# CITY OF ALBUQUERQUE

*Planning Department*
Alan Varela, Director

*Mayor Timothy M. Keller*

March 31, 2023

Craig Hagelgantz, P.E.
ABQ Engineering Inc.
8102 Menaul Blvd NE, Suite D
Albuquerque, NM, 87120

**RE: Wagoner Building**
**Grading & Drainage Plan**
**Engineer's Stamp Date: 03/23/23**
**Hydrology File: M15D008**

Dear Mr. Hagelgantz:

Based upon the information provided in your submittal received 03/24/2023, the Grading & Drainage Plan is approved for Building Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **$25.00** made out to "**Bernalillo County**" for the stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

# City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

**Project Title:** Wagoner Building **Building Permit #**_____ **Hydrology File #**_____
**DRB#**_____ **EPC#**_____
Legal Description: LOT D1A NEWPORT INDUSTRIAL PARK-WEST UNIT 1 GROWNEY II SUBDIVISION CONT 1.3499 AC City Address OR Parcel 1800 Randolph Rd. SE

**Applicant/Agent:** ABQ Engineering Inc. **Contact:** Craig Hagelgantz
**Address:** 8102 Menaul Blvd. NE, Suite D **Phone:** 505-255-7802
**Email:** chagelgantz@abqeng.com

**Applicant/Owner:** LOE Investments LLC **Contact:** Matt Wagoner
**Address:** 23811Washington Ave.,Suite C-110132, Murrieta, CA 92562 **Phone:** 951-712-1394
**Email:** matt@eastleyinc.com

