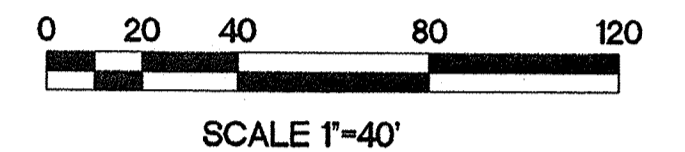


SEE SHEET 2 OF 10

SEE SHEET 3 OF 10

SEE SHEET 5 OF 10



LEGEND

- EXISTING CONTOUR
- ◆ 5278.3 PROPOSED FLOWLINE ELEVATION
- ◆ 78.3 PROPOSED SPOT ELEVATION
- PG= 5280.5 PAD GRADE ELEVATION
- - - PROPOSED RETAINING WALL (SEE SHEETS 9-10)
- · - · - PROPOSED GARDEN RETAINING WALL (SEE SHEETS 9-10)
- · - · - PROPOSED LANDSCAPING RETAINING WALL (BY LANDSCAPE ARCHITECT)
- STORM DRAIN W/ MANHOLE
- 2' D.S. DEEPENED BUILDING STEM

UNIT 1

UNIT 2

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph: 505-268-8828 Fax: 505-268-2632
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MONTERREA DEL REY, UNIT 1-3

GRADING & DRAINAGE PLAN

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HYDROLOGY
SECTION

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6/25/08				1614
Drawn By:				PAGE
Ckd By:				SH. 4 OF 10

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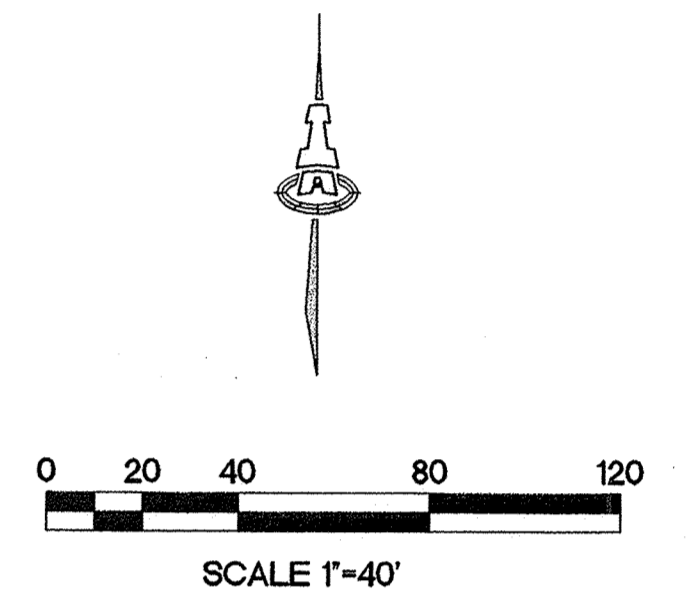
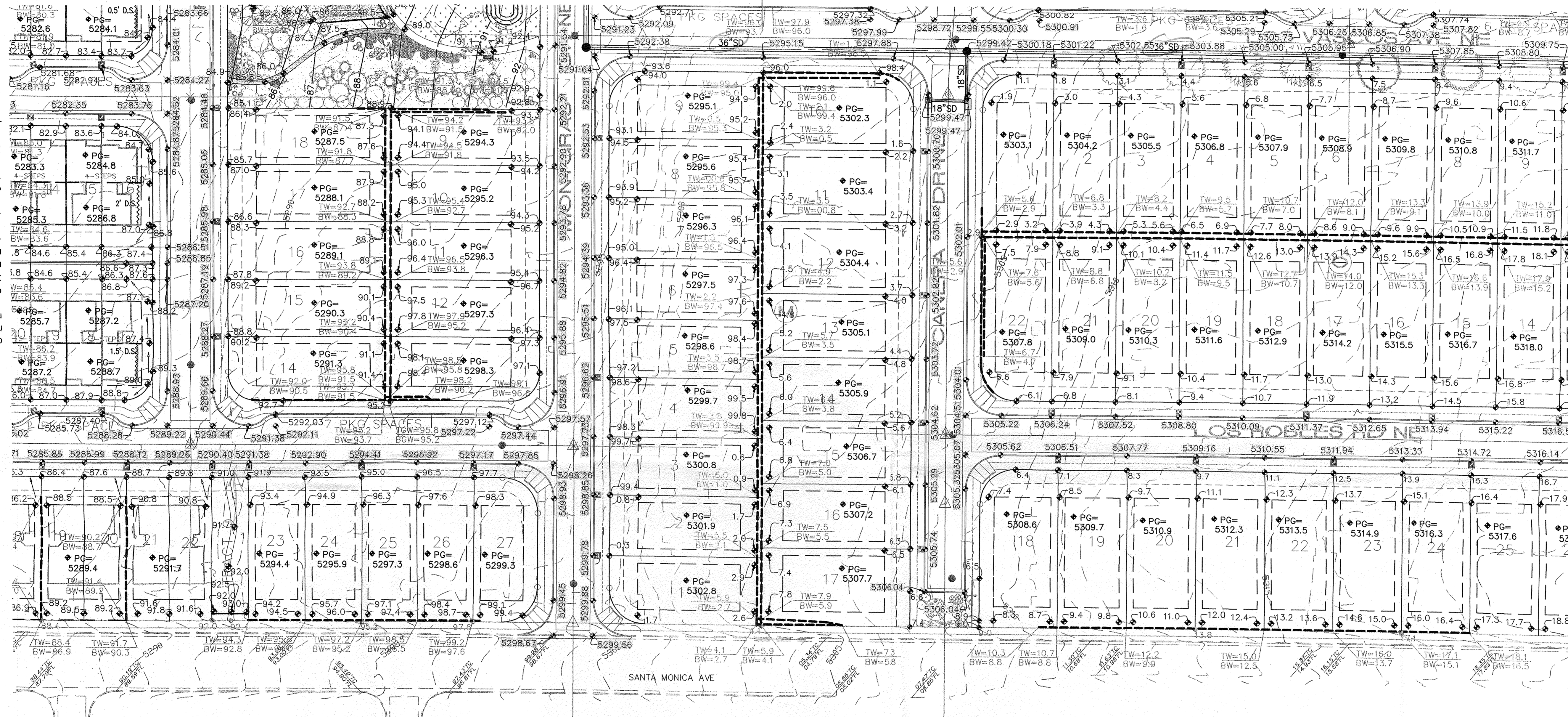
SEE SHEET 3 OF 10

UNIT 2

UNIT 3

SEE SHEET 4 OF 10

SEE SHEET 6 OF 10 SEE SHEET 7 OF 10



LEGEND

- EXISTING CONTOUR
- PROPOSED FLOWLINE ELEVATION
- PROPOSED SPOT ELEVATION
- PAD GRADE ELEVATION
- PROPOSED RETAINING WALL (SEE SHEETS 9-10)
- PROPOSED GARDEN RETAINING WALL (SEE SHEETS 9-10)
- PROPOSED LANDSCAPING RETAINING WALL (BY LANDSCAPE ARCHITECT)
- STORM DRAIN W/ MANHOLE
- DEEPEENED BUILDING STEM

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Albuquerque, New Mexico 87108
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MONTERRA DEL REY, UNIT 1-3

GRADING & DRAINAGE PLAN

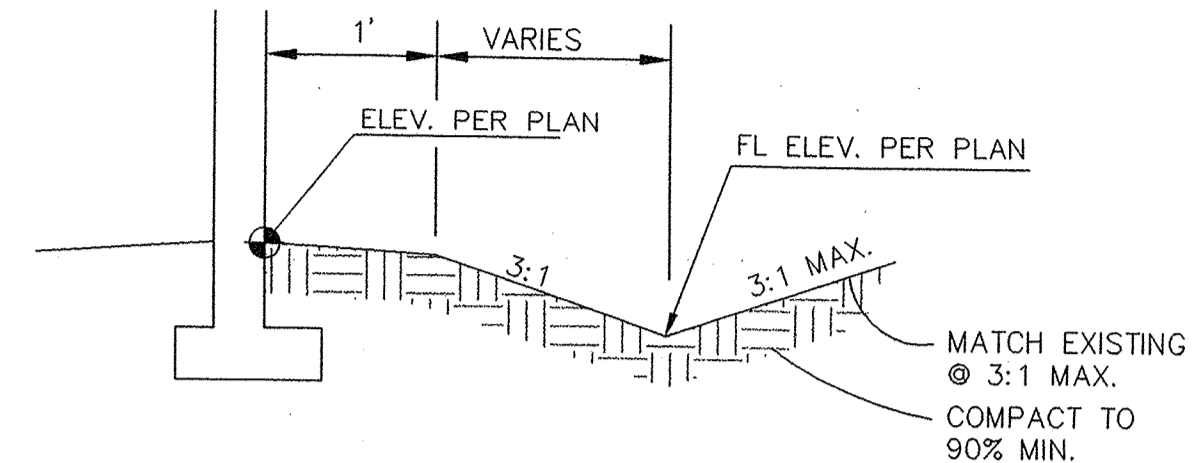
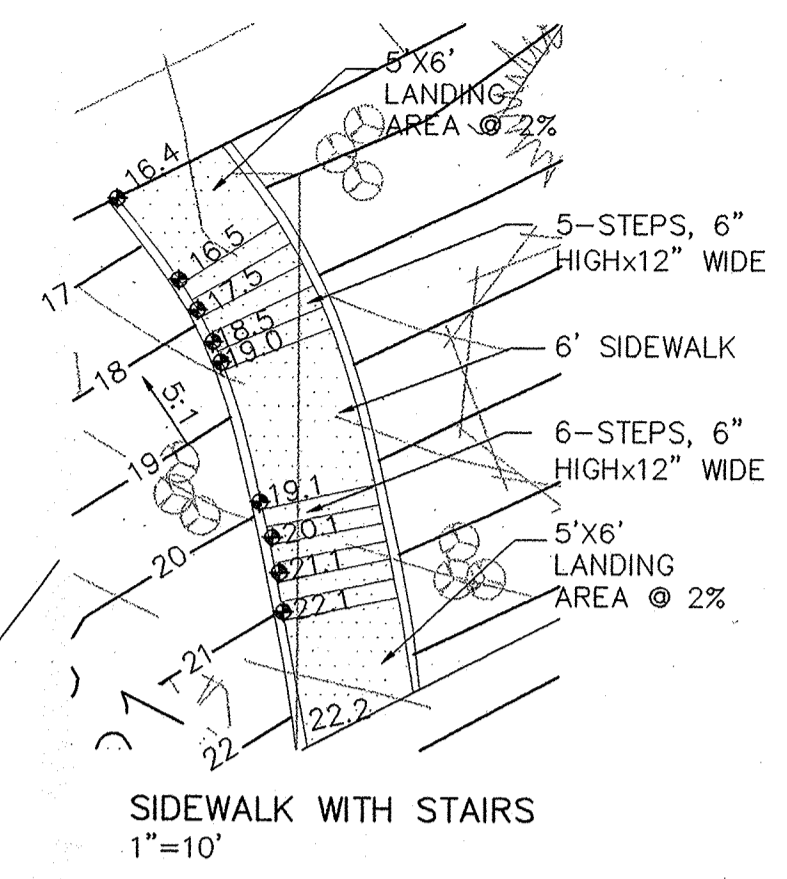
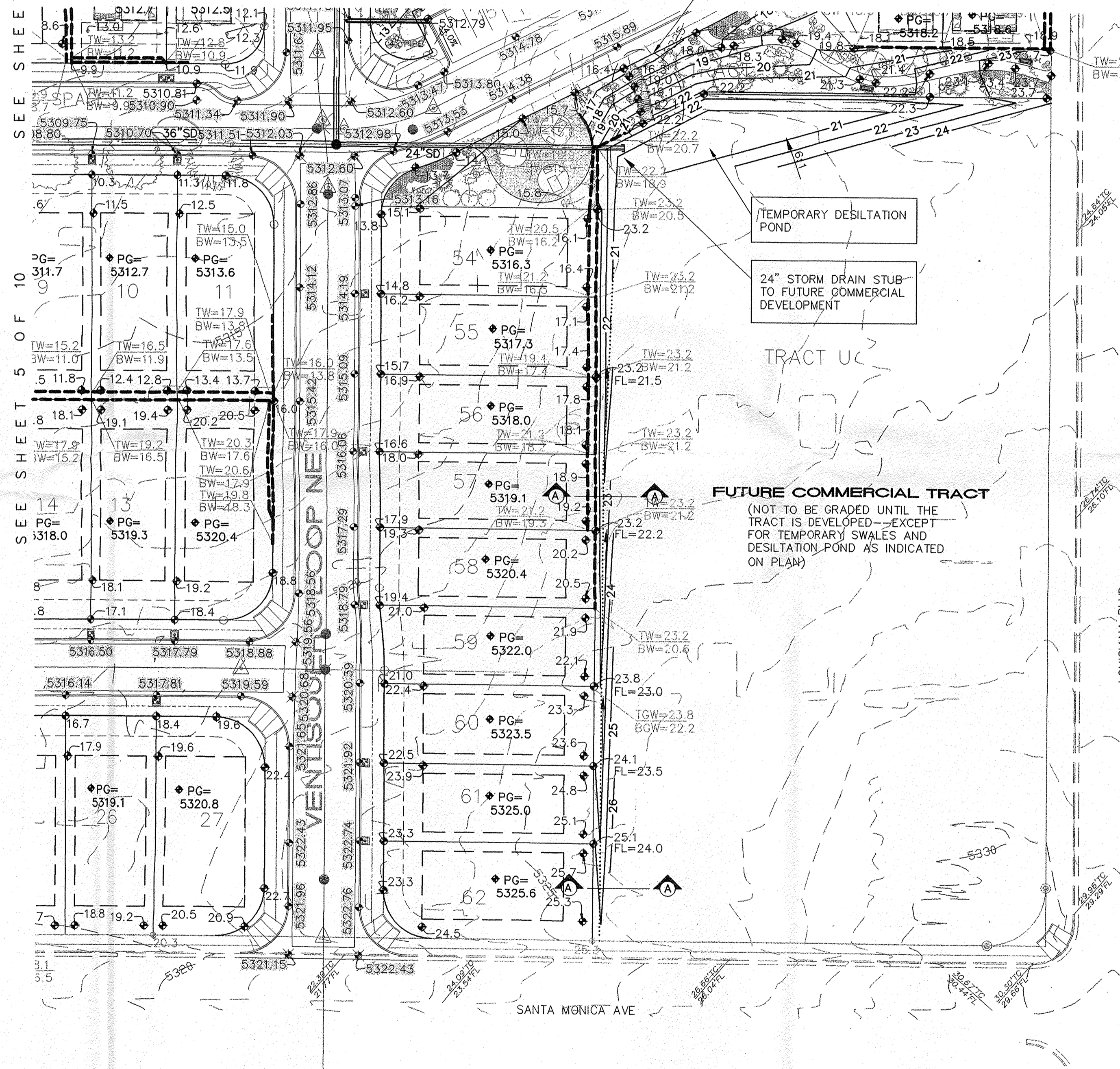
Date:	6/25/08	No. Revision:	Date:	Job No.:
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SECTION

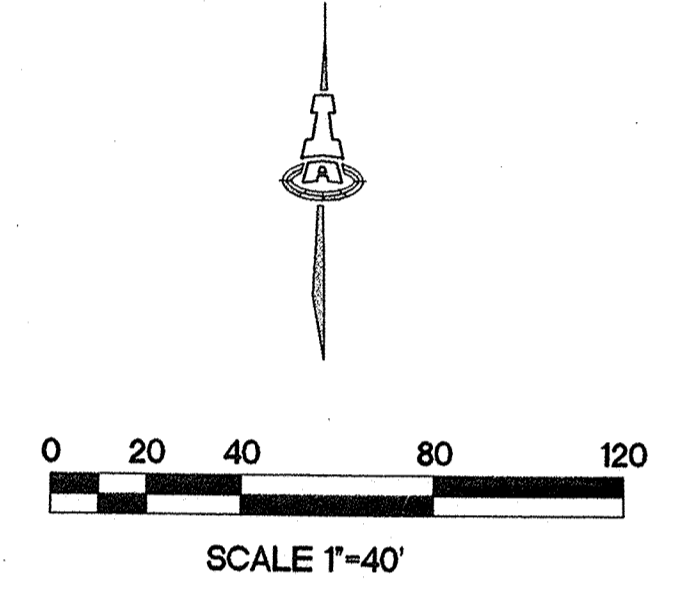
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SEE SHEET 5 OF 10

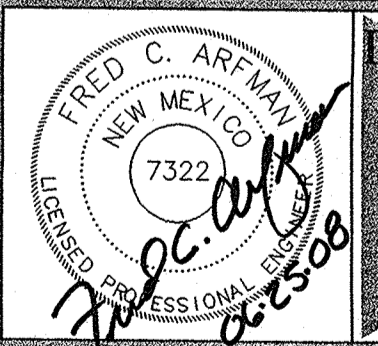
SEE SHEET 7 OF 10



SECTION A
TEMPORARY EARTHEN SWALE
NTS



- LEGEND**
- EXISTING CONTOUR
 - ◆ 5278.3 PROPOSED FLOWLINE ELEVATION
 - ◆ 78.3 PROPOSED SPOT ELEVATION
 - PG= 5280.5 PAD GRADE ELEVATION
 - PROPOSED RETAINING WALL (SEE SHEETS 9-10)
 - - - PROPOSED GARDEN RETAINING WALL (SEE SHEETS 9-10)
 - PROPOSED LANDSCAPING RETAINING WALL (BY LANDSCAPE ARCHITECT)
 - STORM DRAIN W/ MANHOLE



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Consulting Engineering Associates
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GRADING & DRAINAGE PLAN

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SECTION

No.	Revisions	Date	Job No.
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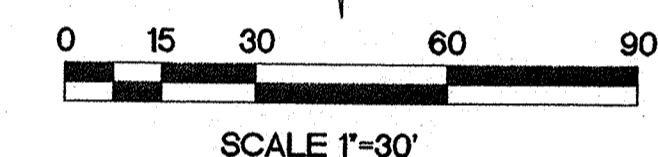
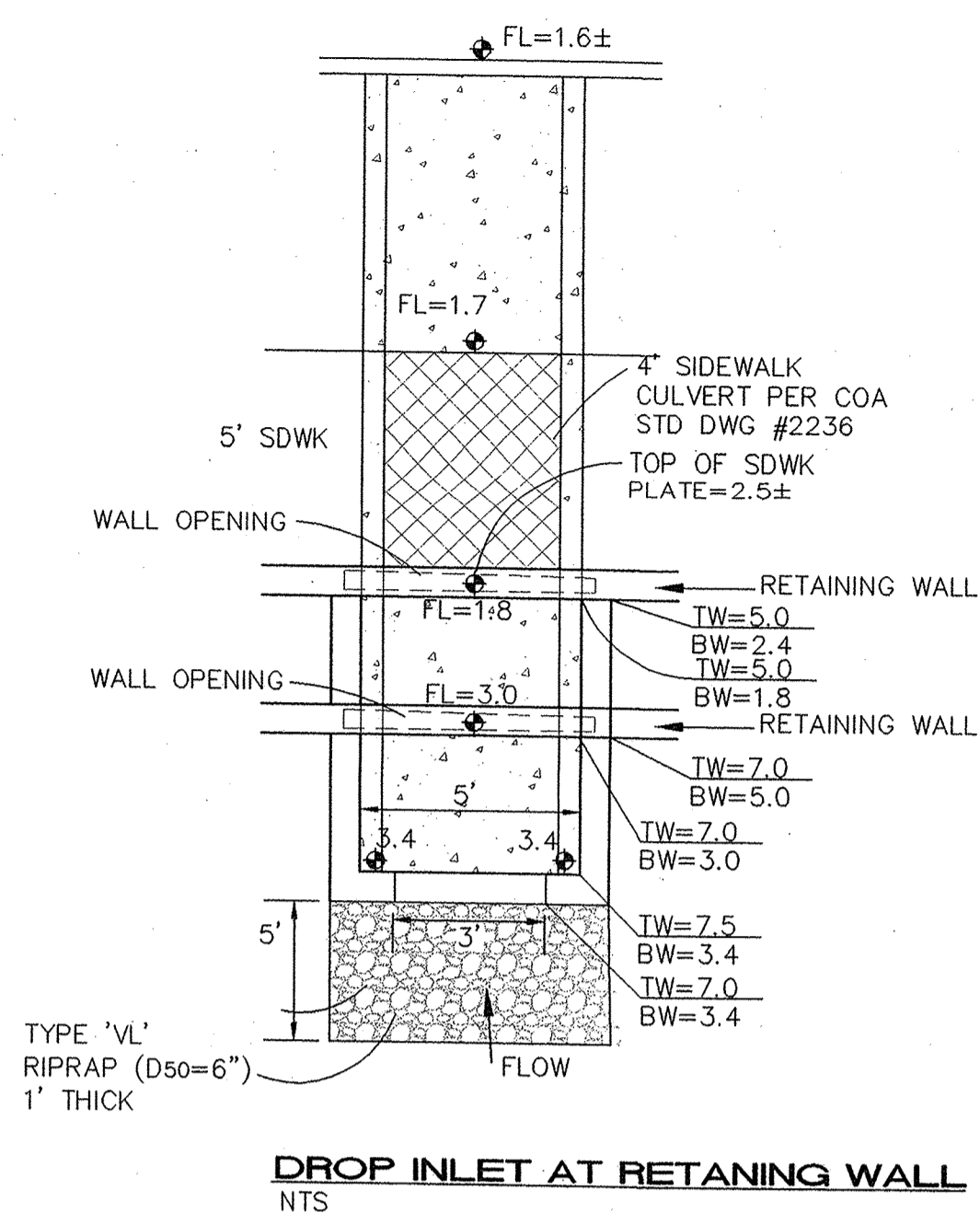
SEE DETAIL THIS SHEET
DROP INLET AT WALL
AND SIDEWALK CULVERT
(1.5 CFS FROM LOTS
22-27) DRIVEWAY WILL
SERVE AS AN
EMERGENCY OVERFLOW IN
CASE SUMP INLETS
WOULD CLOG.

