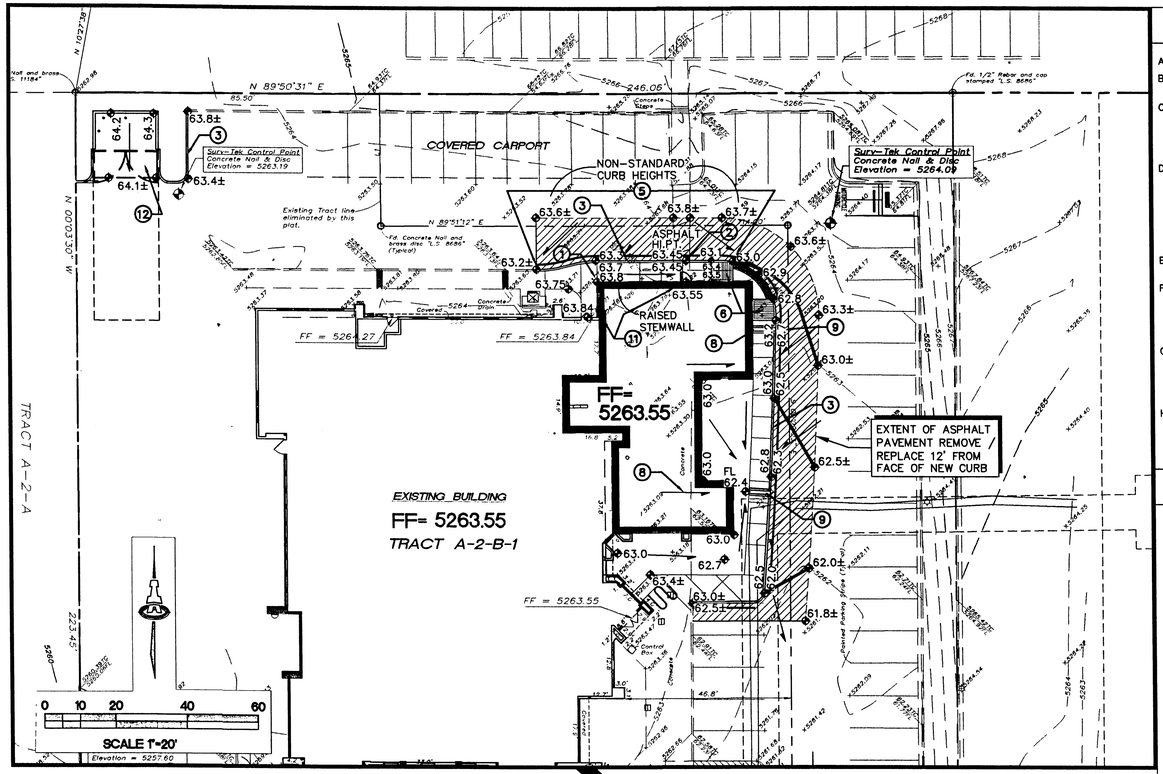
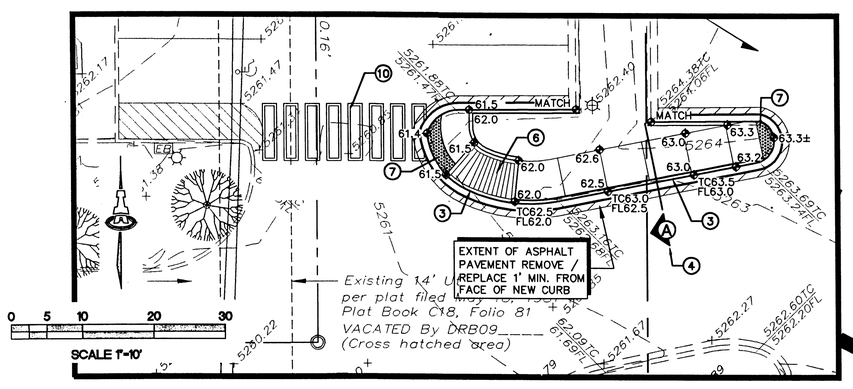
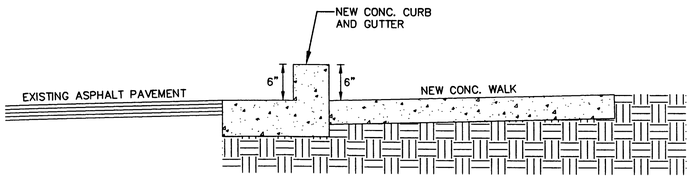
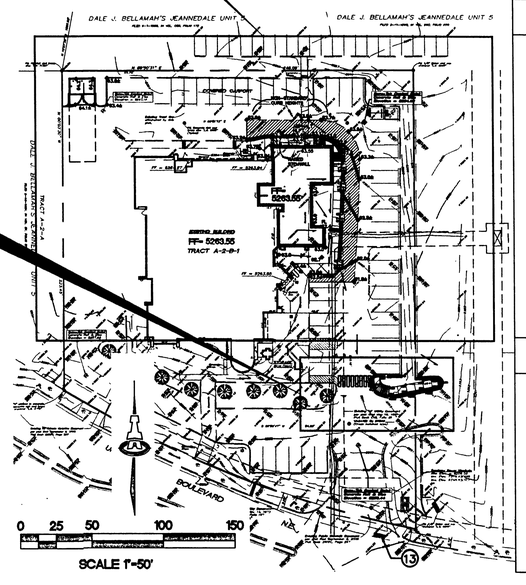






A SECTION A
SEE KEYED NOTE 4



GENERAL NOTES

A. COORDINATE WORK WITH SITE PLAN AND DEMOLITION PLAN.

B. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.

C. FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, 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.

D. 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. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. 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.

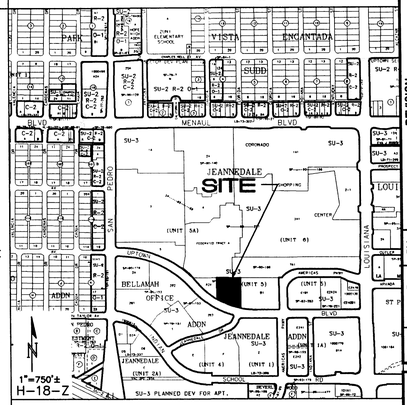
E. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES, TYPICAL.

F. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. WHERE NEW GRADES ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH AND LEVEL.

G. ALL FRACTURED FACE ROCK (F.F. ROCK) TO BE 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 50 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.

H. OWNER SHALL MAINTAIN EROSION PROTECTION ELEMENTS. OWNER SHALL INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.

VICINITY MAP



KEYED NOTES

1. NEW SIDEWALK HIGH POINT.
2. NEW ASPHALT HIGH POINT. TOP OF ASPHALT TO BE FLUSH WITH TOP OF CONCRETE WALK THIS AREA.
3. CONSTRUCT CONCRETE MEDIAN CURB AND GUTTER PER C.O.A. STD. DWG. 2415 AT ALL NEW ON-SITE CURB LOCATIONS UNLESS NOTED OTHERWISE.
4. SEE SECTION THIS SHEET FOR NON-STANDARD CURB / WALK RELATIONSHIP THIS AREA. CONSTRUCT AS SHOWN TO ACHIEVE ADA STANDARDS.
5. CONSTRUCT NON-STANDARD TOP OF CURB / FLOWLINE RELATIONSHIP (VARIES) AS SHOWN TO ACHIEVE POSITIVE DRAINAGE. PROVIDE SMOOTH TRANSITIONS.
6. CONSTRUCT HANDICAP ACCESS RAMP TO ADA STANDARDS. SEE ARCHITECTURAL FOR DETAILS.
7. TOP OF ASPHALT TO BE FLUSH WITH TOP OF CONCRETE WALK THIS AREA.
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9. CONSTRUCT COVERED SIDEWALK CULVERT THIS AREA TO PASS CONCENTRATED ROOF FLOW TO STREET. SEE ARCHITECTURAL 'FLUME' DETAILS.
10. NEW CROSSWALK STRIPING. SEE ARCHITECTURAL FOR ADA REQUIREMENTS.
11. CONSTRUCT RETAINING STEM-WALL THIS AREA. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
12. CONSTRUCT NEW CONCRETE DUMPSTER PAD AND ENCLOSURE AT RELATIVE ELEVATIONS SHOWN. FIELD ADJUST TO ENSURE 2% SLOPE FOR POSITIVE DRAINAGE TO EXISTING PAVEMENT.
13. EXISTING PUBLIC STORM DRAIN INLET. (SEE 1:50 SITE PLAN)

PROJECT DATA

PROJECT INFORMATION SCOPE

PROPERTY: THE SITE IS A DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP H-18-Z. THE SITE IS BOUND TO THE SOUTH BY UPTOWN BOULEVARD, TO THE EAST, WEST AND NORTH BY DEVELOPED PROPERTY.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A NEW ADDITION TO THE EXISTING BUILDING, NEW SITE WALKS, AND LANDSCAPING.

LEGAL: A PORTION OF TRACT A-2-B-1 OF DALE J. BELLAMAH'S JEANNEDALE, UNIT 5, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT OF TRACT A-2-B-1 & B-1-A, DALE J. BELLAMAH'S JEANNEDALE, UNIT 5, SITUATE WITHIN SECTION 12, 1.10 N R. 3 E., NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 2, 2005, IN VOLUME 2005C, FOLIO 297.

ADDRESS: 6301 UPTOWN BLVD. NE., ALBUQUERQUE, NM 87110

BENCHMARK: CITY OF ALBUQUERQUE 16-H18. AN ALUMINUM DISK ON MEDIAN CONCRETE CURB OF MENAUL BLVD NE AT THE INTERSECTION OF MENAUL BLVD AND FLORIDA ST ELEVATION: 5283.415 NAVD88.

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

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #352, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

DRAINAGE PLAN CONCEPT:

THE EXISTING DRAINAGE PATTERNS WILL BE MAINTAINED WITH ALL STORM WATER FREE DISCHARGING TO THE SURROUNDING PUBLIC STREETS TO ENTER THE PUBLIC STORM DRAIN SYSTEM. PROPOSED DISCHARGE WILL MATCH HISTORIC DISCHARGE.

