GENERAL DEMOLITION NOTES

- 1. Within the subject property, the intent is to have a clean, clear site, free of all existing items noted to be removed in order to allow for the construction of the new project.
- 2. All items noted to be removed shall be done as part of the contract for general construction.
- 3. Remove and dispose of any materials requiring removal from the work area in an approved off-site landfill.
- 4. The Contractor shall secure all permits for demolition and disposal of demolition material to be removed from the site. The Contractor shall post all bonds and pay all permit fees as required.
- 5. The Contractor shall cut and plug, or arrange for the appropriate utility company to cut and plug service piping at the property line or at the main (as required). All services may not be shown on this plan.
- 6. For all items noted to be removed, remove not only above ground elements, but all underground elements as well, including, but not necessarily limited to: foundations, slabs, gravel fills, tree roots, pipes, wires, unsuitable
- 7. The Contractor shall sawcut existing pavement to provide a clean edge between existing pavement to remain and existing pavement to be removed.
- 8. Limits of removal shown on demolition plan are approximate only. Actual quantities may vary due to construction activities. Contractor is responsible for all demolition, removal and restoration work necessary to allow for the construction of the new project.
- 9. Backfill excavations resulting from demolition work to meet the requirements for fill outlined in the Geotechnical / Soils Report.

PLANNING AND ZONING REQUIREMENTS

Reference: City of Albuquerque Integrated Development Code Zone: "MX-M" Mised Use - Medium Intensity Zone District

Building Setbacks

Front: 5 ft. (min.) Side, Interior: 0 ft. (min.) Side, Street: 5 ft. (min.) Rear:15 ft. (min.)

PERMITTING CONTACT INFORMATION:

PLANNING / ZONING / BUILDING

City of Albuquerque - Planning Department Contact: Brennon Williams Telephone: 505.924.3860 Email: bnwilliams@cabq.gov

ROADS, ACCESS, & RIGHT-OF-WAY City of Albuquerque - Traffic Department Contact: MARWA AL NAJJAR Telephone: 505.924.3675 Email: malnajjar@cabq.gov

UTILITY CONTACT INFORMATION:

SANITARY SEWER / WATER Albuquerque Bernalillo County Water Utility Authority Contact: Robert Strong Telephone: 505.261.4429 Email: rstrong@abcwua.org

STORM SEWER

City of Albuquerque - Planning Hydrology Department Contact: Renee Brissette

Telephone: 505.924.3995 Email: rbrissett@cabq.gov

New Mexico Gas Company Contact: Jacob Gallegos Telephone: 505.697.3120 . Email: Jacob.Gallegos@nmgco.com

