

HYDROLOGY NOTES

1. FLOOD ZONE:
THE BUILDINGS ARE NOT WITHIN THE 100 YEAR FLOOD ZONE PER LOMR 00-06-210A.

2. EXISTING CONDITIONS:
THE SITE CURRENTLY IS NOT DEVELOPED. TRACTS B AND C (EAST OF THE SITE) DRAIN 3.98 cfs TO THE PROPERTY. THE SITE DRAINS TO A TYPE A INLET IN THE NORTHWEST CORNER OF THE PROPERTY. THIS INLET DRAINS TO THE CLAREMONT DETENTION BASIN NORTH OF THE PROPERTY. STORM DRAINAGE DITCHES RUN ALONG THE WEST AND NORTH SIDE OF THE PROPERTY AND DRAIN TO THE TYPE "A" INLET. NO OTHER OFF-SITE FLOWS ENTER THE PROPERTY. THIS SITE CONTRIBUTES 6.66 cfs. THIS SITE AND OFF-SITE FLOWS CONTRIBUTE A TOTAL OF 10.64 cfs.

3. PROPOSED CONDITIONS:

PER THE GATEWAY INDUSTRIAL PARK DRAINAGE REPORT BY MARK GOODWIN AND ASSOCIATES, TRACTS B AND C WILL NOT DRAIN TO THIS PROPERTY ONCE THEY ARE DEVELOPED. THUS, NO OFF-SITE FLOWS WILL DRAIN TO THE PROPERTY. THIS SITE WILL FREELY DISCHARGE 13.17 cfs TO THE TYPE A INLET WHICH GOES TO THE CLAREMONT DETENTION FACILITY.

IN THE INTERIM, BEFORE THE INDUSTRIAL PARK IS DEVELOPED, A 6" CONCRETE MASONRY WALL, CURBS, AND A HIGH POINT IN THE DRIVEWAY WILL PREVENT STORM WATER FROM ENTERING THIS SITE FROM TRACTS "B" AND "C".

WELDING SHOP ADDITION DRAINAGE ANALYSIS

PURPOSE

In letters dated 12/20/02, and 11/11/03 respectively, a grading & drainage plan, and a certificate of occupancy were previously approved for this site. At this time, the plan has been modified slightly to allow for the addition of a new 1,600sf welding shop to be located on the north end of the existing maintenance shop.

DEVELOPED CONDITION

As reflected on this plan, the drainage management plan as shown on the H14/D77 plan has not been altered. Developed flows from the site will still be routed in the same manner to the northwest corner of the site where they will be collected via an existing drop inlet for discharge into the Claremont Detention Basin. The increase in developed flows with the 1,600sf addition is estimated at 0.21cfs, bringing the site discharge to 13.38cfs vs the previously approved 13.17cfs.

SUMMARY

The planned 1,600sf addition reflected on this plan will have no adverse impacts downstream of this site.

DRAINAGE CERTIFICATION

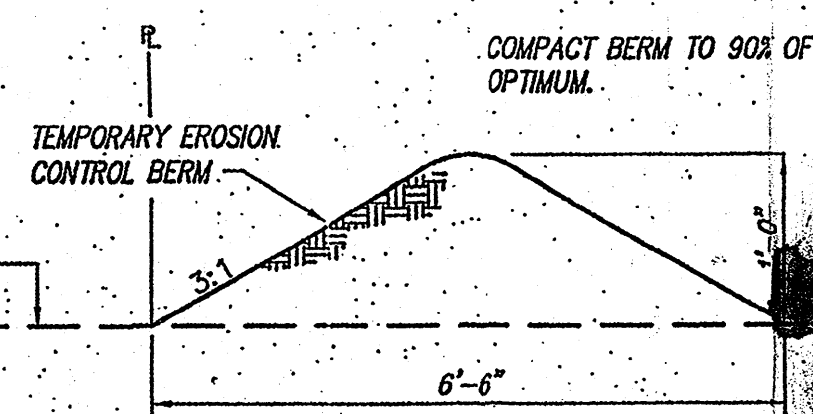
I, JOHN M. MACKENZIE, NMPE 11819, OF THE FIRM MARK GOODWIN & ASSOCIATES, P.A., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 01/10/2005. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY TIM ALDRICH, NMPS 7718, OF THE FIRM ALDRICH LAND SURVEYING, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/17/2007, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE FINISHED ROUGH SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE GRADING CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR GRADING CERTIFICATION APPROVAL.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED USING IT FOR ANY OTHER PURPOSE IS AT THEIR OWN RISK.

JOHN M. MACKENZIE

DATE: 01/10/08

01/10/08

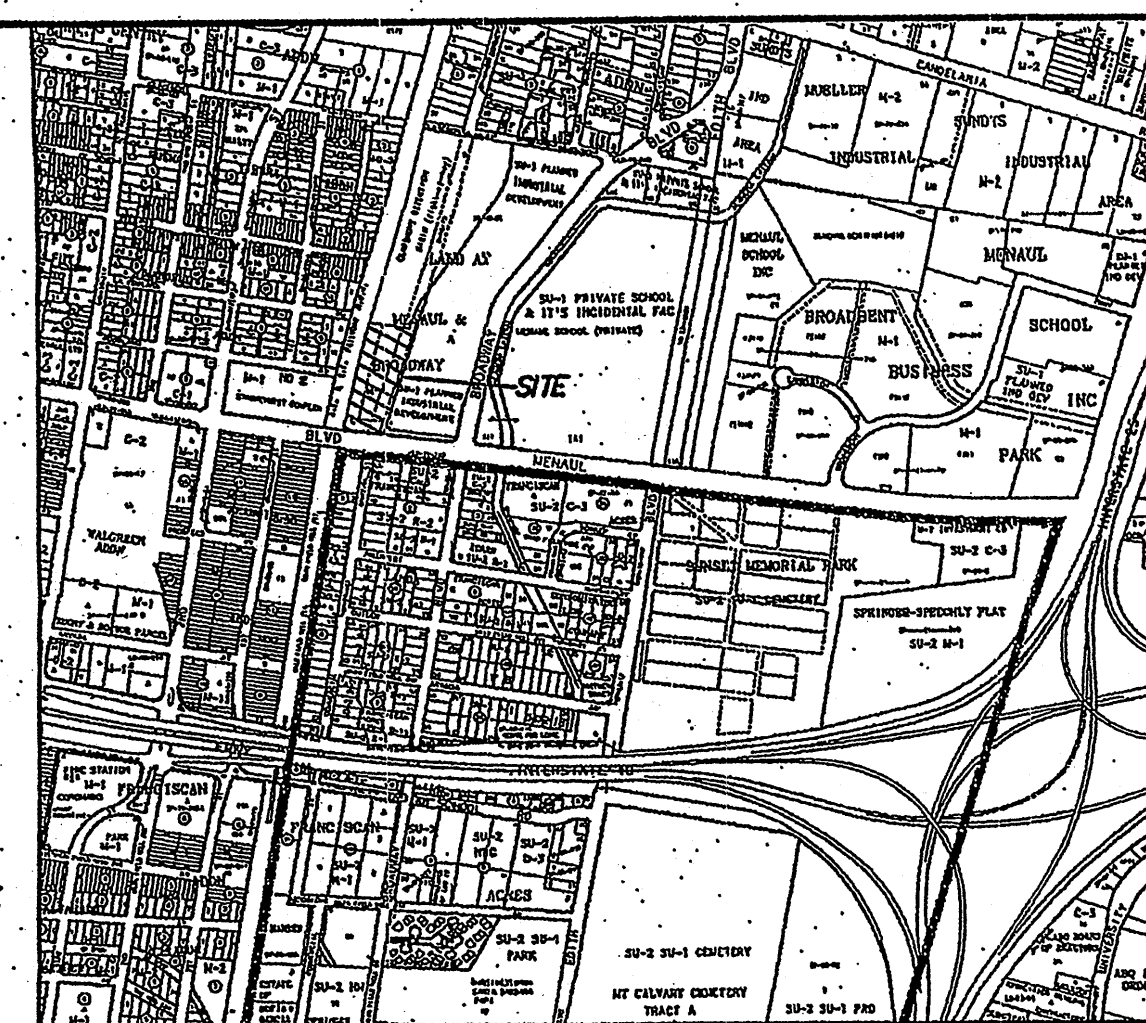


EROSION CONTROL BERM DETAIL

N.T.S.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
5. ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.



VICINITY MAP

ZONE ATLAS MAP: H-14-Z

SCALE: NONE

LEGAL DESCRIPTION

TRACT C, LAND AT BROADWAY & MENAU.

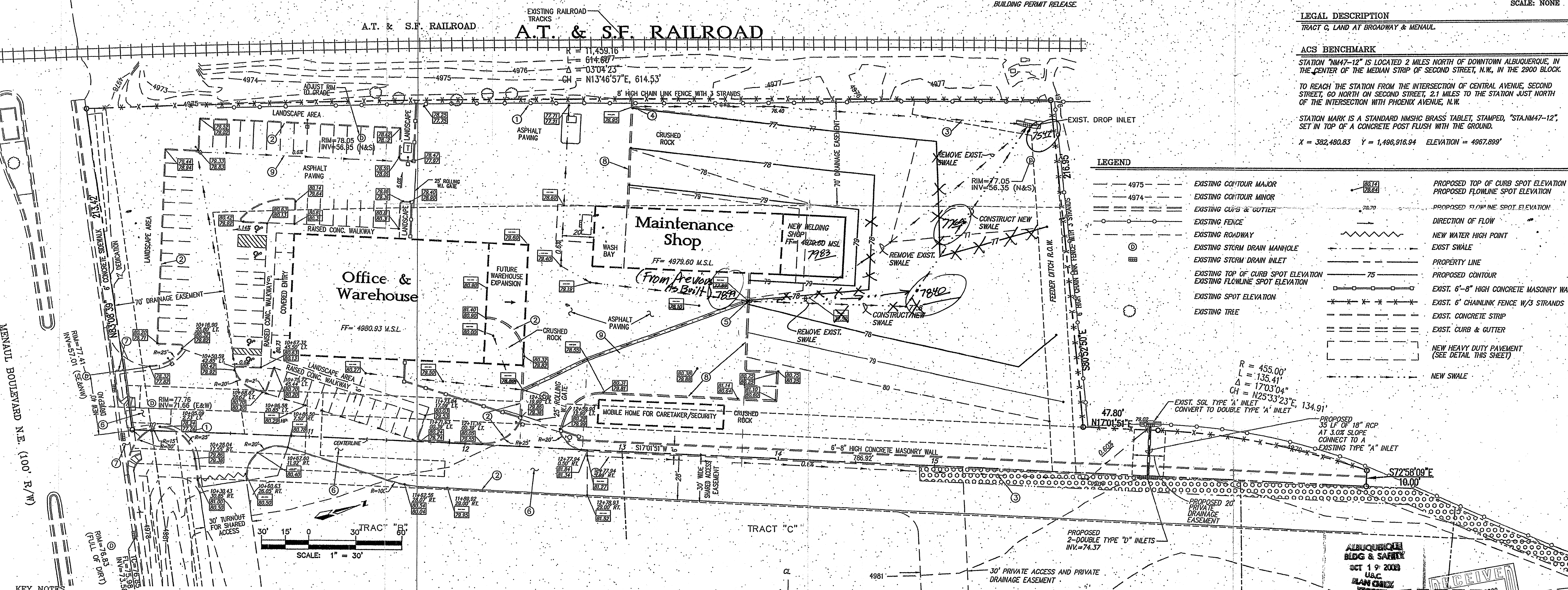
ACS BENCHMARK

STATION "MM47-12" IS LOCATED 2 MILES NORTH OF DOWNTOWN ALBUQUERQUE, IN THE CENTER OF THE MEDIAN STRIP OF SECOND STREET, N.W., IN THE 2900 BLOCK.

TO REACH THE STATION FROM THE INTERSECTION OF CENTRAL AVENUE, SECOND STREET, GO NORTH ON SECOND STREET 2.1 MILES TO THE STATION JUST NORTH OF THE INTERSECTION WITH PHOENIX AVENUE, N.W.

STATION MARK IS A STANDARD NMHC BRASS TABLET, STAMPED, "STANMM47-12", SET IN TOP OF A CONCRETE POST FLUSH WITH THE GROUND.

X = 382,480.83 Y = 1,496,916.94 ELEVATION = 4967.899'

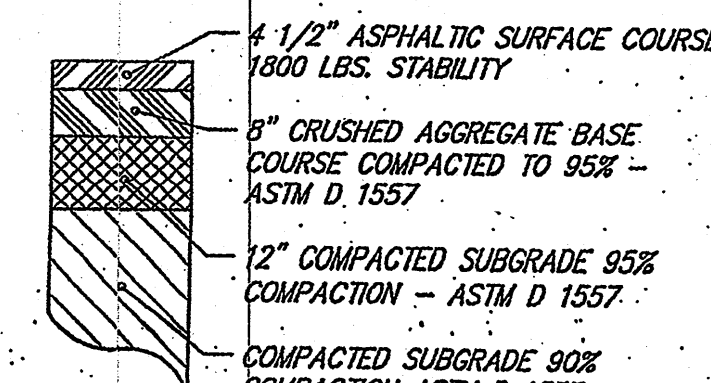


LEGEND

— 4975 —	EXISTING CONTOUR MAJOR	— 76.70 —	PROPOSED TOP OF CURB SPOT ELEVATION
— 4974 —	EXISTING CONTOUR MINOR	— 76.70 —	PROPOSED FLOWLINE SPOT ELEVATION
— 76.70 —	EXISTING CURB & GUTTER	— 76.70 —	PROPOSED FLOWLINE SPOT ELEVATION
— 76.70 —	EXISTING FENCE	— 76.70 —	DIRECTION OF FLOW
— 76.70 —	EXISTING ROADWAY	— 76.70 —	NEW WATER HIGH POINT
— 76.70 —	EXISTING STORM DRAIN MANHOLE	— 76.70 —	EXIST SWALE
— 76.70 —	EXISTING STORM DRAIN INLET	— 76.70 —	PROPERTY LINE
— 76.70 —	EXISTING TOP OF CURB SPOT ELEVATION	— 76.70 —	PROPOSED CONTOUR
— 76.70 —	EXISTING FLOWLINE SPOT ELEVATION	— 76.70 —	EXIST. 6'-8" HIGH CONCRETE MASONRY WALL
— 76.70 —	EXISTING SPOT ELEVATION	— 76.70 —	EXIST. 6" CHAINLINK FENCE W/3 STRANDS
— 76.70 —	EXISTING TREE	— 76.70 —	EXIST. CONCRETE STRIP
— 76.70 —		— 76.70 —	EXIST. CURB & GUTTER
— 76.70 —		— 76.70 —	NEW HEAVY DUTY PAVEMENT (SEE DETAIL THIS SHEET)
— 76.70 —		— 76.70 —	NEW SWALE

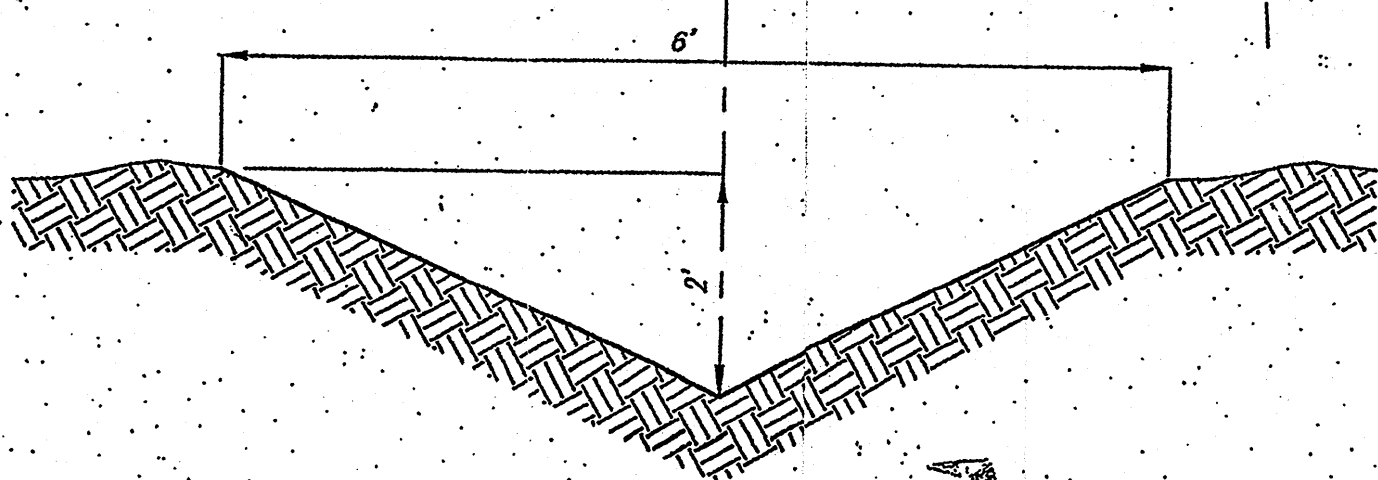
KEY NOTES

1. EXIST. 6" CURB AND GUTTER PER C.O.A. STANDARD DETAIL #2415.
2. EXIST. 6" HEADER CURB PER C.O.A. STANDARD DETAIL #2415.
3. EXIST. EARTHEN SWALE PER DETAIL THIS SHEET.
4. EXIST. 2' WIDE CURB CUT.
5. EXIST. 1' WIDE CURB CUT.
6. HEAVY DUTY PAVEMENT PER DETAIL THIS SHEET TO BE BID AS A SEPERATE ITEM INCLUDING DRIVEPAD ON MENAU BLVD.
7. EXIST. PRIVATE DRIVEPAD PER C.O.A. STANDARD DWG #2426. EXISTING DROP INLETS & FIRE HYDRANT REMOVED & REPLACED PER CITY PROJECT #639381. EXISTING CURB, GUTTER, SIDEWALK & HANDICAP RAMPS TO BE REMOVED WITH CITY WORK ORDER.
8. EXIST. CONCRETE EDGE STRIP
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HEAVY DUTY PAVEMENT SECTION

N.T.S.

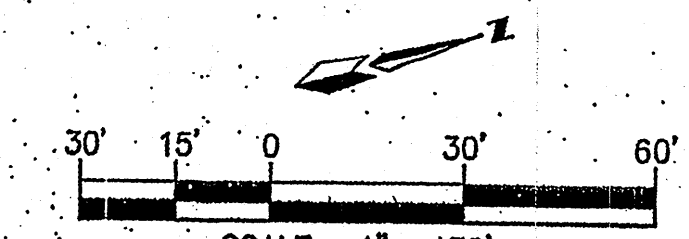


EARTHEN SWALE SECTION DETAIL

N.T.S.



01-10-05



VIS - COM WELDING ADDITION GRADING & DRAINAGE PLAN

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

Designed: ALD Drawn: SPS, WLW Checked: DMG Sheet 2 of 2
Scale: 1" = 60' Date: 09/09/02 Job: A00002

HYDROLOGY NOTES

- FLOOD ZONE:**
THE BUILDINGS ARE NOT WITHIN THE 100 YEAR FLOOD ZONE PER LOMR 00-06-2104.
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WELDING SHOP ADDITION DRAINAGE ANALYSIS

PURPOSE

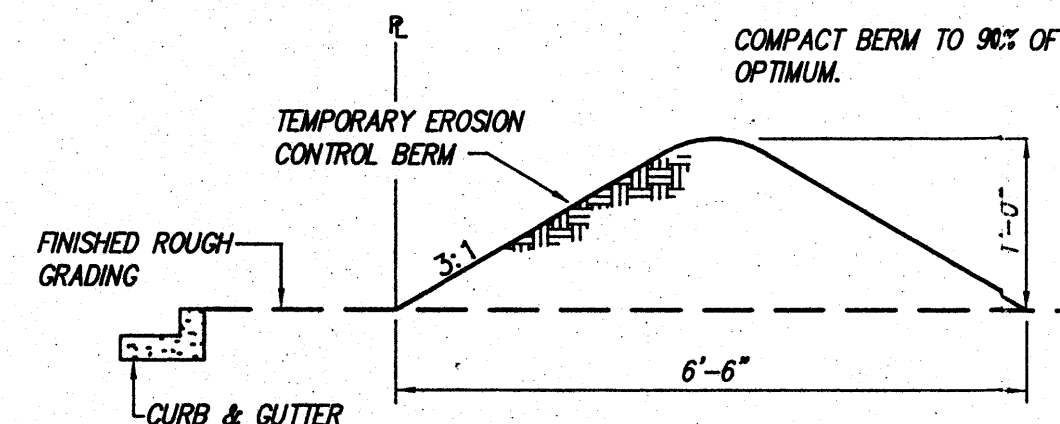
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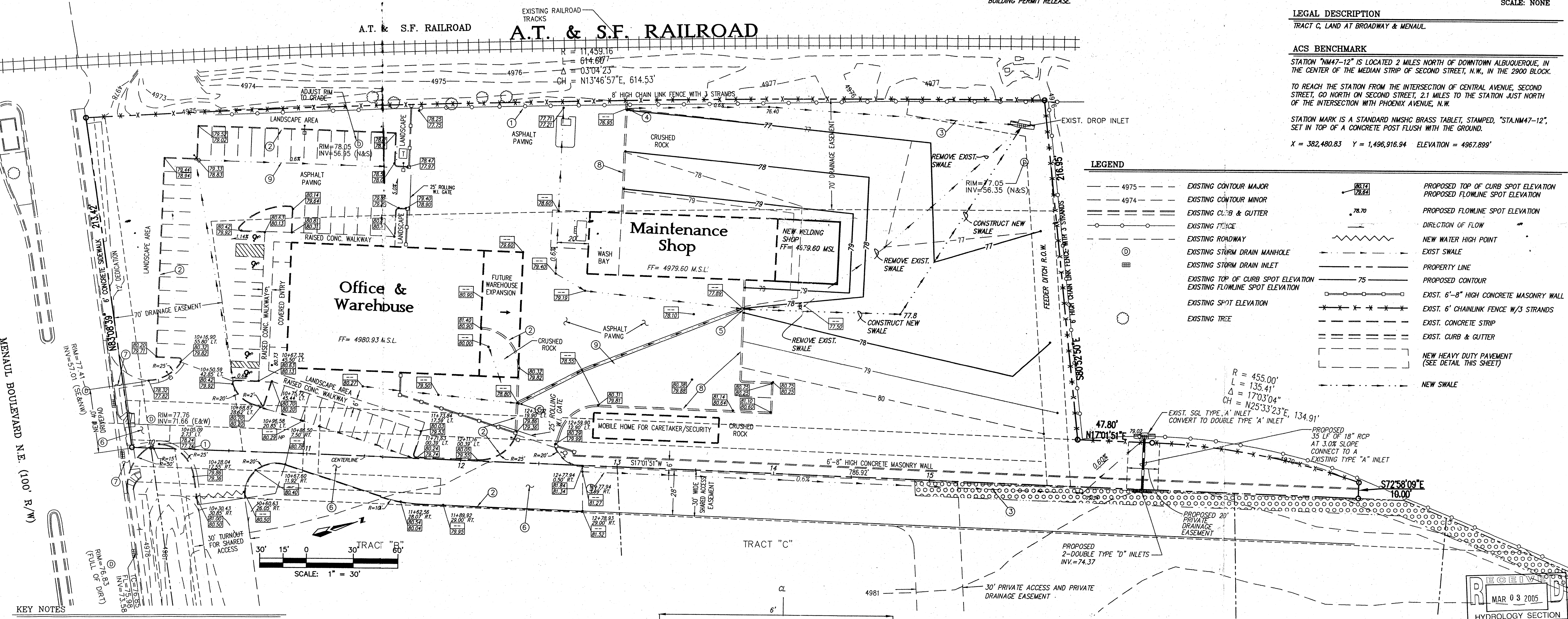
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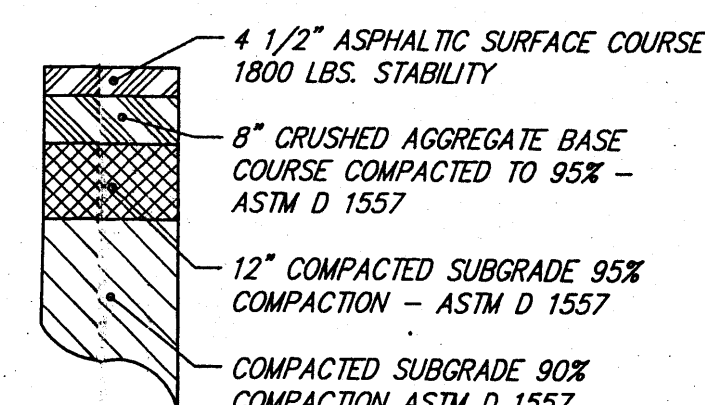
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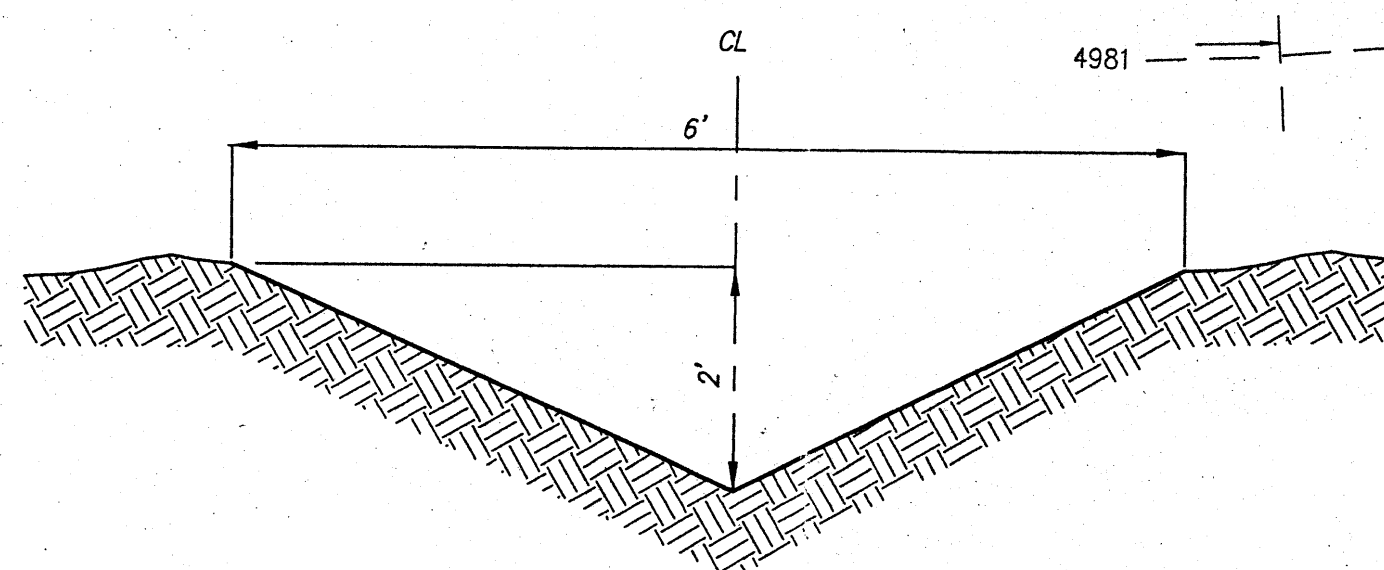


