

CONSTRUCTION PLANS
FOR
SLOT YARD HOUSE
1220 IRON SE
ALBUQUERQUE, NEW MEXICO

INDEX

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CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.
2. 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.
3. DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE CONSTRUCTION ENGINEER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
4. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE 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 ENGINEER.
5. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES

- RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.
6. 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.
 7. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADING, SURFACE DISTURBANCE)
 8. ALL PERMANENT PAVEMENT MARKING AND TRAFFIC SIGNING SHALL BE FURNISHED BY THE CONTRACTOR PER PLAN.
 9. THE CONTRACTOR SHALL FOLLOW THE CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN PROVIDED HEREIN. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
 10. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), U.S. DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
 11. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

12. ALL SAWCUT PAVEMENT SHALL HAVE A UNIFORM EDGE AND BE SPRAYED WITH TACK.
13. WHEN ABUTTING NEW CURB AND GUTTER TO EXISTING PAVEMENT, A 1' WIDE SECTION OF EXISTING PAVEMENT ADJACENT TO THE CURB AND GUTTER SHALL BE SAWCUT, REMOVED, AND REPLACED AS PER THE STANDARD SPECIFICATIONS.
14. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENTS, PAVEMENT MARKINGS, CURB & GUTTER, DRIVE PADS, WHEELCHAIR RAMPS, AND SIDEWALK DURING CONSTRUCTION, APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE PER COA STANDARDS, AT HIS OWN EXPENSE.
15. RCP SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATIONS. MANUFACTURER'S RECOMMENDED JOINT GAP TOLERANCES FOR EACH PIPE SIZE AND TYPE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF PIPE. RCP JOINTS SHALL NOT BE GROUTED UNLESS DIRECTED BY THE ENGINEER AFTER CITY APPROVAL.
16. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.652.
17. CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNAGE UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE.
18. ALL SWPPP EROSION CONTROL MEASURES MUST BE REMOVED FROM THE RIGHT OF WAY PRIOR TO FINAL ACCEPTANCE.

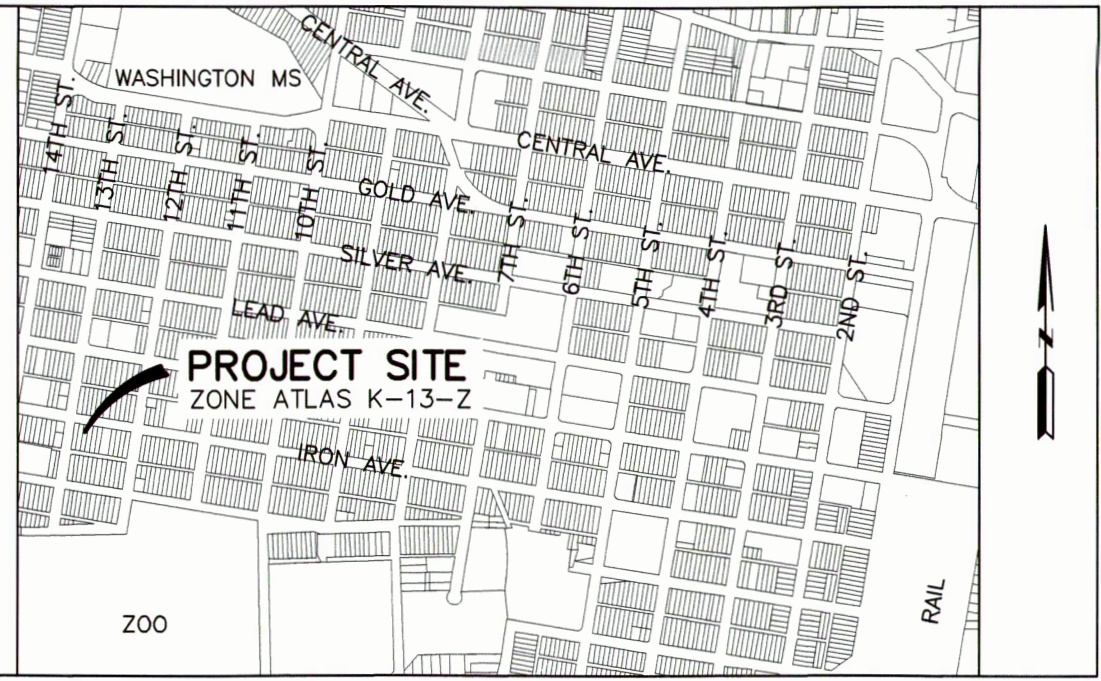
I, JOE CASARES, OF JCII GROUP, LLC., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE INFRASTRUCTURE INSTALLED AS A PART OF THIS PROJECT HAS BEEN INSPECTED BY ME OR BY A QUALIFIED PERSON AND HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER AND THAT THE ORIGINAL DESIGN INTENT OF THE APPROVED PLANS HAS BEEN MET, EXCEPT AS NOTED IN THE RECORD DRAWINGS. THIS CERTIFICATION IS BASED ON THE INSPECTION CONDUCTED AND AS-BUILT SURVEY PERFORMED BY GREG STEINER, ON FEBRUARY 25TH, 2020.



RECORD DRAWING

JCII Group, LLC
ENGINEERING - SURVEYING - PROJECT DEVELOPMENT - 505.264.6918

APPROVED RECORD DRAWINGS	
City Inspector	Matthew Garduno
Contractor	Scatterfarm LLC
Construction Engineer	Muhammed Adeeb
Date	3/19/2020



VICINITY_MAP

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE No.7.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4. 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 OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION, A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY CONSTRUCTION COORDINATION ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
6. ALL WORK AFFECTING ARTERIAL ROADWAYS REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
7. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED W/ PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING, OR AS INDICATED BY THIS PLAN SET.
8. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO ENSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
9. CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
10. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
11. CONTRACTOR SHALL COORDINATE WITH THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. EXISTING VALVES TO BE OPERATED BY ABCWUA PERSONNEL ONLY. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION SEVEN (7) WORKING DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☒ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☒ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- ☒ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE			
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	APPROVED FOR CONSTRUCTION					
		DRC Chairman	<i>[Signature]</i>	11-5-19						
		Transportation	<i>[Signature]</i>	10/23/19						
		Water/Wastewater	<i>[Signature]</i>	10/28/19						
		Hydrology	<i>[Signature]</i>	10-23-19						
		Parks								
DRB CASE NUMBER		Const. Mngmt.			CITY ENGINEER					
707982		Const. Coord.			DATE					
		NMUI								
CITY PROJECT NO.		SHEET		1 OF 4						
707982		707982								

