

CITY OF ALBUQUERQUE NEW MEXICO



CLUBHOUSE INN

MAY, 1986

SHEET INDEX

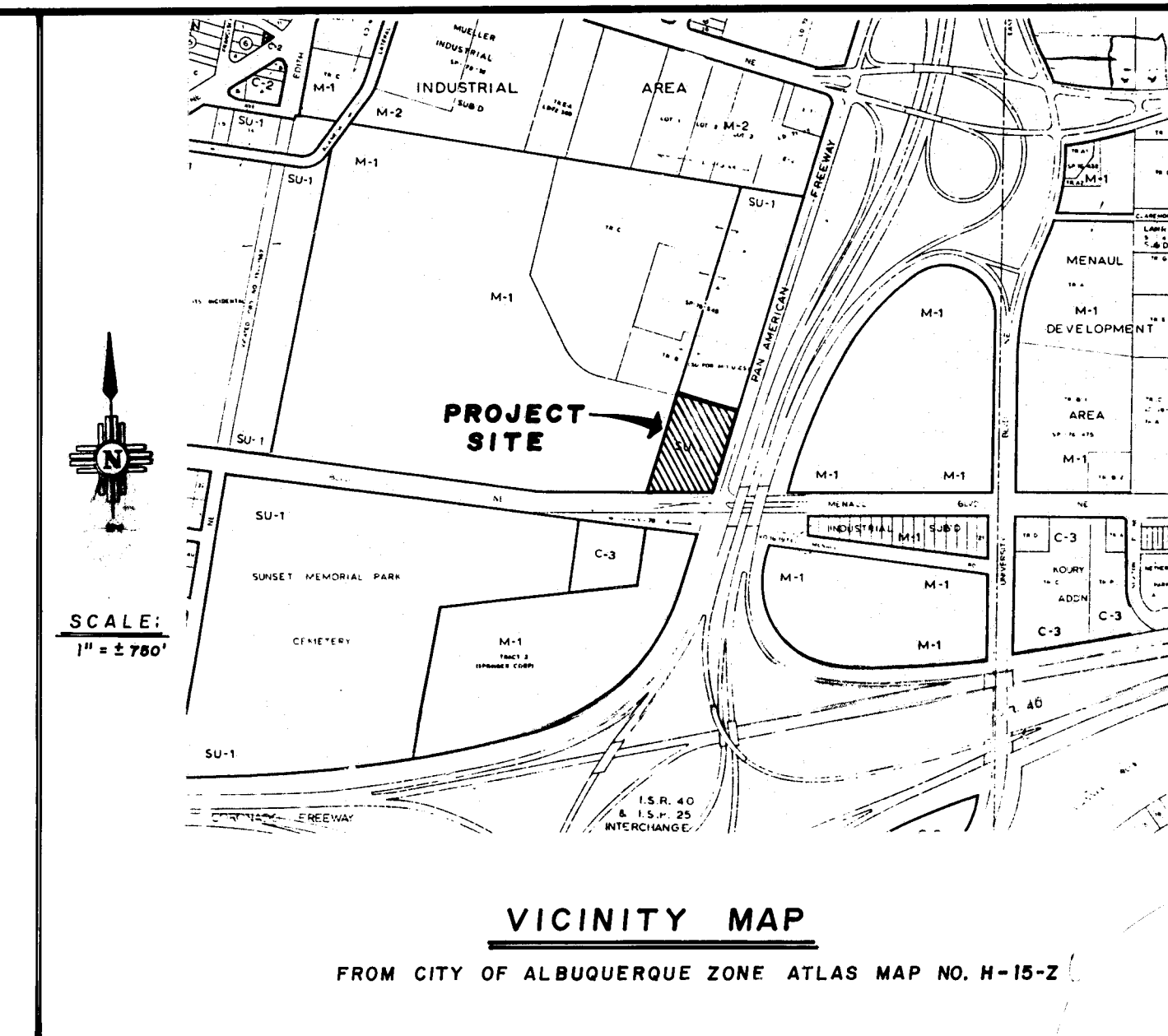
COVER SHEET	C-1
SITE GRADING & DRAINAGE PLAN	C-2
SITE UTILITY PLAN	C-3
UTILITY PLANS & PROFILES	C-4

OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Easterling & Associates, Inc., and is not to be used, in whole or in part, for any other project without the written authorization of Easterling & Associates, Inc.

CONSTRUCTION SAFETY

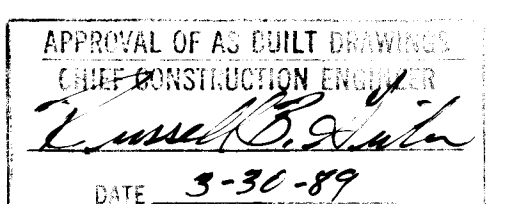
These drawings do not include necessary components for construction safety which shall remain the contractor's responsibility.



LEGAL DESCRIPTION: TRACT E OF THE LANDS OF MENAUL SCHOOL INC.
SECTION 9, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

GENERAL NOTES:

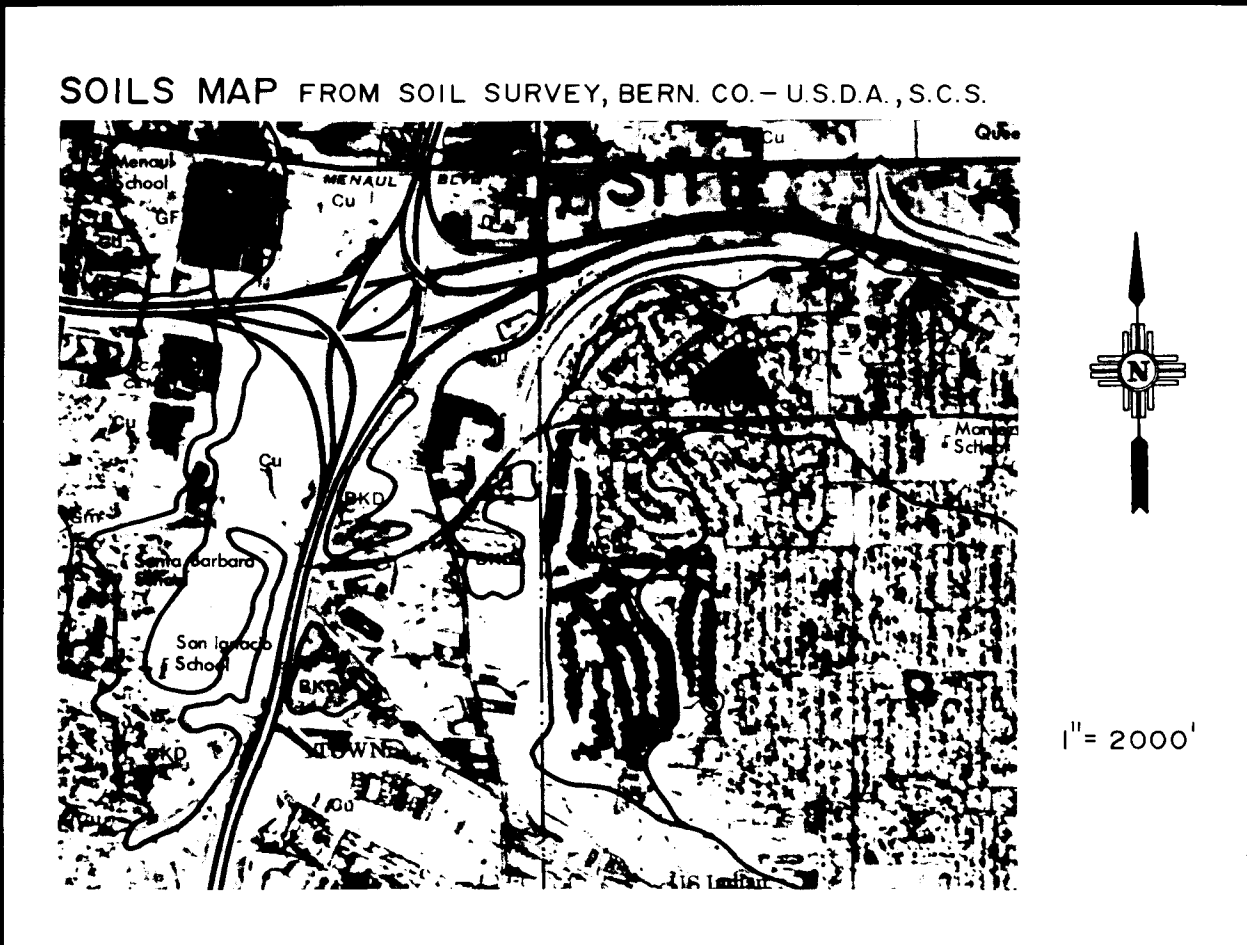
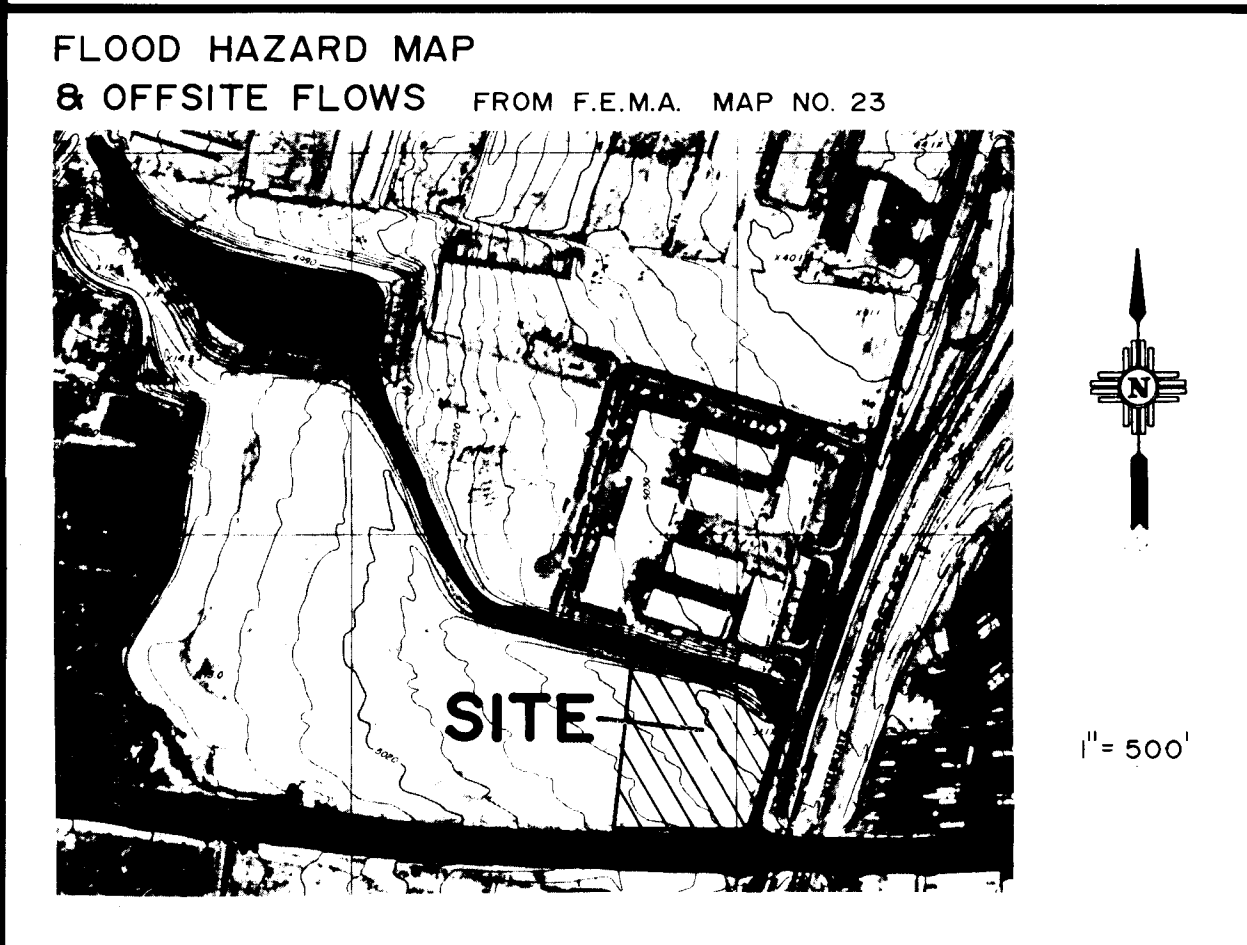
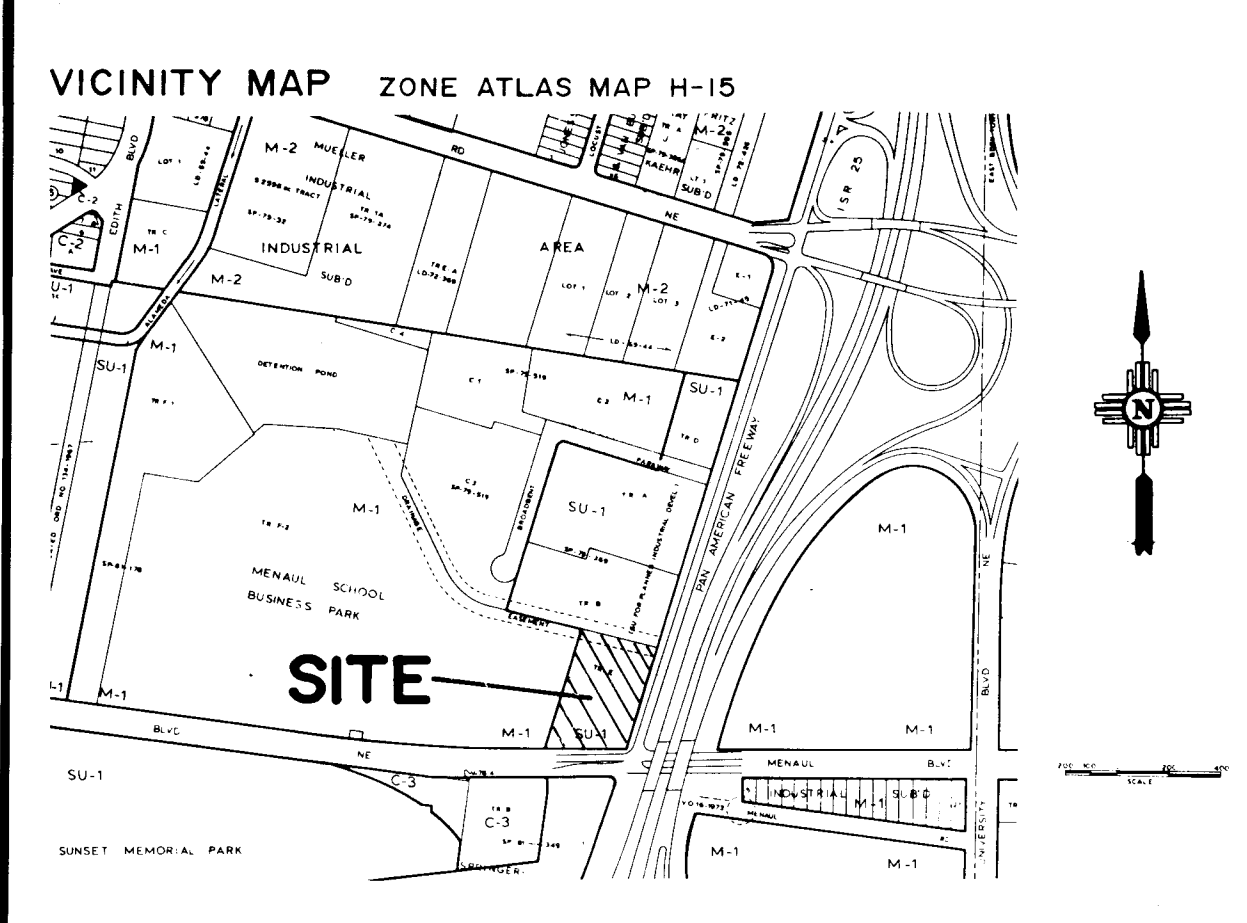
1. All work detailed on these plans to be performed under this Contract shall, except as otherwise stated or provided for in the Special Provisions of the Contract, be constructed in accordance with the City of Albuquerque Interim Standard Specifications for Public Works Construction - 1985 Edition.
2. Two (2) working days prior to any excavation, Contractor must contact Line Locating Service, 765-1234, for locating of existing utilities.
3. Prior to construction, the Contractor shall excavate and verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the Contractor shall notify the Engineer so that the conflict can be resolved with minimum amount of delay.
4. All utilities and utility service lines shall be installed prior to paving.
5. Backfill compaction shall be according to specified street use.
6. Disposal of all waste material shall be the responsibility of the Contractor as specified in Section 6.14 of the General Conditions in the City of Albuquerque Interim Standard Specifications for Public Works Construction - 1985 Edition.
7. All construction, inspection and certification shall be in conformance with the approved Subdivision Improvements Agreement.
8. Contractor must submit a traffic control plan and receive a barricading permit prior to construction in Menaul Blvd.



