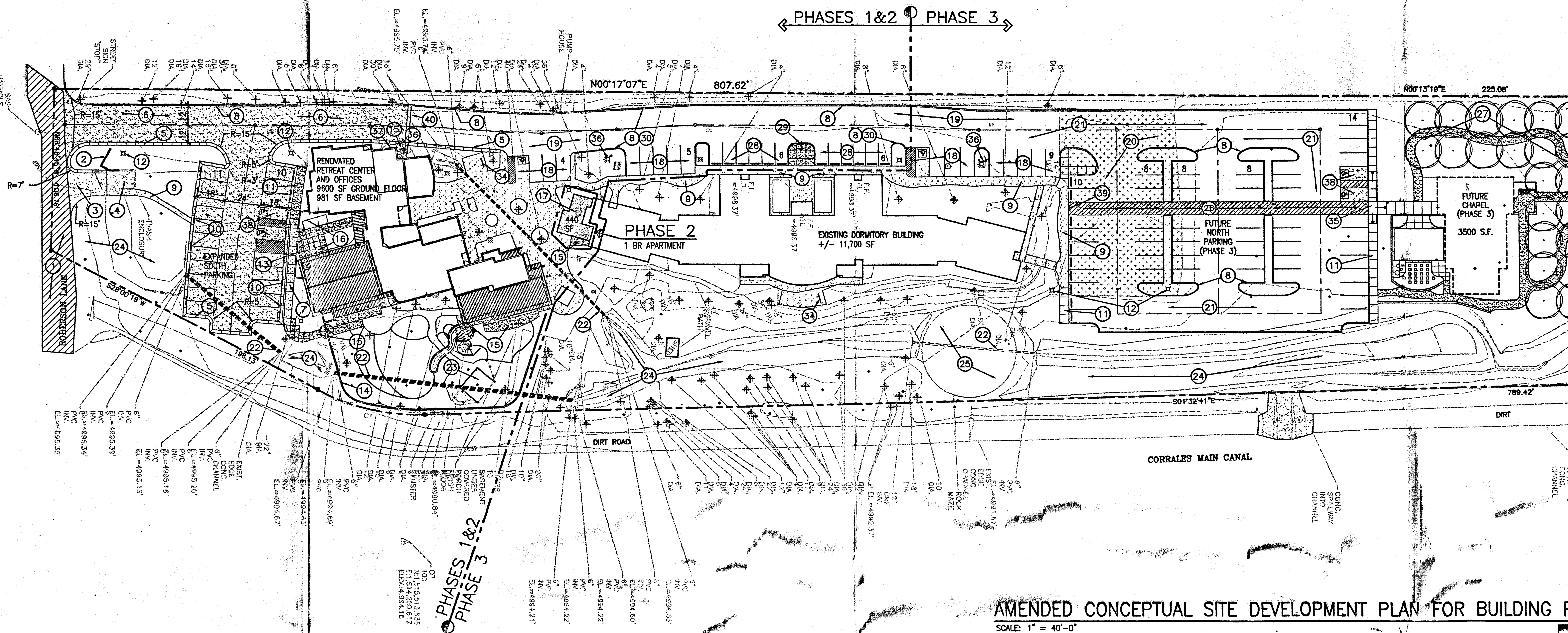


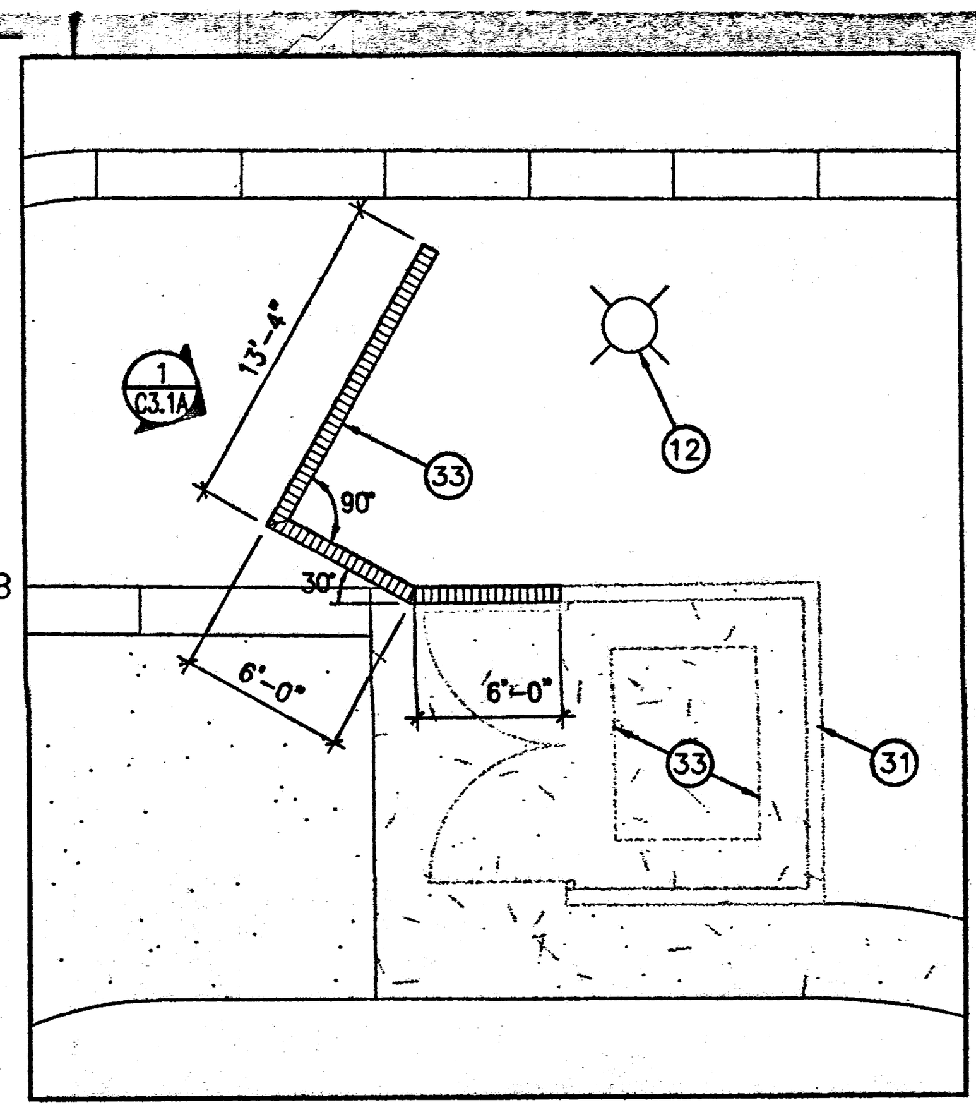
RECEIVED OCT 19 2012 LAND DEVELOPMENT SECTION

ADMINISTRATIVE AMENDMENT
FILE #11AA-10127 PROJECT #1000462
Revised building footprints, building elevations, landscaping, and parking.
APPROVED BY [signature] DATE 30 Sept 2011

AMENDED CONCEPTUAL SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

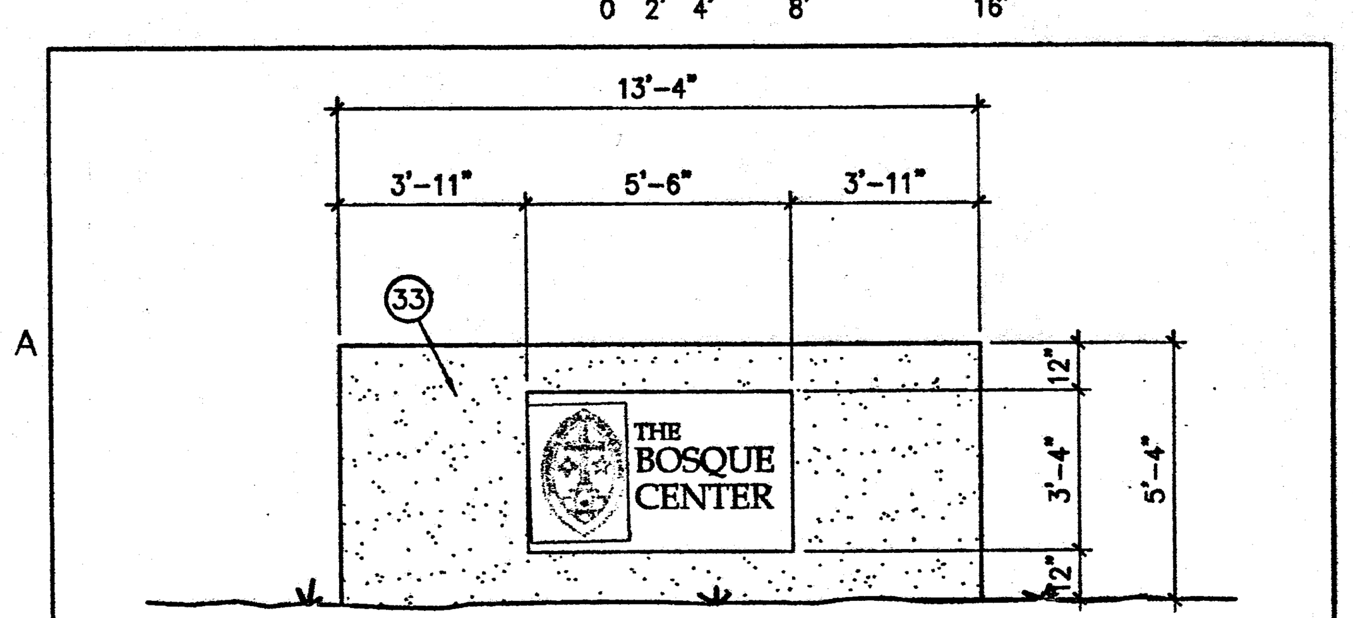
SCALE: 1" = 40'-0"
PHASES 1 & 2 TO BUILT NOW
PHASE 3 FUTURE

NORTH
0 10 20 40 80'



PLAN DETAIL AT NEW SIGN

SCALE: 1/8" = 1'-0"
0 2' 4' 8' 16'



1 ELEVATION AT NEW SIGN

SCALE: 1/4" = 1'-0"

KEYED NOTES

1. EXISTING ASPHALT ROADWAY TO REMAIN.
2. NEW MONUMENT SIGN. STUCCO OVER CMU W/METAL LETTERS. GROUND MOUNTED LIGHT. SEE DETAILS THIS SHEET.
3. ADD 4" THICK ASPHALT BETWEEN EXISTING ROADWAY AND TRASH ENCLOSURE.
4. EXISTING CONCRETE PAD AT EXISTING TRASH ENCLOSURE TO REMAIN.
5. NEW CONCRETE MOUNTABLE ESTATE CURB. REFER TO COA STANDARD DETAIL 2415A – "MOUNTABLE ESTATE CURB".
6. NEW ASPHALT ROADWAY.
7. HATCHED AREA INDICATES EXISTING CONCRETE SIDEWALK AND PARKING TO REMAIN.
8. NEW STAND-UP CURB. SEE DETAIL A3/C3.1RAB.
9. EXISTING CONCRETE WALKWAY TO REMAIN.
10. NEW 6'-0" LONG CONCRETE PARKING BUMPER. LOCATE BETWEEN TWO ADJACENT PARKING SPACES TYP.
11. NEW 6'-0" WIDE CONCRETE SIDEWALK. FRONT EDGE TO BE FLUSH WITH PARKING AREA.
12. EXISTING SITE LIGHTING TO BE RELOCATED. SHOWN IN NEW LOCATION.
13. NEW STUCCO OVER CMU SCREEN WALL ENCLOSING COURTYARD WITH RUSTIC GATES AND DECORATIVE SCREEN. WALL TO EXTEND TO APPROXIMATELY 4'-8" A.F.F.
14. NEW 3'-4" HIGH CMU SCREEN WALL WITH STUCCO COATING.
15. NEW CONCRETE PAVING.
16. NEW LANDSCAPED COURTYARD.
17. NEW APARTMENT UNIT FOR SITE MANAGER.
18. EXISTING PARKING TO REMAIN.
19. EXISTING CRUSHER-FINES ROADWAY TO REMAIN.
20. HATCHED AREA INDICATES APPROXIMATE AREA OF EXISTING GRAVEL PARKING FOR APPROXIMATELY 20 VEHICLES.
21. EXPANDED NORTH PARKING AREA. THIS LOT TO BE EXPANDED WITH CRUSHER FINES PARKING SURFACE IN PHASE 3.
22. PIPING FOR EXISTING SITE DRAINAGE SYSTEM TO REMAIN.
23. EXISTING SHADE STRUCTURE TO REMAIN.
24. EXISTING DE-SILTATION "POND" TO REMAIN.
25. EXISTING MAZE TO REMAIN.
26. FUTURE CONCRETE, PEDESTRIAN WALKWAY FOR CROSS-SITE ACCESS. DELINEATE WITH "NO PARKING" SIGNAGE.
27. FUTURE "MEDITATION" ORCHARD.
28. EXISTING PARKING FOR COMPACT VEHICLES. ADD PARKING BUMPERS. THIS WORK TO BE COMPLETED IN PHASE I.
29. NEW DROP-OFF/UNLOADING ISLAND. RAMP AS REQUIRED FOR ACCESS. THIS WORK TO BE COMPLETED IN PHASE I. SEE DETAIL A5/C3.1RAB
30. EXTEND EXISTING PLANTING BEDS APPROXIMATELY 3'-0" TO WEST TO ALLOW FOR CREATION OF 15'-0" DEEP COMPACT CAR PARKING SPACES. THIS WORK TO BE COMPLETED IN PHASE I. SEE DETAIL A3/C3.1RAB.
31. EXISTING 6'-4" TALL, 8" CMU REFUSE ENCLOSURE. TO BE STUCCOED TO MATCH NEW BUILDING STRUCTURES.
32. EXISTING REFUSE CONTAINER.
33. NEW 8" CMU WALL, STUCCOED.
34. NEW BICYCLE RACK.
35. NEW RAMP FROM PARKING AREA. SEE DETAIL A4/C3.1RAB.
36. EXISTING FIRE HYDRANT.
37. FIRE DEPARTMENT CONNECT TO BE ADDED IN PHASE 1.
38. HANDICAPPED PARKING SPACES. SEE DETAIL B4/C3.1RAB.
39. EDGE OF CROSS-SITE ACCESS AISLE TO BE FLUSH WITH EXISTING SIDEWALK.
40. CONCRETE CUT-OFF WALL AT PAVEMENT EDGE. SEE DETAIL A1/C3.1RAB.

PARKING DATA – PHASES 1 & 2

DORMITORY: 39 ROOMS / 3 =	13
APARTMENT:	1
OFFICES: 1 SPACE/200. NET LEASABLE =	9
BOARDROOM:	7
TOTAL REQUIRED	30
TOTAL IMPROVED PARKING PROVIDED	30
HANDICAPPED PROVIDED	3
1 VAN SPACE. 2 PASSENGER CARS	
EXISTING UNIMPROVED PARKING	29 SPACES
TOTAL PHASE 1&2 PARKING PROVIDED	59 SPACES
4 H/C SPACES (1 VAN, 3 REGULAR H/C)	
H/C PARKING #'S ARE PART OF TOTALS SHOWN	

PARKING DATA – PHASE 3

PHASE 1 IMPROVED PARKING PROVIDED	30
CHAPEL: 100 SEATS/4 =	25
TOTAL REQUIRED	55
TOTAL PROVIDED (IMPROVED PARKING)	87
HANDICAPPED PROVIDED	6
2 VAN SPACE. 4 PASSENGER CARS	
H/C PARKING #'S ARE PART OF TOTALS SHOWN	

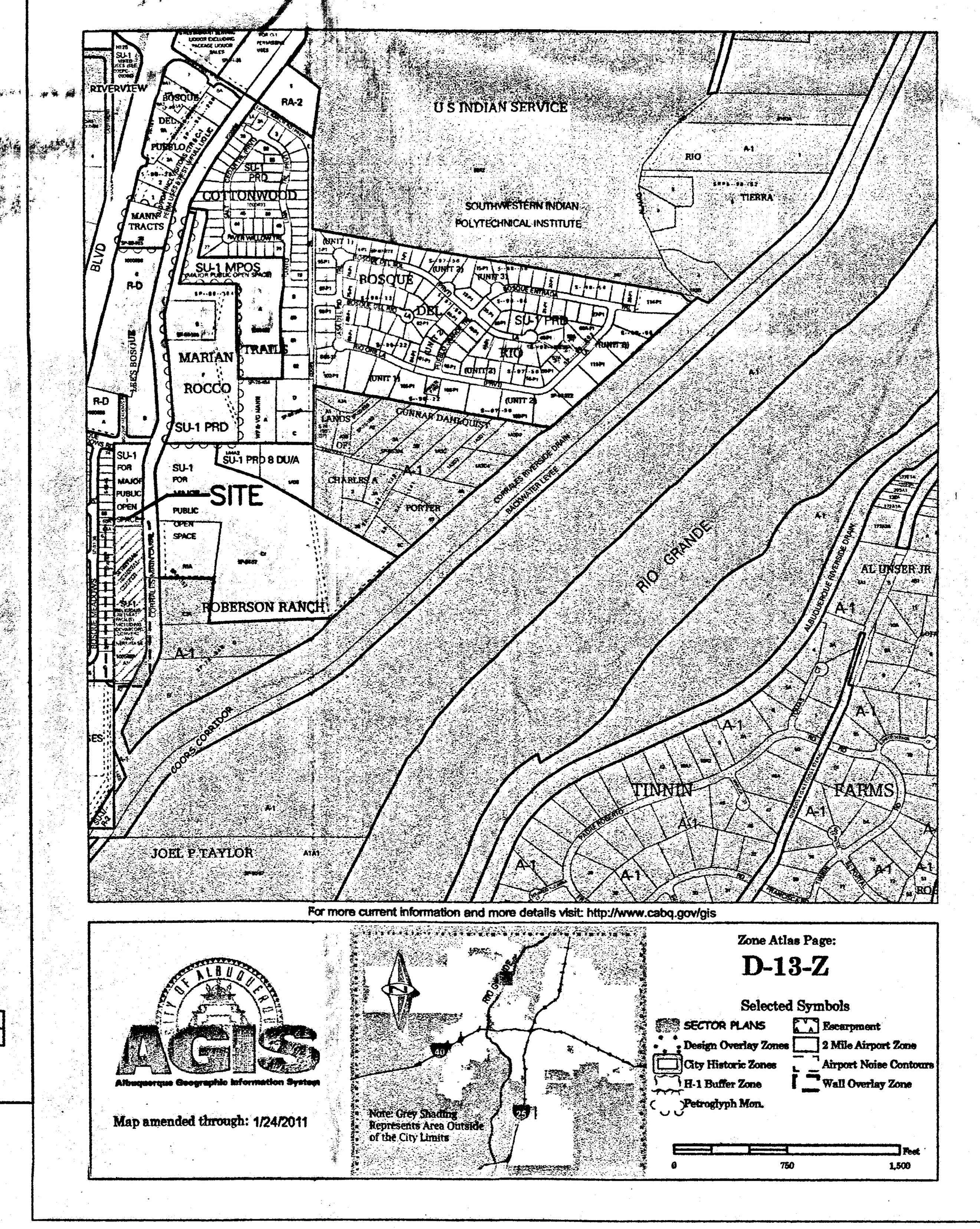
LEGEND

- CONTROL MONUMENT
- FND. REBAR W/CAP "LS 11463"
- FINISH FLOOR ELEV.
- WATER VALVE
- SPRINKLER CONTROL BOX
- FIRE HYDRANT
- BOLLARD
- GUY WIRE
- ELECTRIC METER
- POWER POLE
- LIGHT POLE
- GAS METER
- SANITARY SEWER MANHOLE
- SAS CLEAN OUT
- POST W/BELL
- SIGN
- HANDICAP PARKING SYMBOL
- TREE
- X 4997.51 SPOT ELEVATION
- WIRE FENCE
- UNDERGROUND GAS LINE
- WOOD FENCE
- OVERHEAD POWER LINE
- R/R TIE FENCE
- BLOCK WALL
- EXISTING BUILDING
- EXISTING CONCRETE

TERRA

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	141.09'	72.77'	71.97'	S13°13'51"W	29°33'05"



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STATE OF NEW MEXICO REGISTERED ARCHITECT GREGORY TYLER HICKS 1230
[signature] 8/29/11

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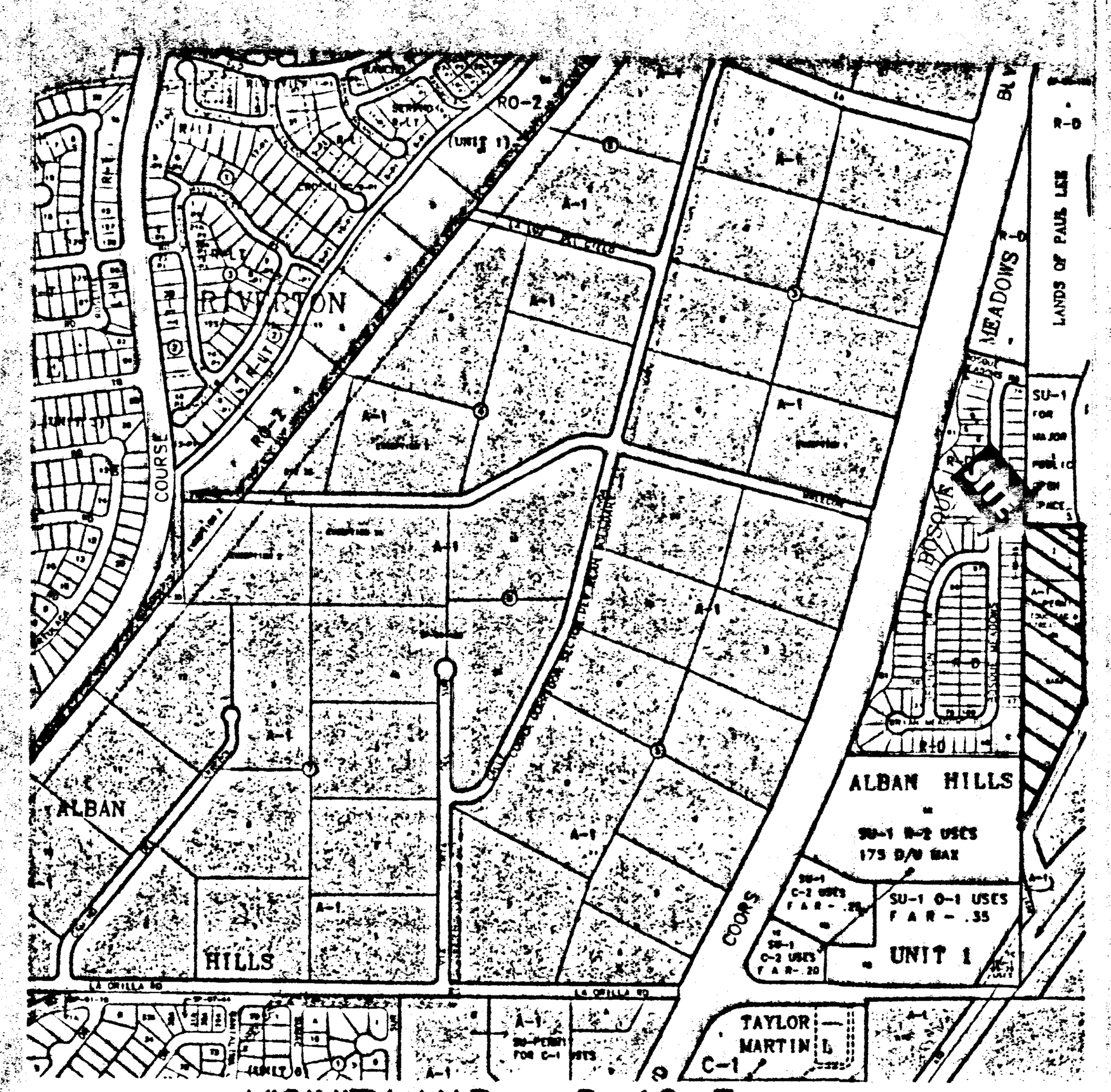
proj. no.:	1105
acad file:	1105 DRB AA
date:	9/15/11

CONCEPTUAL SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

C3.1RA



VICINITY MAP – D-12-Z

DOMINICAN RETREAT HOUSE
PEAK RUNOFF RATES

PER COA DPM SECTION 22.2
ZONE 1 PRECIPITATION

EXISTING CONDITIONS

BASIN A – TOTAL AREA 0.747 ac

LAND TREATMENT	AREA (sf)	AREA (ac)
A	0	0.000
B	27,722	0.636
C	1607	0.037
D	3210	0.074

$Q_{100} = 0.636(2.03\ cfs/ac) + 0.037(2.87\ cfs/ac) + 0.074(4.37\ cfs/ac) = 1.72\ cfs$

$V_{100} = \frac{0.636(0.67\ in/ac) + 0.037(0.99\ in/ac) + 0.155(1.97\ in/ac)}{12\ in/ft} \times 43560\ sf/ac = 2788\ cf$

BASIN B – TOTAL AREA 2.870 ac

LAND TREATMENT	AREA (sf)	AREA (ac)
A	0	0.000
B	88,972	2.040
C	23,729	0.540
D	12,316	0.280

$Q_{100} = 2.04(2.03\ cfs/ac) + 0.54(2.87\ cfs/ac) + 0.28(4.37\ cfs/ac) = 6.91\ cfs$

$V_{100} = \frac{2.04(0.67\ in/ac) + 0.54(0.99\ in/ac) + 0.28(1.97\ in/ac)}{12\ in/ft} \times 43560\ sf/ac = 8904\ cf$

BASIN C – TOTAL AREA 0.230 ac

LAND TREATMENT	AREA (sf)	AREA (ac)
A	0	0.000
B	9,197	0.210
C	0	0.000
D	822	0.019

$Q_{100} = 0.21(2.03\ cfs/ac) + 0.019(4.37\ cfs/ac) = 0.51\ cfs$

$V_{100} = \frac{0.21(0.67\ in/ac) + 0.019(1.97\ in/ac)}{12\ in/ft} \times 43560\ sf/ac = 647\ cf$

BASIN D – TOTAL AREA 1.060 ac

LAND TREATMENT	AREA (sf)	AREA (ac)
A	0	0.000
B	30,115	0.691
C	9309	0.214
D	6750	0.155

$Q_{100} = 0.691(2.03\ cfs/ac) + 0.214(2.87\ cfs/ac) + 0.155(4.37\ cfs/ac) = 2.69\ cfs$

$V_{100} = \frac{0.691(0.67\ in/ac) + 0.214(0.99\ in/ac) + 0.155(1.97\ in/ac)}{12\ in/ft} \times 43560\ sf/ac = 3558\ cf$

BASIN E – TOTAL AREA 0.2879 ac

LAND TREATMENT	AREA (sf)	AREA (ac)
A	0	0.000
B	4,585	0.105
C	7,957	0.183
D	0	0.000

$Q_{100} = 0.105(2.03\ cfs/ac) + 0.183(2.87\ cfs/ac) = 0.74\ cfs$

$V_{100} = \frac{0.105(0.67\ in/ac) + 0.183(0.99\ in/ac)}{12\ in/ft} \times 43560\ sf/ac = 2162\ cf$

TOTAL EXISTING DEVELOPED SITE RUN-OFF

$Q_{100} = 1.72 + 6.91 + 0.51 + 2.69 + 0.74 = 12.57\ cfs$

$V_{100} = 2788 + 8904 + 647 + 3558 + 2162 = 18,057\ cfs$

PROPOSED DEVELOPED CONDITIONS

BASIN A – TOTAL AREA 0.747 ac

LAND TREATMENT	AREA (sf)	AREA (ac)
A	0	0.000
B	4,845	0.112
C	13,050	0.300
D	14,644	0.336

$Q_{100} = 0.11(2.03\ cfs/ac) + 0.30(2.87\ cfs/ac) + 0.336(4.37\ cfs/ac) = 2.55\ cfs$

$V_{100} = \frac{0.11(0.67\ in/ac) + 0.30(0.99\ in/ac) + 0.336(1.97\ in/ac)}{12\ in/ft} \times 43560\ sf/ac = 3748\ cf$

BASIN B – TOTAL AREA 2.870 ac

LAND TREATMENT	AREA (sf)	AREA (ac)
A	0	0.000
B	88,972	2.040
C	23,729	0.540
D	12,316	0.280

$Q_{100} = 2.04(2.03\ cfs/ac) + 0.54(2.87\ cfs/ac) + 0.28(4.37\ cfs/ac) = 6.91\ cfs$

$V_{100} = \frac{2.04(0.67\ in/ac) + 0.54(0.99\ in/ac) + 0.28(1.97\ in/ac)}{12\ in/ft} \times 43560\ sf/ac = 8904\ cf$

BASIN C – TOTAL AREA 0.230 ac

LAND TREATMENT	AREA (sf)	AREA (ac)
A	0	0.000
B	9,197	0.210
C	0	0.000
D	822	0.019

$Q_{100} = 0.21(2.03\ cfs/ac) + 0.019(4.37\ cfs/ac) = 0.51\ cfs$

$V_{100} = \frac{0.21(0.67\ in/ac) + 0.019(1.97\ in/ac)}{12\ in/ft} \times 43560\ sf/ac = 647\ cf$

BASIN D – TOTAL AREA 1.060 ac

LAND TREATMENT	AREA (sf)	AREA (ac)
A	0	0.000
B	31,988	0.730
C	14,186	0.330
D	0	0.000

$Q_{100} = 0.73(2.03\ cfs/ac) + 0.33(2.87\ cfs/ac) = 2.43\ cfs$

$V_{100} = \frac{0.73(0.67\ in/ac) + 0.33(0.99\ in/ac)}{12\ in/ft} \times 43560\ sf/ac = 2961\ cf$

BASIN E – TOTAL AREA 0.2879 ac

LAND TREATMENT	AREA (sf)	AREA (ac)
A	0	0.000
B	4,585	0.105
C	7,957	0.183
D	0	0.000

$Q_{100} = 0.105(2.03\ cfs/ac) + 0.183(2.87\ cfs/ac) = 0.74\ cfs$

$V_{100} = \frac{0.105(0.67\ in/ac) + 0.183(0.99\ in/ac)}{12\ in/ft} \times 43560\ sf/ac = 2162\ cf$

TOTAL DEVELOPED SITE RUN-OFF

$Q_{100} = 2.21 + 6.91 + 0.51 + 2.43 + 0.74 = 12.80\ cfs$

$V_{100} = 3048 + 8904 + 647 + 2961 + 2162 = 17,722\ cfs$

DOMINICAN RETREAT HOUSE
SEDIMENTATION POND SIZING

NOTE: BASIN E DOES NOT DRAIN TO SEDIMENTATION POND PER CURRENT GRADING PLAN.

CHECK CULVERT CAPACITY: 3–6"ø PVC – ORIFICE

$Q = CA\sqrt{2gh}$
$C = 0.67$
$A = 0.196\ sf$

$\frac{2.21\ cfs}{3} = 0.67 \times 0.196\sqrt{2 \times 32.2 \times h}$

$h = 0.49' < 0.5'$, OK

TOTALS FLOW RATES TO SEDIMENTATION POND

$Q_{100} = 2.55 + 6.91 + 0.51 + 2.43 = 12.40\ cfs$

$V_{100} = 3748 + 8904 + 647 + 2961 = 16,260\ cf$

SEDIMENTATION POND

A CRITERIA PER "NORTH COORS DRAINAGE MANAGEMENT PLAN"
1 SEDIMENTATION FALL = 0.002 ft/sec @ 50% Q_{100}.
2 DETENTION TIME = POND DEPTH/0.002 ft/sec.
3 MAXIMUM HORIZONTAL VELOCITY = 0.5 ft/sec @ 50% Q_{100}.
4 MINIMUM SEDIMENTATION STORAGE = 0.0024 af/ac.

B OUTLET CONTROL WEIR – EXISTING.
WEIR ELEVATION = 89.92'.
WIDTH = 10'.
TOP OF BERM = 1.71'.

$Q = CLh^{3/2}$
$C = 2.6$
$L = 10'$
$h_{MAX} = 1.71'$

$Q = 2.6 * 10 * (1.7)^{3/2} = 58.1\ cfs$ (OK) $<< Q_{100} = 12.40\ cfs$.

CALCULATE MAXIMUM FLOW DEPTH @ 50% Q_{100}

$12.40/2 = 2.6 * 10 * h^{3/2}$

$h = 0.38' << 1.71'$ AVAILABLE, OK

MAXIMUM WATER SURFACE = 89.92 + 0.38 = 90.30

BOTTOM OF POND @ WEIR = 89.00

DEPTH = 90.30 – 89.00 = 1.30'

DETENTION TIME REQUIRED

$T = 1.30/0.002\ ft/sec = 650\ sec = 10.83\ min$

DETENTION TIME PROVIDED @ 50% Q_{100}

L = 813'
BOTTOM SLOPE = 0.22'
BOTTOM WIDTH = 5'
SIDE SLOPE = 5:1

FROM MANNING, n = 0.045, V = 1.05 ft/sec

TIME IN CHANNEL = 813' / 1.05 ft/sec = 774 sec = 12.90 min

$T_{PROVIDED} = 12.90\ min > T_{REQ} = 10.83\ min$, OK

CHECK SEDIMENTATION STORAGE VOLUME

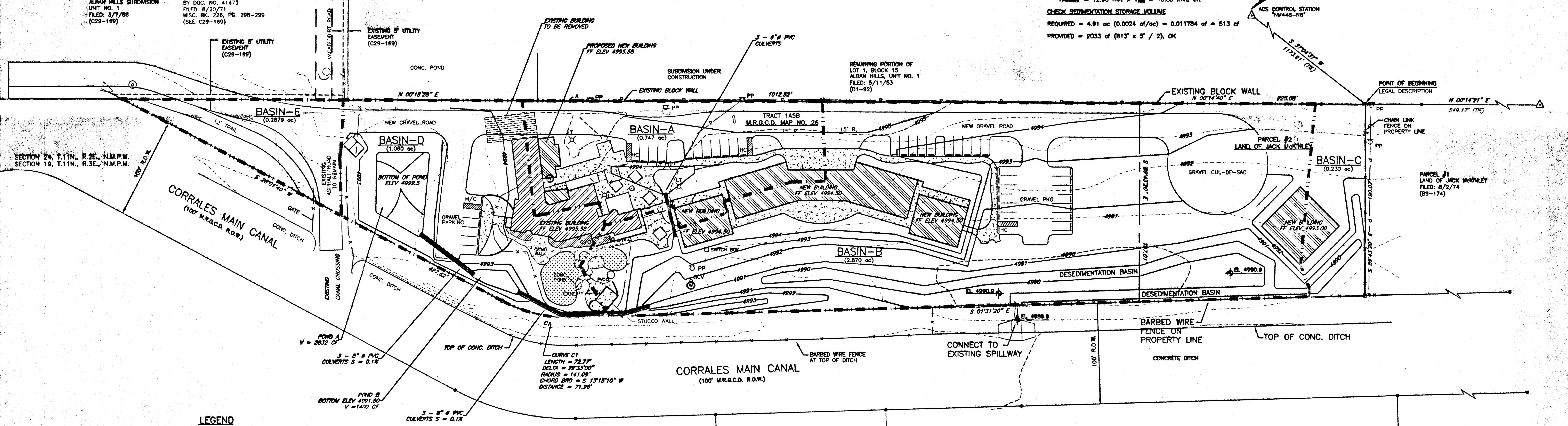
REQUIRED = 4.91 ac (0.0024 af/ac) = 0.011784 af = 513 cf

PROVIDED = 2033 cf (813' x 5' / 2), OK

LEGAL DESCRIPTION
TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL #2
LAND OF JACK McKINLEY
AND
TRACT 1A5B
M.R.G.C.D. PROPERTY MAP NO. 26
BERNALILLO COUNTY, NEW MEXICO
JULY 1998

FLOOD PLAIN STATUS:

NO PORTION OF THIS PARCEL IS WITHIN A FEMA DESIGNATED FLOODPLAIN AS SHOWN ON FIRM PANEL 35001C0116D, EFFECTIVE 9/20/96. THE PARCEL IS IMMEDIATELY ADJACENT TO A ZONE AE (BF ELEV 4983) AND A ZONE AH (BF ELEV 4981).



