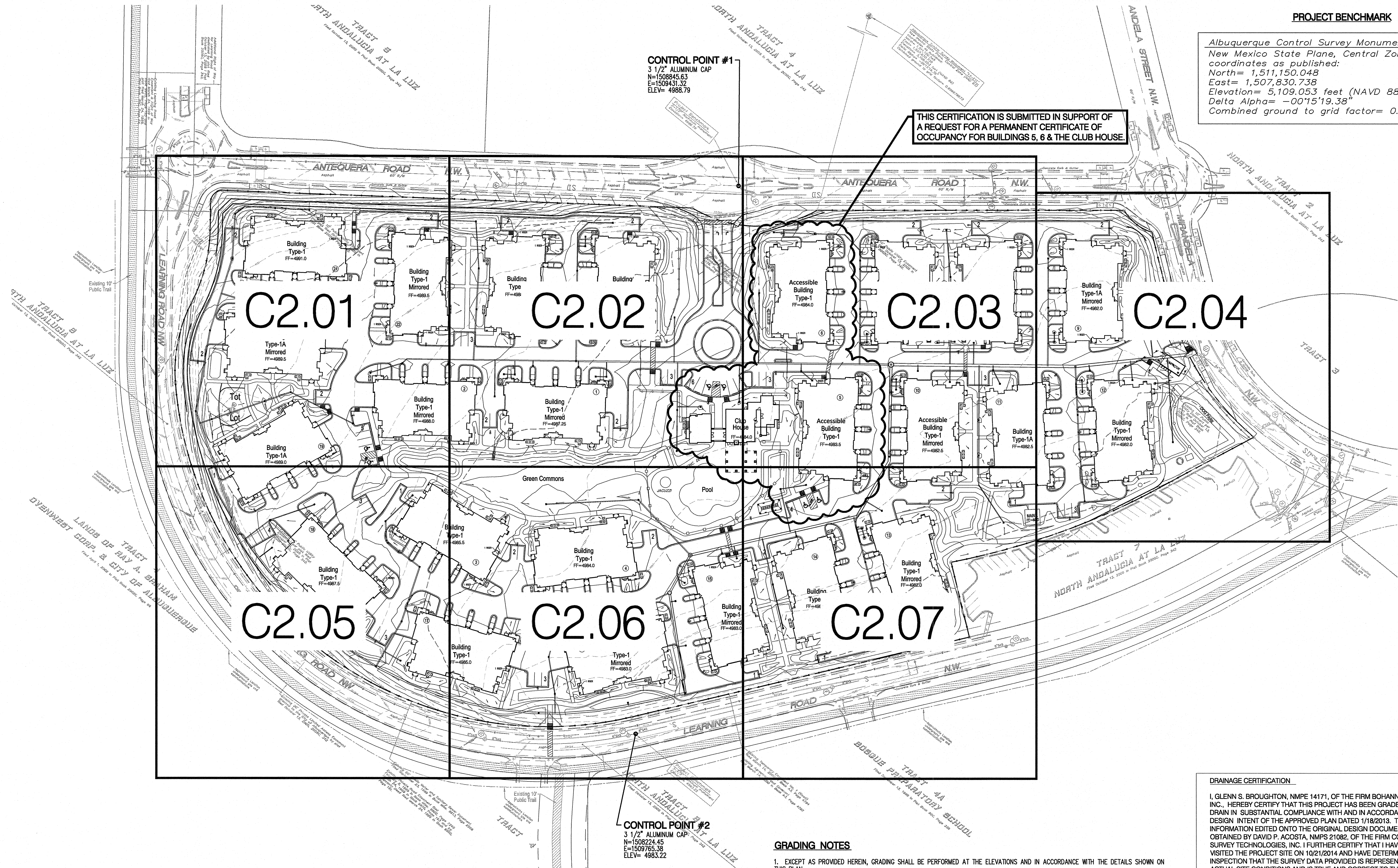




PROJECT BENCHMARK

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:		
Issue for Construction		
Revisions:		
#	DATE	COMMENTS

ANDALUCIA VILLAS
ALBUQUERQUE, NM
BAY HILLS DEVELOPMENT



Bohannon & Huston

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 10/21/2014 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 PERMANENT CERTIFICATE OF OCCUPANCY FOR BUILDINGS 5, 6 & THE CLUB HOUSE.

