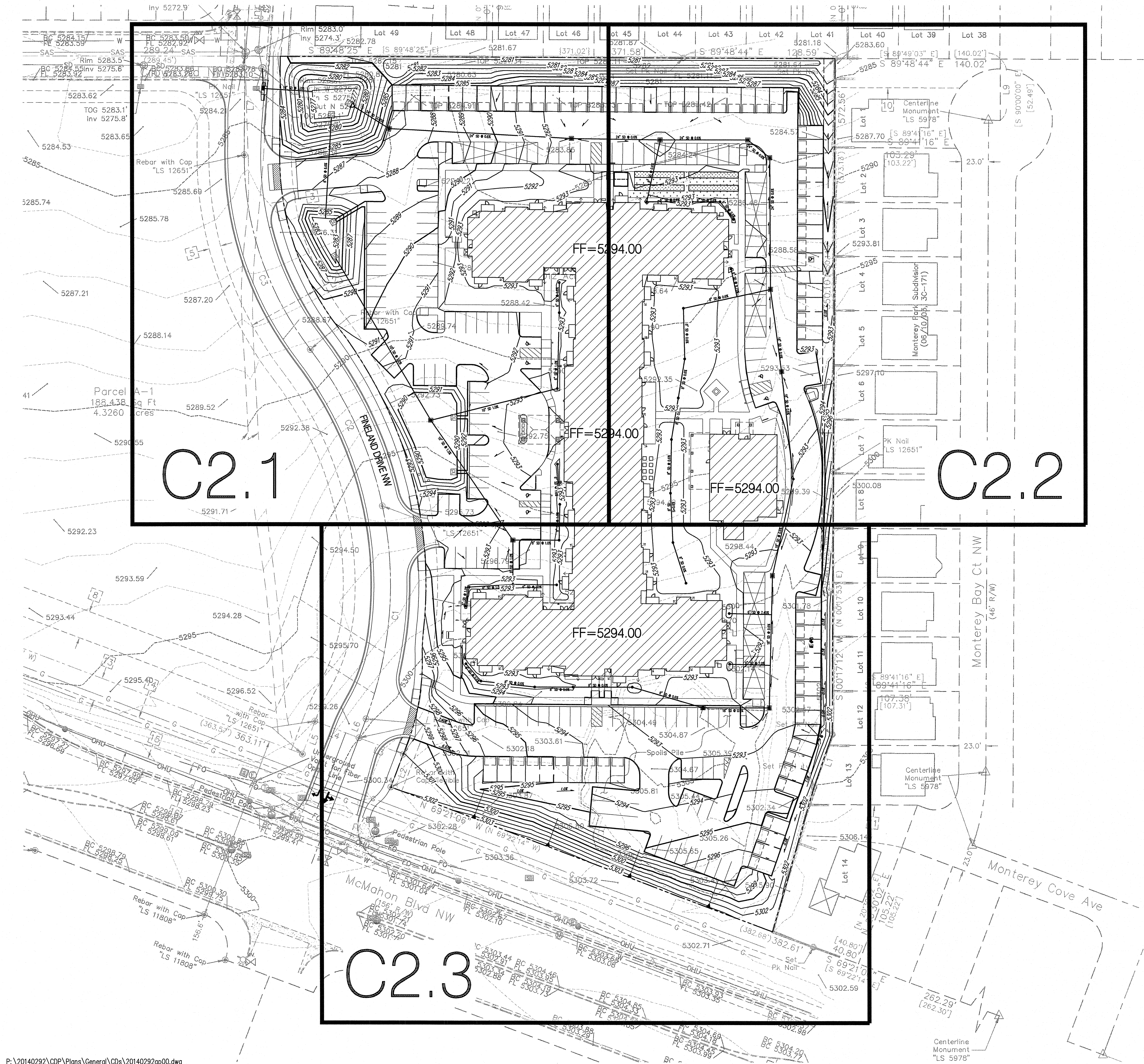


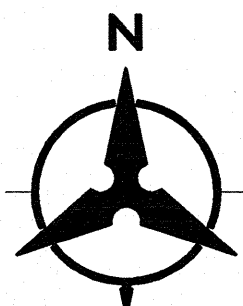


GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION". ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

