

VICINITY MAP M-10

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING LOT 11 COORS-ARENAL INDUSTRIAL PARK (7010 HUSEMAN PLACE S.W.) ARE CONTAINED HEREON:

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 1.0 ACRES AND LOCATED WEST OF THE INTERSECTION OF COORS BOULEVARD S.W. AND HUSEMAN PLACE S.W., ON THE SOUTHWEST SIDE OF HUSEMAN PLACE S.W. NO OFF-SITE FLOWS ENTER THE SITE FROM ANY DIRECTION, THE SITE SLOPES IN A NORTHEASTLY DIRECTION. ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL 03370, DATED SEPTEMBER 20, 1996, THIS SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

PROPOSED CONDITIONS

AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF A 5000 SQ. FT. BUILDING ALONG WITH ASSOCIATED PAVED PARKING AND LANDSCAPED AREAS. A MASTER DRAINAGE PLAN WAS PREPARED BY ABQ ENGINEERING INC. IN MARCH OF 2002. THE MAXIMUM BUILDING SIZE WAS TO BE 6000 SQ. FT., AND THE REQUIRED PONDING AREA WAS TO BE SIZED TO ACCOMMODATE THE 100-YEAR, 10-DAY VOLUME. THE DESIGN REQUIREMENTS STIPULATED ON THE MASTER DRAINAGE HAVE BEEN FOLLOWED FOR THE DESIGN OF THE ABOVE REFERENCED SITE. TWO PONDING AREAS HAVE BEEN UTILIZED TO ACCOMMODATE THE REQUIRED 100 YEAR, 10 DAY VOLUME. THE POND DEPTH AT ITS DEEPEST POINT WILL BE AT 2.72' FEET. THE SITE WILL BE USED AS A METAL FABRICATING SHOP; THEREFORE, CHAINLINK FENCE AND A ROD IRON GATE ENCLOSE THE COMPLETE PERIMETER. THE PONDING AREAS ARE PROTECTED FROM INTRUDERS BY THE PERIMETER FENCE WHICH MEETS THE REQUIREMENTS FOR POND PROTECTION FOR PONDS DEEPER THAN 18" INCHES. THE CALCULATIONS WHICH APPEAR HEREON; ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRES AND SMALLER BASINS; AS SET FORTH IN THE REVISION OF SECTION 22.2 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL VOLUME II. DESIGN CRITERIA DATED 1997, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUN-OFF GENERATED.

PROJECT AREA = 1 ac.

TELLES METAL FABRICATION SHOP

ZONE 1

PRECIPITATION: 360 = 2.20 in.

1440 = 2.66 in.

10day = 3.67 in.

EXCESS PRECIPITATION: PEAK DISCHARGE:

TREATMENT A 0.44 in. 1.29 cfs/ac.

TREATMENT B 0.67 in. 2.03 cfs/ac.

TREATMENT C 0.99 in. 2.87 cfs/ac.

TREATMENT D 1.97 in. 4.37 cfs/ac.

EXISTING CONDITIONS: AREA

TREATMENT A 1 ac. 0.369 ac.

TREATMENT B 0 ac. 0.15 ac.

TREATMENT C 0 ac. 0.0325 ac.

TREATMENT D 0 ac. 0.449 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = (0.44 x (1.00) + (0.67 x (0.00) + (0.99 x (0.00) + (1.97 x (0.00)) / 1.00 ac.

= 0.44 in.

V100-360 = (0.44 x (1.00)) / 12 = 0.036667 ac-ft = 1597 CF

EXISTING PEAK DISCHARGE:

Q100 = (1.29 x (1.00) + (2.03 x (0.00) + (2.87 x (0.00) + (4.37 x (0.00)) = 1.29 CFS

PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.44 x (0.37) + (0.67 x (0.15) + (0.99 x (0.03) + (1.97 x (0.45)) / 1.00 ac.

= 1.18 in.

V100-360 = (1.18 x (1.00)) / 12.0 = 0.098297 ac-ft = 4282 CF

V100-1440 = (0.10) + (0.45 x (2.66 - 2.20)) / 12 = 0.115509 ac-ft = 5032 CF

V100-10day = (0.10) + (0.45 x (3.67 - 2.20)) / 12 = 0.153300 ac-ft = 6678 CF

PROPOSED PEAK DISCHARGE:

Q100 = (1.29 x (0.37) + (2.03 x (0.15) + (2.87 x (0.03) + (4.37 x (0.45)) = 3.28 CFS

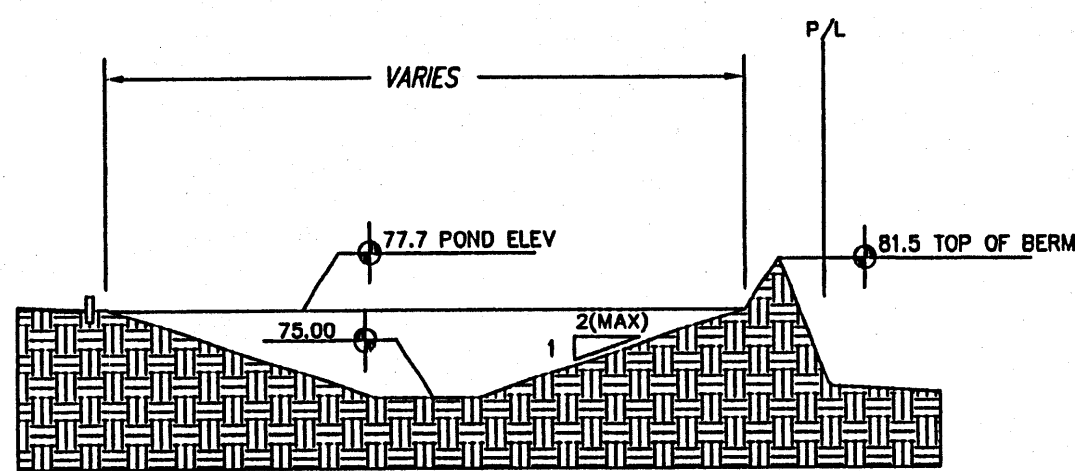
INCREASE 3.28 CFS - 1.29 CFS = 1.99 CFS

POND CALCULATION

CONTOUR	POND 1 AREA	POND 2 AREA	POND 3 AREA	total	DEPTH FT	VOLUME CU FT
4977.7	1077	851	4702	6630		
4977	744	477	4093	5314	0.7	3214
4976	411	120	3337	3868	1.0	3389
4975	243	22	2645	2910	1.0	1455
TOTAL					TOTAL	8058
					POND VOLUME REQUIRED	6,627

LANDSCAPE NOTES

POND AREA SHALL HAVE GRAVEL BOTTOM AND CAN BE USED FOR REQUIRED LANDSCAPING.



SECTION A-A

DRAINAGE CERTIFICATION

I WALLACE L. BINGHAM, NMP# 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 03/25/2004. 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 OF MY KNOWLEDGE AND BELIEF. THE FOLLOWING ARE MINOR CHANGES WHICH DO NOT AFFECT THE ORIGINAL DRAINAGE CONCEPT.

1. AN ADDITIONAL 27'x50' OF CONCRETE WAS ADDED SOUTHWEST OF THE BUILDING. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR RELEASE OF CERTIFICATE OCCUPANCY.

