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ARCHITECT

ENGINEER

PROJECT

LEGACY @ JOURNAL CENTER
5151 LANG AVENUE NE
Albuquerque, New Mexico 87109

REVISIONS



DRAWN BY MHS

REVIEWED BY MJB

DATE

PROJECT NO. 16-0068

DRAWING NAME

GRADING & DRAINAGE
MANAGEMENT PLAN

SHEET NO.

SPSB-2.1

OF



FEMA FIRM MAP 35001C0137H (ANNOTATED LOMR SUBMITTED 3/30/2016)

DRAINAGE NARRATIVE

EXISTING CONDITIONS:

THE SITE IS LOCATED AT THE SOUTHWEST INTERSECTION OF PASEO DEL NORTE AND INTERSTATE 25. THE 14.6 ACRE SITE IS CURRENTLY DIVIDED INTO ONE UNDEVELOPED TRACT (TRACT A). THE SITE SLOPES FROM EAST TO WEST INTO AN EXISTING RETENTION POND IN THE NORTHWEST CORNER OF THE SITE.

REVIEW OF CITY OF ALBUQUERQUE AND NEW MEXICO DEPARTMENT OF TRANSPORTATION HYDROLOGY FILES AND REPORTS AND THE EXISTING TOPOGRAPHIC SURVEY REVEALS THE LOCATIONS OF EXISTING AND FUTURE DISCHARGE POINTS. ACCORDING TO THE "PART 2 DRAINAGE REPORT FOR THE I-25 / PASEO DEL NORTE INTERCHANGE RECONSTRUCTION DESIGN BUILD PROJECT" (INCLUDED IN THIS SUBMITTAL, HEREON REFERRED TO AS NMDOT DRAINAGE REPORT) THERE ARE TWO INTENDED DISCHARGE POINTS FOR ANY FUTURE DEVELOPMENT.

AN NMDOT TYPE I MDI WAS INSTALLED DURING THE I-25 / PASEO DEL NORTE RECONSTRUCTION PROJECT. THIS INLET AND ASSOCIATED 36" STORM DRAIN PIPE WERE INSTALLED AND DESIGNED FOR THE FUTURE DEVELOPMENT OF THIS PROPERTY. THERE IS AN ALLOWABLE DISCHARGE OF 68 CFS TO THIS INLET THAT OUTFALLS INTO THE SOUTH DOMINGO BACA ARROYO.

A PORTION OF THE SITE WILL REACH THE CITY OF ALBUQUERQUE 42" STORM DRAIN THAT PARALLELS PASEO DEL NORTE. WHILE THE AFOREMENTIONED NMDOT DRAINAGE REPORT ACCOUNTS FOR THE ENTIRETY OF THE SITE DISCHARGING TO THE NORTH VIA THE NMDOT TYPE I MDI INLET, AN ALLOWABLE DISCHARGE OF 30 CFS TO THE CITY OF ALBUQUERQUE 42" STORM DRAIN IN THE NORTHWEST CORNER OF THE SITE WAS ACCOUNTED FOR IN ADDITION TO THE 68 CFS ALLOWABLE DISCHARGE TO THE NORTH, DUE TO THE ANTICIPATED GRADING OF LEGACY AT JOURNAL CENTER.

PER FEMA MAP PANEL 35001C0137H, THE SITE CURRENTLY LIES WITHIN AN EFFECTIVE FLOOD ZONE A. THIS MAP PANEL IS OUTDATED. EXISTING UNDERGROUND CULVERTS WERE EXTENDED BEYOND THE LEGACY AT ALBUQUERQUE PROPERTY DURING THE INTERSECTION RECONSTRUCTION. WITH THIS DRAINAGE IMPROVEMENT, A LOMR WAS ISSUED TO FEMA TO REMOVE THE DESIGNATED FLOODZONE FROM THE PROPERTY. THIS LOMR WAS SUBMITTED TO FEMA IN NOVEMBER, 2015 AND COMMENTS WERE RECEIVED IN MARCH, 2016. THESE COMMENTS WERE MINOR AND HAVE SINCE BEEN ADDRESSED AND RESUBMITTED TO FEMA IN MARCH, 2016. WE HAVE YET TO RECEIVE A RESPONSE, BUT EXPECT THE LOMR TO BE APPROVED. THEREFORE, THIS SITE IS NOT LOCATED IN A DESIGNATED FEMA FLOODZONE.

PROPOSED CONDITIONS:

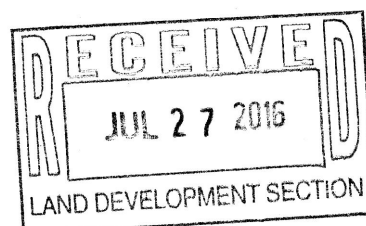
THE SITE WILL BE SUBDIVIDED INTO THREE SEPARATE TRACTS. THE DEVELOPED FLOWS FOR EACH TRACT WILL ADHERE TO THE NMDOT DRAINAGE REPORT AND NOT DEVIATE SIGNIFICANTLY FROM HISTORIC FLOWPATHS.

THE EASTERN PORTION OF THE SITE (BASIN 1) WILL DISCHARGE APPROXIMATELY 41.7 CFS TO THE NMDOT INLET AND STORM DRAIN PIPE LOCATED AT THE NORTHERN EDGE OF THE SITE. THIS IS LESS THAN THE ALLOWABLE. A SERIES OF ONSITE RETENTION PONDS WILL BE CONSTRUCTED TO AIDE IN ACHIEVING THE FIRST FLUSH REQUIREMENTS.

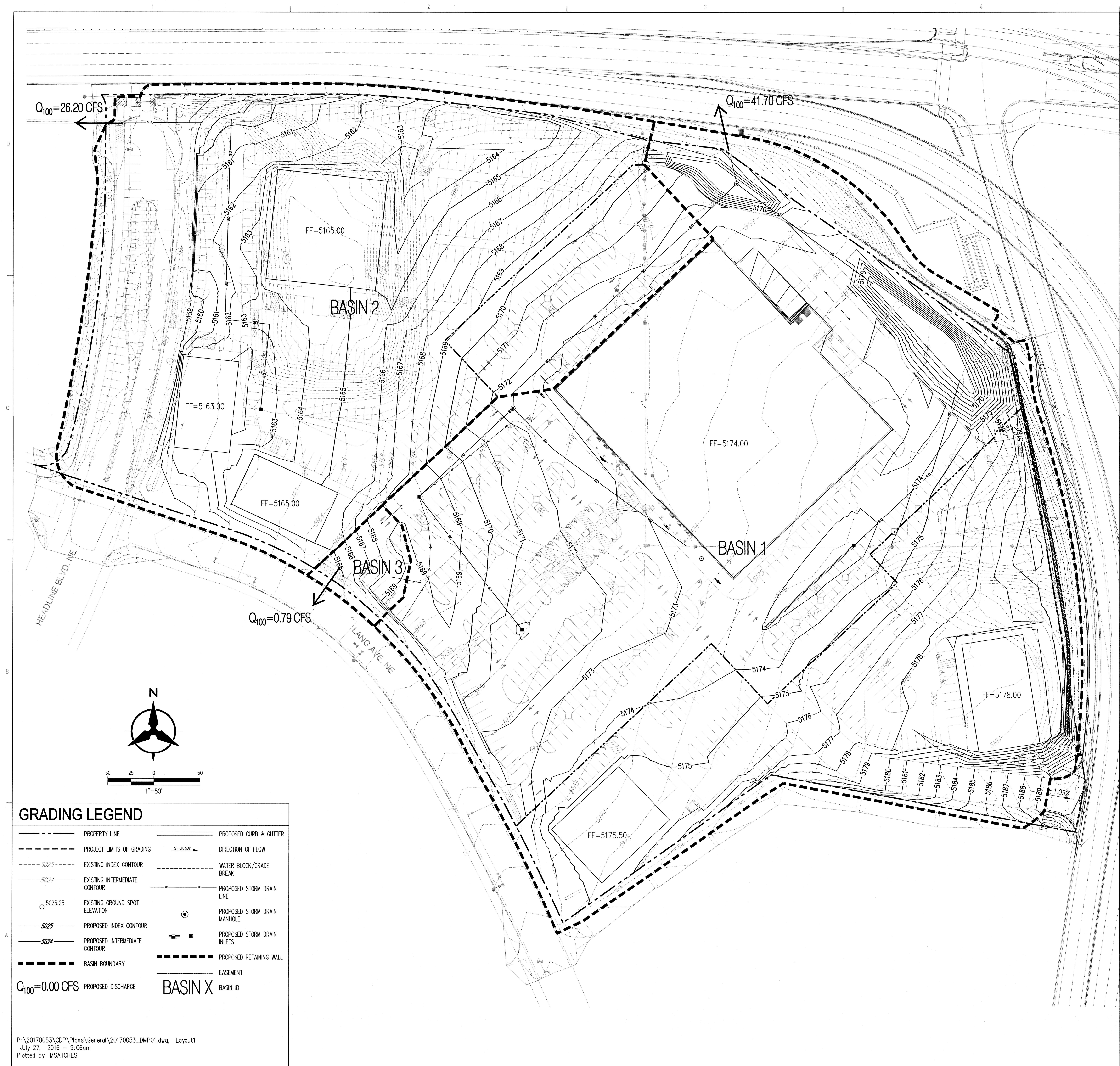
THE NORTHWEST PORTION OF THE SITE (BASIN 2) WILL DISCHARGE APPROXIMATELY 26.2 CFS TO EXISTING CITY OF ALBUQUERQUE STORM DRAIN SYSTEM PARALLELING PASEO DEL NORTE. THIS IS LESS THAN THE ALLOWABLE. ONSITE PONDING WILL BE PLACED THROUGHOUT THE SITE TO ADHERE TO THE CITY OF ALBUQUERQUE FIRST FLUSH REQUIREMENTS.

A SMALL BASIN (BASIN 3) WILL DISCHARGE LESS THAN 1.0 CFS TO LANG IN THE SOUTH.


GIVEN THE ABOVE INFORMATION, THE SITE WILL MAINTAIN HISTORICAL FLOWPATHS, FLOWS, AND ADHERE TO THE NMDOT DRAINAGE REPORT VIA ONSITE PONDING AND STORM DRAIN SYSTEMS. WITH THIS SUBMITTAL WE ARE SEEKING SITE PLAN FOR SUBDIVISION APPROVAL AND SITE PLAN FOR BUILDING PERMIT APPROVAL.



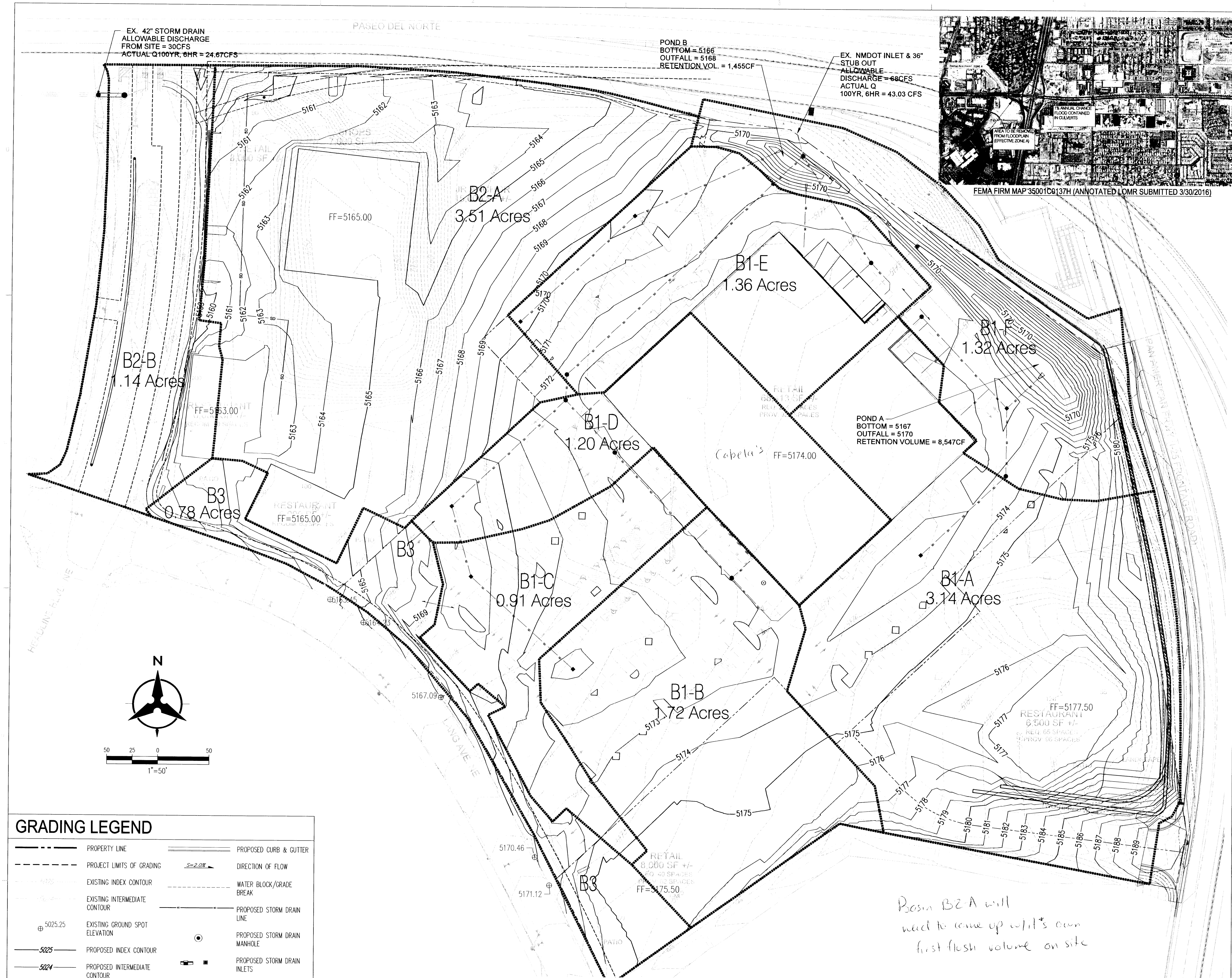
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GRADING LEGEND

---	PROPERTY LINE	---	PROPOSED CURB & GUTTER
---	PROJECT LIMITS OF GRADING		DIRECTION OF FLOW
---	EXISTING INDEX CONTOUR	---	WATER BLOCK/GRADE BREAK
---	EXISTING INTERMEDIATE CONTOUR	---	PROPOSED STORM DRAIN LINE
5025.25	EXISTING GROUND SPOT ELEVATION	○	PROPOSED STORM DRAIN MANHOLE
---	PROPOSED INDEX CONTOUR	□	PROPOSED STORM DRAIN INLETS
---	PROPOSED INTERMEDIATE CONTOUR	---	PROPOSED RETAINING WALL
---	BASIN BOUNDARY	---	EASEMENT
Q ₁₀₀ =0.00 CFS	PROPOSED DISCHARGE	BASIN X	BASIN ID

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July 27, 2016 - 9:06am
Plotted by: MSATCHES



