

Parcel C
Ventura Plaza
(4/3/2008, 8C-63)
Owners: Clark Deming
Building Co. LLC &
Parkwood Green
Development

LEGEND

- ← FLOW ARROW
- 27.8 → PROPOSED TOP OF GRADE/PVMT ELEVATIONS
- FL27.8 → PROPOSED FLOW LINE/GUTTER ELEVATIONS
- TC27.8 → PROPOSED TOP OF CURB ELEVATIONS
- FGH27.8 → FINISHED GRADE AT TOP OF WALL
- FGL27.8 → FINISHED GRADE AT BOTTOM OF WALL
- 515 - EXISTING CONTOUR
- 515 - PROPOSED CONTOUR
- EXISTING STORM DRAIN
- FLOW LINE
- RIDGE LINE

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEO TECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

DRAINAGE MANAGEMENT PLAN

INTRODUCTION

The purpose of this submittal is to provide a conceptual grading plan and drainage management plan for the Amendment to the Site Plan for Subdivision and Site Plan for Building Permit of the Ventura Plaza development. The overall development contains approximately 5.44 acres and is located at the southwest corner of Paseo Del Norte Blvd NE and Ventura St NE in Albuquerque, NM. We are proposing that the original Office/Retail portion of the development be replaced by a new +/- 7,300 SF O'Reilly Auto Parts store.

EXISTING HYDROLOGIC CONDITIONS

There is an existing approved Drainage Management Plan prepared by Jeffrey L. Mulberry, P.E. at Bohannon Huston Inc. titled "Paseo Del Norte and Ventura Blvd Development, Drainage Management Plan" (File Number D20/D010) dated 11/9/2009. The site generally slopes from east to west. The northern +/-80 percent of the development drains to a new storm drain system that was installed and connected into an existing storm drain system located in Paseo Del Norte Blvd that belongs to the NMDOT. The southern +/-20 percent of the site drains to an existing concrete lined channel that connect to the property at the southwest corner of the development.

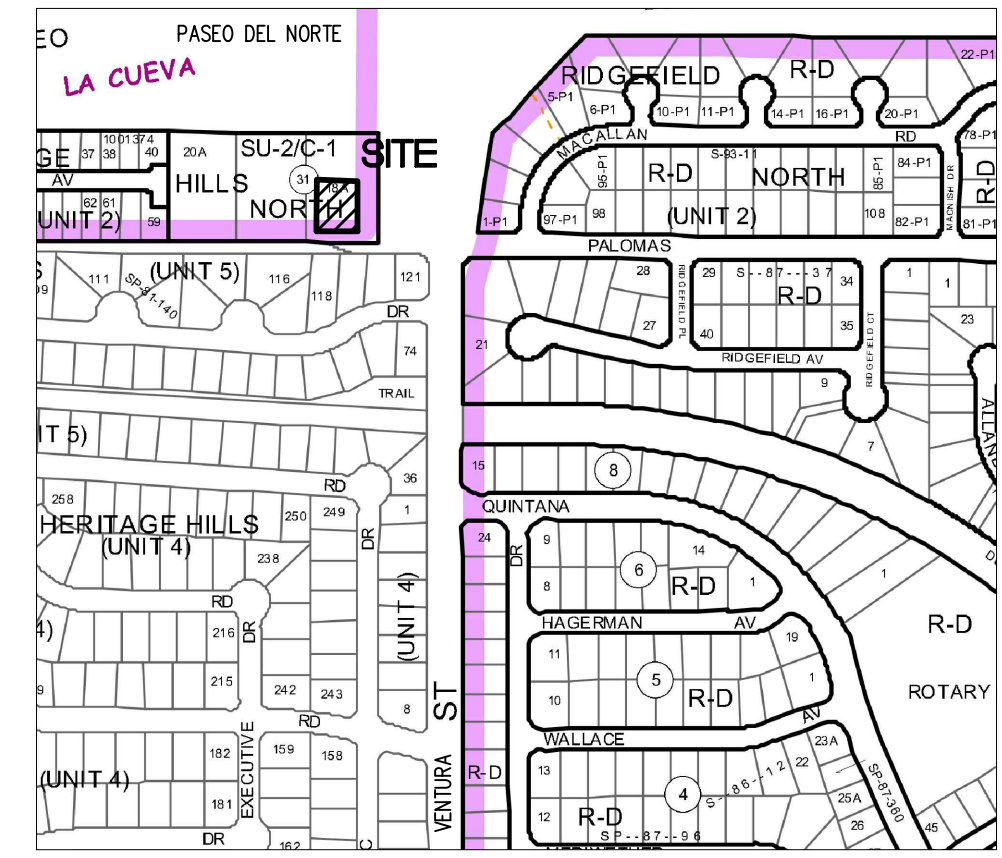
PROPOSED HYDROLOGIC CONDITIONS

The proposed development will generally conform to the original plan prepared by Bohannon Huston Inc. as described above. A new storm drain system collecting drainage from the central and western half of the site will extend to the existing manhole located just inside the Paseo Del Norte Blvd Right-of-Way per the original approved Drainage Management Plan.

New Water Quality Ponds will be possible due to the layout of the Original Approved Site Plan for Building Permit.

CONCLUSION

This drainage management plan generally conforms to the original approved Drainage Management Plan prepared by Bohannon Huston, Inc. With this submittal, we are requesting DRB level approval of the Site Plan for Subdivision and Site Plan for Building Permit.



