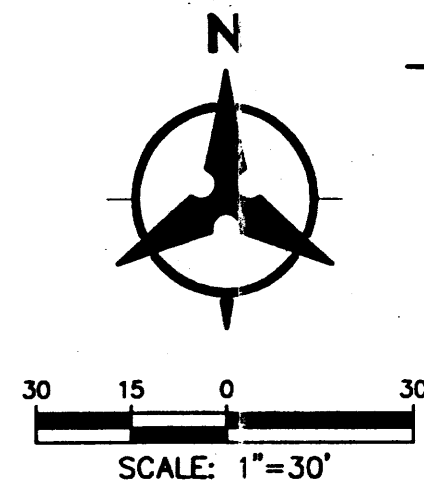


North Bryn Mawr Avenue, N.E.

North Bryn Mawr Avenue, N.E.

Menaul Boulevard, N.E.
(100' R.O.W.)

Wellesley Avenue, N.E.
(60' R.O.W.)



LEGEND

- PROPERTY LINE
- DENOTES FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES REBAR W/CAP "PS 11993" TO BE SET UNLESS OTHERWISE NOTED
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN
- EXISTING CURB INLET
- EXISTING UTILITY PEDESTAL
- EXISTING LIGHT POLE
- EXISTING BLOCK WALL
- EXISTING WROUGHT IRON FENCE
- EXISTING CHAINLINK FENCE
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED RETAINING WALL

COORD. POINT DATA

PNT#	X	Y
1	478.31	568.15
2	448.99	543.65
3	455.85	528.13
4	458.90	529.81
5	458.90	545.90
6	679.90	545.90
7	679.90	527.90
8	681.90	525.90
9	685.73	525.90
10	715.73	546.06
11	788.49	567.67
12	717.00	574.59
13	398.68	526.74
14	398.74	507.11
15	411.85	481.90
16	677.15	481.90
17	677.15	499.90
18	679.15	501.90
19	686.23	501.90
20	716.23	482.06
21	717.50	322.09
22	699.81	297.99
23	718.09	247.91
24	681.69	269.96
25	670.29	267.21
26	602.14	267.21
27	582.02	269.96
28	561.90	272.71
29	529.56	272.71
30	509.43	269.96
31	489.31	267.21
32	431.31	267.21
33	411.19	269.96
34	332.14	272.71
35	327.40	271.68
36	327.40	267.82
37	344.16	267.82
38	411.65	492.26
39	411.65	492.26
40	411.65	492.26
41	280.47	149.53
42	280.51	138.49

COORD. POINT DATA

PNT#	X	Y
43	265.17	138.49
44	202.96	138.47
45	202.96	156.47
46	200.96	158.47
47	181.10	158.47
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84	180.44	326.63
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87	344.64	217.49
88	402.65	506.00
89	NOT USED	
90	404.65	504.94

KEYED NOTES

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- HEADER CURB PER DETAIL, THIS SHEET
- TURF BLOCK PER LANDSCAPE PLANS
- VALLEY GUTTER PER DETAIL, THIS SHEET
- REFUSE ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS
- PIPE BOLLARD PER COA STD. DWG #2250
- H.C. RAMP, 12:1 MAX SLOPE. SEE COA STD. DWG #2426
- INSTALL VALLEY GUTTER PER COA STD. DWG #2420
- 4' SIDEWALK PER COA STD. DWG #2430
- REMOVE & DISPOSE OF EXISTING SIDEWALK

8/13/01 - REVISED W/ RESPECT TO PUBLIC HC RAMPS AND SIDEWALK

8/30/01 - CHANGES TO DUMPSTERS & DRIVEWAY CONNECTION TO WEST

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TRAFFIC CIRCULATION LAYOUT CERTIFICATION

CHANGES FROM THE APPROVED PLAN ARE SHOWN IN CLOUDED AREAS.

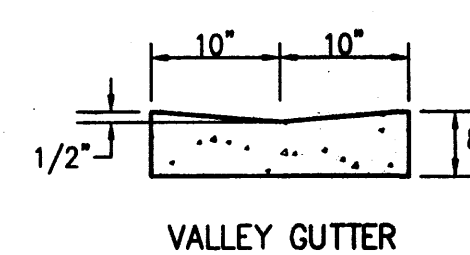
NOTES:

I, BRUCE J. STODWORTH, OF BOHANNAN HUSTON INC., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE TRAFFIC AND PEDESTRIAN RELATED IMPROVEMENTS HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED TRAFFIC CIRCULATION LAYOUT PLAN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

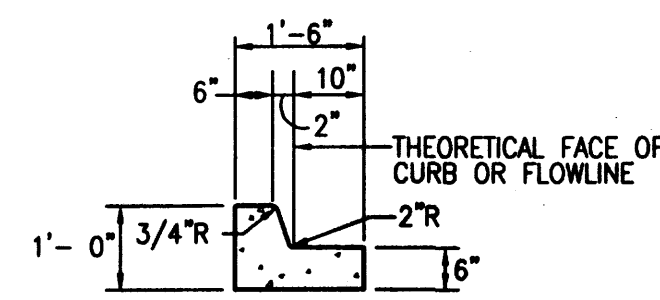
Bruce J. Stodworthy 10/2/01
BRUCE J. STODWORTH, P.E.
N.M.P.E. NO. 14523



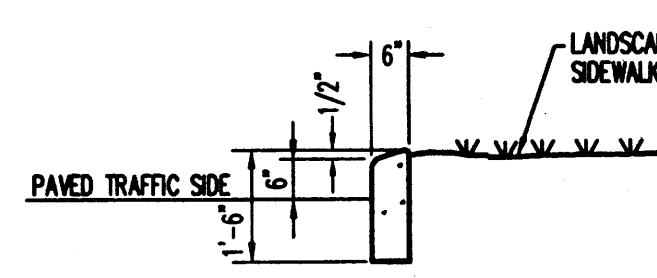
TRACT A-1
WADELICH ESTATES
(07/18/96, 96C-318)



VALLEY GUTTER



MEDIAN C.&G.



HEADER CURB

TYPICAL CURB DETAILS
N.T.S.

CURVE DATA

CURVE#	RADIUS	LENGTH	TAN.	DELTA
C1	30.00'	41.43'	24.79'	79°07'38"
C2	15.00'	18.04'	10.29'	68°54'53"
C3	2.00'	4.25'	3.58'	121°39'07"
C4	2.00'	3.14'	2.00'	90°00'00"
C5	20.00'	31.57'	20.16'	90°22'15"
C6	30.00'	40.51'	24.02'	77°21'42"
C7	2.00'	3.14'	2.00'	90°00'00"
C8	20.00'	31.28'	19.84'	89°32'45"
C9	25.00'	32.05'	18.45'	73°27'14"
C10	25.00'	50.91'	40.54'	116°40'21"
C11	25.00'	11.84'	6.03'	27°07'36"
C12	75.00'	20.37'	10.25'	15°33'49"
C13	75.00'	20.37'	10.25'	15°33'49"
C14	75.00'	20.37'	10.25'	15°33'49"
C15	75.00'	20.37'	10.25'	15°33'49"
C16	75.00'	20.37'	10.25'	15°33'49"
C17	75.00'	20.37'	10.25'	15°33'49"
C18	15.00'	5.59'	2.83'	21°22'02"
C19	2.00'	5.54'	10.60'	158°37'59"
C20	2.00'	3.14'	2.00'	90°00'00"
C21	2.00'	3.28'	2.14'	93°39'38"
C22	10.00'	17.05'	11.44'	97°39'44"
C23	25.00'	35.93'	21.86'	82°20'16"
C24	25.00'	31.86'	18.51'	73°01'07"
C25	10.00'	15.61'	9.91'	89°27'44"
C26	2.00'	3.93'	3.00'	112°34'28"
C27	2.25'	7.07'	0.00'	180°00'00"
C28	2.25'	7.07'	0.00'	180°00'00"
C29	2.00'	4.07'	3.24'	116°32'15"
C30	10.00'	11.32'	6.35'	64°52'13"
C31	15.00'	23.75'	15.19'	90°43'52"
C32	15.00'	23.56'	15.00'	90°00'00"
C33	10.00'	11.18'	6.26'	64°03'20"
C34	2.00'	4.05'	2.20'	115°56'40"
C35	15.00'	31.61'	26.37'	120°44'01"
C36	15.00'	4.07'	2.05'	15°33'36"
C37	15.00'	15.12'	8.27'	57°44'42"

TRACT A-1
WADELICH ESTATES
(07/18/96, 96C-318)

