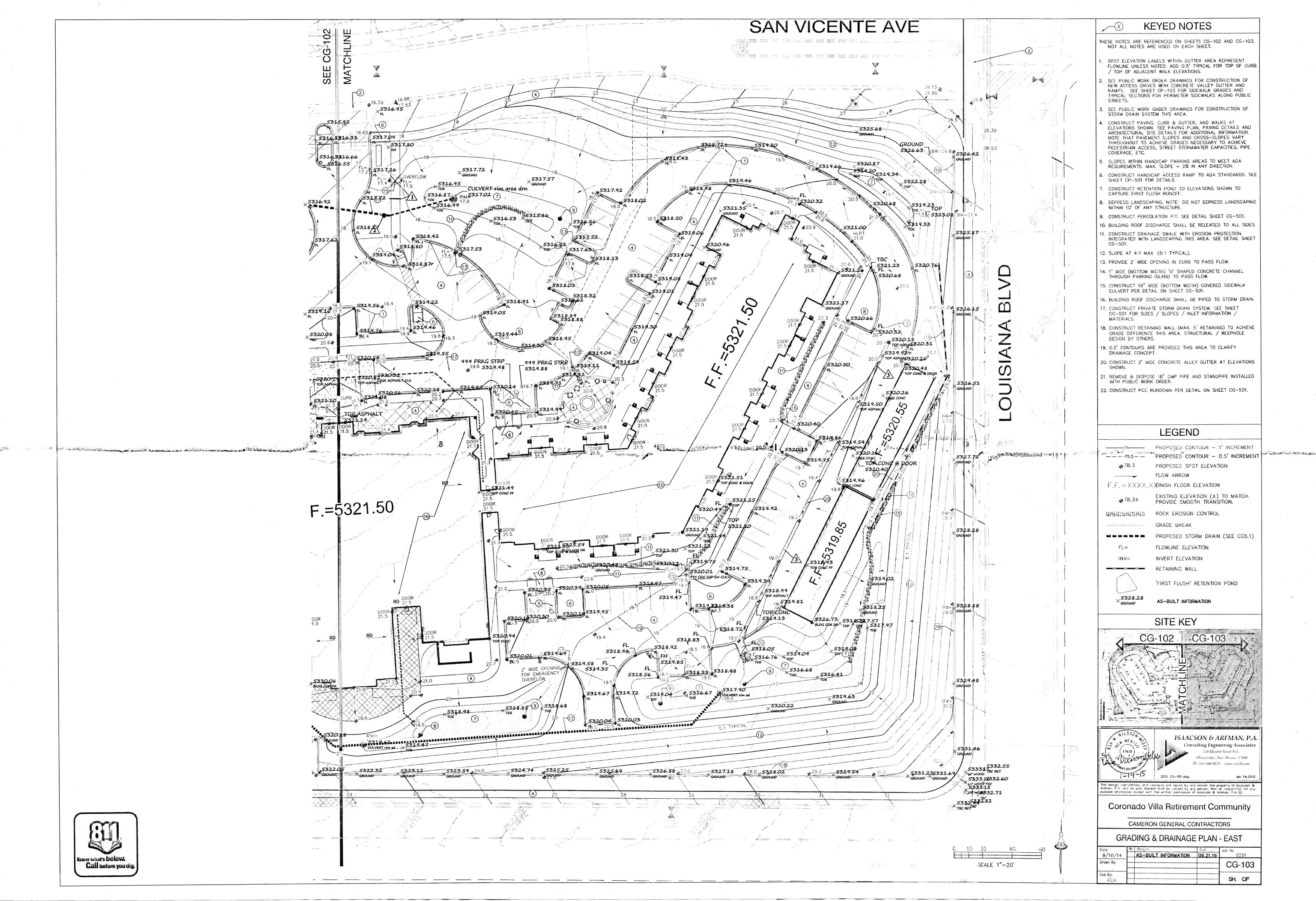
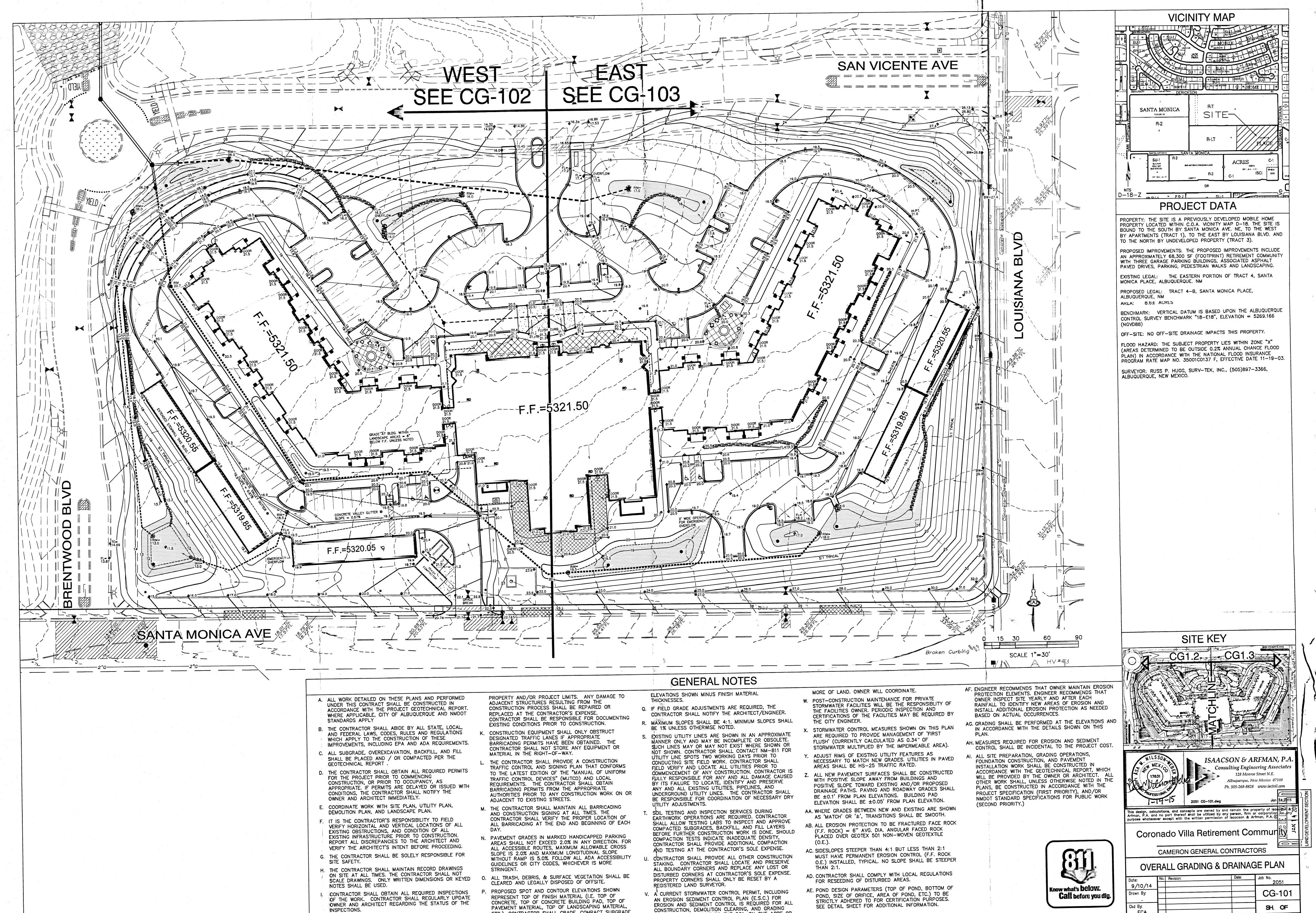


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OPERATIONS THAT DISTURB THE SOIL ON ONE ACRE OR

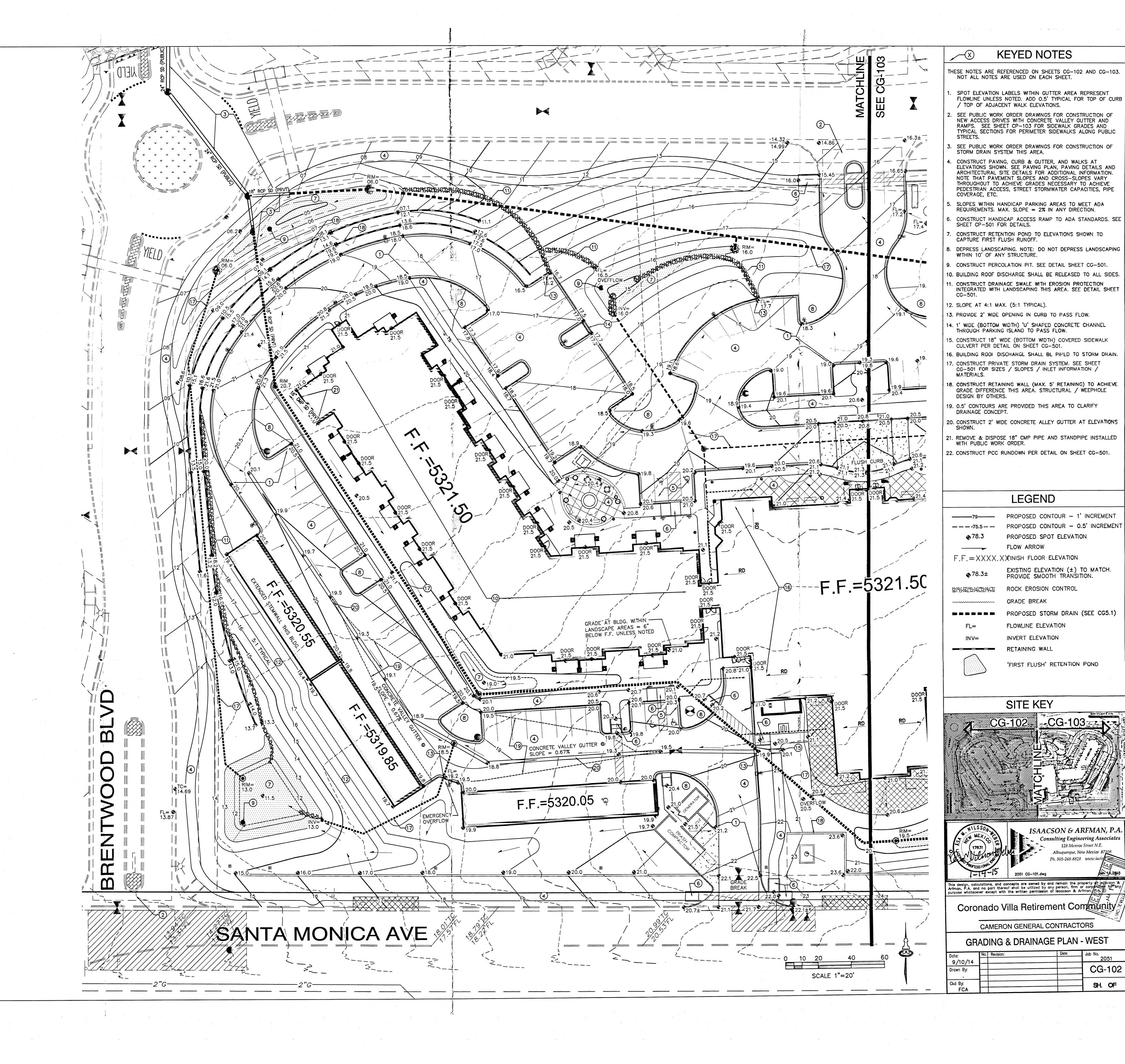
FCA

ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE

AND DETERMINE EARTHWORK ESTIMATES BASED ON

INSPECTIONS.

