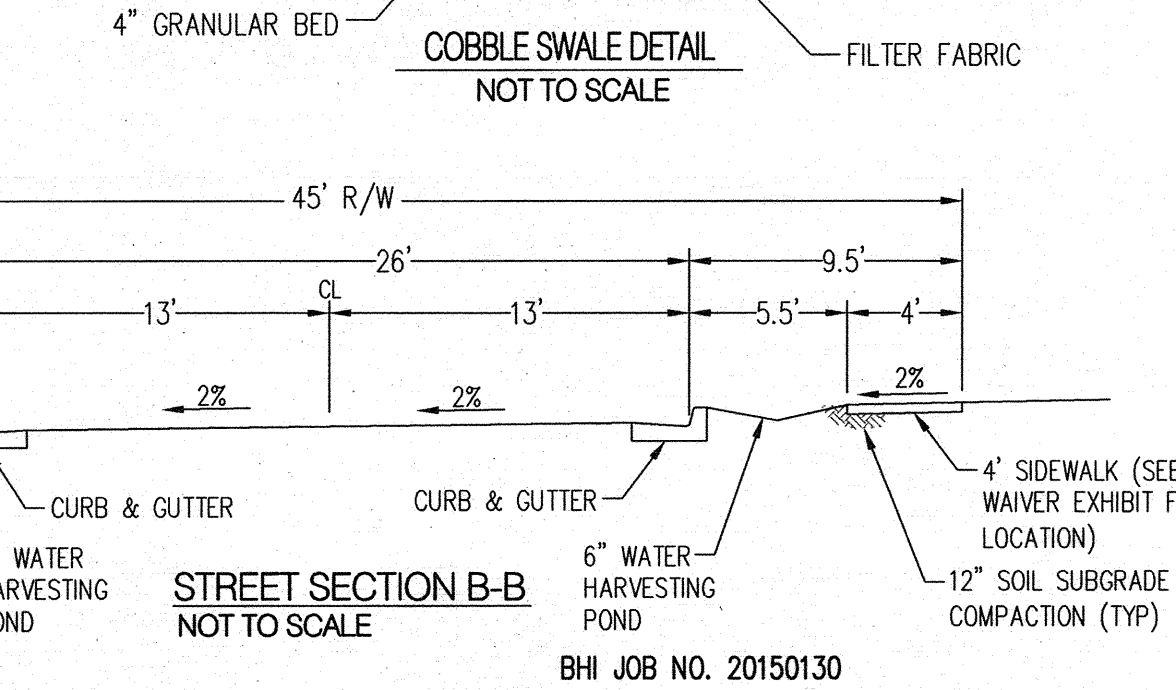
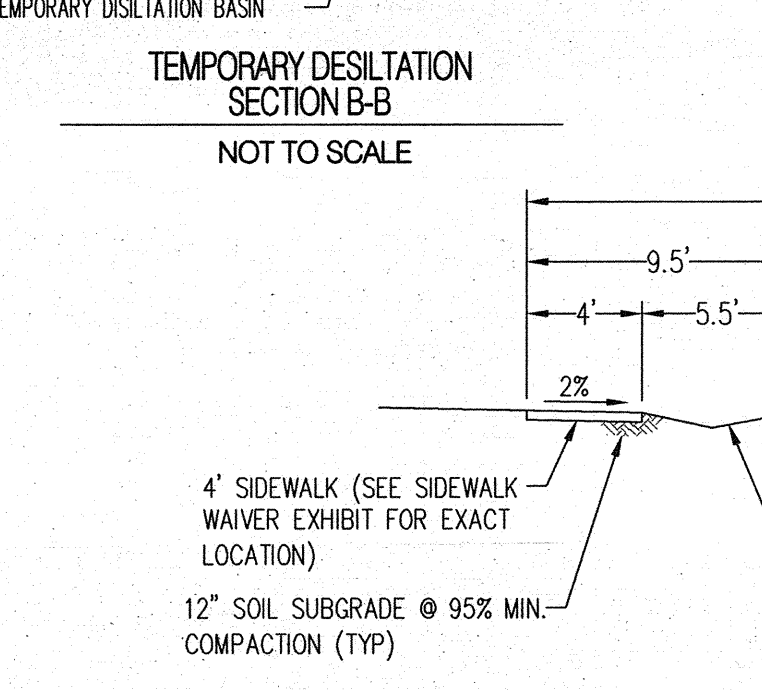
