NOTICE TO CONTRACTORS

1. ALL WORK DETAILED THIS SHEET TO BE PERFORMED UNDER CONTRACT SHALL EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE No. 7, AMENDMENT #1.
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE STANDARD SPECIFICATIONS.
5. ALL PERMANENT STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR IN SAME LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
6. ANY WORK WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
7. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
8. CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE OWNER.
9. DRIVE PADS SHALL BE PER DWG 2425 EXCEPT FLARES MODIFIED TO 8'@12:1 SLOPE.
10. ALL PRIVATE PAVING TO 4"AC PER COA STD DWG 2405B.

DRAINAGE MANAGEMENT PLAN

THIS SITE WILL FREE DISCHARGE SURFACE DRAINAGE TO THE ADJACENT STREETS (FUTURE BY SEPARATE PROJECT) TO BE ROUGH GRADED THIS PROJECT WHICH WILL CONVEY STORMWATER RUNOFF TO A PERMANENT OFFSITE PRIVATE RETENTION POND, ALSO TO BE ROUGH GRADED THIS PROJECT.

THE FUTURE STREETS AND OFFSITE POND WILL BE CONSTRUCTED WITH THE SUBDIVISION OF TOWN CENTER UNITS 1 & 2 AT MESA DEL SOL.

TOTAL LAND DISTURBANCE THIS PROJECT IS 12ac PORTION OF 33ac TOWN CENTER UNITS 1 AND 2. POND VOLUME BY PRORATION IS 3.1ac ft THIS PROJECT. SEE SEPARATE TOWN CENTER UNITS 1 AND 2 DRAINAGE REPORT FOR DRAINAGE CALCULATIONS.

WATER HARVESTING MANAGEMENT PLAN

SUSTAINABILITY GOALS WILL BE MET TO THE EXTENT POSSIBLE BY DIRECTING STORMWATER FROM THE IMPERVIOUS SURFACES INTO THE VEGETATED LANDSCAPE AREAS WHICH WILL REMOVE SOME OF THE POLLUTANTS AND CONSERVE WATER. GROUND WATER RECHARGE AND SUSTAINABILITY GOALS OF WATER QUALITY ARE FURTHER MET BY THE PRIVATE RETENTION POND.

THE PRIVATE RETENTION POND WILL REMOVE THE REMAINING POLLUTANTS FROM WATER NOT PASSED OVER THE BIO-RETENTION LANDSCAPE STRIPS SO THAT NO POLLUTANTS WILL BE CARRIED OFF SITE BY STORMWATER AND THE POND LANDSCAPING WILL BE SUSTAINED LARGELY BY STORMWATER RUNOFF.

LEGEND

AREA TO BE ROUGH GRADED THIS PROJECT 4" BELOW FINISHED GRADE SHOWN ON PLANS

PAVING THIS PROJECT

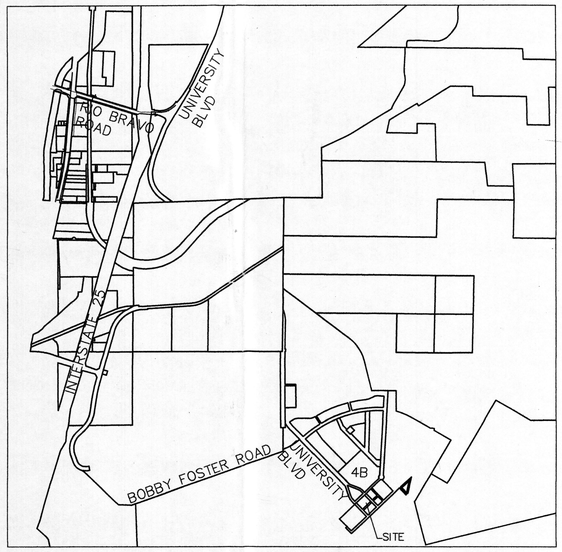
ADDITIONAL BENCHMARK INFO:
BENCHMARK INFORMATION BELOW IS PROVIDED FOR INFORMATION ONLY AND IS NOT THE BENCHMARK INFORMATION USED TO GENERATE THE EXISTING TOPOGRAPHIC INFORMATION SHOWN

BENCH MARK:
2 ½" ALUMINUM CAP SET IN CONCRETE
STAMPED "3-R16, 2006"
NM STATE PLANE, CENTRAL ZONE
N:1452708.036 E: 1531081.785 ELEV: 5296.579 (NAVD 88)
From the intersection of University Blvd and Eastman, go northeast approximately 1100 feet then proceed south west approximately 1800 feet

BENCH MARK:
2 ½" ALUMINUM CAP SET IN CONCRETE
STAMPED "4-R16, 2006"
NM STATE PLANE, CENTRAL ZONE
N:1450348.885 E: 1533217.596 ELEV: 5294.737 (NAVD 88)
From the intersection of East University Blvd and Stryker Road, go East approximately 1300 feet then turn south approximately 300'

BENCH MARKS

ACS 3-1/4" ALUMINUM CAP RIVETED TO A TUBE SET IN A CONCRETE BASE IN THE GROUND STAMPED "5-Q-14, 1987", FROM THE RIO BRAVO BLVD AND BROADWAY INTERSECTION GO SOUTH 0.9 MILES AND PROCEED 123' WEST OF THE CENTERLINE. STATE PLANE COORDINATES (CENTRAL ZONE, NAD83/NAVD88) N=1460471.432, E= 1521388.180 (GROUND) ELEVATION=4981.17