GRADING LEGEND

	PROPERTY LINE		PROPOSED CURB & GUTTER
	PROJECT LIMITS OF GRADING		DIRECTION OF FLOW
	EXISTING INDEX CONTOUR		WATER BLOCK/GRADE BREAK
	EXISTING INTERMEDIATE CONTOUR		PROPOSED STORM DRAIN LINE
	EXISTING GROUND SPOT ELEVATION		PROPOSED STORM DRAIN MANHOLE
	PROPOSED INDEX CONTOUR		PROPOSED STORM DRAIN INLETS
	PROPOSED INTERMEDIATE CONTOUR		PROPOSED RETAINING WALL
	ULTIMATE CONDITIONS BASIN BOUNDARY		EASEMENT
	ULTIMATE CONDITIONS BASIN ID		ULTIMATE CONDITIONS Q

BASIN X

Q_{100yr}=0.00 CFS

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August 19, 2016 - 4:08pm
Plotted by: MBALASKOVITS

Legacy @ Journal Center															
ULTIMATE Developed Conditions Basin Data Table															
This table is based on the DPM Section 22.2, Zone: 2															
Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr) (cfs/ac.)	Q(100yr) (CFS)	Q(10yr) (CFS)	V(100yr) (inches)	V(100yr-6hr) (CF)	V(100yr-24hr) (CF)	V(100yr-10day) (CF)	FIRST FLUSH (CF)	
			A	B	C	D									
Detailed Proposed Basins															
B1-A	136778	3.14	0.0%	0.0%	10.0%	90.0%	4.54	14.27	9.41	2.02	23036	27139	27141	3488	
B1-B	74923	1.72	0.0%	0.0%	10.0%	90.0%	4.54	7.82	5.15	2.02	12618	14866	14867		
B1-C	39640	0.91	0.0%	0.0%	10.0%	90.0%	4.54	4.14	2.73	2.02	6676	7865	7866		1911
B1-D	52272	1.20	0.0%	0.0%	10.0%	90.0%	4.54	5.45	3.60	2.02	8803	10372	10372		1333
B1-E	59242	1.36	0.0%	0.0%	10.0%	90.0%	4.54	6.18	3.30	2.02	9977	11755	11755		1511
B1-F	57499	1.32	0.0%	0.0%	50.0%	50.0%	3.92	5.17	3.96	1.63	4456	5414	5415		815
B2-A	152896	3.51	0.0%	0.0%	10.0%	90.0%	4.54	15.95	10.52	2.02	25750	30337	30339	3899	
B2-B	49658	1.14	0.0%	0.0%	10.0%	90.0%	4.54	5.18	3.42	2.02	8363	9853	9854	1266	
B3	33977	0.78	0.0%	0.0%	10.0%	90.0%	4.54	3.54	2.34	2.02	5722	6742	6742	866	
TOTAL	656885	15.08	-	-	-	-	-	67.70	44.42	-	105403	124342	124351	16099	

OVERALL DRAINAGE NARRATIVE

EXISTING CONDITIONS:

THE SITE IS LOCATED AT THE SOUTHWEST INTERSECTION OF PASEO DEL NORTE AND INTERSTATE 25. THE 14.6 ACRE SITE IS CURRENTLY DIVIDED INTO ONE UNDEVELOPED TRACT (TRACT A). THE SITE SLOPES FROM EAST TO WEST INTO AN EXISTING RETENTION POND IN THE NORTHWEST CORNER OF THE SITE.

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A NMDOT TYPE I MDI WAS INSTALLED DURING THE I-25 / PASEO DEL NORTE RECONSTRUCTION PROJECT. THIS INLET AND ASSOCIATED 36" STORM DRAIN PIPE WERE INSTALLED AND DESIGNED FOR THE FUTURE DEVELOPMENT OF THIS PROPERTY. THERE IS AN ALLOWABLE DISCHARGE OF 68 CFS TO THIS INLET THAT OUTFALLS INTO THE SOUTH DOMINGO BACA ARROYO.

THERE IS AN EXISTING 42" LOCATED AT THE NORTHWEST CORNER OF THE SITE THAT WILL BE EXTENDED FOR FUTURE USE. PER THE NMDOT DRAINAGE REPORT, A THIRD OF THE SITE IS ANTICIPATED TO DISCHARGE TO THIS OUTFALL UNDER DEVELOPED CONDITIONS. CURRENTLY THE REMAINDER OF THE SITE DRAINS DIRECTLY TO THE EXISTING LARGE RETENTION POND.

BASED ON THE NMDOT DRAINAGE REPORT ALL EXISTING INFRASTRUCTURE CURRENTLY IN PLACE TO SERVE THE SITE WILL ALLOW FOR FREE DISCHARGE WITH NO DETENTION REQUIREMENTS.

OFFSITE DRAINAGE CONSIDERATIONS

PER THE NMDOT DRAINAGE REPORT, THERE IS CURRENTLY 37CFS WITHIN LANG AVE. THAT HEADS WEST AND NORTH INTO HEADLINE AND EVENTUALLY INTO THE EXISTING RETENTION POND. THIS DRAINAGE WILL ULTIMATELY OUTFALL DIRECTLY INTO THE EXISTING 42" PUBLIC STORM DRAIN SOUTH OF PASEO DEL NORTE.

FEMA FLOOD MAP CONSIDERATIONS

PER THE RECENTLY REVISED FEMA MAP PANEL 35001C0137H, THE SITE NO LONGER LIES WITHIN A DESIGNATED FEMA FLOOD ZONE DUE TO THE RECENT IMPROVEMENTS ASSOCIATED WITH THE PASEO/I-25 CONSTRUCTION.

PROPOSED CONDITIONS:

THE SITE WILL BE DEVELOPED IN PHASES, WITH THE CENTER PARCEL BEING DEVELOPED FIRST. ALL FUTURE SUBMITTALS SHALL ADHERE TO THIS MASTER DRAINAGE REPORT MOVING FORWARD.

ONSITE BASINS WILL BE DIVIDED INTO THREE CATEGORIES. BASIN B1 WILL ULTIMATELY OUTFALL INTO THE EXISTING 36" STUB AT THE NORTH END OF THE SITE. BASIN B2 WILL OUTFALL INTO THE EXISTING PUBLIC 42" STORM DRAIN AT THE NORTHWEST CORNER OF THE SITE AND A SMALLER BASIN 3 WILL HAVE TO OUTFALL DIRECTLY INTO LANG AVE, WHICH ULTIMATELY DRAINS TO THE EXISTING 42" PUBLIC STORM DRAIN VIA SURFACE FLOW. SUBBASINS FOR BASINS B1 AND B2 HAVE BEEN SHOWN BASED ON THE CURRENT GRADING AND DRAINAGE (SEE BASIN MAP AND ULTIMATE DEVELOPED CONDITIONS BASIN TABLE). FUTURE SUBMITTALS WILL HELP DEFINE THESE BASIN BOUNDARIES FURTHER AS WELL AS SIZE THE ASSOCIATED STORM DRAINAGE IMPROVEMENTS. PONDS AND WATER HARVESTING AREAS WILL BE CONSTRUCTED WITHIN BOTH BASINS B-1 AND B-2 TO AIDE IN ACHIEVING THE FIRST FLUSH REQUIREMENTS.

-BASIN 1 (B1-)

THE EASTERN PORTION OF THE SITE (BASIN 1) WILL DISCHARGE APPROXIMATELY 45 CFS TO THE NMDOT INLET AND STORM DRAIN PIPE LOCATED AT THE NORTHERN EDGE OF THE SITE. THIS IS LESS THAN THE CURRENT CAPACITY AS NOTED ABOVE (68CFS).

BASIN B1-A WILL DRAIN TO A NEW STORM DRAIN SYSTEM THAT ULTIMATELY OUTFALLS DIRECTLY TO POND A. BASIN B1-F WILL ALSO DISCHARGE TO POND A VIA SURFACE FLOW AND RUNDOWN. A NEW INLET WILL BE PLACED IN POND 'A' AT AN ELEVATION OF 5170 TIED TO THE EXISTING 36" STUB TO ALLOW FOR FIRST FLUSH PONDING ASSOCIATED WITH BASIN B1-A AND B1-F. (SEE PLAN FOR POND 'A' DEPTH AND VOLUME).

BASINS B1-B, B1-C AND B1-D (WITH THE EXCEPTION OF THE ROOF) WILL ENTER WATER HARVESTING AREAS LOCATED THROUGHOUT THE PARKING AREA ISLANDS AND THEN BE CONVEYED TO A NEW STORM DRAIN SYSTEM TIED TO THE EXISTING 36" STORM DRAIN.

BASIN B1-E WILL DRAIN VIA SURFACE FLOW INTO INLETS LOCATED AT THE WEST END OF THE SITE AND DAYLIGHT INTO POND B. A NEW INLET WILL BE PLACED IN POND 'B' AT AN ELEVATION OF 5168 AND TIED TO THE EXISTING 36" STUB TO ALLOW FOR FIRST FLUSH PONDING (SEE PLAN FOR POND 'B' DEPTH AND VOLUME)

DURING LARGE STORM EVENTS, THE INLETS LOCATED WITHIN POND 'A' AND POND 'B' WILL BE SIZED TO ACCEPT THE 'Q' ASSOCIATED WITH THE 100YR, 6HR STORM EVENT SPECIFIC TO BASINS B1-A, B1-E AND B1-F (18.5CFS). IN ADDITION THE EXISTING NMDOT INLET (TG ELEVATION = 5168.10) WILL ACT AS AN EMERGENCY OVERFLOW IN THE EVENT ANY INLETS OR STRUCTURE GETS CLOGGED.

THE TOTAL RETENTION VOLUME WITHIN THESE PONDS COMBINED WITH THE WATER HARVESTING CREATED WITHIN THE PARKING ISLANDS WILL EXCEED THE REQUIREMENTS FOR FIRST FLUSH FOR BASIN B1 (APPROX. 10.000CF)

THE NORTHWEST PORTION OF THE SITE (BASIN 2) WILL DISCHARGE APPROXIMATELY 26.2 CFS TO EXISTING CITY OF ALBUQUERQUE STORM DRAIN SYSTEM PARALLELING PASEO DEL NORTE. THIS IS LESS THAN THE ALLOWABLE Q WHICH IS 30CFS. ONSITE PONDING WILL BE PLACED THROUGHOUT THE SITE TO AIDE IN ACHIEVING THE CITY OF ALBUQUERQUE'S FIRST FLUSH REQUIREMENTS.

A SMALL BASIN (BASIN 3) WILL DISCHARGE APPROXIMATELY 3.5 CFS DIRECTLY TO LANG AND AS NOTED ABOVE WILL DRAIN WEST AND THEN NORTH INTO THE VACATED HEADLINE ROAD WHERE IT WILL ENTER THE EXISTING 42" STORM DRAIN VIA INLETS AND PONDS.

GIVEN THE INFORMATION PRESENTED WITHIN THIS OVERALL DRAINAGE MANAGEMENT PLAN THE DRAINAGE ASSOCIATED WITH THE ULTIMATE CONDITIONS FOR THIS SITE WILL ADHERE TO THE NMDOT DRAINAGE REPORT AND CITY REQUIREMENTS. SUPPLEMENTAL DRAINAGE MANAGEMENT PLANS SPECIFIC TO THE VARIOUS DEVELOPMENTS MUST ADHERE TO THIS PLAN AS NECESSARY AND WILL BE REQUIRED TO REQUEST BUILDING PERMIT APPROVAL. WITH THIS SUBMITTAL WE ARE SEEKING MASTER GRADING AND DRAINAGE APPROVAL IN SUPPORT OF FUTURE BUILDING PERMIT APPROVAL AND PUBLIC WORK ORDER APPROVAL IF NECESSARY.