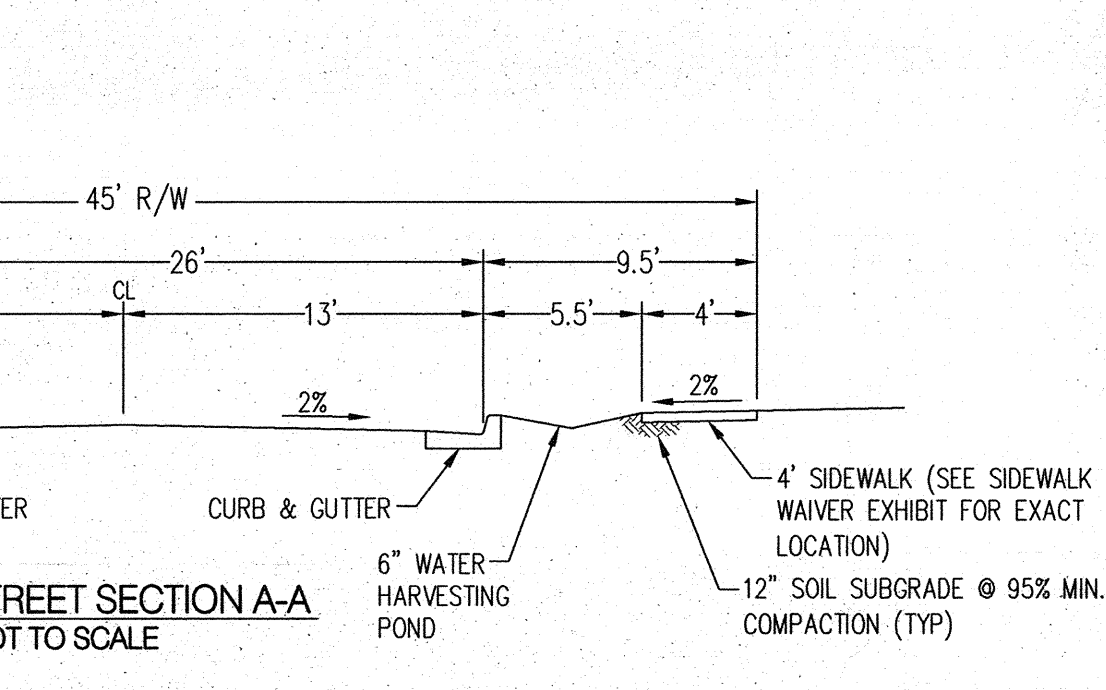
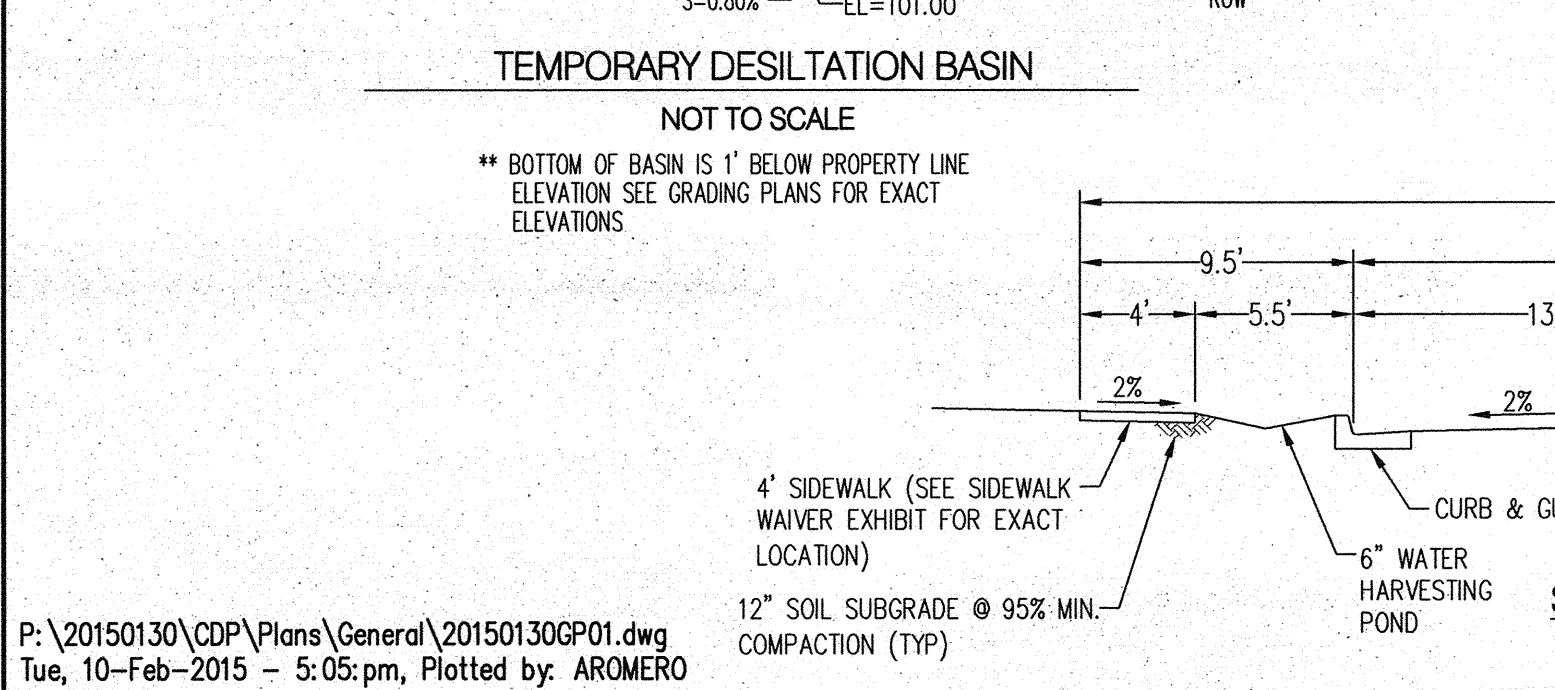