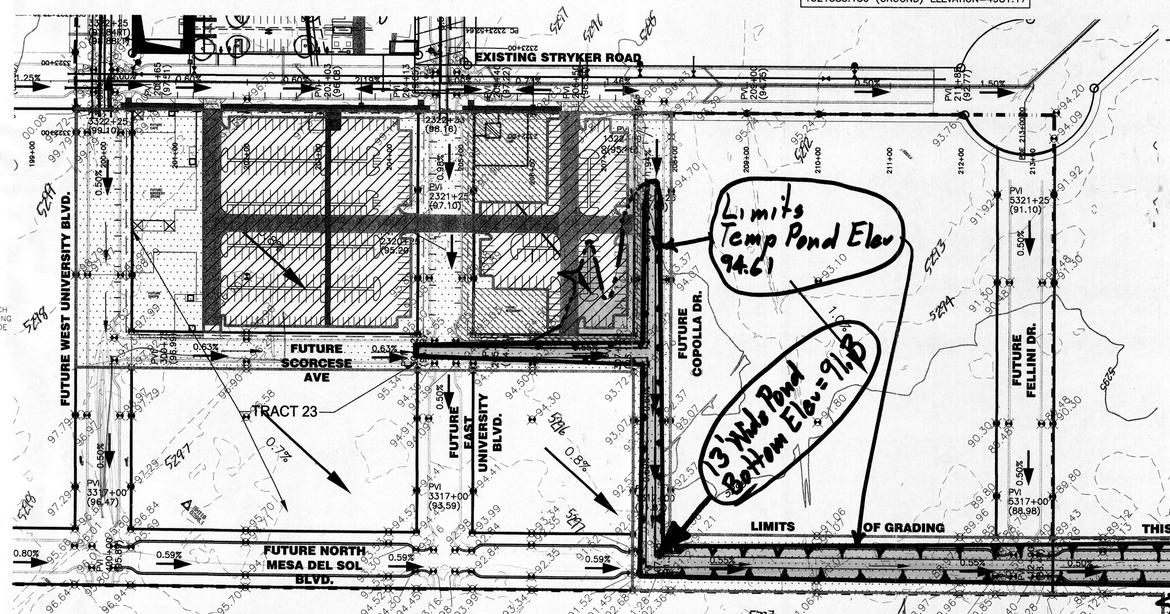


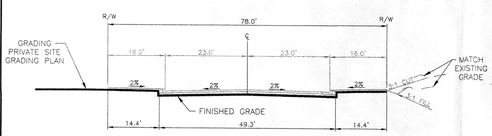
VICINITY MAP
NORTH
1" = 2500'-0"

CITY ZONE ATLAS MAP #R-16

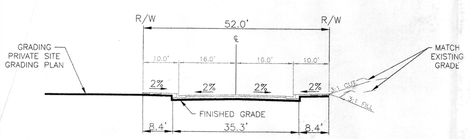
LEGAL DESCRIPTION

A PORTION OF TRACK 24 AND TRACT A OF THE BULK LAND PLAT FOR INNOVATION PARK CONTAINING 12 Ac. MORE OR LESS, AS RECORDED 9/13/07, BOOK 2007C, Pg. 259. ABOUT 12 ACRES THIS PROJECT





FUTURE UNIVERSITY BLVD
FUTURE NORTH MESA DEL SOL BLVD



FUTURE SCORCESE AVE
FUTURE COPPOLA DR

ENGINEER'S CERTIFICATION FOR MESA DEL SOL, COMMUNITY CENTER, PARKING BLOCK 'F' & 'O'

I James D. Hughes, NMPE # 11674, of the firm URS Corporation, Hereby Certify that this project has been paved and graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 11/12/2008 except as noted below. The record information edited onto the original design document has been obtained by me, I further certify that I have personally visited the project site on 7/17/2009 and have determined by visual inspection that original planned elevations are representative of actual site conditions and are true and correct to the best of my knowledge and belief. This certification is submitted for city files as requested in the permit letter dated 12/8/2008.

Noteworthy deviations from the approved plan include:

1) The offsite retention pond replaced with retention ponding in the offsite future roadway on the same parcel of land with the same private ownership as the pond was originally located on. Only private water, no public water, drains to the ponding site. As-built volume calculations by conic section equation are as follows:

The record information presented hereon is not necessarily complete and is intended only to verify substantial compliance of the paving, grading, and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

James D. Hughes NMPE 11674 — 8-13-09 Date

Elev. (Ft)	Area (SF)	Volume (Ac-Ft)
5287.00	0	0
5293.00	33170	1.52
5294.00	43865	2.40
5294.61		3.10
5295.00	54560	3.62

URS
6501 americas parkway ne
suite 900
albuquerque, nm 87110
505 855 7500 p
505 855 7555 f

landscape architect
heads up
po box 10597
albuquerque, nm 87184
505 898 9615 p
505 898 2105 f

MESA DEL SOL COMMUNITY CENTER PARKING BLOCK F & O
ALBUQUERQUE, NEW MEXICO

RECEIVED
AUG 13 2009
HYDROLOGY SECTION

NOV 13 2008
HYDROLOGY SECTION

JAMES D. HUGHES 11674 NEW MEXICO REGISTERED PROFESSIONAL ENGINEER
9-9-08

Rev 10-30-08
Rev 11/14/08 use for IDO

DATE: SEPTEMBER 9, 2008
SHEET TITLE: PAVING, GRADING, AND DRAINAGE PLAN
SHEET NUMBER: SHEET 1 OF 4

ENGINEER'S CERTIFICATION FOR MESA DEL SOL, COMMUNITY CENTER, PARKING BLOCK 'F' & 'O'

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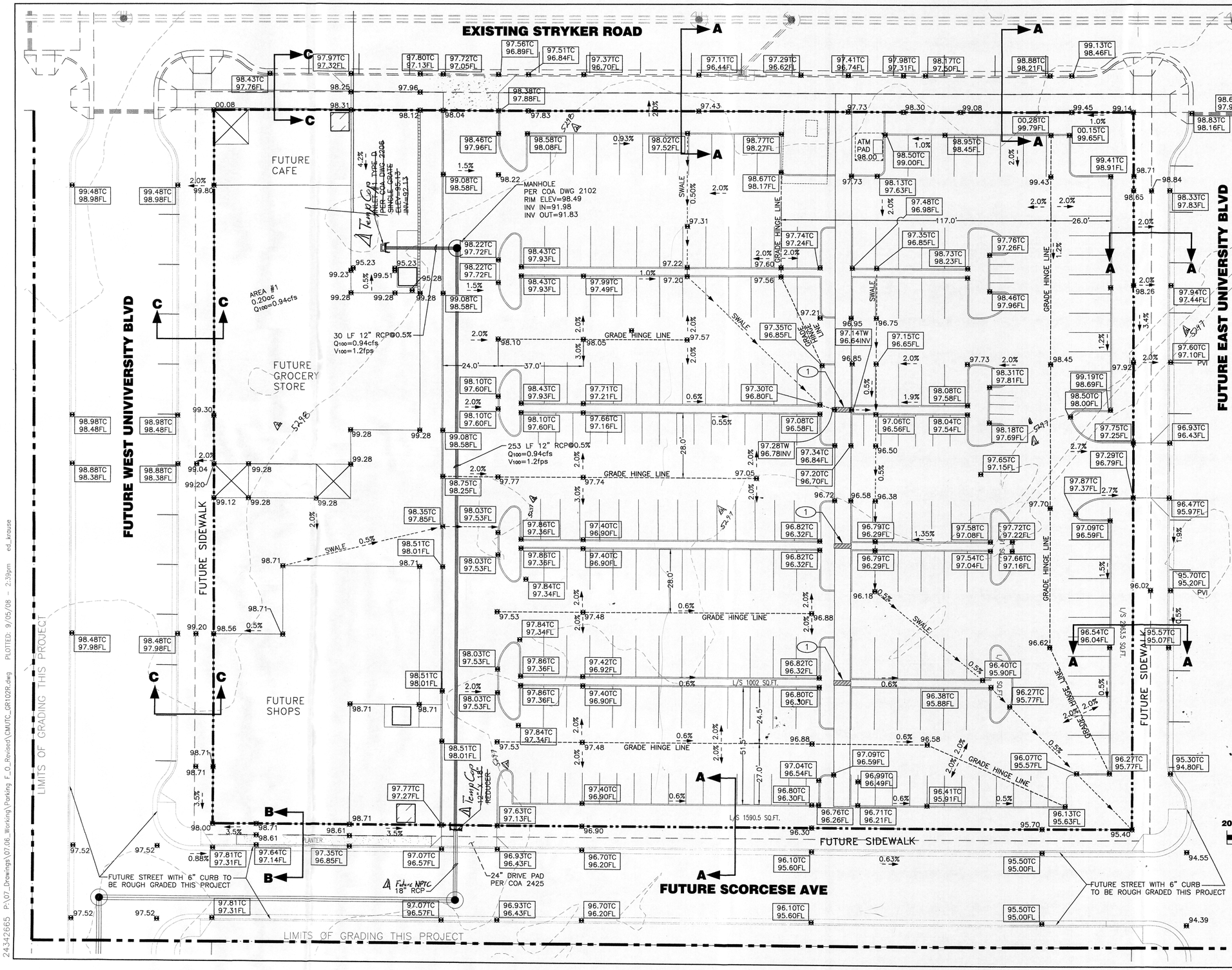

