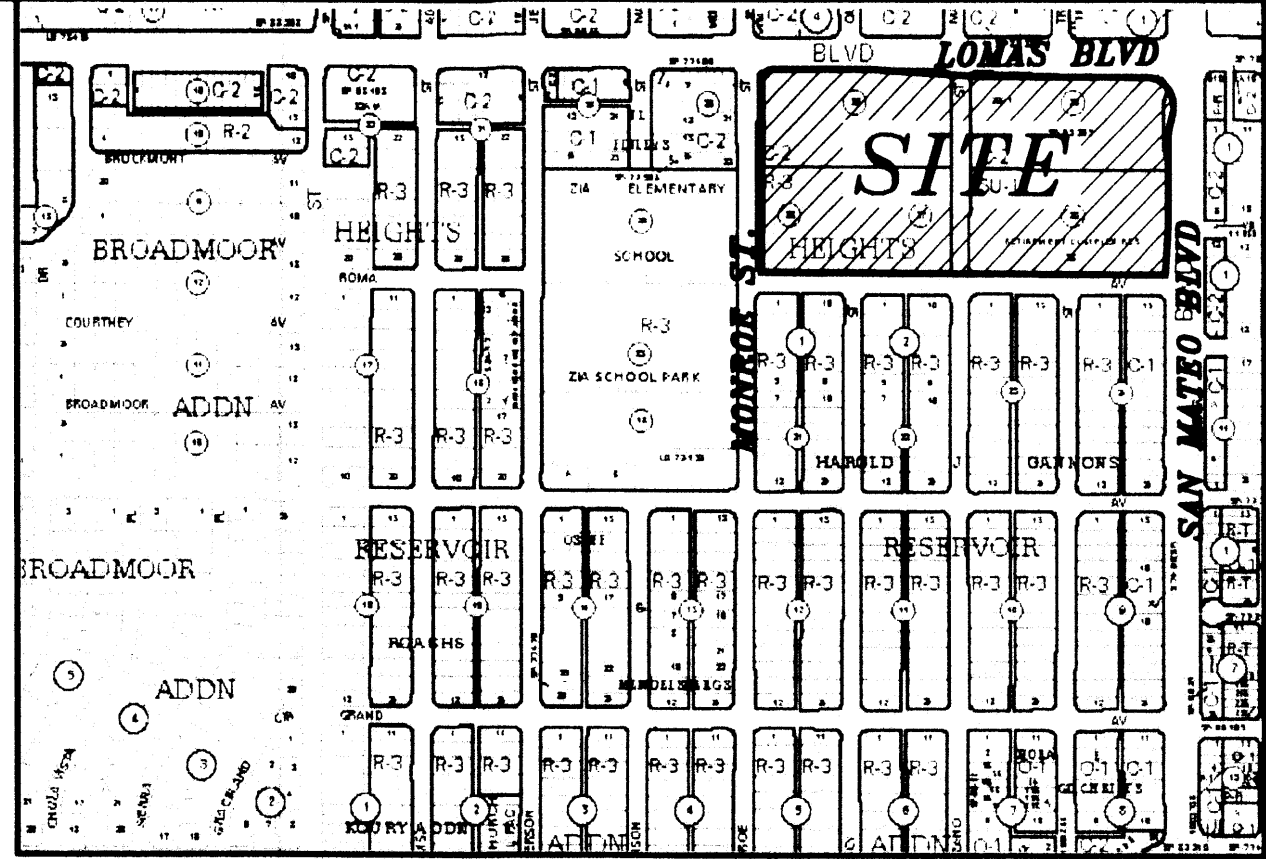
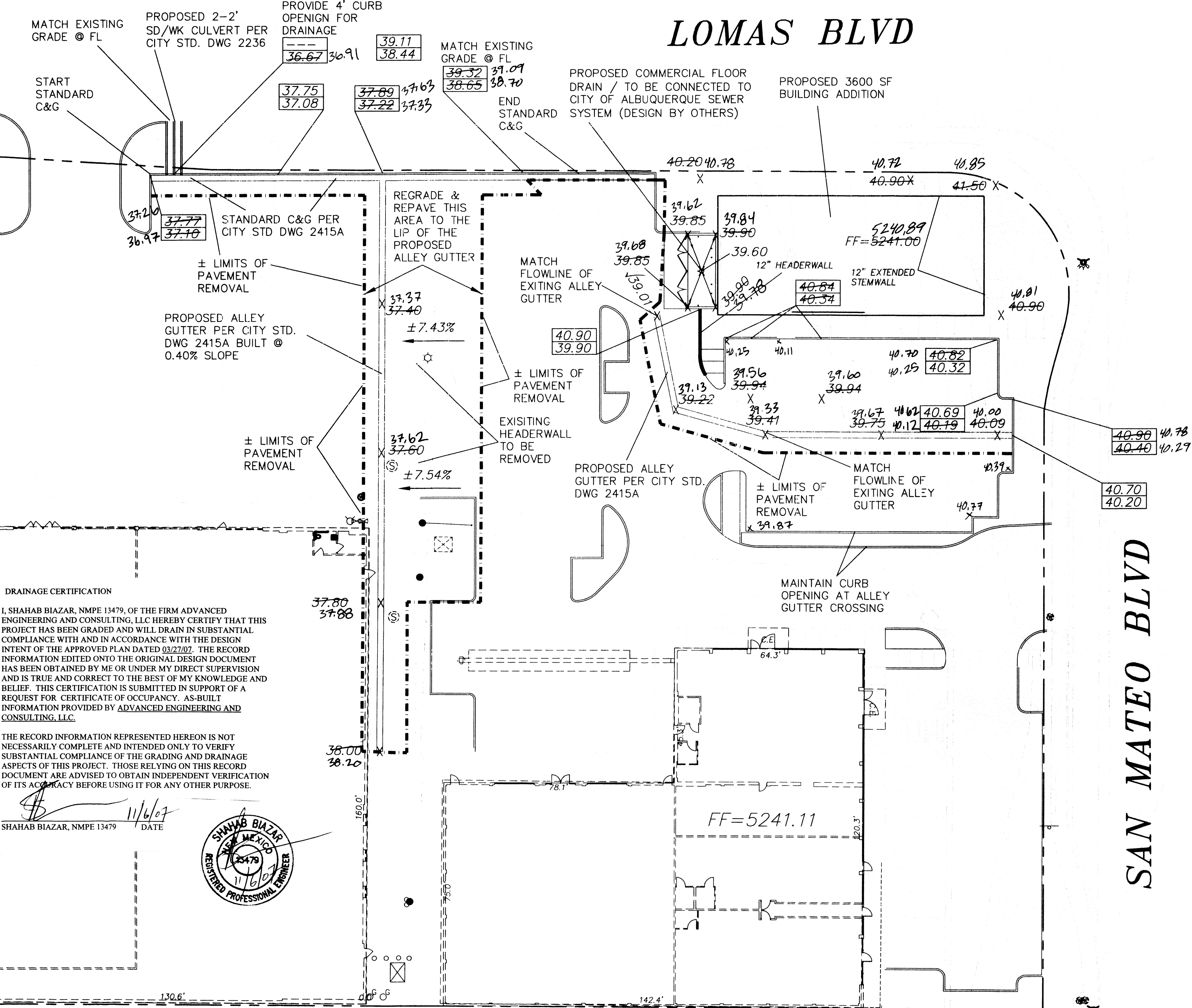