ARCHITECTURE / DESIGN / INSPIRATION

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DRAWING NAME

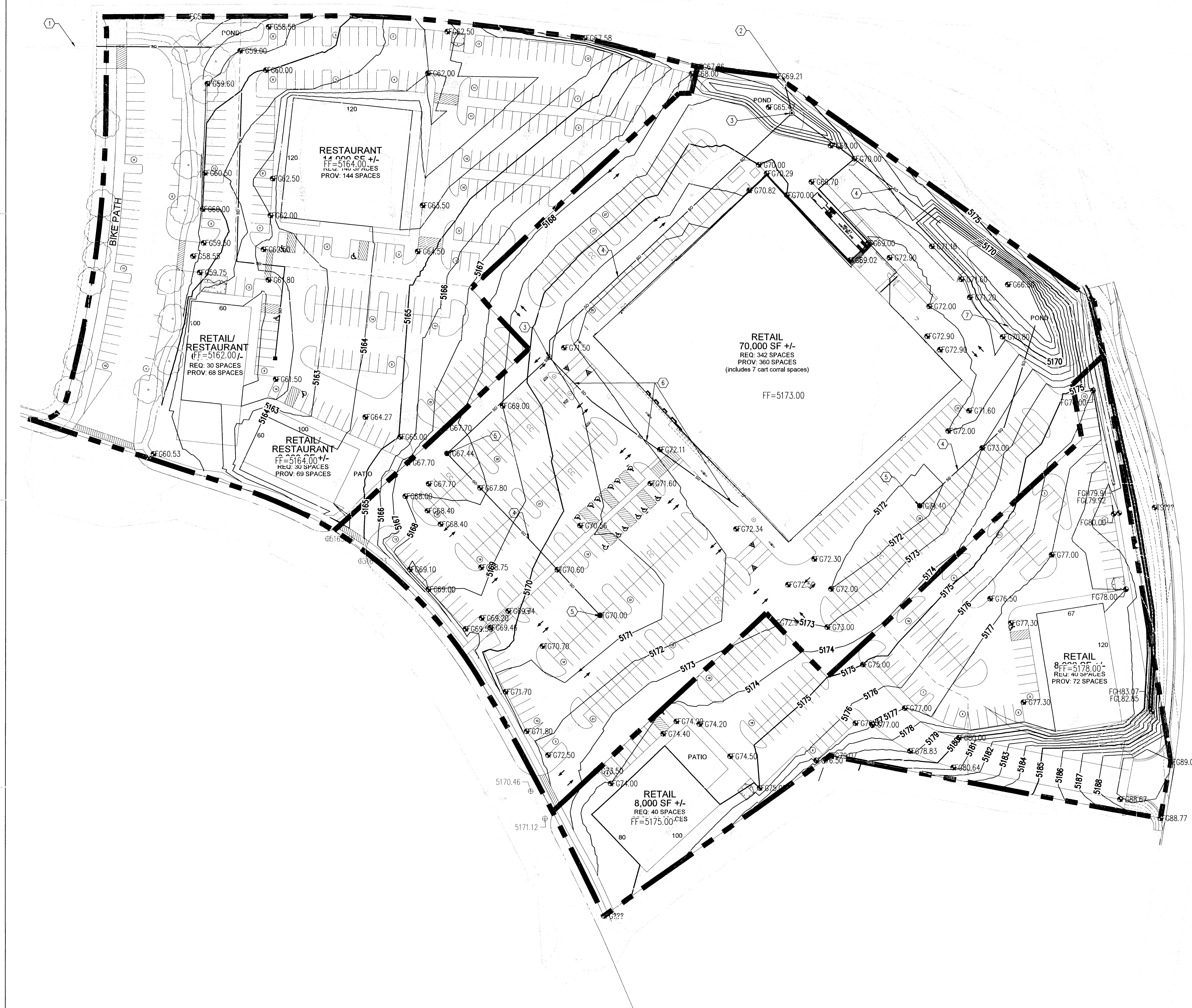
OVERALL DRAINAGE MANAGEMENT PLAN

SHEET NO. C-001

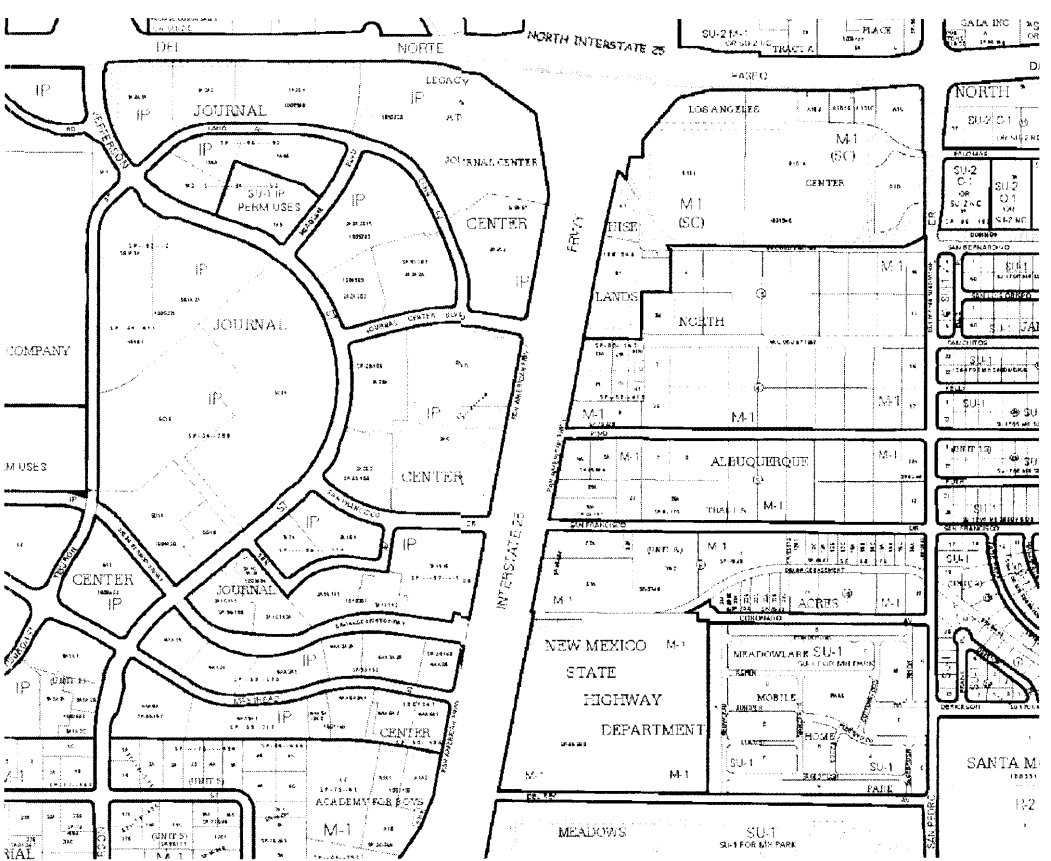
OF

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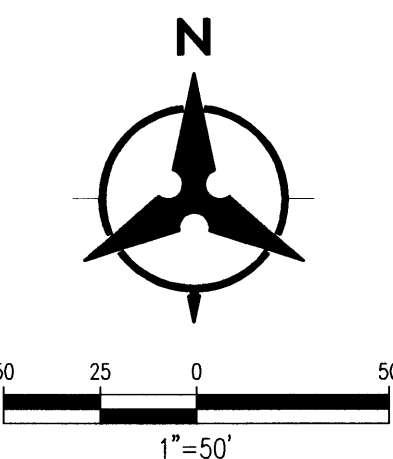
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July 01, 2016 - 9:42am
Plotted by: MSATCHES



VICINITY MAP
ZONE MAP D-17 & D-18

GRADING KEYNOTES

1. EXISTING 42" STORM DRAIN.
2. EXISTING INLET AND 26" STORM DRAIN STUBED TO THE SITE CONSTRUCTED UNDER THE PASEO DEL NORTE PROJECT.
3. STORM DRAIN MANHOLE PER COA STD DWG 2102.
4. NEW HDPE STORM DRAIN. SIZE AND SLOPE PER PLAN
5. NEW COA TYPE 'D' INLET OR ADS AREA DRAIN.
6. CONNECT ROOF DRAINS TO NEW STORM DRAIN
7. NEW CONCRETE RUNDOWN



GRADING LEGEND

---	PROPERTY LINE	---	PROPOSED CURB & GUTTER
---	PROJECT LIMITS OF GRADING	---	DIRECTION OF FLOW
---	EXISTING INDEX CONTOUR	---	WATER BLOCK/GRADE BREAK
---	EXISTING INTERMEDIATE CONTOUR	---	PROPOSED STORM DRAIN LINE
⊕ 5025.25	EXISTING GROUND SPOT ELEVATION	⊙	PROPOSED STORM DRAIN MANHOLE
---	PROPOSED INDEX CONTOUR	⊕	PROPOSED STORM DRAIN INLETS
---	PROPOSED INTERMEDIATE CONTOUR	---	PROPOSED RETAINING WALL
---	PROPOSED FLOW LINE	---	EASEMENT
⊕ 26.75	PROPOSED FINISHED GRADE SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE, TS=TOP OF SIDEWALK TG=TOP OF GRATE, FGH=FINISH GROUND HIGH, FGL=FINISH GROUND LOW		

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ARCHITECTURE / DESIGN / INSPIRATION

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ARCHITECT

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TITAN DEVELOPMENT
Albuquerque, New Mexico 87109

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DRAWN BY MHS
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SHEET NO.

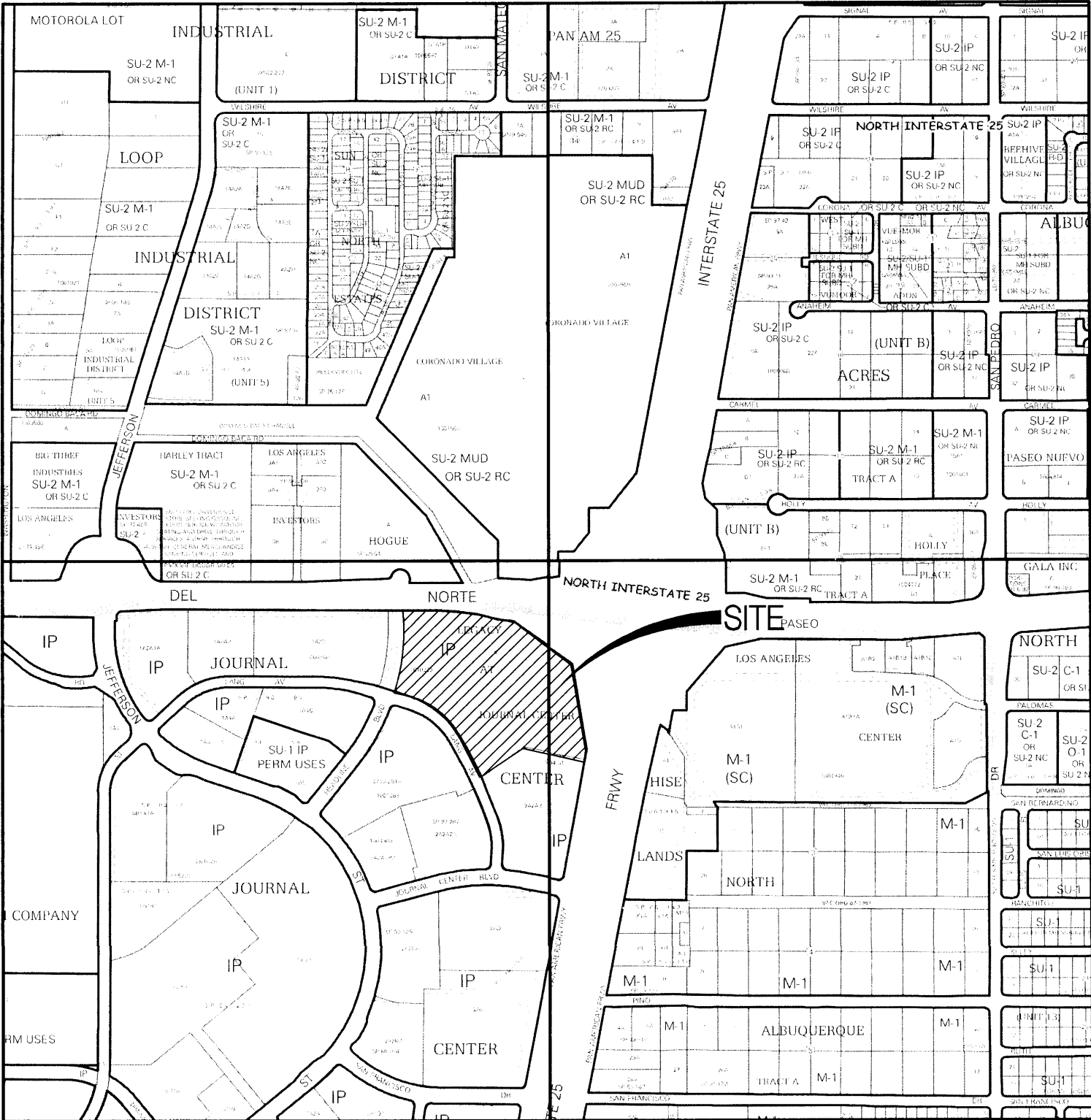
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OF

CONSTRUCTION PLANS FOR
LEGACY @ JOURNAL CENTER
SOUTHBOUND DECELERATION LANE
ALBUQUERQUE, NEW MEXICO

INDEX

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| 2 | PAVING AND GRADING PLAN |
| 3 | PAVING DETAIL SHEET |
| 4 | SIGNING & STRIPING PLAN |
| 5 | TRAFFIC CONTROL PLAN (FOR INFORMATION) |



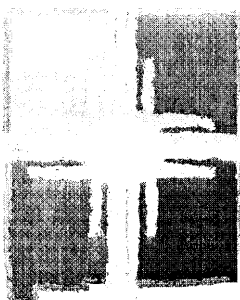
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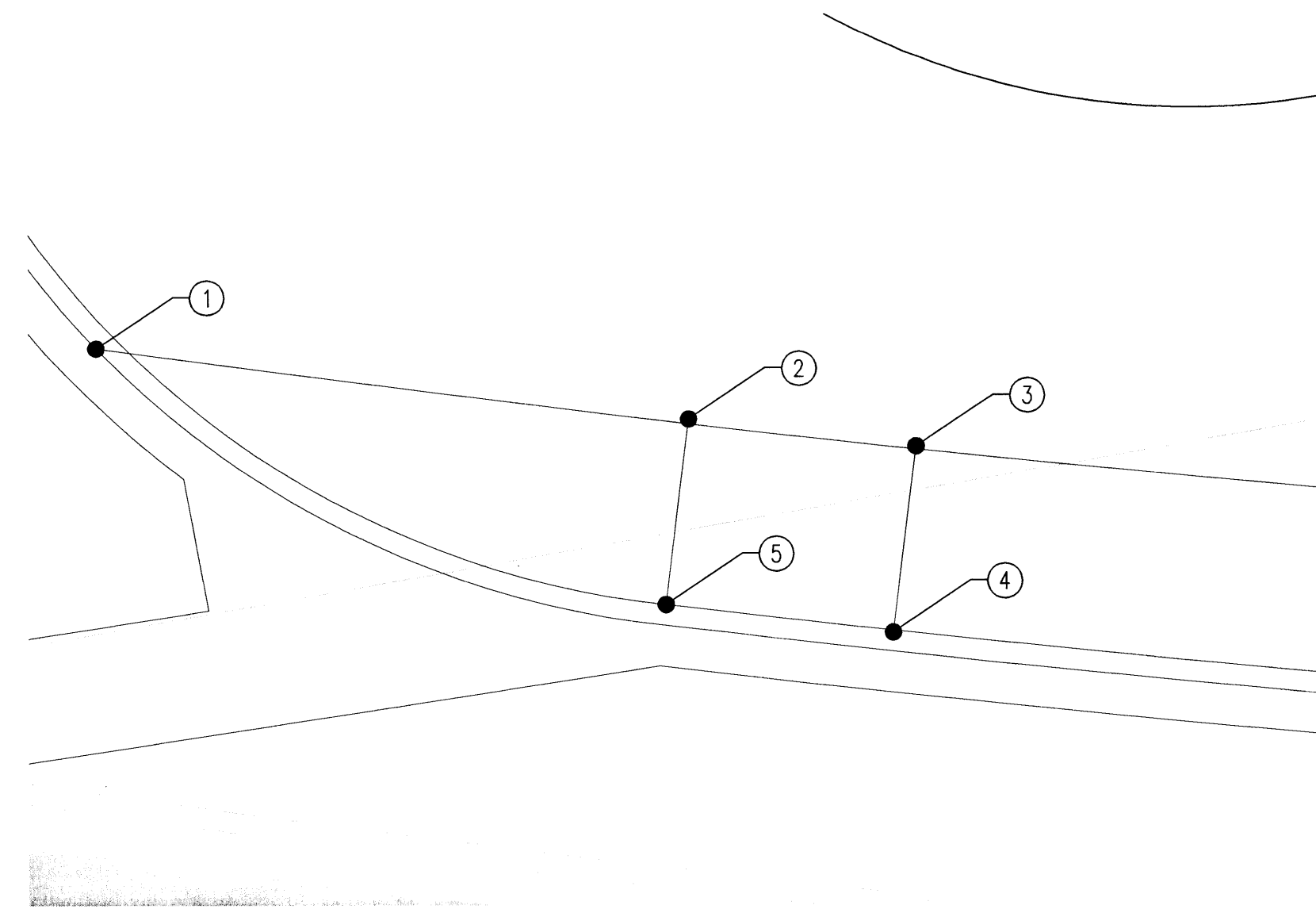
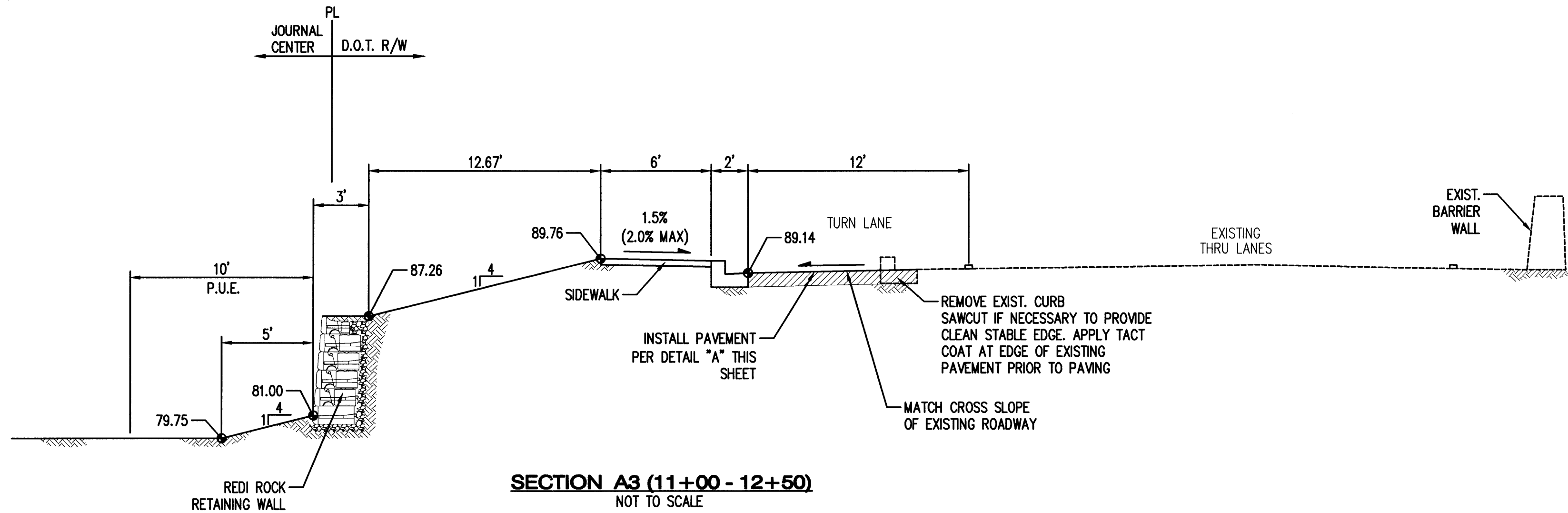
New Mexico Department of Transportation

