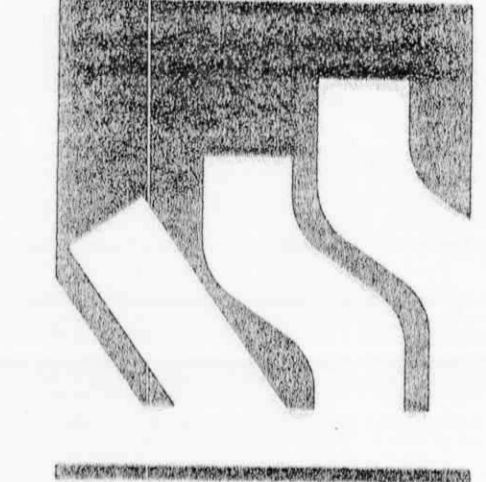


BUILDING AND SITE DATA :

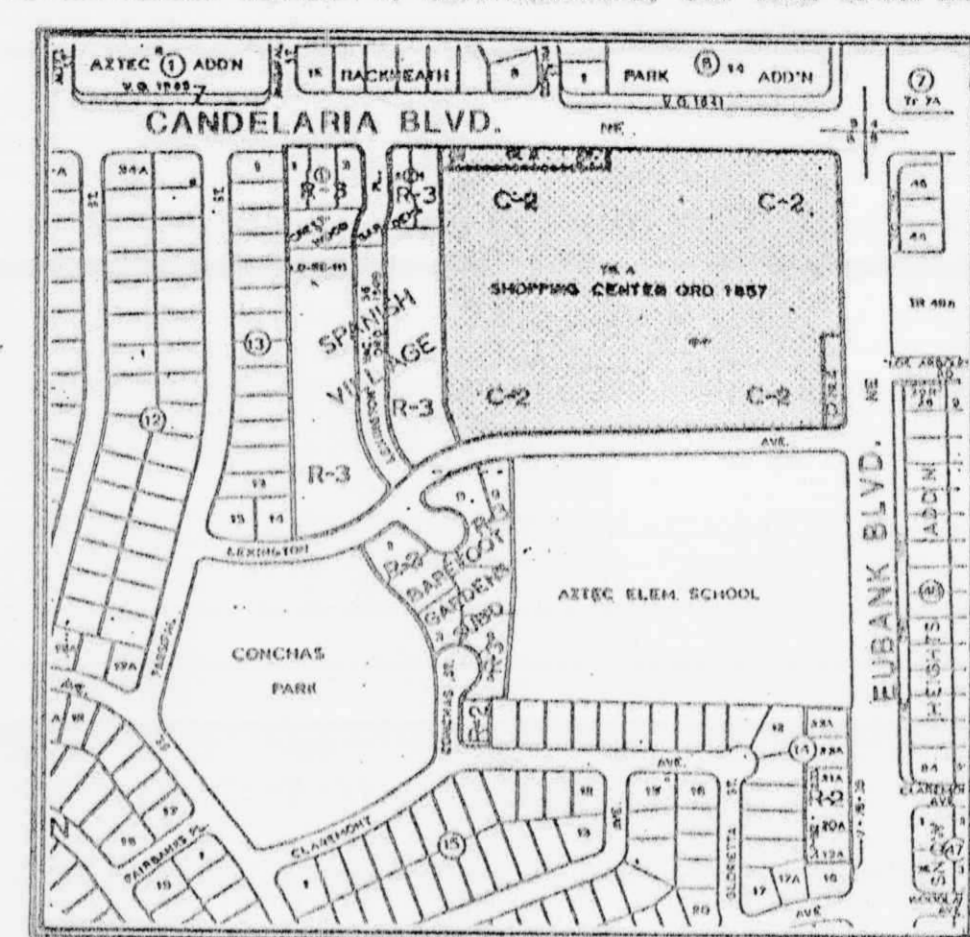
LEGAL DESCRIPTION :
 TRACTS A, B AND C OF THE REPLAT OF THE N.E. 1/4, N.E. 1/4 OF SECTION 8, T. 10N., R. 4E., N.M.P.N., BERNALILLO COUNTY, NEW MEXICO, AS THE SAME WAS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON THE 19TH DAY OF JANUARY 1987

