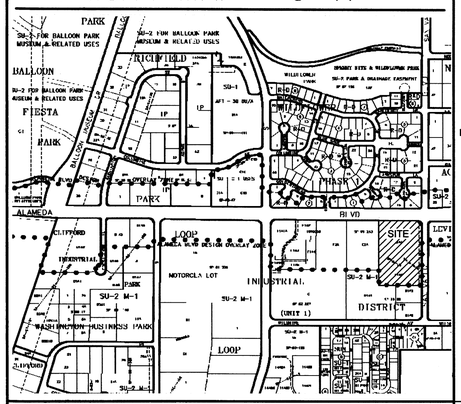
A1 SITE GRADING PLAN

1"=30'-0"

VINICITY MAP C-17



LEGAL DESCRIPTION:
TRACT E-1-A-1-A LOOP INDUSTRIAL DISTRICT SUBDIVISION, UNIT 1

ADDRESS: 5701 SAN MATEO NE, ALBUQUERQUE, NM

BENCH MARK:
ELEVATION DATUM IS BASED ON NAVD 1988 FROM AGRS MONUMENT "9_C18", PUBLISHED ELEVATION (FEET) = 5232.470 (DATE OF RETRIVAL: JULY 2007 FOR NON AGRS MONUMENTS)

FLOOD HAZARD:
AS SHOWN ON PANEL 137 OF 825 OF THE FEMA FLOOD INSURANCE RATE MAPS, THIS SITE IS NOT WITHIN A DESIGNATED FLOOD HAZARD AREA.

CONSTRUCTION NOTES

A. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.

B. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

C. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND RULES CONCERNING SAFETY AND HEALTH.

D. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERITY 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.

E. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT / ENGINEER WITH AN AS BUILT SURVEY FOR ENGINEER'S CERTIFICATION AT PROJECT COMPLETION.

F. 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 ONCHITECT AT ANY TIME DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, THE RECORD SET SHALL BE TURNED OVER TO THE OWNER.

G. THE OWNER / CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO BEGINNING OF CONSTRUCTION.

H. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SPECIFIC TO THIS PROJECT.

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 RAMPS 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 THE 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.

KEYNOTES

1. EXISTING CONCRETE PAVING TO REMAIN
2. EXISTING CONCRETE CURB TO REMAIN
3. EXISTING CURB CUT TO REMAIN
4. EXISTING RAMP TO REMAIN
5. EXISTING CONCRETE WALK TO REMAIN
6. EXISTING DRIVE ENTRANCE TO REMAIN
7. EXISTING DROP INLET TO REMAIN
8. CONSTRUCT CONCTETE PAVING 6" THICK 3500 PSI, WITH #4 AT 18" O/C BOTH DIRECTIONS OVER 8" BASE COURSE, PER GEOTECHNICAL REPORT.
9. CONSTRUCT 3" ASPHALT PAVING OVER 8" BASE COURSE, PER GEOTECHNICAL REPORT.
10. CONSTRUCT 4" THICK CONCRETE WALK WITH WWF 6x6;10x10 (SHEETS ONLY)
11. CONSTRUCT 3000 PSI CONCRETE CURB AND GUTTER, SEE B4/C-2.
12. CONSTRUCT 1'-0" WIDE SIDE WALK CULVERT SEE C3/C-2
13. CONSTRUCT 3000 PSI CONCRETE VERTICAL CURB, SEE B5/C-2.
14. CONSTRUCT CONCRETE CATCH BASIN, SEE A3/C-2.
15. CONSTRUCT CONCRETE CHANNEL SEE A5/C-2
16. CONSTRUCT CONCRETE RETAINING WALL, SEE C5/C-2
17. CONSTRUCT 12" DIA PVC STORM DRAIN PIPE
18. SAW CUT AND REMOVE EXISTING CONCRETE PAVING AS REQUIRED FOR INSTALLATION OF NEW STORM DRAIN, COMPACT BACKFILL TO 90% PER ASTM D-1557, PATCH CONCRETE PAVING TO MATCH EXISTING.
19. 3'-0" WIDE COBBLE SWALE
20. CONSTRUCT 8" DIA PVC DISCHARGE PIPE TO EXISTING DROP INLET PER COA DRAWING #2237.
21. CONSTRUCT CONCRETE CATCH BASIN, SEE B3/C-2.
22. CONSTRUCT CONCRETE CHANNEL SEE A4/C-2, ALIGN WITH ROOF DRAINS.

PROJECT NUMBER
12-11

REVISIONS

SHEET TITLE

PROJECT/OWNER
AMERICAN TIRE WAREHOUSE ADDITION
5701 N.E. SAN MATEO BLVD.
ALBUQUERQUE, NEW MEXICO 87113
PRICE REALTY

ARCHITECT
JOHN ARTHUR BLESSEN
NEW MEXICO
13481
REGISTERED PROFESSIONAL ENGINEER
3-27-13

NICHOLS • NAYLOR
ARCHITECTS
1155 EAST WILMINGTON AVENUE
SALT LAKE CITY, UTAH 84106
SUITE 250
(801) 487-3330

DATE
FEBRUARY 12, 2013

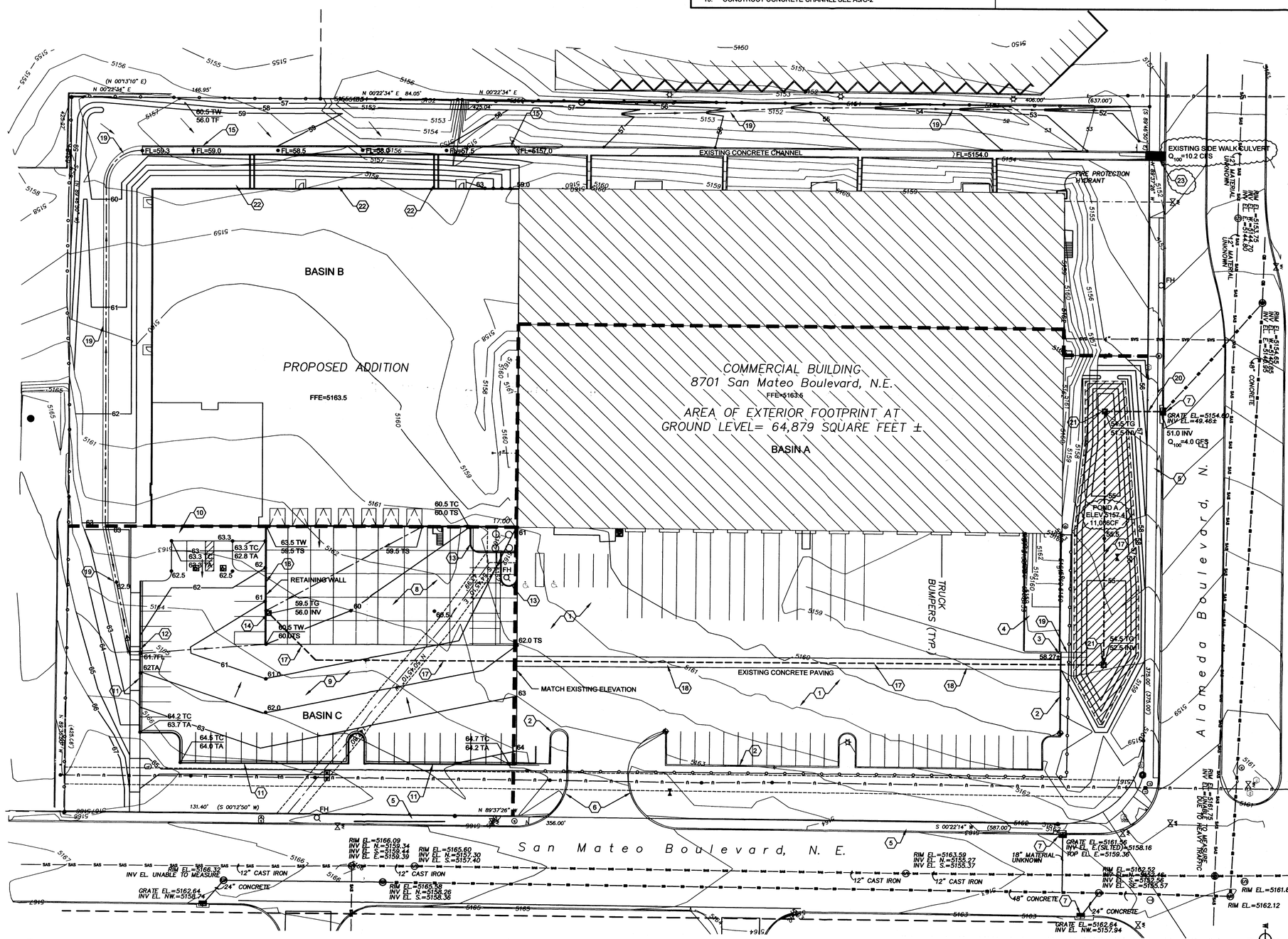
SHEET NUMBER
C-1

LEGEND:

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

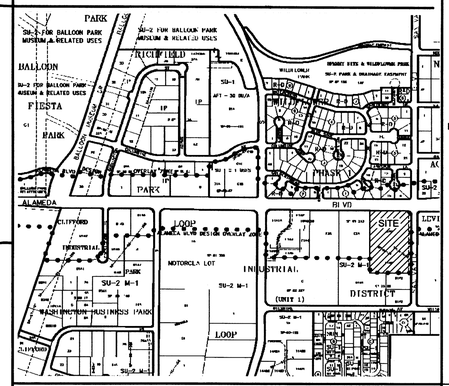
KEYNOTES

1. EXISTING CONCRETE PAVING TO REMAIN
2. EXISTING CONCRETE CURB TO REMAIN
3. EXISTING CURB CUT TO REMAIN
4. EXISTING RAMP TO REMAIN
5. EXISTING CONCRETE WALK TO REMAIN
6. EXISTING DRIVE ENTRANCE TO REMAIN
7. EXISTING DROP INLET TO REMAIN
8. CONSTRUCT CONCTETE PAVING 6" THICK 3500 PSI, WITH #4 AT 18" O/C BOTH DIRECTIONS OVER 8" BASE COURSE, PER GEOTECHNICAL REPORT.
9. CONSTRUCT 3" ASPHALT PAVING OVER 8" BASE COURSE, PER GEOTECHNICAL REPORT.
10. CONSTRUCT 4" THICK CONCRETE WALK WITH WWF 6x6;10x10 (SHEETS ONLY)
11. CONSTRUCT 3000 PSI CONCRETE CURB AND GUTTER, SEE B4/C-2.
12. CONSTRUCT 1'-0" WIDE SIDE WALK CULVERT SEE C3/C-2
13. CONSTRUCT 3000 PSI CONCRETE VERTICAL CURB, SEE B5/C-2.
14. CONSTRUCT CONCRETE CATCH BASIN, SEE A3/C-2.
15. CONSTRUCT CONCRETE CHANNEL SEE A5/C-2
16. CONSTRUCT CONCRETE RETAINING WALL, SEE C5/C-2
17. CONSTRUCT 12" DIA PVC STORM DRAIN PIPE
18. SAW CUT AND REMOVE EXISTING CONCRETE PAVING AS REQUIRED FOR INSTALLATION OF NEW STORM DRAIN, COMPACT BACKFILL TO 90% PER ASTM D-1557, PATCH CONCRETE PAVING TO MATCH EXISTING.
19. 3'-0" WIDE COBBLE SWALE
20. CONSTRUCT 8" DIA PVC DISCHARGE PIPE TO EXISTING DROP INLET PER COA DRAWING #2237.
21. CONSTRUCT CONCRETE CATCH BASIN, SEE B3/C-2.
22. CONSTRUCT CONCRETE CHANNEL SEE A4/C-2, ALIGN WITH ROOF DRAINS.
23. REMOVE EXISTING 24" SIDE WALK CULVERT, INSTALL NEW 48" WIDE SIDE WALK CULVERT PER STD COA DWG #2236, TACK WELD THE BOLTS TO STEEL PLATE AND EXTEND THE PLATE 2 FEET BACK FROM THE BACK OF SIDEWALK.



A1 SITE GRADING PLAN
1"=30'-0"

VINICITY MAP C-17



LEGAL DESCRIPTION:
TRACT E-1-A-1-A LOOP INDUSTRIAL DISTRICT SUBDIVISION, UNIT 1

ADDRESS: 5701 SAN MATEO NE, ALBUQUERQUE, NM

BENCH MARK:
ELEVATION DATUM IS BASED ON NAVD 1988 FROM AGRS MONUMENT "9_C18", PUBLISHED ELEVATION (FEET) = 5232.470 (DATE OF RETRIVAL: JULY 2007 FOR NON AGRS MONUMENTS)

FLOOD HAZARD:
AS SHOWN ON PANEL 137 OF 825 OF THE FEMA FLOOD INSURANCE RATE MAPS, THIS SITE IS NOT WITHIN A DESIGNATED FLOOD HAZARD AREA.

