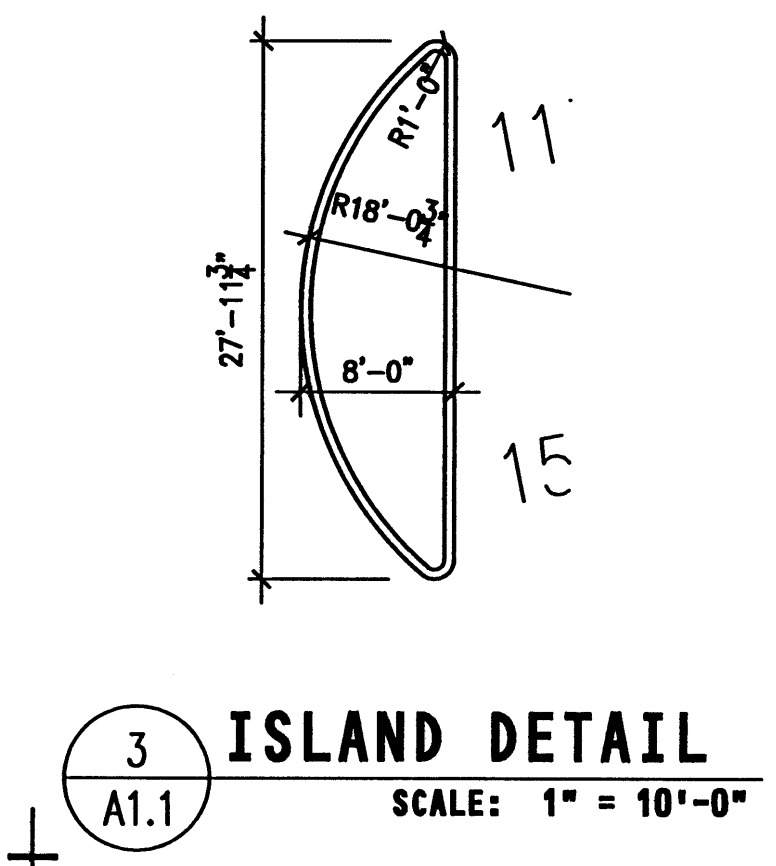
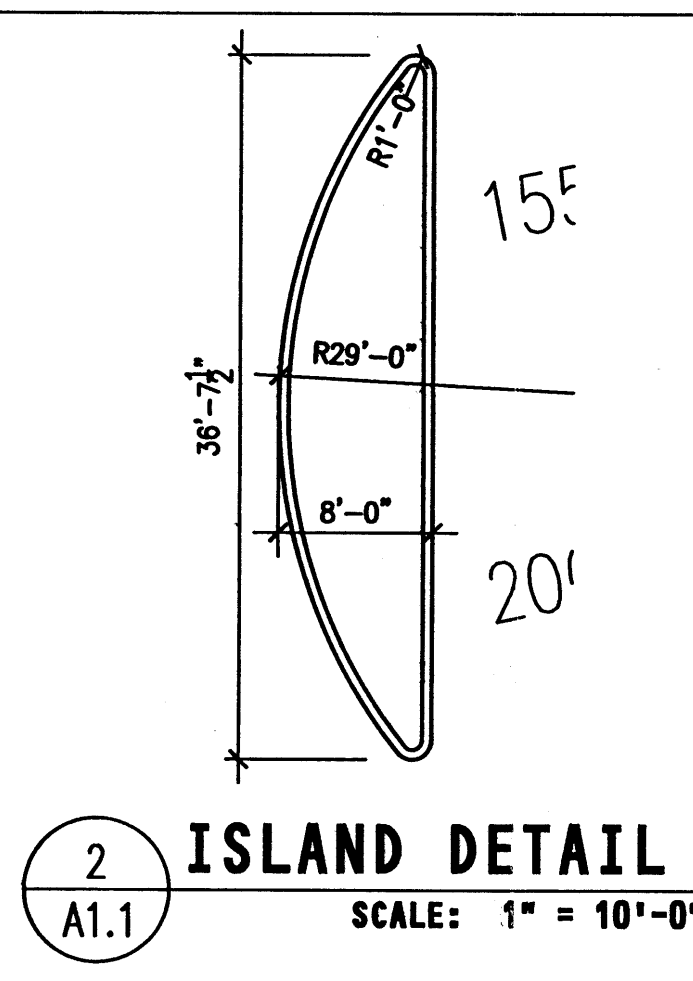


1 SITE PLAN
A1.1

EASEMENT SCHEDULE	
NO.	DESCRIPTION
E1	EXISTING, 35' PRIVATE DRAINAGE EASEMENT
E2	EXISTING, 20' PUBLIC WATERLINE EASEMENT
E3	EXISTING, 10' UTILITY EASEMENT
E4	EXISTING, 40' (ONE-HALF OF 80') DRAINAGE CHANNEL EASEMENT
E5	EXISTING, 20' WATERLINE EASEMENT
E6	EXISTING, 20' SEWER LINE EASEMENT
E7	10' ELECTRIC EASEMENT



SYMBOLS LEGEND

DRAWING NUMBER 3
SHEET NUMBER DRAWN A2.1
ELEVATION NUMBER 3
SECTION NUMBER 2
AREA OF DETAIL (Symbol)
DOOR TYPE 1
HARDWARE TYPE HW3
ROOM NAME SHOWER/LOCKERS
ROOM NUMBER 1106
FINISH SCHEDULE TYPE D
KEYNOTE NUMBER 17
WINDOW OR LOUVER TYPE SYMBOL A
PARTITION TYPE SYMBOL A
1 HOUR FIRE-RATED WALLS (Symbol)
SIGNAGE/GRAPHIC # (Symbol)
COLUMN DESIGNATION A, 2

FLOOR PLAN
SCALE: 3/16" = 1'-0"
DRAWING TITLE SYMBOL
SHEET NUMBER DRAWN TAKEN FROM
DIRECTION OF ELEVATION
DIRECTION OF CUTTING PLANE
SECTION REFERENCE SYMBOL
DETAIL DRAWING NUMBER
SHEET NUMBER DRAWN
DETAIL REFERENCE SYMBOL
DOOR SYMBOL
WINDOW OR LOUVER TYPE SYMBOL
PARTITION TYPE SYMBOL
ROOM SYMBOL
FINISH SCHEDULE TYPE
1 HOUR FIRE-RATED WALLS
SIGNAGE/GRAPHIC #
COLUMN DESIGNATION

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Ecology
Planning
Development

Notes

INDEX OF DRAWINGS

ARCHITECTURAL/ CIVIL	
A0.1	SURVEY
C1.1	PAVING/DRAINAGE PLAN
A1.1	SITE PLAN/ INFO SHEET
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	ROOF PLAN
A3.1	BUILDING ELEVATIONS
A5.1	WALL SECTIONS
A5.2	SCHEDULES, ENLARGED PLANS, DETAILS
A7.1	
A7.2	

Revisions/Submissions		
No.	Issued For	Date

Consultant

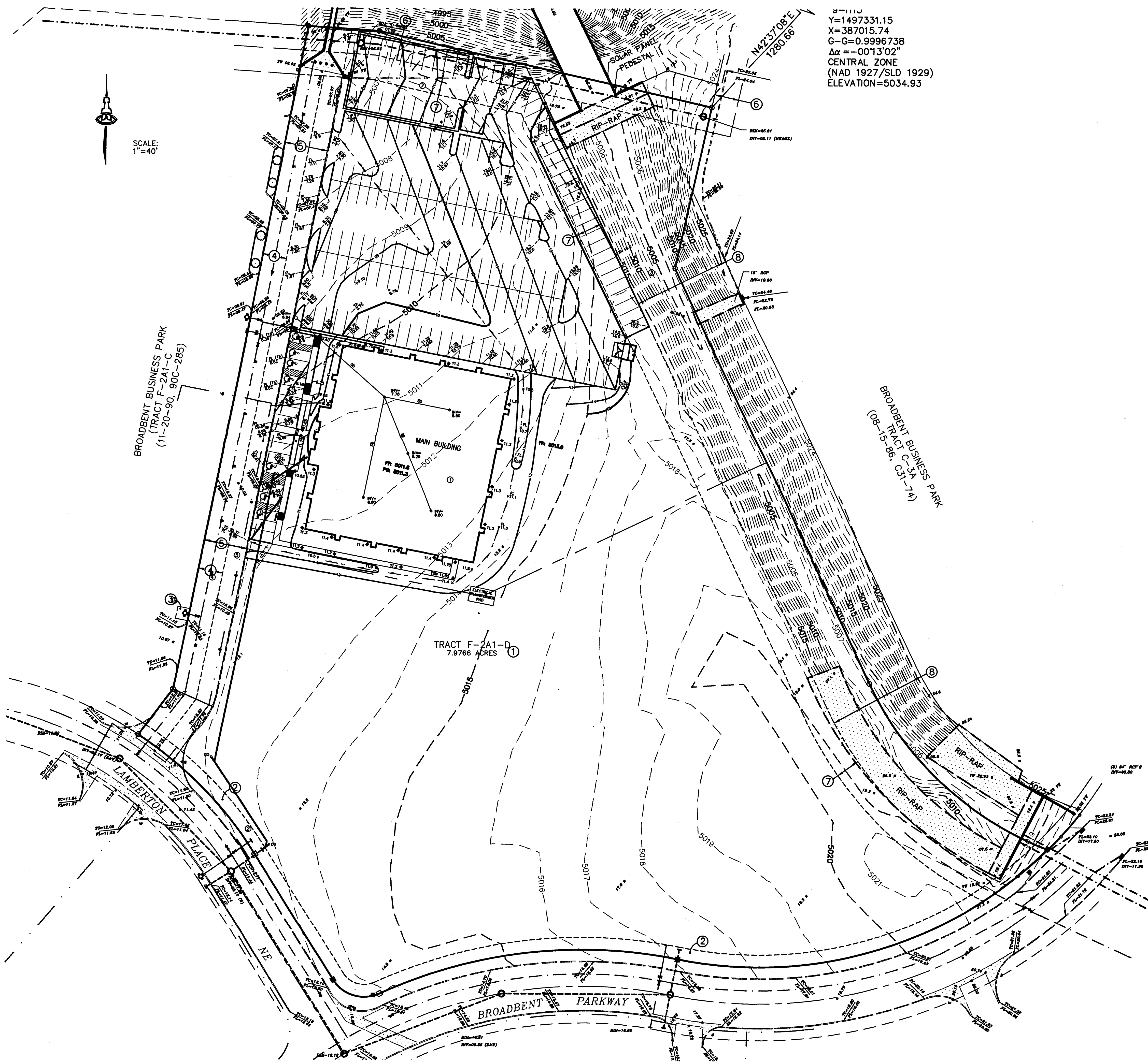
Project Title
CHILDREN, YOUTH and FAMILIES
ALBUQUERQUE, N.M.
TRAFFIC CIRCULATION LAYOUT

