

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 CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION WITH ALL UPDATES.

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.

LEGEND			
	EX BLOCK WALL		LIGHT POLE
	EX SPOT ELEV.		EX FIRE HYDRANT
	PROP SPOT ELEV.		EX WATER VALVE
	EX BLOCK WALL		EX SD MANHOLE
	TRANSFORMER		EX SAS MANHOLE

UTILITIES

IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWNGS, 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 STATEWDE 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. GROSS 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

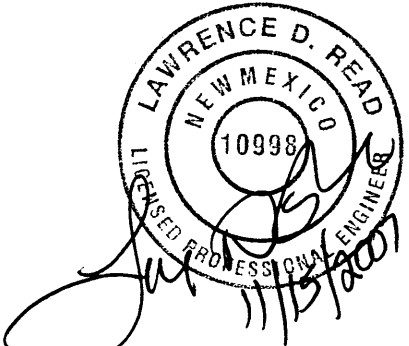
THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL PLANS. ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM TO THE REQUIREMENTS OF "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION. PRIOR TO CONSTRUCTION, TRAFFIC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

ABBREVIATIONS	
BM	= BENCHMARK
CATV	= CABLE TELEVISION LINE
CO	= CLEANOUT
COA	= CITY OF ALBUQUERQUE
CONC	= CONCRETE
CL	= CENTERLINE
DIA	= DIAMETER
DTL	= DETAIL
DWG	= DRAWNG
E	= ELECTRIC LINE
ELEC.	= ELECTRIC
ELEV	= ELEVATION
EX	= EXISTING
FF	= FINISHED FLOOR ELEVATION
FG	= FINISHED GRADE
FH	= FIRE HYDRANT
FL	= FLOW LINE
G	= GAS PIPE
GM	= GAS METER
GV	= GATE VALVE
INV	= INVERT ELEVATION
LF	= LINEAL FEET
LP	= LIGHT POLE
L/S	= LANDSCAPING
MH	= MANHOLE
NG	= NATURAL GROUND
OE	= OVERHEAD ELECTRIC LINE
OT	= OVERHEAD TELEPHONE LINE
PCC	= PORTLAND CEMENT CONCRETE
PP	= POWER POLE
PROP	= PROPOSED
PVC	= POLYVINYL CHLORIDE PIPE
RCP	= REINFORCED CONCRETE PIPE
R/W	= RIGHT-OF-WAY
S	= SLOPE
SAS	= SANITARY SEWER
SD	= STORM DRAIN
STA	= STATION
STD	= STANDARD
SW	= SIDEWALK
T	= TELEPHONE
TA	= TOP OF ASPHALT PAVEMENT
TC	= TOP OF CONCRETE SLAB (PAVEMENT)
TCC	= TOP OF CONCRETE CURB
TG	= TOP OF GRATE
TS	= TOP OF SIDEWALK
TW	= TOP OF WALL
TYP	= TYPICAL
UE	= UNDERGROUND ELECTRIC
UT	= UNDERGROUND TELEPHONE
W	= WATER
WM	= WATER METER
WV	= WATER VALVE

BRUNACINI
DESIGN BUILD
TATE FISHER
ARCHITECTS
BOX 2941 CORRALES NEW MEXICO 87048 PHONE 505 899 9238 FAX 899 9238

ARCHITECT SEAL

ENGINEER SEAL



PROJECT

PLAN FOR BUILDING PERMIT
BRUNACINI DEVELOPMENT
7550 MERIDIAN PLACE NW
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE OCTOBER 22, 2007

NORTH SCALE

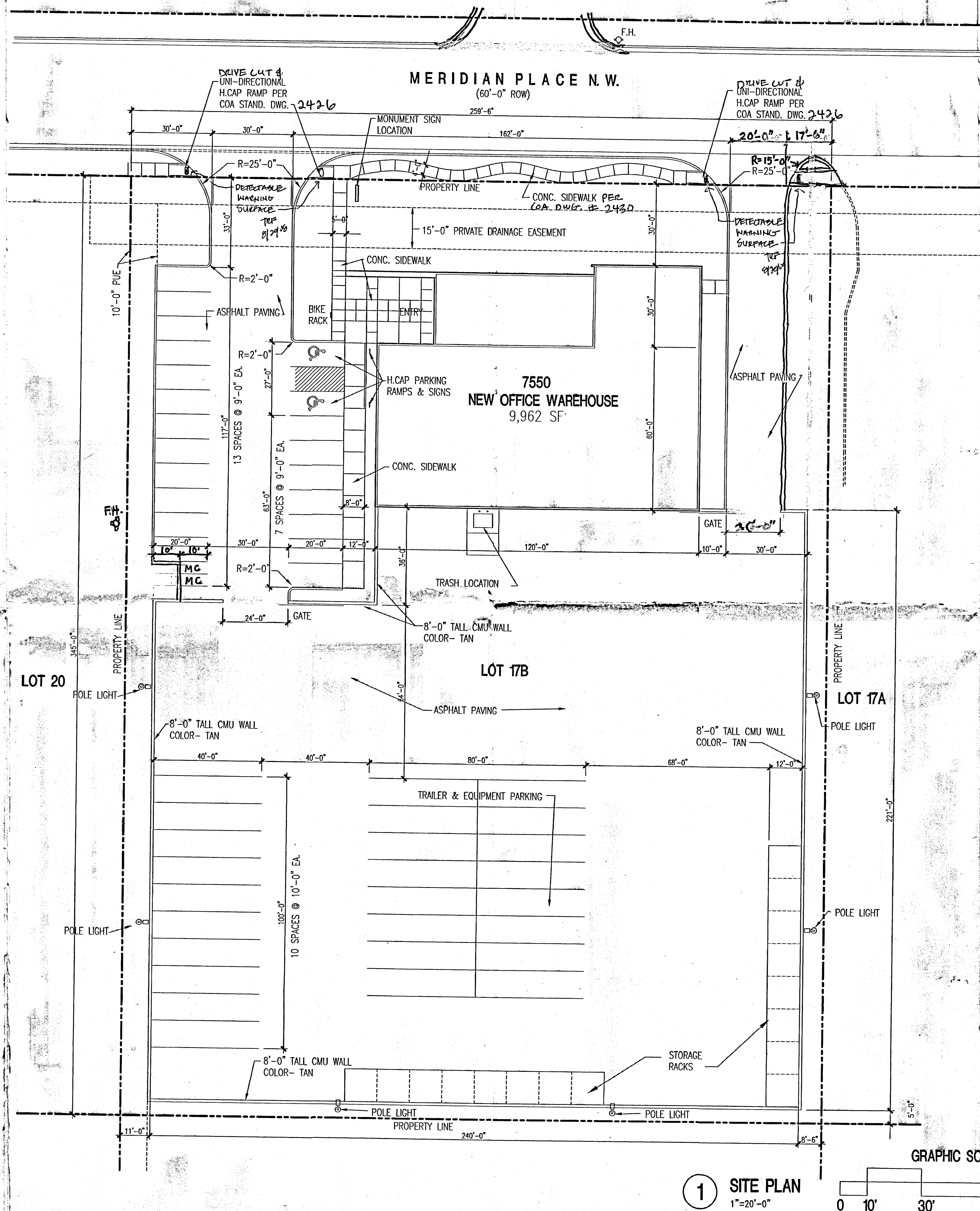
NONE

DRAWING NAME

GENERAL CIVIL
NOTES

SHEET NUMBER

C-1



GENERAL NOTES:

1. ALL SITE LIGHTING SHALL BE CONSISTENT WITH SECTION 14-16-9, AREA LIGHTING REGULATIONS AND THE NIGHT SKY CRIMINAL JUSTICE ACT.
2. POLE MOUNTED LIGHTING SHALL BE 20'-0" MAX.
3. PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL SAFETY & ILLUM. REQ'TMENTS
4. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS W/ NO LIGHT, LENS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE IN ORDER THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER.
5. ROOF TOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY MATERIALS OF THE SAME NATURE AS THE BUILDING'S BASIC MATERIALS. THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF THE PARAPET OR SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY AND THE SITE ACCESS EASEMENT.
6. ALL HANDICAP RAMPS SHALL BE BUILT BY COA STANDARD DRAWING #2441.
7. STREETLIGHTS SHALL MEET THE FOLLOWING SPEC.- G.E. 100 WATT, BRONZE, LUMEN SHOEBOX TYPE W/ LEXINGTON BRONZE POLE PER PNM SPECIFICATION SL3.



PROJECT NO. 1006791

APPLICATION NO. 07DRB-70210

IS AN INFRASTRUCTURE LIST REQUIRED? () YES ☒ NO
IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER
IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY
OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

