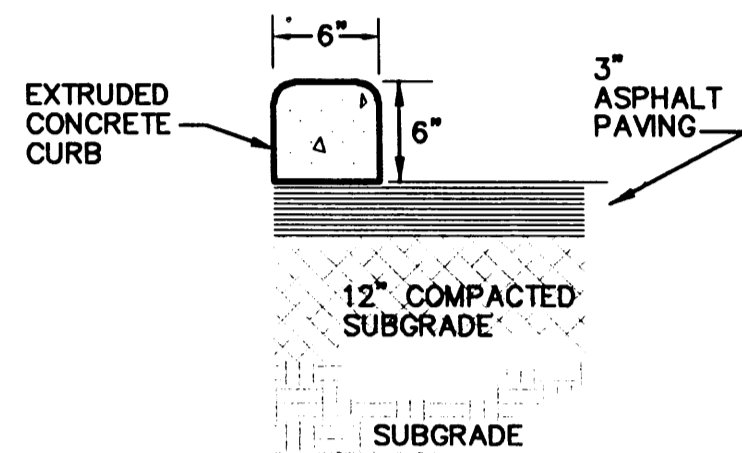


MAIN POND			TOTAL POND VOLUME 2142.5 CF
CONTOUR	AREA	VOLUME	
5033.5	1345		
5033.0	1205	637.5 CF	
5032.0	935	1070.0 CF	
POND VOLUME		1707.5 CF	
SMALL POND			POND VOLUME REQUIRED 2063 CF
CONTOUR	AREA	VOLUME	
5033.5	455		
5033.0	335	197.5 CF	
5032.0	140	237.5 CF	
POND VOLUME		435.0 CF	

## S.O.19 : NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACK FILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

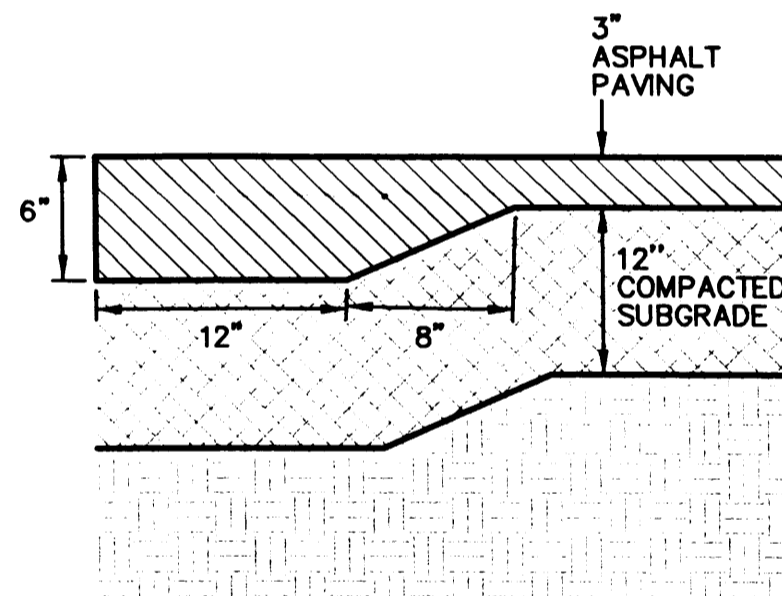
APPROVAL	NAME	DATE
INSPECTOR		



### GENERAL NOTES

- PROVIDE CONTRACTION JOINTS @ 10' O.C. MAX, PROVIDE EXPANSION JOINTS ADJACENT TO CURB RETURNS
- EDGES SHOULD BE REMOVED WITH 3/8" EDGING TOOL

## EXTRUDED CONCRETE CURB



## ASPHALT-THICKENED EDGE

### CALCULATIONS: 1470 Montbel Paving Plan : Sept. 9, 2005

Calculations are based on the Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE		
AREA OF SITE	31063 SF	0.713 Ac
HISTORIC FLOWS:		
On-Site Historic Land Condition	DEVELOPED FLOWS:	EXCESS PRECIPITATION:
Area a = 27863 SF	On-Site Developed Land Condition	Precip. Zone 2
Area b = 0 SF	Area a = 6700 SF	Ea = 0.53
Area c = 3200 SF	Area b = 0 SF	Eb = 0.78
Area d = 0 SF	Area c = 3200 SF	Ec = 1.13
Total Area = 31063 SF	Area d = 21163 SF	Ed = 2.12
	Total Area = 31063 SF	
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)		
Weighted E = $\frac{EaAa + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$		
Historic E = 0.59 in.	Developed E = 1.68 in.	
On-Site Volume of Runoff: V360 = $E^*A / 12$		
Historic V360 = 1532 CF	Developed V360 = 4336 CF	
On-Site Peak Discharge Rate: $Qp = QnaAa + QnbAb + QncAc + QndAd / 43,560$		
For Precipitation Zone 2		
Qpa = 1.56	Qpc = 3.14	
Qpb = 2.28	Qpd = 4.70	
Historic Qp = 1.23 CFS	Developed Qp = 2.75 CFS	

