

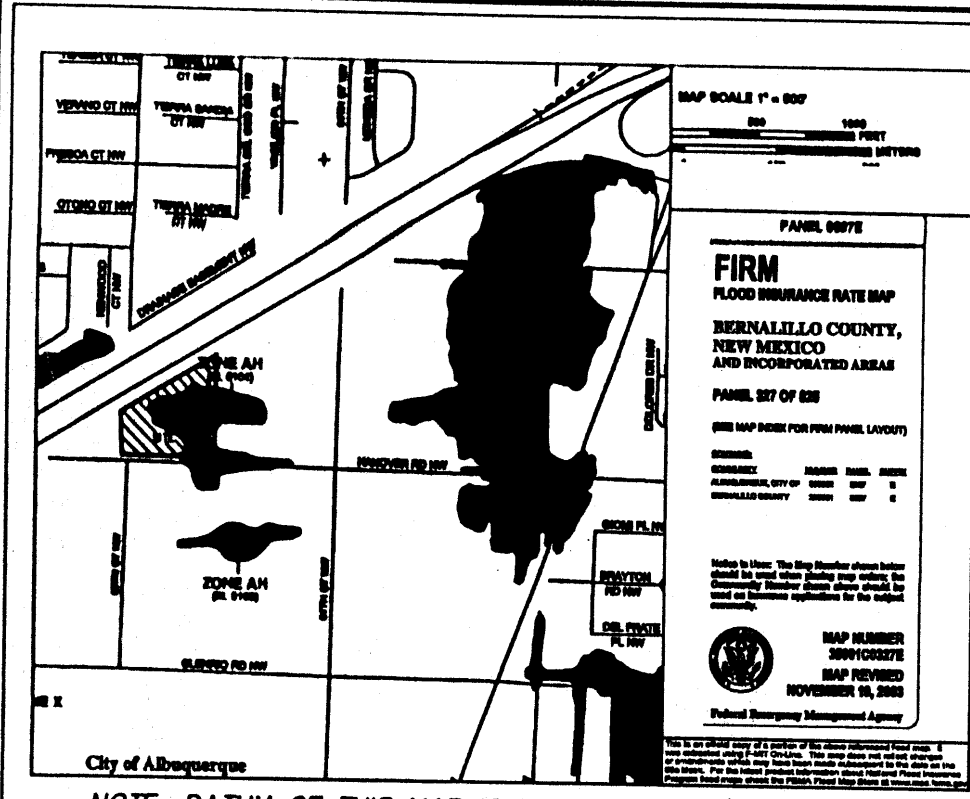


- LEGE



J-10/D42





FIRM MAP REF. PANEL # 35001C0327E

## GRADING & DRAINAGE PLAN

THE PROPOSED COMMERCIAL PROJECT IS LOCATED IN THE NORTHWEST AREA OF ALBUQUERQUE ON WEST HANOVER ROAD SOUTH OF INTERSTATE 40/WEST OF COORS ROAD. THE GRADING AND DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE BERNALILLO COUNTY FLOOD HAZARD ORDINANCE, NO.88-46, AND THE CITY STORM DRAINAGE ORDINANCE. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR BUILDING PERMIT. THE PLAN SHOWS:

1. EXISTING CONTOURS, AND SPOT ELEVATIONS AND EXISTING DRAINAGE PATTERNS AND IMPROVEMENTS.
2. PROPOSED IMPROVEMENT: 24600 SF WAREHOUSE/OFFICE + 4000 SF WASH BAY BUILDING(S), ASPHALT DRIVE/PARKING, CONCRETE FLAT WORK, NEW GRADE ELEVATIONS, REFUSE LOCATION, AND LANDSCAPING.
3. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
4. QUANTIFICATION OF DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS WHICH CONTRIBUTE TO THE EXISTING FLOWS.

PRESENTLY, THE SITE IS A DIRT PAD SURFACE WITH SPARSE VEGETATION. THE SITE IS BOUNDED BY DEVELOPED COMMERCIAL PROPERTY, AND FALLS AT APPROXIMATELY 2% FROM THE NORTHWEST TO SOUTHEAST. HANOVER RD. IS A COLLECTOR WITH 2 LANES, CURB, GUTTER AND ATTACHED SIDEWALK ON THE SOUTH SIDE. SITE RUNOFF WILL BE ALLOWED TO EITHER DRAIN THROUGH THE SITE, AND/OR PONDED IN DEPRESSIONED LANDSCAPE AREAS. THE SITE HAS HISTORICALLY DRAINED TO THE SOUTHEAST VIA SHEET FLOW.

HISTORICAL DOWNSTREAM OUTFALL LOCATIONS WILL REMAIN UNCHANGED WITH DEVELOPMENT. FREE DISCHARGE OF SITE RUNOFF IS ACCEPTABLE SINCE DOWNSTREAM CAPACITY EXISTS WITH THE MINIMAL INCREASE DUE TO DEVELOPMENT, AND COMPLIES WITH THE OVERALL MASTER DRAINAGE PLAN. A PORTION OF SITE RUNOFF IS ROUTED THROUGH PROPOSED LANDSCAPING.

THE SITE IS ENCOMBERED BY A FEMA DESIGNATED FLOOD HAZARD, AH ZONE. THEREFORE THE FINISH FLOOR IS SET GREATER THAN 1 FOOT ABOVE PUBLISHED VALUES.

## CALCULATIONS

### DESIGN CRITERIA

HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM) REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE, ADOPTED BY THE COUNTY BERNALILLO DISCHARGE RATE:  $Q_{PEAK} \times AREA$ , "Peak Discharge Rates For Small Watersheds" VOLUMETRIC DISCHARGE:  $VOLUME = E_{WEIGHTED} \times AREA$   $P_{100} = 2.20$  inches, Zone 1 Time of Concentration, TC = 10 Minutes DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [ ] = 10 YEAR VALUES

### EXISTING CONDITIONS

LOT AREA = 4.07 ACRES, WHERE EXCESS PRECIP. "C" = 0.89 in. [0.44].....HARD PAN DIRT PEAK DISCHARGE,  $Q_{100} = 11.7$  CFS [6.1] WHERE UNIT PEAK DISCHARGE "C" = 2.87 CFS/AC. [1.49] THEREFORE:  $VOLUME_{100} = 14626$  CF [5500]

