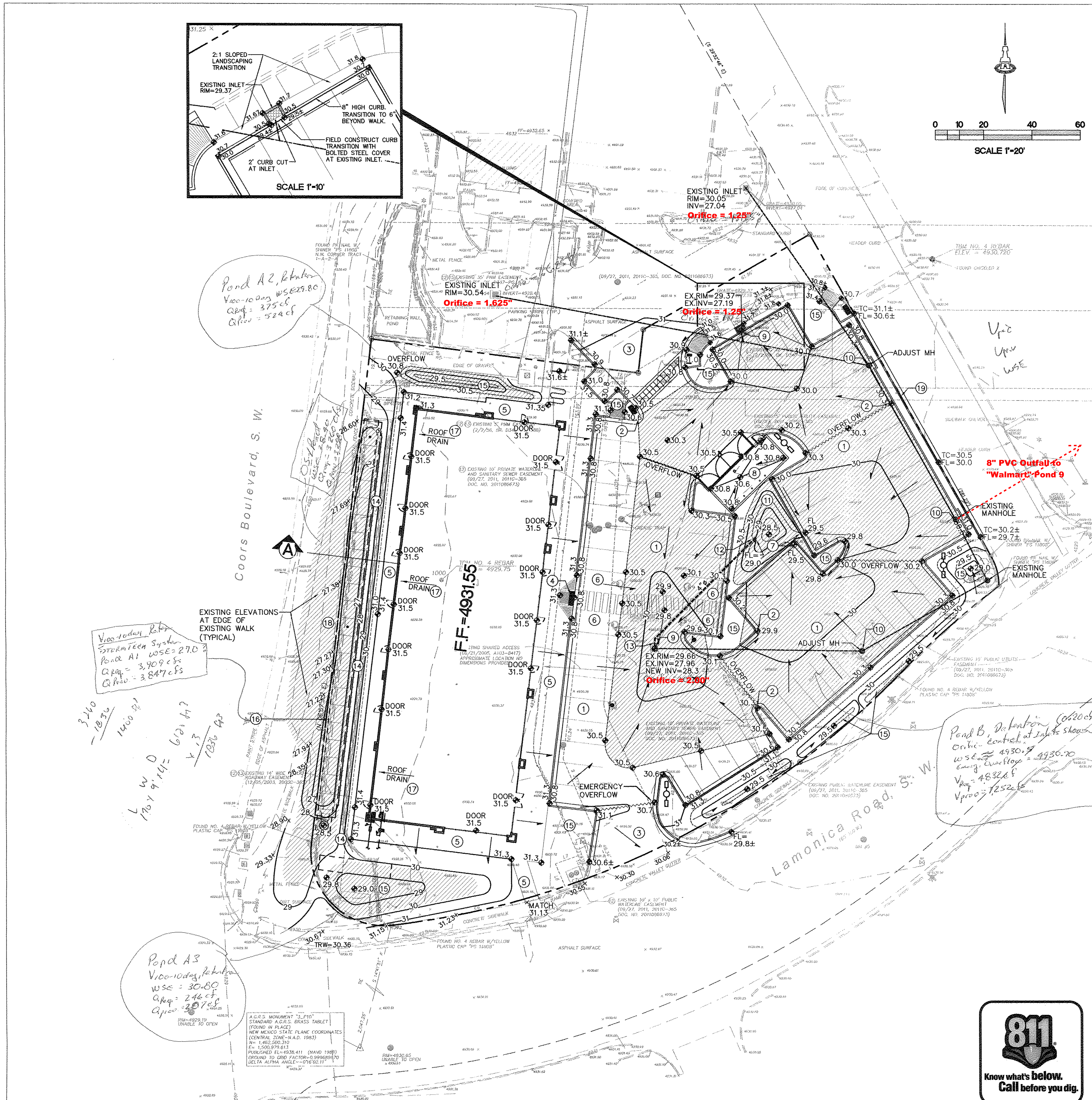


KEYED NOTES

1. CONSTRUCT NEW ASPHALT PAVEMENT AT ELEVATIONS SHOWN @ MIN. 1% SLOPE.
2. SPOT ELEVATIONS WITHIN FLOWLINE REPRESENT FLOWLINE UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB OR TOP OF ADJACENT WALK ELEVATIONS. TYPICAL.
3. CONSTRUCT SITE ACCESS TO ELEVATIONS SHOWN TO MATCH EXISTING INFRASTRUCTURE FOR SMOOTH RIDING TRANSITION.
4. CONSTRUCT HANDICAP RAMPS PER ADA GUIDELINES. INSTALL TRUNCATED DOMES PER ADA GUIDELINES. SEE ARCHITECTURAL.
5. CONSTRUCT CONCRETE WALK. MAXIMUM CROSS-SLOPE = 2% TYPICAL.
6. SLOPES WITHIN HANDICAP PARKING AREA TO MEET ADA REQUIREMENTS. MAX. SLOPE = 2% IN ANY DIRECTION.
7. PROVIDE 2' WIDE OPENING (BOTTOM WIDTH) IN CURB TO PASS FLOW TO LANDSCAPING. FILLET EDGES WITH TRANSITION TO FULL CURB OVER 6" EACH SIDE.
8. CONSTRUCT NEW CONCRETE DUMPSTER PAD AND ENCLOSURE AT ELEVATIONS SHOWN. SEE UTILITY PLAN FOR AREA DRAIN AT LOWPOINT OF DUMPSTER PAD CONNECTED TO SANITARY SEWER MAIN.
9. EXISTING STORM DRAIN AREA INLET WITH ORIFICE CONTROL TO REMAIN.
10. EXISTING STORM DRAIN MANHOLE. ADJUST RIM AS NECESSARY.
11. LANDSCAPED DESILTATION BASIN TO COLLECT FLOW, UTILIZE FOR LANDSCAPING AND SLOW-RELEASE EXCESS TO STORM DRAIN SYSTEM.
12. 4" DIA. SCH. 40 DRAINLINE WITH ENTRANCE HEADWALL AT ELEVATIONS SHOWN. SEE DETAIL SHEET CG-501
