

- GENERAL NOTES:
1. ADD 5000 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
 2. CONTOUR INTERVAL IS ONE (1) FOOT.
 3. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION MON-4-K15 HAVING AN ELEVATION OF 5045.07 FEET ABOVE SEA LEVEL.
 4. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
 5. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
 6. SLOPES ARE AT 3:1 MAXIMUM.
 7. TOPOGRAPHY WAS PROVIDED BY FORSTBAUER SURVEYING, L.L.C.
 8. ALL RETAINING WALLS AND STEM WALLS WILL BE DESIGNED BY OTHERS, AND ASSURE COMPLIANCE WITH SECTION 14-16-3-19 OF THE ZONING CODE, GENERAL HEIGHT AND DESIGN REGULATIONS FOR WALLS, FENCES, AND RETAINING WALLS.
 9. SOME EXISTING UTILITIES HAVE TO BE RELOCATED.

EROSION CONTROL PLAN
AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION 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.
6. ALL THE DISTURBED AREAS MUST BE REVEGETATED.

NOTICE TO CONTRACTORS

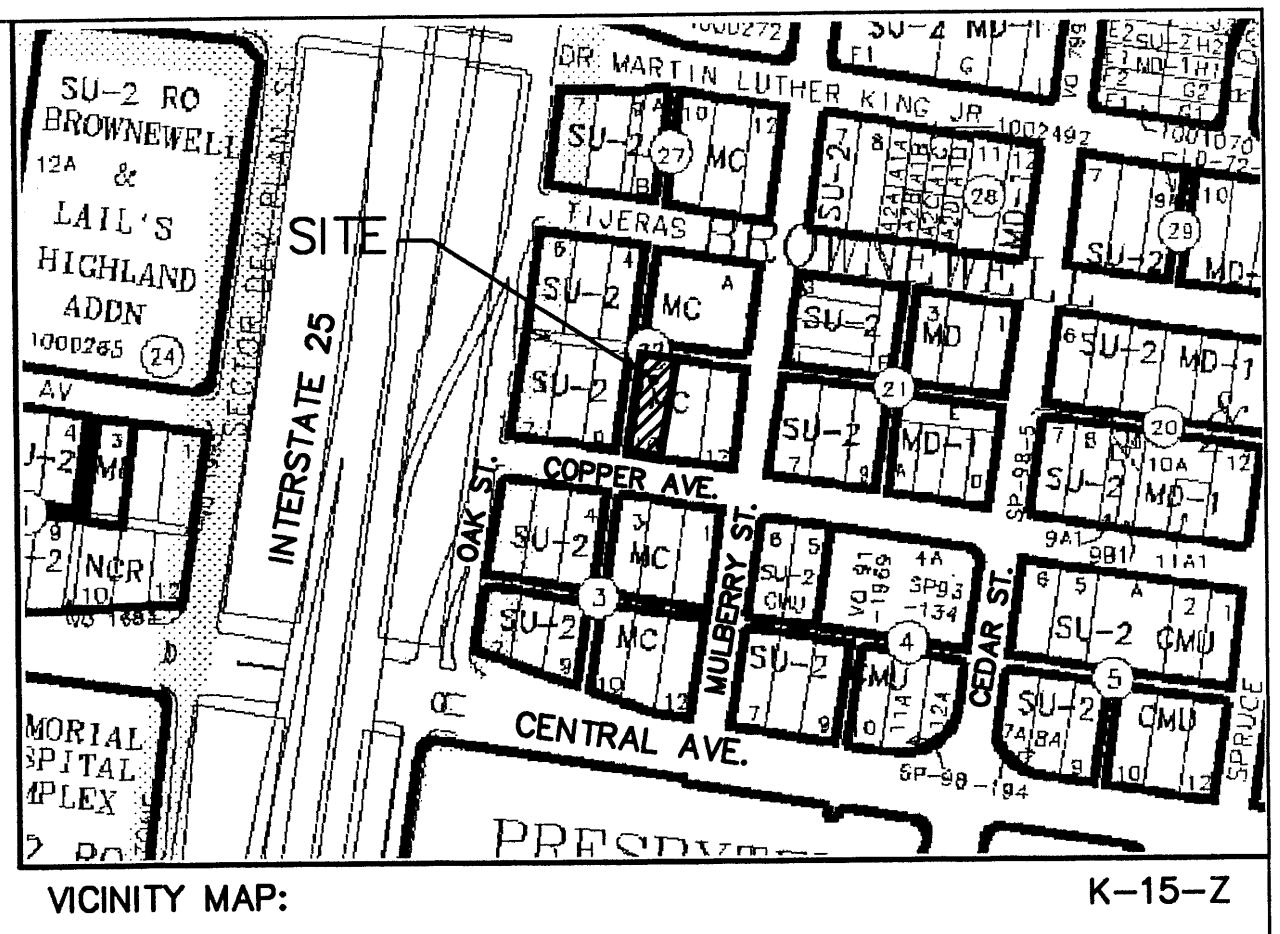
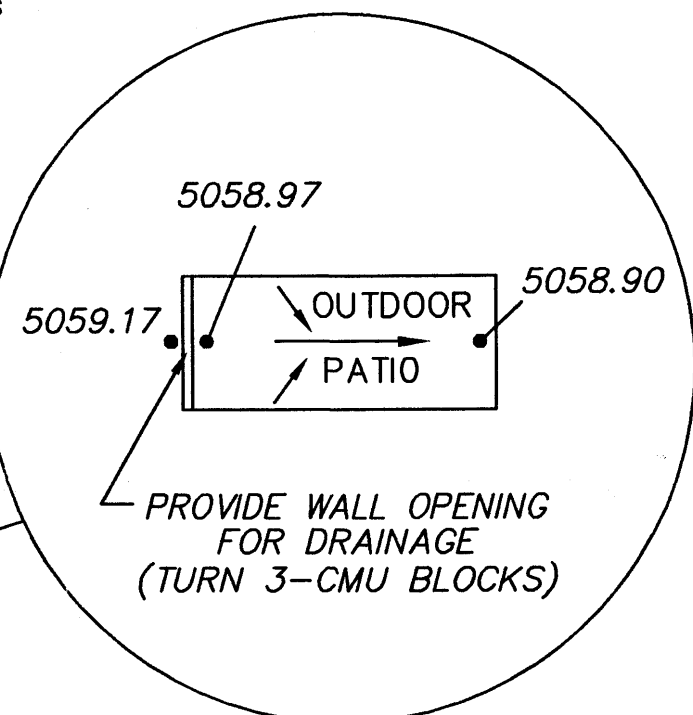
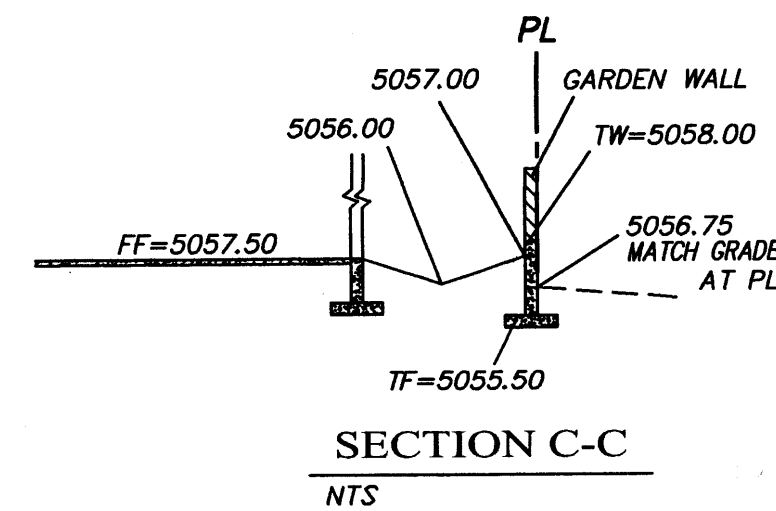
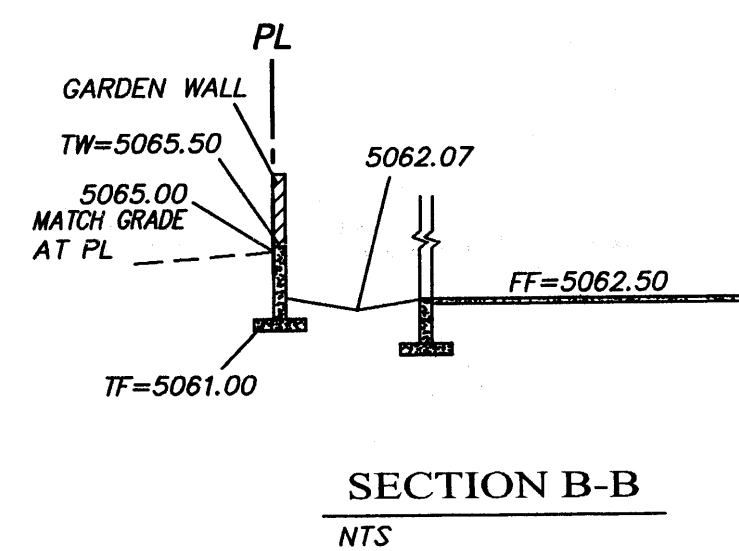
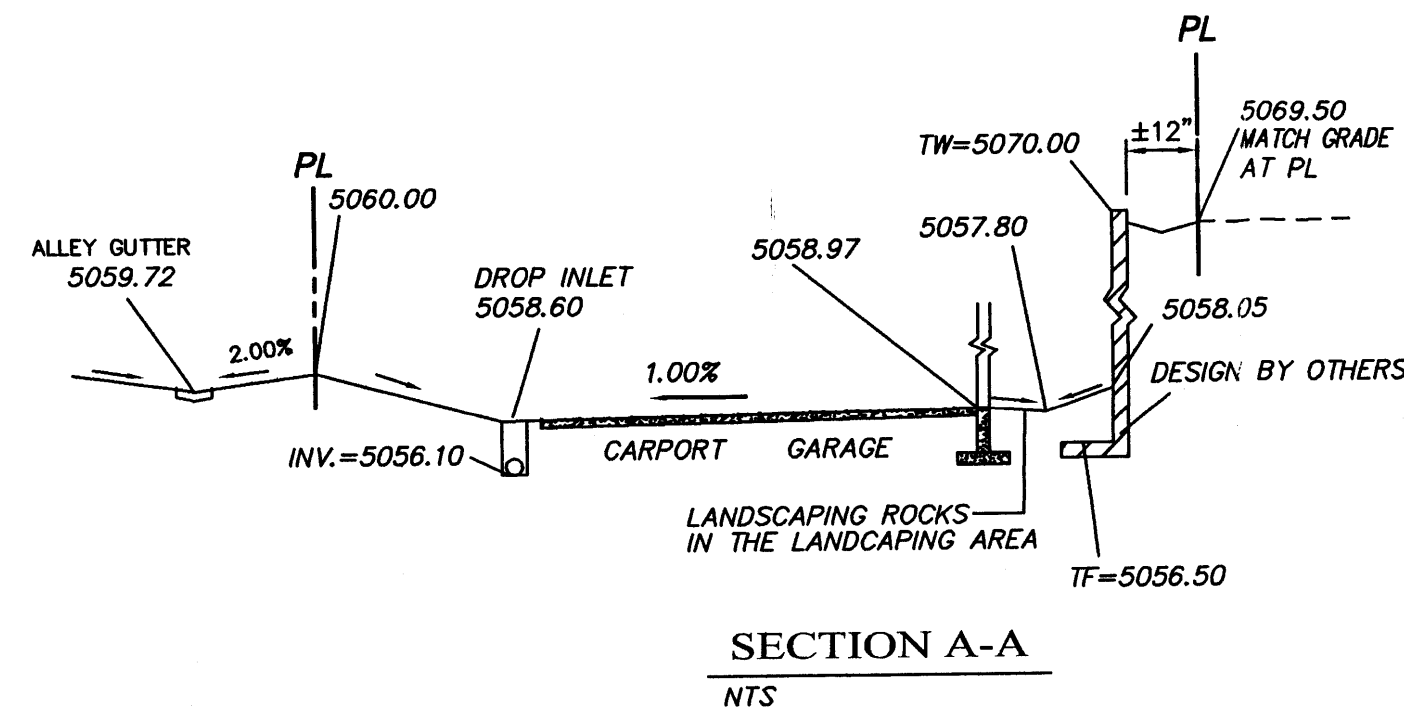
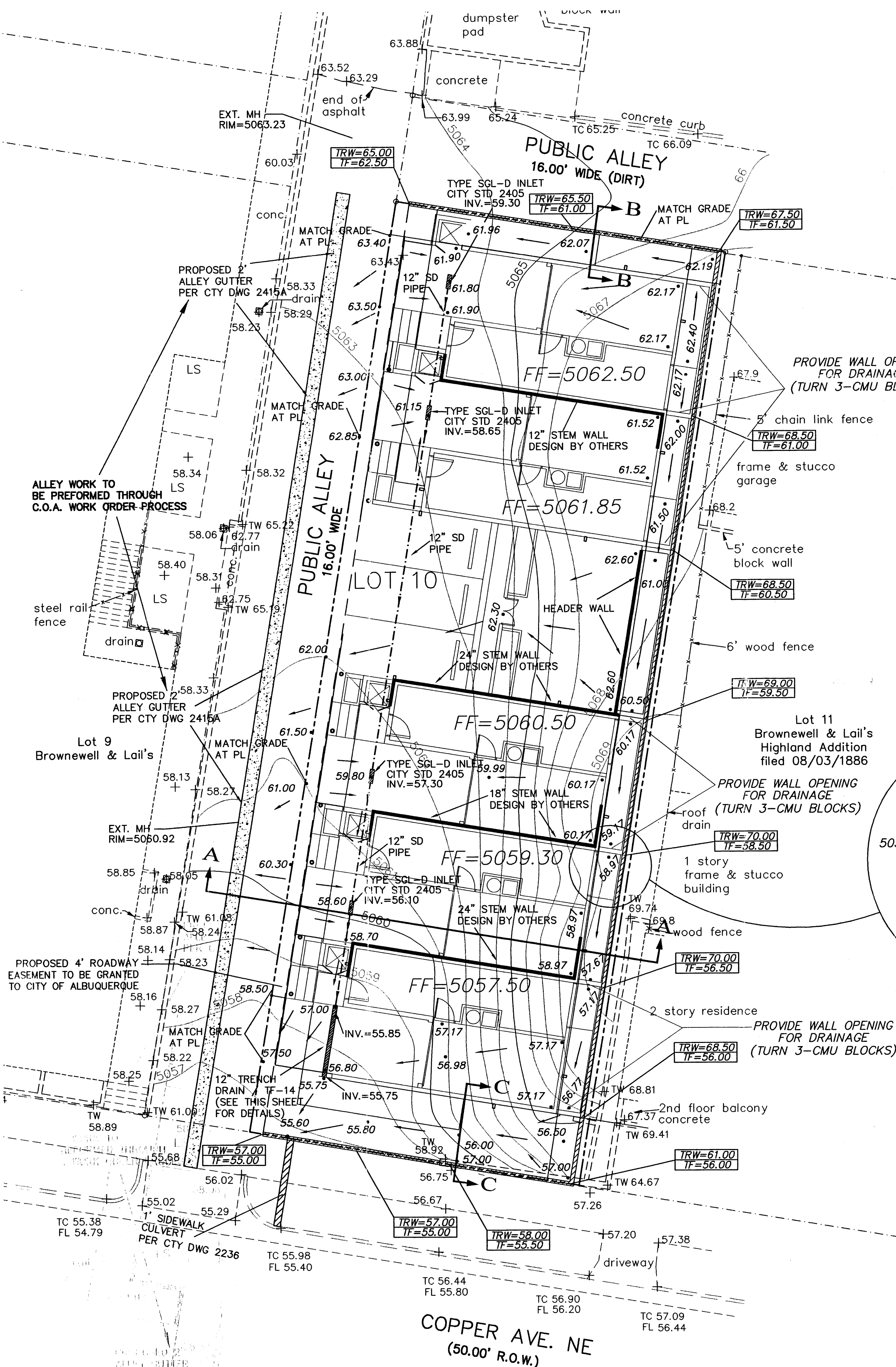
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2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. 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 THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

