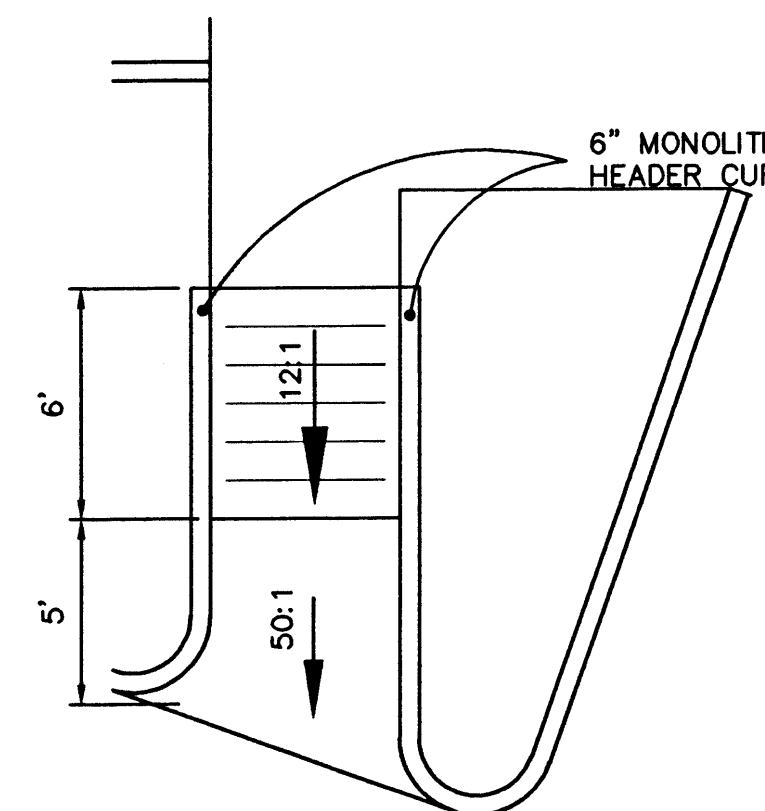


DETAIL 'B'
SCALE: 1"=5'-0"

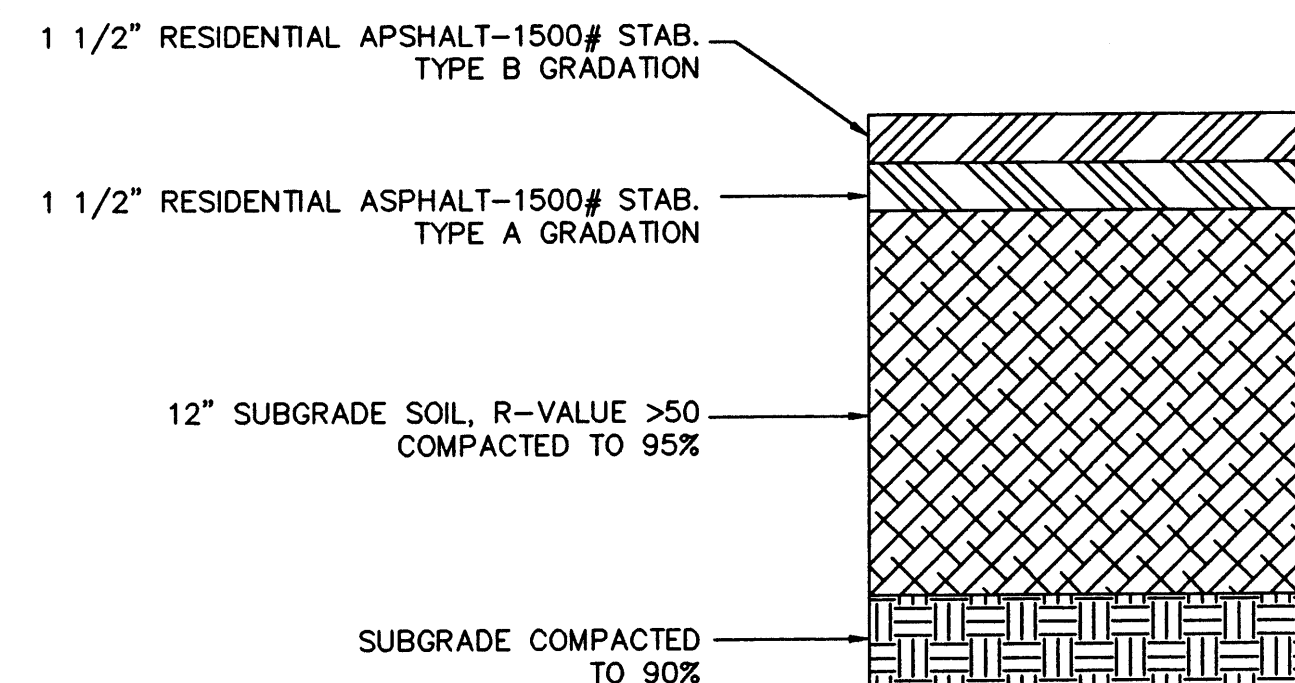
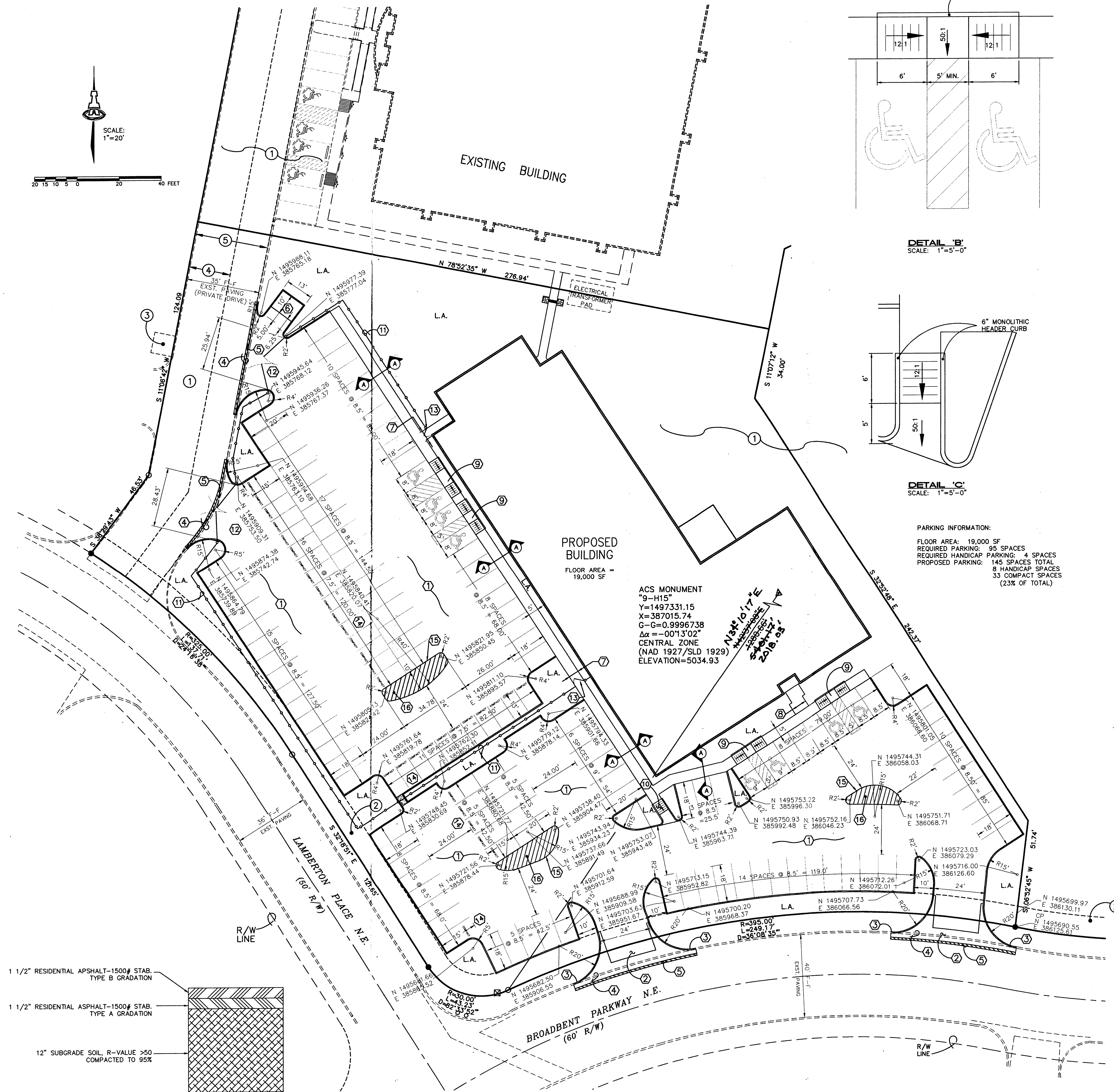


DETAIL 'C'
SCALE: 1"=5'-0"

