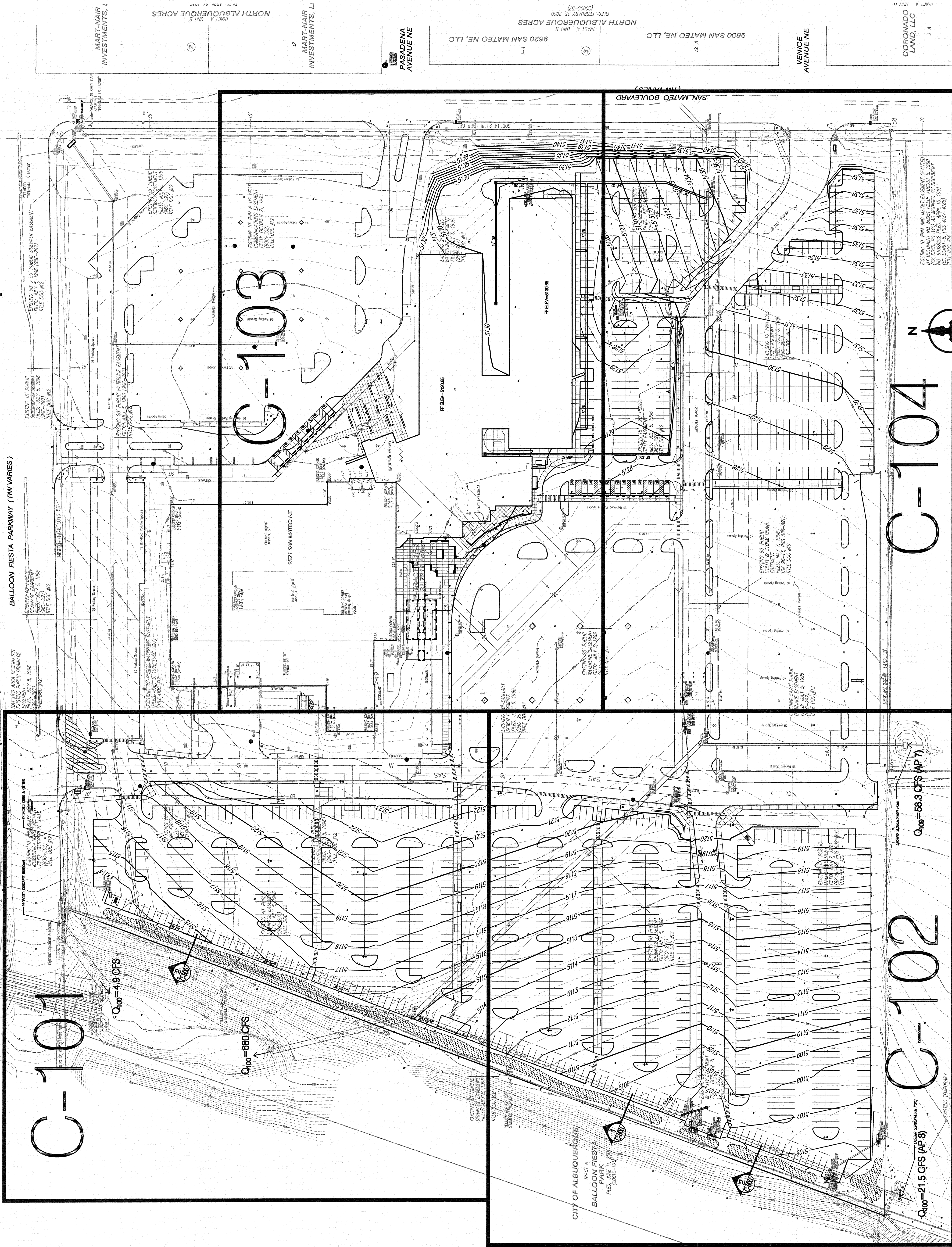
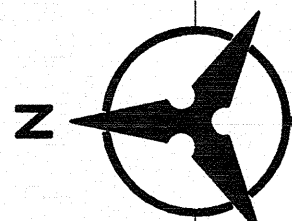
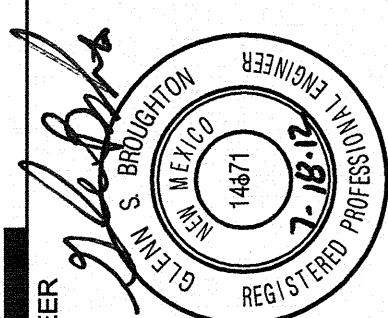
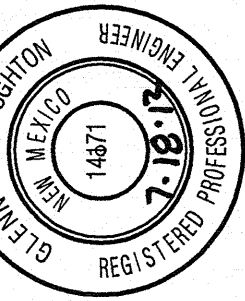