AS-BUILT DESIGNATION

81.65

OR

81.50



EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT FOR STORM RUNOFF DURING CONSTRUCTION; HE SHALL INSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF TO LEAVE THE SITE AND ENTERING ADJACENT PROPERTY.
- ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

KEYED NOTES:

- 1 NEW ASPHALT PAVING
- 2 NEW DRIVE PAD PER COA STD DWG 2425
- 3 GRAVEL PARKING LOT
- 4 6" HEADER CURB W/ 6" OPENING @10' OC TO ALLOW FLOW
- 5 NEW SIDE WALK(SEE SITE PLAN FOR WIDTH AND LOCATION)
- 6 4" PVC EQUALIZER PIPE BETWEEN PONDS
- 7 PAINTED STRIPS
- 8 HC RAMP
- 9 NOT USED

LEGAL DESCRIPTION

LOT 11, COORS & ARENAL INDUSTRIAL SUBDIVISION, BERNALILLO COUNTY ALBUQUERQUE, NEW MEXICO

BENCH-MARK

TBM BEING A THE TOP OF CURB MARK
TBM MARK WITH BLACK SPRAY PAINT BEARS ELEVATION 4978.53. REFERENCE ACS BM NM-45-68 BEARS ELEVATION 4960.973 (MSL)

NOTICE TO CONTRACTOR

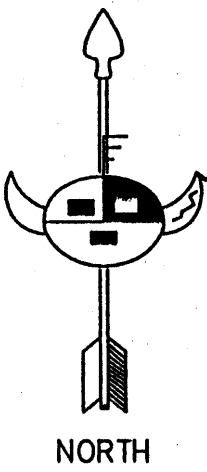
1. An excavation/construction permit will be required before beginning any work within the City right-of-way. Approved copy of this plan must be submitted at the time of application for permit.
2. All work detailed in this plan to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with City of Albuquerque Standard Specification for Public Works Construction.
3. Two working days prior to any excavation, contractor must contact line locating Services for locating existing utilities, (260-1990).
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all construction. 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 Commercial use.
6. All work on this project shall be performed in accordance with applicable Federal, State and local laws, rules and regulations concerning construction safety and health.
7. Maintenance of this facilities shall be the responsibility of the owner of the property served.

SYMBOL LEGEND

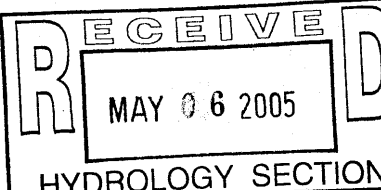
EXISTING CONTOUR --- 4981 ---
DESIGN CONTOUR --- 80 ---
PROPOSED SPOT ELEVATION 81.50 TC
PROPERTY LINE ---
EASEMENT LINE ---
FLOW DIRECTION
EXISTING SPOT ELEVATION
DOWN SPOUT (NO TO SCALE)

ABBREVIATION LEGEND

TOP OF CONC APRON - TCA
TOP OF CURB - TC
TOP OF ASPHALT - TA
TOP OF BERM - TB
BOTTOM OF POND - BP
FINISHED FLOOR - FF
TOP OF SIDEWALK - TSW
TOP OF RETAINING WALL - TRW

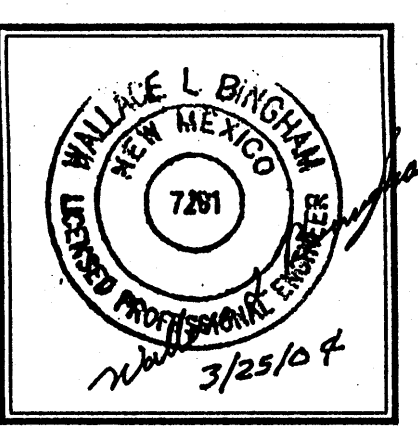


0' 5' 10' 20' 40'



GRADING & DRAINAGE PLAN

Scale 1"=20'-0"



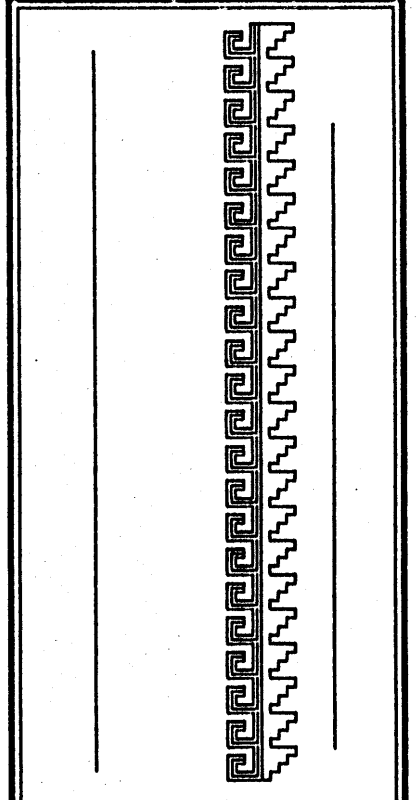
JOB NO.	XXXXXXXXXX
DATE	MARCH 2004
REVISIONS	

GRADING & DRAINAGE PLAN

Project Title

Drawn By: H. Head & B. Munkasa

Checked By: MB



Project Name

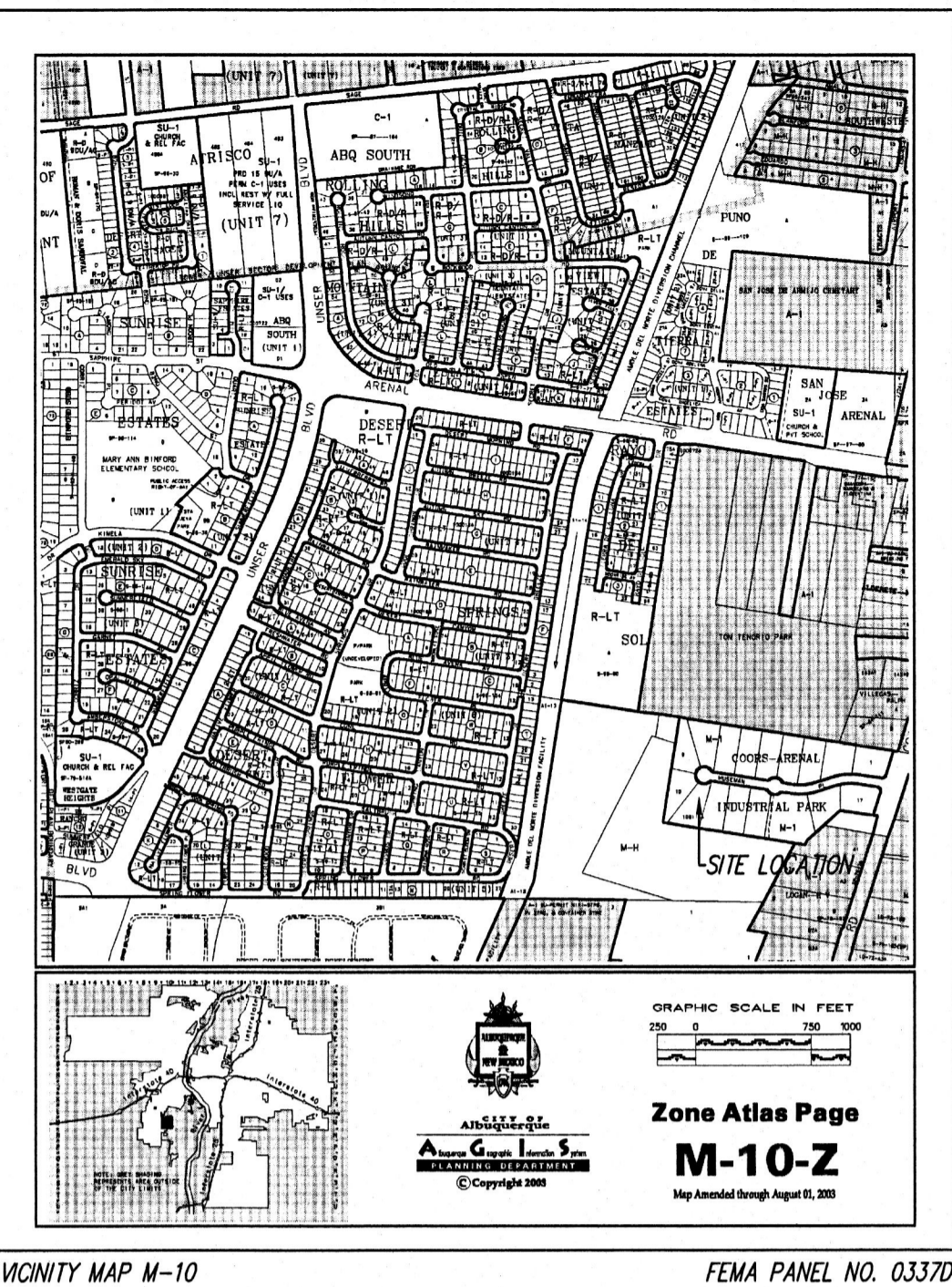
METAL FABRICATION SHOP FOR TOBY AND CATHERINE TELLES

