

LEGEND

- PROPERTY LINE
- - - 5.301 - - - EXISTING CONTOURS
- X 5.301.15 EXISTING GROUND SPOT ELEVATION
- 65.23 PROPOSED SPOT ELEVATION
- TC=TOP OF CURB, FL=FLOW LINE
- TW=TOP OF WALL, BW=BOTTOM OF WALL
- TG=TOP OF GRADE, TS=TOP OF SIDEWALK
- EX=EXISTING
- S=2.0% PROPOSED DIRECTION OF FLOW
- ~~~~~ WATER BLOCK
- - - 5.305 - - - PROPOSED INDEX CONTOURS
- ===== PROPOSED INTER CONTOURS
- ===== PROPOSED CURB & GUTTER
- - - EASEMENT
- PROPOSED STORM DRAIN INLET
- EXISTING MONUMENT
- PROPOSED RETAINING WALL
- PROPOSED TEMPORARY SWALE

GRADING NOTES

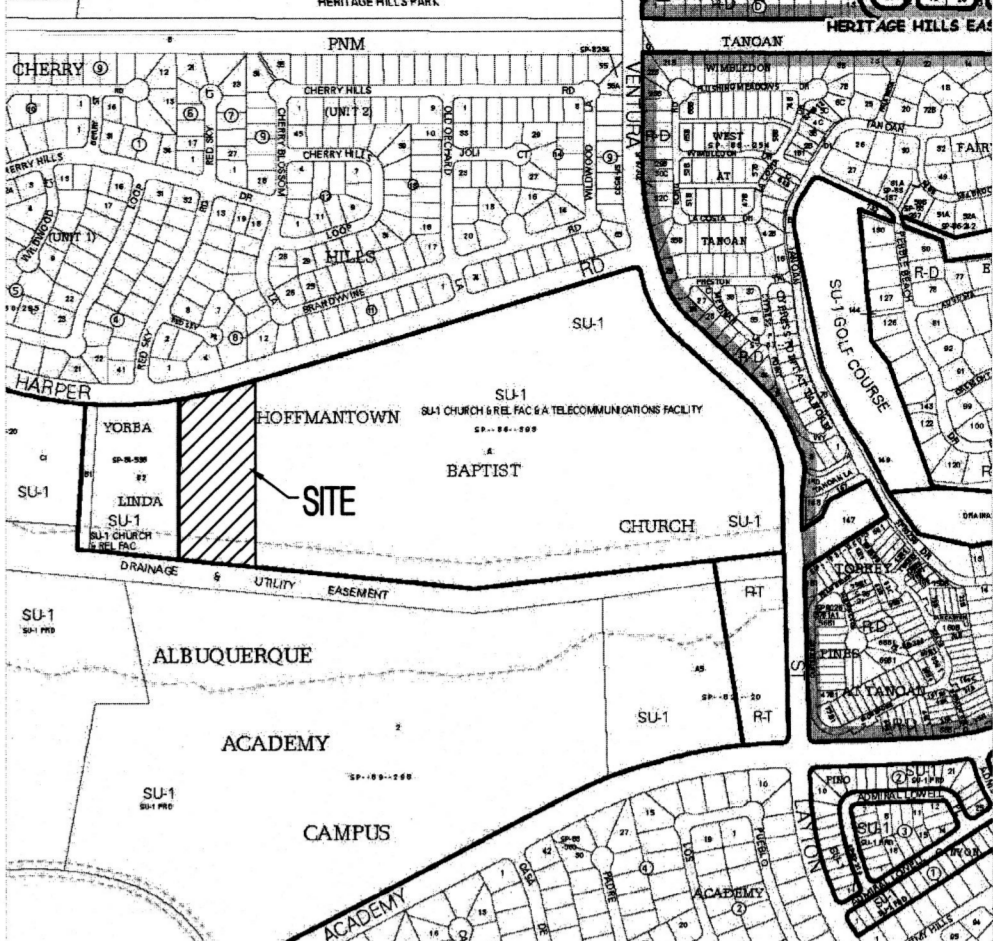
- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. 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. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERM OR SILT FENCE AT THE PROPERTY LINES AND METING THE SOIL TO PROTECT IT FROM WIND EROSION.