RIVA Architects LLC
215 EAST MAIN STREET
WAUPUN, WISCONSIN 53963
(920) 324-2068 FAX (920) 324-9025

RIVA

Bohannan • Huston
Copyright One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
BUSINESS PLANNERS PHOTOGRAMMETERS SURVEYORS SOFTWARE DEVELOPERS



PROJECT
PROPOSED FURNITURE ROW ALBUQUERQUE, NM

OWNER
FURNITURE ROW USA LLC
13333 EAST 37th STREET
DENVER, CO 80329

OWNER CONTACT
GARRY GLOVER
(608) 297-2469

CONSTRUCTION MANAGER
GGGLOVER & Associates Inc
1 Main Street P.O. Box 808
MONTELEONE, WI 53949

SHEET NAME
TRAFFIC CIRCULATION LAYOUT PLAN

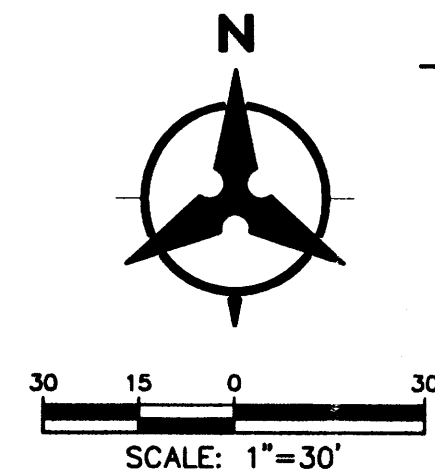
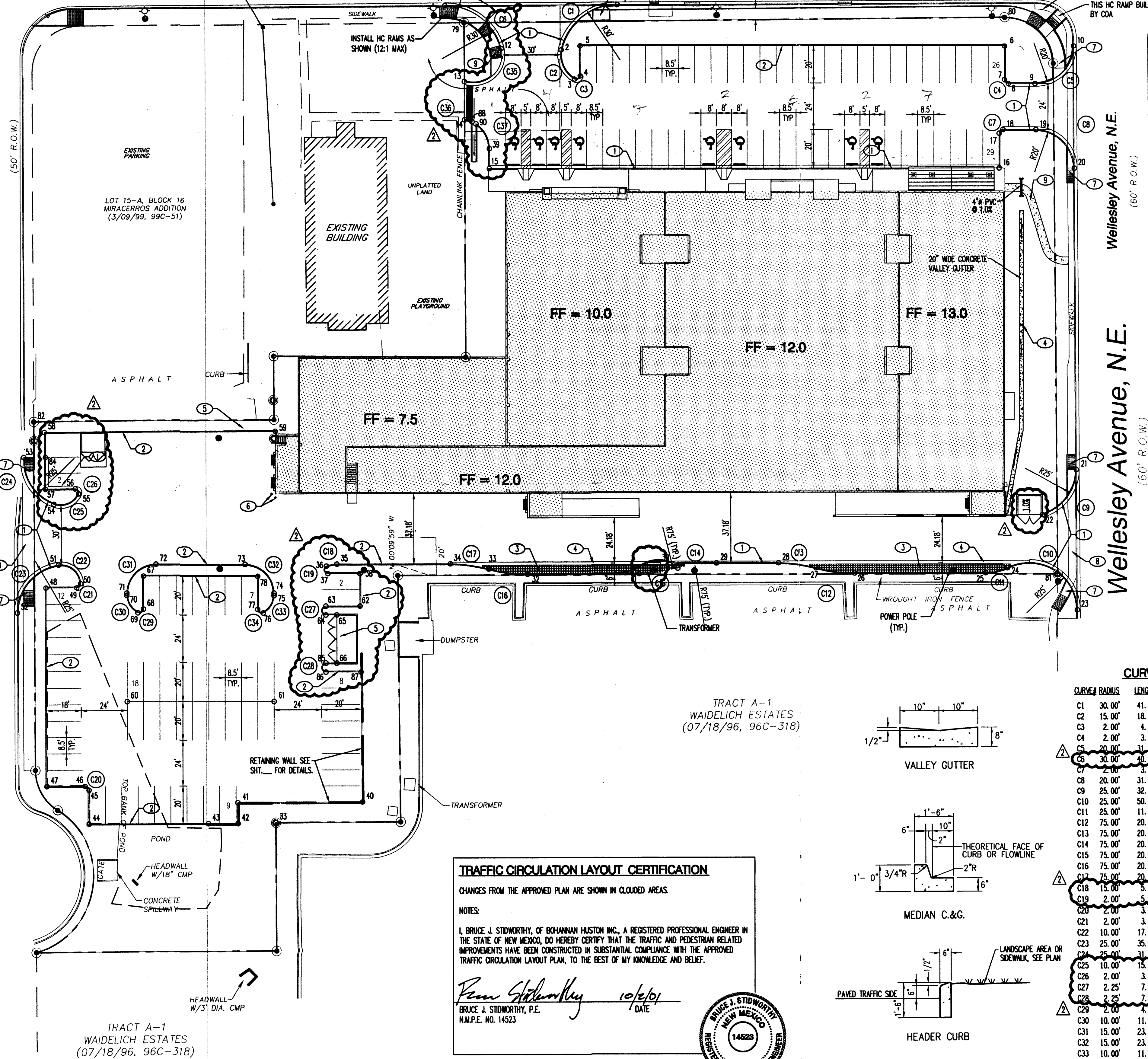
DRAWN BY:
APPROVED BY:

DATE 11/17/00 SHEET NO.

JOB NO.

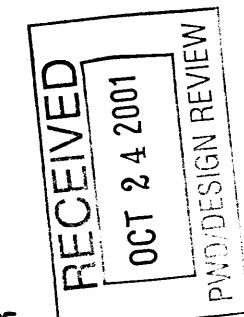
North Bryn Mawr Avenue, N.E.

North Bryn Mawr Avenue, N.E.



LEGEND

- PROPERTY LINE
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- DENOTES REBAR W/CAP "PS 11993" TO BE SET UNLESS OTHERWISE NOTED
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- EXISTING INTERMEDIATE CONTOUR
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COORD. POINT DATA

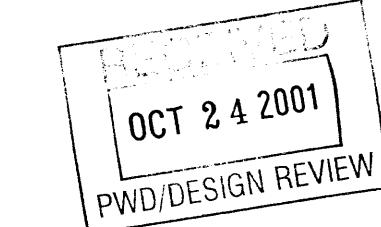
PNT#	X	Y
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2	448.98	543.65
3	455.85	528.13
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30	509.43	269.96
31	489.31	267.21
32	431.31	267.21
33	411.19	269.96
34	391.06	272.71
35	332.14	272.71
36	326.67	271.68
37	327.40	267.82
38	344.16	267.82
39	411.65	492.26
40	446.30	494.78
41	280.47	149.53
42	280.51	138.49

COORD. POINT DATA

PNT#	X	Y
43	265.17	138.49
44	202.96	138.47
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46	200.96	158.47
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50	196.70	262.61
51	187.33	272.48
52	165.76	247.62
53	169.10	329.72
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56	195.90	312.75
57	180.51	312.63
58	177.89	342.98
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60	222.86	202.47
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63	326.41	250.82
64	326.41	246.32
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66	332.16	221.89
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69	228.51	247.41
70	222.73	256.44
71	222.72	257.66
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85	326.41	221.99
86	326.41	217.49
87	344.64	217.49
88	402.65	506.00
89	NOT USED	
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KEYED NOTES

1. CURB & GUTTER PER DETAIL, THIS SHEET
2. HEADER CURB PER DETAIL, THIS SHEET
3. T&E BLOCK PER LANDSCAPE PLANS
4. VALLEY GUTTER PER DETAIL, THIS SHEET
5. REFUSE ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS
6. PIPE BOLLARD PER COA STD. DWG #2250
7. H.C. RAMP, 12:1 MAX SLOPE. SEE COA STD. DWG #2426
8. INSTALL VALLEY GUTTER PER COA STD. DWG #2420
9. 4' SIDEWALK PER COA STD. DWG #2430
10. REMOVE & DISPOSE OF EXISTING SIDEWALK



8/13/01 - REVISED W/ RESPECT TO PUBLIC H.C. RAMPS AND SIDEWALK
8/30/01 - CHANGES TO DUMPSTERS & DRIVEWAY CONNECTION TO WEST

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(920) 324-2068 FAX (920) 324-9025

RIVA

Bahannon & Huston
Contact One 7500 REFUSION DE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS



PROJECT
PROPOSED
FURNITURE ROW
ALBUQUERQUE, NM

OWNER
FURNITURE ROW USA LLC
13333 EAST 37th STREET
DENVER, CO 80329

OWNER
CONTACT
GARRY GLOVER
(608) 297-2469

CONSTRUCTION
MANAGER
GGGLOVER & Associates LLC
1 Main Street P.O. Box 808
MONTELEONE, WI 53949

SHEET NAME
TRAFFIC CIRCULATION
LAYOUT PLAN

DRAWN BY:
APPROVED BY:

DATE
11/17/00

JOB NO. SHEET NO.

