

# ADA SITE NOTES

- SIGNAGE (NMBC 1110.1 AND ANSI 502.7)
  - A VERTICAL SIGN IS CENTERED AT THE HEAD OF EACH PARKING SPACE
  - CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND.
  - SIGN DISPLAYS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PROVIDES WHITE SYMBOLS AND LETTERS ON A BLUE BACKGROUND, HOWEVER, ANSI AND 2010 STANDARDS DO NOT SPECIFY COLORS FOR SIGNAGE)
  - SIGNS TO BE WHITE BACKGROUND WITH A GREEN BORDER AND LEGEND (MUTCD SIGN # R7-8 AND R7-8A)
  - SIGN MUST INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" (66-7-352.4C NMSA 1978, EFFECTIVE 7-01-2010). VAN ACCESSIBLE SIGNS ARE PROVIDED BELOW THE OTHER SIGN
  - THE VAN SPACE SIGNAGE IS NEEDED TO ALERT VAN USERS TO THE PRESENCE OF THE WIDER AISLE, BUT THE SPACE IS NOT INTENDED TO BE RESTRICTED ONLY TO VANS. (2010 STANDARDS 502.5)
  - IN PARKING LOTS THE BOTTOM OF THE SIGN IS 60" MINIMUM ABOVE THE GROUND OR PARKING SURFACE. (ANSI 502.7)
  - ALONG THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS THE BOTTOM OF THE MUTCD R7-8 SIGN TO BE 84" ABOVE THE GROUND.
  - IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING.

## PAVEMENT MARKINGS (NMBC 1110.3)

- PARKING SPACE HAS A CLEARLY VISIBLE, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON THE PAVEMENT AT REAR OF THE SPACE (66-1-4.1.E NMSA 1978) OR MUTCD RECOMMENDS A WHITE SYMBOL ON A BLUE BACKGROUND.
- PARKING SPACE LINES BE PAINTED BLUE
- ACCESS AISLE HAS BLUE, DIAGONAL STRIPING. (66-1-4.1.B NMSA 1978)
- ACCESS AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRES WOULD BE PLACED. (66-1-4.1.B NMSA 1978)
- IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING.

## GENERAL NOTES

- WORK ORDER REQUIRED FOR WORK WITHIN PUBLIC RIGHT OF WAY WITH DRG APPROVED PLANS.
- ALL COA ROW CURB AND GUTTER, SIDEWALK, RAMPS AND DRIVEPADS MUST BE IN GOOD CONDITION AND ADA ACCESSIBLE IF APPLICABLE. ANY ITEMS IN DISREPAIR MUST BE REMOVED AND REPLACED TO NEAREST CONTROL JOINT
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE SIGNS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA

## LEGEND

N 90°00'00" E	MEASURED BEARING AND DISTANCES	●	FOUND AS INDICATED
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD	○	FIRE HYDRANT
●	POLE	⊗	SET BATHEY MARKER "LS 14271"
—	OVERHEAD UTILITY LINES	⊠	COVERED AREA
☆	ANCHOR	⊞	GAS VALVE
☆	LIGHT POST	⊟	UTILITY PEDESTAL
☆	WATER VALVE	⊠	WATER METER

# ZONING DATA

LEGAL DESCRIPTION  
 DESIGNATION: M-1  
 UPC: 101 606 018 511 630 323  
 OWNER: COU LLC  
 OWNER ADDRESS: 3435 VASSAR DR NE ALBUQUERQUE NM 87107  
 LEGAL DESCRIPTION: TN 200FT OF E1/2 OF BLK N COLES INDUSTRIAL SUBD UNIT #2  
 CONT  
 TOTAL SITE ACRES: .92 (40,075.2 SQUARE FEET)

EXISTING OCCUPANCY TYPE: OFFICE/WAREHOUSE  
 NEW OCCUPANCY TYPE: WAREHOUSE

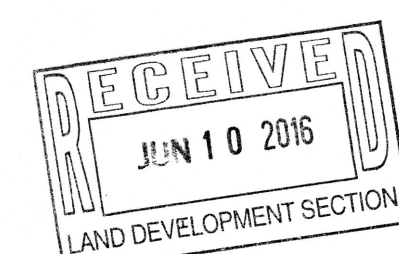
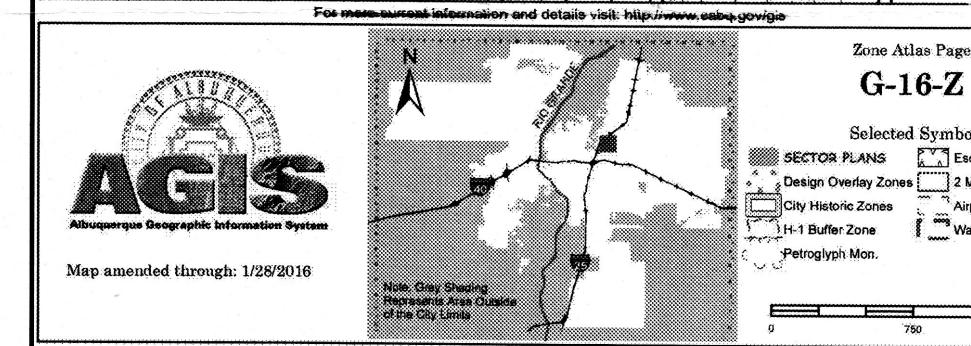
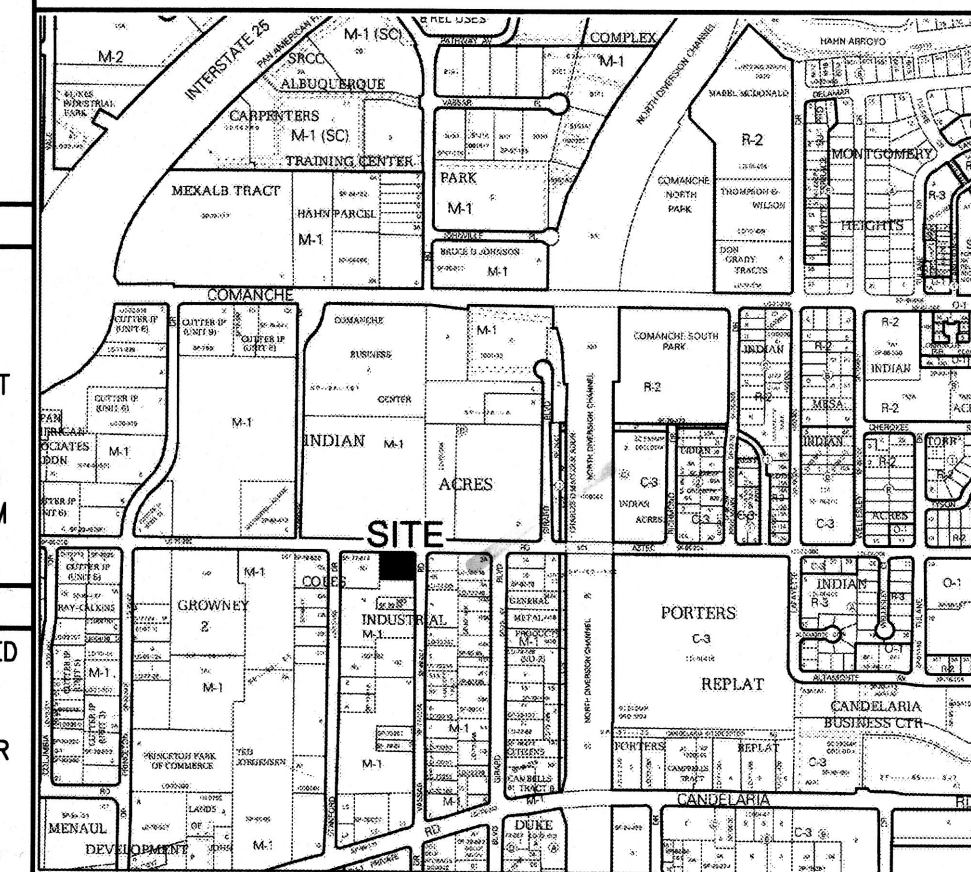
## PARKING DATA

PARKING REQUIREMENTS:		
OFFICE AREA - 2753 SF (EXISTING):	2,753 SF/200 SF	= 14 SPACES
WAREHOUSE (EXISTING):	4,489 SF/2000 SF	= 3 SPACES
WAREHOUSE - (NEW):	2,560 SF/2000 SF	= 2 SPACES
TOTAL PARKING REQUIRED:		= 19 SPACES
TOTAL PARKING PROVIDED:		= 19 SPACES

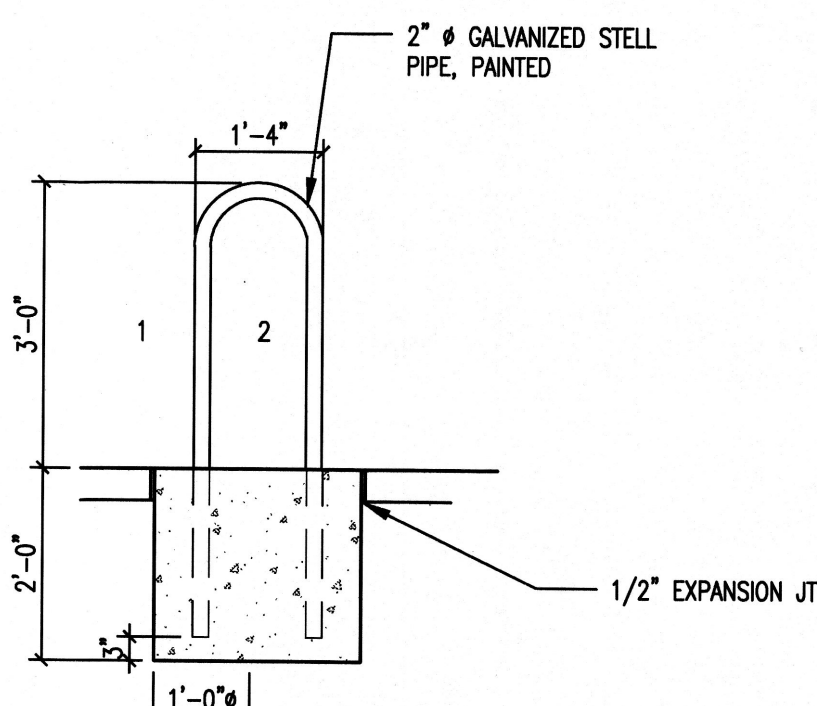
ADA STALLS REQUIRED:	1
ADA STALLS PROVIDED:	1 (VAN ACCESSIBLE)
MOTORCYCLE SPACES REQUIRED:	1
MOTORCYCLE SPACES PROVIDED:	1
BICYCLE SPACES REQUIRED:	2
BICYCLE SPACES PROVIDED:	2

