

The map shows a grid of streets including LEXINGTON, LEXINGTON BLVD, PARADISE, and MCMAHON. A large, dark, irregular shape is highlighted in the center, representing the 'SITE' of the proposed development. The map includes various lot numbers, area measurements, and specific zoning or use designations such as 'SU-1 C-1 USES' and 'SU-1 FOR C-1 USES'. The map is oriented with North at the top.

### GENERAL NOTES

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 #1 INCLUDING AMENDMENT #1.
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 IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO WORKING DAYS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
6. ALL WORK AFFECTING ALTERED, ROADWAYS REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
7. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS WAS 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 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 MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT TO COVER 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 HAVE 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 WATER AUTHORITY (ABQWA) (898-2661) SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. EXISTING UTILITY TO BE AFFECTED BY WATER AUTHORITY PERSONNEL ONLY. CONTRACTOR SHALL CONTACT WATER AUTHORITY SEVEN (7) WORKING DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF.
12. ALL EXISTING EXCAVATION TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.65 SUBPART P.
13. ALL UTILITY WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH WATER UTILITY AUTHORITY SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS). THE CONTRACTOR SHALL NOTIFY WATER AUTHORITY (898-2661) SEVEN (7) WORKING DAYS PRIOR TO COMMENCING WORK.
14. CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY.

- ☒ 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 ENGINEER.
- ☒ SIDEWALK AND WHEELCHAIR RAMPS WITHIN THE CURB RETURN SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DERESSED 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.

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

A circular professional seal for a surveyor. The outer ring contains the text "PROFESSIONAL SURVEYOR" at the top and "NEW MEXICO" at the bottom. Inside this ring, the words "STATE OF" are at the top and "RUSS P. HUGG" is at the bottom. In the center of the seal, it says "No. 9750".

RECORD DRAWING  
CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, John M. MacKenzie, NMPE 11619, of the firm Mark Goodwin & Associates, PA, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision, 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 by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction, and survey information provided by Russ P. Hugg, NMPS number 9750.

John M. MacKenzie 01-10-11  
John M. MacKenzie NMPE 11619

**{On every sheet put:}**

I, Mark Goodwin, certify that this electronic version is identical to the original reproducible APPROVED FOR CONSTRUCTION drawings signed by me on \_\_\_\_\_, 20\_\_\_\_.

**{One cover sheet only put:}**

This set of drawings is accepted for RECORD purposes by \_\_\_\_\_ on \_\_\_\_\_, 2011.

APPROVED AS RECORD DRAWINGS  
DESIGN REVIEW SECTION  
CITY CONSTRUCTION ENGINEER  
*Paul A. Olson*  
DATE: 02/07/2011

DRB NO. 1002944

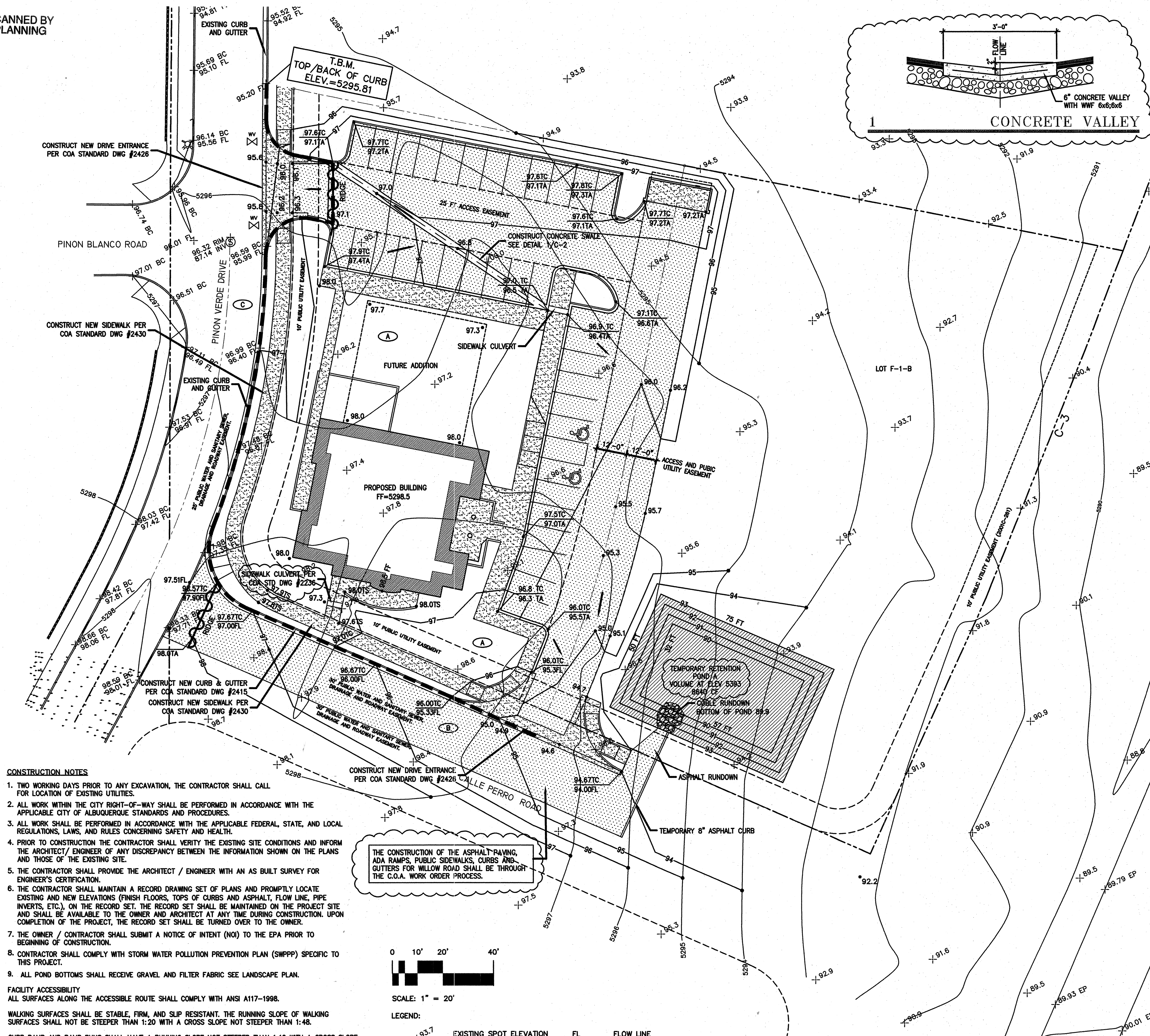
**CAUTION:**

NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS.

**dmg** D. MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P. O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505) 828-2200, FAX (505) 797-9539

|                                                                                                                           |        |                  |                           |                 |                                                                                                                  |                 |      |
|---------------------------------------------------------------------------------------------------------------------------|--------|------------------|---------------------------|-----------------|------------------------------------------------------------------------------------------------------------------|-----------------|------|
| REV.                                                                                                                      | SHEETS | CITY ENGINEER    | DATE                      | USER DEPARTMENT | DATE                                                                                                             | USER DEPARTMENT | DATE |
| ENGINEERS STAMP & SIGNATURE                                                                                               |        | APPROVALS        | ENGINEER                  | DATE            | *****                                                                                                            |                 |      |
| <br><i>John M. Maden</i><br>11-25-09 |        | DRC CHAIRMAN     | <i>L. Woodall</i>         | 12/16/09        | APPROVED FOR CONSTRUCTION                                                                                        |                 |      |
|                                                                                                                           |        | TRANSPORTATION   | <i>[Signature]</i>        | 12/16/09        |                                                                                                                  |                 |      |
|                                                                                                                           |        | WATER/WASTEWATER | <i>[Signature]</i>        | 12-1-09         | <br>CITY ENGINEER      DATE |                 |      |
|                                                                                                                           |        | HYDROLOGY        | <i>Bradley L. Bingham</i> | 12/16/09        |                                                                                                                  |                 |      |
|                                                                                                                           |        | CIP              |                           |                 |                                                                                                                  |                 |      |
|                                                                                                                           |        | CONSTR. MNGMT.   |                           |                 |                                                                                                                  |                 |      |
|                                                                                                                           |        | CONSTR. COORD.   |                           |                 |                                                                                                                  |                 |      |
| CITY PROJECT NO.                                                                                                          |        |                  |                           | SHEET      OF   |                                                                                                                  |                 |      |
| 777281                                                                                                                    |        |                  |                           | 1      8        |                                                                                                                  |                 |      |





# CONSTRUCTION NOTES

- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.
- ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND RULES CONCERNING SAFETY AND HEALTH.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INFORM THE ARCHITECT/ENGINEER OF ANY DISCREPANCY BETWEEN THE INFORMATION SHOWN ON THE PLANS AND THOSE OF THE EXISTING SITE.
- THE CONTRACTOR SHALL PROVIDE THE ARCHITECT/ENGINEER WITH AN AS BUILT SURVEY FOR ENGINEER'S CERTIFICATION.
- THE CONTRACTOR SHALL MAINTAIN A RECORD DRAWING SET OF PLANS AND PROMPTLY LOCATE EXISTING AND NEW ELEVATIONS (FINISH FLOORS, TOPS OF CURBS AND ASPHALT, FLOW LINE, PIPE INVERTS, ETC.), ON THE RECORD SET. THE RECORD SET SHALL BE MAINTAINED ON THE PROJECT SITE AND SHALL BE AVAILABLE TO THE OWNER AND ARCHITECT AT ANY TIME DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, THE RECORD SET SHALL BE TURNED OVER TO THE OWNER.
- THE OWNER/CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO BEGINNING OF CONSTRUCTION.
- CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SPECIFIC TO THIS PROJECT.
- ALL POND BOTTOMS SHALL RECEIVE GRAVEL AND FILTER FABRIC SEE LANDSCAPE PLAN.

