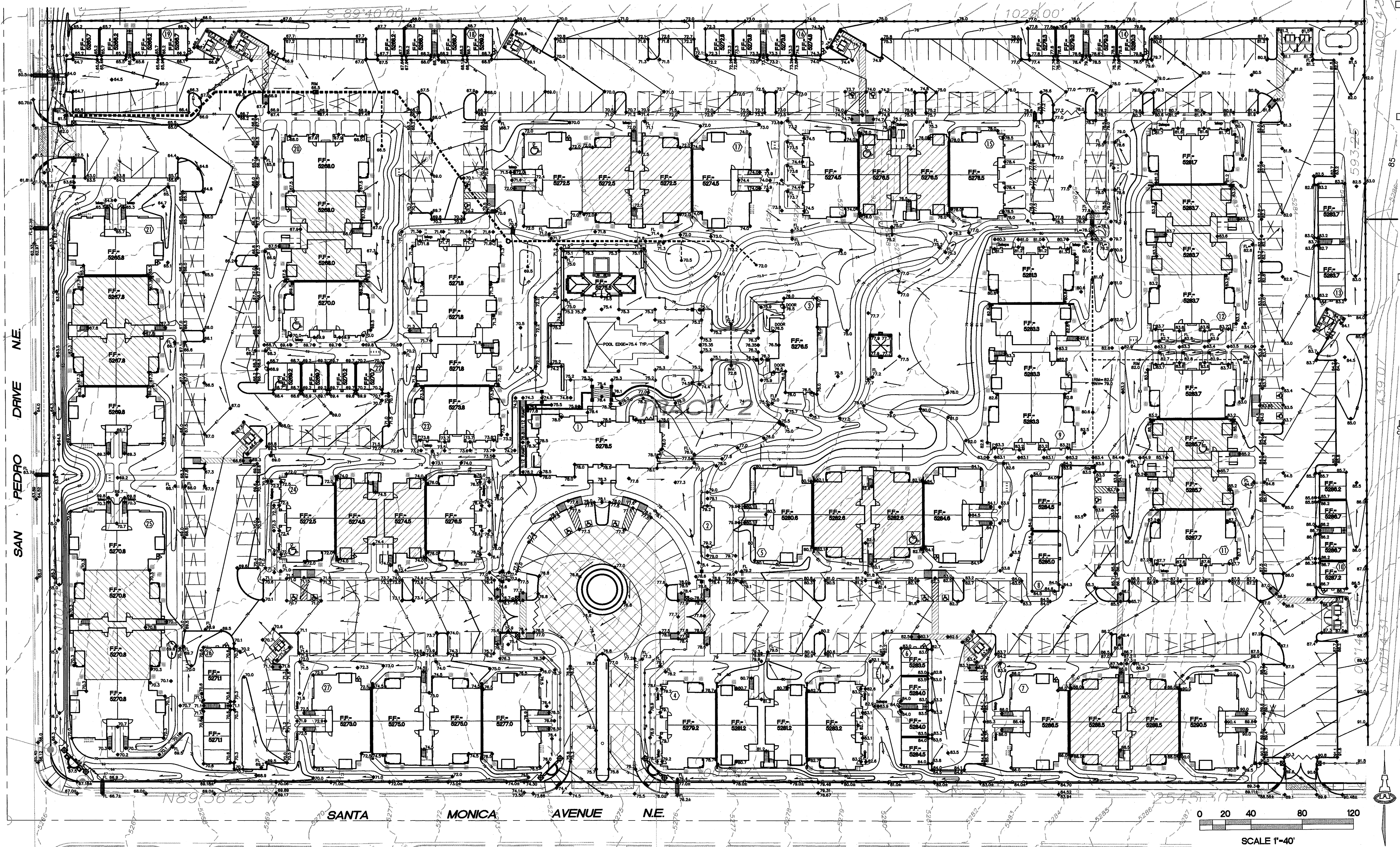
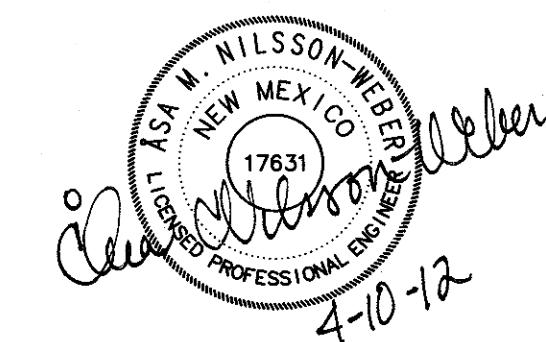




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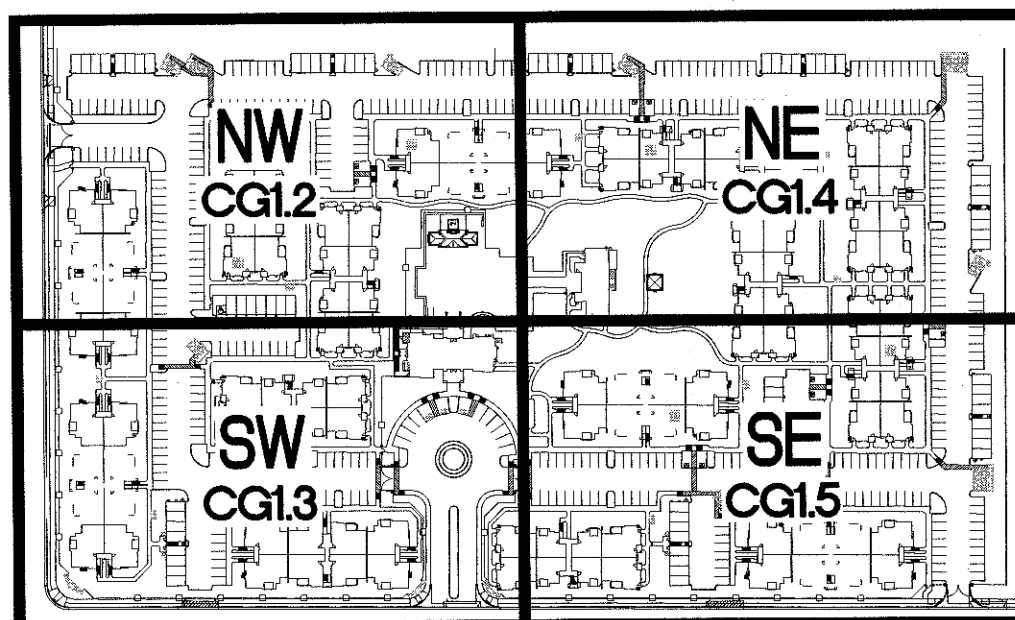


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Consulting Engineering Associates
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DRAINAGE SHEET KEY



GENERAL NOTES

- COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, PAVING PLAN, AND LANDSCAPE PLAN.
 - ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
 - ALL SUBGRADE, OVEREXCAVATION, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.
 - EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED BY GEOTECHNICAL REPORT, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
 - 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.
 - 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.
 - 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.
- ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES, TYPICAL.
 - ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND / OR PROPOSED DRAINAGE PATHS. WHERE NEW GRADES ARE SHOWN AS "MATCH" OR "1", TRANSITIONS SHALL BE SMOOTH AND ADA ACCESSIBLE.
 - SIDESLOPES $\geq 3:1$ 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.
 - 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

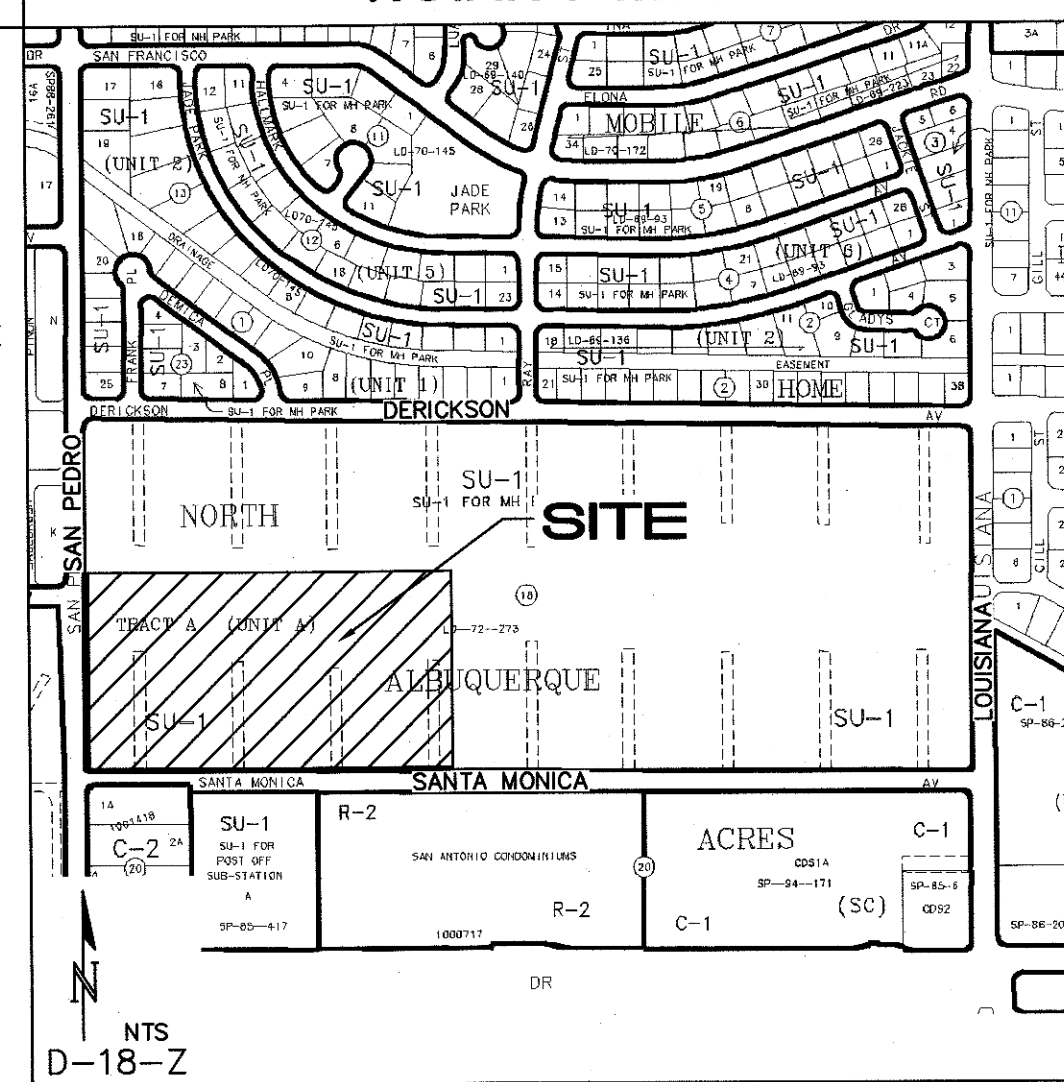
BENCHMARK: VERTICAL DATUM IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "18-E18", ELEVATION = 5269.166 (NGVD88)

