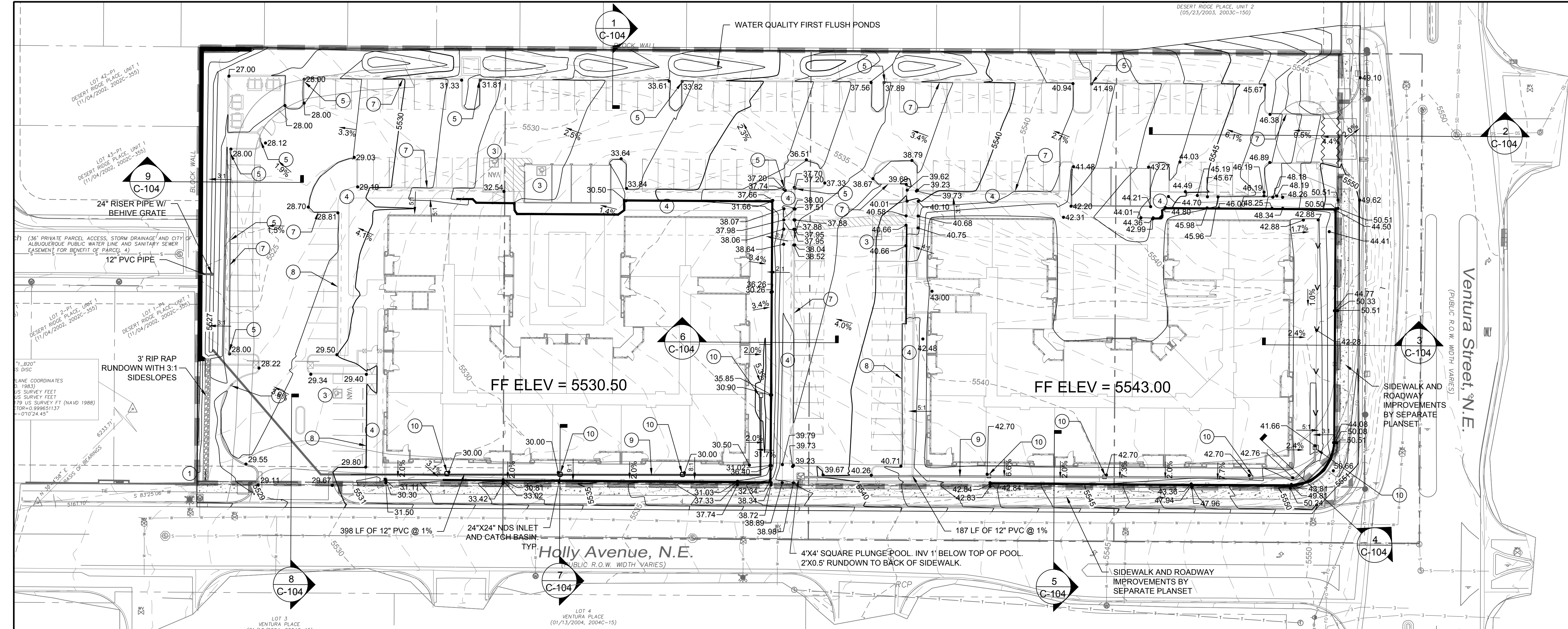


NAME: L:\Active Projects\04012 Tian Holly Apts3 DWG\Streets\04012 Grading Plan.dwg PLOT DATE: Dec 17, 2020 9:28am



LEGEND

	EXISTING PROPERTY LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	LIMITS OF GRADING
	PROPOSED GRADE BREAK
	PROPOSED SWALE
	SLOPE ARROW
	PROPOSED RIP RAP

KEYED NOTES

- LIMITS OF DISTURBANCE
- SAWCUT & MATCH GRADE AT EXISTING ASPHALT PAVEMENT
- 1.5% MIN. SLOPE 1.8% MAX. SLOPE ALL DIRECTIONS AT ACCESSIBLE PARKING SPACES
- 1.8% MAX. CROSS SLOPE AT ACCESSIBLE SIDEWALK
- INSTALL 2' CURB OPENING
- INSTALL RIP RAP PER SPECIFICATIONS THIS SHEET
- INSTALL CONCRETE CURB & GUTTER
- INSTALL CONCRETE CURB
- INSTALL 12" PVC PIPE @ 1% SLOPE
- INSTALL 24"x24" NDS CATCH BASIN SEE DETAILS THIS SHEET

