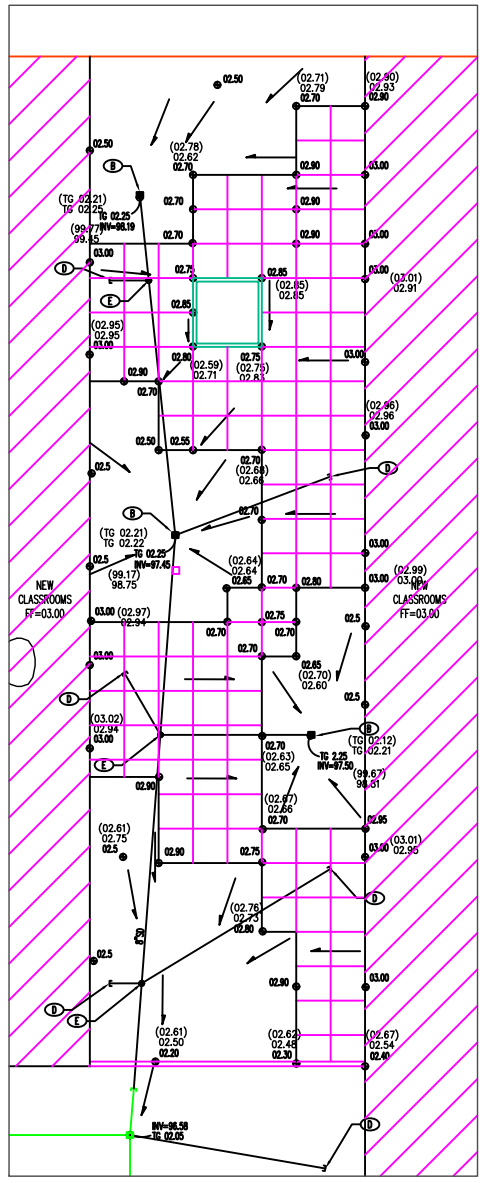


TYPICAL COURTYARD GRADING PLAN
SCALE: 1"=10'

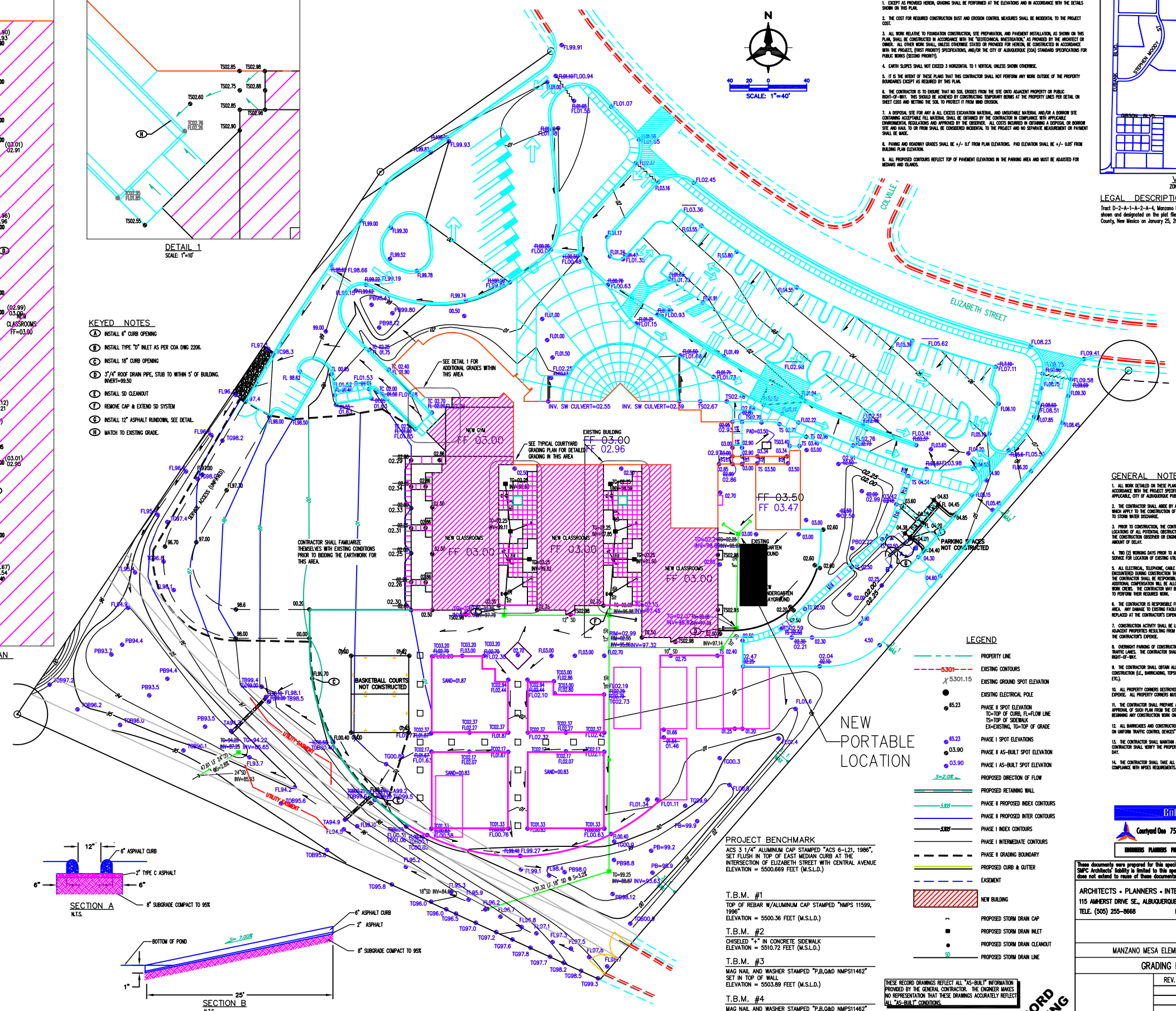
LEGEND

(02.50) PHASE II AS-BUILT ELEVATION EAST COURTYARD
02.50 PHASE II AS-BUILT ELEVATION WEST COURTYARD
05.23 PHASE II SPOT ELEVATION