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



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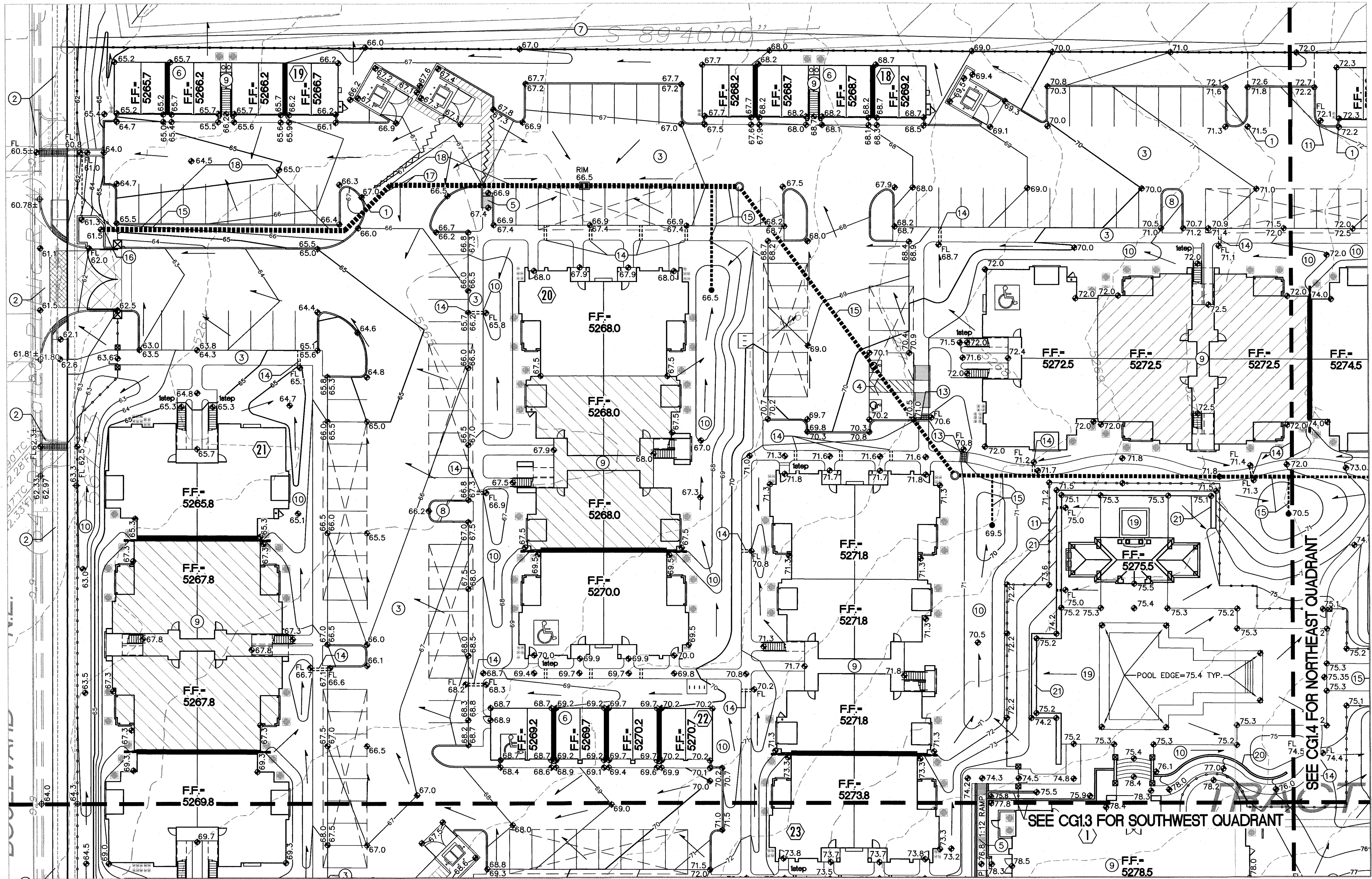
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DATE: FEBRUARY 23, 2012 ORB# 11-218

CG1.1

OVERALL
GRADING AND DRAINAGE PLAN

FILE: \\C:\AD FILES\1900-1999\1900\1900.dwg USER: Bryan DATE: Apr. 10 2012 TIME: 10:55 am



SEE CG1.4 FOR NORTHEAST QUADRANT

SEE CG1.3 FOR SOUTHWEST QUADRANT

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.

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- 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.
- 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.
- SLOPES WITHIN HANDICAP PARKING AREAS TO MEET ADA REQUIREMENTS. MAX. SLOPE = 2% IN ANY DIRECTION.
- CONSTRUCT HANDICAP ACCESS RAMP. SEE ARCHITECTURAL FOR DETAILS.

- 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 3"/FT PAD SLOPE. GRADES SHOWN AT 3' ASPHALT APRON OUTSIDE GARAGE DOORS TO BE CONSTRUCTED TO ELEVATIONS SHOWN. PROVIDE SMOOTH TRANSITIONS.
- SEE OFF-SITE GRADING PLAN FOR GRADING CONTINUATION INCLUDING SWALES, DESILTATION / DETENTION PONDS AND DIRT BORROW AREAS.
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- PROVIDE DEFINED SWALE THIS AREA. TOP OF GRADE = FLOWLINE ELEVATIONS SHOWN LESS LANDSCAPE MATERIAL THICKNESS. INTEGRATE WITH LANDSCAPING.

- PROVIDE 12" WIDE OPENING IN CURB TO PASS FLOW. SEE CG5.2 FOR DETAIL.
- PROVIDE 24" WIDE OPENING IN CURB TO PASS FLOW. SEE CG5.2 FOR DETAIL.
- CONSTRUCT 2' WIDE CONCRETE SIDEWALK CULVERT. SEE CG5.2 FOR DETAIL.
- 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.
- 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.
- CONSTRUCT STORM DRAIN OUTFALL STRUCTURE. SEE CG5.2 FOR DETAIL.

- NOTE: STORM DRAIN CROSSES PUBLIC UTILITY MAINS THIS AREA.
- GRADES THIS AREA REFLECT MINIMUM 18" COVER OVER PROPOSED STORM DRAIN AS WELL AS WATERBLOCKS / SWALES TO PROVIDE EMERGENCY OVERFLOW. CONSTRUCT TO ELEVATIONS SHOWN
- POOL AREA GRADES SHOWN FOR GENERAL INFORMATION ONLY. POOL CONTRACTOR TO PROVIDE FINAL DESIGN GRADES / DECK DRAINS ETC.
- CONSTRUCT GARDEN WALL TO RETAIN GRADE DIFFERENCE < 30" THIS AREA.
- 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

- PROPOSED CONTOUR - 1' INCREMENT
- PROPOSED CONTOUR - 0.5' INCREMENT
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- FINISH FLOOR ELEVATION
- EXISTING ELEVATION (±) TO MATCH. PROVIDE SMOOTH TRANSITION.
- ROCK EROSION CONTROL
- GRADE BREAK
- PROPOSED STORM DRAIN (SEE CG5.1)

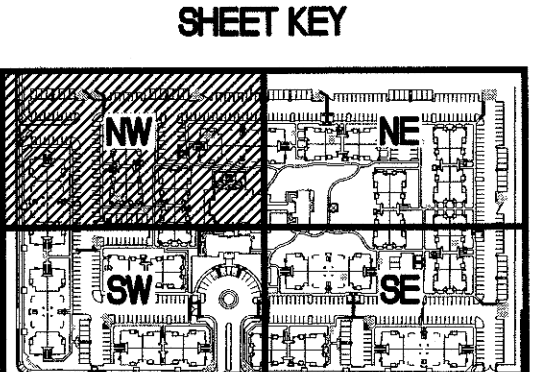
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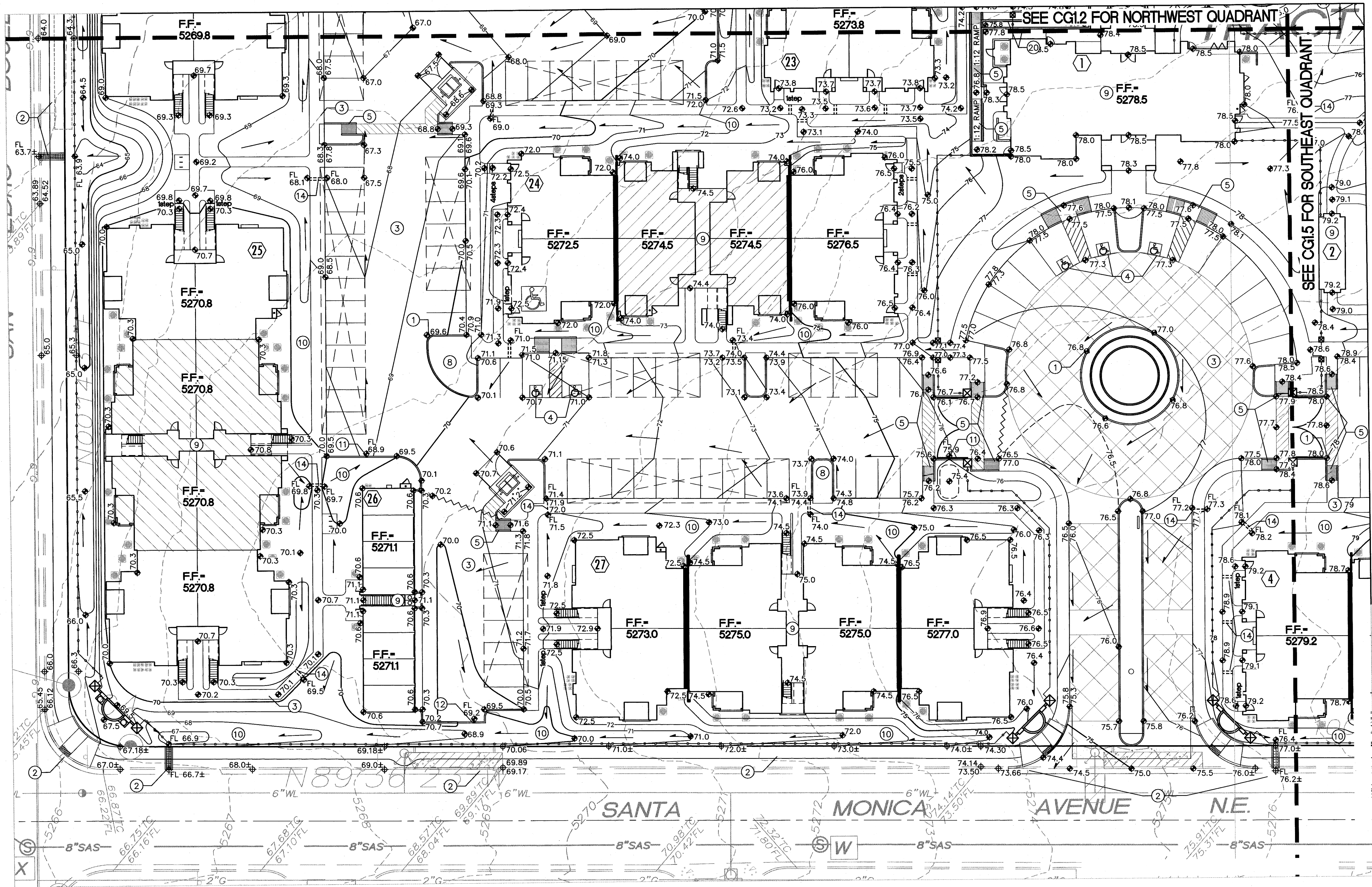
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REVISIONS

