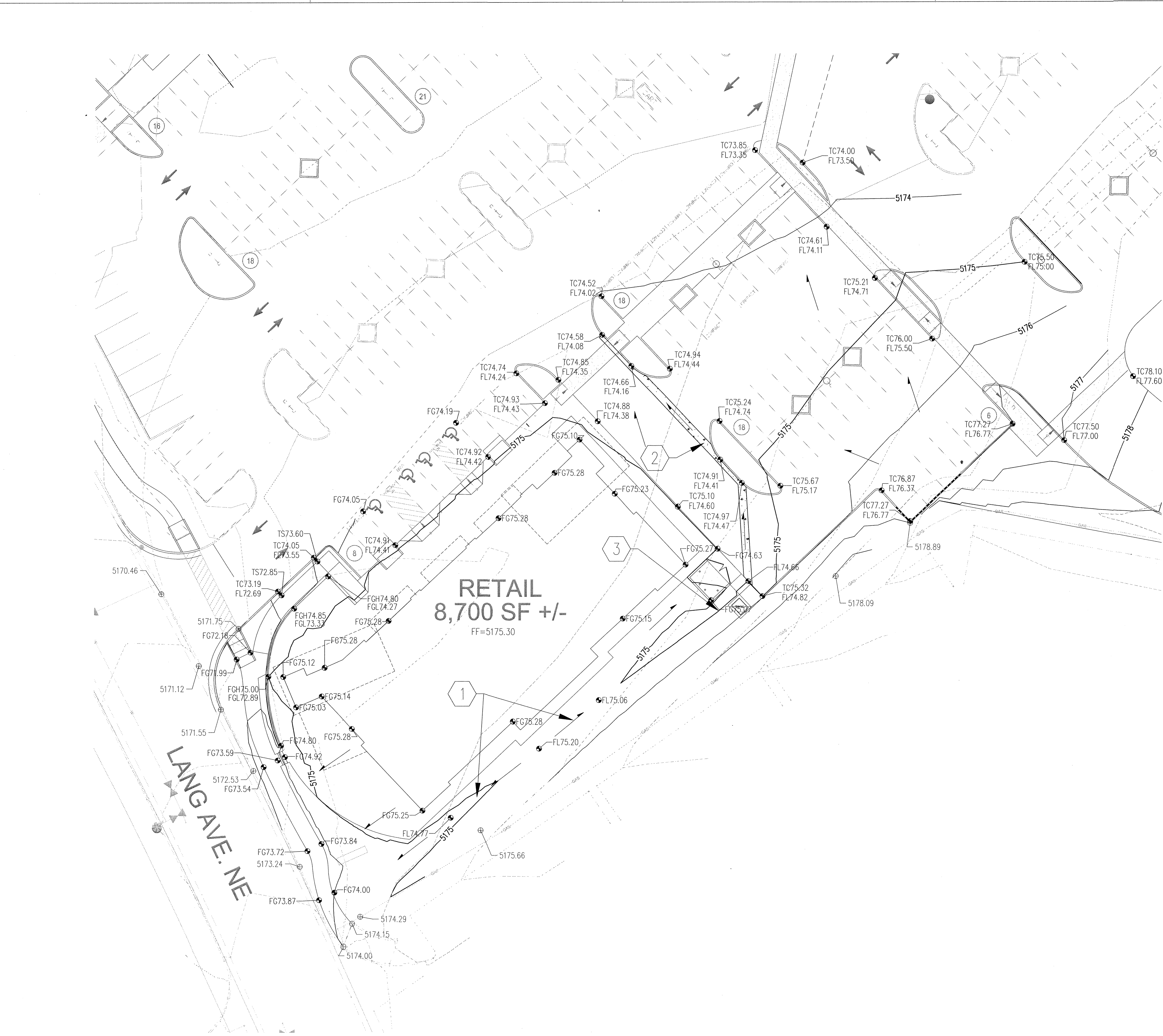
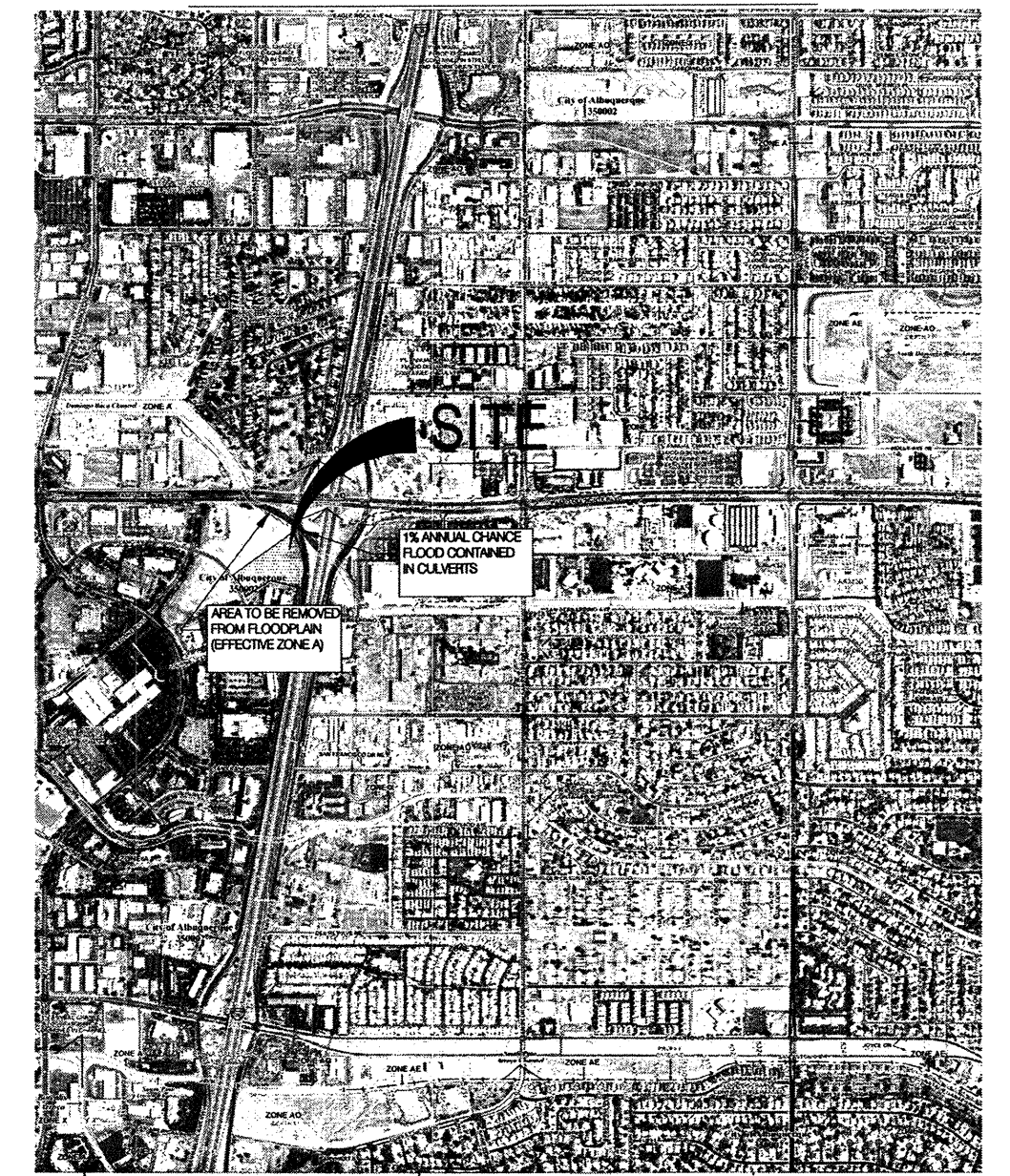
