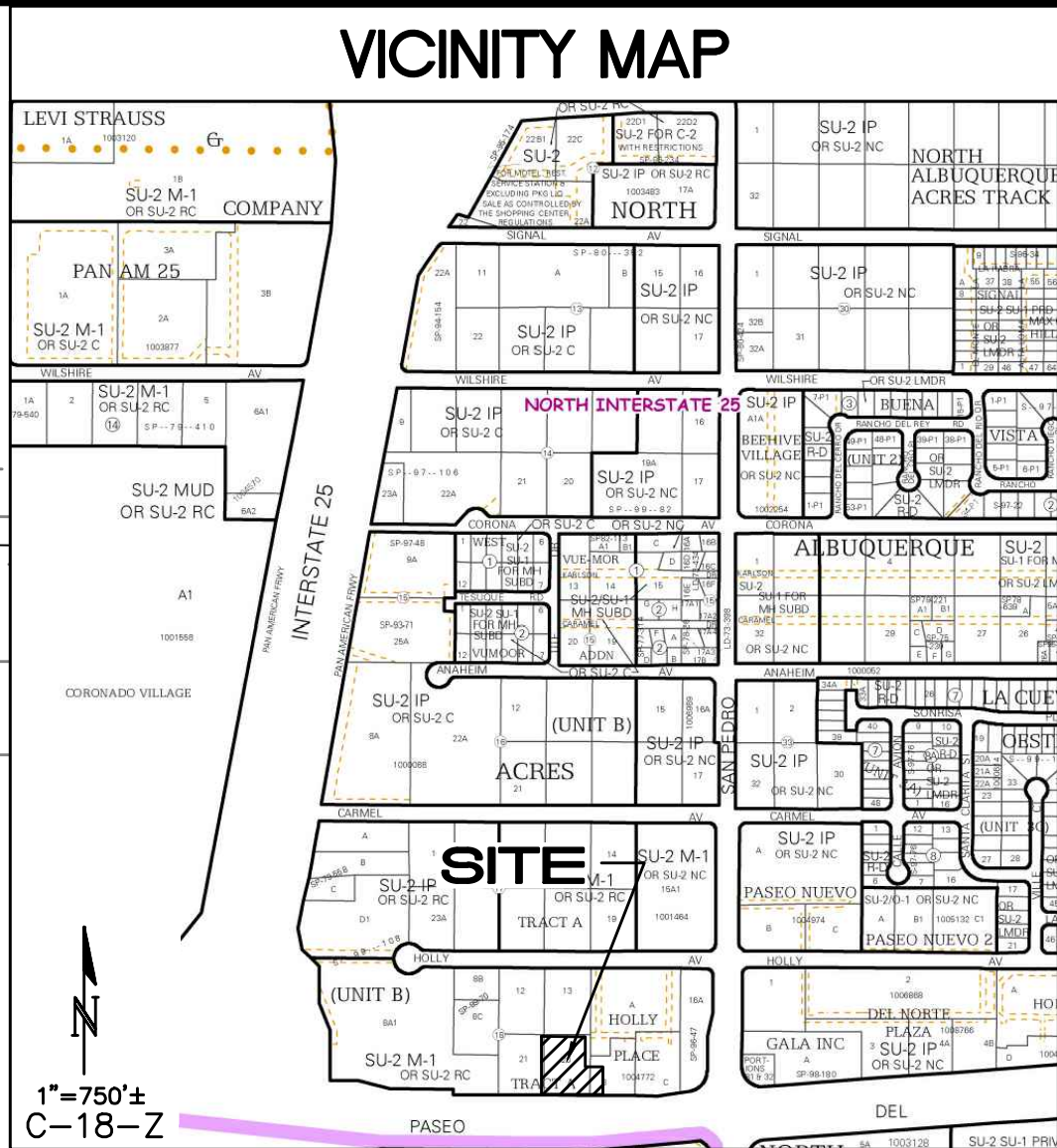