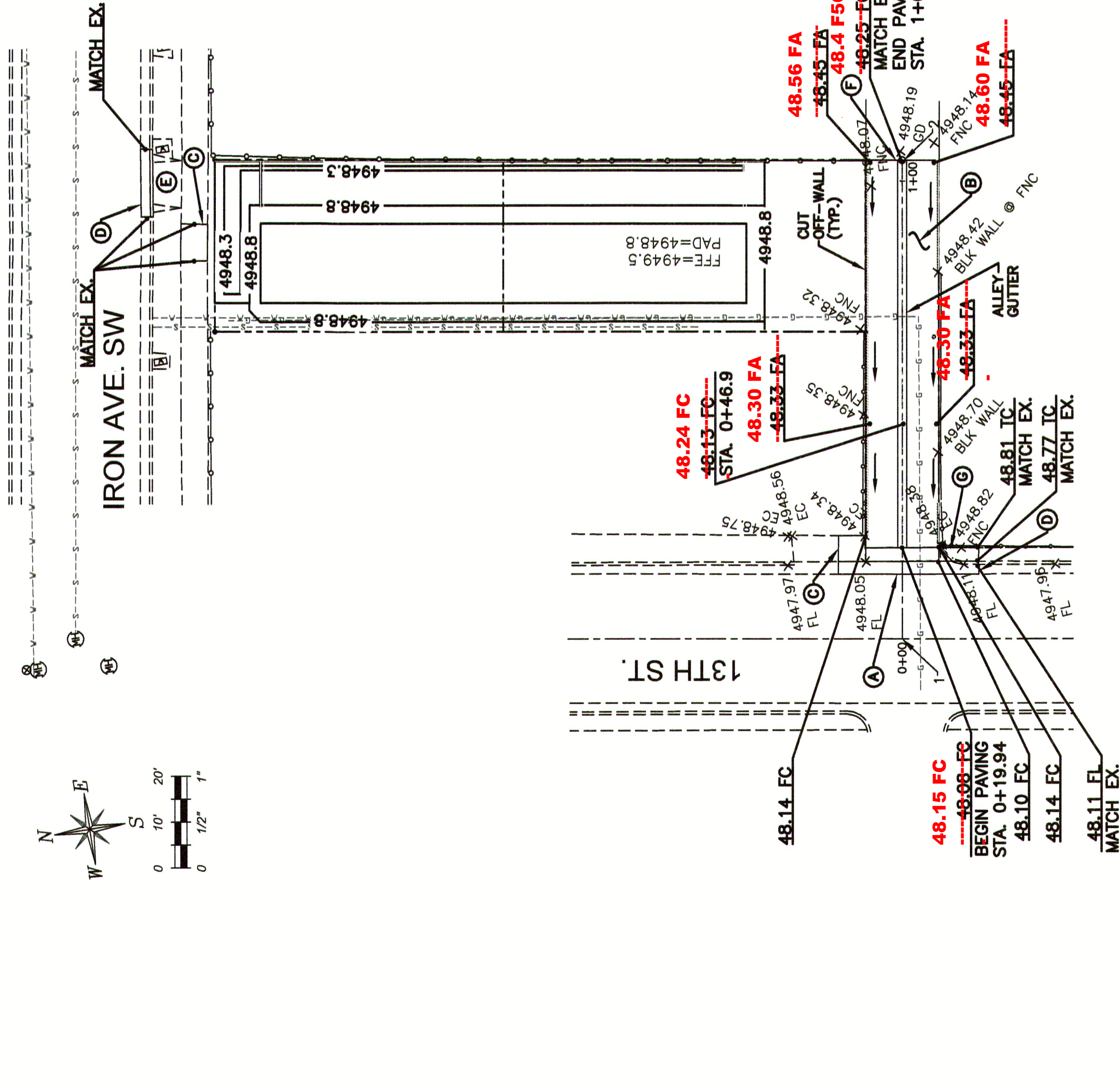
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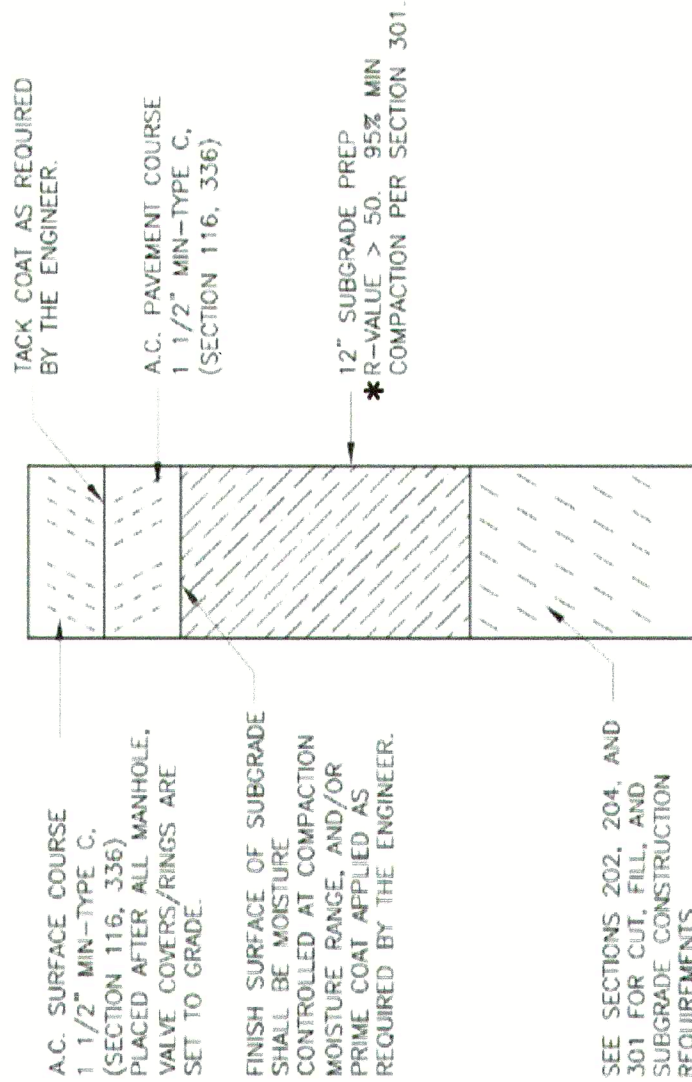
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12. ALL SNOWCUT PAVEMENT SHALL HAVE A UNIFORM EDGE AND BE SPRAYED WITH TACK.
13. WHEN ABUTTING NEW CURB AND GUTTER TO EXISTING PAVEMENT, A 1" WIDE SECTION OF EXISTING PAVEMENT ADJACENT TO THE CURB AND GUTTER SHALL BE SAWCUT, REMOVED, AND REPLACED AS PER THE STANDARD SPECIFICATIONS.
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15. ROP SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATIONS. MANUFACTURER'S RECOMMENDED JOINT GAP TOLERANCES FOR EACH PIPE SIZE AND TYPE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF PIPE. ROP JOINTS SHALL NOT BE GROUTED UNLESS DIRECTED BY THE ENGINEER AFTER CITY APPROVAL.
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17. CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNAGE UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE.
18. ALL SWPPP EROSION CONTROL MEASURES MUST BE REMOVED FROM THE RIGHT OF WAY PRIOR TO FINAL ACCEPTANCE.