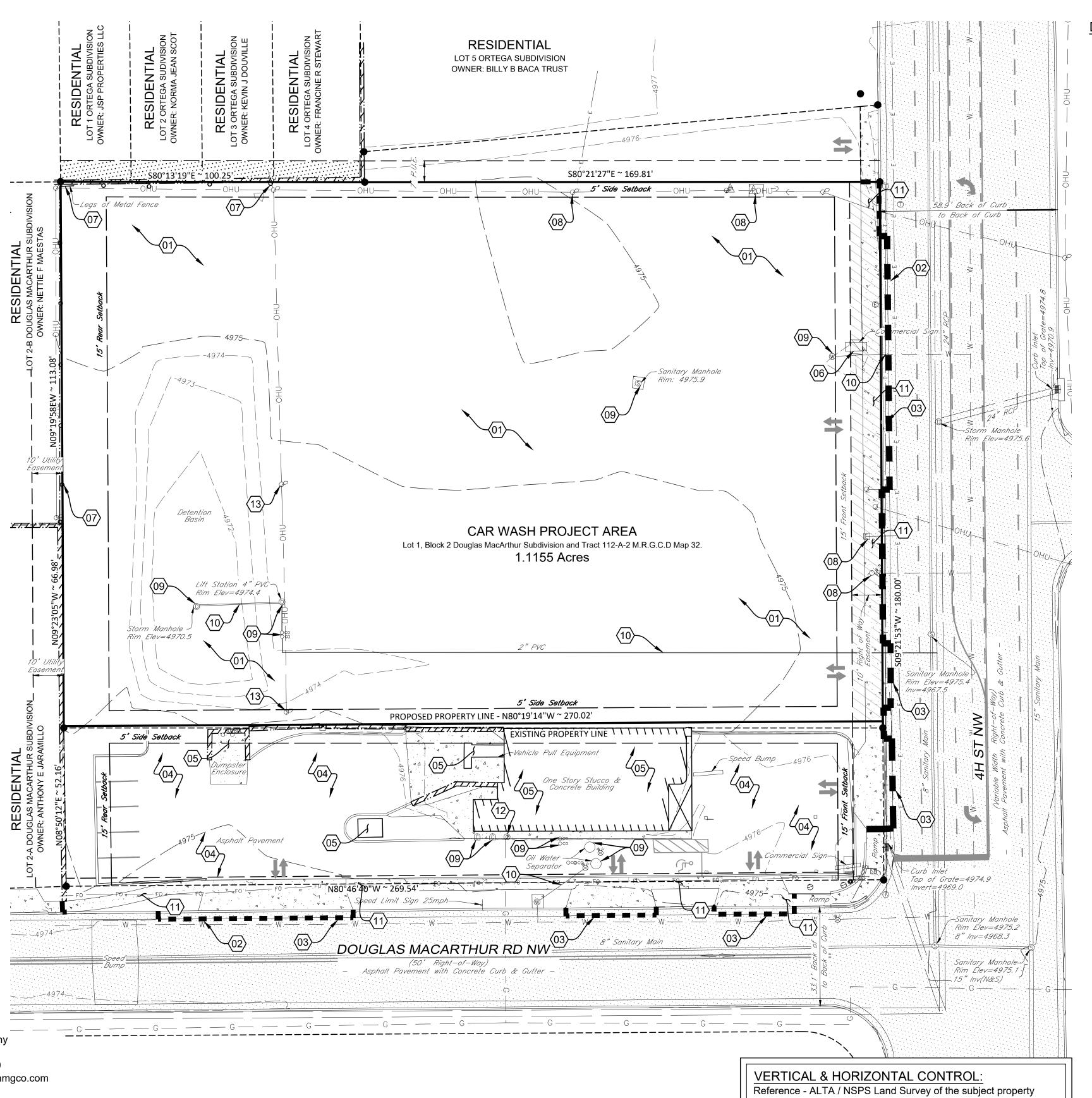
ELECTRIC PNM (Public Service Company of New Mexico) Contact: Chase LeJeune Telephone: 505-362-4180 Email: Chase.LeJeune2@pnm.com

TELECOM CenturyLink

Contact: Customer Service Telephone: 865.465.2313

Know what's below. Call before you dig.

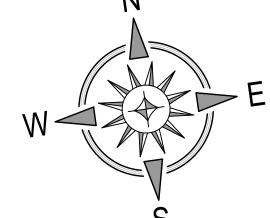
TAKE CAUTION DURING EXCAVATION: THERE ARE UNDERGROUND UTILITY MAINS IN THE CONSTRUCTION AREA WHICH MAY NOT HAVE BEEN LOCATED ACCURATELY BY THE SURVEYOR / UTILITY OWNERS. NOTIFY "811" IN ADVANCE OF DIGGING TO HAVE LINES MARKED.

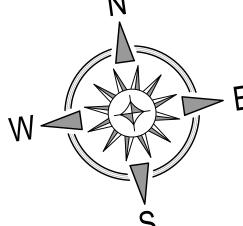


prepared by CSI-Cartesian Surveys, Inc., dated, October 29, 2021.

GRAPHIC SCALE

1 inch = 20 ft.





DEMOLITION KEYNOTES

- (01) REMOVE TOPSOIL, TREES, BUSHES AND ANY OTHER UNSUITABLE MATERIALS IN PROJECT AREA AND PREPARE SITE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- (02) REMOVE EXISTING CONCRETE CURB, SIDEWALK & 18" OF PAVEMENT FOR SITE ACCESS.
 - SAWCUT FOR CLEAN EDGE. - SEE SHEET C-2.0 FOR NEW CURB AND SIDEWALK INSTALLATION DETAILS.
- (03) REMOVE EXISTING DRIVEWAY ACCESS SAWCUT AT EXISTING JOINTS FOR CLEAN EDGE. - SEE SHEET C-2.0 FOR NEW CURB AND SIDEWALK INSTALLATION DETAILS.