Date

GENERAL NOTES

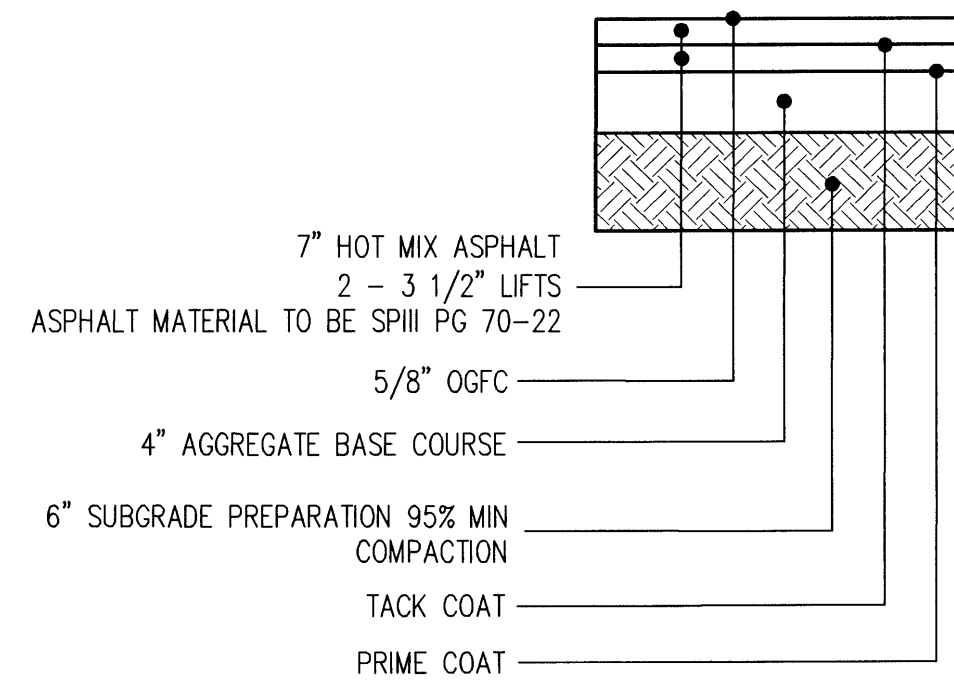
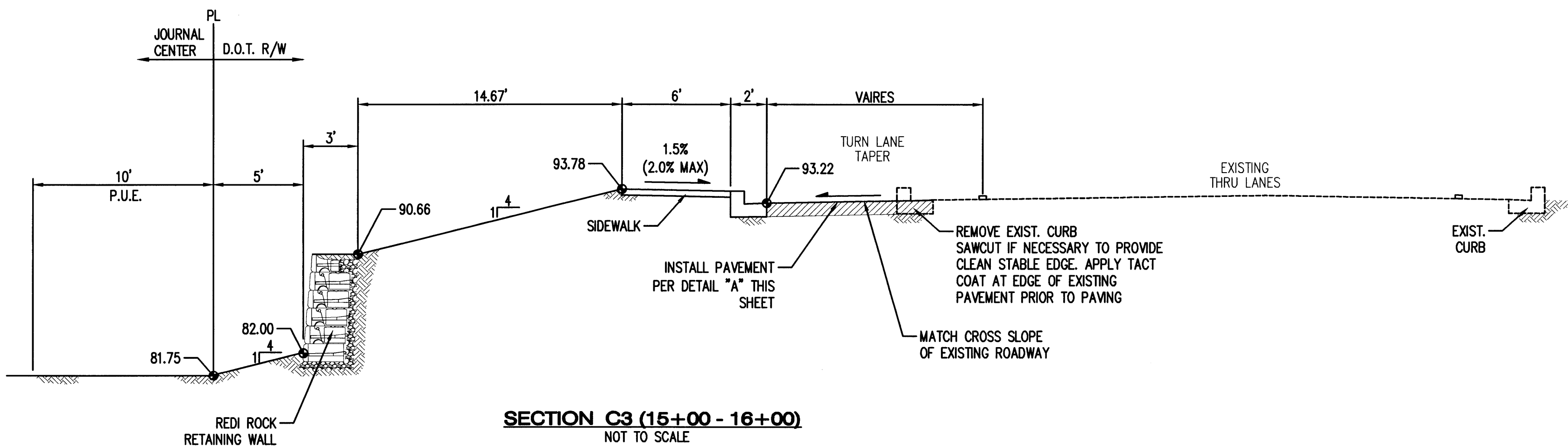
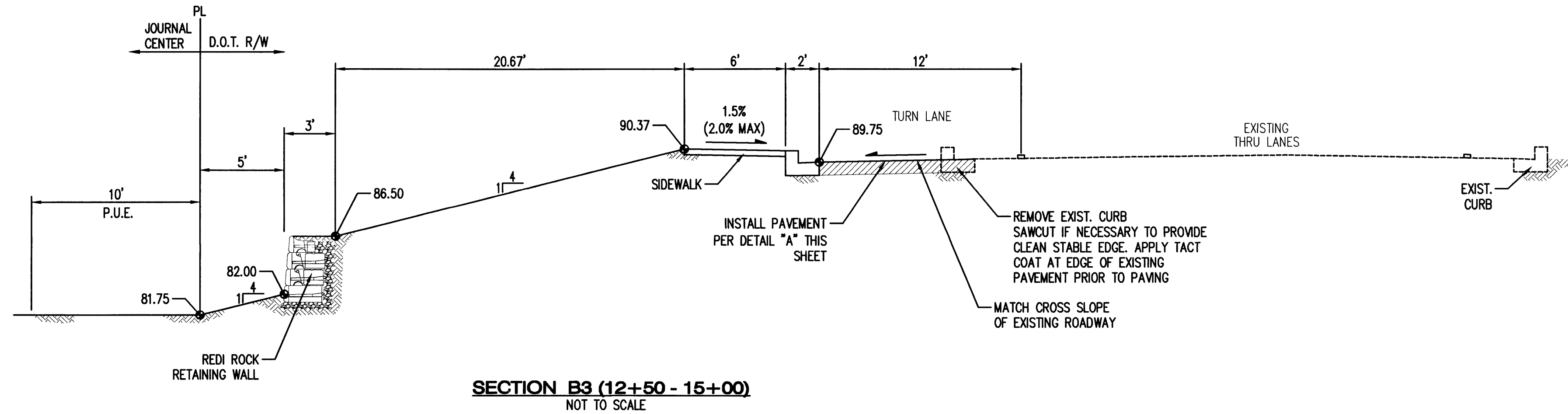
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|---|---|---|
| 1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NMDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION LATEST EDITION. | 8. CONSTRUCTION ACTIVITY SHALL BE 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. | 17. CONTRACTOR SHALL PROVIDE TWO COPIES OF STORM WATER POLLUTION PREVENTION PLAN TO NMDOT FOR REVIEW PRIOR TO CONSTRUCTION. |
| 2. ALL WORK SHALL FOLLOW THE CURRENT EDITION STATE ACCESS MANAGEMENT MANUAL INCLUDING NMAG 18.31.6.14 PERMITTING PROCESS, INCLUDING BUT NOT LIMITED TO, PART J - CONSTRUCTION OF ACCESS BY OWNER ITEMS (3), (7) AND (12). | 9. 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. | 18. CONTRACTOR SHALL PROVIDE COMMERCIAL GENERAL LIABILITY PER THE GENERAL CONDITIONS WITH NMDOT NAMED AS ALSO INSURED FOR EACH OCCURRENCE. |
| 3. 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. | 10. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, EXCAVATION PERMITS, EPA STORM WATER PERMITS, COUNTY DUST CONTROL, NMDOT, ETC.). | 19. PRIOR TO THE START OF CONSTRUCTION IN THE NMDOT RIGHT-OF-WAY THE CONTRACTOR SHALL COMPLETE THE "NMDOT UTILITY PERMIT CONSTRUCTION NOTIFICATION FORM" AND COMPLETE THE "NMDOT TRAFFIC CONTROL FORM" AS WELL AS SUBMIT AND OBTAIN A TRAFFIC CONTROL AND SIGNING PLAN APPROVAL FROM NMDOT DISTRICT 3. THE TRAFFIC CONTROL PLAN AND PERMIT SHALL BE SUBMITTED TO NMDOT TEN (10) DAYS BEFORE WORK IS TO BEGIN. |
| 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. | 11. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED NEW MEXICO LAND SURVEYOR. | 20. PRIOR TO WORKING IN THE NMDOT RIGHT-OF-WAY THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY EROSION CONTROL MEASURES PER NMDOT SECTION 603. |
| 5. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES. | 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. | 21. CONTRACTOR SHALL RESEED ALL AREAS OF DISTURBANCE. SEED MIX TO BE REVIEWED AND APPROVED BY NMDOT LANDSCAPE ARCHITECT (WILLIAM HUTCHINSON). |
| 6. 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. | 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. | 22. THE CONTRACTOR SHALL WARRANTY THE NEW PAVEMENT AND STRIPING FOR A 2 YEAR PERIOD AS SPECIFIED ON THE ACCESS PERMIT. |
| 7. 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. | 14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA AND LOCAL REQUIREMENTS, INCLUDING PREPARATION AND IMPLEMENTATION OF A STORMWATER POLLUTION PREVENTION PLAN AND DUST CONTROL PLAN. | 23. ALL MATERIAL TESTING SHALL BE IN ACCORDANCE WITH NMDOT STANDARD SPECIFICATIONS (CURRENT EDITION). |
| | 15. ALL STRIPING AND SIGNING SHALL CONFORM TO THE MUTCD LATEST EDITION | |
| | 16. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WORK WITHIN THE RIGHT-OF-WAY WITH NMDOT AND OBTAIN ALL NECESSARY PERMITS FOR SAID CONSTRUCTION WORK. | |

ENGINEERS STAMP & SIGNATURE	
 New Mexico DEPARTMENT OF TRANSPORTATION MOBILITY FOR EVERYONE	
Sheet	Of
1	5



HANDICAP RAMP TABLE

POINT (#)	NORTHING	EASTING	ELEVATION
1	1540934.51	1518637.28	5189.21
2	1540837.05	1518656.73	5189.12
3	1540337.95	1518664.17	5189.59
4	1540843.85	1518663.45	5189.47
5	1540843.00	1518656.00	5189.00



* THIS PAVEMENT SECTION IS A RECOMMENDATION BASED ON THE PASEO DEL NORTE I-25 INTERCHANGE PROJECT. CONTRACTOR IS TO FIELD VERIFY EXISTING PAVEMENT SECTION. IF SECTION IS GREATER THAN SHOWN HERE, CONTRACTOR SHALL MATCH TO EXISTING AND INFORM ENGINEER OF ANY CHANGES.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	FIELD NO.	DATE	NO.	BY	REMARKS	DESIGN
WORK BY	DATE						
FIELD ACCEPTANCE BY	DATE						
FIELD DRAWING BY	DATE						
FIELD CHECKED BY	DATE						
RECORDED BY	DATE						
NO.							

95% SUBMITTAL NOT FOR CONSTRUCTION

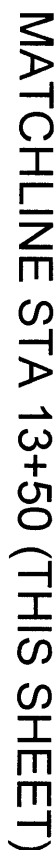
Designed By: MHS	DATE: 06/2016
Drawn By: MHS	DATE: 06/2016
Checked By: MJB	DATE: 06/2016

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LEGACY @ JOURNAL CENTER
PAVING DETAIL SHEET

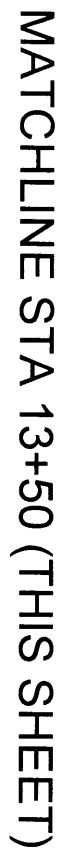
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

Project No.	Zone Map No.	Sheet	Of
		3	5



SIGNING & STRIPING PLAN

STA 10+00 - 13+50



SIGNING & STRIPING PLAN

STA 13+50 - 16+50

☐ STRIPING SCHEDULE

1. RETROREFLECTORIZED PLASTIC RIGHT TURN ARROW
2. RETROREFLECTORIZED PLASTIC WORD "ONLY"

AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORK STATED BY	DATE
INSPECTOR'S REFERENCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICROFILM INFORMATION	
RECORDED BY	DATE
NO.	


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ENGINEER'S SEAL


95% SUBMITTAL
NOT FOR
CONSTRUCTION

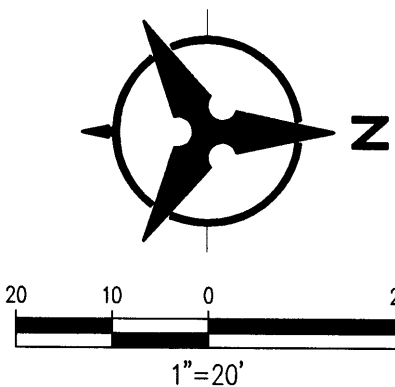
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LEGEND


 INSTALL ASPHALT PAVEMENT
 PER DETAIL "A" SHEET 3.

