

BUILDING CRITERIA

PROJECT: PREMIER CONCRETE HEADQUARTERS

OWNER: PREMIER CONCRETE
5820 WILSHIRE NE
ALBUQUERQUE, NM 87113

ARCHITECT: CLAUDIO VIGIL ARCHITECTS
1801 RIO GRANDE BLVD.
ALBUQUERQUE, NM 87109

LEGAL DESCRIPTION: LOT 14-A-2-H
LOOP INDUSTRIAL DISTRICT UNIT 5

ZONING ATLAS MAP: C-17

ZONING CLASSIFICATION: SU-2 FOR M-1 USES

GROSS SQUARE FOOTAGE: 6,202 S.F. MAIN BUILDING
2,100 S.F. SHOP

NET USEABLE SQUARE FOOTAGE: 4,502 S.F. MAIN BUILDING
2,106 S.F. SHOP

BUILDING HEIGHT ABOVE GRADE: 28'-2"

PARKING ANALYSIS: MAIN BUILDING: 1 SPACE PER 200 NET S.F. = 23 SPACES
SHOP: 1 SPACE PER 2,000 S.F. = 1 SPACE

24 SPACES REQUIRED
1 H.C. SPACE REQUIRED

PARKING SPACES SIZES: 9'-0" X 20'-0" OR 9'-0" X 18'-0" W/ 2'-0" OVERHANG

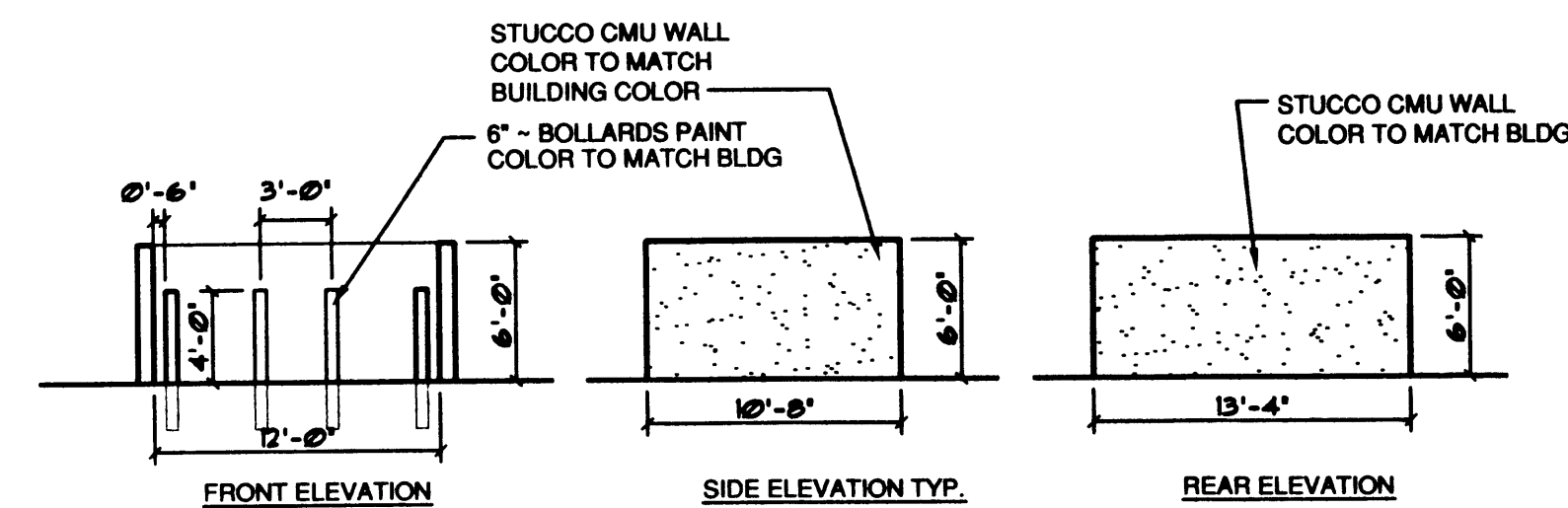
BICYCLE SPACES: 4 BICYCLE SPACES PROVIDED

TOTAL LOT AREA: 61,105 S.F.

NET LOT AREA: 52,021 S.F.

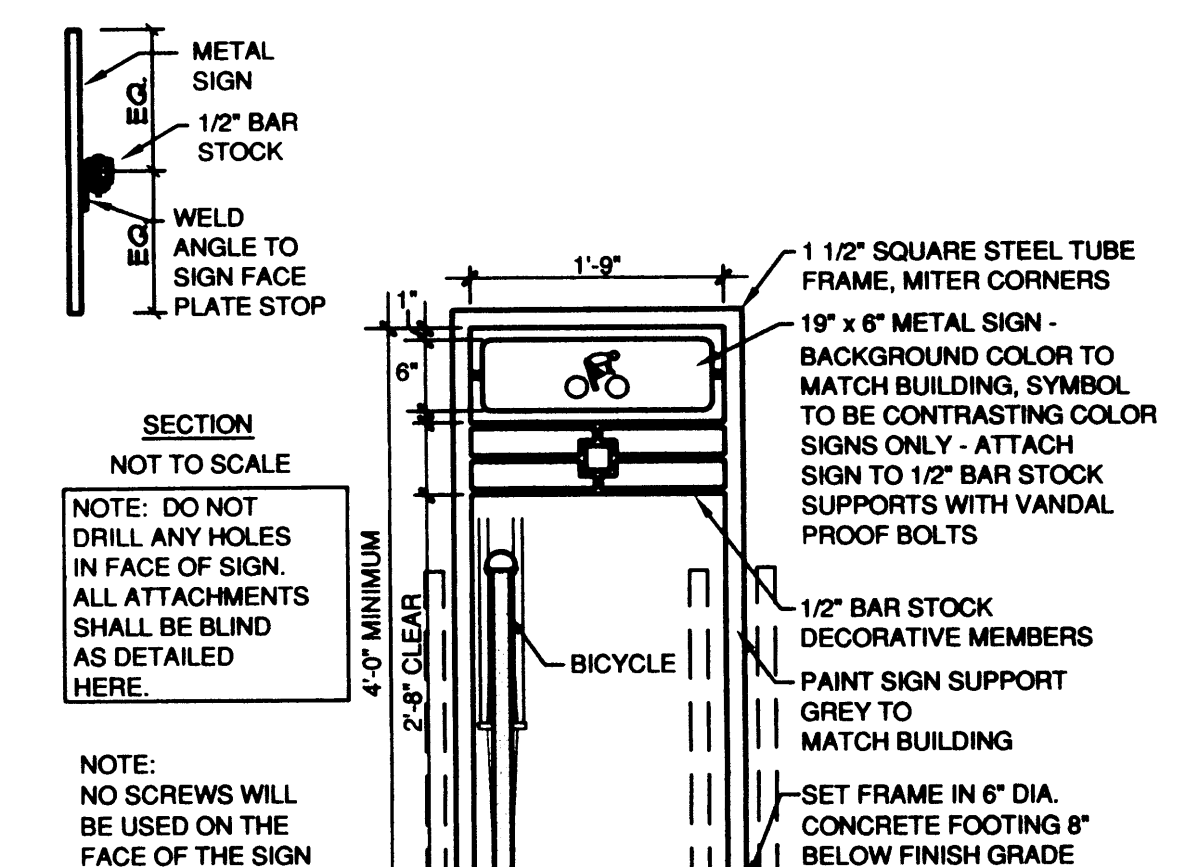
LANDSCAPE AREA REQUIRED: 52,021 S.F. X 15% = 7,803 S.F.

LANDSCAPE AREA PROVIDED: 7,857 S.F.