North Bryn Mawr Avenue, N.E.

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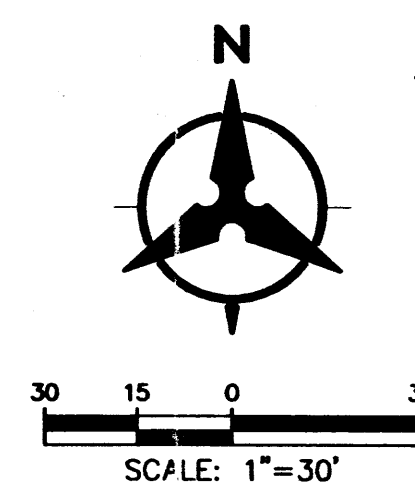
Menaul Boulevard, N.E.
(100' R.O.W.)

TRAFFIC BOX

BUILD 6' SIDEWALK PER
COA STD DNG 2430

Wellesley Avenue, N.E.

Wellesley Avenue, N.E.



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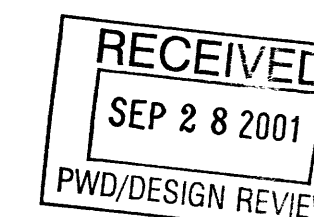
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- PIPE BOLLARD PER COA STD. DNG #2250
- H.C. RAMP, 12:1 MAX SLOPE. SEE COA STD. DNG #2426
- INSTALL VALLEY GUTTER PER COA STD. DNG #2420
- 4' SIDEWALK PER COA STD. DNG #2430
- REMOVE & DISPOSE OF EXISTING SIDEWALK



- 8/13/01 - REVISED W/ RESPECT
TO PUBLIC HC RAMPS AND
SIDEWALK
- 8/30/01 - CHANGES TO
DUMPSTERS & DRIVEWAY
CONNECTION TO WEST

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 - The user agrees to indemnify and hold harmless, Bohannon Huston against any and all claims, demands, causes of action, loss, expense and damages whatsoever in connection with or arising out of any negligent or improper use of the provided data and information. Such negligent or improper use is not limited to use without verification of conformance to approved plans and plots.
 - If coordinate information is provided to guide the construction staking process, the Contractor is responsible for verifying that all stake points conform to the construction plans and the intent of those plans. All discrepancies and conflicts shall be brought immediately to the attention of the Bohannon Huston Surveyor/Engineer for resolution prior to further construction effort.

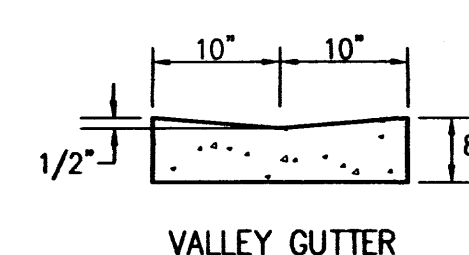
TRAFFIC CIRCULATION LAYOUT CERTIFICATION

CHANGES FROM THE APPROVED PLAN ARE SHOWN IN CLOUDED AREAS.

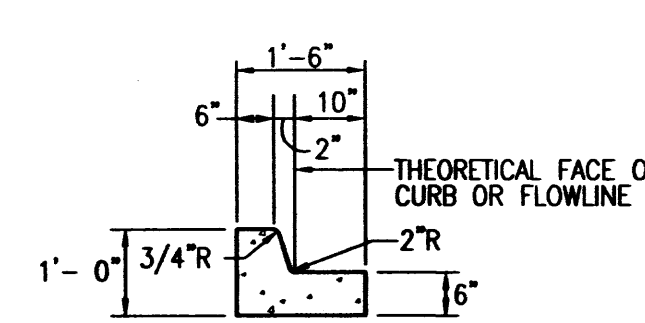
NOTES: 30 DAY TEMP CD IS REQUESTED

I, BRUCE J. STODWORTHY, OF BOHANNON HUSTON INC., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE TRAFFIC AND PEDESTRIAN RELATED IMPROVEMENTS HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED TRAFFIC CIRCULATION LAYOUT PLAN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

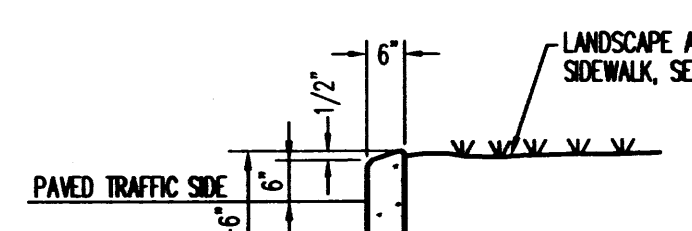
Bruce J. Stodworthy 9/28/01
BRUCE J. STODWORTHY, P.E.
N.M.P.E. NO. 14523



VALLEY GUTTER



MEDIAN C.&G.



HEADER CURB

TYPICAL CURB DETAILS
N.T.S.

CURVE DATA

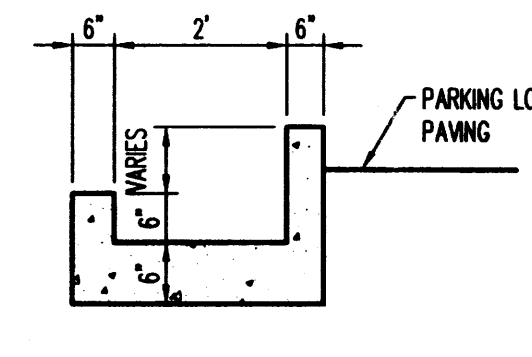
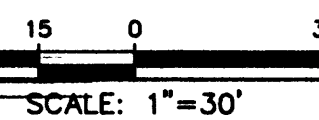
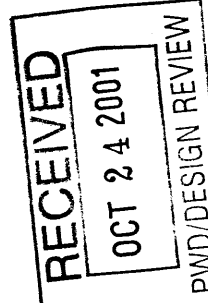
CURVE#	RADIUS	LENGTH	TAN	DELTA
C1	30.00'	41.43'	24.79'	79°07'38"
C2	15.00'	18.04'	10.29'	68°54'53"
C3	2.00'	4.25'	3.58'	121°39'07"
C4	2.00'	3.14'	2.00'	90°00'00"
C5	20.00'	31.57'	20.16'	80°27'15"
C6	30.00'	40.51'	24.02'	77°21'42"
C7	2.00'	3.14'	2.00'	90°00'00"
C8	20.00'	31.26'	19.84'	89°32'45"
C9	25.00'	32.05'	18.65'	73°27'14"
C10	25.00'	50.91'	40.54'	116°40'21"
C11	25.00'	11.84'	6.03'	27°07'36"
C12	75.00'	20.37'	10.25'	15°33'49"
C13	75.00'	20.37'	10.25'	15°33'49"
C14	75.00'	20.37'	10.25'	15°33'49"
C15	75.00'	20.37'	10.25'	15°33'49"
C16	75.00'	20.37'	10.25'	15°33'49"
C17	75.00'	20.37'	10.25'	15°33'49"
C18	15.00'	5.59'	2.83'	21°22'02"
C19	2.00'	5.54'	10.60'	158°37'59"
C20	2.00'	3.14'	2.00'	90°00'00"
C21	2.00'	3.28'	2.14'	93°39'38"
C22	10.00'	17.05'	11.44'	97°39'44"
C23	25.00'	35.93'	21.86'	82°20'16"
C24	75.00'	31.86'	18.51'	73°01'07"
C25	10.00'	15.61'	9.91'	89°27'44"
C26	2.00'	3.93'	3.00'	112°34'28"
C27	2.25'	7.07'	0.00'	180°00'00"
C28	2.25'	7.07'	0.00'	180°00'00"
C29	2.00'	4.07'	3.24'	116°32'15"
C30	10.00'	11.32'	6.35'	64°52'13"
C31	15.00'	23.75'	15.19'	90°43'52"
C32	15.00'	23.56'	15.00'	90°00'00"
C33	10.00'	11.18'	6.26'	64°03'20"
C34	2.00'	4.05'	3.20'	115°56'40"
C35	15.00'	31.61'	26.37'	120°44'01"
C36	15.00'	4.07'	2.05'	15°33'36"
C37	15.00'	15.12'	8.27'	57°44'42"

ACCEPTABLE MATERIALS FOR STORM DRAIN

- HIGH DENSITY POLYETHYLENE PER HANCOX SURELOK SPECIFICATION OR ENGINEER'S APPROVED EQUAL
- SDR 35, PVC (FOR STORM DRAIN PIPE 12" DIA. AND SMALLER)
- RCP CLASS III

LEGEND

- PROPERTY LINE
- DENOTES FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES REBAR W/CAP "PS 11893" TO BE SET UNLESS OTHERWISE NOTED
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN
- EXISTING CURB INLET
- EXISTING UTILITY PEDESTAL
- EXISTING LIGHT POLE
- EXISTING BLOCK WALL
- EXISTING WROUGHT IRON FENCE
- EXISTING CHAINLINK FENCE
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED SPOT ELEVATION
FL = FLOWLINE, TW = TOP OF WALL
BW = BOTTOM OF WALL
- PROPOSED RETAINING WALL
- AS BUILT ELEVATIONS
- TRANSFORMER
- POWER POLE



CONCRETE RUNDOWN DETAIL
K.T.S.

