

KEYED NOTES

1. SPOT ELEVATIONS WITHIN GUTTER AREA REPRESENT FLOWLINE UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
2. SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION WITHIN R.O.W. GRADES IN R.O.W. ARE SHOWN FOR INFORMATION ONLY.
3. CONSTRUCT PAVING, CURBS, WALKS AT ELEVATIONS SHOWN. SEE PAVING PLAN AND SITE DETAILS FOR ADDITIONAL INFORMATION. NOTE: PAVEMENT SLOPES AND CROSS-SLOPES VARY THROUGHOUT TO ACHIEVE ADA COMPLIANT PEDESTRIAN ACCESS. STREET STORMWATER CAPACITIES, PIPE COVERAGE, ETC. SEE LEGEND. 1" AND 0.5" CONTOUR LINETYPES PROVIDED TO CLARIFY DRAINAGE CONCEPT.
4. SLOPES WITHIN HANDICAP PARKING AREAS TO BE ADA COMPLIANT. MAX. SLOPE = 2% IN ANY DIRECTION.
5. CONSTRUCT ADA COMPLIANT HANDICAP ACCESS RAMP.
6. GARAGE UNIT GRADES REFLECT TOP OF PAD ELEVATION AT BACK AND FRONT OF INDIVIDUAL UNIT. UNITS STEP IN BOTH DIRECTIONS AS NOTED.
7. GRADE OFF-SITE @ MAX. 5:1 SLOPE AND CONSTRUCT TEMPORARY SWALES, DESILTATION PONDS, AND OVERFLOWS TO ROUTE UNDEVELOPED FLOW AROUND THE PROPOSED DEVELOPMENT. LETTER FROM OFF-SITE PROPERTY OWNER(S) GIVING PERMISSION TO GRADE WILL BE PROVIDED TO COA HYDROLOGY FOR THEIR FILES. SEE CG-100 FOR EXTENT OF OFF-SITE GRADING.
8. GRADE FIRST FLUSH RETENTION BASIN (F.F. BASIN) AS DEFINED BY HATCH. SEE SHEET CG-503 FOR FIRST FLUSH VOLUME CALCULATIONS. NOTE: GRADING OF F.F. BASINS WILL BE INSPECTED AS PART OF ENGINEER'S CERTIFICATION FOR CERT. OF OCCUPANCY DURING LANDSCAPING. F.F. BASINS MAY BE SMOOTHLY INTEGRATED INTO LANDSCAPING BUT MUST MAINTAIN REQUIRED TOP AND BOTTOM ELEVATION AND VOLUME.
9. CONSTRUCT PERCOLATION TRENCH.
10. ROOF DISCHARGE TO BE RELEASED VIA DOWNSPOUTS AT LOCATIONS SHOWN. SEE CG-501 AND CG-502 FOR ADDITIONAL INFORMATION.
11. CONSTRUCT E.F. ROCK SWALE (3' TO 5' WIDE) TO PASS CONCENTRATED FLOW.
12. PROVIDE 1" WIDE CURB OPENING. PROVIDE 3' X 3' X 12" DEEP ANGULAR ROCK EROSION PROTECTION AT OUTFALL (DO NOT BLOCK FLOWLINE).
13. PROVIDE 2" WIDE CURB OPENING. PROVIDE 5' X 3' X 12" DEEP ANGULAR ROCK EROSION PROTECTION AT OUTFALL (DO NOT BLOCK FLOWLINE).
14. PROVIDE 2" WIDE X 6" HIGH (MIN.) OPENING THROUGH WALL AT FLOWLINE ELEVATION SHOWN TO PASS FLOW. WALL DESIGN BY OTHERS.
15. CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEETS CG-501 AND CG-502 FOR SIZE / SLOPE / INLET / MATERIAL.
16. CONSTRUCT COVERED SIDEWALK CULVERT (WIDTH PER PLAN) PER C.O.A. STD. DWG. 2236 AND DETAIL SHEET CG-503.
17. POOL GRADES ARE PROVIDED FOR INFORMATION ONLY. CONTRACTOR TO PROVIDE FINAL DESIGN GRADES / DECK DRAINS ETC.
18. SEE ARCHITECTURAL PLANS FOR EXTENDED / RETAINING STEMMALLS TO ACHIEVE GRADES SHOWN.
19. CONSTRUCT SITE RETAINING WALL THIS AREA (RETAINING HEIGHT VARIES). TOP OF GRADE ELEVATIONS (EACH SIDE) ARE PROVIDED. STRUCTURAL DESIGN BY OTHERS.
20. EROSION CONTROL (MIN. 12" DEEP 6" AVG. DIA. ANGULAR FACED ROCK) TO BE INSTALLED ON ALL SIDE SLOPES > 3:1 AND AS SHOWN HATCHED. OWNER'S OPTION: USE LANDSCAPE BOULDERS / GARDEN RETAINING TO FLATTEN SLOPES.
21. CONCRETE STEPS WITH HANDRAILS. SEE ARCHITECTURAL.