7010 HUSEMAN PL. SW

ALBUQUERQUE, NEW MEXICO

SHEET NO.

GD



VICINITY MAP M-10
FEMA PANEL NO. 03370

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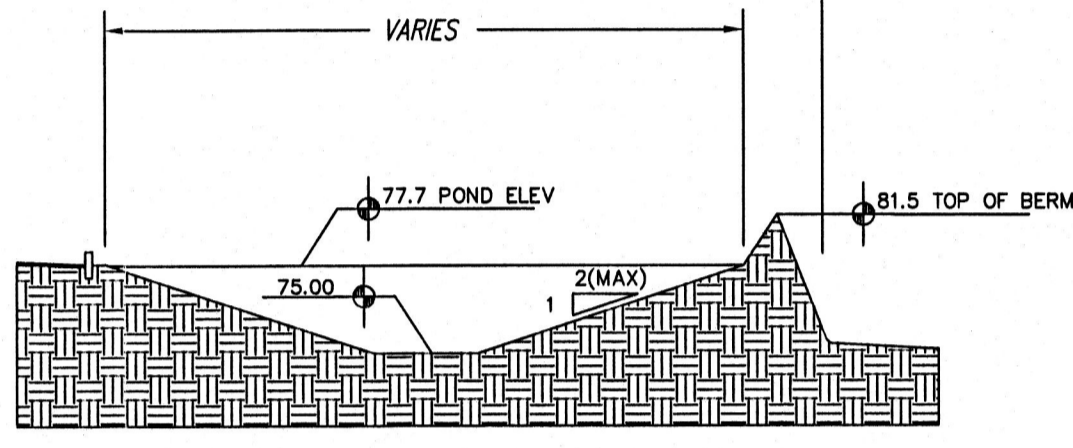
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POND CALCULATION

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- 8 HC RAMP
- 9 NOT USED

LEGAL DESCRIPTION

LOT 11, COORS & ARENAL INDUSTRIAL SUBDIVISION, BERNALILLO COUNTY ALBUQUERQUE, NEW MEXICO

BENCH-MARK

TBM BEING A THE TOP OF CURB MARK
TBM MARK WITH BLACK SPRAY PAINT BEARS ELEVATION 4978.53. REFERENCE ACS BN NM-45-68 BEARS ELEVATION 4960.973 (MSL)

NOTICE TO CONTRACTOR

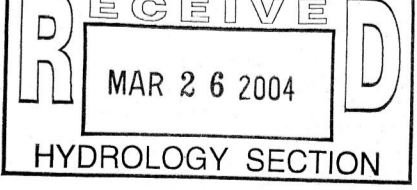
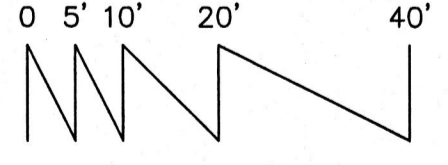
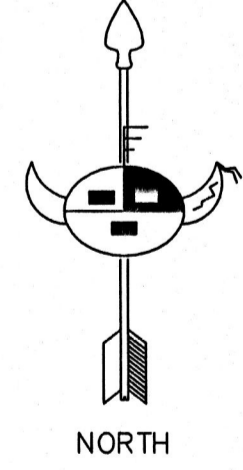
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7. Maintenance of this facilities shall be the responsibility of the owner of the property served.

SYMBOL LEGEND

EXISTING CONTOUR	---
DESIGN CONTOUR	---
PROPOSED SPOT ELEVATION	81.50 TC
PROPERTY LINE	---
EASEMENT LINE	---
FLOW DIRECTION	←
EXISTING SPOT ELEVATION	81.50
DOWN SPOUT (NO TO SCALE)	■

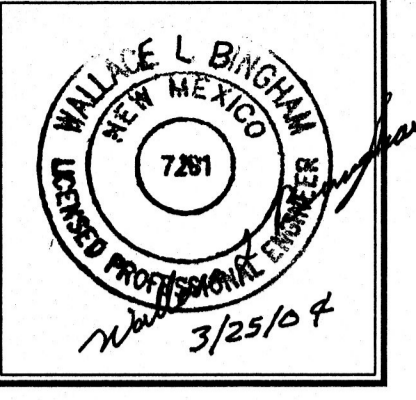
ABBREVIATION LEGEND

TOP OF CONC APRON	TCA
TOP OF CURB	TC
TOP OF ASPHALT	TA
TOP OF BERM	TB
BOTTOM OF POND	BP
FINISHED FLOOR	FF
TOP OF SIDEWALK	TSW
TOP OF RETAINING WALL	TRW



GRADING & DRAINAGE PLAN

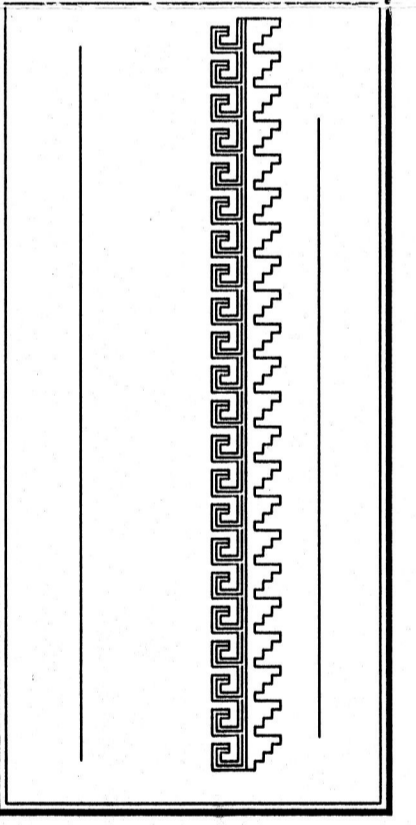
Scale 1"=20'-0"