13. CORE DRILL INTO EXISTING CATCH BASIN. EXTEND DRAINLINE THROUGH EXISTING STORM DRAIN INLET AT INVERT ELEVATIONS SHOWN. GROUT WITH NONSHRINK GROUT.
14. PROVIDE EROSION PROTECTION ON ALL SLOPES > 4:1. SEE GENERAL NOTES
15. LANDSCAPED AREAS TO BE DEPRESSED FOR WATER HARVESTING. TYPICAL.
16. CONSTRUCT UNDERGROUND STORMTECH SYSTEM PER ADS SPECIFICATIONS AND DETAILS. SEE CG-501 FOR ADDITIONAL INFORMATION.
17. EXTEND ROOF DRAINS DIRECTLY TO UNDERGROUND STORMTECH SYSTEM USING FITTINGS AS REQUIRED.
18. CONSTRUCT NEW SURFACE RETENTION POND FOR OFF-SITE DRAINAGE BASIN HISTORICALLY DRAINING TO THIS AREA. SEE SHEET CG-501 SECTION A.
19. CONSTRUCT SLOPED CURB AROUND EXISTING INLET TO SMOOTHLY TRANSITION BETWEEN TOP OF NEW CURB AND BACK OF NEW WALK. COORDINATE SLOPED LANDSCAPING WITH ARCHITECT.

DRAINAGE PLAN CONCEPT

PER THE ORIGINAL DRAINAGE REPORT FOR TRACT 1-A-2, LANDS OF LAMONICA & WENK, BY TIERRA WEST, LLC DATED DECEMBER 2010, THE SITE WILL CONTINUE TO DRAIN TO ON-SITE INFRASTRUCTURE AS FOLLOWS:

THE EXISTING ON-SITE STORM DRAINAGE INLETS PREVIOUSLY CONSTRUCTED AS PART OF THE MASTER PLANNED STORM DRAIN SYSTEM (DESIGNED TO CONTROL RELEASE TO THE WAL-MART POND SYSTEM AND THEN TO THE MRGCD SYSTEM) ARE ORIFICE CONTROLLED TO RELEASE THE ALLOWABLE RATES AND WILL REMAIN FUNCTIONAL.

