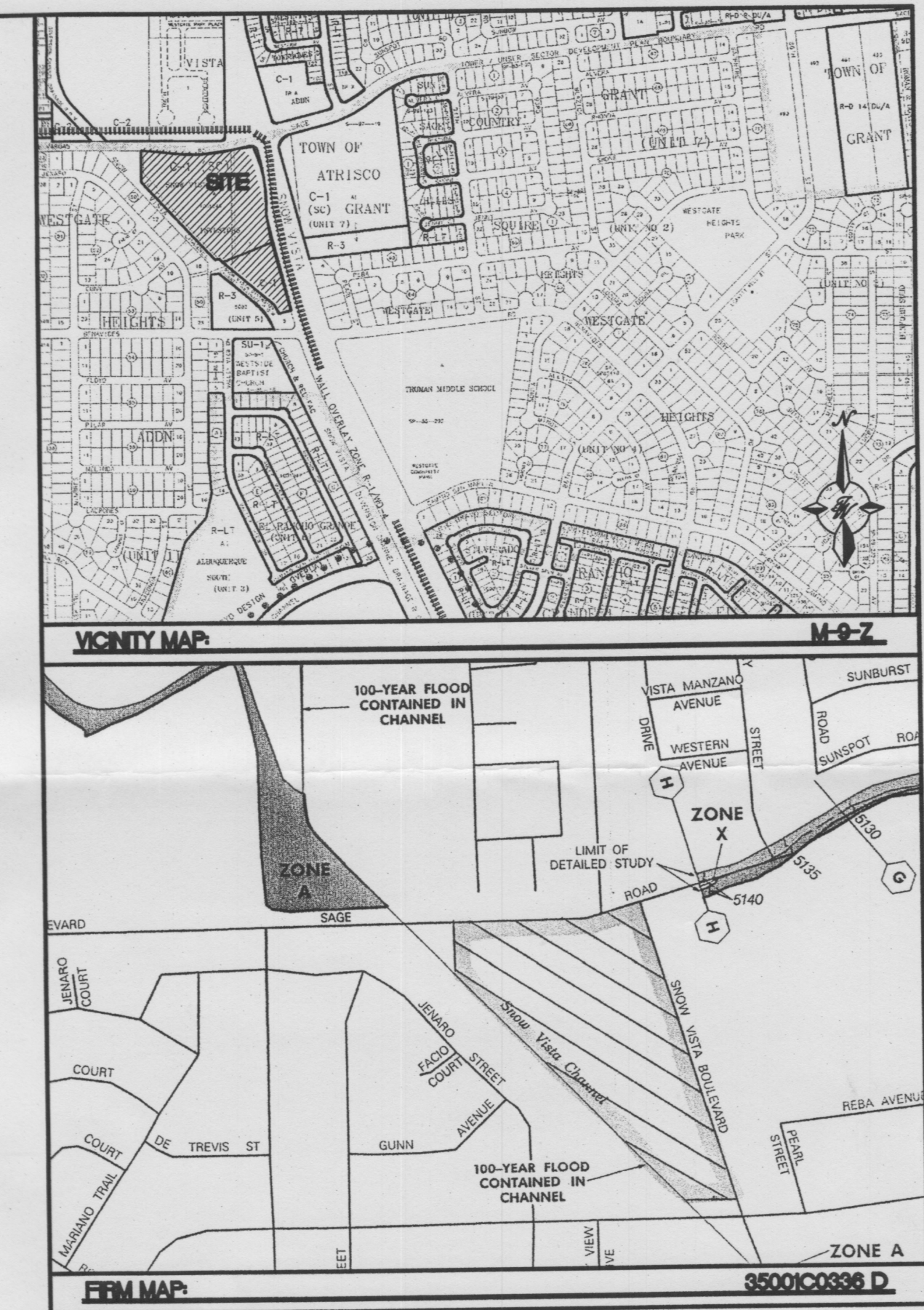




- EROSION CONTROL NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.



