

CONSTRUCTION PLANS
FOR
BANK OF ALBUQUERQUE
WYOMING & CARMEL
BUQUERQUE, NEW MEXICO

SHEET NO.	SHEET
1	TITLE SHEET
2	PLAT
3	APPROVED SITE PLAN
4	GRADING & DRAINAGE PLAN
5	PAVING IMPROVEMENTS - CARMEL AVE.
6	PAVING IMPROVEMENTS - WYOMING BLVD.
7	UTILITY PLAN

WILL PLOTNER JR. NMPS 1427

I, Mark Goodwin, NMPE #948, 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 Cartesian Surveys, NMPS number 14271.

I, Mark Goodwin, certify that this electronic version is identical to the original reproducible APPROVED FOR CONSTRUCTION drawings signed by Bill Goodwin on February 27, 2007.

This set of drawings is accepted for RECORD purposes by _____ on _____, 2007.

THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE INTERIM GUIDELINES OF DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES) SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

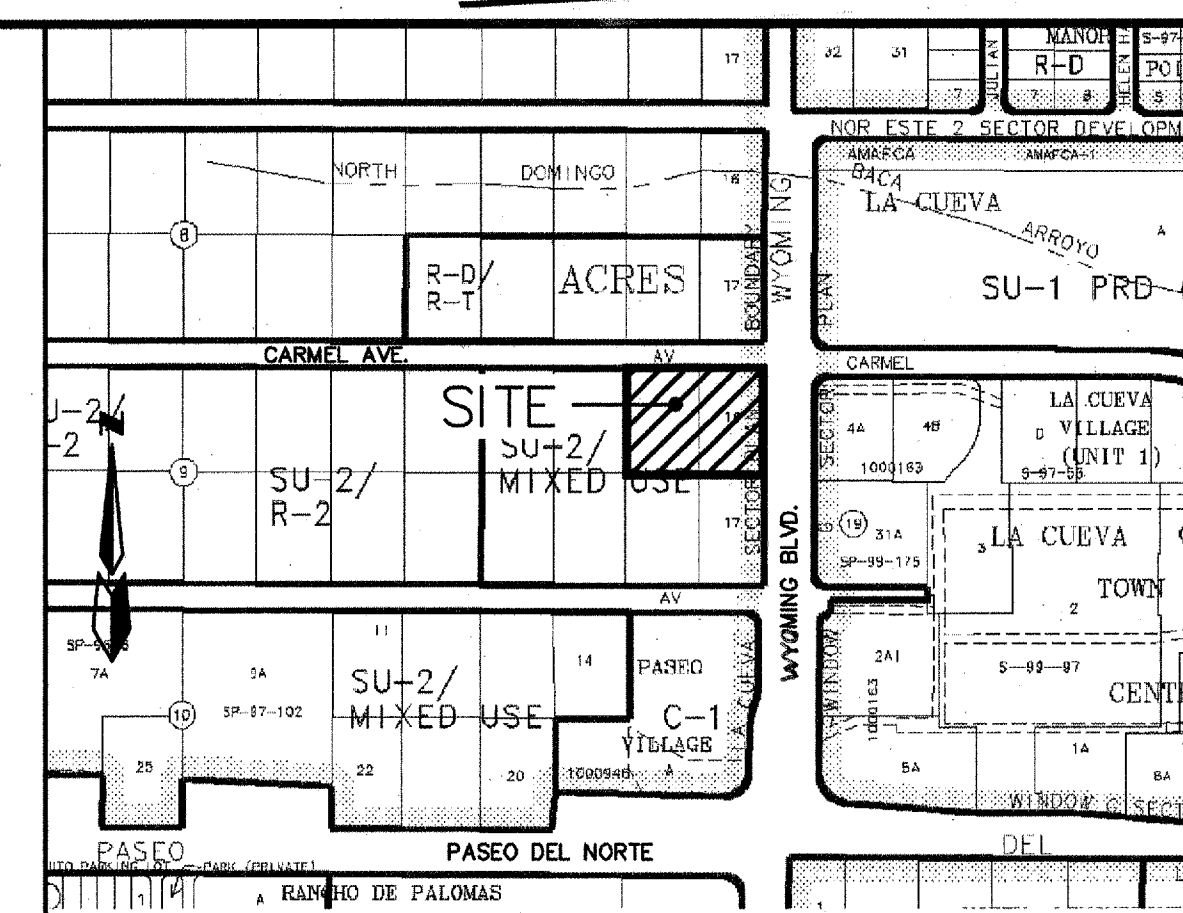
APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
Anthony Lopez
DATE: 12/05/07

DRB NO. *1002458*

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 EXCAVATION 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) 797-9533

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE	
ENGINEERS STAMP & SIGNATURE			APPROVALS	ENGINEER	DATE	*****		
			DRC CHAIRMAN	<i>Stephen Woodell</i>	5/21/07	APPROVED FOR CONSTRUCTION		
			TRANSPORTATION	<i>1000</i>	4/2/07			
			WATER/WASTEWATER	<i>William G. Daulton</i>	3/2/07			
			HYDROLOGY	<i>1000</i>	4-4-07			
			COA-ENH/END	<i>Russell Mathew</i>	3/2/07			
			CONSTR. MGMT.					
			CONSTR. COORD.					
			CITY PROJECT NO.			SHEET OF		
						1 7		



VICINITY MAP ZONE ATLAS C-19-Z

GENERAL NOTES SCALE: NONE

GENERAL NOTES

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 #7, 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 WORK.
5. FIVE (5) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION DETAILED CONSTRUCTION SCHEDULE.
TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADE PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. THE 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 ARTERIAL ROADWAYS REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
7. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS 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 PREPARE FOR PRESENTATION OF THE MONUMENT. THE 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 THE PERMANENT SURVEY 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 THE CITY OF ALBUQUERQUE WATER SYSTEMS DIVISION (924-8224) SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT "STORM" PUMP, WATER OR SEWER UTILITIES. EXISTING VALVES TO BE OPERATED BY CITY PERSONNEL ONLY. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION SEVEN (7) WORKING DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF.
12. FOR STORM DRAIN CONSTRUCTION, ROP JOINTS SHALL NOT BE GROUDED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUDED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
13. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH SECTION 202 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7.
14. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION

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 ENGINEER.
- ☒ SIDEWALK AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS 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.

PLAT OF
LOT 16-A, BLOCK 9, TRACT 2, UNIT 3
NORTH ALBUQUERQUE ACRES
PROJECTED SECTION 18, T. 11 N., R. 4 E., N.M.P.M.
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2006
SHEET 1 OF 2

LEGAL DESCRIPTION
Lots numbered 1 through 15 and Section 16 in Block 9, Tract 2, Unit 3, North Albuquerque Acres as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico in September 10, 1931 in Volume D1, folio 20, being more particularly described as follows:
Commencing at City of Albuquerque Control station "HEAVEN" having New Mexico State Plane NAD 1927 Central Zone Grid Coordinates of X = 407,051.31, Y = 1,518,737.03 a ground to grid factor of 0.99965263 and a delta alpha of -00° 10' 45" thence N 11° 39' 57" E, a distance of 875.23 feet to the POINT OF BEGINNING being the southwest corner of said Lot 15; thence N 00° 18' 25" E, a distance of 264.51 feet; thence S 89° 41' 35" E, a distance of 299.69 feet; thence S 00° 18' 25" W, a distance of 264.51 feet; thence N 89° 41' 35" W, a distance of 299.69 feet to the POINT OF BEGINNING and containing 1.9188 acres more or less.

FREE CONSENT

THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE PROPERTY DESCRIBED HEREON DO HEREBY
CONSENT TO THE PLATING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE
CONSENT OF SAID OWNERS AND PROPRIETORS, AND THE SAME IS WITH THE FREE CONSENT OF THE
COMPLETE AND INDEFEASIBLE TITLE IN THE SURVYOR, AND THE SURVYOR HAS NO OTHER
ADDITIONAL EASEMENTS(S) AS SHOWN AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE
CITY OF ALBUQUERQUE IN FEE SIMPLE.

OWNERS SIGNATURE: David M. James DATE: 9/14/06
OWNERS PRINT NAME: David M. James
ADDRESS: 1001 1st St. N.E.
CITY: Albuquerque STATE: NM ZIP: 87102
COUNTY OF: Tulsa

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF September, 2006.

BY: David M. James

MY COMMISSION EXPIRES: 11-04-08

David M. James
NOTARY PUBLIC



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS HEAVEN AND 7-C19, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF NORTH ALBUQUERQUE ACRES, FILED IN BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 10, 1931 IN VOLUME D1, FOLIO 20.
6. GROSS AREA: 1.8188
7. NUMBER OF EXISTING LOTS: 2
8. NUMBER OF LOTS CREATED: 1
9. THE 24' PRIVATE ACCESS EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF LOTS 16-A, 17 AND 18 AND IS TO BE MAINTAINED BY SAID OWNERS.
10. PROPERTY IS ZONED SU-2.