**TYPE OF DEVELOPMENT:** ___PLAT (#of lots) __RESIDENCE __DRB SITE ___ ADMIN SITE: ✓
RE-SUBMITTAL: _____YES ✓ NO

**DEPARTMENT:** _____TRANSPORTATION ✓ HYDROLOGY/DRAINAGE
Check all that apply:

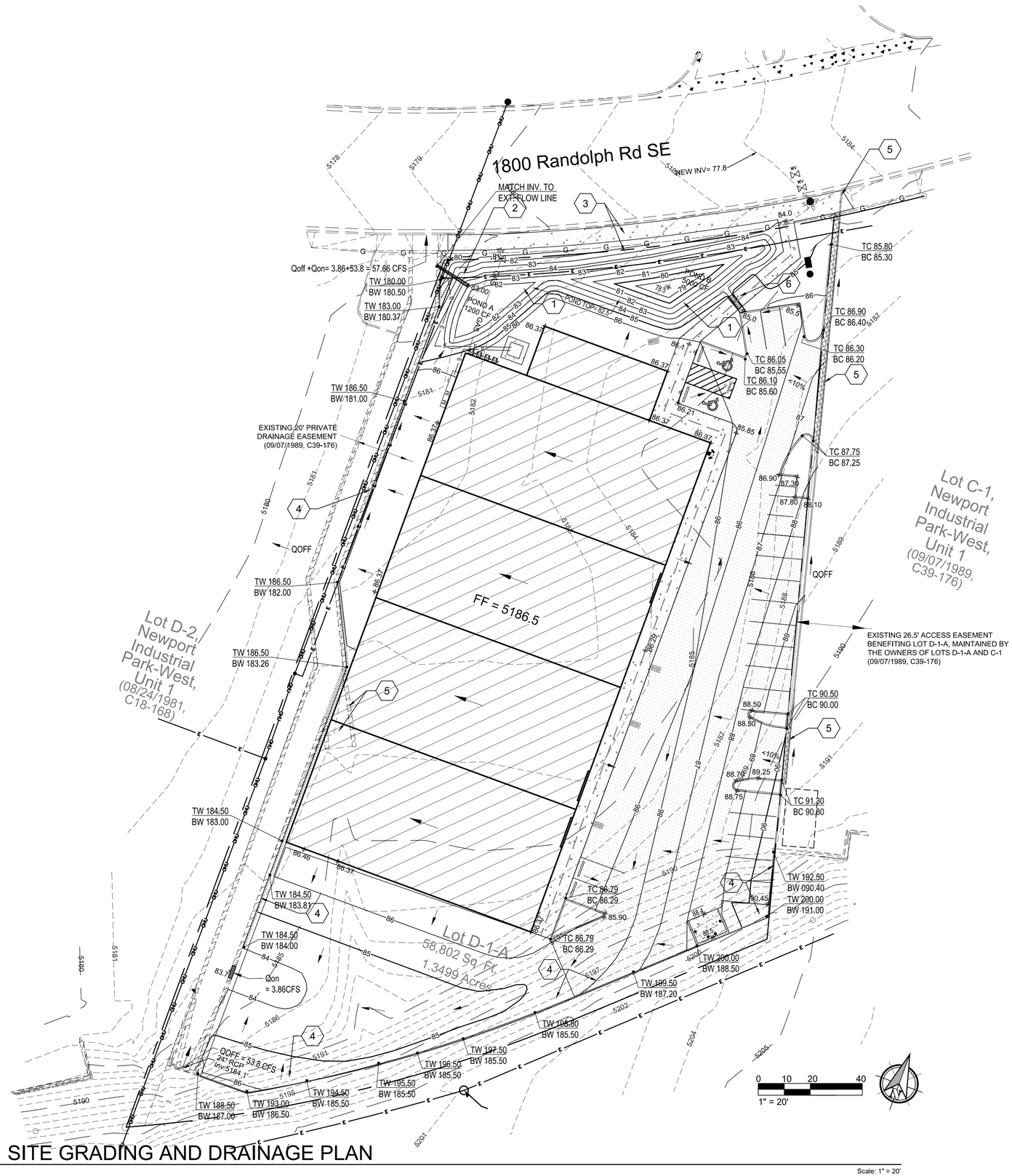
**TYPE OF SUBMITTAL:**

___ENGINEER/ARCHITECT CERTIFICATION
___PAD CERTIFICATION
___CONCEPTUAL G&D PLAN
✓GRADING PLAN
___DRAINAGE REPORT
___DRAINAGE MASTER PLAN
___FLOOD PLAN DEVELOPMENT PERMIT APP.
___ELEVATION CERTIFICATE
___CLOMR/LOMR
___TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
___TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
___TRAFFIC IMPACT STUDY (TIS)
___STREET LIGHT LAYOUT
___OTHER (SPECIFY)
___PRE-DESIGN MEETING?

**TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

✓BUILDING PERMIT APPROVAL
___CERTIFICATE OF OCCUPANCY
___CONCEPTUAL TCL DRB APPROVAL
___PRELIMINARY PLAT APPROVAL
___SITE PLAN FOR SUB'D APPROVAL
___SITE PLAN FOR BLDG PERMIT APPROVAL
___FINAL PLAT APPROVAL
___SIA/RELEASE OF FINANCIAL GUARANTEE
___FOUNDATION PERMIT APPROVAL
___GRADING PERMIT APPROVAL
___SO-19 APPROVAL
___PAVING PERMIT APPROVAL
___GRADING PAD CERTIFICATION
___WORK ORDER APPROVAL
___CLOMR/LOMR
___FLOOD PLAN DEVELOPMENT PERMIT
___OTHER (SPECIFY)_____

DATE SUBMITTED: 3/24/23




1 SITE GRADING AND DRAINAGE PLAN

Scale: 1" = 20'

LAST MODIFIED: Mar. 24, 2023 – 10:57am BY USER: CraigH
DWG. LOCATION: K:\Projects\2022\22-036\Civil\
DWG. NAME: 22-036 CIVIL.dwg

**Hydrology Calculations**
DPM - Volume 2,
Section 22.2.Hydrology

| | |
|---|---|
| Precipitation Zone | 2 |
| 100 Year Storm Depth, P (360) | 2.35 |

| Treatment Area | A | B | C | D |
|---|---|---|---|---|
| Excess Precipitation Factors | 0.53 | 0.78 | 1.13 | 2.12 |
| Peak Discharge Factors | 1.56 | 2.28 | 3.14 | 4.70 |

| Land Treatment Area | Acres | Existing | Allowable | Proposed |
|---|---|---|---|---|
| Type "A" (Native Grass, weeds and shrubs) | | 1.215 | | 0.000 |
| Type "B" (Native Grass,>20% Slope) | | 0.135 | | 0.135 |
| Type "C" (Desert Landscaping,rock/plastic) | | 0.000 | | 0.169 |
| Type "D" (Impervious, Roof, Pavement) | | 0.000 | | 1.046 |
| Total (Acres) | | 1.3499 | | 1.3499 |
| Excess Precipitation(in) | | 0.56 | | 1.86 |
| Volume (100), cf | | 2720 | | 9124 |
| Volume (10),cf | | 1822 | | 6113 |
| Q (100), cfs | | 2.20 | | 5.75 |
| Q (10), cfs | | 1.48 | | 3.86 |
| P (360) Ponding Volume ,cf = V(10)proposed-V(10)Allowable = 4291 | | | | 4291 |

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
03/31/23
DATE:
BY:
HydroTrans #: M15D008
THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATION OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY FROM REQUIRING THE CORRECTION OF ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED, OR ALTERED WITHOUT AUTHORIZATION

## DRAINAGE NARRATIVE

THIS SITE IS LOCATED AT 1800 RANDOLPH RD SE, IN ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THIS SITE IS LOCATED ON THE NATIONAL FLOOD INSURANCE RATE MAP NO. 35001C0342G EFFECTIVE ON 09/26/2008, AND LIES WITHIN ZONE X, WITH NO PORTION OF THE SITE LOCATED WITHIN A 100 YEAR FLOOD PLAIN.

