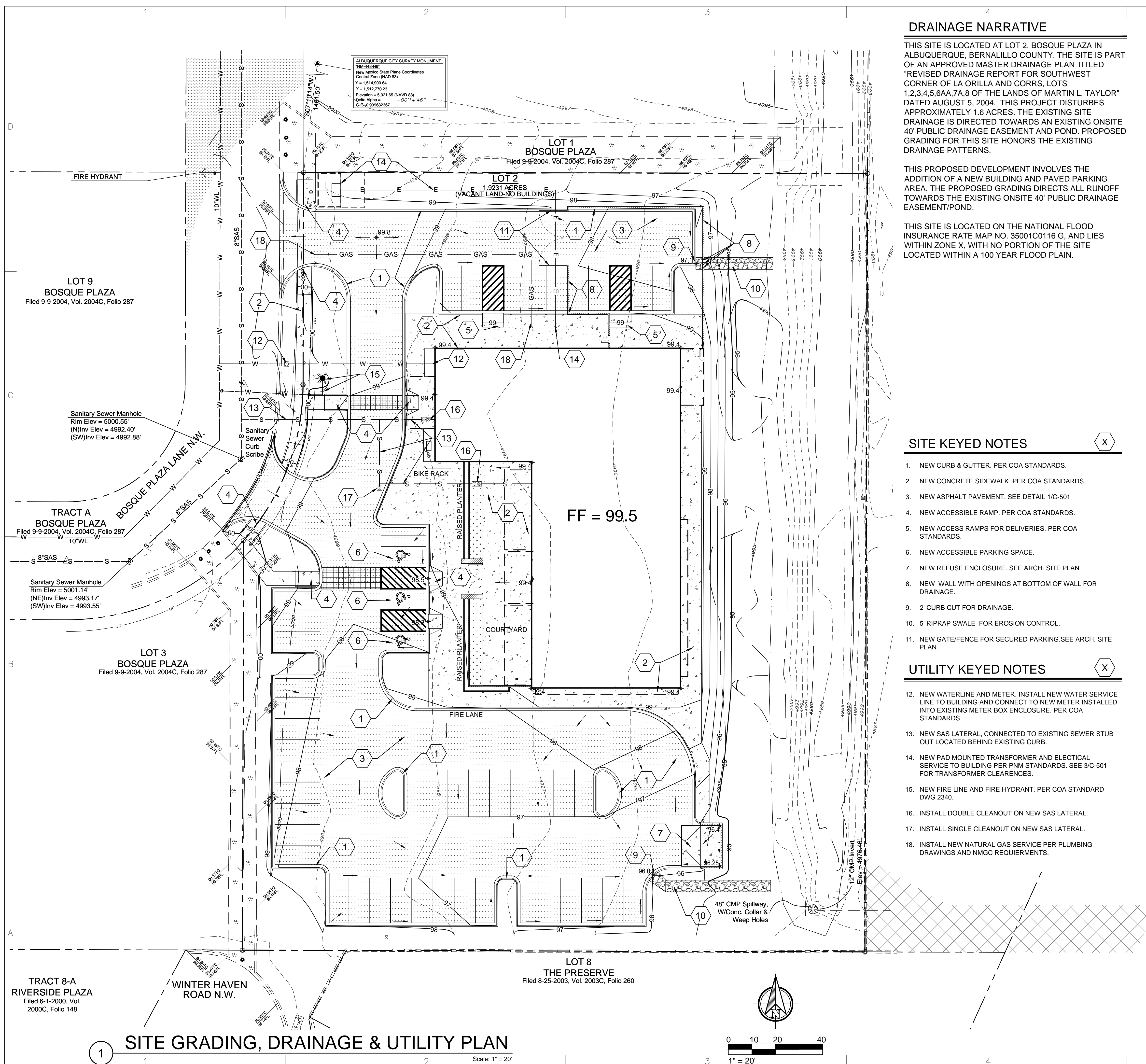


LAST MODIFIED: Oct 23, 2017, 10:41am BY USER: C:raigh
 DWG: NAME: 17-062-CIVIL.dwg