JOB NO:	XXXXXXXX
MARCH 2004	
REVISIONS	

GRADING & DRAINAGE PLAN

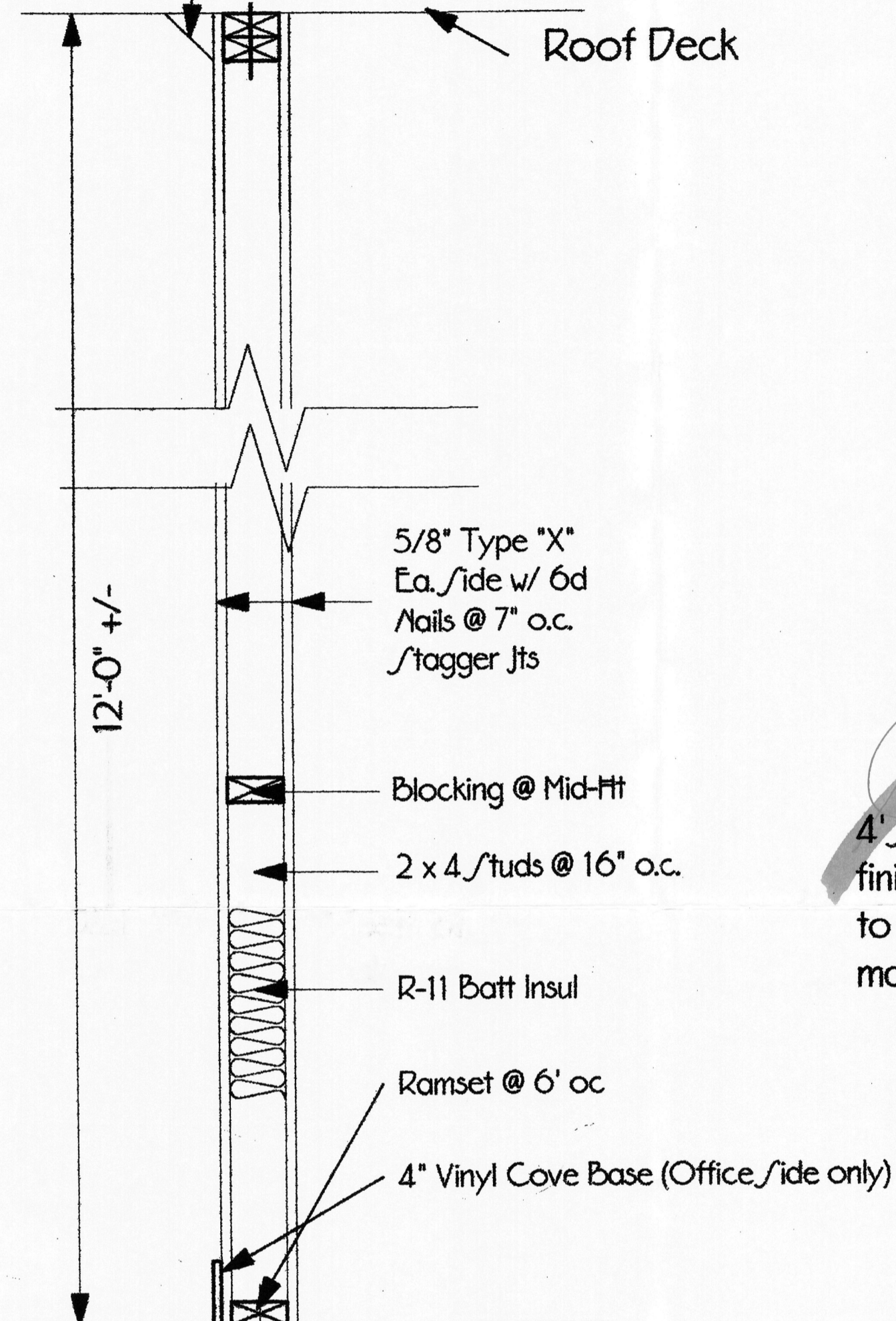
Drawn By: H. Hood & B.J. Montoya
Checked By: MB



Project Name: METAL FABRICATION SHOP FOR TOBY AND CATHERINE TELLES 7010 HUSEMAN PL. SW ALBUQUERQUE, NEW MEXICO

SHEET NO. GD

Brace to structure @
Ea. End & No More
Than 25' o.c.

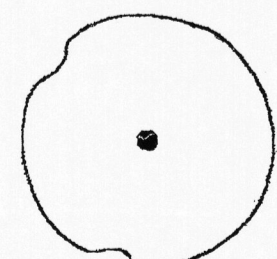


SECTION THRU 1-HR WALL

3/4" = 1'-0"

1-Hr Wall Assembly - UL R 3501-52
Door & Frame = 1-Hr Rating

LANDSCAPING



Arizona Ash - 2" caliper - 10' Tall (5 required)



Chamisa - 1 Gal (22 required)

Mulch - 1/2"-3/4" gravel over Landscape Fabric

- Landscaping will be maintained by Owner & watered with a hose.
- This plan is in compliance with the Waste Water and Landscape Conservation Ordinances.

LEGAL DESCRIPTION

Lot 11 of a Plat for Coors & Arenal Industrial
Subdivision within Sec 34 & 35, T. 10 N, R. 2 E,
NMPM, City of Albuquerque, Bernalillo County,
NM as shown on Plat 2002C, p. 206.

OFF-STREET PARKING

Office - 1500 sf / 200 = 7.5 = 8.0
Shop - 3500 sf / 200 = 3.5 = 4.0

TOTAL PARKING REQD = 12.0
(including 1 H/C Van Accessible)

Provided = 12

4' sidewalk at same elev as
finished floor. Slope paving
to meet top of walk. 1:20
max slope.

Bike Rack

Van-Accessible Parking.
Install/sign on Bldg per
City Reqmt.

Existing Manhole

Existing Paved Street

Existing FH

Existing Water Meter

P.L.

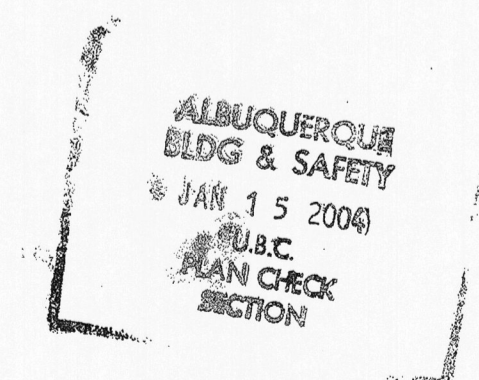
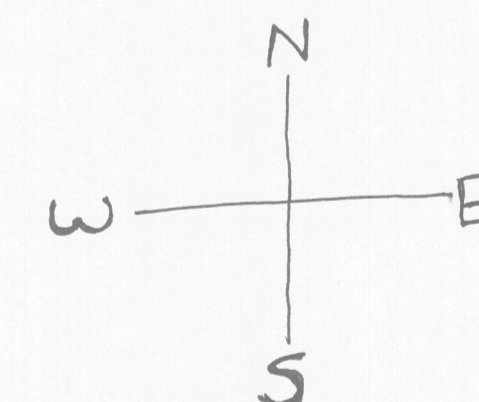
Existing Curb & Gutter

New 24' Curb Cut and Drive Pad to P.L.

Existing Tel & Elec (ug)

Refuse Enclosure & Conc Pad per City std.

