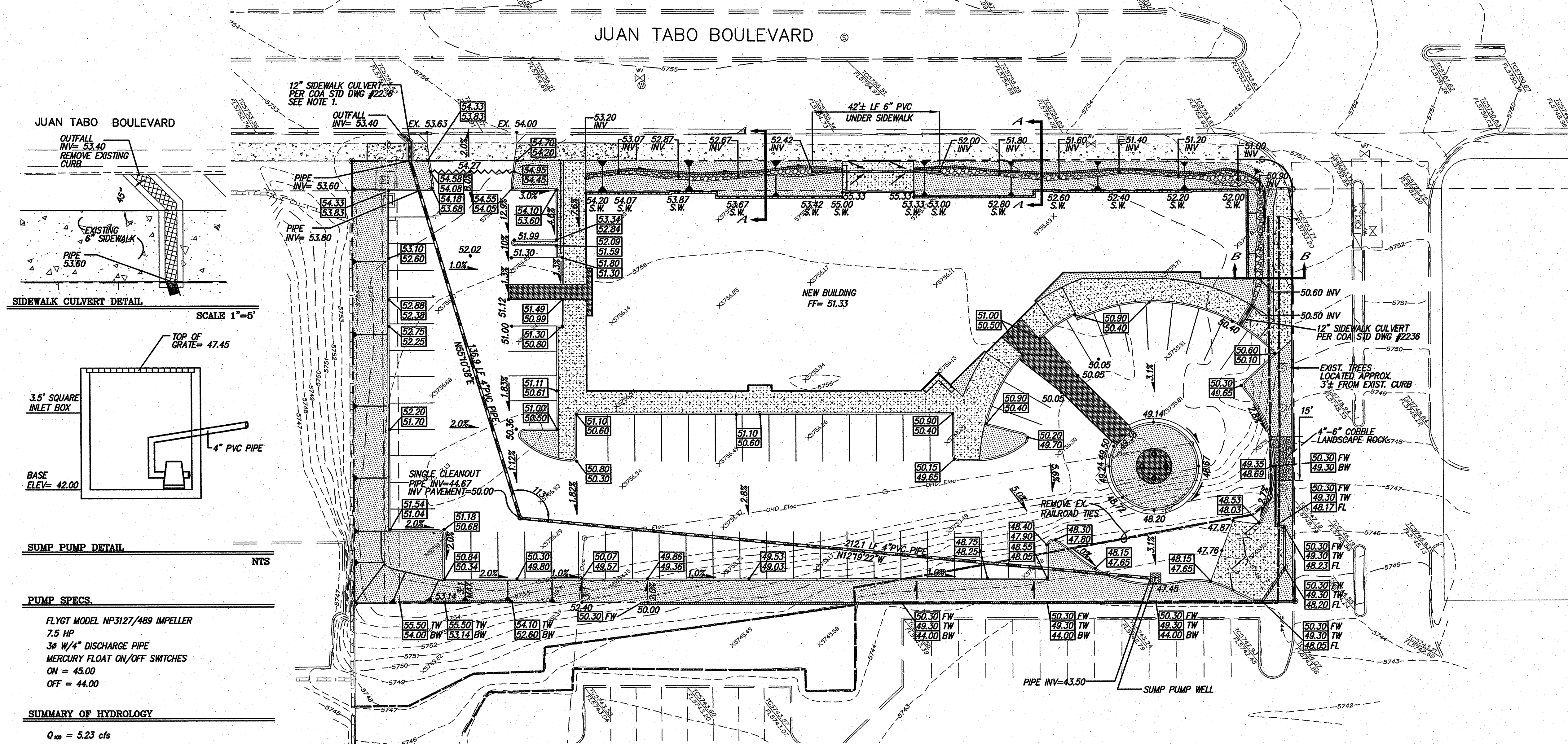


NOTE

1. An "S.O.19" permit is required from the City of Albuquerque for the drainage discharge into Juan Tabo Blvd. The sidewalk culvert construction is per COA Std 2236. Construct a 6" concrete side wall on the back side of the 12" sidewalk culvert at the property line with the 4" C-900 drainage pipe penetrating from the back side in the center of the channel. Pipe should be flush to the concrete surface. (Refer to detail this sheet.)



