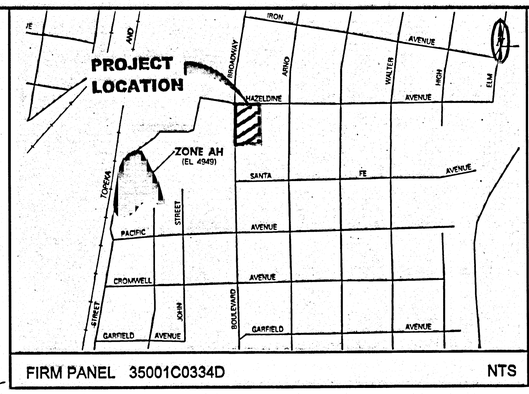
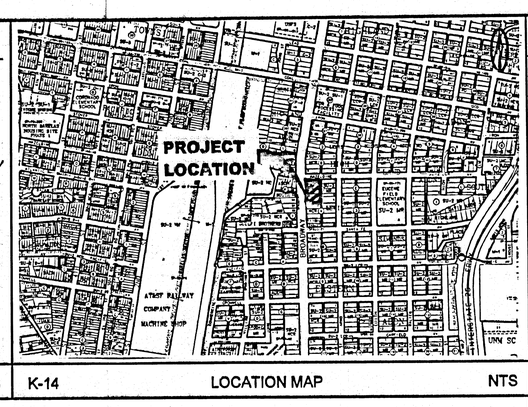


FIRM PANEL 35001C0334D NTS



K-14 LOCATION MAP NTS

DRAINAGE PLAN NOTES

1. BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
2. This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
3. Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
4. This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
5. Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
6. BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
7. The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.

KEYED NOTES

1. EXISTING STANDARD CURB & GUTTER
2. EXISTING 6' SIDEWALK
3. EXISTING 4' SIDEWALK
4. EXISTING ACCESSIBLE RAMP
5. EXISTING POWER POLE
6. EXISTING FIRE HYDRANT
7. EXISTING LIGHT POLE
8. NEW CONCRETE VALLEY GUTTER
9. NEW ACCESSIBLE RAMP
10. NEW ASPHALT PAVING
11. NEW 6" CONCRETE CURB
12. NEW PATIO WALL
13. NEW 24" SIDEWALK CULVERT
14. NEW CONCRETE CHANNEL
15. EXISTING DROP INLET
16. EXISTING WATER METER
17. NEW 2" METERED WATER SERVICE
18. CONNECT NEW 8" SAS TO EXISTING MH
19. CONCRETE ALLEY GUTTER
20. NEW RETAINING WALL
21. EXISTING FOUNDATIONS TO BE REMOVED

CONCEPTUAL GRADING AND DRAINAGE PLAN

PURPOSE AND SCOPE

Pursuant to the established Drainage Ordinance for the City of Albuquerque and the Development Process Manual, this Conceptual Grading and Drainage Plan outlines the drainage management criteria for controlling developed runoff from the project site. The project consists of the construction of a 21-unit apartment project located at Broadway Boulevard SE at Hazeldine Avenue SE, in Albuquerque, New Mexico. Proposed site improvements include paving, landscaping, utility, grading, and drainage improvements. The purpose of this Plan is to support Site Plan for Building Permit approval by the Development Review Board.

EXISTING CONDITIONS

The project site is approximately 0.76-acres in size and is located on Broadway Boulevard SE at Hazeldine Avenue SE. The site is presently an undeveloped dirt parcel comprised of 5 residential lots. The properties once consisted of single family residences that have since been torn down. Site topography slopes from east to west at approximately 3-percent.

On-site flows drain westward to Broadway, which conveys runoff south to existing public storm drains. Off-site flows enter the property from the east draining from the residential lots across the public alley into the site. All other off-site flows are intercepted by public storm drains in Broadway and Hazeldine. As shown by the attached FIRM Panel, this site is not impacted by a mapped Flood Hazard Zone.

PROPOSED CONDITIONS

As shown by the Plan, the project consists of the construction of a 21 unit apartment project with associated site improvements. The Plan shows the elevations and detail necessary to properly grade and construct the required paving and drainage improvements. Flow arrows give the direction of drainage flows and the project hydrology is tabulated for both existing and proposed conditions.

As shown by the Plan, the site will discharge all developed runoff to the existing perimeter streets. The perimeter streets convey all excess runoff to existing public drop inlets and 72-inch storm drain located at Broadway Boulevard SE. On-site flows from will be conveyed to Broadway Boulevard by the proposed site improvements to a channel and sidewalk culvert located at the southwest corner of the site. Off-site flows from Basin OS-1 will be intercepted by the public alley, which will be re-graded to convey runoff south to Santa Fe Avenue. Santa Fe Avenue drains to the 72-inch storm drain located in Broadway Boulevard SE.

Since this is an infill site free discharge of developed runoff is considered appropriate. As shown by the Project Hydrology the calculated increase in peak flowrate to be discharged from the site is 1.0 cfs. The calculated increase in volume is 2260 cubic feet.

