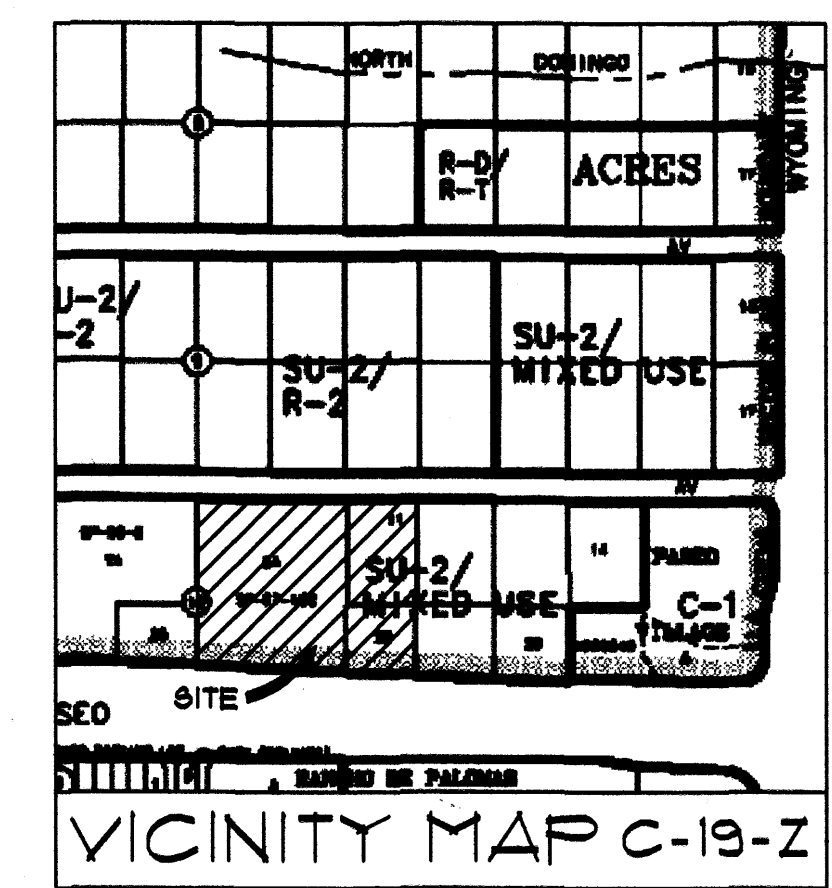
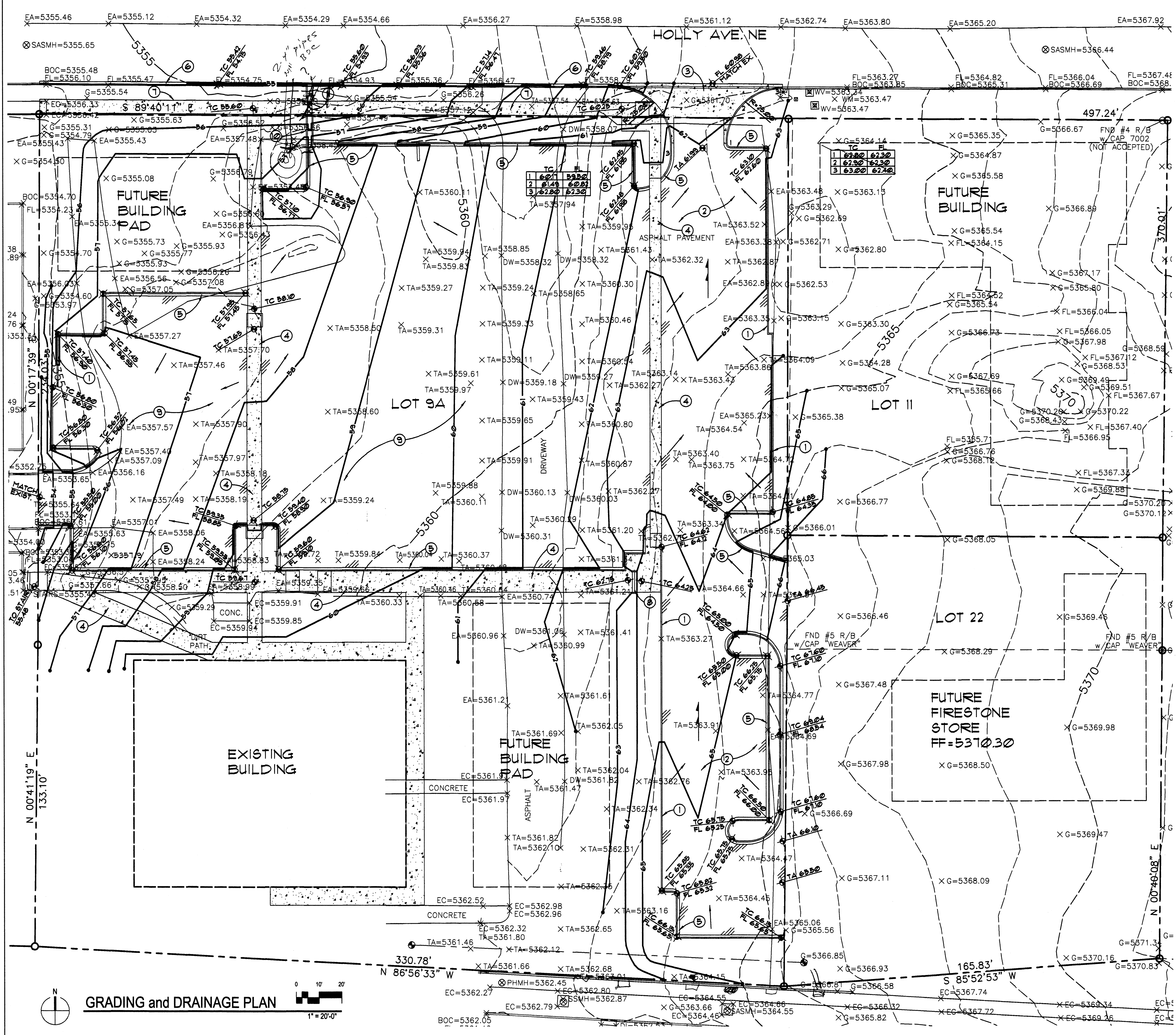




