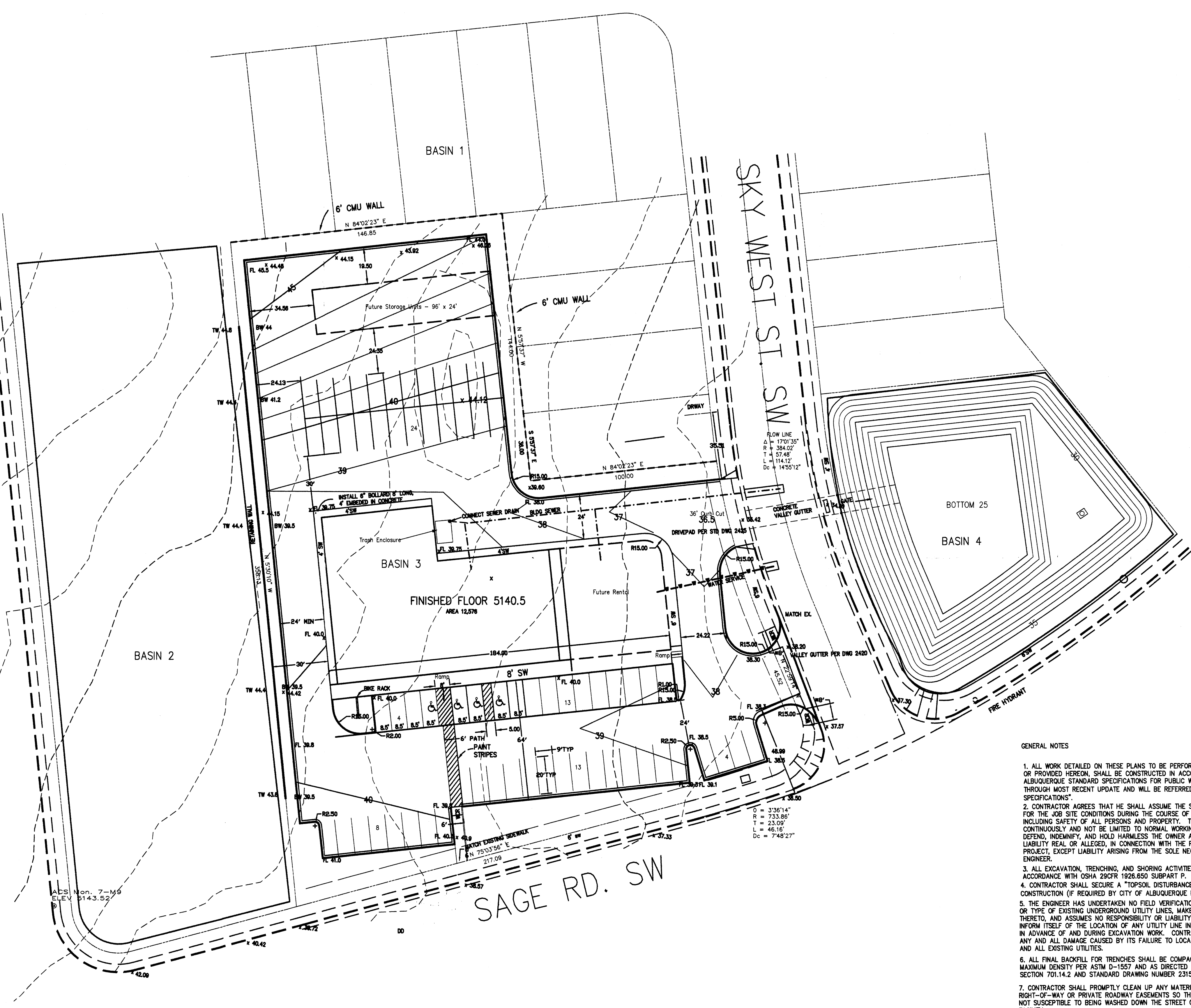


98th STREET SW

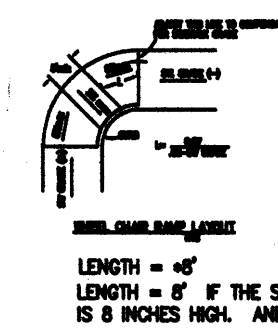
SKY WEST ST. SW

SAGE RD. SW



GENERAL NOTES

1. 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 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION THROUGH MOST RECENT UPDATE AND WILL BE REFERRED TO HEREIN AS "STANDARD SPECIFICATIONS".
2. CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
3. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
4. CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION (IF REQUIRED BY CITY OF ALBUQUERQUE PUBLIC WORKS).
5. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THEREON, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES.
6. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 90 % MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.
7. CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
8. REMOVALS SHALL BE DISPOSED OF OFF-SITE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIAL IN AN ENVIRONMENTALLY ACCEPTABLE MANNER AT A LOCATION ACCEPTABLE TO THE PROJECT MANAGER. THERE WILL BE NO DIRECT COMPENSATION FOR THIS WORK.
10. REMOVAL OF EXISTING CURB AND GUTTER OR SIDEWALK SHALL BE TO THE NEAREST JOINT OR SAW CUT.
11. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PER COA STD DWG'S



PARKING SPACES NEEDED 12,600 / 200=63
PARKING SPACES PROVIDED 66

LEGAL DESCRIPTION
TRACT B EXC. NELY PORTION, EXC. WLY PORTION
WEST VIEW TOWNHOMES ADDITION, ALBUQUERQUE, NM
1.56 ACRES MorL
UPC 100905515646322001

BENCHMARK
ACS MONUMENT LOCATED ON THE CURB OF 98TH STREET
AT THE INTERSECTION WITH SAGE ROAD. ELEV. 5143.52

NARRATIVE

THE POND ON THE EAST SIDE OF WEST SKY ST. WAS CREATED TO SERVE THIS SUBDIVISION PROJECT INCLUDING THESE COMMERCIAL PARCELS, BUT THE OUTFALL SEWER HAS NOT BEEN COMPLETED. EXAMINATION OF THE POND SHOWED THAT IT WAS LARGE ENOUGH TO IMPOUND THE 100 YR, 10-DAY STORM. THE OUTFALL SEWER IS WAITING FOR FUNDING TO BE COMPLETED.