- 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.

KEYED NOTES

- INSTALL STORM DRAIN PIPE (HDPE N-12WT, OR APPROVED EQUAL), SIZE PER PLANS.
- INSTALL 24" NYLOPLAST AREA DRAIN. PER MANUFACTURE RECOMMENDATIONS
- INSTALL CMP END SECTION WITH ADS ANIMAL GUARD OR APPROVED EQUAL, SEE PLANS FOR SIZE.
- INSTALL 2' WIDE CURB OPENING PER DETAIL 1, SHEET C101. SEE PLANS FOR SPACING.
- INSTALL 10'x10' RIP RAP BLANKET PER DETAIL 2, SHEET C101.
- EXISTING CURB TO REMAIN.

BENCHMARK

ACS BRASS TABLET "13-E20"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=1,550,598.401 Y=1,511,612.268
GROUND TO GRID FACTOR = 0.999650558
DELTA ALPHA = -0'10"22.86"



VICINITY MAP
ZONE MAP E-20

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
- ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
- THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

DRAINAGE CERTIFICATION

I, MICHAEL BALASKOVITS, NMPE 18187, 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 9-18-2009. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ROBERT A. GROMATZKY, NMPS 16468, OF THE FIRM BOHANNAN HUSTON. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 7-26-2010 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 PERMANENT CERTIFICATE OF OCCUPANCY.

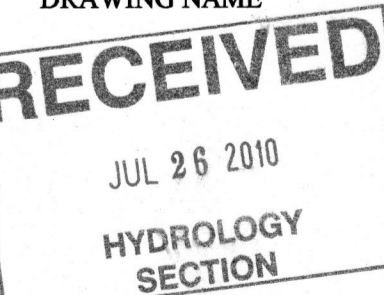
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Michael Balaskovits 7/26/10
MICHAEL BALASKOVITS, NMPE 18187

7/26/10

LEGEND

- FL31.93 DESIGN GRADE
- FL31.97 AS-BUILT GRADE



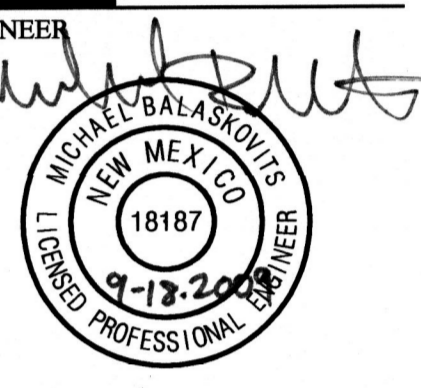
SHEET NO.

C100
OF

Bohannon & Huston