LEGEND

Symbol	Description
PP	POWER POLE
	ANCHOR
LT	LIGHT POLE
WM	WATER METER
SCV	SPRINKLER CONTROL VALVE
C/O	CLEAN OUT
PVC	PVC PIPE
	WELL
FF	FINISHED FLOOR ELEVATION
	MANHOLE (STORM)
	MANHOLE (SANITARY)
	MANHOLE (UNDETERMINED)
	MANHOLE (NEW)
	FIRE HYDRANT (NEW)
—x—x—	BARBED WIRE FENCE
	NEW BUILDING
	EXISTING BUILDING
	CONCRETE SIDEWALK
	LANDSCAPING POND
	EXISTING BUILDING TO BE ROMOVED
	BUILDING OVERHANG

LAWRENCE D. READ NEW MEXICO 10998 REGISTERED PROFESSIONAL ENGINEER 12/30/99

CONCEPTUAL GRADING & DRAINAGE PLAN
SCALE: 1" = 50'-0"
0 10 25 50 100

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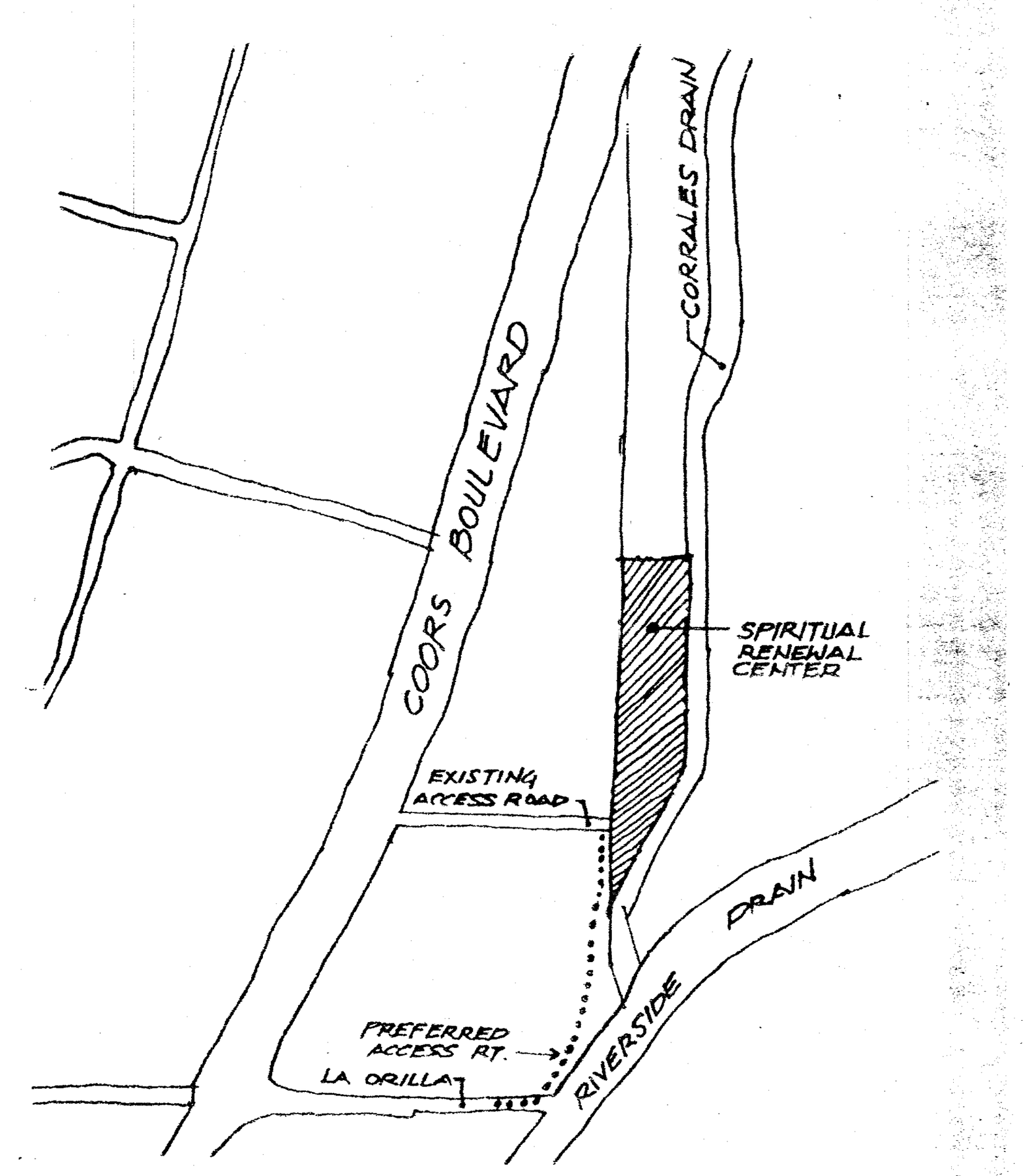
revisions

DOMINICAN RETREAT HOUSE
RENOVATION AND ADDITIONS
6400 COORS N.W.
Albuquerque, New Mexico

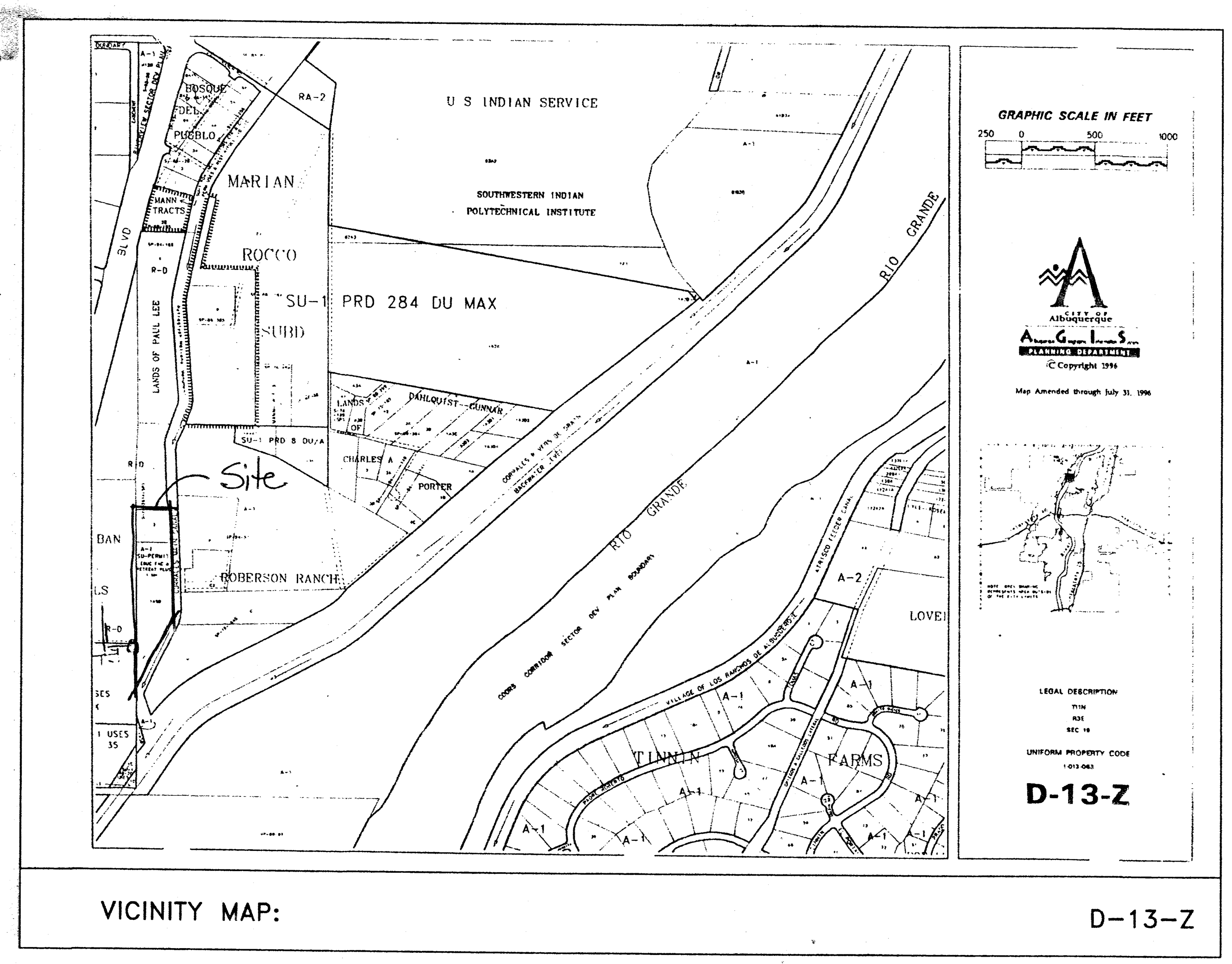
proj no:	9804
cadd file	9804C3
date	

CONCEPTUAL GRADING PLAN

C3.1



SITE ACCESS PLAN
N.T.S.



VICINITY MAP: D-13-Z

LEGAL DESCRIPTION

BEING THAT CERTAIN PARCEL OF LAND SITUATED WITHIN SECTION 19, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS PARCEL #2, LAND DIVISION PLAT OF LANDS OF JACK McKINLEY, AS SAID PARCEL #2 IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 2, 1974, IN VOLUME B9, FOLIO 174; TOGETHER WITH TRACT 1A5B, M.R.G.C.D. PROPERTY MAP NO.26; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING THE NORTHWEST CORNER OF SAID PARCEL #2 AND A POINT ON THE SECTION LINE COMMON TO SECTION 19, T11N, R3E, NMPM AND SECTION 24, T11N, R2E, NMPM, WHENCE THE SECTION CORNER COMMON TO SECTIONS 18 AND 19, T11N, R3E, NMPM, AND SECTIONS 13 AND 24, T11N, R2E, NMPM BEARS N 00°14'21" E, 549.17 FEET DISTANCE AND WHENCE THE ACS CONTROL STATION "NM448-N8" BEARS S 37°04'37" W, 1,173.91 FEET DISTANCE; THENCE,

S 89°43'20" E, 190.07 FEET DISTANCE TO THE NORTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING THE NORTHEAST CORNER OF SAID PARCEL #2 AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF M.R.G.C.D. CORRALES MAIN CANAL; THENCE,

S 01°31'20" E, 789.42 FEET DISTANCE TO THE POINT OF CURVATURE; THENCE;

SOUTHWESTERLY, 72.77 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 141.09 FEET, A CENTRAL ANGLE OF 29°33'00" AND A CHORD WHICH BEARS S 13°15'10" W, 71.96 FEET DISTANCE TO THE POINT OF TANGENCY; THENCE,

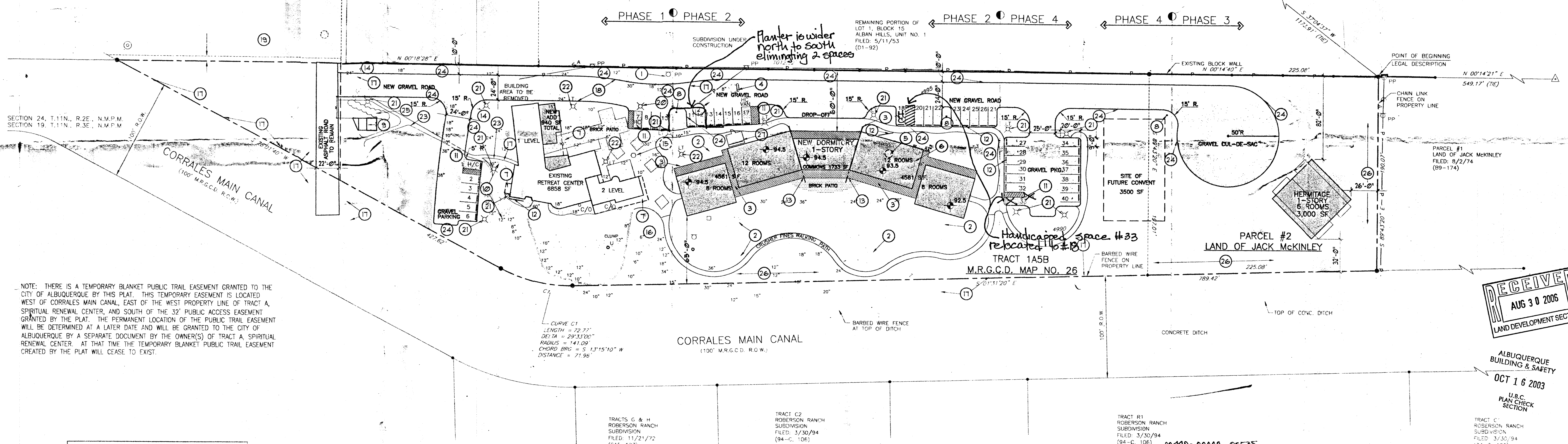
S 28°01'40" W, 427.62 FEET DISTANCE TO THE MOST SOUTHERLY CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT ON THE SECTION LINE COMMON TO SECTION 19, T11N, R3E, NMPM AND SECTION 24, T11N, R2E, NMPM; THENCE,

N 00°18'28" E, 1,012.52 FEET DISTANCE TO A POINT BEING THE SOUTHWEST CORNER OF SAID PARCEL #2; THENCE,

N 00°14'40" E, 225.08 FEET DISTANCE TO THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED AND CONTAINING 212,123 SQUARE FEET (4.8697 ACRES), MORE OR LESS.

KEYED NOTES

1. EXISTING PUMP HOUSE TO REMAIN.
2. REMOVE EXISTING SHED(S).
3. PORTAL.
4. REMOVE PROPANE TANK.
5. EXISTING WATER TOWER.
6. REMOVE EXISTING TREE(S).
7. OVERHANG.
8. PROPOSED FIRE HYDRANT.
9. TRASH ENCLOSURE. EXTEND CONCRETE PAD TO EXISTING ASPHALT ROAD. SEE COA DETAIL, SHEET C3.2.
10. REMOVE EXISTING WOOD FENCE. REPLACE WITH 30" HIGH ADOBE WALL.
11. HC PARKING SPACE, ACCESS AISLE, SIGN, WHEEL STOP, CONCRETE SURFACE. CONCRETE WHEEL STOP AT ALL PARKING SPACES. CONCRETE PAD TO EXTEND FROM SIDEWALK TO H/C SPACE AND AISLE. SEE DETAIL 1/C3.1.
12. BICYCLE RACK.
13. AREA SEPARATION WALL.
14. STOP SIGN.
15. EXISTING WATER METER.
16. NEW PLANTINGS TO SCREEN TRASH ENCLOSURE. SEE LANDSCAPE PLAN.
17. REMOVE EXISTING BARBED WIRE FENCE.
18. REMOVE EXISTING CONCRETE.
19. FUTURE BICYCLE PATH TO BE COORDINATED WITH THE CITY OF ALBUQUERQUE AND LEGENDS OF THE BOSQUE PLANNING COMMITTEE.
20. REMOVE EXISTING LIGHT.
21. NEW EXTERIOR LIGHT. FIXTURE SHALL BE NO HIGHER THAN 16 FEET IN HEIGHT AND SHALL BE A FULL CUT-OFF (SHOEBOX) DESIGN. LOCATE FIXTURE TO MINIMIZE GLARE AND FUGITITVE LIGHT.
22. EXISTING LIGHT TO REMAIN.
23. PEDESTRIAN ACCESS SIDEWALK TO ROAD AND TRASH ENCLOSURE.
24. GRAVEL EDGING. TYPICAL. SEE DETAIL SHEET C3.2.
25. NEW SHRUBS TO PROVIDE SCREEN FOR TRASH ENCLOSURE.
26. A VEGETATIVE SCREEN SHALL BE PLANTED ALONG THE NORTH AND EAST FENCE LINE AS PART OF THE PHASE 2 IMPROVEMENTS. THE PLANT MATERIAL SHALL BE MUTUALLY APPROVED THE THE CITY OPEN SPACE DIVISION PRIOR TO INSTALLATION.
27. NEW, SECURE BICYCLE RACK ENCLOSURE – 6'-0" HIGH DECORATIVE IRON (PAINTED) ENCLOSURE WITH GATE AND LOCKING MECHANISM.



NOTE: THERE IS A TEMPORARY BLANKET PUBLIC TRAIL EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT. THIS TEMPORARY EASEMENT IS LOCATED WEST OF CORRALES MAIN CANAL, EAST OF THE WEST PROPERTY LINE OF TRACT A, SPIRITUAL RENEWAL CENTER, AND SOUTH OF THE 32' PUBLIC ACCESS EASEMENT GRANTED BY THE PLAT. THE PERMANENT LOCATION OF THE PUBLIC TRAIL EASEMENT WILL BE DETERMINED AT A LATER DATE AND WILL BE GRANTED TO THE CITY OF ALBUQUERQUE BY A SEPARATE DOCUMENT BY THE OWNER(S) OF TRACT A, SPIRITUAL RENEWAL CENTER. AT THAT TIME THE TEMPORARY BLANKET PUBLIC TRAIL EASEMENT CREATED BY THE PLAT WILL CEASE TO EXIST.

RECEIVED AUG 30 2006 LAND DEVELOPMENT SECTION

ALBUQUERQUE BUILDING & SAFETY OCT 16 2003 U.B.C. PLAN CHECK SECTION

PRELIMINARY SITE DEVELOPMENT PLAN
SCALE: 1" = 50'-0"

PARKING DATA

REQUIRED PER CITY OF ALBUQUERQUE ZONING ORDINANCE

DORMITORY 14-16-3-1 A (10) 1 SPACE PER 3 RESIDENTS=	14	14
CONVENT 14-16-3-1 A (10) not built as of 8/30/06	2	–
HERMITAGE 14-16-3-1 A (10) "	2	–
TOTAL REQUIRED	18	14
TOTAL PROVIDED	40	38
HANDICAPPED REQUIRED	2	2
HANDICAPPED PROVIDED	4	4
1 VAN SPACE. 3 PASSENGER CARS		

Red Notes = Certification status as of 8/30/06
Gregory T. Hicks, RA #1230
8/30/06

00440-00000-00535

Project #1000462/00450 00000 00523

CASE NUMBER: Z- 99-241

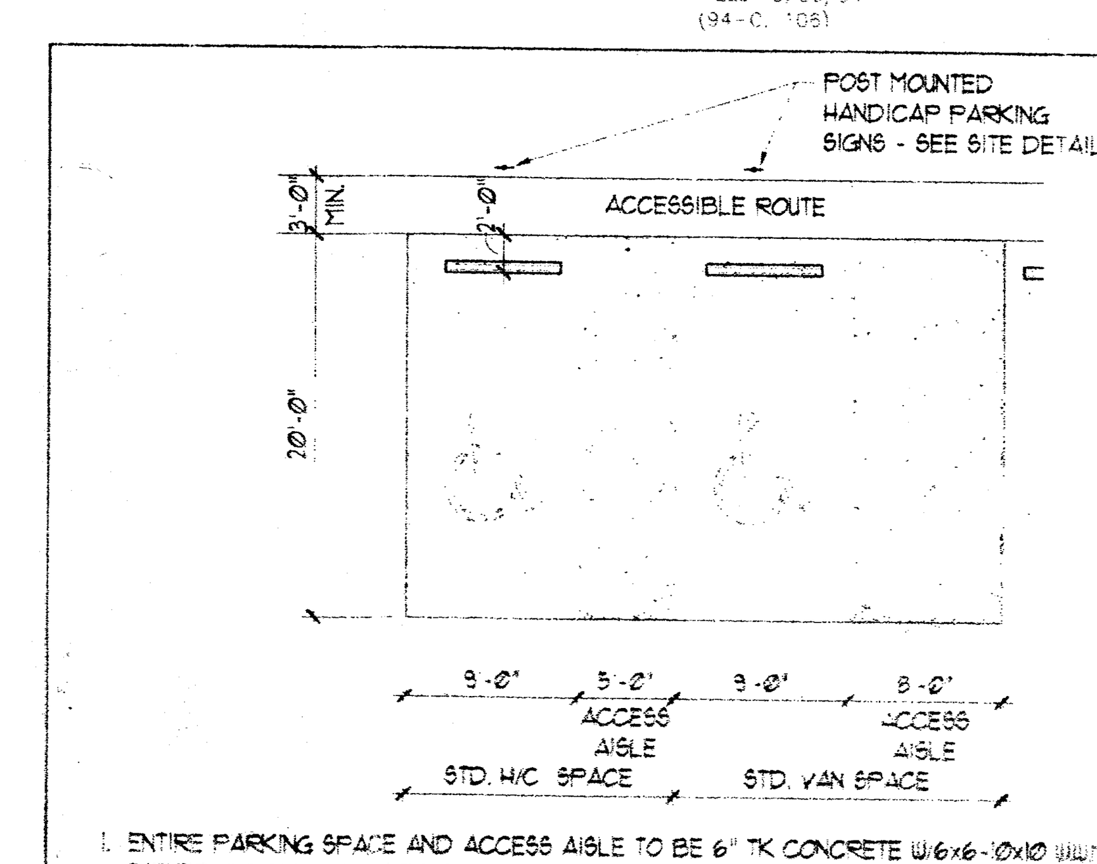
THIS PLAN IN CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON April 15, 1999, AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE: NOTIFICATION OF DECISION HAVE BEEN COMPLETED WITH:

SITE DEVELOPMENT PLAN

[signature] CHAIR, DEVELOPMENT REVIEW BOARD	5/31/00 DATE
[signature] TRANSPORTATION DEV.	12-22-99 DATE
[signature] UTILITY DEV.	12-22-99 DATE
[signature] PARKS AND RECREATION	12-22-99 DATE
[signature] CITY ENGINEER	5-25-00 DATE

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.

[signature] CITY PLANNER, ALBUQUERQUE	5/31/00 DATE



1. ENTIRE PARKING SPACE AND ACCESS AISLE TO BE 6" TK CONCRETE W/6x6-10x10 WWF AND 8" TURNED DOWN EDGE W/ EA. # 4 REINFORCING BAR CONT.
2. MAINTAIN 2% MAX SLOPE @ AISLES & PARKING SPACES
3. ACCESSIBLE ROUTE TO BE FLUSH W/PARKING SPACES & ACCESS AISLES.

1 DETAIL
TYPICAL ACCESSIBLE PARKING SPACES
SCALE: 1" = 10'

STATE OF NEW MEXICO GREGORY TYLER HICKS 1230 REGISTERED ARCHITECT

GREGORY T. HICKS & ASSOC., P.C.
ARCHITECTS · PLANNERS
The Sunshine Building 112 Second St. S.W. Albuquerque, New Mexico 87102 (505) 243-7492 fax (505) 243-1106
· designing today designing tomorrow ·
SINCE 1980

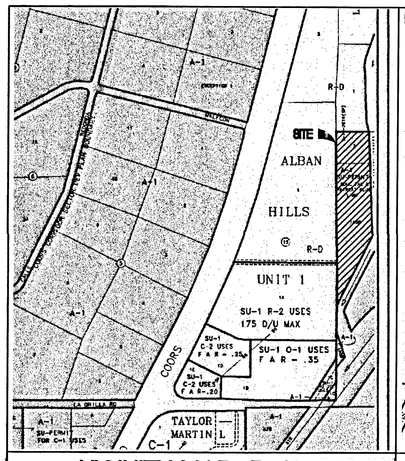
revisions

DOMINICAN RETREAT HOUSE
RENOVATION AND ADDITIONS
6400 COORS N.W.
Albuquerque, New Mexico

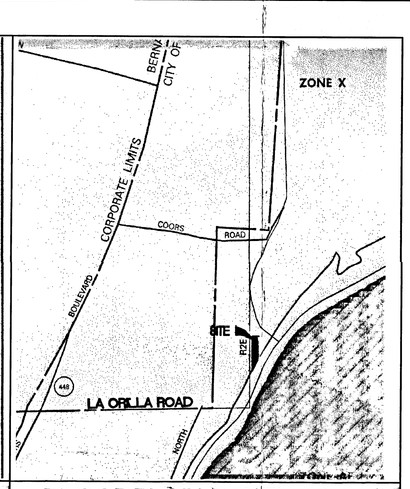
proj. no: 9804
acad file: 9804C3
date: 12/7/99

PRELIMINARY SITE DEVELOPMENT PLAN

C3.1A



VICINITY MAP D-12



FLOODPLAIN PANEL 116E

DOMINICAN RETREAT HOUSE
PEAK RUNOFF RATES

PER COA DPM SECTION 22.2
ZONE 1 PRECIPITATION

EXISTING CONDITIONS

BASIN A – TOTAL AREA 0.457 ac

LAND TREATMENT	AREA (sf)	AREA (ac)
A	0	0.000
B	3,006	0.069
C	5,909	0.136
D	10,996	0.252

$Q_{100} = 0.069(2.03\ cfs/ac) + 0.136(2.87\ cfs/ac) + 0.252(4.37\ cfs/ac) = 1.63\ cfs$
$V_{100} = \frac{0.069(0.67\ in/ac) + 0.136(0.99\ in/ac) + 0.252(1.97\ in/ac) \times 43560\ sf/ac}{12\ in/ft} = 2459\ cf$

BASIN B – TOTAL AREA 3.160 ac

LAND TREATMENT	AREA (sf)	AREA (ac)
A	0	0.000
B	132,292	3.037
C	2640	0.061
D	2687	0.062

$Q_{100} = 3.037(2.03\ cfs/ac) + 0.061(2.87\ cfs/ac) + 0.062(4.37\ cfs/ac) = 6.61\ cfs$
$V_{100} = \frac{3.037(0.67\ in/ac) + 0.061(0.99\ in/ac) + 0.062(1.97\ in/ac) \times 43560\ sf/ac}{12\ in/ft} = 8049\ cf$

BASIN C – TOTAL AREA 0.230 ac

LAND TREATMENT	AREA (sf)	AREA (ac)
A	0	0.000
B	9,197	0.210
C	0	0.000
D	822	0.019

$Q_{100} = 0.21(2.03\ cfs/ac) + 0.019(4.37\ cfs/ac) = 0.51\ cfs$
$V_{100} = \frac{0.21(0.67\ in/ac) + 0.019(1.97\ in/ac) \times 43560\ sf/ac}{12\ in/ft} = 647\ cf$

BASIN D – TOTAL AREA 1.060 ac

LAND TREATMENT	AREA (sf)	AREA (ac)
A	0	0.000
B	14,244	0.640
C	11,180	0.257
D	7082	0.163

$Q_{100} = 0.640(2.03\ cfs/ac) + 0.257(2.87\ cfs/ac) + 0.163(4.37\ cfs/ac) = 2.75\ cfs$
$V_{100} = \frac{0.640(0.67\ in/ac) + 0.257(0.99\ in/ac) + 0.163(1.97\ in/ac) \times 43560\ sf/ac}{12\ in/ft} = 3646\ cf$

BASIN E – TOTAL AREA 0.2879 ac

LAND TREATMENT	AREA (sf)	AREA (ac)
A	0	0.000
B	4,585	0.105
C	7,957	0.183
D	0	0.000

$Q_{100} = 0.105(2.03\ cfs/ac) + 0.183(2.87\ cfs/ac) = 0.74\ cfs$
$V_{100} = \frac{0.105(0.67\ in/ac) + 0.183(0.99\ in/ac) \times 43560\ sf/ac}{12\ in/ft} = 2162\ cf$

TOTAL EXISTING DEVELOPED SITE RUN-OFF

$Q_{100} = 1.72 + 6.61 + 0.51 + 2.69 + 0.74 = 12.57\ cfs$
$V_{100} = 2788 + 8904 + 647 + 3558 + 2162 = 18,057\ cfs$

PROPOSED DEVELOPED CONDITIONS

BASIN A – TOTAL AREA 0.457 ac

LAND TREATMENT	AREA (sf)	AREA (ac)
A	0	0.000
B	4,845	0.112
C	13,050	0.160
D	14,644	0.186

$Q_{100} = 0.112(2.03\ cfs/ac) + 0.160(2.87\ cfs/ac) + 0.186(4.37\ cfs/ac) = 1.50\ cfs$
$V_{100} = \frac{0.112(0.67\ in/ac) + 0.160(0.99\ in/ac) + 0.186(1.97\ in/ac) \times 43560\ sf/ac}{12\ in/ft} = 1932\ cf$

BASIN B – TOTAL AREA 3.160 ac

LAND TREATMENT	AREA (sf)	AREA (ac)
A	0	0.000
B	88,972	2.040
C	23,729	0.680
D	12,316	0.430

$Q_{100} = 2.04(2.03\ cfs/ac) + 0.680(2.87\ cfs/ac) + 0.430(4.37\ cfs/ac) = 7.97\ cfs$
$V_{100} = \frac{2.04(0.67\ in/ac) + 0.680(0.99\ in/ac) + 0.430(1.97\ in/ac) \times 43560\ sf/ac}{12\ in/ft} = 10,480\ cf$

BASIN C – TOTAL AREA 0.230 ac

LAND TREATMENT	AREA (sf)	AREA (ac)
A	0	0.000
B	9,197	0.210
C	0	0.000
D	822	0.019

$Q_{100} = 0.21(2.03\ cfs/ac) + 0.019(4.37\ cfs/ac) = 0.51\ cfs$
$V_{100} = \frac{0.21(0.67\ in/ac) + 0.019(1.97\ in/ac) \times 43560\ sf/ac}{12\ in/ft} = 647\ cf$

BASIN D – TOTAL AREA 1.060 ac

LAND TREATMENT	AREA (sf)	AREA (ac)
A	0	0.000
B	31,988	0.730
C	14,486	0.330
D	0	0.000

$Q_{100} = 0.73(2.03\ cfs/ac) + 0.33(2.87\ cfs/ac) = 2.43\ cfs$
$V_{100} = \frac{0.73(0.67\ in/ac) + 0.33(0.99\ in/ac) \times 43560\ sf/ac}{12\ in/ft} = 2961\ cf$

BASIN E – TOTAL AREA 0.2879 ac

LAND TREATMENT	AREA (sf)	AREA (ac)
A	0	0.000
B	4,585	0.105
C	7,957	0.183
D	0	0.000

$Q_{100} = 0.105(2.03\ cfs/ac) + 0.183(2.87\ cfs/ac) = 0.74\ cfs$
$V_{100} = \frac{0.105(0.67\ in/ac) + 0.183(0.99\ in/ac) \times 43560\ sf/ac}{12\ in/ft} = 2162\ cf$

TOTAL DEVELOPED SITE RUN-OFF

$Q_{100} = 1.50 + 7.97 + 0.51 + 2.43 + 0.74 = 13.15\ cfs$
$V_{100} = 1932 + 10,480 + 647 + 2961 + 2162 = 18,182\ cfs$

DOMINICAN RETREAT HOUSE
SEDIMENTATION POND SIZING

NOTE: BASIN E DOES NOT DRAIN TO SEDIMENTATION POND PER CURRENT GRADING PLAN.

BASIN D
CHECK CULVERT CAPACITY: 3-8"ø PVC – ORIFICE
Q = CA√2gh
C = 0.67
A = 0.35 sf
h(all) = 1.00'
$Q_{all} = 0.67 \times 0.35/2 \times 32.2 \times (1.0)$
$Q_{all} = 1.88\ cfs/ac \times 3 = 5.64\ cfs > Q_{100} = 3.22\ cfs$ OK

BASIN A
CHECK CULVERT CAPACITY: 2-8"ø PVC – ORIFICE
Q = CA√2gh
C = 0.67
A = 0.35 sf
h(all) = 1.00'
$Q_{all} = 0.67 \times 0.35\ 2 \times 32.2 \times (1.0)$
$Q_{all} = 1.88\ cfs/ac \times 2 = 3.76\ cfs > Q_{100} = 2.22\ cfs$ OK

TOTALS FLOW RATES TO SEDIMENTATION POND

$Q_{100} = 12.41\ cfs$
$V_{100} = 16,020\ cf$

SEDIMENTATION POND

A CRITERIA PER "NORTH COORS DRAINAGE MANAGEMENT PLAN"
1 SEDIMENTATION FALL = 0.002 ft/sec @ 50% Q_{100}.
2 DETENTION TIME = POND DEPTH/0.002 ft/sec.
3 MAXIMUM HORIZONTAL VELOCITY = 0.5 ft/sec @ 50% Q_{100}.
4 MINIMUM SEDIMENTATION STORAGE = 0.0024 af/ac.

B OUTLET CONTROL WEIR – EXISTING.
WEIR ELEVATION = 89.92'.
WIDTH = 10'.
TOP OF BERM = 1.71'.

$Q = CLh^{3/2}$
C = 2.6
L = 10'
$h_{MAX} = 1.71'$

$Q = 2.6 * 10 * (1.7)^{3/2} = 58.1\ cfs$ (OK) >> Q = 2.41 cfs.