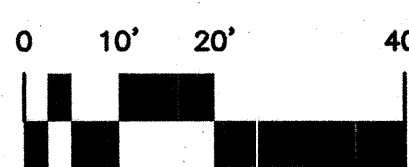
FACILITY ACCESSIBILITY  
ALL SURFACES ALONG THE ACCESSIBLE ROUTE SHALL COMPLY WITH ANSI A117-1998.

WALKING SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 WITH A CROSS SLOPE NOT STEEPER THAN 1:48.

CURB RAMP AND RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 WITH A CROSS SLOPE NOT STEEPER THAN 1:48. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:20. TRANSITIONS FROM RAMP TO WALKS, GUTTERS OR STREETS SHALL BE AT THE SAME LEVEL. WHERE PEDESTRIANS MUST WALK ACROSS A CURB RAMP, THE RAMP SHALL HAVE FLARED SIDES WITH SLOPES NOT STEEPER THAN 1:10. WHERE THE TOP OF THE RAMP PARALLEL TO THE RUN OF THE RAMP IS LESS THAN 48 INCHES WIDE, THE FLARED SIDES SHALL HAVE A SLOPE NOT STEEPER THAN 1:12.

HANDICAP PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 1:48. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.

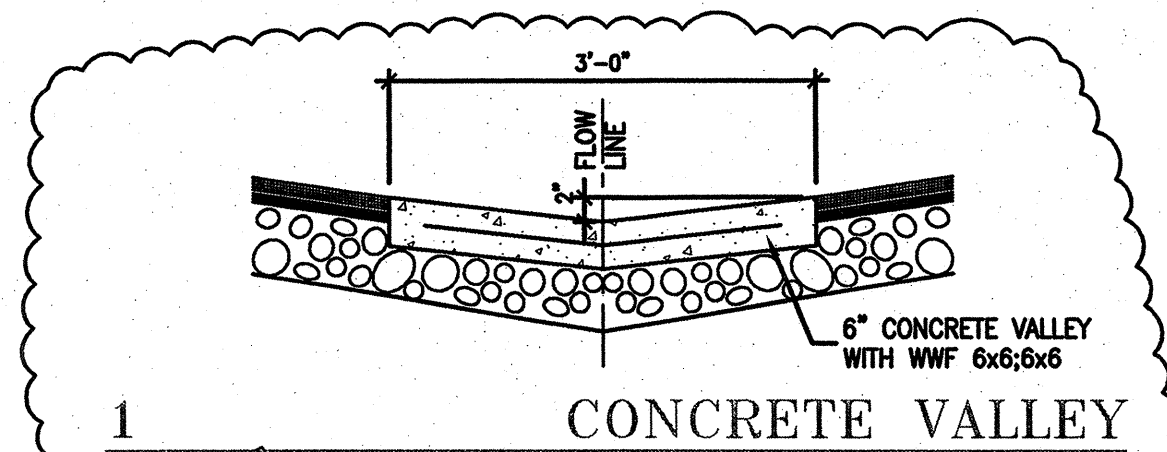
TRAFFIC CONTROL  
THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL PLANS AND DEVICES. ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION. PRIOR TO CONSTRUCTION PRIOR TO CONSTRUCTION, THE TRAFFIC CONTROL PLAN SHALL BE SUBMITTED AND APPROVED BY THE GOVERNING AUTHORITY.



## LEGEND:

- EXISTING SPOT ELEVATION
- NEW SPOT ELEVATION
- EXISTING CONTOUR
- NEW CONTOUR
- SWALE
- VERIFIED ELEVATION
- AS BUILT ELEVATION
- BASIN BOUNDARY
- BASIN IDENTIFICATION
- PROPERTY LINE

- FL GND
- INV
- TA
- TC
- TG
- TS
- TW
- TBM
- GRAVEL
- ASPHALT PAVING
- CONCRETE



## DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING LOT F-1-A LANDS OF ZOLIN/KUNATH, TRES ESQUINAS, LLC, AND CURBS, INC. GRADING AND DRAINAGE PLAN ARE CONTAINED HEREON:

- VICINITY MAP
- GRADING PLAN
- DRAINAGE CALCULATIONS

THE PROPOSED IMPROVEMENTS AS SHOWN BY THE VICINITY MAP, ARE LOCATED ON THE WEST SIDE OF UNSER BLVD. NORTH OF THE INTERSECTION OF UNSER BLVD. AND MCMAHON BLVD. THE SITE IS UNDEVELOPED AND SLOPES TO THE EAST AT AN APPROXIMATE SLOPE OF 3.0%.

THE SITE DOES LIE WITHIN FLOOD HAZARD ZONE X DESIGNATED ARE TO BE OUTSIDE THE 500 YR FLOOD PLAIN (PER FIRM PANEL 35001C0104 D). THE SITE IS HIGHER THAN THE LANDS TO THE NORTH, AND THE UNSER BLVD. RIGHT OF WAY TO THE EAST. PINON VERDE DRIVE TO WEST BLOCK FLOWS FROM THAT DIRECTIONS. THE LANDS TO THE SOUTH SOUTH SLOPE TO THE EAST. THEREFORE OFFSITE FLOWS ARE CONSIDERED NEGLIGIBLE.

THE PROPOSED DEVELOPMENT LIE WITHIN THE RIDGEVIEW VILLAGE SUBDIVISION (DRAINAGE FILE #11/0007). THE MASTER DRAINAGE PLAN FOR THIS DEVELOPMENT FREE DISCHARGE TO THE FUTURE STORM DRAIN IN UNSER BLVD. THEREFORE TEMPORARY PONDING FACILITIES WILL BE REQUIRED.

THE PROPOSED DEVELOPMENT WILL DISCHARGE TO THE NEW STREET ALONG THE SOUTH PROPERTY LINE. THE DISCHARGE FROM THE SITE AND THE PROPOSED PORTION OF THE WILLOW ROAD WITH DRAIN TO A TEMPORARY DETENTION POND LOCATED AT THE SOUTH EAST CORNER OF LOT F-1-B. THE TEMPORARY POND WILL ABANDONED UPON THE COMPLETION OF WILLOW ROAD AND THE NORTH UNSER BLVD. STORM DRAIN EXTENSION.

## THE GRADING PLAN SHOWS:

- THE EXISTING AND PROPOSED GRADES, INDICATED BY SPOT ELEVATIONS.
- THE LIMIT AND CHARACTER OF EXISTING IMPROVEMENTS, AND
- THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS.

THE PROPOSED IMPROVEMENTS CONSIST OF A VETERINARIAN CLINIC WITH ASSOCIATED PARKING AND LANDSCAPING.

THIS SITE IS HIGHER THAN THE LANDS TO THE NORTH, SOUTH AND EAST. PINON VERDE DRIVE BLOCK THE FLOWS FROM THE WEST, THERE OFFSITE FLOWS ARE NOT CONSIDERED SIGNIFICANT.

THE SITE HAS BEEN DIVIDED INTO THREE SUBBASINS: BASIN A (84% OF THE TOTAL SITE), BASIN B (WILLOW ROAD 8% OF THE TOTAL SITE) AND BASIN C (PINON VERDE DRIVE 8% OF THE TOTAL SITE)

THE RUNOFF FROM SUBBASIN A FLOW TO THE DETENTION POND A LOCATED AT SOUTHWEST CORNER OF LOT F-1-B ALONG WITH THE RUNOFF FROM BASIN B (WILLOW ROAD). THE RUNOFF FROM BASIN A IS 2.8 CFS (3.6 CFS/ACRE). THE RUNOFF FROM BASIN B IS 0.3 CFS (4.2 CFS/ACRE). THE COMBINED RUNOFF TO DETENTION POND A IS 3.1 CFS.

BASIN C (PINON VERDE DRIVE) WAS PREVIOUSLY DEVELOPED WITH RUNOFF FLOWING TO THE NORTH. NO CHANGES ARE BEING PROPOSED TO THIS BASIN.

THE CALCULATIONS ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 6-HOUR, 100 YEAR RAINFALL EVENT. THE ANALYSIS IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL VOLUME II. AS SHOWN BY THESE CALCULATION, THE RATE AND VOLUME OF RUNOFF WILL INCREASE BUT THE POND(S) WILL MITIGATE THE INCREASE. THIS PLAN IS IN CONFORMANCE WITH THE MASTER DRAINAGE PLAN.