DRAINAGE NARRATIVE

THIS SITE IS LOCATED AT LOT 2, BOSQUE PLAZA IN ALBUQUERQUE, BERNALILLO COUNTY. THE SITE IS PART OF AN APPROVED MASTER DRAINAGE PLAN TITLED "REVISED DRAINAGE REPORT FOR SOUTHWEST CORNER OF LA ORILLA AND CORRS, LOTS 1,2,3,4,5,6AA,7A,8 OF THE LANDS OF MARTIN L. TAYLOR" DATED AUGUST 5, 2004. THIS PROJECT DISTURBS APPROXIMATELY 1.6 ACRES. THE EXISTING SITE DRAINAGE IS DIRECTED TOWARDS AN EXISTING ONSITE 40' PUBLIC DRAINAGE EASEMENT AND POND. PROPOSED GRADING FOR THIS SITE HONORS THE EXISTING DRAINAGE PATTERNS.

THIS PROPOSED DEVELOPMENT INVOLVES THE ADDITION OF A NEW BUILDING AND PAVED PARKING AREA. THE PROPOSED GRADING DIRECTS ALL RUNOFF TOWARDS THE EXISTING ONSITE 40' PUBLIC DRAINAGE EASEMENT/POND.

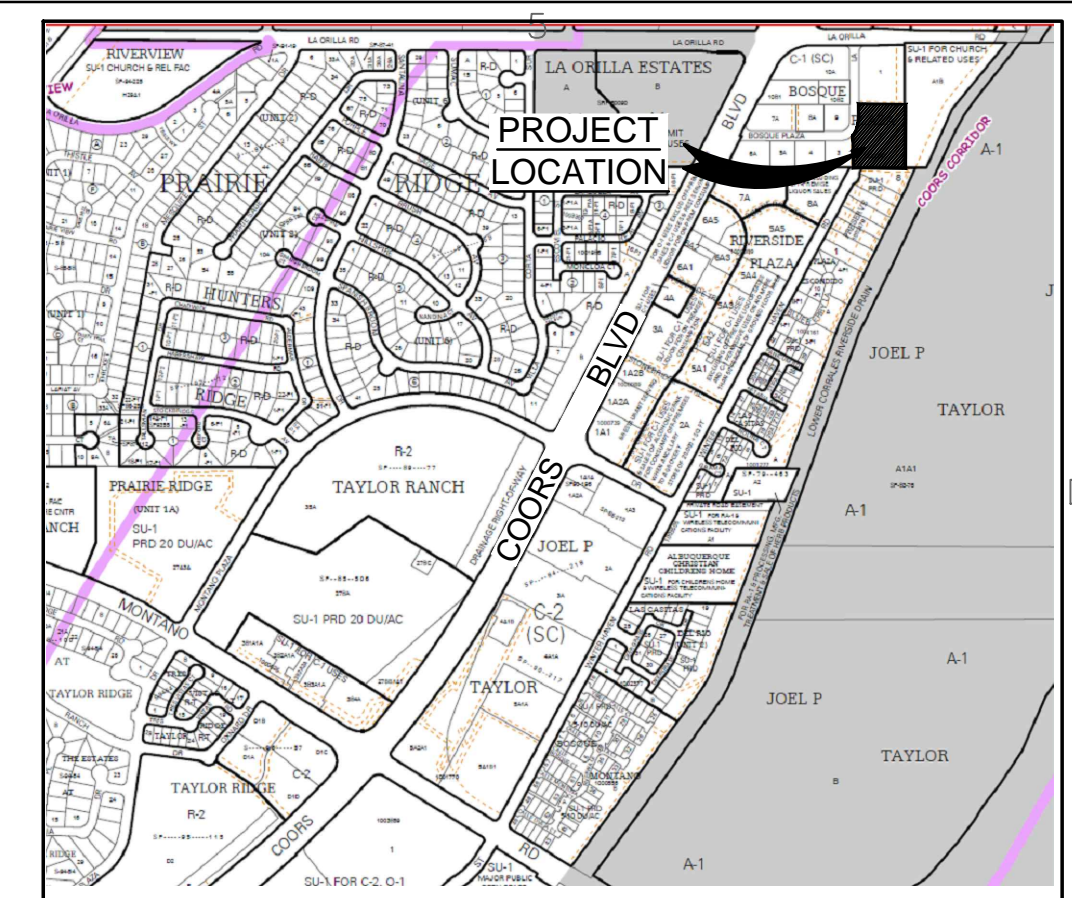
THIS SITE IS LOCATED ON THE NATIONAL FLOOD INSURANCE RATE MAP NO. 35001C0116 G, AND LIES WITHIN ZONE X, WITH NO PORTION OF THE SITE LOCATED WITHIN A 100 YEAR FLOOD PLAIN.