### DEVELOPED CONDITIONS

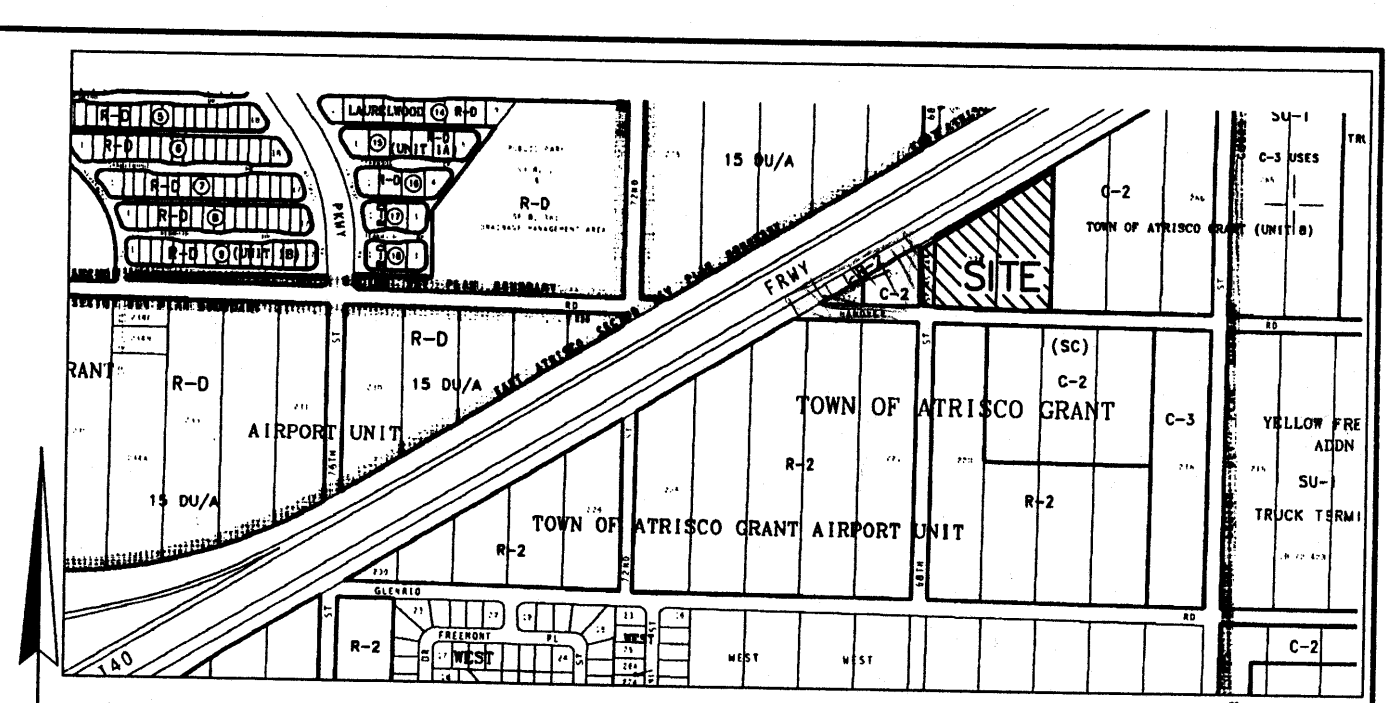
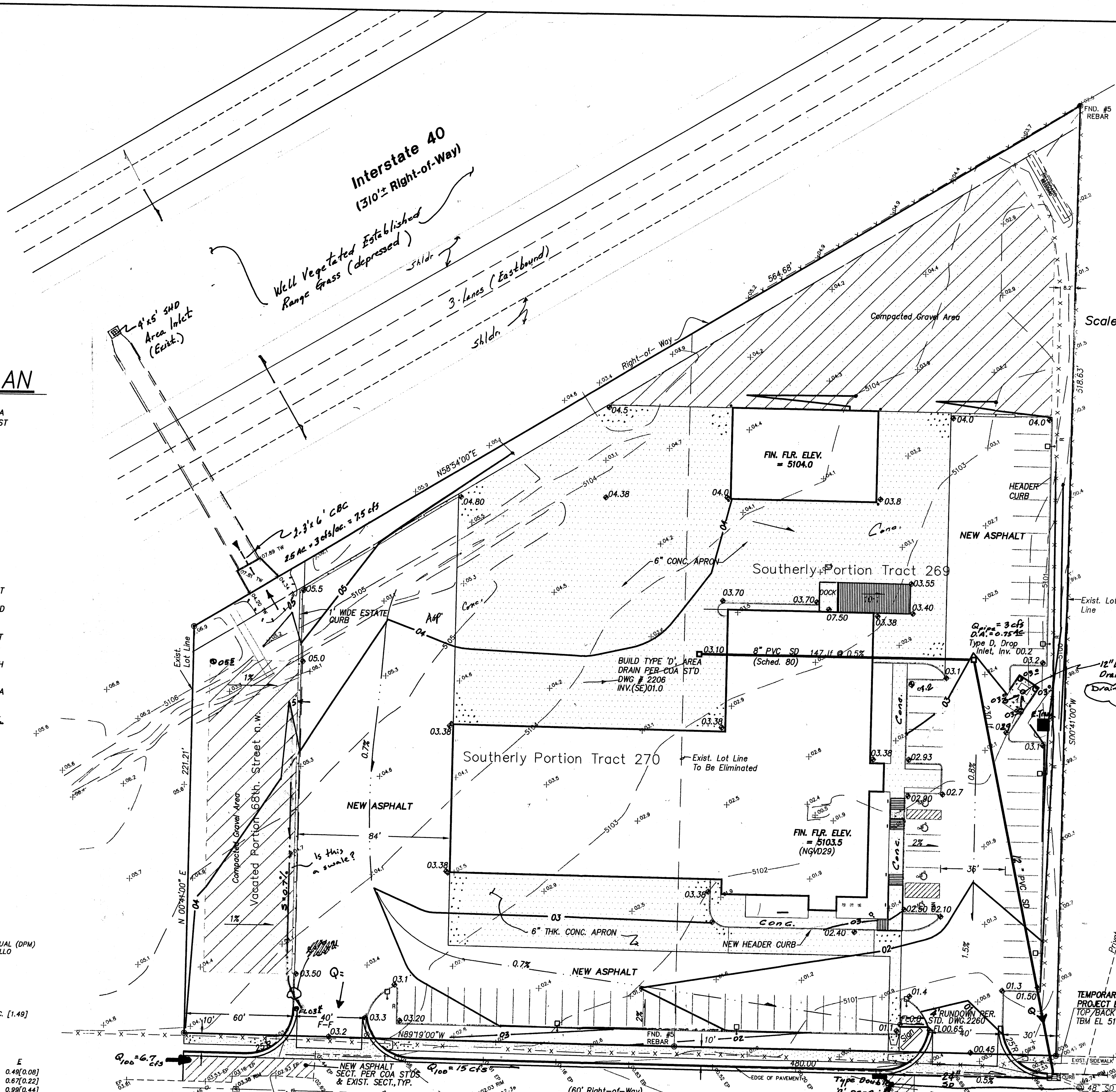
DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA

AREA	LAND TREATMENT	Q Peak	E
UNDEVELOPED			
LANDSCAPING	0.30 Ac.(8%)	1.29[0.24]	0.49[0.08]
GRAVEL & COMPACTED SOIL	0.50 Ac.(12%)	2.03[0.76]	0.67[0.22]
ROOF - PAVEMENT	0.52 Ac.(13%)	2.87[1.49]	0.99[0.44]
	2.75 Ac.(67%)	1.40[2.90]	1.97[1.24]
	4.07 Ac.		

