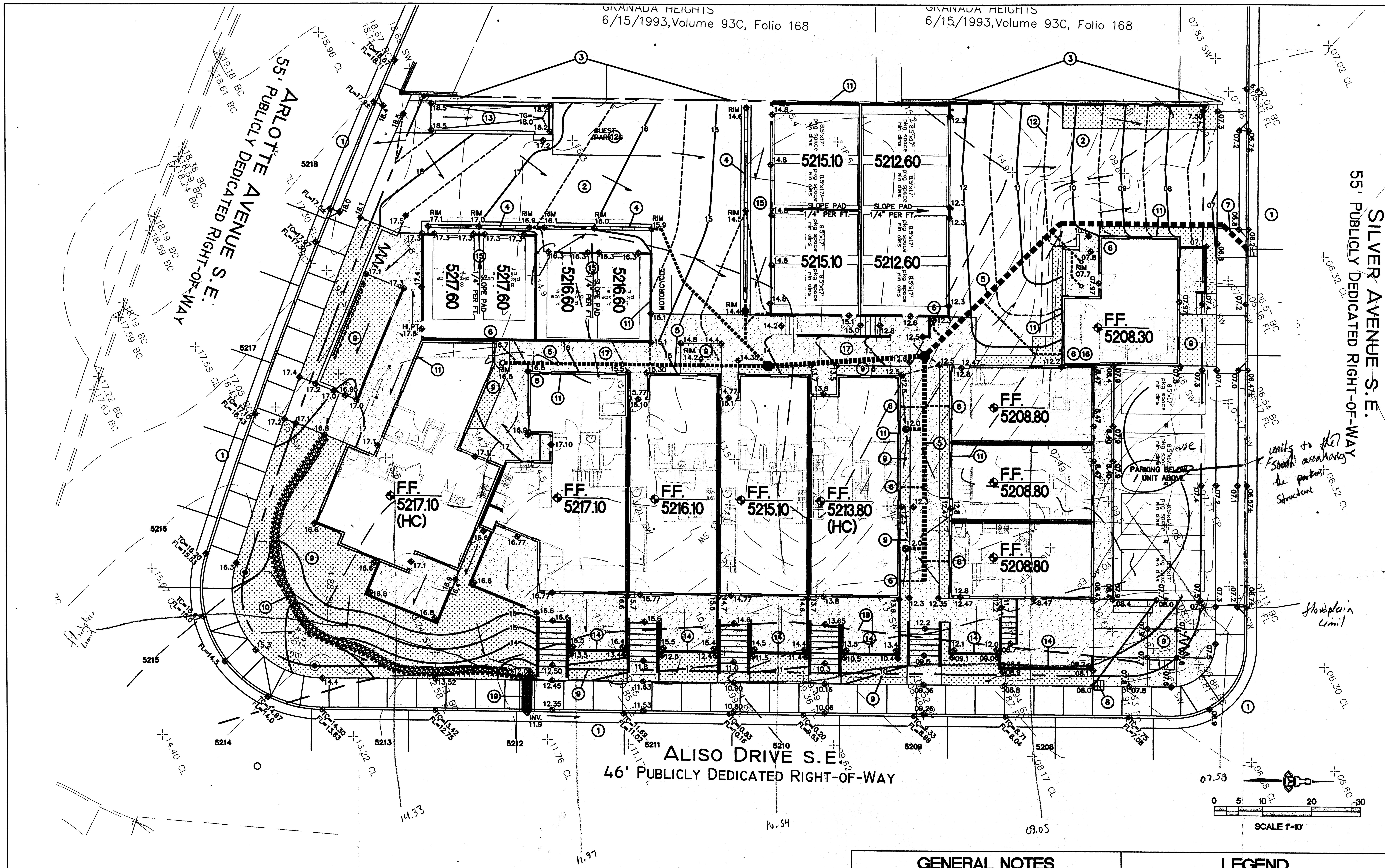
