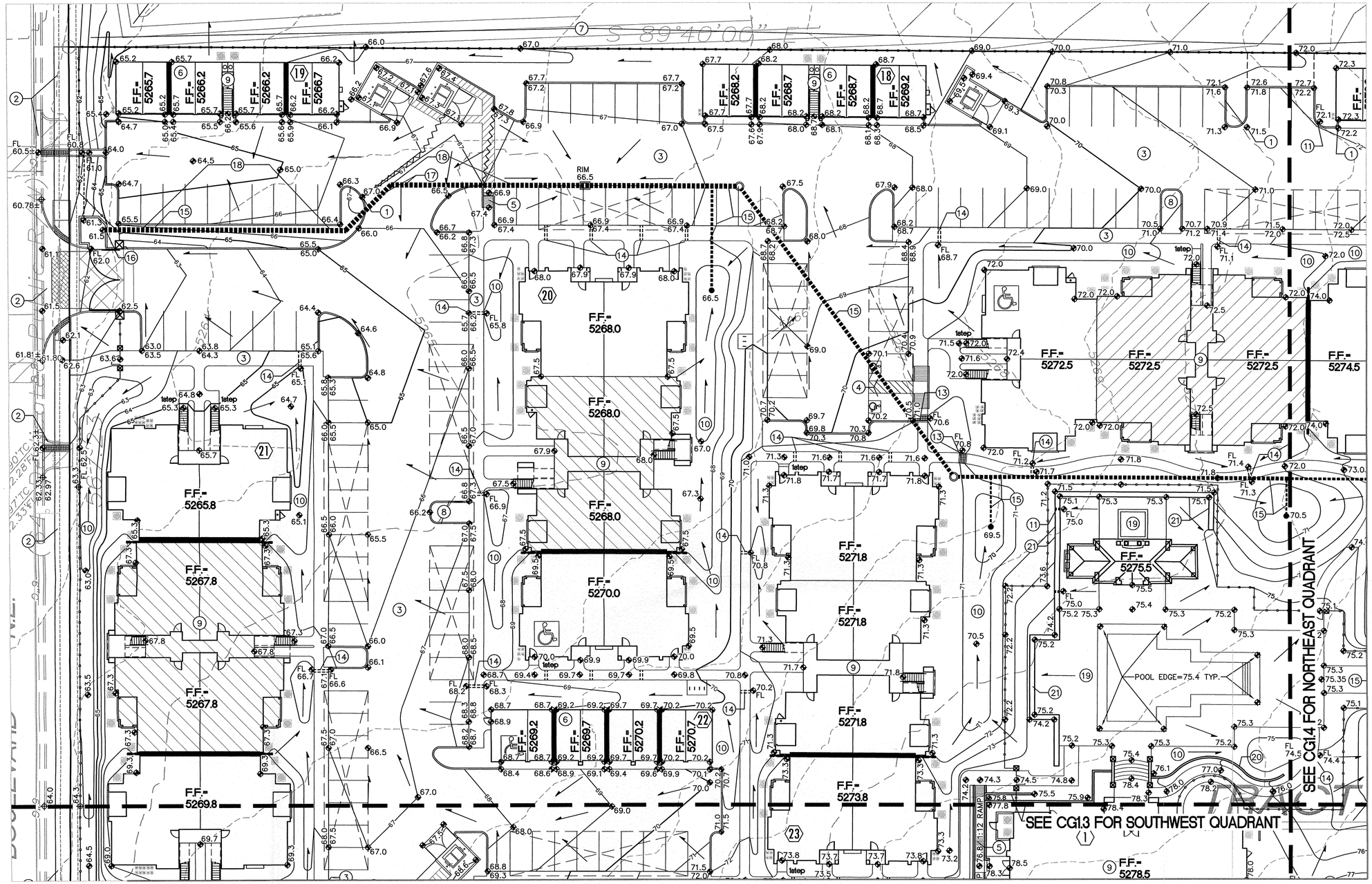

0 10 20 40 60

SCALE 1"=20'

KEYED NOTES

THESE NOTES ARE REFERENCED ON SHEETS CG1.2, CG1.2, CG1.3 AND CG1.4. NOT ALL NOTES ARE USED ON EACH SHEET.

1. SPOT ELEVATION LABELS WITHIN GUTTER AREA REPRESENT FLOWLINE UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
2. SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION WITHIN R.O.W. INCLUDING NEW ACCESS DRIVES, CONCRETE VALLEY GUTTER, HANDICAP RAMPS, PUBLIC SIDEWALKS, COVERED SIDEWALK CULVERTS, ETC. GRADES SHOWN FOR INFORMATION ONLY. PROVIDE SMOOTH TRANSITION.
3. CONSTRUCT PAVING, CURBS, WALKS AT ELEVATIONS SHOWN. SEE PAVING PLAN, PAVING DETAILS AND ARCHITECTURAL SITE DETAILS FOR ADDITIONAL INFORMATION. NOTE THAT PAVEMENT SLOPES AND CROSS-SLOPES VARY THROUGHOUT TO ACHIEVE GRADES NECESSARY TO ACHIEVE PEDESTRIAN ACCESS, STREET CAPACITIES, PIPE COVERAGE, ETC.
4. SLOPES WITHIN HANDICAP PARKING AREAS TO MEET ADA REQUIREMENTS. MAX. SLOPE = 2% IN ANY DIRECTION.
5. CONSTRUCT HANDICAP ACCESS RAMP. SEE ARCHITECTURAL FOR DETAILS.
6. GARAGE F.F. ELEVATION REFERENCES TOP OF CONCRETE STEP AT BACK OF EACH GARAGE UNIT. GRADE AT OVERHEAD DOOR TO BE 6" BELOW F.F. TO ACCOMMODATE 4" STEP AND ¼"/FT PAD SLOPE. GRADES SHOWN AT 3' ASPHALT APRON OUTSIDE GARAGE DOORS TO BE CONSTRUCTED TO ELEVATIONS SHOWN. PROVIDE SMOOTH TRANSITIONS.
7. SEE OFF-SITE GRADING PLAN FOR GRADING CONTINUATION INCLUDING SWALES, DESILTATION / DETENTION PONDS AND DIRT BORROW AREAS.
8. DEPRESS LANDSCAPING WITHIN PARKING ISLANDS MAX. 6" BELOW TOP OF CURB (TYPICAL FOR ALL PARKING ISLANDS) TO CONTAIN STORMWATER. FLOW IN EXCESS OF AREA CAPACITY WILL OVERFLOW AT LOW POINT.
9. BUILDING ROOF DISCHARGE TO BE RELEASED TO ALL SIDES. PROVIDE CONCRETE SPLASH BLOCK AT ALL DOWNSPOUT LOCATIONS.
10. PROVIDE DEFINED SWALE THIS AREA. TOP OF GRADE = FLOWLINE ELEVATIONS SHOWN LESS LANDSCAPE MATERIAL THICKNESS. INTEGRATE WITH LANDSCAPING.
11. PROVIDE 12" WIDE OPENING IN CURB TO PASS FLOW. SEE CG5.2 FOR DETAIL.
12. PROVIDE 24" WIDE OPENING IN CURB TO PASS FLOW. SEE CG5.2 FOR DETAIL.
13. CONSTRUCT 2' WIDE CONCRETE SIDEWALK CULVERT. SEE CG5.2 FOR DETAIL.
14. INSTALL TWO 4" DIA. ADS N-12 PIPES THROUGH SIDEWALK. SEE DETAIL SHEET CG5.2 FOR ADDITIONAL INFORMATION. WHERE ADJACENT TO PAVEMENT, MATCH GUTTER FLOWLINE AT OUTLET. PROVIDE SWALE WITHIN LANDSCAPE TO DIRECT FLOW TO OPENING.
15. CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG5.1 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS. EXPOSED PIPE INVERTS IN PEDESTRIAN AREAS WILL BE PROTECTED BY OWNER APPROVED DECORATIVE GRATE UNLESS NOTED ON DETAILS.
16. CONSTRUCT STORM DRAIN OUTFALL STRUCTURE. SEE CG5.2 FOR DETAIL.
17. NOTE: STORM DRAIN CROSSES PUBLIC UTILITY MAINS THIS AREA.
18. GRADES THIS AREA REFLECT MINIMUM 18" COVER OVER PROPOSED STORM DRAIN AS WELL AS WATERBLOCKS / SWALES TO PROVIDE EMERGENCY OVERFLOW. CONSTRUCT TO ELEVATIONS SHOWN
19. POOL AREA GRADES SHOWN FOR GENERAL INFORMATION ONLY. POOL CONTRACTOR TO PROVIDE FINAL DESIGN GRADES / DECK DRAINS ETC.
20. CONSTRUCT GARDEN WALL TO RETAIN GRADE DIFFERENCE < 30" THIS AREA.
21. CONSTRUCT POOL SEATING / RETAINING WALL (DESIGN BY OTHERS) THIS AREA TO ACHIEVE GRADE DIFFERENCE SHOWN. TOP OF RETAINING ELEVATION = 75.5 (TYPICAL). MAXIMUM RETAINING SHOWN = 4.0'.