GRADING NOTE

PROPOSED SPOT AND CONTOUR ELEVATIONS 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.

LEGEND

- 79 PROPOSED CONTOUR - 1' INCREMENT
- 75.5 PROPOSED CONTOUR - 0.5' INCREMENT
- 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- ROOF DISCHARGE (SEE CG-501)
- F.F. = XXXX.XX FINISH FLOOR ELEVATION
- 78.3± EXISTING ELEVATION (±) TO MATCH. PROVIDE SMOOTH TRANSITION.
- ROCK EROSION CONTROL
- PERCOLATION TRENCH
- PROPOSED STORM DRAIN (SEE CG-501)
- FL = FLOWLINE ELEVATION
- INV = INVERT ELEVATION
- RETAINING WALL

'FIRST FLUSH' RETENTION BASIN

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2121 CG-101.dwg Dec. 09, 2015

REVISIONS

ADDENDUM 002



DRAWN BY

REVIEWED BY

DATE

PROJECT NO

15-0074

DRAWING NAME

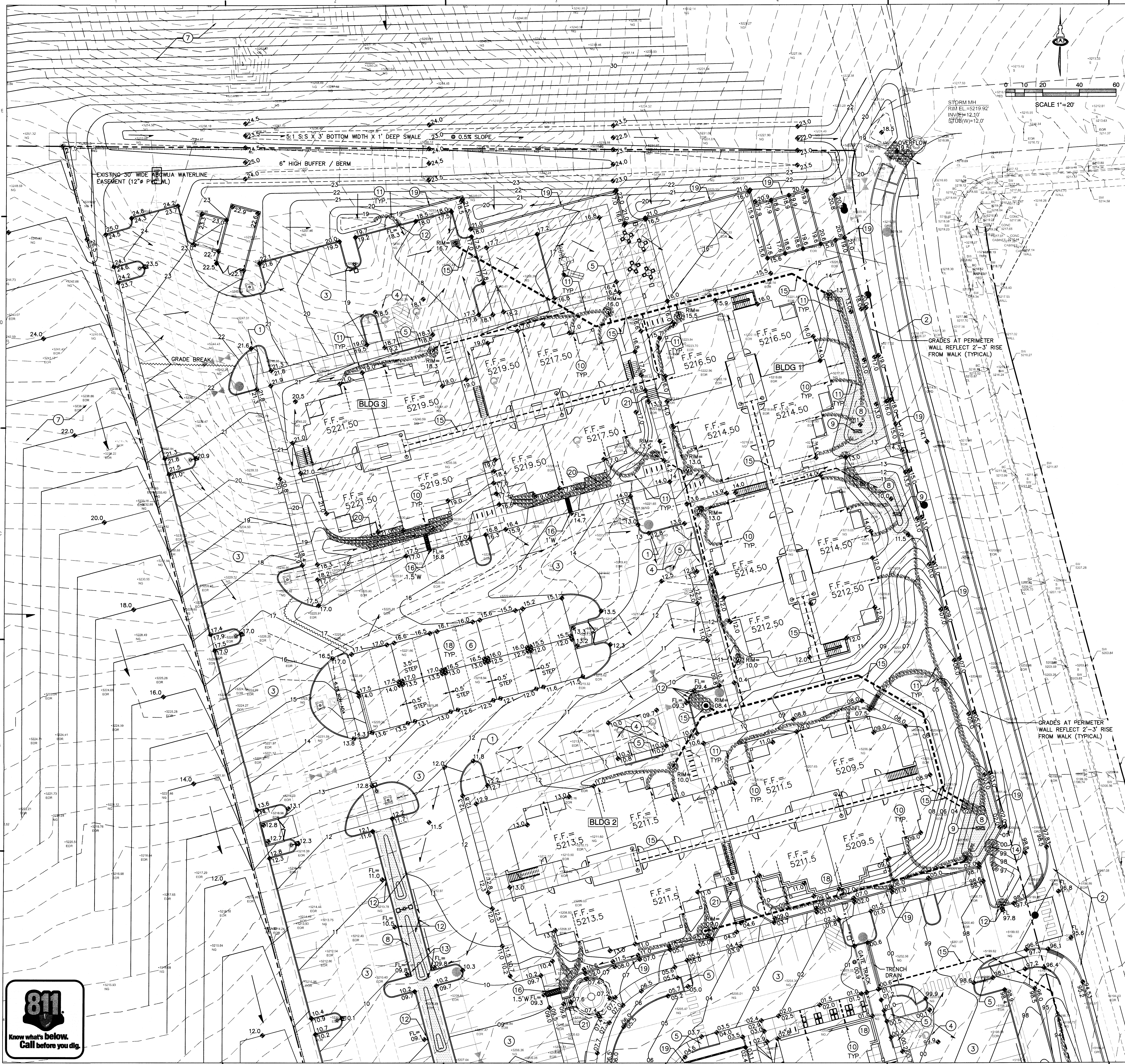
GRADING AND

DRAINAGE PLAN

1 OF 2

SHEET NO

CG-101



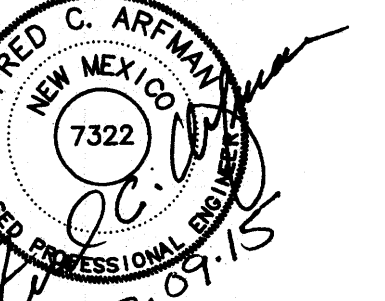
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SABATINI**