SUMP PUMP DETAIL

NTS

PUMP SPECS.

FLYGT MODEL NP3127/489 IMPELLER
7.5 HP
3/4" W/4" DISCHARGE PIPE
MERCURY FLOAT ON/OFF SWITCHES
ON = 45.00
OFF = 44.00

SUMMARY OF HYDROLOGY

$Q_{100} = 5.23$ cfs
 $V_{100} = 0.213$ Ac. Ft.
MAX. PUMP RATE $Q = 1$ cfs
MAX. PARKING AREA POND ELEV. = 49.27

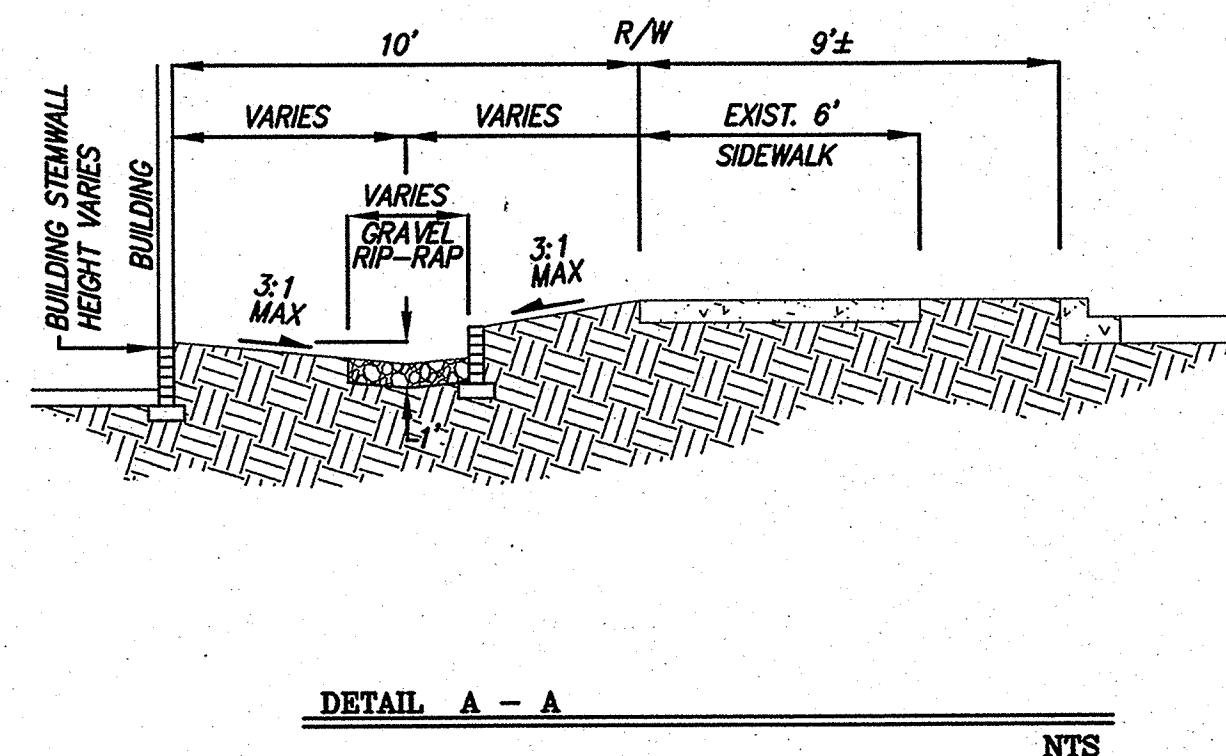
NOTICE TO CONTRACTOR

1.	An excavation/construction permit will be required before beginning any work within City right of way.
2.	All work detailed on these plans to be performed, except as otherwise stated or provided for hereon, shall be constructed in accordance with City of Albuquerque Standard Specifications for Public Works Construction, (1986 Edition as revised through update #7 amendment 1).
3.	Two working days prior to any excavation, Contractor must contact New Mexico One Call system, (260-1990) for location of existing utilities.
4.	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.
5.	Backfill compaction shall be according to Traffic / street use.
6.	Maintenance of these facilities shall be the responsibility of the Owner of the property served.
7.	Work on Arterial Street shall be Performed on a 24-hour Basis.