NOTE:
ALL CURB THIS PROJECT IS TO BE SAWTOOTH AS ILLUSTRATED IN SECTION A–A TO ALLOW DRAINAGE THROUGH IT. CONTRACTOR IS TO CONSTRUCT CURBS TO PREVENT PONDING ON ASPHALT.

(1) 2' SIDEWALK CULVERT PER COA DWG 2236 @2%

ENGINEER'S CERTIFICATION FOR MESA DEL SOL, COMMUNITY CENTER, PARKING BLOCK 'F' & 'O'

I James D. Hughes, NMPE # 11674, of the firm URS Corporation, Hereby Certify that this project has been paved and graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 11/12/2008 except as noted below. The record information edited onto the original design document has been obtained by me, I further certify that I have personally visited the project site on 7/17/2009 and have determined by visual inspection that original planned elevations are representative of actual site conditions and are true and correct to the best of my knowledge and belief. The exception to the approved plan and city files as requested in the permit letter dated 12/8/2008.
Noteworthy deviations from the approved plan include:
1) The offsite retention pond replaced with retention pond on the same parcel of land with the same private ownership as the pond was originally located on. Only private water, no public water, drains to the ponding site. As-built volume calculations by conic section equation are as follows:

Elev. (Ft)	Area (SF)	Volume (Ac-Ft)
5287.00	0	0
5293.00	33170	1.52
5294.00	43865	2.40
5295.00	54560	3.62

The record information presented hereon is not necessarily complete and is intended only to verify substantial compliance of the paving, grading, and drainage features of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

James D. Hughes/NMPE 11674 — Date 8-13-09

URS
6501 americas parkway ne
suite 900
albuquerque, nm 87110
505 855 7500 p
505 855 7555 f

landscape architect
heads up
po box 10597
albuquerque, nm 87184
505 898 9615 p
505 898 2105 f

MESA DEL SOL COMMUNITY CENTER
PARKING BLOCK F & O
ALBUQUERQUE, NEW MEXICO

JAMES D. HUGHES 11674 NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 9-9-08

Δ1 Rev 10-30-08
Δ2 Rev 11/4/08 CKZ

RECEIVED NOV 18 2008 HYDROLOGY SECTION

DATE: SEPTEMBER 9, 2008
SHEET TITLE: GRADING PLAN
SHEET NUMBER: SHEET 2 ~~8~~ OF 4 ~~18~~

ENGINEER'S CERTIFICATION FOR MESA DEL SOL, COMMUNITY CENTER, PARKING BLOCK 'F' & 'O'