LEGEND

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75.5	PROPOSED CONTOUR – 0.5' INCREMENT
78.3	PROPOSED SPOT ELEVATION
	FLOW ARROW
F.F.-XXXX.XX	FINISH FLOOR ELEVATION
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	ROCK EROSION CONTROL
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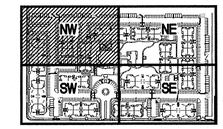
SHEET KEY



REVISIONS

DATE: FEBRUARY 23, 2012 ORB # 11-218

CG1.2

GRADING AND DRAINAGE PLAN
NW QUADRANT

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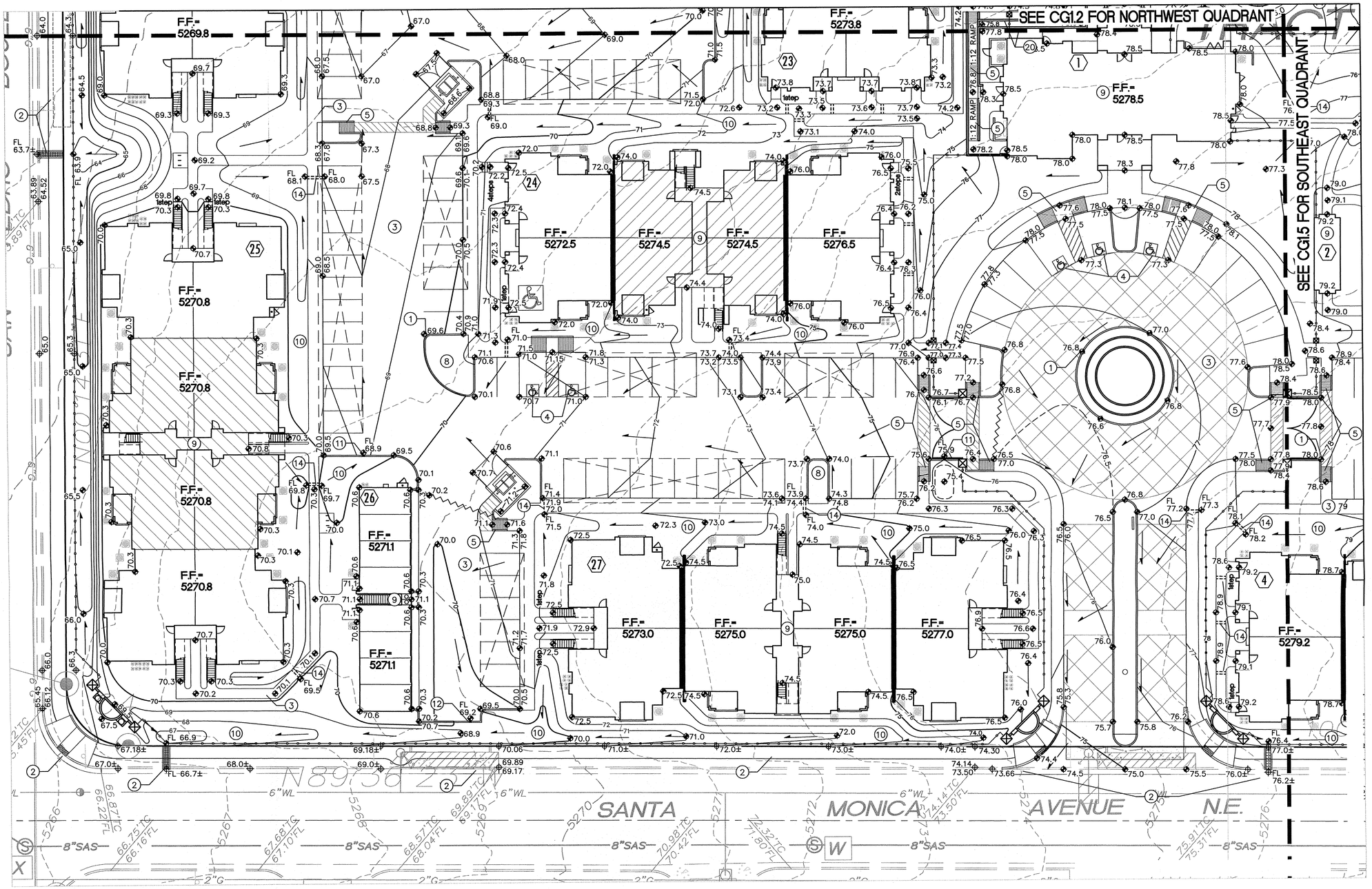
HYDROLOGY SECTION

FILE:M:\CAD FILES\1900-1999\1900\dwg\1900 CG-101.dwg USER:Bryan DATE:Apr. 10 2012 TIME: 10:55 am



