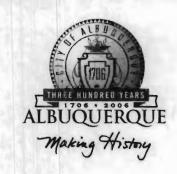
# CITY OF ALBUQUERQUE



July 19, 2005

Edward Cordova, PE Cordova Engineering 5124 Stone Mountain NW Albuquerque, NM 87114

Re: Blessed Hope Construction Grading and Drainage Plan Engineer's Stamp dated 7-15-05

Dear Mr. Cordova,

P.O. Box 1293

Based upon the information provided in your submittal dated 7-18-05, the above referenced plan is approved for Building Permit. Please include a copy in the construction sets prior to signoff by Hydrology. Once the project is complete, please provide an Engineering Certification for my file.

Albuquerque

If you have any questions, you can contact me at 924-3986.

New Mexico 87103

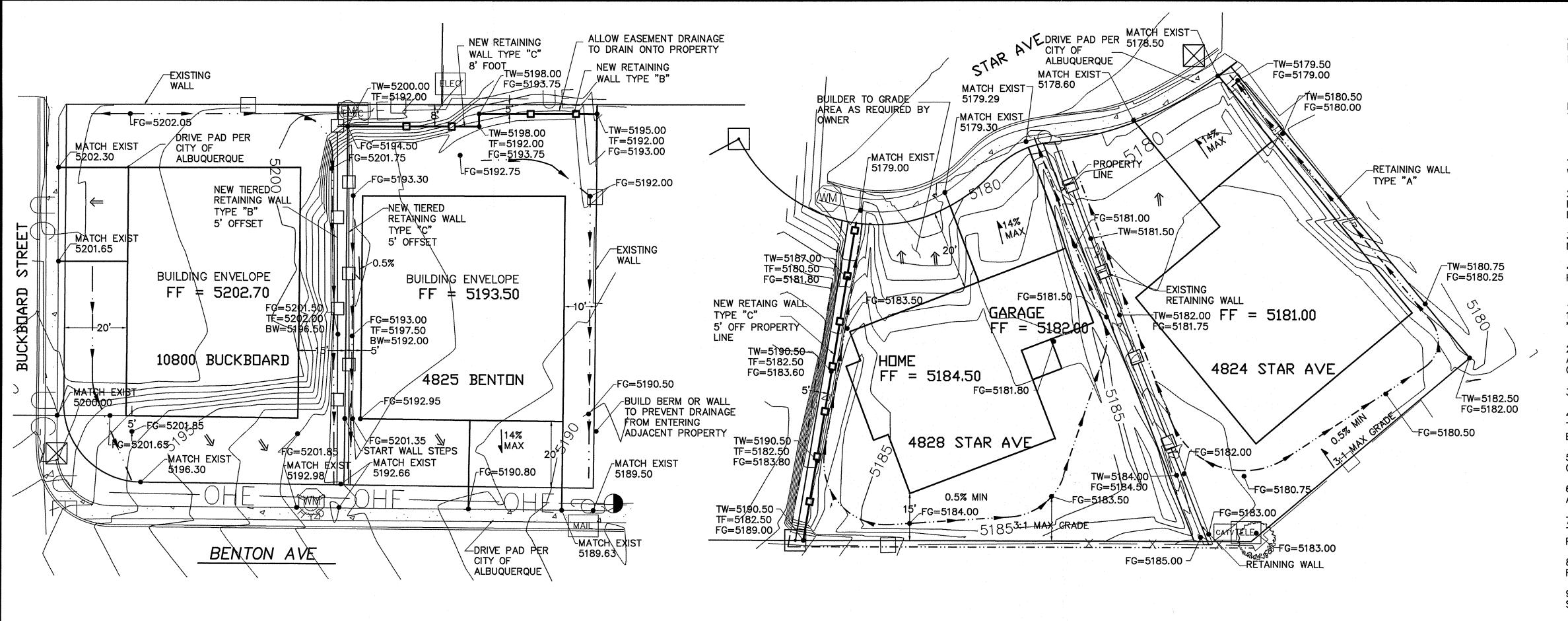
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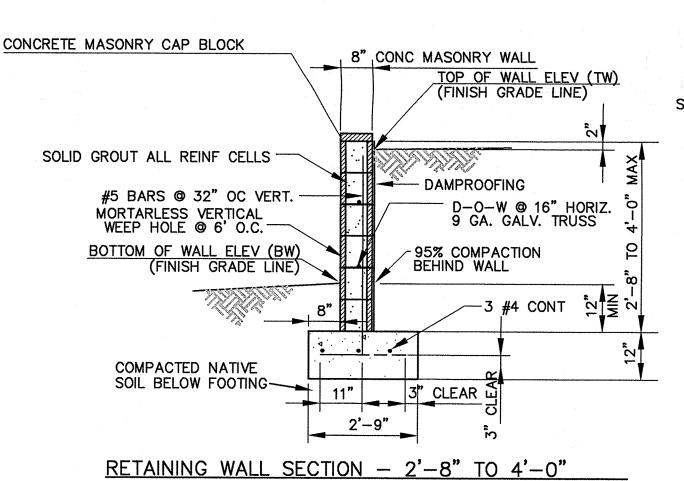
Sincerely,