■ ■ ■ ■ ■ SAWCUT LINE

- (04) REMOVE EXINGING PAVEMENT AND CURB & GUTTER AND PREPARE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- (05) BUILDING TO BE COMPLETELY DEMOLISHED REMOVE ALL EXISTING BUILDINGS, CANOPY'S, SCREEN WALLS, DUMPSTER ENCLOSURE & ANY ASSOCIATED MATERIALS ON SITE PER LOCAL, STATE AND NATIONAL REGULATIONS.
- (06) REMOVE EXISTING SITE SIGNAGE & BASE.
- (07) REMOVE EXISTING FENCE AS NEEDED TO INSTALL NEW SCREEN WALL - SEE SHEET C-2.0 FOR DETAILS.
- (08) RETAIN AND PROTECT EXISTING UTILITIES FOR POSSIBLE RE-USE. - SEE SHEET C-4.0 FOR NEW UTILITY INSTALLATION DETAILS.

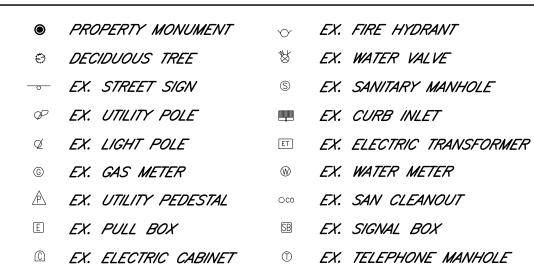
- SEE SHEET C-4.0 FOR NEW UTILITY INSTALLATION DETAILS.

- (09) REMOVE DRAINS, MANHOLES, ELECTRICAL BOXES, AND WATER METER PER LOCAL, STATE AND NATIONAL REGULATIONS.
- (10) REMOVE EXISTING UTILITY LATERALS PER LOCAL, STATE AND NATIONAL REGULATIONS. - SEE SHEET C-4.0 FOR NEW UTILITY INSTALLATION DETAILS.
- (11) REMOVE All EXISTING SIDEWALK ALONG 4TH STREET NW & DOUGLAS MACARTHUR ROAD - SAWCUT AT EXISTING JOINTS FOR CLEAN EDGE.
- SEE SHEET C-2.0 FOR NEW CURB AND SIDEWALK INSTALLATION DETAILS.
- (12) REMOVE GAS METER. -CONTRACTOR TO COORDINATE WITH NEW MEXICO GAS COMPANY

DEPARTMENT

(13) REMOVE EXISTING UTILITY POLES AND RELOCATE ELECTRICAL AS - COORDINATE REMOVAL & NEW UTILITY ROUTING WITH CITY OF GALLUP ELECTRICAL

EXISTING CONDITIONS LEGEND



o^{BOL} EX. BOLLARD OCO EX. STORM CLEANOUT • EX. CROSSWALK SIGNAL D EX. STORM MANHOLE

EX. ASPHALT PAVEMENT

EX. CONCRETE PAVEMENT

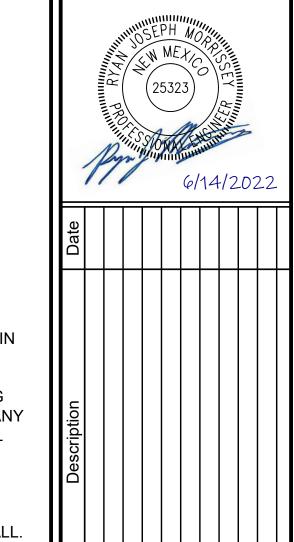
EX. UNDERGROUND ELECTRICAL

EX. UNDERGROUND FIBER OPTIC

EX. EASEMENT

 	EX. CONTOUR
 	EX. SANITARY SEWER
 — W — — W —	EX. WATER MAIN
 	EX. STORM SEWER
 — G — — G —	EX. GAS MAIN
 OHU	EX. OVERHEAD UTILITY LINES
 — T — — T —	EX. TELEPHONE LINE