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F.F.-XXXX.XX	FINISH FLOOR ELEVATION
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	ROCK EROSION CONTROL
	GRADE BREAK
	PROPOSED STORM DRAIN (SEE CG5.1)

0 10 20 40 60

SCALE 1"=20'

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1900 CG-101.dwg Apr 04,2012

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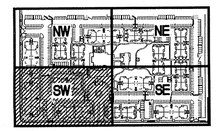


REVISIONS

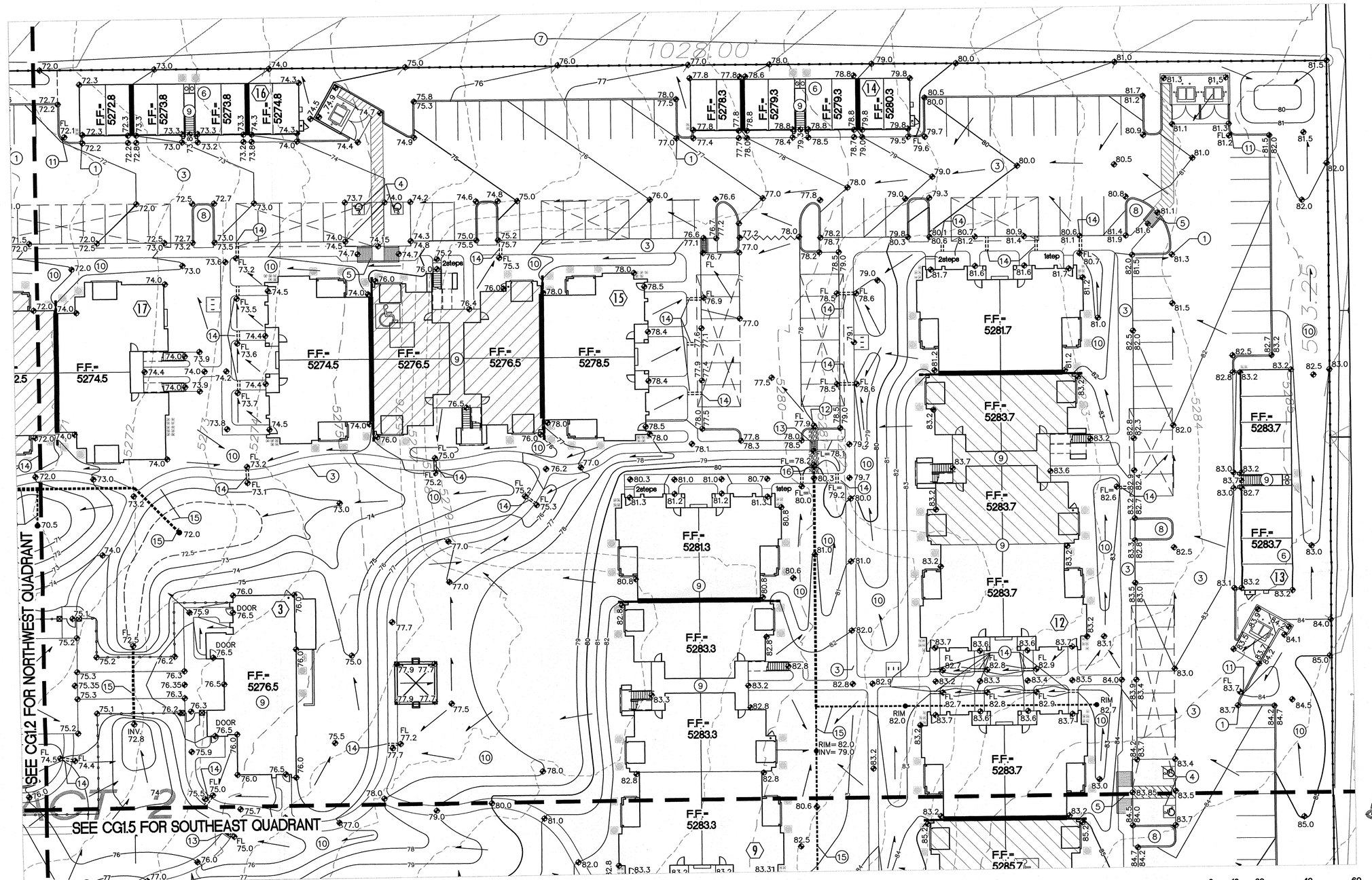
DATE: FEBRUARY 23, 2012 ORB # 11-218

CG1.3

GRADING AND DRAINAGE PLAN
SW QUADRANT

RECEIVED
APR 10 2012
HYDROLOGY SECTION

FILE:M:\CAD FILES\1900-1999\1900\dwg\1900 CG-101.dwg USER:Bryan DATE:Apr, 10 2012 TIME: 10:55 am



0 10 20 40 60

SCALE 1"-20'

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LEGEND

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F.F.-XXXX.XX	FINISH FLOOR ELEVATION
78.3±	EXISTING ELEVATION (±) TO MATCH. PROVIDE SMOOTH TRANSITION.
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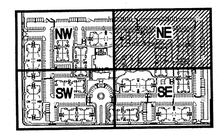
1900 CG-101.dwg Apr 04,2012