EROSION CONTROL PLAN
AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. ALL THE DISTURBED AREAS MUST BE REVEGETATED.

LEGEND

- EXISTING SAS MANHOLE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EXISTING AIR RELEASE VALVE
- EXISTING REDUCER
- EX. 8" SAS
- EXISTING SANITARY SEWER LINE
- EX. 16" WL
- EXISTING WATER LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- EASEMENT
- LIMITS OF TOP OF EXISTING SLOPE
- PROPOSED SIDEWALK
- PROPOSED GRADE
- PROPOSED SPOT ELEVATION
- EXISTING GRADE
- EXISTING POWER LINES
- EXISTING FENCE
- 100-YEAR WSEL (FROM HEC-RAS OUTPUT)
- EXISTING FENCE
- FLOODPLAIN LIMITS FROM FEMA MAP
- EXISTING GARDEN WALL
- PROPOSED RETAINING WALL
- PROPOSED EXTENDED STEM WALL
- TOP OF RETAINING WALL
- TOP OF FOOTING
- TOP OF EXTENDED STEM WALL
- TOP OF FOOTING
- EXISTING DROP INLET
- EXISTING STREET LIGHT
- EXISTING ANCHOR
- EXISTING POWER POLE
- SINGLE "A" INLET
- DOUBLE "A" INLET



VICINITY MAP: K-17-Z

LEGAL DESCRIPTION:
TRACT 29A-1 HEIGHTS RESERVOIR ADDITION (BEING A REPLAT OF TRACTS 29A AND 29B, HEIGHTS RESERVOIR ADDITION), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 15, 1995, IN PLAT BOOK 95C, PAGE 450.

NOTICE TO CONTRACTORS

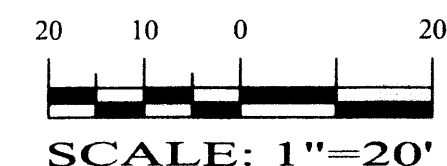
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM 1986 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THROUGH UPDATE 7.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO 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.

APPROVALS	NAME	DATE
INSPECTOR		

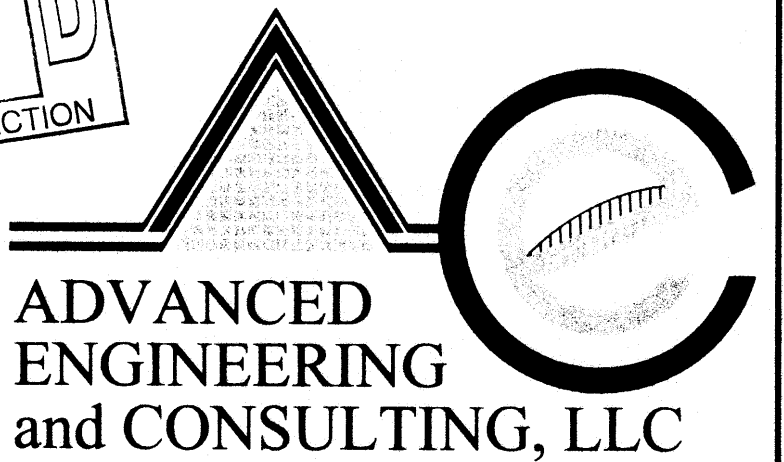
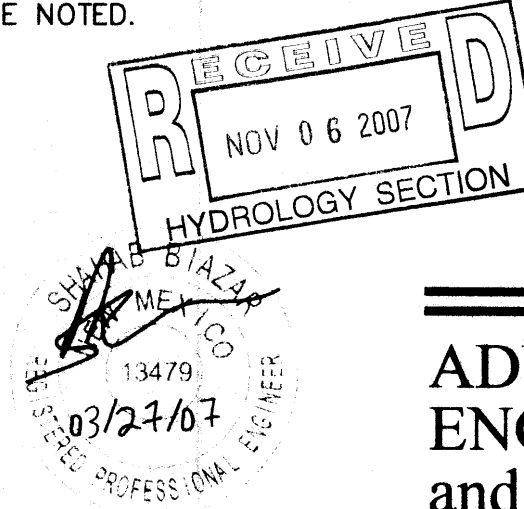
GENERAL NOTES:

1. ADD 5200 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
2. CONTOUR INTERVAL IS ONE (1) FOOT.
3. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION MON-16J18 HAVING AN ELEVATION OF 52261.95 FEET ABOVE SEA LEVEL.
4. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT.
5. INFORMATION PROVIDED BY THE CLIENT, UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
6. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
7. SLOPES ARE AT 3:1 MAXIMUM.
8. ALLEY GUTTER ON-SITE TO BE BUILT BASED ON CITY STD 2415A.
9. MORE PAVEMENT MAY BE REMOVED IF POSITIVE FLOW IS REQUIRED FOR THE AREAS WHERE NEW CURBING ARE BEING PLACED ON TOP OF EXISTING ASPHALT.
10. SPOT ELEVATIONS ARE ONLY SHOWN FOR THE AREAS ASPHALT WILL BE REMOVED.
11. EXISTING UTILITIES SUCH AS MANHOLE RIMS, WATER VALVES, ETC., WILL HAVE BE ADJUSTED TO FINISHED GRADE ELEVATION.
12. EXISTING ASPHALT GRADE IS BEING MATCH AT THE LIMITS OF PAVEMENT REMOVAL.
13. CONTRACTOR MAY REMOVE MORE PAVEMENT IF THERE IS EXISTING PONDING ON-SITE OR PONDING IS BEING CREATED BY THE NEW IMPROVEMENTS.
14. CONTRACTOR NEEDS TO ASSURE POSITIVE DRAINAGE ONCE CONSTRUCTION IS COMPLETED.
15. SIDEWALKS ON-SITE TO BE BUILT BASED ON CITY STD 2430.
16. ENTRANCE MODIFICATIONS HAS DONE BASED ON THE CITY STD 2426.
17. ON-SITE CURBS ARE TYPE-I PINNED CURBS BASED ON CITY STD DWG 2415B, OTHERWISE NOTED.