CALCULATIONS

CALCULATIONS: 6301-6401 UPTOWN BLVD. N.E. : 3/25

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE

AREA OF SITE: 68893 SF = 1.6

100-year, 6-hour

HISTORIC FLOWS:

		Treatment SF	%
Area A	=	0	0%
Area B	=	0	0%
Area C	=	10333.95	15%
Area D	=	58559.05	85%
Total Area	=	68893	100%

DEVELOPED FLOWS:

		Treatment SF	%
Area A	=	0	0%
Area B	=	0	0%
Area C	=	10334	15%
Area D	=	58559	85%
Total Area	=	68893	100%

EXCESS PRECIP:

Precip. Zone 3

$E_A = 0.66$

$E_B = 0.92$

$E_C = 1.29$

$E_D = 2.36$

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

$$\text{Weighted } E = \frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$$

Historic E	=	2.20 in.	Developed E	=	2.20 in.

On-Site Volume of Runoff: V360 = E*A / 12

Historic V_{360}	=	12628 CF	Developed V_{360}	=	12628 CF

LEGEND

———	PROPOSED CONTOUR
78.3	PROPOSED SPOT ELEVATION
78.3±	PROPOSED SPOT ELEVATION ("±" = MATCH ADJACENT EXISTING)
——→	FLOW ARROW
FF=4951.00'	FINISH FLOOR ELEVATION
81.9 / 81.4	TOP OF CURB / FLOWLINE ELEVATION
RIM=	STORM DRAIN RIM

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1777 CG-101.dwg Apr 05,2010

REV	DATE	BY	REVISION
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3			
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1			

MODULUS ARCHITECTS
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER 04-05-10

PROJECT TITLE: 6301-6401 UPTOWN BLVD. N.E
N.W.C. OF UPTOWN LOOP BLVD. AND UPTOWN LOOP N.E
ALBUQUERQUE, NEW MEXICO

DRAWN BY: BJB
JOB NO. 6301-UPTOWN
PROJECT MANAGER: STEPHEN DUNBAR, AIA

SHEET TITLE: GRADING AND DRAINAGE PLAN

DATE:
SCALE: AS NOTED
sheet- CG-101
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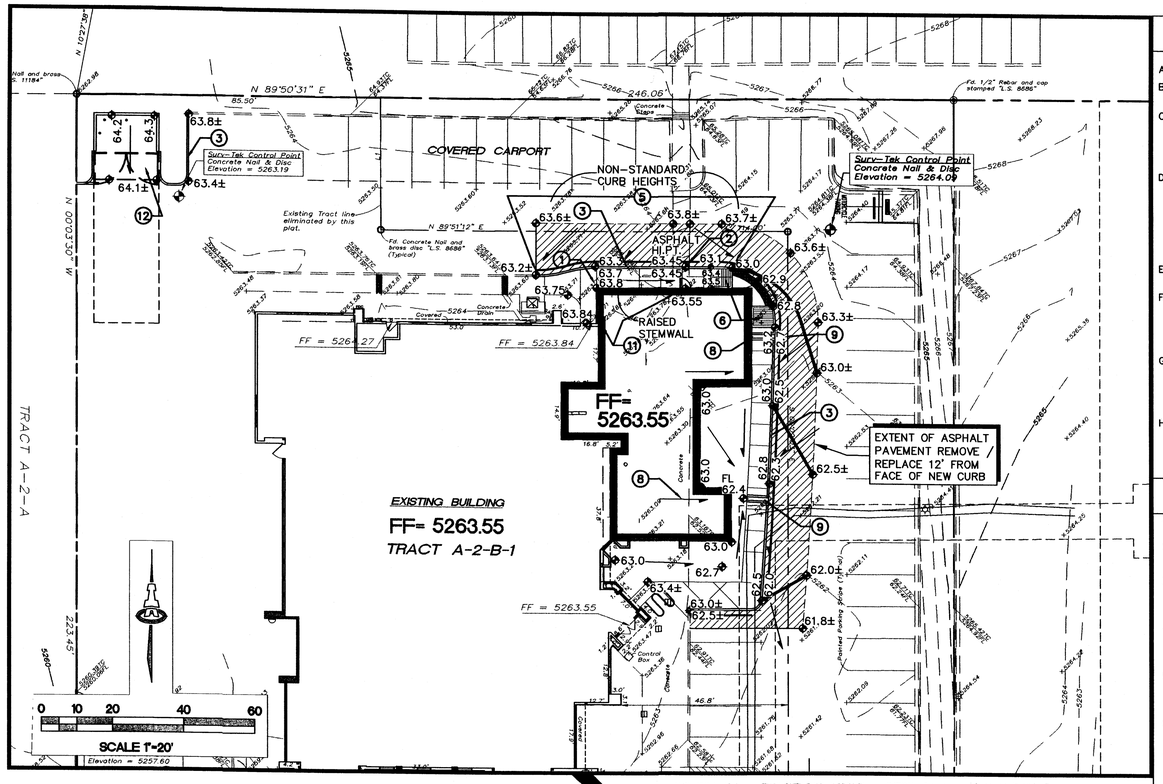

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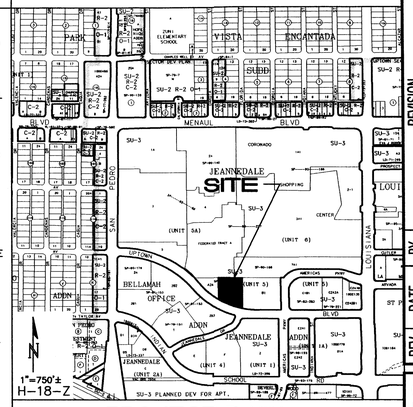

PROJECT DATA

PROJECT INFORMATION SCOPE

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13. EXISTING PUBLIC STORM DRAIN INLET. (SEE 1:50 SITE PLAN)

DRAINAGE CERTIFICATION

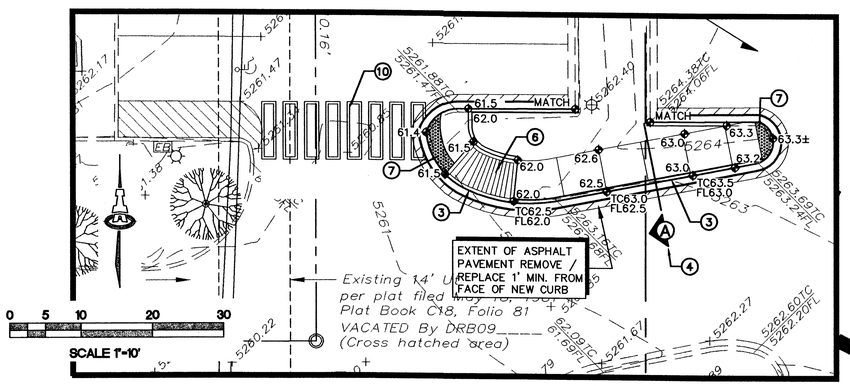
I, Fred C. Arfman, NMPE 7322, of the firm Isaacson & Arfman, P.A., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 04/05/2010. The record information edited onto the original design document 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 Certificate of Occupancy.

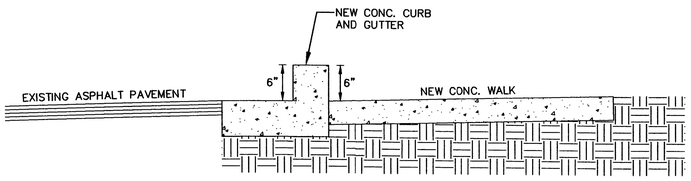
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other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

Fred C. Arfman NMPE 7322

10.06.10
Date

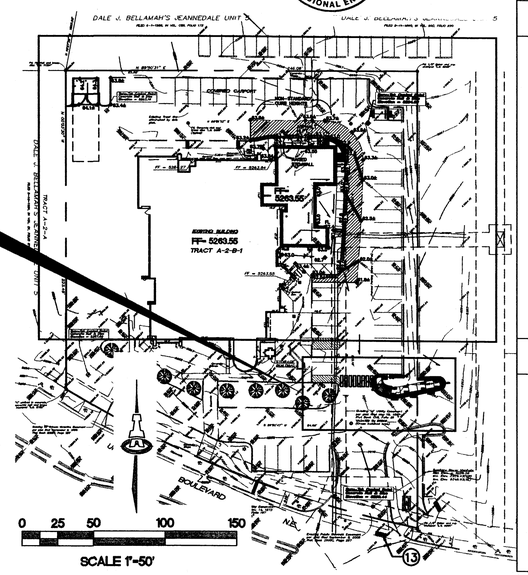
FRED C. ARFMAN NEW MEXICO 7322 PROFESSIONAL ENGINEER





SECTION A

SEE KEYED NOTE 4



CALCULATIONS

CALCULATIONS: 6301-6401 UPTOWN BLVD. N.E. : 3/25

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE

AREA OF SITE: 68893 SF = 1.6

100-year, 6-hour

HISTORIC FLOWS:

		Treatment SF	%
Area A	=	0	0%
Area B	=	0	0%
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Area D	=	58559.05	85%
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$$\text{Weighted } E = \frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$$

Historic E	=	2.20 in.	Developed E	=	2.20 in.