EROSION CONTROL

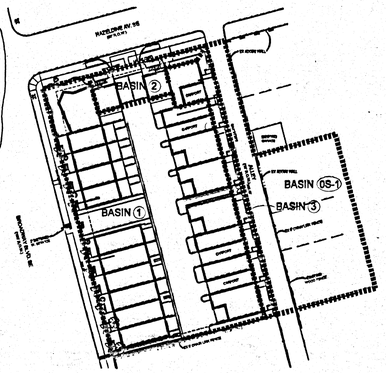
Since the disturbed area is determined to be less than 1.0-acres a Storm Water Pollution Prevention Plan and Notice of Intent are not required. However, temporary erosion control will be required during the construction phase to protect downstream property and improvements from sediment and uncontrolled runoff. This Plan recommends the placement of silt fencing along the construction boundaries to mitigate sediment deposition into the adjoining properties and public streets. Complete details of the temporary erosion control plan will be provided with the building permit documents.

CALCULATIONS

Calculations are provided which define the 100-year/6 hour design storm falling with the project area under existing and proposed condition. Hydrology is per "Section 22.2, Part A, DPM, Vol 2" updated July 1997.

RECEIVED
JUL 09 2004
HYDROLOGY SECTION

PROJECT HYDROLOGY HAZELDINE MEWS								
ZONE:	2							
P_{6HOUR}	2.35"							
$P_{10\ DAY}$	3.95"							
UNDEVELOPED:								
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)
SITE	0.76	0.00	0.00	0.76	0.00	1.13	2.4	0.0716
OS-1	0.30	0.00	0.09	0.16	0.06	1.23	1.0	0.0308
DEVELOPED (PROPOSED):								
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)
SITE	0.76	0.00	0.04	0.08	0.64	1.95	3.4	0.1235
1	0.63	0.00	0.02	0.06	0.55	1.95	2.8	0.1023
2	0.05	0.00	0.01	0.01	0.03	1.95	0.2	0.0081
3	0.08	0.00	0.01	0.01	0.06	1.95	0.4	0.0131
OS-1	0.30	0.00	0.09	0.16	0.06	1.23	1.0	0.0308



DRAINAGE BASIN MAP NTS

PROPERTY ADDRESS
702-716 HAZELDINE AV. SE

LEGAL DESCRIPTION
LOTS 5-8, BLOCK C, HIGHLAND ADDITION SOUTH UNIT 6, AND LOT 7, BLOCK 4 LEWIS AND SIMONDS ADDITION

PROJECT BENCHMARK
BENCHMARK: ACS "SQUARE" CHISELED ON TOP OF CURB, NNW QUADRANT OF BROADWAY & HAZELDINE AVE. SE. ELEV. 14-K14 = 4965.015

SURVEY
SITE MAPPING BY SURVEYS SOUTHWEST

LEGEND

- 02.5 × EXISTING SPOT ELEVATION
- 01.5 ◆ PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- DRAINAGE SWALE
- PROPOSED STRUCTURE
- PROPOSED CONCRETE
- EXISTING CHAIN LINK FENCE
- EXISTING STREET LIGHT
- BASIN DRAINAGE DIVIDE
- PROPOSED RETAINING WALL

REVISIONS

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro Blvd. NE, Bldg. 1, Suite 1200
Albuquerque, New Mexico 87110
Phone: (505) 888-0088 Fax: (505) 888-0188

DENNIS A. LORENZ — NEW MEXICO — 7-7-04 — REGISTERED PROFESSIONAL ENGINEER

514 CENTRAL SW
ALBUQUERQUE
NEW MEXICO
87102
505/766-6986
FAX/243-4508

GARRETT/SMITH, LTD
DESIGN, ARCHITECTURE & DEVELOPMENT

HAZELDINE MEWS
ALBUQUERQUE, NEW MEXICO

CONCEPTUAL GRADING AND DRAINAGE PLAN

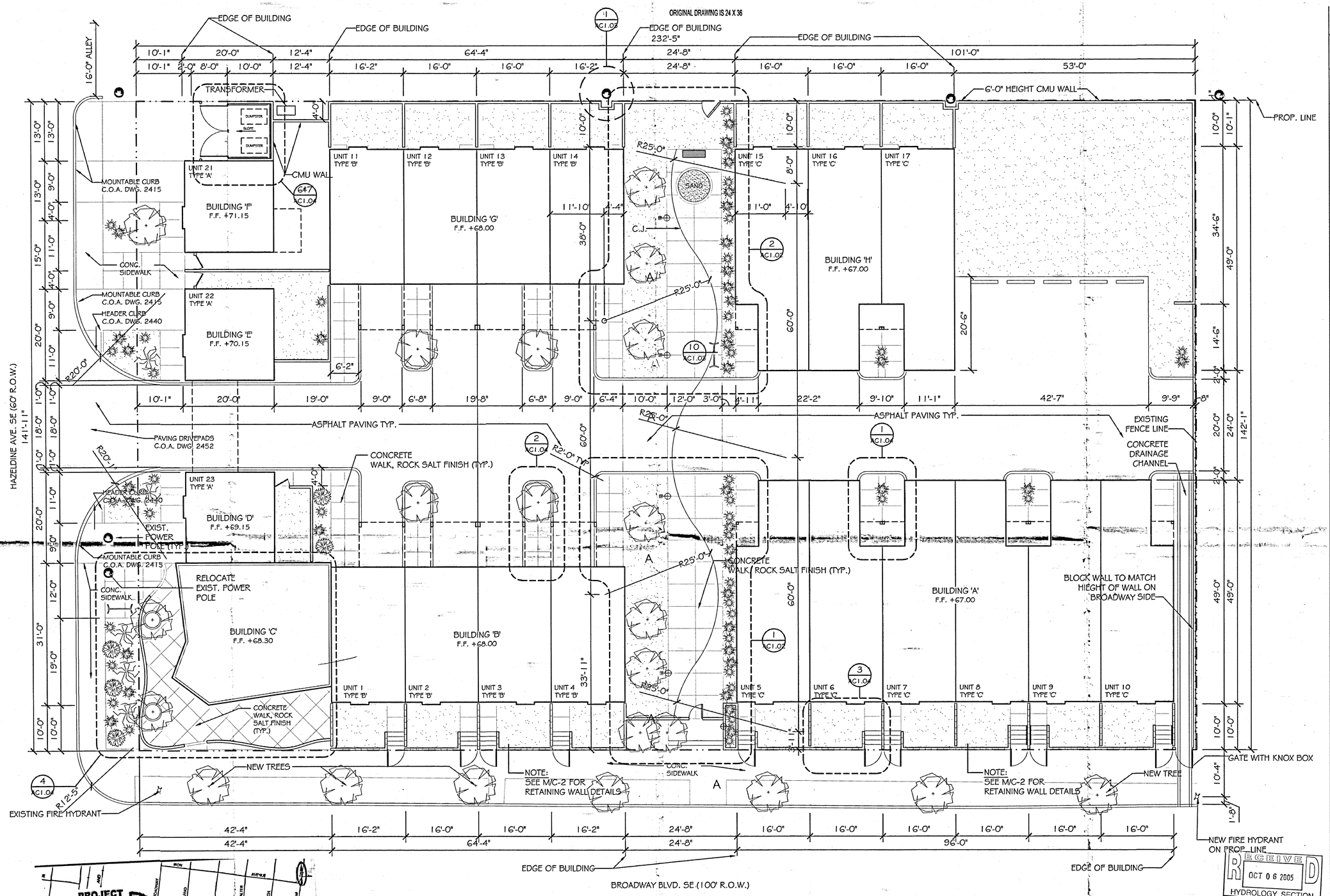
SCALE: 1" = 20'

