GENERAL CONSTRUCTION NOTES

GENERAL

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS, INCLUDING A TOP SOIL DISTURBANCE PERMIT, PRIOR TO START OF CONSTRUCTION.

ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

REFERENCES MADE TO STANDARD SPECIFICATIONS AND STANDARD DRAWINGS REFER TO THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1987 EDITION AS PUBLISHED BY NMAPWA.

THE CONTRACTOR SHALL NOT INSTALL ITEMS AS SHOWN ON THESE PLANS WHEN IT IS OBVIOUS THAT FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE PLANS. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN A TIMELY MANNER. IN THE EVENT THE CONTRACTOR DOES NOT NOTIFY THE ENGINEER IN A TIMELY MANNER, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY AND EXPENSE FOR ANY REVISIONS NECESSARY, INCLUDING ENGINEERING DESIGN FEES.

EXISTING SITE IMPROVEMENTS WHICH ARE DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. REPAIRS SHALL BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION OF THE REPAIRS. REPAIRS SHALL BE ACCEPTED BY THE OWNER PRIOR TO FINAL PAYMENT.

EXISTING FENCING THAT IS NOT DESIGNATED FOR REMOVAL SHALL NOT BE DISTURBED. ANY FENCING THAT IS DISTURBED OR ALTERED BY THE CONTRACTOR SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE. IF THE CONTRACTOR DESIRES TO REMOVE FENCING TO ACCOMMODATE CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN PERMISSION BEFORE THE FENCE IS REMOVED. CONTRACTOR SHALL RESTORE THE FENCE TO ITS ORIGINAL CONDITION AT THE EARLIEST OPPORTUNITY. WHILE ANY FENCING IS REMOVED, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SECURITY OF THE SITE UNTIL THE FENCE IS RESTORED.

WORK WITHIN ADJACENT RIGHT-OF-WAY

PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES WITHIN ADJACENT RIGHT-OF-WAYS OR WITHIN PROPERTY NOT OWNED BY THE OWNER OF THE PROJECT SITE, THE CONTRACTOR SHALL ASSURE THAT ALL PERMITS AND PERMISSIONS REQUIRED HAVE BEEN OBTAINED IN WRITING.

SURVEY MONUMENTS, PROPERTY CORNERS, BENCHMARKS

THE CONTRACTOR SHALL NOTIFY THE OWNER AT LEAST SEVEN DAYS BEFORE BEGINNING ANY CONSTRUCTION ACTIVITY THAT COULD DAMAGE OR DISPLACE SURVEY MONUMENTS, PROPERTY CORNERS, OR PROJECT BENCHMARKS SO THESE ITEMS MAY BE RELOCATED.

ANY SURVEY MONUMENTS, PROPERTY CORNERS, OR BENCHMARKS THAT ARE NOT IDENTIFIED FOR RELOCATION ARE THE RESPONSIBILITY OF THE CONTRACTOR TO PRESERVE AND PROTECT. RELOCATION OR REPLACEMENT OF THESE ITEMS SHALL BE DONE BY THE OWNER'S SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.

DIMENSIONS

ALL DIMENSIONS TO CURBS ARE TO THE FLOWLINE UNLESS OTHERWISE NOTED.

ALL STATIONING IS TO THE CENTERLINE OF THE RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

ALL SLOPES AND GRADES ARE IN PERCENT UNLESS OTHERWISE NOTED.

CURB ELEVATIONS ARE SHOWN AT THE FLOW LINE UNLESS OTHERWISE NOTED. SEE THE DETAIL SHEET TO DETERMINE THE CURB HEIGHT ABOVE FLOW LINE.

SOILS

UNLESS OTHERWISE SPECIFIED, SUBGRADE, ENGINEERED FILL, AND STRUCTURAL FILL SHALL BE COMPACTED TO THE FOLLOWING SPECIFICATIONS OF THE ASTM D-1557 MAXIMUM DRY DENSITY.

MATERIAL/LOCATION	PERCENT COMPACTION
STRUCTURAL FILL IN THE BUILDING AREA	95%
SUBBASE FOR SLAB SUPPORT	95%
MISCELLANEOUS BACKFILL BELOW STRUCTURAL FILL OR ROADWAY PAVEMENT	95%
MISCELLANEOUS BACKFILL BELOW UNPAVED, NON-BUILDING AREAS	90%
ROADWAY PAVEMENT SUBGRADE	95%
SIDEWALK SUBGRADE	90%
CURB AND GUTTER SUBGRADE	95%

PAVEMENT

WHEN ABUTTING NEW PAVEMENT TO EXISTING PAVEMENT, CUT EXISTING PAVEMENT EDGE TO A NEAT, STRAIGHT LINE AS NECESSARY TO REMOVE ANY BROKEN OR CRACKED PAVEMENT AND MATCH NEW PAVEMENT ELEVATION TO EXISTING.

ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED AND APPROVED PRIOR TO PAVING.

ALL WATER VALVE BOXES AND ELECTRICAL, TELEPHONE, TELEVISION, AND SEWER MANHOLES IN THE CONSTRUCTION AREA SHALL BE ADJUSTED TO FINISHED GRADE BEFORE PAVING.

WHEN SIDEWALK OR CURB AND GUTTER IS REMOVED, IT SHALL BE REMOVED TO EXISTING CONSTRUCTION JOINTS. CUTTING OR BREAKING SHALL NOT BE ALLOWED.

UTILITIES

IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY BASED ON THE INFORMATION PROVIDED TO THE ENGINEER BY OTHERS. THIS INFORMATION MAY BE INACCURATE OR INCOMPLETE. ADDITIONALLY, UNDERGROUND LINES MAY EXIST THAT ARE NOT SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ACCORDANCE WITH CHAPTER 62, ARTICLE 14-1, THROUGH 14-8, NMSA 1978.

THE CONTRACTOR SHALL CONTACT THE STATEWIDE UTILITY LOCATOR SERVICE AT 1-800-321-2537 AT LEAST TWO WORKING DAYS BEFORE BEGINNING CONSTRUCTION. AFTER THE UTILITIES ARE SPOTTED, THE CONTRACTOR SHALL EXPOSE ALL PERTINENT UTILITIES TO VERIFY THEIR VERTICAL AND HORIZONTAL LOCATION. IF A CONFLICT EXISTS BETWEEN EXISTING UTILITIES AND PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMAL DELAY.

THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UTILITIES, ABOVE OR BELOW GROUND. UTILITIES THAT ARE DAMAGED BY CARELESS CONSTRUCTION SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

EXISTING VALVES SHALL ONLY BE OPERATED BY THE UTILITY COMPANY. CONTRACTOR SHALL NOTIFY THE UTILITY A MINIMUM OF TWO WORKING DAYS BEFORE ANY VALVE, NEW OR EXISTING, NEEDS TO BE OPERATED.

THE CONTRACTOR SHALL COORDINATE ANY REQUIRED UTILITY INTERRUPTIONS WITH THE OWNER AND AFFECTED UTILITY COMPANY A MINIMUM OF THREE WORKING DAYS BEFORE THE INTERRUPTION.

THE CONTRACTOR SHALL MAINTAIN A RECORD DRAWING SET OF PLANS AND PROMPTLY LOCATE ALL UTILITIES, EXITING OR NEW, IN THEIR CORRECT LOCATION, HORIZONTAL AND VERTICAL. THIS RECORD SET OF DRAWINGS SHALL BE MAINTAINED ON THE PROJECT SITE AND SHALL BE AVAILABLE TO THE OWNER AND ENGINEER AT ANY TIME DURING CONSTRUCTION.

EROSION CONTROL, ENVIRONMENTAL PROTECTION, AND STORM WATER POLLUTION PREVENTION PLAN

THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL OBTAIN AND PREPARE ANY DUST CONTROL OR EROSION CONTROL PERMITS REQUIRED FROM THE REGULATORY AGENCIES.

THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITH THE PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.

THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY BY CONSTRUCTION OF TEMPORARY EROSION CONTROL BERMS OR INSTALLING SILT FENCES AT THE PROPERTY LINES AND WETTING THE SOIL TO PREVENT IT FROM BLOWING.

WATERING, AS REQUIRED FOR CONSTRUCTION DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.

ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR IMPERVIOUS SURFACES SHALL BE REVEGETATED WITH RECLAMATION SEEDING.

THE CONTRACTOR SHALL PROPERLY HANDLE AND DISPOSE OF ALL ASPHALT REMOVED ON THE PROJECT BY HAULING IT TO AN APPROVED DISPOSAL SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW MEXICO SOLID WASTE ACT.

ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.), GARBAGE, GRUBBING, EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC., SHALL BE APPROPRIATELY DISPOSED OF OFFSET AT NO ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY PERMITS REQUIRED FOR HAUL OR DISPOSAL OF WASTE PRODUCTS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES, AND ARCHAEOLOGICAL RESOURCES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINT, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO EMERGENCY RESPONSE AT 1-800-219-6157.

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.

ACCESSIBLE FACILITIES

ALL SURFACES ALONG ACCESSIBLE ROUTES AND FOR HANDICAP RAMPS SHALL BE STABLE FIRM, SLIDE RESISTANT AND SHALL COMPLY WITH UNIFORM FEDERAL ACCESSIBILITY STANDARDS, PARAGRAPH 4.5.

LONGITUDINAL SLOPES ALONG ACCESSIBLE ROUTE SIDEWALKS, EXCEPT AT HANDICAP RAMPS, SHALL NOT BE STEEPER THAN 1:20. CROSS SLOPES ALONG ACCESSIBLE ROUTE SIDEWALKS EXCEPT AT HANDICAP RAMPS, SHALL NOT BE STEEPER THAN 1:48. SLOPES IN ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND PASSENGER LOADING ZONES SHALL NOT BE STEEPER THAN 1:48 IN ALL DIRECTIONS.

THE SITE SHALL COMPLY WITH ANSI A117.1-1992, "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES".

TRAFFIC CONTROL

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL PLANS. ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM TO THE REQUIREMENTS OF " MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION. PRIOR TO CONSTRUCTION, TRAFFIC CONTROL PLANS SHALL BE APPROVED BY THE GOVERNING AUTHORITY.

LEGEND

(S 83°39'25" W)	RECORD BEARING AND DISTANCES	DOWN GUY	EX CULVERT	EX SD INLET
N 00°07'27" W	MEASURED BEARING AND DISTANCES	LIGHT POLE	EX FIRE HYDRANT	PROP SD INLET
	FOUND REBAR	UTILITY POLE	PROP FIRE HYDRANT	CONCRETE
	CONTROL POINT	OVERHEAD UTILITY	EX WATER VALVE	EX SIGN
	EX GUARDRAIL	ELECTRIC METER	PROP WATER VALVE	EX WATER METER
	EX SPOT ELEV.	ELECTRIC BOX	EX SD MANHOLE	PROP WATER METER
		TRANSFORMER	PROP SD MANHOLE	EX WATER FAUCET
FL 09.3	PROP SPOT ELEV.	FIBER OPTIC LINE	EX SAS MANHOLE	EX TREE
5160	EX CONTOUR LINE	TELEPHONE PEDESTAL	EX SANITARY SEWER	PROPOSED TREE

ABBREVIATIONS

A	= AIR LINE	FG	= FINISHED GRADE	R/W	=
AD	= AREA DRAIN	FH	= FIRE HYDRANT	S	= SLOPE
AIP	= ABANDONED IN PLACE	FL	= FLOW LINE	SAS	= SANITARY SEWER
BLDG	= BUILDING	G	= GAS PIPE	SD	= STORM DRAIN
BM	= BENCHMARK	GM	= GAS METER	STA	= STATION
CATV	= CABLE TELEVISION LINE	GV	= GATE VALVE	STD	= STANDARD
CIP	= CAST IRON PIPE	HI PT	= HIGH POINT	SW	= SIDEWALK
CMP	= CORRUGATED METAL PIPE	INV	= INVERT ELEVATION	T	= TELEPHONE
CMPA	= CORRUGATED METAL PIPE ARCH	LF	= LINEAL FEET	TA	= TOP OF ASPHALT PAVEMENT
CO	= CLEANOUT	LP	= LIGHT POLE	TAC	= TOP OF ASPHALT CURB
COA	= CITY OF ALBUQUERQUE	L/S	= LANDSCAPING	TC	= TOP OF CONCRETE SLAB (PAVEMENT)
CONC	= CONCRETE	MH	= MANHOLE	TCC	= TOP OF CONCRETE CURB
CL	= CENTERLINE	NG	= NATURAL GROUND	TG	= TOP OF GRATE
DIA	= DIAMETER	OE	= OVERHEAD ELECTRIC LINE	TS	= TOP OF SIDEWALK
DIP	= DUCTILE IRON PIPE	OT	= OVERHEAD TELEPHONE LINE	TW	= TOP OF WALL
DTL	= DETAIL	PB	= ELECTRICAL PULL BOX	TYP	= TYPICAL
DWG	= DRAWING	PCC	= PORTLAND CEMENT CONCRETE	TB	= TELEPHONE BOX
E	= ELECTRIC LINE	PP	= POWER POLE	UE	= UNDERGROUND ELECTRIC
ELEC.	= ELECTRIC	PROP	= PROPOSED	UT	= UNDERGROUND TELEPHONE
ELEV	= ELEVATION	PVC	= POLYVINYL CHLORIDE PIPE	W	= WATER
EX	= EXISTING	RCP	= REINFORCED CONCRETE PIPE	WM	= WATER METER
FF	= FINISHED FLOOR ELEVATION	RD	= ROOF DRAIN	WV	= WATER VALVE

DRAINAGE DISCUSSION

LOCATION & DESCRIPTIONN

THE PROPOSED SITE IS 5.14 ACRES LOCATED SOUTH OF SOUTH OF INDIAN SCHOOL ROAD AND WEST OF AMERICAS PARKWAY AS SHOWN ON THE VICINITY MAP. THIS SITE WAS PREVIOUSLY DEVELOPED WITH A MOVIE THEATER AND ASSOCIATED PAVED PARKING AND IS CURRENTLY PARTIALLY PAVED WITH ONLY THE FOOTPRINT OF THE OLD THEATER BUILDING EXISTING AS DIRT.

FLOODPLAIN STATUS

THE PROPERTY AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0352 E, DATED NOVEMBER 19, 2003, IS NOT IN A DESIGNATED 100-YEAR FLOODPLAIN.

METHODOLOGY

THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL SECTION 22.2, HYDROLOGY. THE PROPERTY IS LOCATED IN ZONE 3. THE 100-YEAR, 6-HOUR STORM IS 2.60 INCHES.

EXISTING DRAINAGE

THE SITE WAS PREVIOUSLY DEVELOPED WITH MOVIE THEATER AND ASSOCIATED PAVED PARKING. WHEN THE THEATER WAS DEMOLISHED, THE PAVEMENT AND DRAINAGE INFRASTRUCTURE WAS LEFT IN PLACE. AS SUCH, THE DRAINAGE PATTERNS ARE EXISTING. THE SITE CURRENTLY DRAINS FROM EAST TOWARD THE SOUTHWEST AS SHEET FLOW. SOME OF THE RUNOFF GENERATED ONSITE CONTINUES SHEET FLOWING ACROSS THE WEST PROPERTY LINE INTO THE ADJACENT APARTMENT PARKING LOT. THE BALANCE OF THE FLOW CONCENTRATES AT THE SOUTHWEST CORNER OF THE SITE WHERE A CONCRETE RUNDOWN DIRECTS IT INTO AN EARTHEN SWALE ALONG THE NORTH SIDE OF INTERSTATE 40. THIS CHANNEL CONVEYS THE FLOW WEST TO THE ARROYO NEAR SAN PEDRO THAT DISCHARGES INTO THE I-40 CHANNEL. IN ADDITION TO THE RUNOFF GENERATED ONSITE, THE EXISTING RESTAURANT AT THE SOUTHEAST CORNER OF THE SITE DISCHARGES RUNOFF INTO AND EXISTING CONCRETE VALLEY GUTTER JUST NORTH OF THE SOUTH PROPERTY LINE. THIS VALLEY GUTTER CONVEYS THE FLOW WEST, THROUGH THIS SITE WHERE IT COMBINES WITH THE FLOW GENERATED ONSITE AND DISCHARGES THROUGH THE RUNDOWN AT THE SOUTHWEST CORNER. THE ONLY FLOW ENTERING THIS SITE FROM ADJACENT LANDS IS THE FLOW FROM THE RESTAURANT SITE. THE OFFICE BUILDING NORTH OF THIS SITE IS GRADED TO DRAIN TO INDIAN SCHOOL ROAD TO THE NORTH. THE RUNOFF FROM THE OFFICE SITE IS PREVENTED FROM ENTERING THIS SITE BY A CURB THAT RUNS ON THE SOUTH SIDE OF IT'S SITE. RUNOFF IN AMERICAS PARKWAY IS ISOLATED FROM THIS SITE BY THE CURB AND GUTTER ON AMERICAS PARKWAY AND A WATER BLOCK AT THE NORTH DRIVE TO THIS SITE.