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Glenn S. Broughton 10/23/14
GLENN S. BROUGHTON, NMPE 14171 DATE:

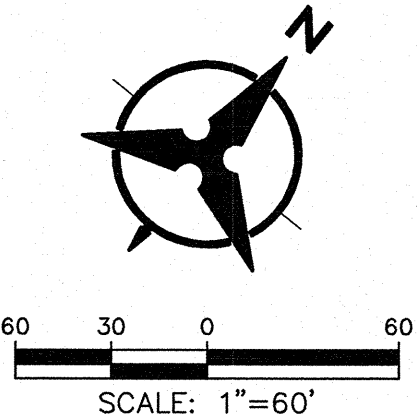
LEGEND

- FL70.22 DESIGN GRADE
- 4983.04 AS-BUILT GRADE



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 "GEOTECHNICAL 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.

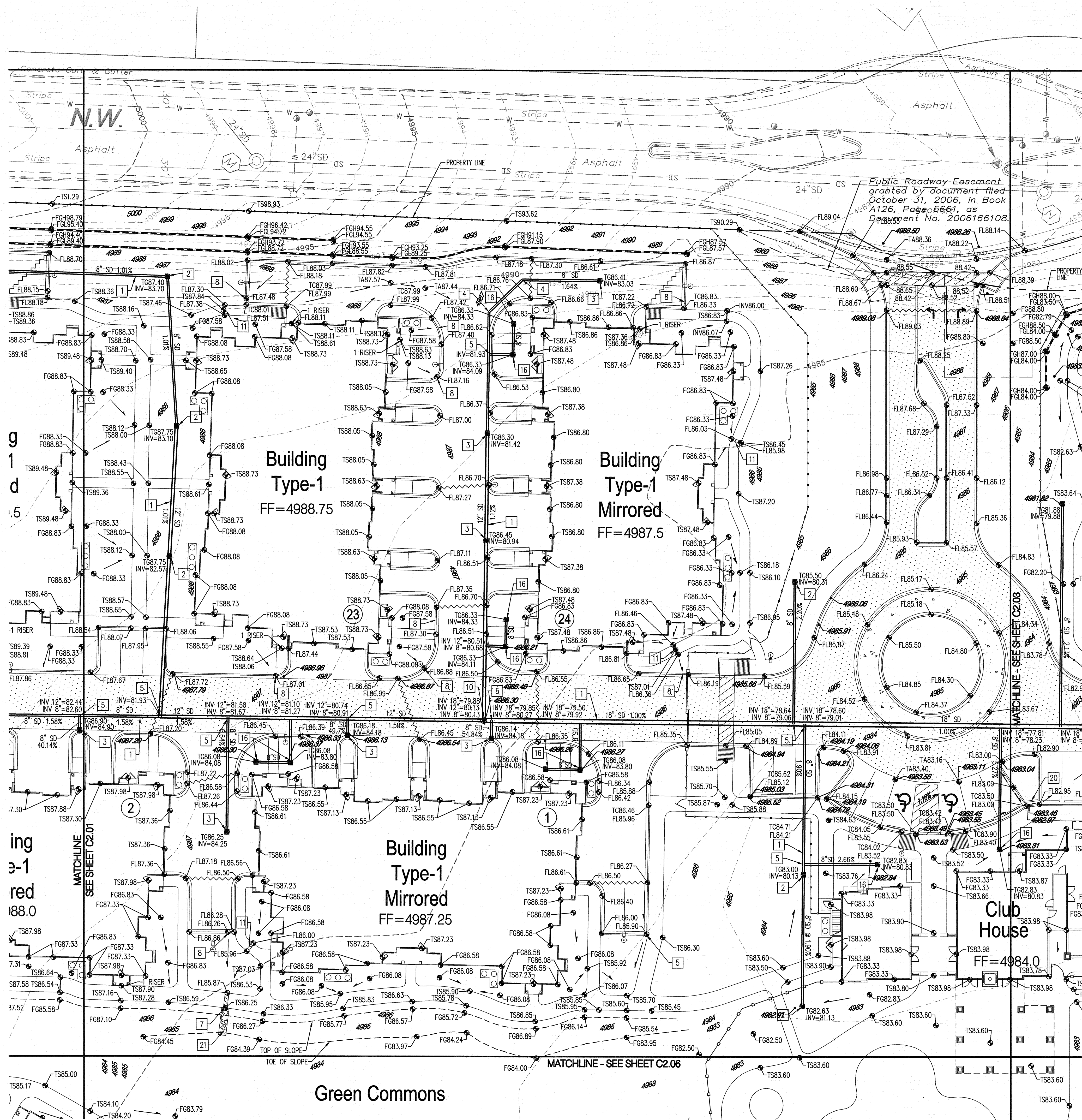


SHEET CONTENTS:
OVERALL GRADING &
DRAINAGE PLAN

SHEET NO.