CONSTRUCTION NOTES

A. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.

B. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

C. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND RULES CONCERNING SAFETY AND HEALTH.

D. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERITY 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.

E. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT / ENGINEER WITH AN AS BUILT SURVEY FOR ENGINEER'S CERTIFICATION AT PROJECT COMPLETION.

F. 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.

G. THE OWNER / CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO BEGINNING OF CONSTRUCTION.

H. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SPECIFIC TO THIS PROJECT.

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 RAMPS 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 THE 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.

NOTICE TO CONTRACTOR

1. AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY. AN APPROVED COPY OF THOSE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" OR, 505-260-1990, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTION. 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 TRAFFIC / STREET USE.
6. MAINTENANCE OF THOSE 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.

APPROVAL	NAME	DATE
A.C.E. / DESIGN		
INSPECTOR		
A.C.E. FIELD		

PROJECT NUMBER
12-11

REVISIONS

SHEET TITLE

MAY 2 2 2013
LAND DEVELOPMENT SECTION

PROJECT/OWNER

AMERICAN TIRE
WAREHOUSE ADDITION
5701 N.E. SAN MATEO BLVD.
ALBUQUERQUE, NEW MEXICO 87113
PRICE REALTY

ARCHITECT

JOHN ARTHUR BLESSEN
NEW MEXICO
13481
REGISTERED PROFESSIONAL ENGINEER
5-13-13

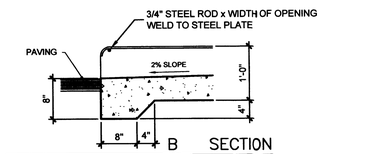
NICHOLS • NAYLOR
ARCHITECTS
1155 EAST WILMINGTON AVENUE
SALT LAKE CITY, UTAH 84106
SUITE 250
(801) 487-3330

DATE
MAY 22, 2013

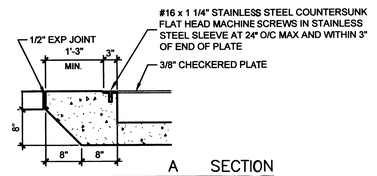
SHEET NUMBER
C-1

RETAINING WALL SCHEDULE

TYPE	WIDTH	HEIGTH	FOOTING REINFORCING
A	3'-0"	5'-0" MAX	(4) #4 LONG & #4 AT 16" O/C TRANS
B	1'-6"	3'-0" MAX	(2) #4 LONG & #4 AT 16" O/C TRANS

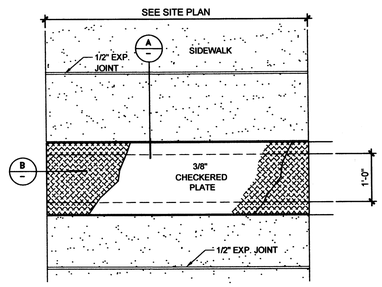


B SECTION

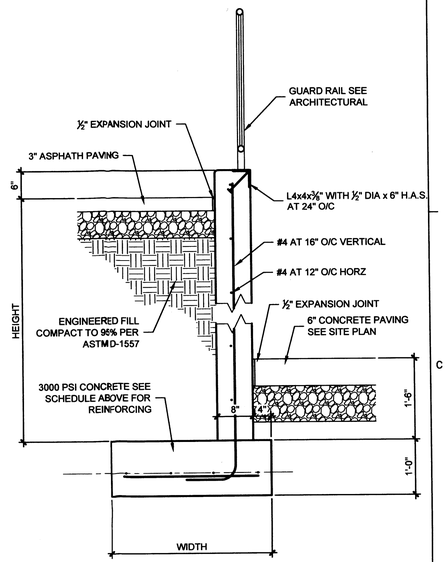


A SECTION

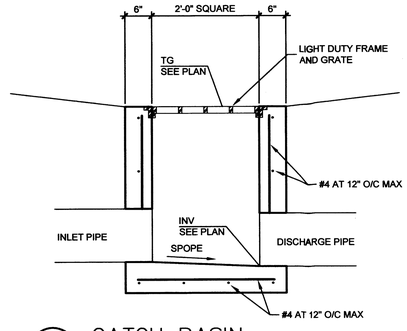
C3 SIDEWALK CULVERT
NOT TO SCALE



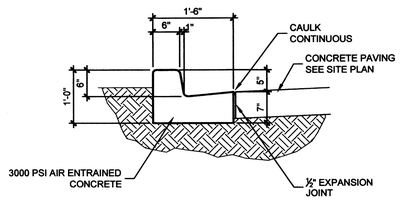
PLAN



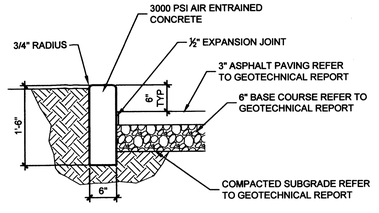
C5 RETAINING WALL
3/4"=1'-0"



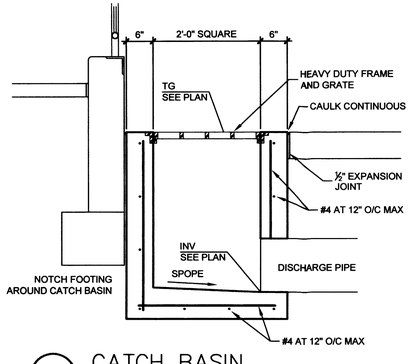
B3 CATCH BASIN
3/4"=1'-0"



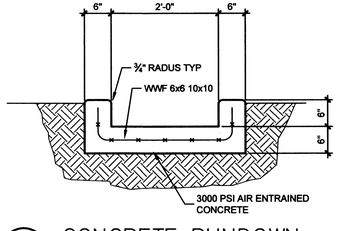
B4 CURB AND GUTTER
3/4"=1'-0"



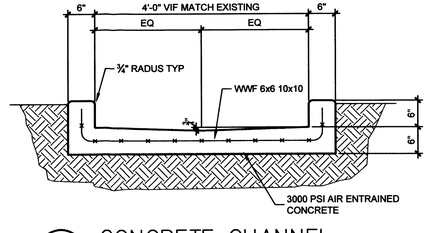
B5 HEADER CURB
3/4"=1'-0"



A3 CATCH BASIN
3/4"=1'-0"



A4 CONCRETE RUNDOWN
3/4"=1'-0"



A5 CONCRETE CHANNEL
3/4"=1'-0"

PROJECT NUMBER
12-11

REVISIONS

SHEET TITLE

RECEIVED
MAY 22 2013
LAND DEVELOPMENT SECTION

PROJECT/OWNER

AMERICAN TIRE
WAREHOUSE ADDITION
5701 N.E. SAN MATEO BLVD.
ALBUQUERQUE, NEW MEXICO 87113
PRICE REALTY

ARCHITECT

JOHN ARTHUR BLESSEN
NEW MEXICO
13481
5-22-13
REGISTERED PROFESSIONAL ENGINEER

NICHOLS • NAYLOR
ARCHITECTS
1155 EAST WILMINGTON AVENUE SUITE 250
SALT LAKE CITY, UTAH 84106 (801) 487-3330

DATE
MAY 22, 2013

SHEET NUMBER
C-2

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 5/22/13. 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 ASE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OR ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

J Arthur Blessen, PE — 12/9/13
NM PE# 13481 — date

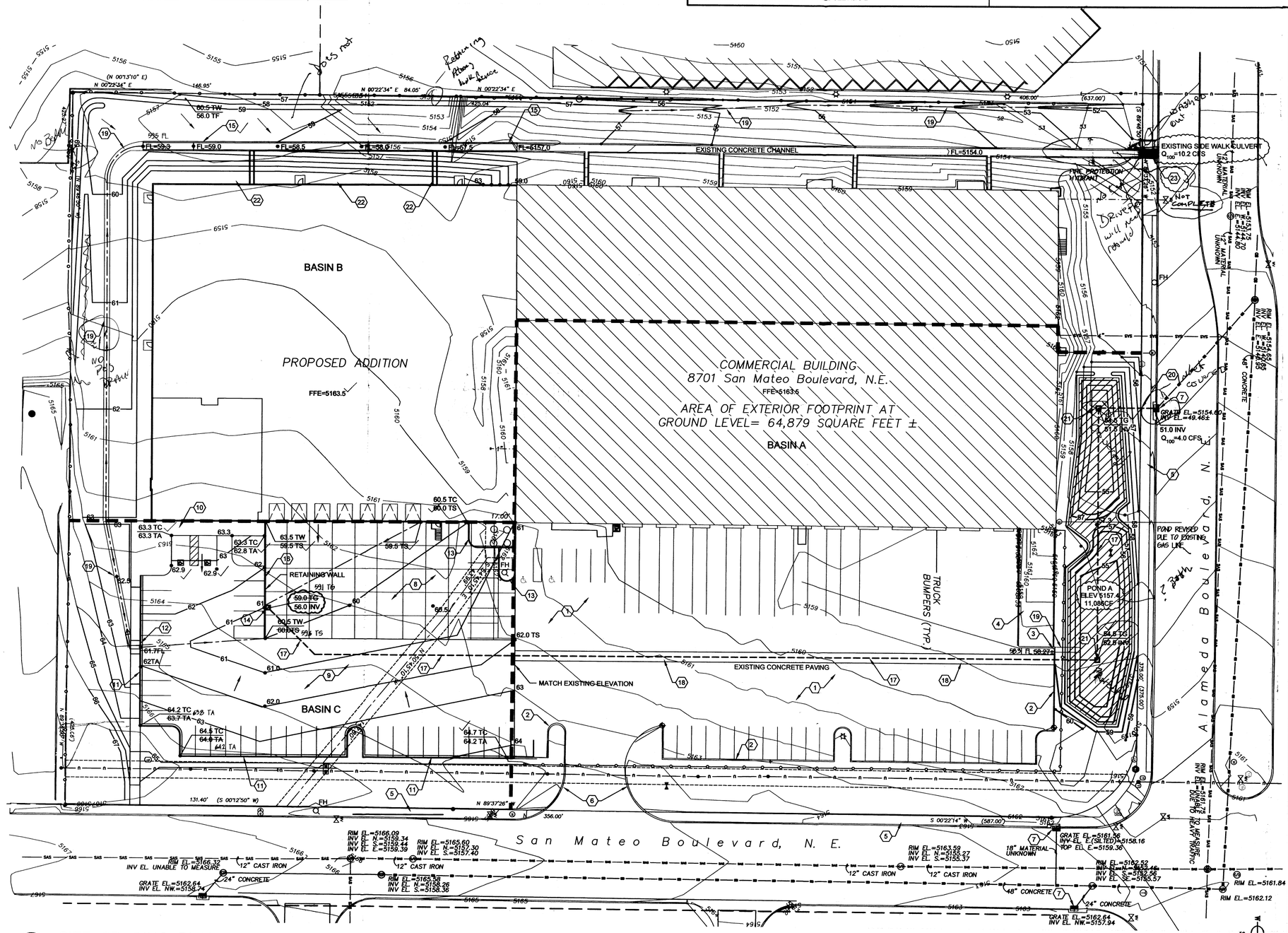
JOHN ARTHUR BLESSEN NEW MEXICO 13481 REGISTERED PROFESSIONAL ENGINEER

LEGEND:

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

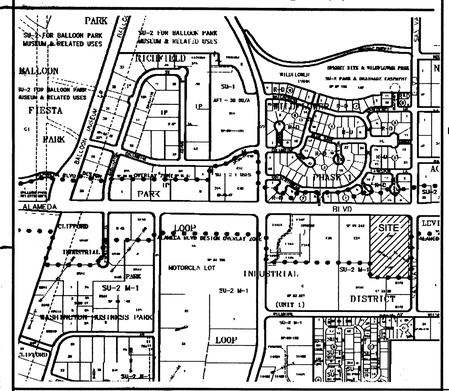
KEYNOTES

1. EXISTING CONCRETE PAVING TO REMAIN
2. EXISTING CONCRETE CURB TO REMAIN
3. EXISTING CURB CUT TO REMAIN
4. EXISTING RAMP TO REMAIN
5. EXISTING CONCRETE WALK TO REMAIN
6. EXISTING DRIVE ENTRANCE TO REMAIN
7. EXISTING DROP INLET TO REMAIN
8. CONSTRUCT CONCTETE PAVING 6" THICK 3500 PSI, WITH #4 AT 18" O/C BOTH DIRECTIONS OVER 8" BASE COURSE, PER GEOTECHNICAL REPORT.
9. CONSTRUCT 3" ASPHALT PAVING OVER 8" BASE COURSE, PER GEOTECHNICAL REPORT.
10. CONSTRUCT 4" THICK CONCRETE WALK WITH WWF 6x6;10x10 (SHEETS ONLY)
11. CONSTRUCT 3000 PSI CONCRETE CURB AND GUTTER, SEE B4/C-2.
12. CONSTRUCT 1'-0" WIDE SIDE WALK CULVERT SEE C3/C-2
13. CONSTRUCT 3000 PSI CONCRETE VERTICAL CURB, SEE B5/C-2.
14. CONSTRUCT CONCRETE CATCH BASIN, SEE A3/C-2.
15. CONSTRUCT CONCRETE CHANNEL SEE A5/C-2
16. CONSTRUCT CONCRETE RETAINING WALL, SEE C5/C-2
17. CONSTRUCT 12" DIA PVC STORM DRAIN PIPE
18. SAW CUT AND REMOVE EXISTING CONCRETE PAVING AS REQUIRED FOR INSTALLATION OF NEW STORM DRAIN. COMPACT BACKFILL TO 90% PER ASTM D-1557, PATCH CONCRETE PAVING TO MATCH EXISTING.
19. 3'-0" WIDE COBBLE SWALE
20. CONSTRUCT 8" DIA PVC DISCHARGE PIPE TO EXISTING DROP INLET PER COA DRAWING #2237.
21. CONSTRUCT CONCRETE CATCH BASIN, SEE B3/C-2.
22. CONSTRUCT CONCRETE CHANNEL SEE A4/C-2, ALIGN WITH ROOF DRAINS.
23. REMOVE EXISTING 24" SIDE WALK CULVERT, INSTALL NEW 48" WIDE SIDE WALK CULVERT PER STD COA DWG #2236, TACK WELD THE BOLTS TO STEEL PLATE AND EXTEND THE PLATE 2 FEET BACK FROM THE BACK OF SIDEWALK.