SHEET KEY



REVISIONS

DATE: FEBRUARY 23, 2012 ORB # 11-218

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HYDROLOGY SECTION

CG1.4

GRADING AND DRAINAGE PLAN
NE QUADRANT

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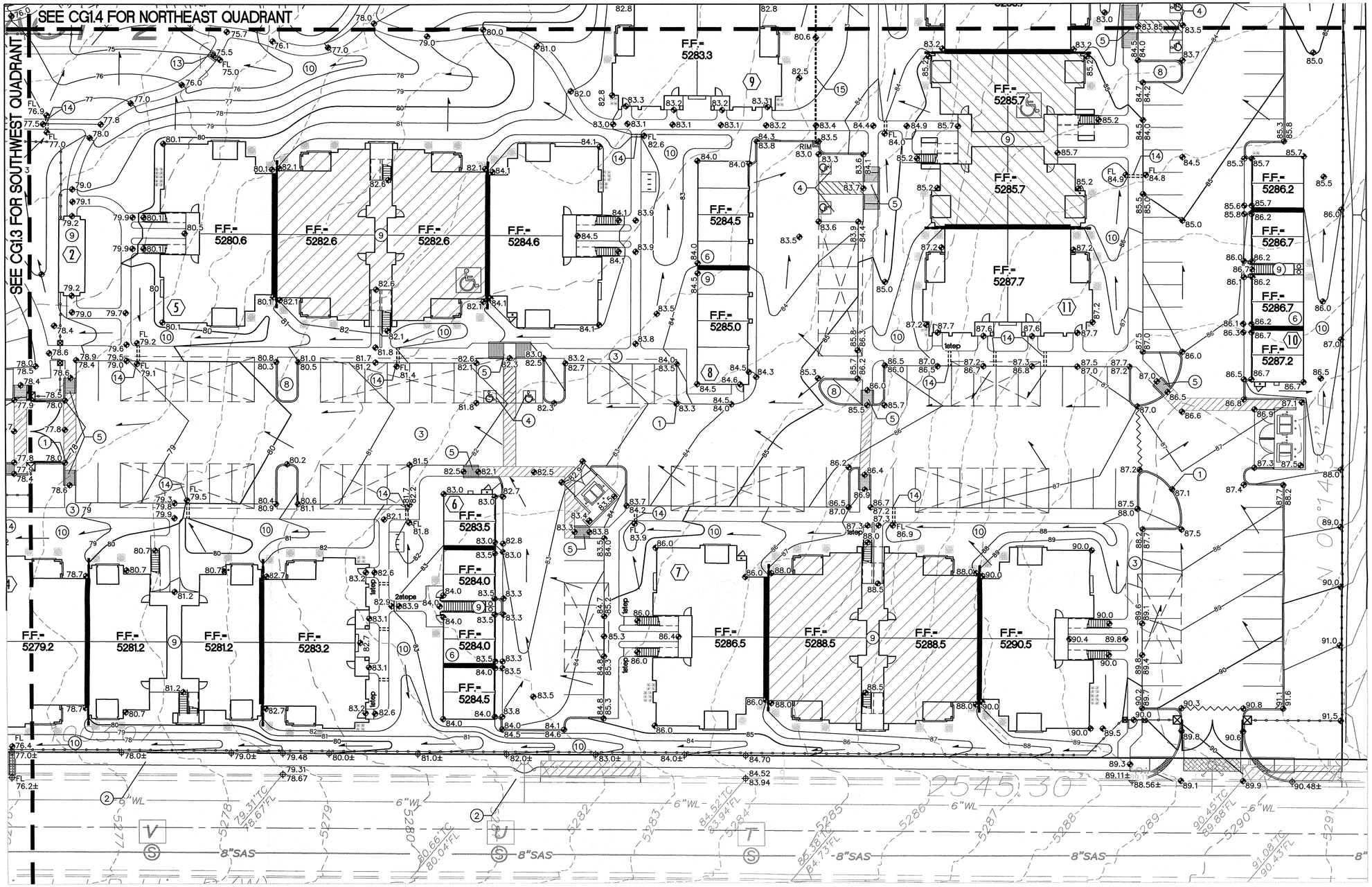

0 10 20 40 60

SCALE 1"=20'

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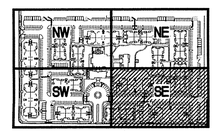


REVISIONS

DATE: FEBRUARY 23, 2012 ORB # 11-218

CG1.5

GRADING AND DRAINAGE PLAN
SE QUADRANT

RECEIVED
APR 10 2012
HYDROLOGY SECTION

FILE:M:\CAD FILES\1900-1999\1900\dwg\1900 CG-101.dwg USER:Bryan DATE:Apr. 10 2012 TIME: 10:56 am

NOTE: STORM DRAIN IS PUBLIC AND SHALL BE CONSTRUCTED WITH PUBLIC WORK ORDER

EXISTING CATTLE GUARD INLET

48" ELLIP. SD

48"SD

48"SD

DERICKSON AVE.

FUTURE 42" SD

TEMPORARY 48" CMP RISER INLET

SAN PEDRO BLVD.

TRACT 1

BOTTOM OF POND COORDINATE TABLE

1	X = 1544133.3461	Y = 1515338.6220
2	X = 1544133.3461	Y = 1515620.0987
3	X = 1544248.7355	Y = 1515641.6341
4	X = 1544331.1874	Y = 1515518.3389
5	X = 1544193.9116	Y = 1515338.6220

NOTE: EXISTING DRIVEWAY SHALL REMAIN FOR POND OUTFLOW

TRANSITION FROM SECTION B–B TO SECTION D–D

WEIR OVERFLOW Q100–PEAK=26.8 CFS

TEMPORARY DETENTION/ DESILTATION POND BTM ELEV=5282 TOP ELEV=5285 WEIR OVERFLOW=5283 MAX STORAGE VOLUME=1.898 AC–FT MAX WSEL=5283.8

FUTURE 42" SD

FUTURE 36" SD

APPROX. LIMITS OF DEMOLITION FOR TRACT 2 CONSTRUCTION

4:1

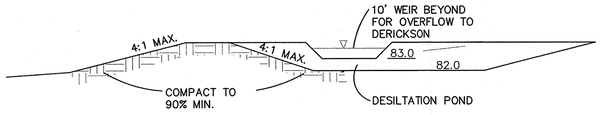
S 89°40'00" E

1028.00'

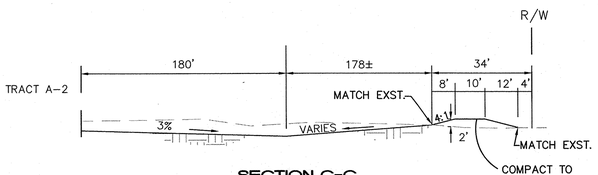
S 89°40'00" E

SEE SHEET CG2.2

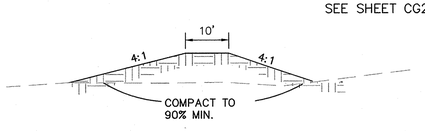
SEE SHEET CG2.2



SECTION A–A
NTS



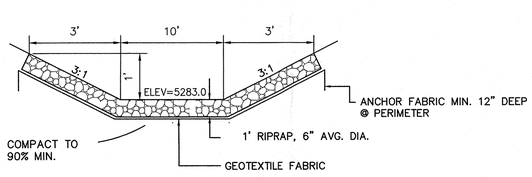
SECTION C–C
NTS



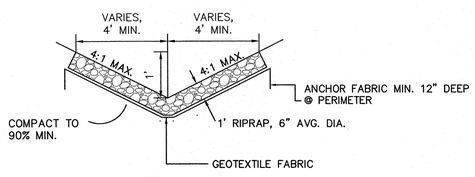
SECTION E–E
NTS

EROSION PROTECTION NOTE:

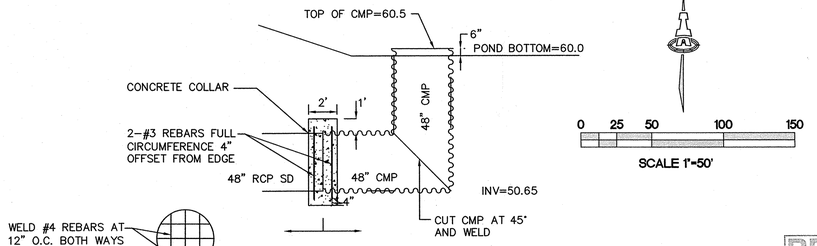
PLACE STRAW AND CRIMP ON ALL DISTURBED SURFACES OUTSIDE OF THE APARTMENT BOUNDARY.



