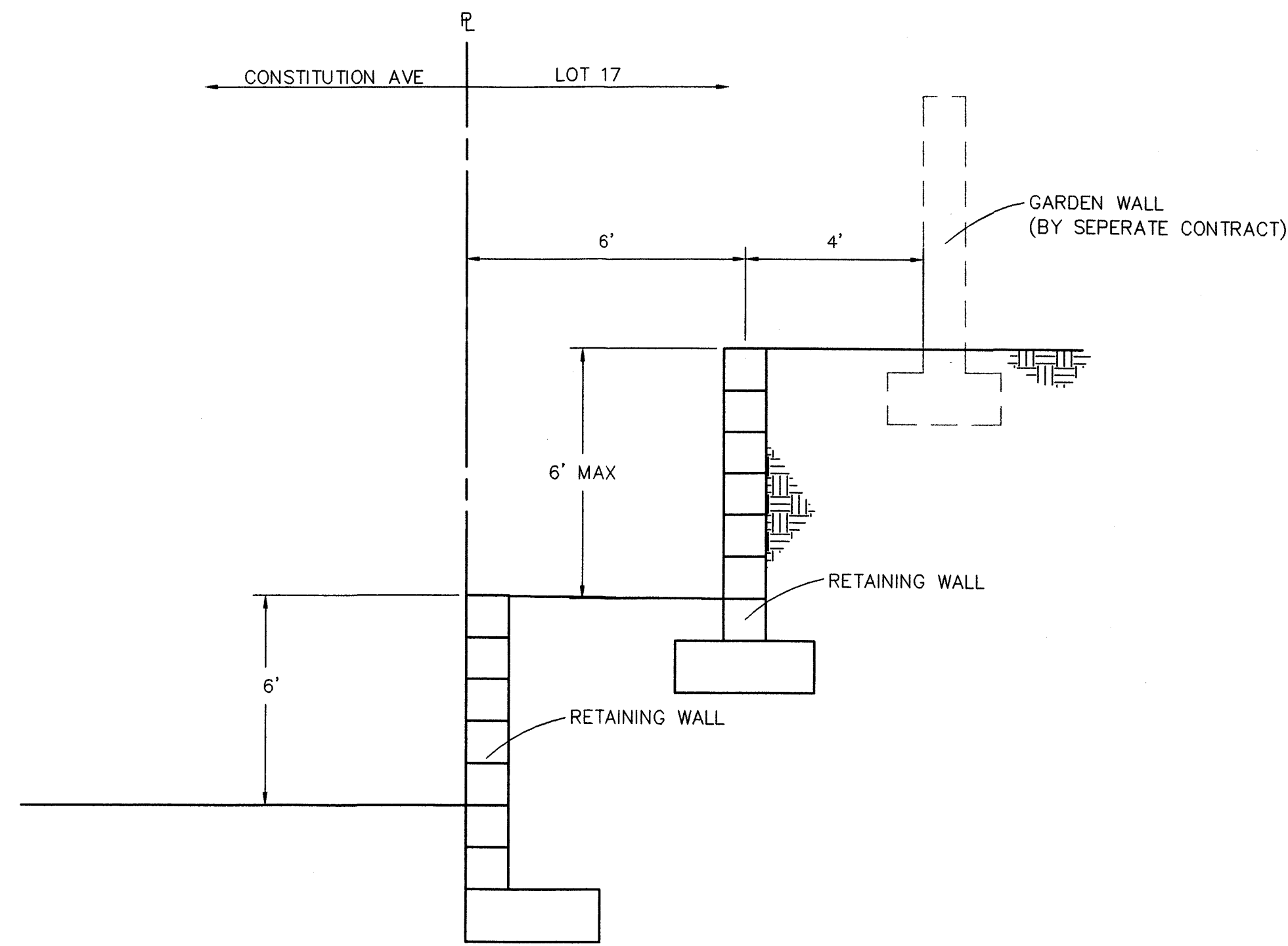
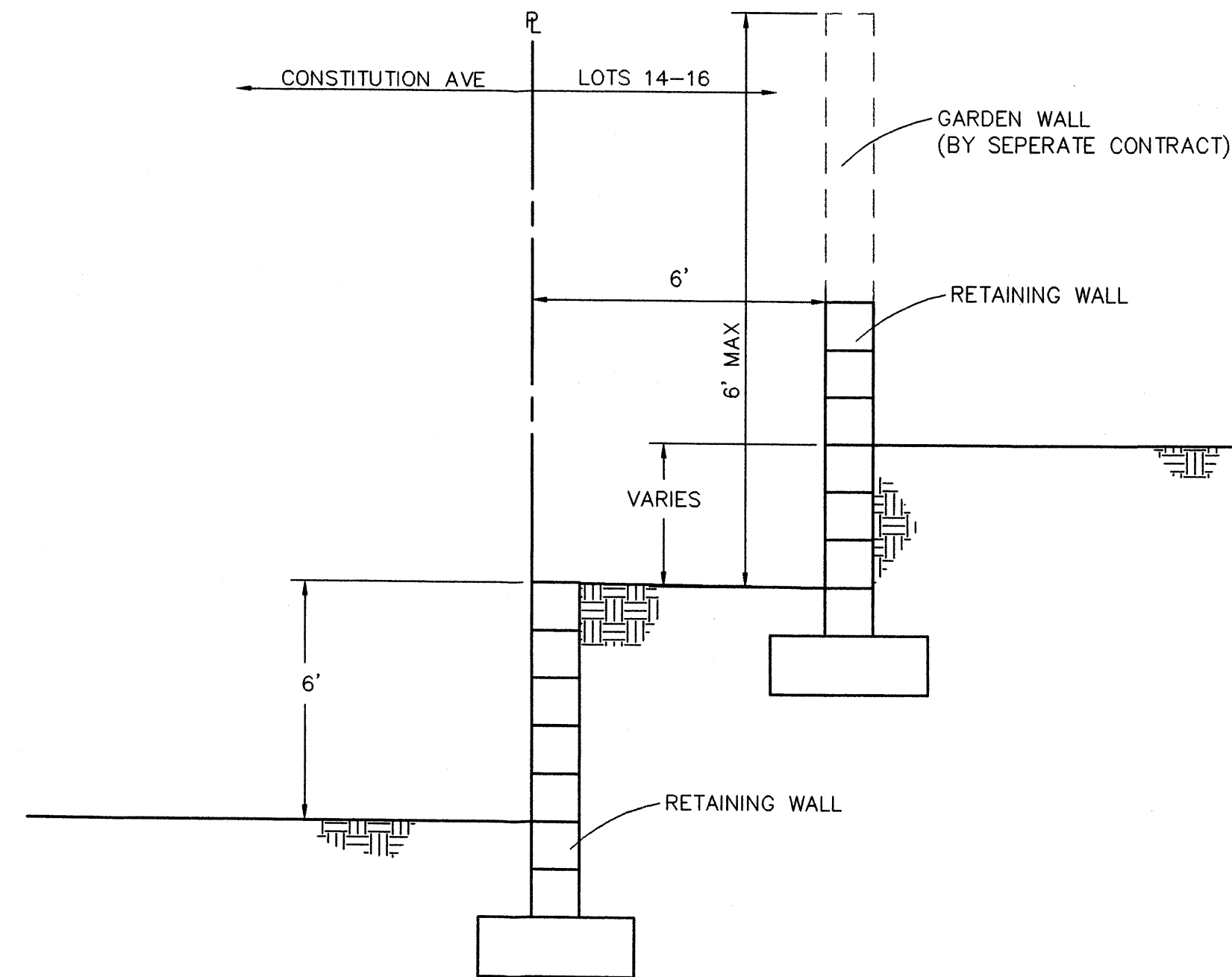