Sheet Title
SITE PLAN/ INFO SHEET

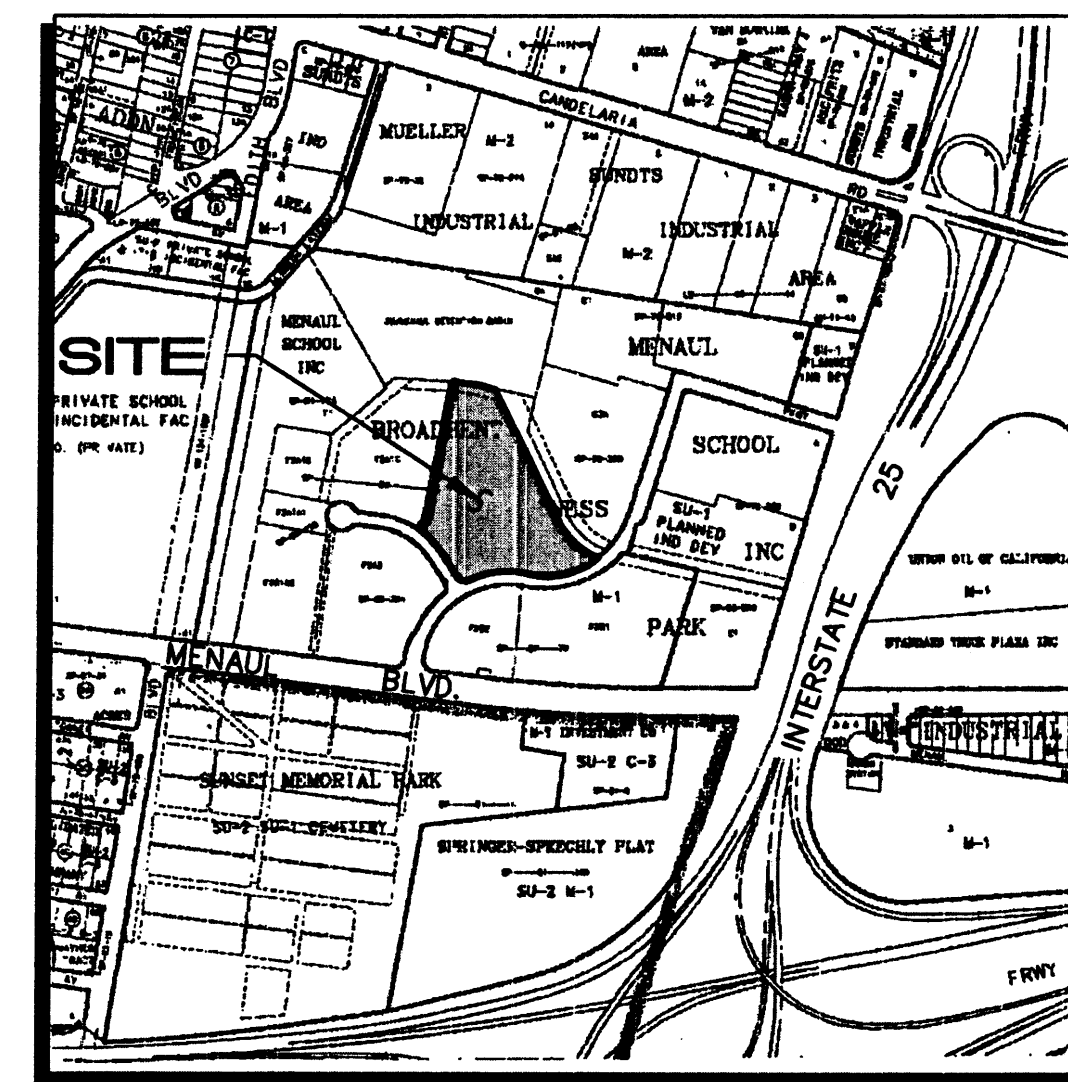
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	Drawn By	
	Checked By	
	Date	14 JUNE 00

99909
A1.1

yf-a0101.dwg 5-18-00 3:51:34 pm EST



9-1115
Y=1497331.15
X=387015.74
G=0.9996738
Δα = -001'30"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5034.93



H-15
VICINITY MAP
1"=750'±

LEGAL DESCRIPTION: TRACT F-2A1-D

AREA: 7.9766 ACRES

BENCHMARK: ACS MONUMENT "9-H15"
ELEVATION = 5034.93

FLOOD ZONE DESIGNATION: ALL PORTIONS OF THIS SITE WITHIN THE 100-YEAR FLOOD PLAIN ARE CONTAINED WITHIN A 35' PRIVATE DRAINAGE EASEMENT AS DESIGNATED ON PANEL 332 OF 825 OF THE FEMA FLOOD INSURANCE RATE MAPS DATE SEPTEMBER 20, 1996

EXISTING CONDITIONS: THIS SITE IS CURRENTLY AN UNDEVELOPED LOT, WITH NATIVE SHRUBS AND GRASSES. THE PROPERTY IS BOUNDED TO THE NORTH BY THE MENAUL SCHOOL DETENTION BASIN, AND TO THE EAST BY A PRIVATE DRAINAGE CHANNEL. TO THE SOUTH IS BROADBENT PARKWAY, AND LAMBERTON PLACE IS TO THE WEST. ON THE WEST SIDE OF THE SITE IS AN EXISTING PRIVATE ACCESS ROADWAY, WHICH IS SHARED WITH TRACT F-2A1-C. THE SITE SLOPES TO THE NORTHWEST AT APPROXIMATELY 1.7%. THERE ARE NO OFFSITE FLOWS WHICH CROSS THE SITE.

EXISTING HYDROLOGY: PRECIPITATION ZONE: 2

BASIN A:

AREA = 2.65 AC
LAND TREATMENTS: 100% A

$Q_p = 1.56 (2.65 \text{ AC}) = 4.1 \text{ CFS}$

$V = 0.53 (2.65 \text{ AC})/12 = 0.117 \text{ AC-FT} \Rightarrow 5,098 \text{ CU. FT.}$

BASIN B:

AREA = 3.96 AC
LAND TREATMENTS: 100% A

$Q_p = 1.56 (3.96 \text{ AC}) = 6.2 \text{ CFS}$

$V = 0.53 (3.96 \text{ AC})/12 = 0.175 \text{ AC-FT} \Rightarrow 7,619 \text{ CU. FT.}$

PROPOSED CONDITIONS: AN 22,331 SF OFFICE BUILDING FOR THE STATE OF NEW MEXICO WITH 200 PARKING SPACES IS PROPOSED FOR THE NORTH PORTION OF THE SITE. THE SOUTHERN PORTION WILL REMAIN UNDEVELOPED AT THIS TIME. FLOWS FROM BASIN A WILL BE DIRECTED NORTHWEST TO THE EXISTING CONCRETE RUNDOWN AS WAS CALLED FOR IN THE CONCEPTUAL GRADING & DRAINAGE PLAN UPDATE FOR BROADBENT BUSINESS PARK DATED APRIL 23, 1990 (H15/040). FROM THERE FLOWS ARE GIVEN FREE DISCHARGE TO THE MENAUL DETENTION BASIN. BASIN B WILL CONTINUE TO FLOW TOWARDS LAMBERTON PLACE.

PROPOSED HYDROLOGY:

BASIN A:

LAND TREATMENTS: 0.39 AC TYPE B \Rightarrow 14.7% B
0.39 AC TYPE C \Rightarrow 14.7% C
1.87 AC TYPE D \Rightarrow 70.6% D

$Q_p = 2.28 (0.39 \text{ AC}) + 3.14 (0.39 \text{ AC}) + 4.70 (1.87 \text{ AC}) = 10.9 \text{ CFS}$

$V = [0.78 (0.39 \text{ AC}) + 1.13 (0.39 \text{ AC}) + 2.12 (1.87 \text{ AC})]/12 = 0.392 \text{ AC-FT} \Rightarrow 17,095 \text{ CU. FT.}$

LEGEND

- 5015- CONTOUR (MAJOR)
- 5016- CONTOUR (MINOR)
- TC= TOP CURB
- FL= FLOWLINE
- x 0.00 SPOT ELEVATION
- x 0.00 TW TOP OF WALL
- w WHEELCHAIR RAMP
- ==== CONCRETE CURB
- CONCRETE/SIDEWALK
- BOLLARD
- CHAIN LINK FENCE
- TREE
- SANITARY SEWER MANHOLE/MANHOLE
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- DROP INLET

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Notes

EASEMENT NOTES

- E1 RECIPROCAL ACCESS, UTILITY, DRAINAGE, IRRIGATION, AND LANDSCAPING EASEMENT (ALL OF TRACT F-2A1-D) (05-06-86, BK. MISC. 348A, PGS. 525-533)
- E2 EXISTING 10' UTILITY EASEMENT (08-15-86, C31-74)
- E3 EXISTING 10' x 10' PUBLIC WATERLINE EASEMENT (11-20-90, 90C-285)
- E4 EXISTING 20' PUBLIC WATERLINE EASEMENT (11-20-90, 90C-285)
- E5 EXISTING 35' PRIVATE DRAINAGE EASEMENT, TO BENEFIT TRACT F-2A1-C AND F-2A1-D. MAINTENANCE IS THE RESPONSIBILITY OF TRACT F-2A1-D WITH TRACT F-2A1-C REIMBURSING TRACT F-2A1-D FOR 50% OF ALL COSTS INCURRED FOR SAID MAINTENANCE.
- E6 EXISTING 20' C.O.A. SEWER EASEMENT (02-26-85, BK. 769, PGS. 346-348)
- E7 EXISTING 20' WATERLINE EASEMENT (08-15-86, C31-74)
- E8 EXISTING 80' DRAINAGE EASEMENT (05-23-79, D9-129)

Revisions	Submitted	Issued For	Date

Consultant
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street, N.E.
Albuquerque, New Mexico

129GRD.DWG000 VIEW: SH11 6/14

Project Title
CHILDREN, YOUTH and FAMILIES
ALBUQUERQUE, NM

Sheet Title
GRADING, DRAINAGE & UTILITY PLAN

Seal
Job No. 99909
Drawn By NAV
Checked By FCA
Date 23 MAR 00

C11

Notes

EASEMENT NOTES

- E1 RECIPROCAL ACCESS, UTILITY, DRAINAGE, IRRIGATION, AND LANDSCAPING EASEMENT (ALL OF TRACT F-2A1-D) (05-06-86, BK. MISC. 348A, PGS. 525-533)
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- E8 EXISTING 80' DRAINAGE EASEMENT (05-23-79, D9-129)

CONSTRUCTION NOTES

1. 1 1/2" WATER METER PER CITY OF ALBUQUERQUE STD DWGS #2363 & #2367.
2. REMOVE & REPLACE ASPHALT PAVING, 15 SY.
3. 4" DIA SANITARY SEWER SERVICE LINE BEND (45°) AND CLEANOUT.
4. 4" DIA SAS SERVICE LINE.
5. 4" DIA SAS BEND (90°) AND CLEANOUT.
6. CONNECT TO EXISTING SAS STUB. CONTRACTOR TO CONFIRM EXISTING INVERT ELEVATION.
7. 94.43 LF PVC
8. 54.00 LF PVC
9. 85.00 LF PVC
10. 50.89 LF PVC
11. 50.89 LF PVC

APPROVAL FOR ROUGH GRADING (±0.1')

