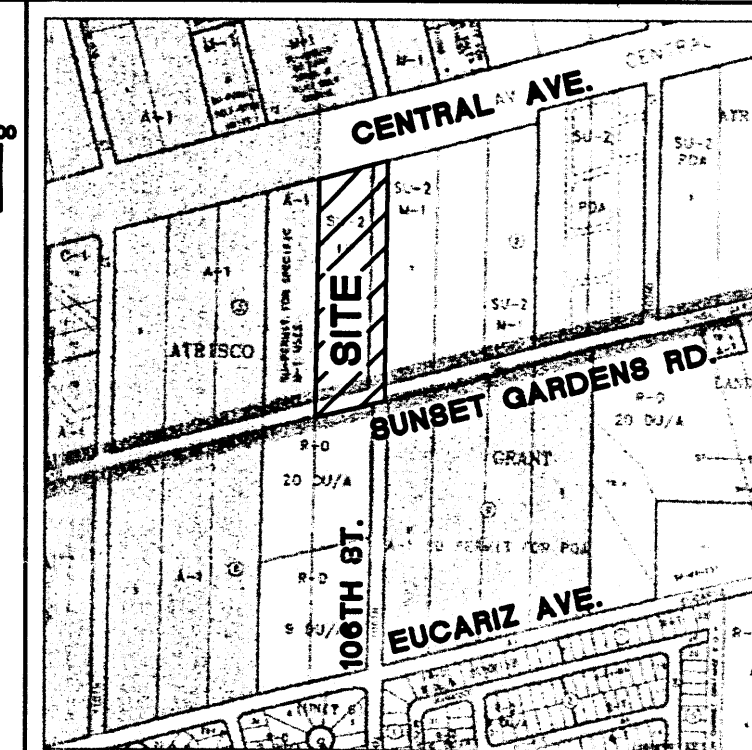


CONSTRUCTION NOTE:
ALL PARKING SPACES (UNLESS SHOWN OTHERWISE) AND TRAFFIC CIRCULATION AREAS SHOWN HEREON SHALL BE SURFACED WITH A MINIMUM OF A 2" THICK BLANKET OF GRAVEL ON 6" PREPARED SUBGRADE. GRAVEL SHALL BE BETWEEN 3/8" AND 1/2" DIAMETER.

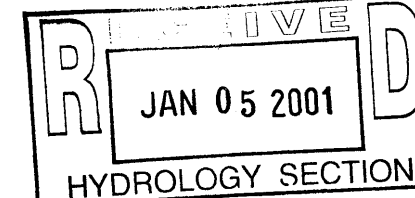
LOT 5
BLK. 2

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

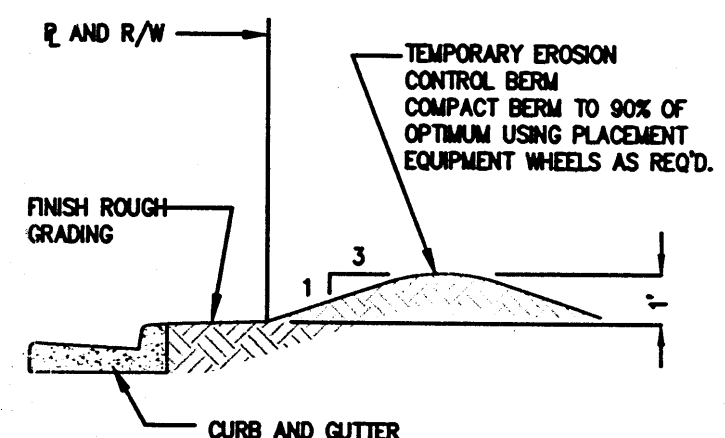


VICINITY MAP



LOT GRADING SPECIFICATIONS:

