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	CIVIL GENERAL NOTES
	A. LAWS, CODES, RULES AND REGULATIONS: THE CONTRACTOR SHALL ABIDE BY ALL STATE, LOCAL, AND FEDERAL LAWS, CODES, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA AND ADA REQUIREMENTS.
	 B. STANDARDS AND SPECIFICATIONS - PUBLIC: ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES AND TESTING FOR ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' ORDINANCES, REGULATIONS, REQUIREMENTS, STATUTES, SPECIFICATIONS AND DETAILS, LATEST PRINTING AND AMENDMENTS THERETO. C. STANDARDS AND SPECIFICATIONS - PRIVATE: THE GOVERNING AUTHORITIES' PUBLIC WORKS AND WATER DEPARTMENT REQUIREMENTS, PLUMBING CODES, AND FIRE
	DEPARTMENT REQUIREMENTS, PLUMBING CODES, AND FIRE DEPARTMENT REGULATIONS SHALL TAKE PRECEDENT FOR ALL PRIVATE IMPROVEMENTS WHERE APPLICABLE. ALL OTHER PRIVATE CONSTRUCTION, NOT REGULATED BY THE GOVERNING AUTHORITY, SHALL BE IN ACCORDANCE WITH THE NMAPWA STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION, LATEST PRINTING AND AMENDMENTS THERETO, EXCEPT AS MODIFIED OR AMENDED BY THE PROJECT CONTRACT DOCUMENTS.
	D. EXAMINATION OF SITE: THE CONTRACTOR ACKNOWLEDGES THAT HE HAS INVESTIGATED AND SATISFIED HIMSELF AS TO THE CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT RESTRICTED TO THOSE BEARING UPON TRANSPORTATION, DISPOSAL, HANDLING AND STORAGE OF MATERIALS, AVAILABILITY OF LABOR, WATER, ELECTRIC POWER, ROADS AND UNCERTAINTIES OF WEATHER, OR SIMILAR PHYSICAL CONDITIONS AT THE SITE, CONDITIONS OF THE GROUND, THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED
E	PRELIMINARY TO AND DURING PERFORMANCE OF THE WORK. THE CONTRACTOR ACKNOWLEDGES THAT HE HAS INSPECTED THE SITE OF THE WORK AND IS FAMILIAR WITH THE SOIL CONDITIONS TO BE ENCOUNTERED. ANY FAILURE BY THE CONTRACTOR TO ACQUAINT HIMSELF WITH THE AVAILABLE INFORMATION WILL NOT RELIEVE HIM FROM RESPONSIBILITY FOR ESTIMATING PROPERLY THE DIFFICULTY OR COST OF SUCCESSFULLY PERFORMING THE WORK. THE DEVELOPER ASSUMES NO RESPONSIBILITY FOR ANY CONCLUSIONS OF INTERPRETATIONS MADE BY THE CONTRACTOR ON THE BASIC SOFTUL INFORMATION MADE AVAILABLE INFORMATION OF DEVELOPER ASSUMES NO RESPONSIBILITY FOR ANY CONCLUSIONS OF INTERPRETATIONS MADE BY THE CONTRACTOR ON THE BASIC SOFTUL INFORMATION MADE AVAILABLE FOR THE DEVELOPER ASSUMES NO RESPONSIBILITY FOR ANY
	 CONCLUSIONS OR INTERPRETATIONS MADE BY THE CONTRACTOR ON THE BASIS OF THE INFORMATION MADE AVAILABLE BY THE DEVELOPER. E. SUBSURFACE INVESTIGATION: SUBSURFACE EXPLORATION TO ASCERTAIN THE NATURE OF SOILS, INCLUDING THE AMOUNT OF ROCK, IF ANY, IS THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SUCH SUBSURFACE INVESTIGATIONS AS HE DEEMS NECESSARY TO DETERMINE THE NATURE OF THE MATERIAL TO BE ENCOUNTERED. SOME SUBSURFACE EXPLORATION HAS BEEN PERFORMED BY GEOTEST, INC. (REPORT DATE 06/12/2023). THE DEVELOPER AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY, TRUE LOCATION AND EXTENT OF THE SOILS INFORMATION THAT HAS BEEN PREPARED BY OTHERS. THEY FURTHER DISCLAIM RESPONSIBILITY FOR INTERPRETATION OF THAT DATA BY THE CONTRACTOR, AS IN PROJECTING SOIL BEARING VALUES, ROCK PROFILES, SOILS STABILITY AND THE
	 PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER. CONTRACTOR SHALL SECURE PERMISSION FROM OWNER / DEVELOPER FOR ANY POTHOLING ACTIVITIES DEEMED NECESSARY FOR SUBSURFACE EXPLORATION. F. TOPOGRAPHIC SURVEY: TOPOGRAPHIC SURVEY INFORMATION SHOWN WAS PREPARED BY PRECISION SURVEYS, INC. AND IS PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE INFORMATION SHOWN IS CORRECT, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE SURVEY INFORMATION PROVIDED. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL SURVEY SHALL BE BORNE
	BY THE CONTRACTOR. G. COMPLIANCE WITH LAWS: THE CONTRACTOR SHALL FULLY COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, INCLUDING ALL CODES, ORDINANCES AND REGULATIONS APPLICABLE TO THIS CONTRACT AND THE WORK TO BE DONE THEREUNDER, WHICH EXIST OR MAY BE ENACTED LATER BY GOVERNMENTAL BODIES HAVING JURISDICTION OR AUTHORITY FOR SUCH ENACTMENT. ALL WORK REQUIRED UNDER THIS CONTRACT SHALL COMPLY WITH ALL REQUIREMENTS OF LAW, REGULATION, PERMIT OR LICENSE. IF THE CONTRACTOR FINDS THERE IS A VARIANCE. HE SHALL HAVED ATELY FOR THIS TO THE FOR DESCRIPTION.
	CONTRACTOR FINDS THAT THERE IS A VARIANCE, HE SHALL IMMEDIATELY REPORT THIS TO THE DEVELOPER FOR RESOLUTION. H. PUBLIC CONVENIENCE AND SAFETY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
	MATERIALS STORED ON THE WORK SITE SHALL BE SO PLACED, AND THE WORK SHALL AT ALL TIMES BE SO CONDUCTED, AS TO CAUSE NO GREATER OBSTRUCTION TO THE TRAVELING PUBLIC THAN IS CONSIDERED ACCEPTABLE BY THE GOVERNING AUTHORITIES AND THE DEVELOPER. THE MATERIALS EXCAVATED SHALL BE PLACED SO AS NOT TO ENDANGER THE WORK OR PREVENT FREE ACCESS TO ALL FIRE HYDRANTS, WATER VALVES, GAS VALVES, MANHOLES, AND FIRE ALARM OR POLICE CALL BOXES IN THE VICINITY.
	THE DEVELOPER RESERVES THE RIGHT TO REMEDY ANY NEGLECT ON THE PART OF THE CONTRACTOR WITH REGARDS TO THE PUBLIC CONVENIENCE AND SAFETY WHICH MAY COME TO THE DEVELOPER'S ATTENTION, AFTER 24 HOURS NOTICE IN WRITING TO THE CONTRACTOR, SAVE IN CASES OF EMERGENCY, WHEN THE DEVELOPER SHALL HAVE THE RIGHT TO REMEDY ANY NEGLECT WITHOUT NOTICE; AND, IN EITHER CASE, THE COST OF SUCH WORK DONE BY THE DEVELOPER SHALL BE DEDUCTED FROM THE MONIES DUE OR TO BECOME DUE THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE DEVELOPER AND THE GOVERNING AUTHORITIES WHEN ANY STREET IS TO BE CLOSED OR OBSTRUCTED; SUCH NOTICE SHALL IN THE CASE OF MAJOR THOROUGHFARES OR STREETS UPON WHICH TRANSIT BY THE DEVELOPER OR THE GOVERNING AUTHORITIES, KEEP ANY STREET OR STREETS IN CONDITION FOR UNOBSTRUCTED USE BY EMERGENCY SERVICES. WHERE THE CONTRACTOR IS REQUIRED TO CONSTRUCT TEMPORARY BRIDGES OR TO MAKE OTHER ARRANGEMENTS FOR CROSSING OVER DITCHES OR STREAMS, HIS RESPONSIBILITY FOR ACCIDENTS SHALL INCLUDE THE ROADWAY APPROACHES AS WELL AS THE STRUCTURES OF SUCH CROSSINGS.
