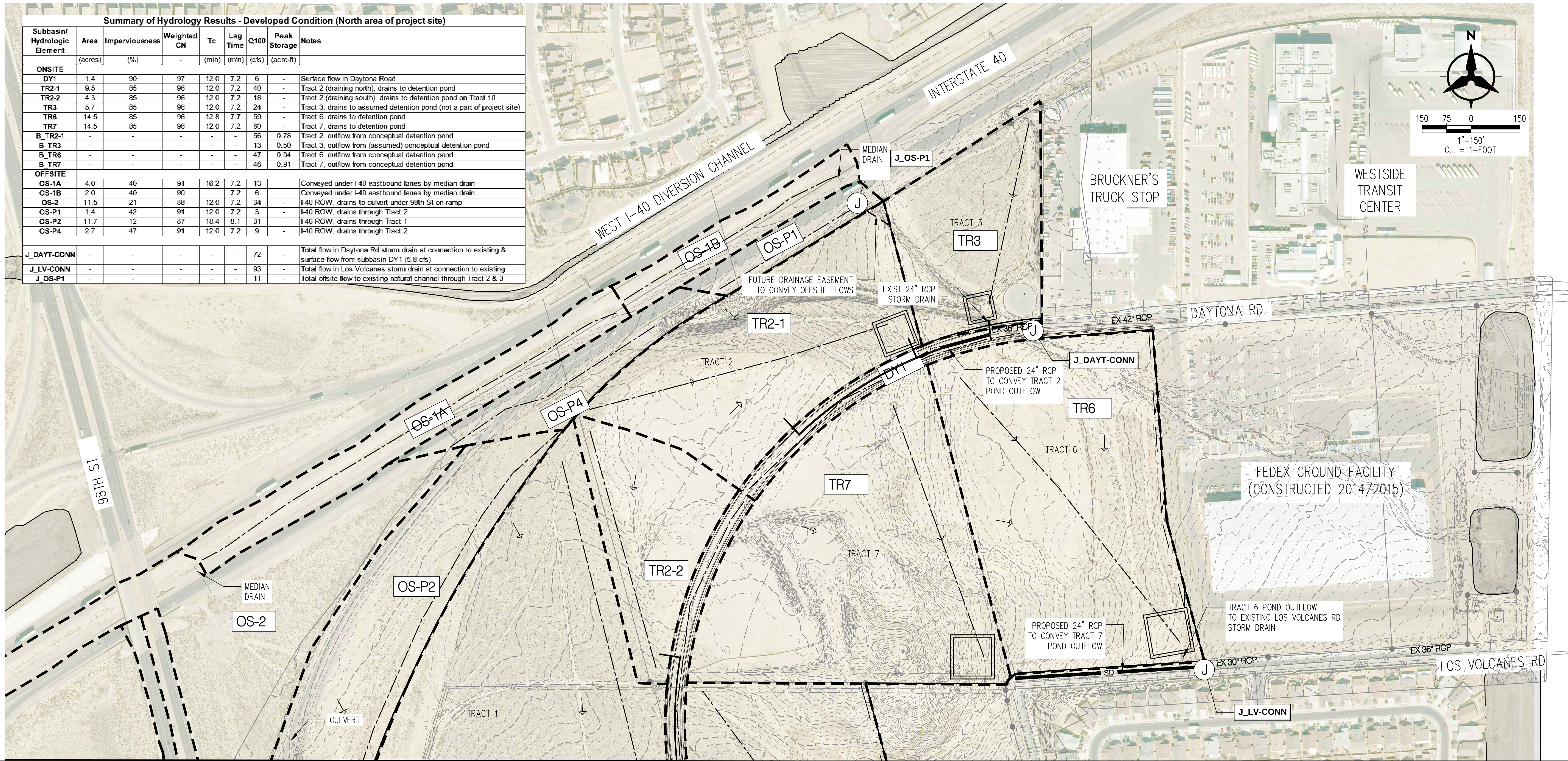


Summary of Hydrology Results - Developed Condition (North area of project site)								
Subbasin/ Hydrologic Element	Area	Imperviousness	Weighted CN	Tc	Lag Time	Q100	Peak Storage	Notes
	(acres)	(%)	-	(min)	(min)	(cfs)	(acre-ft)	
ONSITE								
DY1	1.4	90	97	12.0	7.2	6	-	Surface flow in Daytona Road
TR2-1	9.5	85	96	12.0	7.2	40	-	Tract 2 (draining north), drains to detention pond
TR2-2	4.3	85	96	12.0	7.2	18	-	Tract 2 (draining south), drains to detention pond on Tract 10
TR3	5.7	85	96	12.0	7.2	24	-	Tract 3, drains to assumed detention pond (not a part of project site)
TR6	14.5	85	96	12.8	7.7	59	-	Tract 6, drains to detention pond
TR7	14.5	85	96	12.0	7.2	60	-	Tract 7, drains to detention pond
B_TR2-1	-	-	-	-	-	56	0.78	Tract 2, outflow from conceptual detention pond
B_TR3	-	-	-	-	-	13	0.50	Tract 3, outflow from (assumed) conceptual detention pond
B_TR6	-	-	-	-	-	47	0.94	Tract 6, outflow from conceptual detention pond
B_TR7	-	-	-	-	-	46	0.91	Tract 7, outflow from conceptual detention pond
OFFSITE								
OS-1A	4.0	40	91	16.2	7.2	13	-	Conveyed under I-40 eastbound lanes by median drain
OS-1B	2.0	40	90	-	7.2	6	-	Conveyed under I-40 eastbound lanes by median drain
OS-2	11.5	21	88	12.0	7.2	34	-	I-40 ROW, drains to culvert under 98th St on-ramp
OS-P1	1.4	42	91	12.0	7.2	5	-	I-40 ROW, drains through Tract 2
OS-P2	11.7	12	87	18.4	8.1	31	-	I-40 ROW, drains through Tract 1
OS-P4	2.7	47	91	12.0	7.2	9	-	I-40 ROW, drains through Tract 2
J_DAYT-CONN	-	-	-	-	-	72	-	Total flow in Daytona Rd storm drain at connection to existing & surface flow from subbasin DY1 (5.8 cfs)
J_LV-CONN	-	-	-	-	-	93	-	Total flow in Los Volcanes storm drain at connection to existing
J_OS-P1	-	-	-	-	-	11	-	Total offsite flow to existing natural channel through Tract 2 & 3