LEGAL DESCRIPTION

LOTS 9-A, 11, AND THE REMAINING PORTION OF LOT 22, BLOCK 10, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BENCHMARK

ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION NO. "HEAVEN UNDERGROUND", HAVING AN ELEVATION OF 5218.235

LEGEND

- PROPERTY LINE
- NEW BUILDING LINE
- EXISTING CONTOUR
- NEW CONTOUR
- EXISTING SPOT ELEVATION
- NEW SPOT ELEVATION
- NEW FLOW DIRECTION ARROW
- TOP OF ASPHALT
- TOP OF CONCRETE OR CURB
- FLOW LINE
- NEW CONCRETE PAVING
- NEW AC PAVING
- SWALE

KEYED NOTES

- TEMPORARY ASPHALT CURB PER DETAIL 1/C-201
- ASPHALT PAVING • ACCESS DRIVE PER DETAIL 2/C-201
- CONCRETE DRIVE PAD PER C.O.A. STANDARD DRAWING 2426
- CONCRETE SIDEWALK ON SITE PER DETAIL 3/C-201
- CONCRETE CURB AND GUTTER ON SITE PER DETAIL 4/C-201
- REMOVE AND REPLACE EXISTING LAYDOWN CURB WITH STANDARD CURB AND GUTTER PER C.O.A. STANDARD DRAWING 2415
- CONSTRUCT FCC SIDEWALK AND HCP RAMPS PER C.O.A. STANDARD DRAWING 2426
- CONCRETE STAIR PER DETAIL 5/C-201
- ASPHALT PAVING • PARKING LOT PER DETAIL 2/C-201
- 24" WIDE CONCRETE RUNDOWN PER DETAIL 6/C-201
- 24" WIDE SIDEWALK CULVERT PER DETAIL 7/C-201

DESIGN NARRATIVE

THIS PROJECT WILL INCLUDE RE-GRADING OF AN EXISTING PAVED PARKING LOT TO IMPROVE TRAFFIC FLOW AND PARKING EFFICIENCY AS WELL AS SITE DRAINAGE. THESE IMPROVEMENTS INCLUDE INSTALLATION OF A NEW DRIVE ENTRANCE ON HOLLY AVE. AND WILL ELIMINATE AN EXISTING DRIVEWAY. THE WORK WILL INCLUDE INSTALLING NEW STANDARD CURB AND GUTTER ALONG HOLLY AVE. AND REDIRECTING STORM RUNOFF THROUGH A CONCRETE CHAINING AND SIDEWALK CULVERT TO DOWN STREAM FACILITIES IN AND ACROSS HOLLY AVE. SOUTH OF THE SUBJECT SITE. THERE WILL BE NO NET INCREASE TO RUNOFF CONVEYED TO HOLLY AVE. FROM THIS SITE AS A RESULT OF THESE IMPROVEMENTS. THE NEW DRIVE ACCESS WILL ACCEPT AND CONVEY OFFSITE RUNOFF FROM TWO DEVELOPED PROPERTIES EAST OF THE SITE TO HOLLY AVE. AS WELL.

