

# GRADING & DRAINAGE PLAN

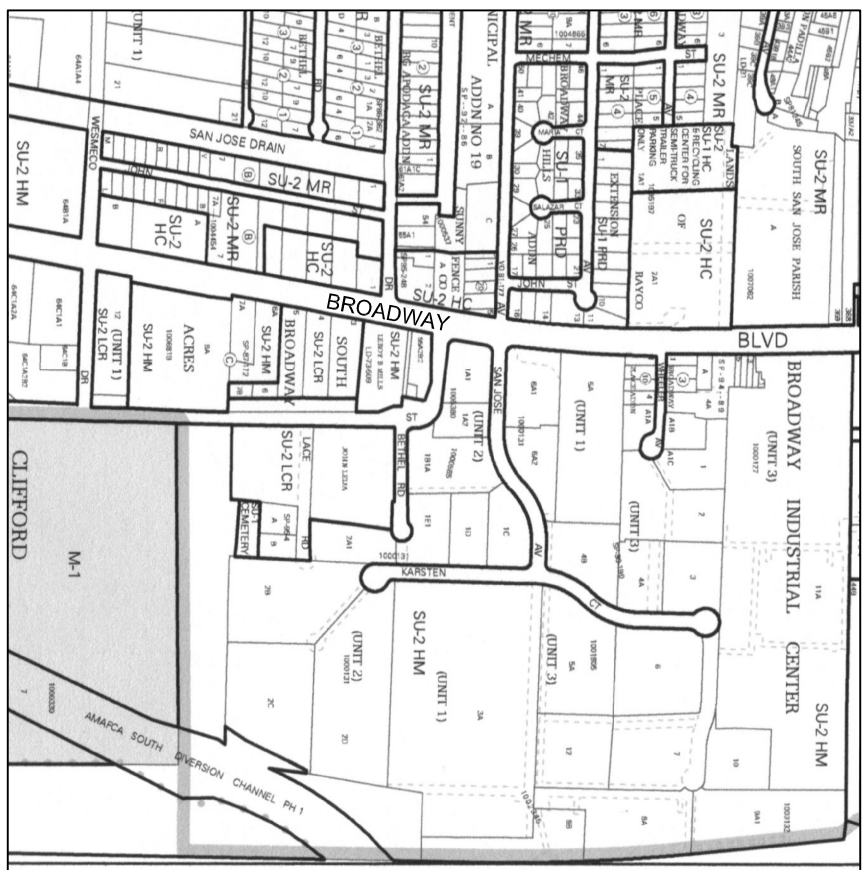
THE CORNER/AL - RETAIL PROJECT IS LOCATED IN THE BROADWAY INDUSTRIAL CENTER OF ALBUQUERQUE, APPROXIMATELY 2.3 MILES SOUTH OF THE DOWNTOWN CORE OF ALBUQUERQUE, NM. THE GRADING & DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE CITY STORM DRAINAGE ORDINANCE. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR BUILDING PERMIT. THE PLAN SHOWS A FORMERLY GRADED LOT, AS PART OF THE APPROVED MASTER DRAINAGE PLAN FOR BROADWAY INDUSTRIAL PARK. THAT PLAN REQUIRES TEMPORARY RETENTION PONDS UNTIL ADEQUATE DOWNSIDE FACILITIES ARE CONSTRUCTED. ADDITIONALLY, THIS PLAN SHOWS:

1. EXISTING CONTOURS, AND SPOT ELEVATIONS AND EXISTING DRAINAGE PATTERNS AND EXISTING IMPROVEMENTS, INCLUDING EXISTING WALLS, AND EXISTING RETENTION POND OF 1800 C.F. AND 453 SPEED. THE 453 IS TO BE REMOVED AND A NEW POND OF 1800 C.F. SUBJECT LOT 1A-1, AND LOT 1A-2 ADJACENT ON THE EAST.
2. PROPOSED IMPROVEMENTS, OUTDOOR STORAGE FOR MANUFACTURED HOMES & RETENTION PONDS, NEW GRADE ELEVATIONS, AND LANDSCAPING.
3. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
4. QUANTIFICATION AND ACCEPTANCE OF UPSTREAM OFF-SITE FLOWS WHICH CONTRIBUTE TO THE DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS, SEE 1. ABOVE.