THEREFORE:  $E_{WEIGHTED} = 1.576$  in.[0.93] &  $VOLUME_{100} = 23284$  CF  $Q_{100} = 14.99$  CFS  $Q_{10} = 9.2$  CFS

### DOWNSTREAM ANALYSIS

EXISTING PERMETER HANOVER ROAD DRAINS TO THE EAST WITHIN THE EXISTING UNDERGROUND STORM SEWER. THIS FACILITY HAS CAPACITY AND THE PROJECT TIME TO PEAK IS MUCH LESS THAN OVERALL BASIN TIME TO PEAK & INCREASE DUE TO DEVELOPMENT IS MINIMAL. (INCREASE FROM THE EXISTING, 3.34CFS)



Scale: 1" = 30'

## NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 6TH EDITION W/ UPDATES.
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5. LANDSCAPING IRRIGATION SYSTEM SHALL BE DRIP-TYPE. CONTRACTOR SHALL INSTALL SYSTEM PRIOR TO PLACEMENT OF PAVING.
6. CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
7. REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1011, NATIVE SEED MIX.
8. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3 HORIZONTAL TO 1 VERTICAL, 3:1. ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.

## LEGEND

- PROPERTY LINE
- EXIST. CURB/GUTTER
- EXIST. SPOT ELEVATION
- EXIST. CONTOUR
- NEW SPOT ELEVATION
- NEW CONTOUR
- NEW SWALE
- DRAINAGE DIRECTION, EXISTING
- NEW CONCRETE CURB (0.5' HEIGHT)
- NEW P.C.C., CONCRETE
- TOP OF CURB, EXISTING
- FLOWLINE
- EXISTING POWER POLE
- FACE OF CURB/FACE OF CURB
- ⊙ = SEWER MANHOLE
- ⊙ = DRAINAGE MANHOLE
- ⊙ = DROP INLET (EXIST.)
- 24" SD NEW STORM DRAIN (by Work Order)

PHILIP W. CLARK  
11/15/06  
REVISED 10/23/06

## Hanover Road NW

INSTALL NEW 6" WIDE PCC SIDEWALK PER COA STD DWG 2430 ALONG FRONTAGE

INSTALL UNIDIRECTIONAL PCC WC RAMPS PER COA STD DWG 2426 4 LOCATIONS WITH TRUNCATED DOMES

INSTALL STD PCC CURB/GUTTER PER COA STD DWG 2415A ALONG FRONTAGE

## PROJECT DATA

### LEGAL DESCRIPTION

SOUTHERLY PORTION OF TRACTS 269 & 270 TOWN OF ATRISCO GRANT, UNIT 8 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

### PROJECT BENCHMARK

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 23-J11, THE PUBLISHED ELEVATION OF WHICH IS 5792.95', AND IS LOCATED IN THE BASE OF STREET LIGHT STANCHION AT THE INTERSECTION OF COORS ROAD NW AND HANOVER ROAD NW. (NGVD29)

### TOPOGRAPHIC DESIGN SURVEY

PERFORMED BY SURVEYS SOUTHWEST, LTD

Clark Consulting Engineers	
19 Ryan Road Edgewood, New Mexico 87015	
Tel: (505) 281-2444 Fax: (505) 281-2444	
DATE	REVISION
4-17-06	Adm. City
5-26	Move Wash Bay Area
10/23/06	Adm. Ad. 2.0
Grading & Drainage Plan	
DESIGNED BY: PWC	DRAWN BY: CCE
CHECKED BY: PWC	DATE: 3/3/06
JOB #: LORENTZEN	FILE #: G/D
1 OF 1	

PHILIP W. CLARK  
11/15/06





FIRM MAP REF. PANEL # 35001C0327E

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DISCHARGE RATE:  $Q = Q_{PEAK} \times AREA_{A1}$ , "Peak Discharge Rates For Small Watersheds"

VOLUMETRIC DISCHARGE:  $VOLUME = E_{WEIGHTED} \times AREA$

$P100 = 2.20$  inches, Zone 1      Time of Concentration,  $TC = 10$  Minutes

DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [ ] = 10 YEAR VALUES

### EXISTING CONDITIONS

LOT AREA = 4.07 ACRES, WHERE EXCESS PRECIP. 'C' = 0.99 in. [0.44].....HARD PAN DIRT  
PEAK DISCHARGE, Q100 = 11.7 CFS [6.1], WHERE UNIT PEAK DISCHARGE 'C' = 2.87 CFS/AC. [1.49]  
THEREFORE: VOLUME 100 = 14626 CF [6500]

DEVELOPED CONDITIONS

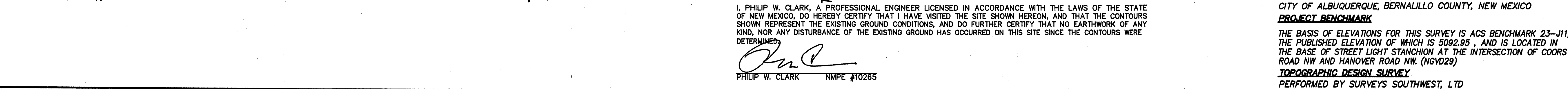
**DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA**

	<u>AREA</u>	<u>LAND TREATMT</u>	<u>Q Peak</u>	<u>E</u>
UNDEVELOPED	0.30 Ac.(8%)	A	1.29[0.24]	0.49[0.08]
LANDSCAPING	0.50 Ac.(12%)	B	2.03[0.76]	0.67[0.22]
GRAVEL & COMPACTED SOIL	0.52 Ac.(13%)	C	2.87[1.49]	0.99[0.44]
ROOF - PAVEMENT	<u>2.75 Ac.(67%)</u>	<u>D</u>	<u>4.40[2.90]</u>	<u>1.97[1.24]</u>

THEREFORE:  $E_{\text{Weighted}} = 1.576 \ln[0.93]$  &  
 $Q_{100} = 14.99 \text{ CFS}$  VOLUME 100 = 23284 CF  
 $Q_{10} = 9.2 \text{ CFS}$  VOLUME 10 = 13740 CF

