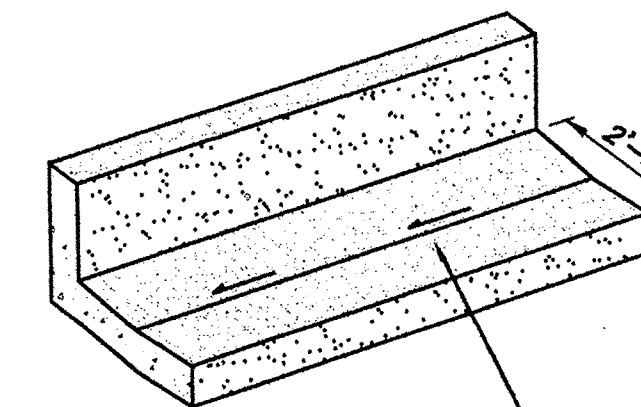


GENERAL NOTES

- COORDINATE WORK WITH ARCHITECTURAL SITE PLAN AND SITE LANDSCAPE PLAN.
- DO NOT SCALE THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS AND THE LOCATIONS OF ALL ITEMS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT AND VERIFY THE ARCHITECT'S INTENT BEFORE PROCEEDING.
- GRADES SHOWN WITHIN LANDSCAPED AREAS INDICATE TOP OF LANDSCAPE MATERIAL. SUBGRADE TO BE GRADED TO ELEVATION SHOWN MINUS LANDSCAPE MATERIAL THICKNESS.
- SEE ARCHITECTURAL FOR ALL SITE DETAILS UNLESS NOTED.

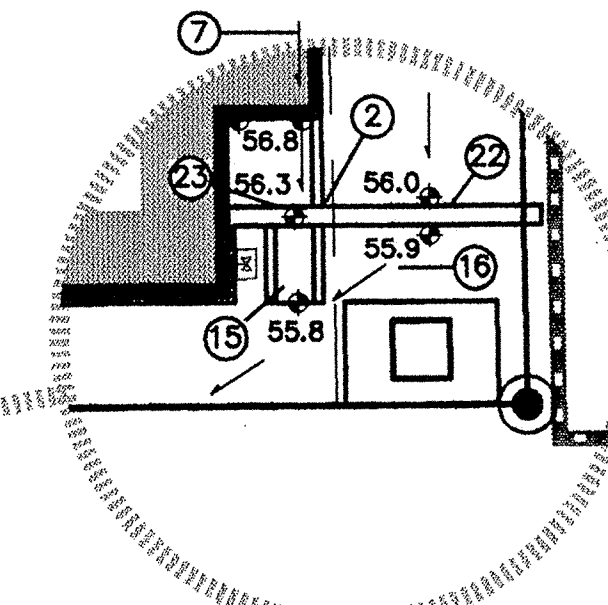


CONTRACTION AND EXPANSION JTS. PER C.O.A. MEDIAN CURB DETAIL. SEAL WITH WATERTIGHT SEALANT.

REMOVE ALL EDGES WITH 3/8" EDGING TOOL.

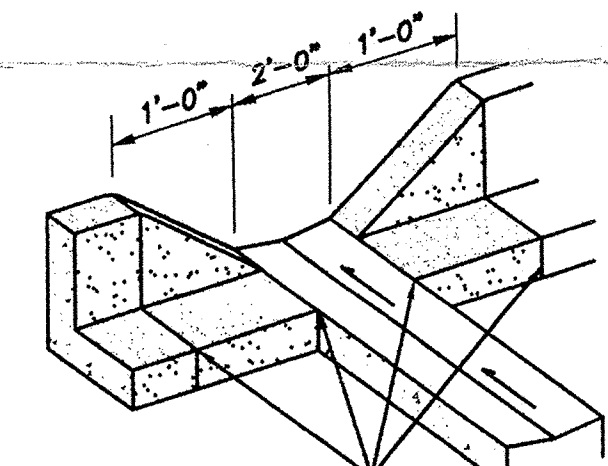
MODIFIED MEDIAN CURB

WITH ADJACENT ALLEY GUTTER



ENLARGED DRAINAGE DETAIL

SCALE: 1"=10'



