

NEW EASEMENTS

- ② PROPOSED 22' PRIVATE ACCESS EASEMENT TO SERVE LOT 12, ALBRIGHT ADDITION No. 2 AND LOTS 25-A, 26-A AND 27-A. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.
- ③ PROPOSED 25' PRIVATE WATER AND SANITARY SEWER EASEMENT TO SERVE LOTS 25-A AND 26-A.
- ④ PROPOSED 10' PUBLIC UTILITY EASEMENT.

CONSTRUCTION AND GRADING:

- ① CONSTRUCT GRAVEL DRIVE (PRIVATE ACCESS EASEMENT) PER TYPICAL SECTION.
- ② CONSTRUCT 25' LONG X 22' WIDE RESIDENTIAL ASPHALT PAVING PER COA STD DWG 2405A (FLEXIBLE SECTION).
- ③ NEATLY SAWCUT, REMOVE, DISPOSE AND REPLACE EXISTING CURB & GUTTER AND DRIVEPAD PER COA STD DWG 2425 IN CONJUNCTION WITH INSTALLATION OF PRIVATE SAS SERVICE FOR LOTS 25-A AND 26-A.
- ④ NEATLY SAWCUT, REMOVE AND DISPOSE OF EXISTING CURB & GUTTER, DRIVEPAD WINGS, AND DRIVEPAD; CONSTRUCT WIDER DRIVEPAD PER COA STD DWG 2425 TO ALIGN WITH SOUTHEAST CORNER OF THE NEW 22' WIDE PRIVATE ACCESS EASEMENT.
- ⑤ NEATLY SAWCUT, REMOVE AND DISPOSE OF EXISTING CURB & GUTTER AND DRIVEPAD; CONSTRUCT NEW 6" WIDE CONCRETE SIDEWALK PER COA STD DWG 2430 (SECTION BB) AND NEW STANDARD CURB & GUTTER PER COA STD DWG 2415A.
- ⑥ NEATLY SAWCUT, REMOVE, DISPOSE AND REPLACE EXISTING ARTERIAL PAVEMENT (MIN. 12'-0" WIDE) PER COA STD DWG 2465.
- ⑦ CONSTRUCT NEW CMU GARDEN WALL @ SOUTH AND WEST PROPERTY LINES, MINIMUM TW. ELEVATION AT 4958.50.

CONSTRUCTION NOTES:

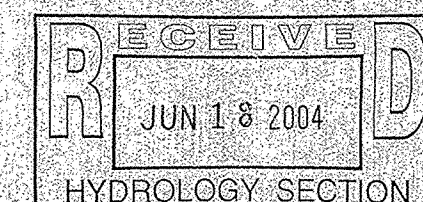
1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE-CALL SYSTEM 260-1990 (ALBUQUERQUE AREA), 1-800-321-ALERT(2537) (STATEWIDE), FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
3. 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.
4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
5. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE. BY THE TIME CONSTRUCTION COMMENCES, THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
6. THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.

EROSION CONTROL MEASURES:

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
3. WHEN APPLICABLE, CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.

LEGEND

B/OH	BUILDING OVERHANG	TS	TRAFFIC SIGN
CLD	CENTERLINE OF DOOR	WM	WATER METER
CLF	CHALKLINE FENCE	WPP	WOOD POWER POLE
CLND	CONCRETE LANDING	WPP W/CD	WOOD POWER POLE WITH CONDUIT
CMU	CONCRETE MASONRY UNIT	WSP	WOOD SERVICE POLE
CO	SANITARY SEWER CLEANOUT	WVB	WATER VALVE BOX
CONC. DPO	CONCRETE DRIVEPAD	+57.3	EXISTING SPOT ELEVATION
CPVR	CONCRETE PAVEMENT	---	EXISTING CONTOUR
DT	DIRT	○	EXISTING SMALL DECIDUOUS TREE
E/G	EDGE OF GRAVEL	○	EXISTING SHRUB
EA	EDGE OF ASPHALT	□	NEW COMMON YARD WALL
FL	FLOWLINE		
GM	GAS METER		
INV	INVERT ELEVATION		
LS	LANDSCAPING		
M	MAST WITH METER		
MB	MAILBOX		
MCP	METAL GUARD POST		
OHC(1)	OVERHEAD COMMUNICATIONS (NO. OF LINES)		
OHE(2)	OVERHEAD ELECTRIC (NO. OF LINES)		
RRT	RAILROAD TIES		
SAS	SANITARY SEWER		
SAS MH	SANITARY SEWER MANHOLE		
SDMH	STORM DRAIN MANHOLE		
SI	STORM INLET		
SW	SIDEWALK		
TA	TOP OF ASPHALT		
TC	TOP OF CURB		
TCO	TOP OF CONCRETE		
TG	TOP OF GRATE		



