CARMEL AVENUE NE

R.O.W. VARIES / PAVEMENT WIDTH: VARIES

LOT 4
PAD1B
MAX DENSITY = .25
LOT SIZE
0,981 SF/.94 AC
MAX HEIGHT 28'
VAILABLE
40,981 SF/.94 AC

NOT A PART

LOT 3
SHOPS A
11,364 SF.
F.F 5409.5
MAX HEIGHT 39'

DOCK

LOT 3-A
LA CUEVA TOWN CENTER
DOCK 2000 20002-152

LOT 2
LA CUEVA TOWN CENTER
Filed 7-29-99 99C-211

LOT 2
SMITHS
64,800 SF.
F.F 5413.75
MAX HEIGHT 39'

LOT 1-A
OFFICE MAX
23,500 SF.

EXISTING BUILDING

BIG-5
10,000 SF

ENTRY
80'-0"

ENTRY
83'-6"

EXISTING ENCLOSURE TO REMAIN

NON-DASHED LINE WORK INDICATES NEW CURB AS SHOWN

NEW REFUSE ENCLOSURE PER COA STD. DETAIL

50'-2 1/2"

63'-2"

188'

103'-6"

LOT 1-B
1.7708 AC.
(Vacant Land- No Buildings)

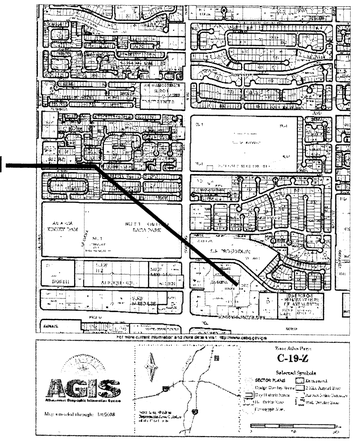
LOT 9
OFFICE PAD 7
MAX DENSITY = .25
MAX HEIGHT 39'

50 SF. CENTER SIGN

LOT B
LA CUEVA TOWN CENTER
Filed 7-29-99 99C-211

CARMEL AVENUE NE

PROJECT LOCATION



VICINITY MAP

TO REMAIN

LEGEND

- CABLE
- DRAIN INLET
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- HYDRANT
- LIGHT POLE
- SANITARY SEWER
- STORM SEWER
- TELEPHONE PEDESTAL
- WATER METER
- WATER VALVE

EXISTING PARKING
TO REMAIN
119 SPACES

BIG 5 REQ PARKING
51 SPACES

SHOPS
10,800 SF

SHOPS B

DION'S

IHOP

LOT 8
RETAIL PAD 6
6,000 SQ/FT
MAX DENSITY = .25
6,000 SF. MAX
LOT SIZE
49,516 SF/1.13 AC
MAX HEIGHT 24'

SITEPLAN

SCALE: 1"=40'-0"

N

40 0 20 40 80 160

ADMINISTRATIVE AMENDMENT
File: CAA-10106 Project # 1000163
Decrease in square footage from 30,000 s.f. to 10,000 s.f.
APPROVED Russell Brito DATE 25 June 08

REV	DATE	BY	REVISION
A			
A			
A			
A			
A			
A			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
La Cueva Town Center
NEC of Wyoming Boulevard and Paseo Del Norte
Albuquerque, New Mexico

PROJECT MANAGER: SD
JOB NO.: 97068
DRAWN BY: M

SHEET TITLE
Site Plan (BIG-5)

DATE:
SCALE: 1"=40'
sheet- C1A of-

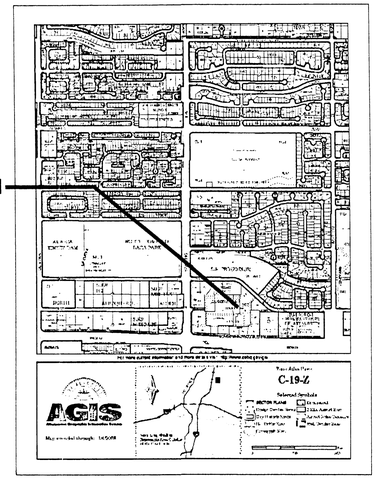
CARMEL AVENUE NE

R.O.W. VARIES / PAVEMENT WIDTH: VARIES

ADMINISTRATIVE AMENDMENT
File # 09AA-10065 Project # 1000456
± 9,180 sq. ft. retail building.
Russell Brito — APPROVED BY
22 May 2009 — DATE

NOT A PART

PROJECT LOCATION



VICINITY MAP

LEGEND
- CABLE
- DRAIN INLET
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- HYDRANT
- LIGHT POLE
- SANITARY SEWER
- STORM SEWER
- TELEPHONE PEDESTAL
- WATER METER
- WATER VALVE

LOT 3
SHOPS A
11,364 SF.
F.F 5409.5
MAX HEIGHT 39'

LOT 2
SMITHS
64,800 SF.
F.F 5413.75
MAX HEIGHT 39'

LOT 1-A
OFFICE MAX
23,500 SF.

EXISTING BIG-5 10,000 SF

PROPOSED DOLLAR TREE 9,180 SF
125'-0" x 75'-0"

LOT 9
OFFICE PAD 7
MAX DENSITY = .25
MAX HEIGHT 39'

50 SF. CENTER SIGN

SHOPS
10,800 SF

EXISTING PARKING
TO REMAIN
119 SPACES

DOLLAR TREE REQ PARKING
49 SPACES

LOT 8
RETAIL PAD 6
6,000 SQ/FT
MAX DENSITY = .25
6,000 SF. MAX
LOT SIZE
49,516 SF/1.13 AC
MAX HEIGHT 24'

SHOPS B

EXISTING ENCLOSURE TO BE REMAIN

EXISTING BIG-5 REFUSE ENCLOSURE

DOCK

TRAILER LOC.