- REVISION 1: [Description]
- REVISION 2: [Description]
- REVISION 3: [Description]
- REVISION 4: [Description]
- REVISION 5: [Description]

DATE: FEBRUARY 23, 2012 ORB # 11-218

CG1.2
GRADING AND DRAINAGE PLAN
NW QUADRANT



BROADSTONE SANTA MONICA

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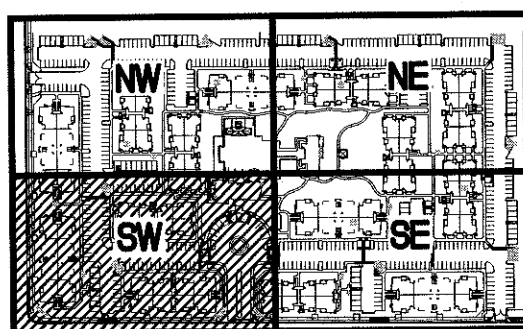
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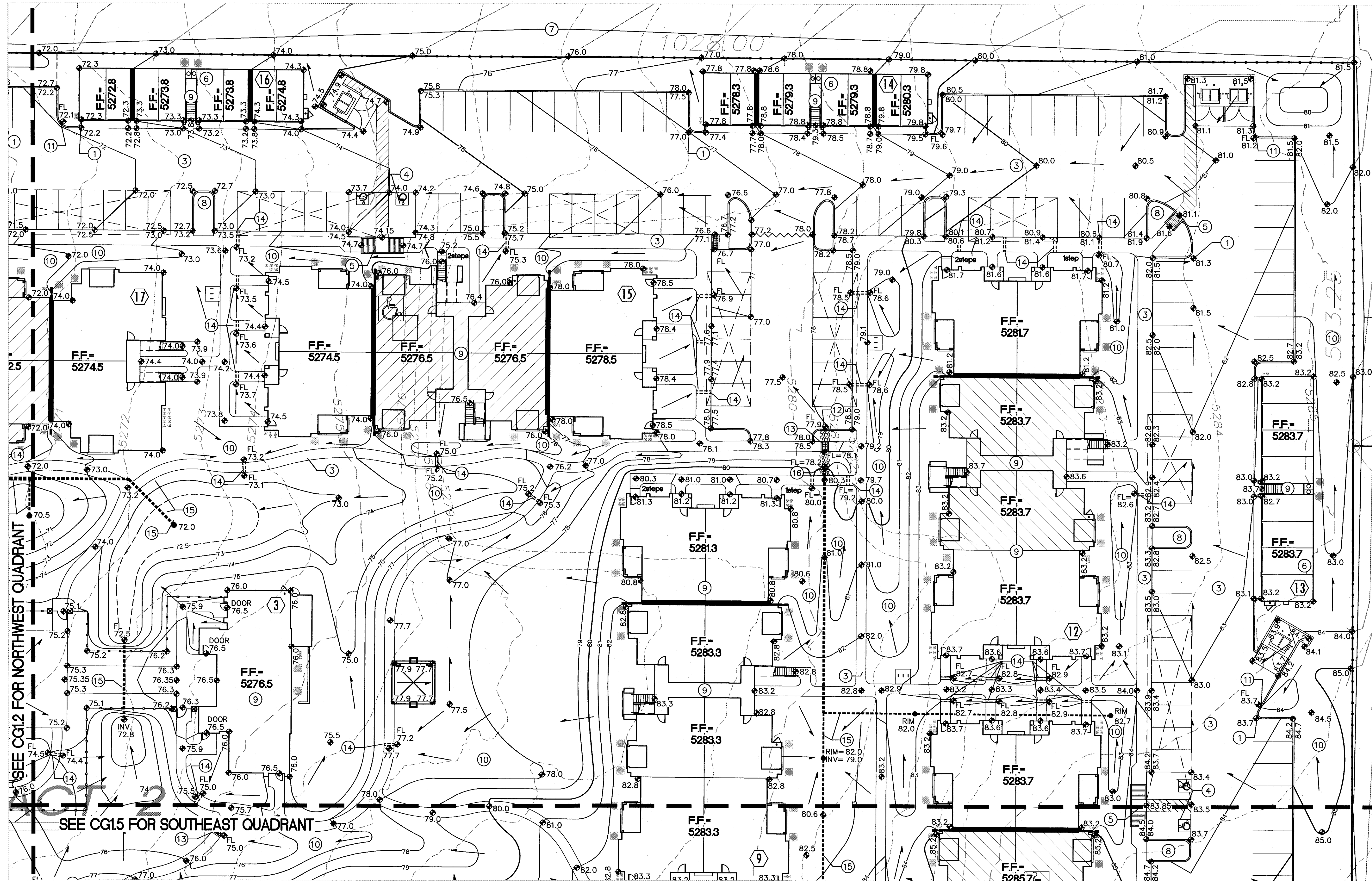
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→ FLOW ARROW
FF=XXXXXX FINISH FLOOR ELEVATION
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||||| ROCK EROSION CONTROL
~~~~~ GRADE BREAK  
- - - - - PROPOSED STORM DRAIN (SEE CG5.1)

## REVISIONS

DATE: FEBRUARY 23, 2012 ORB # 11-218

# CG1.3

GRADING AND DRAINAGE PLAN  
SW QUADRANT



SEE CG1.5 FOR SOUTHEAST QUADRANT

SEE CG1.2 FOR NORTHWEST QUADRANT

### KEYED NOTES

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- - - - - PROPOSED STORM DRAIN (SEE CG5.1)

## BROADSTONE SANTA MONICA

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Albuquerque, New Mexico

