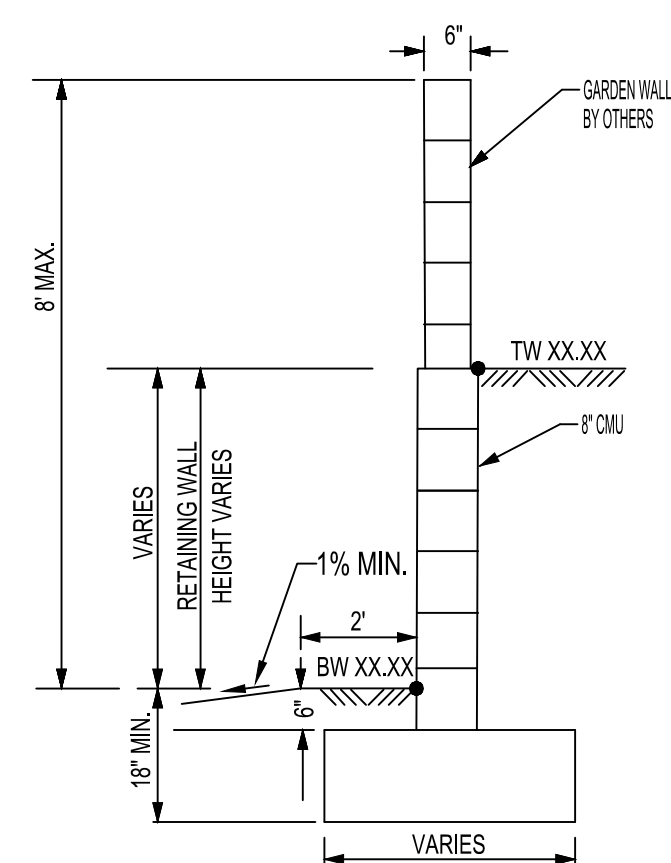
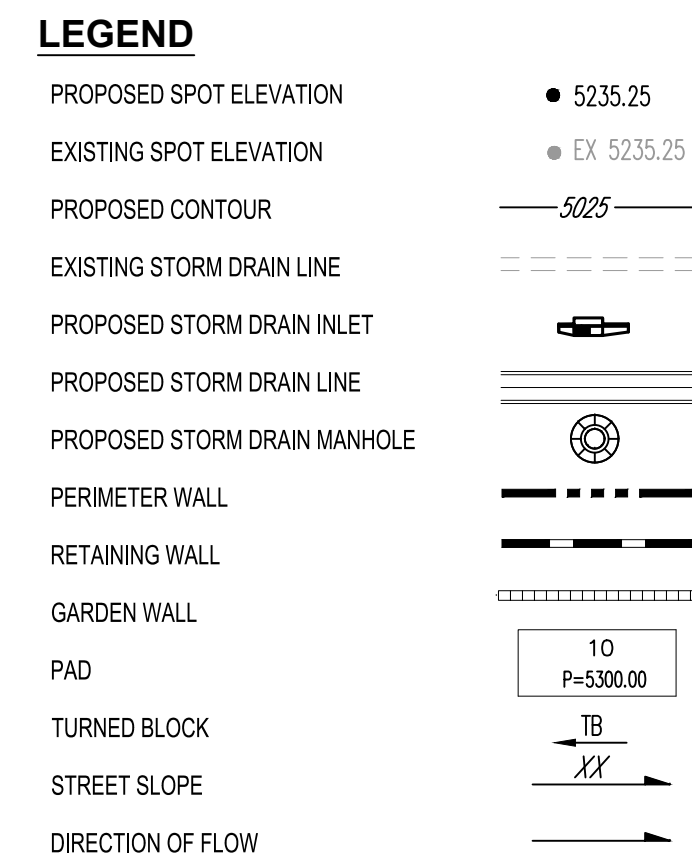




TW=FINISHED GRADE ELEVATION AT TOP OF RETAINING WALL
BW=FINISHED GRADE ELEVATION AT BOTTOM OF RETAINING WALL

TYPICAL RETAINING WALL NOMENCLATURE
NOT TO SCALE

(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN
FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)