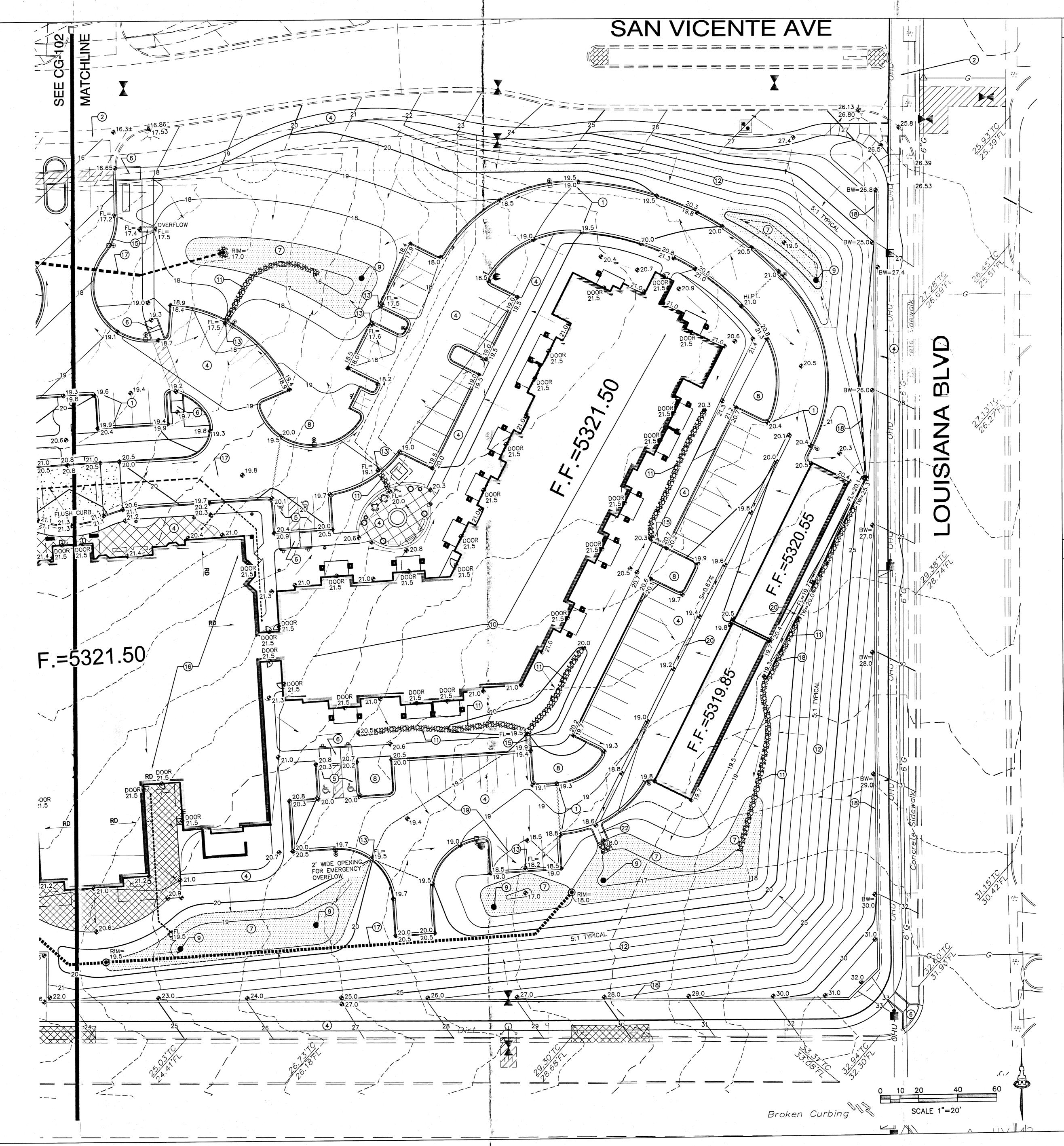
J. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE



Know what's below. **Call** before you dig.

CG-102

SH. OF



≪ KEYED NOTES

THESE NOTES ARE REFERENCED ON SHEETS CG-102 AND CG-103. 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.

2. SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION OF NEW ACCESS DRIVES WITH CONCRETE VALLEY GUTTER AND RAMPS. SEE SHEET CP-103 FOR SIDEWALK GRADES AND

SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION

ARCHITECTURAL SITE DETAILS FOR ADDITIONAL INFORMATION.
NOTE THAT PAVEMENT SLOPES AND CROSS—SLOPES VARY
THROUGHOUT TO ACHIEVE GRADES NECESSARY TO ACHIEVE
PEDESTRIAN ACCESS, STREET STORMWATER CAPACITIES, PIPE
COVERAGE, ETC.

5. SLOPES WITHIN HANDICAP PARKING AREAS TO MEET ADA

REQUIREMENTS. MAX. SLOPE = 2% IN ANY DIRECTION.

6. CONSTRUCT HANDICAP ACCESS RAMP TO ADA STANDARDS. SEE SHEET CP-501 FOR DETAILS.

7. CONSTRUCT RETENTION POND TO ELEVATIONS SHOWN TO CAPTURE FIRST FLUSH RUNOFF.

8. DEPRESS LANDSCAPING. NOTE: DO NOT DEPRESS LANDSCAPING WITHIN 10' OF ANY STRUCTURE.

CONSTRUCT PERCOLATION PIT. SEE DETAIL SHEET CG-501.
 BUILDING ROOF DISCHARGE SHALL BE RELEASED TO ALL SIDES.

11. CONSTRUCT DRAINAGE SWALE WITH EROSION PROTECTION INTEGRATED WITH LANDSCAPING THIS AREA. SEE DETAIL SHEET CG-501.

12. SLOPE AT 4:1 MAX. (5:1 TYPICAL).

13. PROVIDE 2' WIDE OPENING IN CURB TO PASS FLOW.14. 1' WIDE (BOTTOM WIDTH) 'U' SHAPED CONCRETE CHANNEL THROUGH PARKING ISLAND TO PASS FLOW.

15. CONSTRUCT 18" WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT PER DETAIL ON SHEET CG-501.

16. BUILDING ROOF DISCHARGE SHALL BE PIPED TO STORM DRAIN.

17. CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG-501 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.

18. CONSTRUCT RETAINING WALL (MAX. 5' RETAINING) TO ACHIEVE GRADE DIFFERENCE THIS AREA. STRUCTURAL / WEEPHOLE DESIGN BY OTHERS.

19. 0.5' CONTOURS ARE PROVIDED THIS AREA TO CLARIFY DRAINAGE CONCEPT.

20. CONSTRUCT 2' WIDE CONCRETE ALLEY GUTTER AT ELEVATIONS SHOWN.

21. REMOVE & DISPOSE 18" CMP PIPE AND STANDPIPE INSTALLED WITH PUBLIC WORK ORDER.

22. CONSTRUCT PCC RUNDOWN PER DETAIL ON SHEET CG-501.

LEGEND

PROPOSED CONTOUR - 1' INCREMENT
PROPOSED CONTOUR - 0.5' INCREMENT
PROPOSED SPOT ELEVATION
FLOW ARROW

F.F.=XXXX.XXINISH FLOOR ELEVATION

€78.3± EXISTING ELEVATION (±) TO MATCH. PROVIDE SMOOTH TRANSITION.

ROCK EROSION CONTROL

GRADE BREAK

PROPOSED STORM DRAIN (SEE CG5.1)

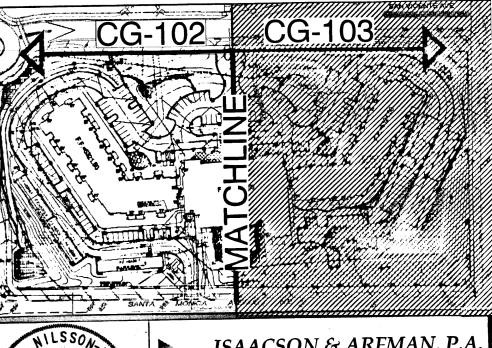
FLOWLINE ELEVATION

V= INVERT ELEVATION

RETAINING WALL

'FIRST FLUSH' RETENTION POND

SITE KEY





AACSON & ARFMAN, P.A.