## CALCULATIONS

PRECIPITATION ZONE = 1  
TOTAL SITE AREA = 0.92 ACRES

## BASIN A

AREA = 0.776 ACRES (84%)

## EXISTING CONDITIONS

LAND TREATMENT A=100%  
E = 0.44(1.00) = 0.44 INCHES  
V = 0.44 (0.776) / 12 = 0.028 ACRE FEET  
Q = 1.29 (1.00) (0.776) = 1.00 CFS

## DEVELOPED CONDITIONS

LAND TREATMENT B=32% D=68%  
E = 0.67 (0.32) + 1.97 (0.68) = 1.56 INCHES  
V = 1.56 (0.776) / 12 = 0.101 ACRE FEET  
Q = [2.03 (0.32) + 4.37 (0.68)] (0.776) = 2.81 CFS  
INCREASE IN VOLUME OF RUNOFF = 0.072 ACRE FT  
INCREASE IN RATE OF RUNOFF = 1.81 CFS

## BASIN B (WILLOW ROAD)

AREA = 0.072 ACRES (8%)

## EXISTING CONDITIONS

LAND TREATMENT A=100%  
E = 0.44(1.00) = 0.44 INCHES  
V = 0.44 (0.072) / 12 = 0.003 ACRE FEET  
Q = 1.29 (1.00) (0.776) = 1.00 CFS

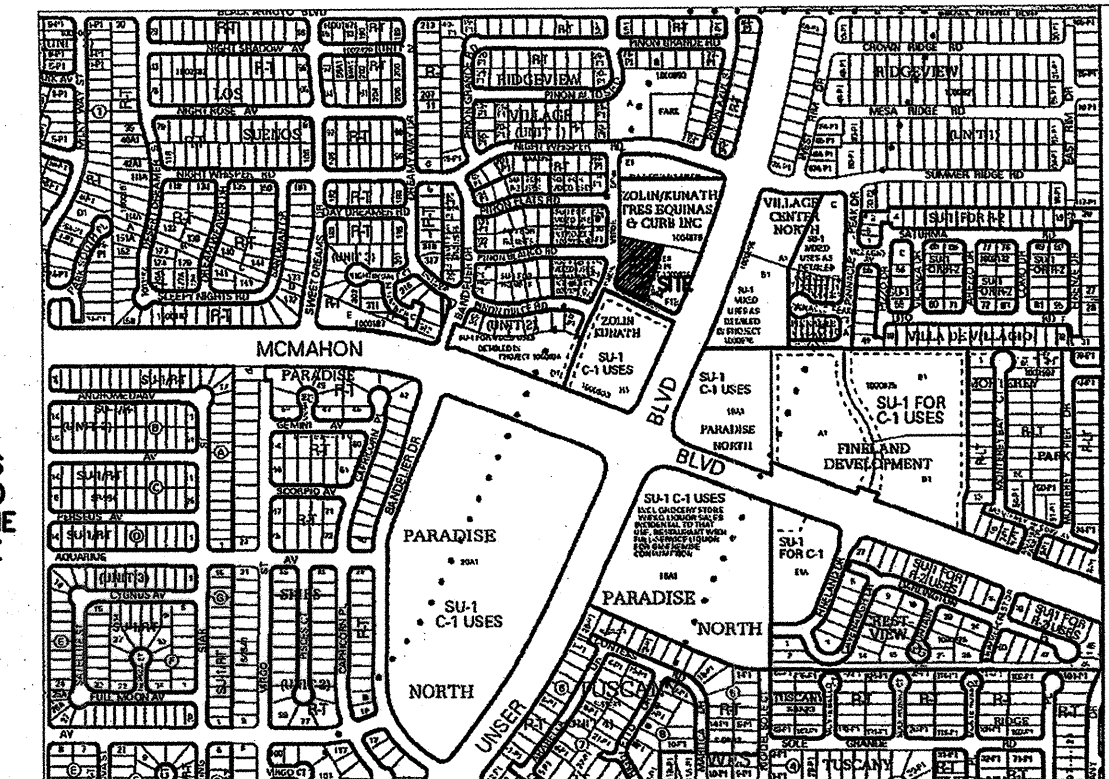
## DEVELOPED CONDITIONS

LAND TREATMENT D=100%  
E = 1.97 (1.00) = 1.97 INCHES  
V = 1.97 (0.072) / 12 = 0.012 ACRE FEET  
Q = [4.37 (1.00)] (0.072) = 0.31 CFS  
INCREASE IN VOLUME OF RUNOFF = 0.008 ACRE FT  
INCREASE IN RATE OF RUNOFF = 0.22 CFS

## POND VOLUME POND A

T<sub>p</sub> = 0.2 HR  
T<sub>p</sub> = 0.25 Ad/At = 0.25(0.71) = 0.178 HR  
T<sub>p</sub> = 2.107 E At/Op - 0.25 Ad/At = 0.730 HR  
T<sub>p</sub> = (0.7 To) + ((1.6 - Ad/At)/12) = 0.214 HR  
ALLOWABLE DISCHARGE RATE 0.0 CFS

V<sub>10 day</sub> = V<sub>360</sub> + A<sub>D</sub> (P<sub>10 day</sub> - P<sub>360</sub>)/12  
P<sub>10 day</sub> = 3.67 P<sub>360</sub> = 2.20  
V<sub>required</sub> = 5.187CF + (0.71)(.847)(43560)(3.67-2.20)/12 = 8,396 CF  
VOLUME @ ELEV 5293.0 (BOTTOM OF POND 5289.1)  
V = 0.5\*(3750+1824)\*3.1 = 8,640 CF



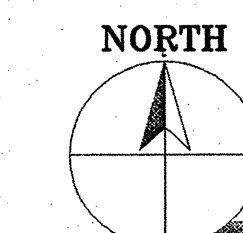
## VICINITY MAP

ADDRESS:

NOT TO SCALE

LEGAL DESCRIPTION:  
TRACT F-1-A LANDS OF  
ZOLIN/KUNATH, TRES ESQUINAS,  
LLC, AND CURBS, INC.

BENCH MARK:  
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS  
BENCHMARK 1-111  
PUBLISHED ELEVATION 5279.75  
LOCATED ON THE EAST SIDE OF UNSER BLVD. N.W.,  
24TH. NORTH OF THE BERNALILLO/SANDOVAL COUNTY  
FENCE LINE.



OCTOBER 26, 2005

## GRADING AND DRAINAGE PLAN

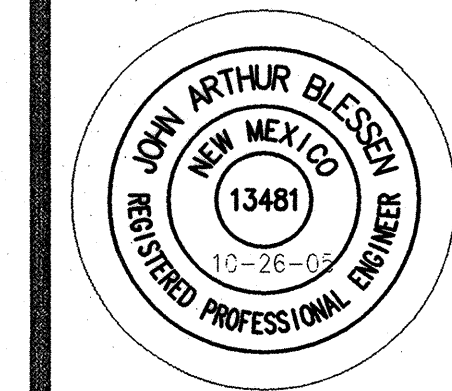
BLDG. PERMIT APPROVAL ACTION

SCALE: 1" = 20'-0"



CLAUDIO VIGIL ARCHITECTS

NORTH UNSER VET CLINIC  
LINDA CONTOS AND JOHN HEIDRICH  
TRACTS F-1 & F-2  
ALBUQUERQUE, NEW MEXICO



## SHEET

C-2

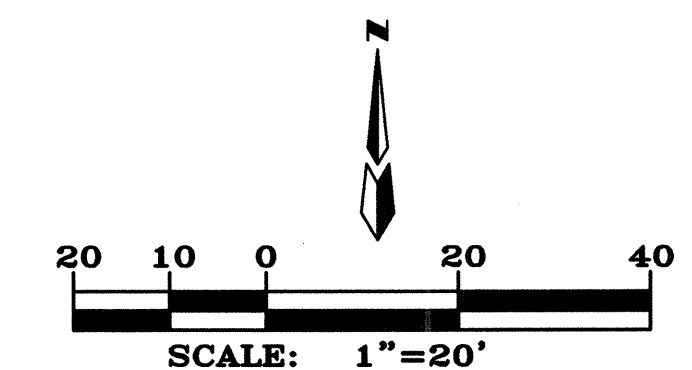
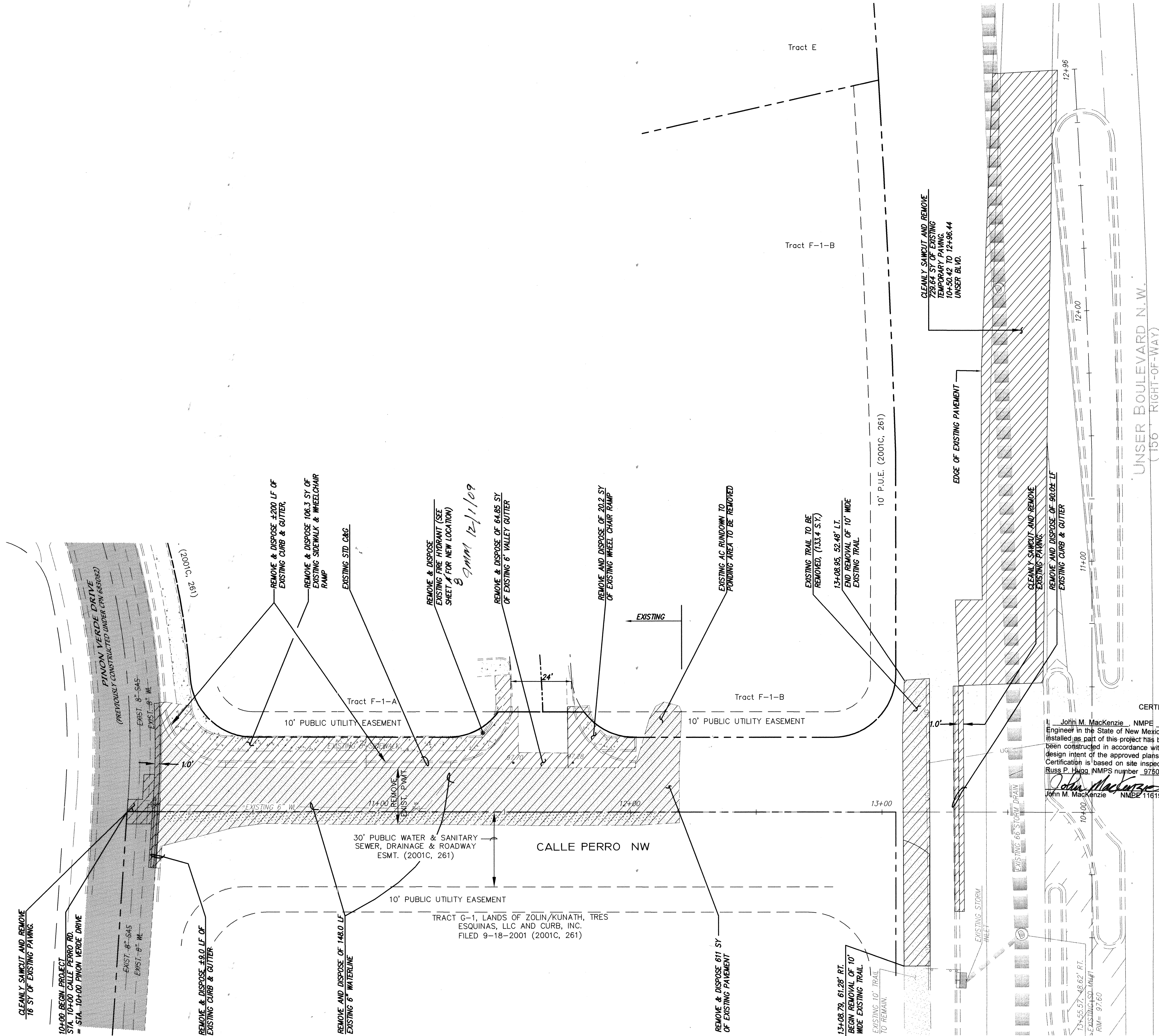
PROJECT NUMBER  
03210