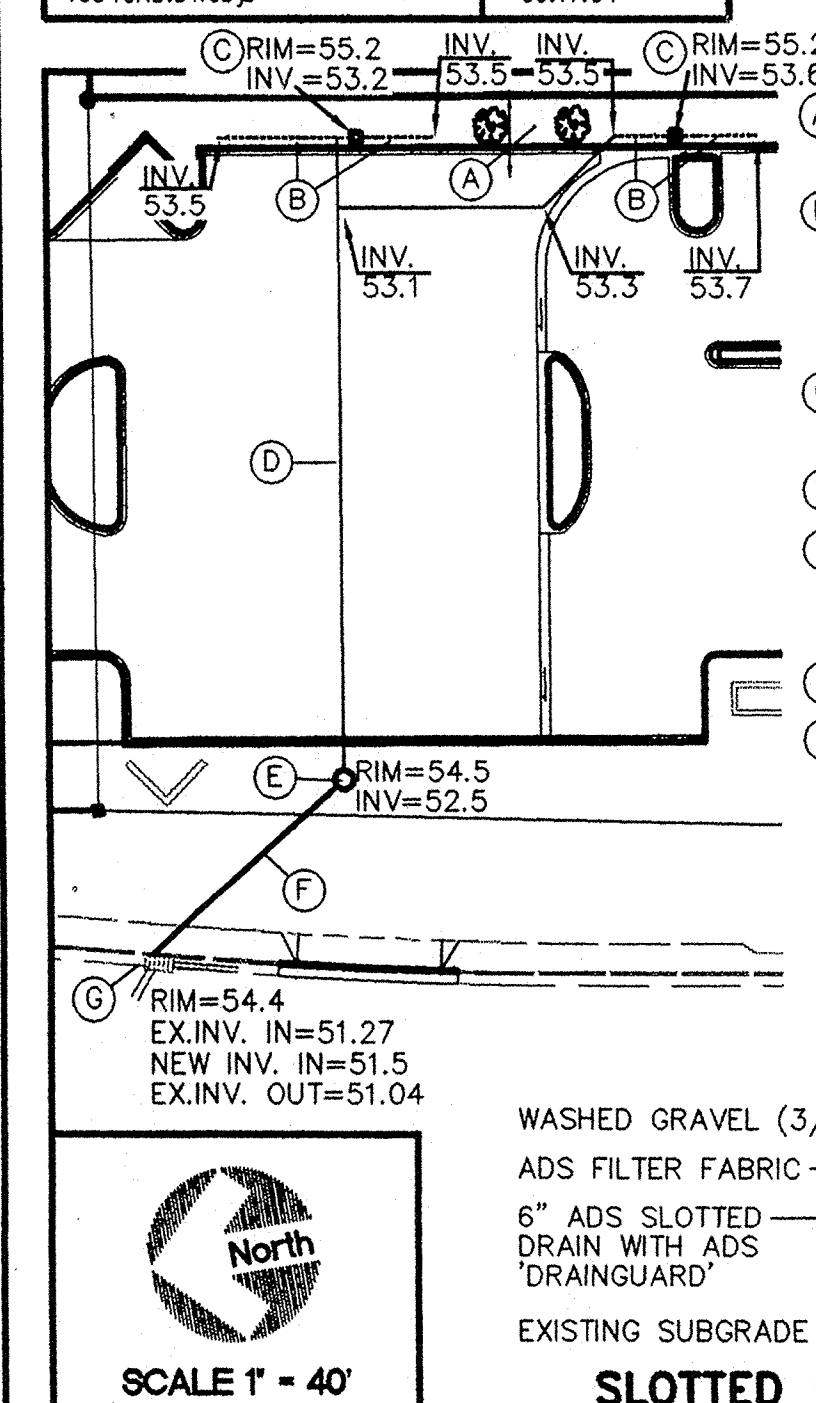
3/8" EXPANSION JOINT. SEAL WITH WATERTIGHT SEALANT.

REMOVE ALL EDGES WITH 3/8" EDGING TOOL.