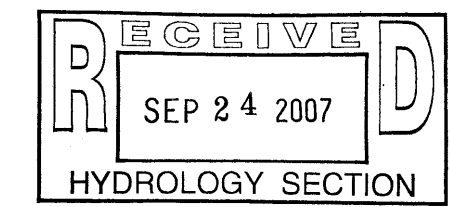
## DOWNSTREAM ANALYSIS

EXISTING PERIMETER HANOVER ROAD DRAINS TO THE EAST  
WITHIN THE EXISTING UNDERGROUND STORM SEWER  
THIS FACILITY HAS CAPACITY AND THE PROJECT TIME TO PEAK IS MUCH LESS  
THAN OVERALL BASIN TIME TO PEAK & INCREASE DUE TO DEVELOPMENT IS  
MINIMAL. (INCREASE FROM THE EXISTING. (3.3+CF5)




Scale: 1" = 30'

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 7TH EDITION W/ UPDATES.  
SEE WORK ORDER, COA PROJ. 7843.81
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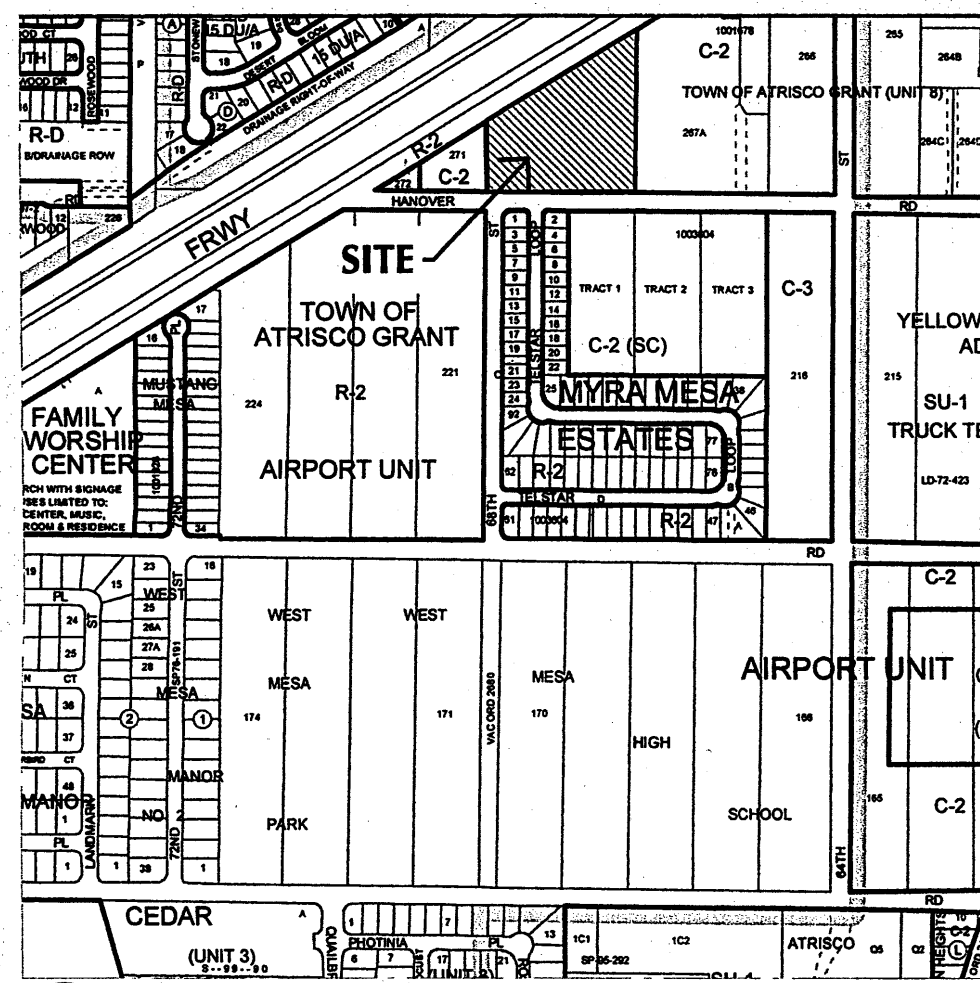
[illegible]

**ZONED, C-2**  
**LEGAL DESCRIPTION**  
SOUTHERLY PORTION OF TRACTS 269 & 270  
TOWN OF ATRISCO GRANT, UNIT 8  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
**PROJECT BENCHMARK**  
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK  
PUBLISHED INFORMATION OF WHICH IS 5092.95' AND IS LOCATED  
THE BASE OF STREET LIGHT STATION AT THE INTERSECTION OF  
ROAD NW AND HANOVER ROAD NW. (NGVD29)  
**TOPOGRAPHIC DESIGN SURVEY**  
PERFORMED BY SURVEYS SOUTHWEST, LTD

 <b>Clark Consulting Engineers</b>	
19 Ryan Road Edgewood, New Mexico 87015	
Tel: (505) 281-2444	Fax: (505) 281-2444
DATE REVISION 4-17-08 ADDR. CITY 5-08 MOIE WASH DAY 10/23/06 ADDR. ADD'L COA 11-08-06 W.O. COMMENTS 8-16-07 DELETE WASHDAY & CONC. AND CVT TO BLDG RE-LOT	SOUTHERLY PORTION OF TRACTS 269 & 270 TOWN OF ATISCRO GRANT, ALBUQU, NEW MEXICO S & S RV  <b>Grading &amp;          Drainage Plan</b>
DESIGNED BY: PWC CHECKED BY: PWC	DRAWN BY: CCE DATE: 3/6/06 JOB # : LORENTZEN FILE # : G/D
1 OF 1	

