

A1 GRADING and DRAINAGE PLAN
1" = 30'

DESIGN NARRATIVE

THIS PROJECT IS A +/- 900 SF ADDITION TO AN EXISTING FACILITY. THE EXISTING SITE IS SLOPED FROM EAST TO WEST AND DEVELOPED STORM DRAINAGE IS CONVEYED VIA AN EXISTING EARTHEN SWALE TO A DETENTION POND ON THE WEST SIDE FO THE SITE. AN OUTLET PIPE (6" DIA.) ALLOWS A CONTROLLED RELEASE OF DEVELOPED FLOWS TO A PAVED CHANNEL DOWNSTREAM. STORM DRAINAGE FACILITIES EXIST IN THE NEIGHBORHOOD ADJACENT TO THE WEST PROPERTY LINE WHICH CURRENTLY ACCEPTS THESE FLOWS. THE ADDITION IS DESIGNED TO MAINTAIN THE CURRENT SITE DRAINAGE SCHEME. THE POND CAPACITY IS ADEQUATE TO ACCEPT THE VERY SLIGHT INCREASE IN DEVELOPED FLOWS AND THERE WILL BE NO INCREASED FLOW RATE TO DOWNSTREAM DRAINAGE FACILITIES. THE CURRENT DRAINAGE SCHEME WAS CONSTRUCTED ACCORDING TO A PLAN DESIGNED BY JEFF MORTENSEN & ASSOC. DATED 11-8-2000.

GENERAL NOTES

A CONTRACTOR TO FIELD VERIFY ALL EXISTING CONTOURS

SHEET KEYNOTES

- 1 EXISTING DRAINAGE SWALE TO REMAIN
- 2 4" THICK CONCRETE, 4000 PSI AIT-ENTRAINED SLAB OVER SUBGRADE COMPACTED TO 95% OF MAXIMUM DENSITY

LEGAL DESCRIPTION

LOT 12, CORRECTED PLAT FOR TRAMWAY RIDGE, AS SHOWN ON PLAT FILED FEBRUARY 12, 1987, BOOK C32, PAGE 189

TEMPORARY BENCHMARK

A 40 PENNY NAIL SET AT THE BACK OF THE CURB AT THE NE CORNER OF THIS SITE. ELEVATION = 5928.91 FEET (M.S.L.E.)

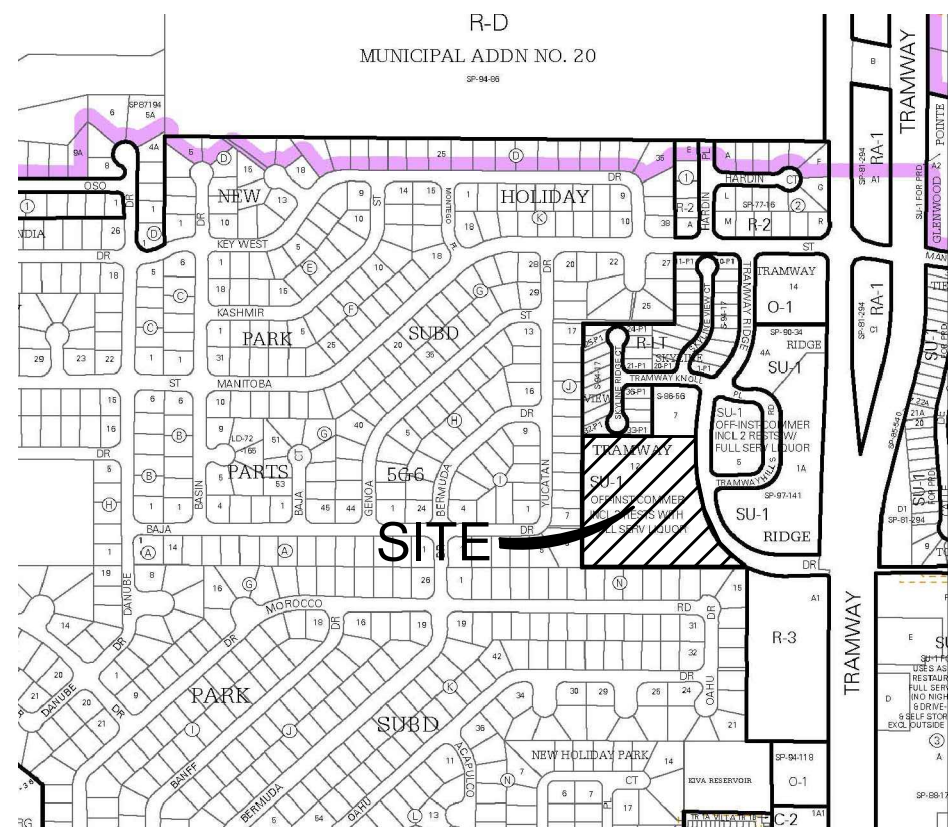
EROSION CONTROL NOTES

- 1 CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- 2 CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
- 3 CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
- 4 REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 5 ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
- 6 CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE, IF NECESSARY.

LEGEND

- PROPERTY LINE
- NEW BUILDING LINE
- EXISTING CONTOUR
- NEW CONTOUR
- NEW SPOT ELEVATION
- NEW FLOW DIRECTION ARROW
- SWALE
- FINISHED GRADE
- FINISHED FLOOR
- TOP OF CONCRETE
- NEW CONCRETE PAVING

VICINITY MAP F-22-Z



CONSULTANT

KITCHEN ADDITION & RENOVATIONS

JOHN XXIII Catholic Community

4831 TRAMWAY RIDGE DRIVE N.E.
ALBUQUERQUE, NM 87111

KITCHEN ADDITION

SEPT 24, 2012

MARK DATE DESCRIPTION

PROJECT NO: 423
CAD DWG FILE: c-101.DWG
DRAWN BY: LEK
CHECKED BY: M/J

SHEET TITLE

GRADING and DRAINAGE PLAN