

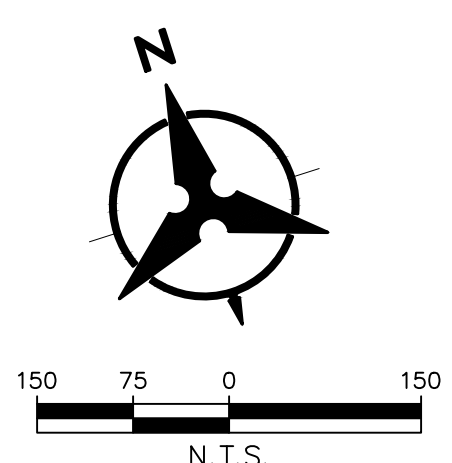


GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

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. CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION, PRIOR TO CONSTRUCTION. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT PREPARED BY NYS DATED DEC. 11, 2018. ALL OTHER WORK, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (FIRST PRIORITY), AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. TWO WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1264) FOR LOCATION OF EXISTING UTILITIES.
5. PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
6. EARTH SLOPES SHALL NOT EXCEED 4 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
7. 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.
8. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
9. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION AND UNSUITABLE 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 SITE AND HAUL THERE TO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
10. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATIONS.
11. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.



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**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

**MONTAGE UNIT 4
OVERALL GRADING PLAN**

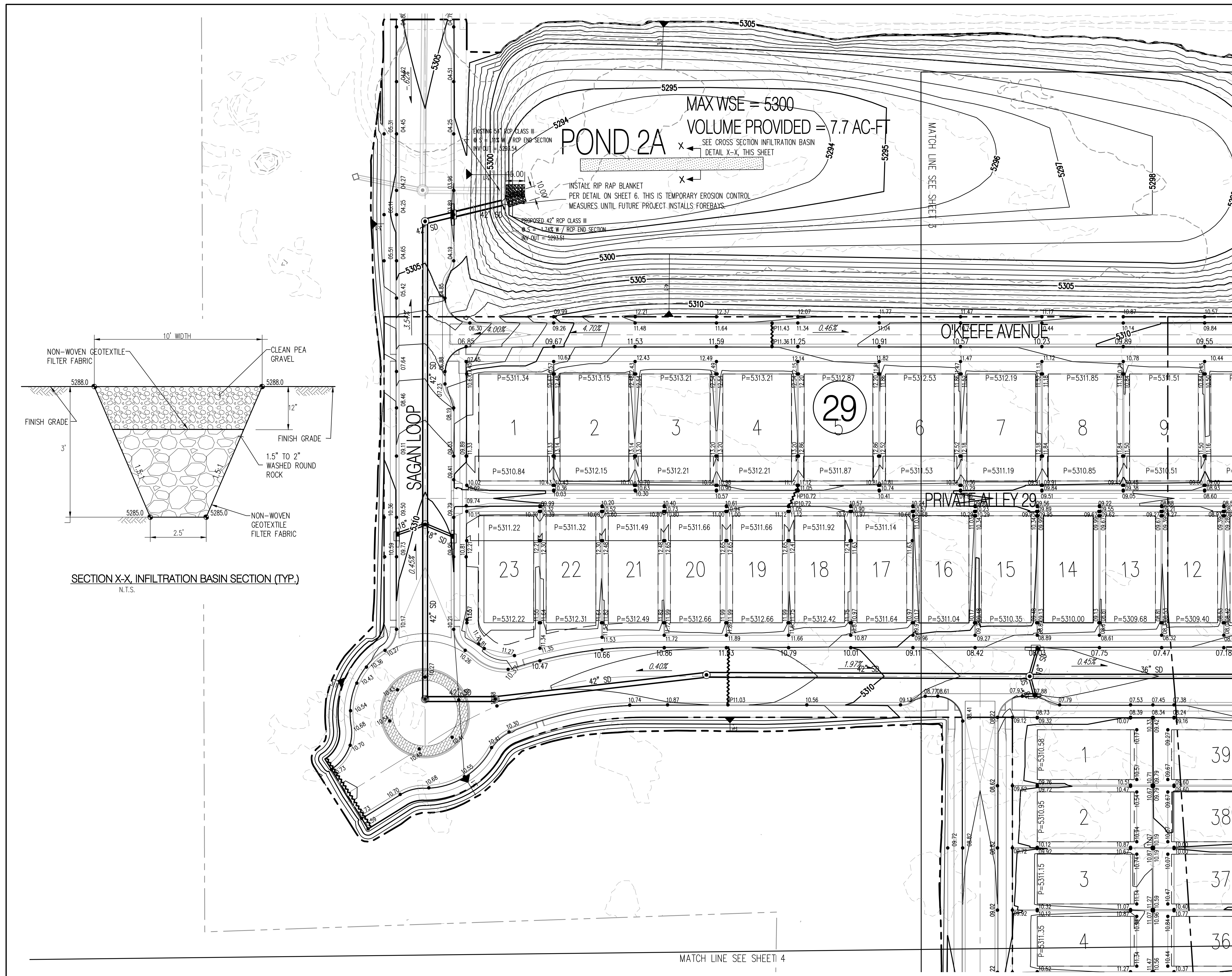
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
PR-2020-003422	R-15,16,S-16	1	6

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES	
CONTRACTOR	DATE			NO.	BY	NO.	DATE
WORK BY	DATE						
INSPECTORS	DATE						
ACCEPTANCE BY	DATE						
VERIFICATION BY	DATE						
DRAWN BY	DATE						
CHECKED BY	DATE						
MICROFILM INFORMATION							
RECORDED BY							
NO.							



