

#### **GENERAL NOTES**

- ALL WORK DETAILED ON THESE PLANS, PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE AND NMDOT STANDARDS APPLY.
- CONTRACTOR SHALL ABIDE BY ALL STATE, LOCAL, AND FEDERAL LAWS, CODES. RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION
- OF THESE IMPROVEMENTS, INCLUDING EPA AND ADA. ALL SUBGRADE, OVEREXCAVATION, BACKFILL, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION, OR PRIOR TO OCCUPANCY, AS APPROPRIATE.

CITY OF ALBUQUERQUE SPECIFICATIONS.

CONDITIONS PRIOR TO CONSTRUCTION.

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING OBSTRUCTIONS, AND CONDITION OF ALL EXISTING INFRASTRUCTURE PRIOR TO
- VERIFY THE ARCHITECT'S INTENT BEFORE PROCEEDING. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY.

CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS ON SITE.

- CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS OF THE WORK. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS UNLESS NOTED. ANY DAMAGE TO ADJACENT STRUCTURES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING EXISTING
- CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS. EQUIPMENT SHALL ONLY OBSTRUCT DESIGNATED TRAFFIC LANES IF APPROPRIATE BARRICADING PERMITS HAVE BEEN OBTAINED.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN THAT CONFORMS TO THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN BARRICADING PERMITS FROM THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- CONTRACTOR SHALL MAINTAIN ALL BARRICADING AND CONSTRUCTION SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING EACH DAY. . PAVEMENT GRADES IN MARKED HANDICAPPED PARKING AREAS SHALL
- NOT EXCEED 2.0% IN ANY DIRECTION. FOR ALL ACCESSIBLE ROUTES, MAXIMUM ALLOWABLE CROSS SLOPE IS 2.0% AND MAXIMUM LONGITUDINAL SLOPE WITHOUT RAMP IS 5.0%.
- ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
- PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, FINISH FLOOR OF BUILDING, TOP OF LANDSCAPE MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE ÉARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. CONTRACTOR SHALL CONTACT NM-811 FOR UTILITY LINE SPOTS TWO WORKING DAYS PRIOR TO CONDUCTING SITE FIELD WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF NECESSARY DRY UTILITY ADJUSTMENTS.
- CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION STAKING. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS AT CONTRACTOR'S SOLE EXPENSE. PROPERTY CORNERS SHALL ONLY BE RESET BY A REGISTERED LAND SURVEYOR.
- A CURRENT STORMWATER CONTROL PERMIT, INCLUDING AN EROSION SEDIMENT CONTROL PLAN (E.S.C.) IS REQUIRED FOR ALL CONSTRUCTION, DEMOLITION CLEARING, AND GRADING OPERATIONS THAT DISTURB THE SOIL ON ONE ACRE OR MORE OF LAND. OWNER WILL COORDINATE.
- POST-CONSTRUCTION MAINTENANCE FOR PRIVATE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE FACILITIES OWNER. ADJUST ANY RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. UTILITIES IN PAVED AREAS SHALL BE HS-25
- TRAFFIC RATED. PAVING AND ROADWAY GRADES SHALL BE ±0.1' FROM PLAN ELEVATIONS. BUILDING FINISH FLOOR ELEVATION SHALL BE ±0.05' FROM PLAN ELEVATION.
- WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH. ALL EROSION CONTROL TO BE ANGULAR ROCK (F.F. ROCK) DEFINED AS
- 6" DEEP X 3" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.). SIDESLOPES STEEPER THAN 3:1 BUT LESS THAN 2:1 MUST HAVE
- PERMANENT EROSION CONTROL (F.F. ROCK O.E.) INSTALLED, TYPICAL. NO SLOPE SHALL BE STEEPER THAN 2:1. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER
- ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL AA. DEPRESS LANDSCAPING FOR WATER HARVESTING. NOTE: NO WATER

HARVESTING SHALL OCCUR WITHIN 10' OF BUILDING.

EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL

## **CONSTRUCTION STAKING**

JPON WRITTEN REQUEST COORDINATED THROUGH THE PROJECT ARCHITECT, THE ELECTRONIC FILE OF THE GRADING AND DRAINAGE WILL BE PROVIDED TO THE CONTRACTOR FOR VERTICAL CONTROL. DO NOT USE THIS PLAN FOR PROJECT STAKING.

