GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).

10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES REQUIREMENTS.

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.

3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).

4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL PREPARE A SWPPP FOR THE PROJECT AND SHALL TAKE ALL MEASURES NECESSARY TO COMPLY WITH EPA REQUIREMENTS.

7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.

UTILITY NOTES

1. THIS 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.

2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.

3. 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 IAPMO UNIFORM PLUMBING CODE, LATEST EDITION.

4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.

5. ROUGH GRADING OF SITE (±0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.

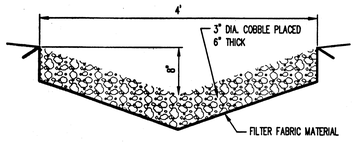
6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING DRAIN LINES AND ALL NECESSARY FITTINGS.

7. ALL VALVES SHALL BE ANCHORED PER COA STANDARD DWG. 2333.

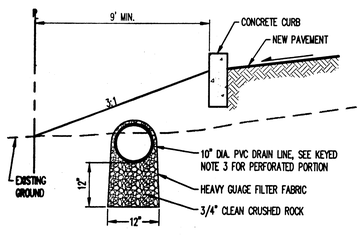
8. FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS INCLUDING UTILITY EXPANSION CHARGES. OWNER SHALL BE RESPONSIBLE FOR PRORATA AND OTHER SPECIAL ASSESSMENTS.

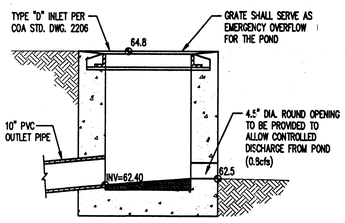
10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING UTILITY LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.



COBBLE RUNDOWN SECTION
N.T.S.



SECTION "A"
N.T.S.



SECTION - POND #2 OUTLET
N.T.S.

① GRADING KEYED NOTES

1. 10" WIDE SIDEWALK CULVERT. CULVERT TO BE SIMILAR TO COA STD. DWG 2236, AND SHALL BE EXTENDED THROUGH THE RETAINING WALL
2. COBBLE LINED RUNDOWN, SEE DETAIL THIS SHEET
3. 10" PVC DRAIN SHALL BE PERFORATED FROM HERE TO POND #2 (SEE SECTION A)
4. DAYLIGHT STORM DRAIN THROUGH RETAINING WALL
5. INSTALL TYPE 'D' INLET PER COA STD. DWG. 2206., SEE SECTION THIS SHEET

Ⓐ UTILITY KEYED NOTES

A. TIE TO EXISTING 6" SAS STUB. INV=56.28±, VERIFY PRIOR TO CONSTRUCTING
B. INSTALL CLEANOUT PER DETAIL, SHEET C191
C. STUB 6" SAS TO WITHIN 5' OF BUILDING, SEE PLUMBING FOR CONTINUATION
D. TIE TO EXISTING 6" WATERLINE. COORDINATE WITH CITY WATER UTILITY DIVISION FOR OPERATION OF CITY VALVE.
E. INSTALL FIRE HYDRANT, 4' BURY PER COA STD. DWG. 2340
F. CONTRACTOR SHALL COORDINATE AND PAY FOR CITY INSTALLATION OF 1.5" WATER SERVICE PER COA STD. DWG. 2363
G. STUB 1.5" WATERLINE TO WITHIN 5' OF BUILDING, SEE PLUMBING PLAN FOR CONTINUATION
H. REMOVE & REPLACE PAVING PER COA STD. DWG. 2465
I. INSTALL 8" GATE VALVE PER COA STD. DWG 2326 & 2328
J. INSTALL 8"x6" TEE AND 6" VALVE PER COA STD. DWG 2326 & 2328
K. INSTALL 6" GATE VALVE PER COA STD. DWG 2326 & 2328

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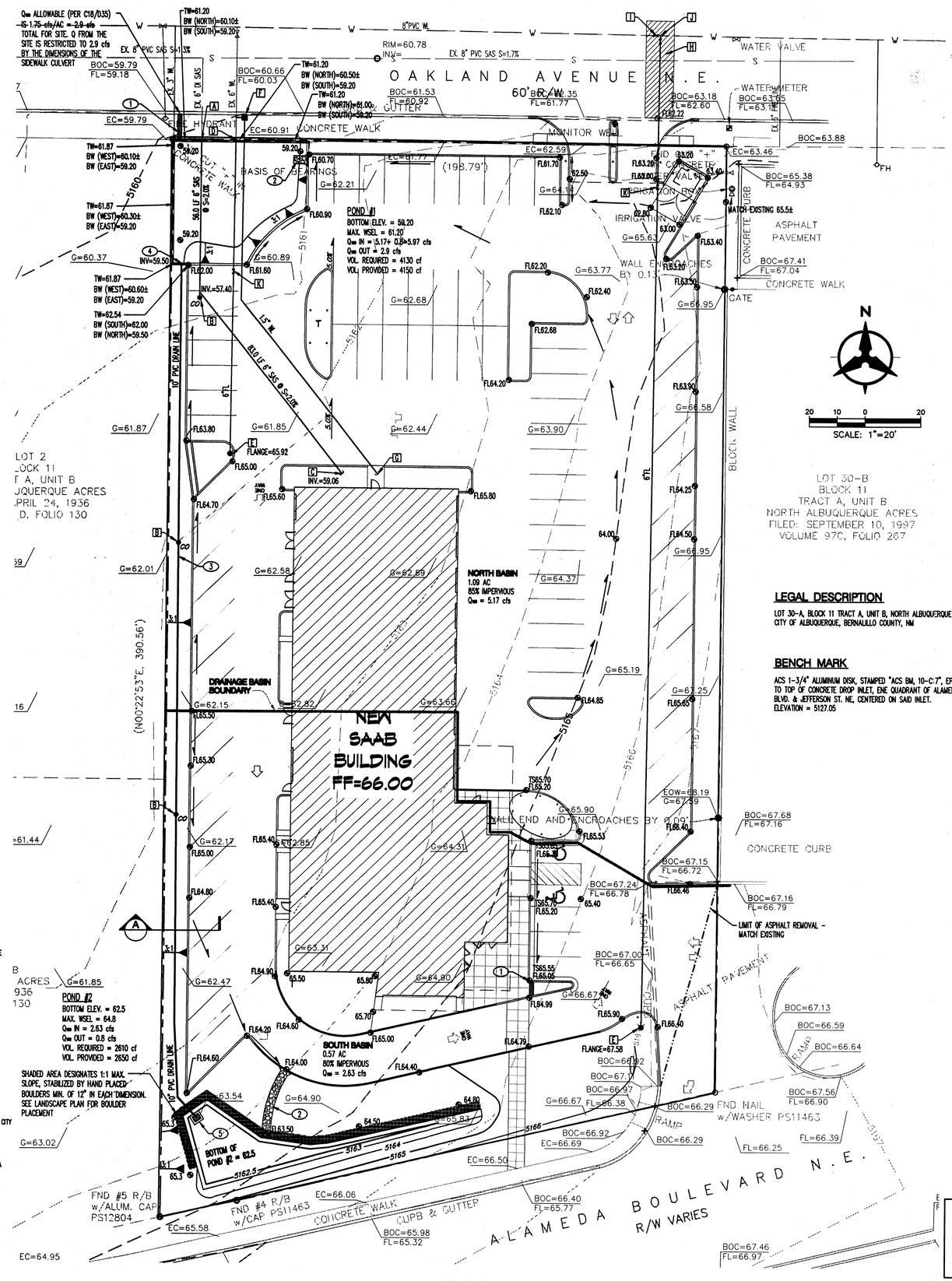
March 13, 2003 - 8:14am

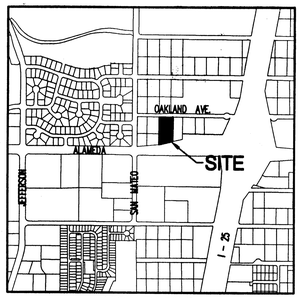


LEGAL DESCRIPTION

LOT 30-A, BLOCK 11 TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NM

BENCH MARK

ACS 1-3/4" ALUMINUM DISK, STAMPED "ACS BM, 10-C:7", EPOXIED TO TOP OF CONCRETE DROP INLET, ENE QUADRANT OF ALAMEDA BLVD. & JEFFERSON ST. NE, CENTERED ON SAID INLET.
ELEVATION = 5127.05



VICINITY MAP
ZONE ATLAS PAGE C-18-Z

LEGEND

	PROPERTY LINE
5160	EXISTING CONTOUR
G=62.68	EXISTING SPOT ELEVATION
	EXISTING CURB
SAS	EXISTING SANITARY SEWER
SASMH	EXISTING SANITARY SEWER MH
WL	EXISTING WATERLINE
	EXISTING VALVE
FH	EXISTING FIRE HYDRANT
WM	EXISTING WATER METER
IRV	EXISTING IRRIGATION VALVE
IRB	EXISTING IRRIGATION BOX
MWL	EXISTING MONITORING WELL
	LIMIT OF PAVEMENT REMOVAL
5165	PROPOSED CONTOUR
FL65.60	PROPOSED SPOT ELEVATION TS=TOP OF SIDEWALK FL=FLOWLINE
	PROPOSED FLOW ARROW
SAS	PROPOSED SANITARY SEWER
	PROPOSED CLEANOUT
WL	PROPOSED WATERLINE
	PROPOSED FIRE HYDRANT
	PROPOSED VALVE
	PROPOSED STORM DRAIN
	PROPOSED RETAINING WALL

NOTICE TO CONTRACTORS (SO 19)

THIS BLOCK OF NOTES APPLIES TO PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY, SPECIFICALLY THE SIDEWALK CULVERT IDENTIFIED W/ KEYED NOTE #1

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE 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 STANDARD SPECS FOR PUBLIC WORKS CONSTRUCTION, 1986.

3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATION 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 OBSTRUCTIONS. 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 TO ARTERIAL STREET USE.

6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

DESIGN APPROVAL:

HYDROLOGY SECTION DATE

INSPECTION APPROVAL:

TRANS/STREET MAINT. DATE

ACCEPTANCE:

CONSTRUCTION MGT. DIV. DATE

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

architecture
interiors
planning
engineering

Dekker Perich Sabatini
6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

ENGINEER

BRUCE J. STIDWORTHY
NEW MEXICO
14626
PROFESSIONAL ENGINEER

PROJECT

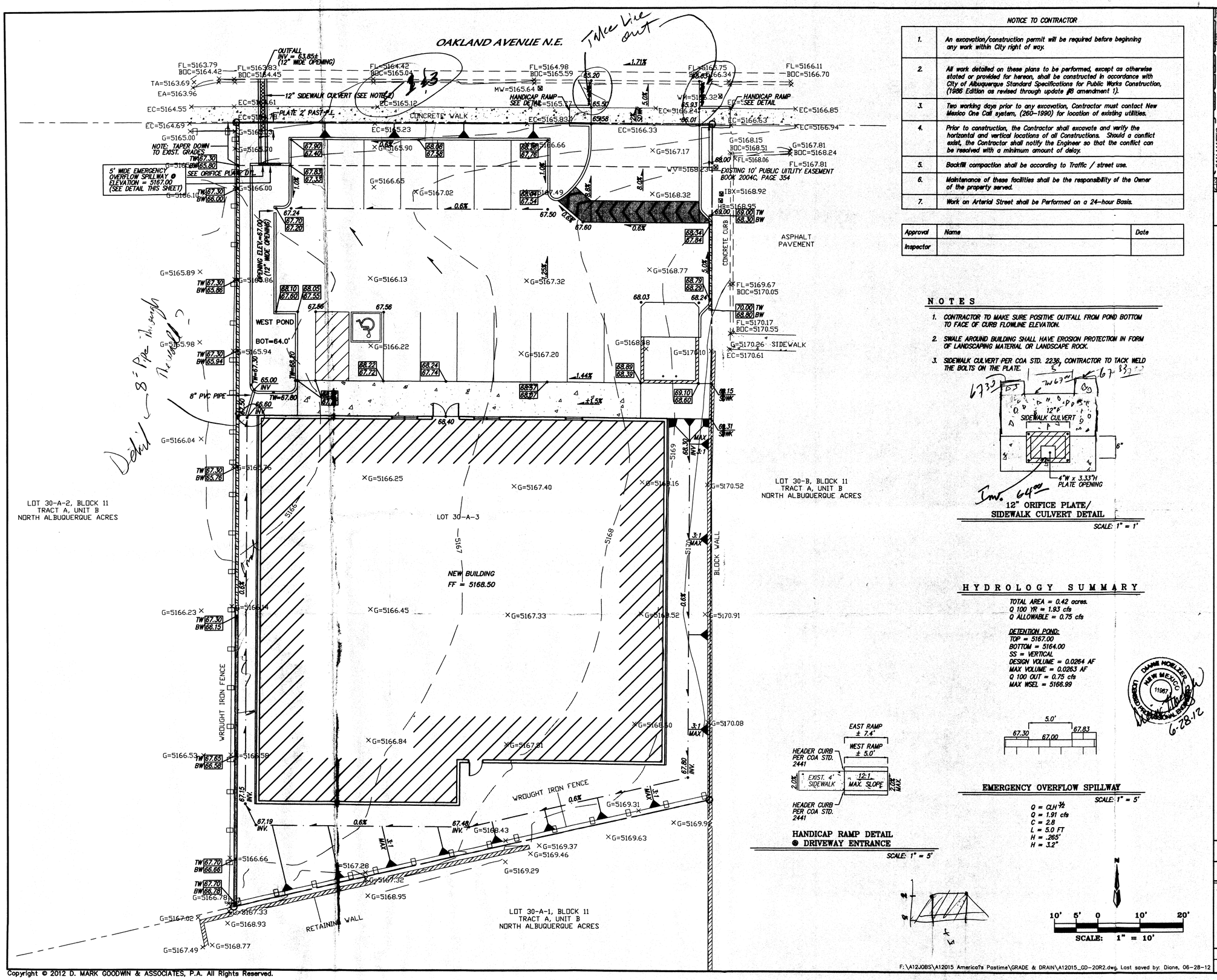
Saab Albuquerque
Europa International, Inc.
5031 Alameda Boulevard
Albuquerque, NM

REVISIONS

DRAWN BY	RWB
REVIEWED BY	BJS
DATE	03/13/03
PROJECT NO.	02103

DRAWING NAME
GRADING, DRAINAGE, & UTILITY PLAN

SHEET NO.
C100
OF



NOTICE TO CONTRACTOR

1.	An excavation/construction permit will be required before beginning any work within City right of way.
2.	All work detailed on these plans to be performed, except as otherwise stated or provided for herein, shall be constructed in accordance with City of Albuquerque Standard Specifications for Public Works Construction, (1986 Edition as revised through update #8 amendment 1).
3.	Two working days prior to any excavation, 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 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 Traffic / street use.
6.	Maintenance of these facilities shall be the responsibility of the Owner of the property served.
7.	Work on Arterial Street shall be Performed on a 24-hour Basis.