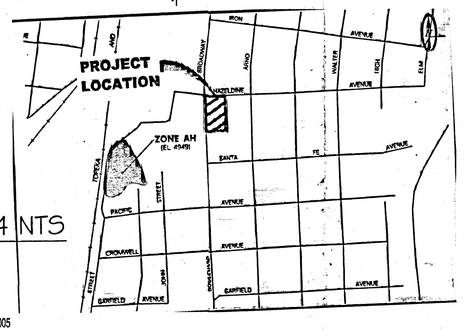
DATE: 7-07-2004

SHT: C-1

C:\LAND PROJECT2\04518-HAZELDINE\04518-BASE\CONCEP-G&D.DWG

ORIGINAL DRAWING IS 24 X 36





K-14 NTS

PROJECT DATA

Project Address:
702 Broadway SE
Albuquerque, NM 87102

Legal Description:
Lot 7-A, Block-C Highland Addition South
Projected Section 20, T. 10 N., R. 3E., N.M.P.M.
Town of Atrisco Grant, City of Albuquerque,
Bernalillo County, New Mexico, May 2005

Project Owner:
Garrett Smith
514 Central SW Albuquerque, NM 87102

Type of Development:
Single Family Town homes

Development Size:
0.7577 Acres

Parking Spaces Required:
1.5 per each DU under 1000sf, or
1 per bath.
25 Spaces Provided
7 On street
COA Bus Stop is Located Within 300'

Executive Summary:
702 Broadway Blvd. SE
Albuquerque, NM 87102

Development Concept:
Twenty-one (21) New Single Family Town home Units
With Central Courtyard

Traffic Circulation Concept:
Site Access off Hazeldine Ave. SE

Impact on Adjacent Sites:
Minimal

RECEIVED
OCT 06 2005
HYDROLOGY SECTION

NOTE:
REFER TO C.O.A. DETAIL 2425 FOR CURB CUTS AND C.O.A. DETAIL 2415 FOR MOUNTABLE CURBS

LIGHT FIXTURE LEGEND:
A. 8429P BEGA SET IN 12" X 16" CONC.

1 / A0.01 SITE PLAN FOR TCL

SCALE: 1"= 10'-0"

REVISIONS

514 CENTRAL SW
ALBUQUERQUE
NEW MEXICO
87102
505/766-6968
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GARRETT SMITH LTD
DESIGN, ARCHITECTURE & DEVELOPMENT