TRAFFIC CIRCULATION LAYOUT APPROVED

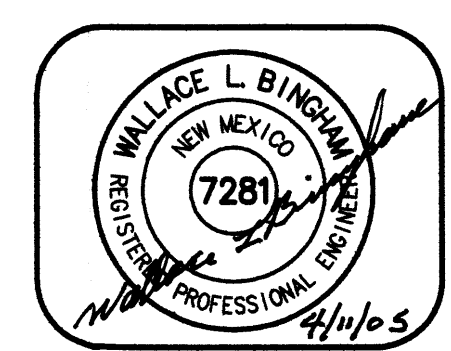
[Signature] 4/14/05
Signed Date

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

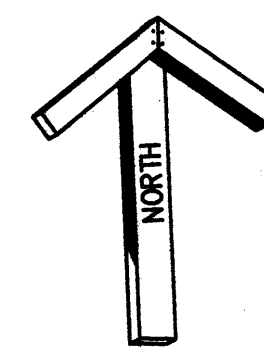
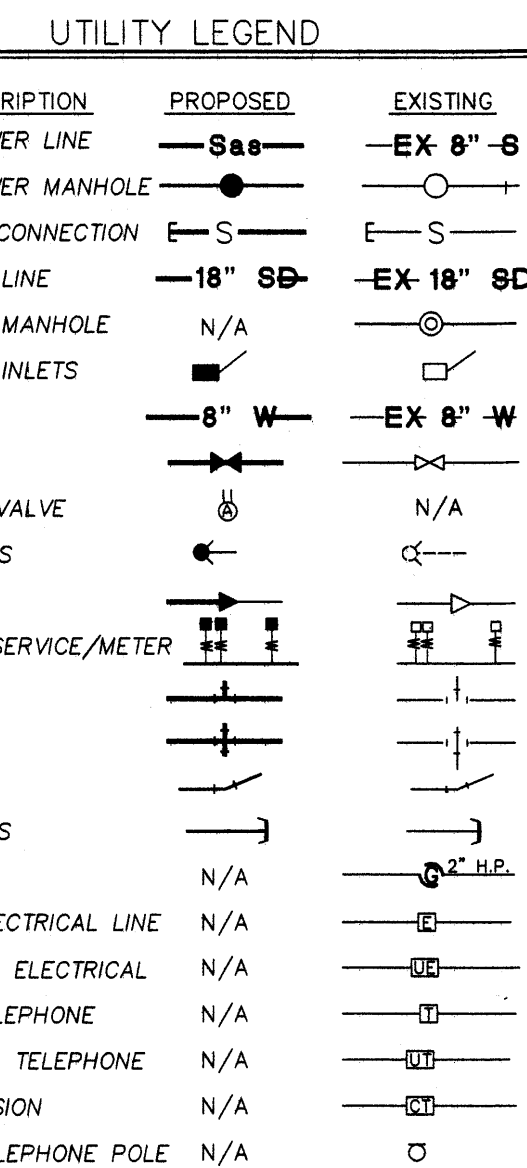
LEGEND

TO 58.43	PROPOSED TOP OF CURB ELEVATION
X 59.93	PROPOSED SPOT ELEVATION
08.0	EXISTING SPOT ELEVATION (GRID & TC)
	TEMPORARY PAVING
	PROPOSED CURB & GUTTER
	EXISTING CURB AND GUTTER
- - - - -	EXISTING CONTOUR W/ INDEX ELEVATION
- - - - -	PROPOSED CONTOUR W/ INDEX ELEVATION
	FLOW ARROW
45°	STORM DRAIN WITH MANHOLE & INLETS
30° 30'	PROPOSED STORM DRAIN
	PROPOSED STORM SEWER CATCH BASIN
	PROPOSED WATER BLOCK
	BASIN BOUNDARY
	SUB BASIN BOUNDARY
	PHASE LINE
	RETAINING WALL