SEE SHEET 3 OF 10

SEE SHEET 5 OF 10



2-4" DRAIN PIPES
THROUGH CURB PER COA
STD DWG #2235



LEGEND

- EXISTING CONTOUR
- 5278.3 PROPOSED FLOWLINE ELEVATION
- 78.3 PROPOSED SPOT ELEVATION
- PG=5280.5 PAD GRADE ELEVATION
- 3 STEPS # OF STEPS FROM GARAGE TO HOUSE
- PROPOSED RETAINING WALL (SEE SHEETS 9-10)
- PROPOSED GARDEN RETAINING WALL (SEE SHEETS 9-10)
- PROPOSED PRIVATE LANDSCAPING RETAINING WALL
- STORM DRAIN W/ MANHOLE

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Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph: 505-268-8828 Fax: 505-268-2632
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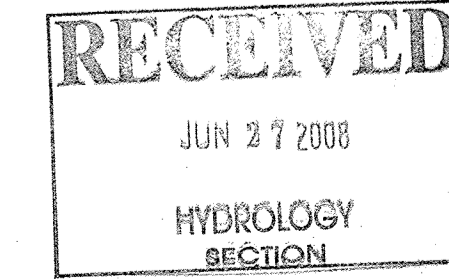
MONTERRA DEL REY, UNIT 1-3

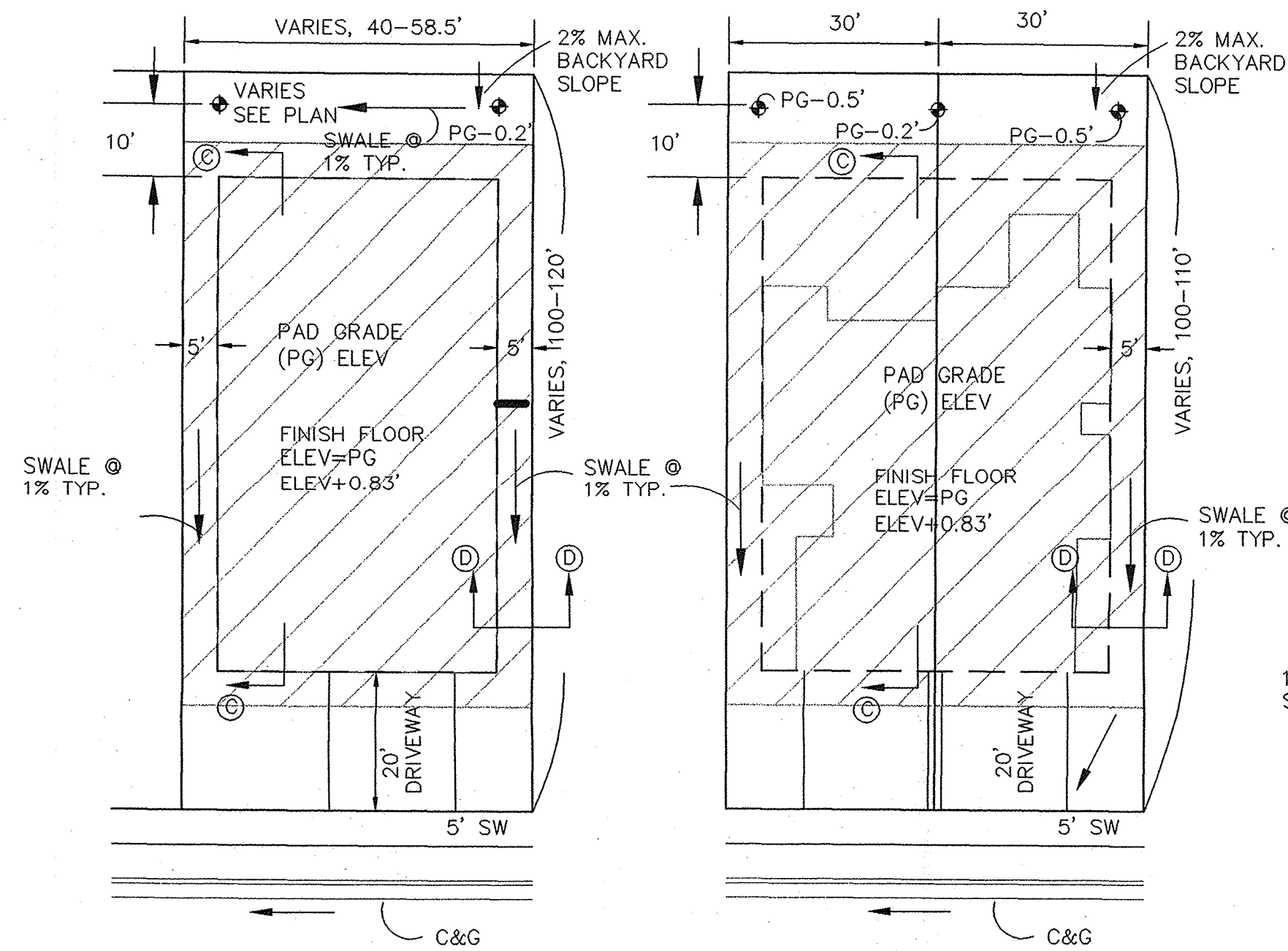
GRADING & DRAINAGE PLAN

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Ckd By:				

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SINGLE DETACHED UNIT

1"-20"
 BLOCK A--LOTS 31 & 32
 BLOCK B--LOTS 1 & 2
 BLOCK H--LOTS 23-27
 BLOCK J--LOTS 1-26
 BLOCK K--LOTS 1-14
 BLOCK L--LOTS 1-14
 BLOCK M--LOTS 1-27
 BLOCK NL--LOTS 1-14
 BLOCK O--LOTS 1-22
 BLOCK P--LOTS 1-9; 54-62
 144 TOTAL LOTS

DUPLEX TOWNHOME UNITS

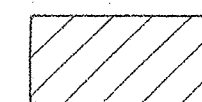
1"-20"
 BLOCK C--LOTS 1-20
 BLOCK D--LOTS 1-20
 BLOCK H--LOTS 1-22
 62 TOTAL LOTS

AFFORDABLE HOUSING UNITS

1"-20"
 BLOCK A--LOTS 1-30
 BLOCK B--LOTS 3-15
 43 TOTAL LOTS

MULTIPLE TOWNHOME UNITS

1"-20"
 BLOCK E--LOTS 1-34
 BLOCK F--LOTS 1-34
 BLOCK G--LOTS 1-34
 102 TOTAL LOTS



COMPACTION ZONE - CONTRACTOR SHALL COMPACT SOILS IN THIS AREA TO A MINIMUM OF 95% COMPACTION PER ASTM D-1557, FOR A DEPTH OF 12 INCHES.

GRADING NOTES:

- 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.
- PAD AND ROUGH GRADING ELEVATIONS SHALL CONFORM TO ELEVATIONS SHOWN ON PLANS LESS MATERIAL THICKNESS WITHIN A TOLERANCE OF 0.2± FEET.
- GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS MATERIAL THICKNESSES.
- UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE, COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
- FIVE (5) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. 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. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
- OWNER HAS ESTABLISHED SUBDIVISION BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING INCLUDING TRACT CORNERS. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS AT THE CONTRACTOR'S SOLE EXPENSE.
- OWNER WILL PROVIDE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND INSPECTION. CONTRACTOR SHALL COMPLY WITH THE BEST MANAGEMENT PRACTICES (BMP'S) AS SPECIFIED IN THE SWPPP, AND WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ENGINEER AND VERIFY THE ENGINEER'S INTENT BEFORE PROCEEDING.
- TRANSITIONS TO EXISTING PAVEMENT GRADES SHALL BE SMOOTH AND LEVEL. ANY NEW PAVING SURFACE HOLDING WATER (BIRDBATH) SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S SOLE EXPENSE.
- SEE SITE DEMOLITION PLAN FOR ALL SITE DEMOLITION INFORMATION.

OVEREXCAVATION NOTE:

PER GEOTECHNICAL REPORT BY WESTERN TECHNOLOGIES, DATED 8-30-07:

ALL BUILDING PADS SHALL BE OVEREXCAVATED 6' BELOW BOTTOM OF FOOTING OR 6' BELOW EXISTING GRADE, WHICHEVER IS GREATER. THE OVEREXCAVATION SHALL EXTEND 5' BEYOND THE BUILDING PADS.

PAD GRADE NOTE:

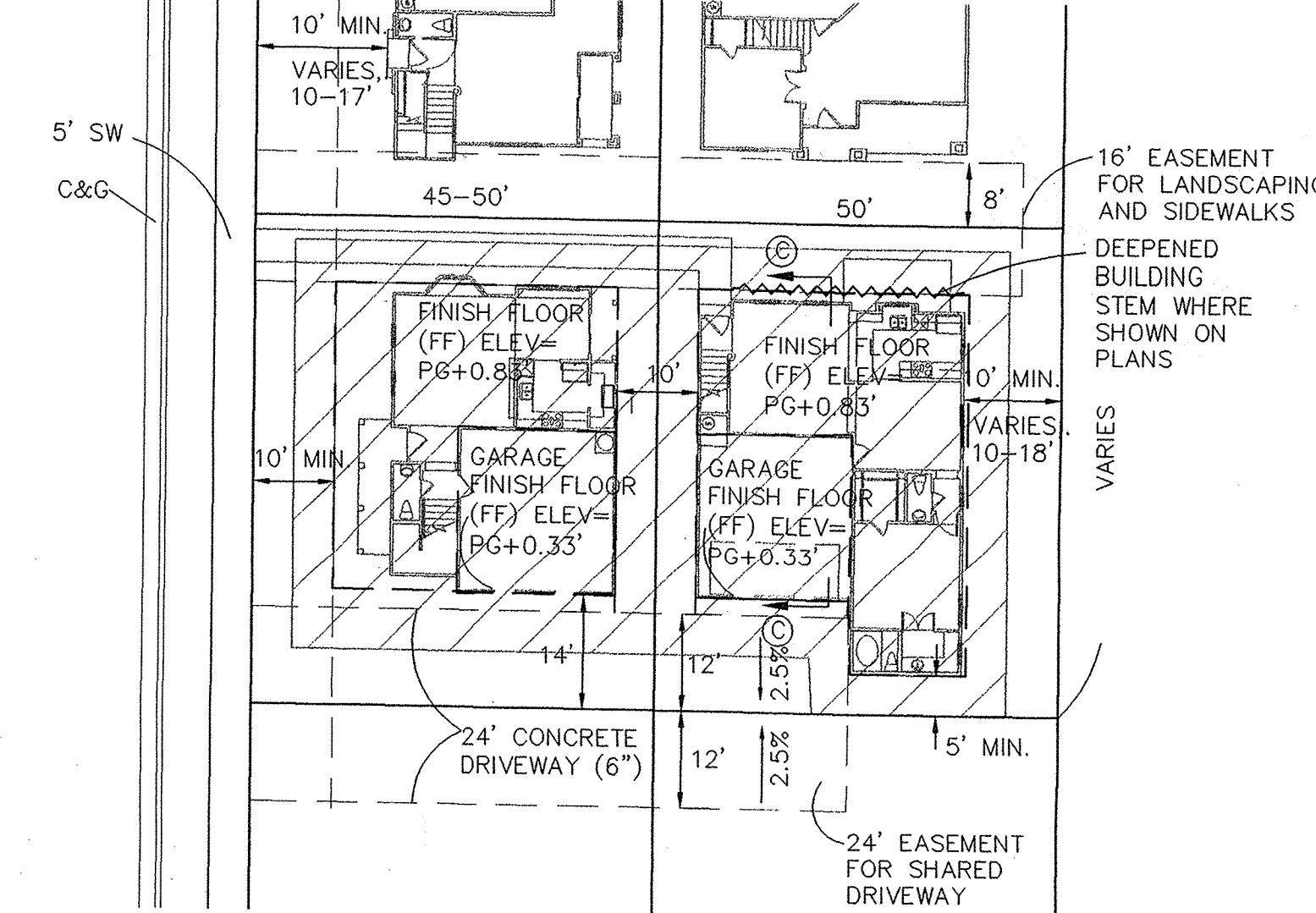
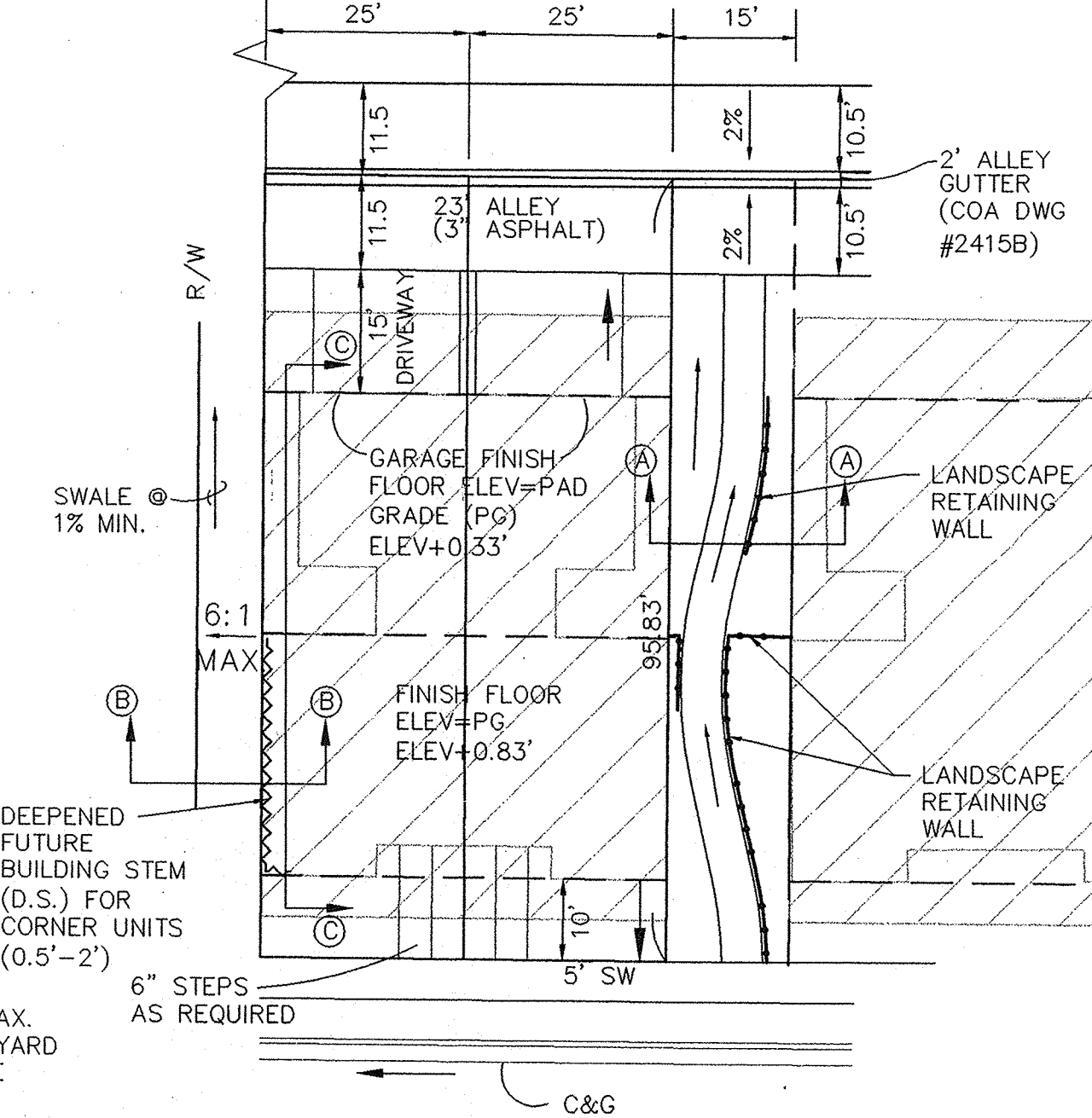
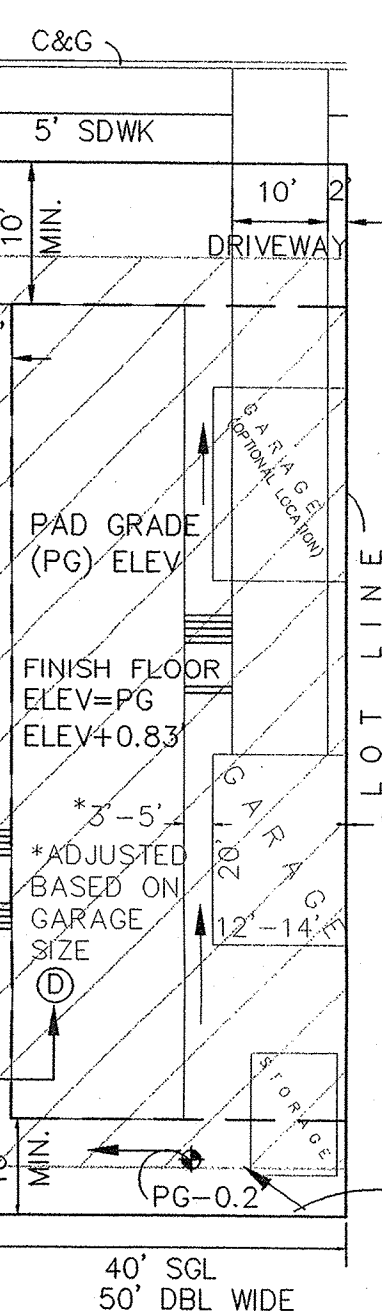
PER GEOTECHNICAL REPORT BY WESTERN TECHNOLOGIES, DATED 8-30-07:

THERE SHALL BE 4" AGGREGATE BASE COURSE (ABC) UNDERNEATH ALL BUILDING SLABS.

