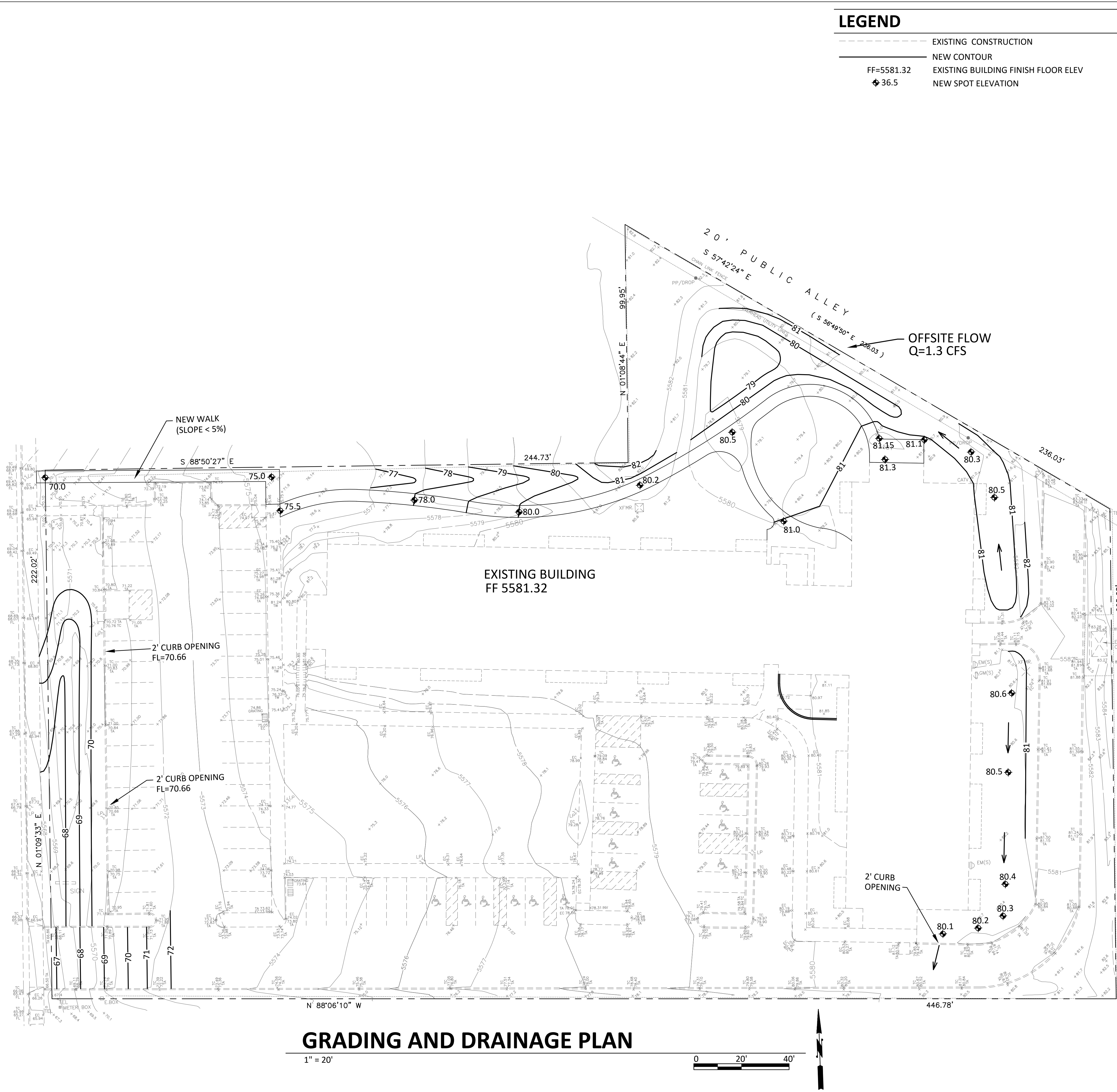


JUAN TABO BOULEVARD NE



GRADING AND DRAINAGE PLAN

1" = 20'

0 20' 40'

LEGEND

- EXISTING CONSTRUCTION
- NEW CONTOUR
- EXISTING BUILDING FINISH FLOOR ELEV
- NEW SPOT ELEVATION



VICINITY MAP K-22 NOT TO SCALE

DRAINAGE CALCULATIONS

ADDRESS: 770 Juan Tabo Blvd NE, Albuquerque, NM
LEGAL DESCRIPTION: TRACT A, MONARCH PARK
SITE AREA: 108,333 SF (2.487 acre) DISTURBED AREA: 35,710 SF (0.82 acres)
BENCHMARK: City of Albuquerque Station '10-K21' being a brass cap located at Juan Tabo and Grand Avenue NE. ELEV= 5557.514 (NAVD 1988)
SURVEYOR: Harris Surveying Inc. dated June, 2016
PRECIPITATION ZONE: 4
FLOOD HAZARD: From FEMA Map 35001C0359G (9/26/08), this site is identified as being within Zone 'X' which is determined to be outside the 0.2% annual chance floodplain.

