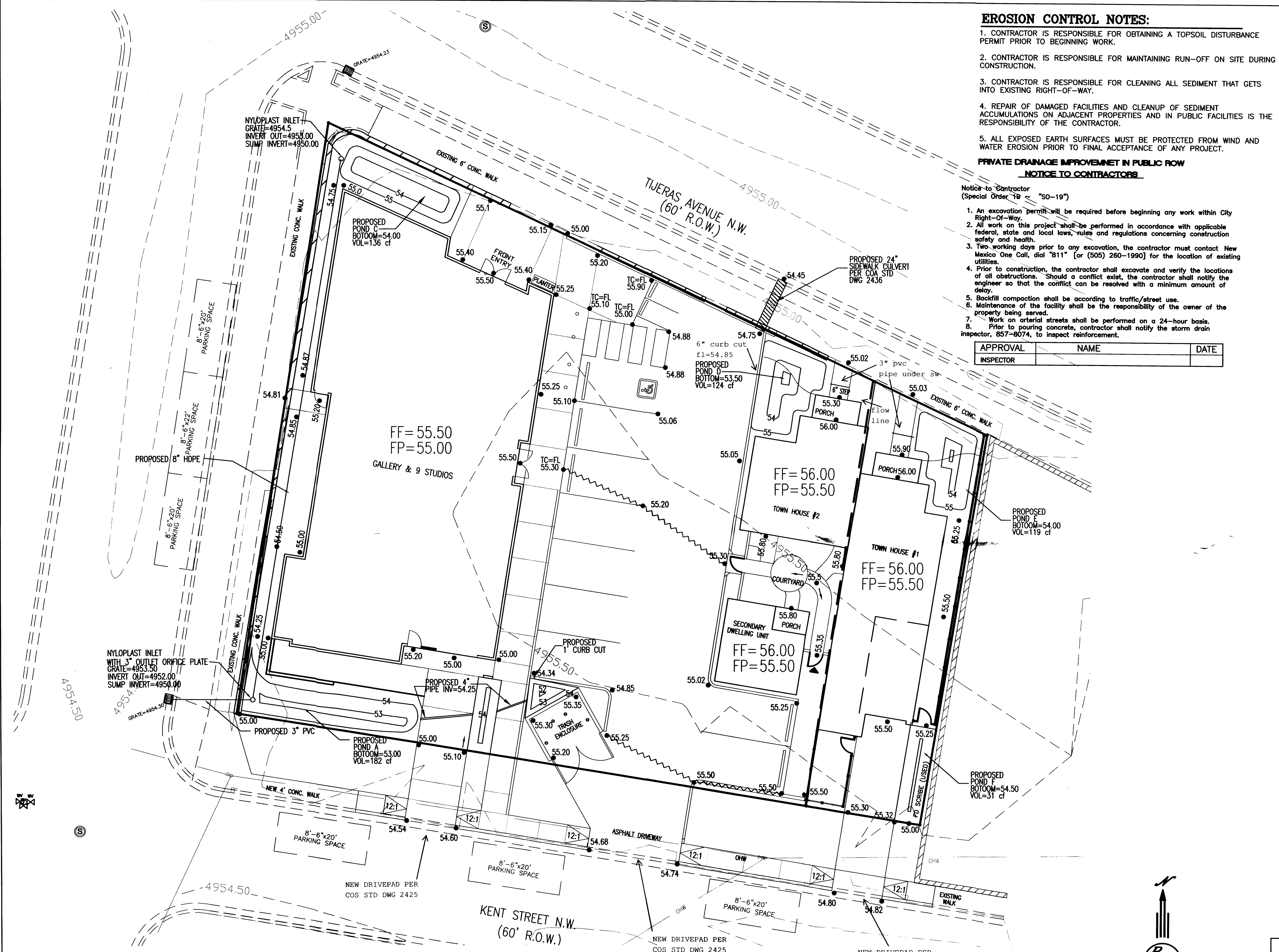




EROSION CONTROL NOTES:

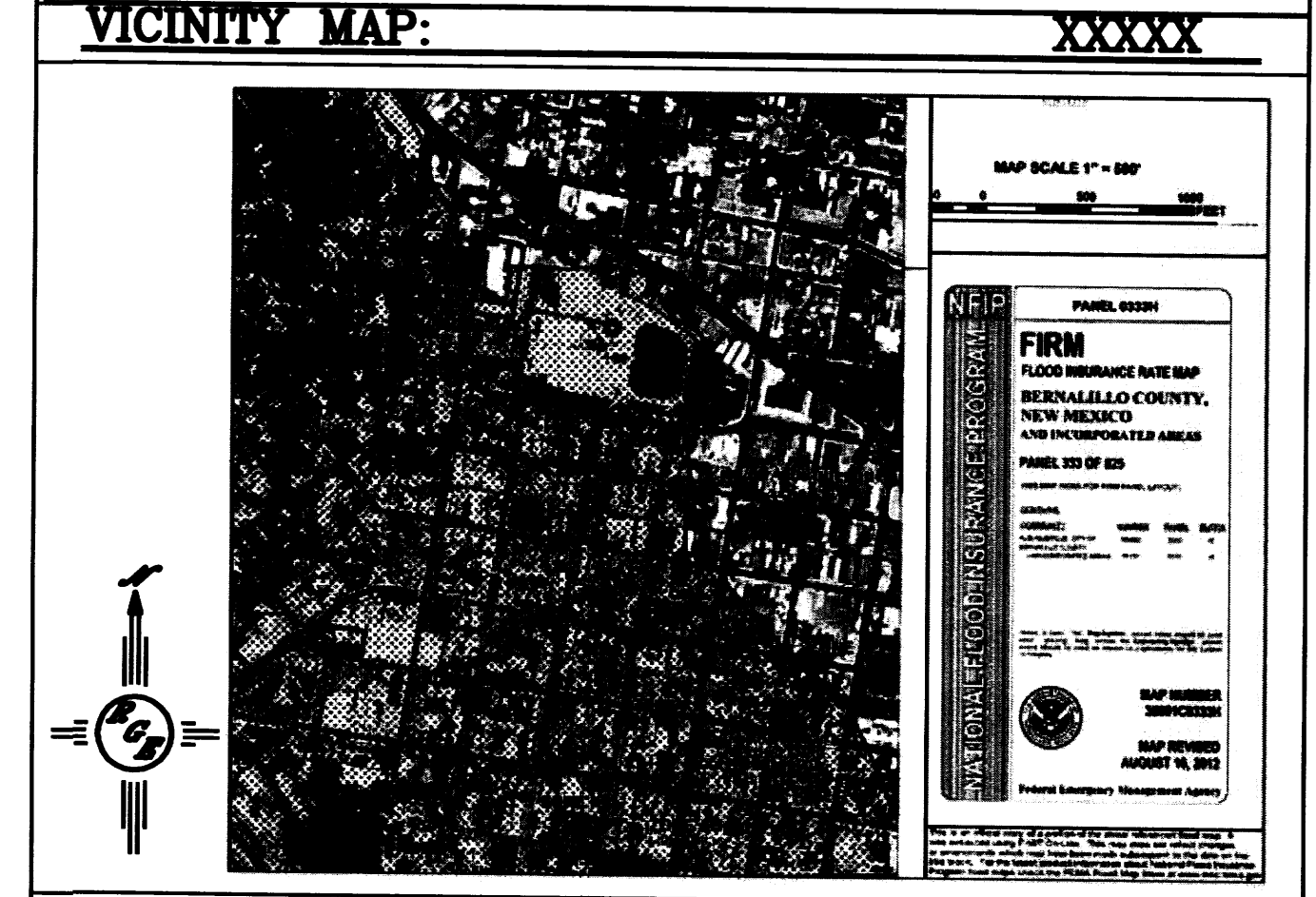
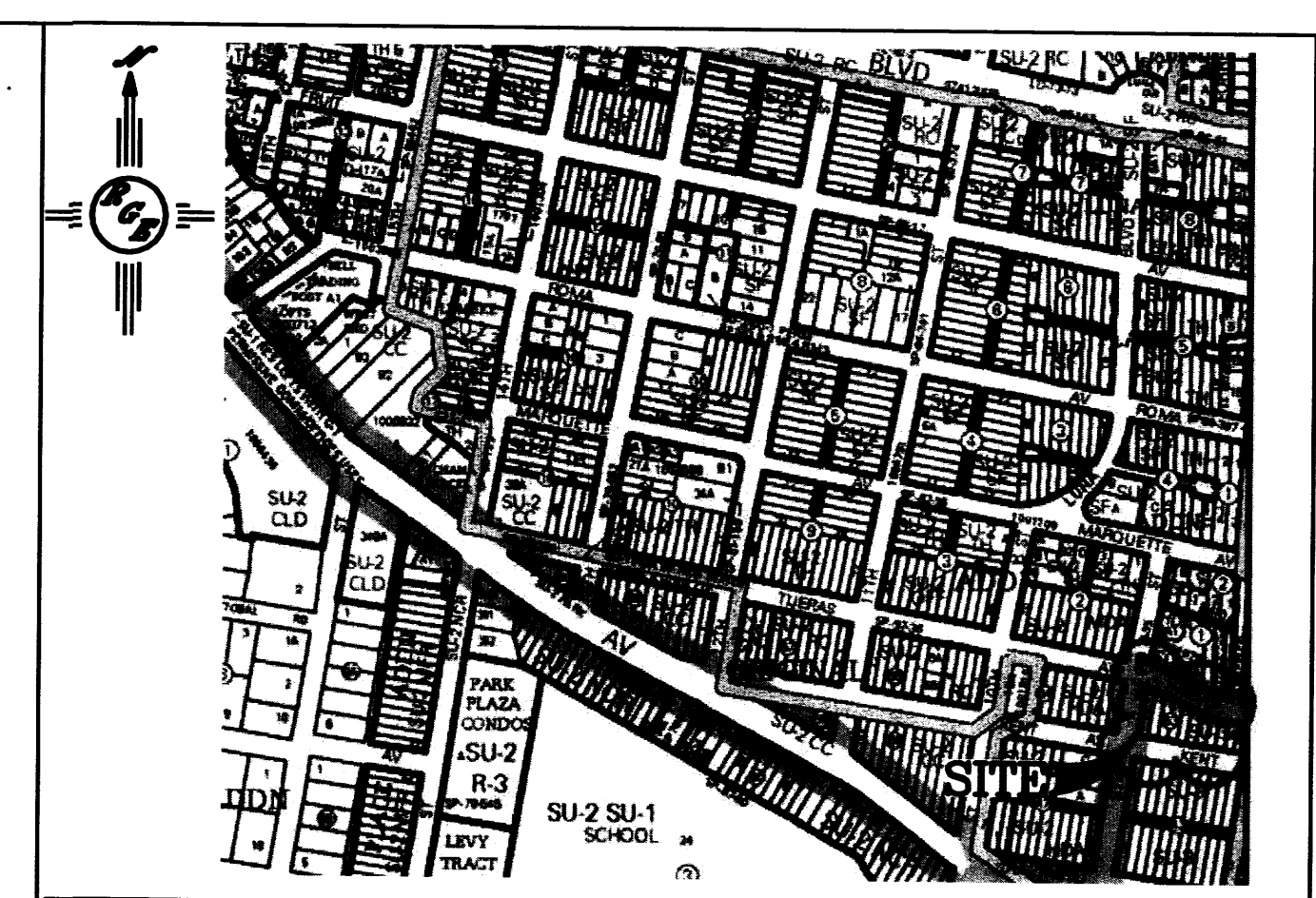
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

**PRIVATE DRAINAGE IMPROVEMENT IN PUBLIC ROW
NOTICE TO CONTRACTORS**

Notice to Contractor
(Special Order 10 ~ "50-19")

1. An excavation permit will be required before beginning any work within City Right-Of-Way.
2. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
3. Two working days prior to any excavation, the contractor must contact New Mexico One Call, dial "811" [or (505) 260-1990] for the location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to traffic/street use.
6. Maintenance of the facility shall be the responsibility of the owner of the property being served.
7. Work on arterial streets shall be performed on a 24-hour basis.
8. Prior to pouring concrete, contractor shall notify the storm drain inspector, 857-8074, to inspect reinforcement.