A1 SITE GRADING PLAN
1"=30'-0"

VINICITY MAP C-17



LEGAL DESCRIPTION:
TRACT E-1-A-1-A LOOP INDUSTRIAL DISTRICT SUBDIVISION, UNIT 1

ADDRESS: 5701 SAN MATEO NE, ALBUQUERQUE, NM

BENCH MARK:
ELEVATION DATUM IS BASED ON NAVD 1988 FROM AGRS MONUMENT "9_C18", PUBLISHED ELEVATION (FEET) = 5232.470 (DATE OF RETRIVAL: JULY 2007 FOR NON AGRS MONUMENTS)

FLOOD HAZARD:
AS SHOWN ON PANEL 137 OF 825 OF THE FEMA FLOOD INSURANCE RATE MAPS, THIS SITE IS NOT WITHIN A DESIGNATED FLOOD HAZARD AREA.

CONSTRUCTION NOTES

A. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.
B. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
C. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND RULES CONCERNING SAFETY AND HEALTH.
D. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERITY 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.
E. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT / ENGINEER WITH AN AS BUILT SURVEY FOR ENGINEER'S CERTIFICATION AT PROJECT COMPLETION.
F. 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.
G. THE OWNER / CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO BEGINNING OF CONSTRUCTION.
H. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SPECIFIC TO THIS PROJECT.

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 RAMPS 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 THE 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.

RECEIVED DEC 16 2013 LAND DEVELOPMENT SECTION

NOTICE TO CONTRACTOR

1. AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY. AN APPROVED COPY OF THOSE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" OR, 505-260-1990, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTION. 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 TRAFFIC / STREET USE.
6. MAINTENANCE OF THOSE 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.

APPROVAL	NAME	DATE
A.C.E. / DESIGN		
INSPECTOR		
A.C.E. FIELD		

PROJECT NUMBER
12-11

REVISIONS

SHEET TITLE

PROJECT/OWNER
AMERICAN TIRE
WAREHOUSE ADDITION
5701 N.E. SAN MATEO BLVD.
ALBUQUERQUE, NEW MEXICO
PRICE REALTY

ARCHITECT
JOHN ARTHUR BLESSEN NEW MEXICO 13481 REGISTERED PROFESSIONAL ENGINEER
NICHOLS • NAYLOR ARCHITECTS
1155 EAST WILMINGTON AVENUE SUITE 250
SALT LAKE CITY, UTAH 84106 (801) 487-3330

DATE
MAY 22, 2013

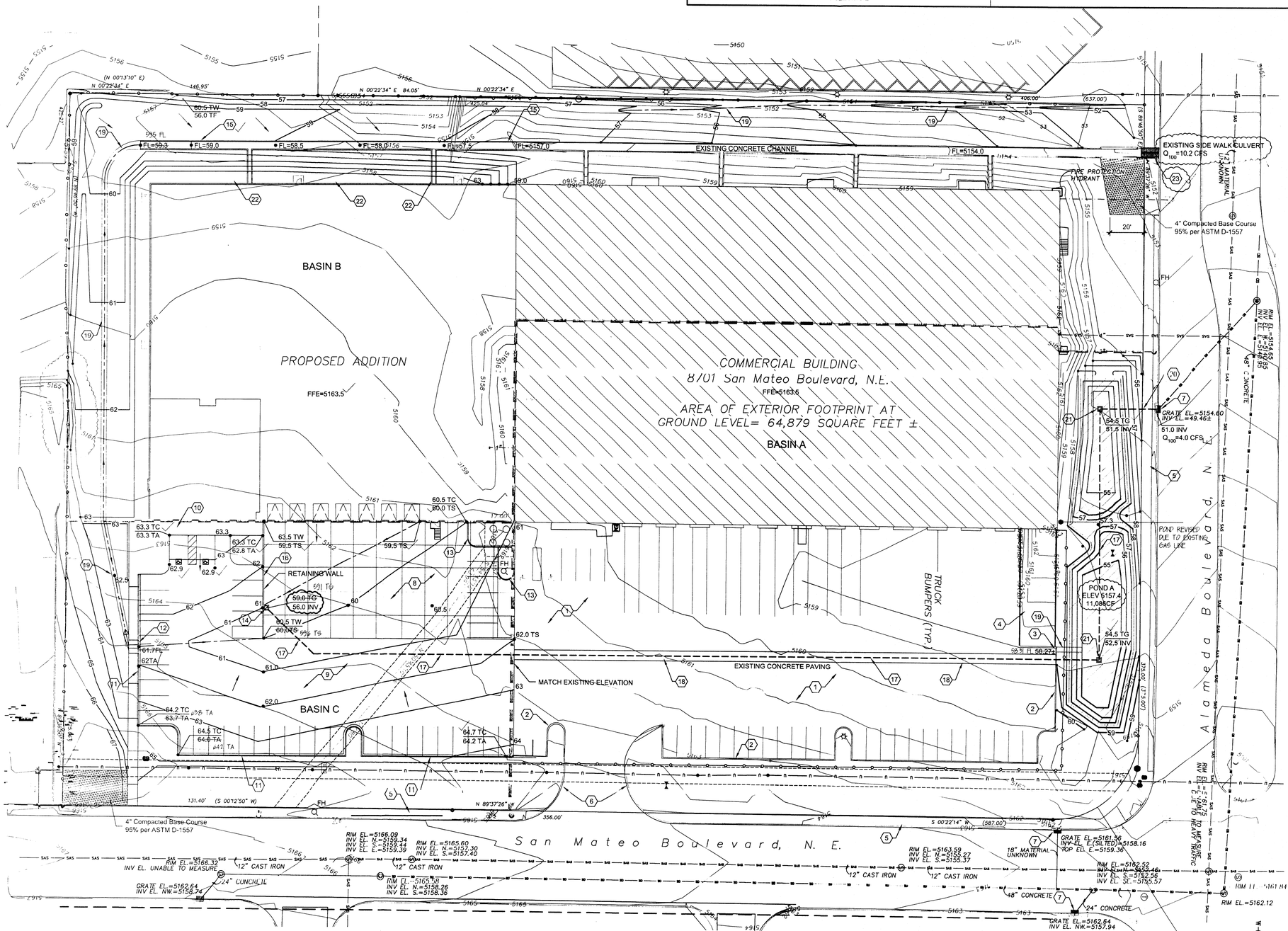
SHEET NUMBER
C-1

LEGEND:

93.1	EXISTING SPOT ELEVATION	FL	FLOW LINE
		GND	GROUND
• 51.00	NEW SPOT ELEVATION	INV	INVERT
		TA	TOP OF ASPHALT
51	EXISTING CONTOUR	TC	TOP OF CURB
51	NEW CONTOUR	TG	TOP OF GRATE
		TS	TOP OF CONCRETE SLAB
	SWALE	TW	TOP OF WALL
	VERIFIED ELEVATION	TBM	TEMPORARY BENCH MARK
61.0	AS BUILT ELEVATION		GRAVEL
	BASIN BOUNDARY		ASPHALT PAVING
	PROPERTY LINE		CONCRETE
			POND WATER SURFACE

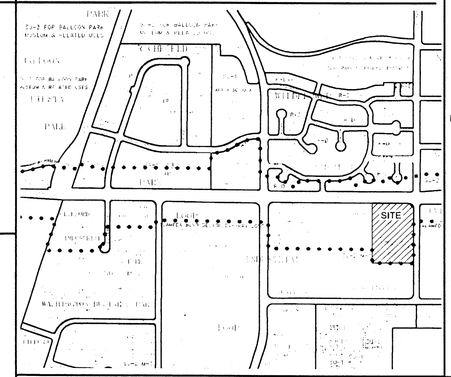
KEYNOTES

1. EXISTING CONCRETE PAVING TO REMAIN
2. EXISTING CONCRETE CURB TO REMAIN
3. EXISTING CURB CUT TO REMAIN
4. EXISTING RAMP TO REMAIN
5. EXISTING CONCRETE WALK TO REMAIN
6. EXISTING DRIVE ENTRANCE TO REMAIN
7. EXISTING DROP INLET TO REMAIN
8. CONSTRUCT CONCTETE PAVING 6" THICK 3500 PSI, WITH #4 AT 18" O/C BOTH DIRECTIONS OVER 8" BASE COURSE, PER GEOTECHNICAL REPORT.
9. CONSTRUCT 3" ASPHALT PAVING OVER 8" BASE COURSE, PER GEOTECHNICAL REPORT.
10. CONSTRUCT 4" THICK CONCRETE WALK WITH WWF 6x6;10x10 (SHEETS ONLY)
11. CONSTRUCT 3000 PSI CONCRETE CURB AND GUTTER, SEE B4/C-2.
12. CONSTRUCT 1'-0" WIDE SIDE WALK CULVERT SEE C3/C-2
13. CONSTRUCT 3000 PSI CONCRETE VERTICAL CURB, SEE B5/C-2.
14. CONSTRUCT CONCRETE CATCH BASIN, SEE A3/C-2.
15. CONSTRUCT CONCRETE CHANNEL SEE A5/C-2
16. CONSTRUCT CONCRETE RETAINING WALL, SEE C5/C-2
17. CONSTRUCT 12" DIA PVC STORM DRAIN PIPE
18. SAW CUT AND REMOVE EXISTING CONCRETE PAVING AS REQUIRED FOR INSTALLATION OF NEW STORM DRAIN, COMPACT BACKFILL TO 90% PER ASTM D-1557. PATCH CONCRETE PAVING TO MATCH EXISTING.
19. 3'-0" WIDE COBBLE SWALE
20. CONSTRUCT 8" DIA PVC DISCHARGE PIPE TO EXISTING DROP INLET PER COA DRAWING #2237.
21. CONSTRUCT CONCRETE CATCH BASIN, SEE B3/C-2.
22. CONSTRUCT CONCRETE CHANNEL SEE A4/C-2, ALIGN WITH ROOF DRAINS.
23. REMOVE EXISTING 24" SIDE WALK CULVERT, INSTALL NEW 48" WIDE SIDE WALK CULVERT PER STD COA DWG #2236, TACK WELD THE BOLTS TO STEEL PLATE AND EXTEND THE PAVEMENT BACK FROM THE BACK OF SIDEWALK.



A1 SITE GRADING PLAN
1"=30'-0"

VINICITY MAP C-17



LEGAL DESCRIPTION:
TRACT E-1-A-1-A LOOP INDUSTRIAL DISTRICT SUBDIVISION, UNIT 1

ADDRESS: 5701 SAN MATEO NE, ALBUQUERQUE, NM

BENCH MARK:
ELEVATION DATUM IS BASED ON NAVD 1988 FROM AGRS MONUMENT "9 CBK", PUBLISHED ELEVATION (FEET) = 5232.470 (DATE OF RETRIVAL: JULY 2007 FOR NON AGRS MONUMENTS)

FLOOD HAZARD:
AS SHOWN ON PANEL 137 OF 825 OF THE FEMA FLOOD INSURANCE RATE MAPS, THIS SITE IS NOT WITHIN A DESIGNATED FLOOD HAZARD AREA.