GENERAL NOTES

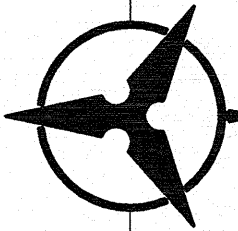
1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND 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 EXISTING UTILITIES AND RECORD THE RESULTS OF SUCH VERIFICATION. THE CONTRACTOR SHALL NOTIFY THE CITY OF ALBUQUERQUE OF ANY DISCREPANCIES OR CONFLICTS WITH THE RECORD DRAWINGS OR FIELD LOCATIONS 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 SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CITY OF ALBUQUERQUE.
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., BARRICADE, 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 SUCH 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 BARRICADES 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 PHASE 2 REQUIREMENTS.

KEYED NOTES

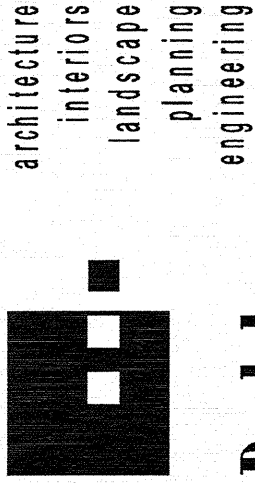
1. CONSTRUCT TYPE "D" DOUBLE GRATE STORM DRAIN INLET PER COA STD DWG 2206.
2. CONSTRUCT TYPE "D" SINGLE GRATE STORM DRAIN INLET PER COA STD DWG 2206.
3. EXISTING TYPE "C" SINGLE GRATE STORM DRAIN INLET TO REMAIN.
4. EXISTING TYPE "A" SINGLE GRATE STORM DRAIN INLET TO REMAIN.
5. EXISTING TYPE "A" DOUBLE GRATE STORM DRAIN INLET TO REMAIN.
6. INSTALL STORM DRAIN PIPE. SEE PLAN FOR SIZE.
7. RETAINING WALL.
8. CONCRETE RIBBON CHANNEL.
9. EXISTING TYPE "D" SINGLE GRATE INLET TO REMAIN.
10. CONSTRUCT 12" WIDE CURB OPENING FOR DRAINAGE/WATER HARVESTING.
11. CONSTRUCT STORM DRAIN MANHOLE TYPE "C" PER COA STD DWG 201.
12. INSTALL STORM DRAIN CLEANOUT.
13. INSTALL RETAINING WALL.

LEGEND

- PROPERTY LINE
EXISTING CONTOURS
PROPOSED SPOT ELEVATION
TO=TOP OF CURB, FL=FLOW LINE
TS=TOP OF SIDEWALK, TA=TOP OF ASPHALT
EX=EXISTING, FG=FINISHED GRADE
FG=FINISHED GRADE HIGH
FG=FINISHED GRADE LOW
PROPOSED DIRECTION OF FLOW
WATER BLOCK
PROPOSED RETAINING WALL
PROPOSED INDEX CONTOURS
PROPOSED WATER HARVESTING SWALE
SEE 1/C-101



30 15 0 30
SCALE: 1"=30'