SITE TOPOGRAPHY AND PROPOSED GRADING IMPROVEMENTS:

The existing topography of the site is drawn based on one foot contours. The site drops $\pm 11'$ from east to west and $\pm 8'$ from north to south. Based on the proposed grades a $\pm 10'$ (max.) exposed retaining wall will be built in order to make up the existing grade difference from east to west (See Section A-A). The site is graded to drain to the existing alley along the westerly property line and from there to Copper Ave. Stem walls are proposed between the building to step up the pads to make up the existing grade difference from north to south. The grades will be matched at the alley. There will be some cross lot drainage in the back to drain the runoff from north to south and then to the west to Alley. Retaining walls are proposed along the northerly and southerly property line for the grade difference between the proposed grades and existing grades at the property line (See Sections B-B and C-C).

LEGEND

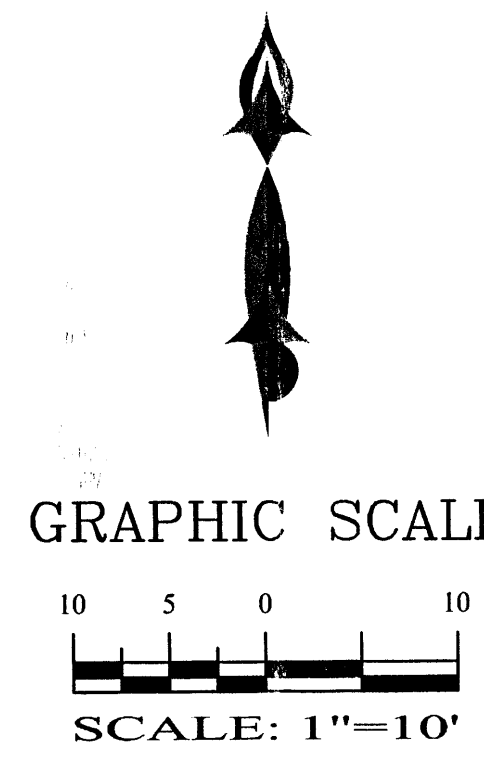
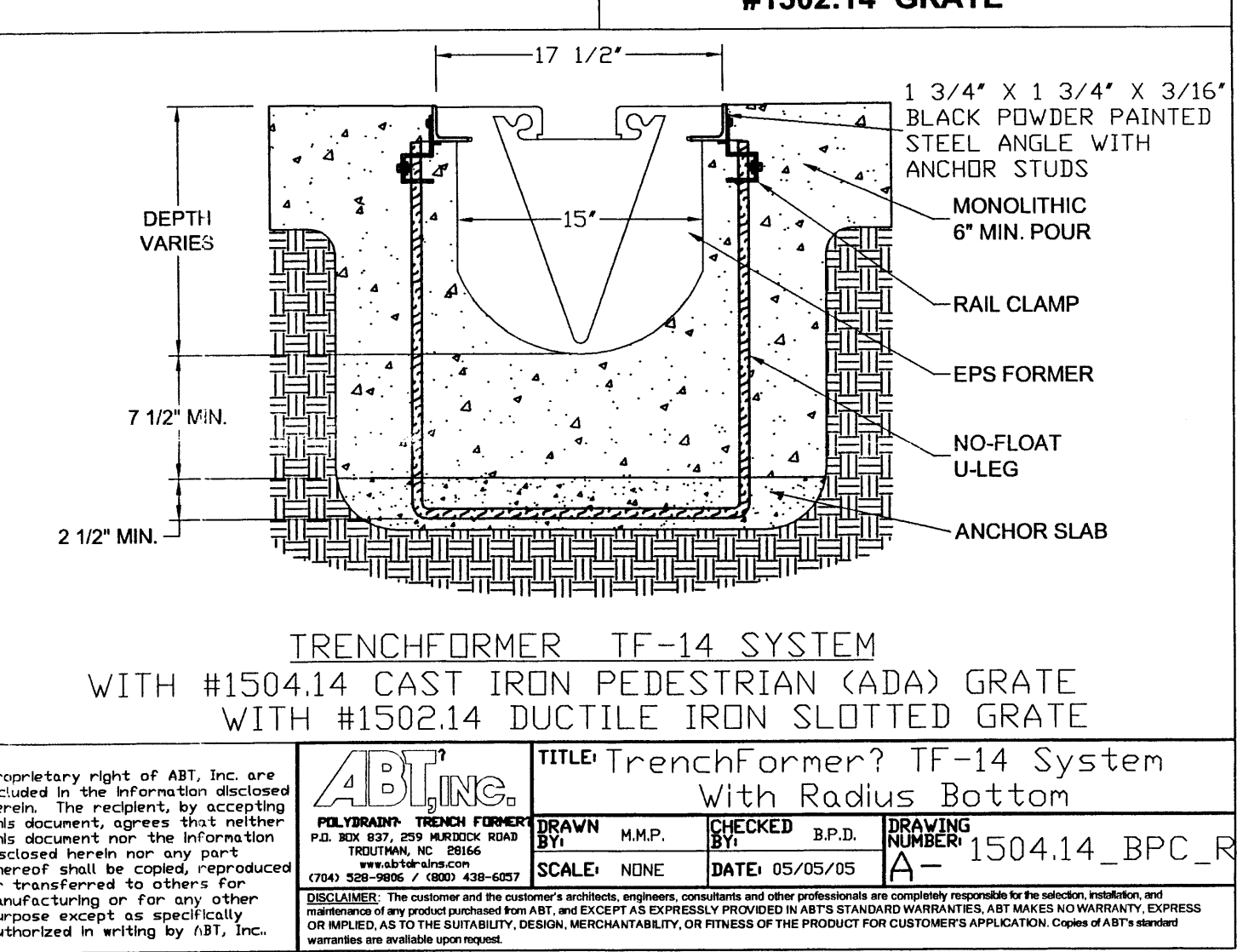
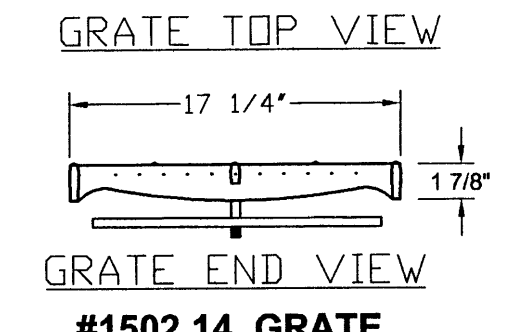
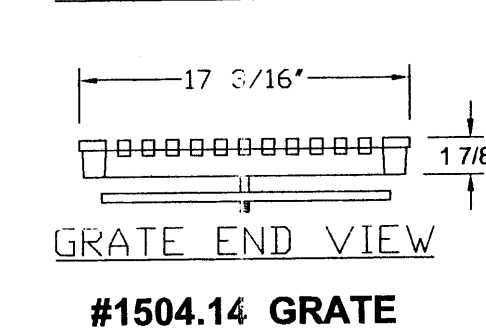
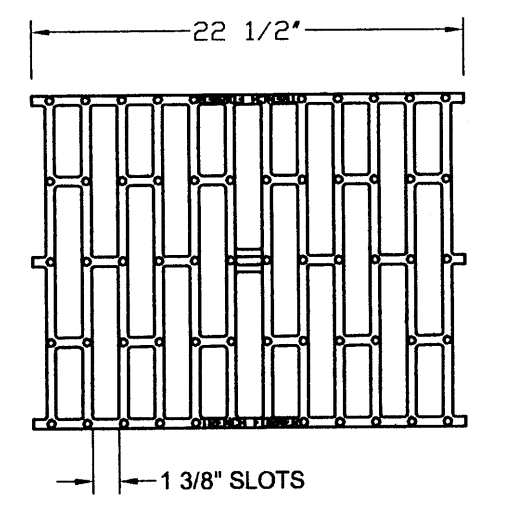
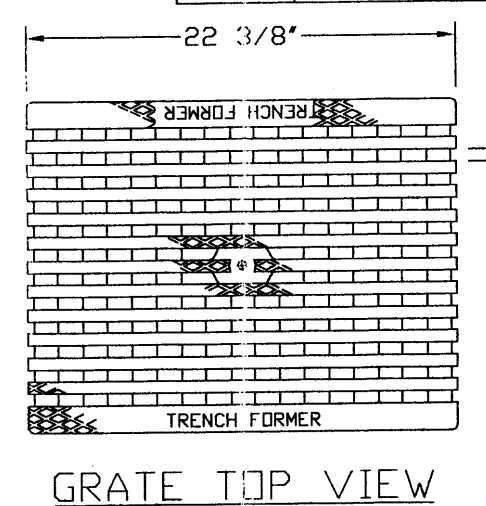
- EXISTING SAS MANHOLE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- EASEMENT
- LIMITS OF TOP OF EXISTING SLOPE
- PROPOSED SIDEWALK
- PROPOSED GRADE
- PROPOSED SPOT ELEVATION
- EXISTING GRADE
- EXISTING POWER POLE
- EXISTING FENCE
- EXISTING WALL
- PROPOSED RETAINING WALL
- PROPOSED EXTENDED STEM WALL
- TOP OF RETAINING WALL
- TOP OF FOOTING
- 12"x12" TRENCH DRAIN OR DROP INLET