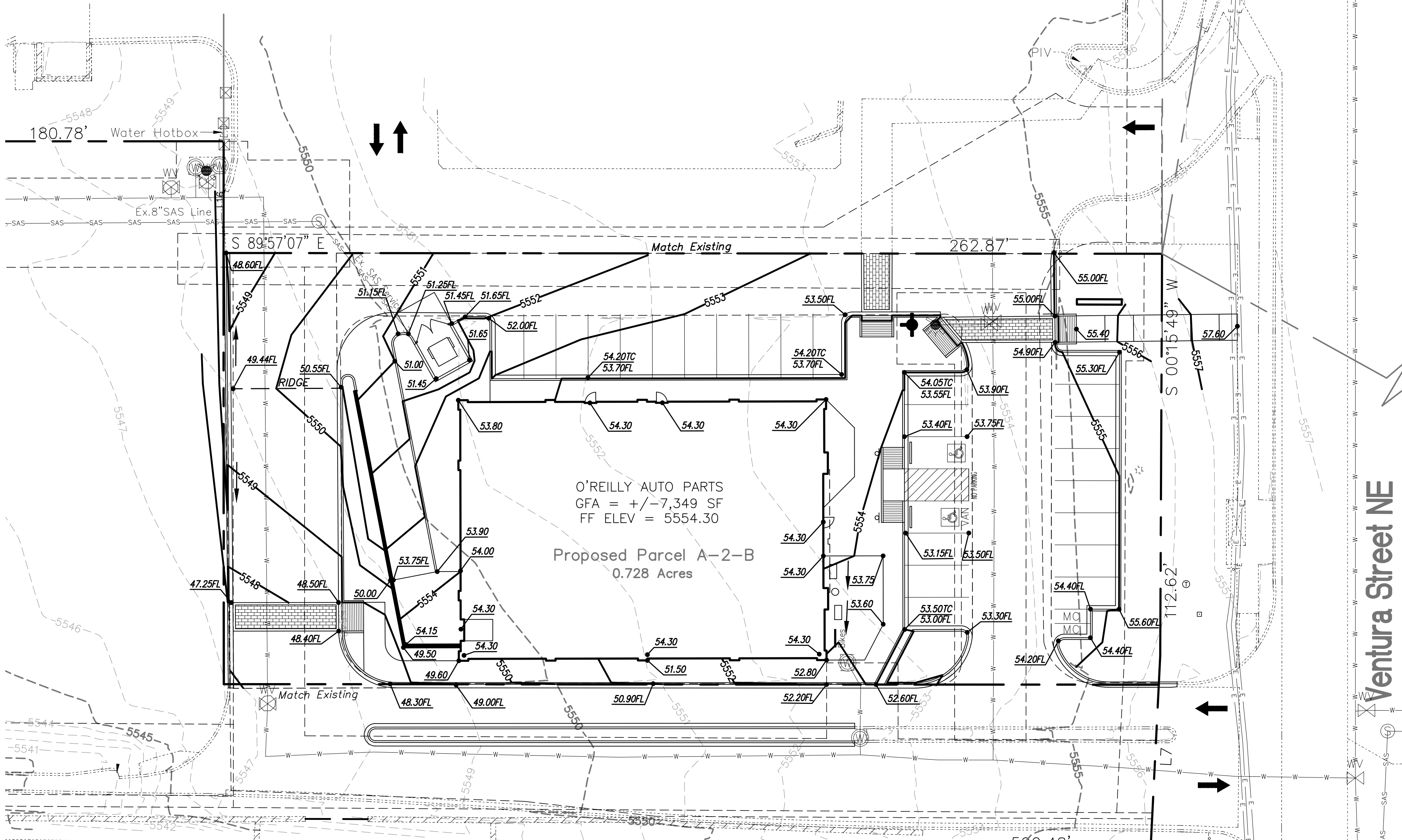
VICINITY MAP - Zone Map D-20-Z
NTS

LEGAL DESCRIPTION:
A Portion of Parcel A, Ventura Plaza. 0.64 Acres.



FIRM MAP 35001C014IG

Per FIRM Map 35001C014IG, dated September 26, 2008, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.



Ventura Street NE

Lot 118
Owners: Cathy L. Good

Lot 119
Owners: Carolyn E. Garcia

Lot 120
Owners: Nancy M. Chavez and Alicia Miller

Lot 121
Owners: Joseph A. and Anne J. Rose, Trustees

Heritage Hills Unit 5 (4/14/80, C16-137)

Line #	Direction	Length (ft)
L1	S 00°03'24" W (S 00°00'00" W)	31.30' (31.33')
L2	N 84°44'12" E (N 84°43'40" E)	38.25' (38.17')
L3	N 36°13'45" E	5391.11'
L4	S 54°17'09" E	3431.82'
L5	N 74°15'57" E	535.69'
L7	S 02°51'19" W (S 02°47'51" W)	54.07' (54.07')
L8	N 09°48'06" E	423.08'

Wooten Engineering
1005 21st St. SE, Suite 13
Rio Rancho, N.M. 87124
Phone: (505) 980-3560

WE

O'Reilly Auto Parts
8001 Ventura St. NE
Albuquerque, New Mexico 87109

Not For Construction

Project Number 2017010
Drawn By OW
Checked JW
Issue Date March 5, 2018
Conceptual Grading Plan