John A. Green 8-31-07
TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE

John A. Green 8-29-07
WATER UTILITY DEPARTMENT DATE

Christina Sandoval 8/29/07
PARKS & RECREATION DEPARTMENT DATE

Bradley L. Bringham 8/29/07
CITY ENGINEER DATE

NA
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE

Michael Heton 8/31/07
SOLID WASTE DATE

M. Watson 8/31/07
DRB CHAIRPERSON, ALBUQUERQUE PLANNING DEPARTMENT DATE

ENVIRONMENTAL HEALTH, IF NECESSARY

SITE PLAN FOR BUILDING PERMIT
BRUNACINI DEVELOPMENT
7550 MERIDIAN PLACE NW
ALBUQUERQUE, NEW MEXICO

REVISIONS

RECEIVED

AUG 20 2008

HYDROLOGY

DATE August 21, 2007

NORTH SCALE

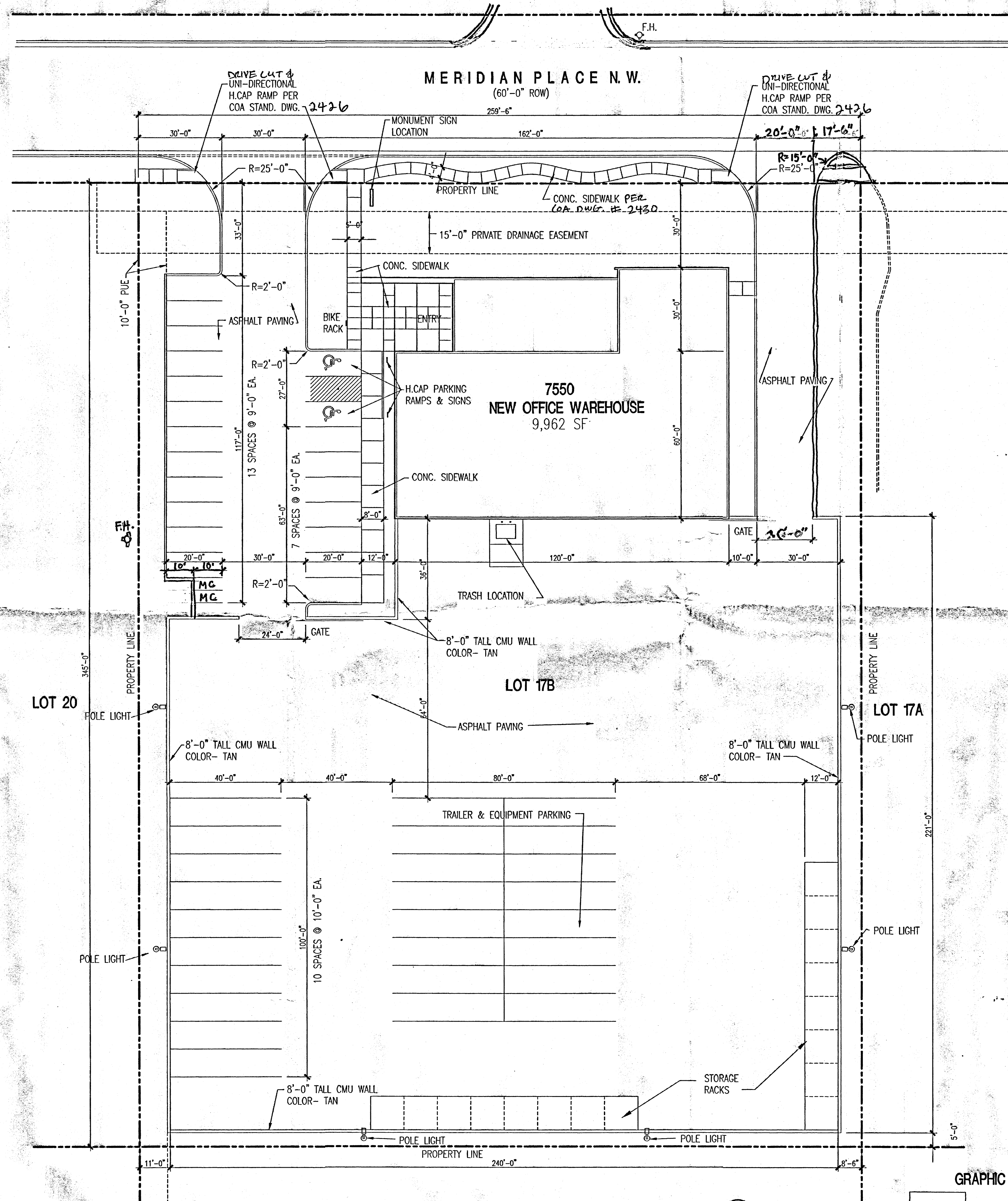
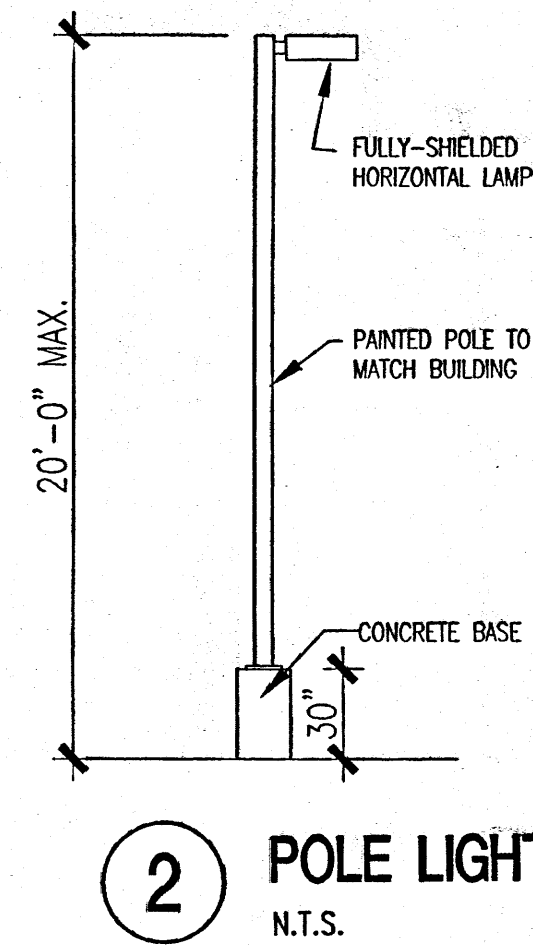
1st=20'-0"

DRAWING NAME

SITE PLAN FOR
BUILDING PERMIT

SHEET NUMBER

SDP-1



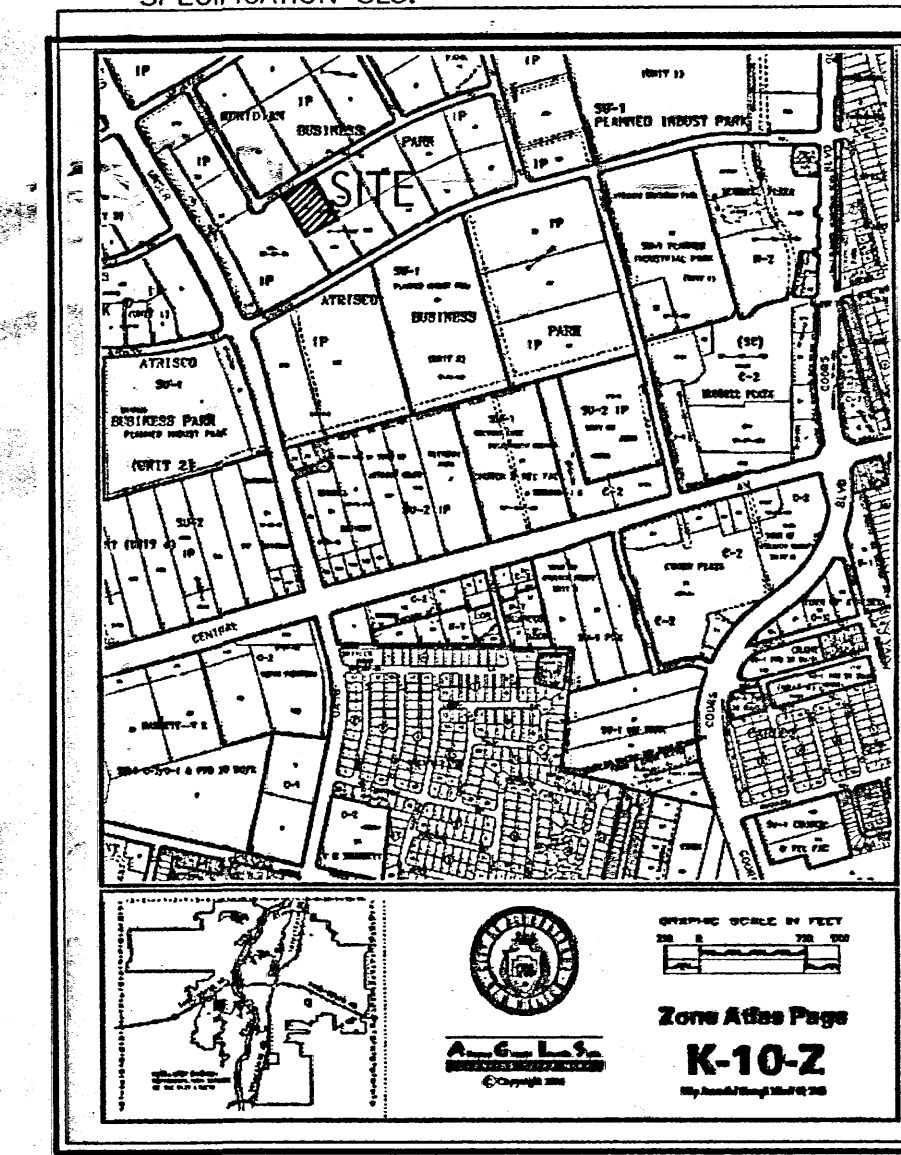
1 SITE PLAN
1"=20'-0"

PROJECT INFORMATION

PROJECT: NEW OFFICE/WAREHOUSE
 LOCATION: 7550 MERIDIAN PLACE NW, ALBUQUERQUE, NM
 OWNER: BRUNACINI DEVELOPMENT
 ARCHITECT: TATE FISHBURN ARCHITECT
 LEGAL DESCRIPTION: LOT 17B, MERIDIAN BUSINESS PARK
 CURRENT ZONING CLASSIFICATION: SU-1 FOR IP
 TYPE CONSTRUCTION: TYPE II B SPRINKLERED
 OCCUPANCY: B/S-2
 ALLOWABLE AREA: 36,000 SQ. FT.
 TYPE II B CONSTRUCTION & B OCCUPANCY = 9,000
 GROSS BUILDING AREA: 9,962 S.F.
 OFFICE: 2,274 S.F.
 WAREHOUSE: 7,688 S.F.
 TOTAL LOT AREA: 2.05 ACRE +/-
 PARKING ANALYSIS:
 OFFICE AREA = 2,274/200 = 12
 WAREHOUSE PARKING = 7,688/500 = 16
 SPACES PROVIDED = 33 SPACES
 INCLUDING 2 HANDICAP
 3 BIKE SPACES & 2 MOTORCYCLE

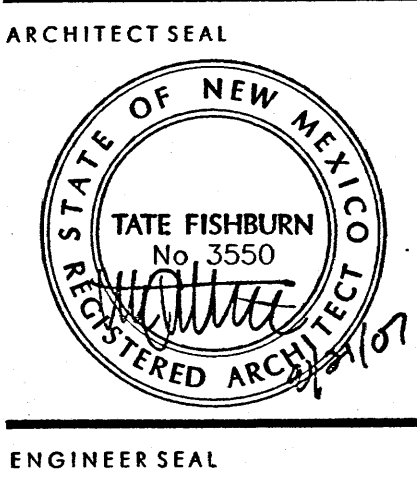
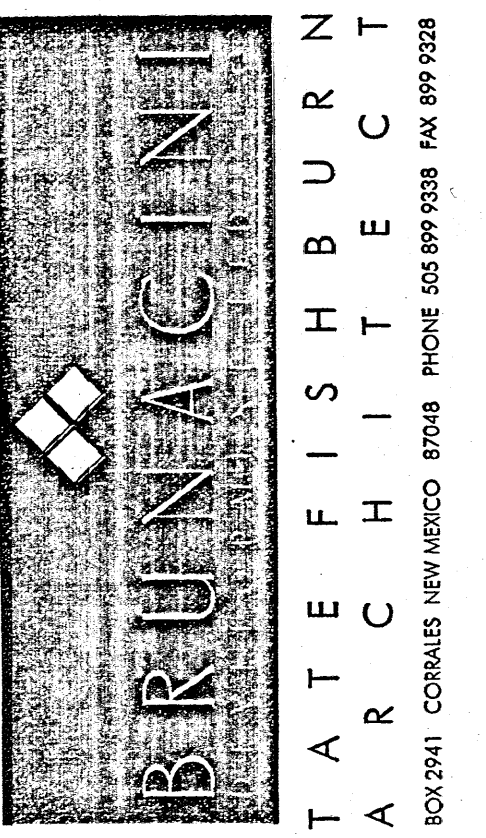
GENERAL NOTES:

- ALL SITE LIGHTING SHALL BE CONSISTENT WITH SECTION 14-16-9, AREA LIGHTING REGULATIONS & THE NIGHT SKY ORDINANCE.
- POLE MOUNTED LIGHTING SHALL BE 20'-0" MAX.
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- ALL HANDICAP RAMP SHALL BE BUILT BY COA STANDARD DRAWING #2441.
- STREETLIGHTS SHALL MEET THE FOLLOWING SPEC.- G.E. 100 WATT, BRONZE, LUMEN SHOEBOX TYPE W/ LEXINGTON BRONZE POLE PER PNM SPECIFICATION SL3.