DETAIL 1
SCALE: 1"=10'

KEYED NOTES

- (A) INSTALL 6" CURB OPENING
- (B) INSTALL TYPE "D" INLET AS PER COA DWG 2206.
- (C) INSTALL 18" CURB OPENING
- (D) 3"/4" ROOF DRAIN PIPE, STUB TO WITHIN 5' OF BUILDING. INVERT=99.50
- (E) INSTALL SD CLEANOUT
- (F) REMOVE CAP & EXTEND SD SYSTEM
- (G) INSTALL 12" ASPHALT RUNDOWN, SEE DETAIL.
- (H) MATCH TO EXISTING GRADE.



SECTION A
N.T.S.

SECTION B
N.T.S.

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.

3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).

4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

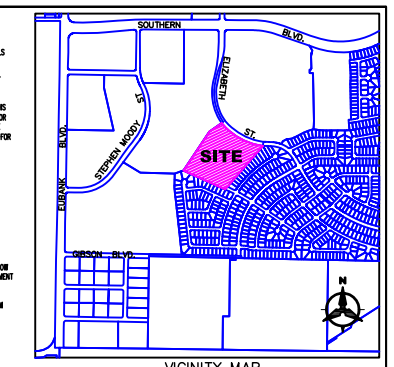
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES PER DETAIL ON SHEET C203 AND WETTING THE SOIL TO PREVENT IT FROM WIND EROSION.

7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.

9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.



VICINITY MAP
ZONE ATLAS PAGE L-21-Z

LEGAL DESCRIPTION

Tract D-2-A-1-A-2-A-4, Manzano Mesa, Albuquerque, New Mexico, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 25, 2000, Book 2000C, Page 25.

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).

10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SAID PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES REQUIREMENTS.

LEGEND

- PROPERTY LINE
- 5301 EXISTING CONTOURS
- 5301.15 EXISTING GROUND SPOT ELEVATION
- EXISTING ELECTRICAL POLE
- 65.23 PHASE II SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE TS=TOP OF SIDEWALK EX=EXISTING, TG=TOP OF GRADE
- 65.23 PHASE I SPOT ELEVATIONS
- 03.90 PHASE II AS-BUILT SPOT ELEVATION
- 03.90 PHASE I AS-BUILT SPOT ELEVATION
- S=2.0% PROPOSED DIRECTION OF FLOW
- PROPOSED RETAINING WALL
- 5305 PHASE II PROPOSED INDEX CONTOURS
- PHASE II PROPOSED INTER CONTOURS
- 5305 PHASE I INDEX CONTOURS
- PHASE I INTERMEDIATE CONTOURS
- PHASE II GRADING BOUNDARY
- PROPOSED CURB & GUTTER
- EASEMENT
- NEW BUILDING
- PROPOSED STORM DRAIN CAP
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN CLEANOUT
- SD PROPOSED STORM DRAIN LINE

PROJECT BENCHMARK

ACS 3 1/4" ALUMINUM CAP STAMPED "ACS 6-L21, 1986", SET FLUSH IN TOP OF EAST MEDIAN CURB AT THE INTERSECTION OF ELIZABETH STREET WITH CENTRAL AVENUE
ELEVATION = 5500.669 FEET (M.S.L.D.)

T.B.M. #1
TOP OF REBAR W/ALUMINUM CAP STAMPED "NMPS 11599, 1996"
ELEVATION = 5500.36 FEET (M.S.L.D.)

T.B.M. #2
CHISELED "+" IN CONCRETE SIDEWALK
ELEVATION = 5510.72 FEET (M.S.L.D.)

T.B.M. #3
MAG NAIL AND WASHER STAMPED "P,B,Q&D NMPS11462" SET IN TOP OF WALL
ELEVATION = 5503.89 FEET (M.S.L.D.)

T.B.M. #4
MAG NAIL AND WASHER STAMPED "P,B,Q&D NMPS11462" SET IN TOP OF WALL
ELEVATION = 5497.16 FEET (M.S.L.D.)

THESE RECORD DRAWINGS REFLECT ALL "AS-BUILT" INFORMATION PROVIDED BY THE GENERAL CONTRACTOR. THE ENGINEER MAKES NO REPRESENTATION THAT THESE DRAWINGS ACCURATELY REFLECT ALL "AS-BUILT" CONDITIONS.

RECORD DRAWING

Cole ■ Hutton
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

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MANZANO MESA ELEMENTARY SCHOOL - PHASE 2

GRADING PLAN PHASE 2

REV. #	DATE	
		PROJECT #: 00022.80
		DWN BY: -
		CHK BY:
		DATE: 10/06/05
		C201
		OF

C201	GRADING PLAN PHASE 2
1"=40'	— C:\Users\Robert E. Bookwalter\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\ZXIETRA\012982D02.dwg Jan 21, 2014 - 6:48pm