OWNERSHIP OF INSTRUMENTS OF SERVICE  
All design concepts, details, plans, specifications, computer files, field data, notes and other documents and instruments prepared by Claudio Vigil Architects, P.C. as instruments of service shall remain the property of Claudio Vigil Architects, P.C. Claudio Vigil Architects, P.C. shall retain all common law, statutory and other reserved rights, including the copyright thereto.

1801 Rio Grande NW, Albuquerque, NM 87104  
Phone: 505/842-1113 Fax: 505/842-1330

ONLY FOR INFORMATION

CPN 777281 SHT 3 OF 5



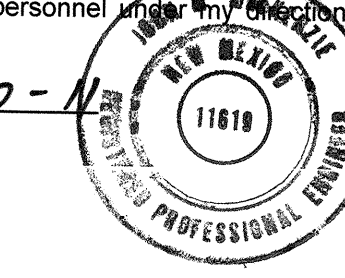
**LEGEND**

|           |                                 |
|-----------|---------------------------------|
| [Pattern] | EXISTING PAVEMENT (CALLE PERRO) |
| [Pattern] | EXISTING PAVEMENT (PINON VERDE) |
| [Pattern] | REMOVE & REPLACE                |
| [Pattern] | EXISTING TRAIL PAVEMENT         |
| [Pattern] | EXISTING SIDEWALK               |

RECORD DRAWING  
CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, John M. MacKenzie, NMPE 11619, of the firm Mark Goodwin & Associates, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision, 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 by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction, and survey information provided by Russ P. Hagg, NMPS number 9750.

John M. MacKenzie NMPE 11619 01-10-11



**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT**

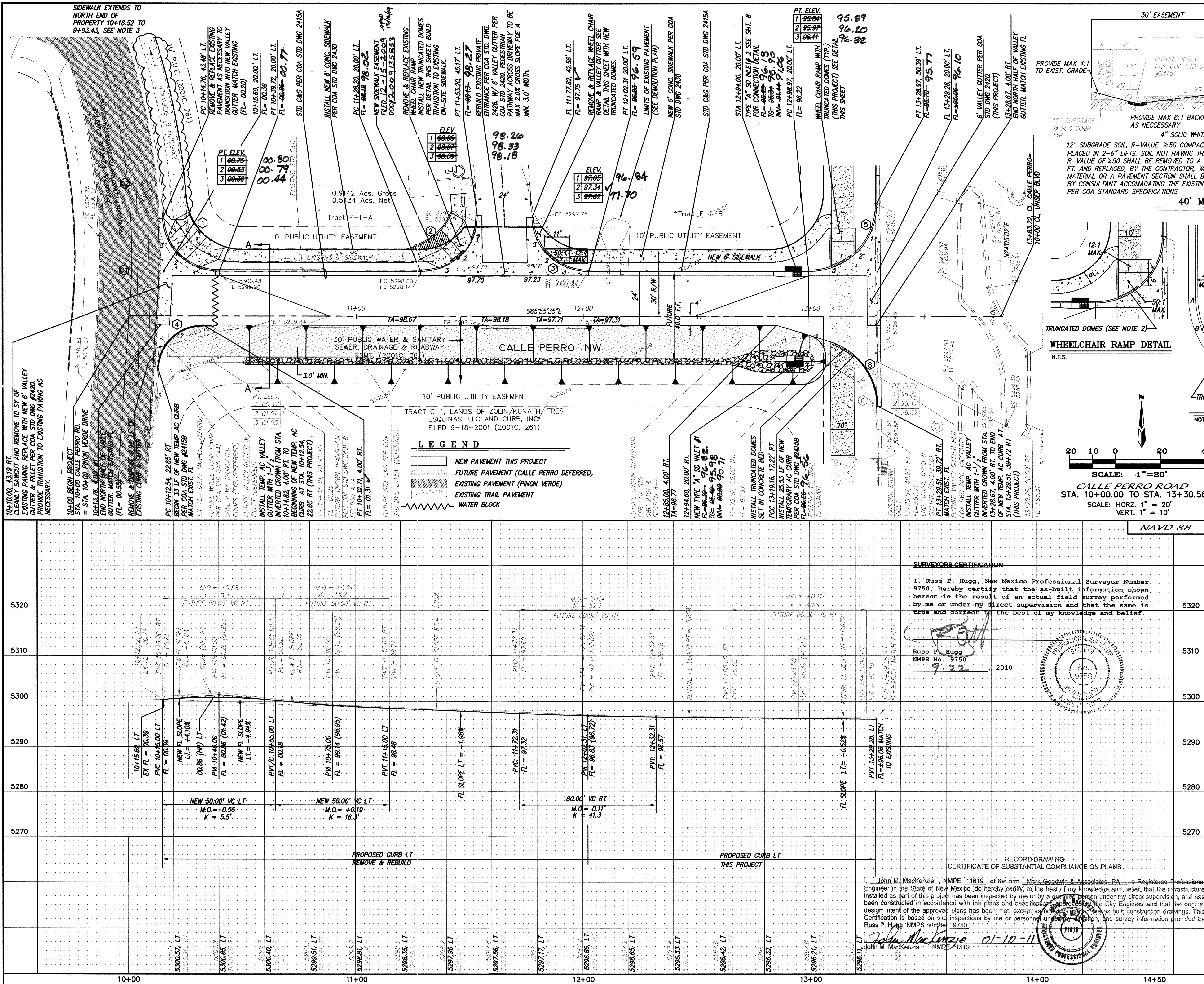
TITLE: **NORTH UNSER VET CLINIC  
CALLE PERRO ROAD  
DEMOLITION PLAN**

DESIGN REVIEW COMMITTEE  
**APPROVED**  
DEC 16 2009  
DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL  
**APPROVED**  
FEB 23 2010  
CITY ENGINEER

|                    |             |             |
|--------------------|-------------|-------------|
| LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR. |
|                    |             |             |

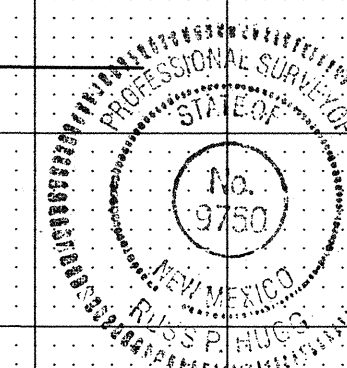
| ENGINEER'S SEAL |                                      | SURVEY INFORMATION |                                                        | BENCH MARKS |                                                | AS BUILT INFORMATION  |      |
|-----------------|--------------------------------------|--------------------|--------------------------------------------------------|-------------|------------------------------------------------|-----------------------|------|
|                 | <b>John M. MacKenzie</b><br>11-25-09 | NO.                | BY                                                     | DATE        | THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS | CONTRACTOR            | DATE |
|                 |                                      | NO.                | BY                                                     | DATE        | BENCHMARK 8-411                                | WORK STAKED BY        | DATE |
|                 |                                      | NO.                | BY                                                     | DATE        | PUBLISHED ELEVATION 5283.03 (NAD 83)           | ACCEPTANCE BY         | DATE |
|                 |                                      | NO.                | BY                                                     | DATE        | LOCATED ON THE EAST SIDE OF UNSER BLVD. N.W.   | FIELD VERIFICATION BY | DATE |
| NO.             | BY                                   | DATE               | 24FT. NORTH OF THE BERNILLO/SANDOVAL COUNTY FENCE LINE | DRAWINGS    | DATE                                           | NO.                   | DATE |
| NO.             | BY                                   | DATE               |                                                        |             |                                                | RECORDED BY           | DATE |
| NO.             | BY                                   | DATE               |                                                        |             |                                                |                       |      |



# **SURVEYOR'S CERTIFICATION**

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg  
NMPS No. 9750  
2010



## **RECORD DRAWING**

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, John M. MacKenzie, NMPE 11619, of the firm Mark Goodwin & Associates, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision, and has been constructed in accordance with the plans and specifications provided by the City Engineer and that the original design intent of the approved plans has been met, except as noted on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction, and survey information provided by Russ P. Hugg, NMPS number 9750.