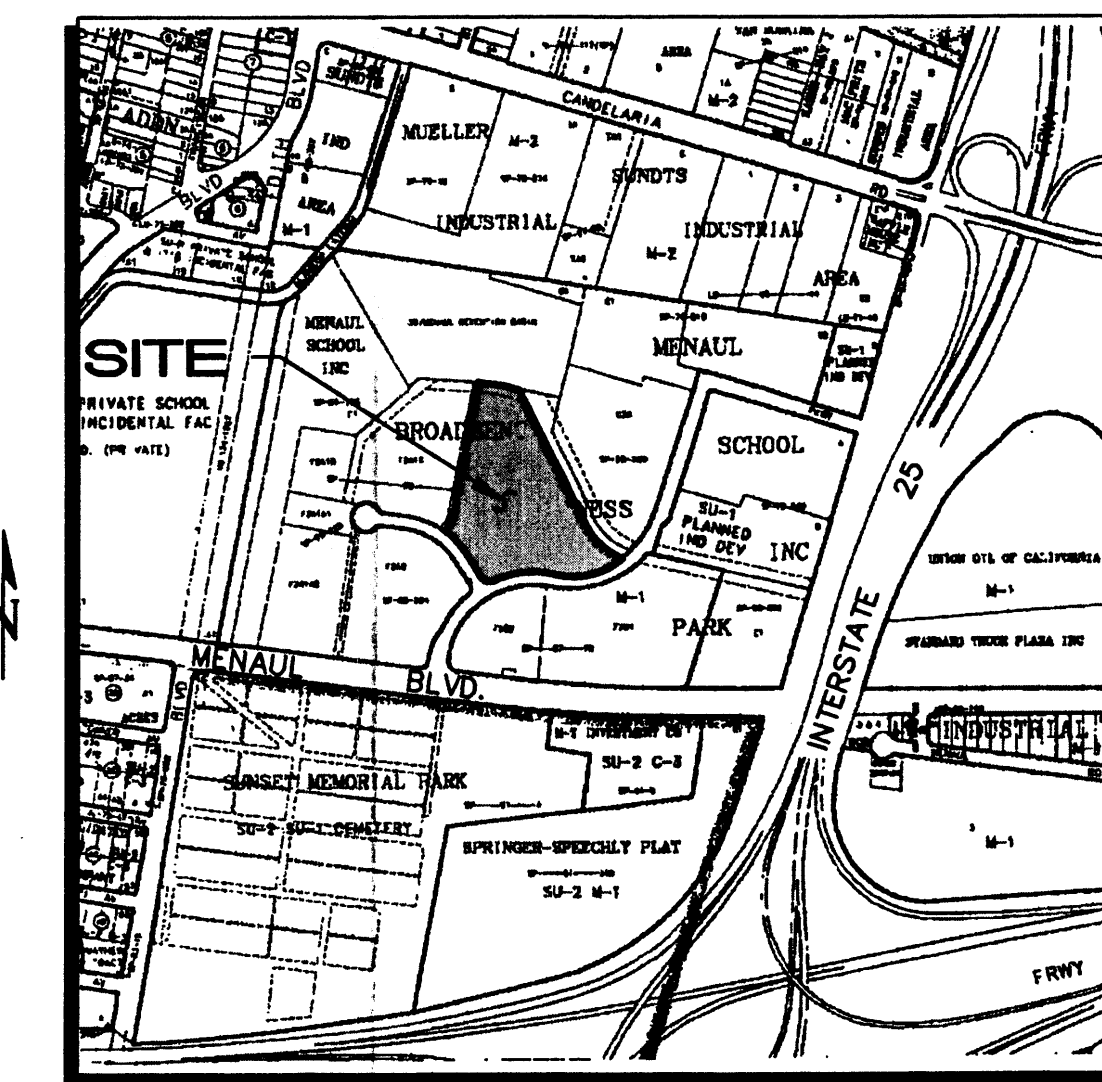
PARKING INFORMATION:

FLOOR AREA: 19,000 SF
REQUIRED PARKING: 95 SPACES
REQUIRED HANDICAP PARKING: 4 SPACES
PROPOSED PARKING: 145 SPACES TOTAL
8 HANDICAP SPACES
33 COMPACT SPACES
(23% OF TOTAL)

ACS MONUMENT
"9-H15"
Y=1497331.15
X=387015.74
G=0.9996738
Δα=0.013'02"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5034.93



PAVING SECTION
NTS



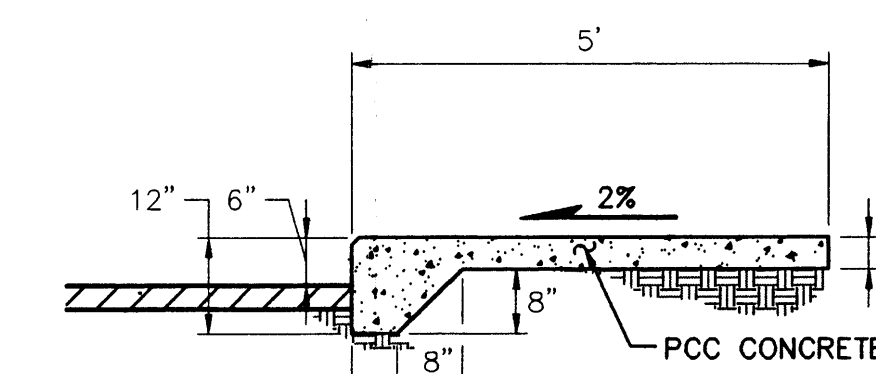
H-15 1"=750'±

EASEMENTS

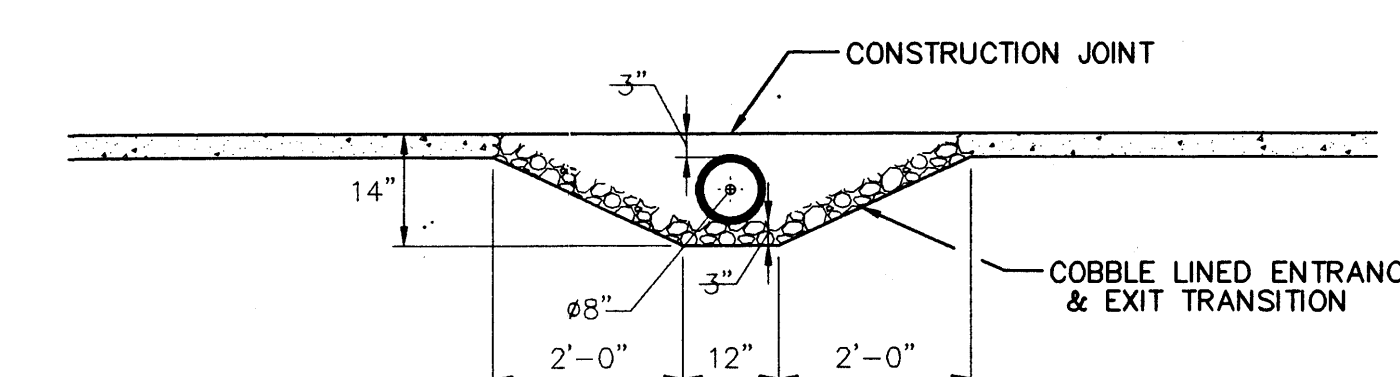
1. RECIPROCAL ACCESS, UTILITY, DRAINAGE, IRRIGATION, AND LANDSCAPING EASEMENT (ALL OF TRACT F-2A1-D) (05-06-86, BK.MISC. 348A, PGS. 525-533)
2. EXISTING 10' UTILITY EASEMENT (08-15-86, C31-74)
3. EXISTING 10' X 10' PUBLIC WATERLINE EASEMENT (11-20-90, 90C-285)
4. EXISTING 20' PUBLIC WATERLINE EASEMENT (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

LEGEND

- WHEELCHAIR RAMP
- CONCRETE CURB (EXISTING)
- CONCRETE CURB (PROPOSED)
- BOLLARD
- CHAIN LINK FENCE
- TREE
- SANITARY SEWER MANHOLE/MANHOLE
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- DROP INLET
- RADIUS POINT COORDINATES
- L.A. LANDSCAPED AREA
- PROPOSED SIDEWALK
- EXIST SIDEWALK



SECTION A-A
MONOLITHIC SIDEWALK & CURB
SCALE: 1/2"=1'-0"



UNDERWALK PIPE
SCALE: 1/2"=1'-0"

wisznia

Wisznia Associates
Architects
Engineers
Surveyors
Planners
Developers

KEYED CONSTRUCTION NOTES

1. ASPHALT PAVING PER SECTION ON THIS SHEET.
2. 6" WIDE CONC VALLEY GUTTER PER COA STD DWG #2420.
3. 5' TRANSITION FROM STANDARD CURB & GUTTER TO MEDIAN CURB.
4. CAREFULLY REMOVE & DISPOSE OF EXIST CURB & GUTTER.
5. SAWCUT, REMOVE & DISPOSE OF 1' WIDTH OF EXIST PAVT. REPLACE WITH 2" OF ADDITIONAL ASPHALT THICKNESS PER COA STD DWG #2465.
6. 10'x12'x6" THICK CONCRETE PAD.
7. 5' WIDE, 4" THICK CONCRETE SIDEWALK PER COA STD DWG #2430.
8. 7.5' WIDE, 4" THICK CONCRETE SIDEWALK PER COA STD DWG #2430.
9. HANDICAP RAMP PER DETAIL 'B' ON THIS SHEET.
10. HANDICAP RAMP PER DETAIL 'C' ON THIS SHEET.
11. 6" HIGH CHAIN LINK FENCE W/ 3 STRAND BARB WIRE OUTRIGGER.
12. 6'x24" MIN. (DUAL SWING) CHAIN LINK GATES WITH CENTER DROP POST.
13. 4" CHAIN LINK PEDESTRIAN GATES W/ LOCK ASSEMBLY.
14. PAINT "COMPACT" IN WHITE, REFLECTIVE LETTERING AT THE ENTRANCE TO EACH LABELED PARKING SPACE.
15. DOUBLE 4" YELLOW STRIPING.
16. 4" YELLOW STRIPING AT 4' INTERVALS.

GENERAL NOTES

1. SEE SHEET C-1 FOR CURB & PAVING GRADES.
2. ALL PROPOSED CURB & GUTTER SHALL BE MEDIAN CURB PRE COA STD DWG #2415.

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Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico

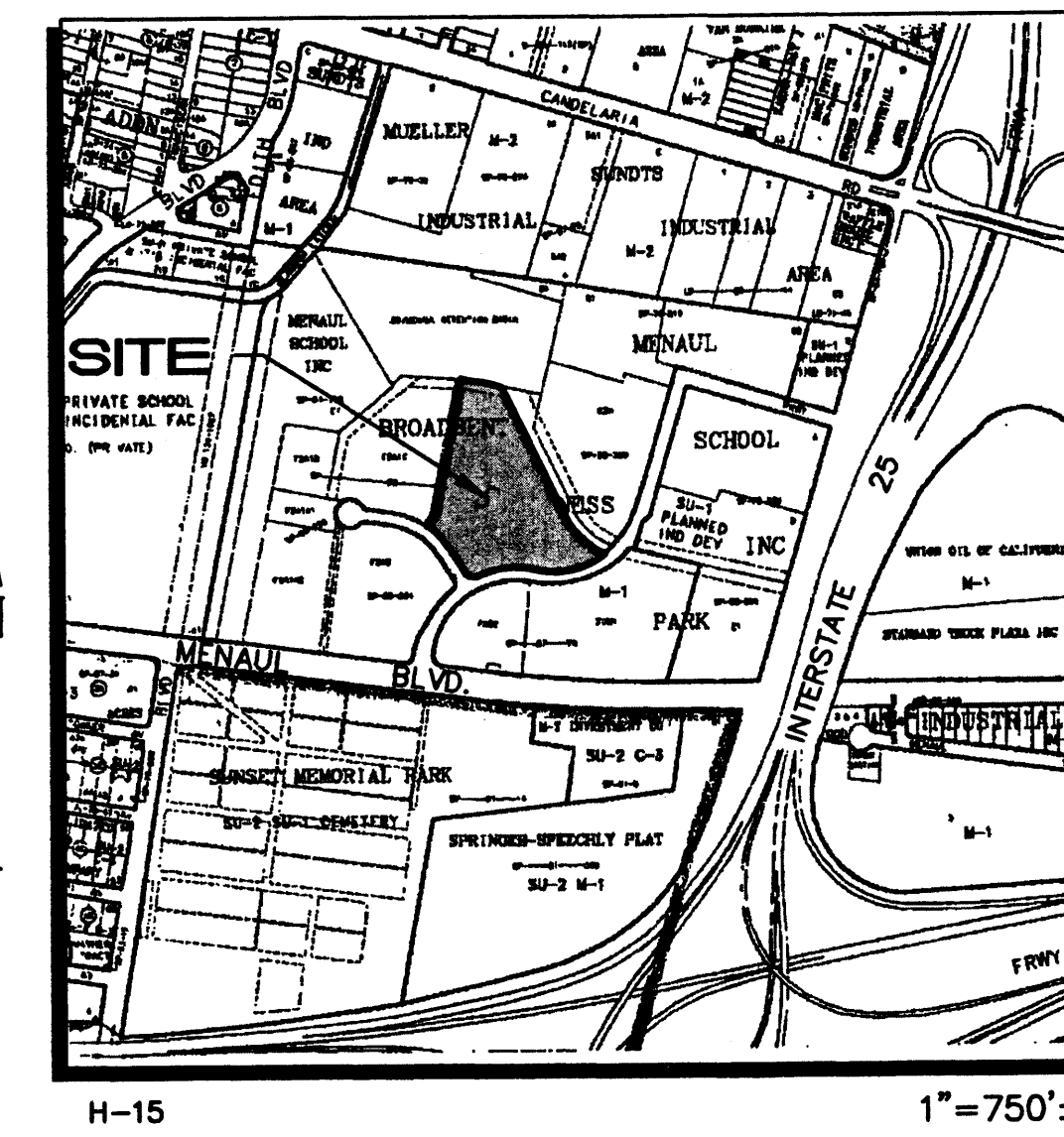
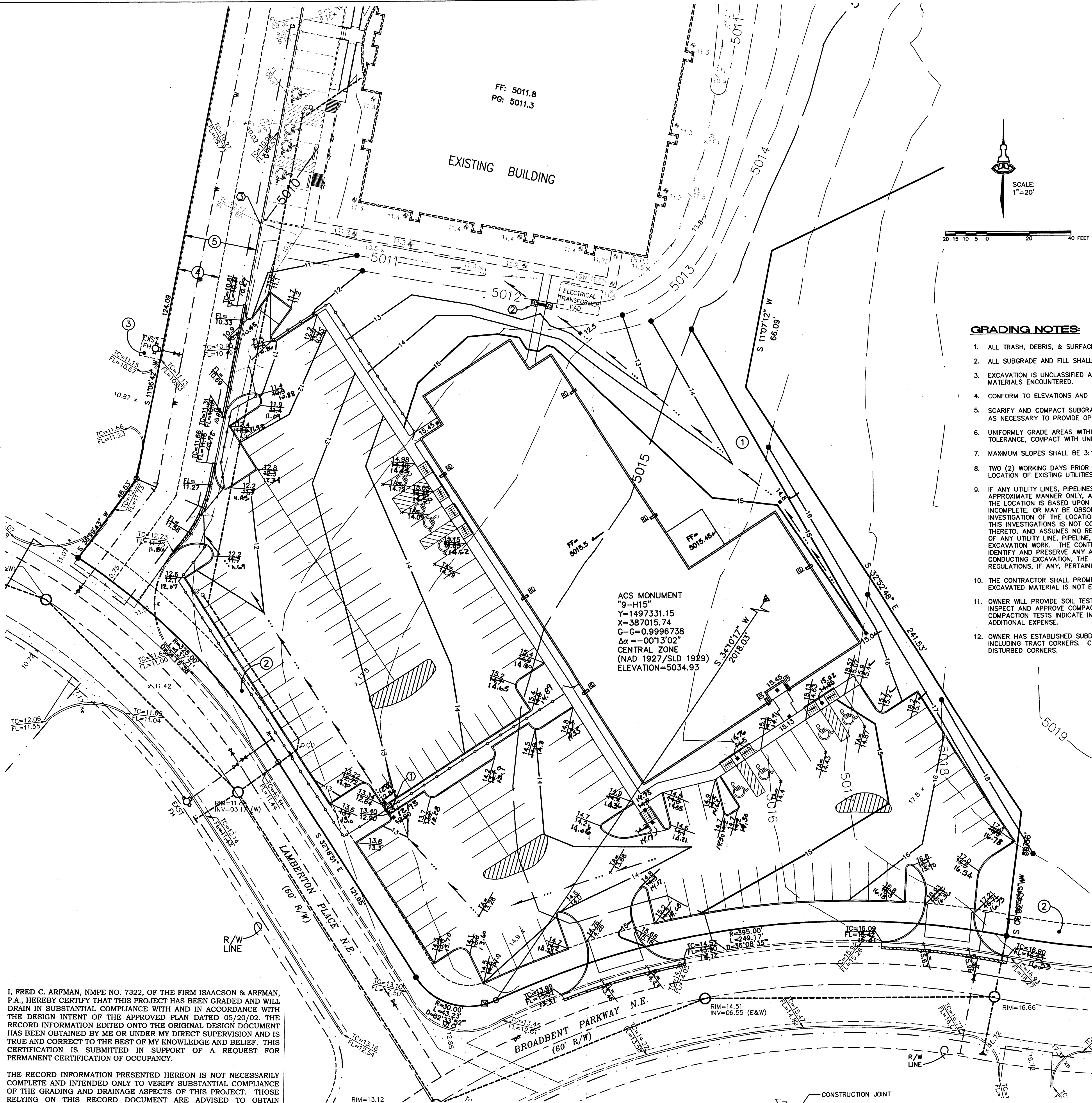
215TCL-14.DWG 06/13/02

HUMAN SERVICES
DEPARTMENT

1041 LAMBERTON PLACE
ALBUQUERQUE, NM

TRAFFIC CONTROL LAYOUT & PAVING PLAN
MAR 04 2003
HYDROLOGY SECTION

FRED C. ARFMAN
Professional Engineer
No. 7320
C-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, 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.

LEGAL DESCRIPTION: PORTIONS OF TRACT F-2A1-D, BROADBENT BUSINESS PARK

AREA: 2.112 AC.

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

FLOOD ZONE DESIGNATION: THIS SITE LIES OUTSIDE THE 100-YEAR FLOODPLAIN AS DESIGNATED ON F-100 OF THE FEMA FLOOD INSURANCE RATE MAPS DATED SEPTEMBER 20, 1996. PORTIONS OF TRACT F-2A1-D TO THE WEST OF THIS SITE LIE WITHIN ZONE AO (DEPTH 1), BUT THEY ARE CONTAINED WITHIN AN 80' WIDE DRAINAGE EASEMENT, AND ARE OUTSIDE THE AREA OF THESE IMPROVEMENTS.

EXISTING CONDITIONS: THIS SITE LIES IN THE SOUTHWEST AREA OF TRACT F-2A1-D. IT IS CURRENTLY AN UNDEVELOPED PORTION OF THE LOT, WITH NATIVE SHRUBS AND GRASSES. THE EXISTING GROUND SLOPES TO THE NORTHWEST AT AN APPROXIMATELY 2.0 % SLOPE. AN OFFICE BUILDING EXISTS TO THE NORTH AND UNDEVELOPED LAND IS TO THE EAST. BOTH ARE ON THE SAME TRACT AS THE PROPOSED SITE. THERE IS ALSO A DRAINAGE CHANNEL LEADING TO THE MENAUL SCHOOL DETENTION BASIN ON THE NORTHWEST EDGE OF THE PROPERTY, BUT THIS IS EAST OF THE PROPOSED DEVELOPMENT. THE PROPERTY IS BOUNDED BY BROADBENT PARKWAY TO THE SOUTH, LAMBERTON PLACE TO THE WEST, AND A PRIVATE ACCESS ROAD TO THE WEST.

2.5 CFS OF 100-YEAR, 6-HOUR OFFSITE STORMWATER CROSSES THE SITE FROM THE EAST, AND JOINS 4.1 CFS OF FLOWS FROM THE SITE. THIS WATER SHEETS TO THE ACCESS ROAD TO THE WEST. ALL FLOWS FROM THE NORTH ARE CAPTURED BY A SWALE BEFORE THEY ENTER THE SITE, AND ARE DIRECTED WEST. THE CONCEPTUAL GRADING & DRAINAGE PLAN UPDATE FOR BROADBENT BUSINESS PARK DATED APRIL 23, 1990 (H15/D40) ALLOWS FREE DISCHARGE TO THE ACCESS ROAD. THE ROAD DIRECTS STORM WATER NORTH TO AN EXISTING CONCRETE ROUNDABOUT, WHICH DISCHARGES TO THE MENAUL SCHOOL DETENTION BASIN.

EXISTING HYDROLOGY:

PRECIPITATION ZONE: 2
LAND TREATMENTS: 50% TYPE A
50% TYPE B
ONSITE:
ONSITE BASIN AREA = 2.112 AC
 $Q_{100} = 1.06(1.56) + 1.06(2.28) = 4.1$ CFS
OFFSITE:
OFFSITE BASIN AREA = 1.304 AC
 $Q_{100} = 0.65(1.56) + 0.65(2.28) = 2.5$ CFS
TOTAL EXISTING FLOWS = 4.1 + 2.5 = 6.6 CFS

PROPOSED CONDITIONS: AN 18,550 SF OFFICE BUILDING WITH 145 PARKING SPACES IS PROPOSED FOR THE SOUTHWEST CORNER OF THE LOT. THE DEVELOPED SITE GENERATES 8.8 CFS. THE EASTERN PORTION OF THE LOT WILL REMAIN UNDEVELOPED AT THIS TIME, BUT IN THE FUTURE UP TO 5.8 CFS OF FLOWS MAY ENTER THE SITE FROM THAT AREA. COMBINED WITH ONSITE FLOWS, 14.6 CFS WILL ENTER THE ACCESS ROAD TO THE WEST. THE PREVIOUSLY MENTIONED CONCEPTUAL GRADING & DRAINAGE PLAN UPDATE FOR BROADBENT BUSINESS PARK ALLOWS FREE DISCHARGE FROM TRACT F-2A1-D. SO THERE IS NO PONDING ONSITE, DISCHARGE TO THE DETENTION BASIN IS INCREASED BY 8.0 CFS IN THE FUTURE CONDITION.