SITE KEYED NOTES

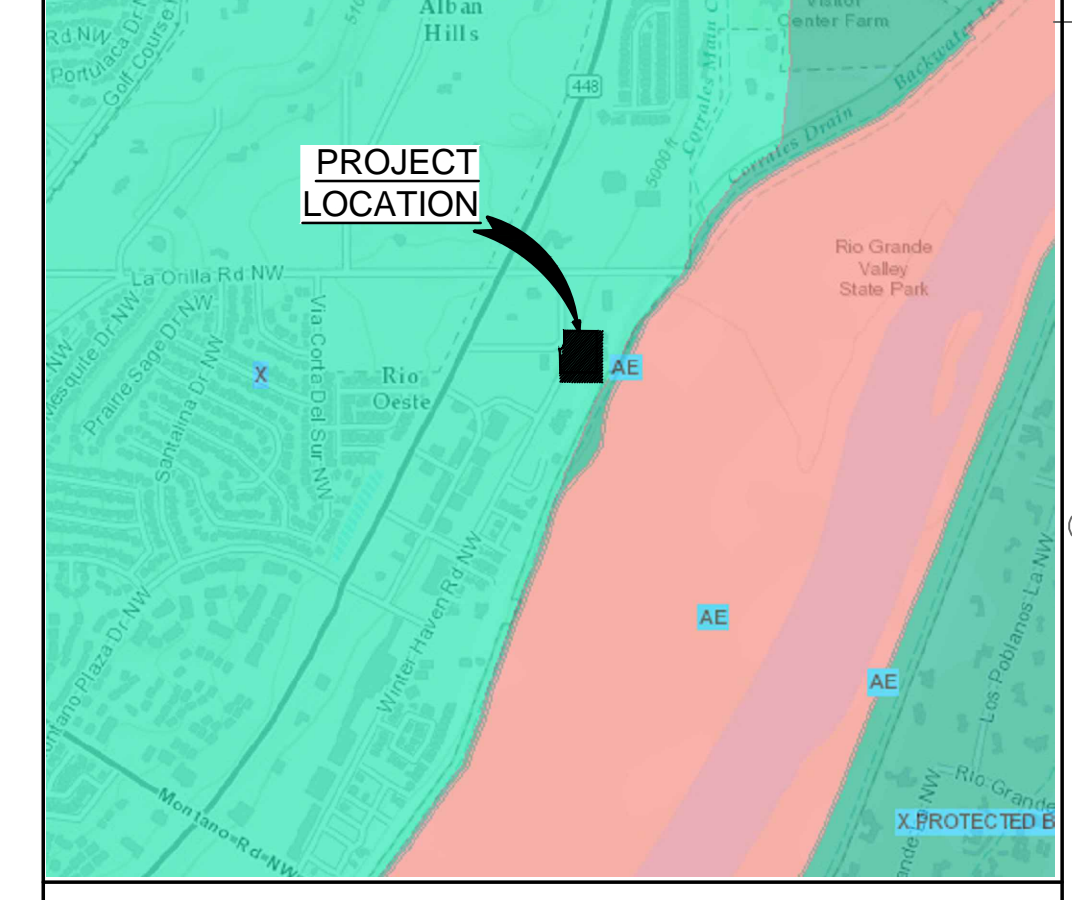
1. NEW CURB & GUTTER. PER COA STANDARDS.
2. NEW CONCRETE SIDEWALK. PER COA STANDARDS.
3. NEW ASPHALT PAVEMENT. SEE DETAIL 1/C-501
4. NEW ACCESSIBLE RAMP. PER COA STANDARDS.
5. NEW ACCESS RAMP FOR DELIVERIES. PER COA STANDARDS.
6. NEW ACCESSIBLE PARKING SPACE.
7. NEW REFUSE ENCLOSURE. SEE ARCH. SITE PLAN
8. NEW WALL WITH OPENINGS AT BOTTOM OF WALL FOR DRAINAGE.
9. 2' CURB CUT FOR DRAINAGE.
10. 5' RIPRAP SWALE FOR EROSION CONTROL.
11. NEW GATE/FENCE FOR SECURED PARKING. SEE ARCH. SITE PLAN.

