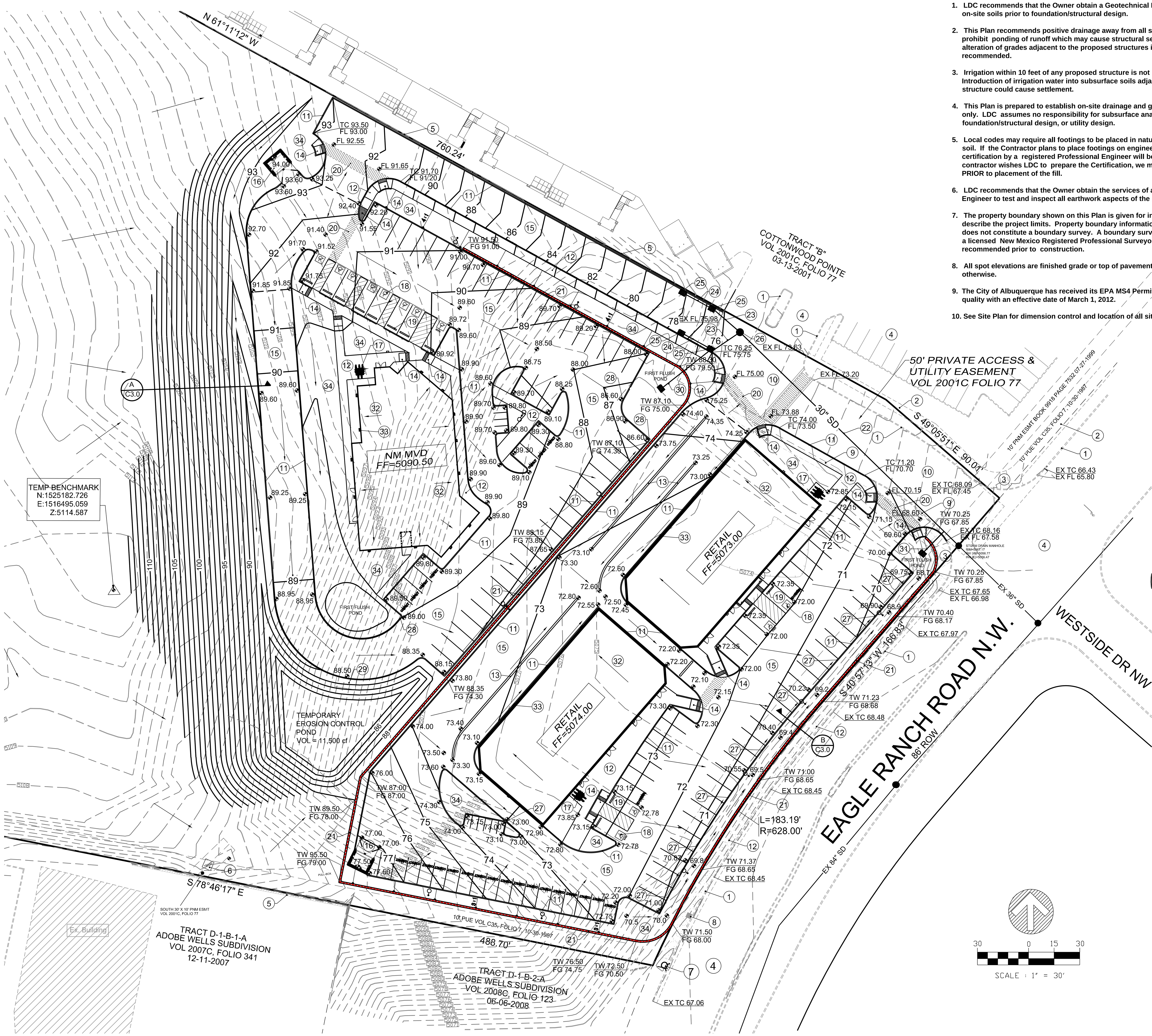

DRAINAGE PLAN NOTES

1. LDC 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. LDC 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 LDC to prepare the Certification, we must be notified PRIOR to placement of the fill.
6. LDC 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 finished grade or top of pavement, unless noted otherwise.
9. The City of Albuquerque has received its EPA MS4 Permit for stormwater quality with an effective date of March 1, 2012.
10. See Site Plan for dimension control and location of all site improvements.