## EXECUTIVE SUMMARY

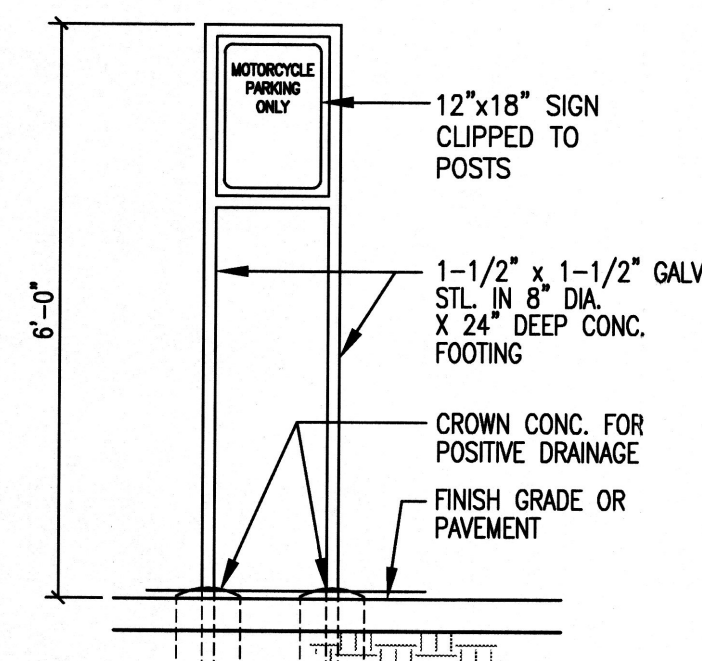
PROJECT IS LOCATED IN ZONE GRID MAP LOCATION G-16, ZONED M-1 FOR INDUSTRIAL/WHOLESALE/AND MANUFACTURING. THE PROJECT IS A NEW 2400 S.F. METAL BUILDING UNCONDITIONED SPACE (NO HEATING OR COOLING) TO STORE EXISTING MATERIAL INDOORS THAT IS CURRENTLY STORED ON SITE OUTDOORS. THERE IS AN EXISTING BUILDING ON THE SITE USED AS A STORAGE/OFFICE FOR A CONTRACTORS OFFICE.



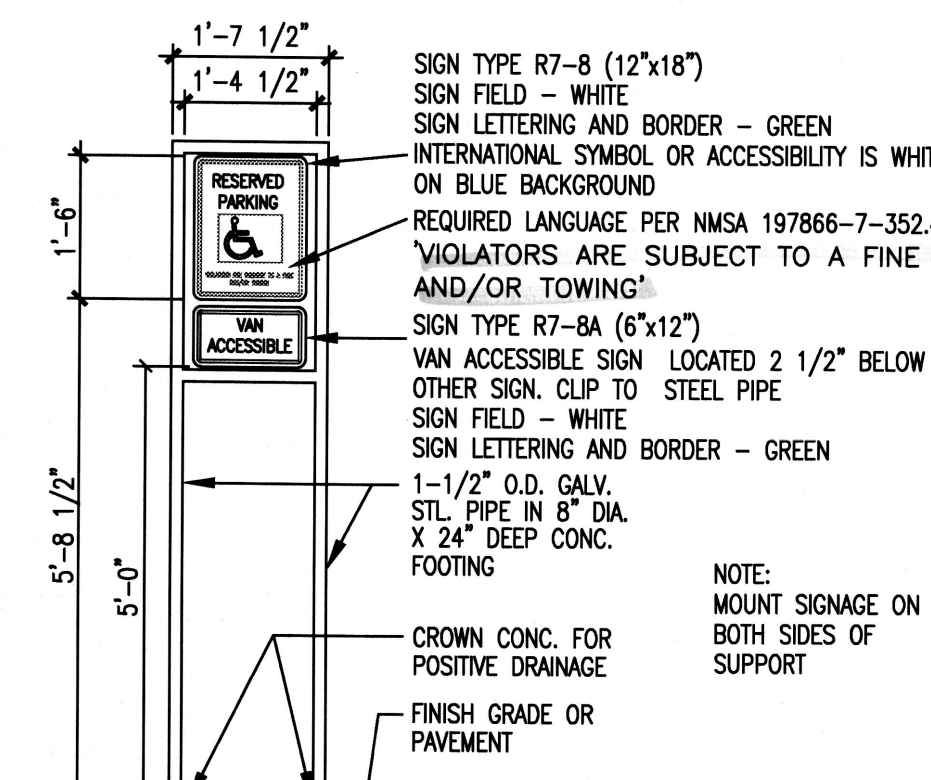
2 BICYCLE RACK  
1/2"-1'-0"



3 MOTORCYCLE SIGN ELEVATION  
1/2"-1'-0"



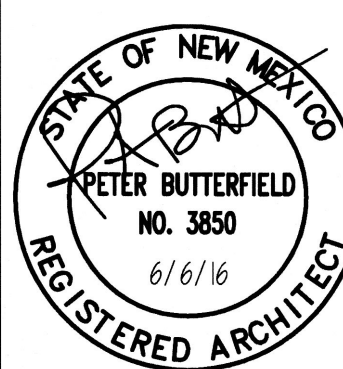
4 H.C. SIGN ELEVATION  
1/2"-1'-0"



Metal Storage Building  
 3435 Vassar Drive NE  
 Albuquerque NM, 87107

peter butterfield

architect 13013 glenwood hills ct. ne  
 albuquerque nm 87111 (ph) 505 332 9323 (fax) 212 0901

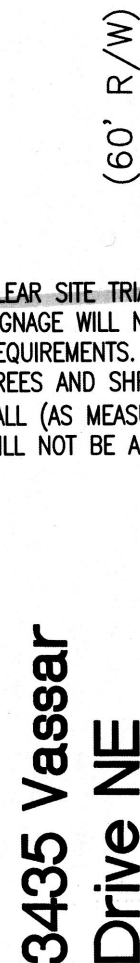


REVISIONS  
 △

SHEET NO.



(50' R/W)



ADA SITE NOTES	
SIGNAGE	(NMBC 1110.1 AND ANSI 502.7)

- PAVEMENT MARKINGS (NMBC 110.1.3)
- PARKING SPACE HAS A CLEARLY VISIBLE, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON THE PAVEMENT AT REAR OF THE SPACE (66-1-4.1.E NMSA 1978) OR MUTCD RECOMMENDS A WHITE SYMBOL ON A BLUE BACKGROUND.
  - PARKING SPACE LINE BE PAVED IN BLUE.
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1. WORK ORDER REQUIRED FOR WORK WITHIN PUBLIC RIGHT OF WAY WITH DCA APPROVED PLANS.

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OHU	OVERHEAD UTILITY LINES	⊞ COVERED AREA
⋈	ANCHOR	⊞ GAS VALVE
☆	LIGHT POST	⊞ UTILITY PEDESTAL
⊞	WATER VALVE	⊞ WATER METER

APPROVED

[Signature] 6/30/16

Signed Date

	LEGAL DESCRIPTION
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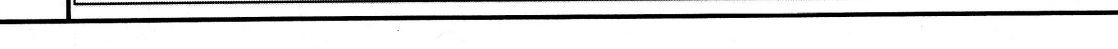
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— FINISH GRADE — CONCRETE W/ (2) #4 CONT



