

GRADING KEYNOTES

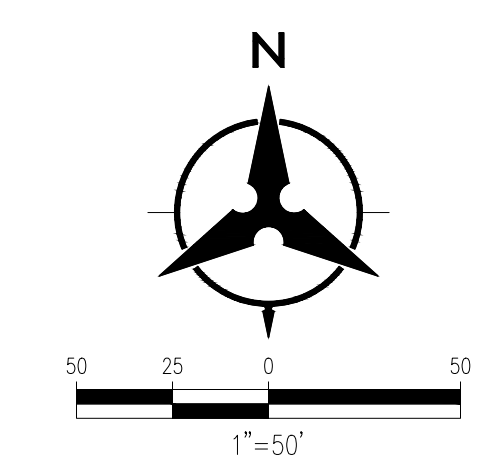
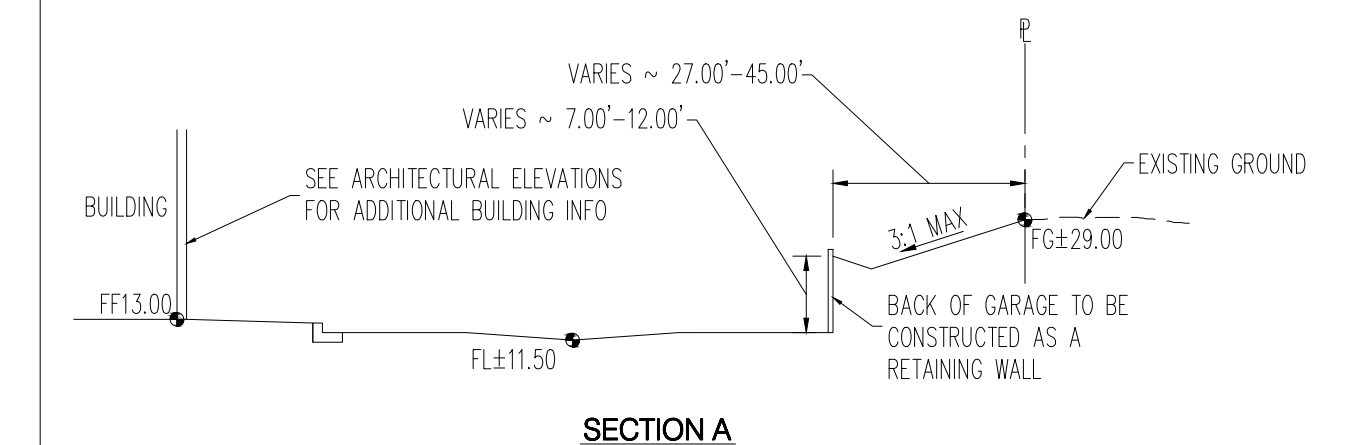
1. INSTALL RETAINING WALL.
2. FIRST FLUSH RETENTION POND.
3. BANK STABILIZATION. A LETTER OF MAP REVISION (LOMR) IS NECESSARY TO ELIMINATE THE EXISTING FEMA FLOOD ZONE CURRENTLY ENCRANCHING ON TO THE SITE. THIS EFFORT REQUIRES COORDINATION WITH FEMA, AMAFCA, AND THE ARMY CORPS OF ENGINEERS. THE RESULTANT IMPROVEMENTS PROPOSED WILL BE A COLORED SHOTCRETE BANK STABILIZATION CONSTRUCTED AT THE NORTH SIDE OF THE EXISTING ARROYO ALONG THE ENTIRE FRONTAGE OF THE SITE. THIS STABILIZATION WILL BE CONSTRUCTED AT 2:1 SLOPE AND A MINIMUM OF 4-5 FEET IN HEIGHT. COORDINATION DIRECTLY WITH THE REVIEWING ENTITIES AND THE EXACT LOCATION IS CURRENTLY BEING REVIEWED AND DETERMINED. FORMAL APPROVAL FROM THEM WILL BE REQUIRED PRIOR TO CONFIRMATION OF ITS ULTIMATE LOCATION.
4. BERM.