THE EXISTING SITE CONSISTED OF A VACANT LOT. THE EXISTING SITE SURFACE TREATMENT HAS HISTORICALLY BEEN COVERAGE TYPE "A" (NATIVE GRASS, WEEDS AND SHRUBS). THE EXISTING SITE RUNOFF SHEET FLOWS ACROSS THE PROPERTY FROM THE SOUTHEAST TO THE NORTHWEST. THE SITE CURRENTLY DIRECTS OFFSITE DRAINAGE ALONG THE SOUTH PROPERTY LINE NORTHWARD AND ULTIMATELY INTO RANDOLPH RD SE AND ASSOCIATED STORM DRAINS. THE EXISTING CONCRETE DRAINAGE STRUCTURE ALONG THE WEST PROPERTY LINE THAT DIRECTS OFF-SITE FLOW. THE EXISTING OFF-SITE FLOW HAS BEEN DETERMINED AS QOFF = 53.8 CFS AND THE OFF-SITE TRIBUTARY AREA FOR THE EXISTING DRAINAGE STRUCTURE IS SHOWN ON COA DOCUMENTS FOR PROJECT M15-6. THE NORTH, SOUTH AND EAST SITE DOES NOT ACCEPT OFF-SITE FLOW ONTO THE PROPERTY. THE DRAINAGE STRUCTURE ALSO ACCEPTS A PORTION OF THE SHEET FLOW FROM THE EXISTING SITE.

THIS PROPOSED DEVELOPMENT INVOLVES THE ADDITION OF A NEW BUILDING AND PAVED PARKING AREA. THIS PROJECT DISTURBS APPROXIMATELY 1.215 ACRES OF A 1.3499 ACRE SITE. THE PROPOSED GRADING HONORS EXISTING OFFSITE DRAINAGE PATTERNS AND DIRECTS ALL OFFSITE RUNOFF AWAY FROM THE BUILDING. A NEW SHALLOW PONDING AREA (WATER QUALITY AND 100 YEAR STORM) WILL BE LOCATED NEAR AND ADJACENT TO RANDOLPH RD SE SIDEWALK. THE PONDING AREA WILL OVERFLOW TO THE EXISTING DRAINAGE STRUCTURE CURB FLOW LINE AND ULTIMATELY INTO RANDOLPH RD SE. THE SITE WILL HAVE THE DEVELOPED STORM WATER QUALITY RUNOFF WATER DRAIN DIRECTLY INTO THE PONDS, THE TOP OF WATER SURFACE IS SHOWN IN PLAN. THE TOP OF THE POND SURFACE IS BORDERED AND CONTAINED BY A EARTHEN BERM WITH A TOP ELEVATION THAT IS HIGHER THAN THE ELEVATION OF THE ADJACENT SIDEWALK AND TOP OF POND. (SEE PLAN SHEET C1.1 AND CALCULATIONS BELOW) FINISHED FLOOR ELEVATION OF THE PROPOSED BUILDING IS THE HIGH POINT OF THE SURROUNDING PARKING AREA AND THE BUILDING HAS POSITIVE DRAINAGE AWAY FROM THE PERIMETER. DEVELOPED ONSITE RUNOFF SHEET FLOWS ACROSS THE PROPOSED ASPHALT PARKING AREA AND IS DIRECTED BY DRAINAGE STRUCTURES AND CURBS INTO TO THE ON-SITE STORM WATER QUALITY POND AND SITE POND. THE HIGHER PORTION OF THE EAST SIDE OF THE PROPERTY WILL CONTINUE TO NOT ACCEPT OFF-SITE FLOW FROM ADJACENT PROPERTY BY THE USE OF CURBS AND ASPHALT WATER BREAKS.

## ONSITE STORM WATER QUALITY PONDING VOLUME

STORM WATER QUALITY STORAGE REQUIRED BY COA HYDROLOGY:
PROVIDE STORAGE FOR STORM WATER QUALITY PER SECTION 6 - 12 OF DPM USE 0.26 IN

STORM WATER QUALITY (IN) APPLIED OVER IMPERVIOUS AREAS (ACRES)
VOLUME DRAINING DIRECTLY INTO PONDING AREAS THEREFORE (0.26 / 12) X 1.181 X 43560 = 1115CF

## PIPE DRAIN CAPACITIES AT CURB CUT

SEE KEYED NOTE 2 AND PLAN FOR LOCATIONS OF TWO 4" PVC PIPES AT EXISTING DRAINAGE STRUCTURE BACK OF CURB FLOW LINE Q = (1.486AR^2/3xS^0.5)/N = ((1.486 X 0.0873 X 0.0833)^2/3 X 0.02^0.5)/0.0090 = 0.7668 CFS / 4" PIPE

CURB DRAIN IS 2~4"Ø PIPES -> Q=1.54CFS = 92.4CFM = 5544CFH

TIME TO DRAIN EQUIVALENT WATER QUALITY VOLUME = 5544CFH/1115CF = 5 HOURS

## CURB CUT WEIR CAPACITIES

SEE PLAN FOR LOCATION OF PROPOSED WEIR ( 5' WIDE X 0.5' DEEP ) AT EXISTING CONCRETE CHANNEL CURB.
Q = C L H ^3/2 = 2.75 X 5 X 0.5^3/2 = 4.86 CFS > Q(10) = 3.86 CFS