SECTION B–B – WEIR
NTS



SECTION D–D – OUTFLOW CHANNEL
NTS



SECTION G–G
CMP INLET
1"=5'

NOTE: INLET SHALL BE CONSTRUCTED WITH PUBLIC WORK ORDER PLANS.

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4-10-12

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ISAACSON & ARFMAN, P.A.
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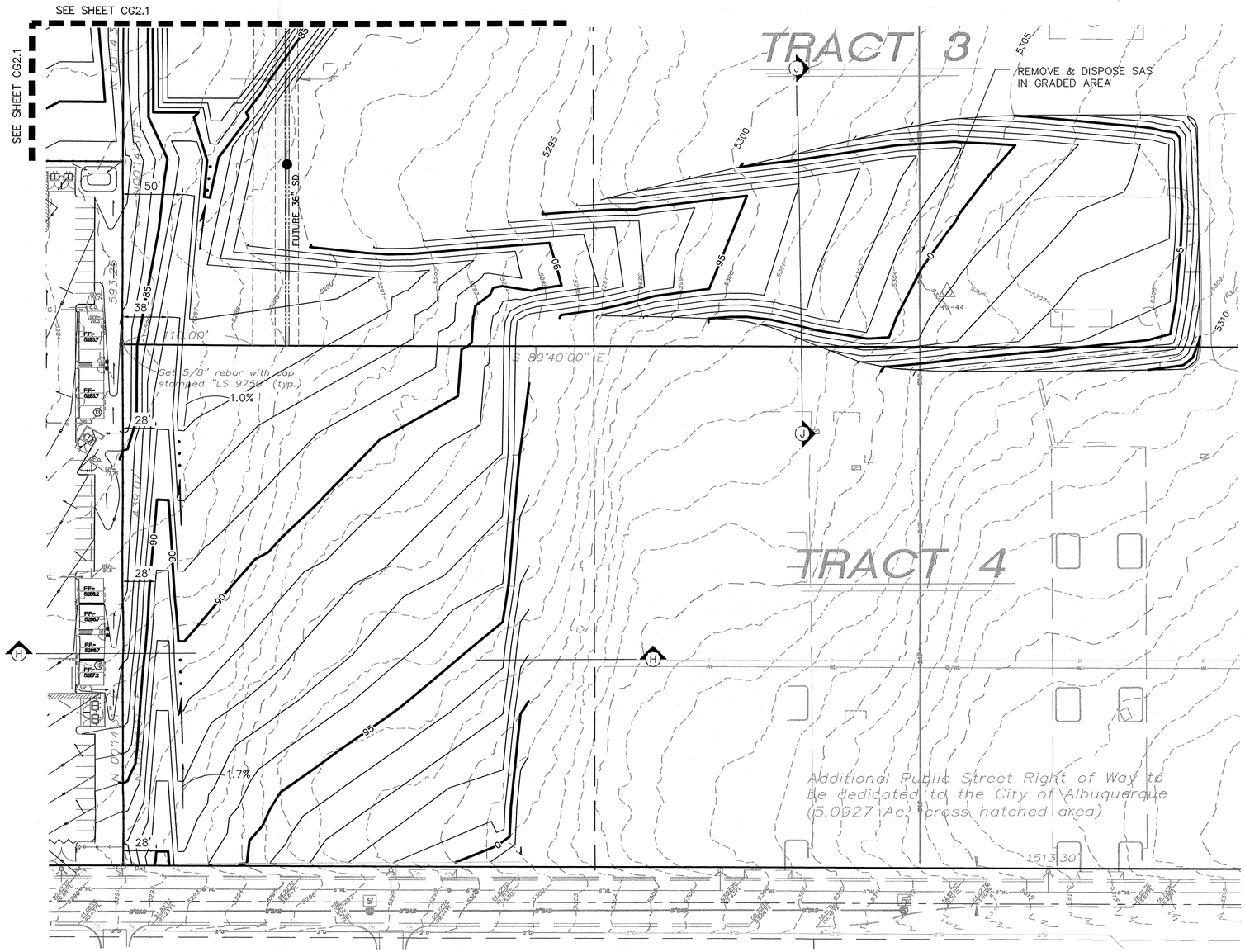
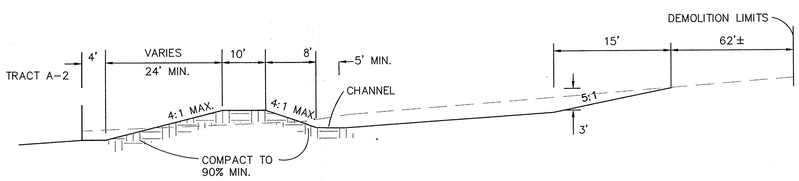
HYDROLOGY SECTION

CG2.1

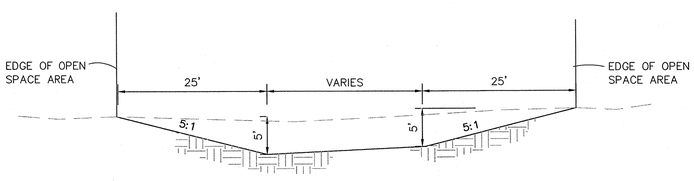
OFFSITE GRADING PLAN

FILE:M:\CAD FILES\1900–1999\1900\dwg\1900 CG–201.dwg USER:Bryan DATE:Apr. 10 2012 TIME: 10:57 am





SECTION H-H
NTS



SECTION J-J
NTS

EROSION PROTECTION NOTE:

PLACE STRAW AND CRIMP ON ALL DISTURBED SURFACES OUTSIDE OF THE APARTMENT BOUNDARY.

0 25 50 100 150

SCALE 1"=50'

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DATE: FEBRUARY 23, 2012 ORB # 11-218

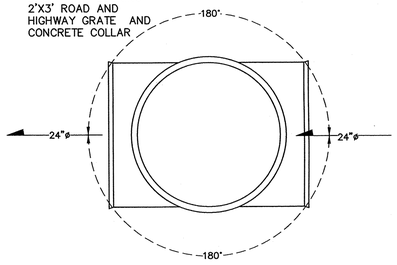
CG2.2

OFFSITE GRADING PLAN

FILE:M:\CAD FILES\1900-1999\1900\dwg\1900 CG-201.dwg USER:Bryan DATE:Apr, 10 2012 TIME: 10:57 am

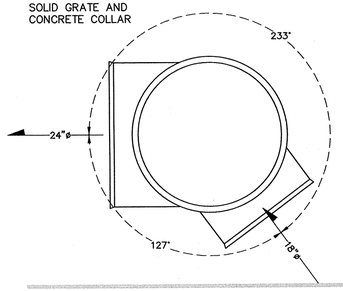
W1
24" DIA. NYLOPLAST BASIN WITH LOCKING 2'X3' ROAD AND HIGHWAY GRATE AND CONCRETE COLLAR