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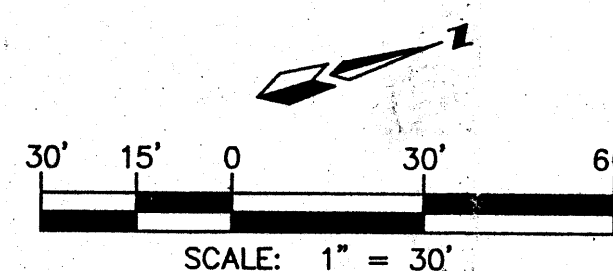
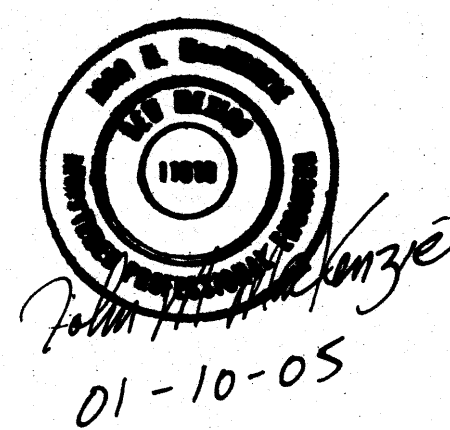
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EARTHEN SWALE SECTION DETAIL
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Refer to COA Hydrology file H14 1D077 for more information.

ARCHD SURVEY TABLE (H140194) - ARCHD Hydrology H14-1 January, 1994

INCH FILE - GATEWAY.DAT

DATE: 01/01/94

TIME: 10:00

USER: J. M. MacKenzie

PROJECT: GATEWAY INDUSTRIAL PARK

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FILE: GATEWAY.DAT

DATE: 01/01/94

TIME: 10:00

USER: J. M. MacKenzie

PROJECT: GATEWAY INDUSTRIAL PARK

FILE: GATEWAY.DAT

DATE: 01/01/94

TIME: 10:00

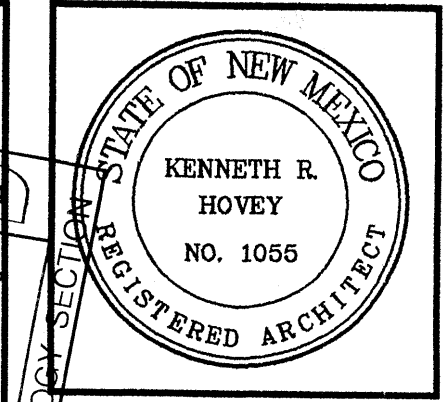
NOTE: PARKING BUMPERS NOT
REQUIRED- HC SIGNS
RELOCATED BEHIND
CONC. WALK

Keyed Notes:

- 6" PRECAST CONCRETE PARKING BUMPER SECURED WITH (2) 18" LONG #6 REBARS. TYPICAL AT EACH HC PARKING SPACE (TYPICAL OF 4).
- POST MOUNTED HANDICAP PARKING SIGN AT 48" ABOVE GRADE. REFER TO DETAIL F/C3.
- POST MOUNTED VAN ACCESSIBLE HANDICAP PARKING SIGN, AT 96" ABOVE GRADE. REFER TO DETAIL F/C3.
- 400 WATT METAL HALIDE AREA LIGHT, 16" POLE. REFER TO DETAIL G/C3. (TYPICAL OF 5)
- NEW CONCRETE HEADER CURB. REFER TO DETAIL D/C3.
- NEW CONCRETE PAVING EDGE STRIP. REFER TO DETAIL E/C3.
- NEW 3" ASPHALT PAVING ON 6" AGGREGATE BASE COURSE ON SUBGRADE COMPACTED TO 95 PERCENT OF PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT (+/-2%).
- NEW HANDICAP RAMP. REFER TO DETAIL B/C3.
- NEW CONCRETE PAD FOR DUMPSTER. REFER TO DETAIL A/C3.
- 4 CUBIC YARD DUMPSTER.
- 4" WHITE PARKING LOT STRIPING.
- 4" WHITE PARKING LOT STRIPING AT 24" O.C.

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- Civil:**
- C1 SITE PLAN, SITE UTILITIES, DESIGN CRITERIA
 - C2 GRADING & DRAINAGE PLAN
 - C3 LANDSCAPE PLAN
 - C3 SITE DETAILS
- Structural:**
- S1 FOUNDATION PLAN, FOUNDATION DETAILS
- Architectural:**
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 - A2 ENLARGED RESTROOM FLOOR PLANS, INTERIOR ELEVATIONS
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 - A4 WALL SECTIONS
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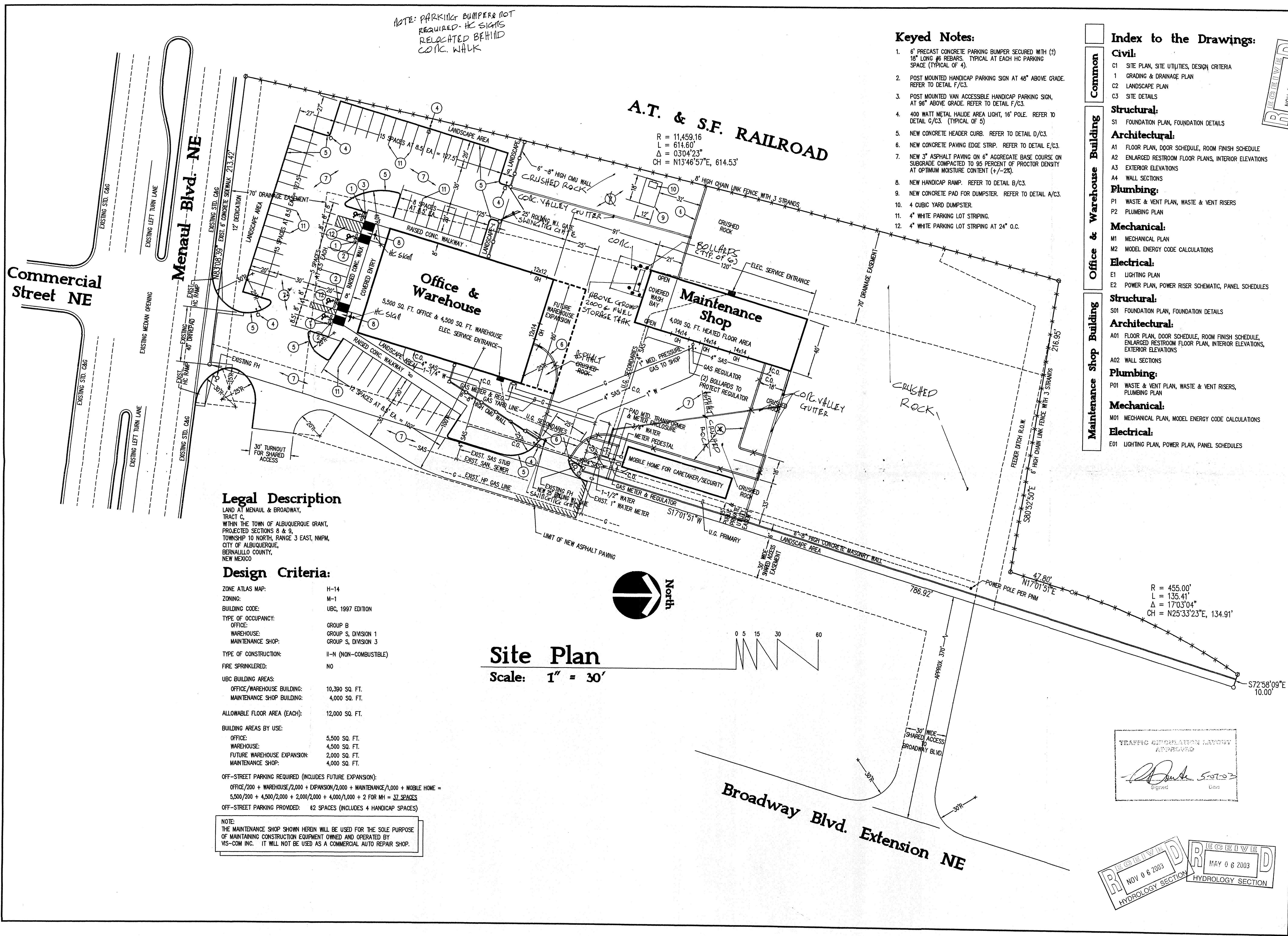


Office, Warehouse & Shop Facility for Vis-Com, Inc.
101 MANUAL BLVD NE, ALBUQUERQUE, NEW MEXICO

KEN HOVEY, ARCHITECT
1505 25TH AVE SE • 3808 5TH AVE SE • ALBUQUERQUE, NM • 87106

JOB NO:	
DATE:	26 FEBRUARY 2003
REVISIONS	

SHEET NO.
C1



Legal Description

LAND AT MENAUL & BROADWAY,
TRACT C,
WITHIN THE TOWN OF ALBUQUERQUE GRANT,
PROJECTED SECTIONS 8 & 9,
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM,
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY,
NEW MEXICO

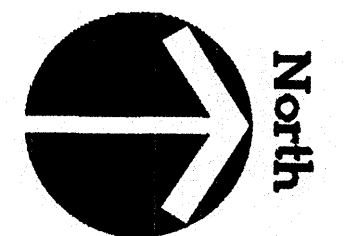
Design Criteria:

ZONE ATLAS MAP:	H-14
ZONING:	M-1
BUILDING CODE:	UBC, 1997 EDITION
TYPE OF OCCUPANCY:	
OFFICE:	GROUP B
WAREHOUSE:	GROUP S, DIVISION 1
MAINTENANCE SHOP:	GROUP S, DIVISION 3
TYPE OF CONSTRUCTION:	II-N (NON-COMBUSTIBLE)
FIRE SPRINKLERED:	NO
UBC BUILDING AREAS:	
OFFICE/WAREHOUSE BUILDING:	10,390 SQ. FT.
MAINTENANCE SHOP BUILDING:	4,000 SQ. FT.
ALLOWABLE FLOOR AREA (EACH):	12,000 SQ. FT.
BUILDING AREAS BY USE:	
OFFICE:	5,500 SQ. FT.
WAREHOUSE:	4,500 SQ. FT.
FUTURE WAREHOUSE EXPANSION:	2,000 SQ. FT.
MAINTENANCE SHOP:	4,000 SQ. FT.

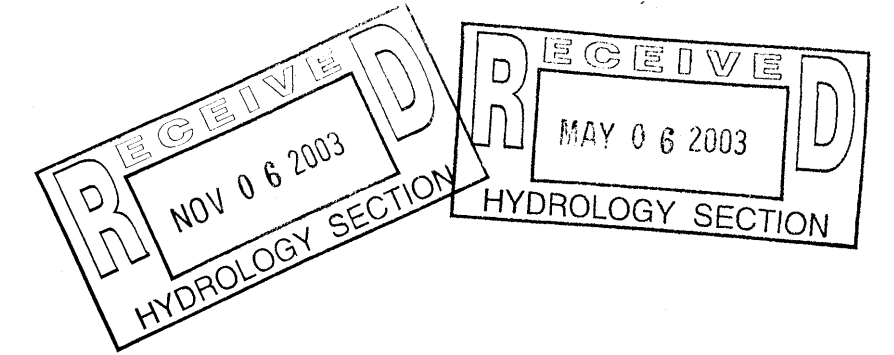
OFF-STREET PARKING REQUIRED (INCLUDES FUTURE EXPANSION):
OFFICE/200 + WAREHOUSE/2,000 + EXPANSION/2,000 + MAINTENANCE/1,000 + MOBILE HOME =
5,500/200 + 4,500/2,000 + 2,000/2,000 + 4,000/1,000 + 2 FOR MH = 37 SPACES
OFF-STREET PARKING PROVIDED: 62 SPACES (INCLUDES 4 HANDICAP SPACES)

NOTE:
THE MAINTENANCE SHOP SHOWN HEREIN WILL BE USED FOR THE SOLE PURPOSE
OF MAINTAINING CONSTRUCTION EQUIPMENT OWNED AND OPERATED BY
VIS-COM INC. IT WILL NOT BE USED AS A COMMERCIAL AUTO REPAIR SHOP.

Site Plan
Scale: 1" = 30'



Broadway Blvd. Extension NE



RECEIVED
NOV 06 2003
HYDROLOGY SECTION

RECEIVED
MAY 06 2003
HYDROLOGY SECTION

HYDROLOGY NOTES

1. FLOOD ZONE:
THE BUILDINGS ARE NOT WITHIN THE 100 YEAR FLOOD ZONE PER LOMR 00-06-210A.

2. EXISTING CONDITIONS:
THE SITE CURRENTLY IS NOT DEVELOPED. TRACTS B AND C (EAST OF THE SITE) DRAIN 3.98 cfs TO THE PROPERTY. THE SITE DRAINS TO A TYPE A INLET IN THE NORTHWEST CORNER OF THE PROPERTY. THIS INLET DRAINS TO THE CLAREMONT DETENTION BASIN NORTH OF THE PROPERTY. STORM DRAINAGE DITCHES RUN ALONG THE WEST AND NORTH SIDE OF THE PROPERTY AND DRAIN TO THE TYPE "A" INLET. NO OTHER OFF-SITE FLOWS ENTER THE PROPERTY. THIS SITE CONTRIBUTES 6.66 cfs. THIS SITE AND OFF-SITE FLOWS CONTRIBUTE A TOTAL OF 10.64 cfs.

3. PROPOSED CONDITIONS:

PER THE GATEWAY INDUSTRIAL PARK DRAINAGE REPORT BY MARK GOODWIN AND ASSOCIATES, TRACTS B AND C WILL NOT DRAIN TO THIS PROPERTY ONCE THEY ARE DEVELOPED. THUS, NO OFF-SITE FLOWS WILL DRAIN TO THE PROPERTY. THIS SITE WILL FREELY DISCHARGE 13.17 cfs TO THE TYPE A INLET WHICH GOES TO THE CLAREMONT DETENTION FACILITY.

IN THE INTERIM, BEFORE THE INDUSTRIAL PARK IS DEVELOPED, A 6" CONCRETE MASONRY WALL, CURBS, AND A HIGH POINT IN THE DRIVEWAY WILL PREVENT STORM WATER FROM ENTERING THIS SITE FROM TRACTS "B" AND "C".

START TIME: 0.0
GATEWAY INDUSTRIAL TRACT C
FILE: G:\HYDRO\GATEWAY.DAT MARCH 2000 BY: AMY
100-YEAR 6-HOUR STORM EVENT
RAINFALL TYPE: 1 RAIN QUANTER=0.0 IN
RAIN ONE=1.90 IN RAIN SIX=2.20 IN
RAIN DAT=2.60 IN DT=0.033333 HR
EXISTING CONDITIONS
COMPUTE RM HYD ID=1 HYD=100.00 AREA=0.00504 SQ MI
PER A=0.00 PER B=0.00 PER C=0.00 PER D=0.00
TP=0.1333 HR RAIN=0.033333 HR
ID=1 CUBES=1
PRINT HYD
DEVELOPED CONDITIONS
COMPUTE RM HYD ID=2 HYD=100.00 AREA=0.00504 SQ MI
PER A=0.00 PER B=0.00 PER C=0.00 PER D=0.00
TP=0.1333 HR RAIN=0.033333 HR
ID=2 CUBES=1
PRINT HYD

Refer to COA Hydrology file H14 1D077 for more information.

COMMAND	HYDROLOGY	FEET	AREA	PEAK	RUNOFF	RUNOFF	TIME TO	CFS	PER	PAGE
				DISCHARGE	VOLUME	INCHES	PEAK	PER		
				(CFS)	(AC-FT)	(INCHES)	TIME	PER		
1	100.00	1	0.00504	6.66	11.3	0.00107	1.533	2.200	0.00	1
2	200.00	1	0.00504	13.17	22.7	0.00214	3.066	4.400	0.00	2

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION
C1	114.80'	89.43°	1148.00'	307.37'	N134.82°E
C2	114.80'	89.43°	1148.00'	307.37'	N134.82°E
C3	114.80'	89.43°	1148.00'	307.37'	N134.82°E
C4	114.80'	89.43°	1148.00'	307.37'	N134.82°E
C5	114.80'	89.43°	1148.00'	307.37'	N134.82°E
C6	114.80'	89.43°	1148.00'	307.37'	N134.82°E
C7	114.80'	89.43°	1148.00'	307.37'	N134.82°E
C8	114.80'	89.43°	1148.00'	307.37'	N134.82°E
C9	114.80'	89.43°	1148.00'	307.37'	N134.82°E
C10	114.80'	89.43°	1148.00'	307.37'	N134.82°E
C11	114.80'	89.43°	1148.00'	307.37'	N134.82°E
C12	114.80'	89.43°	1148.00'	307.37'	N134.82°E
C13	114.80'	89.43°	1148.00'	307.37'	N134.82°E
C14	114.80'	89.43°	1148.00'	307.37'	N134.82°E
C15	114.80'	89.43°	1148.00'	307.37'	N134.82°E
C16	114.80'	89.43°	1148.00'	307.37'	N134.82°E
C17	114.80'	89.43°	1148.00'	307.37'	N134.82°E
C18	114.80'	89.43°	1148.00'	307.37'	N134.82°E
C19	114.80'	89.43°	1148.00'	307.37'	N134.82°E
C20	114.80'	89.43°	1148.00'	307.37'	N134.82°E

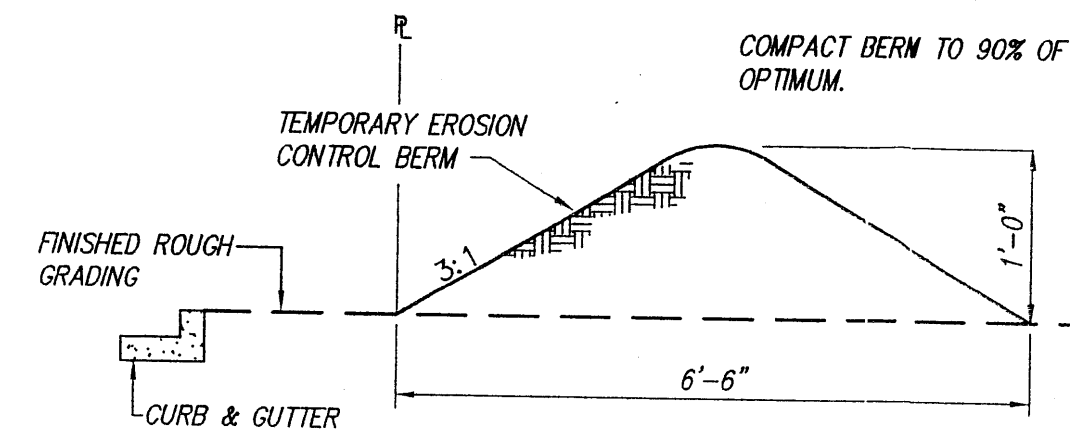
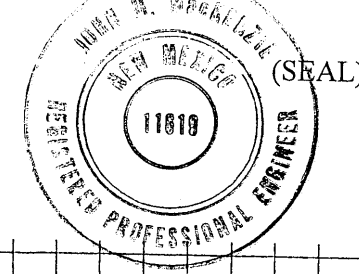
DRAINAGE CERTIFICATION

I, John M. MacKenzie, NMPE 11619, of the firm Mark Goodwin & Associates, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 11/25/2002. The record information of the firm Cartesian Surveys, Inc. I further certify that I have personally visited the project site on 11/7/2003, and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Certificate of Occupancy. And comes without exceptions or deficiencies.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

