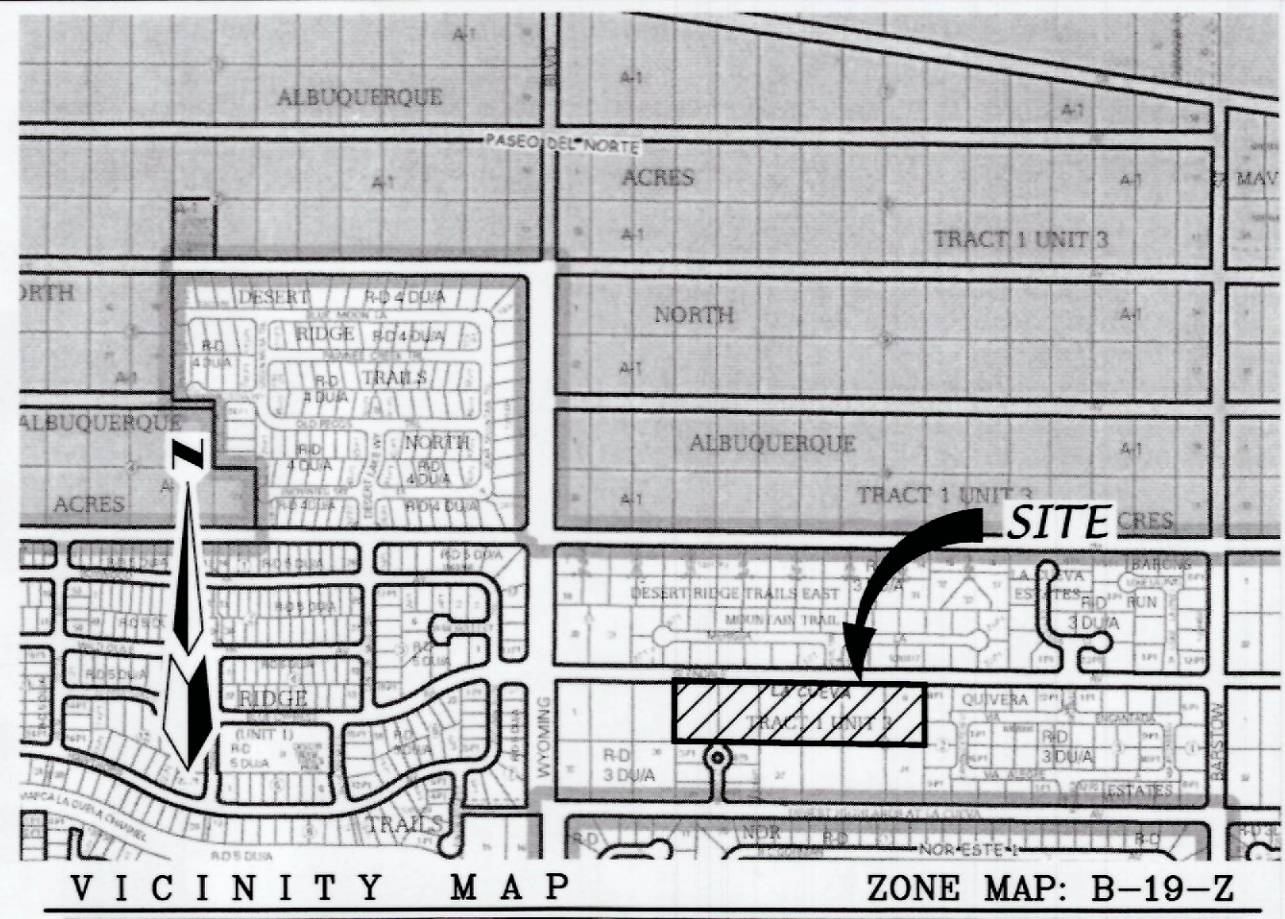
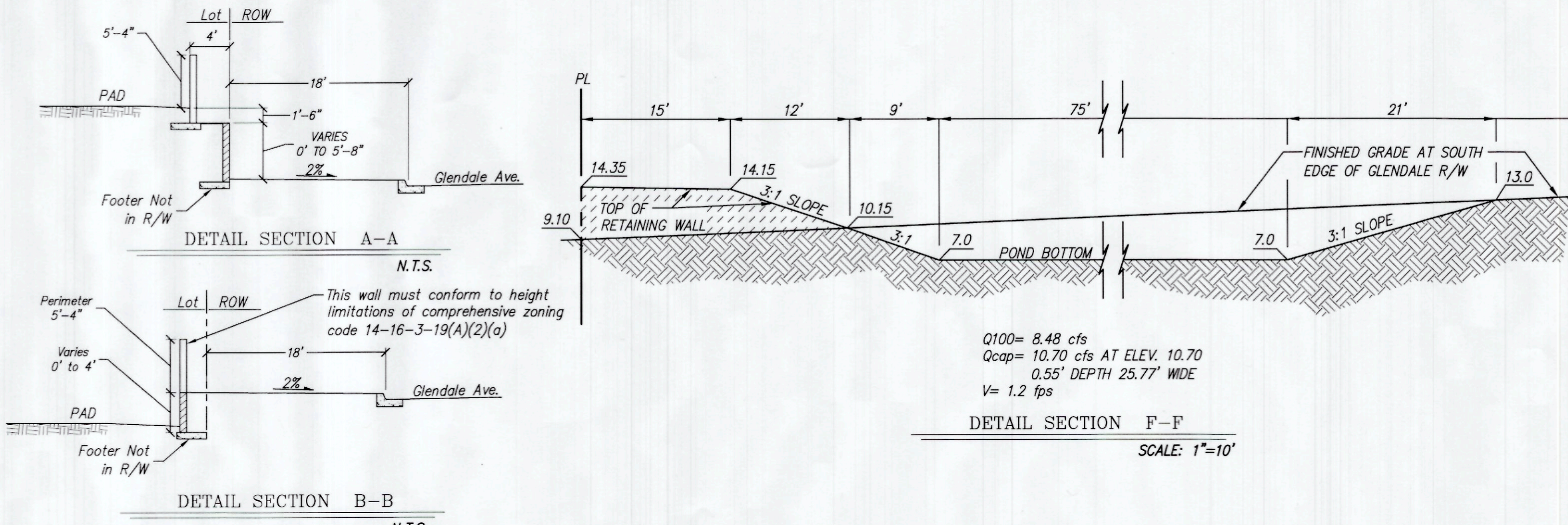