DEVELOPED CONDITION

THE PROPOSED DEVELOPMENT WILL CONTINUE TO UTILIZE FREE DISCHARGE INTO THE SWALE ON THE NORTH SIDE OF INTERSTATE 40 SINCE THE TOTAL DISCHARGE FROM THE SITE WILL ACTUALLY BE DECREASED FROM IT'S HISTORIC PEAK DUE TO THE ADDITION OF A SIGNIFICANT AMOUNT OF LANDSCAPING. THE RUNOFF FROM THE RESTAURANT SITE ON THE SOUTHEAST CORNER OF THIS SITE IS ACCOMMODATED BY A PROPOSED NEW CONCRETE VALLEY GUTTER IN THE SOUTH PARKING LOT THAT DISCHARGES AT THE SAME POINT AS THE EXISTING CONCRETE RUNDOWN DOES. SINCE A SITE WALL IS BEING PROPOSED ALONG THE WEST PROPERTY LINE, THE RUNOFF THAT CURRENTLY SHEET FLOWS INTO THE APARTMENT PARKING LOT WILL BE INTERCEPTED AND DIRECTED SOUTH THE RUNDOWN IN THE SOUTHWEST CORNER OF THE SITE THUS ELIMINATING THE CROSS-LOT DRAINAGE THAT CURRENTLY OCCURS. THE DRIVE ON THE NORTHEAST CORNER OF THE SITE IS PROPOSED TO BE RECONSTRUCTED WITH A MORE DEFINED WATER BLOCK TO HELP ELIMINATE ANY POTENTIAL FOR RUNOFF FROM AMERICAS PARKWAY ENTERING THE SITE. THE ONLY PROPOSED CHANGE TO THE DISCHARGE FROM THIS SITE TO ELIMINATE THE CONCRETE RUNDOWN AT HE SOUTHWEST CORNER OF THE SITE AND REPLACE IT WITH A RIPRAP RUNDOWN TO HELP DISSIPATE ENERGY AND LESSEN POTENTIAL EROSION IN THE SWALE ALONG THE NORTH SIDE OF INTERSTATE 40 AND SEDIMENT TRANSPORT FROM THE SITE.

100-YEAR HYDROLOGIC CALCULATIONS

BASIN #	AREA (acre)	LAND TREATMENT A (%)	B (%)	C (%)	D (%)	WEIGHTED E (in)	V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V(10 day) (acre-ft)	V(10 day) (cu-ft)	Q (cfs)
EXISTING CONDITIONS											
SITE	5.1431	100.00	0.00	0.00	0.00	0.66	0.28	12,322	0.28	12,322	9.62
TOTAL	5.1431						0.28	12,322	0.28	12,322	9.62
PROPOSED CONDITIONS											
SITE	5.1431	0.00	4.00	4.00	92.00	2.26	0.97	42,185	1.88	81,690	25.00
TOTAL	5.1431						0.97	42,185	1.88	81,690	25.00

EXCESS PRECIP.	0.66	0.92	1.29	2.36	E_I (in)
PEAK DISCHARGE	1.87	2.6	3.45	5.02	Q_{PI} (cfs)

ZONE = 3

$P_{6\text{-HR}}$ (in.) = 2.60

$P_{24\text{-HR}}$ (in.) = 3.10

$P_{10\text{DAY}}$ (in.) = 4.90

$E = (E_A)(\%A) + (E_B)(\%B) + (E_C)(\%C) + (E_D)(\%D)$

$V_{6\text{-HR}}$ (acre-ft) = (WEIGHTED E)(AREA)/12

$V_{10\text{DAY}}$ (acre-ft) = $V_{6\text{-HR}} + (A_D)(P_{10\text{DAY}} - P_{6\text{-HR}})/12$

$Q = (Q_{PA})(A_A) + (Q_{PB})(A_B) + (Q_{PC})(A_C) + (Q_{PD})(A_D)$

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HYDROLOGY SECTION

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Albuquerque, New Mexico 87109
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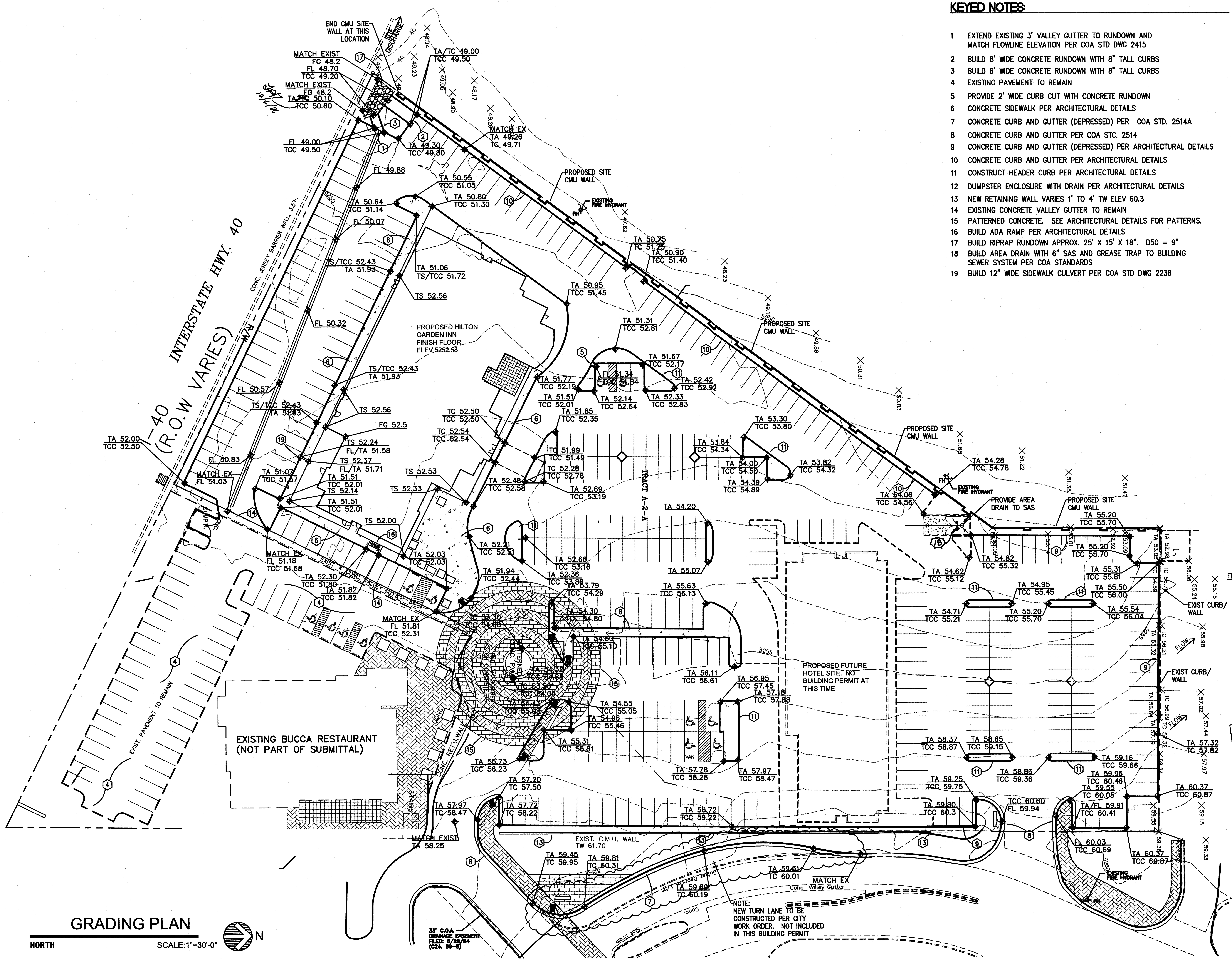
GENERAL NOTES AND DRAINAGE INFORMATION
Proposed Uptown Site
ALBUQUERQUE, NM