J-10/042





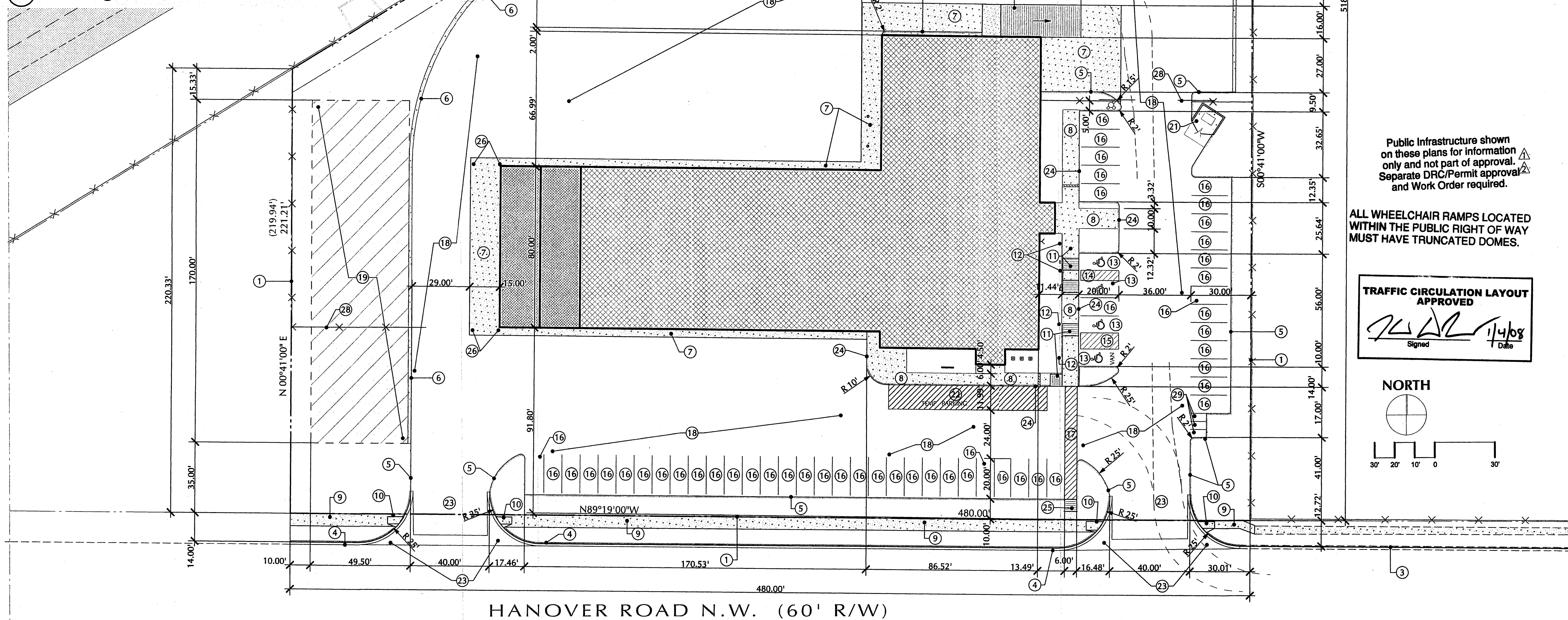
## F Vicinity Map

**PARKING:**  
Required  
Office: (1 space per 200 sf) 6,702.4 / 200 = 32.4  
Storage: (1 space per 2000 sf) 5,943.3 / 2000 = 2.8  
Service: (1 space per 1000 sf) 15,158.6 / 1000 = 15  
**TOTAL:** 50 Spaces

**Provided**  
49 Standard spaces  
4 HC spaces  
3 Motorcycle spaces  
**Total = 56 Spaces**

**BICYCLE PARKING:**  
Required 1 space / 20 parking spaces  
56 parking spaces / 20 = 3 spaces

## L Parking Calculations



## S TCL Plan

### SITE REMEDIATION

Remove and dispose of any hazardous and toxic materials encountered in accordance with all codes and regulations

### SITE CLEARING

Protect and maintain benchmarks and planting that are to remain. Remove all obstructions, trash and vegetation including stumps and grubbing roots. Remove and legally dispose of excess soils.

### GRADING

Grade the site per the grading plans. Grades not shown in the plans shall be uniform levels or slopes between points where elevations are given. Abrupt changes shall be well rounded. The contractor is responsible for positive site drainage.

### EXCAVATION AND FILL

Fills shall be clean & free of organic matter soils compacted in 6" - 8" lifts. Grade to contours shown on plans. Minimum 1% grade @ landscaping

### EARTHWORK COMPACTION

95% (minimum) density under foundations  
90% (minimum) density under slabs  
90% (minimum) density @ paving areas

### UTILITIES

Contractor shall furnish and install or coordinate the installation of all utilities shown on the drawings. Extend utilities in accordance with municipal ordinances (water & sewer) or regulations of private utility companies

### ASPHALTIC PAVING

Roller compacted and sealed minimum 1/2% slope to drainage. Asphalt construction per the recommendations of the geotechnical investigation.

### PAVEMENT MARKING

Paint: Alkdd-resin, white or yellow 4" wide stripes unless noted otherwise.

### CURB AND GUTTER

Cast in place or extruded concrete (3000 PSI minimum). Sizes and reinforcing per drawings. Provide control joints at 5'-0" on center (minimum) and expansion joints at 50'-0" on center (minimum).

### SIDEWALKS

See drawings for sizes and locations. Light broom finish and slope walks/patios 1/8" per foot away from buildings. Provide control joints at 5'-0" on center (minimum) and expansion joints at 50'-0" on center (minimum).

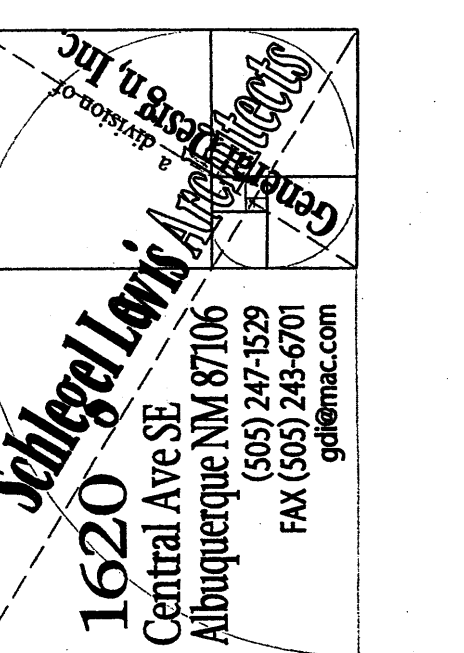
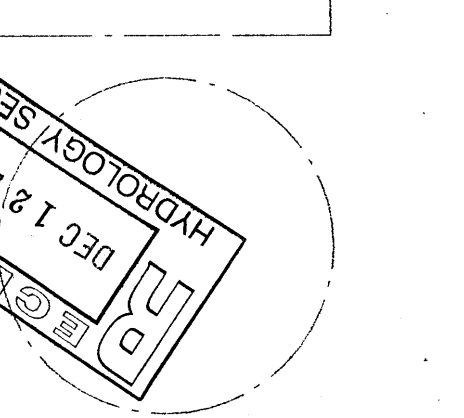
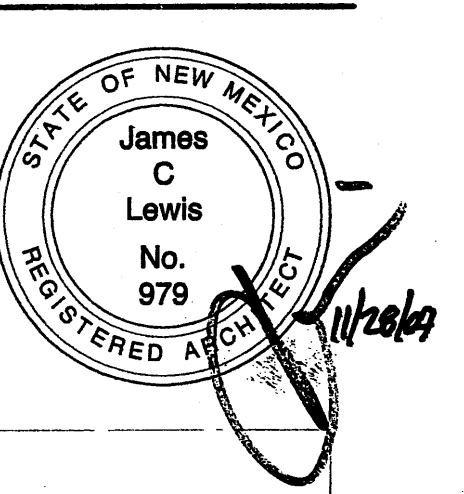
## L General Notes