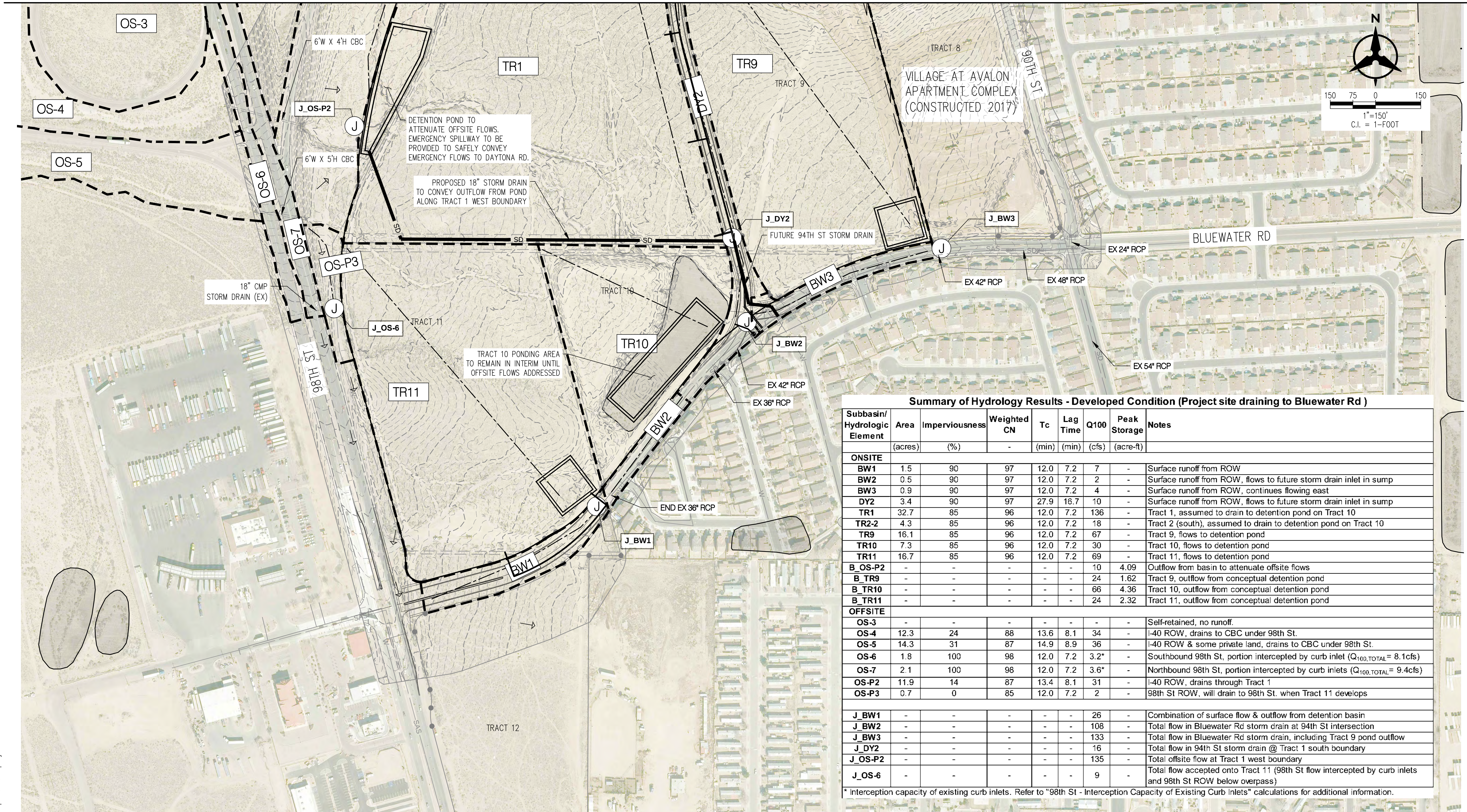
- NOTES:
1. TOPOGRAPHY PREPARED BY AEROTECH MAPPING, DATED MARCH 11, 2014.
 2. AERIAL IMAGE FROM 2016 MRCOG REGIONAL ORTHOPHOTOGRAPHY.
 3. PROJECT SITE ASSUMED TO DEVELOP AS COMMERCIAL/INDUSTRIAL WITH 85% IMPERVIOUSNESS.
 4. CONCEPTUAL DETENTION PONDS ARE ASSUMED TO OUTLET TO STORM DRAIN IN ADJACENT ROW.
 5. TRACT 1, SOUTHERN PORTION OF TRACT 2, AND TRACT 10 ASSUMED TO DRAIN TO CONCEPTUAL POND ON TRACT 10.

MATCH LINE – SEE SHEET 2

- LEGEND
- DRAINAGE BASIN BOUNDARY
 - - - TC FLOWPATH
 - PROJECT BOUNDARY
 - TRACT BOUNDARY
 - - - EXISTING EASEMENT
 - FEMA SPECIAL FLOOD HAZARD AREA (SFHA)
 - TR1 DRAINAGE BASIN LABEL
 - J HYDROLOGIC MODEL JUNCTION
 - CONCEPTUAL DETENTION POND

WESTPOINT 40 MASTER DRAINAGE REPORT			
EXHIBIT 3 DEVELOPED CONDITIONS DRAINAGE MAP			
DRAWN BY:	DB	DATE:	07/25/2019
CHECKED BY:	VCS	PROJECT NO.	20180059
		SHEET NO.	1 OF 2

MATCH LINE – SEE SHEET 1



Summary of Hydrology Results - Developed Condition (Project site draining to Bluewater Rd)