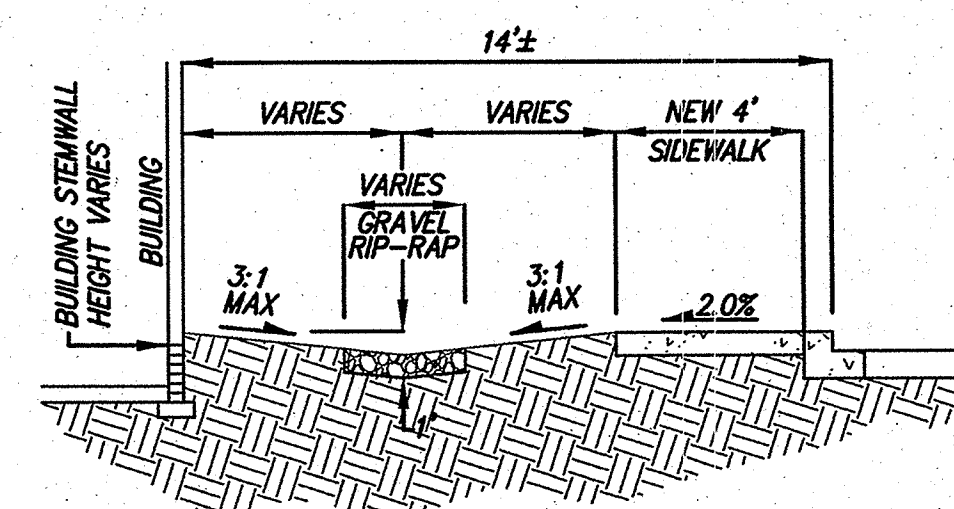
Approval	Name	Date
Inspector		

NOTES

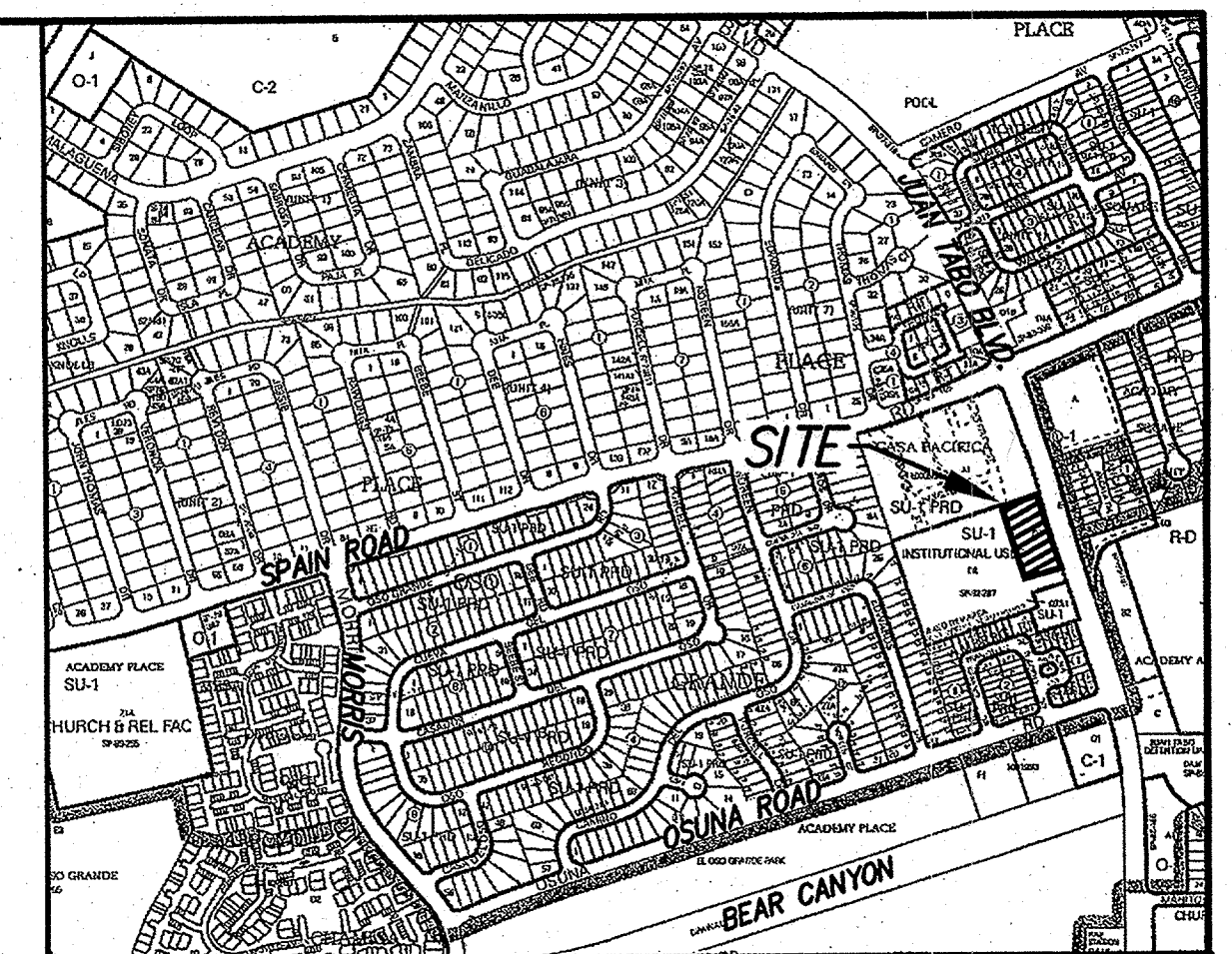
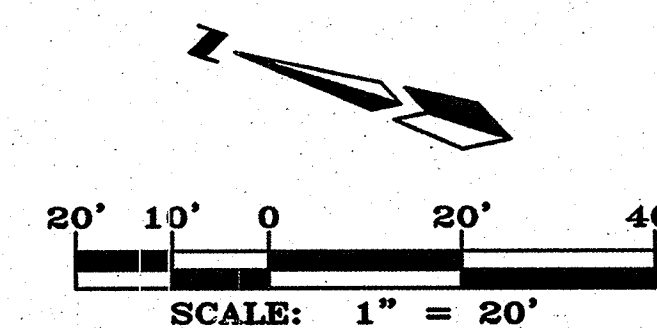
- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
- SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.