Courtesy 1 7800 Jefferson St. NE Albuquerque, NM 87109-4395
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

ENGINEER



PROJECT

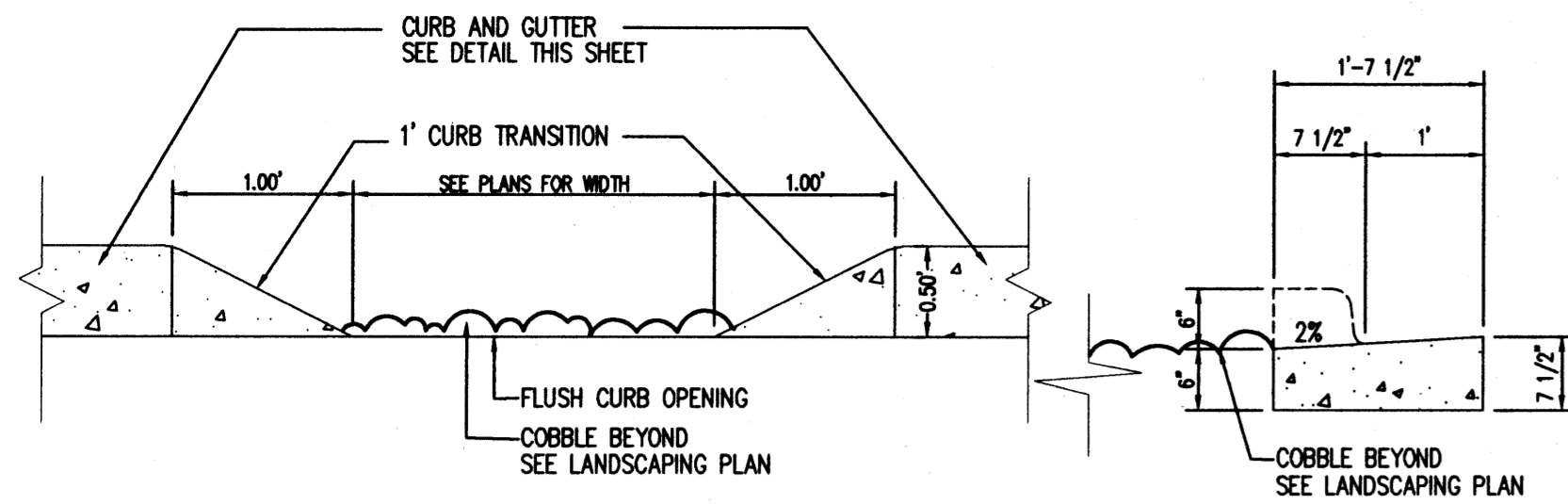
HOFFMAMTOWN
CHURCH RECREATION AREA

Albuquerque, New Mexico

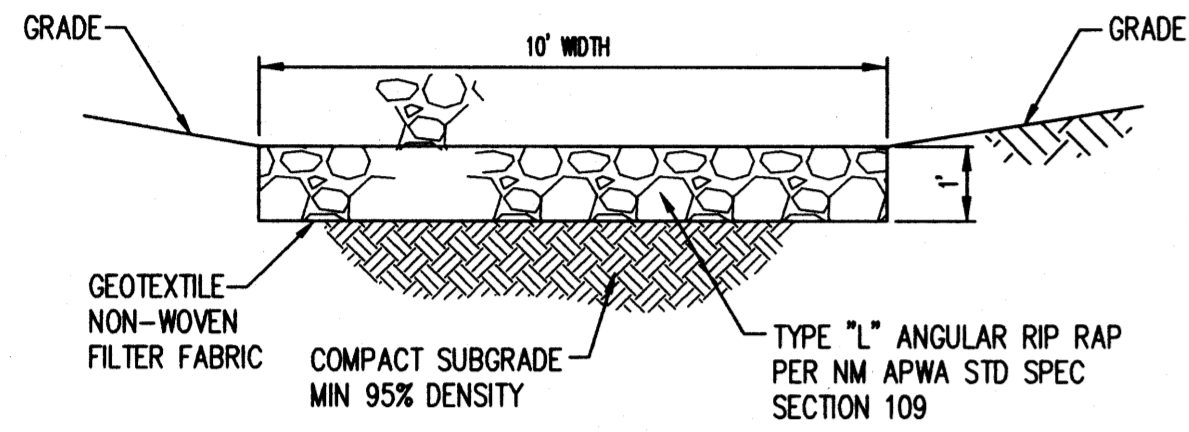
REVISIONS



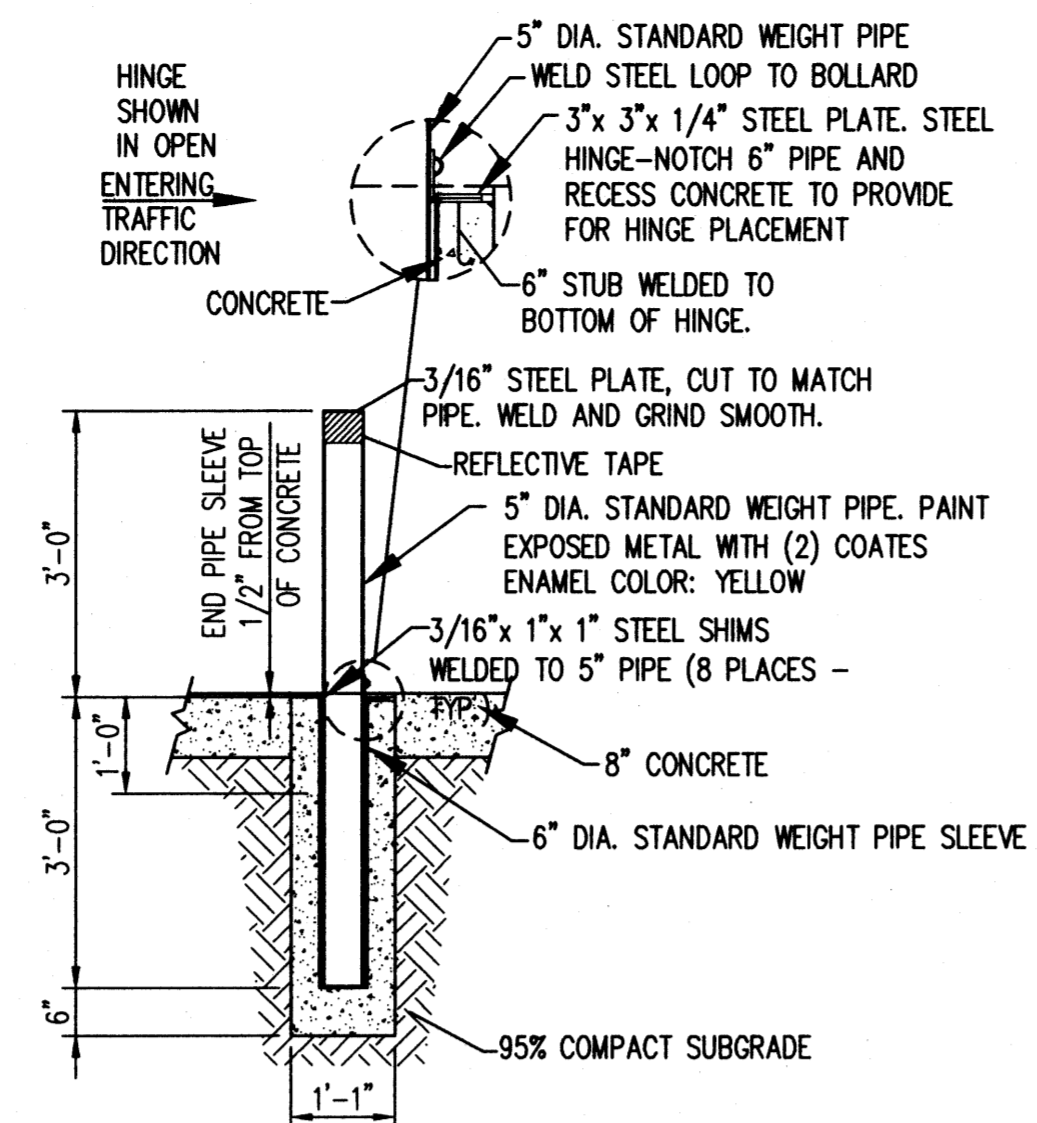
DRAWN BY MJB
REVIEWED BY JRT
DATE 5-15-09
PROJECT NO. 090261
DRAWING NAME



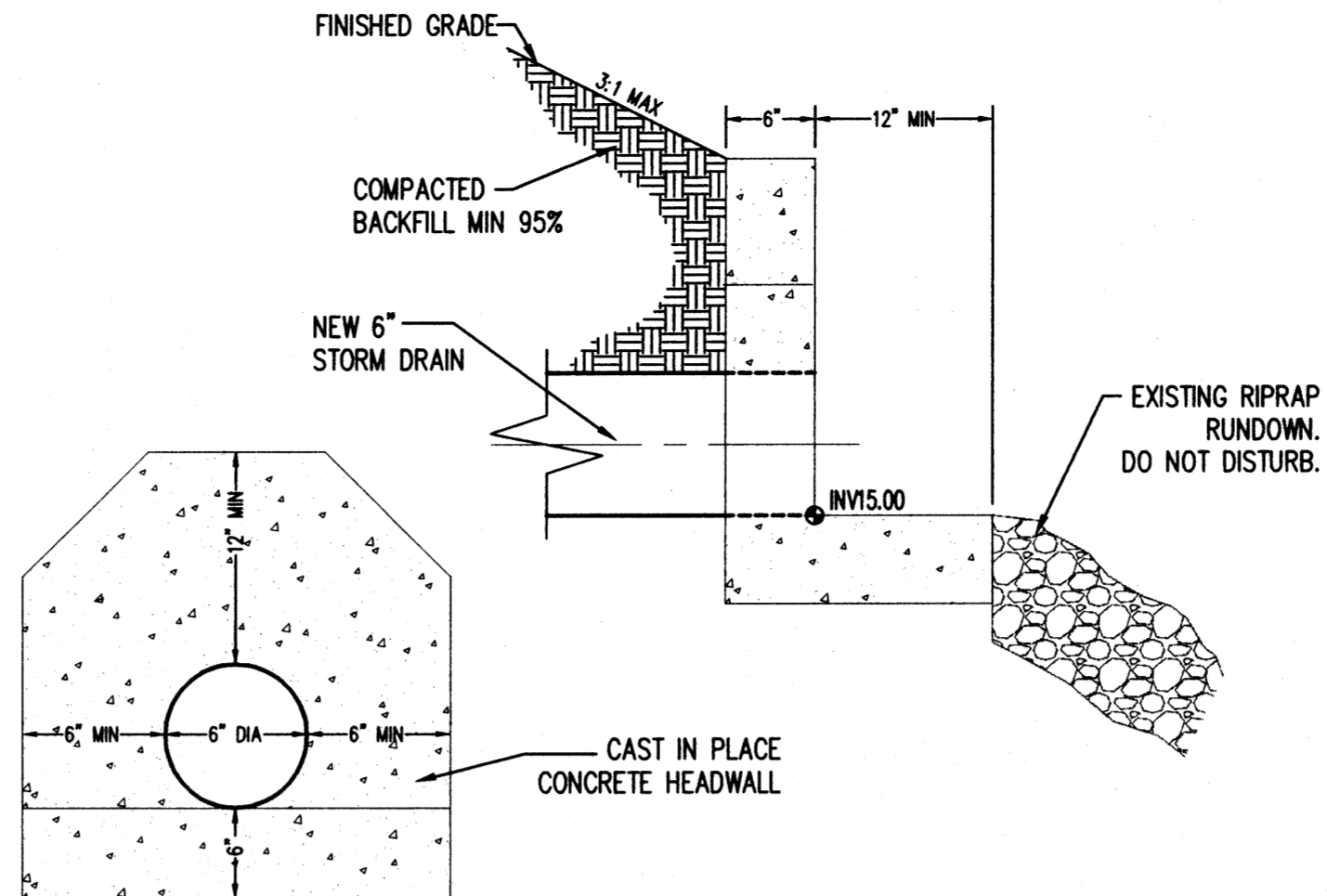
NOTE: SEE PLAN FOR CURB CUT LOCATIONS.
1 TYPICAL CURB CUT OPENING
N.T.S.