REV	DATE	DESCRIPTION	APVD
1			
2			
3			
4			

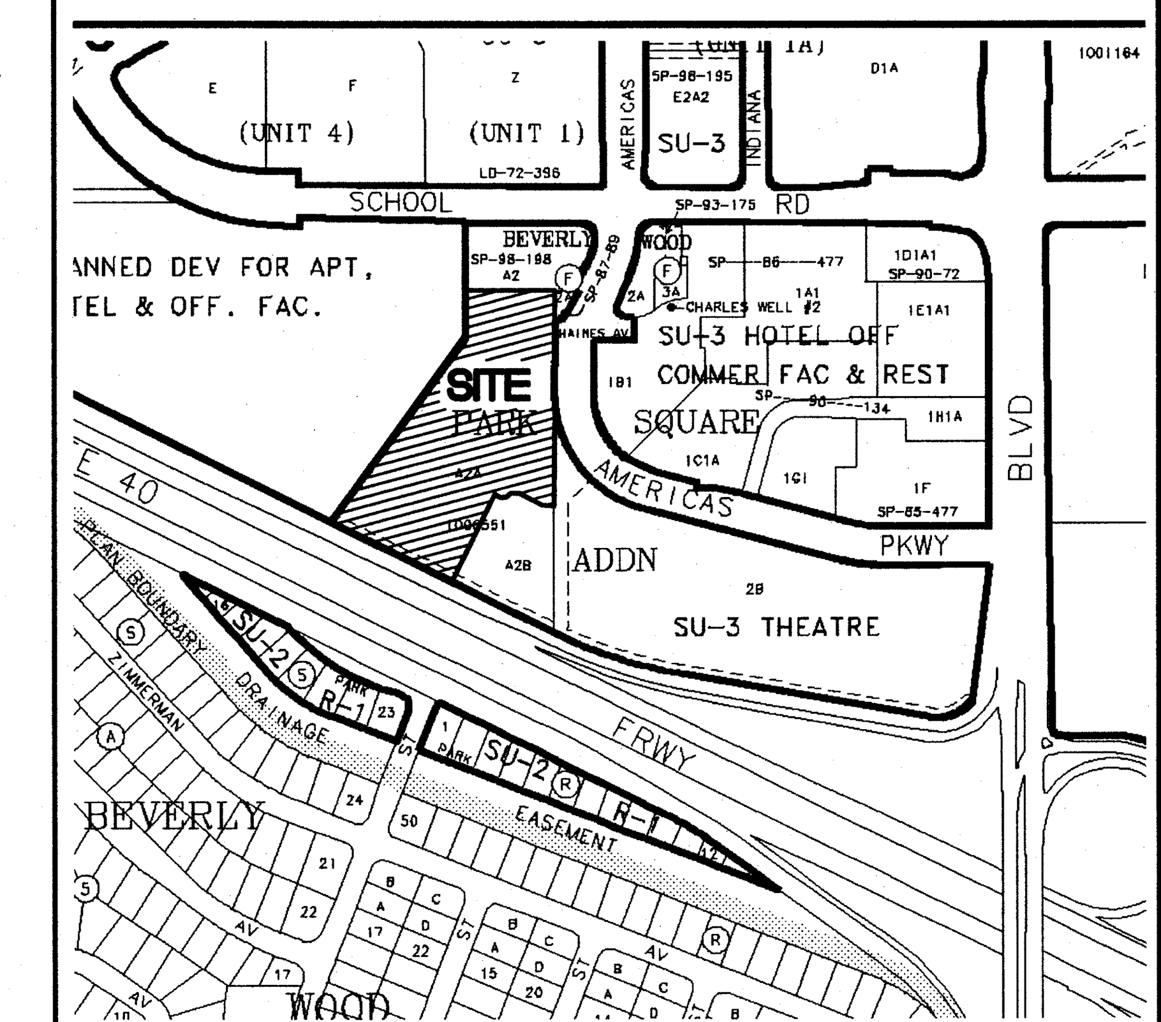
LAWRENCE D. READ NEW MEXICO 10998 REGISTERED PROFESSIONAL ENGINEER

C1



KEYED NOTES:

1. EXTEND EXISTING 3' VALLEY GUTTER TO RUNDOWN AND MATCH FLOWLINE ELEVATION PER COA STD DWG 2415
2. BUILD 8' WIDE CONCRETE RUNDOWN WITH 8" TALL CURBS
3. BUILD 6' WIDE CONCRETE RUNDOWN WITH 8" TALL CURBS
4. EXISTING PAVEMENT TO REMAIN
5. PROVIDE 2' WIDE CURB CUT WITH CONCRETE RUNDOWN
6. CONCRETE SIDEWALK PER ARCHITECTURAL DETAILS
7. CONCRETE CURB AND GUTTER (DEPRESSED) PER COA STD. 2514A
8. CONCRETE CURB AND GUTTER PER COA STC. 2514
9. CONCRETE CURB AND GUTTER (DEPRESSED) PER ARCHITECTURAL DETAILS
10. CONCRETE CURB AND GUTTER PER ARCHITECTURAL DETAILS
11. CONSTRUCT HEADER CURB PER ARCHITECTURAL DETAILS
12. DUMPSTER ENCLOSURE WITH DRAIN PER ARCHITECTURAL DETAILS
13. NEW RETAINING WALL VARIES 1' TO 4' TW ELEV 60.3
14. EXISTING CONCRETE VALLEY GUTTER TO REMAIN
15. PATTERNED CONCRETE. SEE ARCHITECTURAL DETAILS FOR PATTERNS.
16. BUILD ADA RAMP PER ARCHITECTURAL DETAILS
17. BUILD RIPRAP RUNDOWN APPROX. 25' X 15' X 18". D50 = 9"
18. BUILD AREA DRAIN WITH 6" SAS AND GREASE TRAP TO BUILDING SEWER SYSTEM PER COA STANDARDS
19. BUILD 12" WIDE SIDEWALK CULVERT PER COA STD DWG 2236



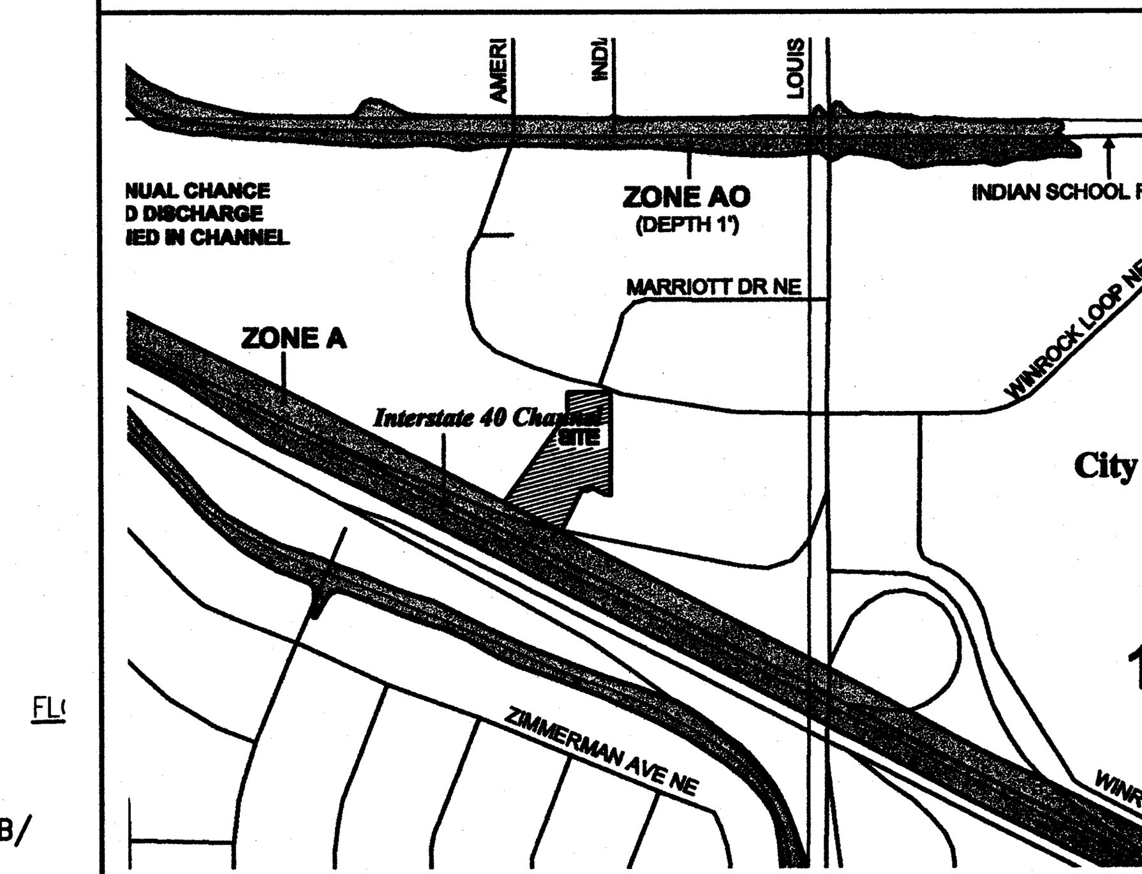
VICINITY MAP J-18-Z

LEGAL DESCRIPTION

LOTS A-2-A, PARK SQUARE ADDITION
BERNALILLO COUNTY, NEW MEXICO

FLOODPLAIN

THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ANY DESIGNATED FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMMUNITY-PANEL NO. 35001C0352E AND 35001C0137F; EFFECTIVE DATE NOVEMBER 19, 2003.