CALCULATE MAXIMUM FLOW DEPTH @ 50% Q_{100}

$12.41/2 = 2.6 * 10 * h^{3/2}$

h = 0.39' << 1.71' AVAILABLE, OK

MAXIMUM WATER SURFACE = 89.92 + 0.39 = 90.31

BOTTOM OF POND @ WEIR = 89.00

DEPTH = 90.31 – 89.00 = 1.31'

DETENTION TIME REQUIRED

T = 1.31/0.002 ft/sec = 655 sec = 10.92 min

DETENTION TIME PROVIDED @ 50% Q_{100}

L = 813'
BOTTOM SLOPE = 0.22'
BOTTOM WIDTH = 5'
SIDE SLOPE = 5:1

FROM MANNING, n = 0.045, V = 1.05 ft/sec

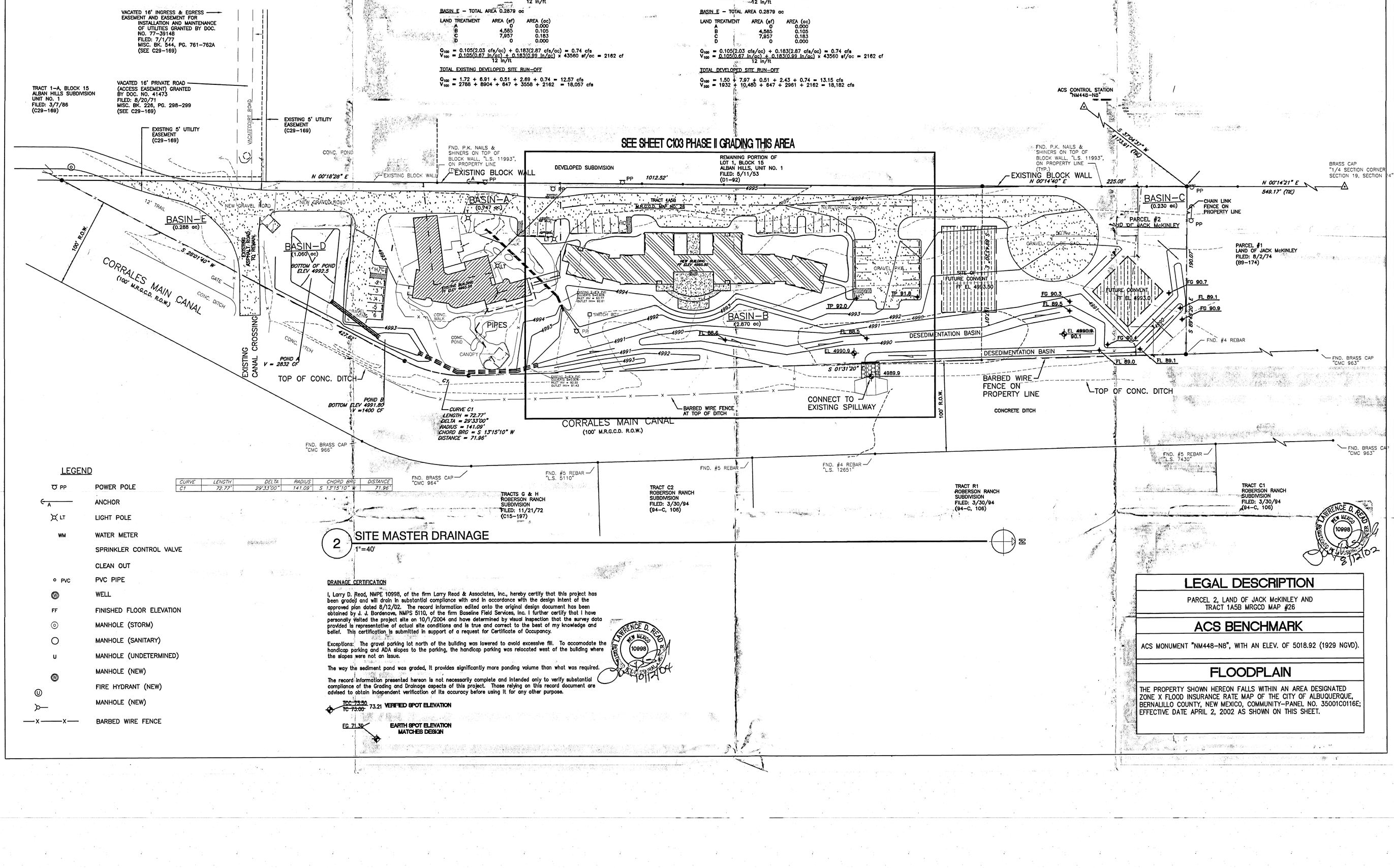
$T_{PROVIDED} = 12.90\ min > T_{REQ} = 10.92\ min$, OK

CHECK SEDIMENTATION STORAGE VOLUME

REQUIRED = 4.91 ac (0.0024 af/ac) = 0.011784 af = 513 cf

PROVIDED = 2033 cf (813' x 5' / 2), OK

HYDROLOGY SECTION



CURVE	LENGTH	DELTA	RADIUS	CHORD BRG	DISTANCE
C1	72.77'	29°33'00"	141.09'	S 13°15'10" W	71.96'

LEGEND

PP	POWER POLE
A	ANCHOR
LT	LIGHT POLE
WM	WATER METER
	SPRINKLER CONTROL VALVE
	CLEAN OUT
PVC	PVC PIPE
W	WELL
FF	FINISHED FLOOR ELEVATION
	MANHOLE (STORM)
	MANHOLE (SANITARY)
U	MANHOLE (UNDETERMINED)
W	MANHOLE (NEW)
U	FIRE HYDRANT (NEW)
	MANHOLE (NEW)
X—X	BARBED WIRE FENCE

2 SITE MASTER DRAINAGE
1"=40'

DRAINAGE CERTIFICATION

I, Larry D. Read, NMPE 10998, of the firm Larry Read & Associates, Inc., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 8/12/02. The record information edited onto the original design document has been obtained by J. J. Bordenave, NMPS 5110, of the firm Baseline Field Services, Inc. I further certify that I have personally visited the project site on 10/1/2004 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Certificate of Occupancy.

Exceptions: The gravel parking lot north of the building was lowered to avoid excessive fill. To accomodate the handicap parking and ADA slopes to the parking, the handicap parking was relocated west of the building where the slopes were not an issue.

The way the sediment pond was graded, it provides significantly more ponding volume than what was required.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the Grading and Drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

TOC 73.50 / TC 73.00 73.21 VERIFIED SPOT ELEVATION

FG 71.39 EARTH SPOT ELEVATION MATCHES DESIGN

LAWRENCE D. READ NEW MEXICO 10998 REGISTERED PROFESSIONAL ENGINEER 10/12/04

LAWRENCE D. READ NEW MEXICO 10998 REGISTERED PROFESSIONAL ENGINEER 8/12/02

LEGAL DESCRIPTION

PARCEL 2, LAND OF JACK McKINLEY AND TRACT 1A5B MRGCD MAP #26

ACS BENCHMARK

ACS MONUMENT "NM448-N8", WITH AN ELEV. OF 5018.92 (1929 NGVD).

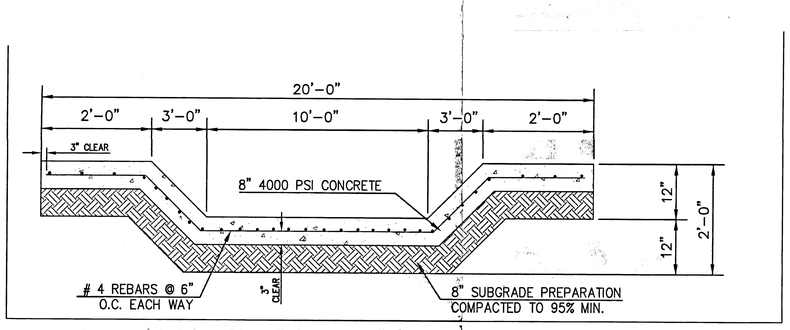
FLOODPLAIN

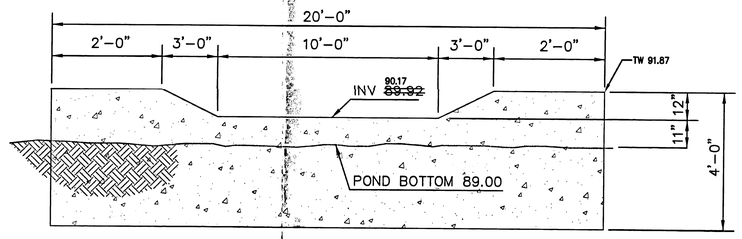
THE PROPERTY SHOWN HEREON FALLS WITHIN AN AREA DESIGNATED ZONE X FLOOD INSURANCE RATE MAP OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMMUNITY-PANEL NO. 35001C0116E; EFFECTIVE DATE APRIL 2, 2002 AS SHOWN ON THIS SHEET.

Lloyd&Associates
ARCHITECTS
301 North Guadalupe, Suite 201
Santa Fe, New Mexico 87501
Telephone 505-988-9789 Fax 505-986-1165

NEW DORMITORY
DOMINICAN RETREAT HOUSE
ALBUQUERQUE NEW MEXICO

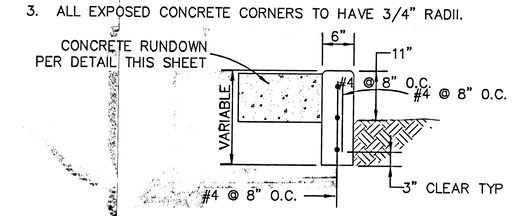
Date: July 1, 2002
Revised:
Drawn by: LRA
Checked by: LRA
Job Number: 2118
Scale: 1"=40'
Sheet Title: SITE MASTER DRAINAGE PLAN PHASE II
Sheet No.: C102





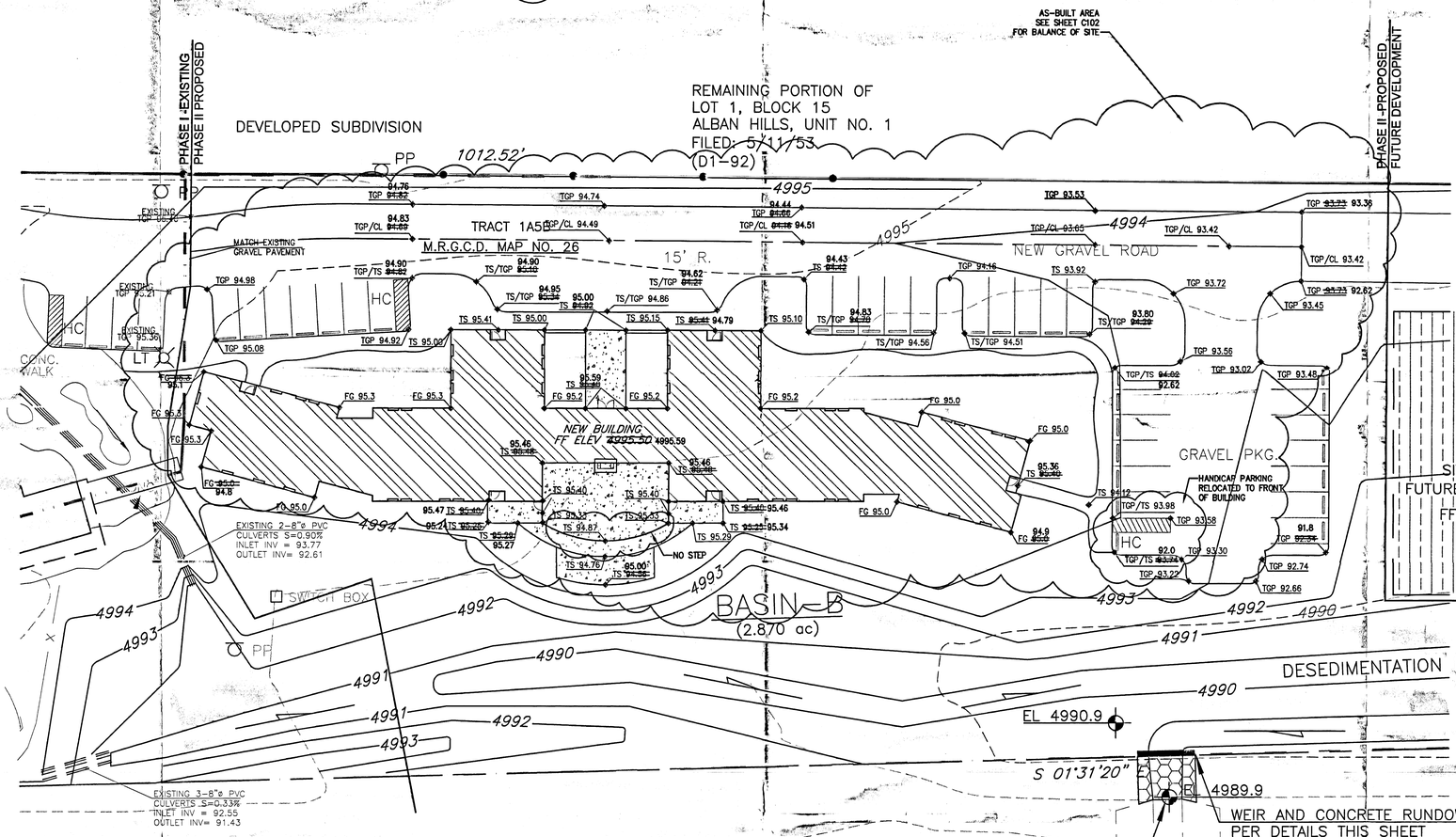
CONSTRUCTION NOTES:

1. CONCRETE TO BE 4000 PSI REINFORCED WITH #4 GRADE 60 BARS AT 8" O.C. EACH WAY.
2. PROVIDE CONTRACTION JOINTS @ 5' O.C.
3. ALL EXPOSED CONCRETE CORNERS TO HAVE 3/4" RADII.



PLAIN RIP RAP
N. T. S.

WEIR AT PROPERTY LINE
N. T. S.



DRAINAGE CERTIFICATION

I, Larry D. Read, NMPE 10998, of the firm Larry Read & Associates, Inc., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 8/12/02. The record information edited onto the original design document has been obtained by J. J. Bordenave, NMPS 5110, of the firm Baseline Field Services, Inc. I further certify that I have personally visited the project site on 10/1/2004 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Certificate of Occupancy.

Exceptions: The gravel parking lot north of the building was lowered to avoid excessive fill. To accomodate the handicap parking and ADA slopes to the parking, the handicap parking was relocated west of the building where the slopes were not an issue.

The way the sediment pond was graded, it provides significantly more ponding volume than what was required.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the Grading and Drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

~~TCC 73.30~~ / ~~TC 73.00~~ 73.21 VERIFIED SPOT ELEVATION

FG 71.30 EARTH SPOT ELEVATION MATCHES DESIGN

LAWRENCE D. READ NEW MEXICO 10998 REGISTERED PROFESSIONAL ENGINEER 10/12/04

LAWRENCE D. READ NEW MEXICO 10998 REGISTERED PROFESSIONAL ENGINEER 8/12/02

3 PHASE II GRADING PLAN
1"=20'

N

Lloyd&Associates
ARCHITECTS
301 North Guadalupe, Suite 201
Santa Fe, New Mexico 87501
Telephone 505-988-9789 Fax 505-986-1165

NEW DORMITORY
DOMINICAN RETREAT HOUSE
ALBUQUERQUE NEW MEXICO

Date AUGUST 12, 2002
Revised
Drawn by LRA
Checked by LRA
Job Number 2118
Scale 1"=20'
Sheet Title PHASE II GRADING DRAINAGE PLAN
Sheet No. C103

GENERAL NOTES:

1. AS OF MARCH 10, 2003, THE USPA REQUIRES NPDES PERMIT COVERAGE FOR STORM WATER DISCHARGES FROM CONSTRUCTION PROJECTS (COMMON PLANS OF DEVELOPMENT) THAT WILL RESULT IN THE DISTRUBANCE (OR RE-DISTURBANCE) OF ONE OR MORE ACRES, INCLUDING EXPANSIONS OF TOTAL LAND AREA. THE DEVELOPER SHOULD BE MADE AWARE THAT THE USEPA REQUIRES THAT ALL "OPERATORS" (SEE FEDERAL REGISTER/VOL. 63, NO. 128 / MONDAY, JULY 6, 1999 PG 36509) OBTAIN NPDES PERMIT COVERAGE FOR CONSTRUCTION PROJECTS. GENERALLY THIS MEANS THAT AT LEAST TWO PARTIES WILL REQUIRE PERMIT COVERAGE. THE OWNER/DEVELOPER OF THIS CONSTRUCTION PROJECT WHO HAS OPERATIONAL CONTROL OVER THE PROJECT SPECIFICATIONS, THE GENERAL CONTRACTOR WHO HAS DAY-TO-DAY OPERATIONAL CONTROL OF THOSE ACTIVITIES AT THE SITE, WHICH ARE NECESSARY TO ENSURE COMPLIANCE WITH THE STORM WATER POLLUTION PLAN AND OTHER CONDITIONS, AND POSSIBLY OTHER "OPERATORS" THAT WILL REQUIRE APPROPRIATE NPDES PERMIT COVERAGE FOR THIS PROJECT.

2. CONTRACTOR SHALL OBTAIN A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO ANY GRADING OR CONSTRUCTION.

3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 260-1990 FOR LOCATION OR EXISTING UTILITIES.

4. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTY SERVED.

5. PROJECT BENCHMARK: PROJECT BENCHMARK IS A STANDARD CITY OF ALBUQUERQUE SURVEY CONTROL 3 1/4 INCH ALUMINUM DISC STAMPED "NM-448-N8" LOCATED AT THE N.E. CORNER OF THE INTERSECTION OF COORS BLVD., N.W. AND ROBERSON LANE WITHIN ALBUQUERQUE, NEW MEXICO. ELEVATION = 5021.65 FEET (NAVD 1988 VERTICAL DATUM)

6. ALL EXISTING TOPOGRAPHIC DATA SHOWN ON THESE PLANS HAS BEEN PROVIDED BY TERRA LAND SURVEYS AND MILLER ENGINEERING CONSULTANTS HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS INFORMATION. CONTRACTOR SHALL FIELD VERIFY FINISH FLOOR ELEVATIONS OF EXISTING BUILDINGS AND SITE FEATURES PRIOR TO CONSTRUCTION.

7. THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND SIZE OF ALL UTILITIES PRIOR TO CONSTRUCTION.

8. ALL PAVEMENT, BASE COURSE AND SUBGRADE PREPARATION THICKNESS SHALL BE PROVIDED BY THE SOILS ENGINEER FOR THIS PROJECT.

9. CONTRACTOR SHALL FIELD VERIFY THE FINISH FLOOR ELEVATIONS ON THE EXISTING BUILDINGS AND NOTIFY THE PROJECT ENGINEER PRIOR TO CONSTRUCTION.

10. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS, LATEST EDITION.

11. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL IMPROVEMENTS. SHOULD A CONFLICT ARIZE THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMAL AMOUNT OF DELAY.

12. ALL DISTURBED AREAS WITH SLOPES OF 3:1 OR STEEPER SHALL RECEIVECLASS SS - STEEP SLOPE SEEDING. THE STEEP SLOPE SEEDING SHALL CONSIST OF SEEDING IN CONJUNCTION WITH A 100% COCONUT FIBER BLEND EROSION BLANKET NORTH AMERICAN GREEN C125) OR APPROVED EQUAL. THE COCONUT FIBER EROSION BLANKET AND ASSOCIATED SEEDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND APPROVED BY THE PROJECT ENGINEER PRIOR TO CONSTRUCTION.

13. THE CONTRACTOR IS RESPONISBLE FOR ALL TEMPORARY CONTROL MEASURES TO ENSURE THAT ALL USEPA REQUIREMENTS AND CITY OF ALBUQUERQUE REQUIREMENTS ARE MET.

14. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY, COUNTY, STATE AND FEDERAL PERMITS REQIRED AS PART OF THE CONSTRUCTION OF THIS PROJECT.

SURVEY INFORMATION

PROJECT LOCATION

DOMINICAN SPIRITUAL RETREAT CENTER, ALBUQUERQUE, NEW MEXICO, JULY 2011.

SURVEY INFORMATION

TOPOGRAPHIC SURVEY PERFORMED AND COMPILED BY TERRA LAND SURVEYS, LLC. CORRALES, NEW MEXICO, JULY 20110.

PROJECT BENCHMARK

PROJECT BENCHMARK IS A STANDARD CITY OF ALBUQUERQUE SURVEY CONTROL 3 1/4 INCH ALUMINUM DISC STAMPED "NM-448-N8" LOCATED AT THE N.E. CORNER OF THE INTERSECTION OF COORS BLVD., N.W. AND ROBERSON LANE WITHIN ALBUQUERQUE, NEW MEXICO. ELEVATION = 5021.65 FEET (NAVD 1988 VERTICAL DATUM)

NOTES

1. FIELD SURVEY PERFORMED IN JULY 2011.

2. TOPOGRAPHIC SURVEY WAS COMPILED UTILIZING GROUND COORDINATES REFERENCED TO THE NAD 83 NEW MEXICO CENTRAL ZONE COORDINATE SYSTEM. PRIMARY HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED UTILIZING GPS RTK METHODS (COMBINED GROUND TO GRID FACTOR = 0.999683384).

3. ELEVATIONS SHOWN FOR PIPES ARE INVERT ELEVATIONS UNLESS OTHERWISE SPECIFIED.

4. CONTOURS SHOWN HEREON ARE AT A ONE FOOT INTERVAL.

5. THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY LINES AND CORNERS ARE SHOWN FOR ORIENTATION ONLY.

EXISTING ON SITE CONDITIONS

THE PROJECT SITE CONSISTS OF 4.62 ACRES (MORE OR LESS) AND IS CURRENTLY DEVELOPED WITH TWO EXISTING BUILDINGS, A STORAGE SHED, LANDSCAPING, BASE COURSE PARKING, ACCESS ROADS, AND VACANT AREAS THAT HAVE NOT BEEN DISTURBED BY HUMAN ACTIVIITY WITH SPARSE NATIVE VEGETATION. THE PROJECT SITE IS GENERALLY FLAT WITH MILD SLOPES TOWARD THE NORTH AND THE EAST. THE CORRALES RIVERSIDE DRAIN RUNS ALONG THE EAST SIDE OF THE SITE. THERE ARE FOUR (4) SHALLOW WATER HARVESTING AREAS WITHIN THE SITE AND A DESILTATION BASIN ON THE NORTH END OF THE SITE. REFERENCE SHEETS C-100 AND C-101 FOR WATER HARVESTING LOCATIONS. THE PROJECT DOES NOT RECEIVE ANY SUBSTANTIAL OFFSITE FLOWS. THERE ARE FOUR (4) EXISTING DRAINAGE BASINS (1, 2, 3 AND 4) AND THOSE BASINS WILL NOT CHANGE DUE TO THE PROPOSED DEVELOPMENT. THESE DRAINAGE BASINS CAN BE SEEN ON THE EXISTING AND PROPOSED DRAINAGE MAPS, SHEET C-002. THE EXISTING LAND TREATMENTS AND PROPOSED LAND TREATMENTS FOR THE BASINS ARE PROVIDED IN THE SUPPLEMENTAL DRAINAGE CALCULATIONS SUBMITTED WITH THESE DRAWINGS.

PROPOSED CONDITIONS

THE PROPOSED IMPROVEMENTS WILL CONSIST OF AN ADDITION TO THE EXISTING SOUTHERN MOST BUILDING, REPLACING SOME EXISTING CONCRETE FLAT WORK, AND ADDING NEW CONCRETE FLAT WORK ON THE SOUTHERN AND EASTERN SIDE OF THE NEW BUILDING ADDITION. IN ADDITION, THE EXISTING SOUTHERN BASE COURSE PARKING AREA WILL BE EXPANDED TO THE SOUTH AND PAVED. THE EXISTING BASE COURSE ENTRANCE ROAD ALONG THE WEST SIDE OF THE SITE WILL ALSO BE PAVED UP TO THE NORTHERN END OF THE NEW BUILDING ADDITION. THERE WILL ALSO BE NEW HEADER CURB PLACED ALONG THE WEST SIDE OF THE ENTRANCE ROAD AND THERE WILL BE ESTATE TYPE ROLLOVER CURB PLACED ALONG THE OTHER EDGES OF THE NEW ASPHALT SURFACED PARKING AREA AND THE EAST SIDE OF THE NEW ENTRANCE ROAD. THE EXISTING WATER HARVESTING AREAS THAT ARE ADJACENT TO THE NEW DEVELOPMENT WILL BE REGRADED TO THE NECESSARY ELEVATIONS TO ACCEPT THE STORM WATER RUNOFF. REFERENCE SHEETS C-100 AND C-101 FOR WATER HARVESTING LOCATIONS. THE FLOW FROM THE NEW ASPHALT AREAS WILL BE CONVEYED BY THE NEW ROLLOVER CURB THEN INTO A NEW RIP RAP RUNDOWN AND INTO WATER HARVEST AREA NO. 1 AND NO. 3. THE RUNOFF GENERATED FROM THE ROOF WILL BE SURFACE FLOWED INTO ONE OF THE WATER HARVESTING AREAS, EITHER 1, 2, 3 OR 4. ALL SIDEWALKS AND HANDICAPPED PARKING SPACES WILL MEET ADA REQUIREMENTS. THE LAND TREATMENTS FOR THE PROPOSED DRAINAGE BASINS MAY BE SEEN IN THE SUPPLEMENTAL CALCULATIONS SUBMITTED WITH THESE DRAWINGS.

STORMWATER ROUTING

THE RUNOFF FROM BASIN D WILL SURFACE DRAIN TO THE EXISTING IMPROVED HARVEST AREA NO. 1 AND THEN BE ROUTED THROUGH THREE (3) EXISTING 8" PVC PIPES INTO THE EXISTING IMPROVED HARVEST AREA NO. 2. FROM HARVEST AREA NO. 2 THE STORMWATER WILL THEN BE ROUTED THROUGH THREE (3) EXISTING 8" PVC PIPES INTO EXISTING HARVEST AREA NO. 4. THE RUNOFF FROM BASIN A WILL SURFACE DRAIN TO THE EXISTING IMPROVED HARVEST AREA NO. 3 AND THEN BE ROUTED THROUGH TWO (2) EXISTING 8" PVC PIPES INTO THE EXISTING IMPROVED HARVEST AREA NO. 4. BASIN C WILL SURFACE DRAIN TO THE EXISTING HARVEST AREA NO. 4 ALONG WITH THE STORMWATER THAT WAS ROUTED THROUGH HARVEST AREAS 2 AND 3. BASIN B WILL SURFACE DRAIN TO THE EXISTING IMPROVED HARVEST AREA NO. 5 ALONG WITH THE STORMWATER THAT WAS ROUTED THROUGH HARVEST AREAS 2, 3 AND 4. THIS HARVEST AREA NO. 5 WILL UTILIZE THE EXISTING CONCRETE WEIR TO DISCHARGE THE STORMWATER INTO THE EXISTING CONRETE CORRALES CANAL. THE FIVE (5) WATER HARVESTING AREAS ARE SIZED TO CAPTURE THE ENTIRE VOLUMETRIC RUNOFF FROM THE 100-YEAR, 24 HOUR EVENT.

OFFSITE FLOWS

IT DOES NOT APPEAR THAT THERE ARE ANY APPARENT OFFSITE FLOWS THAT WILL IMPACT THIS SITE, NOR IS THERE A DESIGNATED FEMA FLOODPLAIN LOCATED ON THE SITE.

CONCLUSION

THE NORTH COORS DRAINAGE MANAGEMENT PLAN, MIDDLE AREA, BY SMITH ENGINEERING COMPANY DATED FEBRUARY, 1997 HAD AN ALLOWABLE DISCHARGE OF 26 cfs FOR BASIN 16.3 E. THE TOTAL DISCHARGE FOR THE SITE UNDER PROPOSED CONDITIONS IS 11.74 cfs. THE FIVE WATER HARVESTING AREAS ON THE SITE RETAIN THE ENTIRE VOLUMETRIC RUNOFF FROM A 100-YEAR, 24 HOUR STORM EVENT DUE TO THE DEVELOPMENT (0.43 AF), THIS CAN BE SEEN IN THE AHYMO MODEL IN THE SUPPLEMENTAL DRAINAGE CALCULATIONS. .

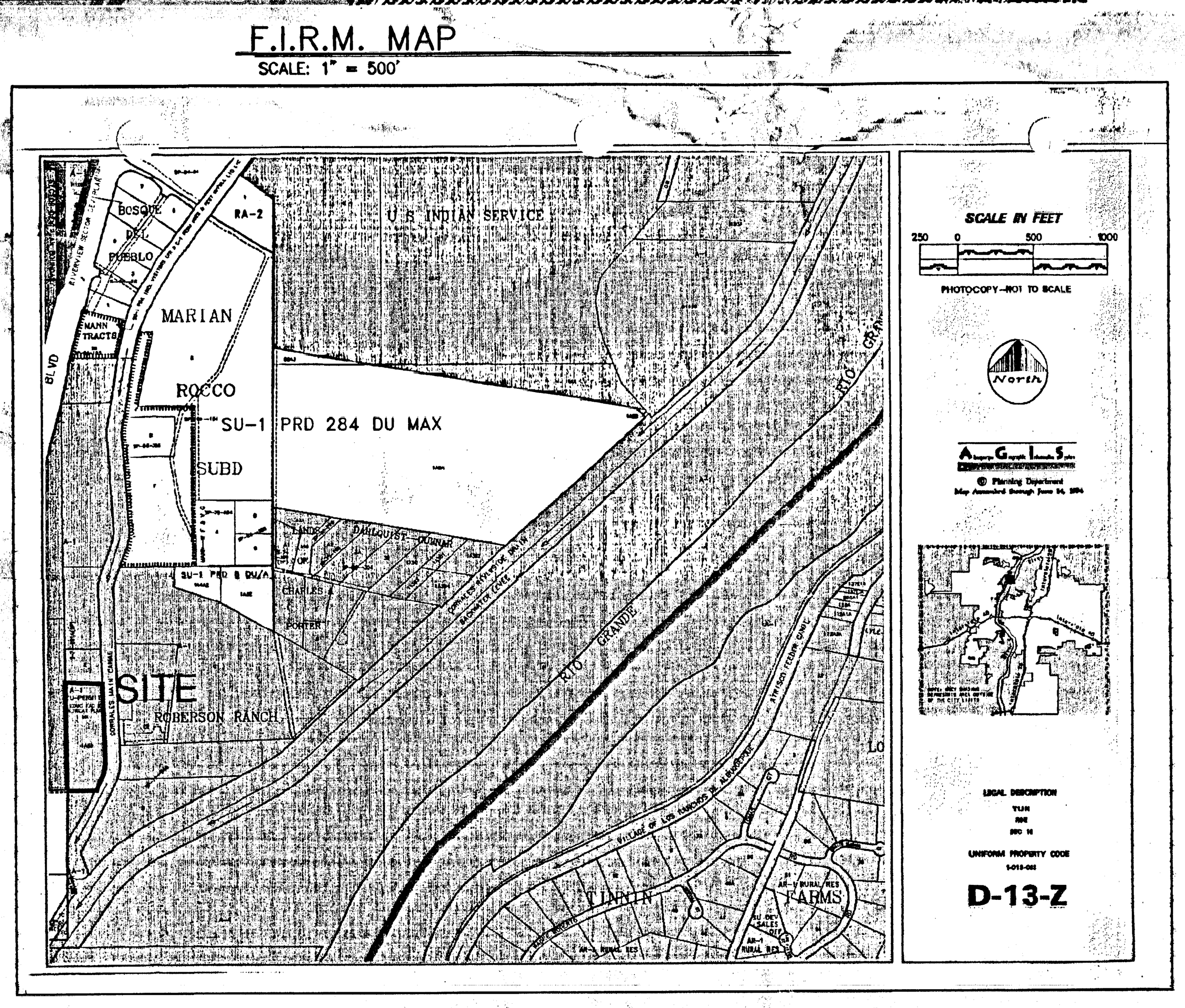
THE PROPOSED DEVELOPMENT WILL INCREASE STORMWATER FLOWS FROM THE SITE. THE HARVEST AREAS AND THE CURB AND GUTTER THAT WILL BE CONSTRUCTED WILL SAFELY CONVEY THE 100 YEAR-24 HOUR STORM. THE EXISTING CONCRETE SPILLWAY INTO THE CORRALES CHANNEL WILL CONVEY ANY STORM WATER RUNOFF THAT EXCEEDS THE DETENTION VOLUME ONSITE. IF THE SITE SHOULD RECEIVE A STORM THAT EXCEEDS THE 100 YEAR-24 HOUR STORM VOLUME, STORMWATER FLOWS WILL SPILL OVER THE CREST OF THE EMERGENCY SPILLWAY INTO THE CORRALES CHANNEL.

THE PROPOSED DEVELOPMENT OF THIS SITE WILL NOT ADVERSELY IMPACT THE DRAINAGE SYSTEM ON ROBERTSON ROAD.

FOR ALL DRAINAGE CALCULATIONS PLEASE REFER TO SUPPLEMENTAL DRAINAGE CALCULATIONS.