On-Site Volume of Runoff: V360 = E*A / 12

Historic V_{360}	=	12628 CF	Developed V_{360}	=	12628 CF

LEGEND

———	PROPOSED CONTOUR
◆78.3	PROPOSED SPOT ELEVATION
◆78.3±	PROPOSED SPOT ELEVATION ("±" = MATCH ADJACENT EXISTING)
——→	FLOW ARROW
FF=4951.00'	FINISH FLOOR ELEVATION
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Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632

1777 CG-101.dwg Apr 05,2010

REV	DATE	BY	REVISION
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MODULUS ARCHITECTS
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER 10-05-10

PROJECT TITLE: 6301-6401 UPTOWN BLVD. N.E
N.W.C. OF UPTOWN LOOP BLVD. AND UPTOWN LOOP N.E
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: STEPHEN DUNBAR, AIA

JOB NO.: 6301-UPTOWN

DRAWN BY: BJB

SHEET TITLE: GRADING AND DRAINAGE PLAN

DATE:

SCALE: AS NOTED

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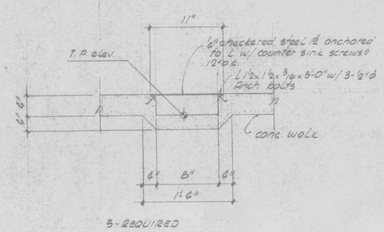
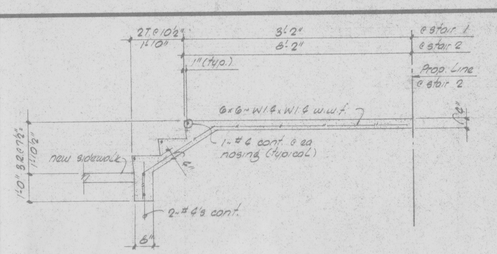
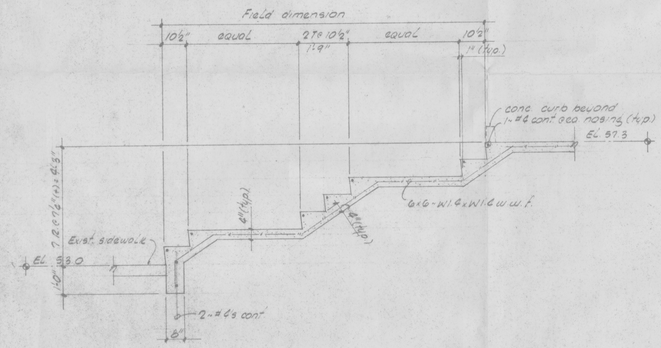
RECEIVED OCT 03 2010 HYDROLOGY SECTION



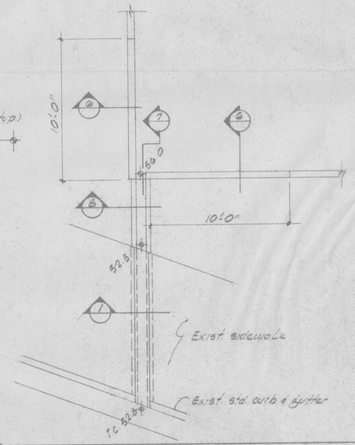
1 TYPICAL SIDEWALK DRAIN N.T.S.



2 3 SECTION AT STAIR NOS 1 & 2 1/2"=1'-0"



4 SECTION AT STAIR NO. 3 1/2"=1'-0"



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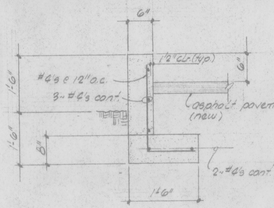
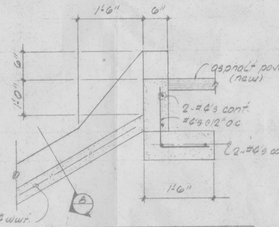


6 SECTION 3/4"=1'-0"



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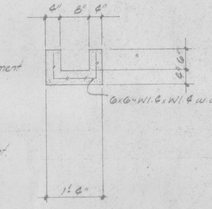

8 SECTION 3/4"=1'-0"

LEGAL DESCRIPTION

TRACT A2B OF JEANNEDALE

BENCHMARK

BENCH MARK IS ACS "13-H18", A BRASS TABLET STAMPED "BM-2 AND-13H18", SET FLUSH WITH SIDEWALK, AT S.W. CORNER OF INTERSECTION SAN PEDRO BLVD. N.E. AND CUTLER AVE. N.E., ELEV.=5248.55

KEYED NOTES

1. INSTALL 12" SIDEWALK CULVERT PER STD. DWG. 2236.
2. EXISTING SIDEWALK DRAIN.
3. INSTALL NEW DOWN SPOUT, WITH SPLASH BLOCK.
4. INSTALL NEW SIDEWALK.
5. REMOVE EXISTING PAVING AND CURB.

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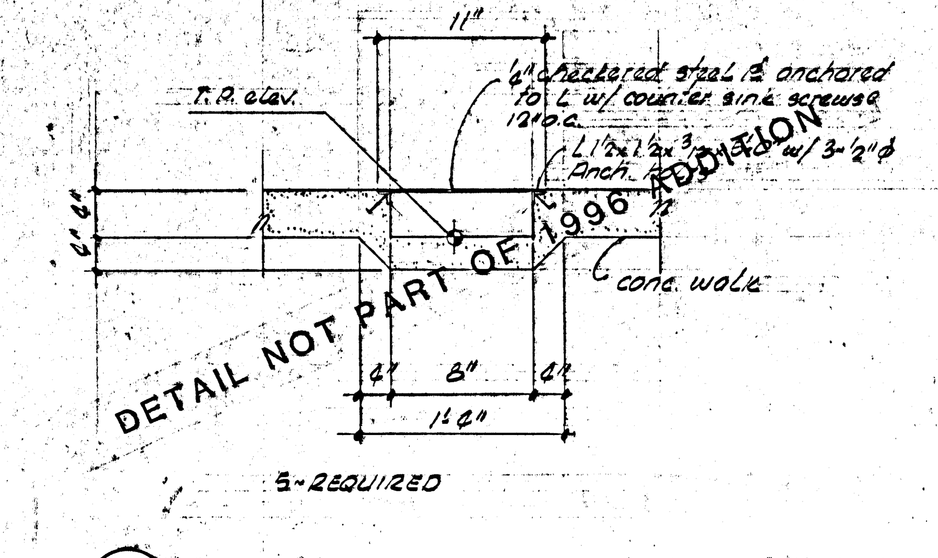
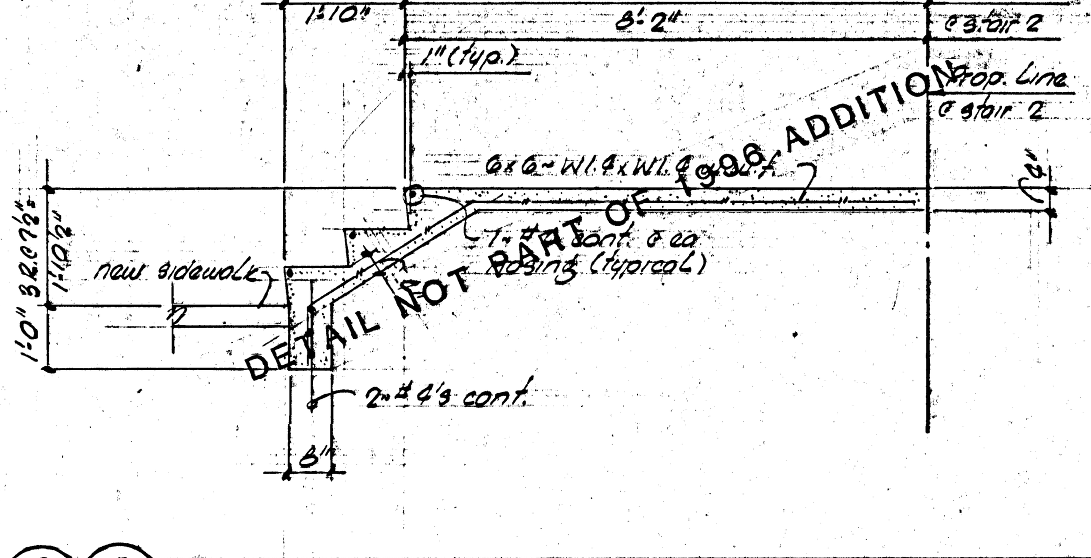
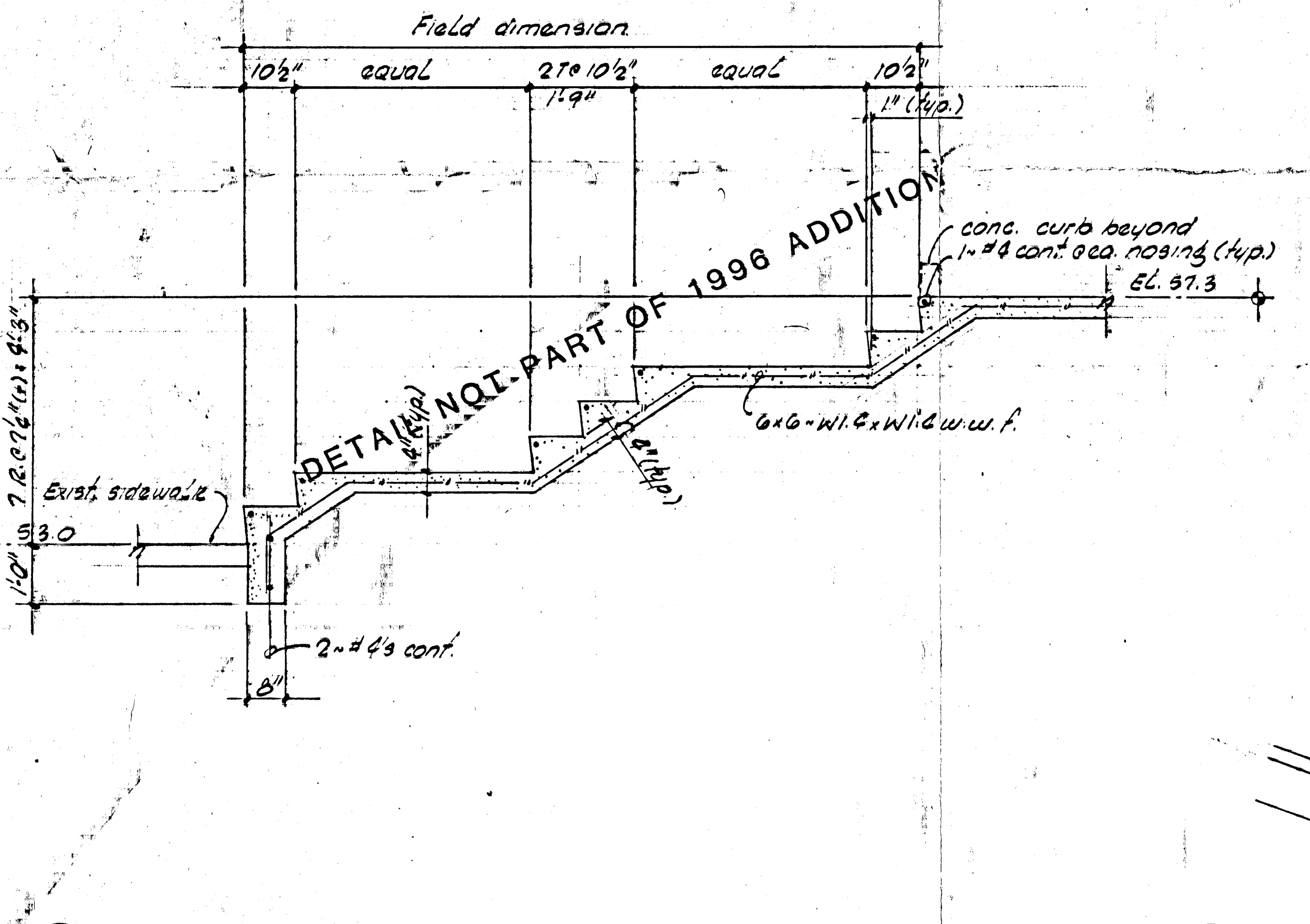