SURVEYORS CERTIFICATION

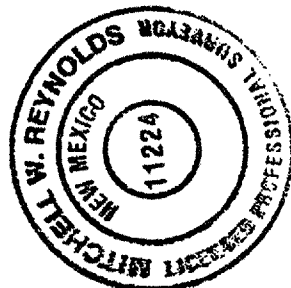
I, Mitchell W. Reynolds, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat or record or made known to me by the owner, and that I am a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico and is true and correct to the best of my knowledge and belief.

Mitchell W. Reynolds Date 09-22-06
New Mexico Professional Surveyor, 11224

SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102
PHONE: (505) 998-0303
FAX: (505) 998-0306

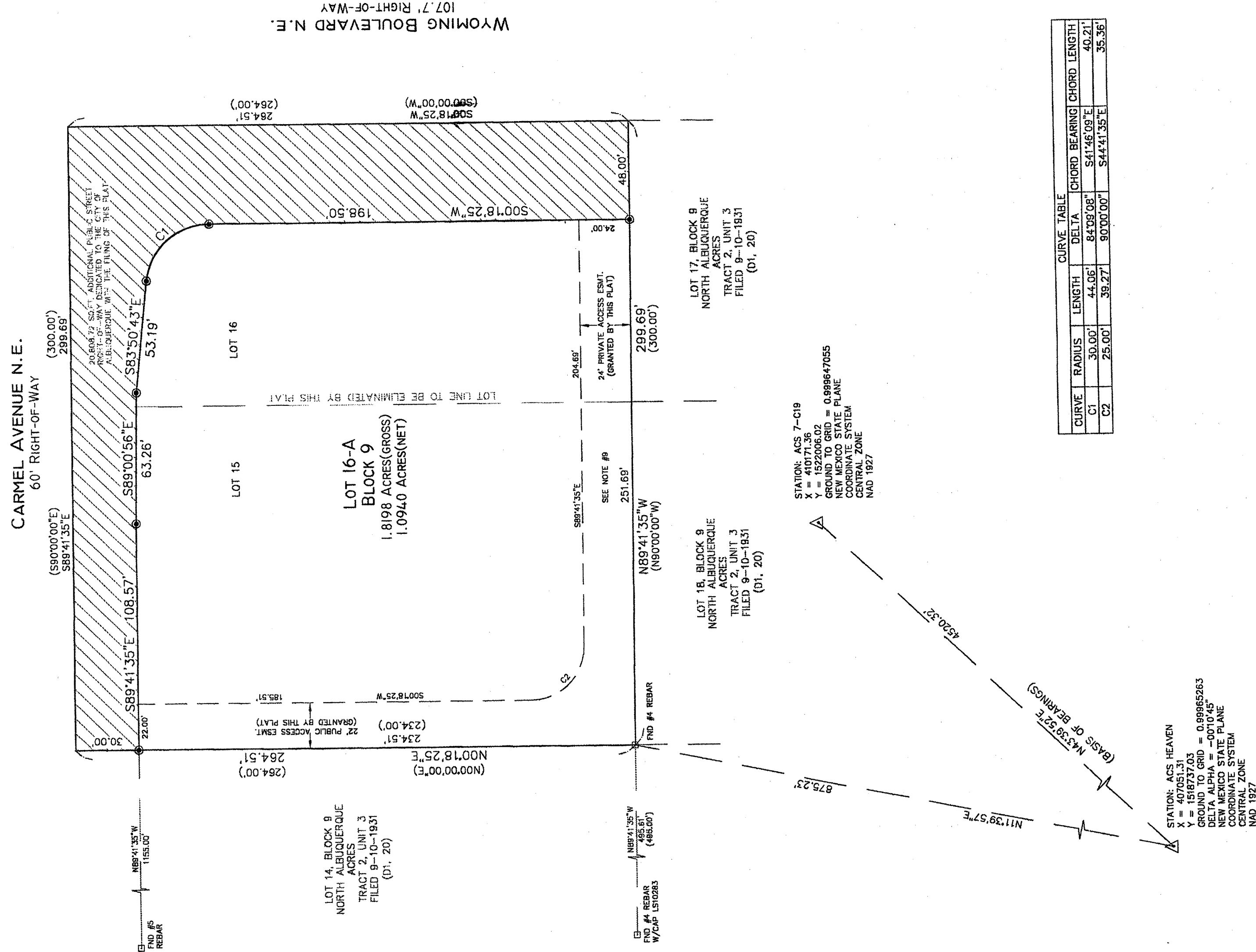
T11N R4E SEC. 18



PROJECT NO. 0601RS04
DRAWN BY RS
ZONE, ATLAS: C-19-Z
15-18N-AL-GRS

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
PROPERTY OWNER OF RECORD:
BERNALILLO COUNTY TREASURERS OFFICE.

PLAT OF
LOT 16-A, BLOCK 9, TRACT 2, UNIT 3
NORTH ALBUQUERQUE ACRES
PROJECTED SECTION 18, T. 11 N., R. 4 E., N.M.P.M.
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2006
SHEET 2 OF 2



MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2\"/>

PROJECT DATA

ZONING
SU-2
YARD STANDARDS:
FY = 30' MAXIMUM
RY = 5'
SY = 5'
SY ABUTTING A SIDE STREET = 5' + 40' R.O.W.

OCCUPANCY
GROUP B - BUSINESS
CONSTRUCTION
TYPE II-B
FIRE PROTECTION
TYPE II-B, UNSPRINKLED
PARTY & FIRE WALLS: N/A
INTERIOR WALLS: 0
TENANT SEPARATION: N/A
UTILITY SHAFTS: N/A
COLUMNS: N/A
FLOOR/CEILING: N/A
ROOF / CEILING: N/A
EXTERIOR WALLS: N/A
LANDSCAPING
REF. LANDSCAPE DRAWINGS
LAND AREA
70,279 SF. = 1.613 ACRES
BUILDING AREA
BUILDING = 3,500 SQ. FT.
PARKING
BUSINESS PARKING SPACES
3,500 SF/200 = 18 SP REQUIRED
24 SP PROVIDED
HANDICAP SPACES = 1 SP REQUIRED
1 SP VAN ACCESSIBLE SP PROVIDED

PROJECT TEAM

PROPERTY OWNER:
BANK OF OKLAHOMA FINANCIAL CORPORATION
BFC 3 SOUTH
P.O. BOX 2300
TULSA, OK 74192
PHONE: (918) 619-1286

ARCHITECT OF RECORD/CIVIL:
CLAUDIO VOL ARCHITECTS
1801 800 GRANDE BLVD., N.W.
ALBUQUERQUE, NM 87104
PHONE: (505) 842-1113
FAX: (505) 842-1330

PUBLIC IMPROVEMENTS
D. MARK GOODWIN & ASSOCIATES, P.A.
P.O. BOX 90606
ALBUQUERQUE, NM 87199
PHONE: (505) 828-2200
FAX: (505) 797-9539

ARCHITECT:
BECK DESIGN
120 N. ROBINSON, SUITE 2800
FIRST NATIONAL CENTER
OKLAHOMA CITY, OK 73102
PHONE: (405) 232-7007
FAX: (405) 232-7029

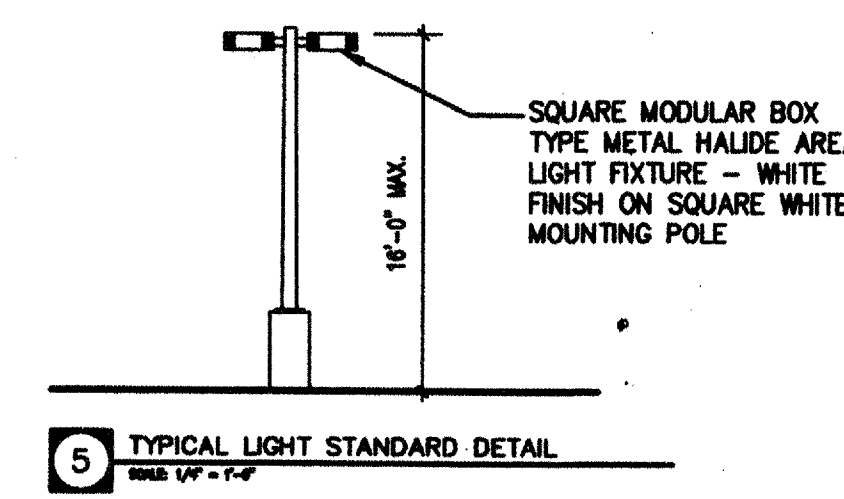
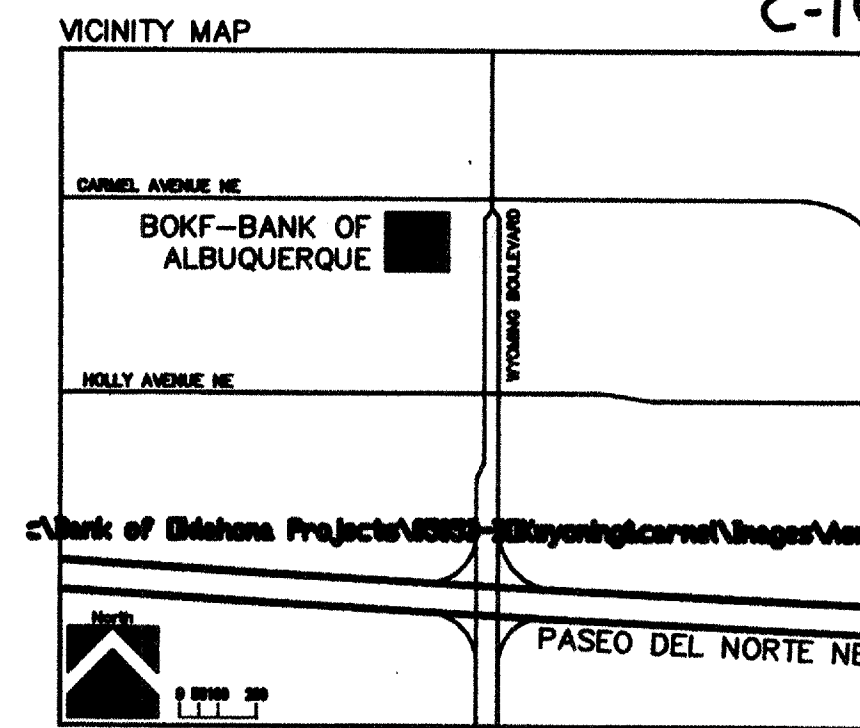
LANDSCAPE:
CONSENSUS PLANNING
302 EIGHTH STREET, N.W.
ALBUQUERQUE, NM 87102
PHONE: (505) 764-9001
FAX: (505) 842-5495