Subbasin/ Hydrologic Element	Area (acres)	Imperviousness (%)	Weighted CN	Tc (min)	Lag Time (min)	Q100 (cfs)	Peak Storage (acre-ft)	Notes
ONSITE								
BW1	1.5	90	97	12.0	7.2	7	-	Surface runoff from ROW
BW2	0.5	90	97	12.0	7.2	2	-	Surface runoff from ROW, flows to future storm drain inlet in sump
BW3	0.9	90	97	12.0	7.2	4	-	Surface runoff from ROW, continues flowing east
DY2	3.4	90	97	27.9	16.7	10	-	Surface runoff from ROW, flows to future storm drain inlet in sump
TR1	32.7	85	96	12.0	7.2	136	-	Tract 1, assumed to drain to detention pond on Tract 10
TR2-2	4.3	85	96	12.0	7.2	18	-	Tract 2 (south), assumed to drain to detention pond on Tract 10
TR9	16.1	85	96	12.0	7.2	67	-	Tract 9, flows to detention pond
TR10	7.3	85	96	12.0	7.2	30	-	Tract 10, flows to detention pond
TR11	16.7	85	96	12.0	7.2	69	-	Tract 11, flows to detention pond
B_OS-P2	-	-	-	-	-	10	4.09	Outflow from basin to attenuate offsite flows
B_TR9	-	-	-	-	-	24	1.62	Tract 9, outflow from conceptual detention pond
B_TR10	-	-	-	-	-	66	4.36	Tract 10, outflow from conceptual detention pond
B_TR11	-	-	-	-	-	24	2.32	Tract 11, outflow from conceptual detention pond
OFFSITE								
OS-3	-	-	-	-	-	-	-	Self-retained, no runoff
OS-4	12.3	24	88	13.6	8.1	34	-	I-40 ROW, drains to CBC under 98th St.
OS-5	14.3	31	87	14.9	8.9	36	-	I-40 ROW & some private land, drains to CBC under 98th St.
OS-6	1.8	100	98	12.0	7.2	3.2*	-	Southbound 98th St, portion intercepted by curb inlet (Q100,TOTAL = 8.1cfs)
OS-7	2.1	100	98	12.0	7.2	3.6*	-	Northbound 98th St, portion intercepted by curb inlets (Q100,TOTAL = 9.4cfs)
OS-P2	11.9	14	87	13.4	8.1	31	-	I-40 ROW, drains through Tract 1
OS-P3	0.7	0	85	12.0	7.2	2	-	98th St ROW, will drain to 98th St. when Tract 11 develops
J_BW1	-	-	-	-	-	26	-	Combination of surface flow & outflow from detention basin
J_BW2	-	-	-	-	-	108	-	Total flow in Bluewater Rd storm drain at 94th St intersection
J_BW3	-	-	-	-	-	133	-	Total flow in Bluewater Rd storm drain, including Tract 9 pond outflow
J_DY2	-	-	-	-	-	16	-	Total flow in 94th St storm drain @ Tract 1 south boundary
J_OS-P2	-	-	-	-	-	135	-	Total offsite flow at Tract 1 west boundary
J_OS-6	-	-	-	-	-	9	-	Total flow accepted onto Tract 11 (98th St flow intercepted by curb inlets and 98th St ROW below overpass)

* Interception capacity of existing curb inlets. Refer to "98th St - Interception Capacity of Existing Curb Inlets" calculations for additional information.

- NOTES:
1. TOPOGRAPHY PREPARED BY AEROTECH MAPPING, DATED MARCH 11, 2014.
 2. AERIAL IMAGE FROM 2016 MRCOG REGIONAL ORTHOPHOTOGRAPHY.
 3. PROJECT SITE ASSUMED TO DEVELOP AS COMMERCIAL/INDUSTRIAL WITH 85% IMPERVIOUSNESS.
 4. CONCEPTUAL DETENTION PONDS ARE ASSUMED TO OUTLET TO STORM DRAIN IN ADJACENT ROW.
 5. TRACT 1, SOUTHERN PORTION OF TRACT 2, AND TRACT 10 ASSUMED TO DRAIN TO CONCEPTUAL POND ON TRACT 10.

LEGEND

- DRAINAGE BASIN BOUNDARY
- - - TC FLOWPATH
- PROJECT BOUNDARY
- TRACT BOUNDARY
- EXISTING EASEMENT

- FEMA SPECIAL FLOOD HAZARD AREA (SFHA)
- TR1 DRAINAGE BASIN LABEL
- J HYDROLOGIC MODEL JUNCTION
- CONCEPTUAL DETENTION POND