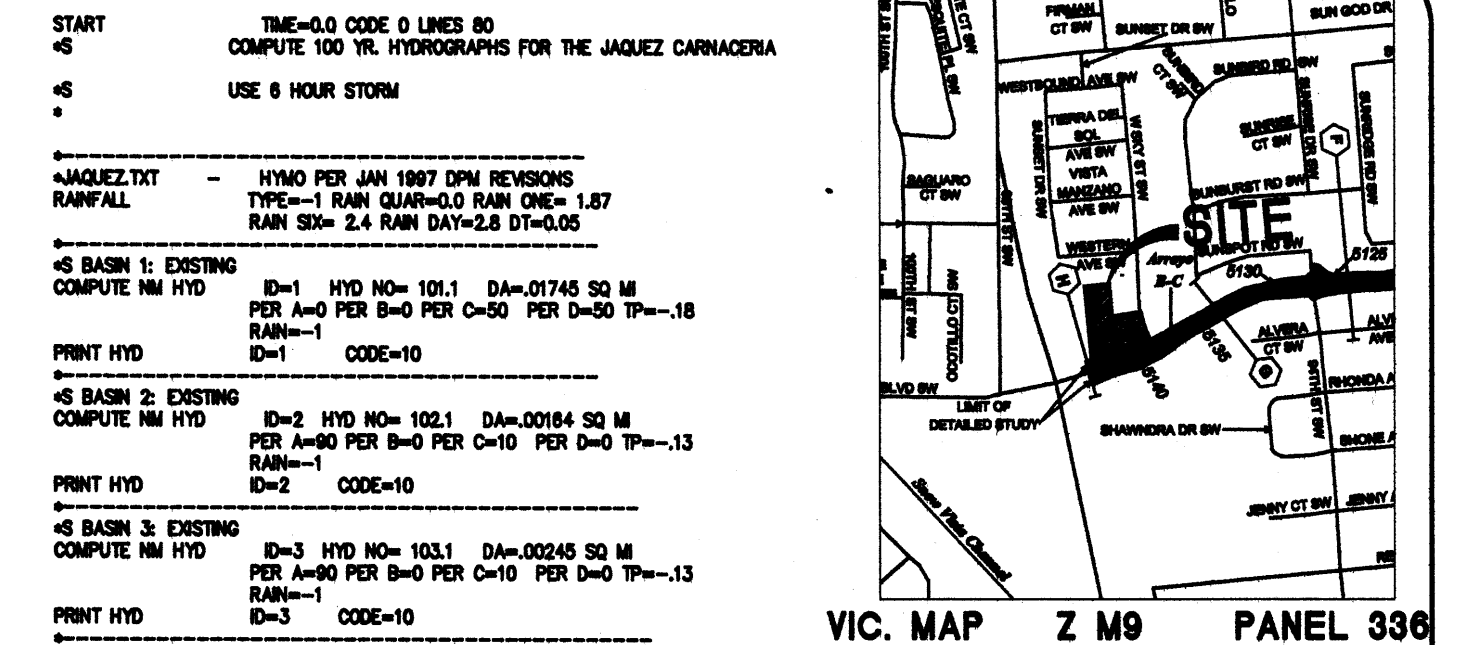
BINGHAM ENGINEERING
ALBUQUERQUE, NEW MEXICO
505 797 4699



TRAFFIC CONTROL LAYOUT PLAN
PLAZA CUAUHEMOC



SCALE: 1' = 30'

[illegible]

VOLUME OF THE POND:

CONTOUR	AREA	AVERAGE	DEPTH	VOLUME	
35	19098	15500	5	77500	
30	11883	10384	1	10384	
29	8885	6907	4	27628	
25	4927			115512	TOTAL

$$115512 \div 43560 = 2.65 \text{ AC.FT}$$

VOLUME OF 10 DAY STORM:

$$VOL_6 + A_D * (P_{10} - P_6) = VOL_{10}$$

$$1.818 + (5.58 - 1.33) * (1.45) / 12 = 2.33 \text{ Ac. Ft.}$$

PARKING SPACES NEEDED 12,600 / 200=63
PARKING SPACES PROVIDED 66

LEGAL DESCRIPTION

TRACT B EXC. NELY PORTION, EXC. WLY PORTION
WEST VIEW TOWNHOMES ADDITION, ALBUQUERQUE, NM
1.56 ACRES MorL.
UPC 100905515646322001


















BENCHMARK

ACS MONUMENT LOCATED ON THE CURB OF 98TH STREET
AT THE INTERSECTION WITH SAGE ROAD. ELEV. 5143.52

NARRATIVE

THE POND ON THE EAST SIDE OF WEST SKY ST. WAS CREATED TO SERVE THIS SUBMISSION PROJECT INCLUDING THESE COMMERCIAL PARCELS, BUT THE OUTFALL SEWER HAS NOT BEEN COMPLETED. EXAMINATION OF THE POND SHOWED THAT IT IS LARGE ENOUGH TO IMPOUND THE 100 YR, 10-DAY STORM. THE OUTFALL STORM SEWER IS WAITING FOR FUNDING TO BE COMPLETED.

LEGEND

	PROPOSED SPOT CURB ELEVATION
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION (GRID & TC)
	TEMPORARY PAVING
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	EXISTING CONTOUR W/ INDEX ELEVATION
	PROPOSED CONTOUR W/ INDEX ELEVATION
	FLOW ARROW
	STORM DRAIN WITH MANHOLE & INLETS
	PROPOSED STORM DRAIN
	PROPOSED STORM SEWER CATCH BASIN
	PROPOSED WATER BLOCK
	BASIN BOUNDARY
	SUBS BASIN BOUNDARY
	PHASE LINE
	RETAINING WALL

DRAINAGE CERTIFICATION

I, WALLACE L. BINGHAM NMPE 7281, 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 2/1/2005. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST ON MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR RELEASE OF CERTIFICATE OCCUPANCY.