BASIN NO. 100		PERIMETER FREE DISCHARGE	
Area of basin flows =	3025 SF		0.1 Ac.
The following calculations are based on Treatment areas as shown in table to the right			
Sub-basin Weighted Excess Precipitation (see formula above)		TREATMENT	
Weighted E = 0.74 in.		A = 65%	
Sub-basin Volume of Runoff (see formula above)		B = 0%	
V360 = 187 CF		C = 35%	
Sub-basin Peak Discharge Rate: (see formula above)		D = 7%	
Qp = 0.15 cfs			
BASIN NO. 200		SUB-BASIN DRAINING TO POND	
Area of basin flows =	28038 SF		0.6 Ac.
The following calculations are based on Treatment areas as shown in table to the right			
Sub-basin Weighted Excess Precipitation (see formula above)		TREATMENT	
Weighted E = 1.78 in.		A = 17%	
Sub-basin Volume of Runoff (see formula above)		B = 0%	
V360 = 4150 CF		C = 8%	
Sub-basin Peak Discharge Rate: (see formula above)		D = 75%	
Qp = 2.61 cfs			

### SCOPE:

THE PROPOSED IMPROVEMENTS INCLUDE AN APPROXIMATELY 21,000 SF ASPHALT PAVED PARKING AREA WITH ASSOCIATED LANDSCAPING.

THE PRESENT SITE IS AN UNDEVELOPED COMMERCIAL PROPERTY LOCATED IN THE RENAISSANCE CENTER SUBDIVISION. THE PROPERTY SLOPES TO THE NORTHWEST AT APPROXIMATELY 2.0%. THE PROPERTY IS BOUNDED BY MONTBEL PLACE NE TO THE NORTH, AND DEVELOPED COMMERCIAL PROPERTY TO THE EAST AND WEST.

### THE INTENT OF THIS PLAN IS TO SHOW:

- GRADING RELATIONSHIPS BETWEEN THE EXISTING GROUND ELEVATIONS AND PROPOSED FINISHED ELEVATIONS IN ORDER TO FACILITATE POSITIVE DRAINAGE TO DESIGNATED DISCHARGE POINTS.
- THE EXTENT OF PROPOSED SITE IMPROVEMENTS, INCLUDING BUILDINGS, WALKS AND PAVEMENT.
- THE FLOW RATE/VOLUME OF RAINFALL RUNOFF ACROSS OR AROUND THESE IMPROVEMENTS AND METHODS OF HANDLING THESE FLOWS TO MEET CITY OF ALBUQUERQUE REQUIREMENTS FOR DRAINAGE MANAGEMENT.
- THE RELATIONSHIP OF ON-SITE IMPROVEMENTS WITH EXISTING NEIGHBORING PROPERTY TO INSURE AN ORDERLY TRANSITION BETWEEN PROPOSED AND SURROUNDING GRADES.

### DRAINAGE PLAN CONCEPT:

THE STORM WATERS GENERATED BY THE PROPOSED IMPROVEMENTS SHALL COMPLY WITH THE PREVIOUSLY APPROVED HYDROLOGY STUDY PREPARED FOR THE MASTER DRAINAGE REPORT FOR THE RENAISSANCE CENTER BY ANDREWS, ASBURY AND ROBERTS.

PER THE APPROVED MASTER PLAN, THE PROPOSED SITE IS PERMITTED FREE DISCHARGE OF HISTORIC FLOW PLUS 0.1 CFS PER ACRE. ONCE RELEASED, FLOW WILL TRAVEL NORTH TO THE EXISTING MASTER DETENTION FACILITY.

OFFSITE FLOWS: NO OFFSITE FLOW AFFECTS THIS PROPERTY.

### GENERAL NOTES:

LEGAL: LOT 17-A, RENAISSANCE CENTER II, ALBUQUERQUE, NM

B.M.: ACS STATION 7-F15, A SQUARE CHISELED ON CONCRETE BASE OF A FIRE HYDRANT IN NIKANDA ROAD, NE, APPROX. 0.28 MILE EAST OF EDITH BLVD. ELEV. 5021.14 NAVD 1929

TBM: MARK CHISELED ON ELEC. TRANSFORMER BASE AT NE CORNER OF PROPERTY ELEV. 5033.33

FLOOD HAZARD: THE PROPERTY IS LOCATED WITHIN ZONE "X (NO FLOOD HAZARD)", PER FEMA FLOOD INSURANCE RATE MAP PANEL NO. 350002 01380, DATED SEPTEMBER 20, 1996.

EROSION CONTROL: THE CONTRACTOR IS RESPONSIBLE FOR RETAINING ON-SITE ALL SEDIMENT GENERATED DURING CONSTRUCTION BY MEANS OF TEMPORARY EARTH BERMS OR SILT FENCES AT THE LOW POINTS ON THE WEST PROPERTY LINE.