PROJECT BENCH MARK

ACS Monument "9_A11"
NAD 1983 CENTRAL ZONE
X=1506571.019
Y=1533206.142
Z=5301.647 (NAVD 1988)
G-G=0.999670857
Mapping Angle= -0°15'30.20"



40 20 0 40
SCALE: 1"=40'

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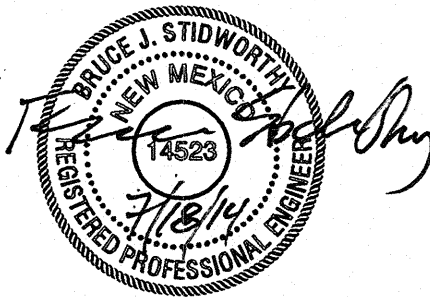
PROJECT

**AFFINITY AT
ALBUQUERQUE**

FINELAND & MCMAHON
ALBUQUERQUE, NEW MEXICO

**PERMIT SET
6-6-2014**

SEAL



FILE

DATE
JULY 18, 2014

DRAWN

BO/MS

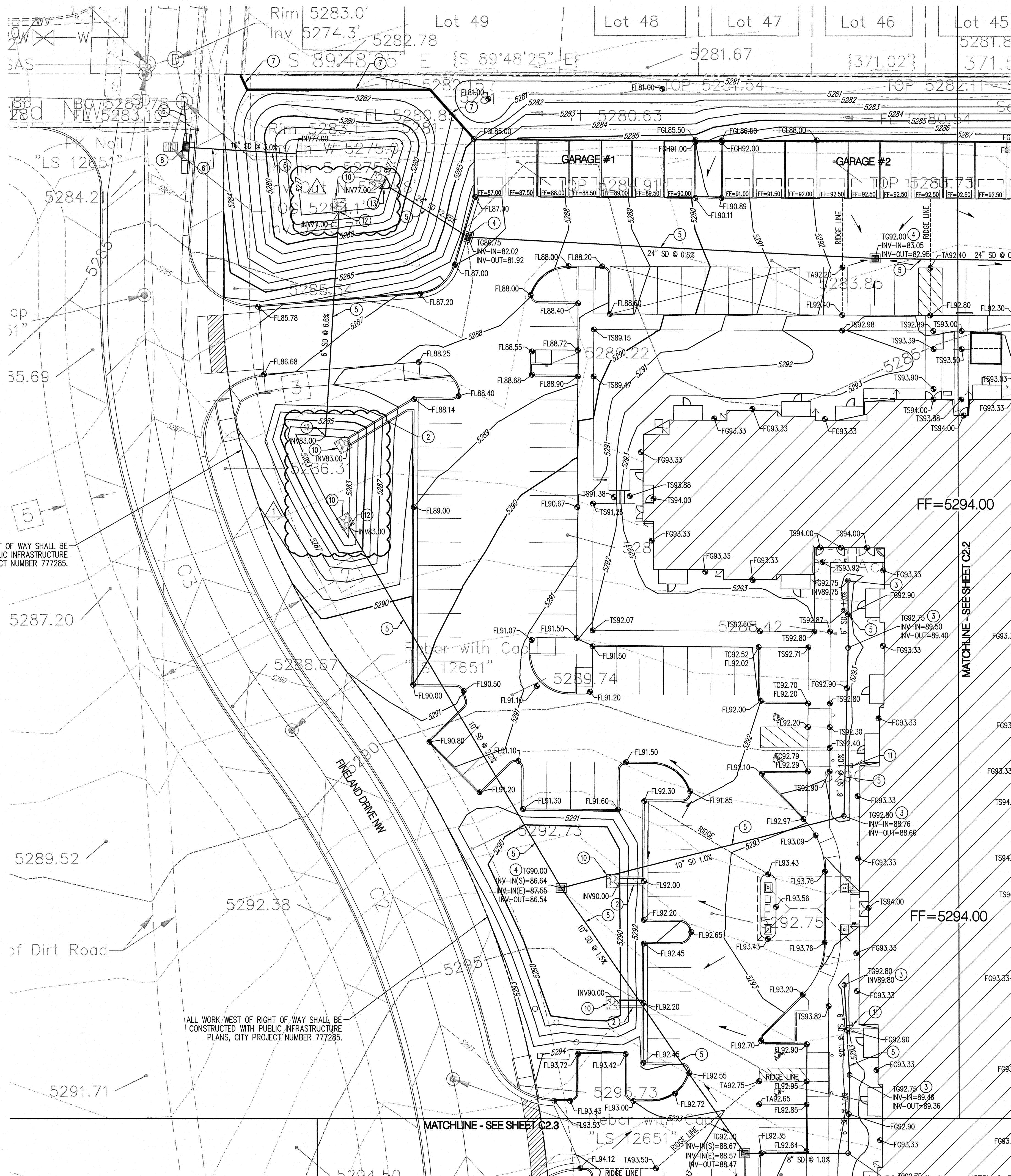
REVISIONS

1 7-18-14 REVISION #1
BUILDING DEPARTMENT COMMENTS

SHEET

C2.0

OVERALL GRADING &
DRAINAGE PLAN



GENERAL NOTES

- FOR TYPICAL GRADING AT STEPPED GARAGES SEE 1/C2.1.
- FOR TYPICAL GRADING AT PATIOS SEE 1/C2.2.