No.	Date	By	REVISIONS	DATE
			DESIGN	DATE: 05/2020
				DATE: 05/2020
				DATE: 05/2020

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GENERAL NOTES

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- THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT BY GEO-TEST, INC. DATED 9-29-10
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- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 3B, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
- ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORKED BY	DATE
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MICROFILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS	
NO.	DATE

SURVEY INFORMATION	
NO.	DATE



REVISIONS	By	DATE
DESIGN		DATE: 05/20/20
		DATE: 05/20/20
		DATE: 05/20/20

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CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT

MONTAGE UNIT 4 GRADING PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
PR-2020-003422	R-15,16,S-16	2	6

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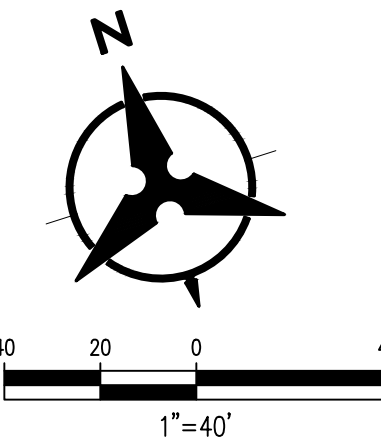


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LEGEND

- UNIT BOUNDARY
- (.91.62) FUTURE SPOT ELEVATION
- .91.62 PROPOSED SPOT ELEVATION
- x 92.46 EXISTING SPOT ELEVATION (GRND & TC)
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- 5470- EXISTING CONTOUR W/ INDEX ELEVATION
- FLOW ARROW
- PROPOSED SIDE YARD GARDEN WALL
- PROPOSED SLOPE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- LIMITS OF GRADING
- TURN BLOCK AT LOW POINT OF LOT
- WATER BLOCK



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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

MONTAGE UNIT 4
GRADING PLAN

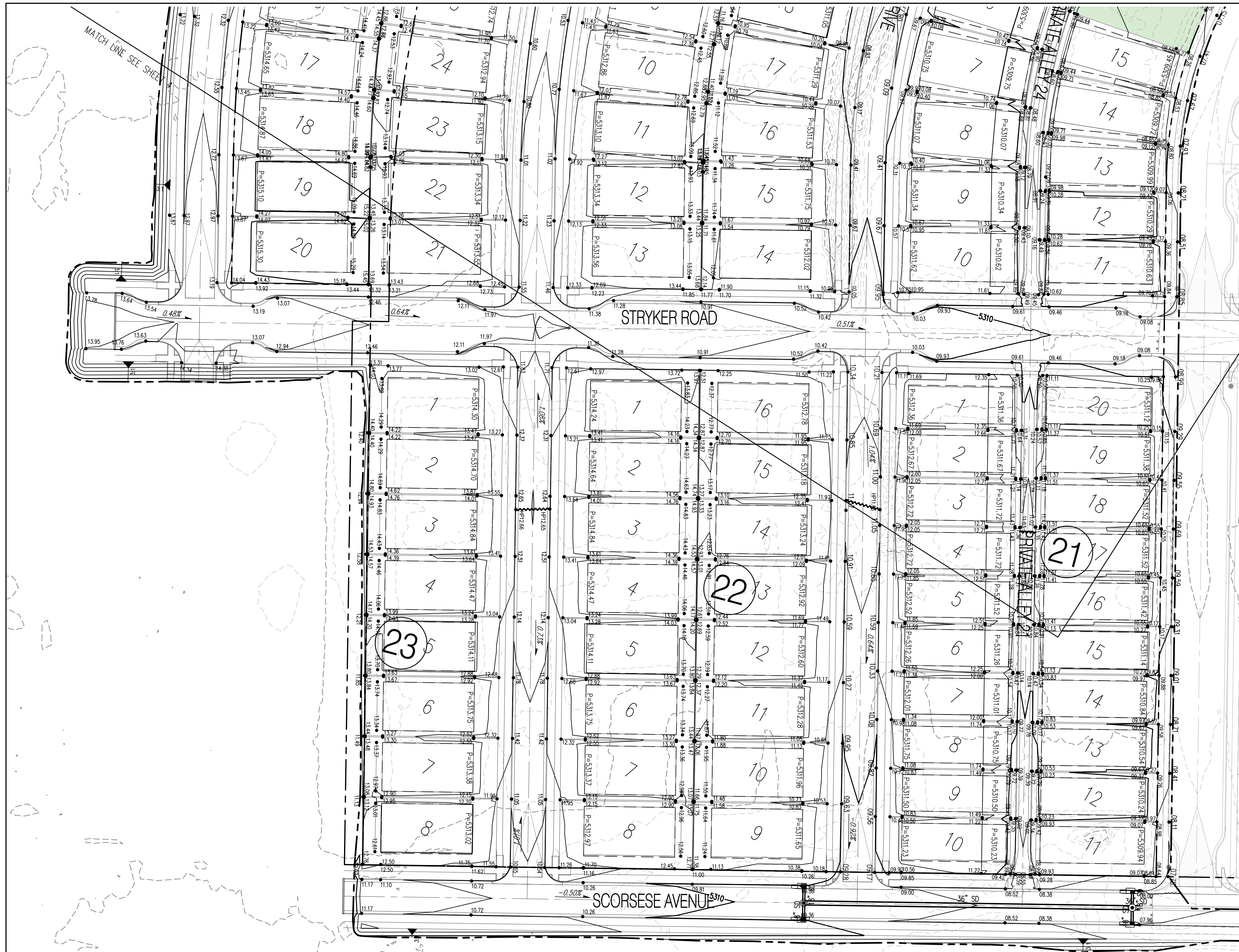
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. **PR-2020-003422** Zone Map No. **R-15,16,S-16** Sheet **4** Of **6**

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES	
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WORKED BY	DATE						
INSPECTED BY	DATE						
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RECORDED BY	DATE						

ENGINEER'S SEAL	REMARKS	By	DATE
	REVISIONS		
	DESIGN		
	Designed By: KMK		DATE: 05/2020
	Drawn By: BY		DATE: 05/2020
	Checked By: KMK		DATE: 05/2020

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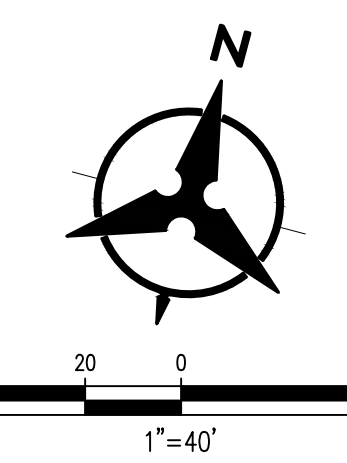


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**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

**MONTAGE UNIT 4
GRADING PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
PR-2020-003422	R-15,16,S-16	5	6

AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORK BY	DATE
INSPECTORS	DATE
ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
MICROFILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS	
NO.	DATE