THE PURPOSE OF THE PLAN IS TO ESTABLISH CRITERIA FOR CONTROLLING STORM RUNOFF AND EROSION, AND ESSENTIALLY MAINTAINING THE TEMPORARY RETENTION POND REQUIREMENTS ESTABLISHED BY THE DRAINAGE MASTER PLAN. THIS SITE IS REQUIRED TO CONTINUE TO STORE THE 10-DAY RETENTION VOLUME FROM BOTH SUBJECT LOT AND LOT 1A-2 WHICH IS ADJACENT ON THE EAST. THE EXISTING HOME SALES/RETAIL AND OFFICE OF PREMIER W.H. IS ALSO OWNED BY SUBJECT OWNER. REFERENCE COA HYDROL. M-14/2012C1.

SAN JOSE AVE & BETHEL AVE ON THE NORTH AND SOUTH ARE PAVED WITH CURB AND GUTTER, AND MAINTAINED BY THE CITY OF ALBUQUERQUE. THE SITE CURRENTLY DRAINS AT 1-2% FROM EAST TO WEST. RUN-OFF FROM BOTH LOTS WILL BE 100 PERCENT CONTAINED IN RETENTION PONDS ON LOT 1A-1, SINCE BOTH STREETS ARE IMPROVED ONLY MINIMAL GRADING (DRIVEPAD CONSTR-N) IS PROPOSED WITHIN THE CITY R.O.W. THE CURRENT POND WILL BE RELOCATED SINCE DOWNSIDE IMPROVEMENTS HAVE NOT BEEN PROVIDED WITH DEVELOPMENT. ACCORDING TO THE CITY, AMATECA HAS PROGRAMMING FLOODS IN-PLACE FOR 2018, HOWEVER CONSTRUCTION HAS NOT BEEN SCHEDULED AT THIS TIME. THE SITE IS NOT IMPACTED ADVERSELY BY 0.65 ACRE SITE TO THE EAST. THE 0.65 ACRE SITE IS CONVERTED TO THE NEW RETENTION POND, AND IS INCLUDED IN THE CALCULATIONS. ADDITIONALLY, SUBJECT PROPERTY IS NOT ADJACENT TO A FLOOD HAZARD ZONE. AS SHOWN ON FIRM PANEL, 35001C0342 G.

Scale: 1" = 20'



## VICINITY MAP NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 1988, 9TH UPDATE.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL LANDSCAPING AREA SHALL BE SOFT-LINED WITH NATIVE VEGETATION AND/OR GRAVEL.
5. CONTRACTOR SHALL ENSURE THAT NO SITE SOILSEDDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
6. REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1012. NATIVE SEED MIX.
7. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3.0 HORIZONTAL TO 1 VERTICAL, 3:1.
8. PRIOR TO PLACING MORE IMPERVIOUS COVER ON THE LOT THAN ASSUMED IN THE CALCULATIONS, THE POND VOLUME MUST BE INCREASED ACCORDINGLY. IMPERVIOUS COVER INCLUDES ROOFS AND PAVEMENT AREAS. ANY REVISIONS NEEDED PRIOR SUBMITTAL, THEN REVIEW AND APPROVAL BY COA HYDROLOGY.

## LEGEND

- EXIST. SPOT ELEVATION +24.0
- EXIST. CONTOUR 10
- NEW SPOT ELEVATION 24.0
- NEW CONTOUR 12
- NEW SWALE
- DRAINAGE DIRECTION, EXISTING
- TOP OF CURB, EXISTING TC
- FLOWLINE FL
- EXISTING POWER POLE
- FACE OF CURB/FACE OF CURB F-F

