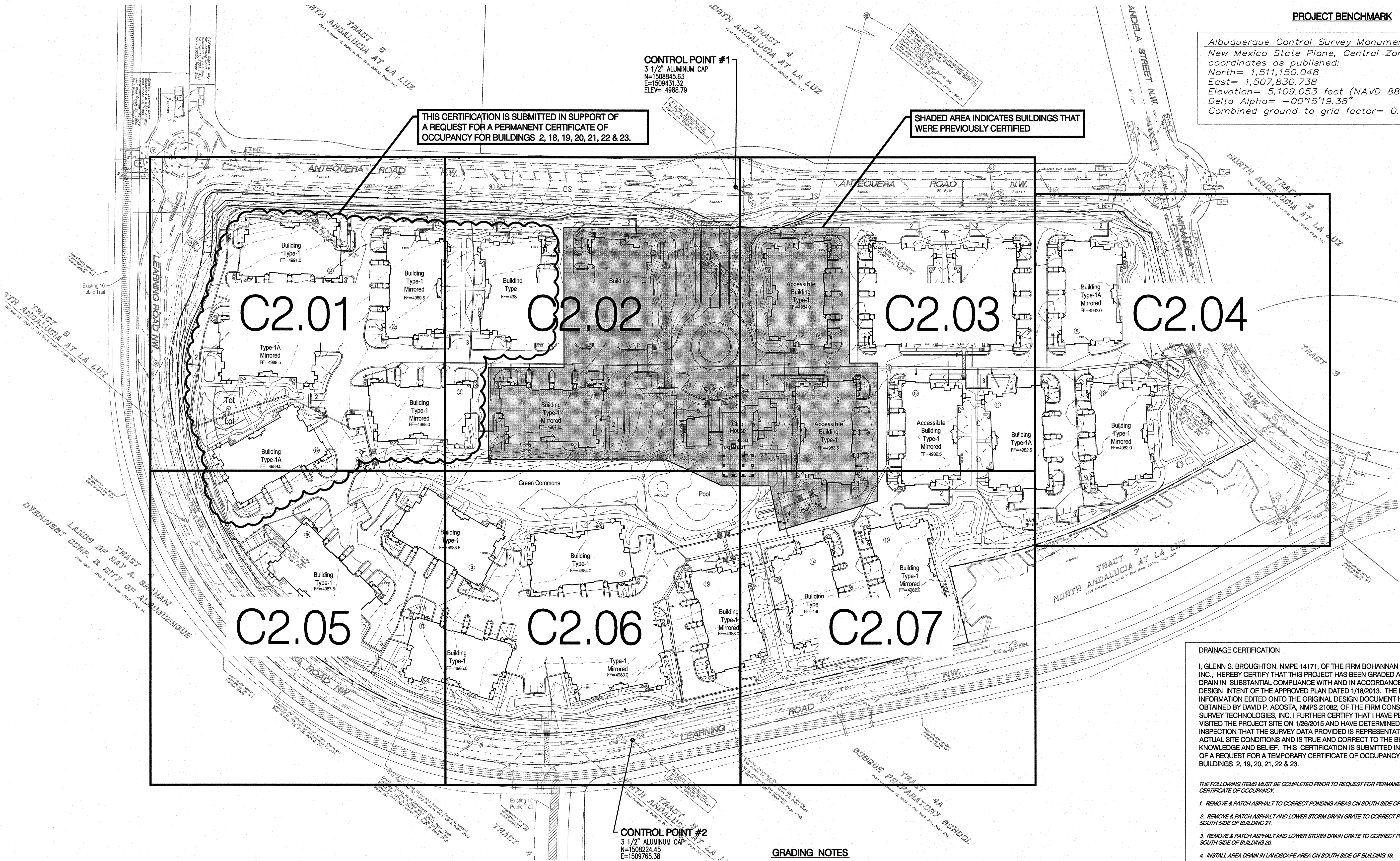


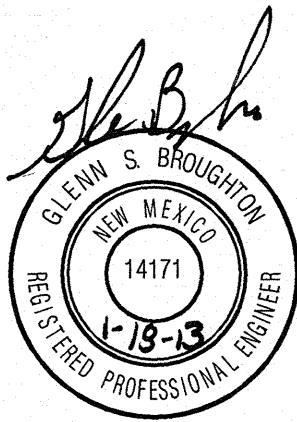


PROJECT BENCHMARK

Albuquerque Control Survey Monument "13-E11"
New Mexico State Plane, Central Zone (NAD 83)
coordinates as published:
North= 1,511,150.048
East= 1,507,830.738
Elevation= 5,109.053 feet (NAVD 88)
Delta Alpha= -00°15'19.38"
Combined ground to grid factor= 0.999679673