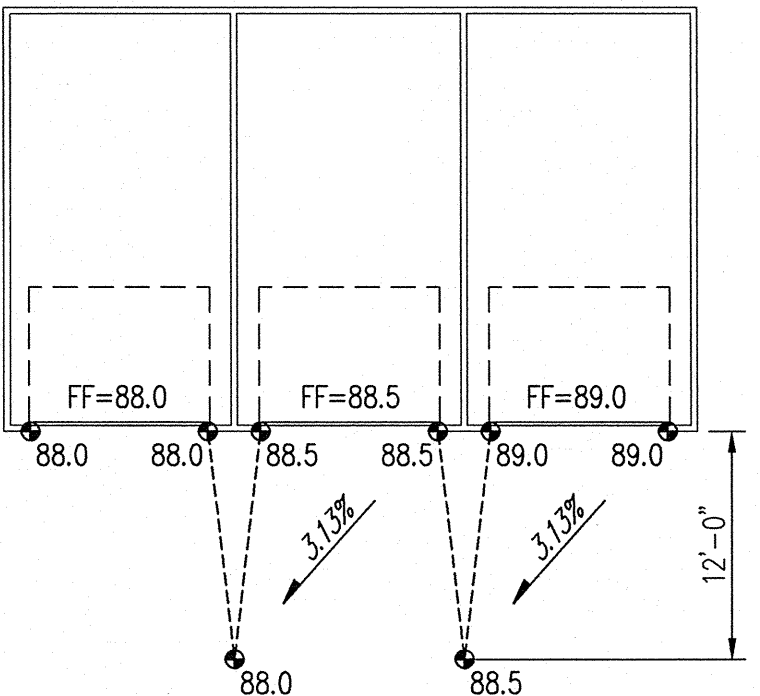
GRADING KEYED NOTES

- CONSTRUCT 12" WIDE CURB OPENING FOR DRAINAGE.
- CONSTRUCT 24" WIDE CONCRETE RIBBON CHANNEL PER 5/C4.0.
- INSTALL NYLOPLAST DRAIN BASIN WITH 8" DOME GRATE OR APPROVED EQUAL.
- INSTALL NYLOPLAST DRAIN BASIN WITH 18" TRAFFIC RATED GRATE OR APPROVED EQUAL.
- INSTALL STORM DRAIN PIPE. SEE PLAN FOR SIZE & SLOPE.
- PUBLIC STORM DRAIN TO BE CONSTRUCTED WITH PUBLIC INFRASTRUCTURE PLANS, CITY PROJECT NUMBER 777285.
- CAST-IN-PLACE CONCRETE WALL. TOP OF WALL ELEVATION = 85.0 SEE STRUCTURAL PLANS FOR DETAILS.
- NEW PUBLIC TYPE 'A' STORM DRAIN INLET TO BE CONSTRUCTED WITH PUBLIC INFRASTRUCTURE PLANS, CITY PROJECT NUMBER 777285.
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- CONNECT TO ROOF DRAIN STORM DRAIN. SEE PLUMBING PLAN FOR CONTINUATION.
- DAYLIGHT STORM DRAIN, SEE DETAIL 11/C4.0.
- INSTALL 24" END SECTION.
- INSTALL NYLOPLAST DRAIN BASIN WITH TRAFFIC RATED SOLID COVER.
- INSTALL NYLOPLAST DRAIN BASIN WITH 8" CIRCULAR GRATE OR APPROVED EQUAL.