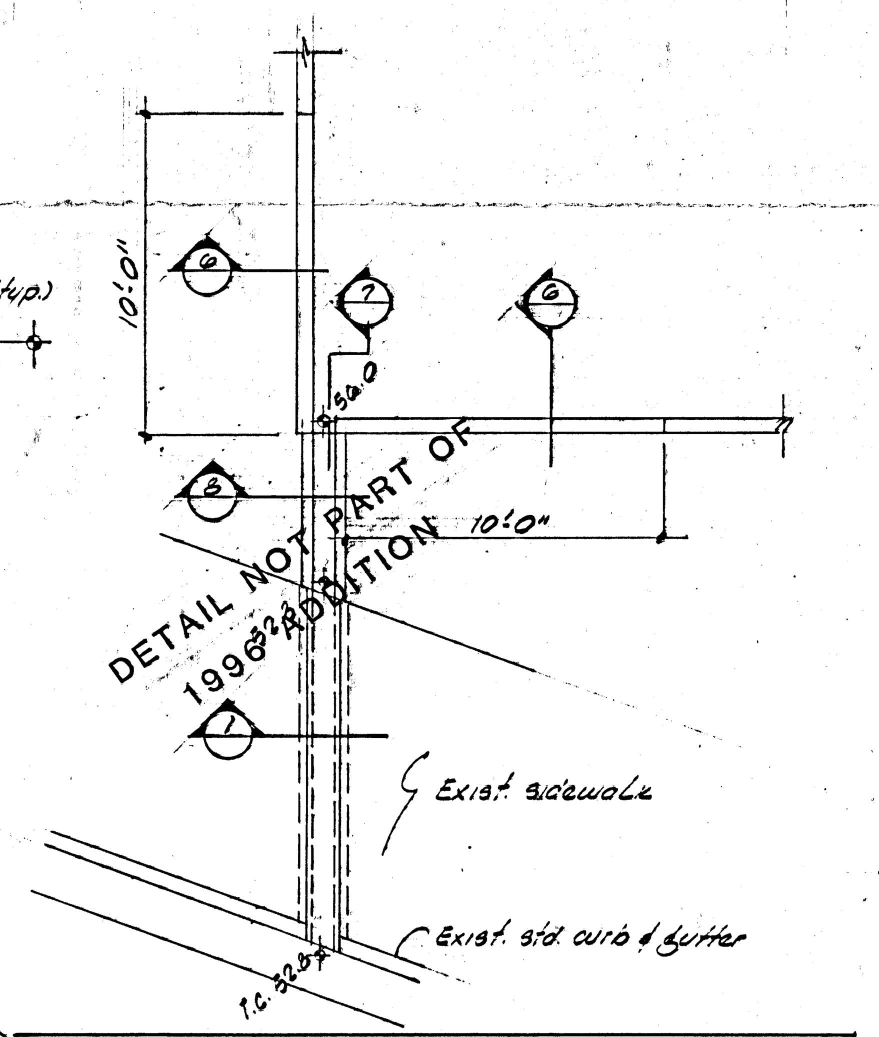
1 TYPICAL SIDEWALK DRAIN N.T.S.



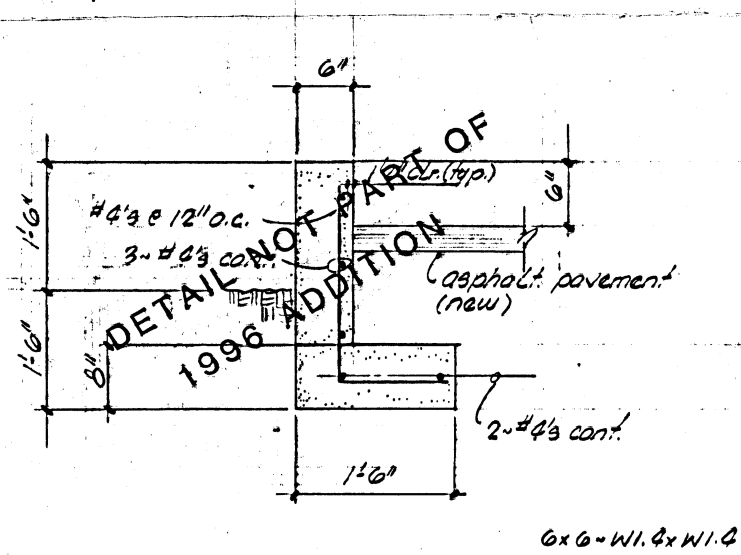
2 3 SECTION AT STAIR NO.S 1 & 2 ½"=1'-0"



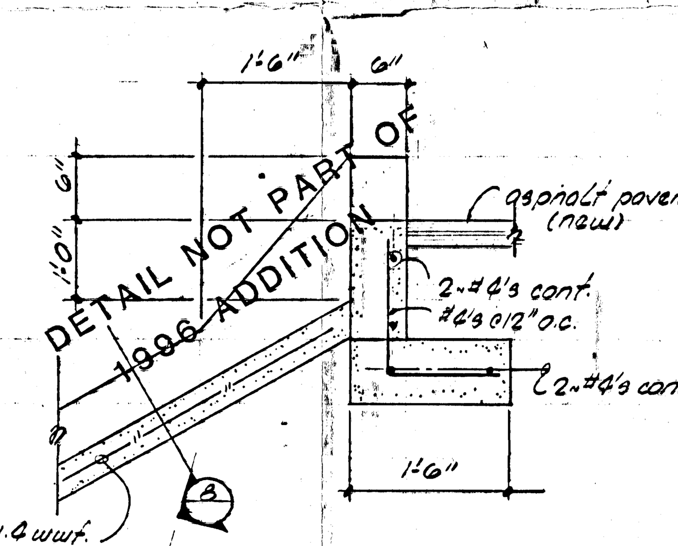
4 SECTION AT STAIR NO. 3 ½"=1'-0"



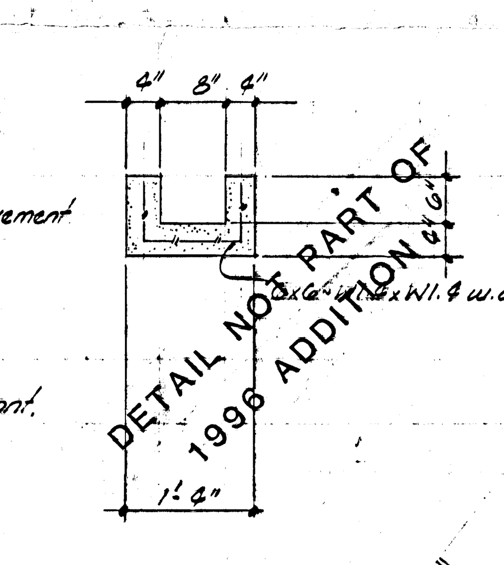
5 ENLARGED PLAN AT RUNDOWN ¼"=1'-0"



6 SECTION ¾"=1'-0"



7 SECTION ¾"=1'-0"



8 SECTION ¾"=1'-0"

SITE PREPERATION AND SITE GRADING SPECIFICATIONS

1. OBSERVATIONS AND TESTS
A Soils Engineer registered in the state of New Mexico shall act as the owner's representative for all site grading operations, testing and quality control. All critical structural elements supported on engineered fill or on densified native soils, will require continuous observations and tests by the Soils Engineer. All tests shall be performed in accordance with the latest standards of the American Society of Testing and Materials (ASTM).
2. CLEARING AND STRIPPING
All vegitation and debris shall be removed from throughout the building area and any other areas to receive fill.
3. BUILDING AREA GROUND TREATMENT
The entire building pad area upon which fills or structural units are to be constructed shall be scarified to a minimum depth of 8" and watered to bring the moisture content of the upper 5' as close as practicable to the optimum moisture content. Moisture content shall be tested by augering small holes to 5' and obtaining representative samples. In the event infiltration has not occured the Soils Engineer's Representative shall determine the suitability of the existing moisture content. The ground surface shall then be compacted to the minimum densities required in paragraph 7.
Cut areas shall be deep wetted and compacted as required above after cutting to the approximate finish pad grades.
This treatment shall extend 5' beyond the building perimeter.
4. COMPACTION METHODS AND EQUIPMENT
Following ground preperation, conpaction shall be by whatever method the contractor chooses. It shall be tha contractors responsibility to insure that the use of vibratory aquipment does not damage adjacent properities.
5. THICKNESS OF LIFTS
Lifts shall have a compacted thickness of 8" unless otherwise authorized by the Soils Engineer following a demonstration by the contractor that equipment being used effectively compacts lifts thicker than 8".
6. ENGINEERED FILL QUALITY REQUIREMENTS
Engineered fill shall be free of deleterious material and shall meet the following requirements:

Sieve Size (Square Openings)	Percent Passing by Weight
6 inch	100
no. 200	10-45

It shall have a plasticity index of no more than 15 when tested in accordance with ASTM D 423 and D 424. Most of the native soils at the site will meet this requirement.

7. REQUIRED DEGREE OF COMPACTION AND SOIL MOISTURE CONTENT
Maximum dry density and optimum moisture content of all fill materials and soils in cut sections shall be determined in accordance with ASTM D 1557. All Compaction within the building area and beneath paved surfaces shall be compacted to a minimum of 95% of maximum dry density. Other areas shall be compacted to a minimum of 90% of maximum dry density.
The moisture content at the time of compaction shall be 2% below optimum moisture content or higher.
For purposes of acceptance, the in-place density of the fill shall be defined as that determined by the sand cone method (ASTM D 1556) or by nuclear methods (ASTM D 2922).
Engineered fill compaction requirements shall apply to all utility trench, footing, retaining wall, and other backfill in the various areas of the project designated for site grading as indicated on this plan.