ENGINEERING LTD

Structural Engineering
Civil Engineering

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Albuquerque, New Mexico 87110
881-3008 Facsimile 881-4025

CONSULTANT

ARCHITECT

ENGINEER

7201 Paseo del Norte NE
SITE DEVELOPMENT

ALBUQUERQUE, NM

MARK	DATE	REVISION

PROJECT NO:

CAD DWG FILE: C-101.DWG

DRAWN BY: LEK

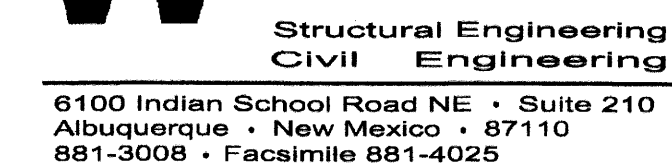
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SHEET TITLE

GRADING and DRAINAGE
PLAN

JUN 13 2011

C-101



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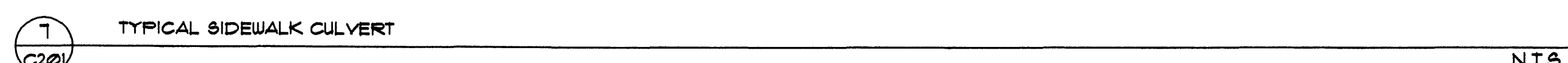
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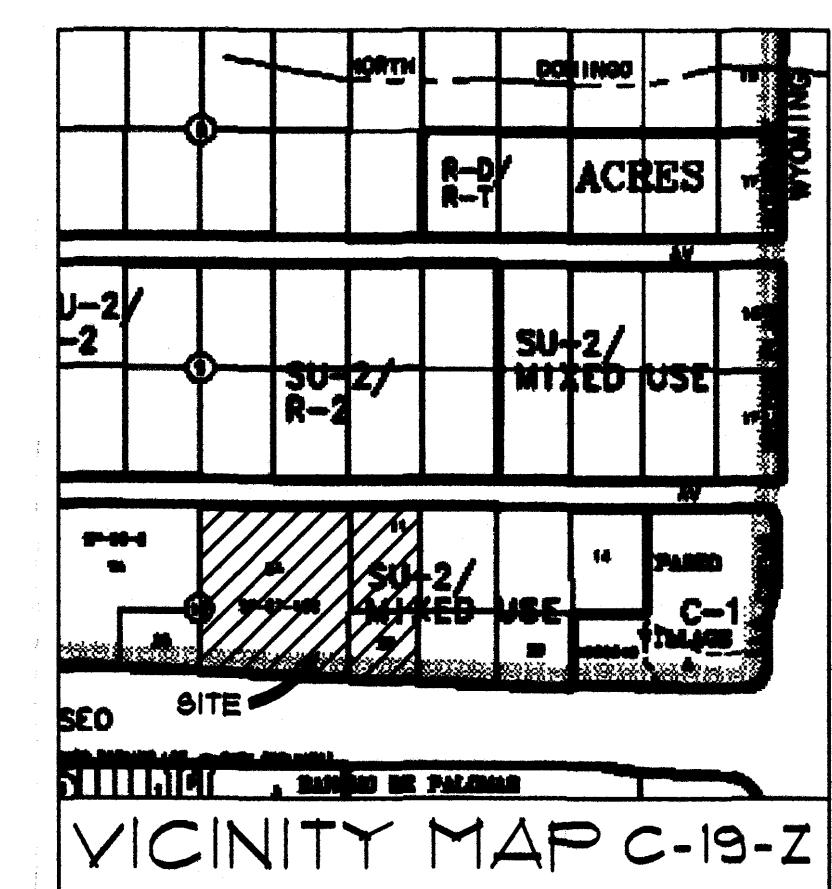
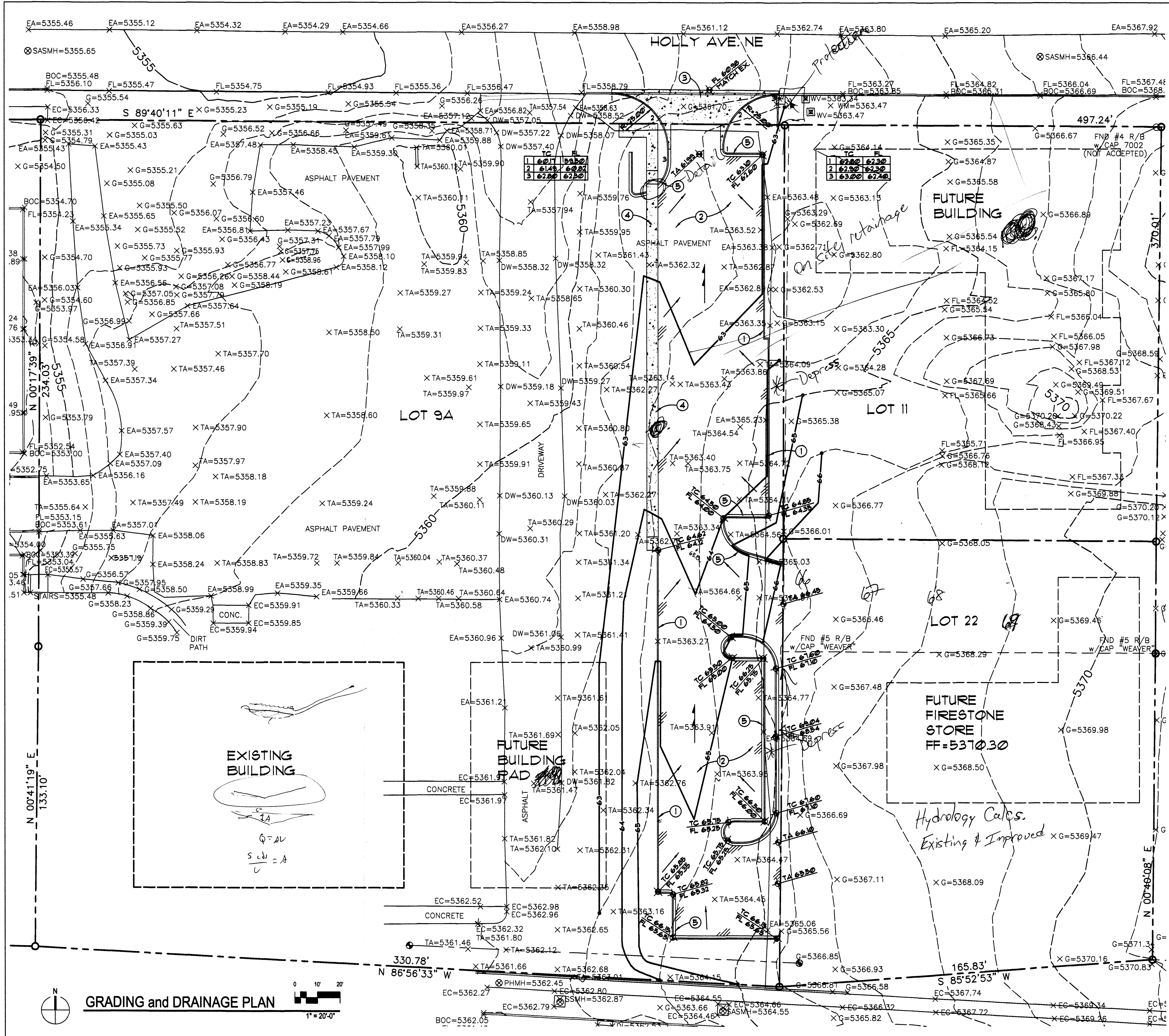
ALBUQUERQUE, NM

PROJECT NO:	
CAD DWG FILE:	C-201.DWG
DRAWN BY:	LEK
CHECKED BY:	MJW

GRADING and DRAINAGE DETAILS

C-201





LEGAL DESCRIPTION

LOTS 9-A, 11, AND THE REMAINING PORTION OF LOT 22, BLOCK 10, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BENCHMARK

ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION NO. "HEAVEN UNDERGROUND", HAVING AN ELEVATION OF 5278.235

LEGEND

- PROPERTY LINE
- NEW BUILDING LINE
- EXISTING CONTOUR
- NEW CONTOUR
- EXISTING SPOT ELEVATION
- NEW SPOT ELEVATION
- NEW FLOW DIRECTION ARROW
- TA TOP OF ASPHALT
- TC TOP OF CONCRETE OR CURB
- FL FLOW LINE
- NEW CONCRETE PAVING
- NEW AC PAVING
- SWALE

KEYED NOTES

- TEMPORARY ASPHALT CURB PER DETAIL 1/C-201
- ASPHALT PAVING - ACCESS DRIVE PER DETAIL 2/C-201
- CONCRETE DRIVE PAD PER C.O.A. STANDARD DRAWING 2426
- CONCRETE SIDEWALK ON SITE PER DETAIL 3/C-201
- CONCRETE CURB AND GUTTER ON SITE PER DETAIL 4/C-201

DESIGN NARRATIVE

THIS PROJECT IS THE INSTALLATION OF PAVING IMPROVEMENTS TO AN EXISTING PAVED PARKING LOT. PHASE 1 OF THIS PROJECT WILL INCLUDE SOME RE-GRADING OF THE EAST END OF THE SITE TO INSTALL PAVING THIS WILL SERVE AS ACCESS FOR THE ADJACENT PROPERTIES THROUGH AN ACCESS EASEMENT. THE EXISTING PAVING DIRECTS STORM RUNOFF TO HOLLY AVE. ON THE NORTH BORDER OF THE SITE AND THE PROPOSED IMPROVEMENTS WILL MAINTAIN THIS DRAINAGE SCHEME. HISTORIC OFFSITE FLOOD DEVELOPED TO THE EAST WILL BE ACCEPTED AND CONVEYED TO HOLLY AVE. AS WELL. THERE WILL BE NO NET INCREASE IN RUNOFF CONVEYED TO HOLLY AVE. AS A RESULT OF THESE IMPROVEMENTS. THE DOWNSIDE FACILITIES FOR STORM RUNOFF INCLUDE A CONCRETE VALLEY GUTTER ON THE SOUTH SIDE OF HOLLY AVE. AT THE CURB LINE WHICH DIRECTS RUNOFF TO A SLOPE DIP IN HOLLY AVE THAT CONVEYS DRAINAGE TO AN EARTHEN SWALE ON THE NORTH SIDE OF HOLLY AVE. DRAINAGE FLOWS IN THIS TRENCH TO A COLLECTION BASIN WEST AND NORTH OF THE SUBJECT SITE.

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PHASE 1
ALBUQUERQUE, NM

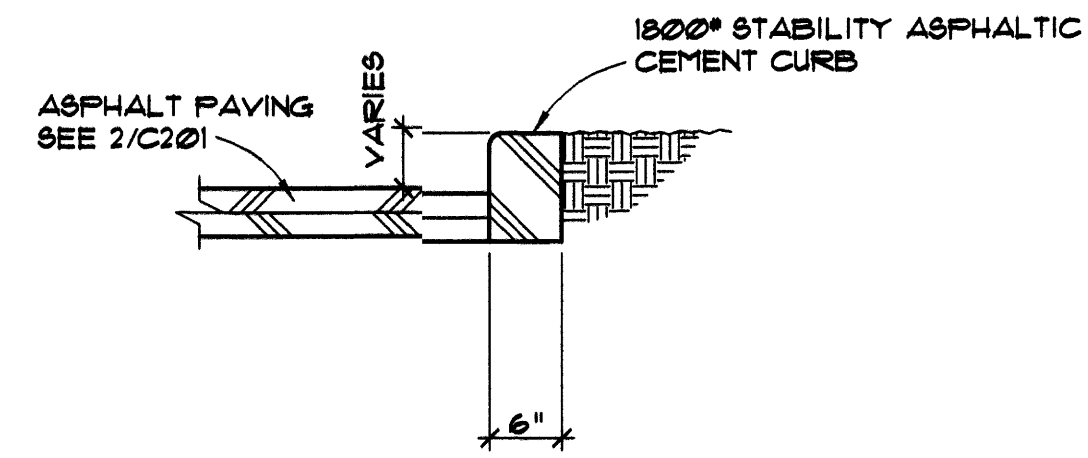
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CHECKED BY: MJW