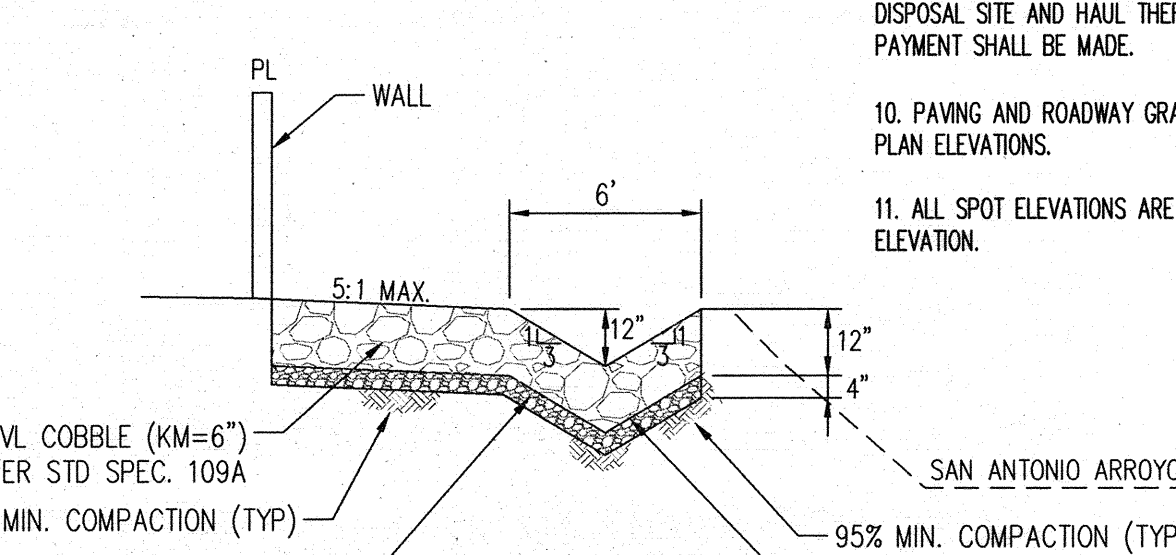
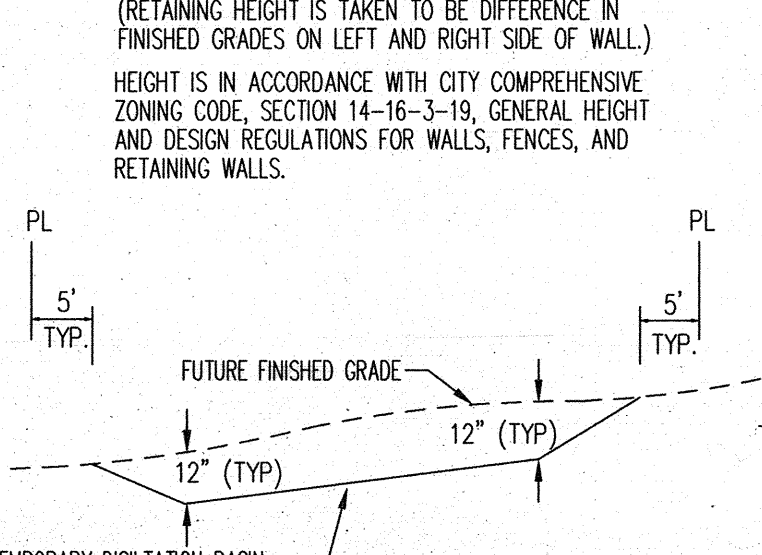