THE PROPOSED DEVELOPMENT WILL CREATE THREE DRAINAGE BASINS.

BASIN A: CONSISTING OF THE ENTIRE BUILDING ROOF AND THE MINOR WATER HARVESTING AREAS TO THE NORTH AND SOUTH WILL BE PIPED INTO THE UNDERGROUND STORMTECH SYSTEM SIZED TO RETAIN THE 100-YEAR 10-DAY STORM EVENT FOR THIS BASIN.

A SURFACE RETENTION POND ALONG THE WEST SIDE OF THE PROPERTY WILL CONTINUE TO RETAIN THE HISTORIC OFF-SITE BASIN.

BASED ON THE GEOTECH BORING LOGS, THE REMOVAL OF THE SHALLOW CLAYS (TOP 6') WHICH WILL OCCUR WITH THE INSTALLATION OF THE STORMTECH SYSTEM WILL ENHANCE THE INFILTRATION OF STORMWATER INTO THE SHALLOW GROUNDWATER (<10 BELOW THE SURFACE).

BASIN B: CONSISTING OF THE PAVED PARKING LOT AND A SMALL PORTION OF PAVEMENT TO THE NORTH (PER THE DRAINAGE MASTER PLAN) WILL CONTINUE TO DRAIN TO THE EXISTING STORM DRAIN INLETS WITH INSTALLED ORIFICE CONTROL. ONCE CAPACITY IS REACHED, EXCESS WILL BACK UP INTO THE PARKING.

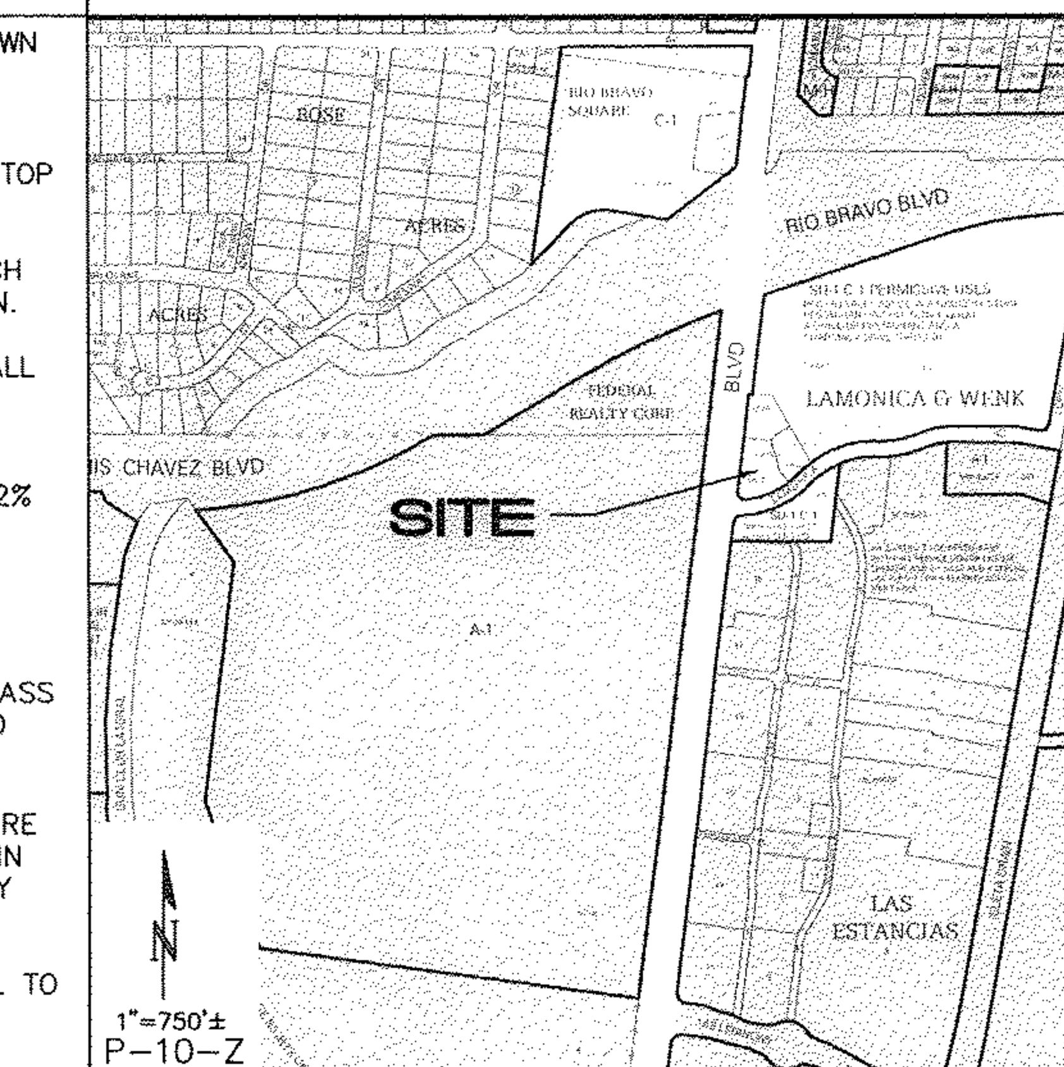
BASIN C: CONSISTING OF THE MINOR PERIMETER LANDSCAPED AREAS, WILL BE COLLECTED IN DEPRESSED WATER HARVESTING AREAS WITHIN THE LANDSCAPING.

