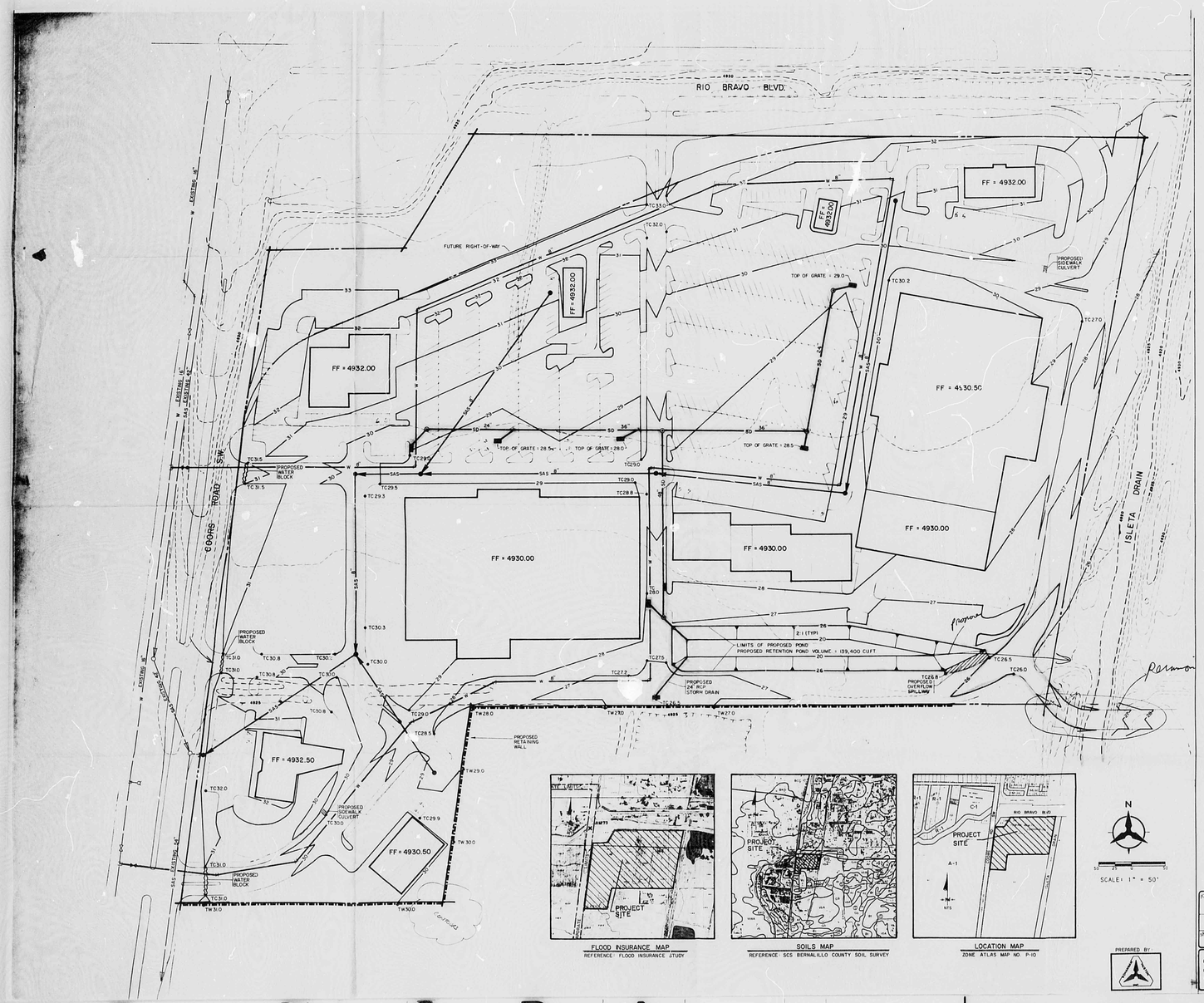
PUBLIC WORKS/HYDROLOGY

P10/D4



CONCEPTUAL GRADING AND DRAINAGE PLAN

Introduction

This plan outlines general drainage concepts for a 25 acre site located at the southeast corner of Rio Bravo Road and Coors Boulevard. A shopping center is proposed for the its use. The site is relatively flat. The Isleta Drain is located on the east boundary of the subdivision.

Off-site Analysis

Due to the flatness of the site, no major off-site flows impact the site. The Isleta Drain will serve as the drainage outfall for the ponded developed runoff.

On-site Analysis

The conceptual plan indicates that site runoff will be directed via storm drains to a parcel located at the southeast corner of the tract. The actual sizing of the on-site system will be provided as a prerequisite for building permit approval. Grades along the north and west boundary have been established to properly interface with the existing road systems.

A pumping system will be provided in the pond with discharge to the Isleta Drain. Appropriate sizing of this system will be contingent on the allowable rate established by the MRGCD. It is recognized that approval by MRGCD is required for discharging runoff into the drain. Due to the fact that a similar request was approved for a site adjacent to the proposed shopping center, it is anticipated that this approach will be allowed. It is requested that final approval by the MRGCD be tied to the building permit release.