PAD GRADE ELEVATIONS SHOWN ON PLAN ARE BOTTOM OF ABC.

LANDSCAPING GRADES:

ALL GRADES SHOWN IN LANDSCAPED AREAS-- INCLUDING BACK- AND SIDEYARD GRADES-- ARE TOP OF LANDSCAPING MATERIAL. DEDUCT 0.2' TO OBTAIN SUBGRADE ELEVATIONS



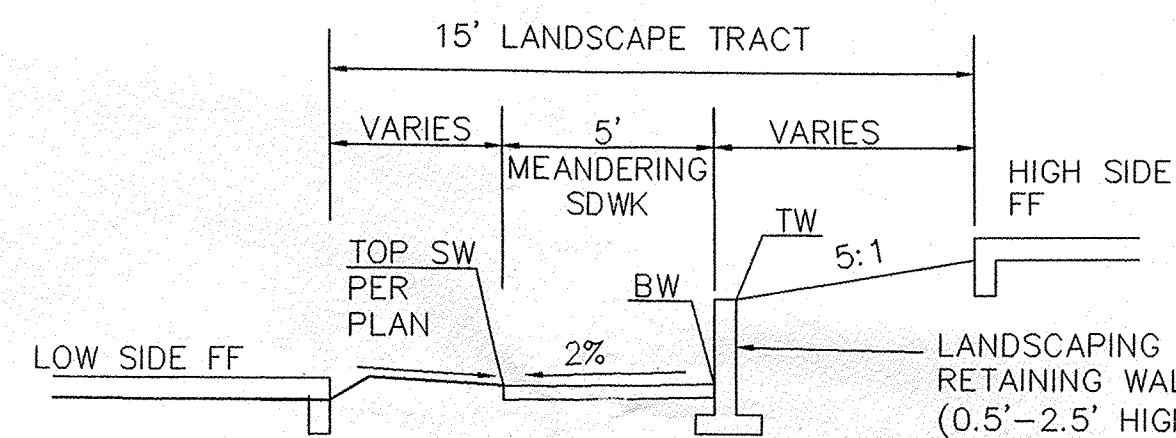
GREEN COURT UNITS

1"-20"
 BLOCK P--LOTS 10-53
 BLOCK Q--LOTS 1-16
 60 TOTAL LOTS

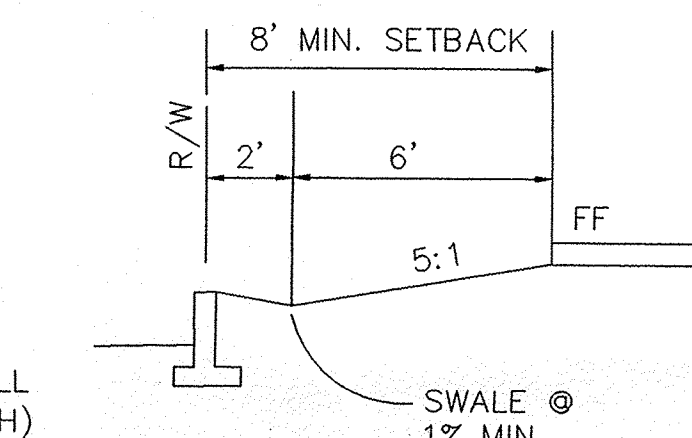
NOTE: A DETAILED GRADING & DRAINAGE PLAN SHALL BE PROVIDED AT BUILDING PERMIT.

ON CERTAIN UNITS THERE WILL BE STEPS IN THE GARAGE SO THE FINISH FLOOR GRADES WILL DIFFER BY UP TO 1.5'. ADD 10" (4" AGGREGATE BASE COURSE, 6" CONCRETE SLAB) TO OBTAIN FINISH FLOOR ELEVATIONS. SEE SECTION C-C THIS SHEET FOR TYPICAL PAD GRADING.

why submit to hydrology? use same data see plan

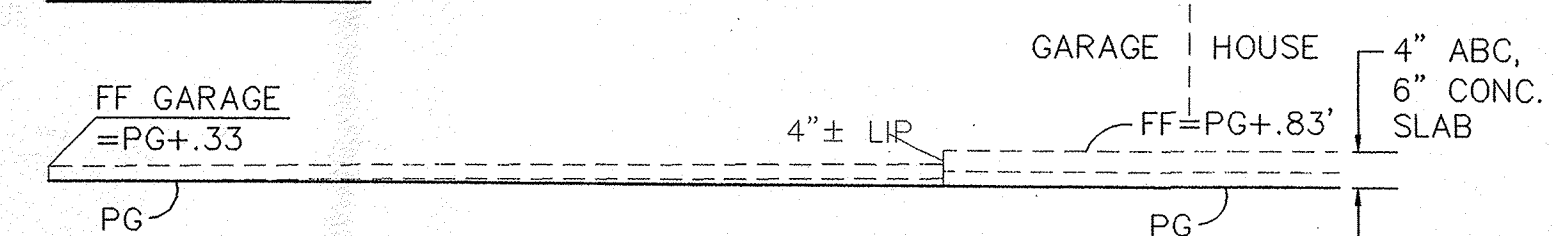


SECTION A-A MULTIPLE TOWNHOME UNITS TYPICAL LANDSCAPE TRACT GRADING--TRACTS D-H, J-M SCALE: 1"=5'

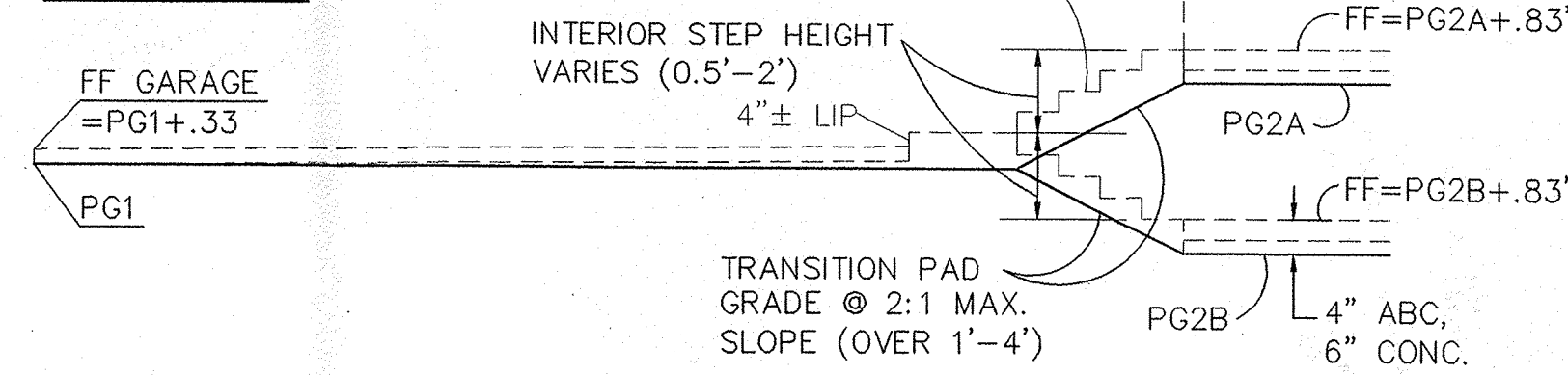


SECTION B-B MULTIPLE TOWNHOME UNITS TYPICAL CORNER LOT SIDEYARD GRADING SCALE: 1"=5'

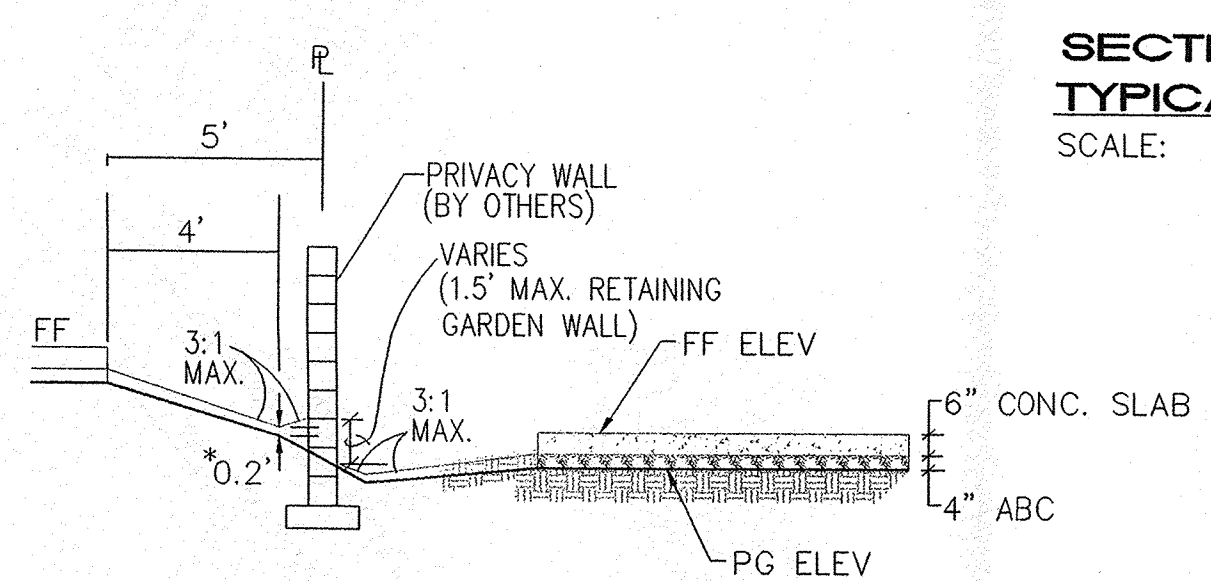
ONE-LEVEL PAD



STEPPED PAD

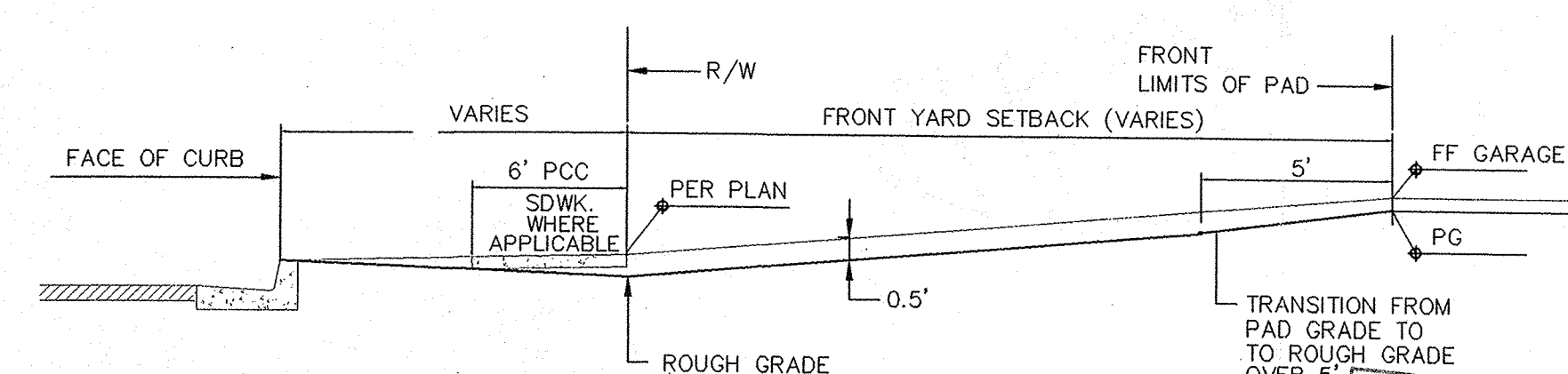


SECTION C-C TYPICAL PAD GRADING SCALE: 1"=5'

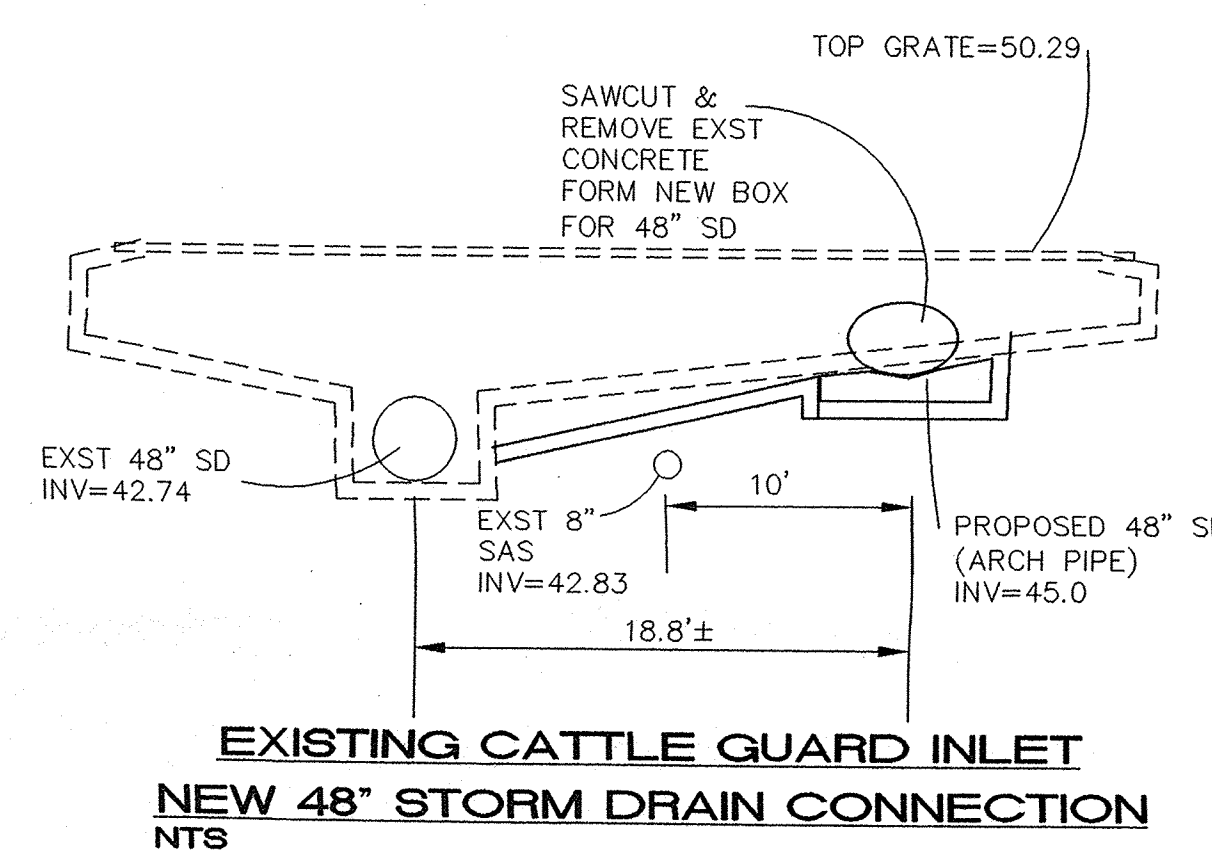


SECTION D-D TYPICAL SIDEYARD GRADING SCALE: 1"=5'

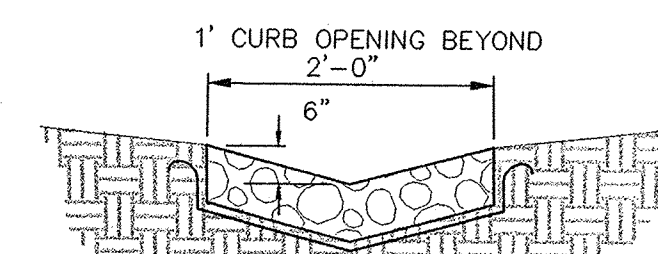
*GRADE SIDEYARD SWALES AT 0.2' BELOW PLAN GRADES TO ACCOUNT FOR LANDSCAPING MATERIAL



FRONT YARD GRADING SCALE: 1"=5'-0"



EXISTING CATTLE GUARD INLET NEW 48" STORM DRAIN CONNECTION NTS



- VARY COBBLE SIZE BETWEEN 4" AND 8" DIA. (AVG.=6")
- PLACE GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.) BENEATH COBBLE SWALE