LEGAL DESCRIPTION:
TRACT A, SNOW VISTA INVESTORS

NOTES:
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

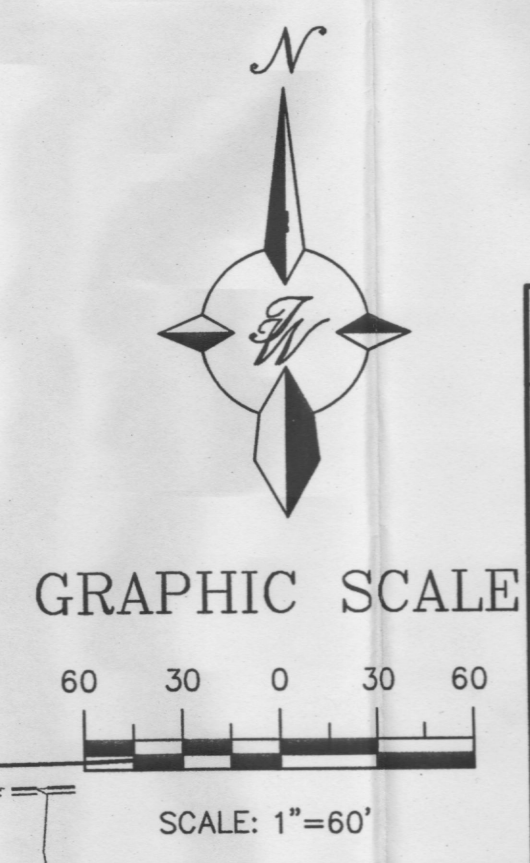
LEGEND

- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING STORM SEWER LINE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED SNGL. "A" INLET
- PROPOSED SNGL. "D" INLET
- PROPOSED DBL. "D" INLET
- PROPOSED STORM SEWER LINE
- EXISTING FENCE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- PROPOSED PERIMETER WALL
- PROPOSED RETAINING WALL
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- FLOW ARROW
- SLOPE TIE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- CENTERLINE
- RIGHT-OF-WAY

ROUGH GRADING APPROVAL DATE

	ENGINEER'S SEAL	SAGE PLAZA	DRAWN BY WCWJ
			DATE 12-14-07
		GRADING AND DRAINAGE PLAN	27110-GRE
		TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	SHEET # 3 OF 6
	RONALD R. BOHANNON P.E. #7868		JOB # 27110

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



PROPOSED CONDITIONS

THE COMMERCIAL DEVELOPMENT IS PROGRAMMED TO BE CONSTRUCTED IN MULTIPLE PHASES (SEE SITE PLAN FOR PHASE LINES). PHASE I WILL REQUIRE THE RCP DISCHARGE PIPES PLANNED FOR DISCHARGE POINTS (D.P.) 2 & 3. THE INLET STRUCTURES FOR THOSE STORM DRAINS SHALL BE CONSTRUCTED IN THE FUTURE PHASES. SINCE THE SNOW VISTA DIVERSION CHANNEL WAS CONSTRUCTED WITH A COMMERCIAL DEVELOPMENT IN MIND, ADEQUATE STORM WATER COLLECTION IMPROVEMENTS WERE BUILT AND WILL BE EXPANDED TO CAPTURE 100% OF THE NON-DETAINED DEVELOPED STORM WATERS GENERATED BY THIS CENTER. THE THREE (3) DISTINCT MAJOR DRAINAGE SUBAREAS WERE ANALYZED FOR THEIR ULTIMATE DEVELOPMENT STORM WATER CHARACTERISTICS AND THE RESULTS ARE SHOWN IN THE TABLE BELOW.

DRAINAGE BASIN	AREA(AC)	Q ₁₀₀ (FT)	V ₁₀₀ (FT)
1	4.40	18.81	160,022
2	4.15	17.74	150,920
3	1.85	7.91	67,292

FOR Q₁₀ & V₁₀ VALUES, MULTIPLY RESULTANTS BY 0.657. C = 0.90, I = 4.75, D = 0.217'

INTERIM DRAINAGE SOLUTIONS SHALL BE DEVELOPED FOR BASINS 2 AND 3 TO HANDLE THE STORM WATER RUNOFF WHILE THOSE AREAS ARE IN THE PRE-DEVELOPMENT PHASE.