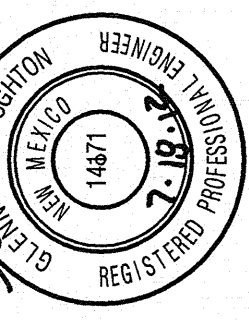


**Dekker
Perich
Sabatini**

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

ENGINEER



PROJECT

Presbyterian Systems Office
DRB Submittal
9521 San Mateo NE
Albuquerque, New Mexico

REVISIONS	
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DRAWN BY	BO
REVIEWED BY	GSB
DATE	7/16/2012
PROJECT NO.	11-0100
DRAWING NAME	

GRADING &
DRAINAGE PLAN

SHEET NO.

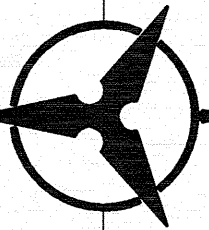
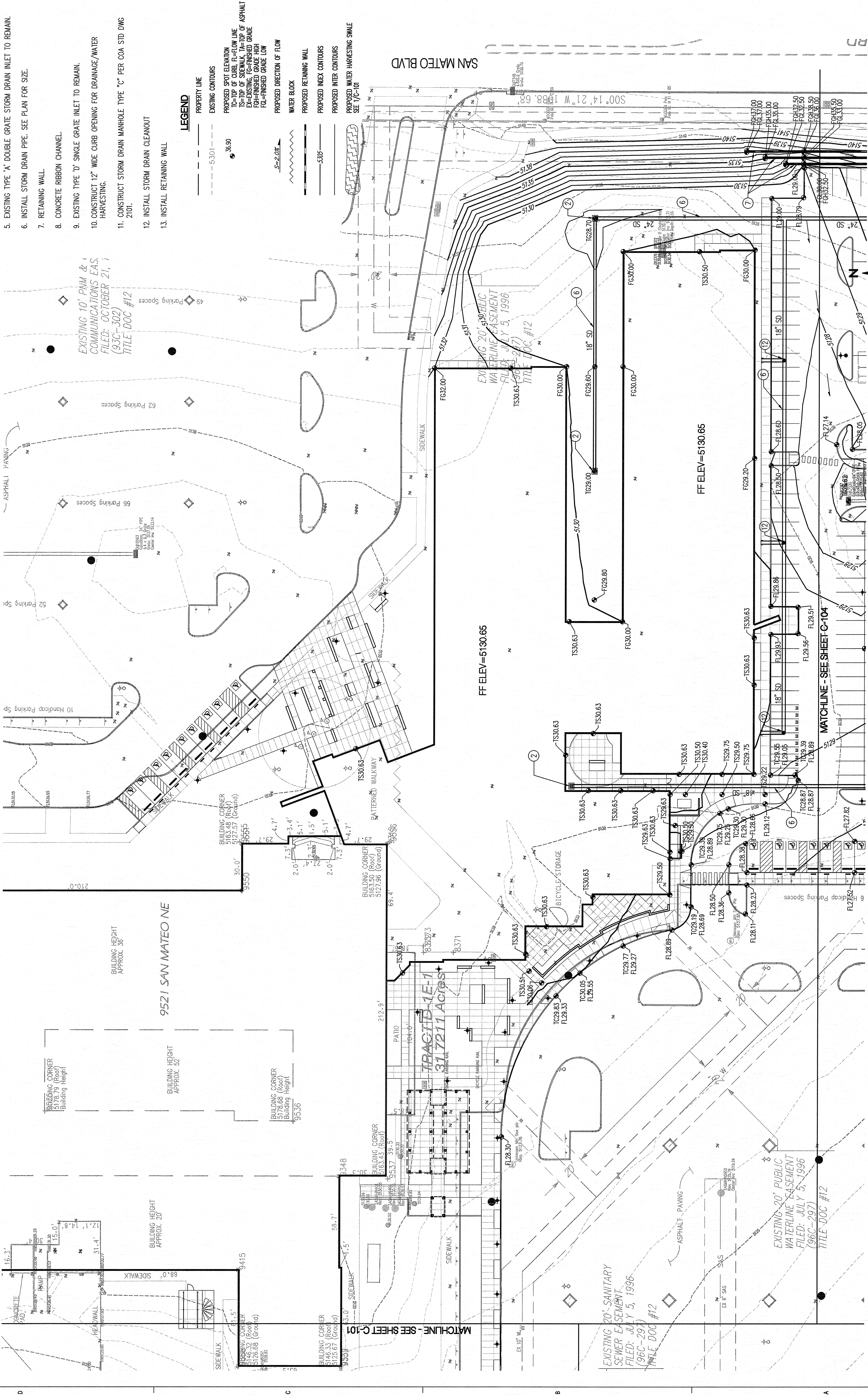
C-103
OF