SURVEY/PLAT
SURVEYS SOUTHWEST LTD
333 LOMAS BOULEVARD, N.E.
ALBUQUERQUE, NM 87102-2449
PHONE: (505) 988-0303
FAX: (505) 988-0306

PROJECT DESCRIPTION

SINGLE STORY STONE AND METAL FRAME PROTOTYPE BANK BUILDING. APPROXIMATELY 3,500 SF.

SITE SYMBOLS LEGEND
 - TRAFFIC SIGNAL BOX
 - TRAFFIC SIGNAL
 - POWER POLE
 - OVERHEAD UTILITY LINE
 - UNDERGROUND SEWER LINE
 - UNDERGROUND WATER LINE
 - SEWER MANHOLE
 - DRAINAGE MANHOLE
 - WATER VALVE
 - ELECTRIC RISER



SITE LIGHTING SHALL BE LOCATED SO AS NOT TO GLARE ON TO ADJACENT SITES. LIGHTS SHALL BE LOCATED ON THE SITE AND THE BUILDING.

LIGHT SHALL NOT GLARE ON TO ANY PUBLIC RIGHT-OF-WAY AND SHALL NOT HAVE AN OFF-SITE LUMINANCE GREATER THAN 100 FOOT LAMBERTS. ALL LIGHT FIXTURES SHALL BE FULL CUTOFF TYPE TO PREVENT FUGITIVE LIGHT. NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER. ALL LAMPS MUST BE FULLY SHIELDED TO PREVENT FUGITIVE LIGHT BEYOND THE PROPERTY LINE.

SITE LIGHTING FOR PAD STRUCTURES IS TO MATCH THE SITE LIGHTING PROVIDED FOR THE MAIN PARKING AREA. EXPOSED, I.E. UNSHIELDED LIGHT FIXTURES ARE PROHIBITED. ALL LAMPS MUST BE SHIELDED SHOE BOX TYPE FIXTURES.

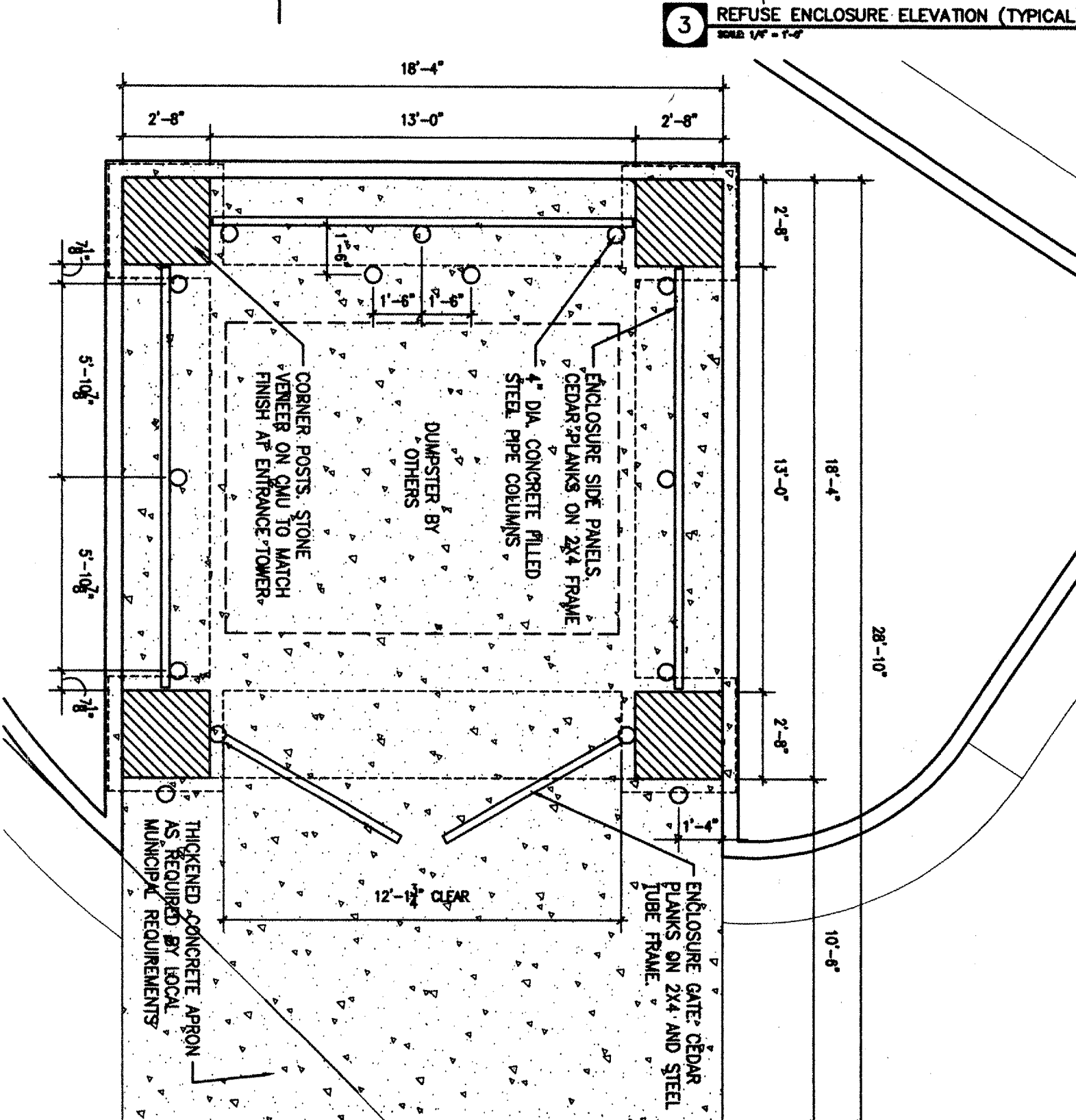
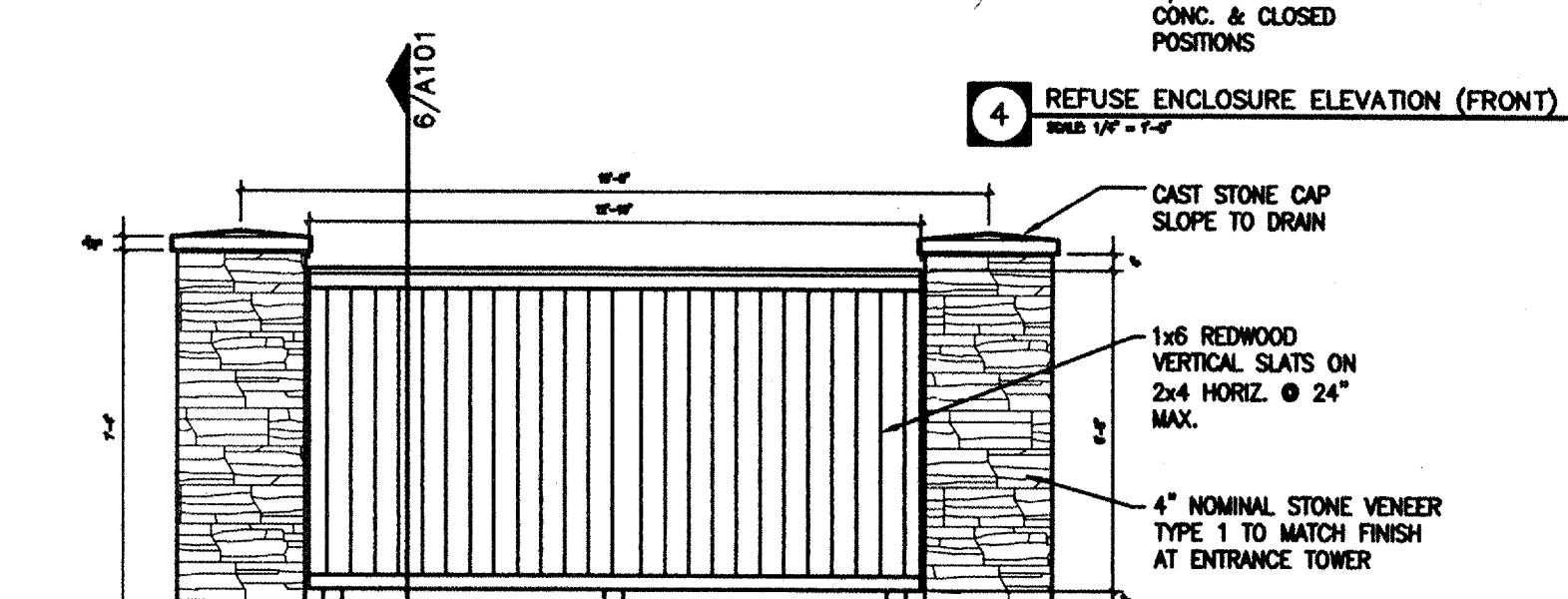
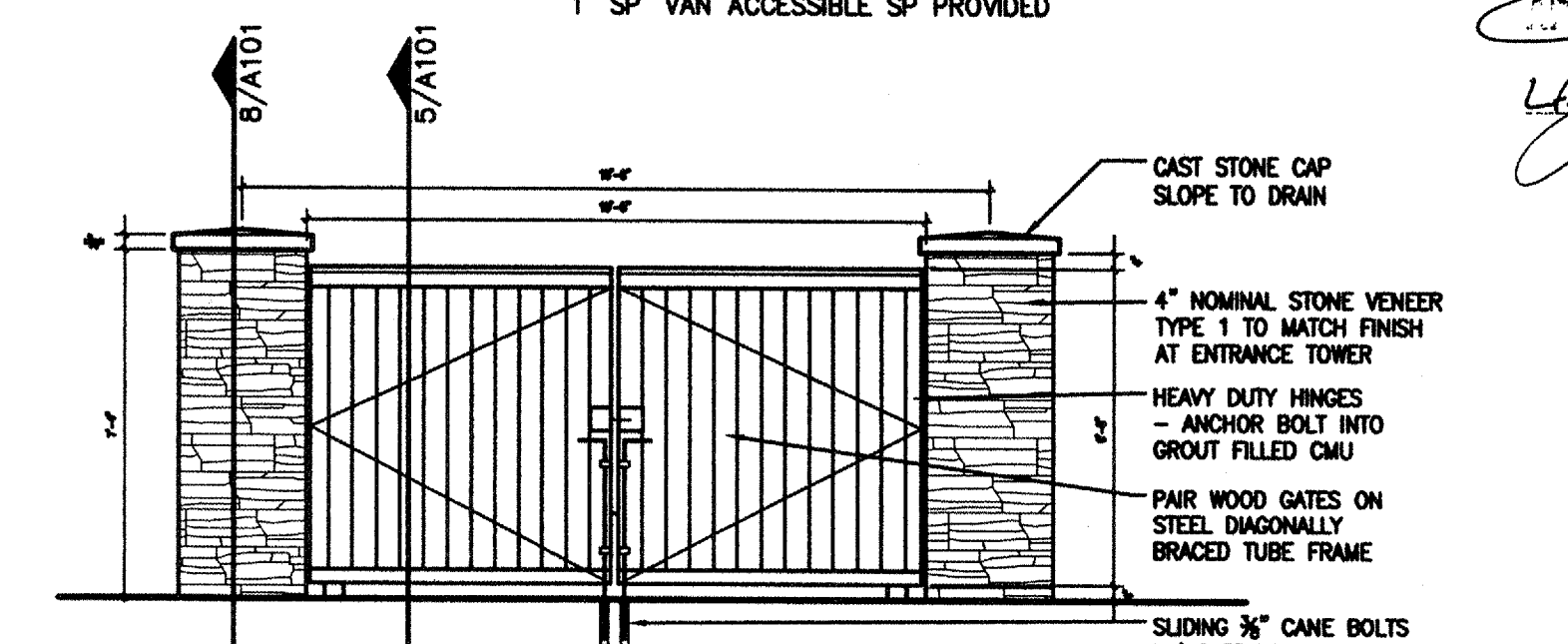
ALL LIGHTING TO COMPLY WITH THE NIGHT SKY PROTECTION ACT.

THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE INTERIM GUIDELINES OF DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES) SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

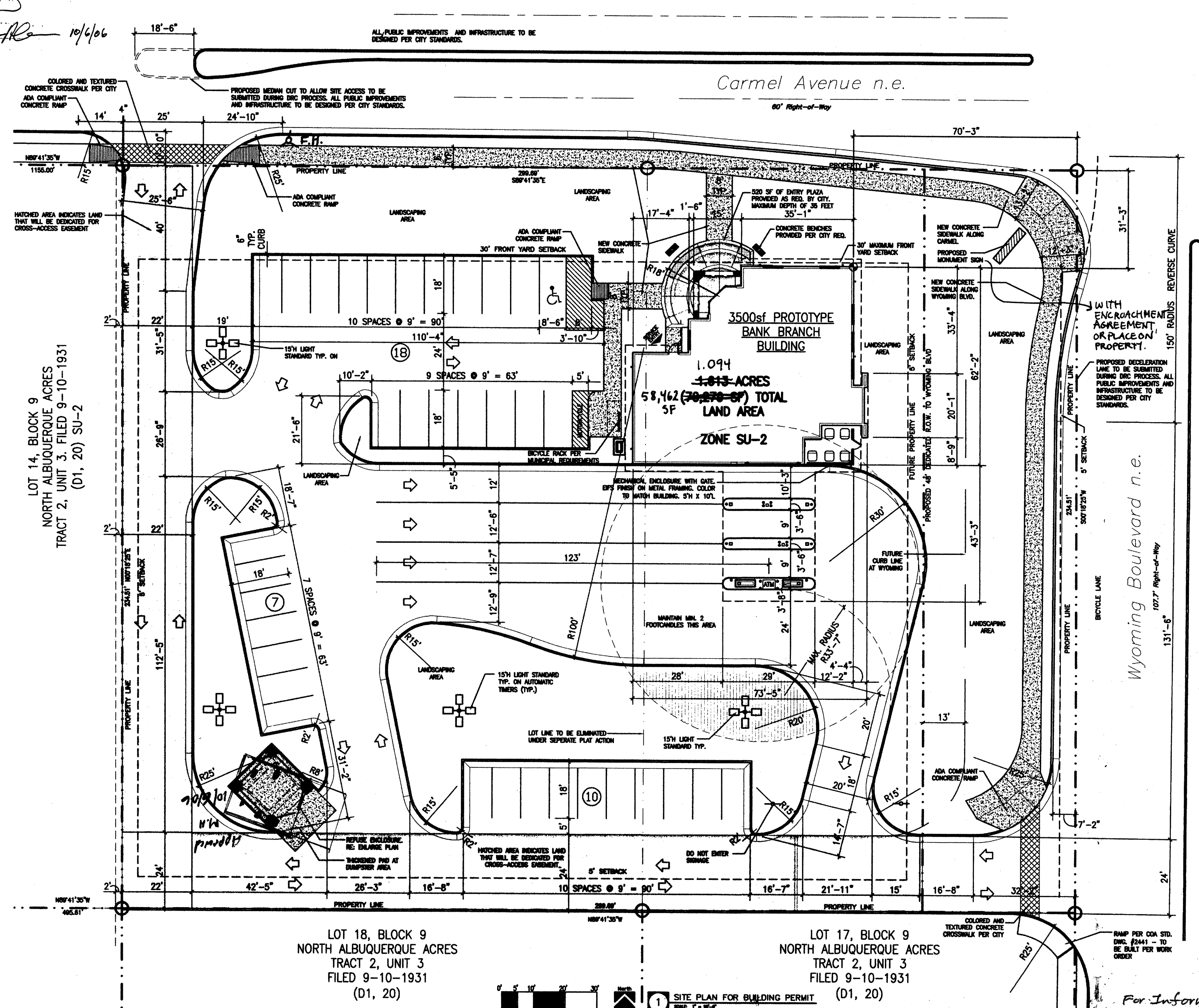
SIGNATURE BLOCK

PROJECT NUMBER: 1002453
APPLICATION CASE NUMBER: 06-00906
THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED 2/12/06, AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.
IS AN INFRASTRUCTURE LIST REQUIRED? YES () NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC-RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.
DRC SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

APPROVED FOR THE CITY OF OKLAHOMA CITY	DATE: 10-18-06
APPROVED FOR THE CITY OF OKLAHOMA CITY	DATE: 10-18-06
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APPROVED FOR THE CITY OF OKLAHOMA CITY	DATE: 10-18-06