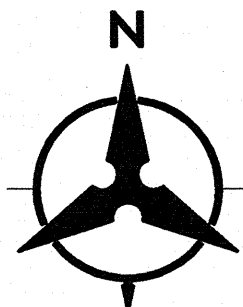
NOTE: NOT ALL KEYED NOTES MAY APPLY TO THIS SHEET.

LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED SPOT ELEVATION
- TO=TOP OF CURB, FL=FLOW LINE
- TS=TOP OF SIDEWALK, TA=TOP OF ASPHALT
- EX=EXISTING, FG=FINISHED GRADE
- FGH=FINISHED GRADE HIGH
- FGL=FINISHED GRADE LOW
- TG=TOP OF GRATE
- PROPOSED DIRECTION OF FLOW
- WATER BLOCK/RIDGE OR HIGH POINT
- PROPOSED RETAINING WALL
- PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- SD
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- DOWNSPOUT LOCATION



1 TYPICAL GRADING @ STEPPED GARAGES



SCALE: 1"=20'

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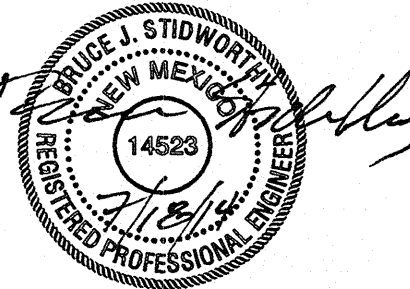
PROJECT

AFFINITY AT ALBUQUERQUE

FINELAND & MCMAHON
ALBUQUERQUE, NEW MEXICO

PERMIT SET
6-6-2014

SEAL



FILE

DATE
JULY 18, 2014

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BO/MS

REVISIONS

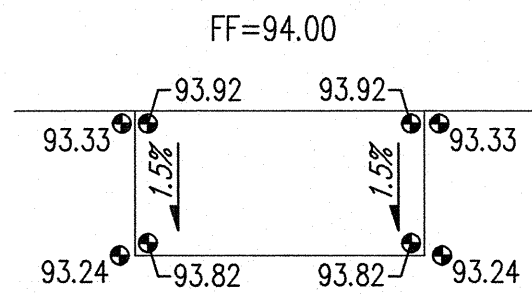
7-18-14 REVISION #1
BUILDING DEPARTMENT COMMENTS