Designed by:	BJS / GSB	
Drawn by:	BO	
Architect of Record:		
Date Plotted:	1/18/13	
Issue for Pricing / Bidding:		
Issue for Permit Application:		
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ANDALUCIA VILLAS
ALBUQUERQUE, NM
BAY HILLS DEVELOPMENT



Bohannon ▴ Huston

SHEET CONTENTS:
OVERALL GRADING &
DRAINAGE PLAN

SHEET NO.

C2.00

10350

GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "SCOTECNICAL INVESTIGATION". ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND Haul TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

DRAINAGE CERTIFICATION

I, GLENN S. BROUGHTON, NMPE 14171, OF THE FIRM BOHANNAN HUSTON INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 1/18/2013. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY DAVID P. ACOSTA, NMPS 21082, OF THE FIRM CONSTRUCTION SURVEY TECHNOLOGIES, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 1/26/2015 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A TEMPORARY CERTIFICATE OF OCCUPANCY FOR BUILDINGS 2, 19, 20, 21, 22 & 23.

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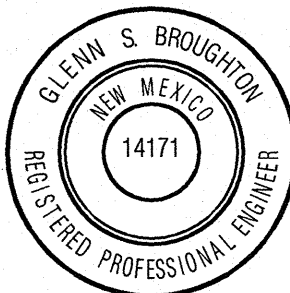
- REMOVE & PATCH ASPHALT TO CORRECT PONDING AREAS ON SOUTH SIDE OF BUILDING 22.
- REMOVE & PATCH ASPHALT AND LOWER STORM DRAIN GRATE TO CORRECT PONDING ON SOUTH SIDE OF BUILDING 21.
- REMOVE & PATCH ASPHALT AND LOWER STORM DRAIN GRATE TO CORRECT PONDING ON SOUTH SIDE OF BUILDING 20.
- INSTALL AREA DRAIN IN LANDSCAPE AREA ON SOUTH SIDE OF BUILDING 19.
- REMOVE & PATCH ASPHALT TO CORRECT PONDING AREAS ON SOUTH SIDE OF BUILDING 2.
- REMOVE & PATCH ASPHALT TO CORRECT PONDING AREAS ON WEST SIDE OF BUILDING 23.
- REGRADE LANDSCAPE AREA WITH SWALE TO CONVEY PARKING LOT DRAINAGE. INSTALL RIP-RAP RUNDOWN PER PLANS.