**HOLMES
 SABATINI
 SMITH
 EEDS**

ARCHITECTURE PLANNING
 PROGRAMMING RESEARCH
 GRAPHIC DESIGN
 215 GOLD AVENUE W.
 ALBUQUERQUE, NEW MEXICO
 505 247-3705 87102



Architect



Development Review Board

Robert A. ... 11-12-86
 Traffic Engineer Date

Janet ... 11-4-86
 Parks and Recreation Director Date

... 11-12-86
 Water Resources Engineer Date

... 11/2/86
 City Engineer/Hydrology Date

I certify that this area is zoned C-2 and that this plan is consistent with the specific development plan approved by the Environmental Planning Commission on

Richard ... 11/1/86
 Planning Director Date

EXISTING	PHASE I	PHASE II
BUILDING A	BUILDING A	BUILDING A
RETAIL 12,412 SF @ 1,200' = 10.34 SPACES	RETAIL 12,412 SF @ 1,200' = 10.34 SPACES	RETAIL 12,412 SF @ 1,200' = 10.34 SPACES
BUILDING B	BUILDING B	BUILDING B
RETAIL 12,412 SF @ 1,200' = 10.34 SPACES	RETAIL 12,412 SF @ 1,200' = 10.34 SPACES	RETAIL 12,412 SF @ 1,200' = 10.34 SPACES
BUILDING C	BUILDING C	BUILDING C
RESTAURANT 12,412 SF @ 1,200' = 10.34 SPACES	RESTAURANT 12,412 SF @ 1,200' = 10.34 SPACES	RESTAURANT 12,412 SF @ 1,200' = 10.34 SPACES
BUILDING D	BUILDING D	BUILDING D
RESTAURANT 12,412 SF @ 1,200' = 10.34 SPACES	RESTAURANT 12,412 SF @ 1,200' = 10.34 SPACES	RESTAURANT 12,412 SF @ 1,200' = 10.34 SPACES
BUILDING E	BUILDING E	BUILDING E
RESTAURANT 12,412 SF @ 1,200' = 10.34 SPACES	RESTAURANT 12,412 SF @ 1,200' = 10.34 SPACES	RESTAURANT 12,412 SF @ 1,200' = 10.34 SPACES
BUILDING F	BUILDING F	BUILDING F
RESTAURANT 12,412 SF @ 1,200' = 10.34 SPACES	RESTAURANT 12,412 SF @ 1,200' = 10.34 SPACES	RESTAURANT 12,412 SF @ 1,200' = 10.34 SPACES
TOTAL	TOTAL	TOTAL
EXISTING TOTAL 12,412 SPACES	PHASE I TOTAL 12,412 SPACES	PHASE II TOTAL 12,412 SPACES