PROPOSED HYDROLOGY:

LAND TREATMENTS: 13% TYPE B
14% TYPE C
73% TYPE D
ONSITE:
 $Q_{100} = 0.27(2.28) + 0.30(3.14) + 1.54(4.70) = 8.8$ CFS

FUTURE HYDROLOGY:

LAND TREATMENTS: 10% TYPE B
90% TYPE D
OFFSITE:
 $Q_{100} = 0.13(2.28) + 1.17(4.70) = 5.8$ CFS

TOTAL FUTURE FLOWS = 8.8 + 5.8 = 14.6 CFS

ALL HYDROLOGY CALCULATIONS PER C.O.A. D.P.M., SECT. 22.2

I, FRED C. ARFMAN, NMPE NO. 7322, OF THE FIRM ISAACSON & ARFMAN, 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 05/20/02. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATION OF OCCUPANCY.

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.

FRED C. ARFMAN
ISAACSON & ARFMAN, P.A.
7322 NMPE NO. 7322
DATE 02.28.02

wisznia

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Architecture 812 Perdido 504.581.1948 tel
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Landscapes 7012
Ecology
Planning
Development

LEGEND

- 5200- EXISTING CONTOUR
- 52- PROPOSED CONTOUR
- 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- PG=6881.0 PAD GRADE ELEVATION
- SIDEWALK CULVERT
- 81.95 TOP OF CURB ELEVATION
- 81.45 FLOWLINE
- WATER BAR
- PROPOSED RETAINING WALL
- TW=52.0 TOP OF WALL ELEVATION
- BW=50.0 BOTTOM OF WALL
- INV=72.5 INVERT ELEVATION
- STORM DRAIN MANHOLE
- BASIN BASIN ID
- BASIN BOUNDARY
- EROSION CONTROL BERM

KEYED CONSTRUCTION NOTES

1. 3' WIDE CONCRETE ROUNDABOUT S=1.0%
2. 8" PVC PIPE UNDER SIDEWALK W/ 3"x3' COBBLE LINED ENTRANCE & EXIT TRANSITION.
3. SAWCUT, REMOVE & DISPOSE OF 2 LF EXST CURB FOR CURB OPENING.

EASEMENTS

1. RECIPROCAL ACCESS, UTILITY, DRAINAGE, IRRIGATION, AND LANDSCAPING EASEMENT (ALL OF TRACT F-2A1-D) (05-06-96, BOMES, 3484, PGS. 325-333)
2. EXISTING 10' UTILITY EASEMENT (05-15-86, C31-74)
3. EXISTING 10' X 10' PUBLIC WATERLINE EASEMENT (11-20-90, 90C-265)
4. EXISTING 20' PUBLIC WATERLINE EASEMENT (11-20-90, 90C-265)
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

Revisions Submitted	Issued For	Date

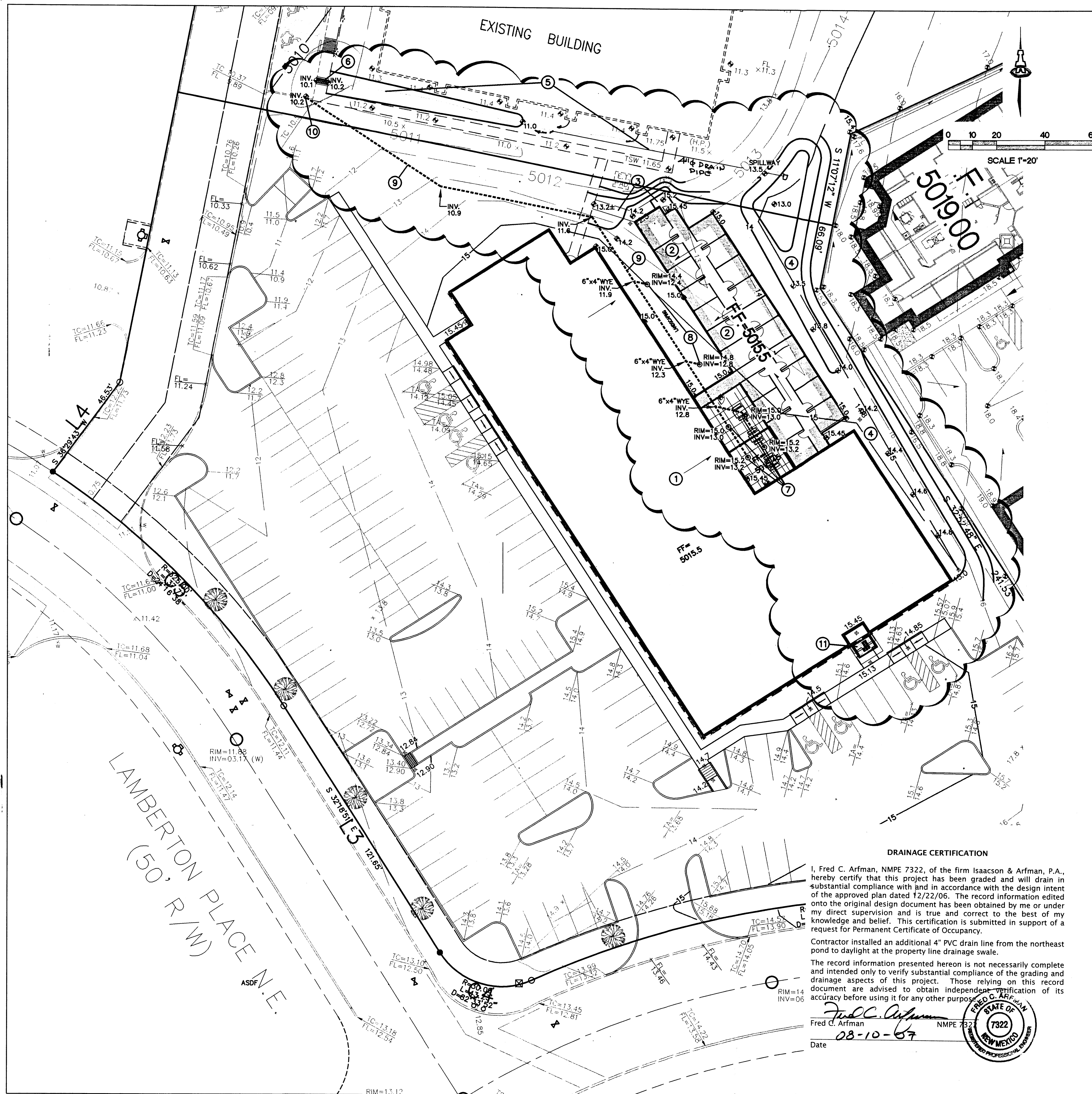
Consultant
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street, N.E.
Albuquerque, New Mexico
215GRD-14.DWG
Project Title
07/22/02

HUMAN SERVICES DEPARTMENT

1041 LAMBERTON PLACE
ALBUQUERQUE, NM

Sheet Title
GRADING & DRAINAGE PLAN

Job No. 7322
Drawn By
Checked By
Date
D
MAR 04 2003
HYDROLOGY SECTION
C-1



GENERAL NOTES

- FOR ALL CONSTRUCTION ABUTTING EXISTING CONSTRUCTION, MATCH EXISTING FL AND TO ELEVATIONS TO PROVIDE SMOOTH TRANSITION.
- COORDINATE ALL WORK WITH SITE PLAN, DEMOLITION PLAN, UTILITY PLAN AND LANDSCAPE PLAN.
- GRADES SHOWN WITHIN LANDSCAPED AND PONDING AREAS INDICATE TOP OF LANDSCAPE MATERIAL. SUBGRADE TO BE GRADED TO ELEVATION SHOWN MINUS LANDSCAPE MATERIAL THICKNESS.

GENERAL INFORMATION

LEGAL: A PORTION OF LOT F2A10, BROADBENT BUSINESS PARK, ALBUQUERQUE, NEW MEXICO

ADDRESS: BROADBENT PARKWAY N.E.

SURVEYOR: ALDRICH LAND SURVEYING

BENCHMARK: CITY OF ALBUQUERQUE MONUMENT "9-H15". A STANDARD BRASS TABLET LOCATED ON A MEDIAN 0.24 MILES SOUTHWEST OF THE INTERSECTION OF CANDELARIA AND LOCUST ST. N.E. (NAD 1927/SLD 1929) ELEVATION=5034.93

OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #332, THE SITE IS NOT LOCATED WITHIN A DESIGNATED FLOODZONE.

EROSION CONTROL: THE CONTRACTOR IS RESPONSIBLE FOR RETAINING ON-SITE ALL SEDIMENT GENERATED DURING CONSTRUCTION BY MEANS OF TEMPORARY EARTH BERMS OR SILT FENCES AT THE LOW POINTS ON THE WEST AND NORTH PROPERTY LINES.

PROJECT SCOPE

THE PROPOSED IMPROVEMENTS INCLUDE AN APPROXIMATELY 4000 SF ADDITION WITH ASSOCIATED LANDSCAPING.

THE SITE IS A DEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP H-15 (SEE INSERT ABOVE). THE SITE IS BOUND TO THE SOUTH BY BROADBENT PARKWAY, TO THE SOUTHWEST BY LAMBERTON PLACE, TO THE WEST BY A PRIVATE ACCESS ROAD, TO THE NORTH BY DEVELOPED COMMERCIAL AND TO THE EAST BY COMMERCIAL PROPERTY CURRENTLY UNDER DEVELOPMENT.