CONSTRUCTION NOTES

A. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.

B. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

C. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND RULES CONCERNING SAFETY AND HEALTH.

D. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERITY 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.

E. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT / ENGINEER WITH AN AS BUILT SURVEY FOR ENGINEER'S CERTIFICATION AT PROJECT COMPLETION.

F. 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.

G. THE OWNER / CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO BEGINNING OF CONSTRUCTION.

H. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SPECIFIC TO THIS PROJECT.

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 RAMPS 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 THE 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.

NOTICE TO CONTRACTOR

1. AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY. AN APPROVED COPY OF THOSE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" OR, 505-260-1990, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTION. 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 TRAFFIC / STREET
6. MAINTENANCE OF THOSE FACILITIES SHALL BE THE RESPONSIBILITY OF OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
A.C.E. / DESIGN		
INSPECTOR		
A.C.E. FIELD		

RECEIVED
DEC 10 2013
LAND DEVELOPMENT SECTION

PROJECT NUMBER
12-11

REVISIONS

SHEET TITLE

PROJECT/OWNER
AMERICAN TIRE WAREHOUSE ADDITION
5701 N.E. SAN MATEO BLVD.
ALBUQUERQUE, NEW MEXICO 87113
PRICE REALTY

ARCHITECT
JOHN ARTHUR BLESSEN
NEW MEXICO
13481
REGISTERED PROFESSIONAL ENGINEER
NICHOLS • NAYLOR ARCHITECTS
1155 EAST WILMINGTON AVENUE SUITE 250
SALT LAKE CITY, UTAH 84106 (801) 487-3330

DATE
MAY 22, 2013

SHEET NUMBER
C-1

PROJECT NUMBER: 1009577
APPLICATION NUMBER: 13DRB-70461
THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATED_____, AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

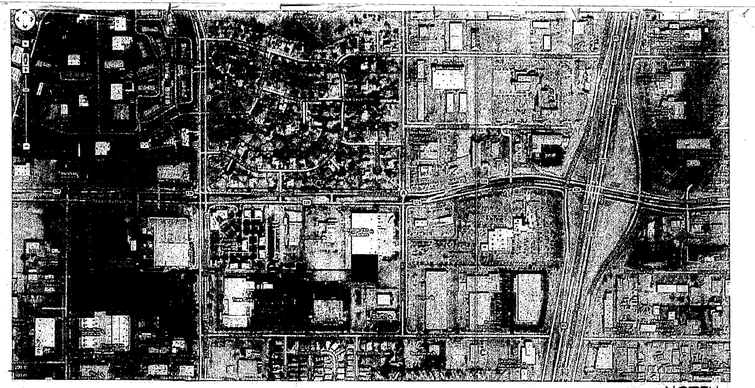
IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES ( ) NO

IF YES THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITH IN THE PUBLIC RIGHT OF WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	5-30-13 date
Water Utility Development	04/10/13 date
Parks and Recreation Department	4-10-13 date
City Engineer	4-10-13 date
* Environmental Health Department	date
Solid Waste Management	date
DRB Chairperson, planning department	7/24/2013 date

*Environmental Health, if necessary



2 / AS1 VICINITY MAP

SCALE: 0 FEET

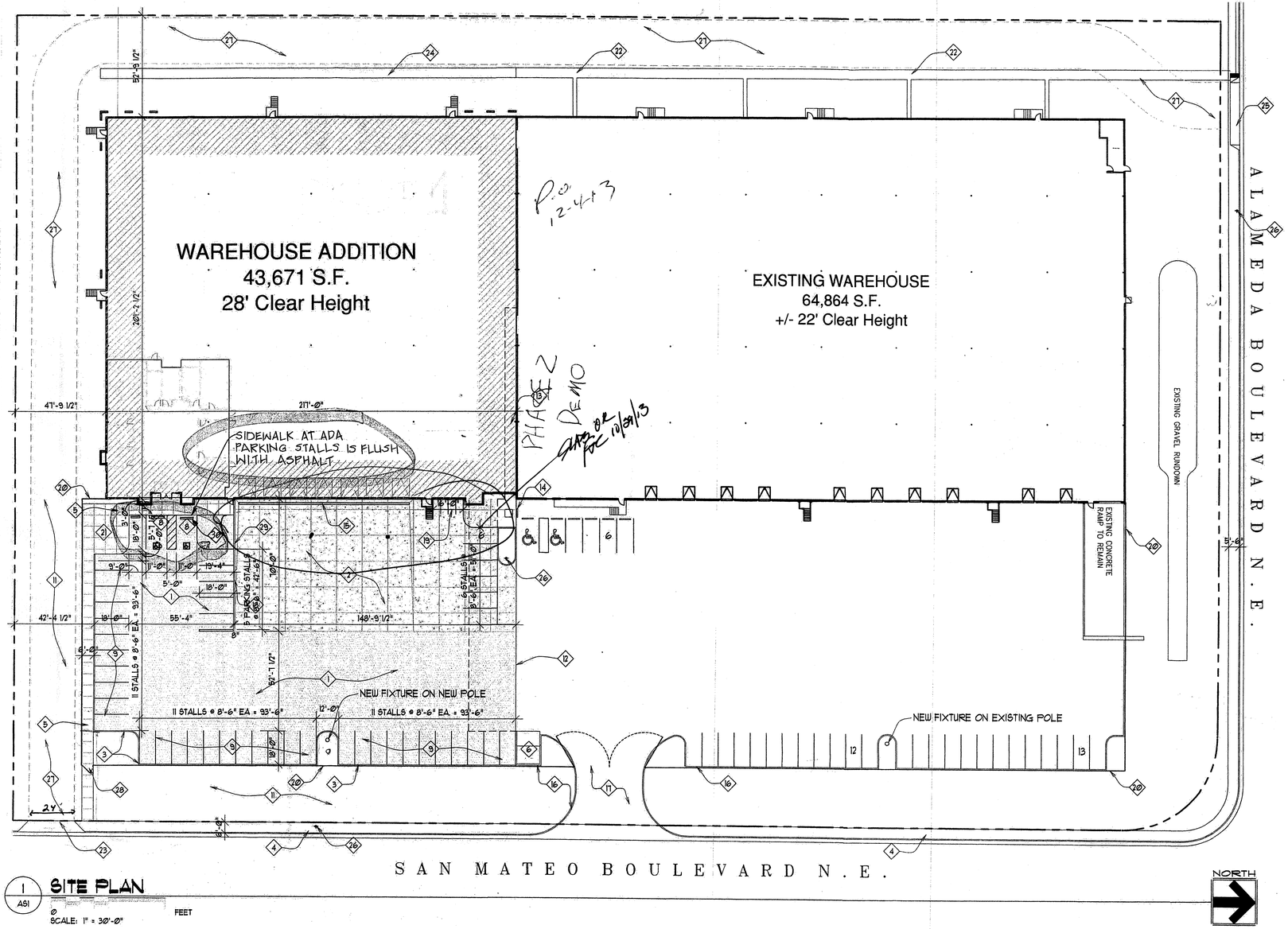
NORTH

SITE TABULATION

ITEM	NUMBER
BUILDING AREA	
EXISTING WAREHOUSE	64,864 S.F.
NEW WAREHOUSE ADDITION	43,671 S.F.
TOTAL BUILT AREA	108,535 S.F. (40%)
LANDSCAPE AREA (NET %)	98,325 S.F. (36%)
IMPERVIOUS AREA	76,431 S.F. (28%)
TOTAL AREA	270,207 S.F.

PARKING TABULATION

PARKING REQUIRED	
OFFICE 1/200 S.F. 4,606 NET S.F. / 200	23 STALLS
WAREHOUSE 1/1,000 S.F. 102,810 NET S.F./ 2,000	52 STALLS
TOTAL	75 STALLS
ADA PARKING REQUIRED	4 STALLS
ADA PARKING PROVIDED	4 STALLS
ADA PARKING REQUIRED	4 STALLS
TOTAL PROVIDED	78 STALLS



1 / AS1 SITE PLAN

SCALE: 1" = 30'-0" FEET

SITE KEYED NOTES

1. ASPHALT PAVING ON ROAD BASE - COORDINATE THICKNESS AND GRADING & DRAINAGE WITH CIVIL DRAWINGS
2. 6" CONCRETE SLAB ON 8" ROAD BASE - COORDINATE GRADING & DRAINAGE WITH CIVIL DRAWINGS
3. STRAIGHT-BACK CONCRETE CURB OR CONCRETE CURB & GUTTER - COORDINATE WITH CIVIL DRAWINGS - SEE DETAIL
4. EXISTING CONCRETE CURB-EDGE SIDEWALK TO REMAIN
5. CONCRETE SIDEWALK
6. EXISTING TRASH ENCLOSURE
7. EXISTING PAVING TO BE REMOVED
8. ACCESSIBLE PARKING STALL WITH SIGN TO MEET ALL REQUIREMENTS OF CABO/ANSI A117.1 AND THE AMERICANS WITH DISABILITIES ACT - SEE DETAIL 5/ AS2 FOR SIGN DETAIL
9. PAINT 4" WIDE SOLID STRIPE - WHITE
10. INTERNATIONAL SYMBOL OF ACCESSIBILITY - WHITE ON BLUE BACKGROUND
11. LANDSCAPED AREA - SEE LANDSCAPE PLAN
12. EXISTING EDGE OF CONCRETE PAVING
13. EXISTING CONCRETE RAMP TO BE REMOVED
14. EXISTING BICYCLE PARKING TO REMAIN- (4) STALLS TOTAL
15. NEW TRENCH DRAIN- COORD. W/ CIVIL DWGS.
16. EXISTING CONCRETE CURB TO REMAIN
17. EXISTING CURB CUT TO REMAIN
18. TILT CONCRETE RETAINING WALL COORD. HEIGHT W/ CIVIL DWGS.
19. MOTOR CYCLE PARKING STALLS- PROVIDE PAINTED LETTERING (4) STALLS TOTAL
20. NEW 6'-0" HIGH WROUGHT IRON FENCE AND GATES. REMOVE CHAIN LINK FENCE WHERE NECESSARY.
21. CONCRETE PATIO
22. EXISTING CONCRETE WATERWAY
23. NEW CURBCUT FOR FIRE DEPARTMENT ACCESS
24. NEW CONCRETE WATERWAY TO MATCH EXISTING- SEE CIVIL
25. EXISTING CURBCUT FOR FIRE DEPARTMENT ACCESS
26. EXISTING FIRE HYDRANT
27. 24'-0" WIDE FIRE DEPARTMENT ACCESS
28. 6'-0" PEDESTRIAN GATE
29. 42" HIGH GALVANIZED TUBE STEEL GUARD RAIL ALONG TOP OF RETAINING WALL WHERE GRADE CHANGE IS GREATER THAN 30"
30. CONCRETE WHEEL STOP TYP.