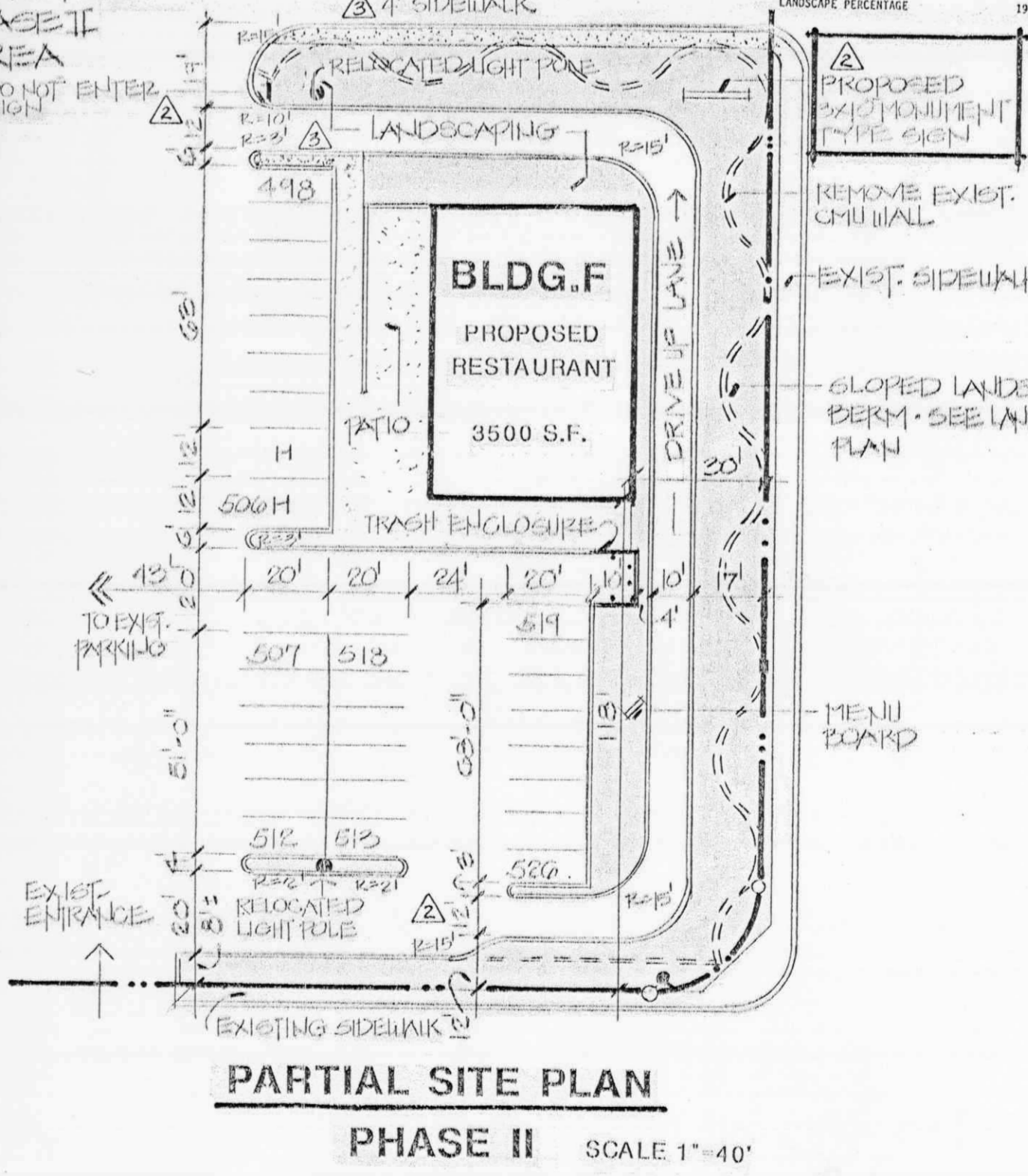
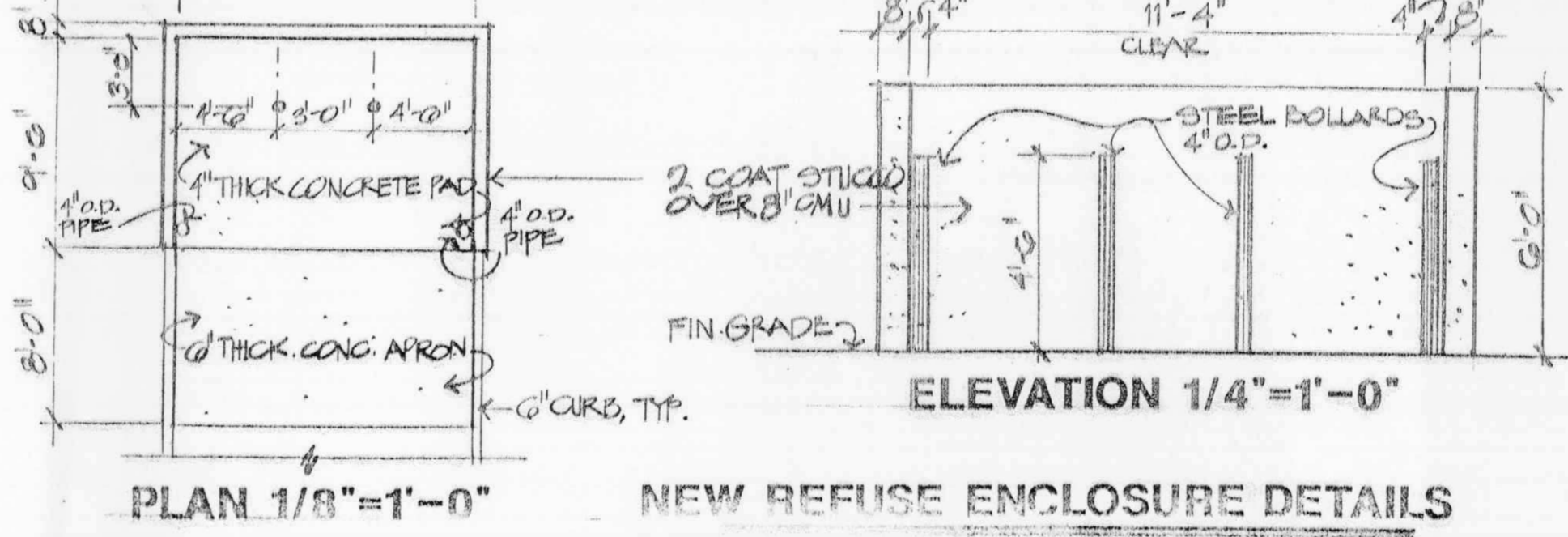