SHEET

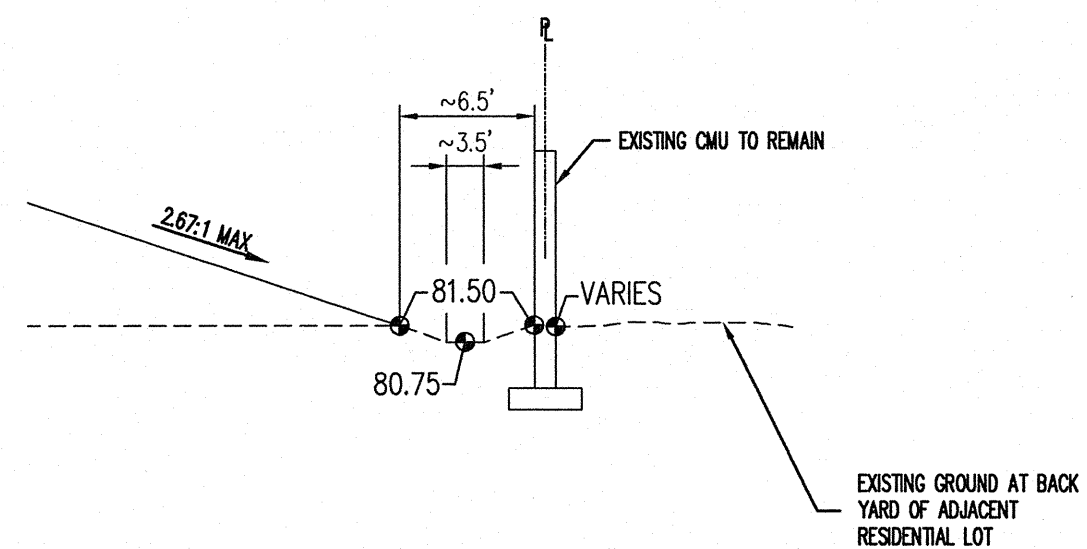
C2.1

GRADING &
DRAINAGE PLAN

NOTE: THIS GRADING IS TYPICAL FOR ALL GROUND FLOOR PATIOS EXCEPT FOR THE GROUND FLOOR HC UNIT (#105). FOR THAT UNIT, THE FOUR SPOT ELEVATIONS SHOWN ON THE PATIO SHALL BE 1" HIGHER.