- Property line.
- 10' public utility easement.
- Existing curb and gutter to remain.
- Standard concrete curb and gutter per COA drawing 2415. Design of street to be done by others, not in contract.
- 6" high 6" wide stand up concrete curb. See detail 'E' on sheet C-501.
- 18" wide Estate curb. See detail 'C' on sheet C-501.
- 6" deep concrete pavement.
- 4" thick concrete sidewalk.
- 6' wide concrete sidewalk in right of way. Construct per COA drawing 2430.
- New curb ramp, slope 1:12 maximum. Construct per COA drawing 2426. Provide truncated domes on sloped surfaces.
- Accessible ramp, slope 1:12 maximum. See detail 'H' sheet C-501.
- Accessible parking sign. See detail 'G' sheet C-501.
- 8'-6" x 20'-0" handicapped parking space.
- 5'-0" handicapped parking aisle (4" wide painted striping).
- 8'-0" handicapped (van) parking aisle (4" wide painted striping).
- 9'-0" x 20'-0" parking space.
- 6' wide concrete crosswalk.
- Asphalt paving.
- 6" of compacted crushed gravel.
- Detail not used.
- Refuse enclosure. See detail 'R' sheet C-501.
- 12'-0" x 50'-0" temporary parking pick-up / drop-off lane (painted striping).
- New driveway entrance. Construct per COA drawing 2426.
- Sidewalk curb. See detail 'D' on sheet C-501.
- Ramp slope @ 1:12. Provide curbs @ both sides.
- Bollard. See detail 'J' on sheet C-501, and Floor Plan sheet A-101.
- 4' high, concrete dock and ramp. See sheet S-101.
- New fence with 24" (minimum) wide slide gate
- 4'x8' Motorcycle spaces with 12"x18" sign no lower than 4' above grade.

### TRAFFIC CIRCULATION LAYOUT NOTE

The engineer's certification required by the hydrology section needs to include certification that this site was constructed in accordance with the traffic circulation layout (TCL) before the certificate of occupancy is released.

## X Keyed Notes



These drawings are an "Instrument of Service", and shall not be reproduced, copied, or published without the written permission of the Architect. © 2006

**Stewart & Stevenson**

6565 Hanover Rd. NW  
Albuquerque, NM 87121

### ISSUE DATE:

10 July, 2006

### REVISIONS:

Re-issued sheets, any sheets without these notes should not be used for bidding or construction.

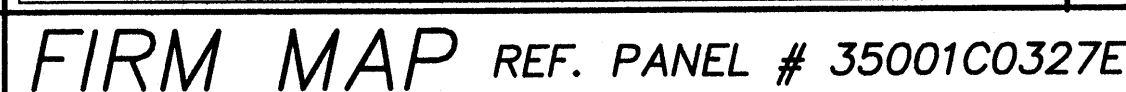
10/11/07 Owner Changes  
10/11/07 City Changes

### TCL Plan

PROJECT 0543 SHEET **C-102** OF 31

Scale: 1" = 30'-0"





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PEAK DISCHARGE, Q100 = 11.7 CFS [6.1], WHERE UNIT PEAK DISCHARGE 'C' = 2.87 CFS/AC. [1.49]  
THEREFORE: VOLUME 100 = 14626 CF [6500]

### DEVELOPED CONDITIONS

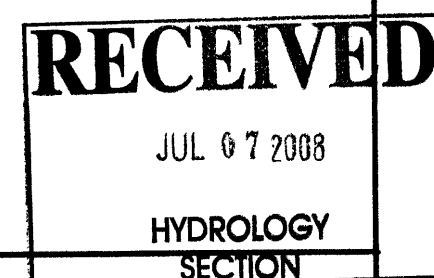
DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE  
FOR STUDY AREA


	<u>AREA</u>	<u>LAND TREATMT</u>	<u>Q<sub>Peak</sub></u>	<u>E</u>
UNDEVELOPED	0.30 Ac.(8%)	A	1.29[0.24]	0.49[0.08]
LANDSCAPING	0.50 Ac.(12%)	B	2.03[0.76]	0.67[0.22]
GRAVEL & COMPACTED SOIL	0.52 Ac.(13%)	C	2.87[1.49]	0.99[0.44]
ROOF - PAVEMENT	<u>2.75 Ac.(67%)</u>	D	4.40[2.90]	1.97[1.24]

THEREFORE:  $E_{\text{Weighted}} = 1.576 \ln[0.93]$  &  
 $Q_{100} = 14.99 \text{ CFS}$  VOLUME 100 = 23284 CF  
 $Q_{10} = 9.2 \text{ CFS}$  VOLUME 10 = 13740 CF