THE INTENT OF THIS PLAN IS TO SHOW:

- GRADING RELATIONSHIPS BETWEEN THE EXISTING GROUND ELEVATIONS AND PROPOSED FINISHED ELEVATIONS IN ORDER TO FACILITATE POSITIVE DRAINAGE TO DESIGNATED DISCHARGE POINTS.
- THE EXTENT OF PROPOSED SITE IMPROVEMENTS, INCLUDING BUILDINGS, WALKS AND PAVEMENT.
- THE FLOW RATE/VOLUME OF RAINFALL RUNOFF ACROSS OR AROUND THESE IMPROVEMENTS AND METHODS OF HANDLING THESE FLOWS TO MEET CITY OF ALBUQUERQUE REQUIREMENTS FOR DRAINAGE MANAGEMENT.
- THE RELATIONSHIP OF ON-SITE IMPROVEMENTS WITH EXISTING NEIGHBORING PROPERTY TO INSURE AN ORDERLY TRANSITION BETWEEN PROPOSED AND SURROUNDING GRADES.

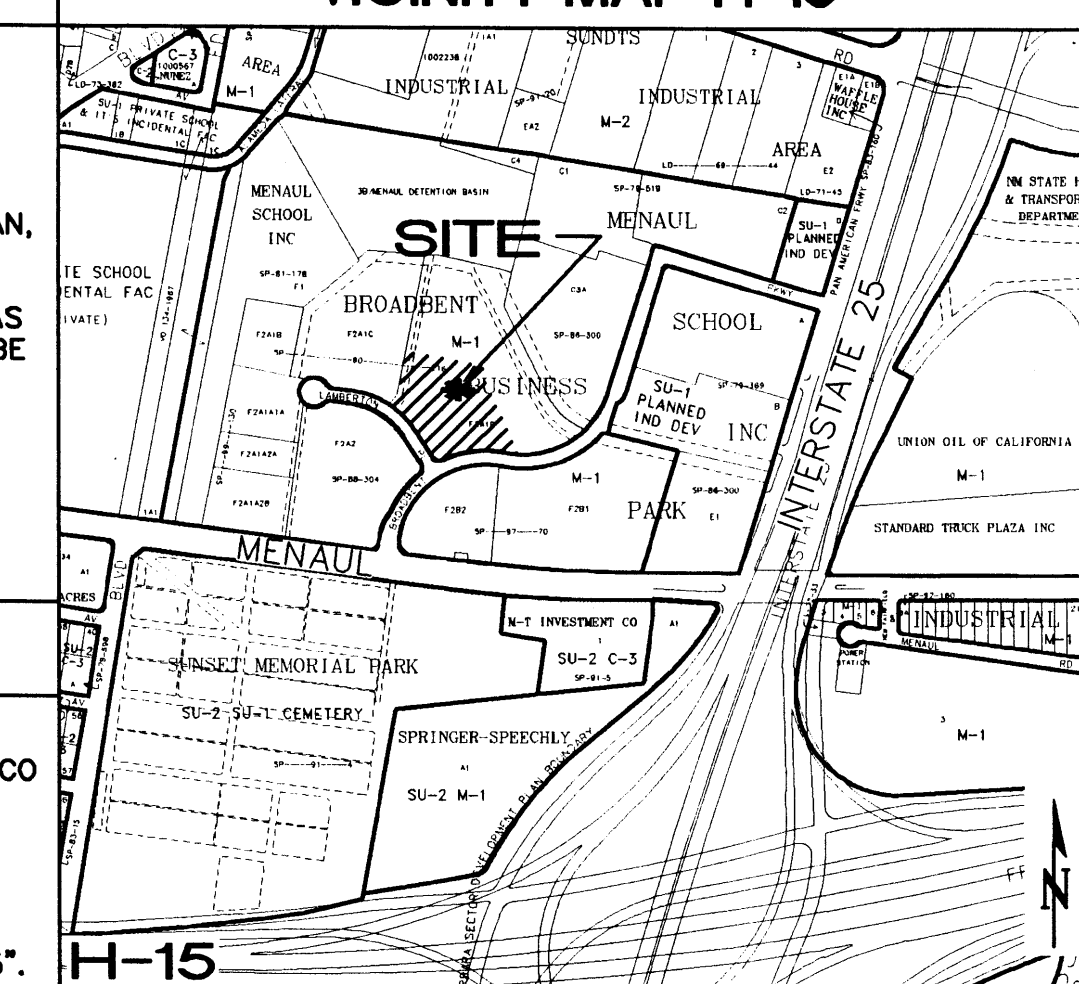
DRAINAGE PLAN CONCEPT:

THE CONCEPTUAL GRADING AND DRAINAGE PLAN UPDATE FOR BROADBENT BUSINESS PARK DATED APRIL 23, 1990 (H-15/D40) ALLOWS FREE DISCHARGE TO THE ACCESS ROAD. THE ROAD DIRECTS STORM WATER NORTH TO AN EXISTING CONCRETE RUNDOWN WHICH DISCHARGES TO THE MENAUL SCHOOL DETENTION BASIN. PER THE ORIGINAL GRADING AND DRAINAGE PLAN FOR THIS PROPERTY (H-15/D59) PREPARED IN 2002 BY ISAACSON & ARFMAN, THE PROPERTY CURRENTLY GENERATES 8.8 CFS. THE MINOR INCREASE DUE TO THE PROPOSED DEVELOPMENT (SEE CALCULATIONS) WILL ALSO BE DIRECTED TO THE PRIVATE ACCESS ROAD.

LEGEND

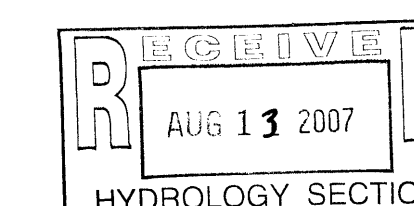
- SIDEWALK, CURB and GUTTER, ETC. (EXISTING, PROPOSED)
- + 93.7 EXISTING SPOT ELEVATION
- 5083 EXISTING CONTOUR
- ◆ 54.5 PROPOSED SPOT ELEVATION
- 55 PROPOSED CONTOUR
- FL FLOW LINE
- FF FINISHED FLOOR
- FH PROPOSED FIRE HYDRANT
- AREA AFFECTED BY BUILDING ADDITION/SITE IMPROVEMENTS

VICINITY MAP H-15



KEYED NOTES

- EXISTING BUILDING DRAINAGE CANALE. RE-ROUTE TO ENSURE NO ROOF DRAINAGE IS DISCHARGED INTO ENCLOSED PATIO AREA. SEE ARCHITECTURAL.
- PROPOSED BUILDING ADDITION. ROOF DRAINAGE SHALL BE DIRECTED TO THE INTERIOR LANDSCAPED AREA AS SHOWN. NO ROOF DRAINAGE SHALL BE DIRECTED TO THE EAST OR TO THE ENCLOSED PATIO AREA. SEE ARCHITECTURAL.
- CONSTRUCT CONCRETE WALK THIS AREA. NOTE: SLOPE EXCEEDS 1:20. PROVIDE GUARDRAILS IF REQUIRED FOR HANDICAP ACCESSIBLE ROUTE. SEE ARCHITECTURAL.
- GRADE EARTH SWALE AT 1% MIN. SLOPE TO 6" DEEP LANDSCAPED WATER HARVESTING THIS AREA TO COLLECT MINOR AREA DRAINAGE. UTILIZE FOR LANDSCAPING AND RELEASE EXCESS TO HISTORIC ROUTE.
- INSTALL PRECAST CONCRETE SPLASHPAD AT EXISTING ROOF DRAIN OUTLETS. REMOVE / REGRADE AND REPLACE EXISTING LANDSCAPING WITH A DEFINED SWALE AT 1% MIN. SLOPE TO DIRECT DRAINAGE FROM NORTH BUILDING WEST. SAME OWNER.
- INSTALL 2' WIDE (BOTTOM WIDTH) SIDEWALK CULVERT AT EXISTING FL AND TW ELEVATION TO PASS DEVELOPED FLOW TO STREET.
- INTERIOR COURTYARD. INSTALL FOUR NDS SPEE-D BASINS (P/N 101 AND 102) WITH RISERS (P/N 66) AS NECESSARY. INSTALL WITH 8" SQUARE GRATE (P/N 960 ADA COMPLIANT).
- INSTALL TWO NDS 12" CATCH BASINS (P/N 1200) WITH RISERS (P/N 1216) AS NECESSARY. INSTALL WITH 12" SQUARE ATRIUM GRATE (P/N 1290).
- INSTALL 6" PVC STORM DRAIN AT INVERT ELEVATIONS SHOWN. MAINTAIN MIN. 6" COVER. PROVIDE FITTINGS AS REQUIRED TO COMPLETE STORM DRAIN SYSTEM AS SHOWN.
- EXTEND 6" PVC STORM DRAIN THROUGH FACE OF EXISTING CURB AT EXISTING FL ELEVATION.
- CONSTRUCT NEW ENTRANCE VESTIBULE PER ARCHITECTURAL. ALL CONNECTIONS TO EXISTING SHALL BE ADA ACCESSIBLE.