RIM = 5266.50
INV = 5262.65
SUMP = 5260.65



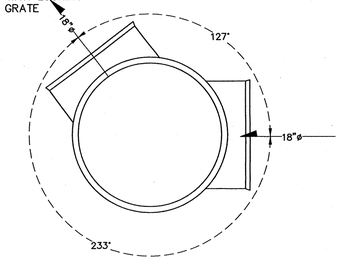
W2
24" DIA. NYLOPLAST BASIN WITH LOCKING SOLID GRATE AND CONCRETE COLLAR

RIM = 5267.20
INV = 5263.23
SUMP = 5261.23



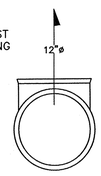
W3
24" DIA. NYLOPLAST BASIN WITH LOCKING SOLID GRATE

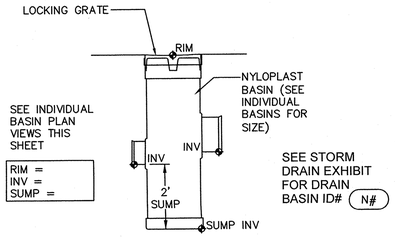
RIM = 5271.10
INV = 5265.56
SUMP = 5263.56



W4
12" DIA. NYLOPLAST BASIN WITH LOCKING DOMED GRATE

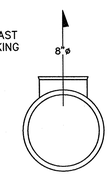
RIM = 5266.5
INV = 5263.5
SUMP = 5261.5





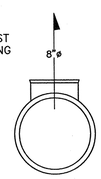
W5
12" DIA. NYLOPLAST BASIN WITH LOCKING DOMED GRATE

RIM = 5269.5
INV = 5266.0
SUMP = 5264.0



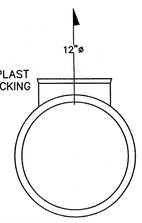
W6
12" DIA. NYLOPLAST BASIN WITH LOCKING DOMED GRATE

RIM = 5270.5
INV = 5268.0
SUMP = 5266.0



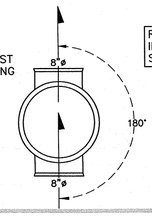
W7
18" DIA. NYLOPLAST BASIN WITH LOCKING DOMED GRATE

RIM = 5272.0
INV = 5268.8
SUMP = 5266.8



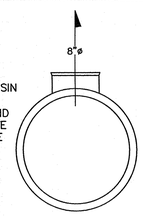
E1
12" DIA. NYLOPLAST BASIN WITH LOCKING DOMED GRATE

RIM = 5282.00
INV = 5279.00
SUMP = 5277.00



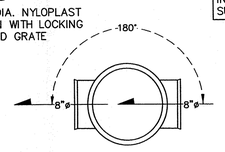
E2
18" DIA. NYLOPLAST BASIN WITH LOCKING 2'X3' ROAD AND HIGHWAY GRATE AND CONCRETE COLLAR

RIM = 5283.00
INV = 5280.00
SUMP = 5278.00



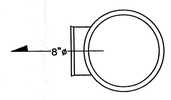
E3
12" DIA. NYLOPLAST BASIN WITH LOCKING DOMED GRATE

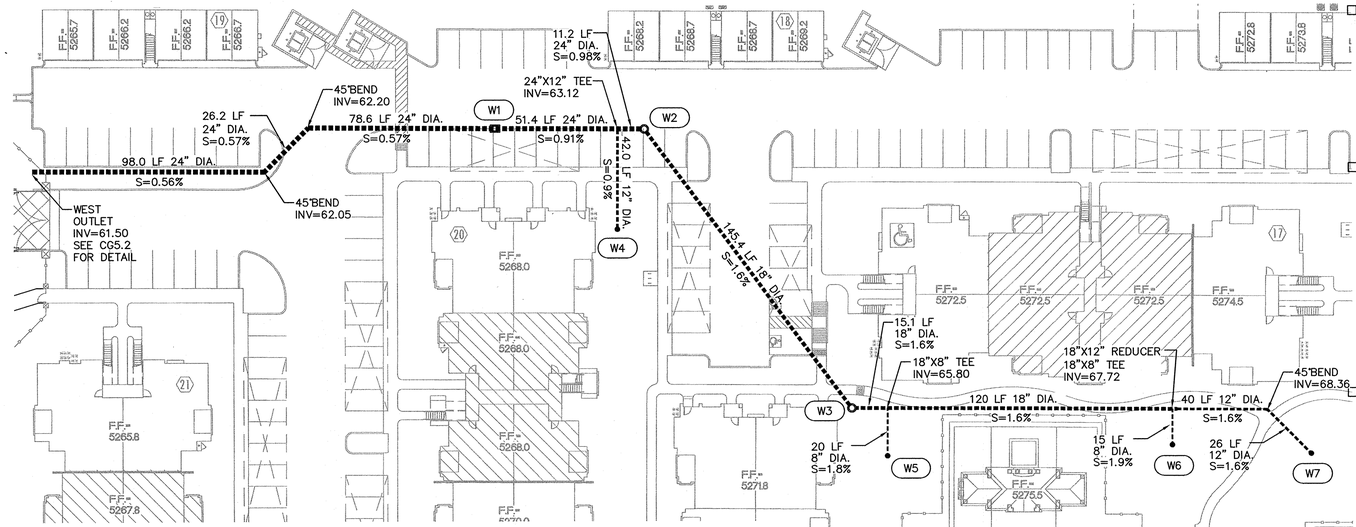
RIM = 5282.00
INV = 5279.15
SUMP = 5277.15



E4
12" DIA. NYLOPLAST BASIN WITH LOCKING DOMED GRATE

RIM = 5282.7
INV = 5279.7
SUMP = 5277.7





LEGEND

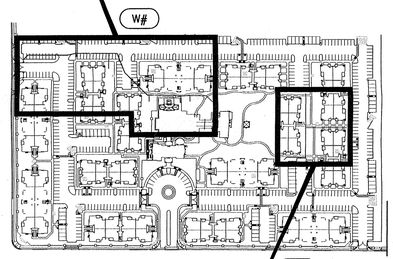
W# / E# — WEST AND EAST STORM DRAIN NYLOPLAST BASIN #. SEE DETAIL: "ADS NYLOPLAST BASIN MANHOLES – DESIGN INFORMATION" THIS SHEET FOR SIZES, PIPE INVERT(S), SUMP INVERT, GRATE TYPE, ETC. FOR EACH MANHOLE.

