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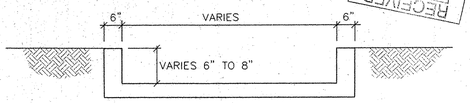
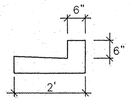
PWD/DESIGN REVIEW



DRAINAGE CHANNEL SECTION (A/1)
NTS



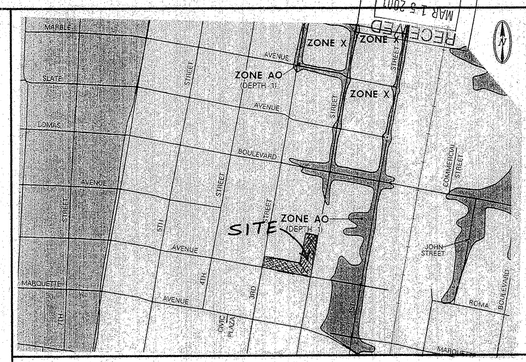
6" CONCRETE CURB (B/1)
NTS

GRADING AND DRAINGE PLAN

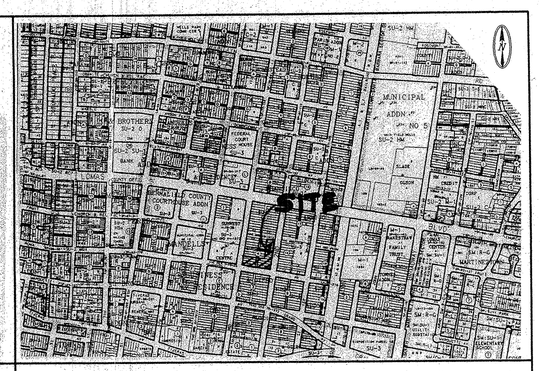
This grading and drainage plan complies with the approved Grading and Drainage Plan, prepared by Van H. Gilbert Architect, dated September 2nd 1992.

GENERAL NOTES

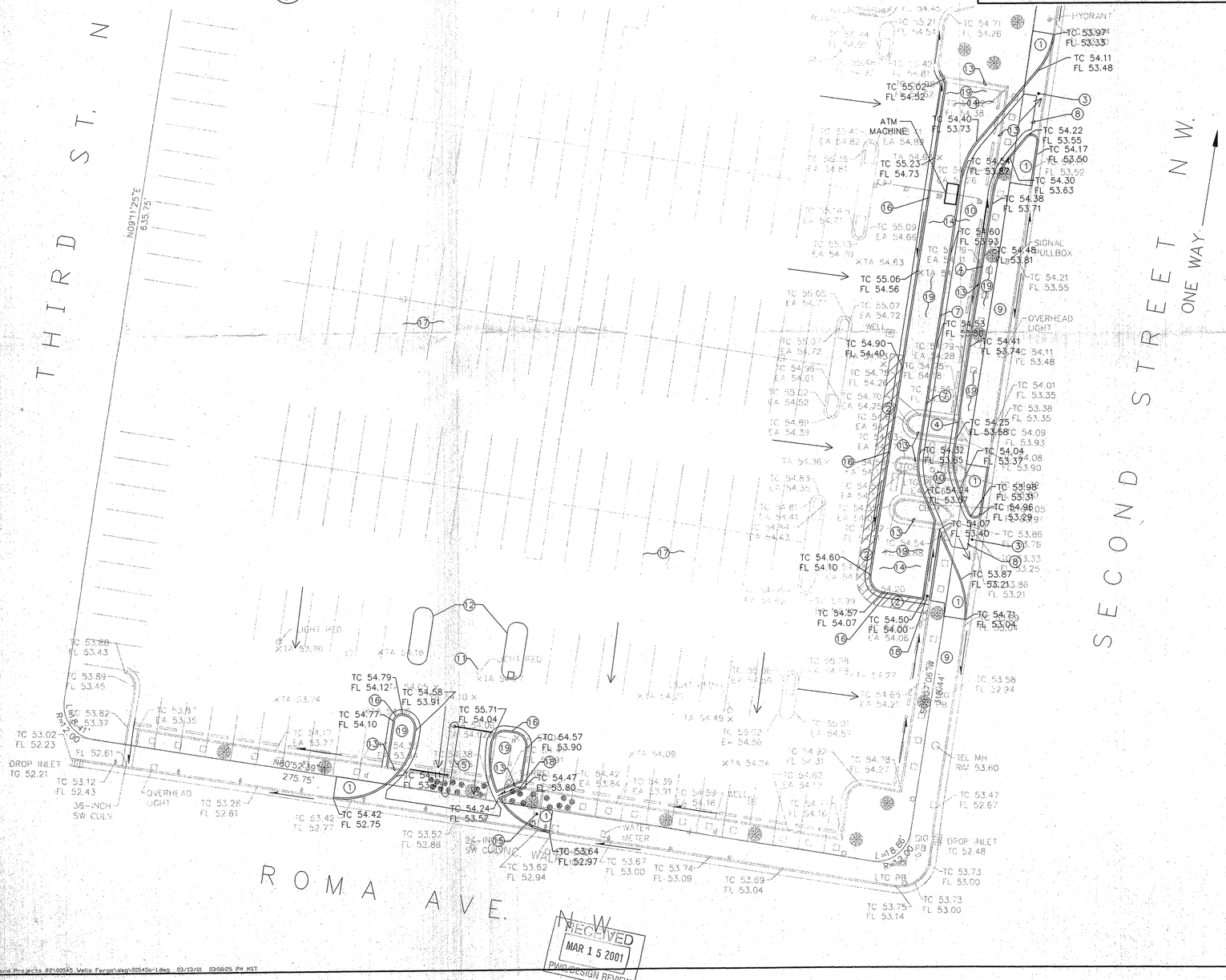
THE FOLLOWING UTILITIES MUST BE RELOCATED AS NEEDED.
1. EXISTING IRRIGATION SYSTEM
2. EXISTING ON-SITE ELECTRICAL SYSTEM
3. EXISTING STREET LIGHTING AND SIGNAL CONDUIT IN CITY ROW.