UTILITY KEYED NOTES

12. NEW WATERLINE AND METER. INSTALL NEW WATER SERVICE LINE TO BUILDING AND CONNECT TO NEW METER INSTALLED INTO EXISTING METER BOX ENCLOSURE. PER COA STANDARDS.
13. NEW SAS LATERAL, CONNECTED TO EXISTING SEWER STUB OUT LOCATED BEHIND EXISTING CURB.
14. NEW PAD MOUNTED TRANSFORMER AND ELECTRICAL SERVICE TO BUILDING PER PNM STANDARDS. SEE 3/C-501 FOR TRANSFORMER CLEARANCES.
15. NEW FIRE LINE AND FIRE HYDRANT. PER COA STANDARD DWG 2340.
16. INSTALL DOUBLE CLEANOUT ON NEW SAS LATERAL.
17. INSTALL SINGLE CLEANOUT ON NEW SAS LATERAL.
18. INSTALL NEW NATURAL GAS SERVICE PER PLUMBING DRAWINGS AND NMGC REQUIREMENTS.



LOCATION MAP
 SCALE: NONE
 COA ZONE ATLAS: E-12-Z



FIRM MAP
 SCALE: NONE

SITE LEGEND

- 6510--- EXISTING INDEX CONTOUR
- 6509--- EXISTING INTERIM CONTOUR
- 10--- NEW INDEX CONTOUR
- 09--- NEW INTERIM CONTOUR
- +22.8 NEW SPOT ELEVATION
- [Pattern] NEW CONCRETE SIDEWALK
- [Pattern] NEW ASPHALT PAVEMENT
- [Pattern] NEW BUILDING
- [Pattern] FINISH FLOOR ELEVATION
- [Pattern] EXISTING STORM DRAIN STRUCTURE
- [Pattern] EXISTING STORM DRAIN
- [Arrow] DIRECTION OF FLOW
- [Symbol] NEW SIGN

UTILITY LEGEND

- [Symbol] EXISTING SANITARY SEWER MANHOLE
- S---S--- EXISTING SANITARY SEWER LINE
- S---S--- NEW SANITARY SEWER LINE
- [Symbol] NEW SANITARY SEWER CLEANOUTS
- W---W--- EXISTING WATERLINE
- W---W--- NEW WATERLINE
- [Symbol] EXISTING FIRE HYDRANT
- E---E--- EXISTING UG ELECTRIC LINE
- [Symbol] NEW ELECTRIC LINE
- [Symbol] NEW FIRE HYDRANT