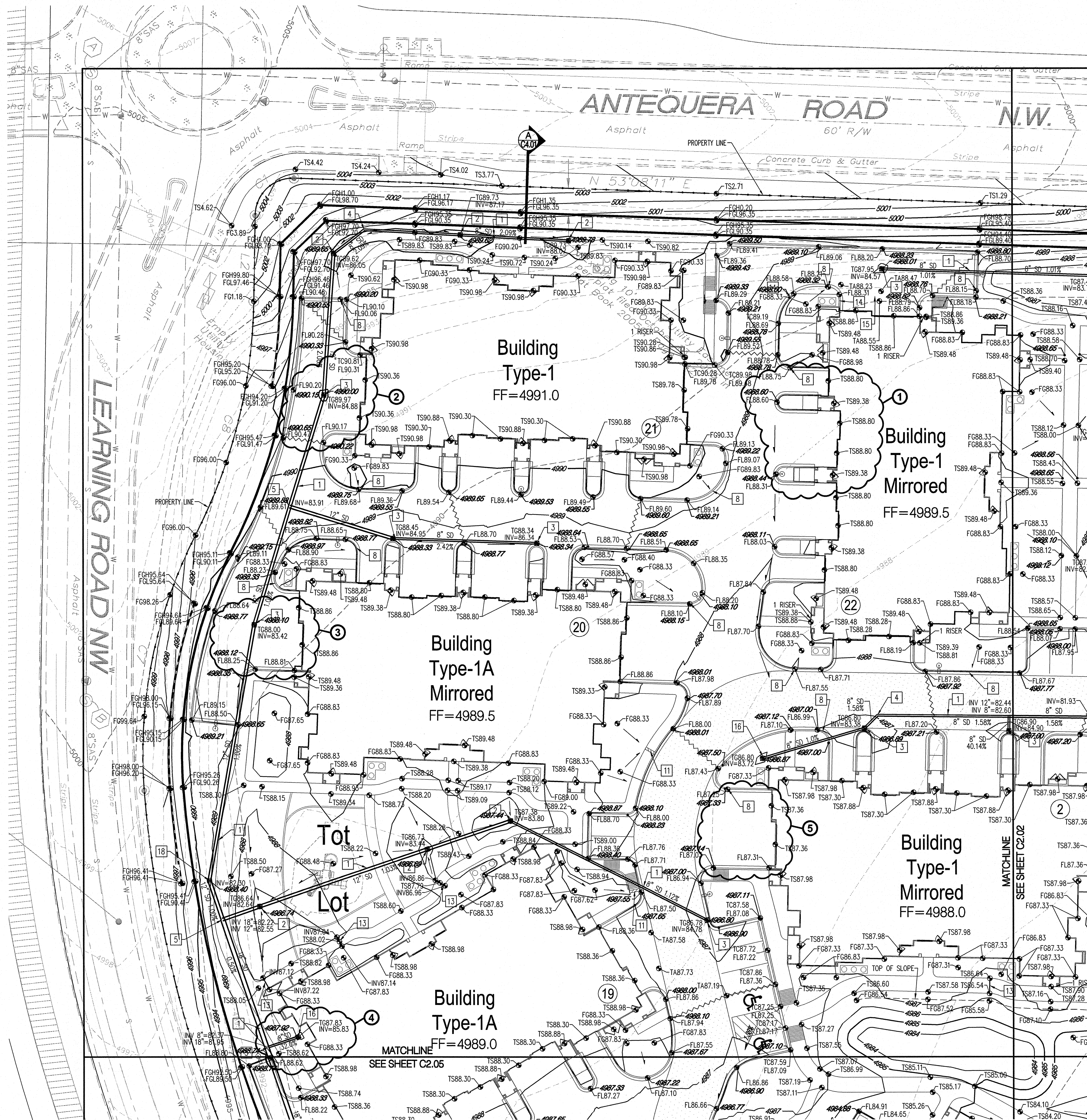
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Glenn S. Broughton
GLENN S. BROUGHTON, NMPE 14171
DATE: 1-27-15

LEGEND

- FL70.22 DESIGN GRADE
- 4884.88 AS-BUILT GRADE

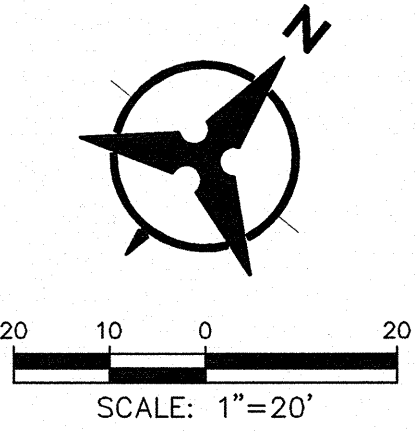




GRADING KEYED NOTES

1. INSTALL HDPE STORM DRAIN WITH WATER TIGHT JOINTS. SEE PLAN FOR SIZE, SLOPE & INVERT ELEVATIONS.
2. INSTALL NYLOPLAST INLINE DRAIN WITH 12" DOMED GRATE.
3. INSTALL NYLOPLAST 2'x2' TRAFFIC RATED INLET & GRATE.
4. INSTALL PREFABRICATED BEND WITH WATER TIGHT JOINTS.
5. INSTALL PREFABRICATED INSERTA TEE.
6. CONNECT TO EXISTING STORM DRAIN STUB OUT WITH CONCRETE COLLAR.
7. INSTALL 18" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.
8. CONSTRUCT 12" WIDE CURB OPENING FOR DRAINAGE.
9. INSTALL PREFABRICATED INSERTA WYE.
10. INSTALL 4' DIA TYPE "E" STORM DRAIN MANHOLE PER COA STD DWG 2102.
11. INSTALL 12" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.
12. INSTALL 6' DIA TYPE "E" STORM DRAIN MANHOLE PER COA STD DWG 2102.
13. INSTALL 6" SDR-35 PVC PIPE.
14. TRANSITION FROM 6" HIGH CURB TO FLUSH CURB.
15. MAINTAIN A 4' WIDE PEDESTRIAN WALKWAY WITH A 2.0% MAXIMUM CROSS SLOPE.
16. INSTALL NYLOPLAST INLINE DRAIN WITH 8" DOMED GRATE.
17. INSTALL NYLOPLAST INLINE DRAIN WITH 18" DOMED GRATE.
18. INSTALL NYLOPLAST JUNCTION STRUCTURE.
19. INSTALL 4' DIA TYPE "C" STORM DRAIN MANHOLE PER COA STD DWG 2101.
20. CONSTRUCT 12" WIDE CONCRETE RIBBON CHANNEL PER COA STD DWG 2236, OMIT CHECKERED STEEL PLATE.
21. CONSTRUCT 3'-0" WIDE x 12" DEEP RIP-RAP RUNDOWN. 4"-6" ROCK OVER NON-WOVEN FILTER FABRIC.
22. INSTALL NYLOPLAST 2'x2' TRAFFIC RATED INLET & GRATE. CONNECT TO SANITARY SEWER SYSTEM. SEE UTILITY PLAN FOR DETAILS.