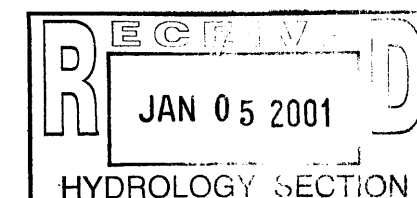
- CROSS LOT DRAINAGE WILL NOT BE PERMITTED. IF LOCAL CONDITIONS SHOULD DICTATE A RELAXATION OF THIS RULE, THEN THE APPROPRIATE PUBLIC OR PRIVATE DRAINAGE EASEMENTS WILL BE DEDICATED ON THE PLAN.
- CRITERIA FOR SETTING LOT ELEVATION CONTROL GRADES SHALL INCLUDE THE FOLLOWING:
 - ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 1% AND MAXIMUM SLOPES OF 3% HORIZONTAL TO 1 VERTICAL.
 - BUILDING PADS SHALL BE SET AT LEAST 0.3' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
 - PAD ELEVATIONS WILL BE ASSUMED TO BE 0.33' BELOW THE FINISHED FLOOR OF THE BUILDING. LONGITUDINAL GRADIENT OF DRIVEWAYS SHALL NOT BE LESS THAN 1% AND NOT STEEPER THAN 14%.
- WHERE YARD GRADES OF ADJACENT LOTS OR LOTS/R.O.W. DO NOT MATCH, GARDEN/RETAINING WALLS ARE REQUIRED. GARDEN WALLS HAVE BEEN SHOWN IN LOCATIONS WHERE RETAINAGE IS ANTICIPATED BETWEEN 0' AND 10'. RETAINING WALLS HAVE BEEN SHOWN IN AREAS WHERE RETAINAGE IS ANTICIPATED TO BE IN EXCESS OF 10'.
- WALL CONTRACTOR SHALL PREVENT DRAINAGE THROUGH THE PERIMETER WALL BY PROVIDING A WATERPROOF COATING ON THE EXTERIOR OF THE WALL FOR A DISTANCE OF 2' ABOVE FINISHED GRADE.



EROSION CONTROL BERM
TYPICAL SECTION THROUGH BERM

EROSION CONTROL NOTES:

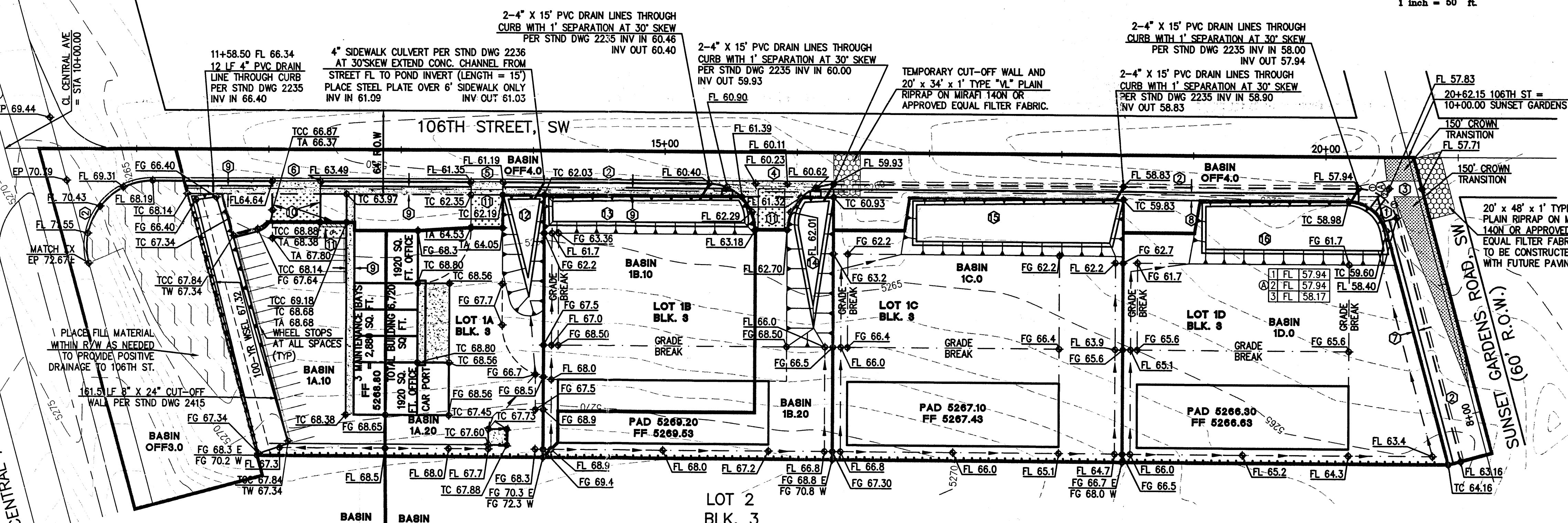
- CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO GRADING.
- DISTURBED AREAS WILL BE RESEED PER C.O.A. DPM SECTION 1012.
- PROTECTION OF ADJACENT RIGHT-OF-WAY AND PRIVATE PROPERTY FROM SEDIMENT, WILL BE ACCOMPLISHED BY THE EROSION CONTROL BERM SHOWN HERE ON.