FEMA PANEL 35001C0137-E

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GRADING PLAN

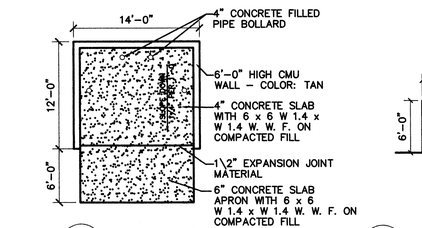
Proposed Uptown Site

ALBUQUERQUE, NM

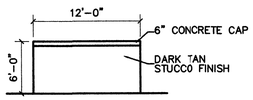
REV	DATE	DESCRIPTION	APVD
1			
2			
3			
4			

LAWRENCE D. READ, NEW MEXICO, 10998, LICENSED PROFESSIONAL ENGINEER

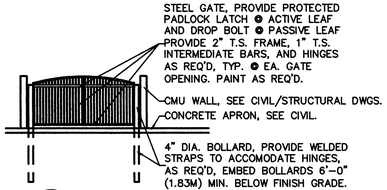
C2



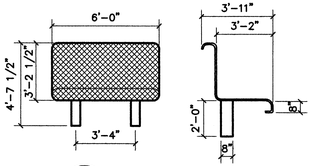
12 TRASH ENCLOSURE
S-1 SCALE:1/8"=1'-0"



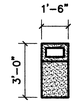
11 SIDE ELEVATION AT DUMPSTER
S-1 SCALE:1/8"=1'-0"



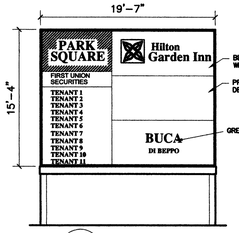
13 TRASH ELEVATION
S-1 SCALE:1/8"=1'-0"



14 BENCH
S-1 SCALE:1/4"=1'-0"



15 TRASH RECEPTACLE
S-1 SCALE:1/8"=1'-0"



10 SIGNAGE
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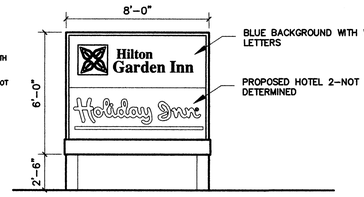

8 SIGNAGE
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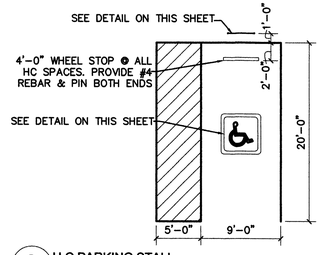
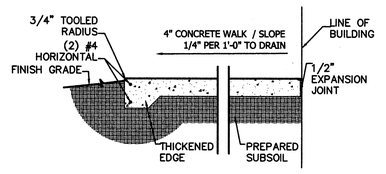
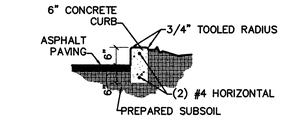


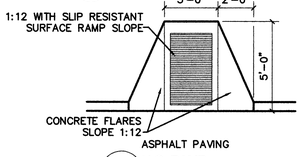
5 H.C PARKING STALL
S-1 SCALE:1/8"=1'-0"



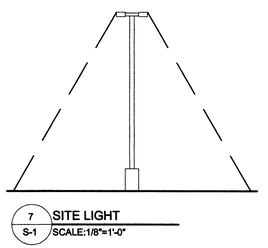
1 SIDEWALK DETAIL
S-1 SCALE:1/2"=1'-0"



2 CURB DETAIL
S-1 SCALE:1/2"=1'-0"

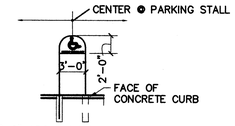


3 H.C. RAMP
S-1 SCALE:1/4"=1'-0"

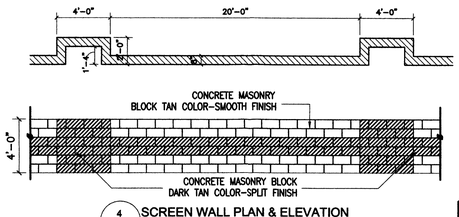


9 H.C PAVING SIGN
S-1 SCALE:1/4"=1'-0"

7 SITE LIGHT
S-1 SCALE:1/8"=1'-0"



6 H.C SIGN
S-1 SCALE:1/8"=1'-0"



4 SCREEN WALL PLAN & ELEVATION
S-1 SCALE:3/16"=1'-0"

LEGEND

POLE MOUNT FIXTURE, 175W METAL HALIDE, FLAT GLASS CUTOFF ON 16 FOOT STRAIGHT SQUARE STEEL POLE. SEE ATTACHED CUT-SHEET.

CONCRETE TAN PAVING ON ALL PEDESTRIAN SIDEWALKS AND PATHWAYS INCLUDING ALL AREAS THAT CROSS VEHICLE CIRCULATION AREAS. CONCRETE TAN PAVING SHALL BE SLIGHTLY RAISED IN ALL AREAS THAT CROSS VEHICLE CIRCULATION AREAS.

SITE PLAN
SCALE:1"=30'-0"

PARKING REQUIREMENTS

224 GUEST ROOMS	224 PARKING SPACES
OFFICES/91 CAR PER PARKING AGREEMENT	191 PARKING SPACES
RESTAURANT 270 SEATS @ 3 SEATS PER 1 SPACE	90 PARKING SPACES
LESS 15% TRANSIT CREDIT	-76
PROVIDED PARKING	405 PARKING SPACES
H.C. PARKING	12 SPACES REQUIRED SPACES PROVIDED
COMPACT PARKING	93 PARKING SPACES

PARKING AGREEMENT

A. RECIPROCAL CROSS-ACESS EASEMENT, A PRIVATE CORSS-LOT DRAINAGE EASEMNENT AND A PRIVATE CROSS-LOT UTILITUY EASEMENT ACROSS TRACTS A-2-A AND A-2-B FOR THE BENEFIT THE OWNERS OF TRACTS A-2-A AND A-2-B, GRANTED BY THIS PLOT.

B. A RECIPROCAL PRIVATE CROSS-PARKING EASEMENT ACROSS TRACTS A-2-A AND A-2-B FOR THE BENEFIT OF THE OWNERS OF TRACTS A-2-A ANDA-2-B, GRANTED BY THIS PLOT.

0 2' 5' 10' 30'

EXISTING SITE PLAN
NORTH SCALE:1"=30'-0"

STATE OF NEW MEXICO
TAFAZZUL HUSSAIN
NO. 3071
REGISTERED ARCHITECT
9/3/2010

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HYDROLOGY SECTION

AFRA Construction & Design
2501 Yale Blvd Suite 102
Albuquerque, New Mexico 87106
Tel 505.315.1482
Fax 505.243.1561

Completed Phase-I
Uptown Hotel Development
ALBUQUERQUE, NM

REV	DATE	DESCRIPTION	APVD
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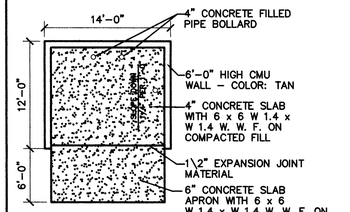
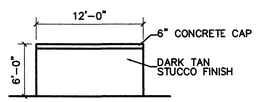
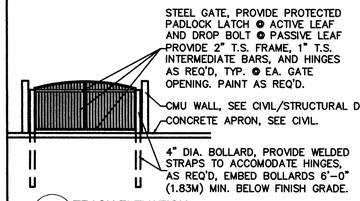


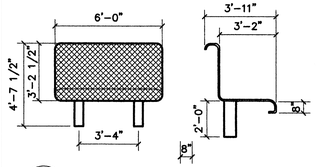
12 S-1 TRASH ENCLOSURE
SCALE:1/8"=1'-0"



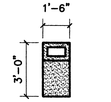
11 S-1 SIDE ELEVATION AT DUMPSTER
SCALE:1/8"=1'-0"



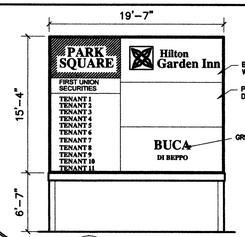
13 S-1 TRASH ELEVATION
SCALE:1/8"=1'-0"



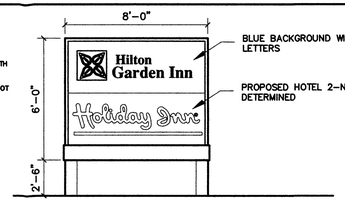
14 S-1 BENCH
SCALE:1/4"=1'-0"



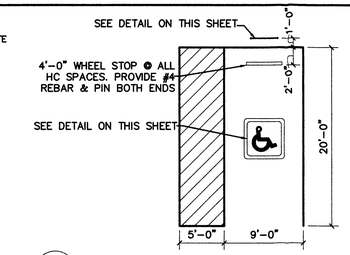
15 S-1 TRASH RECEPTACLE
SCALE:1/4"=1'-0"