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT WHERE APPLICABLE. CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMAL AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADE, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SCHEDULING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
12. ALL BARRICADES AND CONSTRUCTION SCHEDULING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SCHEDULING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADE AT THE END AND BEGINNING OF EACH DAY.
14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES REQUIREMENTS.

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION" AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERM AT THE PROPERTY LINES PER DETAIL ON SHEET C003 AND NETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL, AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL, SHALL BE DETERMINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND Haul TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAV. ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS REFLECT TOP 3" PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDANS AND ISLANDS.

DRAINAGE KEYED NOTES

1. REMOVE & DISPOSE OF EXISTING D.I. INSTALL NEW TYPE "C" INLET PER COA STD. DWG. 2205
2. INSTALL NEW 4" DIA. TYPE "C" MANHOLE AS PER COA STD. DWG. 2101
3. INSTALL TYPE "D" INLET PER COA STD. DWG. 2206
4. INSTALL MANUFACTURED FLARED END SECTION. TRANSITION CONCRETE RUNDOWN TO MATCH PIPE
5. INSTALL 2-2" SD LINES AT 2% SLOPE FOR CONNECTION TO ROOF DRAINS. CONNECT TO MAIN 4" MANUFACTURED TEE. INVERT AT BUILDING =04.7. SEE PLUMBING PLANS FOR CONTINUATION.
6. INSTALL MANUFACTURED SD FLUG
7. INSTALL 3" TALL X 3' WIDE SPEED BUMP FOR DRAINAGE
8. EXTEND 18" SD AS SHOWN. USE CONCRETE COLLAR TO CONNECT IF NECESSARY



- 8/8/01 - REVISED GRADING FOR PARKING AREA & DUMPSTER
- 8/30/01 - CHANGES TO DUMPSTERS & REBORN CHANNEL

RIVA Architects LLC
215 EAST MAIN STREET
WAUPUN, WISCONSIN 53963
(920) 324-2068 FAX (920) 324-9025

RIVA

Bolannan Huston
Certified One 7500 Jefferson NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS ARCHITECTS SURVEYORS SOFTWARE DEVELOPERS



PROJECT
PROPOSED FURNITURE ROW ALBUQUERQUE, NM

OWNER
FURNITURE ROW USA LLC
13333 EAST 37th STREET
DENVER, CO 80329

OWNER CONTACT
GARRY GLOVER
(608) 297-2469

CONSTRUCTION MANAGER

GGGLOVER & Associates llc
1 Main Street P.O. Box 808
MONTELEONE, WI 53949

SHEET NAME
GRADING/DRAINAGE PLAN

DRAWN BY:

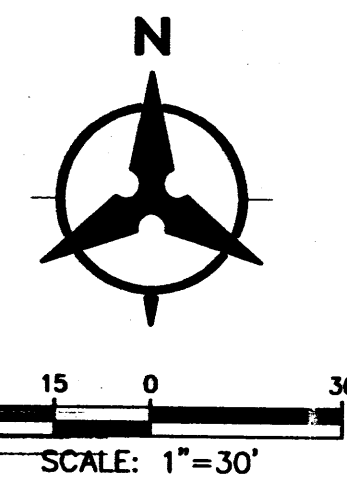
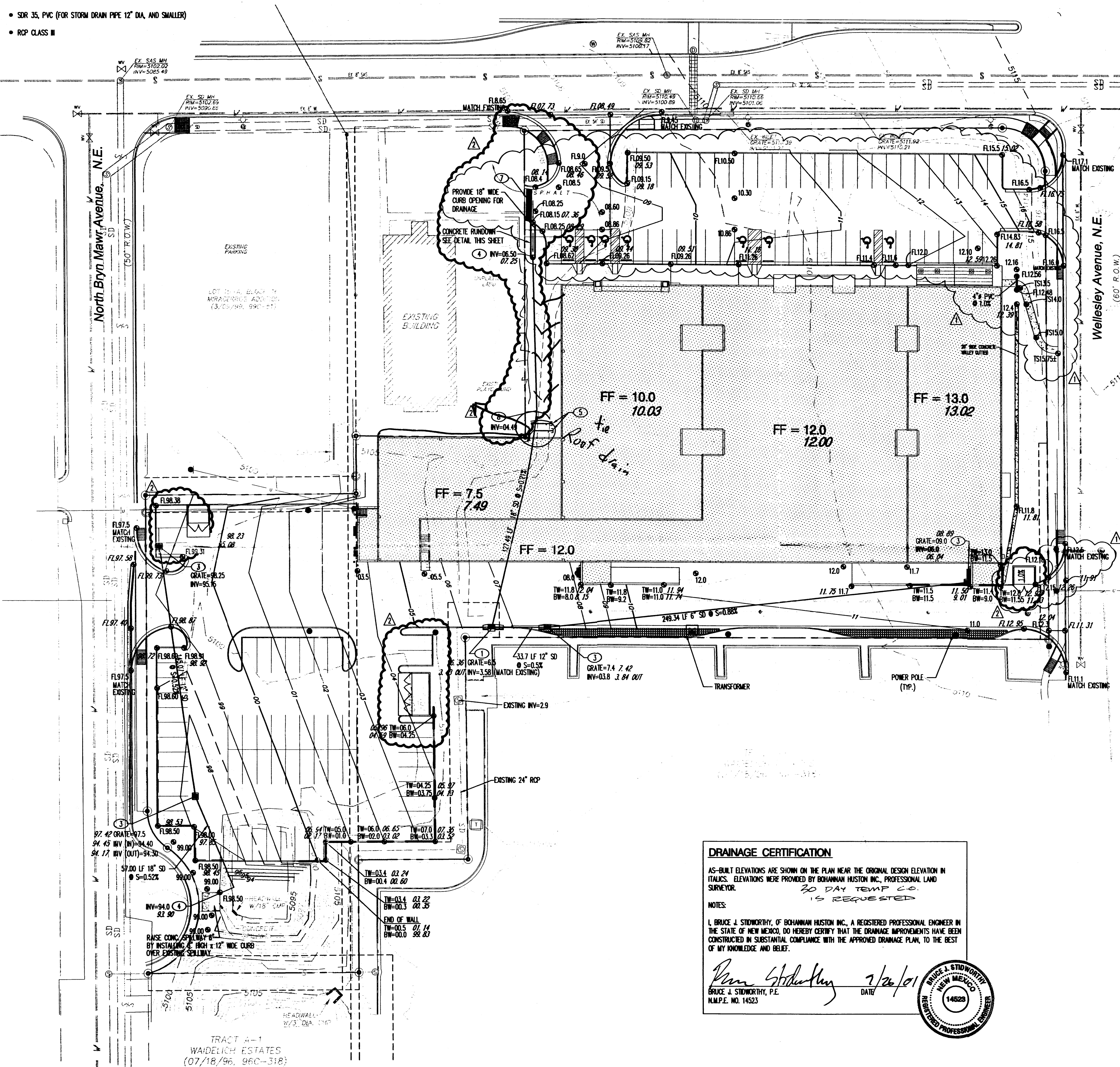
APPROVED BY:

DATE
11/17/00

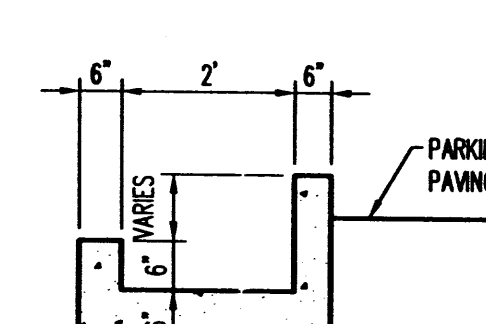
JOB NO.