Approval	Name	Date
Inspector		

NOTES

1. CONTRACTOR TO MAKE SURE POSITIVE OUTFALL FROM POND BOTTOM TO FACE OF CURB FLOWLINE ELEVATION.
2. SWALE AROUND BUILDING SHALL HAVE EROSION PROTECTION IN FORM OF LANDSCAPING MATERIAL OR LANDSCAPE ROCK.
3. SIDEWALK CULVERT PER COA STD. 2236, CONTRACTOR TO TACK WELD THE BOLTS ON THE PLATE.

12" ORIFICE PLATE/ SIDEWALK CULVERT DETAIL

SCALE: 1" = 1'

HYDROLOGY SUMMARY

TOTAL AREA = 0.42 acres.
Q 100 YR = 1.93 cfs
Q ALLOWABLE = 0.75 cfs

DETENTION POND:
TOP = 5167.00
BOTTOM = 5164.00
SS = VERTICAL
DESIGN VOLUME = 0.0264 AF
MAX VOLUME = 0.0263 AF
Q 100 OUT = 0.75 cfs
MAX WSEL = 5166.99

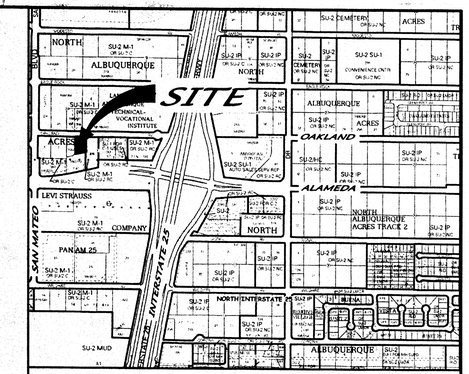
HANDICAP RAMP DETAIL @ DRIVEWAY ENTRANCE

SCALE: 1" = 5'

EMERGENCY OVERFLOW SPILLWAY

SCALE: 1" = 5'

$Q = CLH^{3/2}$
Q = 1.91 cfs
C = 2.8
L = 5.0 FT
H = .265'
H = 3.2"



VICINITY MAP

ZONE MAP: C-18-Z

ACS BENCHMARK

A CITY OF ALBUQUERQUE 1 3/4" ALUMINUM DISK, STAMPED "ACS BM, 9-C17", EXPOXIED TO THE TOP OF CONCRETE CURB, S.S.E. QUADRANT OF JEFFERSON STREET & WATERCRESS DRIVE N.E. HAVING A DATUM OF NAD 83, NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. ELEVATION = 5123.218 (NAVD 1988).

LEGAL DESCRIPTION

LOT 30-A-3, BLOCK 11, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

LEGEND

BOC	EXISTING BACK OF CURB
TA	EXISTING TOP OF ASPHALT
EC	EXISTING EDGE OF CONCRETE
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
FL	EXISTING FLOW LINE
FH	EXISTING FIRE HYDRANT
NRSASMH	EXISTING NORTH RIM SANITARY SEWER MANHOLE
IBX	EXISTING IRRIGATION BOX
HB	EXISTING HOT BOX
MW	EXISTING MONITORING WELL
G	EXISTING GROUND
5170	EXISTING MAJOR CONTOUR
5167	EXISTING MINOR CONTOUR
	EXISTING CURB & GUTTER
5166.10 ×	EXISTING SPOT ELEVATION
	EXISTING WALL
	EXISTING WROUGHT IRON FENCE
	EXISTING CONCRETE
	EXISTING BOUNDARY LINE
	NEW CURB
	NEW BLOCK WALL (FOR DRAINAGE)
	NEW RETAINING WALL (FOR DRAINAGE)
	NEW SLOPE
	NEW FLOW
	NEW SWALE
67.50 67.00	NEW SPOTS
	NEW SIDEWALK
	NEW 5' WIDE, 3" HIGH SPEED BUMP

DIANNE MOELZER NEW MEXICO 11987 REGISTERED PROFESSIONAL ENGINEER 6-28-12

RECEIVED JUN 29 2012 LAND DEVELOPMENT SECTION

AMERICA'S PASTTIME

GRADING & DRAINAGE PLAN

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

Designed: DMG	Drawn: DER	Checked: DMG	Sheet C1
Scale: 1" = 10'	Date: 06-06-12	Job: A12015	

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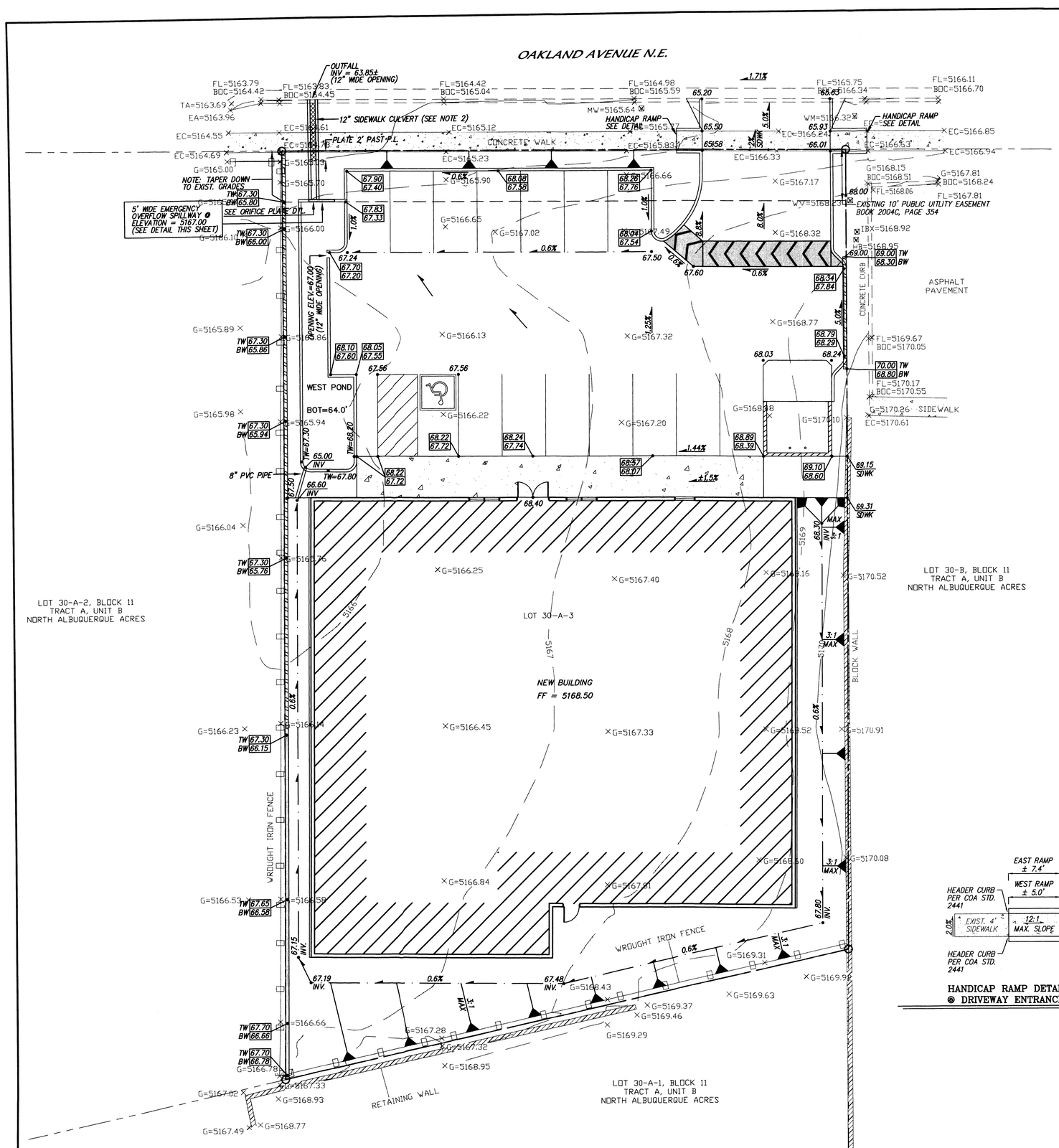

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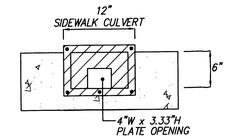

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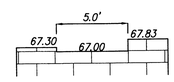

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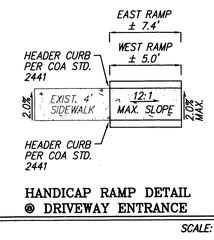
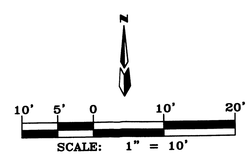
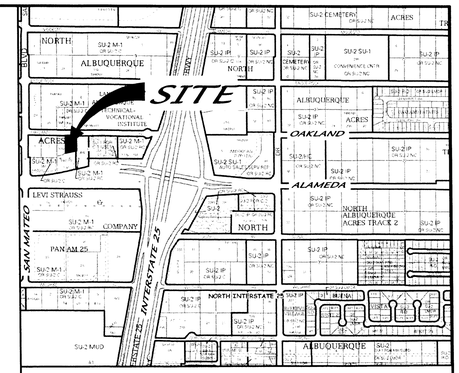


HANDICAP RAMP DETAIL @ DRIVEWAY ENTRANCE

SCALE: 1" = 5'



SCALE: 1" = 10'



VICINITY MAP ZONE MAP: C-18-Z

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NRSASMH	EXISTING NORTH RIM SANITARY SEWER MANHOLE
IBX	EXISTING IRRIGATION BOX
HB	EXISTING HOT BOX
MW	EXISTING MONITORING WELL
G	EXISTING GROUND
5170	EXISTING MAJOR CONTOUR
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	NEW FLOW
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67.50 / 67.00	NEW SPOTS
	NEW SIDEWALK
	NEW 5' WIDE, 3" HIGH SPEED BUMP

DIANE MOELLER NEW MEXICO 11967 LICENSED PROFESSIONAL ENGINEER 6-28-12

RECEIVED JUN 29 2012 AND DEVELOPMENT SECTION

AMERICA'S PASTTIME

GRADING & DRAINAGE PLAN

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

Designed: DMG	Drawn: DER	Checked: DMG	Sheet C1
Scale: 1" = 10'	Date: 06-06-12	Job: A12015	

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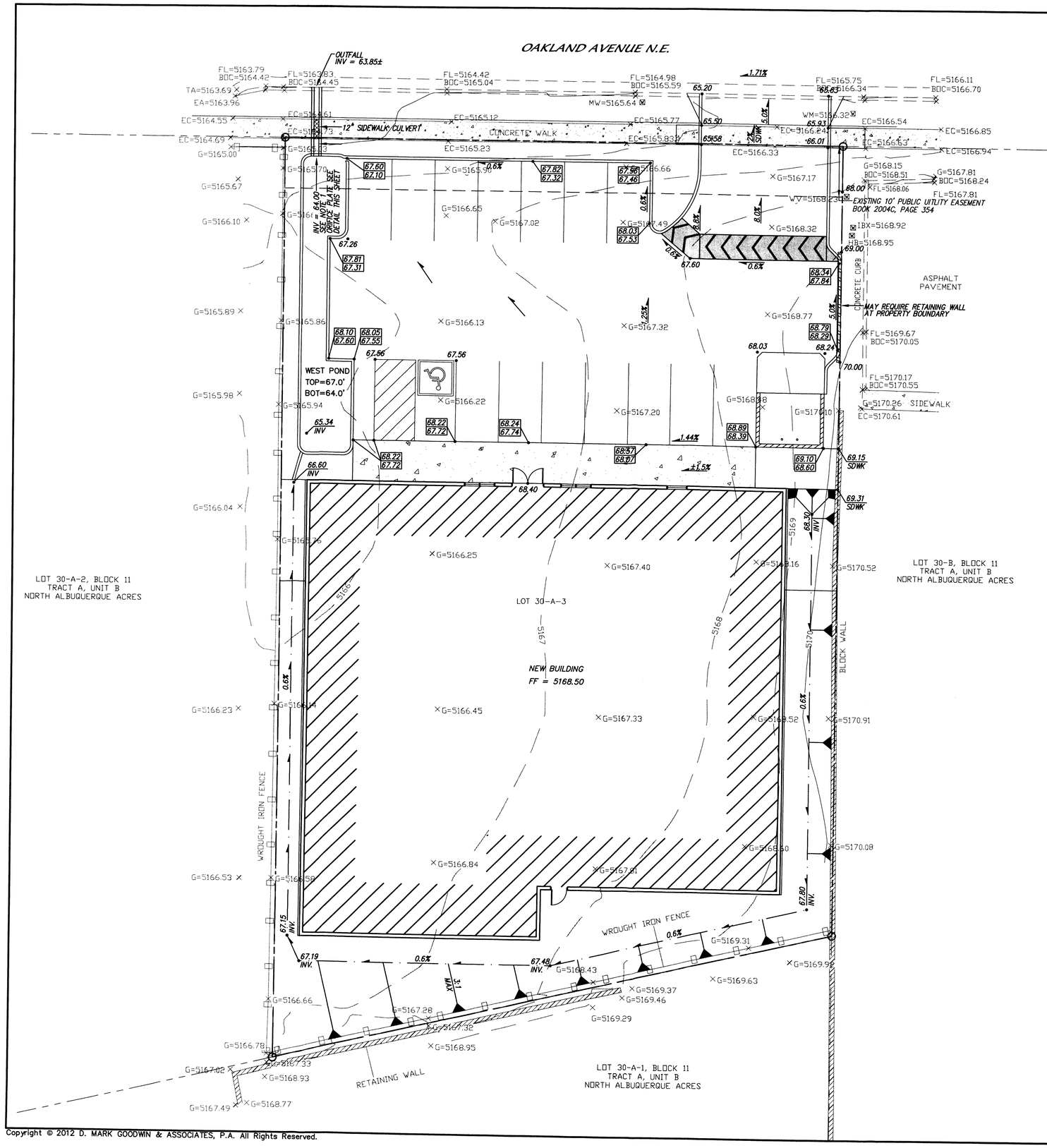

