



- | REVISIONS | | | |
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| NO. | DESCRIPTION | DATE | BY |
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DESIGN PLANS FOR:

INLAND KENWORTH

7711 FORTUNA ROAD N.W.
ALBUQUERQUE, NM

LORD CONSTRUCTORS, INC.

1920 West Eleventh Street
Upland, California 91786

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DRAWING TITLE:

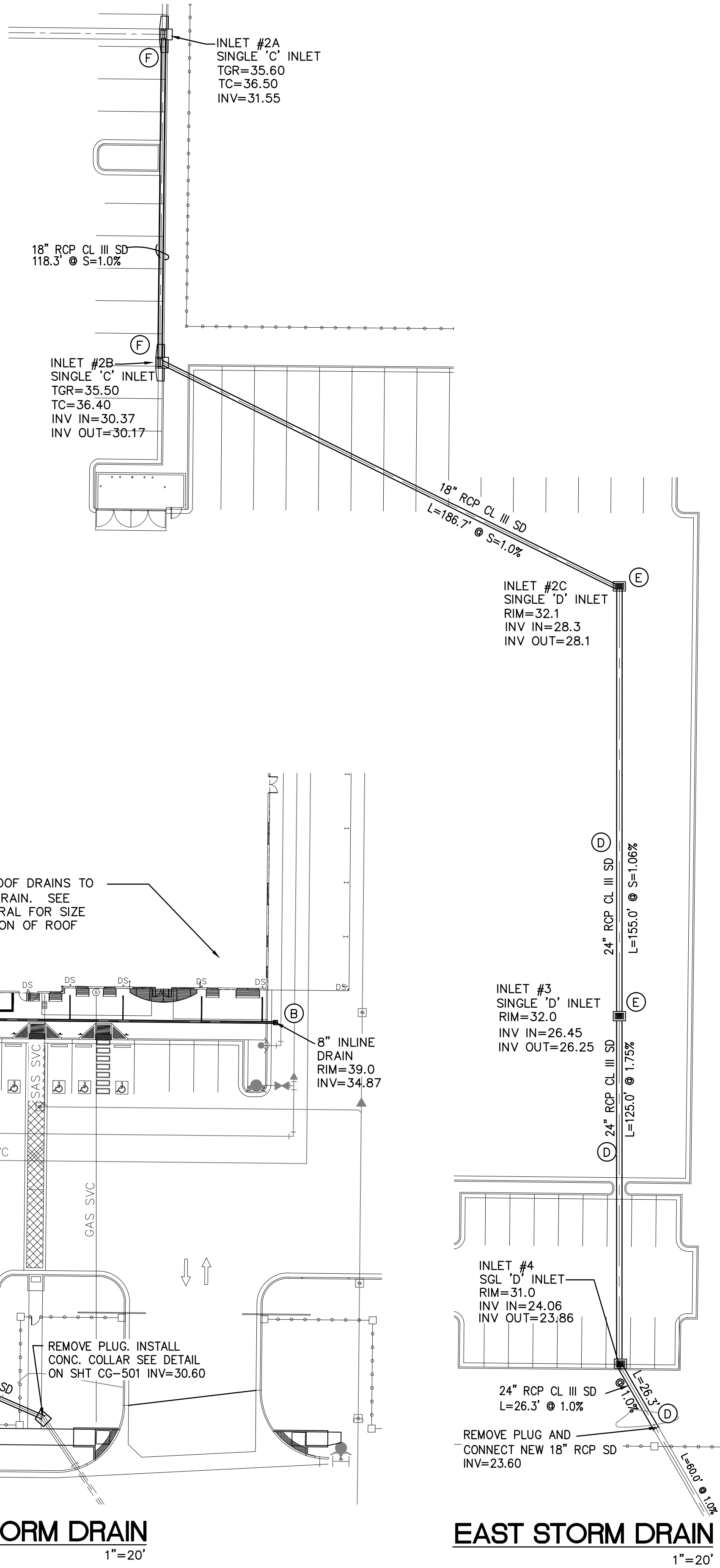
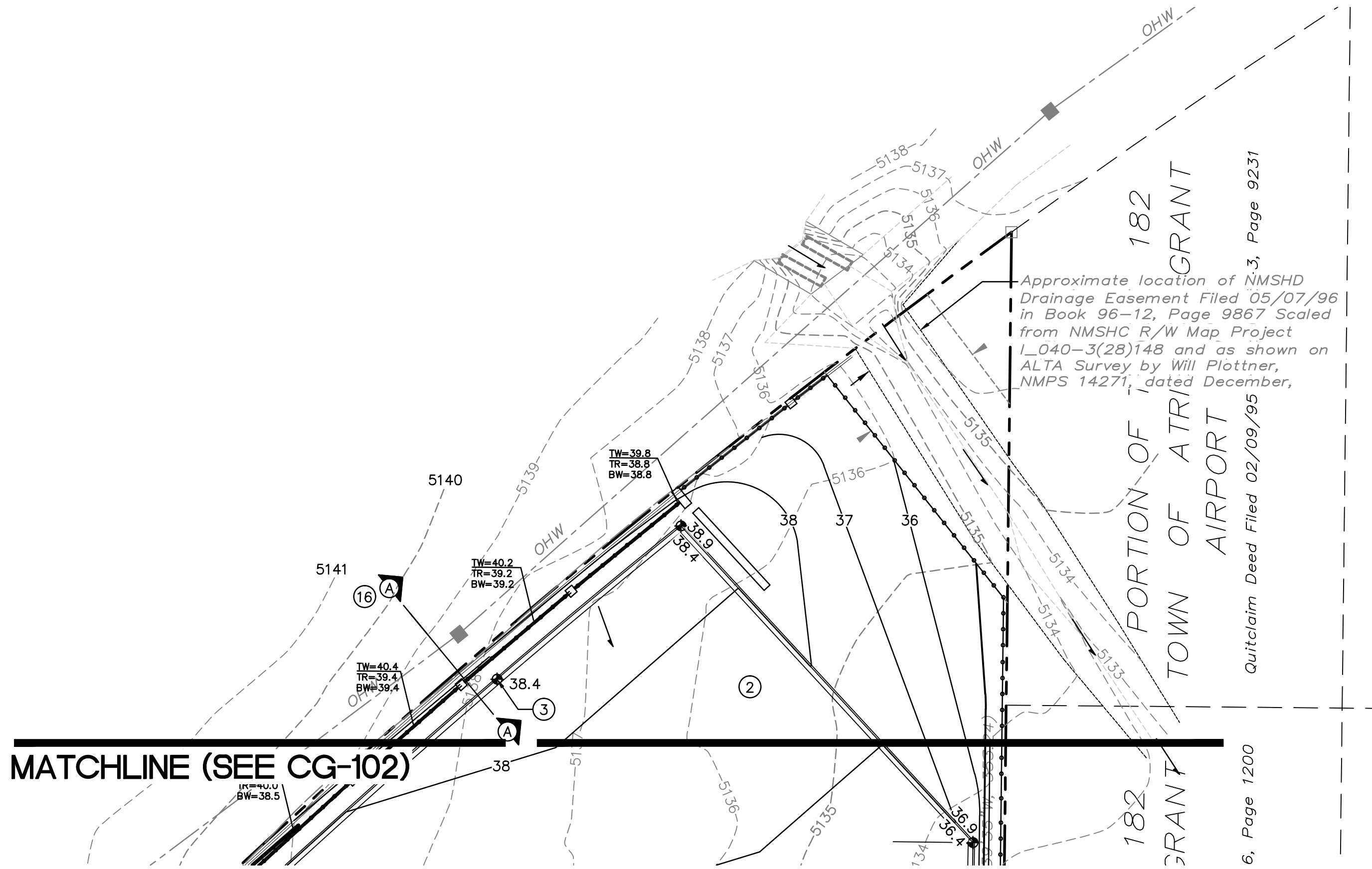
GRADING & DRAINAGE PLAN