GRAPHIC SCALE



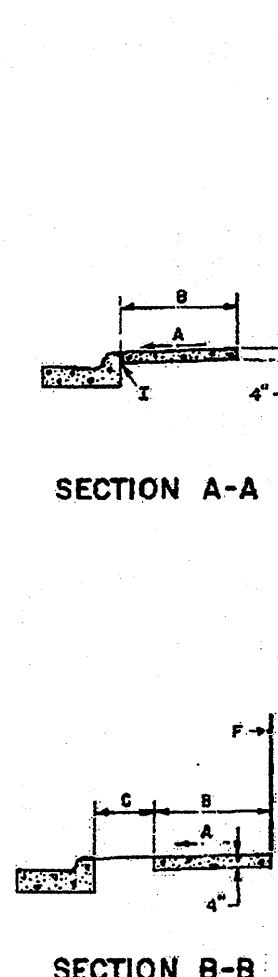
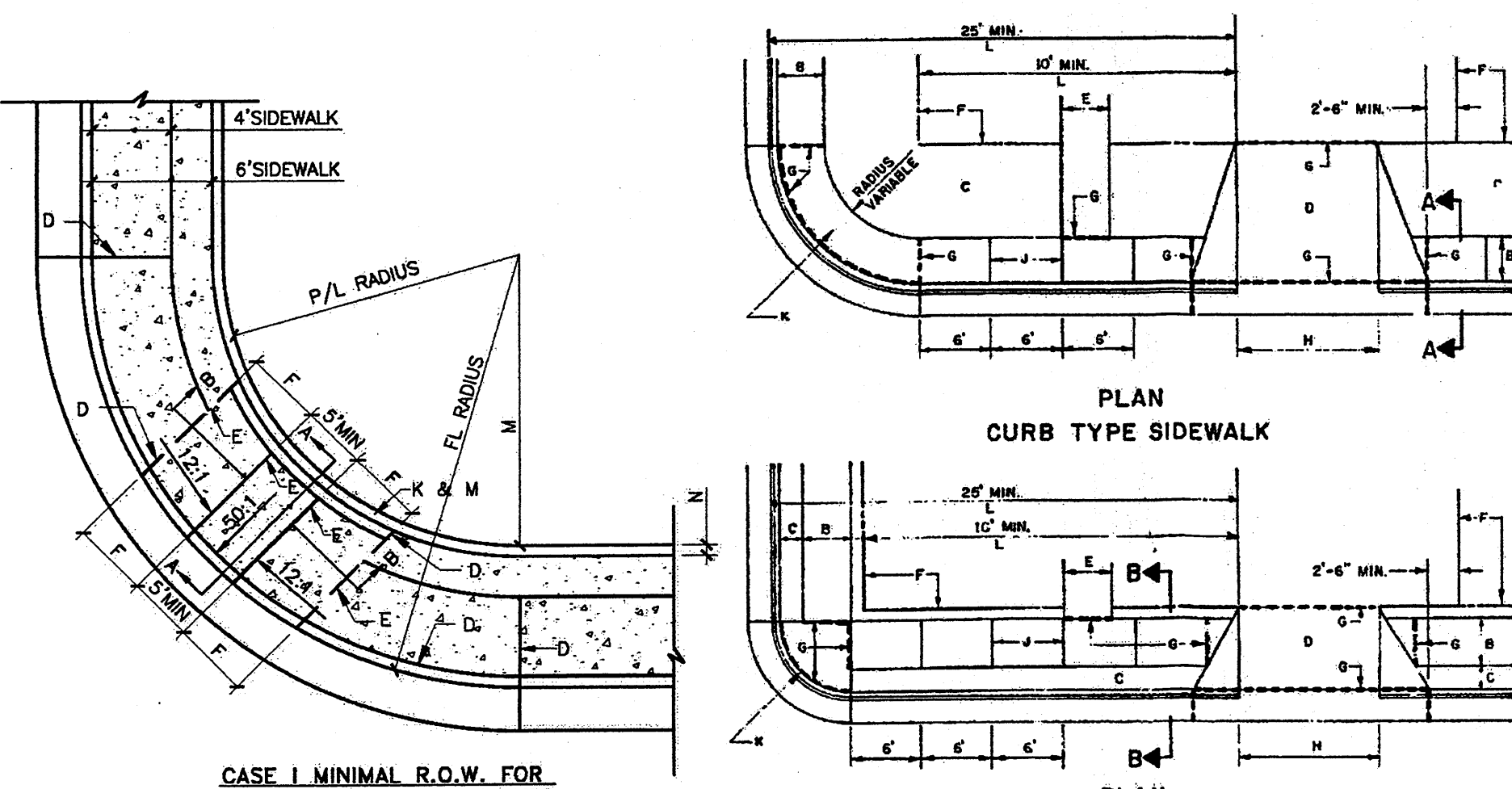
ROUGH GRADING APPROVAL DATE



