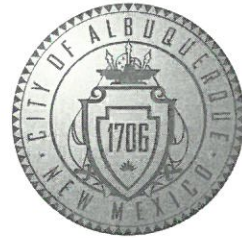


CITY OF ALBUQUERQUE



July 21, 2016

Richard J. Berry, Mayor

Joseph J. Casares, Jr., P.E.
JCH Group, LLC
7225 Arenoso Pl NW
Albuquerque, NM, 87120

**RE: Coordinated Vision, Inc
Grading and Drainage Plan
Engineer's Stamp Date 6-21-2016 (File:D16D002G)**

Dear Mr. Casares:

Based upon the information provided in your submittal received 6-27-2016, the above referenced Grading and Drainage Plan is approved for ESC Building Permit and for SO-19 Permit with the following condition:

- The construction of the sidewalk in the Right of Way must include a depressed landscape buffer as shown on the revised Standard Drawings 2405A and B.

PO Box 1293

Please attach a copy of this approved plan in the construction sets when submitting for the building permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Albuquerque

See attached the latest SO-19 Notes, which include the contact numbers for the Contractor to schedule inspections (no need to resubmit plan).

New Mexico 87103

Prior to any grading on the site, an ESC Grading Permit must be processed through the Stormwater Quality Engineer (see attached), since the site is over 1-acre.

If you have any questions, you can contact me at 924-3986.

www.cabq.gov

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

Orig: Drainage file



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: CVI Development Building Permit #: _____ City Drainage #: D16D0026
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Las Lomitas Business Park Subdivision Lot 11, Sec. 22 & 27, T11N, R3E
City Address: 1320 Cuesta Abajo Ct., Albuquerque NM
Engineering Firm: JCII Group, LLC Contact: Joe Casares
Address: 7225 Arenoso Pl. NW
Phone#: 505-264-6918 Fax#: _____ E-mail: JCII Group@gmail.com
Owner: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Architect: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☒ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
☒ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☒ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☒ EROSION & SEDIMENT CONTROL PLAN (ESC)

OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 6-27-2016

By: Joe Casares

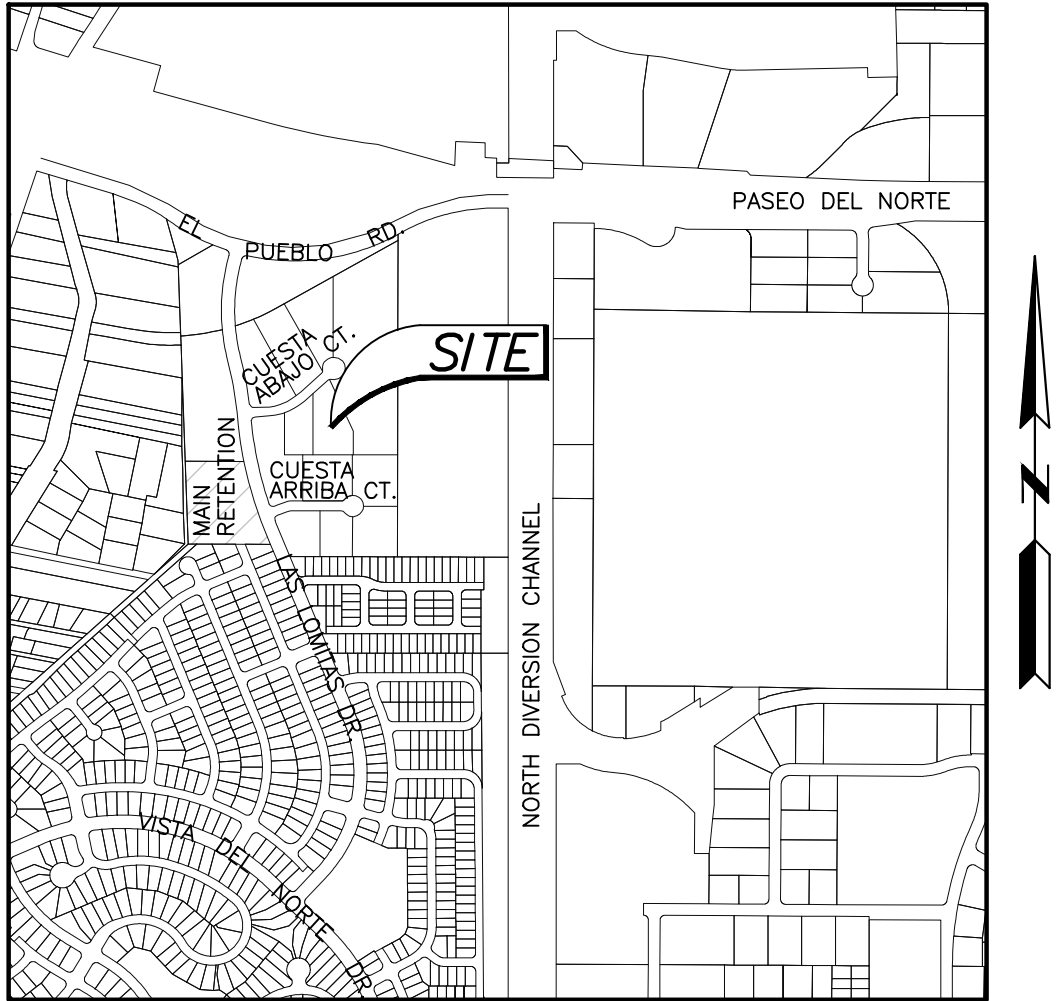
CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☒ GRADING PERMIT APPROVAL
☒ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING

☐ OTHER (SPECIFY) _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



LOCATION MAP

SCALE: 1"=1000'±
ZONE ATLAS MAP D-16-Z

I. EXECUTIVE SUMMARY

THIS PLAN SERVES TO SUPPORT THE PROPOSED DEVELOPMENT FOR COORDINATED VISION, INC. THE SITE IS LOCATED IN THE CITY OF ALBUQUERQUE AND IS KNOWN AS LOT 11 OF THE LAS LOMITAS BUSINESS PARK SUBDIVISION. THIS SUBDIVISION IS LOCATED SOUTH OF PASEO DEL NORTE AND APPROXIMATELY 850 FEET WEST OF THE NORTH DIVERSION CHANNEL. THE SITE ADDRESS IS 1320 CUESTA ABAJO COURT. THE PROPOSED CONSTRUCTION CONSISTS OF NEW BUILDINGS, UTILITIES, GRADING & DRAINAGE IMPROVEMENTS, PARKING LOT, WALKWAYS, LANDSCAPE AND OTHER AMENITIES AS REQUIRED FOR A FULLY FUNCTIONAL SITE. OFF-SITE CONSTRUCTION WILL INCLUDE SIDEWALK, SIDEWALK CULVERT, DRIVE PAD AND FIRE LINE CONNECTION. MOST LOTS WITHIN THIS SUBDIVISION ARE NOT DEVELOPED EXCEPT FOR BERMS AT MOST LOT LINES. HOWEVER, THE LOT DIRECTLY TO THE SOUTH OF THE PROPOSED SITE IS FULLY DEVELOPED, ALSO, STREET PAVEMENT, CURB AND GUTTER, PUBLIC UTILITIES AND DRAINAGE STRUCTURES FOR THE SUBDIVISION ARE IN PLACE. DUE TO THESE DEVELOPMENTS, OFF-SITE STORMWATER SHOULD NOT IMPACT THIS SITE. IT IS PROPOSED THAT STORMWATER GENERATED ON-SITE WILL BE STRATEGICALLY CONTROLLED AND CONVEYED TO THE SUBDIVISION'S MAIN RETENTION BASIN LOCATED APPROXIMATELY 500 FEET WEST OF THE SITE. THE TOTAL RUN-OFF GENERATED ON-SITE DURING A 100 YEAR, 24-HOUR EVENT IS DETERMINED TO BE 2.85 CFS. THIS RUN-OFF WILL BE DIRECTED TOWARD THE RIGHT-OF-WAY THEN TO THE SUBDIVISION'S MAIN RETENTION BASIN. THE RUN-OFF DIRECTED TO THE RIGHT-OF-WAY (2.85 CFS) DOES NOT EXCEED THE ALLOWABLE 4.79 CFS AS ACCORDING TO DRAINAGE REPORT D-16/D002C ON FILE WITH COA.

II. PROJECT DESCRIPTION

AS SHOWN ON THE LOCATION MAP THE SITE (61,864 SF = APPROXIMATELY 1.4 ACRES) IS LOCATED IN THE CITY OF ALBUQUERQUE AT 1320 CUESTA ABAJO COURT. CURRENTLY THE SITE IS UNDEVELOPED. THE SITE IS PLATTED AS "LAS LOMITAS BUSINESS PARK SUBDIVISION WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTIONS 22 & 27, TOWNSHIP 11N, RANGE 3E, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO, MAY 2005," WHICH IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 27, 2005, IN BOOK 2005C, PAGE 357. FURTHERMORE, THE SITE IS LOCATED IN FLOOD ZONE X AS INDICATED BY FIRM NUMBER 35001C0136G, RECORDED ON SEPTEMBER 26, 2008 BY THE FEMA.

III. BACKGROUND DOCUMENTS

THERE IS A FULL DRAINAGE REPORT AND ASSOCIATED ANALYSIS FOR THIS SUBDIVISION ON FILE WITH THE COA. SAID REPORT IS DETERMINED TO BE FILED AS D-16/D002C AND SEALED BY A N.M. PROFESSIONAL ENGINEER ON 9/06/07. THE PLAT, THE FIRM, THE COA DEVELOPMENT PROCESS MANUAL, THE SITE SURVEY, AND THE PROPOSED GRADING AND DRAINAGE PLAN WERE UTILIZED FOR THE EXECUTION OF THIS HYDROLOGY AND HYDRAULIC ANALYSIS.

IV. EXISTING CONDITIONS

CURRENTLY THE SITE IS UNDEVELOPED EXCEPT FOR EARTHEN BERMS ALONG LOT LINES. IN FACT IT HAS BEEN OBSERVED THAT ALL LOTS WITHIN THIS BUSINESS PARK SUBDIVISION HAVE BEEN CONSTRUCTED WITH BERMS ALONG ADJACENT LOT LINES. THERE IS VERY LITTLE VEGETATION ON THE PROJECT SITE. THE SITE NATURALLY DRAINS NORTHWESTERLY.