ENTRY

CARMEL AVENUE NE

SITEPLAN

SCALE: 1"=40'-0"

40 0 20 40 80 160

RECEIVED
MAY 22 2009
HYDROLOGY SECTION

RECEIVED
HYDROLOGY SECTION

REV	DATE	BY	REVISION
5	3/23/09		REV DOLLAR SERVICE AREA

MODULUS ARCHITECTS
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

PROJECT TITLE: DOLLAR TREE
4205 WYOMING N.E.
ALBUQUERQUE, NEW MEXICO
PROJECT MANAGER: STEPHEN DUNBAR, AIA
JOB NO.: DOLLAR TREE- LC
DRAWN BY: MSW
SHEET TITLE: SITE PLAN

DATE: 11/24/08
SCALE: AS NOTED
sheet: A1.0 of

LEGEND

5031.05 FC 5031.55 TC	PROPOSED SPOT ELEVATION
FL = 5031.05	EXISTING SPOT ELEVATION
— — — — —	EXISTING CONTOURS
———	PROPOSED CONTOURS

La Cueva Town Centere BIG 5

I. PURPOSE AND SCOPE

The purpose of this drainage plan is to present the existing and proposed drainage management plans for the BIG 5 Sporting Goods store at the La Cueva Town Center. The site hase been masterplanned by Tierra West with the grading and drainage plan completed in 1999 and as-builted in April of 2000. The datum of the original grading and drainage plan and the survey completed are different and the change is approximately 2.6'.

II. SITE DESCRIPTION AND HISTORY

This site is almost completely developed per the approved Site Development Plan. There are a few outlots that still remain as well as the portion of the site to be developed as the Big 5 Sporting Goods Store. The previous grading and drainage plan showed a much larger store than the proposed 10,000 retail store. A portion of the prior building pad will still be available for a future building to the east of the proposed development.

III. COMPUTATIONAL PROCEDURES

Hydrologic analysis was performed utilizing the design criteria found in the COA-DPM Section 22.2 released in June 1997.

IV. PRECIPITATION

The 100-yr. 6-hr duration storm was used as the design storm for this analysis. This site is within Zone 2 as identified in the DPM Section 22.2. Tables within the section were used to establish the 6-hr precipitation, excess precipitation and peak discharge.

V. EXISTING DRAINAGE CONDITIONS OVERVIEW

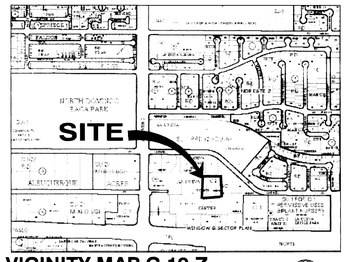
There is an approved Grading and Drainage Plan with information regarding the as-built conditions that was prepared by Tierra West in April of 2000. This plan shows an approximately 27,000 square foot building in the location of the proposed retail store. The site was designed to have a small swale in the driving lane on the south side of the building to convey and collect any runoff on the south side. A series of catch basins would then collect the runoff. It was then piped to the west via an '8" storm drain pipe. The final outlet of this collection system was into the ROW at Wyoming Boulevard N.E. and Paseo Del Norte.
The runoff from the northern part of the proposed development was designed to convey storm water along the back sides of the buildings to a sump condition catch basin located on the access road from Carmel Avenue N.E..

VI. DRAINAGE MANAGEMENT PLAN

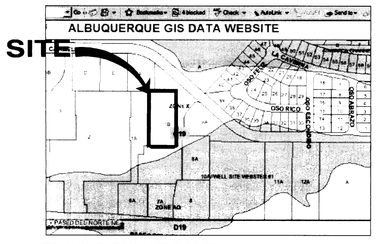
The proposed development consists of a new 10,000 sf retail store for Big 5, a small parking/delivery area on the north side, as well as new sidewalks to connect to the existing roadways on the south side.
The previously approved grading and drainage plan was designed for a building approximately 27,000sf. Because this building does not cover the entire available retail pad it should be anticipated that another building will be constructed on the remaining vacant portion.
Because the site has been designed and approved for a larger facility, it is not necessary to check the downstream capacity of the storm drainage improvements. This development will generate less runoff than was masterplanned.

VII. CONCLUSIONS

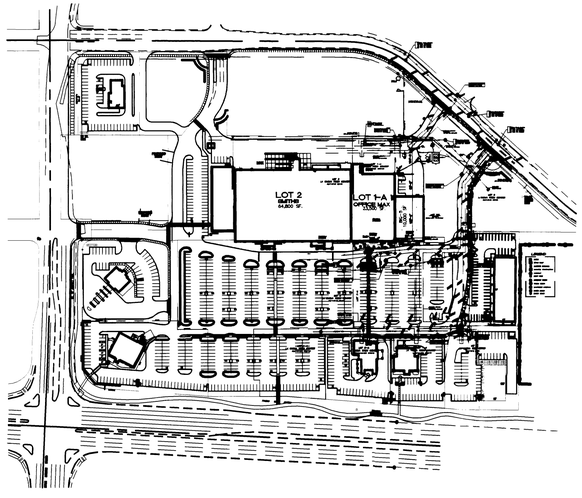
The project is an infill project into a almow fully developed shopping center. A larger buidling ws masterplanned for this site and the Big 5 retail store will generate less runoff than was expected when the site was masterplanned.
The proposed development should not have any adverse affects to downstream strom drainage improvements.