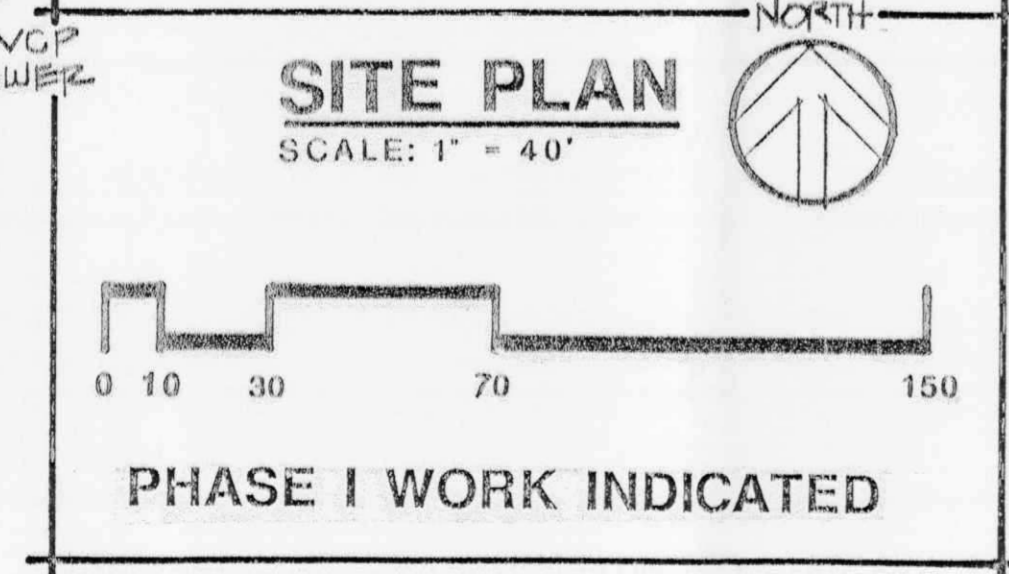
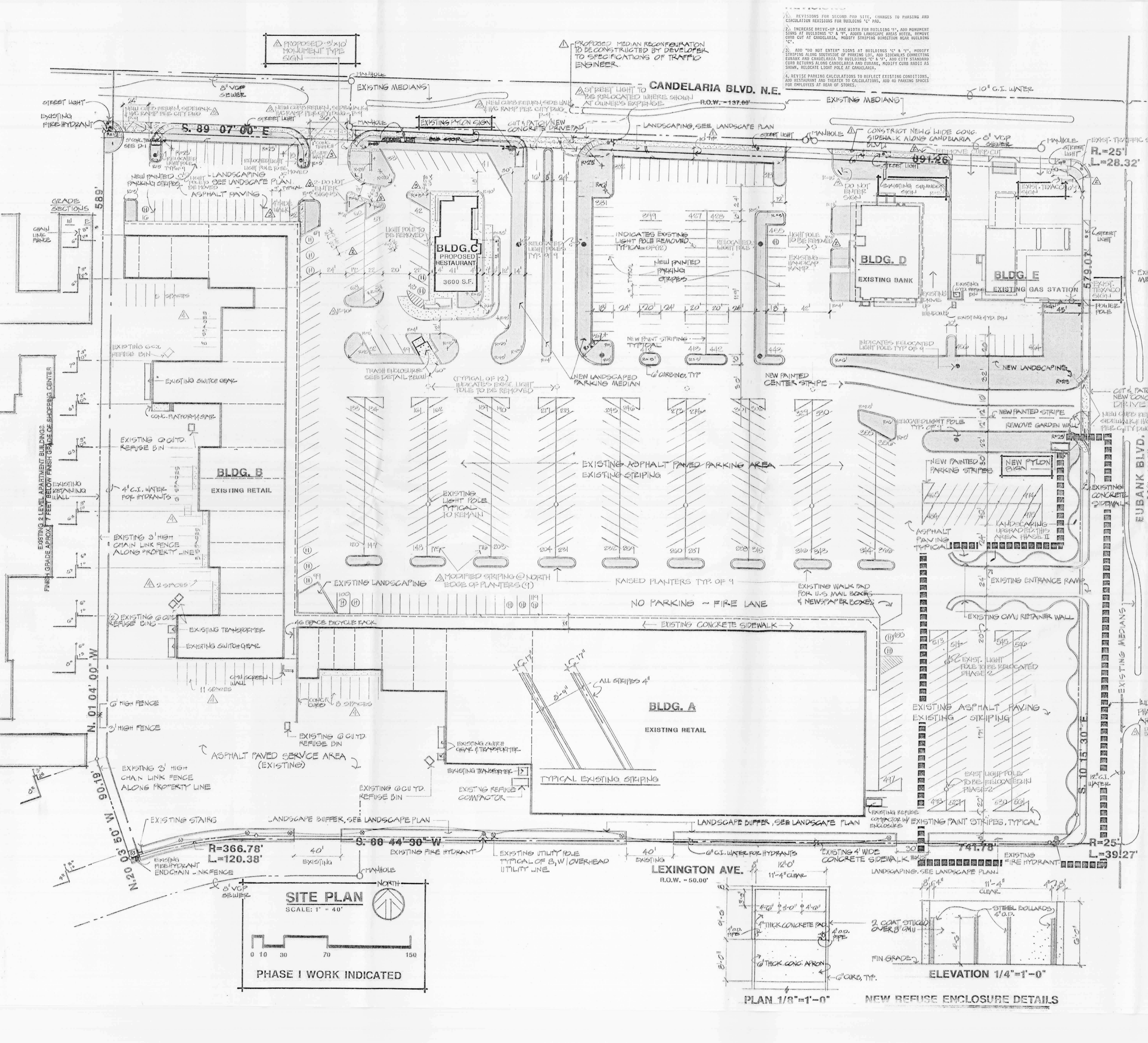
Project
EASTDALE SHOPPING CENTER
 ALBUQUERQUE, NEW MEXICO