V. DEVELOPED CONDITIONS

THE PROPOSED ON-SITE CONSTRUCTION CONSISTS OF NEW BUILDINGS, UTILITIES, GRADING & DRAINAGE GRAVEL PARKING LOT, WALKWAYS, LANDSCAPE AND OTHER AMENITIES. OFF-SITE CONSTRUCTION WILL INCLUDE SIDEWALK, SIDEWALK CULVERT, DRIVE PAD AND FIRE LINE CONNECTION. IT'S PROPOSED THAT STORMWATER RUNOFF GENERATED ON-SITE WILL BE CONTROLLED AND CONVEYED TOWARDS THE SUBDIVISION'S MAIN RETENTION BASIN. THE PROPOSED DEVELOPED CONDITIONS INCLUDES A DETENTION BASIN, WHICH WILL BE DEPRESSED 12-INCHES BELOW THE SIDEWALK CULVERT TO CREATE RETENTION FOR FIRST FLUSH. FIRST FLUSH RETENTION IS SIZED APPROPRIATELY IN ORDER TO MANAGE THE RUNOFF FROM PRECIPITATION WHICH OCCURS DURING 90TH PERCENTILE STORM EVENT (0.44in). THE SITE IS DESIGNED TO FACILITATE DRAINAGE TOWARDS THE DETENTION/RETENTION BASIN, AND ULTIMATELY TO THE SIDEWALK CULVERT. ROOF RUN-OFF WILL BE CONVEYED UTILIZING ROOF GUTTERS AND WILL BE DIRECTED TOWARDS WATER HARVESTING TANKS. PROPOSED DRAINAGE STRUCTURES ARE SIZED TO ACCOMMODATE THE 100-YR 24-HOUR EVENT.

VI. EROSION CONTROL

CURRENTLY NO HARD SURFACES EXIST AT THE SITE. HOWEVER, AFTER DEVELOPMENT APPROXIMATELY 17.3% OF THE SITE WILL BE MADE-UP OF CONCRETE AND ROOFTOP. THE PROPOSED CONSTRUCTION WILL INCREASE THE AMOUNT OF IMPERVIOUS AREA. PERMANENT EROSION CONTROL AT CULVERT OUTLET, PIPE OUTLET, AND SWALES WILL CONSIST OF 6-INCH ANGULAR RIP-RAP. GRAVEL AND GRASSY LANDSCAPED AREAS WILL BE USED TO PROVIDE SEDIMENT AND EROSION CONTROL WITHIN THE DETENTION/RETENTION BASIN. A 4-INCH THICK GRAVEL BED WILL MAKE UP THE PARKING LOT, AND WILL PROVIDE VOLUME TO RETAIN THE FIRST FLUSH GENERATED FROM DIRECT PARKING LOT RAINFALL.

VII. WATER QUALITY ENHANCEMENTS

NO WATER QUALITY ENHANCEMENTS ARE PROPOSED.

VIII. GRADING PLAN

THE GRADING PLAN ON SHEET C101 SHOWS:
1. EXISTING GRADE SPOT ELEVATION AS TAKEN FROM RECENT TOPOGRAPHY
2. PROPOSED GRADES INDICATED BY SPOT ELEVATIONS AND CONTOUR LINES
3. THE LIMITS AND CHARACTER OF THE EXISTING FEATURES
4. THE LIMITS AND CHARACTER OF THE PROPOSED IMPROVEMENTS
5. CONTINUITY BETWEEN EXISTING AND PROPOSED GRADES

IX. CALCULATIONS

THE CALCULATIONS HEREON ANALYZE THE HYDROLOGY FOR BOTH THE EXISTING AND DEVELOPED CONDITIONS UPON A 100 YEAR, 24-HOUR RAINFALL EVENT. PROCEDURE FOR 40 ACRES AND SMALLER BASINS, AS SET FORTH IN CHAPTER 22 OF THE DEVELOPMENT PROCESS MANUAL (DPM), VOLUME 1, 1997 REVISIONS, AND AHYMO ARE USED TO QUANTIFY THE PEAK RATE OF DISCHARGE (Q) AND VOLUME (V) OF ON-SITE STORMWATER RUN-OFF. ALL DATA UTILIZED FOR EACH PROCEDURE CAN BE FOUND IN TABLES 1 AND 2. RESULTS OF CALCULATIONS FOR HYDROLOGY AND HYDRAULIC CALCULATIONS ARE PRESENTED BELOW.

HYDROLOGY ANALYSIS FOR PEAK RATE OF DISCHARGE (Q) AND PEAK VOLUME (V):

SITE CHARACTERISTICS:
DRAINAGE AREA = (SEE PRE AND POST-DEVELOPMENT MAP)
LAND TREATMENT (DPM CH. 22, TABLE A-4)
IMPERVIOUS = D
PERVIOUS = C
PRECIPITATION ZONE = 2 (DPM CH. 22, TABLE A-1)
FOR ADDITIONAL DATA USED, SEE TABLE 1 ON THIS SHEET.

DRAINAGE AREA - PRE-DEVELOPMENT
61,864 sf = 100% PERVIOUS
ANALYSIS RESULTS
Q = 4.40 cfs
V = 5,743 cf

DRAINAGE AREA - POST DEVELOPMENT
NOTE: 6,000 SF OF ROOFTOP RUNOFF WILL BE HARVESTED ON-SITE.
THEREFORE, (61,864 SF - 6,000 SF = 54,864 SF ~ 1.26 AC)
(15,512 SF - 6,000 SF) = 9,512 sf = 17.3% IMPERVIOUS
45,352 sf = 82.7% PERVIOUS
ANALYSIS RESULTS
Q = 4.30 cfs (RUN-OFF WILL BE ROUTED THROUGH SITE)
V = 6,268 cf
Vff = 1,753 cf (FIRST FLUSH WILL BE RETAINED ON SITE)

HYDRAULIC ANALYSIS FOR CAPACITY (Q) OF SITE DRAINAGE AMENITIES:

OFF-SITE CULVERT CAPACITY (Q):
INLET OPEN AREA (A) = 1.00 sf
SUBMERGED HEAD (h) = 0.04 ft
 $Q = (0.67A)[(2gh)^{0.5}] = 1.08 \text{ cfs}$

ROOF DRAIN CAPACITY (Q):
PIPE ROUGHNESS (n) = 0.012
PIPE FLOW AREA (A) = 0.196 sf
HYDRAULIC RADIUS (R) = 0.125
PIPE SLOPE (S) = .0208 ft/ft
 $Q = (1.49/n)(A)(R^{0.667})(S^{0.5}) = 0.88 \text{ cfs}$

ROOFTOP DRAINAGE AREA:
6,000 sf = 100% IMPERVIOUS
ANALYSIS RESULTS
Q = 0.65 cfs
V = 1,260 cf
Vff = 220 cf

DETENTION BASIN DESCRIPTION AND VOLUME (V) CALCULATIONS:

DETENTION BASIN IS DESIGNED WITH 3H:1V SIDE SLOPES.