John M. MacKenzie  
NMPE 11619

## **CURVE DATA - DESCRIBES CENTER LINE**

|               |               |
|---------------|---------------|
| ① Δ = 533°52" | ② Δ = 232°10" |
| R = 334.90'   | R = 300.38'   |
| L = 32.53'    | L = 122.52'   |
| T = 16.28'    | T = 62.12'    |

## **CURVE DATA - DESCRIBES FACE OF NEW CURB**

|                 |                 |                 |
|-----------------|-----------------|-----------------|
| ① Δ = 86°30'35" | ② Δ = 90°22'59" | ③ Δ = 88°07'38" |
| R = 23.00'      | R = 25.00'      | R = 25.00'      |
| L = 37.25'      | L = 38.44'      | L = 38.45'      |
| T = 23.52'      | T = 30.39'      | T = 24.20'      |
| ④ Δ = 86°06'34" | ⑤ Δ = 90°44'35" | ⑥ Δ = 89°38'06" |
| R = 20.00'      | R = 30.00'      | R = 30.00'      |
| L = 30.06'      | L = 47.51'      | L = 46.93'      |
| T = 18.69'      | T = 30.39'      | T = 29.81'      |
| ⑦ Δ = 86°05'26" | ⑧ Δ = 48°45'03" |                 |
| R = 25.00'      | R = 30.00'      |                 |
| L = 37.56'      | L = 25.53'      |                 |
| T = 23.35'      | T = 13.59'      |                 |

**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 30606  
ALBUQUERQUE, NEW MEXICO 87199  
(505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE**  
**PUBLIC WORKS DEPARTMENT**

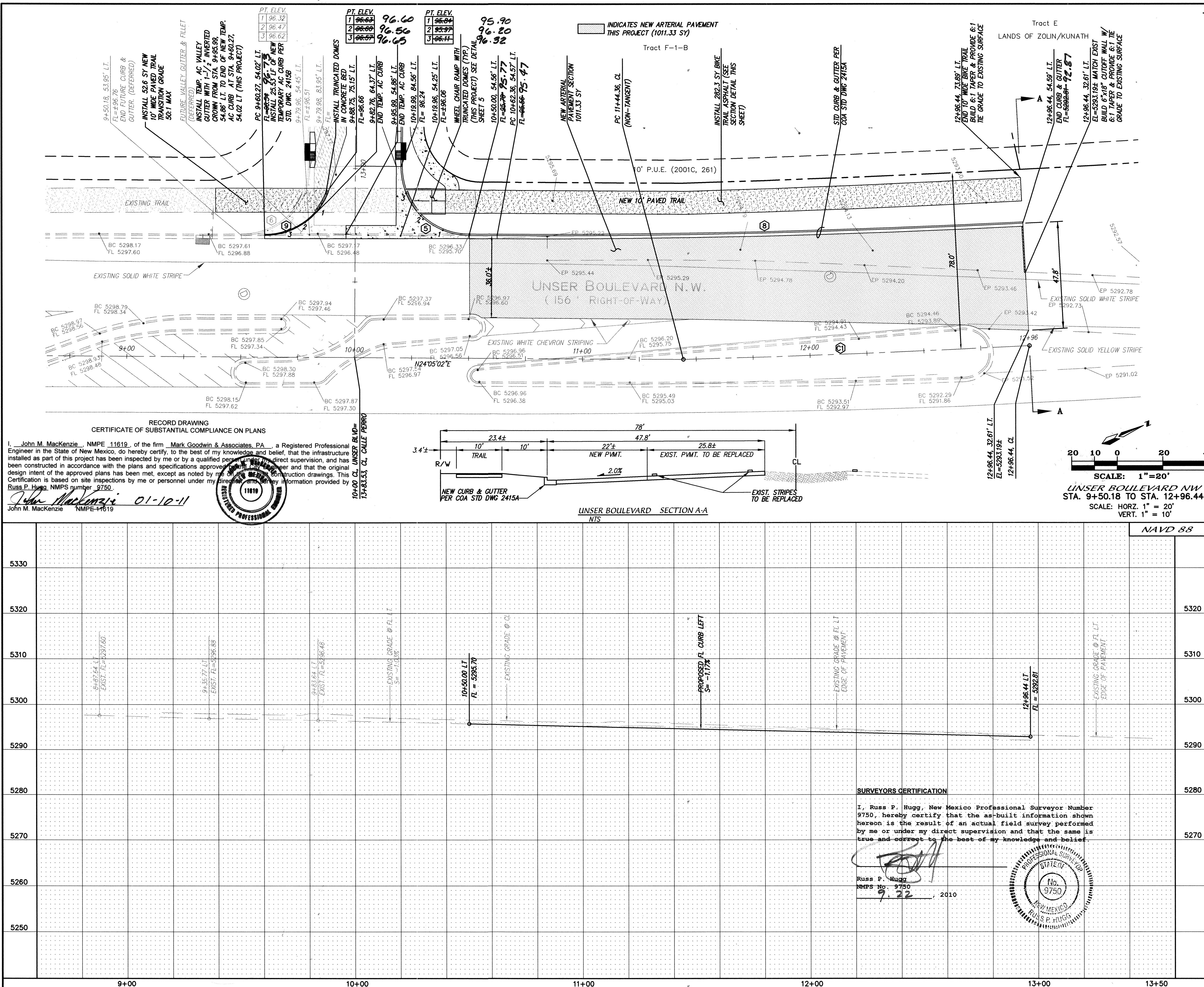
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**CALLE PERRO ROAD**  
**PAVING PLAN IMPROVEMENTS**

DESIGN REVIEW COMMITTEE  
**APPROVED**  
DEC 16 2009  
DESIGN REVIEW COMMITTEE

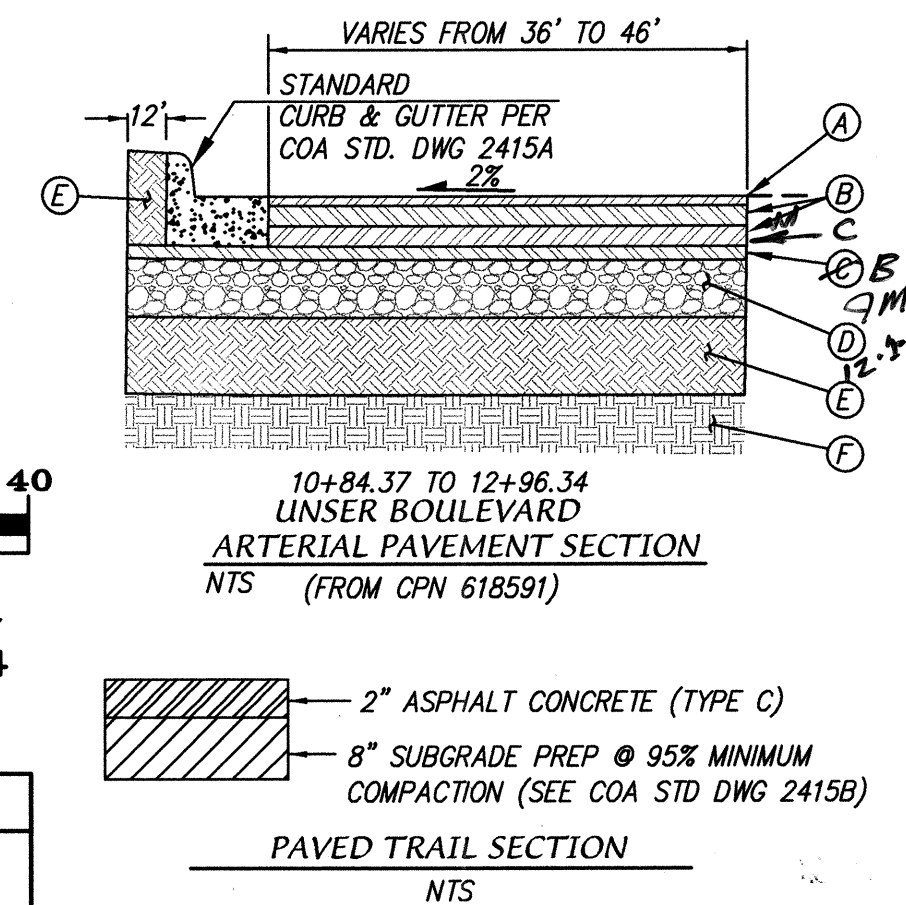
CITY ENGINEER APPROVAL  
**APPROVED**  
FEB 23 2010  
CITY ENGINEER

| MO./DAY/YR. | MO./DAY/YR. |
|-------------|-------------|
|             |             |
|             |             |
|             |             |
|             |             |