Consulting Engineering Associates

128 Monroe Street N.E.

Albuquerque, New Mexico 87108

Ph. 505-268-8828 www.iacivil.com

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Coronado Villa Retirement Community

CAMERON GENERAL CONTRACTORS

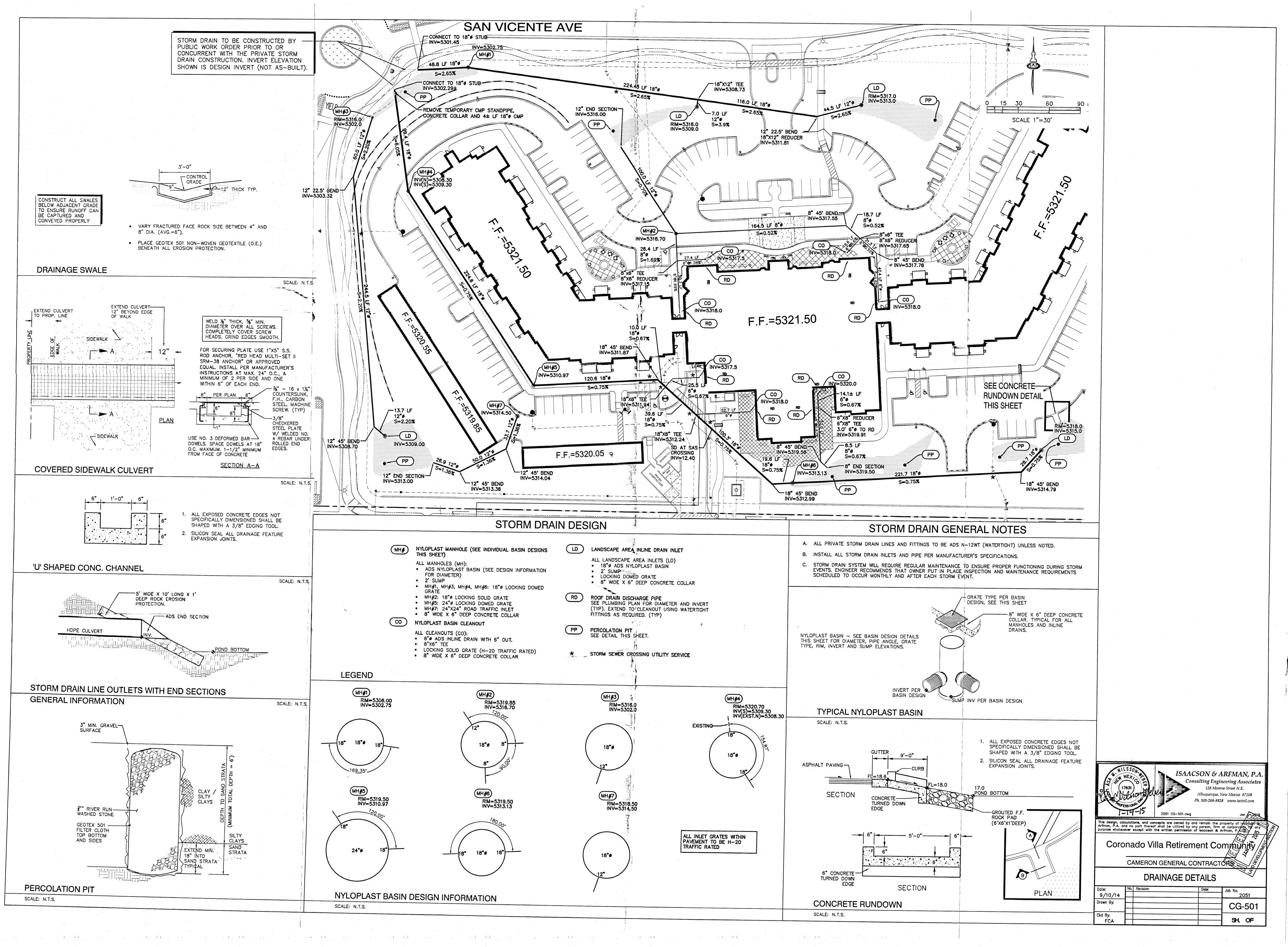
GRADING & DRAINAGE PLAN - EAST

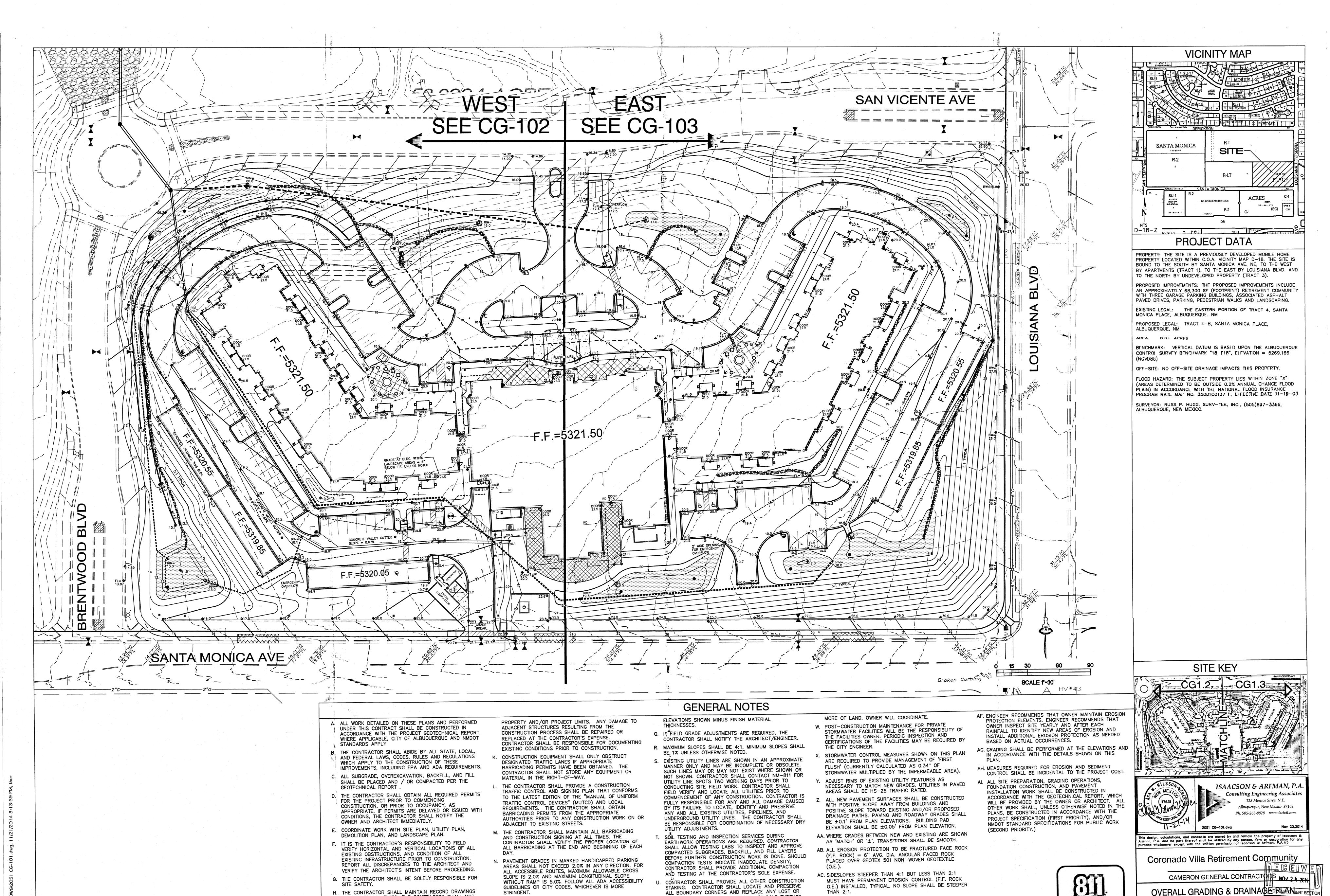
Orde: No. Revision: Date: Job No. 2051

Orden By: Ckd By: SH. OF

Know what's below.

Call before you did





ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR

DISTURBED CORNERS AT CONTRACTOR'S SOLE EXPENSE.

PROPERTY CORNERS SHALL ONLY BE RESET BY A

V. A CURRENT STORMWATER CONTROL PERMIT, INCLUDING

AN EROSION SEDIMENT CONTROL PLAN (E.S.C.) FOR

EROSION AND SEDIMENT CONTROL IS REQUIRED FOR ALL

OPERATIONS THAT DISTURB THE SOIL ON ONE ACRE OR

CONSTRUCTION, DEMOLITION CLEARING, AND GRADING

REGISTERED LAND SURVEYOR.

AD. CONTRACTOR SHALL COMPLY WITH LOCAL REGULATIONS

AE. POND DESIGN PARAMETERS (TOP OF POND, BOTTOM OF

POND, SIZE OF ORIFICE, AREA OF POND, ETC.) TO BE

STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES.

SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.

FOR RESEEDING OF DISTURBED AREAS.

H. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS

J. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE

NOTES SHALL BE USED.

INSPECTIONS.

ON SITE AT ALL TIMES. THE CONTRACTOR SHALL NOT

I. CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS

OF THE WORK. CONTRACTOR SHALL REGULARLY UPDATE

OWNER AND ARCHITECT REGARDING THE STATUS OF THE

SCALE DRAWINGS. ONLY WRITTEN DIMENSIONS OR KEYED

STRINGENT.

O. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE

REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF

CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF

PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL,

AND DETERMINE EARTHWORK ESTIMATES BASED ON

ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE

CLEARED AND LEGALLY DISPOSED OF OFFSITE.

P. PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN

FCA NO LONGER CURRENT. SEE 1/14/15 STAN

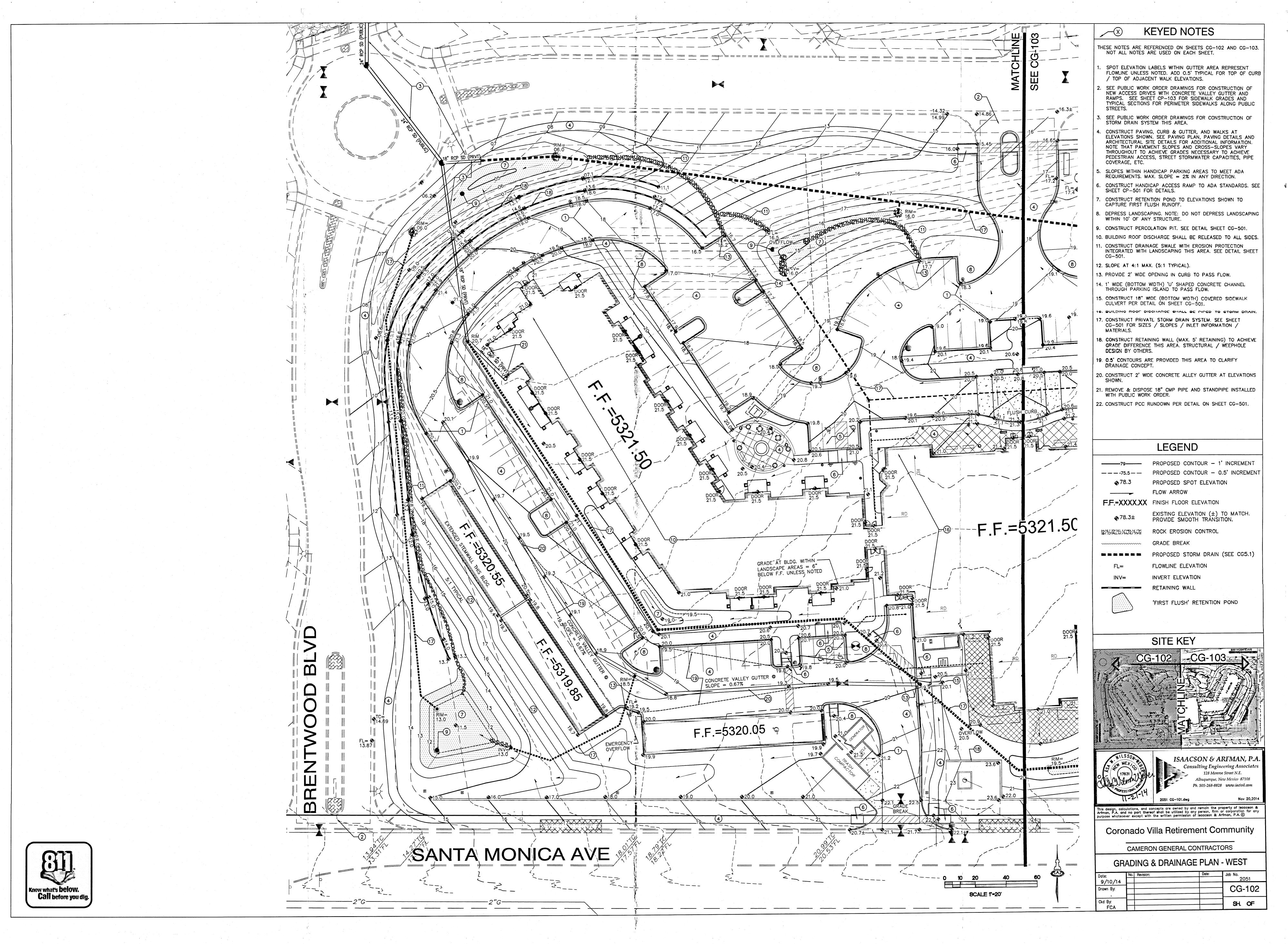
CG-101

SH. OF

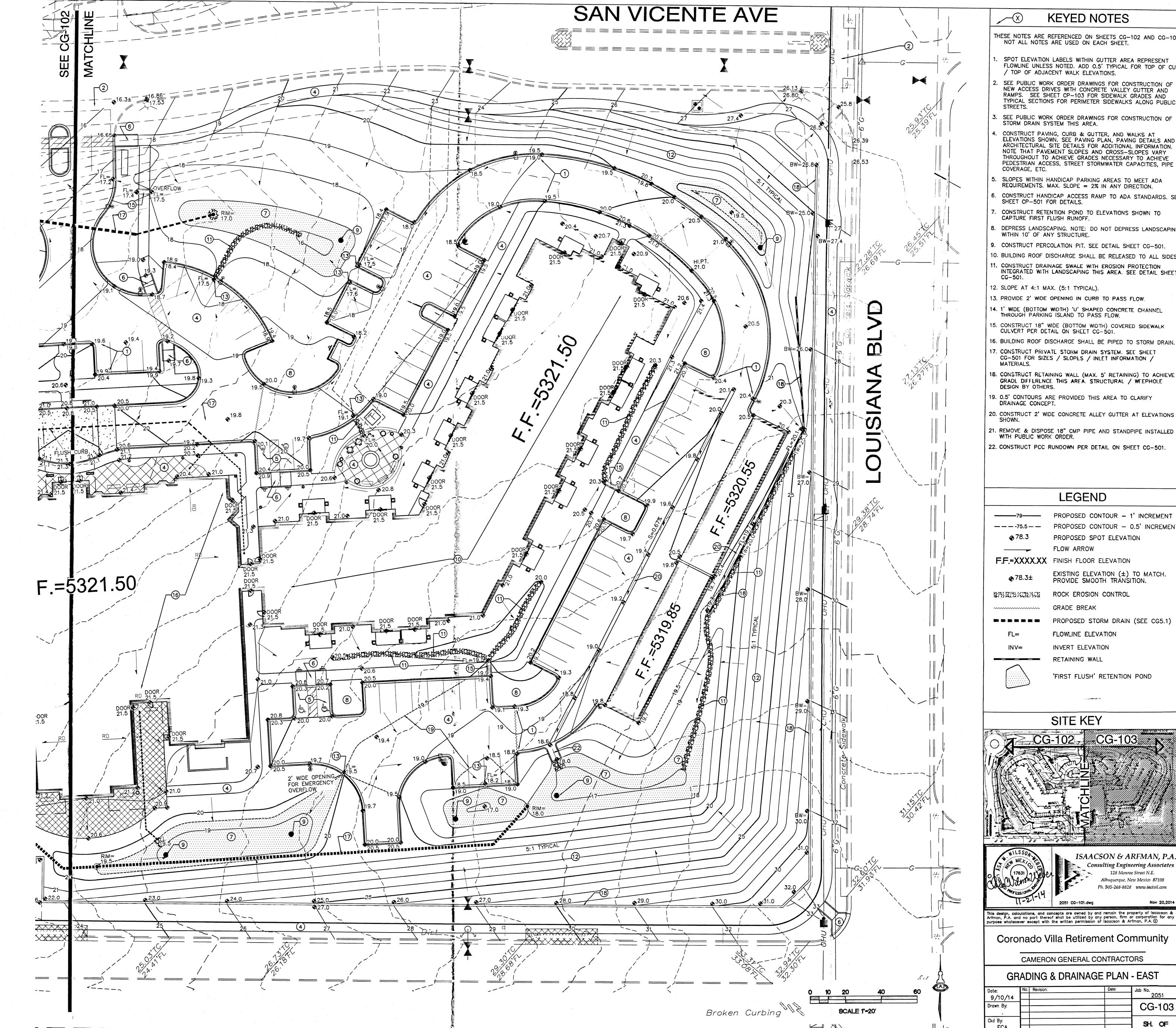
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Know what's below.

Call before you dig.



099/2051\DWG\2051 CG-101.dwg, 11/21/2014 3:13



KEYED NOTES

THESE NOTES ARE REFERENCED ON SHEETS CG-102 AND CG-103. 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 OF NEW ACCESS DRIVES WITH CONCRETE VALLEY GUTTER AND RAMPS. SEE SHEET CP-103 FOR SIDEWALK GRADES AND TYPICAL SECTIONS FOR PERIMETER SIDEWALKS ALONG PUBLIC

3. SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION OF STORM DRAIN SYSTEM THIS AREA.

CONSTRUCT PAVING, CURB & GUTTER, AND 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 STORMWATER CAPACITIES, PIPE COVERAGE, ETC.

REQUIREMENTS. MAX. SLOPE = 2% IN ANY DIRECTION. CONSTRUCT HANDICAP ACCESS RAMP TO ADA STANDARDS. SEE SHEET CP-501 FOR DETAILS.

. CONSTRUCT RETENTION POND TO ELEVATIONS SHOWN TO CAPTURE FIRST FLUSH RUNOFF.

8. DEPRESS LANDSCAPING. NOTE: DO NOT DEPRESS LANDSCAPING WITHIN 10' OF ANY STRUCTURE. 9. CONSTRUCT PERCOLATION PIT. SEE DETAIL SHEET CG-501.

10. BUILDING ROOF DISCHARGE SHALL BE RELEASED TO ALL SIDES. 11. CONSTRUCT DRAINAGE SWALE WITH EROSION PROTECTION INTEGRATED WITH LANDSCAPING THIS AREA. SEE DETAIL SHEET

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LEGEND

PROPOSED CONTOUR - 1' INCREMENT PROPOSED SPOT ELEVATION FLOW ARROW

F.F.=XXXX.XX FINISH FLOOR ELEVATION

EXISTING ELEVATION (±) TO MATCH. PROVIDE SMOOTH TRANSITION.

短行其语和文件语 ROCK EROSION CONTROL

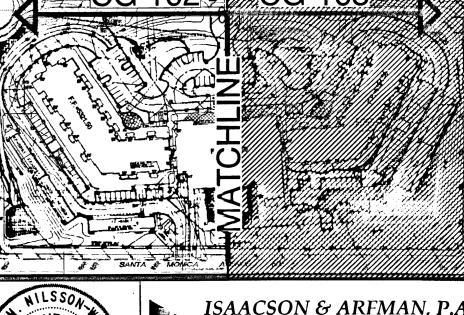
GRADE BREAK

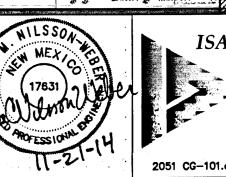
PROPOSED STORM DRAIN (SEE CG5.1) FLOWLINE ELEVATION