BROADWAY VISTAS
UNITED SOUTH BROADWAY

SITE PLAN FOR TCL

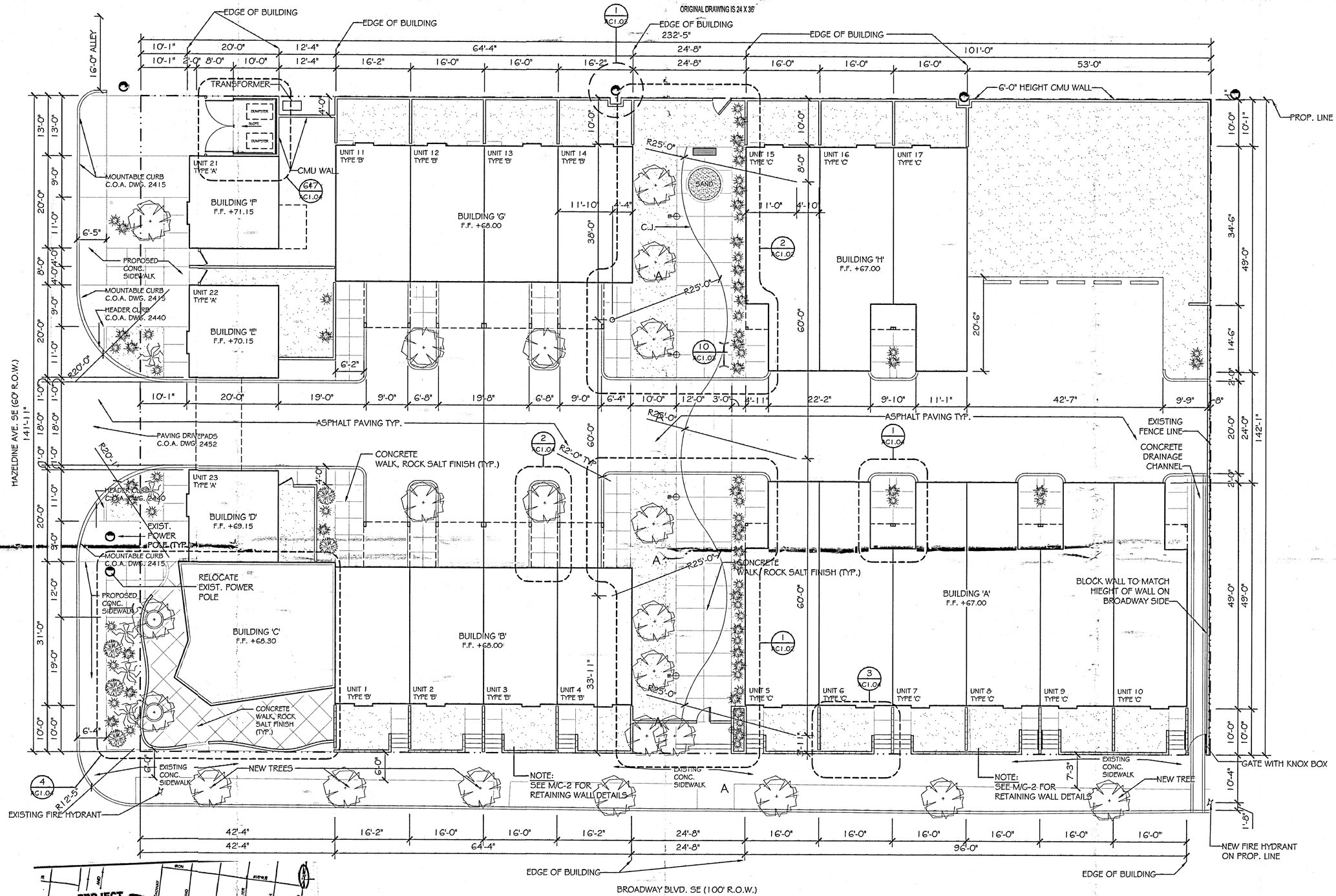
STATE OF NEW MEXICO
GARRETT SMITH
No. 2318
REGISTERED ARCHITECT

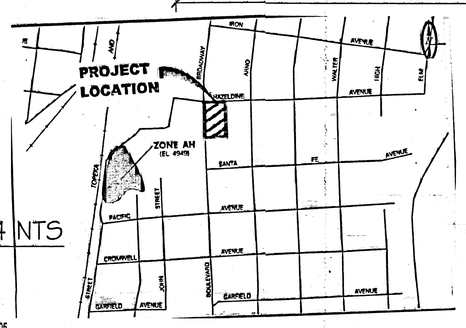
DRWN. BY: DL/BF/CM

DATE: 10/6/05

AC0.01

ORIGINAL DRAWING IS 24 X 36"





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1 A0.01 SITE PLAN FOR TCL

SCALE: 1"= 10'-0"

REVISIONS

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NEW MEXICO
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505/766-6968
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GARRETT SMITH LTD
DESIGN, ARCHITECTURE & DEVELOPMENT