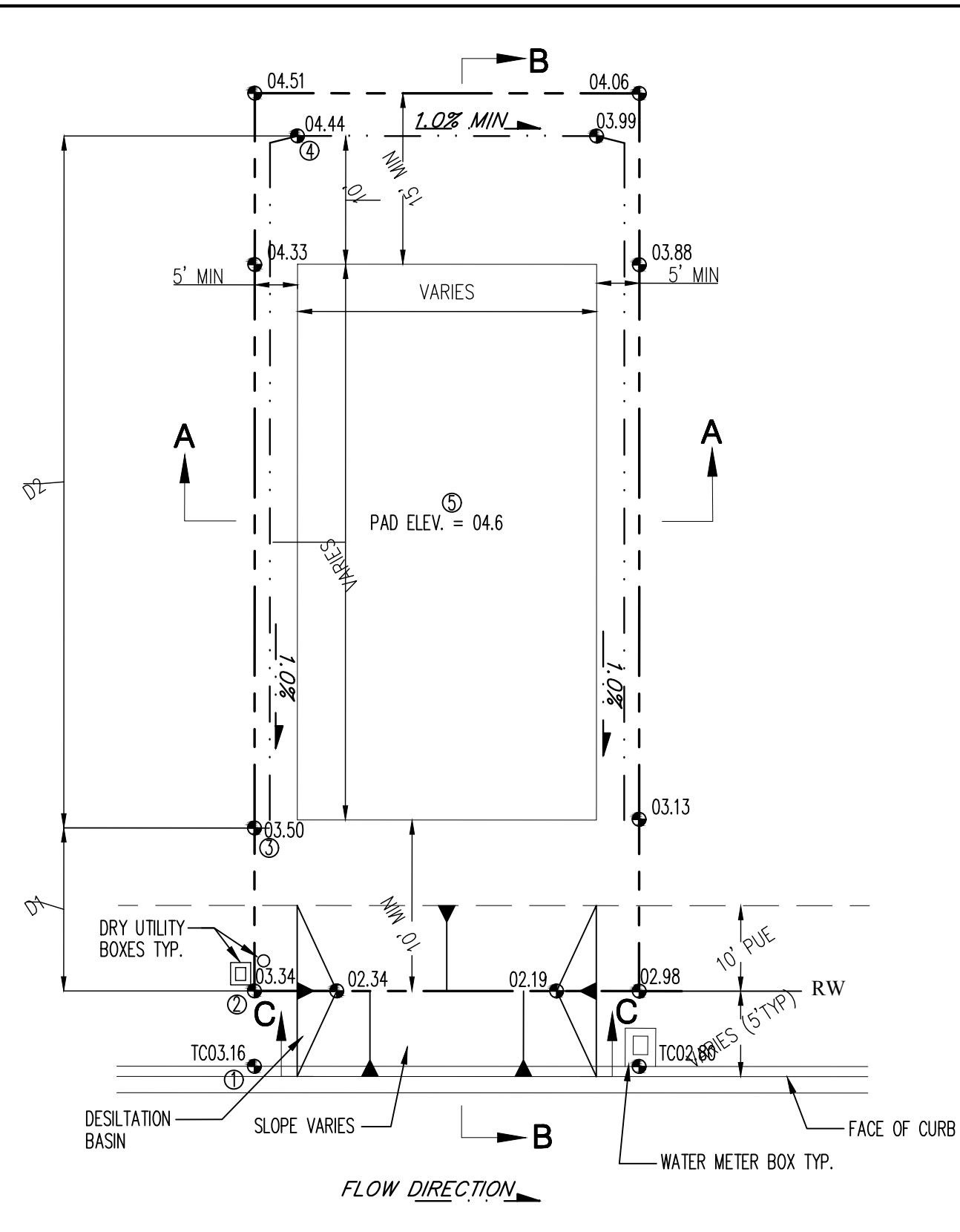
SURVEY INFORMATION	
NO.	DATE

ENGINEER'S SEAL

KELLY M. KLEIN
NEW MEXICO
24834
07/02/2020
LICENSED PROFESSIONAL ENGINEER

No.	Date	REVISIONS	By
		DESIGN	

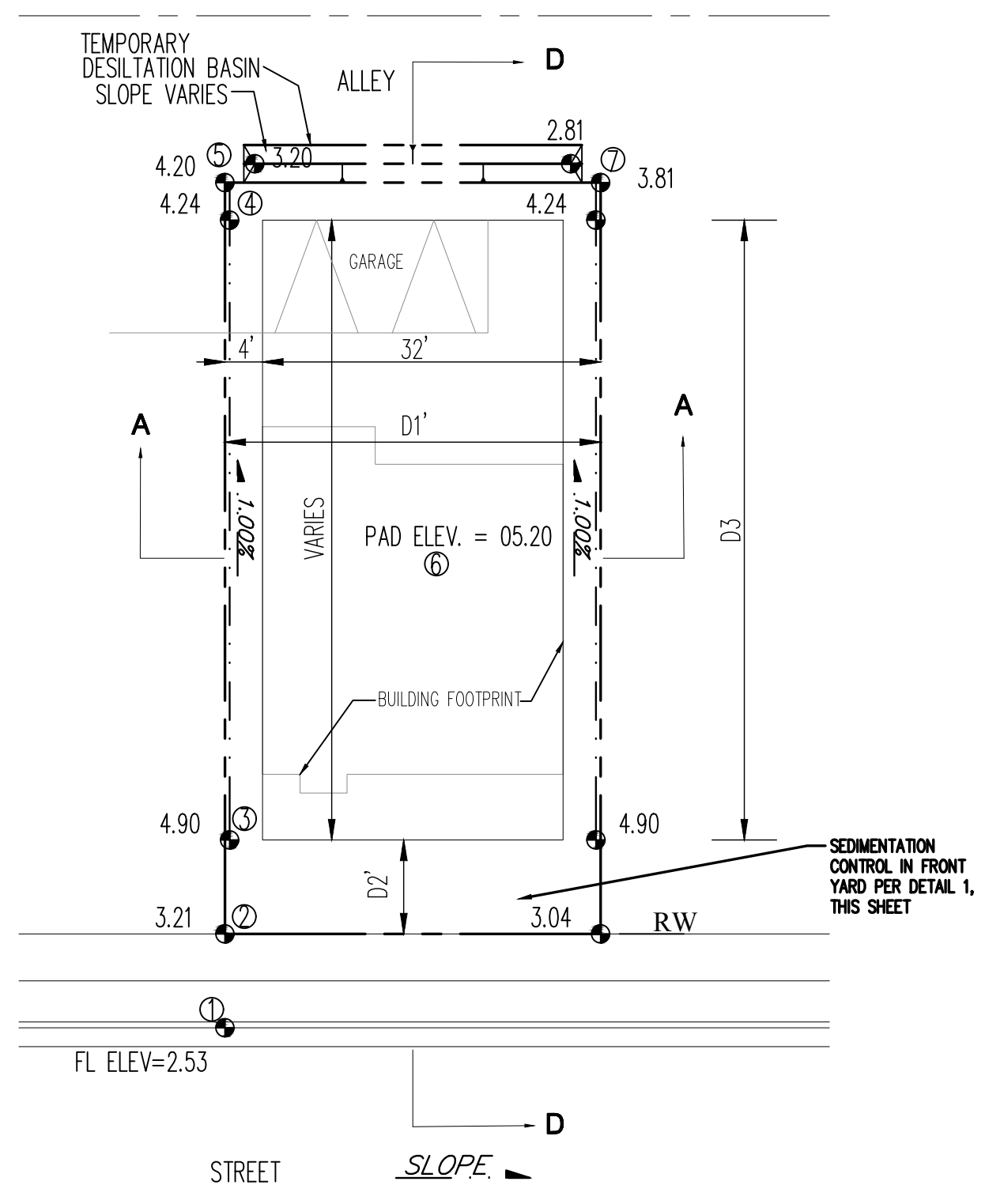
Designed By: KMK DATE: 05/2020
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Checked By: KMK DATE: 05/2020