INVERT ELEVATION

RETAINING WALL 'FIRST FLUSH' RETENTION POND

SITE KEY

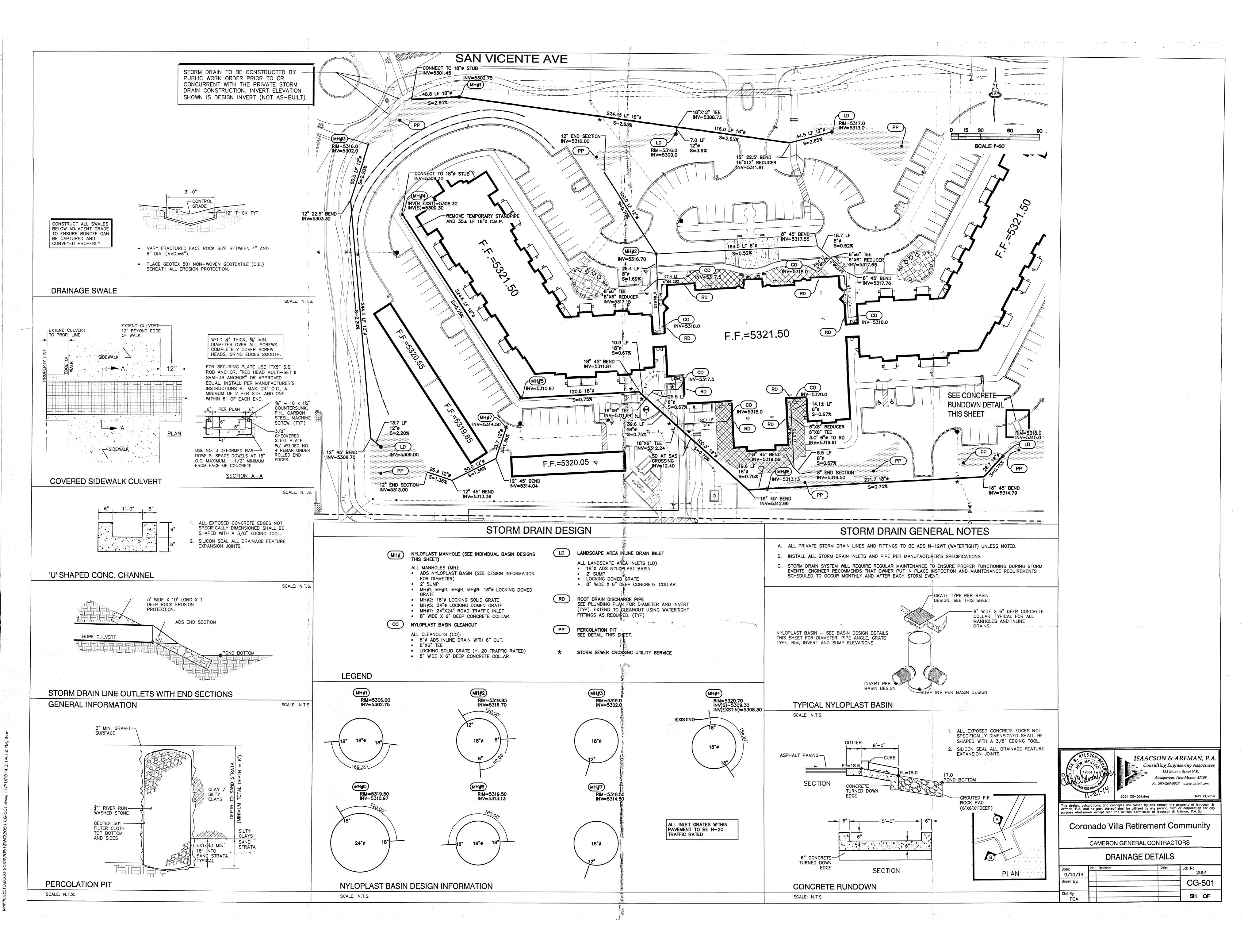


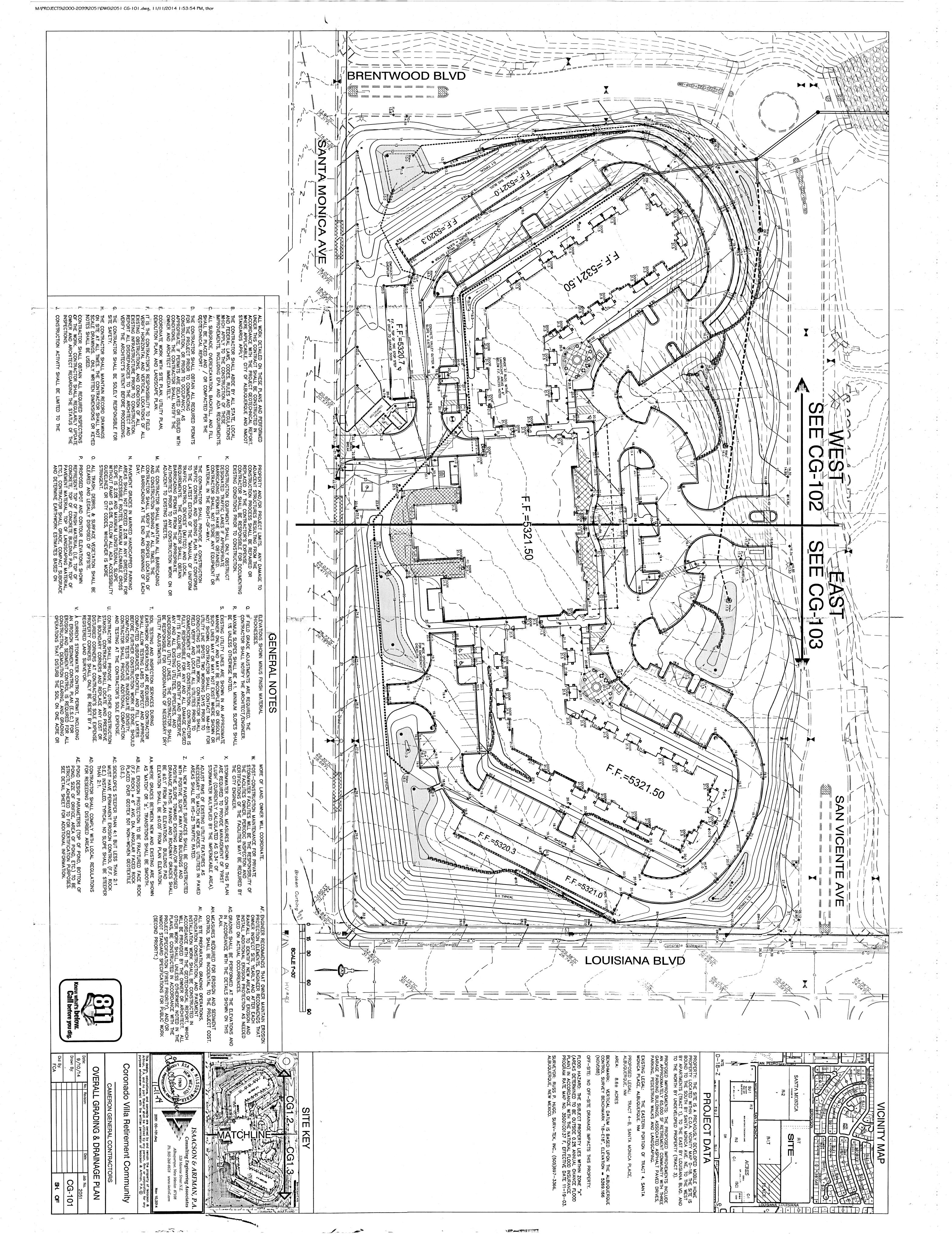


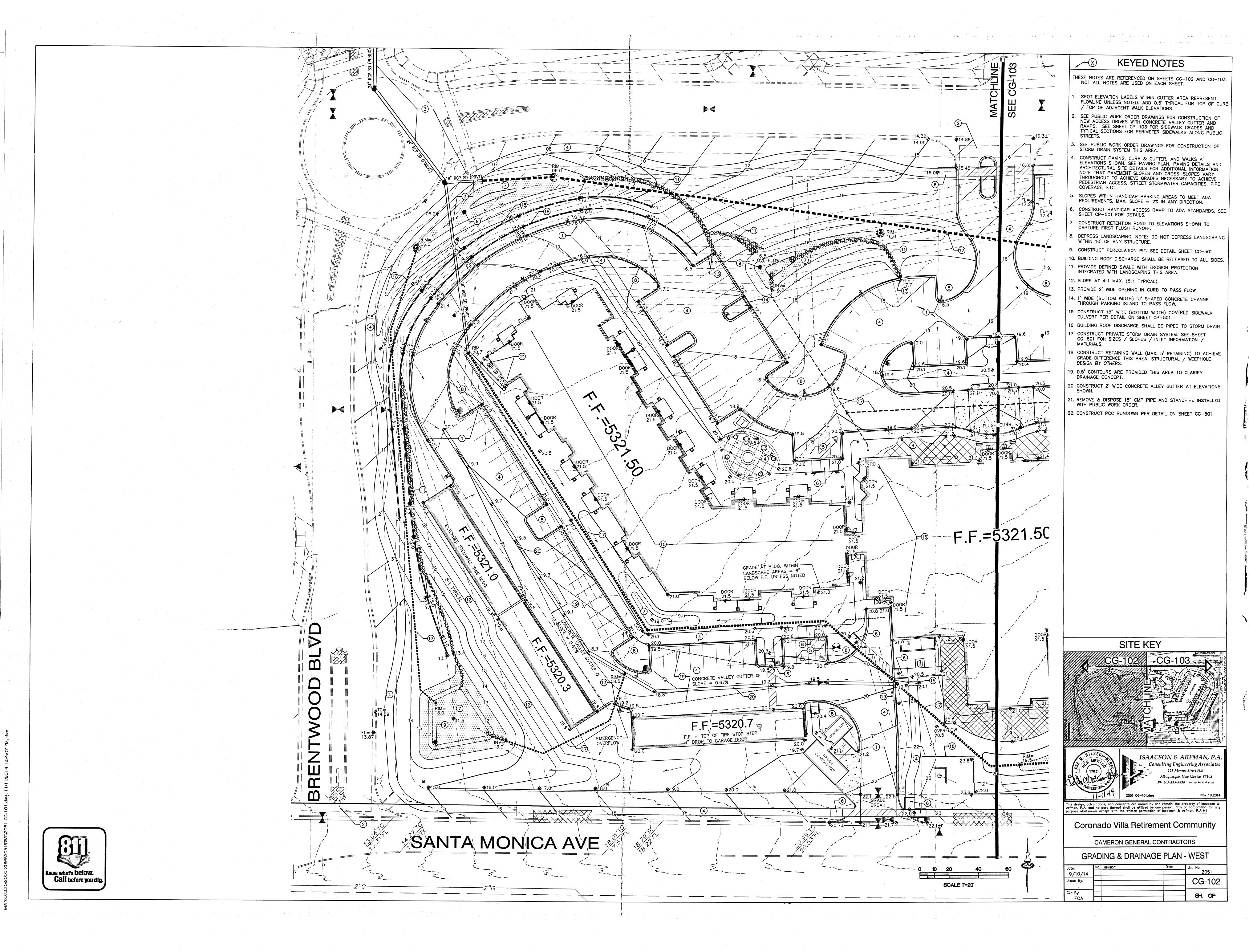