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Approval	Name	Date
Inspector		

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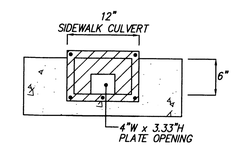


12" ORIFICE PLATE/
SIDEWALK CULVERT DETAIL

SCALE: 1" = 1'

HYDROLOGY SUMMARY

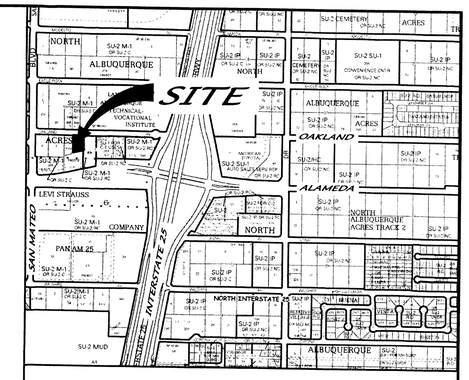
TOTAL AREA = 0.42 acres.
Q 100 YR = 1.93 cfs
Q ALLOWABLE = 0.75 cfs

DETENTION POND:
TOP = 5167.00
BOTTOM = 5164.00
SS = VERTICAL
DESIGN VOLUME = 0.030 AF
MAX VOLUME = 0.0275 AF
Q 100 OUT = 0.71 cfs
MAX WSEL = 5166.75

DUANE MOELLER NEW MEXICO 11987 LICENSED PROFESSIONAL ENGINEER
6-11-12

N

10' 5' 0 10' 20'
SCALE: 1" = 10'



VICINITY MAP ZONE MAP: C-18-Z

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LOT 30-A-3, BLOCK 11, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

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WM	EXISTING WATER METER
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dmg
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Scale: 1" = 10'	Date: 06-06-12	Job: A12015	

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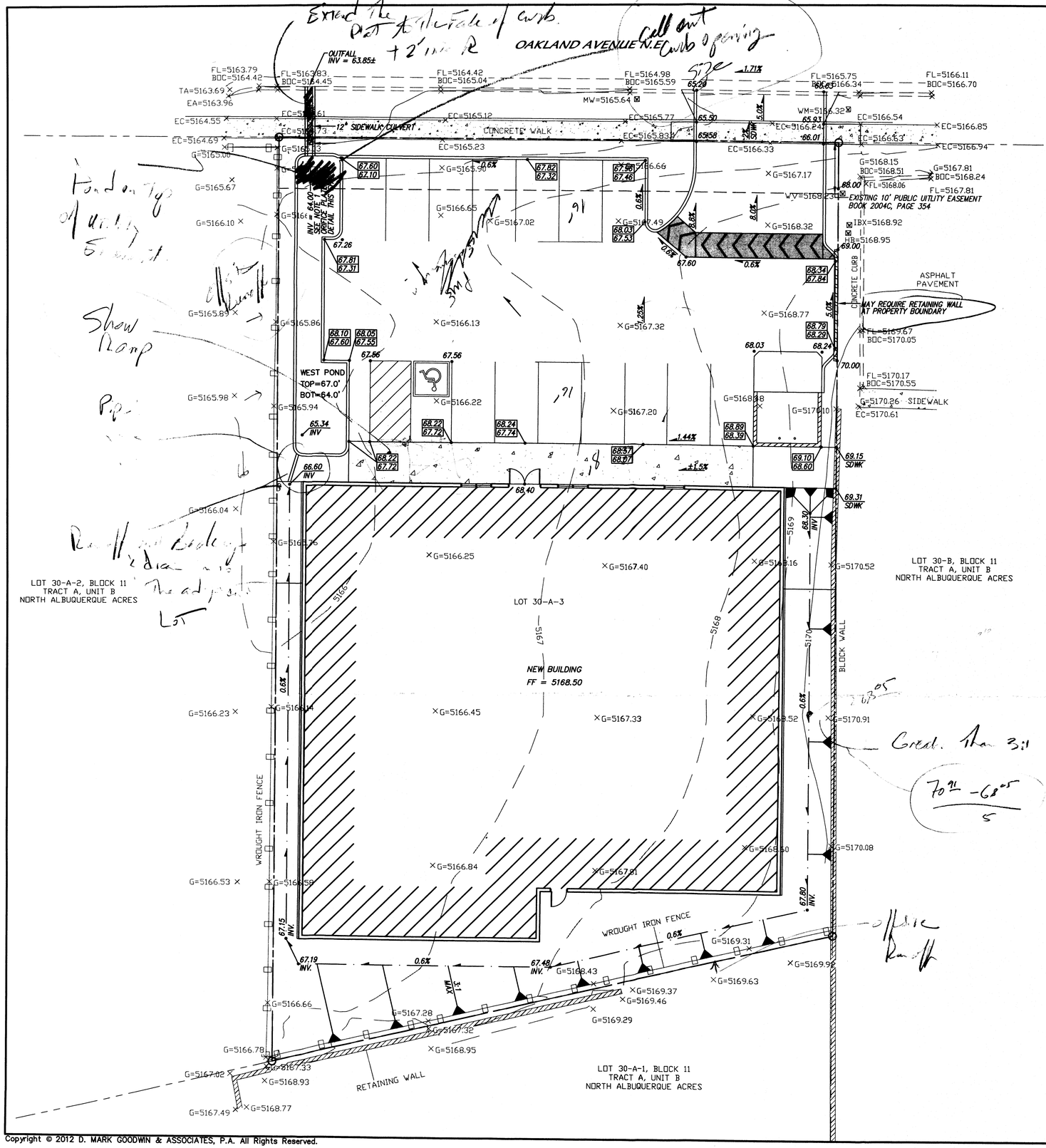

Extend the pat to the face of curb. +2' inc R

Call out curb opening size

Show Ramp

Great. than 3:1

$\frac{70.91 - 68.05}{5}$

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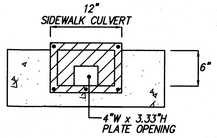

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DIANE NOELLER
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11967
LICENSED PROFESSIONAL ENGINEER
6-11-12

N

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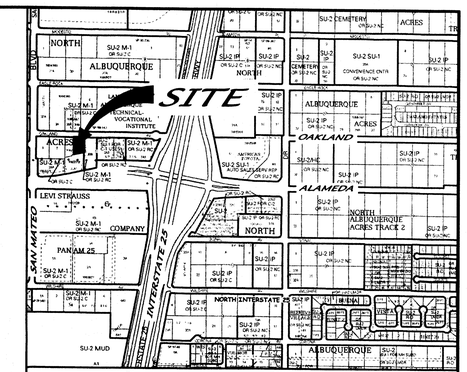

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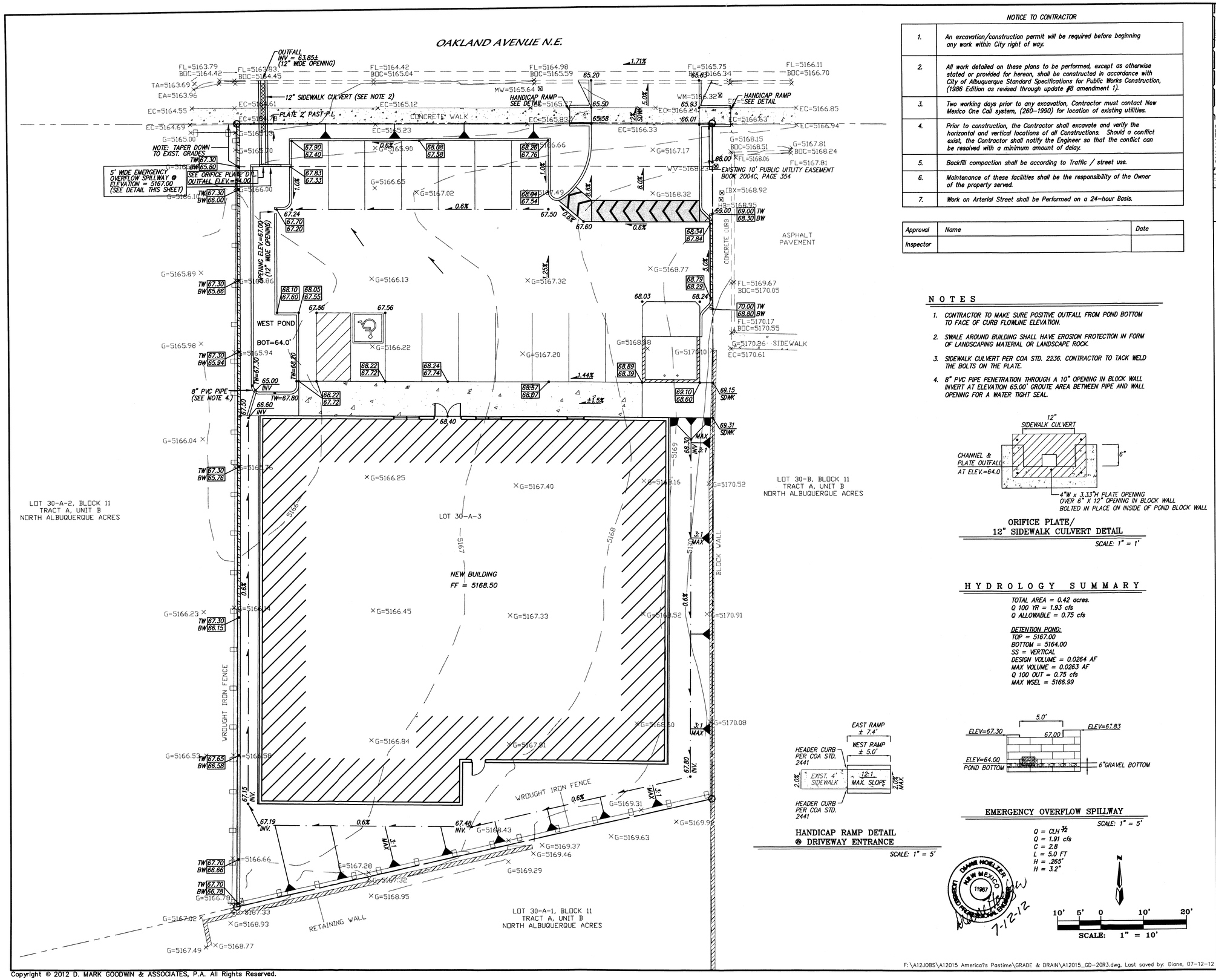

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HANDICAP RAMP DETAIL @ DRIVEWAY ENTRANCE

SCALE: 1" = 5'

EMERGENCY OVERFLOW SPILLWAY

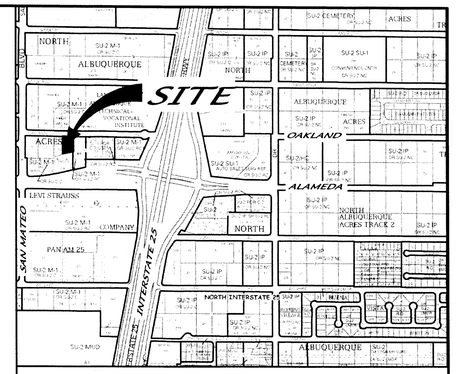
SCALE: 1" = 5'

$Q = CLH^{3/2}$
Q = 1.91 cfs
C = 2.8
L = 5.0 FT
H = .265'
H = 3.2'

DIANE MOELLER NEW MEXICO 11967 LICENSED PROFESSIONAL ENGINEER
7-12-12

N

10' 5' 0 10' 20'
SCALE: 1" = 10'