6-18-13

Date:	6/18/13
Drawn By:	DH
Job:	KENWORTH
Job No.:	L-800 ABC-
Sheet:	CG-102

of
Sheet



- KEYED NOTES** FOR USE WITH SHEETS CG-102 & CG-103
- PAVING, STORM DRAIN AND UTILITY IMPROVEMENTS WITHIN FORTUNA ROAD RIGHT-OF-WAY SHALL BE CONSTRUCTED WITH PUBLIC WORK ORDER (DRC #578086).
 - CONSTRUCT NEW ASPHALT PAVEMENT AT ELEVATIONS SHOWN.
 - SPOT ELEVATIONS WITHIN GUTTER AREA REPRESENT FLOWLINE. ADD 0.5' TYPICAL FOR TOP OF ADJACENT CURB OR WALK ELEVATIONS.
 - SLOPES WITHIN HANDICAP PARKING AREA SHALL MEET ADA REQUIREMENTS. (MAX. SLOPE = 2% IN ANY DIRECTION).
 - CONSTRUCT HANDICAP ACCESS RAMP TO ADA STANDARDS. SEE ARCHITECTURAL FOR DETAIL.
 - CONSTRUCT CONCRETE PEDESTRIAN WALKS AND PATIOS AT ELEVATIONS SHOWN.
 - CONSTRUCT PEDESTRIAN CROSS WALK AT 2.00% MAX. CROSS SLOPE.
 - CONSTRUCT 4' PCC RUNDOWN PER DETAIL ON SHEET CG-501.
 - DEPRESS LANDSCAPING FROM FLUSH WITH TOP OF CURB TO 6" MIN. DEPRESSION IN CENTER TO CONTAIN STORMWATER. EXCEPTION: NO STORMWATER STORAGE SHALL OCCUR WITHIN 10' OF BUILDING.
 - CONNECT SOUTH SIDE ROOF DRAINS TO STORM DRAIN SYSTEM--SEE ARCHITECTURAL PLANS FOR ROOF DRAIN LOCATIONS AND CONNECTION DETAILS.
 - CONSTRUCT PRIVATE STORM DRAIN AND INLETS WITH MATERIAL, SIZE, RIM AND INVERT ELEVATIONS AS NOTED ON SHEET CG-103.
 - NORTH SIDE ROOF DRAINS TO DISCHARGE TO PAVEMENT. SEE ARCHITECTURAL FOR ROOF DRAIN LOCATIONS & DETAILS.
 - CONSTRUCT 4' VALLEY GUTTER AT SLOPE SHOWN WITH 1 1/2" INVERT PER COA STD DWG #2421 SECTION A-A.
 - DUMPSTER PAD & ENCLOSURE--SEE ARCHITECTURAL.
 - CONSTRUCT 2' (BOTTOM WIDTH) PCC U-SHAPED CHANNEL PER DETAIL ON SHEET CG-501.
 - CONSTRUCT ROCK-LINED DIVERSION SWALE ALONG WEST PROPERTY LINE PER SECTION A ON SHEET CG-501.
 - CONSTRUCT CURB OPENING WITH SIZE PER PLAN PER DETAIL ON SHEET CG-501.
 - CONSTRUCT CONCRETE MOW CURB ADJACENT TO BUILDING AT ALL LANDSCAPE LOCATIONS. SEE DETAIL ON SHEET CG-501.

