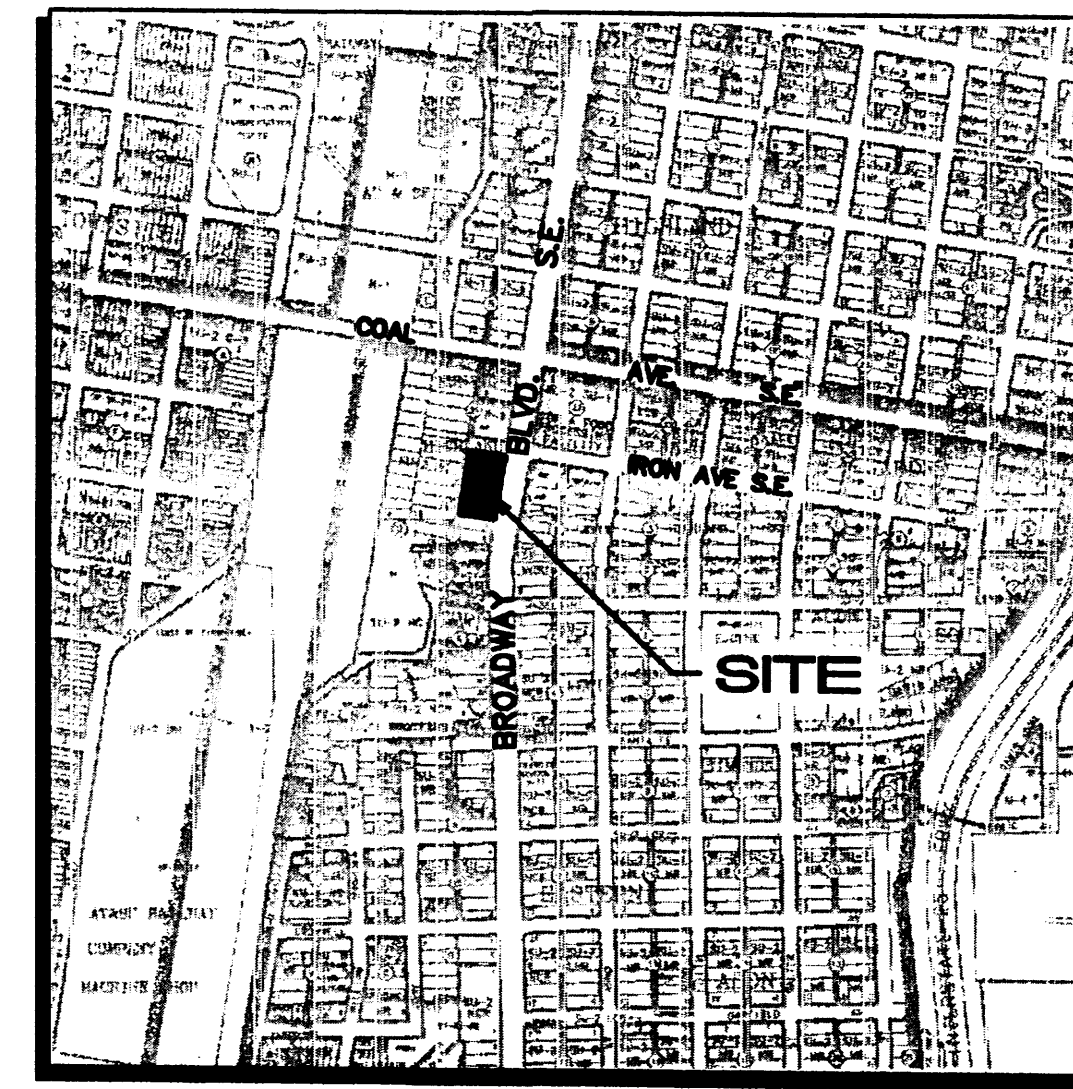




VICINITY MAP

LEGAL DESCRIPTION: LOTS 1 - 4 AND THE NORTH 40' OF LOT 5, BLOCK 36, HUNING HIGHLAND ADDITION

AREA: 34,080 SF = 0.7824 ACRE

BENCHMARK: ACS BENCH MARK 14-K14, LOCATED IN THE NNW CURB RETURN AT THE INTERSECTION OF BROADWAY BLVD. AND HAZELDINE AVENUE S.E..

FLOOD ZONE DESIGNATION: FEMA PANEL 334 SHOWS THE SITE WITHIN ZONE X, DETERMINED TO BE OUTSIDE THE 500-YR FLOODPLAIN.