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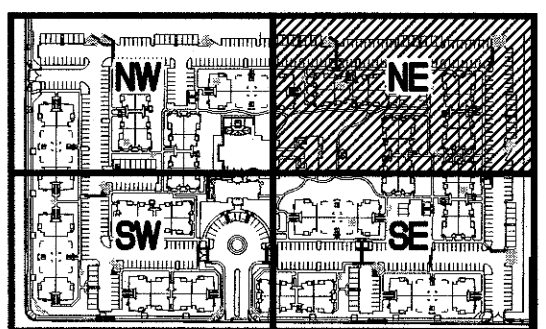
ASA M. NILSSON-WEBER  
NEW MEXICO  
17631  
Professional Engineer  
4-10-12

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DEVELOPMENT

**ALLIANCE**  
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**ISAACSON &  
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1900 CG-101.dwg Apr 04, 2012

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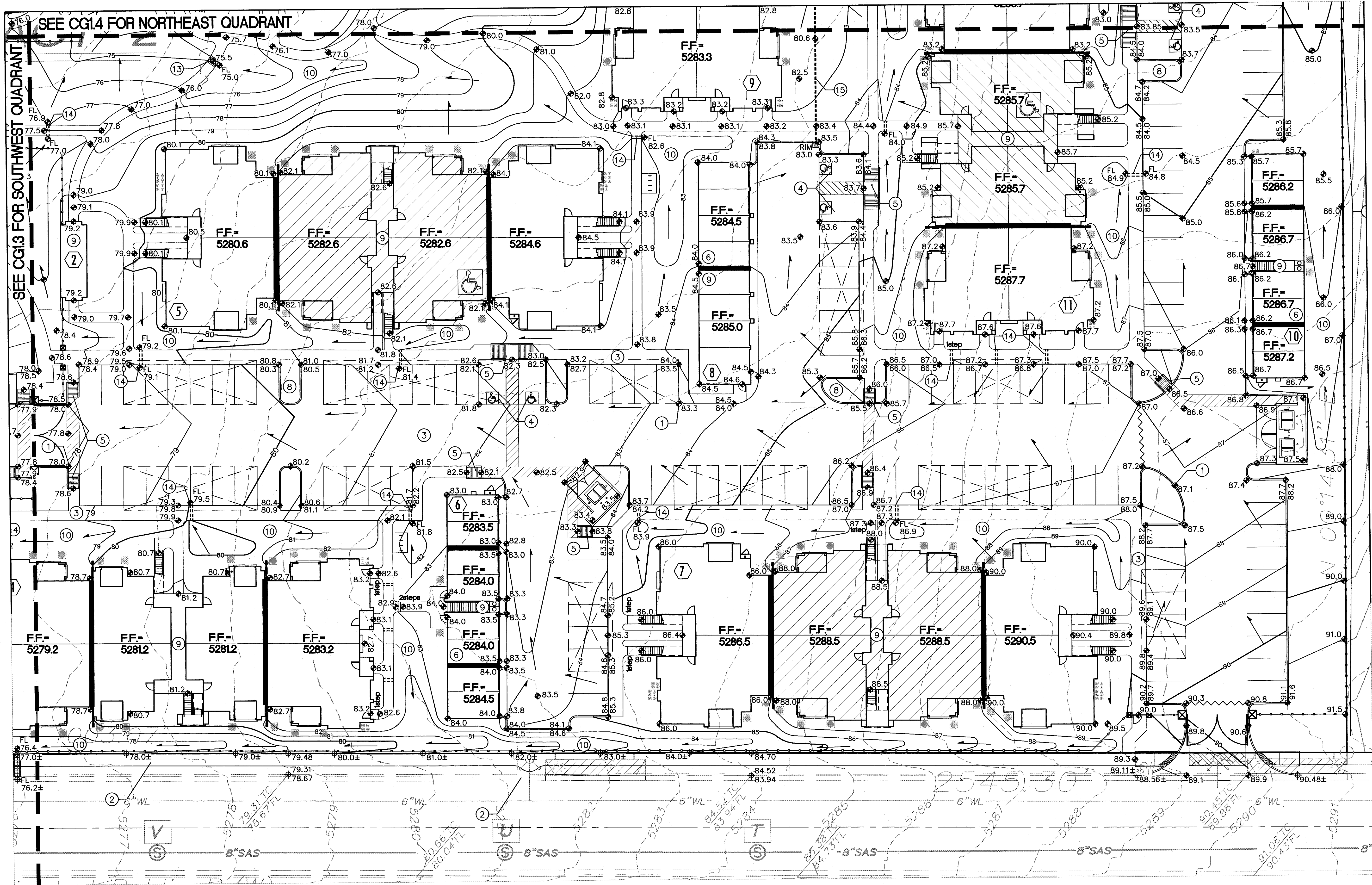
### REVISIONS

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DATE: FEBRUARY 23, 2012 ORB # 11-218

## CG1.4

GRADING AND DRAINAGE PLAN  
NE QUADRANT



## KEYED NOTES

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- SPOT ELEVATION LABELS WITHIN GUTTER AREA REPRESENT FLOWLINE UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
- 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.
- 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.