EMERGENCY OVERFLOW WILL CONTINUE TO PASS TO LAMONICA ROAD AT PREVIOUSLY APPROVED ELEVATION 4930.7.

GENERAL NOTES

SEE SHEET CG-501 FOR ALL GENERAL NOTES RELATING TO THIS GRADING & DRAINAGE PLAN

VICINITY MAP



PROJECT DATA

PROPERTY: THE SITE IS AN PARTIALLY DEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP P-10. THE SITE IS BOUND TO THE WEST BY COORS BLVD. SW, TO THE SOUTH BY LAMONICA RD. SW, AND TO THE NORTH AND EAST BY DEVELOPED COMMERCIAL PROPERTY.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A RETAIL BUILDING WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: TRACTS 1-A-2-A AND 1-A-2-C LANDS OF LAMONICA & WENK CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

ADDRESS: 3510 COORS BOULEVARD, S.W., 87121

AREA: 1.192 ACRES

BENCHMARK: A.G.R.S. MONUMENT "3_P10" STANDARD A.G.R.S. BRASS TABLET. PUBLISHED EL=4938.411 (NAVD 1988)

OFF-SITE: NO OFF-SITE DRAINAGE IMPACTS THIS PROPERTY OTHER THAN OFF-SITE FLOW FROM COORS BLVD. WHICH IS TO CONTINUE TO BE RETAINED ON-SITE ALONG THE WEST END OF THE PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001C0339G, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

SURVEYOR: PRECISION SURVEYS, INC.
5571 MIDWAY PARK PLACE, NE
ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505-856-5700

THE UNDERSIGNED OWNER HEREBY ACKNOWLEDGES THAT THE UNDERGROUND STORM WATER STORAGE SYSTEM LOCATED ON THE WEST SIDE OF THE BUILDING IS SITUATED WITHIN A 14' WIDE PUBLIC ROADWAY EASEMENT AND MAY BE SUBJECT TO RELOCATION IF THE COORS BLVD. ROADWAY IS EVER WIDENED, AT THE SOLE EXPENSE OF THE PROPERTY OWNER.

JOHN WILGER 2.20.14

LEGEND

	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED 1' CONTOUR
	PROPOSED 0.5' CONTOUR
78.3	PROPOSED SPOT ELEVATION
	FLOW ARROW
F.F.=4931.55	FINISH FLOOR ELEVATION
	SURFACE PONDING

RECEIVED FEB 2 1 2014 LAND DEVELOPMENT SECTION

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER 02-21-14

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

2021 CG-101.dwg Feb 21,2014

LAMONICA SHOPS
N.W.C OF COORS AND LAMONICA S.W

GRADING AND DRAINAGE PLAN

Date:	No.	Revision:	Date:	Job No.
02-19-14				2021
Drawn By: BJB				CG-101
Ckd By: FCA				SH. OF

P10-D005