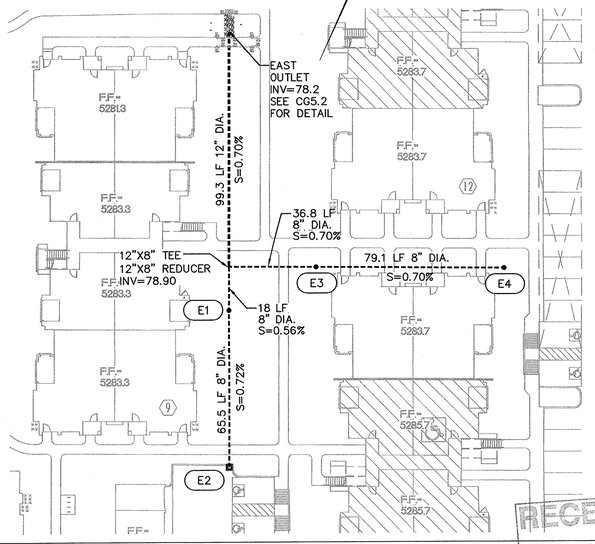
GENERAL NOTES

A. INSTALL ALL STORM DRAIN INLETS AND PIPE PER MANUFACTURER'S SPECIFICATIONS.

B. ALL STORM DRAIN LINES AND FITTINGS TO BE ADS N-12WT WATERTIGHT.

C. STORM DRAIN SYSTEM WILL REQUIRE REGULAR MAINTENANCE TO ENSURE PROPER FUNCTIONING DURING STORM EVENTS. ENGINEER RECOMMENDS THAT PROPERTY OWNER PUT IN PLACE INSPECTION AND MAINTENANCE CRITERIA SCHEDULED TO ON A REGULAR BASIS AND AFTER EACH STORM EVENT.





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Contractor must verify all dimensions at project before proceeding with this work.

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DATE: FEBRUARY 23, 2012 ORB # 11-218

CG5.1

PRIVATE STORM DRAIN DETAILS

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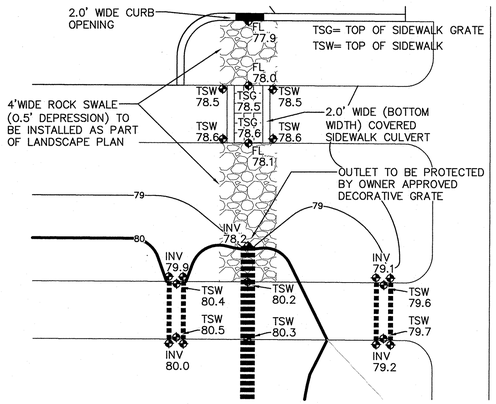
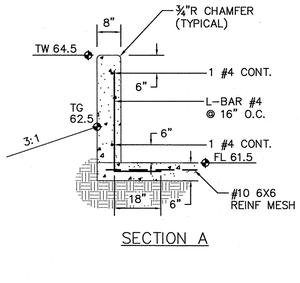
HYDROLOGY SECTION



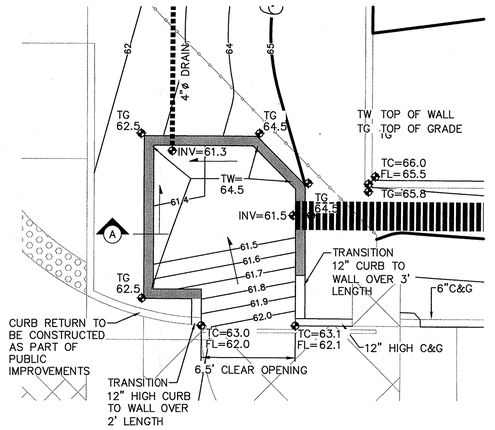
10 **EAST STORM DRAIN OUTLET BASIN**

SEE STORM DRAIN EXHIBIT

SCALE: 1"=5'



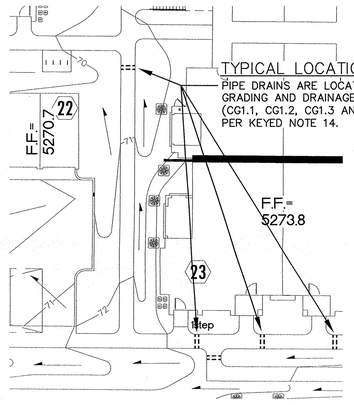
SECTION A

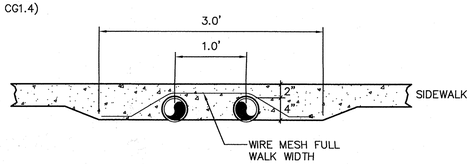


4 **WEST STORM DRAIN OUTLET BASIN**

SEE STORM DRAIN EXHIBIT

SCALE: 1"=5'

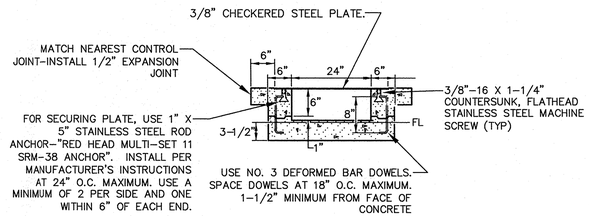




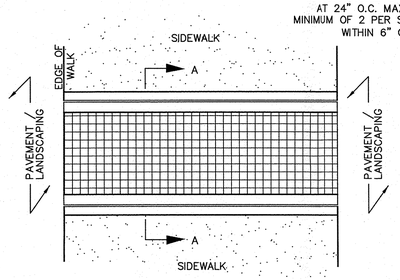
INSTALL TWO 4" DIA. ADS N-12 PIPES THROUGH SIDEWALK. WHERE ADJACENT TO PAVEMENT, MATCH GUTTER FLOWLINE AT OUTLET. PROVIDE SWALE WITHIN LANDSCAPE TO DIRECT FLOW TO OPENING.

5 **PIPES THROUGH WALK**

SCALE: N.T.S.

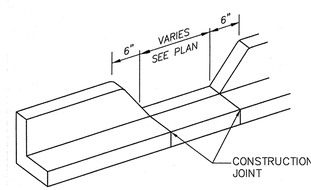


SECTION A-A



9 **ON-SITE COVERED SIDEWALK CULVERT**

SCALE: N.T.S.



GENERAL NOTES
REMOVE EDGES WITH 3/8" EDGING TOOL

3 **CURB OPENING**

SCALE: N.T.S.