John M. MacKenzie
John M. MacKenzie NMPE 11619

Date 11-7-03

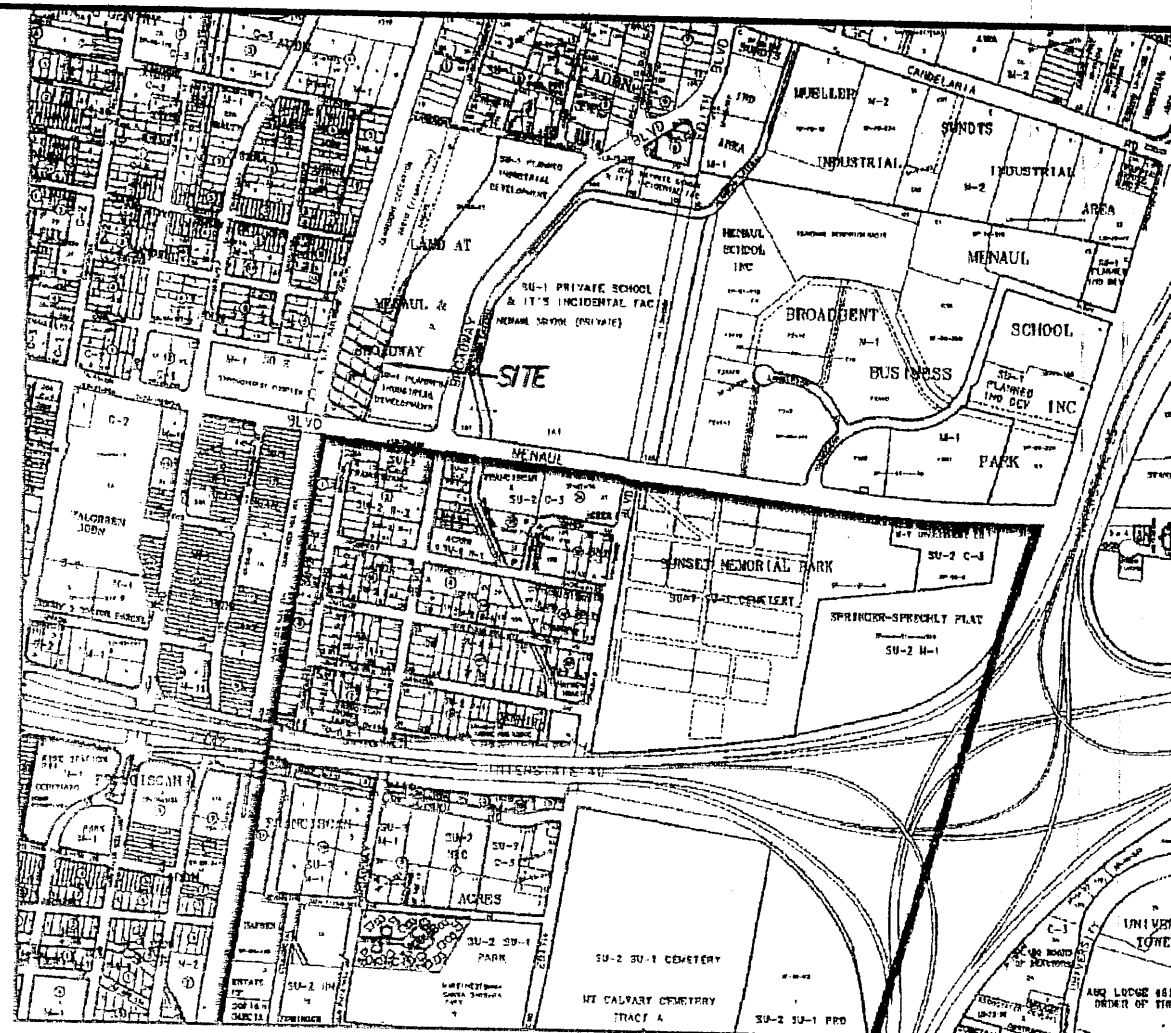


EROSION CONTROL BERM DETAIL

N.T.S.

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
- ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.



VICINITY MAP

ZONE ATLAS MAP: H-14-Z

SCALE: NONE

LEGAL DESCRIPTION

TRACT C, LAND AT BROADWAY & MENAU.

ACS BENCHMARK

STATION "MM47-12" IS LOCATED 2 MILES NORTH OF DOWNTOWN ALBUQUERQUE, IN THE CENTER OF THE MEDIAN STRIP OF SECOND STREET, N.W., IN THE 2900 BLOCK.

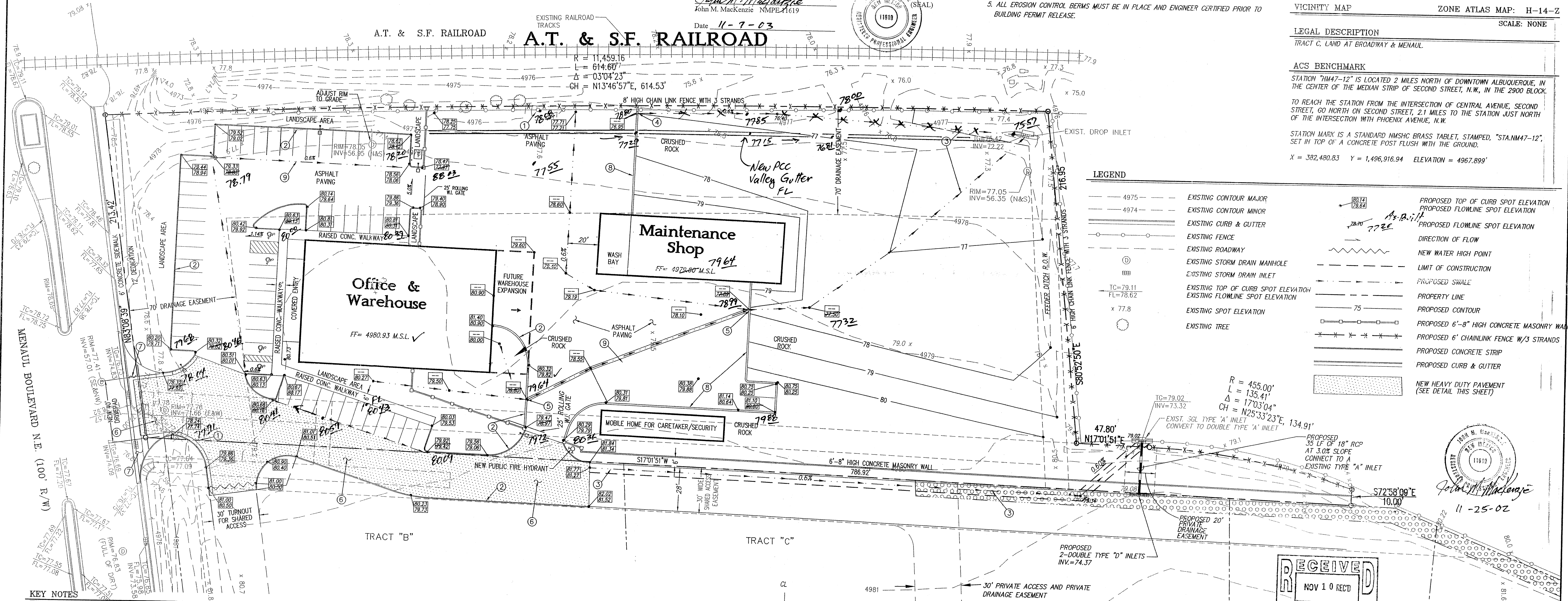
TO REACH THE STATION FROM THE INTERSECTION OF CENTRAL AVENUE, SECOND STREET, GO NORTH ON SECOND STREET, 2.1 MILES TO THE STATION JUST NORTH OF THE INTERSECTION WITH PHOENIX AVENUE, N.W.

STATION MARK IS A STANDARD NMHC BRASS TABLET, STAMPED, "STANMM47-12", SET IN TOP OF A CONCRETE POST FLUSH WITH THE GROUND.

X = 382,480.83 Y = 1,496,916.94 ELEVATION = 4967.899'

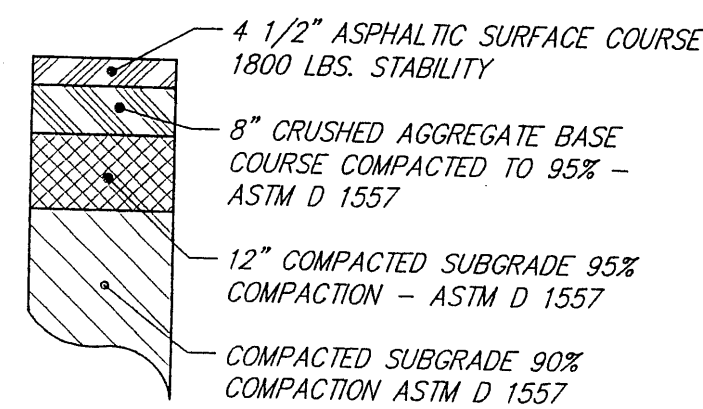
LEGEND

- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING ROADWAY
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING TOP OF CURB SPOT ELEVATION
- EXISTING FLOWLINE SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING TREE
- PROPOSED TOP OF CURB SPOT ELEVATION
- PROPOSED FLOWLINE SPOT ELEVATION
- DIRECTION OF FLOW
- NEW WATER HIGH POINT
- LIMIT OF CONSTRUCTION
- PROPOSED SWALE
- PROPERTY LINE
- PROPOSED CONTOUR
- PROPOSED 6'-8" HIGH CONCRETE MASONRY WALL
- PROPOSED 6" CHAINLINK FENCE W/3 STRANDS
- PROPOSED CONCRETE STRIP
- PROPOSED CURB & GUTTER
- NEW HEAVY DUTY PAVEMENT (SEE DETAIL THIS SHEET)



KEY NOTES

- NEW 6" CURB AND GUTTER PER C.O.A. STANDARD DETAIL #2415.
- NEW 6" HEADER CURB PER C.O.A. STANDARD DETAIL #2415.
- NEW EARTHEN SWALE PER DETAIL THIS SHEET.
- NEW 2' WIDE CURB CUT.
- NEW 1' WIDE CURB CUT.
- HEAVY DUTY PAVEMENT PER DETAIL THIS SHEET TO BE BID AS A SEPARATE ITEM INCLUDING DRIVEPAD ON MENAU BLVD.
- BUILD NEW PRIVATE DRIVEPAD PER C.O.A. STANDARD DWG #2426. EXISTING DROP INLETS & FIRE HYDRANT TO BE REMOVED & REPLACED PER CITY PROJECT #639381. EXISTING CURB, GUTTER, SIDEWALK & HANDICAP RAMPS TO BE REMOVED WITH CITY WORK ORDER.
- NEW CONCRETE EDGE STRIP
- 2' CONCRETE VALLEY GUTTER PER C.O.A. STANDARD DWG #2415.

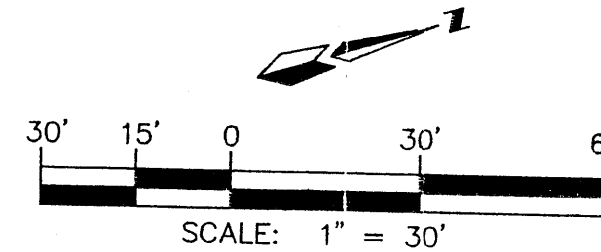


HEAVY DUTY PAVEMENT SECTION

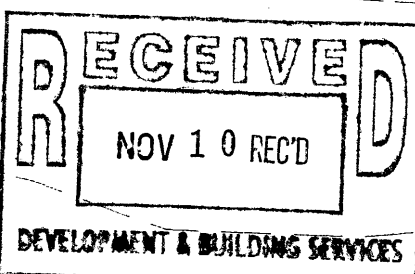
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EARTHEN SWALE SECTION DETAIL

N.T.S.



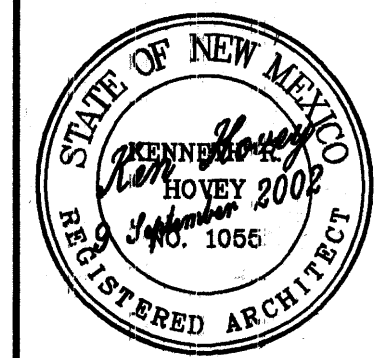
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VIS - COM BUILDING
GRADING & DRAINAGE PLAN

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS

P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: ALD Drawn: SPS, WLW Checked: DMG
Scale: 1" = 60' Date: 09/09/02 Job: A00002 Sheet 1 of 1



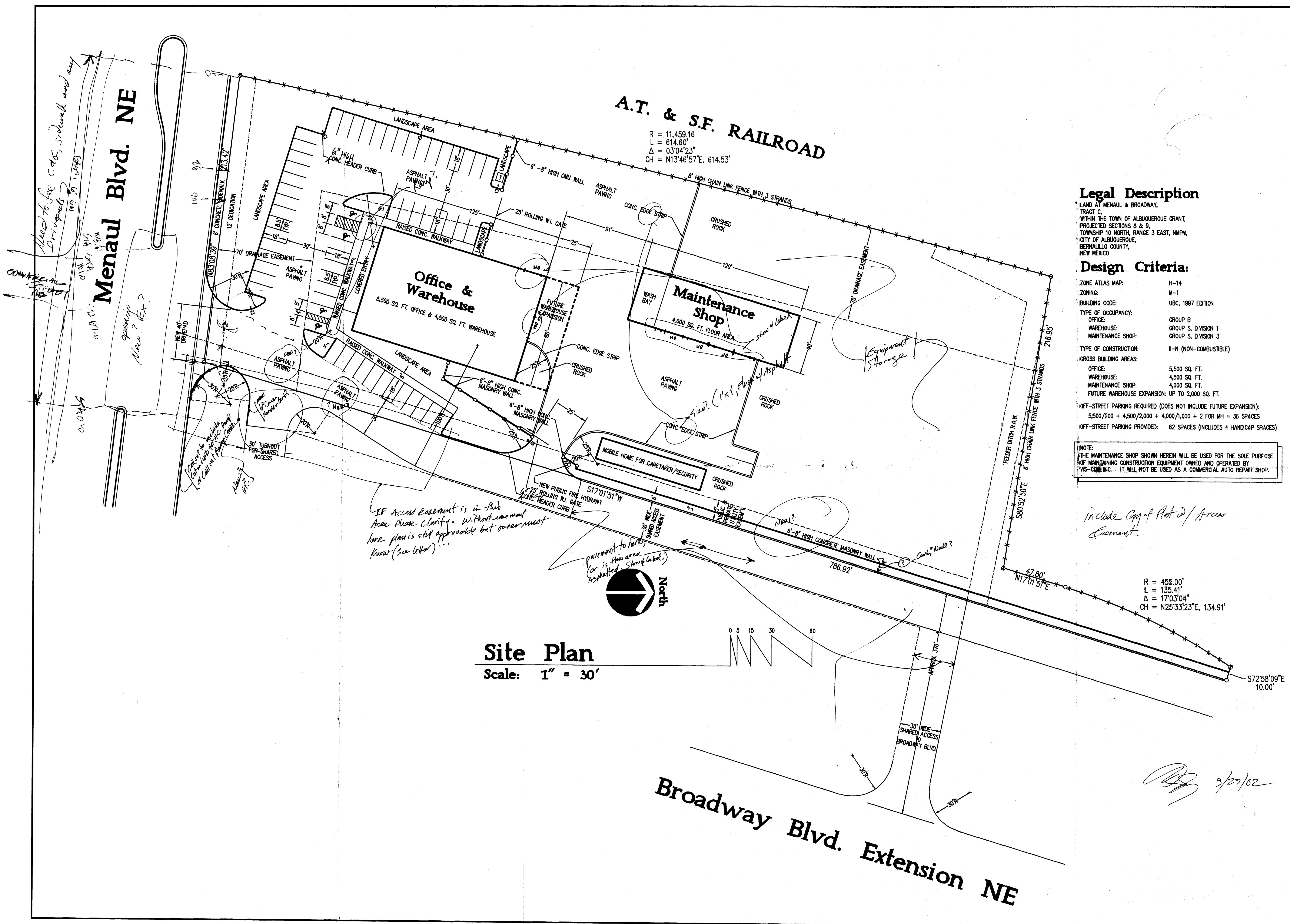
Proposed Facility for Vis-Com, Inc.

LOCATED ON MENAUL BLVD. NE AT BROADWAY BLVD., ALBUQUERQUE, NEW MEXICO

KEN HOVEY, ARCHITECT
5051 254-0083 • FAX 5051 254-1801 • 3808 5100S AVE SE • ALBUQUERQUE, NM • 87103

JOB NO.
DATE: 1 SEPTEMBER 2002
REVISIONS

SHEET NO.
1



A.T. & S.F. RAILROAD
R = 11,459.16
L = 614.60'
Δ = 03°04'23"
CH = N13°46'57"E, 614.53'

Legal Description

LAND AT MENAUL & BROADWAY, TRACT C, WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 8 & 9, TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPW, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

Design Criteria:

ZONE ATLAS MAP:	H-14
ZONING:	M-1
BUILDING CODE:	UBC, 1997 EDITION
TYPE OF OCCUPANCY:	OFFICE: GROUP B WAREHOUSE: GROUP S, DIVISION 1 MAINTENANCE SHOP: GROUP S, DIVISION 3
TYPE OF CONSTRUCTION:	II-N (NON-COMBUSTIBLE)
GROSS BUILDING AREAS:	OFFICE: 5,500 SQ. FT. WAREHOUSE: 4,500 SQ. FT. MAINTENANCE SHOP: 4,000 SQ. FT. FUTURE WAREHOUSE EXPANSION: UP TO 2,000 SQ. FT.
OFF-STREET PARKING REQUIRED (DOES NOT INCLUDE FUTURE EXPANSION):	5,500/200 + 4,500/2,000 + 4,000/1,000 + 2 FOR MH = 36 SPACES
OFF-STREET PARKING PROVIDED:	62 SPACES (INCLUDES 4 HANDICAP SPACES)

NOTE:
THE MAINTENANCE SHOP SHOWN HEREIN WILL BE USED FOR THE SOLE PURPOSE OF MAINTAINING CONSTRUCTION EQUIPMENT OWNED AND OPERATED BY VIS-COM, INC. IT WILL NOT BE USED AS A COMMERCIAL AUTO REPAIR SHOP.

Site Plan
Scale: 1" = 30'

Commercial Street NE

Menaul Blvd. NE

A.T. & S.F. RAILROAD

Office & Warehouse

Maintenance Shop

Legal Description

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TRACT C,
WITHIN THE TOWN OF ALBUQUERQUE GRANT,
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Scale: 1" = 30'



Broadway Blvd. Extension NE

Keyed Notes:

- 6" PRECAST CONCRETE PARKING BUMPER SECURED WITH (2) 18" LONG #6 REBARS. TYPICAL AT EACH HC PARKING SPACE (TYPICAL OF 4).
- POST MOUNTED HANDICAP PARKING SIGN AT 48" ABOVE GRADE. REFER TO DETAIL F/C3.
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- E1 LIGHTING PLAN
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Plumbing:

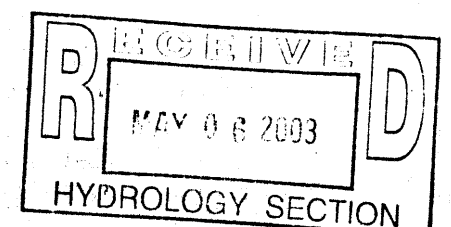
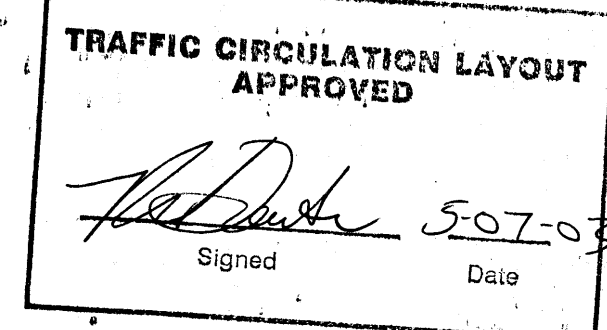
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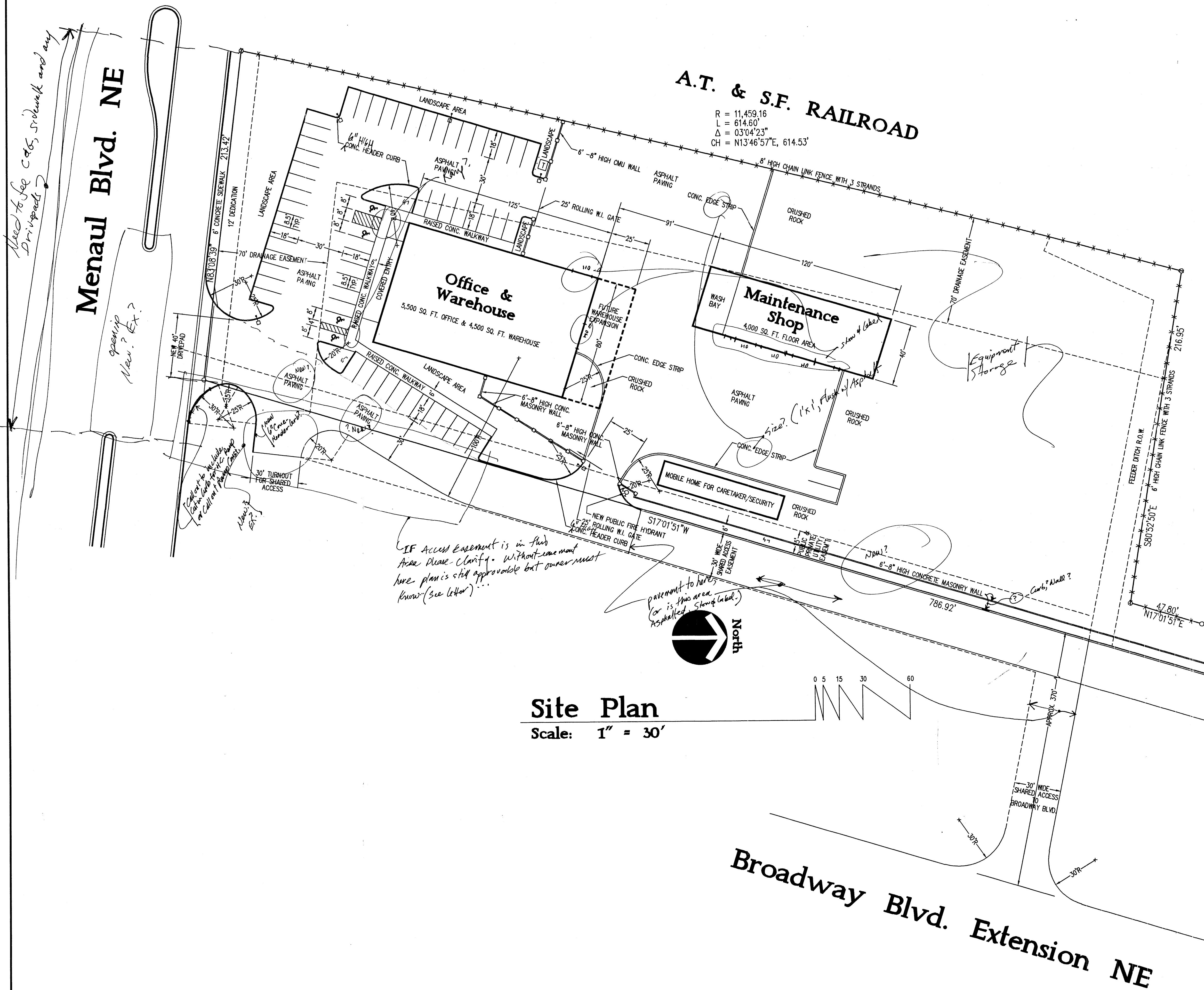
Office, Warehouse & Shop Facility for Vis-Com, Inc.
101 MENAUL BLVD NE, ALBUQUERQUE, NEW MEXICO

KEN HOVEY, ARCHITECT
15051 25th S.W. 4455 • 3808 5th Avenue SE • ALBUQUERQUE, NM • 87105

JOB NO:	
DATE:	28 FEBRUARY 2003
REVISIONS	

SHEET NO.