CITY PROJECT NO. **777281** ZONE MAP NO. **A-11** SHEET **5** OF **8**



- # NOTES
1. ALL STATIONING IS BASED ON CENTERLINE OF UNISER BOULEVARD.
  2. TRUNCATED DOMES DESIGN NEEDS TO FOLLOW ADA GUIDELINES. CONTRACTOR NEEDS TO SUBMIT SPECS TO CONSTRUCTION ENGINEERS FOR EVALUATION PRIOR TO CONSTRUCTION.
- ## PAVEMENT SECTION LEGEND
- A) 2.0" SUPERPAVE TYPE III.
  - B) 2-3" LIFTS SUPERPAVE TYPE III.
  - C) 2 1/2" SUPERPAVE TYPE III
  - D) 9" AGGREGATE BASE COURSE.  
(R-VALUE  $\geq 76$ )
  - E) 12" SUBGRADE SOIL, R-VALUE  $\geq 50$  COMPACTED TO 95% PLACED IN 2-6" LIFTS. SOIL NOT HAVING THE MINIMUM R-VALUE OF  $\geq 50$  SHALL BE REMOVED TO A DEPTH OF 2 FT. AND REPLACED, BY THE CONTRACTOR, WITH SUITABLE MATERIAL OR A PAVEMENT SECTION SHALL BE DESIGNED BY CONSULTANT ACCOMMODATING THE EXISTING R-VALUE PER COA STANDARD SPECIFICATIONS.
  - F) SUBGRADE COMPACTED TO 90%



| CURVE DATA - DESCRIBES FACE OF NEW CURB                                                                                                                                                                                                                                        |                                                                                            |                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <div>5</div> $\Delta = 90^{\circ}44'35"$<br>$R = 30.00'$<br>$L = 47.51'$<br>$T = 30.39'$                                                                                                                                                                                       | <div>6</div> $\Delta = 89^{\circ}38'06"$<br>$R = 30.00'$<br>$L = 46.93'$<br>$T = 29.81'$   | <div>8</div> $\Delta = 037^{\circ}08"$<br>$R = 3985.49'$<br>$L = 230.87'$<br>$T = 115.47'$ |
| <div>9</div> $\Delta = 48^{\circ}45'03"$<br>$R = 30.00'$<br>$L = 25.53'$<br>$T = 13.59'$                                                                                                                                                                                       |                                                                                            |                                                                                            |
| CURVE DATA - DESCRIBES CENTERLINE STRIPING                                                                                                                                                                                                                                     |                                                                                            |                                                                                            |
| <div>1</div> $\Delta = 015^{\circ}7'46"$<br>$R = 3378.62'$<br>$L = 153.42'$<br>$T = 76.72'$                                                                                                                                                                                    | <div>2</div> $\Delta = 152^{\circ}15'54"$<br>$R = 150.00'$<br>$L = 40.23'$<br>$T = 20.23'$ | <div>3</div> $\Delta = 157^{\circ}08"$<br>$R = 150.00'$<br>$L = 40.02'$<br>$T = 20.13'$    |
| CURVE DATA - DESCRIBES CENTERLINE                                                                                                                                                                                                                                              |                                                                                            |                                                                                            |
| <div>C1</div> $\Delta = 013^{\circ}1'15"$<br>$R = 5729.58'$<br>$L = 152.08'$<br>$T = 76.04'$                                                                                                                                                                                   |                                                                                            |                                                                                            |
| <div><div></div><div>MARK GOODWIN &amp; ASSOCIATES, P.A.<br/>CONSULTING ENGINEERS<br/>P.O. BOX 90606<br/>ALBUQUERQUE, NEW MEXICO 87199<br/>(505) 828-2200, FAX (505) 797-9531</div></div> |                                                                                            |                                                                                            |

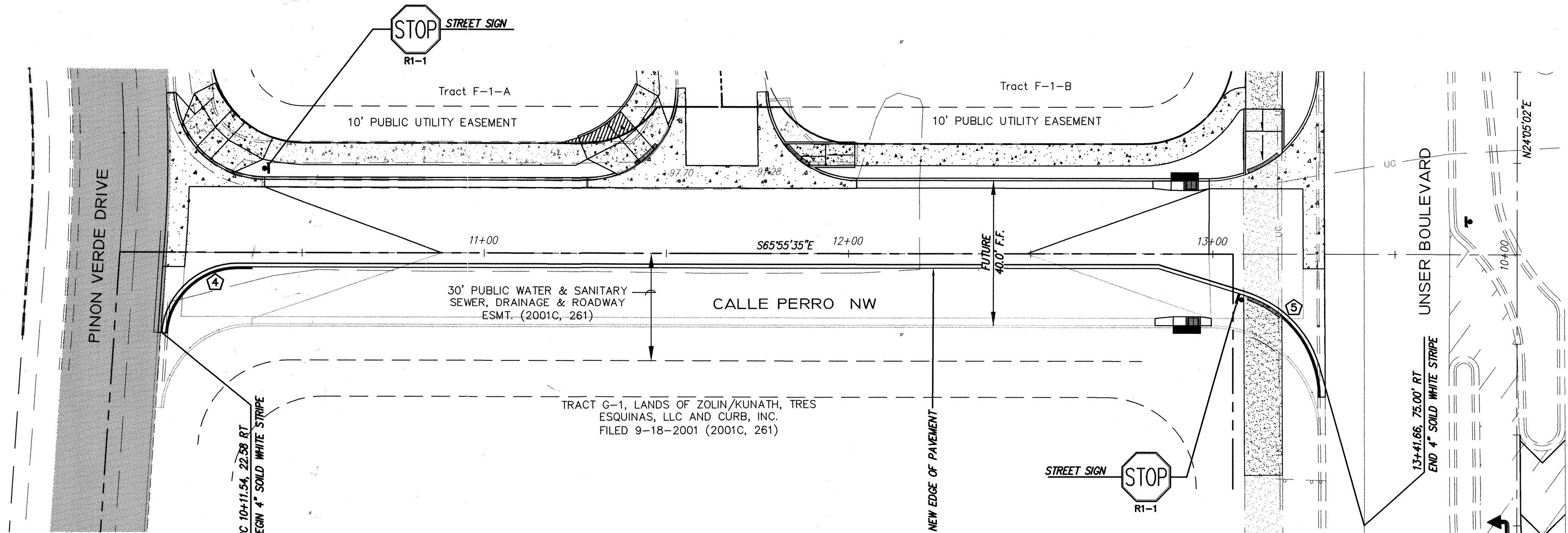


CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT

TITLE: *NORTH UNSER VET  
UNSER BOULEVA  
PAVING PLAN IMPROV*

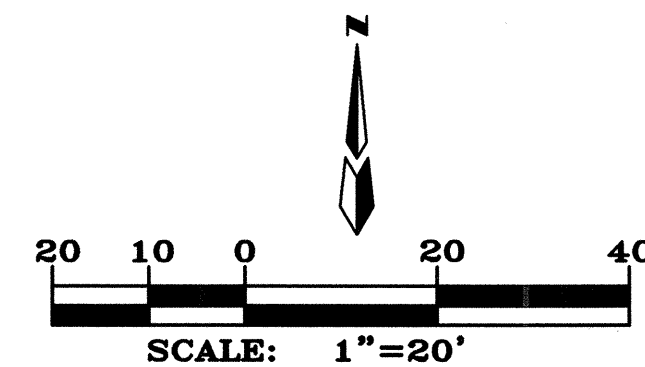
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| DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL  | LAST DESIGN UPDATE |
| APPROVED<br>DEC 16 2009 | APPROVED<br>FEB 23 2010 |                    |
| DESIGN REVIEW COMMITTEE | CITY ENGINEER           |                    |

[illegible]