- SLOPES WITHIN HANDICAP PARKING AREAS TO MEET ADA REQUIREMENTS. MAX. SLOPE = 2% IN ANY DIRECTION.
- CONSTRUCT HANDICAP ACCESS RAMP. SEE ARCHITECTURAL FOR DETAILS.

- 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 1/4" FT PAD SLOPE. GRADES SHOWN AT 3" ASPHALT APRON OUTSIDE GARAGE DOORS TO BE CONSTRUCTED TO ELEVATIONS SHOWN. PROVIDE SMOOTH TRANSITIONS.
- SEE OFF-SITE GRADING PLAN FOR GRADING CONTINUATION INCLUDING SWALES, DESILTATION / DETENTION PONDS AND DIRT BORROW AREAS.
- 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.
- BUILDING ROOF DISCHARGE TO BE RELEASED TO ALL SIDES. PROVIDE CONCRETE SPLASH BLOCK AT ALL DOWNSPOUT LOCATIONS.
- PROVIDE DEFINED SWALE THIS AREA. TOP OF GRADE = FLOWLINE ELEVATIONS SHOWN LESS LANDSCAPE MATERIAL THICKNESS. INTEGRATE WITH LANDSCAPING.

- PROVIDE 12" WIDE OPENING IN CURB TO PASS FLOW. SEE CG5.2 FOR DETAIL.
- PROVIDE 24" WIDE OPENING IN CURB TO PASS FLOW. SEE CG5.2 FOR DETAIL.
- CONSTRUCT 2' WIDE CONCRETE SIDEWALK CULVERT. SEE CG5.2 FOR DETAIL.
- 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.