	 I. STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND/OR EROSION AND SEDIMENT CONTROL PLAN (ESC): THE CONTRACTOR SHALL COMPLY WITH THE CONDITIONS OF THE SWP3 AND/OR ESC WHILE CONDUCTING ACTIVITIES ON THE PROJECT INCLUDING CONFORMANCE TO BEST MANAGEMENT PRACTICES AND PROCEDURES. J. PERMITS AND LICENSES: THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK AND SHALL FULLY
D	COMPLY WITH ALL THEIR TERMS AND CONDITIONS. WHENEVER THE WORK UNDER THIS CONTRACT REQUIRES THE OBTAINING OF PERMITS FROM THE GOVERNING AUTHORITIES, THE CONTRACTOR SHALL FURNISH DUPLICATE COPIES OF SUCH PERMITS TO THE DEVELOPER BEFORE THE WORK COVERED THEREBY IS STARTED. NO WORK WILL BE ALLOWED TO PROCEED BEFORE SUCH PERMITS ARE OBTAINED. K. IMPACT FEES : THE DEVELOPER WILL PAY ALL IMPACT FEES APPLICABLE TO THE PROJECT.
	 L. BONDS: PERFORMANCE, PAYMENT AND MAINTENANCE BONDS WILL BE REQUIRED FROM THE CONTRACTOR FOR ALL WORK CONSIDERED TO BE "PUBLIC" IMPROVEMENTS. BONDS SHALL BE IN THE FORM AND IN THE AMOUNTS AS REQUIRED BY THE GOVERNING AUTHORITIES. M. VENDOR'S CERTIFICATION: ALL MATERIALS USED IN CONSTRUCTION SHALL HAVE A VENDOR'S CERTIFIED TEST REPORT. TEST REPORTS SHALL BE DELIVERED TO THE ENGINEER BEFORE PERMISSION WILL BE GRANTED FOR USE OF THE MATERIAL. ALL VENDOR'S TEST REPORTS SHALL BE SUBJECT TO REVIEW BY THE ENGINEER, AND SHALL BE SUBJECT TO VERIFICATION BY TESTING OF SAMPLES OF MATERIALS AS RECEIVED FOR USE ON THE PROJECT. IN THE EVENT ADDITIONAL TESTS ARE REQUIRED, THEY SHALL BE PERFORMED BY AN APPROVED INDEPENDENT TESTING LABORATORY AND SHALL BE PAID FOR BY THE CONTRACTOR.
	N. TESTING: THE TESTING AND CONTROL OF ALL MATERIALS USED IN THE WORK SHALL BE DONE BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH SPECIFIICATIONS REFERENCED IN OTHER NOTES. EMPLOYED AND PAID DIRECTLY BY THE DEVELOPER. IN THE EVENT THE RESULTS OF INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE ACCEPTABILITY OF MATERIALS OR CONSTRUCTION SHALL BE FURNISHED AND PAID BY THE CONTRACTOR AS DIRECTED BY THE DEVELOPER. PAYMENT WILL BE MADE BY DEDUCTION FROM PAYMENT DUE THE CONTRACTOR.
	O. INSPECTION: INSPECTION OF THE PROPOSED CONSTRUCTION WILL BE PROVIDED BY THE GOVERNING AUTHORITIES AND/OR THE DEVELOPER. COSTS FOR INSPECTION SERVICES WILL BE PAID BY THE DEVELOPER. THE CONTRACTOR SHALL PROVIDE ASSISTANCE BY PROVIDING EXCAVATION, TRENCH SAFETY, OR OTHER WORK NECESSARY TO FACILITATE INSPECTION ACTIVITIES, AND SHALL GIVE SUFFICIENT NOTICE WELL IN ADVANCE OF PENDING CONSTRUCTION ACTIVITIES TO THE GOVERNING AUTHORITIES AND/OR DEVELOPER FOR SCHEDULING OF INSPECTION SERVICES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETERMINATION OF ANY REQUIRED INSPECTIONS, THE SCHEDULING AND CONTROL OF INSPECTIONS AND THE ACCEPTANCE OF ALL PUBLIC AND/OR PRIVATE UTILITIES BY THE APPROPRIATE GOVERNING AUTHORITY PRIOR TO TRENCH BACKFILLING.
	 P. SHOP DRAWINGS: THE CONTRACTOR SHALL PROVIDE, REVIEW, APPROVE AND SUBMIT ALL SHOP DRAWINGS, PRODUCT DATA AND SAMPLES REQUIRED BY THE GOVERNING AUTHORITIES AND THE PROJECT CONTRACT DOCUMENTS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. Q. SURVEYING: ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL VERIFY THE SITE BENCHMARKS' ELEVATION SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE OWNER AND ENGINEER PRIOR TO ANY CONSTRUCTION STAKING. ALL CONSTRUCTION TRADES SHALL COORDINATE THROUGH THE GENERAL CONTRACTOR USING THE SAME BENCHMARKS FOR VERTICAL CONTROL.
	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE REMOVAL, REPLACEMENT AND REDESIGN OF ANY IMPROVEMENTS CONSTRUCTED PRIOR TO CHECKING HORIZONTAL/VERTICAL CONTROL AND PLAN DIMENSIONS AND NOTIFICATION OF ANY DISCREPANCIES TO THE OWNER AND ENGINEER. R. PROTECTION OF PROPERTY CORNERS AND BENCHMARKS: THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED SHALL BE RESET BY A REGISTERED LICENSED SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
	S. EXISTING STRUCTURES: THE PLANS SHOW THE LOCATION OF ALL KNOWN SURFACE AND SUBSURFACE STRUCTURES, HOWEVER, THE DEVELOPER AND ENGINEER ASSUME NO RESPONSIBILITY FOR FAILURE TO SHOW ANY OR ALL OF THESE STRUCTURES ON THE PLANS, OR TO SHOW THEM IN THEIR EXACT LOCATION. SUCH FAILURE SHALL NOT BE CONSIDERED SUFFICIENT BASIS FOR CLAIMS FOR ADDITIONAL COMPENSATION FOR EXTRA WORK OR FOR INCREASING THE PAY QUANTITIES IN ANY MANNER WHATSOEVER, UNLESS THE OBSTRUCTION ENCOUNTERED IS SUCH AS TO REQUIRE CHANGES IN THE LINES OR GRADES, OR REQUIRE THE CONSTRUCTION OF SPECIAL WORK, FOR WHICH PROVISIONS ARE NOT MADE IN THE PLANS.
	T. PROTECTION OF EXISTING UTILITIES: NEW MEXICO ONE CALL (NM811 PHONE: 1-800-321-2537) SYSTEM MUST BE CONTACTED AT LEAST TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT NM811 SYSTEM. THE LOCATION AND DIMENSIONS SHOWN ON THE PLANS RELATIVE TO EXISTING UTILITIES ARE BASED ON THE BEST RECORDS AND/OR FIELD INFORMATION AVAILABLE AND ARE NOT GUARANTEED BY THE DEVELOPER OR ENGINEER TO BE ACCURATE AS TO LOCATION AND DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF HIS ACTIVITIES IN ORDER TO NEGOTIATE SUCH LOCAL ADJUSTMENTS AS NECESSARY IN THE CONSTRUCTION PROCESS TO PROVIDE ADEQUATE
С	CLEARANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL EXISTING UTILITIES, SERVICES AND STRUCTURES ENCOUNTERED, WHETHER OR NOT THEY ARE INDICATED ON THE PLANS. ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT HIS/HER EXPENSE. TO AVOID UNNECESSARY INTERFERENCES OR DELAYS, THE CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVALS, REPLACEMENTS AND CONSTRUCTION WITH THE APPROPRIATE GOVERNING AUTHORITIES, THEN REQUEST WRITTEN AUTHORIZATION FROM THE ENGINEER. THE DEVELOPER WILL NOT BE LIABLE FOR DAMAGES DUE TO DELAY AS A RESULT OF THE ABOVE.
