO THE EXISTING DRAINAGE EASEMENT WHICH IS DIRECTED TO THE POND INDICATED ON THE MASTER DRAINAGE PLAN. THE 100-YEAR PEAK RUNOFF, DUE TO THIS DEVELOPMENT WILL HAVE THE IMPACT ON DOWNSTREAM FACILITIES IN ACCORDANCE WITH THE MASTER DRAINAGE PLAN.

HYDROLOGIC DATA - PROPOSED

BASINS	AREA (acres)	LAND TREATMENT PERCENTAGES BY TYPE				YIELD (cfs/ac)	Q ¹⁰⁰ (cfs)	V ¹⁰⁰⁻²⁴ (acft)
		A	B	C	D			
LOT 2	0.73	0	5	5	90	4.13	3.03	0.139
LOT 3	0.90	0	5	5	90	4.13	3.72	0.170

REQUIRED FIRST FLUSH VOLUME

LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.










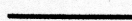



LOT DEPICTED HEREON SHALL BE RESPONSIBLE FOR
MAINTAINING FIRST FLUSH RUNOFF RETENTION INDICATED ON
THE LOT IMMEDIATELY PRIOR TO DISCHARGE. THE TOTAL
VOLUME SHALL BE EQUAL TO:

IMPERVIOUS AREA * (0.44-0.10)/12 IN CUBIC FEET.

IMPERVIOUS AREA
LOT 2 = 39,878 SQ.FT.
LOT 3 = 28,795 SQ.FT.

REQUIRED VOLUME = $68,674 * (0.44-0.10)/12 = 1,946$ CU.FT.
 LOT VOLUMES PROVIDED = 312 CU.FT.
 VOLUME REQUIRED FROM SITE POND = 1,634 CU.FT.

LEGEND

-  FLOW ARROW
 SLOPE ARROW
 TOP OF CURB ELEVATION
 BOTTOM OF CURB ELEVATION
 PROPOSED ELEVATION
 EXISTING ELEVATION
 GRADE BREAK
 EXISTING CONTOUR
 EXISTING CONTOUR
 PROPOSED EASEMENT
 PROPOSED GRADE
 EXISTING WALL
 PROPOSED WALL

DRB No.

GND, LLC
CONSULTING ENGINEERS

11032 Dreamy Way Dr. N
Albuquerque, NM 87113
Phone: (505)-264-0411

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
COORS PAVILLION SUBDIVISION
LOTS 2 & 3

GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	DATE	Mo./DAY/YR.	Mo./DAY/YR.
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LAST DESIGN UPDATE

CITY PROJECT No.

ZONE MAP NO.
G-11-Z

C-101

<i>AS BUILT INFORMATION</i>	
CONTRACTOR	
WORK	
STARTED BY	DATE
ACCEPTED BY	DATE
FIELD	DATE
VERIFICATION BY	DATE
CORRECTED BY	DATE
<i>MICRO-FILM INFORMATION</i>	
RECORDED BY	DATE
NO.	

BENCH MARKS	
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ENGINEER'S SEAL