RECEIVED
DEC 18 2013
LAND DEVELOPMENT SECTION

City of Albuquerque
Building & Safety
JUL 30 2013
I.B.C.
Plan Check Section

REVISIONS

SHEET TITLE
SITE PLAN

PROJECT/OWNER
AMERICAN TIRE
WAREHOUSE ADDITION
8701 SAN MATEO BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87113
PRICE REALTY

ARCHITECT
STATE OF NEW MEXICO
RUSSELL L NAYLOR
NO. 5210
4/3/13
REGISTERED ARCHITECT

NICHOLS • NAYLOR
ARCHITECTS
1155 EAST WILMINGTON AVENUE SUITE 250
SALT LAKE CITY, UTAH 84106 (801) 487-3330

DATE
MARCH 14, 2013

SHEET NUMBER
AS1

PROJECT NUMBER: 1009577
APPLICATION NUMBER: 13DRB-70461
THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATED_____, AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

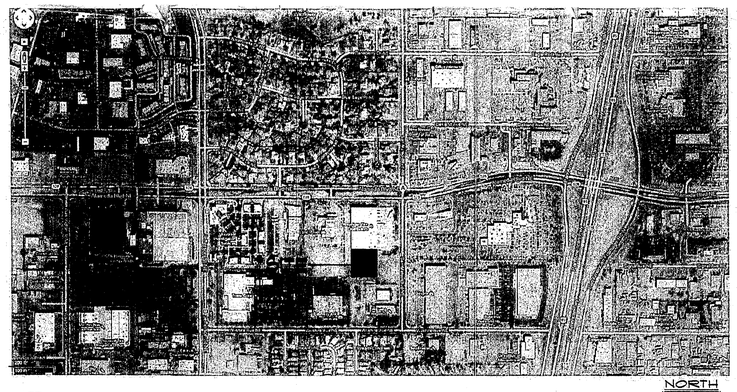
IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES ( ) NO

IF YES THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITH IN THE PUBLIC RIGHT OF WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	5-30-13 date
Water Utility Development	04/01/13 date
Parks and Recreation Department	4-10-13 date
City Engineer	4-10-13 date
*Environmental Health Department	date
Solid Waste Management	date
DRB Chairperson, planning department	7/24/2013 date

*Environmental Health, if necessary



2 / AS1 VICINITY MAP

SCALE: 0 FEET

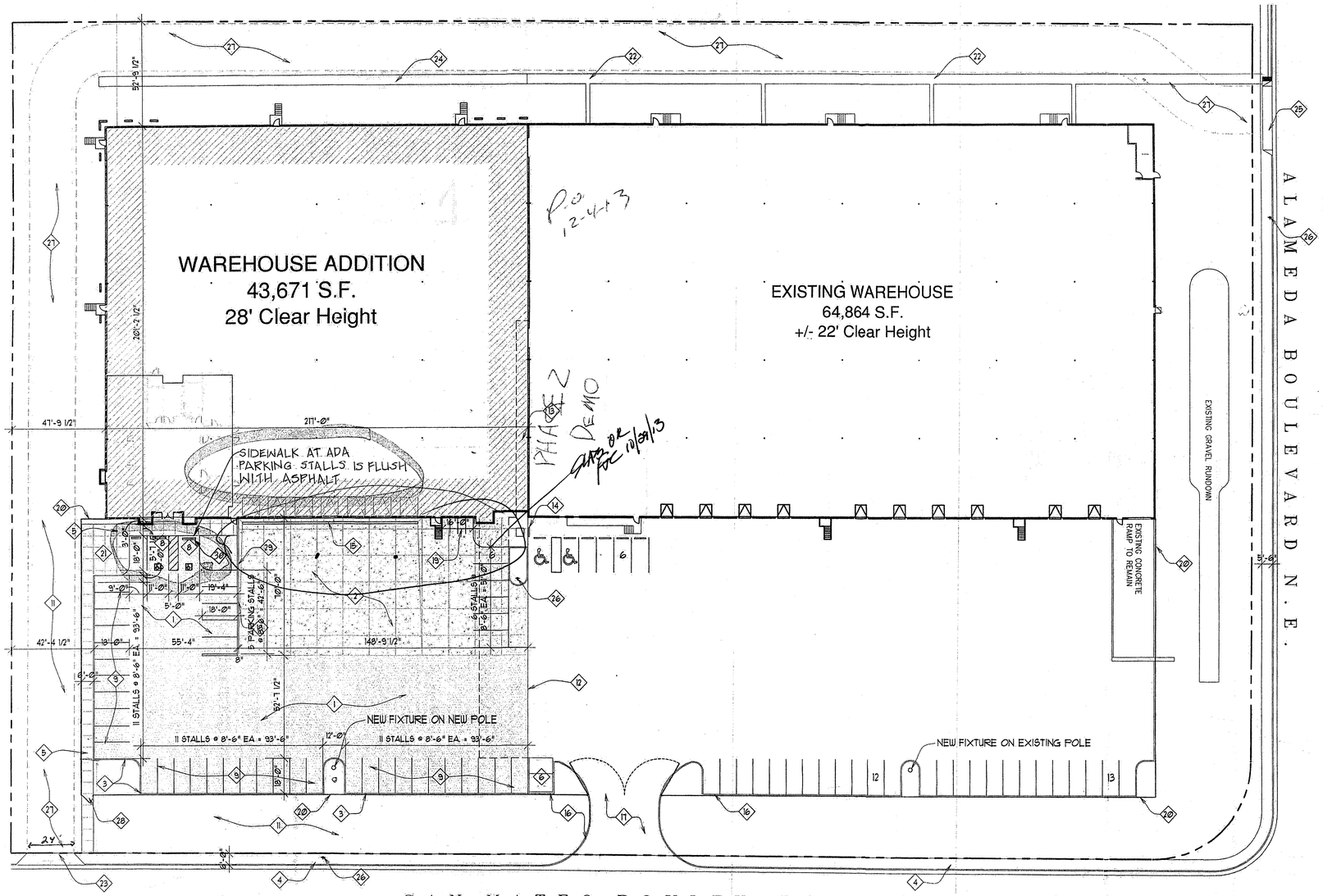
NORTH

SITE TABULATION

ITEM	NUMBER
BUILDING AREA	
EXISTING WAREHOUSE	64,864 S.F.
NEW WAREHOUSE ADDITION	43,671 S.F.
TOTAL BUILT AREA	108,535 S.F. (40%)
LANDSCAPE AREA (NET %)	58,325 S.F. (36%)
IMPERVIOUS AREA	76,431 S.F. (28%)
TOTAL AREA	270,201 S.F.

PARKING TABULATION

PARKING REQUIRED	
OFFICE 1/200 S.F.	
4,606 NET S.F. / 200	23 STALLS
WAREHOUSE 1/2,000 S.F.	
101,810 NET S.F./ 2,000	52 STALLS
TOTAL	75 STALLS
ADA PARKING REQUIRED	4 STALLS
ADA PARKING PROVIDED	4 STALLS
ADA PARKING REQUIRED	4 STALLS
TOTAL PROVIDED	18 STALLS



1 / AS1 SITE PLAN

SCALE: 0 1" = 30'-0" FEET

SITE KEYED NOTES

1. ASPHALT PAVING ON ROAD BASE - COORDINATE THICKNESS AND GRADING & DRAINAGE WITH CIVIL DRAWINGS
2. 6" CONCRETE SLAB ON 8" ROAD BASE - COORDINATE GRADING & DRAINAGE WITH CIVIL DRAWINGS
3. STRAIGHT-BACK CONCRETE CURB OR CONCRETE CURB & GUTTER - COORDINATE WITH CIVIL DRAWINGS - SEE DETAIL
4. EXISTING CONCRETE CURB-EDGE SIDEWALK TO REMAIN
5. CONCRETE SIDEWALK
6. EXISTING TRASH ENCLOSURE
7. EXISTING PAVING TO BE REMOVED
8. ACCESSIBLE PARKING STALL WITH SIGN TO MEET ALL REQUIREMENTS OF CABO/ANSI A117.1 AND THE AMERICANS WITH DISABILITIES ACT - SEE DETAIL 5/ A52 FOR SIGN DETAIL
9. PAINT 4" WIDE SOLID STRIPE - WHITE
10. INTERNATIONAL SYMBOL OF ACCESSIBILITY - WHITE ON BLUE BACKGROUND
11. LANDSCAPED AREA - SEE LANDSCAPE PLAN
12. EXISTING EDGE OF CONCRETE PAVING
13. EXISTING CONCRETE RAMP TO BE REMOVED
14. EXISTING BICYCLE PARKING TO REMAIN- (4) STALLS TOTAL
15. NEW TRENCH DRAIN- COORD. W/ CIVIL DWGS.
16. EXISTING CONCRETE CURB TO REMAIN
17. EXISTING CURB CUT TO REMAIN
18. TILT CONCRETE RETAINING WALL COORD. HEIGHT W/ CIVIL DWGS.
19. MOTOR CYCLE PARKING STALLS- PROVIDE PAINTED LETTERING (4) STALLS TOTAL
20. NEW 6'-0" HIGH WROUGHT IRON FENCE AND GATES. REMOVE CHAIN LINK FENCE WHERE NECESSARY.
21. CONCRETE PATIO
22. EXISTING CONCRETE WATERWAY
23. NEW CURBCUT FOR FIRE DEPARTMENT ACCESS
24. NEW CONCRETE WATERWAY TO MATCH EXISTING- SEE CIVIL
25. EXISTING CURBCUT FOR FIRE DEPARTMENT ACCESS
26. EXISTING FIRE HYDRANT
27. 24'-0" WIDE FIRE DEPARTMENT ACCESS
28. 6'-0" PEDESTRIAN GATE
29. 42" HIGH GALVANIZED TUBE STEEL GUARD RAIL ALONG TOP OF RETAINING WALL WHERE GRADE CHANGE IS GREATER THAN 30"
30. CONCRETE WHEEL STOP TYP.

RECEIVED
DEC 19 2013
LAND DEVELOPMENT SECTION

Approved
City of Albuquerque
Building & Safety
JUL 30 2013
I.B.C.
Plan Check Section

REVISIONS

SHEET TITLE
SITE PLAN

PROJECT/OWNER
AMERICAN TIRE
WAREHOUSE ADDITION
8701 SAN MATEO BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87113
PRICE REALTY

ARCHITECT
STATE OF NEW MEXICO
RUSSELL L NAYLOR
NO. 5210
11/3/13
REGISTERED ARCHITECT

NICHOLS • NAYLOR
ARCHITECTS
1155 EAST WILMINGTON AVENUE SUITE 250
SALT LAKE CITY, UTAH 84106 (801) 487-3330

DATE
MARCH 14, 2013

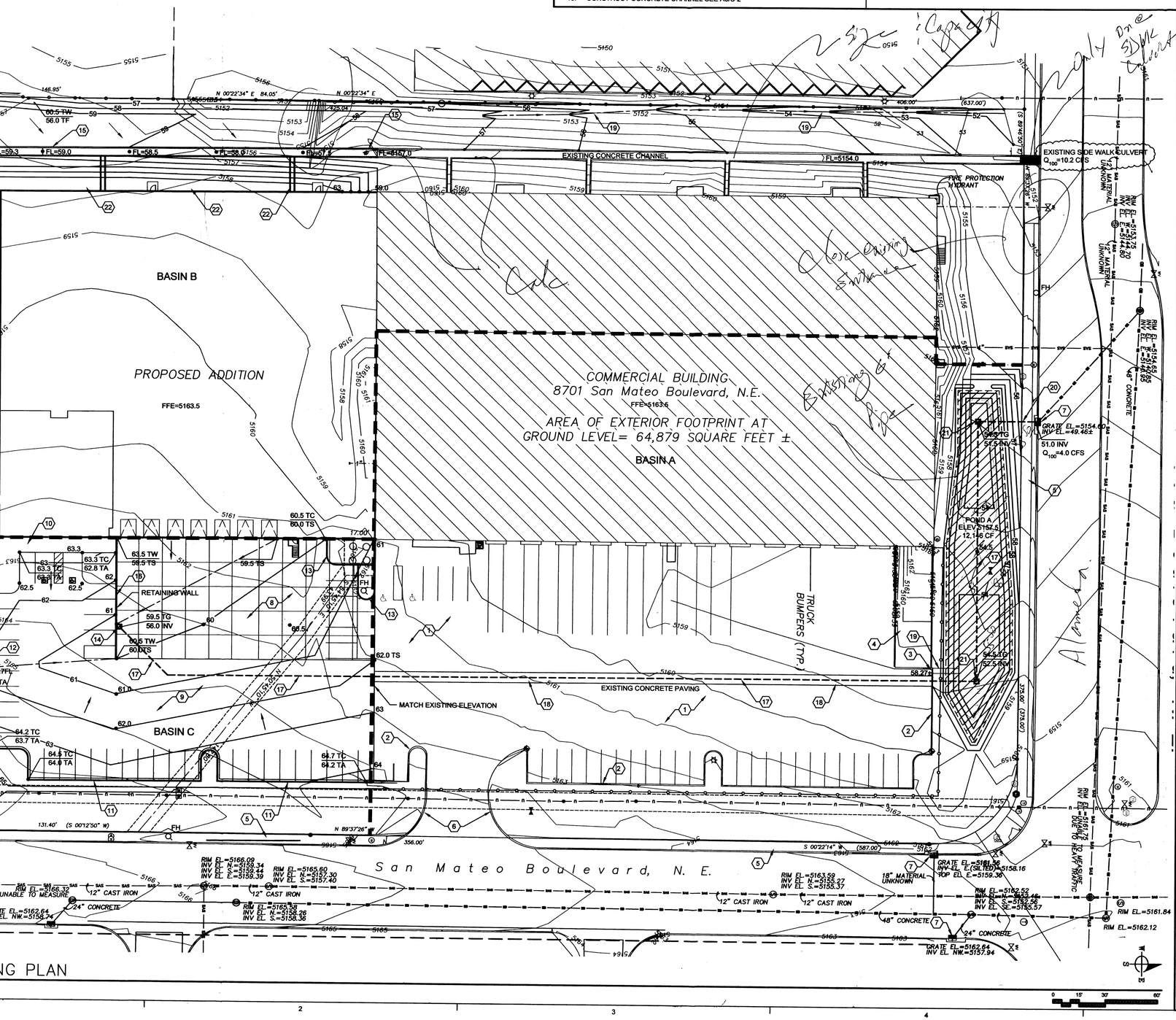
SHEET NUMBER
AS1

LEGEND:

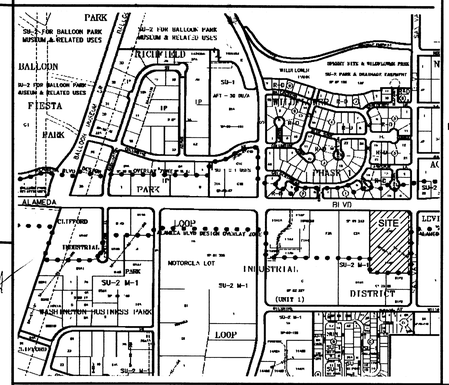
93.1	EXISTING SPOT ELEVATION	FL	FLOW LINE
• 51.00	NEW SPOT ELEVATION	GND	GROUND
51	EXISTING CONTOUR	INV	INVERT
51	NEW CONTOUR	TA	TOP OF ASPHALT
	SWALE	TC	TOP OF CURB
	VERIFIED ELEVATION	TG	TOP OF GRATE
51.0	AS BUILT ELEVATION	TS	TOP OF CONCRETE SLAB
	BASIN BOUNDARY	TW	TOP OF WALL
	PROPERTY LINE	TBM	TEMPORARY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

KEYNOTES

1. EXISTING CONCRETE PAVING TO REMAIN
2. EXISTING CONCRETE CURB TO REMAIN
3. EXISTING CURB CUT TO REMAIN
4. EXISTING RAMP TO REMAIN
5. EXISTING CONCRETE WALK TO REMAIN
6. EXISTING DRIVE ENTRANCE TO REMAIN
7. EXISTING DROP INLET TO REMAIN
8. CONSTRUCT CONCTETE PAVING 6" THICK 3500 PSI, WITH #4 AT 18" O/C BOTH DIRECTIONS OVER 8" BASE COURSE, PER GEOTECHNICAL REPORT.
9. CONSTRUCT 3" ASPHALT PAVING OVER 8" BASE COURSE, PER GEOTECHNICAL REPORT.
10. CONSTRUCT 4" THICK CONCRETE WALK WITH WWF 6x6;10x10 (SHEETS ONLY)
11. CONSTRUCT 3000 PSI CONCRETE CURB AND GUTTER, SEE B4/C-2.
12. CONSTRUCT 1'-0" WIDE SIDE WALK CULVERT SEE C3/C-2
13. CONSTRUCT 3000 PSI CONCRETE VERTICAL CURB, SEE B5/C-2.
14. CONSTRUCT CONCRETE CATCH BASIN, SEE A3/C-2.
15. CONSTRUCT CONCRETE CHANNEL SEE A5/C-2
16. CONSTRUCT CONCRETE RETAINING WALL, SEE C5/C-2
17. CONSTRUCT 12" DIA PVC STORM DRAIN PIPE
18. SAW CUT AND REMOVE EXISTING CONCRETE PAVING AS REQUIRED FOR INSTALLATION OF NEW STORM DRAIN, COMPACT BACKFILL TO 90% PER ASTM D-1557, PATCH CONCRETE PAVING TO MATCH EXISTING.
19. 3'-0" WIDE COBBLE SWALE
20. CONSTRUCT 8" DIA PVC DISCHARGE PIPE TO EXISTING DROP INLET PER COA DRAWING #2237.
21. CONSTRUCT CONCRETE CATCH BASIN, SEE B3/C-2.
22. CONSTRUCT CONCRETE CHANNEL SEE A4/C-2, ALIGN WITH ROOF DRAINS.



VINICITY MAP C–17



LEGAL DESCRIPTION:
TRACT E-1-A-1-A LOOP INDUSTRIAL DISTRICT SUBDIVISION, UNIT 1

ADDRESS: 5701 SAN MATEO NE, ALBUQUERQUE, NM

BENCH MARK:
ELEVATION DATUM IS BASED ON NAVD 1988 FROM AGRS MONUMENT "9_C18", PUBLISHED ELEVATION (FEET) = 5232.470 (DATE OF RETRIVAL: JULY 2007 FOR NON AGRS MONUMENTS)

FLOOD HAZARD:
AS SHOWN ON PANEL 137 OF 825 OF THE FEMA FLOOD INSURANCE RATE MAPS, THIS SITE IS NOT WITHIN A DESIGNATED FLOOD HAZARD AREA.

CONSTRUCTION NOTES

A. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.

B. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

C. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND RULES CONCERNING SAFETY AND HEALTH.

D. 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.

E. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT / ENGINEER WITH AN AS BUILT SURVEY FOR ENGINEER'S CERTIFICATION AT PROJECT COMPLETION.

F. 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.

G. THE OWNER / CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO BEGINNING OF CONSTRUCTION.

H. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SPECIFIC TO THIS PROJECT.

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 RAMPS 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 THE 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.

RECEIVED
MAY 10 2013
LAND DEVELOPMENT SECTION

NOTICE TO CONTRACTOR

1. AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT–OF–WAY. AN APPROVED COPY OF THOSE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" OR, 505–260–1990, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTION. 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 TRAFFIC / STREET USE.
6. MAINTENANCE OF THOSE 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.

APPROVAL	NAME	DATE
A.C.E. / DESIGN		
INSPECTOR		
A.C.E. FIELD		

PROJECT NUMBER
12-11

REVISIONS

SHEET TITLE

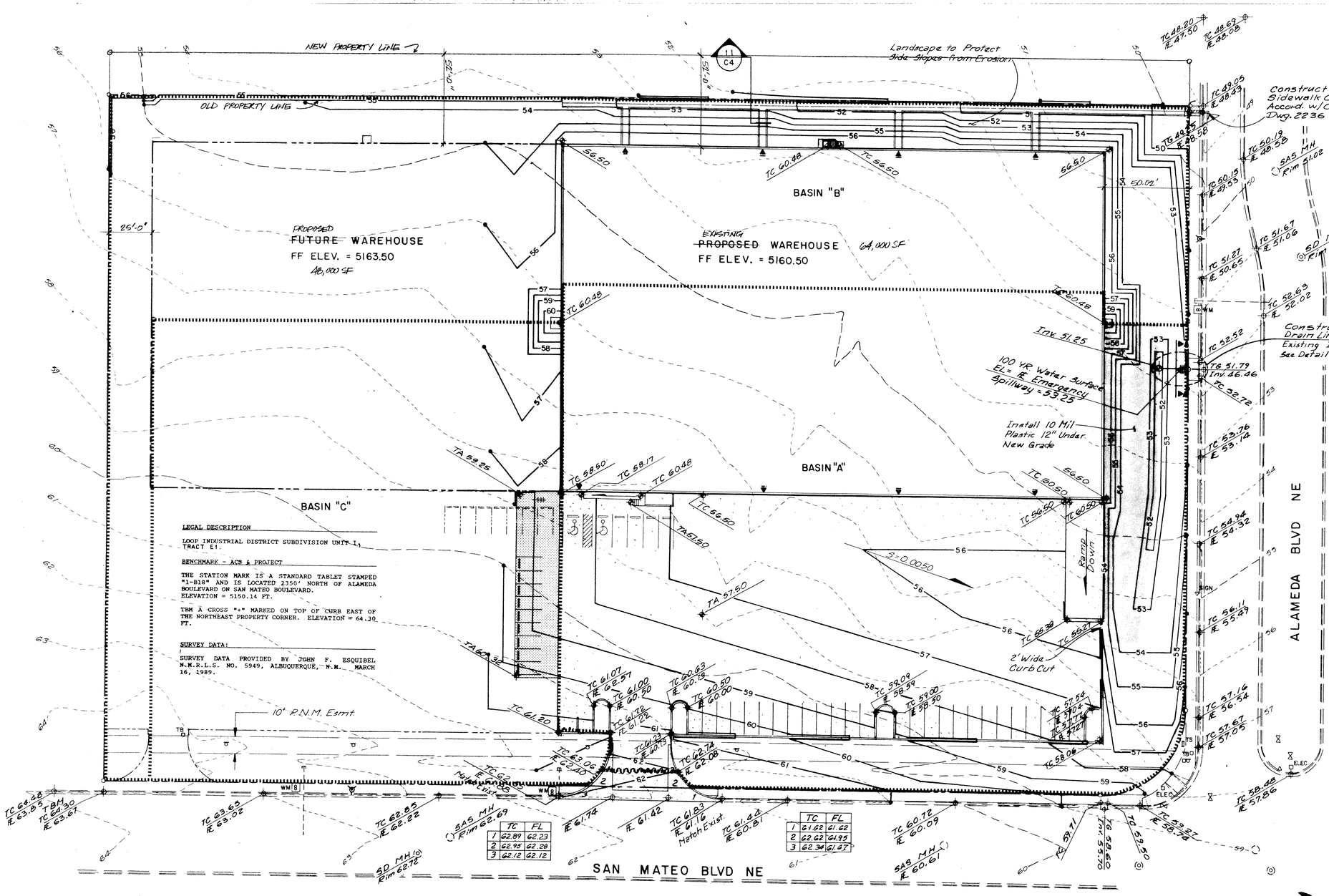
PROJECT/OWNER
AMERICAN TIRE WAREHOUSE ADDITION
5701 N.E. SAN MATEO BLVD.
ALBUQUERQUE, NEW MEXICO 87113
PRICE REALTY

ARCHITECT
JOHN ARTHUR BLESSEN NEW MEXICO 13481 REGISTERED PROFESSIONAL ENGINEER 5-10-13

NICHOLS • NAYLOR ARCHITECTS
1155 EAST WILMINGTON AVENUE SUITE 250
SALT LAKE CITY, UTAH 84106 (801) 487-3330

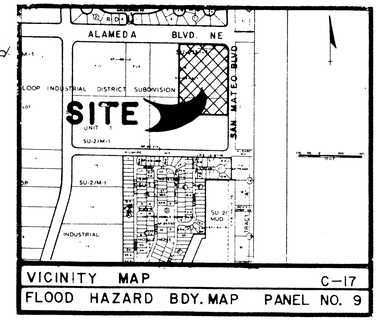
DATE
FEBRUARY 12, 2013

SHEET NUMBER
C-1

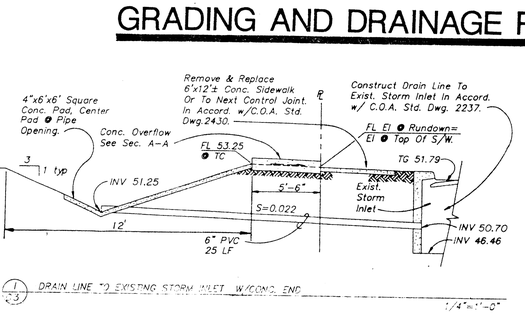


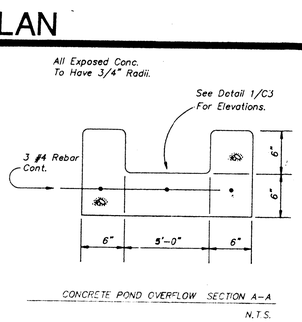
TC	FL
1	62.89	62.23
2	62.95	62.28
3	62.12	62.12

TC	FL
1	61.62	61.62
2	62.02	61.95
3	62.34	61.67



GRADING AND DRAINAGE PLAN





30 15 0 30 60
SCALE IN FEET

LEGAL DESCRIPTION

LOOP INDUSTRIAL DISTRICT SUBDIVISION UNIT I, TRACT E1

BENCHMARK - ACS & PROJECT

THE STATION MARK IS A STANDARD TABLET STAMPED "1-B18" AND IS LOCATED 2350' NORTH OF ALAMEDA BOULEVARD ON SAN MATEO BOULEVARD. ELEVATION = 5150.14 FT.

TBM A CROSS "+" MARKED ON TOP OF CURB EAST OF THE NORTHEAST PROPERTY CORNER. ELEVATION = 64.30 FT.

SURVEY DATA:

SURVEY DATA PROVIDED BY JOHN F. ESQUIBEL N.M.R.L.S. NO. 5949, ALBUQUERQUE, N.M. MARCH 16, 1989.