U-



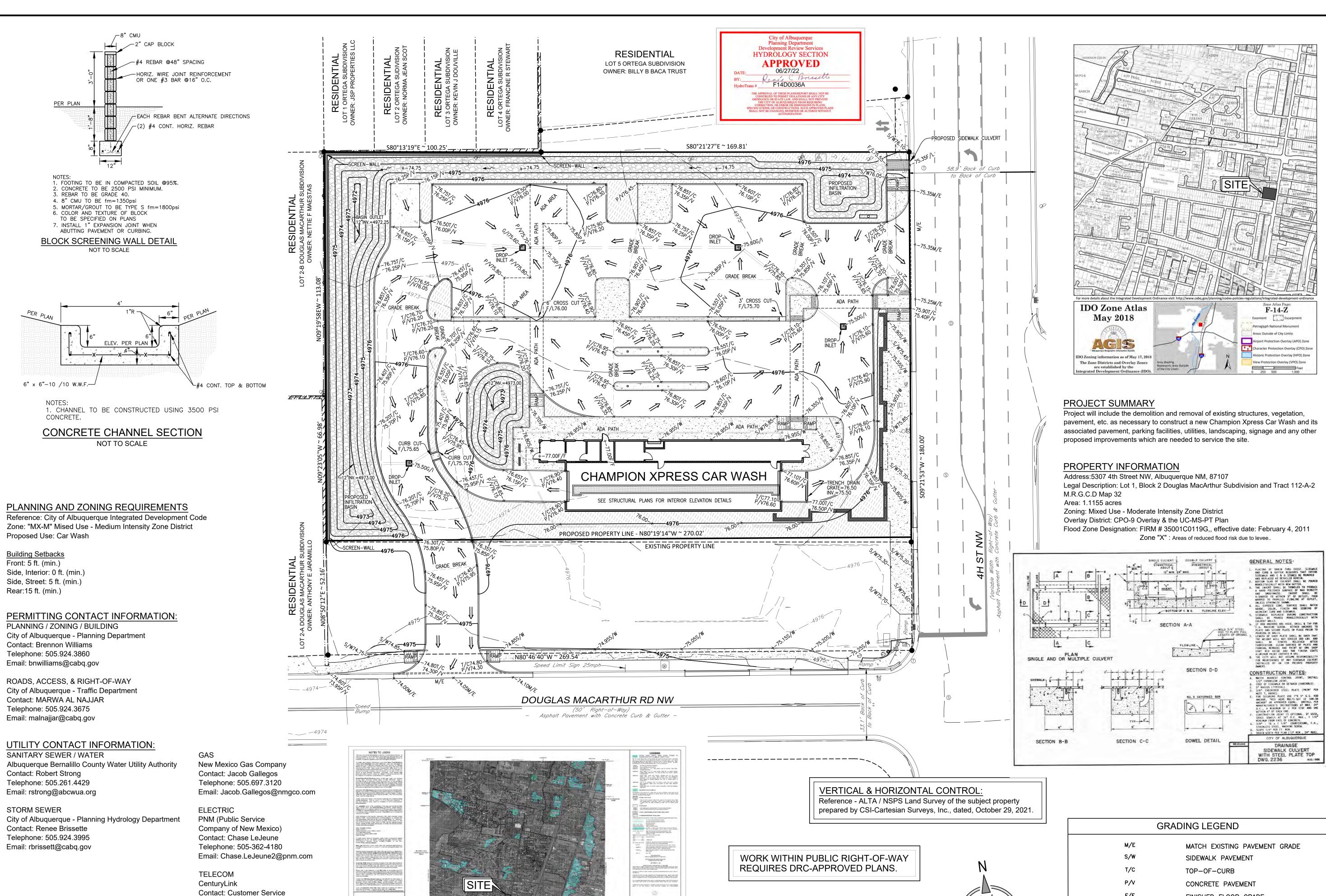
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Design: RJM Proj: 21.262 Draw: MCM Dwg: 21-262.dwg Check: RJM Tab: C1.1-EC-D Scale: 1" = 20'

06.14.2022

EXISTING CONDITIONS & DEMOLITION PLAN

Sheet No.:



BUP MARIER BRONCETTING WAP REVISED SEPTEMBER 35, 2006

Design: RJM | Proj: 21.262 Draw: MCM Dwg: 21-262.dwg Check: RJM Tab: C3.0-GP Scale: 1" = 20' 06.14.2022 **GRADING PLAN**

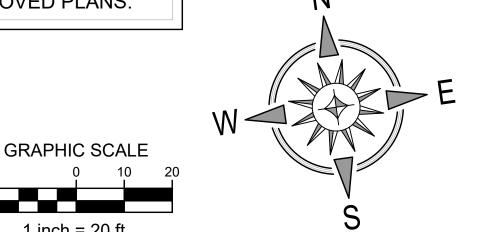
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Know what's below. Call before you dig. TAKE CAUTION DURING EXCAVATION: THERE ARE UNDERGROUND UTILITY MAINS IN THE CONSTRUCTION AREA WHICH MAY NOT HAVE BEEN LOCATED ACCURATELY BY THE SURVEYOR / UTILITY OWNERS. NOTIFY "811" IN ADVANCE OF DIGGING TO HAVE LINES MARKED.

Telephone: 865.465.2313





1 inch = 20 ft.