1 **TYPICAL LOT GRADE DETAIL WITH DESILTATION BASIN FOR SEDIMENTATION CONTROL**
NOT TO SCALE

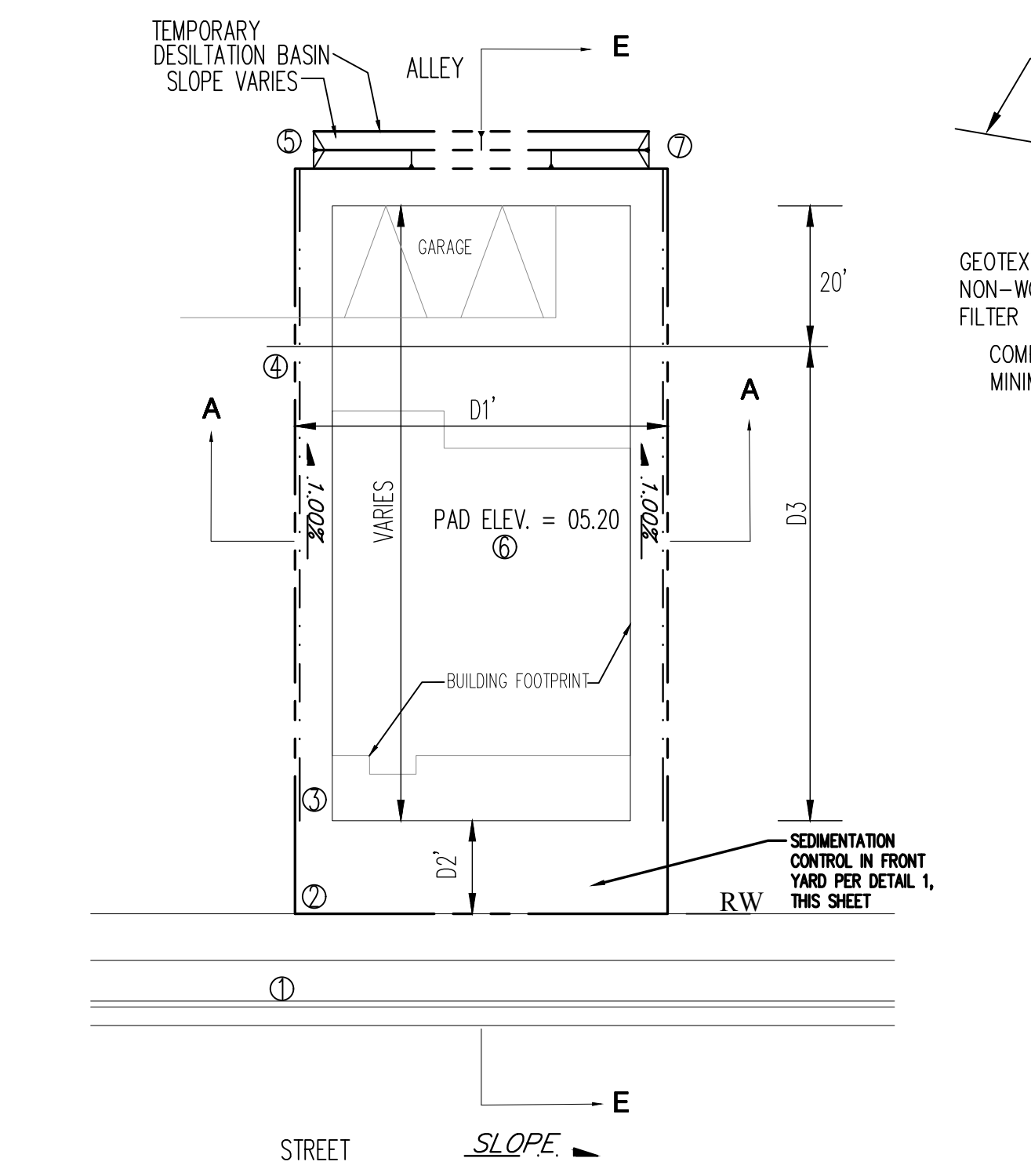
TO SET SPOT ② - ADD 0.17' TO SPOT ①
 TO SET SPOT ③ - MULTIPLY D1 BY 1.0% MIN AND ADD TO SPOT ②
 TO SET SPOT ④ - MULTIPLY D2 BY 1.0% AND ADD TO SPOT ③
 TO SET SPOT ⑤ - ADD 0.2' TO SPOT ④

BOTTOM OF BASIN IS 1' BELOW PROPERTY LINE ELEVATION.
 SEE GRADING PLANS FOR EXACT ELEVATIONS.
 CONTRACTOR SHALL CONSTRUCT TEMPORARY DESILTATION BASIN AT EACH LOT.