	U. ELECTRIC UTILITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING, IN ADVANCE OF THEIR CONSTRUCTION OPERATIONS, IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION IS EVIDENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ALL COSTS FOR THESE REQUIREMENTS ARE INCIDENTAL TO THE CONTRACT.
	 V. DAMAGE TO EXISTING FACILITIES: ALL UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. NOT DESIGNATED TO BE REMOVED BUT THAT ARE DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED TO A CONDITION AS GOOD AS OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK, SOLELY AT THE EXPENSE OF THE CONTRACTOR. W. FIRE AND LIFE SAFETY SYSTEMS: CONTRACTOR SHALL NOT REMOVE, DISABLE OR DISRUPT EXISTING FIRE OR LIFE SAFETY SYSTEMS WITHOUT WRITTEN PERMISSION FROM THE
	 GOVERNING AUTHORITY. X. TRENCH SAFETY: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND MAINTAIN A VIABLE TRENCH SAFETY SYSTEM AT ALL TIMES DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS DIRECTED TO BECOME KNOWLEDGEABLE AND FAMILIAR WITH THE STANDARDS AS SET BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND THE STATE OF NEW MEXICO REQUIREMENTS CONCERNING TRENCHING AND SHORING. Y. RECORD INFORMATION: THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS ON SITE AT ALL TIMES. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ONLY WRITTEN
	DIMENSIONS OR KEYED NOTES SHALL BE USED.
	 AA. ALL SITE PREPARATION, GRADING OPERATIONS, FOUNDATION CONSTRUCTION, AND PAVEMENT INSTALLATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, WHICH WILL BE PROVIDED BY THE OWNER OR ARCHITECT. ALL OTHER WORK SHALL, UNLESS OTHERWISE NOTED IN THE PLANS, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION (FIRST PRIORITY), AND/OR NMDOT STANDARD SPECIFICATIONS FOR PUBLIC WORK (SECOND PRIORITY.) AB. VIBRATORY COMPACTION SHALL NOT BE USED OVER IN-PLACE UTILITIES.
	AC. SOIL TESTING AND INSPECTION SERVICES DURING SITE OPERATIONS ARE REQUIRED. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES, BACKFILL, AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
	 AD. CONSTRUCTION STAKING: ALL SITE CONSTRUCTION STAKING MUST BE PERFORMED BY A LICENSED SURVEYOR USING APPROVED, STAMPED AND DATED PLANS. UPON WRITTEN REQUEST FROM THE CONTRACTOR, A FILE CONTAINING THE ELECTRONIC DATA COMPRISING THE CIVIL CAD DRAWINGS (GRADING & DRAINAGE, AND UTILITIES) MAY BE FORWARDED TO THEIR DESIGNATED LICENSED LAND SURVEYOR. THE ELECTRONIC INFORMATION PROVIDED IS FOR INFORMATIONAL PURPOSES AND MUST BE VERIFIED WITH THE STAMPED AND DATED PLANS. IN ORDER TO MAINTAIN THE INTEGRITY OF HORIZONTAL AND VERTICAL CONTROL FOR THE SITE, THE SURVEYOR EMPLOYED BY THE CONTRACTOR TO PERFORM CONSTRUCTION LAYOUT STAKING SHALL SET AND PROTECT ADDITIONAL TRAVERSE POINTS OUTSIDE THE AREAS OF CONSTRUCTION ACTIVITY. AE. FLOODPLAIN: NO WORK SHALL BE PERFORMED IN A FLOODPLAIN WITHOUT WRITTEN AUTHORIZATION FROM THE CITY'S FLOODPLAIN MANAGER.
В	GRADING GENERAL NOTES A. UNDISTURBED AREAS: PRIOR TO GRADING, BRUSH REMOVAL, OR SITE CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE DEVELOPER AT THE SITE TO
	ASCERTAIN THE AREAS OF THE PROJECT SITE THAT ARE TO BE PROTECTED AND PRESERVED. B. TESTING: ALL EARTHWORK OPERATIONS SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER FOR CONFORMANCE WITH THE REQUIREMENTS SET FORTH IN THE GEOTECHNICAL STUDY.
	C. STRIPPING AND DEBRIS REMOVAL: THE BUILDING PAD SITES, AREAS TO BE PAVED, AND ALL AREAS THAT ARE TO RECEIVE FILL MATERIAL SHALL BE STRIPPED OF VEGETATION, TREES, ROOTS, STUMPS, DEBRIS, AND OTHER ORGANIC MATERIAL. THE DEPTH OF STRIPPING IS ESTIMATED TO BE ON THE ORDER OF SIX (6) INCHES IN ORDER TO REMOVE THE SURFACE SOIL CONTAINING ORGANIC MATERIAL. THE ACTUAL STRIPPING DEPTH SHALL BE BASED ON FIELD OBSERVATIONS. STRIPPED TOPSOIL SHALL BE STOCKPILED IN A LOCATION ON-SITE APPROVED BY THE DEVELOPER. ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE SHALL BE APPROPRIATELY DISPOSED OF OFF-SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS REQUIRED TO HAUL OR DISPOSE OF WAST PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT
	 THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS. ALL COSTS ASSOCIATED WITH DISPOSAL OF MATERIAL SHALL BE INCLUDED IN THE CONTRACT AMOUNT. PROOF ROLLING: UPON COMPLETION OF STRIPPING OPERATIONS, AND PRIOR TO PLACEMENT OF ANY FILL MATERIALS, THE STRIPPED AREAS SHOULD BE OBSERVED TO DETERMINE IF ADDITIONAL EXCAVATION IS REQUIRED TO REMOVE WEAK OR OTHERWISE OBJECTIONABLE MATERIALS. THAT WOULD ADVERSELY AFFECT THE FILL PLACEMENT.
	 THE SUBGRADE SHOULD BE FIRM AND ABLE TO SUPPORT CONSTRUCTION EQUIPMENT WITHOUT DISPLACEMENT. SOFT OR YIELDING SUBGRADE SHOULD BE CORRECTED AND MADE STABLE BEFORE CONSTRUCTION PROCEEDS. PROOF ROLLING SHOULD BE PERFORMED USING A HEAVY PNEUMATIC TIRE ROLLER, LOADED DUMP TRUCK, OR SIMILAR PIECE OF EQUIPMENT WEIGHING AT LEAST 25 TONS. THE PROOF ROLLING OPERATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE. E. UNSTABLE MATERIAL: WHEN CLAY OR OTHER UNSTABLE MATERIAL IS PRESENT IN AREAS OF PROPOSED BUILDING PADS OR PAVED AREAS, THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE STABILITY OF ANY EXISTING CLAY OR WEATHERED MATERIAL THAT IS PRESENT IN THE SUBBASE, AND SHALL DETERMINE WHETHER ADDITIONAL EXCAVATION OF THESE MATERIALS WILL BE REQUIRED. IF THIS MATERIAL IS DEEMED SUITABLE FOR SUBBASE MATERIAL. THE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF
	LAST THE SUBGRADE SHALL DE TREGUIRED. IF THIS WATERIAL IS DELIVED SOTTABLE FOR SUBDASE WATERIAL, THE SUBGRADE SHALL DE SUARTHED TO A DEPTH OF