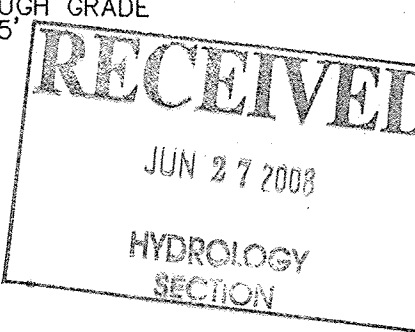
CURB OPENING AND COBBLE SWALE NTS

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 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Ph: 505-268-8828 Fax: 505-268-2632
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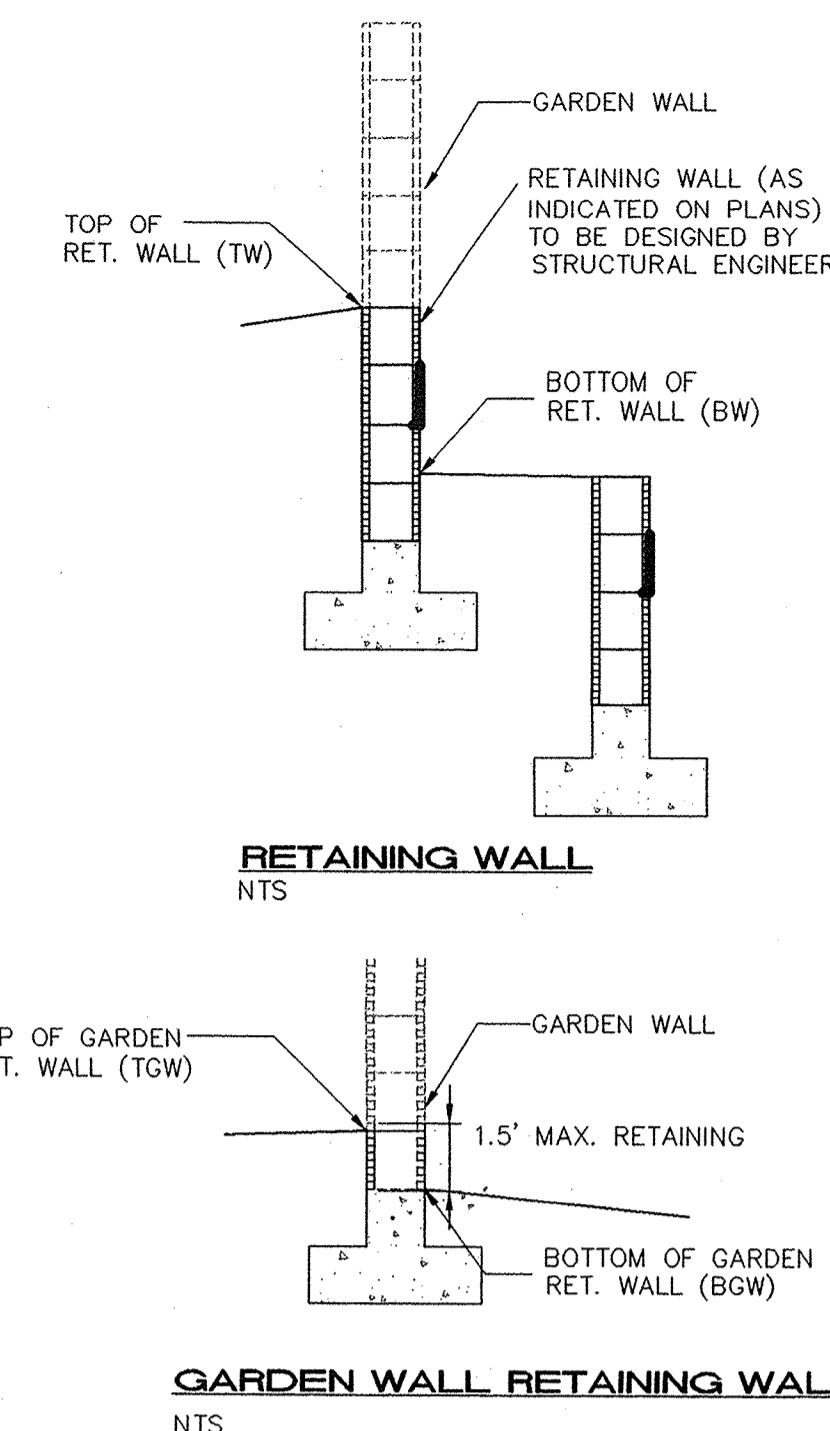
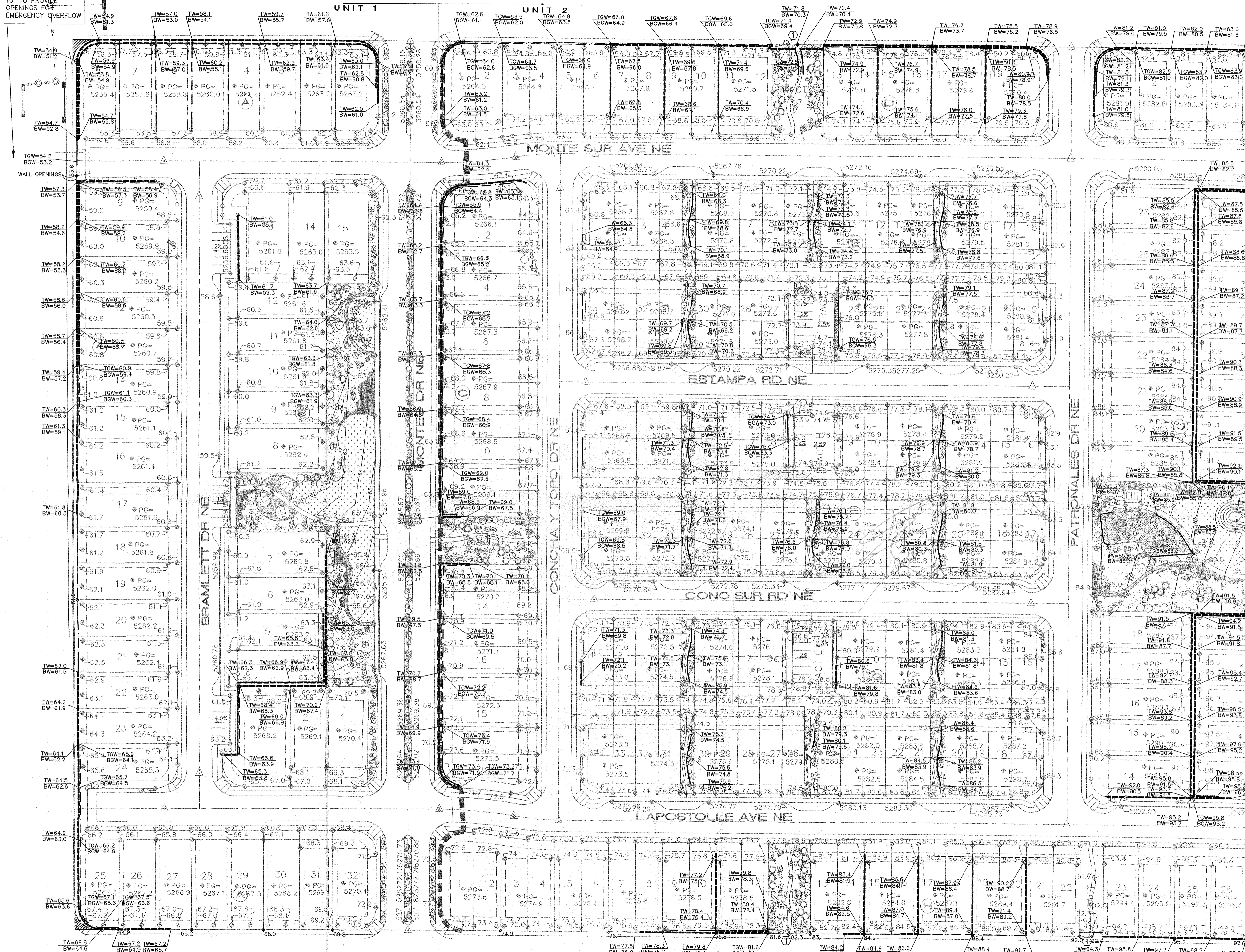
MONTERREA DEL REY, UNIT 1-3

GRADING DETAILS & NOTES

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TURN EVERY OTHER
BLOCK SIDWAYS OVER
10' TO PROVIDE
OPENINGS FOR
EMERGENCY OVERFLOW



SEE SHEET 10 OF 10

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Albuquerque, New Mexico 87108
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1614 CG-301C.dwg Jun 25, 2008

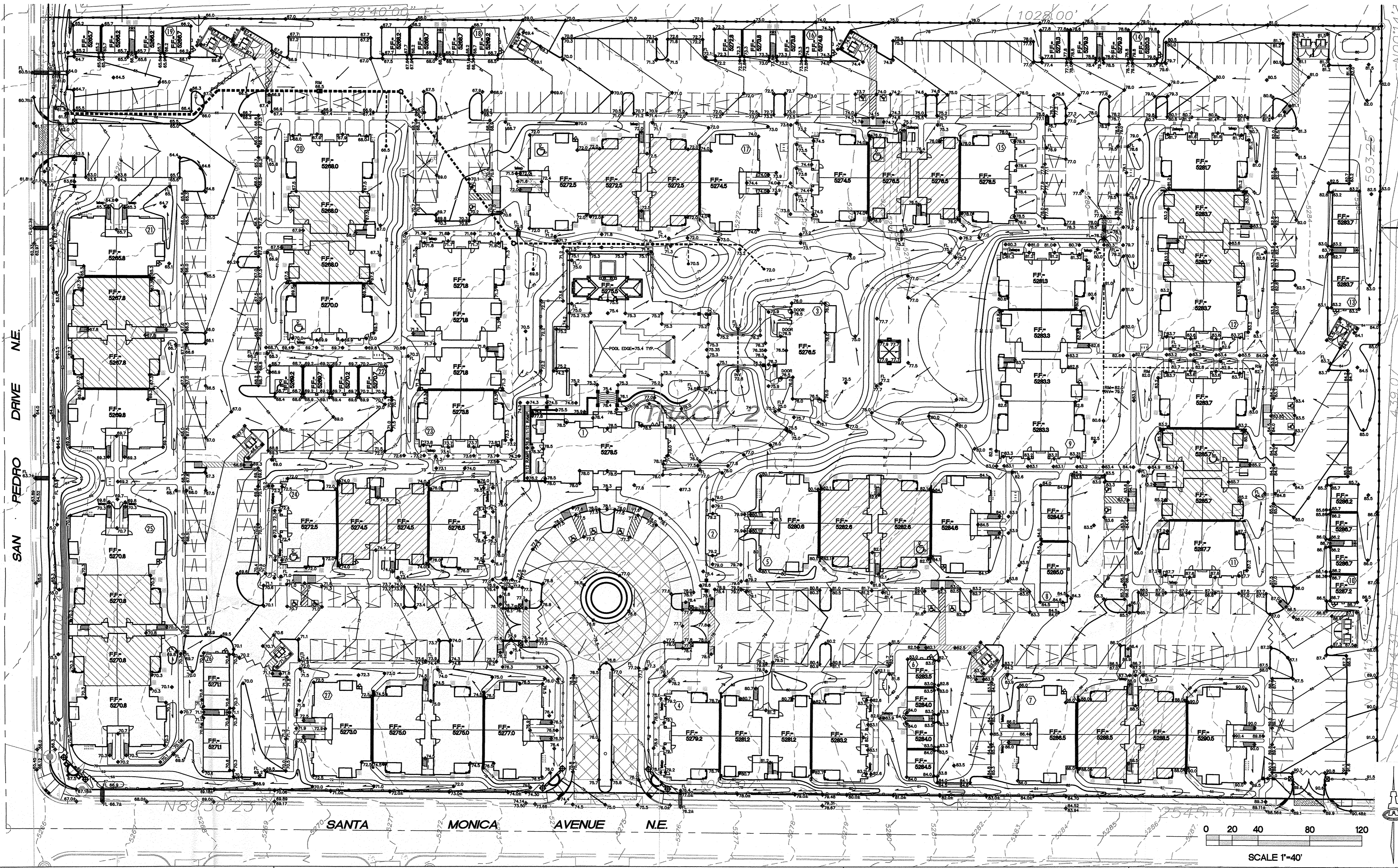
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MONTERA DEL REY, UNITS 1-3

RETAINING WALL PLAN

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**BROADSTONE
SANTA MONICA**
6401 SANTA MONICA AVENUE NE
Albuquerque, New Mexico

Office of Rich Barber
ORB
Architecture, LLC
WorldHQ@ORBArch.com

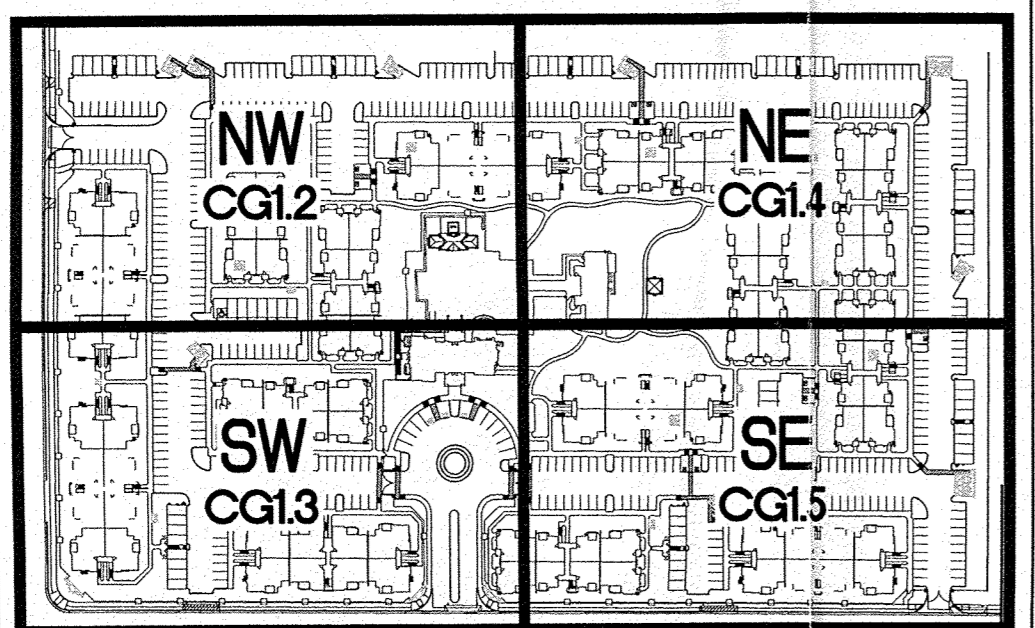
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PROFESSIONAL ENGINEER
4-10-12

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DEVELOPMENT

ALLIANCE
RESIDENTIAL COMPANY

**ISAACSON &
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Consulting Engineering Associates
Ph. 505-268-8828 www.isaacson.com
1900 CG-101.dwg Apr 04, 2012

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 $\geq 3:1$ 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.
 - 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 0-18. 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

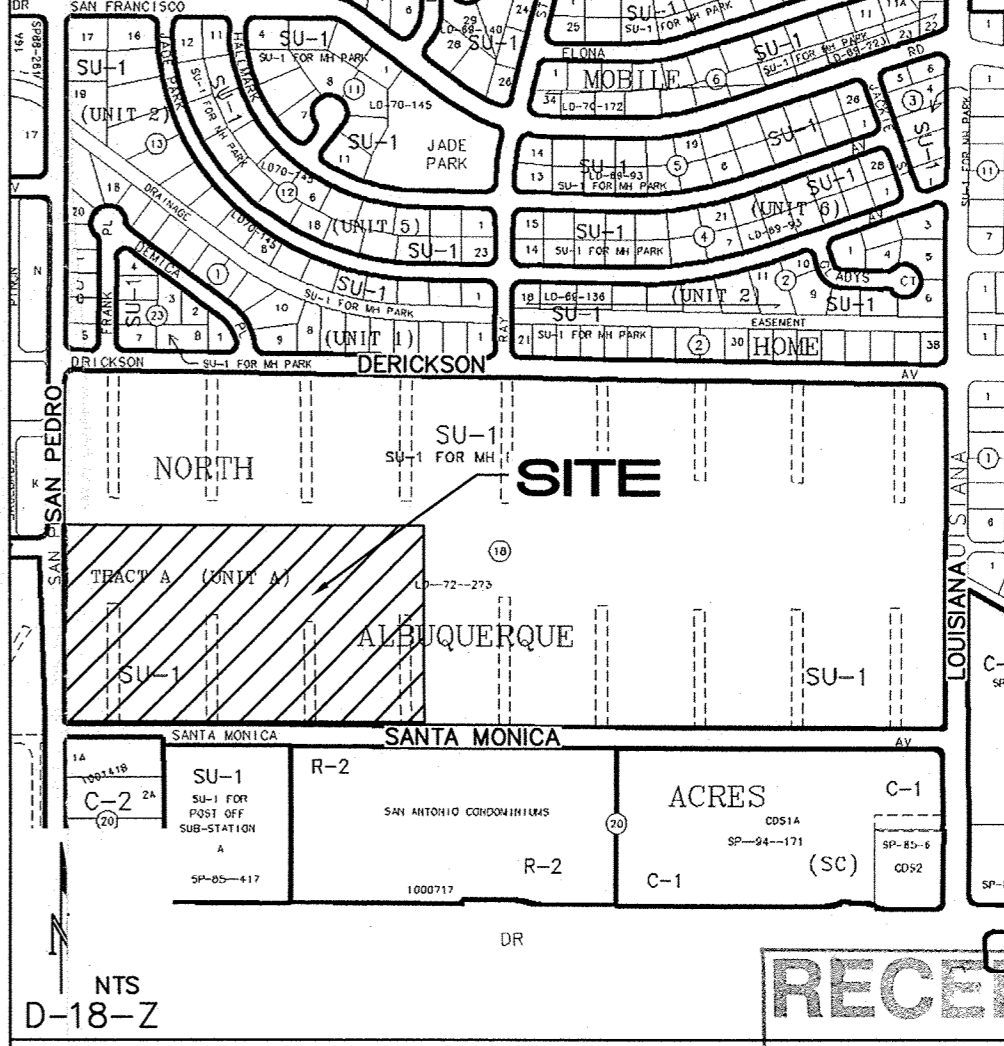
BENCHMARK: VERTICAL DATUM IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "18-E18", ELEVATION = 5269.166 (NGVD88)

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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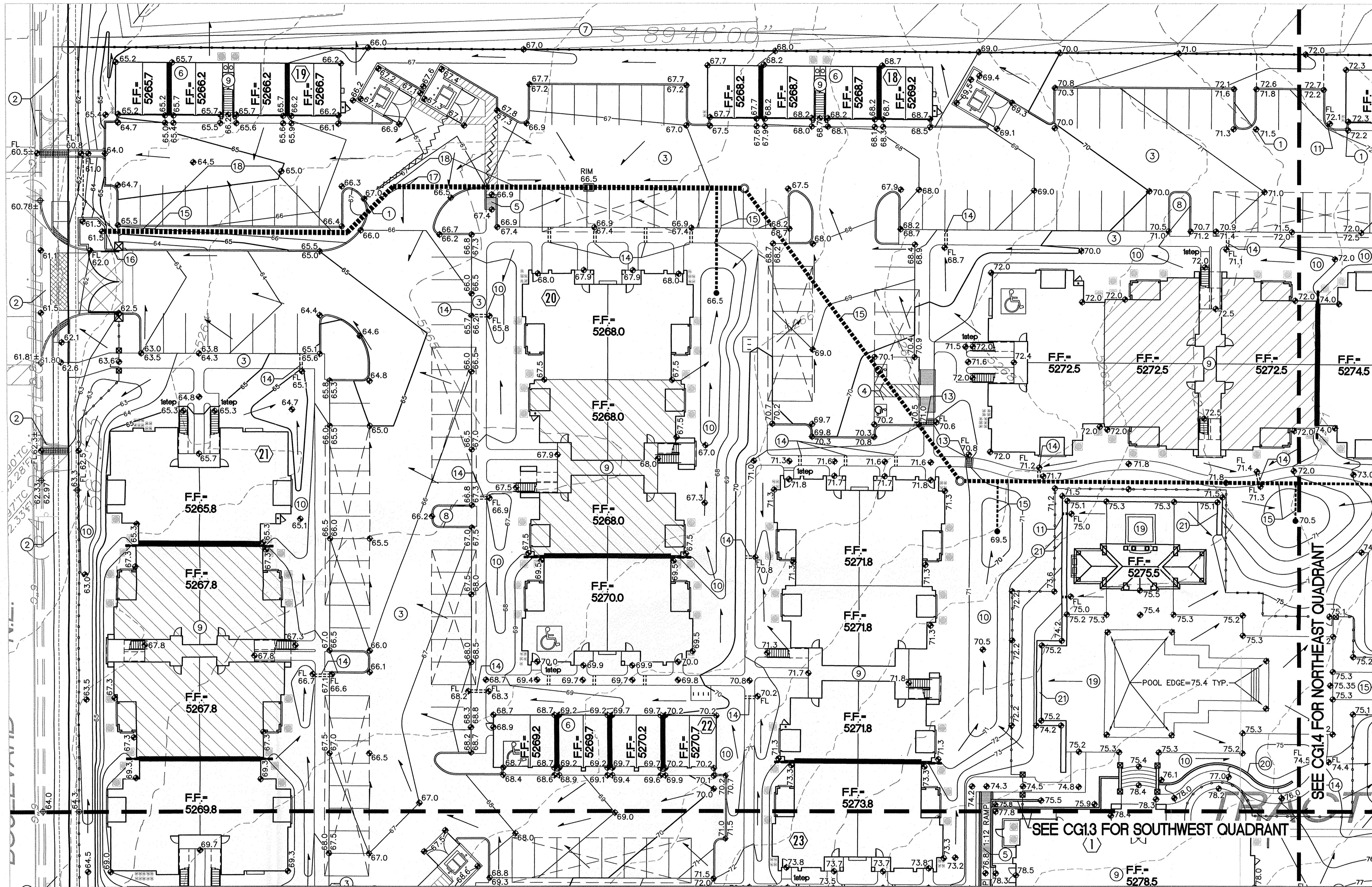
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CG1.1

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OVERALL
GRADING AND DRAINAGE PLAN



0 10 20 40 60
SCALE 1"=20'

KEYED NOTES

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

- 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 1/2" 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
- FLOW ARROW
- 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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Albuquerque, New Mexico