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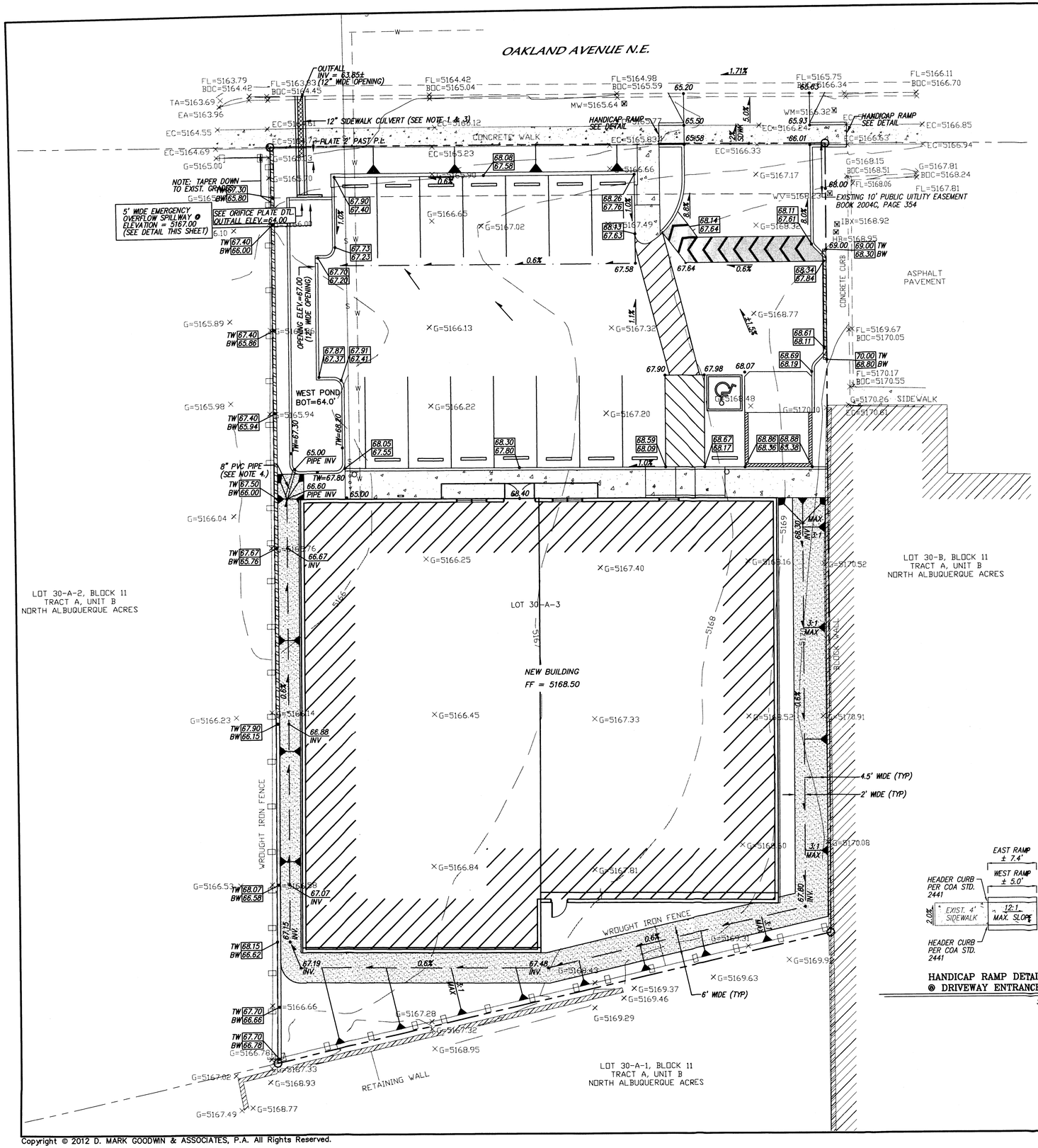

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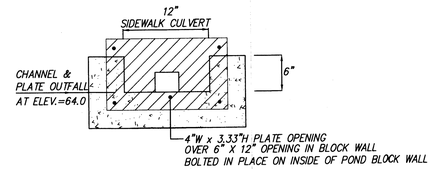

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DIANE MOELLER NEW MEXICO 11987 REGISTERED PROFESSIONAL ENGINEER
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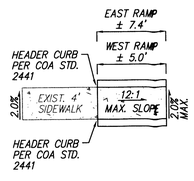
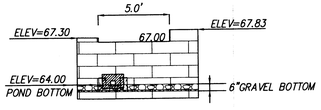


HANDICAP RAMP DETAIL @ DRIVEWAY ENTRANCE

SCALE: 1" = 5'



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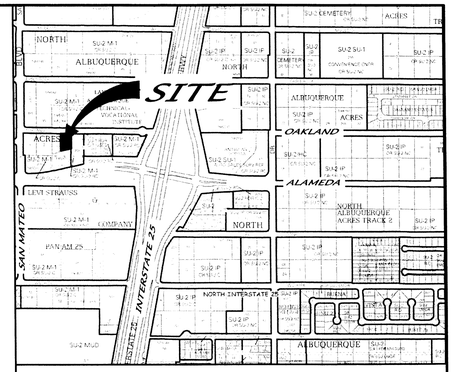

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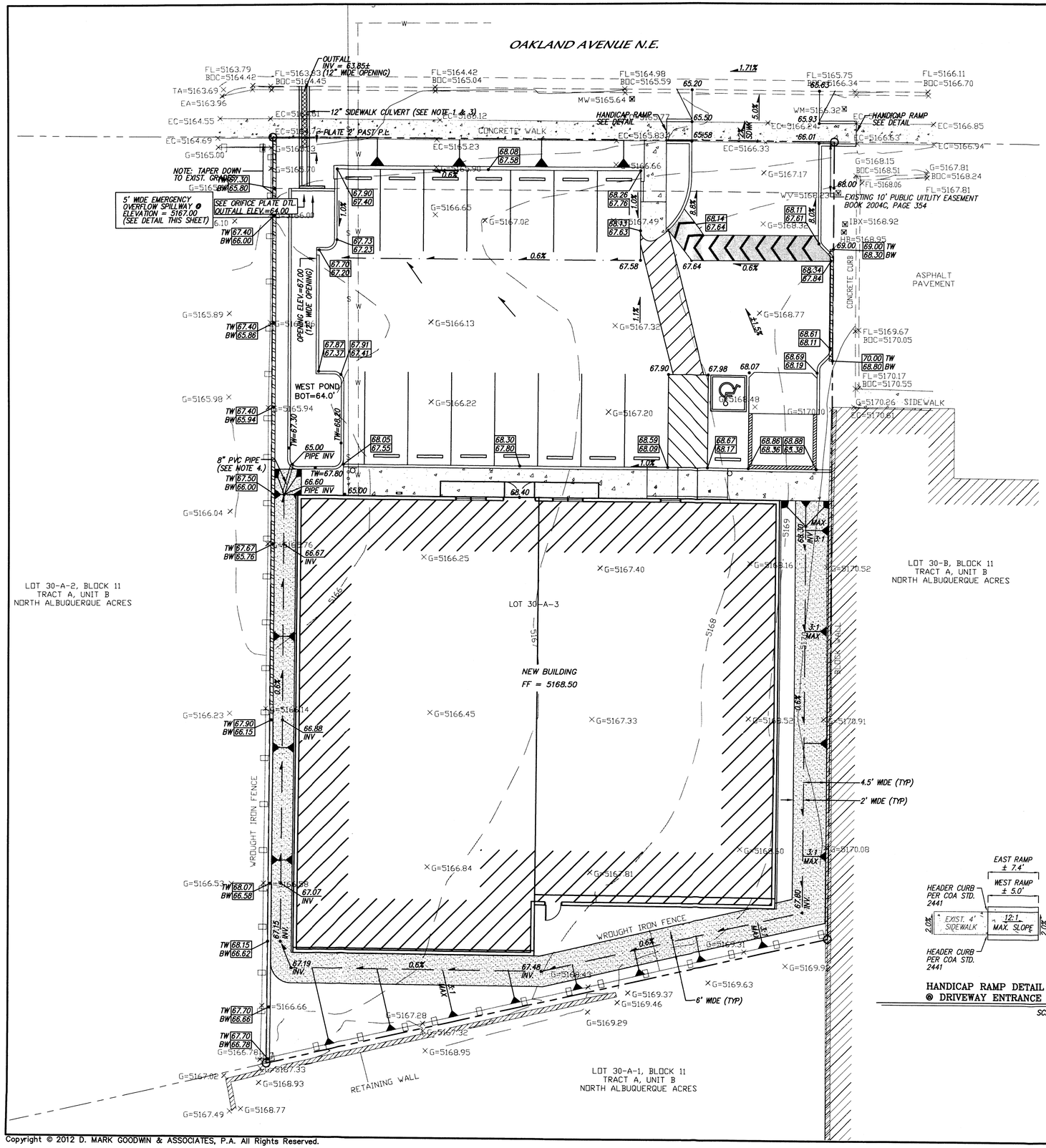

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Approval	Name	Date
Inspector		

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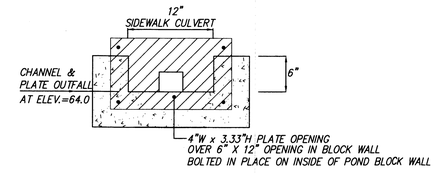

ORIFICE PLATE/ 12" SIDEWALK CULVERT DETAIL

SCALE: 1" = 1'

HYDROLOGY SUMMARY

TOTAL AREA = 0.42 acres.
Q 100 YR = 1.93 cfs
Q ALLOWABLE = 0.75 cfs

DETENTION POND:
TOP = 5167.00
BOTTOM = 5164.00
SS = VERTICAL
DESIGN VOLUME = 0.0264 AF
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Q 100 OUT = 0.75 cfs
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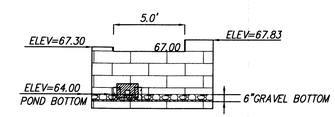
HANDICAP RAMP DETAIL @ DRIVEWAY ENTRANCE

SCALE: 1" = 5'



EMERGENCY OVERFLOW SPILLWAY

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10' 5' 0 10' 20'

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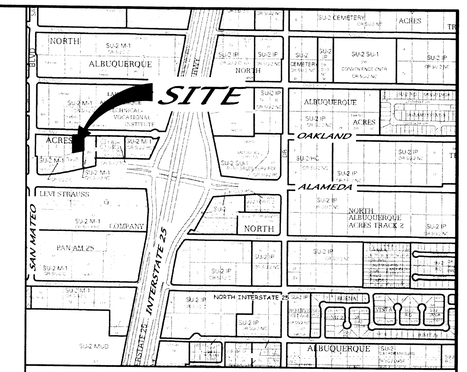

VICINITY MAP

ZONE MAP: C-18-Z

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	NEW 5' WIDE, 3" HIGH SPEED BUMP
	SWALE EROSION ARMOR (3" D50 RIP-RAP)

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GRADING & DRAINAGE PLAN

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

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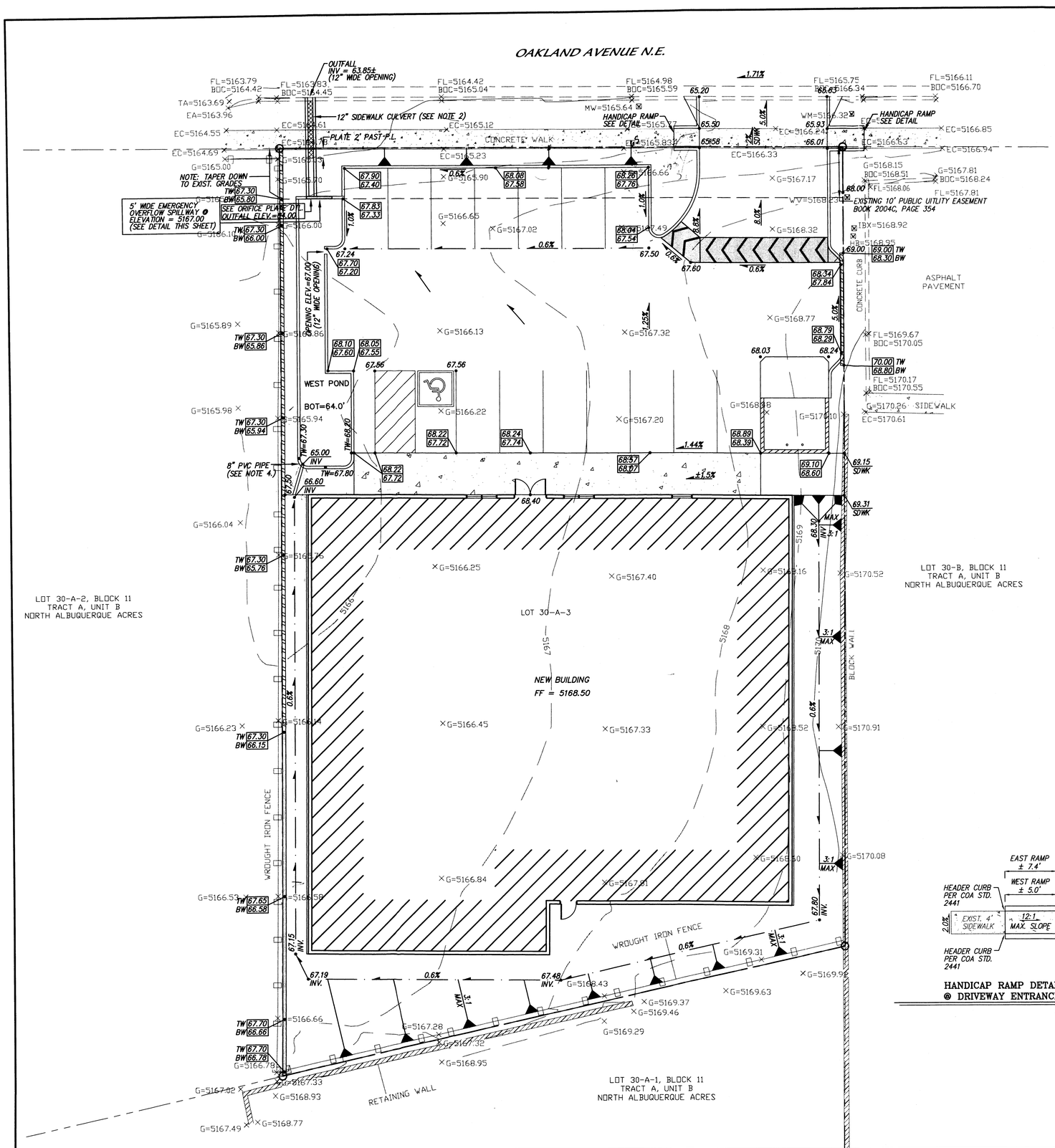
Scale: 1" = 10'	Date: 06-06-12	Job: A12015	

RECEIVED AUG 28 2012



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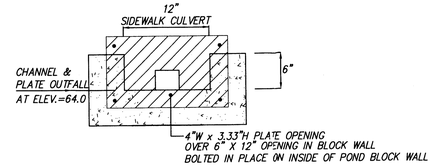

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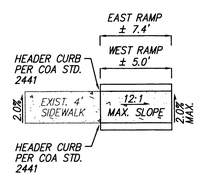

HANDICAP RAMP DETAIL @ DRIVEWAY ENTRANCE

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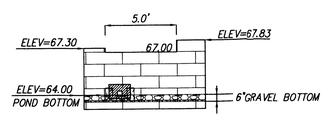