Coronado Villa Retirement Community

CAMERON GENERAL CONTRACTORS GRADING & DRAINAGE PLAN - EAST

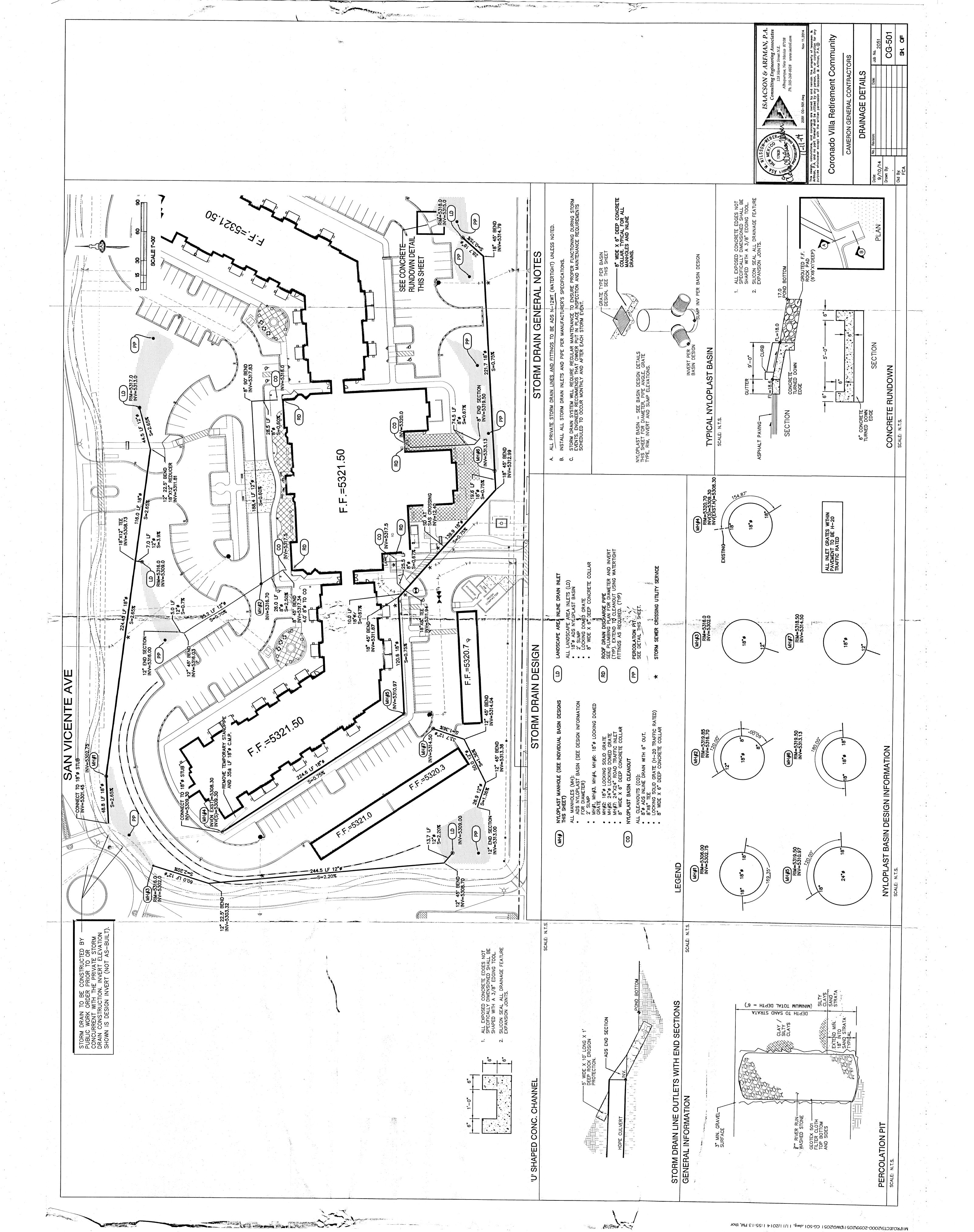
CG-103 SH. OF

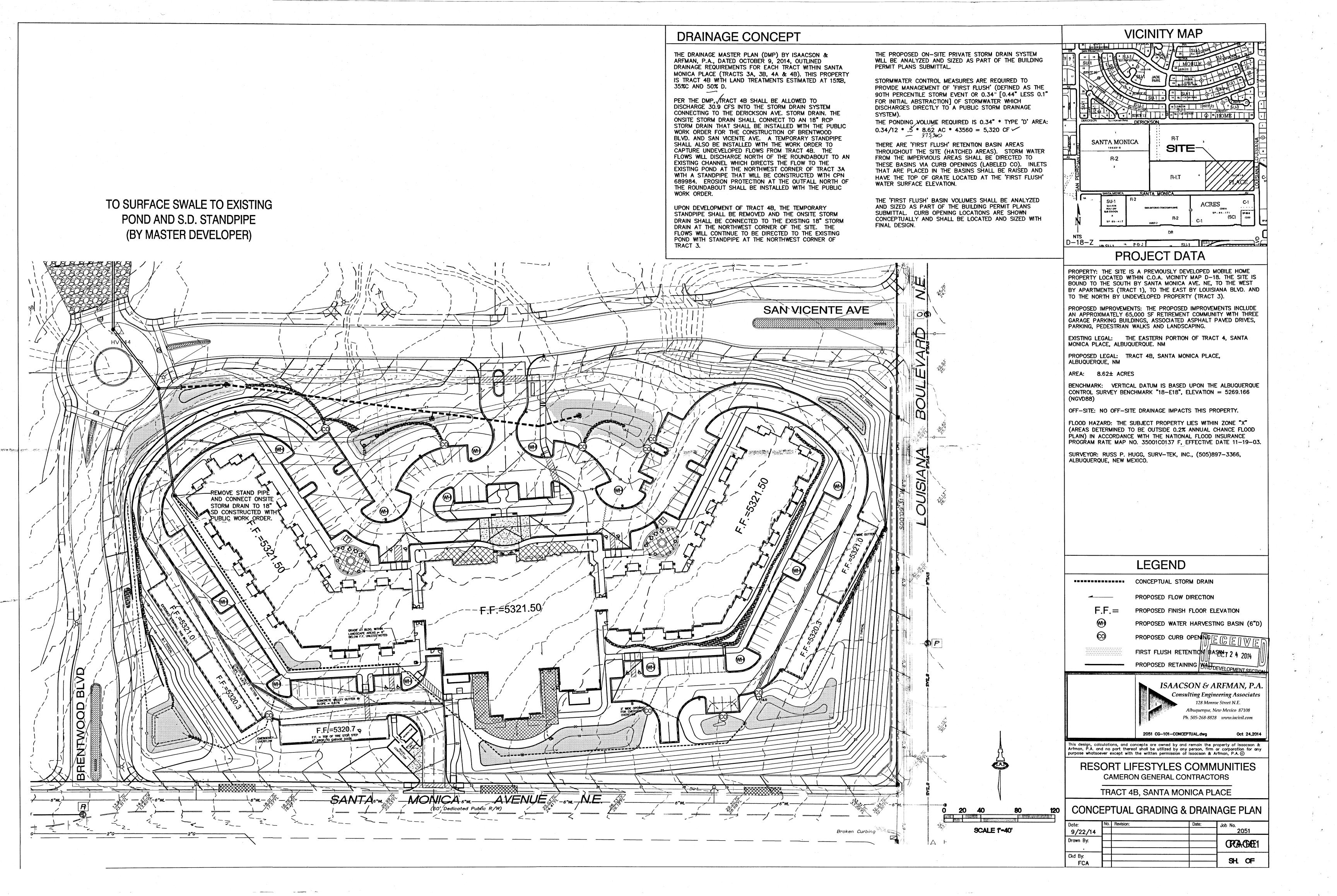