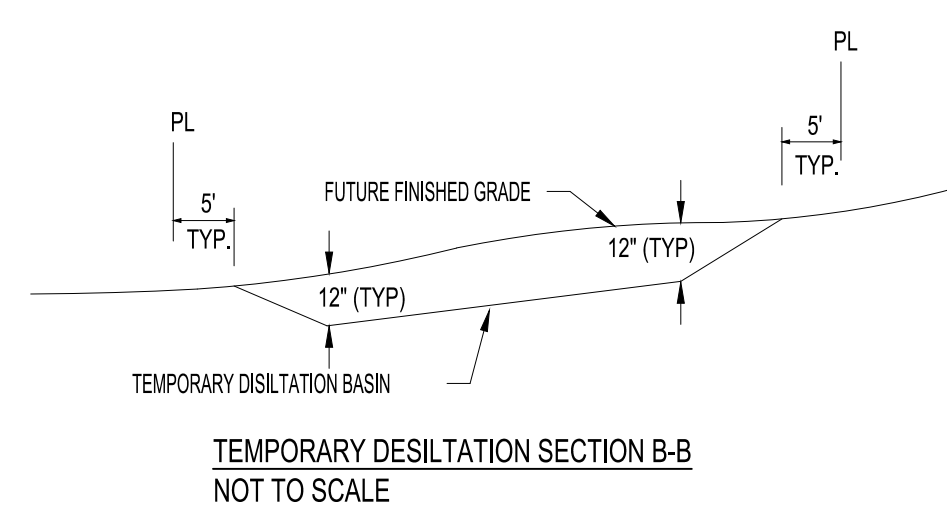
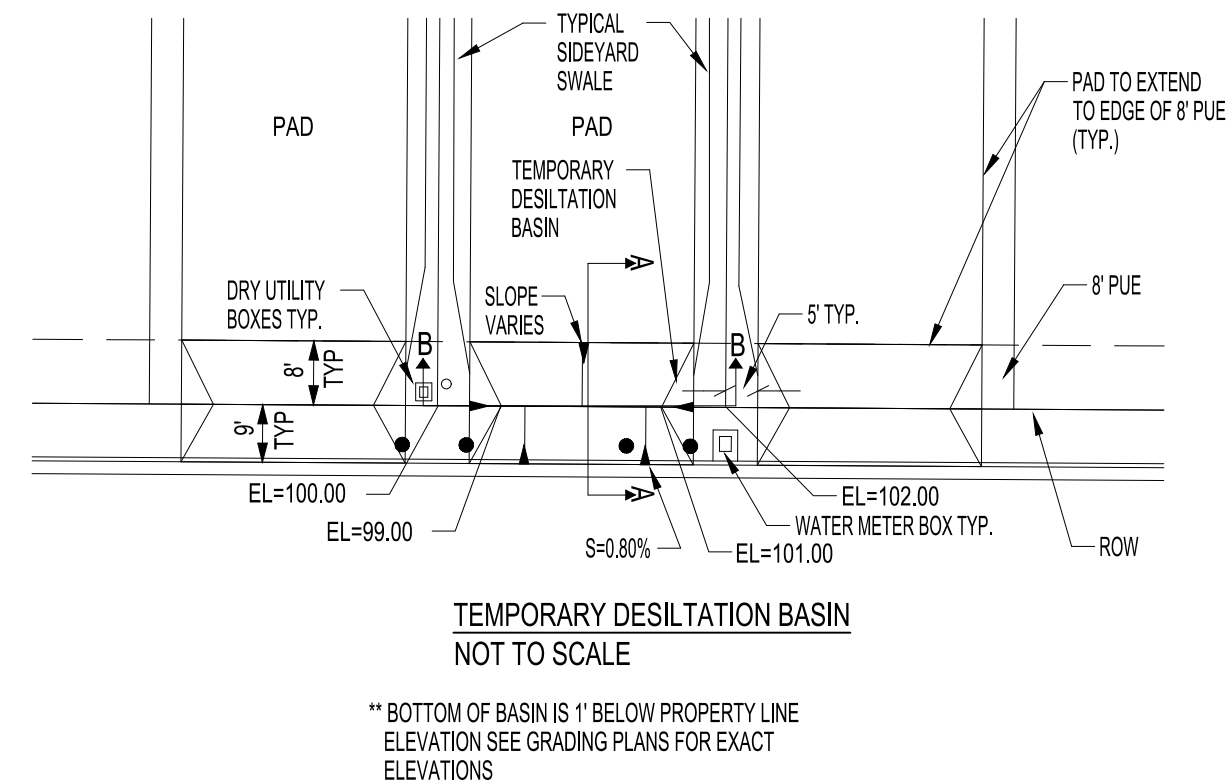
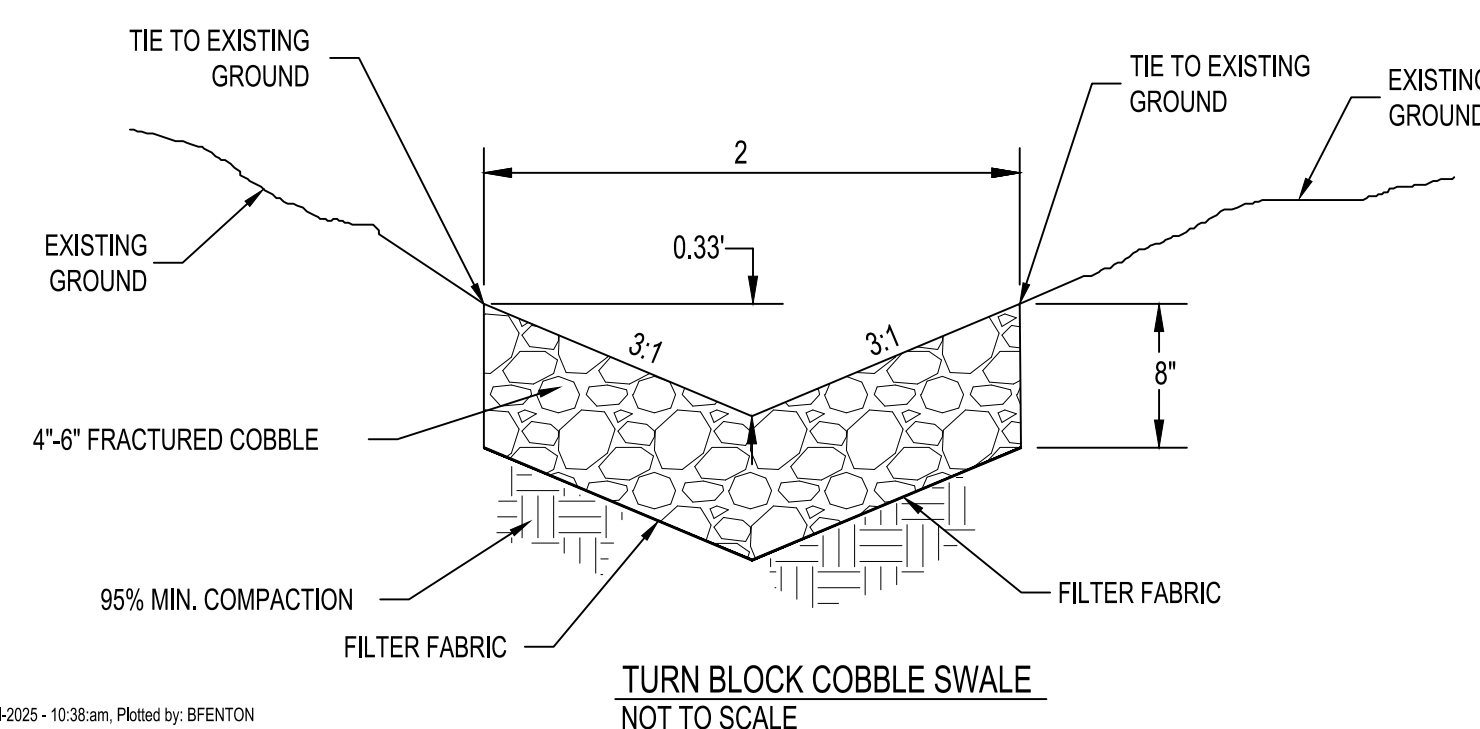
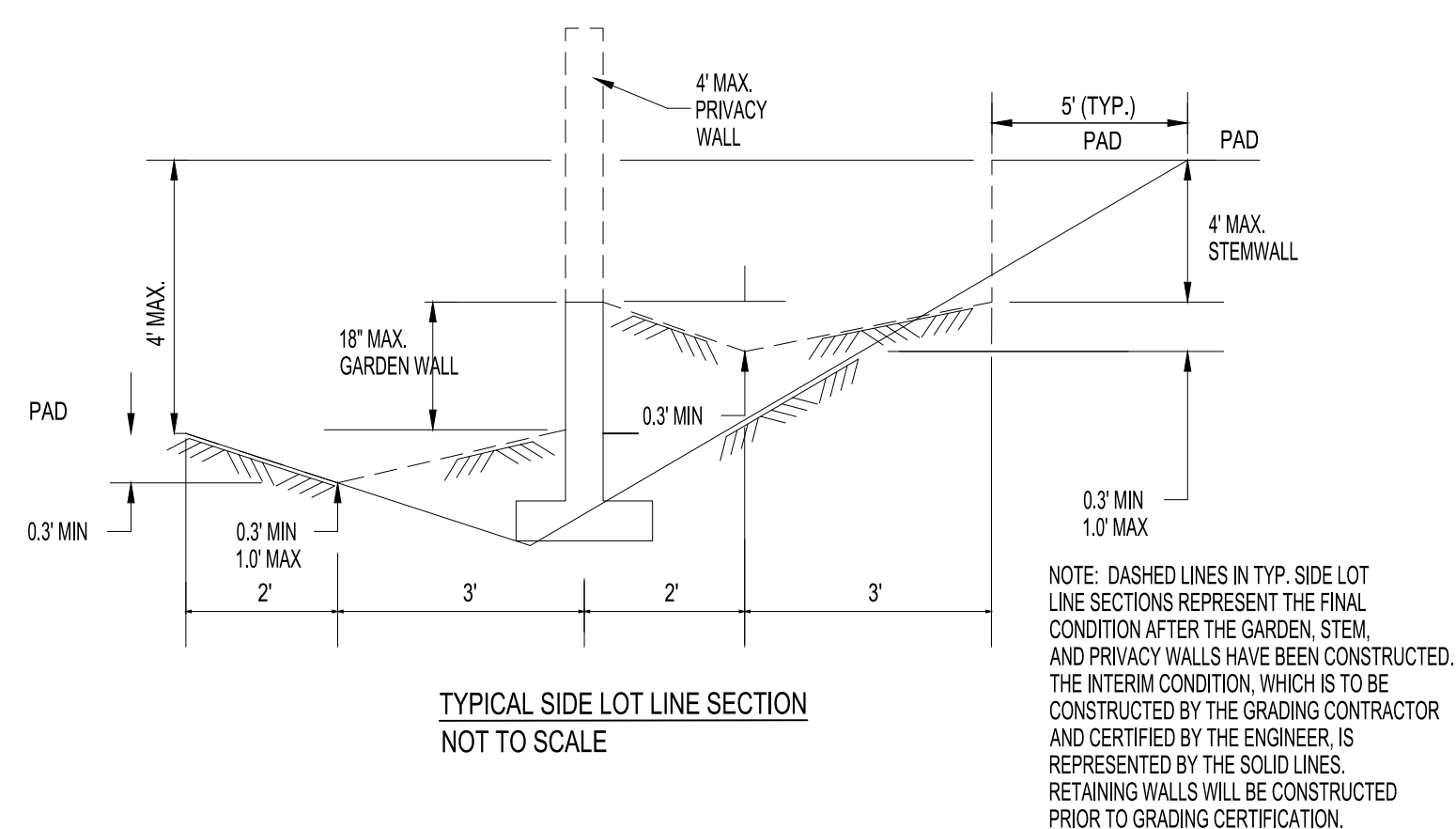
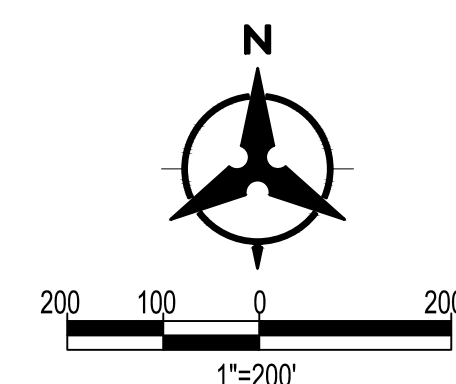