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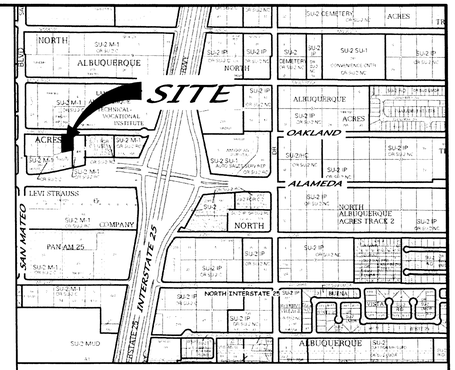
DIANE HOELZER NEW MEXICO 11967 LICENSED PROFESSIONAL ENGINEER
7-12-12

N

10' 5' 0 10' 20'
SCALE: 1" = 10'



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RECEIVED
JUL 13 2012
HYDROLOGY SECTION

AMERICA'S PASTTIME
GRADING & DRAINAGE PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
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Designed: DMG	Drawn: DER	Checked: DMG	Sheet C1
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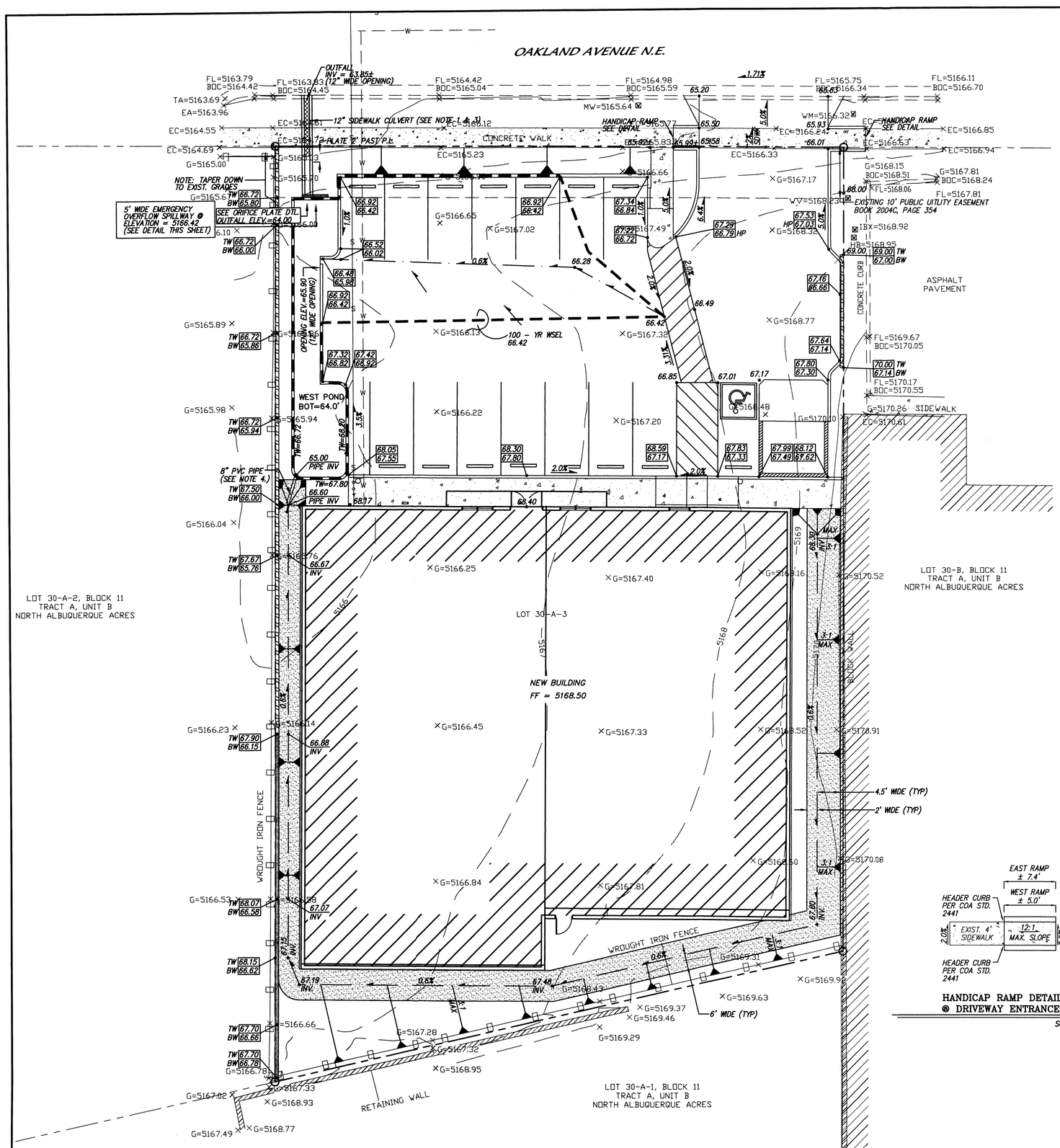

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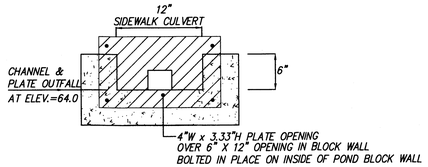

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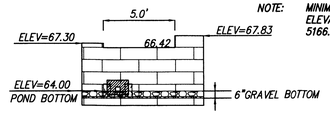

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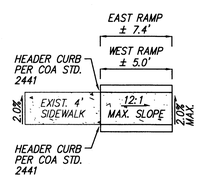

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10' 5' 0 10' 20'

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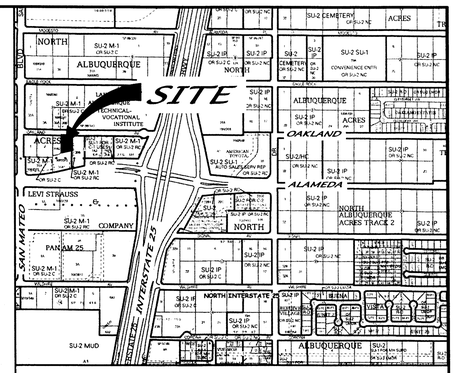

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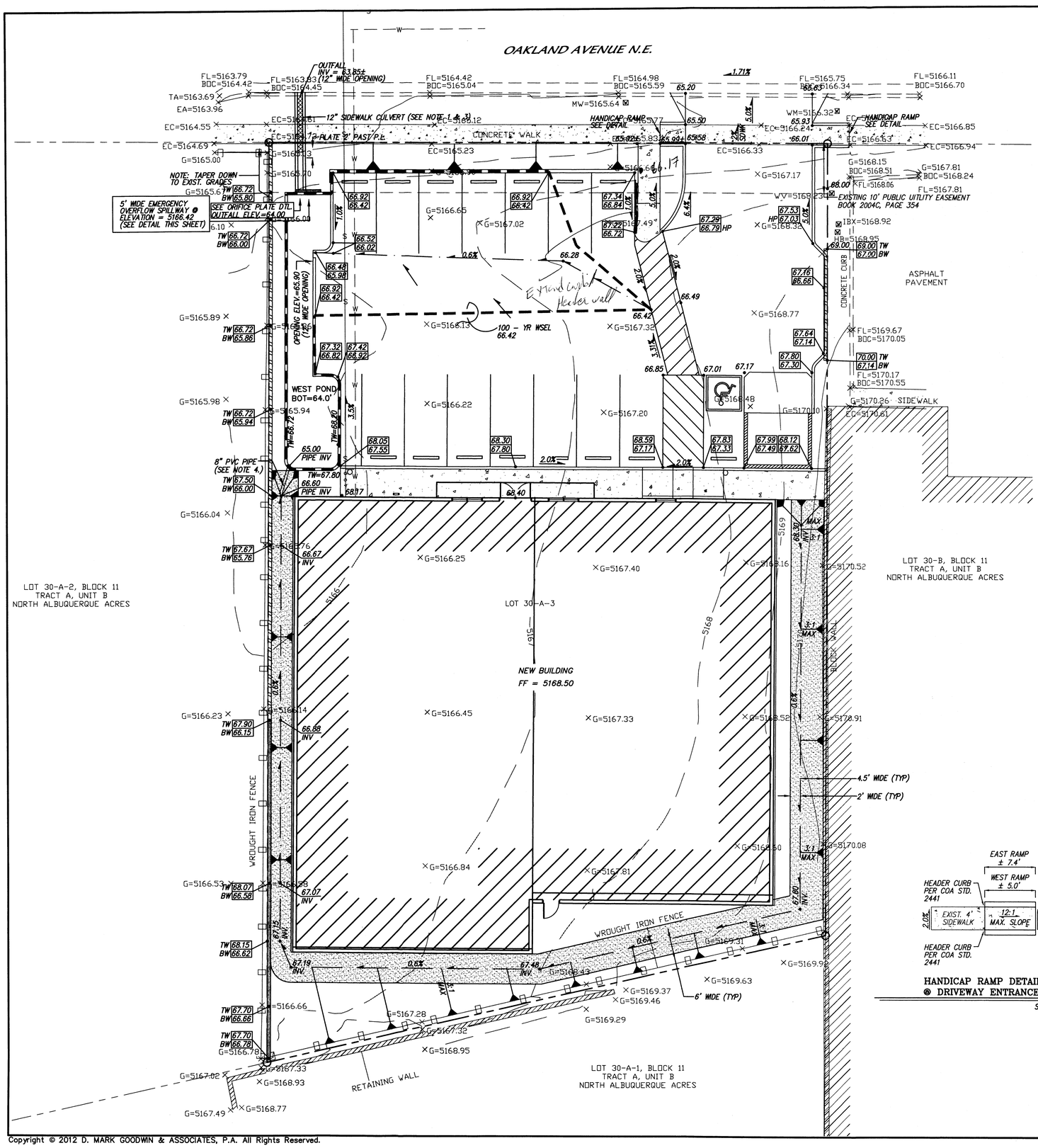

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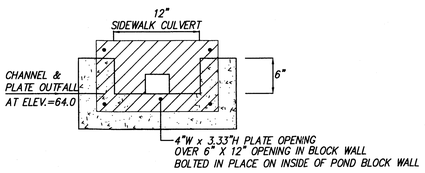

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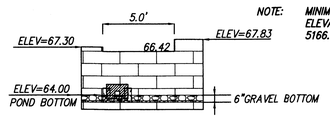

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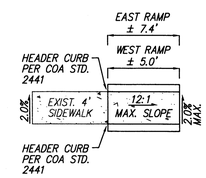

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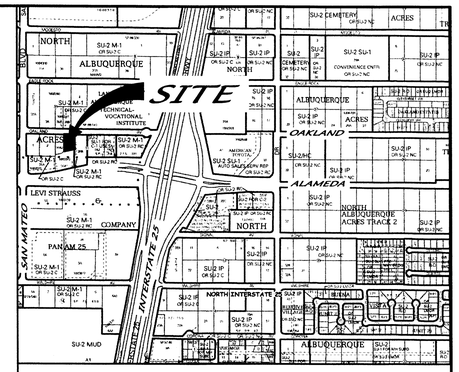

VICINITY MAP ZONE MAP: C-18-Z

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LOT 30-A-3, BLOCK 11, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

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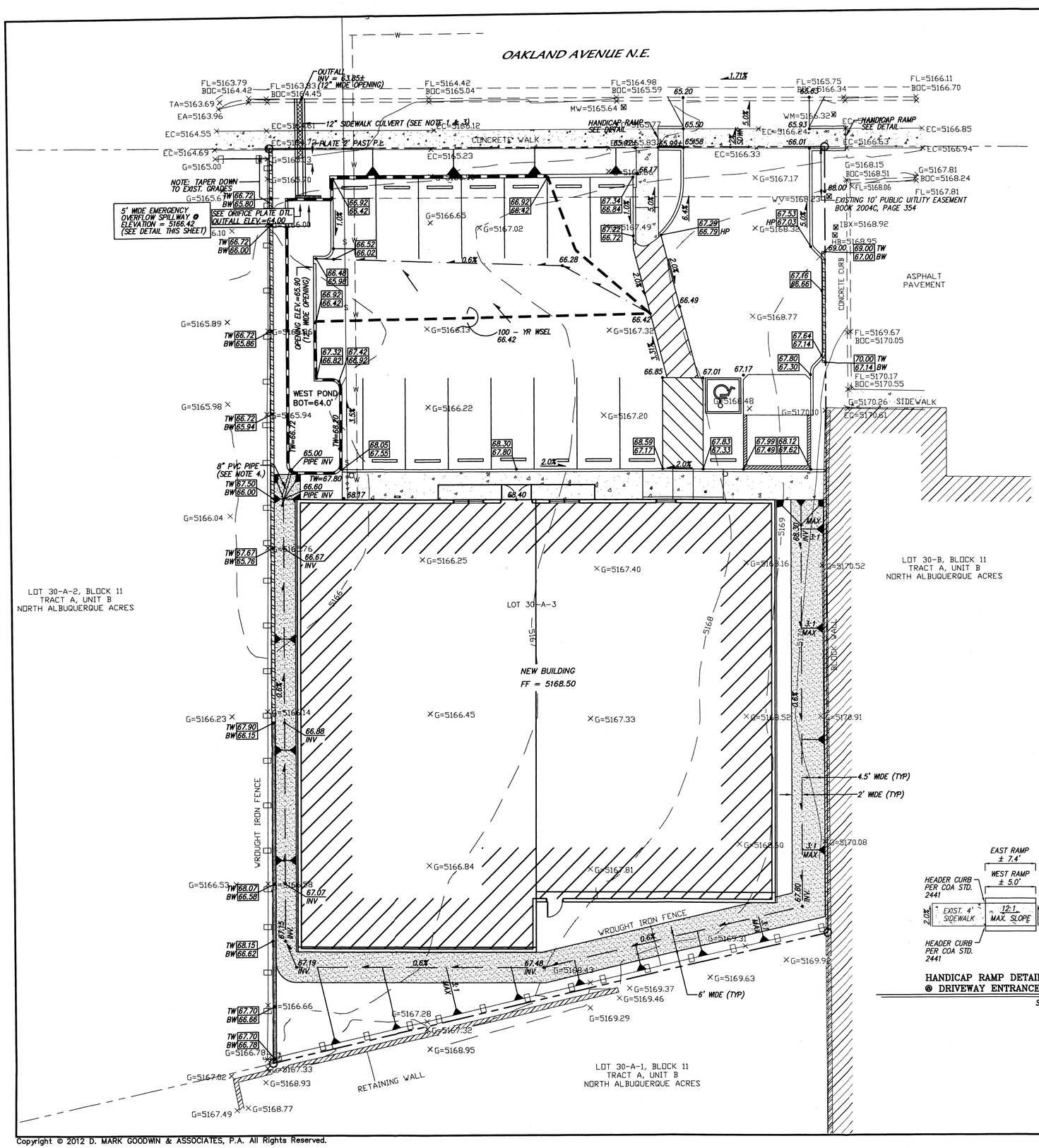
AMERICA'S PASTTIME
GRADING & DRAINAGE PLAN