APPROVAL	NAME	DATE
INSPECTOR		



LEGAL DESCRIPTION:

LOTS NUMBERED 8-12 IN BLOCK FIFTY THREE (53) OF TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

NOTES:

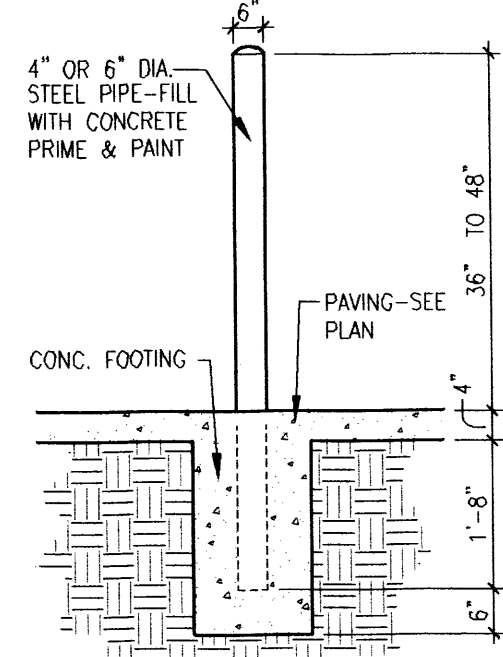
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

LEGEND

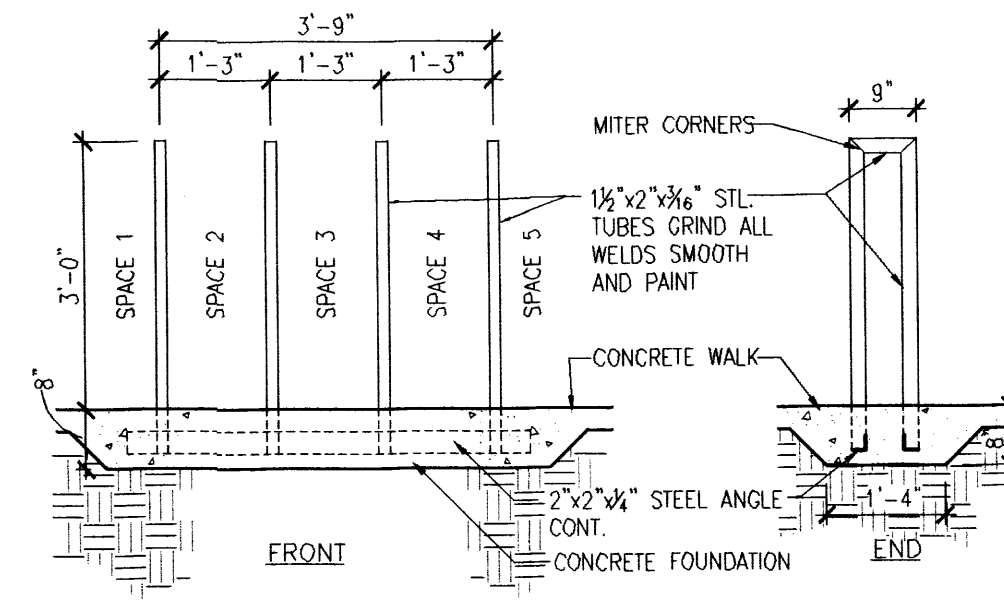
- 5601 — EXISTING CONTOUR
- 5600 — EXISTING INDEX CONTOUR
- 5601 — PROPOSED CONTOUR
- 5600 — PROPOSED INDEX CONTOUR
- LOT LINE
- CENTERLINE
- RIGHT-OF-WAY
- EXTENDED STEM WALL SEE ARCH PLANS FOR DETAILS
- PROPOSED ROCK FACE WALL
- EXISTING CURB AND GUTTER
- PROPOSED EDGE OF CONCRETE
- PROPOSED FLOWLINE
- EXISTING WALL

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY
OF THE CONTRACTOR TO CONDUCT ALL
NECESSARY FIELD INVESTIGATIONS PRIOR
TO ANY EXCAVATION TO DETERMINE THE
ACTUAL LOCATION OF UTILITIES & OTHER
IMPROVEMENTS.

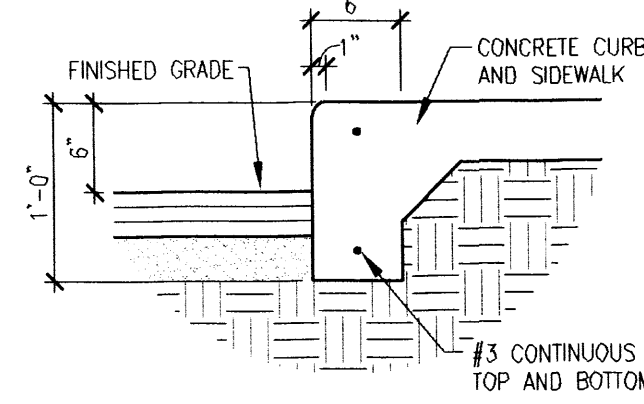
ENGINEER'S SEAL 02/12/14 DAVID SOULE P.E. #14522	SCA - 9TH AND TIJERAS	DRAWN BY DEM
	GRADING AND DRAINAGE PLAN	DATE 12-23-13
 Rio Grande Engineering 1608 CENTRAL AVENUE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0888	SHEET # XX	JOB # XXXXX



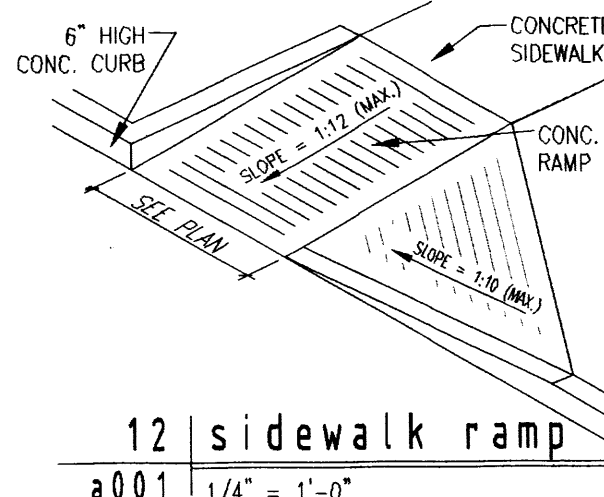
10 | bollard
a001 1/4" = 1'-0"



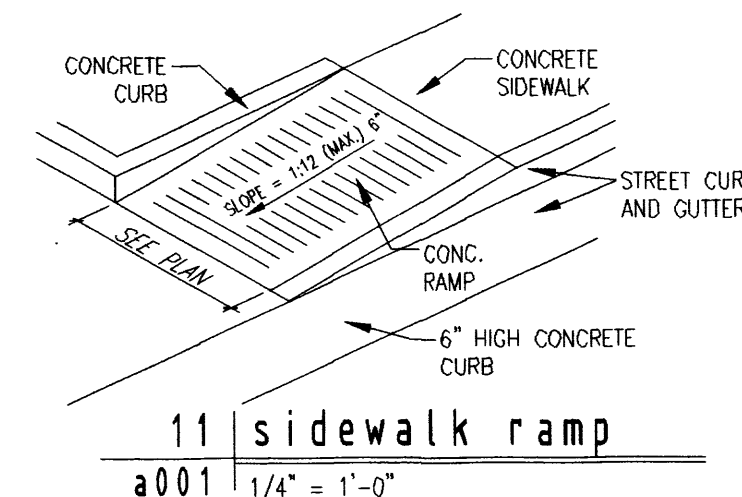
9 | bike rack
a001 1/2" = 1'-0"



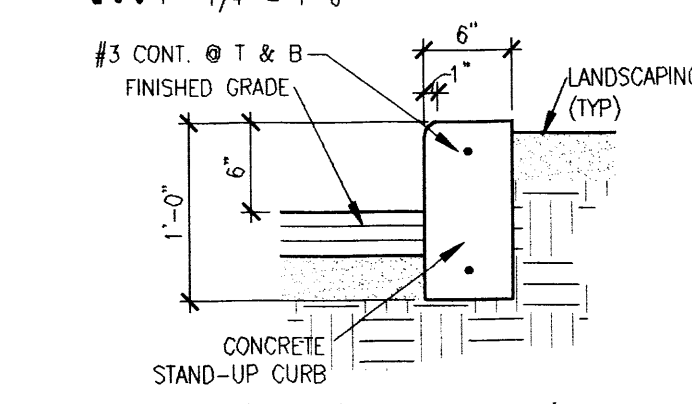
8 | sidewalk edge
a001 1" = 1'-0"



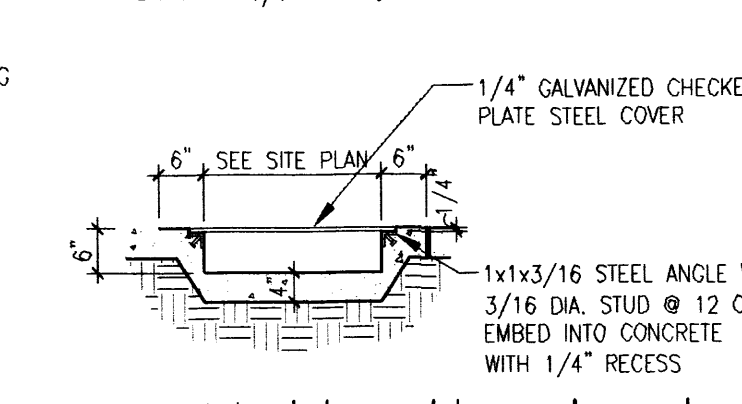
12 | sidewalk ramp
a001 1/4" = 1'-0"



11 | sidewalk ramp
a001 1/4" = 1'-0"



7 | stand up curb
a001 1" = 1'-0"



6 | sidewalk culvert
a001 1/2" = 1'-0"

SITE NOTES:

1. SITE IS WITHIN AND SHALL COMPLY WITH THE FOURTH WARD HISTORIC DISTRICT AND THE DOWNTOWN NEIGHBORHOOD SECTOR DEVELOPMENT PLAN.
2. SIGNAGE TO BE BUILDING MOUNTED ONLY.
3. PARKING LOT LIGHTING TO BE WALL MOUNTED. TYPE, QUANTITY, AND LOCATIONS TO BE DETERMINED. ALL EXTERIOR LIGHTING SHALL BE FULL CUT-OFF TO COMPLY WITH NIGHT SKY REGULATIONS.
4. FOR CLOSURE OF UNUSED OR ABANDONED DRIVEWAYS, INCLUDING CURB & GUTTER, AND SIDEWALK SEE COA STD. DWG. 2415A AND 2430.
5. LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN REQUIRED CLEAR SIGHT AREAS.

KEYED NOTES:

1. GARAGE PARKING SPACE
2. PERMEABLE SURFACING: 2" THICK LAYER OF 3/8" TO 1" CRUSHED GRAVEL PLACED OVER COMPACTED NATURAL SUB-GRADE.
3. EXISTING 6" FENCE-TUBULAR STEEL W/ STUCCO PILASTERS
4. EXISTING PROPERTY LINE TO REMAIN
5. VACATED PROPERTY LINE
6. 4'x8' MOTORCYCLE PARKING
7. BICYCLE RACK
8. WALL MOUNTED H.C. SIGNAGE SEE DETAIL ON THIS SHEET
9. POLE MOUNTED MOTORCYCLE PARKING SIGNAGE - SEE DETAIL ON THIS SHEET
10. CONCRETE PAVED HANDICAP PARKING (VAN) SPACE & AISLE - LESS THAN 2% SLOPE. BLUE PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY AT REAR OF SPACE AND BLUE PAINTED DIAGONAL STRIPING AND "NO PARKING" IN 12" HIGH/2" STROKE LETTERS IN ACCESS AISLE.
11. STUCCO CMU TRASH ENCLOSURE W/ CONCRETE PAVING, CONCRETE APRON & STEEL GATES, COLOR TO MATCH GALLERY (SEE DETAIL THIS SHEET)
12. SIDEWALK RAMP-SEE DETAILS 11 AND 12 ON THIS SHEET
13. 8' CONC. WHEEL STOP
14. EXISTING SIDEWALK RAMP
15. 6" HEADER CURB-SEE DETAIL 7 ON THIS SHEET
16. 4'-0" TUBULAR STEEL FENCE
17. 2'-6" STUCCO SCREEN WALL TO MATCH GALLERY
18. PLANTER
19. NEW ADA ACCESSIBLE NEW 4' CONC. SIDEWALK, PER COA STD. DWG. 2430.
20. CONCRETE DRIVEWAY PARKING SPACE
21. CONCRETE SIDEWALK WITH 6" HIGH CURB-SEE DETAIL 8 THIS SHEET
22. SIDEWALK CULVERT
23. NEW CONCRETE DRIVE PAD AND FLARED RAMPS PER COA STANDARD DWG 2425
24. LANDSCAPED AREA-SEE LANDSCAPE PLAN
25. WHITE STRIPE PAINTED ON FACE OF CURB AT EACH PARKING SPACE-SEE DETAIL 2 ON THIS SHEET

VICINITY MAP:



SITE DATA:

LOT 7 AND LOT 8-A (LOT 8-A WAS PREVIOUSLY LOTS 8-12), BLOCK 53 NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

TOTAL SITE AREA: (.36 ACRES) 15,871 S.F.

ZONED: SU-2 DINA-OR

PARKING:

TOTAL PARKING SPACES REQUIRED: 10 SPACES

ART GALLERY/STUDIO BUILDING

- ARTIST STUDIO: 1 PER ARTIST STUDIO, EXCEPT PARKING FOR 2 OF THE STUDIOS (ARTISTS-IN-RESIDENCE) IS PROVIDED IN THE RESIDENTIAL AREA = 7 SPACES
- ART GALLERY (1,450 SF): 8 SPACES
- INCLUDING (1) HANDICAPPED: 1 SPACE
- MOTORCYCLE: 1 SPACE
- BICYCLE: 1 SPACE

RESIDENTIAL

- 2 MAXIMUM SPACES FOR TOWNHOUSE UNIT #1
- 1 SPACE EACH FOR TOWNHOUSE UNIT #2 AND SECONDARY DWELLING UNIT (ARTISTS-IN-RESIDENCE UNITS)

TOTAL PARKING PROVIDED: 16 SPACES

ART GALLERY/STUDIO BUILDING

- 9 ON-SITE SPACES + 3 STREET SPACES
- HANDICAPPED: 1 SPACE
- MOTORCYCLE: 1 SPACE
- BICYCLE: 3 SPACES

RESIDENTIAL

- 3 TOWNHOME SPACES
- 1 ACCESSORY DWELLING UNIT SPACE

*3 SPACES APPROVED BY KRISTAL METRO ON 3-13-14.