GENERAL SITE CONSTRUCTION NOTES

- UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE LOCATIONS ONLY AND DO NOT NECESSARILY SHOW ALL THE UTILITIES ON THE SITE.
- ALL STORM DRAIN, PAVING, CURB, AND VALLEY GUTTER WORK ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7, INCLUDING AMENDMENT #1.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS WAS EXISTING, OR AS INDICATED BY THIS PLAN SET.
- IN THE EVENT OF PHASED CONSTRUCTION STORM WATER RUNOFF IS TO BE PREVENTED FROM UNDEVELOPED PORTIONS OF THE SITE BY CONSTRUCTING TEMPORARY RETENTION PONDS IN THE UNDEVELOPED PORTION OF THE SITE CAPABLE OF RETAINING THE 100 YR, 10 DAY STORMWATER RUNOFF VOLUME FROM ALL ONSITE AND OFFSITE AREAS DRAINING TO IT.
- NOTE ALL STREET SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
- STRUCTURAL STANDARDS AND SPECIFICATIONS OF WALLS AND SLOPE PAVING ARE NOT PROVIDED ON THIS GRADING AND DRAINAGE PLAN AND ARE TO BE SUPPLIED SEPARATELY BY CONTRACTOR PRIOR TO CONSTRUCTION.

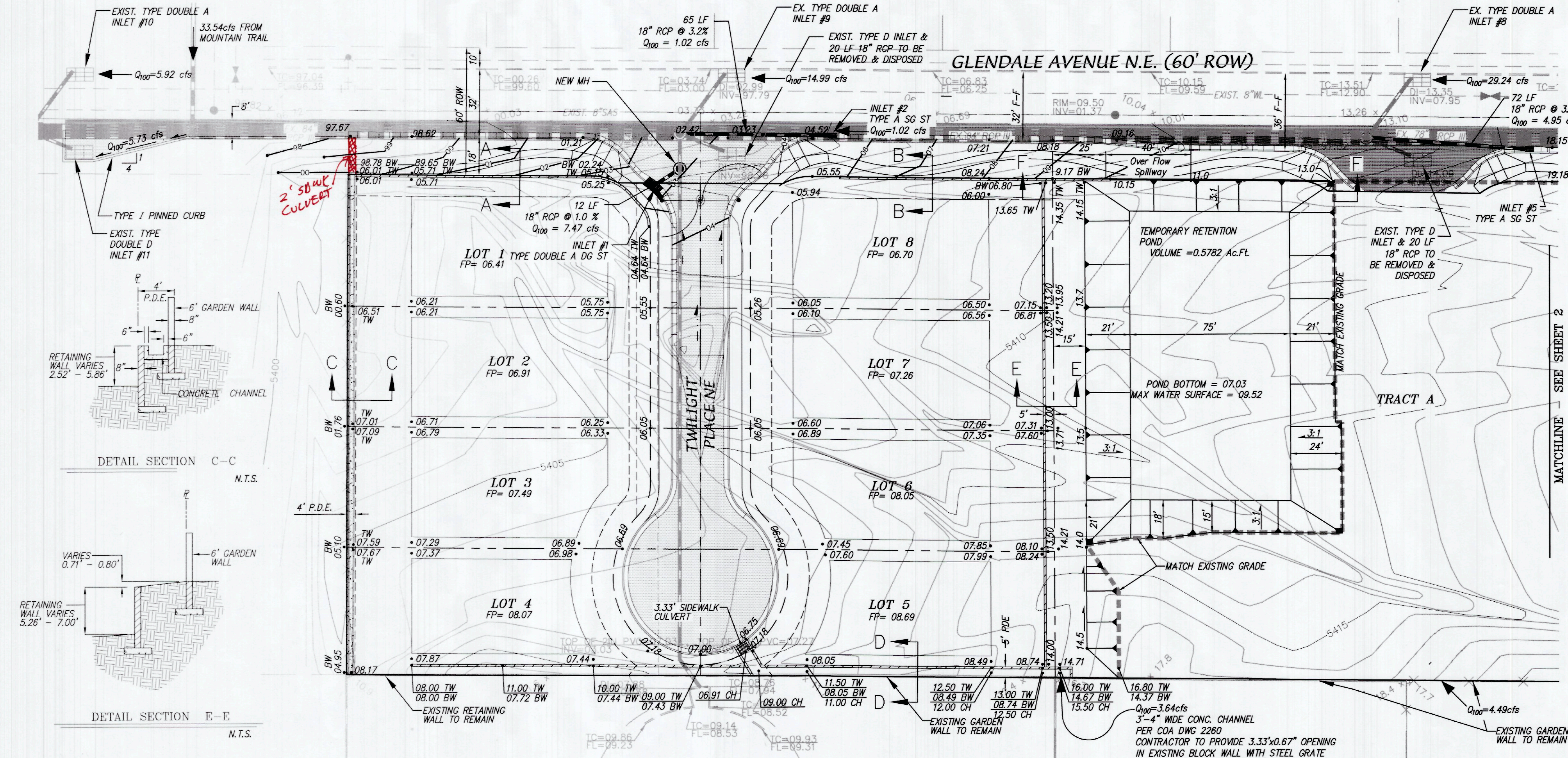


LEGEND

LOTS 4 THRU 9, BLOCK 12, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES
September 10, 1931 in Volume D, Folio 121.