## KEYED NOTES

X

1. CONSTRUCT PONDING AREA. SEE STORM WATER QUALITY CALCULATIONS THIS SHEET.
2. CONSTRUCT 2 - 4" PVC PIPE CURB DRAIN FOR OVERFLOW DRAINAGE. SEE CALCULATIONS & COA STD. DETAIL #2235
3. TOP OF WATER SURFACE OF THE STORM WATER QUALITY POND IS LOWER THAN THE TOP OF THE ADJACENT BERM LOCATED BETWEEN THE SIDEWALK AND THE POND.
4. CONSTRUCT SITE RETAINING WALLS SEE SHEET C1.1A FOR WALL INFORMATION AND SECTIONS.
5. DEMOLISH AND REMOVE EXISTING ASPHALT CURB. CONSTRUCT NEW ASPHALT TRANSITION BETWEEN THE NEW WORK AND EXISTING ASPHALT SURFACE IN A SMOOTH AND WORKMANLIKE MANNER. PER DETAIL 9/S5.1
6. CONSTRUCT SIDEWALK CULVERT FOR DRAINAGE PER COA DETAIL 2236.

## LEGEND

| | |
|---|---|
| –6510– | EXISTING INDEX CONTOUR |
| 6509 | EXISTING INTERIM CONTOUR |
| 10 | NEW INDEX CONTOUR |
| 09 | NEW INTERIM CONTOUR |
| | NEW WATER SURFACE |
| 22.8 | NEW SPOT ELEVATION (F.G. OR B.C.) |
| | NEW CONCRETE SIDEWALK |
| | EXISTING CONCRETE SIDEWALK |
| Qoff = XX.X | OFF-SITE FLOW |
| Qon = XX.X | ON-SITE FLOW |
| S | EXISTING SANITARY SEWER MANHOLE |
| S | NEW SANITARY SEWER MANHOLE |
| | NEW SANITARY SEWER CLEANOUTS |
| | DIRECTION OF FLOW |
| | EXISTING FIRE HYDRANT |
| WV | EXISTING GATE VALVE |
| | EXISTING BUILDING |
| | NEW BUILDING |
| FF | FINISH FLOOR ELEVATION |

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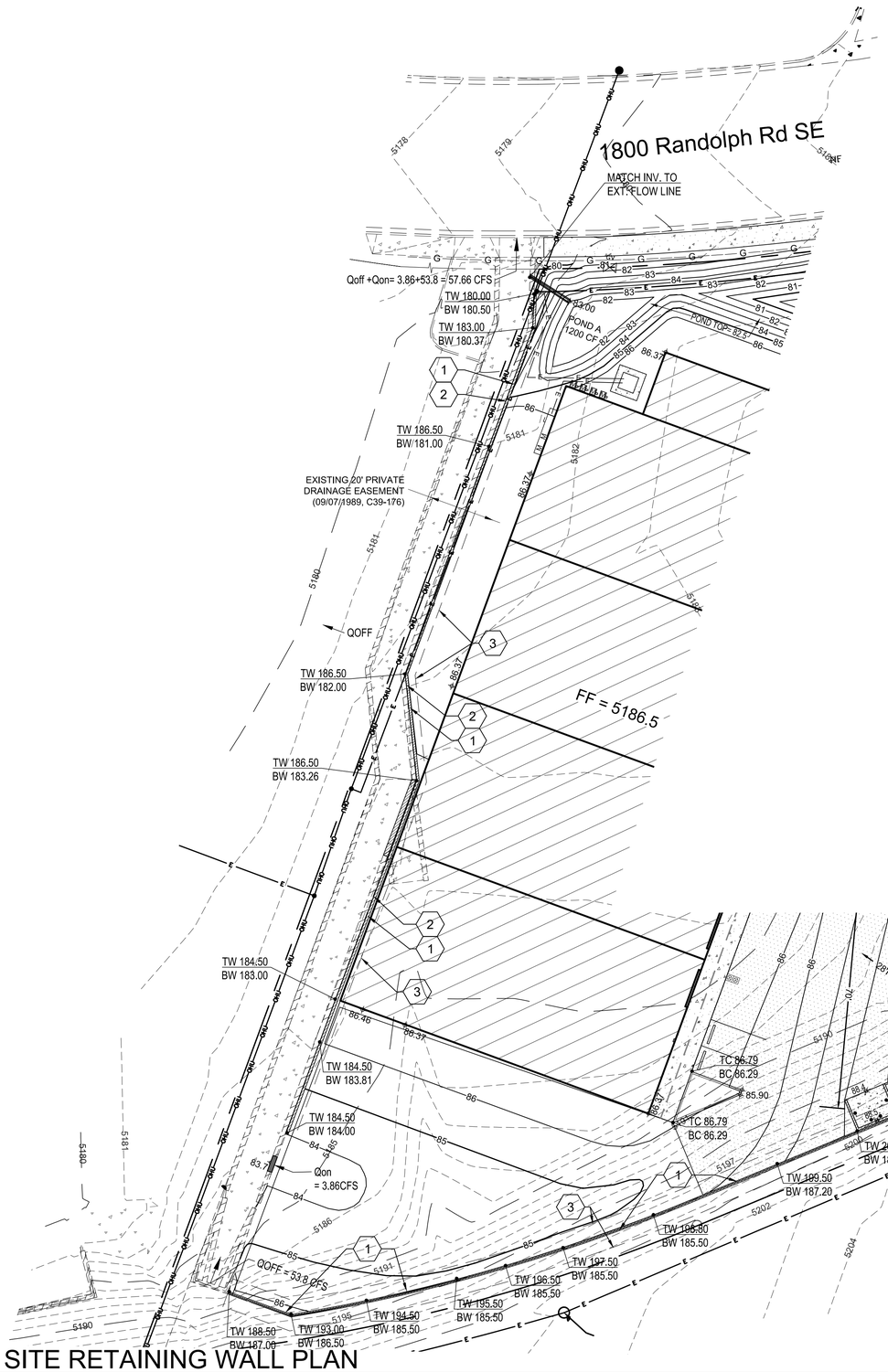
JAMES CRAIG HAGEMANN
NEW MEXICO
15559
LICENSED ARCHITECT
3/23/2023