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ARCHITECT

SEAL



PROJECT

VILLAGE AT AVALON
601 90th STREET NW
ALBUQUERQUE, NEW MEXICO

KEYED NOTES

- THESE NOTES ARE REFERENCED ON SHEETS CG-102 AND CG-103. NOT ALL NOTES ARE USED ON EACH SHEET. UNDERLINED NOTES INDICATE ASSOCIATED DETAIL ON SHEET CG-503. SEE ARCHITECTURAL FOR SITE AND PAVING DETAILS.
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- 'FIRST FLUSH' RETENTION BASIN

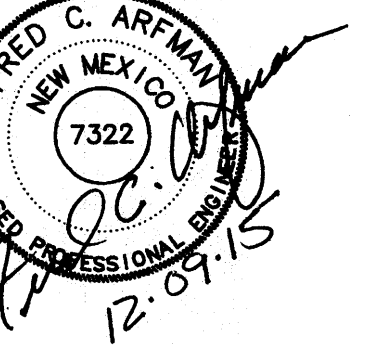
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2121 CG-101.dwg Dec 09, 2015

SHEET NO
CG-102





STORM DRAIN LEGEND AND NOTES

FOR USE WITH SHEETS CG-501 AND CG-502

MH#

NYLOPLAST MANHOLE INLET WITH DOMED GRATE

- ALL MANHOLE INLETS (MH) TO INCLUDE:
- 24" ADS NYLOPLAST BASIN
 - 2' SUMP
 - LOCKING 24" DOMED GRATE
 - 8" WIDE X 6" THICK CONCRETE COLLAR

LD INLET LANDSCAPE STORM DRAIN INLET

- ALL LANDSCAPE AREA INLETS (LD) TO INCLUDE:
- 12" ADS INLINE DRAIN
 - 12" LOCKING DOMED GRATE
 - 8" WIDE X 6" DEEP CONCRETE COLLAR

1/2/3 ROOF DRAIN DISCHARGE

SEE ARCHITECTURAL PLANS FOR DIAMETER AND DETAILS AT BUILDING.

1 ROOF DRAIN DISCHARGE TO SURFACE. CONSTRUCT 3'X3'X12" DEEP ROCK SPLASH PAD AT OUTLET. CONTINUE ROCK SWALE AS SHOWN.

2 ROOF DRAIN DISCHARGE DIRECTLY TO STORM DRAIN SYSTEM. EXTEND PIPE AND CONNECT TO ADJACENT STORM DRAIN SYSTEM USING WATERTIGHT FITTINGS AS REQUIRED.

3 ROOF DRAIN DISCHARGE PIPED THROUGH WALK. RELEASE TO PAVEMENT AT FLOWLINE.

BUBBLE UP BUBBLE UP OUTLET

ALL BUBBLE UP OUTLETS TO INCLUDE:

- 18" ADS NYLOPLAST BASIN
- 2' SUMP
- LOCKING 18" DOMED GRATE
- 8" WIDE X 6" THICK CONCRETE COLLAR

FD FLOOR DRAIN

ALL INTERIOR COURTYARD FLOOR DRAINS TO INCLUDE:

- 6" ADS INLINE DRAIN WITH 6" OUTLET
- LOCKING 6" DOMED GRATE
- 6" WIDE X 6" THICK CONCRETE COLLAR
- 6" PIPE AND FITTINGS AS REQUIRED TO CONNECT TO TRUNK LINE.

T#

2 FT X 3 FT ROAD & HIGHWAY STRUCTURE

- ALL ROAD & HIGHWAY STRUCTURES TO INCLUDE:
- 18" ADS NYLOPLAST BASIN
 - 2' SUMP
 - LOCKING 2'X3' H-20 RATED GRATE
 - 18" WIDE X 8" THICK CONCRETE COLLAR

STORM DRAIN NOTES

A. ALL PRIVATE STORM DRAIN LINES AND FITTINGS SHALL BE THE FOLLOWING MATERIAL:

- < 12" DIA. SHALL BE EITHER ADS N-12 WT PIPE OR PVC SDR 35.
- = 12" DIA. SHALL BE EITHER ADS MEGA GREEN WT PIPE OR PVC SDR 35.
- > 12" DIA. SHALL BE ADS MEGA GREEN WT PIPE.