RIP RAP SPECIFICATIONS

RIP RAP SHALL BE OVER FILTER MATERIAL AND CONSIST OF RIP RAP AND CRUSHED ROCK MEETING THE FOLLOWING GRADATION OR ENGINEER-APPROVED EQUAL:

MAX DIMENSION	% SMALLER
12"	100
9"	50-60
6"	35-45
3"	10

FILTER MATERIAL SHALL CONSIST OF CRUSHED ROCK MEETING THE FOLLOWING GRADATION OR ENGINEER-APPROVED EQUAL:

U.S. STANDARD SIEVE SIZE	% PASS BY WT
1"	100
3/4"	45-65
#4	25-45
#40	0-20
#200	0-5

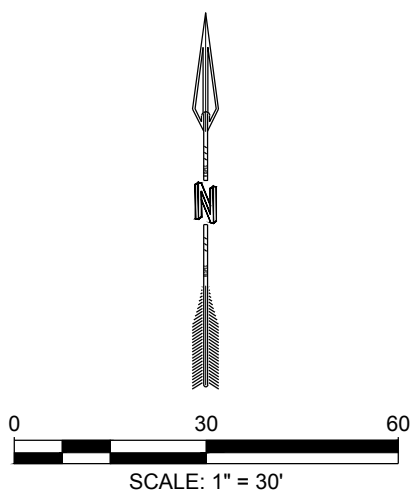
FILTER MATERIAL SHALL BE PLACED UNDER THE RIP RAP CHANNEL AND COMPACTED INTO SURFACE VOIDS OF THE RIP RAP. THE SUBGRADE SHALL BE PROCESSED TO A 12" MIN. DEPTH AND COMPACTED TO 95% MIN. RELATIVE DENSITY PER ASTM D 1557. THE FILTER MATERIAL SHALL BE TAMPED AND SHAPED TO FORM A SMOOTH, EVEN, AND FIRM FOUNDATION FOR THE OVERLAYING RIP RAP. THE CONTRACTOR'S OPERATIONS AND METHODS OF PLACING SHALL PREVENT SEGREGATION OF THE MATERIALS. THE FILTER MATERIAL SHALL BE PLACED AND TAMPED IN THE VOIDS OF THE RIP RAP.

GRADING NOTES

- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
- PARKING LOT STRIPING HAS BEEN SCREENED BACK FOR VISUAL CLARITY
- GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS.
- GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
- REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
- ALL DISTURBED AREAS TO BE RE-SEEDING PER LANDSCAPE PLAN PROVIDED BY OTHERS.
- ALL AREAS WITH SLOPES GREATER THAN 3:1 SHALL BE LANDSCAPED WITH 3/4" MINUS ALL FACED FRACTURED GRAVEL AND SEPARATION FABRIC.

SPOT ELEVATION SYMBOLS

- ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.
- TA 66.00 TOP OF ASPHALT
 - 66.00± MATCH EX. GRADE ELEV. (APPROXIMATE)
 - TP 66.00 TOP OF POND
 - BP 66.00 BOTTOM OF POND
 - TS 66.00 TOP OF SIDEWALK
 - FL 66.00 FLOWLINE
 - BW 66.00 BOTTOM WALL



DESIGNED JL DRAWN JMS CHECKED JL DATE 12.17.2020	REVISION
RESPEC 5971 Jefferson Street Suite 101 Albuquerque, NM 87110 Water and Natural Resources respec.com 505.253.9718	
STAMP	
PRELIMINARY NOT FOR CONSTRUCTION 12/2020 THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED	
PROJECT NAME: ALLASO VINEYARDS APARTMENTS HOLLY & VENTURA	
SHEET TITLE: GRADING PLAN	
SHEET NUMBER: C-101	