WESTPOINT 40
MASTER DRAINAGE REPORT

EXHIBIT 3
DEVELOPED CONDITIONS DRAINAGE MAP

DRAWN BY: DB DATE: 07/25/2019
CHECKED BY: VCS PROJECT NO. 20180059 SHEET NO. 2 OF 2

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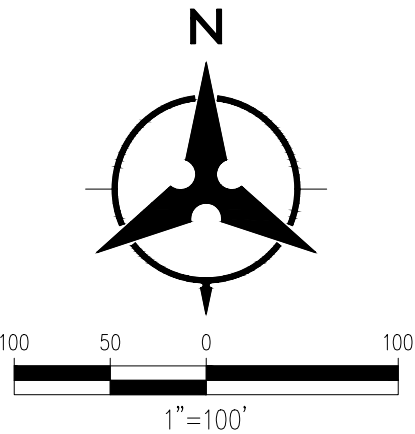
EXHIBIT 4 – INTERIM GRADING & BASIN MAP

MATCHLINE SEE SHEET 2 OF 3



LEGEND

- PROPOSED SPOT ELEVATION • 5235.25
- EXISTING SPOT ELEVATION • EX 5235.25
- PROPOSED CONTOUR — 5025 —
- EXISTING STORM DRAIN LINE — — — — —
- PROPOSED STORM DRAIN INLET □
- PROPOSED STORM DRAIN LINE — — — — —
- PROPOSED STORM DRAIN MANHOLE ○
- PROPOSED WATER BLOCK — — — — —
- RETAINING WALL — — — — —
- PAD 10 P=5300.00
- TURNED BLOCK TB
- STREET SLOPE 1/4"



LEGEND

— DRAINAGE BASIN BOUNDARY

WESTPOINT 40
MASTER DRAINAGE REPORT

INTERIM GRADING & BASIN MAP

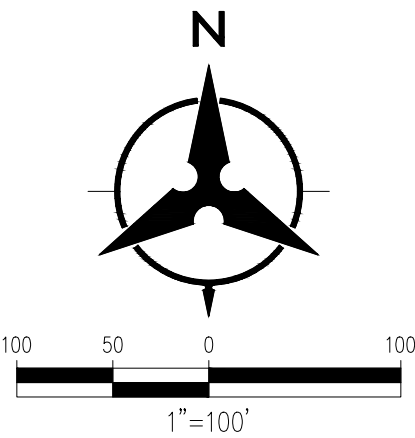
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CHECKED BY:	YPM	PROJECT NO.	20180059
		SHEET NO.	3 OF 3