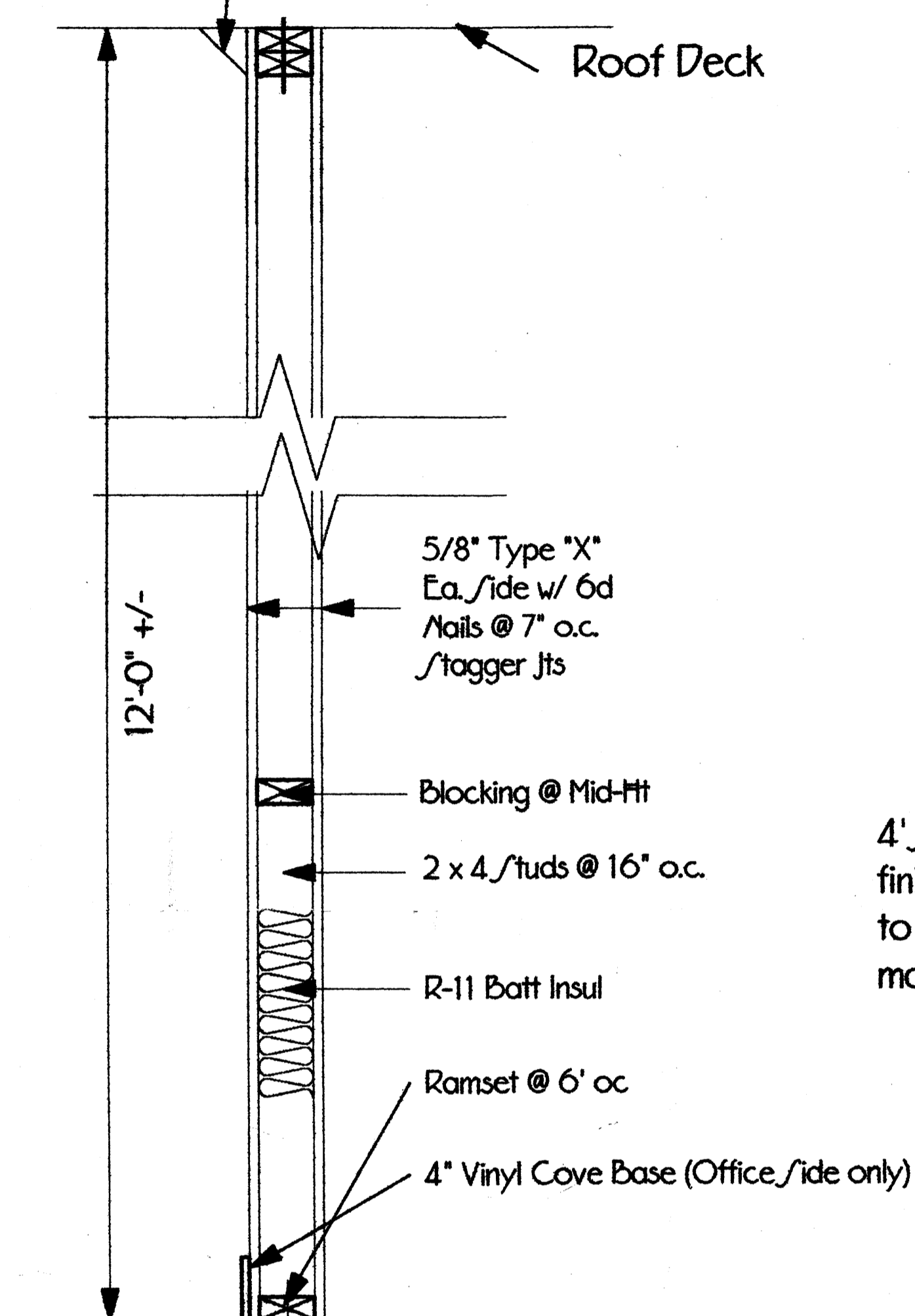
Pond



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

REVISION	DESCRIPTION
DATE	
METAL FABRICATION SHOP for Toby & Kathleen Telles Coors - Arenal Industrial Park • Albuquerque, NM	
BILL BURK, THIRD, ARCHITECT 9617 La Playa NE • Albuquerque, NM 87111 (505) 292-6566 • Email - Bburkiii@earthlink.net	
Contractors are to verify all dimensions and existing conditions	
<div> <div> <div>STATE OF NEW MEXICO</div> <div>WILLIAM E. BURK, III</div> <div>No. 494</div> <div>ALBUQUERQUE</div> <div>REGISTERED ARCHITECT</div> </div> <div> <div>Nov 2, 2003</div> <div>03-34</div> </div> </div>	
SITE PLAN TRAFFIC CIRCULATION LAYOUT	
2 of 5	2

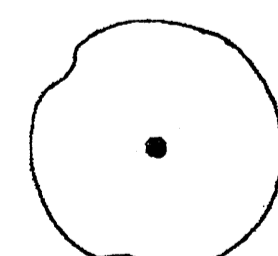
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Shop - 3500 sf / 200 = 3.5 = 4.0

TOTAL PARKING REQD = 12.0
(including 1 H/C Van Accessible)

Provided = 12

4' sidewalk at same elev as
finished floor. Slope paving
to meet top of walk. 1:20
max slope.

Bike Rack

Van-Accessible Parking.
Install sign on Bldg per
City Reqmt.

Existing Manhole

Existing Paved Street

6' Concrete Sidewalk IF required by City

Existing Water Meter

P.L.

Existing Curb & Gutter

New 24' Curb Cut and Drive Pad to P.L.

Existing Tel & Elec (ug)

HUSEMAN PL. SW

8'-6" (Typ)
S 6' Pedestrian Way
1:20 Max Slope
2" Asphalt Paving
on 4" Base

WE 311-128-04
G 11 Premise ID
Address Nos 1111
Contrasting Color

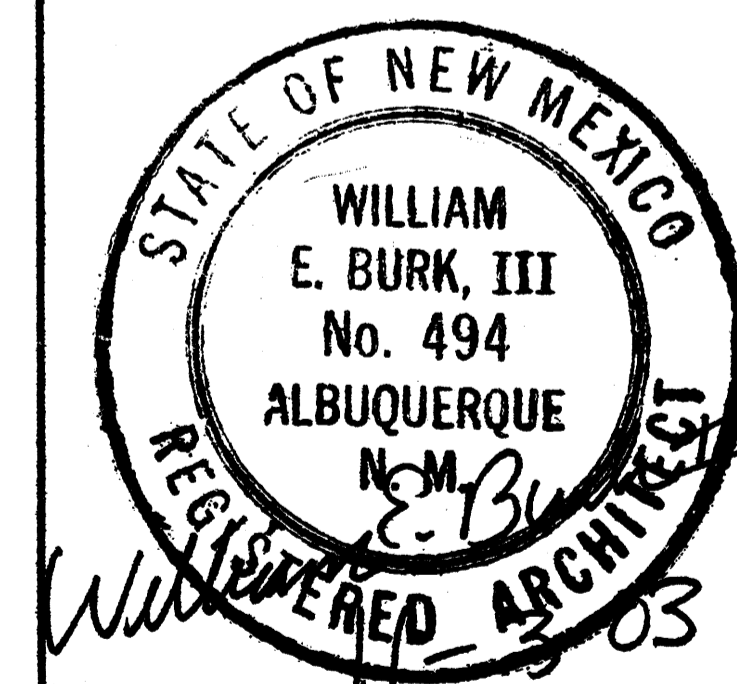
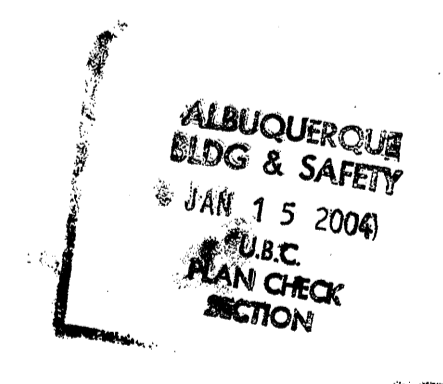
Pond

Refuse Enclosure & Conc Pad per City Std.



