

GRADING AND DRAINAGE PLAN

ZAMZOK OFFICE BUILDING

**MONTANO ROAD NW
ALBUQUERQUE, NEW MEXICO**

**LEGAL DESCRIPTION: LOT 2, BLOCK 7, UNIT 3
VOLCANO CLIFFS SUBDIVISION
ALBUQUERQUE, NEW MEXICO**

BENCHMARK

ALL VERTICAL ELEVATIONS SHOWN ARE BASED ON THE CITY OF ALBUQUERQUE'S ACS MONUMENT 7-E10 BENCHMARK ELEVATION 5132.60.

GENERAL NOTES

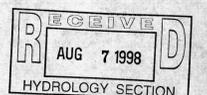
1. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS. ANY DAMAGE TO UTILITIES BY THE CONSTRUCTION EFFORTS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE.
2. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING EROSION CONTROL BERMS, SILT FENCES, SEDIMENT DAMS OR PONDS IN ORDER TO PREVENT SOIL FROM ERODING FROM THE SITE INTO ADJACENT PUBLIC OR PRIVATE LANDS. DISTURBED SOIL SHALL BE WATERED AND/OR COVERED TO PREVENT IT FROM BLOWING FROM THE SITE.
3. WHEN REMOVAL OF EXISTING CONCRETE SIDEWALKS OR CURB AND GUTTER IS CALLED OUT, REMOVE FROM EXISTING CONSTRUCTION JOINTS ONLY. SAWING OR BREAKING WILL NOT BE ALLOWED.
4. BARRICADING PLANS ARE REQUIRED TO BE SUBMITTED TO THE CITY OF ALBUQUERQUE AT LEAST 5 WORKING DAYS PRIOR TO INSTALLING ANY BARRICADING DEVICES OR CLOSING ANY STREET OR SIDEWALK.

LEGEND

- 12 — EXISTING CONTOUR
- — — — — EXISTING SPOT ELEVATION
- TC 54.35
TA 53.94 DESIGN SPOT ELEVATION
(SEE ABBREVIATIONS BELOW)
- — — — — DESIGN SWALE FLOWLINE
- SURFACE FLOW DIRECTION
- TC 52.80 RECORD SPOT ELEVATION

ABBREVIATIONS

- TA TOP OF ASPHALT FINISHED ELEVATION
- TC TOP OF CONCRETE CURB FINISHED ELEVATION
- FL FLOWLINE ELEVATION
- ELEV. ELEVATION
- TS TOP OF SIDEWALK ELEVATION
- FG FINISHED GRADE OF EARTH OR LANDSCAPING



VICINITY MAP E 10-Z

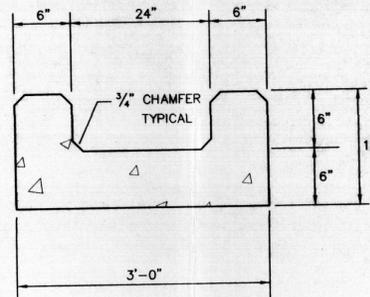
NOTICE TO CONTRACTOR

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED WITHIN THE CITY RIGHT-OF-WAY SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH C.O.A. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 260-1990, FOR LOCATION OF EXISTING UTILITIES.
3. 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 OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
4. THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT THE CONSTRUCTION CO-ORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION CO-ORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (765-2551) PRIOR TO OCCUPYING INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED IN KIND BY CONTRACTOR TO TO LOCATION AND IN KIND AS EXISTING OR AS INDICATED BY THIS PLAN SET.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
- TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- IF CURB IS DEPRESSED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
- ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