DRAINAGE PLAN CONTINUED:

Actual Pond Size:
2(1/2)(1.5'x6')=9 SF
9 SFx155 ft.=1395 CF
From SAD 201 => Q = 2.29 CFS/Acre
2.29 X 5.81 = 13.3 CFS
21.93 - 13.3 = 8.63 CFS to Pond

CAPACITY OF OVERFLOW REQUIRED:
Inflow-Outflow 9.11-0.99 = 8.12 CFS
Capacity of Overflow:

$Q = 2/3L(2g)^{1/2}h^{3/8}$

$= 2/3\ (5)(2)(32.2)^{1/2}(0.5)^{3/2}$
$= 9.46$ CFS
-or-
A = 5x0.5 = 2.5
R = A/P = 2.5/0.5 + 5 + 0.5 = 0.4167

$Q = \frac{1.49}{n} R^{2/3} s^{1/2} A$

$= \frac{1.49}{0.013} (0.4167)^{2/3}(0.02)^{1/2}(2.5)$
$= 22.61$ CFS

Basin "A" (Area to Pond):
Roof: (320' x 120') = 0.88 AC
Q(100) = (0.88)(0.90)(4.84)
= 3.83 CFS
Parking Lot: 1.03 AC
Q = (1.03)(0.95)(4.84)
= 4.74 CFS

Landscaped Area:
50'x240' = 0.28
30'x250' = 0.17
0.45

Q(100) = (0.45)(.25)(4.84)
= 0.54 CFS

3.83 + 4.74 + .54 = 9.11 CFS

Basin "B" (Area to Culvert):
Accounting for Future Development
Future Roof: 100'x 240' = 0.55 AC
Q(100) = (0.90)(0.55)(4.84)
= 2.40 CFS
Future Landscaping: 25'x (395'+ 265) = 0.38
Q(100) = (0.25)(0.38)(4.84)
= 0.46 CFS
Roof: 80'x 320' = 0.59 AC
Q(100) = (0.90)(0.59)(4.84)
2.56 CFS
Landscaping: 25'x 375' = 0.22 AC
Q(100) = (0.22)(0.25)(4.84)
= 0.26 CFS
2.40 + 0.46 + 2.56 + 0.26 = 5.68 CFS

Basin "C"
Future Roof: 100'x 240' = 0.55 AC
Q(100) = (0.90)(0.55)(4.84)
= 2.40 CFS
Future Parking Lot: 1.00 AC
Q(100) = (0.95)(1.00)(4.84)
= 4.60 CFS
Future Landscaping:
25'x240' = 0.14
25'x400' = 0.23
30'x245' = 0.17
0.54
Q(100) = (0.25)(0.54)(4.84)
= 0.63 CFS
2.40 + 4.60 + 0.63 = 7.63 CFS

Discharge thru 6" PVC

$A = 3.14\ r^2 = 3.14\ (0.25)^2 = 0.1963$

$R = A/P = 3.14\ r^2/2\ (r) 3.14 = r/2\ \ 0.25/2 = 0.1250$

$Q = \frac{1.49}{n} R^{2/3} S^{1/2} A$

$= \frac{1.49}{0.011} (0.125)^{2/3}\ (0.022)^{1/2}\ (0.1963)$

$= (135.45)(0.25)(0.1483)(0.1963)$
$= 0.9858$ CFS

Discharge thru sidewalk culvert:
Flow thru sidewalk culvert:

Q(100) = 5.68 CFS
Q (10) = (0.657)(5.68) = 3.73 CFS
Capacity of 24" wide sidewalk culvert:

$Q = 2/3\ L\ (2g)^{1/2}\ h^{3/2}$
$= 2/3\ (2)\ (2(32.2))^{1/2}\ \ (.58)^{3/2}$
$= 4.73$ CFS
Capacity of channel west of building:
A = .5x5 = 2.5
R = A/P = 2.516 = 0.4167

$Q = \frac{1.49}{0.013} (0.4167)^{2/3}(0.02)^{1/2}(2.5)$
$= 22.61$ CFS

DRAINAGE PLAN

PMI WAREHOUSE

LOCATION AND DESCRIPTION:

THE SITE IS LOCATED ON THE SW CORNER OF SAN MATEO BOULEVARD AND ALAMEDA BOULEVARD NE WITHIN THE LOOP INDUSTRIAL DISTRICT SUBDIVISION UNIT I IN ALBUQUERQUE, NEW MEXICO. THE SITE, CONTAINING APPROXIMATELY 5.81 ACRES, IS PRESENTLY UNDEVELOPED. EXISTING SLOPES ARE FROM THE EAST TO THE WEST AVERAGING 3.33 PERCENT. THE SITE IS NOT LOCATED WITHIN A FLOOD PLAIN.

EXISTING CONDITIONS:

PRESENTLY, RUNOFF FROM THE SITE DISCHARGES ACROSS PROPERTY LINES TO ALAMEDA BOULEVARD WHERE IT IS INTERCEPTED BY EXISTING CATCH BASINS. NO OFF-SITE FLOWS ENTERS THE SITE DUE TO EXISTING ELEVATIONS.

PROPOSED CONDITIONS:

PROPOSED DEVELOPMENT OF THE SITE INCLUDES A BUILDING WITH RELATED PARKING AND LANDSCAPING. A STORM WATER RETENTION POND WILL BE INCORPORATED INTO THIS DEVELOPMENT. THIS POND IS REQUIRED DUE TO THE SAD 201 CRITERIA. THE POND WILL BE DRAINED BY A 6" PVC LINE AT A RATE OF 0.99 CFS. DUE TO THE CONSTRUCTION OF THE POND, FLOWS FROM THIS DEVELOPMENT WILL BE HELD TO 13.3 CFS. FLOWS NOT ROUTED THRU THE POND WILL DISCHARGE FROM THE SITE VIA A 24" SIDEWALK CULVERT.

CALCULATIONS: (BASED ON CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, VOLUME II)

Area = 5.81 acres
i = 2.2 in./hr. Plate 22.2 D-2
6-hour, 100-year rainfall = 2.2 in. Plate 22.2 D-1
i = (2.2)(2.2) = 4.84 in./hr.

EXISTING ON-SITE CONDITIONS:

SURFACE TYPE	"C" VALUE	A (ACRES)	"C"X A	COMPOSITE "C"=CXA/A
Streets, Drives, Walks	0.95			
Roofs	0.90			
Lawns & Landscaping	0.25			
Undeveloped	0.40	5.81	2.32	
TOTAL		5.81	2.32	0.4

Q(100) = (0.4)(4.84)(5.81) = 11.248 cfs
Q(10) = (0.657)(11.248) = 7.390 cfs
CN = 68 Plate 22.2 C-2
Direct Runoff = 0.2 in. Plate 22.2 C-4
V(100) = (0.2)(5.81)(43560)/12 = 4218 cu. ft.
V(10) = (0.657)(4218) = 2771 cu. ft.

PROPOSED ON-SITE CONDITIONS (NOT INCLUDING FUTURE DEVELOPMENT):

SURFACE TYPE	"C" VALUE	A (ACRES)	"C"X A	COMPOSITE "C"=CXA/A
Streets, Drives, Walks	0.95	1.1497	1.0922	
Roofs	0.90	1.4858	1.3372	
Lawns & Landscaping	0.25	0.7277	0.1819	
Undeveloped	0.40	2.4468	0.9787	
TOTAL		5.81	3.5900	0.6179

Q(100) = (0.62)(5.81)(4.84) = 17.43 cfs
Q(10) = (0.657)(17.43) = 11.45 cfs
CN = 75 Plate 22.2 C-3
Direct Runoff = .75 in. Plate 22.2 C-4
V(100) = (.75)(5.81)(43560)/12 = 15,818 cu. ft.
V(10) = (0.657)(15,818) = 10,392 cu. ft.

PROPOSED ON-SITE CONDITIONS (INCLUDING FUTURE DEVELOPMENT):

SURFACE TYPE	"C" VALUE	A (ACRES)	"C"X A	COMPOSITE "C"=CXA/A
Streets, Drives, Walks	0.95	2.03	1.9285	
Roofs	0.90	2.57	2.3130	
Lawns & Landscaping	0.25	1.21	0.3025	
Undeveloped	0.40			
TOTAL		5.81	4.5440	0.7821

Q(100) = (0.78)(5.81)(4.84) = 21.93 cfs
Q(10) = (0.657)(21.93) = 14.41 cfs
CN = 85 Plate 22.2 C-3
Direct Runoff = 1.0 in. Plate 22.2 C-4
V(100) = (1.0)(5.81)(43560)/12 = 21,090 cu. ft.
V(10) = (0.657)(21,093) = 13,856 cu. ft

POND REQUIRED:
Volume of runoff generated by the 100 yr. storm due to proposed construction (including future development)
CN = 85
Direct runoff 1.0
Volume = (1.0)(5.81)(43560)/12 = 21,090 cu.ft.

Volume of runoff generated by the 100 yr. storm developed in accordance with SAD 201
CN = 84
Direct Runoff 0.95
Volume = (0.95)(5.81)(43560)/12 = 20,035 cu.ft.
21,090-20,035 = 1055 cu.ft

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

TITLE SAN MATEO & ALAMEDA BLVDS. NE
LOOP INDUSTRIAL DISTRICT SUBDIVISON
DRAIN LINE TO EXIST. INLET & S/W CULVERT

PERMIT NO. | MAP NO C-17-Z

DESIGN APPROVAL: Hydrology Section Date

INSPECTION APPROVAL: Construction Section Date

ACCEPTANCE: Construction Section-Permits Date

△ 7/18/89 REVISION - LAND PURCHASE

NIMS, CALVANI & ASSOCIATES, P.A.
ARCHITECTS, PLANNERS AI
LAS CRUCES
2301 CALLE DE ALAMEDA AVENUE NORTH
LAS CRUCES, NEW MEXICO 88005
505-523-2000 505-887-1141
ALBUQUERQUE
2424 PEDRO N.E. SUITE 120
ALBUQUERQUE, NEW MEXICO 87106
505-345-6400
ALBUQUERQUE
525 SAN PEDRO N.E.
ALBUQUERQUE, NEW MEXICO
505-255-6400

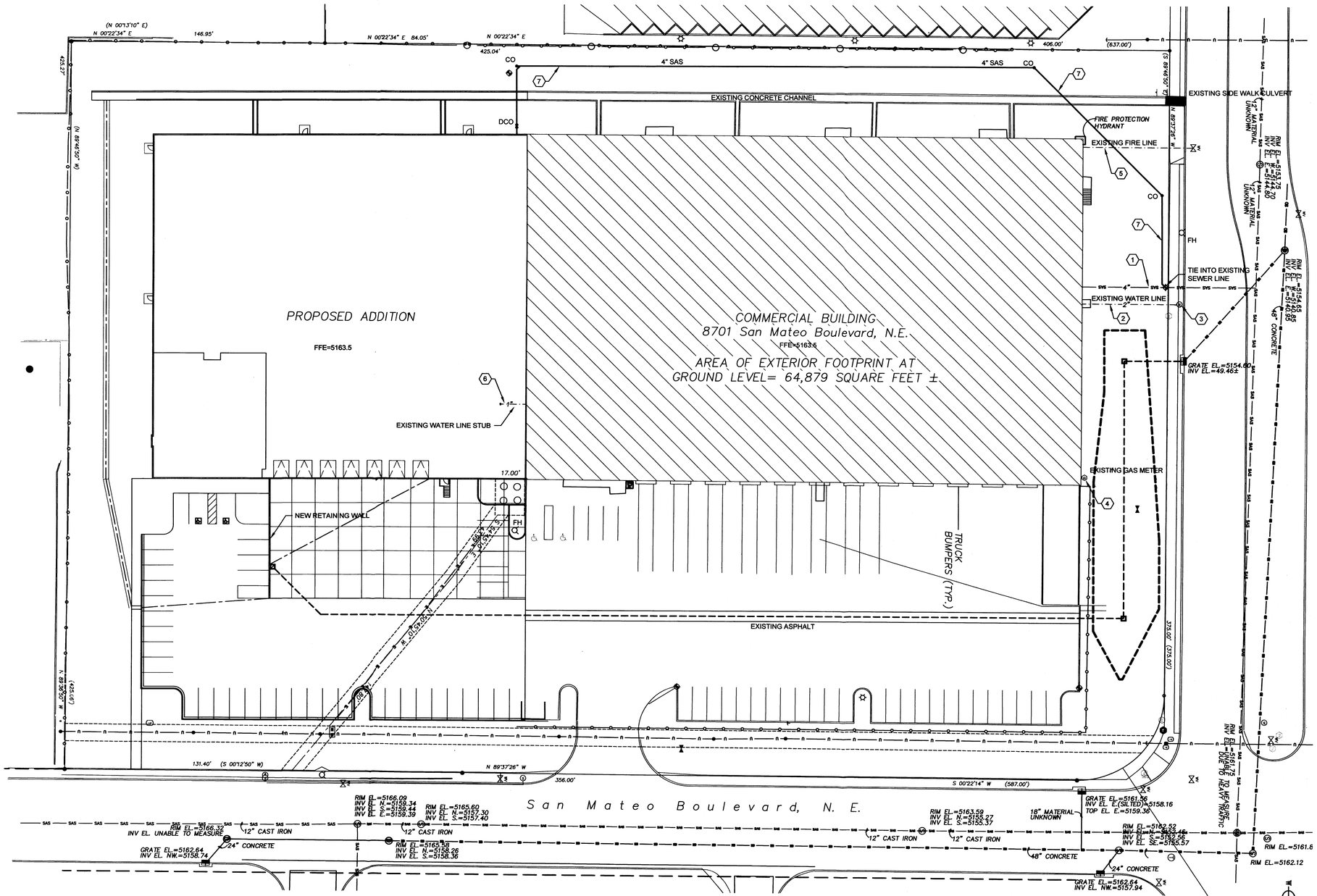
PMI WAREHOUSE FACILITY
ALBUQUERQUE, NEW MEXICO
PROPOSED PHASE II FUTURE WHSE - 48,000 SF