CONDITION: TOP SOIL DISTURBANCE PERMIT REQUIRED PRIOR TO COMMENCING EARTHWORK OPERATIONS

HYDROLOGY DIVISION
PUBLIC WORKS DEPARTMENT
CITY OF ALBUQUERQUE

Revisions Submissions

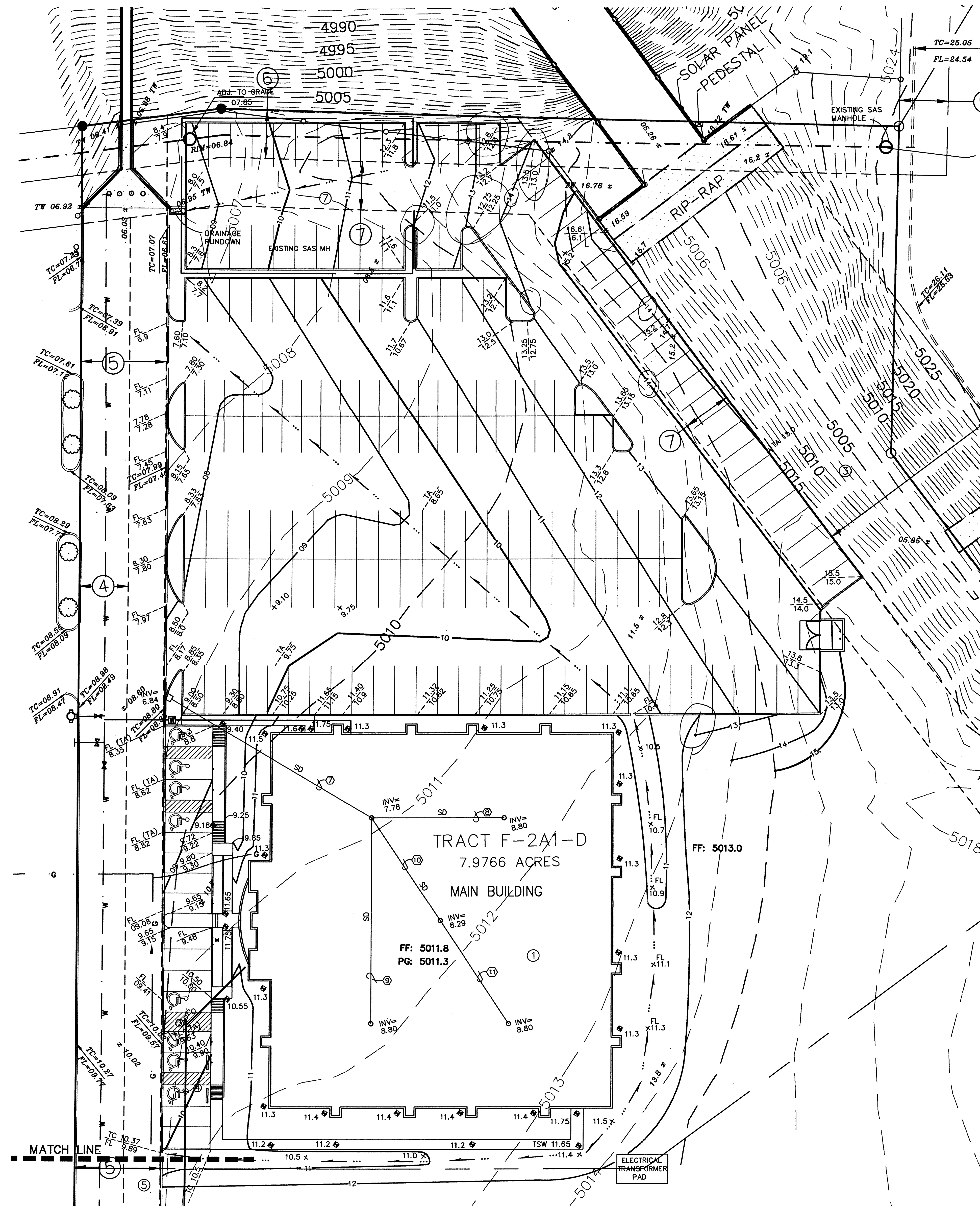
No.	Issued For	Date

Consultant
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico 87102
129GRD.DWGrev VIEW: SH12 6/14/0

Project Title
**CHILDREN, YOUTH
and FAMILIES**
ALBUQUERQUE, NM

Sheet Title
**GRADING, DRAINAGE
& UTILITY PLAN**

Seal
Job No.
Drawn By
Checked By
Date
C1.2



GRADING NOTES:

1. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
2. ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
3. EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
4. CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.3± FEET.
5. SCARIFY AND COMPACT SUBGRADE FOR FILLS. PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH. MOISTEN AS NECESSARY TO PROVIDE OPTIMUM MOISTURE (±2%) CONTENT.
6. UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE, COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
7. MAXIMUM SLOPES SHALL BE 3:1 MINIMUM SLOPES SHALL BE 1%.
8. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 280-1990, FOR LOCATION OF EXISTING UTILITIES.
9. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING TO THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. IN PLANNING AND EXCAVATION WORK, THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND EXCAVATION WORK, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
10. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT ERODED AND WASHED DOWN THE STREET.
11. OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. ALLOW TESTING SERVICE TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHALL COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT NO ADDITIONAL EXPENSE.
12. OWNER HAS ESTABLISHED SUBDIVISION BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING INCLUDING TRACT CORNERS. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS.

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Planning
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Notes

EASEMENT NOTES

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- E6 EXISTING 20" C.O.A. SEWER EASEMENT (02-26-65, BK. 769, PGS. 346-348)
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CONSTRUCTION NOTES

1. 1" WATER METER PER CITY OF ALBUQUERQUE STD DWGS #2363 & #2367.
2. REMOVE & REPLACE ASPHALT PAVING, 15 SY.
3. 4" DIA SANITARY SEWER SERVICE LINE BEND (45°) AND CLEANOUT.
4. 4" DIA SAS SERVICE LINE.
5. 4" DIA SAS WYE, BEND (45°) AND CLEANOUT.
6. CONNECT TO EXISTING SAS STUB. CONTRACTOR TO CONFIRM EXISTING INVERT ELEVATION.
7. 46 LF 8" PVC DRAIN @ 1.0% SLOPE
8. 2" GAS SERVICE LINE. CONNECT TO EXIST. GAS LINE
9. 1 1/2" WATER SERVICE WITH METER. CONNECT TO EXIST. 12" WATERLINE
10. 4" FIRE HYDRANT (PRVT) PER C.O.A. DWG 2340 FL ELEV. = 5013.30 240 LF 6" WATERLINE 6" GATE VALVE & TYPE 'A' VALVE BOX 6" TAPPING SADDLE PRESSURE CONNECTION

APPROVAL FOR ROUGH GRADING (±0.1')

CONDITION: TOP SOIL DISTURBANCE PERMIT REQUIRED PRIOR TO COMMENCING EARTHWORK OPERATIONS

HYDROLOGY DIVISION PUBLIC WORKS DEPARTMENT CITY OF ALBUQUERQUE

Revisions Submissions	No.	Issued For	Date

Consultant: ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
129GRD.DWG000 VIEW: SHT2 7/11/00

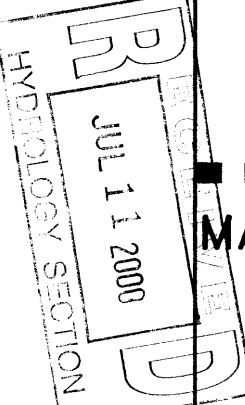
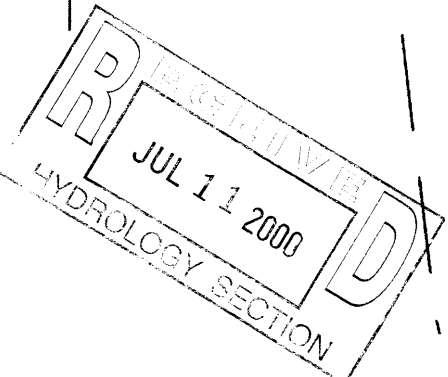
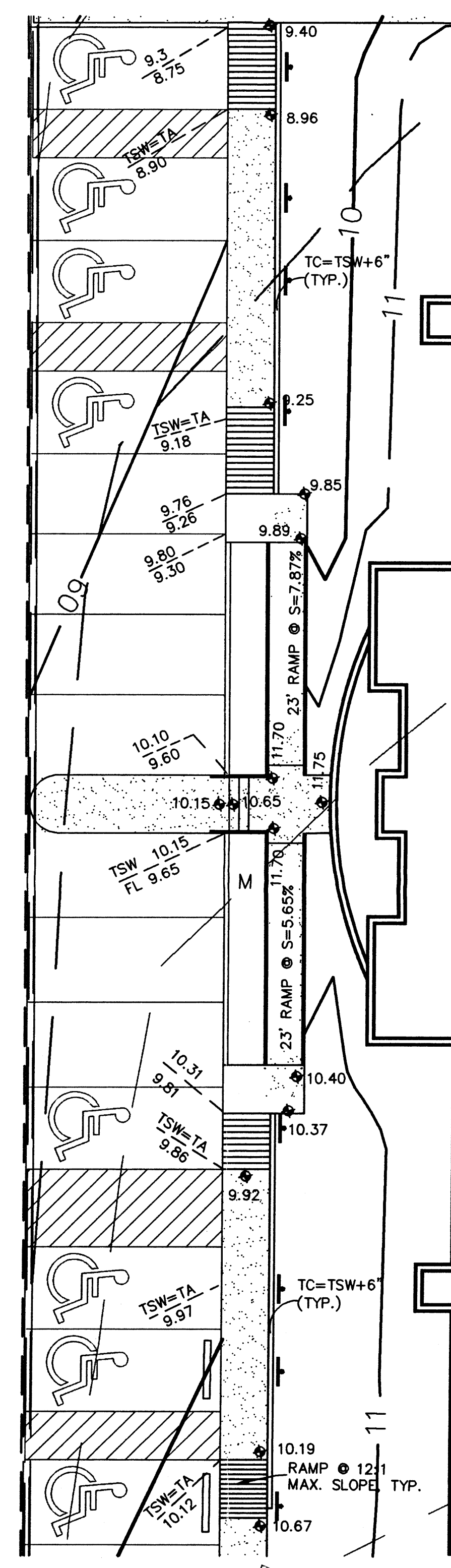
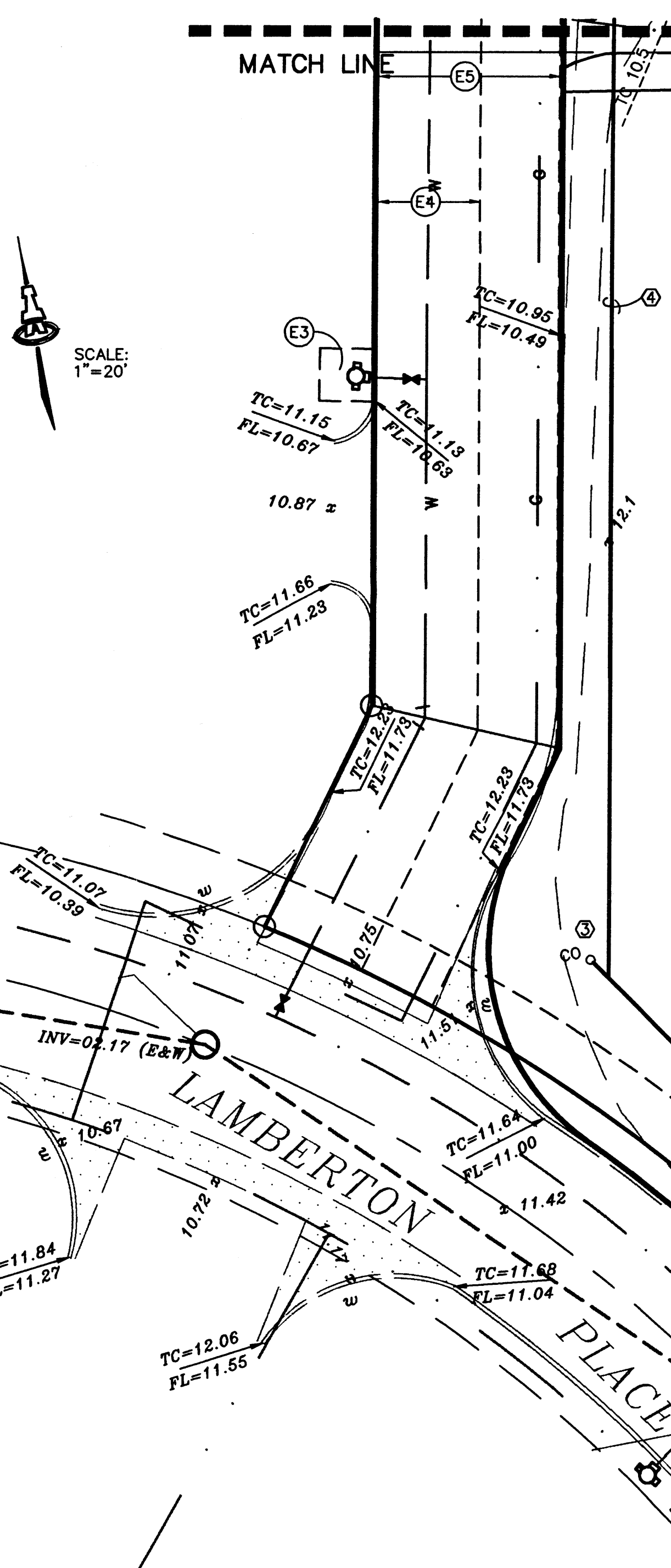
Project Title: CHILDREN, YOUTH and FAMILIES ALBUQUERQUE, NM