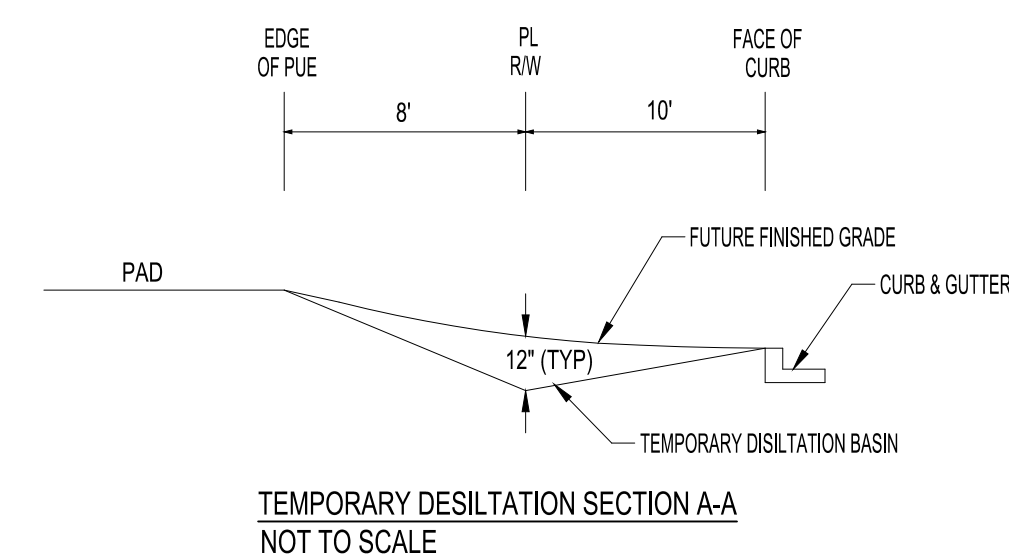
HEIGHT IS IN ACCORDANCE WITH CITY COMPREHENSIVE ZONING CODE, SECTION 14-16-3-19, GENERAL HEIGHT AND DESIGN REGULATIONS FOR WALLS, FENCES, AND RETAINING WALLS.

