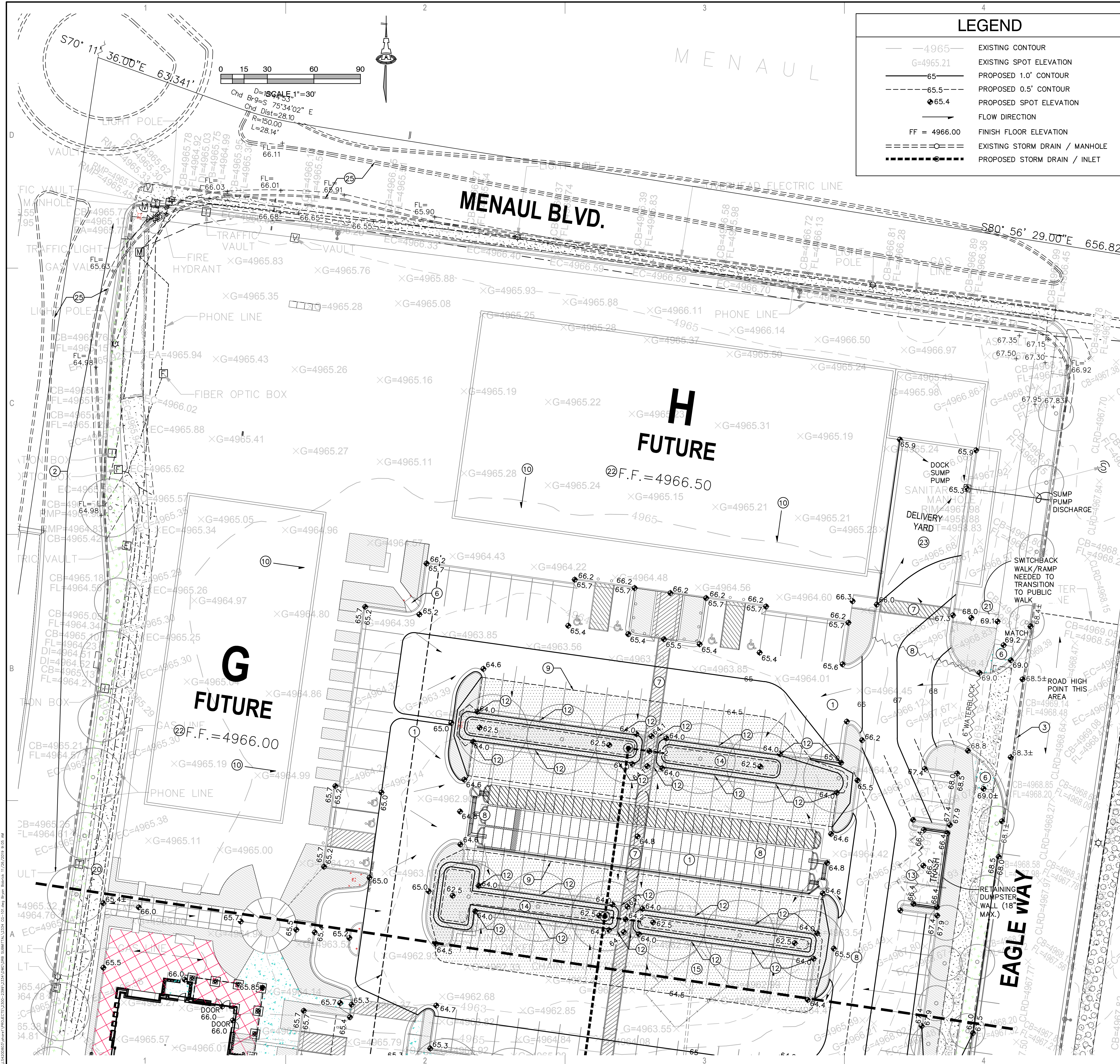




LEGEND

—4965—	EXISTING CONTOUR
G=4965.21	EXISTING SPOT ELEVATION
—65—	PROPOSED 1.0' CONTOUR
---65.5---	PROPOSED 0.5' CONTOUR
◆65.4	PROPOSED SPOT ELEVATION
→	FLOW DIRECTION
FF = 4966.00	FINISH FLOOR ELEVATION
===○===	EXISTING STORM DRAIN / MANHOLE
---○---	PROPOSED STORM DRAIN / INLET

VICINITY MAP

KEYED NOTES

THESE NOTES ARE REFERENCED ON SHEETS CG-101 AND CG-102. NOT ALL NOTES ARE USED ON EACH SHEET.