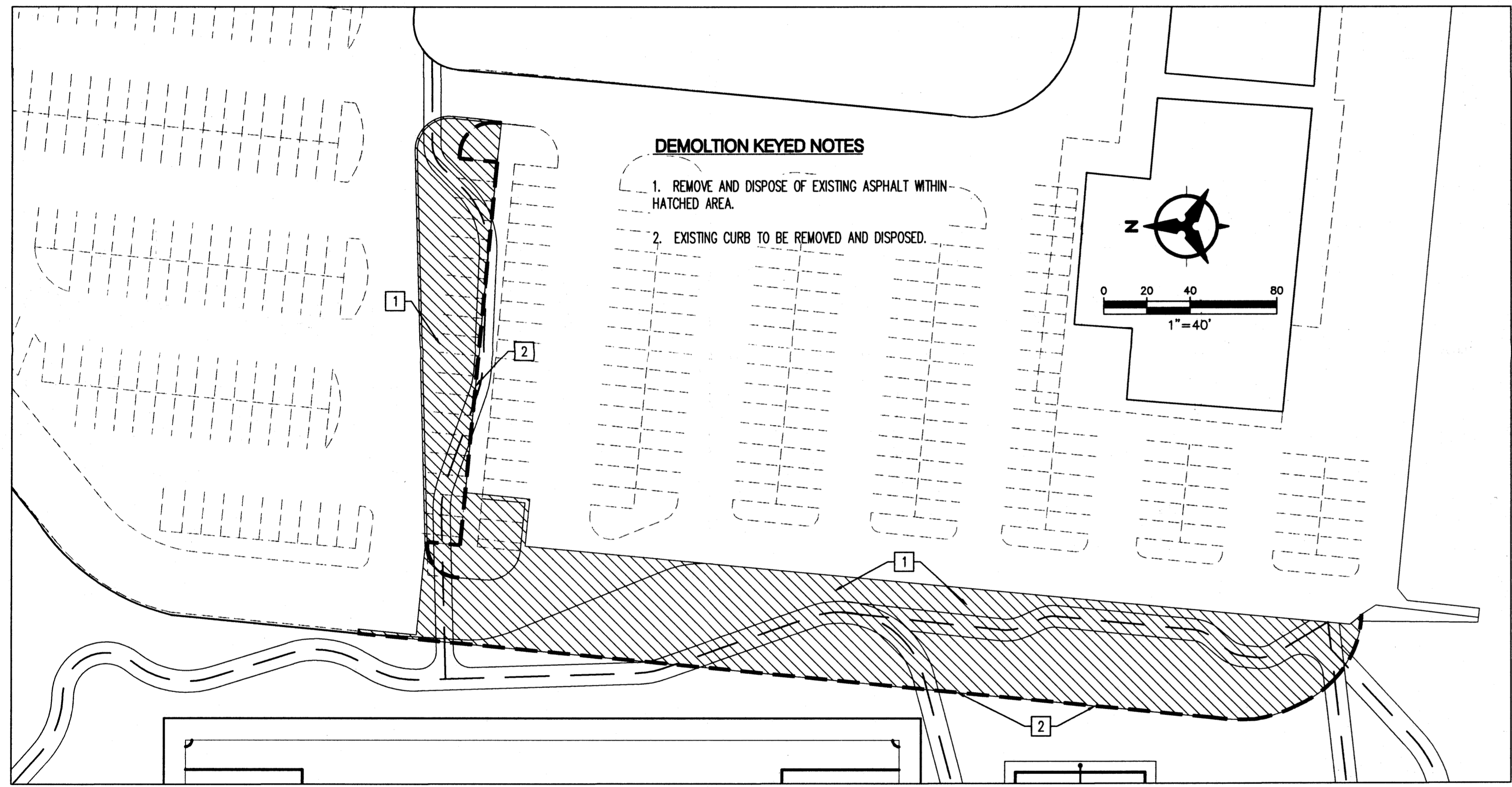
3 RIP RAP BLANKET DETAIL
N.T.S.