WAGONER BUILDING
ALBUQUERQUE • NEW MEXICO

SITE GRADING AND DRAINAGE PLAN

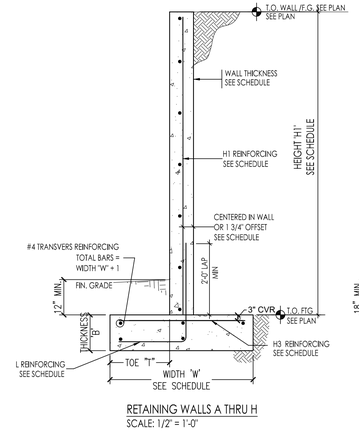
DRAWN BY: JCH
DATE: 03-23-23

C1.1



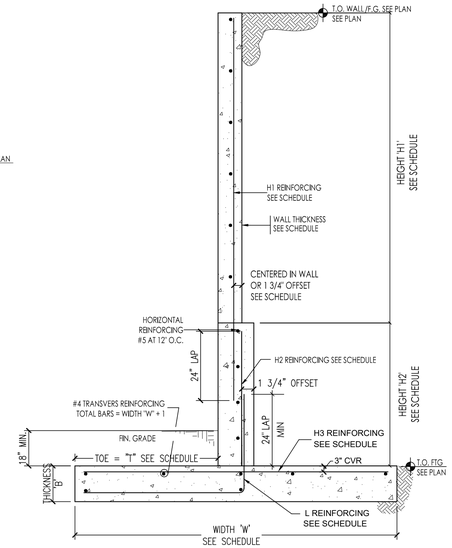

1 SITE RETAINING WALL PLAN

Scale: 1" = 20'




RETAINING WALLS A THRU H

SCALE: 1/2" = 1'-0"




RETAINING WALL I THRU F

SCALE: 1/2" = 1'-0"

| DETAIL | WALL HEIGHT F.G. - T.O.F | | | TOE | WALL THICKNESS | | FOOTING WIDTH 'W' | FOOTING THICKNESS 'B' | H1 REINFORCING | H1 WALL POSITION | L REINFORCING | H2 REINFORCING | H3 REINFORCING |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | TOTAL | H1 | H2 | T | H1 | H2 | | | | | | | |
| A | 3'-0" | 3'-0" | - | | 8" | - | 2'-0" | 12" | #5 @ 18" O.C. | CENTER | #5 @ 18" O.C. | - | #5 @ 18" O.C. |
| B | 4'-0" | 4'-0" | - | | 8" | - | 3'-0" | 12" | #5 @ 18" O.C. | CENTER | #5 @ 18" O.C. | - | #5 @ 18" O.C. |
| C | 5'-0" | 5'-0" | - | | 8" | - | 3'-6" | 12" | #5 @ 18" O.C. | CENTER | #5 @ 18" O.C. | - | #5 @ 18" O.C. |
| D | 6'-0" | 6'-0" | - | | 8" | - | 3'-6" | 12" | #5 @ 18" O.C. | CENTER | #5 @ 18" O.C. | - | #5 @ 18" O.C. |
| E | 7'-0" | 7'-0" | - | | 8" | - | 4'-0" | 12" | #5 @ 18 O.C. | CENTER | #5 @ 18 O.C. | - | #5 @ 18" O.C. |
| F | 8'-0" | 8'-0" | - | | 8" | - | 4'-6" | 12" | #5 @ 12" O.C. | CENTER | #5 @ 12" O.C. | - | #5 @ 18" O.C. |
| G | 9'-0" | 9'-0" | - | | 8" | - | 5'-6" | 14" | #5 @ 8" O.C. | CENTER | #5 @ 8" O.C. | - | #5 @ 18" O.C. |
| H | 10'-0" | 10'-0" | - | | 8" | - | 6'-9" | 14" | #5 @ 8" O.C. | OFFSET | #5 @ 8" O.C. | - | #5 @ 12" O.C. |
| I | 12'-0" | 9'-6" | 2'-6" | | 8" | 10" | 8'-0" | 14" | #5 @ 12" O.C. | OFFSET | #5 @ 8" O.C. | #5 @ 8" O.C. | #5 @ 12" O.C. |
| J | 14'-0" | 11'-0" | 3'-0" | | 8" | 10" | 9'-0" | 16" | #5 @ 8" O.C. | OFFSET | #6 @ 6" O.C. | #6 @ 6" O.C. | #5 @ 6" O.C. |

1 CONCRETE RETAINING WALL DETAIL AND SCHEDULE

Scale: N.T.S.