B. INSTALL ALL STORM DRAIN INLETS AND PIPE PER MANUFACTURER'S SPECIFICATIONS.

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

ALL STORM DRAIN INLETS, PIPES, FIRST FLUSH PONDS, DETENTION PONDS AND DESILATION PONDS MUST BE CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN IN ORDER TO RECEIVE ENGINEER'S CERTIFICATION (VOLUME, ELEVATIONS, RIMS AND INVERTS).

SEE SHEET ON-100 FOR ADDITIONAL NOTES AND SPECIFICATIONS.

POST-CONSTRUCTION MAINTENANCE FOR PRIVATE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE FACILITIES' OWNER. PERIODIC INSPECTION AND CERTIFICATION OF THE FACILITIES MAY BE REQUIRED BY THE CITY ENGINEER.

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REVISIONS

ADDENDUM 002



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DATE

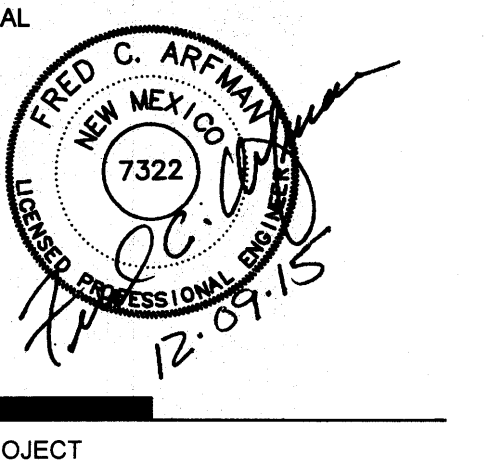
PROJECT NO

DRAWING NAME

STORM DRAIN 1
OF 2

SHEET NO

CG-501



VILLAGE AT AVALON
601 90th STREET NW
ALBUQUERQUE, NEW MEXICO

DIVISIONS

\ ADDENDUM 002

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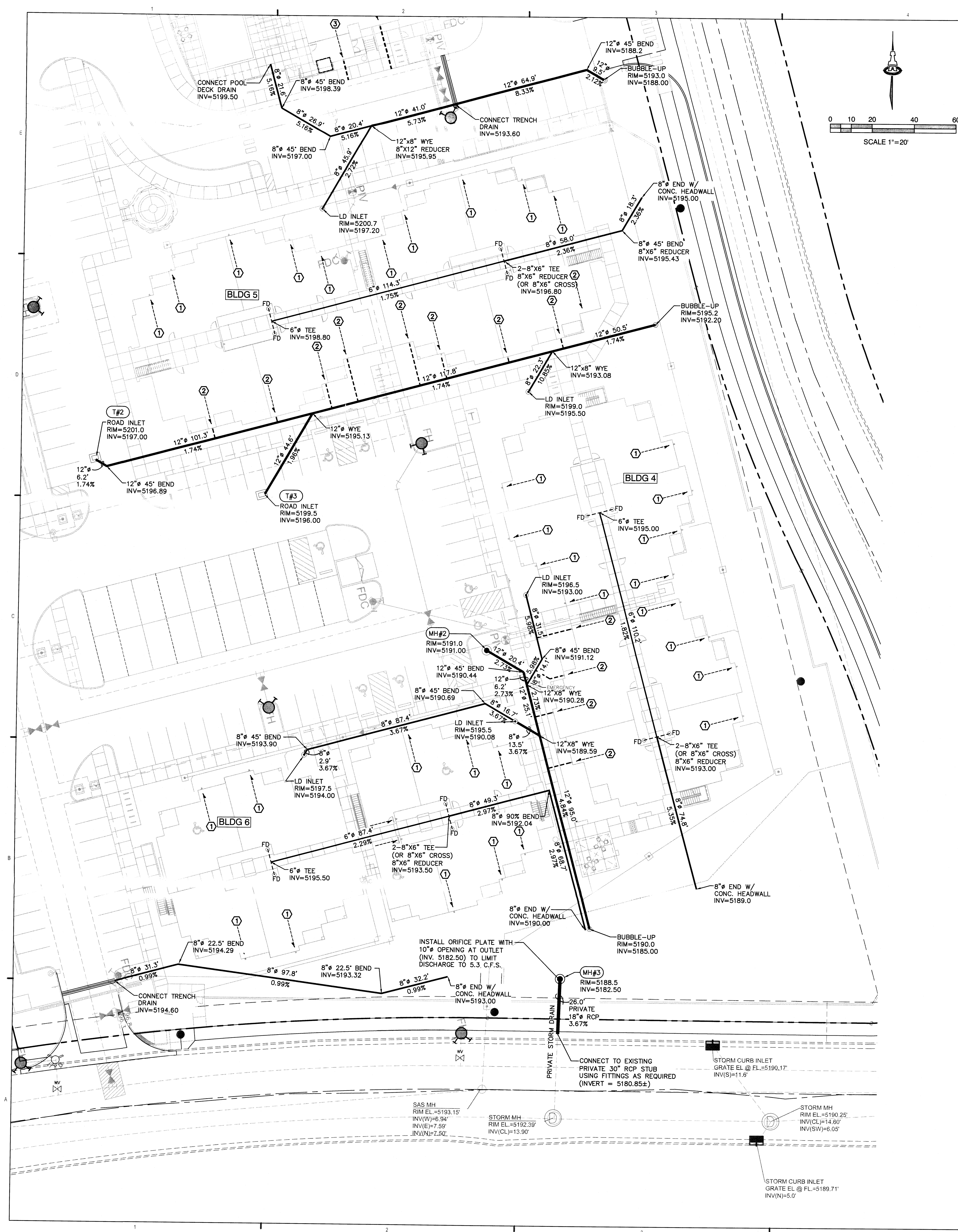
REVIEWED BY _____ FCA