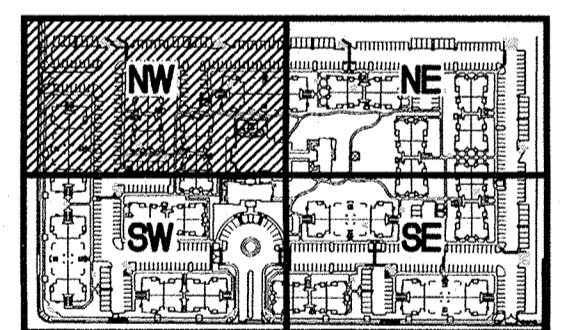
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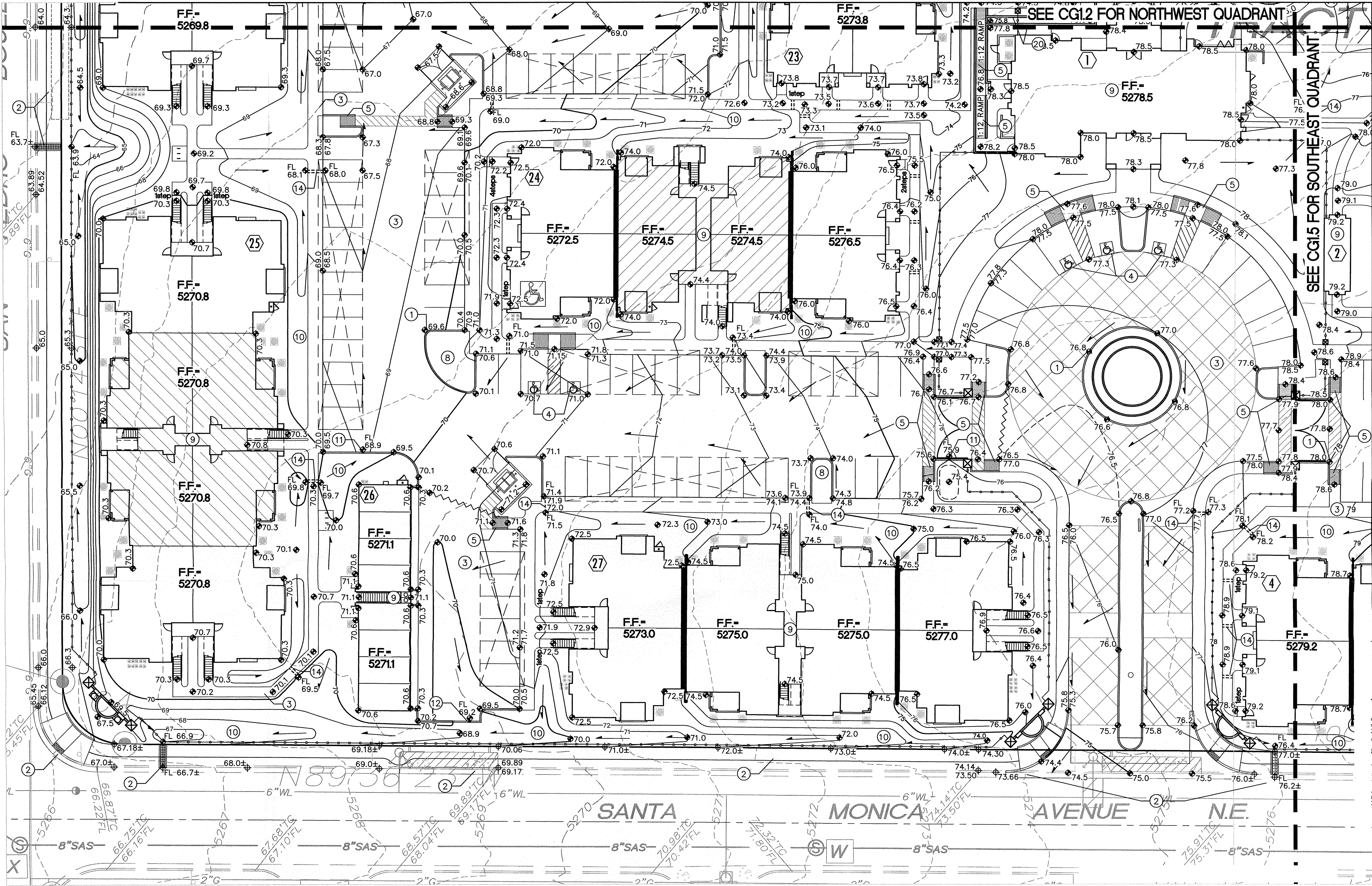
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CG1.2

GRADING AND DRAINAGE PLAN
NW QUADRANT

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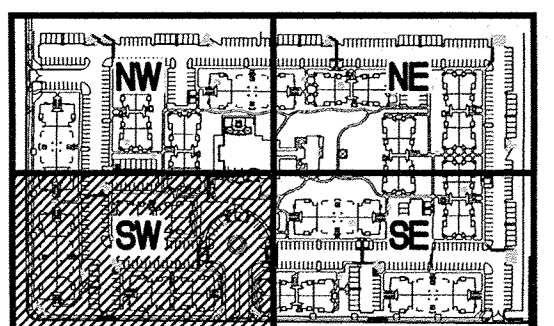
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NEW MEXICO
17631
Professional Engineer
4-10-12

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CG1.3

GRADING AND DRAINAGE PLAN
SW 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.
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LEGEND

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- ~~~~~ GRADE BREAK
- PROPOSED STORM DRAIN (SEE CG5.1)

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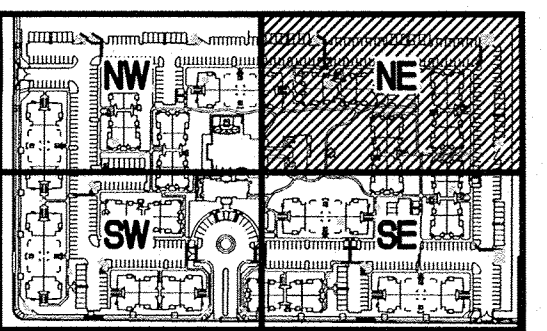
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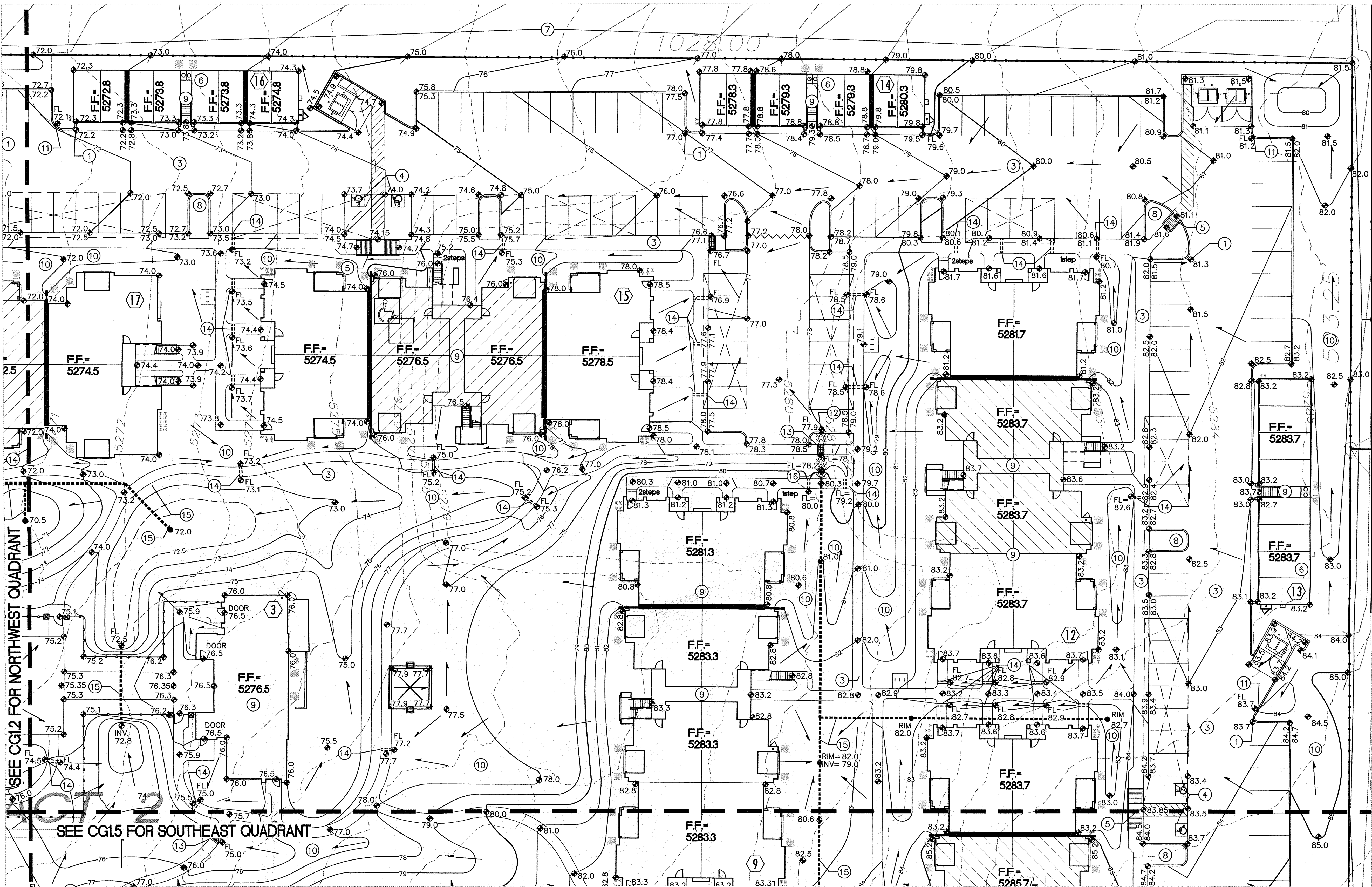


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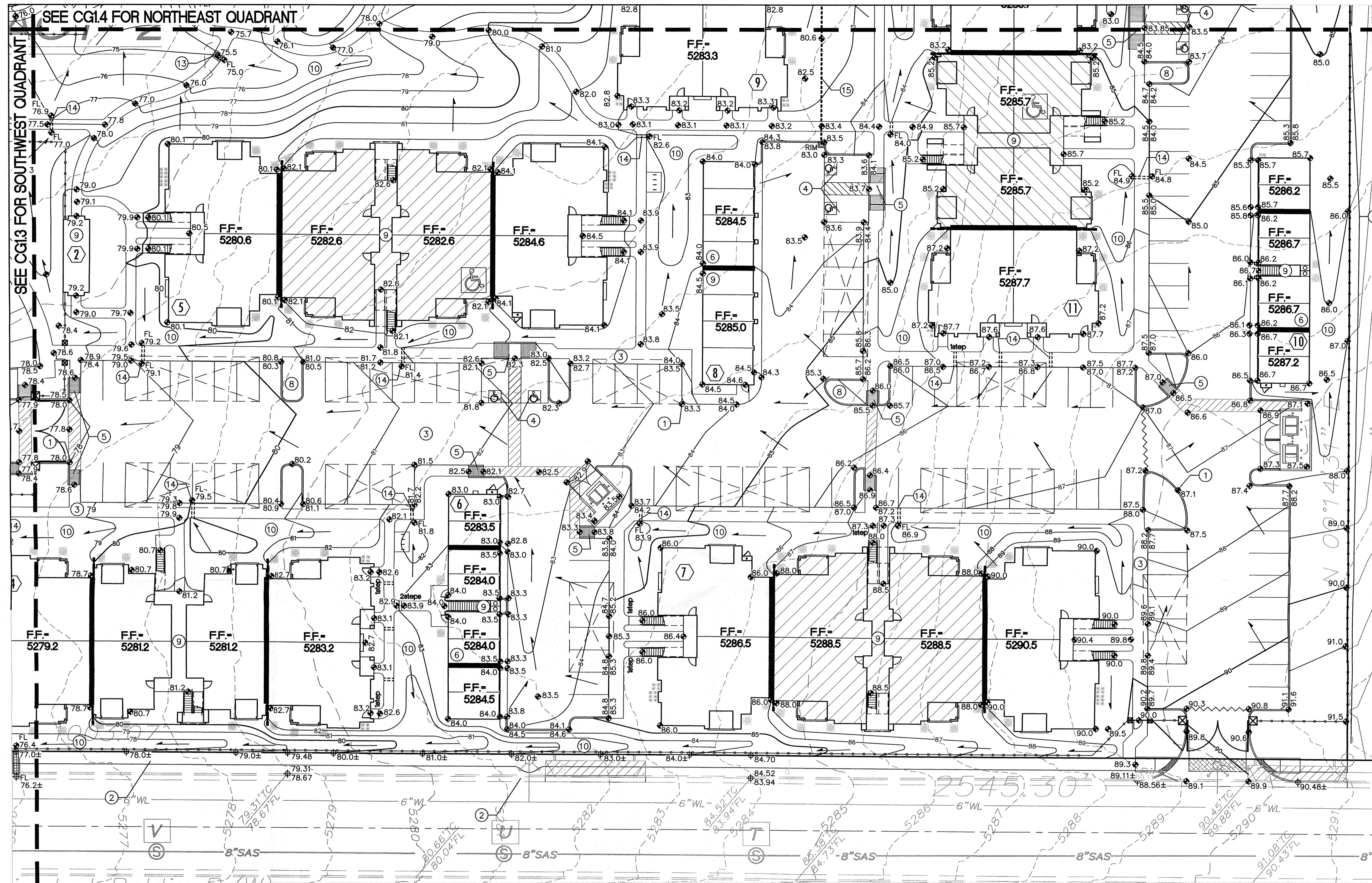


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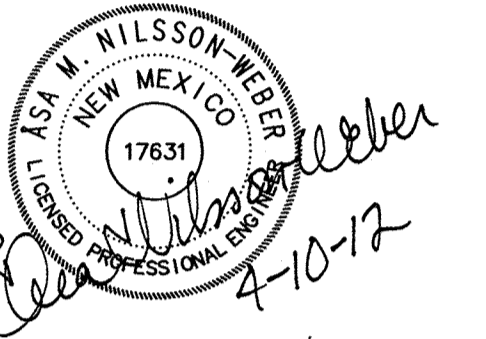
LEGEND