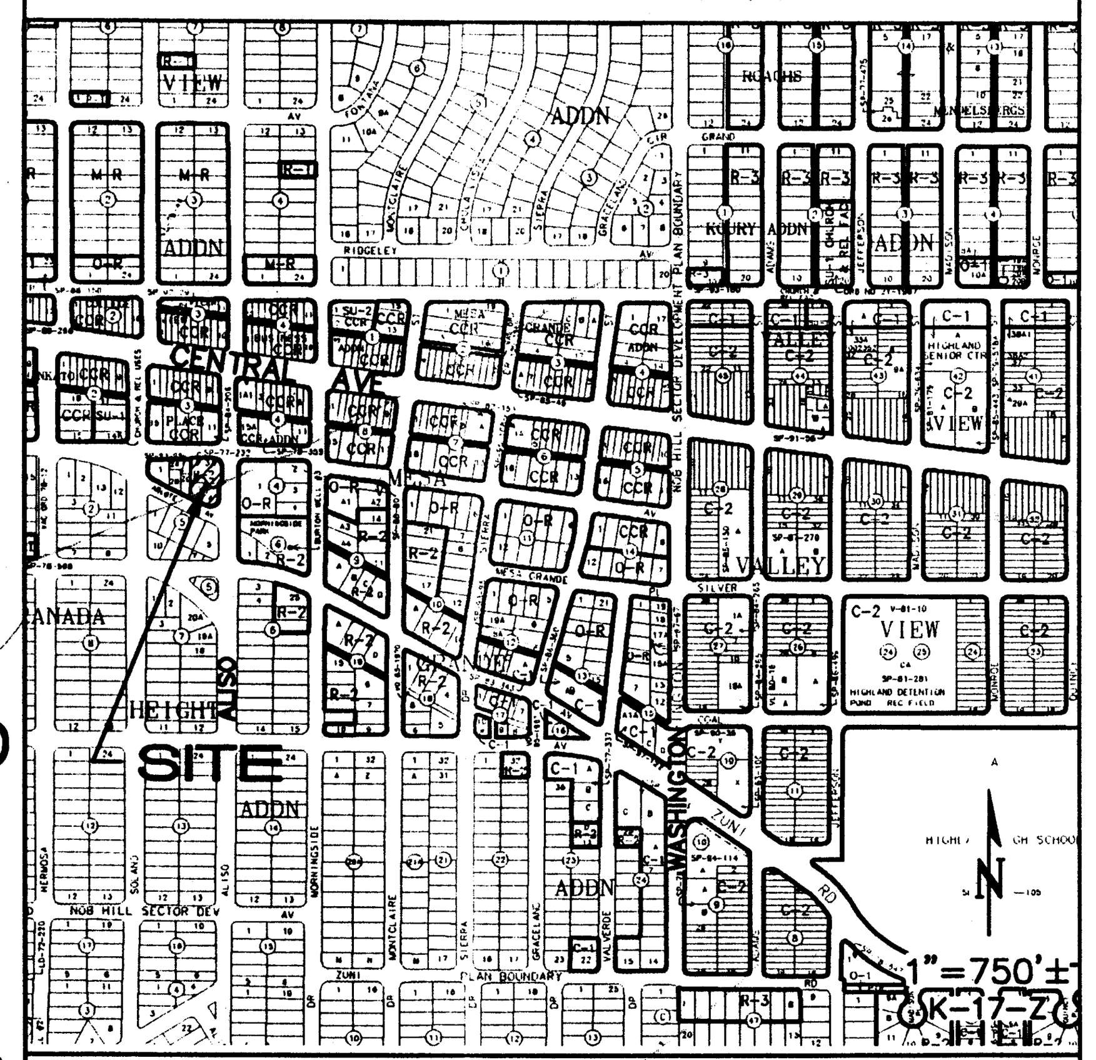