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SUBDIVISION OF LOT 1, BLOCK 3, TOWN OF ATRISCO GRANT
GRADING, DRAINAGE, & EROSION CONTROL PLAN
TRAFFIC CIRCULATION LAYOUT & DIMENSION PLAN

DATE	MO./DAY/YR.	MO./DAY/YR.
DESIGNED BY	BOB	JANUARY 2001
DRAWN BY	BOB	JANUARY 2001
CHECKED BY	BOB	JANUARY 2001
REVISIONS	NO.	DATE
DESIGN		



GRADING, DRAINAGE, & EROSION CONTROL PLAN

KEYED NOTES:

- WHEELCHAIR RAMP PER STD DWG 2441.
- STANDARD C&G PER STD DWG 2415.
- CONCRETE VALLEY GUTTER PER STD DWG 2422.
- PRIVATE ENTRANCE PER STD DWG 2426.
- 24' DRIVEPAD PER STD DWG 2425 WITH 24' X 25' ASPHALT PAD WITHIN LOT 1A.
- 36' DRIVEPAD PER STD DWG 2425.
- FUTURE 4' SIDEWALK PER STD DWG 2430 AND 2431 TO BE CONSTRUCTED BY OTHERS.
- 6' SIDEWALK PER STD DWG 2430 AND 2431 TO BE CONSTRUCTED AS PART OF THIS CONTRACT.
- FUTURE 4' SIDEWALK PER STD DWG 2430 AND 2431 TO BE CONSTRUCTED BY OTHERS.
- 2' ASPHALT ON 6" PREPARED SUBGRADE.
- POND INV. 61.09 WITH 3:1 SIDE SLOPES. 100-YR WSEL 62.03.
- 6' SIDEWALK PER STD DWG 2430 AND 2431 TO BE CONSTRUCTED AS PART OF THIS CONTRACT.
- POND INV. 60.46 WITH 3:1 SIDE SLOPES. 100-YR WSEL 61.30.
- POND INV. 60.00 WITH 3:1 SIDE SLOPES. 100-YR WSEL 60.85.
- POND INV. 58.90 WITH 3:1 SIDE SLOPES. 100-YR WSEL 59.80.
- POND INV. 58.00 WITH 3:1 SIDE SLOPES. 100-YR WSEL 58.91.