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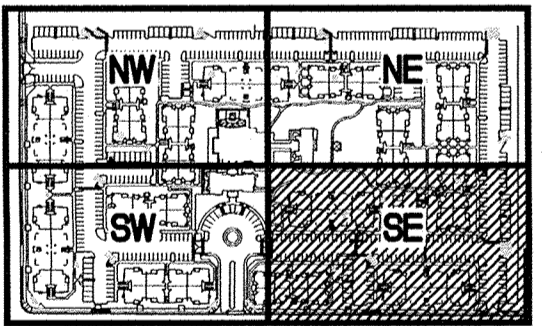
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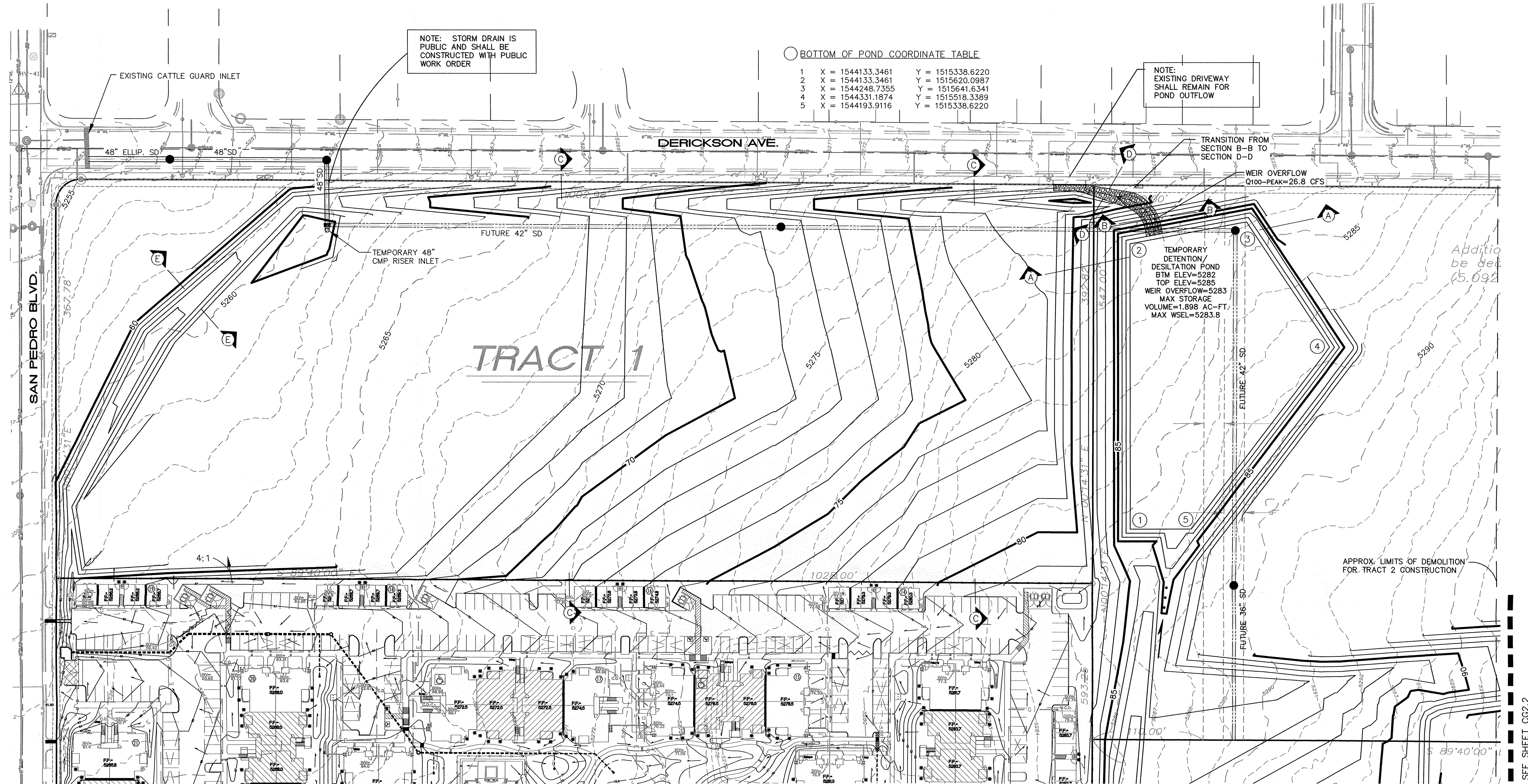
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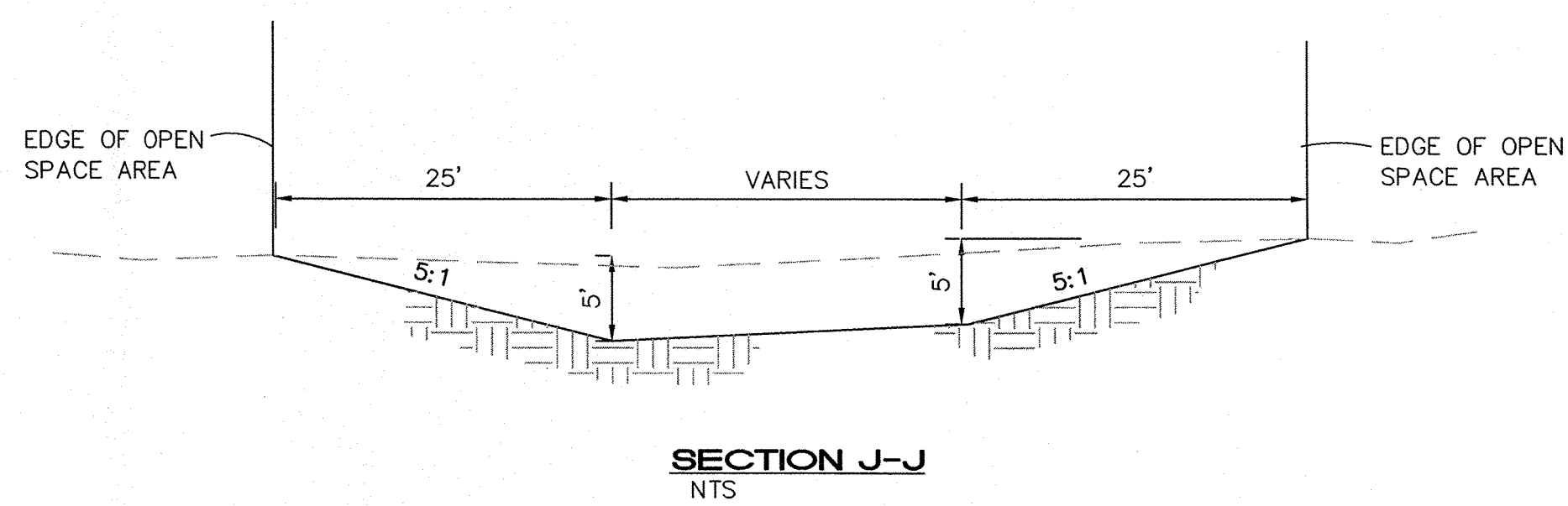
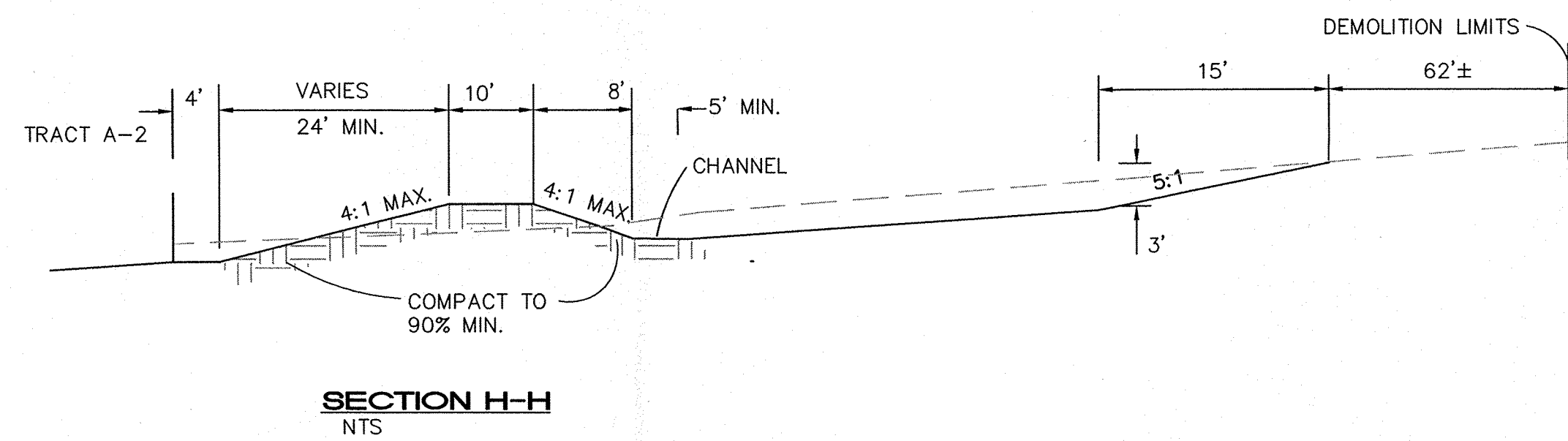
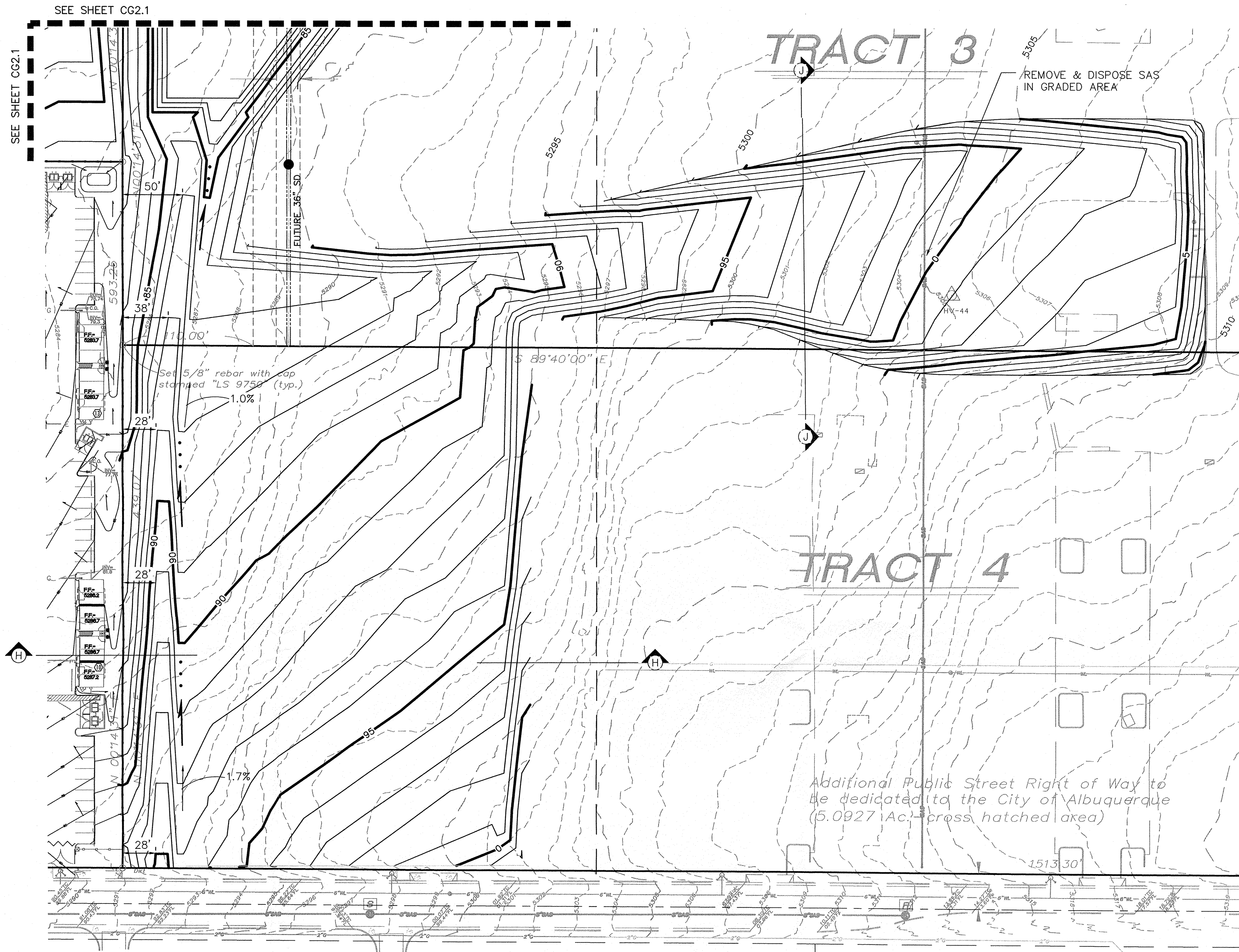
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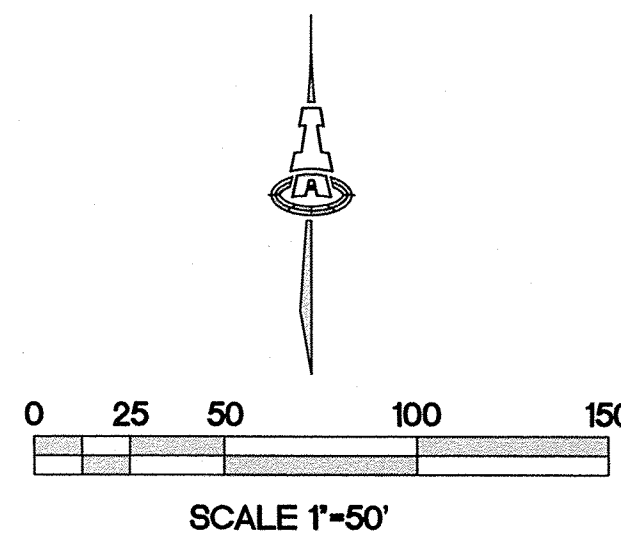
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6401 SANTA MONICA AVENUE NE
Albuquerque, New Mexico

Office of Rich Barber
ORB
Architecture, LLC
WorldHQ@ORBArch.com

ASHA M. NILSSON-WEBER
NEW MEXICO
17631
Professional Engineer
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Ph. 505-268-8828 www.isaaci.com
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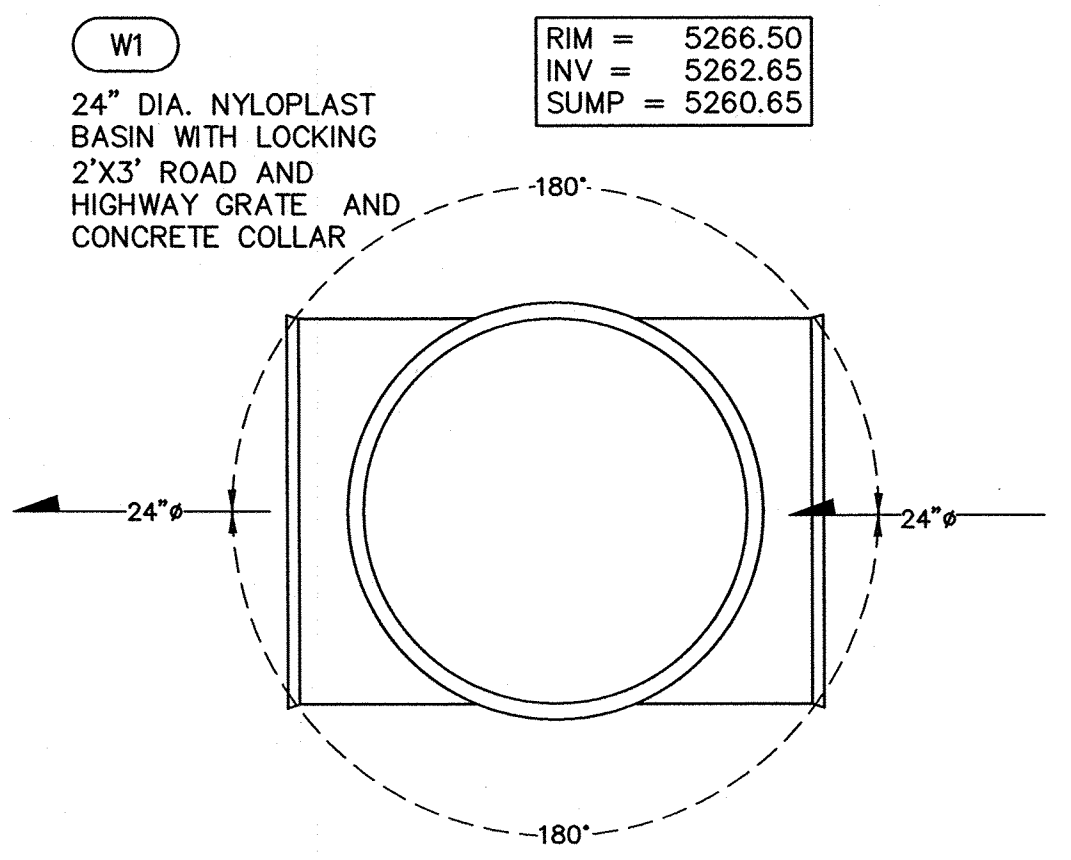
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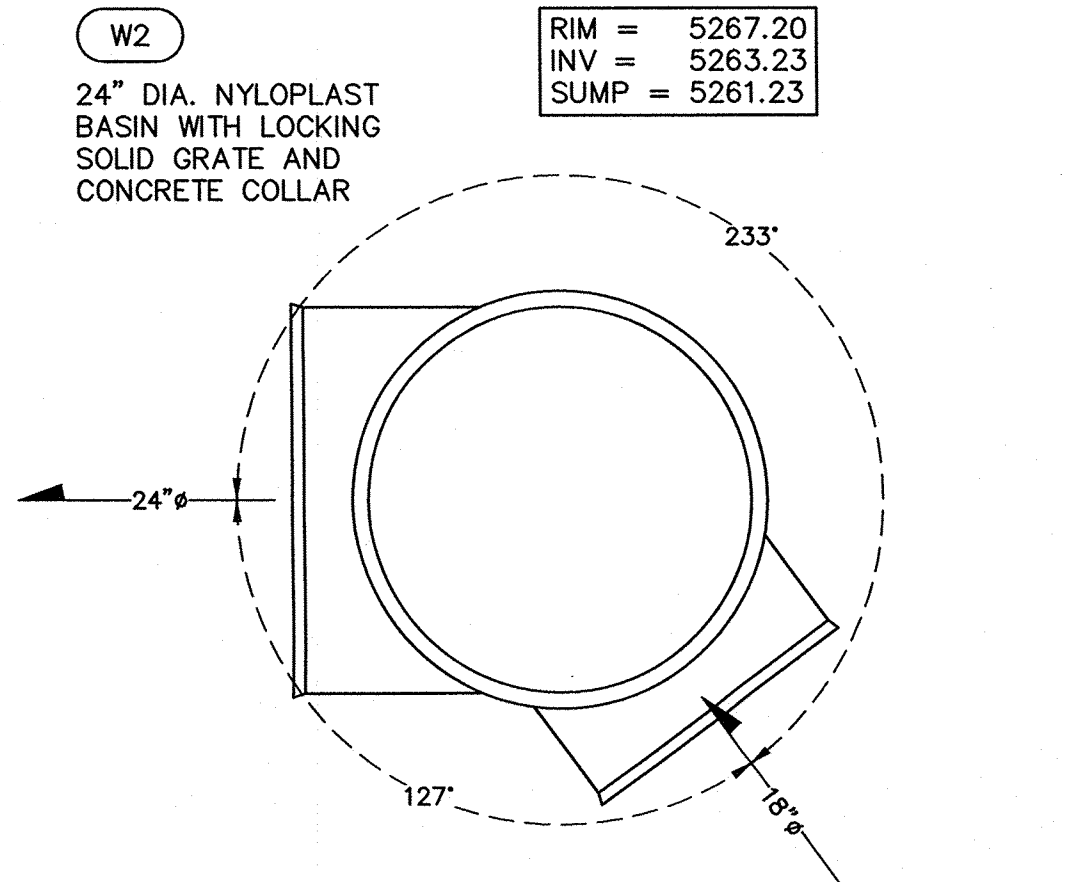
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CG2.2
OFFSITE GRADING PLAN

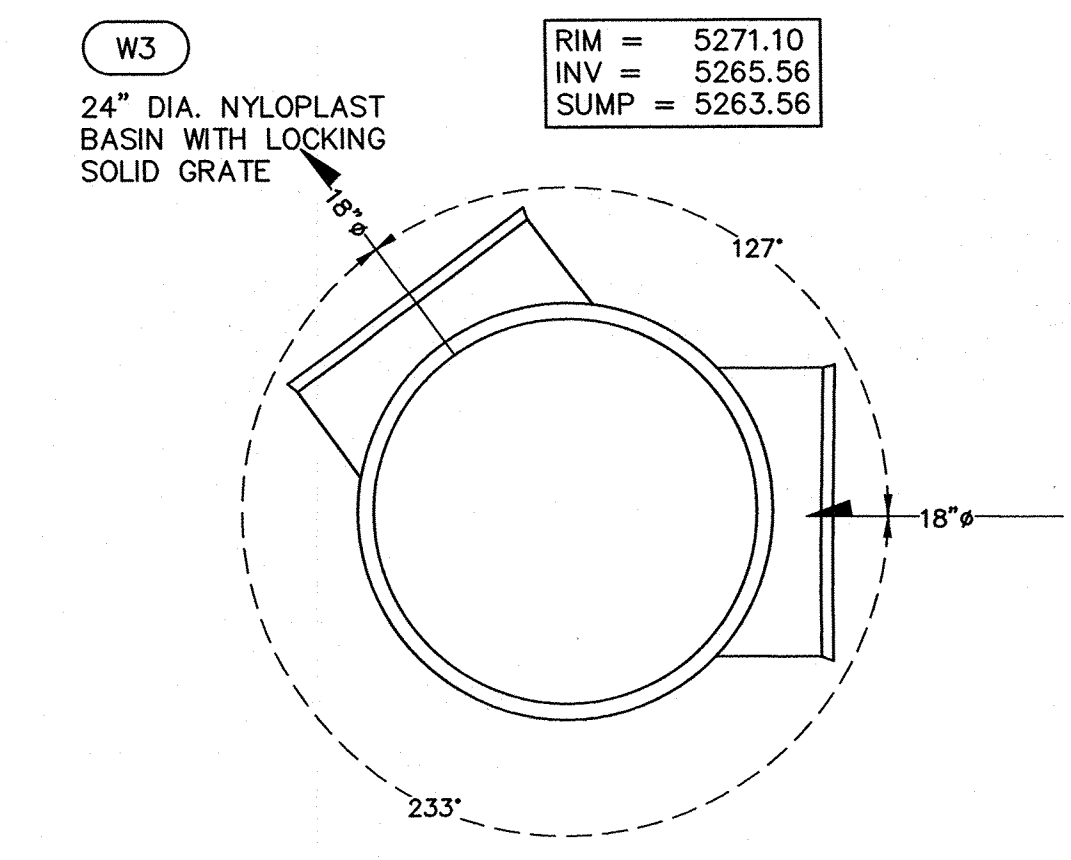
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HYDROLOGY SECTION



