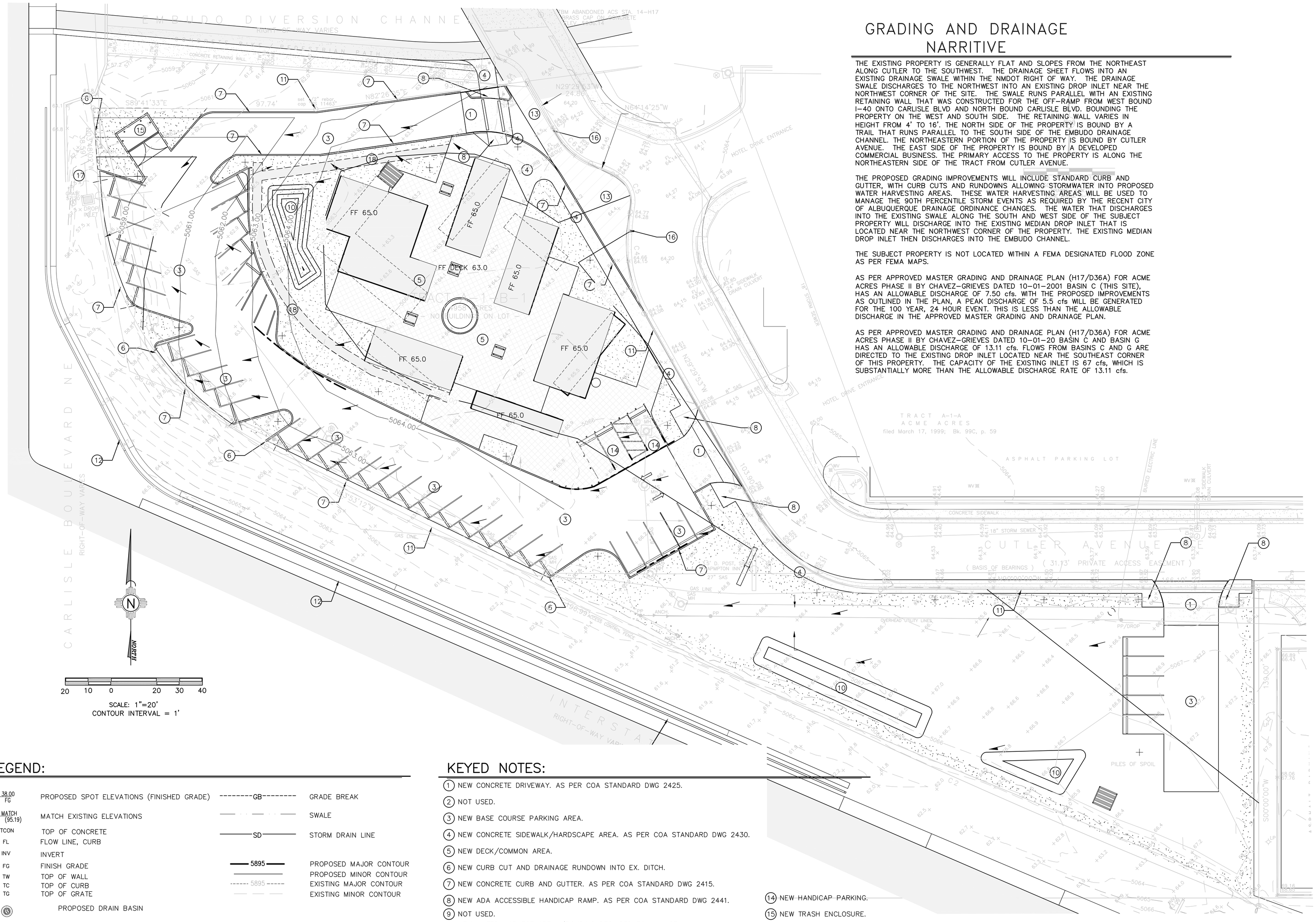

GRADING AND DRAINAGE NARRITIVE

THE EXISTING PROPERTY IS GENERALLY FLAT AND SLOPES FROM THE NORTHEAST ALONG CUTLER TO THE SOUTHWEST. THE DRAINAGE SHEET FLOWS INTO AN EXISTING DRAINAGE SWALE WITHIN THE NMDOT RIGHT OF WAY. THE DRAINAGE SWALE DISCHARGES TO THE NORTHWEST INTO AN EXISTING DROP INLET NEAR THE NORTHWEST CORNER OF THE SITE. THE SWALE RUNS PARALLEL WITH AN EXISTING RETAINING WALL THAT WAS CONSTRUCTED FOR THE OFF-RAMP FROM WEST BOUND I-40 ONTO CARLISLE BLVD AND NORTH BOUND CARLISLE BLVD. BOUNDING THE PROPERTY ON THE WEST AND SOUTH SIDE. THE RETAINING WALL VARIES IN HEIGHT FROM 4' TO 16'. THE NORTH SIDE OF THE PROPERTY IS BOUND BY A TRAIL THAT RUNS PARALLEL TO THE SOUTH SIDE OF THE EMBUDO DRAINAGE CHANNEL. THE NORTHEASTERN PORTION OF THE PROPERTY IS BOUND BY CUTLER AVENUE. THE EAST SIDE OF THE PROPERTY IS BOUND BY A DEVELOPED COMMERCIAL BUSINESS. THE PRIMARY ACCESS TO THE PROPERTY IS ALONG THE NORTHEASTERN SIDE OF THE TRACT FROM CUTLER AVENUE.