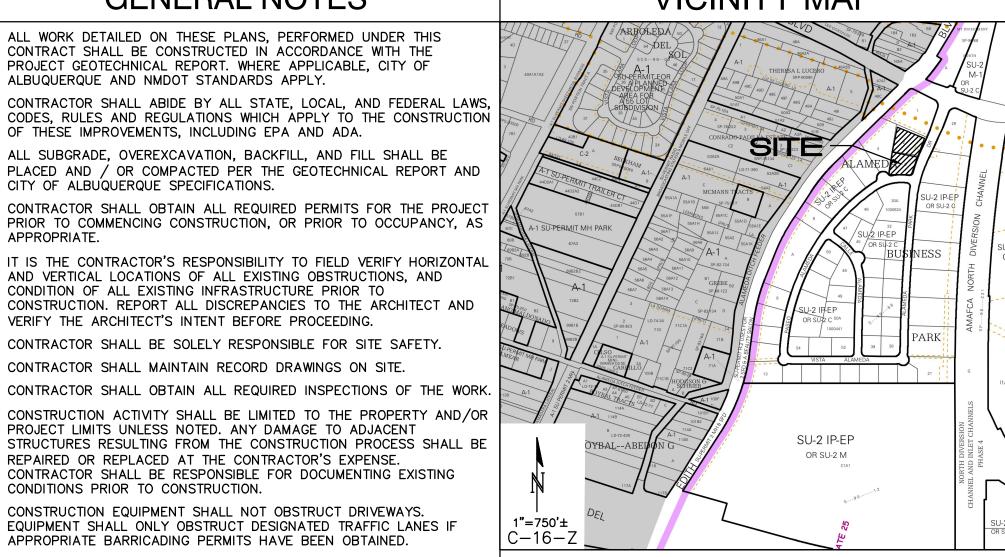
SITE CONSTRUCTION LAYOUT / STAKING SHALL BE COORDINATED WITH THE ARCHITECT USING THE ARCHITECT PROVIDED SITE PLAN.

# **LEGEND**

EXISTING SPOT ELEVATION EXISTING CONTOUR PROPOSED CONTOUR PROPOSED SPOT ELEVATION FF = 4965.8 FINISH FLOOR ELEVATION PROPOSED WATER BAR FIRST FLUSH PONDING LIMITS

LIMITS OF EROSION CONTROL

# **VICINITY MAP**



### **KEYED NOTES**

- CONSTRUCT PROPOSED PAVING / WALKS / CROSSWALKS / CURB AND GUTTER TO ELEVATIONS SHOWN.
- CONSTRUCT HC PARKING AREA TO ADA STANDARDS. MAX. 2% SLOPE IN ANY DIRECTION.

. EXISTING PAVING TO REMAIN.

- . CONSTRUCT ADA COMPLIANT HANDICAP ACCESS RAMP AT ELEVATIONS SHOWN (1" PER FOOT - LENGTH VARIES). MAX. 2% CROSS-SLOPE. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
- TOP OF ASPHALT TO BE FLUSH WITH TOP OF CONCRETE WALK THIS AREA. SEE ARCHITECTURAL FOR CONCRETE PARKING BUMPER LOCATIONS (TYP).
- PROVIDE 12" WIDE <u>CURB OPENING</u> AT FLOWLINE SHOWN. SEE DETAIL SHEET CG-501.
- INSTALL ROCK EROSION PROTECTION AT CURB OPENING AND WITHIN FLOWLINES CARRYING CONCENTRATED FLOW (VARY FROM 2'-3' WIDE). LIMITS HATCHED PER LEGEND. SEE DETAIL SHEET CG-501.
- B. DOT HATCHED AREA REPRESENTS EXTENTS OF 'FIRST FLUSH' RETENTION PONDING. CONSTRUCT TO ELEVATIONS SHOWN.
- 9. NOTE: TO ENSURE READABILITY, NOT ALL PAVEMENT SPOT ELEVATIONS SHOW ADJACENT TOP OF CURB / TOP OF WALK. TEXT SHOWN WITHIN FLOWLINE REPRESENTS FLOWLINE ELEVATION. ADD 0.5' TYPICAL FOR TOP OF ADJACENT CURB OR WALK ELEVATIONS.
- 10. CONSTRUCT NEW CONCRETE DUMPSTER PAD AND ENCLOSURE AT ELEVATIONS SHOWN.
- EXTENDED BUILDING STEMWALL REQUIRED THIS AREA. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
- 12. ROOF DRAIN TO DISCHARGE TO LANDSCAPE AREA. PROVIDE EROSION CONTROL AT OUTLET (CONCRETE SPLASHPAD O.E.). INSTALL DRAINAGE SWALE WITH ANGULAR ROCK EROSION CONTROL TO EXTENTS SHOWN. SEE PLUMBING PLAN FOR SPECIFIC ROOF DRAIN LOCATIONS.