GRADING, DRAINAGE & UTILITY PLAN

Seal: [Professional Engineer Seal] Job No. Drawing No. C1.2
Date: 07-11-00

GRADING NOTES:

1. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
2. ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
3. EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
4. CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.34 FEET.
5. SCARIFY AND COMPACT SUBGRADE FOR FILLS. PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH. MOISTEN AS NECESSARY TO PROVIDE OPTIMUM MOISTURE (±2%) CONTENT.
6. UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE. COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
7. MAXIMUM SLOPES SHALL BE 3:1 MINIMUM SLOPES SHALL BE 1%.
8. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
9. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
10. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT ERODED AND WASHED DOWN THE STREET.
11. OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. ALLOW TESTING SERVICE TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHALL COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT NO ADDITIONAL EXPENSE.
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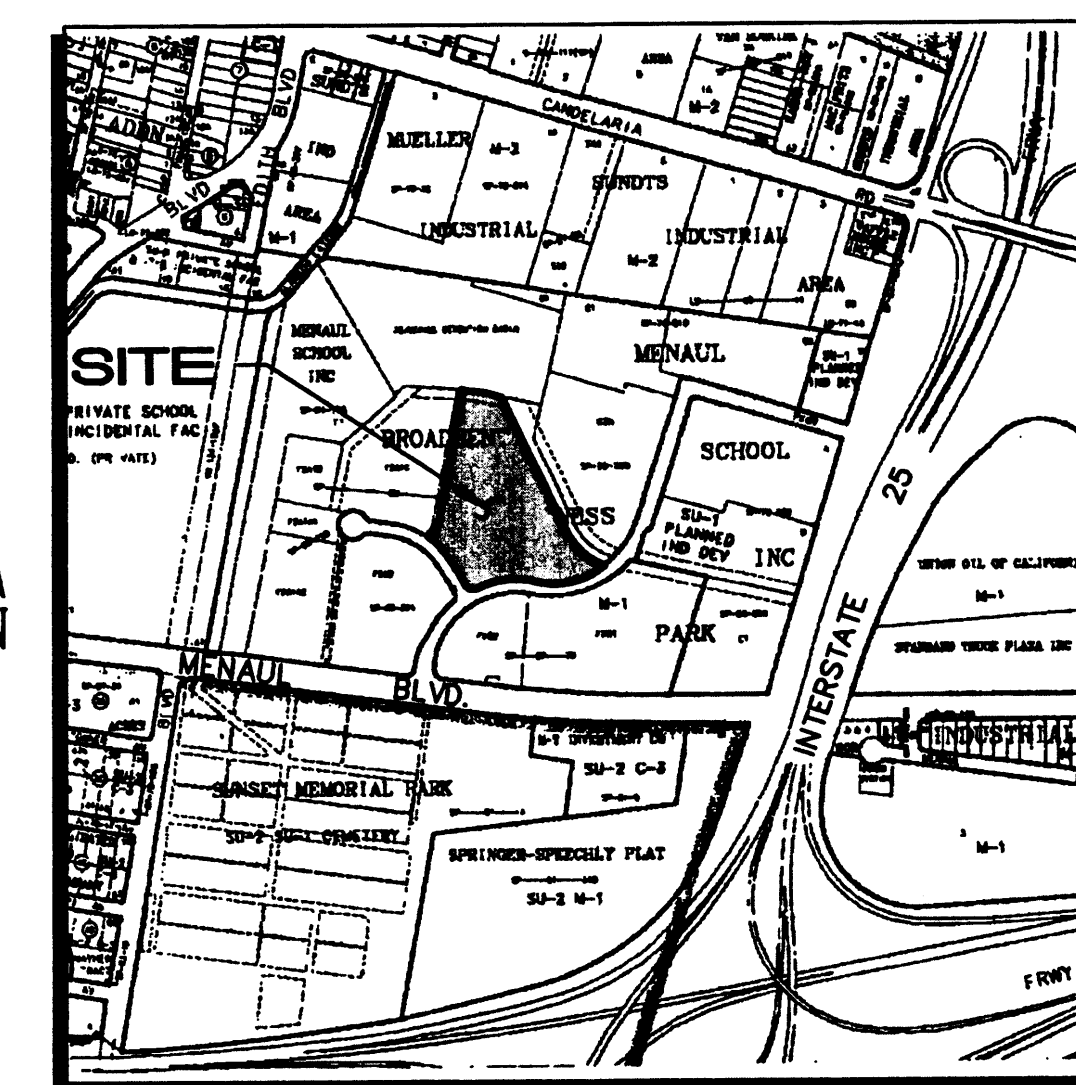
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Landscapes 70112
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Notes

EASEMENT NOTES

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- E8 EXISTING 80' DRAINAGE EASEMENT (05-23-79, D9-129)



VICINITY MAP

LEGAL DESCRIPTION: TRACT F-2A1-D

AREA: 7.9766 ACRES

BENCHMARK: ACS MONUMENT "9-H15"
ELEVATION = 5034.93

FLOOD ZONE DESIGNATION: ALL PORTIONS OF THIS SITE WITHIN THE 100-YEAR FLOOD PLAIN ARE CONTAINED WITHIN A 35' PRIVATE DRAINAGE EASEMENT AS DESIGNATED ON PANEL 332 OF 825 OF THE FEMA FLOOD INSURANCE RATE MAPS DATE SEPTEMBER 20, 1996

EXISTING CONDITIONS: THIS SITE IS CURRENTLY AN UNDEVELOPED LOT, WITH NATIVE SHRUBS AND GRASSES. THE PROPERTY IS BOUNDED TO THE NORTH BY THE MANUAL SCHOOL DETENTION BASIN, AND TO THE NORTHEAST BY A PRIVATE DRAINAGE CHANNEL TO THE SOUTHEAST IS BROADBENT PARKWAY, AND LAMBERTON PLACE IS TO THE SOUTHWEST. ON THE WEST SIDE OF THE SITE IS AN EXISTING PRIVATE ACCESS ROADWAY, WHICH IS SHARED WITH TRACT F-2A1-C. THE SITE SLOPES TO THE NORTHWEST AT APPROXIMATELY 1.7%. THERE ARE NO OFFSITE FLOWS WHICH CROSS THE SITE.

EXISTING HYDROLOGY: PRECIPITATION ZONE: 2

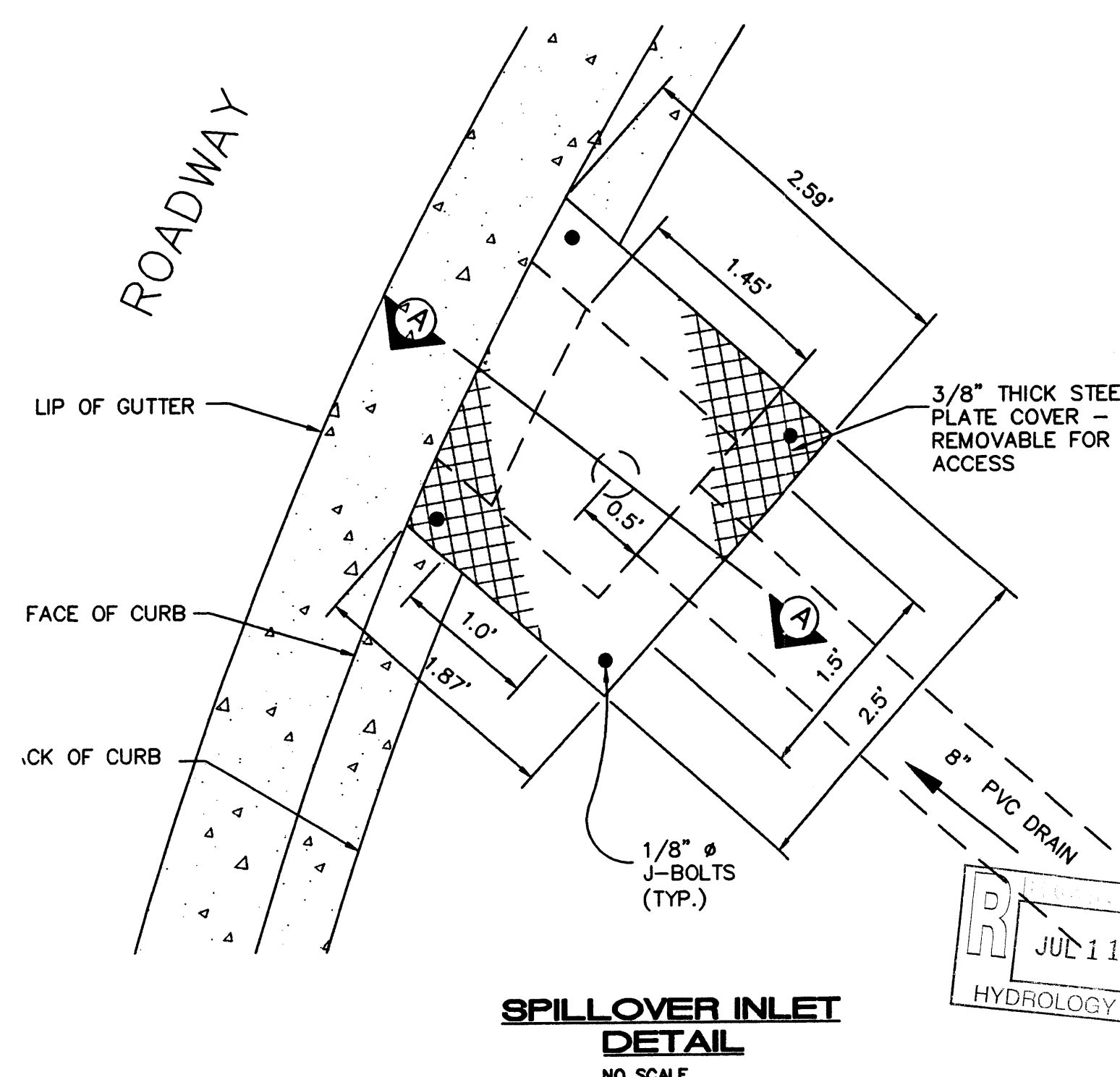
BASIN A:
AREA = 2.65 AC
LAND TREATMENTS: 100% A
 $Q_p = 1.56 (2.65 \text{ AC}) = 4.1 \text{ CFS}$
 $V = 0.53 (2.65 \text{ AC})/12 = 0.117 \text{ AC-FT} \Rightarrow 5,098 \text{ CU. FT.}$

BASIN B:
AREA = 3.96 AC
LAND TREATMENTS: 100% A
 $Q_p = 1.56 (3.96 \text{ AC}) = 6.2 \text{ CFS}$
 $V = 0.53 (3.96 \text{ AC})/12 = 0.175 \text{ AC-FT} \Rightarrow 7,619 \text{ CU. FT.}$