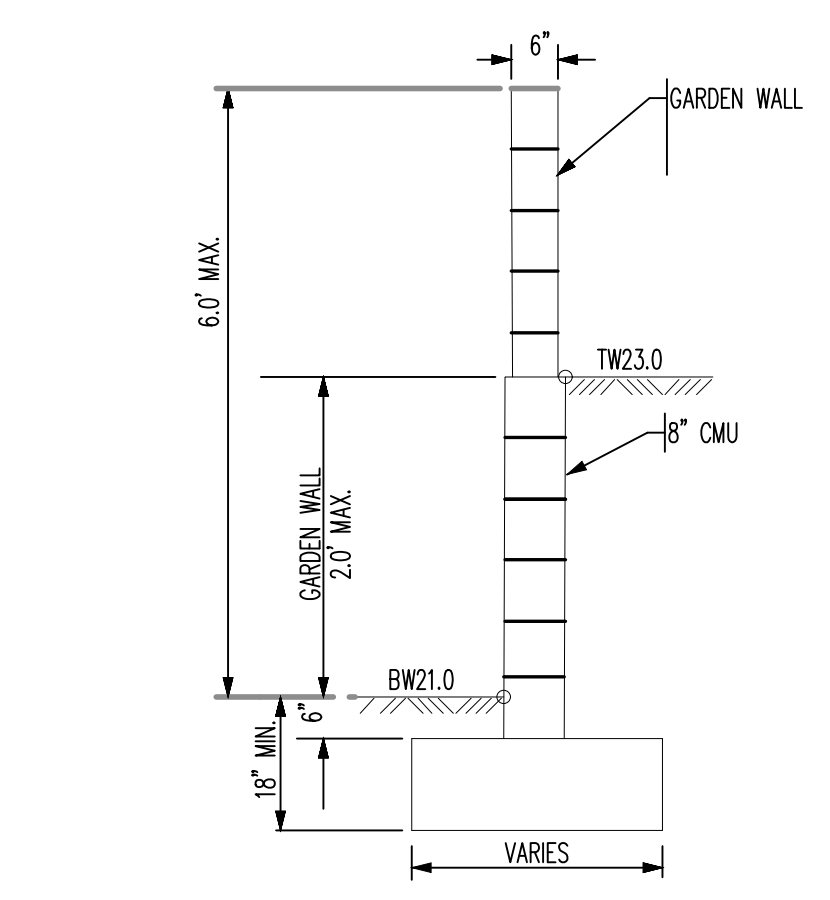
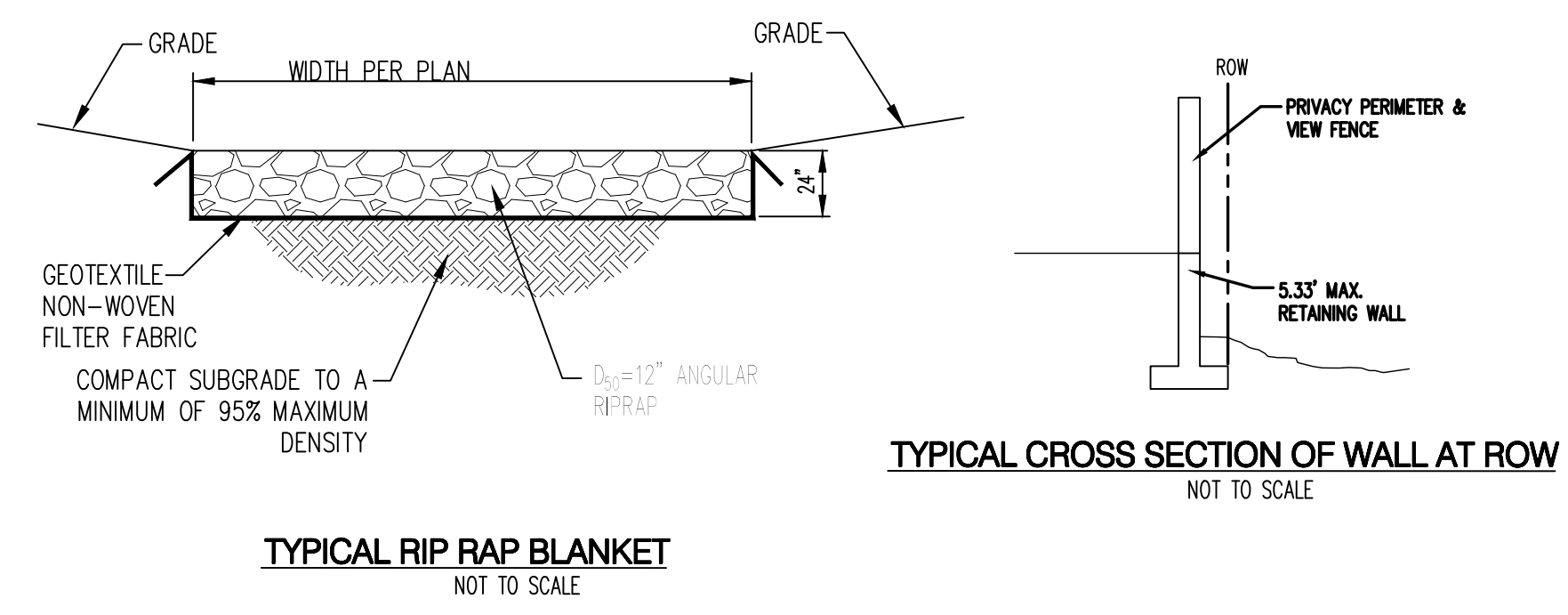
TYPICAL LOT GRADE DETAIL WITH DESILTATION BASIN FOR SEDIMENTATION CONTROL STREET PRODUCT TYPE w/ALLEY
NOT TO SCALE

TO SET SPOT ② - ADD 0.86' TO SPOT ①
 TO SET SPOT ③ - MULTIPLY D3 BY 1.0% MIN AND ADD TO SPOT ②
 TO SET SPOT ④ - ADD 1.05' TO SPOT ③
 TO SET SPOT ⑤ - SLOPE DOWN TO ROW
 TO SET SPOT ⑥ - ADD 0.01' TO SPOT ⑤
 TO SET SPOT ⑦ - MULTIPLY D1 BY 1.0% AND SUBTRACT FROM SPOT ⑤