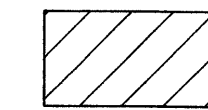
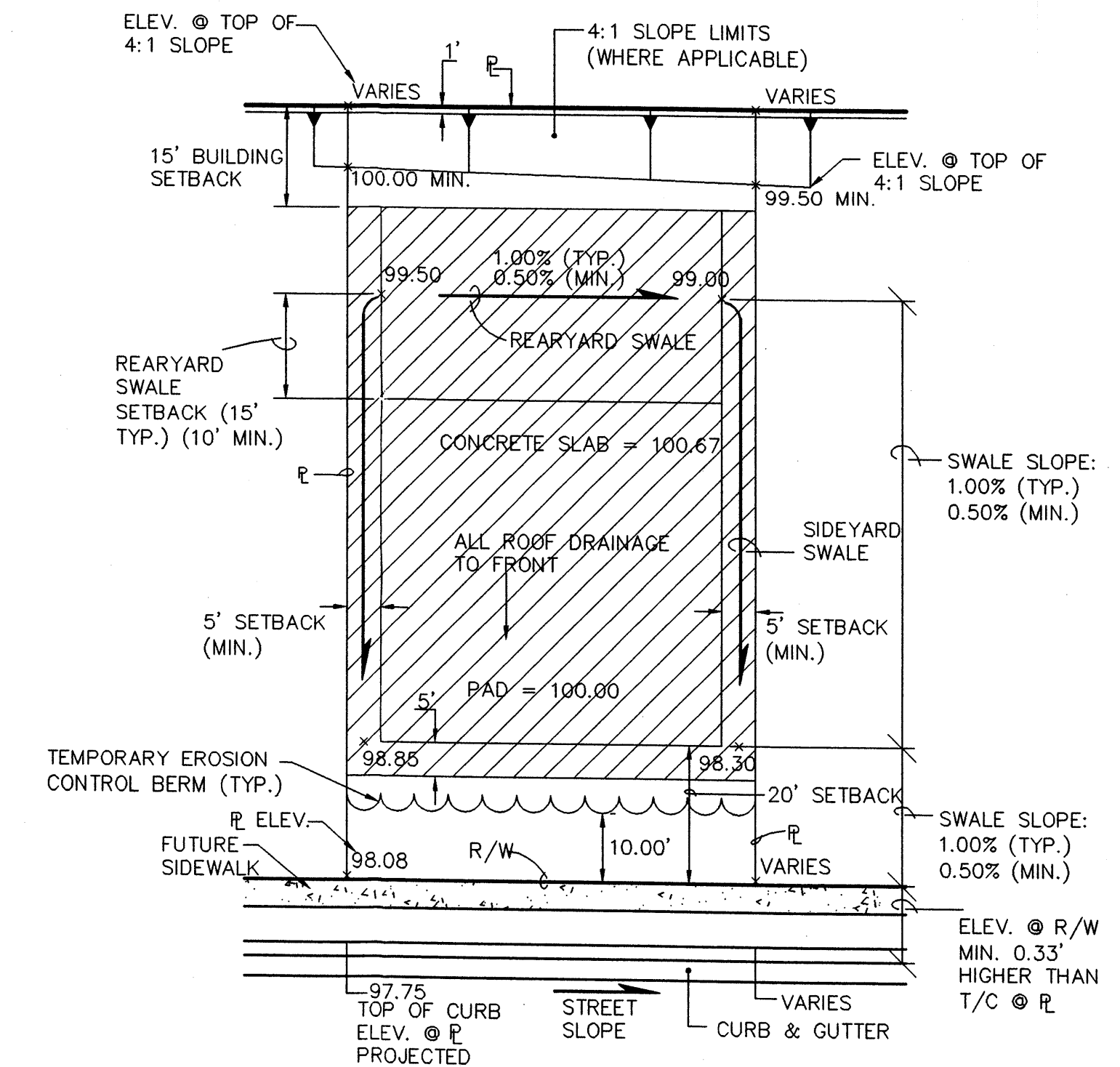