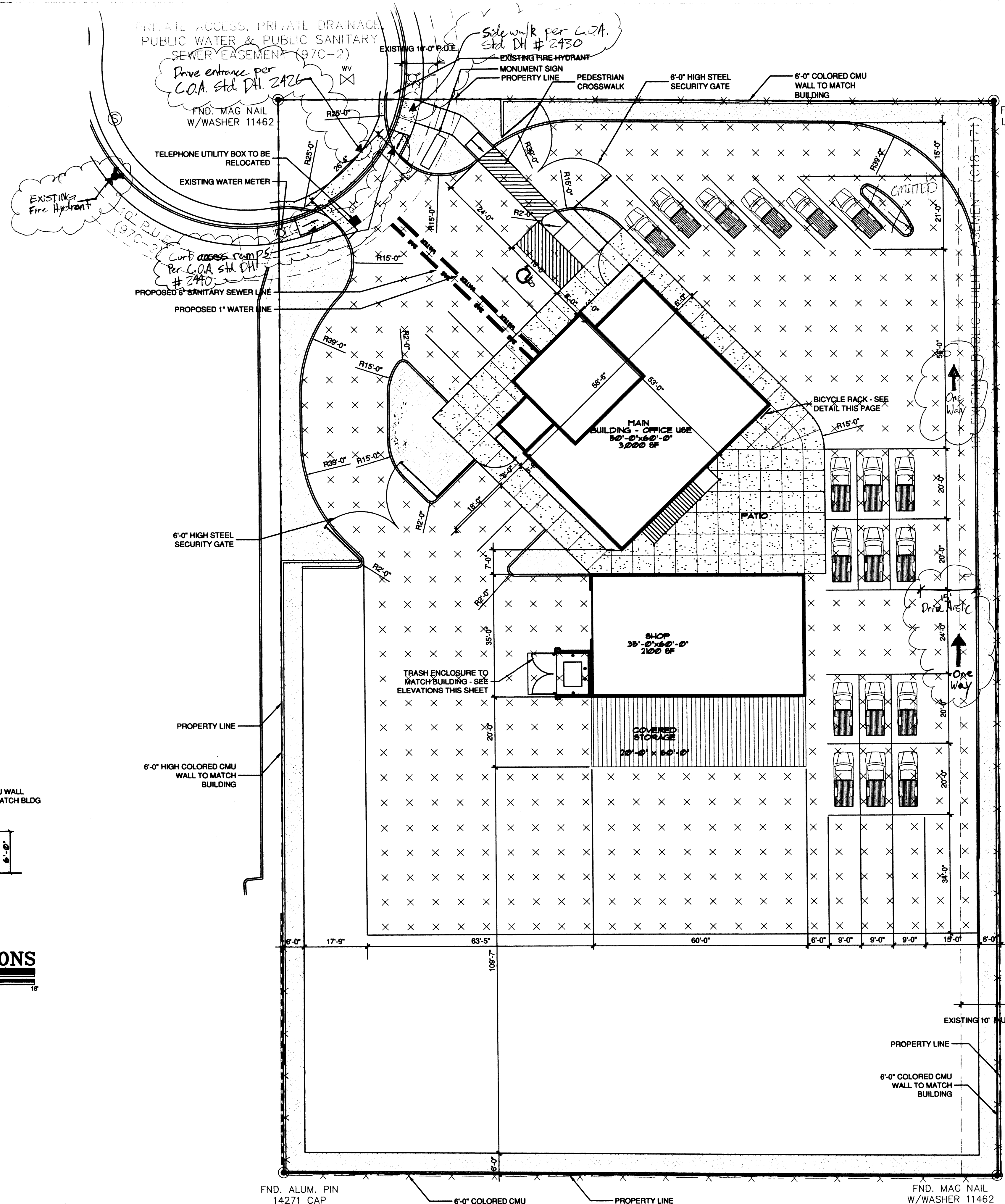
B-1 TRASH ENCLOSURE ELEVATIONS

SCALE: 1/8" = 1'-0"



A-1 BIKE RACK DETAIL

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



A-3

SCALE: 1/16" = 1'-0"

SITE PLAN

SCALE: 1/16" = 1'-0"

SIGNATURE: [Signature]

PROJECT NUMBER: 1004660

APPLICATION NUMBER: 06DRB-00099

IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO
IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITH A PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS

DRB SITE DEVELOPMENT PLAN APPROVAL:

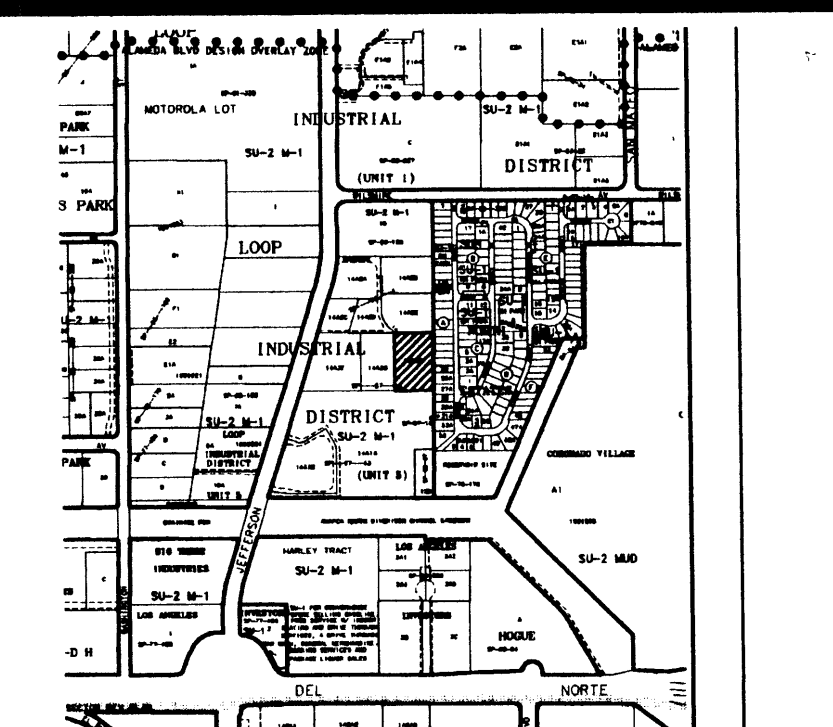
TRAFFIC ENGINEERING/TRANSPORTATION DIVISION DATE 2-9-06
Christina Sandoval 2/1/06
PARKS & RECREATION DEPARTMENT DATE

UTILITIES DEVELOPMENT DATE 2-1-06
William G. Balch 2/1/06
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA DATE

SOLID WASTE MANAGEMENT DATE 2-1-06
Michael Hutton (angle only) 2/1/06
N/A DATE

ENVIRONMENTAL HEALTH DEPARTMENT (conditional) DATE 2-1-06
Andrew Garcia 2-1-06
DRB CHAIRPERSON/PLANNING DEPARTMENT DATE

PLN2(10708) 12/16/03



SCALE: 1" = 1000'

CITY CHECKING OFFICE
04-3611
DISAPPROVED
FILED 2-1-06
DATE
6,000 SQ FT
VB
2091 GA (2 HDS)



1801 Rio Grande Boulevard, N.W.
Albuquerque, New Mexico
Phone: (505) 842-1113
Fax: (505) 842-1330

OWNERSHIP OF INSTRUMENTS OF SERVICE
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CONSULTANTS

PROFESSIONAL SEAL



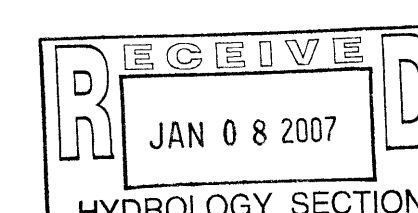
PREMIER
CONCRETE
HEADQUARTERS
8400 FIRESTONE ROAD
ALBUQUERQUE, NEW MEXICO