VICINITY MAP K-17



KEYED NOTES

1. ALL NEW INFRASTRUCTURE WITHIN THE R.O.W. (SILVER AVE., ALISO DR., AND ARLOTTE AVE.) INCLUDING PAVING, PUBLIC SIDEWALK, HANDICAP RAMPS AND PUBLIC STORM DRAIN TO BE CONSTRUCTED UNDER SEPARATE C.O.A. WORK ORDER. GRADES SHOWN ARE FOR GENERAL INFORMATION ONLY.
2. CONSTRUCT ASPHALT PAVING AT ELEVATIONS SHOWN. SEE ARCH. FOR PARKING LAYOUT, PAVEMENT SECTIONS, AND STRIPING.
3. EXISTING RETAINING WALL. NO AS-BUILT GRADES PROVIDED. MAY BE UTILIZED TO ACHIEVE GRADE TRANSITIONS BETWEEN SITES IF STRUCTURAL ENGINEER DETERMINES IT IS CAPABLE OF HANDLING PROPOSED LOADS. TOP OF WALL TO BE ADJUSTED TO BE A MINIMUM OF 6" ABOVE HIGH SIDE GRADE. DESIGN BY OTHERS.
4. INSTALL TRENCH DRAIN THIS AREA. SEE C-2 FOR ADD'L INFO.
5. INSTALL PRIVATE STORM DRAIN SYSTEM. SEE C-2 FOR DESIGN INFORMATION.
6. ALL ROOF DISCHARGE TO BE PIPED DIRECTLY INTO PRIVATE STORM SEWER SYSTEM. SEE ARCHITECTURAL AND PLUMBING PLANS FOR SPECIFIC ROOF DISCHARGE INFORMATION WITHIN 5' OF BUILDING.
7. PRIVATE STORM SEWER DISCHARGE LINE TO BE EXTENDED FROM STUB AT PROPERTY LINE TO SILVER AVE. STORM DRAIN SYSTEM AS PART OF C.O.A. WORK ORDER.
8. EXISTING ALISO DR. PUBLIC STORM DRAIN INLET TO BE RELOCATED AS PART OF C.O.A. WORK ORDER.
9. LANDSCAPED AREAS SHALL BE GRADED TO DRAIN AWAY FROM BUILDINGS TOWARDS PROPOSED STORM INLET LOCATIONS/DRAINAGEWAYS TYPICAL.
10. CONSTRUCT 2' WIDE COBBLED SWALE OVER PERMANENT EROSION CONTROL FABRIC INTEGRATED WITH LANDSCAPING TO DIRECT DISCHARGE TO PROPOSED SIDEWALK CULVERT. SEE C-2 FOR DETAIL.
11. SEE STRUCTURAL FOR ALL STRUCTURAL INFORMATION RELATING TO GRADE TRANSITIONS, EXTENDED STEMWALLS, RETAINING STEMWALLS, ETC. NOTIFY ARCHITECT OF ANY DISCREPANCIES. TYPICAL THROUGHOUT.
12. DASHED CONTOURS REPRESENT 0.5' INCREMENTS TO ASSIST WITH IDENTIFICATION OF PROPOSED DRAINAGE PATHS.
13. CONSTRUCT RAISED GARBAGE DUMPSTER AREA AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR DETAILS.
14. PATIO DISCHARGE OVER EDGE OF CONCRETE INTO LANDSCAPED AREA. PROPOSED STEEL GUARDRAIL WILL NOT BLOCK FLOW.
15. SLOPE CONCRETE APRON BETWEEN TRENCH DRAIN AND GARAGE DOOR AT ELEVATIONS SHOWN TO PROVIDE WATER BLOCK.
16. ROOF DRAIN INVERT THIS LOCATION TO BE 07.9 TO MISS SANITARY SEWER SERVICE LINE.
17. CONSTRUCT PEDESTRIAN PATH AT MAXIMUM SLOPE = 5.0% AS SHOWN.
18. FEMA FLOODPLAIN LIMIT – APPROXIMATE LOCATION BASED ON DIGITIZED MAP.
19. 2' WIDE SIDEWALK CULVERT TO BE CONSTRUCTED UNDER SEPARATE C.O.A. WORK ORDER. GRADES SHOWN ARE FOR GENERAL INFORMATION ONLY.

GENERAL NOTES

A. COORDINATE WORK WITH SITE PLAN, DEMOLITION PLAN, UTILITY PLAN AND DETAILS.

B. 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.

C. WHERE PROPOSED GRADES ARE SHOWN AS 'MATCH' OR '±', TRANSITION SHALL BE SMOOTH AND LEVEL.

D. GRADES SHOWN WITHIN LANDSCAPED AREAS INDICATE TOP OF LANDSCAPE MATERIAL. SUBGRADE TO BE GRADED TO ELEVATION SHOWN MINUS LANDSCAPE MATERIAL THICKNESS.

E. 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.

LEGEND

	PROPERTY LINE
+78.16	EXISTING SPOT ELEVATION
79	EXISTING CONTOUR
78.0	PROPOSED SPOT ELEVATION
30	PROPOSED CONTOUR
	SURFACE FLOW DIRECTION
TG	TOP OF GRADE
TW	TOP OF WALL
TC	TOP OF CURB
FL	FLOW LINE
FF	FINISHED FLOOR
R.O.W.	RIGHT OF WAY
PL	PROPERTY LINE

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER

10.17.06

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

1520GRD.dwg Oct 16,2006

ALISO LOFTS PHASE II

ENVIRONMENTAL DYNAMICS

DRAINAGE AND GRADING PLAN

Date:	No.	Revision	Date	Job No.
10.16.06				1520
Drawn By: BJB				C-1
Ckd By: FCA				OF