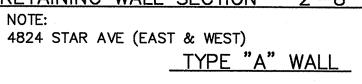
www.cabq.gov

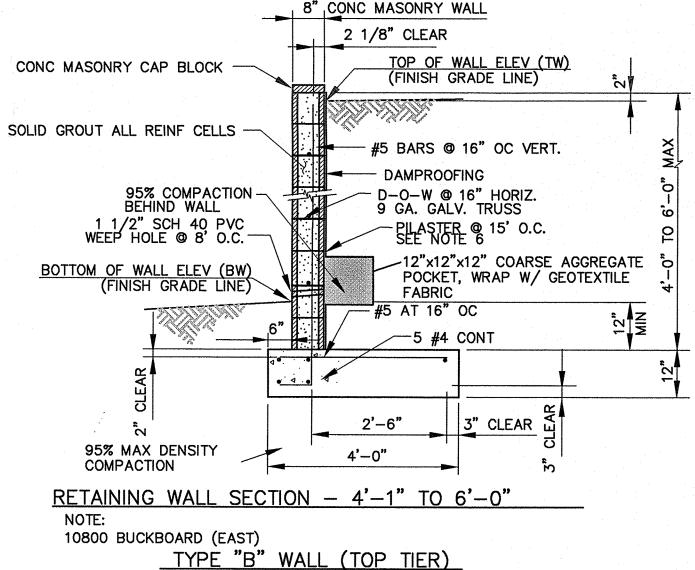
Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

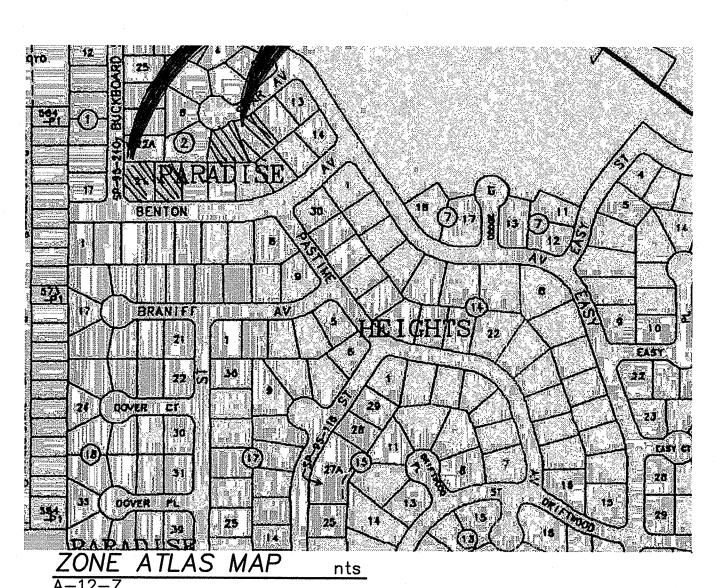
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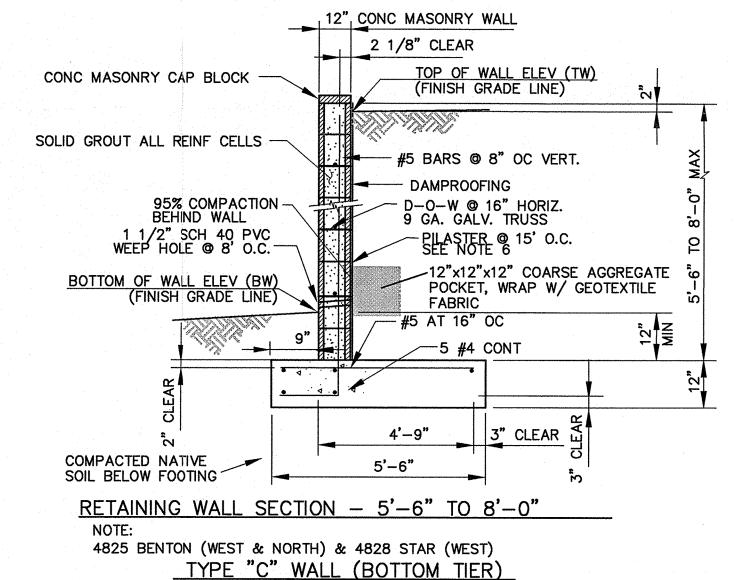












## PROJECT BENCH MARK

A.C.S. BENCH MARK "ACS BM, 5-A12" BEING A 1 3/4" ALUMINUM DISK EPOXIED TO THE TOP OF A CONCRETE DROP INLET, WSW QUADRANT OF GOLF COURSE ROAD AND DRIFTWOOD AVENUE N.W., CENTERED ON SAID INLET. ELEVATION = 5140.43 FEET (NAVD 1929 VERTICAL DATUM)

#### LEGAL DESCRIPTION

LOTS 10,11,20,21 BLOCK 2 OF UNIT 1, PARADISE HEIGHTS FIELD 12&13-1996. IN VOLUME DO3 FOLIO 154 WITH THE BERNAILLO COUNTY CLERKS OFFICE.