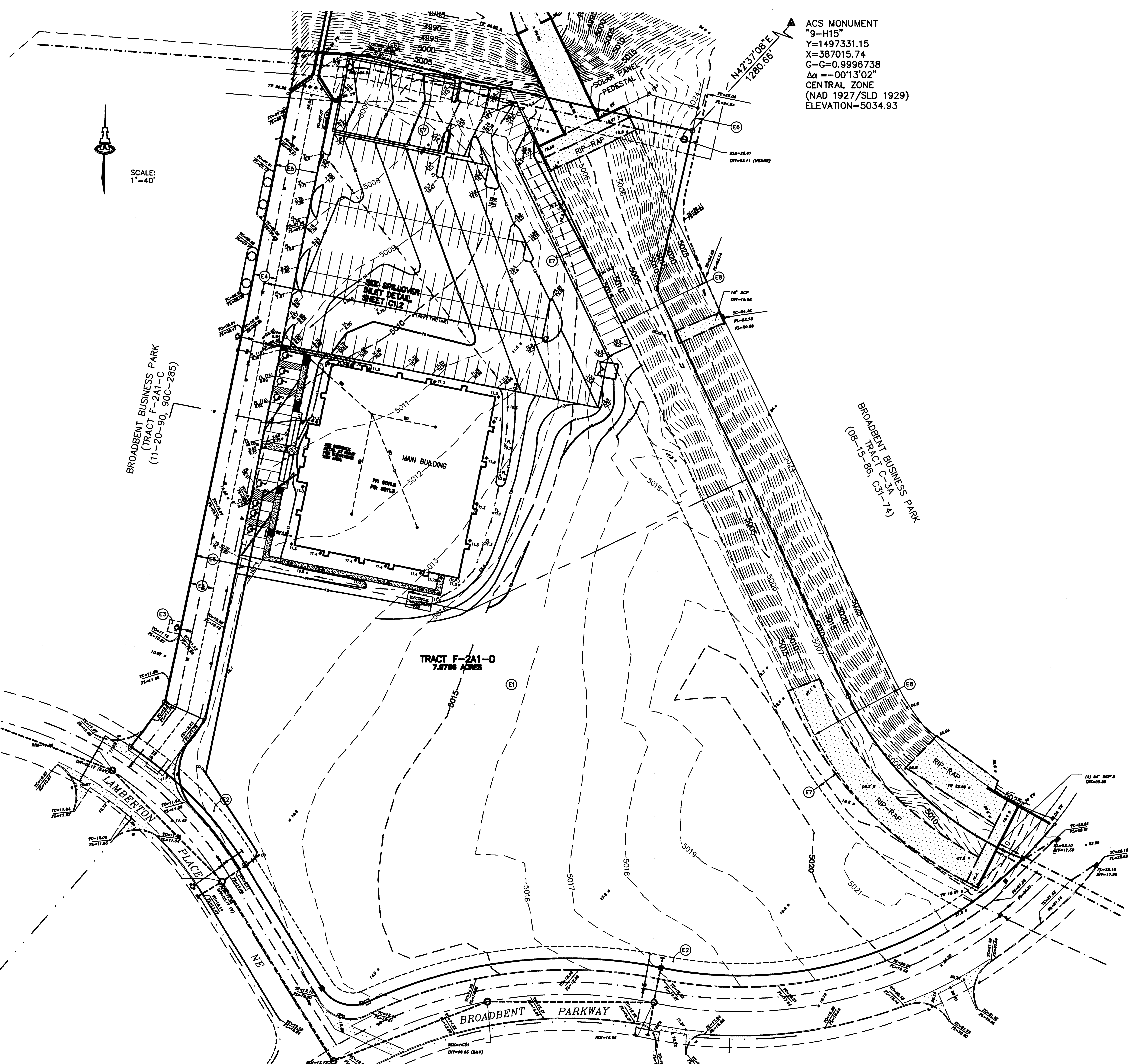
PROPOSED CONDITIONS: AN 22,331 SF OFFICE BUILDING FOR THE STATE OF NEW MEXICO WITH 200 PARKING SPACES IS PROPOSED FOR THE NORTH PORTION OF THE SITE. THE SOUTHERN PORTION WILL REMAIN UNDEVELOPED AT THIS TIME. FLOWS FROM BASIN A WILL BE DIRECTED NORTHWEST TO THE EXISTING CONCRETE RUNDOWN AS WAS CALLED FOR IN THE CONCEPTUAL GRADING & DRAINAGE PLAN UPDATE FOR BROADBENT BUSINESS PARK DATED APRIL 23, 1990 (H15/D40). FROM THERE FLOWS ARE GIVEN FREE DISCHARGE TO THE MANUAL DETENTION BASIN. BASIN B WILL CONTINUE TO FLOW TOWARDS LAMBERTON PLACE.

PROPOSED HYDROLOGY:

BASIN A:
LAND TREATMENTS: 0.39 AC TYPE B $\Rightarrow 14.7\% \text{ B}$
0.39 AC TYPE C $\Rightarrow 14.7\% \text{ C}$
1.87 AC TYPE D $\Rightarrow 70.6\% \text{ D}$
 $Q_p = 2.28 (0.39 \text{ AC}) + 3.14 (0.39 \text{ AC}) + 4.70 (1.87 \text{ AC}) = 10.9 \text{ CFS}$
 $V = [0.78 (0.39 \text{ AC}) + 1.13 (0.39 \text{ AC}) + 2.12 (1.87 \text{ AC})]/12 = 0.392 \text{ AC-FT} \Rightarrow 17,095 \text{ CU. FT.}$

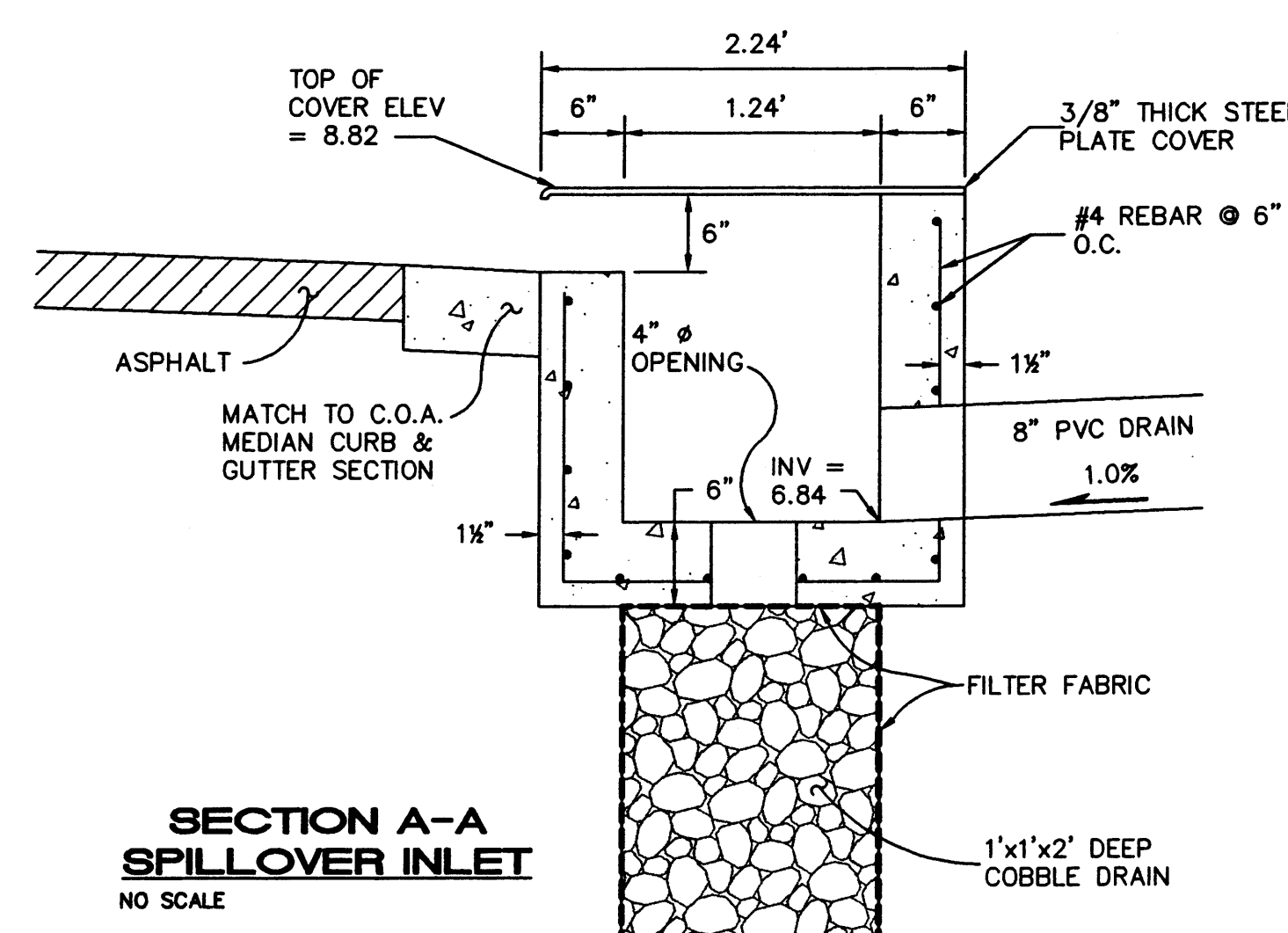


SPILLOVER INLET
DETAIL
NO SCALE



LEGEND

- 5015- CONTOUR (MAJOR)
- 5016- CONTOUR (MINOR)
- TOP CURB FLOWLINE
- SPOT ELEVATION
- TOP OF WALL
- WHEELCHAIR RAMP
- CONCRETE CURB
- CONCRETE/SIDEWALK
- BOLLARD
- CHAIN LINK FENCE
- TREE
- SANITARY SEWER MANHOLE/MANHOLE
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- DROP INLET



SECTION A-A
SPILLOVER INLET
NO SCALE

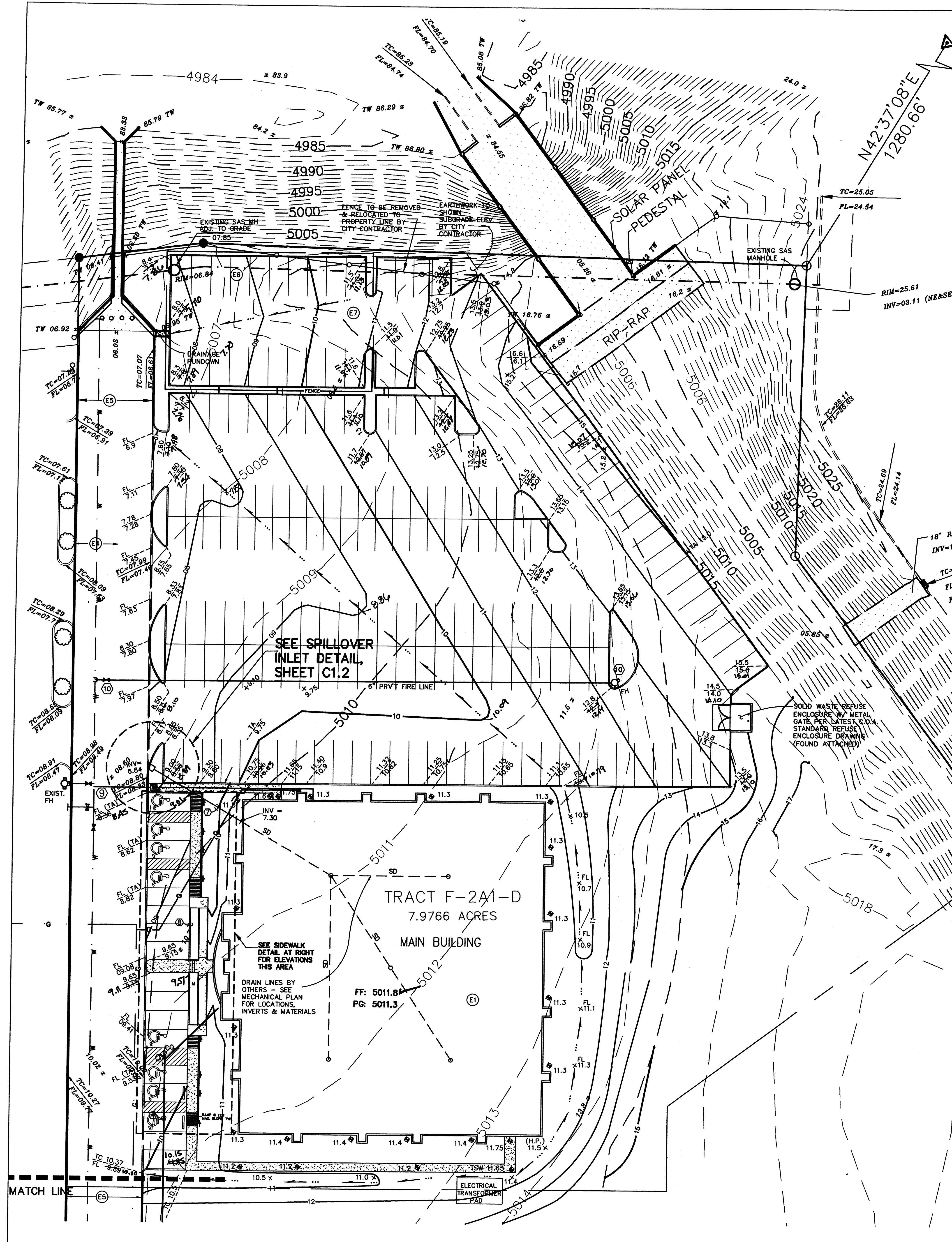
Revisions Submissions		
No.	Issued For	Date