## KEYED NOTES

X

1. CONSTRUCT SITE RETAINING WALLS PER RETAINING WALL SCHEDULE THIS SHEET.
2. RETAINING WALL FOOTING IN THIS AREA TO HAVE A TOE LENGTH OF 0'-0". THE FACE OF WALL AND FOOTING WILL ALIGN WITH EDGE OF CONCRETE DRAINAGE STRUCTURE.
3. APPROXIMATE WIDTH OF FOOTING BELOW GRADE. SEE SCHEDULE FOR REQUIRED MIN. FOOTING WIDTHS.

## LEGEND

- 6510 — EXISTING INDEX CONTOUR
- 6509 — EXISTING INTERIM CONTOUR
- 10 — NEW INDEX CONTOUR
- 09 — NEW INTERIM CONTOUR
- NEW WATER SURFACE
- 22.8 — NEW SPOT ELEVATION
- NEW CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- NEW SANITARY SEWER CLEANOUTS
- DIRECTION OF FLOW
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING BUILDING
- NEW BUILDING
- FF — FINISH FLOOR ELEVATION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3/23/2023

WAGONER BUILDING
ALBUQUERQUE • NEW MEXICO

SITE RETAINING WALL PLAN

DRAWN BY: JCH
DATE: 03-23-23

C1.1A


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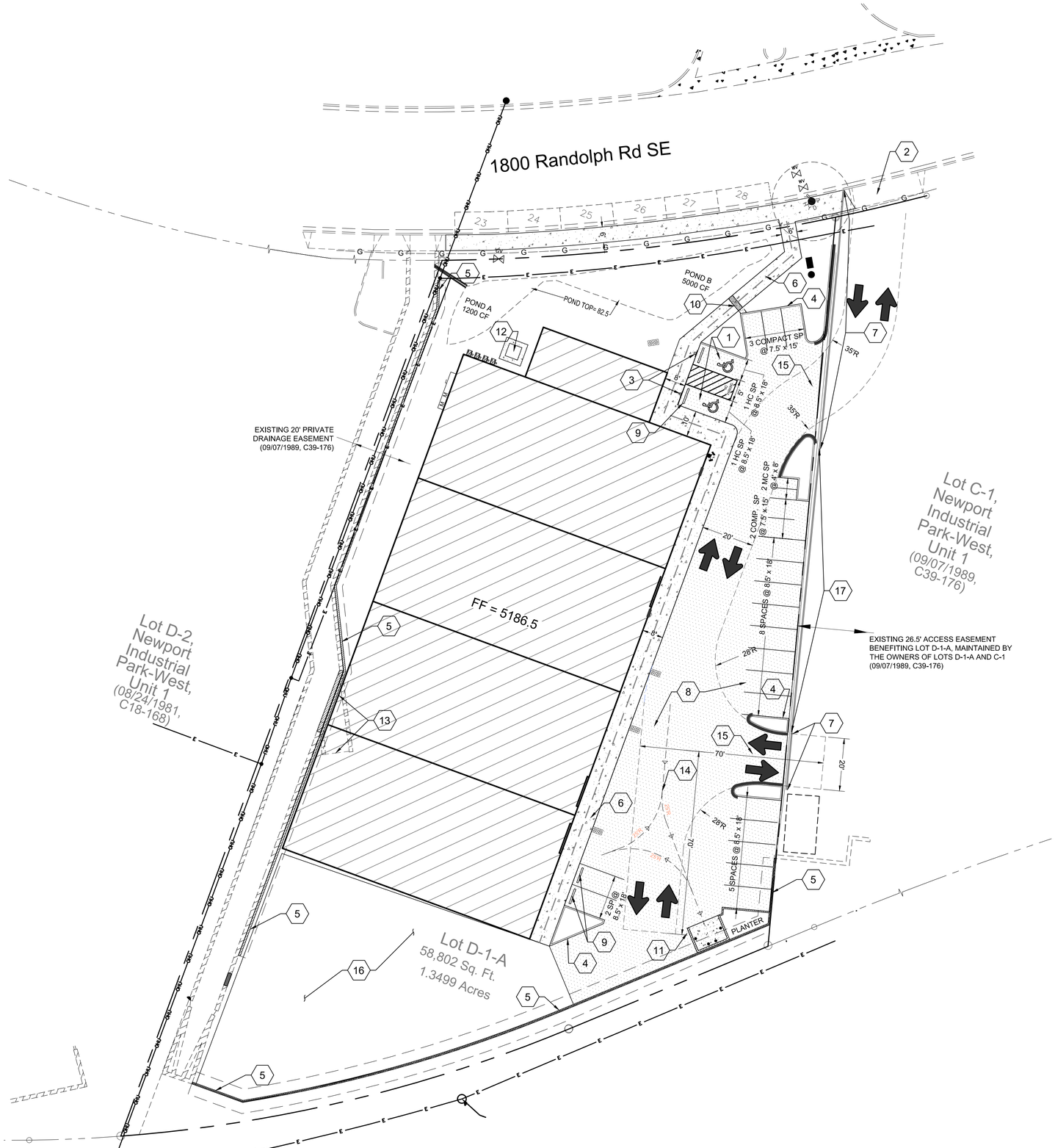
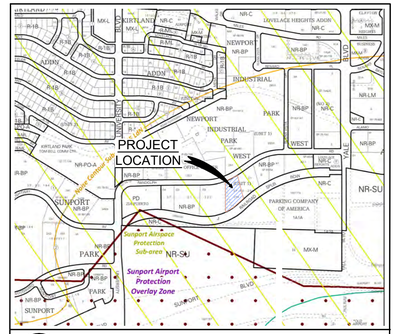
DWG. LOCATION: K:\Projects\2022\22-036\Civil\
DWG. NAME: 22-036 CivilLdwg