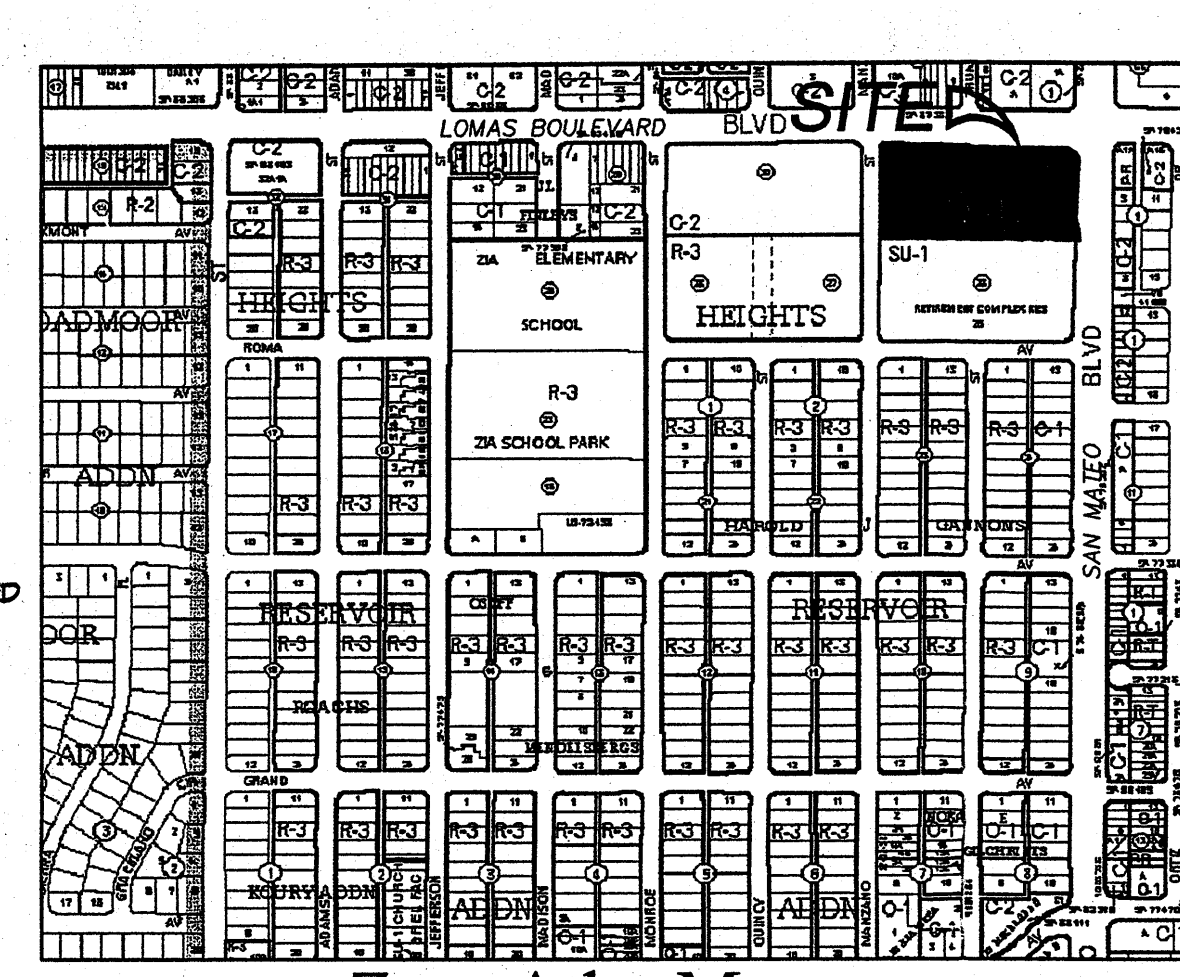
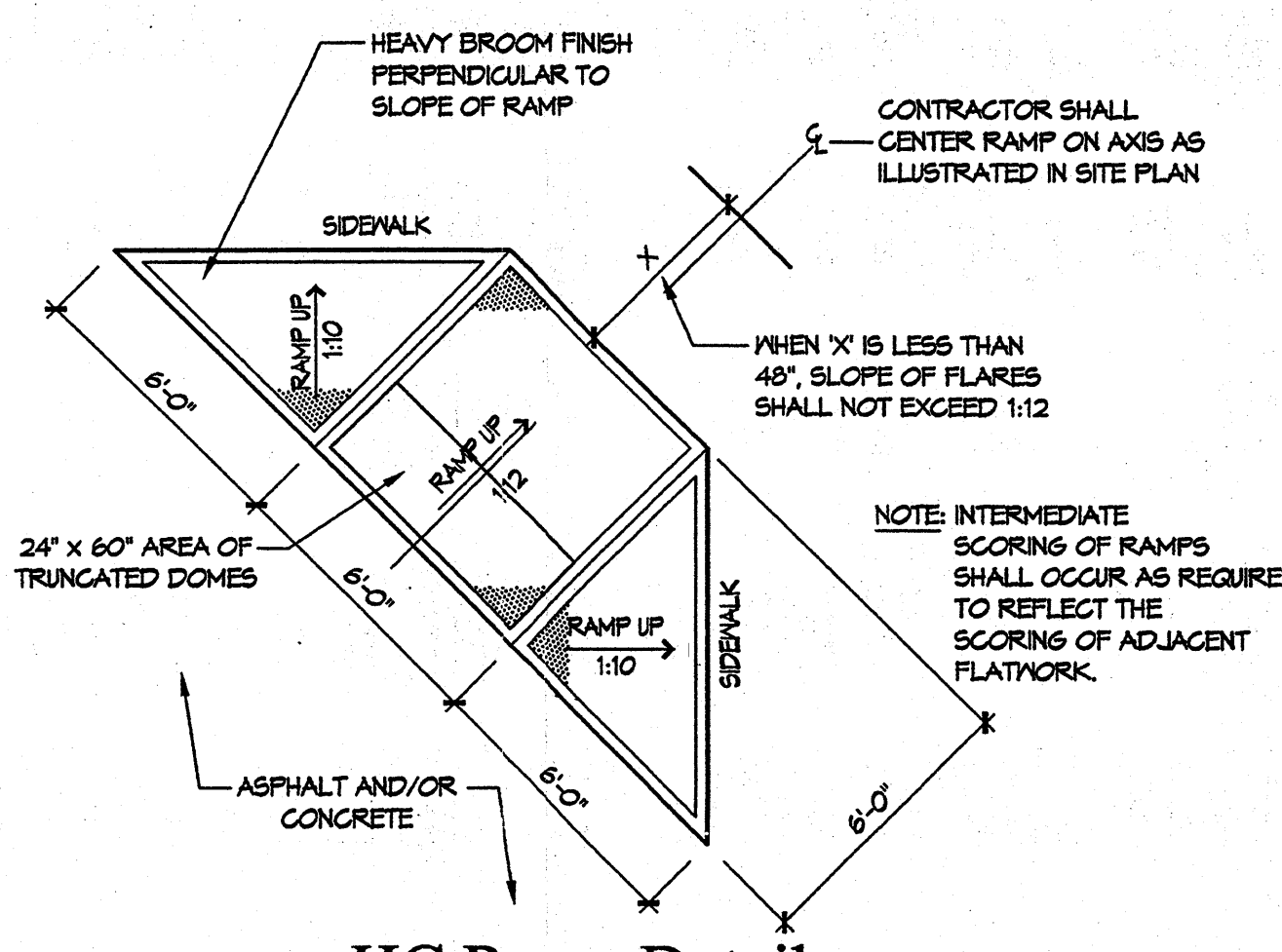
SHAHAB BIAZAR
P.E. #13479
4416 ANAHEIM AVE. NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

