

KEYED NOTES

1. EXISTING CONCRETE DRIVEPAD. PROVIDE SMOOTH TRANSITION.
2. REMOVE EXISTING ASPHALT PAVING AND REPLACE WITH NEW ASPHALT PAVING AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR STRIPING, SECTION AND ADDITIONAL INFORMATION.
3. SAWCUT EXISTING ASPHALT THIS AREA TO PROVIDE SMOOTH BONDING EDGE WITH NEW ASPHALT.
4. CONSTRUCT MEDIAN CURB AND GUTTER AT ALL NEW CURB LOCATIONS. SEE DETAIL THIS SHEET.
5. EXISTING WALK, ELEVATION VARIES. TOP OF NEW ASPHALT TO BE 6" BELOW EXISTING WALK (TYPICAL). NOTE: EXISTING ROOF DRAIN PIPES THROUGH WALK MUST BE KEPT CLEAN. ASPHALT GRADES TO BE ADJUSTED TO MATCH PIPE FLOWLINES.
6. EXISTING HANDICAP ACCESS RAMP TO REMAIN. PROVIDE SMOOTH TRANSITION.
7. PROVIDE SWALE WITHIN NEW ASPHALT AT FLOWLINE ELEVATIONS SHOWN TO DIRECT FLOW AS SHOWN (MIN. 1% SLOPE).
8. CONSTRUCT DEPRESSED LANDSCAPED AREA (WATER HARVESTING BASIN) TO ACCEPT SITE DISCHARGE FROM PAVING, UTILIZE FOR LANDSCAPING AND RELEASE EXCESS TO SOUTHEAST VALLEY GUTTER.
9. HIGH POINT THIS AREA.
10. SAWCUT 1' WIDE OPENING IN EXISTING CURB TO PASS FLOW.
11. PROVIDE 1' WIDE OPENING IN NEW CURB TO PASS FLOW. SMOOTH EDGES. NOTE: FIELD ADJUST CURB OPENING LOCATION(S) TO ENSURE POSITIVE DRAINAGE.
12. CONTRACTOR TO CLEAN EXISTING SIDEWALK CULVERT TO REESTABLISH FULL FUNCTION.
13. CONTRACTOR TO DETERMINE IF DUMPSTER AREA FULLY DRAINS THROUGH EXISTING PIPE(S) THROUGH DUMPSTER WALL. PROVIDE ADDITIONAL 4" WEEPHOLES (AT ACTUAL LOW POINT) IF NECESSARY TO FULLY DRAIN.

PROJECT INFORMATION

PROPERTY: THE SITE IS A FULLY DEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP K-16. THE SITE IS BOUND TO THE EAST BY VASSAR DRIVE, TO THE WEST BY PUBLIC ALLEY, TO THE NORTH BY CENTRAL AVE. AND TO THE SOUTH BY DEVELOPED COMMERCIAL PROPERTY.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE THE REMOVAL AND REPAVING OF A COMMERCIAL PARKING LOT WITH ASSOCIATED DRAINAGE IMPROVEMENTS AND LANDSCAPING.

LEGAL: A PORTION OF LOT 22A1, BLOCK 24, UNIVERSITY HEIGHTS ADDN., ALBUQUERQUE, NM

ADDRESS: 2720 CENTRAL AVE. NE

BENCHMARK: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE ACS BRASS TABLET STAMPED "5-K16A", SET IN A DRILLED HOLE ON TOP OF SIDEWALK, LOCATED ON THE NORTH SIDE OF CENTRAL AVE. 109' WEST OF CENTERLINE OF COLUMBIA DR. ELEVATION = 5171.38 (1929)

OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY. FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #353, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

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

DRAINAGE PLAN CONCEPT:

EXISTING ASPHALT PAVEMENT WILL BE REMOVED. HISTORIC DRAINAGE PATTERNS WILL BE REESTABLISHED DRAINING APPROX. 0.5 CFS WEST TO THE ALLEY AND THE REMAINING 0.4 CFS EAST TO VASSAR. CURB OPENINGS AND A NEW LANDSCAPED AREA ADJACENT TO THE EXISTING DUMPSTER WILL BE PROVIDED AS SHOWN TO ACCEPT DISCHARGE AND UTILIZE FOR LANDSCAPING BEFORE SPILLING OVER INTO VASSAR AVE. VIA THE EXISTING SIDEWALK CULVERT.