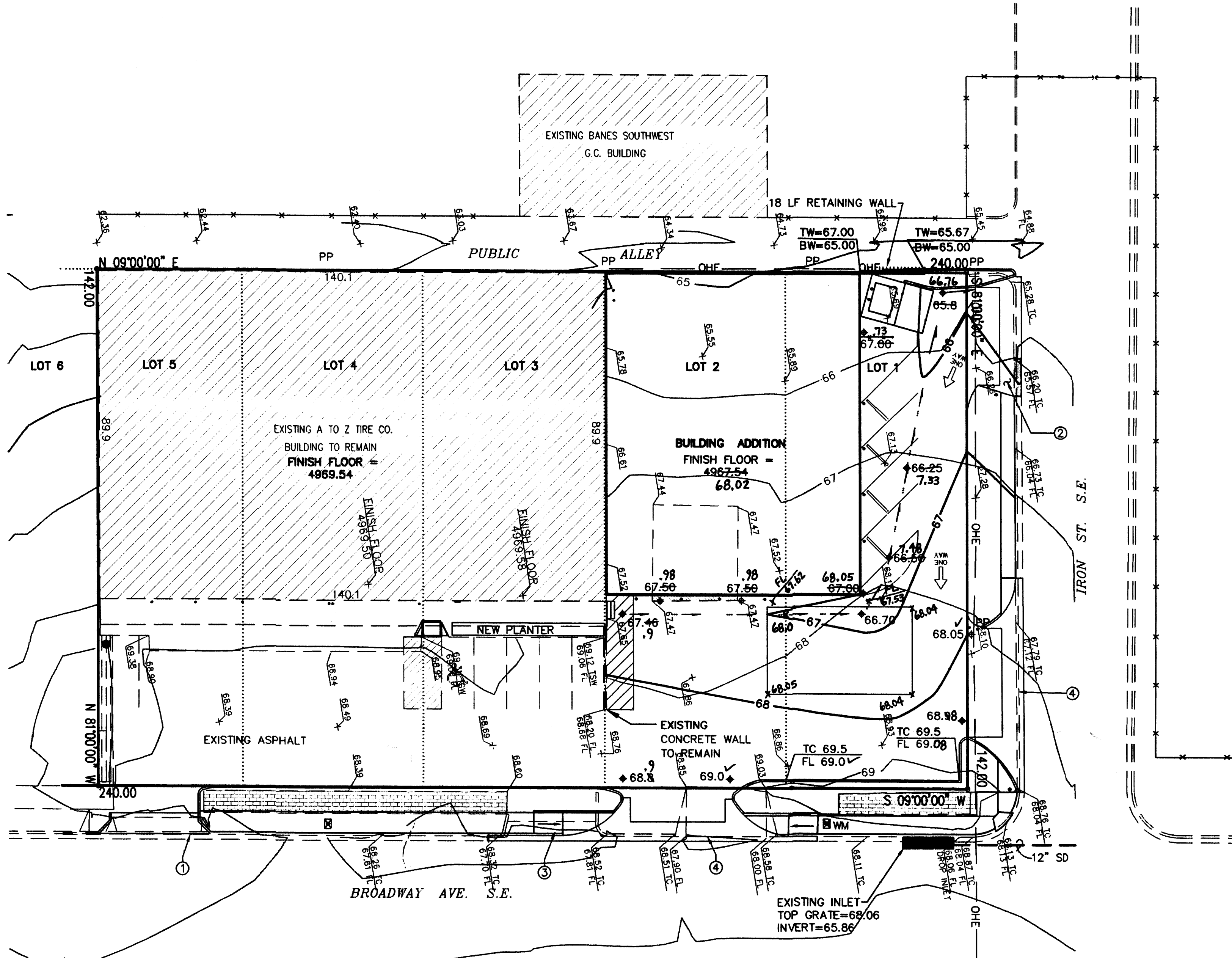
EXISTING CONDITIONS: THE SITE IS DEVELOPED WITH A 12,800 SF BUILDING AND ASPHALT PAVING COVERS THE REMAINDER OF THE SITE. SITE RUNOFF DRAINS WEST TO THE UNIMPROVED ALLEY WHICH CARRIES RUNOFF NORTH TO IRON AVENUE.

EXISTING HYDROLOGY:  
Precipitation Zone: 2  
Land Treatment: 100% D  
 $Q_{100-s} = (4.70 \text{ CFS/AC})(0.7824 \text{ ACRE}) = 3.70 \text{ CFS}$

PROPOSED CONDITIONS: THE PROPOSED 6,200 SF ADDITION WILL REPLACE EXISTING ASPHALT PAVING. A LANDSCAPE PLANTER IS PROPOSED IN FRONT OF THE EXISTING BUILDING. RUNOFF WILL CONTINUE TO BE DIRECTED TO THE ADJUTING ALLEY.

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Land Treatment: 100% D  
 $Q_{100-s} = (4.70 \text{ CFS/AC})(0.7824 \text{ ACRE}) = 3.70 \text{ CFS}$

THE PROPOSED DEVELOPMENT WILL NOT INCREASE THE RUNOFF FROM THE SITE.



SCALE:  
1"=20'

LEGEND

- 5200 — EXISTING CONTOUR
- 52 — PROPOSED CONTOUR
- ◆ 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- TC=81.95  
FL=81.45 TOP OF CURB ELEVATION
- ~~~~~ WATER BAR
- ~~~~~ PROPOSED RETAINING WALL
- TC=52.0  
BW=50.0 TOP OF WALL ELEVATION
- IN=72.5 INVERT ELEVATION
- WM EXISTING WATER METER
- X 68.8 AS-BUILT ELEVATION

PUBLIC CONSTRUCTION NOTES

1. EXISTING DRIVE PAD TO REMAIN.
2. REMOVE & DISPOSE OF 10 FT EXISTING CURB & GUTTER & REPLACE WITH NEW DRIVEPAD PER COA STD. DWG. NO. 2425.
3. REMOVE & DISPOSE EXISTING DRIVEPAD & REPLACE WITH NEW STD. CURB & GUTTER PER COA STD. DWG. NO. 2415. SEE ARCHITECT'S SITE LAYOUT PLAN FOR HORIZONTAL DIMENSIONS.
4. REMOVE & DISPOSE EXISTING CURB, GUTTER, & SIDEWALK AND BUILD NEW PRIVATE DRIVE ENTRANCE PER COA STD. DWG. NO. 2426. SEE ARCHITECT'S SITE LAYOUT PLAN FOR HORIZONTAL DIMENSIONS.