HEIGHTS RESERVOIR ADDITION
GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
200669-GR.DWG	SBB	11-16-2006	1 OF 1



- GENERAL NOTES**
1. DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR CITY STAFF ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
 2. CURBS UNDER SIGNALS AND INTERSECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 201.
- CONSTRUCTION NOTES**
- A. SLOWLY INVESTIGATE AND REPAIR DAMAGE.
 - B. SLOWLY INVESTIGATE AND REPAIR DAMAGE.
 - C. SLOWLY INVESTIGATE AND REPAIR DAMAGE.
 - D. SLOWLY INVESTIGATE AND REPAIR DAMAGE.
 - E. SLOWLY INVESTIGATE AND REPAIR DAMAGE.
 - F. SLOWLY INVESTIGATE AND REPAIR DAMAGE.
 - G. SLOWLY INVESTIGATE AND REPAIR DAMAGE.
 - H. SLOWLY INVESTIGATE AND REPAIR DAMAGE.
 - I. SLOWLY INVESTIGATE AND REPAIR DAMAGE.
 - J. SLOWLY INVESTIGATE AND REPAIR DAMAGE.
 - K. SLOWLY INVESTIGATE AND REPAIR DAMAGE.
 - L. SLOWLY INVESTIGATE AND REPAIR DAMAGE.
 - M. SLOWLY INVESTIGATE AND REPAIR DAMAGE.
 - N. SLOWLY INVESTIGATE AND REPAIR DAMAGE.
 - O. SLOWLY INVESTIGATE AND REPAIR DAMAGE.
 - P. SLOWLY INVESTIGATE AND REPAIR DAMAGE.
 - Q. SLOWLY INVESTIGATE AND REPAIR DAMAGE.
 - R. SLOWLY INVESTIGATE AND REPAIR DAMAGE.
 - S. SLOWLY INVESTIGATE AND REPAIR DAMAGE.
 - T. SLOWLY INVESTIGATE AND REPAIR DAMAGE.
 - U. SLOWLY INVESTIGATE AND REPAIR DAMAGE.
 - V. SLOWLY INVESTIGATE AND REPAIR DAMAGE.
 - W. SLOWLY INVESTIGATE AND REPAIR DAMAGE.
 - X. SLOWLY INVESTIGATE AND REPAIR DAMAGE.
 - Y. SLOWLY INVESTIGATE AND REPAIR DAMAGE.
 - Z. SLOWLY INVESTIGATE AND REPAIR DAMAGE.



Legal Description

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Zoning Data

ZONING DESIGNATION = C-2
TOTAL NUMBER OF REQUIRED PARKING SPACES=203

NUMBER OF REGULAR PARKING SPACES = 222
NUMBER OF HANDICAP PARKING SPACES = 8
NUMBER OF TOTAL PARKING SPACES PROVIDED= 230

TYPICAL PARKING SPACE DIMENSIONS - 9'-0\"/>

DSA

Darren Sowell
ARCHITECTS

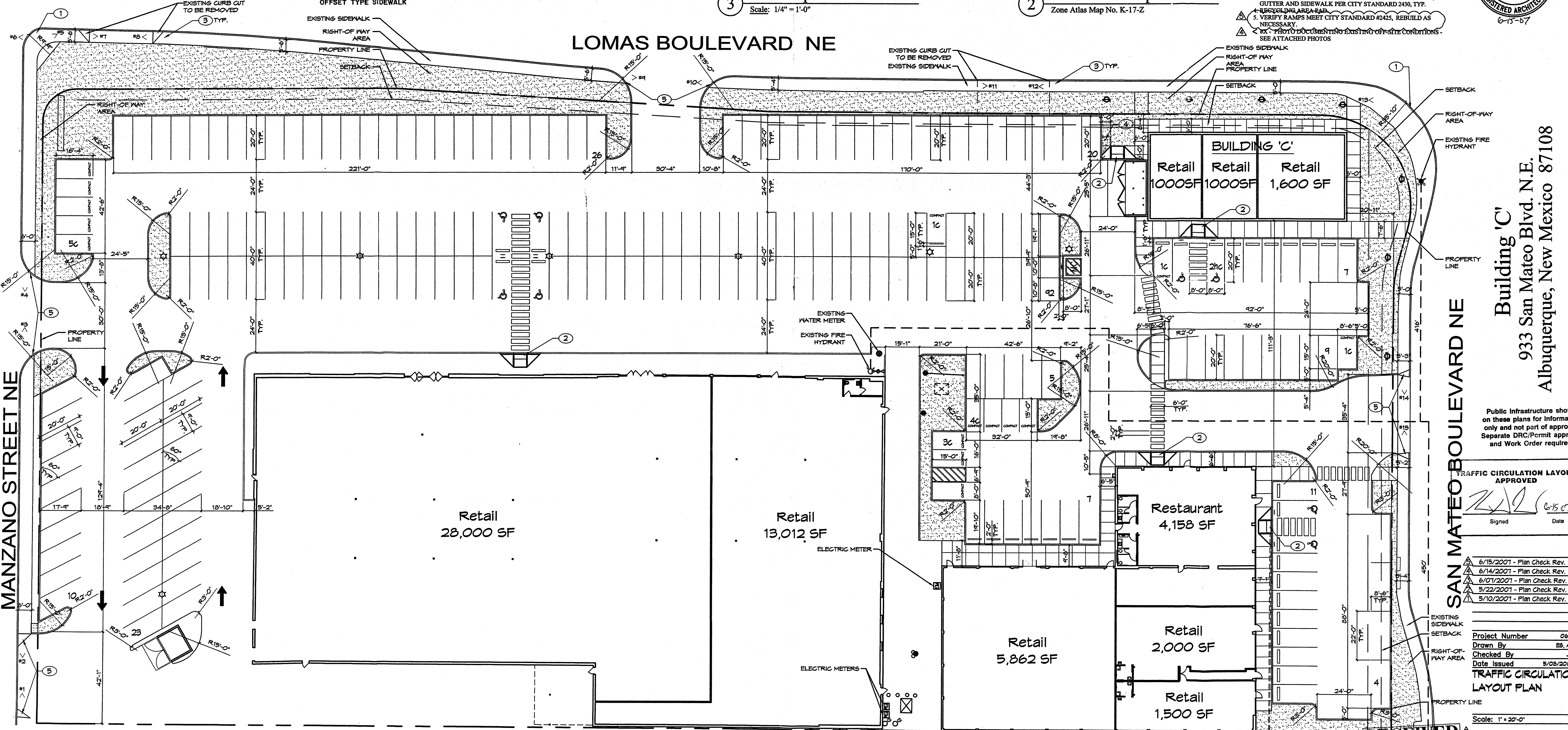
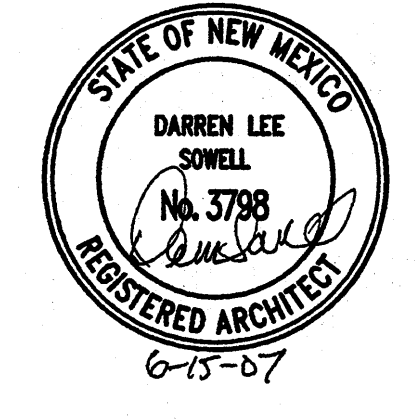
4700 Lincoln N.E., Suite 111
Albuquerque, N.M. 87109
Phone: (505) 342-6200
Fax: (505) 342-6201