 PROPERTY LINE


 REDI-ROCK RETAINING WALL



Bohannon **Huston**
www.bhinc.com 800.877.5332

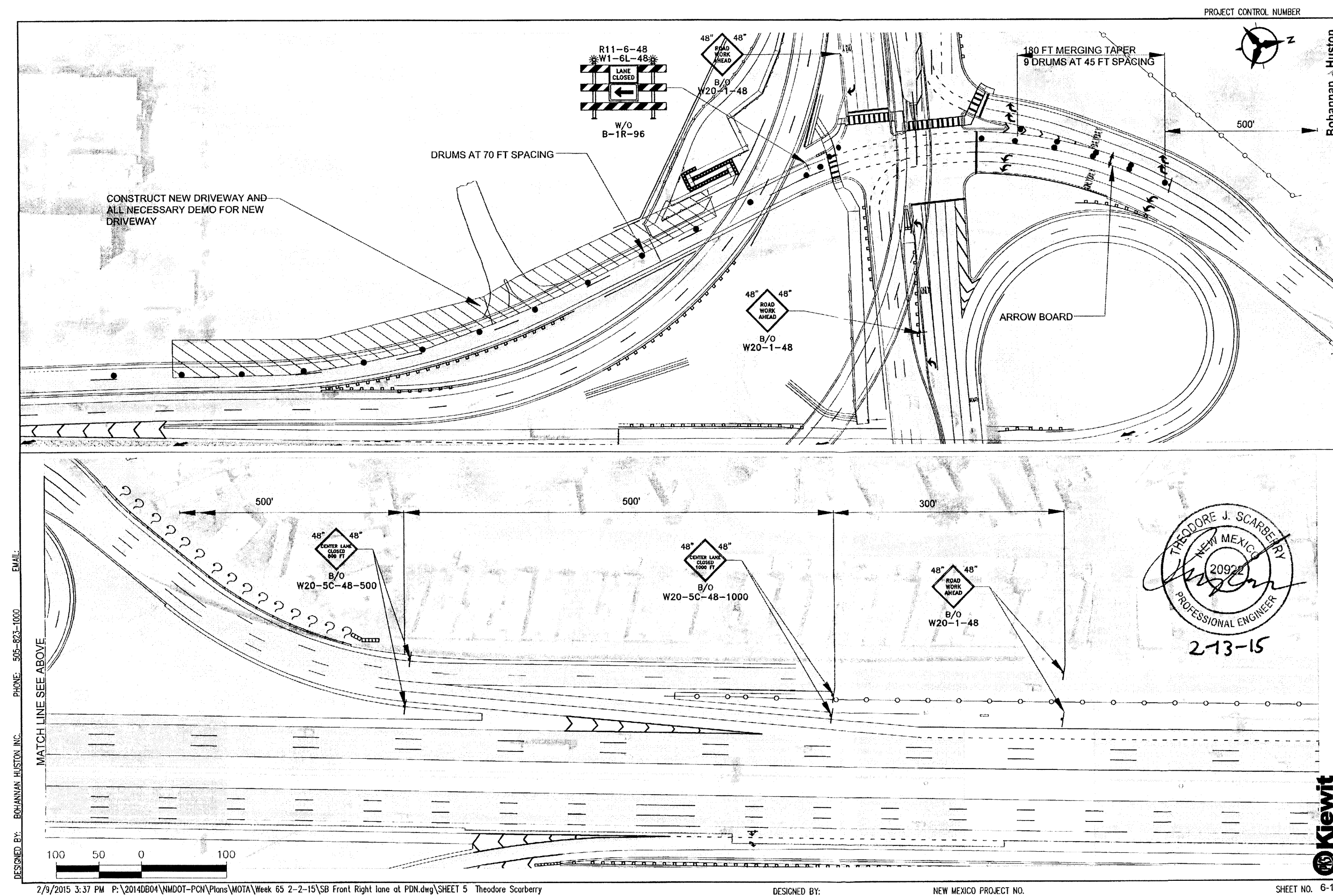


LEGACY @ JOURNAL CENTER

SIGNING & STRIPING PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

Project No.	Zone Map No.	Sheet 4 Of 5
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NOTE:
TRAFFIC CONTROL PLAN PREVIOUSLY
APPROVED FOR THIS RIGHT TURN LANE.
SHOWN FOR INFORMATION PURPOSES

Bohannon  **Huston**
www.bhinc.com 800.877.5332



LEGACY @ JOURNAL CENTER

TRAFFIC CONTROL PLAN
NOT TO SCALE

NOT TO SCALE

Design Review Committee

City Engineer Approval

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ω	Mo./Day/Yr.	Mo./Day/Yr.
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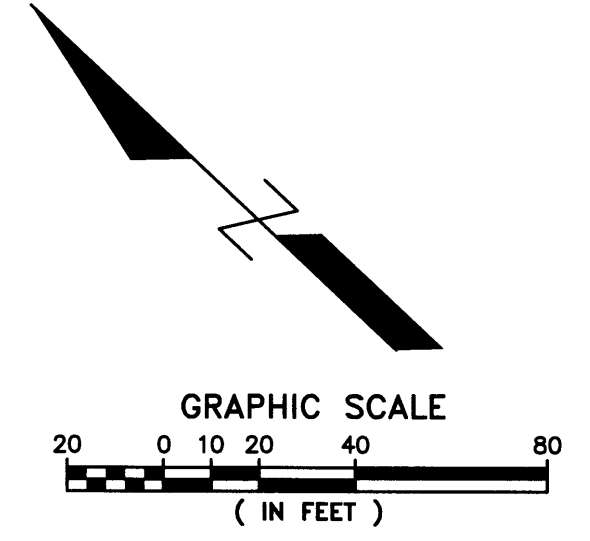
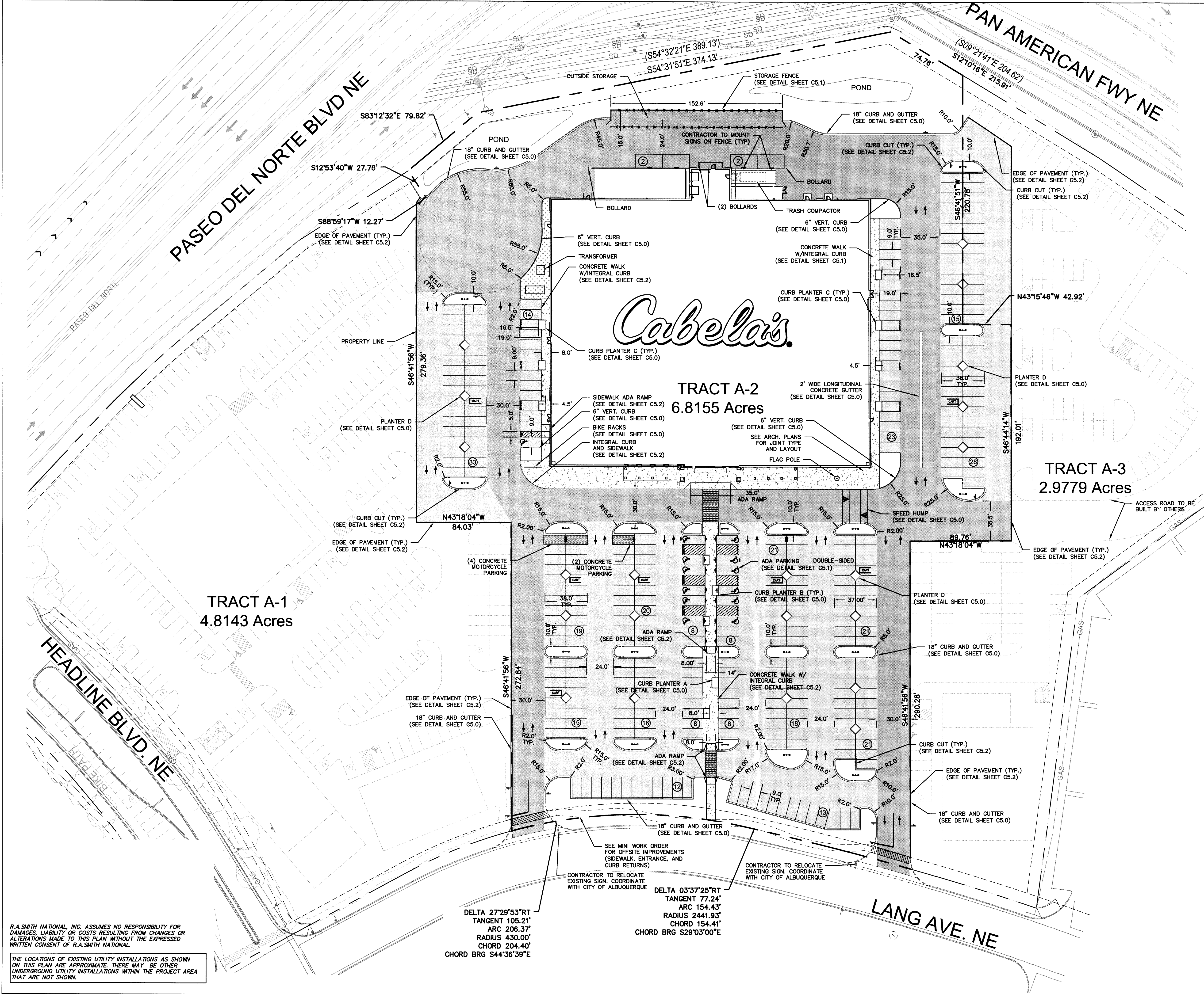
Project No	
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Zone Map No	
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Of

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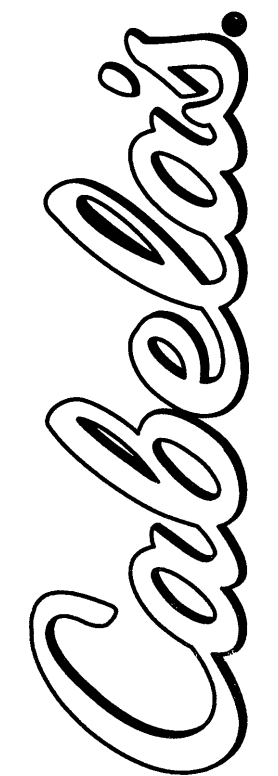
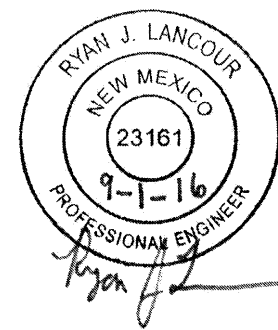
- LEGEND:**
- PROPOSED HEAVY DUTY ASPHALT
 - PROPOSED STANDARD ASPHALT
 - PROPOSED CRUSHER FINES (SEE LANDSCAPE PLANS)
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED CONCRETE PAD
 - PROPOSED CART CORRAL

- NOTES:**
- BUILDING DIMENSIONS AND AREAS ARE TO THE OUTSIDE OF MASONRY, UNLESS OTHERWISE SHOWN. SITE DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
 - ALL IMPROVEMENTS LOCATED IN RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.
 - SEE SHEET C5.1 FOR ADA ACCESS AISLE DETAIL.

SITE DATA	
ACREAGE:	CABELA'S TRACT = 6.82 AC
MAIN BUILDING:	TOTAL FLOOR SPACE = 68,413 S.F.
PARKING INFORMATION:	0-15,000 S.F. @ 1/200SF = 75 SPACES 15,000-60,000SF @ 1/250SF = 180 SPACES 60,000-8,413SF @ 1/300SF = 28 SPACES TOTAL REQUIRED SPACES = 284
TOTAL PARKING REQUIRED = 284	TOTAL PARKING PROVIDED = 325
HANDICAP PARKING STALLS REQUIRED: 12 HC STALLS (2 VAN)	PROVIDED: 13 HC STALLS (2 VAN)
MOTORCYCLE PARKING REQUIRED: 6 SPACES	PROVIDED: 6 SPACES
BICYCLE PARKING REQUIRED: 1 PER 20 PARKING SPACES	TOTAL: 325 / 20 = 16 SPACES PROVIDED: 16 SPACES

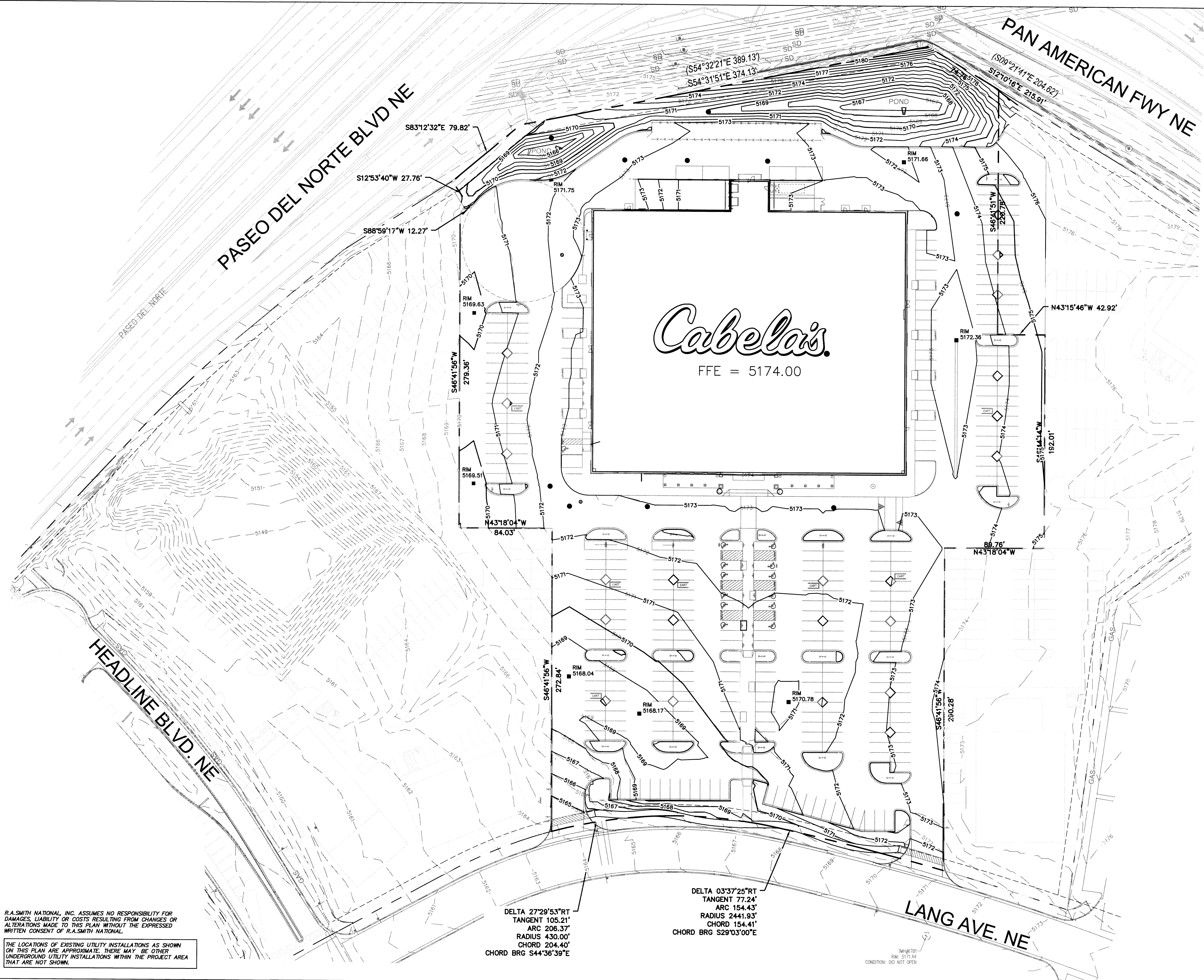
R.A. SMITH NATIONAL, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

DESCRIPTION	
DATE	
 CABELA'S WHOLESALE, INC. ALBUQUERQUE, NEW MEXICO	
R.A. Smith National Beyond Surveying and Engineering 10405 W. Beaman Road, Suite 100, Albuquerque, NM 87124 505.791.8000 Fax 505.791.8444 www.ra-smith.com	
OVERALL SITE PLAN	
	
© COPYRIGHT 2016 R.A. Smith National, Inc. DATE: 09/01/2016 SCALE: 1" = 40' JOB NO. 3160102 PROJECT MANAGER: RYAN J. LANCOUR, P.E. DESIGNED BY: JJJ CHECKED BY: RJL SHEET NUMBER C2.0	



P:\3160102\veg\Sheets\SP201040.dwg, NM.ABO.C2.0_OVERALL SITE PLAN, 10/4/2016 1:13:19 PM, Km