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

Designed: DMG	Drawn: DER	Checked: DMG	Sheet
Scale: 1" = 10'	Date: 06-06-12	Job: A12015	1

RECEIVED AUG 30 2012 LAND DEVELOPMENT SECTION



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Approval	Name	Date
Inspector		

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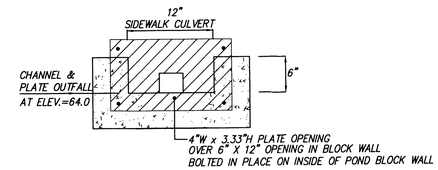


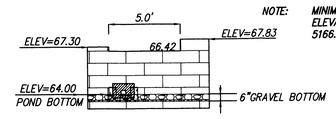
ORIFICE PLATE/
12" SIDEWALK CULVERT DETAIL

SCALE: 1" = 1'

HYDROLOGY SUMMARY

TOTAL AREA = 0.42 acres.
Q 100 YR = 1.93 cfs
Q ALLOWABLE = 0.75 cfs

DETENTION POND:
TOP = 5167.00
BOTTOM = 5164.00
SS = VERTICAL
DESIGN VOLUME = 0.0264 AF
MAX VOLUME = 0.0263 AF
Q 100 OUT = 0.75 cfs
MAX WSEL = 5166.99



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EMERGENCY OVERFLOW SPILLWAY

SCALE: 1" = 5'

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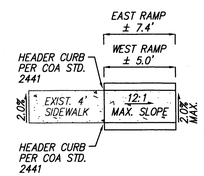
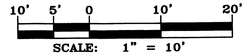
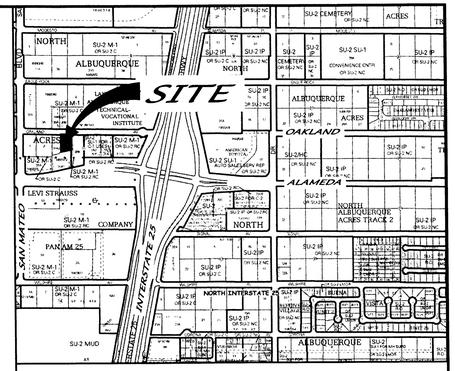


HANDICAP RAMP DETAIL
@ DRIVEWAY ENTRANCE

SCALE: 1" = 5'



SCALE: 1" = 10'



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DARYL NOELL BERG — NEW MEXICO — LICENSED PROFESSIONAL ENGINEER — 11961 — LAND SURVEYOR
12-4-12

RECEIVED DEC 13 2012 LAND DEVELOPMENT

RECEIVED DEC - 5 2012

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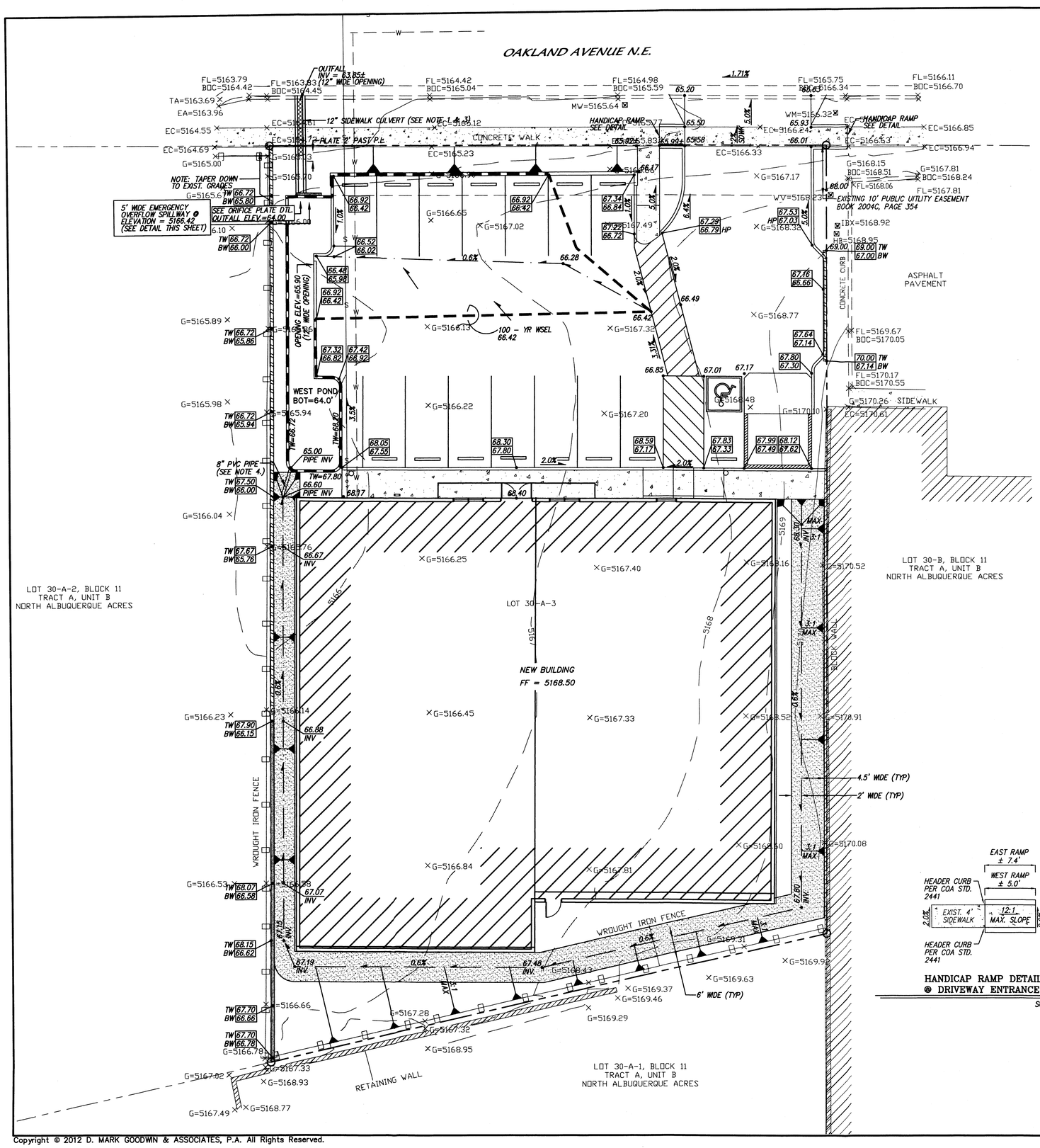

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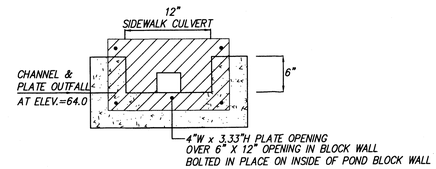

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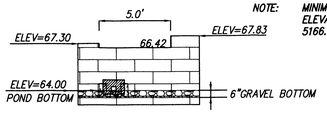

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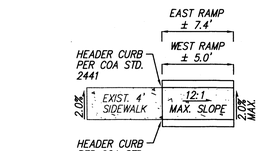

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N

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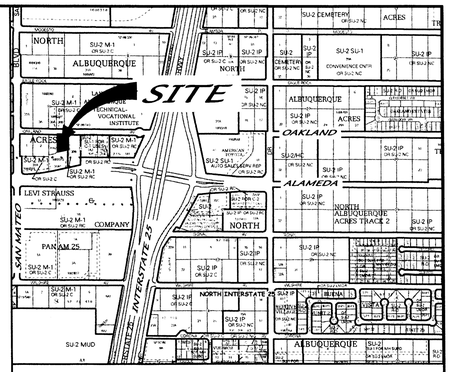

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DARYL NOBLE HARRIS NEW MEXICO 11967 LICENSED PROFESSIONAL ENGINEER
12-4-12

RECEIVED DEC 10 2012 LAND DEVELOPMENT SECTION

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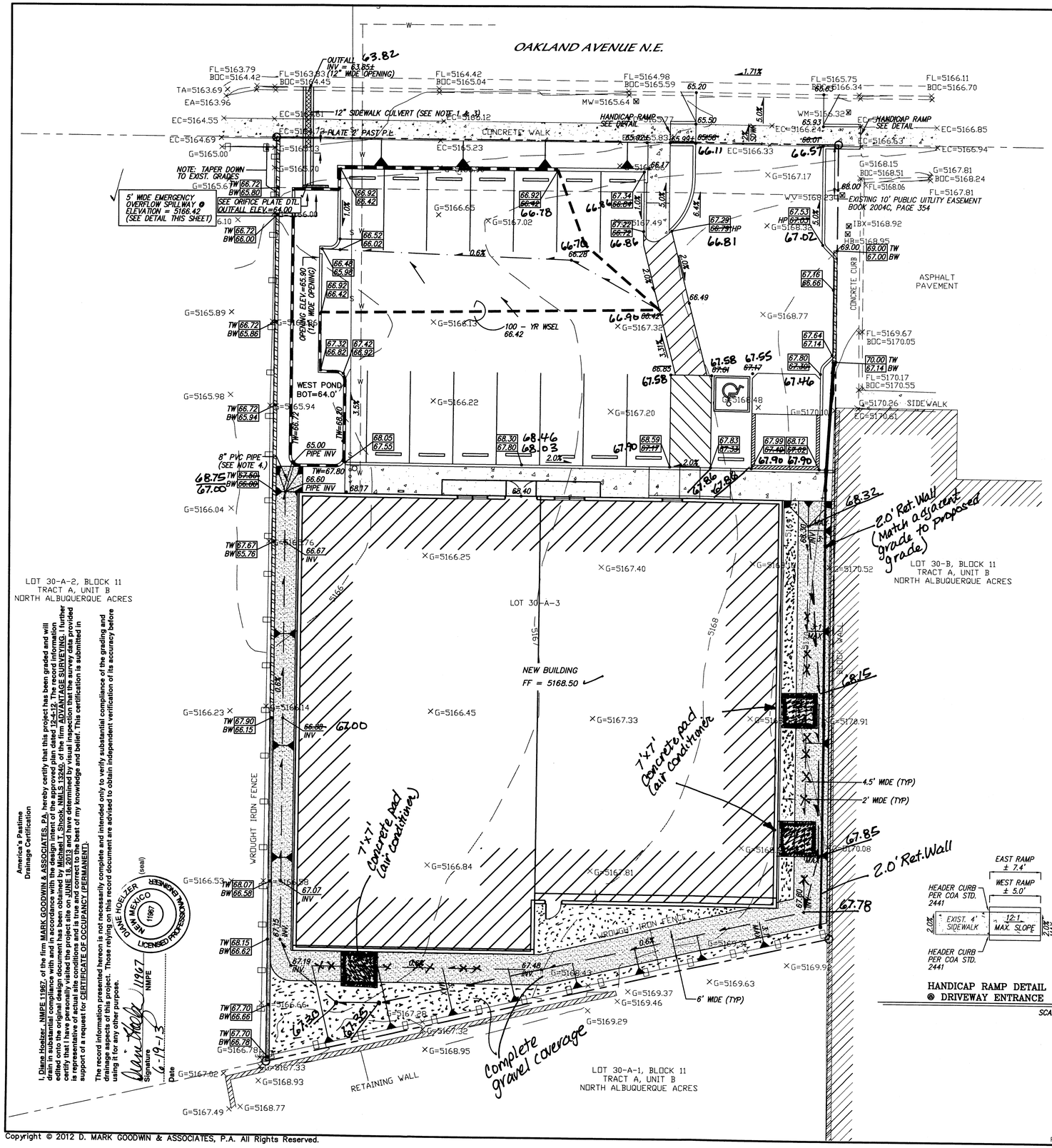

America's Pastime
Drainage Certification

I, Diane Hoelzer, NMPE 11967, of the firm MARK GOODWIN & ASSOCIATES, PA, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 12-4-12. The record information edited onto the original design document has been obtained by Mark T. Goodwin & Associates, PA from ALL STAR LAND SURVEYING. I further certify that I have personally visited the project site on JUNE 18, 2013 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for CERTIFICATE OF OCCUPANCY (PERMANENT).

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 of its accuracy before using it for any other purpose.