EXISTING CONDITIONS: The site is an existing apartment building, asphalt parking areas, and landscaping. The site slopes down to the west and discharges to Juan Tabo Blvd.

PROPOSED IMPROVEMENTS: The proposed improvements include a new entry vestibule, new accessible path from Juan Tabo to the building, and updating the landscaping to reduce turf areas and increase xeriscaping. These minor improvements are proposed as part of an overall building renovation project.

DRAINAGE APPROACH: The site drainage pattern will follow historic conditions with the incorporation of onsite retention of the first flush volume.

Existing land treatment: 27% B, 9% C and 64% D Precipitation Zone: 4
 $Q = [(0.27)(2.92) + (0.09)(3.73) + (0.64)(5.25)](2.487) = 11.2 \text{ CFS}$
Proposed land treatment: 7% B, 28% C and 65% D
 $Q = [(0.07)(2.92) + (0.28)(3.73) + (0.65)(5.25)](2.487) = 11.6 \text{ CFS}$
First flush $V = (70,410)(0.34/12) = 1,995 \text{ CF}$

The proposed retention pond areas will combine to contain the first flush volume. Site runoff will increase only slightly due to the replacement of existing turf with xeric landscaping.



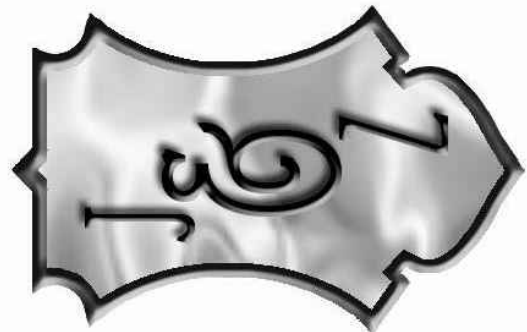
WWW.JEFBSANDZUZU.COM

GRADING PLAN

RIO VISTA APARTMENTS

sheet no:

001

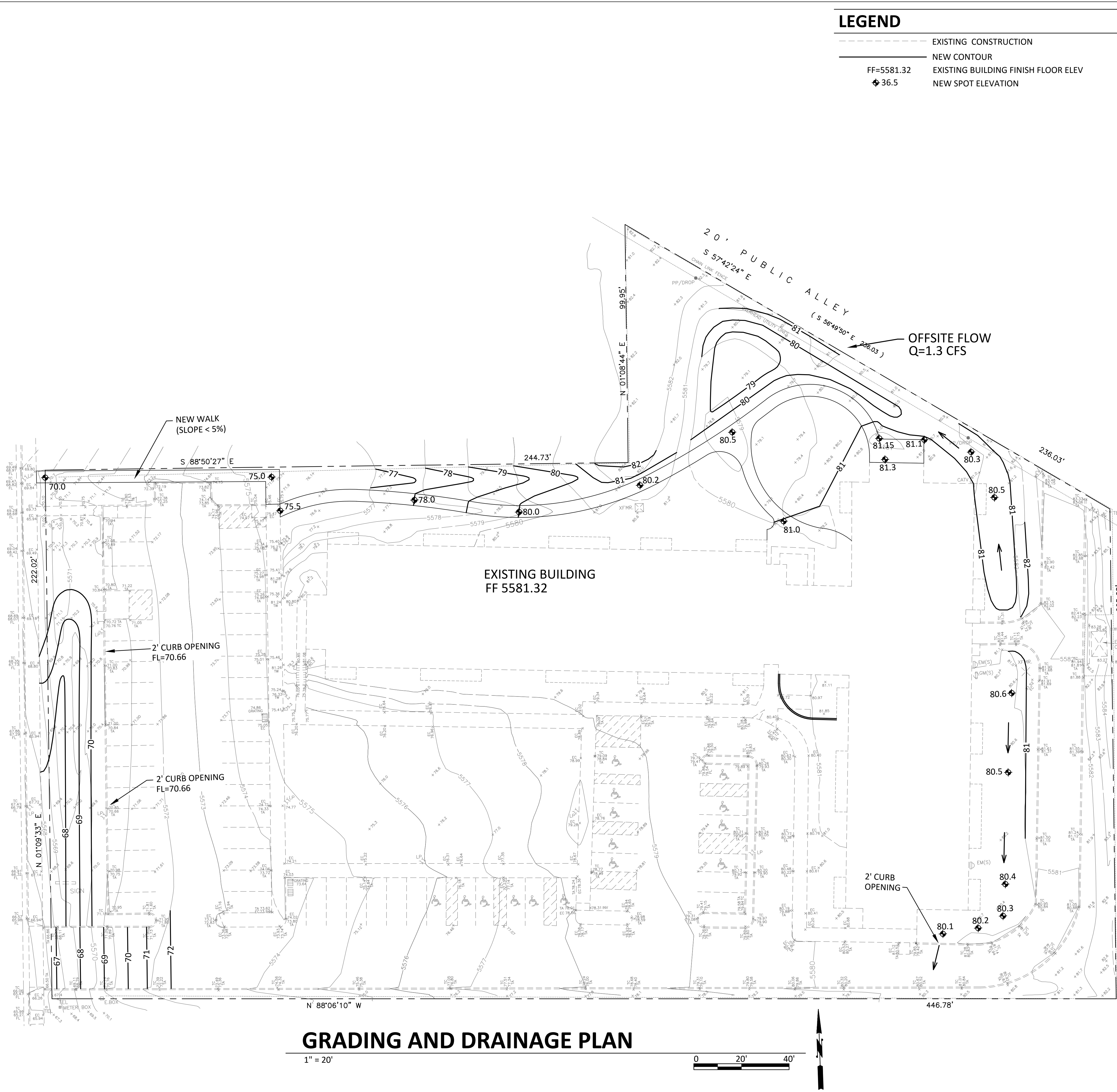


JEFBS & ZUZU, LLC.
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS

11030 MENAUL NE SUITE C
ALBUQUERQUE, NM 871132
P: 505-797-1318

"WERE YOUR BUILDING WIZ KIDZ & YOU CAN"

JUAN TABO BOULEVARD NE



GRADING AND DRAINAGE PLAN

LEGEND

- EXISTING CONSTRUCTION
- NEW CONTOUR
- EXISTING BUILDING FINISH FLOOR ELEV
- NEW SPOT ELEVATION



VICINITY MAP K-22 NOT TO SCALE

DRAINAGE CALCULATIONS

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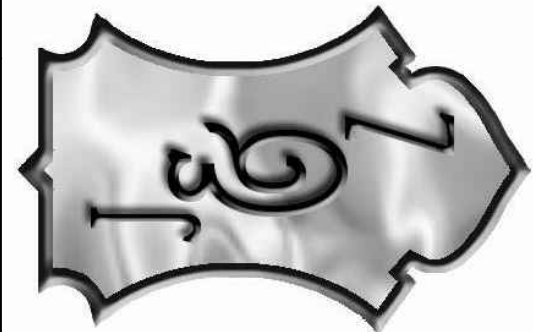
GRADING PLAN

RIO VISTA APARTMENTS

sheet no:

001

770 JUAN TABO BLVD. NE
ALBUQUERQUE NM, 87123



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MAKING HOUSE CALLS

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"WERE YOUR BUILDING WIZ KIDZ & YOU CAN"

CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director



Mayor Richard J. Berry

November 4, 2016

Scott McGee, PE
Scott M. McGee PE, LLC
9700 Tanoan Dr. NE
Albuquerque, NM 87111

**RE: Rio Vista Apts. Grounds Renovation.
770 Juan Tabo NE
Grading and Drainage Plan
Engineers Stamp Date 8/31/16 (K22D011)**

Dear Mr. McGee,

Based upon the information provided in your submittal received 10/21/16, this plan is approved for a grading permit. As mentioned, provide erosion protection for the sloped landscaped area to the west, along with a gravel swale at the bottom for a sedimentation catch.

Please attach a copy of this approved plan, with the corrections mentioned above, to the construction sets in the permitting process prior to sign-off by Hydrology.

When completed please provide a copy of the as-build for our records and a pdf copy for our public mapping system.

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Hydrology
Planning Department

RR/AC
C: File