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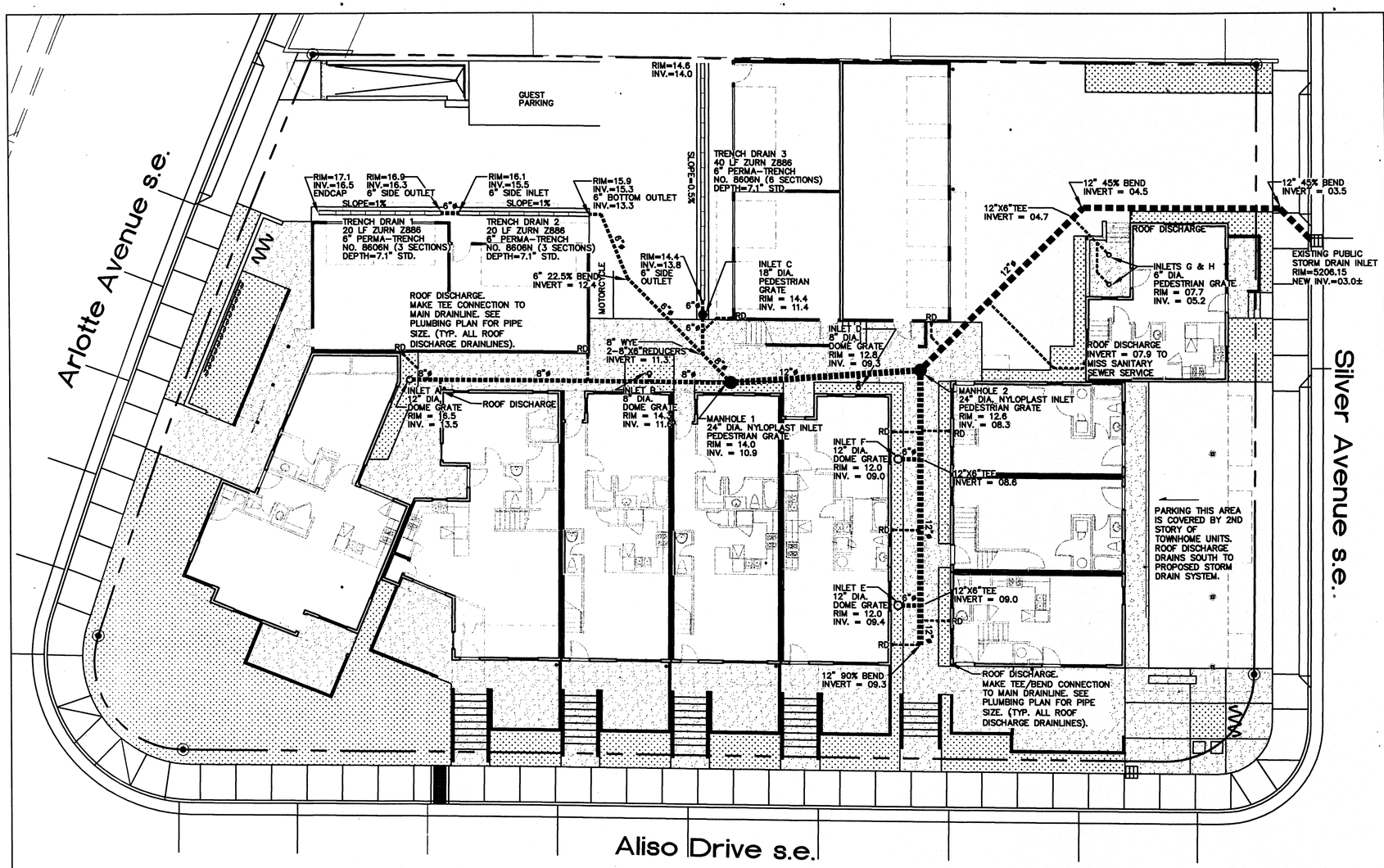


GENERAL NOTES

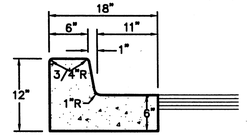
A. EACH PROPOSED INLET TO CONSIST OF A ADS NYLOPLAST INLINE DRAIN WITH 6" OUTLET (SEE PLAN FOR GRATE SIZE) WITH DOME GRATE INSTALLED IN LANDSCAPED AREAS AND PEDESTRIAN GRATE IN PAVEMENT. EXTEND 6" ADS PIPE AND CONNECT TO PROPOSED STORM DRAIN MAIN LINE USING ADS N12WT (WT=WATERTIGHT) TEES AND BENDS.