THE TOTAL VOLUME IS CALCULATED AS FOLLOWS;

POLYGONAL CHARACTERISTICS:
BOTTOM PERIMETER AREA = 640 sf
TOP PERIMETER AREA = 1,572 sf
DEPTH = 1.5' ft

$$V = (1/2)[(640 \text{ SF} + 1,572 \text{ SF})(1.5 \text{ FT})] = 1,659 \text{ cf}$$

X. STORM WATER CONTROL MEASURES

TO MANAGE THE FIRST FLUSH IN ORDER TO PREVENT A HIGH CONCENTRATION OF POLLUTANTS FROM RUNNING OFF-SITE AND TO COMPLY WITH THE CITY MS4, A RETENTION BASIN AND WATER HARVESTING TANKS ARE PROPOSED ON-SITE. THE FIRST FLUSH VOLUME IS AS FOLLOWS;

FIRST FLUSH VOL. = 61,864 sf X [(0.44 in - 0.10 in)/12] = 1,753 cf
RETENTION BASIN = 1,659 cf
HARVEST TANKS = (2) AT 515 GAL. = 137 cf

$$(1,753 \text{ cf}) - (1,659 \text{ cf} + 137 \text{ cf}) < 0 \text{ (FIRST FLUSH RETENTION MET)}$$

XI. CONCLUSION

THIS PLAN SUPPORTS THE PROPOSED DEVELOPMENT. THE PROPOSED STORM DRAINAGE FACILITIES WILL ADEQUATELY CONVEY STORMWATER GENERATED ON-SITE BY A 100 YEAR, 24-HOUR STORM EVENT. ALSO, IF CONSTRUCTED IN ACCORDANCE WITH THE ASSOCIATED GRADING AND DRAINAGE PLAN, THE SITE HYDRAULICS WILL ALLOW 2.85 CFS OF STORMWATER TO RUN OFF INTO THE RIGHT-OF-WAY. ALSO, THE PROPOSED DEVELOPMENT WILL PROVIDE 1,659 CF OF STORMWATER DETENTION ON-SITE, 1,796 CF OF RETENTION ON-SITE, AND 137 CF OF HARVESTED WATER. FURTHERMORE, THE RUN-OFF DIRECTED TO THE RIGHT-OF-WAY (2.85 CFS) DOES NOT EXCEED THE ALLOWABLE 4.79 CFS AS ACCORDING TO DRAINAGE REPORT D-16/D002C ON FILE WITH COA. ALL ON-SITE STORM DRAINAGE FACILITIES WILL BE PRIVATELY OWNED, OPERATED AND MAINTAINED.

TABLE 1: DATA USED FOR CALCULATIONS (DPM):

(TAKEN FROM CHAPTER 22 OF THE DEVELOPMENT
PROCESS MANUAL, VOLUME 1, 1997 REVISIONS.)

(Q) = CIA = 100-YR. PEAK DISCHARGE FOR ZONE 2;

PERVIOUS;
C = 0.61 (DPM CH. 22, TABLE A-11)
i = 5.05 ((DPM CH. 22, TABLE A-10)

IMPERVIOUS;
C = 0.93 (DPM CH. 22, TABLE A-11)
i = 5.05 (DPM CH. 22, TABLE A-10)

100-YR., 24-HOUR VOLUME (V) =
[6 HOUR VOL. + IMPERVIOUS AREA]*[24-HOUR PRECIP. - 6 HOUR PRECIP.]
12in/ft

FOR ZONE 2;

6 HOUR VOL. = (WEIGHTED EXCESS PRECIPITATION)*(LAND TREATMENT)
EXCESS PRECIPITATION FOR THE 100-YR. 6-HOUR STORM CAN BE
FOUND IN TABLE A-8 OF DPM, CH. 22.

24-HOUR PRECIPITATION = 2.75 (DPM CH. 22, TABLE A-2)
6-HOUR PRECIPITATION = 2.35 (DPM CH. 22, TABLE A-2)

A SPREADSHEET WAS USED TO FACILITATE THESE CALCULATIONS.
RESULTS CAN BE FOUND IN "IX. CALCULATIONS" SHOWN ON THIS SHEET.

TABLE 2: CALCULATIONS (AHYMO):

INPUT DATA:

* FILENAME: (AHYMO PC VERSION)
* 100-YEAR STORM
* ASSUMPTIONS:
* 1. 100 YR 24 HR RAINFALL = 2.75 INCHES.