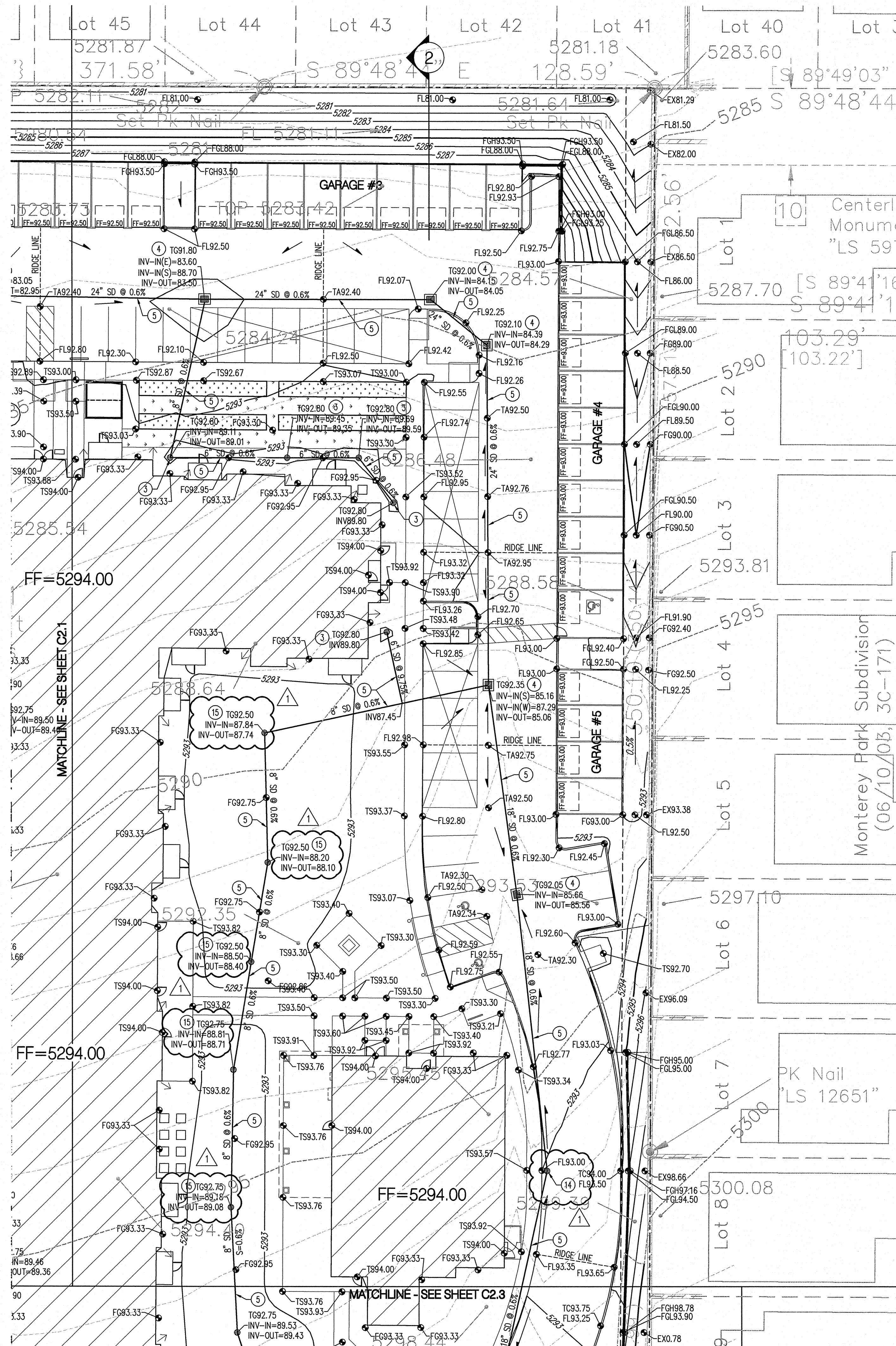


1 TYPICAL PATIO GRADING
NTS



2 WATER HARVESTING AREA TYP.
NTS

NOTE: THIS WATER HARVESTING AREA IS TYPICAL FOR THE NORTH PROPERTY LINE.



GENERAL NOTES

- FOR TYPICAL GRADING AT STEPPED GARAGES SEE 1/C2.1.
- FOR TYPICAL GRADING AT PATIOS SEE 1/C2.2.

GRADING KEYED NOTES

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---	EXISTING CONTOURS
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---	FL=FINISHED GRADE LOW
---	TC=TOP OF GRATE
---	PROPOSED DIRECTION OF FLOW
---	WATER BLOCK/RIDGE OR HIGH POINT
---	PROPOSED RETAINING WALL
---	PROPOSED INDEX CONTOURS
---	PROPOSED INTER CONTOURS
---	PROPOSED STORM DRAIN LINE
○	PROPOSED STORM DRAIN MANHOLE
⊕	PROPOSED STORM DRAIN INLET
←	DOWNSPOUT LOCATION