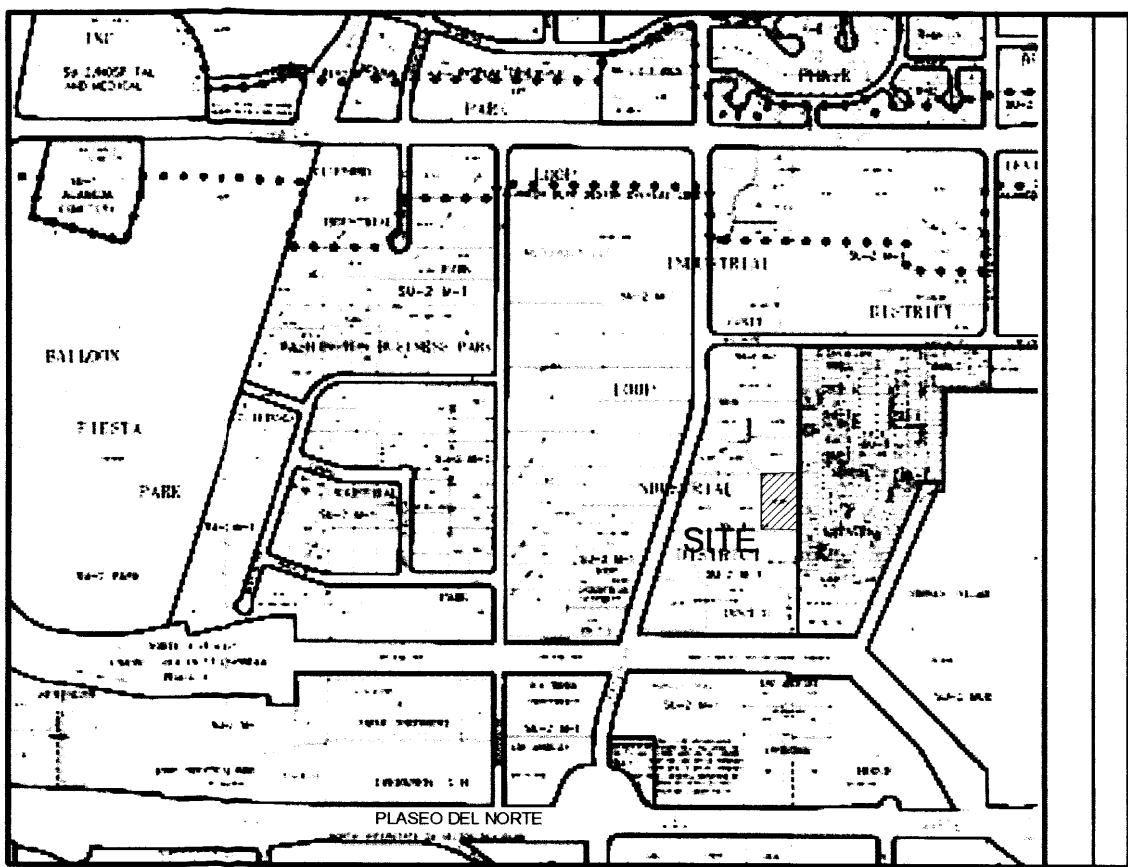
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 05375
DRAWING FILE: /SITEPLAN
DRAWN BY: PWF
CHECK BY: XXX
COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2005
DATE: 1/14/06

SHEET TITLE PRELIMINARY SITE PLAN

SHEET NUMBER
C-101





VICINITY MAP - C17

FILE# C17-D13B2

ADDRESS:

8400 FIRESTONE ROAD

LEGAL DESCRIPTION:

LOT 14-A-2-H LOOP INDUSTRIAL DISTRICT UNITS 5

DRAINAGE PLAN

THE PROPOSED IMPROVEMENTS AS SHOWN BY THE VICINITY MAP, ARE LOCATED NORTH OF PASO DEL NORTE AND EAST OF JEFFERSON STREET WITH IN THE LOOP INDUSTRIAL DISTRICT, AT 8400 FIRESTONE ROAD, THE IS UNDEVELOPED AND SLOPES TO THE NORTHWEST CORNER OF THE SITE AT AN APPROXIMATE SLOPE OF 1.5%. THE SITE DOES NOT LIE WITHIN A FLOOD HAZARD ZONE. THE LANDS SURROUNDING THE SITE ARE DEVELOPED AND DIRECT THEIR FLOWS AWAY FROM THE SITE; THEREFORE OFFSITE FLOWS ARE CONSIDERED NEGLIGIBLE.

THE SITE LIES WITHIN BASIN A OF THE MASTER DRAINAGE PLAN FOR JEFFERSON STREET INDUSTRIAL PARK (FILE C17/D13B) WHICH ESTABLISHED UNRESTRICTED DISCHARGE OF DEVELOPED FLOWS INTO THE FIRESTONE ROAD.

THE PROPOSED IMPROVEMENTS CONSIST OF A OFFICE BUILDING AND SHOP 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 5.6 CFS (4.0 CFS/ACRE).

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 = 2

TOTAL SITE AREA = 1.397 ACRES

EXISTING CONDITIONS

LAND TREATMENT A=100%

E = $0.53(1.397) / 12 = 0.062$ ACRE FEET

V = $0.53(1.397) / 12 = 0.062$ ACRE FEET

Q = $1.56(1.00)(1.397) = 2.2$ CFS

DEVELOPED CONDITIONS

LAND TREATMENT B=12% C=25% D=63%

E = $0.78(0.12)+1.13(0.25)+2.12(0.63) = 1.71$ INCHES

V = $1.71(1.397) / 12 = 0.199$ ACRE FEET

Q = $[2.28(0.12)+3.14(0.25)+4.7(0.63)](1.397) = 5.6$ CFS

Q = $5.6/1.397 = 4.0$ CFS/ACRE

INCREASE IN VOLUME OF RUNOFF = 0.137 ACRE FT

INCREASE IN RATE OF RUNOFF = 3.4 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.

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.

I, JOHN ARTHUR BLESSEN, NMPE 13481, OF THE FIRM J ARTHUR BLESSEN ENGINEERING, HEREBY CERTIFY THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED REVISION DATE 5/5/06. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENTS HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OR ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

John Arthur Blessen 1/6/07
Arthur Blessen, PE date
NM PE# 13481

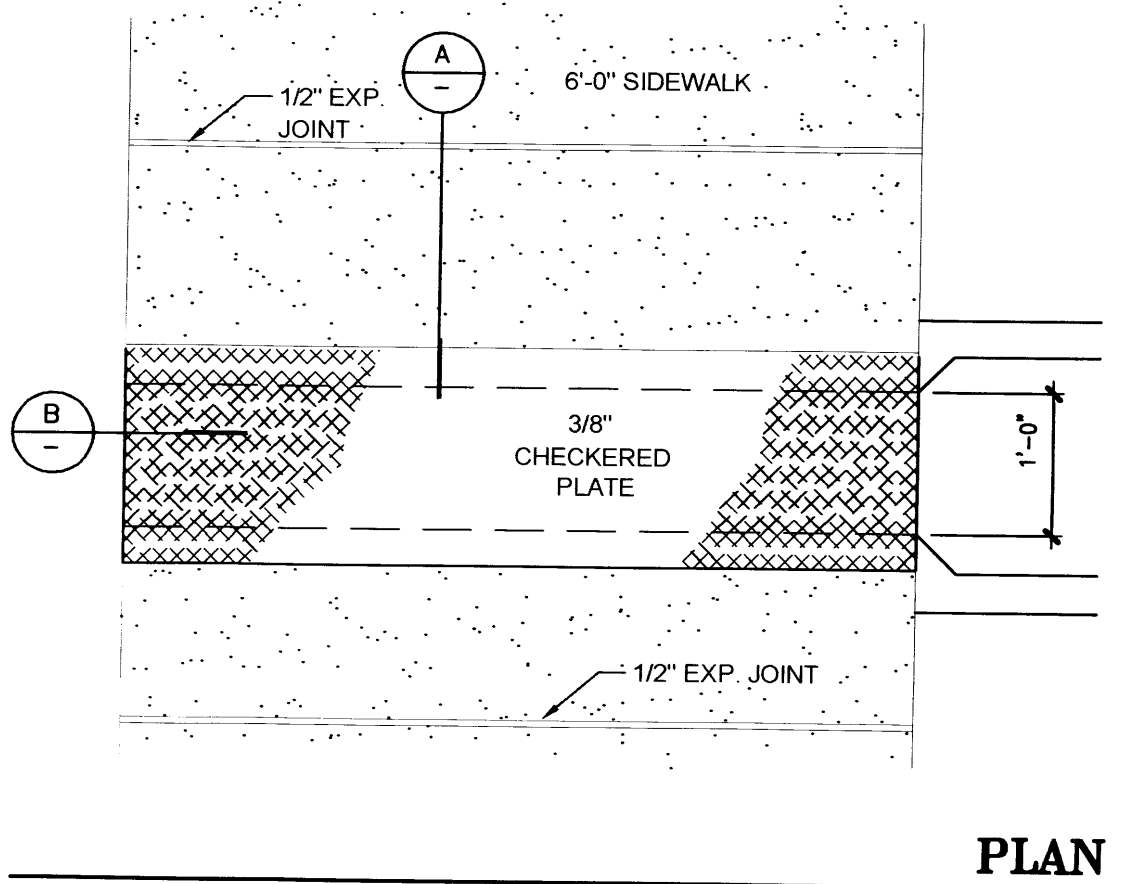
JOHN ARTHUR BLESSEN
NEW MEXICO
13481
REGISTERED PROFESSIONAL ENGINEER