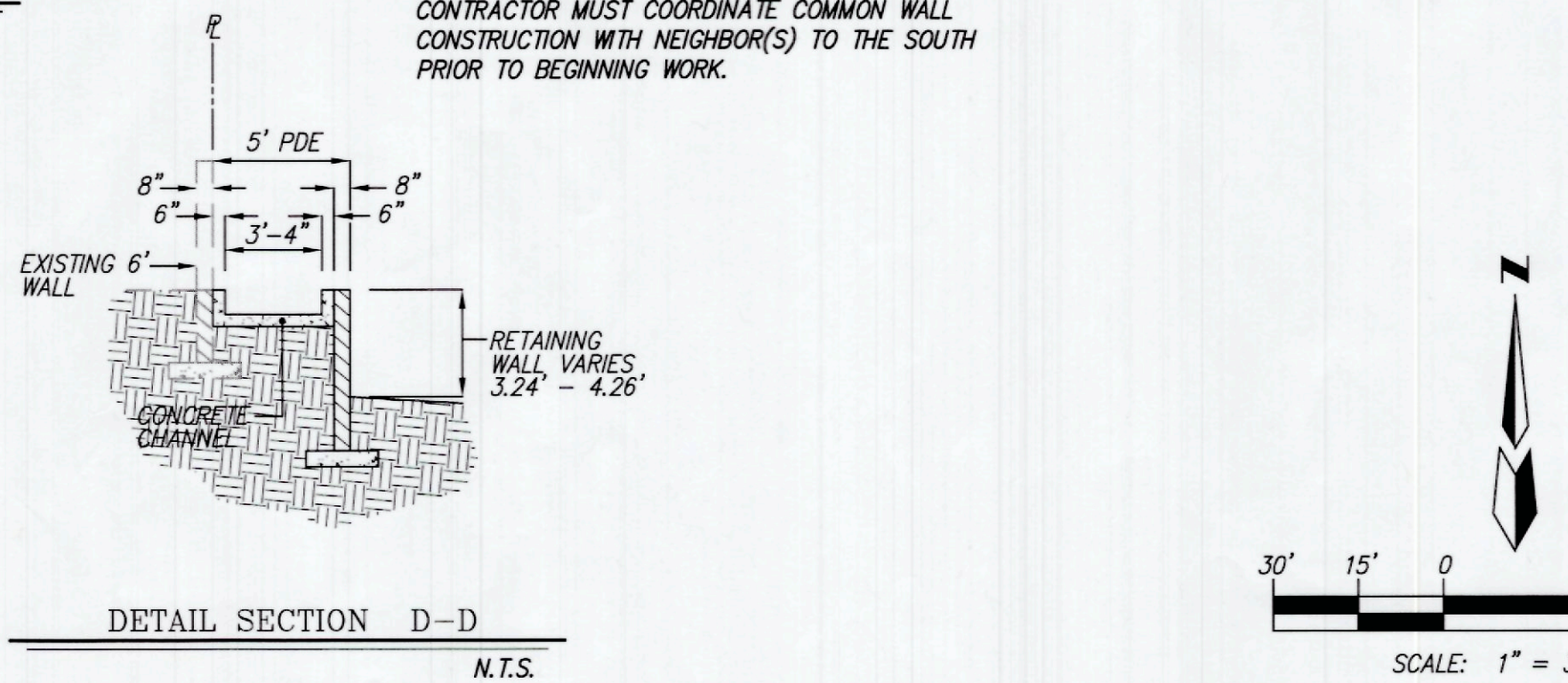
LEGEND

- EXISTING CONCRETE CURB
- EXISTING FENCE
- EXISTING WALL OF HEAD WALL
- EXISTING TOP CURB/FLOWLINE
- EXISTING SPOT ELEVATION
- EXISTING DROP INLET
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER VALVE
- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- NEW LOT LINES
- NEW SIDEWALK
- NEW STANDARD CURB & GUTTER
- NEW ROLL CURB & GUTTER
- NEW RETAINING WALL - TO BE CONSTRUCTED AT THE TIME OF ROUGH GRADING
- NEW PERIMETER WALL
- 1:1 SLOPE
- ROADWAY GRADES
- NEW STORM DRAIN
- EXISTING STORM DRAIN
- NEW STORM DRAIN INLET
- FINISHED GRADE ELEVATIONS AT TOP AND BOTTOM OF RETAINING WALLS.
- GARDEN WALL DEFERRED TO HOME BUILDER
- TYPE I PINNED CURB
- PRIVATE DRAINAGE EASEMENTS.
- MAJOR LOCAL PAVEMENT THIS PROJECT - 4" TYPE B RESIDENTIAL
- RESIDENTIAL PAVEMENT THIS PROJECT - 3" TYPE C RESIDENTIAL
- LIMITS OF LAND DISTURBING ACTIVITIES



EROSION CONTROL / ENVIRONMENTAL PROTECTION NOTES

- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMIT FROM REGULATORY AGENCIES.
- THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO OTHER PROPERTY BY INSTALLING SILT FENCES OR PERMANENT BLOCK WALLS AT THE PROPERTY LINES.
- THE CONTRACTOR SHALL WET THE SOIL AS NEEDED TO KEEP IT FROM BLOWING. WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT FOR PAYMENT SHALL BE MADE THEREFOR. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. HOWEVER, WHEN CONSTRUCTION ACTIVITIES CEASE AND EARTH DISTURBING ACTIVITIES WILL NOT RESUME WITHIN 21 DAYS STABILIZATION MEASURES MUST BE INITIATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.