SLOT YARD HOUSE
ALLEY IMPROVEMENT PLAN
LOT 10-A & 10-B, RAYNOLDS ADDITION
ALBUQUERQUE, NEW MEXICO

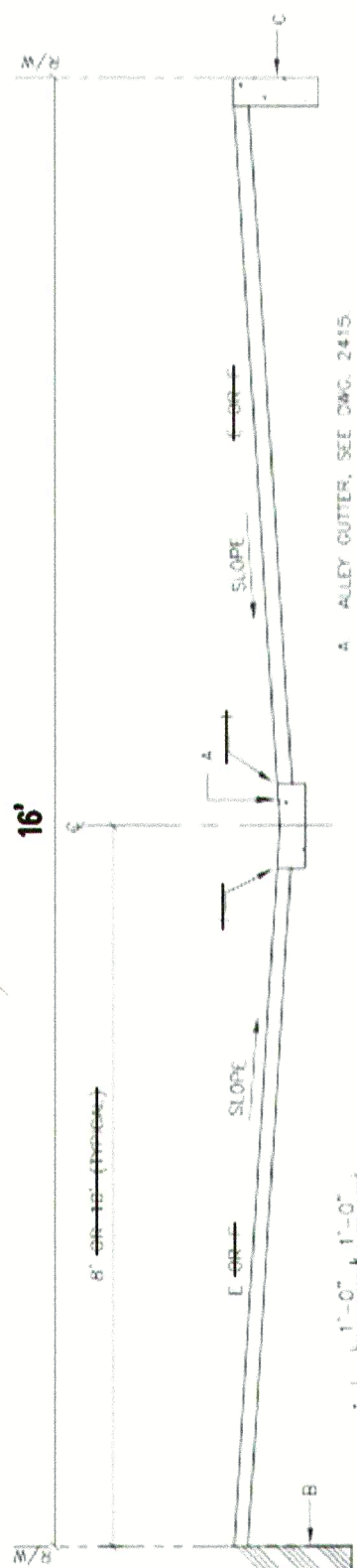


CURB & GUTTER DETAILS
(STD. DTL 2405)



*FOR SUBGRADE B-VOLUME < 50, PAVEMENT SECTION SHALL BE DESIGNED IN ACCORDANCE WITH DPM CH. 23

ALLEY DETAILS
(STD. DTL 2411)



ALLEY KEYED CONSTRUCTION NOTES

- A. ALLEY GUTTER: SEE DMC 2405
- B. WALL OR BUILDING FOUNDATION AT PROPERTY LINE
- C. 1/2\"/>
- D. RIGHT-OF-WAY ADJACENT TO OPEN AREA
- E. USE INTERSECTION SECTION FOR RESERVATION ALLEY USE

(STD. DTL 2405)

PAVEMENT DETAILS
(STD. DTL 2406)

SEE SECTIONS 202, 204, AND 205 FOR PAVEMENT CONSTRUCTION REQUIREMENTS

OWNER INFORMATION
NICK MACHO & CATHERINE MOORE
10000 N. 10TH ST
ALBUQUERQUE, NM 87102

PROPERTY INFORMATION
PLAT BK. 01, PG. 33
RECORDED MAY 26, 1994
SECTION 19, 10-A & 10-B, BLOCK 14
LOT SIZE: 0.122 ACRE UNDEVELOPED
(PREVIOUSLY DEVELOPED)

PROPERTY DESCRIPTION
LOT NUMBERED 10 AND THE EAST 1/2 OF LOT NUMBERED 11 IN THE BLOCK NUMBERED 53 OF THE RAYNOLDS ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO.

LEGEND

+ 4948.42	EXISTING ELEVATION
BLK WALL	EDGE OF CONCRETE
---	EXISTING PAVEMENT
---	EXISTING SIDEWALK
---	NATURAL GRADE
---	CHAIN LINK FENCE
---	PNC = NATURAL GRADE
48.65 FC	PROPOSED ELEVATION
---	FINISHED CONCRETE
---	FINISHED ASPHALT
---	10' OF CURB
---	UNDERGROUND GAS LINE
---	SANITARY SEWER LINE
---	WATER LINE
---	PROPERTY LINE

KEYED CONSTRUCTION NOTES

- A. REMOVE EXISTING VALLEY GUTTER AND CONSTRUCT 16" WIDE ALLEY INTERSECTION PER COA STD. DTL 2405, AND ALLEY INTERSECTION PER COA STD. DTL 2405. (FOR 16" WIDE SIDEWALK) MAINTAIN EXISTING GRADE AT GUTTER FORMLINE. TRANSITION SIDEWALK TO EXISTING AS SHOWN.
- B. REMOVE EXISTING ALLEY PAVEMENT AND CONSTRUCT NEW ASPHALT CONCRETE ALLEY UP TO THE LIMITS SHOWN, PER COA STD. DTL 2411 AND PER DETAILS SHOWN ON THIS SHEET.
- C. CONSTRUCT NEW SIDEWALK PER COA DETAIL 2430. BEGIN AND END AT NEAREST JOINT. PROVIDE 2% MAX CROSS SLOPE.
- D. CONSTRUCT NEW STANDARD CURB AND GUTTER PER COA DETAIL 2415 AND DETAILS SHOWN ON THIS SHEET. BEGIN AND END AT NEAREST JOINT.
- E. REMOVE EXISTING DRIVEPAD AND CONSTRUCT CURB AND GUTTER PER KEYED NOTE D. MATCH EXISTING FLOW LINE.
- F. TRANSITION EXISTING ALLEY GRADE TO EDGE OF NEW PAVEMENT. PROVIDE TRANSITION OVER 20 HORIZONTAL FEET.
- G. CONSTRUCT CONCRETE RAMP AT 8% MAX SLOPE. SLOPE FROM TOP OF EXISTING SIDEWALK TO TOP OF NEW ALLEY DRIVEWAY (NORTH EDGE OF RAMP). PROVIDE 2% MAX CROSS SLOPE.

COORDINATE TABLE

POINT	NORTHING	EASTING
1	1485326.1783	1517235.0251
2	1485309.8120	1517338.2337

JCII Group, LLC.
DEVELOPMENT SOLUTIONS
ALBUQUERQUE, NEW MEXICO
505.264.6818 - JCIIGroup@gmail.com

CITY OF ALBUQUERQUE

SLOT YARD HOUSE - 1220 IRON SE
ALLEY IMPROVEMENT PLAN

Design Review Committee	City Engineer Approval	Last Design Update
NOV 05 2019	DEC 31 2019	8/26/19
DESIGN COMMITTEE	CITY ENGINEER	Ms./Day/Tr.
		10/16/19
		10/25/19