SECTION A
N.T.S.



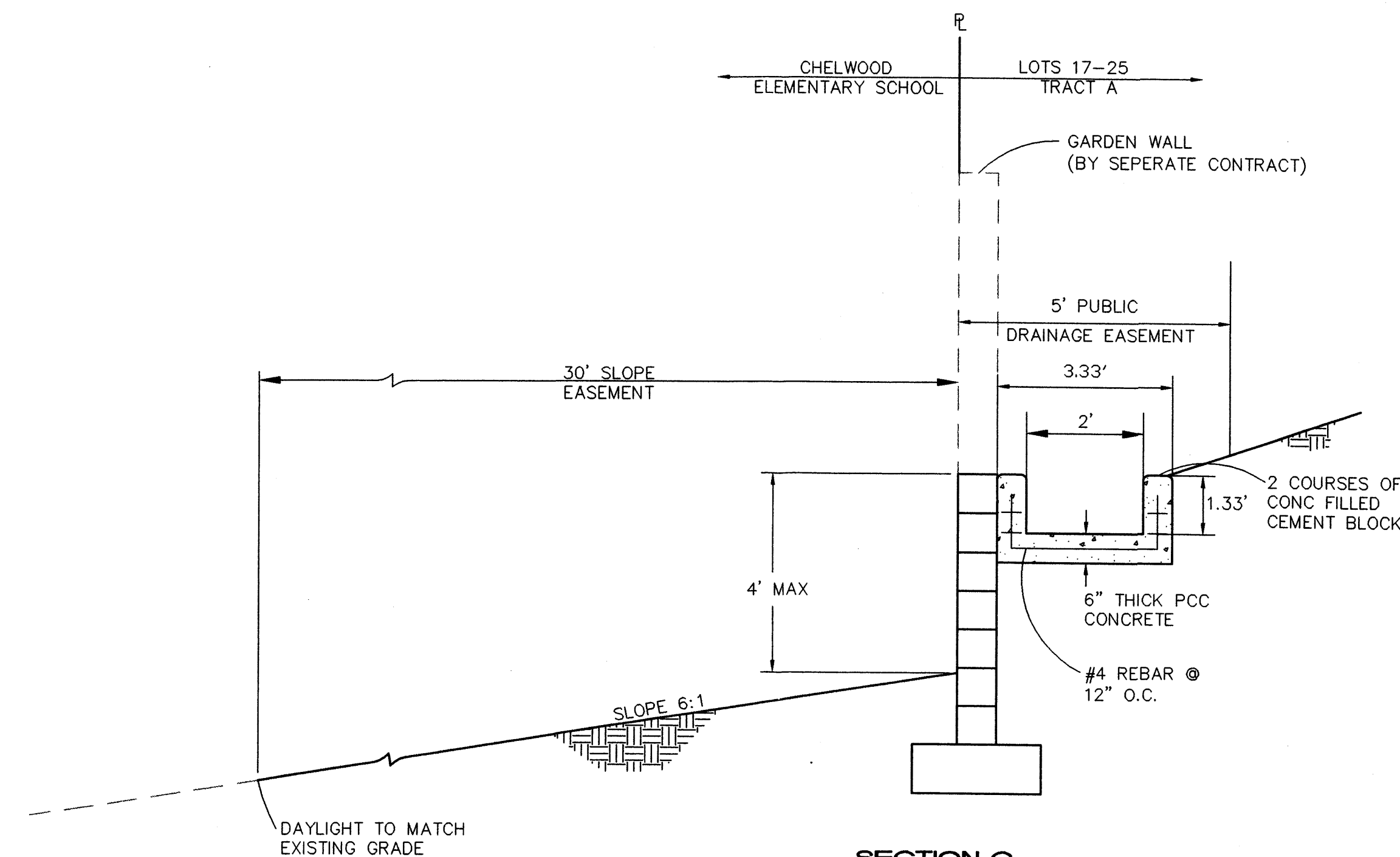
SECTION B
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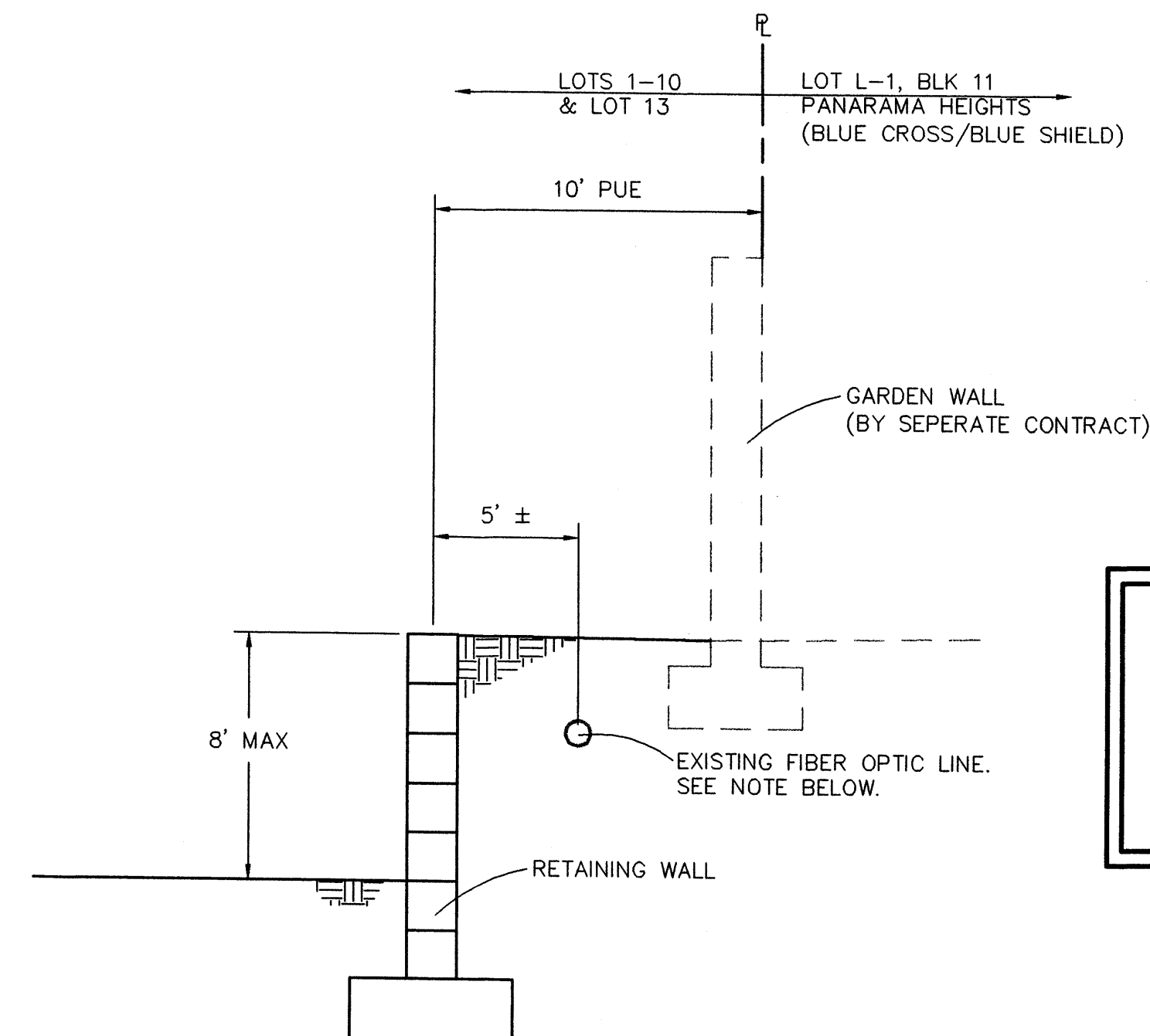
COMPACTION ZONE - CONTRACTOR SHALL COMPACT SOILS IN THIS AREA TO A MINIMUM OF 95% COMPACTION PER ASTM D698, FOR A DEPTH OF 12 INCHES.