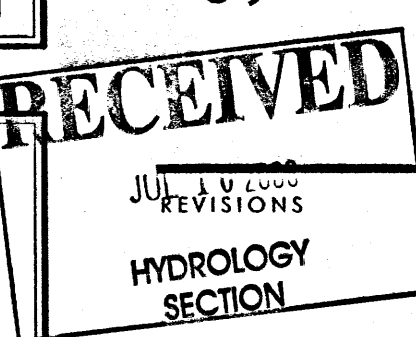
VICINITY MAP

PROJECT NO. 1006771
 APPLICATION NO. 07DRB-70210
 IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) NO
 IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER
 IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY
 OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.
 DRB SITE DEVELOPMENT PLAN APPROVAL:
 TRAFFIC ENGINEER, TRANSPORTATION DIVISION: 8-31-07
 WATER UTILITY DEPARTMENT: 8-29-07
 PARKS & RECREATION DEPARTMENT: 8/29/07
 CITY ENGINEER: 8/29/07
 NA ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)
 SOLID WASTE: 8/31/07
 DRB CHAIRPERSON, ALBUQUERQUE PLANNING DEPARTMENT: 8/31/07
 *ENVIRONMENTAL HEALTH, IF NECESSARY



PROJECT

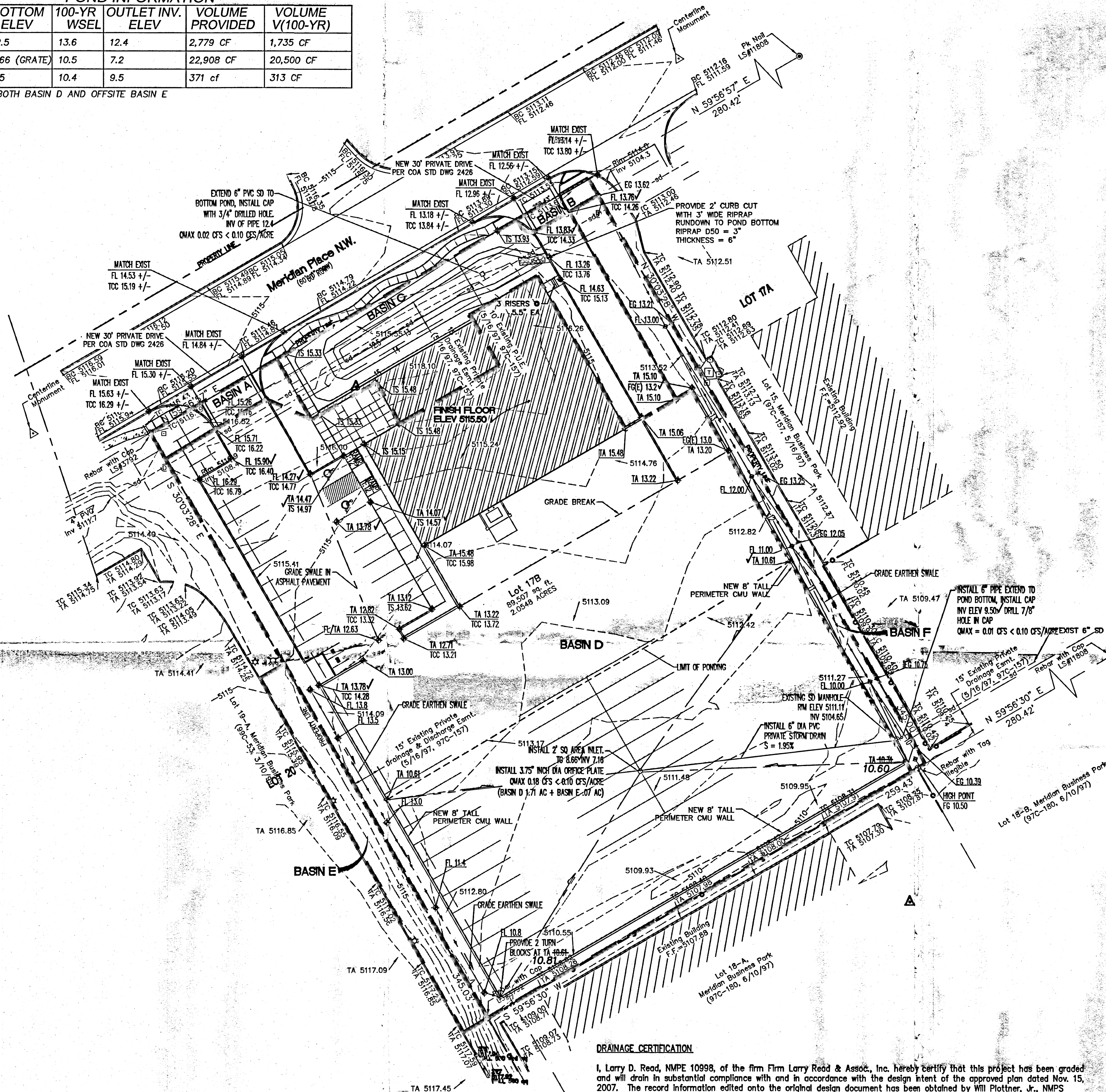
SITE PLAN FOR BUILDING PERMIT
 BRUNACINI DEVELOPMENT
 7550 MERIDIAN PLACE NW
 ALBUQUERQUE, NEW MEXICO



DATE: AUGUST 21, 2007
 NORTH: SCALE: 1"=20'-0"
 DRAWING NAME: SITE PLAN FOR BUILDING PERMIT
 SHEET NUMBER: SDP-1

POND INFORMATION					
POND IN BASIN	BOTTOM ELEV	100-YR WSEL	OUTLET INV. ELEV	VOLUME PROVIDED	VOLUME V(100-YR)
C	12.5	13.6	12.4	2,779 CF	1,735 CF
D**	8.66 (GRATE)	10.5	7.2	22,908 CF	20,500 CF
F	9.5	10.4	9.5	371 cf	313 CF

** POND FOR BOTH BASIN D AND OFFSITE BASIN E



DRAINAGE CERTIFICATION

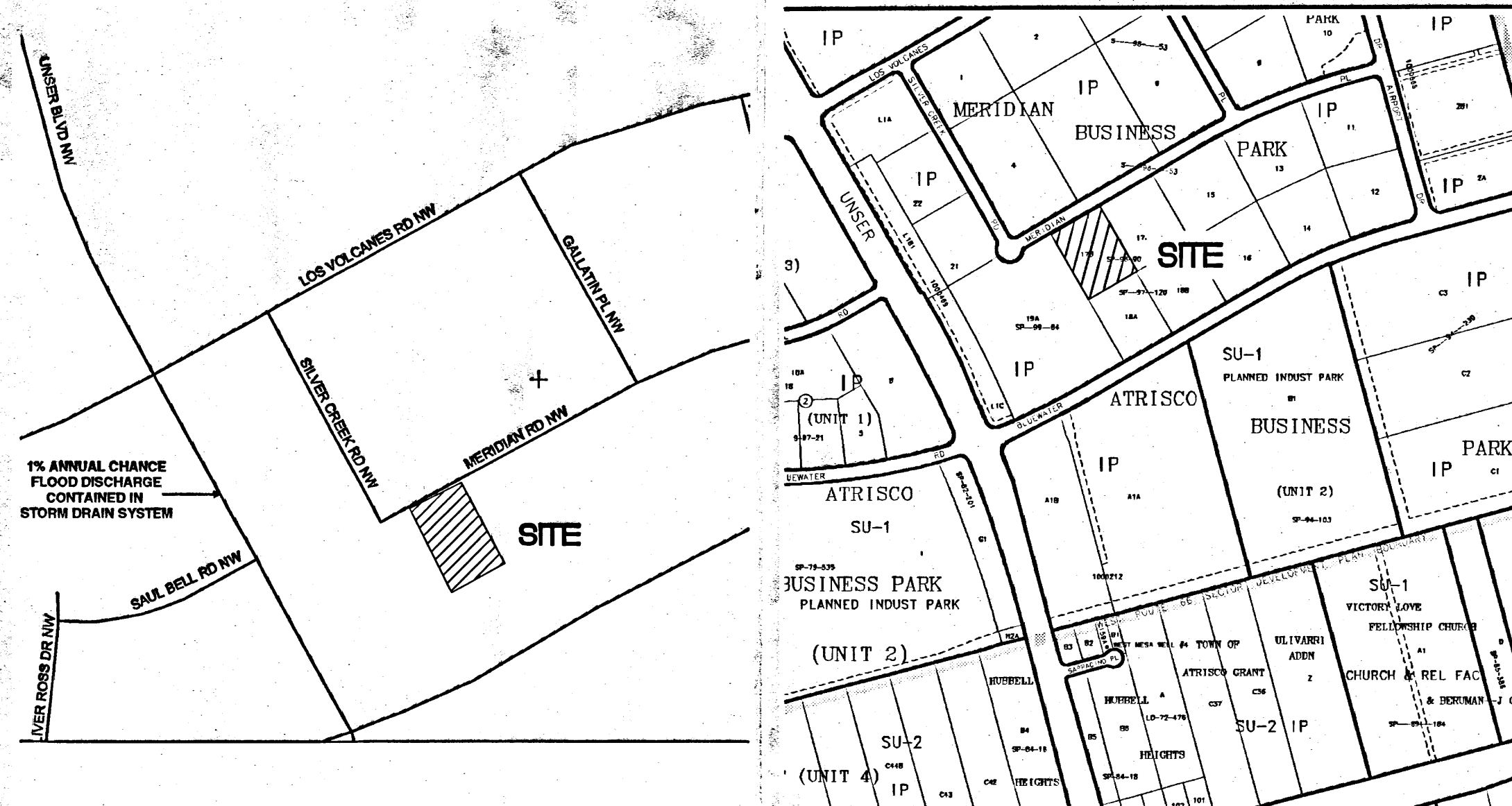
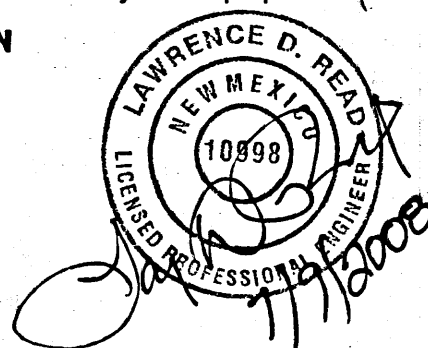
I, Larry D. Read, NMPE 10998, of the firm Larry Read & Assoc., Inc. hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated Nov. 15, 2007. The record information edited onto the original design document has been obtained by Will Plottner, Jr., NMPS 14271, of the firm Cartesian Surveys. I further certify that I have personally visited the project site on July 9, 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 Certificate of Occupancy.

Exceptions: Two concrete rundowns have been added from roof drain outlets to the pond bottom in Basin C. NOTE TO REVIEWER: Since all but two as-built elevation spots were noted as matching the design spots, called the surveyor to inquire. I was told that all spots matched within 0.05 feet unless noted. I have included the surveyor's field sheet for verification. Overall an excellent construction project.