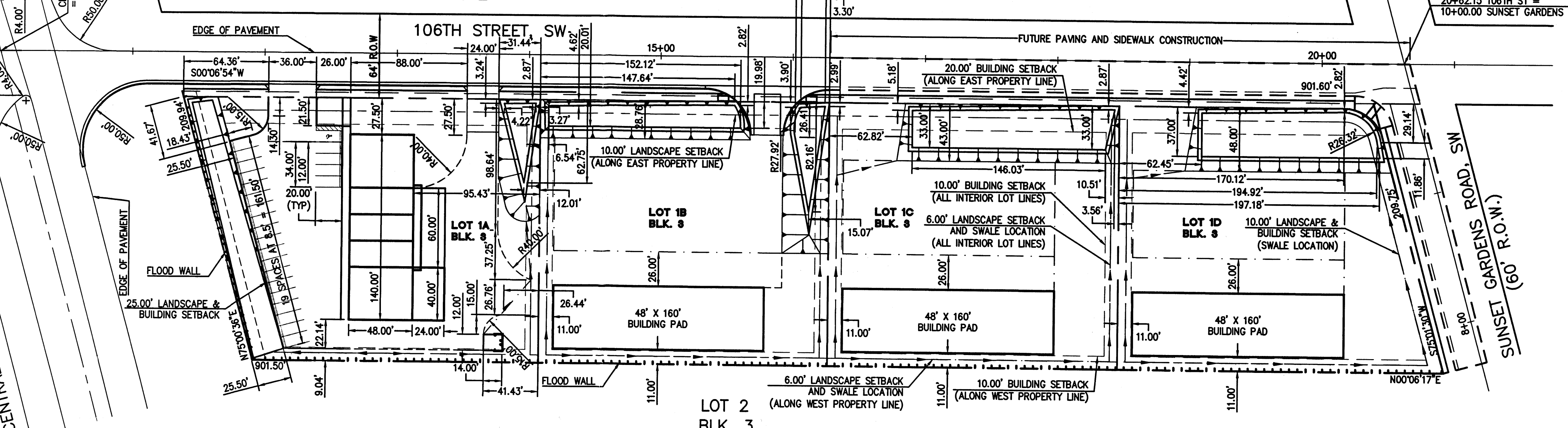
LEGEND

FF FINISHED FLOOR	BUILDING PAD
FG FINISHED GRADE	CONTOUR LINE
FL FLOW LINE	DRAINAGE BASIN BOUNDARY
TA TOP OF ASPHALT	EDGE OF TRAFFIC CIRCULATION PATTERN
TC TOP OF CONCRETE	FLOOD WALL
TCC TOP OF CONCRETE CURB	SLOPE SYMBOL
TW TOP OF WALL	SWALE

LOT 5
BLK. 2

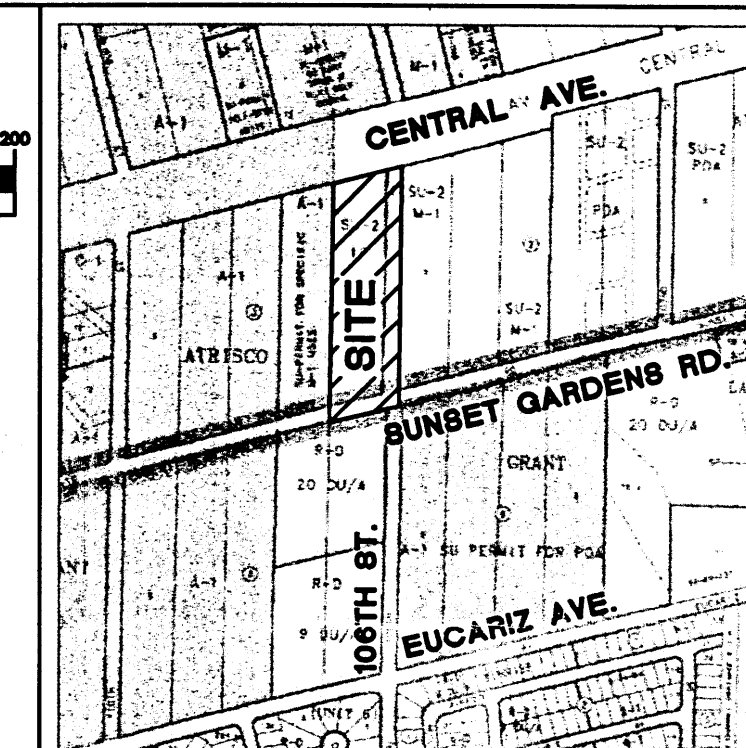
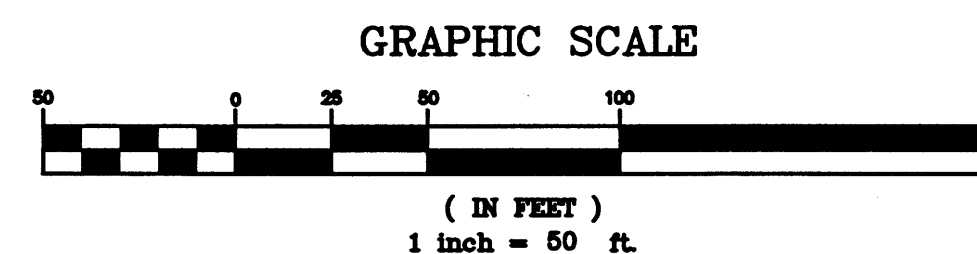
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