Sheet Title

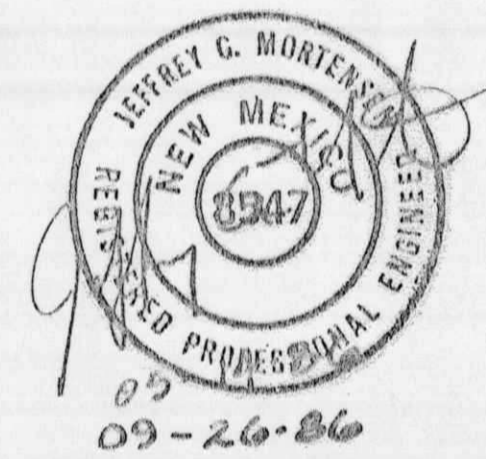
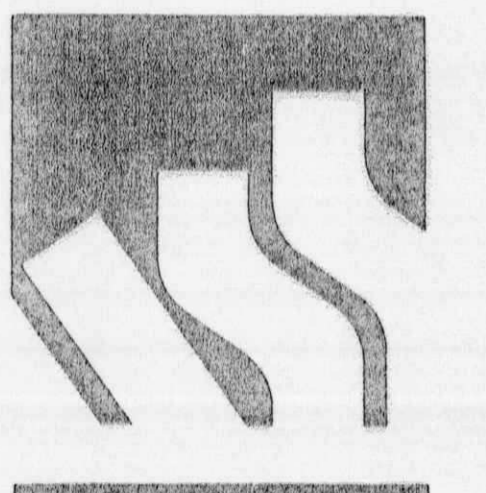
Revisions
 26 SEPT. 86
 22 OCT. 86
 13 NOV. 1986
 23 FEB 1987

Date
 Project No. 85-38

Sheet No.
 1 OF 8



1. REVISIONS FOR SECOND PDD SITE, CHANGES TO PASSING AND CIRCULATION REVISIONS FOR BUILDING "C" PDD.
2. INCREASE DRIVE-UP LAKE HEIGHT FOR BUILDING "A", ADD MONUMENT SIGNS AT BUILDINGS "C" & "F", ADD LANDSCAPE AREAS NOTED, REMOVE CURB CUT AT CANDELARIA, MODIFY STRIPING DIRECTION NEAR BUILDING "C".
3. ADD "DO NOT ENTER" SIGNS AT BUILDINGS "C" & "F", MODIFY STRIPING ALONG SOUTHWEST SIDE OF PARKING LOT, ADD SIGNAGE CONNECTING EURANK AND CANDELARIA TO BUILDINGS "C" & "F", ADD CITY STANDARD CURB RETURN ALONG CANDELARIA AND EURANK, MODIFY CURB ROOST AS SHOWN, RELOCATE LIGHT POLE AT CANDELARIA.
4. REVISE PARKING CALCULATIONS TO REFLECT EXISTING CONDITIONS, ADD RESTAURANT AND THEATER TO CALCULATIONS, ADD 10 PARKING SPACES FOR EMPLOYEES AT REAR OF STORES.



**EASTDALE SHOPPING CENTER
ALBUQUERQUE, NEW MEXICO**

Revisions
 Δ ADD NEW RESTAURANTS &
 LANDSCAPING, ADJUST
 BASIN B CALCS 9 25 86
 REMOVE PHASE LINES.