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NG FOR ALL PUBLIC IMPROVEMENTS AND DETAILS, LATEST PRINTING AND	F. CONTROLLED FILL: ALL SOILS USED FOR CONTROLLED FILL SHOULD BE FREE OF ROOTS, VEGETATION, AND OTHER DELETERIOUS OR UNDESIRABLE MATTER. ROCKS LESS THAN 4 INCHES IN LARGEST DIMENSION WITHIN 15" OF PROPOSED SUBGRADE ELEVATION, LESS THAN 6 INCHES IN SIZE FROM 15" TO 36" OF PROPOSED SUBGRADE ELEVATION, LESS THAN 12 INCHES IN SIZE FROM 36" TO 72" OF PROPOSED SUBGRADE ELEVATION, AND LESS THAN 18 INCHES IN LARGEST DIMENSION FOR FILLS IN EXCESS OF 72" FROM SUBGRADE ELEVATION, WILL BE ALLOWED AS ACCEPTABLE FILL MATERIAL. ROCK FILLS SHOULD BE SUPPLEMENTED WITH A SUFFICIENT AMOUNT OF FINE MATERIAL TO PREVENT VOIDS. SOILS IMPORTED FROM OFF-SITE FOR USE AS FILL SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER. THE FILL MATERIAL SHOULD BE PLACED IN LEVEL, UNIFORM
LUMBING CODES, AND FIRE LUCTION, NOT REGULATED BY THE ISTRUCTION, LATEST PRINTING AND	LIFTS, WITH EACH LIFT COMPACTED TO THE MINIMUM DRY DENSITY WITHIN THE COMPACTION SOIL MOISTURE RANGES RECOMMENDED. THE LOOSE LIFT THICKNESS SHOULD NOT EXCEED 10 INCHES. EACH LAYER SHOULD BE PROPERLY PLACED, MIXED, SPREAD, AND COMPACTED TO BETWEEN 95 AND 100 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D 698.
FFECTING THE WORK, INCLUDING BUT R. WATER. ELECTRIC POWER. ROADS	G. PROPOSED GRADES: THE PROPOSED CONTOURS INDICATED ON THE GRADING PLAN ARE FINISHED GRADES AND ARE SHOWN AT ONE-FOOT INTERVALS UNLESS NOTED. SPOT ELEVATIONS SHOWN IN PAVED AREAS ARE TOP OF PAVEMENT, UNLESS NOTED OTHERWISE.
R, WATER, ELECTRIC POWER, ROADS UIPMENT AND FACILITIES NEEDED IE WORK AND IS FAMILIAR WITH THE	H. MASS GRADE ELEVATIONS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MASS GRADING OF THE SITE BASED ON THE THICKENTESSES PROVIDED FOR HEAVY PAVEMENT, STANDARD PAVEMENT, SIDEWALK, LANDSCAPING, ETC.
LL NOT RELIEVE HIM FROM JMES NO RESPONSIBILITY FOR ANY	I. BUILDING ENTRANCE GRADES: REFER TO THE BUILDING PLANS FOR DETAILED GRADING AT THE BUILDING ENTRANCE AREAS. THE CONTRACTOR SHALL COMPLY WITH ALL ADA AND NEW MEXICO ACCESSIBILITY STANDARDS.
R. Y, IS THE RESPONSIBILITY OF THE	J. PAVEMENT GRADES: IN MARKED HANDICAPPED PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. FOR ALL ACCESSIBLE ROUTES, MAXIMUM ALLOWABLE CROSS SLOPE IS 2.0% AND MAXIMUM LONGITUDINAL SLOPE WITHOUT RAMP IS 5.0%. FOLLOW ALL ADA ACCESSIBILITY GUIDELINES OR CITY CODES, WHICHEVER IS MORE STRINGENT.
SSARY TO DETERMINE THE NATURE OF 23). THE DEVELOPER AND ENGINEER	K. EARTHWORK QUANTITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE EARTHWORK QUANTITIES BASED ON THE EXISTING CONTOURS SHOWN ON THESE
BY OTHERS. THEY FURTHER OFILES, SOILS STABILITY AND THE Y POTHOLING ACTIVITIES DEEMED	PLANS. PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON PROPOSED ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
R INFORMATIONAL PURPOSES. THE	 L. TRANSITION TO EXISTING: WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH. M. STRIPPING AND DEBRIS REMOVAL: THE BUILDING PAD SITES, AREAS TO BE PAVED, AND ALL AREAS THAT ARE TO RECEIVE FILL MATERIAL SHALL BE STRIPPED OF VEGETATION,
MEDIATELY OF ANY ERRORS, ACTUAL SURVEY SHALL BE BORNE	 M. STRIFFING AND DEBRIS REMOVAL. THE BOILDING FAD STRES, AREAS TO BE FAVED, AND ALL AREAS THAT ARE TO RECEIVE THE MATERIAL STALL BE STRIFFED OF VEGETATION, TREES, ROOTS, STUMPS, DEBRIS, AND OTHER ORGANIC MATERIAL. THE DEPTH OF STRIPPING IS ESTIMATED TO BE ON THE ORDER OF SIX (6) INCHES IN ORDER TO REMOVE N. UNDERGROUND STORM DRAIN STRUCTURES: PRIOR TO BACKFILLING OF UNDERGROUND RETENTION/DETENTION PONDS AND STORM DRAIN SYSTEMS, CONTRACTOR SHALL
RDINANCES AND REGULATIONS	PROVIDE PHOTOS OF THE INSTALLATION AND AN AS-BUILT EXHIBIT(S) SHOWING HORIZONTAL LOCATION AND AS-BUILT ELEVATIONS TO THE PROJECT ENGINEER.
BODIES HAVING JURISDICTION OR ILATION, PERMIT OR LICENSE. IF THE	O. STORMWATER FACILITIES: POND DESIGN PARAMETERS AND STORMWATER CONTROL MEASURES SHOWN ON THIS PLAN (TOP OF POND, BOTTOM OF POND, SIZE AND ELEVATION OF ORIFICE, AREA OF POND, ETC.) TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES. POST-CONSTRUCTION MAINTENANCE FOR PRIVATE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE FACILITIES OWNER. PERIODIC INSPECTION AND CERTIFICATIONS OF THE FACILITIES MAY BE REQUIRED. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED.
BE SOLELY AND COMPLETELY ORK. THIS REQUIREMENT SHALL APPLY	P. AS-BUILT SURVEY: FOR ENGINEER'S CERTIFICATION OF SUBSTANTIAL COMPLIANCE, CONTRACTOR SHALL PROVIDE AN AUTOCAD FORMAT AS-BUILT SURVEY PREPARED BY A LICENSED SURVEYOR WHICH INCLUDES:
REATER OBSTRUCTION TO THE D SHALL BE PLACED SO AS NOT TO	 AS-BUILT SPOT ELEVATIONS AT EACH DESIGN SPOT ELEVATION SHOWN ON THE APPROVED GRADING & DRAINAGE PLAN; TOP AND BOTTOM AREAS AND ELEVATIONS AS REQUIRED TO CONFIRM THE VOLUMES OF PONDS;
POLICE CALL BOXES IN THE VICINITY.	 POND OVERFLOW ELEVATIONS.
VENIENCE AND SAFETY WHICH MAY N THE DEVELOPER SHALL HAVE THE DEDUCTED FROM THE MONIES DUE OR	 ALL CONSTRUCTION, INCLUDING DRAIN INLETS, PIPES AND PONDS SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN IN ORDER TO RECEIVE ENGINEER'S CERTIFICATION.
EET IS TO BE CLOSED OR THE GOVERNING AUTHORITIES, KEEP	Q. GRADING OF STORMWATER QUALITY RETENTION PONDS WILL BE INSPECTED AS PART OF ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY. DURING LANDSCAPING, PONDS WILL BE SMOOTHLY INTEGRATED INTO LANDSCAPING WHILE MAINTAINING REQUIRED TOP AND BOTTOM ELEVATION, VOLUME AND INLET / OVERFLOW ELEVATIONS.
CONSTRUCT TEMPORARY BRIDGES HE ROADWAY APPROACHES AS WELL	R. ELECTRONIC FILES: UPON WRITTEN REQUEST COORDINATED THROUGH THE PROJECT ARCHITECT, THE ELECTRONIC FILE OF THE GRADING AND DRAINAGE MAY BE PROVIDED TO THE CONTRACTOR FOR VERTICAL CONTROL. DO NOT USE GRADING & DRAINAGE PLAN FOR PROJECT STAKING AS THERE IS NO CERTAINTY THAT IT IS USING THE MOST CURRENT
OMPLY WITH THE CONDITIONS OF THE	SITE BASE. SITE CONSTRUCTION LAYOUT / STAKING SHALL BE COORDINATED WITH THE ARCHITECT USING THE ARCHITECT PROVIDED SITE PLAN.
ROCEDURES. THE WORK AND SHALL FULLY	ENVIRONMENTAL PROTECTION: A. ELECTRONIC NOTICE OF INTENT (eNOI): TO CONFORM WITH EPA STORMWATER REGULATIONS, THE PROPERTY OWNER AND GENERAL CONTRACTOR MUST FILE AN eNOI WITH THE
FROM THE GOVERNING AUTHORITIES, TARTED. NO WORK WILL BE ALLOWED	EPA FOR SITES DISTURBING 1 ACRE OR MORE OF LAND, OR IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT THAT WILL DISTURB GREATER THAN ONE ACRE OF LAND, 14 DAYS PRIOR TO COMMENCING EARTH DISTURBING ACTIVITIES.
	B. EROSION AND SEDIMENT CONTROL: IF THE SITE IS SMALL ENOUGH NOT TO REQUIRE AN eNOI, THE CONTRACTOR SHALL BE RESPONSIBLE FOR USING EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PUBLIC RIGHT-OF-WAY. MEASURES REQUIRED FOR EROSION AND SEDIMENT CONTROL SHALL BE INCIDENTAL TO THE PROJECT COST.
BE "PUBLIC" IMPROVEMENTS. BONDS	C. PROTECTION OF ADJACENT PROPERTY: CONTRACTOR SHALL ASSUME FULL LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT-OF-WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL METHODS AND PROCEDURES SHOWN AND NOTED IN THE PLANS AND SWP3.
ALL BE DELIVERED TO THE ENGINEER ENGINEER, AND SHALL BE SUBJECT	D. BMP REMOVAL: THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL SEDIMENT BARRIERS AND INLET PROTECTION AFTER VEGETATION HAS BEEN COMPLETED AND ALL
REQUIRED, THEY SHALL BE	AREAS OF THE SITE HAVE BEEN STABILIZED AND ACCEPTED BY THE GOVERNING AUTHORITIES AND THE DEVELOPER. E. ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR AN IMPERVIOUS SURFACE SHALL BE RE-VEGETATED WITH NATIVE GRASS SEEDING IN
N ACCORDANCE WITH AL TESTING DO NOT COMPLY WITH SHALL BE FURNISHED AND PAID BY	ACCORDANCE WITH SECTION 1012 OF THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, APWA NM CHAPTER, CURRENT EDITION. F. EROSION PROTECTION - SLOPES: TYPICAL EROSION PROTECTION SHALL BE INSTALLED AT 8" TOTAL DEPTH, 4" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.) UNLESS NOTED. SIDESLOPES STEEPER THAN 3:1 BUT LESS THAN 2:1 MUST HAVE PERMANENT EROSION PROTECTION INSTALLED NO SLOPE SHALL BE STEEPER THAN 2:1 UNLESS NOTED.