MATCHLINE SEE SHEET 3 OF 3

LEGEND

DRAINAGE BASIN BOUNDARY



LEGEND

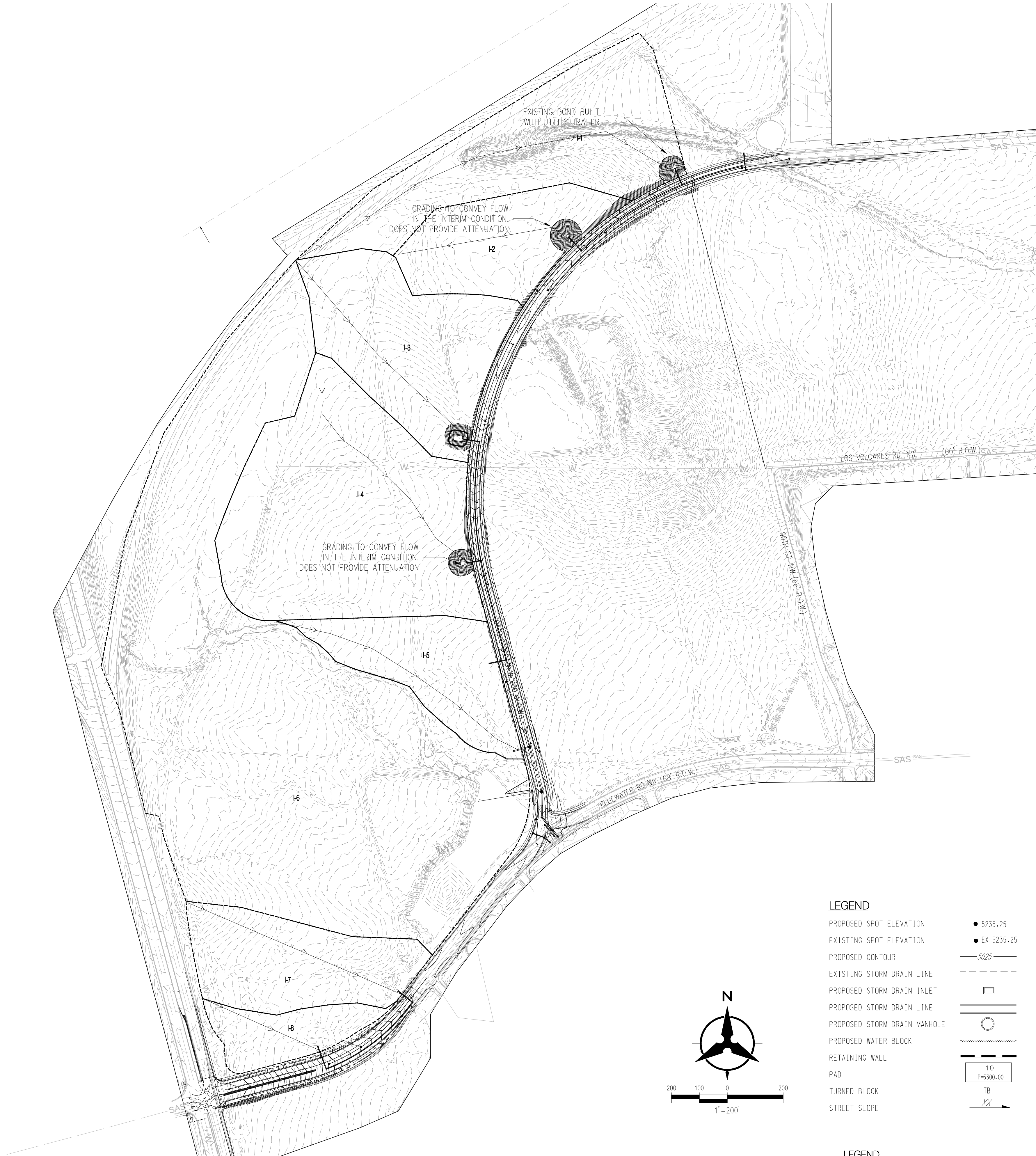
- PROPOSED SPOT ELEVATION • 5235.25
- EXISTING SPOT ELEVATION • EX 5235.25
- PROPOSED CONTOUR — 5025 —
- EXISTING STORM DRAIN LINE - - - - -
- PROPOSED STORM DRAIN INLET □
- PROPOSED STORM DRAIN LINE |||
- PROPOSED STORM DRAIN MANHOLE ○
- PROPOSED WATER BLOCK ~~~~~
- RETAINING WALL [hatched pattern]
- PAD [rectangle with 10' and P=5300.00]
- TURNED BLOCK TB
- STREET SLOPE XY

WESTPOINT 40
MASTER DRAINAGE REPORT

INTERIM CONDITIONS DRAINAGE MAP

DRAWN BY:	AR	DATE:	06/25/18
CHECKED BY:	YPM	PROJECT NO.	20180059
		SHEET NO.	2 OF 3

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GENERAL NOTES

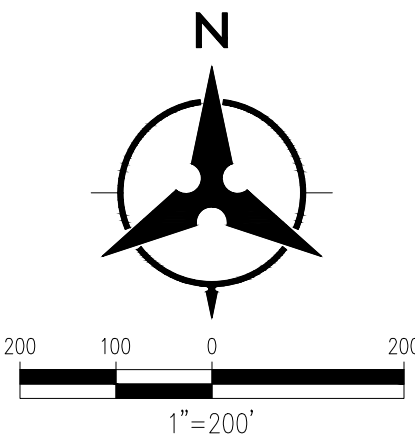
1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES

1. EXCEPT AS PROVIDED HERIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION, PRIOR TO CONSTRUCTION. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT, ALL OTHER WORK, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (FIRST PRIORITY), AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. TWO WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1264) FOR LOCATION OF EXISTING UTILITIES.
5. PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
6. EARTH SLOPES SHALL NOT EXCEED 4 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
7. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
8. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
9. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERE TO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
10. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATIONS.
11. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. VALLEY CUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.

LEGEND

- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED WATER BLOCK
- RETAINING WALL
- PAD
- TURNED BLOCK
- STREET SLOPE



LEGEND

DRAINAGE BASIN BOUNDARY

WESTPOINT 40
MASTER DRAINAGE REPORT

INTERIM GRADING & BASIN MAP

DRAWN BY:	AR	DATE:	06/25/18
CHECKED BY:	YPM	PROJECT NO.	20180059
		SHEET NO.	1 OF 3