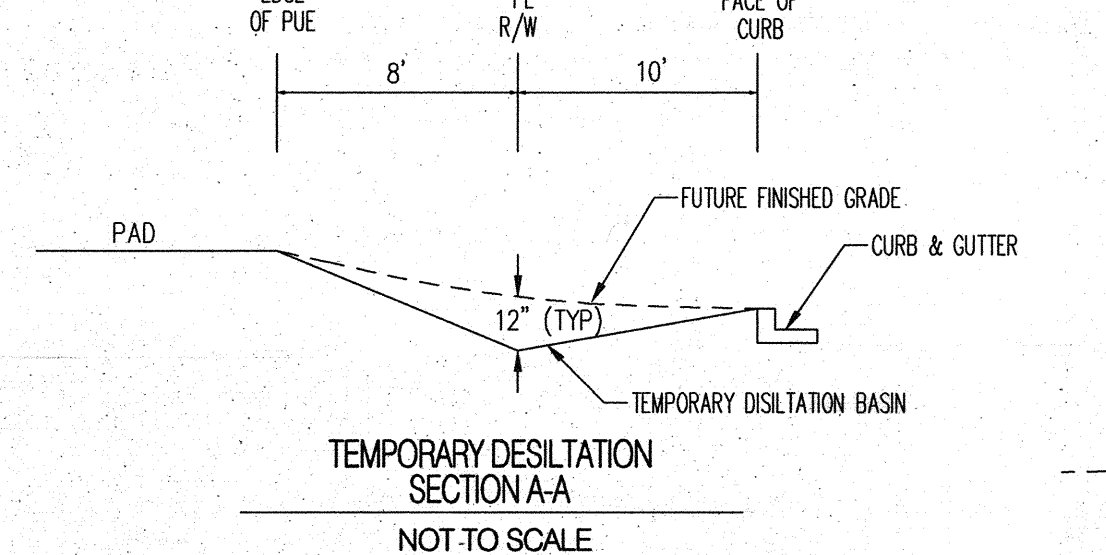
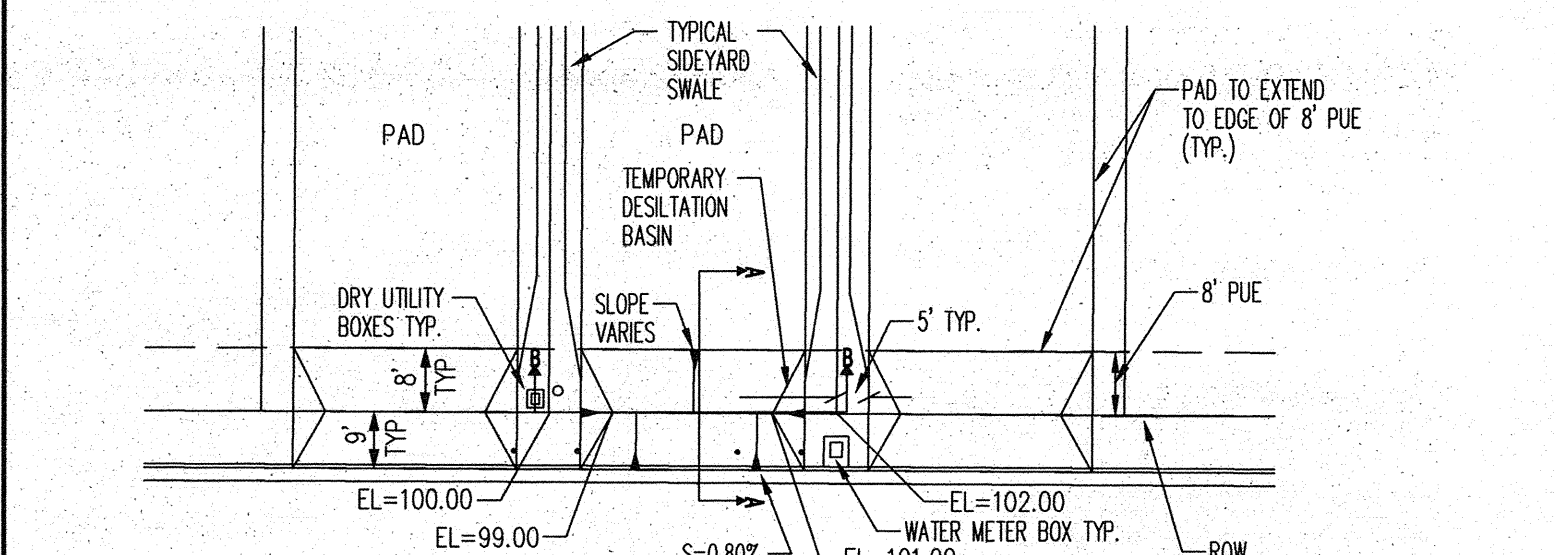