B. ALL STORM DRAIN LINES AND FITTINGS TO BE ADS N-12WT WATERTIGHT O.A.E.

C. MINIMUM SLOPE = 1.0% UNLESS NOTED.

D. STORM DRAIN SYSTEM WILL REQUIRE REGULAR MAINTENANCE TO ENSURE PROPER FUNCTIONING DURING STORM EVENTS. PROPERTY OWNER SHALL PUT IN PLACE INSPECTION AND MAINTENANCE CRITERIA SCHEDULED TO OCCUR MONTHLY AND AFTER EACH STORM EVENT.

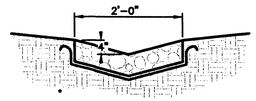
MEDIAN CURB AND GUTTER



GENERAL NOTES

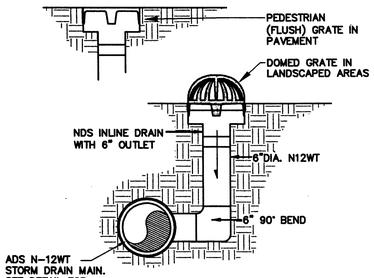
1. PROVIDE CONST. CONTROL JOINTS @ 6' O.C. MAX. AND 1/2" EXPANSION JOINTS @ 48' O.C. MAX
2. EDGES SHOULD BE REMOVED WITH 3/8" EDGING TOOL
3. MEDIAN C & G REQUIRE FULL FORM ON ALL FACES

COBBLE SWALE

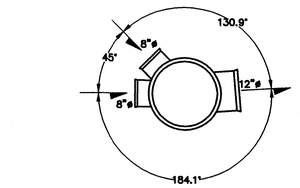


- VARY COBBLE SIZE BETWEEN 4" AND 8" DIA. (AVG.=6")
- PLACE GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.) BENEATH COBBLE SWALE.

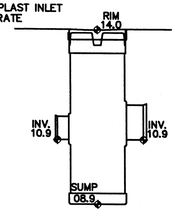
IN-LINE DRAINS



MANHOLE #1



MANHOLE 1
24" DIA. NYLOPLAST INLET
PEDESTRIAN GRATE
RIM = 12.6
INV. = 10.9
SUMP = 08.9



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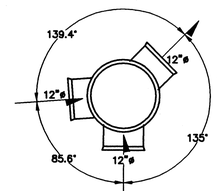
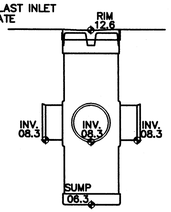
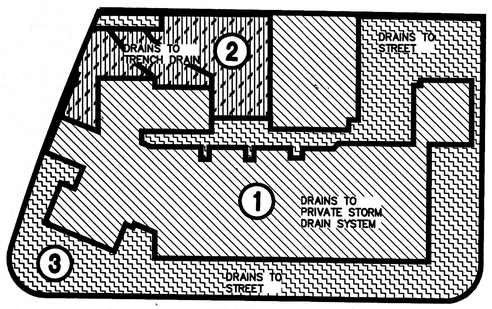


MANHOLE 2
24" DIA. NYLOPLAST INLET
PEDESTRIAN GRATE
RIM = 12.6
INV. = 08.3
SUMP = 06.3





SITE SUB-BASINS

FRED C. ARFMAN NEW MEXICO 7321 LICENSED PROFESSIONAL ENGINEER

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128 Monroe Street N.E.
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1520GRD.dwg Oct 16,2006

ALISO LOFTS PHASE II

ENVIRONMENTAL DYNAMICS

DRAINAGE DETAILS

Date:	No.	Revisions	Date	Job No.
10.16.06				1520
Drawn By: BJB				
Ckd By: FCA				

RECEIVED OCT 17 2006 CITY OF HYDROLOGY SECTION

LOT 2-C, BLOCK 3
GRANADA HEIGHTS
6/15/1993, Volume 93C, Folio 168

LOT 2-A, BLOCK 3
GRANADA HEIGHTS
6/15/1993, Volume 93C, Folio 168

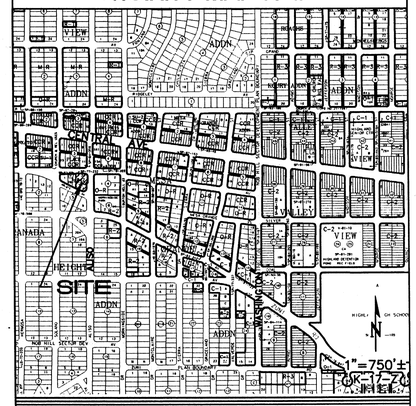
55' PUBLICLY DEDICATED RIGHT-OF-WAY
ARLOTTE AVENUE S.E.