BROADWAY VISTAS
UNITED SOUTH BROADWAY

SITE PLAN FOR TCL

STATE OF NEW MEXICO
GARRETT SMITH
No. 2318
REGISTERED ARCHITECT

DRWN. BY: DL/BF/CM

DATE: 10/25/05

RECEIVED
OCT 25 2005
HYDROLOGY SECTION

AC0.01

ORIGINAL DRAWING IS 24 X 36

EDGE OF BUILDING
EDGE OF BUILDING
EDGE OF BUILDING
EDGE OF BUILDING
16'-0" ALLEY
10'-1" 20'-0" 12'-4" 64'-4" 24'-8" 101'-0"
10'-1" 2'-0" 8'-0" 10'-0" 12'-4" 16'-2" 16'-0" 16'-0" 16'-2" 24'-8" 16'-0" 16'-0" 16'-0" 53'-0"
232'-5"
TRANSFORMER
DUMPSTER
SLOPE
DUMPSTER
GATE WITH KNOX BOX
6'-0" HEIGHT CMU WALL
PROP. LINE
UNIT 11 TYPE 'B'
UNIT 12 TYPE 'B'
UNIT 13 TYPE 'B'
UNIT 14 TYPE 'B'
UNIT 15 TYPE 'C'
UNIT 16 TYPE 'C'
UNIT 17 TYPE 'C'
UNIT 21 TYPE 'A'
UNIT 22 TYPE 'A'
UNIT 23 TYPE 'A'
CMU WALL
6&7 AC1.01
MOUNTABLE CURB C.O.A. DWG. 2415
HEADER CURB C.O.A. DWG. 2440
PROPOSED CONC. SIDEWALK
PAVING DRIVEPADS C.O.A. DWG. 2452
1'-6" X 1'-6" VINE POCKET W/ IRRIGATION
8x8 W.W.M. OVERHEAD
BUILDING 'F' F.F. +71.15
BUILDING 'G' F.F. +66.00
BUILDING 'H' F.F. +67.00
BUILDING 'E' F.F. +70.15
BUILDING 'D' F.F. +69.15
BUILDING 'C' F.F. +68.30
BUILDING 'B' F.F. +68.00
BUILDING 'A' F.F. +67.00
SAND
C.J.
R25'-0"
R20'-0"
R12'-5"
11'-10"
4'-4"
11'-0"
4'-10"
8'-0"
38'-0"
60'-0"
33'-11"
20'-6"
6'-5"
6'-2"
6'-0"
4'-0"
ASPHALT PAVING TYP.
CONCRETE WALK, ROCK SALT FINISH (TYP.)
R20'-0" TYP.
EXISTING FENCE LINE
CONCRETE DRAINAGE CHANNEL
EXIST. POWER POLE (TYP.)
RELOCATE EXIST. POWER POLE
CONCRETE WALK, ROCK SALT FINISH (TYP.)
BLOCK WALL TO MATCH HEIGHT OF WALL ON BROADWAY SIDE
EXISTING CURB ACCESS RAMP
4 AC1.01
EXISTING FIRE HYDRANT
EXISTING CONC. SIDEWALK
NEW TREES
NOTE: SEE M/C-2 FOR RETAINING WALL DETAILS
EXISTING CONC. SIDEWALK
NOTE: SEE M/C-2 FOR RETAINING WALL DETAILS
EXISTING CONC. SIDEWALK
NEW TREE
7'-3"
10'-4"
1'-8"
GATE WITH KNOX BOX
NEW FIRE HYDRANT ON PROP. LINE
10'-0" 10'-1" 13'-0" 9'-0" 11'-0" 20'-0" 9'-0" 11'-0" 20'-0" 1'-0" 1'-0" 20'-0" 11'-0" 20'-0" 9'-0" 11'-0" 12'-0" 19'-0" 31'-0" 10'-0" 10'-0" 34'-6" 49'-0" 14'-6" 2'-0" 20'-0" 24'-0" 142'-1" 49'-0" 49'-0" 10'-0" 10'-0"
10'-1" 20'-0" 19'-0" 9'-0" 6'-8" 19'-8" 6'-8" 9'-0" 6'-4" 10'-0" 12'-0" 3'-0" 4'-11" 22'-2" 9'-10" 11'-1" 42'-7" 9'-9" 8"
42'-4" 16'-2" 16'-0" 16'-0" 16'-2" 24'-8" 16'-0" 16'-0" 16'-0" 16'-0" 16'-0" 6'-0"
42'-4" 64'-4" 24'-8" 96'-0"
EDGE OF BUILDING
EDGE OF BUILDING
BROADWAY BLVD. SE (100' R.O.W.)
HAZELDINE AVE. SE (60' R.O.W.) 141'-11"

DENSITY RATIO CALCULATIONS:
50% OR LESS REQUIRED.

LOT AREA 33,015SF
HABITABLE SPACE 16,516

F.A.R 16,516 / 33,015 =50%

TRAFFIC CIRCULATION LAYOUT APPROVED
Signed 11/23/05 Date

NOTE:
REFER TO C.O.A. DETAIL 2425 FOR CURB CUTS AND C.O.A. DETAIL 2415 FOR MOUNTABLE CURBS

LIGHT FIXTURE LEGEND:
A. 8429P BEGA SET IN 12" X 16" CONC.

1 / A0.01 SITE PLAN FOR TCL
SCALE: 1"= 10'-0"

REVISIONS

514 CENTRAL SW
ALBUQUERQUE
NEW MEXICO
8 7 1 0 2
505/766-6968
FAX/243-4508

GARRETT SMITH LTD
DESIGN, ARCHITECTURE & DEVELOPMENT

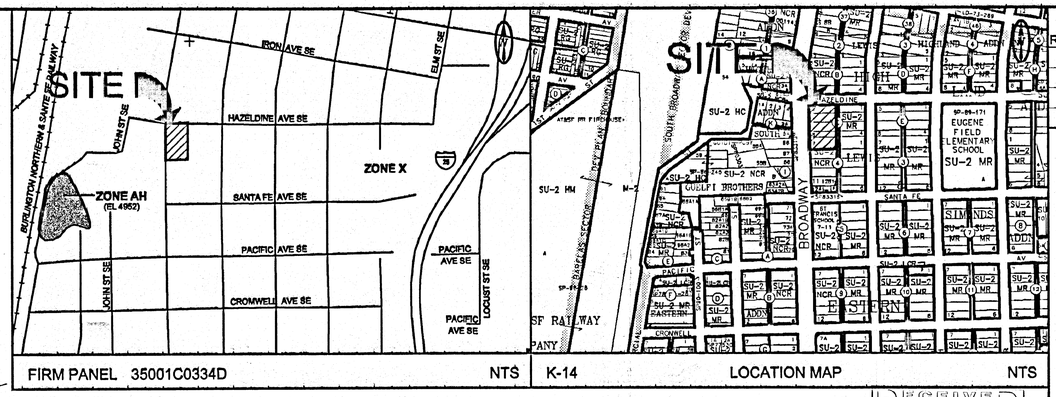
BROADWAY VISTAS
UNITED SOUTH BROADWAY
SITE PLAN FOR TCL

STATE OF NEW MEXICO GARRETT SMITH No. 2318 REGISTERED ARCHITECT

DRWN. BY: DL/BF/CM
DATE: 11/22/05

AC0.01

RECEIVED NOV 22 2005 HYDROLOGY SECTION



FIRM PANEL 35001C0334D NTS | K-14 LOCATION MAP NTS

DRAINAGE PLAN NOTES

1. BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
2. This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
3. Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
4. This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
5. Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
6. BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
7. The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.
8. BLI recommends an on-site pre-construction meeting with the landscape contractor to review the grading and drainage criteria.