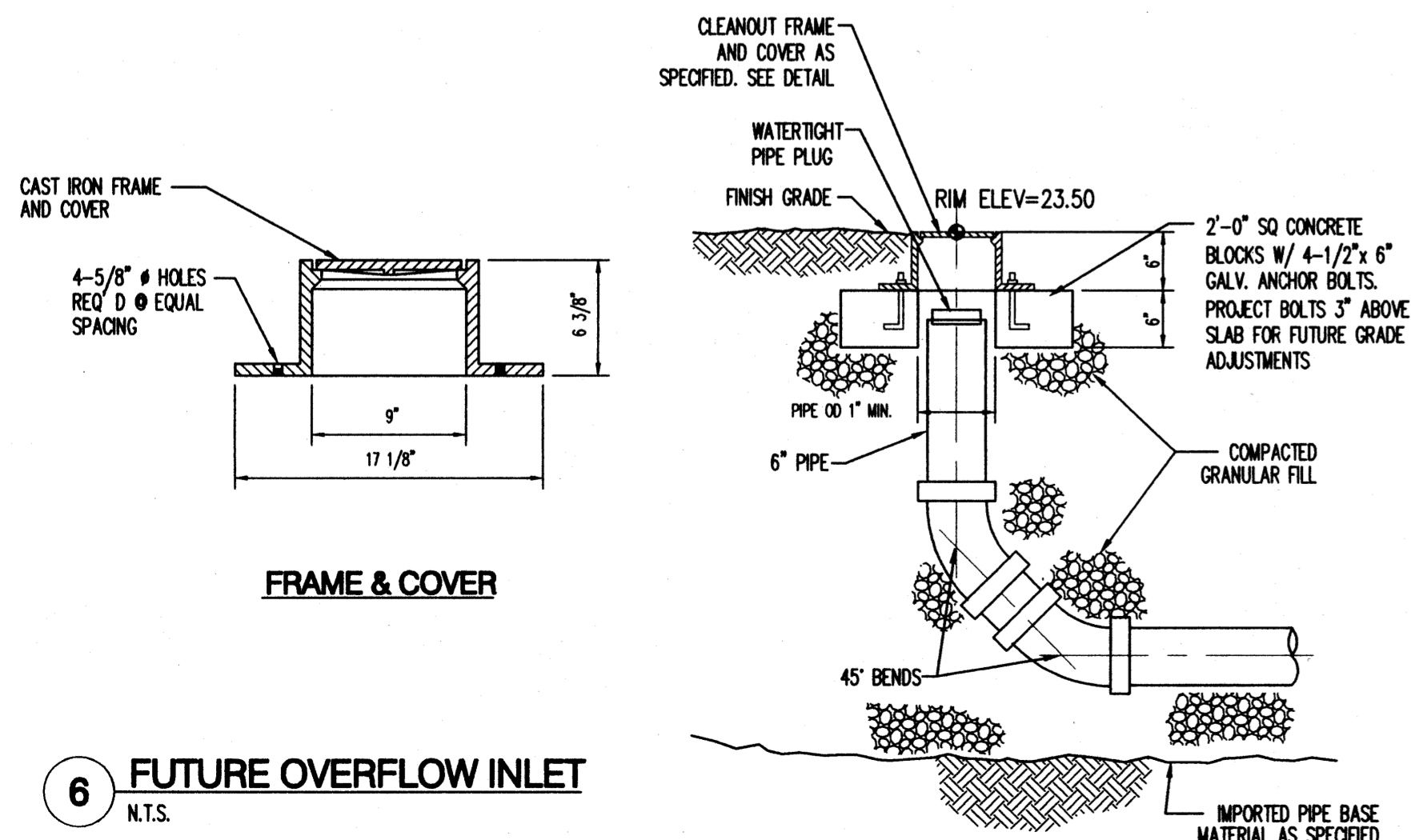
SECTION - BOLLARD IN PLACE
2 REMOVABLE STEEL BOLLARD
N.T.S.



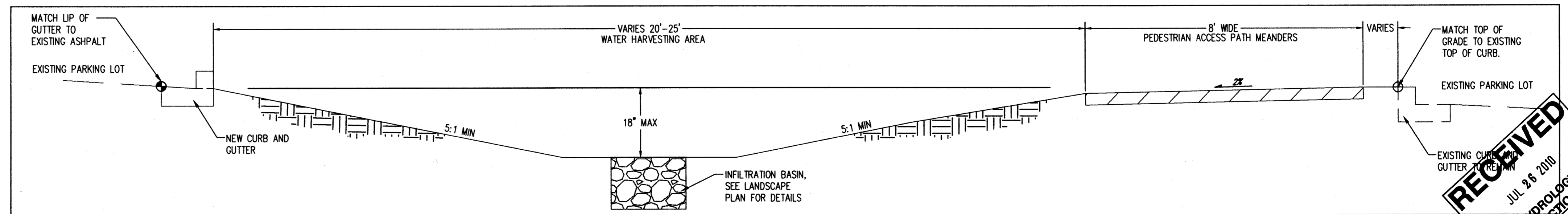
7 STORM DRAINAGE OUTFALL
N.T.S.