LEGEND:

- EXISTING SPOT ELEVATION
- NEW SPOT ELEVATION
- EXISTING CONTOUR
- NEW CONTOUR
- SWALE
- PROPERTY LINE
- FLOW LINE
- GROUND
- INVERT
- TOP OF ASPHALT
- TOP OF CURB
- TOP OF GRATE
- TOP OF CONCRETE SLAB
- TOP OF WALL
- TEMPORARY BENCH MARK
- GRAVEL
- ASPHALT PAVING
- CONCRETE

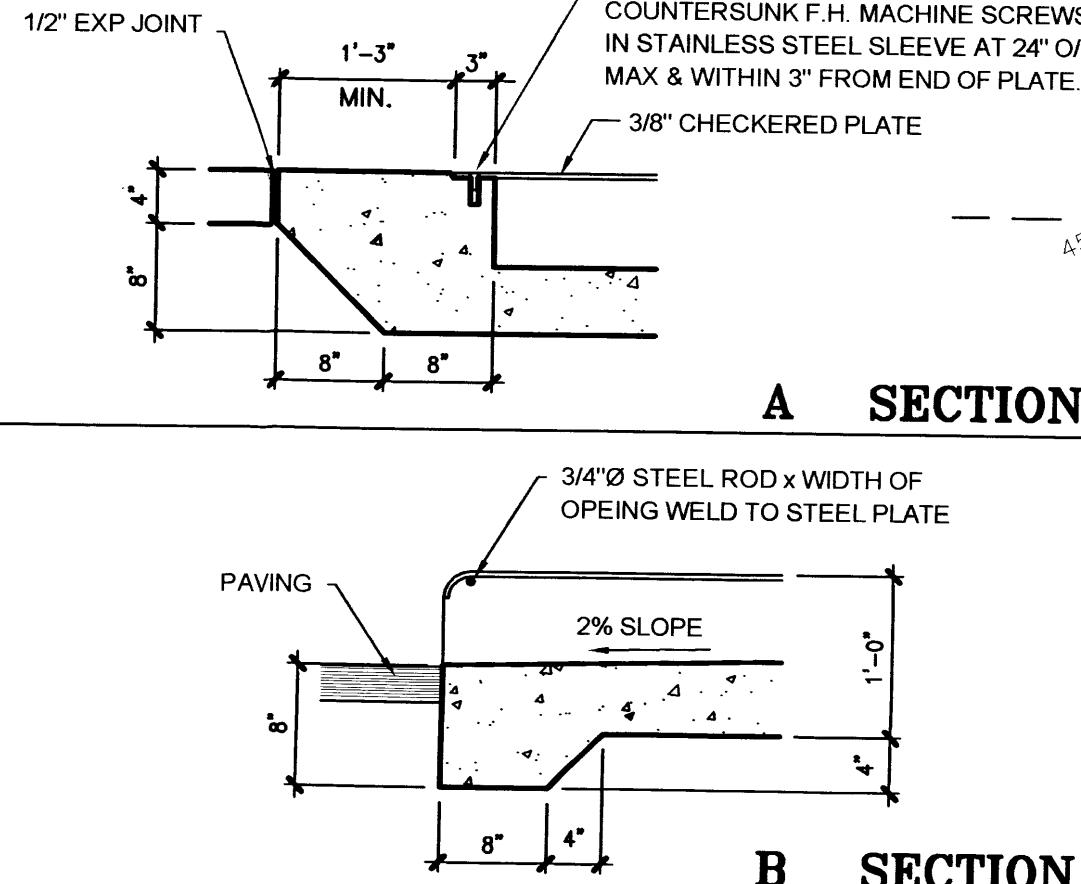
B1 CONCRETE RUNDOWN

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



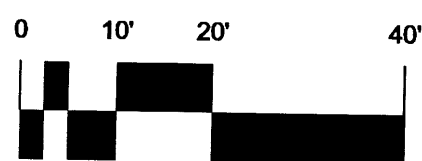
A1

SCALE: NOT TO SCALE



B SECTION

SIDEWALK CULVERT

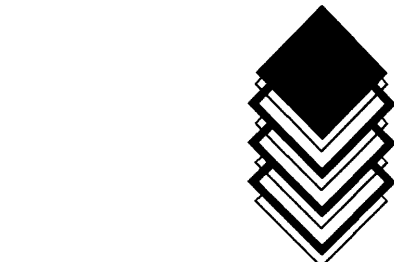


SCALE: 1" = 20'

A-3

SCALE: 1" = 20'-0"

SITE PLAN



CLAUDIO VIGIL
ARCHITECTS

1801 Rio Grande Boulevard, N.W.
Albuquerque, New Mexico
Phone: (505) 842-1113
Fax: (505) 842-1330

OWNERSHIP OF INSTRUMENTS OF SERVICE

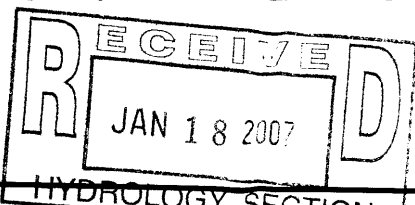
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CONSULTANTS

PROFESSIONAL SEAL



**PREMIER
CONCRETE
HEADQUARTERS**
8400 FIRESTONE ROAD
ALBUQUERQUE, NEW MEXICO



MARK	DATE	DESCRIPTION
1	5/5/06	ADDITIONAL INFORMATION

PROJECT NUMBER: 05375
DRAWING FILE: PC-C102-GRADING.DWG
DRAWN BY: jab
CHECK BY: jab
COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2005
DATE: MARCH 8, 2006

SHEET TITLE

GRADING PLAN

SHEET NUMBER

C-102

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

GENERAL NOTES:

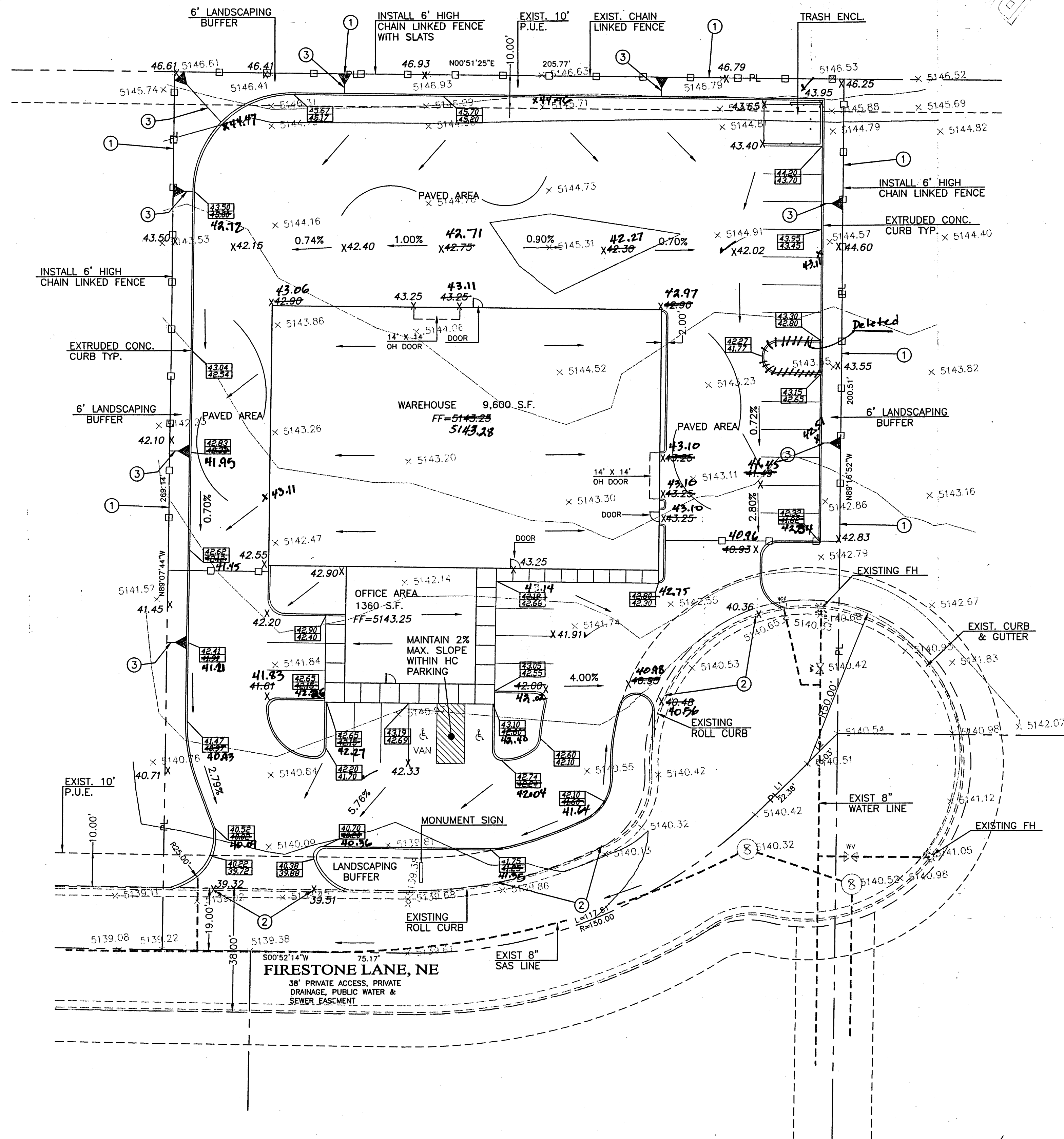
1. ADD 5100 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
2. CONTOUR INTERVAL IS ONE (1) FOOT.
3. ELEVATIONS ARE BASED ON AMAFCA BRASS CAP "NDC7-1B2" HAVING AN ELEVATION OF 5064.40 FEET ABOVE SEA LEVEL.
4. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
5. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
6. SLOPES ARE AT 3:1 MAXIMUM.

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

NOTES:

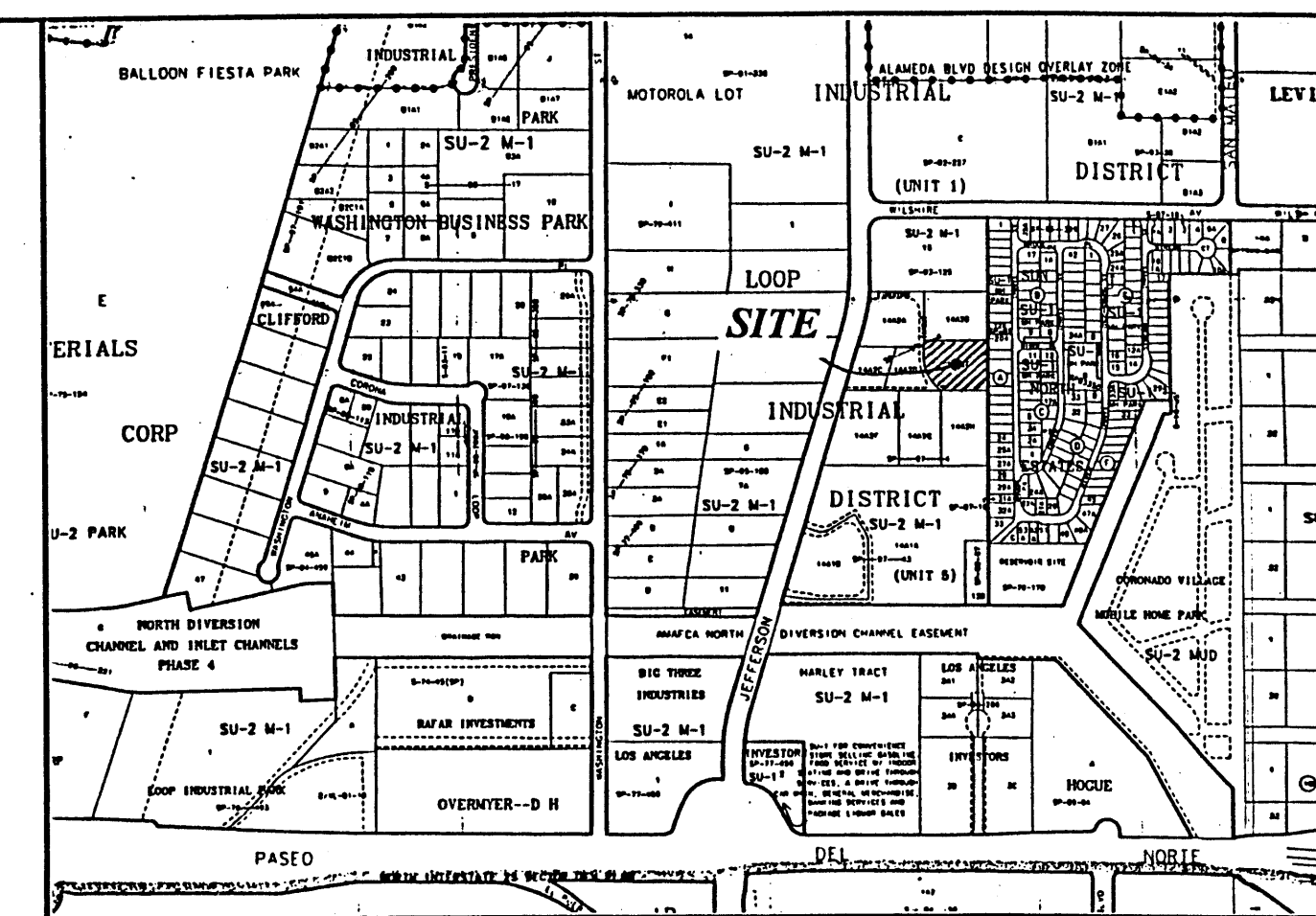
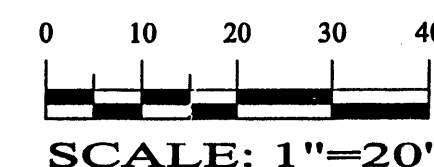
1. MATCH EXISTING GRADE AT THE PROPERTY LINE.
2. MATCH EXISTING @ TOP OF CURB.
3. MAXIMUM SLOPE @ 3:1.



I certify that the grades shown on the plans have been built in substantial compliance with approved grading and drainage plan dated 6-23-00. Survey information was supplied by Advanced Eng. & Consulting, LLC in accordance with the following practices.

Shahab Biazar

GRAPHIC SCALE



VICINITY MAP:

C-17-Z

LEGAL DESCRIPTION:

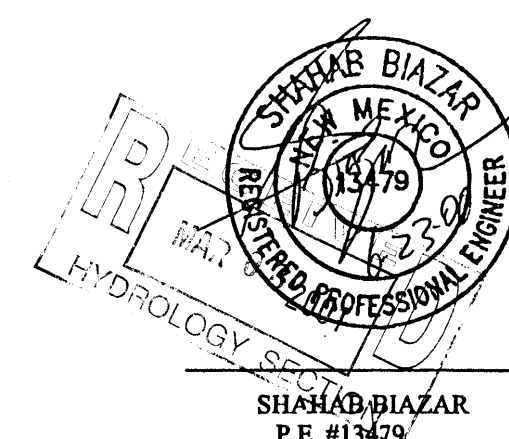
LOT 14-A-2-E, INDUSTRIAL DISTRICT, UNIT 1
CONTAINING 52,728 SQUARE FEET (1.2105 ACRES)
MORE OR LESS.