1" = 30'

209.41'



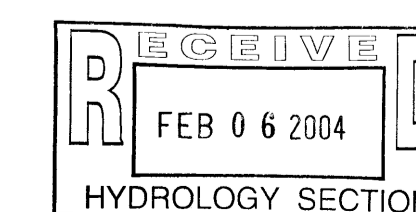
Nov 2, 2003

03-34

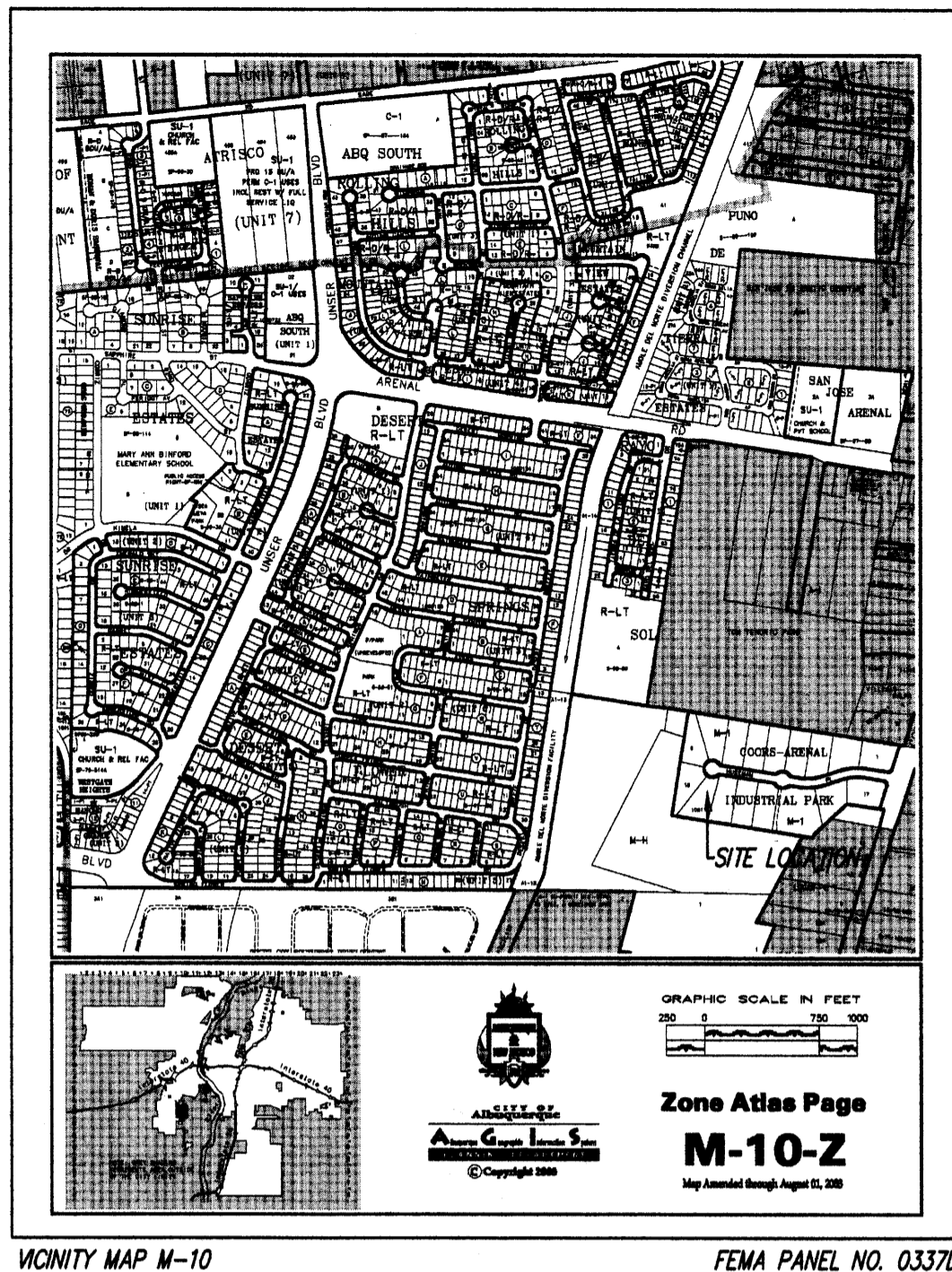
SITE PLAN
TRAFFIC CIRCULATION LAYOUT

2
of
5

2



REVISION	DESCRIPTION	
	DATE	
METAL FABRICATION SHOP for Toby & Kathleen Telles Coors - Arenal Industrial Park • Albuquerque, NM BILL BURK, THIRD, ARCHITECT 9617 La Playa NE • Albuquerque, NM 87111 (505) 292-6566 • Email - Bburkiii@earthlink.net Contractors are to verify all dimensions and existing conditions		
<div> <div> <div>STATE OF NEW MEXICO</div> <div>WILLIAM E. BURK, III</div> <div>No. 494</div> <div>ALBUQUERQUE</div> <div>N.M.</div> <div>REGISTERED ARCHITECT</div> </div> <div> <div>11-3-03</div> </div> </div>		
<div> <div>Nov 2, 2003</div> <div>03-34</div> </div>		
<div> <div>SITE PLAN</div> <div>TRAFFIC CIRCULATION LAYOUT</div> </div>		
<div> <div>2 of 5</div> <div>2</div> </div>		



VICINITY MAP M-10 FEMA PANEL NO. 03370

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING LOT 11 COORS-ARENAL INDUSTRIAL PARK (7010 HUSEMAN PLACE S.W.) ARE CONTAINED HEREON:

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 1.0 ACRES AND LOCATED WEST OF THE INTERSECTION OF COORS BOULEVARD S.W. AND HUSEMAN PLACE S.W. ON THE SOUTHSIDE OF HUSEMAN PLACE S.W. NO OFF-SITE FLOWS ENTER THE SITE FROM ANY DIRECTION. THE SITE SLOPES IN A NORTHEASTERLY DIRECTION. ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL 03370, DATED SEPTEMBER 20, 1996, THIS SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

PROPOSED CONDITIONS

AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF A 5000 SQ. FT. BUILDING ALONG WITH ASSOCIATED PAVED PARKING AND LANDSCAPED AREAS. A MASTER DRAINAGE PLAN WAS PREPARED BY AGO ENGINEERING INC. IN MARCH OF 2002. THE MAXIMUM BUILDING SIZE WAS TO BE 6000 SQ. FT., AND THE REQUIRED PONDING AREA WAS TO BE SIZED TO ACCOMMODATE THE 100-YEAR, 10-DAY VOLUME. THE DESIGN REQUIREMENTS STIPULATED ON THE MASTER DRAINAGE HAVE BEEN FOLLOWED FOR THE DESIGN OF THE ABOVE REFERENCED SITE. TWO PONDING AREAS HAVE BEEN UTILIZED TO ACCOMMODATE THE REQUIRED 100 YEAR, 10 DAY VOLUME. THE POND DEPTH AT ITS DEEPEST POINT WILL BE AT 2.72' FEET. THE SITE WILL BE USED AS A METAL FABRICATING SHOP; THEREFORE, CHAINLINK FENCE AND A ROD IRON GATE ENCLOSE THE COMPLETE PERIMETER. THE PONDING AREAS ARE PROTECTED FROM INTRUDERS BY THE PERIMETER FENCE WHICH MEETS THE REQUIREMENTS FOR POND PROTECTION FOR PONDS DEEPER THAN 18" INCHES. THE CALCULATIONS WHICH APPEAR HEREON, ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRES AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL VOLUME II, DESIGN CRITERIA DATED 1997, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUN-OFF GENERATED.

PROJECT AREA = 1 ac.	
TELLES METAL FABRICATION SHOP	
ZONE 1	
PRECIPITATION: 360 = 2.20 in.	
1440 = 2.66 in.	
10day = 3.67 in.	
EXCESS PRECIPITATION:	PEAK DISCHARGE:
TREATMENT A 0.44 in.	1.29 cfs/ac.
TREATMENT B 0.67 in.	2.03 cfs/ac.
TREATMENT C 0.99 in.	2.87 cfs/ac.
TREATMENT D 1.97 in.	4.37 cfs/ac.