#### NOTES

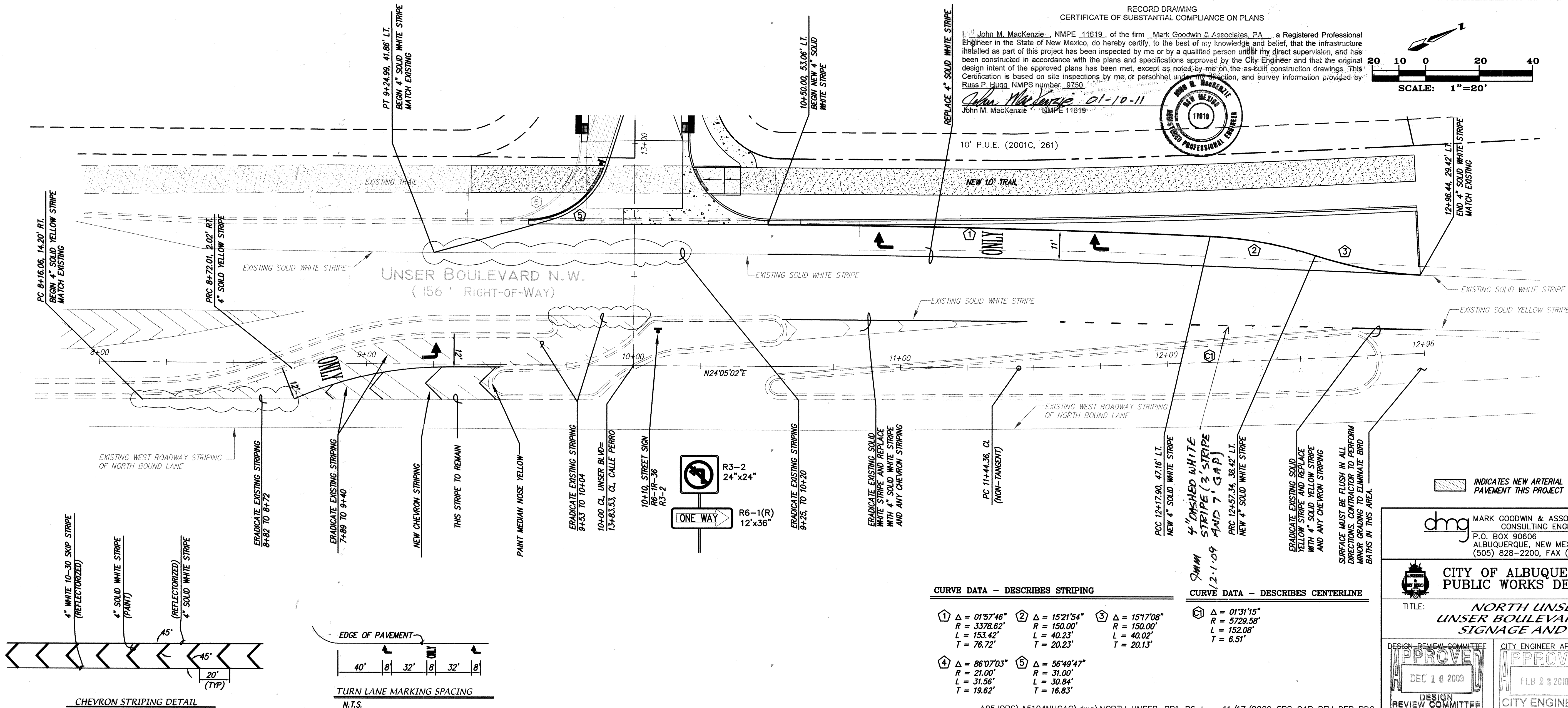
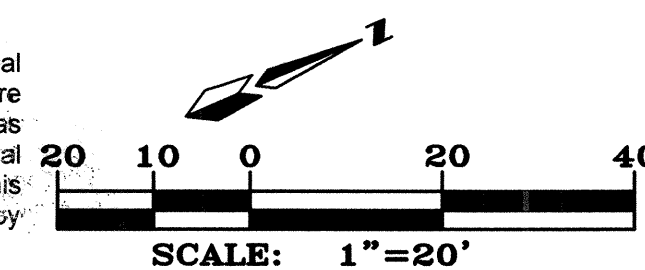
1. ALL STATIONING IS BASED ON CENTERLINE OF UNSER BOULEVARD.
2. STRIPING ERADICATION SHALL BE ACCOMPLISHED BY WATER BLASTING OR SURFACE PLANING OF THE ROADWAY TO A MAXIMUM DEPTH OF 0.25 INCHES AND FOR A WIDTH EQUAL TO THE WIDTH OF THE STRIPE OR MARKING TO BE REMOVED.
3. ALL ROAD SYMBOLS TO BE HOT THERMOPLASTIC
4. ALL STRIPING TO BE HOT THERMOPLASTIC FOR LANES LINES.
5. ALL SIGNS SHALL BE APPLIED WITH ANTI GRAFFITI PROTECTION
6. ALL STRIPING SHALL BE APPLIED WITH HOT OR PREFORMED THERMO PLASTIC



#### RECORD DRAWING CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, John M. MacKenzie, NMPE 11619, of the firm Mark Goodwin & Associates, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision, 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 by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction, and survey information provided by Russ P. Hugg, NMPS number 9750.

*John M. MacKenzie* 01-10-11  
John M. MacKenzie NMPE 11619



#### CURVE DATA - DESCRIBES STRIPING

|                                                                                   |                                                                                |                                                                                |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| ① $\Delta = 01^{\circ}57'46''$<br>$R = 3378.62'$<br>$L = 153.42'$<br>$T = 76.72'$ | ② $\Delta = 1521^{\circ}54''$<br>$R = 150.00'$<br>$L = 40.23'$<br>$T = 20.23'$ | ③ $\Delta = 1517^{\circ}08''$<br>$R = 150.00'$<br>$L = 40.02'$<br>$T = 20.13'$ |
| ④ $\Delta = 86^{\circ}07'03''$<br>$R = 21.00'$<br>$L = 31.58'$<br>$T = 19.62'$    | ⑤ $\Delta = 56^{\circ}49'47''$<br>$R = 31.00'$<br>$L = 30.84'$<br>$T = 16.83'$ |                                                                                |

#### CURVE DATA - DESCRIBES CENTERLINE

|                                                                                  |
|----------------------------------------------------------------------------------|
| ⑥ $\Delta = 01^{\circ}31'15''$<br>$R = 6728.58'$<br>$L = 152.08'$<br>$T = 6.51'$ |
|----------------------------------------------------------------------------------|

INDICATES NEW ARTERIAL  
PAVEMENT THIS PROJECT

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CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT

TITLE: NORTH UNSER VET CLINIC  
UNSER BOULEVARD & CALLE PERRO  
SIGNAGE AND STRIPING PLAN

DESIGN REVIEW COMMITTEE  
APPROVED  
DEC 16 2009  
DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL  
APPROVED  
FEB 23 2010  
CITY ENGINEER

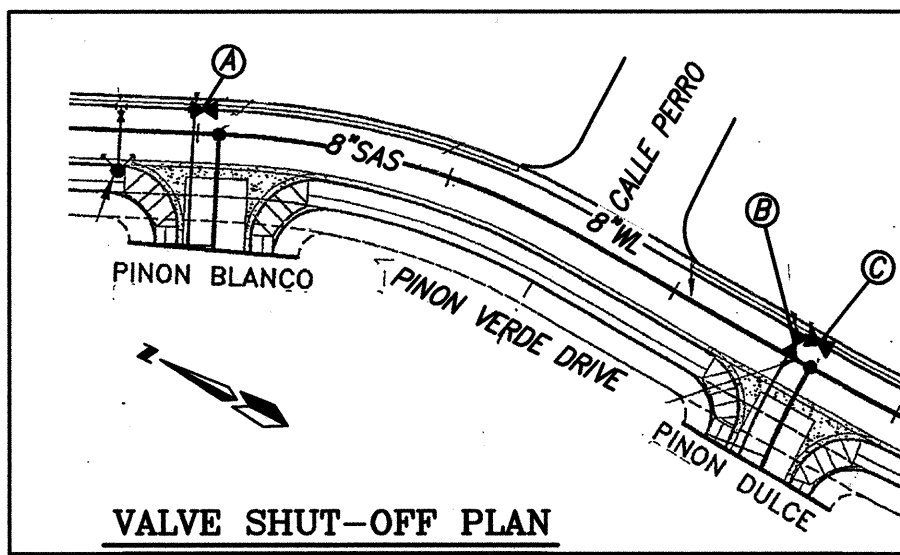
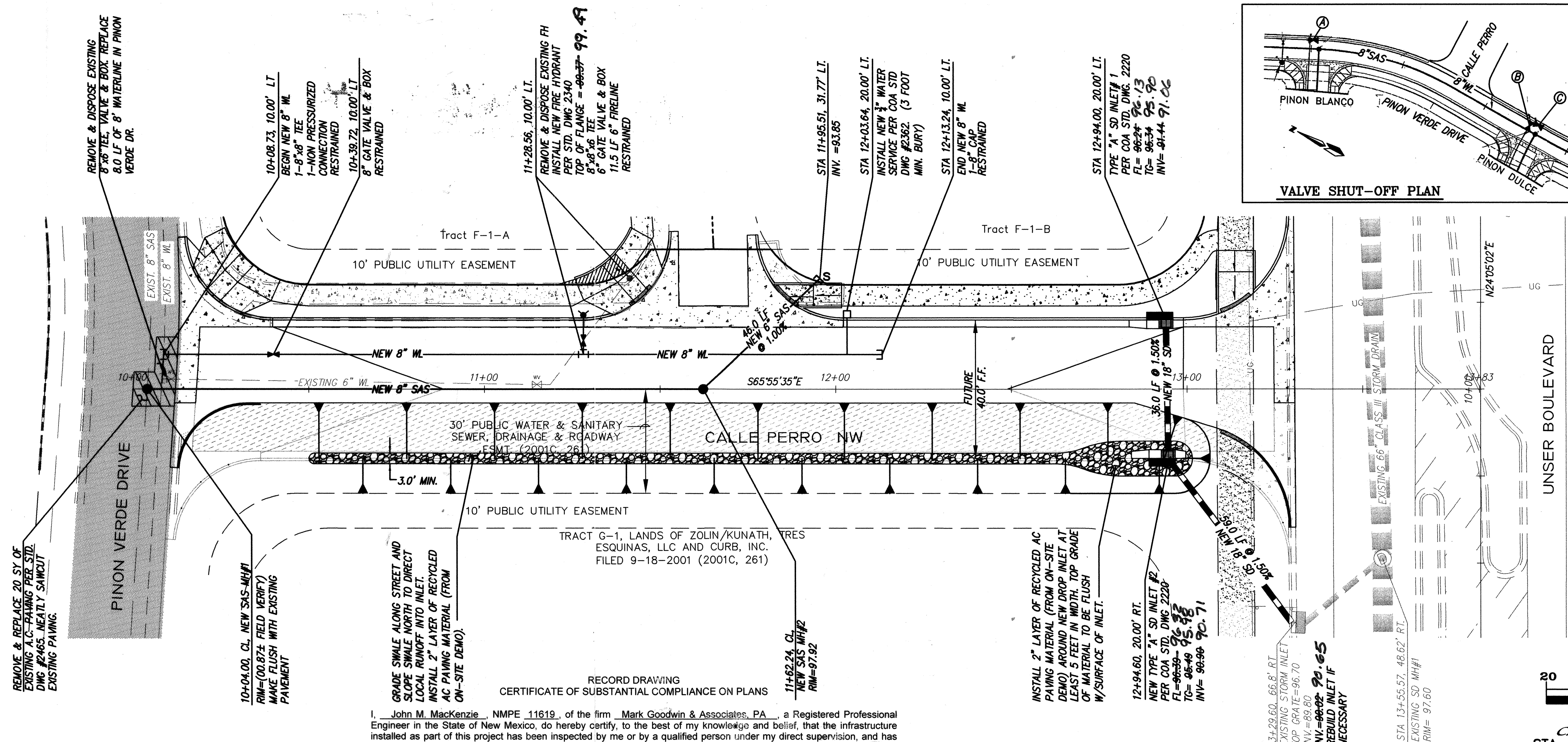
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MO./DAY/YR. MO./DAY/YR.  
DESIGNED BY JMAJ DATE 05/05  
DRAWN BY CAR DATE 05/05  
CHECKED BY DMG DATE 05/05

CITY PROJECT NO.