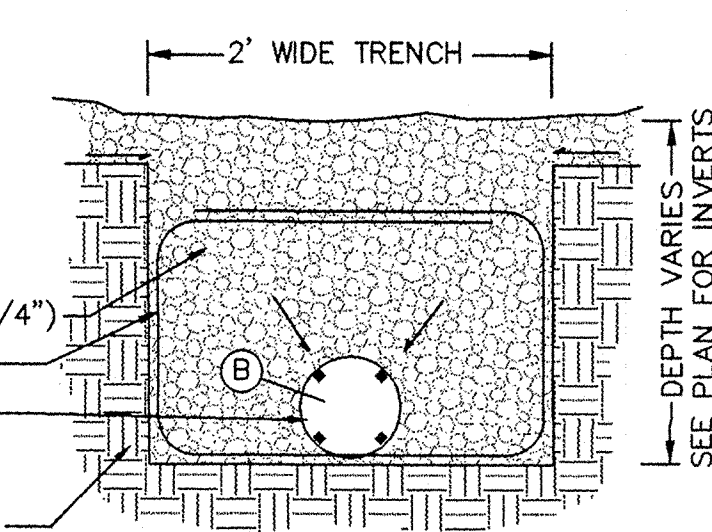
VALLEY GUTTER THROUGH CURB

N.T.S.

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



- FIELD ADJUST DRAIN LINE AND INLET LOCATIONS TO MINIMIZE DISTURBANCE OF EXISTING TREES.
- 100 LF (TOTAL) 6" ADS SLOTTED DRAINAGE PIPE @ 0.5% SLOPE (MIN.), WRAPPED WITH ADS 'DRAINGUARD' PROTECTIVE WRAP. PLACE IN FILTER FABRIC WRAPPED GRAVEL FILLED TRENCH PER SECTION BELOW.
- ADS 12"x6" INLINE DRAIN WITH 12" DOME GRATE (BOLTED). 6" TEE. 6" 90° BEND.
- 6" ADS SOLID DRAINAGE PIPE @ 0.5% SLOPE.
- ADS NYLOPLAST INLET WITH 18" DOME GRATE (LIGHT DUTY). 6" IN / 12" OUT AT INVERT ELEVATIONS SHOWN.
- 8" ADS SOLID DRAINAGE PIPE @ 2% SLOPE.
- EXISTING STORM DRAIN INLET. CONNECT NEW 8" DUCTILE IRON PIPE PER C.O.A. STD. DTL. 2237.



SLOTTED DRAINPIPE IN GRAVEL TRENCH

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

NOTICE TO CONTRACTOR SEE KEYED NOTES: 6, 17, 18

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 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 OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITHIN A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO COLLECTOR STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING EXCAVATION PERMIT FOR SIDEWALK CULVERT/RAIN.
- PROOF OF ACCEPTANCE WILL BE REQUIRED PRIOR TO SIGN OFF FOR CERTIFICATE OF OCCUPANCY (C.O.).

INSPECTION APPROVAL:

CONSTRUCTION SECTION

LEGAL: TRACTS A-1-B & A-1-C LOMAS CENTER

FLOOD ZONE: PER F.I.R.M. PANEL 35001C0334, THE SITE IS LOCATED WITHIN ZONE X WHICH IS DEFINED AS BEING OUTSIDE THE 500-YEAR FLOOD BOUNDARY.

OFFSITE FLOW: MINIMAL OFF-SITE FLOW FROM THE EAST AND SOUTH MAY ENTER THE PROPERTY THROUGH EXISTING WEEDHOLES IN PERIMETER WALLS. THESE MINOR FLOWS WILL CONTINUE TO BE ACCEPTED AND ROUTED TO THE STORM DRAIN SYSTEM.

BENCHMARK: THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 27-J14. THE PUBLISHED ELEVATION OF WHICH IS 4953.37, AND IS EPOXIED TO TOP OF CONCRETE DROP INLET, SSE QUADRANT OF BROADWAY BLVD. AND LOMAS BLVD. NE, CENTERED ON SAID DROP INLET.

EXISTING CONDITIONS: ALL BUILDING(S) AND ASSOCIATED SITE IMPROVEMENTS ON THE PREVIOUSLY DEVELOPED PROPERTY HAVE BEEN DEMOLISHED AND CLEARED. THE PROPERTY AS IT EXISTS NOW, IS AN EMPTY LOT. AN EXISTING 24" STORM SEWER IS LOCATED IN BROADWAY BLVD. WITH STORM INLETS LOCATED NEAR THE NORTHWEST CORNER OF THIS PROPERTY.