KEYED NOTES

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5. EXISTING TYPE 'A' DOUBLE GRATE STORM DRAIN INLET TO REMAIN.
6. INSTALL STORM DRAIN PIPE. SEE PLAN FOR SIZE.
7. RETAINING WALL.
8. CONCRETE RIBBON CHANNEL.
9. EXISTING TYPE 'D' SINGLE GRATE INLET TO REMAIN.
10. CONSTRUCT 12" WIDE CURB OPENING FOR DRAINAGE WATER HARVESTING.
11. CONSTRUCT STORM DRAIN MANHOLE TYPE 'C' PER COA STD DWG 2101.
12. INSTALL STORM DRAIN CLEANOUT
13. INSTALL RETAINING WALL

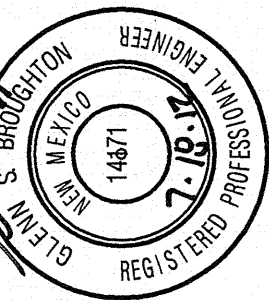
LEGEND

- PROPERTY LINE
--- 5301 ---
- EXISTING CONTOURS
PROPOSED SPOT ELEVATION
TC-TOP OF CURB FL-FLOW LINE
TS-TOP OF SIDEWALK AS-TOP OF ASPHALT
FG-FINISHED GRADE
FG-FINISHED GRADE HIGH
FG-FINISHED GRADE LOW
- PROPOSED DIRECTION OF FLOW
S=2.0%
- WATER BLOCK
- PROPOSED RETAINING WALL
- PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- PROPOSED WATER HARVESTING SWALE
SEE 7/C-101

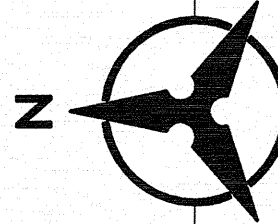


SCALE: 1"=30'

Bohannon **Huston**



DRAWN BY	BO
REVIEWED BY	GSB
DATE	7/16/2012
PROJECT NO.	11-0100
DRAWING NAME	



SCALE: 1"=30'

LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED SPOT ELEVATION
- TS-TOP OF CURB, FLOW LINE
- TS-TOP OF SIDEWALK, TS-TOP OF ASPHALT
- EX-EXISTING, FG-FINISHED GRADE
- FG-FINISHED GRADE HIGH
- FG-FINISHED GRADE LOW
- PROPOSED DIRECTION OF FLOW
- WATER BLOCK
- PROPOSED RETAINING WALL
- PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- PROPOSED WATER HARVESTING SWALE

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- INSTALL STORM DRAIN CLEANOUT
- INSTALL RETAINING WALL

EXISTING 10' PNM AND MST&T EASEMENT GRANTED
BY DOCUMENT NO. 80951 FILED: AUGUST 5, 1960
(BK D555, PG 345) AS MODIFIED BY DOCUMENT
NO. 91028192 FILED: APRIL 15, 1991
(BK BCR91-6, PGS 4187-4188)
TITLE DOC #14