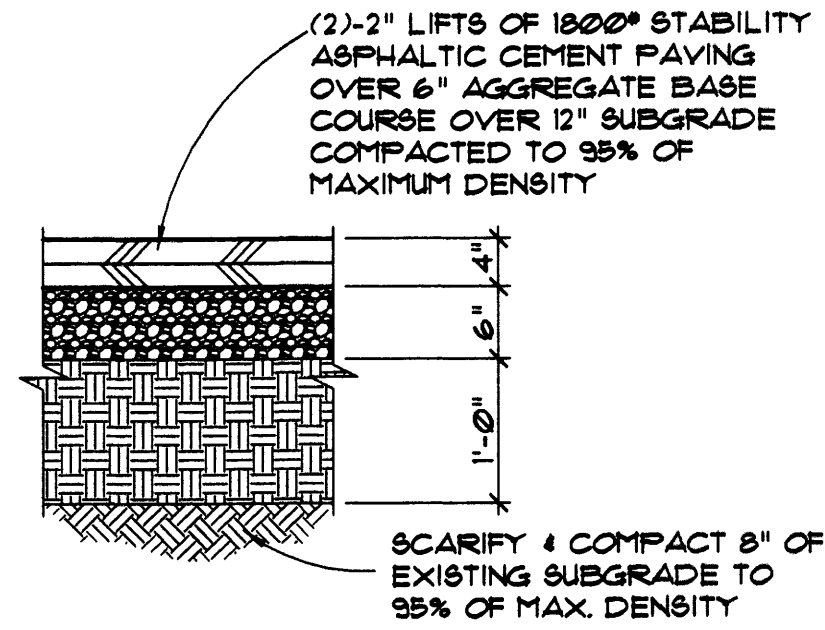
SHEET TITLE
GRADING and DRAINAGE
PLAN

JUN 08 2011

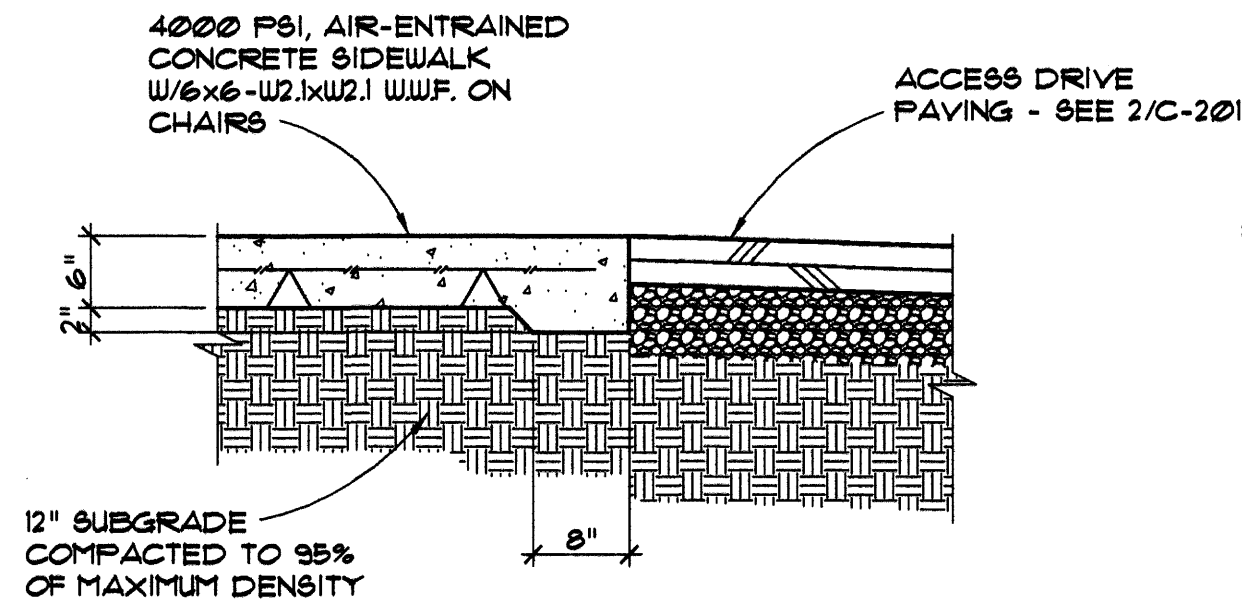
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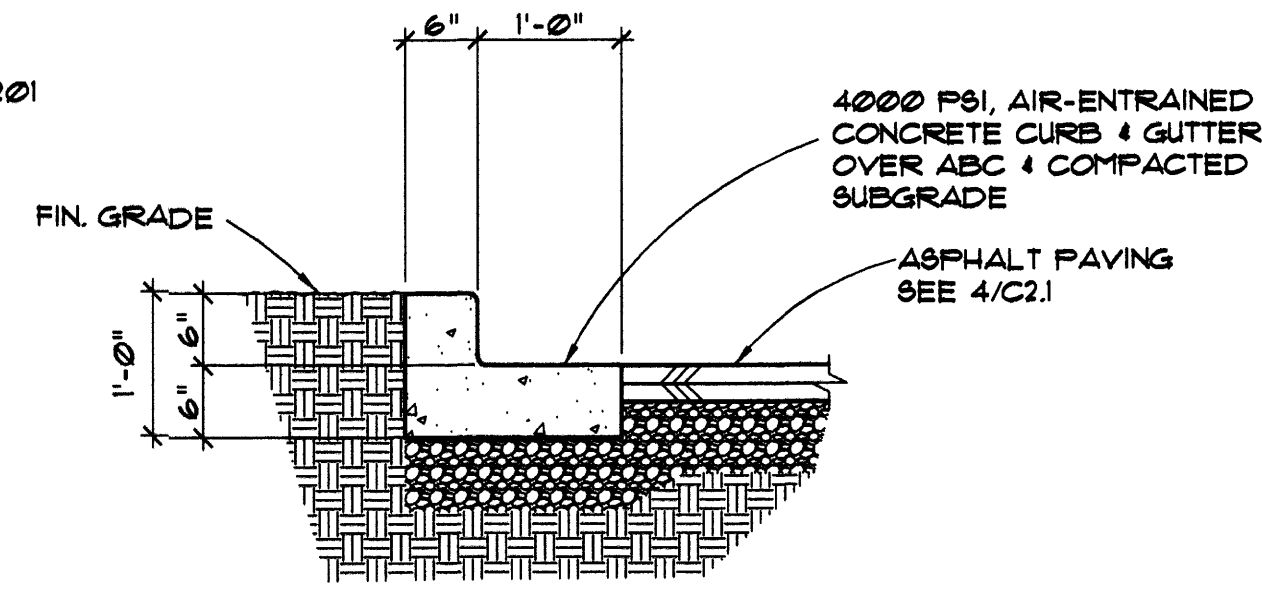
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C-201 TYPICAL ASPHALT CURB SECTION 3/4"=1'-0"