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 BARRICADING 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 REQUIREMENTS.

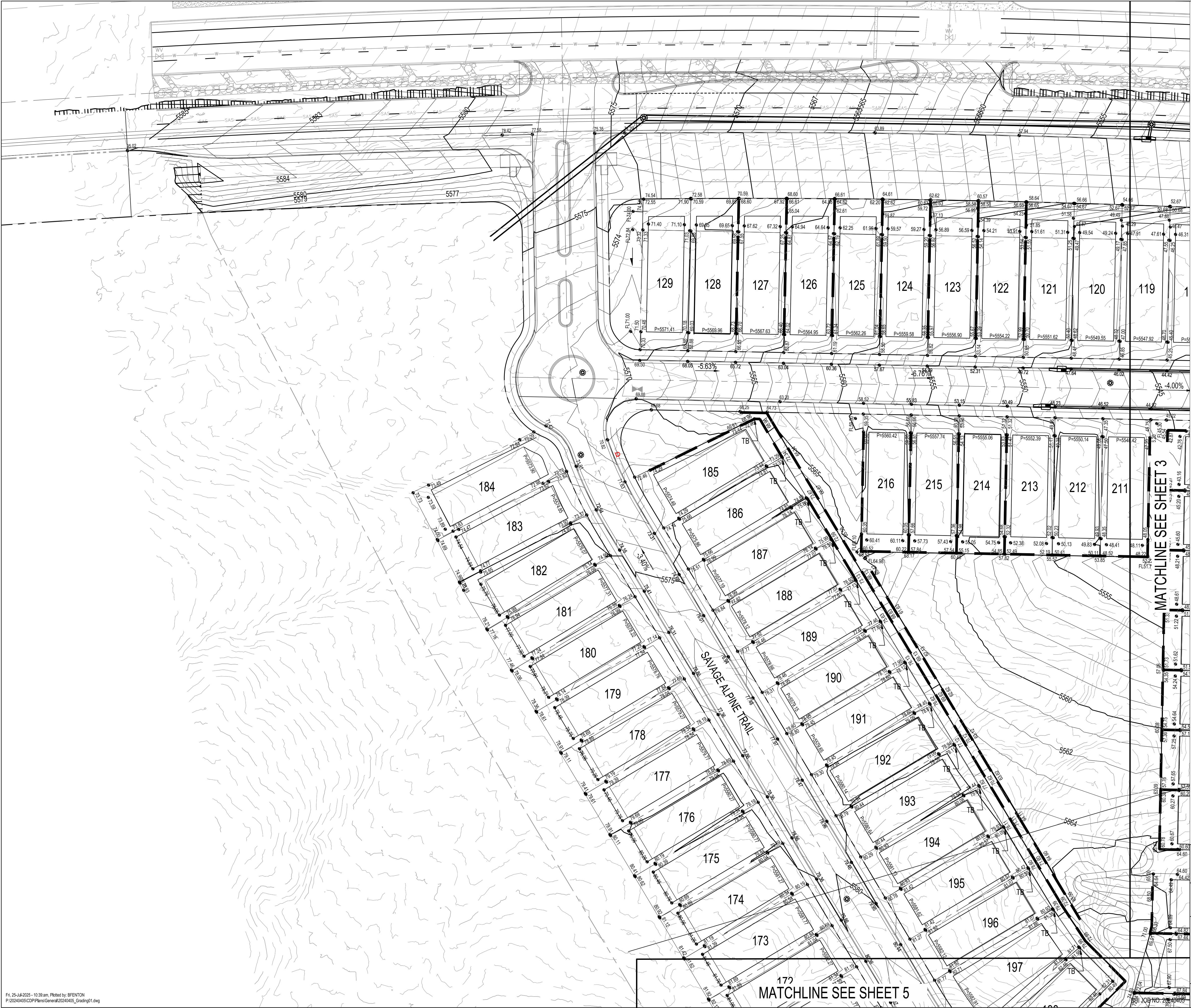
GRADING NOTES

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. 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. 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 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 OTHERWISE SPECIFIED.
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 BERM AT THE PROPERTY LINES SETTING 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 HALL THEREAFTER SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
10. PAVING AND ROADWAY GRADES SHALL BE $\pm 0.1'$ FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE $\pm 0.05'$ FROM BUILDING PLAN ELEVATIONS.
11. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.
12. GRADING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

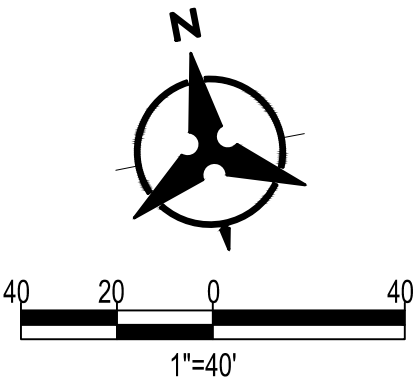