R. COSTS FOR INSPECTION SERVICES	G. EROSION PROTECTION - SWALES: TYPICAL EROSION PROTECTION WITHIN SWALES SHALL BE INSTALLED AT 12" TOTAL DEPTH, 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER
R WORK NECESSARY TO FACILITATE NG AUTHORITIES AND/OR DEVELOPER ONS, THE SCHEDULING AND	GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.) UNLESS NOTED. SWALES SHALL BE EXCAVATED SO THAT TOP OF ROCK IS FLUSH WITH ADJACENT GRADE. 'V' DEPTH = $\frac{1}{2}$ WIDTH/12. H. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN
Y PRIOR TO TRENCH BACKFILLING.	ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM THE REGULATORY AGENCIES. STORM DRAIN GENERAL NOTES
REQUIRED BY THE GOVERNING STRUCTION.	 A. PROTECTION OF UTILITIES: THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS FOR THE SUPPORT AND PROTECTION OF ALL UTILITY POLES, FENCES, TREES, SHRUBS, GAS MAINS, TELEPHONE CABLES, ELECTRIC CABLES, DRAINAGE PIPES, UTILITY SERVICES, AND ALL OTHER UTILITIES AND STRUCTURES BOTH ABOVE AND BELOW THE GROUND.
CTOR SHALL EMPLOY A REGISTERED ETION OF THE PROJECT. THE AND ENGINEER PRIOR TO ANY	B. PRIVATE STORM DRAIN PIPE: UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL PIPE FOR PRIVATE STORM DRAIN IMPROVEMENTS SHALL BE INSTALLED PER MANUFACTURER'S
HMARKS FOR VERTICAL CONTROL.	SPECIFICATIONS AND DETAILS AS FOLLOWS: GREATER THAN 36"Ø: REINFORCED CONCRETE PIPE (RCP), CLASS III OR ADS HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12
NEER.	15"Ø THROUGH 36"Ø: REINFORCED CONCRETE PIPE (RCP), CLASS III OR ADS HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12
CHMARKS, AND WHEN ANY SUCH ESET BY A REGISTERED LICENSED	4"Ø THROUGH 12"Ø: POLYVINYL CHLORIDE PIPE (PVC), SDR - 35, OR ADS HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12 C. GROUTING: ALL PIPE ENTERING PUBLIC STORM DRAIN STRUCTURES SHALL BE GROUTED TO ASSURE WATERTIGHT CONNECTIONS.
OPER AND ENGINEER ASSUME NO	D. ROOF DRAINS: THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ROOF DRAIN LATERALS WITH BUILDING PLANS FOR DOWNSPOUT CONNECTIONS. END AND CAP ROOF DRAIN LATERALS FIVE (5) FEET FROM BUILDING AT BELOW FINISH GRADE FOR CONNECTION OF DOWNSPOUTS.
I. SUCH FAILURE SHALL NOT BE S IN ANY MANNER WHATSOEVER, OF SPECIAL WORK. FOR WHICH	 E. ADJUSTMENT OF STRUCTURES: ALL STORM DRAIN STRUCTURES INCLUDING MANHOLES, INLETS AND CLEANOUTS MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO, AND AFTER, PLACEMENT OF PAVING AND LANDSCAPING.
	F. BENDS & WYE CONNECTIONS: ALL STORM BENDS & WYE CONNECTIONS SHALL BE PREFABRICATED "FACTORY" BENDS & WYES.
2) WORKING DAYS PRIOR TO ANY DIMENSIONS SHOWN ON THE PLANS BY THE DEVELOPER OR ENGINEER TO	G. INSTALLATION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO PROPOSED STORM DRAINS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, INLET AND MANHOLE COLLARS, MANHOLES, WATER QUALITY FEATURES, EROSION CONTROL FEATURES, TESTING, CLEANING, AND
R CONFLICTING UTILITIES	STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
ID STRUCTURES ENCOUNTERED, ALL BE RESTORED AT HIS/HER	 H. MINIMUM COVER: MINIMUM COVER FOR STORM DRAIN PIPES SHALL BE 12", UNLESS OTHERWISE NOTED. I. CONNECTION TO ROOF DRAINS: COSTS FOR NECESSARY FITTINGS FOR CONNECTIONS TO ROOF DOWNSPOUTS SHALL BE INCIDENTAL.
MENTS AND CONSTRUCTION WITH BE LIABLE FOR DAMAGES DUE TO	J. TRENCHING: TRENCHING SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 700 / NMAPWA SPEC. SECT. 700 / LOCAL UTILITY COMPANY SPECIFICATIONS. ALL
OVERHEAD UTILITY LINES, SUPPORT	BACKFILL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY PER ASTM D-1557. K. CROSSINGS: ALL STORM DRAIN CROSSINGS OF WATER AND SEWER LINES SHALL HAVE 18" MIN CLEARANCE. IF 18" CLEARANCE IS NOT POSSIBLE, CONTACT THE ENGINEER AND /
CTOR SHALL BE RESPONSIBLE FOR UIREMENTS ARE INCIDENTAL TO THE	OR ARCHITECT IMMEDIATELY. I. INVERTS AND SLOPES: STORM DRAINS SHALL BE INSTALLED AT INVERTS AND SLOPES SPECIFIED ON THE PLANS. THE PIPE SHALL DRAIN AT A CONSTANT SLOPE BETWEEN
AT ARE DAMAGED DURING	FITTINGS AND MANHOLES. THE PIPE SHALL DRAIN TOWARD THE OUTLET AT ALL LOCATIONS. UTILITY GENERAL NOTES
WORK, SOLELY AT THE EXPENSE OF	A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO PROPOSED UTILITIES SHOWN ON THIS PLAN INCLUDING: TRENCHING,
OUT WRITTEN PERMISSION FROM THE	BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
ALL TIMES DURING CONSTRUCTION	 B. MINIMUM COVER SHALL BE 3' FOR WATERLINES AND 48" FOR SANITARY SEWER, EXCEPT AT BUILDING CONNECTIONS. C. UTILITY LINES SHALL BE INSTALLED AFTER COMPLETION OF THE SITE ROUGH GRADING.
LE DRAWINGS. ONLY WRITTEN	D. UTILITY LINES SHALL BE INSTALLED PRIOR TO SURFACE IMPROVEMENTS SUCH AS PAVEMENT, SIDEWALKS, AND LANDSCAPING.
	E. CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING PLUMBING AND ALL NECESSARY FITTINGS. FITTING COSTS SHALL BE INCIDENTAL. REFER TO THE MECHANICAL AND/OR PLUMBING PLANS FOR SERVICE CONNECTIONS.
ATEST EDITION OF THE "MANUAL OF M THE APPROPRIATE AUTHORITIES CONSTRUCTION SIGNING AT ALL	F. DRY UTILITY LOCATIONS AND DESIGN ARE NOT A PART OF THIS PLAN. CONTRACTOR SHALL COORDINATE WITH THE LOCAL DRY UTILITY COMPANIES TO DETERMINE THE SIZE, DEPTH, LOCATION, FITTINGS AND REQUIRED APPURTENANCES FOR THE DRY UTILITY SERVICE LINES ON THE SITE. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SERVICE CONNECTIONS.
ED IN ACCORDANCE WITH THE	 G. TRENCHING, BORING, AND JACKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH ####################################
N THE PLANS, BE CONSTRUCTED IN ND PRIORITY.)	D-1557.
CT AND APPROVE COMPACTED	 H. ALL WATER VALVE BOXES, MANHOLE RINGS & COVERS, AND OTHER SURFACE ITEMS FOR THE UTILITIES SHALL BE ADJUSTED TO FINISHED GRADE. I. ALL CROSSINGS OF WATER AND SEWER LINES SHALL HAVE 18" MIN CLEARANCE. IF 18" CLEARANCE IS NOT POSSIBLE, BOTH SHALL PIPES BE ENCASED IN CONCRETE.
QUATE DENSITY, CONTRACTOR SHALL	J. VALVES, METERS, SERVICE LINES, METER AND VALVE BOXES, TAPPING SLEEVES, HYDRANTS, AND OTHER WATER APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ####################################
D AND DATED PLANS. UPON WRITTEN GE, AND UTILITIES) MAY BE	K. WATERLINES LESS THAN 4" DIAMETER SHALL BE COPPER TYPE K MEETING ASTM B 88 REQUIREMENTS. WATERLINES 4" IN DIAMETER OR LARGER SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS.
DSES AND MUST BE VERIFIED WITH	L. ALL FITTINGS AND COUPLINGS FOR WATERLINES LESS THAN 4" IN DIAMETER ARE TO BE COPPER, SOLDER JOINT FITTINGS IN ACCORDANCE WITH ASME 16.18 OR ASME B16.22.
AS OF CONSTRUCTION ACTIVITY. SER.	 M. ALL FITTINGS AND COUPLINGS FOR WATERLINES 4" IN DIAMETER OR LARGER ARE TO BE MEGA LUG MECHANICAL JOINTS OR ENGINEER APPROVED EQUIVALENT. N. JOINTS SHALL BE RESTRAINED BY MEGA LUG HARNESSES, OR ENGINEER APPROVED EQUIVALENT. JOINT RESTRAINTS SHALL BE INSTALLED AT DISTANCES FROM THE FITTINGS AS SHOWN ON THE JOINT RESTRAINT TABLE IN THESE PLANS.
EVELOPER AT THE SITE TO	O. BACKFLOW PREVENTERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
HE REQUIREMENTS SET FORTH IN THE	P. FIRE LINES SHALL USE PIPE MATERIALS LISTED AND APPROVED FOR FIRE SERVICE BY UNDERWRITERS LABORATORIES.
	 Q. FIRE DEPARTMENT CONNECTIONS SHALL MEET UL 405, NFPA 1963, AND LOCAL FIRE DEPARTMENT REQUIREMENTS. R. ADJUST WATER AND FIRE LINES TO AVOID FOOTINGS, SEWER LINES, AND OTHER CONDUITS. INSTALL FITTINGS AS NEEDED.
HALL BE STRIPPED OF VEGETATION,) INCHES IN ORDER TO REMOVE THE SOIL SHALL BE STOCKED ED IN A	S. SEWER MANHOLES, CLEANOUTS, SEWER SERVICE TAPS, AND OTHER SEWER APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH
SOIL SHALL BE STOCKPILED IN A POSED OF OFF-SITE. IT SHALL BE THE R'S RESPONSIBILITY TO ENSURE THAT	T. SEWER SERVICE LINES SHALL BE INSTALLED AT A 2% MINIMUM SLOPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. THE PIPE SHALL DRAIN AT A CONSTANT SLOPE BETWEEN FITTINGS. THE PIPE SHALL DRAIN TOWARD THE SEWER MAIN AT ALL LOCATIONS.
INCLUDED IN THE CONTRACT	U. ALL SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE.
IS SHOULD BE OBSERVED TO SELY AFFECT THE FILL PLACEMENT. ADE SHOULD BE CORRECTED AND ADED DUMP TRUCK, OR SIMILAR INEER OR HIS REPRESENTATIVE.	