KEYED NOTES

1. EXISTING STANDARD CURB & GUTTER
2. EXISTING 6' SIDEWALK
3. EXISTING 4' SIDEWALK
4. EXISTING ACCESSIBLE RAMP
5. EXISTING POWER POLE
6. EXISTING FIRE HYDRANT
7. EXISTING LIGHT POLE
8. NEW CONCRETE DRIVE PAD PER COA STD DWG 2425
9. NEW ACCESSIBLE RAMP
10. NEW ASPHALT PAVING
11. NEW 6" CONCRETE CURB
12. NEW PATIO WALL - SEE SHEET C-2
13. NEW 24" SIDEWALK CULVERT PER COA STD DWG 2236
14. NEW CONCRETE CHANNEL - SEE SHEET C-2
15. EXISTING DROP INLET
16. EXISTING WATER METER BOX
17. NEW 1 1/2" METERED WATER SERVICE
18. CONNECT NEW 8" SAS TO EXISTING MH
19. CONCRETE ALLEY GUTTER - SEE SHEET C-2
20. NEW RETAINING WALL - SEE SHEET C-2
21. EXISTING FOUNDATIONS TO BE REMOVED
22. RELOCATE EXISTING POWER POLE COORDINATE WITH PNM
23. RELOCATED POWER POLE AND GUY ANCHOR
24. PROVIDE 24" CMU WALL BLOCKOUT AT VALLEY GUTTER. INSERT WROUGHT IRON FENCE SECTION AT BLOCKOUT.
25. PROVIDE 24" NOTCH IN RETAINING WALL AT VALLEY GUTTER INTERSECTION.

RECEIVED
JUN 08 2005
HYDROLOGY SECTION

CONCEPTUAL GRADING AND DRAINAGE PLAN

PURPOSE AND SCOPE

Pursuant to the established Drainage Ordinance for the City of Albuquerque and the Development Process Manual, this Conceptual Grading and Drainage Plan outlines the drainage management criteria for controlling developed runoff from the project site. The project consists of the construction of a 24 unit condominium project located Broadway Boulevard SE at Hazeldine Avenue SE, in Albuquerque, New Mexico. Proposed site improvements include paving, landscaping, utility, grading, and drainage improvements. The purpose of this Plan is to support for Building Permit approval by the City of Albuquerque.

EXISTING CONDITIONS

The project site is approximately 0.76-acres in size and is located on Broadway Boulevard SE at Hazeldine Avenue SE. The site is presently an undeveloped dirt parcel comprised of 5 residential lots. The properties once consisted of single family residences that have since been torn down. Site topography slopes from east to west at approximately 3-percent.

On-site flows drain westward to Broadway, which conveys runoff south to existing public storm drains. Off-site flows enter the property from the east draining from the residential lots across the public alley into the site. All other off-site flows are intercepted by public storm drains in Broadway and Hazeldine. As shown by the attached FIRM Panel, this site is not impacted by a mapped Flood Hazard Zone.

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As shown by the Plan, the project consists of the construction of a 24 unit condominium project with associated site improvements. The Plan shows the elevations and detail necessary to properly grade and construct the required paving and drainage improvements. Flow arrows give the direction of drainage flows and the project hydrology is tabulated for both existing and proposed conditions.

As shown by the Plan, the site will discharge all developed runoff to the existing perimeter streets. The perimeter streets convey all excess runoff to existing public drop inlets and 72-inch storm drain located at Broadway Boulevard SE. On-site flows from will be conveyed to Broadway Boulevard by the proposed site improvements to a channel and sidewalk culvert located at the southwest corner of the site. Off-site flows from Basin "OS-1" will be intercepted by the public alley, which will be re-graded to convey runoff south to Santa Fe Avenue. Santa Fe Avenue drains to the 72-inch storm drain located in Broadway Boulevard SE.

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EROSION CONTROL

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CALCULATIONS

Calculations are provided which define the 100-year/6 hour design storm falling with the project area under existing and proposed condition. Hydrology is per "Section 22.2, Part A, DPM, Vol 2" updated July 1997.