- 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.
- CONSTRUCT STORM DRAIN OUTFALL STRUCTURE. SEE CG5.2 FOR DETAIL.

- NOTE: STORM DRAIN CROSSES PUBLIC UTILITY MAINS THIS AREA.
- GRADES THIS AREA REFLECT MINIMUM 18" COVER OVER PROPOSED STORM DRAIN AS WELL AS WATERBLOCKS / SWALES TO PROVIDE EMERGENCY OVERFLOW. CONSTRUCT TO ELEVATIONS SHOWN
- POOL AREA GRADES SHOWN FOR GENERAL INFORMATION ONLY. POOL CONTRACTOR TO PROVIDE FINAL DESIGN GRADES / DECK DRAINS ETC.
- CONSTRUCT GARDEN WALL TO RETAIN GRADE DIFFERENCE < 30" THIS AREA.
- 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

- 79- PROPOSED CONTOUR - 1' INCREMENT
- 75.5- PROPOSED CONTOUR - 0.5' INCREMENT
- 78.3 PROPOSED SPOT ELEVATION
- FF=XXXXXX FINISH FLOOR ELEVATION
- 78.3± EXISTING ELEVATION (±) TO MATCH. PROVIDE SMOOTH TRANSITION.
- ROCK EROSION CONTROL
- GRADE BREAK
- PROPOSED STORM DRAIN (SEE CG5.1)

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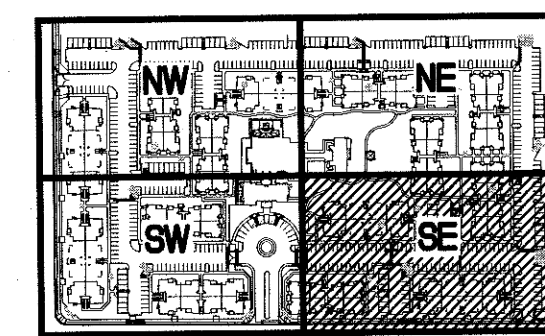
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## SHEET KEY



