

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 INCLUDING ALL UNDERGROUND UTILITIES. 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.

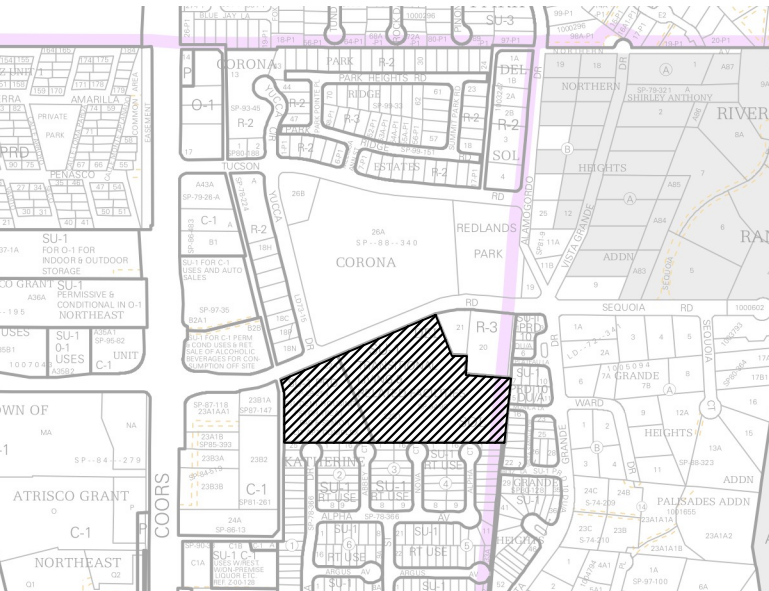
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED 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 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.

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". ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, 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.
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.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

BENCHMARK

1. ALBUQUERQUE SURVEY CONTROL
MONUMENT "8-G11"
NEW MEXICO STATE PLANE COORDINATES,
CENTRAL ZONE (NAD 83) AS PUBLISHED:
N=1,502,237.438 E=1,505,431.683
DELTA ALPHA= -0° 15' 35.17"
GROUND TO GRID FACTOR= 0.999680082
ELEVATION= 5115.94 (NAVD 88)
2. ONSITE SET CONTROL STATION DATA
MONUMENT "BH 14-253-03" (2" ALUMINUM CAP)
NEW MEXICO STATE PLANE COORDINATES
CENTRAL ZONE (NAD 83)
N=1,499,525.689 E=1,506,229.451
GROUND TO GRID FACTOR= 0.999680542386
ELEVATION= 5,107.243 (NAVD88)