NOTE:
IN LOCATIONS REQUIRING CURB OPENINGS FOR DRAINAGE (KEYED NOTE 8) THE FINISHED SURFACE OF LANDSCAPE MATERIAL SHALL BE AT EQUAL ELEVATION WITH THE ADJACENT ASPHALT PAVEMENT OR CONCRETE GUTTER.



DRAINAGE CERTIFICATION

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4. INSTALL AREA DRAIN IN LANDSCAPE AREA ON SOUTH SIDE OF BUILDING 19.
5. REMOVE & PATCH ASPHALT TO CORRECT PONDING AREAS ON SOUTH SIDE OF BUILDING 2.
6. REMOVE & PATCH ASPHALT TO CORRECT PONDING AREAS ON WEST SIDE OF BUILDING 23.
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Glenn S. Broughton 1-27-15
GLENN S. BROUGHTON, NMPE 14171 DATE:

LEGEND

- FL70.22 DESIGN GRADE
- 4984.88 AS-BUILT GRADE



Designed by:	BJS / GSB	
Drawn by:	BO	
Architect of Record:		
Date Plotted:	1/18/13	
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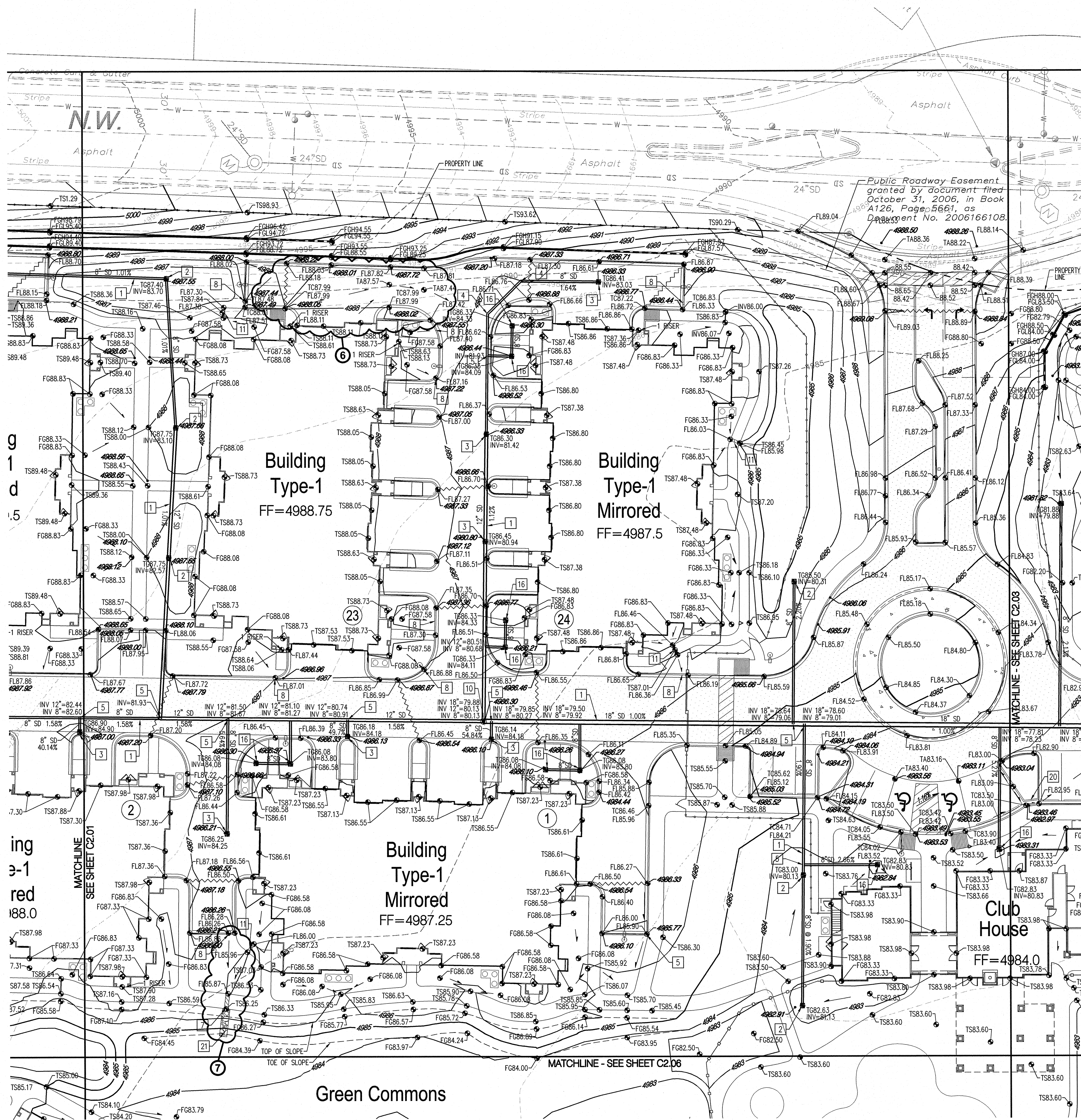