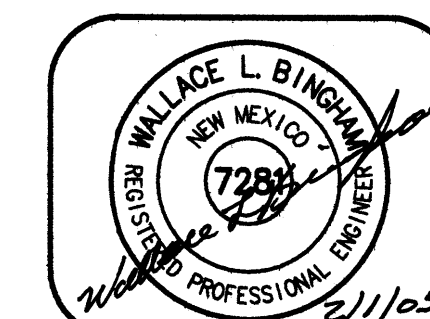
AS-BUILT DESIGNATION 92.10 92.08 OR 92.50 ✓

AS-BUILT DESIGNATION 92.10 92.08 OR 92.50✓



9/15/07

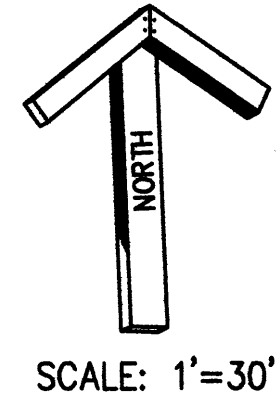
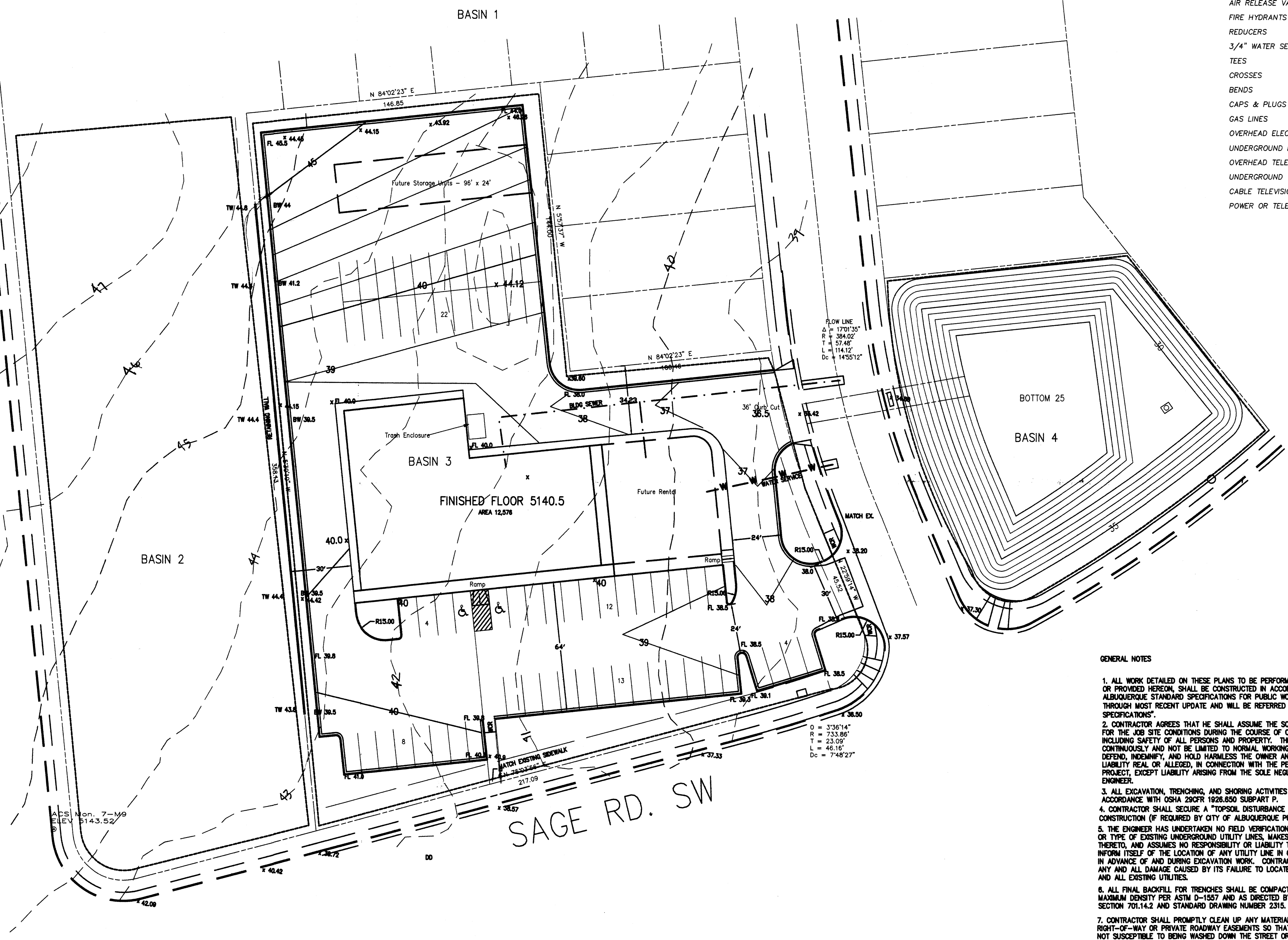
BINGHAM ENGINEERING
ALBUQUERQUE, NEW MEXICO
505 797 4699



