

GENERAL SHEET NOTES

- DO NOT SCALE DRAWINGS.
- CONTRACTOR TO COORDINATE ALL DRAWINGS PRIOR TO CONSTRUCTION.
- VERIFY EXISTING CONDITIONS IN FIELD. BRING DISCREPANCIES TO ATTENTION OF ARCHITECT.
- DEMOLITION DIMENSIONS ARE APPROXIMATE AND SHOULD BE CROSS-REFERENCED WITH CIVIL AND ARCH. SITE PRIOR TO EXECUTING WORK.

LEGAL: Tract A, Lands of Amrstar Academy and Tracts B & C, Lands of Cindy Chavez

AREA: 4.605 acres (200,586 sf)

BENCHMARK: City of Albuquerque Station '7-H13' being a brass cap with ELEV= 4964.437' (NAVD 1989)

SURVEYOR: Wilson & Company, dated March 2011

FLOOD HAZARD: From FEMA Panel 331 (dated 9/26/08), this site is identified as being within Zone 'X' which are areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths less than 1 foot or with drainage areas less than 1 sq. mile, and areas protected by levees from 1% annual chance flood

EXISTING CONDITIONS: The existing school includes both a 4,600 sf and a 8,900 sf classroom building, several portable buildings, storage sheds and associated paved parking and landscaping. A wetland area pond is located at the southeast corner of the site and is surrounded by a low berm. The two abutting public streets are Gabaldon Drive to the west and Leopoldo Road NW to the south. The western parking area drains west to Gabaldon, while the majority of the site drains south toward Leopoldo Road.

OFFSITE FLOW: A residential area discharges through the site within an existing concrete-lined drainage easement as shown based on the following:
40% B 15% C 45% D = 3.5 CFS/ACRE Q=3.5 x 2.42 AC= 8.5 CFS
No change is proposed to this historic drainage pattern.

PROPOSED IMPROVEMENTS: The proposed improvements include a 7,500 sf classroom building for Phase 1. There will be minor changes to the impervious area of the existing parking lot, located at the west side of the site. A drop off area will be created near the entry to the school.

DRAINAGE APPROACH: The proposed drainage plan will continue to follow historic flow paths, but increased impervious area will require additional onsite storage volume. The wetland pond area accepts rain that falls within the low berm without releasing any runoff. Site runoff will discharge to Leopoldo Road to the south where it will be intercepted by the existing public storm drain system.

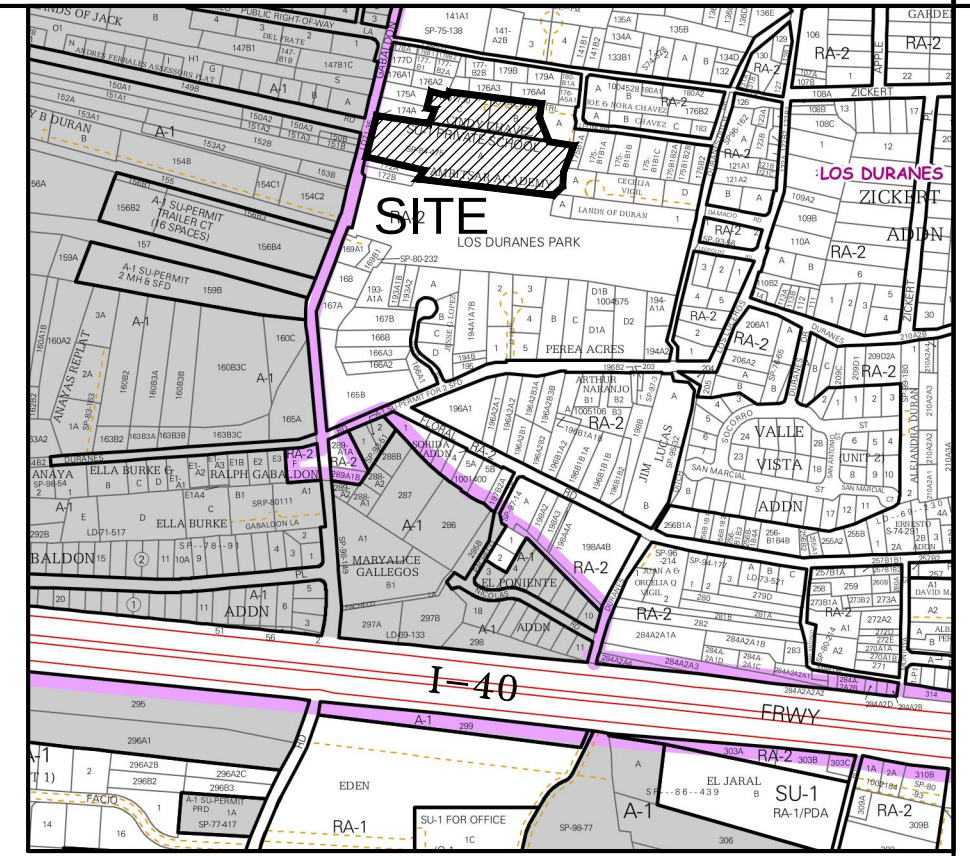
EXISTING RUNOFF: Zone: 2
West Basin (draining to Gabaldon) A=22,400 sf (0.51 acre) 100% D
Q=(4.70)(0.51)= 2.4 cfs
Wetland pond area (with no discharge) A=10,200 sf (0.23 acre) Q= 0 cfs
East Basin (draining to Leopoldo) A=167,986 sf (3.86 acres)
71% A, 15% B, & 14% D gives composite Qp= 2.11 cfs/acre
Q= (2.11)(3.86) = 8.1 cfs