PROPOSED CONDITIONS: THE SITE IS DIVIDED INTO THREE SUB-BASINS.

THE MAIN SUB-BASIN (1) WILL COLLECT RUN-OFF FROM THE PARKING AND 1/2 THE ROOF AREA AND DIRECT IT TO THE PROPOSED LANDSCAPED WATER HARVESTING AREA ON THE WEST SIDE OF THE PROPERTY. EXCESS FLOW WILL BE COLLECTED IN THE PROPOSED STORM DRAIN INLET AND RELEASED TO THE BROADWAY STORM DRAIN SYSTEM.

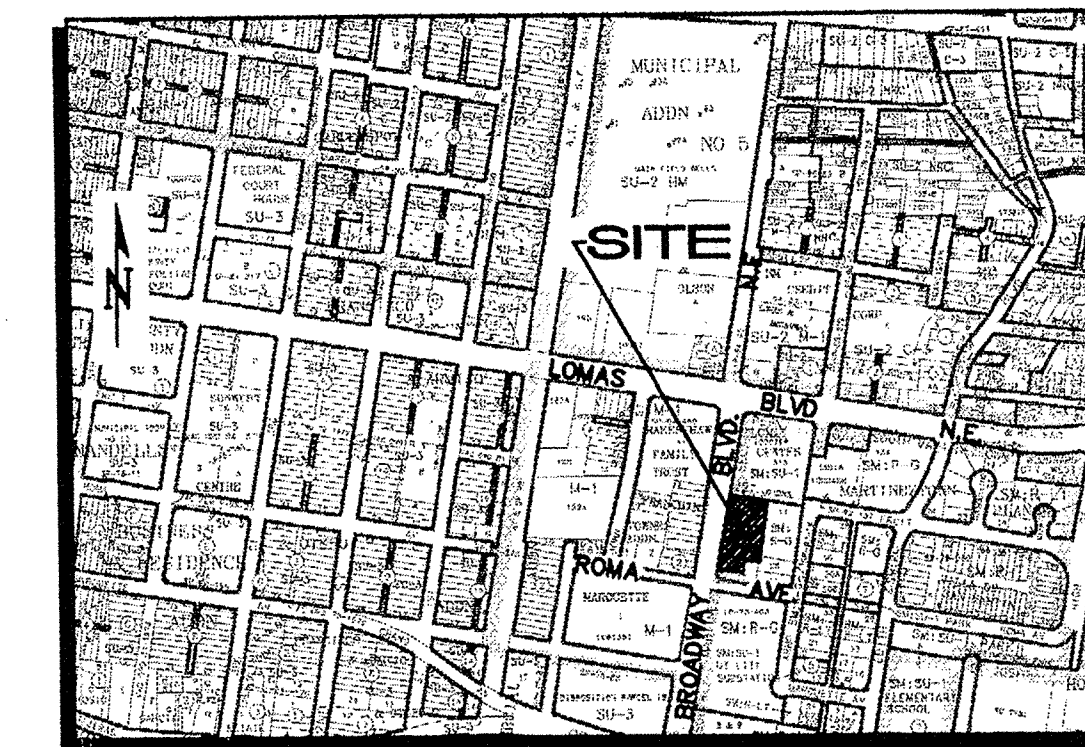
THE EAST SUB-BASIN (2) WILL COLLECT MINOR FLOW FROM THE EAST LANDSCAPED STRIP ADJACENT TO MARTINEZTOWN PHASE 4. THIS AREA WILL REMAIN AT EXISTING ELEVATIONS IN ORDER TO PERMIT MINOR FLOW FROM MARTINEZTOWN TO CONTINUE TO SEEP INTO THE DRAINAGE EASEMENT THROUGH EXISTING WEEDHOLES. FLOW IN THIS AREA WILL BE COLLECTED AT TWO PROPOSED DRAINAGE INLETS FOR ROUTING TO THE BROADWAY STORM DRAIN SYSTEM.

THE SOUTHWEST SUB-BASIN (3) WILL DIRECT A SMALL AREA OF LANDSCAPING AND 3/4 OF THE BUILDING RUNOFF TO A PROPOSED LANDSCAPED WATER HARVESTING AREA. EXCESS FLOW WILL BE RELEASED THROUGH A PROPOSED SIDEWALK CULVERT INTO BROADWAY BLVD. TO FLOW NORTH TO THE EXISTING BROADWAY STORM DRAIN INLETS.