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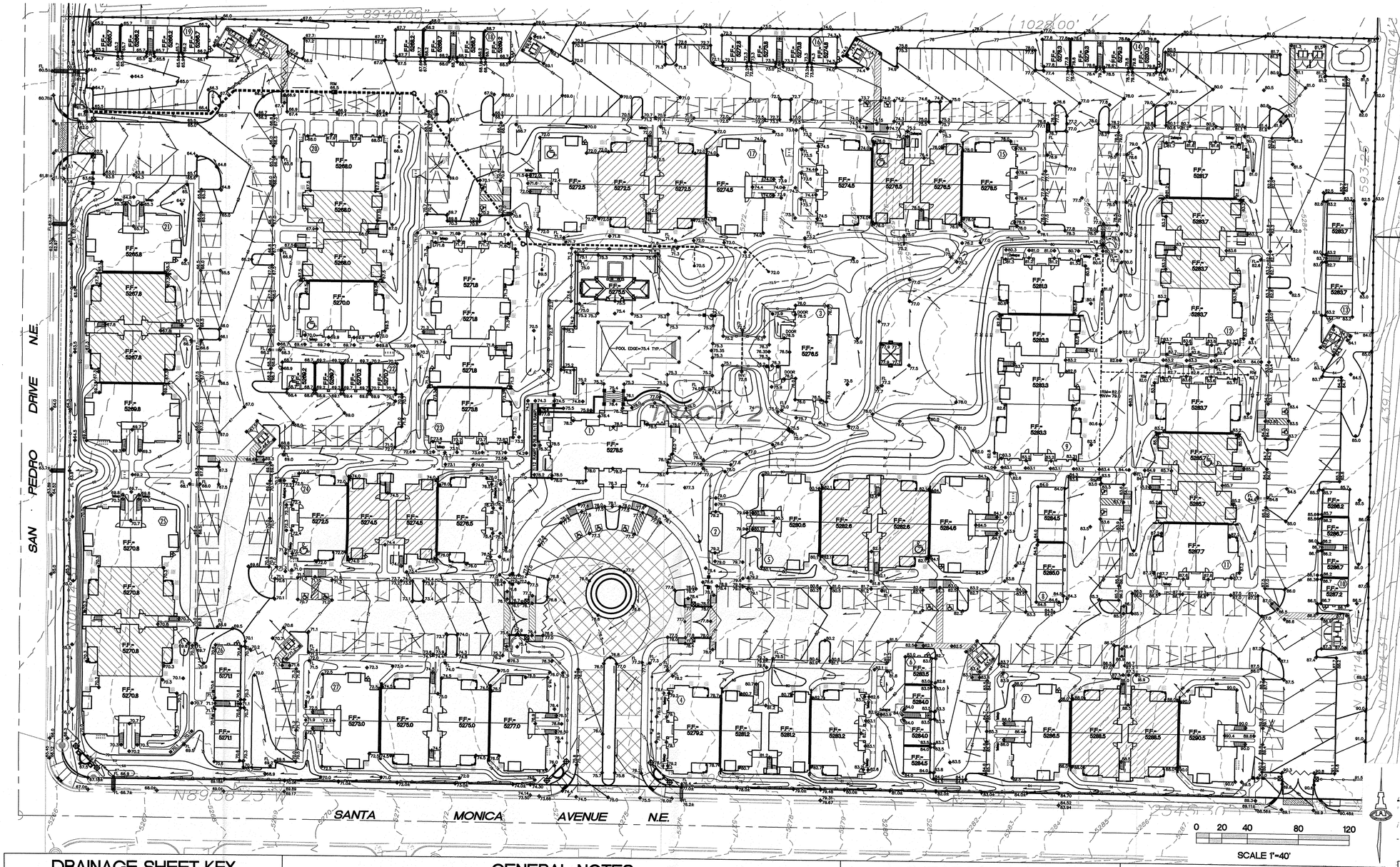
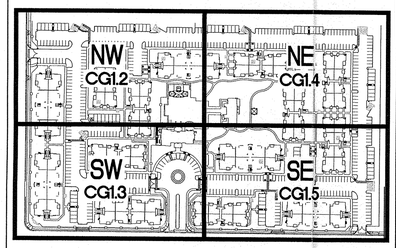
CG5.2

GRADING AND DRAINAGE DETAILS



DRAINAGE SHEET KEY



GENERAL NOTES

A. COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, PAVING PLAN, AND LANDSCAPE PLAN.

B. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.

C. ALL SUBGRADE, OVEREXCAVATION, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.

D. EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED BY GEOTECHNICAL REPORT, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.

E. FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.

F. ALL EXISTING UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.

G. COA REQUIRED NOTE: THE ENVIRONMENTAL PROTECTION AGENCY AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES (INCLUDING OTHER LAND-DISTURBING ACTIVITIES) DISTURB ONE ACRE OR MORE (BY OTHERS). A SWPPP MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING OR BUILDING PERMIT. THE SWPPP MUST BE IN PDF OR MS WORD FORMAT ON A CD.

H. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES, TYPICAL.

I. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. WHERE NEW GRADES ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH AND ADA ACCESSIBLE.

J. SIDESLOPES ≥ 3:1 SHALL HAVE PERMANENT EROSION CONTROL INSTALLED DURING LANDSCAPING PHASE AND WILL NOT BE INCLUDED IN ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY. NO SLOPE SHALL BE STEEPER THAN 1:1.

K. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.

SEE GEOTECHNICAL REPORT BY WESTERN TECHNOLOGIES FOR SOIL ANALYSIS AND SPECIFIC OVEREXCAVATION REQUIREMENTS.

SEE STRUCTURAL PLANS FOR THICKNESS OF CONCRETE BLDG. SLABS AND SUB-SURFACE BASE COURSE TO ESTABLISH PAD GRADE AT BUILDINGS.

PROJECT INFORMATION

PROPERTY: THE SITE IS A PREVIOUSLY DEVELOPED (MOBILE HOME) PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP D-18. THE SITE IS BOUND TO THE NORTH AND EAST BY ADDITIONAL PREVIOUSLY DEVELOPED RESIDENTIAL PROPERTIES, TO THE WEST BY SAN PEDRO DRIVE NE AND TO THE SOUTH BY SANTA MONICA AVENUE NE.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A 26 BUILDING APARTMENT COMPLEX (INCLUDING GARAGE / CARRIAGE UNITS, OFFICE BLDG., HEALTH FACILITY) WITH ASSOCIATED ASPHALT PAVED DRIVES, PARKING, PEDESTRIAN WALKS AND LANDSCAPING.

LEGAL: TRACT 2, SANTA MONICA PLACE, ALBUQUERQUE. NM
AREA: 13.9846 ACRES

BENCHMARK: VERTICAL DATUM IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "18-E18", ELEVATION = 5269.166 (NGVD88)

OFF-SITE: OFF-SITE DRAINAGE IMPACTING THIS PROPERTY WILL BE REROUTED TO THE NORTH USING BERMS / SWALES / DESILTATION / DETENTION BASINS (SAME OWNER). SEE OFF-SITE GRADING PLAN.

FLOOD HAZARD: THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN) IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP NO. 35001C0137 F, EFFECTIVE DATE 11-19-03.

SURVEYOR: RUSS P. HUGG, SURV-TEK, INC., (505)897-3366, ALBUQUERQUE, NEW MEXICO.

VICINITY MAP

RECEIVED
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HYDROLOGY SECTION

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1900 CG-101.dwg Apr 04,2012

REVISIONS

DATE: FEBRUARY 23, 2012 ORB # 11-218

CG1.1

OVERALL GRADING AND DRAINAGE PLAN

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