2 ENLARGED REFUSE ENCLOSURE PLAN
SCALE 1/8" = 1'-0"



1 SITE PLAN FOR BUILDING PERMIT
SCALE 1/8" = 1'-0"

RECORD DRAWINGS



OKLAHOMA CITY
FIRST NATIONAL CENTER
120 N. ROBINSON, SUITE 2800
OKLAHOMA CITY, OK 73102
T: 405.232.7007
F: 405.232.7029

TULSA
THE MAYO HOTEL
121 WEST FIFTH
TULSA, OK 74103
T: 918.583.5300
F: 918.583.1967

PROJECT:
BANK OF
ALBUQUERQUE
WYOMING BLVD. & CARMEL
ALBUQUERQUE, NM

PROJECT NUMBER:
05053
CONSULTANT:

REVISIONS:

SEAL:
DESIGN
DEVELOPMENT
NOT FOR CONSTRUCTION

ISSUE DATE:
27 SEPTEMBER 2006
SHEET NUMBER:

A101

SITE PLAN FOR
BUILDING PERMIT
3 of 7

For Information Only
CPN 796481



OKLAHOMA CITY
FIRST NATIONAL CENTER
120 N. ROBINSON, SUITE 2800
OKLAHOMA CITY, OK 73102
T: 405.232.7007
F: 405.232.7029

TULSA
THE MAYO HOTEL
121 WEST FIFTH
TULSA, OK 74103
T: 918.583.5300
F: 918.583.1967

PROJECT:
BANK OF
ALBUQUERQUE

WYOMING BLVD. & CARMEL
ALBUQUERQUE, NM

PROJECT NUMBER:
05053

CONSULTANT:



CLAUDIO VIGIL
ARCHITECTS

REVISIONS:
10/25/06 REVISED PARKING LAYOUT

SEAL:

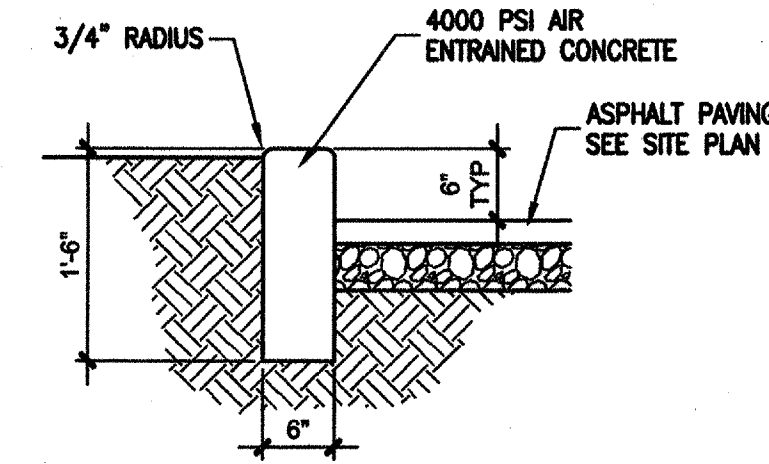


ISSUE DATE:
JUNE 14, 2006

SHEET NUMBER:

GD101

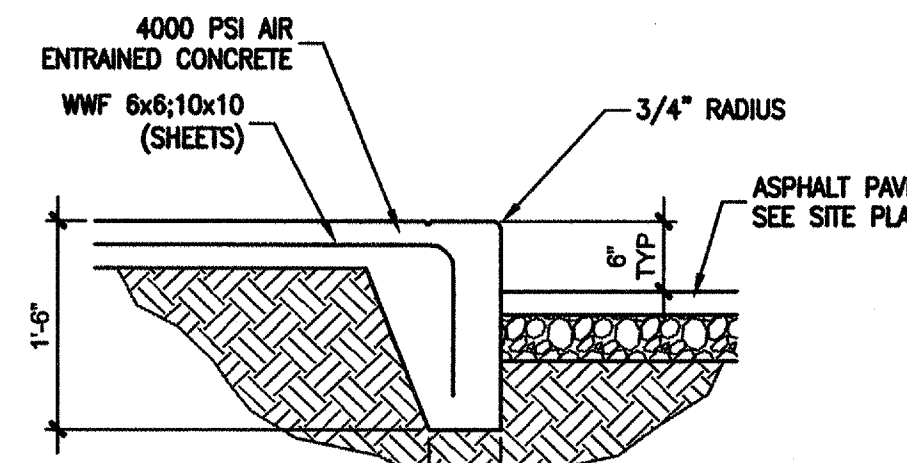
GRADING PLAN
FOR BUILDING PERMIT APPROVAL



SEE GEOTECHNICAL REPORT FOR PAVING REQUIREMENTS

TYP STAND UP CURB

SCALE: 3/4"=1'-0"



TYP SIDEWALK EDGE

SCALE: 3/4"=1'-0"

Certification
THE CHANGES SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION AND REFLECT THE LOCATIONS (VERTICALLY AND HORIZONTALLY) TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Fisher

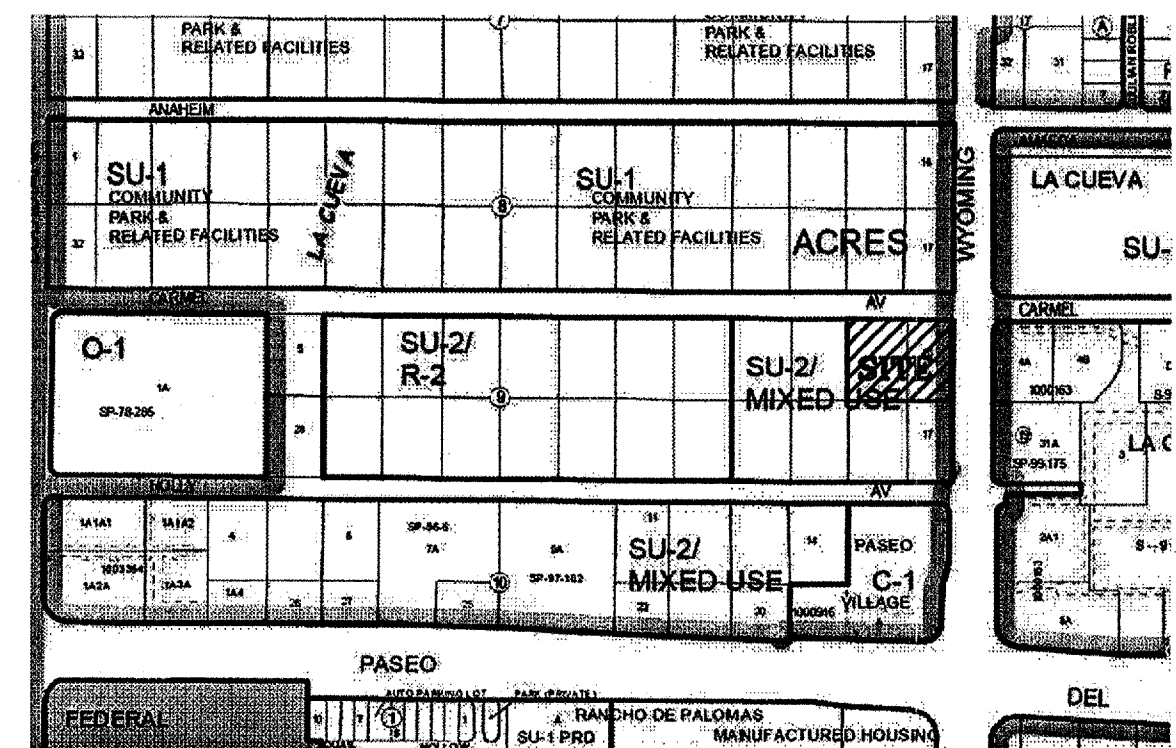
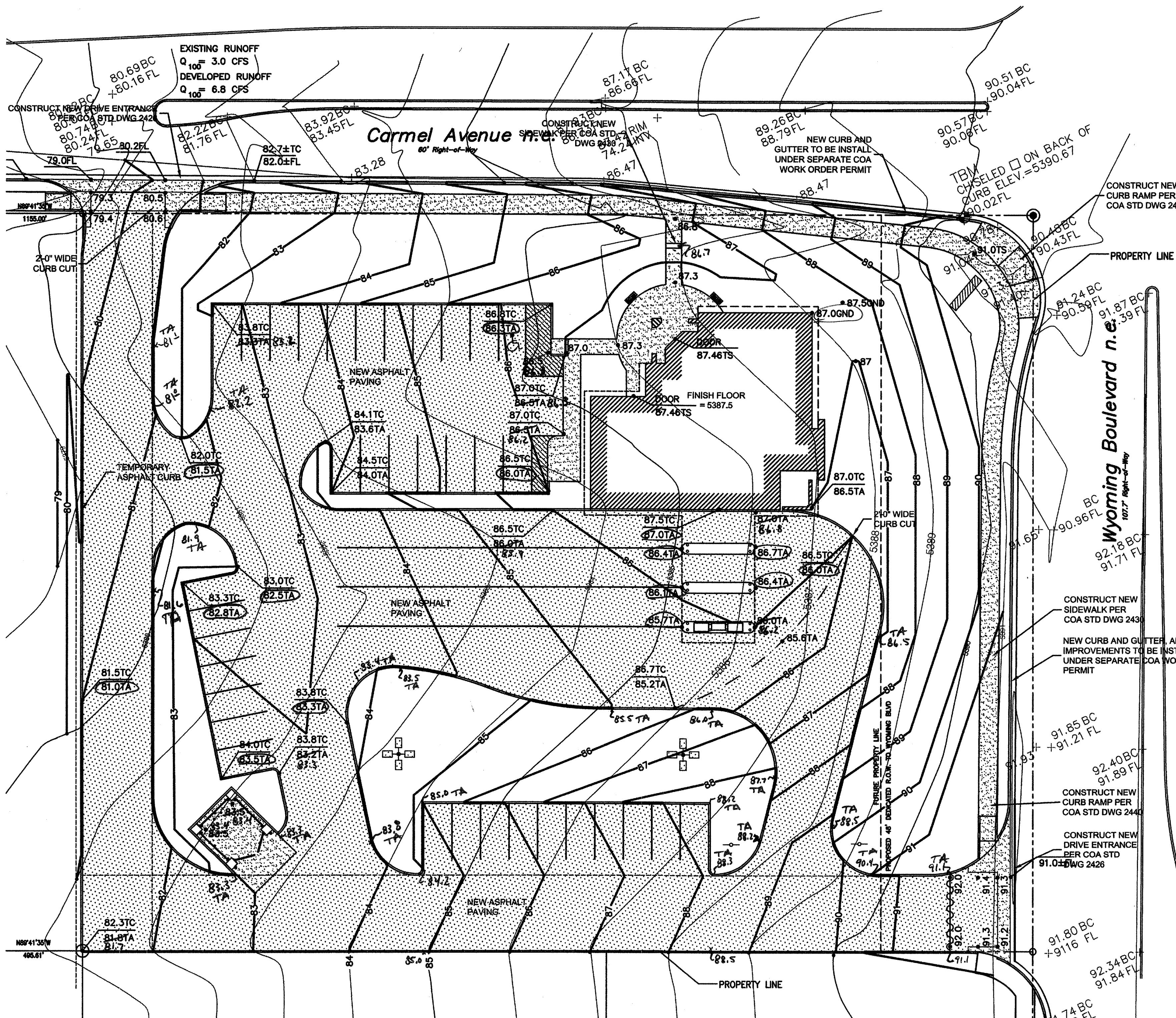
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK HEAVEN, THE PUBLISHED ELEVATION OF WHICH IS 5378.26. BENCHMARK IS LOCATED AT THE ENTRANCE TO GATE OF HEAVEN CEMETERY ON THE SOUTH SIDE OF PASEO DEL NORTE, JUST WEST OF WYOMING BOULEVARD. ADJUSTED NVD 88.