### GENERAL NOTES

1. LOT BOUNDARIES ARE APPROXIMATE BASED OFF OF BEST AVAILABLE INFORMATION. A BOUNDARY SURVEY WAS NOT COMPLETED BY A REGISTERED PROFESSIONAL SURVEYOR.

2. CONTRACTOR MAY NEED TO ADJUST GRADES OF GRADING PLAN FOR 4824 STAR AVE. SINCE WALLS HAVE BEEN BUILT AFTER TOPOGRAPHIC SURVEY WAS COMPLETE. ALL FLOWS SHALL BE DIRECTED AWAY FROM THE BUILDING AND TOWARD THE STREET.

3. BUILDING ENVELOPES ARE REPRESENTED ON THE GRADING PLAN, ACTUAL FLOOR PLANS CAN BE OBTAINED FROM THE BUILDER.

4. TOP OF WALL ELEVATIONS FOR 4824 STAR AVE ARE MINIMUM HEIGHT. EXISTING RETAINING WALLS MAY BE HIGHER THAN REQUIRED.

#### GRADING NOTES

1. ALL GRADING AND CONSTRUCTION UNDER THIS PLAN TO BE CONSTRUCTED IN ACCORDANCE WITH THE "CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS" ", LATEST EDITION.

2. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.

3. PAVING/ROADWAY GRADES SHALL BE +/-.05 FT. FROM SHOWN PLAN ELEVATIONS.

4. PADS SHALL NOT VARY FROM A TRUE HORIZONTAL PLANE BY MORE THAN +/-.01 FOOT AT ANY POINT. THIS TRUE PLANE SHALL NOT VARY FROM THE SHOWN PAD ELEVATION BY +/-.02 FOOT, UNLESS PERMITTED BY OWNER.

5. CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS AND GRADING OPERATIONS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS AND INSPECTION APPROVALS NECESSARY FOR THE CONSTRUCTION OF THESE FACILITIES AND ALL GRADING OPERATIONS.

7. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST. SILT FENCE SHALL BE PLACED AROUND THE WEST, SOUTH AND NORTH SIDES OF THE PROPERTY PRIOR TO COMMENCING CONSTRUCTION.

8. UNLESS OTHERWISE SHOWN, DRAINAGE SWALES SHALL HAVE A MINIMUM 1% SLOPE IN THE DIRECTION OF FLOW.

9. ALL SCARIFYING, EXCAVATION, AND COMPACTION, WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.

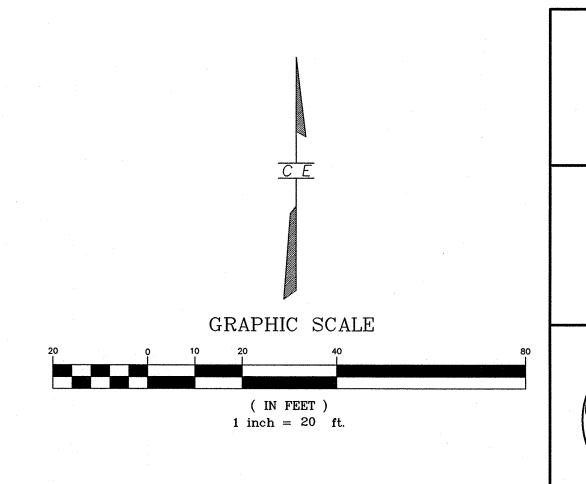
### RETAINING WALL NOTES:

- 1. BLOCK SHALL BE A CONCRETE MASONRY UNIT (CMU), 8" x 16" OR 12" x 16". SEE SPECIFICATIONS.
- 2. CONCRETE SHALL BE 3000 PSI CONCRETE BY CITY OF ALBUQUERQUE SPECIFICATIONS.
- 3. REINFORCING STEEL SHALL BE #5 DEFORMED BARS, GRADE 60.

4. PAYMENT FOR THE RETAINING WALL SHALL BE BY THE LINEAR FOOT OF CMU WALL. THIS ITEM INCLUDES THE CMU WALL, FOOTINGS, REINFORCING, CONCRETE FILLED CMU, EXCAVATION, BACK FILL, WEEPHOLES, AND ALL ITEMS TO CONSTRUCT THE RETAINING WALL COMPLETE IN PLACE.

- 5. MASONRY I'm SHALL BE 1750 PSI MIN.
- 6. PLACE PILASTER @15' O.C. MAX W/4 #4 VERT.
- 7. BACK FILL SHALL BE COMPACTED TO 95% MAX. DENSITY.
- 8. WALLS DESIGNED ONLY FOR WROUGHT IRON FENCE ABOVE WALL, PER CONTRACTOR.

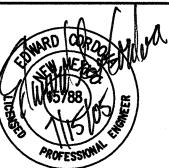
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	EXISTING FLOW DIRECTION		PROPOSED FLOW DIRECTION





BLESSED HOPE CONSTRUCTION

GRADING & DRAINAGE PLAN



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