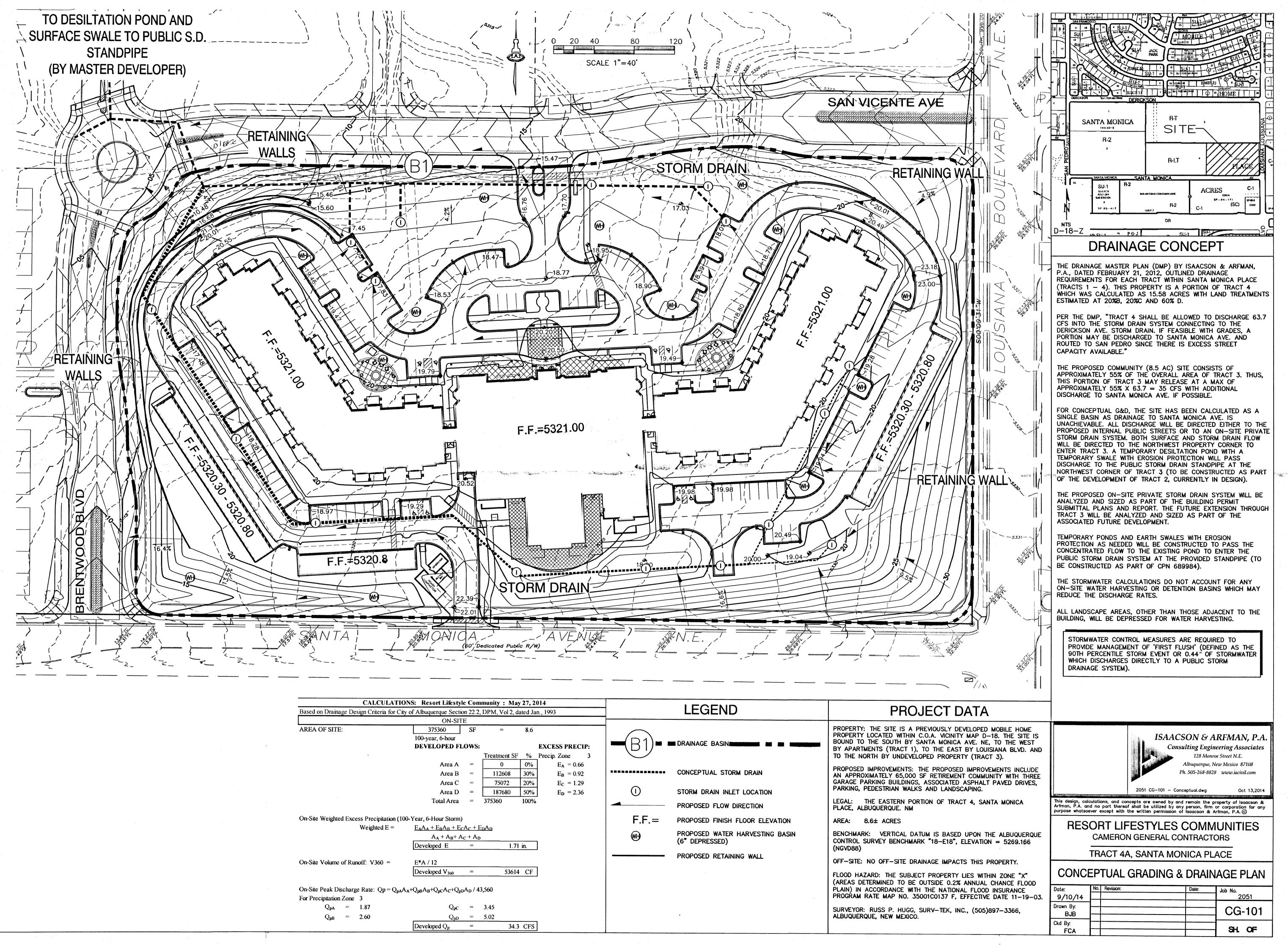


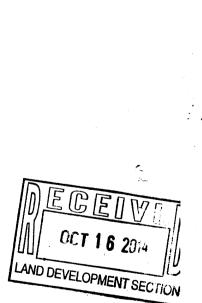


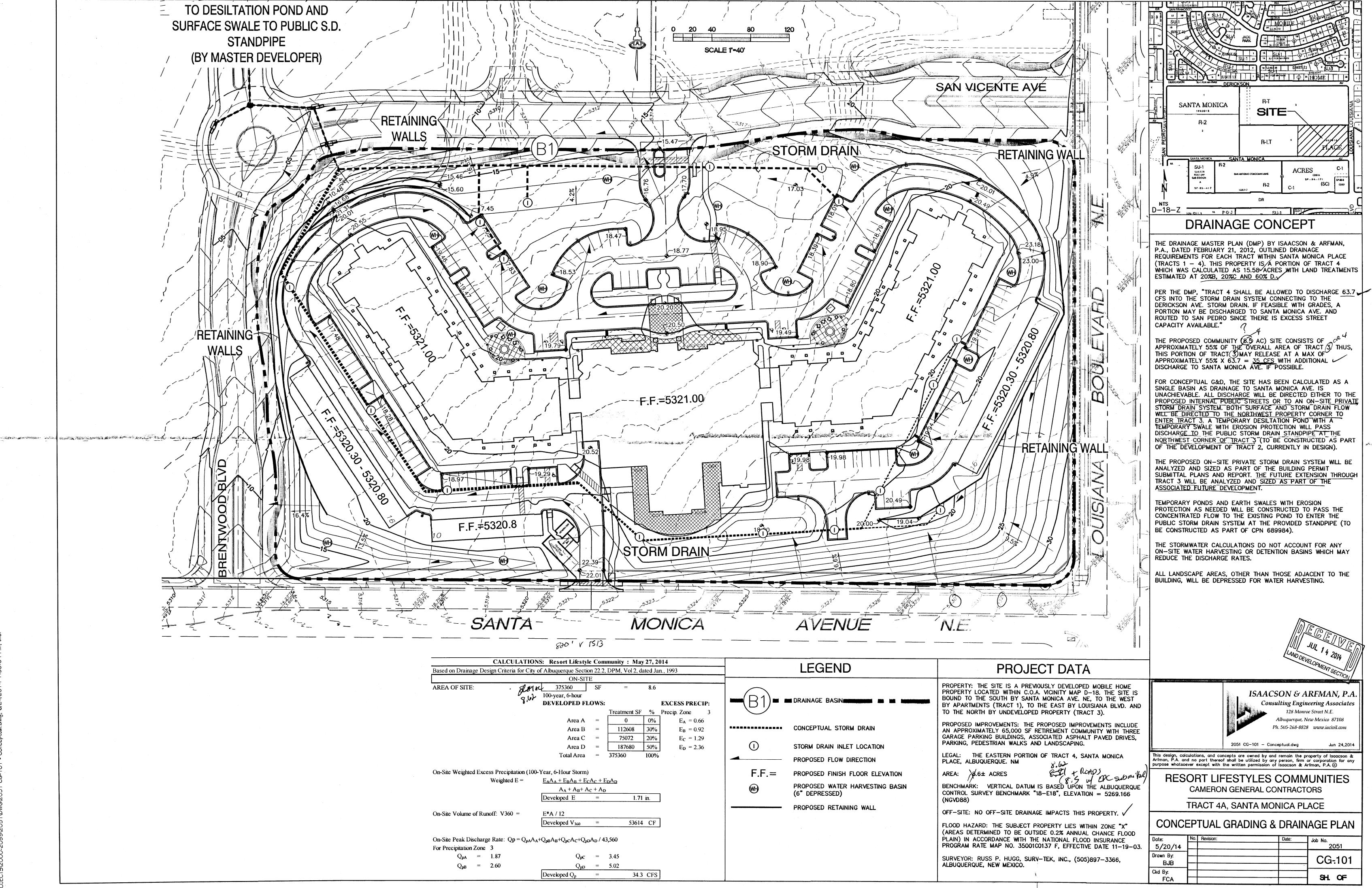
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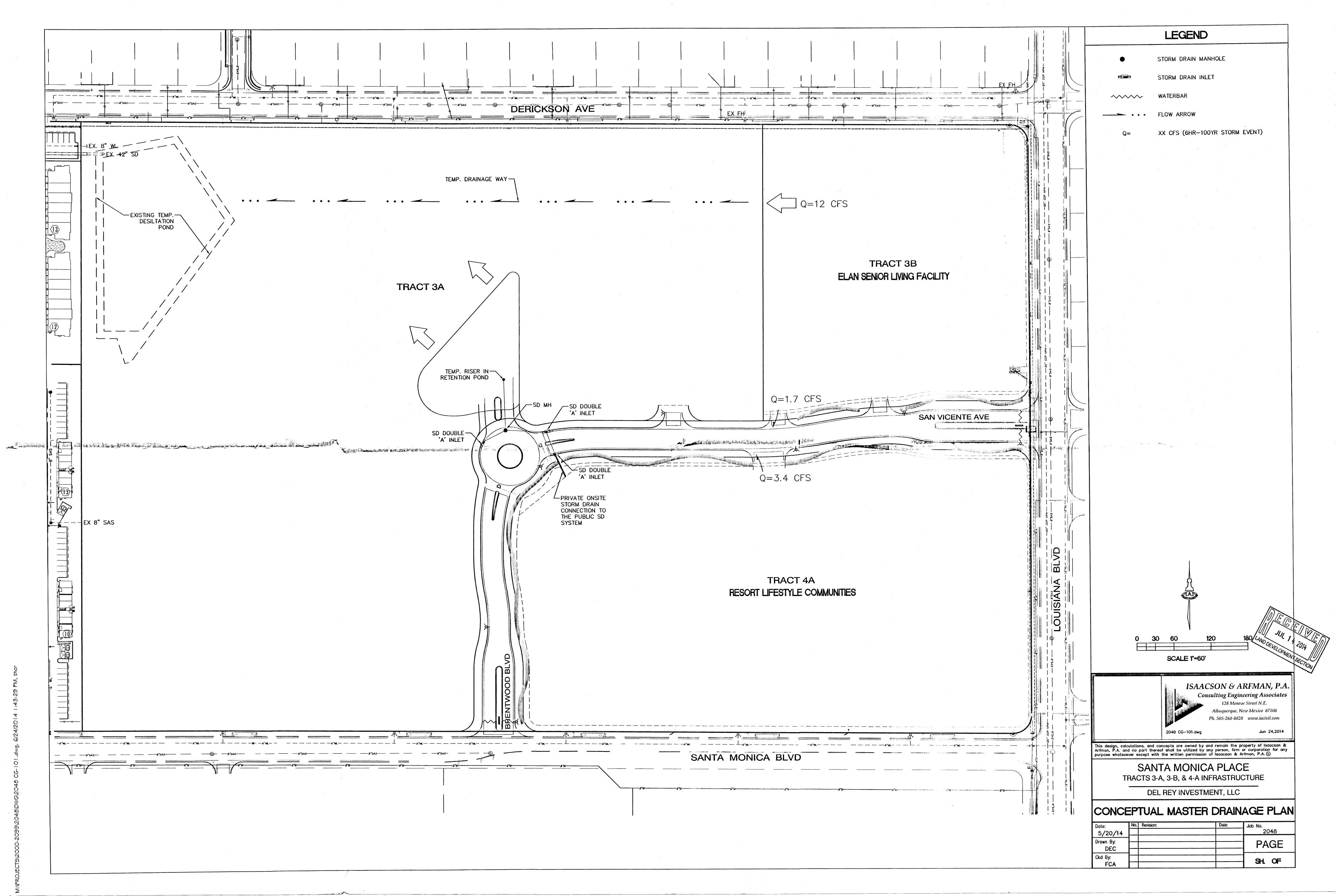