Consultant: ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
120 Monroe Street N.E.
Albuquerque New Mexico

Project Title: CHILDREN, YOUTH and FAMILIES ALBUQUERQUE, NM

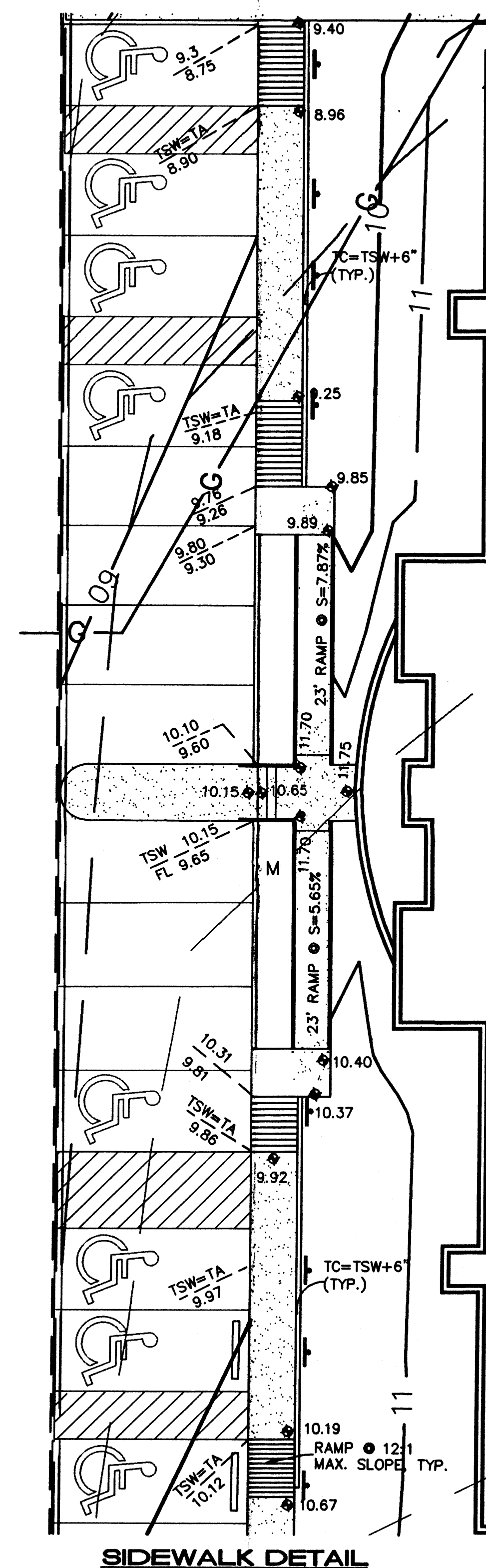
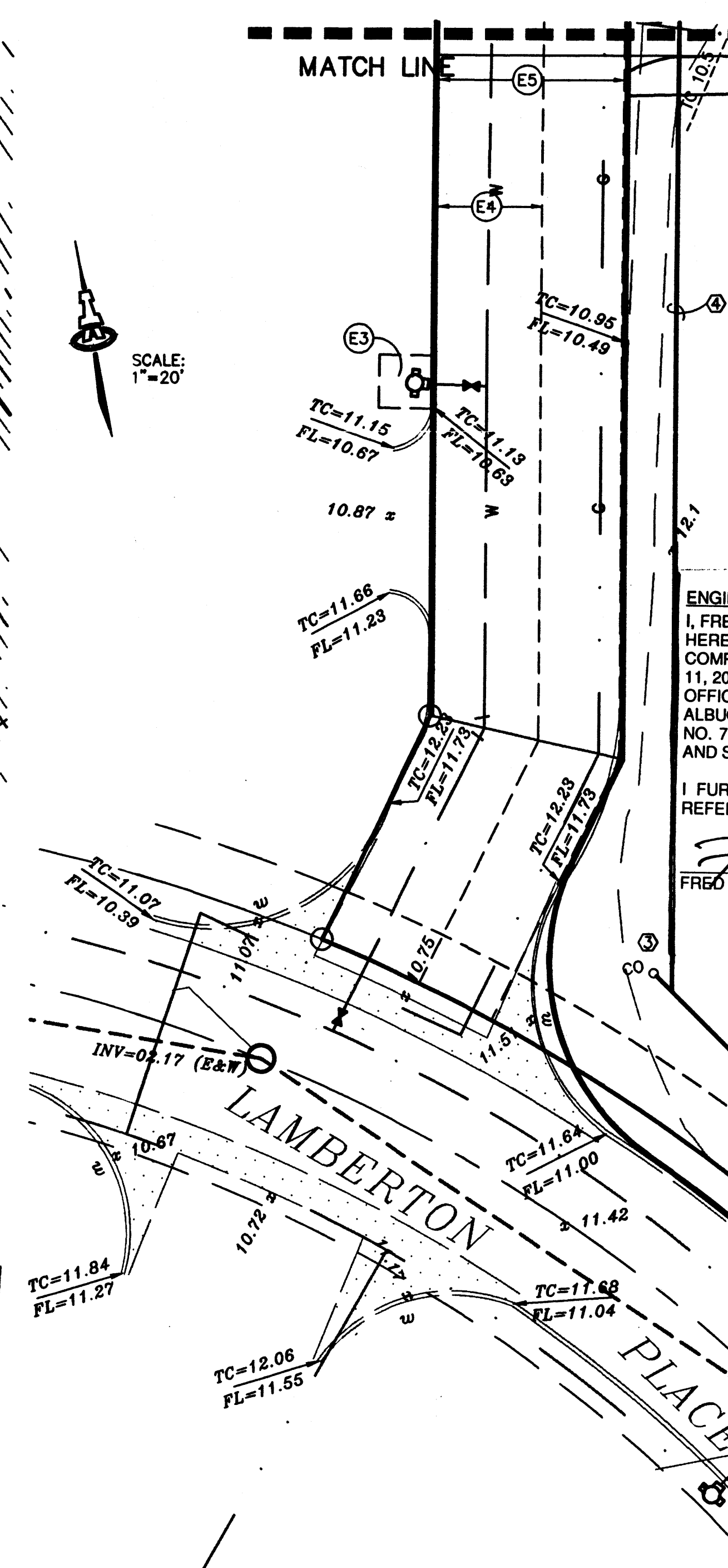
Sheet Title: GRADING, DRAINAGE & UTILITY PLAN

Seal: [Professional Engineer Seal]
Job No. 99909
Drawn By: NAV
Checked By: FCA
Date: 23 MAR 00
Drawing No. C1.1



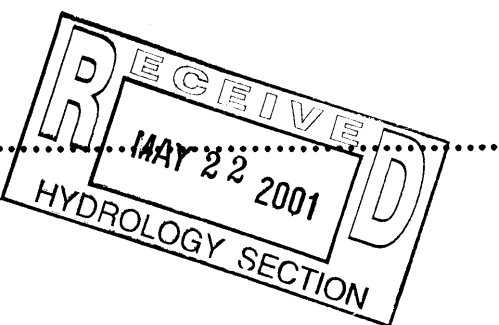
GRADING NOTES:

1. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
2. ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
3. EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
4. CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.3+ FEET.
5. SCARIFY AND COMPACT SUBGRADE FOR FILLS. PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH. MOISTEN AS NECESSARY TO PROVIDE OPTIMUM MOISTURE (±2%) CONTENT.
6. UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE, COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
7. MAXIMUM SLOPES SHALL BE 3:1 MINIMUM SLOPES SHALL BE 1%.
8. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
9. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE. THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
10. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT ERODED AND WASHED DOWN THE STREET.
11. OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. ALLOW TESTING SERVICE TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHALL COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT NO ADDITIONAL EXPENSE.
12. OWNER HAS ESTABLISHED SUBDIVISION BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING INCLUDING TRACT CORNERS. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS.



wisznia

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Landscapes 70112
Ecology
Planning
Development



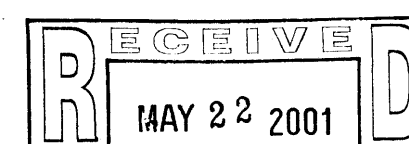
Notes

EASEMENT NOTES

1. RECIPROCAL ACCESS, UTILITY, DRAINAGE, IRRIGATION, AND LANDSCAPING EASEMENT (ALL OF TRACT F-2A1-D) (05-06-86, BK. MISC. 346A, PGS. 525-533)
2. EXISTING 10' UTILITY EASEMENT (08-15-86, C31-74)
3. EXISTING 10' X 10' PUBLIC WATERLINE EASEMENT (11-20-90, 90C-285)
4. EXISTING 20' PUBLIC WATERLINE EASEMENT (11-20-90, 90C-285)
5. EXISTING 35' PRIVATE DRAINAGE EASEMENT, TO BENEFIT TRACT F-2A1-C AND F-2A1-D. MAINTENANCE IS THE RESPONSIBILITY OF TRACT F-2A1-D WITH TRACT F-2A1-C REIMBURSING TRACT F-2A1-D FOR 50% OF ALL COSTS INCURRED FOR SAID MAINTENANCE.
6. EXISTING 20' C.O.A. SEWER EASEMENT (02-26-85, BK. 769, PGS. 346-348)
7. EXISTING 20' WATERLINE EASEMENT (08-15-86, C31-74)
8. EXISTING 80' DRAINAGE EASEMENT (05-23-79, D9-129)

CONSTRUCTION NOTES

1. 1 1/4" WATER METER PER CITY OF ALBUQUERQUE STD DWGS #2363 & #2367.
2. REMOVE & REPLACE ASPHALT PAVING, 15' SY.
3. 4" DIA SANITARY SEWER SERVICE LINE BEND (45°) AND CLEANOUT.
4. 4" DIA SAS SERVICE LINE.
5. 4" DIA SAS WYE, BEND (45°) AND CLEANOUT.
6. CONNECT TO EXISTING SAS STUB. CONTRACTOR TO CONFIRM EXISTING INVERT ELEVATION.
7. 46 LF 8" PVC DRAIN @ 1.0% SLOPE
8. 2" GAS SERVICE LINE. CONNECT TO EXIST. GAS LINE
9. 1 1/4" WATER SERVICE WITH METER. CONNECT TO EXIST. 12" WATERLINE
10. 4" FIRE HYDRANT (PRV'T) PER C.O.A. DWG 2340 FL ELEV. = 5013.30