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1560GRD.dwg Nov 30, 2006

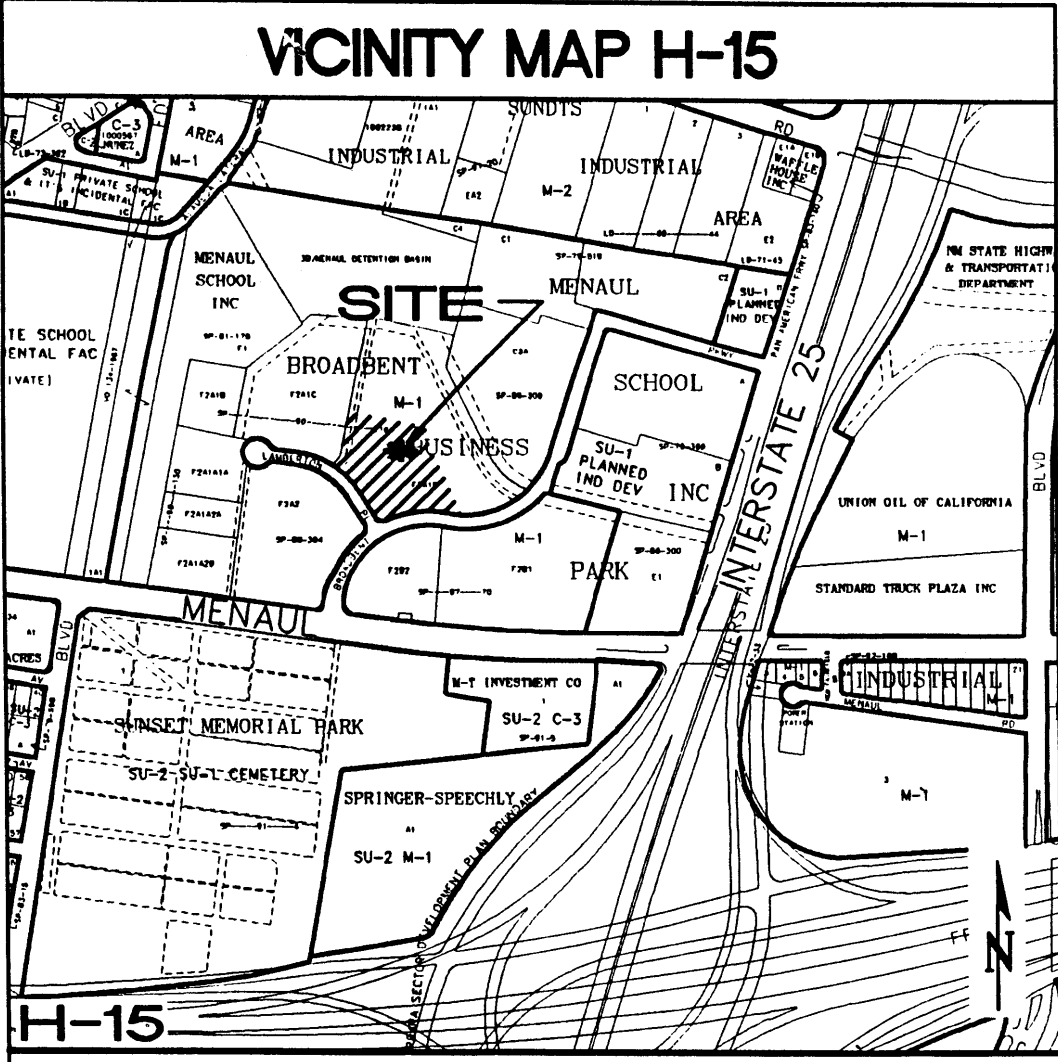
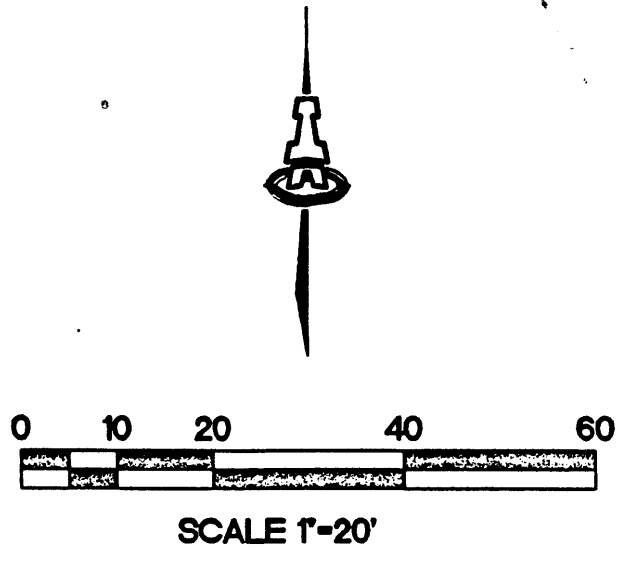
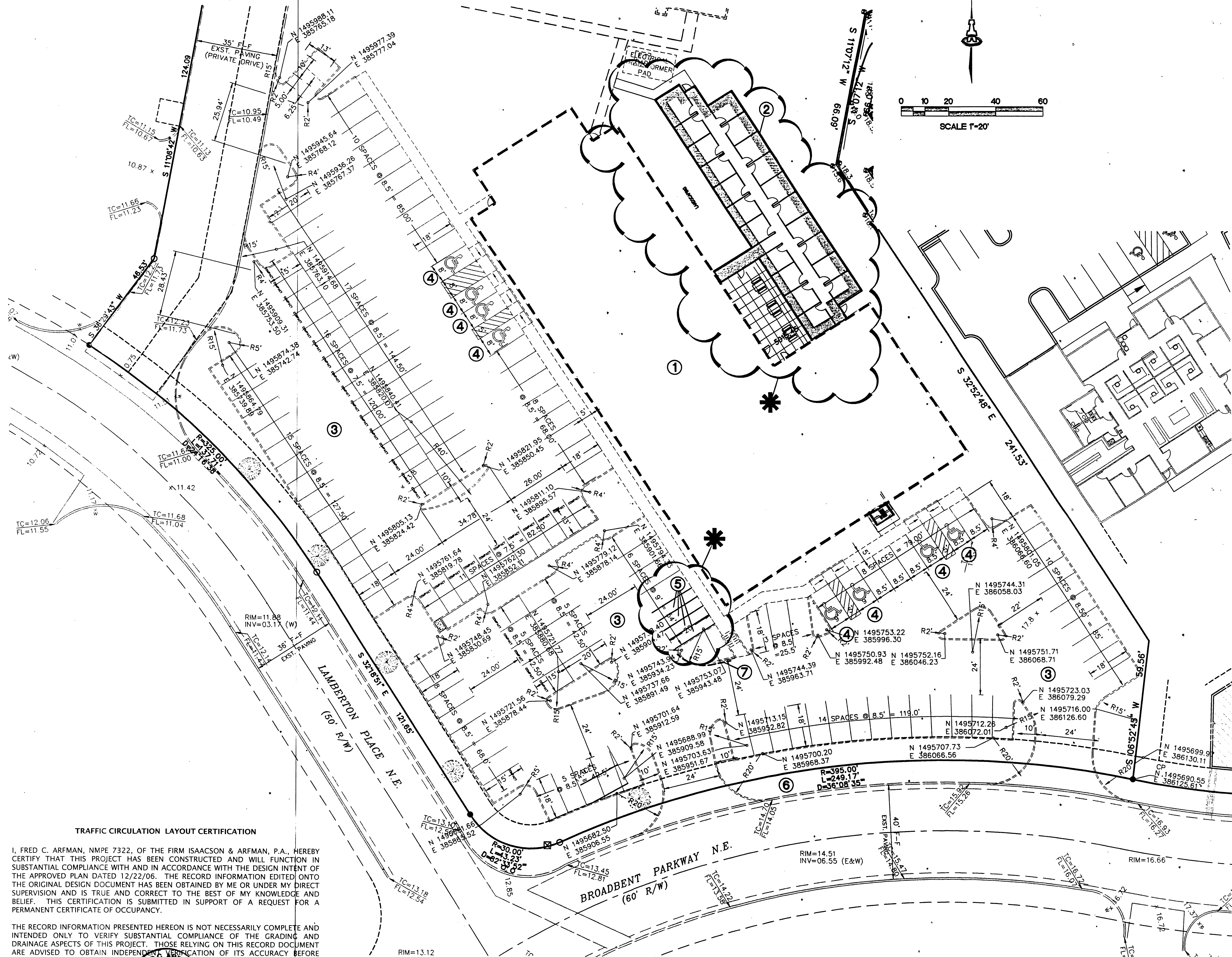
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N.M. HUMAN SERVICES BUILDING ADDITION

Wisnia Associates

GRADING AND DRAINAGE PLAN

Date:	No. Revision:	Date:	Job No.
09.22.06			1560
Drawn By:			C-1
BJB			
Chk By:			SH OF
FCA			



SITE INFORMATION

SITE DESCRIPTION:
TRACT F-2A1-D, BROADBENT BUSINESS PARK (7.9766 ACRES) ALBUQUERQUE, NEW MEXICO

PROPERTY ZONED M-1

SITE SIZE:
PORTION OF TRACT F-2A1-D EQUAL TO 3.00 ACRES.

PARKING REQUIREMENTS:
NET LEASABLE AREA OF EXISTING FIRST FLOOR + ADDITION:
18,663 SQ. FT + 3,390 SQ.FT.

22,053/200 - 110 CARS NET LEASABLE AREA
SECOND FLOOR: N/A

TOTAL PARKING REQUIRED: 110 CARS
NUMBER OF DISABLED PARKING SPACES REQUIRED: 8

TOTAL PARKING PROVIDED: 142 CARS
NUMBER OF DISABLED PARKING SPACES PROVIDED: 8

NUMBER OF BICYCLE PARKING SPACES REQUIRED: 8 NUMBER
OF BICYCLE PARKING SPACES PROVIDED: 8

NUMBER OF MOTORCYCLE SPACES REQUIRED: 4
NUMBER OF MOTORCYCLE SPACES PROVIDED: 4

KEYED NOTES

- 1 EXISTING BUILDING (18,663 SF)
- 2 PROPOSED ADDITION (3,390 SF)
- 3 EXISTING PARKING
- 4 EXISTING DISABLED PARKING
- 5 FOUR NEW MOTORCYCLE PARKING SPACES @ 4.5'X20'. 4" WIDE PAINTED (SAFETY WHITE) STRIPING
- 6 NO SIDEWALK REQUIRED - NO PEDESTRIAN ACCESS FROM BROADBENT PARKWAY REQUIRED
- 7 EXISTING PAINTED CURB - FIRE LANE
- 8 PROPOSED UPDATE REVISIONS CLOUDED. SEE ORIGINAL TRAFFIC CONTROL LAYOUT AND PAVING PLAN DATED 11-14-02 FOR EXISTING TRAFFIC CONTROL INFORMATION.