USABLE OPEN SPACE:

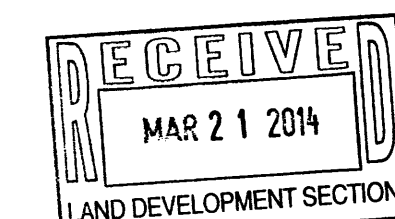
REQUIRED: 500 S.F. PER DWELLING UNIT

PROVIDED: TOTAL - 2,194 S.F.

SCA Contemporary Art
816 Tjeras NW Albuquerque NM 87102

slaglehermann
413 second st sw
albuquerque nm
87102
505 246 0870
slaglehermann.com

TCL site plan

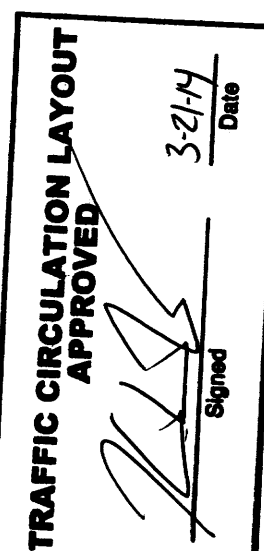


revisions

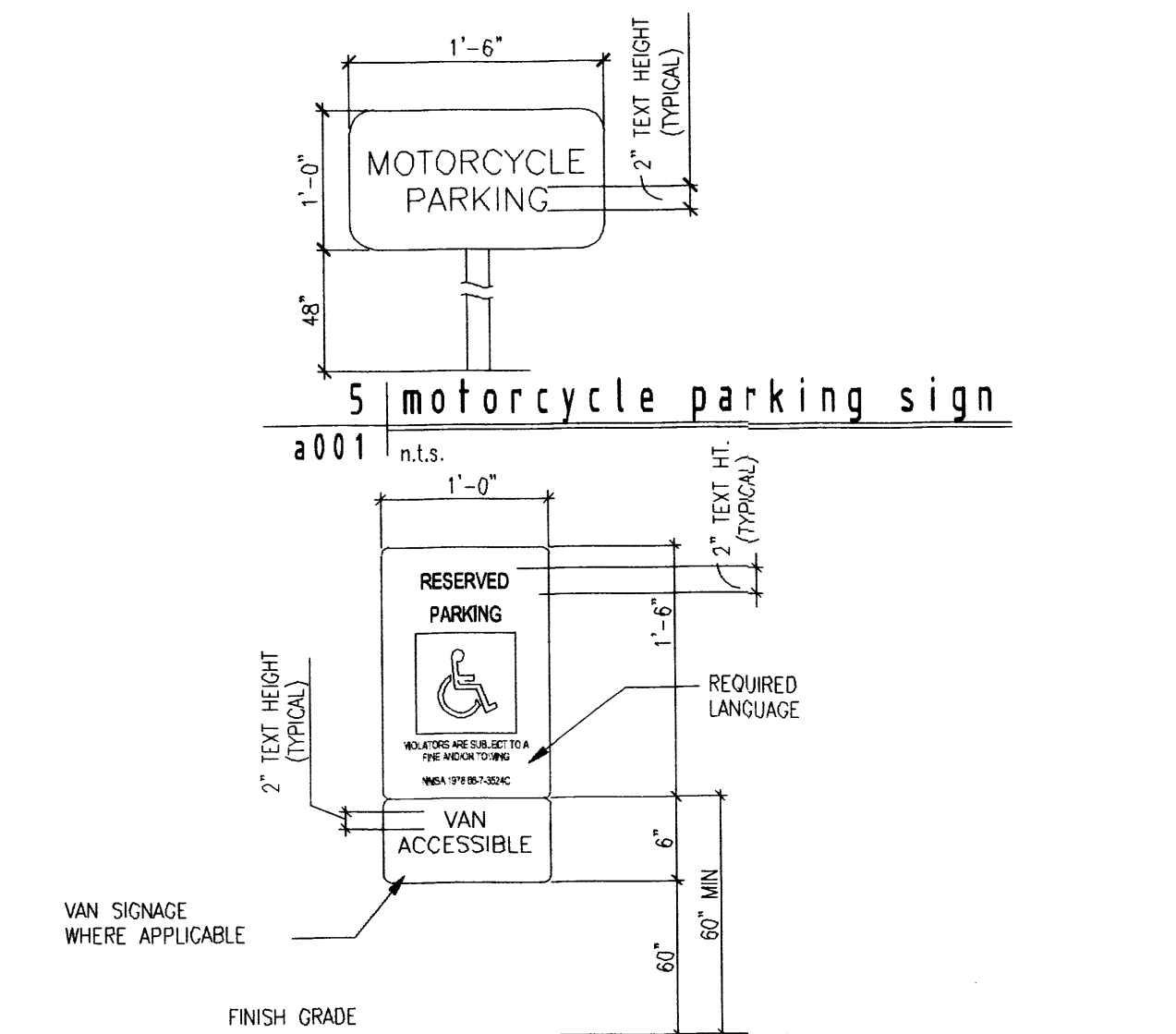
date
3-20-14
sheet
A001

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

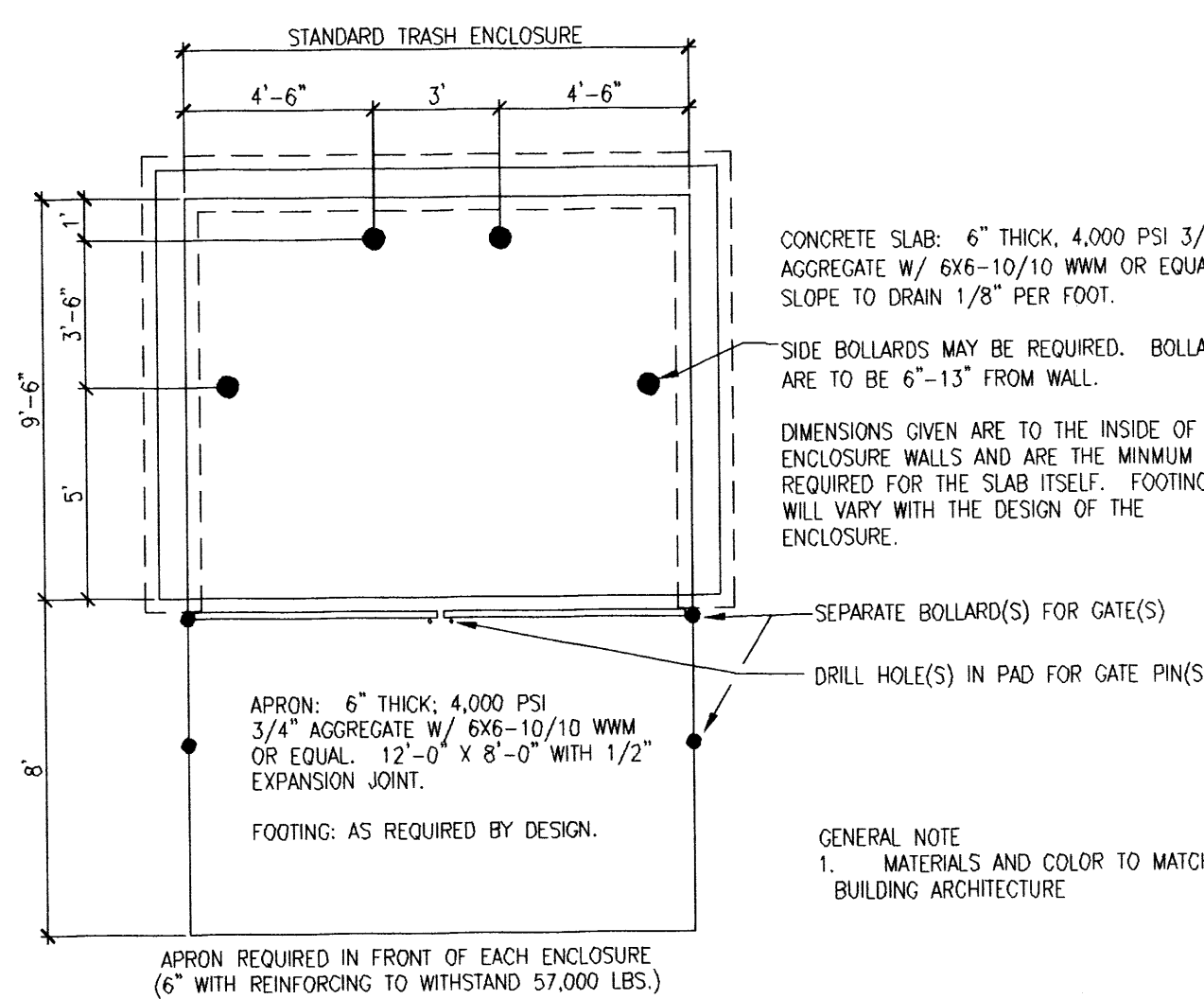
Public infrastructure shown on these plans for information only and not part of approval. Separate DRC/permit approval and Work Order required.



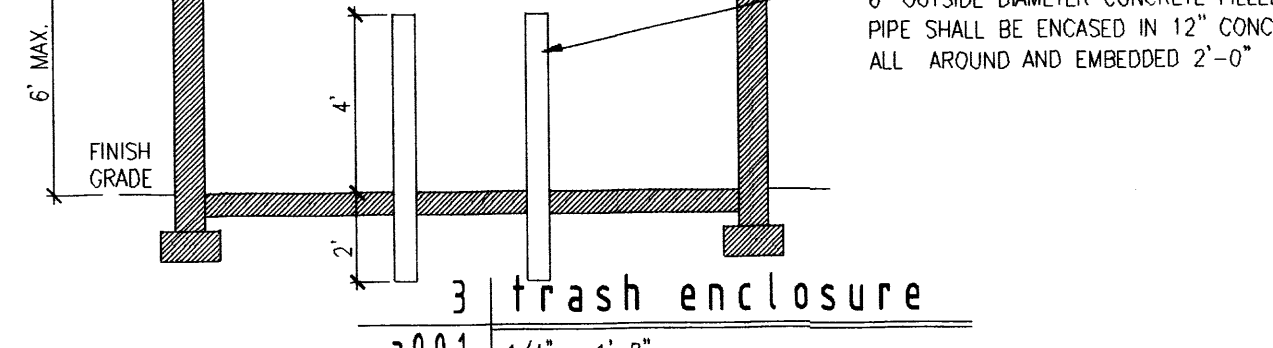
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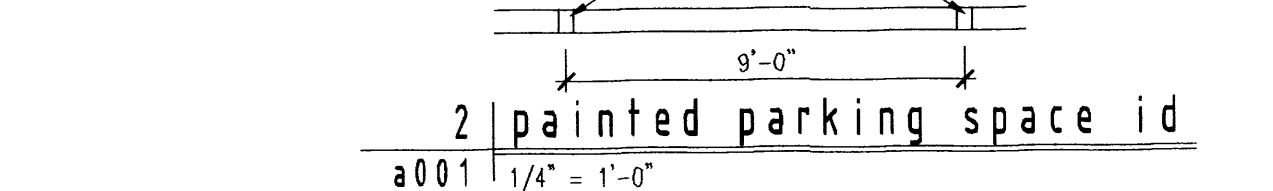
5 | motorcycle parking sign
a001 n.t.s.



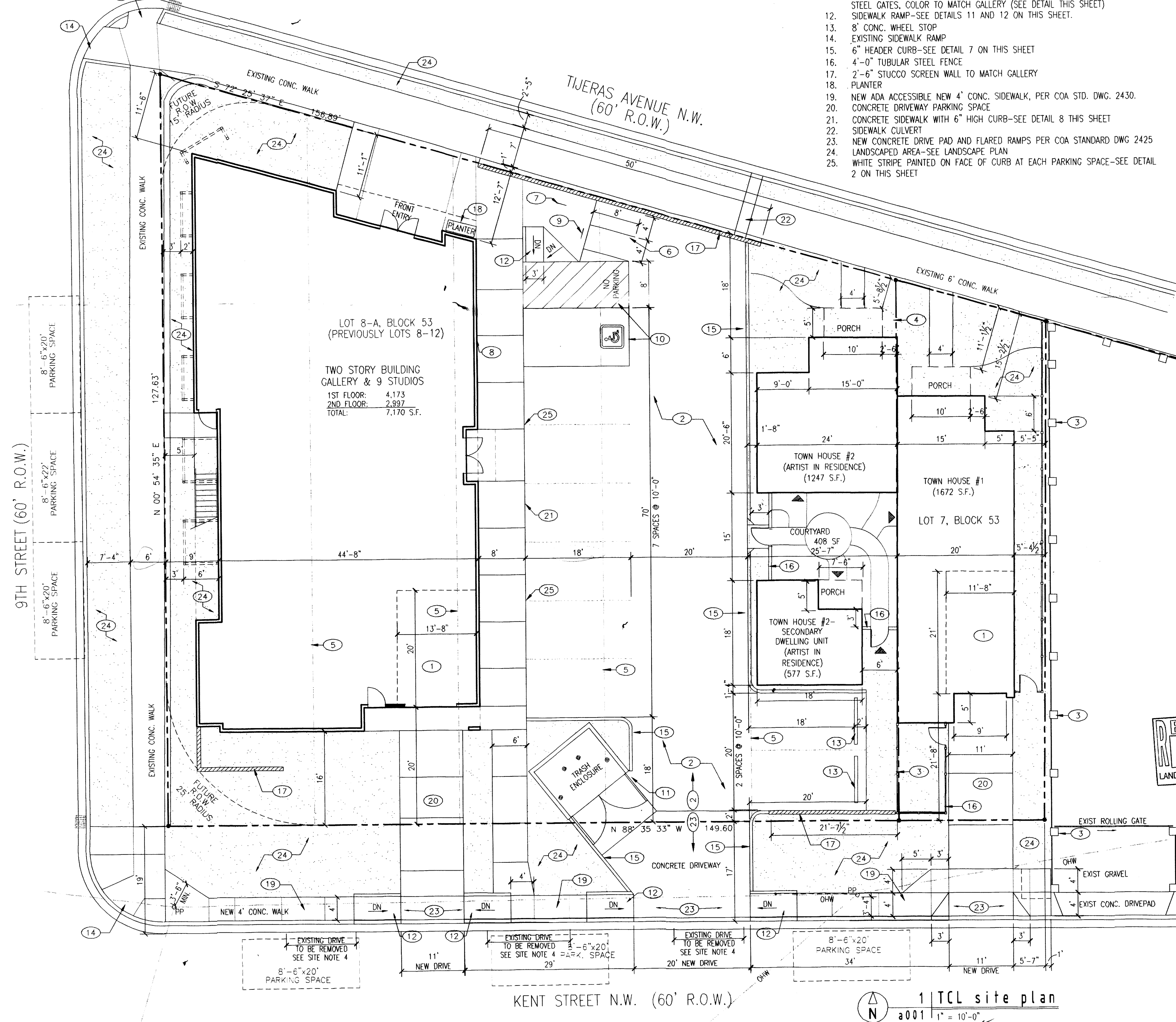
4 | wall mounted h.c. parking sign
a001 n.t.s.