architect 13013 glenwo

**DRAWING NAME**

**REVISIONS**

△

△

o. TO

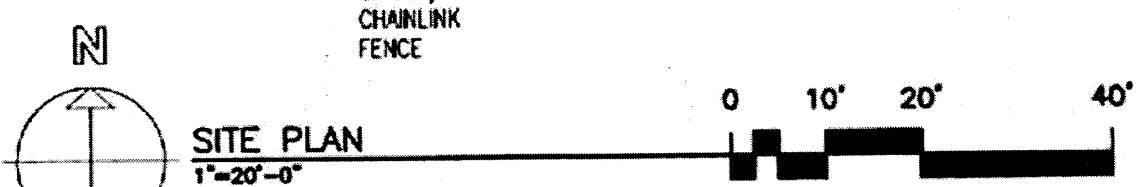
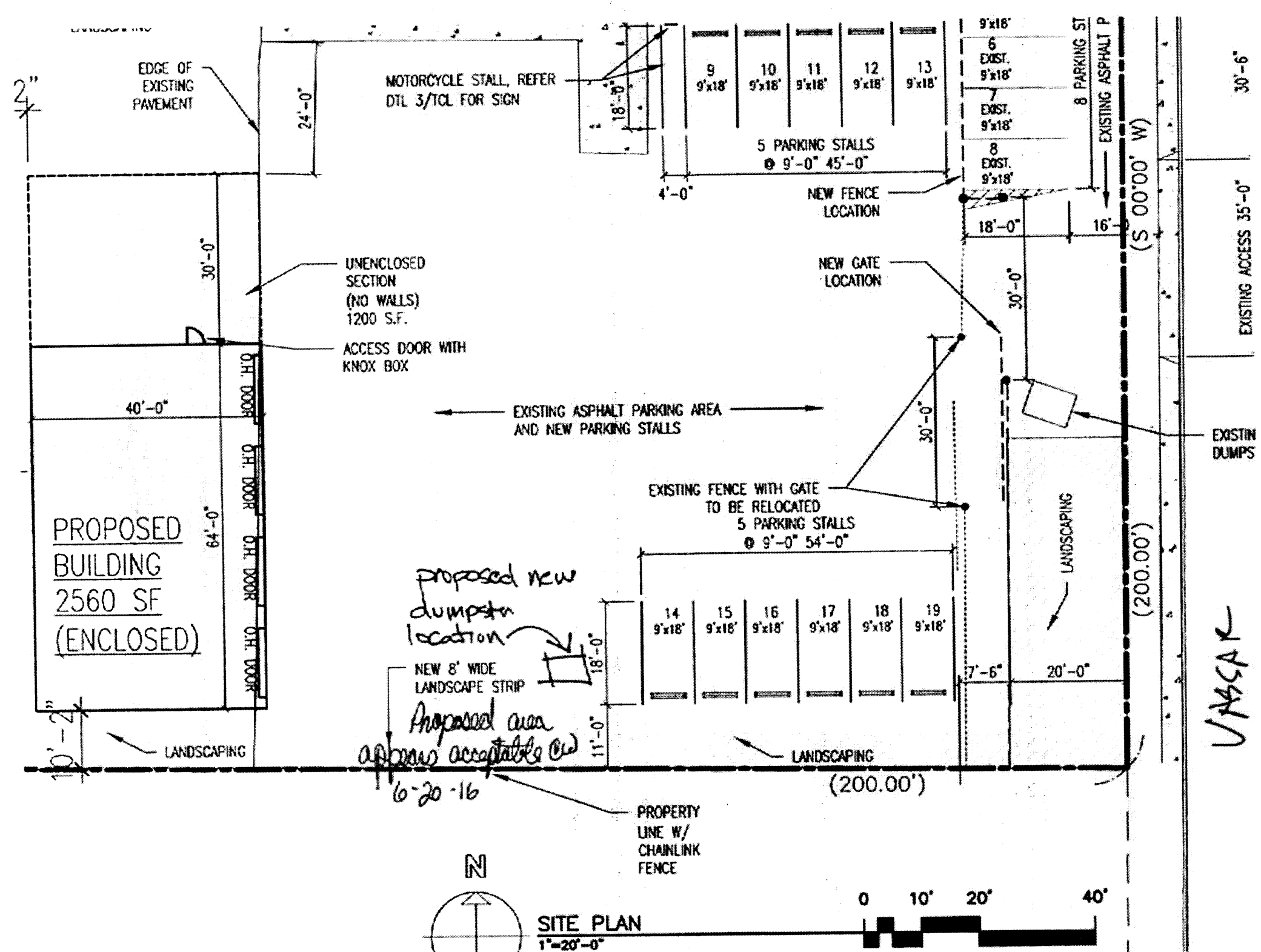
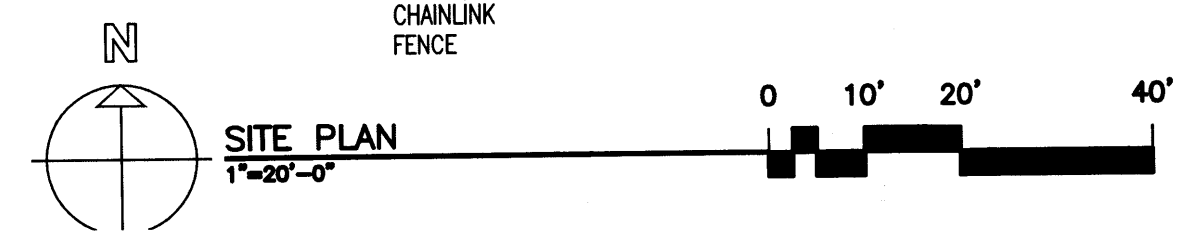
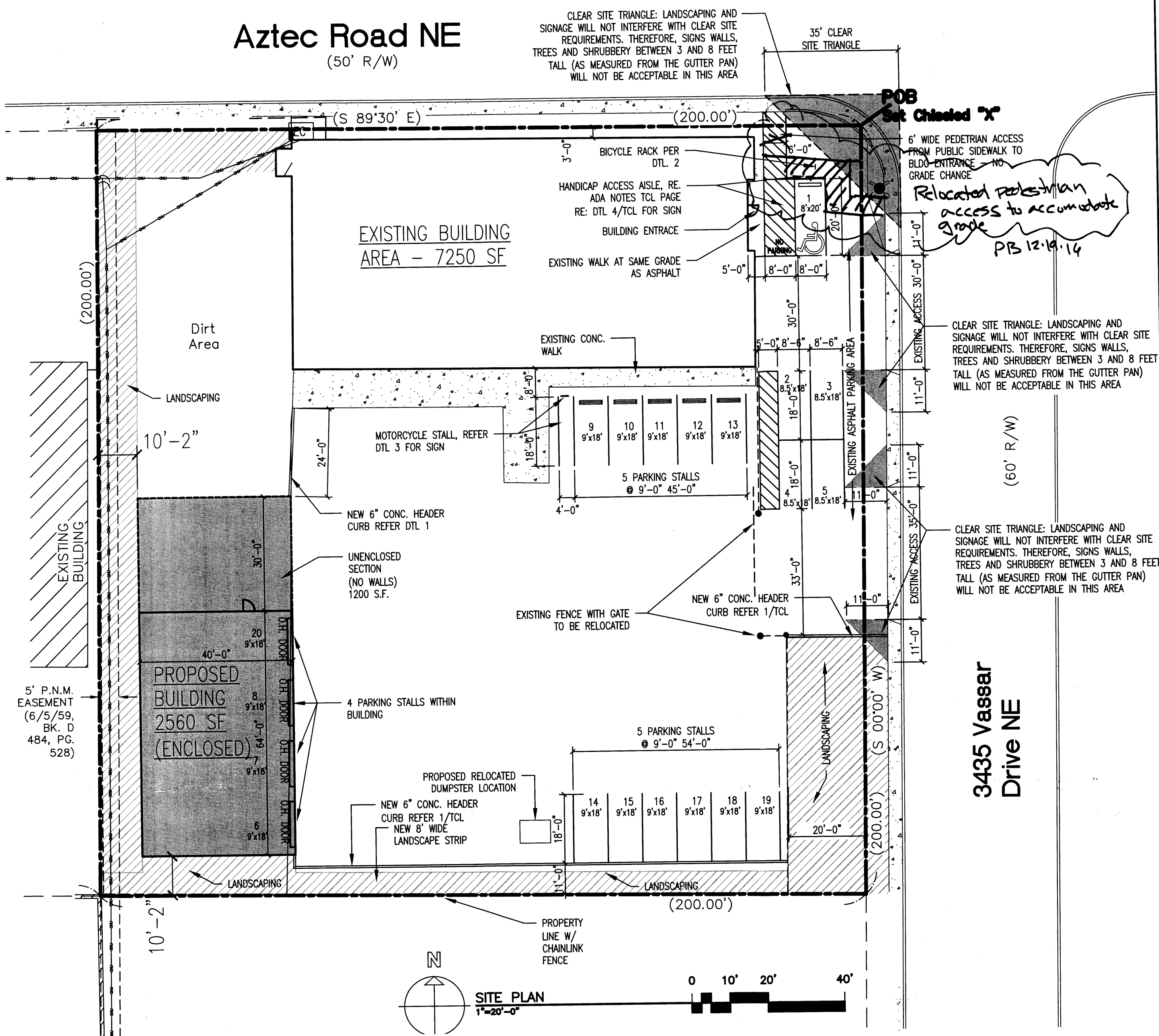
o. TO



[illegible]



# Aztec Road NE (50' R/W)



**ADA SITE NOTES**

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**PAVEMENT MARKINGS (NMBC 1110.3)**