DEVELOPED RUN-OFF WILL BE EQUAL TO OR LESS THAN RUN-OFF FROM PREVIOUS DEVELOPMENT OF THIS PROPERTY - SEE SEPARATE CALCULATIONS.

VICINITY MAP J-14-Z

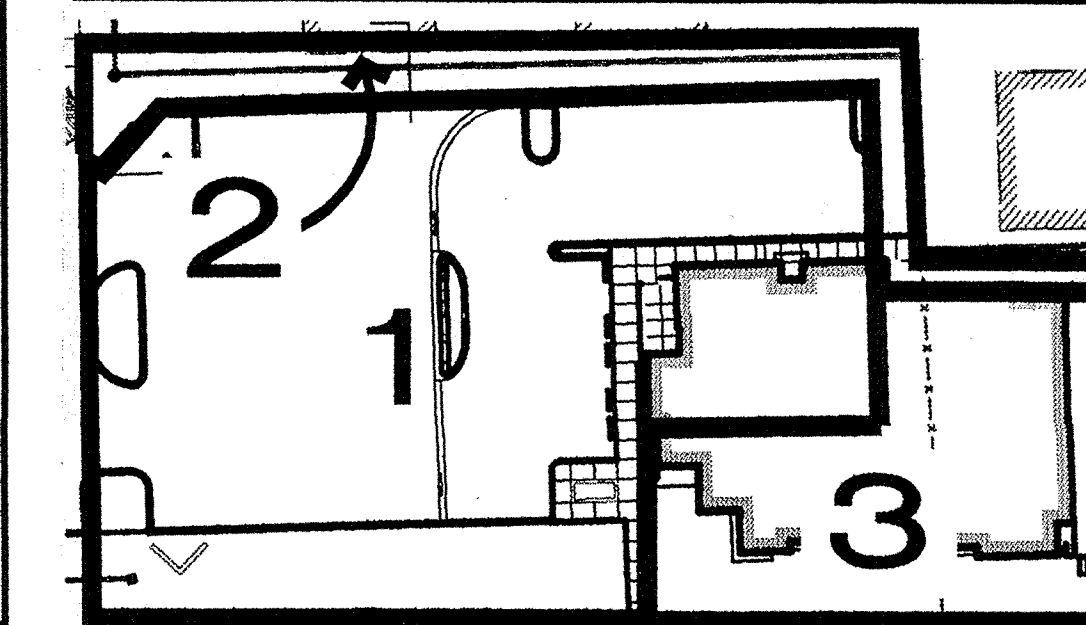
1"=750'