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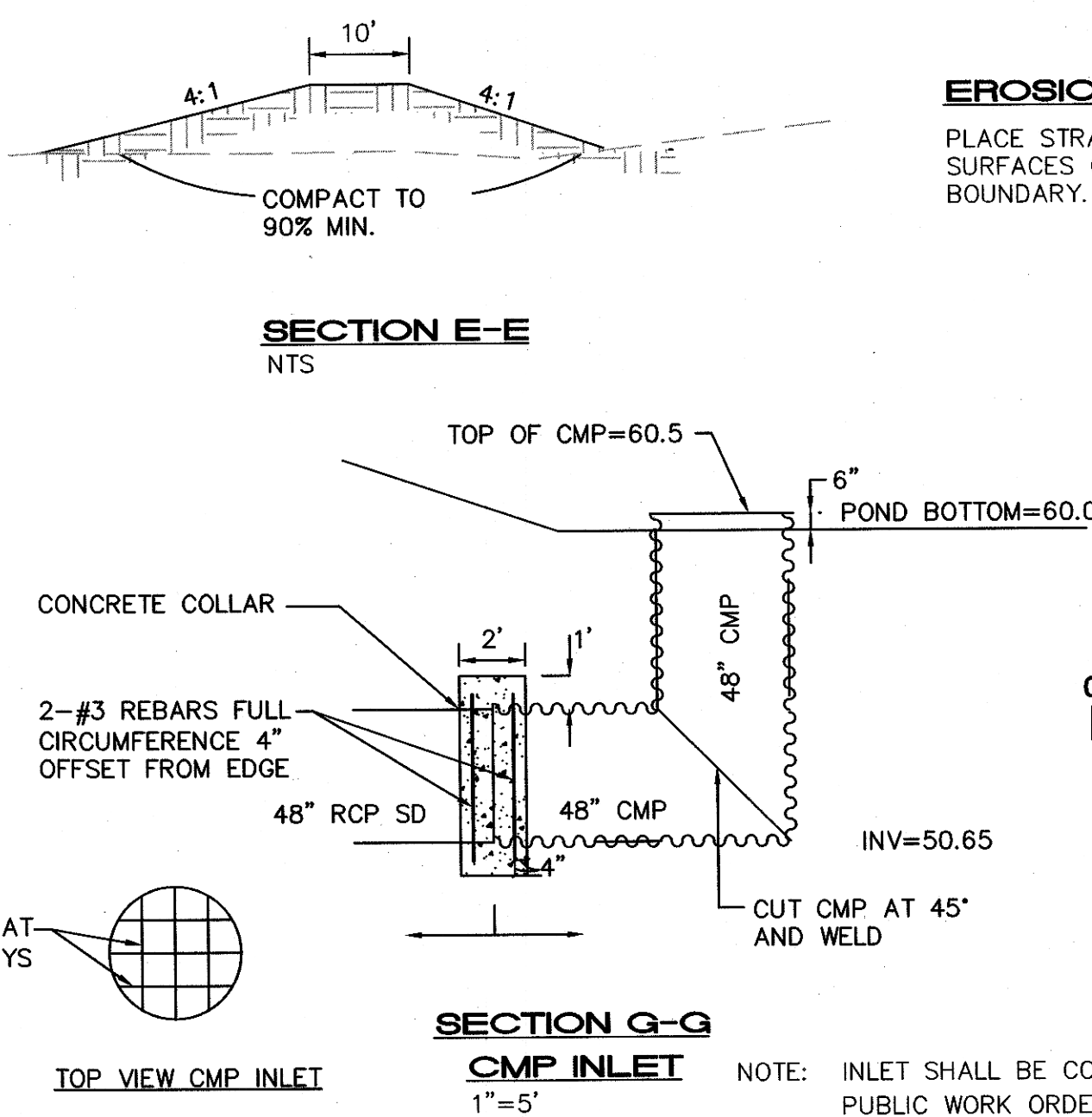
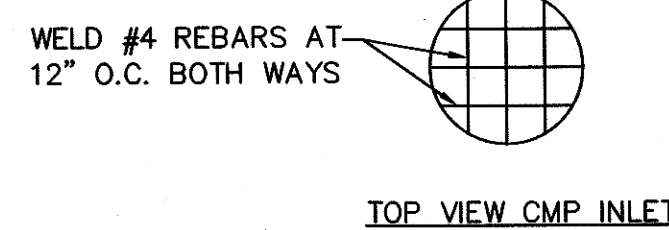
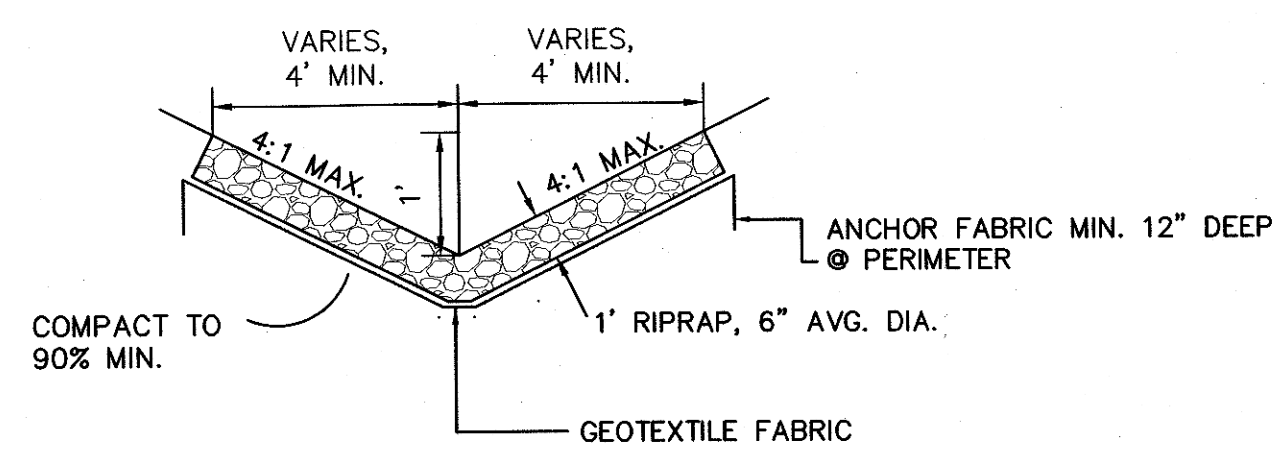
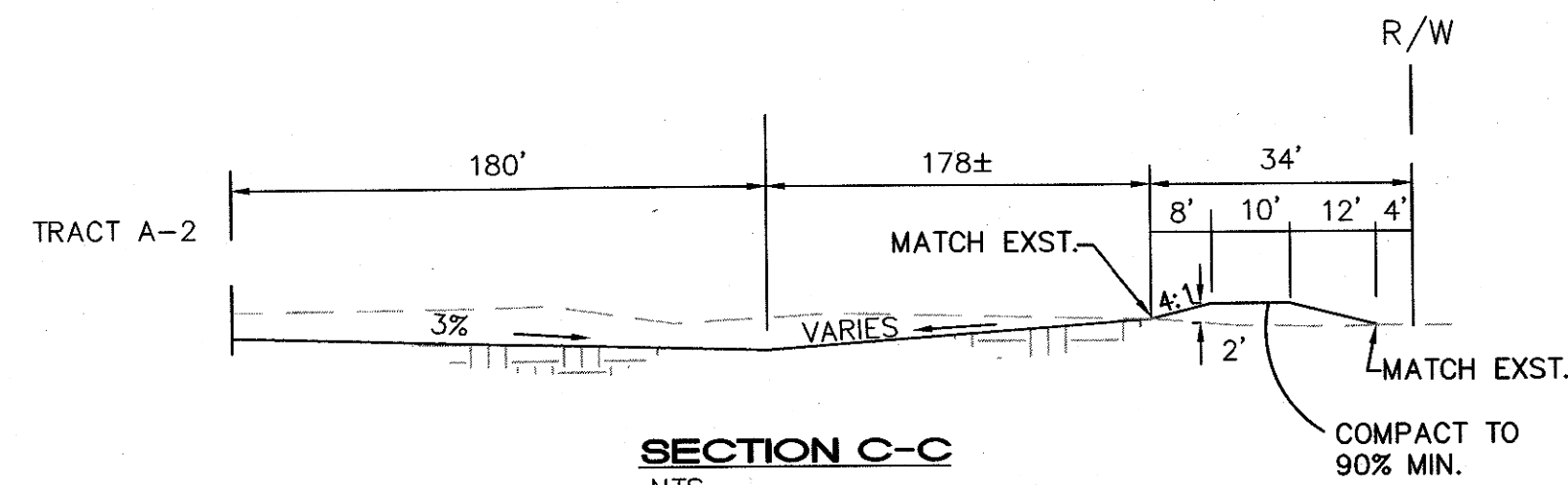
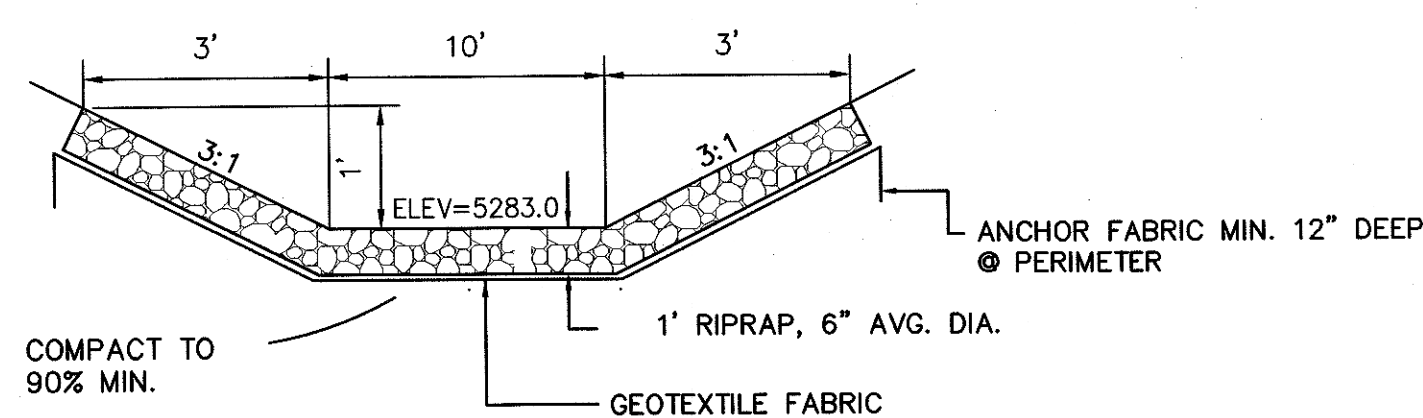
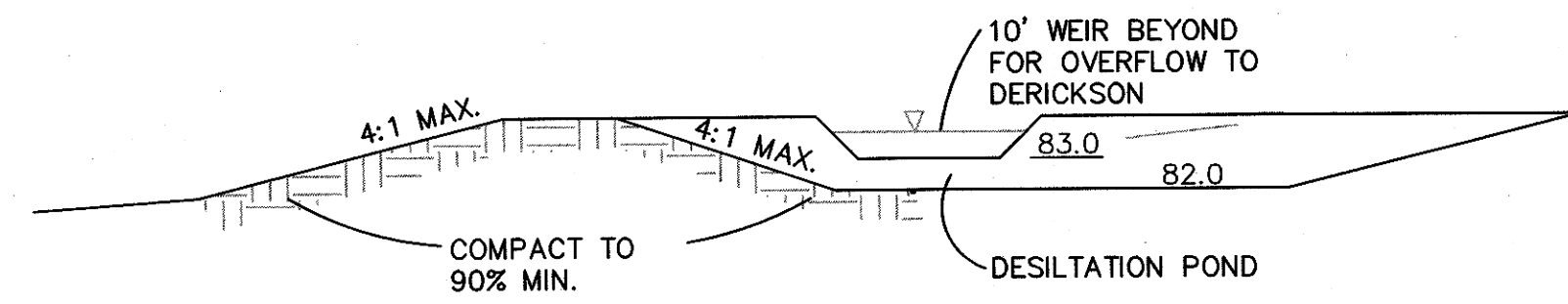
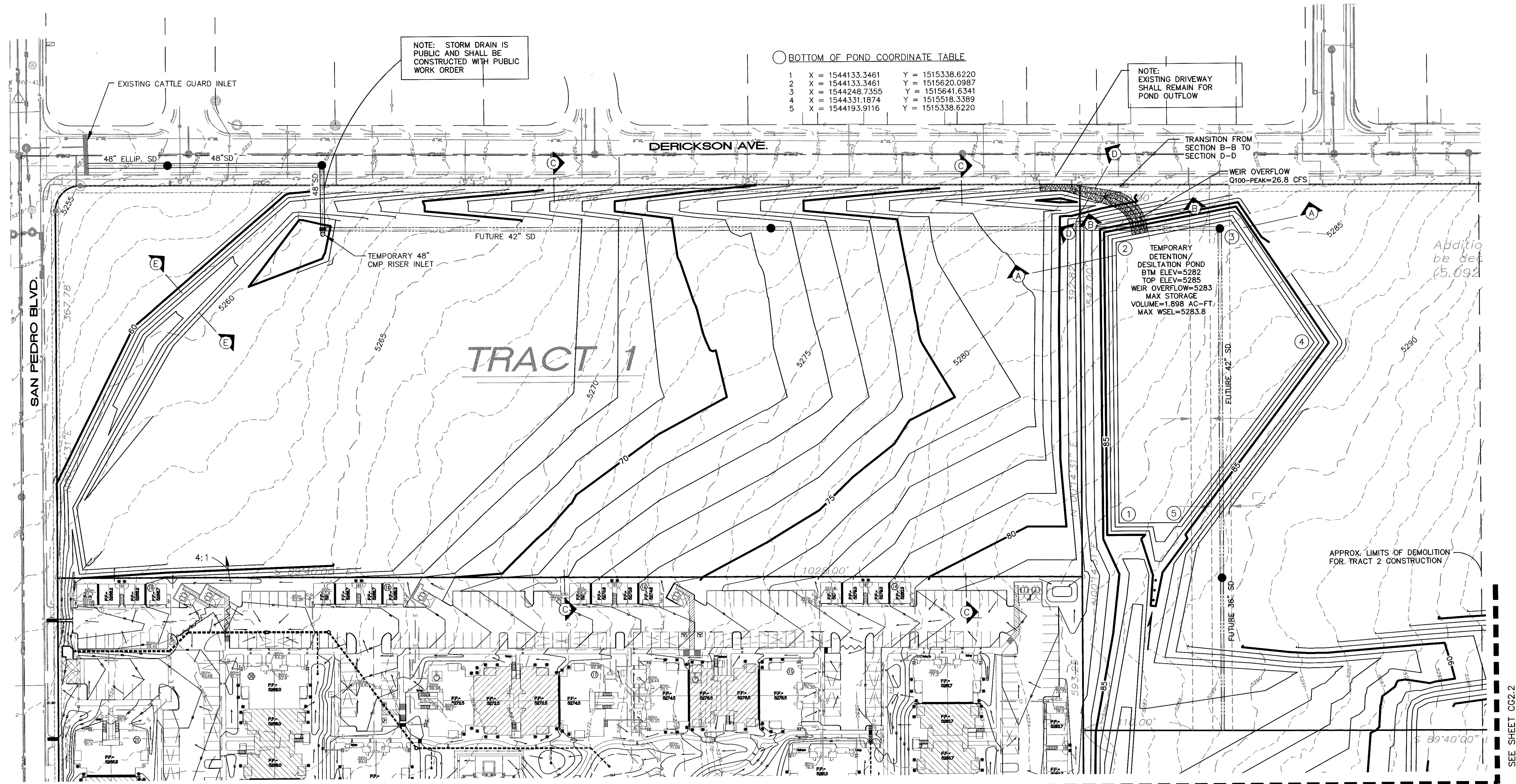
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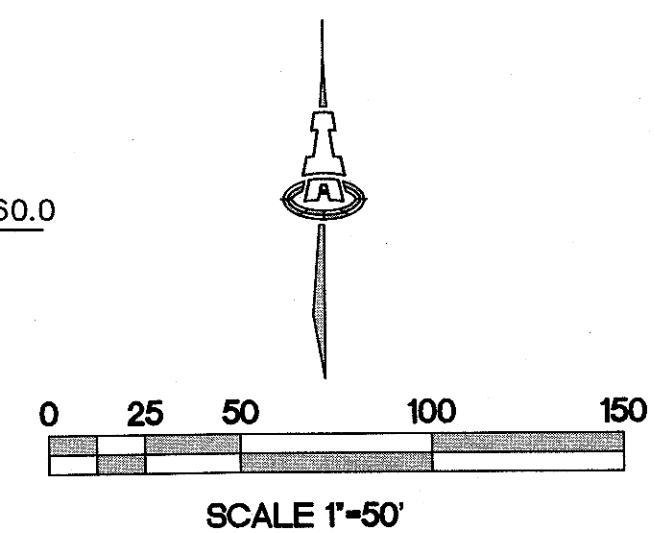
## CG1.5

GRADING AND DRAINAGE PLAN  
SE QUADRANT

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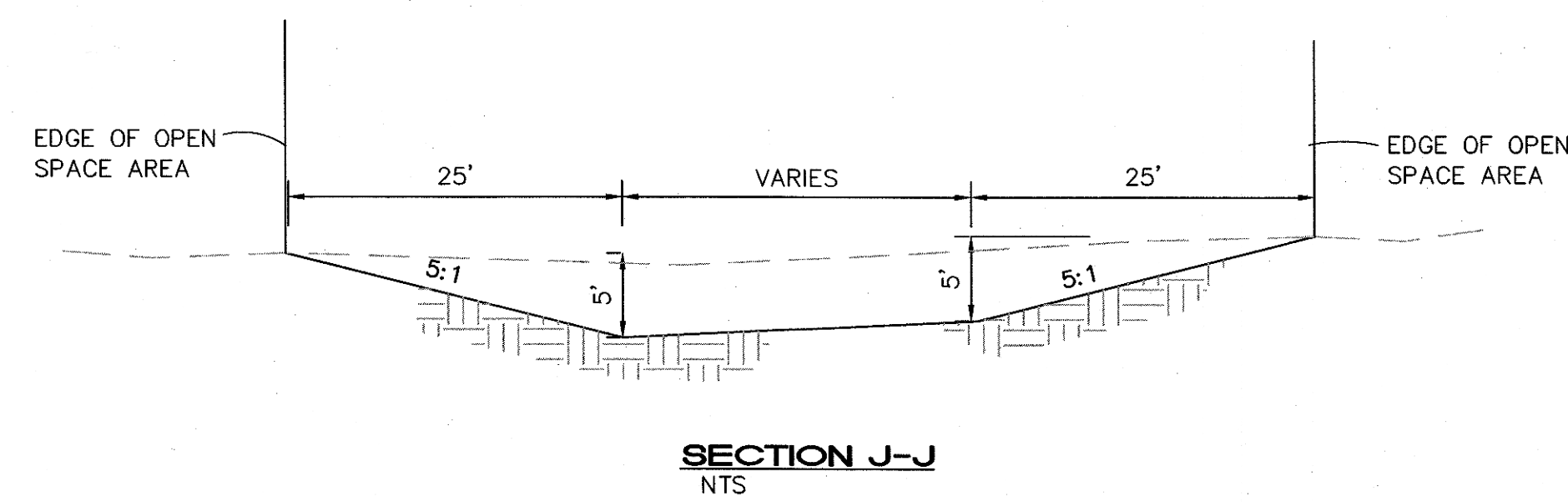
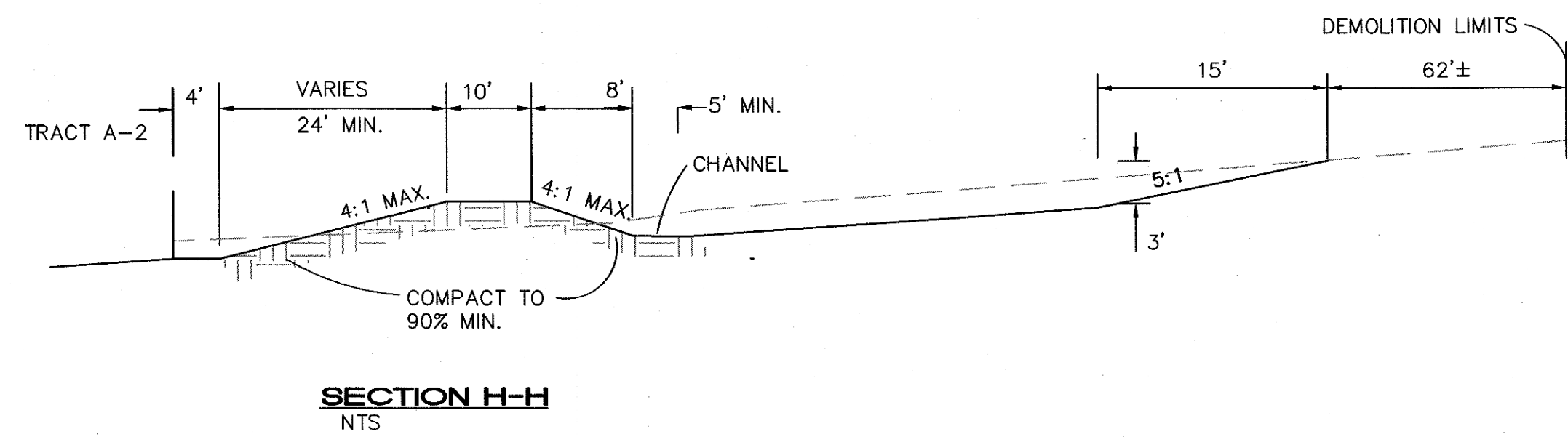
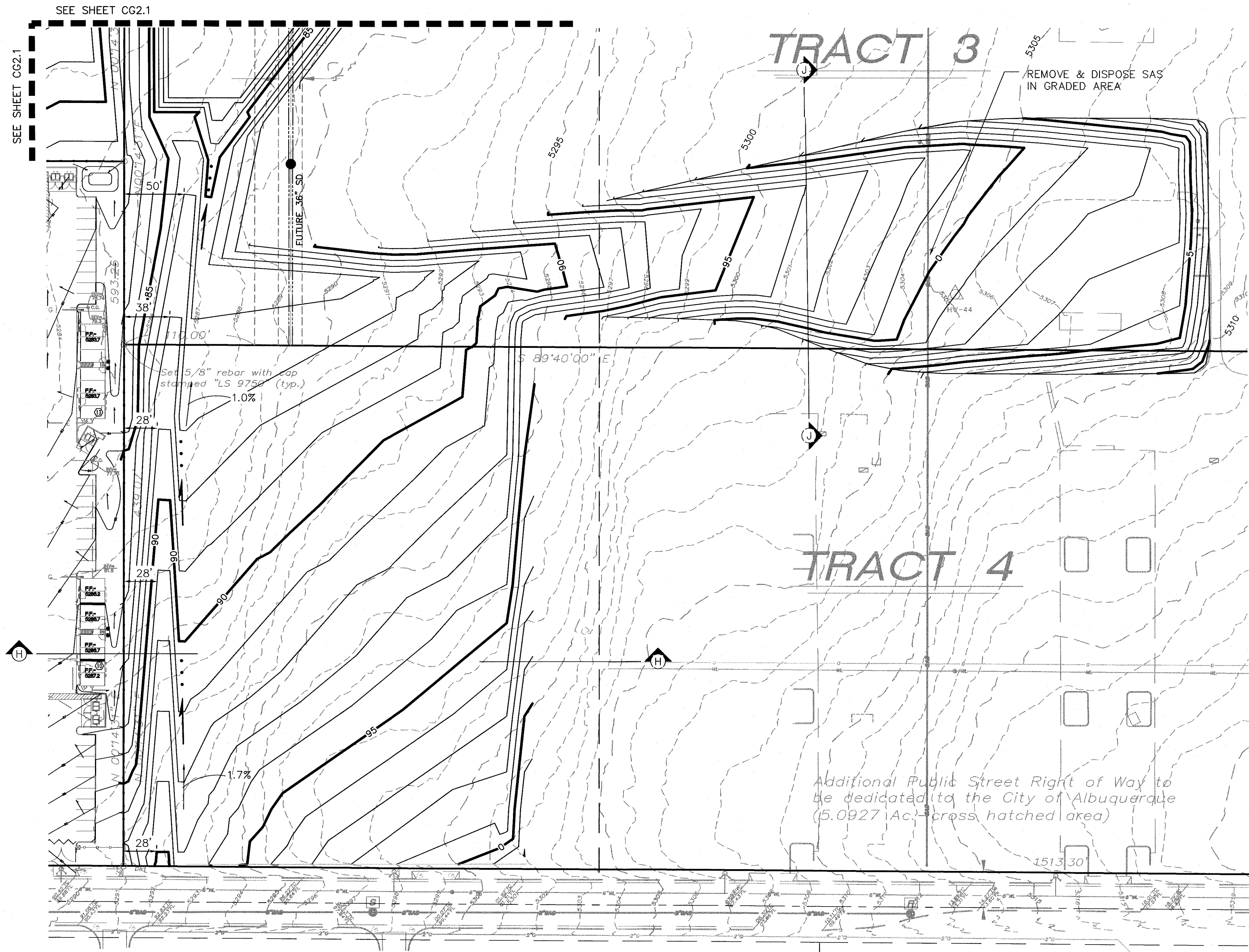
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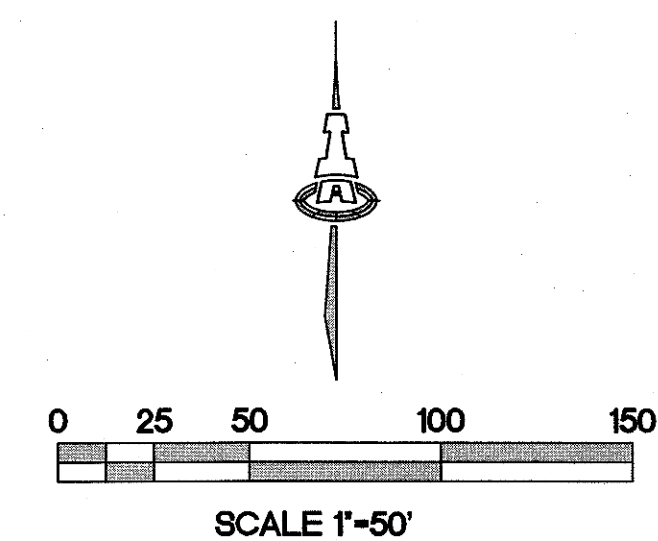
**CG2.1**

OFFSITE GRADING PLAN

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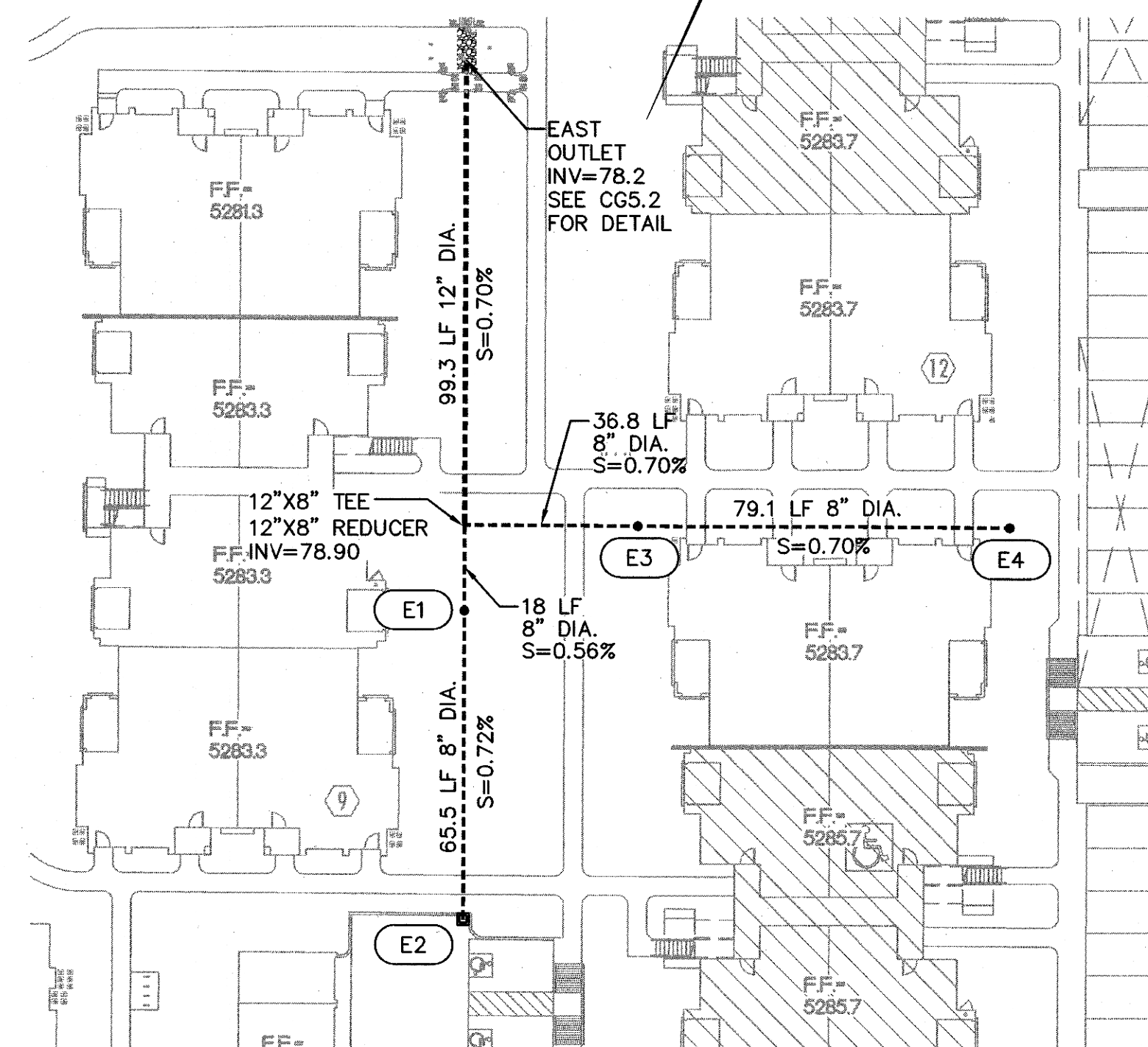
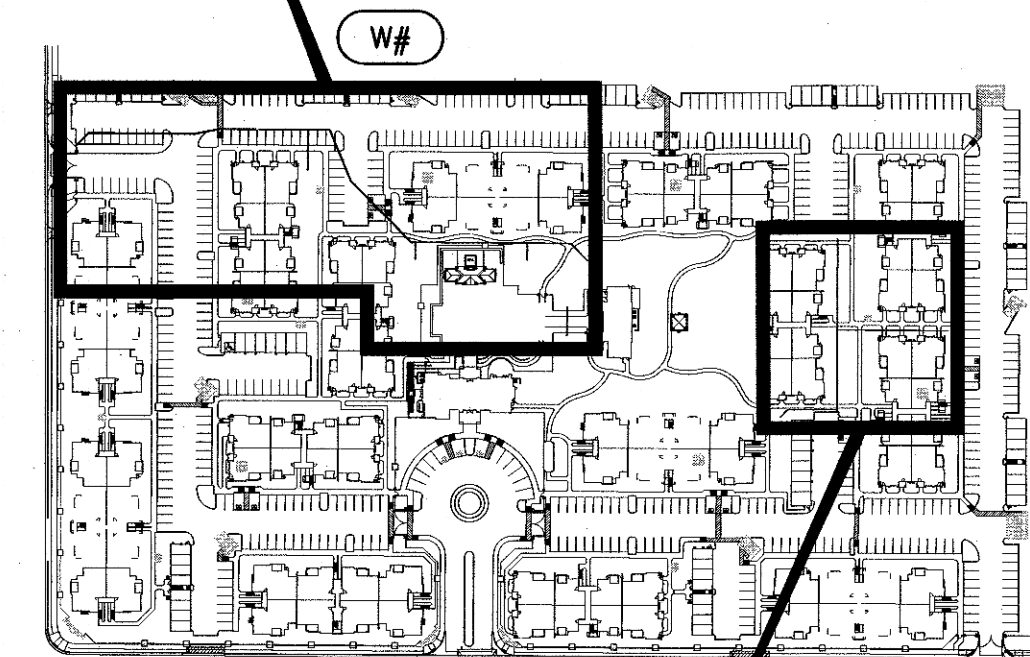
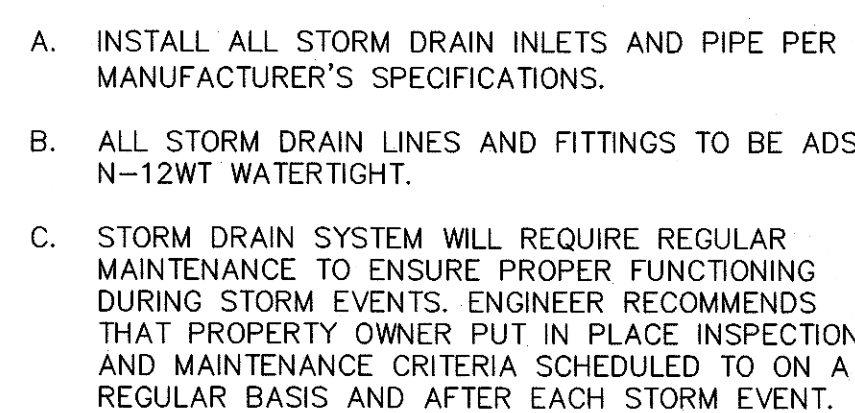
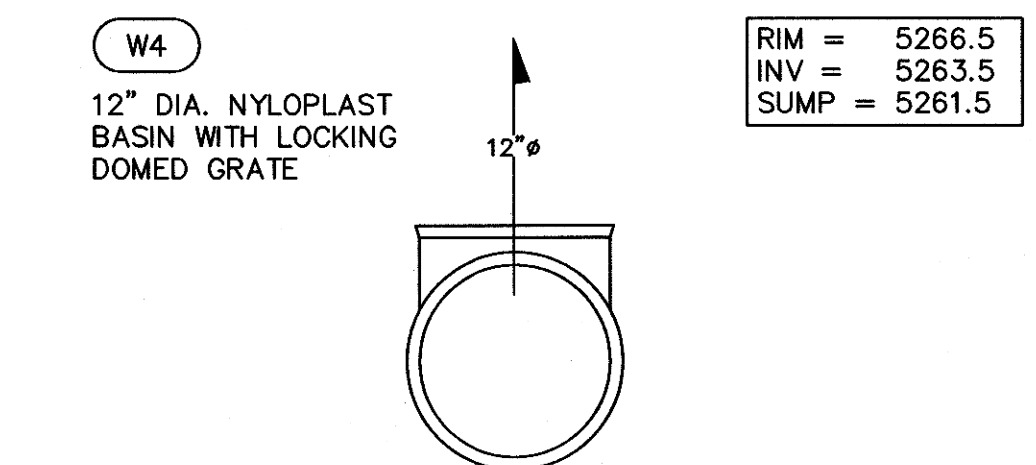
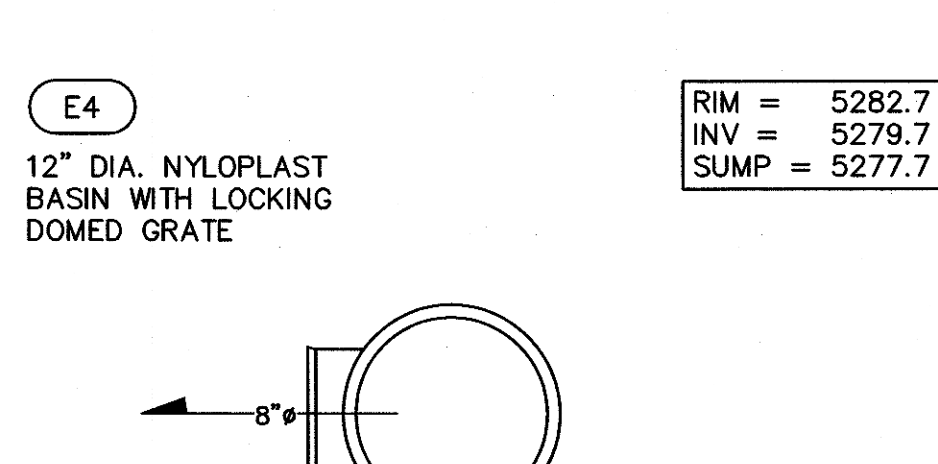