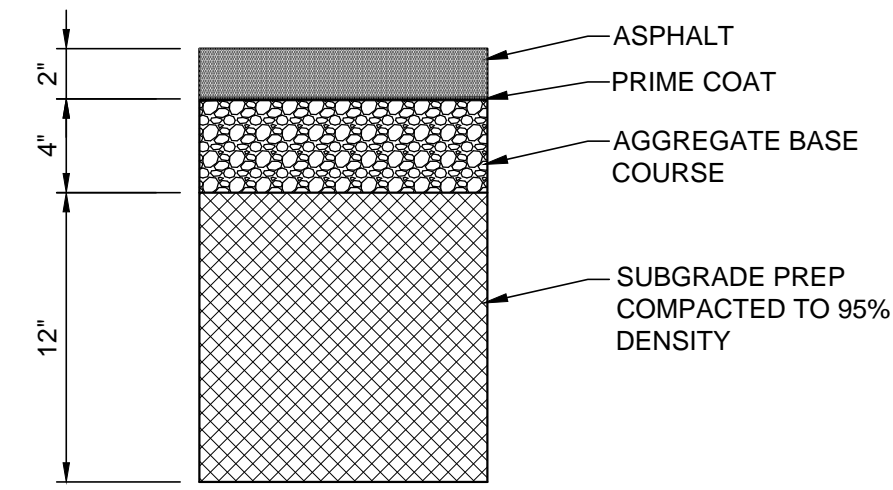
ARIA
 STUDIO CONSULTANTS, INC
 PO BOX 1515
 CEDAR CREST NM, 87008
 DANIEL@ARIASCINC.COM
 (505) 506-2314

LEGACY
 HOME HEALTH AND HOSPICE
 LEGACY HOME HEALTH
 LOT 2 BOSQUE PLAZA
 ALBUQUERQUE, NM 87120

Professional Engineer Seal for James Craig MacElreath, License No. 15559, State of New Mexico, dated 10-17-2017.
 Architect/Engineer

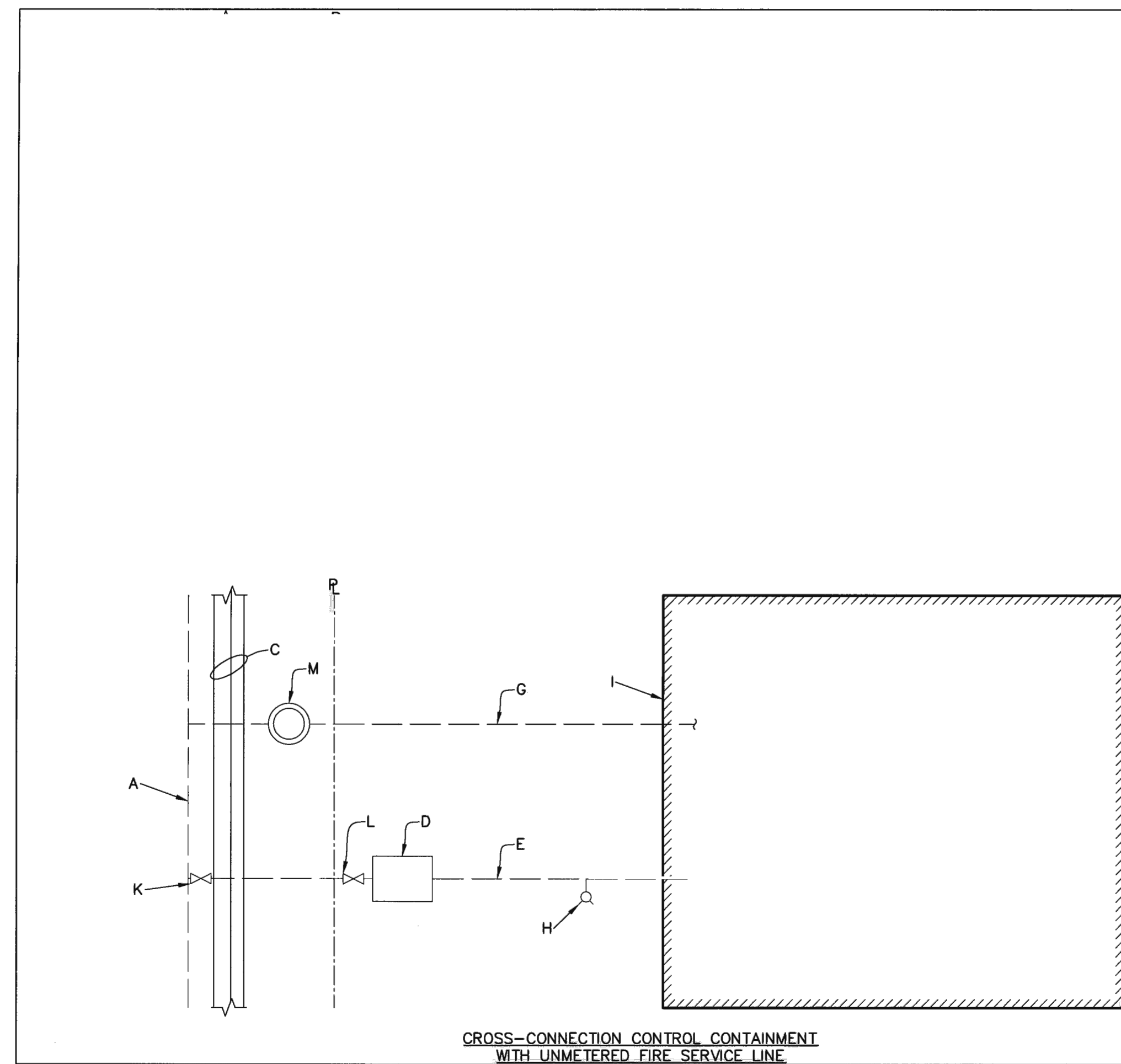
MARK	DATE	DESCRIPTION
REVISIONS		
ISSUE		DRB SUBMITTAL
PROJECT NO		1714.1
CAD DWG FILE		
DRAWN BY		
CHECKED BY		
DATE		10/17/2017