EXISTING CONDITIONS

THIS COMMERCIAL SITE HAS THE SIZE AND SHAPE OF A 10.4 AC. TRIANGLE OF UNDEVELOPED LAND. THE WEST BOUNDARY WAS FORMED BY THE AMAFCA RIGHT-OF-WAY TAKES OF THE EXISTING SNOW VISTA DIVERSION CHANNEL. GIBSON BLVD. IS LOCATED ON THE NORTH AND IS FULLY DEVELOPED AS A COLLECTOR STREET. THE UNIMPROVED SOUTHBOUND LANE OF SNOW VISTA BLVD. IS ADJACENT TO THE EAST.

ALL OFFSITE STORM WATER FLOWS ARE NOW INTERCEPTED BY THE SNOW VISTA DIVERSION CHANNEL. THE FLOOD-PLAIN SHOWN TRAVERSING THE SITE ON PANEL 33 OF THE F.E.M.A. MAP, DATED OCT. 1983 HAS BEEN EFFECTIVELY ELIMINATED.

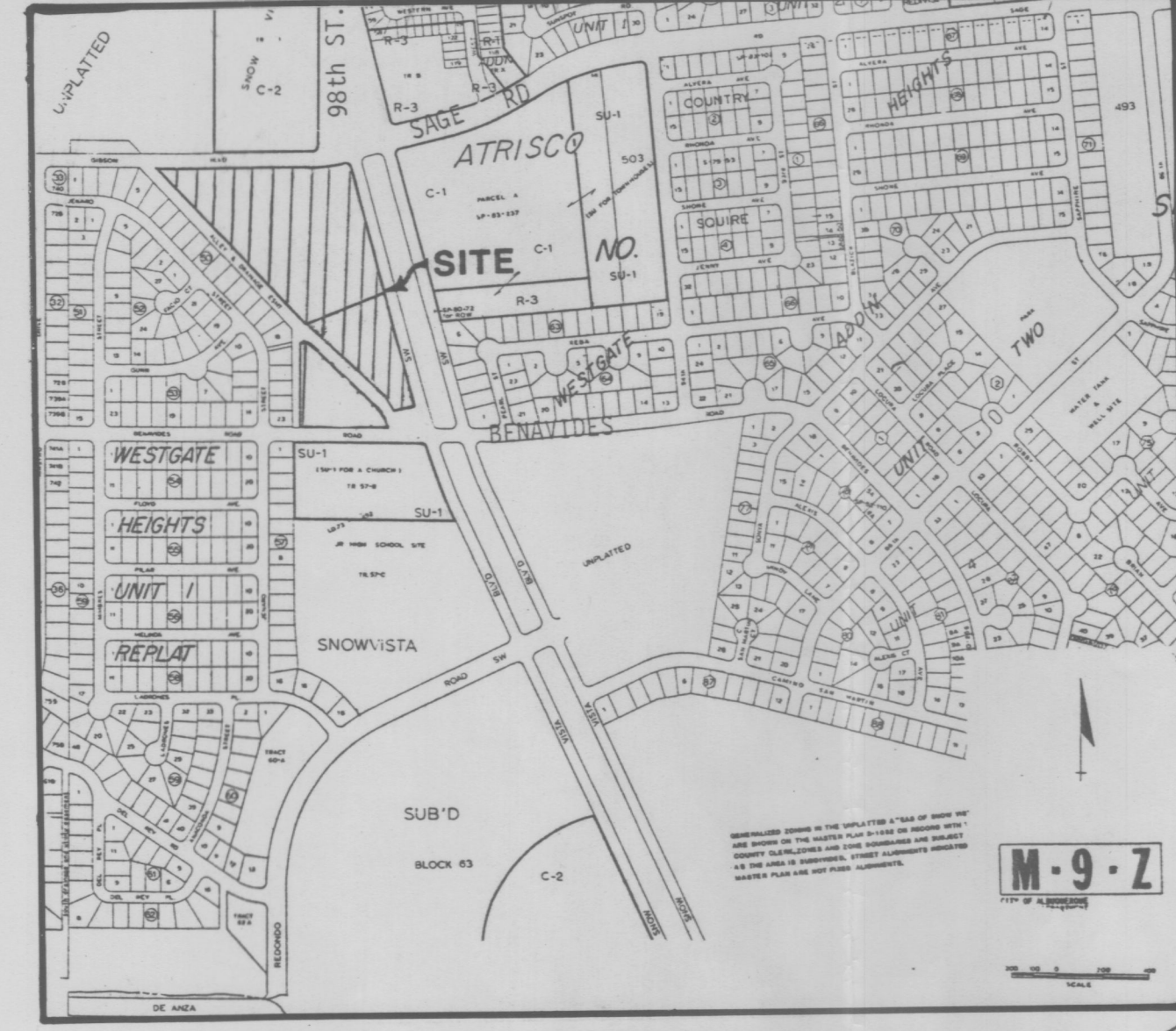
THE EXISTING ONSITE FLOW CHARACTERISTICS ARE SUCH THAT ALL STORM WATERS GENERATED ONSITE OVERLAND FLOW AND DISCHARGE ONTO THE ROUGH GRADED SOUTHBOUND LANES OF SNOW VISTA BLVD. THESE FLOWS ARE THEN CONVEYED SOUTHWARD TO THE EXISTING 36" DIA. RCP CONSTRUCTED AS PART OF THE DIVERSION CHANNEL AND DESIGNED TO ACCEPT ALL STORM WATERS FROM THAT AREA SOUTH OF GIBSON BLVD. AND EAST OF SNOW VISTA BLVD.