777281

ZONE MAP NO. A-11

SHEET 7 OF 8



- NOTES**
1. All stationing is based on Calle Perro centerline.
  2. All excavation, trenching and shoring activities must be carried out in accordance with OSHA 29 CFR 1926.650 SUBPART P.
  3. All waterline is C-900 PVC pipe (DR 18) and all sanitary sewer is SDR35 PVC pipe and all storm drain is RCP Class III unless noted otherwise on the plans.
  4. Balls type EMD's shall be installed on all waterline and sanitary sewer appurtenances as per section 170 of Standard Specifications.
  5. All residential waterline services shall be 3/4" unless noted otherwise on plans.
  6. All Gate Valves shall be per COA Std. Dwg. 2326 and 2328.
  7. All Type "C" manholes shall be per COA Std. Dwg. 2101.
  8. All Type "E" manholes shall be per COA Std. Dwg. 2102.
  9. All 3/4" and 1" water services shall be per COA Std Dwg 2362 and 2368
  10. All SAS services into manholes shall be per COA Std Dwg 2118.
  11. All SAS services into manholes shall be per COA Std Dwg 2118.
  12. All Utility Trench Back fill shall be compacted to 95% compaction.
  13. All Utility Meter Boxes shall be tar coated.

- VALVE SHUT-OFF PLAN**
1. CONTRACTOR WILL CONTACT WATER AUTHORITY AT 898-2661, SEVEN (7) DAYS PRIOR TO NECESSARY SHUT-OFF.
  2. VALVES SHALL ONLY BE OPERATED BY WATER AUTHORITY EMPLOYEES SEE THIS SHEET FOR VALVE NUMBERS & LOCATIONS.
  3. FOR NON-PRESSURE CONNECTION AT PINON VERDE DR. & CALLE PERRO SHUT OFF VALVES (A), (B) & (C)

SANITARY SEWER SERVICES

| TRACT | STATION AT R/W | INV. ELEV. AT R/W | LENGTH AT R/W |
|-------|----------------|-------------------|---------------|
| F-I-B | 11+95.51       | 93.85             | 46'           |

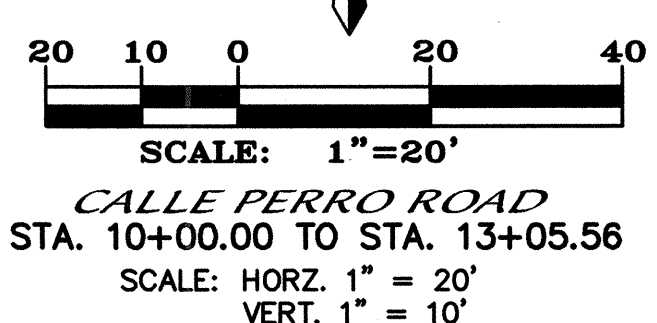
RESTRAINED JOINT LENGTH FOR BENDS, VALVES, DEAD ENDS (FT.)

| PIPE SIZE | 90° | 45° | 22.5° | 11.25° | VALVE |
|-----------|-----|-----|-------|--------|-------|
| 4"        | 12' | 5'  | 2'    | 1'     | 32'   |
| 6"        | 17' | 7'  | 3'    | 2'     | 46'   |
| 8"        | 22' | 9'  | 4'    | 2'     | 60'   |

LENGTH OF RESTRAINED PIPE ON EACH SIDE OF THE BEND. RESTRAIN BRANCH AT FITTING ONLY MINIMUM ATTACHED PIPE LENGTH, RUN SIDE OF TEE: 10.00 FEET.

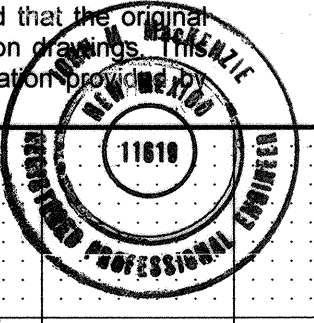
RESTRAINED JOINT LENGTH FOR TEES (FT.)

| PIPE SIZE | RUN | BRANCH |
|-----------|-----|--------|
| 8"x8"x8"  | 13' | 3'     |
| 8"x8"x6"  | 7'  | 5'     |



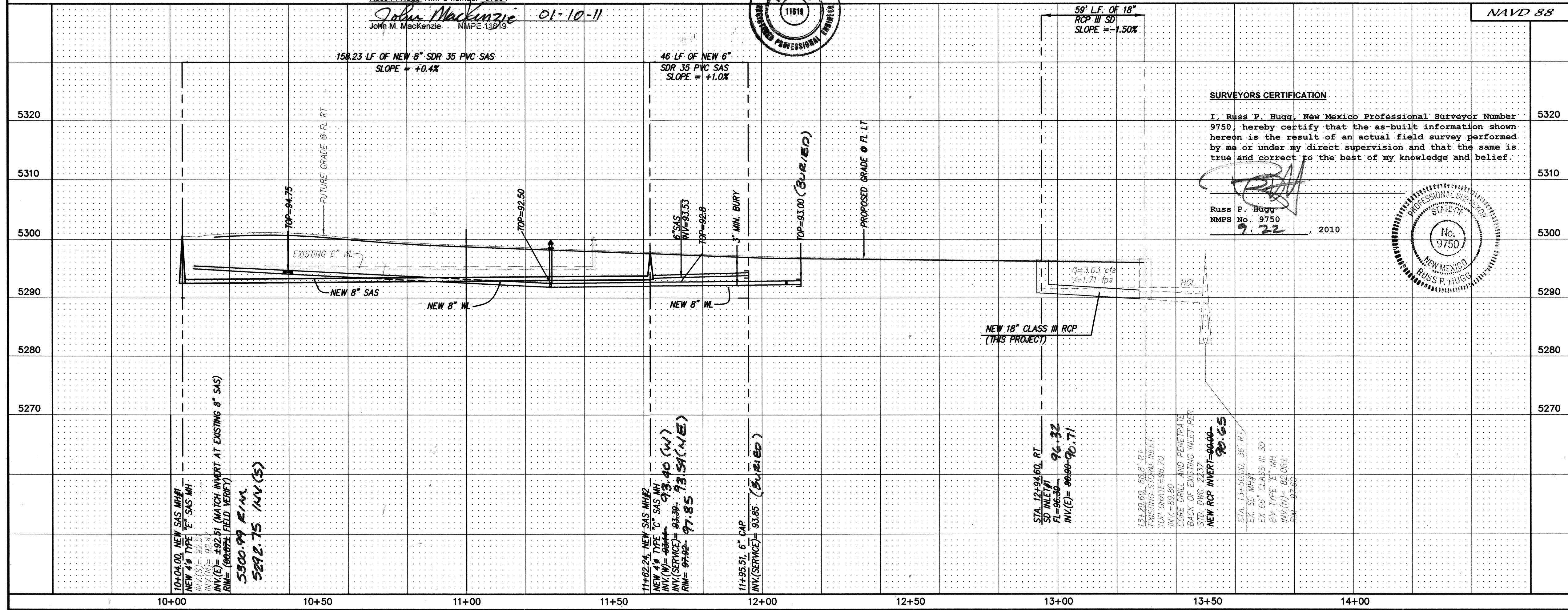
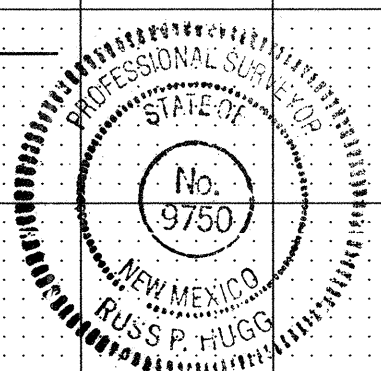
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**SURVEYORS CERTIFICATION**

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**CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT**

TITLE: **NORTH UNSER VET CLINIC  
CALLE PERRO ROAD  
UTILITY & STORM DRAIN IMPROVEMENTS**

|                                                                                      |                                                                          |                    |                            |
|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------|--------------------|----------------------------|
| DESIGN REVIEW COMMITTEE<br><b>APPROVED</b><br>DEC 16 2009<br>DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL<br><b>APPROVED</b><br>FEB 3 2010<br>CITY ENGINEER | LAST DESIGN UPDATE | MO./DAY/YR.<br>MO./DAY/YR. |
|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------|--------------------|----------------------------|