Sedimentation scheme State this
fall 0.002 ft/sec at 50% Q_{100}
Detention time Pond depth/.002 ft/sec
Max hor Vel 0.5 ft sec
min Sedimentation Storage .0024 af/ac

F.I.R.M. MAP
SCALE: 1" = 500'



ZONE ATLAS PAGE D-13-Z
NO SCALE

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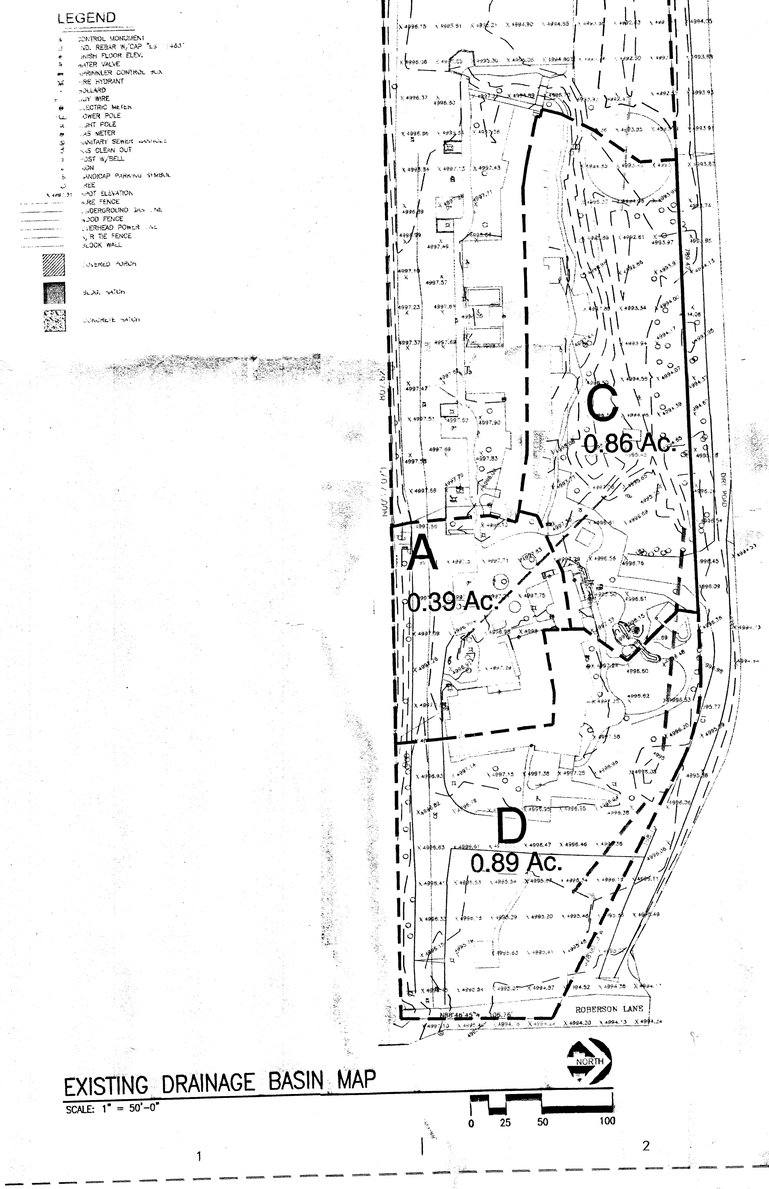
acad file: GENERAL_NOTES
date: NOV.,2011

GENERAL NOTES

C-001

PLOT_VIEW



EXISTING DRAINAGE BASIN MAP

SCALE: 1" = 50'-0"

PROPOSED DRAINAGE BASIN MAP

SCALE: 1" = 50'-0"

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EXISTING AND PROPOSED DRAINAGE BASINS

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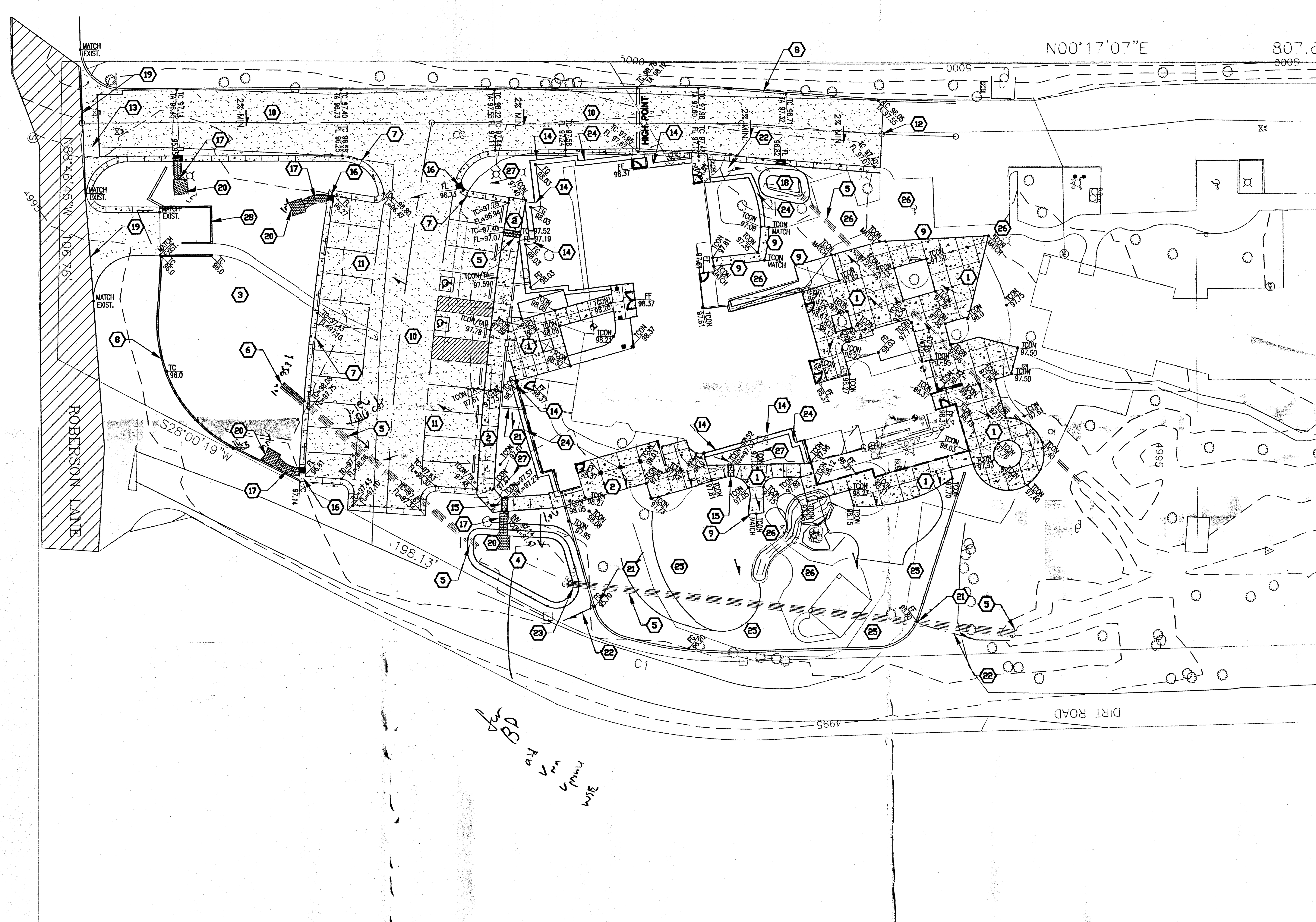
C-002



GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'-0"

0 10 20 40

NORTH

LEGEND

95.19 TCON	PROPOSED SPOT ELEVATIONS
(95.19) TCON	EXISTING SPOT ELEVATIONS
MATCH (95.19)	MATCH EXISTING ELEVATIONS
TCON	TOP OF CONCRETE
FL	FLOW LINE, CURB
INV.	INVERT
FG	FINISHED GRADE
TP	TOP OF PAVEMENT
R	ROOF DRAIN
	PROPOSED RIP RAP
---GB---	GRADE BREAK
	SWALE
	PROPOSED SIDEWALK CULVERT
	LIGHT DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
5895	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
5895	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

GENERAL NOTES

A. AT AREAS OF CUTTING AND TRENCHING AT EXISTING ASPHALT PAVEMENT FOR NEW WORK, THE CONTRACTOR SHALL PATCH AND REPAIR DAMAGED ASPHALT TO MATCH EXISTING ADJACENT SURFACES

B. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICT W/ SITE UTILITIES OR FEATURES AND OBTAIN RESOLUTION PRIOR TO PROCEEDING WITH THE WORK

C. CONTRACTOR SHALL COORDINATE SITE ACCESS AND STAGING AREA WITH OWNER/ARCHITECT

D. CONTRACTOR SHALL TAKE PRECAUTIONS AS NECESSARY TO PROTECT FROM DAMAGING EXISTING UTILITY LINES, WALKS, LANDSCAPING, ETC. WHICH WILL REMAIN AS PART OF THE FINAL SYSTEM. CONTRACTOR SHALL REPAIR AND/OR RESTORE THESE ITEMS AS REQUIRED TO PRE-CONSTRUCTION CONDITION

E. SEE LANDSCAPE DRAWINGS FOR SITE FURNISHINGS

F. SLOPE PAVEMENT AT A MINIMUM 1%. IF HERE IS A SLOPE LESS THAN 1% ON PROPOSED PAVEMENT CONTACT PROJECT ENGINEER IMMEDIATELY.

G. ALL ROOF DRAIN LOCATIONS SHALL BE DIRECTED TO NEW SIDEWALK CULVERTS OR CURB CUTS AS SHOWN ON THIS SHEET. IF THERE ARE ANY QUESTIONS REGARDING THE INTENT OF WHERE THE ROOF DRAINS SHALL BE LOCATED, THE CONTRACTOR SHALL CONTACT THE PROJECT ARCHITECT OR ENGINEER IMMEDIATELY.

KEYED NOTES

1. NEW CONCRETE FLAT WORK. SEE ARCHITECTURAL PLANS FOR DETAILS.
2. NEW SIDEWALK WITH TURNDOWN EDGE. SEE ARCHITECTURAL PLANS
3. EXISTING HARVEST AREA 1 (DO NOT DISTURB)
   TOP ELEV. (MIN.) = 96.0
   INV. ELEV. = 95.10
4. EXISTING HARVEST AREA 2 (GRADE AS SHOWN)
   TOP ELEV. (MIN.) = 96.0
   INV. ELEV. = 94.5
   SIDE SLOPE = 3:1
5. CLEAN OUT SILT AND DEBRIS FROM EXISTING PIPES AND REPAIR EXISTING PIPES AS NECESSARY.
6. EXTEND 3-8" PVC PIPES BY 10 LF
   INV. ELEV. = 95.36
7. NEW MOUNTABLE CURB ROLL TYPE, SEE ARCHITECTURAL PLANS FOR DETAIL.
8. NEW HEADER CURB, SEE ARCHITECTURAL PLANS FOR DETAIL.
9. SAWCUT EXISTING CONCRETE TO A CLEAN STRAIGHT EDGE AND MATCH EXISTING CONCRETE ELEVATIONS WITH NEW CONCRETE.
10. NEW HEAVY DUTY ASPHALT SECTION, SEE SHEET C-501 FOR SECTION.
11. NEW LIGHT DUTY ASPHALT SECTION, SEE SHEET C-501 FOR SECTION.
12. END NEW ASPHALT PAVING, TRANSITION FROM NEW ASPHALT TO EXISTING BASE COURSE SURFACE.
13. NEW CONCRETE VALLEY GUTTER, SEE DETAIL ON SHEET C-501.
14. NEW CONCRETE SPLASH BLOCK AT ROOF DRAIN LOCATIONS, SEE DETAIL ON SHEET C-501.
15. NEW SIDEWALK CULVERT, SEE DETAIL ON SHEET C-501.
16. NEW 3' WIDE CURB CUT.
17. NEW RIP RAP RUNDOWN. SEE DETAIL SHEET C-501.
18. NEW HARVEST AREA 3 (GRADE AS SHOWN)
    TOP ELEV. (MIN.) = 96.5
    INV. ELEV. = 95.5
    SIDE SLOPE = 3:1
19. SAWCUT EXISTING ASPHALT TO A CLEAN STRAIGHT EDGE AND MATCH EXISTING ELEVATION WITH NEW CONCRETE.
20. NEW 5'x5' CLASS 'B' RIP RAP PAD. SEE SHEET C-502 FOR DETAIL.
21. 2' WIDE WEEP HOLE IN WALL.
22. GRADE SWALE TO DRAIN. (MIN = 6" DEEP, MAX = 8" DEEP)
23. EXTEND 3-8" PVC PIPES BY 4 LF
    INV ELEV. = 94.69
24. 18" CONCRETE APRON, SEE ARCHITECTURAL DRAWINGS FOR DETAIL.
25. GRADES IN THIS AREA SHALL BE COORDINATED WITH THE PROJECT ARCHITECT AND ENGINEER PRIOR TO CONSTRUCTION.
26. EXISTNG CONCRETE SURFACE TO REMAIN IN PLACE.
27. GRADE THIS AREA TO DRAIN AWAY FROM BUILDING AND TOWARD THE NEW CURB CUT OR SIDEWALK CULVERT.
28. EXISTING TRASH ENCLOSURE WALL TO REMAIN.

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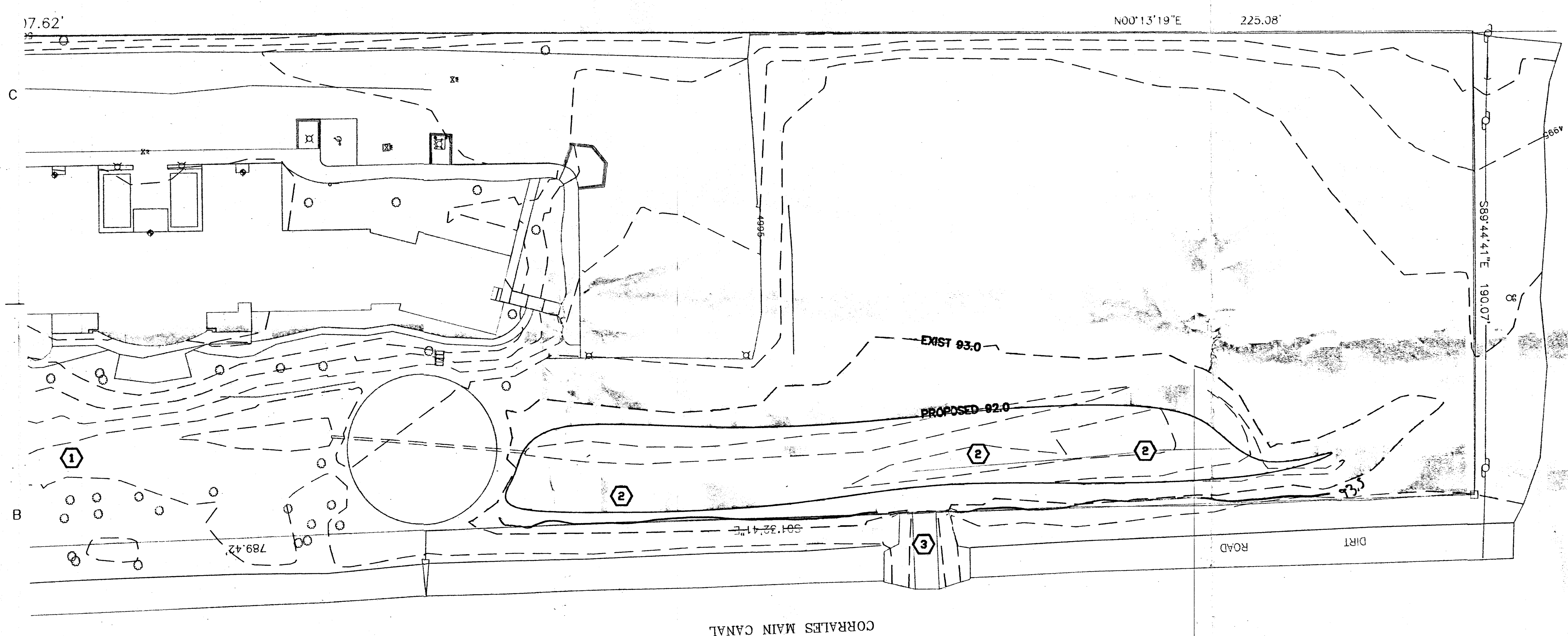
date:	NOV. 2011

GRADING AND DRAINAGE

C-100

PLOT_VIEW



GRADING AND DRAINAGE PLAN

SCALE: 1" = 30'-0"

NORTH

0 15 30 60

LEGEND

95.19 TCON	PROPOSED SPOT ELEVATIONS
(95.19) TCON	EXISTING SPOT ELEVATIONS
MATCH (95.19)	MATCH EXISTING ELEVATIONS
TCON	TOP OF CONCRETE
FL	FLOW LINE, CURB
INV.	INVERT
FG	FINISHED GRADE
TP	TOP OF PAVEMENT
R	ROOF DRAIN
	PROPOSED RIP RAP
---GB---	GRADE BREAK
	SWALE
	PROPOSED SIDEWALK CULVERT
	LIGHT DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
5895	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
5895	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

GENERAL NOTES

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B. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICT W/ SITE UTILITIES OR FEATURES AND OBTAIN RESOLUTION PRIOR TO PROCEEDING WITH THE WORK
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E. SEE LANDSCAPE DRAWINGS FOR SITE FURNISHINGS
F. SLOPE PAVEMENT AT A MINIMUM 1%. IF HERE IS A SLOPE LESS THAN 1% ON PROPOSED PAVEMENT CONTACT PROJECT ENGINEER IMMEDIATELY.

KEYED NOTES

1. EXISTING HARVEST AREA 4 (DO NOT DISTURB)
   TOP ELEV. (MIN.) = 92.5
   INV. ELEV. = 94.0
2. NEW HARVEST AREA 5 (GRADE AS SHOWN)
   TOP ELEV. (MIN.) = 93.0 (EXISTING ELEVATION)
   INV. ELEV. = 92.0 (REGRADE AS SHOWN)
   SIDE SLOPE = VARIES
3. EXISTING CONCRETE SPILLWAY
   TOP OF CREST ELEV. = 93.0
   TOP OF CONCRETE = 94.0
   W=10'
   L=30'

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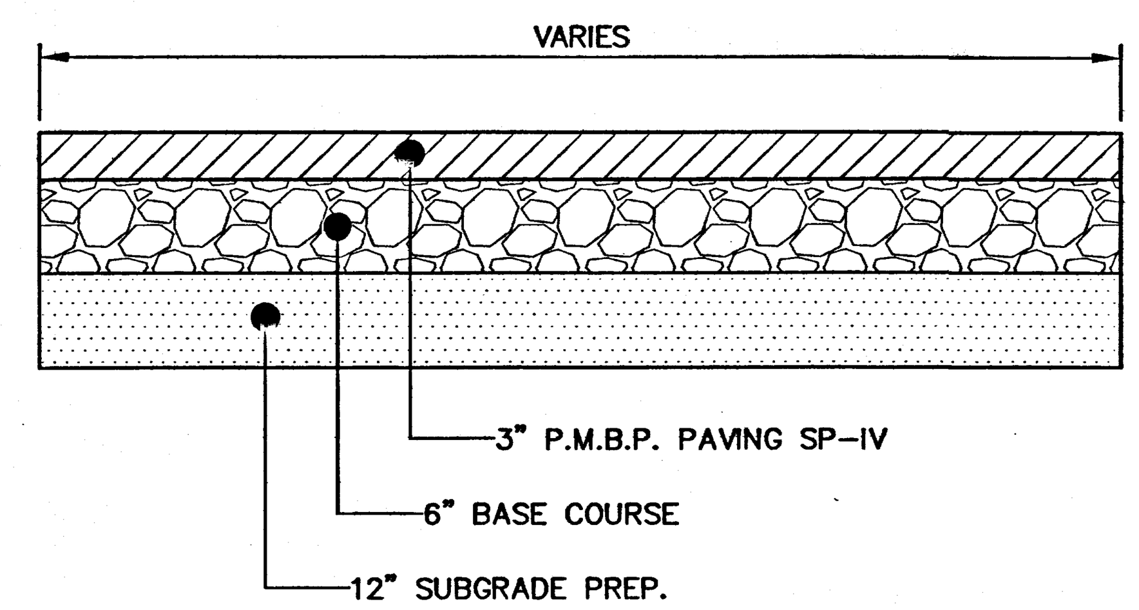
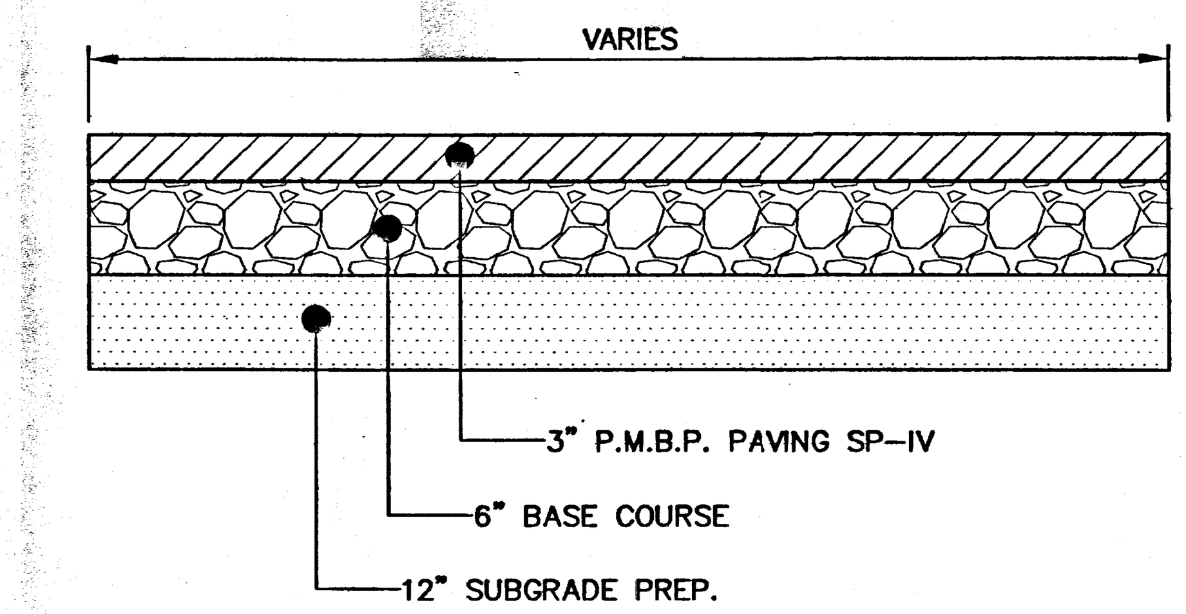
GRADING AND DRAINAGE

C-101

PLOT_VIEW

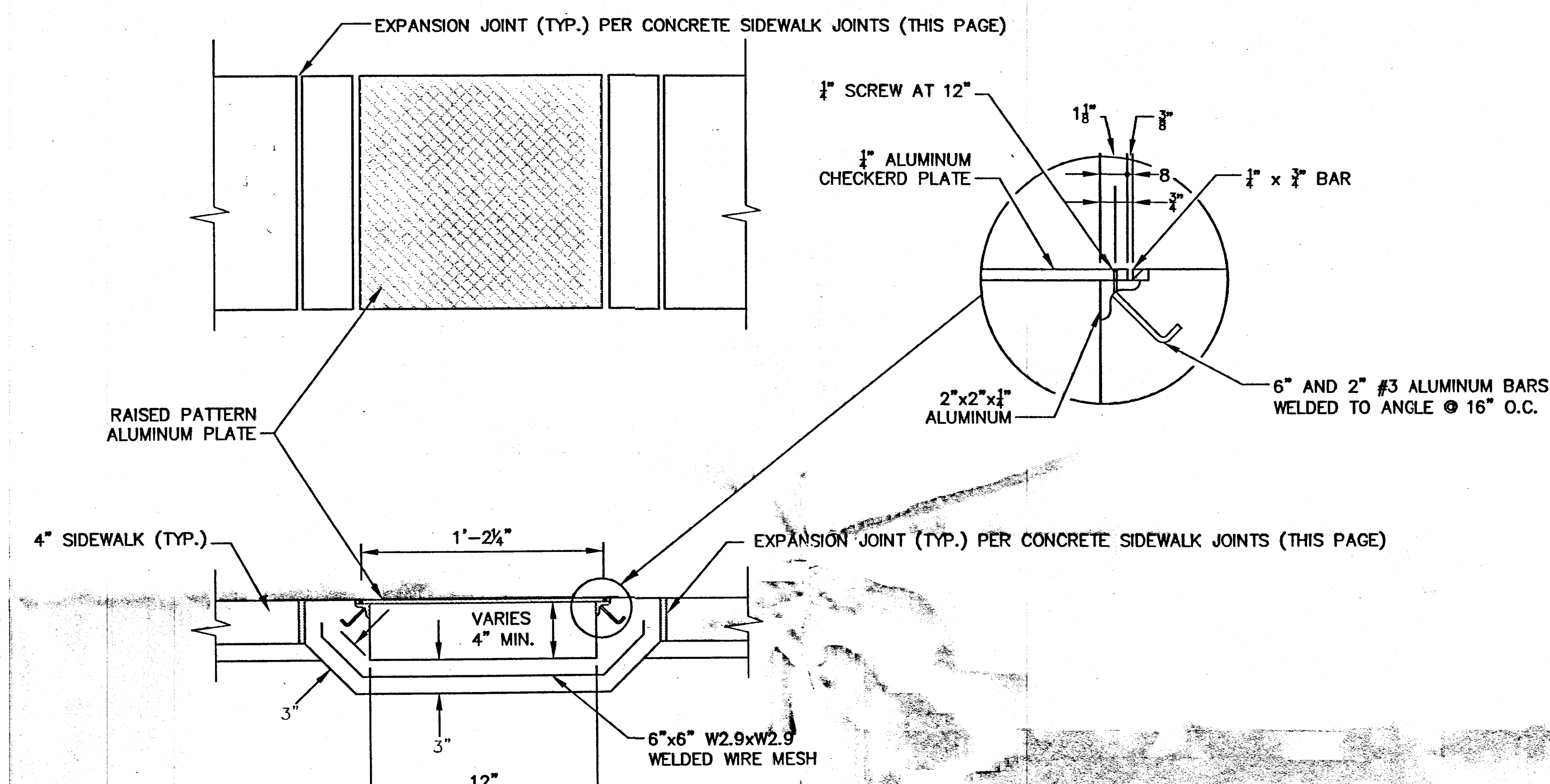


D1 TYPICAL LIGHT DUTY ASPHALT PAVING DETAIL
SCALE: NOT TO SCALE

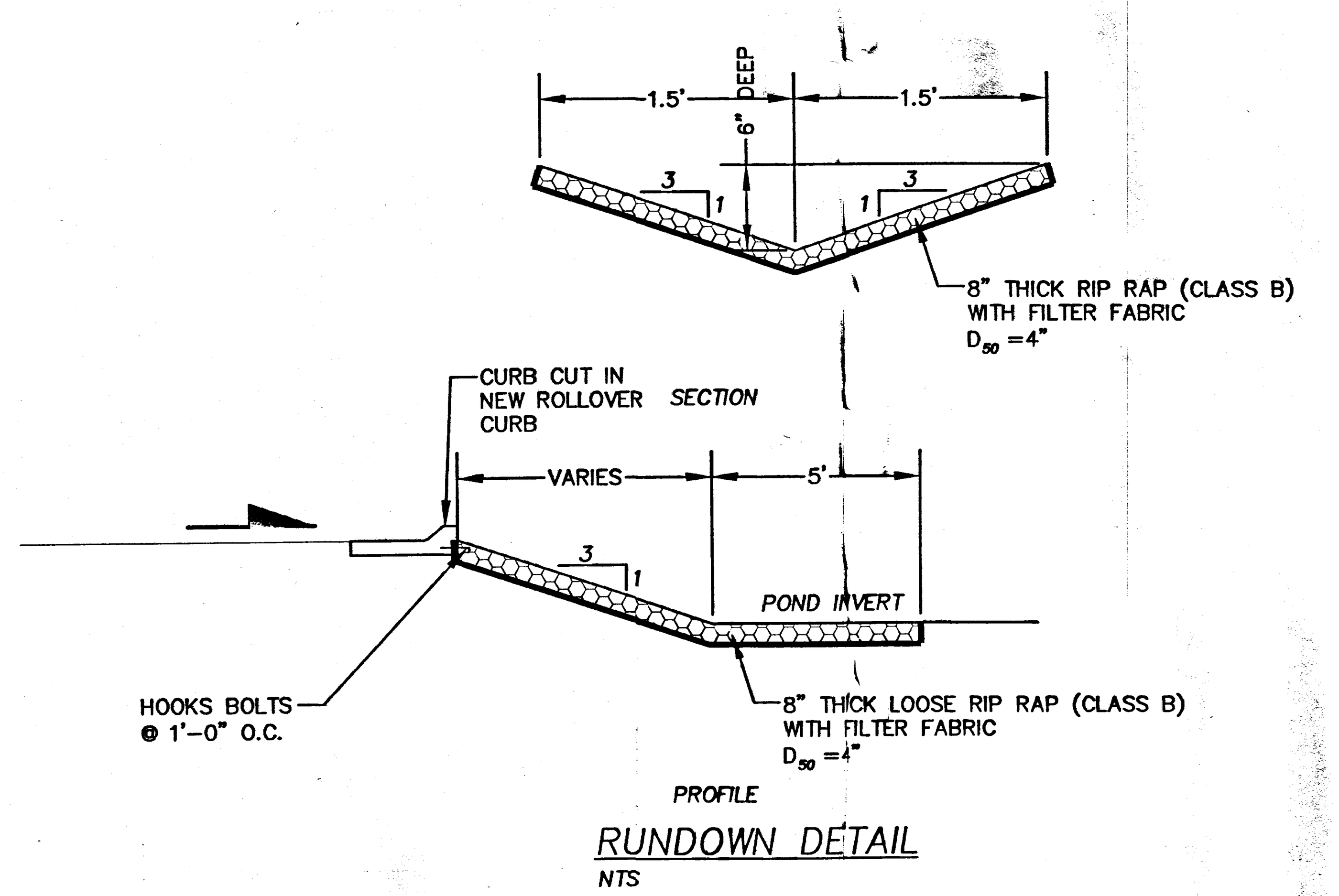


D2 TYPICAL HEAVY DUTY ASPHALT PAVING DETAIL
SCALE: NOT TO SCALE

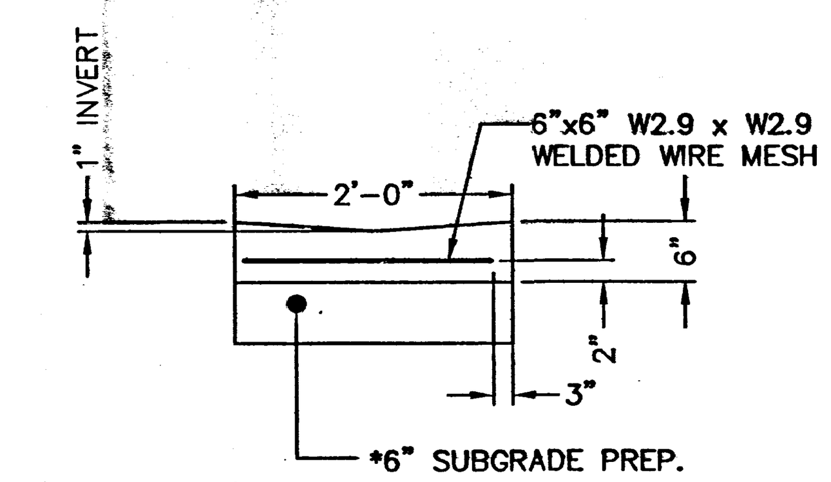
NOTE: THE ASPHALT PAVING DETAILS ABOVE WERE FROM GEOTECHNICAL EVALUATION FOR BOSQUE CENTER, ALBUQUERQUE, NM. PROJECT NUMBER NO. 11-1-083 BY VINYARD AND ASSOCIATES, INC. DATED JUNE 17, 2011.

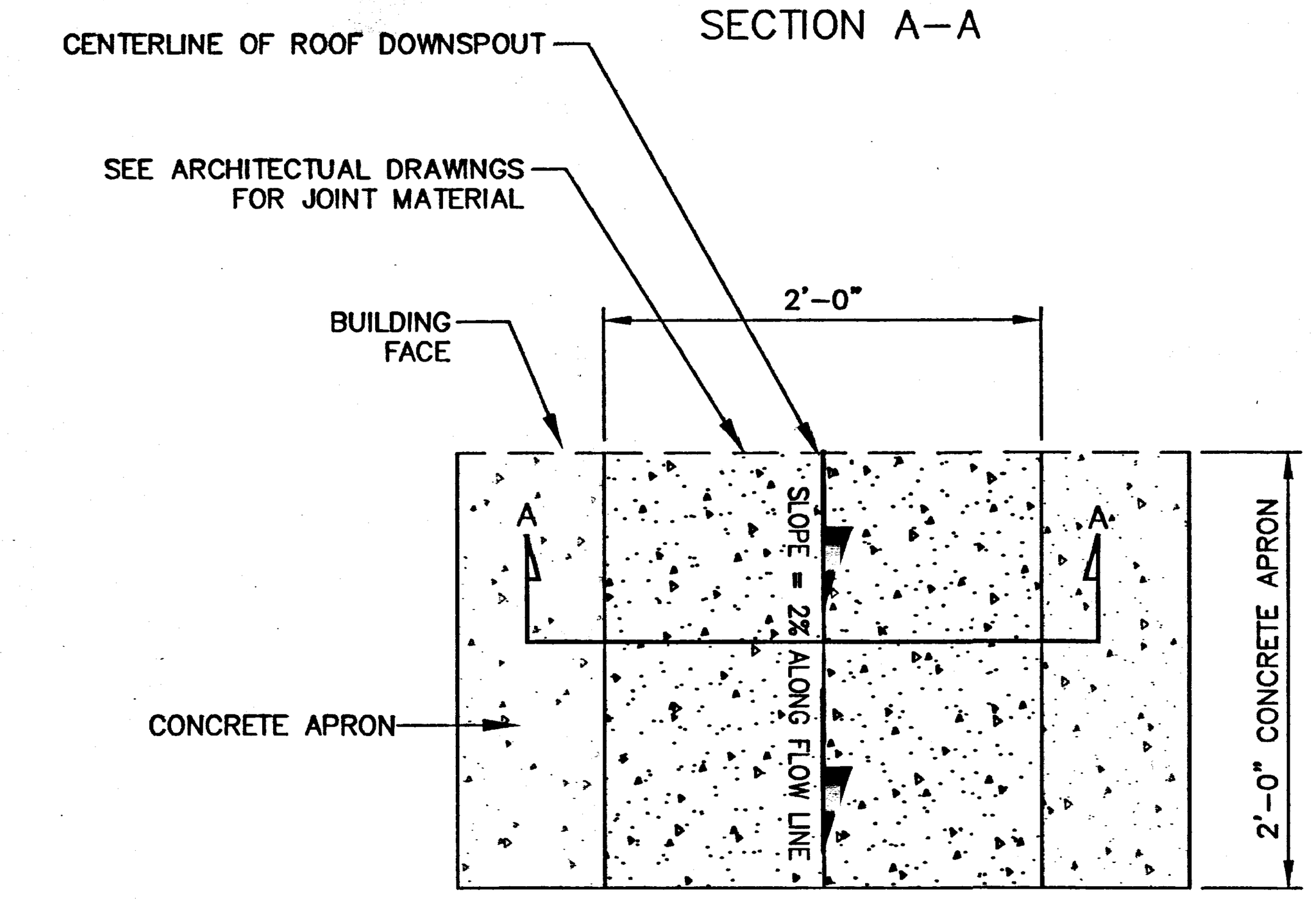


B1 SIDEWALK CULVERT DETAIL
SCALE: NOT TO SCALE

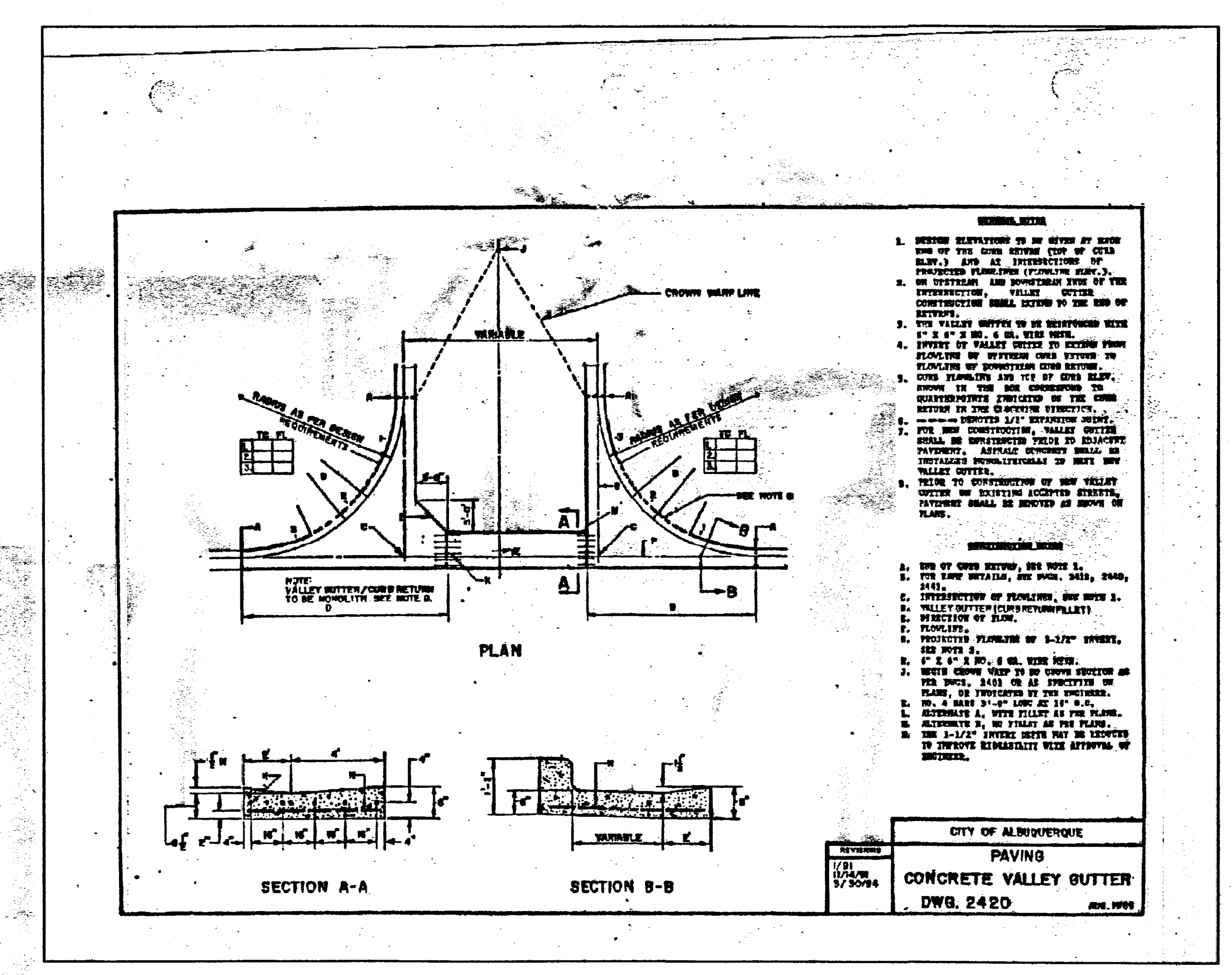


A1 RIP RAP RUNDOWN DETAIL (LOOSE)
SCALE: NOT TO SCALE





C4 CONCRETE SPLASH BLOCK DETAIL
SCALE: NOT TO SCALE



A4 CONCRETE VALLEY GUTTER DETAIL
SCALE: NOT TO SCALE

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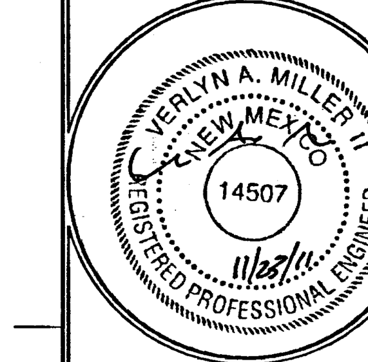

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acad file:	MISC DETAILS
date:	11-2011

MISCELLANEOUS DETAILS

C-501

GENERAL NOTES:

1. AS OF MARCH 10, 2003, THE USPA REQUIRES NPDES PERMIT COVERAGE FOR STORM WATER DISCHARGES FROM CONSTRUCTION PROJECTS (COMMON PLANS OF DEVELOPMENT) THAT WILL RESULT IN THE DISTRUBANCE (OR RE-DISTURBANCE) OF ONE OR MORE ACRES, INCLUDING EXPANSIONS OF TOTAL LAND AREA. THE DEVELOPER SHOULD BE MADE AWARE THAT THE USEPA REQUIRES THAT ALL "OPERATORS" (SEE FEDERAL REGISTER/VOL. 63, NO. 128 / MONDAY, JULY 6, 1999 PG 36509) OBTAIN NPDES PERMIT COVERAGE FOR CONSTRUCTION PROJECTS. GENERALLY THIS MEANS THAT AT LEAST TWO PARTIES WILL REQUIRE PERMIT COVERAGE. THE OWNER/DEVELOPER OF THIS CONSTRUCTION PROJECT WHO HAS OPERATIONAL CONTROL OVER THE PROJECT SPECIFICATIONS, THE GENERAL CONTRACTOR WHO HAS DAY-TO-DAY OPERATIONAL CONTROL OF THOSE ACTIVITIES AT THE SITE, WHICH ARE NECESSARY TO ENSURE COMPLIANCE WITH THE STORM WATER POLLUTION PLAN AND OTHER CONDITIONS, AND POSSIBLY OTHER "OPERATORS" THAT WILL REQUIRE APPROPRIATE NPDES PERMIT COVERAGE FOR THIS PROJECT.