City Project No. 707982
Zone Map No. K-13-Z
Sheet 2 of 2

PROJECT# 707982
SLOT YARD HOUSE

RECORD DRAWINGS
DATE: 10/21/2019

GRADING & DRAINAGE GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, AND THE CITY OF ALBUQUERQUE SPECIFICATIONS (AS APPLICABLE).
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990), FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES AND OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR WILL NOTIFY THE OWNER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THIS WORK IS CONSIDERED INCIDENTAL TO THE PROJECT.
4. ALL EXCAVATION SHALL BE GOVERNED BY FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH, OSHA 29 CFR 1926.650. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KNOW AND COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970".
6. CONTRACTOR SHALL SCARIFY AREA UNDER BUILDING AND PARKING TO A DEPTH OF 8" AND RECOMPACT SUBGRADE TO 95% MAX. DENSITY AS DETERMINED BY ASTM D-1557 UNLESS NOTED OTHERWISE.
7. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING BORROW MATERIAL OR HAULING OFF EXCESS MATERIAL. THE TRANSPORTATION AND/OR DISPOSAL OF THESE MATERIALS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. ALL EXCAVATED MATERIAL THAT IS NOT REQUIRED TO BE REUSED MUST BE REMOVED FROM THE PROJECT AREA IMMEDIATELY.
8. NO SEPARATE PAYMENT WILL BE MADE FOR ANY HAULING OR DISPOSAL OF MATERIALS. THE TRANSPORTATION AND/OR DISPOSAL OF MATERIAL SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
9. WHEN ABUTTING NEW CONCRETE TO EXISTING, CUT BACK EXISTING TO A NEAT STRAIGHT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED CONCRETE, AND MATCH NEW TO EXISTING. COORDINATE WITH CONSTRUCTION NOTES. NO SEPARATE PAYMENT SHALL BE MADE FOR SAW CUTTING OF EXISTING PAVEMENT OR CONCRETE BUT SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. CUTTING OF PAVEMENT OR CONCRETE SHALL BE IN CONFORMANCE WITH PROJECT SPECIFICATIONS.
10. EXERCISE CARE TO AVOID DISTURBING EXISTING UTILITIES. COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS, AND IN ORDER TO PREVENT SERVICE DISRUPTION.
12. CONTRACTOR SHALL PROVIDE REASONABLE ACCESS TO TEMPORARY FACILITIES WITHIN THE PROJECT AREA DURING CONSTRUCTION.
13. WATERING FOR DUST CONTROL, AS REQUIRED, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE THEREFOR. CONSTRUCTION AREAS SHALL BE WATERED OR OTHERWISE KEPT DUST FREE. THE CONTRACTOR SHALL USE WATERING EQUIPMENT FOR DUST POLLUTION ABATEMENT AS DIRECTED BY THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEMOLITION DEBRIS. WORK MATERIALS SHALL BE DISPOSED OF IN A CITY APPROVED WASTE AREA, IN ACCORDANCE WITH ALBUQUERQUE SPECIFICATIONS, SECURED BY AND AT THE EXPENSE OF THE CONTRACTOR.
15. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED UTILITY LINES THAT ARE EXPOSED AS A RESULT OF CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE OWNER.
16. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH "AS-BUILT" PLANS. THE MAINTENANCE OF THESE PLANS INCLUDE AN UP TO DATE SET OF AS-BUILT PLANS FOR THE PROJECT. THESE PLANS SHALL BE KEPT CURRENT, WITHIN ONE WEEK, AT ALL TIMES AND SHALL BE SUBJECT TO REVIEW BY THE OWNER THROUGHOUT THE PROJECT. THE FINAL AS-BUILT PLANS SHALL BE SUBMITTED TO THE OWNER AND ENGINEER BEFORE FINAL PAYMENT IS MADE.
17. THE CONTRACTOR AGREES TO TAKE NECESSARY SAFETY PRECAUTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES TO PROTECT PEDESTRIAN AND VEHICULAR TRAFFIC IN THE CONSTRUCTION AREA, WHICH INCLUDE BUT ARE NOT LIMITED TO: MAINTAINING ADEQUATE WARNING SIGNS, BARRICADES, LIGHTS, GUARD FENCES, WALKS AND BRIDGES.
18. CONTRACTOR'S YARD, AND ANY OTHER AREAS DISTURBED BY THE CONTRACTOR NOT INCLUDED ON THE PLANS, SHALL BE RE-ESTABLISHED TO OWNERS SATISFACTION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
19. CONTRACTOR IS RESPONSIBLE FOR GEOTECHNICAL EVALUATION BY A REGISTERED GEOTECHNICAL ENGINEER. COORDINATE WITH GEOTECHNICAL INVESTIGATION REPORT, AND IF ANY CRITERIA WITHIN THIS REPORT CANNOT BE MET, CONTACT THE GEOTECHNICAL ENGINEER FOR SUPPLEMENTAL RECOMMENDATIONS. IF NO GEOTECHNICAL EVALUATION REPORT IS PROVIDED, OWNER ASSUMES ALL RESPONSIBILITY OF GEOTECHNICAL CONDITIONS.
20. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND ADHERING TO A STORMWATER POLLUTION PREVENTION PLAN IF MORE THAN AN ACRE IS DISTURBED.
22. SAFETY RAILS ARE REQUIRED AT ALL LOCATION ADJACENT TO A PEDESTRIAN WALKWAY WHERE A VERTICAL DROP OF 24" OR MORE EXISTS, OR AS APPLICABLE PER GOVERNING BUILDING CODE. COORDINATE WITH OWNER FOR SAFETY RAIL DETAILS.
23. ALL LANDSCAPED AREAS SHALL BE DEPRESSED APPROXIMATELY 6" (MAX.) BELOW ADJACENT CONCRETE.
24. ALL SIDEWALKS AND RAMPS TO BE APPROXIMATELY 4" ABOVE ADJACENT LANDSCAPE FINISH.
25. COORDINATE IMPROVEMENTS SHOWN ON THIS PLAN WITH THE OWNER'S SITE PLAN. COORDINATE ANY DEPENDENCIES WITH THE OWNER.
26. SITE SURVEY IS BASED FROM CITY OF ALBUQUERQUE CONTROL. AUTOCAD FILE WILL BE MADE AVAILABLE UPON REQUEST.

GRADING & DRAINAGE KEYED NOTES

- A. GRADE AREA PER CONTOUR ELEVATIONS SHOWN. 4H:1V MAX. CONTOUR LINES SHOWN ARE AT TOP OF FINISHED LANDSCAPE AND/OR GRAVEL SURFACE.
- B. GRADE RETENTION BASIN AS SHOWN (4H:1V MAX. SIDE SLOPES) WITH BOTTOM ELEV. = 4948.3
- C. INSTALL 1" TO 1/2" CRUSHED GRANITE AT 4" (MIN.) THICK, OVER 4" TO 6" ROCK AT 8" THICK.
- D. CONSTRUCT 15" CONCRETE HEADER CURB PER ELEVATIONS SHOWN ON PLAN. INTEGRATE SITE FENCE ON TOP OF HEADER CURB. COORDINATE WITH OWNER.
- E. INSTALL 8" DRAIN PIPE FOR ROOF WATER HARVESTING. PROVIDE WATERTIGHT JOINTS WHERE THE SYSTEM IS WITHIN 8' OF BUILDING (OR PER GEOTECHNICAL REPORT). PROVIDE ROOF STUBOUTS AND CLEANOUTS, COORDINATION WITH BUILDING PLANS.
- F. CONSTRUCT 3" THICK CRUSHER FINES WALKWAY WITH LANDSCAPE BORDERING COORDINATE WITH OWNER.
- G. INSTALL 6" ROCK IN 5'X5' EXCAVATION AT 2 FEET DEEP, PROVIDE GEOTECHNICAL FABRIC ALONG ALL SIDES AND BOTTOM.
- H. CONSTRUCT SITE FENCE AND PROVIDE 12" x 4" UNOBSTRUCTED DRAINAGE OPENING ALONG NORTH FENCE AT INVERT ELEV. 4948.5.
- I. NOTE NOT USED.
- J. CONSTRUCT NEW STANDARD CURB AND GUTTER PER COA DETAIL 2415.