ACCEPTABLE MATERIALS FOR STORM DRAIN

- HIGH DENSITY POLYETHYLENE PER HANCOCK SURELOK SPECIFICATION OR ENGINEER'S APPROVED EQUIVALENT
- SDR 35, PVC (FOR STORM DRAIN PIPE 12" DIA. AND SMALLER)
- RCP CLASS III



SCALE: 1"=30'



CONCRETE R/NDOWN DETAIL
N.T.S.

GENERAL NOTES

1. ALL WORK DETAIL IN THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE. CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
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7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSATURATED MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE, AND Haul to or from shall be considered incidental to the project and no separate measurement or payment shall be made.
8. PAVING AND ROADWAY GRADES SHALL BE +/- .01' FROM PLAN ELEVATIONS. PAID ELEVATION SHALL BE +/- .005' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIAN AND ISLANDS.

DRAINAGE KEYED NOTES

1. REMOVE & DISPOSE OF EXISTING D.I. INSTALL NEW TYPE "C" INLET PER COA STD. DWG. 2205
2. INSTALL NEW 4" DIA. TYPE "C" MANHOLE AS PER COA STD. DWG. 2101
3. INSTALL TYPE "D" INLET PER COA STD. DWG. 2206
4. INSTALL MANUFACTURED FLARED END SECTION. TRANSITION CONCRETE R/NDOWN TO MATCH PIPE
5. INSTALL 2"-2" SD LINES AT 2% SLOPE FOR CONNECTION TO ROOF DRAINS. CONNECT TO MAIN W/ MANUFACTURED TEE. INVERT AT BUILDING =047. SEE PLUMBING PLANS FOR CONTINUATION.
6. INSTALL MANUFACTURED SD FLUG
7. INSTALL 3" TALL X 3' WIDE SPEED BUMP FOR DRAINAGE
8. EXTEND 18" SD AS SHOWN. USE CONCRETE COLLAR TO CONNECT IF NECESSARY

- 8/8/01 - REVISED GRADING FOR PARKING AREA & DUMPSTER
- 8/30/01 - CHANGES TO DUMPSTERS & REBORN CHANNEL

DRAINAGE CERTIFICATION

AS-BUILT ELEVATIONS ARE SHOWN ON THE PLAN NEAR THE ORIGINAL DESIGN ELEVATION IN ITALICS. ELEVATIONS WERE PROVIDED BY BOHANNAN HUSTON INC., PROFESSIONAL LAND SURVEYOR.

NOTES:

I, BRUCE J. STODWORTH, OF BOHANNAN HUSTON INC., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE DRAINAGE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED DRAINAGE PLAN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

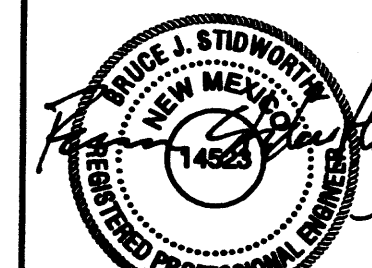
Bruce J. Stodworthy 7/26/01
BRUCE J. STODWORTH, P.E.
N.M.P.E. NO. 14523



RIVA Architects LLC
215 EAST MAIN STREET
WAUPUN, WISCONSIN 53983
(920) 324-2068 FAX (920) 324-9025

RIVA

Bohannan-Huston
Contact One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS



PROJECT
PROPOSED
FURNITURE ROW
ALBUQUERQUE, NM

OWNER
FURNITURE ROW USA LLC
13333 EAST 37th STREET
DENVER, CO 80329

OWNER
CONTACT
GARRY GLOVER
(608) 297-2469

CONSTRUCTION
MANAGER
GGLOVER & Associates LLC
1 Main Street P.O. Box 808
MONTICELLO, WI 53949

SHEET NAME
GRADING/DRAINAGE
PLAN

DRAWN BY:
APPROVED BY:

DATE 11/17/00 SHEET NO.

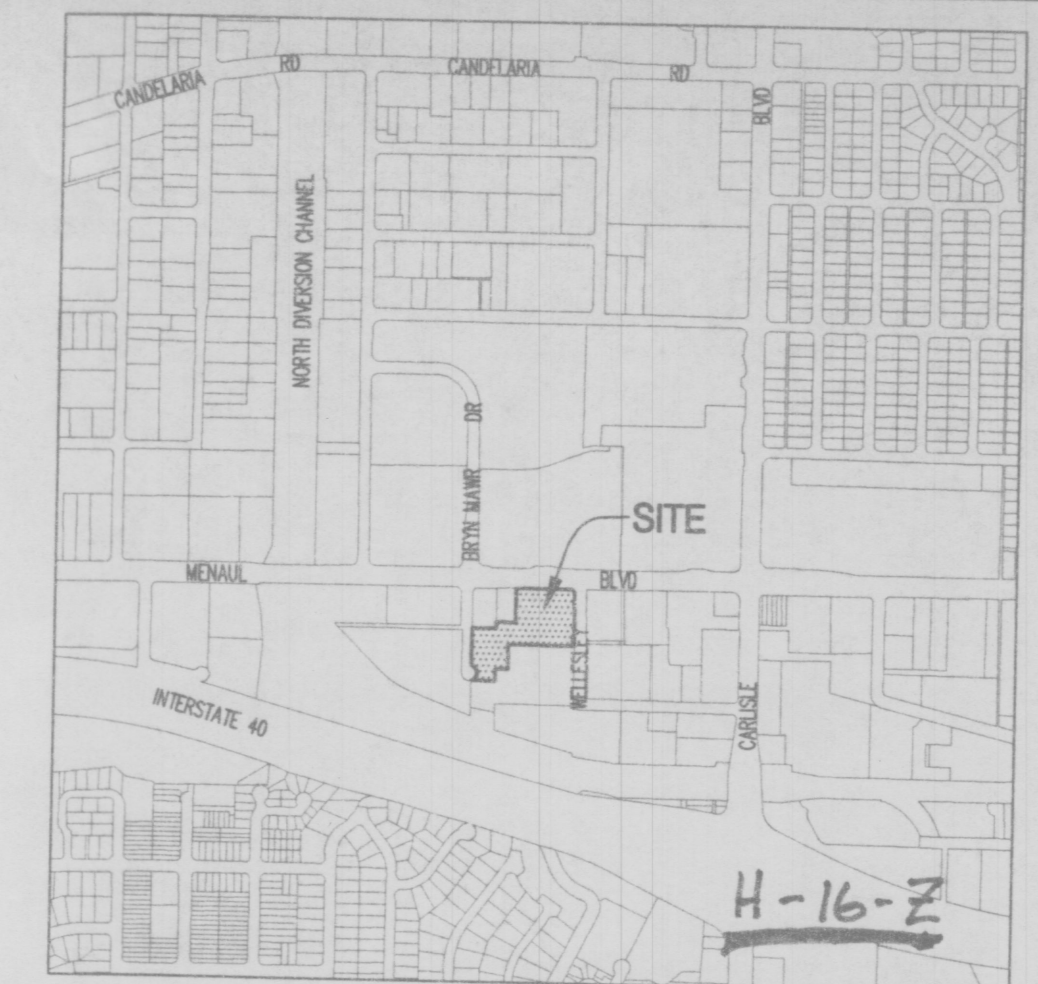
JOB NO.

Menaul Boulevard, N.E.

(100' R.O.W.)



SCALE: 1"=30'



LEGAL DESCRIPTION

TRACT 1A
SHOLLENBARGER ADDITION

LEGEND

- PROPERTY LINE
- DENOTES FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES REBAR W/CAP "PS 11993" TO BE SET UNLESS OTHERWISE NOTED
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER METER
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING SEWER MANHOLE
- ⊕ EXISTING STORM DRAIN
- ⊕ EXISTING CURB INLET
- ⊕ EXISTING UTILITY PEDESTAL
- ⊕ EXISTING LIGHT POLE
- ⊕ EXISTING BLOCK WALL
- ⊕ EXISTING WROUGHT IRON FENCE
- ⊕ EXISTING CHAINLINK FENCE
- 5115 --- EXISTING INDEX CONTOUR
- 15 --- EXISTING INTERMEDIATE CONTOUR
- 15 --- PROPOSED INDEX CONTOUR
- 15 --- PROPOSED INTERMEDIATE CONTOUR
- 15.5 PROPOSED SPOT ELEVATION
- FL = FLOWLINE, TW = TOP OF WALL, BW = BOTTOM OF WALL
- PROPOSED RETAINING WALL

DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION / PURPOSE

The purpose of this report is to provide a Drainage Management Plan for the proposed development of a furniture store located at the corner of Menaul and Wellesley NE. This drainage plan is submitted for rough grading and building permit approval.