DATE _____ 12/09/2015

PROJECT NO _____ 15-0074

DRAWING NAME
STORM DRAIN
2 OF 2

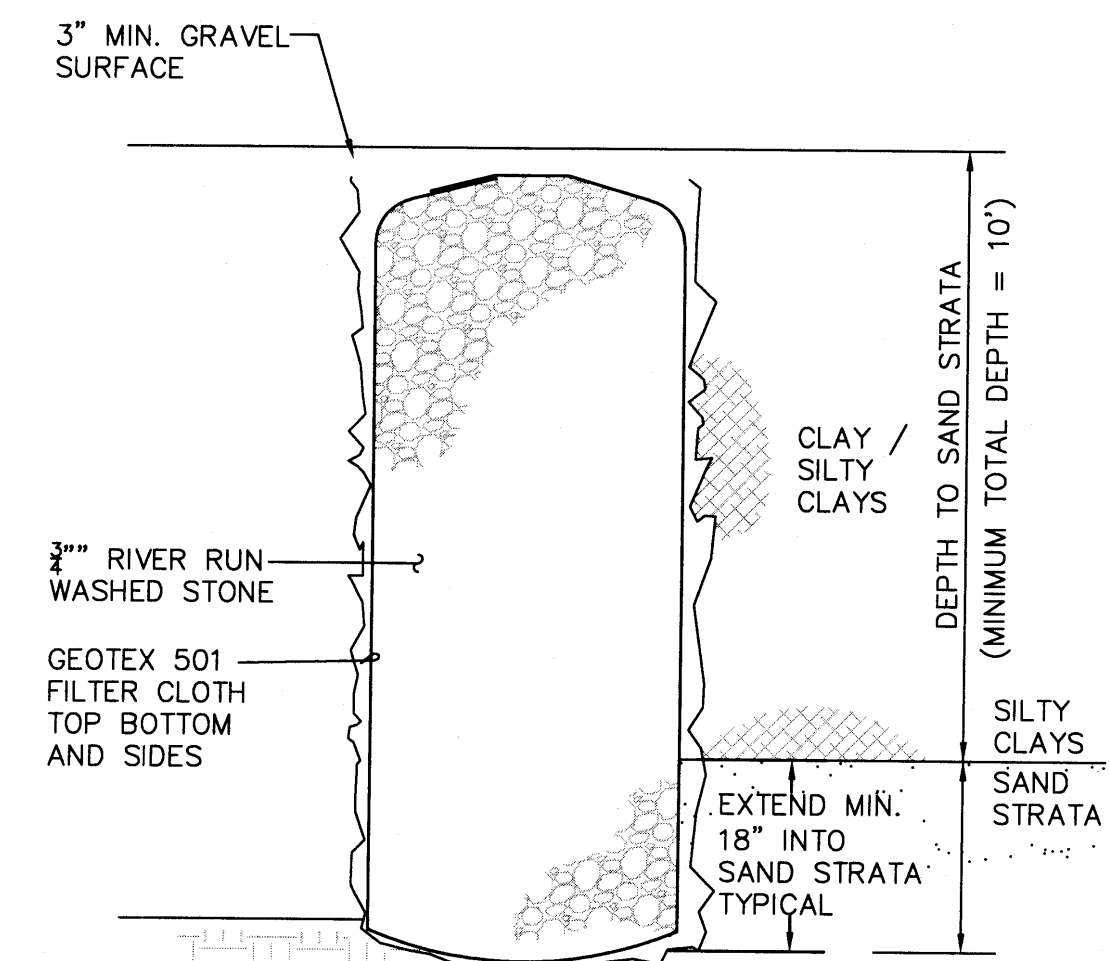
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DATE 12/09/2015	
PROJECT NO 15-0074	

DRAWING NAME
DRAINAGE DETAILS

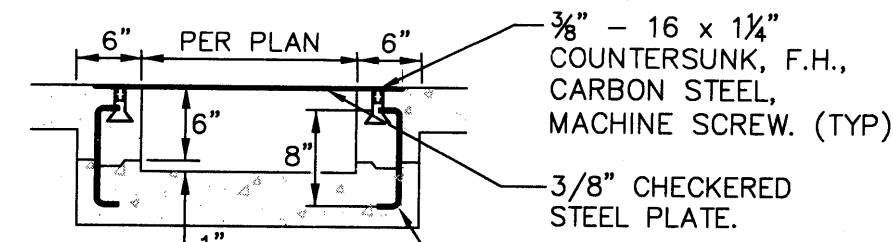
SHEET NO
CG-503



PERCOLATION TRENCH
18" WIDE X 48" LONG X DEPTH SHOWN (TYPICAL)
SCALE: N.T.S.