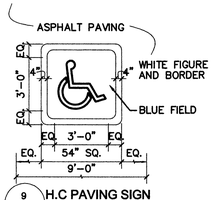
10 S-1 SIGNAGE
SCALE:1/8"=1'-0"



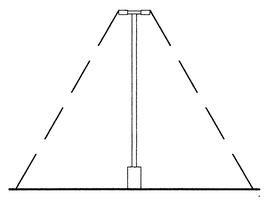
8 S-1 SIGNAGE
SCALE:1/4"=1'-0"



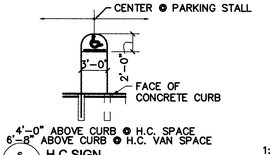
5 S-1 H.C PARKING STALL
SCALE:1/8"=1'-0"



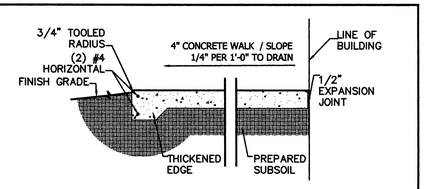
9 S-1 H.C PAVING SIGN
SCALE:1/4"=1'-0"



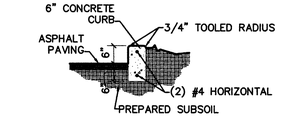
7 S-1 SITE LIGHT
SCALE:1/8"=1'-0"



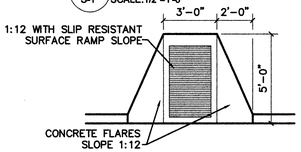
6 S-1 H.C SIGN
SCALE:1/8"=1'-0"



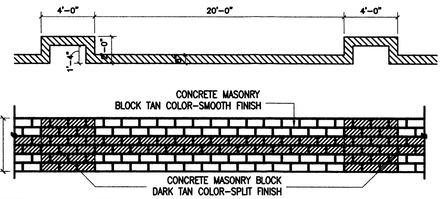
1 S-1 SIDEWALK DETAIL
SCALE:1/2"=1'-0"



2 S-1 CURB DETAIL
SCALE:1/2"=1'-0"



3 S-1 H.C. RAMP
SCALE:1/4"=1'-0"



4 S-1 SCREEN WALL PLAN & ELEVATION
SCALE:3/16"=1'-0"

LEGEND

POLE MOUNT FIXTURE, 175W METAL HALIDE, FLAT GLASS CUTOFF ON 16 FOOT STRAIGHT SQUARE STEEL POLE. SEE ATTACHED CUT-SHEET.

CONCRETE TAN PAVING ON ALL PEDESTRIAN SIDEWALKS AND PATHWAYS INCLUDING ALL AREAS THAT CROSS VEHICLE CIRCULATION AREAS. CONCRETE TAN PAVING SHALL BE SLIGHTLY RAISED IN ALL AREAS THAT CROSS VEHICLE CIRCULATION AREAS.

SITE PLAN
SCALE:1"=30'-0"

PARKING REQUIREMENTS

224 GUEST ROOMS	224 PARKING SPACES
OFFICES/91 CAR PER PARKING AGREEMENT	191 PARKING SPACES
RESTAURANT 270 SEATS @ 3 SEATS PER 1 SPACE	90 PARKING SPACES
LESS 15% TRANSIT CREDIT	–76
PROVIDED PARKING	413 PARKING SPACES
H.C. PARKING	12 SPACES REQUIRED 12 SPACES PROVIDED
COMPACT PARKING	97 PARKING SPACES

PARKING AGREEMENT

A. RECIPROCAL CROSS–ACESS EASEMENT, A PRIVATE CORSS–LOT DRAINAGE EASEMNENT AND A PRIVATE CROSS–LOT UTILITITUY EASEMENT ACROSS TRACTS A–2–A AND A–2–B FOR THE BENEFIT THE OWNERS OF TRACTS A–2–A AND A–2–B, GRANTED BY THIS PLOT.

B. A RECIPROCAL PRIVATE CROSS–PARKING EASEMENT ACROSS TRACTS A–2–A AND A–2–B FOR THE BENEFIT OF THE OWNERS OF TRACTS A–2–A ANDA–2–B, GRANTED BY THIS PLOT.

0 2' 5' 10' 30'

PROPOSED SITE PLAN

NORTH SCALE:1"=30'-0"

STATE OF NEW MEXICO
TAFAZZUL HUSSAIN
NO. 3071
REGISTERED ARCHITECT
9/3/2010

AFRA Construction & Design
2501 Yale Blvd Suite 102
Albuquerque, New Mexico 87106
Tel 505.315.1462
Fax 505.243.1561

Hilton Garden Inn
6510 Americas Parkway
Albuquerque, NM

REV	DATE	DESCRIPTION	APVD
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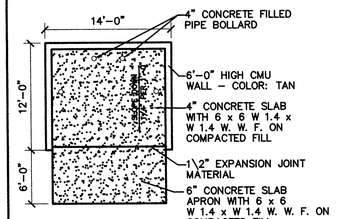
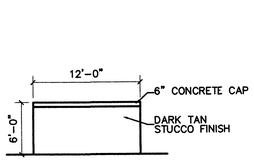
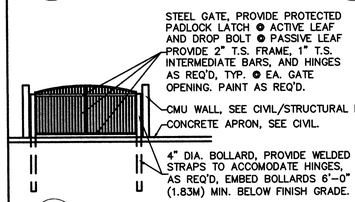


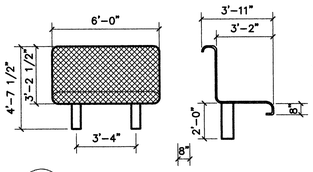
12 S-1 TRASH ENCLOSURE SCALE:1/8"=1'-0"



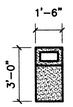
11 S-1 SIDE ELEVATION AT DUMPSTER SCALE:1/8"=1'-0"



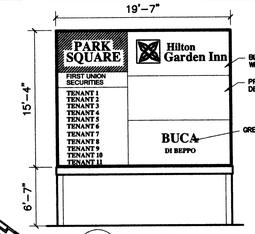
13 S-1 TRASH ELEVATION SCALE:1/8"=1'-0"



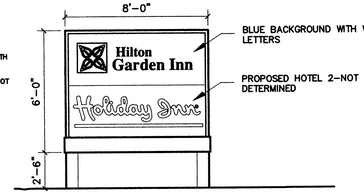
14 S-1 BENCH SCALE:1/4"=1'-0"



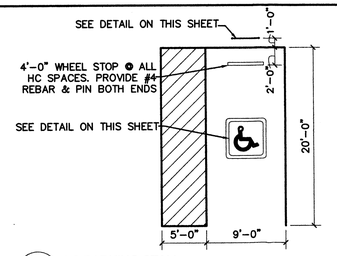
15 S-1 TRASH RECEPTACLE SCALE:1/4"=1'-0"



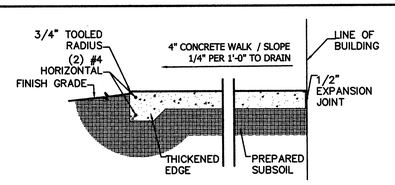
10 S-1 SIGNAGE SCALE:1/8"=1'-0"



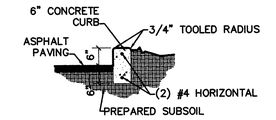
8 S-1 SIGNAGE SCALE:1/4"=1'-0"



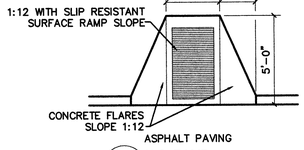
5 S-1 H.C PARKING STALL SCALE:1/8"=1'-0"



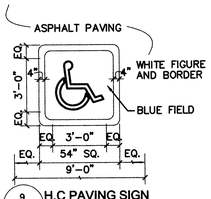
1 S-1 SIDEWALK DETAIL SCALE:1/2"=1'-0"



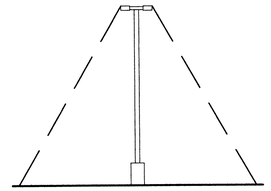
2 S-1 CURB DETAIL SCALE:1/2"=1'-0"



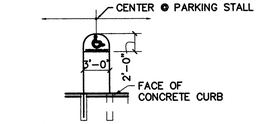
3 S-1 H.C. RAMP SCALE:1/4"=1'-0"



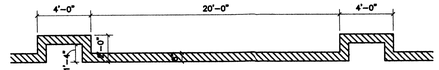
9 S-1 H.C PAVING SIGN SCALE:1/4"=1'-0"

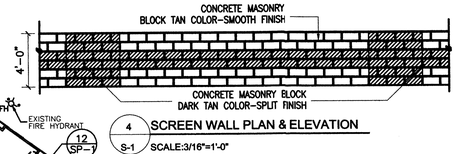


7 S-1 SITE LIGHT SCALE:1/8"=1'-0"



6 S-1 H.C SIGN SCALE:1/8"=1'-0"





4 S-1 SCREEN WALL PLAN & ELEVATION SCALE:3/16"=1'-0"

PARKING REQUIREMENTS

224 GUEST ROOMS	224 PARKING SPACES
OFFICES/91 CAR PER PARKING AGREEMENT	191 PARKING SPACES
RESTAURANT 270 SEATS @ 3 SEATS PER 1 SPACE	90 PARKING SPACES
LESS 15% TRANSIT CREDIT	–76
PROVIDED PARKING	413 PARKING SPACES
H.C. PARKING	12 SPACES REQUIRED
	12 SPACES PROVIDED
COMPACT PARKING	97 PARKING SPACES

PARKING AGREEMENT

A. RECIPROCAL CROSS–ACESS EASEMENT, A PRIVATE CORSS–LOT DRAINAGE EASEMMENT AND A PRIVATE CROSS–LOT UTILITIUY EASEMENT ACROSS TRACTS A–2–A AND A–2–B FOR THE BENEFIT THE OWNERS OF TRACTS A–2–A AND A–2–B, GRANTED BY THIS PLOT.