START RAINFALL BEGINS AT 0.0 HOURS
RAINFALL TYPE=2 RAIN QUARTER=0.00
RAIN ONE=2.01 RAIN SIX=2.35
RAIN DAY=2.75 DT=0.033333 HRS

S *****
S HYDROGRAPH FOR BASIN ID=1 HYD=100.00 DA=.0022
COMPUTE NM HYD PER A=0 PER B=0 PER C=100 PER D=0
TP=-.10 MASS RNFL=-1

PRINT HYD ID=1 CODE=10

S *****
S ROUTE FLOWS THROUGH PROPOSED POND
ROUTE RESERVOIR ID=5 HYD=100.05 INFLOW ID=1 CODE=10
OUTFLOW STORAGE ELEVATION
(CFS) (AC-FT) (FT)
0.001 0.000 36.10
0.002 0.016 36.35
0.003 0.033 36.60
0.196 0.043 36.75
0.640 0.056 36.93
1.193 0.069 36.10
1.851 0.082 37.27

S *****
PRINT HYD ID=5 CODE=10
FINISH

OUTPUT DATA:

AHYMO PROGRAM (AHYMO-S4) - Version: S4.01a - Rel: 01a
RUN DATE (MON/DAY/YR) = [DATE]
START TIME (HR:MIN:SEC) = 14:24:46 USER NO.=
AHYMO_Temp_User:Joe
INPUT FILE = K:\Joe\Pond.HYM

* FILENAME: (AHYMO PC VERSION)
* 100-YEAR STORM
* ASSUMPTIONS:
* 1. 100 YR 24 HR RAINFALL = 2.75 INCHES.

START RAINFALL BEGINS AT 0.0 HOURS
RAINFALL TYPE=2 RAIN QUARTER=0.00
RAIN ONE=2.01 RAIN SIX=2.35
RAIN DAY=2.75 DT=0.033333 HRS

24-HOUR RAINFALL DIST. - BASED ON NOAA ATLAS 14 FOR
CONVECTIVE AREAS (NM & AZ) - D1
DT = 0.033333 HOURS END TIME = 23.999763 HOURS

S *****
S HYDROGRAPH FOR BASIN ID=1 HYD=100.00 DA=.0022
COMPUTE NM HYD PER A=0 PER B=0 PER C=82.7 PER D=17.3
TP=-.10 MASS RNFL=-1
ID=1 CODE=10

RUNOFF VOLUME = 2.16695 INCHES = 0.0809 ACRE-FEET
PEAK DISCHARGE RATE = 2.85 CFS AT 1.467 HOURS
BASIN AREA = 0.0022 SQ. MI.

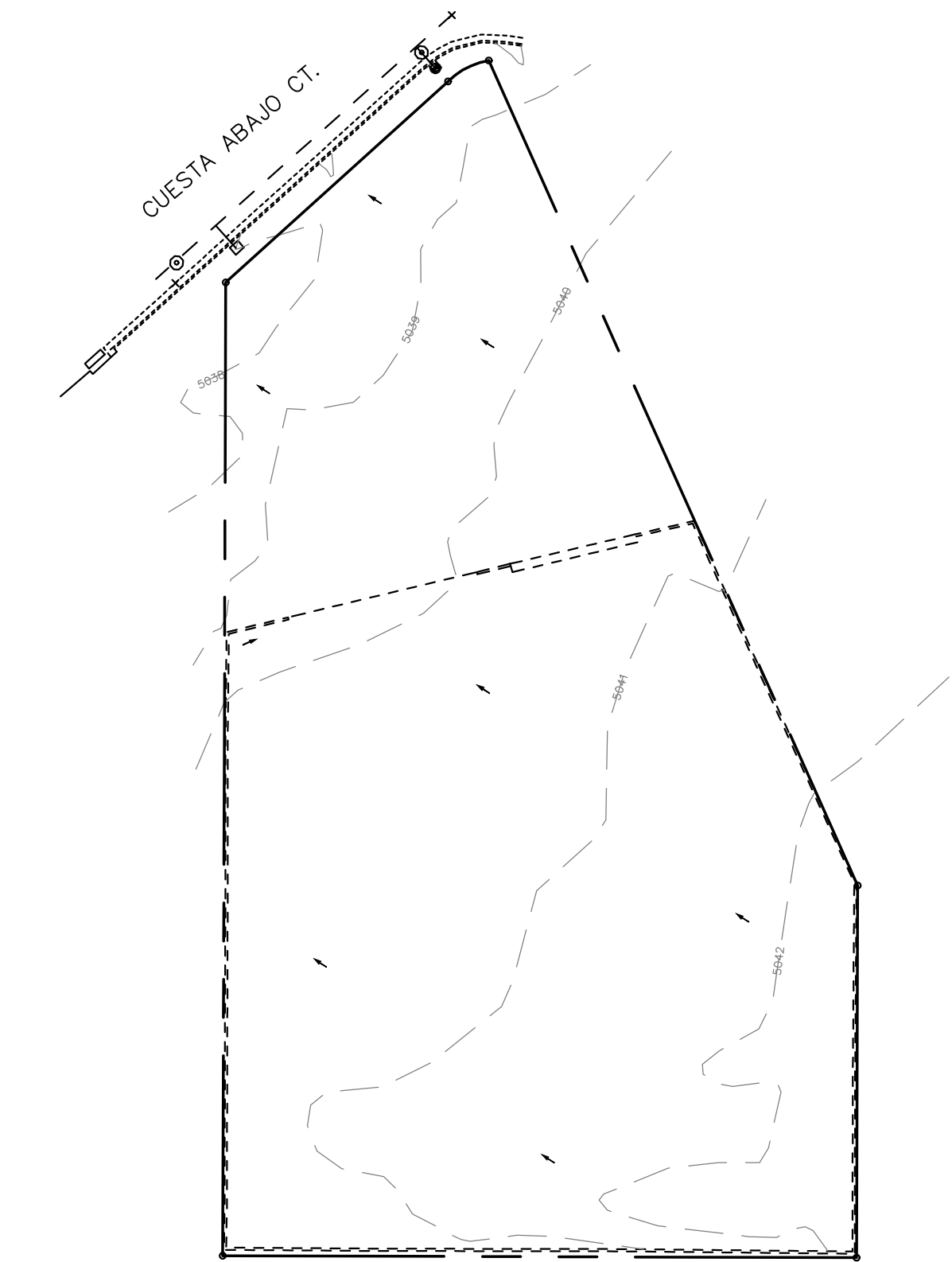
S *****
S ROUTE FLOWS THROUGH PROPOSED POND