DIANE HOELZER (seal) NEW MEXICO 11967 LICENSED PROFESSIONAL ENGINEER

Signature 11967 NMPE
Date 6-19-13

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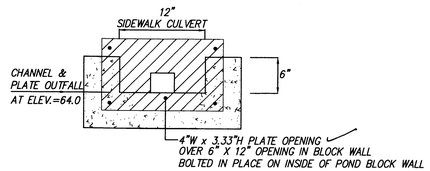

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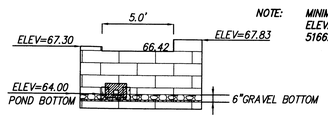

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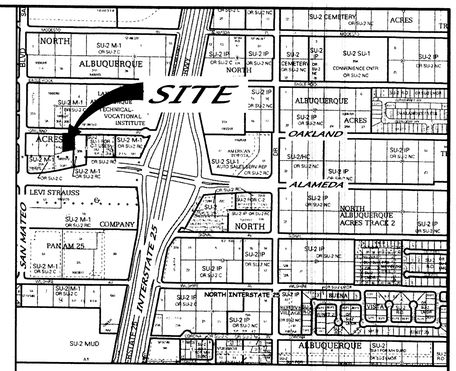

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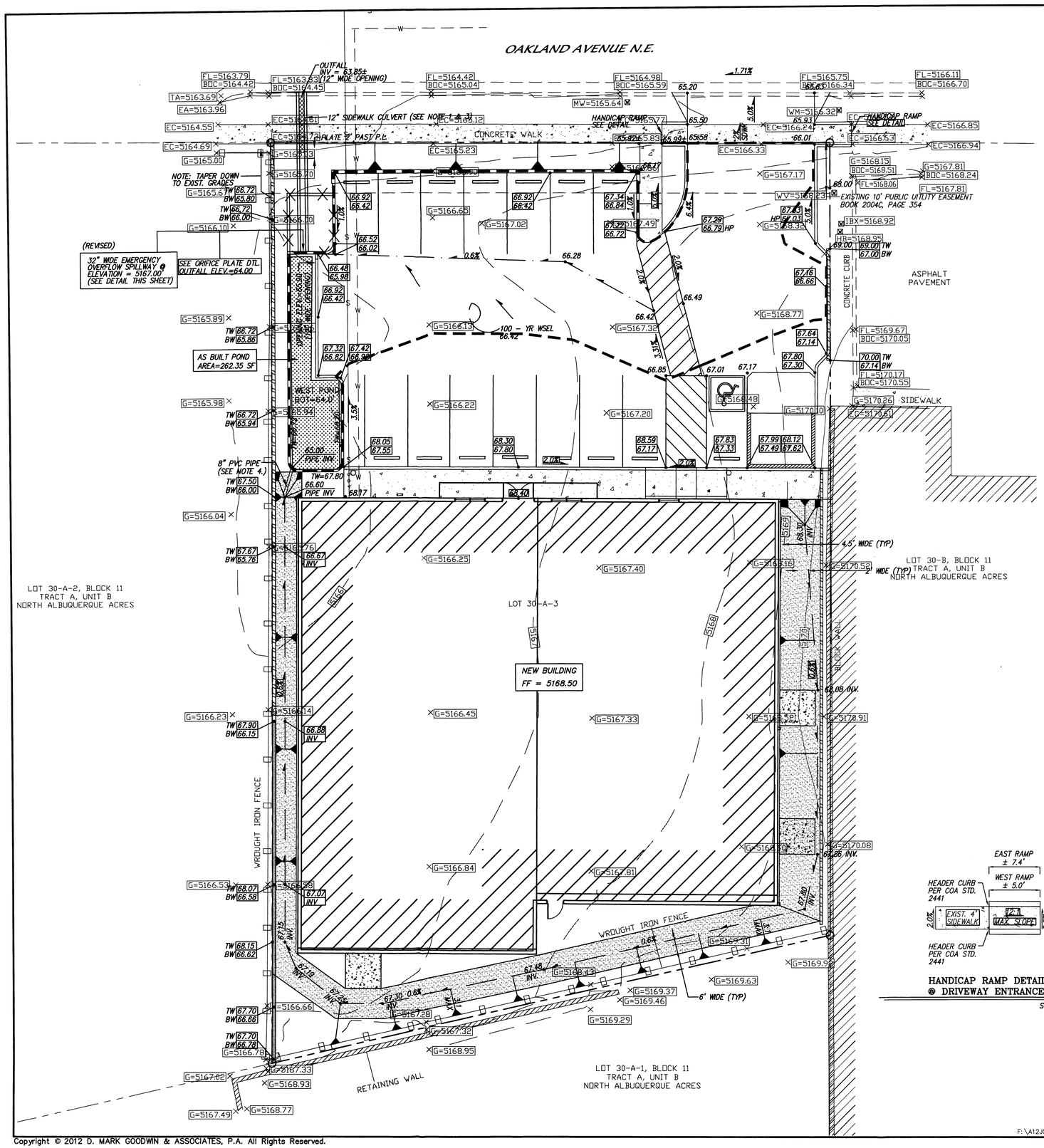

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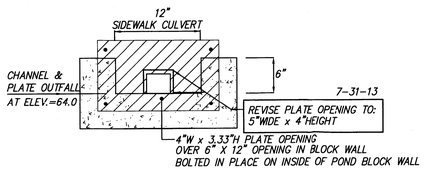
2. SWALE AROUND BUILDING SHALL HAVE EROSION PROTECTION IN FORM OF LANDSCAPING MATERIAL OR LANDSCAPE ROCK.
3. SIDEWALK CULVERT PER COA STD. 2236. CONTRACTOR TO TACK WELD THE BOLTS ON THE PLATE.
4. 8" PVC PIPE PENETRATION THROUGH A 10" OPENING IN BLOCK WALL INVERT AT ELEVATION 65.00' GROUTE AREA BETWEEN PIPE AND WALL OPENING FOR A WATER TIGHT SEAL.



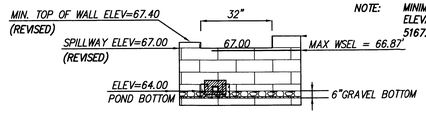
ORIFICE PLATE/ 12" SIDEWALK CULVERT DETAIL

SCALE: 1" = 1'

HYDROLOGY SUMMARY

TOTAL AREA = 0.42 acres.
Q 100 YR = 1.93 cfs
Q ALLOWABLE = 0.75 cfs (REVISED TO 1.10 cfs)

DETENTION POND:
TOP = 5167.40 (REVISED)
BOTTOM = 5164.00
SS = VERTICAL
DESIGN VOLUME = 0.0180 AF (REVISED)
MAX VOLUME = 0.0172 AF (REVISED)
Q 100 OUT = 1.10 cfs (REVISED)
MAX WSEL = 66.87' (REVISED)

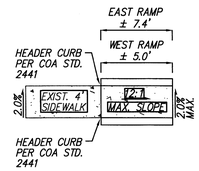


NOTE: MINIMUM TOP OF WALL ELEVATION FOR POND 5167.40 (REVISED)

EMERGENCY OVERFLOW SPILLWAY

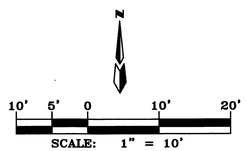
SCALE: 1" = 5'

$Q = CLH^{3/2}$
Q = 1.91 cfs
C = 2.8
L = 2.66' (REVISED)
H = .40'(REVISED)



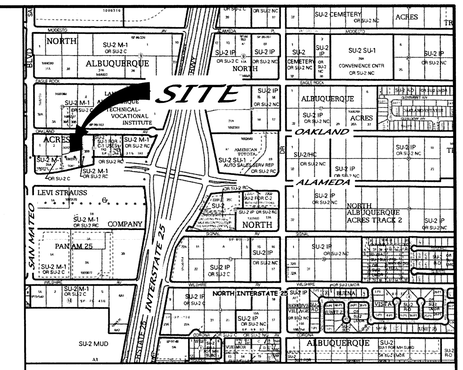
HANDICAP RAMP DETAIL @ DRIVEWAY ENTRANCE

SCALE: 1" = 5'



SCALE: 1" = 10'

DIANE HOELZER NEW MEXICO 11967 LICENSED PROFESSIONAL ENGINEER
8-1-13



VICINITY MAP ZONE MAP: C–18–Z

ACS BENCHMARK

A CITY OF ALBUQUERQUE 1 3/4" ALUMINUM DISK, STAMPED "ACS BM, 9–C17", EXPOXIED TO THE TOP OF CONCRETE CURB, S.S.E. QUADRANT OF JEFFERSON STREET & WATERCRESS DRIVE N.E. HAVING A DATUM OF NAD 83, NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. ELEVATION = 5123.218 (NAVD 1988).

LEGAL DESCRIPTION

LOT 30–A–3, BLOCK 11, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

LEGEND

BOC	EXISTING BACK OF CURB
TA	EXISTING TOP OF ASPHALT
EC	EXISTING EDGE OF CONCRETE
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
FL	EXISTING FLOW LINE
FH	EXISTING FIRE HYDRANT
NRSASMH	EXISTING NORTH RIM SANITARY SEWER MANHOLE
IBX	EXISTING IRRIGATION BOX
HB	EXISTING HOT BOX
MW	EXISTING MONITORING WELL
G	EXISTING GROUND
5170	EXISTING MAJOR CONTOUR
5167	EXISTING MINOR CONTOUR
	EXISTING CURB & GUTTER
5166.10 ×	EXISTING SPOT ELEVATION
	EXISTING WALL
	EXISTING WROUGHT IRON FENCE
	EXISTING CONCRETE
	EXISTING BOUNDARY LINE
	NEW CURB
	NEW BLOCK WALL (FOR DRAINAGE)
	NEW RETAINING WALL (FOR DRAINAGE)
	NEW SLOPE
	NEW FLOW
	NEW SWALE
67.50 / 67.00 — 67.00	NEW SPOTS
	NEW SIDEWALK
	SWALE EROSION ARMOR (3" D50 RIP–RAP)
	REVISED AS BUILT POND AREA
X X X	POND WALL NOT CONSTRUCTED

RECEIVED AUG - 1 2013 LAND DEVELOPMENT SECTION

REVISED FIELD CHANGE

AMERICA'S PASTTIME

GRADING & DRAINAGE PLAN

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

Designed: DMG	Drawn: DER	Checked: DMG	Sheet C 1
Scale: 1" = 10'	Date: 06–06–12	Job: A12015	

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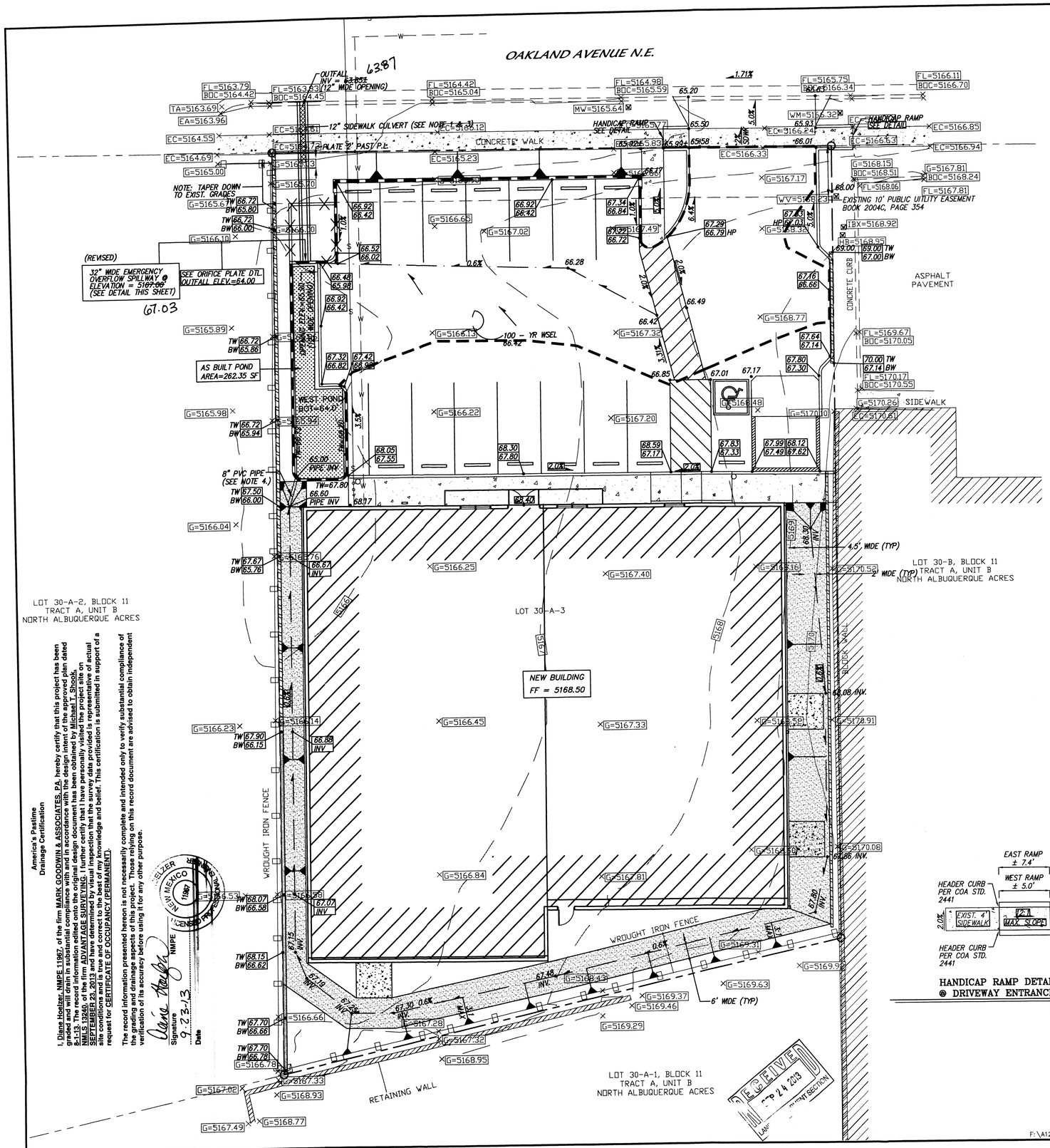

America's Pastime
Drainage Certification

I, Diane Hoelzer, NMPE 11967, of the firm MARK GOODWIN & ASSOCIATES, PA, hereby certify that this project has been graded and a drainage plan prepared in conformance with and in accordance with the design intent of the approved plan dated 8-1-13. The record information edited onto the original design document has been obtained by Michael T. Shook, NMLS 13240, of the firm ADVANTAGE SURVEYING. I further certify that I have personally visited the project site on SEPTEMBER 23, 2013 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for CERTIFICATE OF OCCUPANCY (PERMANENT).

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 of its accuracy before using it for any other purpose.