RON E. HENSLEY
NEW MEXICO
22860
REGISTERED PROFESSIONAL ENGINEER

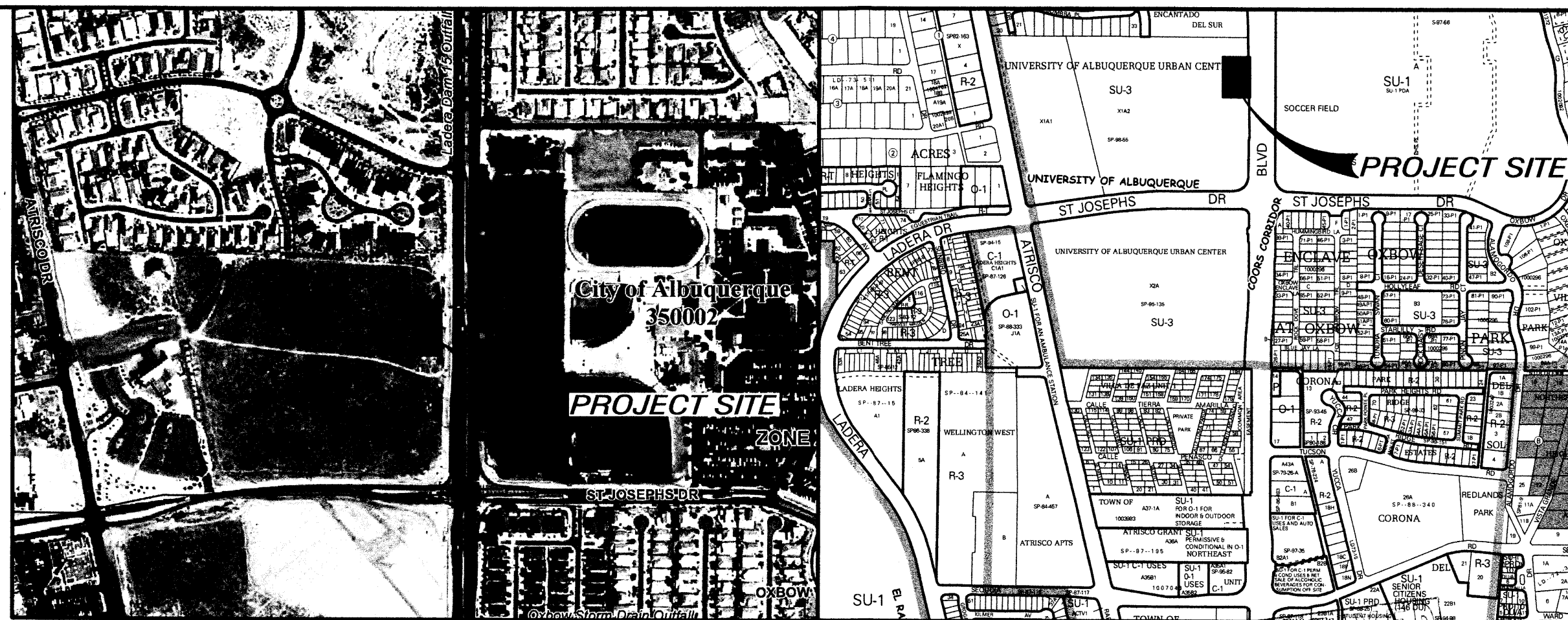
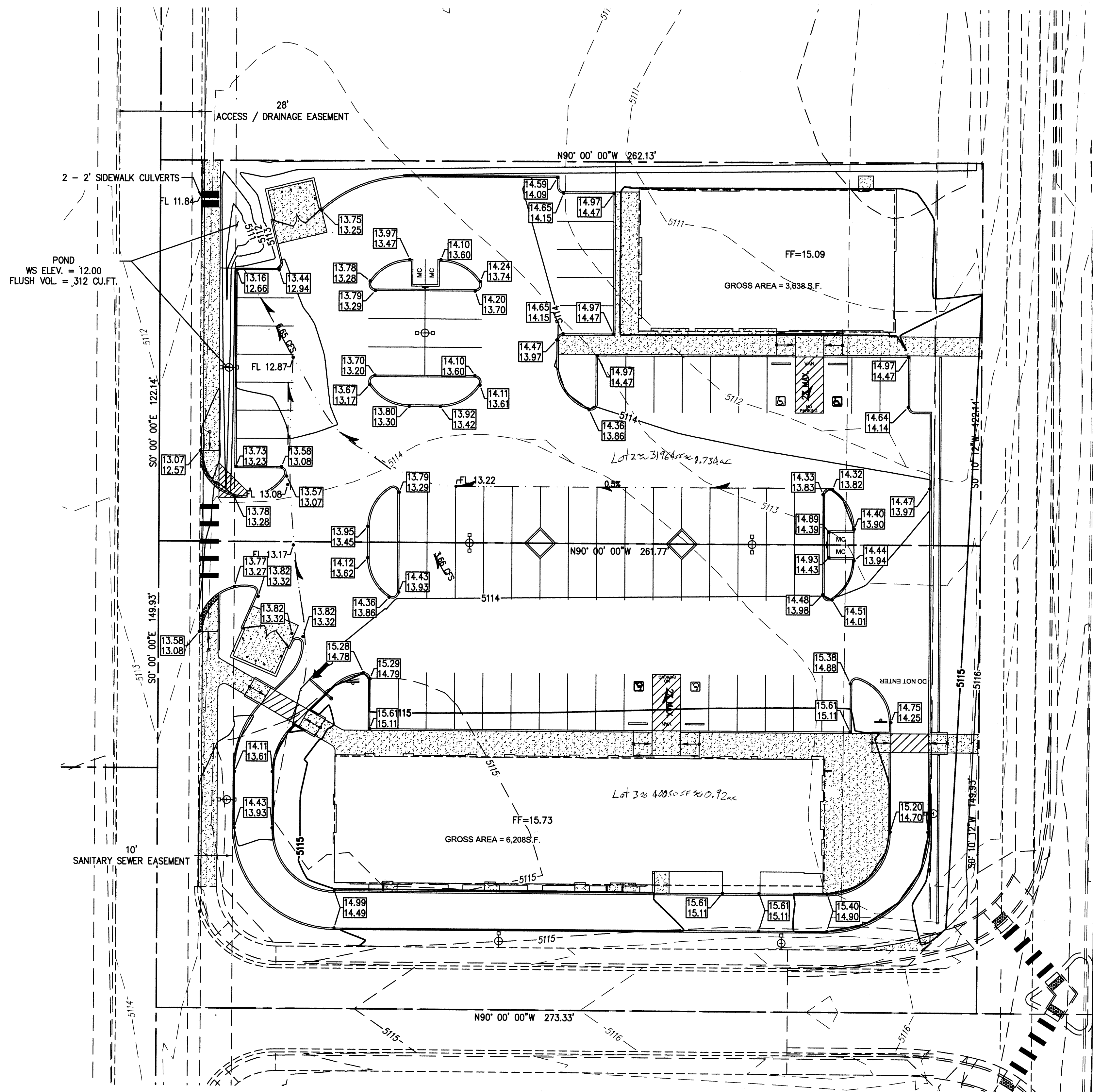
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NO.	DATE	DESIGNED BY	DRAWN BY	CHECKED BY