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACK FILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

| APPROVAL  | NAME               | DATE           |
|-----------|--------------------|----------------|
| INSPECTOR | <i>[Signature]</i> | April 17, 2001 |

ENGINEER'S CERTIFICATION  
I, SCOTT M. MCGEE, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN DATED 08/10/00 (CITY APPROVAL LETTER DATED 08/28/00). AS-BUILT GRADES WERE FIELD VERIFIED BY SANDIA LAND SURVEYING, INC., NMLS NO. 12649 ON 02/20/01 IN ACCORDANCE WITH THE "NEW MEXICO ENGINEERING AND SURVEYING ACT" SECTION 61-23-1 THROUGH 61-23-32 NMMS (1978).

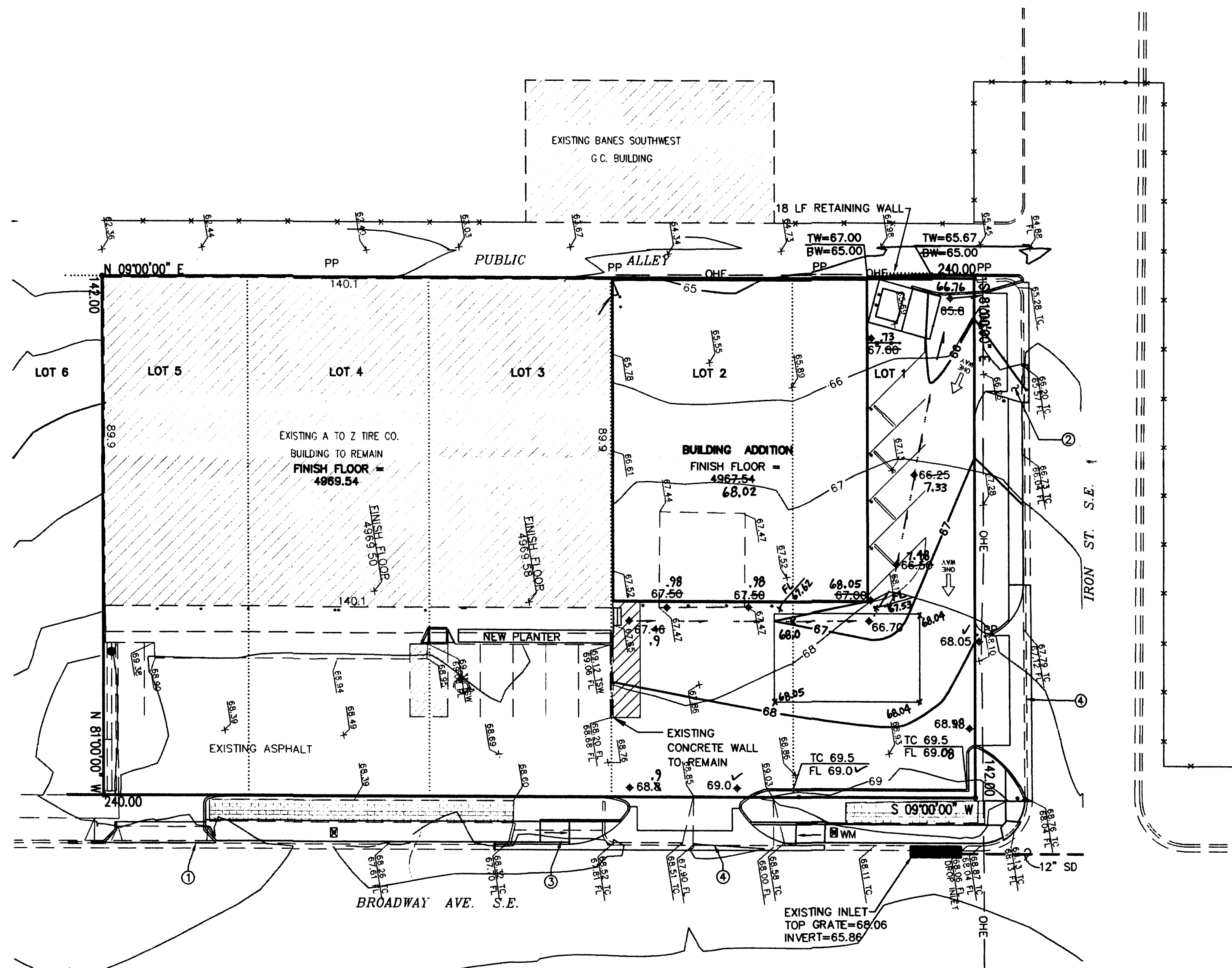
*Scott M. McGee*  
SCOTT M. MCGEE, NMPE NO. 10519