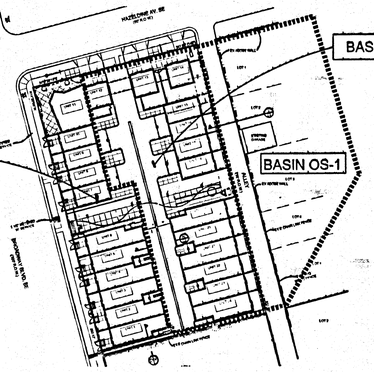
PROJECT HYDROLOGY								
BROADWAY VISTA								
ZONE:	2							
P_{6HOUR}	2.35"							
$P_{10\ DAY}$	3.95"							
UNDEVELOPED:								
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)
SITE	0.76	0.00	0.00	0.76	0.00	1.13	2.4	0.0716
OS-1	0.30	0.00	0.08	0.16	0.06	1.23	1.0	0.0308
DEVELOPED (PROPOSED):								
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)
SITE	0.76	0.00	0.04	0.08	0.64	1.95	3.4	0.1235
A	0.49	0.00	0.03	0.05	0.41	1.95	2.2	0.0796
B	0.27	0.00	0.01	0.03	0.23	1.95	1.2	0.0439
OS-1	0.30	0.00	0.08	0.16	0.06	1.23	1.0	0.0308

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF WAY
NOTICE TO CONTRACTOR

1. AN EXCAVATION 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 HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", 1985, THROUGH UPDATE NO. 7.
3. THREE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234 FOR THE LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE 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 THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVALS

INSPECTOR DATE



DRAINAGE BASIN MAP
NTS

PROPERTY ADDRESS

702-716 HAZELDINE AV. SE

LEGAL DESCRIPTION

LOTS 5-8, BLOCK C, HIGHLAND ADDITION SOUTH
UNIT 6, AND LOT 7, BLOCK 4
LEWIS AND SIMONDS ADDITION

PROJECT BENCHMARK

BENCHMARK: ACS "SQUARE" CHISELED ON TOP OF CURB, NNW QUADRANT OF BROADWAY & HAZELDINE AVE. SE.
ELEV: 14-K14 = 4965.015

SURVEY

SITE MAPPING BY
SURVEYS SOUTHWEST

LEGEND

- 02.5 × EXISTING SPOT ELEVATION
- 01.5 ⊕ PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- DRAINAGE SWALE
- PROPOSED STRUCTURE
- PROPOSED CONCRETE
- EXISTING CHAIN LINK FENCE
- EXISTING STREET LIGHT
- BASIN DRAINAGE DIVIDE
- PROPOSED RETAINING WALL

REVISIONS

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CHARLES A. LORENZ NEW MEXICO 9447 REGISTERED PROFESSIONAL ENGINEER 06-07-05

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GARRETT SMITH LTD
DEVELOPMENT
DESIGN, ARCHITECTURE & DEVELOPMENT

BROADWAY VISTA
ALBUQUERQUE, NEW MEXICO

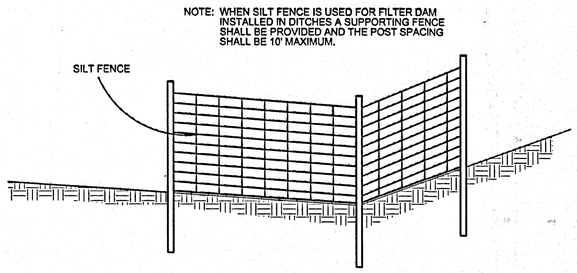
GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'

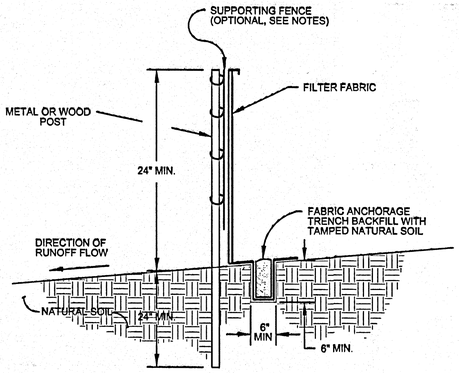
DATE: 06-07-2005

SHT: C-1

C:\Land Projects 2004\04518-BROADWAY VISTA\dwg\04518-BASE.dwg

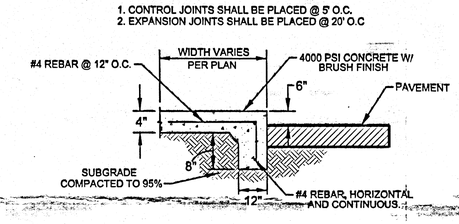


ELEVATION - FILTER DAM
(SILT FENCE OPTION)

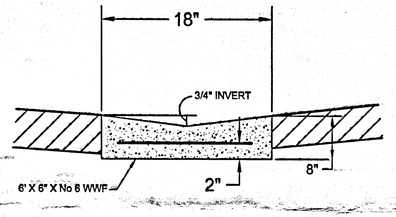


ELEVATION - FILTER DAM
(SILT FENCE OPTION)