ROUGH GRADING APPROVAL

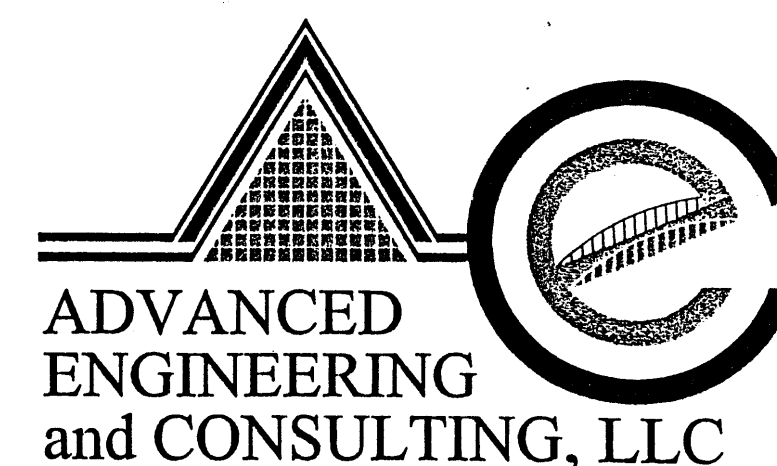
DATE

LEGEND

- NEW FENCE
- EXIST. FENCE
- EXISTING POWER LINES
- EXISTING CURB & GUTTER
- PL --- BOUNDARY LINE
- EASEMENT
- 8" SAS --- EXISTING SAS LINE
- 8" W --- EXISTING WATER LINE
- NEW WATER LINE
- EXISTING SAS MH
- EXISTING FH
- TC --- PROPOSED GRADE
- FL --- PROPOSED SPOT ELEVATION
- X 70.28 EXISTING GRADE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- X 40.48 40.56 As-Built Grade



SHAHAB BIAZAR
P.E. #13179



ADVANCED
ENGINEERING
and CONSULTING, LLC

10205 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570

TAYCAR ENTERPRISES, INC GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
2006GR.DWG	SH.B	06-14-99	3 OF 4

CALCULATIONS

THE FOLLOWING CALCULATIONS WERE DEVELOPED USING THE CITY OF ALBUQUERQUE DPM SECTION 22.2

SITE CHARACTERISTICS:
SITE LOCATION: ZONE 2
PRECIPITATION: P = 2.60 inches

LAND TREATMENT:
UNCOMPACTED SOIL - TREATMENT A
LANDSCAPE - TREATMENT B
COMPACTED SOIL - TREATMENT C
BUILDINGS & PAVING - TREATMENT D

EXCESS PRECIPITATION:
TREATMENT A E = 0.53 inches
TREATMENT B E = 0.78 inches
TREATMENT C E = 1.13 inches
TREATMENT D E = 2.12 inches

PEAK DISCHARGE:
TREATMENT A = 1.56 cfs/acre
TREATMENT B = 2.28 cfs/acre
TREATMENT C = 3.14 cfs/acre
TREATMENT D = 4.70 cfs/acre

	EXISTING	PROPOSED
TOTAL AREA	= 2.61 AC.	
TREATMENT A	= 0.00 AC. = 0.0%	0.00 AC. = 0.0%
TREATMENT B	= 0.00 AC. = 0.0%	0.39 AC. = 14.9%
TREATMENT C	= 2.61 AC. = 100%	0.37 AC. = 14.2%
TREATMENT D	= 0.00 AC. = 0.0%	1.85 AC. = 70.9%

ON-SITE - EXCESS PRECIPITATION & VOLUMETRIC RUNOFF:

EXISTING RUNOFF:
WEIGHTED E = $[(0.53)(0.00) + (0.78)(0.00) + (1.13)(2.61) + (2.12)(0.00)] / 2.61$
= 1.13 inches

V100-6hr = $(1.13)(2.61) / 12 = 0.246$ acre ft = 10,700 cf

DEVELOPED RUNOFF:

WEIGHTED E = $[(0.53)(0.00) + (0.78)(0.39) + (1.13)(0.37) + (2.12)(1.85)] / 2.61$
= 1.78 inches

V100-6hr = $(1.78)(2.61) / 12 = 0.387$ acre ft = 16,850 cf

ON-SITE - PEAK DISCHARGE:

EXISTING DISCHARGE:
Q100 = $(1.56)(0.00) + (2.28)(0.00) + (3.14)(2.61) + (4.70)(0.00) = 8.20$ cfs

DEVELOPED DISCHARGE:

Q100 = $(1.56)(0.00) + (2.28)(0.39) + (3.14)(0.37) + (4.70)(1.85) = 10.75$ cfs

RESULTS:

DEVELOPED VOLUMETRIC RUNOFF:

16,850 - 10,700 = 6,150 cf INCREASE IN RUNOFF VOLUME

DEVELOPED PEAK DISCHARGE:

10.75 - 8.2 = 2.55 cfs INCREASE IN PEAK DISCHARGE

GENERAL NOTES

- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
- ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE, MAKES NO REPRESENTATION THEREOF, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHTS-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALB. FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

BENCH MARK

CITY OF ALBUQUERQUE CONTROL STATION
"NDC 7-182"
ELEVATION = 5064.40

LEGAL DESCRIPTION

LOT 14-A-2-H-1 OF LOOP INDUSTRIAL DISTRICT UNIT V.

GENERAL LEGEND

EXISTING CONTOUR	75
PROPOSED CONTOUR	
EXISTING SPOT ELEVATION	
PROPOSED SPOT ELEVATION	56.4
FLOWLINE	
FLOW DIRECTION ARROW	
PROPOSED CONCRETE	
TOP OF CURB ELEVATION	TC
TOP OF WALL ELEVATION	TW
FLOWLINE ELEVATION	FL
TOP OF ASPHALT	TA
POWER POLE	PP
ROOF DRAIN/DOWN SPOUT	D.S.