TYPICAL LOT GRADING SHOWING
COMPACTION ZONE
1"=20'

UPDATED 10.20.05 DLP



SECTION C
N.T.S.



SECTION D
N.T.S.

NOTE:
THERE IS AN EXISTING FIBER OPTIC LINE ON EAST BOUNDARY OF THE SITE. CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL PRIOR TO ANY GRADING. CONTRACTOR SHALL PROTECT THE FIBER OPTIC LINE AND ANY OTHER EXISTING UTILITY DURING CONSTRUCTION.

ISAACSON & ARFMAN, P.A.
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1373GRD-DTL.DWGdlp 11.30.05

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **CHELWOOD HILLS SUBDIVISION
GRADING DETAILS**

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. Zone Map No.

Sheet 2 of 2

DEC 02 2005

HYDROLOGY SECTION

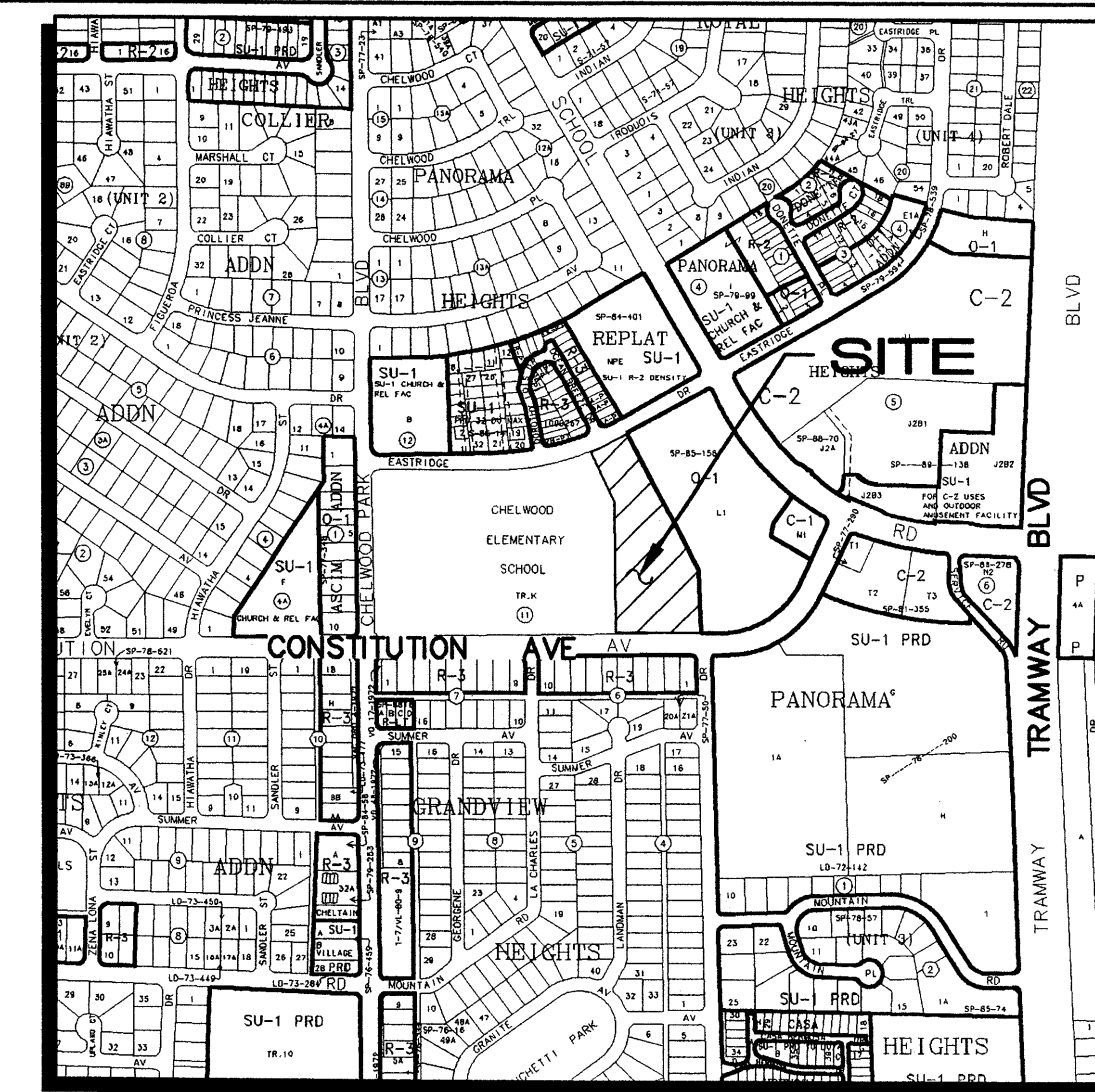
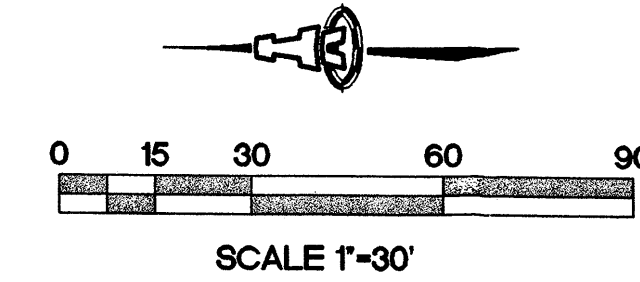


NO.	DATE	REVISIONS	BY
		DESIGN	
DESIGNED BY	xxx	DATE	xx/xx/xx
DRAWN BY	xxx	DATE	xx/xx/xx
CHECKED BY	xxx	DATE	xx/xx/xx