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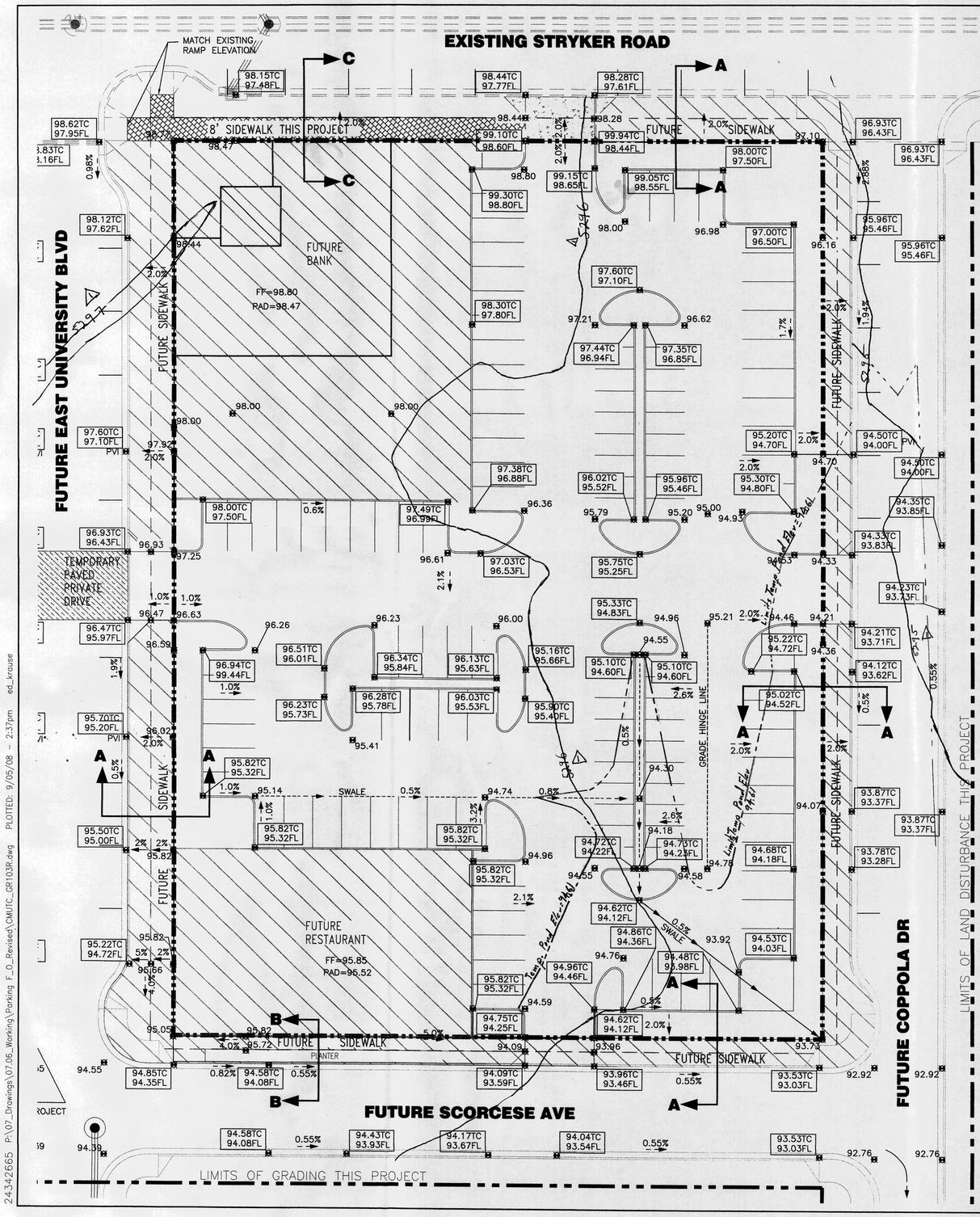
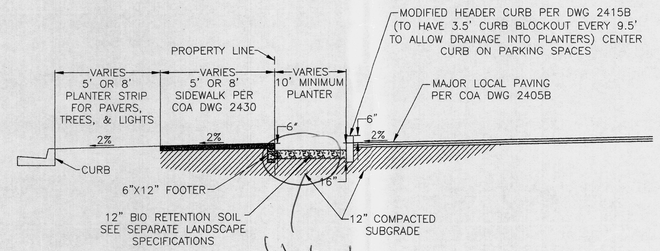
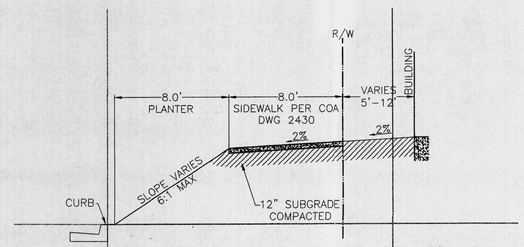


NOTE:
ALL CURB THIS PROJECT IS TO BE SAWTOOTH AS ILLUSTRATED IN SECTION A–A TO ALLOW DRAINAGE THROUGH IT. CONTRACTOR IS TO CONSTRUCT CURBS TO PREVENT PONDING ON ASPHALT.



SECTION A–A
NTS



SECTION B–B
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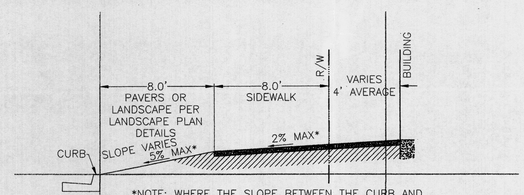

*NOTE: WHERE THE SLOPE BETWEEN THE CURB AND BUILDING IS LESS THAN 2% A STRAIGHT GRADE IS TO BE USED ACROSS BOTH THE SIDEWALK AND PAVERS.

SECTION C–C
NTS

RECEIVED
NOV 18 2008
HYDROLOGY SECTION

20 0 20 40
Scale 1"=20'

URS
6501 americas parkway ne
suite 900
albuquerque, nm 87110
505 855 7500 p
505 855 7555 f

landscape architect
heads up
po box 10597
albuquerque, nm 87184
505 898 9615 p
505 898 2105 f

MESA DEL SOL COMMUNITY CENTER PARKING BLOCK F & O ALBUQUERQUE, NEW MEXICO

JAMES D. HUGHES 11674 NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 9-9-08

Rev 11/12/08 -csk

DATE:
SEPTEMBER 9, 2008
SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
SHEET 3 OF 4

ENGINEER'S CERTIFICATION FOR MESA DEL SOL, COMMUNITY CENTER, PARKING BLOCK 'F' & 'O'

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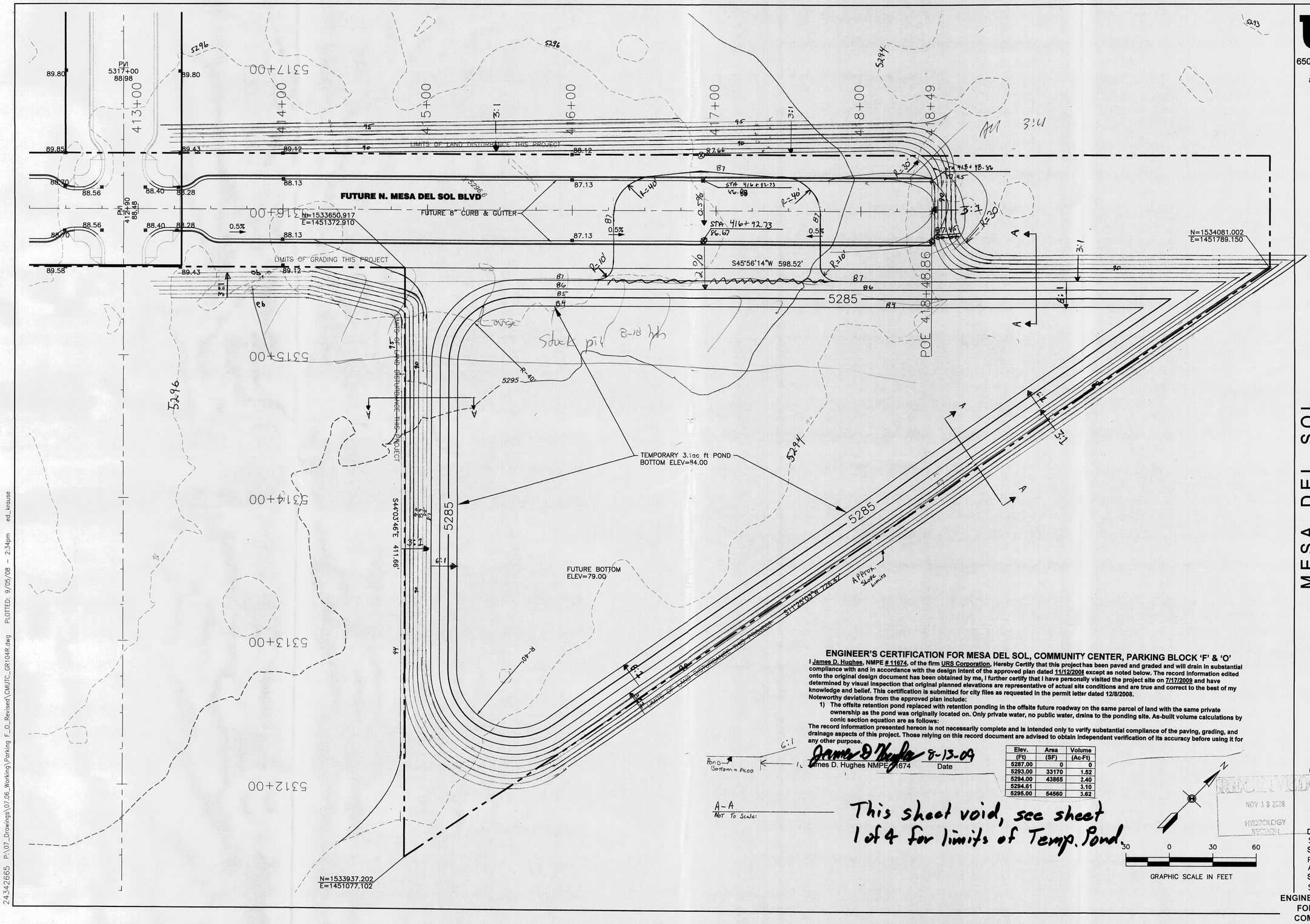