VICINITY MAP K-16

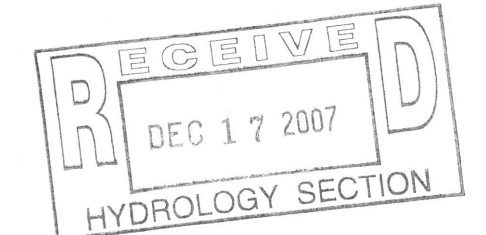


LEGEND

- TOA=84.78 EXISTING SPOT ELEVATION
- 83--- EXISTING CONTOUR
- 75.2 PROPOSED SPOT ELEVATION
- 83 PROPOSED CONTOUR
- 83.5- PROPOSED CONTOUR (0.5' INCREMENT)
- SURFACE FLOW DIRECTION
- FL FLOWLINE ELEVATION
- TC TOP OF CURB ELEVATION
- EOW EDGE OF WALL ELEVATION (EXISTING)
- BOC BACK OF CURB ELEVATION (EXISTING)
- TOA TOP OF ASPHALT (EXISTING)

GENERAL NOTES

- A. COORDINATE WORK WITH SITE PLAN.
- B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT AND VERIFY THE ARCHITECT'S INTENT BEFORE PROCEEDING.
- C. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. TYPICAL. CONTRACTOR TO FIELD VERIFY AND PROTECT ALL EXISTING UTILITIES WITHIN AREA TO BE IMPROVED.
- D. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING / PROPOSED DRAINAGE PATHS. WHERE NEW GRADES ARE SHOWN AS \pm , TRANSITION TO EXISTING SHALL BE SMOOTH AND LEVEL.
- E. WATER SHALL NOT POND ON PAVED AREAS.
- F. FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS MATERIAL THICKNESSES.



CALCULATIONS

CALCULATIONS: 2720 Central S.E. Repaving : October 19, 2007			
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993			
ON-SITE			
AREA OF SITE:	8656 SF	=	0.2 Ac.
HISTORIC FLOWS:			
On-Site Historic Land Condition	On-Site Developed Land Condition	Excess Precip:	Precip. Zone 2
Area a = 0 SF	Area a = 0 SF	Ea = 0.53	
Area b = 0 SF	Area b = 0 SF	Eb = 0.78	
Area c = 176 SF	Area c = 346 SF	Ec = 1.13	
Area d = 8480 SF	Area d = 8310 SF	Ed = 2.12	
Total Area = 8656 SF	Total Area = 8656 SF		
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)			
Weighted E =	$\frac{EaAa + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$		
Historic E =	2.10 in.	Developed E =	2.08 in.
On-Site Volume of Runoff: V360 = $\frac{E \cdot A}{12}$			
Historic V360 =	1515 CF	Developed V360 =	1501 CF
On-Site Peak Discharge Rate: $Qp = QpaAa + QpbAb + QpcAc + QpdAd / 43,560$			
For Precipitation Zone 2			
Qpa = 1.56	Qpc = 3.14		
Qpb = 2.28	Qpd = 4.70		
Historic Qp =	0.9 CFS	Developed Qp =	0.9 CFS

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
PH: 505-268-8828 Fax: 505-268-2632
1616 CG-101.dwg Dec 17, 2007

2720 CENTRAL S.E.
Regrade / Repave
Anthony Anella Architects

GRADING AND DRAINAGE PLAN

Date:	DEC. 2007	No. / Revision	Date	Job No.
Drawn By:	BJB			1616
Ckd By:	FCA			CG-101
				SH. OF