- THE CONTRACTOR SHALL PROPERLY HANDLE AND DISPOSE OF ALL ASPHALT REMOVED ON THE PROJECT BY HAULING IT TO AN APPROVED LANDFILL IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW MEXICO SOLID WASTE ACT.
- ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNATED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.) GARBAGE GRUBBING, EXCESS CUT MATERIAL, VEGETATION DEBRIS, ETC. SHALL BE APPROPRIATELY DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS REQUIRED FOR HAUL OR DISPOSAL OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES AND ARCHAEOLOGICAL RESOURCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICAL PAINTS, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE AT 1-(505)-822-1558 OR 1-(800)-219-6157.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.
- THE CONTRACTOR SHALL MAINTAIN A COPY OF THE STORM WATER PREVENTION PLAN ONSITE AT ALL TIMES.



dmg MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 9068 ALBUQUERQUE, NEW MEXICO 87199 OFFICE (505) 828-2200, FAX (505) 797-9539	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT	
TITLE: THE ESTATES AT GLENDALE - UNIT 1 GRADING & DRAINAGE PLAN	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
LAST DESIGN UPDATE	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.
SHEET	OF
DESIGNED BY GJK	DATE 11/11
DRAWN BY ACH	DATE 11/11
CHECKED BY DMG	DATE 11/11