LEGAL DESCRIPTION:
LOT 10, BLOCK 22, BROWNELL AND LAIL'S HIGHLAND ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
CONTAINING 7,100 SQUARE FEET (0.16299 ACRES)
MORE OR LESS.

PART #	LOAD CLASS	AASHTO RATING	MATERIAL
1504.14	9.4	H-25	GRADE 30 C.I.
	OPEN AREA	LENGTH IN [M]	WEIGHT Lb [Kg]
	22X	18 [0.46]	50.9 [23.1]

PART #	LOAD CLASS	AASHTO RATING	MATERIAL
1502.14	31.2	H-25	GRADE 80 D.I.
	OPEN AREA	LENGTH IN [M]	WEIGHT Lb [Kg]
	65X	18 [0.46]	26.0 [11.8]



SHAHAB BIAZAR
P.E. #13479

ADVANCED
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and CONSULTING, P.C.

4416 ANAHEIM AVE. NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-3570

MAY 16 2005

HYDROLOGY SECTION

OAK STREET CONDOMINIUMS GRADING AND DRAINAGE PLAN			
DRAWING: 200444-GR.DWG	DRAWN BY: SHH	DATE: 10-05-2004	SHEET # 3 OF 5

ROUGH GRADING APPROVAL _____ DATE _____

LAST REVISION: 1-30-2004

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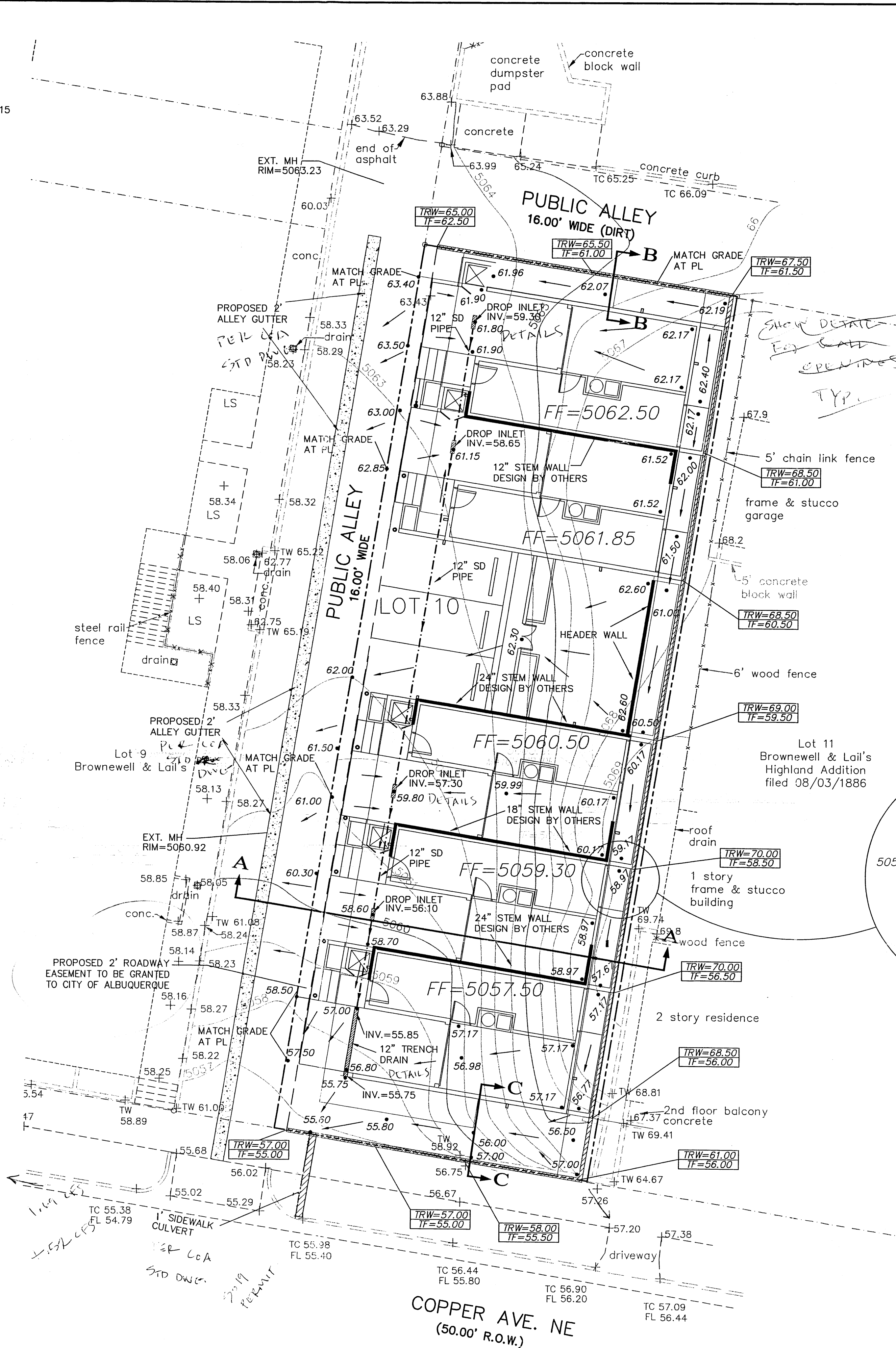
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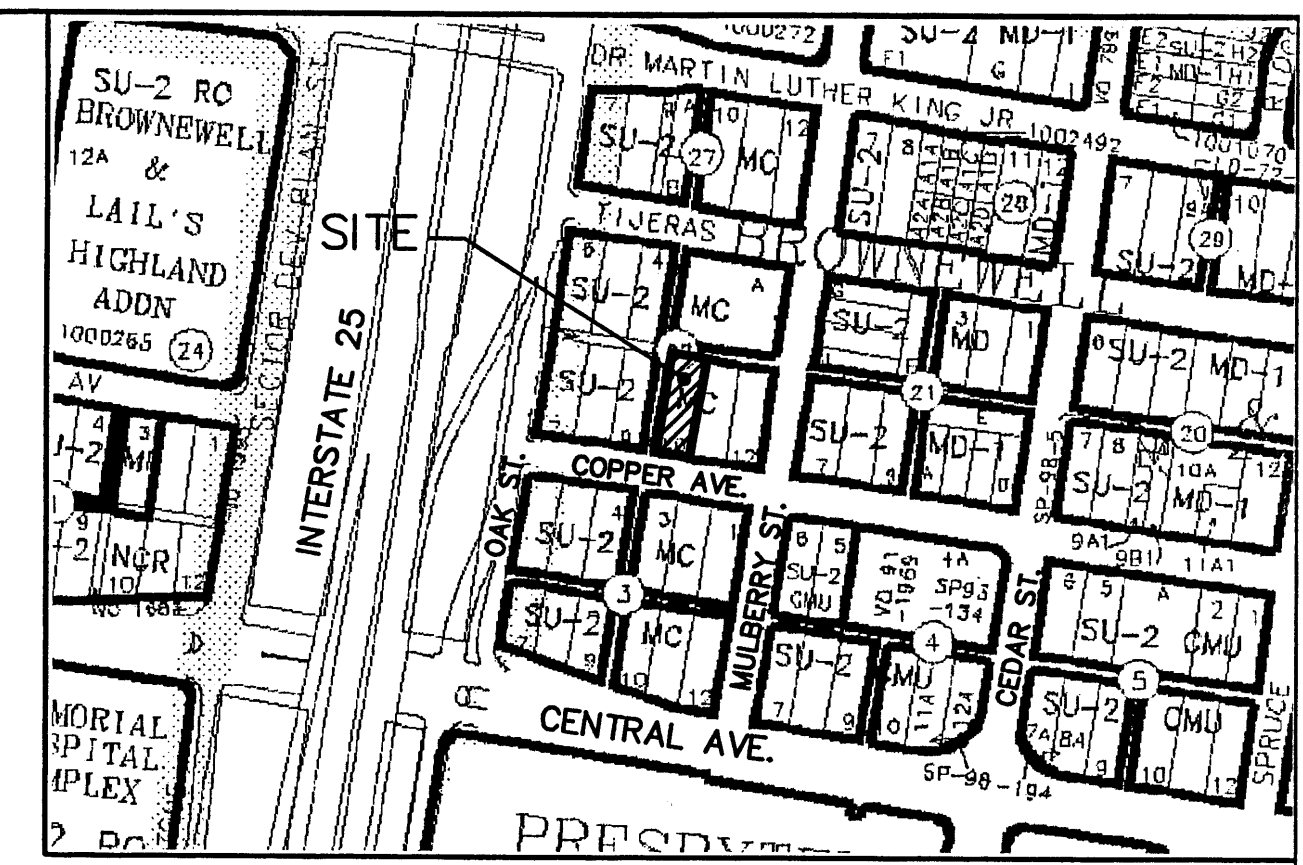
LEGEND