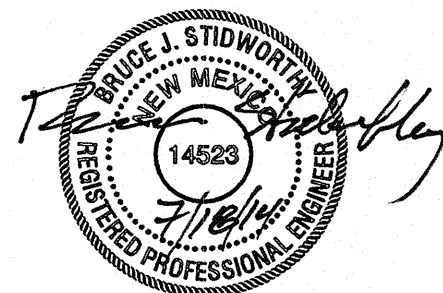
PROJECT

AFFINITY AT ALBUQUERQUE

FINELAND & MCMAHON
ALBUQUERQUE, NEW MEXICO

PERMIT SET
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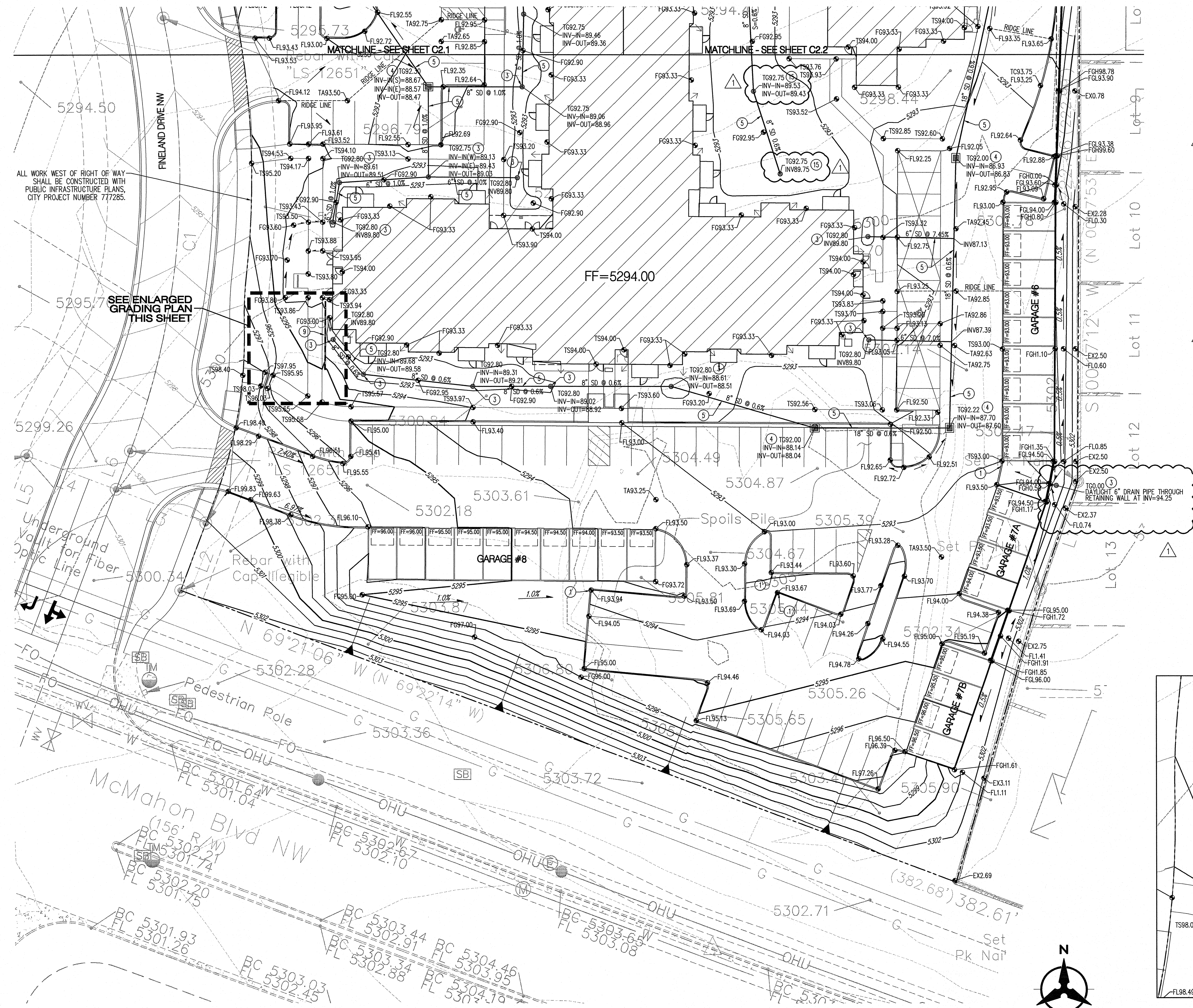
REVISIONS