5 DEMOLITION PLAN
N.T.S.



6 FUTURE OVERFLOW INLET
N.T.S.



4 MEDIAN ISLAND DETAIL
N.T.S.

DEMOLITION NOTES

1. ALL UTILITY COMPANY FACILITIES AND UNDERGROUND UTILITY LINES, WHETHER INDICATED OR NOT INDICATED ON THE DRAWING, SHALL BE REMOVED AS REQUIRED FOR NEW CONSTRUCTION AND CAPPED. CONTRACTOR TO COORDINATE THIS WORK WITH UTILITY COMPANIES.
2. CONTRACTOR SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS THAT ARE TO REMAIN, FROM DAMAGE DURING ALL PROJECT WORK. SPECIAL CARE SHOULD BE TAKEN WITHIN DRIPLINES OF EXISTING TREES; MINIMIZE TRENCING OR EXCAVATION WITHIN TREE DRIPLINES. MAXIMUM FILL WITHIN 4' OF TRUNK SHALL BE 6" UP TO MAXIMUM 14" FILL WITHIN REMAINING AREA OF DRIPLINE. MAXIMUM CUT WITHIN 4' OF TRUNK SHALL BE 0" MAXIMUM WITHIN REMAINING AREA OF DRIPLINE SHALL BE 4". ANY CONTRACTOR-CAUSED DAMAGE TO EXISTING SITE IMPROVEMENTS, INCLUDING DAMAGE TO ANY TREES TO REMAIN, SHALL BE REPAIRED/REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
3. SEE LANDSCAPE PLANS FOR NOTES REGARDING SALVAGE OF EXISTING IRRIGATION EQUIPMENT.
4. CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION WATER TO ALL UNDISTURBED TREES, SHRUBS, GRASS AND GROUND COVER WHICH HAVE IRRIGATION SERVICE INTERRUPTED DUE TO THE CONSTRUCTION.
5. DEMOLITION PHASING SHALL PROCEED ONLY WITH THE PHASING OF THE CONSTRUCTION WORK SO THAT DEMOLITION DOES NOT OCCUR UNTIL CONSTRUCTION IS IMMINENT.
6. ALL SIGNS, CHAIN LINK FENCE AND PARKING BUMPERS SHALL BE STOCKPILED FOR RE-USE. ITEMS TO BE RE-USED SHALL BE IN GOOD CONDITION, AS APPROVED BY OWNER'S REPRESENTATIVE.
7. CONTRACTOR SHALL COORDINATE WORK INDICATED ON THE SITE DEMOLITION PLANS WITH THE CONSTRUCTION PLANS TO DETERMINE SPECIFIC REMOVAL LIMITS.
8. CONTRACTOR IS RESPONSIBLE FOR ALL VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL. CONTRACTOR SHALL COORDINATE WITH CITY OF ALBUQUERQUE. FOR WORK WITHIN THE PUBLIC RIGHT OF WAY AND WITH OWNER'S REPRESENTATIVE FOR WORK ON-SITE. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANS PRIOR TO IMPLEMENTATION.
9. CONTRACTOR IS RESPONSIBLE FOR DRAINAGE MANAGEMENT AND EROSION CONTROL AT ALL TIMES DURING THE CONSTRUCTION PERIOD.
10. EXISTING SIGNS WHICH ARE REMOVED DURING CONSTRUCTION SHALL BE STOCKPILED IN A LOCATION DESIGNATED BY THE OWNER'S REPRESENTATIVE.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND UTILITY TRENCHING NECESSARY TO PERFORM THE WORK SHOWN ON THE UTILITY AND ELECTRICAL PLANS.

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Michael Balaskovits 7/26/10
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7/26/10

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- FL.31.97 AS-BUILT GRADE