VICINITY MAP C-19-Z
NOT TO SCALE

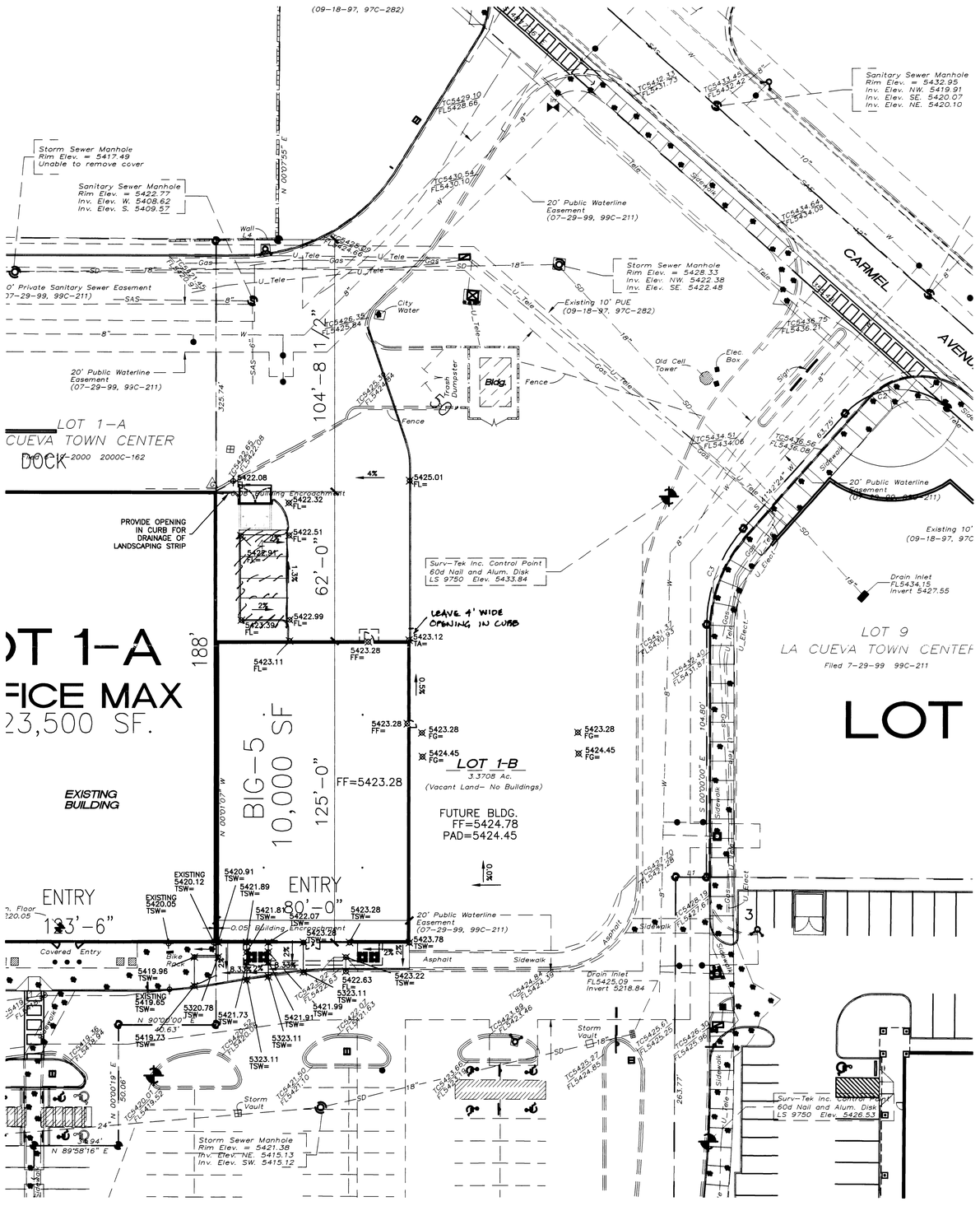


FLOOD ZONE MAP
NOT TO SCALE



A1 OVERALL SITE GRADING AND DRAINAGE PLAN

SCALE: 1"=200'



A3 SITE GRADING AND DRAINAGE PLAN

SCALE: 1"=20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REV	DATE	BY	REVISION

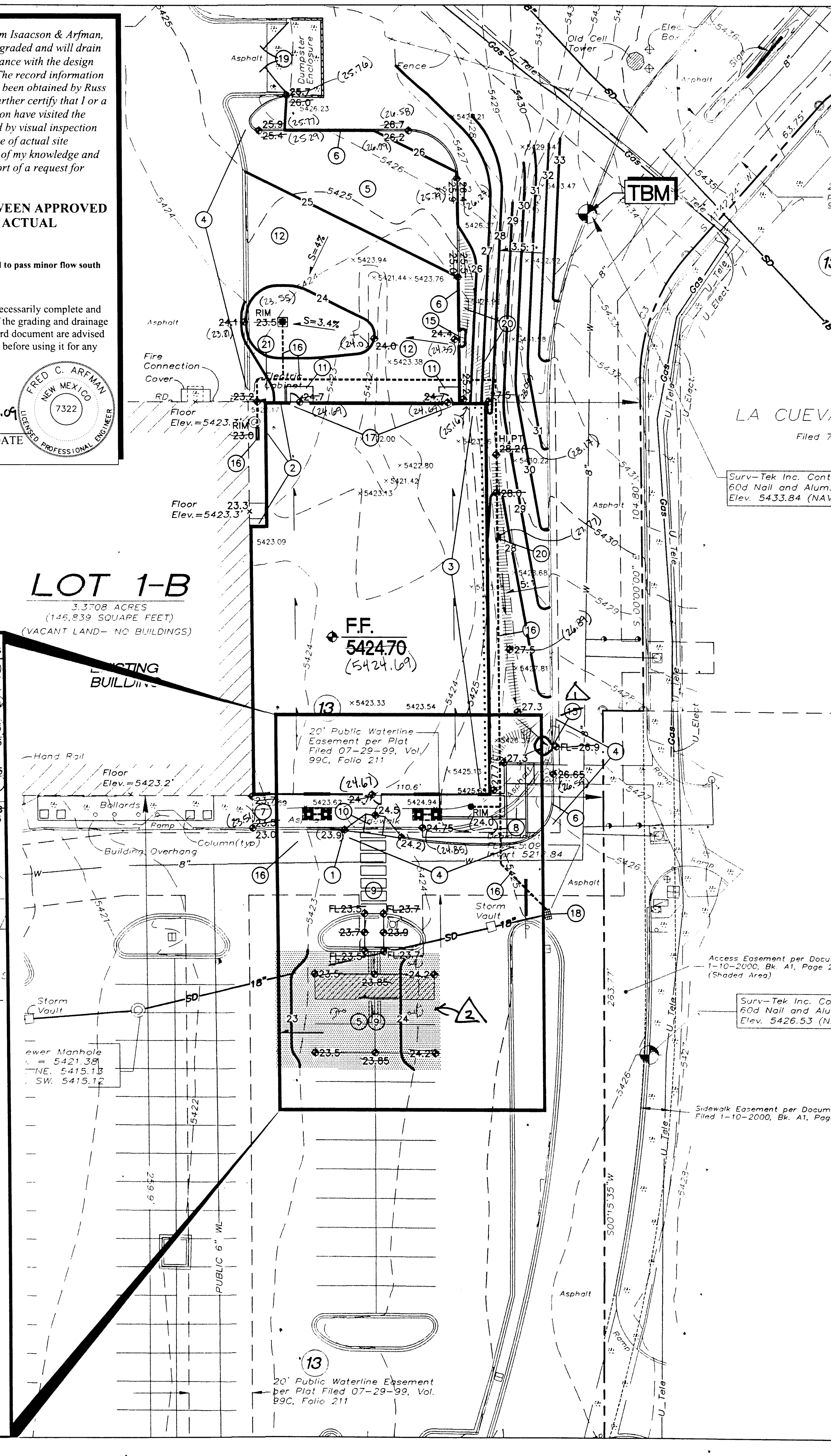
GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