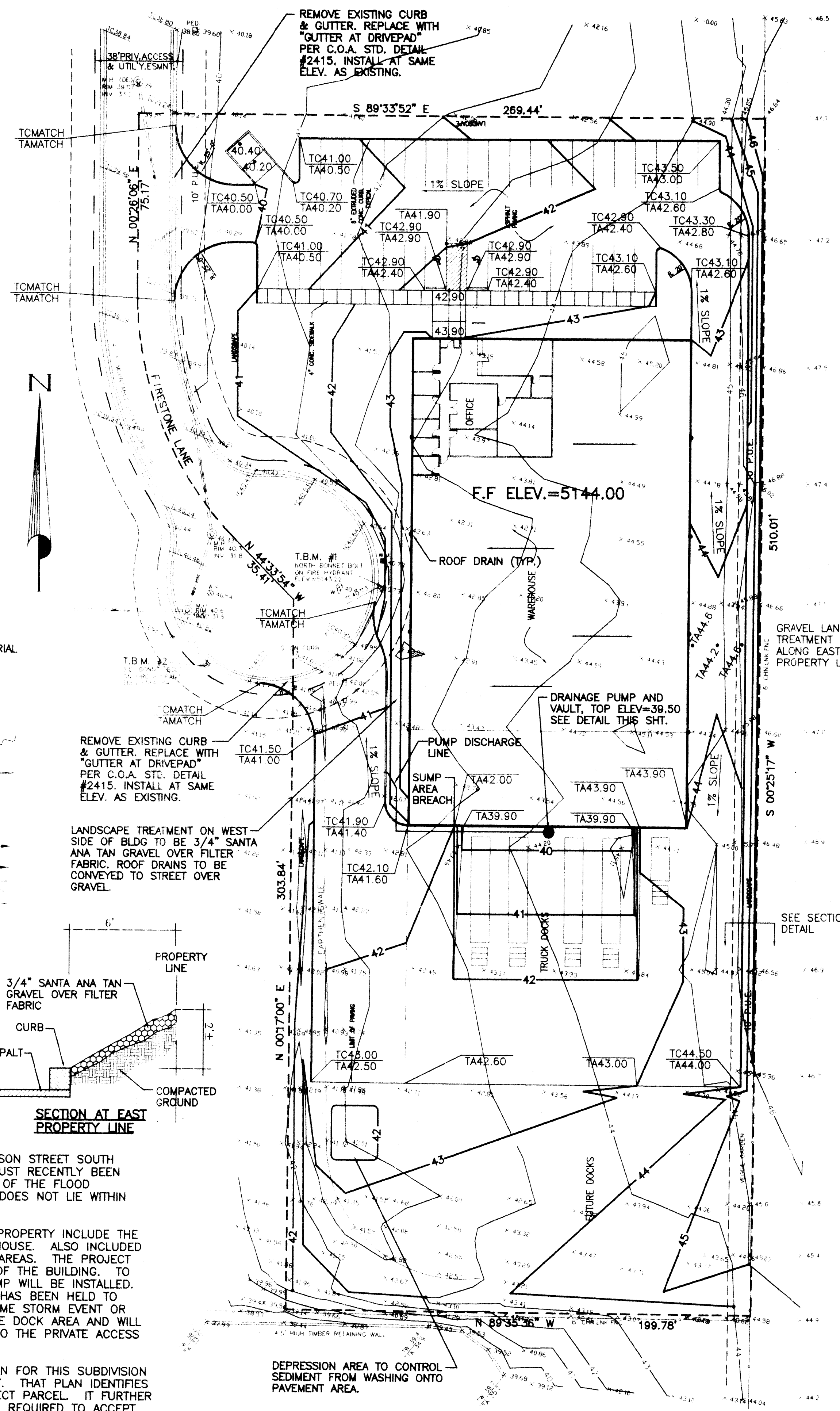
DRAINAGE PLAN

THIS SITE IS LOCATED JUST OFF JEFFERSON STREET SOUTH OF WILSHIRE AVE. THE PROPERTY HAS JUST RECENTLY BEEN REPLATTED. AS SHOWN ON PANEL 137 OF THE FLOOD INSURANCE RATE MAP "FIRM" THIS SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA.

THE PROPOSED IMPROVEMENTS TO THE PROPERTY INCLUDE THE CONSTRUCTION OF A NEW OFFICE/WAREHOUSE. ALSO INCLUDED ARE RELATED PARKING AND LANDSCAPE AREAS. THE PROJECT INCLUDES A DOCK AT THE SOUTH END OF THE BUILDING. TO DRAIN THIS AREA A NEW SUMP AND PUMP WILL BE INSTALLED. THE AREA WHICH DRAINS TO THE SUMP HAS BEEN HELD TO A MINIMUM. IN THE CASE OF AN EXTREME STORM EVENT OR PUMP FAILURE, WATER WILL POND IN THE DOCK AREA AND WILL BREACH TO THE WEST AND DISCHARGE TO THE PRIVATE ACCESS ROAD.

A CERTIFIED GRADING AND DRAINAGE PLAN FOR THIS SUBDIVISION DATED 6/17/97 IS ON FILE AT THE CITY. THAT PLAN IDENTIFIES OFFSITE FLOWS WHICH ENTER THE SUBJECT PARCEL. IT FURTHER IDENTIFIES THAT THE SUBJECT PARCEL IS REQUIRED TO ACCEPT A PRO-RATA SHARE OF THIS OFFSITE FLOW. THIS OFFSITE FLOW IS 5.71 cfs. THIS PLAN COMPLIES WITH ALL CONDITIONS STIPULATED IN THE ORIGINAL SUBDIVISION GRADING & DRAINAGE PLAN.

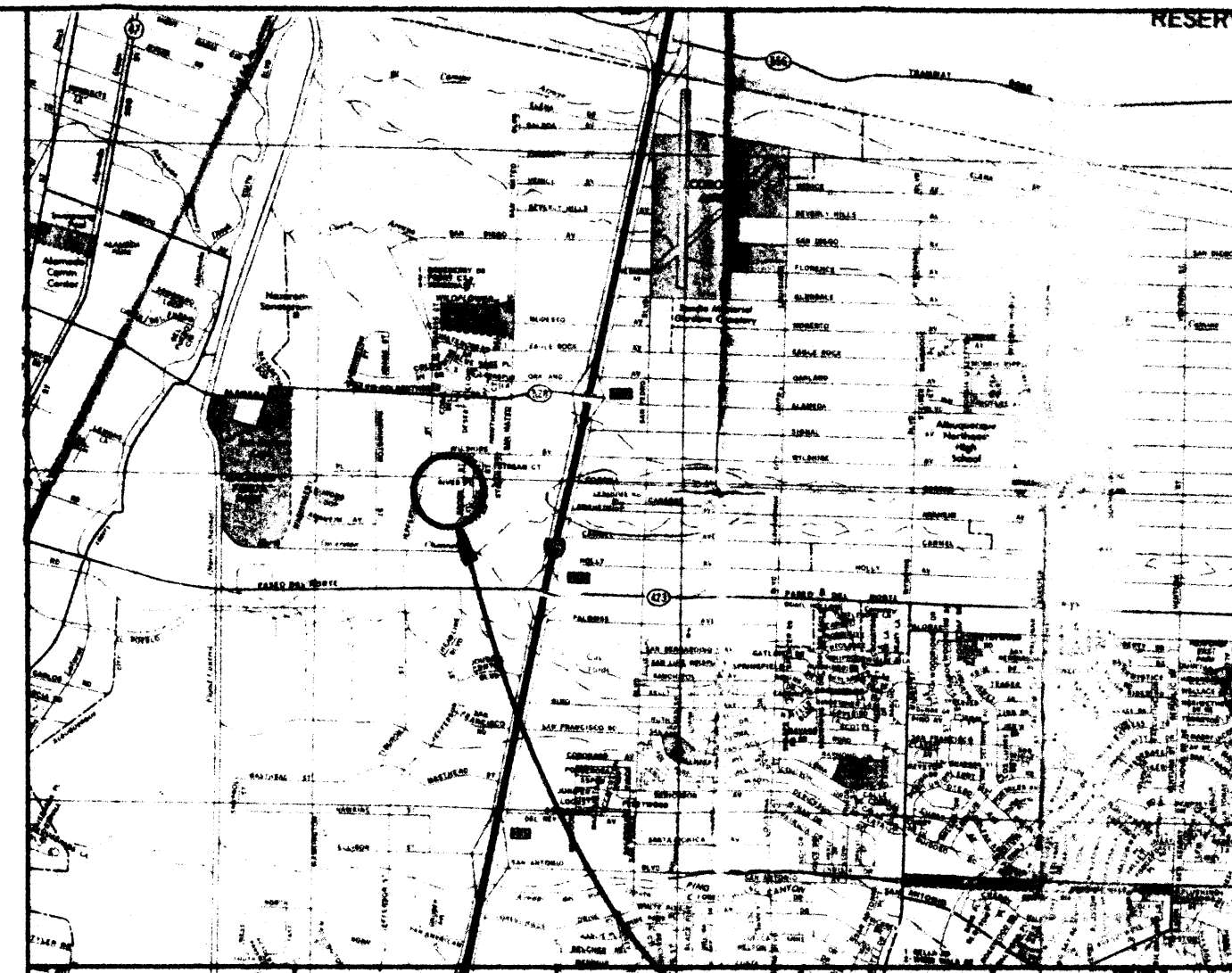
THE EXISTING SURVEY INFORMATION SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY DONE BY RIO GRANDE SURVEYING CO., INC., IN JULY OF 1997. A SUBSEQUENT FIELD REVIEW BY THIS OFFICE REVEALED THAT THE INFORMATION SHOWN HEREON IS CONSISTENT WITH THE ACTUAL CONDITIONS THAT EXIST IN THE FIELD.