C1



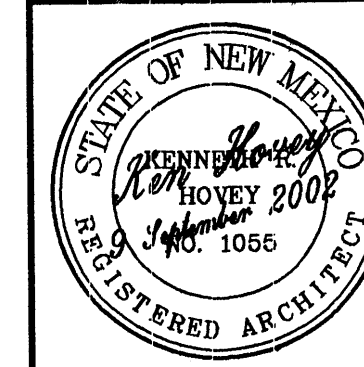
Legal Description

LAND AT MENAUL & BROADWAY,
TRACT C,
WITHIN THE TOWN OF ALBUQUERQUE GRANT,
PROJECTED SECTIONS 8 & 9,
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM,
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY,
NEW MEXICO

Design Criteria:

ZONE ATLAS MAP: H-14
 ZONING: M-1
 BUILDING CODE: UBC, 1997 EDITION
 TYPE OF OCCUPANCY: GROUP B
 OFFICE: GROUP S, DIVISION 1
 WAREHOUSE: GROUP S, DIVISION 3
 MAINTENANCE SHOP: GROUP S, DIVISION 3
 TYPE OF CONSTRUCTION: II-N (NON-COMBUSTIBLE)
 GROSS BUILDING AREAS:
 OFFICE: 5,500 SQ. FT.
 WAREHOUSE: 4,500 SQ. FT.
 MAINTENANCE SHOP: 4,000 SQ. FT.
 FUTURE WAREHOUSE EXPANSION: UP TO 2,000 SQ. FT.
 OFF-STREET PARKING REQUIRED (DOES NOT INCLUDE FUTURE EXPANSION):
 5,500/200 + 4,500/2,000 + 4,000/1,000 + 2 FOR MH = 36 SPACES
 OFF-STREET PARKING PROVIDED: 62 SPACES (INCLUDES 4 HANDICAP SPACES)

NOTE:
 THE MAINTENANCE SHOP SHOWN HEREIN WILL BE USED FOR THE SOLE PURPOSE
 OF MAINTAINING CONSTRUCTION EQUIPMENT OWNED AND OPERATED BY
 VIS-COM INC. IT WILL NOT BE USED AS A COMMERCIAL AUTO REPAIR SHOP.



Proposed Facility for Vis-Com, Inc.

LOCATED ON MENAUL BLVD. NE AT BROADWAY BLVD., ALBUQUERQUE, NEW MEXICO

KEN HOVEY, ARCHITECT
 2529-8448
 505 252-0885 • FAX 505 254-1801 • 3005 SIMS AVE SE • ALBUQUERQUE, NM • 87105

JOB NO:
DATE: 1 SEPTEMBER 2002
REVISIONS

SHEET NO.
1

1. FLOOD ZONE:
THE BUILDINGS ARE NOT WITHIN THE 100 YEAR FLOOD ZONE PER LOMR 00-06-210A.
2. EXISTING CONDITIONS:
THE SITE CURRENTLY IS NOT DEVELOPED. TRACTS B AND C (EAST OF THE SITE) DRAIN 3.98 CFS TO THE PROPERTY. THE SITE DRAINS TO A TYPE A INLET IN THE NORTHWEST CORNER OF THE PROPERTY. THIS INLET DRAINS TO THE CLAREMONT DETENTION BASIN NORTH SIDE OF THE PROPERTY. STORM DRAINAGE DITCHES RUN ALONG THE WEST AND NORTH SIDE OF THE PROPERTY AND DRAIN TO THE TYPE "A" INLET. NO OTHER OFF-SITE FLOWS ENTER THE PROPERTY. THIS SITE CONTRIBUTES 6.66 CFS. THIS SITE AND OFF-SITE FLOWS CONTRIBUTE A TOTAL OF 10.64 CFS.
3. PROPOSED CONDITIONS:

PER THE GATEWAY INDUSTRIAL PARK DRAINAGE REPORT BY MARK GOODWIN AND ASSOCIATES, TRACTS B AND C WILL NOT DRAIN TO THIS PROPERTY ONCE THEY ARE DEVELOPED. THUS, NO OFF-SITE FLOWS WILL DRAIN TO THE PROPERTY. THIS SITE WILL FREELY DISCHARGE 13.17 cfs TO THE TYPE A INLET WHICH GOES TO THE CLAREMONT DETENTION FACILITY.

IN THE INTERIM, BEFORE THE INDUSTRIAL PARK IS DEVELOPED, A 6' CONCRETE MASONRY WALL, CURBS, AND A HIGH POINT IN THE DRIVEWAY WILL PREVENT STORM WATER FROM ENTERING THIS SITE FROM TRACTS "B" AND "C".

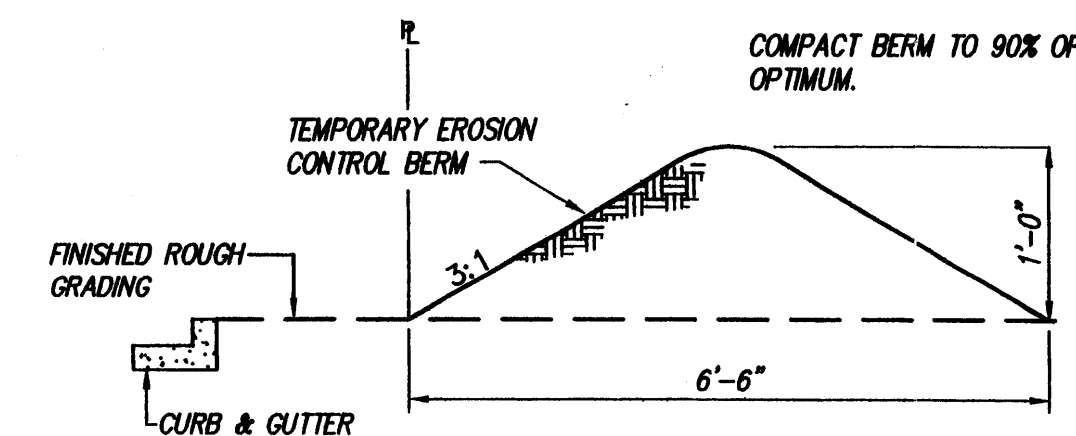
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```

START                                TIME=0.0
***** GATEWAY INDUSTRIAL TRACT C
***** FILE: C:\VHNO\HASSSET4.DAT   MARCH 2000 BY:ANY
*****
***** 100-YEAR 6-HOUR STORM EVENT
*****
RAINFALL      TYPE=1  RAIN QUARTER=0.0 IN
              RAIN ONE=1.90 IN RAIN SIX=2.20 IN
              RAIN FIVE=2.60 IN DT=0.033333 HR
*****
***** EXIST'G CONDITIONS
*****
COMPUTE MR BY:  DT=1  RVL NO=100, P AREA=0.00504 SQ MI
              PER A=0.0 NO PER J=0.01 DT PER C=0.00 PER D=0.01
              DT=0.1333 HR NAME 'A/FALL=1'
              ID=1 7006=1
*****
***** DEVELOPED CONDITIONS
*****
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              PER A=0.0 NO PER B=0.15 PER C=0.00 PER D=0.85
              DT=0.1333 HR NAME RAINFALL=1
              ID=2 7006=1
*****
PRINT HYD

```

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DEFLECTION
PI	614.80'	037°04'23"	11459.16'	307.37'	N13-46°52'E
LINE	DIRECTION	DISTANCE			
L1	S89°05'50"E	154.95'			
L2	S06°07'10"E	15.92'			
L3	N82°02'54"W	46.75'			
L4	S57°00'11"W	49.14'			
L5	S19°04'13"E	62.93'			
L6	S25°01'27"W	57.41'			
L7	N14°35'04"E	3.16'			
L8	S32°08'13"E	9.75'			
L9	S25°58'23"W	97.20'			
L10	S12°05'10"E	47.50'			
L11	S00°55'42"E	15.68'			
L12	S33°07'10"E	51.61'			
L13	S87°16'31"E	86.32'			
L14	N76°26'18"E	91.26'			
L15	S88°07'44"E	10.63'			
L16	N100°08'06"E	20.89'			
L17	S89°04'42"E	88.50'			
L18	N43°06'36"E	332.43'			



EROSION CONTROL BERM DETAIL
N.T.S.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
5. ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.



VICINITY MAP

ZONE ATLAS MAP: H-14-Z

SCALE: NONE

LEGAL DESCRIPTION

TRACT C, LAND AT BROADWAY & MENAUL

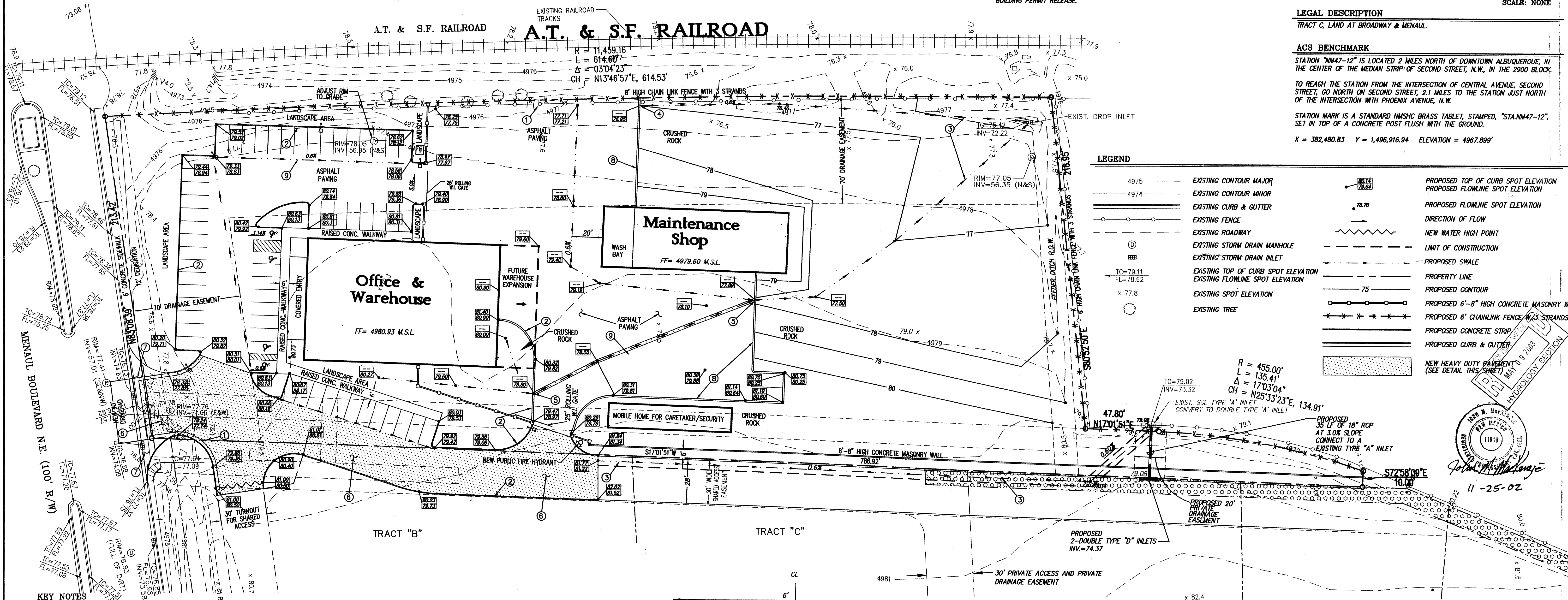
ACS BENCHMARK

STATION "NM47-12" IS LOCATED 2 MILES NORTH OF DOWNTOWN ALBUQUERQUE, IN THE CENTER OF THE MEDIAN STRIP OF SECOND STREET, N.W., IN THE 2900 BLOCK.

TO REACH THE STATION FROM THE INTERSECTION OF CENTRAL AVENUE, SECOND STREET, GO NORTH ON SECOND STREET, 2.1 MILES TO THE STATION JUST NORTH OF THE INTERSECTION WITH PHOENIX AVENUE, N.W.

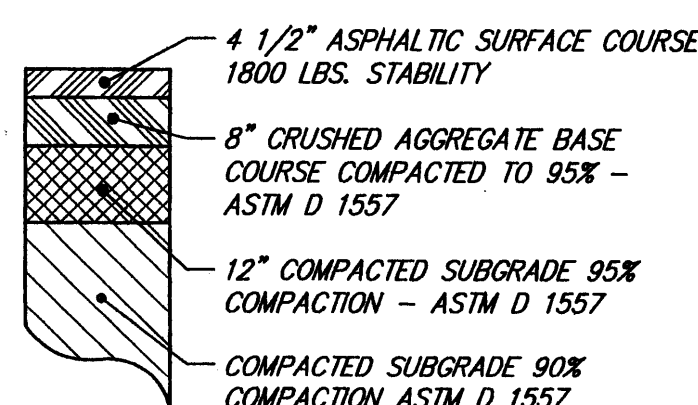
STATION MARK IS A STANDARD NMSHC BRASS TABLET, STAMPED, "STA.NM47-12", SET IN TOP OF A CONCRETE POST FLUSH WITH THE GROUND.

$X = 382,480.83$ $Y = 1,496,916.94$ $ELEVATION = 4967.899'$

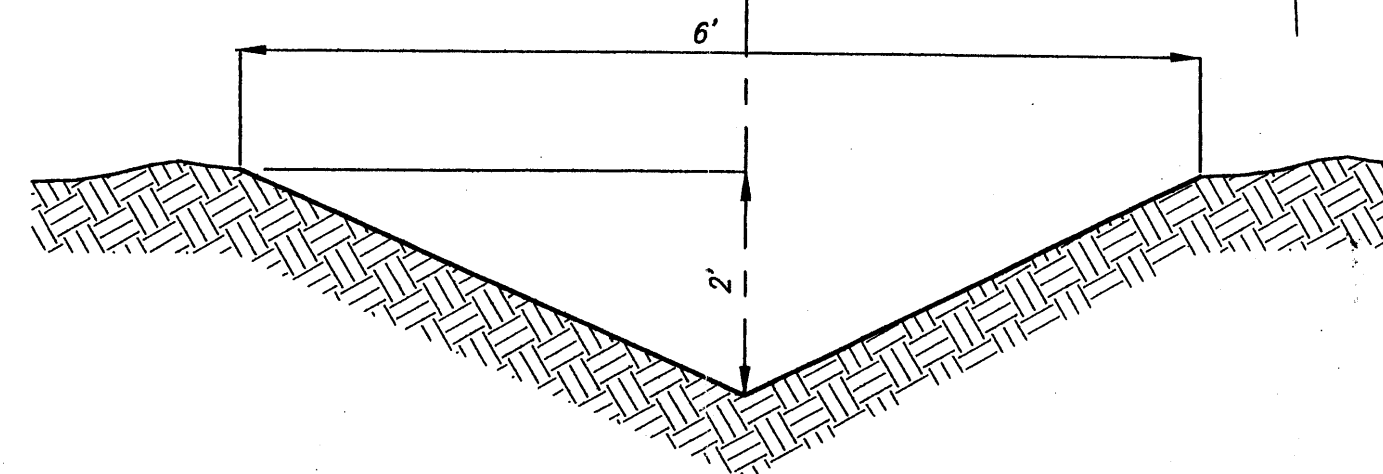


KEY NOTES

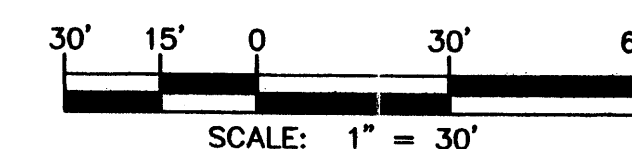
- ① NEW 6" CURB AND GUTTER PER C.O.A. STANDARD DETAIL #2415.
- ② NEW 6" HEADER CURB PER C.O.A. STANDARD DETAIL #2415.
- ③ NEW EARTHEN SWALE PER DETAIL THIS SHEET.
- ④ NEW 2' WIDE CURB CUT.
- ⑤ NEW 1' WIDE CURB CUT.
- ⑥ HEAVY DUTY PAVEMENT PER DETAIL THIS SHEET TO BE BID AS A SEPERATE ITEM INCLUDING DRIVEPAD ON MENAUL BLVD.
- ⑦ BUILD NEW PRIVATE DRIVEPAD PER C.O.A. STANDARD DWG #2426. EXISTING DROP LISTS & FRS HYDRANT TO BE REMOVED BY CITY PROJECT #6383381. EXISTING CURB, GUTTER, SIDEWALK & HANDICAP RAMPS TO BE REMOVED WITH CITY WORK ORDER.
- ⑧ NEW CONCRETE EDGE STRIP
- ⑨ 2' CONCRETE VALLEY GUTTER PER C.O.A. STANDARD DWG #2415.



HEAVY DUTY PAVEMENT SECTION
W.T.S.



EARTHEN SWALE SECTION DETAIL
N.T.S.



VIS - COM BUILDING
GRADING & DRAINAGE PLAN



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

Designed: <i>ALD</i>	Drawn: <i>SPS, WL V</i>	Checked: <i>DMG</i>	Sheet <i>1</i> of <i>1</i>
Scale: <i>1" = 60'</i>	Date: <i>09/09/02</i>	Job: <i>A00002</i>	

A0002VIS/A002gd30D.dwg/09-16-02/ SPS WLW DLH NHM DER KJS MJR

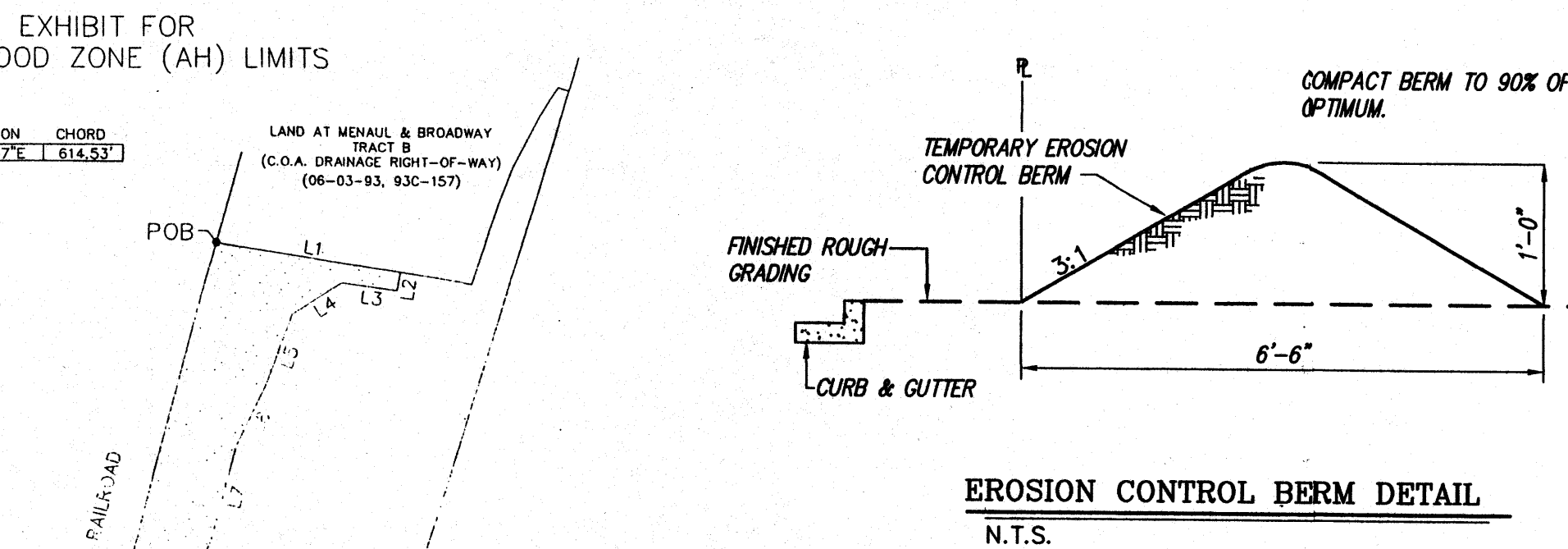
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2. EXISTING CONDITIONS:
THE SITE CURRENTLY IS NOT DEVELOPED. TRACTS B AND C (EAST OF THE SITE) DRAIN 3.98 cfs TO THE PROPERTY. THE SITE DRAINS TO A TYPICAL INLET IN THE NORTHWEST CORNER OF THE PROPERTY. THIS INLET DRAINS TO THE CLAREMONT DETENTION BASIN TO THE WEST OF THE PROPERTY. STORM DRAINAGE DITCHES RUN ALONG THE WEST AND NORTH SIDE OF THE PROPERTY AND DRAIN TO THE TYPICAL "A" INLET. NO OTHER OFF-SITE FLOWS ENTER THE PROPERTY. THIS SITE CONTRIBUTES 6.66 cfs. THIS SITE AND OFF-SITE FLOWS CONTRIBUTE A TOTAL OF 10.64 cfs.

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[illegible]

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
G1	814.60'	030°24'33"	11459.16'	39°33'37"	S114°48'57"E	614.53'
LINE	DIRECTION	DISTANCE				
L1	S80°07'10"W	15.92'				
L2	S90°07'10"W	15.92'				
L3	N82°09'10"E	39.41'				
L4	S87°00'11"W	49.14'				
L5	S19°44'00"E	39.41'				
L6	S60°01'30"E	39.41'				
L7	S21°03'40"E	39.41'				
L8	S21°03'40"E	39.41'				
L9	S21°03'40"E	39.41'				
L10	S123°15'E	17.50'				
L11	S09°05'E	17.50'				
L12	S09°05'E	17.50'				
L13	S87°15'E	17.50'				
L14	N76°25'E	17.50'				
L15	S69°05'43"	21.36'				
L16	S100°01'30"E	21.36'				
L17	S60°40'30"E	68.86'				
L18	N53°00'00"E	68.86'				



EROSION CONTROL NOTES

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VICINITY MAP

ZONE ATLAS MAP: H-14-Z

SCALE: NONE

LEGAL DESCRIPTION

TRACT C, LAND AT BROADWAY & MENAUL.

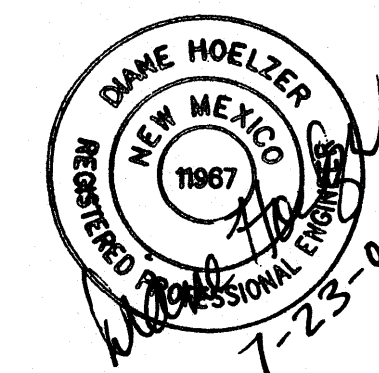
ACS BENCHMARK

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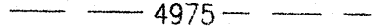
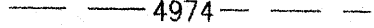
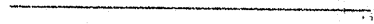
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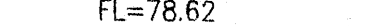
X = 382,480.83 Y = 1,496,916.94 ELEVATION = 4967.899'



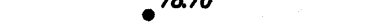
LEGEND

- | | | | |
|---|---|---|---|
| 






 | <p>EXISTING CONTOUR MAJOR</p> <p>EXISTING CONTOUR MINOR</p> <p>EXISTING CURB & GUTTER</p> <p>EXISTING FENCE</p> <p>EXISTING ROADWAY</p> <p>EXISTING STORM DRAIN MANHOLE</p> <p>EXISTING STORM DRAIN INLET</p> <p>EXISTING TOP OF CURB SPOT ELEVATION</p> <p>EXISTING FLOWLINE SPOT ELEVATION</p> <p>EXISTING FLOWLINE SPOT ELEVATION</p> <p>EXISTING TREE</p> | 

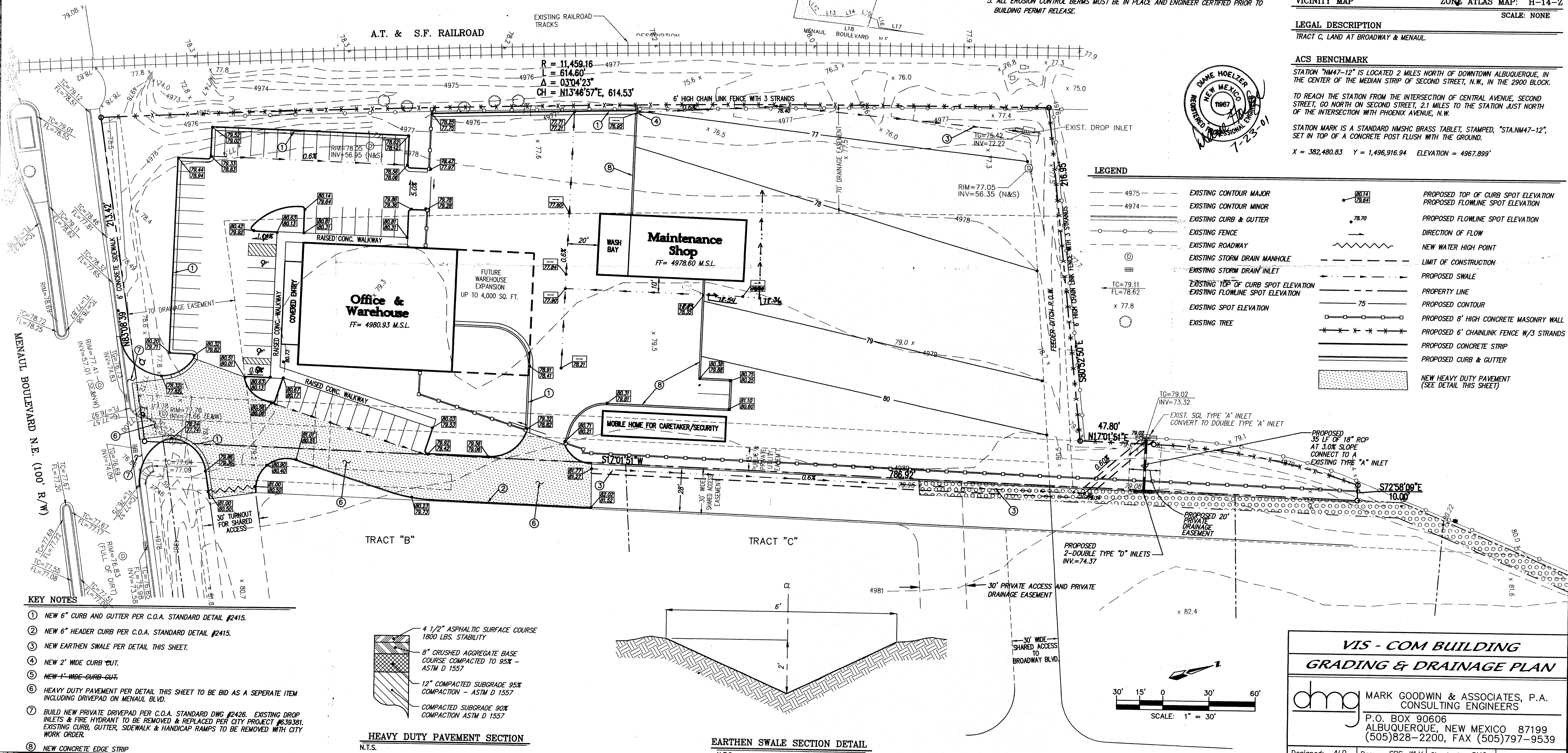








 | <p>PROPOSED TOP OF CURB SPOT ELEVATION</p> <p>PROPOSED FLOWLINE SPOT ELEVATION</p> <p>PROPOSED FLOWLINE SPOT ELEVATION</p> <p>PROPOSED FLOWLINE SPOT ELEVATION</p> <p>DIRECTION OF FLOW</p> <p>NEW WATER HIGH POINT</p> <p>LIMIT OF CONSTRUCTION</p> <p>PROPOSED SWALE</p> <p>PROPERTY LINE</p> <p>PROPOSED CONTOUR</p> <p>PROPOSED 8' HIGH CONCRETE MASONRY WALL</p> <p>PROPOSED 6' CHAINLINK FENCE W/3 STRANDS</p> <p>PROPOSED CONCRETE STRIP</p> <p>PROPOSED CURB & GUTTER</p> |
|---|---|---|---|



A0002VIS/A002gd30b.dwg/07-23-01/ SPS WL V DLH NHM DFR K.I.S

VIS - COM BUILDING GRADING & DRAINAGE PLAN

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

Designed: <i>ALD</i>	Drawn: <i>SPS, WLW</i>	Checked: <i>DMG</i>	Sheet <i>I</i> of <i>I</i>
Scale: <i>1" = 60'</i>	Date: <i>07/23/01</i>	Job: <i>A00002</i>	

RECEIVED
AUG 23 2002
HYDROLOGY SECTION

1. FLOOD ZONE:
THE BUILDINGS ARE NOT WITHIN THE 100 YEAR FLOOD ZONE PER LOWMR 00-06-210A.
2. EXISTING CONDITIONS:
THE SITE CURRENTLY IS NOT DEVELOPED. TRACTS B AND C (EAST OF THE SITE) DRAIN 3.98 cfs TO THE PROPERTY. THE SITE DRAINS TO A TYPE A INLET IN THE NORTHWEST CORNER OF THE PROPERTY. THIS INLET DRAINS TO THE CLAREMONT DETENTION BASIN TO THE WEST OF THE PROPERTY. STORM DRAINAGE DITCHES RUN ALONG THE WEST AND NORTH SIDE OF THE PROPERTY AND DRAIN TO THE TYPE "A" INLET. NO OTHER OFF-SITE FLOWS ENTER THE PROPERTY. THIS SITE CONTRIBUTES 6.66 cfs. THIS SITE AND OFF-SITE FLOWS CONTRIBUTE A TOTAL OF 10.64 cfs.

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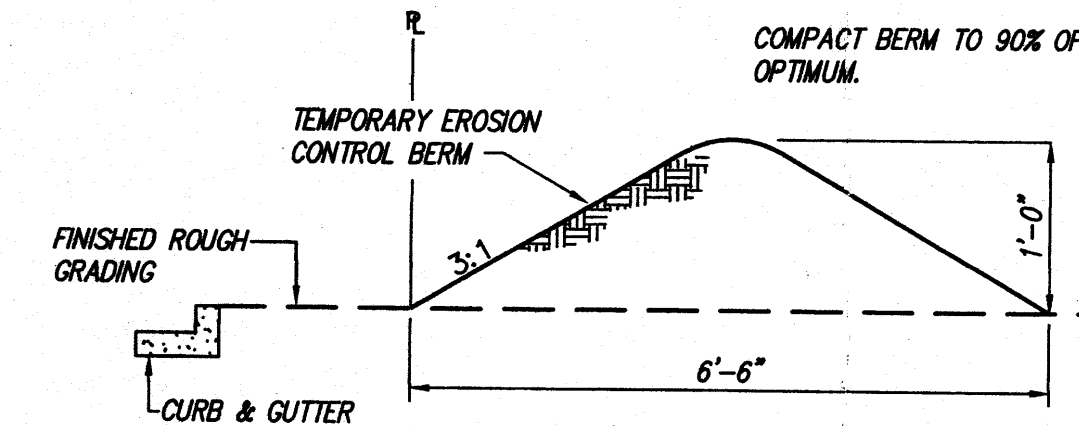
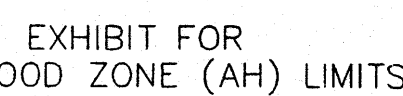
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*****
*****  (GATEWAY INDUSTRIAL TRACT C
*****  FILE: C:\AHMNOHSEEMST4.DAT   MARCH 2000 BY:AHY
*****
*****  100-YEAR 6-HOUR EVENT
*****
RAINFALL -
*****
*****  TYPE=01 RAIN QUARTER=0.0 IN
*****  RAIN ONE=1.90 IN RAIN SIX=2.20 IN
*****  RAIN DAY=2.60 IN DT=0.033333 HR
*****
*****  EXIST'NG CONDITIONS
*****
COMPUTE NH HYD
*****
*****  TP=0.1 WY NO=100.00 AREA=0.00504 SQ MI
*****  P=0.00 AND P=0.000000000000 PER D=0.00
*****  TP=0.133333 HR MASS 'A'N'FALL=1
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*****
*****  DEVELOPED CONDITIONS
*****
COMPUTE NH HYD
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*****  TP=0.133333 HR MASS 'A'N'FALL=1
*****  ID=2 CURV=1
*****
*****