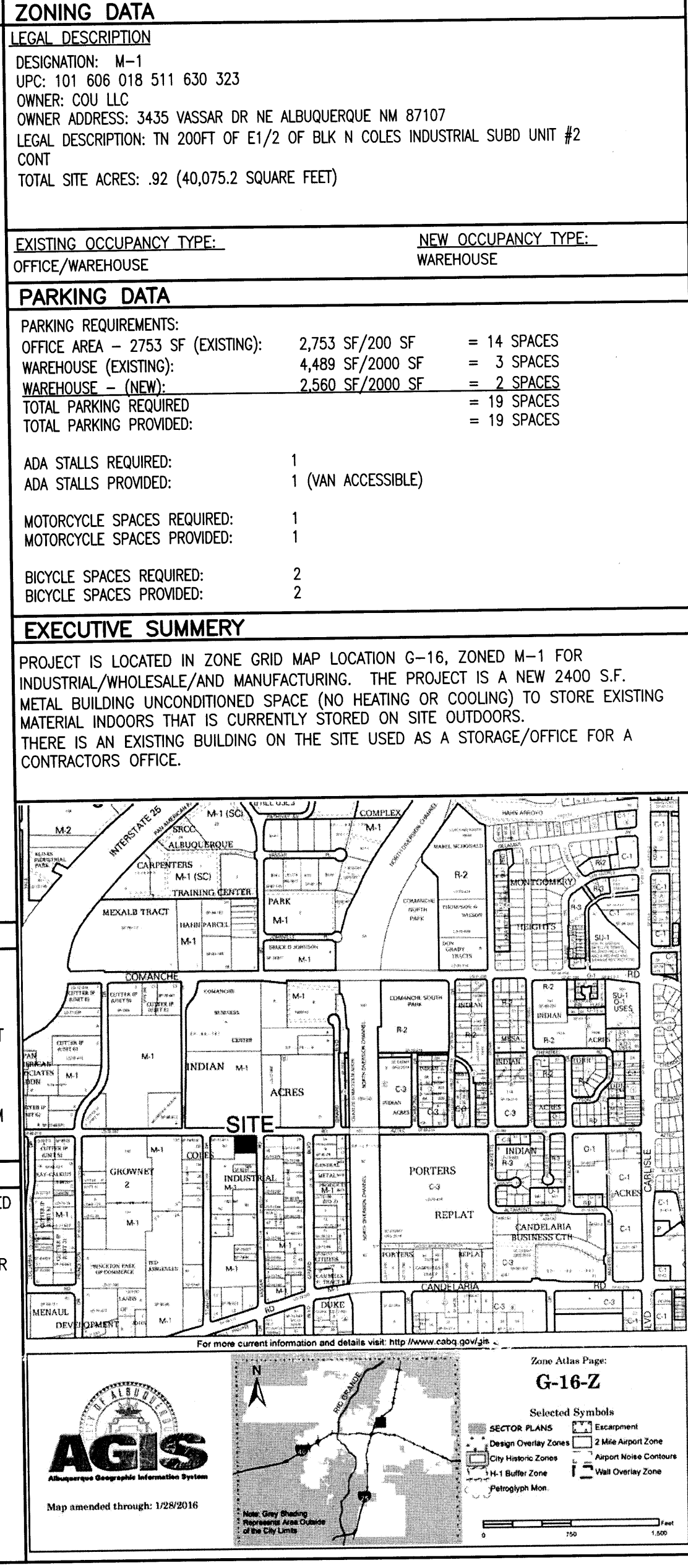
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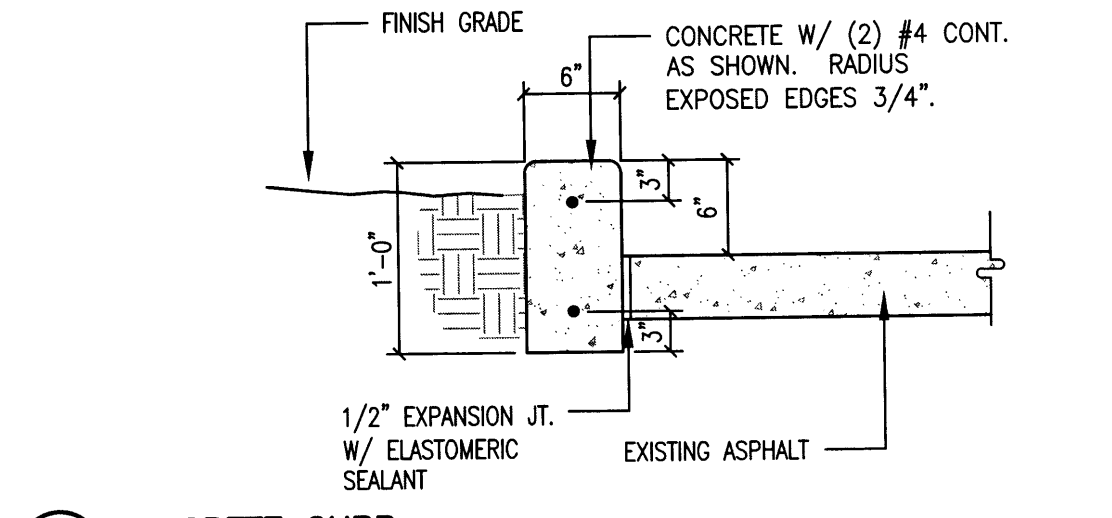
**LEGEND**

N 90°00'00" E	MEASURED BEARING AND DISTANCES	●	FOUND AS INDICATED
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD	○	FIRE HYDRANT
●	POLE	○	SET BATHEY MARKER "LS 14271"
—OHU—	OVERHEAD UTILITY LINES	⊠	COVERED AREA
☆	ANCHOR	⊠	GAS VALVE
⊠	LIGHT POST	⊠	UTILITY PEDESTAL
⊠	WATER VALVE	⊠	WATER METER

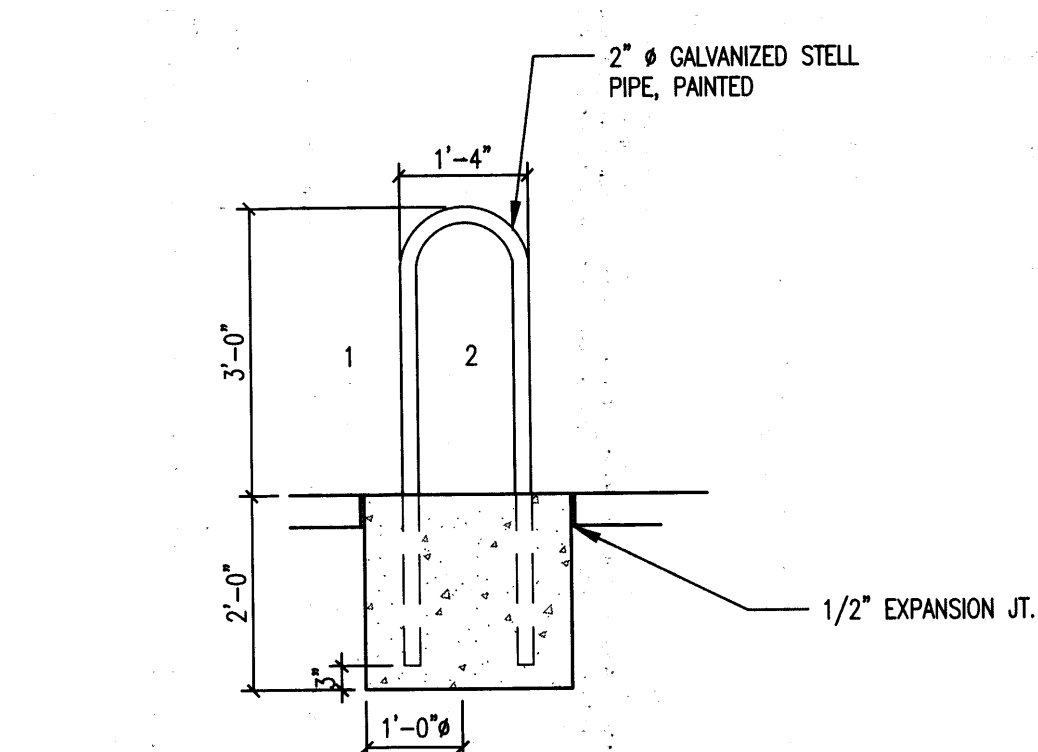


**TRAFFIC CIRCULATION LAYOUT**  
APPROVED  
6/5/16  
Date

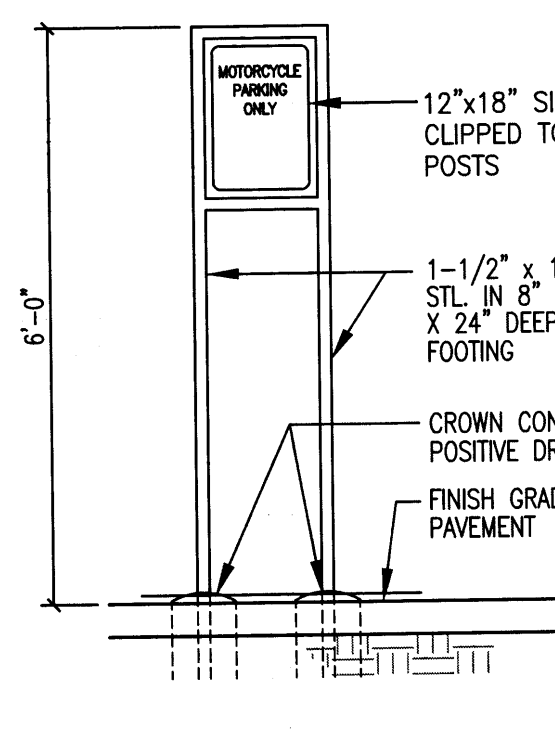
NOTE: PROVIDE CONTROL JOINTS @ 6'-0" O.C. MAX. (MATCH CONTIGUOUS SIDEWALK) AND DOWELED EXPANSION JOINTS @ 24'-0" O.C. MAX. UNLESS SHOWN OTHERWISE. CURB AND GUTTER JOINTING SHALL REFLECT THE JOINTING OF ADJACENT FLATWORK.



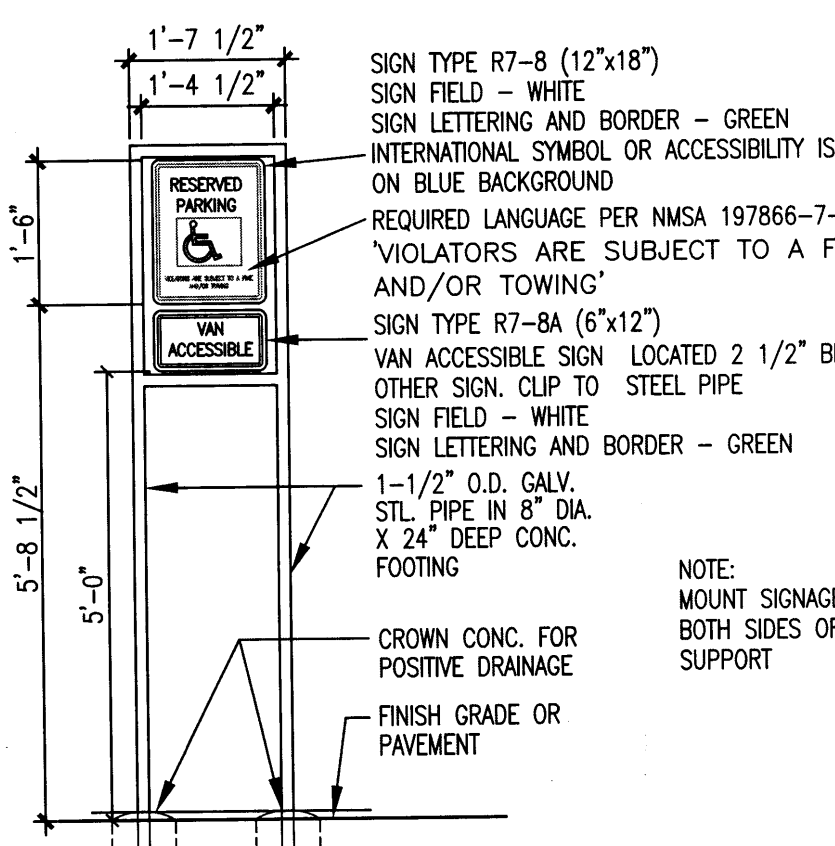
1 CONCRETE CURB  
1'-1'-0"