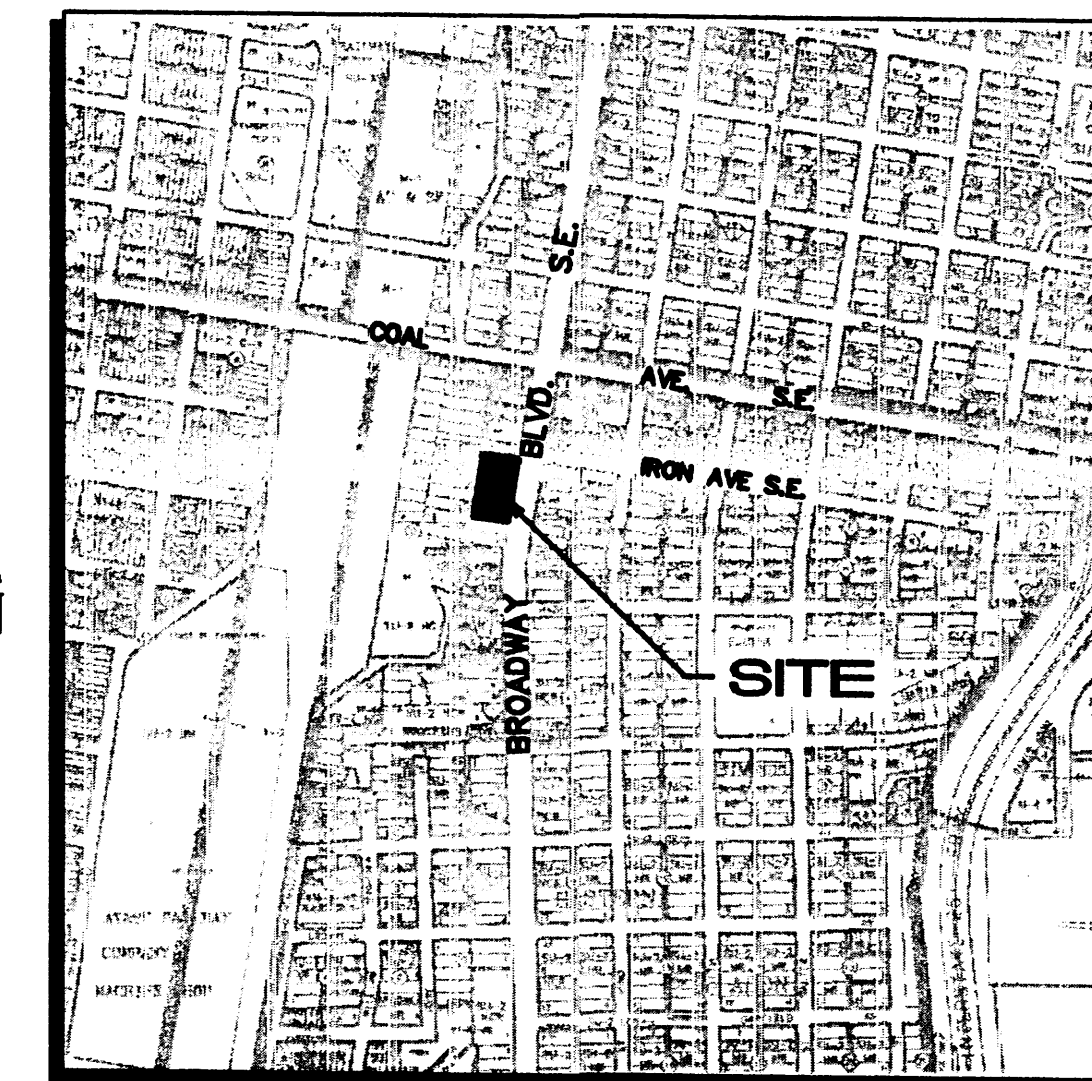
3/5/01

DATE

ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico



- LEGEND**
- 5200 — EXISTING CONTOUR
  - 52 — PROPOSED CONTOUR
  - ◆ 78.3 PROPOSED SPOT ELEVATION
  - FLOW ARROW
  - TC=81.95  
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VICINITY MAP

**LEGAL DESCRIPTION:** LOTS 1 - 4 AND THE NORTH 40' OF LOT 5, BLOCK 36, HUNING HIGHLAND ADDITION

**AREA:** 34,080 SF = 0.7824 ACRE

**BENCHMARK:** ACS BENCH MARK 14-K14, LOCATED IN THE NNW CURB RETURN AT THE INTERSECTION OF BROADWAY BLVD. AND HAZELDINE AVENUE S.E..

**FLOOD ZONE DESIGNATION:** FEMA PANEL 334 SHOWS THE SITE WITHIN ZONE X, DETERMINED TO BE OUTSIDE THE 500-YR FLOODPLAIN.

**EXISTING CONDITIONS:** THE SITE IS DEVELOPED WITH A 12,800 SF BUILDING AND ASPHALT PAVING COVERS THE REMAINDER OF THE SITE. SITE RUNOFF DRAINS WEST TO THE UNIMPROVED ALLEY WHICH CARRIES RUNOFF NORTH TO IRON AVENUE.