ENGINEER'S CERTIFICATION FOR MESA DEL SOL, COMMUNITY CENTER, PARKING BLOCK 'F' & 'O'

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James D. Hughes 8-13-09

James D. Hughes NMPE 11674 — Date

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5287.00	0	0
5293.00	33170	1.52
5294.00	43865	2.40
5294.61		3.10
5295.00	54560	3.62

RECEIVED NOV 18 2008 HYDROLOGY SECTION

A 11/12/08 - CSR

JAMES D. HUGHES 11674 NEW MEXICO REGISTERED PROFESSIONAL ENGINEER

9-9-08

Rev 10-30-08 TDH

URS

6501 americas parkway ne
suite 900
albuquerque, nm 87110
505 855 7500 p
505 855 7555 f

landscape architect
heads up
po box 10597
albuquerque, nm 87184
505 898 9615 p
505 898 2105 f

MESA DEL SOL COMMUNITY CENTER PARKING BLOCK F & O

ALBUQUERQUE, NEW MEXICO

DATE: SEPTEMBER 9, 2008

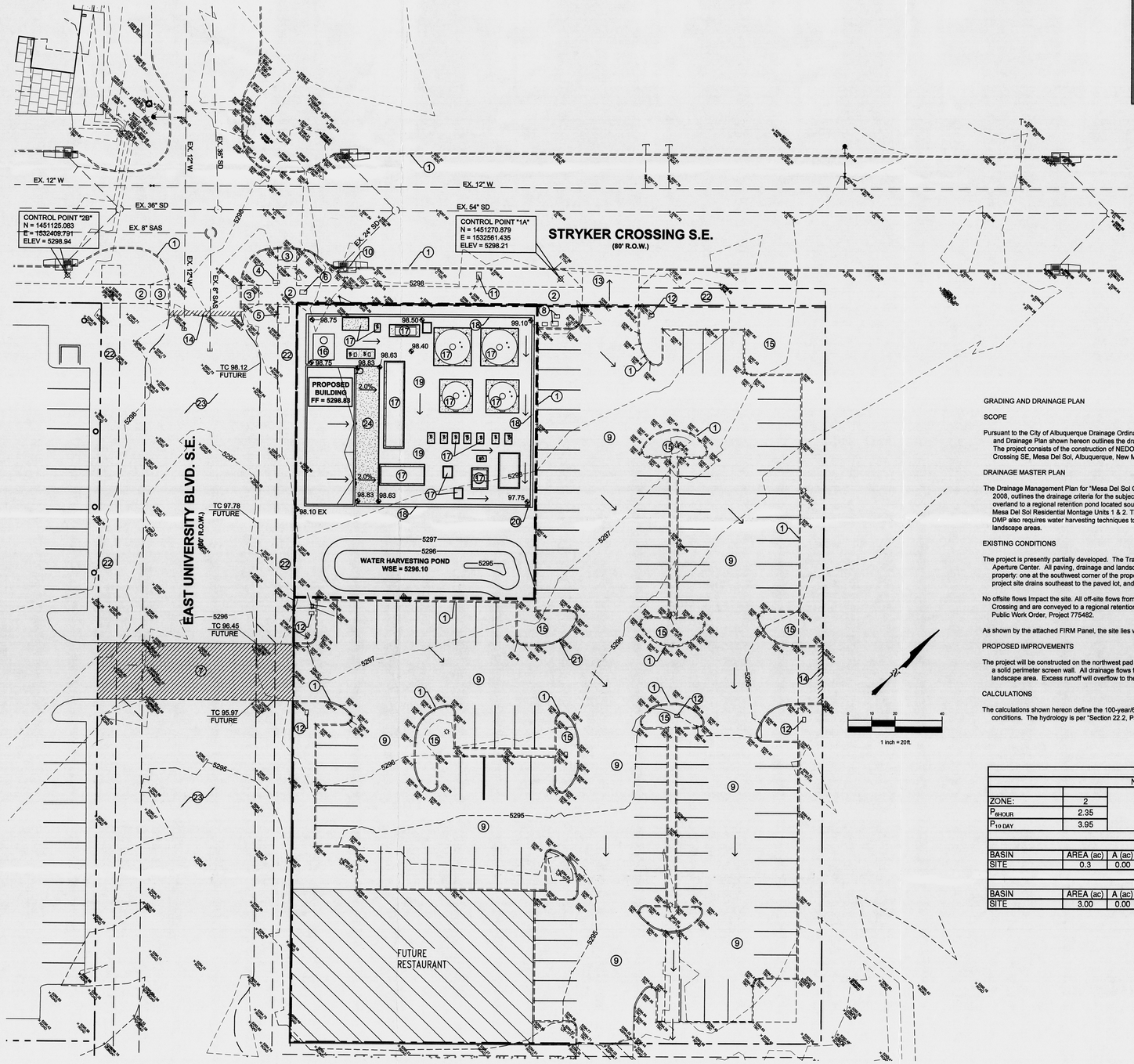
SHEET TITLE: PAVING, GRADING, AND DRAINAGE PLAN