2 BICYCLE RACK  
1'-1'-0"



3 MOTORCYCLE SIGN ELEVATION  
1'-1'-0"



4 H.C. SIGN ELEVATION  
1'-1'-0"

**peter butterfield**  
architect 13013 glenwood hills ct. ne  
albuquerque nm 87111 (ph) 505 332 9323 (fax) 212 0801

**STATE OF NEW MEXICO**  
**PETER BUTTERFIELD**  
NO. 3850  
6/29/16  
REGISTERED ARCHITECT

**RECEIVED**  
DEC 20 2015  
LAND DEVELOPMENT SECTION

**RECEIVED**  
JUN 30 2015  
LAND DEVELOPMENT SECTION

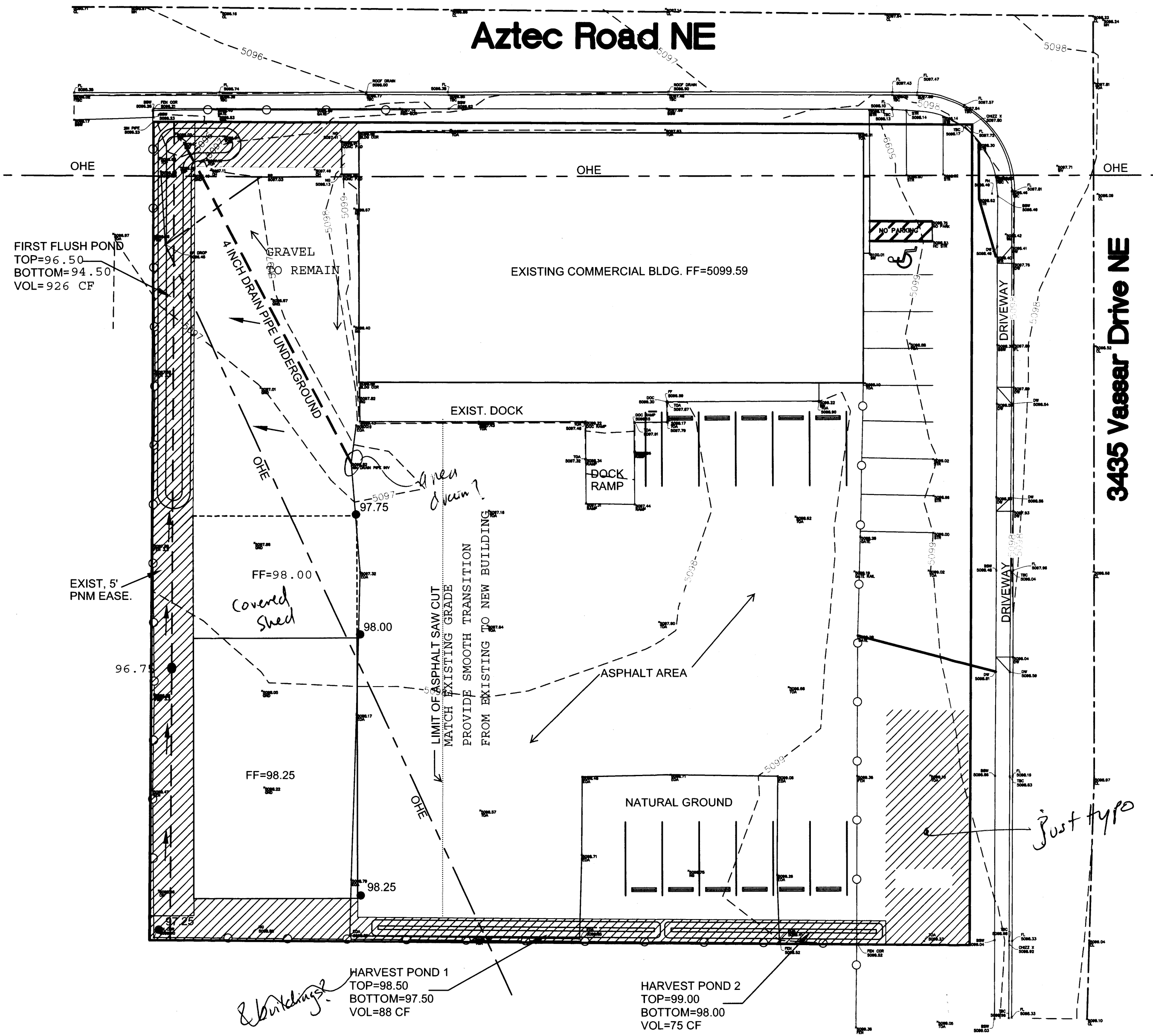
**Metal Storage Building**  
3435 Vassar Drive NE  
Albuquerque NM, 87107

**TCL**



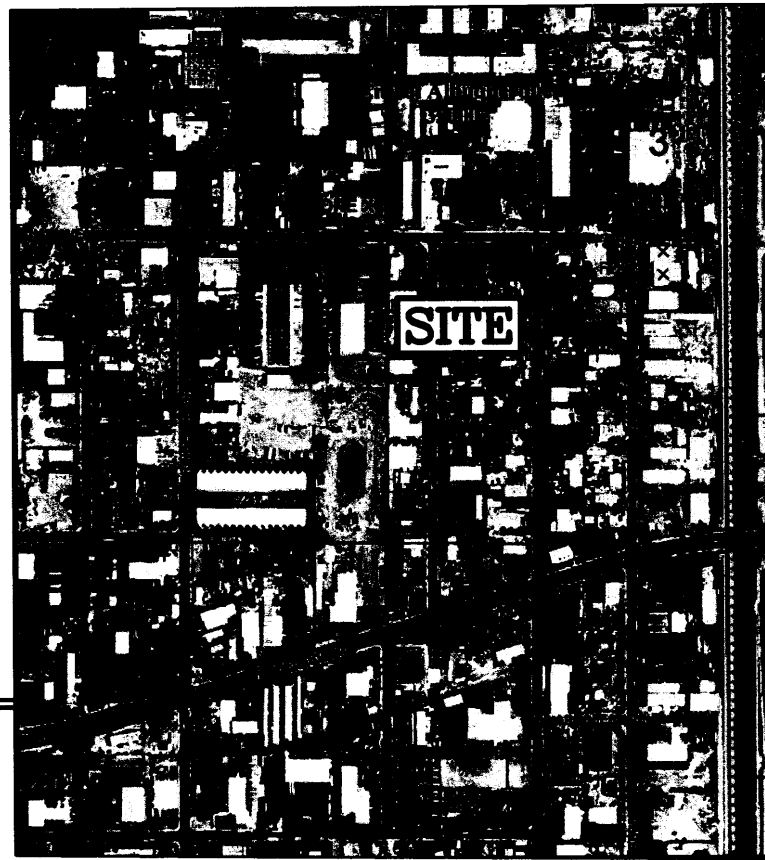
EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



VICINITY MAP:

G-16-Z



FIRM MAP:

35001C351H

LEGAL DESCRIPTION:

NORTH 200' OF THE EAST 1/2 OF TRACT N,  
COLE'S INDUSTRIAL SUBDIVISION NO. 2  
CITY OF ALBUQUERQUE,  
BERNALILLO COUNTY, NEW MEXICO

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

LEGEND

- 5601--- EXISTING CONTOUR  
---5600--- EXISTING INDEX CONTOUR  
---5601--- PROPOSED CONTOUR  
---5600--- PROPOSED INDEX CONTOUR
- LOT LINE  
--- CENTERLINE  
--- RIGHT-OF-WAY
- EXTENDED STEM WALL SEE ARCH PLANS FOR DETAILS
- PROPOSED ROCK FACE WALL
- EXISTING CURB AND GUTTER
- PROPOSED EDGE OF CONCRETE
- PROPOSED FLOWLINE
- EXISTING WALL

Weighted E Method  
VASSAR

Existing Developed Basins

Basin	Area (sf)	Area (acres)	Treatment A (acres)	Treatment B (acres)	Treatment C (acres)	Treatment D (acres)	100-Year, 6-hr.			10-day	
							Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)	
PROPOSED ONSITE	40385	0.927	0%	0	0.0%	0.000	25.0%	0.23178	75%	0.695	0.237
EXISTING ONSITE	40385.00	0.927	0%	0	5.0%	0.046	15.0%	0.13907	85%	0.788	0.260
COMPARISON(onsite historical to proposed)							0.05	-0.09	0.09	0.011	0.023

Equations:

Weighted E =  $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d$  / (Total Area)

Volume = Weighted D \* Total Area

Flow =  $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

Where for 100-year, 6-hour storm (zone 2)