QUE
 TMENT
 IT GROUP
DIVISION
 PLAN

LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.
NO. 7	C-101	



FIRM MAP NO. 35001C0114H

VICINITY MAP G-11-Z

DRAINAGE INFORMATION

LOCATION & DESCRIPTION
THE PROPOSED SITE IS 1.75 ACRES LOCATED WITHIN THE COORS PAVILION SUBDIVISION ON THE NORTH SIDE OF ST. JOSEPH'S BLVD. AND THE WEST SIDE OF COORS BLVD. THE PROPOSED DEVELOPMENT WILL BE TWO (2) COMMERCIAL BUILDINGS AND ASSOCIATED IMPROVEMENTS. THE SITE IS A PART OF THE COORS PAVILION SITE PLAN AND MASTER DRAINAGE PLAN.

FLOODPLAIN STATUS

THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0114H, DATED AUGUST 16, 2012 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING AHYMO SOFTWARE.

PRECIPITATION

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 2 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

EXISTING DRAINAGE

THE SITE IS WITHIN THE AREA OF THE COORS PAVILION DRAINAGE MASTER PLAN. THE EXISTING DRAINAGE FLOWS TO THE NORTHWEST TO A PROPOSED POND FOR SHARED USE BY LOTS INCLUDED IN THE MASTER DRAINAGE PLAN. THE LAND USE PERCENTAGES OF THAT STUDY ARE UTILIZED IN THE ANALYSIS LISTED BELOW.

DEVELOPED CONDITION

THIS SITE WILL BE DEVELOPED WITH SITE FLOWS DIRECTED TO THE INITIAL FIRST FLUSH POND WITH DISCHARGE VIA TWO SIDEWALK CULVERTS THAT DISCHARGE TO THE EXISTING DRAINAGE EASEMENT WHICH IS DIRECTED TO THE POND INDICATED ON THE MASTER DRAINAGE PLAN. THE 100-YEAR PEAK RUNOFF, DUE TO THIS DEVELOPMENT WILL HAVE THE IMPACT ON DOWNSTREAM FACILITIES IN ACCORDANCE WITH THE MASTER DRAINAGE PLAN.

HYDROLOGIC DATA - PROPOSED

BASINS	AREA (acres)	LAND TREATMENT PERCENTAGES BY TYPE				YIELD (cfs/ac)	Q ₁₀₀ (cfs)	V ₁₀₀₋₂₄ (acft)
		A	B	C	D			
LOT 2	0.92	0	5	5	90	4.06	2.99	0.139
LOT 3	0.83	0	5	5	90	4.06	3.65	0.170

REQUIRED FIRST FLUSH VOLUME

LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

LOT DEPICTED HEREON SHALL BE RESPONSIBLE FOR MAINTAINING FIRST FLUSH RUNOFF RETENTION INDICATED ON THE LOT IMMEDIATELY PRIOR TO DISCHARGE. THE TOTAL VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA * (0.44-0.10)/12 IN CUBIC FEET.

IMPERVIOUS AREA
LOT 2 = 39,878 SQ.FT.
LOT 3 = 28,795 SQ.FT.

REQUIRED VOLUME = 68,674 * (0.44-0.10)/12 = 1,946 CU.FT.
LOT VOLUMES PROVIDED = 312 CU.FT.
VOLUME REQUIRED FROM SITE POND = 1,634 CU.FT. = 0.038 ac-ft

NOTES

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF GND ENGINEERING, LLC IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO. 8.
- THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
- THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD MUST BE RESEED OR LANDSCAPED.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

LEGEND	
	FLOW ARROW
	SLOPE ARROW
	TOP OF CURB ELEVATION
	BOTTOM OF CURB ELEVATION
	PROPOSED ELEVATION
	EXISTING ELEVATION
	GRADE BREAK
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED EASEMENT
	PROPOSED GRADE
	EXISTING WALL
	PROPOSED WALL

GND, LLC CONSULTING ENGINEERS		11032 Drennon Way Dr. NW Albuquerque, NM 87114 Phone: (505) 264-0472	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP COORS PAVILION SUBDIVISION LOTS 2 & 3 GRADING & DRAINAGE PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
CITY PROJECT No.		ZONE MAP NO.	SHEET OF
G-11-Z		3	