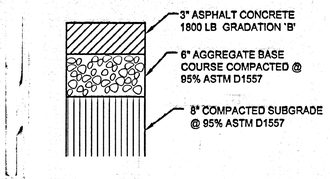
SILT FENCING
NTS
A C-2



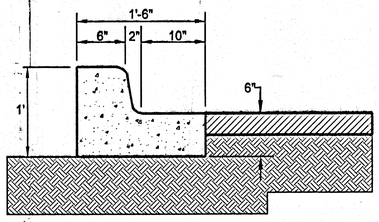
TURNDOWN SIDEWALK
NTS
F C-2



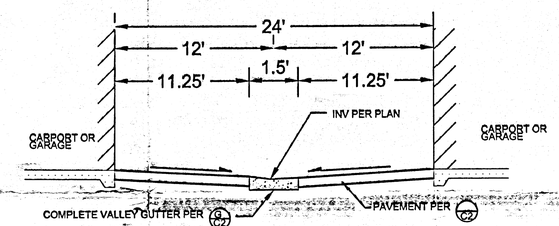
CONCRETE VALLEY GUTTER
NTS
G C-2



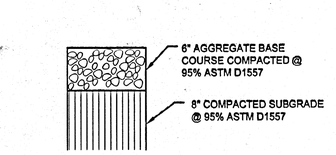
LIGHT DUTY PAVEMENT SECTION
NTS
B C-2



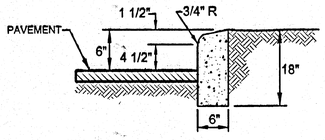
6" CURB & GUTTER DETAIL
NTS
D C-2



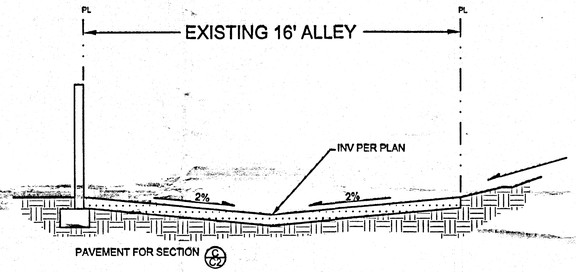
SECTION
NTS
H C-2



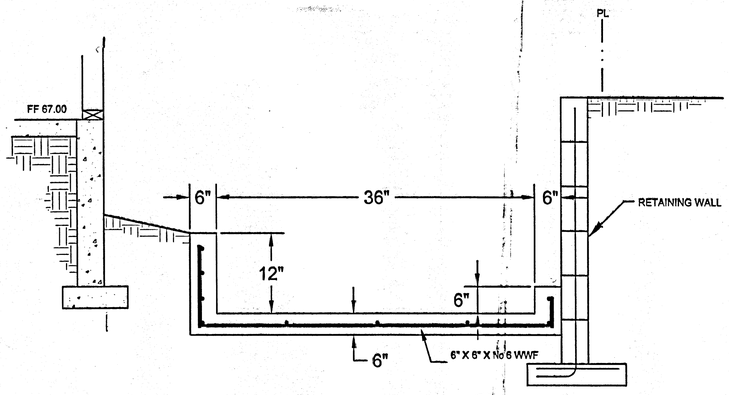
ALLEY PAVEMENT SECTION
NTS
C C-2



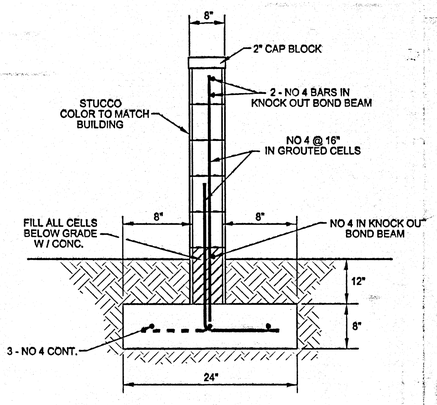
CONCRETE HEADER CURB
NTS
E C-2



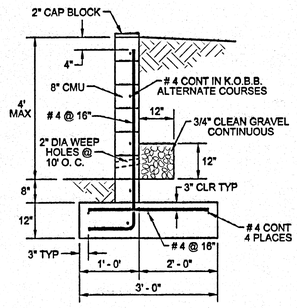
ALLEY SECTION
NTS
J C-2



DRAINAGE CHANNEL SECTION
NTS
K C-2



CMU GARDEN WALL DETAIL
NTS
L C-2



RETAINING WALL SECTION
NTS
M C-2

RETAINING WALL NOTES:

1. ALL CELLS SHALL BE COMPLETELY FILLED WITH CONCRETE.
2. ALL WALL SECTIONS ARE DESIGNED BASED ON SPECIAL INSPECTION PER UBC.
3. CONTRACTOR SHALL SUBMIT TO OWNER RESULTS OF MASONRY TEST PRISMS BUILT AND TESTED PER UBC STD 24-26, UBC SEC 2405.
4. FOOTING SUBGRADE AND BASE SHALL BE COMPACTED TO 95% MODIFIED PROCTOR PER ASTM D-1557.
5. 1/2" FELT EXPANSION JOINTS SHALL BE INSTALLED AT 30 FEET ON CENTER AND AT SECTION CHANGES.
6. ALL MASONRY SHALL BE LAID IN RUNNING BOND ONLY.
7. THIS RETAINING WALL IS DESIGNED EXCLUSIVELY FOR USE ON VILLAS TUSCANO AND IS NOT APPLICABLE TO ANY OTHER SITE.
8. ALL MASONRY SURFACES TO BE BACKFILL SHALL BE COATED WITH EMULSIFIED ASPHALT, OR OTHER MOISTURE BARRIER AS APPROVED BY THE ENGINEER.
9. BEFORE CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ANY UTILITIES WHICH MAY BE WITHIN THE WORK AREA.
10. WALLS ARE DESIGNED ASSUMING THE FOLLOWING:

fc = 4000 psi; maximum aggregate size = 3/4"
fy = 60,000 psi (ASTM A-615 GR 60)
fm = 1500 psi
unit weight of backfill = 115 pcf
concrete / soil coeff of friction = 0.40
allowable soil bearing pressure = 1500 psf
active pressure = 34 psf / ft
slope active pressure = 34 psf / ft
passive pressure = 400 psf / ft

REVISIONS

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BROADWAY VISTA
ALBUQUERQUE, NEW MEXICO

GRADING AND DRAINAGE DETAILS

SCALE: N T S

DATE: 06-07-2005

SHT: C-2

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