FIRM PANEL 35001C0334-D 1"=500'



J-14 LOCATION MAP 1" = 800'



LEGEND

02.5 ×	EXISTING SPOT ELEVATION
———	PROPERTY LINE
01.5 ◆	PROPOSED SPOT ELEVATION
←———	DIRECTION OF FLOW
———	DRAINAGE SWALE

DRAINAGE PLAN NOTES

1. BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
2. This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
3. Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
4. This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
5. Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
6. BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
7. The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.

○ KEYED NOTES

1. CONSTRUCT UNI-DIRECTIONAL CURB ACCESS RAMP PER C.O.A STD. DWG. 2440
2. REMOVE AND REPLACE 5' ASPHALT
3. REMOVE & DISPOSE CURB, GUTTER, AND SIDEWALK
4. CONSTRUCT 8" STD. CURB & GUTTER PER C.O.A STD. DWG 2415
5. CONSTRUCT 6" RAISED CONCRETE MEDIAN
6. REMOVE AND DISPOSE OF ASPHALT
7. CONSTRUCT 8" CURB W/ DEPRESSED GUTTER PER C.O.A. STD DWG. 2415
8. CONSTRUCT FILLET & CONCRETE VALLEY GUTTER PER C.O.A. STD DWG. 2420 & 2426
9. EXISTING 7.5' SIDEWALK TO REMAIN
10. CONSTRUCT NEW ASPHALT PAVING
11. EXISTING OVERHEAD LIGHT TO BE RE-LOCATED
12. PAVEMENT STRIPING
13. REMOVE AND DISPOSE EXISTING CURB
14. REMOVE AND DISPOSE EXISTING ASPHALT
15. REMOVE EXISTING SIDEWALK CULVERT
16. CONSTRUCT 6" STD CURB AND GUTTER PER DETAIL B
17. EXISTING ASPHALT TO REMAIN
18. CONSTRUCT CONCRETE CHANNEL PER DETAIL A
19. INSTALL NEW LANDSCAPING

PROPERTY ADDRESS

200 Lomas NW, Albuquerque, New Mexico

LEGAL DESCRIPTION

Blocks 4 and 5, Francisco Armijo y Otero Addition

SURVEY

Topographic and Field Measurement by
Brasher & Lorenz Inc.
December 2000

PROJECT BENCHMARK

COA BM 20-J14
ACS 1-3/4" aluminum disk, stamped "ACS BM 20-J14," epoxied on top of the concrete curb return, ESE quadrant of Lomas Blvd. and First St. SE.
Elev. 4954.753

N

20 0 10 20
1 inch = 20 ft

WELLS FARGO BANK
GRADING AND DRAINAGE PLAN

STEVEN K. MORROW
NEW MEXICO
13679
REGISTERED PROFESSIONAL ENGINEER
3-15-01

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro NE Building 1 Suite 220
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

DRAWN BY: SKM	DATE: MARCH 13, 2001
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