APPROVALS	ENGINEERS	DATE
CITY ENGINEER		
FIELD ENGINEER		
HYDROLOGY		



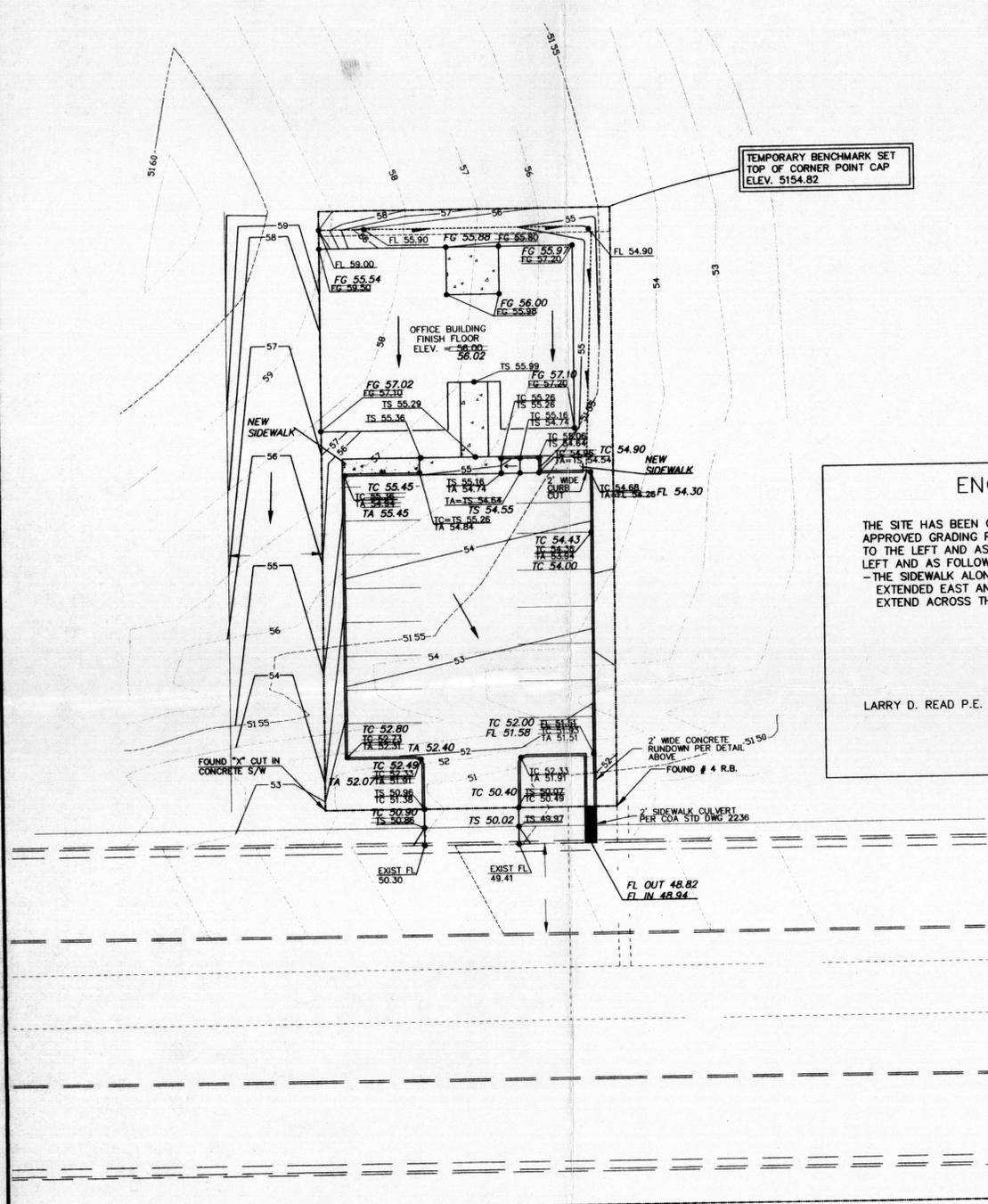
CONCRETE RUNDOWN DETAIL

ENGINEER'S CERTIFICATION

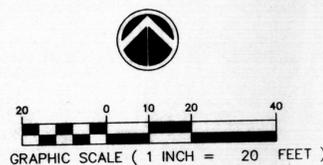
THE SITE HAS BEEN COMPLETED IN SUBSTANTIAL COMPLIANCE WITH THE ORIGINAL APPROVED GRADING PLAN AND DRAINAGE PLAN EXCEPT AS IDENTIFIED ON THE PLAN TO THE LEFT AND AS FOLLOWS:
LEFT AND AS FOLLOWS:
-THE SIDEWALK ALONG THE NORTH SIDE ON THE PARKING LOT HAS BEEN EXTENDED EAST AND WEST FROM THE ORIGINAL LOCATION. THE SIDEWALK DOES NOT EXTEND ACROSS THE SWALE AT THE NORTHEAST CORNER OF THE PARKING LOT



LARRY D. READ P.E.



GRADING PLAN



LARRY READ & ASSOCIATES
Civil Engineers
P. O. Box 90233
Albuquerque, New Mexico 87199-0233
(505) 858-3165



REVISION	DATE	DESCRIPTION
A	7/6/98	RECORD SPOT ELEVATIONS SURVEY BY WAYJOHN SURVEY

FILE NAME: ZAMZOK\C11 11/6/97 **SHEET 2 of 14**