SILVER AVENUE S.E.
55' PUBLICLY DEDICATED RIGHT-OF-WAY

ALISO DRIVE S.E.
46' PUBLICLY DEDICATED RIGHT-OF-WAY

(N00°00'00"E)
N00°35'07"E
159.09'
S89°24'53"E
S00°25'40"W
168.11'
103.07'
R=998.09'
L=105.52'
R=15.00'
L=28.02'
R=15.00'
L=23.52'
54.00'
23.94'
22.24'
113.16'
6.65'
6.66'
1.17' WIDE STEP
GUEST PARKING
22.00'
10.81'
SETBACK
20.64'
20.64'
20.00'
44.17'
3.50'
24.21'
4.04'
MOTORCYCLE
22.95'
4.81'
20.00'
20.95'
5.40'
23.76'
13.56'
9.65'
8.50'
17'
18' - 45° SPACES
6.39'
12.28'
12.14'
6.00'
15.02' CLEAR
15.00'
45.00'
32.00'
37.66'
5.78'
8.50'
12.79'
8 SPACES = 172'
20'
22'
WHEELCHAIR RAMP
TYP.
FIRE LANE
FH
UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 6 AC
UNIT 8
UNIT 9
UNIT 10
UNIT 11 AC
UNIT 5 PARKING
UNIT 6 PARKING
UNIT 7 PARKING
UNIT 8 PARKING
UNIT 9 PARKING
UNIT 10 PARKING
UNIT 11 PARKING
UNIT 12 PARKING
8.5'x17' pkg space min dims
8'x17' pkg space min dims
SCALE 1"=10'
0 5 10 20 30

VICINITY MAP K-17



KEYED NOTES

1. CURB PAINTED RED WITH SAFETY WHITE LETTERING "FIRE LANE-NO PARKING" AT 12'-0" O.C.
2. 4' WIDE PAINTED (SAFETY WHITE) STRIPING.
3. 6' PCC SIDEWALKS
4. NOT USED
5. NOT USED
6. CONCRETE PAVING LIMITS.
7. BIKE RACK.
8. PCC CITY DRIVEPAD PER COA STD DWG #2425

GENERAL NOTES

PARKING: (13 CONDOMINIUM UNITS; 25 BATHROOMS)

REQUIRED PARKING = 25 BA. X 1.0 SPACE/BA.= 25 SP.
SPACE REDUCTION (BUS ROUTE CREDIT: 10%) -2.5 SP.
22.5 SP.
TOTAL PARKING SPACES REQUIRES: (USE) 23 SPACES

PARKING SPACES PROVIDED

GARAGE SPACES (INCL. 1 HC):	12
CARPORT SPACES:	4
GUEST PARKING:	1
STREET (14 x 50%) ✱ = 7	USE 6
TOTAL (CAR):	23 SP.
MOTORCYCLE (ONSITE):	1 SP.
BIKE RACK	2 EA.

TRAFFIC CIRCULATION LAYOUT APPROVED
Signed 11/17/06 Date

RECEIVED
NOV 13 2006
HYDROLOGY SECTION

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
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Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1520TCL.dwg Nov 09,2006

ALISO LOFTS PHASE II

ENVIRONMENTAL DYNAMICS

TRAFFIC CONTROL PLAN

Date: 07.20.06	No.	Revision	Date	Job No. 1520
Drawn By: BJB				CT 1
Ckd By: FCA				SH 1 OF 1