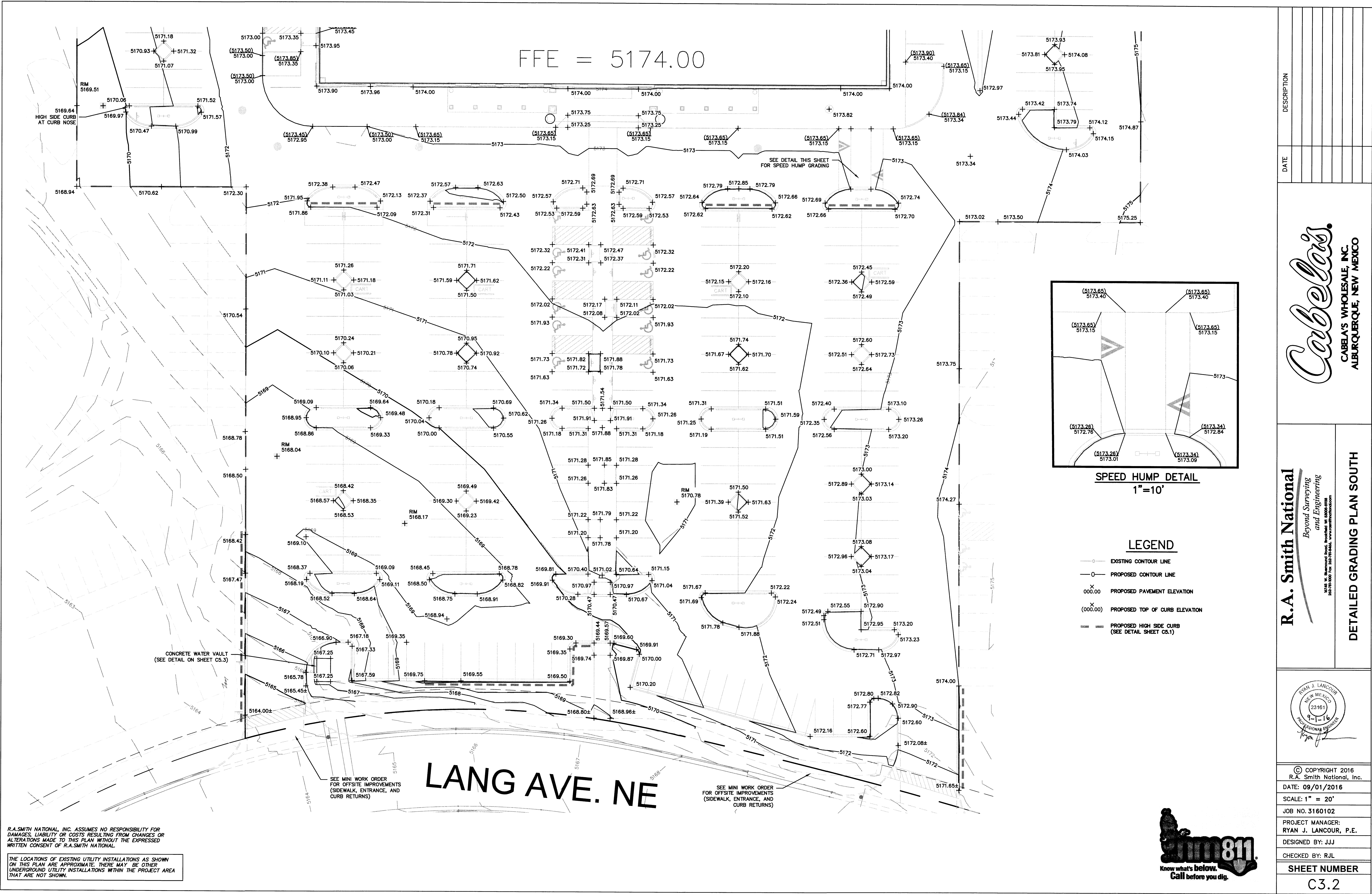
R.A. SMITH NATIONAL, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

- NOTES:
- CONTRACTOR TO MAINTAIN EXISTING EROSION CONTROL BMP'S INSTALLED BY DEVELOPER IN CABELA'S PARCEL UPON TAKE OVER OF THE CONSTRUCTION SITE. REFER TO SWPPP PREPARED BY INSPECTIONS PLUS, INC. FOR MORE INFORMATION. (505)-344-9410
 - SITE DEMOLITION, CLEARING AND GRUBBING, MASS GRADING TO BE PERFORMED BY DEVELOPER. MASS GRADING FOR CABELA'S LOT WILL BE HELD 11" BELOW THE CONTOURS SHOWN ON THIS SHEET FOR PAVEMENT AREA AND 9" BELOW THE CONTOURS SHOWN ON THIS SHEET FOR THE BUILDING PAD AND TOPSOIL AREAS.

DESCRIPTION	
DATE	
Cabela's CABELA'S WHOLESALE, INC. ALBUQUERQUE, NEW MEXICO	
R.A. Smith National Beyond Surveying and Engineering 10748 W. Blandford Road, Blandford, W. 8800-2908 202-919-1000 Fax 202-919-1004 www.ra-smith.com	
OVERALL GRADING PLAN	
© COPYRIGHT 2016 R.A. Smith National, Inc.	
DATE: 09/01/2016	
SCALE: 1" = 40'	
JOB NO. 3160102	
PROJECT MANAGER: RYAN J. LANCOUR, P.E.	
DESIGNED BY: JJJ	
CHECKED BY: RJL	
SHEET NUMBER C3.0	





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Cabelai's

FFE = 5174.00



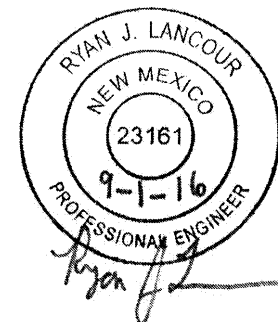
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THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

Cabelai's
CABELA'S WHOLESALE, INC.
ALBUQUERQUE, NEW MEXICO

R.A. Smith National
Beyond Surveying
and Engineering
10146 W. Hammond Road, Suite 100, Albuquerque, NM 87124
505-263-1000 Fax 505-263-1001 www.ra-smith.com

STORM DRAIN PLAN NORTH



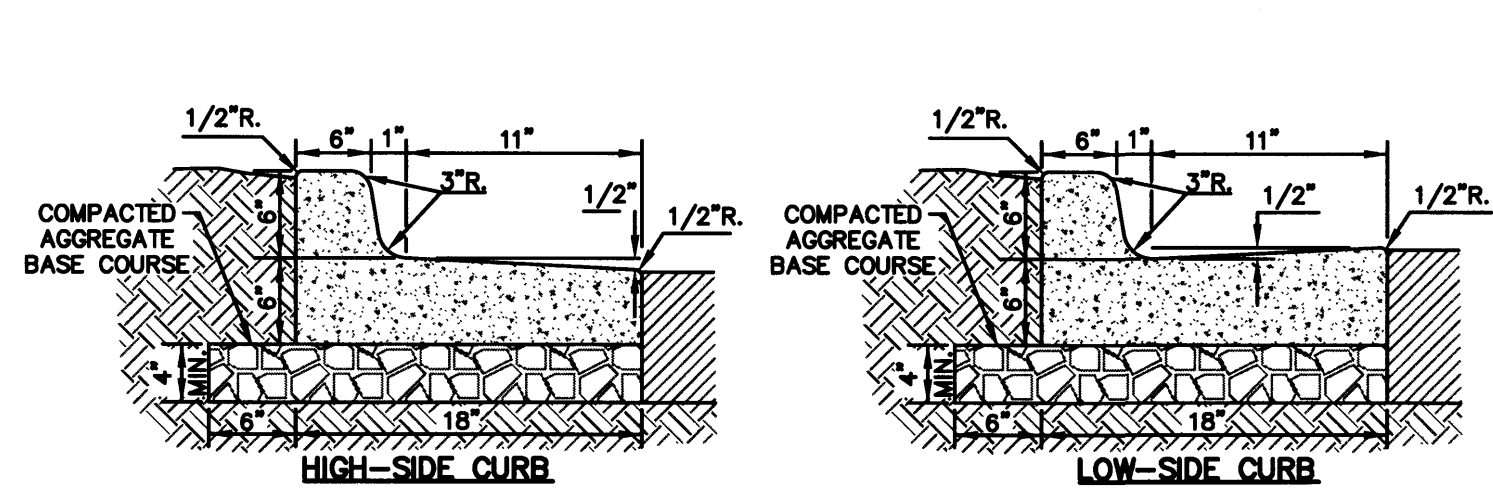
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R.A. Smith National, Inc.
DATE: 09/01/2016
SCALE: 1" = 20'
JOB NO. 3160102
PROJECT MANAGER:
RYAN J. LANCOUR, P.E.
DESIGNED BY: JJJ
CHECKED BY: RJL

SHEET NUMBER

C4.1

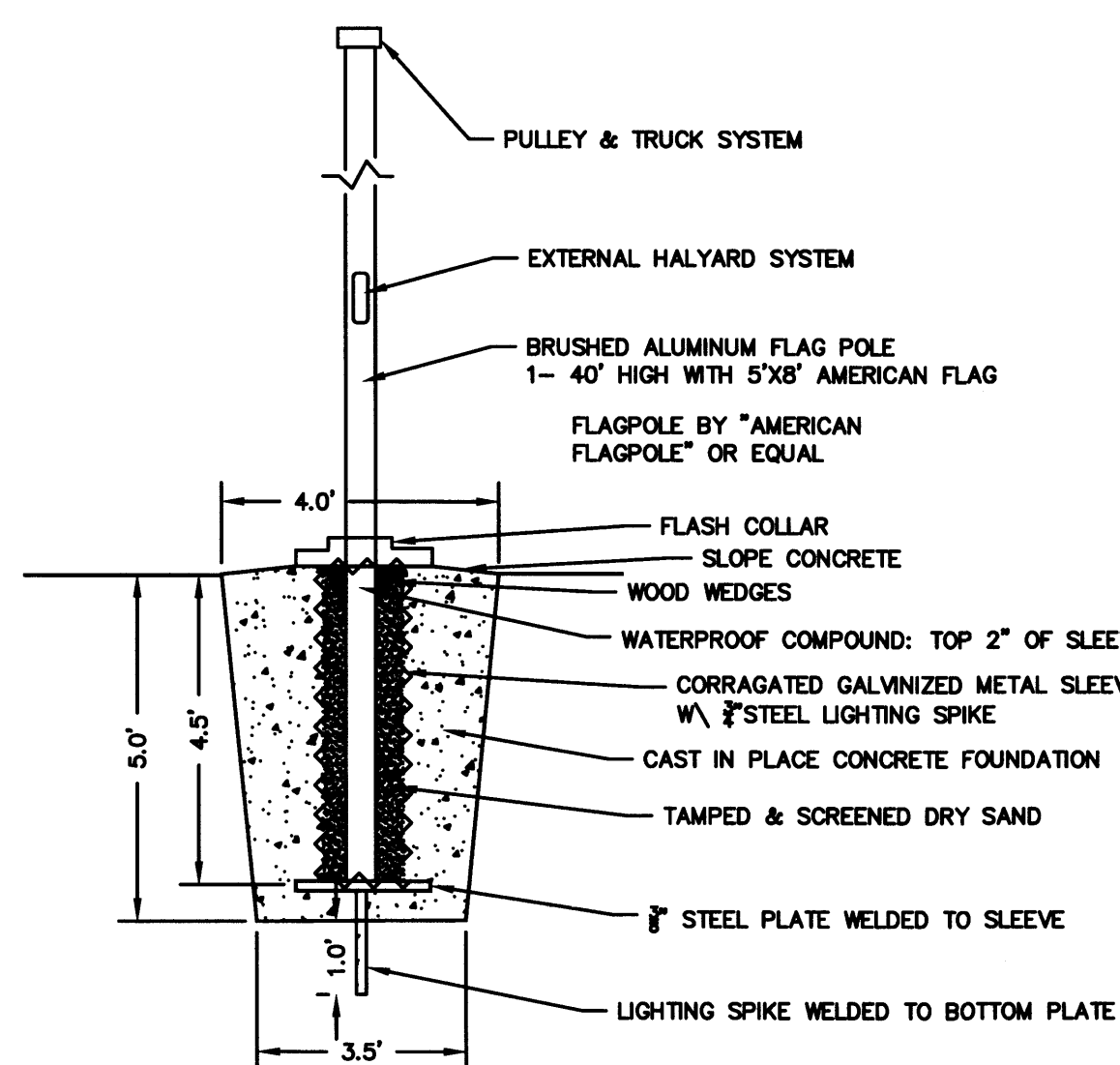
DESCRIPTION

DATE

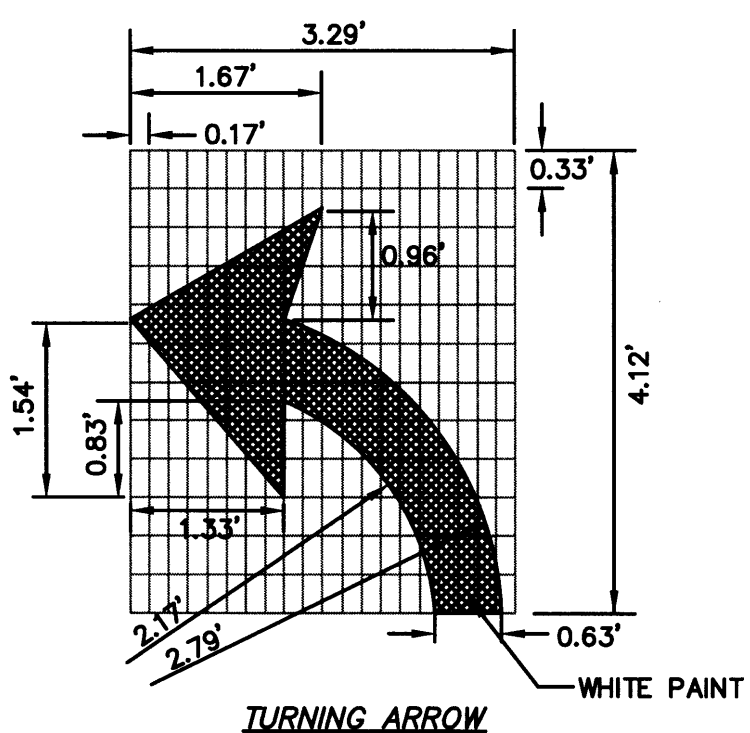


NOTES:
4000 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB & GUTTER. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SLOPE OF THE GUTTER PAN. 1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB AS FOLLOWS:
1) AT EACH JUNCTION OF RADIUS RETURN CURB AND THE CURB WHICH IS PARALLEL TO THE PROJECT CENTER LINE.
2) AT EACH JUNCTION WITH EXISTING CONCRETE CURB OR CONCRETE CURB & GUTTER.
3) AT EACH JUNCTION WITH EXISTING CONCRETE SIDEWALK, TO THE DEPTH OF THE SIDEWALK.