LEGEND	
PROPOSED SPOT ELEVATION	● 5235.25
EXISTING SPOT ELEVATION	○ 5235.25
EXISTING CONTOUR	— 5860
DIRECTION OF FLOW	→ S=2.0%
EXISTING STORM DRAIN LINE	— SD
PROPOSED STORM DRAIN INLET	— [Symbol]
PROPOSED STORM DRAIN LINE	— [Symbol]
PROPOSED STORM DRAIN MANHOLE	— [Symbol]
PROPOSED WATER BLOCK (HIGH POINT)	— [Symbol]
RETAINING WALL	— [Symbol]
PROPOSED WATER (LOW POINT)	— [Symbol]



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Tue, 10-Feb-2015 - 5:05:pm, Plotted by: AROMERO

- ### GENERAL NOTES
1. 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.
  2. 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.
  3. 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.
  4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
  5. 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.
  6. 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.
  7. 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.
  8. 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.
  9. 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.).
  10. 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.
  11. 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.
  12. 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.
  13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADES AT THE END AND BEGINNING OF EACH DAY.
  14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

- ### GRADING NOTES
1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
  2. CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION, PRIOR TO CONSTRUCTION. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
  3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT PREPARED BY XSEVINYARD DATED JULY 22, 2013. ALL OTHER WORK, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (FIRST PRIORITY), AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
  4. TWO WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1264) FOR LOCATION OF EXISTING UTILITIES.
  5. PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
  6. EARTH SLOPES SHALL NOT EXCEED 4 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
  7. 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.
  8. 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 BERMS AT THE PROPERTY LINES MEETING THE SOIL TO PROTECT IT FROM WIND EROSION.
  9. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION AND UNSUITABLE 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 SITE AND HAUL THERE TO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
  10. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATIONS.
  11. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.

