

LEGEND

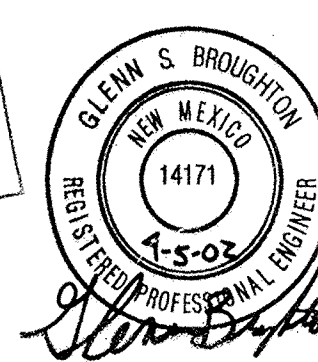
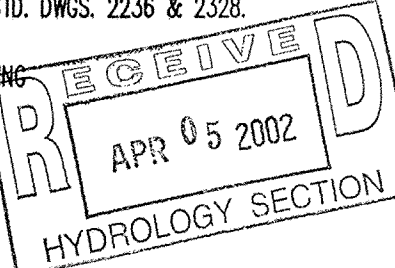
- PROPERTY LINE
- EXISTING CONTOURS
- EXISTING GROUND SPOT ELEVATION
- EXISTING ELECTRICAL POLE
- EXISTING LIGHTING
- EXISTING STORM DRAIN MANHOLE
- PROPOSED SPOT ELEVATION
- TO-TOP OF CURB, FL-FLOW LINE
- TO-TOP OF WALL, BW-BOTTOM OF WALL
- EX-EXISTING, TO-TOP OF GRATE
- PROPOSED DIRECTION OF FLOW
- PROPOSED INDEX CONTOURS
- PROPOSED CURB
- PROPOSED STORM DRAIN LINE
- PROPOSED SAS LINE
- PROPOSED WATER SERVICE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED SAS MANHOLE
- SITE WALL (SEE ARCHITECTURAL)

CONCEPTUAL GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- 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 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).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- 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.
- 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 PROTECT IT FROM WIND EROSION.
- 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.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIAN AND ISLANDS.

KEYED NOTES

- 6" SAS, STUB TO WITHIN 5' OF BUILDING.
- 6" SAS CLEAN OUT.
- NEW SAS MANHOLE TYPE 'C' PER COA. STD. DWG. 2101.
- 2" WATER SERVICE, STUB TO WITHIN 5' OF BUILDING.
- 6" FIRE LINE.
- NEW FIRE HYDRANT PER COA. STD. DWG. 2340.
- NEW 4" FIRELINE, STUB TO WITHIN 5' OF BUILDING. BACKFLOW PREVENTER TUBE LOCATED WITHIN BUILDING.
- EXISTING BUILDING TO BE DEMOLISHED.
- NEW RETAINING WALL.
- 4" GATE VALVE W/ BLOCKING PER COA. STD. DWG. 2333. BOX & COVER PER COA. STD. DWGS. 2236 & 2328.
- 8"x4" TEE W/ BLOCKING



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DRB Submittal  
APRIL 9, 2002

project

Heart Institute  
Medical Office Building  
Albuquerque, NM 87102

revisions  
4-9-02 EPC FINDINGS AND CONDITIONS  
3-22-02

plotted:

drawn by RS  
reviewed by GSB  
date 4-9-02  
project no. 020227  
drawing name

CONCEPTUAL  
GRADING / DRAINAGE  
AND UTILITY PLAN

sheet no.

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