PEAK DISCHARGE = 0.489 CFS - PEAK OCCURS AT HOUR 1.80
MAXIMUM WATER SURFACE ELEVATION = 38.00
MAXIMUM STORAGE = 0.0516 AC-FT INCREMENTAL TIME= 0.033333HRS

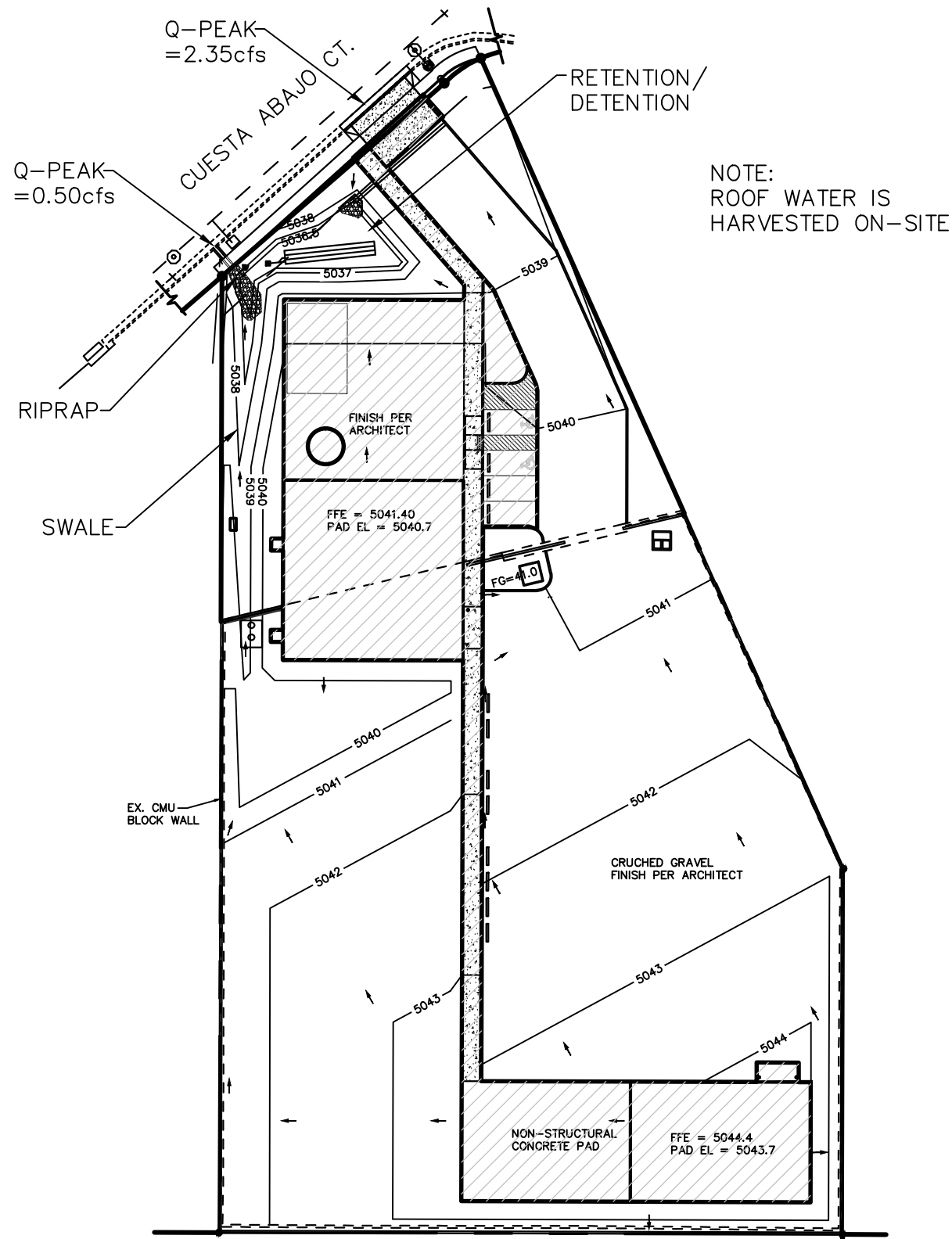
S *****
PRINT HYD ID=5 CODE=10

PARTIAL HYDROGRAPH 100.05
RUNOFF VOLUME = 1.84487 INCHES = 0.0689 ACRE-FEET
PEAK DISCHARGE RATE = 0.49 CFS AT 1.800 HOURS
BASIN AREA = 0.0007 SQ. MI.

FINISH



DRAINAGE AREA PRE-DEVELOPMENT
MAP SCALE: 1" = 50'



DRAINAGE AREA PRE-DEVELOPMENT
MAP SCALE: 1" = 50'

IMPERVIOUS AREA

JCII Group, LLC.
DEVELOPMENT SERVICES
ALBUQUERQUE, NEW MEXICO
505.264.6918 - JCIIGroup@gmail.com



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encompassed by this document are hereby copyrighted,
and are for use on and in connection with the project
specified by the owner. None of such concepts, designs
or plans shall be used by or disclosed to any person, firm or
corporation without the prior written permission of the
owner.