2. CONTRACTOR SHALL OBTAIN A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO ANY GRADING OR CONSTRUCTION.

3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 260-1990 FOR LOCATION OR EXISTING UTILITIES.

4. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTY SERVED.

5. PROJECT BENCHMARK: PROJECT BENCHMARK IS A STANDARD CITY OF ALBUQUERQUE SURVEY CONTROL 3 1/4 INCH ALUMINUM DISC STAMPED "NM-448-N8" LOCATED AT THE N.E. CORNER OF THE INTERSECTION OF COORS BLVD., N.W. AND ROBERSON LANE WITHIN ALBUQUERQUE, NEW MEXICO. ELEVATION = 5021.65 FEET (NAVD 1988 VERTICAL DATUM)

6. ALL EXISTING TOPOGRAPHIC DATA SHOWN ON THESE PLANS HAS BEEN PROVIDED BY TERRA LAND SURVEYS AND MILLER ENGINEERING CONSULTANTS HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS INFORMATION. CONTRACTOR SHALL FIELD VERIFY FINISH FLOOR ELEVATIONS OF EXISTING BUILDINGS AND SITE FEATURES PRIOR TO CONSTRUCTION.

7. THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND SIZE OF ALL UTILITIES PRIOR TO CONSTRUCTION.

8. ALL PAVEMENT, BASE COURSE AND SUBGRADE PREPARATION THICKNESS SHALL BE PROVIDED BY THE SOILS ENGINEER FOR THIS PROJECT.

9. CONTRACTOR SHALL FIELD VERIFY THE FINISH FLOOR ELEVATIONS ON THE EXISTING BUILDINGS AND NOTIFY THE PROJECT ENGINEER PRIOR TO CONSTRUCTION.

10. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS, LATEST EDITION.

11. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL IMPROVEMENTS. SHOULD A CONFLICT ARIZE THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMAL AMOUNT OF DELAY.

12. ALL DISTURBED AREAS WITH SLOPES OF 3:1 OR STEEPER SHALL RECEIVECLASS SS – STEEP SLOPE SEEDING. THE STEEP SLOPE SEEDING SHALL CONSIST OF SEEDING IN CONJUNCTION WITH A 100% COCONUT FIBER BLEND EROSION BLANKET NORTH AMERICAN GREEN C125) OR APPROVED EQUAL. THE COCONUT FIBER EROSION BLANKET AND ASSOCIATED SEEDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND APPROVED BY THE PROJECT ENGINEER PRIOR TO CONSTRUCTION.

13. THE CONTRACTOR IS RESPONISBLE FOR ALL TEMPORARY CONTROL MEASURES TO ENSURE THAT ALL USEPA REQUIREMENTS AND CITY OF ALBUQUERQUE REQUIREMENTS ARE MET.

14. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY, COUNTY, STATE AND FEDERAL PERMITS REQIRED AS PART OF THE CONSTRUCTION OF THIS PROJECT.

SURVEY INFORMATION

PROJECT LOCATION

DOMINICAN SPIRITUAL RETREAT CENTER, ALBUQUERQUE, NEW MEXICO, JULY 2011.

SURVEY INFORMATION

TOPOGRAPHIC SURVEY PERFORMED AND COMPILED BY TERRA LAND SURVEYS, LLC CORRALES, NEW MEXICO, JULY 20110.

PROJECT BENCHMARK

PROJECT BENCHMARK IS A STANDARD CITY OF ALBUQUERQUE SURVEY CONTROL 3 1/4 INCH ALUMINUM DISC STAMPED "NM-448-N8" LOCATED AT THE N.E. CORNER OF THE INTERSECTION OF COORS BLVD., N.W. AND ROBERSON LANE WITHIN ALBUQUERQUE, NEW MEXICO. ELEVATION = 5021.65 FEET (NAVD 1988 VERTICAL DATUM)

NOTES

1. FIELD SURVEY PERFORMED IN JULY 2011.

2. TOPOGRAPHIC SURVEY WAS COMPILED UTILIZING GROUND COORDINATES REFERENCED TO THE NAD 83 NEW MEXICO CENTRAL ZONE COORDINATE SYSTEM. PRIMARY HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED UTILIZING GPS RTK METHODS (COMBINED GROUND TO GRID FACTOR = 0.999683384).

3. ELEVATIONS SHOWN FOR PIPES ARE INVERT ELEVATIONS UNLESS OTHERWISE SPECIFIED.

4. CONTOURS SHOWN HEREON ARE AT A ONE FOOT INTERVAL.

5. THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY LINES AND CORNERS ARE SHOWN FOR ORIENTATION ONLY.

EXISTING ON SITE CONDITIONS

THE PROJECT SITE CONSISTS OF 4.62 ACRES (MORE OR LESS) AND IS CURRENTLY DEVELOPED WITH TWO EXISTING BUILDINGS, A STORAGE SHED, LANDSCAPING, BASE COURSE PARKING, ACCESS ROADS, AND VACANT AREAS THAT HAVE NOT BEEN DISTURBED BY HUMAN ACTIVITY WITH SPARSE NATIVE VEGETATION. THE PROJECT SITE IS GENERALLY FLAT WITH MILD SLOPES TOWARD THE NORTH AND THE EAST. THE CORRALES RIVERSIDE DRAIN RUNS ALONG THE EAST SIDE OF THE SITE. THERE ARE FOUR (4) SHALLOW WATER HARVESTING AREAS WITHIN THE SITE AND A DESILTATION BASIN ON THE NORTH END OF THE SITE. REFERENCE SHEETS C-100 AND C-101 FOR WATER HARVESTING LOCATIONS. THE PROJECT DOES NOT RECEIVE ANY SUBSTANTIAL OFFSITE FLOWS. THERE ARE FOUR (4) EXISTING DRAINAGE BASINS (1, 2, 3 AND 4) AND THOSE BASINS WILL NOT CHANGE DUE TO THE PROPOSED DEVELOPMENT. THESE DRAINAGE BASINS CAN BE SEEN ON THE EXISTING AND PROPOSED DRAINAGE MAPS, SHEET C-002. THE EXISTING LAND TREATMENTS AND PROPOSED LAND TREATMENTS FOR THE BASINS ARE PROVIDED IN THE SUPPLEMENTAL DRAINAGE CALCULATIONS SUBMITTED WITH THESE DRAWINGS.

PROPOSED CONDITIONS

THE PROPOSED IMPROVEMENTS WILL CONSIST OF AN ADDITION TO THE EXISTING SOUTHERN MOST BUILDING, REPLACING SOME EXISTING CONCRETE FLAT WORK, AND ADDING NEW CONCRETE FLAT WORK ON THE SOUTHERN AND EASTERN SIDE OF THE NEW BUILDING ADDITION. IN ADDITION, THE EXISTING SOUTHERN BASE COURSE PARKING AREA WILL BE EXPANDED TO THE SOUTH AND PAVED. THE EXISTING BASE COURSE ENTRANCE ROAD ALONG THE WEST SIDE OF THE SITE WILL ALSO BE PAVED UP TO THE NORTHERN END OF THE NEW BUILDING ADDITION. THERE WILL ALSO BE NEW HEADER CURB PLACED ALONG THE WEST SIDE OF THE ENTRANCE ROAD AND THERE WILL BE ESTATE TYPE ROLLOVER CURB PLACED ALONG THE OTHER EDGES OF THE NEW ASPHALT SURFACED PARKING AREA AND THE EAST SIDE OF THE NEW ENTRANCE ROAD. THE EXISTING WATER HARVESTING AREAS THAT ARE ADJACENT TO THE NEW DEVELOPMENT WILL BE REGRADED TO THE NECESSARY ELEVATIONS TO ACCEPT THE STORM WATER RUNOFF. REFERENCE SHEETS C-100 AND C-101 FOR WATER HARVESTING LOCATIONS. THE FLOW FROM THE NEW ASPHALT AREAS WILL BE CONVEYED BY THE NEW ROLLOVER CURB THEN INTO A NEW RIP RAP RUNDOWN AND INTO WATER HARVEST AREA NO. 1 AND NO. 3. THE RUNOFF GENERATED FROM THE ROOF WILL BE SURFACE FLOWED INTO ONE OF THE WATER HARVESTING AREAS, EITHER 1, 2, 3 OR 4. ALL SIDEWALKS AND HANDICAPPED PARKING SPACES WILL MEET ADA REQUIREMENTS. THE LAND TREATMENTS FOR THE PROPOSED DRAINAGE BASINS MAY BE SEEN IN THE SUPPLEMENTAL CALCULATIONS SUBMITTED WITH THESE DRAWINGS.

STORMWATER ROUTING

THE RUNOFF FROM BASIN D WILL SURFACE DRAIN TO THE EXISTING IMPROVED HARVEST AREA NO. 1 AND THEN BE ROUTED THROUGH THREE (3) EXISTING 8" PVC PIPES INTO THE EXISTING IMPROVED HARVEST AREA NO. 2. FROM HARVEST AREA NO. 2 THE STORMWATER WILL THEN BE ROUTED THROUGH THREE (3) EXISTING 8" PVC PIPES INTO EXISTING HARVEST AREA NO. 4. THE RUNOFF FROM BASIN A WILL SURFACE DRAIN TO THE EXISTING IMPROVED HARVEST AREA NO. 3 AND THEN BE ROUTED THROUGH TWO (2) EXISTING 8" PVC PIPES INTO THE EXISTING IMPROVED HARVEST AREA NO. 4. BASIN C WILL SURFACE DRAIN TO THE EXISTING HARVEST AREA NO. 4 ALONG WITH THE STORMWATER THAT WAS ROUTED THROUGH HARVEST AREAS 2 AND 3. BASIN B WILL SURFACE DRAIN TO THE EXISTING IMPROVED HARVEST AREA NO. 5 ALONG WITH THE STORMWATER THAT WAS ROUTED THROUGH HARVEST AREAS 2, 3 AND 4. THIS HARVEST AREA NO. 5 WILL UTILIZE THE EXISTING CONCRETE WEIR TO DISCHARGE THE STORMWATER INTO THE EXISTING CONRETE CORRALES CANAL. THE FIVE (5) WATER HARVESTING AREAS ARE SIZED TO CAPTURE THE ENTIRE VOLUMETRIC RUNOFF FROM THE 100-YEAR, 24 HOUR EVENT.

OFFSITE FLOWS

IT DOES NOT APPEAR THAT THERE ARE ANY APPARENT OFFSITE FLOWS THAT WILL IMPACT THIS SITE, NOR IS THERE A DESIGNATED FEMA FLOODPLAIN LOCATED ON THE SITE.

CONCLUSION

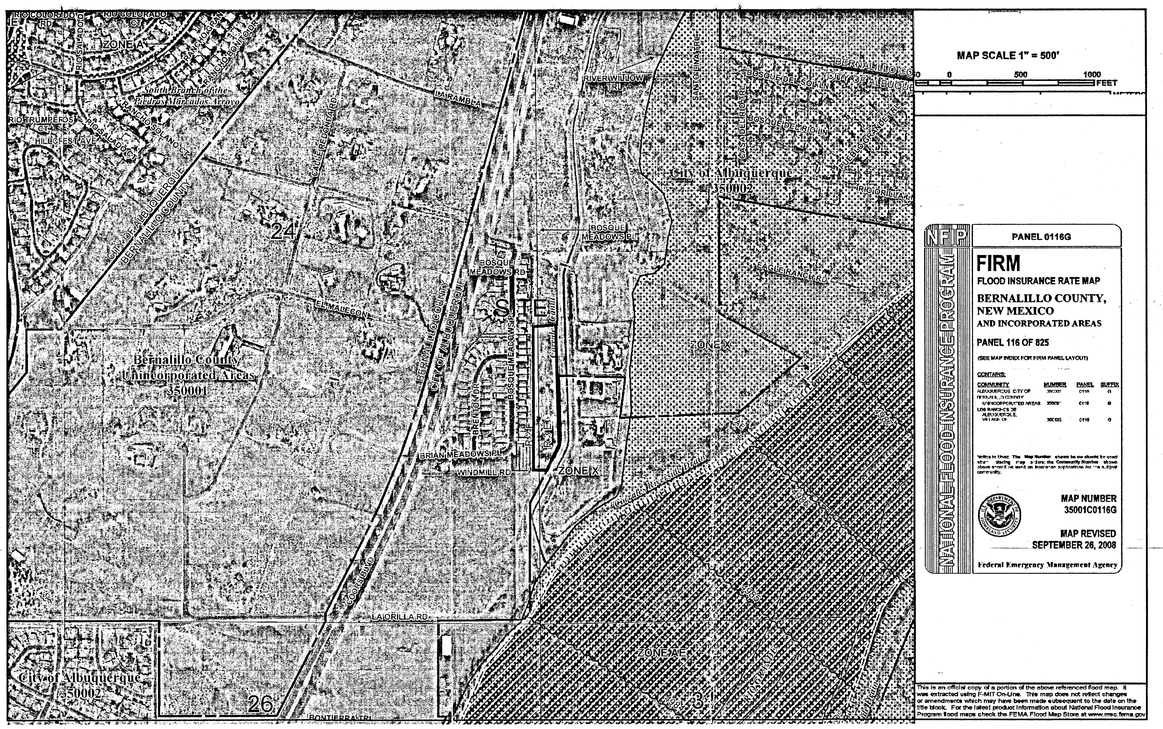
THE NORTH COORS DRAINAGE MANAGEMENT PLAN, MIDDLE AREA, BY SMITH ENGINEERING COMPANY DATED FEBRUARY, 1997 HAD AN ALLOWABLE DISCHARGE OF 26 cfs FOR BASIN 16.3 E. THE TOTAL DISCHARGE FOR THE SITE UNDER PROPOSED CONDITIONS IS 11.44 cfs. THE FIVE WATER HARVESTING AREAS ON THE SITE RETAIN THE ENTIRE VOLUMETRIC RUNOFF FROM A 100-YEAR, 24 HOUR STORM EVENT DUE TO THE DEVELOPMENT (0.421 AF), THIS CAN BE SEEN IN THE AHYMO MODEL IN THE SUPPLEMENTAL DRAINAGE CALCULATIONS. .

THE PROPOSED DEVELOPMENT WILL INCREASE STORMWATER FLOWS FROM THE SITE. THE HARVEST AREAS AND THE CURB AND GUTTER THAT WILL BE CONSTRUCTED WILL SAFELY CONVEY THE 100 YEAR-24 HOUR STORM. THE EXISTING CONCRETE SPILLWAY INTO THE CORRALES CHANNEL WILL CONVEY ANY STORM WATER RUNOFF THAT EXCEEDS THE DETENTION VOLUME ONSITE. IF THE SITE SHOULD RECEIVE A STORM THAT EXCEEDS THE 100 YEAR-24 HOUR STORM VOLUME, STORMWATER FLOWS WILL SPILL OVER THE CREST OF THE EMERGENCY SPILLWAY INTO THE CORRALES CHANNEL.

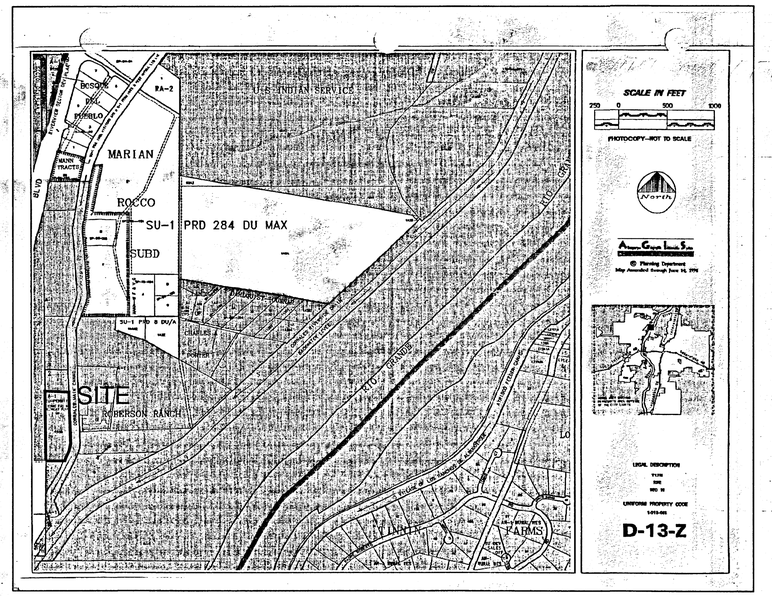
THIS PLAN MEETS ALL SEDIMENTATION GOALS AND CRITERIA FOR THE NORTH COORS DRAINAGE MANAGEMENT PLAN, MIDDLE AREA, BY SMITH ENGINEERING COMPANY DATED FEBRUARY, 1997.

THE PROPOSED DEVELOPMENT OF THIS SITE WILL NOT ADVERSELY IMPACT THE DRAINAGE SYSTEM ON ROBERTSON ROAD.

FOR ALL DRAINAGE CALCULATIONS PLEASE REFER TO SUPPLEMENTAL DRAINAGE CALCULATIONS.



F.I.R.M. MAP
SCALE: 1" = 500'



ZONE ATLAS PAGE D-13-Z
NO SCALE

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PLOT_VIEW

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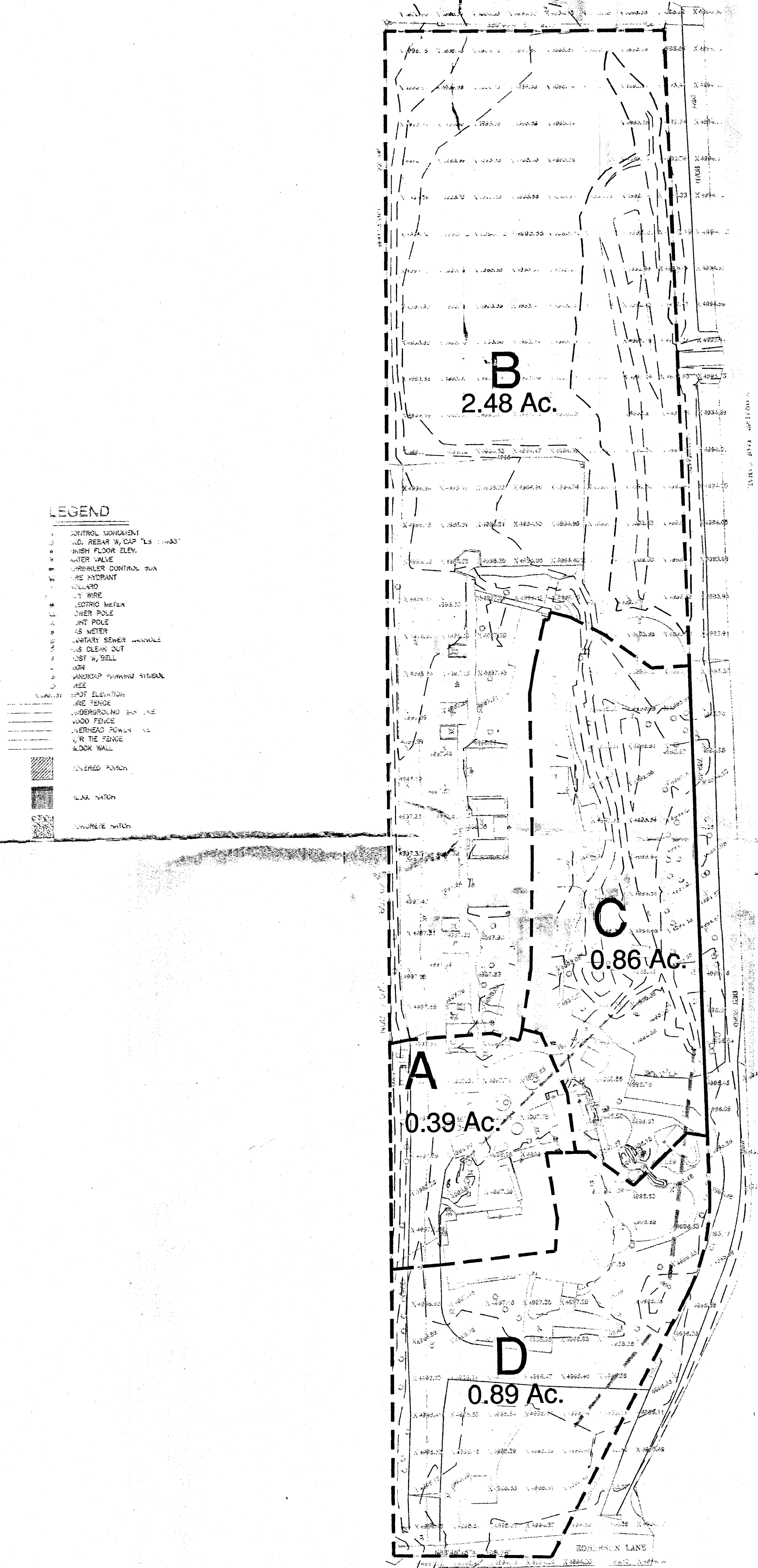
proj. no.: 11-022
acad file: GENERAL NOTES
date: NOV.,2011

GENERAL NOTES

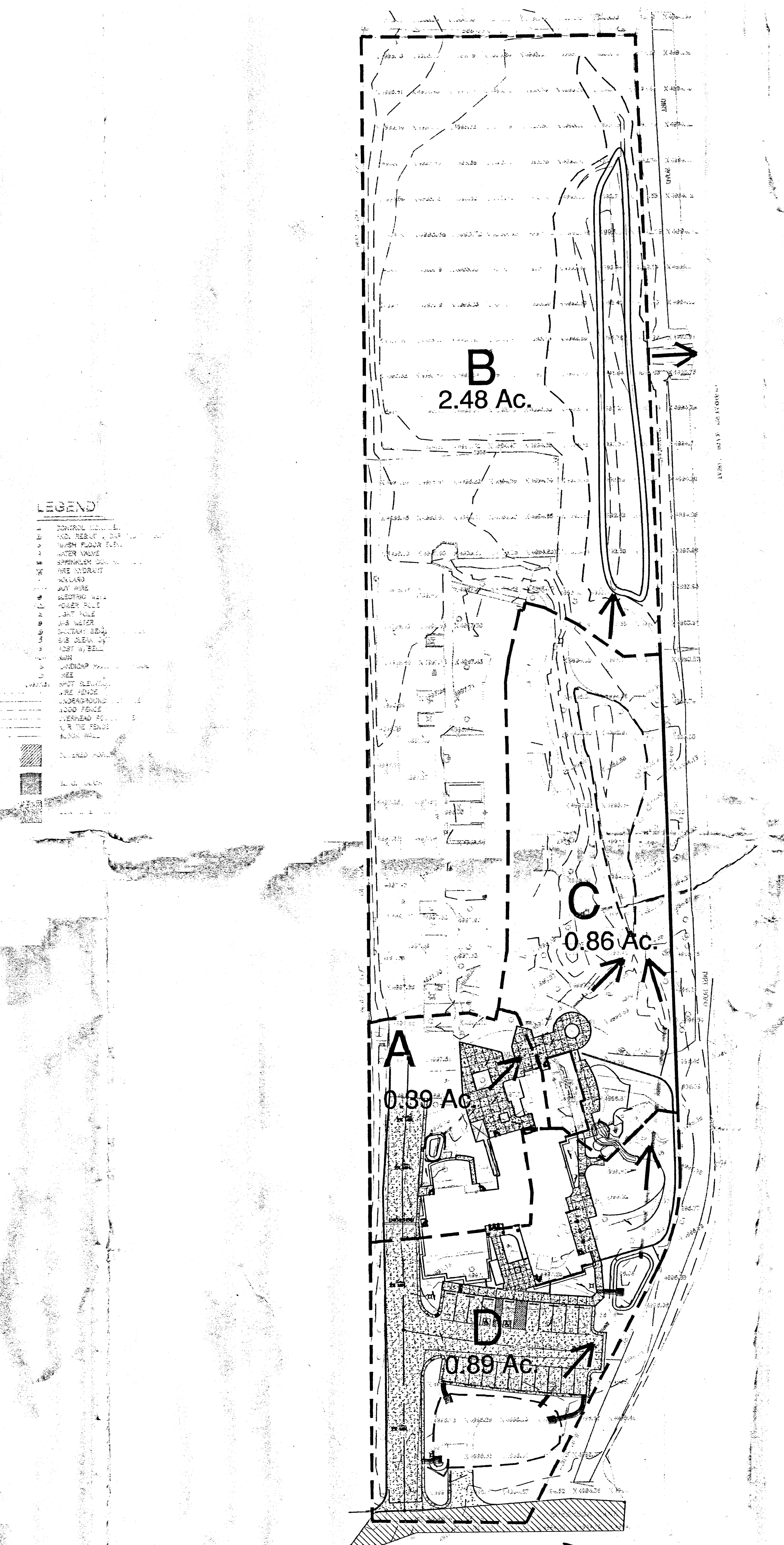
C-001



EXISTING DRAINAGE BASIN MAP

SCALE: 1" = 50'-0"

0 25 50 100



PROPOSED DRAINAGE BASIN MAP

SCALE: 1" = 50'-0"

0 25 50 100

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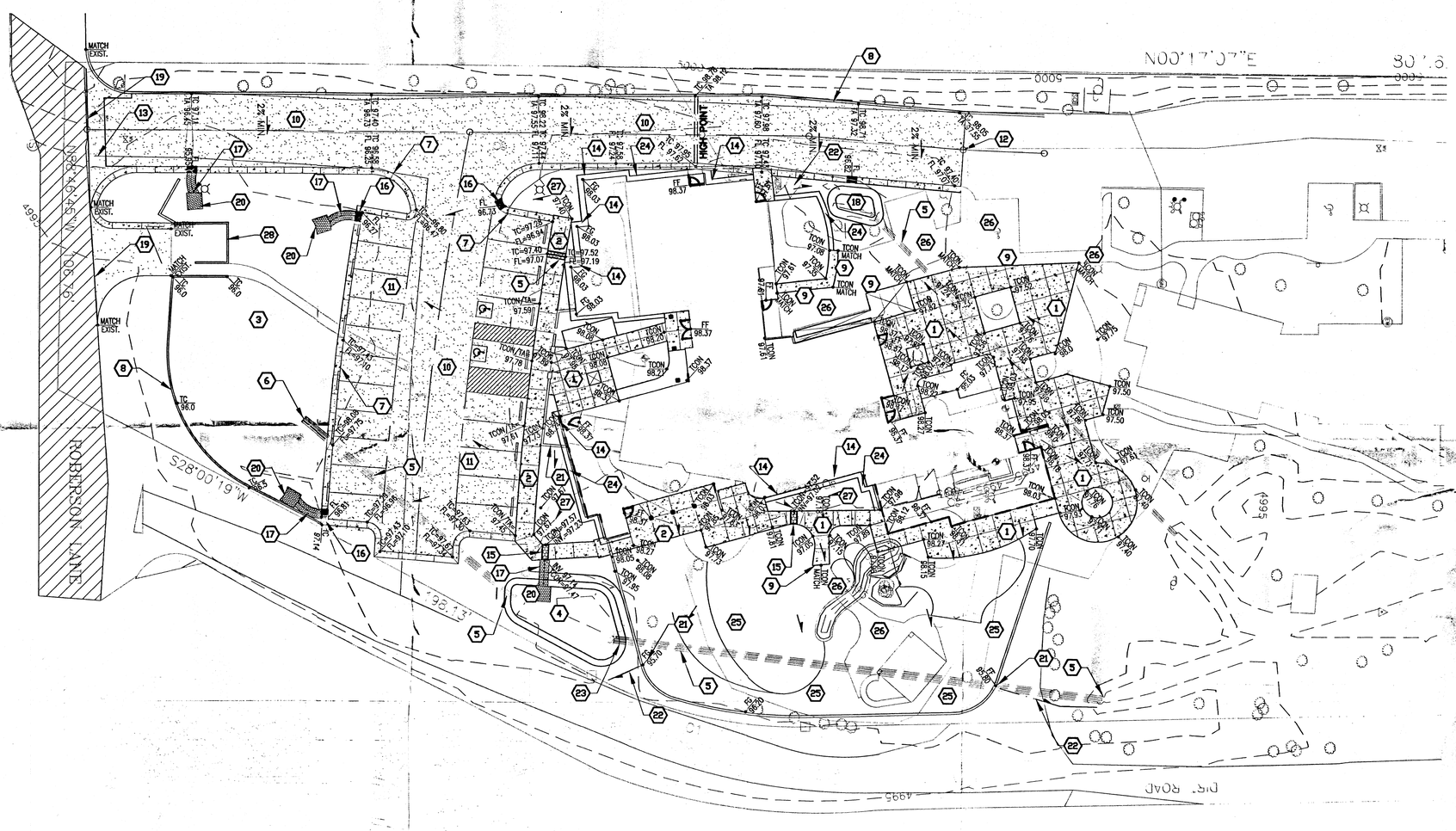
EXISTING AND PROPOSED DRAINAGE BASINS

C-002



GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'-0"

NORTH

0 0 20 40

LEGEND

95.19 TCON	PROPOSED SPOT ELEVATIONS
(95.19) TCON	EXISTING SPOT ELEVATIONS
MATCH (95.19)	MATCH EXISTING ELEVATIONS
TCON	TOP OF CONCRETE
FL	FLOW LINE, CURB
INV.	INVERT
FG	FINISHED GRADE
TP	TOP OF PAVEMENT
R	ROOF DRAIN
	PROPOSED RIP RAP
GB	GRADE BREAK
	SWALE
	PROPOSED SIDEWALK CULVERT
	LIGHT DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
5895	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
5895	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

GENERAL NOTES

A. AT AREAS OF CUTTING AND TRENCHING AT EXISTING ASPHALT PAVEMENT FOR NEW WORK, THE CONTRACTOR SHALL PATCH AND REPAIR DAMAGED ASPHALT TO MATCH EXISTING ADJACENT SURFACES
B. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICT W/ SITE UTILITIES OR FEATURES AND OBTAIN RESOLUTION PRIOR TO PROCEEDING WITH THE WORK
C. CONTRACTOR SHALL COORDINATE SITE ACCESS AND STAGING AREA WITH OWNER/ARCHITECT
D. CONTRACTOR SHALL TAKE PRECAUTIONS AS NECESSARY TO PROTECT FROM DAMAGING EXISTING UTILITY LINES, WALKS, LANDSCAPING, ETC. WHICH WILL REMAIN AS PART OF THE FINAL SYSTEM. CONTRACTOR SHALL REPAIR AND/OR RESTORE THESE ITEMS AS REQUIRED TO PRE-CONSTRUCTION CONDITION
E. SEE LANDSCAPE DRAWINGS FOR SITE FURNISHINGS
F. SLOPE PAVEMENT AT A MINIMUM 1%. IF HERE IS A SLOPE LESS THAN 1% ON PROPOSED PAVEMENT CONTACT PROJECT ENGINEER IMMEDIATELY.
G. ALL ROOF DRAIN LOCATIONS SHALL BE DIRECTED TO NEW SIDEWALK CULVERTS OR CURB CUTS AS SHOWN ON THIS SHEET. IF THERE ARE ANY QUESTIONS REGARDING THE INTENT OF WHERE THE ROOF DRAINS SHALL BE LOCATED, THE CONTRACTOR SHALL CONTACT THE PROJECT ARCHITECT OR ENGINEER IMMEDIATELY.