Based on DPM criteria, a 100-year volume of 139,400 cubic feet is anticipated. The assumptions to compute this amount are as follows:

a. 100-year rainfall = 2.2"
b. CN = 95
c. Direct runoff = 1.6"

The pond will be approximately 6 feet deep. Due to the depth of the pond, fencing will be required.

Conclusion

This request has been prepared to outline general drainage requirements for a 24 acre site. It is requested that approval be granted for site plan sign-off with the understanding that prior to building permit release detailed grading and report will be prepared including detailed storm drain details and interface with proposed roadways and that approval from the MRGCD must be obtained to discharge runoff into the Isleta Drain.

Utilities

A conceptual layout has been provided on this plan based on a previous availability letter and discussions with City Water Resources.

BENCHMARK

THE STATION IS LOCATED APPROXIMATELY 5.4 MILES SOUTHWEST OF DOWNTOWN ALBUQUERQUE AREA.
THE STATION IS IN THE MEDIAN ON THE SOUTH SIDE OF THE INTERSECTION OF SOUTH COORS RD. AND RIO BRAVO BLVD. ON COORS RD.
THE STATION MARK IS A STANDARD NMSHC BRASS CAP STAMPED "STA.NM-45-8" AND SET IN CONCRETE MONUMENT FLUSH WITH GROUND.
MSLD ELEV=4939.015

LEGEND

	PROJECT BOUNDARY
28	EXISTING CONTOUR
28	PROPOSED CONTOUR
TC26.0	PROPOSED SPOT ELEVATION (TOP OF CURB)
	PROPOSED RETAINING WALL
TW28.0	TOP OF WALL ELEVATION
FF=4935.00	FINISH FLOOR ELEVATION
	PROPOSED WATER BLOCK
SAS	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY SEWER MANHOLE
W	EXISTING WATER LINE
SAS	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER MANHOLE
SD	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLET

NOTE:
TOPOGRAPHIC SURVEY PROVIDED BY P-10 & P-11 ORTHOPHOTO-TOPOGRAPHIC MAPS, PORTION OF WEST MESA BERNALILLO COUNTY, NEW MEXICO FOR AMAFCA WATER

APPROVED FOR CONSTRUCTION
MAR 31 1988
CITY ENGINEER

Job title: RIO BRAVO/COORS SHOPPING CENTER	Job No. / Date: 3/88
Sheet title: CONCEPTUAL DRAINAGE/GRADING & UTILITY PLAN	Dr. BGB, Ck. KLD

3-25-88

delatorre • hannant pa architects
blue wood and center 100 tramway rd. suite 200 albuquerque nm 87122 505.842.9666