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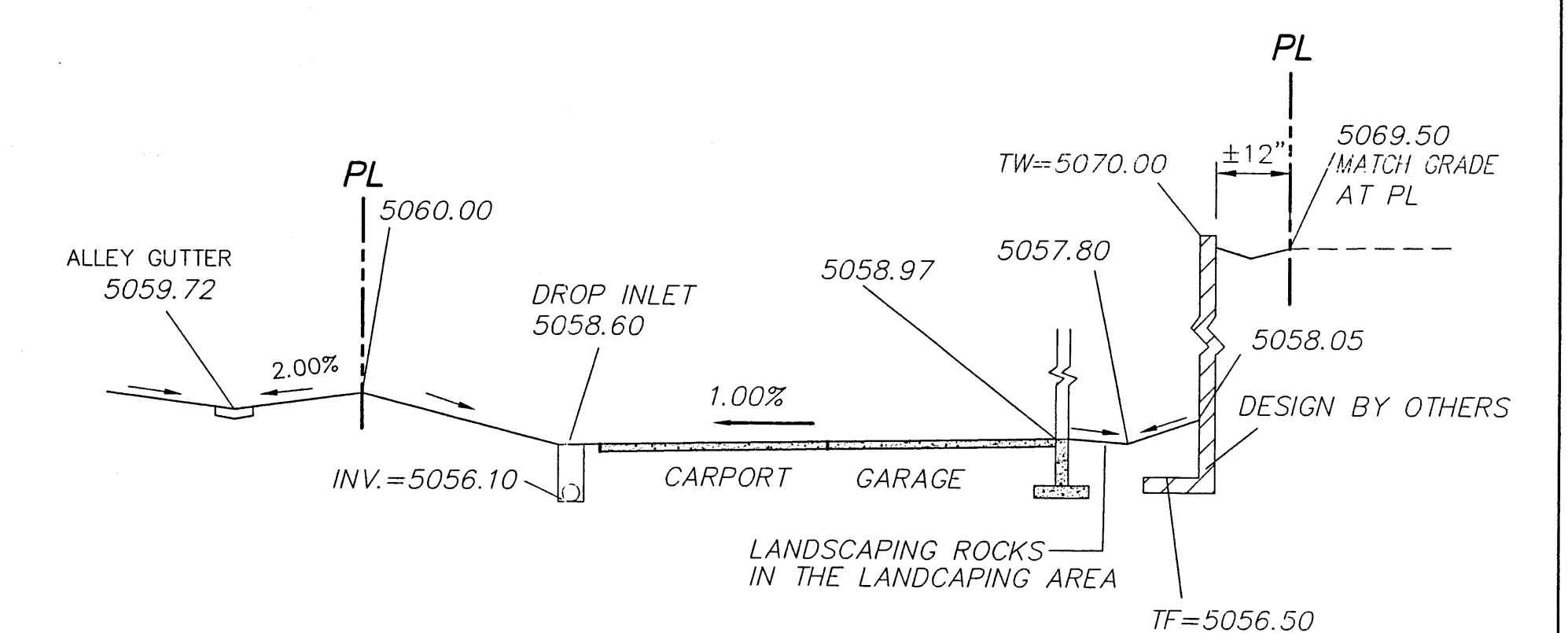


VICINITY MAP:

K-15-Z

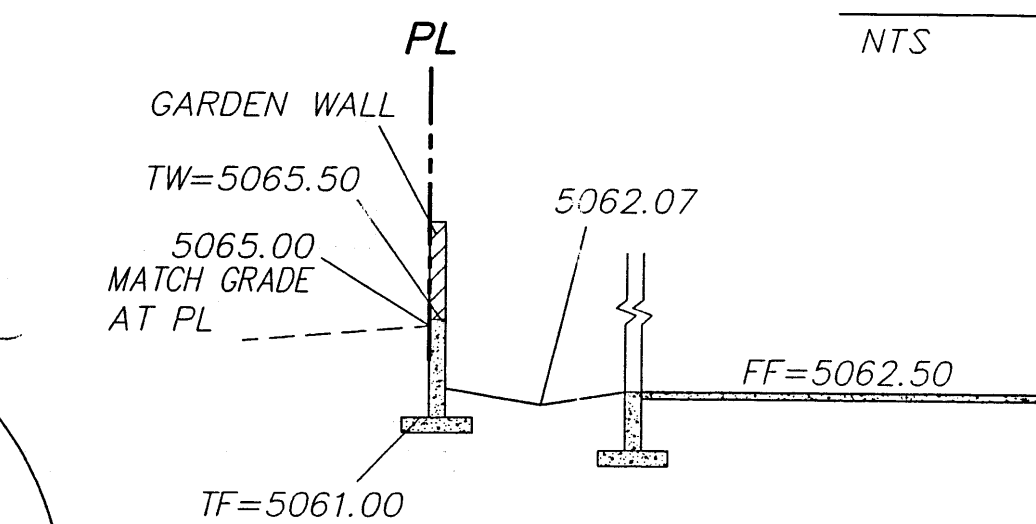
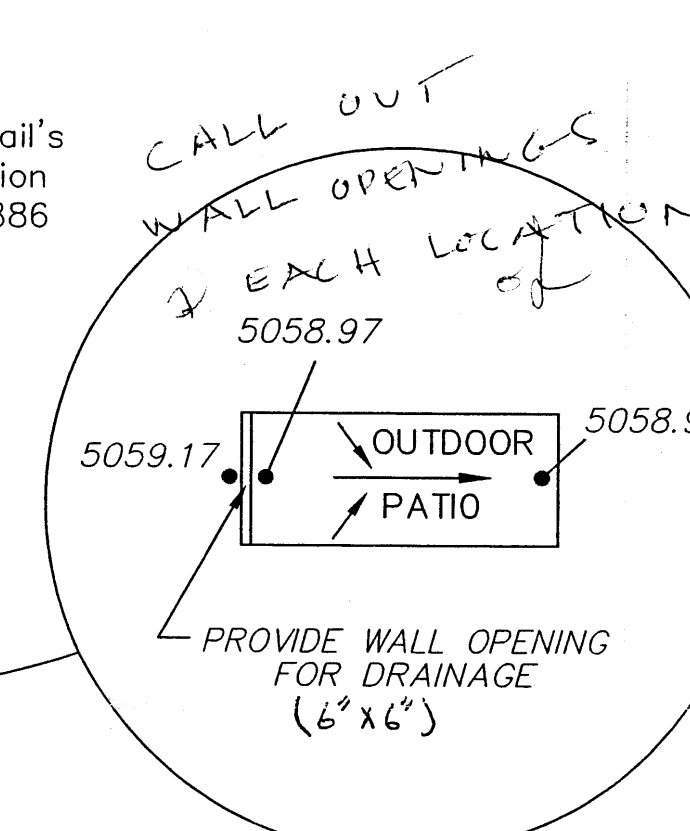
LEGAL DESCRIPTION:

LOT 10, BLOCK 22, BROWNEWELL AND LAIL'S ADDITION
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MORE OR LESS.