LEGEND:

- 51.00 EXISTING SPOT ELEVATION
- 51.00 NEW SPOT ELEVATION
- 51 — EXISTING CONTOUR
- 51 — NEW CONTOUR
- SWALE
- ✓ VERIFIED ELEVATION
- 51.0 — AS BUILT ELEVATION
- BASIN BOUNDARY
- PROPERTY LINE
- FL FLOW LINE
- GND GROUND
- INV INVERT
- TA TOP OF ASPHALT
- TC TOP OF CURB
- TO TOP OF GRATE
- TS TOP OF CONCRETE SLAB
- TW TOP OF WALL
- TBM TEMPORARY BENCH MARK
- GRAVEL
- ASPHALT PAVING
- CONCRETE

GRADING PLAN

SCALE: 1"=20'-0"



ADDRESS:
7520 CARMEL
LEGAL DESCRIPTION:
LOTS 15 & 16, BLOCK 9, TRACT 2, UNIT 3 NORTH ALBUQUERQUE ACRES
D-5 VICINITY MAP - C19
SCALE: NONE

DRAINAGE PLAN
THE PROPOSED IMPROVEMENTS AS SHOWN BY THE VICINITY MAP, ARE LOCATED WEST OF WYOMING BOULEVARD NORTH OF PLASO DEL NORTE, ON THE SOUTH WEST CORNER OF THE INTERSECTION OF WYOMING BLVD. AND CARMEL AVE. THE SITE IS UNDEVELOPED AND SLOPES FROM EAST TO WEST AT AN APPROXIMATE SLOPE OF 4.0% PER MAP NO. 35001C0137 E. THE SITE DOES NOT LIE WITHIN A FLOOD HAZARD ZONE. THE SITE IS HIGHER THAN THE LANDS TO THE WEST. THE LANDS TO THE NORTH AND SOUTH SLOPE FROM WEST TO EAST. THE EXISTING CURB AND GUTTER ALONG WYOMING BLVD. TO THE EAST BLOCKS FLOWS FORM THAT DIRECTION THEREFORE OFFSITE FLOWS ARE CONSIDERED INSIGNIFICANT.

THE PROPOSED SITE LIES WITHIN THE NORTH ALBUQUERQUE ACRES SUBDIVISION. THE PROPOSED IMPROVEMENTS CONSIST OF A NEW BANK BUILDING WITH ASSOCIATED PARKING AND LANDSCAPING. AS SHOWN BY THE CALCULATION THE PROPOSED DEVELOPMENT WILL INCREASE THE RATE AND VOLUME OF RUNOFF. THE PROPOSED RATE OF DISCHARGE IS 6.8 CFS (4.2 CFS/ACRE). THE DEVELOPED RUNOFF FROM THE SITE ARE TO BE DIRECTED TO THE PROPOSED DRIVE ENTRANCE ON CARMEL AVE. NO PONDING IS ANTICIPATED FOR THE SITE.

THE CALCULATIONS ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR 6-HOUR, 100 YEAR RAINFALL EVENT. THE ANALYSIS IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL VOLUME II.

CALCULATIONS
PRECIPITATION ZONE = 3
TOTAL SITE AREA = 1.613 ACRES
EXISTING CONDITIONS
LAND TREATMENT A=100%
E = 0.66(1.00) = 0.66 INCHES
V = 0.66(1.613) / 12 = 0.089 ACRE FEET
Q = 1.87(1.00) (1.613) = 3.0 CFS
DEVELOPED CONDITIONS
LAND TREATMENT B=33% D=67%
E = 0.912(0.33)+2.36(0.67) = 1.88 INCHES
V = 1.88 (1.613) / 12 = 0.253 ACRE FEET
Q = [2.60 (0.33)+5.02(0.67)](1.613)=6.8 CFS
Q = 6.8/1.613=4.2 CFS/ACRE
INCREASE IN VOLUME OF RUNOFF = 0.164 ACRE FT
INCREASE IN RATE OF RUNOFF = 3.8 CFS

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.
- THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK HEAVEN, THE PUBLISHED ELEVATION OF WHICH IS 5378.26. BENCHMARK IS LOCATED AT THE ENTRANCE TO GATE OF HEAVEN CEMETARY ON THE SOUTH SIDE OF PASEO DEL NORTE, JUST WEST OF WYOMING BOULEVARD.

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.

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.

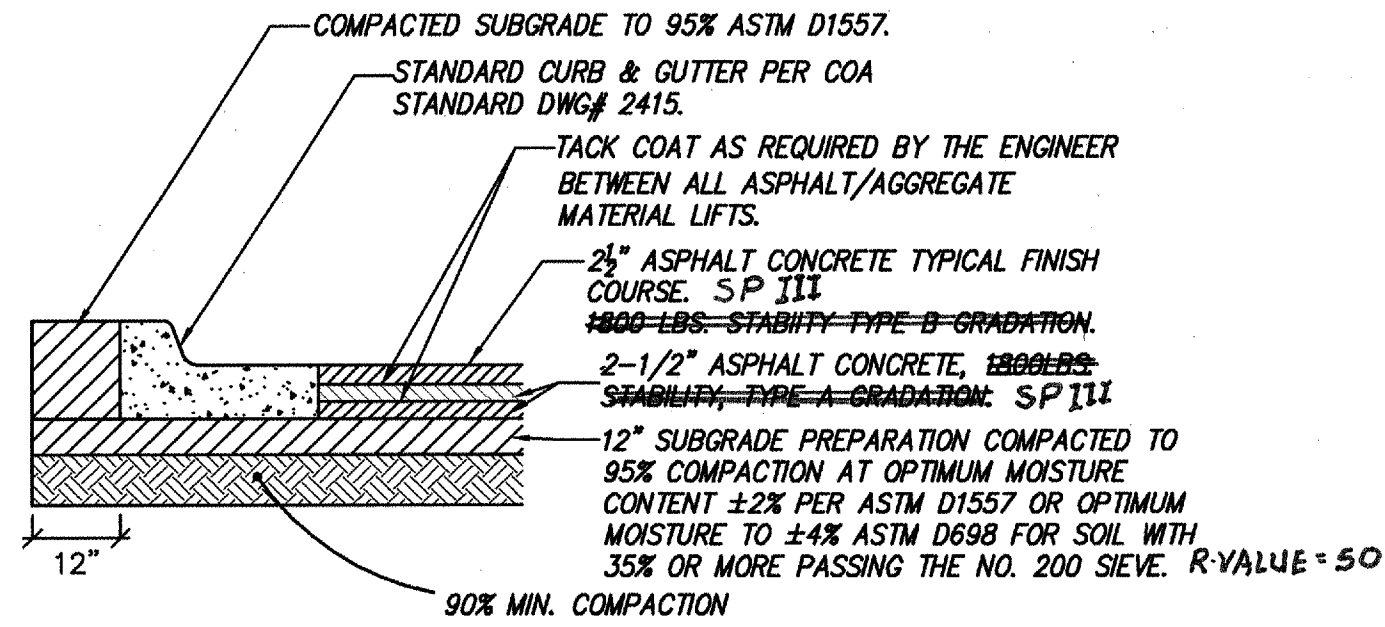
SCANNED BY
PLANNING

NOTES

1. ALL STATIONING IS BASED ON RIGHT OF WAY LINE.
WEST PROPERTY CORNER = 10+00
2. CENTERLINE FOR CONSTRUCTION IS SAME AS PROPERTY LINE.