SLOT YARD HOUSE SUBDIVISION
GRADING AND DRAINAGE
LOT 10-A & 10-B, RAYNOLDS ADDITION
ALBUQUERQUE, NEW MEXICO
FOR INFORMATION PURPOSES ONLY

OWNER INFORMATION

NICK NUCCIO & CATHERINE NOBLE
1220 IRON SW
ALBUQUERQUE, NM 87102

GRADING & DRAINAGE ANALYSIS

I. EXECUTIVE SUMMARY

THIS PLAN SERVES TO SUPPORT THE PROPOSED DEVELOPMENT FOR SLOT HOUSE SUBDIVISION. THE SITE IS LOCATED IN THE CITY OF ALBUQUERQUE AND IS KNOWN AS LOT 10 (AND HALF OF LOT 11) RAYNOLDS ADDITION. THIS SUBDIVISION IS LOCATED AT 1220 IRON SW. THE PROPOSED CONSTRUCTION CONSISTS OF NEW BUILDING, UTILITIES, GRADING & DRAINAGE IMPROVEMENTS, GRAVEL PARKING LOT, WALKWAYS, LANDSCAPE AND OTHER AMENITIES AS REQUIRED FOR A FULLY FUNCTIONAL SITE. OFF-SITE CONSTRUCTION WILL INCLUDE SIDEWALK, CURB, GUTTER, AND DRIVE PAD REMOVAL. MOST LOTS WITHIN THE RAYNOLDS ADDITION ARE FULLY DEVELOPED. ALSO, STREET PAVEMENT, CURB AND GUTTER, PUBLIC UTILITIES AND DRAINAGE STRUCTURES FOR RAYNOLDS ADDITION ARE IN PLACE. DUE TO THESE DEVELOPMENTS, OFF-SITE STORMWATER SHOULD NOT IMPACT THIS SITE. IT IS PROPOSED THAT STORMWATER GENERATED ON-SITE WILL BE CONTROLLED AND CONVEYED TO ON-SITE RETENTION BASINS. THE TOTAL RUN-OFF GENERATED ON-SITE DURING A 100 YEAR, 6-HOUR STORM EVENT IS DETERMINED TO BE 0 CFS. THIS RUN-OFF WILL BE RETAINED AND 0.07 CFS WILL OVERFLOW TO THE ROW DURING A 100YR-6HR EVENT.

II. PROJECT DESCRIPTION

AS SHOWN ON THE LOCATION MAP THE SITE (61,864 SF = APPROXIMATELY 1.4 ACRES) IS LOCATED IN THE CITY OF ALBUQUERQUE AT 1220 IRON SW. THE SITE IS PLATTED AS "LOT 10 AND HALF OF LOT 11 OF THE RAYNOLDS ADDITION, SECTION 19, TOWNSHIP 10N, RANGE 3E, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO, NOVEMBER 24, 1924. WHICH IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN BOOK D1, PAGE 33, FURTHERMORE, THE SITE IS LOCATED IN FLOOD ZONE X AS INDICATED BY FIRM NUMBER 35001C0333H, RECORDED ON 08/16/2012 BY THE FEMA.

III. BACKGROUND DOCUMENTS

NO KNOWN DRAINAGE REPORT EXISTS FOR THIS LOT. THE PLAT, THE FIRM, THE COA DEVELOPMENT PROCESS MANUAL, THE SITE SURVEY, AND THE PROPOSED GRADING AND DRAINAGE PLAN WERE UTILIZED FOR THE EXECUTION OF THIS HYDROLOGY AND HYDRAULIC ANALYSIS.

IV. EXISTING CONDITIONS

CURRENTLY THE SITE IS UNDEVELOPED, BUT WAS PREVIOUSLY DEVELOPED WITH A SINGLE FAMILY HOME. THERE IS VERY LITTLE VEGETATION ON THE PROJECT SITE. THE SITE CURRENTLY PONDS WATER, BUT NATURALLY DRAINS SOUTHERLY.

V. DEVELOPED CONDITIONS

THE PROPOSED ON-SITE CONSTRUCTION CONSISTS OF A BUILDING, UTILITIES, GRADING & DRAINAGE IMPROVEMENTS, GRAVEL PARKING LOT, WALKWAYS, LANDSCAPE AND OTHER AMENITIES. OFF-SITE CONSTRUCTION WILL INCLUDE SIDEWALK, CURB, GUTTER AND DRIVE PAD REMOVAL. IT IS PROPOSED THAT STORMWATER GENERATED ON-SITE WILL BE CONTROLLED AND CONVEYED TO ON-SITE RETENTION BASIN. ALL LANDSCAPED AREAS WILL BE DEPRESSED 6-INCHES, THEREFORE STORMWATER THAT FALLS IN THESE AREAS WILL SLOWLY PERCOLATE INTO THE GROUND AND SURROUNDING VEGETATION. ROOF RUN-OFF WILL BE ROUTED TO AN UNDERGROUND CISTERN THAT WILL ALLOW PERCOLATION. PROPOSED DRAINAGE STRUCTURES ARE SIZED TO ACCOMMODATE THE 100-YR 6-HOUR EVENT.

VI. EROSION CONTROL

CURRENTLY NO HARD SURFACES EXIST AT THE SITE. HOWEVER, AFTER DEVELOPMENT APPROXIMATELY 35% OF THE SITE WILL BE MADE-UP OF ROOFTOP. THE PROPOSED CONSTRUCTION WILL INCREASE THE AMOUNT OF IMPERVIOUS AREA. PERMANENT EROSION CONTROL ROCK AND GRAVEL.

VII. WATER QUALITY ENHANCEMENTS

NO WATER QUALITY ENHANCEMENTS ARE PROPOSED.

VIII. GRADING & DRAINAGE PLAN

THE GRADING & DRAINAGE PLAN SHOWN ON THIS SHEET DEPICTS:
1. EXISTING GRADE SPOT ELEVATION AS TAKEN FROM RECENT TOPOGRAPHY
2. PROPOSED GRADES INDICATED BY SPOT ELEVATIONS AND CONTOUR LINES
3. THE LIMITS AND CHARACTER OF THE EXISTING FEATURES
4. THE LIMITS AND CHARACTER OF THE PROPOSED IMPROVEMENTS
5. CONTINUITY BETWEEN EXISTING AND PROPOSED GRADES

PROPERTY INFORMATION

PLAT BK. D1, PG. 33.
RECORDED: NOV. 24, 1924
SEC. 19, T. 10N, R. 3E, N.M.P.M.
LOT SIZE: 0.122 ACRE UNDEVELOPED
(PREVIOUSLY DEVELOPED)