II. METHODOLOGIES AND REFERENCES

This report is prepared in accordance with DPM criteria; specifically, the procedure outlined in DPM Section 22.2A was used. No AHJMO analysis was done for this site. This report is in compliance with the approved drainage report for Homestead Village (prepared by Bohannan Huston, Inc., dated March 1996, city drainage file # H-16/D117). The Homestead Village drainage report included analysis for the land currently being developed, and provided allowable discharge information.

III. EXISTING CONDITIONS

The existing site was graded in its current condition in 1996, when the Homestead Village site was developed. The higher portion of the site, adjacent to Menaul and Wellesley drains via an existing underground storm drain to the large pond west of the Homestead Village Hotel (identified as Pond #1 in the Homestead Village Drainage Report). The lower portion of the site drains to a second existing pond west of Homestead Village (identified as Pond #2 in the Homestead Village Drainage Report). The existing ponds discharge a combined total of 3cfs, and are necessary because the existing storm drain in Bryn Mawr has no capacity. An analysis of the existing storm drain is provided in the Homestead Village Drainage Report.

IV. PROPOSED CONDITIONS

The proposed conditions for the site are substantially what was anticipated by the Homestead Village Report. The tables on this sheet show the basin calculations from the Homestead Village Report and the actual basin data as proposed by this project. Basin 7 in the Homestead Village Report is labeled 7A for this report. The 100yr peak flow and the 100yr 24hr volume for Basin 7A are slightly higher than for Basin 7, however, the difference is negligible (< 0.5cfs, and <700cft) compared to the total peak flow entering existing pond #1 (23cfs and 44,000cft). Basin 8 in the Homestead Village Report is labeled 8A for this report. Existing Pond #2 receives flows only from that Basin. Basin 8A flows are significantly less than (the 100yr 24hr volume is almost 20% less) anticipated by Basin 8 the Homestead Village Report. Since the pond drains in 24 hours, the required pond volume is assumed to be the 100yr 24hr runoff volume. The is clearly a conservative assumption since the pond will be discharging throughout the storm event, not after the full 24hr volume accumulates in the pond. The shape of the existing pond is being modified to accommodate the site, a portion of the pond's volume is with the parking area. The pond volume provided is approximately equal to the 100yr 24hr runoff volume.

V. CONCLUSION

This report has given a comprehensive drainage management plan for the proposed development that complies with previously approved drainage report. It is recommended that with this submittal, rough grading and building permit approvals be granted.

North Bryn Mawr Avenue, N.E.
(50' R.O.W.)

Wellesley Avenue, N.E.
(60' R.O.W.)

LOT 15-A, BLOCK 16
MIRACERROS ADDITION
(3/09/99, 99C-51)

NOTE: THESE TRACTS
DRAIN DIRECTLY TO
BRYN MAWR

UNPLATTED
LAND

FF = 11.0

BASIN
7A
FF = 12.0

FF = 13.0

FF = 7.5

FF = 12.0

BASIN
8A

TRACT A-1
WAIDELICH ESTATES
(07/18/96, 96C-318)

BASIN DATA										
BASIN	AREA (SQ FT)	AREA (AC)	LAND TREATMENT PERCENTAGES				Q(100) (cfs/oc)	Q(100) QTS	V(100) INCHES	V(100)24HR (CF)
7A	35004	2.18	0.0%	10%	0.0%	90%	4.46	9.72	1.99	15723
8A	18569	1.11	0.0%	10%	0.0%	90%	4.46	4.97	1.99	8038
7A	39039	2.27	0.0%	6.0%	6.0%	88.0%	4.46	10.14	1.98	16343
8A	14534	1.02	0.0%	7.0%	23.0%	70.0%	4.17	4.27	1.80	6675

*BASINS 7 & 8 ARE TAKEN FROM
THE HOMESTEAD VILLAGE DRAINAGE
REPORT (CITY DRAINAGE FILE H16-D117)

PIPES				
PIPE #	SIZE (in)	SLOPE	n	FLOW CAP (cfs)
1	18	0.0071	0.0130	8.85
2	6	0.0088	0.0130	0.53
3	12	0.0050	0.0130	2.52
4	24	0.0050	0.0130	16.00
5	12	0.0052	0.0130	2.57
6	18	0.0052	0.0130	7.57

INLETS				
INLET #	TYPE	FLOW (cfs)	CAP (cfs)	AVAIL. HEAD
1	D	0.17	3.98	>6"
2	D	1.37	1.00*	
3	C	0.24	1.00*	
4	D	0.51	3.98	6"
5	D	3.27	18.93	12"

*CALCULATED USING DPM NOMOGRAPH

POND	
REQUIRED VOLUME	=7715cfs
VOLUME PROVIDED*	=7715cfs
*SURFACE VOLUME	=7331cfs
PIPE VOLUME	=215cfs
TOTAL	=7546cfs approx 7715 cfs

TRACT A-1
WAIDELICH ESTATES
(07/18/96, 96C-318)

RIVA Architects LLC

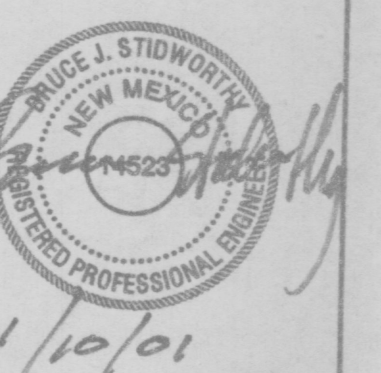
215 EAST MAIN STREET
WAUPUN, WISCONSIN 53963
(920) 324-2068 FAX (920) 324-9025

RIVA

Bohannan & Huston

Courtyard One 7500 JEFFERSON NE Albuquerque, NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS



PROJECT

PROPOSED
FURNITURE ROW
ALBUQUERQUE, NM

OWNER

FURNITURE ROW USA, LLC
13333 EAST 37TH STREET
DENVER, CO 80329

OWNER CONTACT

GARRY GLOVER
(608) 297-2469

CONSTRUCTION MANAGER

GGGLOVER & Associates, LLC
1 Main Street P.O. Box 808
MONTELEONE, WI 53949

SHEET NAME

DRAINAGE PLAN

DRAWN BY:

APPROVED BY:

DATE 11/17/00

JOB NO.

SHEET NO.

ACCEPTABLE MATERIALS FOR STORM DRAIN

- HIGH DENSITY POLYETHYLENE PER HANCOX SURELOK SPECIFICATION OR ENGINEER'S APPROVED EQUAL
- SDR 35, PVC (FOR STORM DRAIN PIPE 12" DIA. AND SMALLER)
- RCP CLASS III

Menaul Boulevard, N.E.

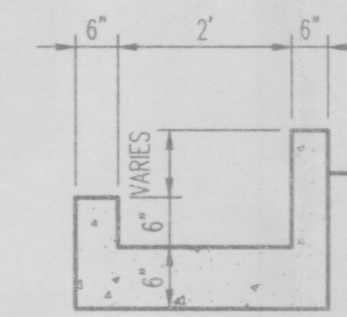
(100' R.O.W.)



SCALE: 1"=30'

LEGEND

- PROPERTY LINE
- DENOTES FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES REBAR W/CAP "PS 11993" TO BE SET UNLESS OTHERWISE NOTED
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN
- EXISTING CURB INLET
- EXISTING UTILITY PEDESTAL
- EXISTING LIGHT POLE
- EXISTING BLOCK WALL
- EXISTING WROUGHT IRON FENCE
- EXISTING CHAINLINK FENCE
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED SPOT ELEVATION
FL = FLOWLINE, TW = TOP OF WALL
BW = BOTTOM OF WALL
- PROPOSED RETAINING WALL



CONCRETE RUNDOWN DETAIL
N.T.S.

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE. CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- OVERMENT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADE, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
- ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
- THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADES AT THE END AND BEGINNING OF EACH DAY.
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES REQUIREMENTS.

GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION" AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES PER DETAIL ON SHEET C003 AND NETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND Haul TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIAN AND ISLANDS.

DRAINAGE KEYED NOTES

- REMOVE & DISPOSE OF EXISTING D.I. INSTALL NEW TYPE "C" INLET PER COA STD. DWG. 2205
- INSTALL NEW 4" DIA. TYPE "C" MANHOLE AS PER COA STD. DWG. 2101
- INSTALL TYPE "D" INLET PER COA STD. DWG. 2206
- INSTALL MANUFACTURED FLARED END SECTION. TRANSITION CONCRETE RUNDOWN TO MATCH PIPE
- INSTALL 2-2" SD LINES AT 2% SLOPE FOR CONNECTION TO ROOF DRAINS. CONNECT TO MAIN W/ MANUFACTURED TEE. INVERT AT BUILDING = 04.7. SEE PLUMBING PLANS FOR CONTINUATION.
- INSTALL MANUFACTURED SD PLUG

North Bryn Mawr Avenue, N.E.