GRADING & DRAINAGE PLAN

JOB NO.:

DATE:

SHEET NO.: C 3



A1 SITE UTILITY PLAN

1"=30'-0"

GENERAL NOTES

A. CONTRACTOR NOTE: THESE DRAWINGS REFLECT INFORMATION ON UTILITIES GATHERED BY SITE SURVEY PROVIDED TO THE ARCHITECT, SITE INSPECTION, AND DISCUSSIONS WITH MUNICIPAL OFFICIALS. IT IS POSSIBLE THAT THE EXACT LOCATION OF BURIED LINES IN THE IMMEDIATE VICINITY OF THE PROPOSED BUILDING MAY BE SOMEWHAT DIFFERENT FROM THE LOCATION SHOWN ON THIS DRAWING. IF ADDITIONAL LINES ARE ENCOUNTERED, THEY SHALL BE EXPOSED AND IDENTIFIED BY THIS CONTRACTOR. WHERE ADDITIONAL LINES AND/OR DIFFERING LOCATIONS ARE ENCOUNTERED, THIS CONTRACTOR SHALL REQUEST THAT THE ARCHITECT ISSUE A RULING AS TO ANY NECESSARY CHANGE OF MATERIALS, RE-ROUTING, ABANDONING OR RELOCATING OF SUCH LINES.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.

MINIMUM DEPTH BELOW GRADE (COVER):
WATER - 36" SEWER - 48" GAS - 18"
EXCEPT AT BUILDING CONNECTION

C. SPECIFIC: THE CONTRACTOR SHALL BEAR ALL COSTS AND BE TOTALLY RESPONSIBLE FOR ALL OF THE UTILITY SERVICES AND THEIR COMPLETE INSTALLATION, AS SHOWN ON THE CONTRACT DRAWINGS, AND/OR DETAILS AND SPECIFICATIONS.

D. SEWER PIPING BELOW SLAB OR PAVING, OR WITHIN 10' OF WATER LINES SHALL BE STANDARD WEIGHT ABS

E. THIS CONTRACTOR IS TOTALLY RESPONSIBLE FOR CONTACTING PUBLIC UTILITY COMPANIES, MUNICIPALITIES, AND/OR OTHERS HAVING JURISDICTION ON UTILITY SERVICES FOR ALL CURRENT INFORMATION ON FEE CHARGES AND ALL OTHER COST EXPENSES REQUIRED IN PROVIDING COMPLETE AND FULLY OPERATING UTILITY SERVICES TO THIS PROJECT.

F. REFER TO ARCHITECTURAL PLANS FOR COORDINATION WITH FINAL FINISHED AND EXISTING GRADES, AND OTHER SITE IMPROVEMENTS. ALSO REFER TO CIVIL, LANDSCAPING, AND ELECTRICAL DRAWINGS, AND OTHER DRAWINGS THAT MAY BE INCLUDED IN THIS SET OF CONTRACT DOCUMENTS.

G. THIS CONTRACTOR SHALL COORDINATE CUT-OFF OF EXISTING UTILITIES FOR NEW CONNECTIONS WITH PUBLIC UTILITY COMPANY AND/OR MUNICIPALITY ENGINEERING OFFICIALS AND OWNER, AND HE SHALL CONFORM TO THEIR REQUIREMENTS. THE UTILITIES' CONNECTION POINTS SHOWN ON PLANS ARE APPROXIMATE ONLY.

H. CONTRACTOR SHALL EXPOSE AND VERIFY INVERT ELEVATIONS OF RELEVANT SEWER LINES AND MANHOLES BEFORE SETTING ANY NEW INVERTS (EITHER INSIDE BUILDING AREA OR ON SITE). SHOULD INVERTS DIFFER GREATLY FROM THOSE SHOWN ON THESE DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED AND A DECISION MADE AS TO ANY CHANGE IN MANHOLE INVERTS, CHANGES IN ROUTING AND/OR CHANGE IN ON-SITE SEWER LINE SLOPES AND INVERTS.

J. REMOVE EXISTING ASPHALT AS NECESSARY FOR INSTALLATION OF NEW UNDERGROUND UTILITIES, TRENCH AND BACKFILL (COMPACT TO 90% PER ASTM D-1557) PATCH ASPHALT TO MATCH EXISTING.

K. UTILITIES CONNECTIONS REQUIRING MAJOR SHUT-DOWN OF EXISTING FACILITIES SHALL BE SCHEDULED DURING OFF-HOURS, SUCH AS EVENINGS AND WEEKENDS, AND MUST BE SCHEDULED AND APPROVED BY OWNER AND ARCHITECT.

L. THIS CONTRACTOR SHALL INSTALL PROPER (OSHA) BARRICADES IN PEDESTRIAN AND VEHICULAR TRAFFIC AREAS AS NEEDED TO ENSURE SAFETY AND THAT ALL FEDERAL, STATE AND LOCAL STANDARDS ARE COMPLIED WITH.

M. CONTRACTOR SHALL MAKE EVERY EFFORT TO PROMPTLY COVER ALL PIPE TRENCHES AND OTHER EXCAVATION SITES TO MINIMIZE ANY POTENTIAL HAZARDS.

N. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELIGHTING OF ALL GAS PILOTS ON ALL GAS APPLIANCES AND EQUIPMENT AFFECTED BY SHUT-OFF OF GAS SUPPLY CAUSED BY THE CONTRACTOR FOR ANY REASON (RE-ROUTING OF LINES, MAKING NEW CONNECTIONS, ETC.).

P. 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 THE 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.

Q. UTILITY TRENCHES TO BE BACK FILLED AND COMPACTED TO 90% PER ASTM D-1557, REFER TO GEOTECHNICAL REPORT OF ADDITIONAL REQUIREMENTS.

KEYNOTES

1. EXISTING 4" SANITARY SEWER LINE FIELD VERIFY DEPTH
2. EXISTING 2" WATER LINE
3. EXISTING WATER METER
4. EXISTING GAS METER
5. EXISTING FIRE LINE
6. EXISTING 1" WATER LINE STUB OUT, FIELD VERIFY LOCATION.
7. CONSTRUCT 4" SANITARY SEWER LINE SLOPE 1/8" PER FOOT

PROJECT NUMBER
12-11

REVISIONS

SHEET TITLE

PROJECT/OWNER
AMERICAN TIRE WAREHOUSE ADDITION
5701 N.E. SAN MATEO BLVD.
ALBUQUERQUE, NEW MEXICO 87113
PRICE REALTY

ARCHITECT
JOHN ARTHUR BLESSEN
NEW MEXICO
13481
3-22-13
REGISTERED PROFESSIONAL ENGINEER

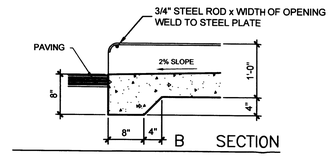
NICHOLS • NAYLOR
ARCHITECTS
1155 EAST WILMINGTON AVENUE SUITE 250
SALT LAKE CITY, UTAH 84106 (801) 487-3330

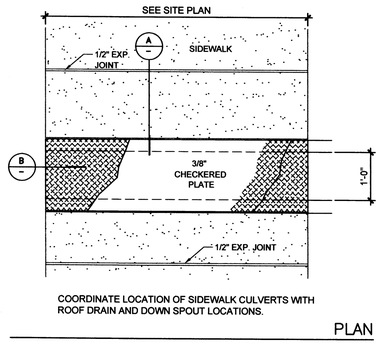
DATE
FEBRUARY 12, 2013

SHEET NUMBER
U-1

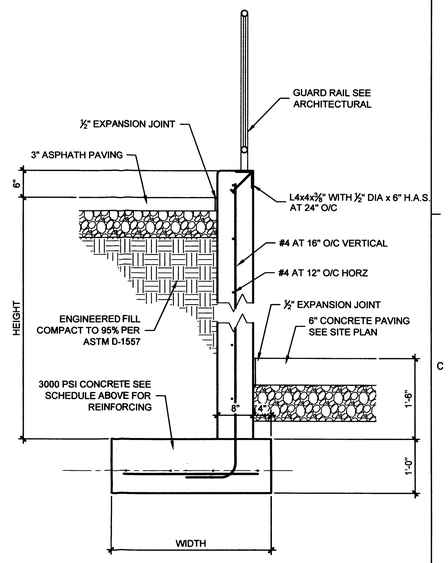
RETAINING WALL SCHEDULE

TYPE	WIDTH	HEIGTH	FOOTING REINFORCING
A	3'-0"	5'-0" MAX	(4) #4 LONG & #4 AT 16" O/C TRANS
B	1'-6"	3'-0" MAX	(2) #4 LONG & #4 AT 16" O/C TRANS

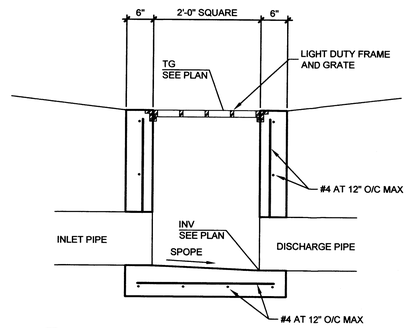




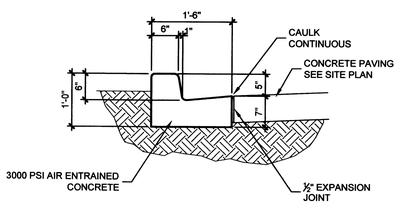
C3 SIDEWALK CULVERT
NOT TO SCALE



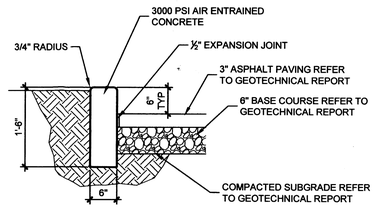
C5 RETAINING WALL
3/4"=1'-0"



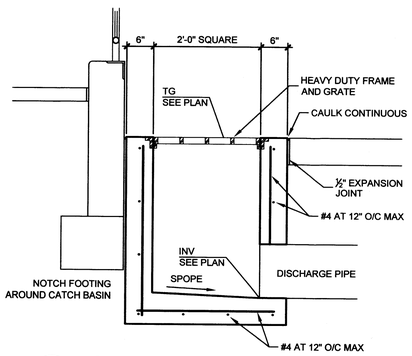
B3 CATCH BASIN
3/4"=1'-0"



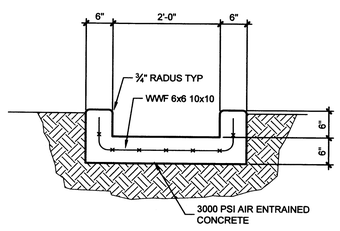
B4 CURB AND GUTTER
3/4"=1'-0"



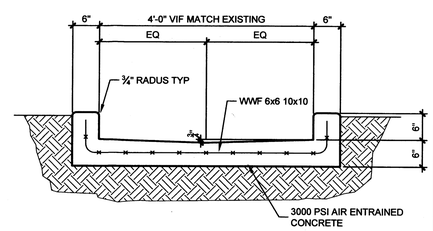
B5 HEADER CURB
3/4"=1'-0"



A3 CATCH BASIN
3/4"=1'-0"



A4 CONCRETE RUNDOWN
3/4"=1'-0"



A5 CONCRETE CHANNEL
3/4"=1'-0"

PROJECT NUMBER
12-11

REVISIONS

SHEET TITLE

PROJECT/OWNER
AMERICAN TIRE
WAREHOUSE ADDITION
5701 N.E. SAN MATEO BLVD.
ALBUQUERQUE, NEW MEXICO 87113
PRICE REALTY

ARCHITECT
JOHN ARTHUR BLESSEN
NEW MEXICO
13481
3-27-13
REGISTERED PROFESSIONAL ENGINEER

NICHOLS • NAYLOR
ARCHITECTS
1155 EAST WILMINGTON AVENUE SUITE 250
SALT LAKE CITY, UTAH 84106 (801) 487-3330

DATE
FEBRUARY 12, 2013

SHEET NUMBER
C-2