**EXISTING HYDROLOGY:**  
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**NOTICE TO CONTRACTORS**

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| APPROVAL  | NAME               | DATE          |
|-----------|--------------------|---------------|
| INSPECTOR | <i>[Signature]</i> | April 9, 2001 |

**ENGINEER'S CERTIFICATION**  
I, SCOTT M. MCGEE, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN DATED 08/10/00 (CITY APPROVAL LETTER DATED 08/28/00). AS-BUILT GRADES WERE FIELD VERIFIED BY SANDIA LAND SURVEYING, INC. NMLS NO. 12648 ON 02/20/01 IN ACCORDANCE WITH THE "NEW MEXICO ENGINEERING AND SURVEYING ACT" SECTION 61-23-1 THROUGH 61-23-32 NMSD (1978).

*Scott M. McGee*  
SCOTT M. MCGEE, NMPE NO. 10519



3/5/01  
DATE

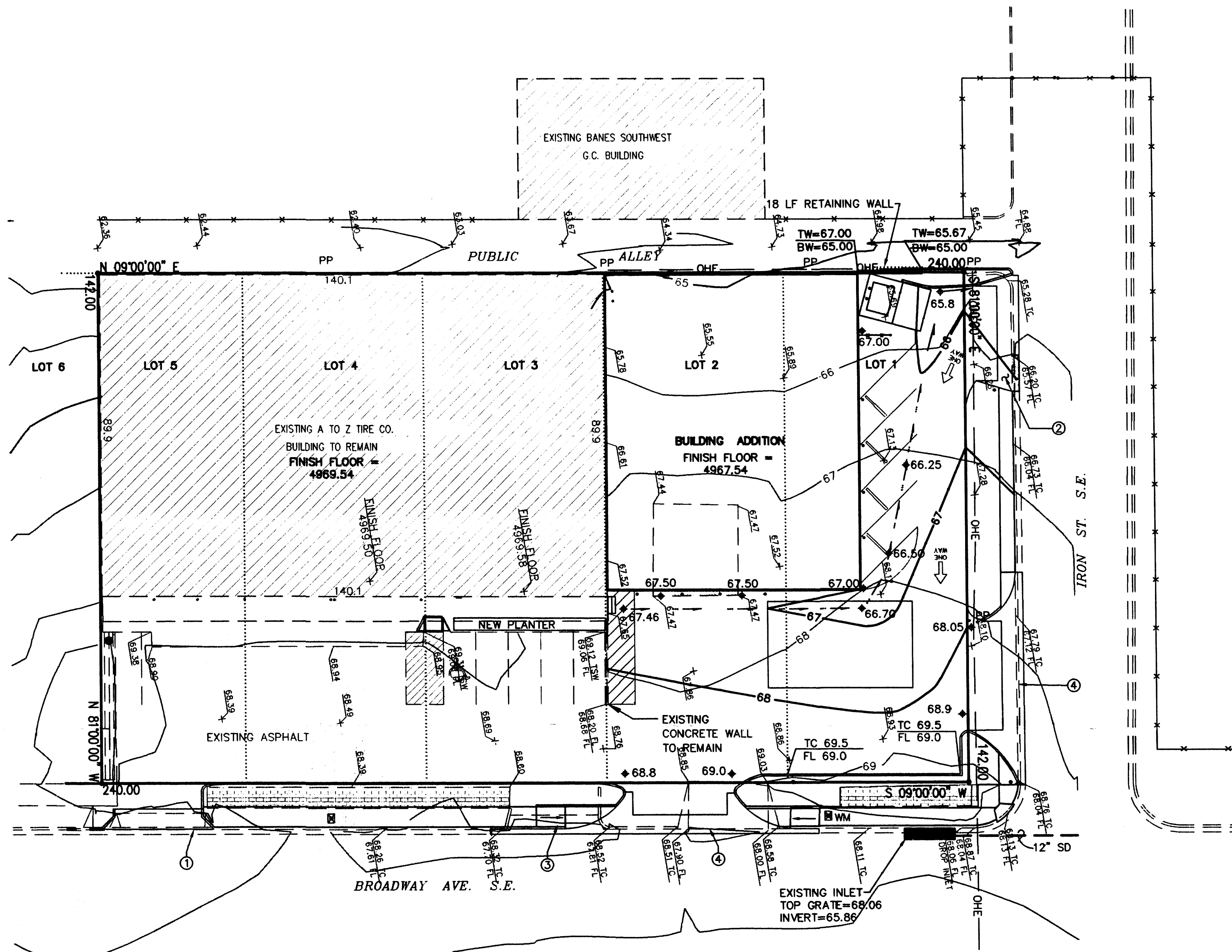
**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico

144GRD.DWG.m 08/10/00

WAREHOUSE ADDITION TO  
A TO Z TIRE CO.  
613 BROADWAY BLVD. S.E.  
ALBUQUERQUE, NEW MEXICO

GRADING & DRAINAGE PLAN

REVISIONS  
DRAWN BY: CHECKED BY:  
WA JL  
DATE: A00.18  
JUNE 2000  
SHEET NUMBER



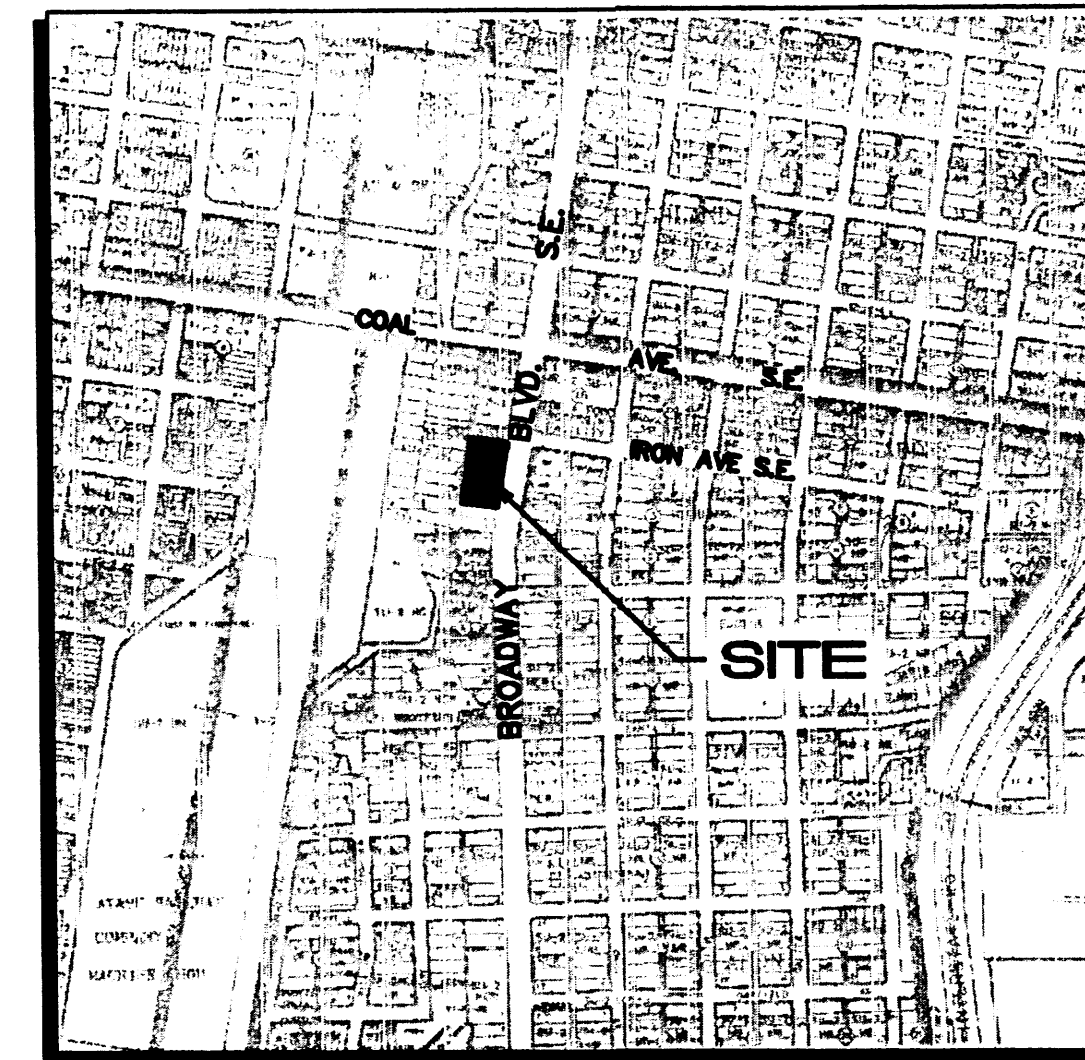
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|-----------|------|------|
| INSPECTOR |      |      |



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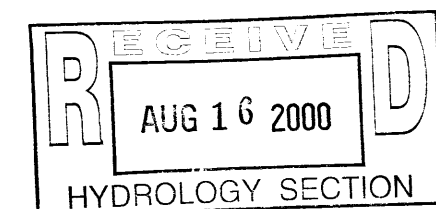
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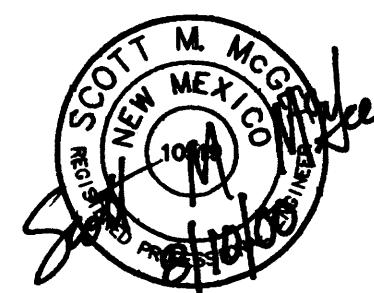