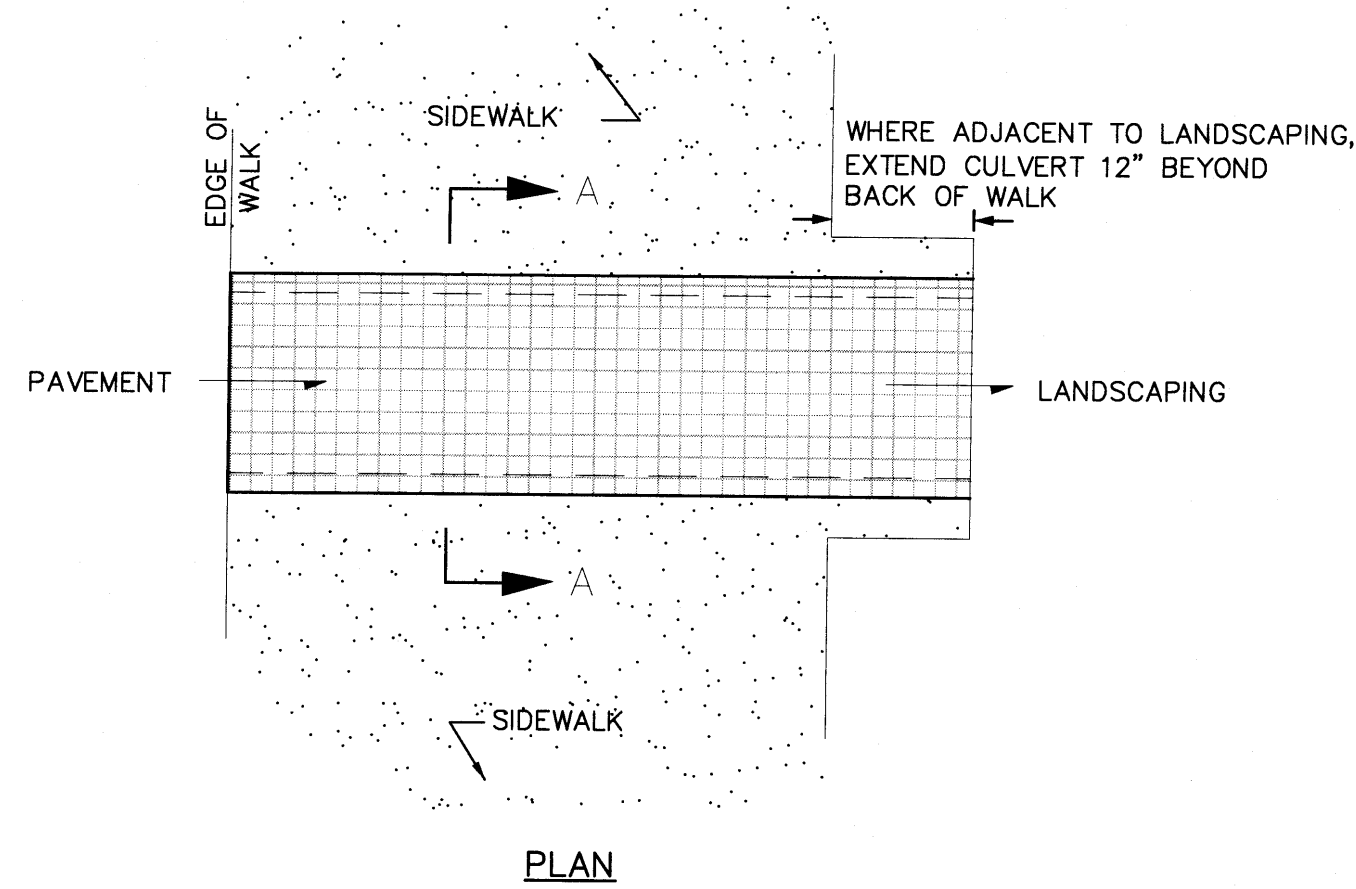
WELD 1/8" THICK, 3/8" MIN.
DIAMETER OVER ALL SCREWS.
COMPLETELY COVER SCREW
HEADS. GRIND EDGES SMOOTH.