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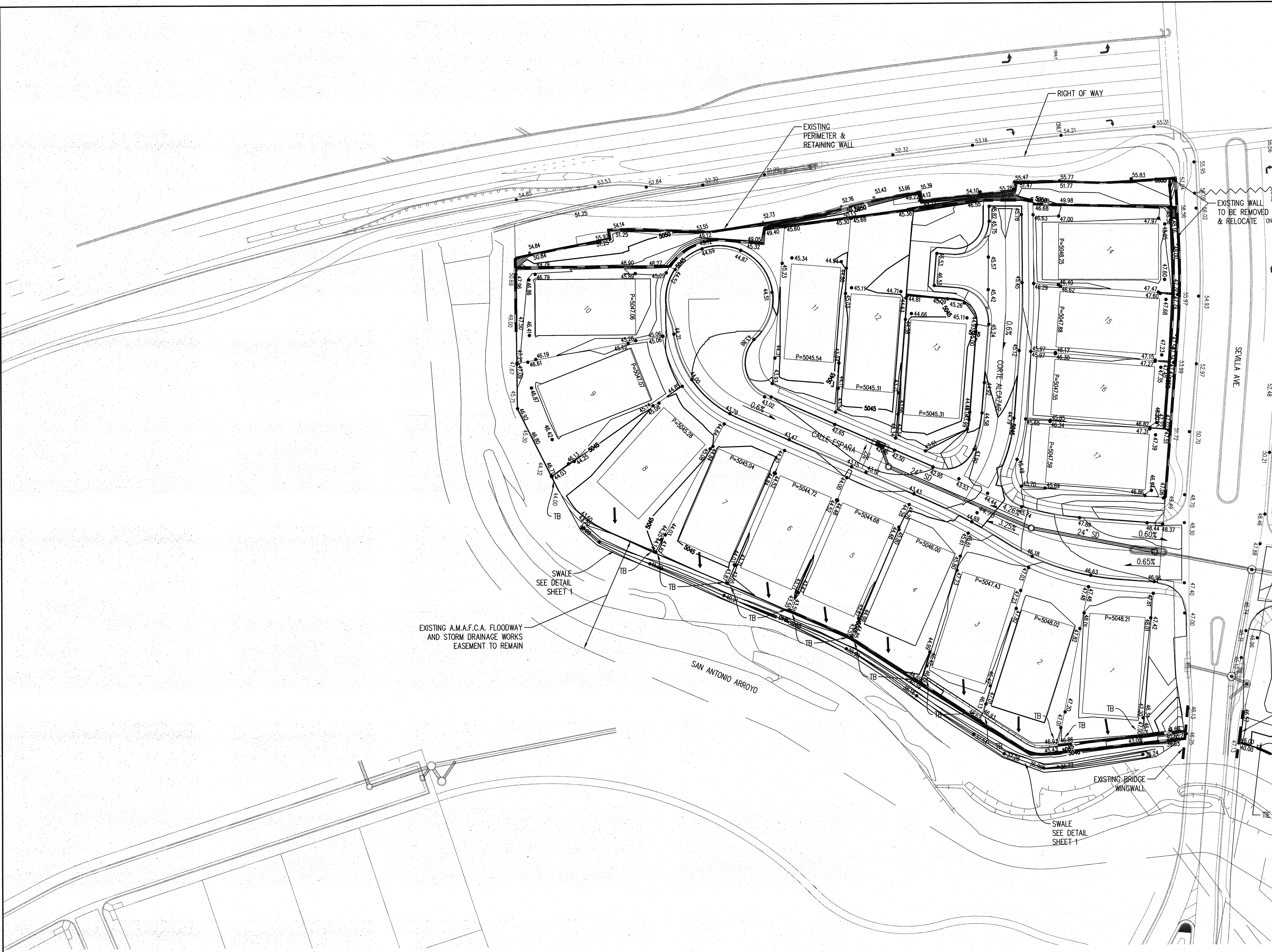
**CITY OF ALBUQUERQUE**  
DEPARTMENT OF MUNICIPAL DEVELOPMENT

SEVILLA AT ANDALUCIA  
OVERALL GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			
CITY PROJECT NO.		ZONE MAP NO.	SHEET OF
			1 3

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REMARKS		BY		DATE	
CONTRACTOR	DATE	USC&GS BRASS DISC STAMPED "REWARD 1969"	DATE	FIELD NOTES	DATE	NO.	BY	NO.	DATE	NO.	DATE	NO.	DATE
INSPECTOR'S ACCEPTANCE BY	DATE	N.M. STATE PLANE COORDINATES	DATE										
VERIFICATION BY	DATE	(CENTRAL ZONE)	DATE										
DRAWINGS BY	DATE	N=1487364.063 E=1491190.819	DATE										
RECORDING BY	DATE	GROUND TO GRID = 0.999675005	DATE										
	DATE	DELTA ALPHA = -001712.26"	DATE										
	DATE	NAVD 1988 ELEVATION = 5319.688	DATE										