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		BERNALILLO COUNTY PUBLIC WORKS DIVISION TECHNICAL SERVICES DEPARTMENT	
HIGH MESA TRAIL PHASE 2 SUBDIVISION OVERALL GRADING PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.
CITY PROJECT NO.		ZONE MAP NO. XXXXX	SHEET 1 OF 13



- LEGEND**
- PROPOSED SPOT ELEVATION • 5235.25
 - EXISTING SPOT ELEVATION • EX 5235.25
 - PROPOSED CONTOUR -5.02%
 - EXISTING STORM DRAIN LINE ---
 - PROPOSED STORM DRAIN INLET
 - PROPOSED STORM DRAIN LINE
 - PROPOSED STORM DRAIN MANHOLE
 - PERIMETER WALL
 - RETAINING WALL
 - GARDEN WALL
 - PAD
 - TURNED BLOCK
 - STREET SLOPE
 - DIRECTION OF FLOW



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BERNALILLO COUNTY
PUBLIC WORKS DIVISION
TECHNICAL SERVICES DEPARTMENT

**HIGH MESA TRAIL PHASE 2
SUBDIVISION
GRADING PLAN**

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

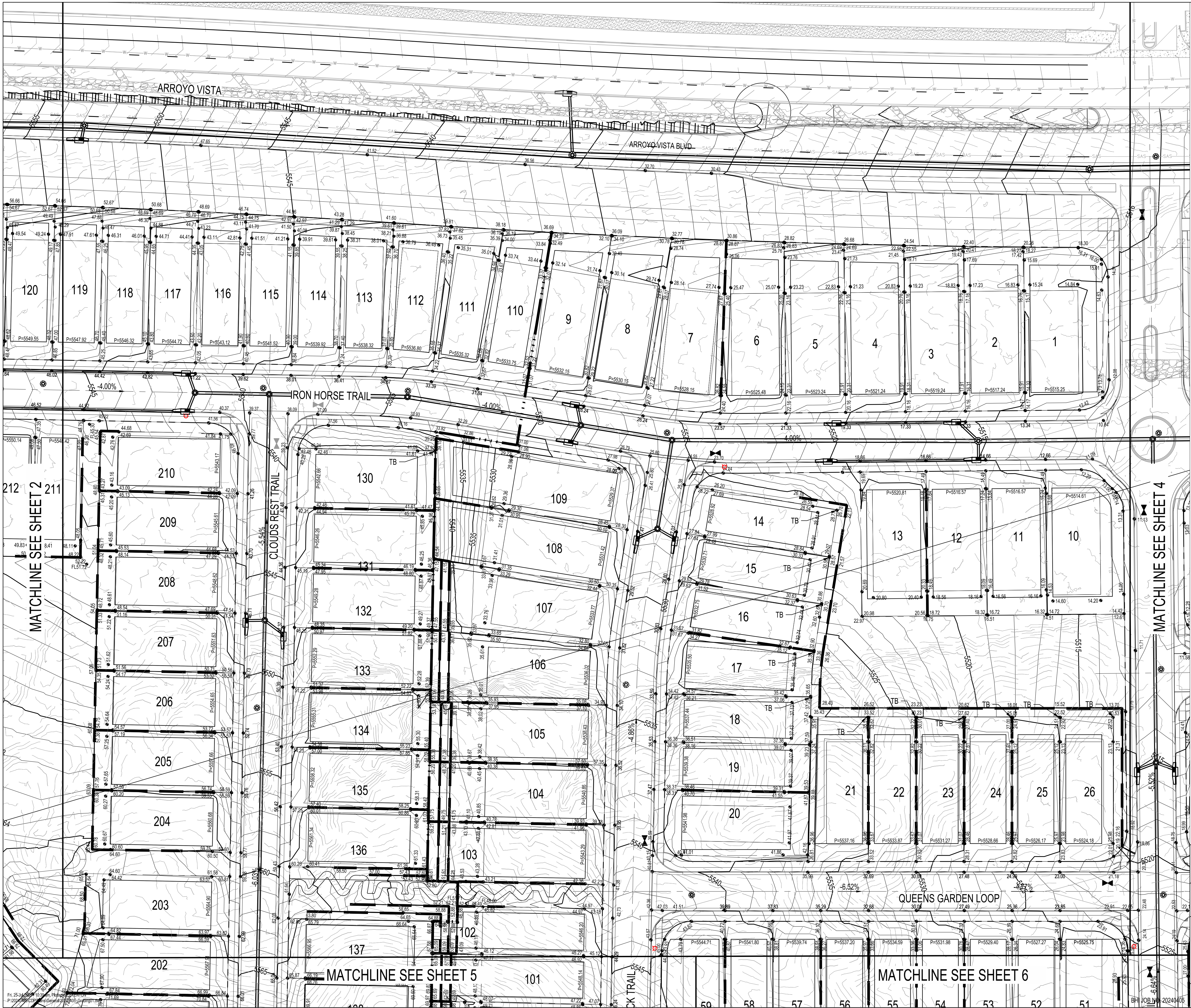
MO./DAY/YR. MO./DAY/YR.