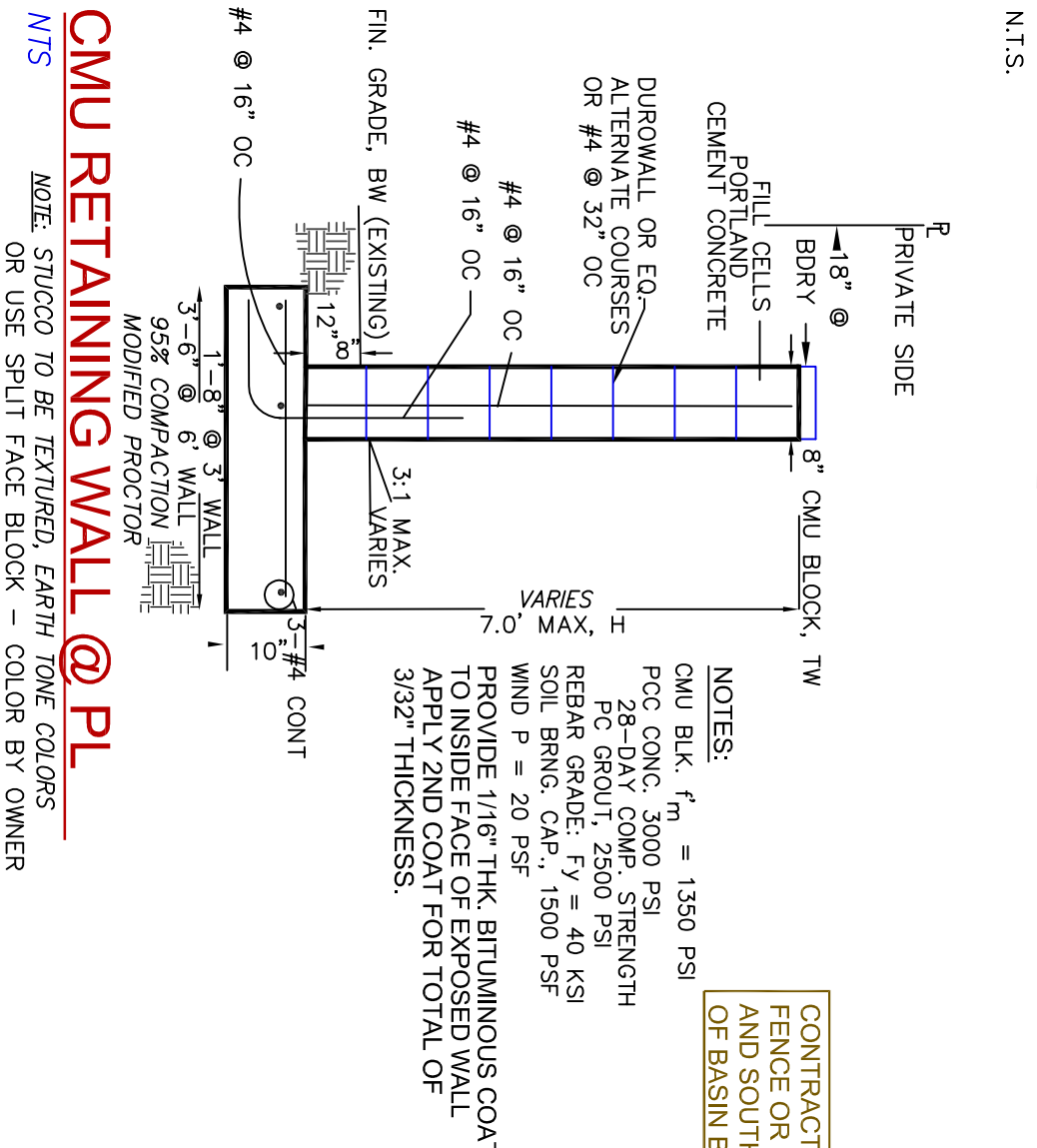
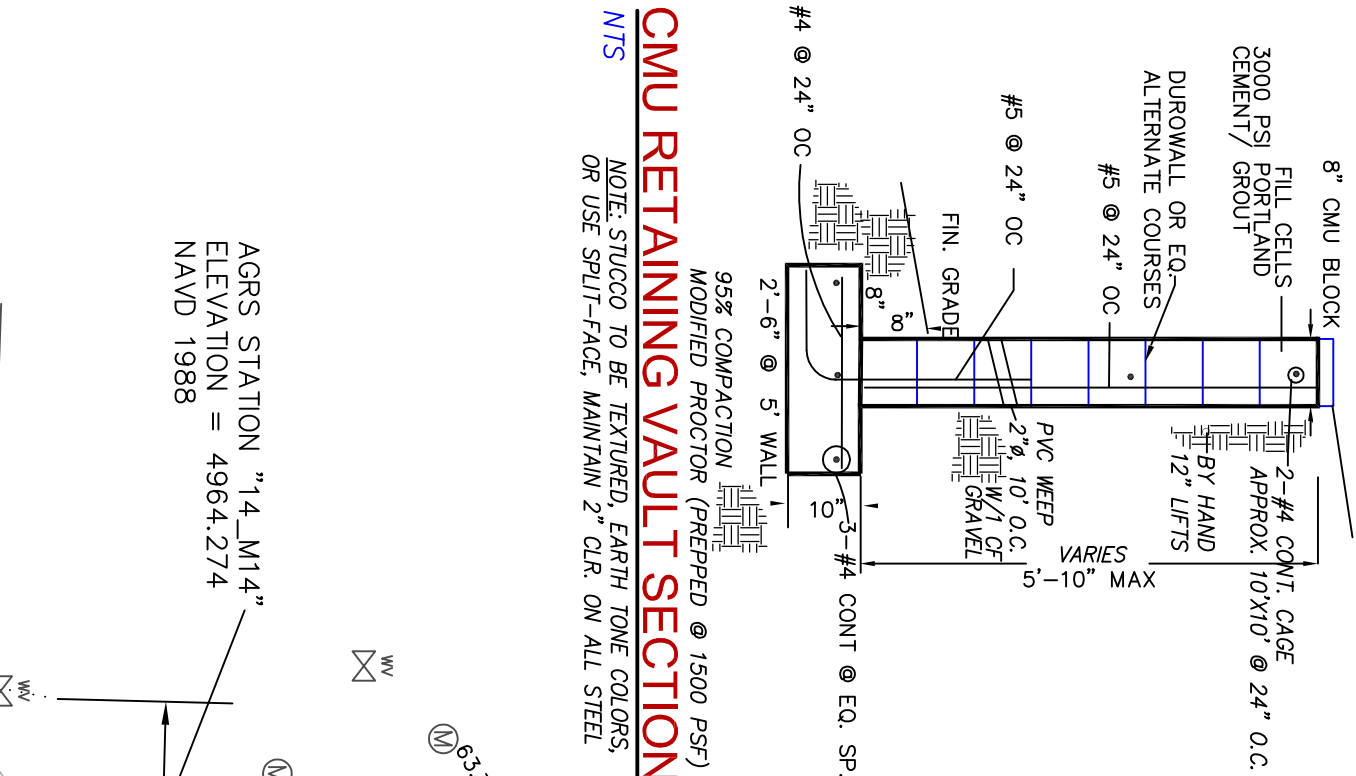
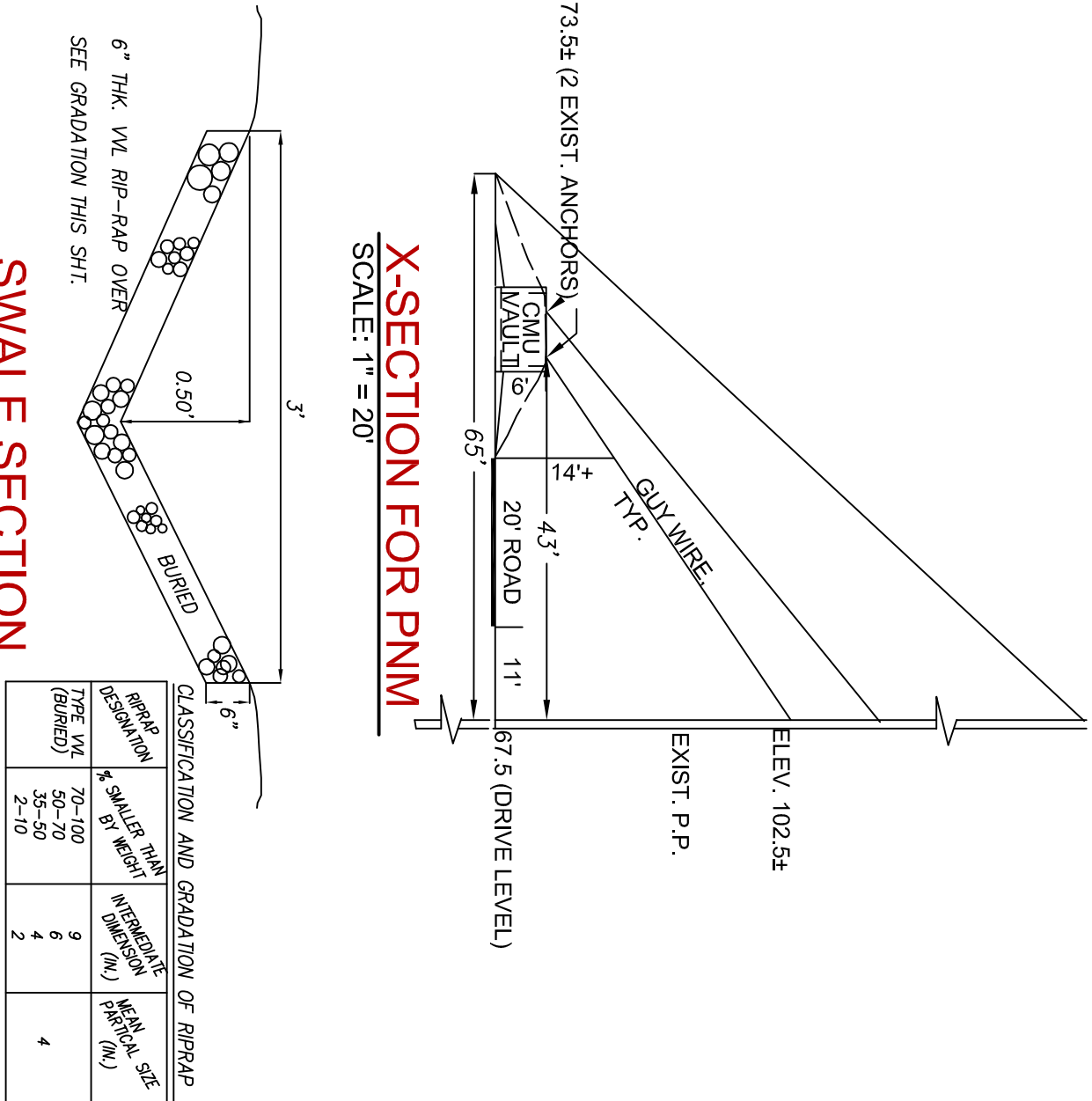
## PROJECT DATA