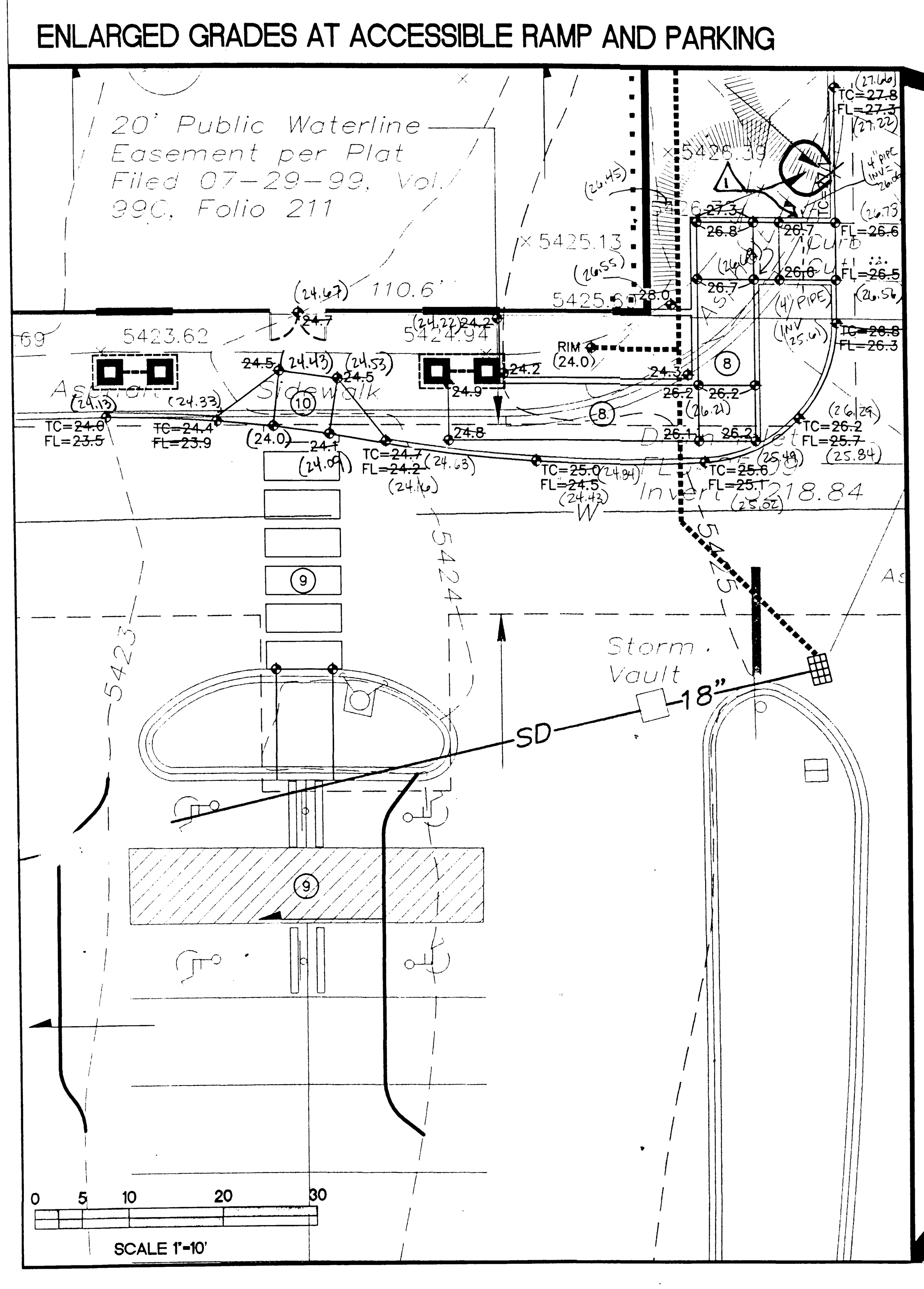
DAVID A. AUDI
STATE OF NEW MEXICO
4221
REGISTERED PROFESSIONAL ENGINEER
6.24.08