GRADING AND DRAINAGE PLAN

PLAZA CUAUHEMOC

RECEIVED
SEP 17 2007
HYDROLOGY SECTION



UTILITY LEGEND		
DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER LINE	— 8" —	— EX 8" —
SANITARY SEWER MANHOLE		
SAS SERVICE CONNECTION	— S —	— S —
STORM DRAIN LINE	— 18" SD —	— EX 18" SD —
STORM DRAIN MANHOLE	N/A	
STORM DRAIN INLETS		
WATER LINE	— 8" W —	— EX 8" W —
GATE VALVE		N/A
AIR RELEASE VALVE		
FIRE HYDRANTS		
REDUCERS		
3/4" WATER SERVICE/METER		
TEES		
CROSSES		
BENDS		
CAPS & PLUGS		
GAS LINES	N/A	— 4" H.P. —
OVERHEAD ELECTRICAL LINE	N/A	— —
UNDERGROUND ELECTRICAL	N/A	— —
OVERHEAD TELEPHONE	N/A	— —
UNDERGROUND TELEPHONE	N/A	— —
CABLE TELEVISION	N/A	— —
POWER OR TELEPHONE POLE	N/A	

```

START
*5
TIME=0.00 C=0 LINES 10
COMPUTE 100 HYD HYDROGRAPHS FOR THE JACQUEZ CARANERA
*5
USE 6 HOUR STORM

=====
JACQUEZ.TXT - HYDRO FOR JAN 1967 DPM REVISIONS
RAINFALL HYD=1.0001 RAIN Q3=0.00 R4=0.00 R5=1.87
RAIN SQ=2.0 RAIN DAT=2.8 DT=0.05
*5
AS BASIN 1: EXISTING 11.168 Ac.
COMPUTE NM HYD D=1 HYD NM= 101.1 D=0.0748 SQ MI
PER D=10 PER B=0 PER C=0 PER D=50 TP=-18
RAIN=1
D=2 CODE=10
=====
AS BASIN 2: EXISTING 1.046 Ac.
COMPUTE NM HYD D=1 HYD NM= 102.1 D=0.0084 SQ MI
PER D=0 PER B=0 PER C=0 PER D=0 TP=-13
RAIN=1
D=3 CODE=10
=====
AS BASIN 3: EXISTING 1.566 Ac.
COMPUTE NM HYD D=3 HYD NM= 103.1 D=0.0245 SQ MI
PER D=0 PER B=0 PER C=0 PER D=0 TP=-13
RAIN=1
D=3 CODE=10
=====
AS BASIN 3: PROPOSED 1.566 Ac.
COMPUTE NM HYD D=4 HYD NM= 104.1 D=0.0245 SQ MI
PER D=0 PER B=0 PER C=0 PER D=55 TP=-13
RAIN=1
D=4 CODE=10
=====
AS BASIN 4: PROPOSED 0.4608 Ac.
COMPUTE NM HYD D=5 HYD NM= 105.1 D=0.0072 SQ MI
PER D=0 PER B=0 PER C=0 PER D=0 TP=-13
RAIN=1
D=5 CODE=10
=====
AS BASIN 5: PROPOSED 0.4608 Ac.
COMPUTE NM HYD D=6 HYD NM= 106.1 D=0.0072 SQ MI
PER D=0 PER B=0 PER C=0 PER D=0 TP=-13
RAIN=1
D=6 CODE=10
=====
ADD HYD 10 TO HYD 110.0 IN= 4 B=5
PRINT HYD 10 TO CODE 10
=====
ADD HYD 110 TO HYD 111.0 IN= 4 B=5
PRINT HYD 11 TO CODE 10
=====
ADD HYD 111 TO HYD 112.1 IN= 5 B=5
PRINT HYD 12 TO CODE 10
=====
FINISH

```

```

ANALYSIS PROGRAM SUMMARY (ANALYSIS) -
INPUT FILE = D:\Vhydro\JAJAZZ.txt
- VERSION: 1987.02.28      RUN DATE (MM/DD/YY) = 01/31/2005
USER NO. = ANHYMO - 074020000700-55
FORM NO. = 1

HYDROGRAPH FROM TO
EXPIRATION NO. NO. AREA PEAK RUNOFF RUNOFF TIME TO QFS PER PAGE
              (SQ MI) (CFS) (AC-FT) (INCHES) (HOURS) ACRE ACRES NOTATION

START TIME=
# COMPUTE 100 YR. HYDROGRAPHS FOR THE JAJAZZ CANACERRA .00
# USE 8 HOUR STORM 4.0, 43 RAIN= 2.400

DURFALL TYPE=
# S BASIN 1: EXISTING 101.0 - 1 .01745 35.10 1.487 1.80081 1.500 3.143 PER MP= 50.00
# S BASIN 2: EXISTING 102.0 - 2 .00984 1.73 ✓ .948 .54089 1.500 1.644 PER MP= .00.00
# S BASIN 3: EXISTING 103.0 - 3 .00245 2.58 .072 .54089 1.500 1.842 PER MP= .00.00
# S BASIN 4: PROPOSED 104.0 - 4 .00245 8.34 ✓ .253 1.83779 1.500 4.041 PER MP= 85.00
# S BASIN 4: PROPOSED 105.0 - 5 .00072 .70 .020 .50008 1.500 1.521 PER MP= .00.00
ADD HYD 110.00 1# 2 10 .01809 38.70 1.246 1.51782 1.500 3.004
ADD HYD 112.00 4# 3 11 .00377 4.90 .273 1.81318 1.500 3.468
ADD HYD 112.00 10# 12 12 .00228 42.80 1.018 1.53140 1.500 3.004
FINISH

```

<u>VOLUME OF THE POND:</u>				
<u>CONTOUR</u>	<u>AREA</u>	<u>AVERAGE</u>	<u>DEPTH</u>	<u>VOLUME</u>
35	19098	15500	5	77500
30	11883	10384	1	10384
29	8885	6907	4	27628
25	4927			115512
				TOTAL

DATE SOLD AND BUYER

115512 + 43560 = 2.65 AC.FT

VOLUME OF 10 DAY STORM:

$VOL_6 + A_0 \cdot (R_0 - P_0) = VOL_{10}$

$1.818 + (5.58 + 1.33) \cdot (1.45) / 12 = 2.33 \text{ Ac. Ft.}$

6.91

2.65

3rd ANNUOUS PAYMENT

12th SUBGRADE PREP

PAYMENT SECTION

LEGAL DESCRIPTION

TRACT B EXC. NELY PORTION, EXC. WLY PORTION
WEST VIEW TOWNHOMES ADDITION, ALBUQUERQUE, NM
1.56 ACRES MorL

UPC 10090551564632001

- GENERAL NOTES
1. 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 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION THROUGH MOST RECENT UPDATE AND WILL BE REFERRED TO HEREIN AS "STANDARD SPECIFICATIONS".
 2. CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFINE, IDENTIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY (REAL OR ALLEGED), IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
 3. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.850 SUBPART P.
 4. CONTRACTOR SHALL SECURE A "TRESPASSOR DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION (IF REQUIRED BY CITY OF ALBUQUERQUE PUBLIC WORKS).
 5. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY FOR LIABILITY THEREOF. CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES.
 6. ALL FILL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 90 % COMPACTION PER ASTM D1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.
 7. CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
 8. REMOVALS SHALL BE DISPOSED OF OFF-SITE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 9. CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIAL IN AN ENVIRONMENTALLY ACCEPTABLE MANNER AT A LOCATION ACCESSIBLE TO THE PROJECT MANAGER. THERE WILL BE NO DIRECT COMPENSATION FOR THIS WORK.
 10. REMOVAL OF EXISTING CURB AND GUTTER OR SIDEWALK SHALL BE TO THE NEAREST JOINT OR SAW CUT.

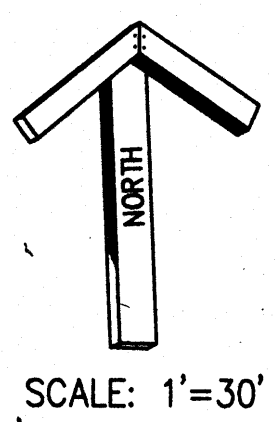
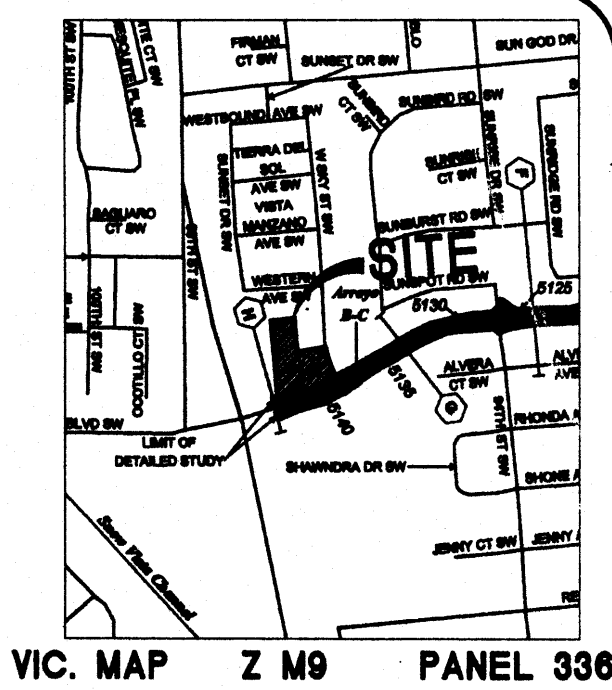
NARRATIVE

THE POND ON THE EAST SIDE OF WEST SKY ST. WAS CREATED TO SERVE THIS SUBDIVISION PROJECT INCLUDING THESE COMMERCIAL PARCELS, BUT THE OUTFALL SEWER HAS NOT BEEN COMPLETED. EXAMINATION OF THE POND SHOWED THAT IS WAS LARGE ENOUGH TO IMPOUND THE 100 YR, 10-DAY STORM. THE OUTFALL SEWER IS WAITING FOR FUNDING TO BE COMPLETED.

**GRADING AND DRAINAGE PLAN
AND TCL PLAN
PLAZA CUAUHEMOC**

BINGHAM ENGINEERING
ALBUQUERQUE, NEW MEXICO
505 797 4899





TRAFFIC CIRCULATION LAYOUT CERTIFICATE

I, WALLACE L. BINGHAM, NMPE, OF THE FIRM, BINGHAM ENGINEERING, HEREBY CERTIFIES THAT THIS PROJECT IS IN SUBSTANTIAL CONFORMANCE WITH THE DESIGN INTENT OF THE PLAN, APPROVED, 6/15/07. THE HAND RECORDED INFORMATION ADDED, WAS OBTAINED AND PLACED ON THE ORIGINAL DESIGN DOCUMENT BY ME, AND IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A CERTIFICATE OF OCCUPANCY. THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Wallace L. Bingham
 6/15/07 Date
 WALLACE L. BINGHAM
 NEW MEXICO
 7281
 REGISTERED PROFESSIONAL ENGINEER

PARKING SPACES NEEDED 12,600 / 200=63
 PARKING SPACES PROVIDED 66

LEGAL DESCRIPTION
 TRACT B EXC. NELY PORTION, EXC. WLY PORTION
 WEST VIEW TOWNHOMES ADDITION, ALBUQUERQUE, NM
 1.56 ACRES MorL
 UPC 100905515646322001