Bohannan & Huston

SHEET CONTENTS:
GRADING &
DRAINAGE PLAN
SHEET NO.

C2.01

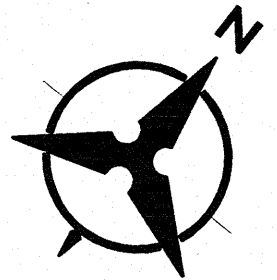
10350



GRADING KEYED NOTES

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20 10 0 20
SCALE: 1"=20'

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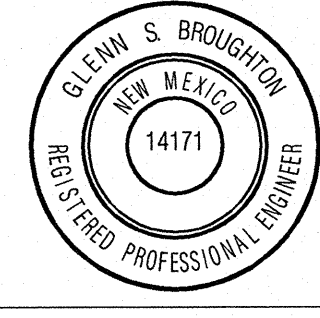
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GLENN S. BROUGHTON, NMPE 14171 DATE: 1-27-15

LEGEND

- FL70.22 DESIGN GRADE
- 4984.88 AS-BUILT GRADE



Designed by: BJS / GSB
Drawn by: BO
Architect of Record:
Date Plotted: 1/18/13

Issue for Permit Application:

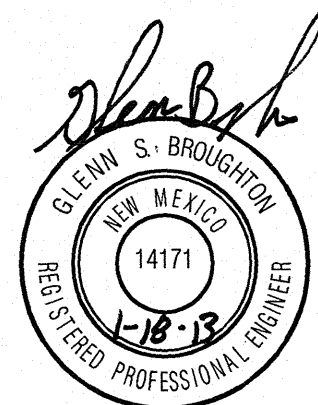
Issue for Construction

Revisions:

#	DATE	COMMENTS

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BAY HILLS DEVELOPMENT



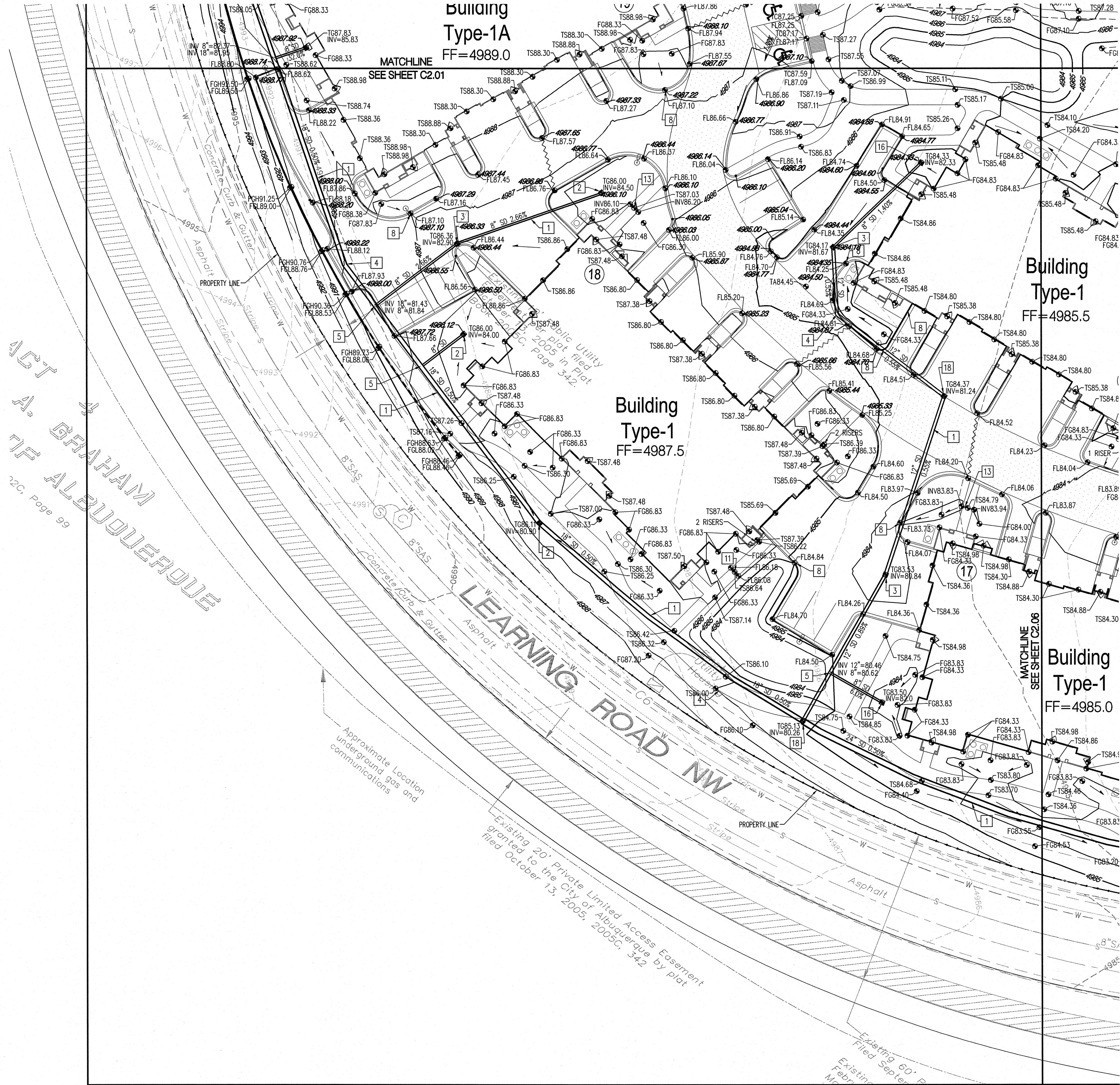
Bohannon & Huston

SHEET CONTENTS:
GRADING &
DRAINAGE PLAN

SHEET NO.

C2.02

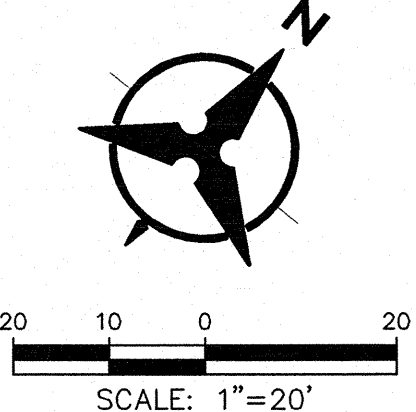
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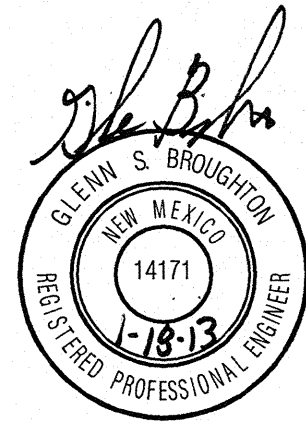
LEGEND

- FL70.22 DESIGN GRADE
- 4994.88 AS-BUILT GRADE



Designed by:	BJS / GSB	
Drawn by:	BO	
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SHEET CONTENTS:
GRADING &
DRAINAGE PLAN

SHEET NO.

C2.05

10350