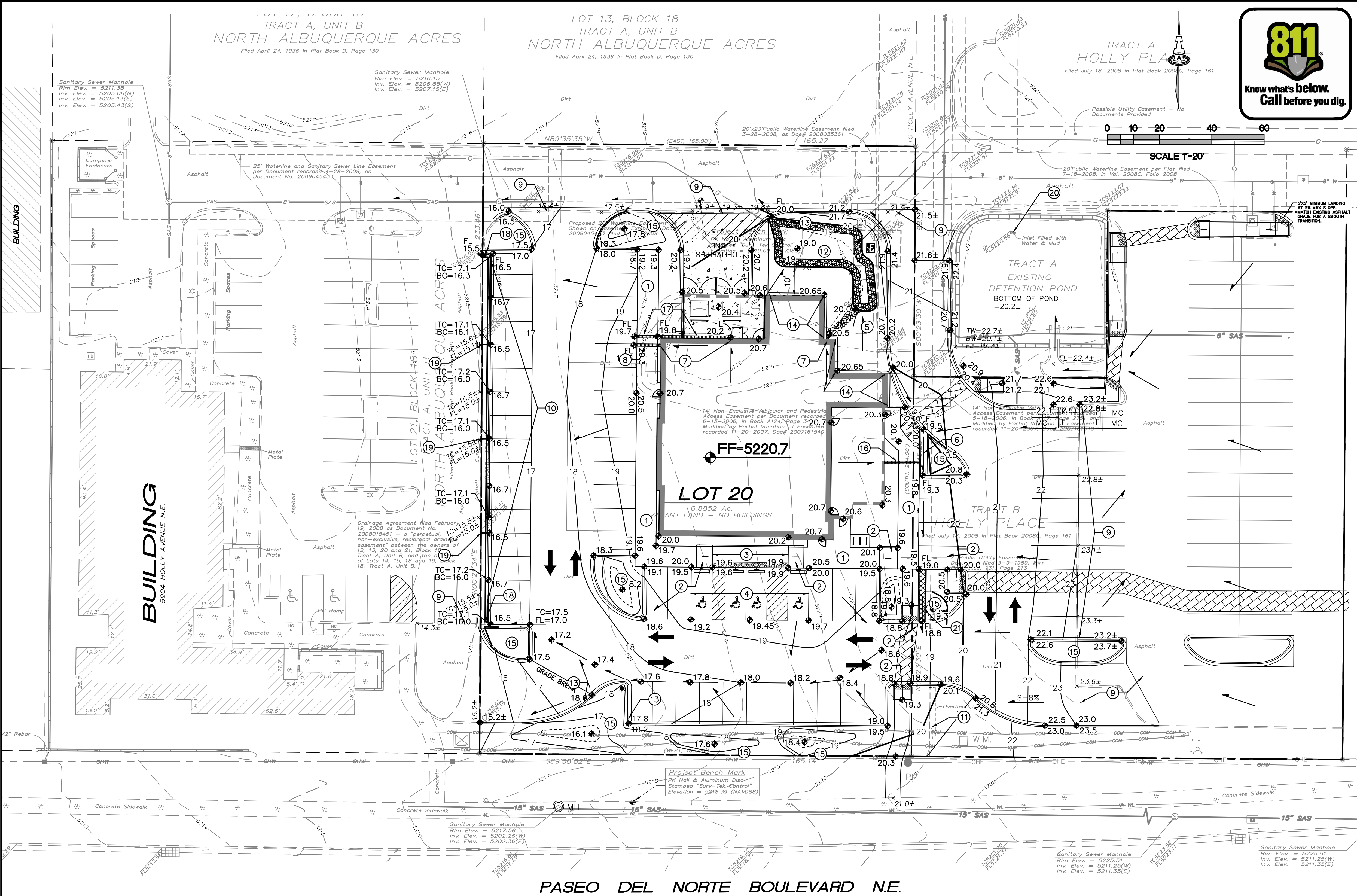