KEYED NOTES (1)

1. NEW CONCRETE FLAT WORK. SEE ARCHITECTURAL PLANS FOR DETAILS.
2. NEW SIDEWALK WITH TURNDOWN EDGE. SEE ARCHITECTURAL PLANS
3. EXISTING HARVEST AREA 1 (DO NOT DISTURB)
   TOP ELEV. (MIN.) = 96.0
   INV. ELEV. = 95.10
   VOL REQ'D = 0.0607 AF – VOL PROVIDED = 0.097 AF
   MAX WATER SURFACE = 95.66
4. EXISTING HARVEST AREA 2 (GRADE AS SHOWN)
   TOP ELEV. (MIN.) = 96.0
   INV. ELEV. = 94.5
   SIDE SLOPE = 3:1
   VOL REQ'D = 0.0074 AF – VOL PROVIDED = 0.0289 AF
   MAX WATER SURFACE = 94.97
5. CLEAN OUT SILT AND DEBRIS FROM EXISTING PIPES AND REPAIR EXISTING PIPES AS NECESSARY.
6. EXTEND 3–8" PVC PIPES BY 10 LF
   INV. ELEV. = 95.36
7. NEW MOUNTABLE CURB ROLL TYPE, SEE ARCHITECTURAL PLANS FOR DETAIL.
8. NEW HEADER CURB, SEE ARCHITECTURAL PLANS FOR DETAIL.
9. SAWCUT EXISTING CONCRETE TO A CLEAN STRAIGHT EDGE AND MATCH EXISTING CONCRETE ELEVATIONS WITH NEW CONCRETE.
10. NEW HEAVY DUTY ASPHALT SECTION, SEE SHEET C–501 FOR SECTION.
11. NEW LIGHT DUTY ASPHALT SECTION, SEE SHEET C–501 FOR SECTION.
12. END NEW ASPHALT PAVING, TRANSITION FROM NEW ASPHALT TO EXISTING BASE COURSE SURFACE.
13. NEW CONCRETE VALLEY GUTTER, SEE DETAIL ON SHEET C–501.
14. NEW CONCRETE SPLASH BLOCK AT ROOF DRAIN LOCATIONS, SEE DETAIL ON SHEET C–501.
15. NEW SIDEWALK CULVERT, SEE DETAIL ON SHEET C–501.
16. NEW 3' WIDE CURB CUT.
17. NEW RIP RAP RUNDOWN. SEE DETAIL SHEET C–501.
18. NEW HARVEST AREA 3 (GRADE AS SHOWN)
    TOP ELEV. (MIN.) = 96.5
    INV. ELEV. = 95.5
    SIDE SLOPE = 3:1
19. SAWCUT EXISTING ASPHALT TO A CLEAN STRAIGHT EDGE AND MATCH EXISTING ELEVATION WITH NEW CONCRETE.
20. NEW 5'x5' CLASS 'B' RIP RAP PAD. SEE SHEET C–502 FOR DETAIL.
21. 2' WIDE WEEP HOLE IN WALL.
22. GRADE SWALE TO DRAIN. (MIN = 6" DEEP, MAX = 8" DEEP)
23. EXTEND 3–8" PVC PIPES BY 4 LF
    INV ELEV. = 94.69
24. 18" CONCRETE APRON, SEE ARCHITECTURAL DRAWINGS FOR DETAIL.
25. GRADES IN THIS AREA SHALL BE COORDINATED WITH THE PROJECT ARCHITECT AND ENGINEER PRIOR TO CONSTRUCTION.
26. EXISTNG CONCRETE SURFACE TO REMAIN IN PLACE.
27. GRADE THIS AREA TO DRAIN AWAY FROM BUILDING AND TOWARD THE NEW CURB CUT OR SIDEWALK CULVERT.
28. EXISTING TRASH ENCLOSURE WALL TO REMAIN.

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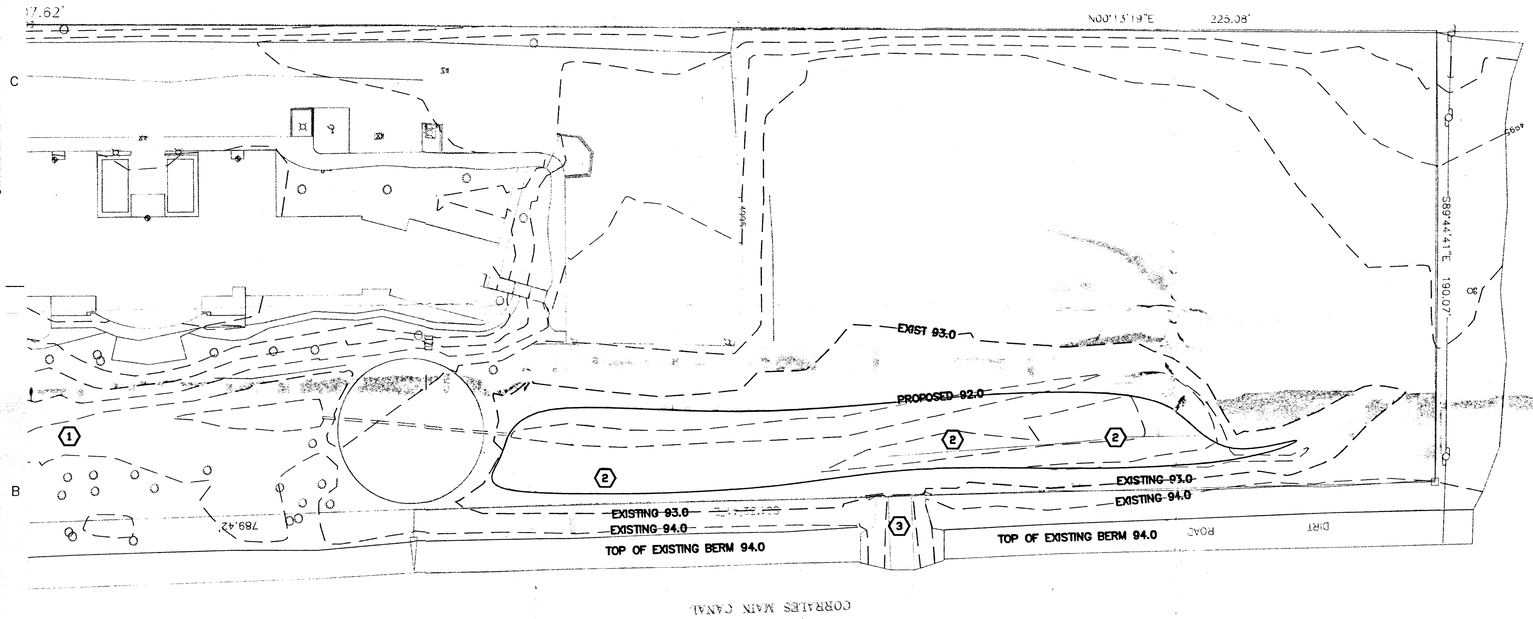
GRADING AND DRAINAGE

C-100

PLOT_VIEW



GRADING AND DRAINAGE PLAN

SCALE: 1" = 30'-0"

NORTH

0 15 30 60

LEGEND

95.19 TCON	PROPOSED SPOT ELEVATIONS
(95.19) TCON	EXISTING SPOT ELEVATIONS
MATCH (95.19)	MATCH EXISTING ELEVATIONS
TCON	TOP OF CONCRETE
FL	FLOW LINE, CURB
INV.	INVERT
FG	FINISHED GRADE
TP	TOP OF PAVEMENT
R	ROOF DRAIN
	PROPOSED RIP RAP
--------GB--------	GRADE BREAK
	SWALE
	PROPOSED SIDEWALK CULVERT
	LIGHT DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
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	PROPOSED MINOR CONTOUR
5895	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

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E. SEE LANDSCAPE DRAWINGS FOR SITE FURNISHINGS
F. SLOPE PAVEMENT AT A MINIMUM 1%. IF HERE IS A SLOPE LESS THAN 1% ON PROPOSED PAVEMENT CONTACT PROJECT ENGINEER IMMEDIATELY.

KEYED NOTES

1. EXISTING HARVEST AREA 4 (DO NOT DISTURB)
   TOP ELEV. (MIN.) = 94.0
   INV. ELEV. = 92.5
   VOL REQ'D = 0.0156 AF – VOL PROVIDED = 0.044 AF
   MAX WATER SURFACE = 93.55
2. NEW HARVEST AREA 5 (GRADE AS SHOWN)
   TOP ELEV. (MIN.) = 93.0 (EXISTING ELEVATION)
   INV. ELEV. = 92.0 (REGRADE AS SHOWN)
   SIDE SLOPE = VARIES
   VOL REQ'D = 0.33 AF – VOL PROVIDED = 0.33 AF
   MAX WATER SURFACE = 93.0
3. EXISTING CONCRETE SPILLWAY
   TOP OF CREST ELEV. = 93.0
   TOP OF CONCRETE = 94.0
   W=10'
   L=30'

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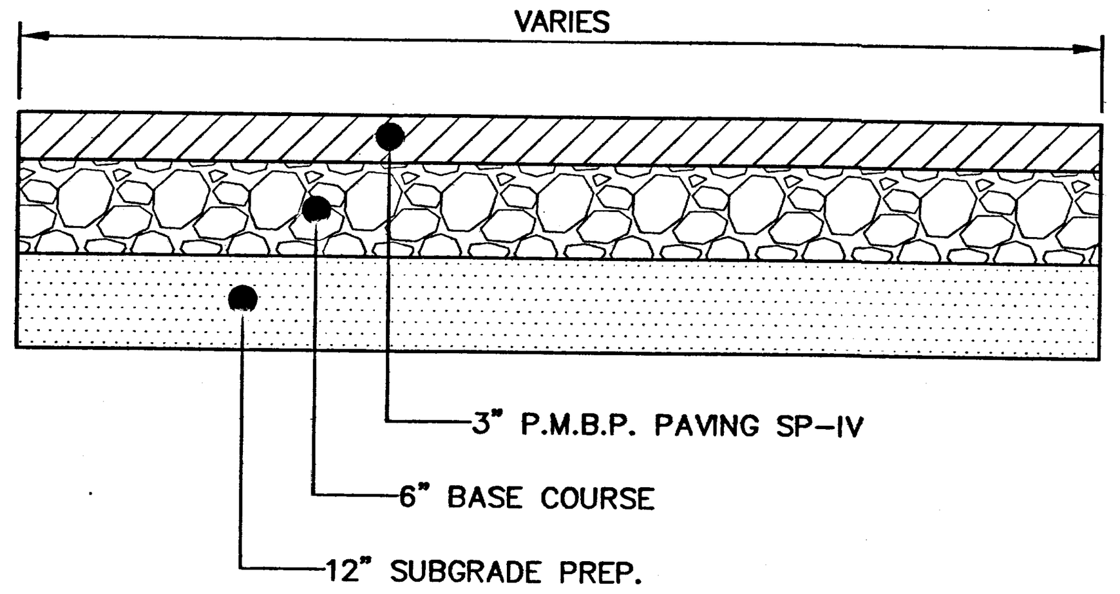
GRADING AND DRAINAGE

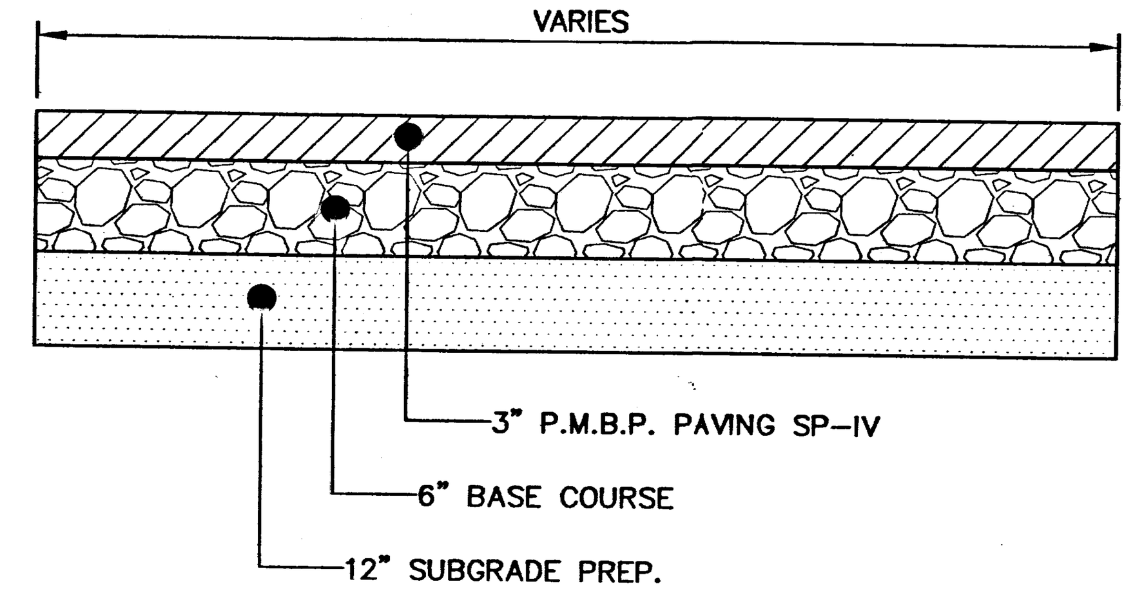
C-101

PLOT_VIEW

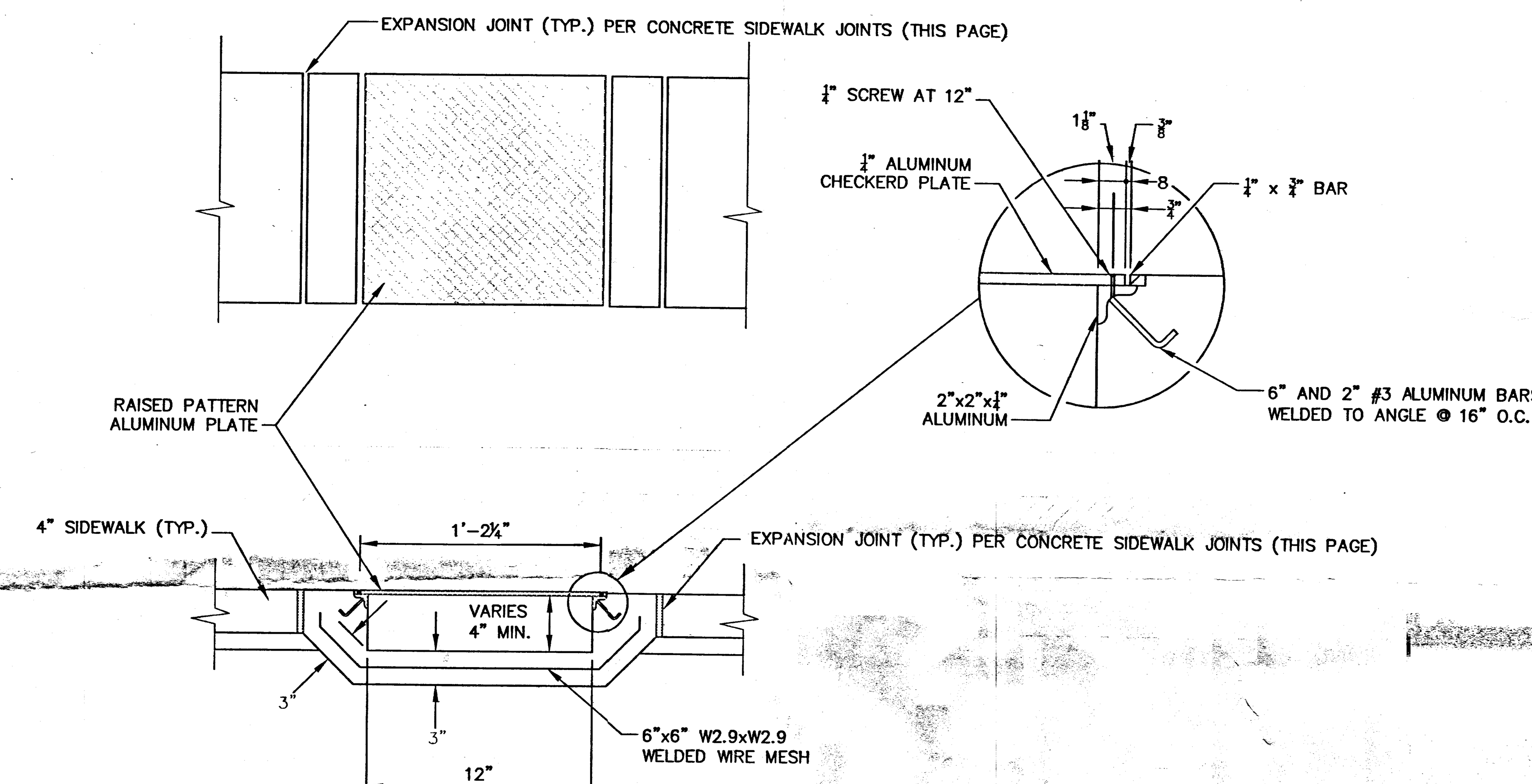
D1 TYPICAL LIGHT DUTY ASPHALT PAVING DETAIL
SCALE: NOT TO SCALE



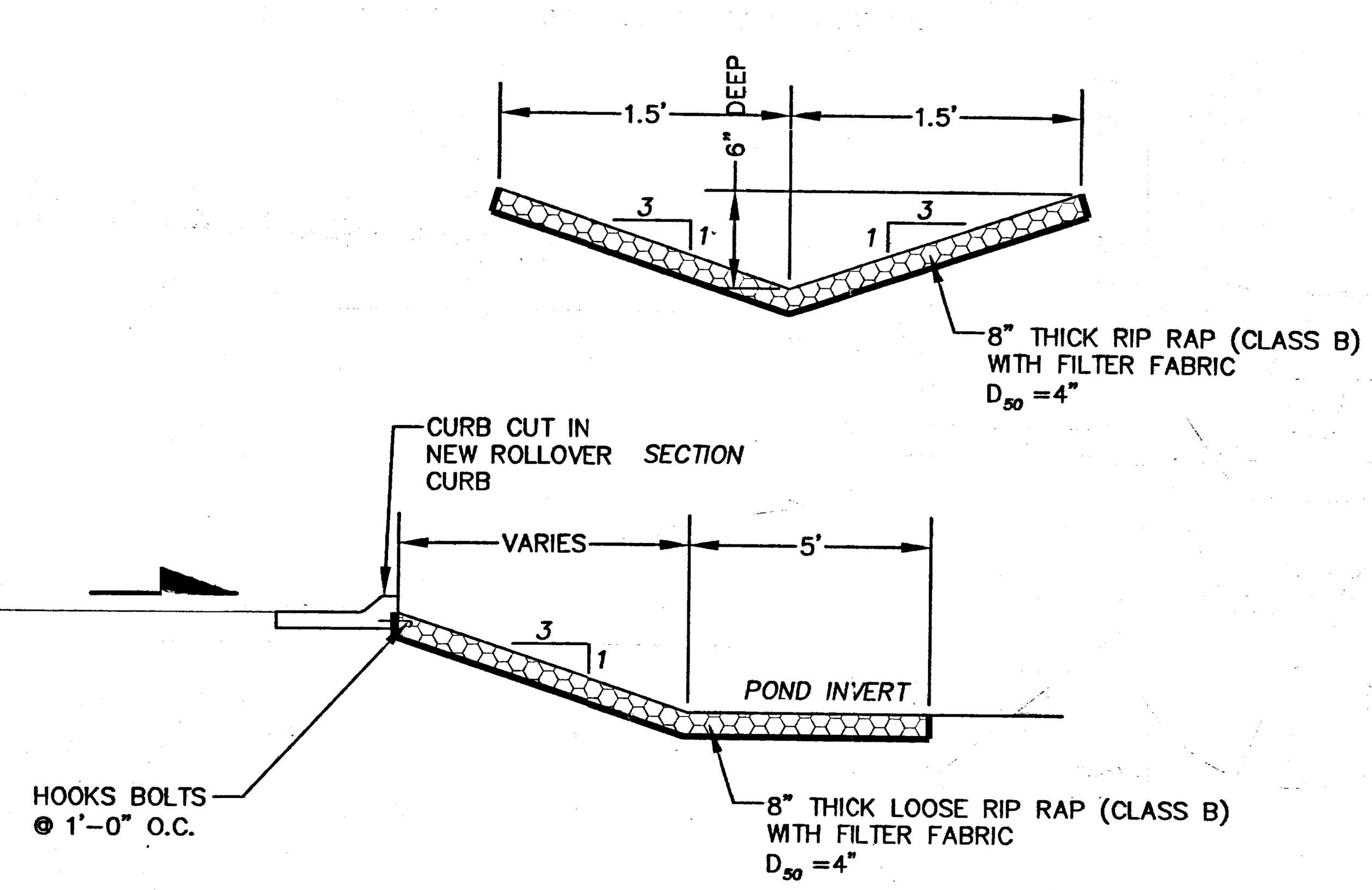
D2 TYPICAL HEAVY DUTY ASPHALT PAVING DETAIL
SCALE: NOT TO SCALE



NOTE: THE ASPHALT PAVING DETAILS ABOVE WERE FROM GEOTECHNICAL EVALUATION FOR BOSQUE CENTER, ALBUQUERQUE, NM. PROJECT NUMBER NO. 11-1-083 BY VINYARD AND ASSOCIATES, INC. DATED JUNE 17, 2011.

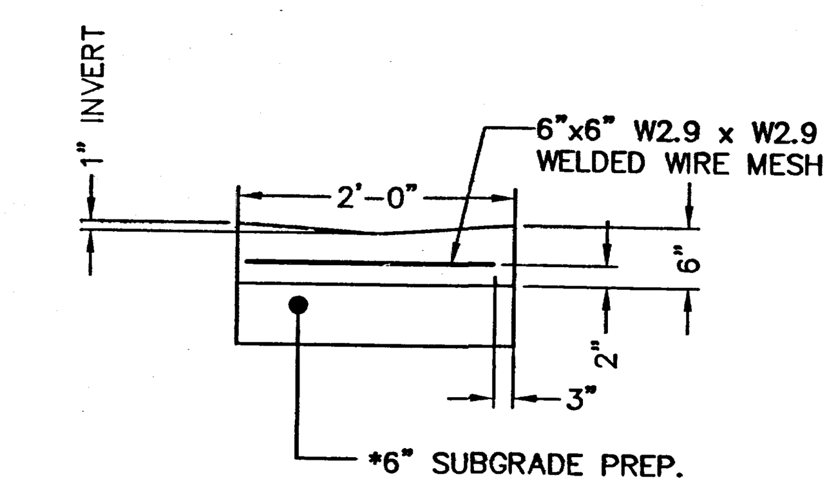


B1 SIDEWALK CULVERT DETAIL
SCALE: NOT TO SCALE

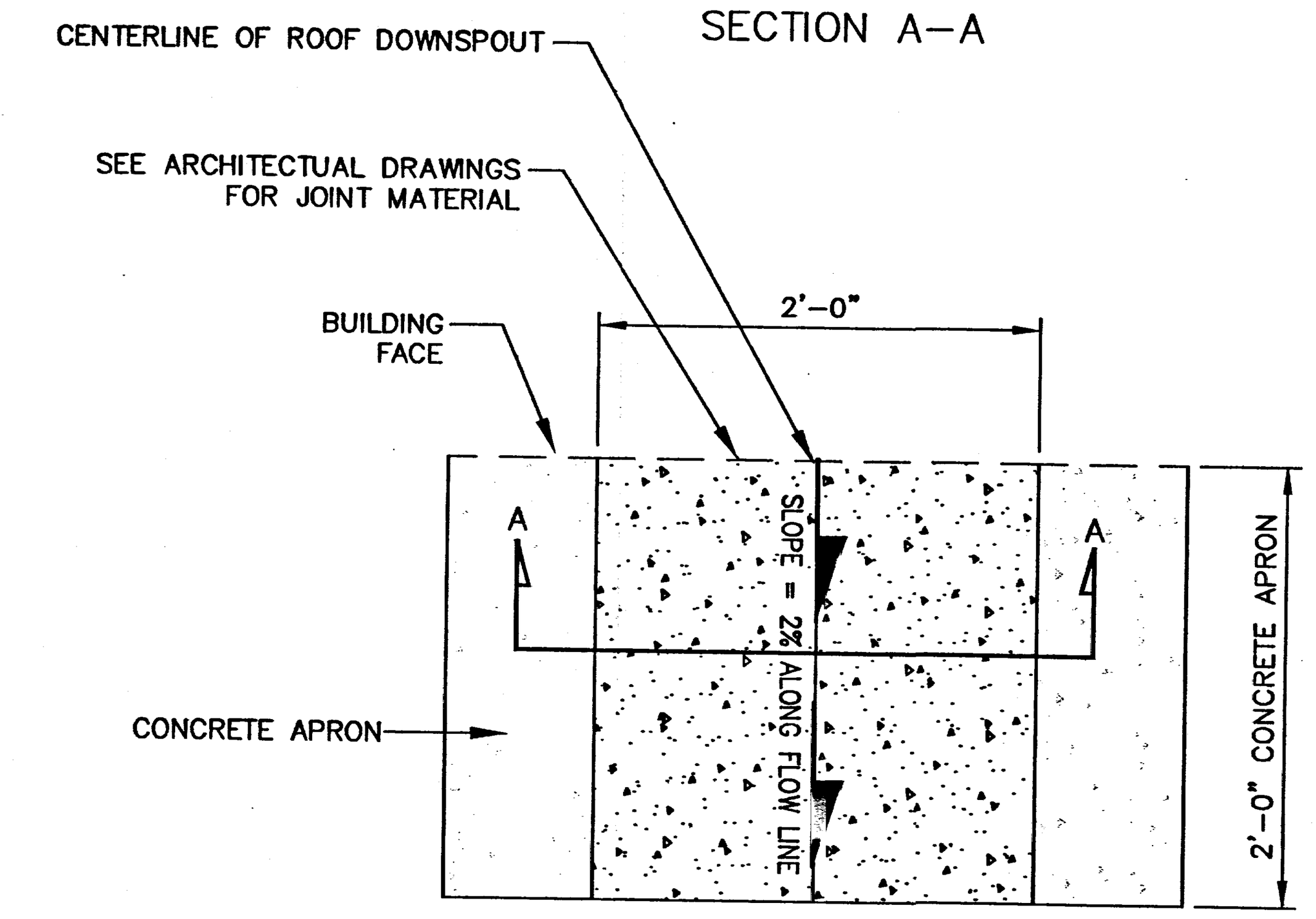


RUNDOWN DETAIL
NTS

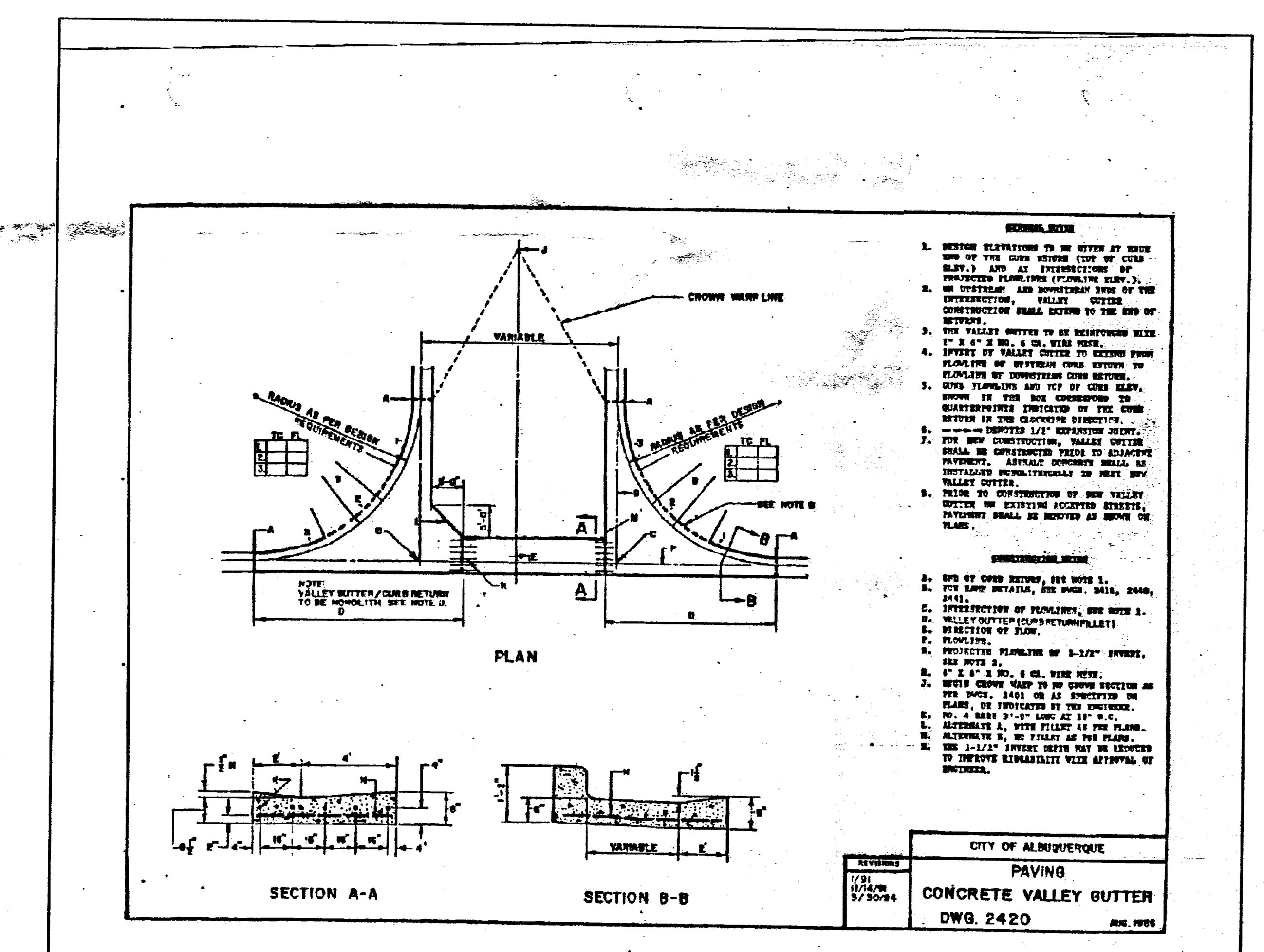
A1 RIP RAP RUNDOWN DETAIL (LOOSE)
SCALE: NOT TO SCALE



SECTION A-A



C4 CONCRETE SPLASH BLOCK DETAIL
SCALE: NOT TO SCALE



A4 CONCRETE VALLEY GUTTER DETAIL
SCALE: NOT TO SCALE

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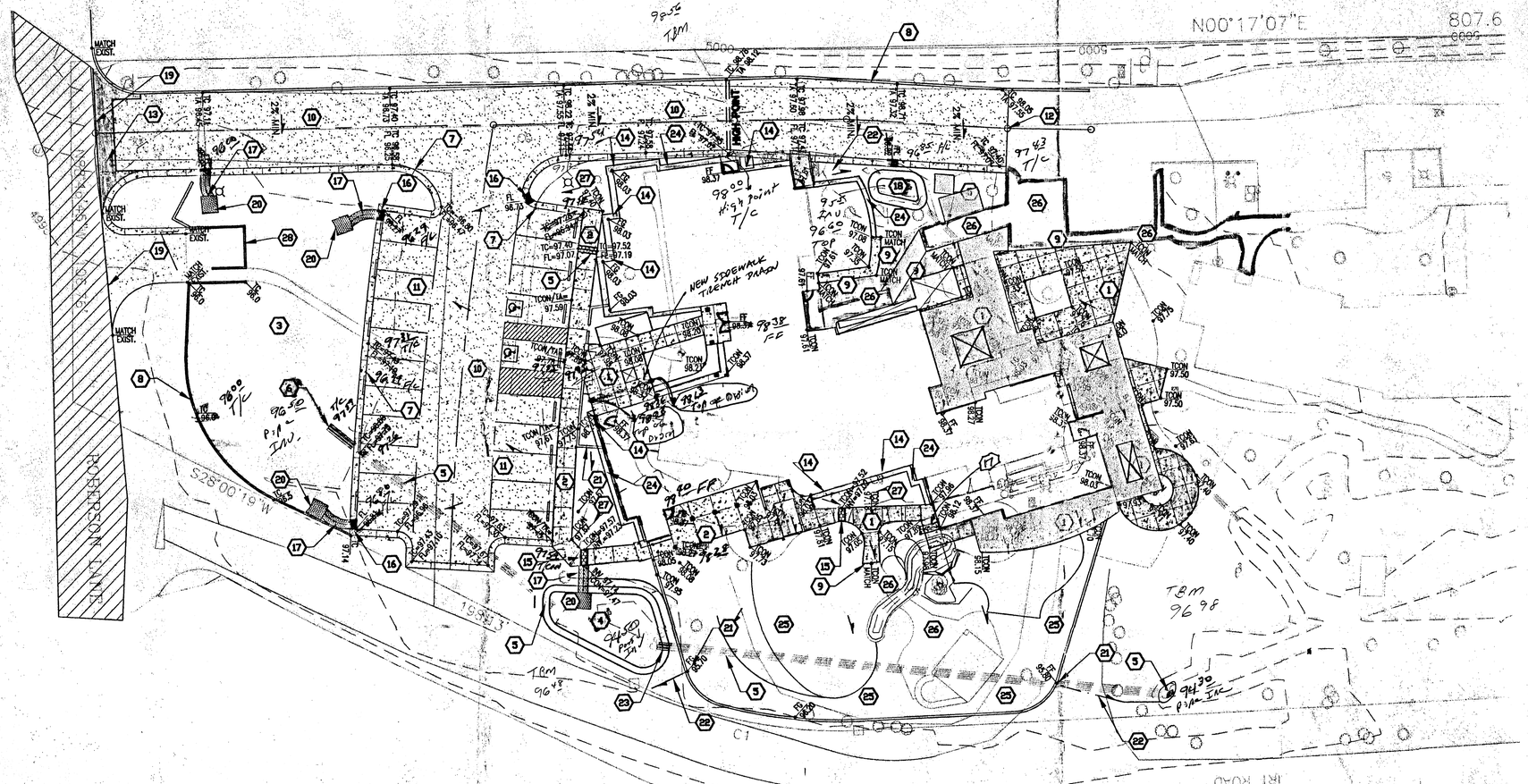
ERLYN A. MILLER II
NEW MEXICO
14507
REGISTERED PROFESSIONAL ENGINEER

The Bosque Center
Episcopal Diocese of the Rio Grande
6400 Coors Boulevard NW
Albuquerque, New Mexico 87120-2712

proj. no.: E11-022
acad file: MISC DETAILS
date: 11-2011

MISCELLANEOUS DETAILS

C-501



LEGEND

95.19 TCON	PROPOSED SPOT ELEVATIONS
(95.19) TCON	EXISTING SPOT ELEVATIONS
MATCH (95.19)	MATCH EXISTING ELEVATIONS
TCON	TOP OF CONCRETE
FL	FLOW LINE, CURB
INV.	INVERT
FG	FINISHED GRADE
TP	TOP OF PAVEMENT
R	ROOF DRAIN
	PROPOSED RIP RAP
GB	GRADE BREAK
	SWALE
	PROPOSED SIDEWALK CULVERT
	LIGHT DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
5895	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
5895	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

GENERAL NOTES

A. AT AREAS OF CUTTING AND TRENCHING AT EXISTING ASPHALT PAVEMENT FOR NEW WORK, THE CONTRACTOR SHALL PATCH AND REPAIR DAMAGED ASPHALT TO MATCH EXISTING ADJACENT SURFACES
B. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICT W/ SITE UTILITIES OR FEATURES AND OBTAIN RESOLUTION PRIOR TO PROCEEDING WITH THE WORK
C. CONTRACTOR SHALL COORDINATE SITE ACCESS AND STAGING AREA WITH OWNER/ARCHITECT
D. CONTRACTOR SHALL TAKE PRECAUTIONS AS NECESSARY TO PROTECT FROM DAMAGING EXISTING UTILITY LINES, WALKS, LANDSCAPING, ETC. WHICH WILL REMAIN AS PART OF THE FINAL SYSTEM. CONTRACTOR SHALL REPAIR AND/OR RESTORE THESE ITEMS AS REQUIRED TO PRE-CONSTRUCTION CONDITION
E. SEE LANDSCAPE DRAWINGS FOR SITE FURNISHINGS
F. SLOPE PAVEMENT AT A MINIMUM 1%. IF HERE IS A SLOPE LESS THAN 1% ON PROPOSED PAVEMENT CONTACT PROJECT ENGINEER IMMEDIATELY.
G. ALL ROOF DRAIN LOCATIONS SHALL BE DIRECTED TO NEW SIDEWALK CULVERTS OR CURB CUTS AS SHOWN ON THIS SHEET. IF THERE ARE ANY QUESTIONS REGARDING THE INTENT OF WHERE THE ROOF DRAINS SHALL BE LOCATED, THE CONTRACTOR SHALL CONTACT THE PROJECT ARCHITECT OR ENGINEER IMMEDIATELY.