SITE GRADING, DRAINAGE & UTILITY PLAN
 C-101



1 PAVEMENT SECTION

Scale: NTS

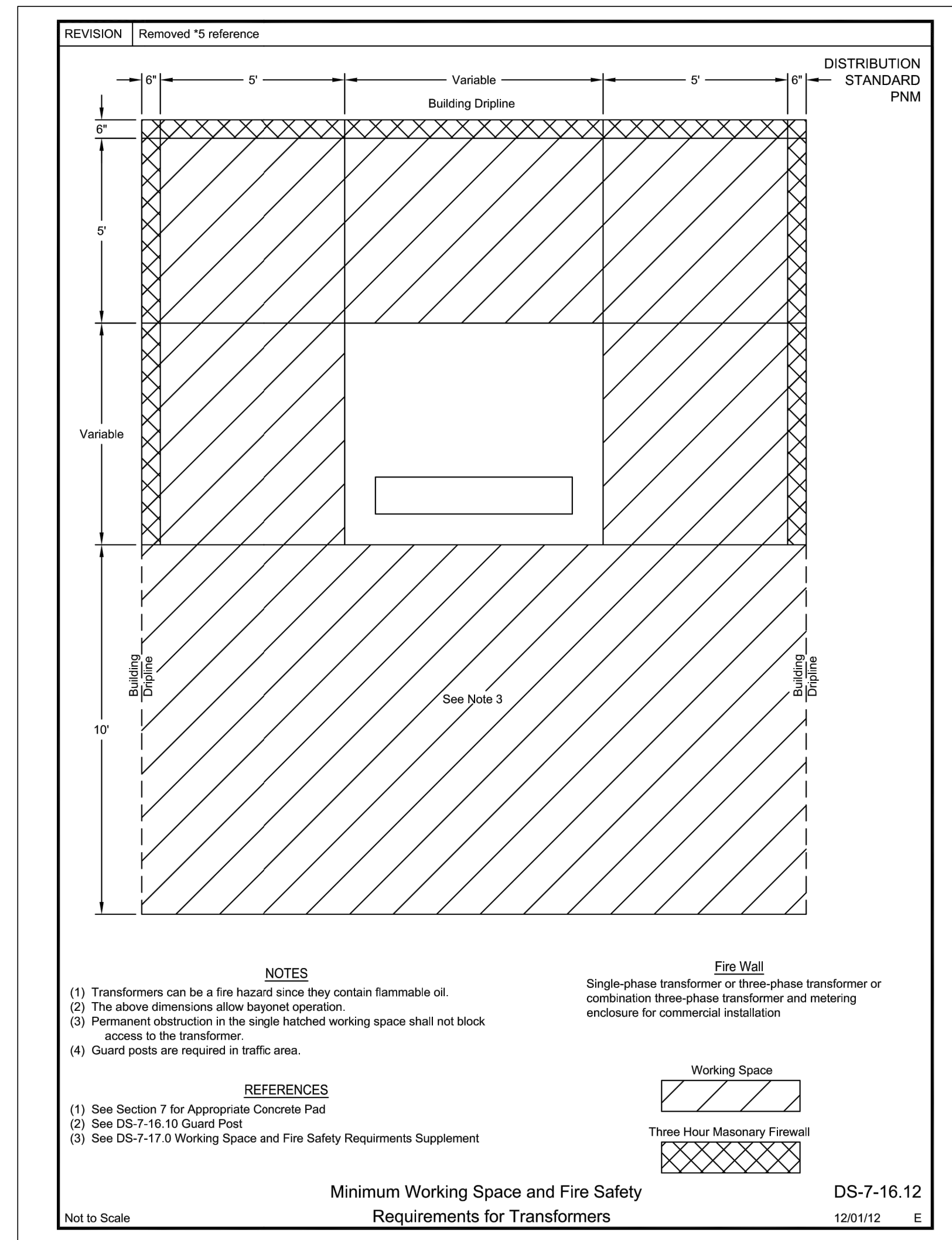


CROSS-CONNECTION CONTROL CONTAINMENT WITH UNMETERED FIRE SERVICE LINE

- GENERAL NOTES:**
- IF METERED MULTI-USE SYSTEM IS USED, THE RPBA MUST BE THE FIRST CONNECTION FROM THE METER. NO TAPS WILL BE ALLOWED BETWEEN THE METER AND THE RPBA.
 - THE BACKFLOW PREVENTION ASSEMBLY MAY BE INSTALLED INDOORS OR OUTDOORS.
 - IT IS THE RESPONSIBILITY OF THE CUSTOMER TO ADEQUATELY SIZE THE METER FOR THE SERVICE TO SUSTAIN SIMULTANEOUSLY THE PRIVATE FIRE PROTECTION SYSTEM AND THE DOMESTIC WATER DEMANDS. THE METER SHOULD BE APPROPRIATELY SIZED TO ACCOMMODATE LOW (DOMESTIC) AND HIGH (FIRE + DOMESTIC) FLOWS.
 - THE INSTALLATION OF A BACKFLOW ASSEMBLY MAY CREATE A CLOSED LOOP SYSTEM. THE CUSTOMER IS RESPONSIBLE FOR COMPLIANCE WITH CURRENT PLUMBING CODES WHICH MAY REQUIRE INSTALLATION OF (PRIVATE) PRESSURE RELIEF DEVICES AND/OR EXPANSION TANKS.