4

4

EIGHT (8) INCHES, ITS MOISTURE CONTENT ADJUSTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER, AND THEN RE-COMPACTED TO ONE HUNDRED (100) PERCENT OF

THE OPTIMUM DENSITY DETERMINED BY THE STANDARD PROCTOR TEST, ASTM D - 698 PRIOR TO PLACEMENT OF FILL MATERIALS.

3

LEGEND	EXISTING	PROPOSED
PROPERTY LINE		
FINISH FLOOR ELEVATION	<i>F.F.=</i> × <i>4925.00</i>	F.F.= 4925.00
SPOT ELEVATION	×23.67	4925.00 23.6
CURB AND GUTTER	=========	
CONTOUR LINE	4923	23
FLOW DIRECTION ARROW		F
STORM DRAIN	==========	
STORM DRAIN MANHOLE	= = = = = = = = = = = = = = = = = = =	
STORM DRAIN INLET (UNPAVED AREA)	= = = = = = = = = = = = = = = = = = =	Ö
STORM DRAIN INLET (PAVED AREA)	=====	
WATER LINE	— — W- — — — — — — — — — — — — — — — — —	W
FIRE HYDRANT	T5	¥
WATER GATE VALVE		
WATER METER BOX (SGL, DBL)		
AIR RELEASE VALVE	 	
WATER LINE BENDS		
IRRIGATION METER		_
PRESSURE REDUCING VALVE		(RY)
SANITARY SEWER LINE		S
SANITARY SEWER MANHOLE		└──── ●
CLEANOUT		<u>0</u>
DOUBLE CLEANOUT		
LIGHT POLE	± •□	☆ •□
POWER POLE	¢	¢
GUY WIRE	\longrightarrow	
SIGN	<u>~</u>	<u>~</u>
ADA ACCESSIBLE PARKING	Æ.	Ġ.
VAN ACCESSIBLE PARKING	24	Č VAN
SITE WALL		
SITE RETAINING WALL		
ELECTRIC TRANSFORMER		Τ
GAS METER	G	G
GAS LINE	— —g - — — — — — — — — — — —	G

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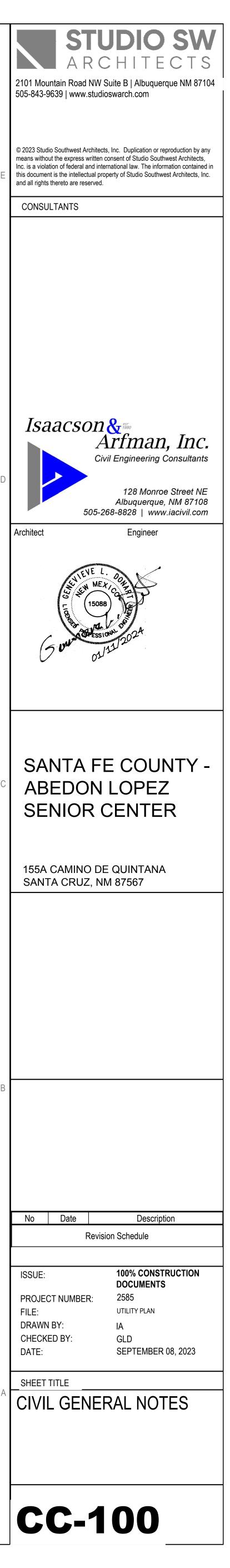
ABBREVIATIONS