APPROVAL FOR ROUGH GRADING (4.0.1) HYDROLOGY SECTION

CONDITION: TOP SOIL DISTURBANCE PERMIT REQUIRED PRIOR TO COMMENCING EARTHWORK OPERATIONS

HYDROLOGY DIVISION PUBLIC WORKS DEPARTMENT CITY OF ALBUQUERQUE

Revisions Submitted	No.	Issued For	Date

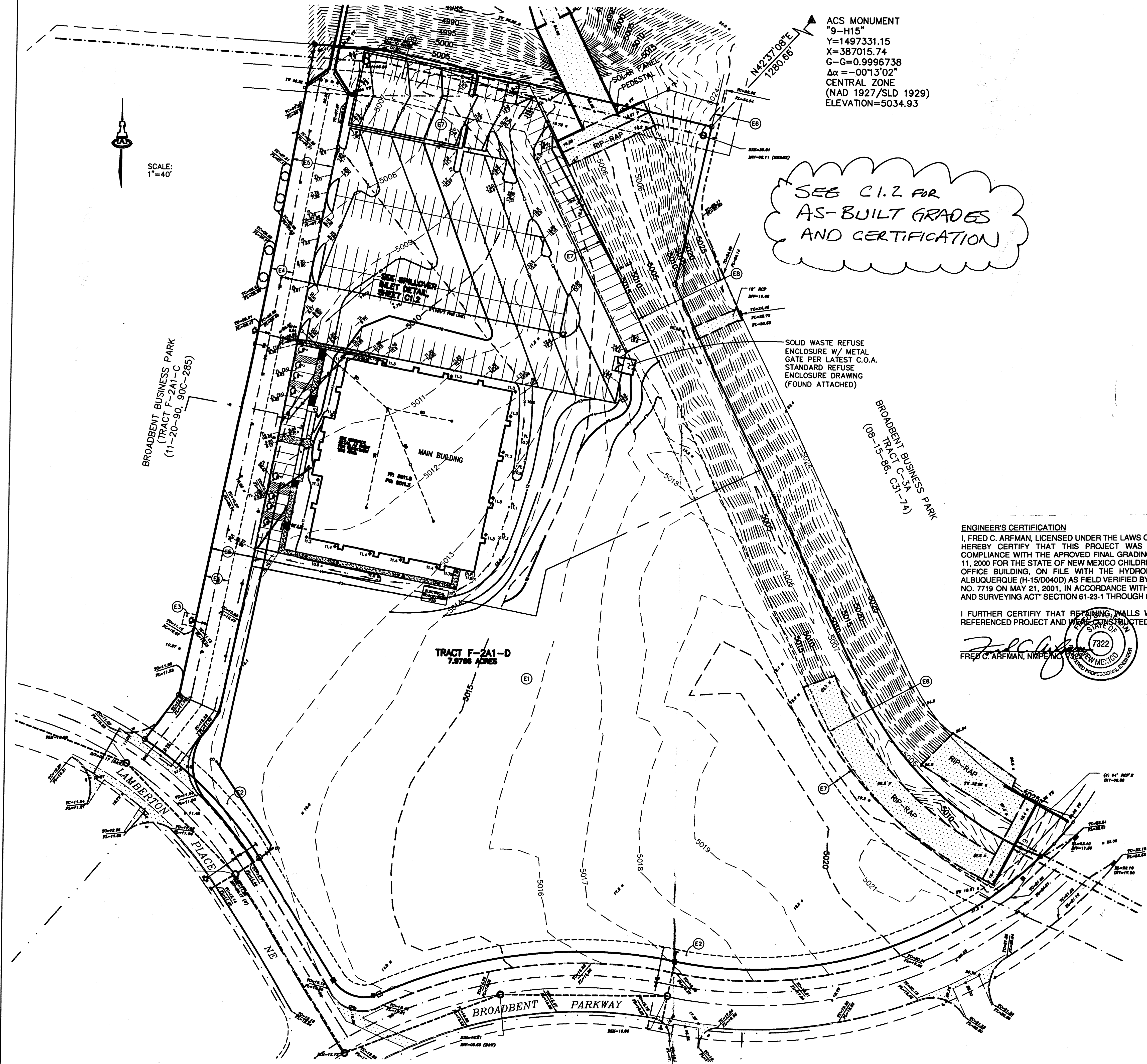
Consultant: ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico 87102

Project Title: 128GRD.DWGnew VIEW: SHT2 7/11/00

CHILDREN, YOUTH and FAMILIES
ALBUQUERQUE, NM

Sheet Title: GRADING, DRAINAGE & UTILITY PLAN

Seal: FRED C. ARFMAN, STATE OF NEW MEXICO, LICENSE NO. 7322, dated MAY 22, 2001, HYDROLOGY SECTION.
Job No.:
Drawn By:
Checked By:
Date: 07-11-00
Drawing No.: C1.2



ACS MONUMENT
"9-H15"
Y=1497331.15
X=387015.74
G=0.9996738
 $\Delta\alpha = -0013'02"$
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5034.93

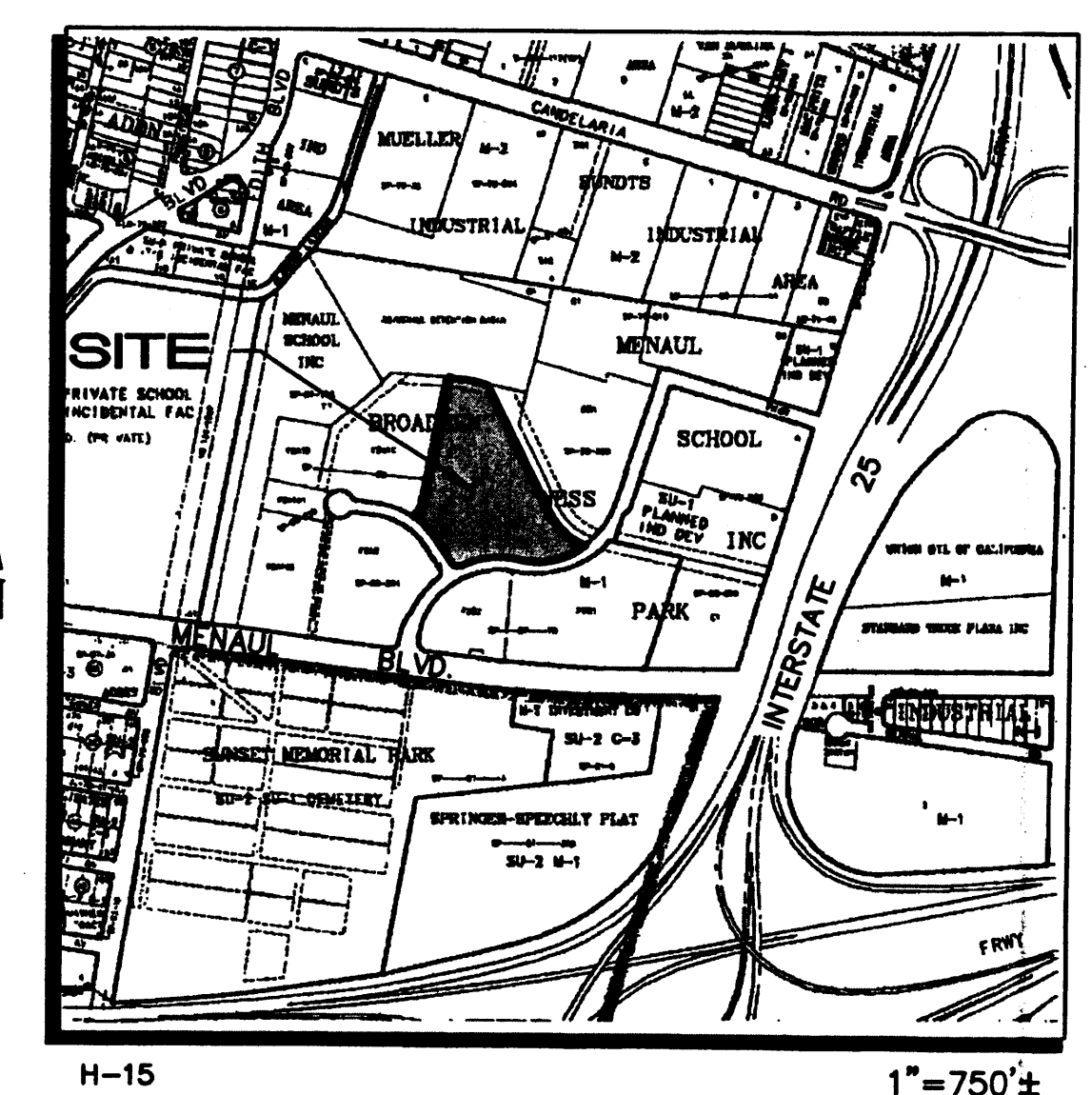
SEE C1.2 FOR
AS-BUILT GRADES
AND CERTIFICATION

SOLID WASTE REFUSE
ENCLOSURE W/ METAL
GATE PER LATEST C.O.A.
STANDARD REFUSE
ENCLOSURE DRAWING
(FOUND ATTACHED)

ENGINEER'S CERTIFICATION
I, FRED C. ARFMAN, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO
HEREBY CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL
COMPLIANCE WITH THE APPROVED FINAL GRADING & DRAINAGE PLAN, DATED JULY
11, 2000 FOR THE STATE OF NEW MEXICO CHILDREN, YOUTH & FAMILY DEPARTMENT
OFFICE BUILDING, ON FILE WITH THE HYDROLOGY DIVISION, P.W.D., CITY OF
ALBUQUERQUE (H-150440D) AS FIELD VERIFIED BY ALDRICH LAND SURVEYING, NMLS
NO. 7719 ON MAY 21, 2001, IN ACCORDANCE WITH THE "NEW MEXICO ENGINEERING
AND SURVEYING ACT" SECTION 61-23-1 THROUGH 61-23-32 NMSD (1978).

I FURTHER CERTIFY THAT RETAINING WALLS WERE REQUIRED ON THE ABOVE
REFERENCED PROJECT AND WERE CONSTRUCTED TO PROJECT SPECIFICATIONS.

FRED C. ARFMAN, NRE # 7322
DATE: MAY 21, 2001



LEGAL DESCRIPTION: TRACT F-2A1-D
AREA: 7.9766 ACRES
BENCHMARK: ACS MONUMENT "9-H15"
ELEVATION = 5034.93

FLOOD ZONE DESIGNATION: ALL PORTIONS OF THIS SITE WITHIN THE
100-YEAR FLOOD PLAIN ARE CONTAINED WITHIN A 35' PRIVATE
DRAINAGE EASEMENT AS DESIGNATED ON PANEL 332 OF 825 OF THE
FEMA FLOOD INSURANCE RATE MAPS DATE SEPTEMBER 20, 1996

EXISTING CONDITIONS: THIS SITE IS CURRENTLY AN UNDEVELOPED
LOT, WITH NATIVE SHRUBS AND GRASSES. THE PROPERTY IS BOUNDED
TO THE NORTH BY THE MENAUL SCHOOL DETENTION BASIN, AND TO
THE NORTHEAST BY A PRIVATE DRAINAGE CHANNEL. TO THE
SOUTHEAST IS BROADBENT PARKWAY, AND LAMBERTON PLACE IS TO
THE SOUTHWEST. ON THE WEST SIDE OF THE SITE IS AN EXISTING
PRIVATE ACCESS ROADWAY, WHICH IS SHARED WITH TRACT F-2A1-C.
THE SITE SLOPES TO THE NORTHWEST AT APPROXIMATELY
1.7%. THERE ARE NO OFFSITE FLOWS WHICH CROSS THE SITE.