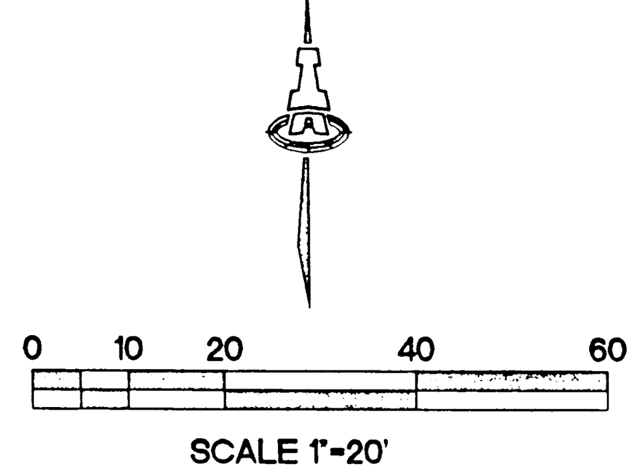
PROJECT TITLE: BIG 5 LA CUEVA TOWN CENTER
PROJECT MANAGER:
JOB NO.:
DRAWN BY:
SHEET TITLE: OVERALL SITE PLAN

RECEIVED
HYDROLOGY SECTION

DATE: 4.22.08
SCALE: 1"=20'
sheet- CD.1 of-







I, Fred C. Arfman, NMPE No. 7322 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 04-28-09. The record information edited onto the original design document has been obtained by Russ Hugg, NMPS #9750 of the firm Surv-Tek. I further certify that I or a member of my firm under my direct supervision have visited the project site on 07-28-09 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 permanent Certificate of Occupancy.

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

⚠1 **Curb opening not constructed. 4" pipe added to pass minor flow south within landscaping. OK**

⚠2 **No repaving this area.**

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.

07.31.09

FRED C. ARFMAN, NMPE#7322 DATE

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER

GENERAL NOTES

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

B. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.

C. 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 FINISH MATERIAL THICKNESSES.

D. MAXIMUM SLOPES SHALL BE 3:1. MINIMUM SLOPES SHALL BE 1% UNLESS OTHERWISE NOTED.

E. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.

F. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES, TYPICAL.

G. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDING AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. WHERE NEW GRADES ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH AND LEVEL.

H. ALL FRACTURED FACE ROCK (F.F. ROCK) TO BE 3" TO 6" DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 50 NON-WOVEN GEOTEXTILE (O.E.).

I. OWNER SHALL MAINTAIN EROSION PROTECTION ELEMENTS. OWNER SHALL INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.

PROJECT DATA

PROPERTY; THE SITE IS A DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP C-19. THE SITE IS BOUND TO THE NORTH, SOUTH, EAST AND WEST BY DEVELOPED COMMERCIAL PROPERTY.

PROPOSED IMPROVEMENTS; THE PROPOSED IMPROVEMENTS INCLUDE A 9,180 SF DOLLAR TREE RETAIL STORE WITH ASSOCIATED WALKS, ASPHALT PAVEMENT AND LANDSCAPING.

LEGAL; LOT NUMBERED ONE-B, LA CUEVA TOWN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

ADDRESS; 8200 WYOMING BLVD. N.E.

SURVEYOR; RUSS P. HUGG NMPS 9750, SURV-TEK INC.
9384 VALLEY VIEW DRIVE, N.W. ALBUQUERQUE, NEW MEXICO 87114,
PHONE: 505-897-3366

BENCHMARK; COA "9-C19", ELEVATION = 5435.665 (NAVD88) AN ALUMINUM DISK, STAMPED "ACS BM, 9-C19", EPOXIED TO TOP OF CONCRETE CURB, NORTH SIDE OF PASEO DEL NORTE NE., ON THE WEST SIDE OF ENTRANCE TO THE W.A. WEBSTER WELL NO. 1 SITE.

TEMPORARY BENCHMARK; SURV-TEK INC. CONTROL POINT
60D NAIL AND ALUM. DISK "LS 9750"
ELEV. 5433.84 (NAVD88)