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REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPT.	DATE	USER	DEPT.	DATE
APPROVAL OF REVISIONS									

PLANS PREPARED UNDER DIRECTION OF: 	EASTERLING & ASSOCIATES, INC. CONSULTING ENGINEERS 5643 PARADISE BLVD. N.W. ALBUQUERQUE, NEW MEXICO 87114 (505) 898-8021	APPROVED FOR CONSTRUCTION CITY ENGINEER 10/28/86
DATE 5-8-86	PROJECT NO. 2915	SHEET C-1

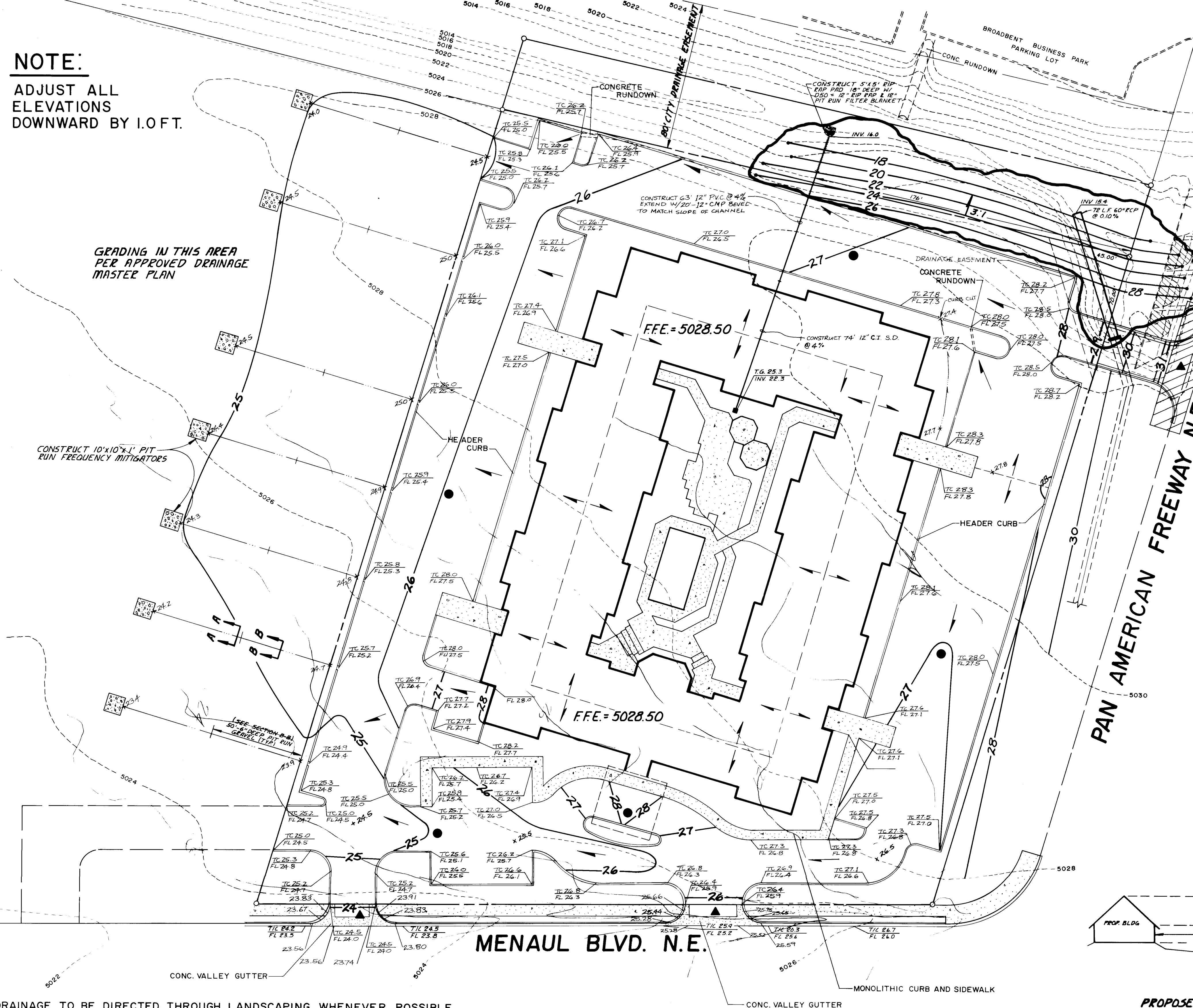


EROSION CONTROL
THE SITE WILL BE FULLY DEVELOPED IMMEDIATELY. EROSION PROBLEMS GENERATED BY PHASED DEVELOPMENT WILL NOT, THEREFORE, BE A PROBLEM. THE CONSTRUCTION PHASE: THE CONTRACTOR SHALL EXERCISE REASONABLE CARE DURING CONSTRUCTION TO PREVENT THE MOVEMENT OF SEDIMENT FROM THE SITE INTO THE STREET. LOOSE SOIL STOCKPILED IN THE STREET DURING UTILITY CONNECTION ACTIVITIES SHALL BE PROTECTED FROM BEING CARRIED DOWNSTREAM BY FLOWING WATER IN THE STREET. THE CONTRACTOR SHALL ADDITIONALLY TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT AND RUNOFF FROM ENTERING THE ADJACENT FLOOD CHANNEL DURING CONSTRUCTION.

HYDROLOGY

	A P	D A	H	S	L	T _C	SOIL	%	C N	C	P ₂	
	#	AC	FT	FT/FT	FT	MIN	TYPE	IMP				
EXISTING	1	3.25	6	.0130	460	<10	A	0	.54	.40	.98	1.45
PARKING	1	2.61	6	.0100	600	<10	A	82	.89	.79	.98	1.45
COURTYARD	2	.64	3	.0150	200	<10	A	83	.88	.82	.98	1.45

NOTE: FINISHED GRADE TO BE MAINTAINED 6" BELOW FINISHED FLOOR ELEVATION



SOILS INFORMATION FROM SOIL SURVEY, BERNALILLO CO. - U.S.D.A., S.C.S.