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 73.30 73.21 VERIFIED SPOT ELEVATION
 FG 71.30

EARTH SPOT ELEVATION
 MATCHES DESIGN



FEMA PANEL 35001C0328E DATED NOV 19, 2003 VICINITY MAP ZONE ATLAS PAGE K-10

100-YEAR HYDROLOGIC CALCULATIONS

BASIN #	AREA (acre)	LAND TREATMENT				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)	
		A (%)	B (%)	C (%)	D (%)							
EXISTING CONDITIONS												
BASIN A	0.0294	100.00	0.00	0.00	0.00	0.44	0.00	47	0.00	47	0.04	
BASIN B	0.0094	100.00	0.00	0.00	0.00	0.44	0.00	15	0.00	15	0.01	
BASIN C	0.2179	100.00	0.00	0.00	0.00	0.44	0.01	348	0.01	348	0.28	
BASIN D	1.7109	100.00	0.00	0.00	0.00	0.44	0.06	2,733	0.06	2,733	2.21	
OFFSITE BASIN E	0.0699	100.00	0.00	0.00	0.00	0.44	0.00	112	0.00	112	0.09	
BASIN F	0.0871	100.00	0.00	0.00	0.00	0.44	0.00	139	0.00	139	0.11	
TOTAL	2.04						0.07	3,254	0.07	3,254	2.63	
PROPOSED CONDITIONS												
BASIN A	0.0294	0.00	25.20	25.20	49.60	1.40	0.00	149	0.01	227	0.10	
BASIN B	0.0094	0.00	0.00	7.33	92.67	1.90	0.00	65	0.00	111	0.04	
BASIN C	0.2179	0.00	0.00	50.90	49.10	1.47	0.03	1,164	0.04	1,735	0.79	
BASIN D	1.7109	0.00	0.00	7.33	92.67	1.90	0.27	11,789	0.46	20,249	7.29	
OFFSITE BASIN E	0.0699	0.00	0.00	100.00	0.00	0.99	0.01	251	0.01	251	0.20	
BASIN F	0.0871	0.00	0.00	100.00	0.00	0.99	0.01	313	0.01	313	0.25	
TOTAL	2.04						0.31	13,417	0.52	22,573	8.42	
EXCESS PRECIP.												
PEAK DISCHARGE		1.29	2.03	2.87	4.37	E (in)						
							Q ₆ (cfs)					
WEIGHTED E (in) = (E _A)(%)A + (E _B)(%)B + (E _C)(%)C + (E _D)(%)D												
V _{6hr} (acre-ft) = (WEIGHTED E)(AREA)/12												
V _{10day} (acre-ft) = V _{6hr} * (A ₆)(P _{6hr} - P _{10day})/12												
Q (cfs) = (Q ₆)(A ₆) + (Q ₁₀)(A ₁₀) + (Q ₂₄)(A ₂₄) + (Q ₄₈)(A ₄₈)												
							ZONE = 1					
							P _{6hr} (in.) = 2.20					
							P _{10day} (in.) = 2.66					
							P _{24hr} (in.) = 3.67					

LOCATION DESCRIPTION AND LEGAL DESCRIPTION

THE PROPOSED DEVELOPMENT ON LOT 17B, MERIDIAN BUSINESS PARK IS A PROPOSED OFFICE/WAREHOUSE BUILDING WITH ASSOCIATED PAVED PARKING AND PAVED STORAGE AREA BEHIND THE BUILDING. THE SITE IS LOCATED ON THE SOUTH SIDE OF MERIDIAN PLACE SW JUST EAST OF SILVER CREEKROAD SW. THE SURROUNDING AREA IS LIKE DEVELOPMENT OF OFFICE/WAREHOUSE PROPERTIES. THIS SITE IS SURROUNDED BY EXISTING DEVELOPMENT.

THIS SITE IS INCLUDED IN THE DRAINAGE MASTER PLAN FOR ATRISCO BUSINESS PARK DATED OCTOBER 1993 PREPARED BY EASTERLING AND ASSOCIATES, INC. AS SUCH THIS SITE IS LIMITED TO 0.10 CFS/ACRE DISCHARGE FROM THE SITE. THE ONLY EXCEPTION IS THE EQUIVALENT AREA OF A STRIP 10-FOOT WIDE FOR THE WIDTH OF THE FRONTAGE THAT IS ALLOWED TO FREE DISCHARGE INTO THE STREET.

HYDROLOGY

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE QUICK CALCULATIONS OF THE JUNE 1997 RELEASE OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

PRECIPITATION

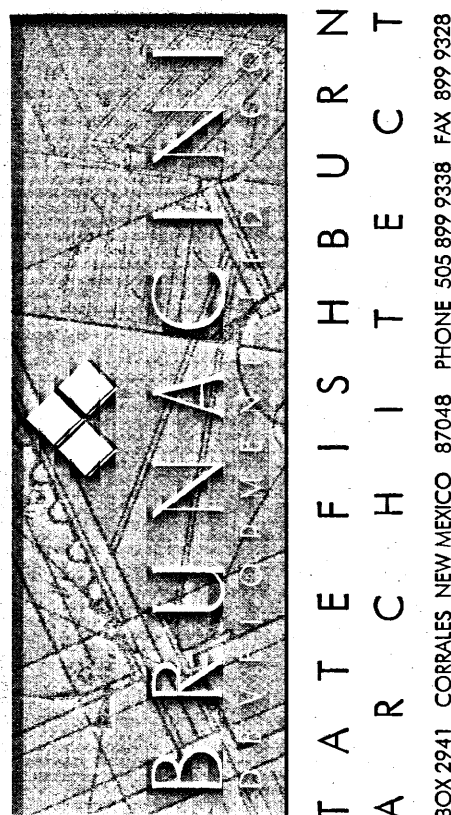
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EXISTING DRAINAGE

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DEVELOPED CONDITION

THE PROPOSED DEVELOPED CONDITION COMPLIES WITH THE MASTER DRAINAGE PLAN BY PROVIDING THREE DETENTION PONDS. THE FIRST COLLECTS THE RUNOFF FROM BASIN C AND DISCHARGES IT, AT A CONTROLLED RATE OF 0.02 CFS INTO THE EXISTING PRIVATE STORM DRAIN ALONG THE SOUTH SIDE OF MERIDIAN PLACE. THE SECOND POND IN THE SOUTH YARD COLLECTS BASIN D AND DISCHARGES AT A CONTROLLED RATE OF 0.18 CFS INTO THE EXISTING PRIVATE STORM DRAIN THAT BEGINS AT THE SOUTHEAST CORNER OF THIS SITE. THE THIRD POND IS A VERY SMALL POND ON THE SOUTH END OF BASIN F THAT DISCHARGES AT A CONTROLLED RATE 0.01 CFS INTO THE EXISTING PRIVATE STORM DRAIN THAT BEGINS AT THE SOUTHEAST CORNER OF THE SITE. THE DISCHARGE FROM THE PONDS IN BASINS C AND F ARE CONTROLLED BY DRILLING A SPECIFIC SIZE HOLE IN A PVC CAP ON THE TOP OF A 6" PVC RISER FROM THE RESPECTIVE STORM DRAIN. BOTH EXISTING STORM DRAINS WERE DESIGNED TO ACCOMMODATE THE RUNOFF FROM THIS SITE.



ARCHITECT SEAL

ENGINEER SEAL



PROJECT

SITE PLAN FOR BUILDING PERMIT
 BRUNACINI DEVELOPMENT
 7550 MERIDIAN PLACE NW
 ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE AUGUST 21, 2007

NORTH SCALE

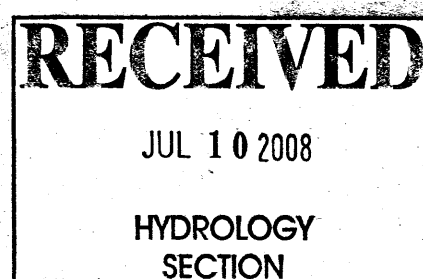
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DRAWING NAME

GRADING PLAN

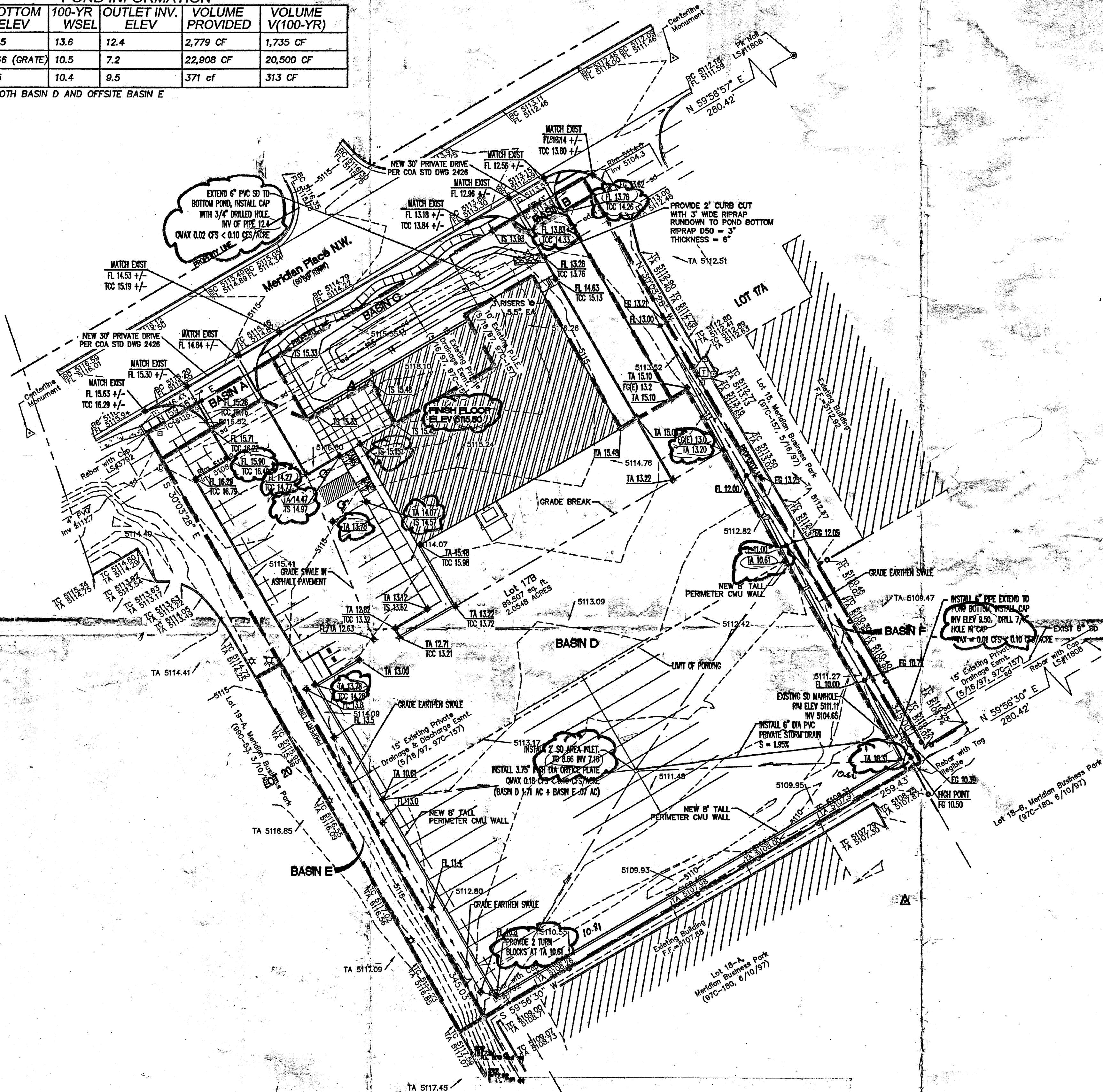
SHEET NUMBER

C-2



POND INFORMATION					
POND IN BASIN	BOTTOM ELEV	100-YR WSEL	OUTLET INV. ELEV	VOLUME PROVIDED	VOLUME V(100-YR)
C	12.5	13.6	12.4	2,779 CF	1,735 CF
D**	8.66 (GRATE)	10.5	7.2	22,908 CF	20,500 CF
F	9.5	10.4	9.5	371 cf	313 CF

** POND FOR BOTH BASIN D AND OFFSITE BASIN E



1 GRADING PLAN
1" = 30'

SURVEYOR'S CERTIFICATION

I, WILL PLOTNER JR., A DULY QUALIFIED, REGISTERED, PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRUCTION AND "AS-BUILT" SURVEYS PERFORMED BY ME OR UNDER MY SUPERVISION, THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS WAS ADDED BY ME OR UNDER MY SUPERVISION, AND THAT THIS "AS-BUILT" INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. CARTESIAN SURVEYS IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING, OR INTENT OF THE RECORD DRAWINGS.

