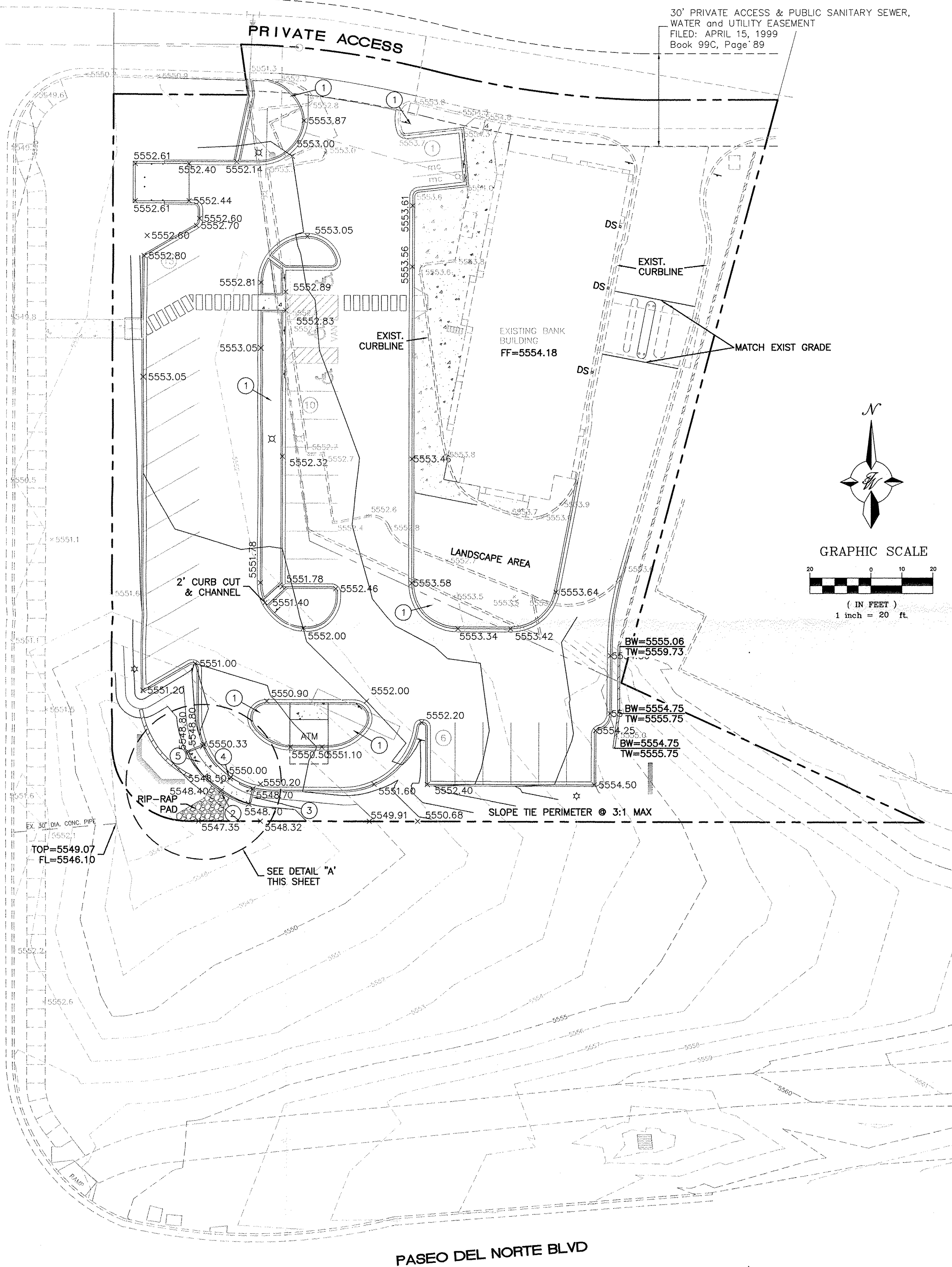


VENTURA STREET NE



LEGEND

- EXISTING CURB & GUTTER
- PROPOSED HEADER CURB
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- PROPOSED RETAINING WALL
- EXISTING LIGHT POLE
- RELOCATED LIGHT POLE
- PROPOSED SIDEWALK
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- FLOW ARROW

EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

KEYED NOTE:

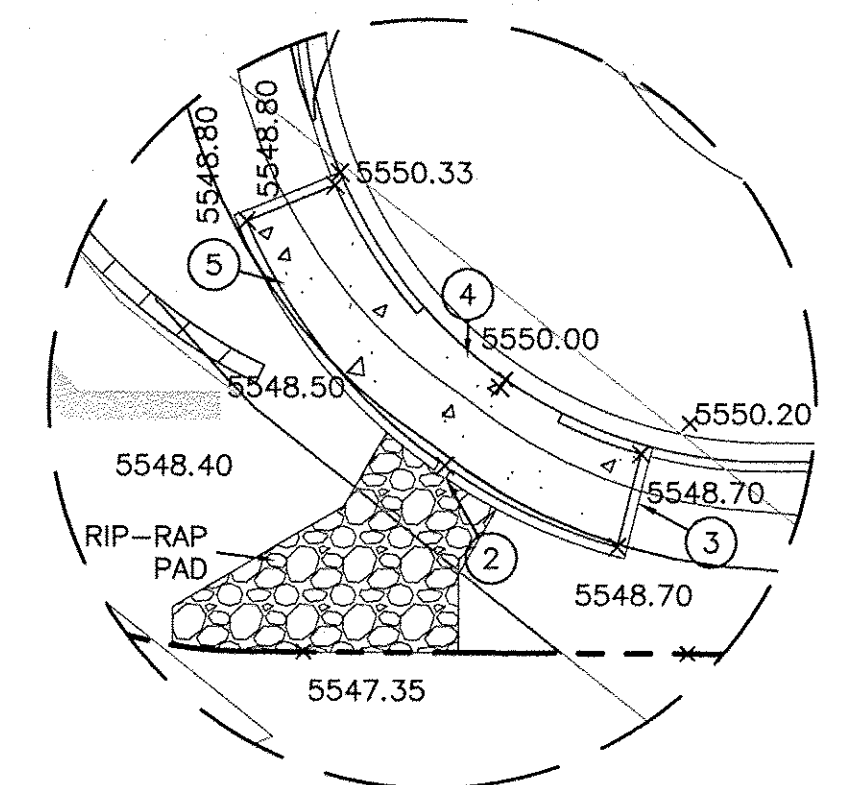
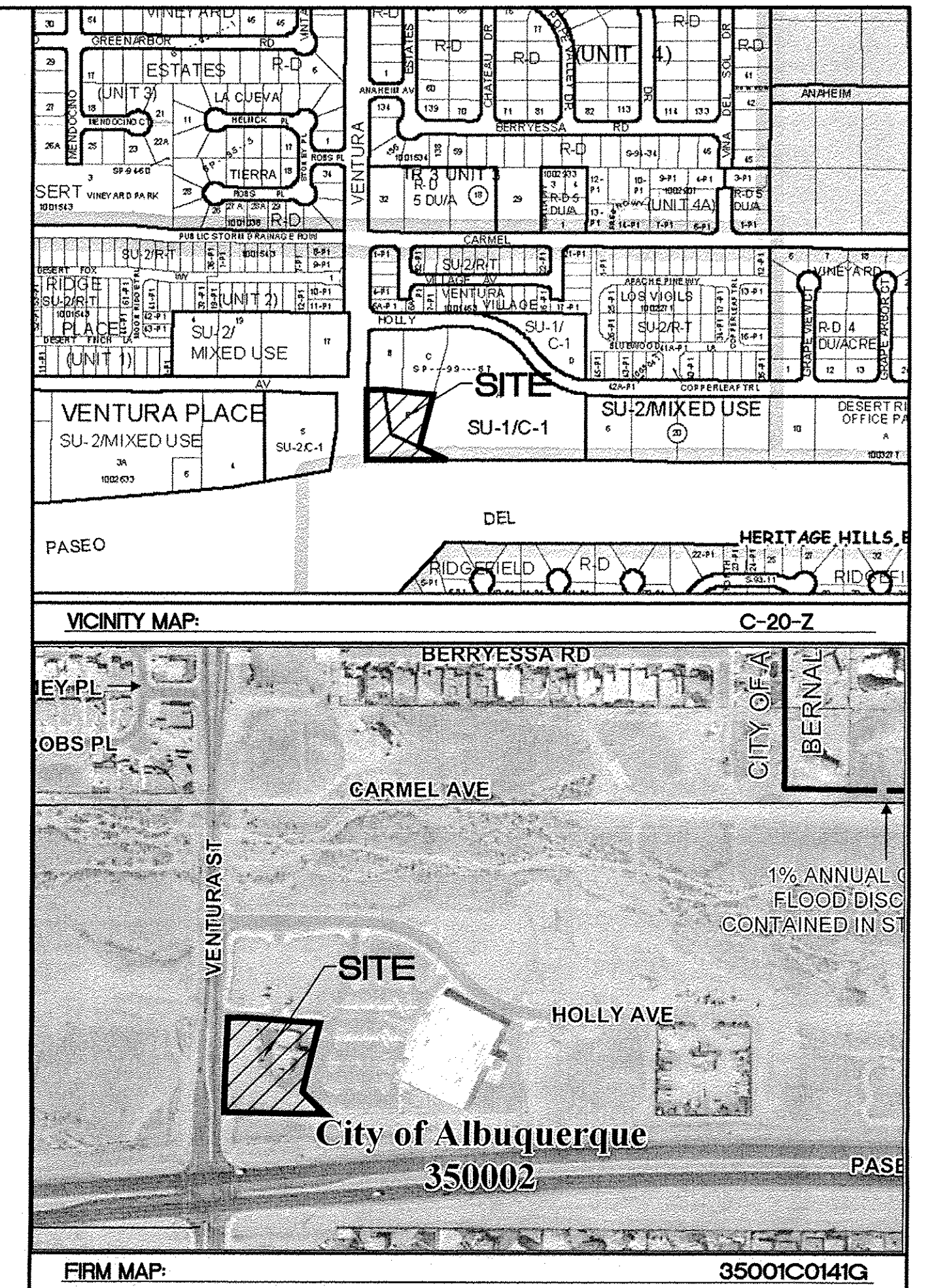
- SLOPE LANDSCAPE AREA 2% AWAY FROM CURB WITH THE RESULTING DEPRESSION NOT TO EXCEED 6"
- 9"x6" OPENING @ BASE OF WALL. INV=5548.40
- 18" HIGH CONCRETE WALL
- 4' CURB OPENING
- 20FT X 6FT X 18IN CONCRETE PONDING (DETENTION)

GRADING NOTE

EXISTING PARKING LOT AND RETAINING WALL WILL BE EXTENDED WEST AND SOUTH. FILLS FROM ZERO TO TWO FEET ARE REQUIRED. PROPOSED GRADES WILL TRANSITION BACK TO EXISTING GROUND AT SOUTH AND WEST PROPERTY LINES.

CAUTION:

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



ROUGH GRADING APPROVAL

DATE

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	FIRST AMERICAN BANK GRADING AND DRAINAGE PLAN TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY PM DATE 7-24-12 2010058-GRE-ALT SHEET # C3 HYDROL 0081 SECTION 10058
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