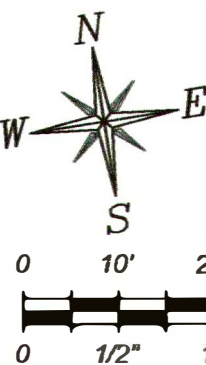
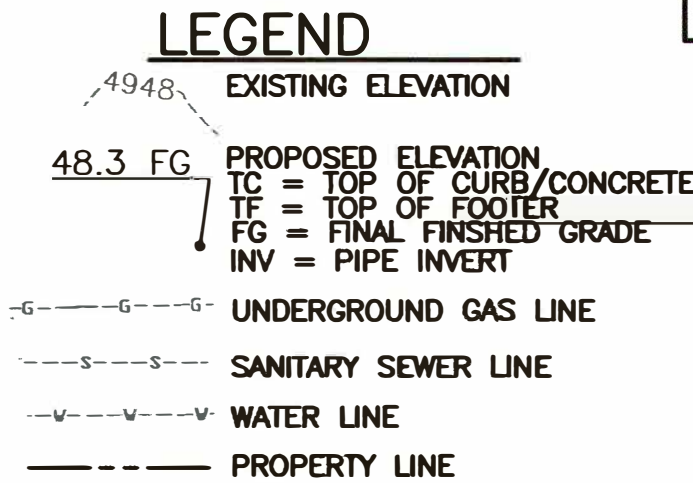
PROPERTY DESCRIPTION

LOT NUMBERED 10 AND THE EAST 1/2 OF LOT NUMBERED 11 IN THE BLOCK NUMBERED 53 OF THE RAYNOLDS ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO,

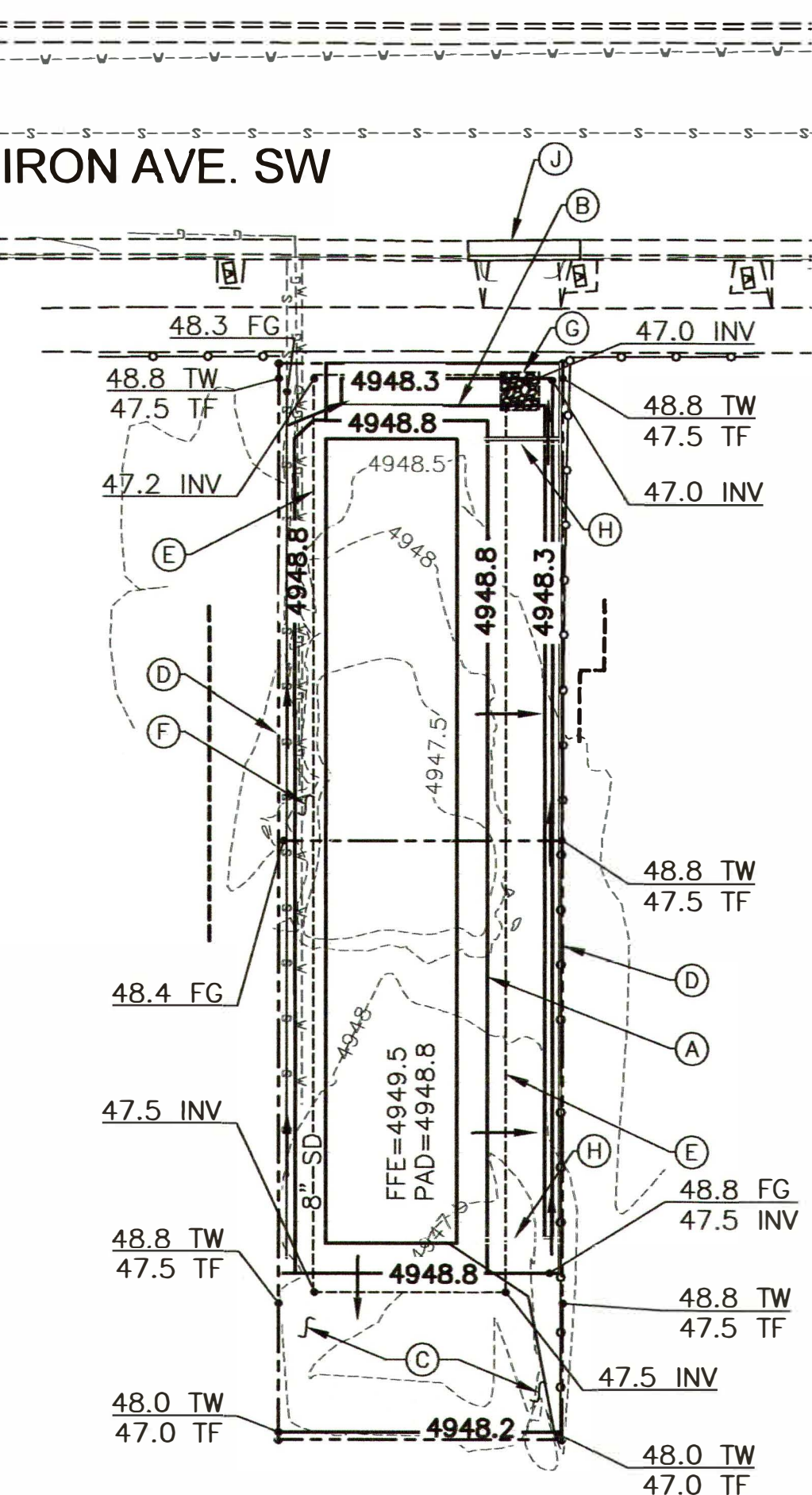


LOCATION MAP

SCALE: 1"=1000'±
ZONE ATLAS MAP K-13-Z



GRADING & DRAINAGE PLAN



HYDRAULIC ANALYSIS FOR CAPACITY (Q) OF SITE DRAINAGE AMENITIES:

ROOF DRAIN CAPACITY (Q):

- PIPE ROUGHNESS (n) = 0.012
PIPE FLOW AREA (A) = 0.196 sf
HYDRAULIC RADIUS (R) = 0.125
PIPE SLOPE (S) = .0208 ft/ft

$$Q = (1.49/n)(A)(R^{0.667})(S^{0.5}) = 0.88 \text{ cfs}$$

RETENTION BASIN DESCRIPTION AND VOLUME (V) CALCULATIONS:

RETENTION BASIN IS DESIGNED WITH 4H:1V SIDE SLOPES AND INCLUDES 8" PIPE, AND GRAVEL FILLED PARKING LOT. THE TOTAL VOLUME IS CALCULATED AS FOLLOWS;

- DRAINAGE AREA 1**
RETENTION BASIN:
 $V = (1/2)[(208 \text{ SF} + 1,584 \text{ SF})(0.5 \text{ FT})] = 448 \text{ CF}$
8-INCH STORM DRAIN PIPE:
LENGTH = 290 LF
 $V = [((3.14)(0.67)^2)/4] \times 290 \text{ LF} = 102 \text{ CF}$

- DRAINAGE AREA 2**
GRAVELED FILLED PARKING LOT:
 $V = (590 \text{ SF})(1.0 \text{ FT})(30\%) = 177 \text{ CF}$

X. STORM WATER CONTROL MEASURES

TO MANAGE THE FIRST FLUSH IN ORDER TO PREVENT A HIGH CONCENTRATION OF POLLUTANTS FROM RUNNING OFF SITE AND TO COMPLY WITH THE CITY MS4, A RETENTION BASIN IS PROPOSED ON-SITE. THE VOLUME FOR SAID RETENTION BASIN IS AS FOLLOWS;

FIRST FLUSH VOL. = 0.122 ACRES X 0.44 INCHES = 195 CF
PROPOSED RETENTION BASIN = 448 CF => FIRST FLUSH MET

XI. CONCLUSION

THIS PLAN SUPPORTS THE PROPOSED DEVELOPMENT. THE PROPOSED GRADING AND DRAINAGE PLAN IS DESIGNED TO CONVEY STORMWATER GENERATED ON-SITE BY A 100 YEAR, 6-HOUR STORM EVENT TOWARDS RETENTION BASINS. RETENTION BASINS ARE DESIGNED TO RETAIN THE TOTAL VOLUME. ALL ON-SITE STORM DRAINAGE FACILITIES WILL BE PRIVATELY OWNED, OPERATED AND MAINTAINED.