WILL PLOTNER JR., N.M.P.S. 14271

7/8/08

FEMA PANEL 35001C0328E DATED NOV 19, 2003 VICINITY MAP ZONE ATLAS PAGE K-10

100-YEAR HYDROLOGIC CALCULATIONS												
BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED E (in)	V (6-hr) (acre-ft)	V (5-hr) (cu-ft)	V(10 day) (acre-ft)	V(10 day) (cu-ft)	Q (cfs)	
		A (%)	B (%)	C (%)	D (%)							
EXISTING CONDITIONS												
BASIN A	0.0294	100.00	0.00	0.00	0.00	0.44	0.00	47	0.00	47	0.04	
BASIN B	0.0094	100.00	0.00	0.00	0.00	0.44	0.00	15	0.00	15	0.01	
BASIN C	0.2179	100.00	0.00	0.00	0.00	0.44	0.01	348	0.01	348	0.28	
BASIN D	1.7109	100.00	0.00	0.00	0.00	0.44	0.06	2,733	0.06	2,733	2.21	
OFFSITE BASIN E	0.0699	100.00	0.00	0.00	0.00	0.44	0.00	112	0.00	112	0.09	
BASIN F	0.0871	100.00	0.00	0.00	0.00	0.44	0.00	139	0.00	139	0.11	
TOTAL	2.04						0.07	3,254	0.07	3,254	2.63	
PROPOSED CONDITIONS												
BASIN A	0.0294	0.00	25.20	25.20	49.60	1.40	0.00	149	0.01	227	0.10	
BASIN B	0.0094	0.00	0.00	7.33	92.67	1.80	0.00	65	0.00	111	0.04	
BASIN C	0.2179	0.00	0.00	50.90	49.10	1.47	0.03	1,164	0.04	1,735	0.79	
BASIN D	1.7109	0.00	0.00	7.33	92.67	1.80	0.27	11,789	0.46	20,249	7.29	
OFFSITE BASIN E	0.0699	0.00	0.00	100.00	0.00	0.99	0.01	251	0.01	251	0.20	
BASIN F	0.0871	0.00	0.00	100.00	0.00	0.99	0.01	313	0.01	313	0.25	
TOTAL	2.04						0.31	13,417	0.52	22,573	8.42	
EXCESS PRECIP.		0.44	0.67	0.99	1.97	E (in)						
PEAK DISCHARGE		1.29	2.03	2.87	4.37	Q _p (cfs)						
WEIGHTED E (in) = (E _a)(A _a) + (E _b)(A _b) + (E _c)(A _c) + (E _d)(A _d)							ZONE =					
V _{6hr} (acre-ft) = (WEIGHTED E)(AREA)/12							P _{6hr} (in.) = 2.20					
V _{5hr} (acre-ft) = V _{6hr} + (A _c)(P _{5hr} - P _{6hr})/12							P _{5hr} (in.) = 2.66					
Q (cfs) = (Q _a)(A _a) + (Q _b)(A _b) + (Q _c)(A _c) + (Q _d)(A _d)							P _{10day} (in.) = 3.87					

LOCATION, DESCRIPTION, AND LEGAL DESCRIPTION

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PRECIPITATION

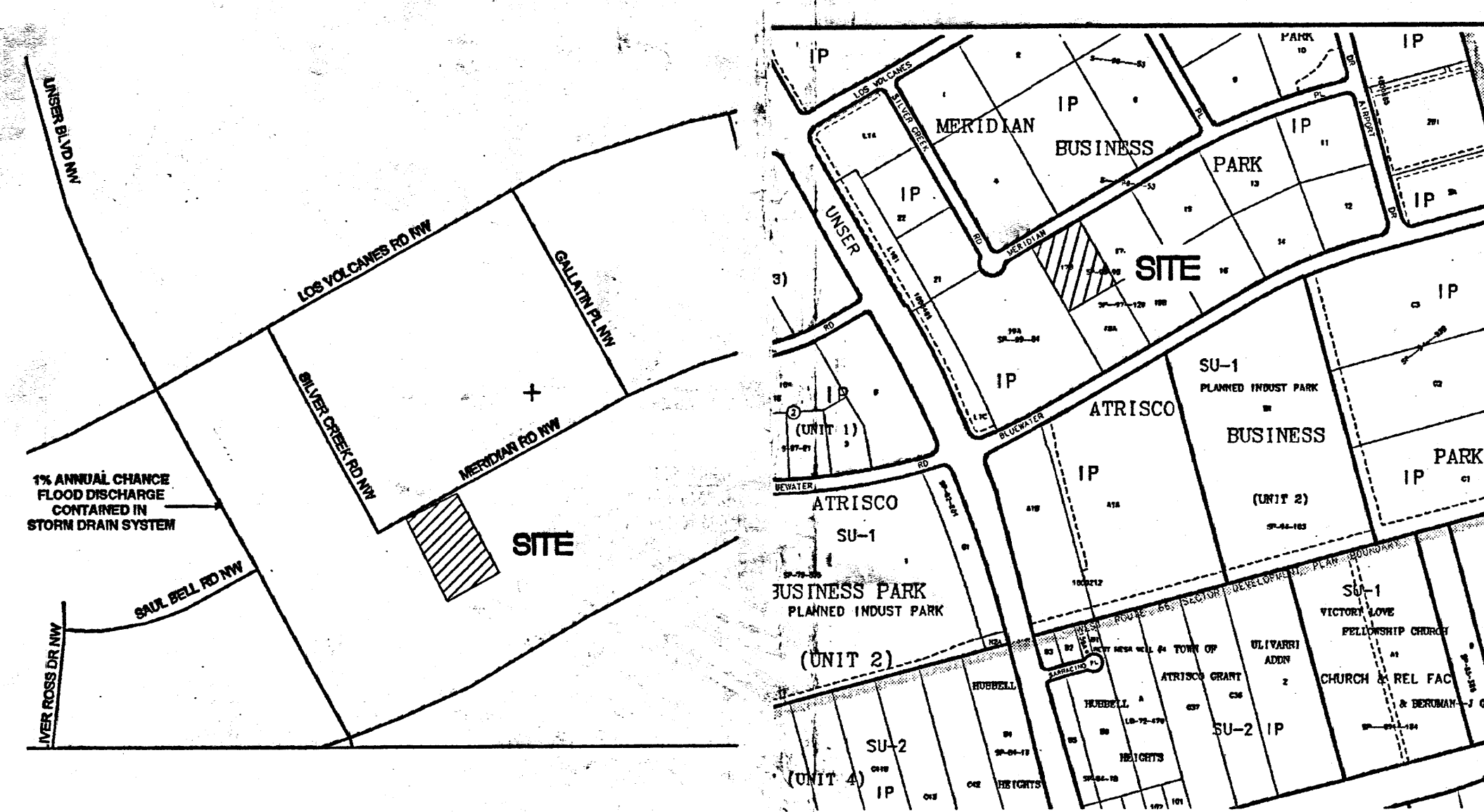
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BRUNACINI
TATE FISHBURN
ARCHITECTS

ARCHITECT SEAL

ENGINEER SEAL

PROJECT

SITE PLAN FOR BUILDING PERMIT
BRUNACINI DEVELOPMENT
7550 MERIDIAN PLACE NW
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE AUGUST 21, 2007

NORTH SCALE

1"=30'-0"