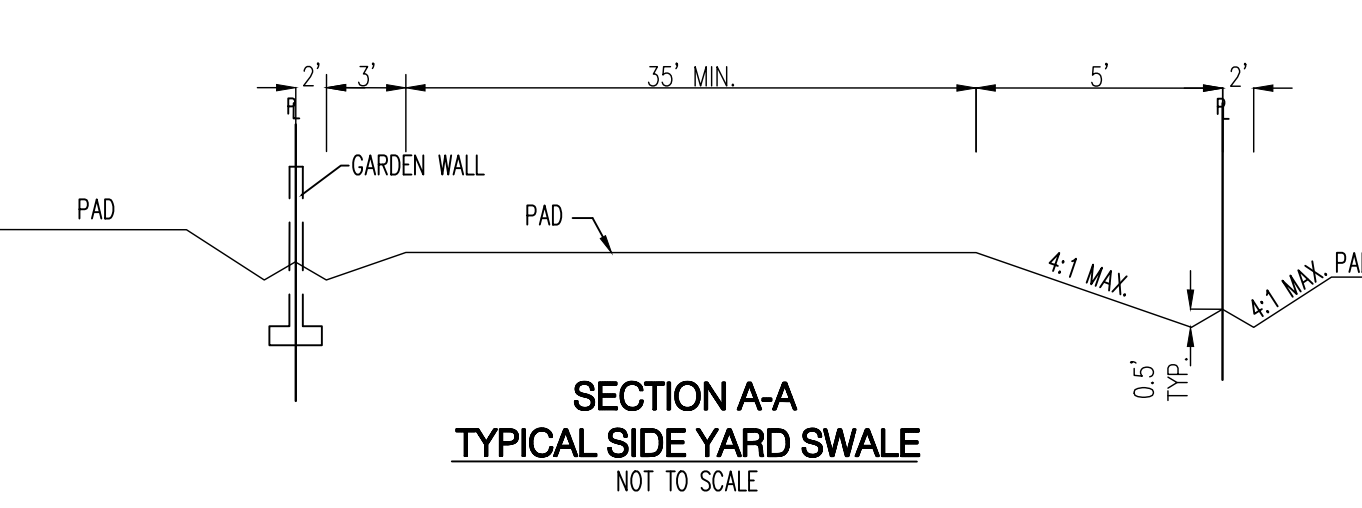
TYPICAL LOT GRADE DETAIL WITH DESILTATION BASIN FOR SEDIMENTATION CONTROL STREET PRODUCT TYPE w/ALLEY
NOT TO SCALE

TO SET SPOT ② - ADD 0.90' TO SPOT ①
 TO SET SPOT ③ - MULTIPLY D3 BY 1.0% AND ADD TO SPOT ②
 TO SET SPOT ④ - ADD 1.05' TO SPOT ③
 TO SET SPOT ⑤ - SLOPE DOWN TO ROW
 TO SET SPOT ⑥ - ADD 0.01' TO SPOT ⑤
 TO SET SPOT ⑦ - MULTIPLY D1 BY 1.0% AND SUBTRACT FROM SPOT ⑤

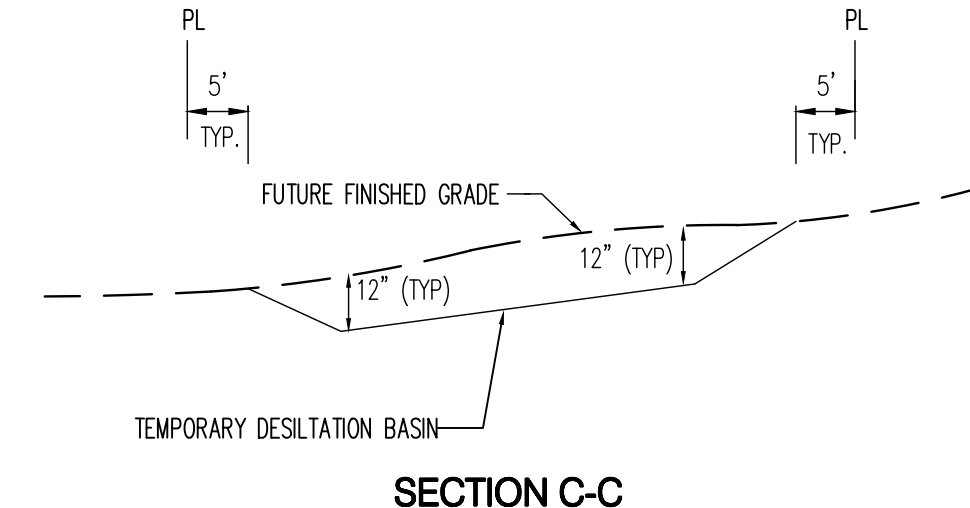


TYPICAL GARDEN WALL NOMENCLATURE
NOT TO SCALE

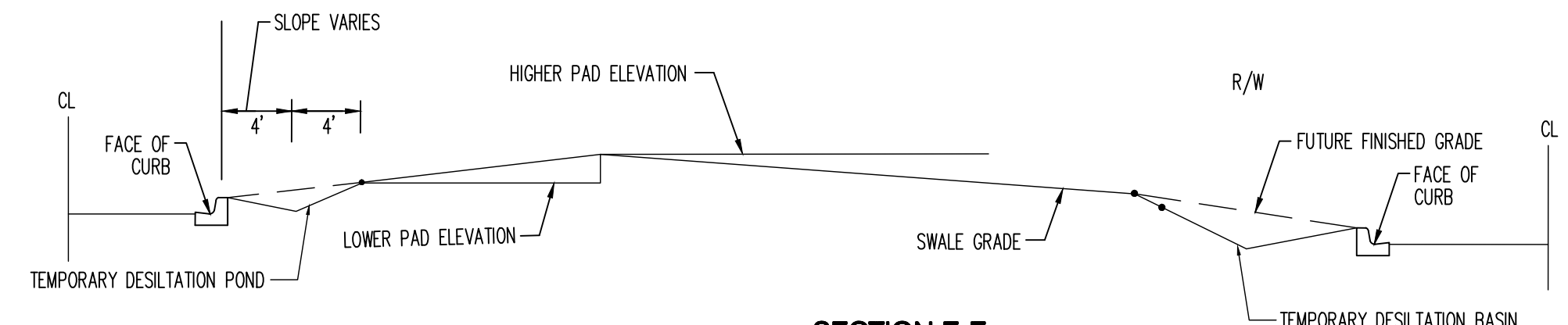
TW=FINISHED GRADE ELEVATION AT TOP OF RETAINING WALL
 BW=FINISHED GRADE ELEVATION AT BOTTOM OF RETAINING WALL