LEGAL DESCRIPTION

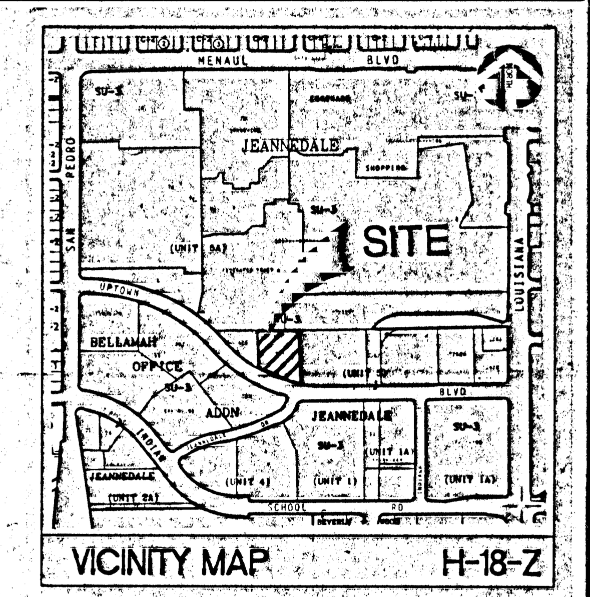
TRACT A2B OF JEANNEDALE

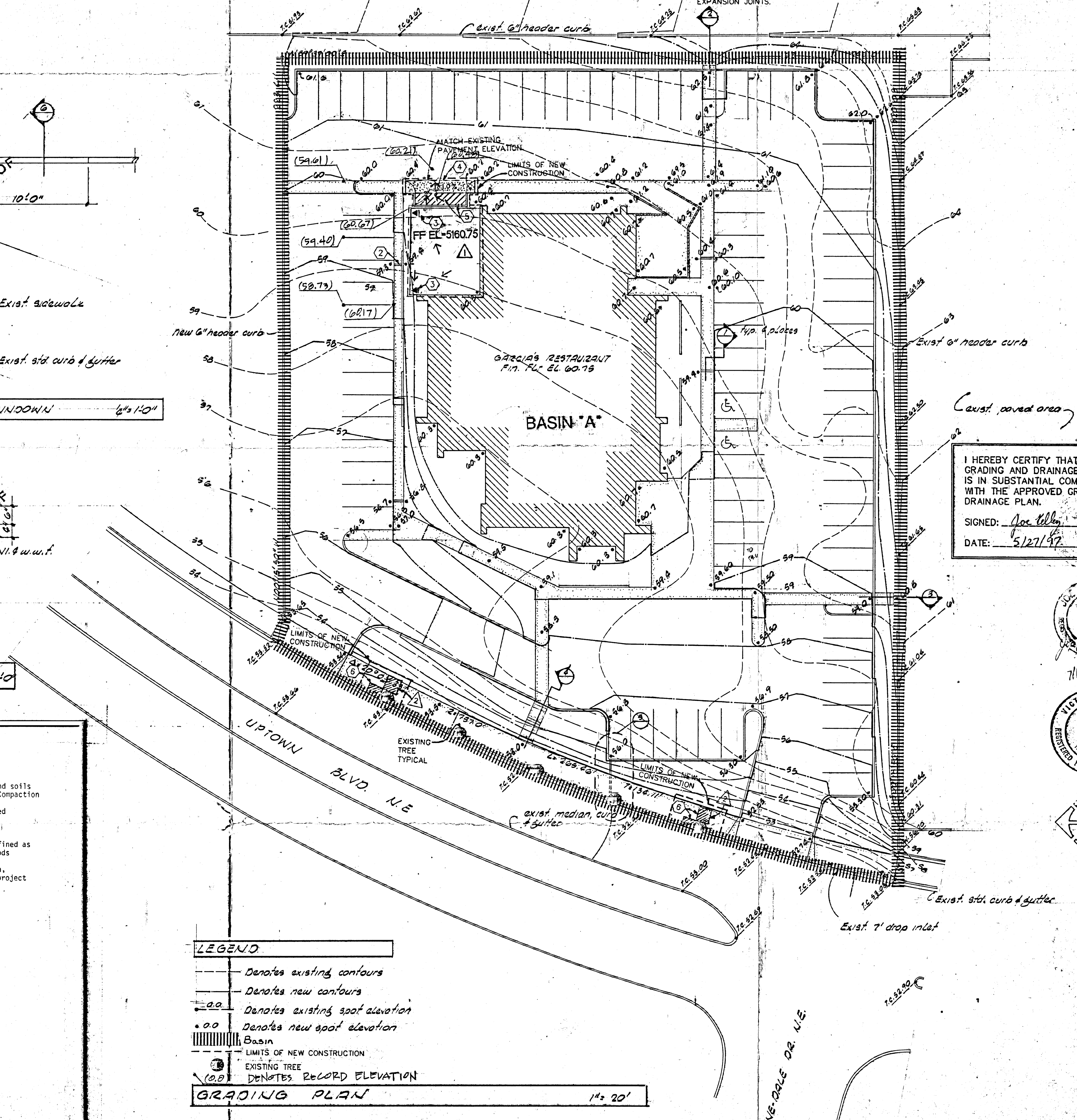
BENCHMARK

BENCH MARK IS ACS "13-H18", A BRASS TABLET STAMPED "BM-2 AND 13H18", SET FLUSH WITH SIDEWALK, AT S.W. CORNER OF INTERSECTION SAN PEDRO BLVD. N.E. AND CUTLER AVE. N.E.. ELEV.=5248.55

KEYED NOTES

2 EXISTING SIDEWALK DRAIN.
3 INSTALL NEW DOWN SPOUT, WITH SPLASH BLOCK.
4 INSTALL NEW 4" SIDEWALK ((4000 PSI) 6' MAXIMUM SPACING BETWEEN CONTRACTION JOINTS. INSTALL EXPANSION JOINTS BETWEEN NEW AND EXISTING SIDEWALK.)
5 REMOVE EXISTING PAVING AND CURB.
6 REMOVE EXISTING HEAVING SIDEWALK STONE AND CUT OUT EXISTING TREE ROOTS TO A MINIMUM OF 4" BENEATH EXISTING SIDEWALK. REPLACE WITH NEW SIDEWALK STONE TO MATCH EXISTING SIDEWALK. INSTALL NEW EXPANSION JOINTS.





GRADING PLAN 1"= 20'

I HEREBY CERTIFY THAT THIS GRADING AND DRAINAGE PLAN IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN.

SIGNED: Joe Kelley

DATE: 5/27/97

JOE P. KELLEY, NEW MEXICO, 9996, REGISTERED PROFESSIONAL ENGINEER

7/18/96

RECEIVED JUN 06 1997 HYDROLOGY SECTION

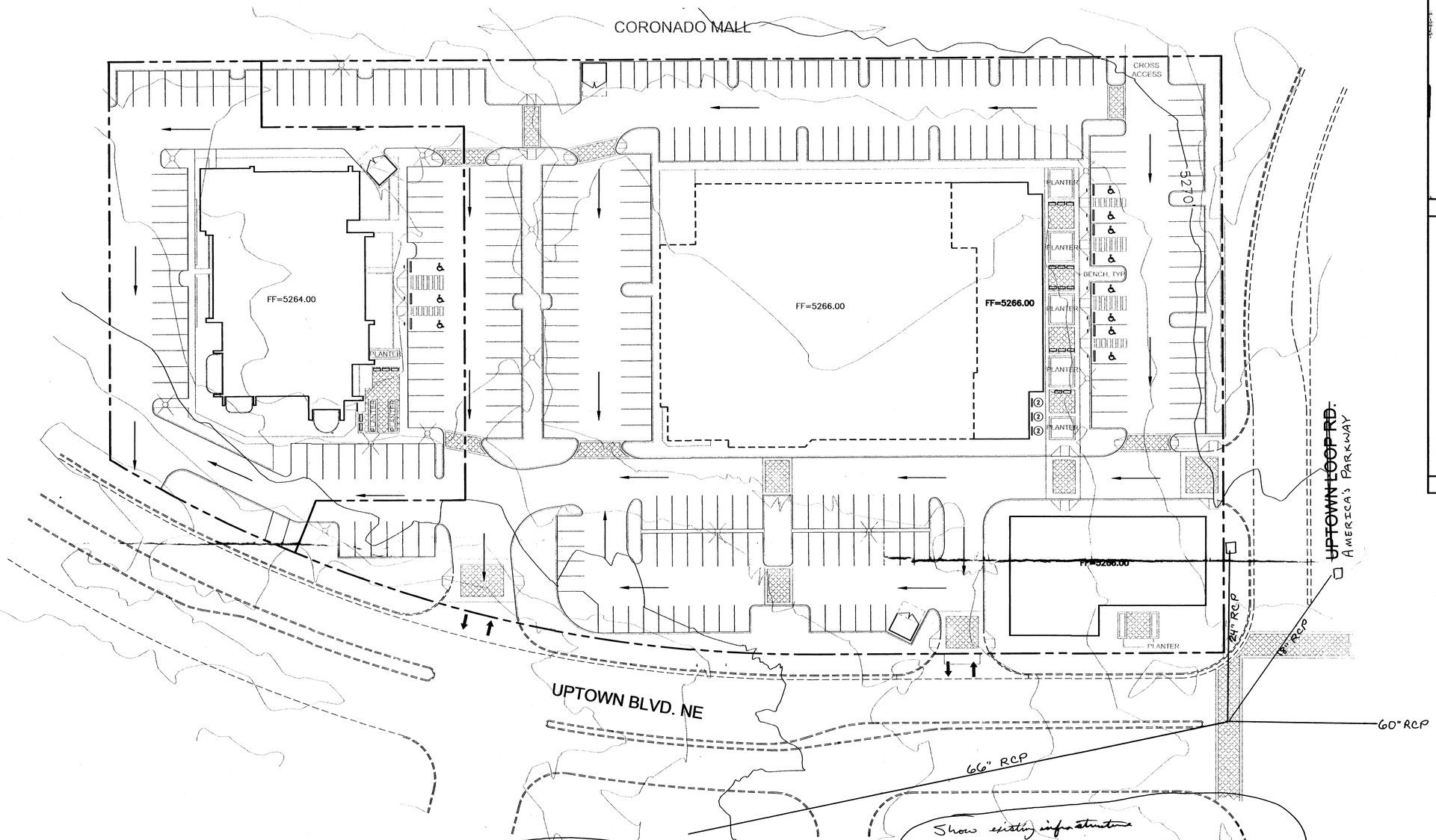
VICTOR J. CHAVEZ, STATE OF NEW MEXICO, NO. 5713, REGISTERED PROFESSIONAL ENGINEER