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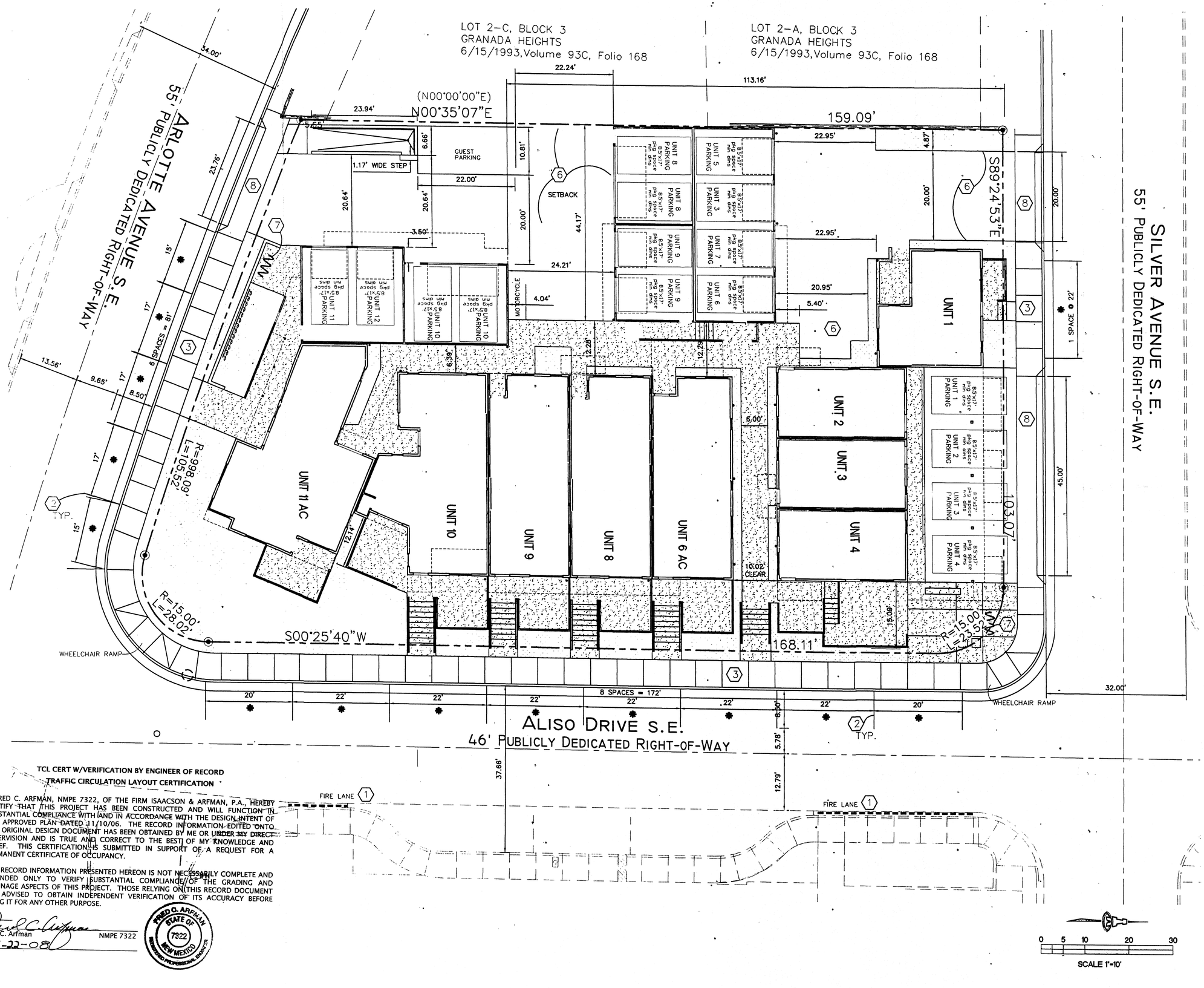

SILVER AVENUE S.E.
55' PUBLICLY DEDICATED RIGHT-OF-WAY

VICINITY MAP K-17

KEYED NOTES

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CARPORT SPACES:	4
GUEST PARKING:	1
STREET (14 x 50%) * = 7 USE	6
TOTAL (CAR):	23 SP.
MOTORCYCLE (ONSITE):	1 SP.
BIKE RACK	2 EA.

TRAFFIC CIRCULATION LAYOUT APPROVED
Signed 11/17/06 Date

RECEIVED JAN 22 2008 HYDROLOGY SECTION

RECEIVED NOV 13 2006 HYDROLOGY SECTION

TCL CERT W/VERIFICATION BY ENGINEER OF RECORD
TRAFFIC CIRCULATION LAYOUT CERTIFICATION

I, FRED C. ARFMAN, NMPE 7322, OF THE FIRM ISAACSON & ARFMAN, P.A., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED AND WILL FUNCTION IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 11/10/06. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Fred C. Arfman NMPE 7322
01-22-08
Date

FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
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Albuquerque, New Mexico 87108
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FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER 11/16/06

1520TCL.dwg Nov 09,2006

ALISO LOFTS
PHASE II
ENVIRONMENTAL DYNAMICS

TRAFFIC CONTROL PLAN

Date:	No.	Revision	Date	Job No.
07.20.06				1520
Drawn By: BJB				CT 1
Ckd By: FCA				SH.1 OF 1

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GRANADA HEIGHTS
6/15/1993, Volume 93C, Folio 168