DRAWING NAME

GRADING PLAN

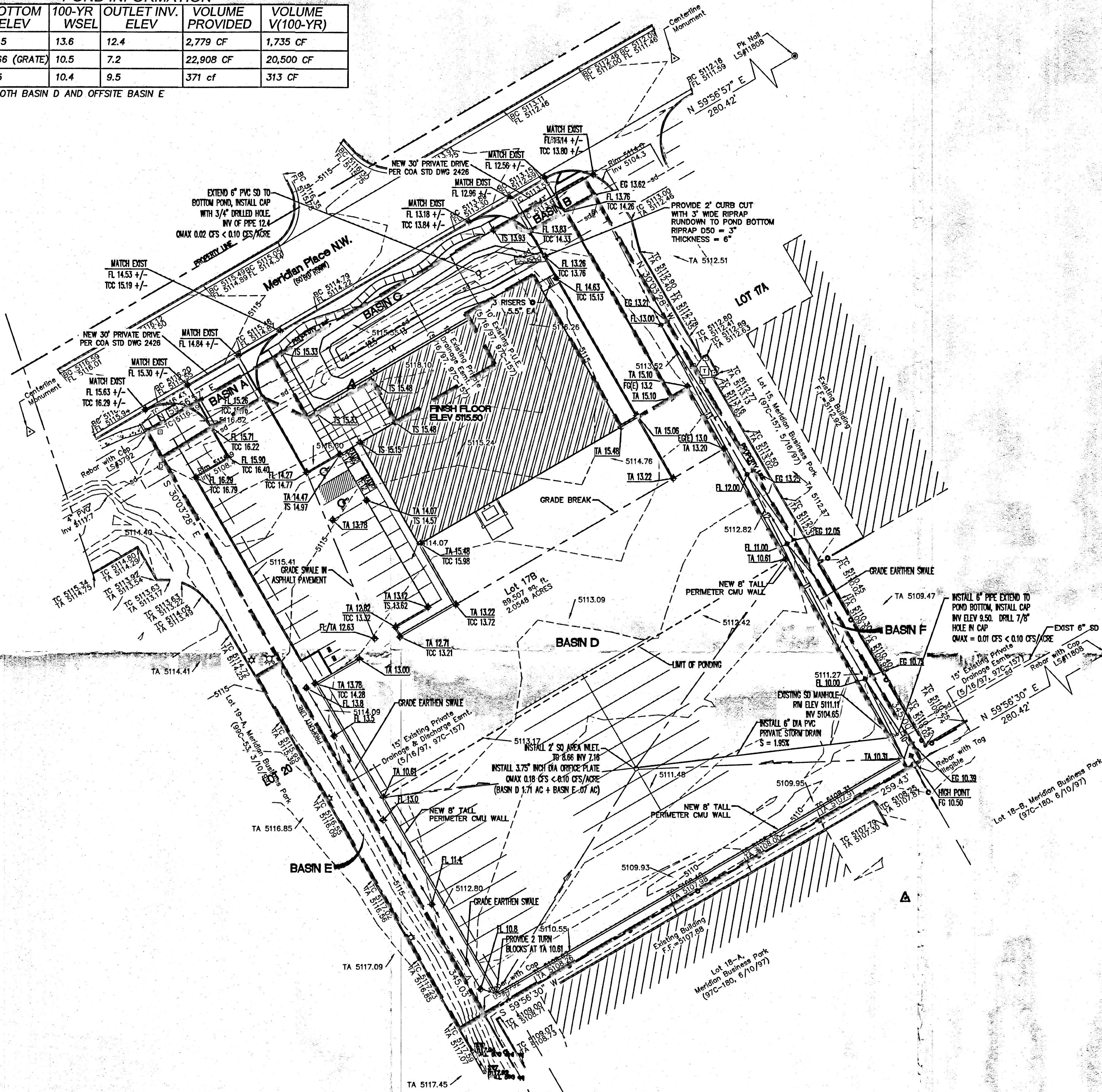
SHEET NUMBER

C-2

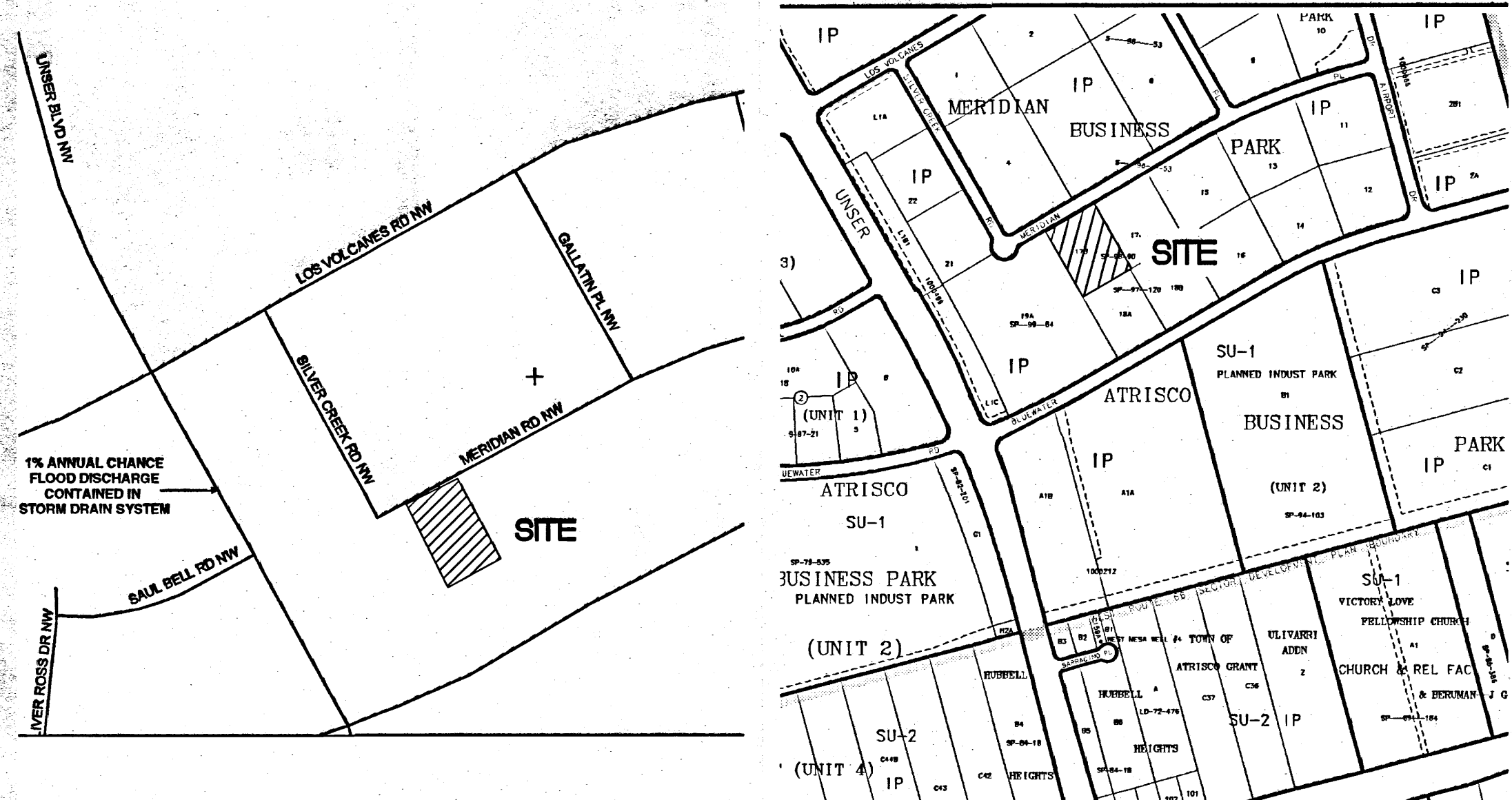
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JUL 10 2008
HYDROLOGY SECTION

POND INFORMATION					
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** POND FOR BOTH BASIN D AND OFFSITE BASIN E



1 GRADING PLAN
1" = 30'



FEMA PANEL 35001C0328E DATED NOV 19, 2003 VICINITY MAP ZONE ATLAS PAGE K-10

100-YEAR HYDROLOGIC CALCULATIONS												
BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED		V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V(10 day) (acre-ft)	V(10 day) (cu-ft)	Q (cfs)
		A (%)	B (%)	C (%)	D (%)	E (in)	F (in)					
EXISTING CONDITIONS												
BASIN A	0.0294	100.00	0.00	0.00	0.00	0.44	0.00	47	0.00	47	0.04	
BASIN B	0.0094	100.00	0.00	0.00	0.00	0.44	0.00	15	0.00	15	0.01	
BASIN C	0.2179	100.00	0.00	0.00	0.00	0.44	0.01	348	0.01	348	0.28	
BASIN D	1.7109	100.00	0.00	0.00	0.00	0.44	0.06	2,733	0.06	2,733	2.21	
OFFSITE BASIN E	0.0699	100.00	0.00	0.00	0.00	0.44	0.00	112	0.00	112	0.09	
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TOTAL	2.04						0.07	3,254	0.07	3,254	2.63	
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ZONE = 1												
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LOCATION DESCRIPTION AND LEGAL DESCRIPTION

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PRECIPITATION

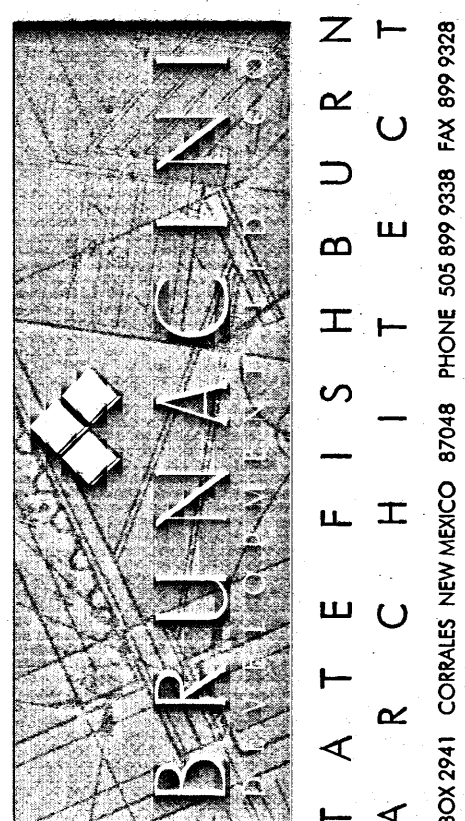
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ARCHITECT SEAL

ENGINEER SEAL



PROJECT

SITE PLAN FOR BUILDING PERMIT
BRUNACINI DEVELOPMENT
7550 MERIDIAN PLACE NW
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE AUGUST 21, 2007

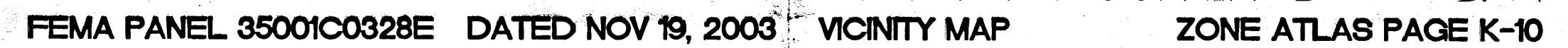
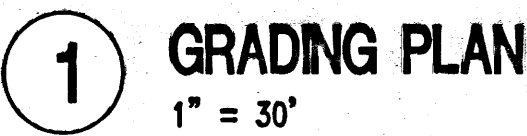
NORTH SCALE
1"=30'-0"

DRAWING NAME

GRADING PLAN

SHEET NUMBER

C-2



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ENGINEER SEAL

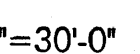


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DATE AUGUST 21, 2007

NORTH SCALE

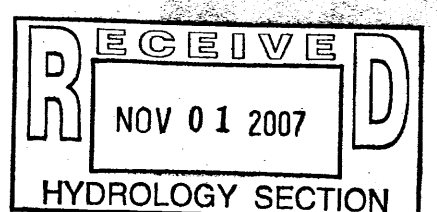


DRAWING NAME

GRADING PLAN

SHEET NUMBER

C-2



GENERAL CONSTRUCTION NOTES

GENERAL

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS, INCLUDING A TOP SOIL DISTURBBANCE 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 CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION WITH ALL UPDATES.

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 ACCEPTE

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 STATONING 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

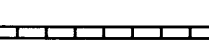

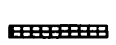



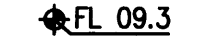


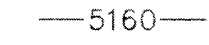




WHEN ABUTTING NEW PAVEMENT TO EXISTING PAVEMENT, CUT EXISTING PAVEMENT EDGE TO A NEAT, STRAIGHT LINE AS NECESSARY TO REMOVE ANY BROKEN OR CRACKED PAVEMENT AND MATCH NEW PAVEMENT ELEVATION TO EXISTING.

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.

LEGEND

	EX BLOCK WALL		LIGHT POLE		EX SD INLET
	EX SPOT ELEV.		EX FIRE HYDRANT		CONCRETE
	PROP SPOT ELEV.		EX WATER VALVE		EX WATER METER
	EX BLOCK WALL		EX SD MANHOLE		EXIST. TREE
	TRANSFORMER		EX SAS MANHOLE		

UTILITIES

IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWNGS, 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 WEITING THE SOIL TO PREVENT IT FROM BLOWING.

WATERING, AS REQUIRED FOR CONSTRUCTION DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMNT 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.