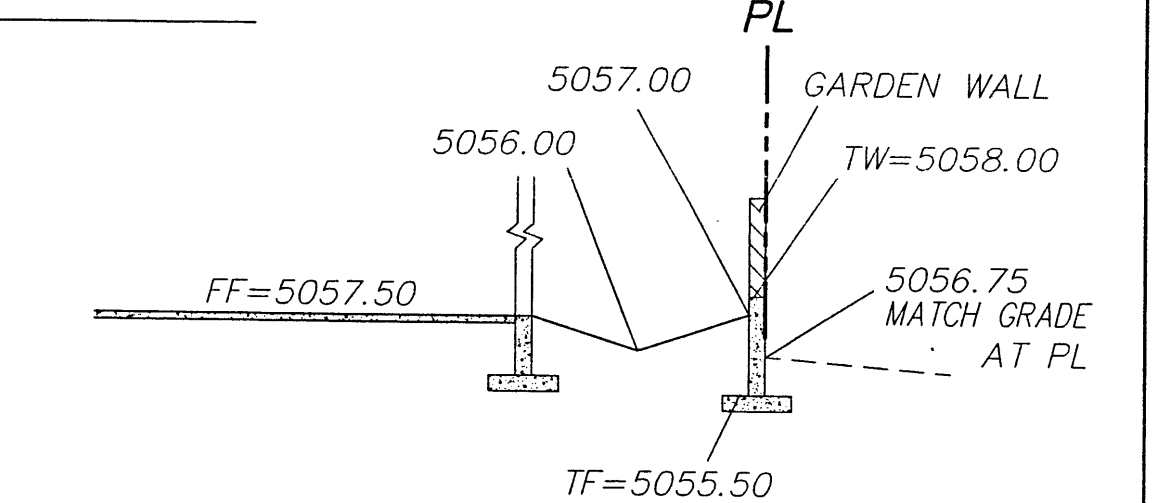
SECTION A-A

NTS



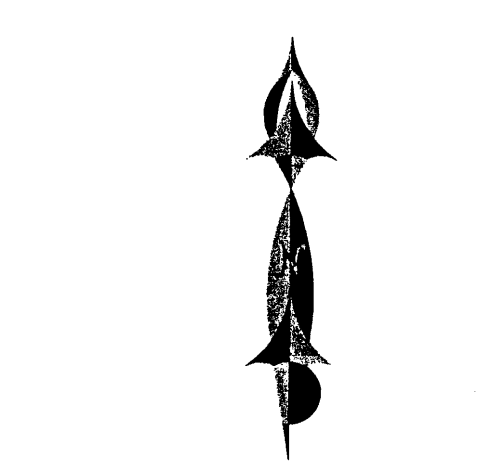
SECTION B-B

NTS

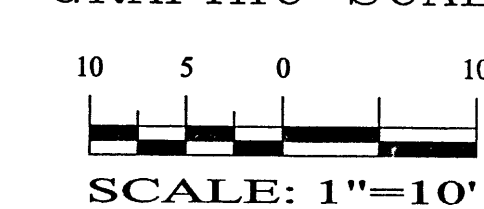


SECTION C-C

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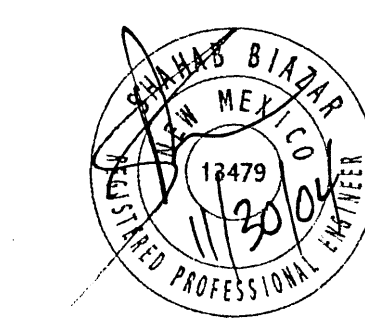


GRAPHIC SCALE

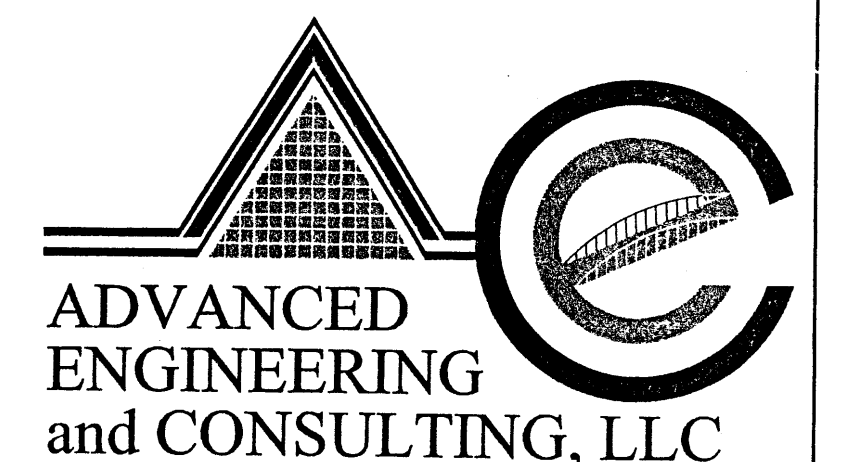


ROUGH GRADING APPROVAL

DATE



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OAK STREET CONDOMINIUMS GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
200444-GR.DWG	SHH	10-05-2004	3 OF 5

LAST REVISION: 11-30-04