DRAINAGE NARRATIVE

THE SITE IS LOCATED ON THE SOUTH SIDE OF HARPER ROAD, SOUTHWEST OF THE EXISTING HOFFMANTOWN CHURCH. IT IS CURRENTLY UNDEVELOPED. THE SITE HAS A SIGNIFICANT SLOPE FROM EAST TO WEST AND ULTIMATELY DISCHARGES TO THE EXISTING PINO ARROYO TO THE SOUTH.

THE SITE IS PARTIALLY LOCATED WITHIN A FEMA DESIGNATED FLOODZONE AO (FEMA FIRM #35001C0143G). THIS FLOODZONE LIES WITHIN A TEMPORARY AMAFCA DRAINAGE EASEMENT ON SITE. THE ARROYO WILL BE ALTERED WITH THIS PROJECT TO MOVE THE FEMA FLOODZONE TO THE SOUTH WHERE IT WILL LIE WITHIN THE EXISTING 200' AMAFCA DRAINAGE EASEMENT.

THE FINISHED FLOOR ELEVATIONS WERE ESTABLISHED IN AN EFFORT TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AND REMAIN HIGHER THAN THE ADJACENT ARROYO WATER SURFACE ELEVATION. THE PROPOSED SITE GRADING WILL CONTINUE TO GENERALLY SLOPE FROM EAST TO WEST. THE EXISTING PINO ARROYO IS DESIGNED FOR ULTIMATE DEVELOPED CONDITIONS, WHICH ALLOWS OUR SITE TO FULLY DISCHARGE WITHOUT THE USE OF DETENTION PONDS. A PORTION OF THE SITE WILL DRAIN TO THE NORTH. LANDSCAPED AREAS WILL BE DEPRESSED IN AN EFFORT TO ADDRESS THE FIRST FLUSH REQUIREMENTS. A LARGER RETENTION POND WILL BE LOCATED AT THE SOUTHWEST CORNER OF THE SITE TO ADDRESS THE COA FIRST FLUSH REQUIREMENTS AS WELL. THERE ARE SIGNIFICANT GRADE CHANGES THROUGHOUT THE SITE WHICH WILL REQUIRE RETAINING WALLS AND 3:1 SLOPES. THE FINISHED FLOOR ELEVATIONS OF THE BUILDING WILL WORK WITH THE EXISTING TOPOGRAPHY TO HELP WITH THE EARTHWORK AND VIEWS.



GRADING LEGEND

---	PROPERTY LINE	---	PROPOSED CURB & GUTTER
---	PROJECT LIMITS OF GRADING	---	DIRECTION OF FLOW
---	EXISTING INDEX CONTOUR	---	WATER BLOCK/GRADE BREAK
---	EXISTING INTERMEDIATE CONTOUR	---	PROPOSED STORM DRAIN LINE
⊕ 5025.25	EXISTING GROUND SPOT ELEVATION	⊙	PROPOSED STORM DRAIN MANHOLE
---	PROPOSED INDEX CONTOUR	⊙	PROPOSED STORM DRAIN INLETS
---	PROPOSED INTERMEDIATE CONTOUR	---	PROPOSED RETAINING WALL
---	PROPOSED FLOW LINE	---	EASEMENT
⊕ 26.75	PROPOSED FINISHED GRADE SPOT ELEVATION	---	PROPOSED WATER HARVESTING AREAS (FIRST FLUSH REQUIREMENT)
	Tc=TOP OF CURB,		
	FL=FLOW LINE,		
	TS=TOP OF SIDEWALK		
	TG=TOP OF GRATE,		
	FGH=FINISH GROUND HIGH,		
	FGL=FINISH GROUND LOW		

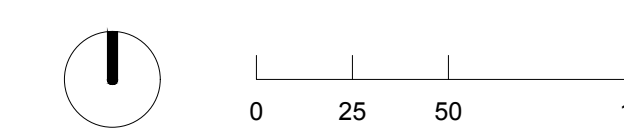


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HARPER ROAD SENIOR LIVING
ALBUQUERQUE, NM # 2017-0235



CONCEPTUAL GRADING PLAN
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