### CALCULATIONS: 1470 Montbel Paving Plan : Sept. 9, 2005

#### HYDROGRAPH FOR SMALL WATERSHED

##### DPM SECTION 22.2 - PAGE A-13/14

Base time,  $t_b$ , for a small watershed hydrograph is:

$$t_b = (2.107 \cdot E^* \cdot A / QP) + (0.25 \cdot A / AT)$$

Where

E	= 1.68 inches
AT	= 0.71 acres
AD	= 0.49 acres
QP	= 2.8 cfs

$$t_b = 0.74 \text{ hours}$$

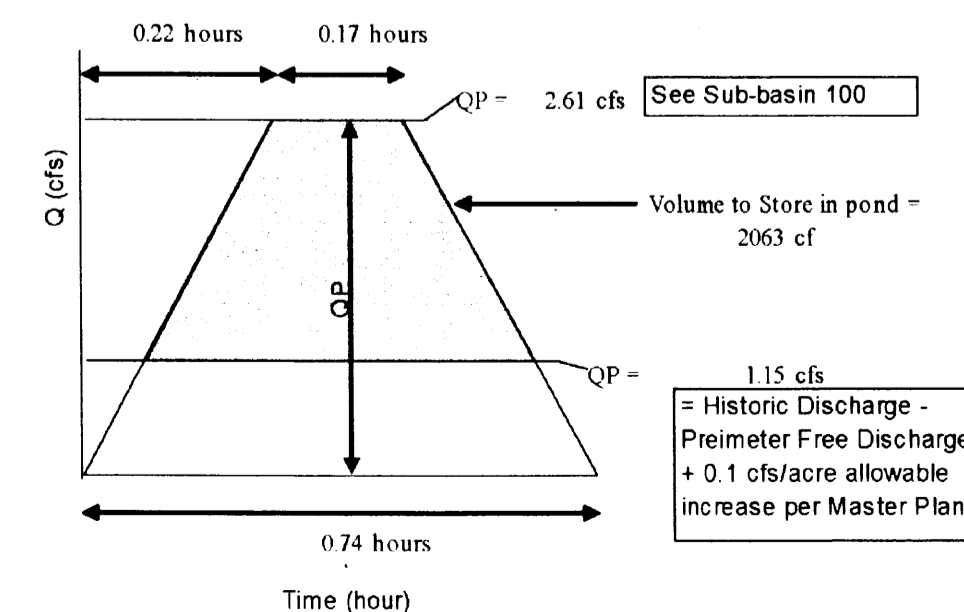
E is the excess precipitation in inches (from DPM TABLE A-8), QP is the peak flow, AD is the area (acres) of treatment D, and AT is the total area in acres. Using the time of concentration,  $t_c$  (hours), the time to peak in hours is:

$$t_p = (0.7 \cdot t_c) + ((1.6 \cdot (AD / AT)) / 12)$$

Where  $t_c$  = 0.20 hours

$$t_p = 0.22 \text{ hours}$$

Continue the peak for  $0.25 \cdot A / AT$  hours. When AD is zero, the hydrograph will be triangular. When AD is not zero, the hydrograph will be trapezoidal. See the graph below:



## VICINITY MAP F-15

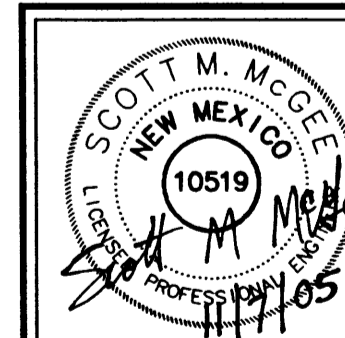


## KEYED NOTES

- SAWCUT AND REMOVE EXISTING ASPHALT PAVING AND CURB/GUTTER THIS AREA TO PREPARE FOR NEW ACCESS DRIVE AND TO PROVIDE CLEAN BONDING EDGE. PROVIDE SMOOTH RIDING TRANSITION.
- OWNER'S OPTION FOR PAVEMENT EDGE: CONSTRUCT EXTRUDED CONCRETE CURB OR PROVIDE THICKENED ASPHALT EDGE (NO CURB) TYPICAL THROUGHOUT. SEE DETAILS THIS SHEET.
- CONSTRUCT 3" ASPHALT PAVING OVER 12" COMPACTED SUBGRADE AT ELEVATIONS SHOWN. GENERAL NOTE: ALL SPOT ELEVATIONS WITHIN PAVEMENT AREA REPRESENT TOP OF PAVING UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB.
- HIGH POINT IN PAVEMENT THIS AREA.
- PROVIDE 2' WIDE OPENING IN CURB (IF CONSTRUCTED - SEE KEYED NOTE #2) AT PAVEMENT LOW POINT THIS AREA TO ALLOW FLOW TO PASS.
- CONSTRUCT DETENTION POND THIS AREA TO CAPTURE DEVELOPED DISCHARGE AND RELEASE AT RATES PER MASTER DRAINAGE REPORT. SEE CALCULATIONS FOR ADDITIONAL INFORMATION. INSTALL 6" AVG. DIA. COBBLES ON ALL 2:1 SIDE SLOPES FOR EROSION PROTECTION AND POND DEFINITION.
- INSTALL 56 LF 12" DIA. PVC STORM DRAIN @ INVERTS SHOWN TO EQUALIZE POND SYSTEM. MIN. COVER = 12".
- CROSS LOT ACCESS EASEMENT FOR DRIVES TO BE PROVIDED CONCURRENTLY WITH THIS PROJECT.
- CONSTRUCT 12" WIDE COVERED SIDEWALK CULVERT (PER C.O.A. STD. DWG. 2236) FROM PROPERTY LINE THROUGH BACK OF MONTBEL PLACE CURB. NOTE: CONSTRUCTION WITHIN THE PUBLIC R.O.W. REQUIRES CONTRACTOR TO OBTAIN AN S.O.19 PERMIT. SEE S.O.19 FORM THIS SHEET. GRADE LANDSCAPING BETWEEN POND AND R.O.W. TO DRAIN TO SIDEWALK CULVERT. PROVIDE EROSION PROTECTION AS REQUIRED.