Sheet

RI DATE 2-21-00 OP

CITY OF ALBUQUERQUE

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DIRECTOR

PLAN SHOT TWICE ONCE ON LIGHT ONCE ON DARK

CITY OF ALBUQUERQUE
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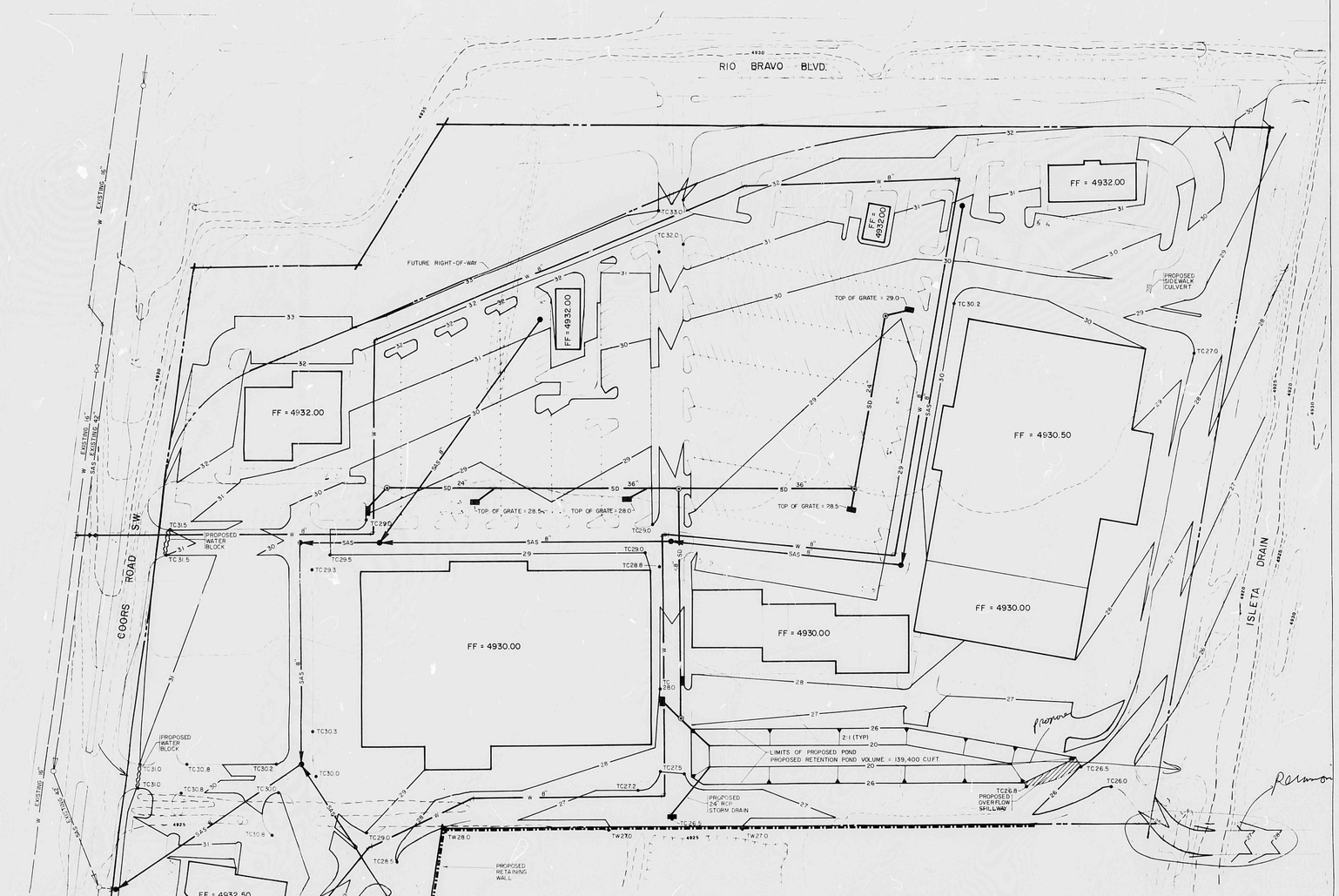
STATE OF NEW MEXICO
My Commission Expires 07/05/2000

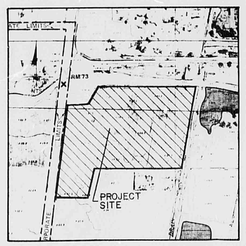
PLANS/PLATS ON FILE

FILE DESC: P10/D4

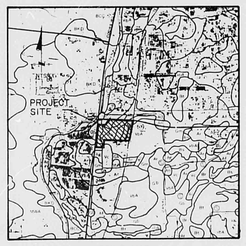
PLANS/PLATS 1

E36 F30 D24 C20 B16 A12 CITY OF ALBUQERQUE C D F E

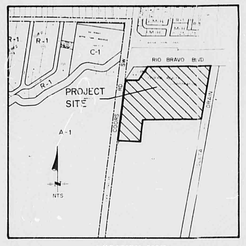




FLOOD INSURANCE MAP
REFERENCE FLOOD INSURANCE STUDY



SOILS MAP
REFERENCE SCS BERNALILLO COUNTY SOIL SURVEY



LOCATION MAP
ZONE ATLAS MAP NO P-10

SCALE: 1" = 50'

PREPARED BY

CONCEPTUAL GRADING AND DRAINAGE PLAN

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Conclusion

This request has been prepared to outline general drainage requirements for a 24 acre site. It is requested that approval be granted for site plan sign-off with the understanding that prior to building permit release (a) a detail drainage report will be prepared outlining grading and storm drain details and interface with proposed roadways, and (b) a permit from the MRGCD must be obtained to discharge runoff into the Isleta Drain.

Utilities

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LEGEND

- PROJECT BOUNDARY
- EXISTING CONTOUR
- 28 — PROPOSED CONTOUR
- TC26.0 — PROPOSED SPOT ELEVATION (TOP OF CURB)
- PROPOSED RETAINING WALL
- TW28.0 — TOP OF WALL ELEVATION
- FF=4931.00 — FINISH FLOOR ELEVATION
- PROPOSED WATER BLOCK
- SAS — EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- W — EXISTING WATER LINE
- SAS — PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- SD — PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET

NOTE:
TOPOGRAPHIC SURVEY PROVIDED BY P-10 & P-11 ORTHOPHOTO-TOPOGRAPHIC MAPS PORTION OF WEST MESA BERNALILLO COUNTY, NEW MEXICO FOR AMAFCA 1972

RIO BRAVO/COORS SHOPPING CENTER	3-25-88
Sheet title: CONCEPTUAL DRAINAGE / GRADING & UTILITY PLAN	by: B.G.S. K.L.S.
delatorre-hannahan pa (CIVIL ENGINEERS) 3-25-88	

PLAN SHOT TWICE
ONCE ON LIGHT
ONCE ON DARK

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07/02/92

F30 D24 C20 B16 A12

CITY OF ALBUQERQUE

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