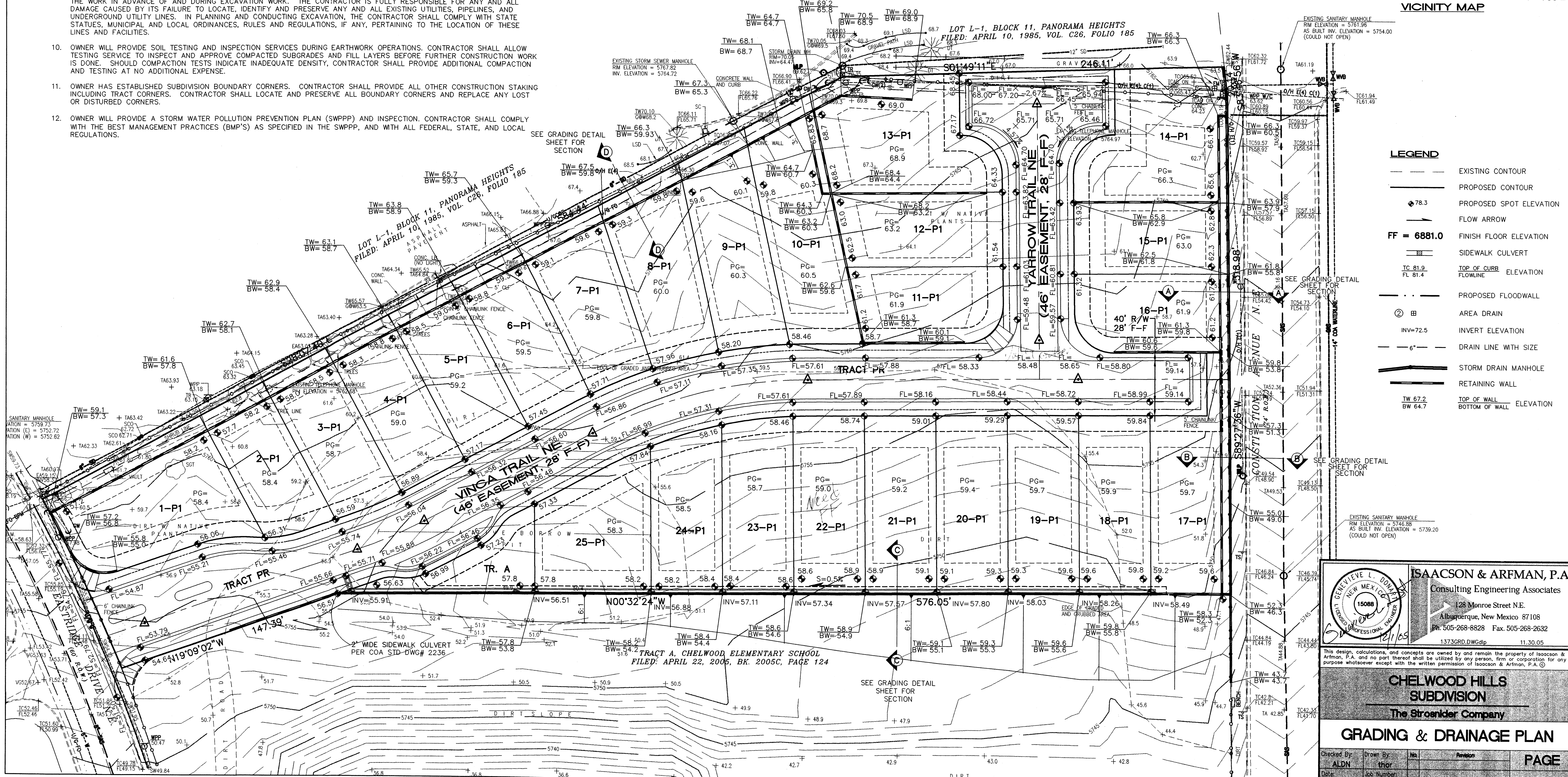
GRADING NOTES:

- ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
- ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
- EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
- CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.3± FEET.
- SCARIFY AND COMPACT SUBGRADE FOR FILLS. PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH. MOISTEN AS NECESSARY TO PROVIDE OPTIMUM MOISTURE (±2%) CONTENT.
- UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE, COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
- MAXIMUM SLOPES SHALL BE 3:1 MINIMUM SLOPES SHALL BE 1%.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- 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 THEREFORE. 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.
- OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. CONTRACTOR SHALL ALLOW TESTING SERVICE TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT NO ADDITIONAL EXPENSE.
- OWNER HAS ESTABLISHED SUBDIVISION BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING INCLUDING TRACT CORNERS. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS.
- OWNER WILL PROVIDE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND INSPECTION. CONTRACTOR SHALL COMPLY WITH THE BEST MANAGEMENT PRACTICES (BMP'S) AS SPECIFIED IN THE SWPPP, AND WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.

NOTE:
THERE IS AN EXISTING FIBER OPTIC LINE ON THE EAST BOUNDARY OF THE SITE. CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL PRIOR TO ANY GRADING. CONTRACTOR SHALL PROTECT THE FIBER OPTIC LINE AND ANY OTHER EXISTING UTILITY DURING CONSTRUCTION.