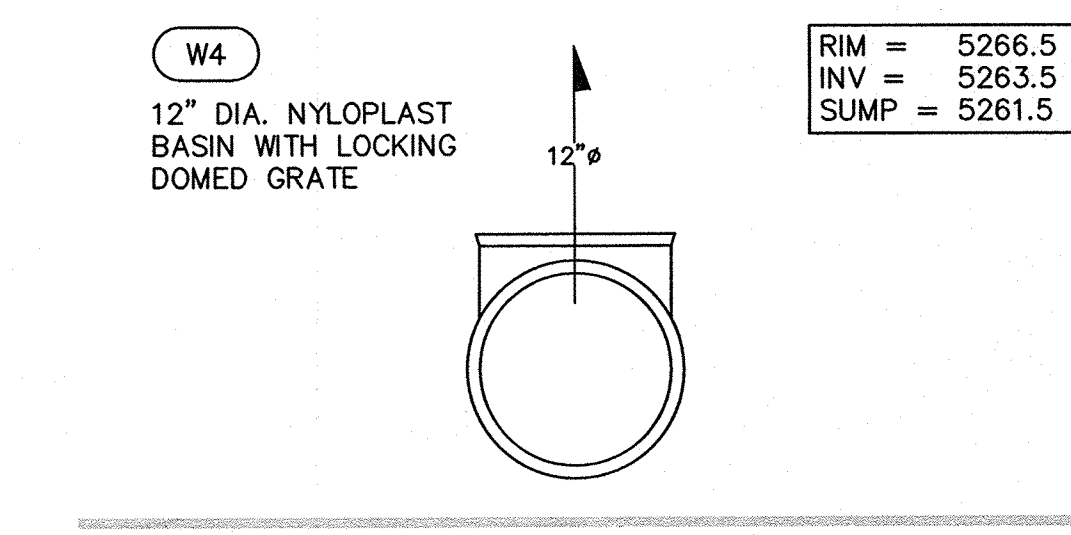
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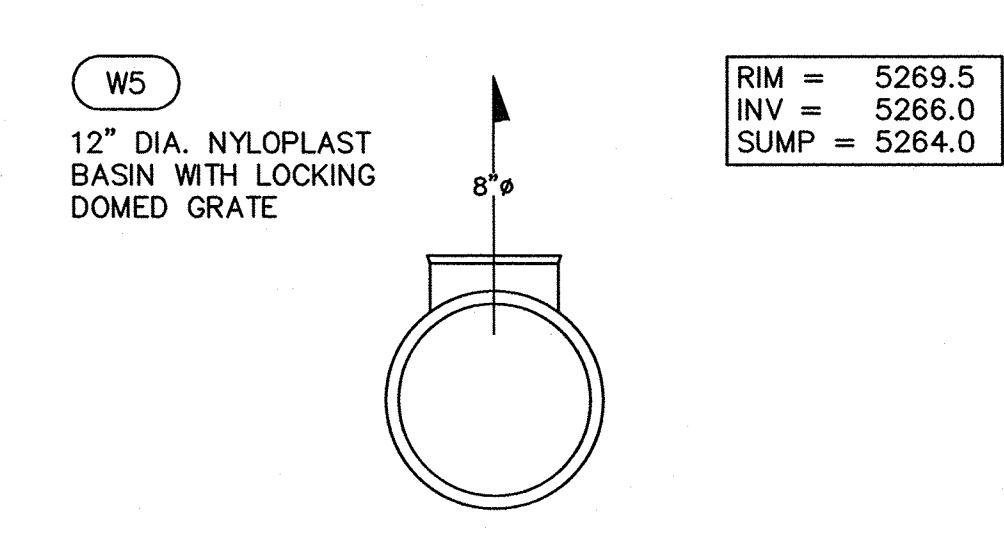
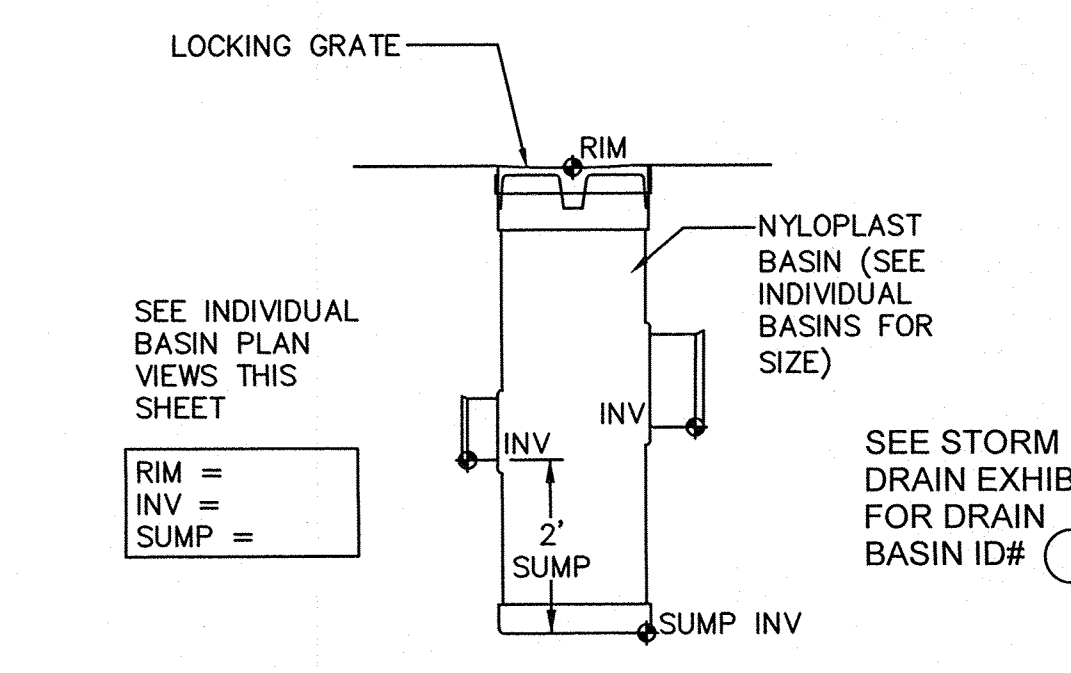
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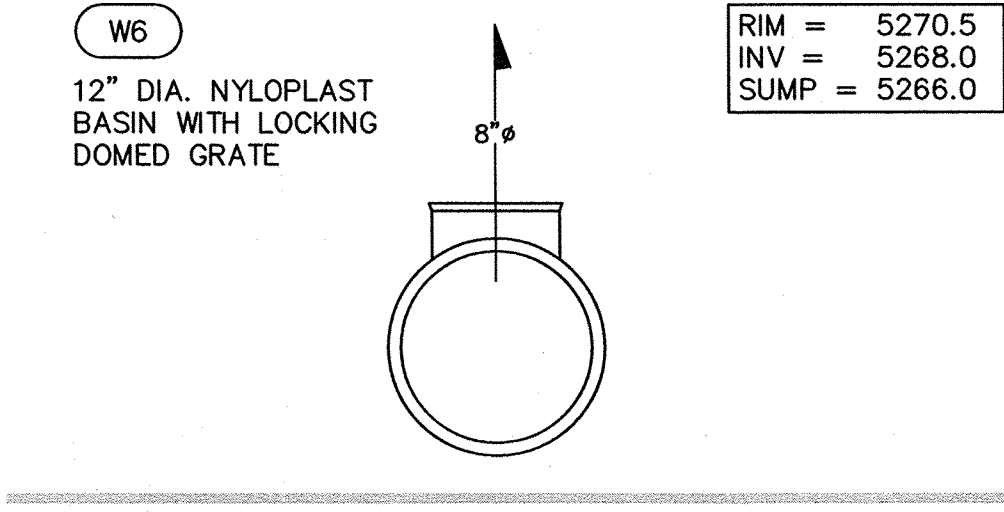
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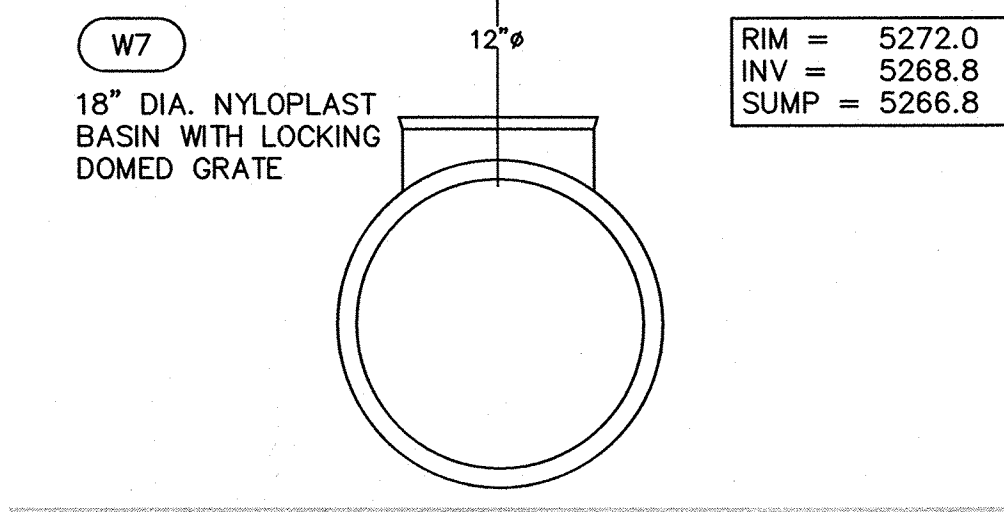
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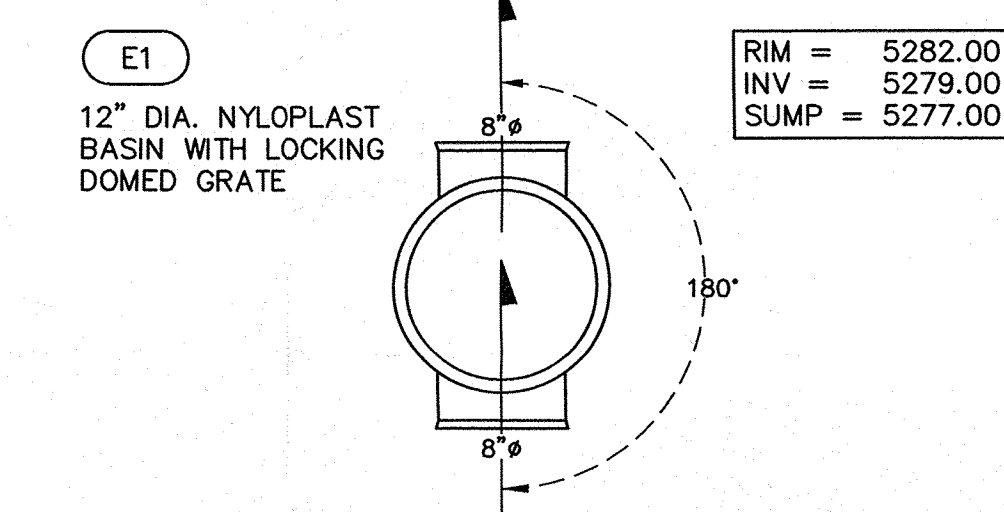
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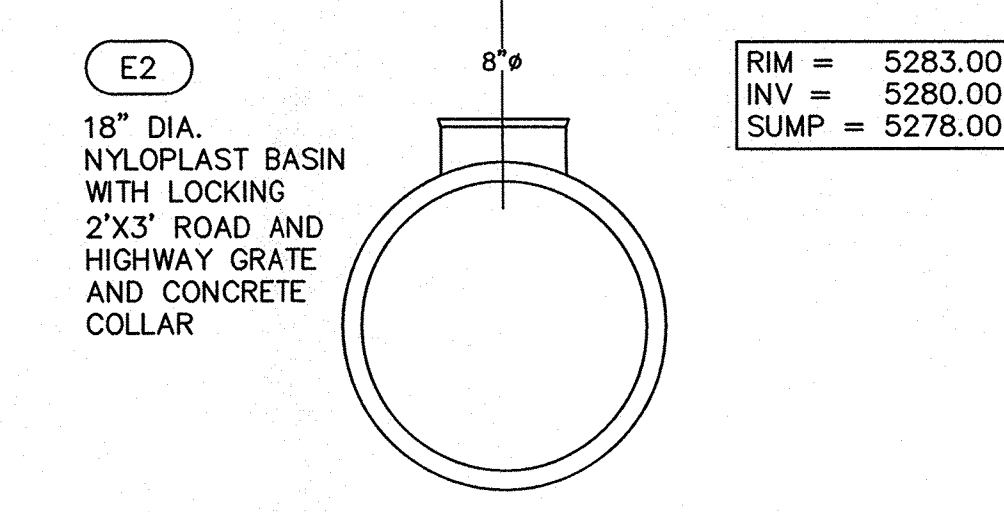
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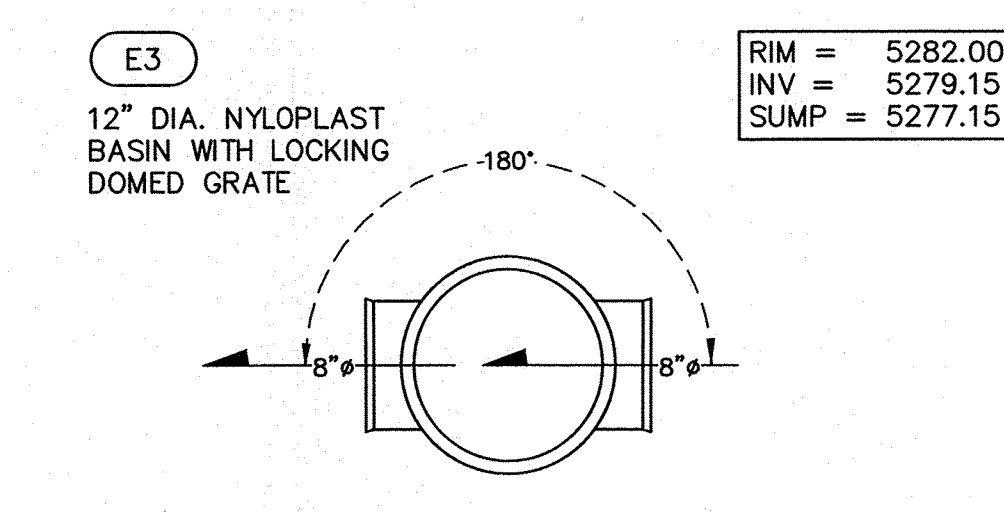
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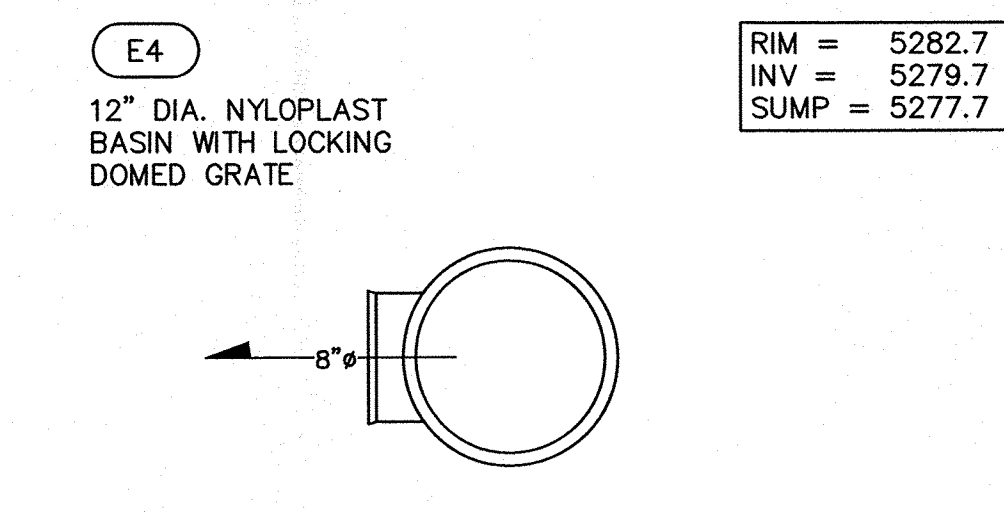
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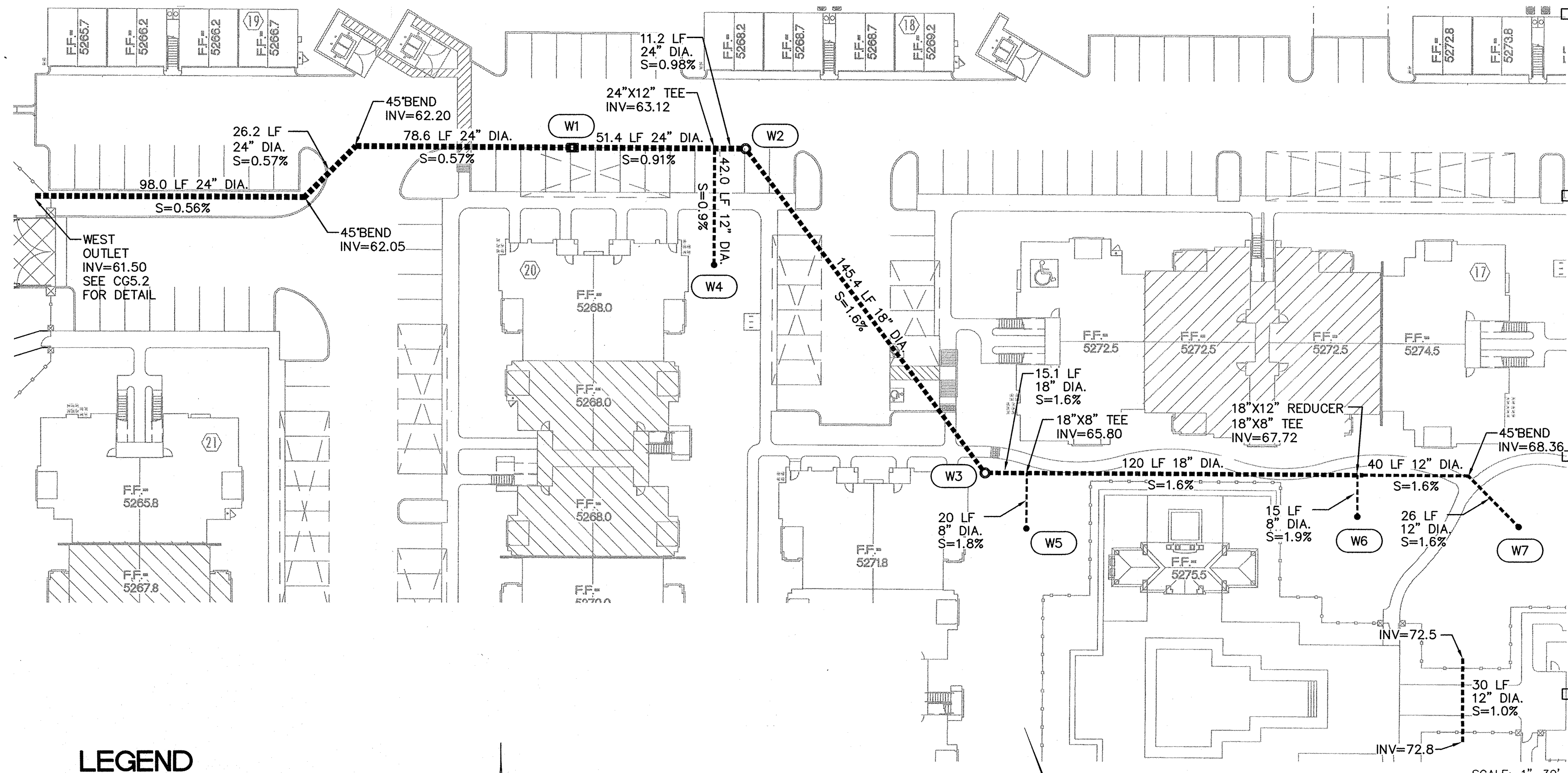
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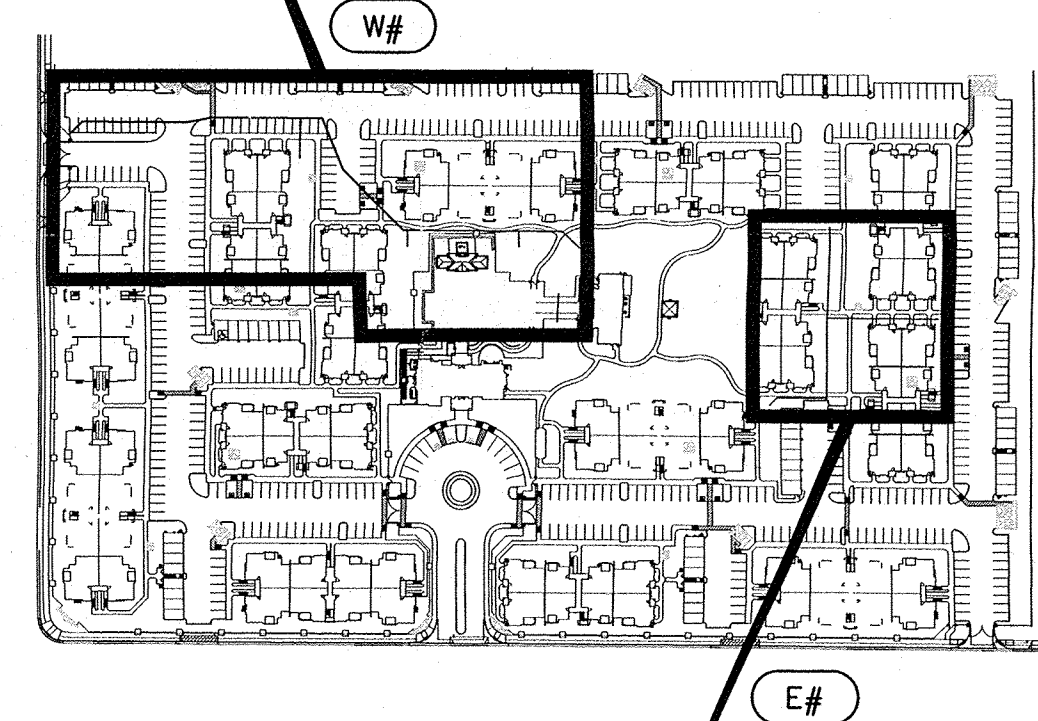


LEGEND

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

GENERAL NOTES

- INSTALL ALL STORM DRAIN INLETS AND PIPE PER MANUFACTURER'S SPECIFICATIONS.
- ALL STORM DRAIN LINES AND FITTINGS TO BE ADS N-12WT WATERTIGHT.
- 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.