EXISTING CONDITIONS:	PROPOSED CONDITIONS:
TREATMENT A 1 ac.	0.369 ac.
TREATMENT B 0 ac.	0.15 ac.
TREATMENT C 0 ac.	0.0325 ac.
TREATMENT D 0 ac.	0.449 ac.

EXISTING EXCESS PRECIPITATION:

$$\text{Weighted } E = (0.44 \times 1.00) + (0.67 \times 0.00) + (0.99 \times 0.00) + (1.97 \times 0.00) / 1.00 \text{ ac.} = 0.44 \text{ in.}$$

$$V_{100-360} = (0.44 \times 1.00) / 12 = 0.036667 \text{ ac-ft} = 1597 \text{ CF}$$

EXISTING PEAK DISCHARGE:

$$Q_{100} = (1.29 \times 1.00) + (2.03 \times 0.00) + (2.87 \times 0.00) + (4.37 \times 0.00) = 1.29 \text{ CFS}$$

PROPOSED EXCESS PRECIPITATION:

$$\text{Weighted } E = (0.44 \times 0.37) + (0.67 \times 0.15) + (0.99 \times 0.03) + (1.97 \times 0.45) / 1.00 \text{ ac.} = 1.18 \text{ in.}$$

$$V_{100-360} = (1.18 \times 1.00) / 12.0 = 0.098297 \text{ ac-ft} = 4282 \text{ CF}$$

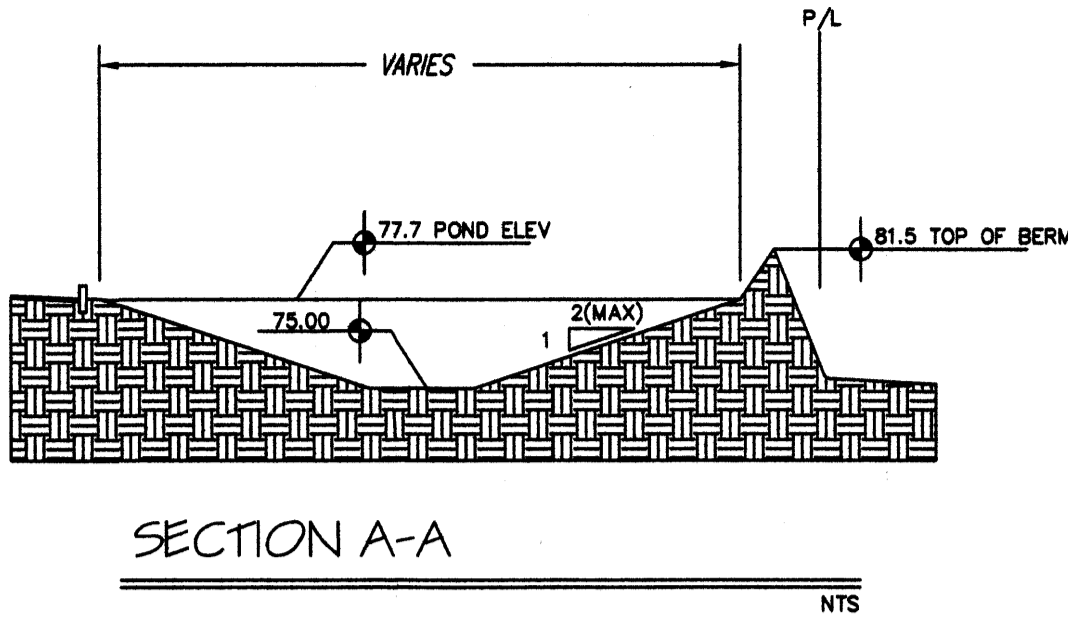
$$V_{100-1440} = (0.10 \times 0.45) \times (2.66 - 2.20) / 12 = 0.115509 \text{ ac-ft} = 5032 \text{ CF}$$

$$V_{100-10day} = (0.10 \times 0.45) \times (3.67 - 2.20) / 12 = 0.153300 \text{ ac-ft} = 6678 \text{ CF}$$

PROPOSED PEAK DISCHARGE:

$$Q_{100} = (1.29 \times 0.37) + (2.03 \times 0.15) + (2.87 \times 0.03) + (4.37 \times 0.45) = 3.28 \text{ CFS}$$

$$\text{INCREASE } 3.28 \text{ CFS} - 1.29 \text{ CFS} = 1.99 \text{ CFS}$$



SECTION A-A

LANDSCAPE NOTES

POND AREA SHALL HAVE GRAVEL BOTTOM AND CAN BE USED FOR REQUIRED LANDSCAPING.

POND CALCULATION

POND VOLUMES					
CONTOUR	POND 1 AREA	POND 2 AREA	total	DEPTH FT	VOLUME CU FT
4977.7	1077	851	1928		
4977	744	477	1221	0.7	854.7
4976	511	120	631	1.0	631
4975	243	22	265	1.0	265
TOTAL				TOTAL	1750.7
POND VOLUME REQUIRED 1684 CF					

EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT FOR STORM RUNOFF DURING CONSTRUCTION; HE SHALL INSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF TO LEAVE THE SITE AND ENTERING ADJACENT PROPERTY.
- ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

KEYED NOTES:

- NEW ASPHALT PAVING
- NEW DRIVE PAD PER COA STD DWG 2425
- GRAVEL PARKING LOT
- 6" HEADER CURB W/ 6" OPENING @10' OC TO ALLOW FLOW
- NEW SIDE WALK(SEE SITE PLAN FOR WIDTH AND LOCATION)
- 4" PVC EQUALIZER PIPE BETWEEN PONDS
- PAINTED STRIPS
- HC RAMP
- NOT USED

LEGAL DESCRIPTION

LOT 11, COORS & ARENAL INDUSTRIAL SUBDIVISION, BERNALILLO COUNTY ALBUQUERQUE, NEW MEXICO

BENCH-MARK

TBM BEING A THE TOP OF CURB MARK
TBM MARK WITH BLACK SPRAY PAINT BEARS ELEVATION 4978.53. REFERENCE ACS BM NM-45-68 BEARS ELEVATION 4960.973 (MSL)

NOTICE TO CONTRACTOR

- An excavation/construction permit will be required before beginning any work within the City right-of-way. Approved copy of this plan must be submitted at the time of application for permit.
- All work detailed in this plan to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with City of Albuquerque Standard Specification for Public Works Construction.
- Two working days prior to any excavation, contractor must contact line locating Services for locating existing utilities, (260-1990).
- Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all construction. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
- Backfill compaction shall be according to Commercial use.
- All work on this project shall be performed in accordance with applicable Federal, State and local laws, rules and regulations concerning construction safety and health.
- Maintenance of this facilities shall be the responsibility of the owner of the property served.

