

LEGEND

- 5110 --- EXISTING CONTOUR
- 5112.9 --- EXISTING SWALE
- + 11.82 --- EXISTING SPOT ELEVATION
- 1.00% --- EXISTING EASEMENT
- 1.00% --- PROPOSED SPOT ELEVATION
- TC --- TOP OF CURB
- FL --- FLOW LINE
- TS --- TOP OF SIDEWALK
- --- PROPOSED FENCE
- --- SIDEWALK - SEE SHEET C-1 FOR DIMENSIONS
- --- ROOF DRAIN LINE, 3" PVC THROUGH CURB PER C.O.A. STD. DWG. 2235

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT REQUIREMENTS AND THE PROJECT GEOTECHNICAL REPORT.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. 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 (765-1264) 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.

GRADING NOTES

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, 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. 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.
12. 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.
13. A BERM SHALL BE MAINTAINED AROUND THE PROJECT AREA UNTIL COMPLETION OF THE PROPOSED BUILDINGS AND LANDSCAPING WITHIN THE PROJECT. SEE DETAIL ON SHEET CO.4.
14. SEE THE LANDSCAPE SHEETS FOR SLEEVING REQUIREMENTS.

EROSION CONTROL NOTES

1. EXCEPT AS OTHERWISE PROVIDED FOR HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. 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, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREIN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT REQUIREMENTS AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARDS FOR PUBLIC WORKS (SECOND PRIORITY).
3. 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. TOPSOIL STRIPPINGS SHALL BE DISPOSED OF OFF-SITE OR STOCKPILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL 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 HAULING THERE TO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
6. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
7. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND ARE ADJUSTED FOR CURBS, MEDANS AND ISLANDS.
8. SEE SHEET CO.1 FOR COORDINATES.

DRAINAGE CERTIFICATION

AS-BUILT ELEVATIONS ARE SHOWN ON THE PLAN IN LOCATIONS WHERE THE ORIGINAL DESIGN ELEVATION HAS BEEN CROSSED OUT AND THE NEW ELEVATION IS LISTED. ELEVATIONS WERE PROVIDED BY BOHANNAN HUSTON INC., PROFESSIONAL LAND SURVEYOR.

NOTES:

1. JAMES R. TOPMILLER, OF BOHANNAN HUSTON INC., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE DRAINAGE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED DRAINAGE PLAN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
2. DURING THE MONTHS OF JULY, AUGUST OR SEPTEMBER, ANY GRADING WITHIN OR ADJACENT TO A WATERCOURSE, DEFINED AS A MAJOR FACILITY SHALL PROVIDE FOR EROSION CONTROL AND SAFE PASSAGE OF THE 10-YEAR DESIGN STORM RUNOFF DURING THE CONSTRUCTION PHASE.
3. CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL REQUIREMENTS AND IS RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. ALL GRADED AREAS WHICH DO NOT RECEIVE A FINAL SURFACE TREATMENT WILL BE REVEGETATED IN ACCORDANCE WITH COA STANDARD SPECIFICATION 1012 AND THE LANDSCAPE SPECIFICATIONS.
5. CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.

APPROVED FOR ROUGH GRADING (± 1.0')

JAMES R. TOPMILLER, P.E.
N.M.P.E. NO. 8354
9-16-98

DATE: 11-6-98

APPROVED FOR BUDGET GRADING (± 1.0')

12-18-97

12/24/97

EROSION CONTROL NOTES

1. 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 WETTING THE SOIL TO PROTECT IT FROM WIND, EROSION, AND TO PROTECT IT FROM WIND EROSION, AND INSTALLING BERMS PER DETAIL THIS SHEET.
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N.M.P.E. NO. 8354
9-16-98

DATE: 11-6-98

APPROVED FOR BUDGET GRADING (± 1.0')

12-18-97

12/24/97

GMA ARCHITECTS
4 PARK PLAZA, SUITE 120
IRVINE, CA 92714
714 474-1775

CONTRACTOR
SNYDER LANGSTON
Real Estate and Construction Services
17962 Cowan
Irvine, California 92714
714 863-9200