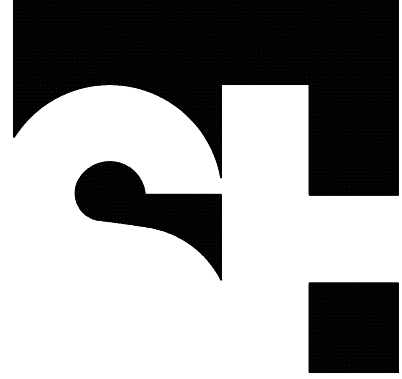
VICINITY MAP
ZONE ATLAS C-11

GRADING KEYED NOTES

1. CONNECT NEW 24" STORM DRAIN CONSTRUCTED UNDER COA PROJECT NUMBER 690283 TO NEW MANHOLE.
 2. INSTALL STORM DRAIN MANHOLE PER COA STD DWG 2102
 3. INSTALL HDPE (N12 WT, OR APPROVED EQUAL) STORM DRAIN PIPE, SIZE PER PLANS.
 4. INSTALL TYPE 'D' STORM DRAIN INLET, PER COA STD DWG 2206; (OR APPROVED NYLOPLAST INLET EQUAL) W/PEDESTRIAN RATED GRATE.
 5. INSTALL 24" STORM INLET STRUCTURE (NYLOPLAST OR APPROVED EQUAL) W/ DOMED GRATE.
 6. INSTALL 30" STORM INLET STRUCTURE (NYLOPLAST OR APPROVED EQUAL) WITH PEDESTRIAN RATED GRATE.
 7. PROTECT IN PLACE.
 8. INSTALL PRE-FABRICATED STORM DRAIN FITTING, SEE PLANS FOR SIZE.
 9. ENSURE SWALE IS GRADED AND COMPLETE PRIOR TO INSTALLATION OF LANDSCAPING. CONTRACTOR SHALL ENSURE NO DRAINAGE ENTERS THE ADJACENT PROPERTY OWNERS TO THE SOUTH AND EAST. GRADES SHOWN ARE TOP OF FINISHED GRADE.
 10. INSTALL 24" SIDEWALK CULVERT PER COA STD DWG 2236.
 11. INSTALL 24" CURB OPENING PER DETAIL 1, SHEET C4.3
 12. INSTALL RIP RAP BLANKET PER DETAIL 2, SHEET C4.3.
 13. INSTALL ROOF DRAIN TO WITHIN 5' OF THE BUILDING. SEE PLAN FOR SIZE; SEE PLUMBING PLANS FOR CONTINUATION.
 14. MATCH EXISTING HORIZONTALLY & VERTICALLY.
 15. INSTALL 4" WIDE CONCRETE VALLEY GUTTER PER DETAIL 3, SHEET C4.3.
 16. GRADE AREA TO DRAIN TO NEW INLET. EXISTING COBBLE SHALL BE SALVAGED AND REUSED.
 17. SEE TYPICAL COURTYARD GRADING DETAIL 4, SHEET C4.3
 18. INSTALL TYPE 'D' H2O LOADING STORM DRAIN INLET, PER COA STD DWG 2206. OR APPROVED EQUAL.
- * - NOT ALL KEYNOTES ARE USED ON THIS SHEET

LEGEND

	PROPERTY LINE
	EXISTING CONTOURS
	PROPOSED SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE TW=TOP OF WALL, BW=BOTTOM OF WALL EX=EXISTING, TO=TOP OF GRADE
	PROPOSED DIRECTION OF FLOW
	WATER BLOCK
	PROPOSED INDEX CONTOURS
	PROPOSED INTER CONTOURS
	PROPOSED CURB & GUTTER
	EASEMENT
	PROPOSED LIGHTING
	PROPOSED STORM DRAIN LINE

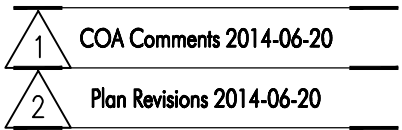
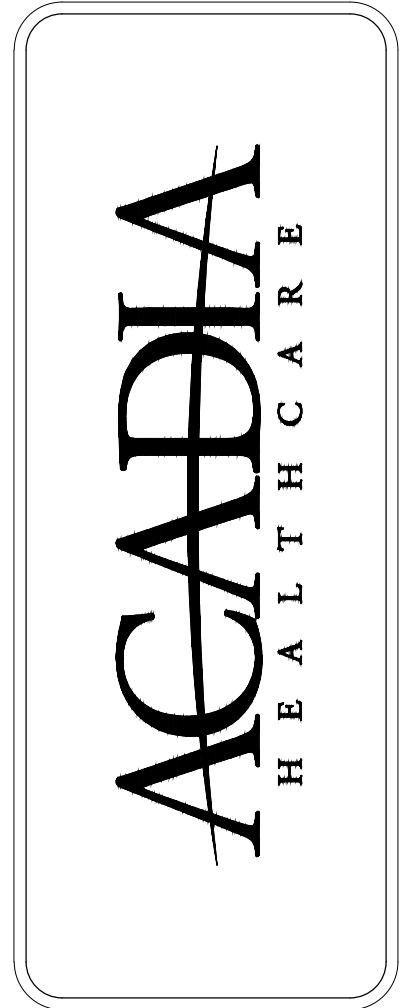


STENGEL-HILL
ARCHITECTURE

613 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202

502.893.1875

502.893.1876 fax



20 JUNE 2014
AHC1313



BID PACKAGE ONE - CONSTRUCTION DOCUMENTS