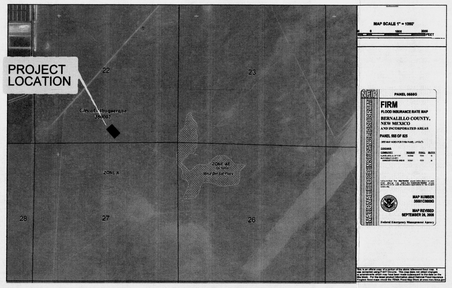
SHEET NUMBER: SHEET 4 OF 4

ENGINEER'S CERTIFICATION FOR MESA DEL SOL, COMMUNITY CENTER, PARKING BLOCK 'F' & 'O'

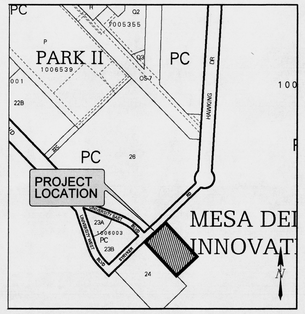
24342665 P:\07_Drawings\07.06_Working\Parking F_O_Revised\CMUTC_GR104R.dwg PLOTTED: 9/05/08 - 2:34pm ed_krause

JON ANDERSON
ARCHITECTURE
912 ROMA AVE NW
ALBUQUERQUE
NEW MEXICO
87102
505 764 8306
FAX 764 2879
JONANDERSON
ARCHITECT COM





FIRM PANEL 35001C0555G



VICINITY MAP ZONE ATLAS R-16-Z

LEGEND

ITEM	EXISTING	PROPOSED
CENTERLINE		
EX. EDGE OF PAVING		
PROPERTY LINE		
SPOT ELEVATION	× 75.5	01.5 ◆
RIP-RAP ROCK		
CONTOUR W/ ELEVATION	5800	5800
RETAINNG WALL		
ASPHALT PAVING		
DIRECTION OF FLOW		
DRAINAGE SWALE		
DRAINAGE BASIN		

GRADING AND DRAINAGE PLAN

SCOPE

Pursuant to the City of Albuquerque Drainage Ordinance and the Development Process Manual, Volume 2, Section 22.2, the Grading and Drainage Plan shown hereon outlines the drainage management criteria for controlling developed runoff from the project site. The project consists of the construction of NEDO - ABO Micro Grid, a hybrid, green technology test power facility, located on Stryker Crossing SE, Mesa Del Sol, Albuquerque, New Mexico.

DRAINAGE MASTER PLAN

The Drainage Management Plan for "Mesa Del Sol Community Center Parking, Blocks F & O", prepared by URS, dated September 9, 2008, outlines the drainage criteria for the subject project. In accordance with the approved DMP, all excess runoff will drain overland to a regional retention pond located southeast of the site. The pond is currently under construction in conjunction with the Mesa Del Sol Residential Montage Units 1 & 2. The retention pond will have a storage capacity of approximately 8.5-acre-feet. The DMP also requires water harvesting techniques to be implemented in the parking lots by routing excess runoff through depressed landscape areas.

EXISTING CONDITIONS

The project is presently partially developed. The Tract A, Block O parking lot was constructed in 2008 to support construction of Aperture Center. All paving, drainage and landscaping improvements are in place. Two unimproved pad sites are located on the property: one at the southwest corner of the property, and the project site located at the northwest corner. All excess runoff from the project site drains southeast to the paved lot, and through the depressed landscaped areas per the DMP.

No offsite flows Impact the site. All off-site flows from the north are collected by a public storm drainage network located in Stryker Crossing and are conveyed to a regional retention pond located east of ABQ Studios. All public Infrastructure was constructed by Public Work Order, Project 775482.

As shown by the attached FIRM Panel, the site lies within the 500-year Zone "X" Flood Zone.

PROPOSED IMPROVEMENTS

The project will be constructed on the northwest pad site. Site improvements include a control building and a utility yard surrounded by a solid perimeter screen wall. All drainage flows from the site will drain to the southeast corner of the utility yard to a depressed landscape area. Excess runoff will overflow to the paved parking lot and drain to the regional retention pond.

CALCULATIONS

The calculations shown hereon define the 100-year/6 hour design storm falling within the project area under existing and proposed conditions. The hydrology is per "Section 22.2, Part A, Development Process Manual, Vol 2", dated June 1997.

PROJECT HYDROLOGY

NEDO - ABQ MICRO GRID

ZONE:	2								
P_{6HOUR}	2.35								
$P_{10\ DAY}$	3.95								
EXISTING CONDITION									
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)	
SITE	0.3	0.00	0.00	0.30	0.00	1.13	0.94	0.028	
PROPOSED CONDITION									
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)	
SITE	3.00	0.00	0.00	0.22	0.08	1.39	1.07	0.349	

DRAINAGE PLAN NOTES

1. BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
2. This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
3. Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
4. This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
5. Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
6. BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
7. The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.
8. All spot elevations are top of pavement unless noted otherwise.

PROJECT DATA

PROPERTY ADDRESS:

STRYKER CROSSING S.E.
ALBUQUERQUE, NM

LEGAL DESCRIPTION:

TRACT A, BLOCK O, TOWN CENTER

PROJECT BENCHMARK:

ACS BENCHMARK 4_R16
ALUMINUM CAP
ELEV. = 5294.737

SURVEY:

TOPOGRAPHIC AND FIELD MEASUREMENTS BY
BRASHER AND LORENZ FEBRUARY 26, 2009

○ KEYED NOTES

1. EXISTING CURB AND GUTTER.
2. EXISTING SIDEWALK.
3. EXISTING HANDICAP RAMPS.
4. EXISTING TRAFFIC SIGNAL BOX.
5. EXISTING PNM PULL BOX.
6. EXISTING TELECOM PULL BOX.
7. EXISTING TEMPORARY ASPHALT CROSSOVER BETWEEN PARKING LOTS.
8. EXISTING IRRIGATION EQUIPMENT.
9. EXISTING ASPHALT PAVEMENT.
10. EXISTING CATCH BASIN.
11. EXISTING WATER SERVICE.
12. EXISTING ELECTRICAL PULL BOX.
13. EXISTING ADA CONCRETE DRIVEPAD.
14. EXISTING EDGE OF ASPHALT.
15. EXISTING DEPRESSED LANDSCAPE.
16. PROPOSED UTILITY VAULT.
17. PROPOSED UTILITY FOUNDATION.
18. PROPOSED CMU SCREEN WALL.
19. GRAVEL YARD.
20. PROVIDE DRAINAGE OUTLET BY TURNING 2 CMU BLOCKS 90°.
21. SAWCUT EXISTING CURB TO PROVDIE 12 - INCH DRAINAGE OVERFLOW FOR WATER HARVESTING POND.
22. FUTURE 8' PUBLIC SIDEWALK.
23. FUTURE PUBLIC STREET IMPROVEMENTS.
24. PROPOSED CONCRETE SIDEWALK.