Access Note

INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY MANZANO STREET, N.E., LOMAS BOULEVARD, N.E. AND SAN MATEO BOULEVARD, N.E., THE SAME BEING PAVED AND DEDICATED RIGHTS OF WAY MAINTAINED BY THE CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT.

Keyed Notes

1. EXISTING CURB ACCESS RAMP PER COA STANDARD 2441.
2. HC ACCESS RAMP, SEE DETAIL 3/A003-C.
3. CURB CUTS TO BE REMOVED TO BE REPLACED WITH CURB, GUTTER AND SIDEWALK PER CITY STANDARD 2430, TYP.
4. RECYCLING AREA, SEE DETAIL 3/A003-C.
5. VERIFY RAMP MEET CITY STANDARD #2425, REBUILD AS NECESSARY.
6. PHOTO DOCUMENT EXISTING OFF-SITE CONDITIONS - SEE ATTACHED PHOTOS.



AREA=3.9808 ACRES±
173,404 SQ. FT.±

1 Traffic Circulation Layout Plan
Scale: 1" = 20'-0"

Building 'C'
933 San Mateo Blvd. N.E.
Albuquerque, New Mexico 87108

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

TRAFFIC CIRCULATION LAYOUT APPROVED

Signed: [Signature] Date: 6/15/07

6/15/2007 - Plan Check Rev.
6/14/2007 - Plan Check Rev.
6/01/2007 - Plan Check Rev.
5/22/2007 - Plan Check Rev.
5/10/2007 - Plan Check Rev.

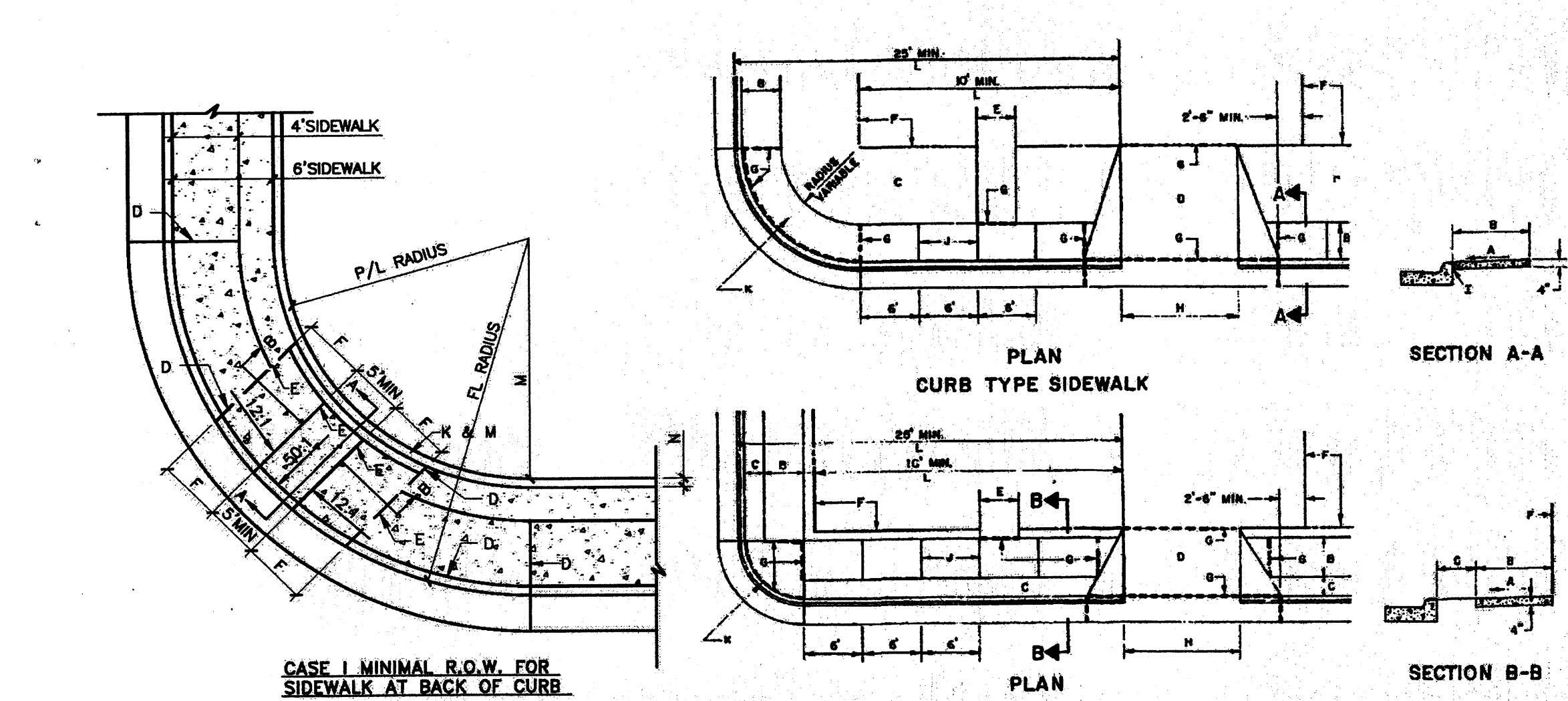
Project Number: 0612
Drawn By: ES, AS
Checked By: JC
Date Issued: 5/08/2007
TRAFFIC CIRCULATION LAYOUT PLAN