FOR SECURING PLATE USE 1"x5" S.S. ROD ANCHOR,
"RED HEAD MULTI-SET II SRM-38 ANCHOR" OR
APPROVED EQUAL. INSTALL PER MANUFACTURER'S
INSTRUCTIONS AT MAX. 24" O.C., A MINIMUM OF 2
PER SIDE AND ONE WITHIN 6" OF EACH END.



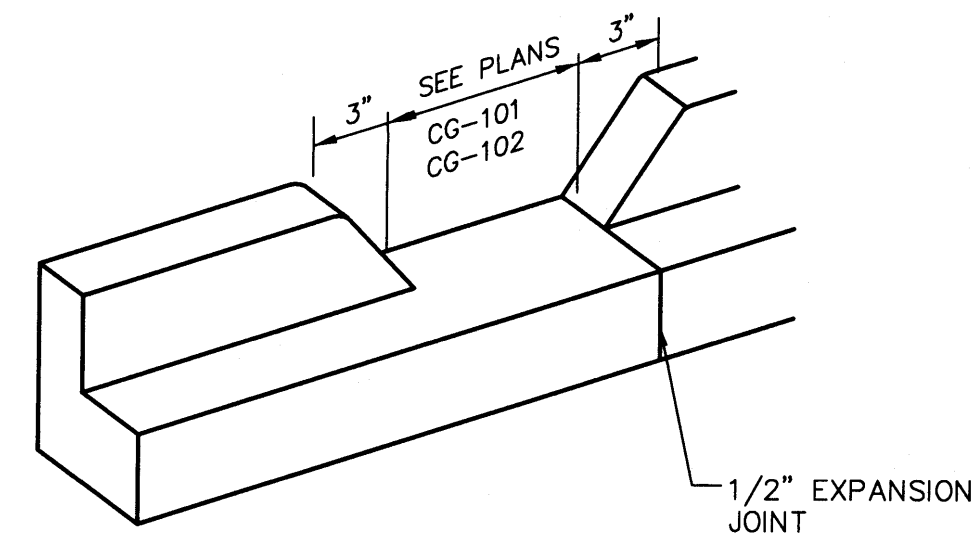
USE NO. 3 DEFORMED BAR-
DOWELS. SPACE DOWELS AT 18"
O.C. MAXIMUM. 1-1/2" MINIMUM
FROM FACE OF CONCRETE

SECTION A-A



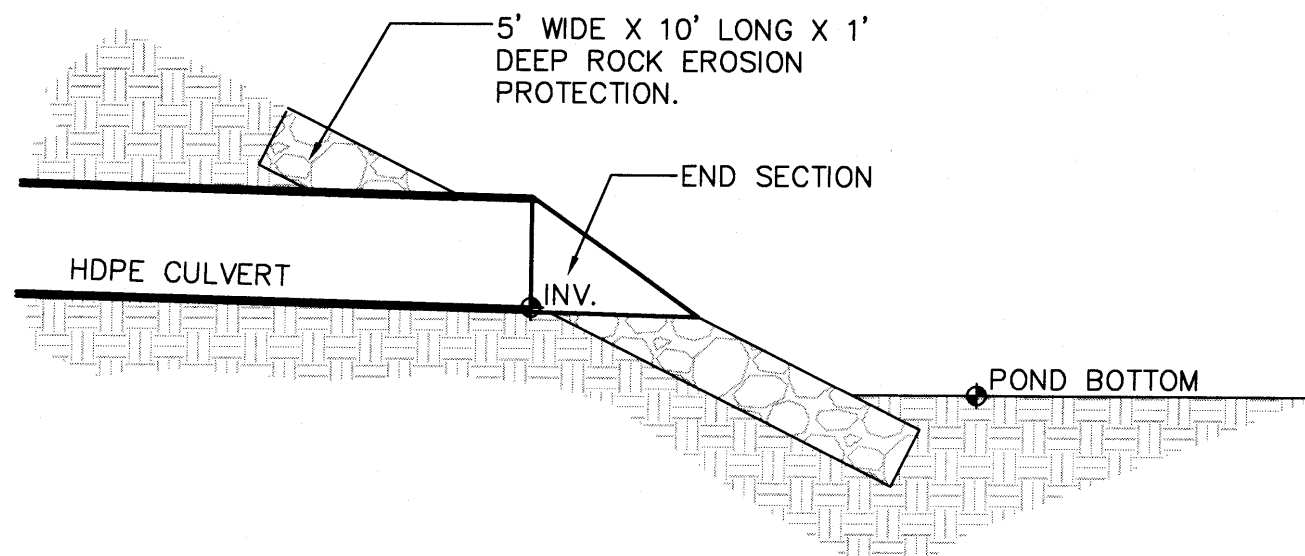
CONSTRUCT PER C.O.A. STD. DWG.
2236 WITH MODIFICATIONS AS
SHOWN ON THIS DETAIL

COVERED SIDEWALK CULVERT
SCALE: N.T.S.