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- ### GENERAL NOTES
- COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.
 - ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
 - ALL SUBGRADE, OVEREXCAVATION, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.
 - FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
 - UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
 - 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.
 - OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
 - OWNER HAS ESTABLISHED PROPERTY BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS AT CONTRACTOR'S SOLE EXPENSE.
 - THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AN NPDES PERMIT, AND AN EROSION AND SEDIMENT CONTROL (ESC) PERMIT FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES MEET THE EPA THRESHOLD. (SWPPP, NPDES PERMIT, AND ESC PLAN BY OTHERS.) A CITY-APPROVED ESC PERMIT MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING, BUILDING, OR WORK ORDER PERMIT.
 - ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES, TYPICAL.
 - ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. WHERE NEW GRADES ARE SHOWN AS "MATCH" OR "±" TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND LEVEL.
 - ALL FRACTURED FACE ROCK (F.F. ROCK) TO BE 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.).
 - ENGINEER RECOMMENDS THAT OWNER MAINTAIN EROSION PROTECTION ELEMENTS. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.

PROJECT INFORMATION

LEGAL DESCRIPTION: LOT 20, BLOCK 18, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, TOGETHER WITH PORTIONS OF TRACT B, HOLLY PLACE.

AREA: 1.16 ACRES

BENCHMARK: VERTICAL DATUM IS BASED ON THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "9-C18" HAVING A PUBLISHED ELEVATION OF 5232.470' (NAVD 1988)

SURVEYOR: SURV-TEK, INC.
9384 VALLEY VIEW DR NW
ALBUQUERQUE, NM 87114
RUSS T. HUGG, PLS
(505) 897-3366

FLOOD HAZARD: THIS SITE IS OUTSIDE OF THE 100-YEAR FLOOD PLAIN, PER FEMA FIRM PANEL 35001C0137H DATED AUGUST 16, 2012

EXISTING CONDITIONS: THIS SITE IS AN UNDEVELOPED, PREVIOUSLY GRADED PROPERTY, THAT IS PART OF THE MASTER PLANNED HOLLY PLACE (AKA PASEO PLACE) COMMERCIAL PROJECT. PASEO DEL NORTE IS TO THE SOUTH, THERE ARE EXISTING DEVELOPMENTS TO THE EAST AND WEST, WITH UNDEVELOPED COMMERCIAL TRACTS TO THE NORTH.

THERE IS AN EXISTING MASTER DRAINAGE PLAN FOR THE SITE THAT RESTRICTS DISCHARGE FROM THE MAJORITY OF THE PROJECT TO 4.629 CFS/AC (BASINS 1-4 CAN DISCHARGE 4.7

CFS MAX). A RETENTION POND TO THE EAST THAT CAPTURES FLOWS FROM DEVELOPMENTS TO THE EAST, NORTHEAST, AND A PORTION OF THE EASTERN SIDE OF THE PROPOSED SITE. THE POND DISCHARGES 0.8 CFS TO A PRIVATE STORM DRAIN.

MINOR OFFSITE STORM WATER FLOWS IN THE ACCESS ROAD ON THE NORTH SIDE OF THE PROJECT CONTINUE WEST IN THE ROAD. FLOWS FROM THE EXISTING PARKING LOT TO THE EAST ARE DIVERTED NORTH, AND DON'T ENTER THIS SITE.

THE PROPERTY SLOPES TO THE WEST, AND HAS HAD PREVIOUS GRADING ACTIVITIES.

PROPOSED CONDITIONS: PER THE MASTER DRAINAGE PLAN, MOST OF THIS SITE IS ALLOWED FREE DISCHARGE FOR UP TO 85% TYPE D LAND TREATMENT. SUB-BASINS 1a, 2a, & 3a WERE ORIGINALLY INTENDED TO BE CAPTURED BY THE EXISTING DETENTION POND. THESE STORM FLOWS, ALONG WITH OTHER STORM WATER FROM THIS SITE WILL BE DIRECTED TO THE WEST. AN EQUIVALENT 0.8 CFS OF STORM WATER FROM SUB-BASINS 1a, 2a, & 3a IS CAPTURED IN NEW ONSITE PONDS, AND DECREASED BY CONSTRICTING THE EXISTING HOLLY PLACE DETENTION POND OUTLET DIAMETER TO 3". THIS REDUCES THE DISCHARGE FROM THE POND FROM 0.8 CFS TO 0.45 CFS (0.35 CFS REDUCTION).

BASINS 1, 2, & 3, WHICH INCLUDE SUB-BASINS 1a, 2a, & 3a, ARE DIRECTED TO THE PARKING LOT ON THE EAST SIDE OF THE PROPERTY, WHERE 461 CF OF STORM WATER PONDS UNTIL IT DISCHARGES THROUGH 2'-1" WIDE CONCRETE RUNDOWNS AND

3-4" DIA. PVC PIPES THROUGH THE CURB. THE FLOWS PASS THROUGH THE ADJACENT PARKING LOT, AND EVENTUALLY REACH HOLLY DRIVE TO THE NORTH. SMALL WATER HARVESTING PONDS CAPTURE AN ADDITIONAL 316 CF.

BASIN 4 DISCHARGES THE SITE NORTH TO THE EXISTING ACCESS ROAD. A 535 CF OF RETENTION POND IN THE LANDSCAPING AREA WILL CAPTURE STORM WATER FROM A PORTION OF THE ROOF AND LANDSCAPING. SMALL WATER HARVESTING PONDS CAPTURE AN ADDITIONAL 59 CF.