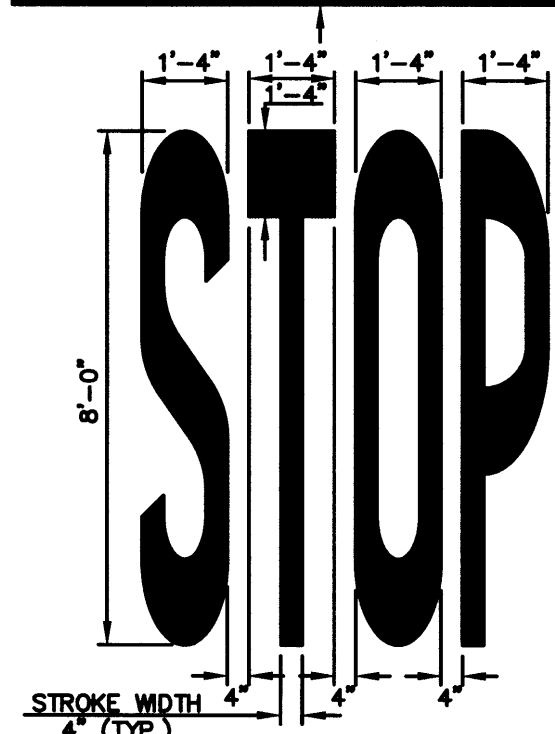
CONCRETE CURB & GUTTER DETAIL



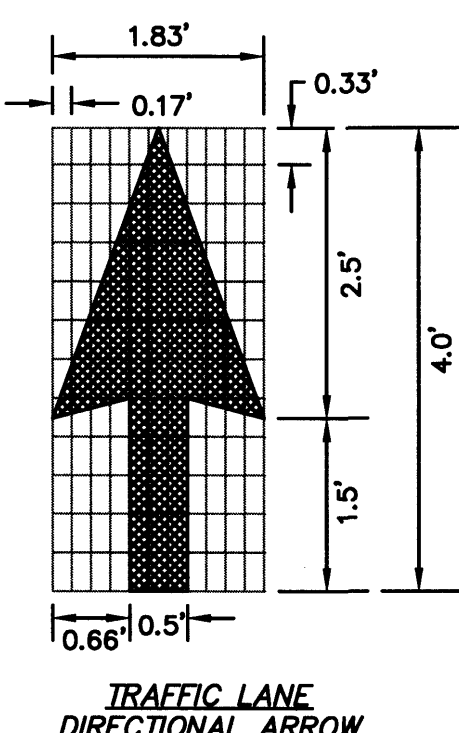
FLAG POLE DETAIL
NOT TO SCALE



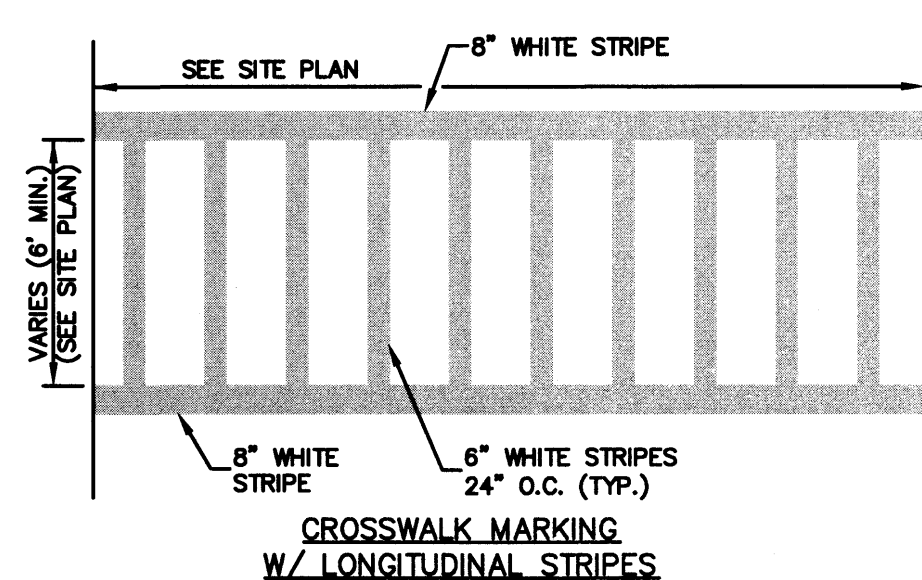
TURNING ARROW



STOP MARKING - SB

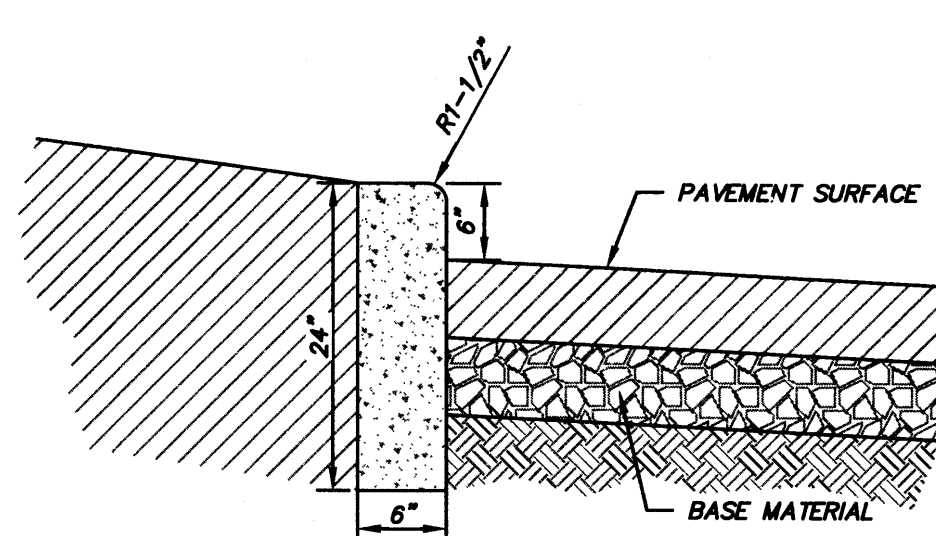


TRAFFIC LANE DIRECTIONAL ARROW

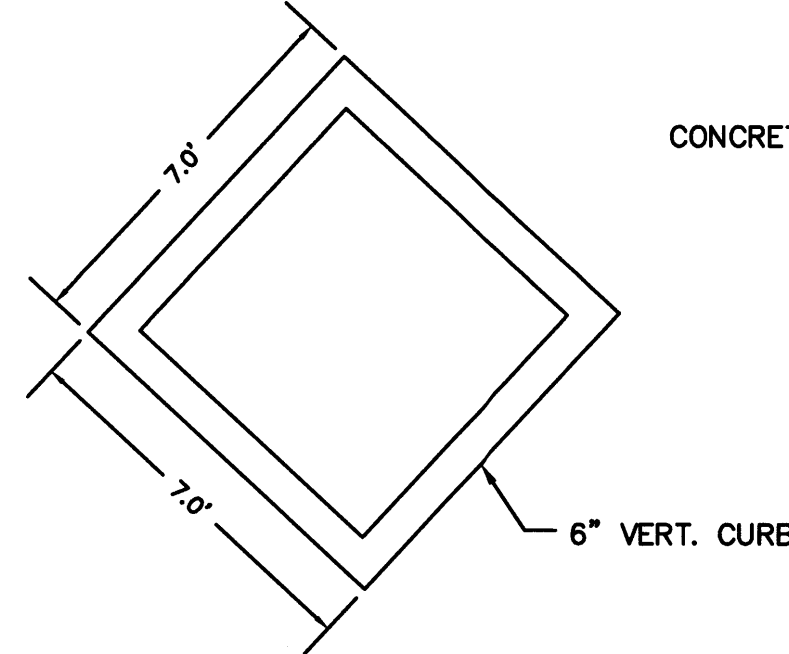


NOTE:
1. WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 38.16 AND 38.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED RETROREFLECTIVE WHITE.