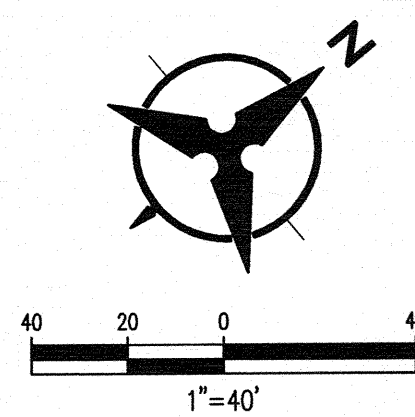





**LEGEND**

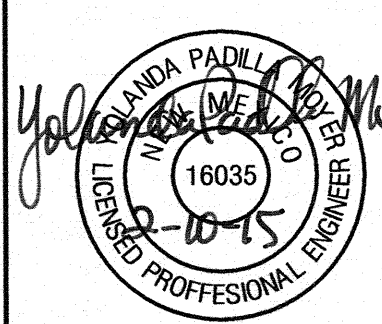
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EXISTING SPOT ELEVATION      ○ 5235.25  
EXISTING CONTOUR      — 5860  
DIRECTION OF FLOW      S=2.0% →  
EXISTING STORM DRAIN LINE      — SD —  
PROPOSED STORM DRAIN INLET      [Symbol]  
PROPOSED STORM DRAIN LINE      [Symbol]  
PROPOSED STORM DRAIN MANHOLE      [Symbol]  
PROPOSED WATER BLOCK (HIGH POINT)      [Symbol]  
RETAINING WALL      [Symbol]  
PROPOSED WATER (LOW POINT)      [Symbol]  
TURNED BLOCK SEE DETAIL SHEET 1      TB