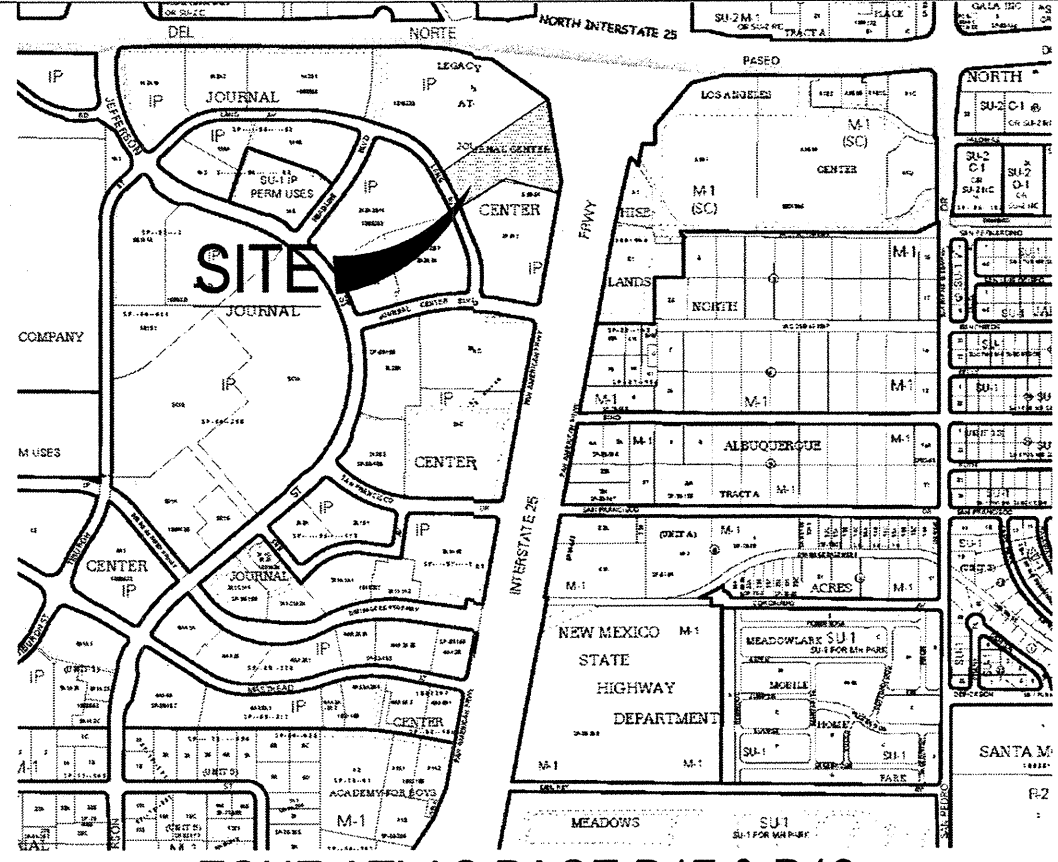