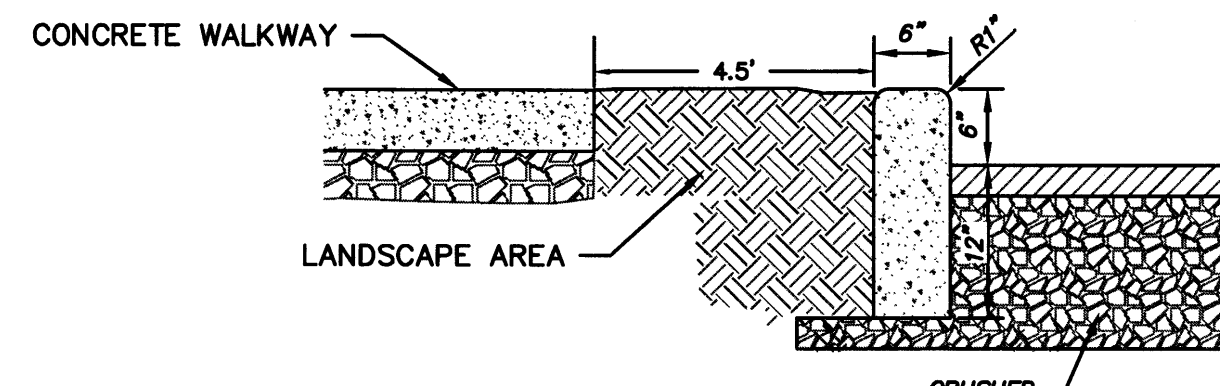
PAVEMENT MARKING DETAILS



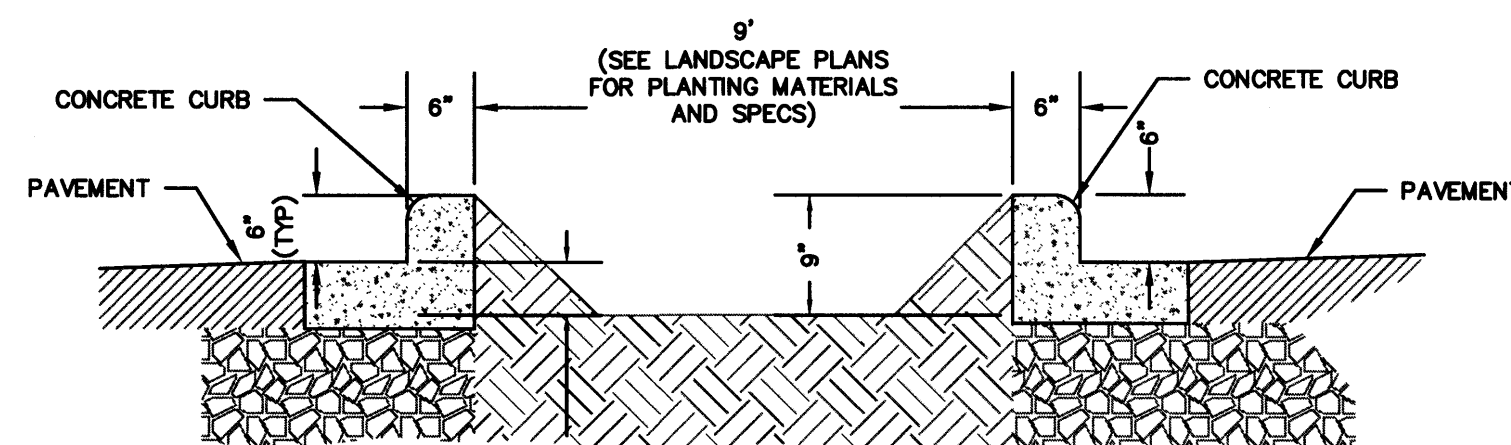
6" VERTICAL CURB



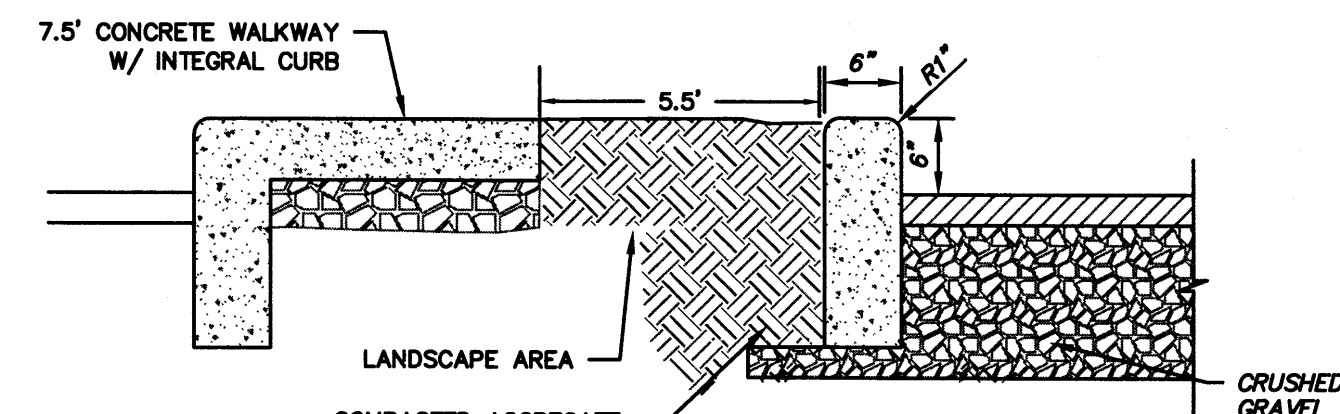
CURB PLANTER DETAIL D



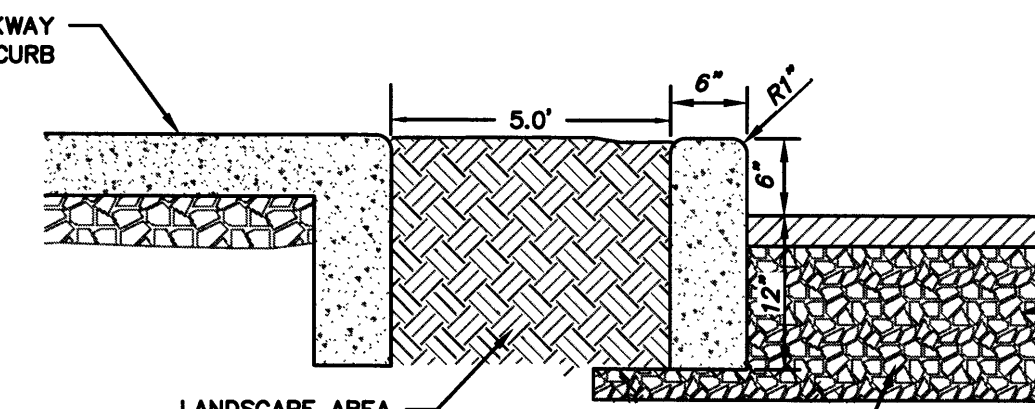
CURB PLANTER DETAIL C



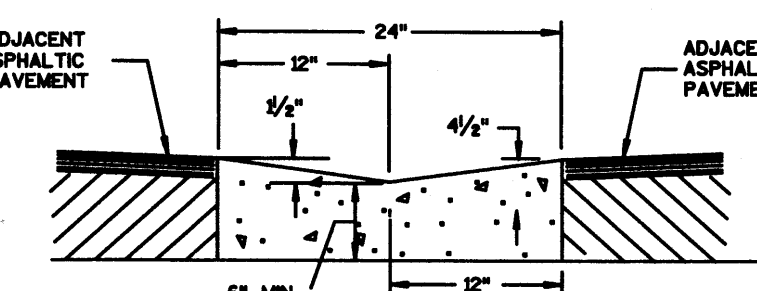
PARKING LOT ISLAND DETAIL
NOT TO SCALE



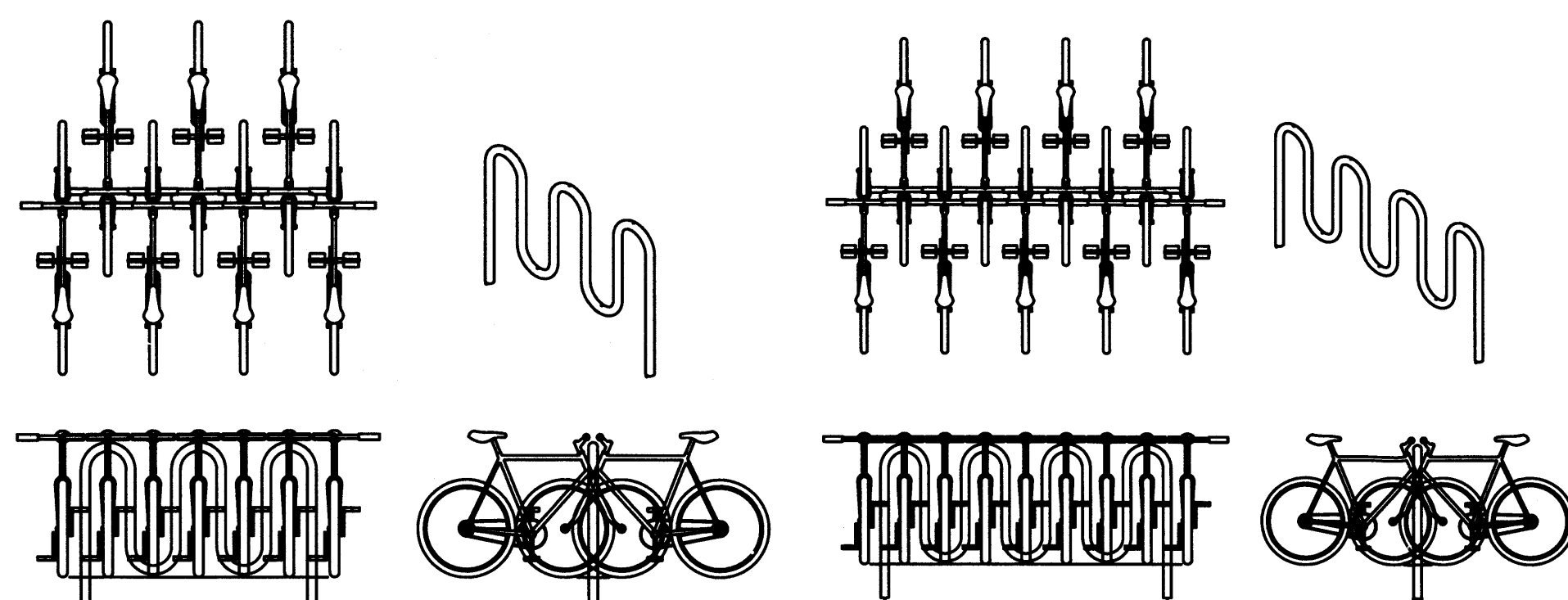
CURB PLANTER DETAIL A



CURB PLANTER DETAIL B



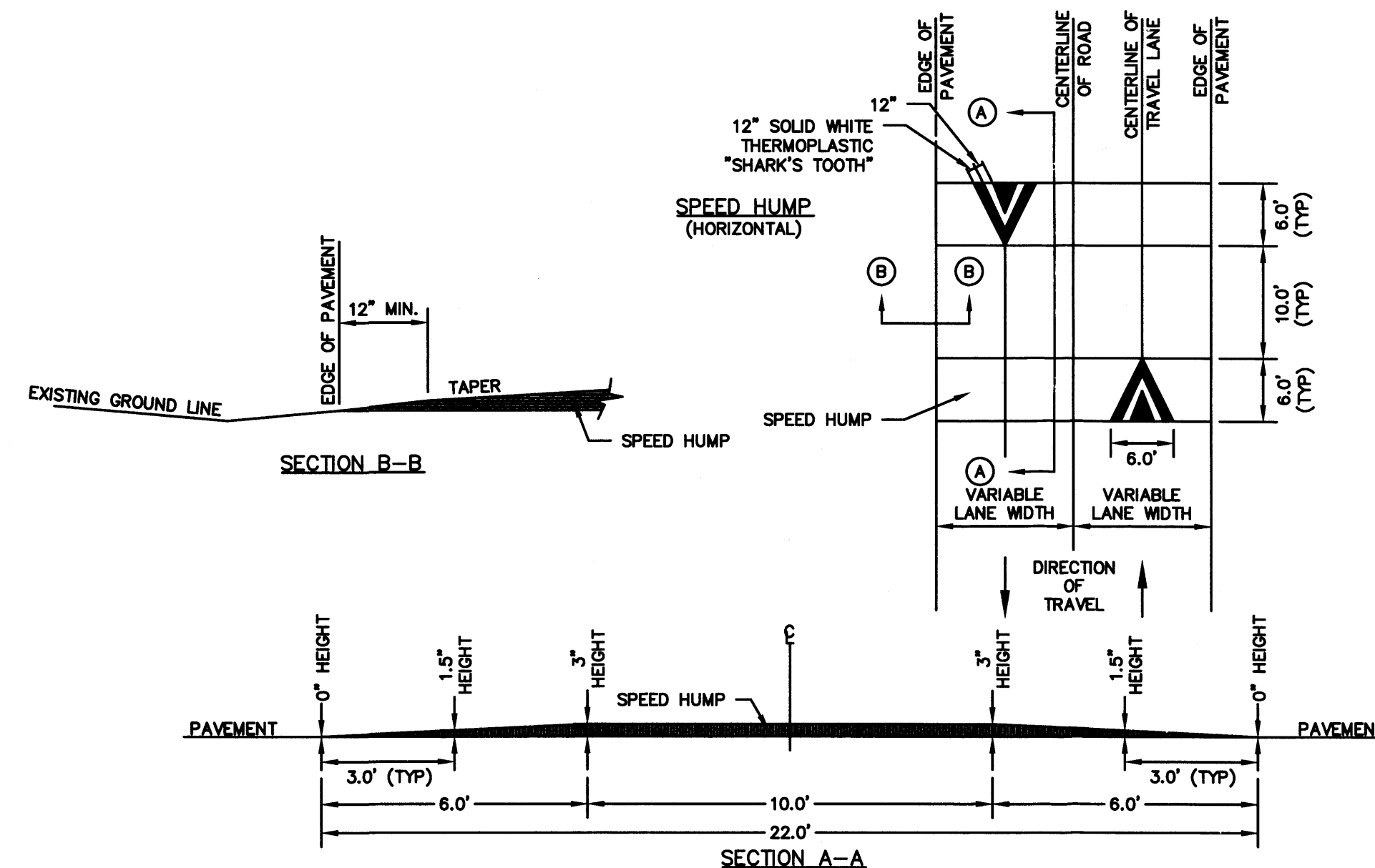
LONGITUDINAL CONCRETE GUTTER



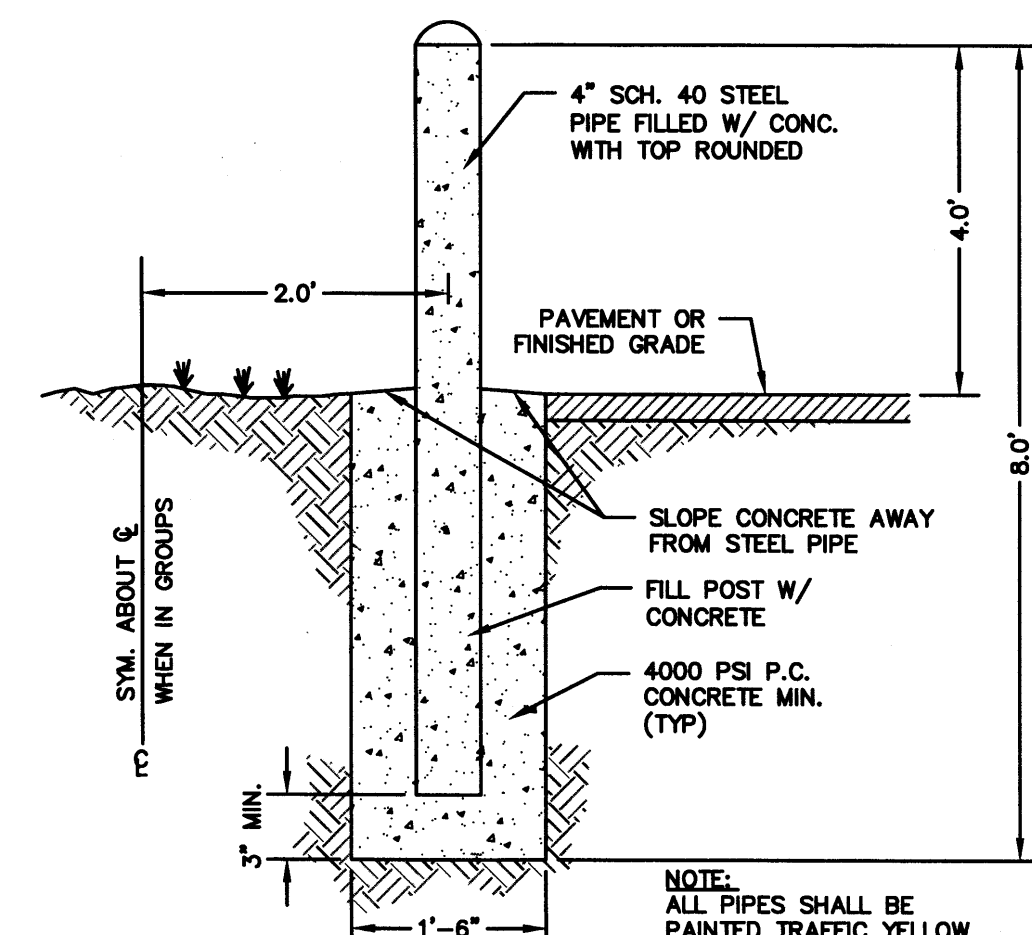
BIKE RACK DETAIL

1. WALL SETBACK: TO ALLOW DOUBLE SIDED PARKING, 108" IS THE RECOMMENDED SETBACK.
2. STREET SETBACK: FOR RACKS SET PARALLEL TO THE STREET, A 96" SETBACK IS RECOMMENDED. FOR RACKS INSTALLED PERPENDICULAR TO THE STREET, 24" IS THE MINIMUM SETBACK. 36" IS RECOMMENDED.
3. BETWEEN RACKS: FOR RACKS SET NEXT TO EACH OTHER, 24" IS THE MINIMUM SETBACK. 36" IS RECOMMENDED.
4. SURFACE MOUNTED RACKS WILL NOT BE ALLOWED.

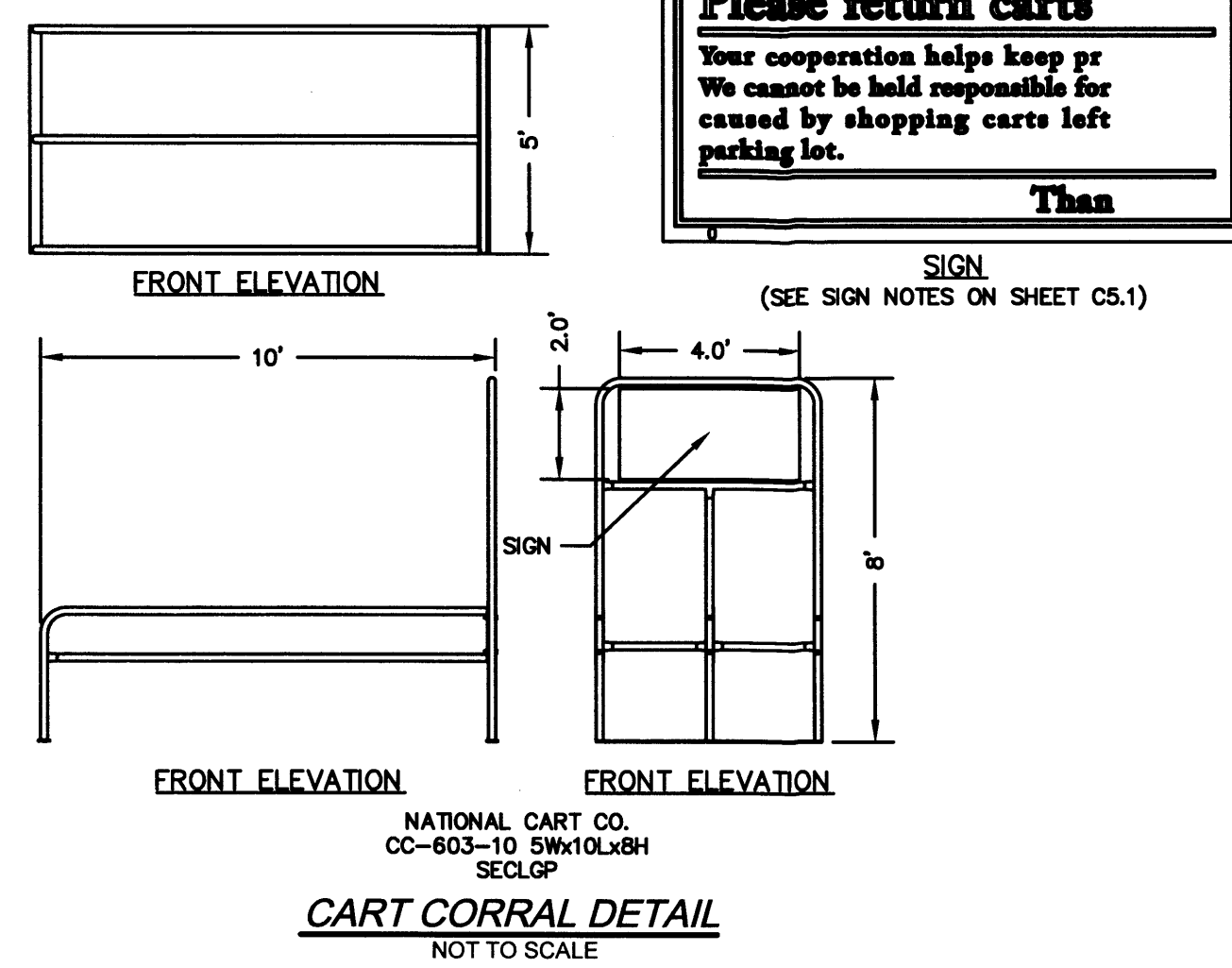
BIKE RACK DETAIL
NOT TO SCALE



STANDARD PAVEMENT UNDULATION (SPEED HUMP)
NOT TO SCALE



BOLLARD DETAIL
NOT TO SCALE

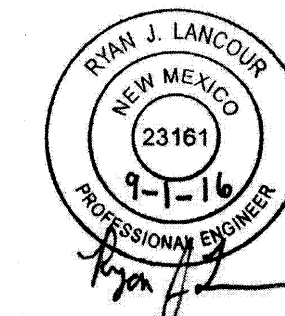


CART CORRAL DETAIL
NOT TO SCALE

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CABELA'S WHOLESALE, INC.
ALBUQUERQUE, NEW MEXICO

R.A. Smith National
Beyond Surveying
and Engineering

SITE DETAILS



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DATE: 09/01/2016
SCALE: NTS
JOB NO. 3160102
PROJECT MANAGER:
RYAN J. LANCOUR, P.E.
DESIGNED BY: JJJ
CHECKED BY: RJL
SHEET NUMBER
C5.0