SOIL SERIES AND MAP SYMBOLS	DEGREE AND KIND OF LIMITATIONS FOR					SUITABILITY AS SOURCE OF -					SOIL FEATURES AFFECTING -		HYDROLOGIC SOIL GROUP
	SEPTIC TANK ABSORPTION FIELDS	SEWAGE LAGOONS	SHALLOW EXCAVATIONS	DWELLINGS WITHOUT BASEMENTS	SANITARY LANDFILL (TRENCH TYPE)	LOCAL ROAD AND STREETS	ROAD FILL	SAND	GRAVEL	TOPSOIL	POND RESERVOIR AREAS	Dikes, Levees, and Other Embankments	
Out and fill land: Cu	Slight if slope is 1 to 5 percent, moderate if 8 to 15, severe if more than 15.	Severe: seepage.	Moderate: cutbanks; cave; slope.	Slight if slope is 1 to 8 percent, moderate if 8 to 15, severe if more than 15.	Severe: seepage.	Slight if slope is 1 to 8 percent, moderate if 8 to 15, severe if more than 15.	Good if slope is less than 15 percent, fair if more than 15.	Fair: excess fines.	Unsuited: small stones.	Poor: small stones.	Seepage: moderate.	Hard to pack; seepage.	A

Cu-Cut and fill land consists of sandy loam and very gravelly sand that has been mixed by filling for residential, industrial, and business developments. It is on high terrace breaks of the Rio Grande Valley mainly in the city of Albuquerque. It is nearly level to moderately steep; slopes are 1 to 25 percent. Elevations range from 4,900 to 6,000 feet. The mean annual precipitation is 7 to 10 inches, the mean annual air temperature is 58° to 60° F, and the frost-free season is 165 to 195 days. Included in this unit in mapping are a few areas of Bluepoint, Kokan, and Wink soils. Runoff is slow to very rapid, and the hazard of erosion is slight to severe. Cut and fill land is used for community development and watershed. Dryland capability subclass VIIe.

LEGAL DESCRIPTION: TRACT E OF THE LANDS OF MENAUL SCHOOL INC.

BENCHMARK INFORMATION: NMHC CONTROL STATION I-25-23 LOCATED AT THE S.W. CORNER OF THE SOUTHBOUND I-25 BRIDGE CROSSING MENAUL BLVD. ELEV. 5049.43' (N.E. CORNER TRACT E-1 TOP OF REBAR ELEV. 5020.83)

SCALE: 1"=30'

PROPOSED SWALE SECTION A-A
SCALE: 1"=2'

PROPOSED SWALE SECTION B-B
SCALE: 1"=2'

TEXT

EXISTING
THIS PARCEL IS CURRENTLY ZONED SU-1 AND IS UNDEVELOPED LAND. THE ALBUQUERQUE MASTER DRAINAGE PLAN SHOWS A FLOODING PROBLEM ON MENAUL BOULEVARD. IT ALSO PROPOSES A STORM DRAIN IMPROVEMENT FROM MENAUL BOULEVARD TO THE CHANNEL ALONG THE I-25 FRONTAGE ROAD.

DEVELOPED
DUE TO THE FLOODING PROBLEM ALONG MENAUL BOULEVARD, THE RUNOFF FROM THIS SITE IS PROPOSED TO BE DIRECTED TOWARD THE MENAUL SCHOOL POND WHICH HAS EXCESS CAPACITY PER A.M.D.P. THE ATTACHED APPROVED MASTER GRADING AND DRAINAGE PLAN SHOWS HOW RUNOFF WILL BE TREATED ON ITS WAY TO THE MENAUL SCHOOL POND. THE OWNER OF THE PROPERTY TO THE WEST HAS AGREED TO DRAINAGE AND ACCESS EASEMENTS.

NOTE: SHEETS 1 AND 2 ARE PART OF THE APPROVED DRAINAGE MASTER PLAN AND ARE PROVIDED FOR INFORMATION ONLY.