- CONSTRUCT NEW PAVING AND 6" HIGH MEDIAN CURB AND GUTTER AT ELEVATIONS SHOWN. SEE PAVING PLAN FOR MATERIAL, EXTENTS, JOINTS AND PAVING SECTIONS. NOTE: TO ENSURE READABILITY, NOT ALL PAVEMENT SPOT ELEVATIONS SHOW ADJACENT TOP OF CURB / TOP OF WALK ELEVATIONS. TEXT SHOWN WITHIN FLOWLINE INDICATES FLOWLINE ELEVATION. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
- NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
- PROVIDE SMOOTH TRANSITION TO EXISTING PAVEMENT.
- TOP OF ASPHALT TO BE FLUSH WITH TOP OF CONCRETE WALK THIS AREA FOR ADA ACCESS.
- SLOPE WITHIN HANDICAP PARKING AREAS TO BE ADA COMPLAINT. ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION
- CONSTRUCT ADA COMPLAINT RAMP. TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%). TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%.
- CONSTRUCT ADA COMPLAINT PEDESTRIAN ACCESS AT ELEVATIONS SHOWN. TARGET LONGITUDINAL SLOPE = 4.5% LONGITUDINAL SLOPE SHALL NOT EXCEED 20:1 (5%). TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%.
- HIGH POINT / GRADE BREAK LOCATION.
- 0.5" DESIGN CONTOURS ARE SHOWN DASHED WHERE NECESSARY TO CLARIFY GRADING CONCEPT.
- CONCENTRATED ROOF DISCHARGE DIRECTION. NO MAIN ROOF AREA MAY DISCHARGE TO 12TH STREET OR MENAU BLVD.
- CONSTRUCT 1.5' WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT TO PASS CONCENTRATED ROOF DISCHARGE TO PAVEMENT. SEE ARCHITECTURAL FOR SPECIFIC ROOF DISCHARGE LOCATIONS. CONSTRUCT PER COA STD. DWG. 2236. SEE CG-501 FOR ADDITIONAL INFORMATION.
- PROVIDE 2.0' WIDE OPENING IN CURB TO PASS FLOW. SEE DETAIL SHEET CG-501.
- CONSTRUCT CONCRETE DUMPSTER PAD SLOPING TO DIRECT LOCALIZED STORMWATER TO PROPOSED SANITARY SEWER DRAINAGE INLET AT LOW POINT. SEE UTILITY PLAN.
- CONSTRUCT 18" DEEP STORMWATER QUALITY RETENTION POND AT ELEVATIONS SHOWN. 2:1 ARMORED SIDE SLOPES (6" AVG. DIA. ANGULAR ROCK. COORDINATE COLOR WITH ARCHITECT.) SEE DETAIL SHEET CG-501. PONDS WHICH DO NOT PROVIDE THE REQUIRED VOLUME MUST BE CORRECTED AT CONTRACTOR'S EXPENSE.
- CONTRACTOR TO PROTECT EXISTING STORM DRAIN LIFT STATION THIS AREA.
- APPROXIMATE LOCATION OF EXISTING STORM DRAIN SYSTEM. RIM AND INVERT ELEVATIONS PER AS-BUILT SURVEY DATA.
- FIELD LOCATE 10' DIA. TYPE E M.H. REMOVE TOP SLAB ACCESS DOOR (ELEV. 4962.0±). RAISE TO NEW PAVEMENT (4964.2±). RECONSTRUCT TOP SLAB WITH ACCESS DOOR. FIELD LOCATE 4'X4' CONCRETE VAULT. REMOVE VAULT ACCESS COVER. RAISE TO NEW PAVEMENT (4964.2±). RECONSTRUCT VAULT ACCESS COVER.
- SEE ELECTRICAL PLANS FOR RELOCATION OF PUMP STATION CONTROL PANEL IN SECURE ENCLOSURE.
- CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG-502 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
- CONSTRUCT ADA COMPLAINT TRANSITION WALK TO EXISTING PUBLIC WALK. COORDINATE WITH ARCHITECT.
- CONSTRUCT CONCRETE STEPS TO ACHIEVE REQUIRED GRADE DIFFERENCE. SEE ARCHITECTURAL FOR DETAILS.
- FUTURE BUILDING F.F. ELEVATIONS PROVIDED FOR GENERAL INFORMATION.
- FUTURE DELIVERY YARD MAY REQUIRE SUMP PIT TO DRAIN. TO BE COORDINATED AS PART OF FUTURE PLANS.
- LIMITS OF DETENTION PONDED STORMWATER BASED ON A 0.1 CFS PER ACRE DISCHARGE RATE.
- LINEWORK FOR FUTURE MENAU BLVD. AND 12TH STREET PROVIDED FOR GENERAL INFORMATION.

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Architect

Engineer

DRB SUBMITTAL
NOVEMBER 26, 2019

AVANYU RETAIL

2400 12TH STREET
ALBUQUERQUE, NM 87104

Key Plan

NTS

No	Date	Description
Revision Schedule		
ISSUE:	DRB	
PROJECT NUMBER:	IA 2334	
FILE:	2334 CG-101.dwg	
DRAWN BY:	DC	
CHECKED BY:	FCH	
DATE:	-	

SHEET TITLE

GRADING & DRAINAGE PLAN

1 OF 2

CG-101