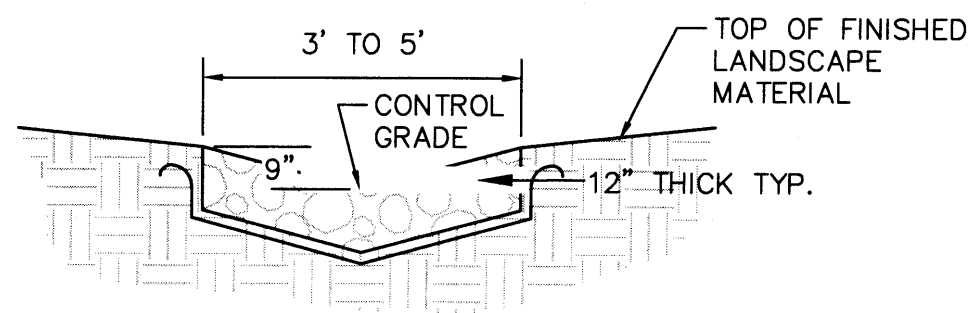


GENERAL NOTES
1. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE SHAPED WITH
A 3/8" EDGING TOOL.

CURB OPENING
SCALE: N.T.S.

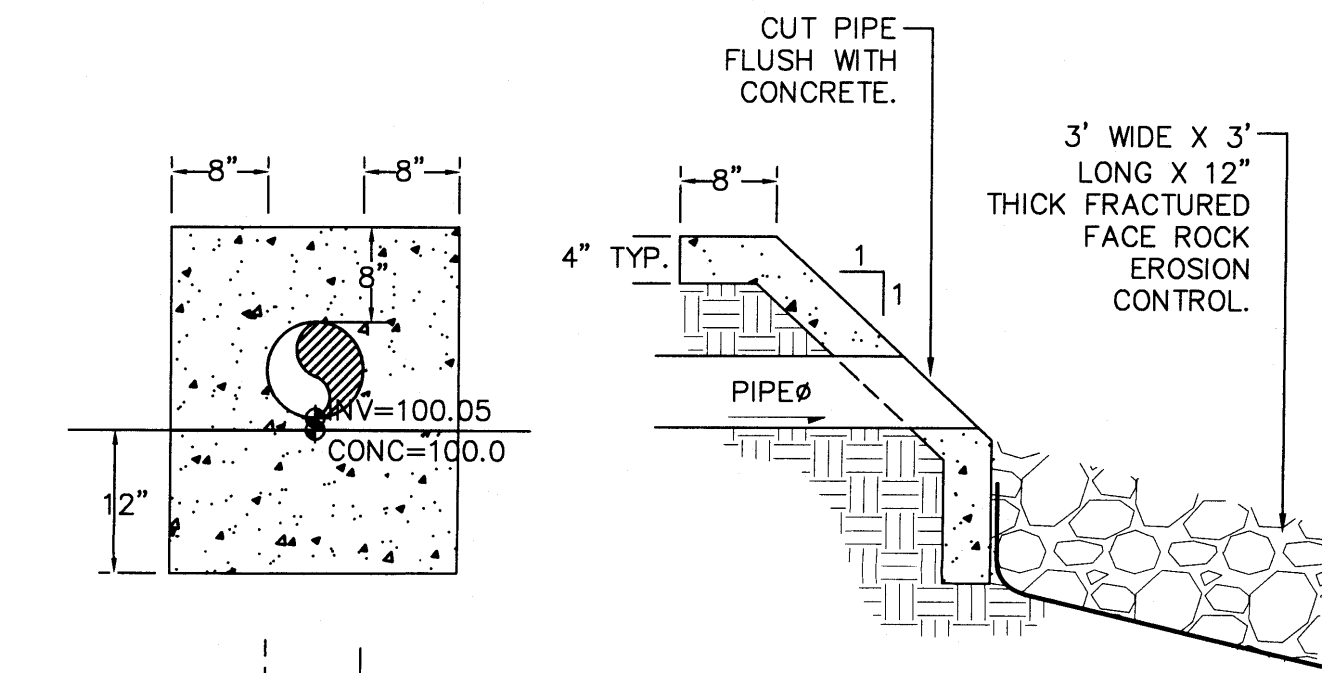


12"Ø AND 18Ø STORM DRAIN LINE OUTFALL WITH END SECTIONS
SEE SHEETS CG-501 AND CG-502 FOR LOCATIONS
SCALE: N.T.S.



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

ROCK SWALE AND ROCK EROSION PROTECTION
SCALE: N.T.S.



- GENERAL NOTES
- EDGES SHALL BE SHAPED WITH A 3/8"
EDGING TOOL.
 - 3000 PSI CONCRETE OVER 95%
COMPACTED SUBGRADE.

CONCRETE HEADWALL @ 8"Ø STORM DRAIN OUTFALL
SEE SHEETS CG-501 AND CG-502 FOR LOCATIONS
SCALE: N.T.S.