1 CIVIL SITE & TRAFFIC CONTROL PLAN

Scale: 1" = 20'




LOCATION MAP

SCALE: NONE

COA ZONE ATLAS: G-16-Z

## KEYED NOTES

1. NEW ACCESSIBLE PARKING SPACE. SEE DETAIL 1/C5.1.
2. SITE ACCESS THRU EXISTING CONCRETE DRIVE WAY.
3. CONSTRUCT NEW ACCESSIBLE PARKING SIGN. SEE DETAIL 2/C5.1.
4. CONSTRUCT NEW HEADER CURB PER COA STD DWG 2415B.
5. CONSTRUCT NEW RETAINING WALL. SEE SHEET C1.1A.
6. CONSTRUCT NEW CONCRETE WALK. SEE DETAIL 4/C5.1.
7. REMOVE EXISTING ASPHALT CURB SEE SHEET C1.1 GRADING AND DRAINAGE & DETAIL 9/C5.1
8. INSTALL NEW ASPHALT PAVEMENT. SEE DETAIL 3/C5.1.
9. INSTALL CONCRETE WHEEL STOP. SEE DETAIL 5/C5.1.
10. CONSTRUCT SIDEWALK CULVERT FOR DRAINAGE PER COA DETAIL 2236.
11. CONSTRUCT STANDARD DUMPSTER ENCLOSURE PER COA SOLID WASTE MANAGEMENT DEPARTMENT DETAIL.
12. CONSTRUCT NEW 5'x5' CONCRETE TRANSFORMER PAD.
13. DEMOLISH AND REMOVE PORTION OF EXISTING DRAINAGE STRICTURE BELOW FOOTPRINT OF NEW BUILDING.
14. PATH OF REFUSE VEHICLE, NO OTHER DELIVERY VEHICLES REQUIRED.
15. PAVED ACCESS LANE INTO SITE HAS SLOPE LESS THAN OR EQUAL TO 10%.
16. 6" AGGREGATE BASE COURSE SEE DETAIL 3/C5.1. (NO ASPHALT)
17. EXISTING ASPHALT CURB TO REMAIN.

## SITE PARKING CALCULATIONS

PARKING SPACES REQUIRED = 22

PARKING SPACES PROVIDED:

ADA ACCESSIBLE SPACES = 2 (1 VAN ACCESSIBLE)
REGULAR PARKING SPACES = 17
COMPACT PARKING SPACES = 3
ON-STREET PARKING SPACES = 6
TOTAL PARKING SPACES = 28

MOTORCYCLE SPACES REQUIRED = 1 PROVIDED = 2
BICYCLE SPACES REQUIRED = 3 PROVIDED = 3

## LEGEND

- NEW ASPHALT PAVEMENT
- EXISTING CONCRETE SIDEWALK
- NEW CONCRETE SIDEWALK
- EXISTING BUILDING
- NEW BUILDING
- FF — FINISH FLOOR ELEVATION
- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- NEW SANITARY SEWER CLEANOUTS
- DIRECTION OF FLOW
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- NEW FIRE HYDRANT
- NEW GATE VALVE
- W — W — NEW WATERLINE
- NEW WATER METER
- OHE — OHE — EXISTING OVERHEAD ELECTRIC LINE
- TRAFFIC CIRCULATION PATH (NO PAVMENT STRIPING)
- FIRE LANE CURB STRIPING AND WALL SIGNAGE
- ADA ACCESSIBLE PATHWAY TO MAIN ENTRY

0 10 20 40

1" = 20'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WAGONER BUILDING
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CIVIL SITE & TRAFFIC CONTROL PLAN


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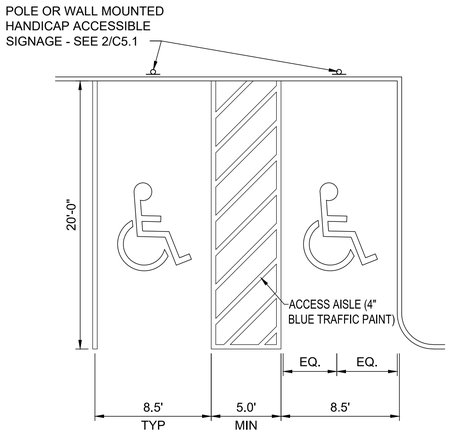
DRAWN BY: JCH
DATE: 03-23-23