LEGEND

ITEM	EXISTING	PROPOSED
PROPERTY LINE		
SPOT ELEVATION	75.5	01.5
CONTOUR W/ ELEVATION	5800	5800
DIRECTION OF FLOW		
RIDGE LINE		
SLOPE GRADING		3 : 1
TOP CURB/FLOWLINE	EX TC 75.75 EX FL 75.25	TC 75.75 FL 75.25
TOP WALL/FINSIH GRADE	EX TW 75.75 EX FG 75.25	TW 75.75 FG 75.25
CONCRETE CURB		
BLOCK WALL		
RETAINING WALL		
STORM DRAIN	84" SD	24" SD
UTILITY POLE	PP	
WATER METER	WM	
ELECTRIC TRANSFORMER	XFMR	
FIRE HYDRANT		

KEYED NOTES

1. *EXISTING CONCRETE CURB.*
2. *EXISTING CONCRETE SIDEWALK.*
3. *EXISTING HANDICAP RAMP.*
4. *EXISTING ASPHALT PAVEMENT.*
5. *EXISTING BLOCK WALL.*
6. *EXISTING ELECTRIC TRANSFORMER.*
7. *EXISTING FIRE HYDRANT.*
8. *EXISTING WATER METER.*
9. *REM & DISPOSE EXISTING CONCRETE CURB & GUTTER AND SIDEWALK TO LIMITS SHOWN.*
10. *REM & DISPOSE ASPHALT PAVEMENT TO LIMITS SHOWN FOR UNDERGROUND UTILITY CONSTRUCTION. SEE UTILITY PLAN.*
11. *CONSTRUCT 6" CONCRETE CURB & GUTTER. SEE SHEET C-3.0.*
12. *CONSTRUCT SIDEWALK. SEE SITE PLAN.*
13. *CONSTRUCT MOUNTABLE CURB AT DRIVE THRU LANES. SEE SHEET AS-1.2.*
14. *CONSTRUCT HANDICAP RAMP. SEE SHEET AS-1.2.*
15. *CONSTRUCT ASPHALT PAVEMENT. SEE SHEET C-3.0.*
16. *CONSTRUCT REFUSE ENCLOSURE. SEE SHEET AS-1.2.*
17. *INSTALL BICYCLE RACK. SEE SHEET AS-1.2.*
18. *INSTALL HANDICAPPED PARKING STRIPING AND SIGNAGE. SEE SHEET AS-1.2.*
19. *INSTALL CONCRETE TIRE STOPS.*
20. *INSTALL PEDESTRIAN CROSSWALK STRIPING. SEE SHEET AS-1.2.*
21. *CONSRUCT RETAINING WALL. DESIGN BY OTHERS.*
22. *CONSTRUCT 30" RCP STORM DRAIN.*
23. *CONSTRUCT 24" RCP STORM DRAIN*
24. *CONSTRUCT 18" RCP STORM DRAIN*
25. *CONSTRUCT SINGLE TYPE 'C' STORM INLET PER COA STD DWG 2205.*
26. *CONSTRUCT TYPE 'E' STORM MANHOLE PER COA STD DWG 2102.*
27. *PROVIDE 12-INCH CURB BLOCKOUT FOR DRAINAGE.*
28. *PROVIDE 24-INCH CURB BLOCKOUT FOR FIRST FLUSH POND OVERFLOW.*
29. *CONSTRUCT OVERFLOW SPILLWAY AT TEMPORARY EROSION CONTROL POND. SEE SHEET C-3.0.*
30. *CONSTRUCT FIRST FLUSH POND OUTLET STRUCTURE. CONNECT TO STORM INLET. SEE SHEET C-3.0.*
31. *CONSTRUCT FIRST FLUSH POND OUTLET STRUCTURE. CONNECT TO 36" STORM DRAIN. SEE SHEET C-3.0.*
32. *DIRECTION OF ROOF DRAINAGE.*
33. *DOWNSPOUT LOCATION. SEE SHEET A-5.0 FOR ROOF PLAN.*
34. *LANDSCAPING.*

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EAGLE RANCH NM MVD - RETAIL
Albuquerque, New Mexico
GRADING & DRAINAGE PLAN

REVISION DATE

RBA ARCHITECTURE PC

DATE
02-07-2017

SHEET NUMBER
C-2.0