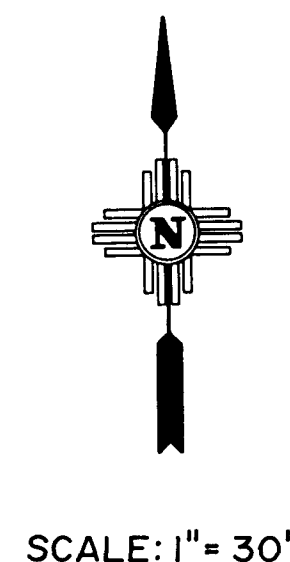
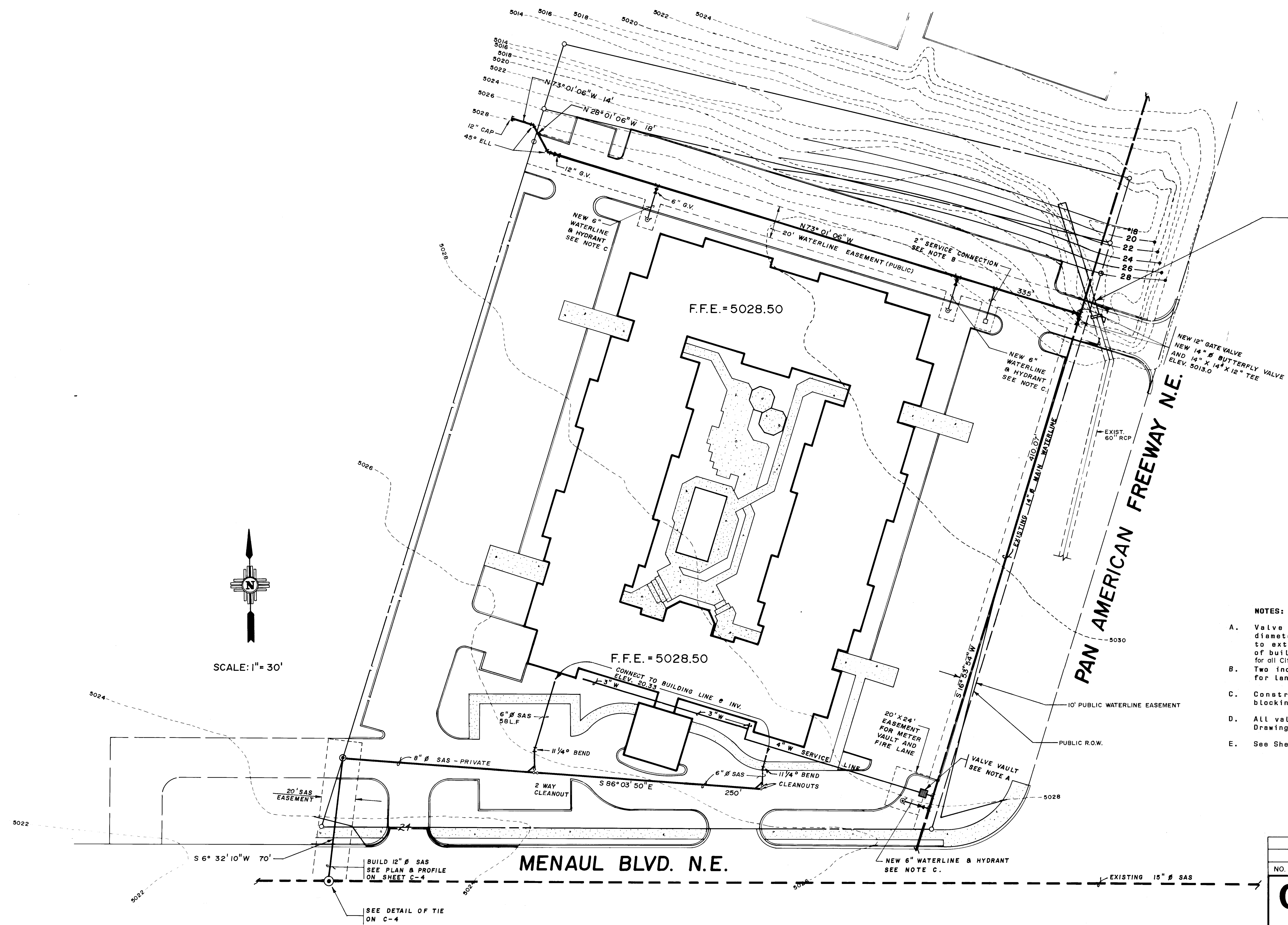
PROPOSED 12" PVC DETAIL
SCALE: H=1"=50' V=1"=10'

CLUBHOUSE INN
1315 MENAUL BLVD. N.E.
GRADING AND DRAINAGE PLAN

EASTERLING & ASSOCIATES, INC.
CONSULTING ENGINEERS
5643 Paradise Blvd. N.W.
Albuquerque, New Mexico 87114

Designed: C.M.E. Drawn: D.L.S. Checked: C.M.E. Sheet: C-2
Job No: 606802 Date: 1-23-86