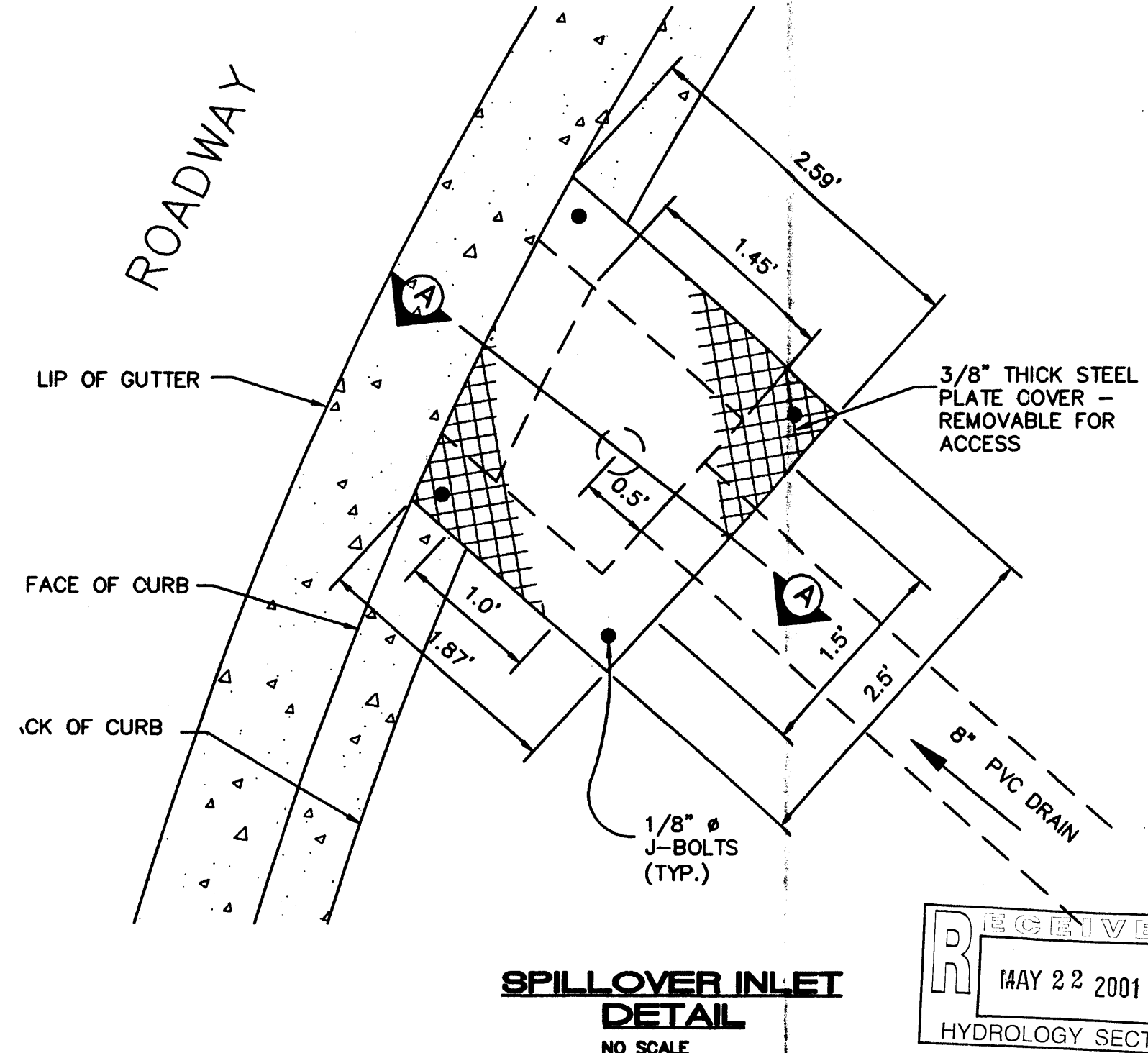
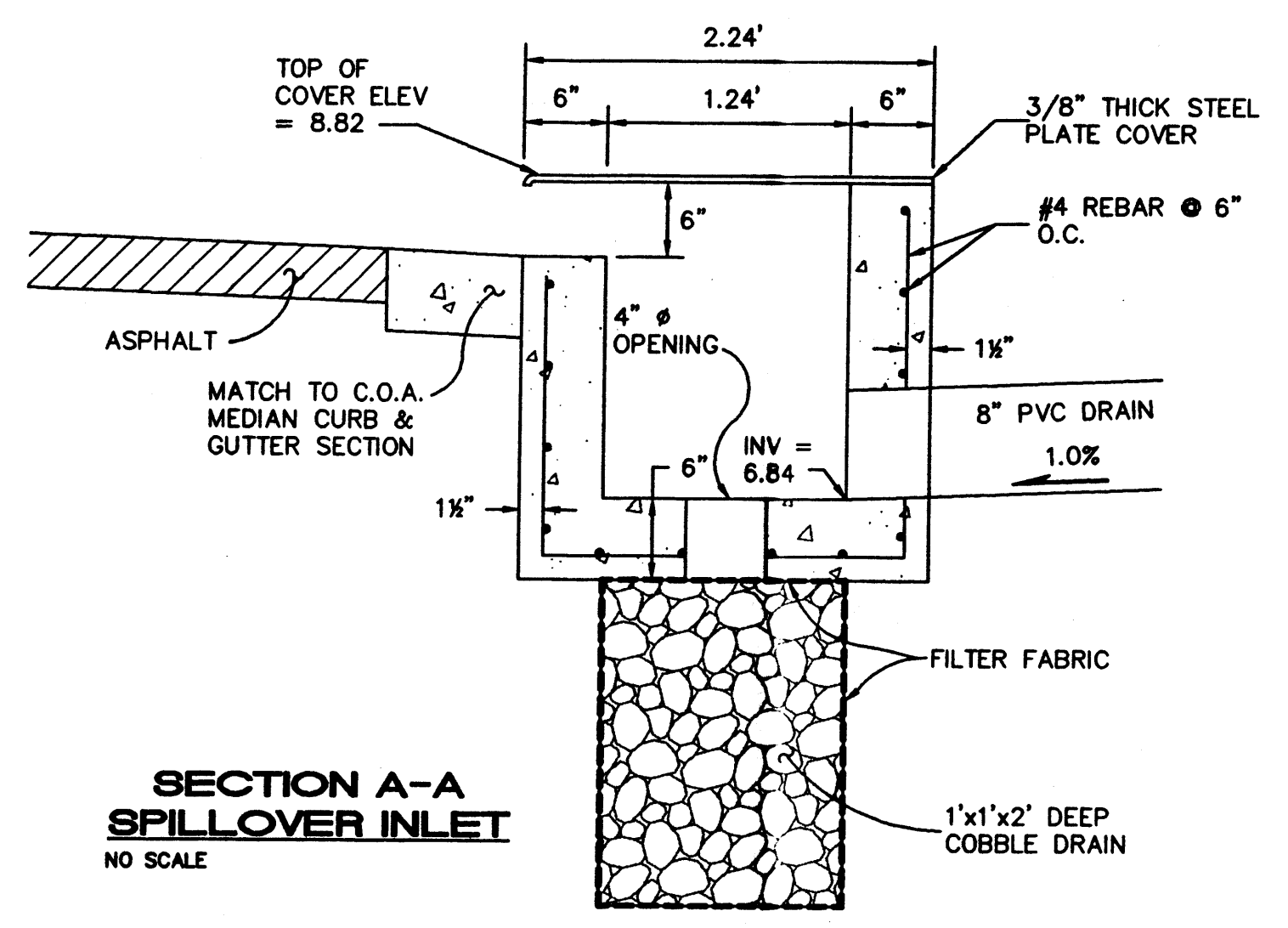
EXISTING HYDROLOGY: PRECIPITATION ZONE: 2
BASIN A:
AREA = 2.65 AC
LAND TREATMENTS: 100% A
 $Q_p = 1.56 (2.65 AC) = 4.1 CFS$
 $V = 0.53 (2.65 AC)/12 = 0.117 AC-FT \Rightarrow 5,098 CU. FT.$

BASIN B:
AREA = 3.96 AC
LAND TREATMENTS: 100% A
 $Q_p = 1.56 (3.96 AC) = 6.2 CFS$
 $V = 0.53 (3.96 AC)/12 = 0.175 AC-FT \Rightarrow 7,619 CU. FT.$

PROPOSED CONDITIONS: AN 22,331 SF OFFICE BUILDING FOR THE
STATE OF NEW MEXICO WITH 200 PARKING SPACES IS PROPOSED FOR
THE NORTH PORTION OF THE SITE. THE SOUTHERN PORTION WILL
REMAIN UNDEVELOPED AT THIS TIME. FLOWS FROM BASIN A WILL BE
DIRECTED NORTHWEST TO THE EXISTING CONCRETE RUNDOWN, AS WAS
CALLED FOR IN THE CONCEPTUAL GRADING & DRAINAGE PLAN UPDATE
FOR BROADBENT BUSINESS PARK DATED APRIL 23, 1990 (H15D40).
FROM THERE FLOWS ARE GIVEN FREE DISCHARGE TO THE MENAUL
DETENTION BASIN. BASIN B WILL CONTINUE TO FLOW TOWARDS
LAMBERTON PLACE.

PROPOSED HYDROLOGY:
BASIN A:
LAND TREATMENTS: 0.39 AC TYPE B $\Rightarrow 14.7\% B$
0.39 AC TYPE C $\Rightarrow 14.7\% C$
1.87 AC TYPE D $\Rightarrow 70.6\% D$
 $Q_p = 2.28 (0.39 AC) + 3.14 (0.39 AC) + 4.70 (1.87 AC) =$
 $10.9 CFS$
 $V = [0.78 (0.39 AC) + 1.13 (0.39 AC) + 2.12 (1.87 AC)]/12 =$
 $0.392 AC-FT \Rightarrow 17,095 CU. FT.$

- LEGEND**
- 5015- CONTOUR (MAJOR)
 - 5016- CONTOUR (MINOR)
 - TOP CURB
FLOWLINE
 - SPOT ELEVATION
 - TOP OF WALL
 - WHEELCHAIR RAMP
 - CONCRETE CURB
 - CONCRETE/SIDEWALK
 - BOLLARD
 - CHAIN LINK FENCE
 - TREE
 - SANITARY SEWER MANHOLE/MANHOLE
 - WATER VALVE
 - FIRE HYDRANT
 - TELEPHONE PEDESTAL
 - DROP INLET



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Landscapes 70112
Ecology
Planning
Development

- EASEMENT NOTES**
- E1 RECIPROCAL ACCESS, UTILITY, DRAINAGE, IRRIGATION,
AND LANDSCAPING EASEMENT (ALL OF TRACT F-2A1-D)
(05-06-86, BK. MISC. 348A, PGS. 525-533)
 - E2 EXISTING 10' UTILITY EASEMENT
(08-15-86, C31-74)
 - E3 EXISTING 10' X 10' PUBLIC WATERLINE EASEMENT
(11-20-90, 90C-285)
 - E4 EXISTING 20' PUBLIC WATERLINE EASEMENT
(11-20-90, 90C-285)
 - E5 EXISTING 35' PRIVATE DRAINAGE EASEMENT, TO BENEFIT
TRACT F-2A1-C AND F-2A1-D. MAINTENANCE IS THE
RESPONSIBILITY OF TRACT F-2A1-D WITH TRACT
F-2A1-C REMBURSING TRACT F-2A1-D FOR 50% OF
ALL COSTS INCURRED FOR SAID MAINTENANCE
 - E6 EXISTING 20' C.O.A. SEWER EASEMENT
(02-26-65, BK. 769, PGS. 346-348)
 - E7 EXISTING 20' WATERLINE EASEMENT
(08-15-86, C31-74)
 - E8 EXISTING 80' DRAINAGE EASEMENT
(05-23-79, D9-129)

Revisions Submissions		
No.	Issued For	Date

Consultant: ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
128GRD.DWG00VIEW: SHT1 6/20/00

Project Title: CHILDREN, YOUTH
and FAMILIES
ALBUQUERQUE, NM

Sheet Title: GRADING, DRAINAGE
& UTILITY PLAN

Job No. 99909
Drawn By NAV
Checked By FCA
Date 23 MAR 00

Drawing No. C1.1