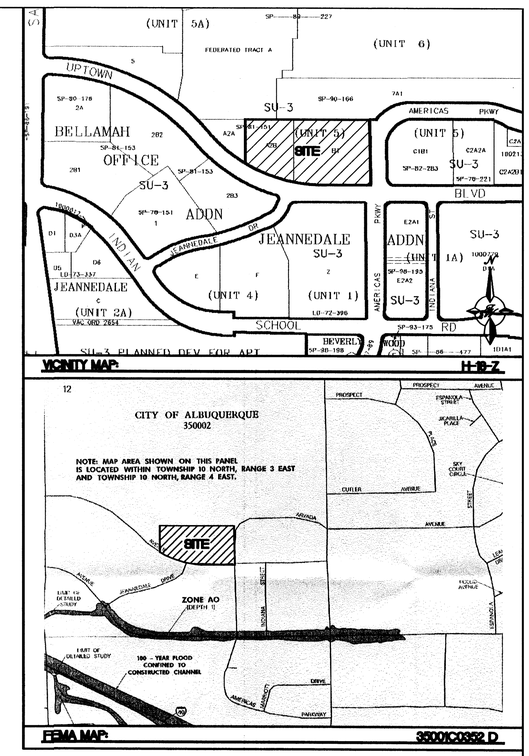
REVISIONS
1 NEW BUILDING ADDITION JULY 1996
2 SIDEWALK IMPROVEMENTS

DATE APRIL, 81
DRAWN BA
CHECKED BY VJC
JOB NO. 80-262

CHAVEZ - GRIEVES CONSULTING ENGINEERS
6121 INDIAN SCHOOL RD. N.E. SUITE 120
ALBUQUERQUE, N.M. 87110
PH. (505)881-7376

SHEET 1 C201 OF





NOTES:

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

LEGEND

	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER INLET
— · — EX. 24" RCP — · —	EXISTING STORM SEWER LINE
	PROPOSED STORM SEWER MANHOLE
	PROPOSED DBL. "A" INLET
	PROPOSED SNGL. "A" INLET
	PROPOSED SNGL. "D" INLET
	PROPOSED DBL. "D" INLET
24" RCP	PROPOSED STORM SEWER LINE
—x—x—x—x—x—x	EXISTING FENCE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
5011	EXISTING CONTOUR
5010	EXISTING INDEX CONTOUR
	FLOW ARROW
	SLOPE TIE
× 5048.25	EXISTING SPOT ELEVATION
× 5048.25	PROPOSED SPOT ELEVATION

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.

4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

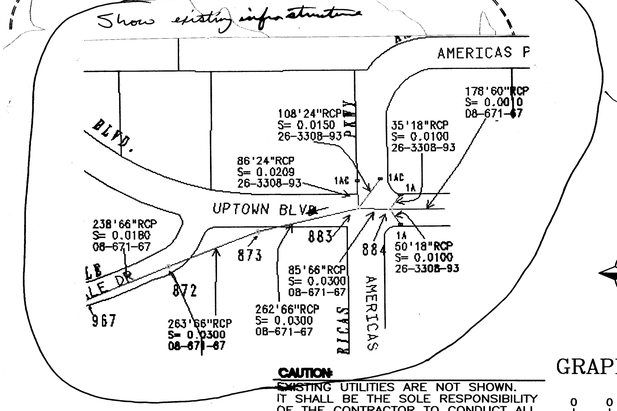
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

Requirements for:

SITE DEVELOPMENT PLAN
Required for specific zoning areas (SU-1, IP)
SDBP – site development for building permit
Doesn't need to be constructable for site plan, but must give an overview

Checklist
- ☐ Conceptual write up
- ☐ Runoff quantities
- ☐ List offsite flow
- ☐ Spot elevations (not as many as required for BP)
- ☐ Finish floor elevation
- ☐ List / show all proposed / existing infrastructure
- ☐ Location map
- ☐ Hydrology calcs
- ☐ Benchmark
- ☐ Legal description

Show existing infrastructure



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

N

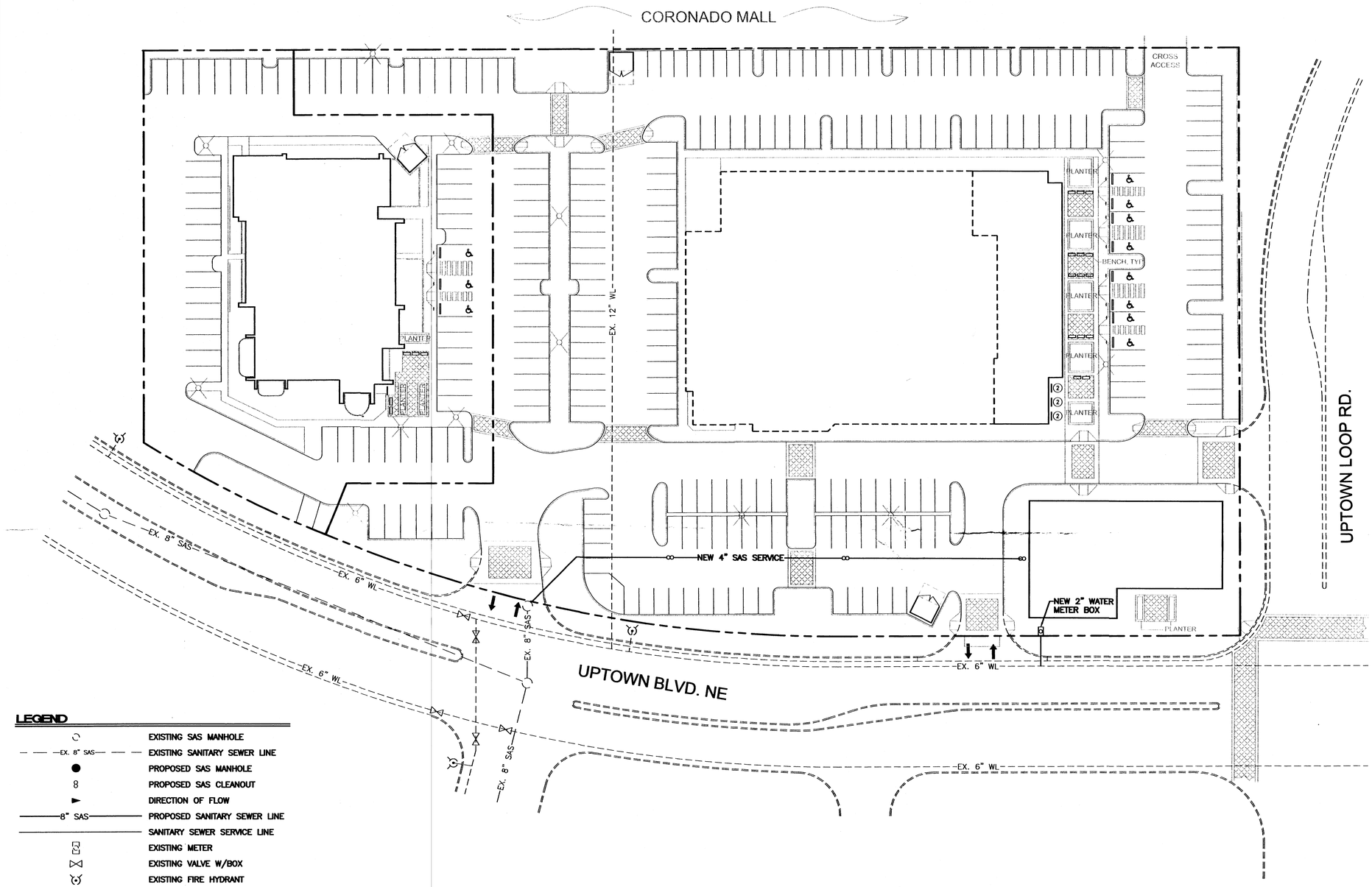
GRAPHIC SCALE

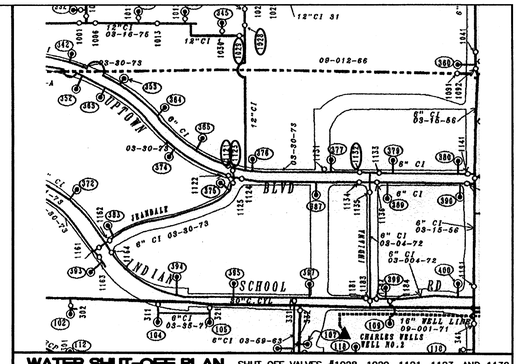
0 0 0 0 0

SCALE: 1"=00'

RECEIVED
MAR 04 2005
HYDROLOGY SECTION

ENGINEER'S SEAL	UPTOWN REMODEL	DRAWN BY JDN
	CONCEPTUAL GRADING AND DRAINAGE PLAN	DATE 11-25-03
		23132GRE-11-25-03x.DWG
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # C-1
RONALD R. BOHANNAN P.E. #7868		JOB # 230132





WATER SHUT-OFF PLAN SHUT OFF VALVES #1028, 1029, 1121, 1123, AND 1132

NOTES:
1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.

2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) FIVE (5) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN

3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.

4. SHUTOFF THE VALVES INDICATED IN THE ABOVE PLAN

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.

2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.

3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.

4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.

6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

8. CONTRACTOR IS RESPONSIBLE TO PROVIDE UTILITY STUBS 5' FROM BUILDING

9. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.

10. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.

11. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.

12. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES FOR WHICH HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.

13. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.

14. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.

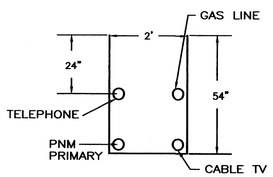
15. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.

16. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.