**NOTE :**  
ALL CURB IS STANDARD CURB & GUTTER EXCEPT AROUND CUL-DE-SAC BULB WHICH IS ROLL CURB & GUTTER

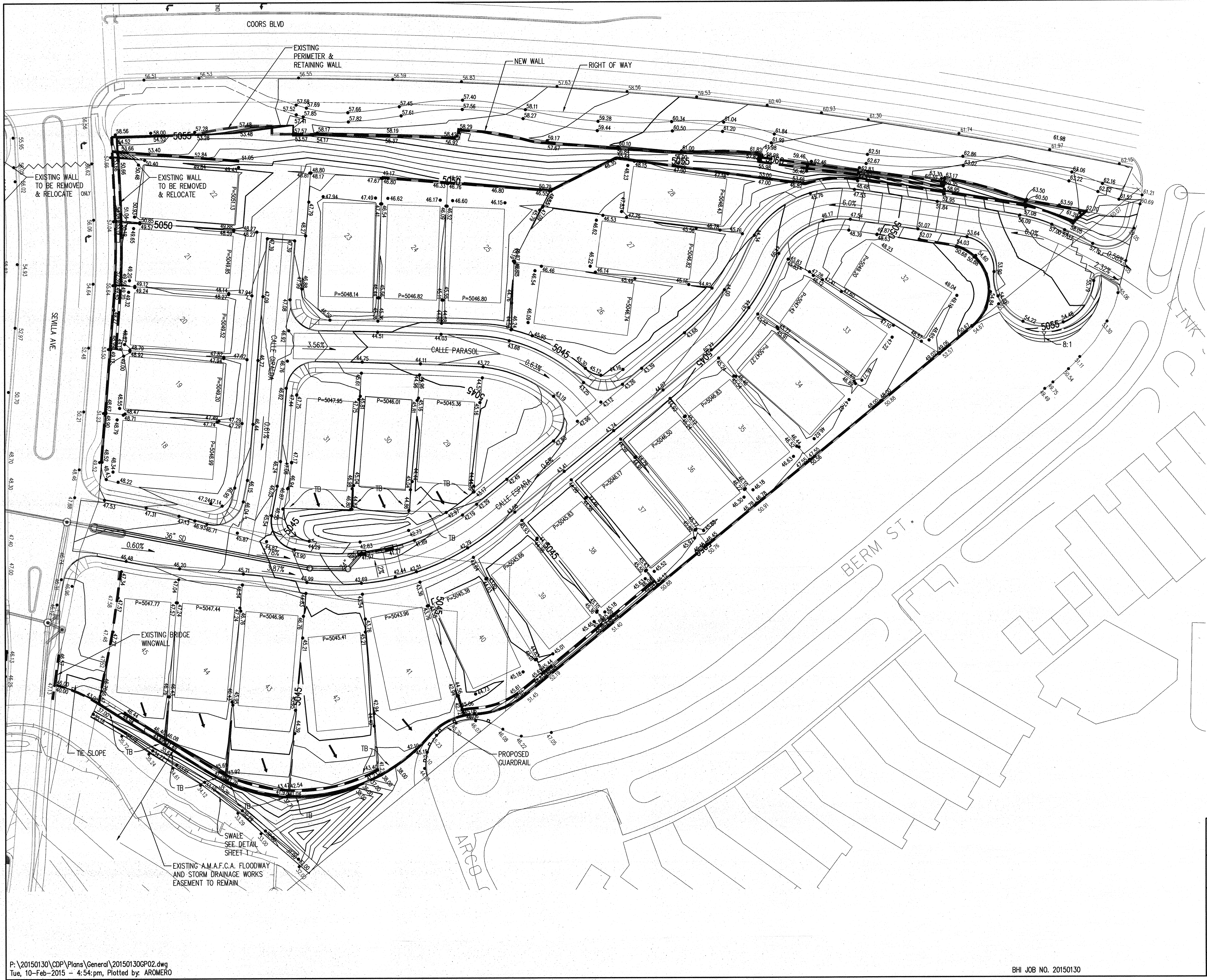


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 <b>CITY OF ALBUQUERQUE</b> DEPARTMENT OF MUNICIPAL DEVELOPMENT	
SEVILLA AT ANDALUCIA GRADING PLAN	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
LAST DESIGN UPDATE	
MO./DAY/YR.    MO./DAY/YR.	
CITY PROJECT NO.    ZONE MAP NO.    SHEET 2 OF 3	

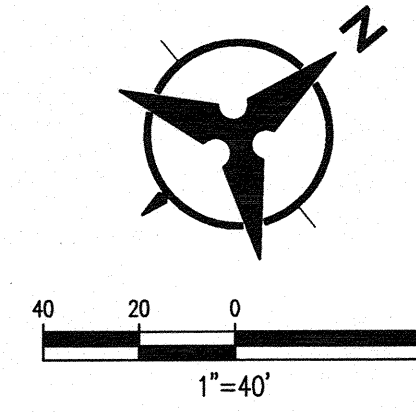
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		NO.	BY	DATE	CONTRACTOR	DATE	
				GEOGRAPHIC POSITION (NAD 83)			
				N.M. STATE PLANE COORDINATES			
				(CENTRAL ZONE)			
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				GROUND TO GRID = 0.999675005			
				DELTA ALPHA = -007712.26"			
				NAVD 1988 ELEVATION = 5319.688			
						NO.	
						DATE	





- LEGEND**
- PROPOSED SPOT ELEVATION • 5235.25
  - EXISTING SPOT ELEVATION ○ 5235.25
  - EXISTING CONTOUR — 5860
  - DIRECTION OF FLOW — S=2.0%
  - EXISTING STORM DRAIN LINE — SD
  - PROPOSED STORM DRAIN INLET — [Symbol]
  - PROPOSED STORM DRAIN LINE — [Symbol]
  - PROPOSED STORM DRAIN MANHOLE — [Symbol]
  - PROPOSED WATER BLOCK (HIGH POINT) — [Symbol]
  - RETAINING WALL — [Symbol]
  - PROPOSED WATER (LOW POINT) — [Symbol]
  - TURNED BLOCK SEE DETAIL SHEET 1

NOTE :  
ALL CURB IS STANDARD CURB & GUTTER  
EXCEPT AROUND CUL-DE-SAC BULB WHICH  
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<b>CITY OF ALBUQUERQUE</b> DEPARTMENT OF MUNICIPAL DEVELOPMENT	
SEVILLA AT ANDALUCIA GRADING PLAN	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
LAST DESIGN UPDATE	MO./DAY/YR. MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.
SHEET 3	OF 3

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
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NO. DATE		BY		GEOGRAPHIC POSITION (NAD 83)		DATE	
REVISIONS		BY		N.M. STATE PLANE COORDINATES		DATE	
DESIGN		BY		(CENTRAL ZONE)		DATE	
DESIGNED BY YPM		DATE 01/2015		N=1487364.063 E=149190.819		DATE	
DRAWN BY ARR		DATE 01/2015		GROUND TO GRID = 0.999675005		DATE	
CHECKED BY YPM		DATE 01/2015		DELTA ALPHA = -007.712.26"		DATE	
				NAVD 1988 ELEVATION = 5319.688		DATE	