GRANADA HEIGHTS
6/15/1993, Volume 93C, Folio 168

55' ARLOTTE AVENUE S.E.
PUBLICLY DEDICATED RIGHT-OF-WAY

SILVER AVENUE S.E.
55' PUBLICLY DEDICATED RIGHT-OF-WAY

ALISO DRIVE S.E.
46' PUBLICLY DEDICATED RIGHT-OF-WAY

5217.60 | 5216.60 | 5215.10 | 5212.60 | F.F. 5208.30 | F.F. 5208.80 | F.F. 5208.80 | F.F. 5208.80

F.F. 5217.10 (HC) | F.F. 5217.10 | F.F. 5216.10 | F.F. 5215.10 | F.F. 5213.80 (HC)

SLOPE PAD 1/4" PER FT.

TRENCH DRAIN

MOTORCYCLE

BUEST PARK

PARKING BELOW / UNIT ABOVE

SCALE 1"=10'

VICINITY MAP K-17

SITE

1"=750'±

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11. SEE STRUCTURAL FOR ALL STRUCTURAL INFORMATION RELATING TO GRADE TRANSITIONS, EXTENDED STEMWALLS, RETAINING STEMWALLS, ETC. NOTIFY ARCHITECT OF ANY DISCREPANCIES. TYPICAL THROUGHOUT.
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19. 2' WIDE SIDEWALK CULVERT TO BE CONSTRUCTED UNDER SEPARATE C.O.A. WORK ORDER. GRADES SHOWN ARE FOR GENERAL INFORMATION ONLY.

DRAINAGE CERTIFICATION

I, Genevieve L. Donart, NMPE #15088 of the firm Isaacson & Arfman, P.A., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 10/17/06. The record information edited onto the original design document has been obtained by Mitchell W. Reynolds, NMPS #11224, of the firm Surveys Southwest. I further certify that I visited the project site on 01/11/08 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Temporary Certificate of Occupancy.

AREAS OF MODIFICATION BETWEEN APPROVED DRAINAGE & GRADING PLAN AND ACTUAL AS-BUILT

1. Stairs and a sidewalk were added from the patio of the southeasterly Unit #11 to the sidewalk along Aliso Drive. A sidewalk culvert was included in the new sidewalk to allow flows from the swale to pass through. OK
2. The 4" step from the door of the northwesterly Unit #1 to its back courtyard was not constructed. There are double the required inlets in this area, so the change is acceptable, but the developer must notify homeowners that maintenance of these inlets is vital.
3. A trench drain was installed in front of the southeasterly door threshold of Unit #11. A PVC drain pipe was installed from the trench drain to the drainage swale east of the private sidewalk. OK

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Genevieve L. Donart, NMPE #15088

01/16/08
Date

GENEVIEVE L. DONART NEW MEXICO 15088 LICENSED PROFESSIONAL ENGINEER

MITCHELL W. REYNOLDS NEW MEXICO 11224 NEW PROFESSIONAL SURVEYOR

Revised 01-09-08

GENERAL NOTES

A. COORDINATE WORK WITH SITE PLAN, DEMOLITION PLAN, UTILITY PLAN AND DETAILS.

B. 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.

C. WHERE PROPOSED GRADES ARE SHOWN AS 'MATCH' OR '±', TRANSITION SHALL BE SMOOTH AND LEVEL.

D. GRADES SHOWN WITHIN LANDSCAPED AREAS INDICATE TOP OF LANDSCAPE MATERIAL. SUBGRADE TO BE GRADED TO ELEVATION SHOWN MINUS LANDSCAPE MATERIAL THICKNESS.

E. 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.

LEGEND

	PROPERTY LINE
+78.16	EXISTING SPOT ELEVATION
79	EXISTING CONTOUR
◆ 78.0	PROPOSED SPOT ELEVATION
30	PROPOSED CONTOUR
	SURFACE FLOW DIRECTION
TG	TOP OF GRADE
TW	TOP OF WALL
TC	TOP OF CURB
FL	FLOW LINE
FF	FINISHED FLOOR
R.O.W.	RIGHT OF WAY
PL	PROPERTY LINE

ALBUQUERQUE BUILDING & SAFETY
NOV 20 2006
IBC PLAN CHECK SECTION

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1520GRD.dwg Oct 16,2006

ALISO LOFTS PHASE II

ENVIRONMENTAL DYNAMICS

DRAINAGE AND GRADING PLAN

Date:	No.	Revisions	Date	Job No.
10.16.06				1520
Drawn By: BJB				C-1
Ckd By: FCA				SH. OF

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HYDROLOGY SECTION

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