B. A RECIPROCAL PRIVATE CROSS–PARKING EASEMENT ACROSS TRACTS A–2–A AND A–2–B FOR THE BENEFIT OF THE OWNERS OF TRACTS A–2–A ANDA–2–B, GRANTED BY THIS PLOT.

LEGEND

POLE MOUNT FIXTURE, 175W METAL HALIDE, FLAT GLASS CUTOFF ON 16 FOOT STRAIGHT SQUARE STEEL POLE. SEE ATTACHED CUT–SHEET.

CONCRETE TAN PAVING ON ALL PEDESTRIAN SIDEWALKS AND PATHWAYS INCLUDING ALL AREAS THAT CROSS VEHICLE CIRCULATION AREAS. CONCRETE TAN PAVING SHALL BE SLIGHTLY RAISED IN ALL AREAS THAT CROSS VEHICLE CIRCULATION AREAS.

SITE PLAN SCALE:1"=30'-0"

0 2' 5' 10' 30'

PROPOSED SITE PLAN

NORTH SCALE:1"=30'-0"

STATE OF NEW MEXICO TAFAZZUL HUSSAIN NO. 3071 REGISTERED PROFESSIONAL ENGINEER 9/3/2010

AFRA Construction & Design
2501 Yale Blvd Suite 102
Albuquerque, New Mexico 87106
Tel 505.315.1482
Fax 505.243.1561

Hilton Garden Inn
6510 Americas Parkway
Albuquerque, NM

REV	DATE	DESCRIPTION	APVD
1			
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S-1

08.22.06

RECEIVED SEP 15 2010 HYDROLOGY SECTION

DRAINAGE CERTIFICATION

I, Larry D. Read, NMPE 10998, of the firm Larry Read & Associates, Inc., 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 12/6/2006. The record information edited onto the original design document has been obtained by Rex Vogler, NMPS 10466, of the firm Rio Grande Survey. I further certify that I have personally visited the project site on 7/2/2008 and have determined by visual inspection that the survey data provided is representative of actual site conditions 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.**

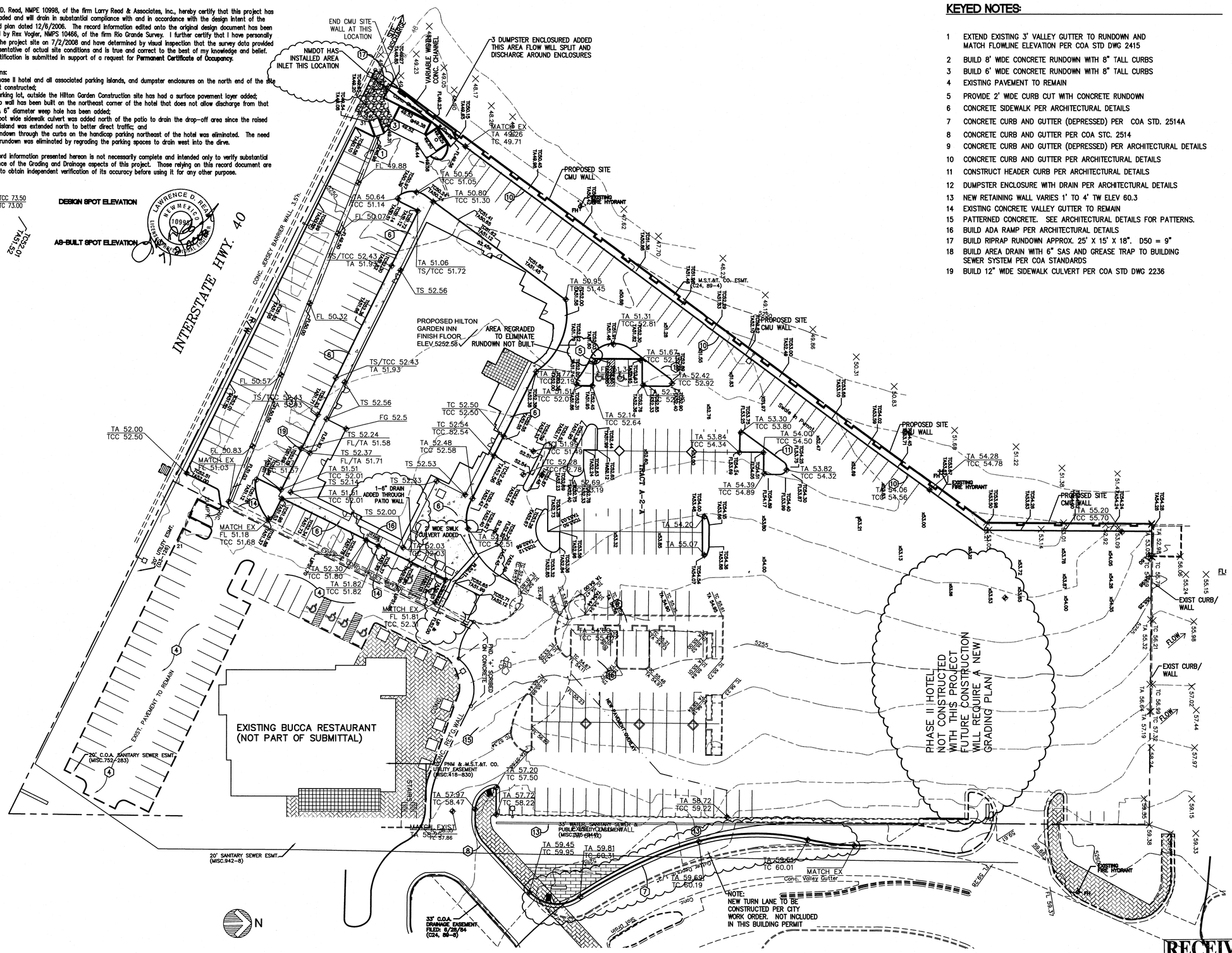
Exceptions:
–The Phase II hotel and all associated parking islands, and dumpster enclosures on the north end of the site were not constructed;
–The parking lot, outside the Hilton Garden Construction site has had a surface pavement layer added;
–A patio wall has been built on the northeast corner of the hotel that does not allow discharge from that area. A 6" diameter weep hole has been added;
–A 2-foot wide sidewalk culvert was added north of the patio to drain the drop-off area since the raised parking island was extended north to better direct traffic; and
–The rundown through the curbs on the handicap parking northeast of the hotel was eliminated. The need for the rundown was eliminated by regrading the parking spaces to drain west into the dirve.

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.