2915



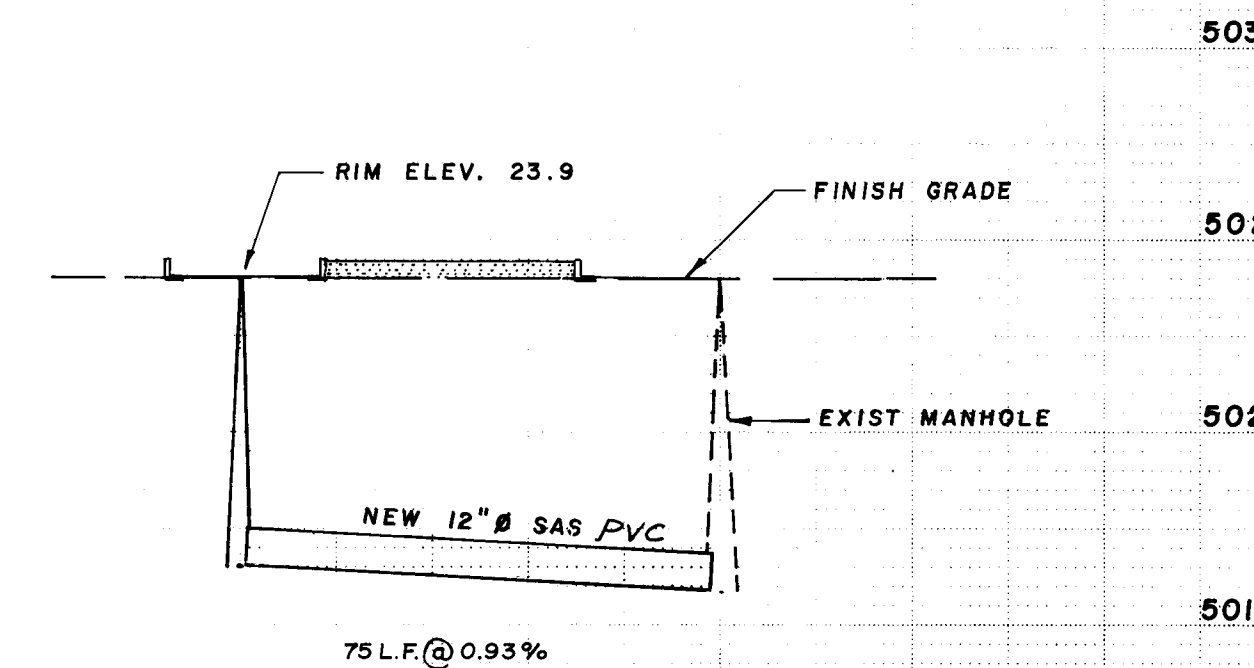
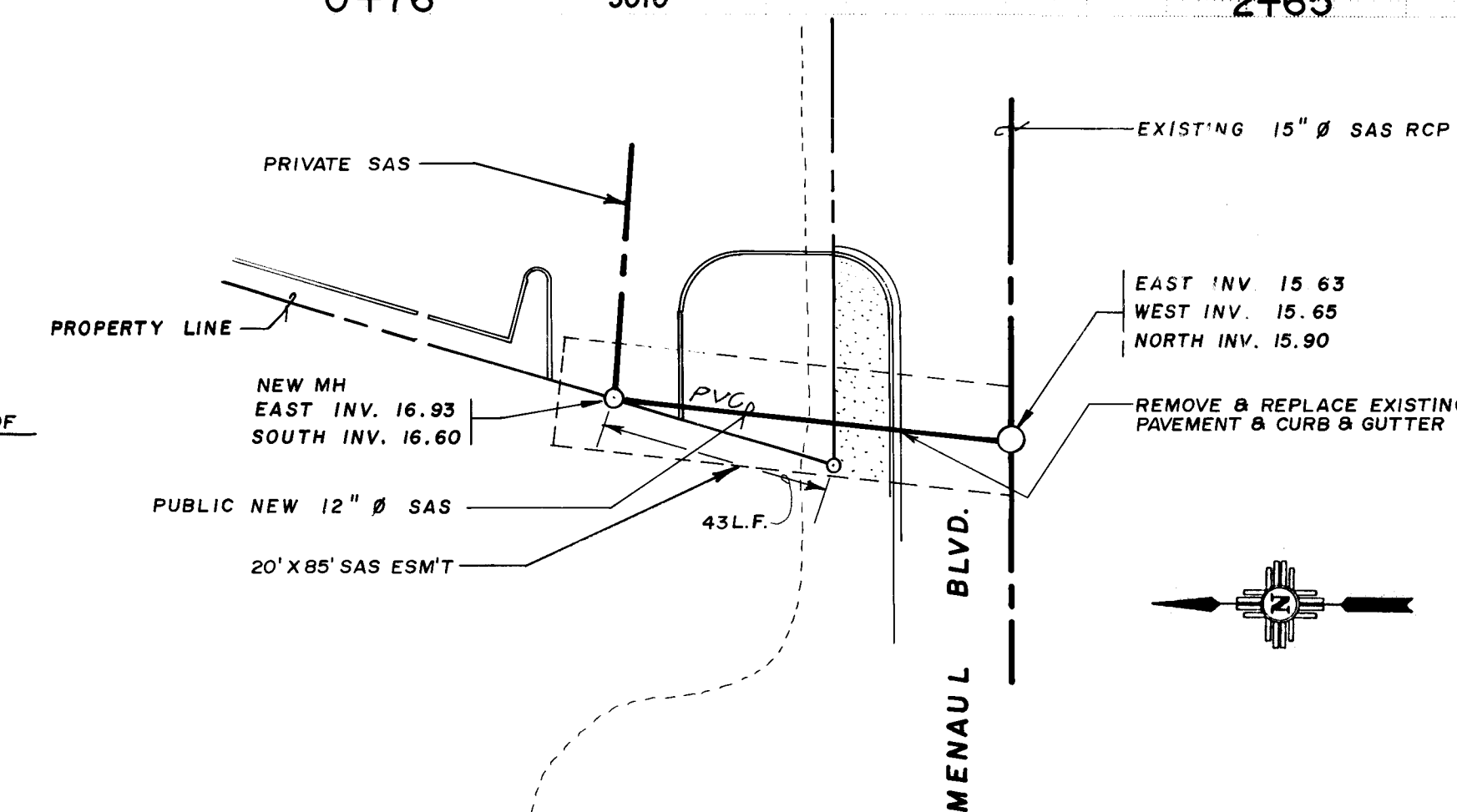
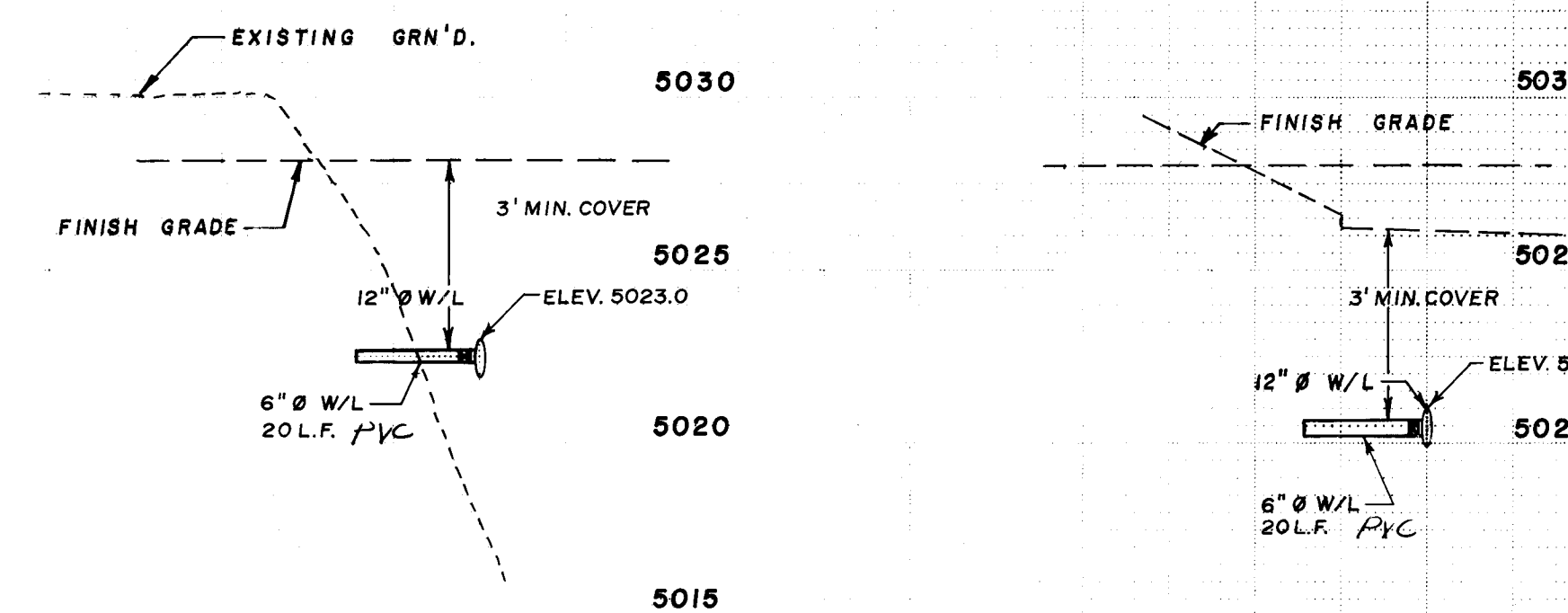
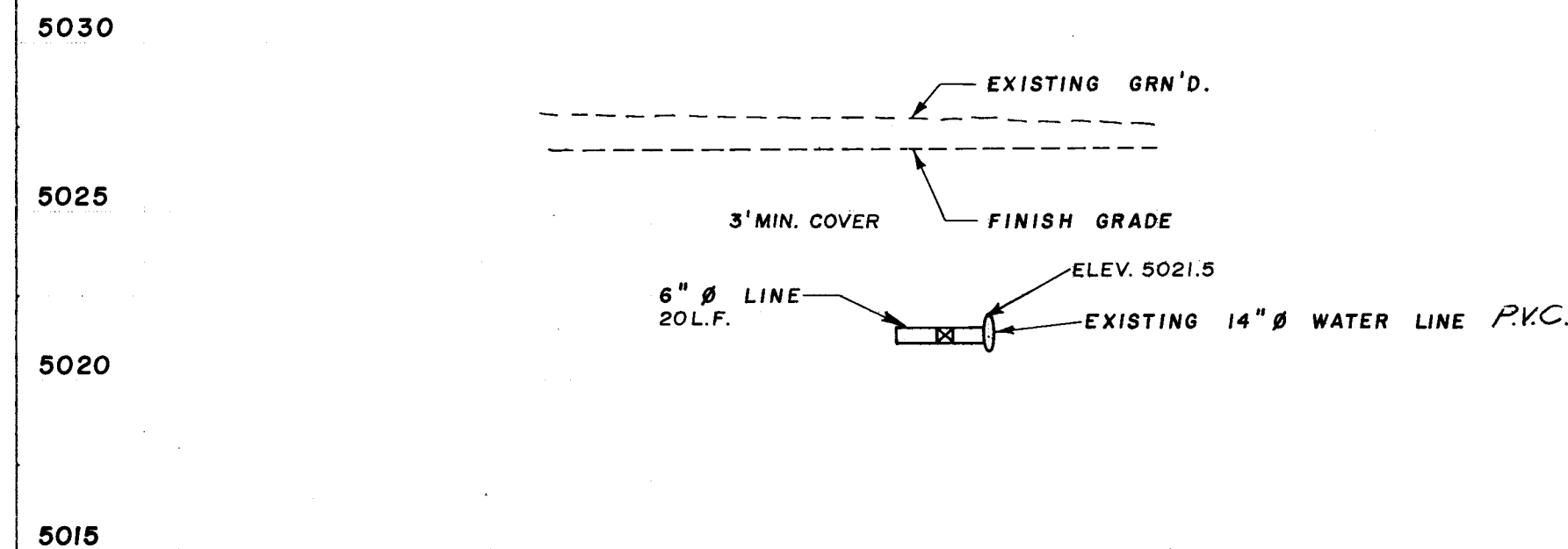
- NOTES:
- A. Valve vault and 3" diameter service connection to 14" diameter waterline to be by City forces. This contractor to extend water service from valve vault to within 5 feet of building. Connection at vault by City. Contractor to pay City for all City work described in this note.
 - B. Two inch service connection per City Standard Drawing W-11 for landscape.
 - C. Construct new 6" diameter firelines and hydrants with blocking per City Standard Drawing W-20.
 - D. All valves, bends, and tees to be blocked per City Standard Drawing W-22.
 - E. See Sheet C-4 for Plans & Profiles.