C2.00

10350

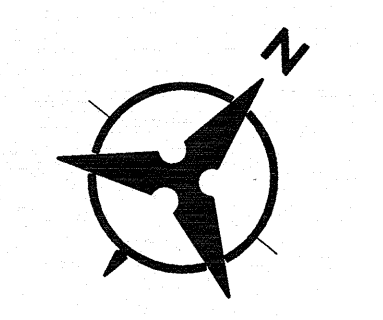
☐ GRADING KEYED NOTES

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 STRUCTURE. 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.

LEGEND

-
- | | |
|--|---|
| | PROPERTY LINE |
| | EXISTING CONTOURS |
| | PROPOSED SPOT ELEVATION |
| | TS=TOP OF CURB, FL=FLOW LINE |
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| | T=TOP OF GRADE, INV=INVERT |
| | FQH=FINISHED GRADE HIGH
FQI=FINISHED GRADE LOW |
| | PROPOSED DIRECTION OF FLOW |
| | WATER BLOCK/RIDGE |
| | PROPOSED SEPARATING WALL |
| | PROPOSED INDEX CONTOURS |
| | PROPOSED INTER CONTOURS |
| | HEAVY DUTY ASPHALT PAVEMENT |
| | PROPOSED PERIMETER FENCE |



DRAINAGE CERTIFICATION

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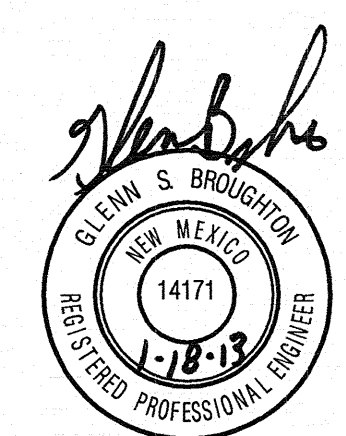

 GLENN S. BROUGHTON, NMPE 14171 DATE:

LEGEND

- FL70.22 DESIGN GRADE
4983.04 AS-BUILT GRADE



ANDALUCIA VILLAS
ALBUQUERQUE, NM
BAY HILLS DEVELOPMENT

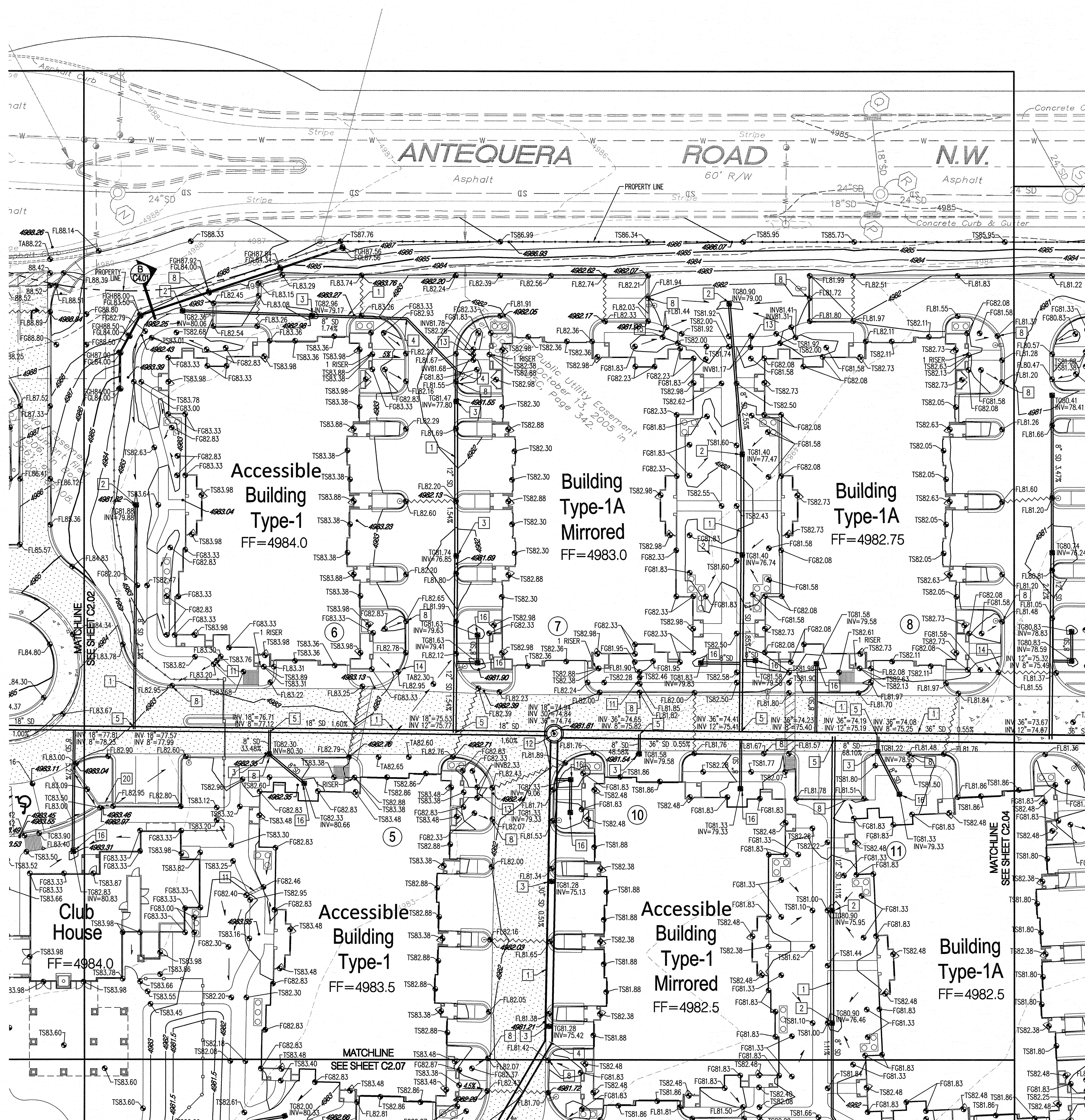
Bohannon  Huston

SHEET CONTENTS:
GRADING &
DRAINAGE PLAN

SHEET NO.

C2.02

10350



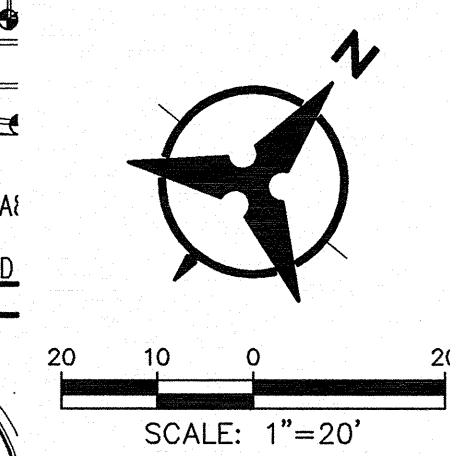
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- PROPERTY LINE
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DRAINAGE CERTIFICATION

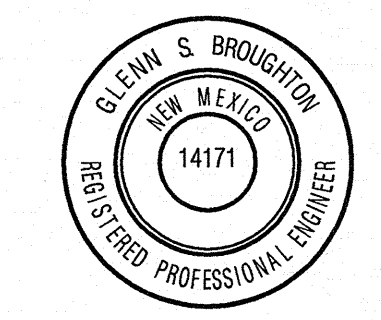
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Glenn S. Broughton
GLENN S. BROUGHTON, NMPE 14171
DATE: 10/23/14

LEGEND

- FL70.22 DESIGN GRADE
- 4983.04 AS-BUILT GRADE



Designed by:	<u>BJS / GSB</u>
Drawn by:	<u>BO</u>
Architect of Record:	<u> </u>

ANDALUCIA VILLAS
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BAY HILLS DEVELOPMENT