NEDO - ABQ MICRO GRID

MESA DEL SOL

ALBUQUERQUE, NEW MEXICO

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro NE, Building 1, Suite 1200
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

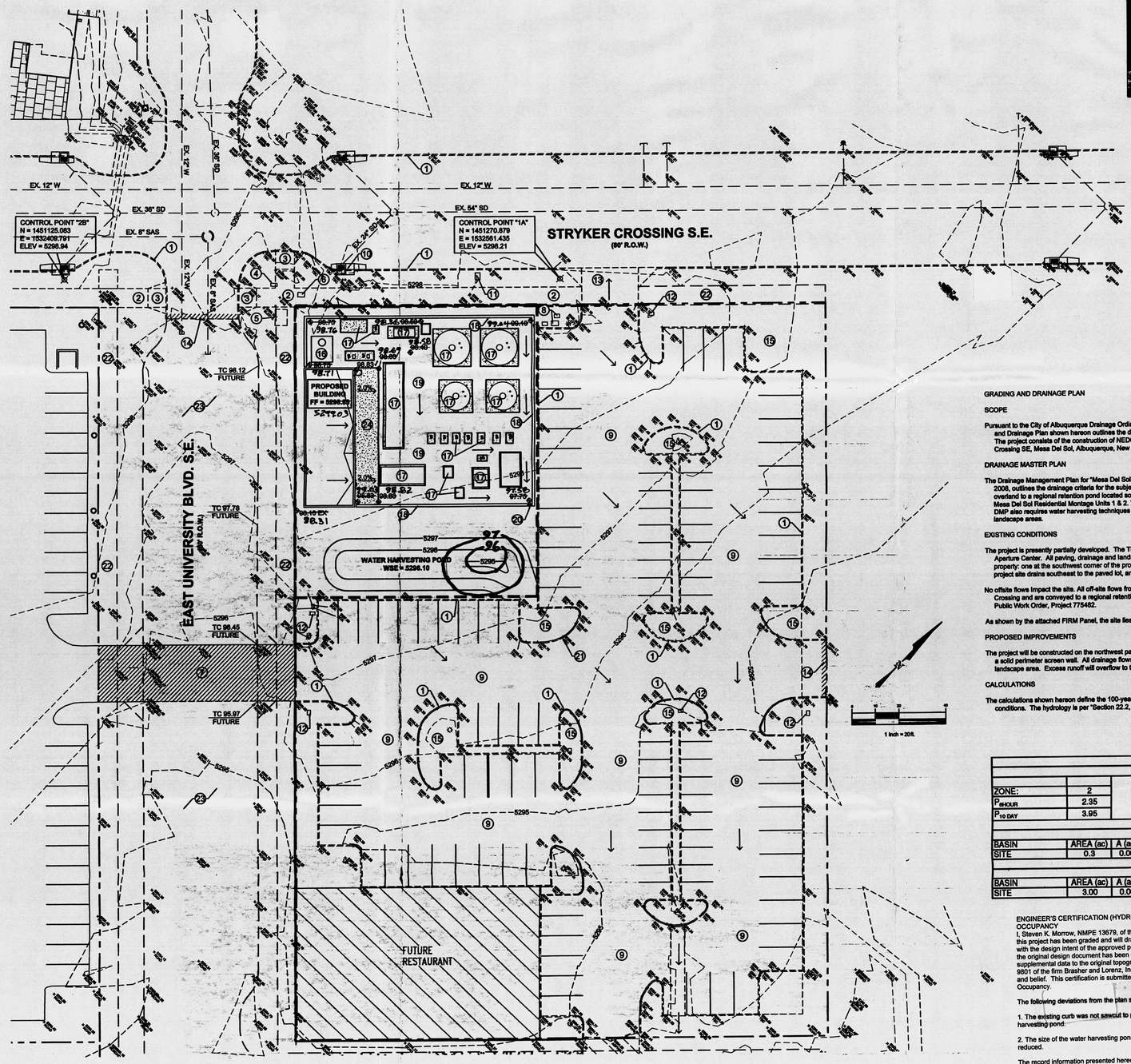
FOUNDATION ONLY DOCUMENTS

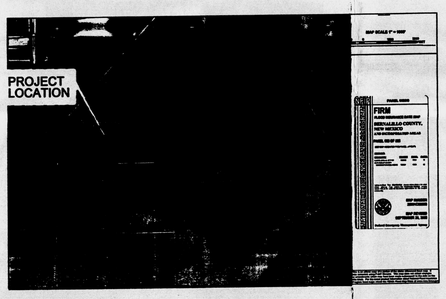
DATE:
June 13, 2011

SHEET TITLE:
Grading and DrainagePlan

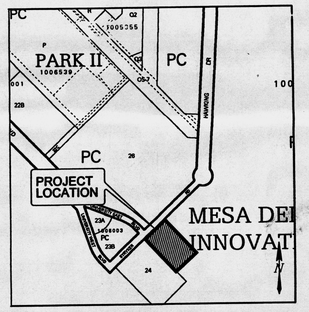
SHEET NUMBER:
C-1

JON ANDERSON
ARCHITECTURE
912 ROMA AVE NW
ALBUQUERQUE
NEW MEXICO
87102
505 764 8306
FAX 764 2879
JONANDERSON
ARCHITECT.COM





FIRM PANEL 35001C0555G



VICINITY MAP ZONE ATLAS R-16-Z

LEGEND

ITEM	EXISTING	PROPOSED
CENTERLINE		
EX. EDGE OF PAVING		
PROPERTY LINE		
SPOT ELEVATION	× 75.5	91.5 ◆
RIP-RAP ROCK		
CONTOUR W/ ELEVATION	5800	5800
RETAINNG WALL		
ASPHALT PAVING		
DIRECTION OF FLOW		
DRAINAGE SWALE		
DRAINAGE BASIN		

GRADING AND DRAINAGE PLAN

SCOPE

Pursuant to the City of Albuquerque Drainage Ordinance and the Development Process Manual, Volume 2, Section 22.2, the Grading and Drainage Plan shown hereon outlines the drainage management criteria for controlling developed runoff from the project site. The project consists of the construction of NEDO - ABQ Micro Grid, a hybrid, green technology test power facility, located on Stryker Crossing SE, Mesa Del Sol, Albuquerque, New Mexico.