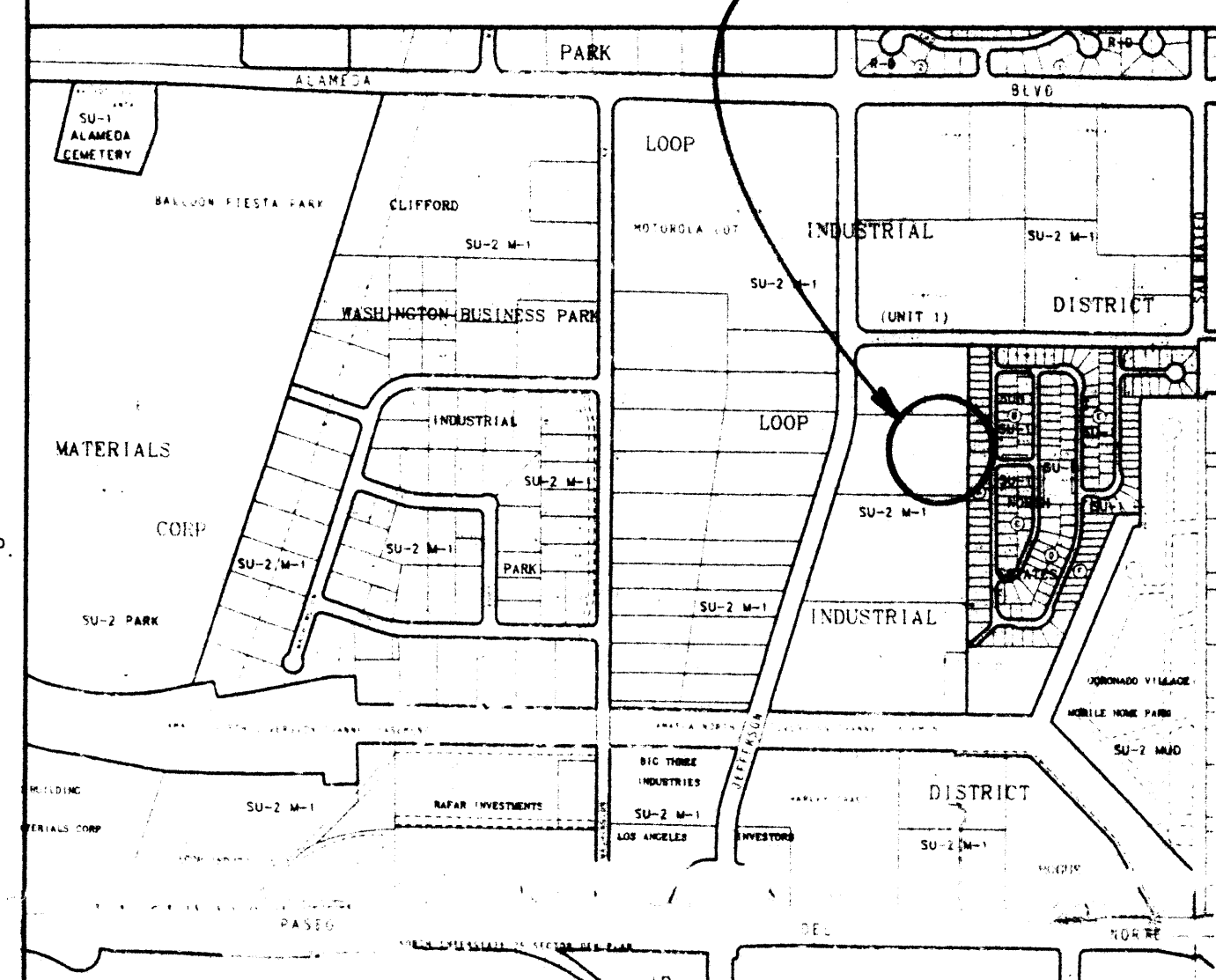
PROPOSED SITE IMPROVEMENTS

SCALE: 1" = 30'

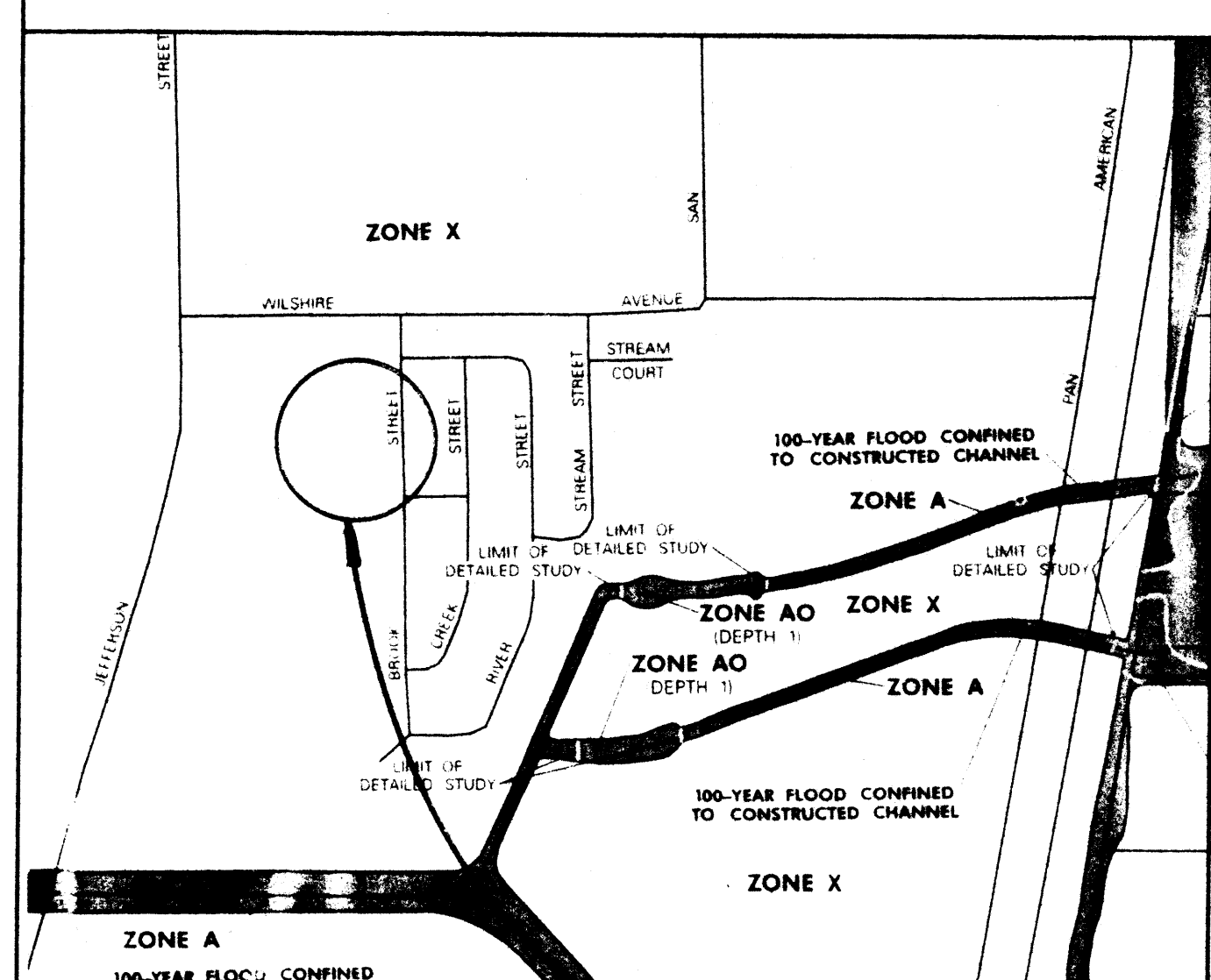
ONE FOOT CONTOUR INTERVAL
ADD 5100 FEET TO ELEVATIONS SHOWN



LOCATION MAP PROJECT LOCATION



ZONE MAP C-17



FLOOD BOUNDARY MAP PROJECT LOCATION

NATIONAL SANITARY SUPPLY
GRADING AND DRAINAGE PLAN

KEMPER-VAUGHAN
CONSULTING ENGINEERS

3700 COORS RD. N.W. • ALBUQUERQUE, NEW MEXICO 87120 • (505) 831-4520
Designed KRK Drawn SE Checked KRK Sheet 1 of 1
File NATIONAL Date AUGUST 1997

PUMP DATA

STATIC LIFT: 0 FT. TO 4.4 FT. (POND LEVEL VARIATION)
TOTAL EQUIVALENT FEET OF DISCHARGE PIPE = 100'
ALLOWABLE DISCHARGE = 0.7 cfs = 314 gpm
SYSTEM HEAD LOSS = 8.0'
TOTAL DYNAMIC LOSS = 8.4' TO 12.4'
PUMP SELECTION TO OPERATE BETWEEN 115 gpm AND 130 gpm (APPROX)