1 7-18-14 REVISION #1
BUILDING DEPARTMENT COMMENTS

SHEET

C2.2

GRADING &
DRAINAGE PLAN



GENERAL NOTES

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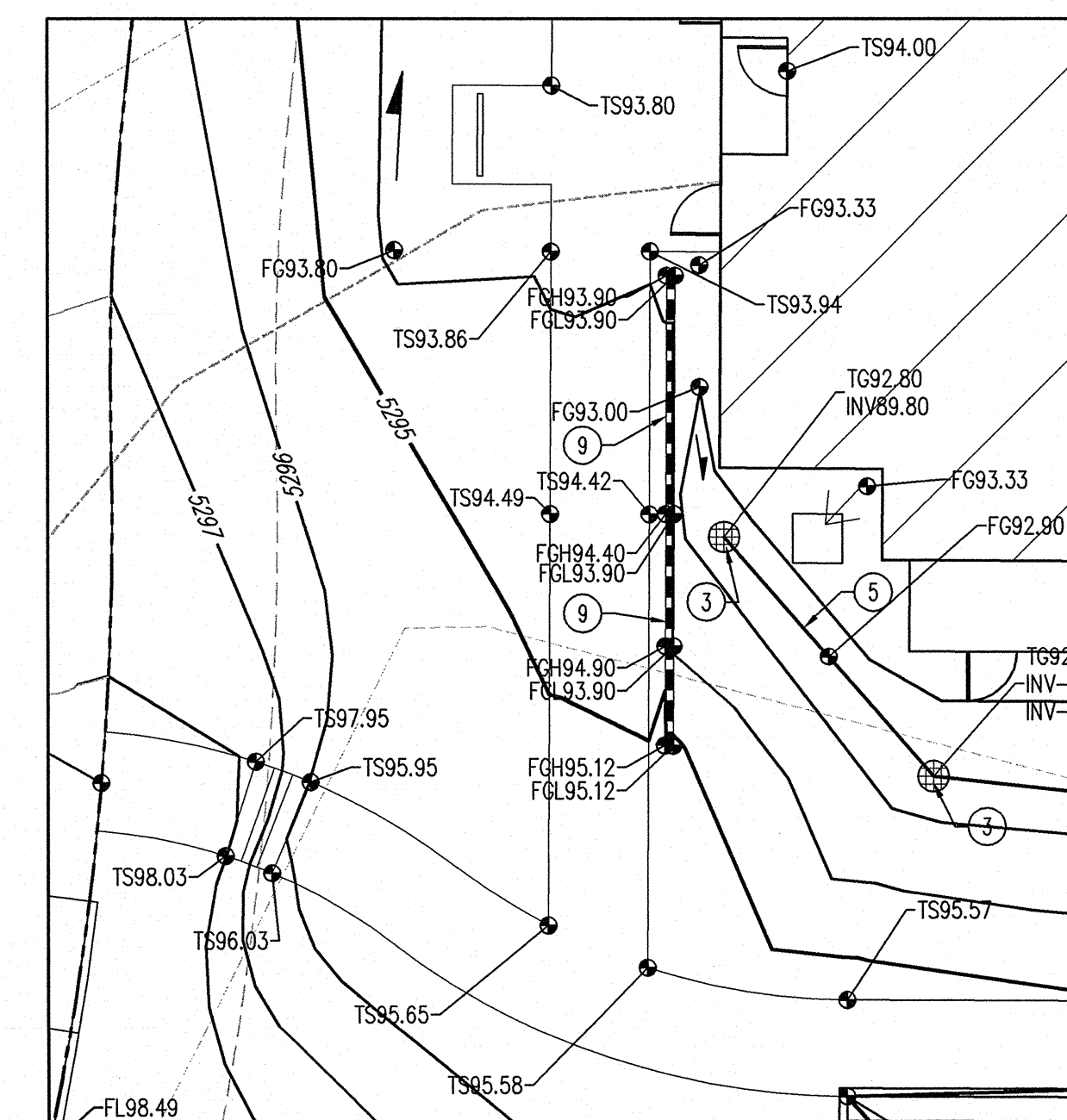
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- PROPOSED STORM DRAIN MANHOLE
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- DOWNSPOUT LOCATION



ENLARGED GRADING PLAN
1"=10'

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PROJECT

AFFINITY AT ALBUQUERQUE

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SHEET

C2.3
GRADING &
DRAINAGE PLAN