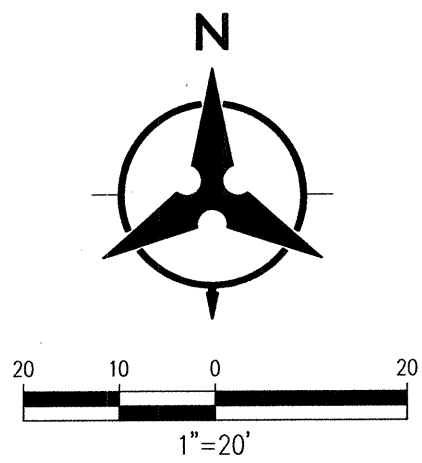
P:\20170053\CDP\Plans\General\20170053_GPO1DRB.dwg, Layout1
February 20, 2017 - 4:41pm
Plotted by: MBALASKOVITS



FEMA FIRM # 35001C0137H

GRADING KEYNOTES

1. INSTALL NEW SWALE.
2. INSTALL NEW VALLEY GUTTER
3. CONSTRUCT NEW RIP RAP BLANKET.



GRADING LEGEND

---	PROPERTY LINE	---	PROPOSED CURB & GUTTER
---	PROJECT LIMITS OF GRADING	---	DIRECTION OF FLOW
---	EXISTING INDEX CONTOUR	---	WATER BLOCK/GRADE BREAK
---	EXISTING INTERMEDIATE CONTOUR	---	PROPOSED STORM DRAIN LINE
5025.25	EXISTING GROUND SPOT ELEVATION	---	PROPOSED STORM DRAIN MANHOLE
5025	PROPOSED INDEX CONTOUR	---	PROPOSED STORM DRAIN INLETS
5024	PROPOSED INTERMEDIATE CONTOUR	---	PROPOSED RETAINING WALL
---	PROPOSED FLOW LINE	---	EASEMENT
26.75	PROPOSED FINISHED GRADE SPOT ELEVATION		
	TC=TOP OF CURB, FL=FLOW LINE, TS=TOP OF SIDEWALK, TG=TOP OF GRATE, FGH=FINISH GROUND HIGH, FGL=FINISH GROUND LOW		

Bohannon **Huston**
www.bhinc.com 800.877.5332

ARCHITECTURE / DESIGN / INSPIRATION

**DEKKER
PERICH
SABATINI**

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

PROJECT

LEGACY @ JOURNAL CENTER
5151 Lang Avenue NE
Albuquerque, New Mexico 87109

REVISIONS

- △
- △
- △
- △

DRAWN BY **MHS**

REVIEWED BY **MJB**

DATE **December 20, 2016**

PROJECT NO. **16-0068.001**

DRAWING NAME
**CONCEPTUAL
GRADING PLAN**

SHEET NO.

SPBP-3

OF