VICINITY MAP



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 6881.0 FINISH FLOOR ELEVATION
- SIDEWALK CULVERT
- TOP OF CURB ELEVATION
- PROPOSED FLOODWALL
- AREA DRAIN
- INVERT ELEVATION
- DRAIN LINE WITH SIZE
- STORM DRAIN MANHOLE
- RETAINING WALL
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION

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CHELWOOD HILLS SUBDIVISION
The Stroeder Company

GRADING & DRAINAGE PLAN

Checked By	Drawn By	No.	Revision	PAGE
ALDN	thor			SH. 1 OF 2
Date	Job Number			
05/03/05	1373			

DEC 02 2005
HYDROLOGY SECTION

GRADING NOTES:

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- CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.3± FEET.
- SCAR AND COMPACT SUBGRADE FOR FILLS. PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 18" AS NECESSARY TO PROVIDE OPTIMUM MOISTURE (±2%) CONTENT.
- UNIFORM GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. SMOOTH FINISHED SURF TO BE WITHIN SPECIFIED TOLERANCE COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED. MAXIMUM SLOPES SHALL BE 3:1 MINIMUM SLOPES SHALL BE 1%.
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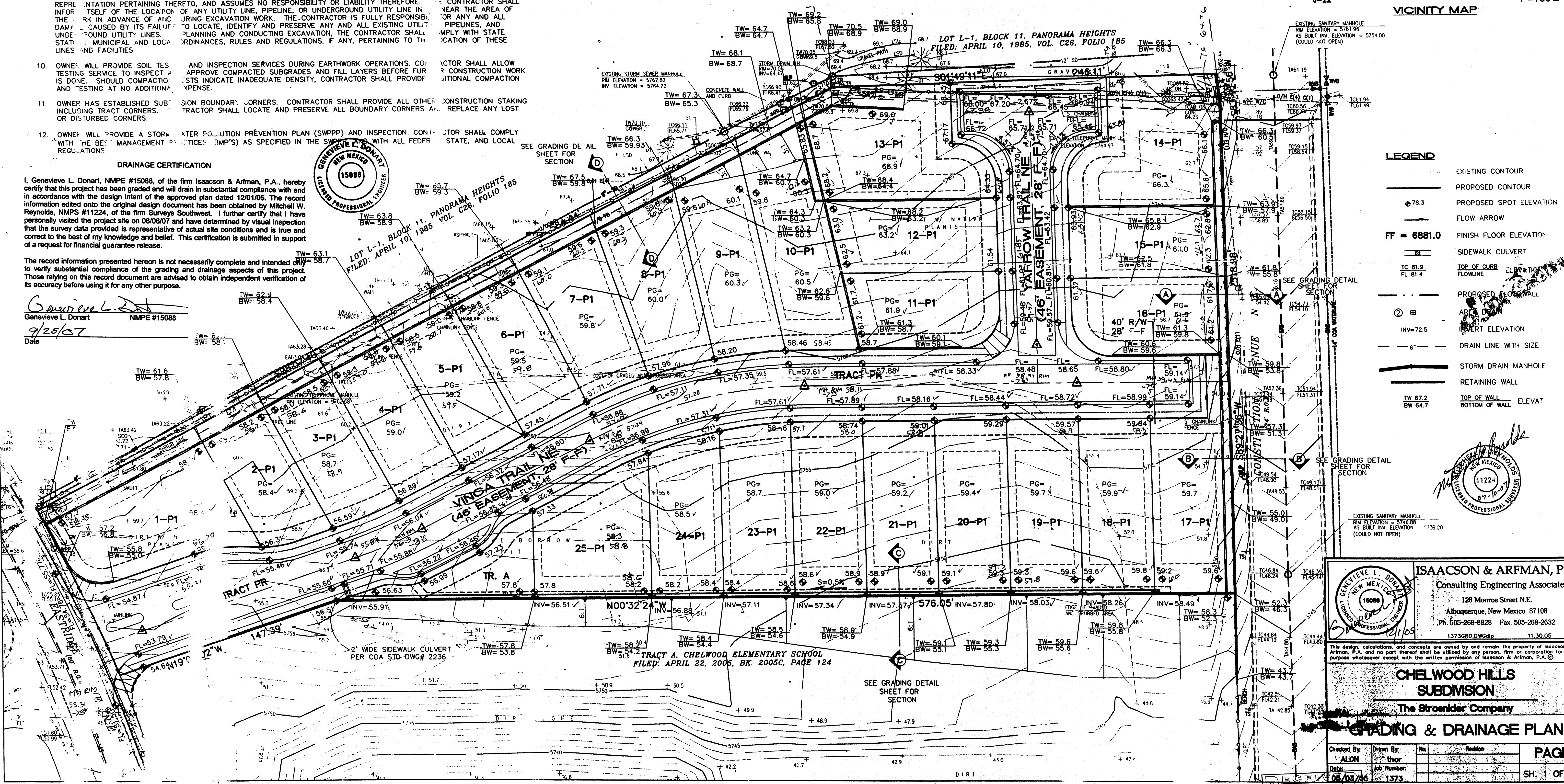
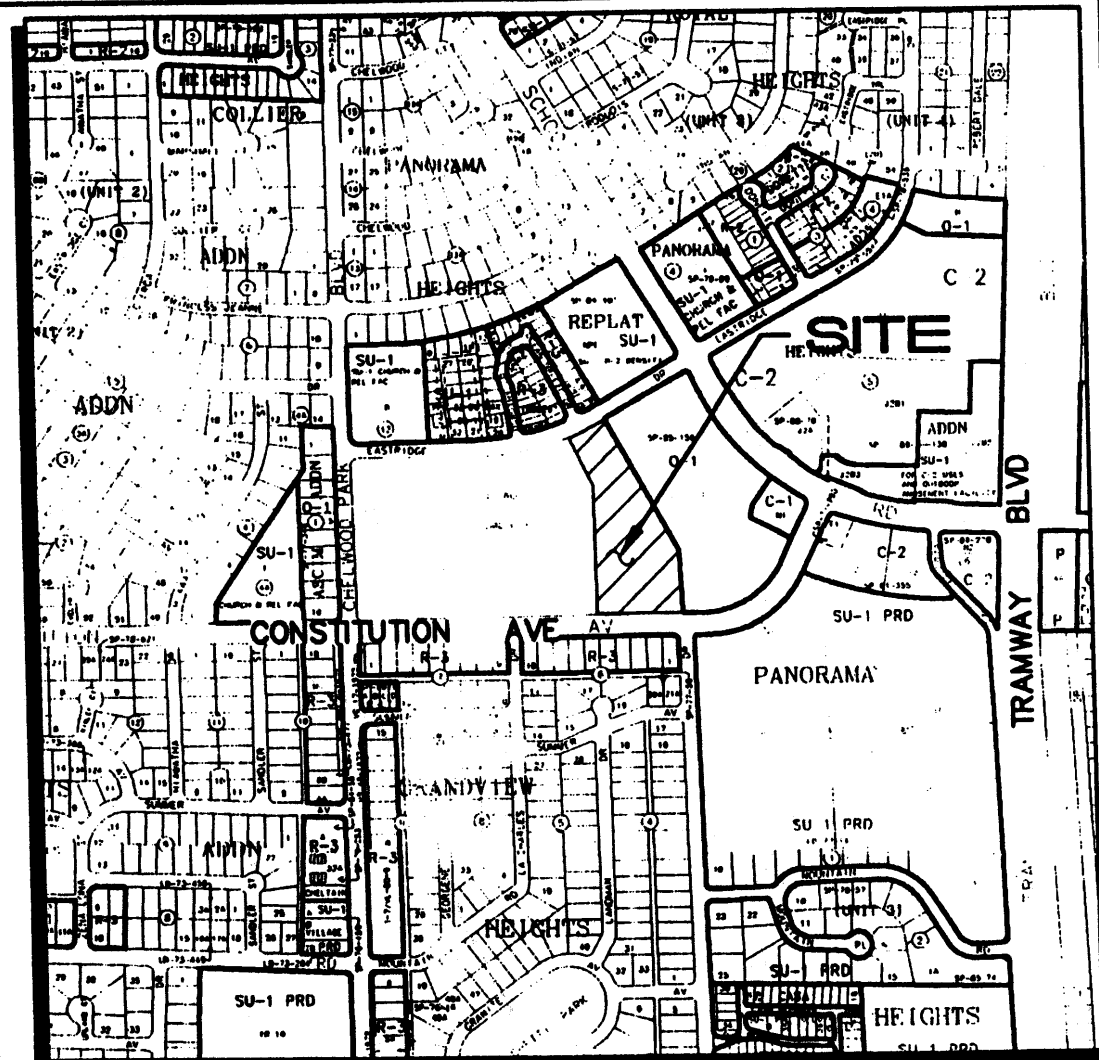
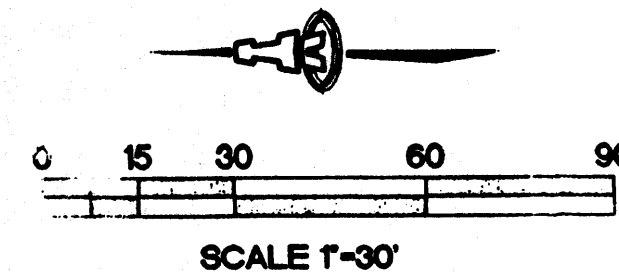
DRAINAGE CERTIFICATION

I, Genevieve L. Donat, NMPE #15088, of the firm Isaacson & Arfman, P.A., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 12/01/05. The record information edited onto the original design document has been obtained by Mitchell W. Reynolds, NMPS #11224, of the firm Surveys Southwest. I further certify that I have personally visited the project site on 08/06/07 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for financial guarantee release.

The record information presented herein is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Genevieve L. Donat
Date 9/25/07
NMPE #15088

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LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 6881.0 FINISH FLOOR ELEVATION
- SIDEWALK CULVERT
- TOP OF CURB ELEVATION
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- AREA OF INVERT ELEVATION
- DRAIN LINE WITH SIZE
- STORM DRAIN MANHOLE
- RETAINING WALL
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION

SEE GRADING DETAIL SHEET FOR SECTION

EXISTING SANITARY MANHOLE
RIM ELEVATION = 5746.88
AS BUILT INV. ELEVATION = 5739.20
(COULD NOT OPEN)

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SUBDIVISION
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GRADING & DRAINAGE PLAN

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ALDN	thor			SH. 1 OF 2
Date	Job Number			
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SEP 26 2007
HYDROLOGY SECTION
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