THE PROPOSED GRADING IMPROVEMENTS WILL INCLUDE STANDARD CURB AND GUTTER, WITH CURB CUTS AND RUNDOWNS ALLOWING STORMWATER INTO PROPOSED WATER HARVESTING AREAS. THESE WATER HARVESTING AREAS WILL BE USED TO MANAGE THE 90TH PERCENTILE STORM EVENTS AS REQUIRED BY THE RECENT CITY OF ALBUQUERQUE DRAINAGE ORDINANCE CHANGES. THE WATER THAT DISCHARGES INTO THE EXISTING SWALE ALONG THE SOUTH AND WEST SIDE OF THE SUBJECT PROPERTY WILL DISCHARGE INTO THE EXISTING MEDIAN DROP INLET THAT IS LOCATED NEAR THE NORTHWEST CORNER OF THE PROPERTY. THE EXISTING MEDIAN DROP INLET THEN DISCHARGES INTO THE EMBUDO CHANNEL.

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEMA DESIGNATED FLOOD ZONE AS PER FEMA MAPS.

AS PER APPROVED MASTER GRADING AND DRAINAGE PLAN (H17/D36A) FOR ACME ACRES PHASE II BY CHAVEZ-GRIEVES DATED 10-01-2001 BASIN C (THIS SITE), HAS AN ALLOWABLE DISCHARGE OF 7.50 cfs. WITH THE PROPOSED IMPROVEMENTS AS OUTLINED IN THE PLAN, A PEAK DISCHARGE OF 5.5 cfs WILL BE GENERATED FOR THE 100 YEAR, 24 HOUR EVENT. THIS IS LESS THAN THE ALLOWABLE DISCHARGE IN THE APPROVED MASTER GRADING AND DRAINAGE PLAN.

AS PER APPROVED MASTER GRADING AND DRAINAGE PLAN (H17/D36A) FOR ACME ACRES PHASE II BY CHAVEZ-GRIEVES DATED 10-01-20 BASIN C AND BASIN G HAS AN ALLOWABLE DISCHARGE OF 13.11 cfs. FLOWS FROM BASINS C AND G ARE DIRECTED TO THE EXISTING DROP INLET LOCATED NEAR THE SOUTHEAST CORNER OF THIS PROPERTY. THE CAPACITY OF THE EXISTING INLET IS 67 cfs, WHICH IS SUBSTANTIALLY MORE THAN THE ALLOWABLE DISCHARGE RATE OF 13.11 cfs.

LEGEND:

38.00 FG	PROPOSED SPOT ELEVATIONS (FINISHED GRADE)	GB	GRADE BREAK
MATCH (95.19)	MATCH EXISTING ELEVATIONS		SWALE
TCON	TOP OF CONCRETE	SD	STORM DRAIN LINE
FL	FLOW LINE, CURB		
INV	INVERT		
FG	FINISH GRADE	5895	PROPOSED MAJOR CONTOUR
TW	TOP OF WALL		PROPOSED MINOR CONTOUR
TC	TOP OF CURB	5895	EXISTING MAJOR CONTOUR
TG	TOP OF GRATE		EXISTING MINOR CONTOUR
	PROPOSED DRAIN BASIN		
	PROPOSED MANHOLE		
	FLOW ARROW		

KEYED NOTES:

1. NEW CONCRETE DRIVEWAY. AS PER COA STANDARD DWG 2425.
2. NOT USED.
3. NEW BASE COURSE PARKING AREA.
4. NEW CONCRETE SIDEWALK/HARDSCAPE AREA. AS PER COA STANDARD DWG 2430.
5. NEW DECK/COMMON AREA.
6. NEW CURB CUT AND DRAINAGE RUNDOWN INTO EX. DITCH.
7. NEW CONCRETE CURB AND GUTTER. AS PER COA STANDARD DWG 2415.
8. NEW ADA ACCESSIBLE HANDICAP RAMP. AS PER COA STANDARD DWG 2441.
9. NOT USED.
10. NEW WATER HARVEST AREA. (PONDING REQUIRED TO MANAGE 90 PERCENTILE STORM EVENTS)
11. APPROXIMATE LOCATION OF PROPERTY LINE
12. EXISTING RETAINING WALL WITHIN NMDOT RIGHT OF WAY.
13. NEW HOT MIX ASPHALT SURFACE. AS PER COA STANDARD DWG 2405A.
14. NEW HANDICAP PARKING.
15. NEW TRASH ENCLOSURE.
16. REMOVE AND DISPOSE OF EXISTING CURB AND GUTTER.
17. EXISTING DROP INLET WITHIN THE NMDOT RIGHT OF WAY TO REMAIN.
18. NEW NATURAL SURFACE TRAIL.

A1 GRADING AND DRAINAGE PLAN
SCALE: 1" = 20'

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NOT FOR CONSTRUCTION

PROJECT

GREEN JEANS CO.

GREEN JEANS FARMERY

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3600 CUTLER NE

No.	Date	Description
1	9/19/14	Address EPC comments for DRB meeting

Date	09/19/2014
Project Number	
Project File	
Drawn By	JMJ
Checked By	Checker

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SHEET TITLE

CONCEPTUAL GRADING & DRAINAGE PLAN

SHEET 3 OF

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