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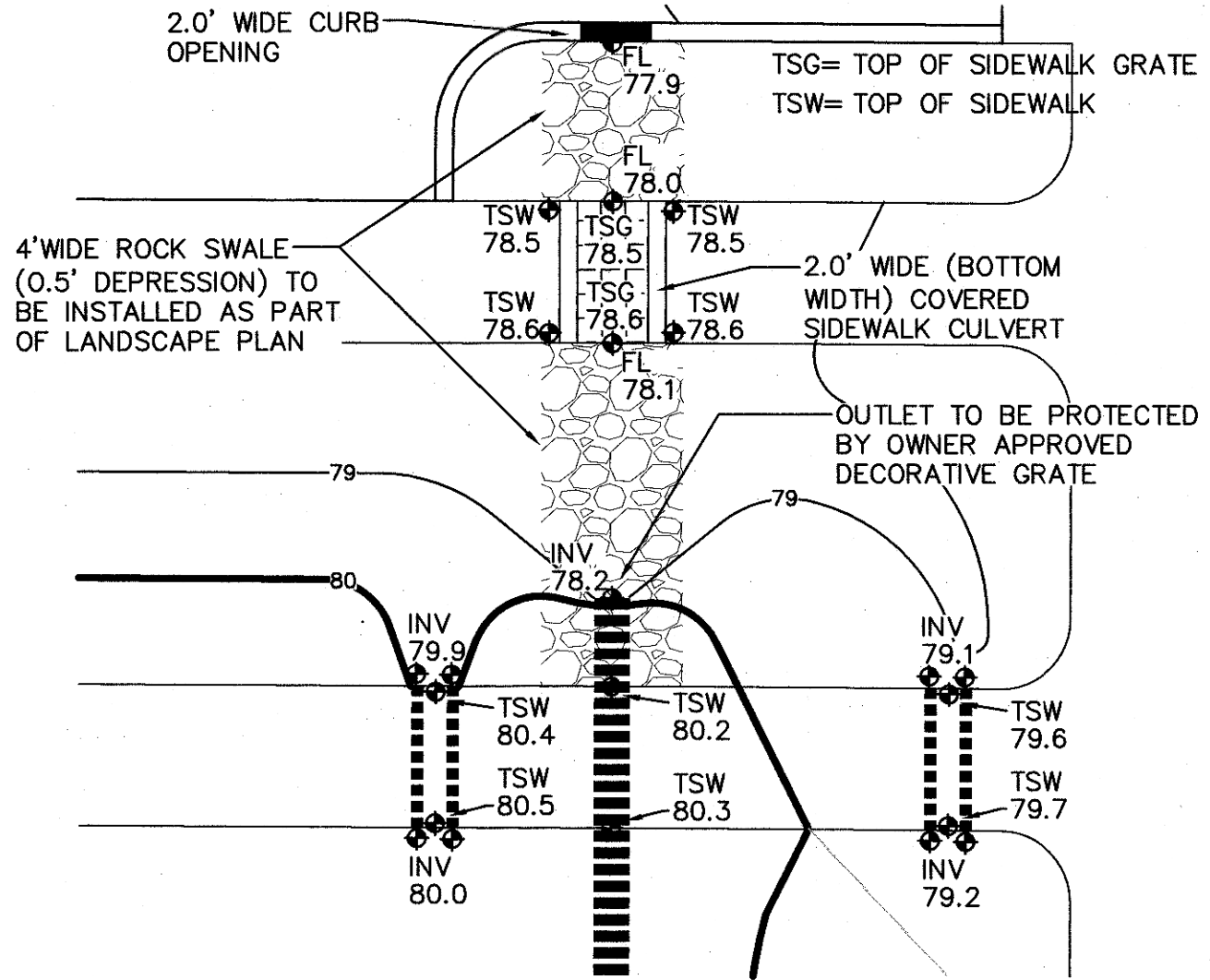
**CG2.2**  
OFFSITE GRADING PLAN



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## PRIVATE STORM DRAIN DETAILS

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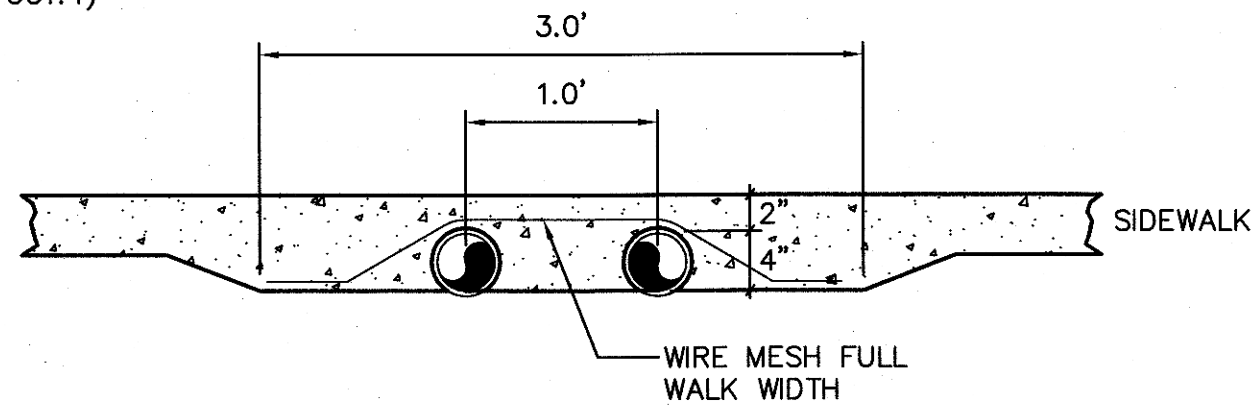
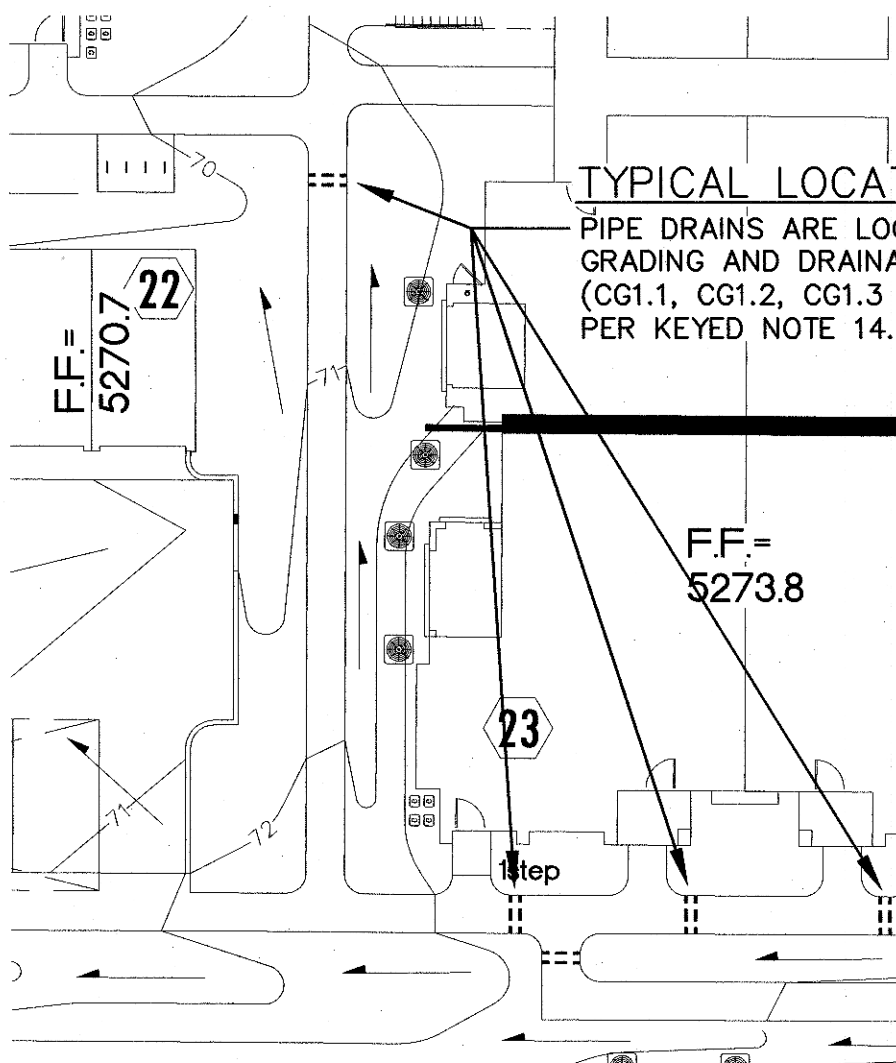
EAST STORM DRAIN OUTLET BASIN  
SEE STORM DRAIN EXHIBIT

SCALE: 1"=5'

4

WEST STORM DRAIN OUTLET BASIN  
SEE STORM DRAIN EXHIBIT

SCALE: 1"=5'

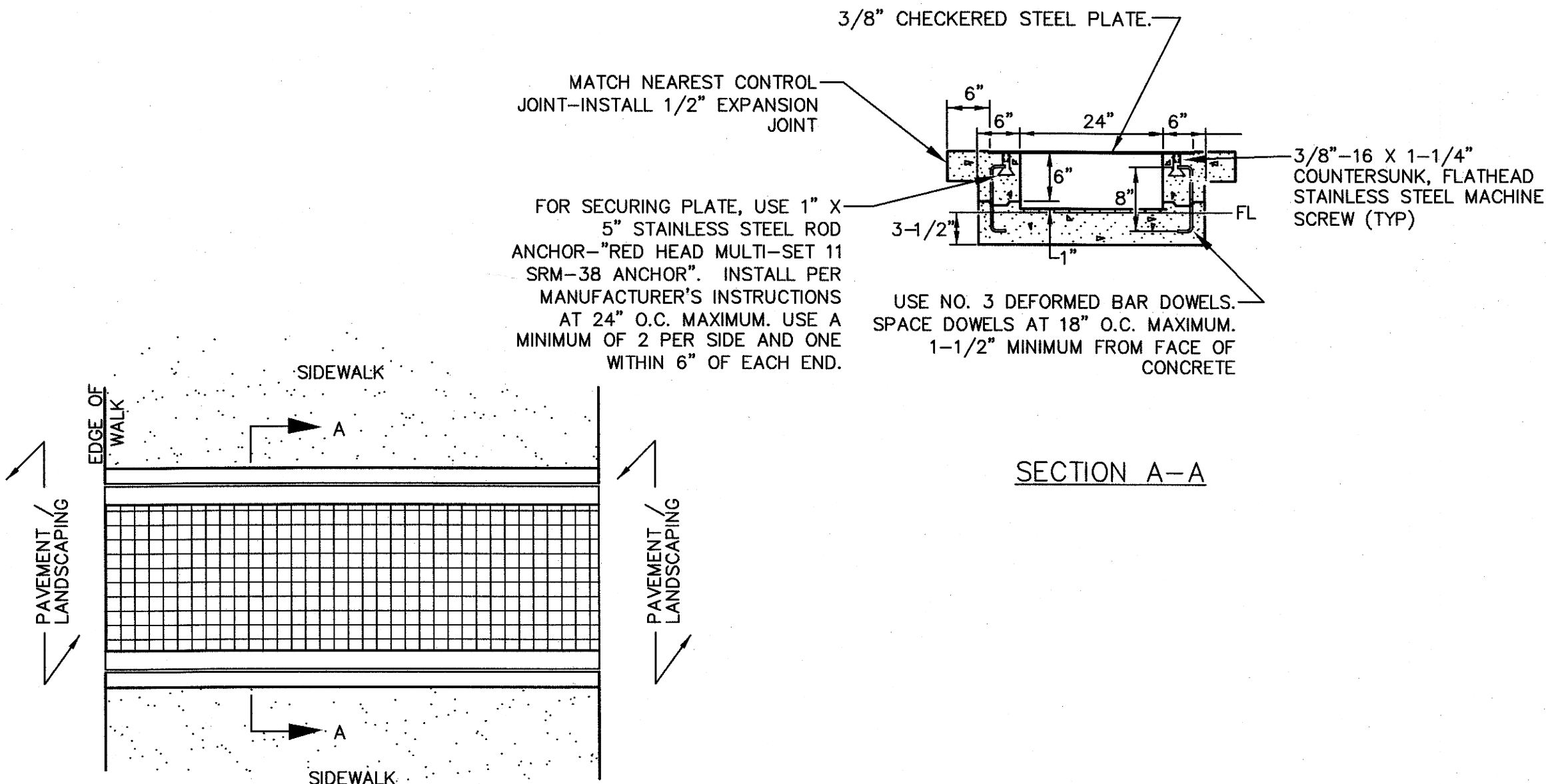


INSTALL TWO 4" DIA. ADS N-12 PIPES THROUGH SIDEWALK, WHERE ADJACENT TO PAVEMENT, MATCH GUTTER FLOWLINE AT OUTLET. PROVIDE SWALE WITHIN LANDSCAPE TO DIRECT FLOW TO OPENING.

5

PIPES THROUGH WALK

SCALE: N.T.S.



9

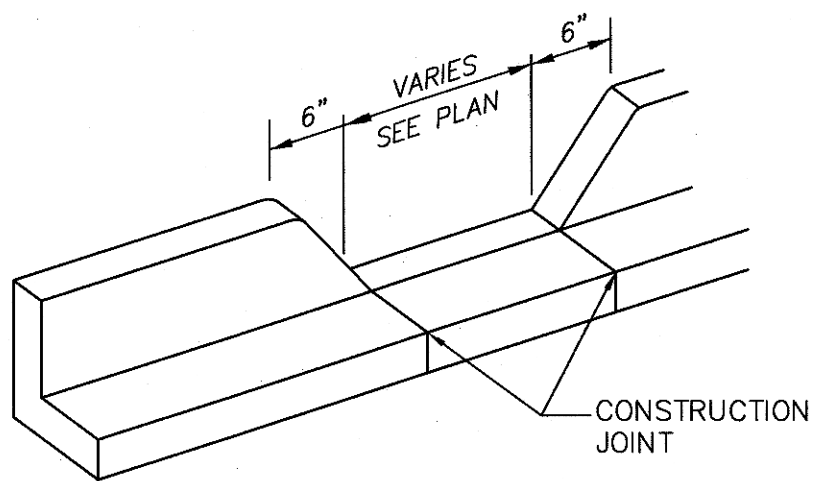
ON-SITE COVERED SIDEWALK CULVERT

SCALE: N.T.S.

3

CURB OPENING

SCALE: N.T.S.



GENERAL NOTES  
REMOVE EDGES WITH 3/8" EDGING TOOL

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CG5.2

GRADING AND DRAINAGE  
DETAILS