CALCULATIONS

AREA: 10,412 AC, 453,547 SQ.FT.
SOIL GROUP: COMBINATION OF BLUEPOINT (BCC) AND PAJARITO (PAC), HYDROLOGIC SOIL GROUPS 'A' AND 'B' RESPECTIVELY.

'C' = 0.45 (PRELIMINARY VALUE)
T_c = 10 MIN.
I = 4.75
D = 2.2" = 0.217'

Q₁₀₀ = (0.45)(4.75)(10,412) = 22.3 CFS
Q₁₀ = (0.657)(22.3) = 14.6 CFS
V₁₀₀ = (0.45)(0.217)(453,547) = 44,289 CU.FT.
V₁₀ = (44,289)(0.657) = 29,098 CU.FT.



VICINITY MAP (M-9)
1" = 750'±



- SITE INFORMATION**
- LEGAL: TR(S) 50-A-1 & 50-B-1, UNIT 5, ATRISCO VILLAGE, FILED JAN. 7, 1988
 - ZONING: C-1 W/SITE PLAN ADDITIONS
 - AREA: 10.412 ACRES
 - ENGINEER: ISAACSON & ARFMAN, P.A.
128 MONROE STREET NE
(505) 268-8828
ATTN: FRED ARFMAN
 - SOILS: BLUEPOINT (BCC), H.S.G. 'A' & PAJARITO (PAC); H.S.G. 'B'
 - FLOOD HAZARD: THE F.E.M.A. PANEL NO. 33 DATED OCTOBER 14, 1983 INDICATES A DASHED FLOODWAY TRAVERSING THE SITE AND BEING IN THE FUTURE SOUTHBOUND LANES OF SNOW VISTA BLVD. THE RECENTLY CONSTRUCTED SNOW VISTA DIVERSION CHANNEL HAS INTERCEPTED ALL OF THOSE FLOOD WATERS, THEREBY REMOVING THE SUBJECT PROPERTY FROM ANY FLOOD HAZARD POTENTIAL.

RECEIVED
NOV 03 1988
HYDROLOGY SECTION

FRED C. ARFMAN
NEW MEXICO
7322
REGISTERED PROFESSIONAL
5-27-88

Date
Designed
Checked

Isaacson & Arfman, P.A.
CONSULTING ENGINEERING ASSOCIATES
New Mexico
Albuquerque,

SHOPPING CENTER AT
SNOW VISTA & GIBSON BLVDs.

CONCEPTUAL DRAINAGE PLAN

Sheet
2
of
6