Wellesley Avenue, N.E.

LOT 15-A, BLOCK 16
MIRACERROS ADDITION
(3/09/99, 99C-51)

UNPLATTED
LAND

FF = 11.0

FF = 12.0

FF = 13.0

FF = 7.5

FF = 12.0

TRACT A-1
WAIDELICH ESTATES
(07/18/96, 96C-316)

TRACT A-1
WAIDELICH ESTATES
(07/18/96, 96C-318)

RIVA Architects LLC

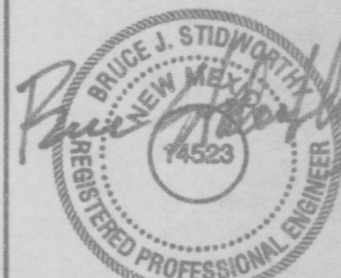
215 EAST MAIN STREET
WAUPUN, WISCONSIN 53963
(920) 324-2088 FAX (920) 324-9025

RIVA

Bolhaman - Houston

Conrad One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS



1/10/01

PROJECT
PROPOSED
FURNITURE ROW
ALBUQUERQUE, NM

OWNER
FURNITURE ROW USA LLC
13333 EAST 37th STREET
DENVER, CO 80329

OWNER
CONTACT
GARRY GLOVER
(608) 297-2469

CONSTRUCTION
MANAGER
GOGGLOVER & Associates llc
1 Main Street P.O. Box 808
MONTELEONE, WI 53949

SHEET NAME
GRADING/DRAINAGE
PLAN

DRAWN BY:

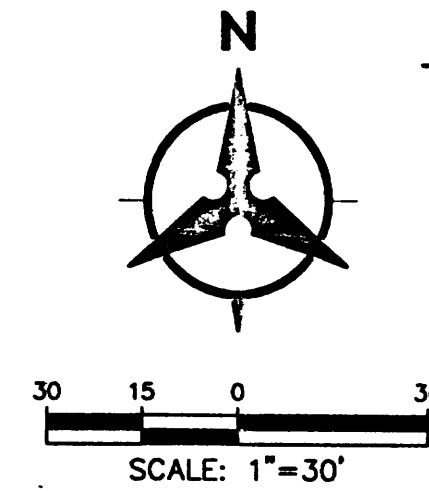
APPROVED BY:

DATE
11/17/00

JOB NO.

SHEET NO.

Menaul Boulevard, N.E.
(100' R.O.W.)



LEGEND

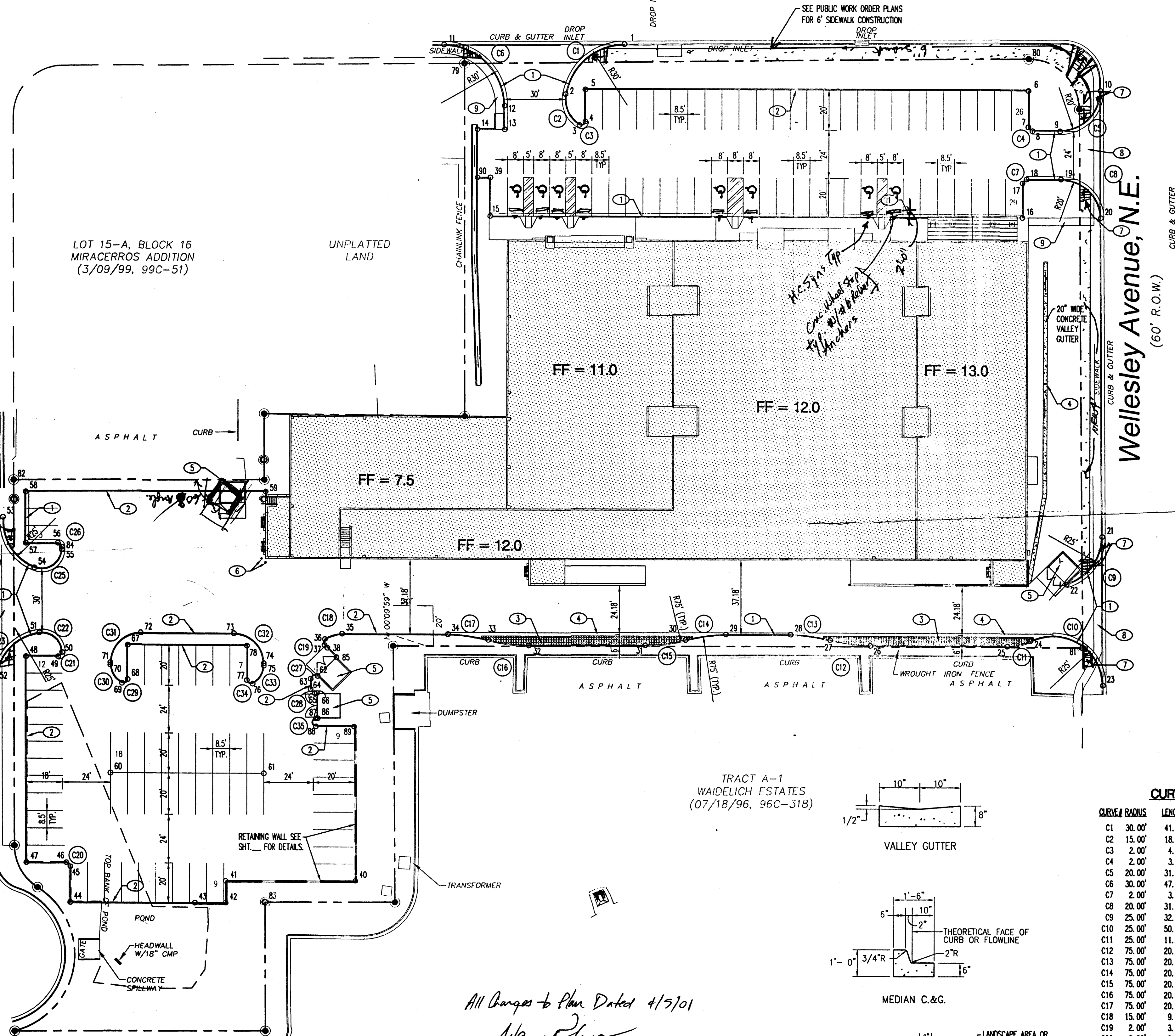
- PROPERTY LINE
- DENOTES FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES REBAR W/CAP "PS 11993" TO BE SET UNLESS OTHERWISE NOTED
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER METER
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING SEWER MANHOLE
- ⊕ EXISTING STORM DRAIN
- ⊕ EXISTING CURB INLET
- ⊕ EXISTING UTILITY PEDESTAL
- ⊕ EXISTING LIGHT POLE
- EXISTING BLOCK WALL
- EXISTING WROUGHT IRON FENCE
- EXISTING CHAINLINK FENCE
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED RETAINING WALL

North Bryn Mawr Avenue, N.E.
(50' R.O.W.)

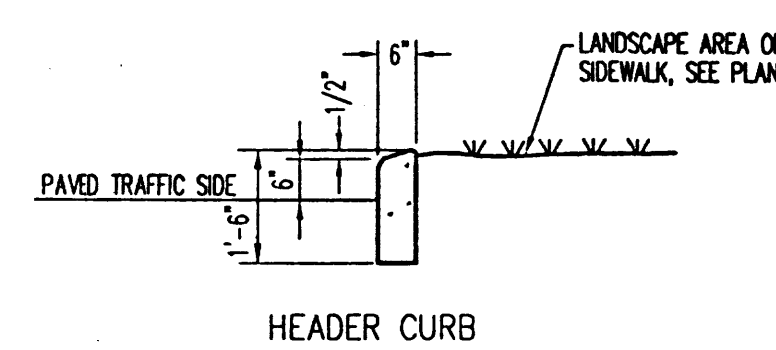
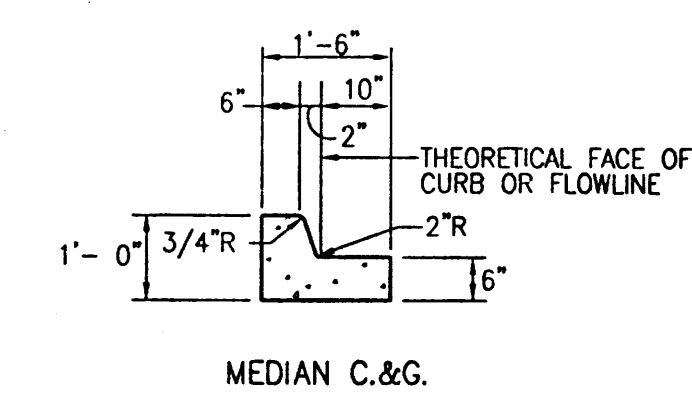
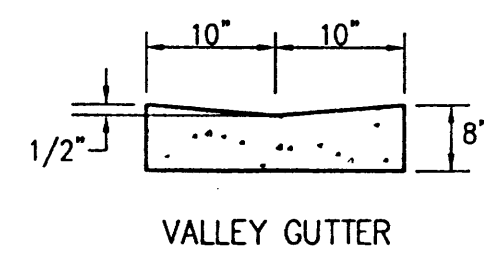
LOT 15-A, BLOCK 16
MIRACERROS ADDITION
(3/09/99, 99C-51)

UNPLATTED
LAND

Wellesley Avenue, N.E.
(60' R.O.W.)