TRAFFIC CIRCULATION LAYOUT & DIMENSION PLAN

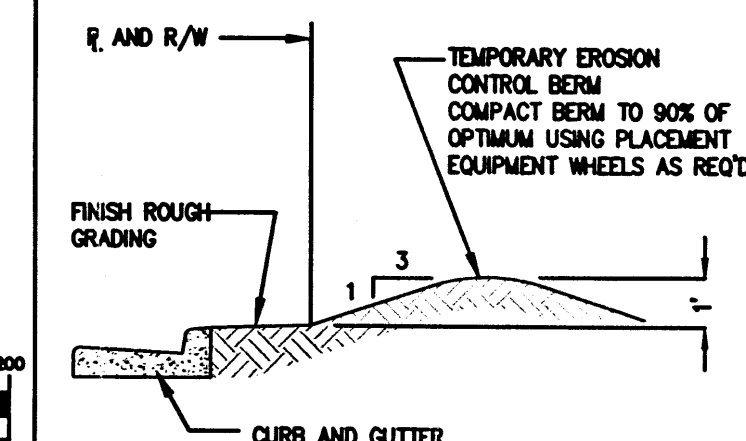
LOT 5
BLK. 2



VICINITY MAP

ZONE ATLAS

1. CROSS LOT DRAINAGE WILL NOT BE PERMITTED. IF LOCAL CONDITIONS SHOULD INDICATE A RELAXATION OF THIS RULE, THEN THE APPROPRIATE PUBLIC OR PRIVATE DRAINAGE EASEMENTS WILL BE DEDICATED ON THE PLAT.
2. CRITERIA FOR SETTING LOT ELEVATION CONTROL GRADES SHALL INCLUDE THE FOLLOWING:
 - A. ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 1% AND MAXIMUM SLOPES OF 3 HORIZONTAL TO 1 VERTICAL.
 - B. BUILDING PADS SHALL BE SET AT LEAST 0.3' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
 - C. PAD ELEVATIONS WILL BE ASSUMED TO BE 0.3' BELOW THE FINISHED FLOOR OF THE BUILDING. LONGITUDINAL GRADIENT OF DRIVEWAYS SHALL NOT BE LESS THAN 1% AND NOT STEEPER THAN 14%.
3. WHERE YARD GRADES OF ADJACENT LOTS OR LOTS/R.O.W. DO NOT MATCH, GARDEN/RETAINING WALLS ARE REQUIRED. GARDEN WALLS HAVE BEEN SHOWN IN LOCATIONS WHERE RETAINMENT IS ANTICIPATED TO BE IN EXCESS OF 18". RETAINING WALLS HAVE BEEN SHOWN IN AREAS WHERE RETAINMENT IS ANTICIPATED TO BE IN EXCESS OF 18".
4. WALL CONTRACTOR SHALL PREVENT DRAINAGE THROUGH THE PERIMETER WALL BY PROVIDING A WATERPROOF COATING ON THE EXTERIOR OF THE WALL FOR A DISTANCE OF 2' ABOVE FINISHED GRADE.



EROSION CONTROL BERM
TYPICAL SECTION THROUGH BERM
NTS

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO GRADING.
2. DISTURBED AREAS WILL BE RESEED PER C.O.A. DPM SECTION 1012.
3. PROTECTION OF ADJACENT RIGHT-OF-WAY AND PRIVATE PROPERTY FROM SEDIMENT, WILL BE ACCOMPLISHED BY THE EROSION CONTROL BERM SHOWN HERE ON.

BEAM

855 POLARIS BLVD., SE
RIO RANCHO, NM 87124
PHONE (505) 896-0391
FAX (505) 994-3952
beamdesigns@uswest.net

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SUBDIVISION OF LOT 1, BLOCK 3, TOWN OF ATRISCO GRANT
GRADING, DRAINAGE, & EROSION CONTROL PLAN
TRAFFIC CIRCULATION LAYOUT & DIMENSION PLAN

D.R.B. NO.	APPROVAL DATE	DATE	MO./DAY/YR.	MO./DAY/YR.
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[illegible]

APPROVED FOR ROUGH GRADING (± 1 FT.)	DESIGN		

AST 1		
AST 2		
AST 3		
AST 4		
AST 5		
AST 6		
AST 7		
AST 8		
AST 9		
AST 10		
AST 11		
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AST 100		