OFF-SITE; NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

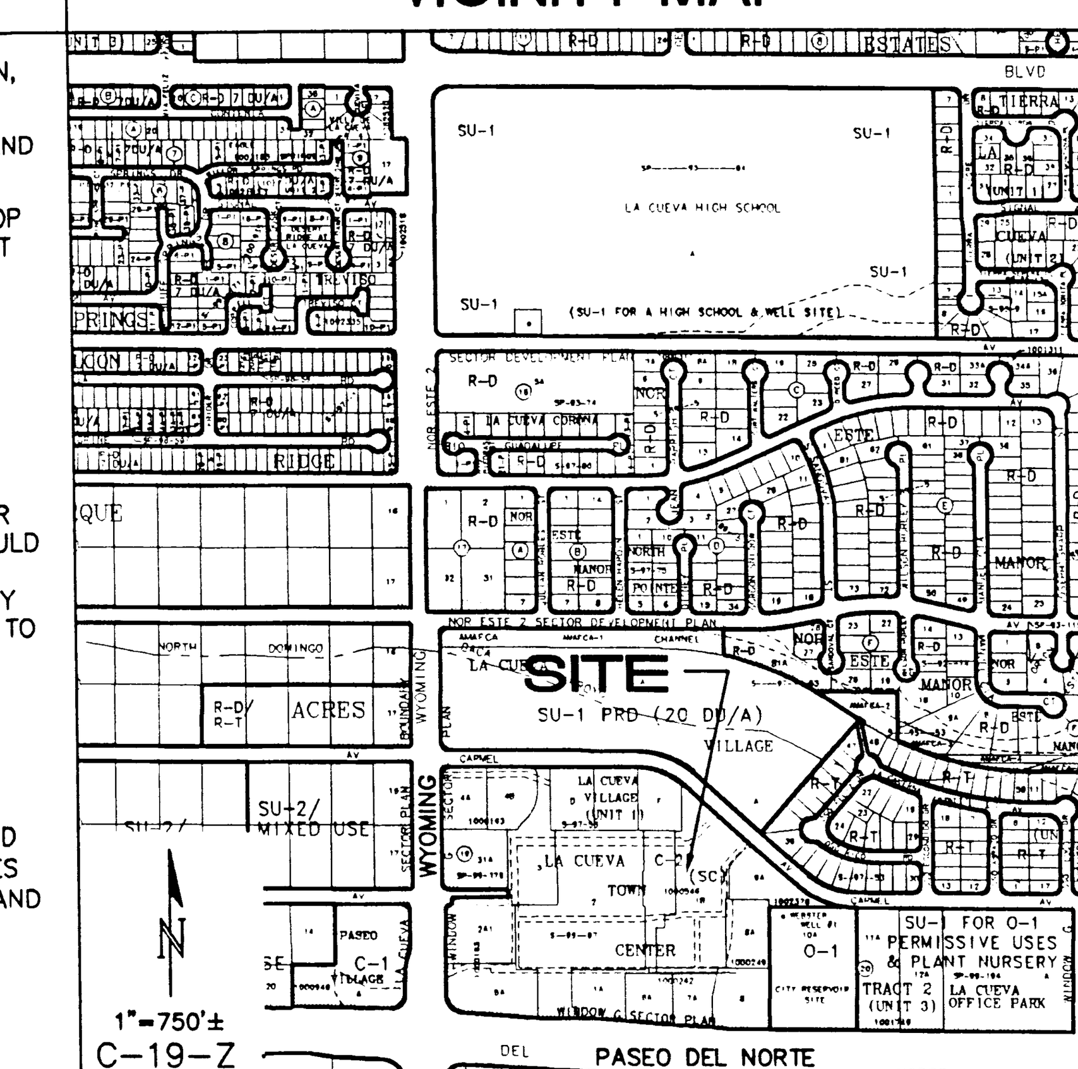
FLOOD HAZARD; PER BERNALILLO COUNTY FIRM MAP #108, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE CONCEPT; A PRIVATE STORM DRAIN SYSTEM WILL BE INSTALLED TO COLLECT THE MAJORITY OF ON-SITE RUNOFF AND ROUTE TO THE EXISTING PRIVATE STORM DRAIN INLET AT THE SOUTHEAST SIDE OF THE BUILDING. RUNOFF IS THEN CARRIED WEST WITHIN THE SHOPPING CENTER STORM DRAIN SYSTEM AND RELEASED TO THE PUBLIC STORM DRAIN SYSTEM AT THE THE CORNER OF WYOMING BLVD. AND CARMEL AVE. NE. FREE DISCHARGE IS APPROPRIATE FOR THE SITE AS PROVIDED IN THE MASTER DRAINAGE AND GRADING PLAN.

LEGEND

— — — —	EXISTING CONTOUR
———	PROPOSED CONTOUR
⊕24.5	PROPOSED SPOT ELEVATION
——→	FLOW ARROW
FF = 5424.7	FINISH FLOOR ELEVATION
TC	TOP OF CURB
FL	FLOWLINE
INV	INVERT
TW	TOP OF WALL
(24.51)	AS BUILT SPOT ELEVATION

VICINITY MAP



KEYED NOTES

1. SPOT ELEVATIONS WITHIN FLOWLINE AREA REPRESENT FLOWLINE UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB AND TOP OF ADJACENT WALK ELEVATIONS.
2. EXTENDED STEMWALL REQUIRED THIS AREA. SEE STRUCTURAL.
3. RETAINING STEMWALL REQUIRED THIS AREA. SEE STRUCTURAL.
4. SAWCUT EXISTING AS REQUIRED TO PROVIDE CLEAN BONDING EDGE AND SMOOTH GRADE TRANSITION. MATCH EXISTING TOP OF WALK * ASPHALT * CONCRETE CURB AND GUTTER FOR SMOOTH TRANSITION.
5. CONSTRUCT ASPHALT PAVING AT ELEVATIONS SHOWN. SEE SITE PLAN FOR LAYOUT.
6. CONSTRUCT MEDIAN CURB AND GUTTER AT ALL CURB LOCATIONS UNLESS NOTED OTHERWISE.
7. CONSTRUCT CONCRETE WALK AT ELEVATIONS SHOWN. MAXIMUM SLOPE = 5% TYPICAL. MAXIMUM CROSS-SLOPE = 2% TYPICAL.
8. CONSTRUCT 12:1 ACCESS RAMP AT ELEVATIONS SHOWN. SEE ENLARGED PLAN FOR ADDITIONAL GRADES. SEE ARCHITECTURAL FOR DETAILS.
9. REMOVE AND REPLACE ASPHALT WITHIN HANDICAP SPACES TO MEET ADA REQUIREMENTS. MAX. SLOPE = 2% IN ANY DIRECTION. PROVIDE SMOOTH TRANSITION TO EXISTING ALL SIDES.
10. CONSTRUCT 12:1 HANDICAP ACCESS RAMP.
11. CONSTRUCT CONCRETE LANDING. TOP OF ADJACENT ASPHALT TO BE FLUSH WITH TOP OF CONCRETE LANDING.
12. PROVIDE SLOPE WITHIN NEW ASPHALT AT SLOPES AND ELEVATIONS SHOWN TO DIRECT RUNOFF TO STORM DRAIN INLET #1 (MIN. 1% SLOPE). PROVIDE 6" SUMP AT INLET AS SHOWN.
13. NOT USED.
14. NOT USED.
15. PROVIDE 24" WIDE OPENING IN CURB TO PASS FLOW TO PAVEMENT.
16. INSTALL STORM DRAIN SYSTEM. SEE CG-102 FOR SIZES * SLOPES * INLET INFORMATION.
17. BUILDING ROOF DISCHARGE TO BE RELEASED TO PAVEMENT AT GRADE VIA DOWNSPOUTS (SEE ARCHITECTURAL FOR SPECIFIC LOCATIONS).
18. EXISTING STORM DRAIN INLET. CONTRACTOR TO CLEAN EXISTING STORM DRAINS TO REESTABLISH FULL FUNCTION.
19. EXISTING CONCRETE DUMPSTER PAD AND ENCLOSURE.
20. INSTALL 3' WIDE FRACTURED FACE ROCK SWALE TO DIRECT CONCENTRATED RUNOFF. SEE GENERAL NOTE H.
21. TRANSITION ASPHALT SLOPE PAVEMENT THIS AREA FROM FLUSH WITH NEW CONCRETE APRON TO SMOOTH TRANSITION AT EXISTING..