CITY PROJECT NO.

ZONE MAP NO.
XXXX

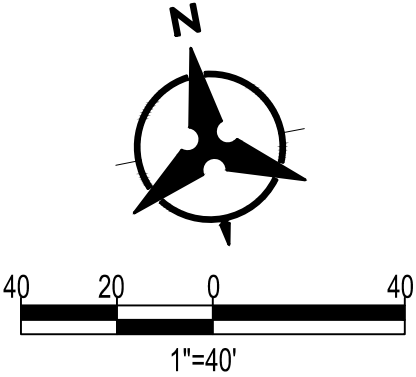
SHEET 2 OF 13

AS-BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR	DATE	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE
WORK	DATE	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE
STAKED BY	DATE	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE
ACCEPTANCE BY	DATE	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE
FIELD	DATE	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE
REVISIONS	DATE	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE
CORRECTED BY	DATE	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE
MICRO-FILM INFORMATION				REMARKS				DESIGN				DESIGNED BY JL			
												CHECKED BY JL			
												DRAWN BY DO			



LEGEND

PROPOSED SPOT ELEVATION • 5235.25
EXISTING SPOT ELEVATION • EX 5235.25
PROPOSED CONTOUR -5025-
EXISTING STORM DRAIN LINE ---
PROPOSED STORM DRAIN INLET [Symbol]
PROPOSED STORM DRAIN LINE [Symbol]
PROPOSED STORM DRAIN MANHOLE [Symbol]
PERIMETER WALL [Symbol]
RETAINING WALL [Symbol]
GARDEN WALL [Symbol]
PAD [Symbol]
TURNED BLOCK [Symbol]
STREET SLOPE [Symbol]
DIRECTION OF FLOW [Symbol]



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BERNALILLO COUNTY
PUBLIC WORKS DIVISION
TECHNICAL SERVICES DEPARTMENT

**HIGH MESA TRAIL PHASE 2
SUBDIVISION
GRADING PLAN**

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

MO./DAY/YR. MO./DAY/YR.