KEYED NOTES

1. CONSTRUCT MEDIAN CURB & GUTTER AND PAINT NOSE YELLOW.
2. REMOVE & DISPOSE 78 LF OF EXISTING MEDIAN CURB & GUTTER. PATTERNED MEDIAN CONCRETE, SQUARE CUT SECTION & REPLACE WITH 86 S.Y. ASPHALT PER COA STD. DWG 2405B (TYPICAL) SECTION THIS SHEET.
3. CONSTRUCT NEW DRIVE ENTRANCE PER COA STD. DWG 2426.
4. SAWCUT & BAVEL EDGE OF EXISTING ASPHALT.
5. NEW UNI-DIRECTIONAL WHEEL CHAIR RAMP WITH TRUNCATED DOMES CONNECT TO EXISTING 6' SIDEWALK SOUTH OF NEW ENTRANCE.
6. SAWCUT EDGE OF EXISTING ASPHALT.
7. NEW ASPHALT PER COA STD. DWG 2405B (TYPICAL SECTION THIS SHEET).
8. 6' VALLEY GUTTER PER COA STD DWG 2420.
9. 5'X5' RIP-RAP EROSION CONTROL PAD

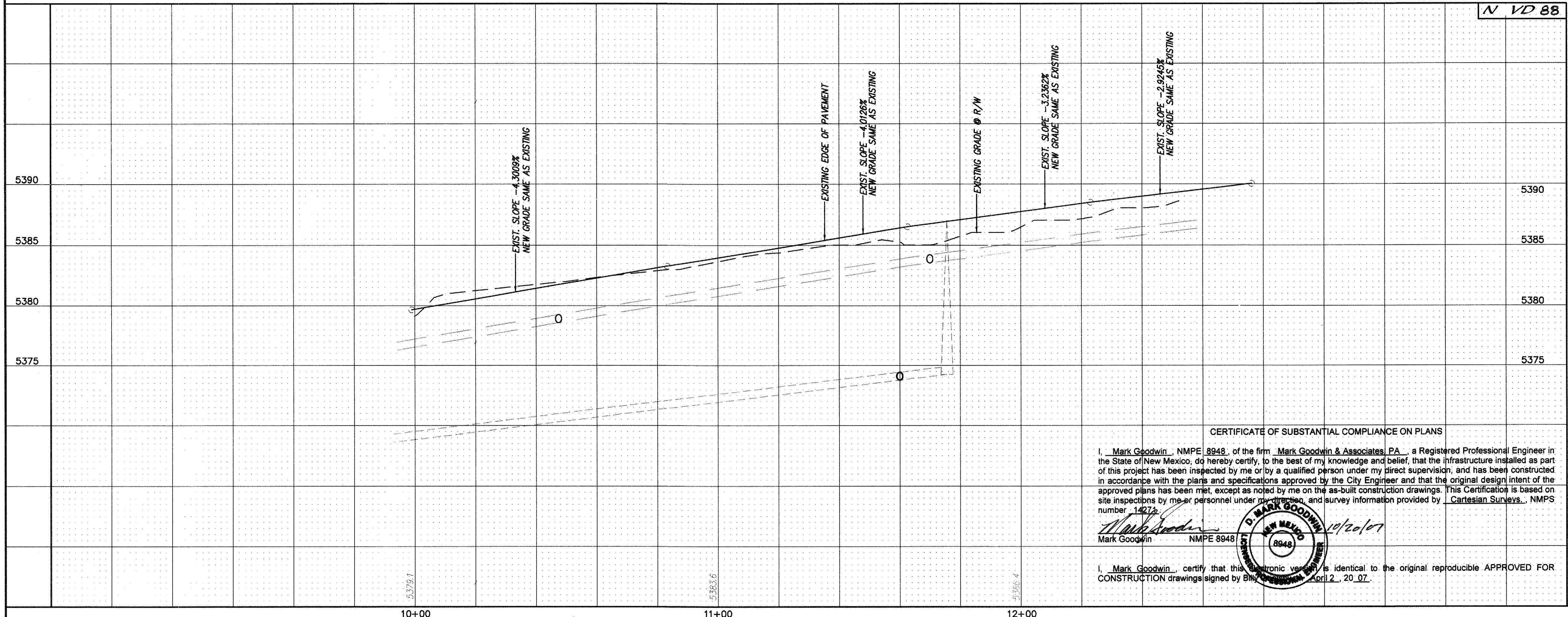


EXISTING CARMEL AVENUE PAVEMENT SECTION
N.T.S.
PAVEMENT SECTION PER CITY PROJECT NO. 713891

CARMEL AVE. N.E.
STA. 10+00.00 TO STA. 12+52.11
SCALE: HORIZ. 1" = 20'
VERT. 1" = 5'

CURVE DATA - DESCRIBES FACE OF CURB

① Δ = 91°38'28"	② Δ = 83°48'47"	③ Δ = 51°02'12"	④ Δ = 90°02'54"
R = 25.00'	R = 25.00'	R = 100.00'	R = 4.00'
L = 39.99'	L = 36.57'	L = 9.02'	L = 6.29'
T = 25.73'	T = 22.44'	T = 4.51'	T = 4.00'



CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Mark Goodwin, NMPE 8948, 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 Cartesian Surveys, NMPS number 14273.

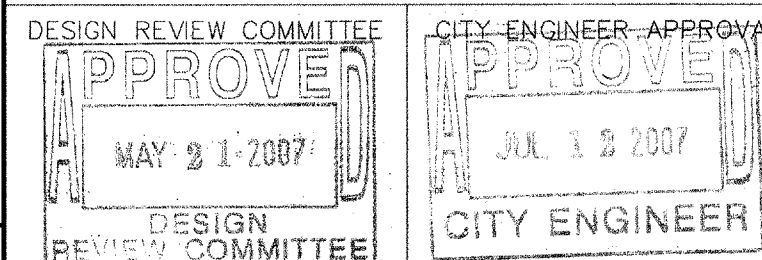
I, Mark Goodwin, certify that this electronic version is identical to the original reproducible APPROVED FOR CONSTRUCTION drawings signed by Mark Goodwin April 2, 2007.

Certification
THE CHANGES SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION AND REFLECT THE LOCATIONS (VERTICALLY AND HORIZONTALLY) TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

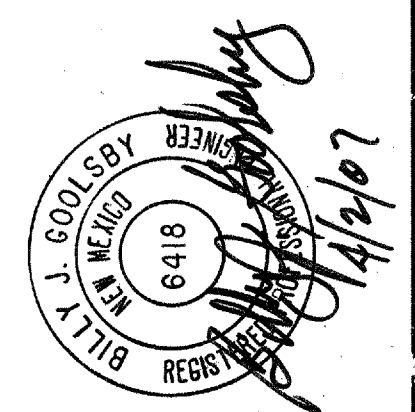
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: **CARMEL AVENUE
PAVING IMPROVEMENTS**



CITY PROJECT NO. **796481** ZONE MAP NO. **C-19** SHEET **5** OF **7**

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS	FIELD NOTES	NO.	DATE	BY	REMARKS
CONTRACTOR: <u>Cartesian Surveys Inc.</u>	DATE: <u>10/1/07</u>	BENCHMARK HEAVEN, THE PUBLISHED ELEVATION OF WHICH IS 5378.26. BENCHMARK IS LOCATED AT THE ENTRANCE TO DATE OF HEAVEN CEMETARY ON THE SOUTH SIDE OF PASO DEL NORTE, JUST WEST OF WYOMING BOULEVARD.	NO.	NO.	DATE	BY	REMARKS
INSPECTOR'S ACCEPTANCE BY	DATE						
VERIFICATION BY	DATE						
DRAWN BY	DATE						
CHECKED BY	DATE						
RECORDED BY	DATE						
NO.							