DRAINAGE MASTER PLAN

The Drainage Management Plan for "Mesa Del Sol Community Center Parking, Blocks F & O", prepared by URS, dated September 9, 2008, outlines the drainage criteria for the subject project. In accordance with the approved DMP, all excess runoff will drain overland to a regional retention pond located southeast of the site. The pond is currently under construction in conjunction with the Mesa Del Sol Residential Montage Units 1 & 2. The retention pond will have a storage capacity of approximately 8.5-acre-feet. The DMP also requires water harvesting techniques to be implemented in the parking lots by routing excess runoff through depressed landscape areas.

EXISTING CONDITIONS

The project is presently partially developed. The Tract A, Block O parking lot was constructed in 2008 to support construction of Apertura Center. All paving, drainage and landscaping improvements are in place. Two unimproved pad sites are located on the property: one at the southwest corner of the property, and the project site located at the northwest corner. All excess runoff from the project site drains southeast to the paved lot, and through the depressed landscaped areas per the DMP.

No offsite flows impact the site. All off-site flows from the north are collected by a public storm drainage network located in Stryker Crossing and are conveyed to a regional retention pond located east of ABQ Studios. All public infrastructure was constructed by Public Work Order, Project 775482.

As shown by the attached FIRM Panel, the site lies within the 500-year Zone "X" Flood Zone.

PROPOSED IMPROVEMENTS

The project will be constructed on the northwest pad site. Site improvements include a control building and a utility yard surrounded by a solid perimeter screen wall. All drainage flows from the site will drain to the southeast corner of the utility yard to a depressed landscape area. Excess runoff will overflow to the paved parking lot and drain to the regional retention pond.

CALCULATIONS

The calculations shown hereon define the 100-year/6 hour design storm falling within the project area under existing and proposed conditions. The hydrology is per "Section 22.2, Part A, Development Process Manual, Vol 2", dated June 1997.

PROJECT HYDROLOGY								
NEDO - ABQ MICRO GRID								
ZONE:	2							
P_{6HOUR}	2.35							
$P_{10\ DAY}$	3.95							
EXISTING CONDITION								
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)
SITE	0.3	0.00	0.00	0.90	0.00	1.13	0.94	0.028
PROPOSED CONDITION								
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)
SITE	3.00	0.00	0.00	0.22	0.08	1.39	1.07	0.349

ENGINEER'S CERTIFICATION (HYDROLOGY) FOR PERMANENT CERTIFICATE OF OCCUPANCY

I, Steven K. Morrow, NMPE 13679, of the firm Brasher and Lorenz, Inc., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 6-13-11. The record information edited onto the original design document has been obtained by me or under my direct supervision as supplemental data to the original topographic survey prepared by Leonard Martinez NMPS# 9801 of the firm Brasher and Lorenz, Inc. and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Permanent Certificate of Occupancy.

The following deviations from the plan should be noted:

1. The existing curb was not sawcut to provide 12-inch drainage overflow for the water harvesting pond.

2. The size of the water harvesting pond (not part of the stormwater management plan) was reduced.

The record information presented hereon is not necessarily complete and is intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

STEVEN K. MORROW
NEW MEXICO
13679
REGISTERED PROFESSIONAL ENGINEER

3-19-12

DRAINAGE PLAN NOTES

1. BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
2. This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
3. Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
4. This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
5. Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
6. BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
7. The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.
8. All spot elevations are top of pavement unless noted otherwise.

PROJECT DATA

PROPERTY ADDRESS:

STRYKER CROSSING S.E.
ALBUQUERQUE, NM

LEGAL DESCRIPTION:

TRACT A, BLOCK O, TOWN CENTER

PROJECT BENCHMARK:

ACS BENCHMARK 4_R16
ALUMINUM CAP
ELEV. = 5294.737

SURVEY:

TOPOGRAPHIC AND FIELD MEASUREMENTS BY BRASHER AND LORENZ FEBRUARY 26, 2009

○ KEYED NOTES

1. EXISTING CURB AND GUTTER.
2. EXISTING SIDEWALK.
3. EXISTING HANDICAP RAMPS.
4. EXISTING TRAFFIC SIGNAL BOX.
5. EXISTING PNM PULL BOX.
6. EXISTING TELECOM PULL BOX.
7. EXISTING TEMPORARY ASPHALT CROSSOVER BETWEEN PARKING LOTS.
8. EXISTING IRRIGATION EQUIPMENT.
9. EXISTING ASPHALT PAVEMENT.
10. EXISTING CATCH BASIN.
11. EXISTING WATER SERVICE.
12. EXISTING ELECTRICAL PULL BOX.
13. EXISTING ADA CONCRETE DRIVEPAD.
14. EXISTING EDGE OF ASPHALT.
15. EXISTING DEPRESSED LANDSCAPE.
16. PROPOSED UTILITY VAULT.
17. PROPOSED UTILITY FOUNDATION.
18. PROPOSED CMU SCREEN WALL.
19. GRAVEL YARD.
20. PROVIDE DRAINAGE OUTLET BY TURNING X ONE CMU BLOCK 90°.
21. SAWCUT EXISTING CURB TO PROVDIE 12 - INCH DRAINAGE OVERFLOW FOR WATER HARVESTING POND. (DELETED)
22. FUTURE 6' PUBLIC SIDEWALK.
23. FUTURE PUBLIC STREET IMPROVEMENTS.
24. PROPOSED CONCRETE SIDEWALK.

NEDO - ABQ MICRO GRID

MESA DEL SOL
ALBUQUERQUE, NEW MEXICO

BRASHER & LORENZ
CONSULTING ENGINEERS
2501 Yale, Blvd. NE, Building 1, Suite 1500
Albuquerque, New Mexico 87106
Ph: 505-884-0005 Fax: 505-884-6168

FOUNDATION ONLY DOCUMENTS

DATE:
June 13, 2011

SHEET TITLE:
Grading and DrainagePlan

SHEET NUMBER:
C-1