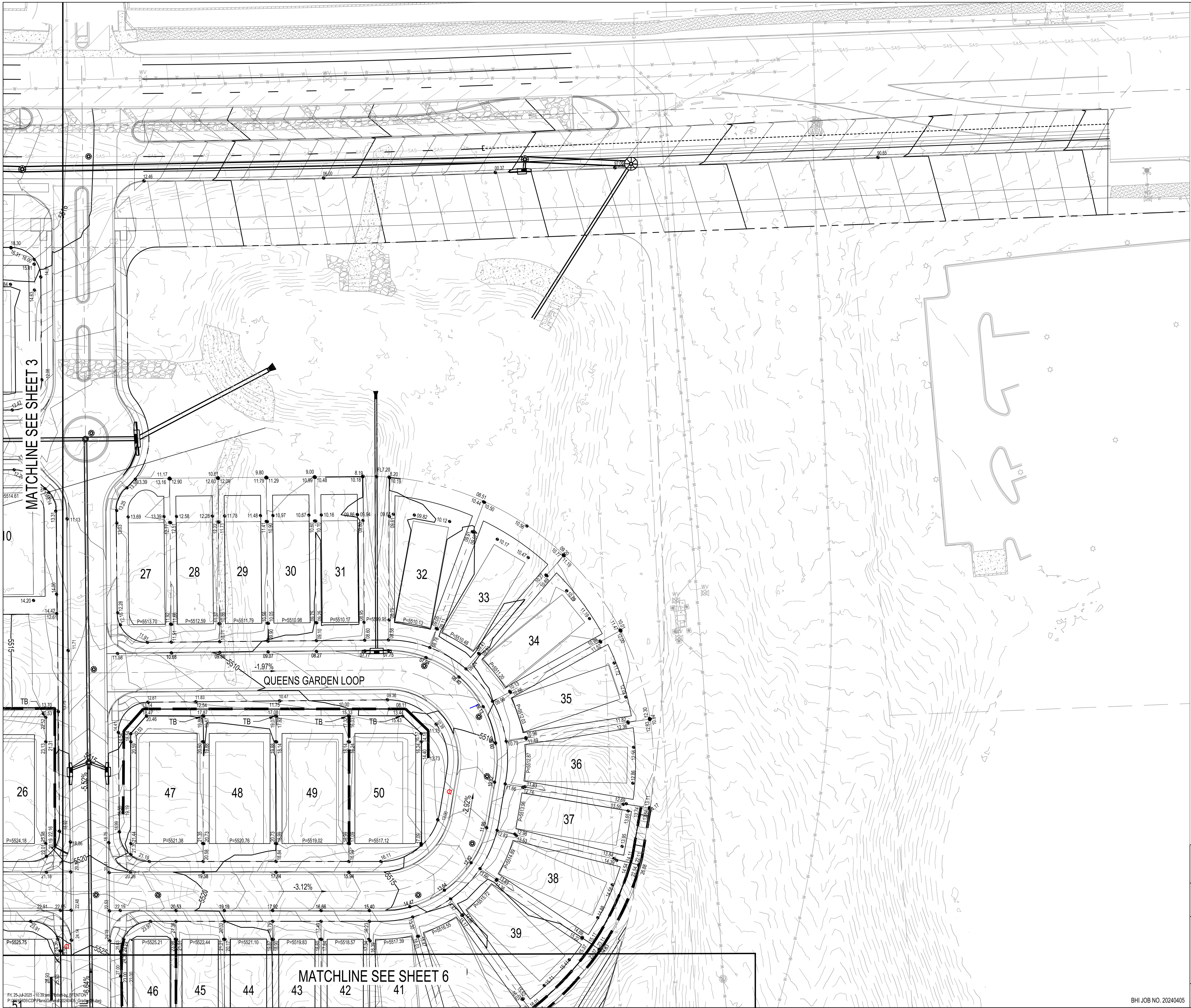
CITY PROJECT NO.

ZONE MAP NO.
XXXX

SHEET 3 OF 13

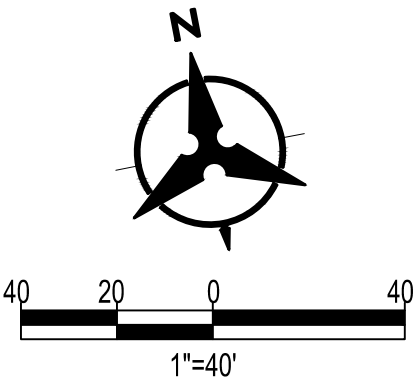
AS-BUILT INFORMATION			BENCH MARKS			SURVEY INFORMATION			ENGINEER'S SEAL			REMARKS		
CONTRACTOR	DATE		NO.	BY	DATE	NO.	BY	DATE				NO.	DATE	BY
WORK STARTED BY	DATE													
ACCEPTANCE BY	DATE													
FIELD VERIFICATION BY	DATE													
DESIGNATION BY	DATE													
CORRECTED BY	DATE													
MICRO-FILM INFORMATION														
RECORDED BY	DATE													
NO.	DATE													

DESIGNED BY JL DATE XXXXXXXX
CHECKED BY JL DATE XXXXXXXX
DRAWN BY DO DATE XXXXXXXX



LEGEND

PROPOSED SPOT ELEVATION • 5235.25
EXISTING SPOT ELEVATION ● EX 5235.25
PROPOSED CONTOUR — 5225 —
EXISTING STORM DRAIN LINE ---
PROPOSED STORM DRAIN INLET [Symbol]
PROPOSED STORM DRAIN LINE [Symbol]
PROPOSED STORM DRAIN MANHOLE [Symbol]
PERIMETER WALL [Symbol]
RETAINING WALL [Symbol]
GARDEN WALL [Symbol]
PAD [Symbol]
TURNED BLOCK [Symbol]
STREET SLOPE [Symbol]
DIRECTION OF FLOW [Symbol]



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BERNALILLO COUNTY
PUBLIC WORKS DIVISION
TECHNICAL SERVICES DEPARTMENT