$E_a = 0.53$   
 $E_b = 0.78$   
 $E_c = 1.13$   
 $E_d = 2.12$

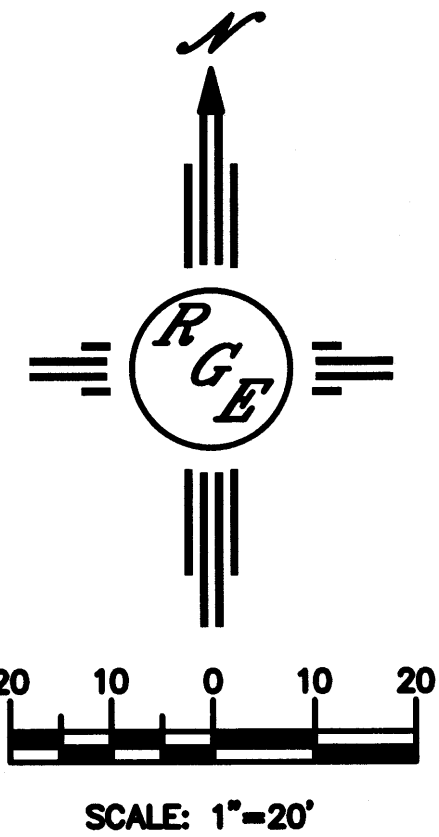
$Q_a = 1.56$   
 $Q_b = 2.28$   
 $Q_c = 3.14$   
 $Q_d = 4.7$

NARRATIVE

THIS SITE IS A REDEVELOPMENT OF AN EXISTING SITE. THE ADDITION WILL OCCUR IN A LOCATION THAT IS CURRENTLY HARD COMPACTED GRAVEL, THE NET INCREASE IN FLOW RATE SHALL BE .25 CFS. THE FIRST FLUSH POND HAS BEEN INCREASE TO CONTAIN THE INCREASE VOLUME GENERATED BY THE IMPROVEMENTS FOR THE 100-YEAR, 10-DAY EVENT DUE TO THE ADDITIONAL ABSTRACTION AND INFILTRATION CAUSED BY FIRST FLUSH POND. THE PEAK DISCHARGE WILL SIMILAR TO HISTORIC WITH INCREASE WATER QUALITY.

CAUTION:

EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



<b>ENGINEER'S SEAL</b>  6/23/16 <b>DAVID SOULE</b> P.E. #14522	<b>COLES METAL BUILDING IMPROVEMENTS</b>	<b>DRAWN BY DEM</b> <b>DATE</b> 6-22-16
	<b>GRADING AND DRAINAGE PLAN</b>	<b>SHEET #</b> 1 of 1
	 <b>Rio Grande Engineering</b> 1008 CENTRAL AVENUE SUITE 301 ALBUQUERQUE, NM 87108 (505) 872-0886	<b>JOB #</b> XXXXX

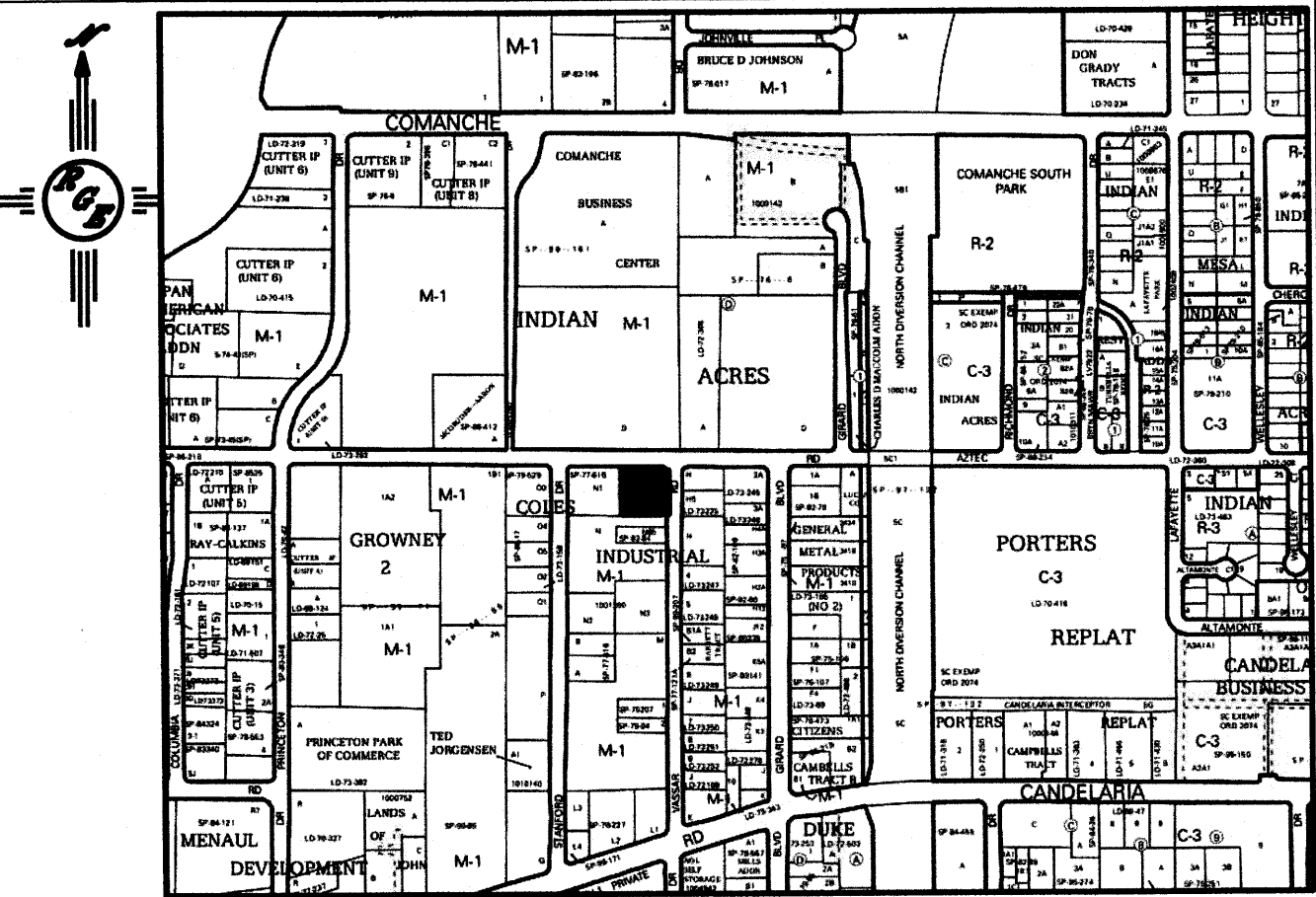


- EROSION CONTROL NOTES:**
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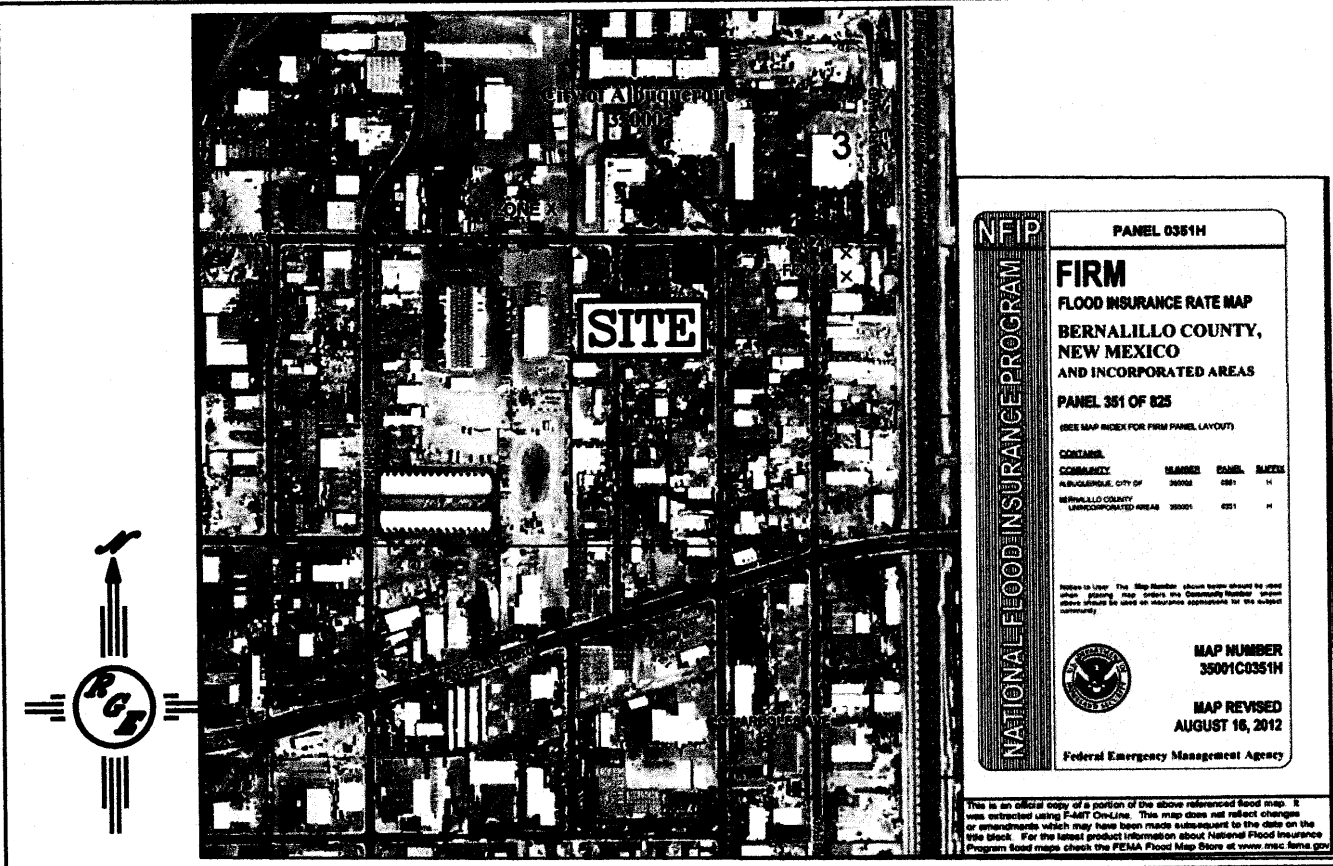
I David Soule, NMPE 14522, of the firm Rio Grande Engineering, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intend of the approved plan dated 6.23.16. The record information edited on the original design document has been performed by me or under my direct supervision and is true and correct to the best of my knowledge and belief. The as-built survey was provided THOMAS JOHNSTON NMPLS14269. The certification is submitted in support of a request for **PERMANENT CERTIFICATE OF OCCUPANCY**. The record information presented heron 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.