KEYED NOTES

- EXISTING ASPHALT PAVING AND CONCRETE CURB AND GUTTER THIS AREA. PROVIDE SMOOTH RIDING TRANSITION. SAWCUT EXISTING PAVING IF NECESSARY TO PROVIDE CLEAN BONDING EDGE.
- CONSTRUCT MEDIAN CURB AND GUTTER AT ALL CURB LOCATIONS (UNLESS NOTED OTHERWISE).
- EXISTING STORM DRAIN SYSTEM INLET(S) / MANHOLE.
- CONSTRUCT CONCRETE WALK WITH TURNED-DOWN EDGE OR STANDARD SIDEWALK WITH ADJACENT CURB & GUTTER. SEE ARCHITECTURAL.
- CONSTRUCT CONCRETE SITE WALK. SEE ARCH.
- SEE ARCHITECTURAL FOR INFORMATION REGARDING REMOVAL OF EXISTING DRIVE CUTS / REPLACE WITH STANDARD CURB AND GUTTER AND CONCRETE WALK (PER C.O.A. STD. DWGS. 2415 AND 2430). MATCH EXISTING ELEVATIONS.
- ROOF FLOWS TO DRAIN IN DIRECTIONS INDICATED. EAST ROOF FLOWS TO BE RELEASED THROUGH FACE OF CURB DIRECTLY INTO PAVED PARKING LOT. NO ROOF FLOW WILL DISCHARGE TO THE 10' LANDSCAPE BUFFER ALONG THE SOUTH AND EAST PORTIONS OF THE PROPERTY. SEE MECHANICAL FOR SPECIFIC ROOF PIPING LOCATIONS.
- HANDICAP PARKING AREA TO BE CONSTRUCTED WITH MAX. 2% SLOPE IN ANY DIRECTION.
- PROPOSED ASPHALT PAVING. CONSTRUCT AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR INFORMATION REGARDING PARKING LAYOUT, DIMENSIONS, STRIPING, PAVING SECTION, ETC. PAVING SLOPE VARIES WITH 0.0100' / MINIMUM AND 0.0800' / MAXIMUM.
- ASPHALT PAVING TO BE FLUSH WITH TOP OF CONCRETE WALK ALONG HANDICAP PARKING AS SHOWN.
- GENERAL NOTE: ALL SPOT ELEVATIONS WITHIN PAVEMENT AREA REPRESENT TOP OF PAVING UNLESS NOTED. ADD 0.5" TYPICAL FOR TOP OF CURB / TOP OF WALK ELEVATIONS.
- HIGH POINT IN PAVEMENT THIS AREA.
- CONSTRUCT 2" WIDE CONCRETE ALLEY GUTTER PER C.O.A. STD. DWG. 2415B. SLOPE = 0.0060' / MIN.
- CONTINUE 2" WIDE CONCRETE ALLEY GUTTER INTEGRATED WITH MEDIAN CURB THIS AREA. SLOPE = 0.0060' / MIN. SEE DETAIL THIS SHEET.
- CONSTRUCT 2" WIDE (BOTTOM WIDTH) U-SHAPED CONCRETE CHANNEL THIS AREA TO PASS CONCENTRATED FLOW. SIMILAR TO MODIFIED MEDIAN CURB DETAIL THIS SHEET WITH CURB BOTH SIDES.
- FINE GRADE WITHIN EXISTING LANDSCAPED BUFFER TO ELEVATIONS SHOWN TO DIRECT FLOW TO PROPOSED PONDING AREA AND PROPOSED STORM DRAIN INLETS AS SHOWN.
- SEE DETAIL THIS SHEET FOR PROPOSED STORM DRAIN DESIGN INFORMATION.
- CONSTRUCT 2" BOTTOM WIDTH SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236 AT ELEVATIONS SHOWN TO ALLOW FLOW IN EXCESS OF POND CAPACITY TO DISCHARGE TO BROADWAY BLVD.
- CONSTRUCT 1" DEEP WATER HARVESTING BASIN FOR LANDSCAPING. EXCESS FLOW TO BE RELEASED TO BROADWAY BLVD. (SOUTH BASIN) OR RELEASED TO STORM DRAIN INLET (NORTH BASIN).
- TEMPORARY BENCHMARK (T.B.M.) = TOP OF REBAR. ELEVATION = 4955.90. CONTRACTOR TO SET ADDITIONAL T.B.M.
- PROVIDE 2" TO 3" WIDE X 8" DEEP X 3" DEEPRESSED COBBLE LINED SWALE (OVER FILTER FABRIC) TO DIRECT CONCENTRATED FLOW TO PROPOSED WATER HARVESTING AREA.
- PROVIDE THREE 6" OPENINGS THROUGH WALL AT LOW POINT TO PASS CONCENTRATED FLOW.
- PROVIDE 2" WIDE X 8" HIGH CLEAR OPENING IN WALL WITH BOTTOM OF OPENING FLUSH WITH TOP OF U-SHAPED CHANNEL TO PASS FLOW. OWNER TO MAINTAIN CLEAR.
- PROVIDE SMOOTH TRANSITION FROM MEDIAN CURB AND GUTTER TO MODIFIED MEDIAN CURB WITH ADJACENT ALLEY GUTTER OVER 5'.

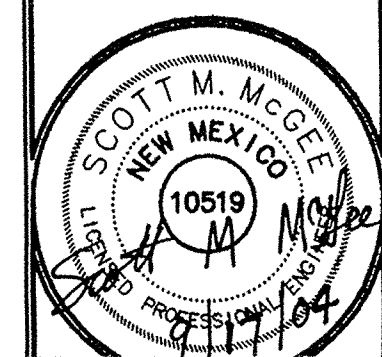
SUB-BASIN MAP



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DRAINAGE AND
GRADING PLAN

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