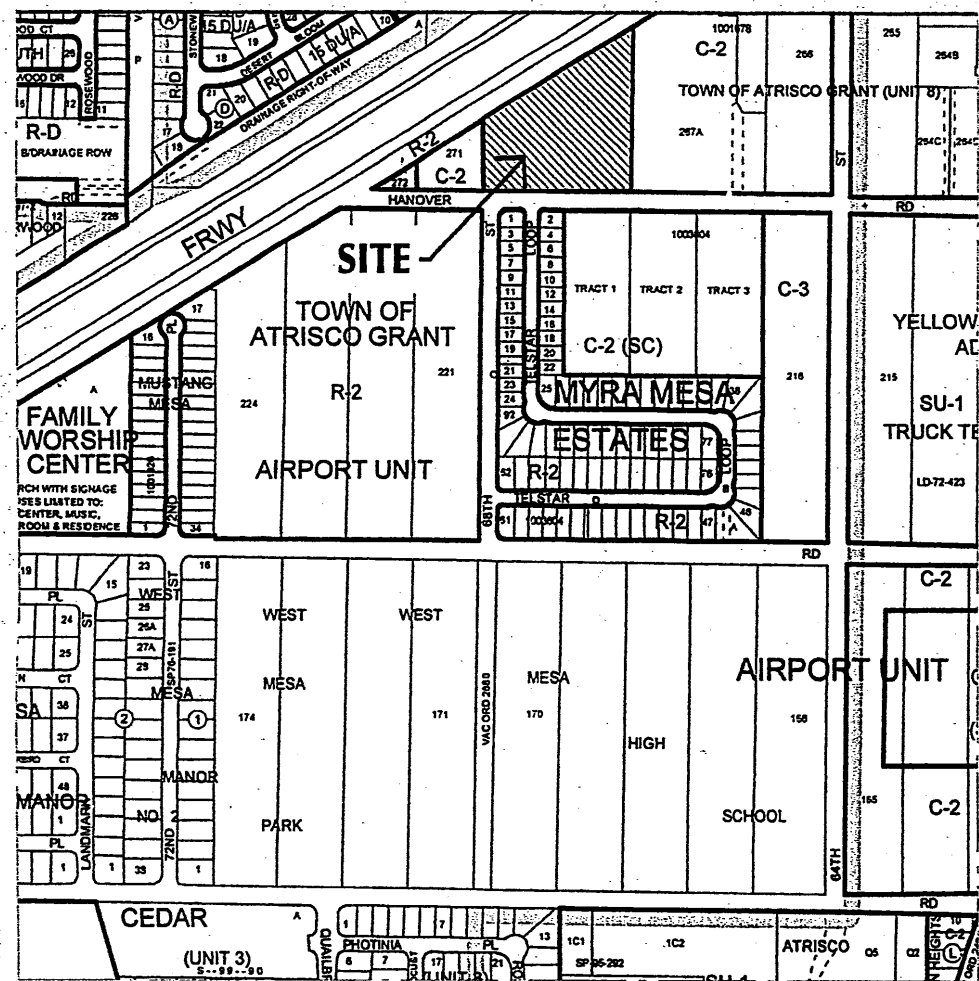
## DOWNSTREAM ANALYSIS

EXISTING PERIMETER HANOVER ROAD DRAINS TO THE EAST WITHIN THE EXISTING UNDERGROUND STORM SEWER. THIS FACILITY HAS CAPACITY AND THE PROJECT TIME TO PEAK IS MUCH LESS THAN OVERALL BASIN TIME TO PEAK & INCREASE DUE TO DEVELOPMENT IS MINIMAL. (INCREASE FROM THE EXISTING. (3.3cfs)



 <b>Clark Consulting Engineers</b> 19 Ryan Road Edgewood, New Mexico 87015		Tel: (505) 281-2444      Fax: (505) 281-2444	
DATE	REVISION	SOUTHERLY PORTION OF Tracts 269 & 270 TOWN OF ATISCORO GRANT, ALBUQ., NEW MEXICO S & S R V <div style="text-align: center;"> <h2>Grading &amp; Drainage Plan</h2> </div>	
4-17-06	ADDR. CITY		
5-06	MOVE WASH BY <i>Red</i>		
10/23/06	ADDR. ADD'L COA W.D. COMMENTS <i>Red</i>		
11-08-06	DITTO		
8-16-07	DELETE WASHBY & RELOT	ADD'G 40' TO BLDG <div style="text-align: center;"> <h2>Grading &amp; Drainage Plan</h2> </div>	
DESIGNED BY: PWC	DRAWN BY: COE	JOB #: LORENTZEN	<div style="border: 1px solid black; padding: 5px; display: inline-block;">             1 OF 1           </div>
CHECKED BY: PWC	DATE: 3/6/08	FILE #: G/D	





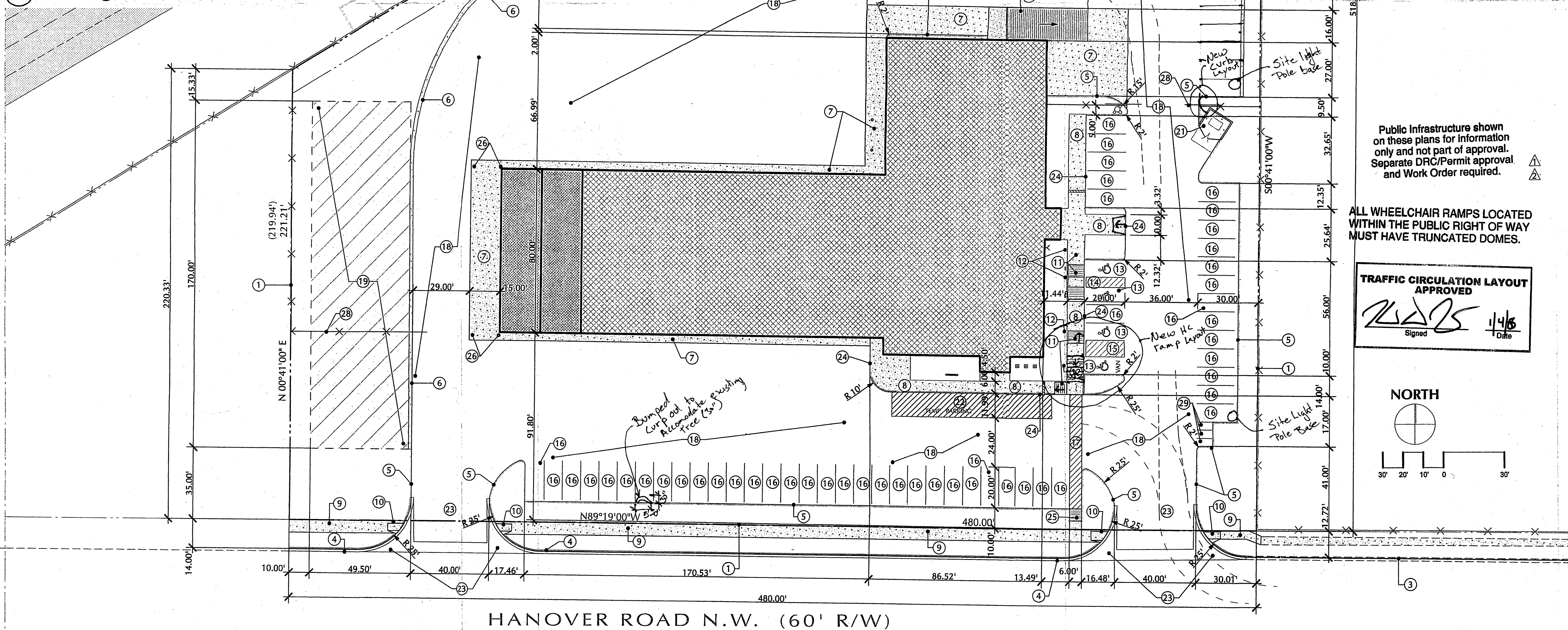
**F Vicinity Map**

**PARKING:**  
 Required  
 Office: (1 space per 200 sf)  $6,702.4 / 200 = 32.4$   
 Storage: (1 space per 2000 sf)  $5,943.3 / 2000 = 2.8$   
 Service: (1 space per 1000 sf)  $15,158.6 / 1000 = 15$   
**TOTAL:** 50 Spaces

Provided  
 49 Standard spaces  
 4 HC spaces  
 3 Motorcycle spaces  
**Total = 56 Spaces**

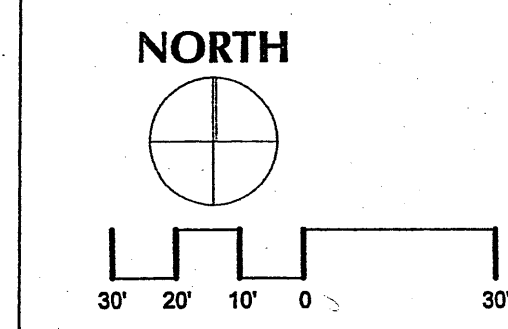
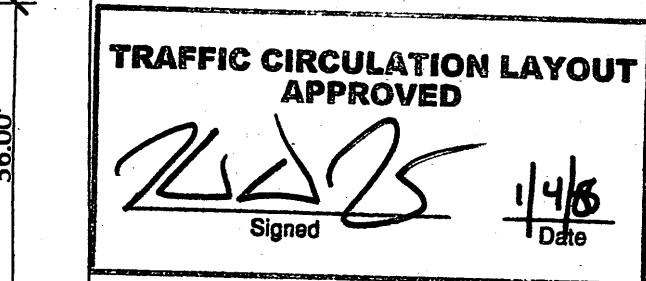
**BICYCLE PARKING:**  
 Required 1 space/20 parking spaces  
 56 parking spaces / 20 = 3 spaces

**L Parking Calculations**



Public Infrastructure shown on these plans for information only and not part of approval. Separate DRG/Permit approval and Work Order required.