NTS



NTS



VICINITY MAP

ACS BENCHMARK

Vertical datum shown hereon is based upon the Albuquerque Control Survey Monument "77-120-2" having a published elevation of 5782.119 feet (NAVD 1988).

LEGAL DESCRIPTION

Tract "D-3" of the Replat of Tracts A, D-1, D-2, D-3 & E-2 of ACADEMY PLACE, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Replat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 3, 1983, in Plat Book C20, page 190.

LEGEND

---	5750	EXISTING CONTOUR (MAJOR)
---		EXISTING CONTOUR (MINOR)
□		EXISTING TRAFFIC SIGNAL BOX
○		EXISTING POWER POLE
---		EXISTING OVERHEAD UTILITY LINE
W		EXISTING WATER VALVE
---		EXISTING RAIL ROAD TIE RETAINING WALL
---		EXISTING CURB
---		EXISTING RETAINING WALL
---		EXISTING SPOTS
---		EXISTING TREE
---		NEW STANDARD CURB & GUTTER
---		NEW FINISHED FLOOR ELEVATION
---		NEW BUILDING
---		NEW CONTOURS
---		NEW WATER BLOCK
---		NEW DRAINAGE FLOW
---		NEW STORM DRAIN
---		NEW RETAINING WALL
---		NEW STEM WALL
---		NEW SWALE
---		NEW HANDRAIL
---		NEW SLOPE
---		NEW TOP OF CURB
---		NEW FLOWLINE
---		NEW TOP OF WALL
---		NEW BOTTOM OF CURB
---		53.80 S.W.
---		50.30 F.W.
---		NEW SPOT STEM WALL
---		NEW SPOT FLOODWALL
---		NEW SIDEWALK
---		NEW LANDSCAPING
---		NEW OFF-SITE GRADING

EVERGLADES BUILDING

GRADING AND DRAINAGE PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: TG	Drawn: SPS	Checked: DMG	Sheet
Scale: 1" = 20'	Date: 4/1/2008	Job: A07044	SDP-4