COORDINATED VISION, INC.
1320 CUESTA ABAJO ALBUQUERQUE, NEW MEXICO
HYDROLOGY ANALYSIS

REV:

PHASE: 100% CONSTRUCTION DOCUMENT
DATE: JUNE 17, 2016

C100

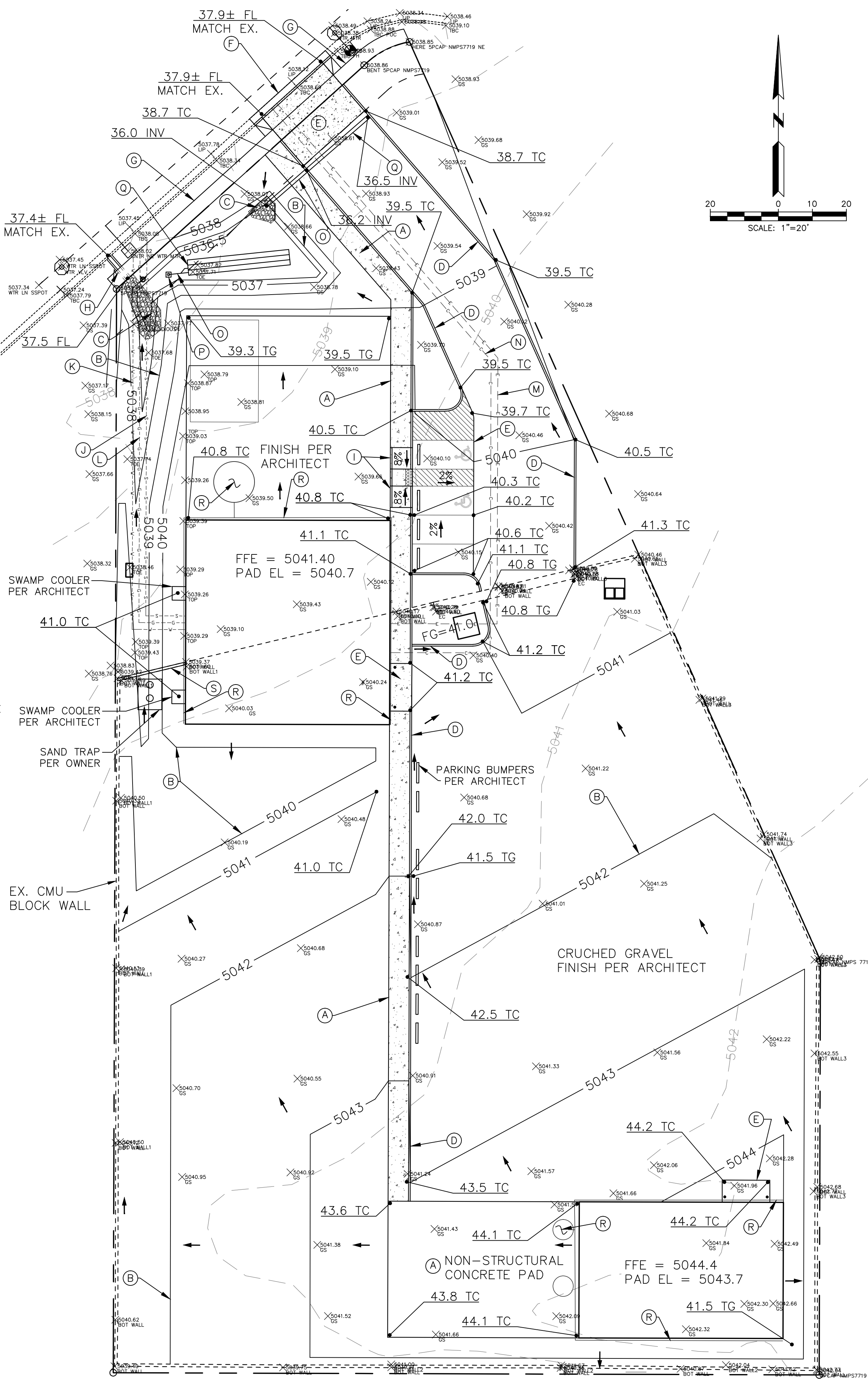
GRADING & DRAINAGE GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, AND THE CITY OF ALBUQUERQUE SPECIFICATIONS.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990), FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES AND OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR WILL NOTIFY THE ARCHITECT IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THIS WORK IS CONSIDERED INCIDENTAL TO THE PROJECT AND NO DIRECT PAYMENT WILL BE MADE THEREFOR.
4. ALL EXCAVATION SHALL BE GOVERNED BY FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH, OSHA 29 CFR 1926.650. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KNOW AND COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970".
6. CONTRACTOR SHALL SCARIFY TO A DEPTH OF 8" AND RECOMPACT SUBGRADE TO 95% MAX. DENSITY AS DETERMINED BY ASTM D-1557 UNLESS NOTED OTHERWISE.
7. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING BORROW MATERIAL OR HAULING OFF EXCESS MATERIAL. THE TRANSPORTATION AND/OR DISPOSAL OF THESE MATERIALS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION OF THE PROJECT. ALL EXCAVATED MATERIAL THAT IS NOT REQUIRED TO BE REUSED MUST BE REMOVED FROM THE PROJECT AREA WITHIN FOUR (4) DAYS OF EXCAVATION.
8. NO SEPARATE PAYMENT WILL BE MADE FOR ANY HAULING OR DISPOSAL OF MATERIALS. THE TRANSPORTATION AND/OR DISPOSAL OF MATERIAL SHALL BE CONSIDERED INCIDENTAL TO PROJECT.
9. WHEN ABUTTING NEW CONCRETE TO EXISTING, CUT BACK EXISTING TO A NEAT STRAIGHT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED CONCRETE, AND MATCH NEW TO EXISTING. COORDINATE WITH CONSTRUCTION NOTES. NO SEPARATE PAYMENT SHALL BE MADE FOR SAW CUTTING OF EXISTING PAVEMENT OR CONCRETE BUT SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. CUTTING OF PAVEMENT OR CONCRETE SHALL BE IN CONFORMANCE WITH PROJECT SPECIFICATIONS.
10. EXERCISE CARE TO AVOID DISTURBING EXISTING UTILITIES. COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS, AND IN ORDER TO PREVENT ANY SERVICE DISRUPTION.
12. CONTRACTOR SHALL PROVIDE REASONABLE ACCESS TO TEMPORARY FACILITIES WITHIN THE PROJECT AREA DURING CONSTRUCTION.
13. WATERING FOR DUST CONTROL, AS REQUIRED, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE THEREFOR. CONSTRUCTION AREAS SHALL BE WATERED OR OTHERWISE KEPT DUST FREE. THE CONTRACTOR SHALL USE WATERING EQUIPMENT FOR DUST POLLUTION ABATEMENT AS DIRECTED BY THE ARCHITECT.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEMOLITION DEBRIS. WORK MATERIALS SHALL BE DISPOSED OF IN A CITY APPROVED WASTE AREA, IN ACCORDANCE WITH ALBUQUERQUE SPECIFICATIONS, SECURED BY AND AT THE EXPENSE OF THE CONTRACTOR.
15. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED UTILITY LINES THAT ARE EXPOSED AS A RESULT OF CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE ARCHITECT.
16. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH "AS-BUILT" PLANS. THE MAINTENANCE OF THESE PLANS INCLUDE AN UP TO DATE SET OF AS-BUILT PLANS FOR THE PROJECT. THESE PLANS SHALL BE KEPT CURRENT, WITHIN ONE WEEK, AT ALL TIMES AND SHALL BE SUBJECT TO REVIEW BY THE PROJECT MANAGER AND ARCHITECT THROUGHOUT THE PROJECT. THE FINAL AS-BUILT PLANS SHALL BE SUBMITTED TO THE ARCHITECT BEFORE FINAL PAYMENT IS MADE.
17. THE CONTRACTOR AGREES TO TAKE NECESSARY SAFETY PRECAUTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES TO PROTECT PEDESTRIAN AND VEHICULAR TRAFFIC IN THE CONSTRUCTION AREA, WHICH INCLUDE BUT ARE NOT LIMITED TO: MAINTAINING ADEQUATE WARNING SIGNS, BARRICADES, LIGHTS, GUARD FENCES, WALKS AND BRIDGES.
18. CONTRACTOR SHALL ADJUST CLEANOUT RIMS, VALVE CANS, GRATES AND MH COVERS LIDS AS NEEDED TO MATCH FINISHED ELEVATIONS.
19. CONTRACTOR'S YARD, AND ANY OTHER AREAS DISTURBED BY THE CONTRACTOR NOT INCLUDED ON THE PLANS, SHALL BE RE-ESTABLISHED TO OWNERS SATISFACTION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
20. CONTRACTOR IS RESPONSIBLE FOR GEOTECHNICAL EVALUATION BY A REGISTERED GEOTECHNICAL ENGINEER. COORDINATE WITH GEOTECHNICAL INVESTIGATION REPORT, AND IF ANY CRITERIA WITHIN THIS REPORT CANNOT BE MET, CONTACT THE GEOTECHNICAL ENGINEER FOR SUPPLEMENTAL RECOMMENDATIONS. IF NO GEOTECHNICAL EVALUATION REPORT IS PROVIDED, OWNER ASSUMES ALL RESPONSIBILITY OF GEOTECHNICAL CONDITIONS.
21. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND ADHERING TO A STORMWATER POLLUTION PREVENTION PLAN.
22. SAFETY RAILS ARE REQUIRED AT ALL LOCATION ADJACENT TO A PEDESTRIAN WALKWAY WHERE A VERTICAL DROP OF 24" OR MORE EXISTS, OR AS APPLICABLE PER GOVERNING BUILDING CODE. SEE ARCHITECTS PLAN FOR SAFETY RAIL DETAILS.
23. THIS PROJECT IS TO ADHERE TO THE DEVELOPMENT GUIDELINES PROVIDED FOR THE LAS LOMITAS INDUSTRIAL PARK.
24. ALL LANDSCAPED AREAS SHALL BE DEPRESSED APPROXIMATELY 6" BELOW ADJACENT CONCRETE.
25. ALL SIDEWALKS AND RAMPS TO BE APPROXIMATELY 4" ABOVE ADJACENT LANDSCAPE FINISH.
26. COORDINATE IMPROVEMENTS SHOWN ON THIS PLAN WITH THE ARCHITECTS'S SITE PLAN. COORDINATE ANY DEPENDENCIES WITH THE ARCHITECT.
27. SITE SURVEY IS BASED FROM CITY OF ALBUQUERQUE CONTROL POINT #F-442. AUTOCAD FILE WILL BE MADE AVAILABLE FOR CONSTRUCTION STAKING UPON REQUEST.

DRAINAGE FACILITIES WITHIN THE ROW
NOTICE TO CONTRACTOR (SO-19)

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE RIGHT-OF-WAY.
2. ALL WORK IN THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE LINE LOCATING SERVICE, NEW MEXICO ONE CALL 260-1990 (NM ONE CALL "811") FOR THE LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO STREET USE.
6. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PREFORMED ON A 24-HOUR BASIS.

APPROVALS	NAME	DATE
INSPECTOR		



C102