LEGAL DESCRIPTION: TRACT E OF THE LANDS OF MENAUL SCHOOL INC.
SECTION 9, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQ., BERN. CO. N.M.

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PROJ. NO. 2915

NO.		REVISIONS		BY		DATE	
CLUBHOUSE INN							
SITE UTILITY PLAN							
EASTERLING & ASSOCIATES, INC. CONSULTING ENGINEERS							
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114							
Designed: C.M.E.	Drawn: D.L.S.	Checked: C.M.E.	Sheet				
Job No: 606801		Date: 1-23-86		of C-3			



26 29150489

TITLE:	CLUBHOUSE INN UTILITY PLANS & PROFILES
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APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	7/26/86	Liquid Waste	<i>[Signature]</i>	7/16/86
ACE - Design	<i>[Signature]</i>	7/29/86	Traffic	A. Dowd	7/16/86
ACE - Hydrology	<i>[Signature]</i>	7/29/86	Water	<i>[Signature]</i>	7/16/86

SHEET

C-4

DESIGNED BY JAM DRAWN BY BB CHECKED BY	NO DATE		REVISIONS 3/3/89 Revision from A-Built Information See BY	ENGINEER'S SEAL 	SURVEY INFORMATION FIELD NOTES NO BY DATE		BENCH MARKS NMSHC CONTROL STATION I-25-23 LOCATED AT THE S.W. CORNER OF THE SOUTHBOUND I-25 BRIDGE CROSSING MENAUL BLVD. ELEV. 5049.43 N.E. CORNER TRACT E-1 TOP OF REBAR ELEV. 5020.83	AS BUILT INFORMATION DATE 3/3/89 DRAWN BY BB CHECKED BY MICRO-FILM INFORMATION RECORDED BY DATE
	NO DATE				NO DATE			