Signature

9-23-13
Date

NEW MEXICO 11967 LICENSED PROFESSIONAL ENGINEER

RECEIVED SEP 24 2013 DEVELOPMENT SECTION

NOTICE TO CONTRACTOR

1.	An excavation/construction permit will be required before beginning any work within City right of way.
2.	All work detailed on these plans to be performed, except as otherwise stated or provided for hereon, shall be constructed in accordance with City of Albuquerque Standard Specifications for Public Works Construction, (1986 Edition as revised through update #8 amendment 1).
3.	Two working days prior to any excavation, 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 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 Traffic / street use.
6.	Maintenance of these facilities shall be the responsibility of the Owner of the property served.
7.	Work on Arterial Street shall be Performed on a 24-hour Basis.

Approval	Name	Date
Inspector		

NOTES

1. CONTRACTOR TO MAKE SURE POSITIVE OUTFALL FROM POND BOTTOM TO FACE OF CURB FLOWLINE ELEVATION.
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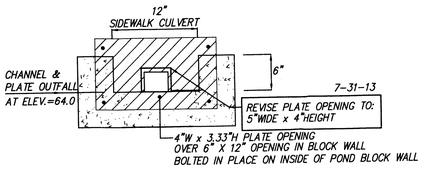

ORIFICE PLATE/ 12" SIDEWALK CULVERT DETAIL

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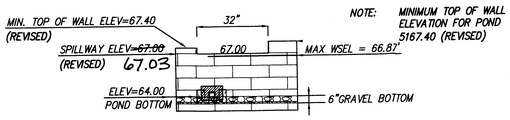

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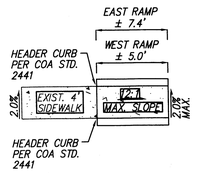

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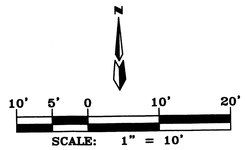
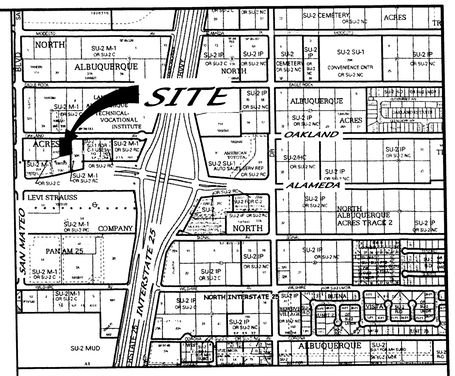


DIANE HOELZER NEW MEXICO 11967 LICENSED PROFESSIONAL ENGINEER
8-1-13



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REVISED FIELD CHANGE

AMERICA'S PASTTIME

GRADING & DRAINAGE PLAN

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F:\A12JOBS\A12015 America?s Pastime\GRADE & DRAIN\A12015_GD-20R7 Field Change.dwg, Last saved by: Diane, 5/22/13

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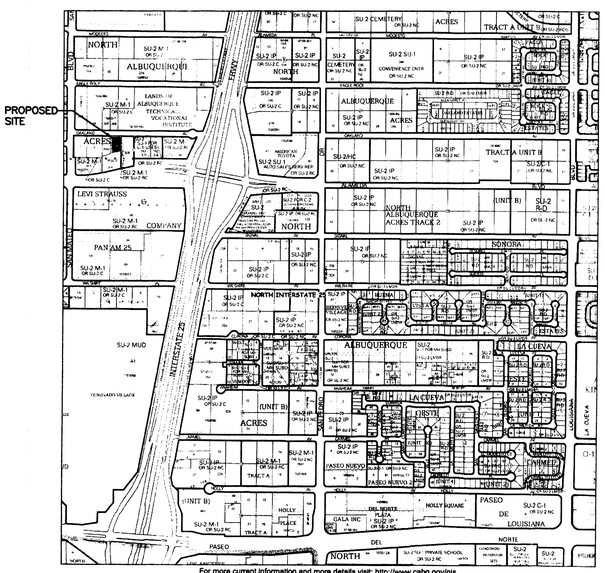
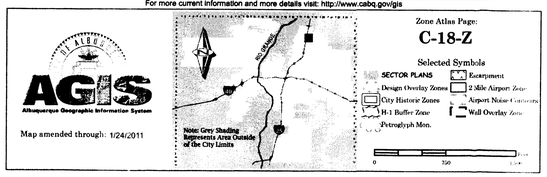




LEGAL DESCRIPTION
5310 OAKLAND AVE. NE, ALBUQUERQUE, NM 87113
Lot: 30-A-3, BLOCK: 11, TRACT A, UNIT B
Subdivision: NORTH ALBUQUERQUE ACRES
UPC: 101806404340820505
ZONING: SU-1 FOR M1

INTERNATIONAL BUILDING CODE 2009

OCCUPANCY AND USE CLASSIFICATION:	B, OFFICE
TYPE OF CONSTRUCTION (TABLE 503):	2-B
ALLOWABLE HEIGHT AND BUILDING AREA (TABLE 503):	3 STORY, 23,000 S.F. (B GROUP)
SECTION 903 AUTOMATIC SPRINKLER SYSTEM:	NOT REQUIRED FOR GROUP B
SECTION 907 FIRE ALARM AND DETECTION SYSTEM:	NOT REQUIRED FOR GROUP B, LESS THAN 500 OCC.
ACTUAL BUILDING AREA:	B, OFFICE AREA = 7,912 S.F. (HEATED AREA)
FIRE-RESISTANCE RATING REQUIREMENTS (TABLE 601):	TYPE 2-B, NONE REQUIRED
FIRE-RESISTANCE RATING REQUIREMENTS (TABLE 602):	TYPE 2-B, NONE REQUIRED
ROOF LIVE LOAD	= 20 PSF (NON-REDUCABLE)
WIND LOAD	= 90 MPH
EXPOSURE	= C
SEISMIC ZONE	= 2B
SECTION 1021 NUMBER OF EXITS AND CONTINUITY:	PER I.B.C. TABLE 1021.1 OCCUPANT LOAD OF 1-500 (2) EXITS REQUIRED (2) EXITS PROVIDED

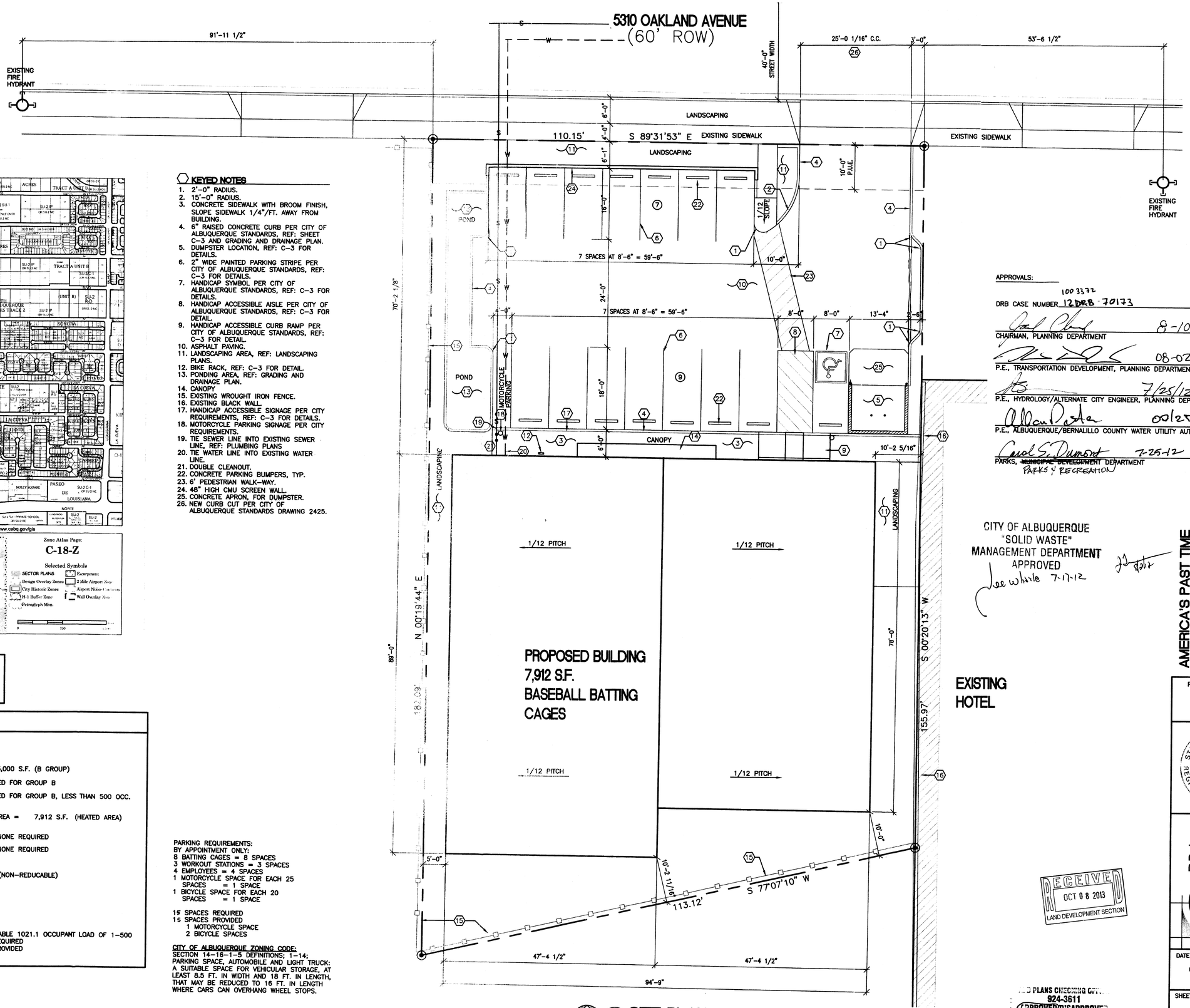
KEYED NOTES

1. 2'-0" RADIUS.
2. 15'-0" RADIUS.
3. CONCRETE SIDEWALK WITH BROOM FINISH, SLOPE SIDEWALK 1/4"/FT. AWAY FROM BUILDING.
4. 6" RAISED CONCRETE CURB PER CITY OF ALBUQUERQUE STANDARDS, REF: SHEET C-3 AND GRADING AND DRAINAGE PLAN.
5. DUMPSTER LOCATION, REF: C-3 FOR DETAILS.
6. 2" WIDE PAINTED PARKING STRIPE PER CITY OF ALBUQUERQUE STANDARDS, REF: C-3 FOR DETAILS.
7. HANDICAP SYMBOL PER CITY OF ALBUQUERQUE STANDARDS, REF: C-3 FOR DETAILS.
8. HANDICAP ACCESSIBLE AISLE PER CITY OF ALBUQUERQUE STANDARDS, REF: C-3 FOR DETAIL.
9. HANDICAP ACCESSIBLE CURB RAMP PER CITY OF ALBUQUERQUE STANDARDS, REF: C-3 FOR DETAIL.
10. ASPHALT PAVING.
11. LANDSCAPING AREA, REF: LANDSCAPING PLANS.
12. BIKE RACK, REF: C-3 FOR DETAIL.
13. PONDING AREA, REF: GRADING AND DRAINAGE PLAN.
14. CANOPY
15. EXISTING WROUGHT IRON FENCE.
16. EXISTING BLACK WALL.
17. HANDICAP ACCESSIBLE SIGNAGE PER CITY REQUIREMENTS, REF: C-3 FOR DETAILS.
18. MOTORCYCLE PARKING SIGNAGE PER CITY REQUIREMENTS.
19. TIE SEWER LINE INTO EXISTING SEWER LINE, REF: PLUMBING PLANS
20. TIE WATER LINE INTO EXISTING WATER LINE.
21. DOUBLE CLEANOUT.
22. CONCRETE PARKING BUMPERS, TYP.
23. 6' PEDESTRIAN WALK-WAY.
24. 48" HIGH CMU SCREEN WALL.
25. CONCRETE APRON, FOR DUMPSTER.
26. NEW CURB CUT PER CITY OF ALBUQUERQUE STANDARDS DRAWING 2425.

PARKING REQUIREMENTS:
BY APPOINTMENT ONLY:
8 BATTING CAGES = 8 SPACES
3 WORKOUT STATIONS = 3 SPACES
4 EMPLOYEES = 4 SPACES
1 MOTORCYCLE SPACE FOR EACH 25 SPACES = 1 SPACE
1 BICYCLE SPACE FOR EACH 20 SPACES = 1 SPACE

15 SPACES REQUIRED
15 SPACES PROVIDED
1 MOTORCYCLE SPACE
2 BICYCLE SPACES

CITY OF ALBUQUERQUE ZONING CODE:
SECTION 14-16-1-5 DEFINITIONS; 1-14;
PARKING SPACE, AUTOMOBILE AND LIGHT TRUCK: A SUITABLE SPACE FOR VEHICULAR STORAGE, AT LEAST 8.5 FT. IN WIDTH AND 18 FT. IN LENGTH, THAT MAY BE REDUCED TO 16 FT. IN LENGTH WHERE CARS CAN OVERHANG WHEEL STOPS.



APPROVALS:

DRB CASE NUMBER 1003372 12DRB-70173

CHAIRMAN, PLANNING DEPARTMENT — 8-10-12

P.E., TRANSPORTATION DEVELOPMENT, PLANNING DEPARTMENT — 08-02-12

P.E., HYDROLOGY/ALTERNATE CITY ENGINEER, PLANNING DEPARTMENT — 7/25/12

P.E., ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY — 08/25/12

PARKS, ~~MUNICIPAL DEVELOPMENT~~ DEPARTMENT PARKS & RECREATION — 7-25-12

CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED
Lee White 7-17-12

EXISTING HOTEL

RECEIVED
OCT 08 2013
LAND DEVELOPMENT SECTION

...D PLANS CHECKING CITY...
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
R.C. 7-16-12
COMMENTS & DATE

AMERICA'S PAST TIME
SITE PLAN
ALBUQUERQUE, NEW MEXICO
PROJECT #1220

REVISION DATE

STATE OF NEW MEXICO
RICHARD P. BENZ
No. 1240
REGISTERED ARCHITECT

RBA
ARCHITECTURE
PLANNING
DESIGN
1100 Park Ave. SW
Albuquerque, NM 87102
(505) 242-1846
www.rbadll.com

DATE
07-16-2012

SHEET NUMBER
C-2.0