LEGAL DESCRIPTION  
LOT 1A-1, BROADWAY INDUSTRIAL CENTER, UNIT 2  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
AREA OF SITE: 10.08 AC. DISTURBED  
ZONING: SU-2 (MANUFACTURING)  
MINIMUM SETBACKS: 5' FRONT AND SIDE LINES  
PARKING REQUIREMENTS  
PROVIDED AND EXISTING FOR OFFICE ON ADJACENT LOT 14-2, 11 SPACES  
LANDSCAPE REQUIREMENTS  
SEE ZONING CODE, AND MASTER PLAN, BROADWAY INDUSTRIAL PARK  
SOLID WASTE - REFUSE COLLECTION  
TOLL-OFF SERVICE AND/OR AGREEMENT PROVIDED BY SOLID WASTE DEPT.  
FOR OFFICE FROM LOT 14-2 (ADJACENT ON THE EAST)  
PROJECT BENCHMARK  
TOP OF AGRS MONUMENT AT THE PROJECT NORTHWEST CORNER / ESE CURB RETURN MSL ELEVATION = 4964.27, SEE PLAN.  
TOPOGRAHIC DESIGN SURVEY  
PROVIDED BY ALPHA PRO SURVEYING, LLC, DATED FEBRUARY 2015  
L.S. #0060, GARY E. GRITSKO.