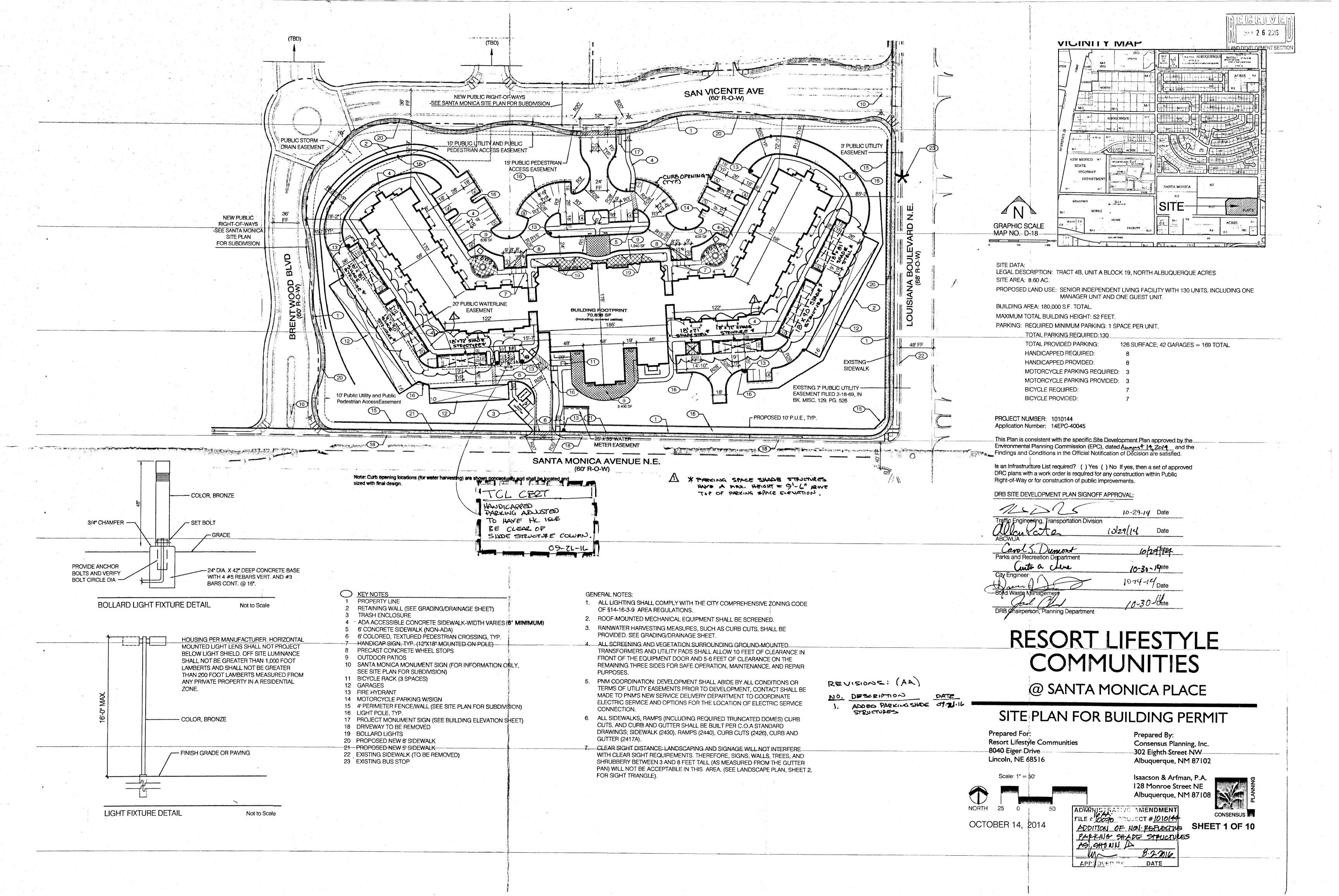


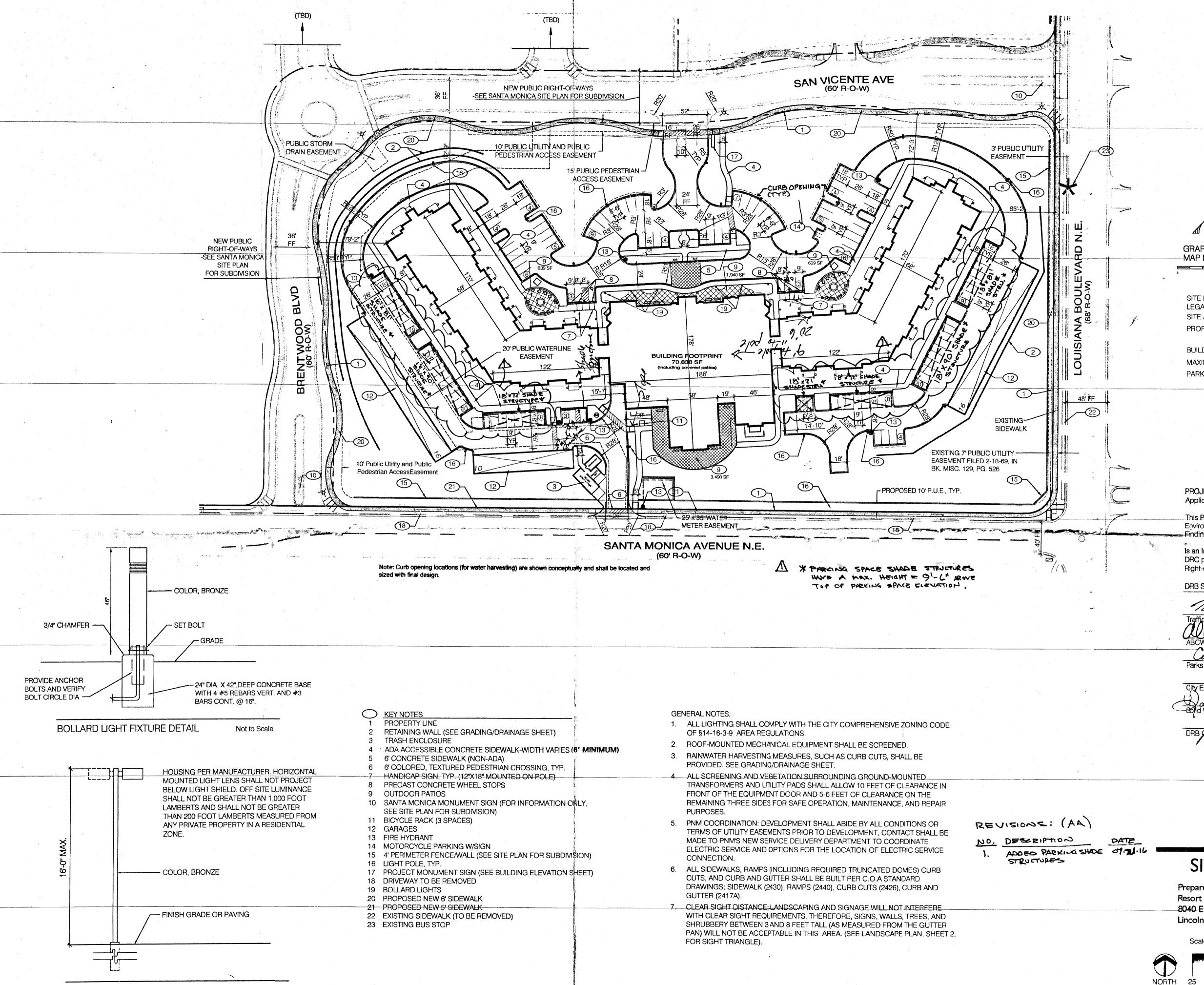






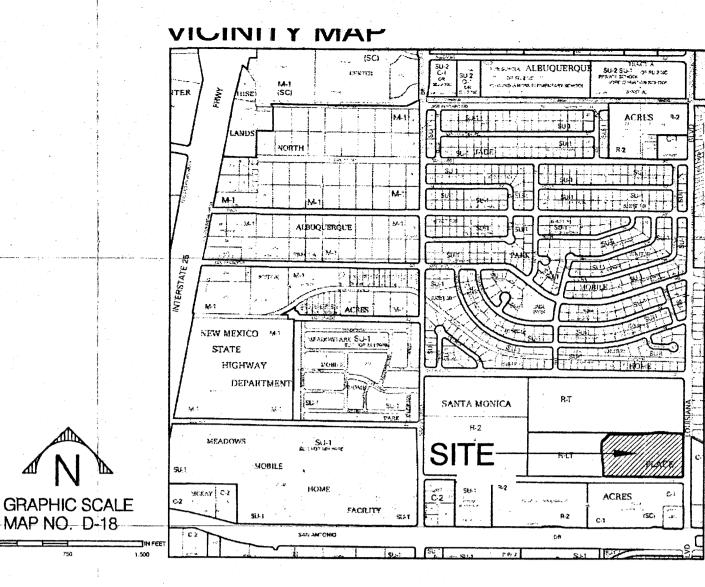






LIGHT FIXTURE DETAIL

Not to Scale



SITE DATA:

LEGAL DESCRIPTION: TRACT 4B, UNIT A BLOCK 19, NORTH ALBUQUERQUE ACRES SITE AREA: 8.60 AC.

PROPOSED L'AND USE: SENIOR INDEPENDENT LIVING FACILITY WITH 130 UNITS, INCLUDING ONE MANAGER UNIT AND ONE GUEST UNIT.

BUILDING AREA: 180,000 S.F. TOTAL.

MAXIMUM TOTAL BUILDING HEIGHT: 52 FEET.

PARKING: REQUIRED MINIMUM PARKING: 1 SPACE PER UNIT.

TOTAL PARKING REQUIRED: 130

TOTAL PROVIDED PARKING:

HANDICAPPED REQUIRED:

126 SURFACE; 42 GARAGES = 169 TOTAL

HANDICAPPED PROVIDED: MOTORCYCLE PARKING REQUIRED:

MOTORCYCLE PARKING PROVIDED:

BICYCLE REQUIRED: BICYCLE PROVIDED:

PROJECT NUMBER: 1010144 Application Number: 14EPC-40045

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated August 14, Zol4 and the

is an infrastructure List required? () Yes () No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

10-29-14 Date raffic Engineering, Transportation Division (0)29(14 Carol S. Dumont 10/29/9194 Parks and Recreation Department Curto a chere 10-30 - 19ate 1074-14 Date 10-30 - Date

DRB Chairperson, Planning Department

RESORT LIFESTYLE COMMUNITIES

@ SANTA MONICA PLACE

SITE PLAN FOR BUILDING PERMIT

Prepared For: Resort Lifestyle Communities 8040 Eiger Drive Lincoln, NE 68516

Scale: 1'' = 50'

OCTOBER 14, 2014

Prepared By: Consensus Planning, Inc. 302 Eighth Street NW Albuquerque, NM 87102

Isaacson & Arfman, P.A. 128 Monroe Street NE

Albuquerque, NM 87108

FILE # 10070 PROJECT # 1010144

CONSENSUS A SHEET 1 OF 10 ADDITION OF NON- PEFLECTIVE PAPKING SHADE STRUCTURES

AS , SHO NN A Wi 8.2.2016 APPS OVED BY DATE