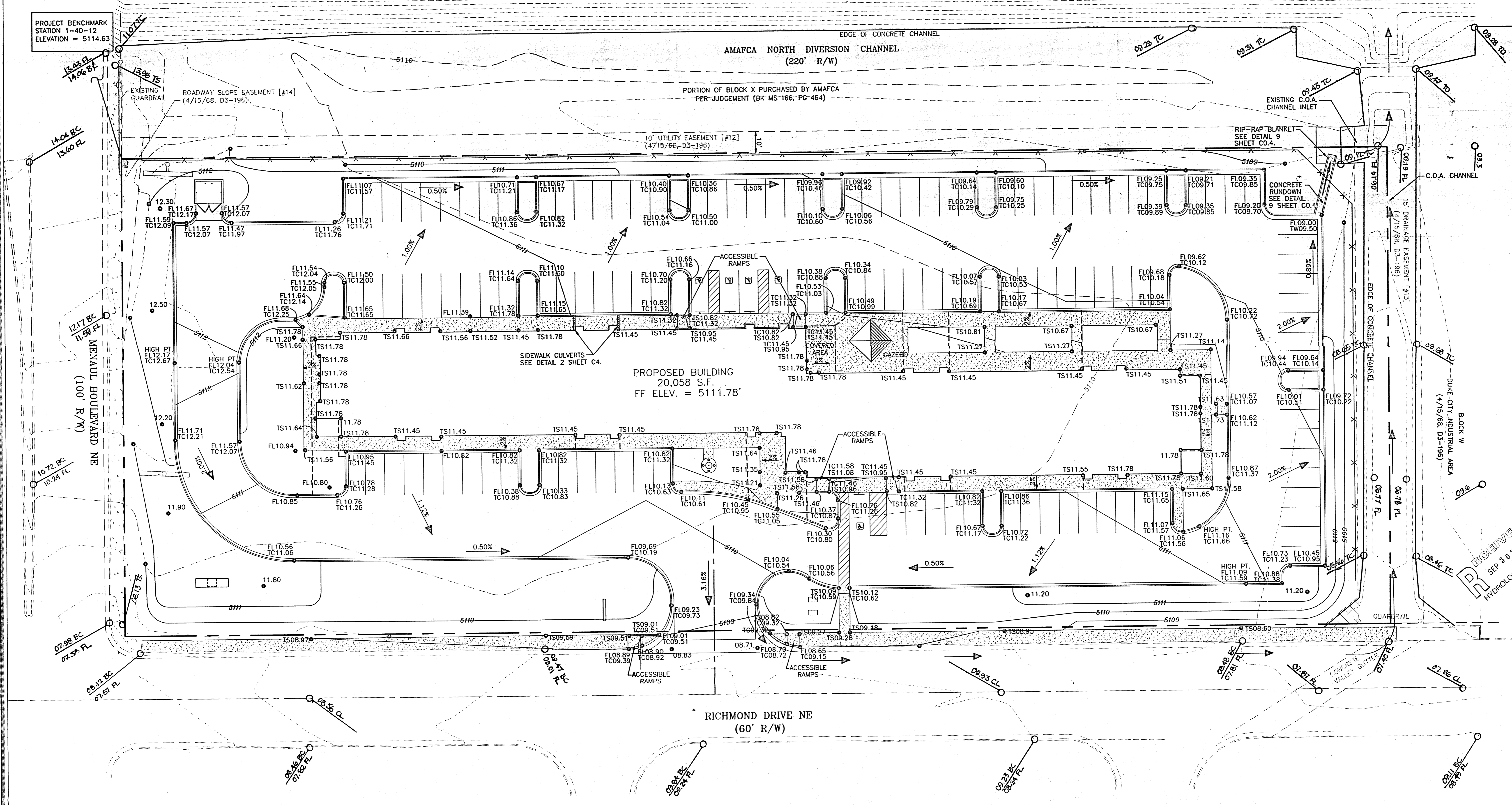
OWNER
CANDLEWOOD
Your Studio Hotel
Lakepoint Office Park
9342 East Central
Wichita, KS 67206-2555
316 631-1300

ENGINEER
BHI PROJECT #97311

PROJECT
Candlewood Hotel Co., LLC
Albuquerque - 0239-NM3
Richmond Drive/ Menaul Blvd.
Albuquerque, NM
125 Unit / 3 Story