## LEGEND

5200	EXISTING CONTOUR
52	PROPOSED CONTOUR
78.3	PROPOSED SPOT ELEVATION
→	FLOW ARROW
—	SIDEWALK CULVERT
INV=72.5	INVERT ELEVATION



ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates

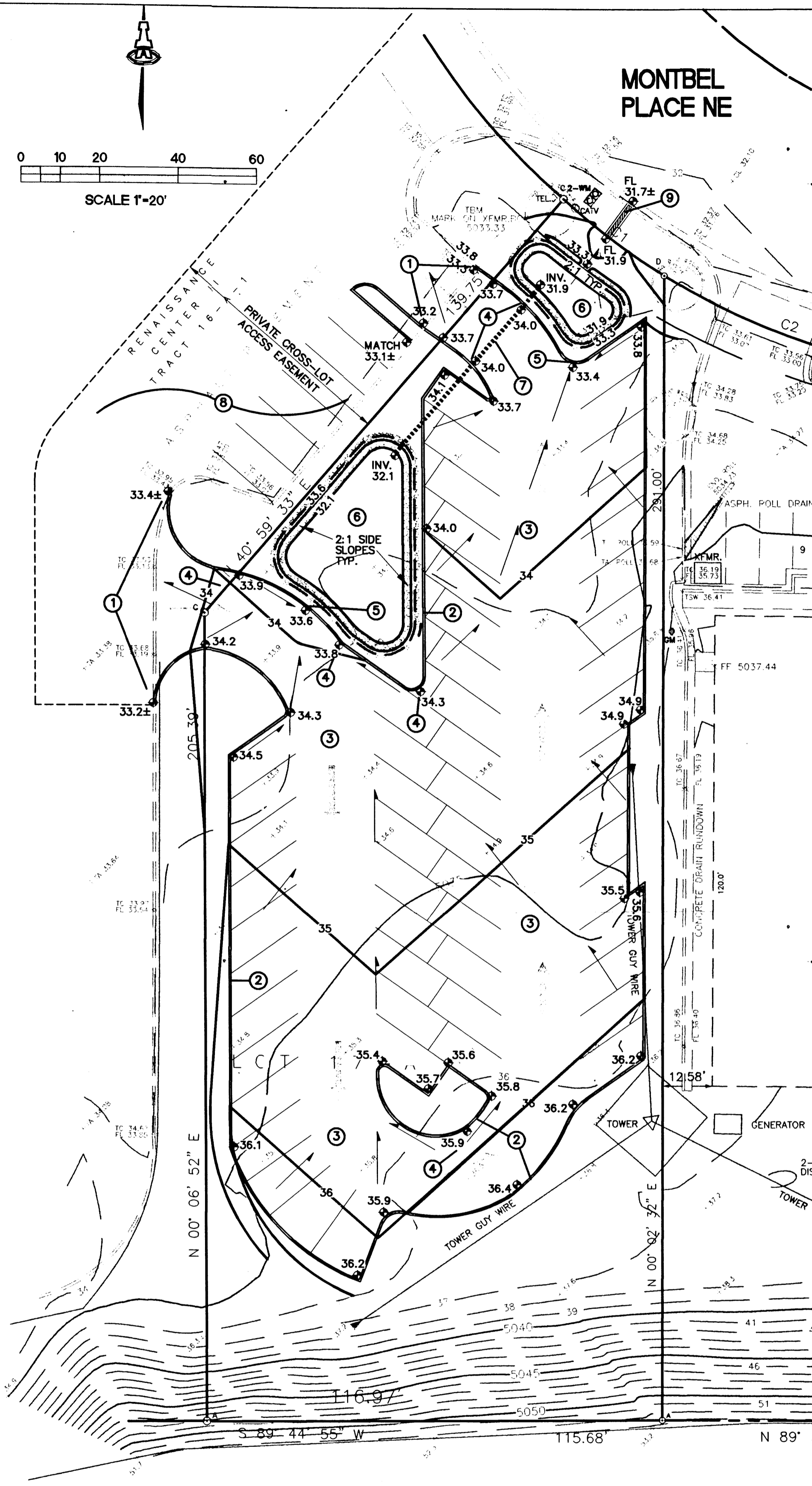
128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 Fax. 505-268-2632