- CONSTRUCTION NOTES:**
- WATER MAIN.
 - METER.
 - CURB AND GUTTER.
 - RPBA.
 - UNMETERED FIRE LINE.
 - SERVICE LINE FOR DOMESTIC FIRE.
 - DOMESTIC SERVICE LINE.
 - PRIVATE FIRE HYDRANT.
 - BUILDING STRUCTURE.
 - INTERNAL FIRE PROTECTION SYSTEM.
 - PUBLIC GATE VALVE PER STANDARD DRAWING 2326.
 - PRIVATE VALVE TO BE OWNED AND MAINTAINED BY THE CUSTOMER.
 - METER WITH DUAL CHECK VALVE (PRIVATE) TO OWNED AND MAINTAINED BY THE CUSTOMER.

REVISIONS	WATER AUTHORITY
	WATER RESIDENTIAL WATER PRIVATE FIRE PROTECTION SYSTEMS DWG. 2394 JANUARY 2011

Scale: NTS



3 PAD MOUNTED TRANSFORMER AND CLEARANCES

Scale: NTS



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LEGACY HOME HEALTH
LOT 2 BOSQUE PLAZA
ALBUQUERQUE, NM 87120



Architect/Engineer

MARK	DATE	DESCRIPTION
REVISIONS		
ISSUE	DRB SUBMITTAL	
PROJECT NO	1714.1	
CAD DWG FILE		
DRAWN BY		
CHECKED BY		
DATE	10/17/2017	

MISCELLANEOUS DETAILS

C-501