Scale: 1" = 20'-0"

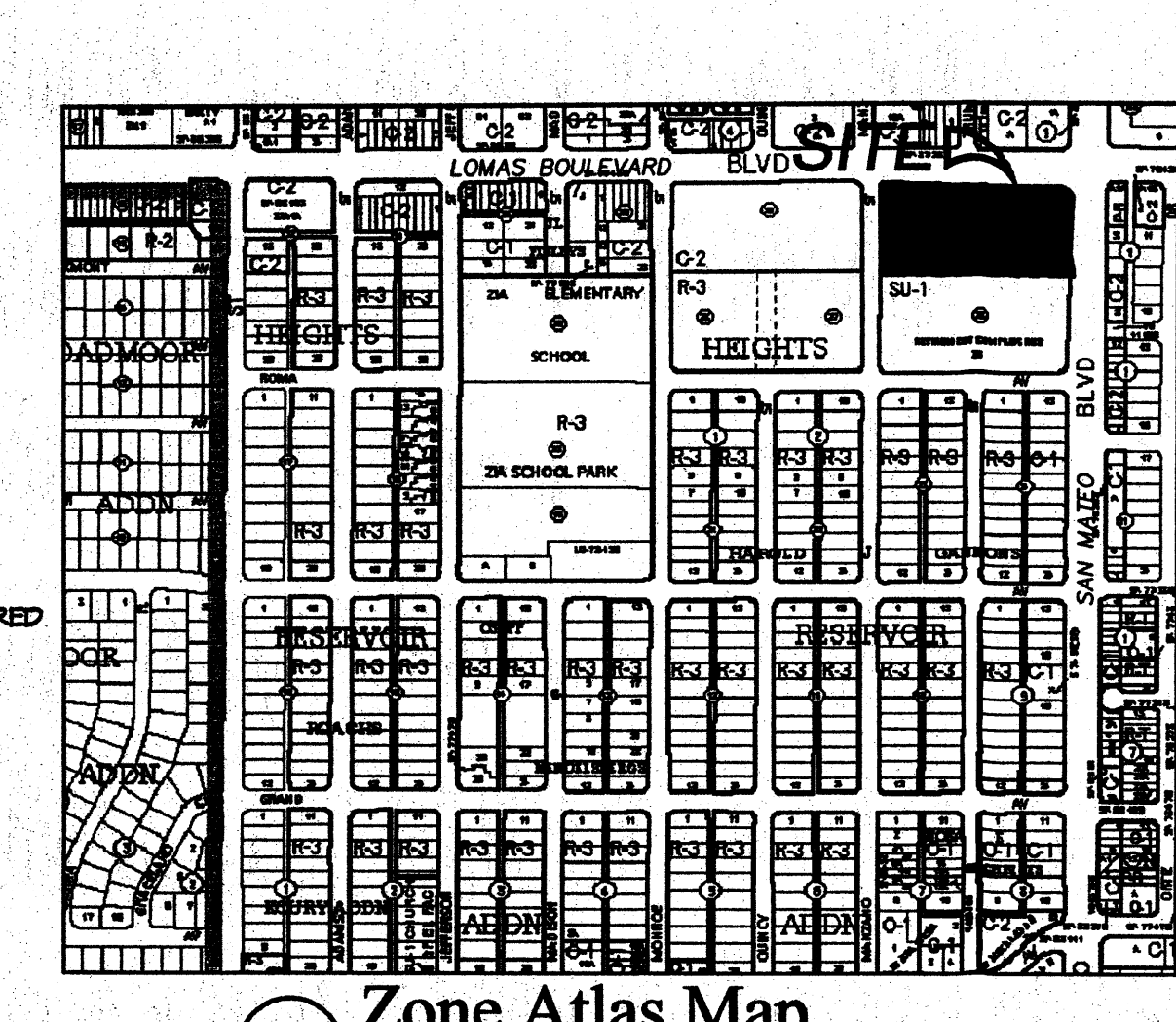
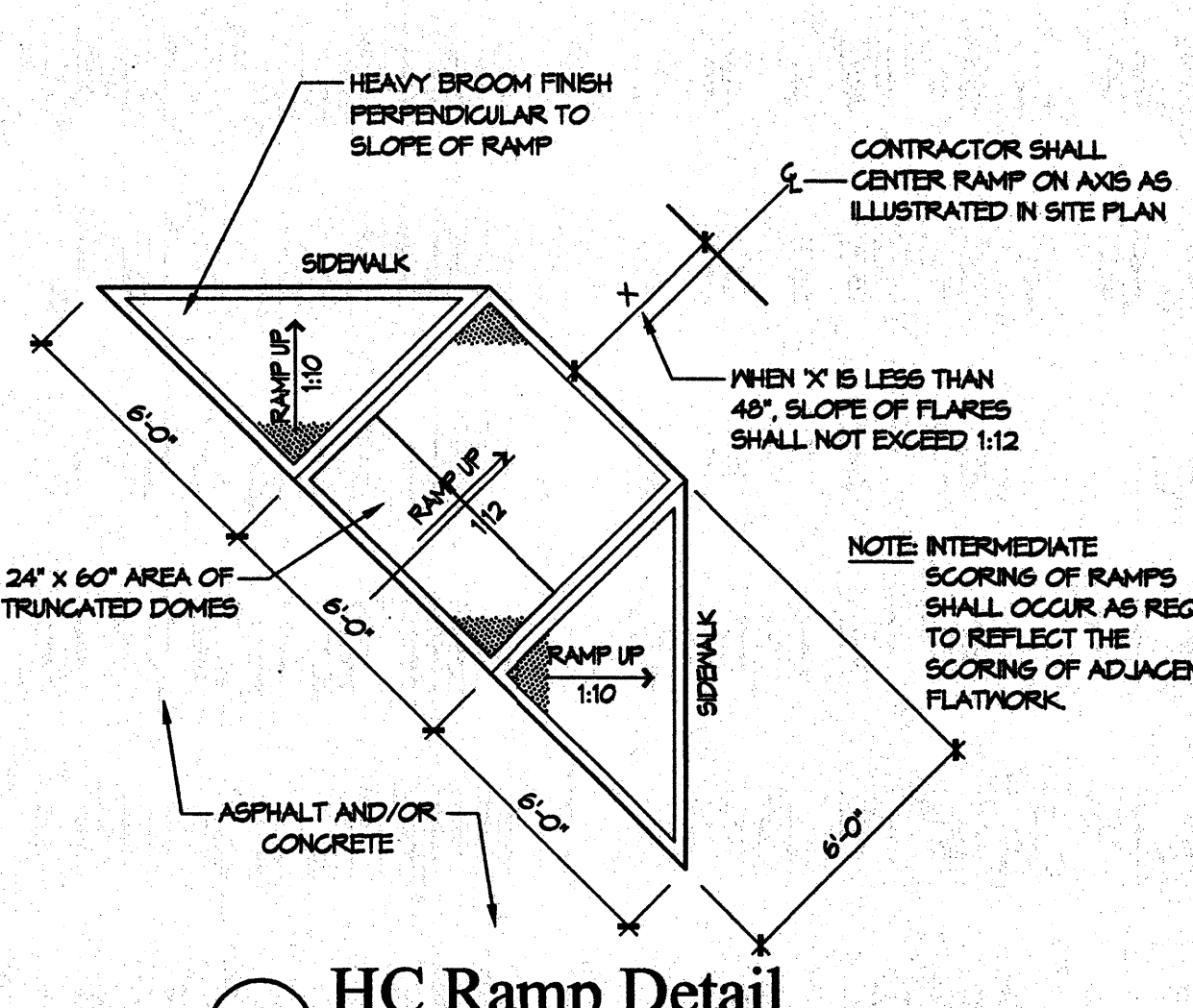
A003-C