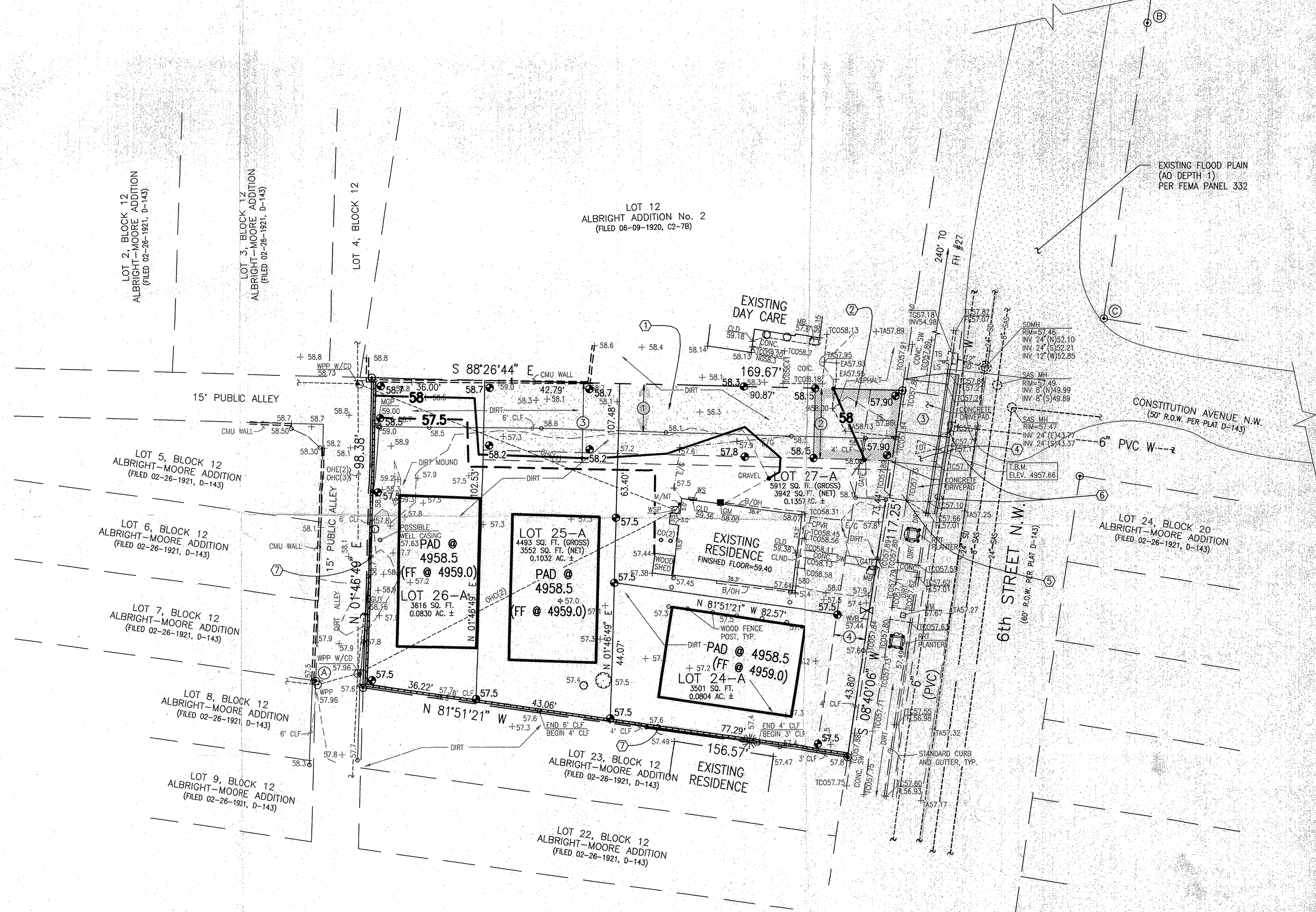
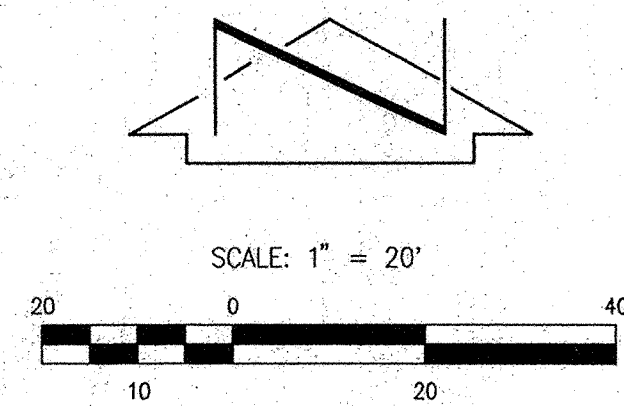
06-17-2004