GRADING LEGEND				
M/E	MATCH EXISTING PAVEMENT GRADE			
S/W	SIDEWALK PAVEMENT			
T/C	TOP-OF-CURB			
P/V	CONCRETE PAVEMENT			
F/F	FINISHED FLOOR GRADE			
F/L	FLOW LINE OF 3' CURB CUT			
\(\)	SHEET FLOW			
~~	GUTTER FLOW			
+00.00	PROP. SPOT ELEVATION			
0000	PROP. CONTOUR			
	LANDSCAPE AREA			

Sheet No.:

C - 3.0

Private Drainage Facilities within City Right-of-Way Notice to Contractor (Special Order 19 ~ "SO-19")

- 1. Build sidewalk culvert per COA STD DWG 2236. Work is permitted and inspected by DMD Construction Services Division.
- 2. An excavation permit will be required before beginning any work within City Right-of-Way.
- 3. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
- 4. Prior to any excavation, the contractor must contact New Mexico One Call, dial "811" [of (505) 260-1990] for the location of existing utilities.
- 5. Prior to construction, the contractor shalle xcavate 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 a minimum amount of delay.
- 6. Backfill compaction shall be 95%.
- 7. Maintenance of the facility shall be the responsibility of the owner of the property being served.
- 8. Work on arterial streets may be required on a 24-hour basis.
- 9. For excavation and barricading inspections, contact DMD Construction Services Division.

STORM WATER MANAGEMENT NOTES:

Existing Lot Coverage - 100% pervious

Proposed Lot Coverage - 72% impervious / 28% landscaping

Net Increase in Storm Water Runoff due to Development

Methodology:

Albuquerque Development Process Manual

Chapter 6, Section 2, Part A;

"A simplified procedure for projects with sub-basins smaller than 40 acres has been developed based on initial abstraction / uniform infiltration precipitation losses and Rational Method procedures."

The proposed infiltration basin has an emergency overflow that outlets to 4th St. NW at lower release rates than the existing conditions as shown in the table below. The Access road from the South partially drains into the Basin and the area south of the building does not. In calculating the Tributary area of the Basin, these two areas were considered offsetting.

Precipitation Zone:

Precipitation Zone 2: "Between the Rio Grande and San Mateo"

Drainage Summary:

Area = 1.06 acre (Tributary Area to Basin)

Treatment C (Desert Landscaping Area) - 28% = 0.30 acres Treatment D (Impervious Area) - 72% = 0.76 acres

100-year peak Discharge Rate = 4.05 cfs/acre (Table 6.2.14)

 $Q_{100} = 4.05 \text{ cfs (Proposed)}$

Q_{100} = 2.71 cfs (Existing 100-year Discharge Rate)

Provided Detention Storage Volume:				
Elevation	Contour Area	Incremental Vol	. ∑Volume	
(ft)	(sq-ft)	(cu-ft)	(cu-ft)	
4,972	56	0	0	
4,973	517	286	286	
4,974	1,989	1,253	1,539	
4,975	4,447	3,218	4,757	
4,975.5	5 5,998	3,299	8,056	

*Average End Area Method used to calculate storage volumes.

 V_{100} = 7,581 cu-ft (6-hour 100-year Storage Volume) *Table 6.2.13 & Equation 6.1

Provided Volume exceeds Required Volume (min.)

Site Overflow Check (Sidewalk Culvert)

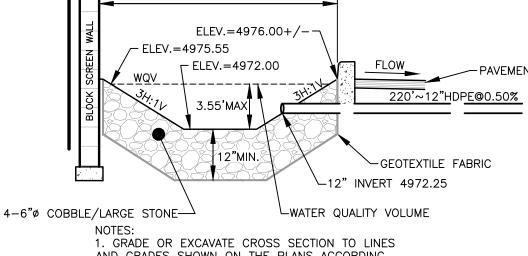
In an emergency the infiltration basin would overflow through a 4' wide sidewalk culvert and discharge on 4th street. Proposed Q-100 = 4.05 cfs

Solving for H @ (Q = 4.05), H = 0.23' < 0.5' *Hight was solved using Q=CLH $^{(\frac{2}{3})}$, (C=2.7), (L=4')

Storm Water Quality Volume (WQV) = Impervious Area x 0.42 inches WQV = 1,211 cu-ft (Required) WQV = 8,056 cu-ft (Provided)

No adverse effects to neighboring properties or public right-of-way is anticipated due to site development.