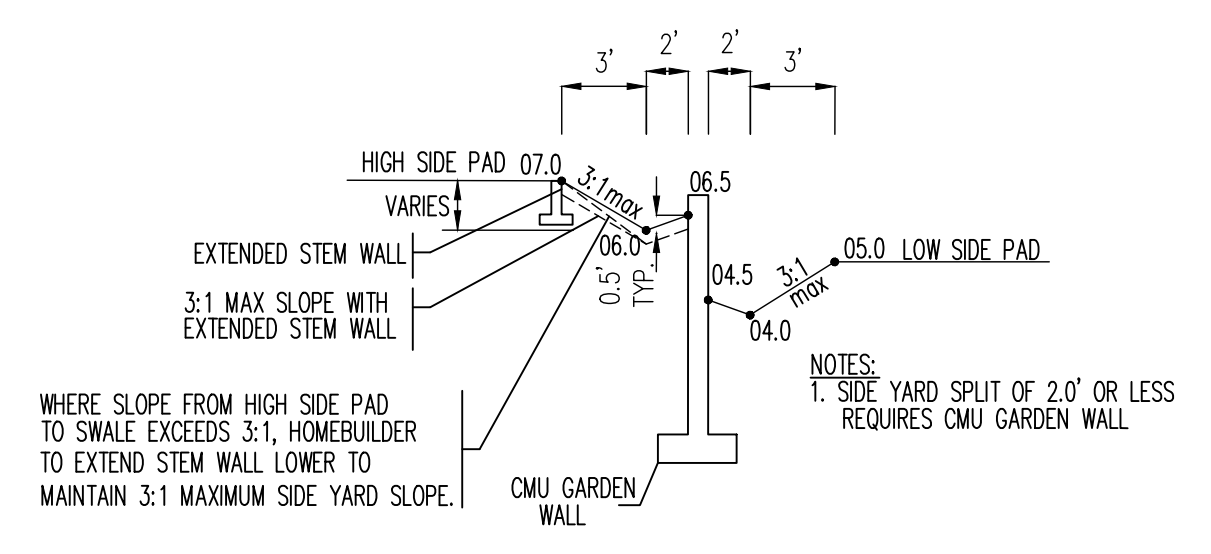
SECTION A-A TYPICAL SIDE YARD SWALE
NOT TO SCALE