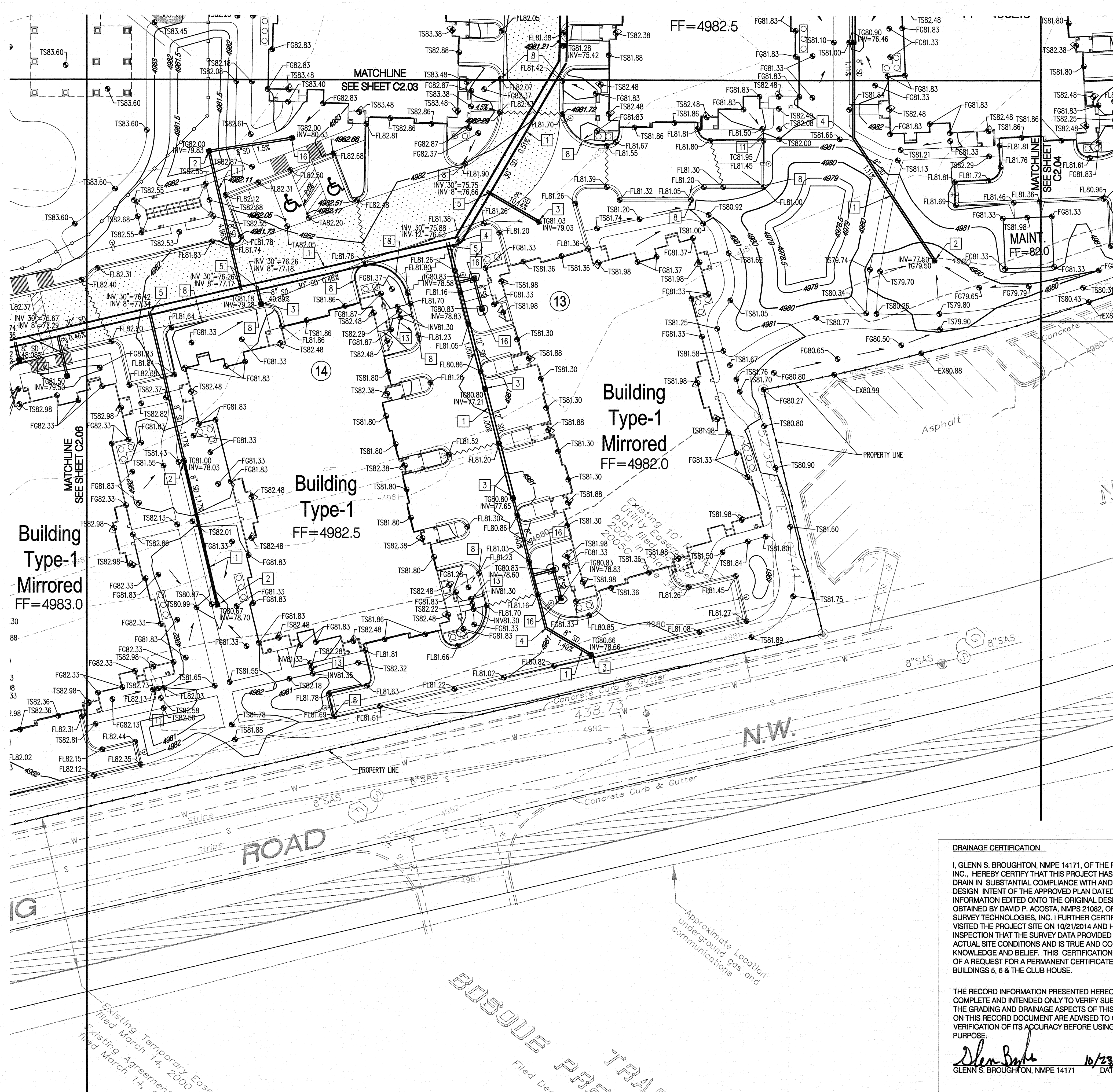


Bohannon & Huston

SHEET CONTENTS:
GRADING & DRAINAGE PLAN

SHEET NO.

C2.03



GRADING KEYED NOTES

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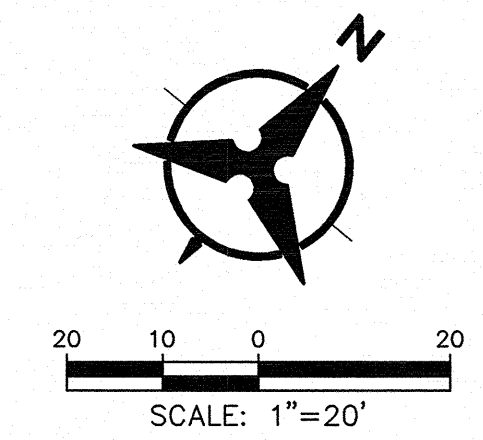
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LEGEND

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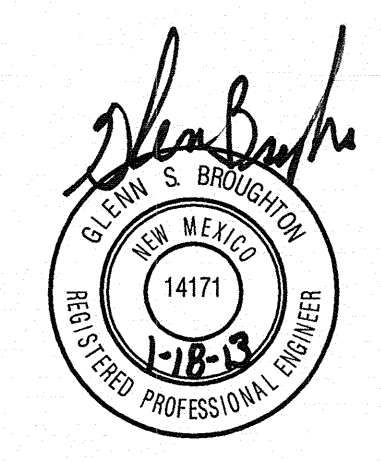
GLENN S. BROUGHTON
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
14171



Designed by: BJS / GSB
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ALBUQUERQUE, NM
BAY HILLS DEVELOPMENT



Bohannon  **Huston**

SHEET CONTENTS:
GRADING &
DRAINAGE PLAN
SHEET NO.

C2.07