- KEYED STORM DRAIN NOTES**
- INSTALL ADS N-12WT WATERTIGHT O.A.E. STORM DRAIN PER MANUFACTURER'S SPECIFICATIONS WITH SIZE PER PLAN.
 - INSTALL INLINE DRAIN WITH 15"x15" TRAFFIC-RATED COVER PER DETAIL ON SHEET CG-501 AND PER MANUFACTURER'S RECOMMENDATIONS.
 - INSTALL NYLOPLAST DRAIN BASIN WITH 18"x18" TRAFFIC-RATED COVER PER DETAIL ON SHEET CG-501 AND PER MANUFACTURER'S RECOMMENDATIONS.
 - INSTALL RCP CLASS III STORM DRAIN PER COA STD SPECIFICATIONS WITH SIZE PER PLAN.
 - INSTALL TYPE 'D' INLET PER COA STD DWG #2206 WITH FRAME AND GRATE PER COA STD DWG #2216 & #2220. SINGLE OR DOUBLE GRATE AS NOTED ON PLAN.
 - INSTALL TYPE 'C' SINGLE INLET PER COA STD DWG #2205 WITH FRAME AND GRATE PER COA STD DWG #2216 & #2220.
 - CONNECT N12 WT PIPE TO CONCRETE INLET WITH WATER STOP STRUCTURE CONNECTOR.

STORM DRAIN MAINTENANCE NOTE

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

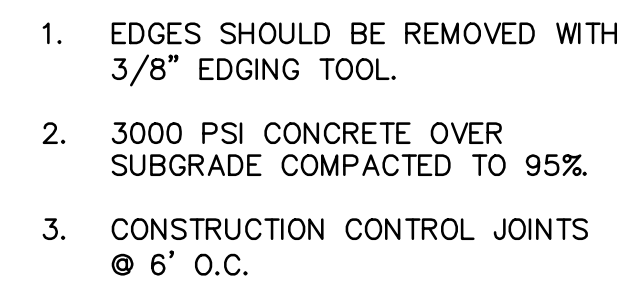
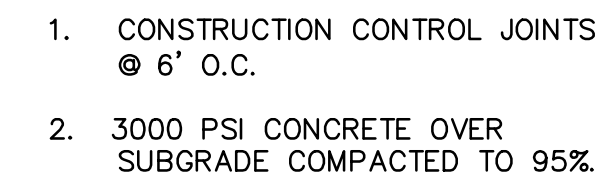
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
1941 CG-101.dwg Jun 19, 2013

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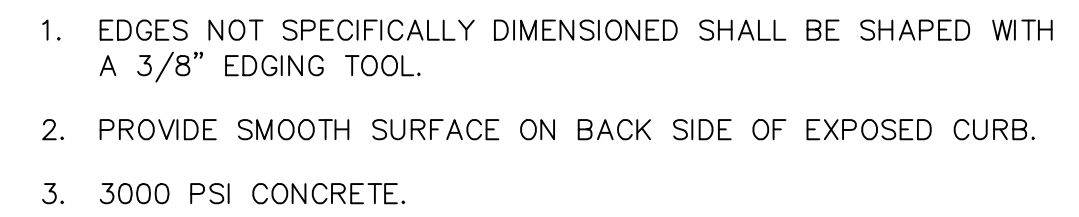
DESIGN PLANS FOR:
INLAND KENWORTH
7711 FORTUNA ROAD N.W.
ALBUQUERQUE, NM

DRAWING TITLE:
GRADING & DRAINAGE PLAN

CG-103
of Sheets


$$1'' = 10'$$


N.T.S.



SCALE: N.T.S.