BENCHMARK
 ACS MONUMENT LOCATED ON THE CURB OF 98TH STREET
 AT THE INTERSECTION WITH SAGE ROAD. ELEV. 5143.52

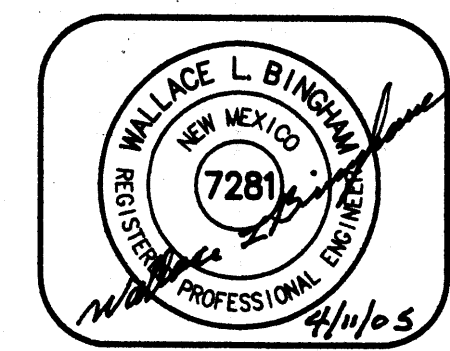
NARRATIVE

THE POND ON THE EAST SIDE OF WEST SKY ST. WAS CREATED TO SERVE THIS SUBDIVISION PROJECT INCLUDING THESE COMMERCIAL PARCELS, BUT THE OUTFALL SEWER HAS NOT BEEN COMPLETED. EXAMINATION OF THE POND SHOWED THAT IT WAS LARGE ENOUGH TO IMPOUND THE 100 YR, 10-DAY STORM. THE OUTFALL SEWER IS WAITING FOR FUNDING TO BE COMPLETED.

TRAFFIC CIRCULATION LAYOUT
 APPROVED
WLB
 Signed Date 4/10/05

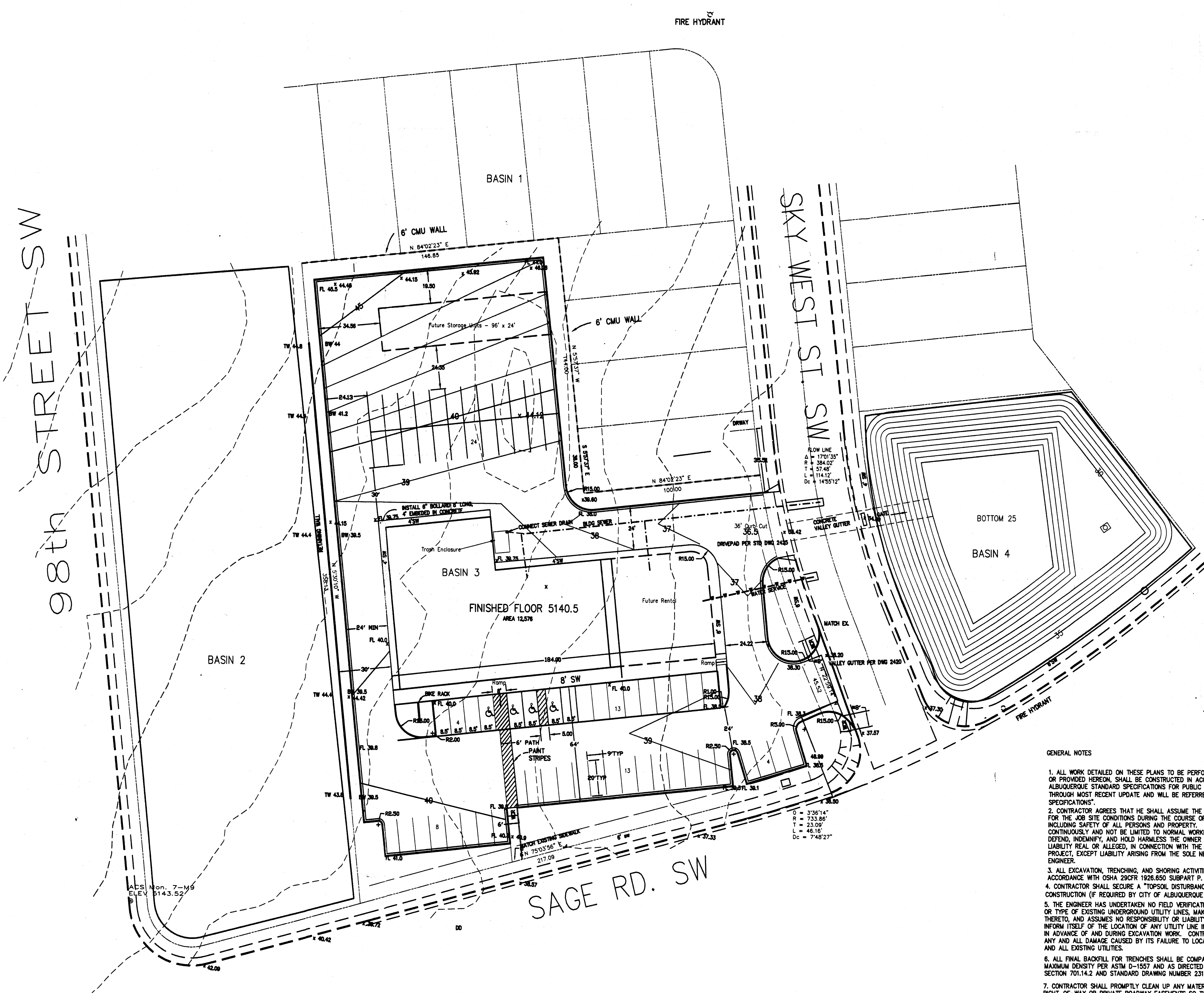
Public Infrastructure shown
 on these plans for information
 only and not part of approval.
 Separate DRC/Permit approval
 and Work Order required.