SECTION C-C
NOT TO SCALE



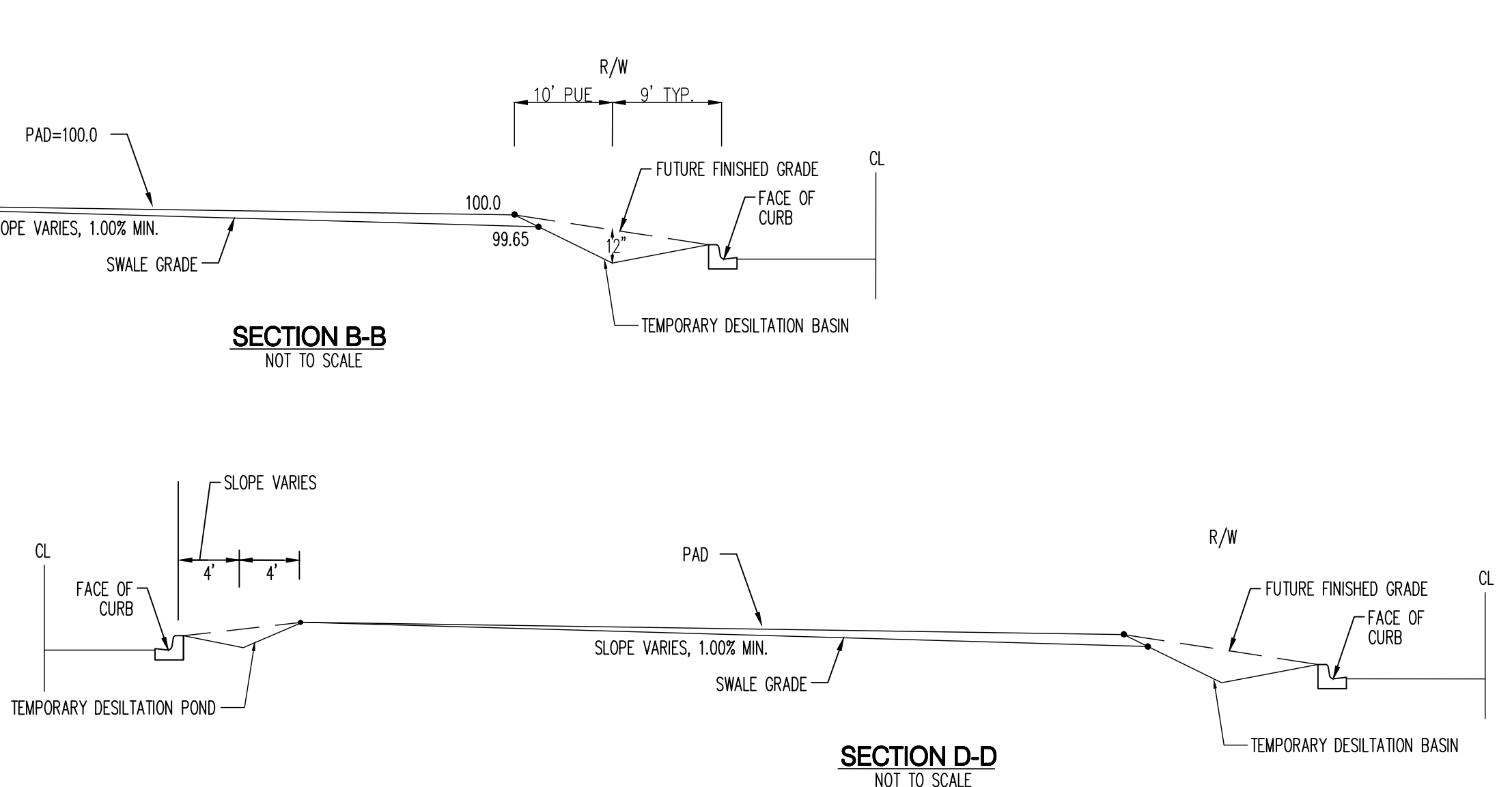
SECTION E-E
NOT TO SCALE



SIDE YARD GARDEN WALL DETAIL
NOT TO SCALE

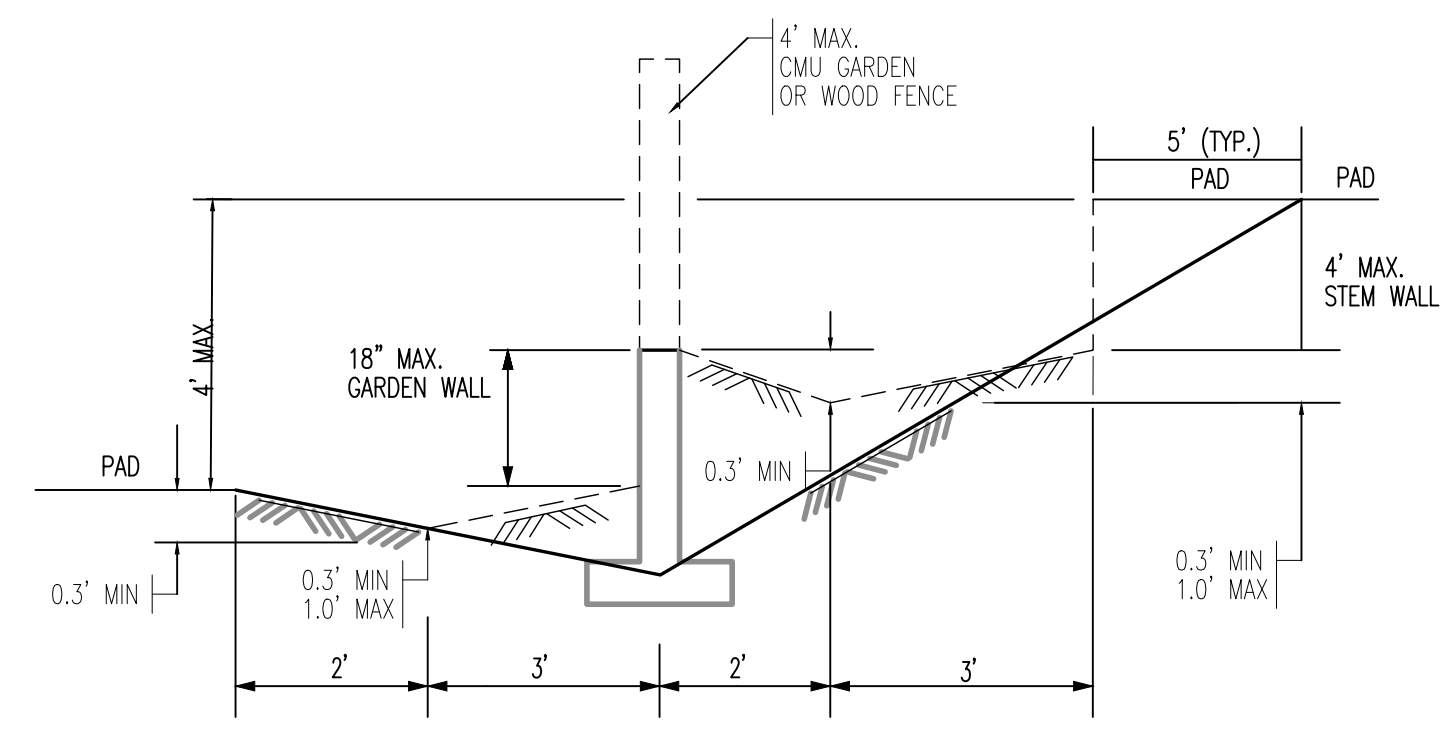
WHERE SLOPE FROM HIGH SIDE PAD TO SWALE EXCEEDS 3:1, HOMEOWNER TO EXTEND STEM WALL LOWER TO MAINTAIN 3:1 MAXIMUM SIDE YARD SLOPE.

- NOTE:
- CONTRACTOR IS TO MASS GRADE ROADS TO 2' BEYOND FUTURE CURB. EXCESS FROM DRY UTILITY TRENCH IS TO BE USED TO BACK FILL BEHIND CURB.
 - FRONT YARDS ARE TO BE GRADED AS SHOWN ON THIS DETAIL FOR FINAL GRADING AND CERTIFICATION THIS DETAIL TO BE COORDINATED WITH.
 - HOME BUILDER TO BRING FRONT YARD TO ULTIMATE FRONT YARD GRADES AFTER HOME CONSTRUCTION IS COMPLETED. SEE ULTIMATE FRONT YARD GRADING DETAIL ON THIS SHEET.



SECTION B-B
NOT TO SCALE

SECTION D-D
NOT TO SCALE



TYPICAL SIDE LOT LINE SECTION
NOT TO SCALE

NOTE: DASHED LINES IN TYP. SIDE LOT LINE SECTIONS REPRESENT THE FINAL CONDITION AFTER THE GARDEN, STEM, AND PRIVACY WALLS HAVE BEEN CONSTRUCTED. THE INTERIM CONDITION, WHICH IS TO BE CONSTRUCTED BY THE GRADING CONTRACTOR AND CERTIFIED BY THE ENGINEER, IS REPRESENTED BY THE SOLID LINES. RETAINING WALLS WILL BE CONSTRUCTED PRIOR TO GRADING CERTIFICATION.

AS-BUILT INFORMATION	
CONTRACTOR	DATE
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NO.	

BENCH MARKS	
NO.	DATE

SURVEY INFORMATION	
NO.	DATE

ENGINEER'S SEAL

NO.	DATE	REVISIONS
		DESIGN

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CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT

MONTAGE UNIT 4 GRADING DETAILS

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. **PR-2020-003422** Zone Map No. **R-15,16,S-16** Sheet **6** Of **6**