1470GRD.b.b 11.07.05

## MONTBEL PAVING PLAN TRACT 17-A

## DRAINAGE AND GRADING PLAN

Date:	No.	Revision	Date	Job No.
11-07-05				1470
Drawn By:				PAGE
CKD By:				31 OF
SMM				

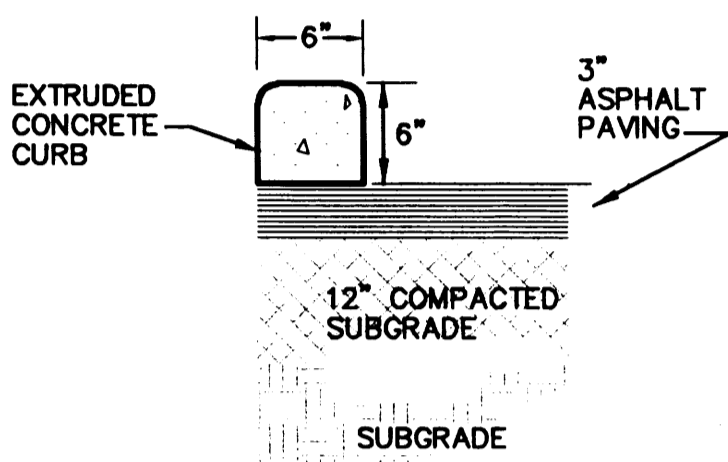


MAIN POND			TOTAL POND VOLUME 2142.5 CF <b>OK</b>
CONTOUR	AREA	VOLUME	
5033.5	1345		
5033.0	1205	637.5 CF	
5032.0	935	1070.0 CF	
POND VOLUME:		1707.5 CF	POND VOLUME REQUIRED 2063 CF
SMALL POND			
CONTOUR	AREA	VOLUME	
5033.5	455		
5033.0	335	197.5 CF	
5032.0	140	237.5 CF	
POND VOLUME:		435.0 CF	

### S.O.19 : NOTICE TO CONTRACTORS

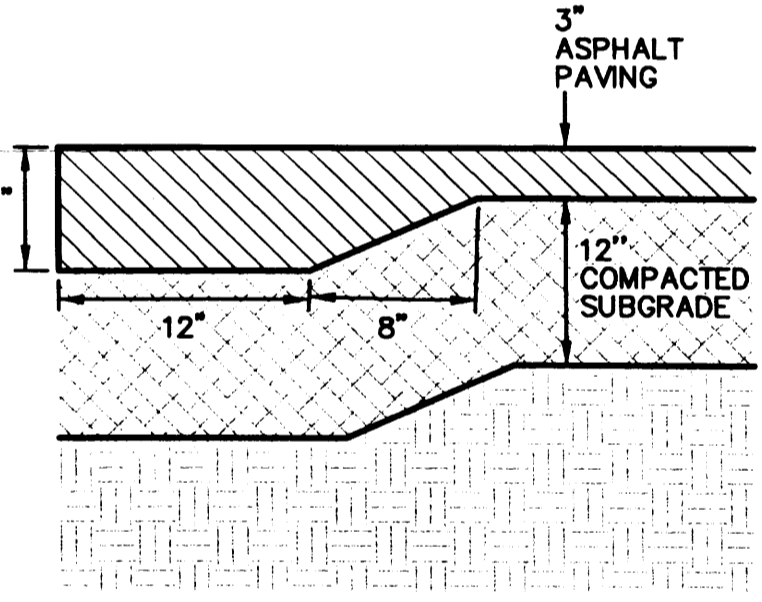
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR MUST NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACK FILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		



- GENERAL NOTES**
- PROVIDE CONTRACTION JOINTS @ 10' O.C. MAX. PROVIDE EXPANSION JOINTS ADJACENT TO CURB RETURNS
  - EDGES SHOULD BE REMOVED WITH 3/8" EDGING TOOL

### EXTRUDED CONCRETE CURB



### ASPHALT-THICKENED EDGE

### SCOPE:

THE PROPOSED IMPROVEMENTS INCLUDE AN APPROXIMATELY 21,000 SF ASPHALT PAVED PARKING AREA WITH ASSOCIATED LANDSCAPING.

THE PRESENT SITE IS AN UNDEVELOPED COMMERCIAL PROPERTY LOCATED IN THE RENAISSANCE CENTER SUBDIVISION. THE PROPERTY SLOPES TO THE NORTHWEST AT APPROXIMATELY 2.0%. THE PROPERTY IS BOUNDED BY MONTBEL PLACE NE TO THE NORTH, AND DEVELOPED COMMERCIAL PROPERTY TO THE EAST AND WEST.