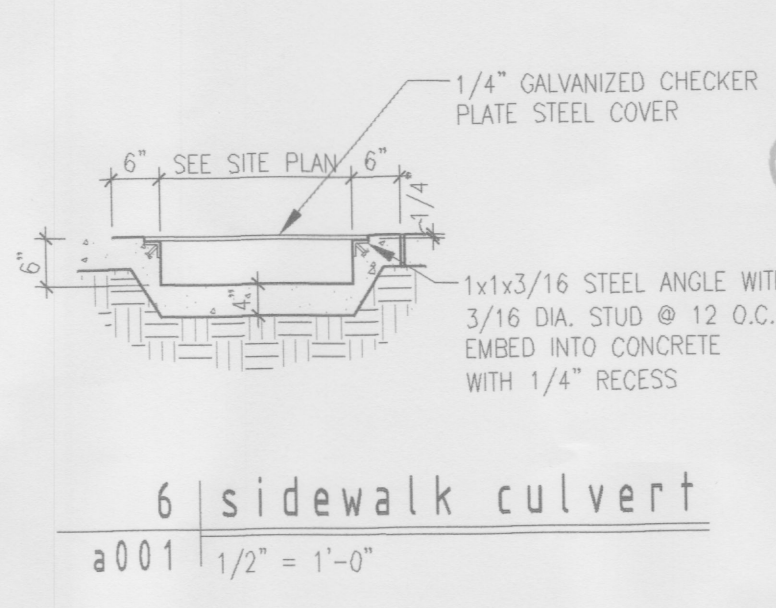
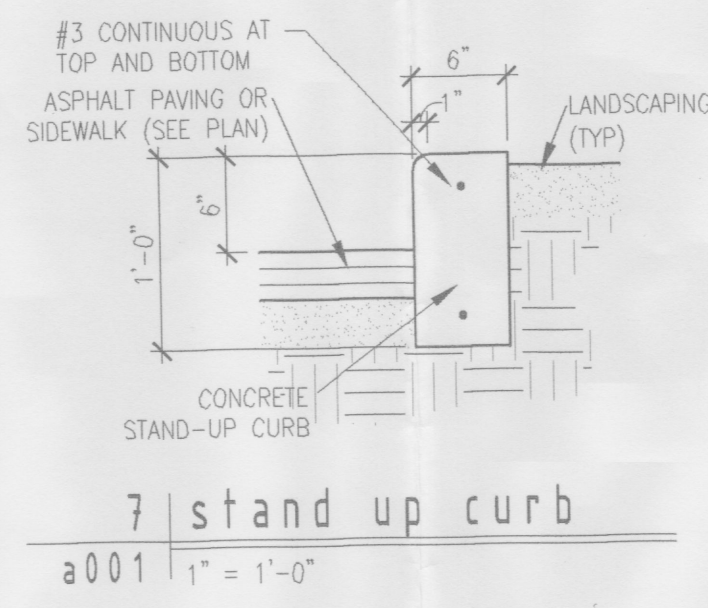
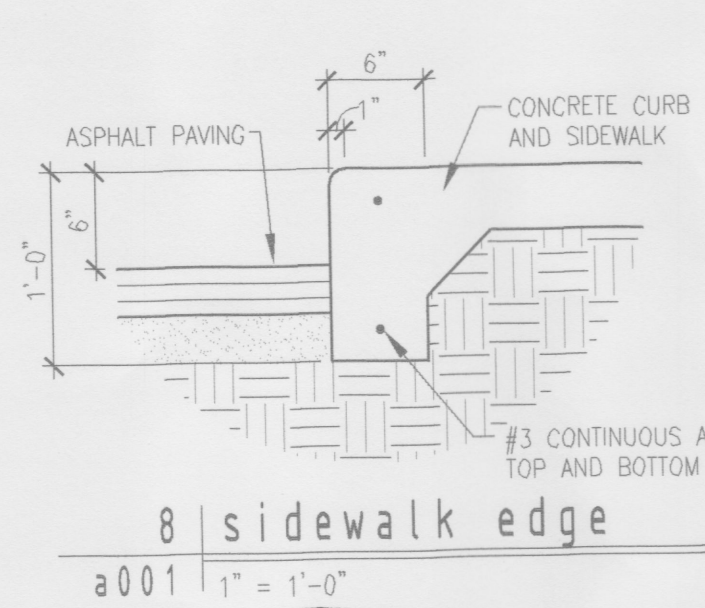
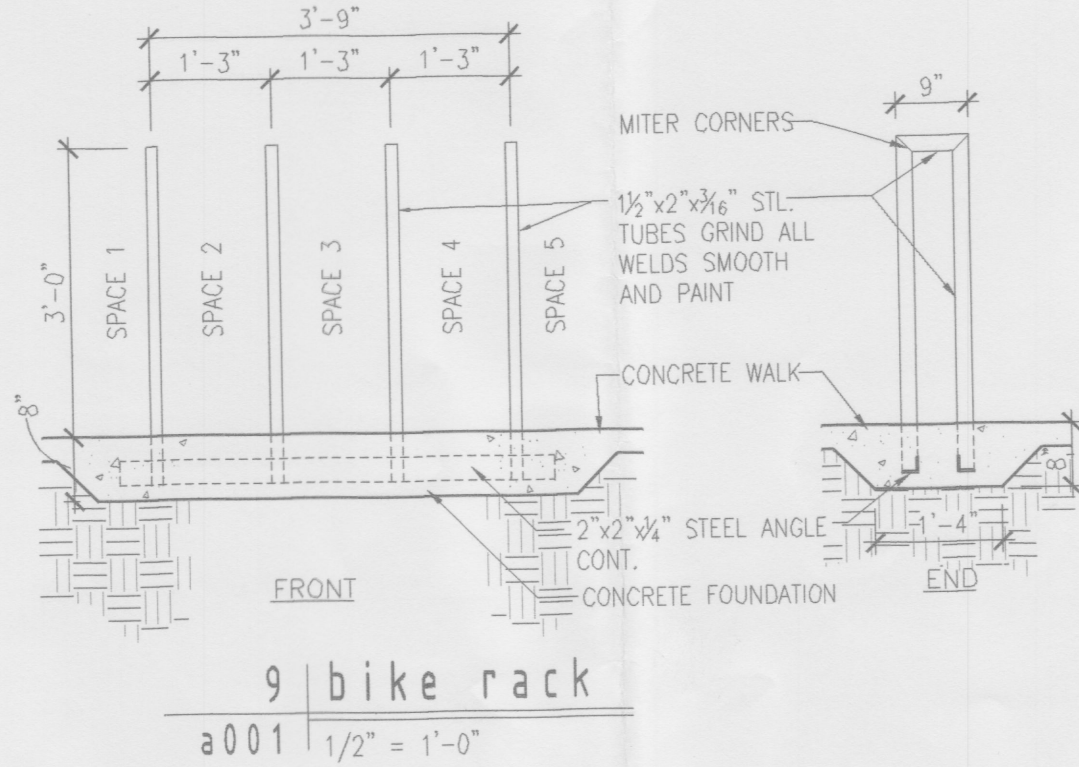
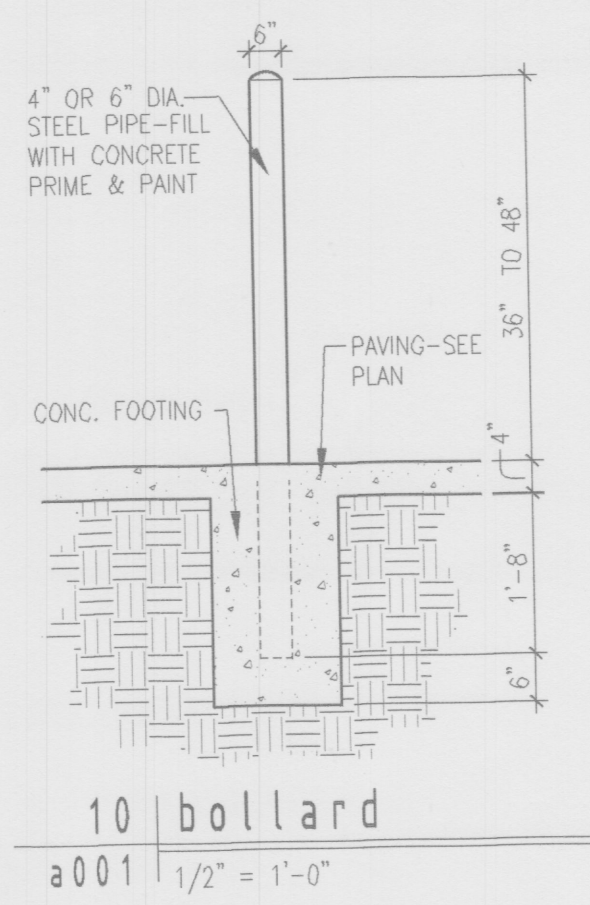


3 | trash enclosure
a001 1/4" = 1'-0"



2 | painted parking space id
a001 1/4" = 1'-0"





SITE NOTES:

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4. FOR CLOSURE OF UNUSED OR ABANDONED DRIVEWAYS, INCLUDING CURB & GUTTER, SEE COA STD. DWG. 2415A And Sidewalk

KEYED NOTES:

1. GARAGE PARKING SPACE
2. PERMEABLE PARKING SURFACE
3. EXISTING 6" FENCE-TUBULAR STEEL W/ STUCCO PILASTERS
4. EXISTING PROPERTY LINE TO REMAIN
5. VACATED PROPERTY LINE
6. 4"x8" MOTORCYCLE PARKING
7. BICYCLE RACK
8. WALL MOUNTED H.C. SIGNAGE SEE DETAIL ON THIS SHEET
9. POLE MOUNTED MOTORCYCLE PARKING SIGNAGE - SEE DETAIL ON THIS SHEET
10. HANDICAP PARKING (H.C. VAN SPACE) & AISLE - LESS THAN 2% SLOPE
11. STUCCO CMU TRASH ENCLOSURE W/ STEEL GATES, COLOR TO MATCH GALLERY (SEE DETAIL THIS SHEET)
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13. 8" CONC. WHEEL STOP
14. EXISTING SIDEWALK RAMP
15. 6" HEADER CURB
16. 4'-0" TUBULAR STEEL FENCE
17. 2'-6" STUCCO SCREEN WALL TO MATCH GALLERY
18. PLANTER
19. NEW ADA ACCESSIBLE NEW 4' CONC. SIDEWALK, PER COA STD. DWG. 2430.
20. DRIVEWAY PARKING SPACE
21. CONCRETE SIDEWALK WITH 6" HIGH CURB
22. SIDEWALK CULVERT

Proposed
9 stalls
9 Garage/Driveway
13
6 on-street
19

9 studios = 9 spaces
Gallery = 8
Unit #1 = 2
Unit #2 = 1
2nd D.U. = 1

21
2 > 2 (Artist Residence)
19 (Inc. H.C.)

USABLE OPEN SPACE:

REQUIRED:
500 S.F. PER DWELLING UNIT

PROVIDED:
TOTAL - 2,194 S.F.

19 (Inc. H.C.)