```

CURVE	LENGTH	DELTA	RADIUS	TANGENT	CHORD
C1	614.66'	03°04'23"	11459.16'	307.37'	613.46@57°5'

LINE	DIRECTION	DISTANCE
L1	S80°52'50"E	150.95'
L2	S90°07'10"W	57.37'
L3	N87°05'34"W	46.75'
L4	S57°00'11"W	49.14'
L5	S39°44'40"W	67.93'
L6	S26°01'27"W	55.47'
L7	S42°43'24"E	57.51'
L8	S21°36'58"E	57.41'
L9	S25°59'23"W	97.20'
L10	S32°01'15"E	47.50'
L11	S06°05'45"W	15.61'
L12	S53°07'45"E	16.68'
L13	S81°16'23"E	46.92'
L14	N87°16'23"E	21.36'
L15	N67°26'18"E	20.97'
L16	S10°04'08"E	88.99'
L17	S80°40'36"E	136.36'
L18	N63°08'29"E	136.36'

The diagram illustrates a closed traverse polygon with 18 vertices. The lines are labeled L1 through L18, with their respective bearings and distances. The polygon is roughly rectangular with several internal angles. A north arrow is positioned to the right of the polygon, indicating the orientation of the survey.



EROSION CONTROL BERM DETAIL
N.T.S.

EROSION CONTROL NOTES

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VICINITY MAP

ZONE ATLAS MAP: H-14-Z

SCALE: NONE

LEGAL DESCRIPTION

TRACT C, LAND AT BROADWAY & MENAUL.

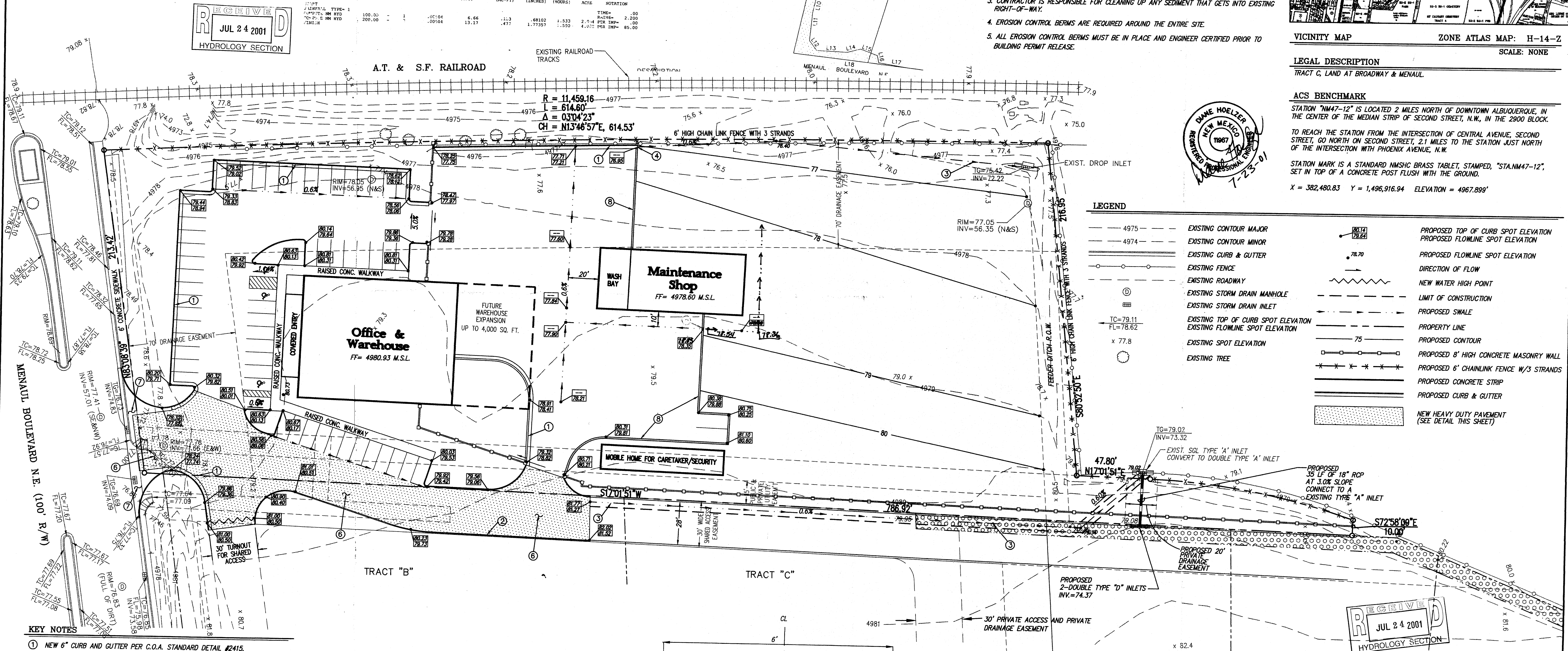
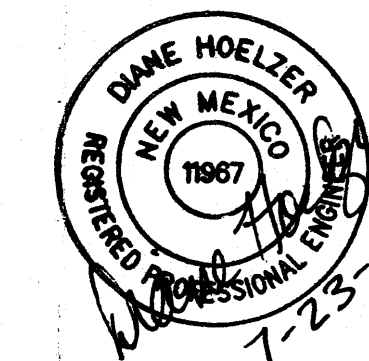
ACS BENCHMARK

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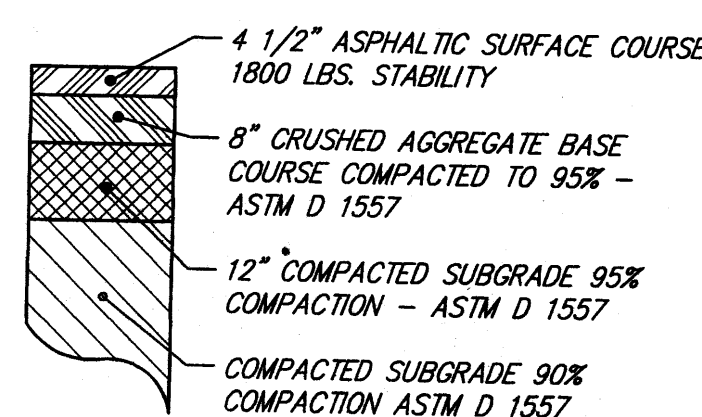
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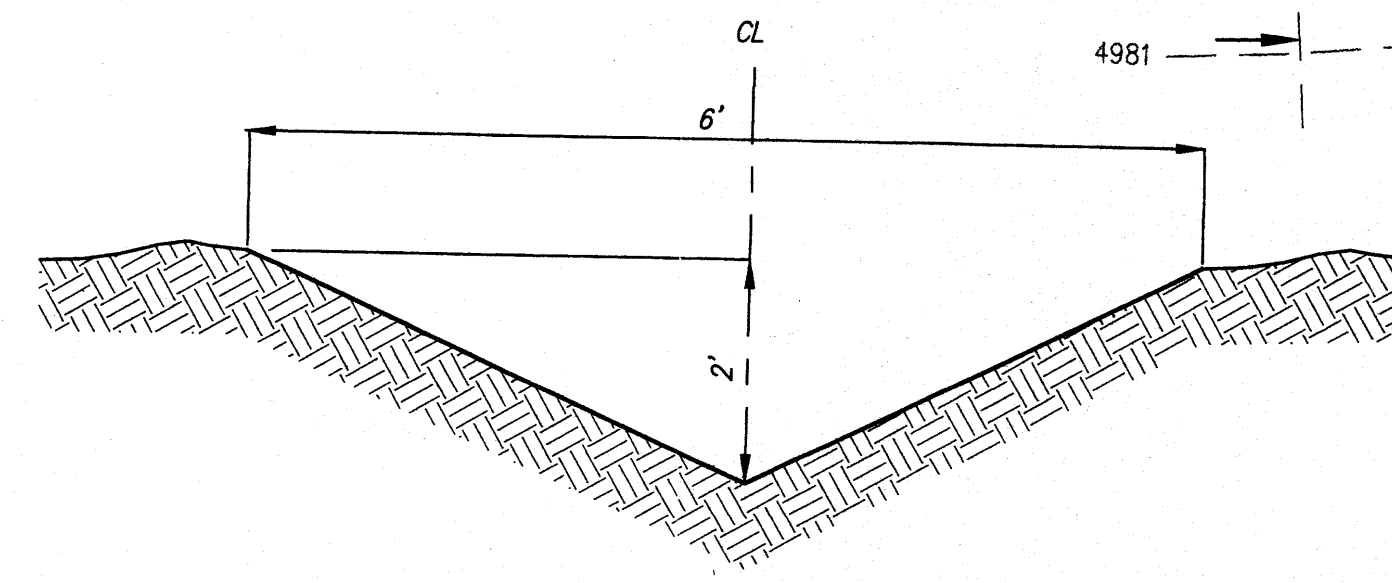


KEY NOTES

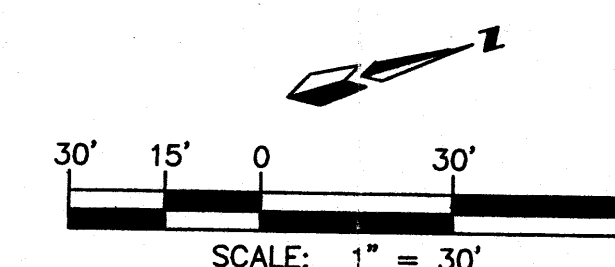
- (1) NEW 6" CURB AND GUTTER PER C.O.A. STANDARD DETAIL #2415.
- (2) NEW 6" HEADER CURB PER C.O.A. STANDARD DETAIL #2415.
- (3) NEW EARTHEN SWALE PER DETAIL THIS SHEET.
- (4) NEW 2' WIDE CURB CUT.
- (5) NEW 4' WIDE CURB CUT.
- (6) HEAVY DUTY PAVEMENT PER DETAIL THIS SHEET TO BE BID AS A SEPERATE ITEM INCLUDING DRIVEPAV ON MENAUL BLVD.
- (7) BUILD NEW PRIVATE DRIVEPAV PER C.O.A. STANDARD DWG #2426. EXISTING DROP INLETS & FIRE HYDRANT TO BE REMOVED & REPLACED PER CITY PROJECT #639381. EXISTING CURB, GUTTER, SIDEWALK & HANDICAP RAMPS TO BE REMOVED WITH CITY WORK ORDER.
- (8) NEW CONCRETE EDGE STRIP



HEAVY DUTY PAVEMENT SECTION
N.T.S.



EARTHEN SWALE SECTION DETAIL
N.I.S.



VIS - COM BUILDING GRADING & DRAINAGE PLAN

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

Designed: <i>ALD</i>	Drawn: <i>SPS, WLW</i>	Checked: <i>DMG</i>	Sheet I of I
Scale: <i>1" = 60'</i>	Date: <i>07/23/01</i>	Job: <i>100002</i>	

A0002VIS/A002gd30b.dwg/07-23-01/ SPS WL V DLH NHM DER KJS

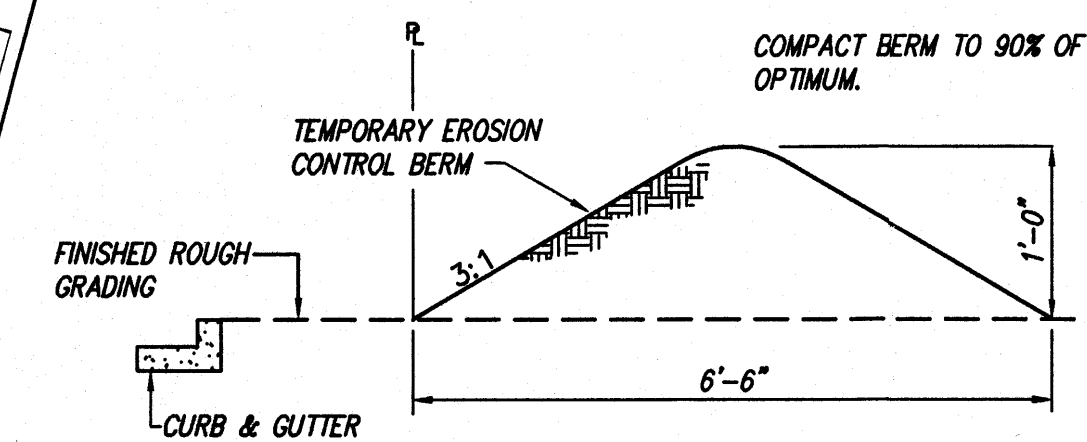
HYDROLOGY NOTES

1. FLOOD ZONE:
THE BUILDINGS ARE NOT WITHIN THE 100 YEAR FLOOD ZONE PER LOMR 00-06-210A.
2. EXISTING CONDITIONS:
THE SITE CURRENTLY IS NOT DEVELOPED. TRACTS B AND C (EAST OF THE SITE) DRAIN 3.98 cfs TO THE PROPERTY. THE SITE DRAINS TO A TYPE A INLET IN THE NORTHWEST CORNER OF THE PROPERTY. THIS INLET DRAINS TO THE CLAREMONT DETENTION BASIN NORTH OF THE PROPERTY. STORM DRAINAGE DITCHES RUN ALONG THE WEST AND NORTH SIDE OF THE PROPERTY AND DRAIN TO THE TYPE "A" INLET. NO OTHER OFF-SITE FLOWS ENTER THE PROPERTY. THIS SITE CONTRIBUTES 6.66 cfs. THIS SITE AND OFF-SITE FLOWS CONTRIBUTE A TOTAL OF 10.64 cfs.