PROJECT BENCHMARK

ACS 1 3/4" ALUMINUM DISK STAMPED "ACS BM, 24-J-14", SET IN TOP OF THE CONCRETE CURB, CENTERED ABOVE A DROP INLET AT THE NNE QUADRANT OF THE INTERSECTION OF FOURTH STREET AND CONSTITUTION AVENUE N.W.
ELEVATION = 4958.365 (NGVD 1929)

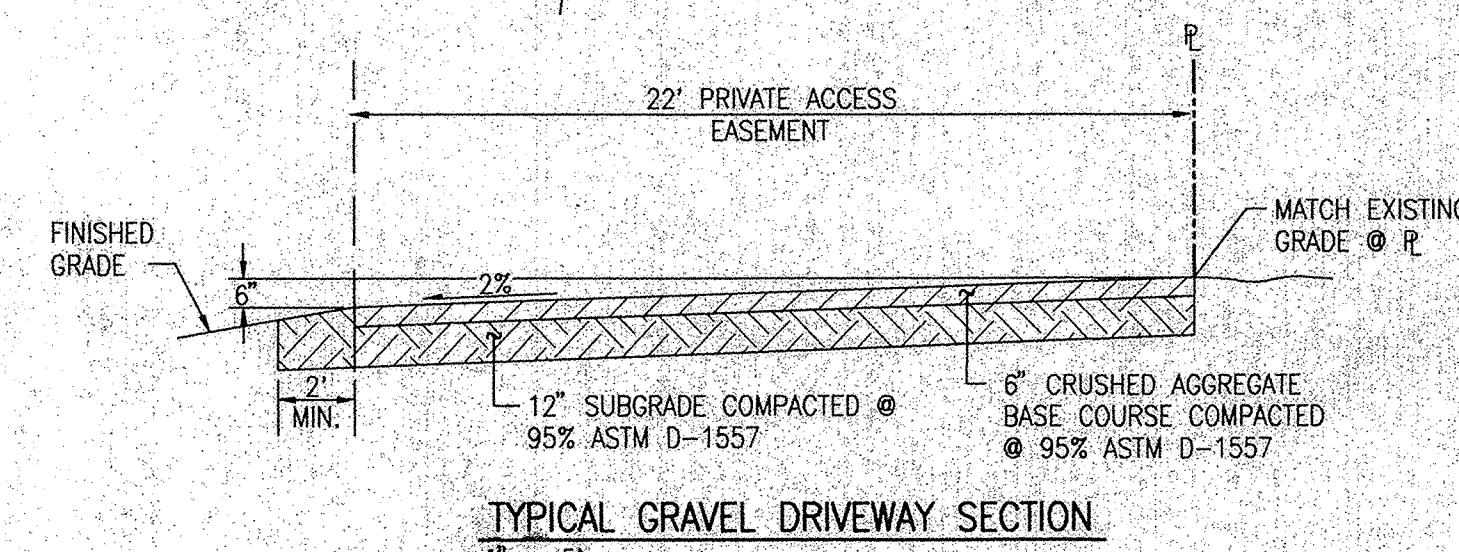
T.B.M.

A CHISELED "C" FOUND ON THE TOP OF CURB LOCATED NORTH OF THE EXISTING RESIDENCE AND IMMEDIATELY SOUTH OF THE DRIVEPAD LEADING INTO THE DAY CARE BUILDING AS SHOWN ON THE DRAWING.
ELEVATION = 4957.66 FEET



% IMPERVIOUS SUMMARY

LOT	NET AREA	FOOTPRINT	% IMPERVIOUS
26A	3616	1248	34.5
25A	3552	1288	36.3
24A	3501	1238	35.4
27A	3942	1000	25.4



TYPICAL GRAVEL DRIVEWAY SECTION
1" = 5'

GRADING AND PAVING PLAN

LOTS 24-A, 25-A, 26-A AND 27-A,
BLOCK 12, ALBRIGHT-MOORE ADDITION



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REVISIONS

JOB NO. 2003.038.4
DATE 06-2004
SHEET 2 OF 2