Vicinity Map

* Frontage / Cross Streets

SCA Contemporary Art
816 Tijeras NW Albuquerque NM 87102

slagleherrarchitects
413 second st sw
albuquerque nm
87102
5052460870
slagleherr.com

TCL site plan

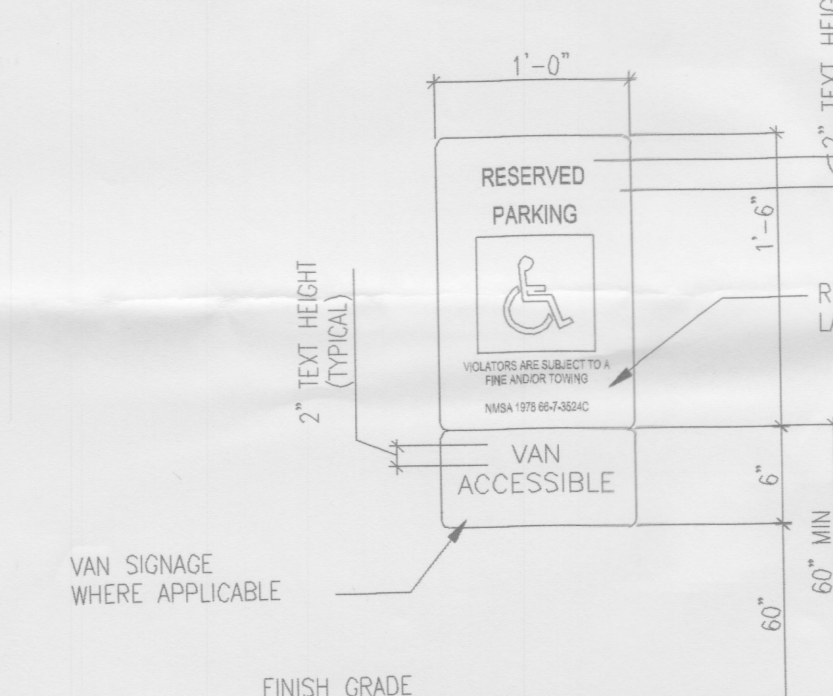
DNA Sector Plan

RECEIVED
MAR 07 2014
LAND DEVELOPMENT SECTION

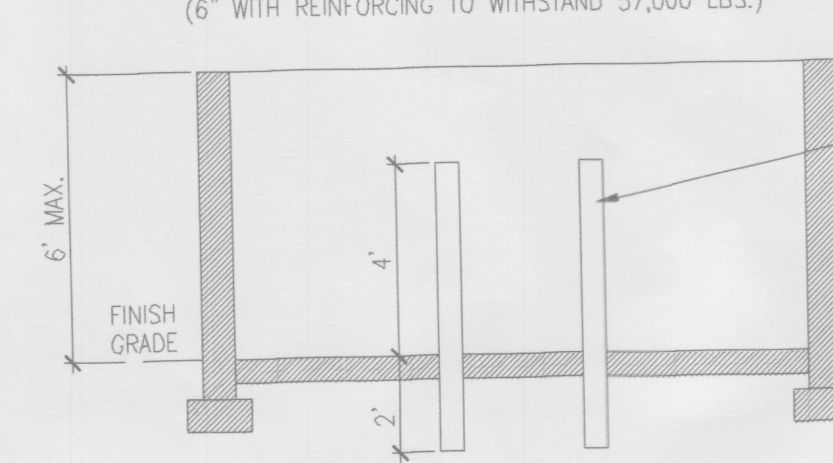
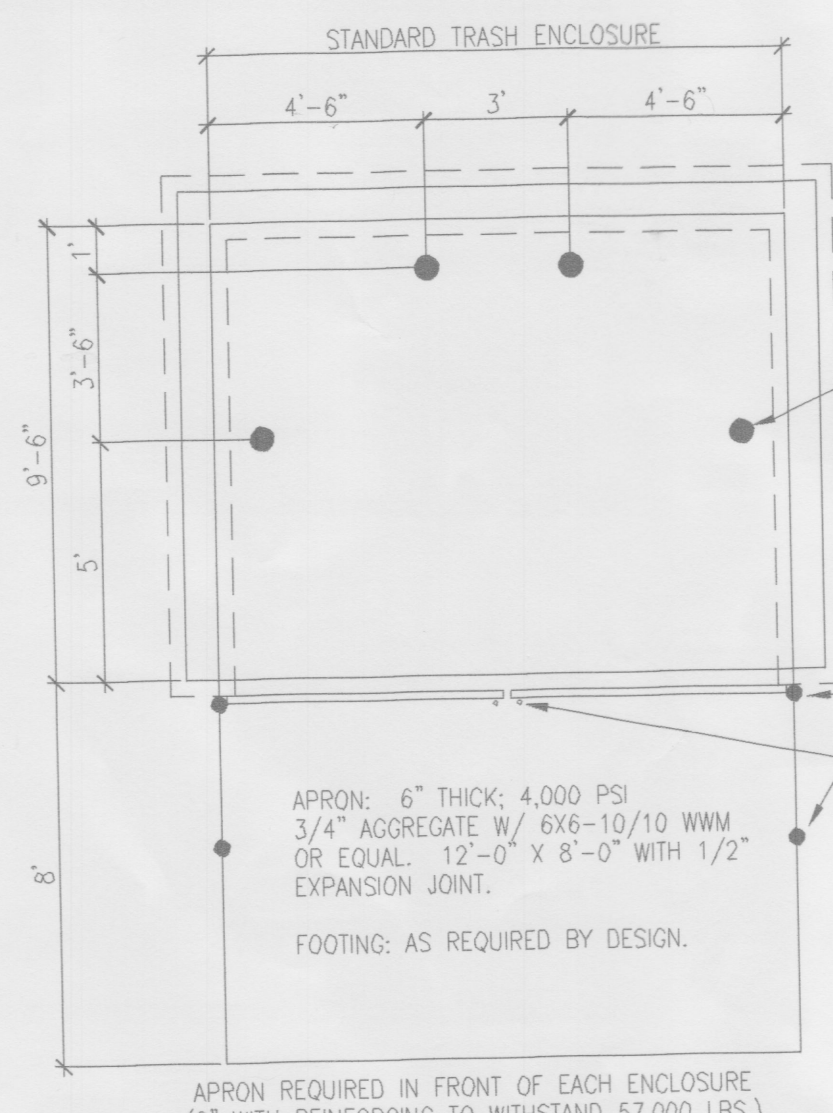
revisions

date
3-7-14
sheet
A001

5 motorcycle parking sign
a001 n.t.s.



4 wall mounted h.c. parking sign
a001 n.t.s.



3 trash enclosure
a001 1/4" = 1'-0"

CONCRETE SLAB: 6" THICK, 4000 PSI 3/4" AGGREGATE W/ 6X6-10/10 WWM OR EQUAL. SLOPE TO DRAIN 1/8" PER FOOT.

SIDE BOLLARDS MAY BE REQUIRED. BOLLARDS ARE TO BE 6"-13" FROM WALL.

DIMENSIONS GIVEN ARE TO THE INSIDE OF ENCLOSURE WALLS AND ARE THE MINIMUM SIZES REQUIRED FOR THE SLAB ITSELF. FOOTING WILL VARY WITH THE DESIGN OF THE ENCLOSURE.

SEPARATE BOLLARD(S) FOR GATE(S)

DRILL HOLE(S) IN PAD FOR GATE PIN(S)

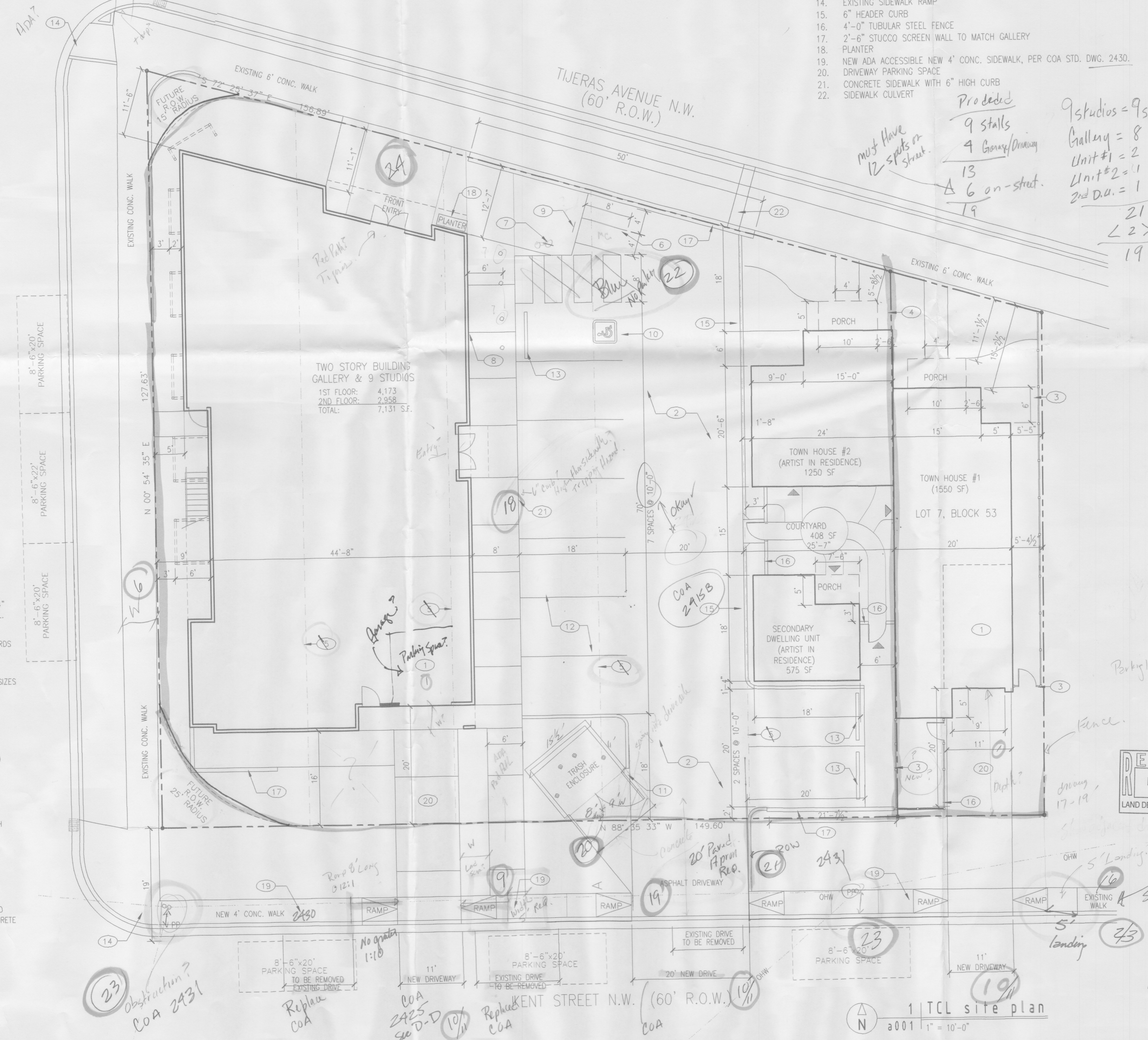
APRON: 6" THICK, 4000 PSI 3/4" AGGREGATE W/ 6X6-10/10 WWM OR EQUAL. 12'-0" X 8'-0" WITH 1/2" EXPANSION JOINT.

FOOTING: AS REQUIRED BY DESIGN.

APRON REQUIRED IN FRONT OF EACH ENCLOSURE (6" WITH REINFORCING TO WITHSTAND 57,000 LBS.)