NO.	DESCRIPTION	DATE
1	ADDED SPOT ELEVATIONS TO MENAUL, RICHMOND, & CHANNEL	12-17-97

SHEET DESCRIPTION
GRADING PLAN
SEP 16 1998
GMA ARCHITECTS
BHI PROJECT #97311
SHEET NO. C0.2



LEGEND

- 5110 — PROPOSED 6" CURB & GUTTER
- 5112.9 — EXISTING CONTOUR
- + 5112.9 — EXISTING SWALE
- + 5112.9 — EXISTING SPOT ELEVATION
- 11.82 — EXISTING EASEMENT
- 11.82 — PROPOSED SPOT ELEVATION
- ▲ 1.00% — DIRECTION OF FLOW
- TC — TOP OF CURB
- FL — FLOW LINE
- TS — TOP OF SIDEWALK
- x — x — x — PROPOSED FENCE
- · · · — SIDEWALK - SEE SHEET C-1 FOR DIMENSIONS
- - - - - ROOF DRAIN LINE, 3" PVC THROUGH CURB PER C.O.A. STD. DWG. 2235

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DRAINAGE CERTIFICATION

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NOTES:

I, JAMES R. TOPMILLER, OF BOHANNAN HUSTON INC., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE DRAINAGE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED DRAINAGE PLAN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAMES R. TOPMILLER, P.E.
N.M.P.E.I. NO. 9354

DATE: 9-16-98

APPROVED FOR ROUGH GRADING (± 1")

DATE: 11-6-97

SCALE: 1"=20'-0" 01

DRAINAGE CERTIFICATION

APPROVED FOR ROUGH GRADING (± 1.0')

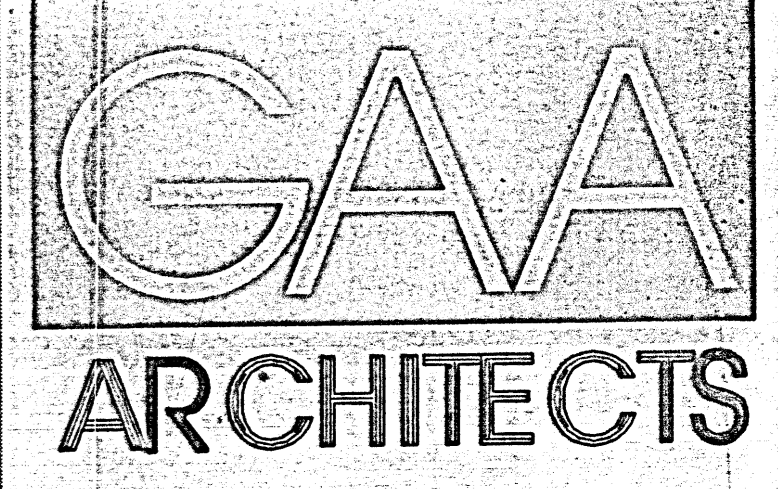
DATE: 12-18-97

HYDROLOGY ENGINEER

APPROVED FOR ROUGH GRADING (± 1.0')

DATE: 12-18-97

HYDROLOGY ENGINEER



4 PARK PLAZA, SUITE 120
IRVINE, CA 92714
714 474-1775

CONTRACTOR
SNYDER LANGSTON
Real Estate and Construction Services
17962 Cowan
Irvine, California 92714
714 863-9200

OWNER
CANDLEWOD
Your Studio Hotel
Lakepoint Office Park
9342 East Central
Wichita, KS 67206-2555
316 631-1300

ENGINEER
Bohannan Huston
James R. Topmiller
Professional Engineer
No. 9354
BHI PROJECT #97311

PROJECT
Candlewood Hotel Co., LLC
Albuquerque - 0239-NM3
Richmond Drive/ Menaul Blvd.
Albuquerque, NM
125 Unit / 3 Story

NO.	DESCRIPTION	DATE
1	ADDED SPOT ELEVATIONS TO MENAUL RICHMOND, & CHANNEL	12-12-97

SHEET DESCRIPTION
GRADING PLAN

GAA No. 97311.01
CL No. 01
DATE: 10/21/97
DRAWN: [Signature]
FILE: [Signature]

CHEET NO.:
C0.2