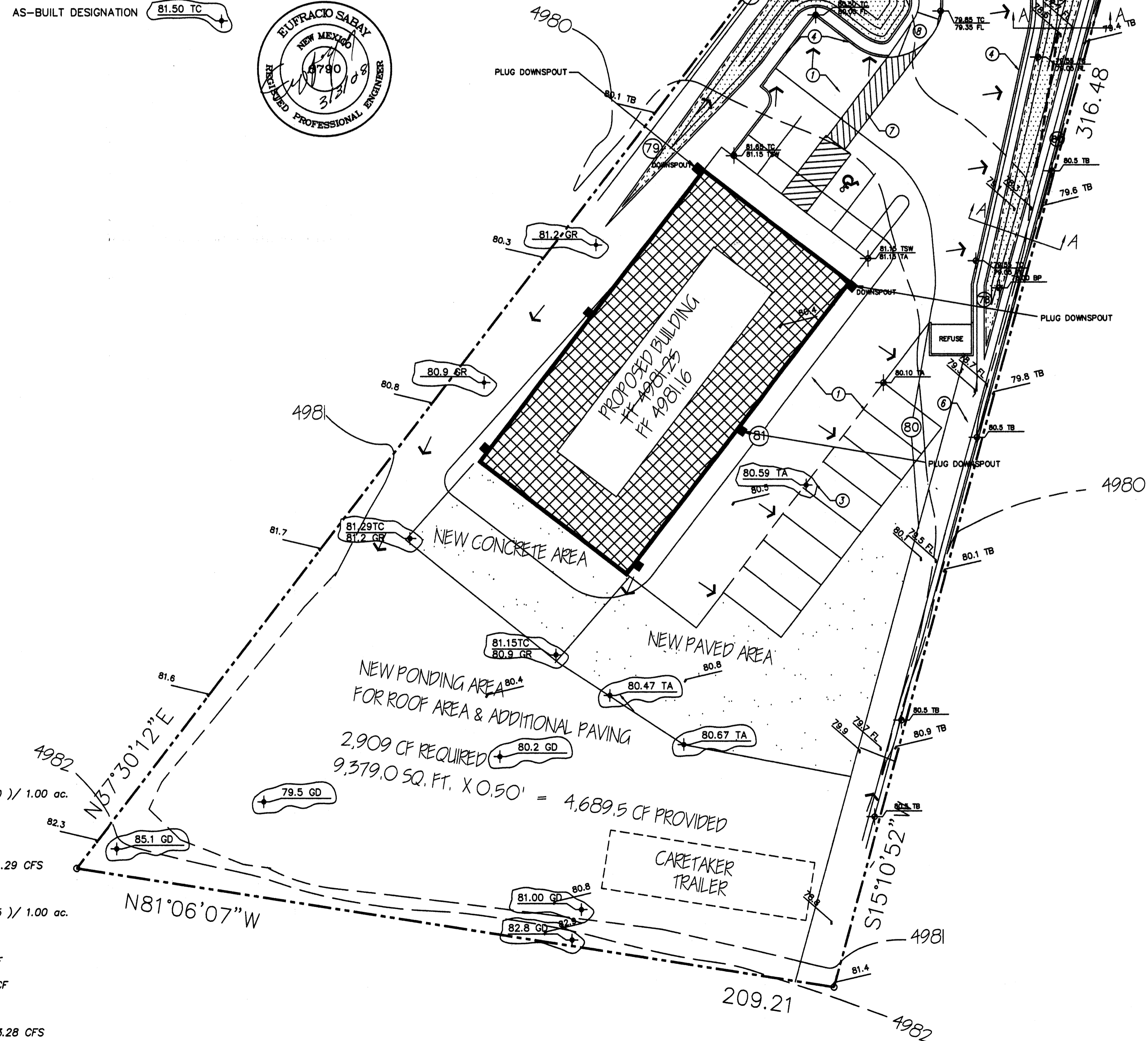
SYMBOL LEGEND

EXISTING CONTOUR	---
DESIGN CONTOUR	---
AS-BUILT DESIGNATION	---
PROPOSED SPOT ELEVATION	---
PROPERTY LINE	---
EASEMENT LINE	---
FLOW DIRECTION	---
EXISTING SPOT ELEVATION	---
DOWN SPOUT (NO TO SCALE)	---

ABBREVIATION LEGEND

TOP OF CONC APRON	TCA
TOP OF CURB	TC
TOP OF ASPHALT	TA
TOP OF BERM	TB
BOTTOM OF POND	BP
FINISHED FLOOR	FF
TOP OF SIDEWALK	TSW
TOP OF RETAINING WALL	TRW

AS-BUILT DESIGNATION 81.50 TC



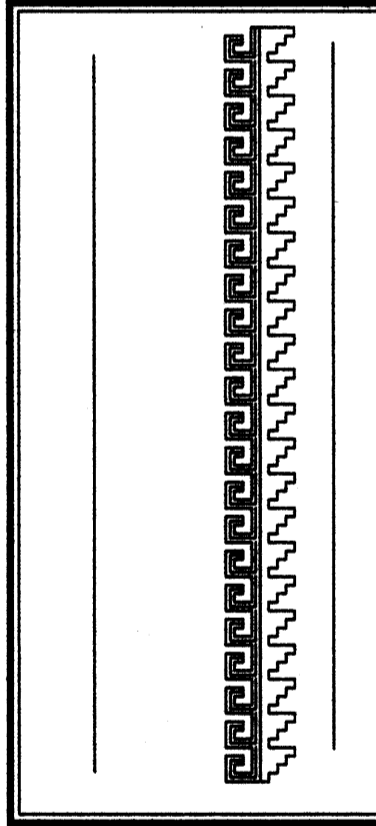
GRADING & DRAINAGE PLAN

Scale 1"=20'-0"



JOB NO:	XXXXXXXX
MARCH 2004	
REVISIONS	
2/25/2008	

AS-BUILT GRADING & DRAINAGE PLAN
Checked By: ES
Drawn By: B.M.



Project Name	METAL FABRICATION SHOP FOR TOBY AND CATHERINE TELLES
7010 HUSEMAN PL. SW	
ALBUQUERQUE, NEW MEXICO	

SHEET NO.	AS-GD
-----------	-------

Roof Deck

12'-0" +/-

5/8" Type "X"
Ea./side w/ 6d
Nails @ 7" o.c.
/tagger Jts

Blocking @ Mid-Ht

2 x 4 studs @ 16" o.c.

R-11 Batt Insul

Ramset @ 6' oc

4" Vinyl Cove Base (Office./side only)

1-Hr Wall Assembly - UL R 3501-52
Door & Frame = 1-Hr Rating

LANDSCAPE

Arizona Ash - 2" caliper - 10' Tall (5 required)

Chamisa - 1 Gal (22 required)

Mulch - 1/2"-3/4" gravel over Landscape Fabric

Landscaping will be maintained by Owner & watered with a hose.

This plan is in compliance with the Waste Water and Landscape Conservation Ordinances.

OFF-/TREET PARKING
Office - 1500 sf / 200 = 7.5 = 8.0
Shop - 3500 sf / 200 = 3.5 = 4.0

Provided = 12

4 Sidewalk at same elev as finished floor. Slope paving to meet top of walk. 1:20 max slope.

Van-Accessible Parking.
Install Sign on Bldg per
City Reqmt.

Existing Paved Street

Existing FH

— Existing Water Meter,

P.L.

— Existing Curb & Gutter

New 24' Curb Cut and Drive Pad to P.L.

Existing Tel & Elec (ug)

2" Asphalt Paving
on 4" Base

Pond

RECEIVED
JUN 27 2005
HYDROLOGY SECTION

TRAFFIC CIRCULATION LAYOUT
APPROVED

K. S. D. S. 2/17/04
Signed Date

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

Project is in substantial compliance w/ this document.

RECEIVED
FEB 17 2004
HYDROLOGY SECTION

REVISION	DATE	DESCRIPTION
<p>METAL FABRICATION SHOP for Toby & Kathleen Telles Coors - Arenal Industrial Park • Albuquerque, NM</p>		
<p>BILL BURK, THIRD, ARCHITECT 9617 La Playa NE • Albuquerque, NM 87111 (505) 292-6566 • E-mail - Bburkiii@earthlink.net</p>		
<p>Contractors are to verify all dimensions and existing conditions</p>		
Nov 2, 2003		03-34
<p align="center"><u>SITE PLAN</u> TRAFFIC CIRCULATION LAYOUT</p>		
2 of 5		2