JCII Group, LLC.
DEVELOPMENT SOLUTIONS

ALBUQUERQUE, NEW MEXICO
505.264.6918 - JCIIGroup@gmail.com



4/3/2018

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SLOT HOUSE SUBDIVISION

1220 IRON AVE. SW, ALBUQUERQUE, NEW MEXICO

GRADING & DRAINAGE

FOR INFORMATION PURPOSES ONLY

REV:

PHASE: FOR INFORMATION
DATE: PURPOSES ONLY

RECORD DRAWING

CAN 707982 SHEET 4 of 4

DRAINAGE EASEMENT NOTES

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ["DETENTION AREAS"] ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISION FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT [DETENTION AREA] AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE DRAINAGE EASEMENT [DETENTION AREA]. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT [DETENTION AREA], AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE EASEMENT [DETENTION AREA] PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE EASEMENT [DETENTION AREA].

PUBLIC WALKWAY AND SHARED PARKING EASEMENT NOTES

WHEREAS, "GRANTOR": IS THE OWNER OF THE FOLLOWING CONTIGUOUS TRACTS LOCATED IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY:

LOT 10-A
LOT 10-B

WHEREAS THERE EXISTS ON SAID LOT 10-A AND LOT 10-B THAT CERTAIN PEDESTRIAN WALKWAY AND ON LOT 10-B SHARED PARKING MORE PARTICULARLY DESCRIBED AND SHOWN ON THE SURVEY AS EXHIBITS 2 AND 3 RESPECTIVELY, AND GRANTOR DESIRES TO IMPRESS UPON THE SAID PROPERTIES CERTAIN COVENANTS, RIGHTS-OF-WAY AND RESTRICTIONS REGARDING THE USE, ACCESS AND MAINTENANCE WHICH SHALL INURE TO THE BENEFIT OF AND BE BINDING UPON THE SUCCESSORS AND ASSIGNS OF THE GRANTOR.

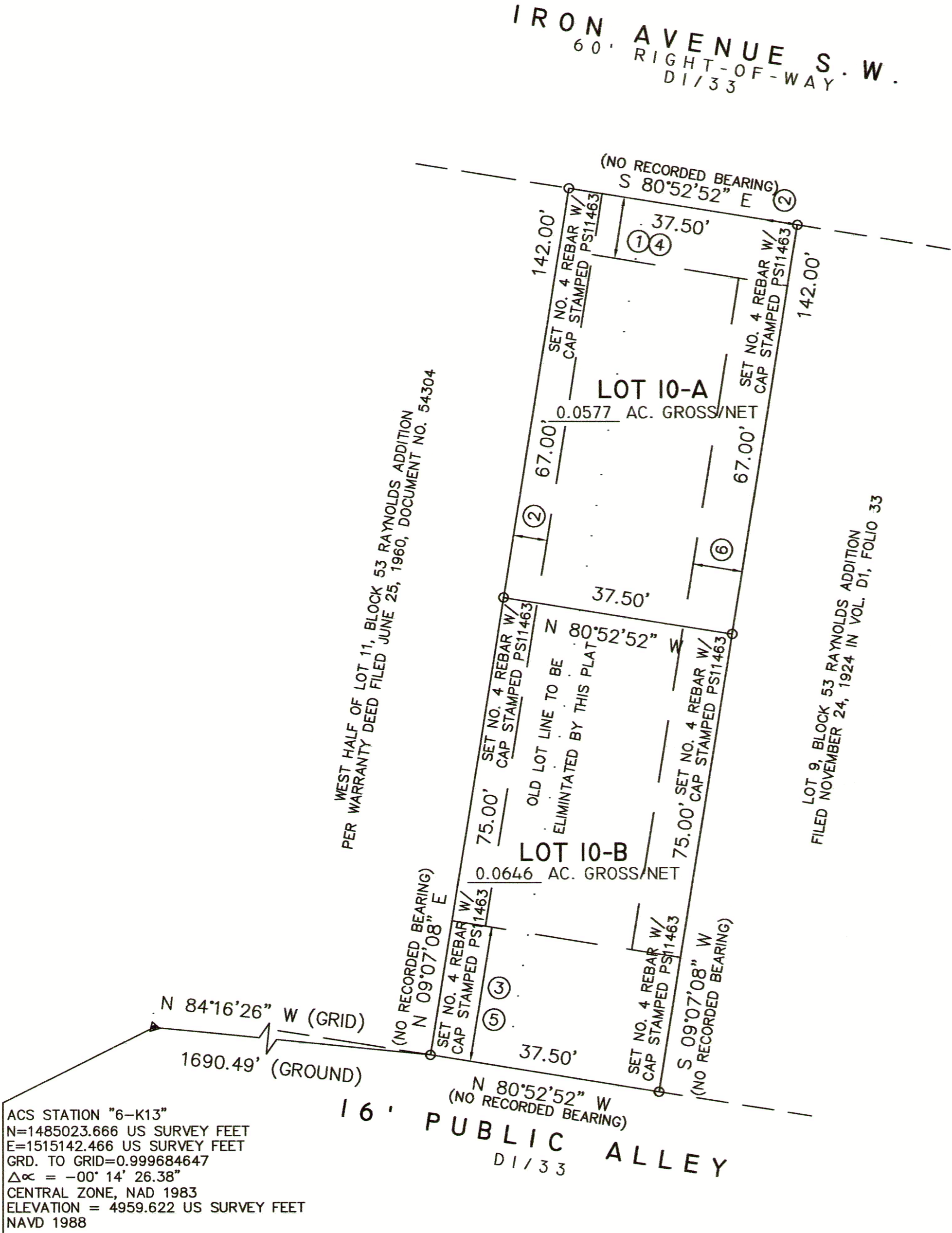
THEREFORE, THE GRANTOR DOES HEREBY IMPRESS UPON THE ABOVE DESCRIBED PROPERTIES THE FOLLOWING COVENANTS, RIGHTS-OF-WAY AND RESTRICTIONS WHICH SHALL HEREAFTER BE COVENANTS WHICH WILL RUN WITH THE LAND AND SHALL INURE TO THE BENEFIT OF AND BE BINDING UPON THE GRANTEES, SUCCESSORS, AND ASSIGNS OF EACH OF SAID SEPERATE TRACTS:

1. THE PEDESTRIAN WALKWAY AND SHARED PARKING SHOWN ON EXHIBITS 2 AND 3 SHALL BE A PERPETUAL EASEMENT IN FAVOR OF THE SUCCESSORS IN TITLE OF GRANTOR FOR PARKING OF VEHICULAR TRAFFIC AND FOR INGRESS AND EGRESS TO AND FROM THE SAID PROPERTIES. ACCORDINGLY, LOT 10-A SHALL BE BURDENED BY SAID EASEMENT IN FAVOR OF THE GRANTOR'S SUCCESSORS IN TITLE TO LOT 10-B AND LIKEWISE LOT 10-B SHALL BE BURDENED BY SAID EASEMENT IN FAVOR OF THE GRANTOR'S SUCCESSORS IN TITLE TO LOT 10-A.