### PROJECT DATA

PROPERTY: THE SITE IS AN UNDEVELOPED COMMERCIAL PROPERTY WITHIN C.O.A. VICINITY MAP C-16. THE SITE IS BOUND TO THE WEST AND NORTH BY DEVELOPED COMMERCIAL TO THE EAST BY ALAMEDA PARK DR. NE AND TO THE SOUTH BY PASEO ALAMEDA NE.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE AN APPROXIMATELY 14,000 SF BUILDING (FOOTPRINT) WITH DOCK, PAVED PARKING, PEDESTRIAN WALKS, DRAINAGE IMPROVEMENTS, AND LANDSCAPING.

LEGAL DESCRIPTION: LOT 2 AND 3 ALAMEDA BUSINESS PARK CITY OF ALBUQUERQUE. BERNALILLO COUNTY, NEW MEXICO.

<u>SITE AREA:</u> 1.7676 AC.

BENCHMARK: ALBUQUERQUE CONTROL SURVEY BENCHMARK "NM 47-2", ELEVATION = 4997.592 (NAVD 1988)

OFF-SITE: LOT 1, ALAMEDA BUSINESS PARK DISCHARGES 6.72 CFS (FULLY DEVELOPED DISCHARGE) TO THE EXISTING DRAINAGE CHANNEL RUNNING NORTH TO SOUTH ALONG THE WEST PROPERTY BOUNDARY.

STORMWATER CONTROL MEASURES ARE REQUIRED TO PROVIDE MANAGEMENT OF 'FIRST FLUSH' DEFINED AS THE 90TH PERCENTILE STORM EVENT OR 0.34" [0.44" LESS 0.1" FOR INITIAL ABSTRACTION OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM.

FIRST FLUSH RETENTION PONDS WILL BE CONSTRUCTED WITHIN THE LANDSCAPE AREAS AS DESIGNATED BY DOT HATCH. STORM WATER FROM THE IMPERVIOUS AREAS SHALL BE DIRECTED TO THESE PONDS. STORMWATER WILL THEN FREE DISCHARGE TO MCMAHON BLVD. TO FOLLOW THE HISTORIC FLOWPATHS.

FLOOD ZONE: THE SUBJECT PROPERTY APPEARS TO LIE WITHIN

0.2% ANNUAL CHANCE FLOODPLAIN) IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP NO. 3500136 G, EFFECTIVE DATE 9-26-2008.

ZONE "X" (AREAS DETERMINED TO BE OUTSIDE

ENGINEER:

FRED C. ARFMAN, PE ISAACSON & ARFMAN, P.A. 128 MONROE ST NE, ABQ. NM 87108 PHONE: (505) 268-8828

WILL W. PLOTNER, JR. NMPS NO. 14271 CARTESIAN SURVEYS INC. P.O. BOX 44414 RIO RANCHO, NM 87174 PHONE: (505) 896-3050

ISAACSON & ARFMAN, P.A. Consulting Engineering Associates 128 Monroe Street N.E. Albuquerque, New Mexico 87108 Ph. 505-268-8828 www.iacivil.com

**DESIGN REVIEW** 

BOARD

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ARCHITECTURE / DESIGN / INSPIRATION

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PERICH

7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

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**SUBMITTAL** REVISIONS DRAWN BY **REVIEWED BY** 09/15/2017 DATE

16-0113

DRAWING NAME **GRADING &** DRAINAGE PLAN

PROJECT NO.

SHEET NO.

CG-101