GENERAL NOTE
1. MATERIALS AND COLOR TO MATCH BUILDING ARCHITECTURE

9-11 sheet



Obstruction?
COA 2431

Replace
COA

COA 2425
see D-D

Replace
COA

COA

COA

COA

COA

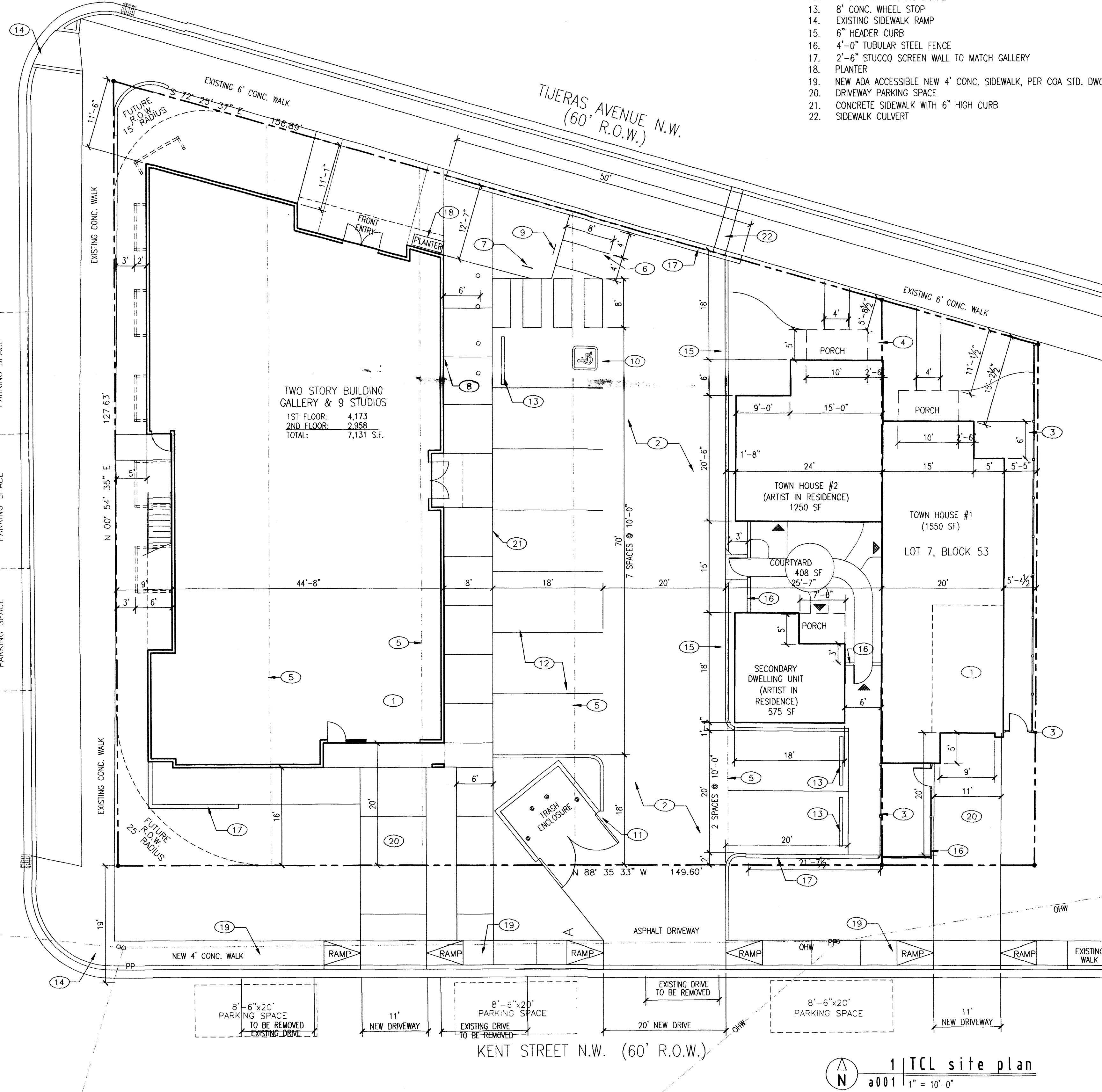
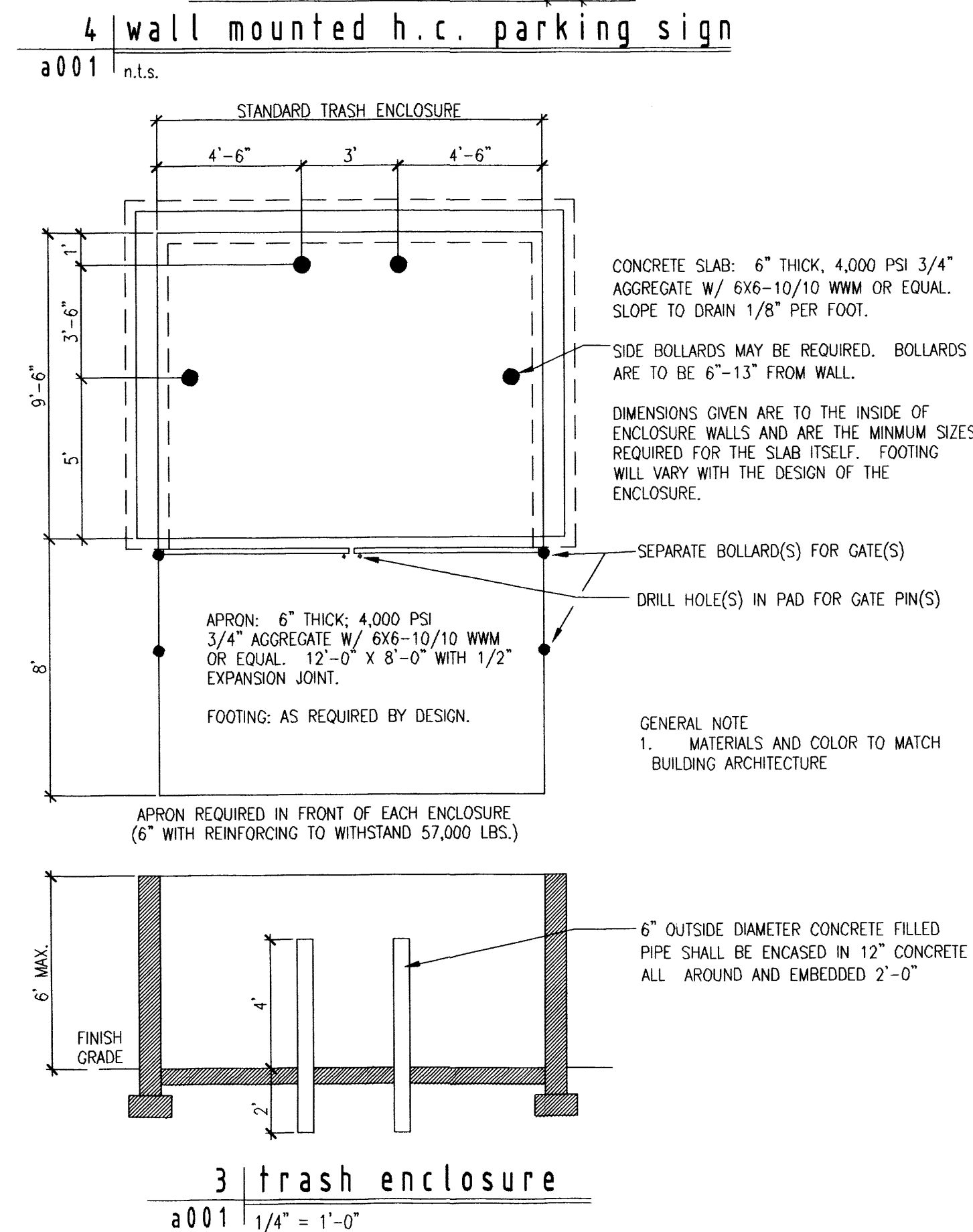
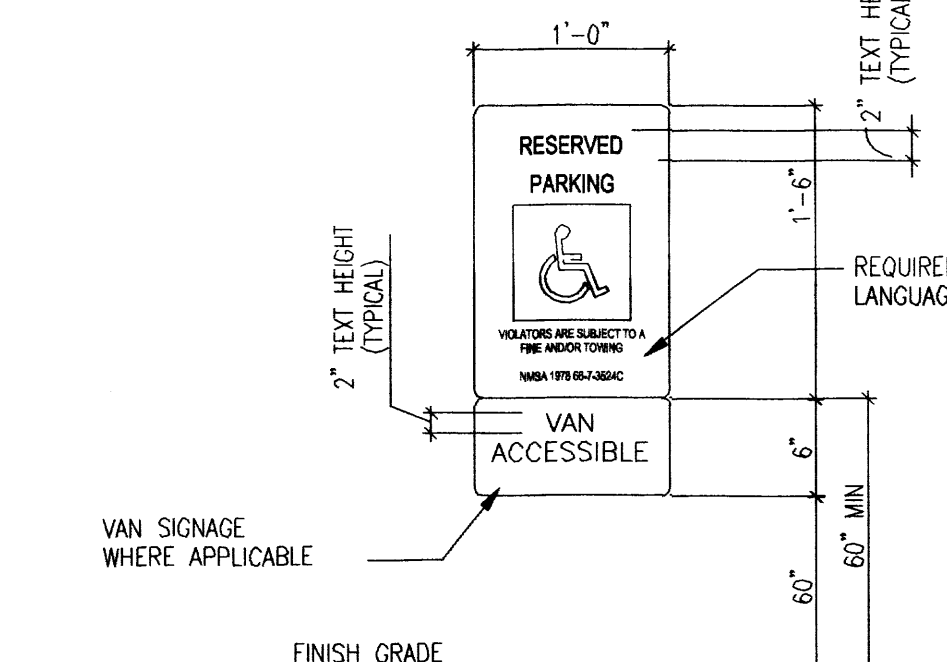
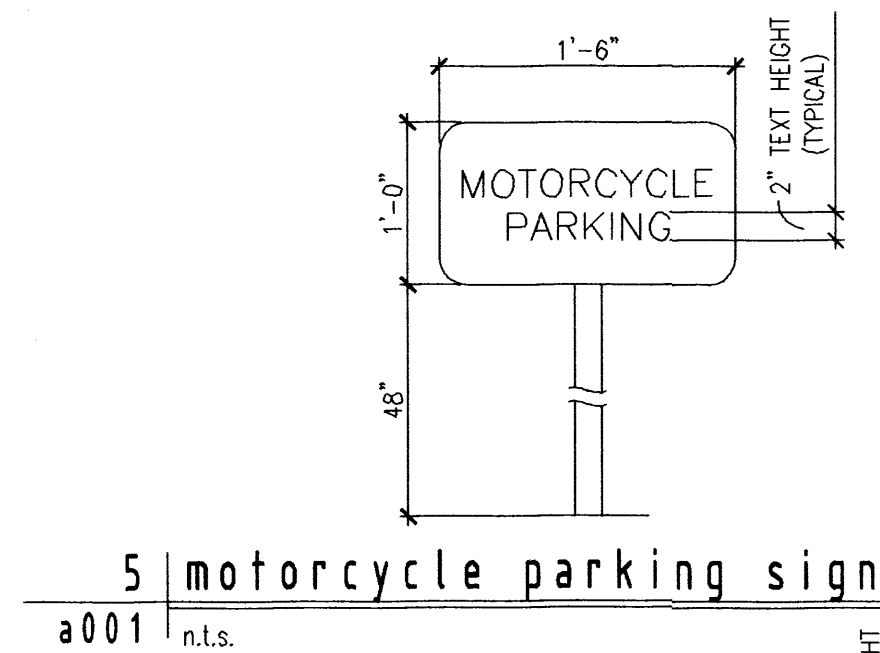
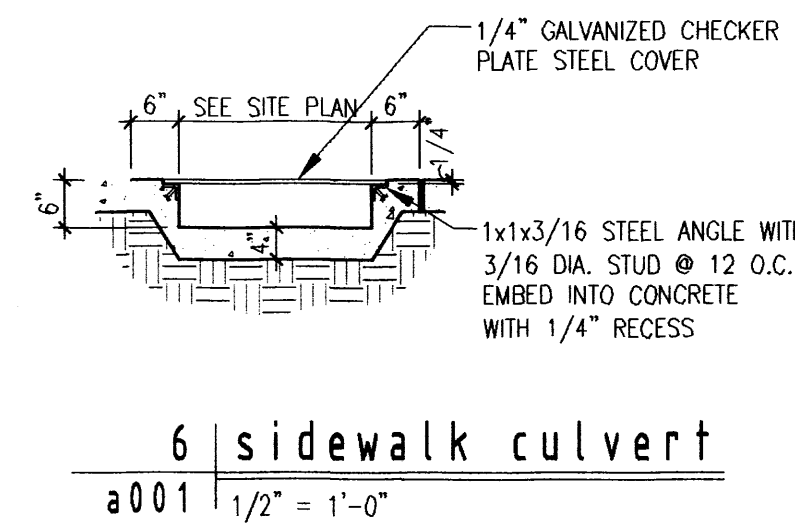
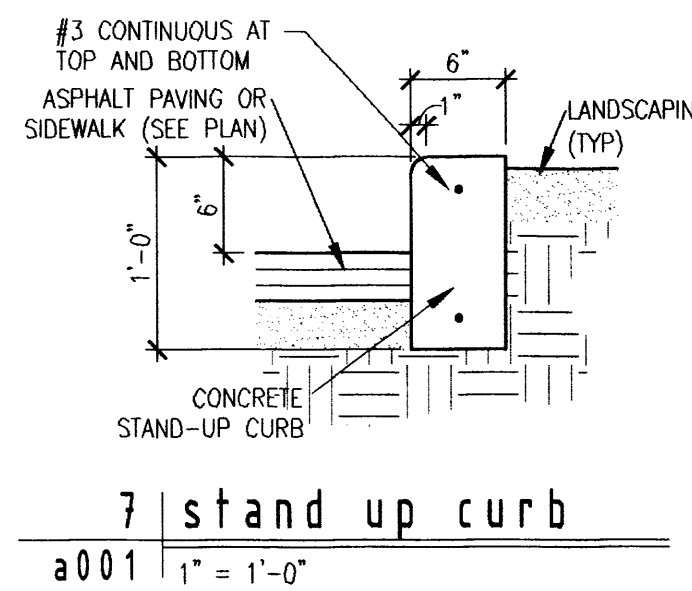
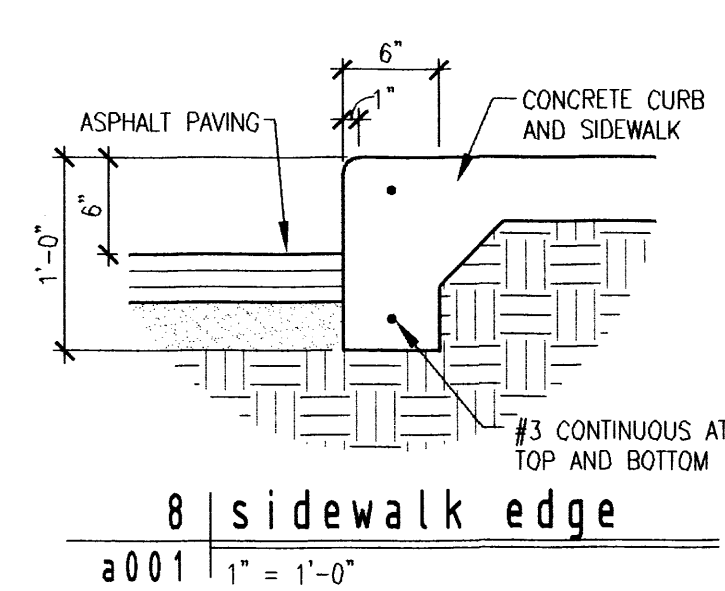
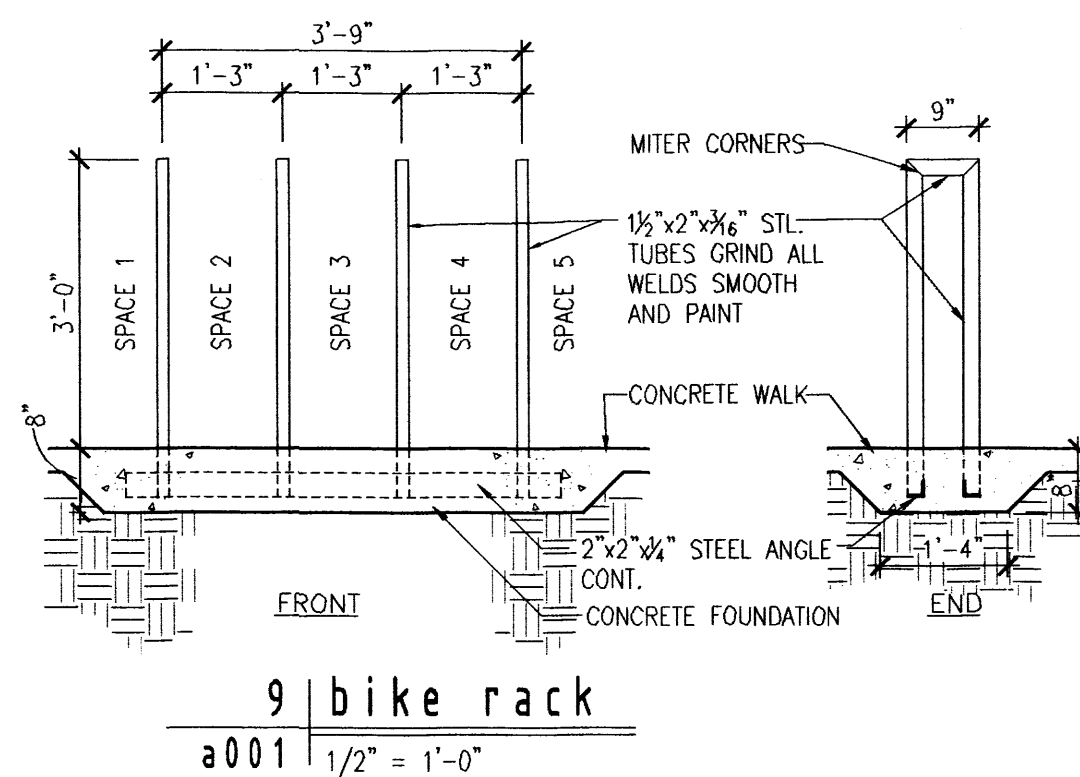
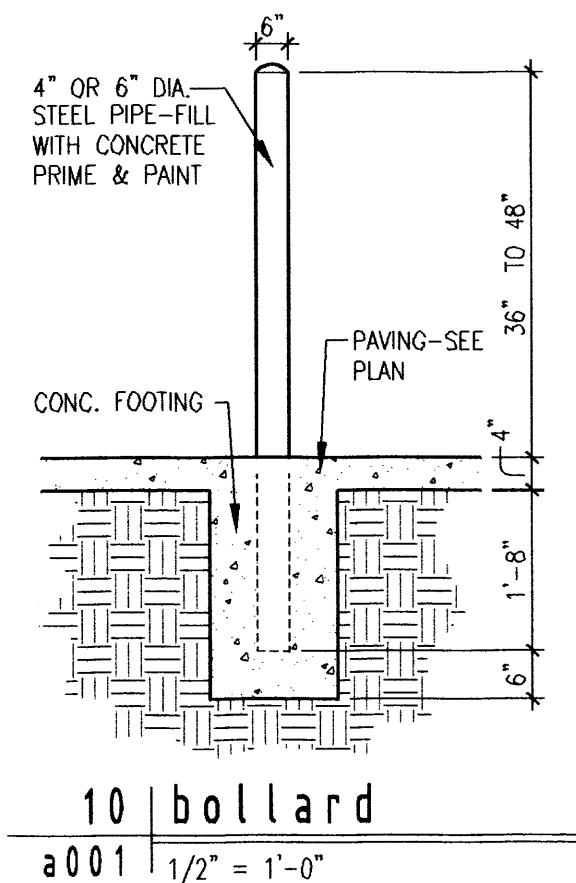
COA