PROPOSED RUNOFF:
West Basin - A=25,100 sf (0.58 acre) 100% D
Q=(4.70)(0.58)= 2.7 cfs
Wetland pond area remains unchanged with discharge: Q= 0 cfs
[Additional detention volume of approximately 2,400 CF exist above the normal water surface elevation of 4964 for cistern overflow]
East Basin (draining to Leopoldo) A=165,286 sf (3.79 acres)
68% A, 15% B, & 17% D gives composite Qp= 2.20 cfs/acre
Q= (2.20)(3.79) = 8.3 cfs
[Detention pond volume provided to EL=4965.0 is 1,180 CF]

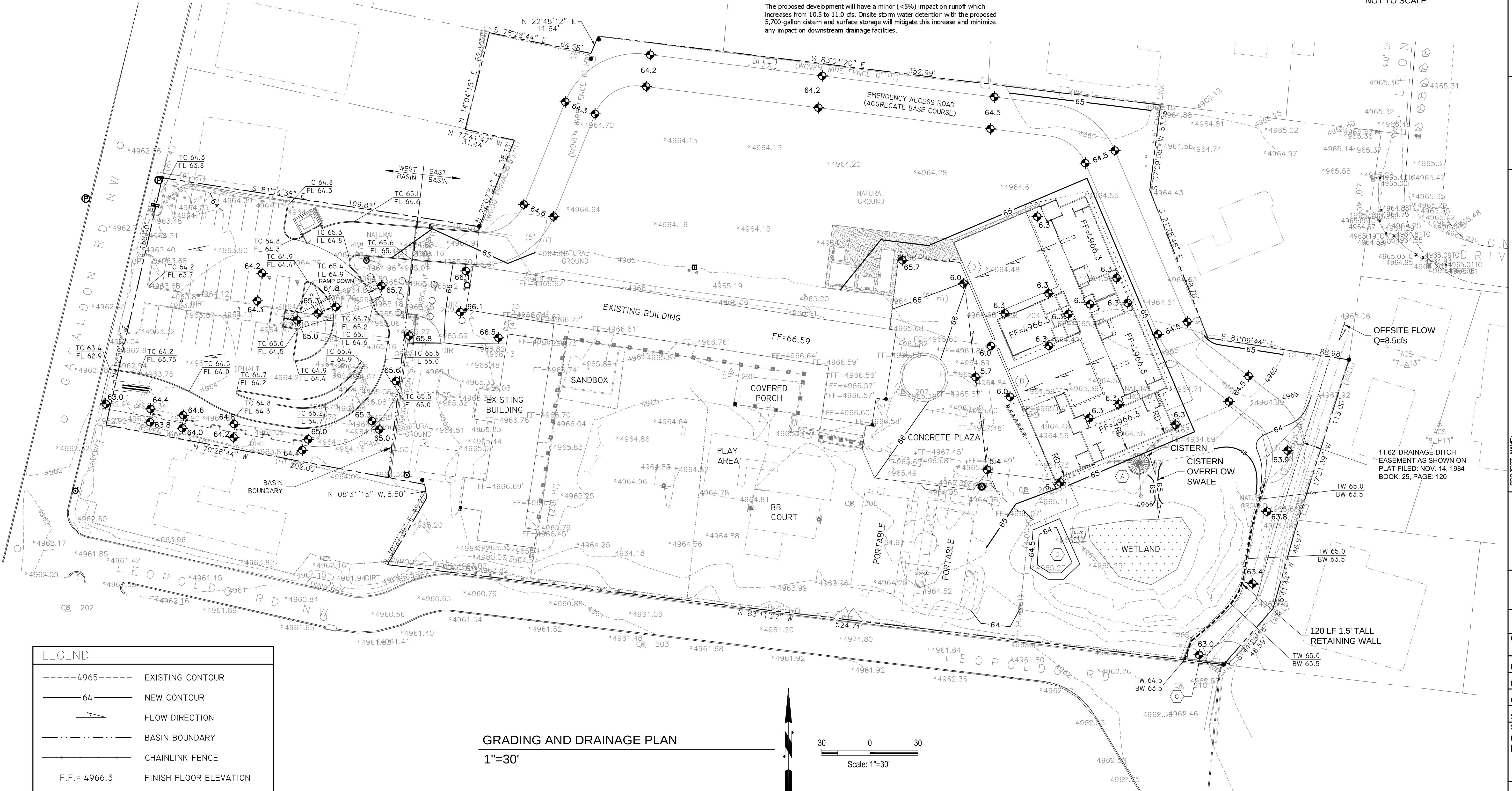
The proposed development will have a minor (<5%) impact on runoff which increases from 10.5 to 11.0 cfs. Onsite storm water detention with the proposed 5,700-gallon cistern and surface storage will mitigate this increase and minimize any impact on downstream drainage facilities.