KEYED NOTES (1)

1. NEW CONCRETE FLAT WORK. SEE ARCHITECTURAL PLANS FOR DETAILS.
2. NEW SIDEWALK WITH TURNDOWN EDGE. SEE ARCHITECTURAL PLANS
3. EXISTING HARVEST AREA 1 (DO NOT DISTURB)
   TOP ELEV. (MIN.) = 96.0
   INV. ELEV. = 95.10
   VOL REQ'D = 0.0607 AF – VOL PROVIDED = 0.097 AF
   MAX WATER SURFACE = 95.66
4. EXISTING HARVEST AREA 2 (GRADE AS SHOWN)
   TOP ELEV. (MIN.) = 96.0
   INV. ELEV. = 94.5
   SIDE SLOPE = 3:1
   VOL REQ'D = 0.0074 AF – VOL PROVIDED = 0.0289 AF
   MAX WATER SURFACE = 94.97
5. CLEAN OUT SILT AND DEBRIS FROM EXISTING PIPES AND REPAIR EXISTING PIPES AS NECESSARY.
6. EXTEND 3–8" PVC PIPES BY 10 LF
   INV. ELEV. = 95.36
7. NEW MOUNTABLE CURB ROLL TYPE, SEE ARCHITECTURAL PLANS FOR DETAIL.
8. NEW HEADER CURB, SEE ARCHITECTURAL PLANS FOR DETAIL.
9. SAWCUT EXISTING CONCRETE TO A CLEAN STRAIGHT EDGE AND MATCH EXISTING CONCRETE ELEVATIONS WITH NEW CONCRETE.
10. NEW HEAVY DUTY ASPHALT SECTION, SEE SHEET C-501 FOR SECTION.
11. NEW LIGHT DUTY ASPHALT SECTION, SEE SHEET C-501 FOR SECTION.
12. END NEW ASPHALT PAVING, TRANSITION FROM NEW ASPHALT TO EXISTING BASE COURGE SURFACE.
13. NEW CONCRETE VALLEY GUTTER, SEE DETAIL ON SHEET C-501.
14. NEW CONCRETE SPLASH BLOCK AT ROOF DRAIN LOCATIONS, SEE DETAIL ON SHEET C-501.
15. NEW SIDEWALK CULVERT, SEE DETAIL ON SHEET C-501.
16. NEW 3' WIDE CURB CUT.
17. NEW RIP RAP RUNDOWN. SEE DETAIL SHEET C-501.
18. NEW HARVEST AREA 3 (GRADE AS SHOWN)
    TOP ELEV. (MIN.) = 96.5
    INV. ELEV. = 95.5
    SIDE SLOPE = 3:1
19. SAWCUT EXISTING ASPHALT TO A CLEAN STRAIGHT EDGE AND MATCH EXISTING ELEVATION WITH NEW CONCRETE.
20. NEW 5'x5' CLASS 'B' RIP RAP PAD. SEE SHEET C-502 FOR DETAIL.
21. 2' WIDE WEEP HOLE IN WALL.
22. GRADE SWALE TO DRAIN. (MIN = 6" DEEP, MAX = 8" DEEP)
23. EXTEND 3–8" PVC PIPES BY 4 LF
    INV ELEV. = 94.69
24. 18" CONCRETE APRON, SEE ARCHITECTURAL DRAWINGS FOR DETAIL.
25. GRADES IN THIS AREA SHALL BE COORDINATED WITH THE PROJECT ARCHITECT AND ENGINEER PRIOR TO CONSTRUCTION.
26. EXISTNG CONCRETE SURFACE TO REMAIN IN PLACE.
27. GRADE THIS AREA TO DRAIN AWAY FROM BUILDING AND TOWARD THE NEW CURB CUT OR SIDEWALK CULVERT.
28. EXISTING TRASH ENCLOSURE WALL TO REMAIN.

DRAINAGE CERTIFICATION

I, VERLYN A. MILLER, NMPE 14507, OF THE FIRM MILLER ENGINEERING CONSULTANTS, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS DATED 01/06/2012. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY THE CONTRACTOR OF THE FIRM OF NORTH STAR SURVEYING, LLC. . I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 10/17/2012 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE AS BUILTS PROVIDED IS REPRESENTATIVE OF ACUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

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VERLYN A. MILLER — DATE 10/17/12

INDICATES NEW CONCRETE PAVING
TREE WELL
INDICATES CONCRETE PAVING ELIMINATED BY OWNER DURING CONSTRUCTION.
INDICATES CONCRETE PAVING THAT HAS REMAINED THROUGH CONSTRUCTION.

AS-BUILT PAVING PLAN
10/12/12

GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'-0"

NORTH
0 10 20 40

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MERLYN A. MILLER NEW MEXICO 14507 REGISTERED PROFESSIONAL ENGINEER

PLOT_VIEW

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proj. no.: 11-022
acad file: GRADING PLAN
date: NOV. 2011

GRADING AND DRAINAGE

C-100

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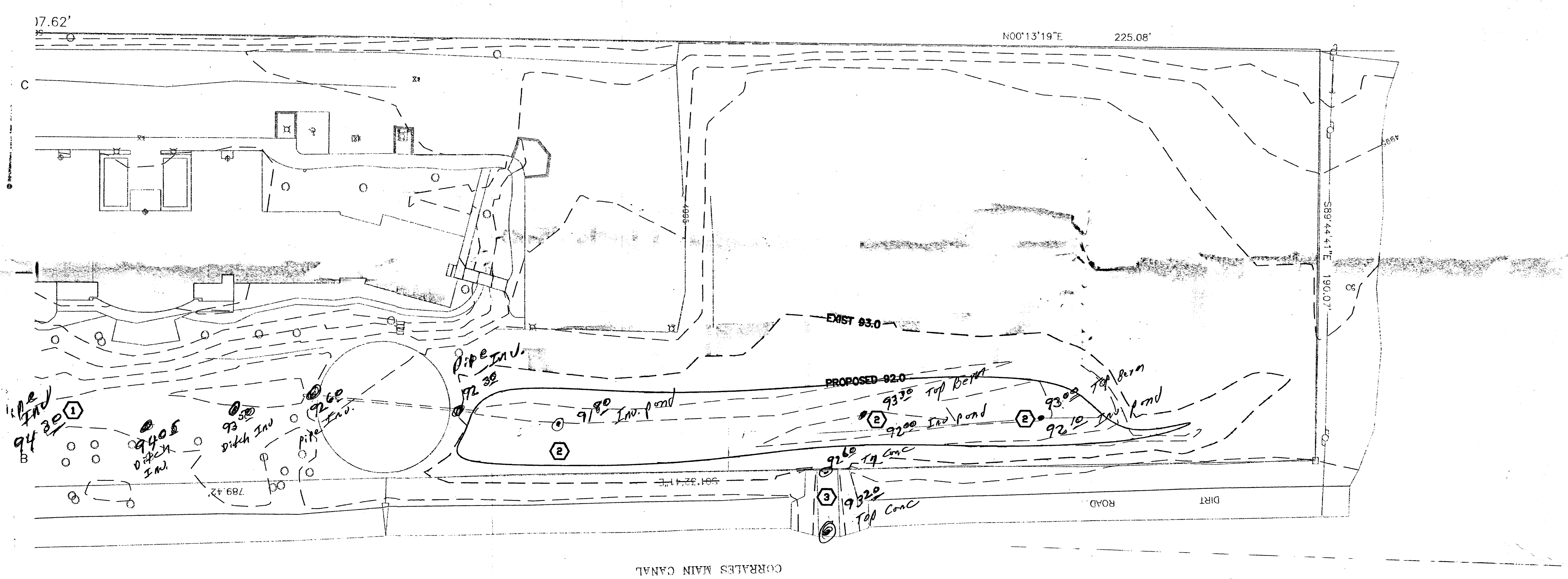
OCT 19 2012
LAND DEVELOPMENT SECTION



GRADING AND DRAINAGE PLAN

SCALE: 1" = 30'-0"

0 15 30 60

NORTH

LEGEND

95.19 TCON	PROPOSED SPOT ELEVATIONS
(95.19) TCON	EXISTING SPOT ELEVATIONS
MATCH (95.19)	MATCH EXISTING ELEVATIONS
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E. SEE LANDSCAPE DRAWINGS FOR SITE FURNISHINGS

F. SLOPE PAVEMENT AT A MINIMUM 1%. IF HERE IS A SLOPE LESS THAN 1% ON PROPOSED PAVEMENT CONTACT PROJECT ENGINEER IMMEDIATELY.

KEYED NOTES (1)

1. EXISTING HARVEST AREA 4 (DO NOT DISTURB)
   TOP ELEV. (MIN.) = 92.5
   INV. ELEV. = 94.0
2. NEW HARVEST AREA 5 (GRADE AS SHOWN)
   TOP ELEV. (MIN.) = 93.0 (EXISTING ELEVATION)
   INV. ELEV. = 92.0 (REGRADE AS SHOWN)
   SIDE SLOPE = VARIES
3. EXISTING CONCRETE SPILLWAY
   TOP OF CREST ELEV. = 93.0
   TOP OF CONCRETE = 94.0
   W=10'
   L=30'

DRAINAGE CERTIFICATION

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VERLYN A. MILLER

DATE 10/17/12

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VERLYN A. MILLER — NEW MEXICO — 14507 — REGISTERED PROFESSIONAL ENGINEER — 11/22/11

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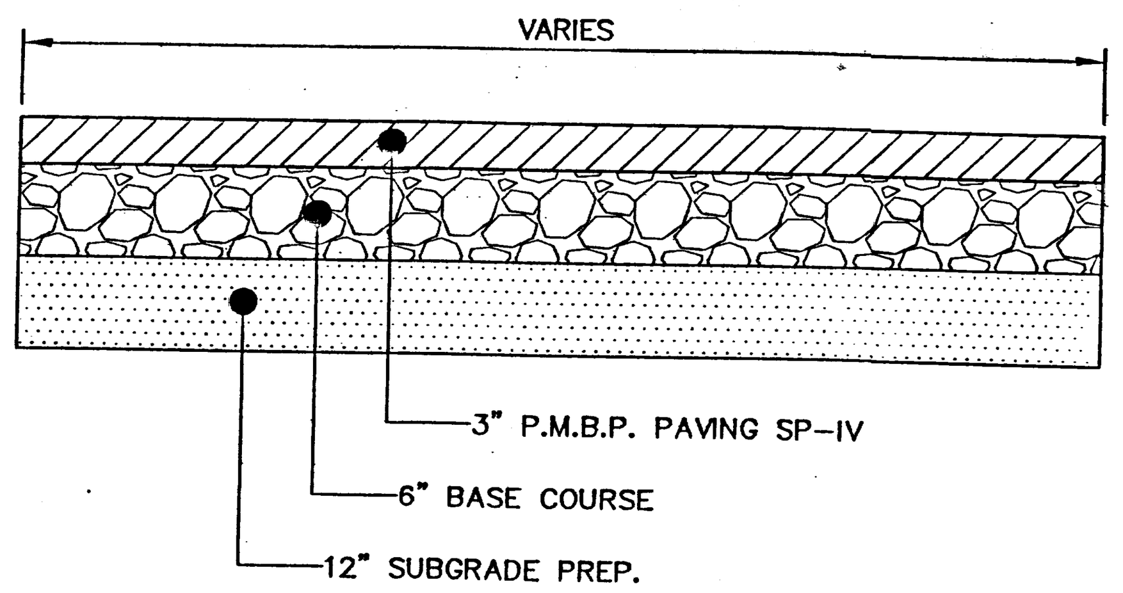
Albuquerque, New Mexico 87120-2712

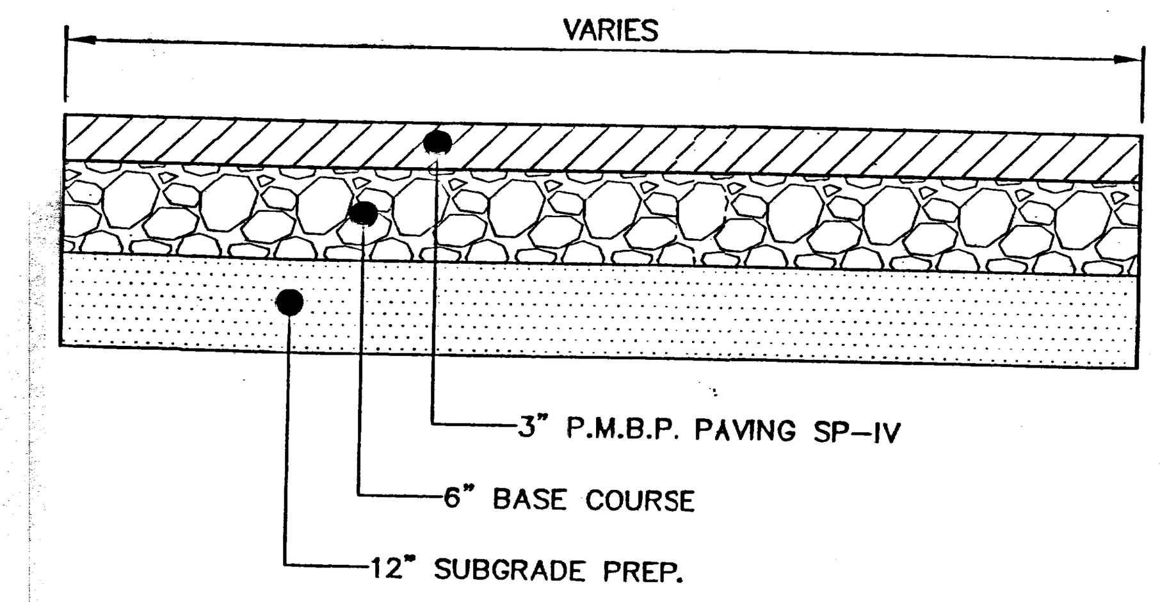
proj. no.: 11-022
acad file: GRADING PLAN
date: NOV. 2011

GRADING AND DRAINAGE

C-101

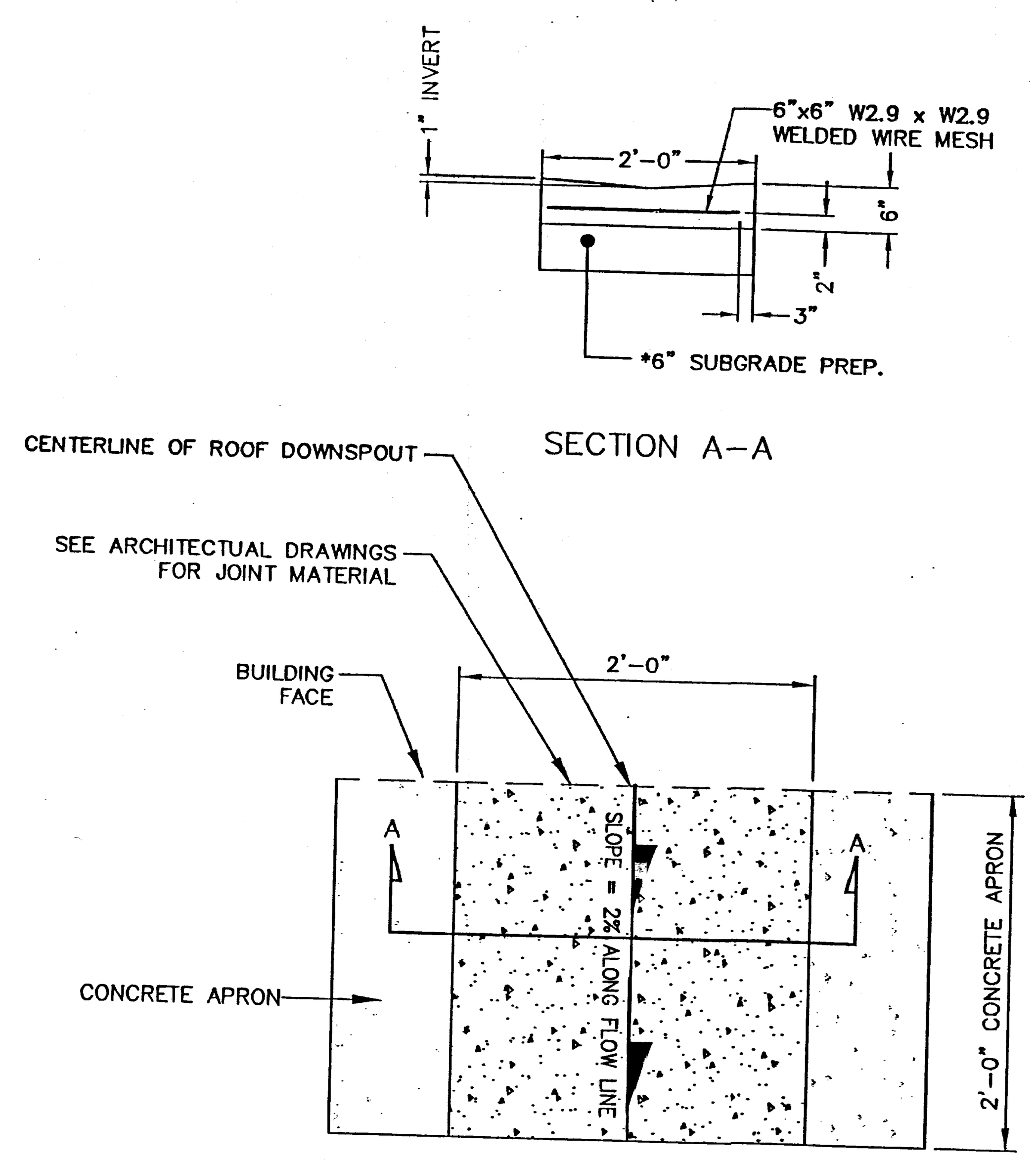


D1 TYPICAL LIGHT DUTY ASPHALT PAVING DETAIL
SCALE: NOT TO SCALE

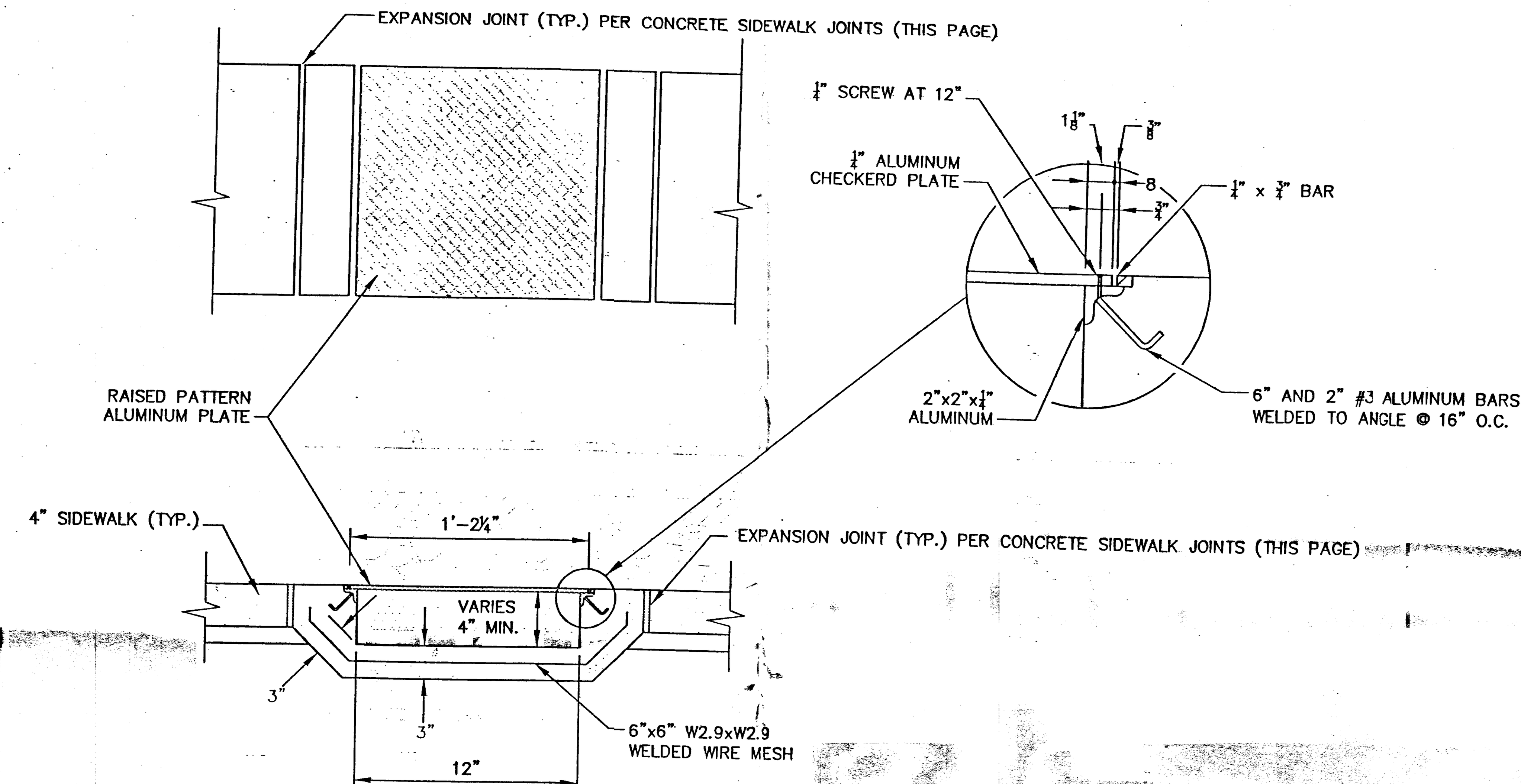


D2 TYPICAL HEAVY DUTY ASPHALT PAVING DETAIL
SCALE: NOT TO SCALE

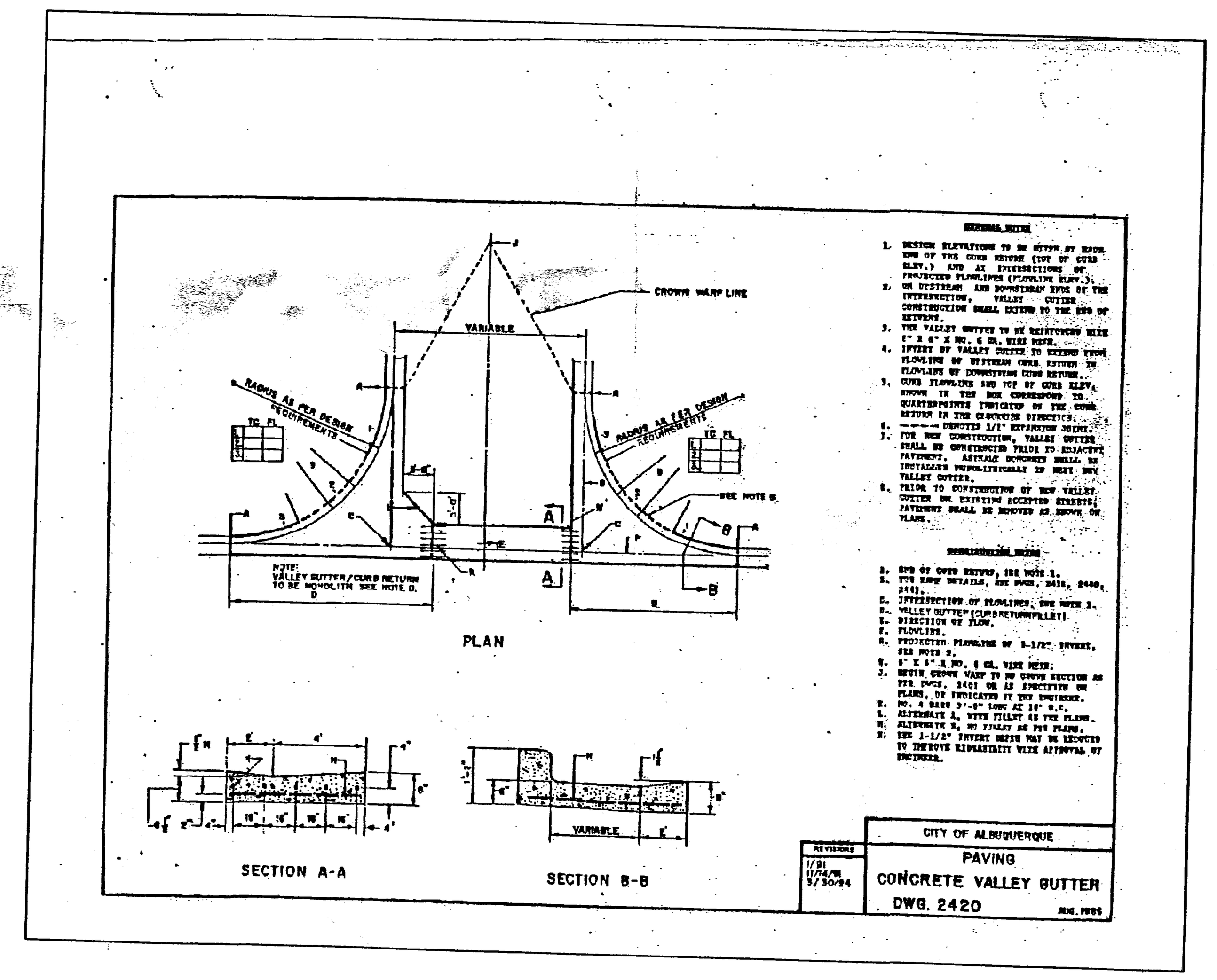
NOTE: THE ASPHALT PAVING DETAILS ABOVE WERE FROM GEOTECHNICAL EVALUATION FOR BOSQUE CENTER, ALBUQUERQUE, NM. PROJECT NUMBER NO. 11-1-083 BY VINYARD AND ASSOCIATES, INC. DATED JUNE 17, 2011.



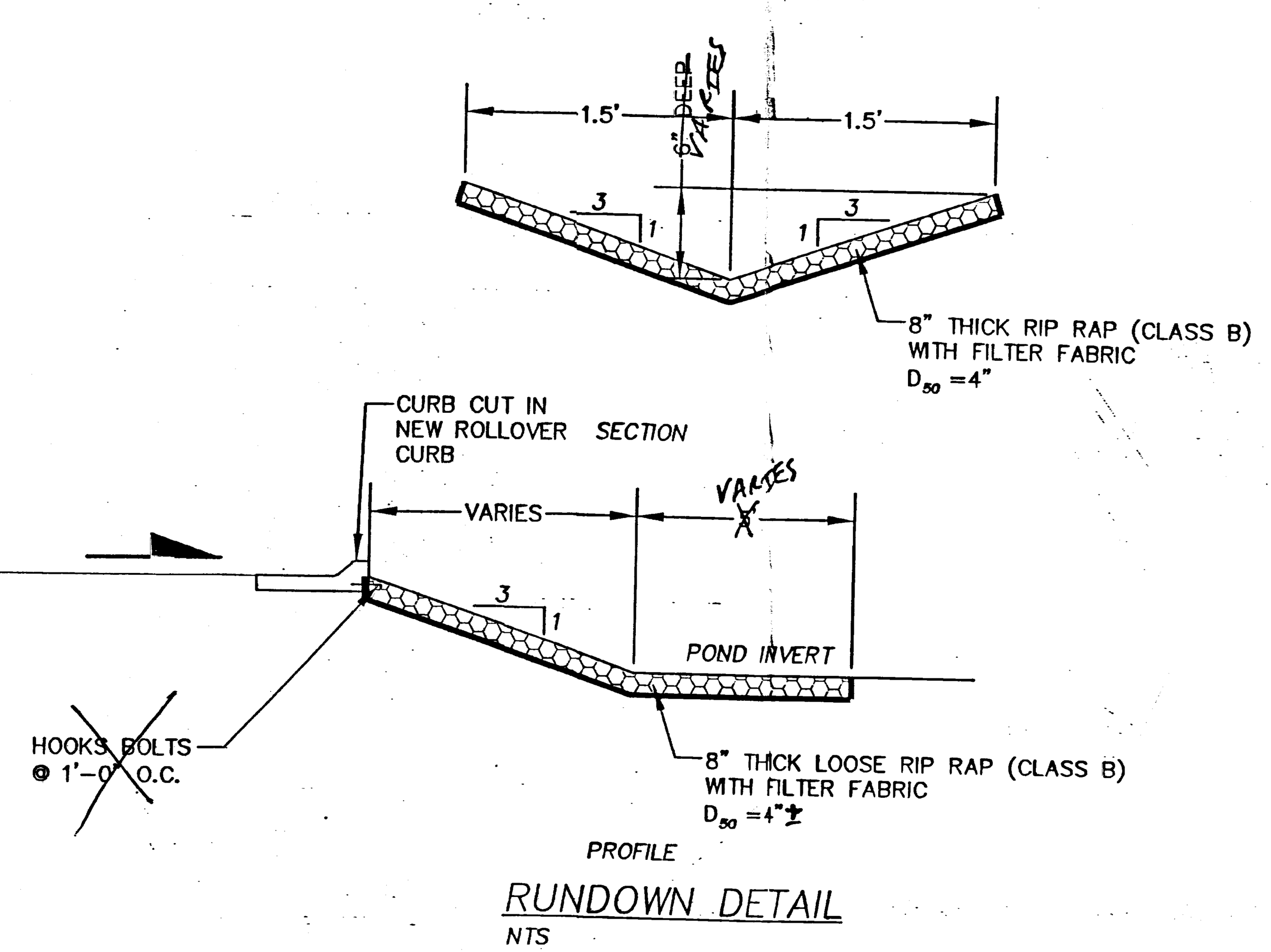
C4 CONCRETE SPLASH BLOCK DETAIL
SCALE: NOT TO SCALE



B1 SIDEWALK CULVERT DETAIL
SCALE: NOT TO SCALE



A4 CONCRETE VALLEY GUTTER DETAIL
SCALE: NOT TO SCALE



A1 RIP RAP RUNDOWN DETAIL (LOOSE)
SCALE: NOT TO SCALE

DRAINAGE CERTIFICATION

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VERLYN A. MILLER — DATE 10/17/12

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MISCELLANEOUS DETAILS

C-501

100-YEAR HYDROLOGIC CALCULATIONS

BASIN #	AREA (acre)	LAND TREATMENT A (%)	B (%)	C (%)	D (%)	WEIGHTED E (in)	V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V(24hour) (acre-ft)	V(24hour) (cu-ft)	Q (cfs)
EXISTING CONDITIONS											
A	0.75	0.00	48.00	18.00	34.00	1.17	0.07	3,171	0.08	3,596	2.22
B	2.87	0.00	95.70	2.10	2.20	0.71	0.17	7,348	0.17	7,454	6.02
C	0.23	0.00	82.20	0.00	8.00	0.77	0.01	345	0.02	815	0.51
D	1.06	0.00	41.30	24.20	34.50	1.20	0.11	4,602	0.12	5,212	3.22
E	0.29	0.00	36.50	43.40	20.10	1.07	0.03	1,119	0.03	1,215	0.83
TOTAL	5.20					0.39	16886		0.42	18154	12.81
PROPOSED CONDITIONS - FULL BUILDOUT											
A	0.75	0.00	47.90	8.00	44.10	1.27	0.08	3,455	0.09	4,007	2.35
B	2.87	0.00	37.30	24.40	38.30	1.25	0.30	12,981	0.34	14,816	8.99
C	0.23	0.00	60.40	27.40	12.20	0.92	0.02	765	0.02	812	0.59
D	1.06	0.00	36.70	26.40	36.90	1.23	0.11	4,749	0.12	5,402	3.30
E	0.29	0.00	36.50	43.40	20.10	1.07	0.03	1,127	0.03	1,224	0.83
TOTAL	5.20					0.53	23076		0.60	26261	16.05
PROPOSED CONDITIONS -PHASE I CONSTRUCTION ONLY											
A	0.75	0.00	22.70	13.20	22.70	0.73	0.05	1,987	0.05	2,272	1.37
B	2.87	0.00	95.70	2.10	2.20	0.71	0.17	7,348	0.17	7,454	6.02
C	0.23	0.00	100.00	0.00	0.00	0.67	0.01	559	0.01	559	0.47
D	1.06	0.00	41.30	24.20	34.50	1.20	0.11	4,602	0.12	5,212	3.22
E	0.29	0.00	36.50	43.40	20.10	1.07	0.03	1,127	0.03	1224	0.83
TOTAL	5.20					0.36	15623		0.38	16721	11.92

EXCESS PRECIP.	0.44	0.67	0.99	1.97	E (in)
PEAK DISCHARGE	1.29	2.03	2.87	4.37	Q_{PK} (cfs)

WEIGHTED E (in) = $(E_A)(\%A) + (E_B)(\%B) + (E_C)(\%C) + (E_D)(\%D)$

V_{24HR} (acre-ft) = (WEIGHTED E)(AREA)/12

V_{Detent} (acre-ft) = $V_{6HR} + (A_C)(P_{24HR} - P_{6HR})/12$

Q (cfs) = $(Q_{PK})(A_A) + (Q_{PB})(A_B) + (Q_{PC})(A_C) + (Q_{PD})(A_D)$

ZONE = 1

P_{6HR} (in.) = 1.20

P_{24HR} (in.) = 2.66

P_{100YR} (in.) = 3.17

DOMINICAN RETREAT HOUSE
SEDIMENTATION POND SIZING

NOTE: BASIN E DOES NOT DRAIN TO SEDIMENTATION POND PER CURRENT GRADING PLAN.