3. PROPOSED CONDITIONS:

PER THE GATEWAY INDUSTRIAL PARK DRAINAGE REPORT BY MARK GOODWIN AND ASSOCIATES, TRACTS B AND C WILL NOT DRAIN TO THIS PROPERTY ONCE THEY ARE DEVELOPED. THUS, NO OFF-SITE FLOWS WILL DRAIN TO THE PROPERTY. THIS SITE WILL FREELY DISCHARGE 13.17 cfs TO THE TYPE A INLET WHICH GOES TO THE CLAREMONT DETENTION FACILITY.

IN THE INTERIM, BEFORE THE INDUSTRIAL PARK IS DEVELOPED, A 6" CONCRETE MASONRY WALL, CURBS, AND A HIGH POINT IN THE DRIVEWAY WILL PREVENT STORM WATER FROM ENTERING THIS SITE FROM TRACTS "B" AND "C".



EROSION CONTROL BERM DETAIL

N.T.S.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
5. ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.

VICINITY MAP

ZONE ATLAS MAP: H-14-Z

SCALE: NONE

LEGEND

TRACT C, LAND AT BROADWAY & MENAUL

ACS BENCHMARK

STATION "NM47-12" IS LOCATED 2 MILES NORTH OF DOWNTOWN ALBUQUERQUE, IN THE CENTER OF THE MEDIAN STRIP OF SECOND STREET, N.W., IN THE 2900 BLOCK.

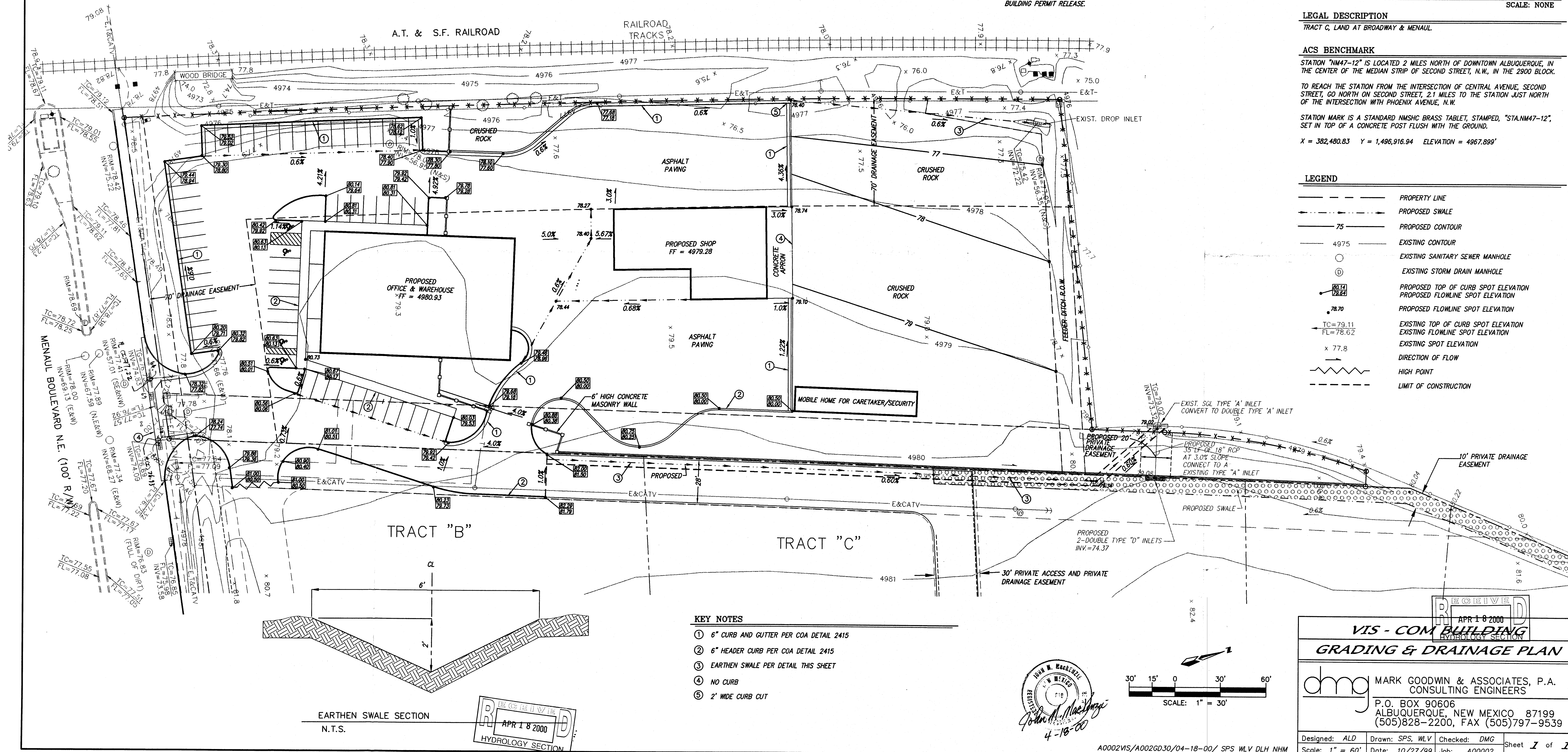
TO REACH THE STATION FROM THE INTERSECTION OF CENTRAL AVENUE, SECOND STREET, GO NORTH ON SECOND STREET, 2.1 MILES TO THE STATION JUST NORTH OF THE INTERSECTION WITH PHOENIX AVENUE, N.W.

STATION MARK IS A STANDARD NMHC BRASS TABLET, STAMPED, "STA.NM47-12", SET IN TOP OF A CONCRETE POST FLUSH WITH THE GROUND.

X = 382,480.83 Y = 1,496,916.94 ELEVATION = 4967.899'

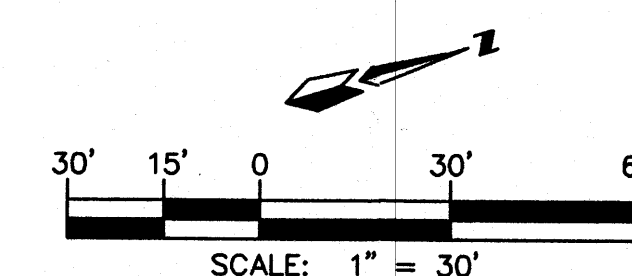
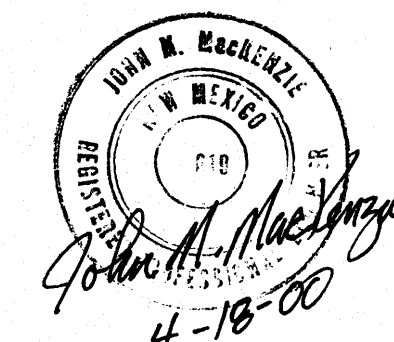
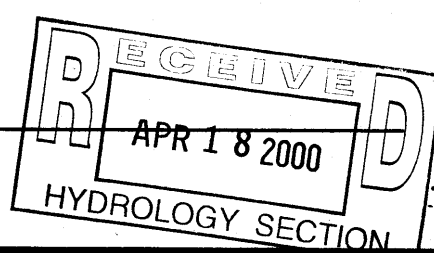
LEGEND

- PROPERTY LINE
- PROPOSED SWALE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- PROPOSED TOP OF CURB SPOT ELEVATION
- PROPOSED FLOWLINE SPOT ELEVATION
- PROPOSED FLOWLINE SPOT ELEVATION
- EXISTING TOP OF CURB SPOT ELEVATION
- EXISTING FLOWLINE SPOT ELEVATION
- EXISTING SPOT ELEVATION
- DIRECTION OF FLOW
- HIGH POINT
- LIMIT OF CONSTRUCTION



KEY NOTES

1. 6" CURB AND GUTTER PER COA DETAIL 2415
2. 6" HEADER CURB PER COA DETAIL 2415
3. EARTHEN SWALE PER DETAIL THIS SHEET
4. NO CURB
5. 2' WIDE CURB CUT

EARTHEN SWALE SECTION
N.T.S.

RECEIVED
APR 18 2000
VIS - COM BUILDING
GRADING & DRAINAGE PLAN

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

Designed: ALD	Drawn: SPS, WLW	Checked: DMG	Sheet 2 of 2
Scale: 1" = 60'	Date: 10/27/99	Job: A00002	

A0002VIS/A002GD30/04-18-00/ SPS WLW DLH NHM

HYDROLOGY NOTES

1. FLOOD ZONE:
THE BUILDINGS ARE NOT WITHIN THE 100 YEAR FLOOD ZONE PER LOMR 00-06-210A.

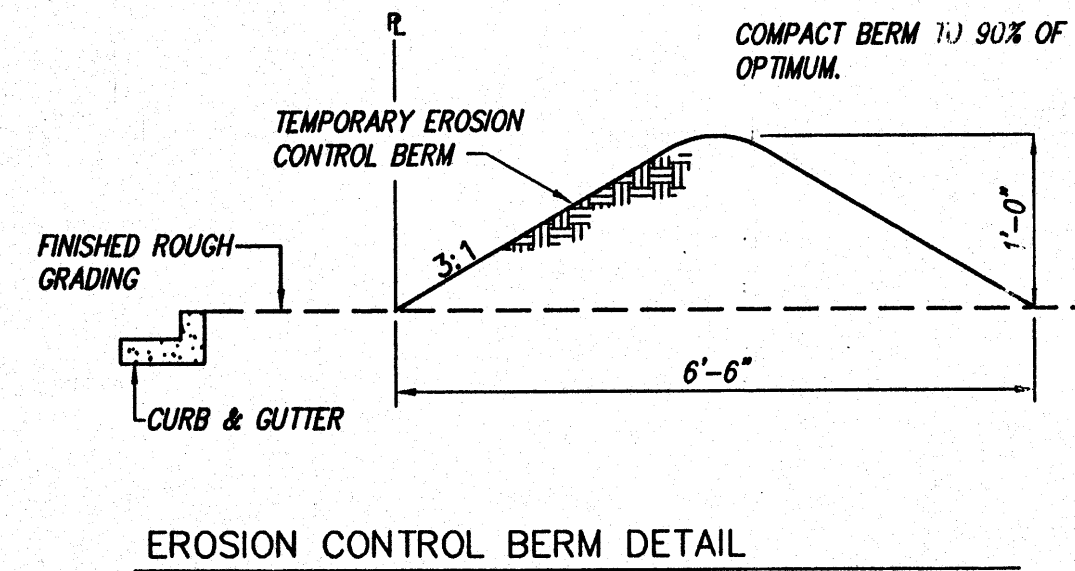
2. EXISTING CONDITIONS:
THE SITE CURRENTLY IS NOT DEVELOPED. TRACTS B AND C (EAST OF THE SITE) DRAIN 3.98 cfs TO THE PROPERTY. THE SITE DRAINS TO A TYPE A INLET IN THE NORTHWEST CORNER OF THE PROPERTY. THIS INLET DRAINS TO THE CLAREMONT DETENTION BASIN NORTH OF THE PROPERTY. STORM DRAINAGE DITCHES RUN ALONG THE WEST AND NORTH SIDE OF THE PROPERTY AND DRAIN TO THE TYPE "A" INLET. NO OTHER OFF-SITE FLOWS ENTER THE PROPERTY. THIS SITE CONTRIBUTES 6.66 cfs. THIS SITE AND OFF-SITE FLOWS CONTRIBUTE A TOTAL OF 10.64 cfs.

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PER THE GATEWAY INDUSTRIAL PARK DRAINAGE REPORT BY MARK GOODWIN AND ASSOCIATES, TRACTS B AND C WILL NOT DRAIN TO THIS PROPERTY ONCE THEY ARE DEVELOPED. THUS, NO OFF-SITE FLOWS WILL DRAIN TO THE PROPERTY. THIS SITE WILL FREELY DISCHARGE 13.17 cfs TO THE TYPE A INLET WHICH GOES TO THE CLAREMONT DETENTION FACILITY.

N.H.D. SUMMARY TABLE (ARHNO194) - AMFCA Hydrologic Model - January, 1994									
INPUT FILE: GATEWAY.DAT									
RUN DATE: (MM/DD/YY) = 03/14/2000									
USER NO. = H_000000101									
COMMAND	HYDROGRAPH NO.	TO NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUN-TIME (HOURS)	TIME TO PEAK (HOURS)	CFS PER AC	PAGE
START	1	1	1	6.66	1.183	6.9102	1.533	2.044	1
RAINFALL TYPE-1	100.00	1	1	6.66	1.183	6.9102	1.533	2.044	1
COMPUTE IN HYD	200.00	2	2	13.17	2.477	1.73557	1.500	4.082	2
COMPUTE IN HYD									
FINISH									

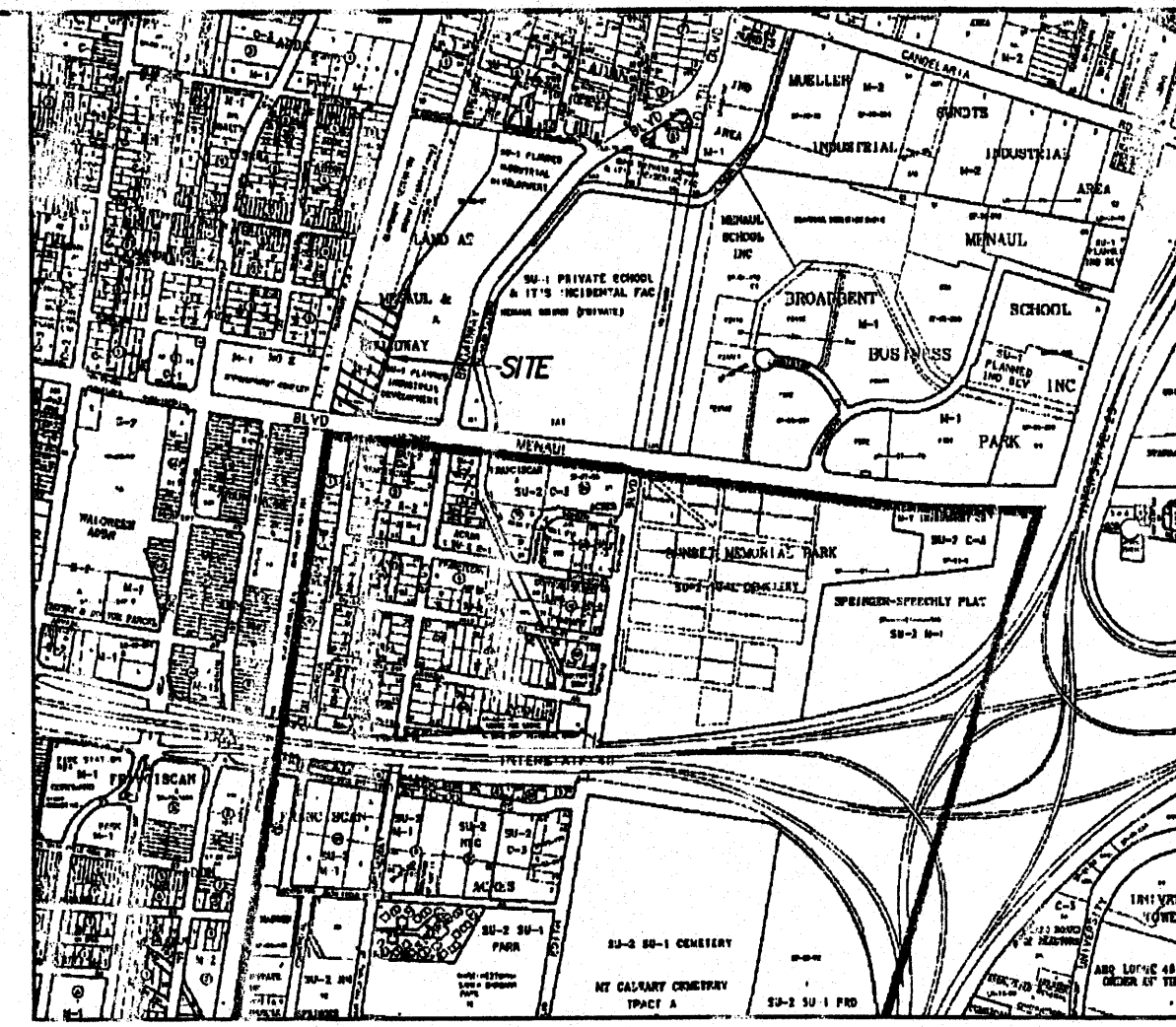
START TIME=0.0
GATEWAY INDUSTRIAL TRACT C
FILE: C:\HYDRO\WESLEY4.DAT MARCH 2000 BY:AMV
100-YEAR 6-HOUR STORM EVENT
RAINFALL TYPE 1 RAIN QUANT=0.0 IN
RAIN ONE=1.00 IN RAIN SIX=2.20 IN
RAIN DAY=2.60 IN DT=0.033333 HR
EXISTING CONDITIONS
ID=1 HYD NO=100.00 AREA=0.00504 SQ MI
PER A=0.00 PER B=100.00 PER C=0.00 PER D=0.00
TP=0.1333 HR MASS RAINFALL=1
ID=1 CODE=1
DEVELOPED CONDITIONS
ID=2 HYD NO=200.00 AREA=0.00504 SQ MI
PER A=0.00 PER B=100.00 PER C=0.00 PER D=0.00
TP=0.1333 HR MASS RAINFALL=1
ID=2 CODE=1
PRINT HYD
COMPUTE IN HYD
PRINT HYD
FINISH

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	614.60	0.00242	11459.18	307.37	N13°45'52"E	614.53
L1	509.07	15.92				
L2	509.07	15.92				
L3	509.07	15.92				
L4	509.07	15.92				
L5	509.07	15.92				
L6	509.07	15.92				
L7	509.07	15.92				
L8	509.07	15.92				
L9	509.07	15.92				
L10	509.07	15.92				
L11	509.07	15.92				
L12	509.07	15.92				
L13	509.07	15.92				
L14	509.07	15.92				
L15	509.07	15.92				
L16	509.07	15.92				
L17	509.07	15.92				

EXHIBIT FOR
NEW FLOOD ZONE (AH) LIMITS

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
5. ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.



VICINITY MAP
ZONE ATLAS MAP: H-14-Z
SCALE: NONE

LEGAL DESCRIPTION
TRACT C, LAND AT BROADWAY & MENAUL

ACS BENCHMARK
STATION "NM47-12" IS LOCATED 2 MILES NORTH OF DOWNTOWN ALBUQUERQUE, IN THE CENTER OF THE MEDIAN STRIP OF SECOND STREET, N.W., IN THE 2900 BLOCK.

TO REACH THE STATION FROM THE INTERSECTION OF CENTRAL AVENUE, SECOND STREET, GO NORTH ON SECOND STREET, 2.1 MILES TO THE STATION JUST NORTH OF THE INTERSECTION WITH PHOENIX AVENUE, N.W.

STATION MARK IS A STANDARD NMHC BRASS TABLET, STAMPED, "STATION 47-12", SET IN TOP OF A CONCRETE POST FLUSH WITH THE GROUND.

X = 382,480.83 Y = 1,496,916.94 ELEVATION = 4967.899'

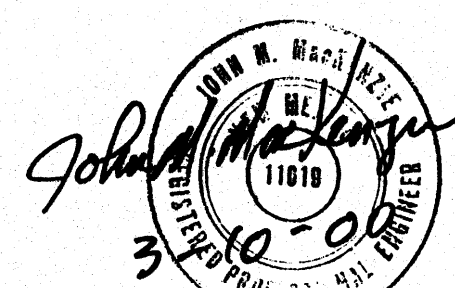
LEGEND	
---	PROPERTY LINE
---	PROPOSED SWALE
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
○	EXISTING SANITARY SEWER MANHOLE
⊙	EXISTING STORM DRAIN MANHOLE
●	PROPOSED TOP OF CURB SPOT ELEVATION
●	PROPOSED FLOWLINE SPOT ELEVATION
●	EXISTING TOP OF CURB SPOT ELEVATION
●	EXISTING FLOWLINE SPOT ELEVATION
●	EXISTING SPOT ELEVATION
→	DIRECTION OF FLOW
▲	HIGH POINT

KEY NOTES

1. 6" CURB AND GUTTER PER COA DETAIL 2415
2. 6" HEADER CURB PER COA DETAIL 2415
3. EARTHEN SWALE PER DETAIL THIS SHEET
4. VALLEY GUTTER PER COA DETAIL 2420
5. NO CURB

EARTHEN SWALE SECTION
N.T.S.

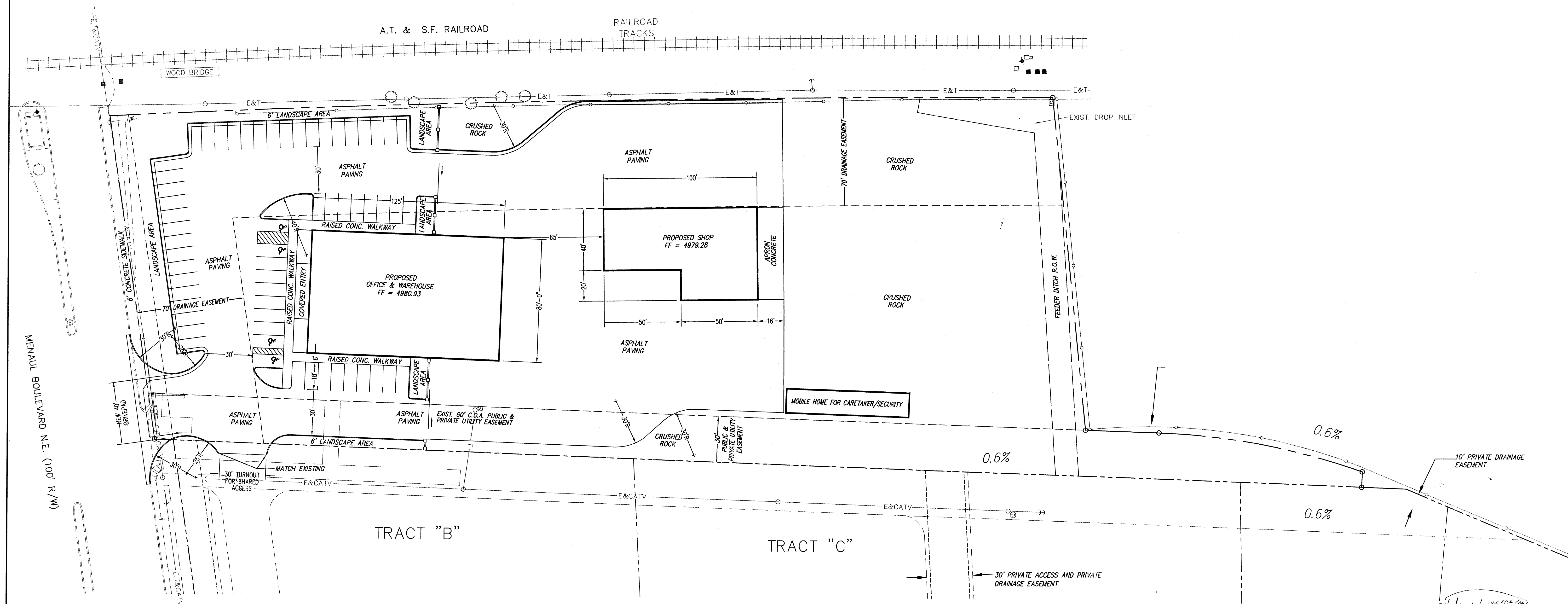
SCALE: 1" = 30'

VIS - COM BUILDING
GRADING & DRAINAGE PLAN

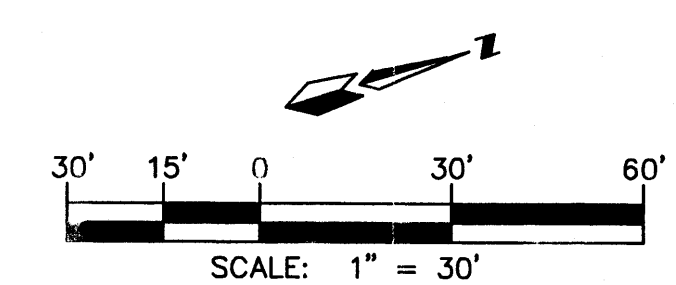
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: ALD Drawn: SPS, WLW Checked: DMG Sheet 1 of 1
Scale: 1" = 50' Date: 10/27/99 Job: A00002

A0002VIS/A002GD30/03-10-00/SPS WLW DLH



VIS - COM BUILDING			
TRAFFIC CIRCULATION PLAN			
 MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505)828-2200, FAX (505)797-9539			
Designed: <i>ALD</i>	Drawn: <i>SPS, WLW</i>	Checked: <i>DMG</i>	Sheet <i>I</i> of <i>I</i>
Scale: 1" = 60'	Date: 10/27/99	Job: A00002	



A0002VIS/A002TRAF/03-13-00/ SPS WLW DLH

DRAWING NO.	4271.90	MAP NO.	SHEET	1 OF 2
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1 ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL
STATE, COUNTY AND CITY LAWS, RULES AND REGULATIONS GOVERNING CONSTRUCTION SAFETY AND
HEALTH.