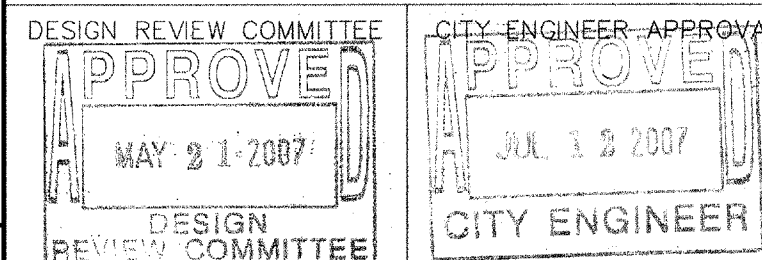


Will P. [Signature]

dmg MARK GOODWIN & ASSOCIATES, P.A.
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: **CARMEL AVENUE
PAVING IMPROVEMENTS**



CITY PROJECT NO. **796481** ZONE MAP NO. **C-19** SHEET **5** OF **7**

SCANNED BY
PLANNING

Carmel Avenue n.e.

KEYED NOTES

1. CONSTRUCT NEW DRIVE ENTRANCE PER COA STD. DWG 2426.
2. REMOVE & DISPOSE 231 LF EXISTING CURB & GUTTER AND REPLACE WITH 4" VALLEY GUTTER PER COA STD. DWG 2421.
3. NEW UNI-DIRECTIONAL WHEEL CHAIR RAMP WITH TRUNCATED DOMES CONNECT TO EXISTING 6" SIDEWALK SOUTH OF NEW ENTRANCE.
4. REMOVE EXISTING CONCRETE SIDEWALK INSTALL NEW ASPHALT PER COA STD. DWG 2408.
5. POWER POLE TO BE RELOCATED (BY PNM).
6. 6" VALLEY GUTTER PER COA STD DWG 2420.
7. BUILD EDGE OF NEW SIDEWALK AROUND EXISTING POWER POLE ON EAST SIDE.

Wyoming Boulevard n.e.

107.7' Right-of-Way

CURVE DATA - DESCRIBES FACE OF CURB

⑥ Δ = 15°32'43"	⑦ Δ = 16°11'19"	⑧ Δ = 89°30'14"	⑨ Δ = 90°16'49"
R = 150.00'	R = 150.00'	R = 25.00'	R = 25.00'
L = 40.70'	L = 42.38'	L = 39.05'	L = 39.39'
T = 20.47'	T = 21.33'	T = 24.78'	T = 25.12'

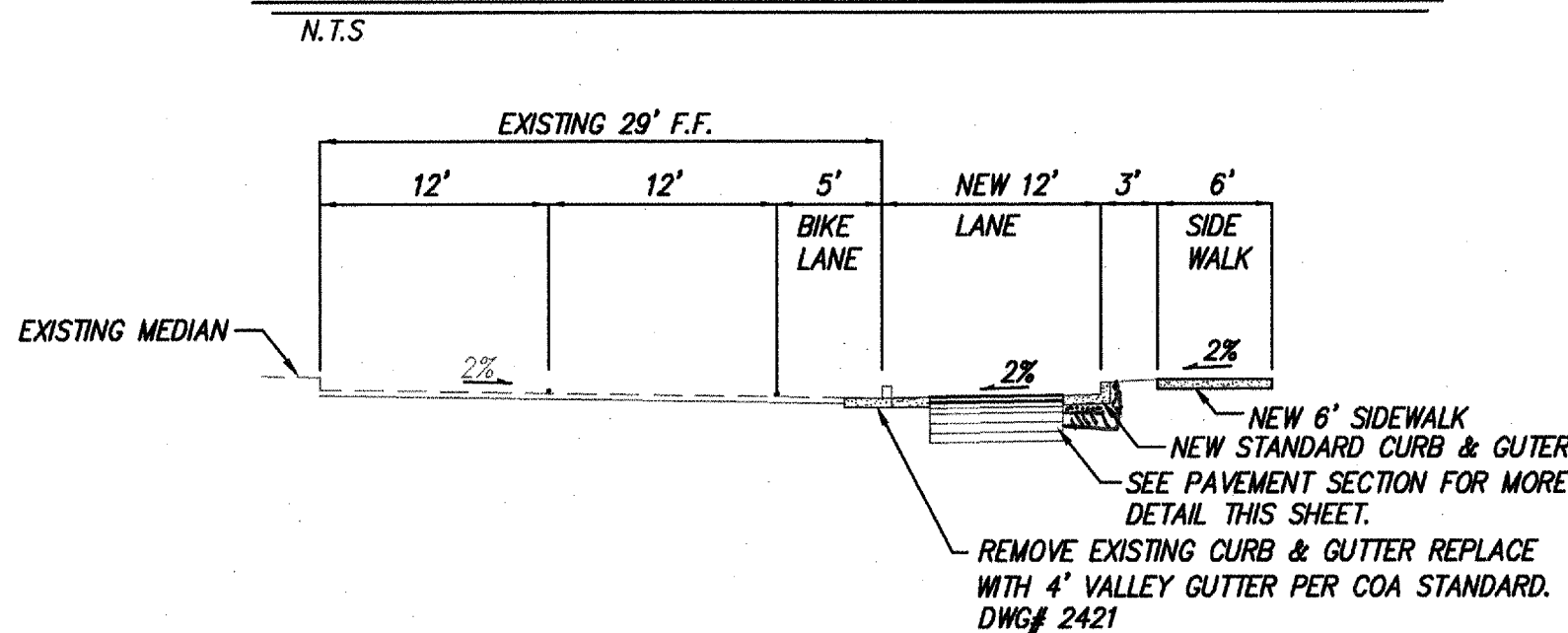
10+00

11+00

12+00

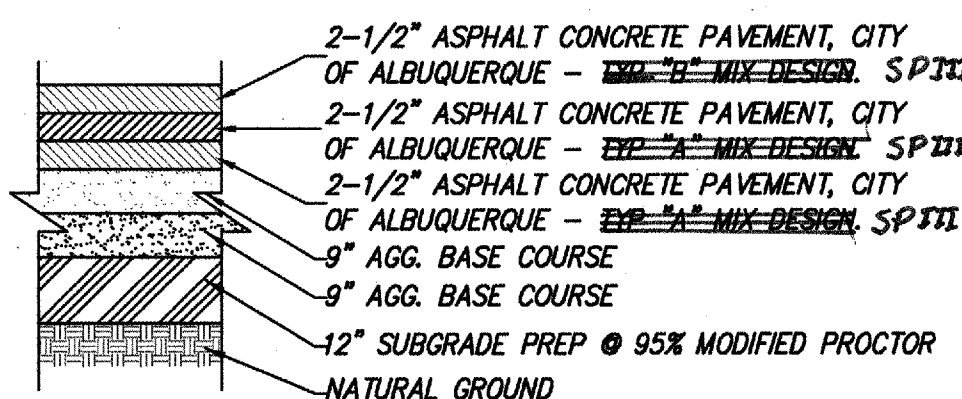
A06JOBS/A6046 BANK OF ALBUQUERQUE/DWG/A6046-PP-2/03-29-07/ SPS ACH CAR

SECTION A - A - WYOMING BLVD.



NOTES:

1. ALL 4" VALLEY GUTTERS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2421 AT KNUCKLES AND 6" VALLEY GUTTERS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2420 AT ALL INTERSECTIONS, UNLESS OTHERWISE NOTED. USE COA STD DWG #2422 FOR 10" VALLEY GUTTER.
2. ALL HANDICAP RAMPS TO BE CASE II PER COA STD. DWG 2441 WITH TRUNCATED DOMES. DESIGN PER ADA GUIDELINES. SUBMIT SPECIFICATIONS TO CITY CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.
3. ALL PROPOSED SIDEWALKS ARE PER CITY OF ALBUQUERQUE STANDARD DETAIL # 2430.



EXISTING PAVEMENT SECTION - WYOMING BLVD.

PAVEMENT SECTION PER CITY PROJECT NO. 644502

WYOMING BLVD. N.E.
STA. 10+00.00 TO STA. 12+25.58
SCALE: HORIZ. 1" = 20'
VERT. 1" = 5'

Certification
THE CHANGES SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION AND REFLECT THE LOCATIONS (VERTICALLY AND HORIZONTALLY) TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

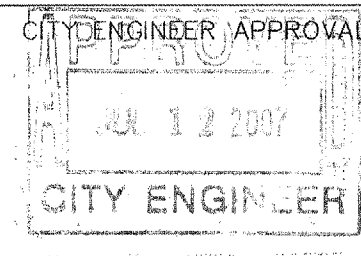
I, Mark Goodwin, NMPE 8948, of the firm Mark Goodwin & Associates, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the Infrastructure installed as part of this project has been inspected by me or by a qualified person 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 supervision, and survey information provided by Cartesian Surveys, NMPS number 14271.

I, Mark Goodwin, certify that this electronic reproduction is identical to the original reproducible APPROVED FOR CONSTRUCTION drawings signed by Billy Goodwin on April 2, 2007.

MARK GOODWIN & ASSOCIATES, P.A.
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: WYOMING BOULEVARD
PAVING IMPROVEMENTS



MO./DAY/YR.	MO./DAY/YR.
11/3/07	2/27/07

CITY PROJECT NO.

796481

ZONE MAP NO.

C-19

SHEET OF

6 7

A06JOBS/A6046 BANK OF ALBUQUERQUE/DWG/A6046-PP-2/02-28-07/ACH CAR