2
C-201 TYPICAL PAVING SECTION 3/4"=1'-0"

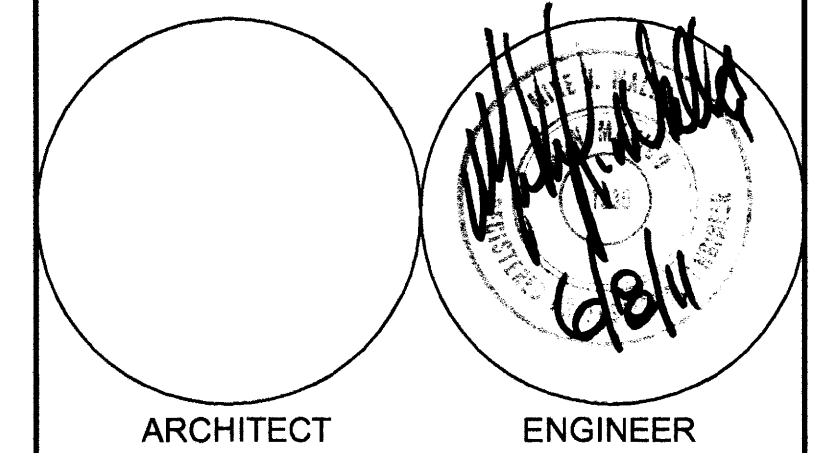


3
C-201 TYPICAL SIDEWALK SECTION IN PAVED AREAS 3/4"=1'-0"



4
C-201 TYPICAL ON SITE CURB AND GUTTER SECTION 3/4"=1'-0"

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7201 Paseo del Norte NE
SITE DEVELOPMENT
PHASE 1
ALBUQUERQUE, NM

MARK	DATE	REVISION

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SHEET TITLE
GRADING and DRAINAGE
DETAILS

C-201