### THE INTENT OF THIS PLAN IS TO SHOW:

- GRADING RELATIONSHIPS BETWEEN THE EXISTING GROUND ELEVATIONS AND PROPOSED FINISHED ELEVATIONS IN ORDER TO FACILITATE POSITIVE DRAINAGE TO DESIGNATED DISCHARGE POINTS.
- THE EXTENT OF PROPOSED SITE IMPROVEMENTS, INCLUDING BUILDINGS, WALKS AND PAVEMENT.
- THE FLOW RATE/VOLUME OF RAINFALL RUNOFF ACROSS OR AROUND THESE IMPROVEMENTS AND METHODS OF HANDLING THESE FLOWS TO MEET CITY OF ALBUQUERQUE REQUIREMENTS FOR DRAINAGE MANAGEMENT.
- THE RELATIONSHIP OF ON-SITE IMPROVEMENTS WITH EXISTING NEIGHBORING PROPERTY TO INSURE AN ORDERLY TRANSITION BETWEEN PROPOSED AND SURROUNDING GRADES.

### DRAINAGE PLAN CONCEPT:

THE STORM WATERS GENERATED BY THE PROPOSED IMPROVEMENTS SHALL COMPLY WITH THE PREVIOUSLY APPROVED HYDROLOGY STUDY PREPARED FOR THE MASTER DRAINAGE REPORT FOR THE RENAISSANCE CENTER BY ANDREWS, ASBURY AND ROBERTS.

PER THE APPROVED MASTER PLAN, THE PROPOSED SITE IS PERMITTED FREE DISCHARGE OF HISTORIC FLOW PLUS 0.1 CFS PER ACRE. ONCE RELEASED, FLOW WILL TRAVEL NORTH TO THE EXISTING MASTER DETENTION FACILITY.

OFFSITE FLOWS: NO OFFSITE FLOW AFFECTS THIS PROPERTY.

### GENERAL NOTES:

LEGAL: LOT 17-A, RENAISSANCE CENTER II, ALBUQUERQUE, NM

B.M.: ACS STATION 7-F15, A SQUARE CHISELED ON CONCRETE BASE OF A FIRE HYDRANT IN NIKANDA ROAD, NE, APPROX. 0.28 MILE EAST OF EDITH BLVD. ELEV. 5021.14 NAVD 1929

TBM: MARK CHISELED ON ELEC. TRANSFORMER BASE AT NE CORNER OF PROPERTY ELEV. 5033.33

FLOOD HAZARD: THE PROPERTY IS LOCATED WITHIN ZONE "X (NO FLOOD HAZARD)". PER FEMA FLOOD INSURANCE RATE MAP PANEL NO. 350002 01380, DATED SEPTEMBER 20, 1996.

EROSION CONTROL: THE CONTRACTOR IS RESPONSIBLE FOR RETAINING ON-SITE ALL SEDIMENT GENERATED DURING CONSTRUCTION BY MEANS OF TEMPORARY EARTH BERMS OR SILT FENCES AT THE LOW POINTS ON THE WEST PROPERTY LINE.

### CALCULATIONS: 1470 Montbel Paving Plan : Sept. 9, 2005

Calculations are based on the Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE		
AREA OF SITE:	31063 SF	0.713 Ac.
<b>HISTORIC FLOWS:</b>		
On-Site Historic Land Condition	On-Site Developed Land Condition	EXCESS PRECIPITATION:
Area a = 27863 SF	Area a = 6700 SF	Ea = 0.53
Area b = 0 SF	Area b = 0 SF	Eb = 0.78
Area c = 3200 SF	Area c = 3200 SF	Ec = 1.13
Area d = 0 SF	Area d = 21163 SF	Ed = 2.12
Total Area = 31063 SF	Total Area = 31063 SF	
<b>On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)</b>		
Weighted E =	EaAa + EbAb + EcAc + EdAd	
Historic E = 0.59 in.	Developed E =	1.68 in.
On-Site Volume of Runoff: V360 = 1532 CF	Developed V360 =	4336 CF
On-Site Peak Discharge Rate: Qp = QpaAa + QpbAb + QpcAc + QpdAd / 43,560	Qpc = 3.14	Qpd = 4.70
For Precipitation Zone 2	Qpb = 2.28	Qpd = 4.70
Historic Qp = 1.23 CFS	Developed Qp =	2.75 CFS