2. THE SUCCESSORS IN TITLE TO EACH TRACT SHALL NOT OBSTRUCT OR RESTRICT THE USE OF ANY PORTION OF THE SAID PEDESTRIAN WALKWAY AND SHARED PARKING AND NO BUILDINGS OR IMPROVEMENTS MAY BE ERECTED UPON SAID EASEMENT WITHOUT THE CONSENT OF THE SUCCESSORS IN TITLE TO LOT 10-A AND LOT 10-B.

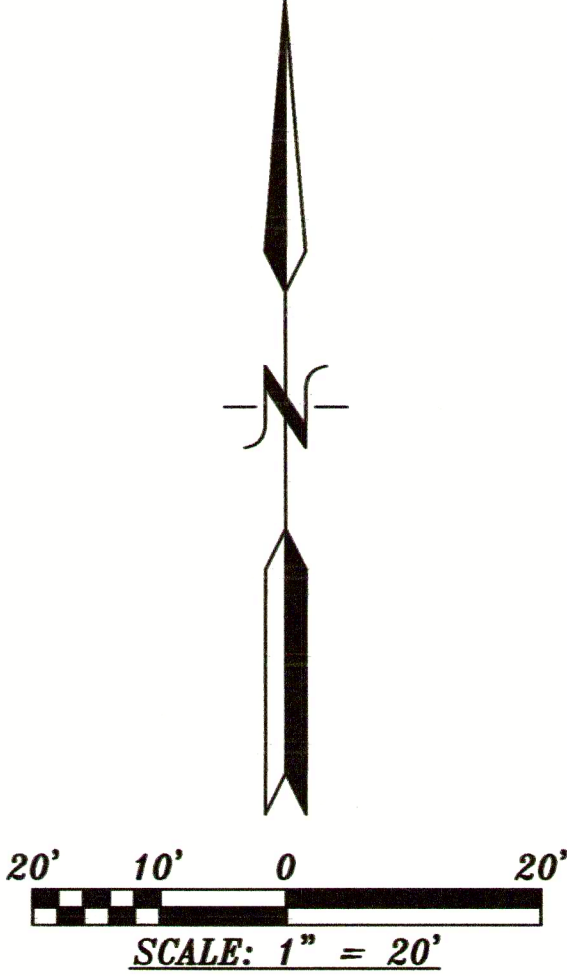
3. THE EASEMENT SHALL BE MAINTAINED IN A SERVICEABLE, NEAT AND ACCEPTABLE MANNER AND IN A MANNER SO THAT THE OVERALL APPEARANCE OF SAID PEDESTRIAN WALKWAY AND SHARED PARKING SHALL BE UNIFORM. EACH OF GRANTOR'S SUCCESSORS IN TITLE TO LOT 10-A AND LOT 10-B SHALL BE CHARGED WITH THE REPAIR AND MAINTENANCE THEREOF AND SHALL COOPERATE WITH EACH OTHER IN THE PERFORMANCE OF ROUTINE AND NECESSARY REPAIRS, SURFACING AND SEALING OF THE SAID PEDESTRIAN WALKWAY AND SHARED PARKING. THE SUCCESSOR IN TITLE TO EITHER TRACT MAY PERFORM SUCH REPAIRS AND MAINTENANCE AS MAY BE NECESSARY WITHOUT THE CONSENT OF THE OTHER UPON GIVING WRITTEN NOTICE OF INTENT TO PERFORM SUCH REPAIRS AND THE ESTIMATED COST THEREOF. NOTICE MAY BE DELIVERED BY U.S. MAIL, CERTIFIED, RETURN RECEIPT REQUESTED OR OTHER PERSONAL SERVICE NOT LESS THAN THIRTY (30) DAYS PRIOR TO BEGINNING SUCH REPAIRS OR MAINTENANCE. THE PARTY THAT PERFORMS SAID REPAIRS/MAINTENANCE SHALL BE ENTITLED TO A LIEN UPON THE PROPERTY OF THE DISSENTING PARTY EQUAL TO ONE-HALF OF THE ACTUAL COST OF SAID REPAIRS/MAINTENANCE PLUS FIFTEEN PERCENT (15%). SAID LIENHOLDER SHALL HAVE THE SAME REMEDIES AS HOLDERS OF MATERIALMEN IN ACCORDANCE WITH THE MATERIALMEN LIEN LAWS OF THE STATE OF NEW MEXICO.

4. IN THE EVENT IT BECOMES NECESSARY TO ENFORCE THE TERMS OF THIS EASEMENT THROUGH COURT PROCEEDINGS THE PREVAILING PARTY SHALL BE ENTITLED TO REASONABLE ATTORNEYS FEES.



PLAT OF
LOTS 10-A AND 10-B
RAYNOLDS ADDITION
WITHIN
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 19, T.10N., R.3E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 2018

FOR INFORMATION PURPOSES ONLY



EASEMENT LEGEND INDICATED BY #

- ① 10' LANDSCAPING EASEMENT. FOR THE BENEFIT OF LOTS 10-A & 10-B, TO BE MAINTAINED BY LOTS 10-A & 10-B GRANTED BY THIS PLAT.
- ② 6' PEDESTRIAN WALKWAY, PRIVATE UTILITY, WATER & SANITARY SEWER EASEMENT. FOR THE BENEFIT OF LOTS 10-A & 10-B, TO BE MAINTAINED BY LOTS 10-A & 10-B GRANTED BY THIS PLAT. SEE PEDESTRIAN WALKWAY AND SHARED PARKING EASEMENT NOTES ON THIS PAGE.
- ③ 22' PARKING & PRIVATE UTILITY EASEMENT. FOR THE BENEFIT OF LOTS 10-A & 10-B, TO BE MAINTAINED BY LOTS 10-A & 10-B GRANTED BY THIS PLAT. SEE PEDESTRIAN WALKWAY AND SHARED PARKING EASEMENT NOTES ON THIS PAGE.
- ④ 10' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 10-A & 10-B, TO BE MAINTAINED BY LOTS 10-A & 10-B GRANTED BY THIS PLAT. SEE DRAINAGE EASEMENT NOTES ON THIS PAGE.
- ⑤ 22' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 10-A & 10-B, TO BE MAINTAINED BY LOTS 10-A & 10-B GRANTED BY THIS PLAT. SEE DRAINAGE EASEMENT NOTES ON THIS PAGE.
- ⑥ PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 10-A & 10-B, TO BE MAINTAINED BY LOTS 10-A & 10-B GRANTED BY THIS PLAT. SEE DRAINAGE EASEMENT NOTES ON THIS PAGE.

RECORD DRAWING