**HIGH MESA TRAIL PHASE 2
SUBDIVISION
GRADING PLAN**

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

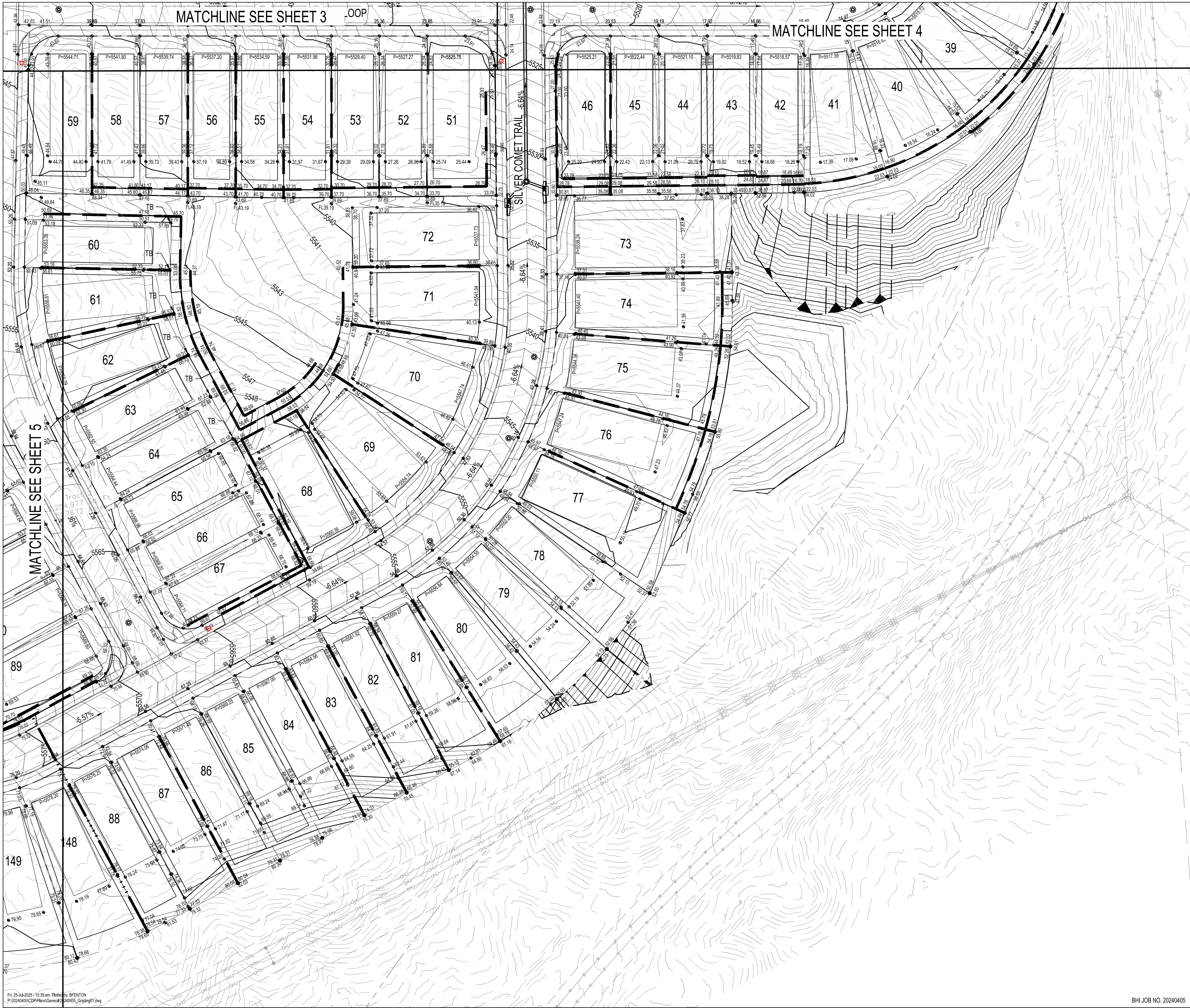
MO./DAY/YR. MO./DAY/YR.

CITY PROJECT NO.

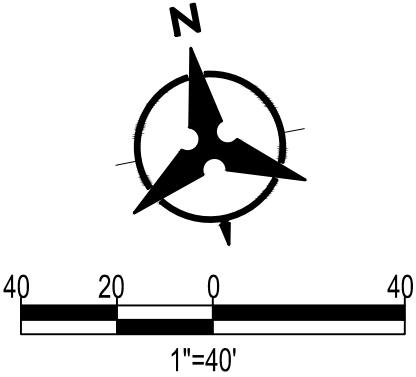
ZONE MAP NO.
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SHEET 4 OF 13

AS-BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL				REMARKS			
CONTRACTOR	DATE	WORK	DATE	NO.	BY	DATE		NO.	BY	DATE									
WORK	DATE	SPRINKLED	DATE																
ACCEPTANCE	DATE	BY	DATE																
FIELD	DATE	INSPECTION	DATE																
DRAWINGS	DATE	CORRECTED	DATE																
MICRO-FILM INFORMATION				REVISIONS				DESIGN				DATE				DATE			
RECORDED	DATE	NO.																	
NO.	DATE																		



- LEGEND**
- PROPOSED SPOT ELEVATION • 5235.25
 - EXISTING SPOT ELEVATION • EX 5235.25
 - PROPOSED CONTOUR — 5225 —
 - EXISTING STORM DRAIN LINE - - - - -
 - PROPOSED STORM DRAIN INLET
 - PROPOSED STORM DRAIN LINE
 - PROPOSED STORM DRAIN MANHOLE
 - PERIMETER WALL
 - RETAINING WALL
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PUBLIC WORKS DIVISION
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SUBDIVISION
GRADING PLAN**

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

MO./DAY/YR. MO./DAY/YR.

LAST DESIGN
UPDATE

CITY PROJECT NO.

ZONE MAP NO.
XXXX

SHEET 6 OF 13

AS-BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR	DATE	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE
WORK	DATE	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE
SPRINKLED BY	DATE	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE
ACCEPTANCE BY	DATE	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE
FIELD	DATE	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE
REVISIONS	DATE	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE
CORRECTED BY	DATE	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE
MICRO-FILM INFORMATION				REMARKS				DESIGNED BY JL				DATE XXXXXXXX			
				REVISIONS				CHECKED BY JL				DATE XXXXXXXX			
				DESIGN				DRAWN BY DO				DATE XXXXXXXX			