ABBREVIATIONS

BM	=	BENCHMARK
CATV	=	CABLE TELEVISION LINE
CO	=	CLEANOUT
COA	=	CITY OF ALBUQUERQUE
CONC	=	CONCRETE
CL	=	CENTERLINE
DIA	=	DIAMETER
DTL	=	DETAIL
DWG	=	DRAWING
E	=	ELECTRIC LINE
ELEC.	=	ELECTRIC
ELEV	=	ELEVATION
EX	=	EXISTING
FF	=	FINISHED FLOOR ELEVATION
FG	=	FINISHED GRADE
FH	=	FIRE HYDRANT
FL	=	FLOW LINE
G	=	GAS PIPE
GM	=	GAS METER
GV	=	GATE VALVE
INV	=	INVERT ELEVATION
LF	=	LINEAL FEET
LP	=	LIGHT POLE
L/S	=	LANDSCAPING
MH	=	MANHOLE
NG	=	NATURAL GROUND
OE	=	OVERHEAD ELECTRIC LINE
OT	=	OVERHEAD TELEPHONE LINE
PCC	=	PORTLAND CEMENT CONCRETE
PP	=	POWER POLE
PROP	=	PROPOSED
PVC	=	POLYVINYL CHLORIDE PIPE
RCP	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT-OF-WAY
S	=	SLOPE
SAS	=	SANITARY SEWER
SD	=	STORM DRAIN
STA	=	STATION
STD	=	STANDARD
SW	=	SIDEWALK
T	=	TELEPHONE
TA	=	TOP OF ASPHALT PAVEMENT
TC	=	TOP OF CONCRETE SLAB (PAVEMENT)
TCC	=	TOP OF CONCRETE CURB
TG	=	TOP OF GRATE
TS	=	TOP OF SIDEWALK
TW	=	TOP OF WALL
TYP	=	TYPICAL
UE	=	UNDERGROUND ELECTRIC
UT	=	UNDERGROUND TELEPHONE
W	=	WATER
WM	=	WATER METER
WV	=	WATER VALVE



BRUNACINI

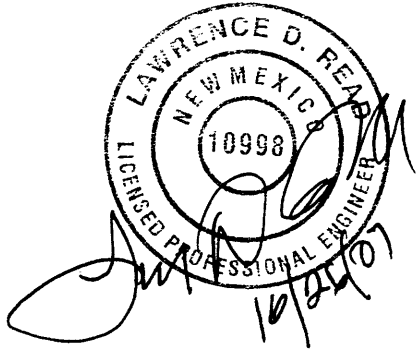
DESIGN-BUILD

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BOX 2941 CORRALES NEW MEXICO 87048 PHONE 505 897 9328 FAX 897 9328

ARCHITECT SEAL

ENGINEER SEAL



PROJECT

PLAN FOR BUILDING PERMIT
BRUNACINI DEVELOPMENT
7550 MERIDIAN PLACE NW
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE OCTOBER 22, 2007

NORTH SCALE



NONE

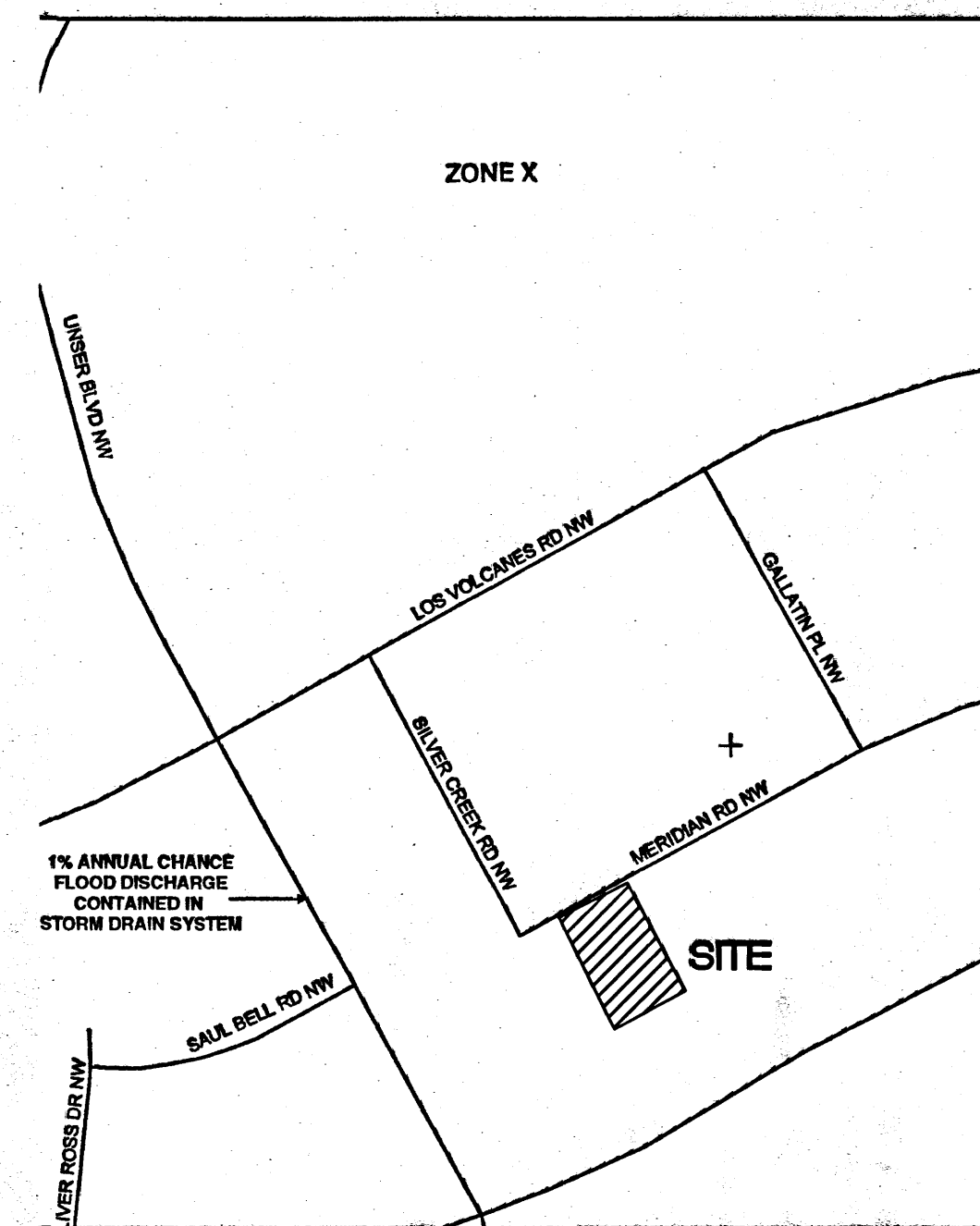
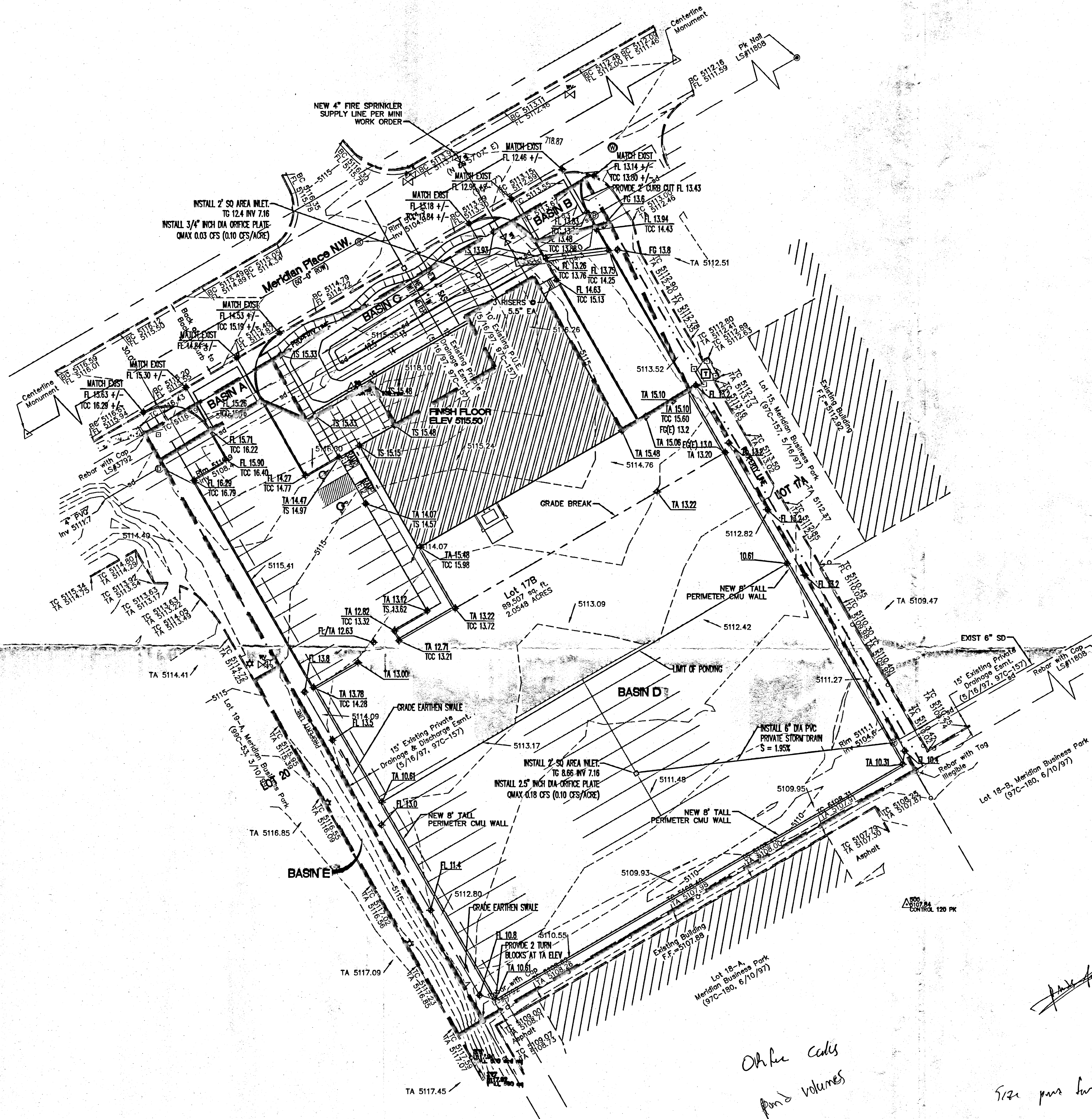
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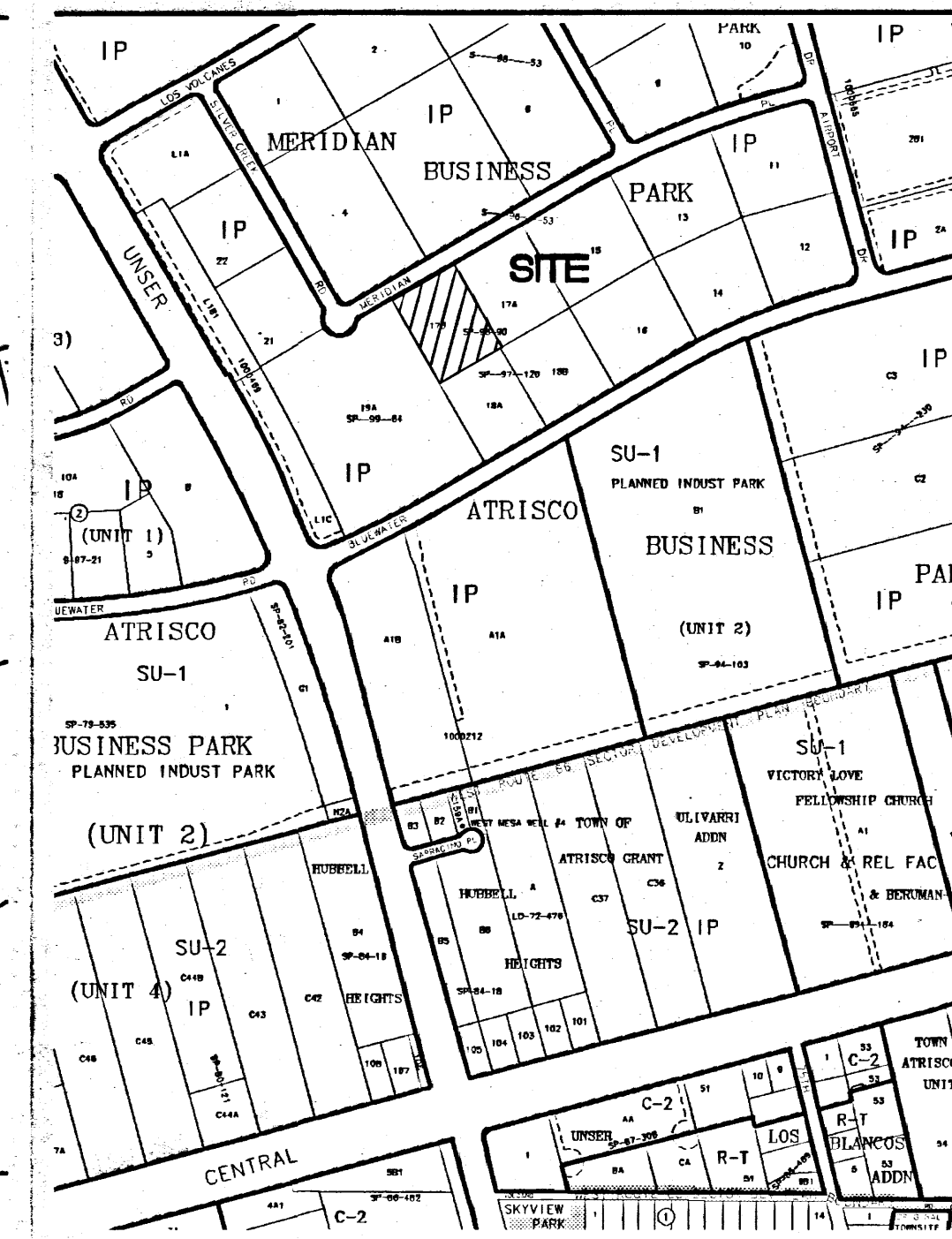
SHEET NUMBER