TRAFFIC CIRCULATION LAYOUT
APPROVED

[Signature] 12/28/06
Signed Date

FRED C. ARFMAN
NEW MEXICO
7322
REGISTERED PROFESSIONAL ENGINEER

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
PH: 505-268-8828 Fax: 505-268-2632
1560TCL.dwg Dec 22, 2006

N.M. HUMAN SERVICES
BUILDING ADDITION
Waznia Associates

TRAFFIC CONTROL PLAN UPDATE

RECEIVED DEC 27 2006 HYDROLOGY SECTION	Date: 12-19-06 Drawn By: BJB Cld By: FCA	No. Revisions: 1 Date: 12-19-06	Job No. 1560 CT-1 SI OF
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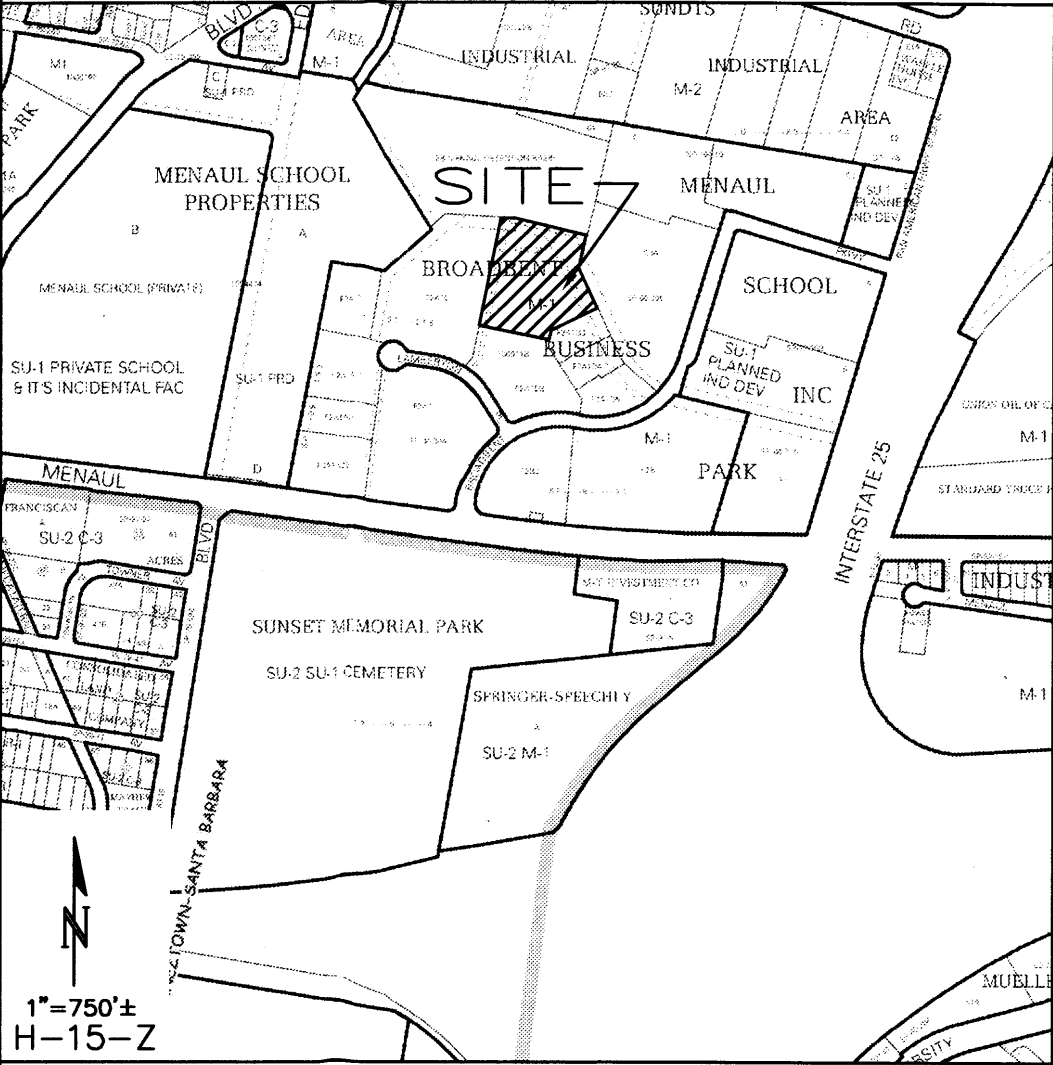
TRAFFIC CIRCULATION LAYOUT CERTIFICATION

I, FRED C. ARFMAN, NMPE 7322, OF THE FIRM ISAACSON & ARFMAN, P.A., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED AND WILL FUNCTION IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 12/22/06. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT CERTIFICATE OF OCCUPANCY.

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.

[Signature]
Fred C. Arfman
Date: 08-10-06

STATE OF NEW MEXICO
7322
REGISTERED PROFESSIONAL ENGINEER

GENERAL NOTES	ASSESSMENT/REMEDIALATION NOTES	VICINITY MAP
<p>A. COORDINATE WORK WITH ARCHITECT'S PLANS.</p> <p>B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT / ENGINEER AND VERIFY THE ARCHITECT / ENGINEER'S INTENT BEFORE PROCEEDING.</p> <p>C. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.</p> <p>D. ALL SUBGRADE, OVEREXCAVATION, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT.</p> <p>E. EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED BY GEOTECHNICAL REPORT, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.</p> <p>F. PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.</p> <p>G. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER.</p> <p>H. UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.</p> <p>I. MAXIMUM SLOPES SHALL BE 3:1. MINIMUM SLOPES SHALL BE 1% UNLESS OTHERWISE NOTED.</p> <p>J. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. CONTRACTOR SHALL CONTACT NM-811 FOR UTILITY LINE SPOTS TWO WORKING DAYS PRIOR TO CONDUCTING SITE FIELD WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. 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.</p> <p>K. OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.</p> <p>L. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES.</p> <p>M. UTILITIES IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.</p> <p>N. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS.</p> <p>O. WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH.</p> <p>P. ALL FRACTURED FACE ROCK (F.F. ROCK) TO BE 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.). NOTE: PERMANENT TURF REINFORCEMENT MATERIAL (LANDLOK TRM 450 O.E.) MAY BE SUBSTITUTED AT ALL AREAS REFERENCING F.F. ROCK EROSION PROTECTION.</p> <p>Q. SIDESLOPES STEEPER THAN 5:1 SHALL HAVE PERMANENT EROSION CONTROL (F.F. ROCK OR LANDLOK TRM 450 O.E.) INSTALLED, TYPICAL.</p> <p>R. ALL AREAS DISTURBED BY CONSTRUCTION (OUTSIDE PROPOSED TURF AREA) SHALL BE RESEEDDED WITH NATIVE GRASS PER C.O.A. SPECIFICATIONS SECTION 1012 (FOR SANDY SOILS) OR AS SPECIFIED ON THE LANDSCAPE PLAN.</p> <p>S. POND DESIGN PARAMETERS (TOP OF POND, BOTTOM OF POND, SIZE OF ORIFICE, AREA OF POND, ETC.) TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.</p>	<p><u>NORTH SIDE OF BUILDING</u></p> <p>THE ORIGINAL GRADING PLAN (2002) DID NOT INDICATE A SIDEWALK TO THE EAST OF THE BUILDING DOORWAY. THE SIDEWALK IS INSTALLED HIGHER THAN THE GRADE AT THE BUILDING, SO WATER FROM THE THREE ROOF DRAINS IS TRAPPED BETWEEN THE BUILDING AND THE SIDEWALK.</p> <p>SITE REMEDIATION:</p> <p>INSTALL 12" SIDEWALK DRAINS AT ROOF DRAIN LOCATIONS (2 TOTAL) AND INSTALL AN IMPERMEABLE LINER IN LANDSCAPE AREAS. TO CAPTURE WATER DURING SNOWMELT AND MINIMIZE ICE FORMING ON SIDEWALK AND PAVEMENT, SIDEWALK DRAIN OUTLETS SHALL CONNECT TO A NEW 8" STORM DRAIN MAIN EXTENDING TO A NEW BUBBLE UP INLET IN THE NORTHWEST MEDIAN. DURING LARGER STORM EVENTS, THE WATER NOT CAPTURED BY THE SIDEWALK DRAIN DOWN PIPES WOULD CONTINUE TO BE DIRECTED TO THE NORTH PARKING LOT THROUGH THE SIDEWALK DRAIN CURB OPENING AND OVER THE SIDEWALK.</p> <p><u>EAST SIDE OF BUILDING</u></p> <p>THE ORIGINAL GRADING PLAN SHOWED A SWALE FROM THE SOUTHEAST BUILDING CORNER TO A CURB OPENING EAST OF THE NORTHEAST BUILDING CORNER. THE AS-BUILT GRADE AT THE CURB OPENING IS HIGHER THAN WHAT WAS SHOWN ON ORIGINAL GRADING PLAN SO THE SWALE DOES NOT FUNCTION. CURRENTLY, WATER IS BEING PONDED ADJACENT TO THE BUILDING.</p> <p>SITE REMEDIATION:</p> <p>REGRADE THIS AREA TO ESTABLISH POSITIVE DRAINAGE AWAY FROM THE BUILDING AND GRADE A WATER HARVESTING BASIN WITH A PERCOLATION PIT AND SURFACE OVERFLOW TO THE EXISTING CURB OPENING.</p> <p><u>SOUTH SIDE OF BUILDING</u></p> <p>THE GRADES AT THE SOUTHEAST CORNER OF THE SITE ARE HIGHER THAN THE BUILDING. THERE ARE TWO ROOF DRAINS AT THE SOUTH SIDE OF THE BUILDING WHERE THE SOIL HAS ERODED SIGNIFICANTLY.</p> <p>SITE REMEDIATION:</p> <p>REGRADE THE AREA ADJACENT TO THE SOUTHEAST BUILDING CORNER TO ELIMINATE THE EXISTING POND, INLET AND DRAINAGE PIPE TO DIRECT TO THE LARGER PROPOSED WATER HARVESTING BASIN AT THE EAST SIDE OF THE BUILDING. FILL AND COMPACT THE ERODED AREAS BY THE ROOF DRAINS. INSTALL PCC RUNDOWN ADJACENT TO THE SIDEWALK AND EXTEND RUNDOWN TO THE BUILDING AT THE ROOF DRAINS. FIELD ADJUST EXISTING GRADES BETWEEN CONCRETE APRON AND RUNDOWN TO ENSURE POSITIVE DRAINAGE INTO THE RUNDOWN.</p> <p><u>WEST SIDE OF BUILDING</u></p> <p>THE GRADES ALONG THE WEST SIDE OF THE BUILDING APPEAR TO HAVE SUFFICIENT SLOPE TO THE WEST. THERE IS A SMALL HOSE BIB IN THE WALL SOUTH OF THE BUILDING ENTRANCE THAT APPEARS TO HAVE LEAKED CAUSING DAMAGE TO THE WALL. ADDITIONAL AREAS OF BUILDING CRACKING AND STAINING WERE OBSERVED.</p> <p>SITE REMEDIATION:</p> <p>ASSESS IRRIGATION SYSTEM AND GEOTECH FINDINGS. ASSESS AND CLEAN STORM DRAIN SYSTEM FROM THE INTERIOR COURTYARDS TO THE BUBBLE-UP INLET IN THE MEDIAN NORTHWEST OF THE BUILDING. ASSESS ALL EXTERIOR HOSE BIBS.</p> <p>CONTRACTOR SHALL PROVIDE AN ITEMIZED PROPOSAL FOR ALL WORK/REPAIRS REQUIRED PER THE ASSESSMENT.</p>	 <p>GENERAL INFORMATION</p> <p>LEGAL: A PORTION OF LOT F2A1D, BROADBENT BUSINESS PARK, ALBUQUERQUE, NEW MEXICO</p> <p>ADDRESS: BROADBENT PARKWAY N.E.</p> <p>SURVEYOR: ALDRICH LAND SURVEYING</p> <p>ENGINEER: ISAACSON & ARFMAN, P.A.</p> <p>BENCHMARK: CITY OF ALBUQUERQUE MONUMENT "9-H15". A STANDARD BRASS TABLET LOCATED ON A MEDIAN 0.24 MILES SOUTHWEST OF THE INTERSECTION OF CANDELARIA AND LOCUST ST. N.E. (NAD 1927/SLD 1929) ELEVATION=5034.93</p> <p>GENERAL CONSTRUCTION NOTES</p> <ol style="list-style-type: none">SAWCUT, REMOVE & REPLACE PAVING, CURB AND SIDEWALK AS REQUIRED FOR INSTALLATION OF PIPES AND TRENCH DRAINS.ALL PIPE AND FITTINGS SHALL BE ADS N12WT.INSTALL FITTINGS (TEES, BENDS) AS REQUIRED TO CONNECT TO 8" MAIN.INSTALL ALL SIDEWALK DRAINS, INLET AND PIPES PER MANUFACTURER'S SPECIFICATIONS.