BASIN D
CHECK CULVERT CAPACITY: 3-6"ø PVC - ORIFICE

Q = CA√2gh
C = 0.67
A = 0.35 sf
h(ctl) = 1.00'
Q_o = 0.67 x 0.35√2 x 32.2 x (1.0)
Q_o = 1.88 cfs/ea X 3 = 5.64 cfs > Q_{100} = 3.22 cfs OK

BASIN A
CHECK CULVERT CAPACITY: 2-6"ø PVC - ORIFICE

Q = CA√2gh
C = 0.67
A = 0.35 sf
h(ctl) = 1.00'
Q_o = 0.67 x 0.35 2 x 32.2 x (1.0)
Q_o = 1.88 cfs/ea X 2 = 3.76 cfs > Q_{100} = 2.22 cfs OK

TOTALS FLOW RATES TO SEDIMENTATION POND - PHASE I ONLY

Q_{100} = 11.92 cfs
V_{100} = 16721 cf

SEDIMENTATION POND

A CRITERIA PER "NORTH COORS DRAINAGE MANAGEMENT PLAN"
1 SEDIMENTATION FALL = 0.002 ft/sec @ 50% Q_{100}.
2 DETENTION TIME = POND DEPTH/0.002 ft/sec.
3 MAXIMUM HORIZONTAL VELOCITY = 0.5 ft/sec @ 50% Q_{100}.
4 MINIMUM SEDIMENTATION STORAGE = 0.0024 af/ac.

B OUTLET CONTROL WEIR - EXISTING.
WEIR ELEVATION = 89.92'.
WIDTH = 10'.
TOP OF BERM = 1.71'.

$Q = CLh^{3/2}$
C = 2.6
L = 10'
h_{max} = 1.71'

$Q = 2.6 * 10 * (1.7)^{3/2}$ = 58.1 cfs (OK) >> Q = 11.92 cfs.

CALCULATE MAXIMUM FLOW DEPTH @ 50% Q_{100}

$11.92/2 = 2.6 * 10 * h^{3/2}$

h = 0.37' << 1.71' AVAILABLE, OK

MAXIMUM WATER SURFACE = 89.92 + 0.38 = 90.30

BOTTOM OF POND @ WEIR = 89.00

DEPTH = 90.30 - 89.00 = 1.30'

DETENTION TIME REQUIRED

T = 1.30/0.002 ft/sec = 650 sec = 10.83 min

DETENTION TIME PROVIDED @ 50% Q_{100}

L = 813'
BOTTOM SLOPE = 0.22'
BOTTOM WIDTH = 5'
SIDE SLOPE = 5:1

FROM MANNING, n = 0.045, V = 1.05 ft/sec

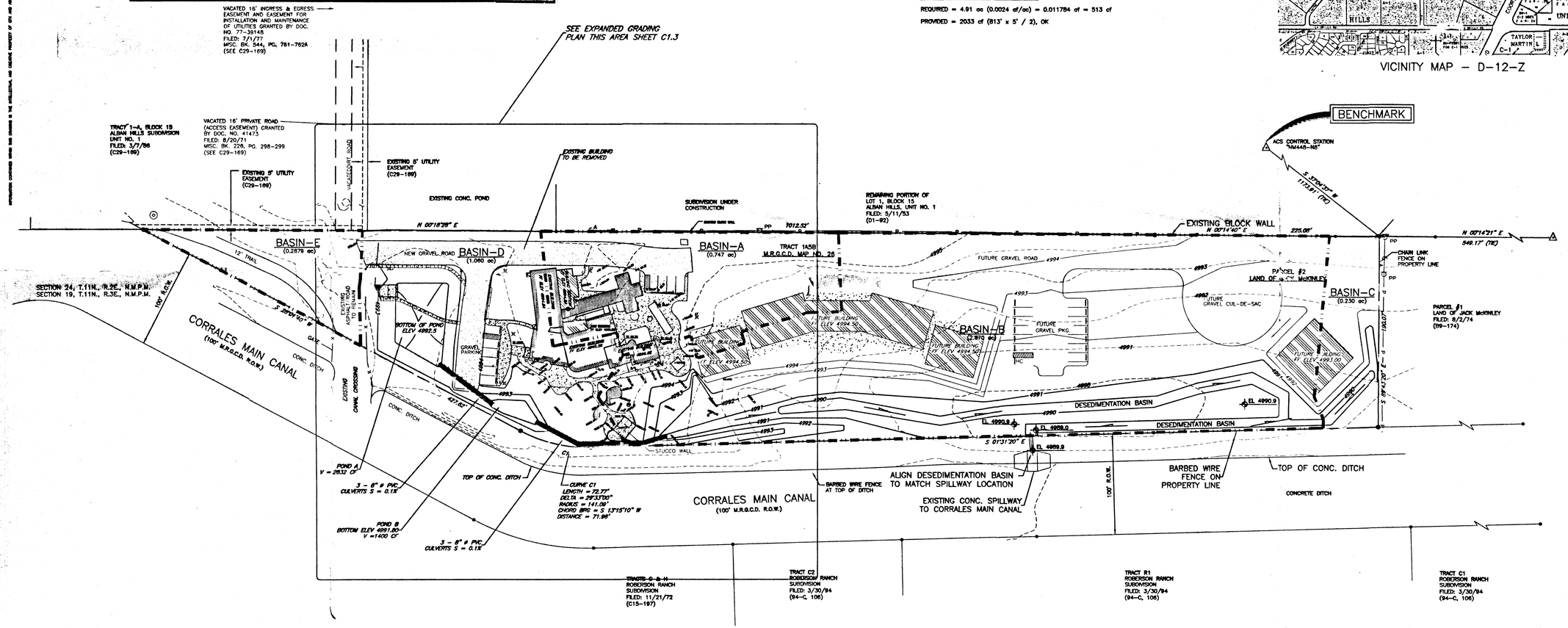
TIME IN CHANNEL = 813' / 1.05 ft/sec = 774 sec = 12.90 min

$T_{PROVIDED}$ = 12.90 min > T_{REQ} = 10.83 min, OK

CHECK SEDIMENTATION STORAGE VOLUME

REQUIRED = 4.91 ac (0.0024 af/ac) = 0.011784 af = 513 cf

PROVIDED = 2033 cf (813' x 5' / 2), OK

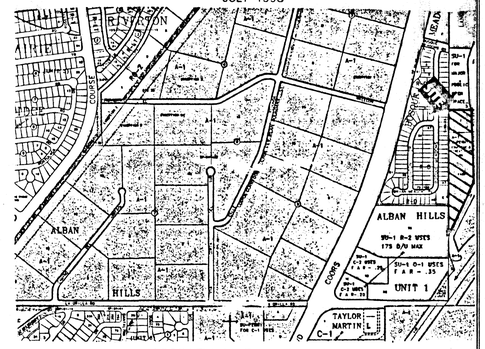


SITE GRADING & DRAINAGE PLAN

SCALE: 1" = 50'-0"

0 10 25 50 100

LEGAL DESCRIPTION
TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL #2
LAND OF JACK McKINLEY
AND
TRACT 1A5B
M.R.G.C.D. PROPERTY MAP NO. 26
BERNALILLO COUNTY, NEW MEXICO
JULY 1998



VICINITY MAP - D-12-Z

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LAWRENCE D. READ NEW MEXICO 10899

revisions: REV 9/13/2000

DOMINICAN RETREAT HOUSE
RENOVATION AND ADDITIONS
6400 COORS N.W.
Albuquerque, New Mexico

proj. no.: 9804
acad file: 9804C12
date: 2/2/2000

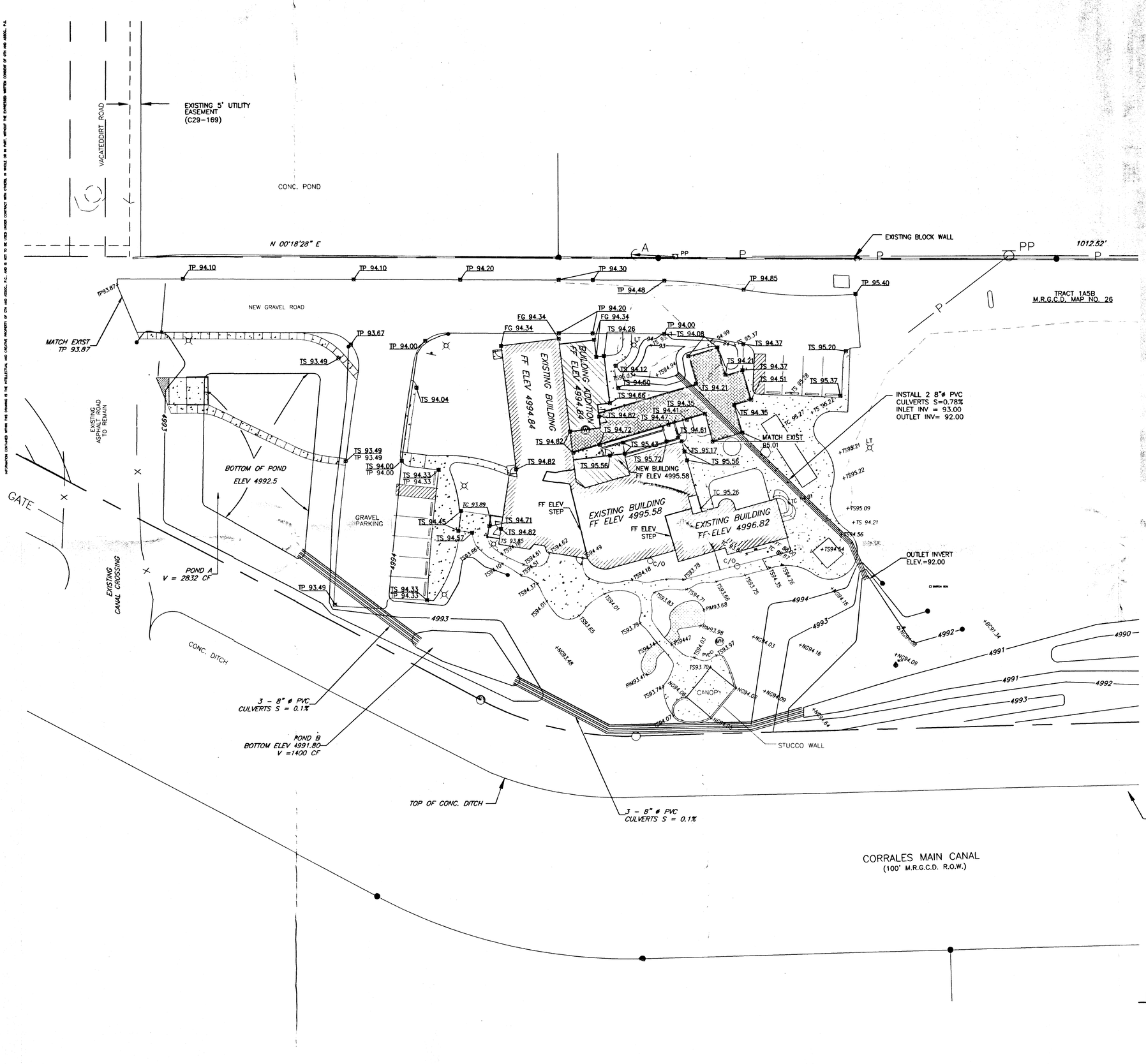
GRADING PLAN

C1.2

1" = 50'

CONSTRUCTION NOTES:

1. SEE SITE PLAN FOR ALL DIMENSIONS AND MATERIAL IDENTIFICATION.
2. ALL WATER VALVES; SPRINKLER VALVES, BOXES, AND HEADS; SHALL BE ADJUSTED TO FINISH GRADE WHEN CONSTRUCTION IS COMPLETE.



EXPANDED GRADING & DRAINAGE PLAN

SCALE: 1" = 20'

0 5 10 20 40

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revisions:

DOMINICAN RETREAT HOUSE RENOVATION AND ADDITIONS

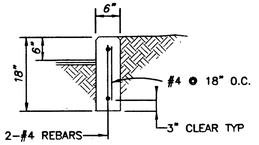
6400 COORS N.W.
Albuquerque, New Mexico

proj. no.: 9804
acad file: 9804C13
date: 2/2/2000

EXPANDED GRADING PLAN

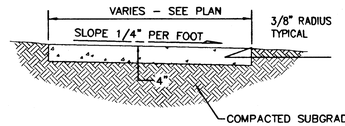
C1.3

CONSTRUCTION NOTES:
1. Use 4000 PSI PCC At 28 Days.
2. PROVIDE EXPANSION JOINTS AT 36' O.C. MAX, AT IMMOVABLE OBJECTS AND AT BEGINNING AND END OF CURVES.
3. PROVIDE CONTRACTION JOINTS AT 6' O.C. MAX.
4. ALL EXPOSED CONCRETE CORNERS SHALL HAVE 3/8" RADIUS.
5. REINFORCING BARS SHALL BE DISCONTINUOUS AT JOINTS.

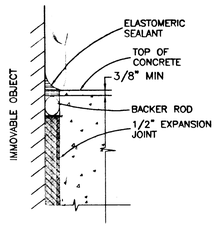


1 CONCRETE HEADER CURB DETAIL
N. T. S.

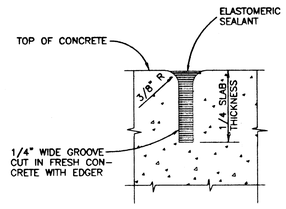
CONSTRUCTION NOTES:
1. A CROSS SLOPE OF 1/4" PER FOOT SHALL BE PROVIDED AWAY FROM ALL STRUCTURES TOWARD THE PREVALENT DRAINAGE SLOPE UNLESS OTHERWISE NOTED ON THE GRADING PLAN.
2. CONCRETE WALKS SHALL HAVE CONTRACTION JOINTS AT 6' O.C. MAX. EACH WAY AND EXPANSION JOINTS AT 36' O.C. MAX. EACH WAY.
3. EXPANSION JOINTS SHALL BE INSTALLED ADJACENT TO ALL BUILDINGS AND ALL RIGID STRUCTURES SUCH AS CURBS, LIGHT STANDARDS, AND RAMPS, AND AT ALL DIRECTION CHANGES.
4. CONCRETE SHALL BE 4000 PSI @ 28 DAYS.
5. SURFACE SHALL RECEIVE A LIGHT BROOM FINISH IN THE DIRECTION OF PREVALENT SLOPE UNLESS OTHERWISE NOTED.
6. FINISHED GRADE OF ADJACENT EARTH OR LANDSCAPING SHALL BE FLUSH WITH THE TOP OF SIDEWALK.



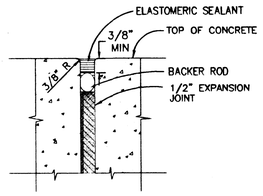
2 STANDARD CONCRETE SIDEWALK
N. T. S.



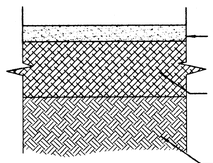
3 EXPANSION JOINT AT IMMOVABLE OBJECT
N. T. S.



4 CONTRACTION JOINT DETAIL
N. T. S.

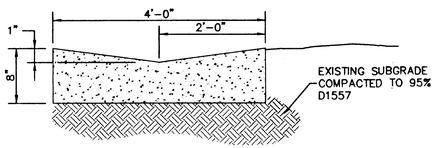


5 EXPANSION JOINT DETAIL
N. T. S.

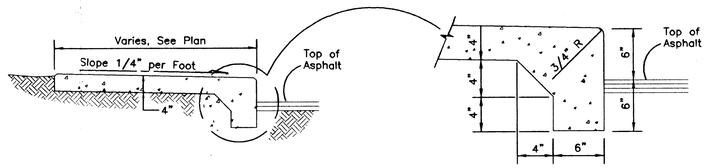


6 ASPHALT PAVEMENT SECTION
N. T. S.

CONSTRUCTION NOTES:
1. USE 4000 PSI PCC AT 28 DAYS
2. PROVIDE EXPANSION JOINTS AT 36' O.C., MAX. AT IMMOVABLE OBJECTS AND AT PERPENDICULAR CURBS.
3. PROVIDE CONTRACTION JOINTS @ 6' O.C. MAX

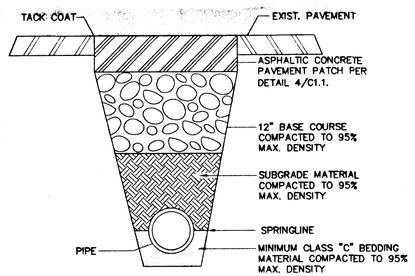


7 CONCRETE VALLEY GUTTER
N. T. S.

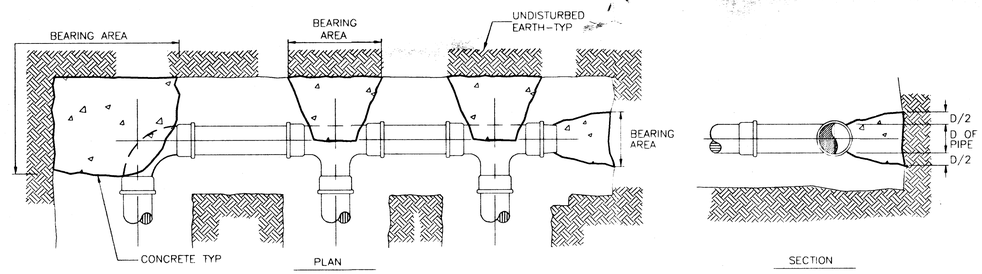


8 SIDEWALK DETAIL WITH TURNDOWN
N. T. S.

CONSTRUCTION NOTES:
1. A Cross Slope of 1/4" per Foot Shall be Provided and Shall Slope Towards the Direction of Drainage Area.
2. Concrete Walks Shall Have Contraction Joints at 6' Intervals. 1/2" Expansion Joints Shall be Installed @ 36', Unless Otherwise Shown On Plans.
3. 1/2" Expansion Joints Shall be Installed where walks abut Rigid Structures, Such as Curbs, Buildings, or Light Standards. See Detail This Sheet.
4. Concrete Shall Be 4000 PSI @ 28 Days.



9 TYPICAL UTILITY TRENCH SECTION
N. T. S.



MINIMUM THRUST BLOCK BEARING AREA (SF)

PIPE DIA.	PLUG TEE.	90° BEND	45° BEND
4"	2	2	2
6"	4	5	3
8"	6	8	5
10"	9	13	7
12"	13	18	10
14"	18	25	14
16"	23	32	18

CONSTRUCTION NOTES
1. SIZE OF CONCRETE DETERMINED BY SIZE OF PIPE. CONCRETE SHALL COVER AREA OF PIPE AS SHOWN AND SHALL REST AGAINST UNDISTURBED BANK OF TRENCH.
2. BEARING AREAS ARE FOR UNDISTURBED MATERIAL. INCREASE BEARING AREA FOR COMPACTED FILL MATERIAL BY A FACTOR OF 1.5.
3. CONCRETE f'c=3000 PSI @ 28 DAYS.
4. TABLE BASED ON NFPA 24, 8.6, 225 PSI PRESSURE AND 2000 PSI SOIL BEARING.

10 CONCRETE THRUST BLOCKING DETAIL
N. T. S.

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revisions: 2

DOMINICAN RETREAT HOUSE
RENOVATION AND ADDITIONS
6400 Coors N.W.
Albuquerque, New Mexico

proj. no: 9804
acad file: 33_DT.DWG
date: 1/31/2000

DRAINAGE DETAILS

C 1.5

GENERAL CONSTRUCTION NOTES

GENERAL

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS, INCLUDING A TOP SOIL DISTURBANCE PERMIT, PRIOR TO START OF CONSTRUCTION.

ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS ORDINANCES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

REFERENCES MADE TO STANDARD SPECIFICATIONS AND STANDARD DRAWINGS REFER TO THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION WITH ALL UPDATES.

THE CONTRACTOR SHALL NOT INSTALL ITEMS AS SHOWN ON THESE PLANS WHEN IT IS OBVIOUS THAT FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE PLANS. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN A TIMELY MANNER. IN THE EVENT THE CONTRACTOR DOES NOT NOTIFY THE ENGINEER A TIMELY MANNER, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY AND EXPENSE FOR ANY REVISIONS NECESSARY, INCLUDING ENGINEERING DESIGN FEES.

EXISTING SITE IMPROVEMENTS WHICH ARE DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. REPAIRS SHALL BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION OF THE REPAIRS. REPAIRS SHALL BE ACCEPTED BY THE OWNER PRIOR TO FINAL PAYMENT.

EXISTING FENCING THAT IS NOT DESIGNATED FOR REMOVAL SHALL NOT BE DISTURBED. ANY FENCING THAT IS DISTURBED OR ALTERED BY THE CONTRACTOR SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE. IF THE CONTRACTOR DESIRES TO REMOVE FENCING TO ACCOMMODATE CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN PERMISSION BEFORE FENCE IS REMOVED. CONTRACTOR SHALL RESTORE THE FENCE TO ITS ORIGINAL CONDITION AT THE EARLIEST OPPORTUNITY. WHILE ANY FENCING IS REMOVED, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SECURITY OF THE SITE UNTIL THE FENCE IS RESTORED.

WORK WITHIN ADJACENT RIGHT-OF-WAY

PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES WITHIN ADJACENT RIGHT-OF-WAYS OR WITHIN PROPERTY NOT OWNED BY THE OWNER OF THE PROJECT SITE, THE CONTRACTOR SHALL ASSURE THAT ALL PERMITS AND PERMISSIONS REQUIRED HAVE BEEN OBTAINED IN WRITING.

SURVEY MONUMENTS, PROPERTY CORNERS, BENCHMARKS

THE CONTRACTOR SHALL NOTIFY THE OWNER AT LEAST SEVEN DAYS BEFORE BEGINNING ANY CONSTRUCTION ACTIVITY THAT COULD DAMAGE OR DISPLACE SURVEY MONUMENTS, PROPERTY CORNERS, OR PROJECT BENCHMARKS SO THESE ITEMS MAY BE RELOCATED.

ANY SURVEY MONUMENTS, PROPERTY CORNERS, OR BENCHMARKS THAT ARE NOT IDENTIFIED FOR RELOCATION ARE THE RESPONSIBILITY OF THE CONTRACTOR TO PRESERVE AND PROTECT, RELOCATION OR REPLACEMENT OF THESE ITEMS SHALL BE DONE BY THE OWNER'S SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.

DIMENSIONS

ALL DIMENSIONS TO CURBS ARE TO THE FLOWLINE UNLESS OTHERWISE NOTED.

ALL STATIONING IS TO THE CENTERLINE OF THE RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

ALL SLOPES AND GRADES ARE IN PERCENT UNLESS OTHERWISE NOTED.

CURB ELEVATIONS ARE SHOWN AT THE FLOW LINE UNLESS OTHERWISE NOTED. SEE THE DETAIL SHEET TO DETERMINE THE CURB HEIGHT ABOVE FLOW LINE.

SOILS

UNLESS OTHERWISE SPECIFIED, SUBGRADE, ENGINEERED FILL, AND STRUCTURAL FILL SHALL BE COMPACTED TO THE FOLLOWING SPECIFICATIONS OF THE ASTM D-1557 MAXIMUM DRY DENSITY.

MATERIAL/LOCATION	PERCENT COMPACTION
STRUCTURAL FILL IN THE BUILDING AREA	95%
SUBBASE FOR SLAB SUPPORT	95%
MISCELLANEOUS BACKFILL BELOW STRUCTURAL FILL OR ROADWAY PAVEMENT	95%
MISCELLANEOUS BACKFILL BELOW UNPAVED, NON-BUILDING AREAS	85%
ROADWAY PAVEMENT SUBGRADE	95%
SIDEWALK SUBGRADE	90%
CURB AND GUTTER SUBGRADE	95%

PAVEMENT

WHEN ABUTTING NEW PAVEMENT TO EXISTING PAVEMENT, CUT EXISTING PAVEMENT EDGE TO A NEAT, STRAIGHT LINE AS NECESSARY TO REMOVE ANY BROKEN OR CRACKED PAVEMENT AND MATCH NEW PAVEMENT ELEVATION TO EXISTING.

ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED AND APPROVED PRIOR TO PAVING.

ALL WATER VALVE BOXES AND ELECTRICAL, TELEPHONE, TELEVISION, AND SEWER MANHOLES IN THE CONSTRUCTION AREA SHALL BE ADJUSTED TO FINISHED GRADE BEFORE PAVING.

WHEN SIDEWALK OR CURB AND GUTTER IS REMOVED, IT SHALL BE REMOVED TO EXISTING CONSTRUCTION JOINTS. CUTTING OR BREAKING SHALL NOT BE ALLOWED.

UTILITIES

IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY BASED ON THE INFORMATION PROVIDED TO THE ENGINEER BY OTHERS. THIS INFORMATION MAY BE INACCURATE OR INCOMPLETE. ADDITIONALLY, UNDERGROUND LINES MAY EXIST THAT ARE NOT SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ACCORDANCE WITH CHAPTER 62, ARTICLE 14-1, THROUGH 14-8, NMSA 1978.

THE CONTRACTOR SHALL CONTACT THE STATEWIDE UTILITY LOCATOR SERVICE AT 1-800-321-2537 AT LEAST TWO WORKING DAYS BEFORE BEGINNING CONSTRUCTION. AFTER THE UTILITIES ARE SPOTTED, THE CONTRACTOR SHALL EXPOSE ALL PERTINENT UTILITIES TO VERIFY THEIR VERTICAL AND HORIZONTAL LOCATION. IF A CONFLICT EXISTS BETWEEN EXISTING UTILITIES AND PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMAL DELAY.

THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UTILITIES, ABOVE OR BELOW GROUND. UTILITIES THAT ARE DAMAGED BY CARELESS CONSTRUCTION SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

EXISTING VALVES SHALL ONLY BE OPERATED BY THE UTILITY COMPANY. CONTRACTOR SHALL NOTIFY THE UTILITY A MINIMUM OF TWO WORKING DAYS BEFORE ANY VALVE, NEW OR EXISTING, NEEDS TO BE OPERATED.

THE CONTRACTOR SHALL COORDINATE ANY REQUIRED UTILITY INTERRUPTIONS WITH THE OWNER AND AFFECTED UTILITY COMPANY A MINIMUM OF THREE WORKING DAYS BEFORE THE INTERRUPTION.

THE CONTRACTOR SHALL MAINTAIN A RECORD DRAWING SET OF PLANS AND PROMPTLY LOCATE ALL UTILITIES, EXITING OR NEW, IN THEIR CORRECT LOCATION, HORIZONTAL AND VERTICAL. THIS RECORD SET OF DRAWINGS SHALL BE MAINTAINED ON THE PROJECT SITE AND SHALL BE AVAILABLE TO THE OWNER AND ENGINEER AT ANY TIME DURING CONSTRUCTION.

EROSION CONTROL, ENVIRONMENTAL PROTECTION, AND STORM WATER POLLUTION PREVENTION PLAN

THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY DUST CONTROL OR EROSION CONTROL PERMITS FROM THE REGULATORY AGENCIES.

THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITH THE PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.

THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY BY CONSTRUCTION OF TEMPORARY EROSION CONTROL BERMS OR INSTALLING SILT FENCES AT THE PROPERTY LINES (OR LIMITS OF CONSTRUCTION IF DESIGNATED) AND WETTING SOIL TO PREVENT IT FROM BLOWING.

WATERING, AS REQUIRED FOR CONSTRUCTION DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.

ANY AREAS DISTURBED BY CONSTRUCTION AND NOT IDENTIFIED FOR SPECIFIC PERMANENT TREATMENT BY THE PROJECT LANDSCAPING PLAN OR IMPERVIOUS SURFACES ON THE SITE PLAN SHALL BE REVEGETATED WITH GRASS SOD IF PREVIOUSLY GRASSED OR RECLAMATION SEEDING IF AREA WAS NATIVE BEFORE CONSTRUCTION STARTED. CONTRACTOR SHALL COORDINATE SPECIFIC TREATMENT WITH DOMINICAN REPRESENTATIVES OR PERSONNEL.

THE CONTRACTOR SHALL PROPERLY HANDLE AND DISPOSE OF ALL ASPHALT REMOVED ON THE PROJECT BY HAULING TO AN APPROVED DISPOSAL SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW MEXICO SOLID WASTE ACT.

ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.), GARBAGE, GRUBBING, EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC.. SHALL BE APPROPRIATELY DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY PERMITS REQUIRED FOR HAUL OR DISPOSAL OF WASTE PRODUCTS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES, AND ARCHAEOLOGICAL RESOURCES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS, INCLUDES GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINT, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO EMERGENCY RESPONSE AT 1-800-219-6157.

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER, CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED, EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION AS STATES IN THE SPECIFICATIONS OR IMPOSED BY THE OWNER OR GOVERNING AUTHORITIES.

ACCESSIBLE FACILITIES

ALL SURFACES ALONG ACCESSIBLE ROUTES AND FOR HANDICAP RAMPS SHALL BE STABLE FIRM, SLIDE RESISTANT AND SHALL COMPLY WITH UNIFORM FEDERAL ACCESSIBILITY STANDARDS, PARAGRAPH 4.5.

LONGITUDINAL SLOPES ALONG ACCESSIBLE ROUTE SIDEWALKS, EXCEPT AT HANDICAP RAMPS, SHALL NOT BE STEEPER THAN 1:20. CROSS SLOPES ALONG ACCESSIBLE ROUTE SIDEWALKS EXCEPT AT HANDICAP RAMPS, SHALL NOT BE STEEPER THAN 1:48. SLOPES IN ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND PASSENGER LOADING ZONES SHALL NOT BE STEEPER THAN 1:48 IN ALL DIRECTIONS.

THE SITE SHALL COMPLY WITH ANSI A117.1-1992, "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES", AND AMERICAN'S WITH DISABILITIES ACT (ADA) "ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES", AS AMENDED JANUARY 1998.

TRAFFIC CONTROL

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL PLANS. ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM TO THE REQUIREMENTS OF " MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION. PRIOR TO CONSTRUCTION, TRAFFIC CONTROL PLANS SHALL BE APPROVED BY THE GOVERNING AUTHORITY.

DESIGN ABBREVIATIONS

A	= AIR LINE	LP	= LIGHT POLE	TP	= TOP OF PAVEMENT
AD	= AREA DRAIN	L/S	= LANDSCAPING	TS	= TOP OF SIDEWALK
AIP	= ABANDONED IN PLACE	MH	= MANHOLE	TW	= TOP OF WALL
BLDG.	= BUILDING	NG	= NATURAL GROUND	TYP	= TYPICAL
BM	= BENCHMARK	PB	= ELECTRICAL PULL BOX	TB	= TELEPHONE BOX
CATV	= CABLE TELEVISION LINE	PCC	= PORTLAND CEMENT CONCRETE	UE	= UNDERGROUND ELECTRIC
CIP	= CAST IRON PIPE	PP	= POWER POLE	UT	= UNDERGROUND TELEPHONE
CMP	= CORRUGATED METAL PIPE	PVC	= POLYVINYL CHLORIDE PIPE	W	= WATER LINE
CMPA	= CORRUGATED METAL PIPE ARCH	RCP	= REINFORCED CONCRETE PIPE	WM	= WATER METER
CO	= CLEANOUT	RD	= ROOF DRAIN	WV	= WATER VALVE
CONC	= CONCRETE	R/W	= RIGHT-OF-WAY	WGV	= GATE VALVE
CL	= CENTERLINE	S	= SLOPE		
DIA	= DIAMETER	SAS	= SANITARY SEWER		
DIP	= DUCTILE IRON PIPE	SD	= STORM DRAIN		
E	= ELECTRIC LINE	STA	= STATION		
ELEV	= ELEVATION	STD	= STANDARD		
FF	= FINISHED FLOOR ELEVATION	SW	= SIDEWALK		
FG	= FINISHED GRADE	T	= TELEPHONE		
FH	= FIRE HYDRANT	TA	= TOP OF ASPHALT		
G	= GAS PIPE	TAC	= TOP OF ASPHALT CURB		
GM	= GAS METER	TBM	= TEMPORARY BENCHMARK		
HI PT	= HIGH POINT	TCS	= TOP OF CONCRETE SLAB (PAVEMENT)		
INV	= INVERT ELEVATION	TCC	= TOP OF CONCRETE CURB		
LF	= LINEAL FEET	TG	= TOP OF GRATE		

DESIGN LEGEND

PP	POWER POLE	-W- S- G -E-	UTILITY (WATER, SEWER, ELEC., GAS, ETC.)
A	ANCHOR		SWALE (DIRECTION)
LT	LIGHT POLE	MH	MANHOLE
WM	WATER METER	C/O	CLEAN OUT
TS93.79+	EXIST SPOT ELEV.		NEW BUILDING
TS 25.90	NEW SPOT ELEV.		EXISTING BUILDING
82	CONTOUR LINE		CONCRETE SIDEWALK
FH	FIRE HYDRANT		LANDSCAPING POND
WV	WATER VALVE		EXISTING BUILDING TO BE REMOVED
PVC	PVC PIPE		BUILDING OVERHANG
W	WELL		
FF	FINISHED FLOOR ELEVATION		
	MANHOLE (STORM)		
	MANHOLE (SANITARY)		
U	MANHOLE (UNDETERMINED)		
-X-X-	BARBED WIRE FENCE		

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revisions: 2/8/2000

DOMINICAN RETREAT HOUSE
MAIN RETREAT CENTER RENOVATION
6400 COORS BOULEVARD, N.W.
ALBUQUERQUE, NEW MEXICO

proj. no.: 9804
acad file: 9804C1.DWG
date: 02/04/00

GENERAL CIVIL NOTES

C1.1