C-1

1 CONCEPTUAL GRADING PLAN 1" = 30'



FEMA PANEL 35001C0328E DATED NOV 19, 2003



VICINITY MAP

ZONE ATLAS PAGE K-10

100-YEAR HYDROLOGIC CALCULATIONS											
BASIN #	AREA (acre)	LAND TREATMENT				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)
		A (%)	B (%)	C (%)	D (%)						
EXISTING CONDITIONS											
BASIN A	0.0294	100.00	0.00	0.00	0.00	0.44	0.00	47	0.00	47	0.04
BASIN B	0.0182	100.00	0.00	0.00	0.00	0.44	0.00	29	0.00	29	0.02
BASIN C	0.2439	100.00	0.00	0.00	0.00	0.44	0.01	390	0.01	390	0.31
BASIN D	1.7374	100.00	0.00	0.00	0.00	0.44	0.06	2,775	0.06	2,775	2.24
OFFSITE BASIN E	0.0699	0.00	0.00	100.00	0.00	0.99	0.01	251	0.01	251	0.20
TOTAL	2.10						0.08	3,492	0.08	3,492	2.82
PROPOSED CONDITIONS											
BASIN A	0.0294	0.00	25.20	25.20	49.60	1.40	0.00	149	0.01	227	0.10
BASIN B	0.0182	0.00	0.00	7.33	92.67	1.90	0.00	125	0.00	215	0.08
BASIN C	0.2439	0.00	0.00	50.90	49.10	1.47	0.03	1,303	0.04	1,942	0.88
BASIN D	1.7374	0.00	0.00	7.33	92.67	1.90	0.27	11,971	0.47	20,563	7.40
OFFSITE BASIN E	0.0699	0.00	0.00	100.00	0.00	0.99	0.01	251	0.01	251	0.20
TOTAL	2.10						0.32	13,799	0.53	23,198	8.66
EXCESS PRECIP.											
		0.44	0.67	0.99	1.97	E (in)					
PEAK DISCHARGE		1.29	2.03	2.87	4.37	Q _h (cfs)					
ZONE = 1											
WEIGHTED E (in) = (E _A)(%A) + (E _B)(%B) + (E _C)(%C) + (E _D)(%D)							P _{6hr} (in) = 2.20				
V _{6hr} (acre-ft) = (WEIGHTED E)(AREA)/12							P _{10day} (in) = 2.66				
V _{10day} (acre-ft) = V _{6hr} + (A _h)(P _{10day} - P _{6hr})/12							P _{10day} (in) = 3.67				
Q (cfs) = (Q _h)(A _h) + (Q _h)(A _h) + (Q _h)(A _h) + (Q _h)(A _h)											

LOCATION, DESCRIPTION, AND LEGAL DESCRIPTION

THE PROPOSED DEVELOPMENT ON LOT 17B, MERIDIAN BUSINESS PARK IS A PROPOSED OFFICE/WAREHOUSE BUILDING WITH ASSOCIATED PAVED PARKING AND PAVED STORAGE AREA BEHIND THE BUILDING. THE SITE IS LOCATED ON THE SOUTH SIDE OF MERIDIAN PLACE SW JUST EAST OF SILVER CREEK ROAD SW. THE SURROUNDING AREA IS LIKE DEVELOPMENT OF OFFICE/WAREHOUSE PROPERTIES. THIS SITE IS SURROUNDED BY EXISTING DEVELOPMENT.

THIS SITE IS INCLUDED IN THE DRAINAGE MASTER PLAN FOR ATRISCO BUSINESS PARK DATED OCTOBER 1993 PREPARED BY EASTERING AND ASSOCIATES, INC. AS SUCH THIS SITE IS LIMITED TO 0.10 CFS/ACRE DISCHARGE FROM THE SITE. THE ONLY EXCEPTION IS THE EQUIVALENT AREA OF A STRIP 10-FOOT WIDE FOR THE WIDTH OF THE FRONTAGE THAT IS ALLOWED TO FREE DISCHARGE INTO THE STREET.

HYDROLOGY

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE QUICK CALCULATIONS OF THE JUNE 1997 RELEASE OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

PRECIPITATION

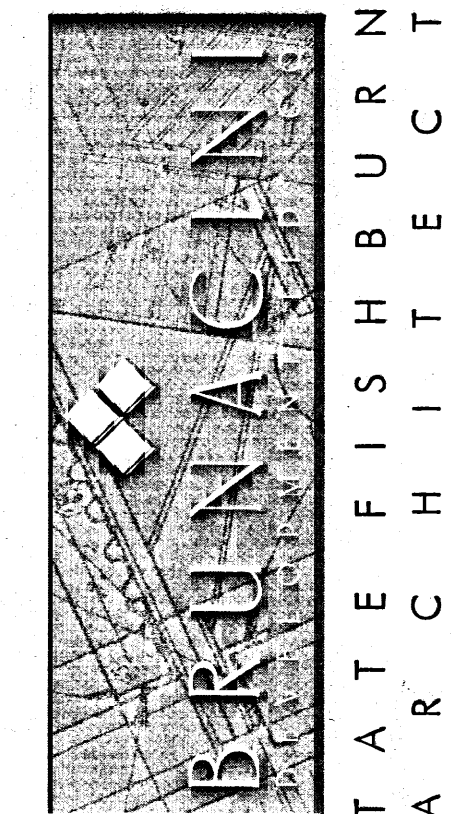
THE 100-YR, 6-HR DURATION STORM EVENT WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THE SITE LIES WITHIN THE ZONE 1 PRECIPITATION AREA FOR THE CITY OF ALBUQUERQUE, AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2. THEREFORE, TABLES WITHIN THIS SECTION WERE USED TO ESTABLISH THE EXCESS PRECIPITATION AND PEAK DISCHARGE.

EXISTING DRAINAGE

THE SITE SLOPES FROM THE NORTHWEST TO THE SOUTHEAST AT APPROXIMATELY 2%. DRAINAGE IS BY SHALLOW SHEET FLOW. THE SITE IS PROTECTED FROM RUNOFF FROM THE NORTH BY THE IMPROVED SECTION OF MERIDIAN PLACE. THE PROPERTIES TO THE EAST AND SOUTH ARE BELOW THIS SITE SO THERE IS NO IMPACT. THE ONLY IMPACT IS FROM THE SITE TO THE WEST WHERE AN AREA (OFFSITE BASIN E) BETWEEN THE CURB AND PROPERTY LINE IS GRADED AS AN EMBANKMENT SLOPE THAT DISCHARGES INTO THIS LOT.

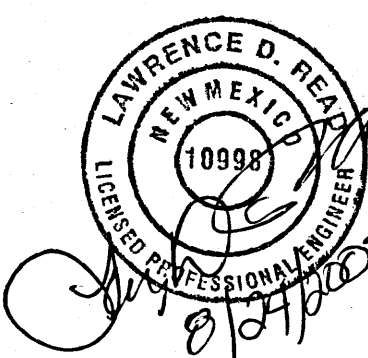
DEVELOPED CONDITION

THE PROPOSED DEVELOPED CONDITION COMPLIES WITH THE MASTER DRAINAGE PLAN BY PROVIDING TWO DETENTION PONDS. THE FIRST COLLECTS THE RUNOFF FROM BASIN C AND DISCHARGES IT, AT A CONTROLLED RATE OF 0.03 CFS INTO THE EXISTING PRIVATE STORM DRAIN ALONG THE SOUTH SIDE OF MERIDIAN PLACE. THE SECOND POND IN THE SOUTH YARD COLLECTS BASIN D AND DISCHARGES, AT A CONTROLLED RATE OF 0.28 CFS INTO THE EXISTING PRIVATE STORM DRAIN THAT BEGINS AT THE SOUTHEAST CORNER OF THIS SITE. BOTH STORM DRAINS WERE DESIGNED TO ACCOMMODATE THIS SITE.



ARCHITECT SEAL

ENGINEER SEAL



PROJECT

SITE PLAN FOR BUILDING PERMIT
BRUNACINI DEVELOPMENT
7550 MERIDIAN PLACE NW
ALBUQUERQUE, NEW MEXICO

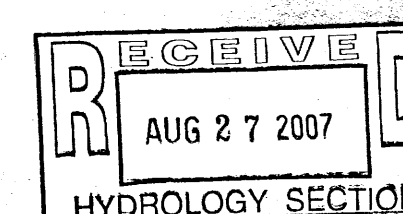
REVISIONS

DATE AUGUST 21, 2007

NORTH SCALE 1"=30'-0"

DRAWING NAME
CONCEPTUAL
GRADING PLAN

SHEET NUMBER



C-1