12/19/16



**VICINITY MAP:** G-16-Z



**FIRM MAP:** 35001C351H

**LEGAL DESCRIPTION:**

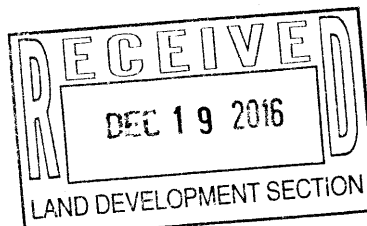
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- 5600--- EXISTING INDEX CONTOUR
- 5601--- PROPOSED CONTOUR
- 5600--- PROPOSED INDEX CONTOUR
- LOT LINE
- CENTERLINE
- RIGHT-OF-WAY
- EXTENDED STEM WALL SEE ARCH PLANS FOR DETAILS
- PROPOSED ROCK FACE WALL
- EXISTING CURB AND GUTTER
- PROPOSED EDGE OF CONCRETE
- PROPOSED FLOWLINE
- EXISTING WALL



**Weighted E Method**  
**VASSAR**

**Existing Developed Basins**

Basin	Area (sf)	Area (acres)	Treatment A				Treatment B				Treatment C				Treatment D				100-Year, 6-hr.				10-day			
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs		Volume (ac-ft)			
PROPOSED ONSITE	40385	0.927	0%	0	0.0%	0.000	25.0%	0.23178	75%	0.695	1.873	0.145	4.00		0.237											
EXISTING ONSITE	40385.00	0.927	0%	0	5.0%	0.046	15.0%	0.13907	85%	0.788	2.011	0.155	4.25		0.260											
COMPARISON(onsite historical to proposed)							0.05			-0.09					0.09											

**Equations:**

Weighted E = Ea \* Aa + Eb \* Ab + Ec \* Ac + Ed \* Ad / (Total Area)

Volume = Weighted D \* Total Area

Flow = Qa \* Aa + Qb \* Ab + Qc \* Ac + Qd \* Ad

Where for 100-year, 6-hour storm (zone 2)

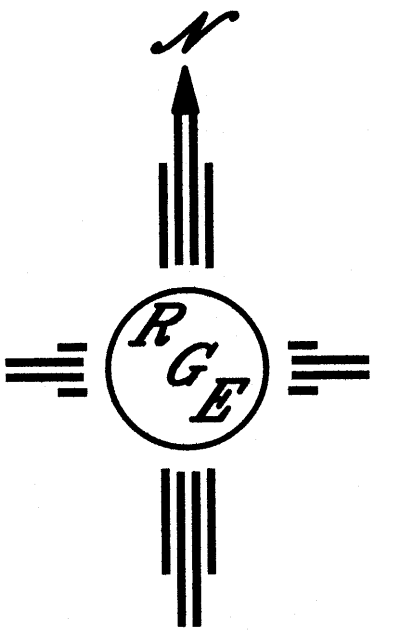
Ea= 0.53  
Eb= 0.78  
Ec= 1.13  
Ed= 2.12

Qa= 1.56  
Qb= 2.28  
Qc= 3.14  
Qd= 4.7

**NARRATIVE**

THIS SITE IS A REDEVELOPMENT OF AN EXISTING SITE. THE ADDITION WILL OCCUR IN A LOCATION THAT IS CURRENTLY HARD COMPACTED GRAVEL, THE NET INCREASE IN FLOW RATE SHALL BE .25 CFS. THE FIRST FLUSH POND HAS BEEN INCREASED TO CONTAIN THE INCREASE VOLUME GENERATED BY THE IMPROVMENTS FOR THE 100-YEAR, 10-DAY EVENT DUE TO THE ADDITIONAL ABSTRACTION AND INFILTRATION CAUSED BY FIRST FLUSH POND, THE PEAK DISCHARGE WILL SIMILAR TO HISTORIC WITH INCREASE WATER QUALITY.

FIRST FLUSH REQUIREMENT  
972,6054 CUBIC FEET REQUIRED  
1089 CUBIC FEET PROVIDED  
POND INCREASED RUNOFF VOLUME  
1002.894

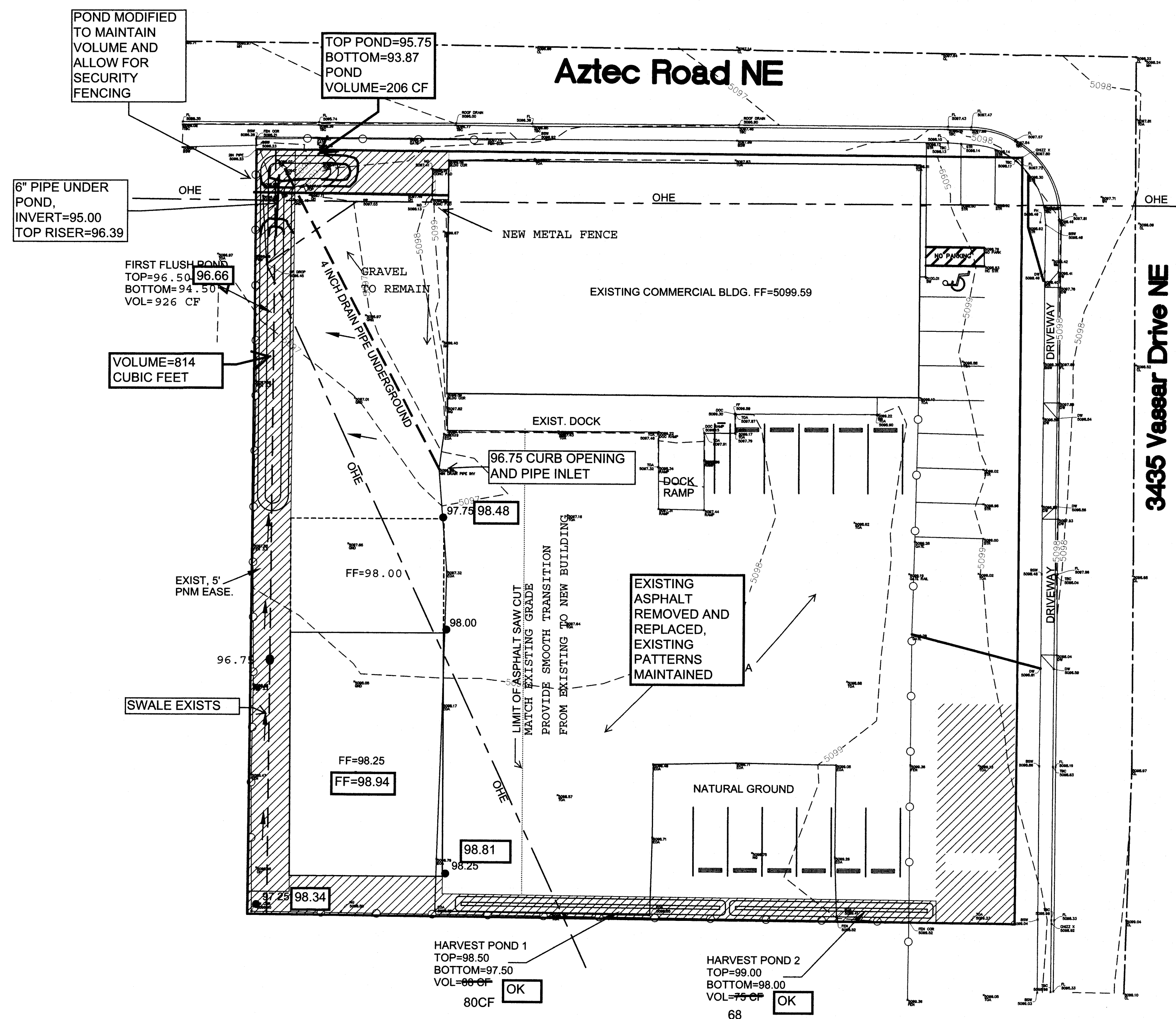


SCALE: 1"=20'

**CAUTION:**

EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.





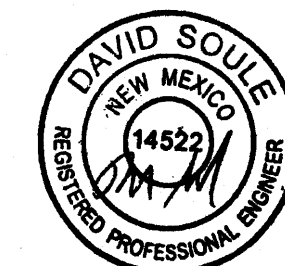
# **EROSION CONTROL NOTES:**

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

I David Soule, NMPE 14522, of the firm Rio Grande Engineering, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intend of the approved plan dated 6.23.16. The record information edited on the original design document has been performed by me or under my direct supervision and is true and correct to the best of my knowledge and belief. The as-built survey was provided THOMAS JOHNSTON NMPLS14269. The certification is submitted in support of a request for PERMANENT CERTIFICATE OF OCCUPANCY. The record information presented heron 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.