BASIN NO. 100		PERIMETER FREE DISCHARGE	
Area of basin flows =	3025 SF		0.1 Ac.
The following calculations are based on Treatment areas as shown in table to the right			
Sub-basin Weighted Excess Precipitation (see formula above)		TREATMENT	
Weighted E =	0.74 in.	A =	65%
Sub-basin Volume of Runoff (see formula above)		B =	0%
V360 =	187 CF	C =	35%
Sub-basin Peak Discharge Rate: (see formula above)		D =	0%
Qp =	0.15 cfs		
BASIN NO. 200		SUB-BASIN DRAINING TO POND	
Area of basin flows =	28038 SF		0.6 Ac.
The following calculations are based on Treatment areas as shown in table to the right			
Sub-basin Weighted Excess Precipitation (see formula above)		TREATMENT	
Weighted E =	1.78 in.	A =	17%
Sub-basin Volume of Runoff (see formula above)		B =	0%
V360 =	4150 CF	C =	8%
Sub-basin Peak Discharge Rate: (see formula above)		D =	75%
Qp =	2.61 cfs		

### CALCULATIONS: 1470 Montbel Paving Plan : Sept. 9, 2005

### HYDROGRAPH FOR SMALL WATERSHED

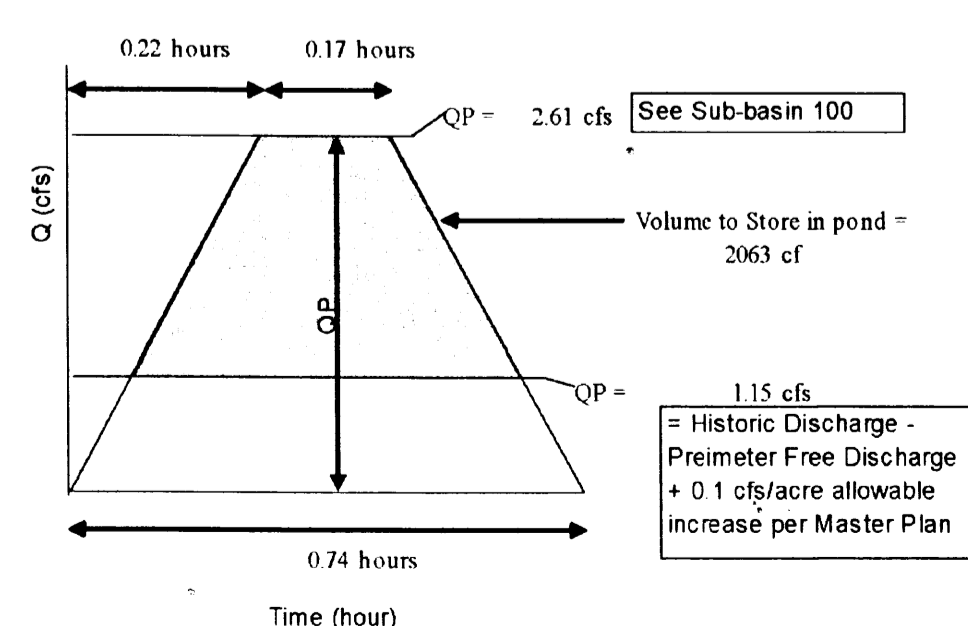
DPM SECTION 22.2 - PAGE A-13/14

Base time,  $t_B$ , for a small watershed hydrograph is:  
 $t_B = (2.107 \times E \times AT / QP) - (0.25 \times AD / AT)$   
Where  
E = 1.68 inches  
AT = 0.71 acres  
AD = 0.49 acres  
QP = 2.8 cfs  
 $t_B = 0.74$  hours

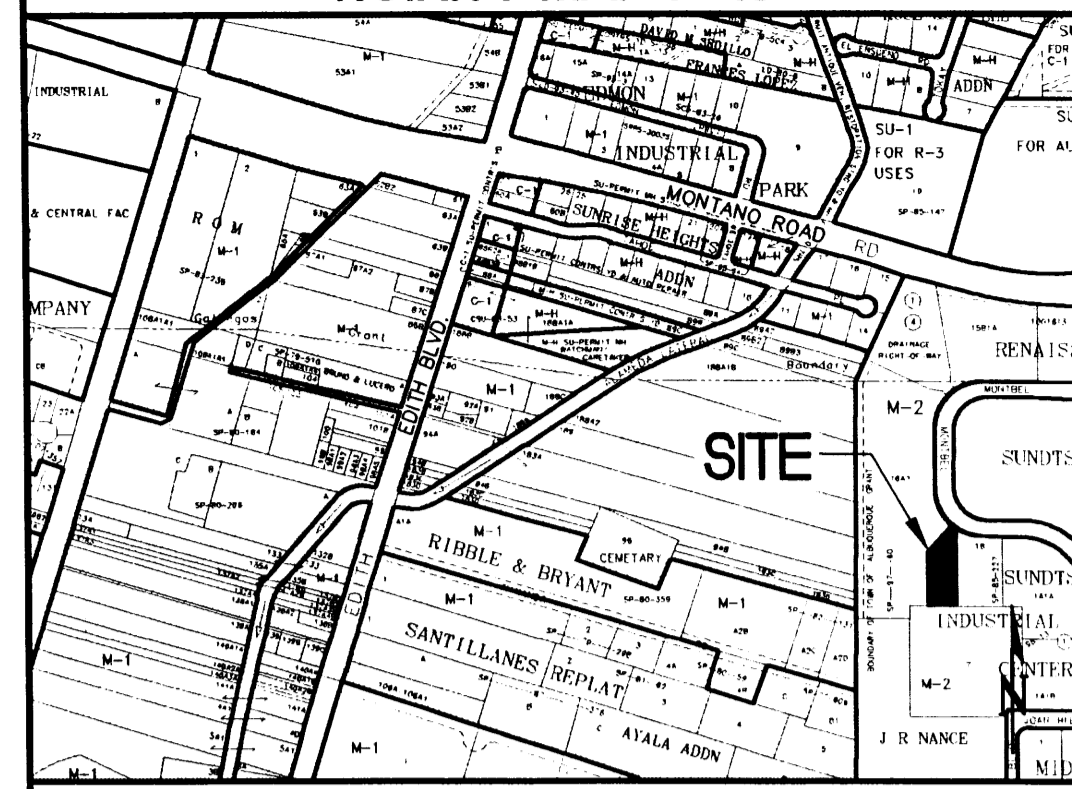
E is the excess precipitation in inches (from DPM TABLE A-8). QP is the peak flow. AD is the area (acres) of treatment D, and AT is the total area in acres. Using the time of concentration,  $t_C$  (hours), the time to peak in hours is:

$t_P = (0.7 \times t_C) + ((1.6 - (AD / AT)) / 12)$   
Where  $t_C = 0.20$  hours  
 $t_P = 0.22$  hours

Continue the peak for  $0.25 \times AD / AT$  hours. When AD is zero, the hydrograph will be triangular. When AD is not zero, the hydrograph will be trapezoidal. see the graph below:



### VICINITY MAP F-15



### KEYED NOTES

- SAWCUT AND REMOVE EXISTING ASPHALT PAVING AND CURB/GUTTER THIS AREA TO PREPARE FOR NEW ACCESS DRIVE AND TO PROVIDE CLEAN BONDING EDGE. PROVIDE SMOOTH RIDING TRANSITION.
- OWNER'S OPTION FOR PAVEMENT EDGE: CONSTRUCT EXTRUDED CONCRETE CURB OR PROVIDE THICKENED ASPHALT EDGE (NO CURB) TYPICAL THROUGHOUT. SEE DETAILS THIS SHEET.
- CONSTRUCT 3" ASPHALT PAVING OVER 12" COMPACTED SUBGRADE AT ELEVATIONS SHOWN. GENERAL NOTE: ALL SPOT ELEVATIONS WITHIN PAVEMENT AREA REPRESENT TOP OF PAVING UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB.
- HIGH POINT IN PAVEMENT THIS AREA.
- PROVIDE 2' WIDE OPENING IN CURB (IF CONSTRUCTED - SEE KEYED NOTE #2) AT PAVEMENT LOW POINT THIS AREA TO ALLOW FLOW TO PASS.
- CONSTRUCT DETENTION POND THIS AREA TO CAPTURE DEVELOPED DISCHARGE AND RELEASE AT RATES PER MASTER DRAINAGE REPORT. SEE CALCULATIONS FOR ADDITIONAL INFORMATION. INSTALL 6" AVG. DIA. COBBLES ON ALL 2:1 SIDE SLOPES FOR EROSION PROTECTION AND POND DEFINITION.
- INSTALL 58 LF 12" DIA. PVC STORM DRAIN @ INVERTS SHOWN TO EQUALIZE POND SYSTEM. MIN. COVER = 12".
- CROSS LOT ACCESS EASEMENT FOR DRIVES TO BE PROVIDED CONCURRENTLY WITH THIS PROJECT.
- CONSTRUCT 12" WIDE COVERED SIDEWALK CULVERT (PER C.O.A. STD. DWG. 2236) FROM PROPERTY LINE THROUGH BACK OF MONTBEL PLACE CURB. NOTE: CONSTRUCTION WITHIN THE PUBLIC R.O.W. REQUIRES CONTRACTOR TO OBTAIN AN S.O.19 PERMIT. SEE S.O.19 FORM THIS SHEET. GRADE LANDSCAPING BETWEEN POND AND R.O.W. TO DRAIN TO SIDEWALK CULVERT. PROVIDE EROSION PROTECTION AS REQUIRED.

### LEGEND

- 5200 EXISTING CONTOUR
- 52 PROPOSED CONTOUR
- 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- SIDEWALK CULVERT
- INVERT ELEVATION

**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 Fax. 505-268-2632  
1470GRD.b.b. 11.07.05

### MONTBEL PAVING PLAN TRACT 17-A

### DRAINAGE AND GRADING PLAN

Date:	No.:	Revisions:	Date:	Job No.:
11-07-05				1470
Drawn By:				PAGE
BJB				
Ckd By:				SH. CF
SMM				

NOV 08 2005  
HYDROLOGY SECTION