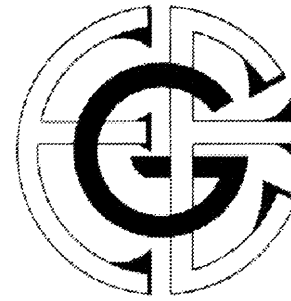
Notes:

Consultants:



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Revisions:

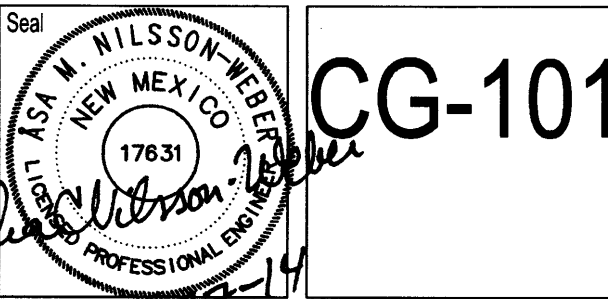
No.	Issued For	Date

Project Title:
**STRUCTURAL, SITE WORK, AND
INTERIOR / EXTERIOR REPAIRS TO:
CHILDREN, YOUTH, & FAMILIES
DEPARTMENT OF THE STATE OF N.M.
1031 LAMBERTON PLACE NE
ALBUQUERQUE, NM 87107**

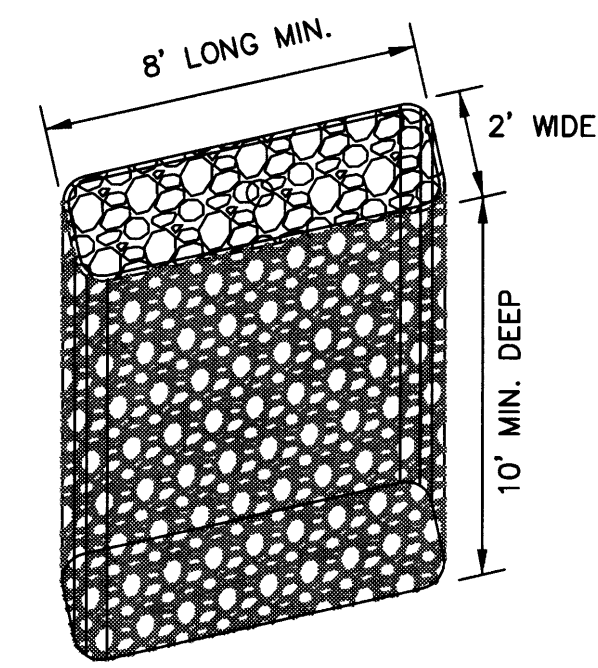
Sheet Title:

GRADING NOTES

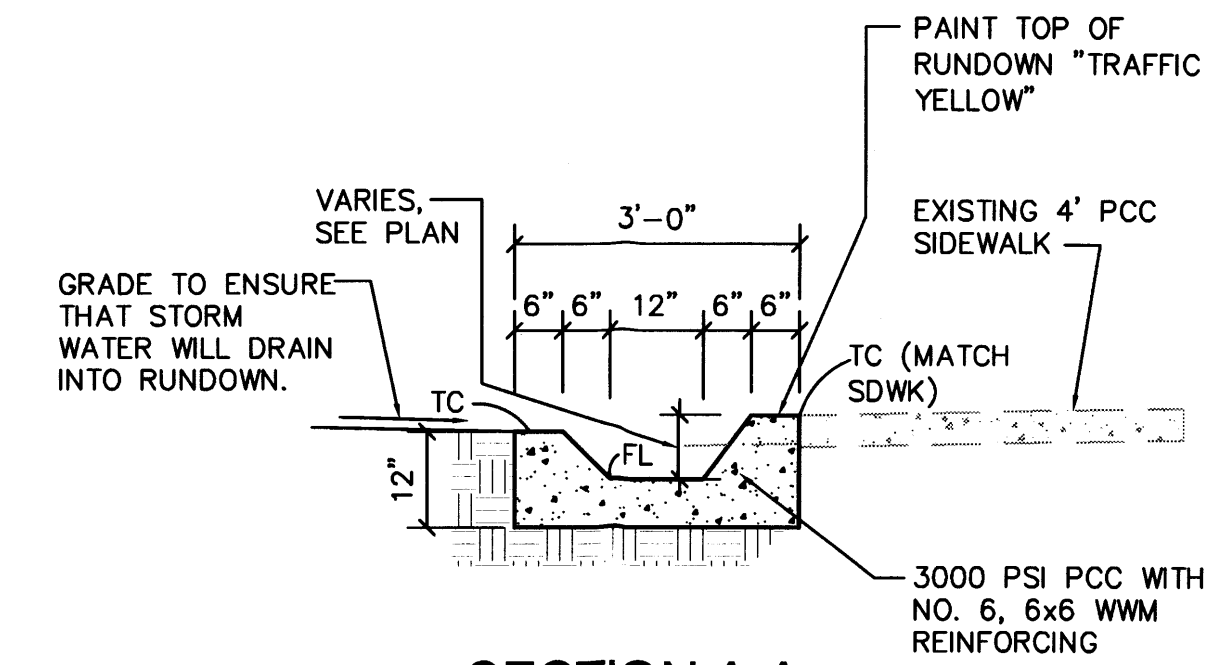
Drawn By: ANW	Project No. 07905
Checked By: FCA	Date: 06.27.14



CG-101



TYPICAL DIMENSIONS



1/2" EXPANSION JOINT AT SAWCUT, TYP.

ADA COMPLIANT LOCKING GRATE. TG (TOP OF GRATE) ELEVATION= MATCH EXST SIDEWALK

CONCRETE COLLAR

PRE-CAST TRENCH DRAIN OR CONCRETE SIDEWALK CULVERT.

VARIES 5.6" MIN.

4"

PROVIDE OPEN SIDE OUTLET AT PARKING LOT CURB.

INSTALL 4" BOTTOM OUTLET AND 4" DIA. PIPE AND CONNECT TO 8" STORM DRAIN MAIN.

NOTE:
CAP/SEAL SIDE OPENING AT BUILDING SIDE.

INSTALL 2"X2" FRACTURED FACE ROCK PROTECTION OVER NON-WOVEN GEOTEXTILE FABRIC

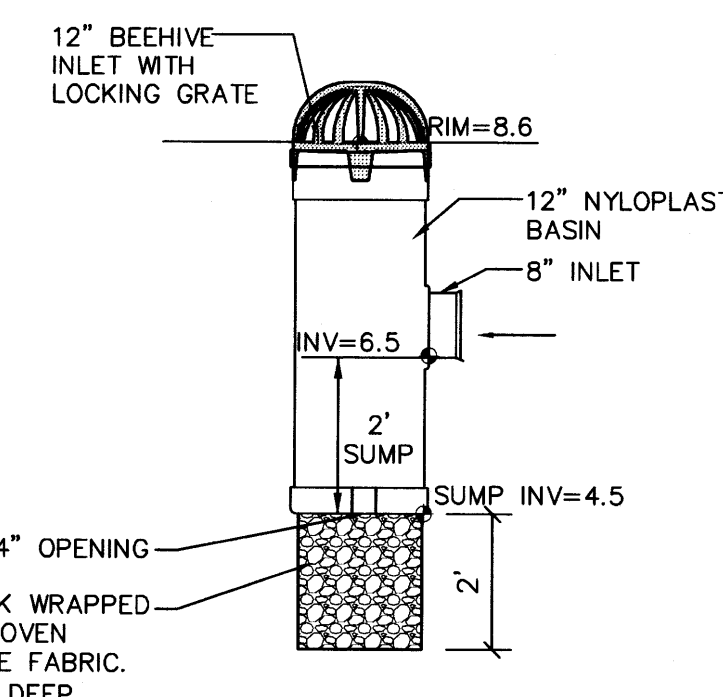
6" 12" 6"

GENERAL

1. EDGES DIMENSIONS

GENERAL NOTES

1. EDGES NOT SPECIFICALLY
DIMENSIONED SHALL BE SHAPED
WITH A 3/8" EDGING TOOL.



INSTALL LINER ALONG WALL BELOW SCREED WEEPHOLES.

ROUNDED LANDSCAPE ROCK

ATTACH LINER TO BUILDING WITH ALUMINUM LIP TERMINATION BAR NAILED @ 8" O.C. AND INSTALL SEALANT BEAD ALONG TOP

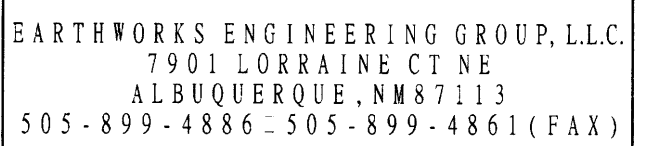
ATTACH LINER TO WALK WITH ADHESIVE

2%

30 MIL HDPE IMPERMEABLE LINER

LEGEND

- Consultants:**



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