**Clark Consulting Engineers**  
19 Ryan Road  
Edgewood, New Mexico 87015  
Tel: (505) 281-2444 Fax: (505) 281-2444

DATE: 11-1-17  
REVISION: 2  
ADDR: SVO-ENG  
COMMENTS: 2700 BROADWAY BLVD, SE  
A PREMIER DEVELOPMENT  
Erosion & Sediment  
Control Plan

DESIGNED BY: PNC  
CHECKED BY: PNC  
DATE: JUNE 2017  
DRAWN BY: COE  
FILE # ESD PLAN  
JOB #: OMJ08-2  
1 OF 1



## EROSION & SEDIMENT CONTROL NOTES

1. CONTRACTOR SHALL PROVIDE STABILIZED ENTRANCE PER SPDS 5710, SEE PLAN.
2. CONTRACTOR SHALL FENCE OFF STORM WATERS ON WEST AND SOUTH AS NOTED ON PLAN.
3. INSTALL SPDS 5710 POSTING TO BE VISIBLE FROM SIDEWALK OR STREET.
4. WATER SHALL BE APPLIED PERIODICALLY TO STABILIZED DISTURBED AREAS.
5. SILT FENCE OR WATTLE MAY BE ATTACHED TO CONSTRUCTION SECURITY FENCING.
6. FENCING OF TRASH PORTALS FITS AND/OR CONCRETE WATTLE FITS TO BE REBUILT ON THIS DRAWING.
7. NO DISCHARGE TO WATERS OF THE U.S. OR LISTED WETLANDS.
8. FENCING SHALL BE REMOVED OR REBUILT, IF IT SHALL BE REMOVED OR REBUILT AT THE END OF EACH DAY.