RECEIVED
MAR 04 2005
HYDROLOGY SECTION

LEGEND

	EXISTING SAS MANHOLE
—EX. 8" SAS—	EXISTING SANITARY SEWER LINE
	PROPOSED SAS MANHOLE
8	PROPOSED SAS CLEANOUT
	DIRECTION OF FLOW
—8" SAS—	PROPOSED SANITARY SEWER LINE
	SANITARY SEWER SERVICE LINE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING AIR RELEASE VALVE
	EXISTING REDUCER
—EX. 16" WL—	EXISTING WATER LINE
	PROPOSED METER
	PROPOSED VALVE W/BOX
	PROPOSED FIRE HYDRANT
	PROPOSED AIR RELEASE VALVE
	PROPOSED REDUCER
	PROPOSED IRRIGATION SERVICE
—8" WL—	PROPOSED WATER LINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	PROPOSED SIDEWALK
	EXISTING SIDEWALK



UTILITY TRENCH DETAIL
NTS

GENERAL NOTES:

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITYS UNLESS OTHERWISE NOTED.

2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.

3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.

4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.

5. ALL PIPE MATERIAL TO BE USED PER UPC.

CAUTION:

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

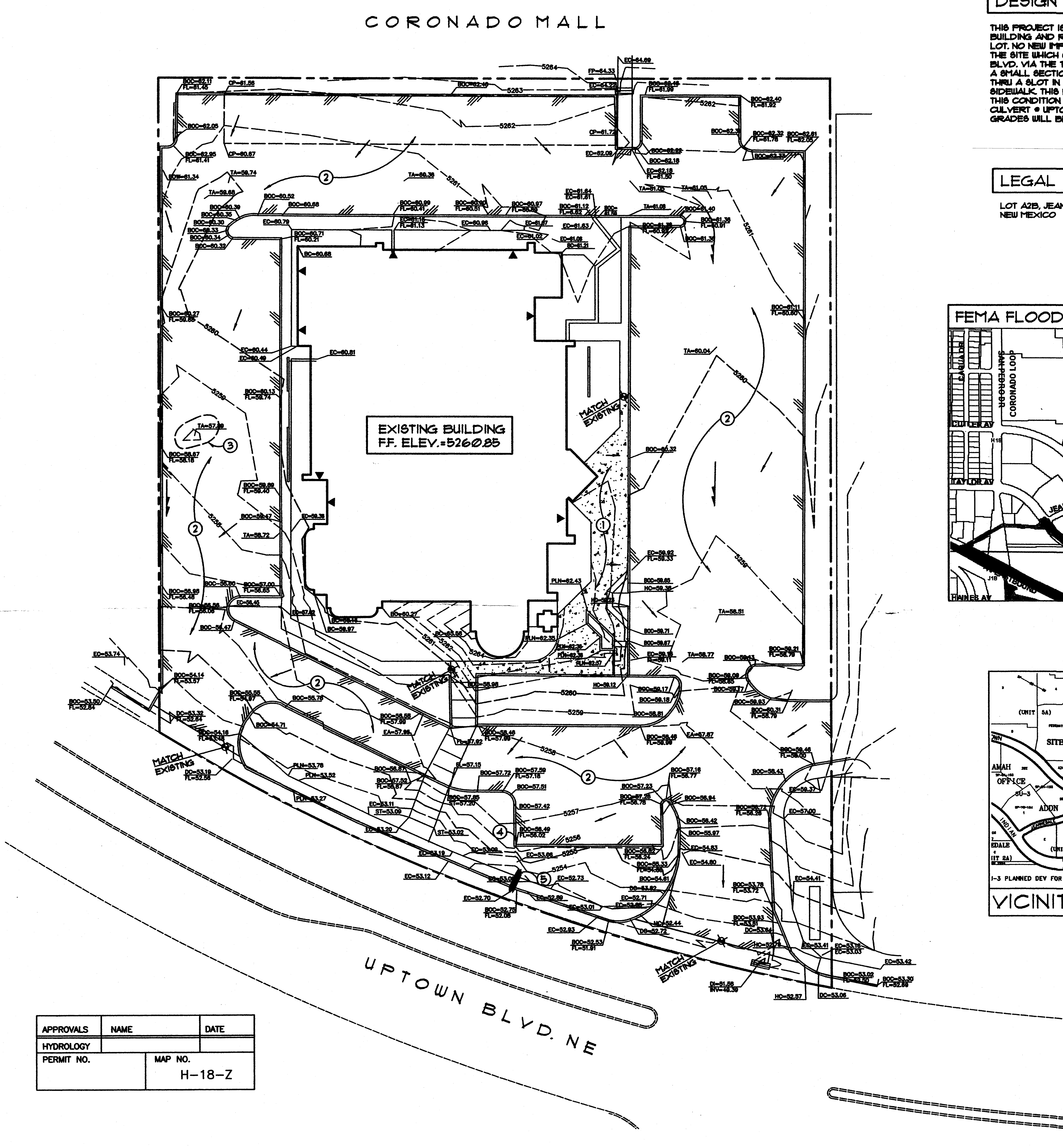
N

GRAPHIC SCALE

30 15 0 15 30

SCALE: 1"=30'

ENGINEER'S SEAL RONALD RAY BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER RONALD R. BOHANNAN P.E. #7868	UPTOWN REMODEL CONCEPTUAL MASTER UTILITY PLAN TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DRAWN BY JDN DATE 11-25-03 23132MUE-11-25-03x.DWG SHEET # C-2 JOB # 230132



APPROVALS	NAME	DATE
HYDROLOGY		
PERMIT NO.	MAP NO. H-18-Z	

GRADING and DRAINAGE PLAN
SCALE: 1"=20'

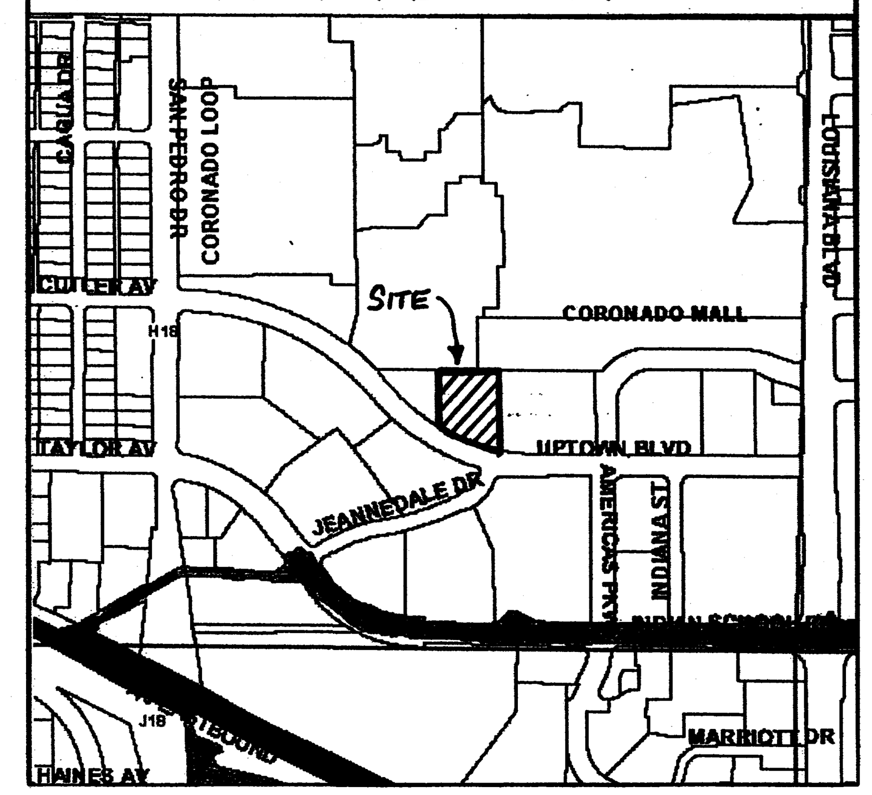
DESIGN NARRATIVE

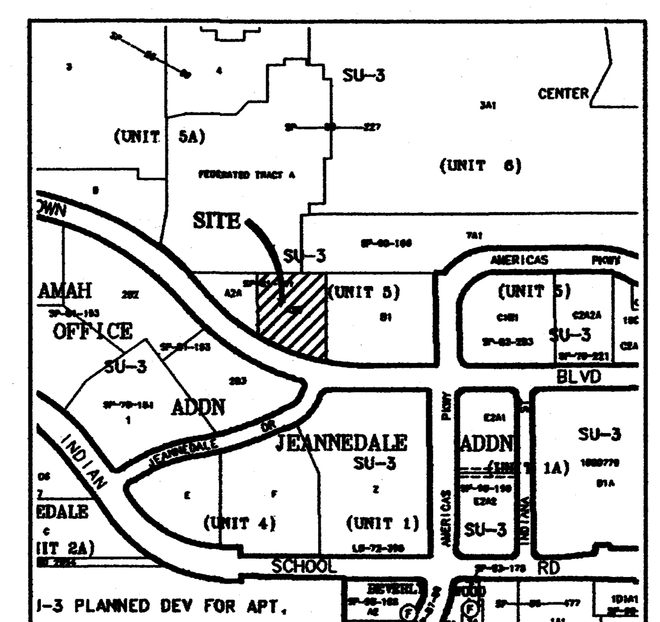
THIS PROJECT IS A RENOVATION OF AN EXISTING BUILDING AND REPAVING OF AN EXISTING PARKING LOT. NO NEW IMPERVIOUS AREA WILL BE ADDED TO THE SITE WHICH CURRENTLY DRAINS TO UPTOWN BLVD. VIA THE TWO DRIVE ENTRANCES TO THE SITE. A SMALL SECTION OF THE PARKING LOT DRAINS THRU A SLOT IN THE CURB AND ACROSS THE SIDEWALK. THIS PLAN DESCRIBES A REMEDY TO THIS CONDITION BY WAY OF INSTALLING A SIDEWALK CULVERT @ UPTOWN BLVD. OTHERWISE, EXISTING GRADES WILL BE MAINTAINED WITH THE NEW PAVING.