TOTAL DISTURBED AREA 1.48 ± acres



21' +/-

1. GRADE OR EXCAVATE CROSS SECTION TO LINES AND GRADES SHOWN ON THE PLANS ACCORDING TO REQUIREMENTS IN THE GEOTECHNICAL REPORT. 2. PLACE RIPRAP PROTECTION TO THE THICKNESS, DEPTH, AND ELEVATIONS PER FINISHED GRADE.

DETENTION BASIN TYPICAL SECTION NOT TO SCALE

1 inch = 20 ft.

VERTICAL & HORIZONTAL CONTROL:

Reference - ALTA / NSPS Land Survey of the subject property prepared by CSI-Cartesian Surveys, Inc., dated, October 29, 2021.

EDGE-OF-PAVEMENT (NO CURB) SIDEWALK PAVEMENT TOP-OF-CURB CONCRETE PAVEMENT GUTTER FLOW LINE FINISHED FLOOR GRADE FLOW LINE OF 3' CURB CUT SHEET FLOW **GUTTER FLOW** PROP. SPOT ELEVATION PROP. CONTOUR

CONVEYOR TRENCH GRATE ELEVATION

LANDSCAPE AREA

ROCK LINER / RIP-RAP

MATCH EXISTING PAVEMENT GRADE

OR SSS ASH

53 ALBUC

2. The Contractor shall be responsible for the removal and disposal of all vegetation and organic materials from the site that results from clearing & grubbing activities.

GENERAL GRADING, EARTHWORK & DRAINAGE NOTES

1. All spot elevations indicated in pavement areas are at bottom face of curb

indicated in grass or landscape areas are finished grade unless noted

and/or finished pavement grade unless noted otherwise. All spot elevations

3. The Contractor shall be responsible for stripping and removal of all excess topsoil from the site. All topsoil that cannot be used on site shall be removed from the site at the Contractor's expense. The Contractor may dispose of excess topsoil by burying topsoil in landscape areas only at the direction of the Owner or the Owner's Representative.

- 4. The Contractor will be responsible for all safety requirements and for the protection of all existing and proposed utilities or structures during earthwork
- 5. The Contractor shall be responsible for the import of structural fill materials if suitable material is not available on site. The location and testing of suitable material shall be the Contractor's responsibility. The Contractor shall be responsible for the export and disposal of all excess or unsuitable materials.
- 6. The Contractor shall provide construction dewatering as necessary to complete construction as outlined in plans.
- 7. The Contractor shall exercise extreme care in establishing all grades and slopes in pavement areas, ramps and sidewalks in the vicinity of handicap parking and access areas and shall comply with Federal, State, and Local
- 8. In areas where sheet drainage flows from grass or landscape areas onto paved areas, the finished grade in grass or landscape areas shall be 1/2 inch above the top of curb or above the pavement in areas without curb. In areas where sheet drainage flows from pavement to grass or landscaped areas, the finished grade in grass or landscape areas shall be 1/2 inch below the
- 9. The Contractor shall provide positive drainage in all areas and away from all
- 10. All pavement shall be laid on a straight, even, and uniform grade with a minimum of 1:100 (1.0%) slope toward the collection points unless otherwise specified on plans. Cut or fill slopes in unpaved areas shall not exceed 3:1 (33.3%) maximum grade unless otherwise noted on plans.
- 11. ADA accessible areas shall not exceed the following slopes:

Ramps - 1:12 (8.3%) max. Routes - 1:20 (5.0%) max. Parking - 1:50 (2.0%) max. Cross Slopes - 1:50 (2.0%) max.

- 12. The Contractor shall adjust tops/lids/grates of all cleanouts, manholes, inlets, valves, etc. to match final grade.
- 13. Following grading of subsoil to subgrade elevations, the Contractor shall provide 4" of topsoil (minimum) in all disturbed areas which are not to be paved. Final grades should be smoothly finished to surrounding areas and ensure positive drainage. Stockpiled topsoil shall be screened prior to respreading and should be free of subsoil, debris, and stones.
- 14. The Contractor shall be responsible for determining exact quantities of cut and/or fill for estimating and construction and should alert the Engineer of any excessive cut and/or fill, especially if additional cut and/or fill will be required due to poor existing soil conditions discovered during earthwork
- 15. Refer to the Architectural and Structural Plans for information regarding any perimeter foundation drains.
- 16. The Contractor shall obtain a copy of the Geotechnical / Soils Report and become thoroughly familiar with site and subgrade information and fully implement recommendations given therein.

GRADING LEGEND

M/E

Sheet No.:

C-3.

Design: RJM Proj: 21.262

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06.14.2022

GRADING PLAN

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Scale: 1" = 20'