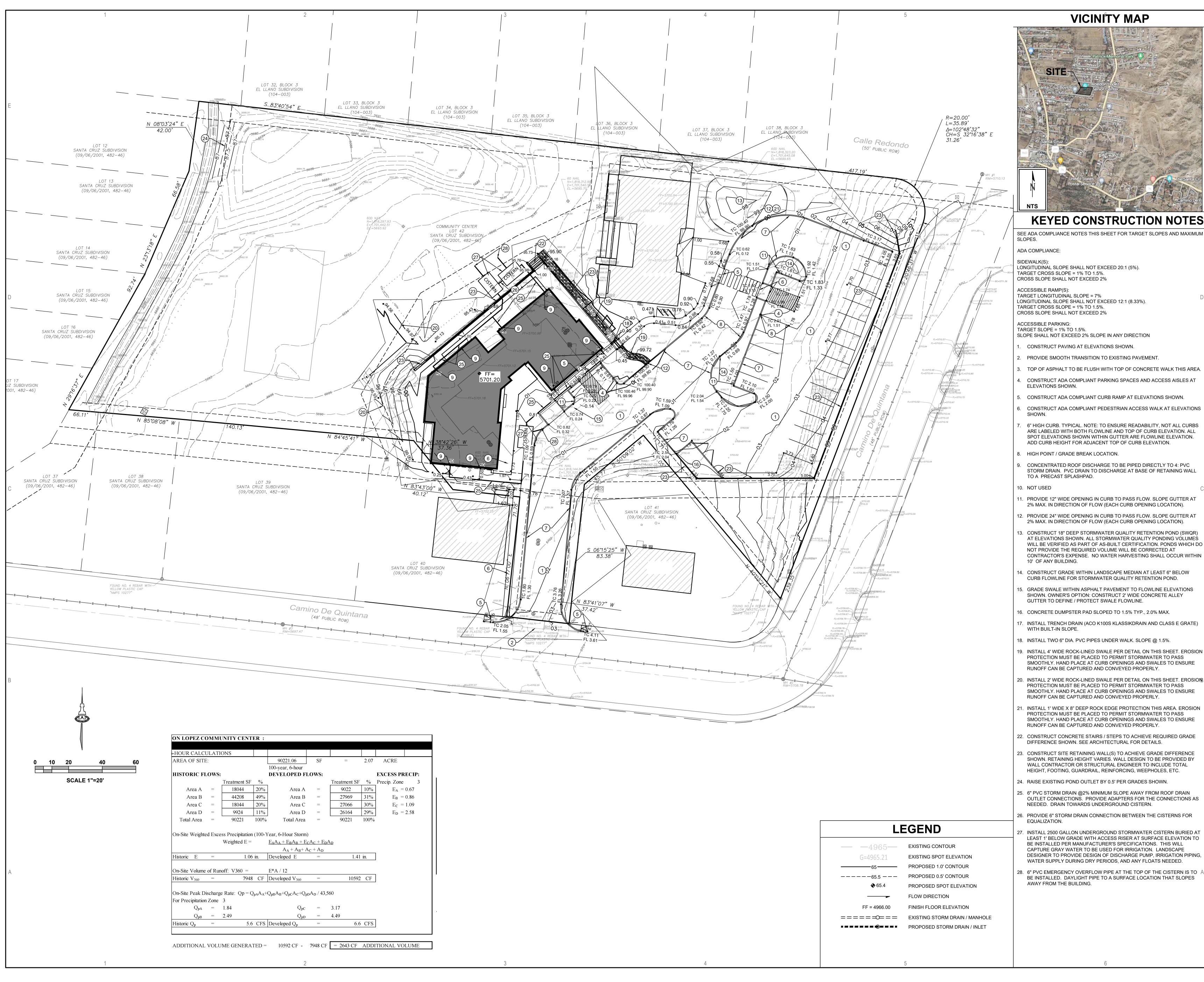
BOLLARD

5

APPROX	APPROXIMATELY	G	GAS	OC	ON CENTER
BC	BACK OF CURB	GI	GRATE INLET	R	RADIUS
B-B	BACK TO BACK	GM	GAS METER	RET	RETAINING
BM	BENCHMARK	HDPE	HIGH DENSITY POLYETHYLENE	RCP	REINFORCED CONCRETE PIPE
BW	BOTTOM OF WALL	PIPE		ROW	RIGHT-OF-WAY
CFS	CUBIC FEET PER SECOND	HDWL	HEADWALL	RT	RIGHT
CI	CURB INLET	HORIZ	HORIZONTAL	SF	SQUARE FEET
CMP	CORRUGATED METAL PIPE	HP	HIGH POINT	SD	STORM DRAIN
СО	CLEANOUT	IRR	IRRIGATION	SS, SAS	SANITARY SEWER
CONC	CONCRETE	JT	JOINT	STA	STATION
CL	CENTER LINE	LF	LINEAR FEET	SY	SQUARE YARD
DCO	DOUBLE CLEANOUT	LP	LOW POINT	Т	TELEPHONE
DIA	DIAMETER	LRW	GRADE AT RET WALL - LOW SIDE	тс	TOP OF CURB
DI	DRAIN INLET	LT	LEFT	TG	TOP OF GROUND
DIP	DUCTILE IRON PIPE	MH	MANHOLE	TOS	TOE OF SLOPE
DW	DOMESTIC WATER	N/A, NA	NOT APPLICABLE	TP	TOP OF PAVEMENT
EL	ELEVATION	NG	NATURAL GROUND	TRW	GRADE AT RET WALL - HIGH SID
ELEC	ELECTRIC	PC	POINT OF CURVATURE	TW	TOP OF WALL
EP	EDGE OF PAVEMENT	PCC	POINT OF COMPOUND CURVATRE	TYP	TYPICAL
EX, EXST	EXISTING	PI	POINT OF INTERSECTION	W	WATER
FC	FACE OF CURB	PIV	POST INDICATOR VALVE	WV	WATER VALVE
FDC	FIRE DEPARTMENT CONNECTION	PL	PROPERTY LINE		
FF	FINISHED FLOOR ELEVATION	PP	POWER POLE		
FH	FIRE HYDRANT	PRC	POINT OF REVERSE CURVATURE		
FM	FORCE MAIN	PRV	PRESSURE REDUCING VALVE		
FP	FINISHED PAD ELEVATION	PROP	PROPOSED		
FL	FLOWLINE	PT	POINT OF TANGENCY		
FW	FIRELINE	PVC	POLYVINYL CHLORIDE PIPE		
		PVMT	PAVEMENT		

6





VICINITY MAP **KEYED CONSTRUCTION NOTES**

ADA COMPLIANCE:

LONGITUDINAL SLOPE SHALL NOT EXCEED 20:1 (5%). TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%

ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7%

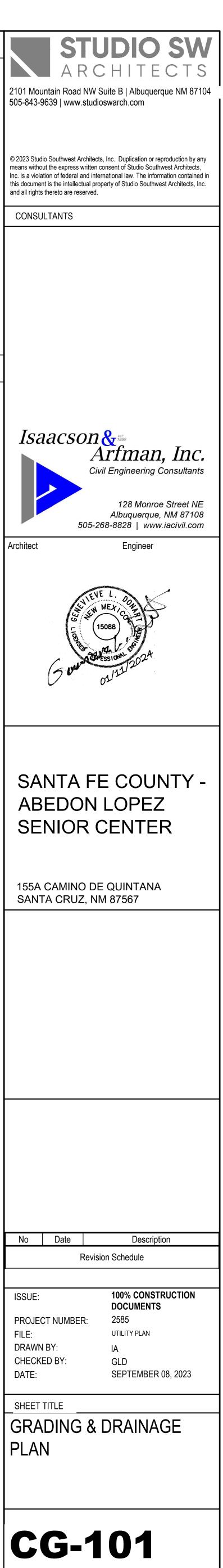
LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.33%). TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%

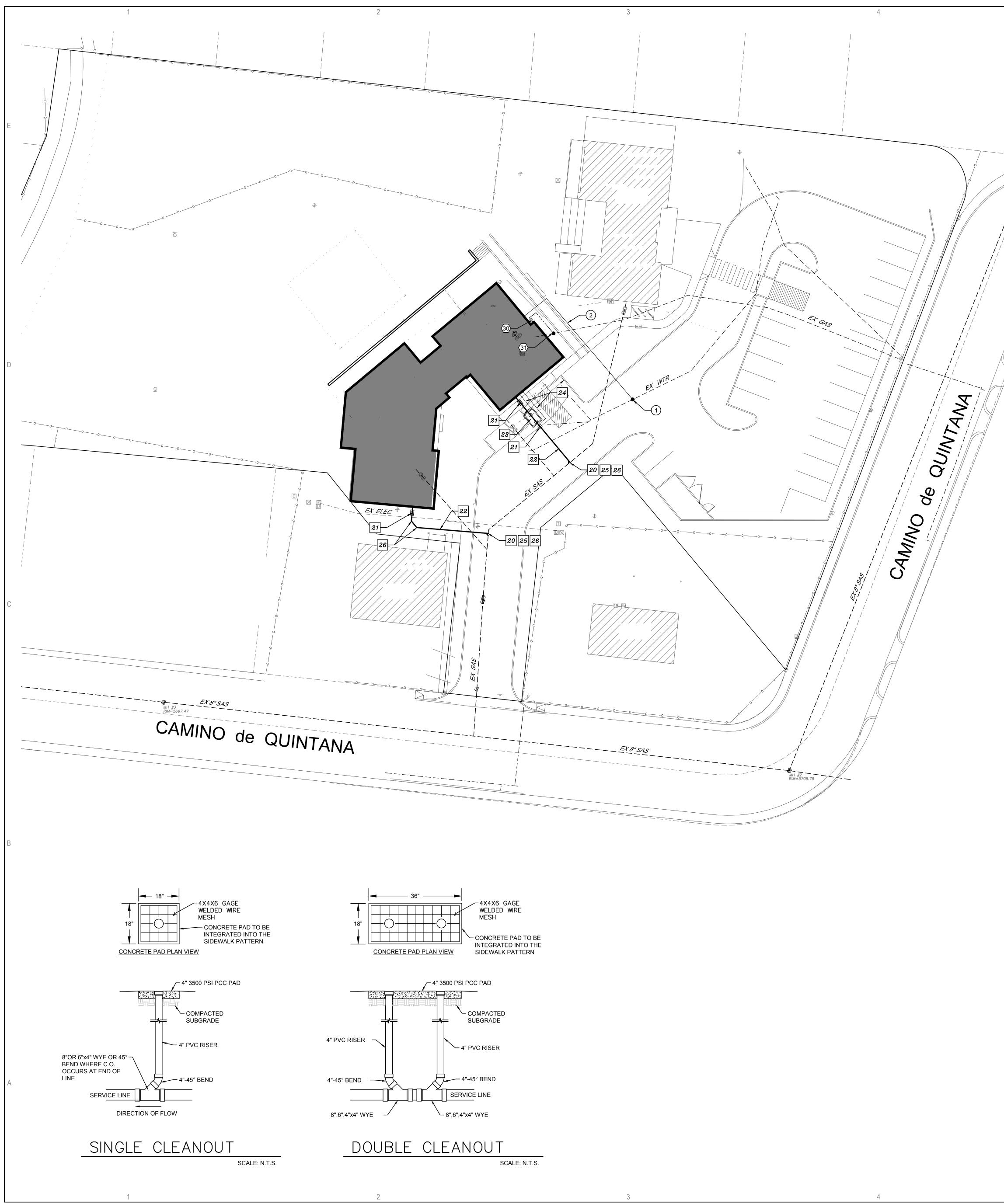
ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%.

- SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION
- CONSTRUCT PAVING AT ELEVATIONS SHOWN.
- PROVIDE SMOOTH TRANSITION TO EXISTING PAVEMENT.
- TOP OF ASPHALT TO BE FLUSH WITH TOP OF CONCRETE WALK THIS AREA.
- CONSTRUCT ADA COMPLIANT PARKING SPACES AND ACCESS AISLES AT ELEVATIONS SHOWN.
- . CONSTRUCT ADA COMPLIANT CURB RAMP AT ELEVATIONS SHOWN.
- 6. CONSTRUCT ADA COMPLIANT PEDESTRIAN ACCESS WALK AT ELEVATIONS SHOWN.
- 6" HIGH CURB. TYPICAL. NOTE: TO ENSURE READABILITY, NOT ALL CURBS ARE LABELED WITH BOTH FLOWLINE AND TOP OF CURB ELEVATION. ALL SPOT ELEVATIONS SHOWN WITHIN GUTTER ARE FLOWLINE ELEVATION. ADD CURB HEIGHT FOR ADJACENT TOP OF CURB ELEVATION.
- . HIGH POINT / GRADE BREAK LOCATION.
- CONCENTRATED ROOF DISCHARGE TO BE PIPED DIRECTLY TO 4: PVC STORM DRAIN. PVC DRAIN TO DISCHARGE AT BASE OF RETAINING WALL TO A PRECAST SPLASHPAD.

10. NOT USED

- 1. PROVIDE 12" WIDE OPENING IN CURB TO PASS FLOW. SLOPE GUTTER AT 2% MAX. IN DIRECTION OF FLOW (EACH CURB OPENING LOCATION).
- 12. PROVIDE 24" WIDE OPENING IN CURB TO PASS FLOW. SLOPE GUTTER AT 2% MAX. IN DIRECTION OF FLOW (EACH CURB OPENING LOCATION).
- 13. CONSTRUCT 18" DEEP STORMWATER QUALITY RETENTION POND (SWQR) AT ELEVATIONS SHOWN. ALL STORMWATER QUALITY PONDING VOLUMES WILL BE VERIFIED AS PART OF AS-BUILT CERTIFICATION. PONDS WHICH DO NOT PROVIDE THE REQUIRED VOLUME WILL BE CORRECTED AT CONTRACTOR'S EXPENSE. NO WATER HARVESTING SHALL OCCUR WITHIN 10' OF ANY BUILDING.
- 14. CONSTRUCT GRADE WITHIN LANDSCAPE MEDIAN AT LEAST 6" BELOW CURB FLOWLINE FOR STORMWATER QUALITY RETENTION POND.
- 15. GRADE SWALE WITHIN ASPHALT PAVEMENT TO FLOWLINE ELEVATIONS SHOWN. OWNER'S OPTION: CONSTRUCT 2' WIDE CONCRETE ALLEY GUTTER TO DEFINE / PROTECT SWALE FLOWLINE.
- 16. CONCRETE DUMPSTER PAD SLOPED TO 1.5% TYP., 2.0% MAX. 17. INSTALL TRENCH DRAIN (ACO K100S KLASSIKDRAIN AND CLASS E GRATE)
- WITH BUILT-IN SLOPE. 18. INSTALL TWO 6" DIA. PVC PIPES UNDER WALK. SLOPE @ 1.5%.
- 19. INSTALL 4' WIDE ROCK-LINED SWALE PER DETAIL ON THIS SHEET. EROSION PROTECTION MUST BE PLACED TO PERMIT STORMWATER TO PASS SMOOTHLY. HAND PLACE AT CURB OPENINGS AND SWALES TO ENSURE RUNOFF CAN BE CAPTURED AND CONVEYED PROPERLY.
- 20. INSTALL 2' WIDE ROCK-LINED SWALE PER DETAIL ON THIS SHEET. EROSION PROTECTION MUST BE PLACED TO PERMIT STORMWATER TO PASS SMOOTHLY. HAND PLACE AT CURB OPENINGS AND SWALES TO ENSURE RUNOFF CAN BE CAPTURED AND CONVEYED PROPERLY.
- 1. INSTALL 1' WIDE X 8" DEEP ROCK EDGE PROTECTION THIS AREA. EROSION PROTECTION MUST BE PLACED TO PERMIT STORMWATER TO PASS SMOOTHLY. HAND PLACE AT CURB OPENINGS AND SWALES TO ENSURE RUNOFF CAN BE CAPTURED AND CONVEYED PROPERLY.
- 22. CONSTRUCT CONCRETE STAIRS / STEPS TO ACHIEVE REQUIRED GRADE DIFFERENCE SHOWN. SEE ARCHITECTURAL FOR DETAILS.
- 23. CONSTRUCT SITE RETAINING WALL(S) TO ACHIEVE GRADE DIFFERENCE SHOWN. RETAINING HEIGHT VARIES. WALL DESIGN TO BE PROVIDED BY WALL CONTRACTOR OR STRUCTURAL ENGINEER TO INCLUDE TOTAL HEIGHT, FOOTING, GUARDRAIL, REINFORCING, WEEPHOLES, ETC.
- 24. RAISE EXISTING POND OUTLET BY 0.5' PER GRADES SHOWN.
- 25. 6" PVC STORM DRAIN @2% MINIMUM SLOPE AWAY FROM ROOF DRAIN OUTLET CONNECTIONS. PROVIDE ADAPTERS FOR THE CONNECTIONS AS NEEDED. DRAIN TOWARDS UNDERGROUND CISTERN.
- 26. PROVIDE 6" STORM DRAIN CONNECTION BETWEEN THE CISTERNS FOR EQUALIZATION.
- 27. INSTALL 2500 GALLON UNDERGROUND STORMWATER CISTERN BURIED AT LEAST 1' BELOW GRADE WITH ACCESS RISER AT SURFACE ELEVATION TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. THIS WILL CAPTURE GRAY WATER TO BE USED FOR IRRIGATION. LANDSCAPE DESIGNER TO PROVIDE DESIGN OF DISCHARGE PUMP, IRRIGATION PIPING, WATER SUPPLY DURING DRY PERIODS, AND ANY FLOATS NEEDED.
- 28. 6" PVC EMERGENCY OVERFLOW PIPE AT THE TOP OF THE CISTERN IS TO BE INSTALLED. DAYLIGHT PIPE TO A SURFACE LOCATION THAT SLOPES AWAY FROM THE BUILDING.





GENERAL NOTES

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№ МН #1 RIM=5710.13

- A. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- B. CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- C. SITE STORM DRAIN, ELECTRIC LINES & TRANSFORMERS AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE ELECTRICAL AND MECHANICAL SITE PLANS FOR LOCATIONS AND GAS LINE SIZES. SEE CG-101 FOR STORM DRAIN DESIGN.
- D. ALL WATER FITTINGS SHALL HAVE JOINT RESTRAINTS (LT). SEE RESTRAINED JOINT CRITERIA NOTES THIS SHEET. (LT) LENGTH SHOWN ON KEYED NOTES.
- E. ALL ABOVE GROUND UTILITY EQUIPMENT AND FITTINGS SHALL BE PAINTED IN COLORS TO MATCH BUILDING COLORS.
- F. CAP OR PLUG AND REMOVE EXISTING WATER AND SEWER SERVICES THAT WILL NOT BE USED FOR NEW BUILDING.

KEYED NOTES

WATER KEYED NOTES

- CONNECT NEW ?" WATER SERVICE TO EXISTING WATER LINE.
- 2. ?" WATER SERVICE LINE.

<u>SEWER</u>

- 20. CONNECT NEW SEWER SERVICE TO EXISTING 6" SANITARY SEWER LINE.
- 21. SANITARY SEWER DOUBLE OR SINGLE CLEANOUT.
- 22. 4" SANITARY SEWER LINE.
- 23. GREASE INTERCEPTOR. SIZE TO BE
- DETERMINED BY PLUMBING ENGINEER.
- 24. 3" GREASE INTERCEPTOR VENT LINE TO BUILDING,
- 25. 6" X 4" WYE/TEE
- 26. 4" 45° BEND.

GAS KEYED NOTES

30. GAS METER

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- 31. CONNECT NEW GAS LINE TO EXISTING GAS LINE.