- LEGEND
- PROPOSED TOP OF CURB ELEVATION
 - PROPOSED SPOT ELEVATION
 - EXISTING SPOT ELEVATION (GRID & TC)
 - TEMPORARY PAVING
 - PROPOSED CURB & GUTTER
 - EXISTING CURB AND GUTTER
 - EXISTING CONTOUR W/ INDEX ELEVATION
 - PROPOSED CONTOUR W/ INDEX ELEVATION
 - FLOW ARROW
 - STORM DRAIN WITH MANHOLE & INLETS
 - PROPOSED STORM DRAIN
 - PROPOSED STORM SEWER CATCH BASIN
 - PROPOSED WATER BLOCK
 - BASIN BOUNDARY
 - SUB BASIN BOUNDARY
 - PHASE LINE
 - RETAINING WALL



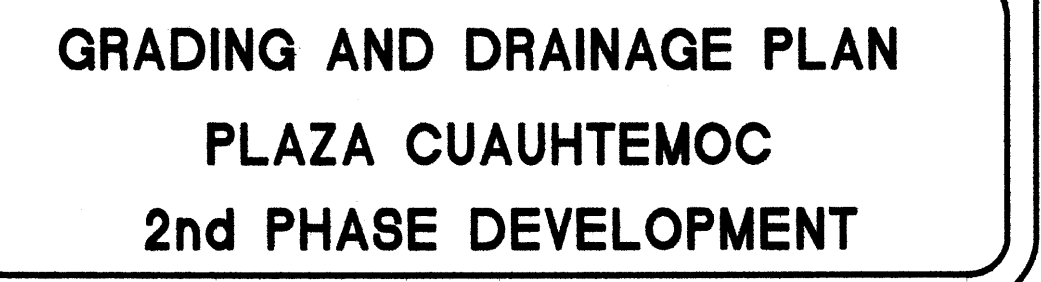
BINGHAM ENGINEERING
 ALBUQUERQUE, NEW MEXICO
 505 797 4699

TRAFFIC CONTROL LAYOUT PLAN
 PLAZA CUAUHEMOC
 RECEIVE
 SEP 17 2007
 HYDROLOGY SECTION



GENERAL NOTES

- 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 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION THROUGH MOST RECENT UPDATE AND WILL BE REFERRED TO HEREIN AS "STANDARD SPECIFICATIONS".
- CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
- CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION (IF REQUIRED BY CITY OF ALBUQUERQUE PUBLIC WORKS).
- THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES.
- ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 90 % MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.
- CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- REMOVALS SHALL BE DISPOSED OF OFF-SITE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIAL IN AN ENVIRONMENTALLY ACCEPTABLE MANNER AT A LOCATION ACCEPTABLE TO THE PROJECT MANAGER. THERE WILL BE NO DIRECT COMPENSATION FOR THIS WORK.
- REMOVAL OF EXISTING CURB AND GUTTER OR SIDEWALK SHALL BE TO THE NEAREST JOINT OR SAW CUT.
- WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PER COA STD DWG'S

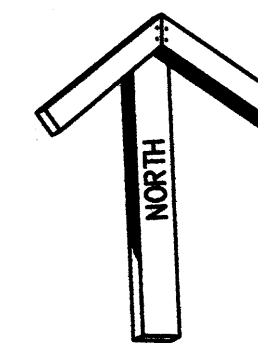


98th STREET SW

FIRE HYDRANT

SKY WEST ST. SW

SAGE RD. SW



SCALE: 1"=30'

ACS Mon. 7-M9
ELEV. 5143.52

PARKING:

PARKING SPACES RETAIL $13334 \times .9 / 200 = 60$
PARKING SPACES STOR. $.9 \times 5000 / 2000 = 2.25$
= 62 SPACES

19 EXISTING SPACES PLUS 43 EXISTING SPACES
EQUALS 62 PROPOSED SPACES

LEGAL DESCRIPTION

TRACT B EXC. NELY PORTION, EXC. WLY PORTION
WEST VIEW TOWNHOMES ADDITION, ALBUQUERQUE, NM
1.56 ACRES M or L.
UPC 100905515646322001

BENCHMARK

ACS MONUMENT LOCATED ON THE CURB OF 98TH STREET
AT THE INTERSECTION WITH SAGE ROAD. ELEV. 5143.52

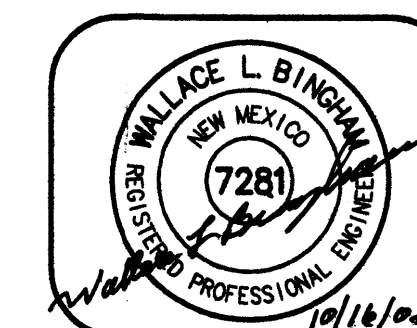
LEGEND

TC 98.43	PROPOSED TOP OF CURB ELEVATION
X 69.93	PROPOSED SPOT ELEVATION
09.0	EXISTING SPOT ELEVATION (GRND & TC)
	TEMPORARY PAVING
	PROPOSED CURB & GUTTER
	EXISTING CURB AND GUTTER
	EXISTING CONTOUR W/ INDEX ELEVATION
	PROPOSED CONTOUR W/ INDEX ELEVATION
	FLOW ARROW
	STORM DRAIN WITH MANHOLE & INLETS
	PROPOSED STORM DRAIN
	PROPOSED STORM SEWER CATCH BASIN
	PROPOSED WATER BLOCK
	BASIN BOUNDARY
	SUB BASIN BOUNDARY
	PHASE LINE
	RETAINING WALL
	PHASE BOUNDARY

TRAFFIC CIRCULATION LAYOUT
APPROVED
10/16/07

RECEIVED
OCT 16 2007
HYDROLOGY SECTION

BINGHAM ENGINEERING
ALBUQUERQUE, NEW MEXICO
505 797 4699



TRAFFIC CONTROL LAYOUT PLAN
PLAZA CUAUHEMOC
PHASE TWO