COA

COA

COA

COA



SITE NOTES:

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KEYED NOTES:

1. GARAGE PARKING SPACE
2. PERMEABLE PARKING SURFACE
3. EXISTING 6" FENCE-TUBULAR STEEL W/ STUCCO PILASTERS
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20. CONCRETE SIDEWALK WITH 6" HIGH CURB
21. SIDEWALK CULVERT
- 22.

SITE DATA:

LOT7 AND LOT 8-A (LOT 8-A WAS PREVIOUSLY LOTS 8-12), BLOCK 53 NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

TOTAL SITE AREA: (.36 ACRES) 15,871 S.F.

ZONED: SU-2 DNA-OR

PARKING:

PARKING REQUIRED:

ART GALLERY/STUDIO BUILDING

- ARTIST STUDIO: 1 PER ARTIST STUDIO, EXCEPT PARKING FOR 2 OF THE STUDIOS (ARTISTS-IN-RESIDENCE) IS PROVIDED IN THE RESIDENTIAL AREA = 7 SPACES
- ART GALLERY (1,450 SF): 8 SPACES
- INCLUDING (1) HANDICAPPED: 1 SPACE
- MOTORCYCLE: 1 SPACE
- BICYCLE: 1 SPACE

RESIDENTIAL

- 2 MAXIMUM SPACES FOR TOWNHOUSE UNIT #1
- 1 SPACE EACH FOR TOWNHOUSE UNIT #2 AND SECONDARY DWELLING UNIT (ARTISTS-IN-RESIDENCE UNITS)

PARKING PROVIDED:

ART GALLERY/STUDIO BUILDING

- 15 SPACES (6 ON-STREET*)
- HANDICAPPED: 1 SPACE
- MOTORCYCLE: 1 SPACE
- BICYCLE: 3 SPACES

RESIDENTIAL

- 3 TOWNHOME SPACES
- 1 ACCESSORY DWELLING UNIT SPACE

*TO BE APPROVED BY TRAFFIC ENGINEER FOR THE PLANNING DEPARTMENT, IN ACCORDANCE WITH THE DOWNTOWN NEIGHBORHOOD AREA SECTOR DEVELOPMENT PLAN.

USABLE OPEN SPACE:

REQUIRED:
500 S.F. PER DWELLING UNIT

PROVIDED:
TOTAL - 2,194 S.F.

SCA Contemporary Art
816 tjerass NW albuquerque NM 87102

slagle hermann architects
413 second st sw
albuquerque nm
87102
505.246.0870
slaglehermann.com

TCL site plan

revisions

date
3-7-14
sheet
A001

1 | TCL site plan
a001 1/4" = 1'-0"

PRIVATE DRAINAGE IMPROVEMNET IN PUBLIC ROW
NOTICE TO CONTRACTORS

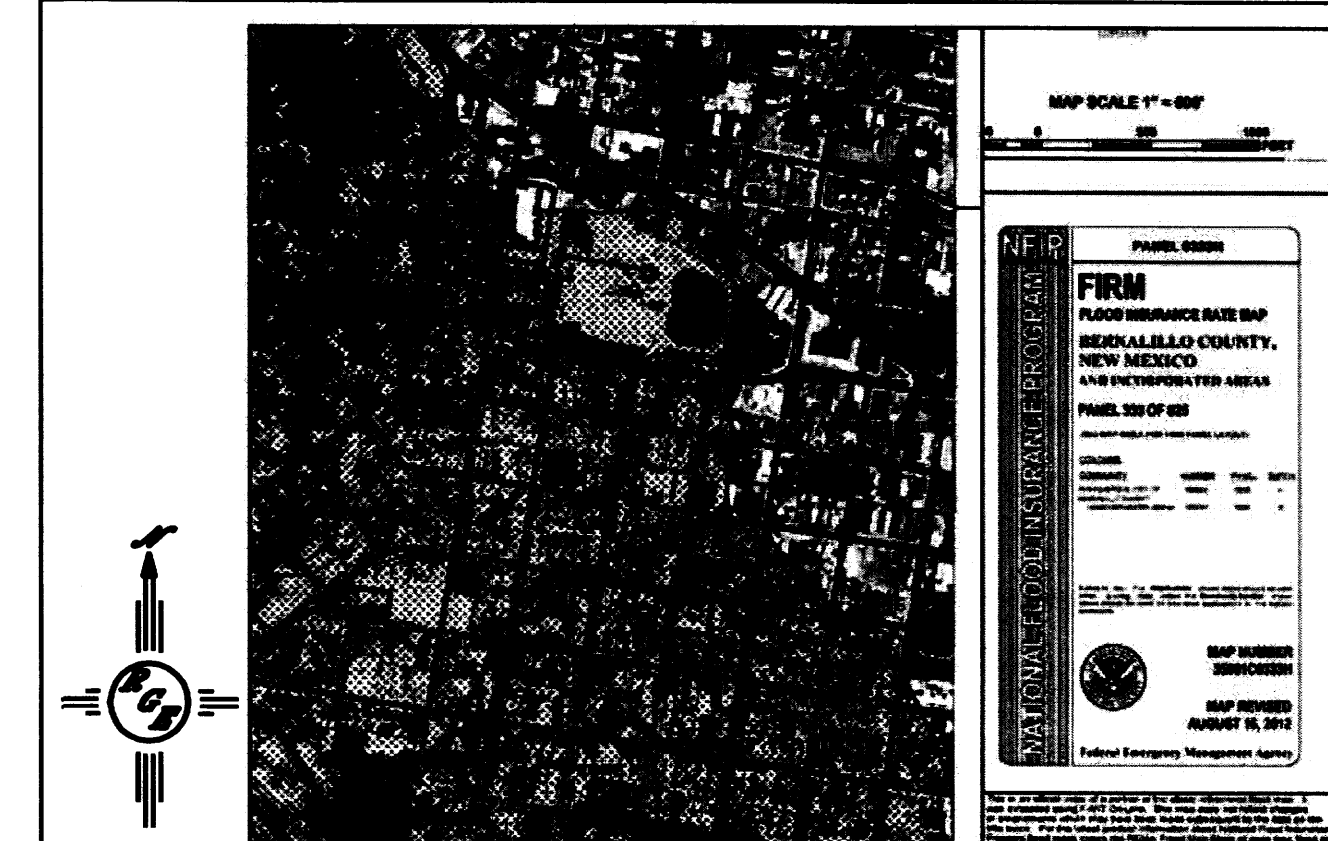
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3. Two working days prior to any excavation, the contractor must contact New Mexico One Call, dial "811" [or (505) 260-1990] for the location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to traffic/street use.
6. Maintenance of the facility shall be the responsibility of the owner of the property being served.
7. Work on arterial streets shall be performed on a 24-hour basis.
8. Prior to pouring concrete, contractor shall notify the storm drain inspector, 857-8074, to inspect reinforcement.

APPROVAL	NAME	DATE
INSPECTOR		



VICINITY MAP: XXXX



FIRM MAP: 35001C0333H

LEGAL DESCRIPTION:

LOTS NUMBERED 8-12 IN BLOCK FIFTY THREE (53) OF
TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOTES:

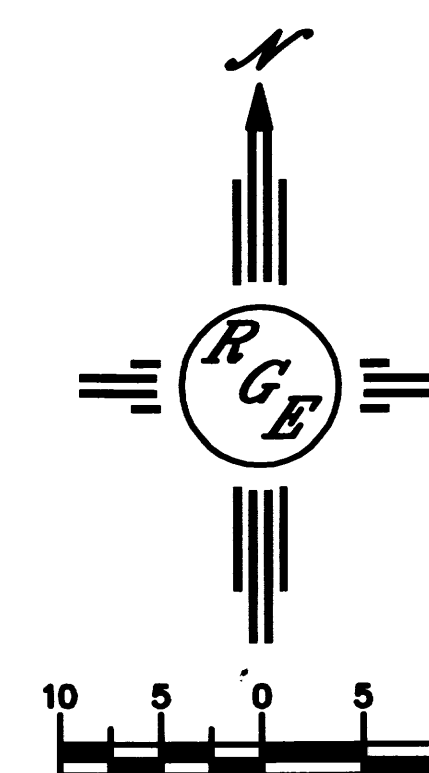
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

LEGEND

---	EXISTING CONTOUR
---	EXISTING INDEX CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED INDEX CONTOUR
---	LOT LINE
---	CENTERLINE
---	RIGHT-OF-WAY
---	EXTENDED STEM WALL SEE ARCH PLANS FOR DETAILS
---	PROPOSED ROCK FACE WALL
---	EXISTING CURB AND GUTTER
---	PROPOSED EDGE OF CONCRETE
---	PROPOSED FLOWLINE
---	EXISTING WALL

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



SCALE: 1"=10'

ENGINEER'S SEAL DAVID SOULE NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 14522 12/26/13 DAVID SOULE P.E. #14522	SCA - 9TH AND TIJERAS GRADING AND DRAINAGE PLAN Rio Grande Engineering 1000 CENTRAL AVENUE SUITE 301 ALBUQUERQUE, NM 87108 (505) 272-2000	DRAWN BY DEM DATE 12-23-13 SHEET # XX JOB # XXXX
---	---	--

CAUTION:

EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY
OF THE CONTRACTOR TO CONDUCT ALL
NECESSARY FIELD INVESTIGATIONS PRIOR
TO ANY EXCAVATION TO DETERMINE THE
ACTUAL LOCATION OF UTILITIES & OTHER
IMPROVEMENTS.

