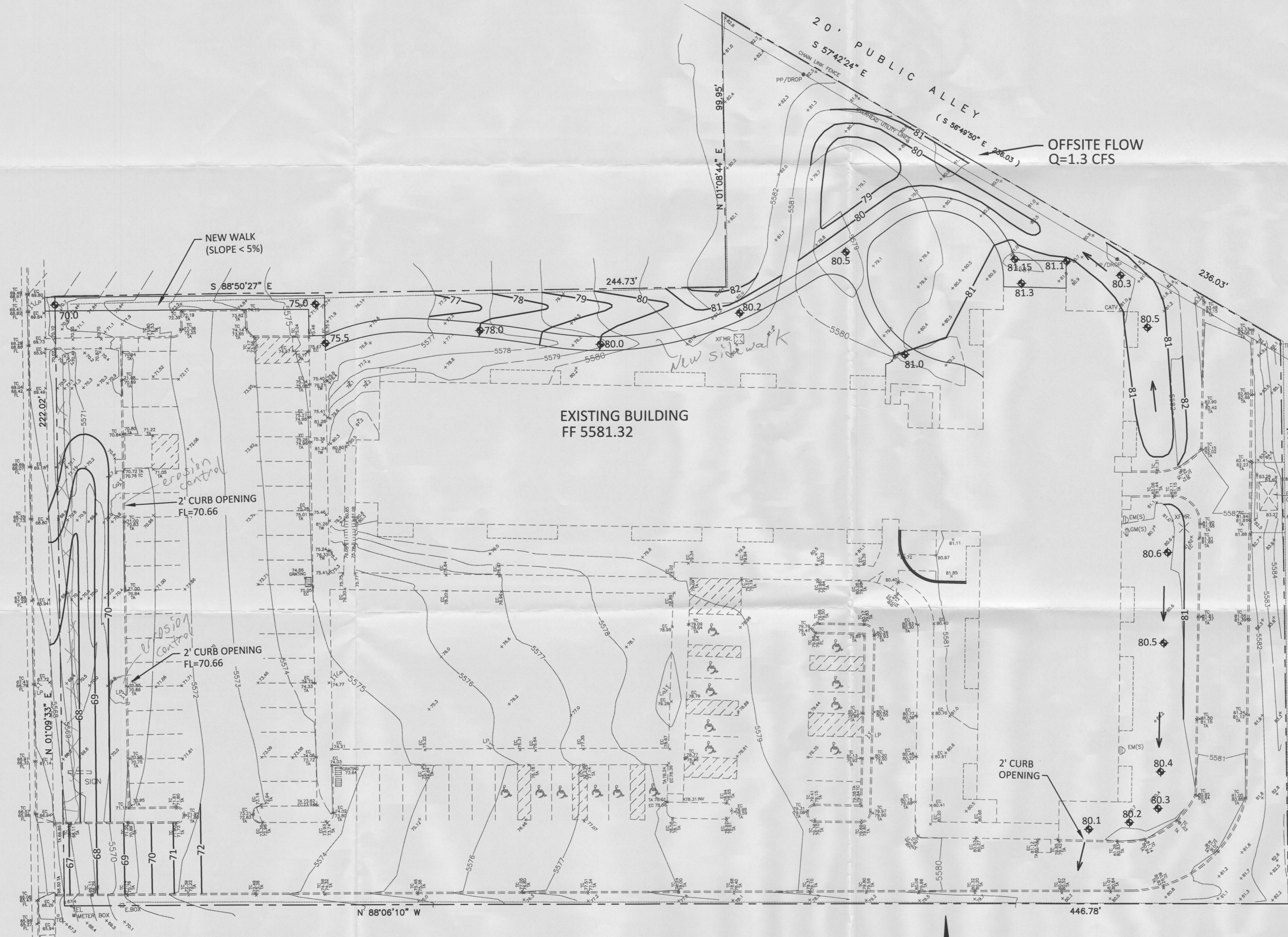


JUAN TABO BOULEVARD NE



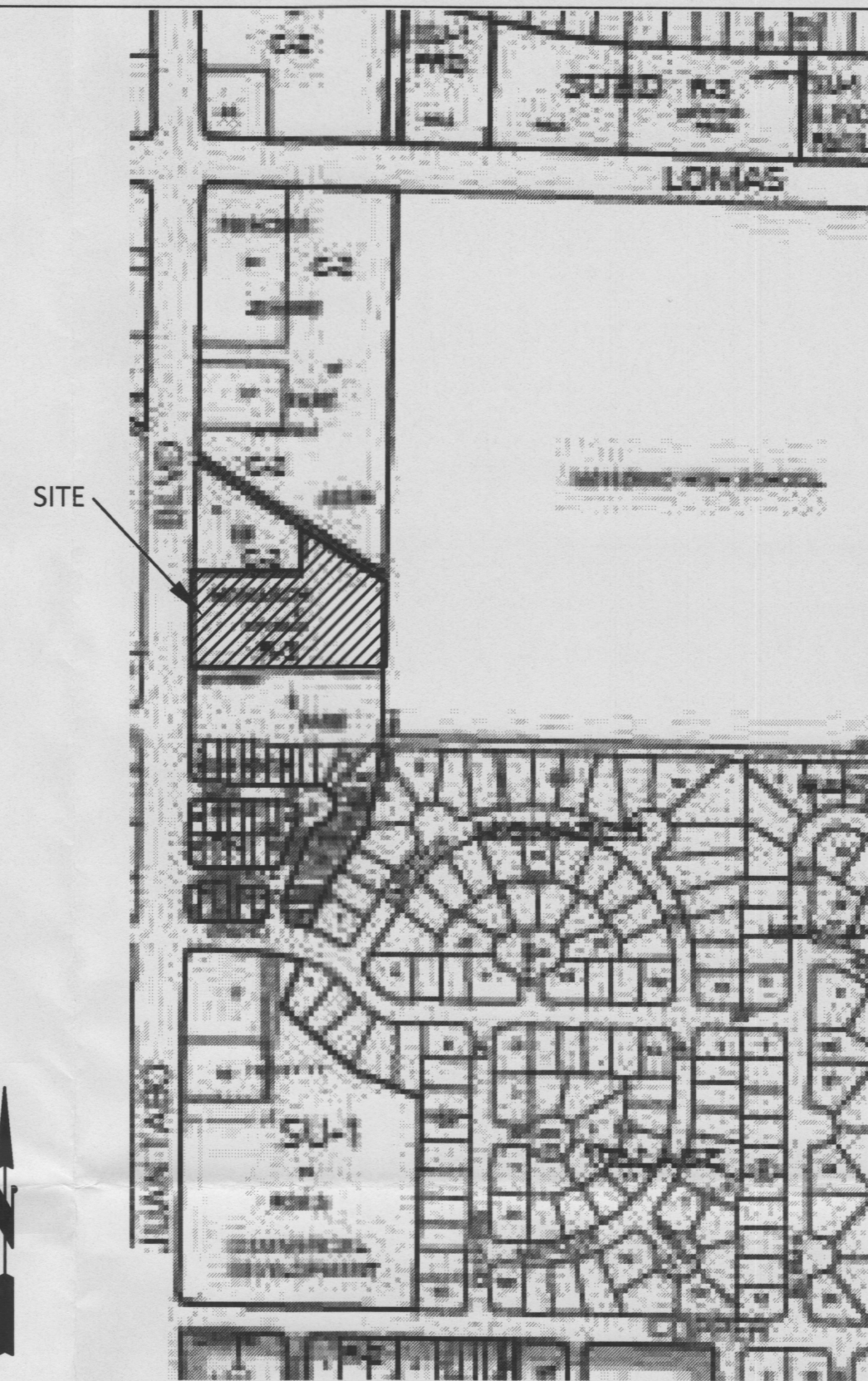
GRADING AND DRAINAGE PLAN

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.

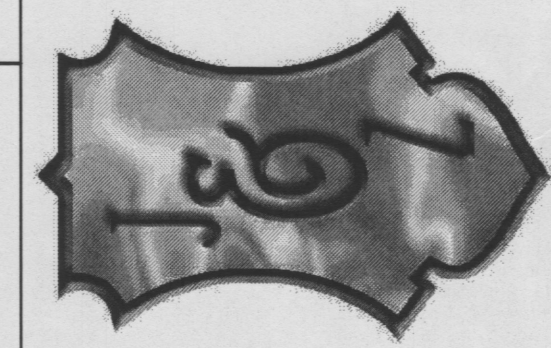
Existing land treatment: 27% B, 9% C and 64% D Precipitation Zone: 4
 $Q = [(0.27)(2.92) + (0.09)(3.73) + (0.64)(5.25)](2.487) = 11.2 \text{ CFS}$

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.

"WERE YOUR BUILDING WIZ KIDZ SO YOU CAN"

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



job no: 16-016

drawn: CB

checked: SM

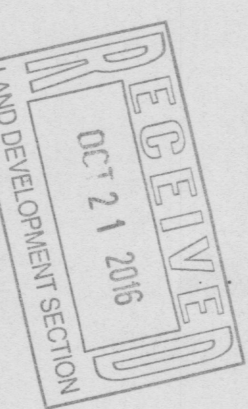
date: 08/31/16

WWW.JEEBSANDZUZU.COM

GRADING PLAN

RIO VISTA APARTMENTS

sheet no:



770 JUAN TABO BLVD. NE
ALBUQUERQUE NM, 87123

C101

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