CITY HYDROLOGIST	DATE		
PROJECT NO.	MAP	SHEET	OF

NO.	L-8	SHEET	1	OF	1
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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SURVEY INFORMATION			BENCH MARKS		AS BUILT INFORMATION	
NO.	FIELD NOTES	DATE	CONTRACTOR	WORK ORDER NO.	DATE	DATE
1	DACOTT ENGINEERING AND SURVEYING	10/00	ACS BRASS CAP "16-18" LOCATED 7' SOUTH OF SUNSET GARDENS SW, 18' EAST OF 106TH STREET, EPOMED TO TOP OF 10' 6" X 5' 3" CONCRETE PAD FOR A PAIR OF 20" WATER LINE VALVES, CENTERED BETWEEN LIDS OF SAID WATER VALVES, FLUSH W/GROUND.	INSPECTOR'S ACCEPTANCE BY	DATE	DATE
			ELEVATION = 5256.82	VERIFICATION BY	DATE	DATE
				DRAWINGS CORRECTED BY	DATE	DATE
				MICROFILM INFORMATION		
				RECORDED BY	DATE	DATE
				NO.		

NO.		DATE	REMARKS	BY
REVISIONS				
DESIGN				
DESIGNED BY	BOM	DATE	JANUARY 2001	
DRAWN BY	BOM	DATE	JANUARY 2001	
CHECKED BY	BOM	DATE	JANUARY 2001	

QUERQUE DEPARTMENT GROUP	
3, TOWN OF ATRISCO GRANT SECTION CONTROL PLAN LOT & DIMENSION PLAN	
DATE	MO./DAY/YR.
LAST DESIGN DATE	MO./DAY/YR.
-8	SHEET 1 OF 1

GRADING, DRAINAGE, & EROSION CONTROL PLAN

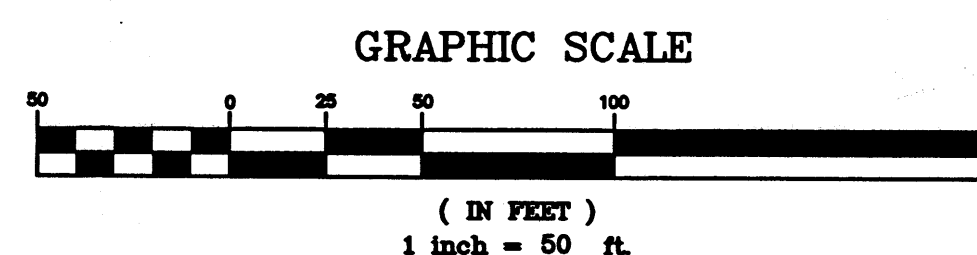
KEYED NOTES:

- | | | | |
|---|--|--|---|
| ① WHEELCHAIR RAMP PER STND DWG 2441. | ⑤ 24' DRIVEPAD PER STND DWG 2425 WITH 24' X 25' ASPHALT PAD WITHIN LOT 1A. | ⑧ FUTURE 6' SIDEWALK PER STND DWG 2430 AND 2431 TO BE CONSTRUCTED BY OTHERS. | ⑪ 2" ASPHALT ON 6" PREPARED SUBGRADE. |
| ② STANDARD C&G PER STND DWG 2415. | ⑥ 36' DRIVEPAD PER STND DWG 2425 . | ⑨ 6' SIDEWALK PER STND DWG 2430 AND 2431 TO BE CONSTRUCTED AS PART OF THIS CONTRACT. | ⑫ POND INV. 61.09 WITH 3:1 SIDE SLOPES. 100-YR WSEL 62.03 |
| ③ CONCRETE VALLEY GUTTER PER STND DWG 2422. | ⑦ FUTURE 4' SIDEWALK PER STND DWG 2430 AND 2431 TO BE CONSTRUCTED BY OTHERS. | ⑩ HEADER CURB PER STND DWG 2415 | ⑬ POND INV. 60.46 WITH 3:1 SIDE SLOPES. 100-YR WSEL 61.30 |
| ④ PRIVATE ENTRANCE PER STND DWG 2426. | | | |

LEGEND

FF FINISHED FLOOR		BUILDING PAD
FG FINISHED GRADE		CONTOUR LINE
FL FLOW LINE		DRAINAGE BASIN BOUNDARY
TA TOP OF ASPHALT		EDGE OF TRAFFIC CIRCULATION PATTERN
TC TOP OF CONCRETE		FLOOD WALL
TCC TOP OF CONCRETE CURB		SLOPE SYMBOL
TW TOP OF WALL		SWALE

LOT 5
BLK. 2



TRAFFIC CIRCULATION LAYOUT & DIMENSION PLAN