144GRD.DWG-th 08/10/00

**NIMS, CALVANI & ASSOCIATES, P.A.**  
ARCHITECTS • PLANNERS • AIA

525 SAN PEDRO NE, SUITE 110  
ALBUQUERQUE, NEW MEXICO 87108  
(505) 255-6400  
FAX: (505) 288-6954

425-C N. TELSHOR, SUITE 203  
LAS CRUCES, NEW MEXICO 88011  
(505) 521-3757  
FAX: (505) 521-3880



WAREHOUSE ADDITION TO  
A TO Z TIRE CO.  
613 BROADWAY BLVD. S.E.  
ALBUQUERQUE NEW MEXICO  
GRADING & DRAINAGE PLAN

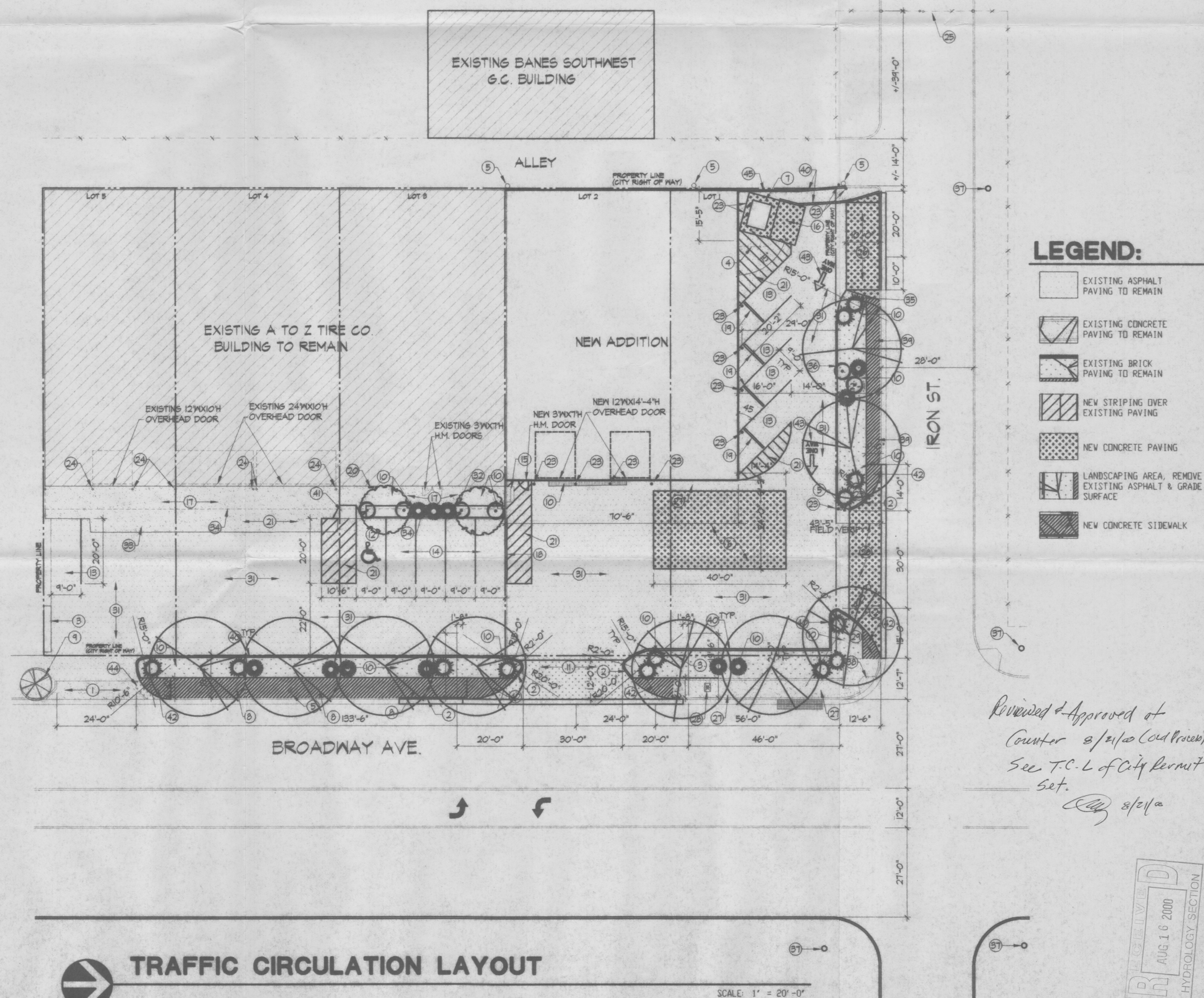
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C 1

A. AN AS-BUILT COPY OF THE APPROVED TCL (TRAFFIC CIRCULATION LAYOUT) MUST BE SUBMITTED BY THE DESIGNER-OF-RECORD, AS REQUIRED BY TRANSPORTATION DEVELOPMENT, INCLUDING A LETTER OF CERTIFICATION THAT THE SITE HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE TCL. VERIFICATION OF TCL ACCEPTABILITY, (INCLUDING RANDOM FIELD CHECKS) WILL BE MADE BEFORE A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED.