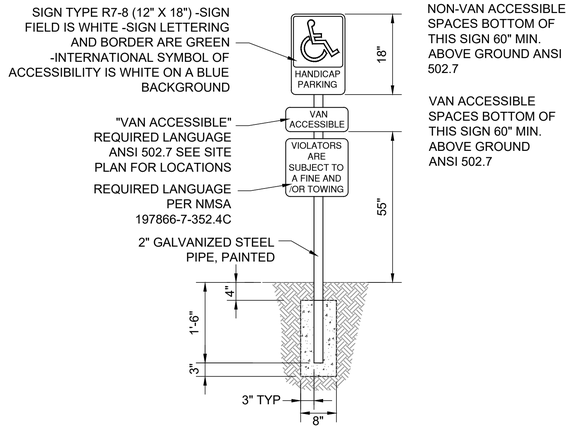
C1.2


LAST MODIFIED: Mar 24, 2023 – 10:57am BY USER: Craigh
DWG. LOCATION: K:\Projects\2022\22-036\Civil\
DWG. NAME: 22-036 CIVIL.dwg



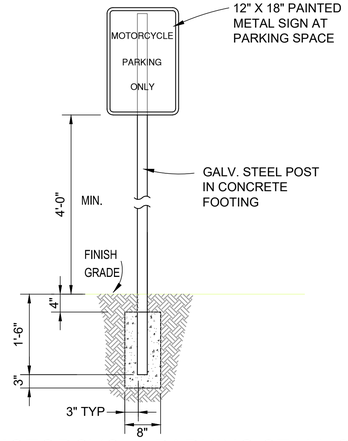

1 HANDICAP ACCESSIBLE PARKING LAYOUT

Scale: NONE




2 HANDICAP ACCESSIBLE PARKING SIGN

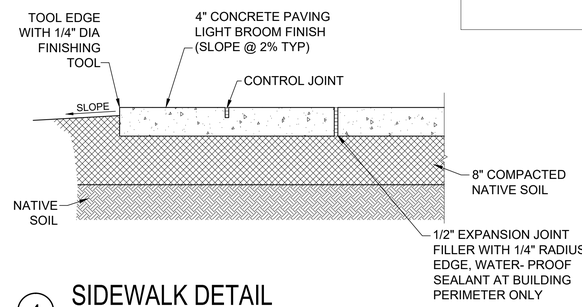
Scale: NONE




3 MOTORCYCLE PARKING STALL SIGN

Scale: NONE

NOTE: PROVIDE TRANSVERSE CONTROL JOINTS AT INTERVALS NOT EXCEEDING 6'-0" ON CENTER, PROVIDE CENTERLINE CONTROL JOINTS IN SIDEWALK WIDER THAN 8'-0". SPACING OF CENTERLINE CONTROL JOINTS SHALL NOT EXCEED 6'-0" OR AS SHOWN ON PLANS. PROVIDE EXPANSION JOINTS AT INTERVALS NOT EXCEEDING 20'-0" ON CENTER WHERE WALK DOES NOT ABUT CURB.

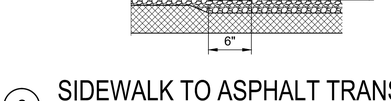



4 SIDEWALK DETAIL

Scale: NONE

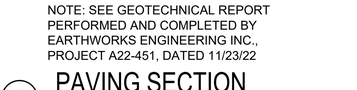

5 WHEEL STOP DETAIL

Scale: NONE




6 SIDEWALK TO ASPHALT TRANSITION

Scale: NONE



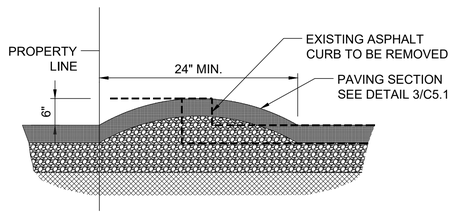

NOTE: SEE GEOTECHNICAL REPORT PERFORMED AND COMPLETED BY EARTHWORKS ENGINEERING INC., PROJECT A22-451, DATED 11/23/22

7 PAVING SECTION

Scale: NONE


8 HANDICAP ACCESSIBLE SIDEWALK RAMP

Scale: NONE




9 WATER BREAK AT PROPERTY LINE

Scale: NONE

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JAMES CRAIG HAGEMANN NEW MEXICO 15559 LICENSED PROFESSIONAL ENGINEER
3/23/2023

WAGONER BUILDING
ALBUQUERQUE • NEW MEXICO

CIVIL SITE DETAILS

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DRAWN BY: JCH
DATE: 03-23-23

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LAST MODIFIED: Mar 24, 2023 - 10:57am BY USER: Craig
DWG. LOCATION: K:\Projects\2022\22-036\Civil\
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