LEGAL DESCRIPTION

LOT A2B, JEANNEDALE UNIT 5, BERNALILLO COUNTY, NEW MEXICO

FEMA FLOOD PLAIN MAP





VICINITY MAP H-18-Z

KEYED NOTES

1. NEW 4", 4000 PSI CONCRETE SIDEWALK OVER COMPACTED SUBGRADE.
2. RECLAIM EXISTING ASPHALT PAVED SURFACE. GRIND AND BLEND MATERIAL WITH UPPER 12" OF SUBGRADE. MOISTURE CONDITION SUBGRADE AND COMPACT TO 95% OF MAXIMUM DENSITY. PLACE 2" OF NEW 1800# STABILITY A.C. PAVING TO MATCH ORIGINAL PAVING GRADES.
3. REGRADE EXISTING PARKING AREA TO ELIMINATE PONDING.
4. EXISTING SLOTTED CURB.
5. INSTALL 12" WIDE SIDEWALK CULVERT PER C.O.A. STD. DETAIL NO. 2236.

BENCHMARK

ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "23-H18", HAVING AN ELEVATION OF 5249.43

LEGEND

- PROPERTY LINE
- 5255 EXISTING CONTOUR
- 55 NEW CONTOUR
- 5430 NEW SPOT ELEVATION
- 52.60 EXISTING SPOT ELEVATION
- FLOW DIRECTION
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FL FLOWLINE
- BOC BACK OF CURB
- EC EDGE OF CONCRETE
- EDGE OF NEW ASPHALT RESURFACING
- SWALE
- NEW BUILDING
- NEW CONCRETE PAVING
- NEW CONCRETE PAVING

HYDROLOGY CALCULATIONS

PRECIPITATION ZONE 3

	1hr	6hr	24hr	4day	10day
DESIGN STORM: (IN)	2.14	2.60	3.10	3.95	4.90

EXISTING AND PROPOSED CONDITIONS

LAND TRTMNT	AREA (ACRE)	AREA %	P6	Q (CFS/AC)	Q (CFS)	V6 (CF)	V24 (CF)	V4DAY (CF)	V10DAY (CF)
A	0.000	0%	0.66	1.56	0.00	0	0	0	0
B	0.261	16%	0.92	2.28	0.60	872	872	872	872
C	0.000	0%	1.29	3.14	0.00	0	0	0	0
D	1.369	84%	2.36	4.70	6.43	11,728	14,213	18,437	23,158
TOTALS	1.630	100%			7.03	12,600	15,084	19,308	24,029

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Walla ENGINEERING LTD
Structural Engineering
Civil Engineering
6100 Indian School Road NE • Suite 210
Albuquerque • New Mexico • 87110
881-3008 • Facsimile 884-5390

REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

REGISTERED PROFESSIONAL ENGINEER NEW MEXICO 11838

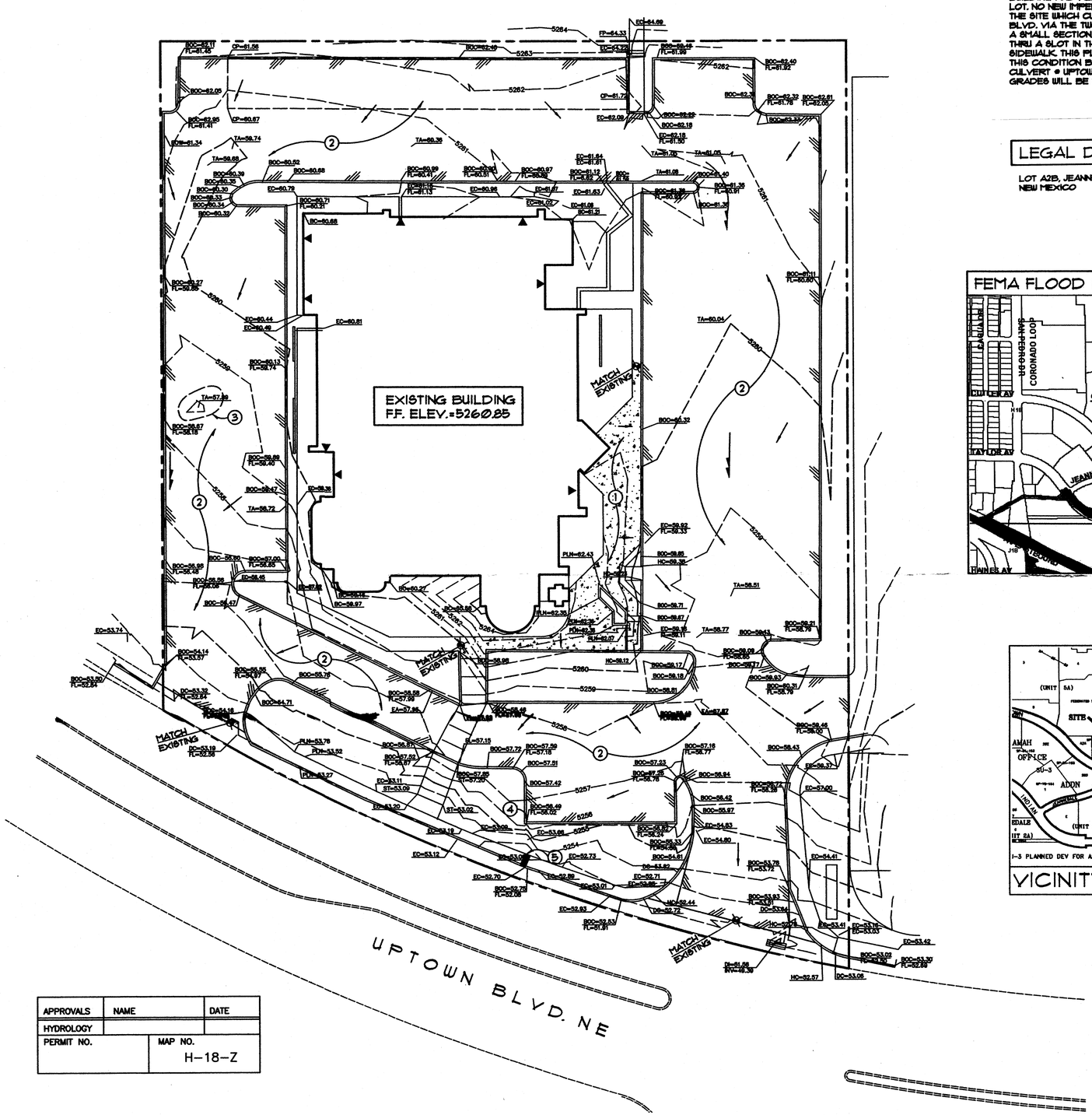
PROJECT TITLE: BETTMAN PROPERTY
6301 UPTOWN BLVD.
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: AILENE O'BYRNE
JOB NO.:
DRAWN BY: KKG

SHEET TITLE: PAVING / DRAINAGE PLAN

DATE: 12/16/04
SCALE: AS SHOWN
sheet: C1.1 of

CORONADO MALL



APPROVALS	NAME	DATE
HYDROLOGY		
PERMIT NO.	MAP NO. H-18-Z	

GRADING and DRAINAGE PLAN
SCALE: 1"=20'

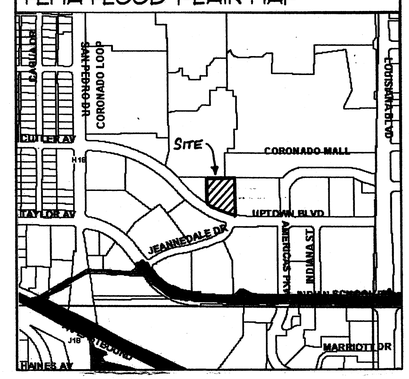
DESIGN NARRATIVE

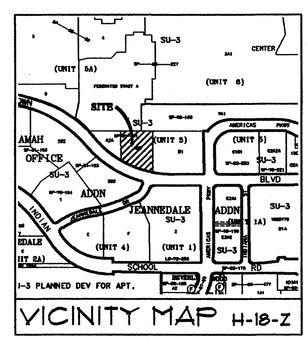
THIS PROJECT IS A RENOVATION OF AN EXISTING BUILDING AND REPAVING OF AN EXISTING PARKING LOT. NO NEW IMPERVIOUS AREA WILL BE ADDED TO THE SITE WHICH CURRENTLY DRAINS TO UPTOWN BLVD. VIA THE TWO DRIVE ENTRANCES TO THE SITE. A SMALL SECTION OF THE PARKING LOT DRAINS THRU A SLOT IN THE CURB AND ACROSS THE SIDEWALK. THIS PLAN DESCRIBES A REMEDY TO THIS CONDITION BY WAY OF INSTALLING A SIDEWALK CULVERT @ UPTOWN BLVD. OTHERWISE, EXISTING GRADES WILL BE MAINTAINED WITH THE NEW PAVING.

LEGAL DESCRIPTION

LOT A2B, JEANNEDALE UNIT B, BERNALILLO COUNTY, NEW MEXICO

FEMA FLOOD PLAIN MAP





VICINITY MAP H-18-Z

KEYED NOTES

1. NEW 4", 4000 PSI CONCRETE SIDEWALK OVER COMPACTED SUBGRADE.
2. RECLAIM EXISTING ASPHALT PAVED SURFACE. GRIND AND BLEND MATERIAL WITH UPPER 12" OF SUBGRADE. MOISTURE CONDITION SUBGRADE AND COMPACT TO 95% OF MAXIMUM DENSITY. PLACE 2" OF NEW 1800# STABILITY A.C. PAVING TO MATCH ORIGINAL PAVING GRADES.
3. REGRADE EXISTING PARKING AREA TO ELIMINATE PONDING.
4. EXISTING SLOTTED CURB.
5. INSTALL 12" WIDE SIDEWALK CULVERT PER C.O.A. STD. DETAIL NO. 2236.

BENCHMARK

ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "23-H18", HAVING AN ELEVATION OF 5249.43

LEGEND

- PROPERTY LINE
- 5255 EXISTING CONTOUR
- 55 NEW CONTOUR
- 5260.85 NEW SPOT ELEVATION
- 52.60 EXISTING SPOT ELEVATION
- FLOW DIRECTION
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FL FLOWLINE
- BOC BACK OF CURB
- EC EDGE OF CONCRETE
- EDGE OF NEW ASPHALT RESURFACING
- SWALE
- NEW BUILDING
- NEW CONCRETE PAVING
- NEW CONCRETE PAVING

HYDROLOGY CALCULATIONS

PRECIPITATION ZONE 3

DESIGN STORM: (IN)	1hr	6hr	24hr	4day	10day
	2.14	2.60	3.10	3.95	4.90

EXISTING AND PROPOSED CONDITIONS

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REV	DATE	BY	REVISION
A			
B			
C			
D			
E			
F			

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