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
04-28-09

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632

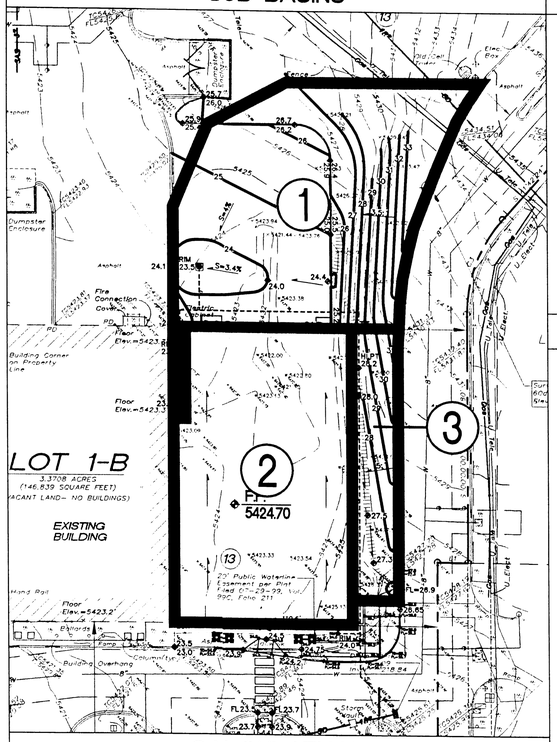
1715 CG-101.dwg Apr 27,2009

DOLLAR TREE
8200 WYOMING N.E.
REID AND ASSOCIATES

GRADING AND DRAINAGE PLAN

Date: 04/28/09	No.	Revision	Date	Job No. 1715
Drawn By: BJB				CG-101
Ckd By: FCA				SH. OF

SUB-BASINS



CALCULATIONS

CALCULATIONS: 1715 - Dollar Tree : 4-22-2009

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE

AREA OF SITE: PORTION TO BE DEVELOPED = 21885 SF = 0.5

100-year, 6-hour

HISTORIC FLOWS:

		Treatment SF	%
Area A	=	0	0%
Area B	=	13131	60%
Area C	=	6565.5	30%
Area D	=	2188.5	10%
Total Area	=	21885	100%

DEVELOPED FLOWS:

		Treatment SF	%
Area A	=	0	0%
Area B	=	2189	10%
Area C	=	4377	20%
Area D	=	15320	70%
Total Area	=	21885	100%

EXCESS PRECIP:

Precip. Zone 3

E_A = 0.66

E_B = 0.92

E_C = 1.29

E_D = 2.36

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted $E = \frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$

Historic E	=	1.18 in.	Developed E	=	2.00 in.

On-Site Volume of Runoff: V360 = E*A / 12

Historic V_{360}	=	2143 CF	Developed V_{360}	=	3651 CF

On-Site Peak Discharge Rate: $Q_P = Q_{pA}A_A + Q_{pB}A_B + Q_{pC}A_C + Q_{pD}A_D / 43,560$

For Precipitation Zone 3

Q_{pA} = 1.87 Q_{pC} = 3.45

Q_{pB} = 2.60 Q_{pD} = 5.02

Historic Q_p	=	1.6 CFS	Developed Q_p	=	2.2 CFS

BASIN NO. 1 — **DESCRIPTION**

Area of basin flows = 10465 SF = 0.2 Ac

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 1.90 in.

Sub-basin Volume of Runoff (see formula above)

V_{360} = 1653 CF

Sub-basin Peak Discharge Rate: (see formula above)

Q_P = 1.0 cfs

LAND TREATMENT	
A =	0%
B =	10%
C =	30%
D =	60%

BASIN NO. 2 — **DESCRIPTION**

Area of basin flows = 9188 SF = 0.2 Ac

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 2.36 in.

Sub-basin Volume of Runoff (see formula above)

V_{360} = 1807 CF

Sub-basin Peak Discharge Rate: (see formula above)

Q_P = 1.1 cfs

LAND TREATMENT	
A =	0%
B =	0%
C =	0%
D =	100%

BASIN NO. 3 — **DESCRIPTION**

Area of basin flows = 2232 SF = 0.1 Ac

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 1.47 in.

Sub-basin Volume of Runoff (see formula above)

V_{360} = 272 CF

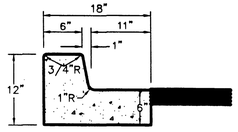
Sub-basin Peak Discharge Rate: (see formula above)

Q_P = 0.2 cfs

LAND TREATMENT	
A =	0%
B =	25%
C =	50%
D =	25%

MEDIAN CURB AND GUTTER

N.T.S.