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



**S TCL Plan**

**SITE REMEDIATION**

Remove and dispose of any hazardous and toxic materials encountered in accordance with all codes and regulations

**SITE CLEARING**

Protect and maintain benchmarks and planting that are to remain. Remove all obstructions, trash and vegetation including stumps and grubbing roots. Remove and legally dispose of excess soils.

**GRADING**

Grade the site per the grading plans. Grades not shown in the plans shall be uniform levels or slopes between points where elevations are given. Abrupt changes shall be well rounded. The contractor is responsible for positive site drainage.

**EXCAVATION AND FILL**

Fills shall be clean & free of organic matter soils compacted in 6" - 8" lifts  
 Grade to contours shown on plans  
 Minimum 1% grade @ landscaping

**EARTHWORK COMPACTION**

95% (minimum) density under foundations  
 90% (minimum) density under slabs  
 90% (minimum) density @ paving areas

**UTILITIES**

Contractor shall furnish and install or coordinate the installation of all utilities shown on the drawings. Extend utilities in accordance with municipal ordinances (water & sewer) or regulations of private utility companies

**ASPHALTIC PAVING**

Roller compacted and sealed minimum 1/2% slope to drainage.  
 Asphalt construction per the recommendations of the geotechnical investigation.

**PAVEMENT MARKING**

Paint: Alkld-resin, white or yellow 4" wide stripes unless noted otherwise.

**CURB AND GUTTER**

Cast in place or extruded concrete (3000 PSI minimum): Sizes and reinforcing per drawings. Provide control joints at 5'-0" on center (minimum) and expansion joints at 50'-0" on center (minimum).

**SIDEWALKS**

See drawings for sizes and locations. Light broom finish and slope walks/patios 1/8" per foot away from buildings. Provide control joints at 5'-0" on center (minimum) and expansion joints at 50'-0" on center (minimum).

**L General Notes**

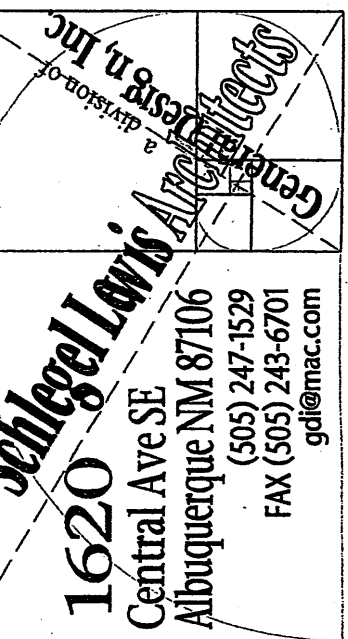
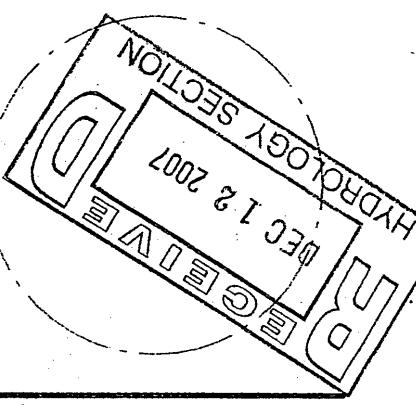
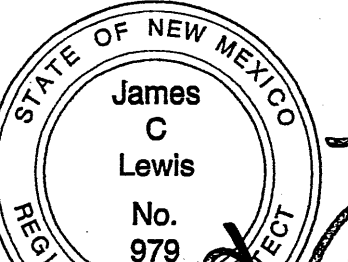
- Property line.
- 10' public utility easement.
- Existing curb and gutter to remain.
- Standard concrete curb and gutter per COA drawing 2415. Design of street to be done by others, not in contract.
- 6" high 6" wide stand up concrete curb. See detail 'E' on sheet C-501.
- 18" wide Estate curb. See detail 'C' on sheet C-501.
- 6" deep concrete pavement.
- 4" thick concrete sidewalk.
- 6" wide concrete sidewalk in right of way. Construct per COA drawing 2430.
- New curb ramp, slope 1:12 maximum. Construct per COA drawing 2426. Provide truncated domes on sloped surfaces.
- Accessible ramp, slope 1:12 maximum. See detail 'H' sheet C-501.
- Accessible parking sign. See detail 'G' sheet C-501.
- 8'-6" x 20'-0" handicapped parking space.
- 5'-0" handicapped parking aisle (4" wide painted striping).
- 8'-0" handicapped (van) parking aisle (4" wide painted striping).
- 9'-0" x 20'-0" parking space.
- 6' wide concrete crosswalk.
- Asphalt paving.
- 6" of compacted crushed gravel.
- Detail not used.
- Refuse enclosure. See detail 'R' sheet C-501.
- 12'-0" x 50'-0" temporary parking pick-up/ drop-off lane (painted striping).
- New driveway entrance. Construct per COA drawing 2426.
- Sidewalk curb. See detail 'D' on sheet C-501.
- Ramp-slope @ 1:12. Provide curbs @ both sides.
- Bollard. See detail 'J' on sheet C-501, and Floor Plan sheet A-101.
- 4' high, concrete dock and ramp. See sheet S-101.
- New fence with 24" (minimum) wide slide gate
- 4"x8" Motorcycle spaces with 12"x18" sign no lower than 4' above grade.

**TRAFFIC CIRCULATION LAYOUT NOTE**

The engineer's certification required by the hydraulic engineering and construction certification that this site was constructed in accordance with the traffic circulation layout (TCL) before the certificate of occupancy is released.

**Keyed Notes**

**RECEIVED**  
 JUL 18 2006  
 HYDROLOGY SECTION



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**Stewart & Stevenson**

6565 Hanover Rd. NW  
 Albuquerque, NM 87121

**ISSUE DATE:**

10 July, 2006

**REVISIONS:**

Re-issued sheets, any sheets without these notes should not be used for bidding or construction.

10/11/07 Owner Changes  
 10/11/07 City Changes

**TCL Plan**

PROJECT 0543 SHEET **C-102** OF 31