2 THESE DRAWINGS REFLECT EXISTING SITE CONDITIONS BASED ON INFORMATION GATHERED FROM SEVERAL AVAILABLE SOURCES INCLUDING SITE INSPECTION, AERIAL PHOTOGRAPHY, DISCUSSIONS WITH LOCAL UTILITIES, ENGINEERING OFFICIALS, AND PREVIOUS CONSTRUCTION DRAWINGS OR AS-BUILTS. ALL BIDDERS ARE CAUTIONED TO INVESTIGATE SITE CONDITIONS BEFORE SUBMITTING THEIR BIDS.

3 THE CONTRACTOR SHALL REFER TO THE SITE SOILS REPORT "PRELIMINARY GEOTECHNICAL ENGINEERING OF BROADWAY AND MANHATTAN BOULEVARDS, BY WESTERN TECHNOLOGIES, INC. FOR INFORMATION RELATED TO GRADEWAY EXISTING SITE CONDITIONS, SUBSURFACE SOILS, ALL SCARIFYING, EXCAVATION, COMPACTION AND REPLETION SOILS WORK SHALL BE DONE UNDER SUPERVISION OF THE CONSTRUCTION OBSERVER AND IN ACCORDANCE WITH THE EARTH WORK SPECIFICATIONS SHOWN ON THIS PLAN, PERTAINING TO LOT 'A' ONLY. THE CONSTRUCTION OBSERVER SHALL ALSO PROVIDE SOILS TESTING. ALL RETESTS DUE TO TEST FAILURES ARE TO BE PAID BY THE CONTRACTOR.

4 THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE CITY AN EROSION AND DUST CONTROL PLAN AND SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION. THE COST OF REQUIRED EROSION CONTROL MEASURES SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT COST.

IN ADDITION TO THE CONSTRUCTION INSPECTION AND MANAGEMENT PROVIDED BY THE CITY FOR WORK ORDER PLAN 4271.90, A CONSTRUCTION INSPECTOR WILL BE PROVIDED ON BEHALF OF TRACT 'A', HEREIN REFERRED TO AS THE 'CONSTRUCTION OBSERVER'. THE CONSTRUCTION OBSERVER SHALL ORDER OR CONDUCT ALL NECESSARY SOILS INSPECTION AND TESTING TO INSURE CONSTRUCTION COMPLIANCE TO THIS PLAN AND TO RELATED SPECIFICATIONS. THE CONSTRUCTION OBSERVER SHALL HAVE THE RIGHT TO REJECT ANY UNSUITABLE MATERIAL.

6 NOTE #6 DELETED

7 ALL TRENCHES AND EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED ACCORDING TO OSHA CONSTRUCTION SAFETY AND HEALTH STANDARDS. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED IN TRENCHES SHALLOWER THAN FIVE FEET (5'), THESE TRENCHES SHALL ALSO BE SLOPED, SHORED, OR SUPPORTED. JOB SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL PERMITS (SUCH AS BARRICADING, TOPSOIL DISTURBANCE AND EXCAVATION PERMITS) NECESSARY FOR THIS PROJECT PRIOR TO COMMENCING CONSTRUCTION. THE COST FOR REQUIRED DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO EARTHWORK COSTS.

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

10 PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY TO THE PROJECT SCHEDULE. GAS COMPANY, PNM, US WEST AND CABLE TV UTILITIES SHALL BE THE SOLE AUTHORITY IN RULING ON THE DISPOSITION OF THEIR EXISTING LINES.

11 IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES

ACCESS TO LOCAL BUSINESSES AND RESIDENCES SHALL BE MAINTAINED AT ALL TIMES EXCEPT FOR NECESSARY TEMPORARY CLOSURES. TEMPORARY ACCESS CLOSURES MUST BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE WITH THE PROPERTY OWNERS AND APPROVED BY THE CONSTRUCTION OBSERVER.

A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, CLEARING AND GRUBBING MATERIAL, ORGANIC MATERIAL, CONCRETE RUBBLE, AND STRUCTURES, AND ALL OTHER UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE CONSTRUCTION OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERE TO SHALL BE CONSIDERED INCIDENTAL TO THE SITE GRADING AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

NOTE #14 DELETED

5 OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL BE IN LOCATION PRE-APPROVED BY THE OWNER.

THE CONTRACTOR WILL BE RESPONSIBLE TO REPLACE, AT HIS EXPENSE, ANY AND ALL PROPERTY CORNERS DESTROYED IN THE PROCESS OF CONSTRUCTION. ALL PROPERTY CORNERS MUST BE SET BY A REGISTERED LAND SURVEYOR.

FATHWORK QUANTITIES SHOWN ARE APPROXIMATE AND FOR THE INFORMATION OF THE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND/OR USING HIS OWN ESTIMATED EARTHWORK QUANTITIES WHEN PREPARING HIS BID.

NOTE #18 DELETED)

CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR. THE CONTRACTOR SHALL NOT DISTURB AREAS IN WHICH NO GRADING OR CONSTRUCTION IS INDICATED.

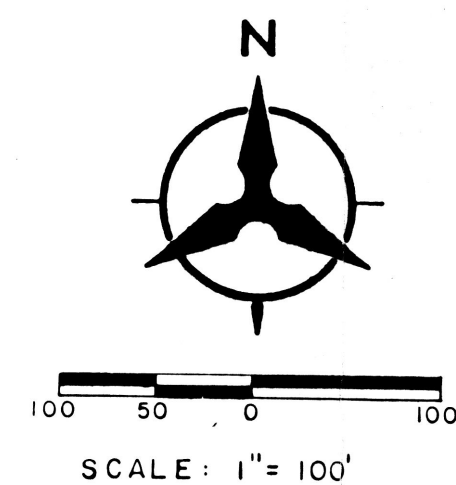
GRADING SHALL BE PERFORMED TO THE GRADES AND ELEVATIONS SHOWN ON THIS PLAN ± 0.5 FT.

PERMANENT STOCKPILE MATERIALS SHALL BE ALLOWED AT THE LOCATIONS SHOWN ON THIS PLAN ONLY. A MAXIMUM OF 5000 CU YDS CAN BE PLACED TO A MAXIMUM HEIGHT OF 5', WITH MAXIMUM SIDESLOPES OF 1 VERTICAL TO 4 HORIZONTAL. ALL PERMANENT STOCKPILE MATERIAL SHALL BE REVEGETATED IN ACCORDANCE TO THE SEEDING SPECIFICATION FOR THE SITE GRADING.

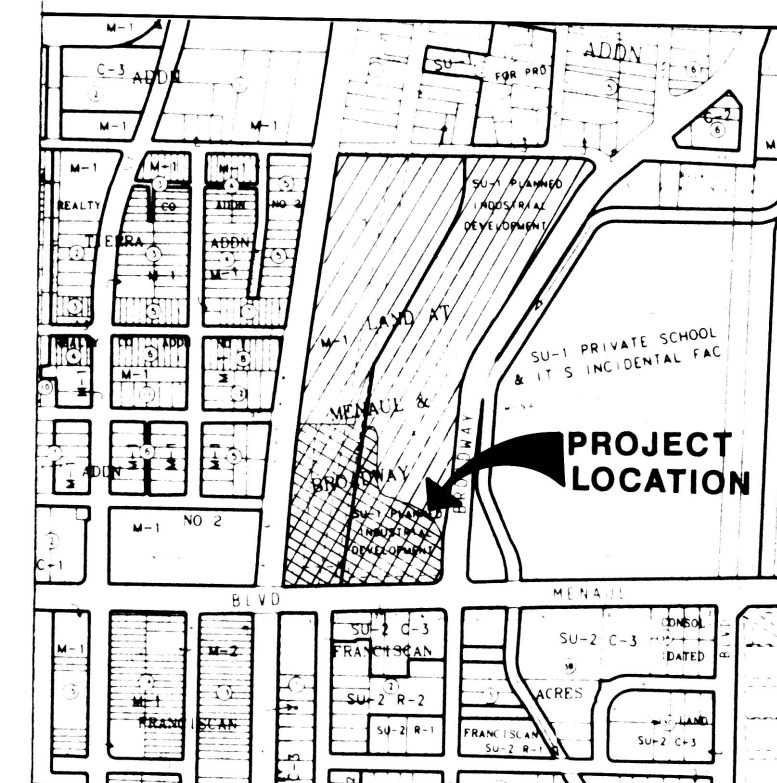
THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY DURING CONSTRUCTION. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.

CLEARING AND GRUBBING	15 ACRES
CUT AND FILL	1000 CU. YDS.
BORROW, - FROM CLAREMONT DENTENION BASIN	40,000 CU. YDS.

23. THE CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL EXISTING IN THE CONSTRUCTION ZONE.
24. THE CONTRACTOR IS TO COORDINATE ALL CONSTRUCTION AND DEMOLITION ACTIVITIES WITH THE CITY OF ALBUQUERQUE AND THE CITY'S CONTRACTOR FOR THE BUILDINGS SECOND STREET AND ODELIA STORM DRAINAGE IMPROVEMENTS, PROJECT #4272.90



TRACT C, LAND AT MENAUL AND BROADWAY
FILED 6/3/93 (93C - 157)



LOCATION MAP MAP_(NTS)

ZONE ATLAS H-14-Z, H-15-Z

ENGINEER'S SEAL		SURVEY INFORMATION		FIELD NOTES		BENCH MARKS		AS-BUILT INFORMATION	
NO.		BY		DATE		CONTROL STATION NM47-II ELEV 4968.53 (SLD 1929)		CONTRACTOR	
						STAMPED "STA. NM47-II", SET IN TOP OF A CONCRETE		STARTED BY	
						POST FLUSH WITH THE GROUND STATION IS LOCATED IN		INSPECTOR'S	
						THE CENTER OF THE MEDIAN STRIP IN THE 3200 BLOCK		ACCEPTANCE BY	
						OF SECOND STREET, NW. LOCATION IS 400 SOUTH OF		FIELD CALLON BY	
						THE SOUTH R/W OF MILDRED AVENUE N.W.		DRAWINGS	
								CORRECTED BY	
								DATE	
								DATE	
								MICRO-FILM INFORMATION	
								RECORDED BY	
								DATE	
								NO.	

THIS STAMP IS FOR Δ ONLY

8-26-94
9-6-94

APPROVED FOR ROUGH GRADING (+)

HYDROLOGY ENGINEER DATE



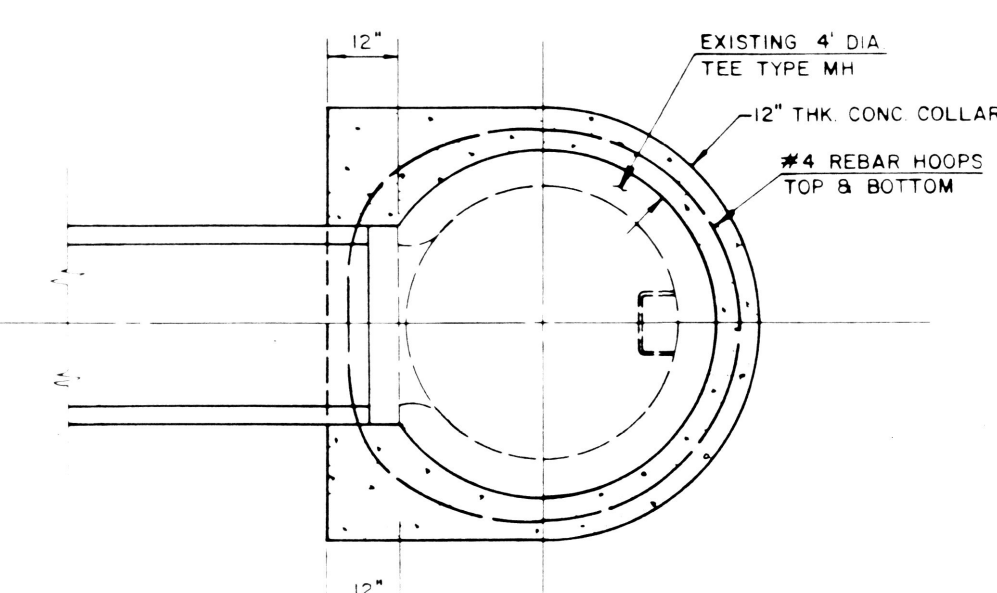
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

CLAREMONT, CANDELARIA & 2ND STREET NORTH
STORM DRAINAGE IMPROVEMENTS PHASE ONE
TRACT 'A' GRADING PLAN

MINUTES	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
CHD CHAIRMAN	<i>J. A. Looney</i>	<i>2-18-93</i>	WATER	<i>NA 2QB</i>	<i>12-22-92</i>
TRANSPORTATION	<i>U. H. HO</i>	<i>12-23-92</i>	WASTE WATER	<i>NA 15 H</i>	<i>12-28-92</i>
HYDROLOGIST	<i>Steve Bobay</i>	<i>1-20-93</i>			

DRAWING NO.	4271.90	MAP NO.	SHEET	1 OF 2
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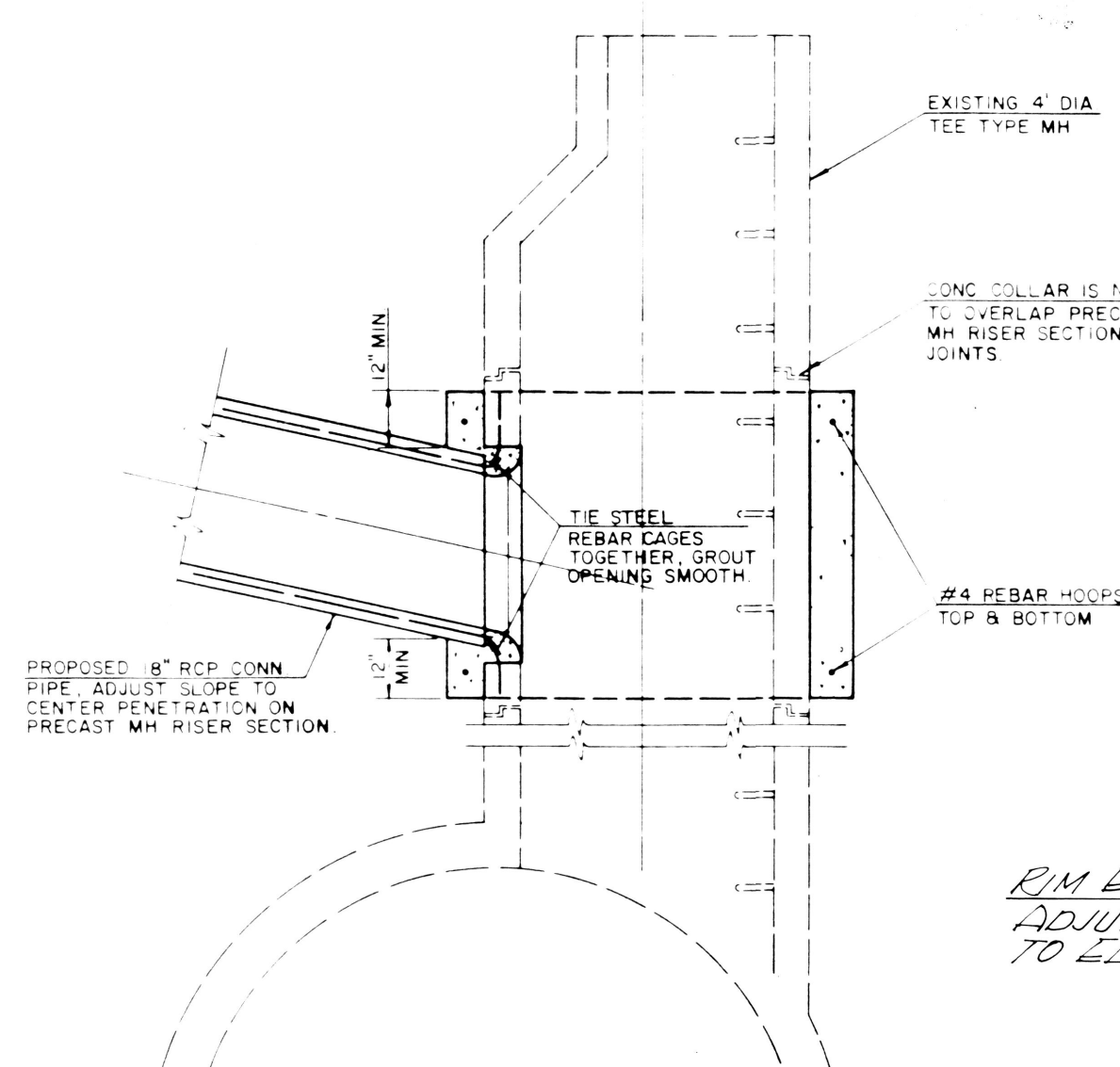
1. THE CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS, INCLUDING FILING A NOTICE OF INTENT (IF REQUIRED) WITH THE ENVIRONMENTAL PROTECTION AGENCY.
3. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS MAY BE ACHIEVED BY CONSTRUCTION OF TEMPORARY BERMS AT THE PROPERTY LINES, WETTING THE SOIL TO KEEP IT FROM BLOWING, AND OTHER ACCEPTABLE METHODS.



PLAN VIEW

PRECAST MH CONNECTION DETAIL

NO. SCALE



SECTION
PRECAST MH CONNECTION DETAIL

RIM ELEV. TO BE
ADJUSTED BY OTHERS
TO ELEV. 4977.0

CONSTRUCT TYPE 'A' INLET
GRATE ELEV. = 4976.0
INV. ELEV. = 4972.0
CONSTRUCT 20 LF 18" RCP
STORM SEWER, CONNECT
TO TEE TYPE MANHOLE
PER DETAILS THIS SHEET.

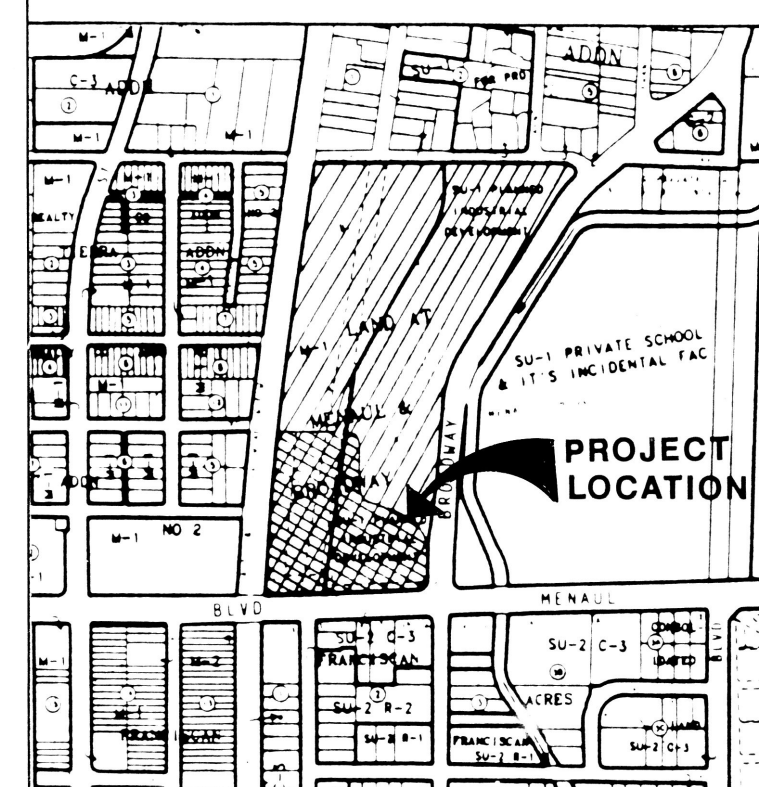
EXISTING M4 RIM
TO BE ADJUSTED
OTHERS TO
ELEV. 78.5

EXISTING MH RIM
TO BE ADJUSTED
BY OTHERS
TO ELEV. ?

EXIST. M4 RIM
TO BE ADJUSTE.
BY OTHERS
TO ELEV 78.0

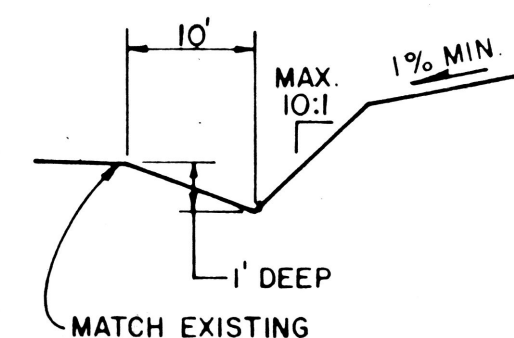
- GRADING IN THIS AREA
WAS PERFORMED UNDER
CITY WORK ORDER 4271.90
CLAIRMONT DETENTION BASIN.