**BROADSTONE
SANTA MONICA**
6401 SANTA MONICA AVENUE NE
Albuquerque, New Mexico

Office of Rich Barber
ORB
Architecture, LLC
WorldHQ@ORBArch.com

ISAACSON &
ARFMAN, P.A.
Consulting Engineering Associates
Ph. 505-268-8828 www.isaifirm.com
1900 CG-501.dwg Apr. 10, 2012

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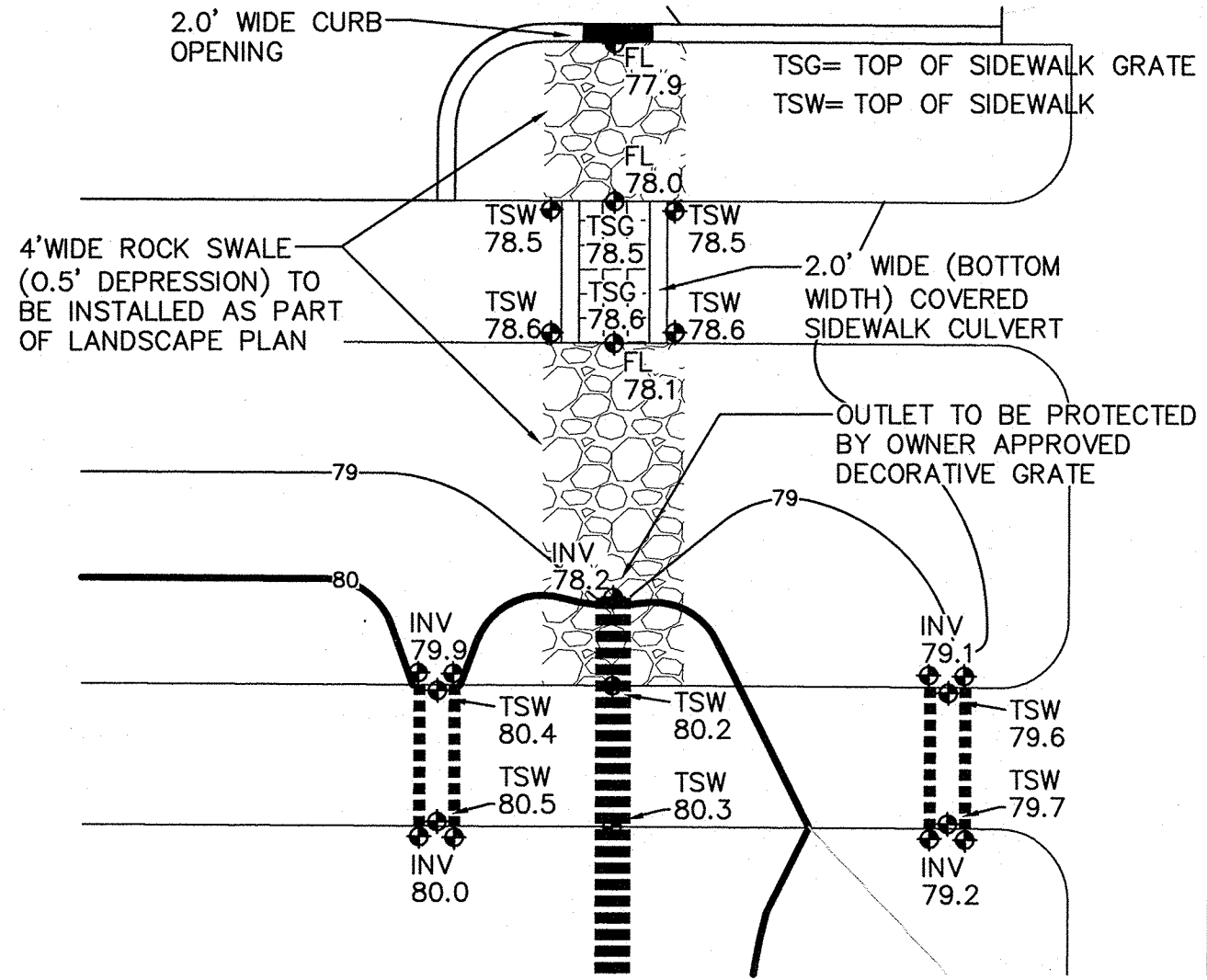
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DATE: FEBRUARY 23, 2012 ORB # 11-218

CG5.1
PRIVATE STORM DRAIN
DETAILS

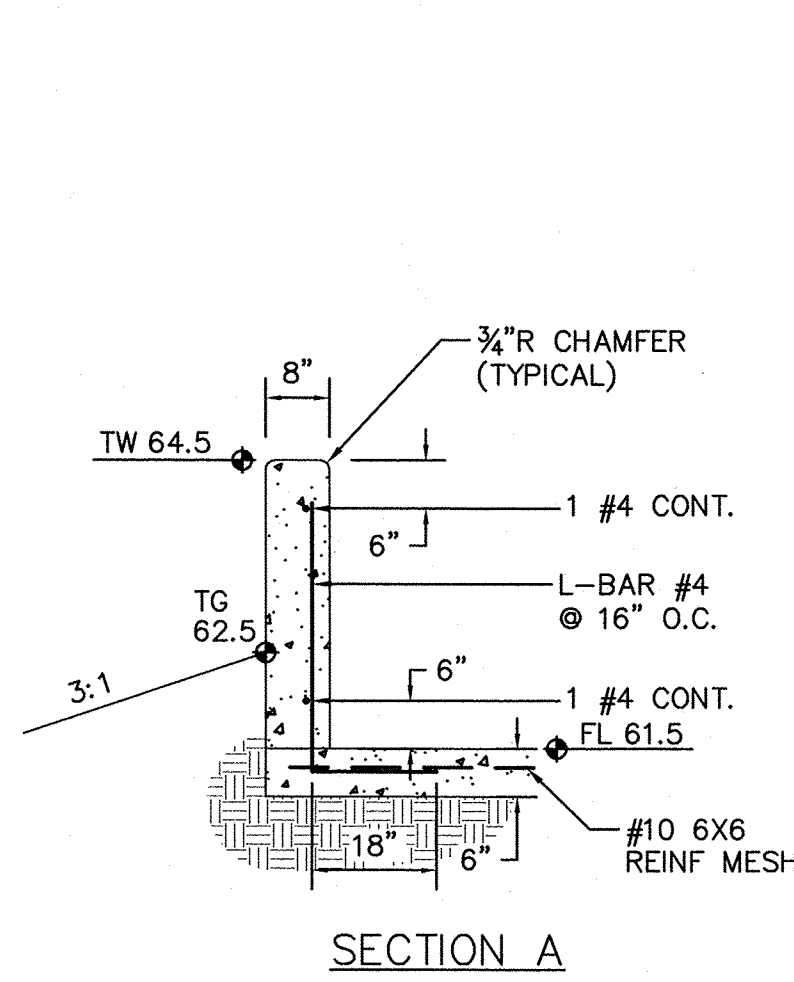
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HYDROLOGY
SECTION

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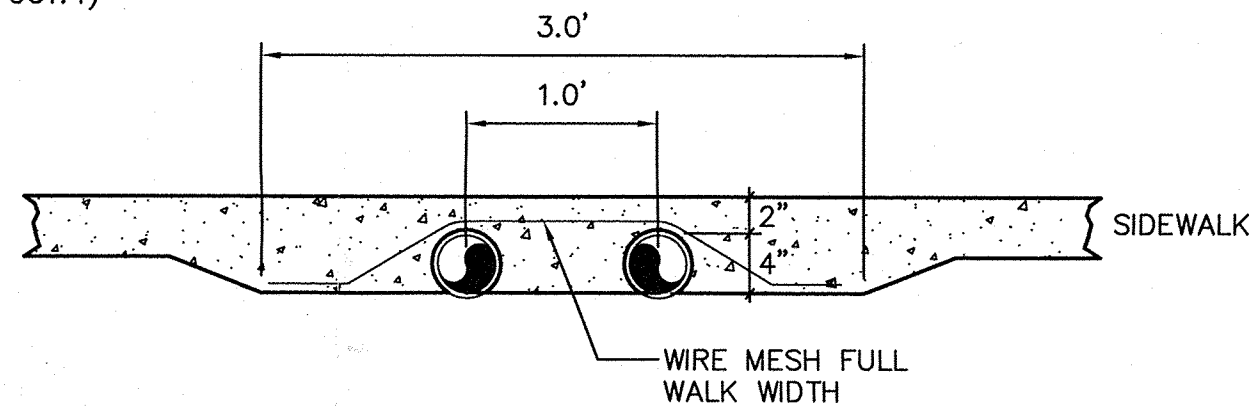
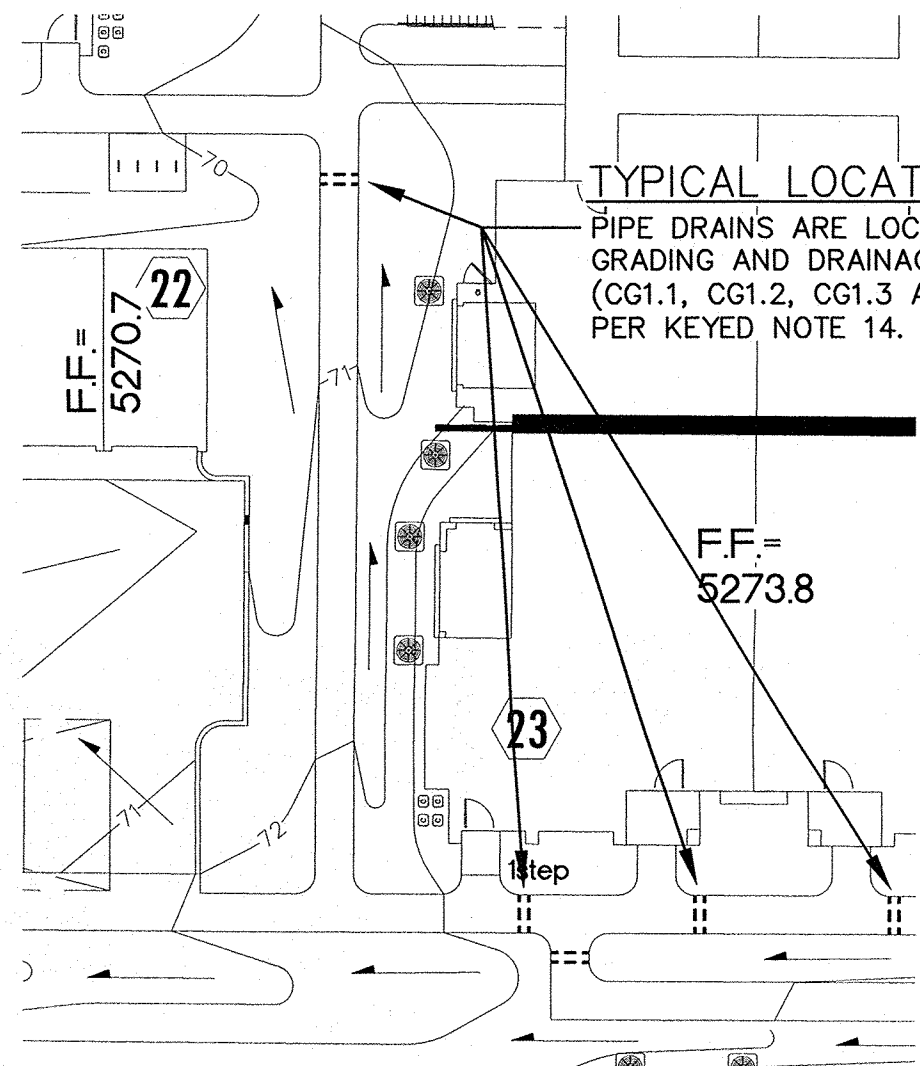
10 EAST STORM DRAIN OUTLET BASIN
SEE STORM DRAIN EXHIBIT

SCALE: 1"=5'



4 WEST STORM DRAIN OUTLET BASIN
SEE STORM DRAIN EXHIBIT

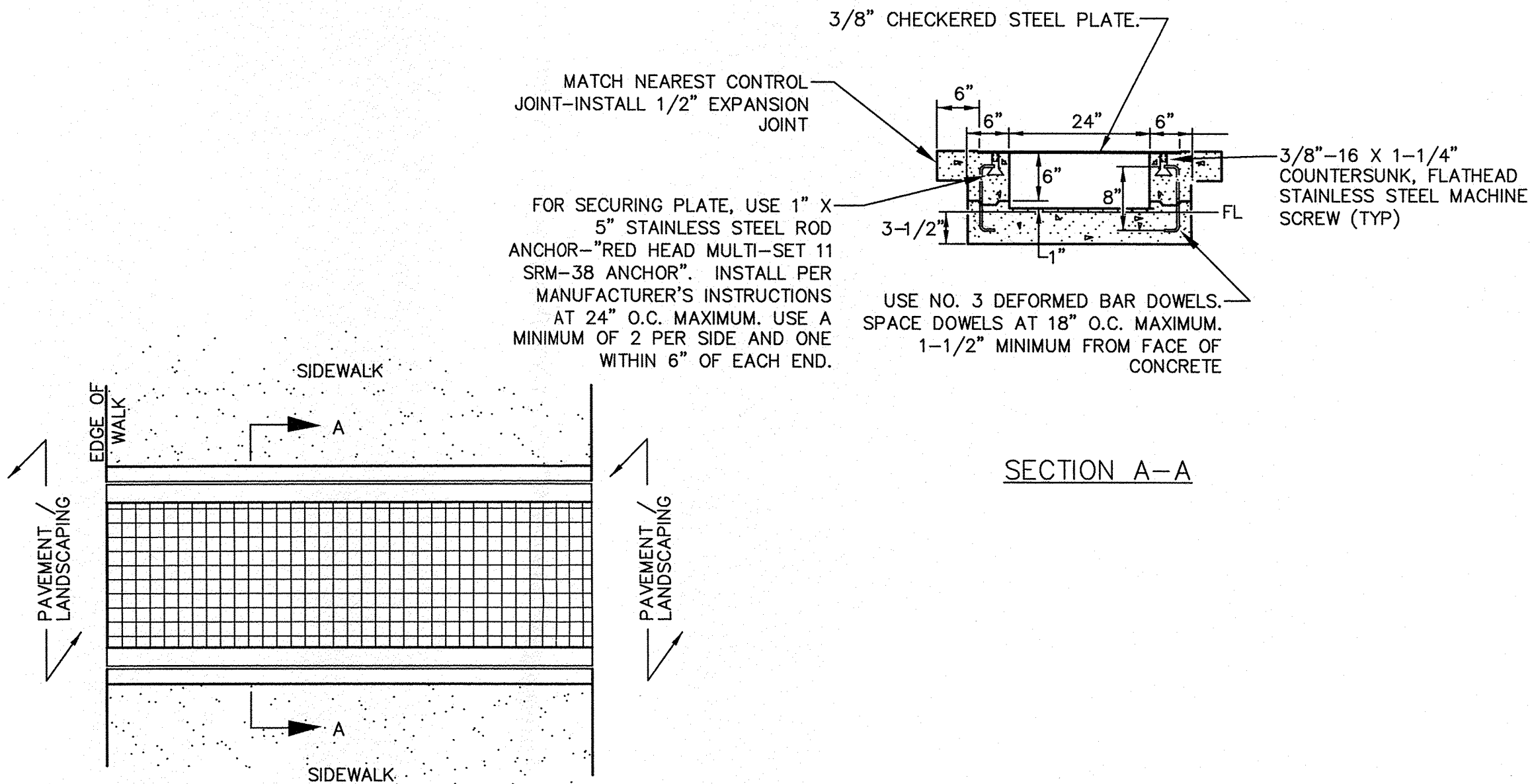
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INSTALL TWO 4" DIA. ADS N-12 PIPES THROUGH SIDEWALK, WHERE ADJACENT TO PAVEMENT, MATCH GUTTER FLOWLINE AT OUTLET. PROVIDE SWALE WITHIN LANDSCAPE TO DIRECT FLOW TO OPENING.

5 PIPES THROUGH WALK

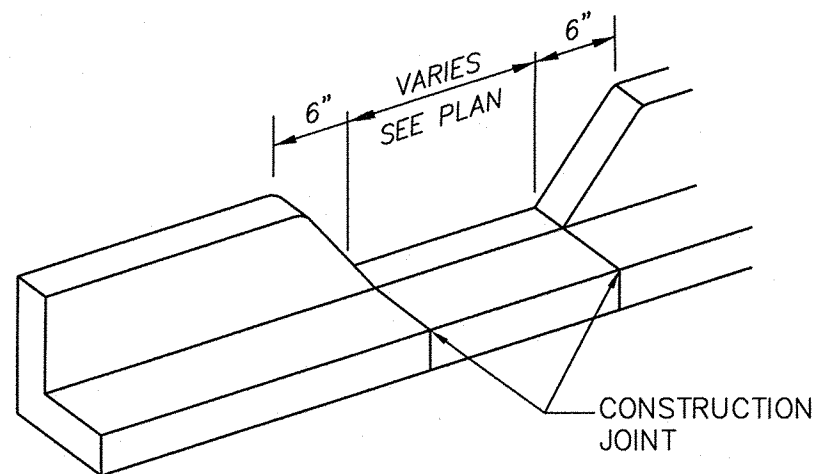
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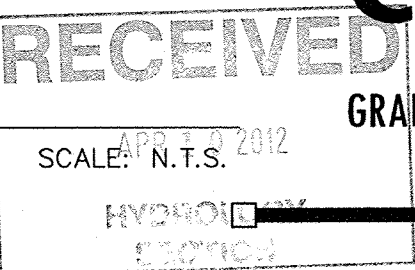
9 ON-SITE COVERED SIDEWALK CULVERT

SCALE: N.T.S.

3 CURB OPENING



GENERAL NOTES
REMOVE EDGES WITH 3/8" EDGING TOOL

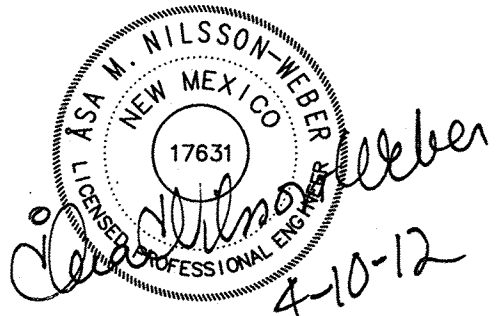


SCALE: N.T.S.

GRADING AND DRAINAGE
DETAILS

BROADSTONE
SANTA MONICA
6401 SANTA MONICA AVENUE NE
Albuquerque, New Mexico

Office of Rich Barber
ORB
Architecture, LLC
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CG5.2