TRACT A-1
WADELICH ESTATES
(07/18/96, 96C-318)



TYPICAL CURB DETAILS
N.T.S.

CURVE DATA

CURVE#	RADIUS	LENGTH	TAN	DELTA
C1	30.00'	41.43'	24.79'	79°07'38"
C2	15.00'	18.04'	10.29'	68°54'53"
C3	2.00'	4.25'	3.58'	121°39'07"
C4	2.00'	3.14'	2.00'	90°00'00"
C5	20.00'	31.57'	20.16'	90°27'15"
C6	30.00'	47.18'	30.06'	90°06'56"
C7	2.00'	3.14'	2.00'	90°00'00"
C8	20.00'	31.26'	19.84'	89°32'45"
C9	25.00'	32.05'	18.65'	73°27'14"
C10	25.00'	50.91'	40.54'	116°40'21"
C11	25.00'	11.84'	6.03'	27°07'36"
C12	75.00'	20.37'	10.25'	15°33'49"
C13	75.00'	20.37'	10.25'	15°33'49"
C14	75.00'	20.37'	10.25'	15°33'49"
C15	75.00'	20.37'	10.25'	15°33'49"
C16	75.00'	20.37'	10.25'	15°33'49"
C17	75.00'	20.37'	10.25'	15°33'49"
C18	15.00'	9.05'	4.67'	34°35'13"
C19	2.00'	3.51'	2.40'	100°24'47"
C20	2.00'	3.14'	2.00'	90°00'00"
C21	2.00'	3.28'	2.14'	93°39'38"
C22	10.00'	17.05'	11.44'	97°39'44"
C23	25.00'	35.93'	21.86'	82°20'16"
C24	25.00'	31.86'	18.51'	73°01'07"
C25	10.00'	19.51'	14.77'	111°48'17"
C26	2.00'	3.15'	2.01'	90°13'55"
C27	2.00'	4.71'	4.83'	135°00'00"
C28	2.00'	3.14'	2.00'	90°00'00"
C29	2.00'	4.07'	3.24'	116°32'15"
C30	10.00'	11.32'	6.35'	64°52'13"
C31	15.00'	23.75'	15.19'	90°43'52"
C32	15.00'	23.56'	15.00'	90°00'00"
C33	10.00'	11.18'	6.26'	64°03'20"
C34	2.00'	4.05'	3.20'	115°56'40"

COORD. POINT DATA

PNT#	X	Y
1	478.31	568.15
2	448.98	543.65
3	455.85	528.13
4	458.90	529.81
5	458.90	545.90
6	679.90	545.90
7	679.90	527.90
8	681.90	525.90
9	695.73	525.90
10	715.73	546.06
11	388.48	567.67
12	418.64	537.77
13	418.68	525.90
14	405.14	525.90
15	411.65	481.90
16	677.15	481.90
17	677.15	499.90
18	679.15	501.90
19	696.23	501.90
20	716.23	482.06
21	717.50	322.09
22	698.81	297.99
23	718.09	247.91
24	681.69	289.96
25	670.29	267.21
26	602.14	267.21
27	582.02	269.96
28	561.90	272.71
29	529.56	272.71
30	508.43	269.96
31	489.31	267.21
32	431.31	267.21
33	411.19	269.96
34	391.06	272.71
35	338.36	272.71
36	329.84	270.06
37	329.56	267.00
38	330.97	265.59
39	411.65	501.90
40	345.30	149.78
41	280.47	149.53
42	280.51	138.49

COORD. POINT DATA

PNT#	X	Y
43	265.17	138.49
44	202.96	138.47
45	202.96	156.47
46	200.96	158.47
47	181.10	158.47
48	180.71	260.47
49	196.70	260.47
50	198.70	262.61
51	187.33	272.48
52	165.76	247.62
53	169.10	329.72
54	184.83	304.47
55	198.50	313.80
56	196.48	317.09
57	180.49	316.97
58	180.39	342.47
59	300.13	343.41
60	222.86	202.47
61	299.36	202.47
62	326.18	251.53
63	322.77	230.11
64	322.77	244.91
65	324.77	242.91
66	325.86	242.91
67	231.36	266.47
68	231.36	249.28
69	228.51	247.41
70	222.71	256.44
71	222.72	257.06
72	231.86	272.71
73	284.36	272.71
74	299.36	257.71
75	299.36	256.47
76	293.73	247.48
77	290.86	249.28
78	290.86	266.47
79	398.57	558.45
80	679.95	561.47
81	707.85	266.71
82	174.37	348.42
83	300.17	138.90
84	198.50	315.10
85	335.61	260.96
86	326.31	230.33
87	325.36	230.28
88	325.36	228.28
89	344.39	228.28
90	405.15	501.90

KEYED NOTES

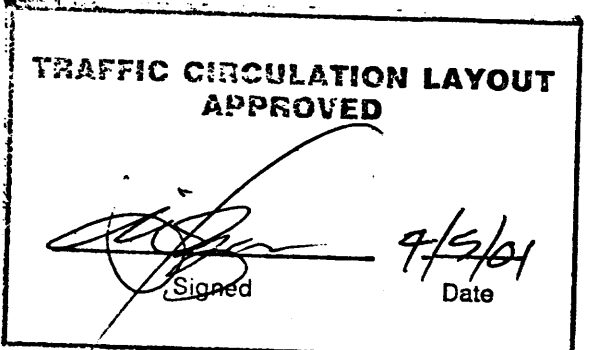
- 1 CURB & GUTTER PER DETAIL, THIS SHEET
- 2 HEADER CURB PER DETAIL, THIS SHEET
- 3 TURF BLOCK PER LANDSCAPE PLANS
- 4 VALLEY GUTTER PER DETAIL, THIS SHEET
- 5 REFUSE ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS
- 6 PIPE BOLLARD PER COA STD. DWG #2250
- 7 H.C. RAMP, 12:1 MAX SLOPE. SEE COA STD. DWG #2426
- 8 INSTALL VALLEY GUTTER PER COA STD. DWG #2420
- 9 4\"/>

DATA DISCLAIMER AND HOLD HARMLESS AGREEMENT

Bohannon Huston agrees to release the following data and information to who accepts this data and information based on the following terms and conditions:

1. Use of, or the reduction of the data and information, for any purpose or in any way, is solely the responsibility of the user, and Bohannon Huston in no way warrants its accuracy, correctness, or completeness, because the data and information may be preliminary in nature and subject to revision and/or updating, the data and information may contain undetected errors or omissions, and the data and information may not have been checked and edited.
2. The user agrees to indemnify and hold harmless, Bohannon Huston against any and all claims, demands, causes of action, loss, expense and damages whatsoever in connection with or arising out of any negligent or improper use of the provided data and information. Such negligent or improper use is not limited to use without verification of conformance to approved plans and plots.
3. If coordinate information is provided to guide the construction staking process, the Contractor is responsible for verifying that all stake points conform to the construction plans and the intent of those plans. All discrepancies and conflicts shall be brought immediately to the attention of the Bohannon Huston Surveyor/Engineer for resolution prior to further construction effort.

All Changes to Plan Dated 4/5/01
Wayne Robison



RIVA Architects LLC
215 EAST MAIN STREET
WAUPUN, WISCONSIN 53983
(920) 324-2068 FAX (920) 324-9025

RIVA

Bohannon Huston
Surveyors
3230 Menaul N.E.
Albuquerque, NM 87109
760.7500
760.7501
760.7502
760.7503
760.7504
760.7505
760.7506
760.7507
760.7508
760.7509
760.7510
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