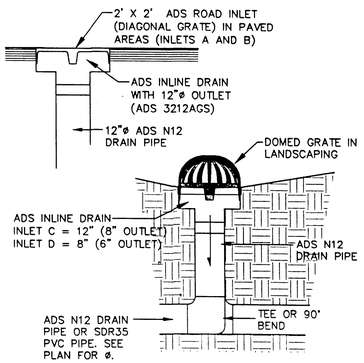


GENERAL NOTES

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

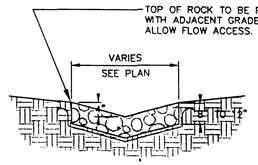
IN-LINE DRAINS

N.T.S.

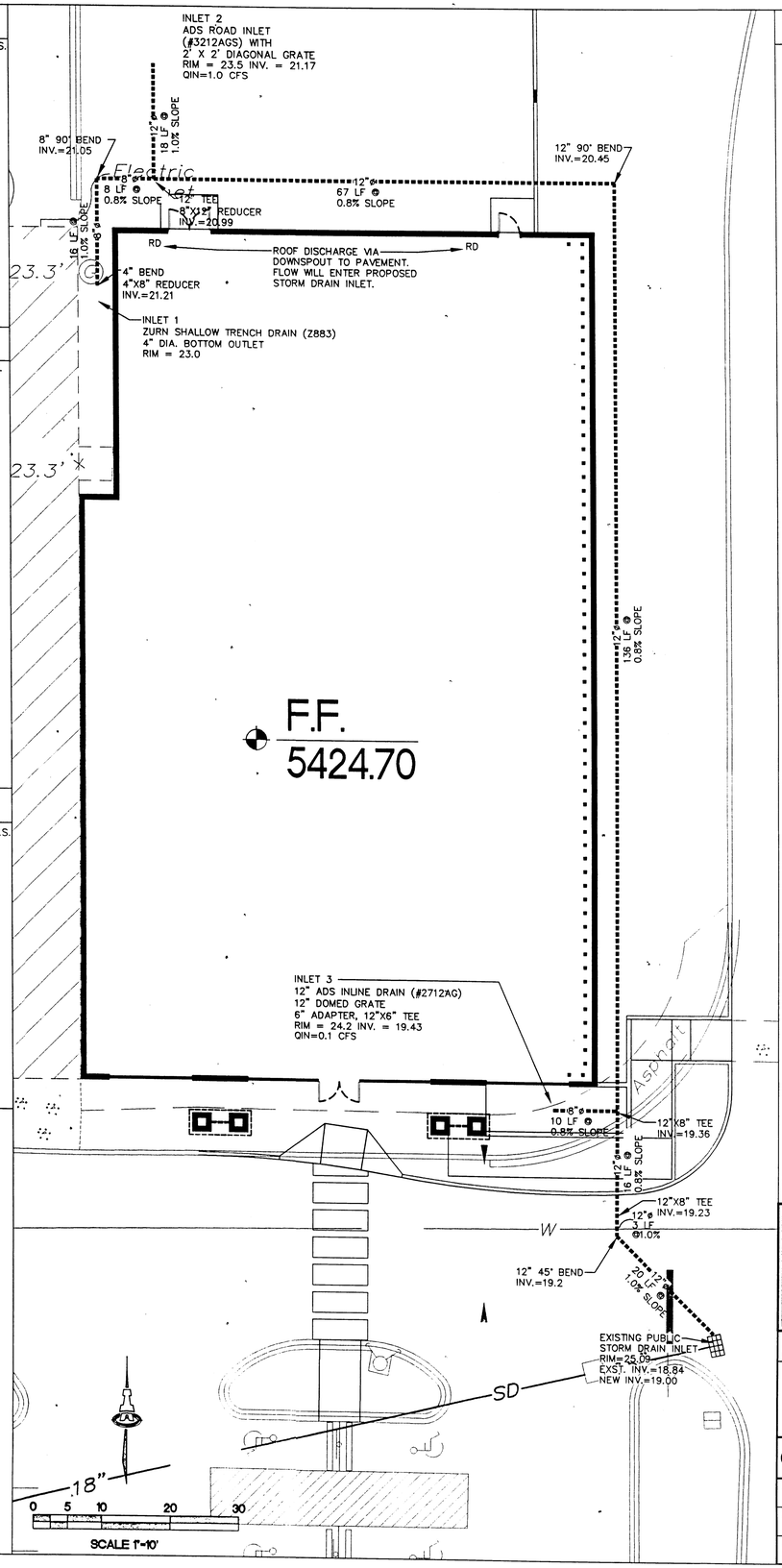


COBBLE SWALE

N.T.S.



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



STORM DRAIN NOTES

A. EACH PROPOSED INLET TO CONSIST OF AN ADS NYLOPLAST INLINE DRAIN WITH OUTLET (SEE PLAN FOR SIZES) WITH DOME GRATE INSTALLED IN LANDSCAPED AREA(S) AND PEDESTRIAN GRATE IN PAVEMENT. EXTEND ADS N12WT (WATERTIGHT) 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. STORM DRAIN SYSTEM WILL REQUIRE REGULAR MAINTENANCE TO ENSURE PROPER FUNCTIONING DURING STORM EVENTS. IT IS RECOMMENDED THAT PROPERTY OWNER PUT IN PLACE INSPECTION AND MAINTENANCE CRITERIA SCHEDULED TO OCCUR MONTHLY AND AFTER EACH STORM EVENT.

FRED C. ARFMAN NEW MEXICO 7322 PROFESSIONAL ENGINEER 04/28/09

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1715 CG-101.dwg Apr 27,2009

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REID AND ASSOCIATES

GRADING AND DRAINAGE DETAILS

Date:	No.	Revision	Date
04/28/09			
Drawn By: BJB			
Ckd By: FCA			

Job No. 1715

CG-102

SH. OF