TRACT C, LAND AT MENAUL AND BROADWAY.
FILED 6/3/93 (93C-157)

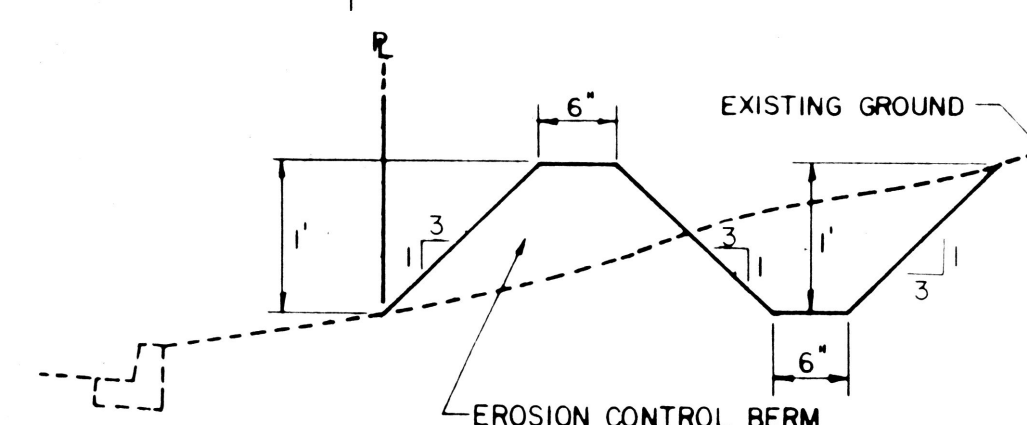


LOCATION MAP (NTS)

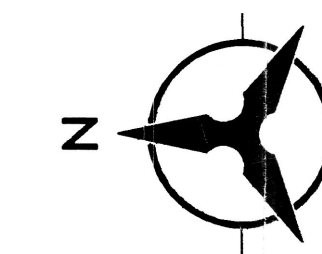
ZONE ATLAS H-14-Z, H-15-Z



SWALE SECTION C-C



SECTION D -D EROSION CONTROL BERM



50 25 0 50
SCALE: 1" = 50'

BHI JOB NO. 93278.40

[illegible]

8-26-94
9-6-94

REMARKS
 REVISIONS
 DESIGN

DESIGNED BY	KLD	DATE	8/94
DRAWN BY		DATE	

AUL

DATE

DF	2
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c. 199.

SEP 12 1994

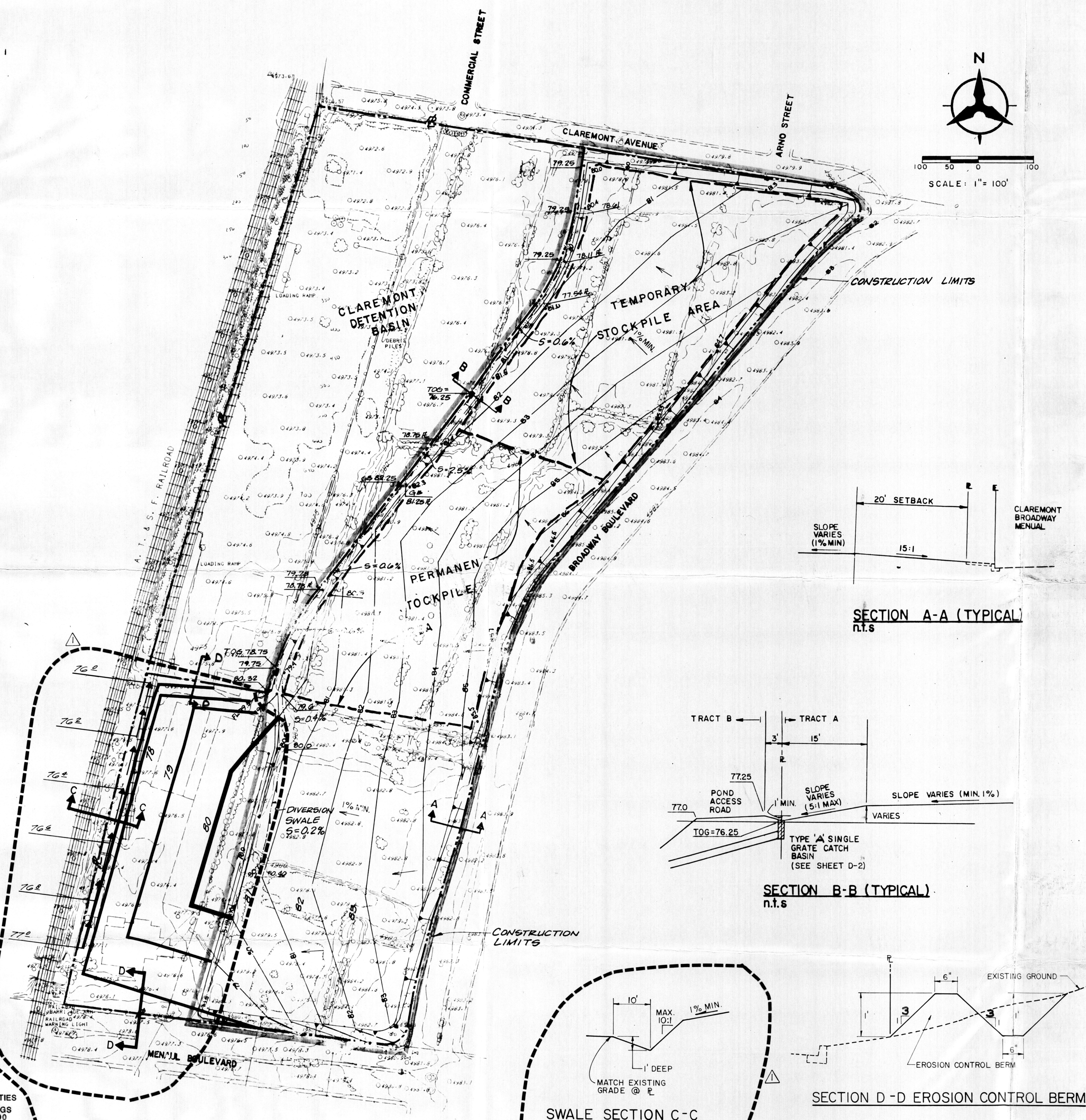
CONSTRUCTION NOTES

- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, COUNTY AND CITY LAWS, RULES AND REGULATIONS GOVERNING CONSTRUCTION SAFETY AND HEALTH.
- THESE DRAWINGS REFLECT EXISTING SITE CONDITIONS BASED ON INFORMATION GATHERED FROM SEVERAL AVAILABLE SOURCES INCLUDING SITE INSPECTION, AERIAL PHOTOGRAPHY, DISCUSSIONS WITH LOCAL UTILITIES, ENGINEERING OFFICIALS, AND PREVIOUS CONSTRUCTION DRAWINGS OR AS-BUILTS. ALL BIDDERS ARE CAUTIONED TO INVESTIGATE SITE CONDITIONS BEFORE SUBMITTING THEIR BIDS.
- THE CONTRACTOR SHALL REFER TO THE SITE SOILS REPORT "PRELIMINARY GEOTECHNICAL ENGINEERING SERVICES, PROPOSED SITE DEVELOPMENT MWC OF BROADWAY AND MENAUL BOULEVARDS, BY WESTERN TECHNOLOGIES, INC. FOR INFORMATION RELATED TO GRADING, EXISTING SITE CONDITIONS, SUBSURFACE SOILS. ALL SCARPING, EXCAVATION, COMPACTION AND RELATED SOILS WORK SHALL BE DONE UNDER SUPERVISION OF THE CONSTRUCTION OBSERVER AND IN ACCORDANCE WITH THE EARTH WORK SPECIFICATIONS SHOWN ON THIS PLAN, PERTAINING TO LOT 'A' ONLY. THE CONSTRUCTION OBSERVER SHALL ALSO PROVIDE SOILS TESTING. ALL RETESTS DUE TO TEST FAILURES ARE TO BE PAID BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE CITY AN EROSION AND DUST CONTROL PLAN AND SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION. THE COST OF REQUIRED EROSION CONTROL MEASURES SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT COST.
- IN ADDITION TO THE CONSTRUCTION INSPECTION AND MANAGEMENT PROVIDED BY THE CITY FOR WORK ORDER PLAN 4271.90, A CONSTRUCTION INSPECTOR WILL BE PROVIDED ON BEHALF OF TRACT 'A' HEREIN REFERRED TO AS THE "CONSTRUCTION OBSERVER". THE CONSTRUCTION OBSERVER SHALL ORDER OR CONDUCT ALL NECESSARY SOILS INSPECTION AND TESTING TO INSURE CONSTRUCTION COMPLIANCE TO THIS PLAN AND TO RELATED SPECIFICATIONS. THE CONSTRUCTION OBSERVER SHALL HAVE THE RIGHT TO REJECT ANY UNSUITABLE MATERIAL.
- NOTE #6 DELETED
- ALL TRENCHES AND EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED ACCORDING TO OSHA CONSTRUCTION SAFETY AND HEALTH STANDARDS. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED IN TRENCHES SHALLOWER THAN FIVE FEET (5'), THESE TRENCHES SHALL ALSO BE SLOPED, SHORED, OR SUPPORTED. JOB SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL PERMITS (SUCH AS BARRICADING, TOPSOIL DISTURBANCE AND EXCAVATION PERMITS) NECESSARY FOR THIS PROJECT PRIOR TO COMMENCING CONSTRUCTION. THE COST FOR REQUIRED DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO EARTHWORK COSTS.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY TO THE PROJECT SCHEDULE. GAS COMPANY, PNM, US WEST AND CABLE TV UTILITIES SHALL BE THE SOLE AUTHORITY IN RULING ON THE DISPOSITION OF THEIR EXISTING LINES.
- IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES.
- ACCESS TO LOCAL BUSINESSES AND RESIDENCES SHALL BE MAINTAINED AT ALL TIMES EXCEPT FOR NECESSARY TEMPORARY CLOSURES. TEMPORARY ACCESS CLOSURES MUST BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE WITH THE PROPERTY OWNERS AND APPROVED BY THE CONSTRUCTION OBSERVER.
- A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, CLEARING AND GRUBBING MATERIAL, ORGANIC MATERIAL, CONCRETE RUBBLE, AND STRUCTURES, AND ALL OTHER UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE CONSTRUCTION OBSERVER. ALL COSTS INCLUDING OBTAINING A DISPOSAL SITE AND Haul THERE TO SHALL BE CONSIDERED INCIDENTAL TO THE SITE GRADING AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- NOTE #14 DELETED
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL BE IN LOCATION PRE-APPROVED BY THE CITY.
- THE CONTRACTOR WILL BE RESPONSIBLE TO REPLACE, AT HIS EXPENSE, ANY AND ALL PROPERTY OR UTILITIES DESTROYED IN THE PROCESS OF CONSTRUCTION. ALL PROPERTY CORNERS MUST BE SET BY A REGISTERED LAND SURVEYOR.
- EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE AND FOR THE INFORMATION OF THE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND/OR USING HIS OWN ESTIMATED EARTHWORK QUANTITIES WHEN PREPARING HIS BID.
- NOTE #18 DELETED
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR. THE CONTRACTOR SHALL NOT DISTURB AREAS IN WHICH NO GRADING OR CONSTRUCTION IS INDICATED.
- GRADING SHALL BE PERFORMED TO THE GRADES AND ELEVATIONS SHOWN ON THIS PLAN ± 0.5 FT.
- PERMANENT STOCKPILE MATERIALS SHALL BE ALLOWED AT THE LOCATIONS SHOWN ON THIS PLAN ONLY. A MAXIMUM OF 5000 CU YDS CAN BE PLACED TO A MAXIMUM HEIGHT OF 5', WITH MAXIMUM SIDESLOPES OF 1 VERTICAL TO 4 HORIZONTAL. ALL PERMANENT STOCKPILE MATERIAL SHALL BE REVEGETATED IN ACCORDANCE TO THE SEEDING SPECIFICATION FOR THE SITE GRADING.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY DURING CONSTRUCTION. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.

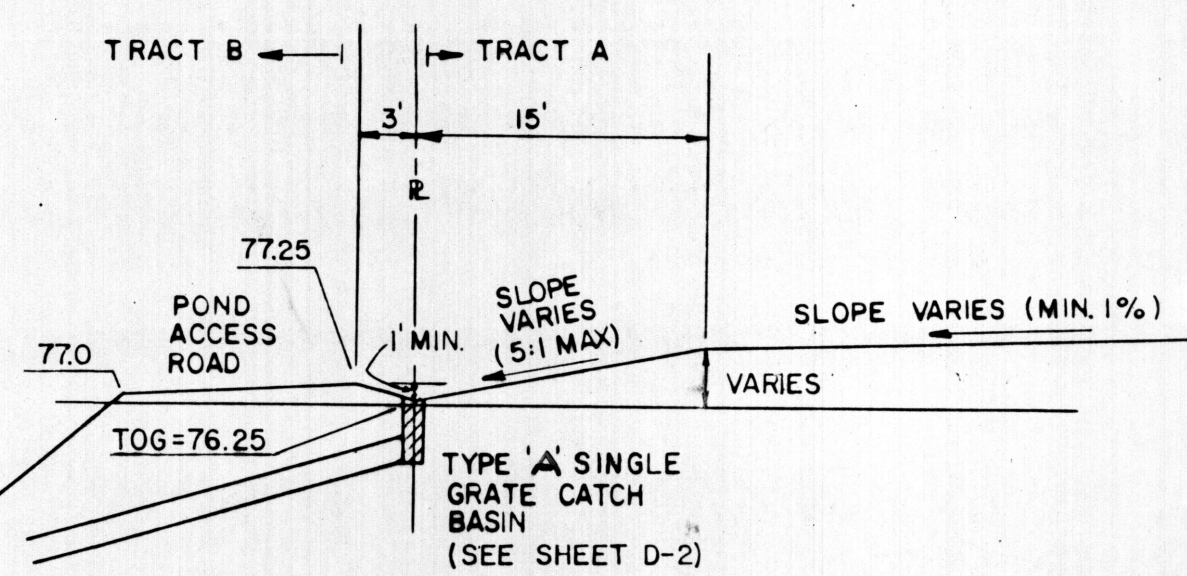
ESTIMATED CONSTRUCTION QUANTITIES

CLEARING AND GRUBBING	15 ACRES
CUT AND FILL	1000 CU. YDS.
BORROW - FROM CLAREMONT DENTENION BASIN	40,000 CU. YDS.

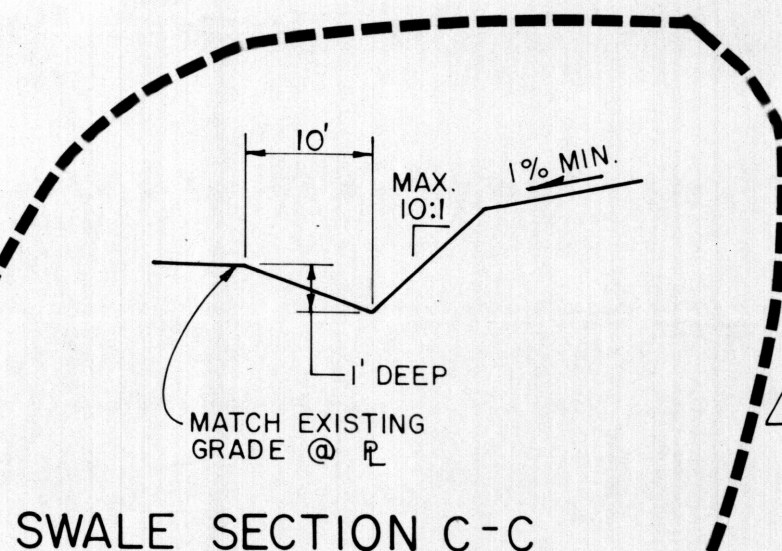
- THE CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL EXISTING IN THE CONSTRUCTION ZONE.
- THE CONTRACTOR IS TO COORDINATE ALL CONSTRUCTION AND DEMOLITION ACTIVITIES WITH THE CITY OF ALBUQUERQUE AND THE CITY'S CONTRACTOR FOR THE BUILDINGS SECOND STREET AND ODELIA STORM DRAINAGE IMPROVEMENTS, PROJECT #4272.90



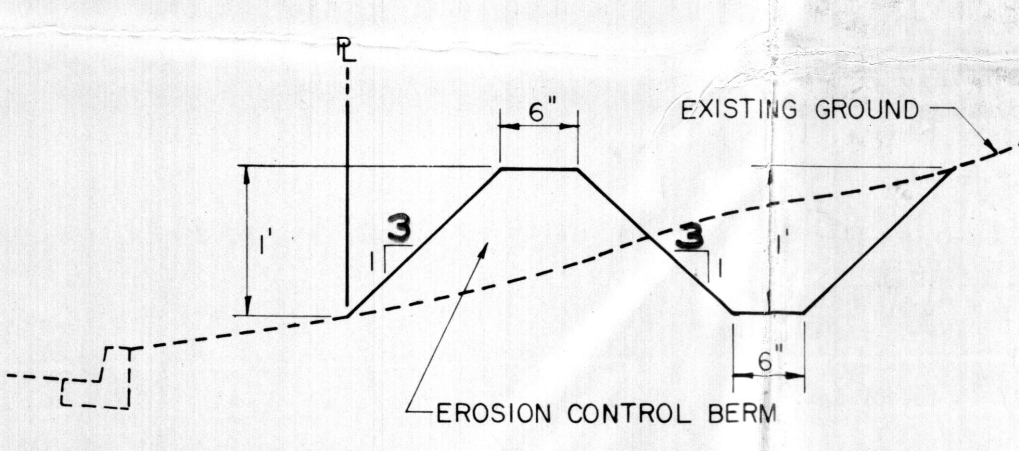
SECTION A-A (TYPICAL)
n.t.s.



SECTION B-B (TYPICAL)
n.t.s.



SECTION D-D EROSION CONTROL BERM



LEGAL DESCRIPTION

TRACT C, LAND AT MENAUL AND BROADWAY.
FILED 6/3/93 (93C-157)



LOCATION MAP (NTS)

ZONE ATLAS H-14-Z, H-15-Z

THIS STAMP IS FOR Δ ONLY.

Steve Boling
8-26-94
9-6-94

APPROVED FOR ROUGH GRADING (± 1')

Steve Boling
HYDROLOGY ENGINEER

9/13/94
DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

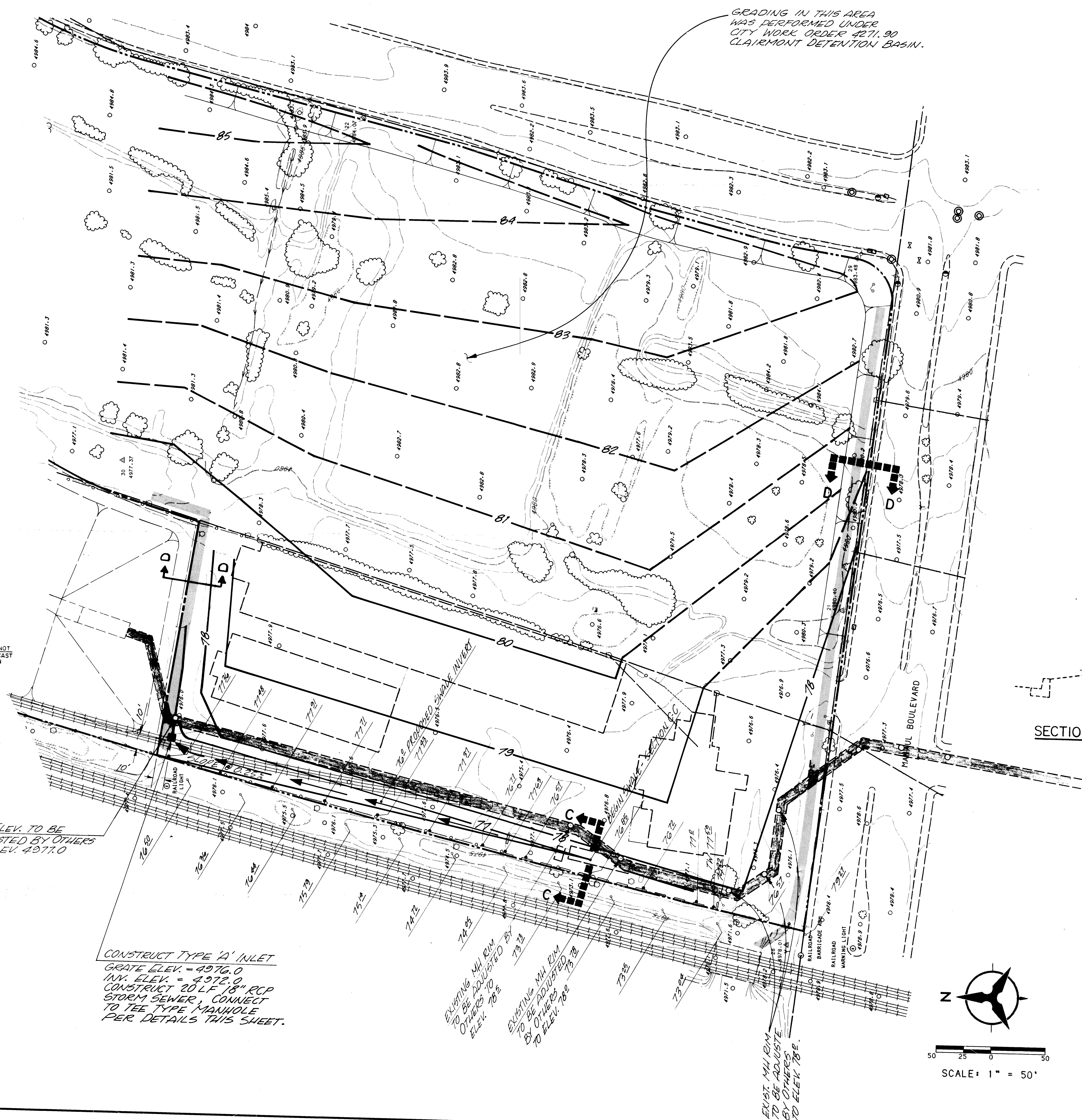
CLAREMONT, CANDELARIA & 2ND STREET NORTH
STORM DRAINAGE IMPROVEMENTS PHASE ONE
TRACT 'A' GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRG. CHAIRMAN	<i>Steve Boling</i>	2-18-93	WATER	<i>NA</i>	2-28-94
TRANSPORTATION	<i>Steve Boling</i>	12-23-92	WASTE WATER	<i>NA</i>	12-28-92
HYDROLOGY	<i>Steve Boling</i>	1-20-93			

DRAWING NO.	4271.90	MAP NO.	SHEET	1	OF	2
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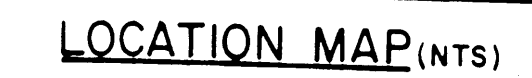
114 DT1

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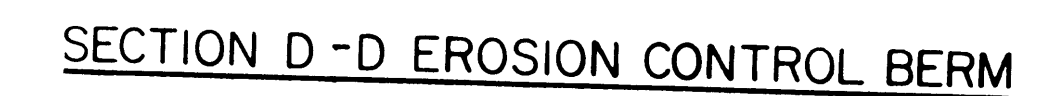


GRADING IN THIS AREA
WAS PERFORMED UNDER
CITY WORK ORDER 4271.90
CLAIRMONT DETENTION BASIN.

TRACT C, LAND AT MENAUL AND BROADWAY.
FILED 6/3/93 (93C - 157)



ZONE ATLAS H-14-Z, H-15-Z



AS-BUILT INFORMATION	
CONTRACTOR	
WORKED BY	
SIGNED BY	
FIELD	DATE
ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWINGS	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

[illegible][illegible]

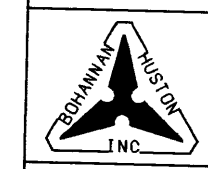
8-26-94
9-6-94

[illegible]

APPROVED FOR ROUGH GRADING ($\pm 1'$)

Steve Bohrer
HYDROLOGY ENGINEER

9/13/94
DATE



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

N-Z PROPERTY @ BROADWAY AND MENAUL
MASS GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

DRAWING NO. XXXX	MAP NO. H-14.15	SHEET 2 OF 2
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BHI JOB NO. 93278.40

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