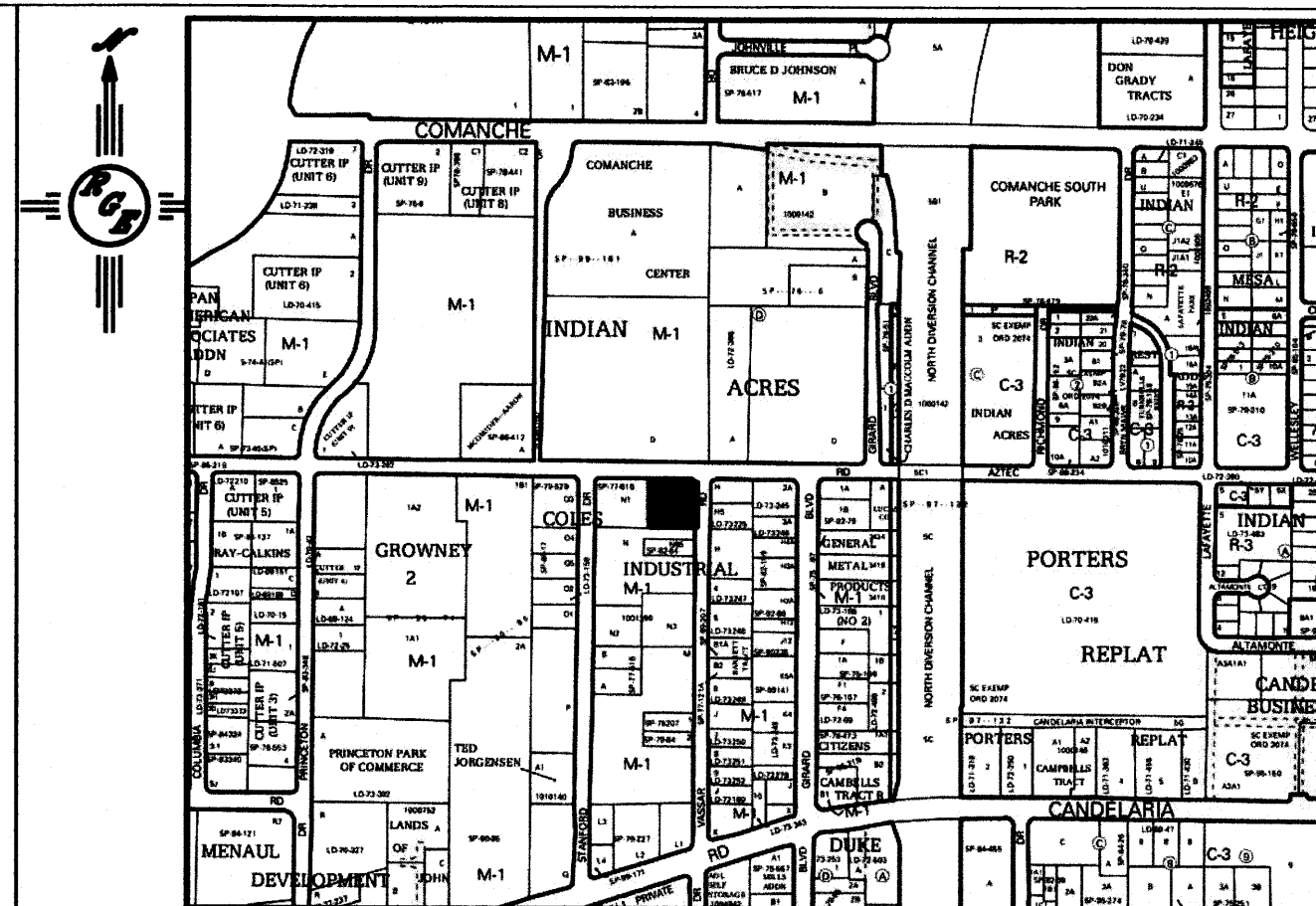
## **EXCEPTIONS**

THE ONSITE PONDING WAS MODIFIED TO ALLOW FOR A METAL SECURITY FENCE. THE REQUIRED PONDING VOLUME OF 1002 CUBIC FEET HAS BEEN PROVIDED (68+80+206+814=1168 CF)



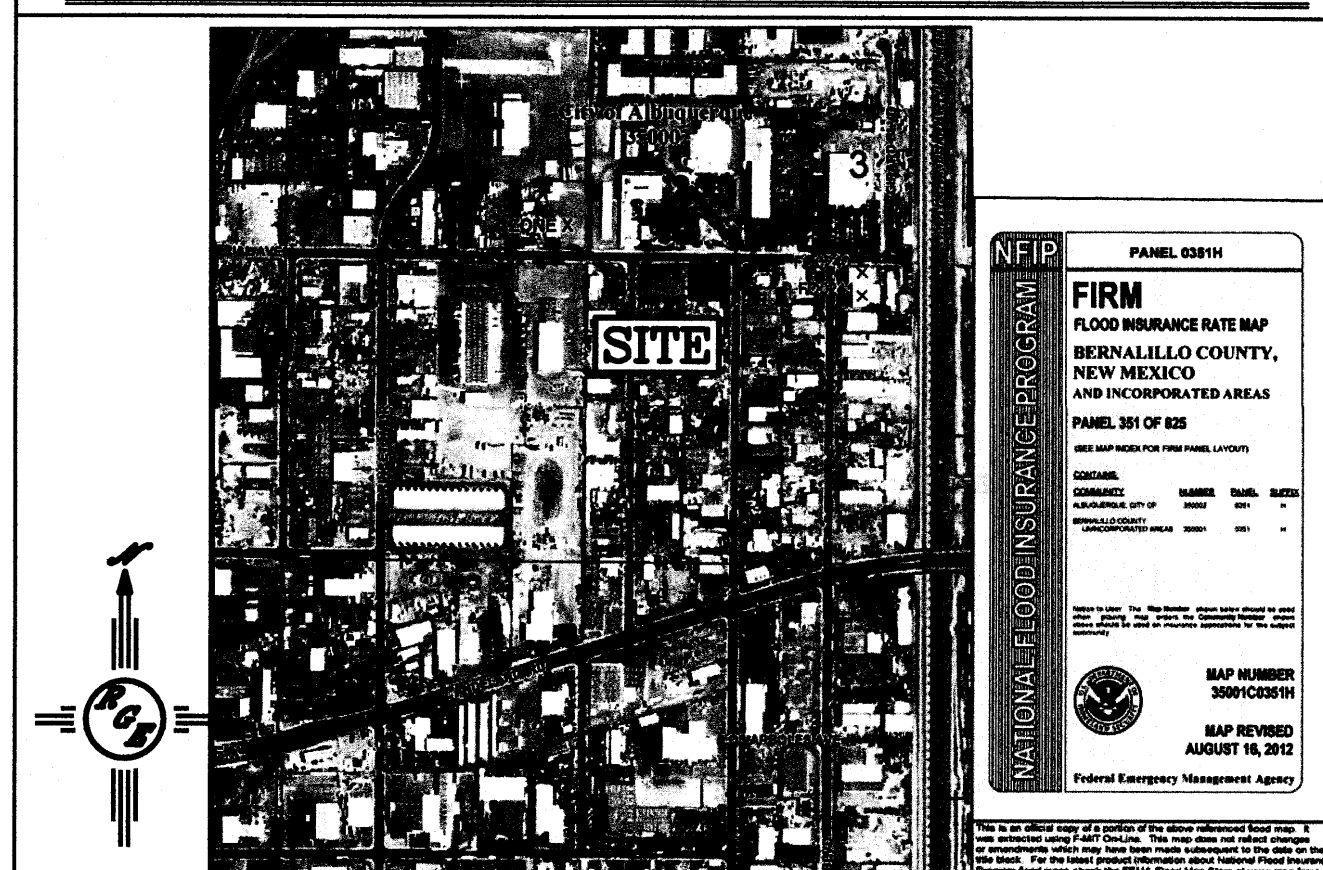
12/19/16

1/6/17



## **VICINITY MAP:**

G-16-Z



## **FIRM MAP:**

35001C351H

## **LEGAL DESCRIPTION:**

NORTH 200' OF THE EAST 1/2 OF TRACT N, COLE'S INDUSTRIAL SUBDIVISION NO. 2, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

## **NOTES:**

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

## **LEGEND**

- 5601----- EXISTING CONTOUR
- 5600----- EXISTING INDEX CONTOUR
- 5601----- PROPOSED CONTOUR
- 5600----- PROPOSED INDEX CONTOUR
- LOT LINE
- CENTERLINE
- RIGHT-OF-WAY
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## **Weighted E Method** **VASSAR**

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100-Year, 6-hr.										10-day				
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Where for 100-year, 6-hour storm (zone 2)

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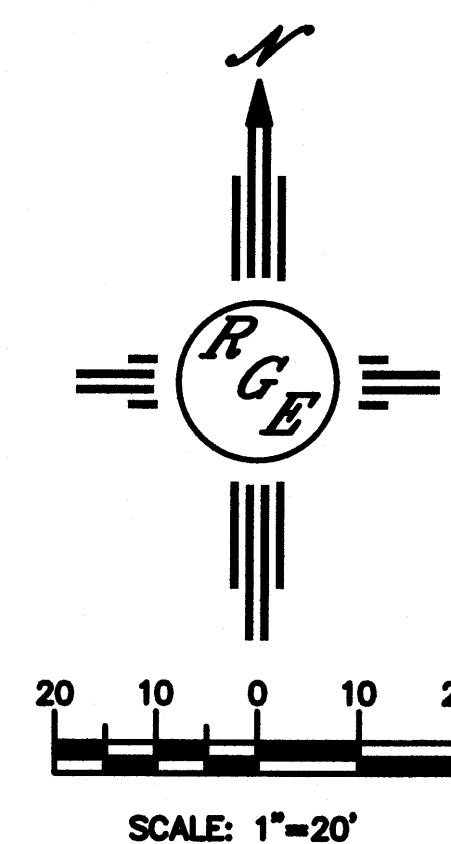
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<b>ENGINEER'S SEAL</b>  6/23/16 <b>DAVID SOULE</b> P.E. #14522	<b>COLES METAL BUILDING IMPROVEMENTS</b>	<b>DRAWN BY</b> DEM
	<b>GRADING AND DRAINAGE PLAN</b>	<b>DATE</b> 6-22-16
 <b>Rio Grande Engineering</b> 1006 CENTRAL AVENUE SUITE 201 ALBUQUERQUE, NM 87108 (505) 276-0000		<b>OLD SUNDAY</b>
		<b>SHEET #</b> 1 of 1 <b>JOB #</b> XXXXX