TCC 73.50
TC 73.00
DESIGN SPOT ELEVATION

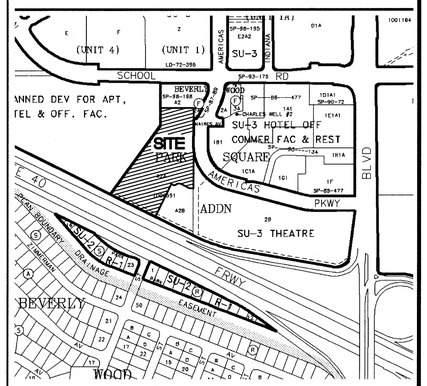
TCS2.01
TA51.52
AS-BUILT SPOT ELEVATION

LAWRENCE D. READ NEW MEXICO 10998 LICENSED PROFESSIONAL ENGINEER



KEYED NOTES:

1 EXTEND EXISTING 3' VALLEY GUTTER TO RUNDOWN AND MATCH FLOWLINE ELEVATION PER COA STD DWG 2415
2 BUILD 8' WIDE CONCRETE RUNDOWN WITH 8" TALL CURBS
3 BUILD 6' WIDE CONCRETE RUNDOWN WITH 8" TALL CURBS
4 EXISTING PAVEMENT TO REMAIN
5 PROVIDE 2' WIDE CURB CUT WITH CONCRETE RUNDOWN
6 CONCRETE SIDEWALK PER ARCHITECTURAL DETAILS
7 CONCRETE CURB AND GUTTER (DEPRESSED) PER COA STD. 2514A
8 CONCRETE CURB AND GUTTER PER COA STC. 2514
9 CONCRETE CURB AND GUTTER (DEPRESSED) PER ARCHITECTURAL DETAILS
10 CONCRETE CURB AND GUTTER PER ARCHITECTURAL DETAILS
11 CONSTRUCT HEADER CURB PER ARCHITECTURAL DETAILS
12 DUMPSTER ENCLOSURE WITH DRAIN PER ARCHITECTURAL DETAILS
13 NEW RETAINING WALL VARIES 1' TO 4' TW ELEV 60.3
14 EXISTING CONCRETE VALLEY GUTTER TO REMAIN
15 PATTERNED CONCRETE. SEE ARCHITECTURAL DETAILS FOR PATTERNS.
16 BUILD ADA RAMP PER ARCHITECTURAL DETAILS
17 BUILD RIPRAP RUNDOWN APPROX. 25' X 15' X 18". D50 = 9"
18 BUILD AREA DRAIN WITH 6" SAS AND GREASE TRAP TO BUILDING SEWER SYSTEM PER COA STANDARDS
19 BUILD 12" WIDE SIDEWALK CULVERT PER COA STD DWG 2236



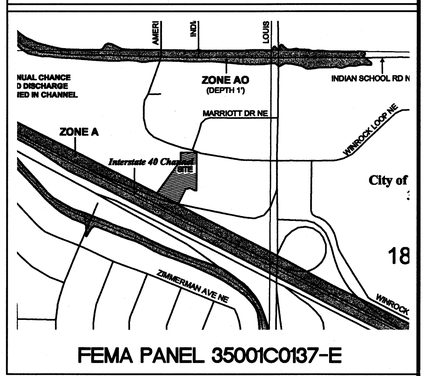
VICINITY MAP J-18-Z

LEGAL DESCRIPTION

LOTS A-2-A, PARK SQUARE ADDITION
BERNALILLO COUNTY, NEW MEXICO

FLOODPLAIN

THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ANY DESIGNATED FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMMUNITY-PANEL NO. 350010352E AND 350010137F; EFFECTIVE DATE NOVEMBER 19, 2003.



FEMA PANEL 35001C0137-E

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Albuquerque, New Mexico 87109
Tel 505.315.1482

GRADING PLAN
Proposed Uptown Site
ALBUQUERQUE, NM

REV	DATE	DESCRIPTION	APVD
1			
2			
3			
4			

LAWRENCE D. READ NEW MEXICO 10998 LICENSED PROFESSIONAL ENGINEER

C2

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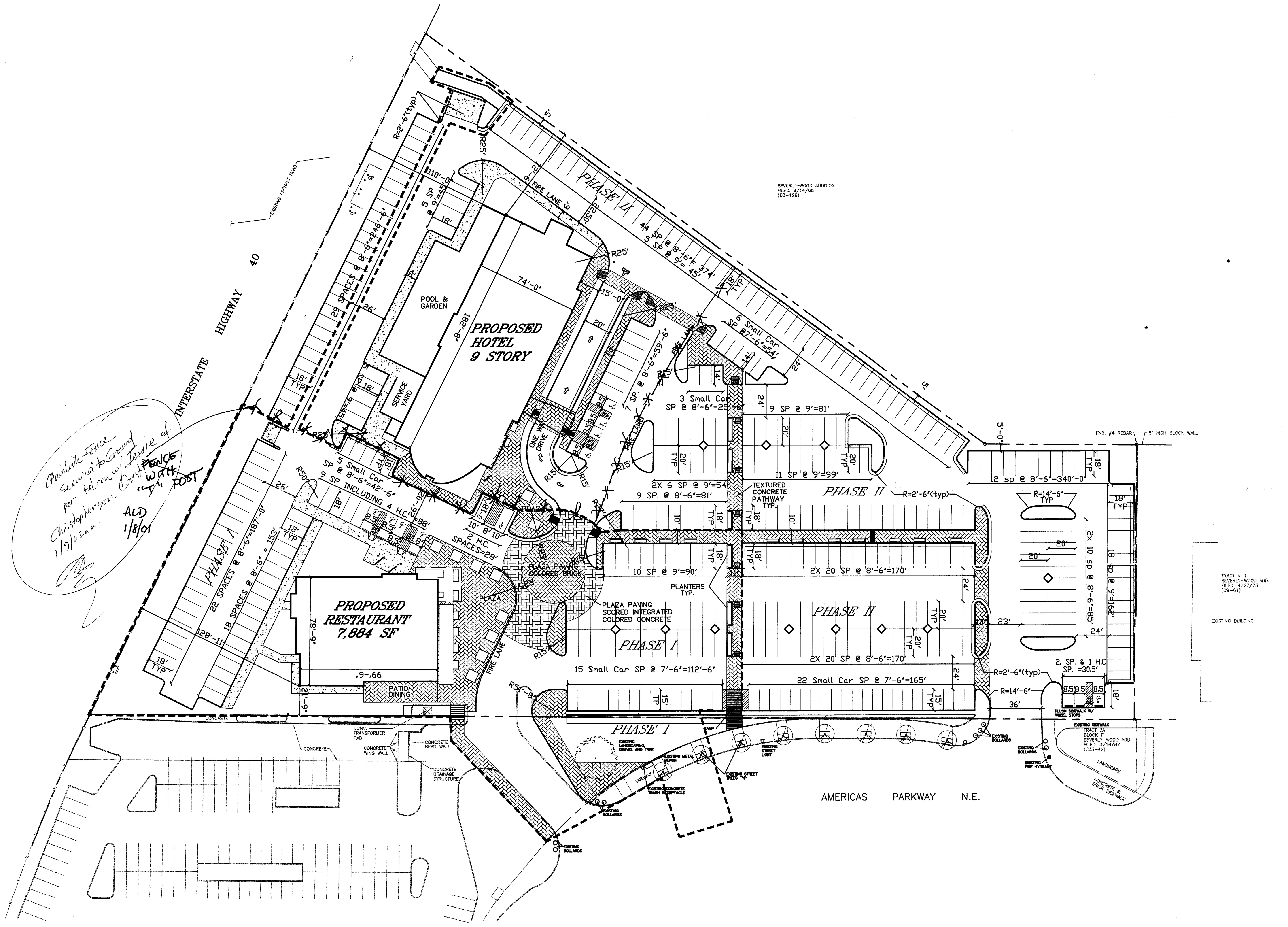
1 2 3 4 5 6



LEGEND

PP	EXISTING POWER POLE
LT	EXISTING LIGHT POLE
GP	EXISTING GUARD POST
EB	EXISTING ELECTRIC BOX
TCB	EXISTING TRAFFIC CONTROL BOX
TR	EXISTING TELEPHONE RISER
GM	EXISTING GAS METER
FH	EXISTING FIRE HYDRANT
WM	EXISTING WATER METER
WV	EXISTING WATER VALVE
SCV	EXISTING SPRINKLER CONTROL VALVE
C/O	EXISTING CLEAN OUT
MH (STM)	EXISTING MANHOLE (STORM)
MH (SAN)	EXISTING MANHOLE (SANITARY)
x———x	EXISTING CHAIN LINK FENCE
25.0	EXISTING ELEVATION AT NATURAL GROUND
▬▬▬	NEW RETAINING WALL

N

40' 20' 0 40' 80'

SCALE: 1" = 40'

RECORD DRAWING

I hereby certify that this plan as constructed for Phase I only is in substantial compliance with the Approved Plan.

[illegible] 1/8/02
Mark Goodwin, PE NMPE 8948

D. MARK GOODWIN NEW MEXICO 8948 REGISTERED PROFESSIONAL ENGINEER

DCSW ARCHITECTS

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e-Suites

Albuquerque, New Mexico

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MARK	DATE	DESCRIPTION

ISSUE:	CONSTRUCTION DOCUMENTS
PROJECT NO:	0016-ALBUQUERQUE
CAD DWG FILE:	0063SP40.DWG
DRAWN BY:	DER
CHECKED BY:	
DATE:	07/16/01

SHEET TITLE

DIMENSIONAL CONTROL PLAN

sheet C3 of C4 sheets

F:\DATA\DWGS\A00jobs\A0063UPS\site\0063SP40.dwg Mon Jul 16 16:14:51 2001 by der