B. ESTIMATED VALUE OF PROJECT IS \$180,000.00

1. EXISTING CONCRETE DRIVE TO REMAIN. FIELD VERIFY THAT EXISTING CONDITIONS MEET D.P.M. REQUIREMENTS.
2. NEW CONCRETE CURB & GUTTER PER ALBUQUERQUE CITY STANDARDS. SEE DETAIL 1/AS.1.
3. EXISTING SIGNAGE TO REMAIN.
4. NEW CHAIN LINK FENCE TO BE 7'-0" A.F.F.
5. EXISTING POWER POLE TO REMAIN.
6. NEW 24' X40' X8" SLAB W/ #4 @ 12" E.W.
7. NEW DUMPSITE LOCATION. SEE DETAIL 5/AS.1.
8. NEW 6" WIDE CONCRETE SIDEWALK ALONG BROADWAY AVE. SEE DETAIL 7/AS.1.
9. EXISTING TREE TO REMAIN.
10. NEW LANDSCAPING AREA. SEE LANDSCAPING PLAN FOR PLANT DESCRIPTION.
11. NEW CONCRETE DRIVE PAD PER ALBUQUERQUE CITY STANDARD DETAIL DWG. NO. 2425 OR EQUAL AT BROADWAY AVE. DRIVEPAD IS TO BE CONSTRUCTED TO RIGHT-OF-WAY LINE.
12. NEW HANDICAP PARKING SPACE.
13. NEW PARKING SPACE. PAVEMENT MARKINGS & STRIPING AS SHOWN (6' STRIPES- PAINT WHITE, TYPICAL) PER ALBUQUERQUE CITY STANDARDS.
14. EXISTING PARKING TO BE RE-STRIPED AS SHOWN PER ALBUQUERQUE CITY STANDARDS.
15. EXISTING CONCRETE STEPS TO REMAIN.
16. NEW CONCRETE SLAB & APRON. SEE DETAIL 5/AS.1.
17. EXISTING CONCRETE WALK TO REMAIN.
18. EXISTING CONCRETE RETAINING WALL TO REMAIN.
19. NEW CONCRETE PARKING BUMPER W/ #6 REBAR ANCHORS, 18" IN LENGTH.
20. NEW LOCATION OF HANDICAP SIGN.
21. STRIPE EXISTIN PAVING AS SHOWN PER ALBUQUERQUE CITY STANDARDS.
22. NOT USED.
23. NEW STEEL PIPE GUARD POST. SEE DETAIL 2/AS.1.
24. EXISTING GUARD POST TO REMAIN.
25. EXISTING CLOSED CHAIN LINK GATE ACTS AS DEAD END TO IRON ST.
26. NEW CONCRETE DRIVE PAD PER ALBUQUERQUE CITY STANDARD DETAIL DWG. NO. 2425 OR EQUAL AT IRON ST. DRIVE PAD IS TO BE CONSTRUCTED TO RIGHT-OF-WAY LINE.
27. EXISTING CONCRETE WALK TO REMAIN.
28. EXISTING WATER METER TO REMAIN.
29. EXISTING TRAFFIC SIGN TO REMAIN.
30. FILL IN W/ ASPHALT TO MATCH EXISTING.
31. EXISTING ASPHALT PAVING TO REMAIN.
32. NEATLY SAWCUT EXISTING CONCRETE PAVING AS REQUIRED FOR NEW LANDSCAPING.
33. EXISTING CONCRETE RAMP TO REMAIN.
34. EXISTING BUILDING CANOPY TO REMAIN.
35. NEW SIGN TO INDICATE "ENTRANCE ONLY". SEE DETAIL 3/AS.1.
36. NEW EDGE OF ASPHALT. SEE DETAIL 6/AS.1.
37. EXISTING FIRE HYDRANT.
38. EXISTING H.C. RAMP TO REMAIN. VERIFY THAT RAMP IS A.D.A. COMPLIANT.
39. NEW 4" WIDE CONCRETE SIDEWALK ALONG IRON ST. SEE DETAIL 7/AS.1.
40. NEW 6" HIGH CONCRETE CURB PER ALBUQUERQUE CITY STANDARDS (CPM SECTION 23.7 B6). SEE DETAIL 8/AS.1.
41. REMOVE EXISTING CONCRETE PAVING AS REQUIRED FOR NEW H.C. CONCRETE RAMP (TO MEET ALBUQUERQUE CITY STANDARDS). 1:12 MAX. SLOPE.
42. CONSTRUCT NEW CONCRETE RAMP PER ALBUQUERQUE CITY STANDARDS.
43. PAINT ARROW ON ASPHALT SURFACE AS SHOWN.
44. 4" CONCRETE SLAB TO MATCH ELEVATION OF EXISTING CONCRETE DRIVE PAD.
45. NEW CMU RETAINING WALL.

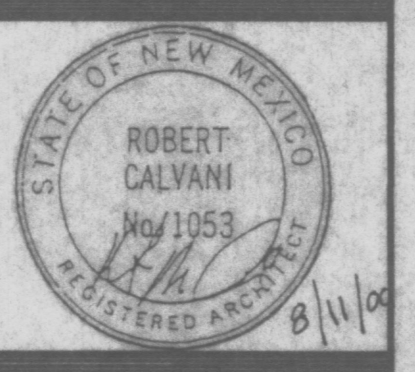


Reviewed & Approved of  
Counter 2/21/00 (Old Prices)  
See T.C.L of City Permit  
Set.  
 2/21/00

**NIMS, CALVANI & ASSOCIATES, P.A.**  
ARCHITECTS • PLANNERS • AIA

**ALBUQUERQUE**  
25 SAN PEDRO NE, SUITE 110  
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**WAREHOUSE ADDITION TO  
A TO Z TIRE CO.**

**NEW MEXICO**

**TRAFFIC CIRCULATION LAYOUT**

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| DATE:                 |    |
| JUNE 2000             |    |
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| TCL                   |    |