HYDROLOGY SECTION

3 COPIES TO UIC 6/22/07



- GENERAL NOTES**
1. DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR CITY PLANNING DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
 2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 301.
- CONSTRUCTION NOTES**
- a. SLOPE (VERTICAL) TO BE MAINTAINED.
 - b. TYPICAL SLOPE SHALL BE 1% ACCORDANCE WITH CHAPTER 21 OF THE DEVELOPMENT PROCESS BOOK.
 - c. SLOPE TO BE MAINTAINED BY ADJUSTING THE RAMP OR FLARE. SEE CHAPTER 21 OF DEVELOPMENT PROCESS BOOK.
 - d. SEE CHAPTER 21 OF DEVELOPMENT PROCESS BOOK FOR RAMP OR FLARE.
 - e. SEE CHAPTER 21 OF DEVELOPMENT PROCESS BOOK FOR RAMP OR FLARE.
 - f. PROPERTY LINE.
 - g. CONSTRUCTION NOTES SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR CITY PLANNING DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
 - h. SEE CHAPTER 21 OF DEVELOPMENT PROCESS BOOK FOR RAMP OR FLARE.
 - i. SEE CHAPTER 21 OF DEVELOPMENT PROCESS BOOK FOR RAMP OR FLARE.
 - j. SEE CHAPTER 21 OF DEVELOPMENT PROCESS BOOK FOR RAMP OR FLARE.
 - k. SEE CHAPTER 21 OF DEVELOPMENT PROCESS BOOK FOR RAMP OR FLARE.
 - l. SEE CHAPTER 21 OF DEVELOPMENT PROCESS BOOK FOR RAMP OR FLARE.
 - m. SEE CHAPTER 21 OF DEVELOPMENT PROCESS BOOK FOR RAMP OR FLARE.
 - n. SEE CHAPTER 21 OF DEVELOPMENT PROCESS BOOK FOR RAMP OR FLARE.
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 - t. SEE CHAPTER 21 OF DEVELOPMENT PROCESS BOOK FOR RAMP OR FLARE.
 - u. SEE CHAPTER 21 OF DEVELOPMENT PROCESS BOOK FOR RAMP OR FLARE.
 - v. SEE CHAPTER 21 OF DEVELOPMENT PROCESS BOOK FOR RAMP OR FLARE.
 - w. SEE CHAPTER 21 OF DEVELOPMENT PROCESS BOOK FOR RAMP OR FLARE.
 - x. SEE CHAPTER 21 OF DEVELOPMENT PROCESS BOOK FOR RAMP OR FLARE.
 - y. SEE CHAPTER 21 OF DEVELOPMENT PROCESS BOOK FOR RAMP OR FLARE.
 - z. SEE CHAPTER 21 OF DEVELOPMENT PROCESS BOOK FOR RAMP OR FLARE.



Legal Description

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NUMBER OF HANDICAP PARKING SPACES = 8
NUMBER OF TOTAL PARKING SPACES PROVIDED = 230

TYPICAL PARKING SPACE DIMENSIONS = 9'-0" x 20'-0"
COMPACT PARKING SPACE DIMENSIONS = 8'-6" x 15'-0"

Access Note

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Keyed Notes

1. EXISTING CURB ACCESS RAMP PER COA STANDARD 2441.
2. HC ACCESS RAMP, SEE DETAIL 3/A003-C.
3. CURB CUTS TO BE REMOVED TO BE REPLACED WITH CURB, GUTTER AND SIDEWALK PER CITY STANDARD 2430, TYP.
4. RESERVING AREA = 24'-0" x 20'-0".
5. VERIFY RAMP MEET CITY STANDARD #2425, REBUILD AS NECESSARY.
6. PHOTO DOCUMENTING EXISTING OFF-SITE CONDITIONS. SEE ATTACHED PHOTOS.

Darren Sowell Architects

4700 Lincoln N.E., Suite 111
Albuquerque, N.M. 87109
Phone: (505) 342-6200
Fax: (505) 342-6201

STATE OF NEW MEXICO

Darren Lee Sowell
No. 3798
REGISTERED ARCHITECT
6-15-07