SHEET KEYNOTES

- NEW 5,700 GALLON CISTERN TO CAPTURE ROOF RUNOFF AND DISCHARGE TO EXISTING WETLAND AREA. GRADE AN 18" WIDE BY 6" DEEP CISTERN OVERFLOW SWALE TO DISCHARGE TO WETLAND AREA AS SHOWN. SEE ARCHITECTURAL PLAN FOR DETAILS.
- LEAVE 24" WIDE BY 6" HIGH OPENING AT GRADE IN WALL (2 LOCATIONS) FOR LANDSCAPE DRAIN OVERFLOW.
- BUILD NEW 20' WIDE DRIVEPAD PER CITY STANDARD DRAWING 2425.
- GRADE STORMWATER DETENTION DEPRESSION WITHIN FENCED WETLAND AREA AS SHOWN.



VICINITY MAP
ZONE ATLAS PAGE H-12-Z
NOT TO SCALE



LEGEND

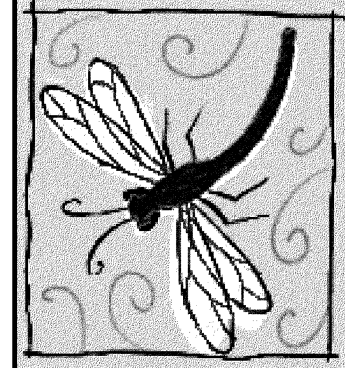
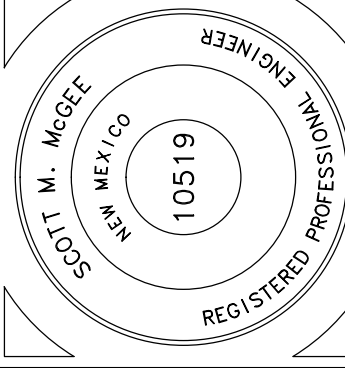
- 4965--- EXISTING CONTOUR
- 64— NEW CONTOUR
- FLOW DIRECTION
- - - - - BASIN BOUNDARY
- - - - - CHAINLINK FENCE
- F.F.= 4966.3 FINISH FLOOR ELEVATION
- 64.4 • PROPOSED SPOT ELEVATION
- TW 65.0 BW 63.5 TOP OF WALL ELEVATION
BOTTOM OF WALL ELEVATION

GRADING AND DRAINAGE PLAN

1"=30'

Scale: 1"=30'

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PROJECT NAME:
a new classroom building for
**MONTESSORI OF THE
RIO GRANDE CHARTER SCHOOL**
1650 Gabaldon Drive, NW
Albuquerque, NM 87104

MARK	DATE	DESCRIPTION

GDAA PROJECT NO:
10-002

DATE: 2/27/12

DRAWN BY:

CHECKED BY: SMM

SET NO:
SHEET TITLE:
GRADING AND DRAINAGE PLAN

C-101

SHEET OF