THE 2 PRIMARY NEW PONDS REDUCE THE TOTAL DISCHARGE BY 0.6 CFS BETWEEN THEM. BY ADDING THE WATER HARVESTING PONDS, THE TOTAL NEW PONDING REDUCTION IS 0.8 CFS.

BASIN 5 IS AN EXISTING PARKING AREA THAT IS BEING INCORPORATED INTO THE APPLEBEE'S PROPERTY. THE BASIN FLOWS TO THE EXISTING RETENTION POND ON THE NORTHEAST CORNER OF THE BASIN.

SEE CALCULATIONS SEPARATELY.

- ### KEYED NOTES
- CONCRETE WALK WITH TURN-DOWN EDGE. SEE DETAIL ON CP-501.
 - ADA ACCESSIBLE RAMP. SEE DETAIL ON CP-501.
 - SIDEWALK FLUSH WITH PAVING.
 - ADA ACCESSIBLE PARKING AREA WITH 2% MAXIMUM SLOPE IN ANY DIRECTION. SEE DETAIL ON CP-501.
 - FRACTURED FACE ROCK SWALE. SEE GENERAL NOTE 'L'. SEE DETAIL ON CG-501.
 - 2' WIDE CONCRETE RUNDOWN. SEE DETAIL ON CG-501.
 - ROOF DRAIN LOCATION. SEE ARCHITECTURAL PLANS.
 - EXTEND 4" ROOF DRAIN THROUGH FACE OF WALK. SEE DETAIL ON CG-501.
 - THE NEW PAVING TO EXISTING PAVING. PROVIDE SMOOTH TRANSITION.
 - EXTENDED DEPTH HEADER CURB WITH GUTTER TO ACHIEVE GRADE DIFFERENCE SHOWN. SEE DETAIL ON CG-501.
 - EXISTING SIGN. CONTRACTOR TO PROTECT DURING CONSTRUCTION.
 - 8" DEEP POND WITH FRACTURED FACE ROCK SIDE SLOPES AT 4:1. MUST BE AT LEAST 10' AWAY FROM BUILDING FOOTPRINT. SEE GENERAL NOTE 'L'.
 - 2' WIDE CURB OPENING. SEE DETAIL ON CG-501.
 - CONSTRUCT 8" WIDE CONCRETE MOW CURB ADJACENT TO BUILDING THIS AREA TO ACHIEVE GRADES SHOWN. SEE DETAIL ON CG-501.
 - DEPRESS ALL LANDSCAPING MIN. 6" TO PROVIDE WATER HARVESTING EXCEPT FOR ALL AREAS WITHIN 10' OF BLDG.
 - TRENCH DRAIN THROUGH SIDEWALK. SEE DETAIL ON CG-501. CUT GRATE AS NEEDED TO ALLOW ROOF DRAIN FLOWS TO ENTER TRENCH DRAIN.
 - TRENCH DRAIN TO CAPTURE ROOF DRAIN FLOWS, AND DIRECT THEM TO THE WESTERN PARKING AREA. SEE DETAIL ON CG-501. CUT GRATE AS NEEDED TO ALLOW ROOF DRAIN FLOWS TO ENTER TRENCH DRAIN.
 - 1' WIDE CONCRETE RUNDOWN. SEE DETAIL ON CG-501.
 - 4" DIA DRAIN LINE THROUGH CURB PER COA STD DWG #2235. PLACE ROCK SWALE IN LANDSCAPE AREA DOWNSTREAM OF PIPE.
 - RESTRICT FLOW FROM EXISTING POND OUTLET BY INSERTING A PLUG INTO THE EXISTING 6" OUTLET STORM DRAIN. CUT A 3" DIA HOLE OUT INTO THE PLUG. SEE POND OUTLET REDUCTION DETAIL ON CG-501.
 - 2' WIDE SIDEWALK CULVERT PER COA STD DWG #2235.

LEGEND

---	EXISTING CONTOUR
TC=15.5±x	EXISTING SPOT ELEVATION
---	PROPOSED CONTOUR
◆78.3	PROPOSED SPOT ELEVATION
→	FLOW ARROW
FF = 5220.7	FINISH FLOOR ELEVATION

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.isacvill.com
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hckloverarchitect
10955 LOWELL AVENUE, SUITE 700 • OVERLAND PARK, KS 66210
ph: 913.649.8181 • fx: 913.649.1275 • www.hcklover.net

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