PRIVATE DRAINAGE IMPROVEMNET IN PUBLIC ROW
NOTICE TO CONTRACTORS

Notice to Contractor
(Special Order 19 ~ "SO-19")

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APPROVAL	NAME	DATE
INSPECTOR		



VICINITY MAP: XXXXX

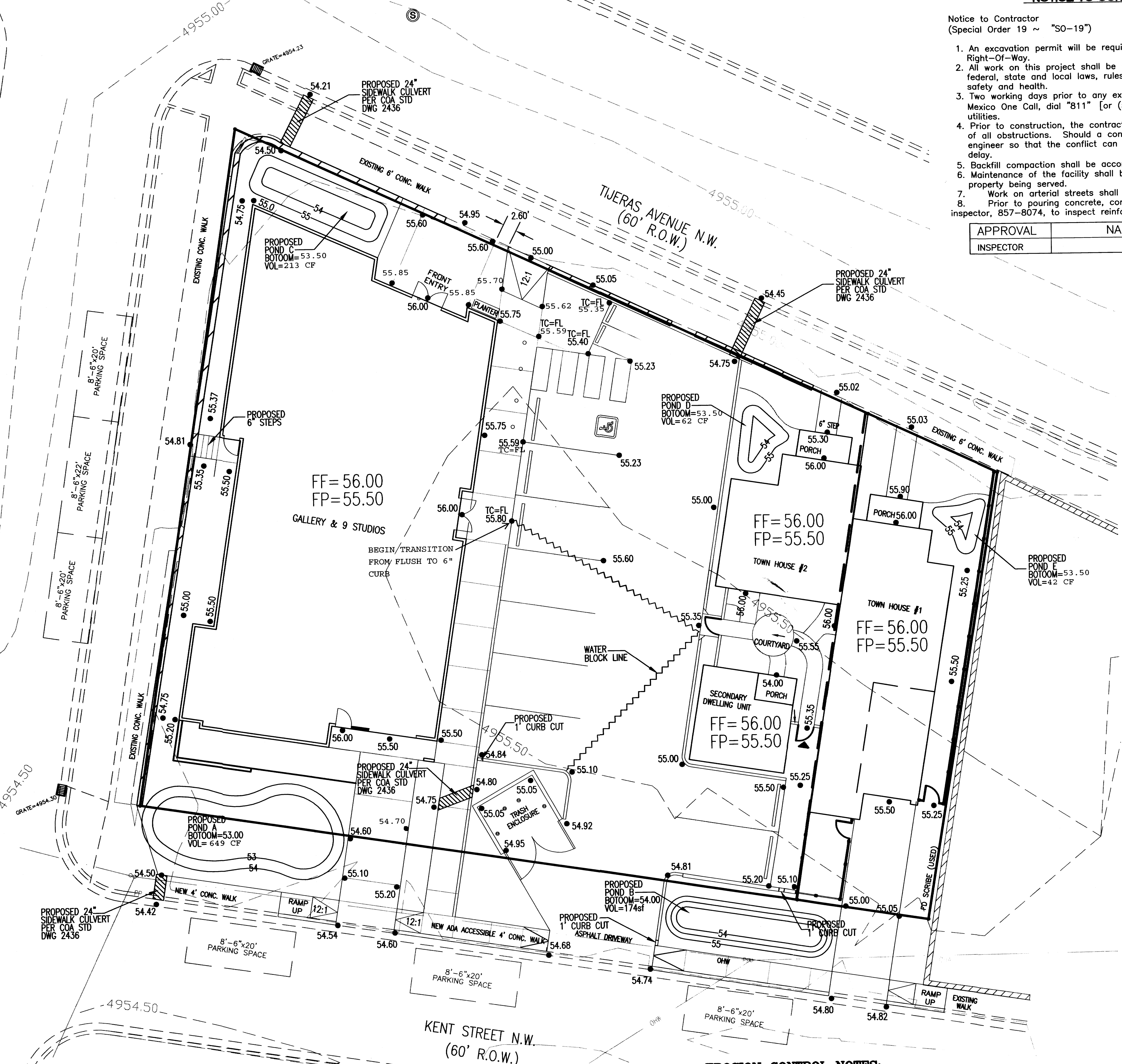


FIRM MAP: 35001C0333H

LEGAL DESCRIPTION:
LOTS NUMBERED 8-12 IN BLOCK FIFTY THREE (53) OF
TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

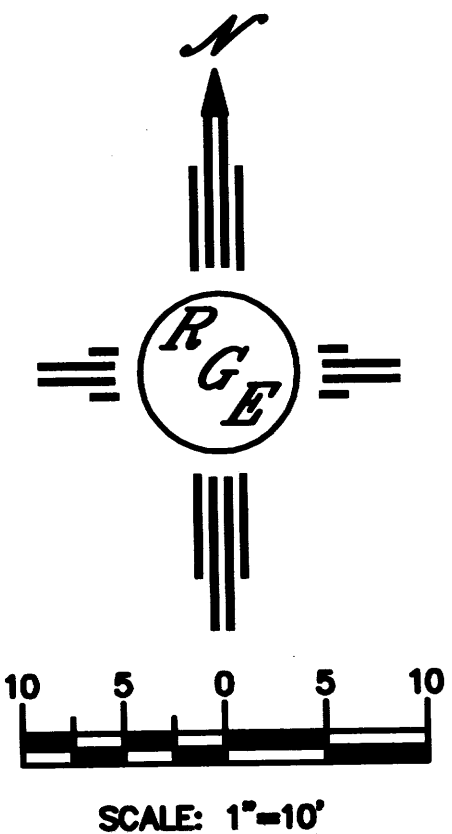
NOTES:
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LEGEND	
---	EXISTING CONTOUR
---	EXISTING INDEX CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED INDEX CONTOUR
---	LOT LINE
---	CENTERLINE
---	RIGHT-OF-WAY
---	EXTENDED STEM WALL SEE ARCH PLANS FOR DETAILS
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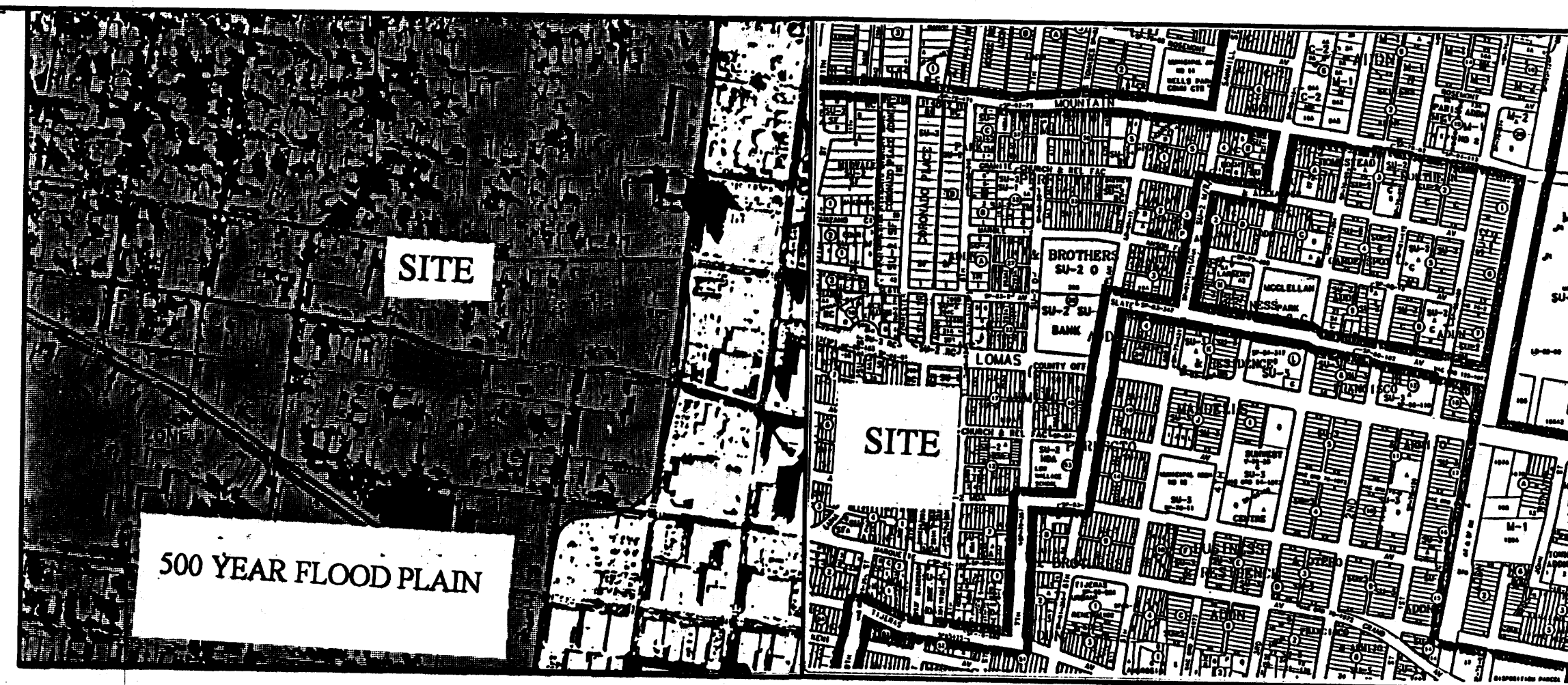
ENGINEER'S SEAL 12/26/13 DAVID SOULE P.E. #14522	SCA - 9TH AND TIJERAS	DRAWN BY DEM
	GRADING AND DRAINAGE PLAN	DATE 12-23-13
 1000 CENTRAL AVENUE SUITE 301 ALBUQUERQUE, NM 87108 (505) 672-2222		SHEET # XX
		JOB # XXXX

BENCH MARK

ACS "1-K14"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=379340.16
Y=1486701.16
G=0.99967984
Δα=-00°13'55"
ELEV=4952.291

NOTICE TO CONTRACTORS

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION (UPDATE #6).
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALLS SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
 - NOTIFY NEW MEXICO UTILITIES 3 DAYS PRIOR TO UTILITY CONSTRUCTION.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - THREE(3) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATIONS DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO(2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO STANDARD SPECIFICATIONS.
 - ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED IN KIND BY CONTRACTOR TO LOCATION AND IN KIND AS EXISTING OR AS INDICATED BY THIS PLAN SET.
 - CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN(7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS. ANY PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THIS PROJECT THAT IS NOT SHOWN ON THE PLAN AND IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT THE DESIGNER'S EXPENSE.
- THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED
- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
 - TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
 - SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
 - IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
 - ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.



FEMA MAP

PANEL NO. 350002-0028 C

VICINITY MAP

ZONE ATLAS PAGE NO. J-14-Z

LEGAL DESCRIPTION

TRACT 53 OF ORIGINAL TOWNSITE OF ALBUQUERQUE

GENERAL NOTES

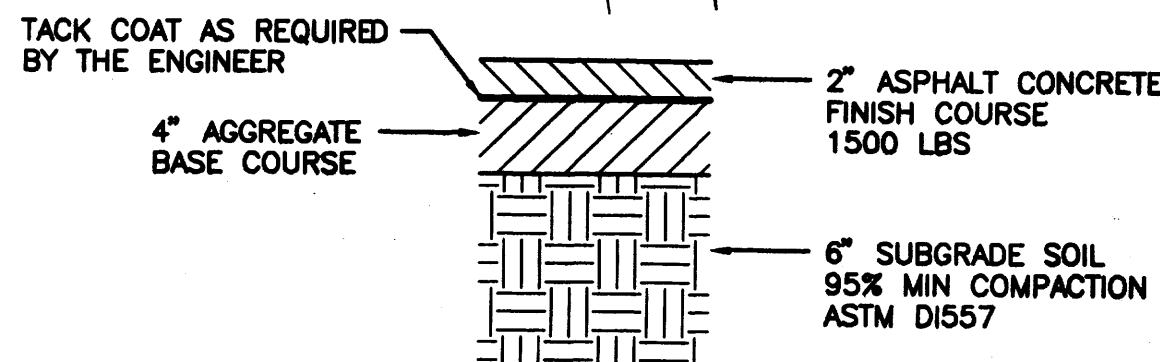
- THE PROPERTY IS CURRENTLY A COMPACTED AGGREGATE AND PARTIALLY PAVED SECTION. ALL WATER WILL CONTINUE TO SHEET FLOW FROM PROPERTY TO EDGE AND THEN OFF OF PROPERTY.
- ADD 4900 TO ALL PROPOSED SPOT ELEVATIONS.
- PROPOSED USAGE: PARKING LOT
- NO OFF-SITE FLOWS ENTER THIS SITE.

EROSION CONTROL PLAN NOTES

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LEGEND

- EXISTING CURB AND GUTTER
- EXISTING CONCRETE PADS
- EXISTING RETAINING WALL
- EXISTING SIDEWALK
- PAINTED WHITE STRIPES
- EXISTING CONTOURS
- EXISTING SPOT ELEVATIONS
- PROPOSED TOP OF ASPHALT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- DIRECTION OF FLOW



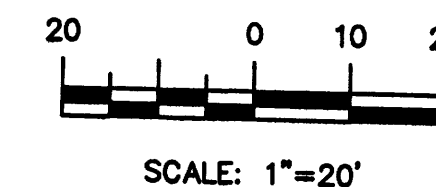
PAVEMENT SECTION

ITS

ROUGH GRADING APPROVAL

DATE

GRAPHIC SCALE



	UNITED WAY	DRAWN BY PVG
	GRADING AND DRAINAGE PLAN	DATE 4-3-96
	TERRA WEST DEVELOPMENT MANAGEMENT SERVICES	9542GR.DWG
	4421 MCLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)863-7592	SHEET #
RONALD R. BOHANNAN P.E. #7868		JOB # 950042