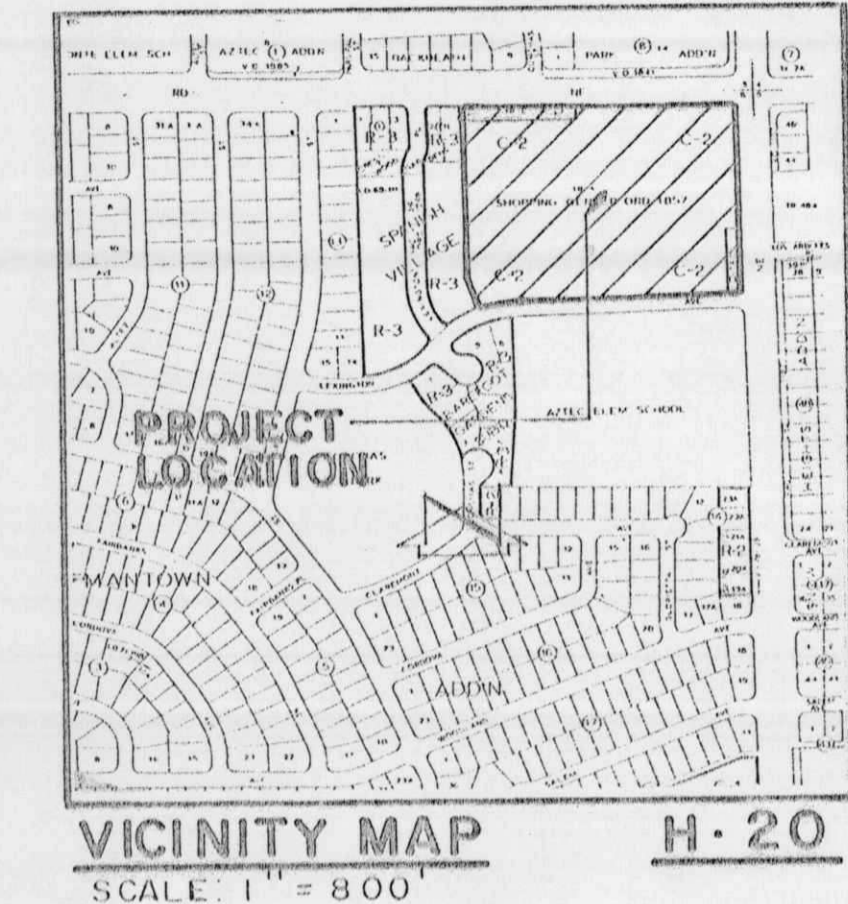
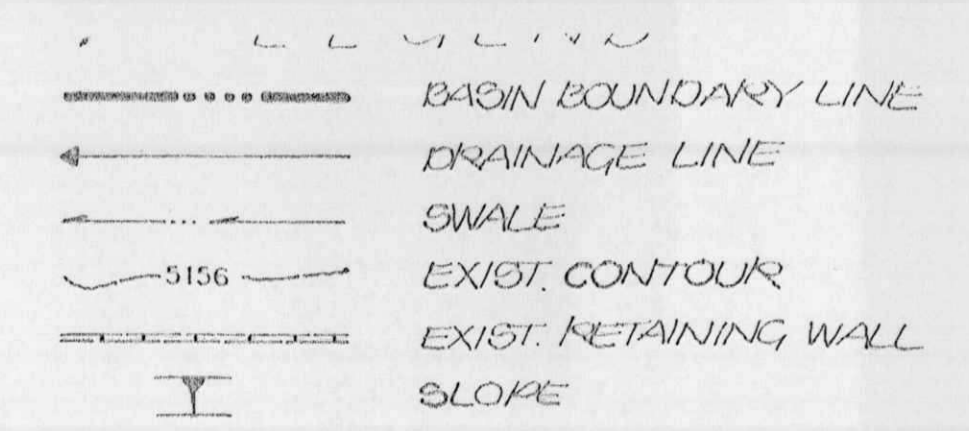
22 Oct. 86

Date

Project No. 85-38

Sheet No.

2 OF 8



The following items concerning the Eastdale Shopping Center Conceptual Drainage Plan are contained hereon:

1. Vicinity Map
2. Grading Plan
3. Calculations

As shown by the Vicinity Map, this site is located at the southwest corner of the intersection of Candelaria Boulevard N.E. and Eubank Boulevard N.E. At present, this site is fully developed as a shopping center. As indicated by the review of available literature and mapping during the pre-design conference conducted for this project, there is no apparent downstream flooding. There are also no known problems associated with the drainage of this site.

The Grading Plan shows 1) existing contours taken from the City of Albuquerque Ortho-Topo Map for Plate H-20, 2) existing drainage patterns observed during field visits to the site and the review of the available site topography, 3) the limit and character of the existing improvements, 4) the limit and character of the proposed improvements, and 5) recommended locations for curb openings and concrete troughs to release any runoff trapped by the proposed planter curbs. As shown by this plan, the proposed improvements consist of the construction of a restaurant and new planters for the addition of landscaping to this site. These improvements will require the removal of existing asphalt paving. As a result of this proposed construction, the amount of pervious area on this site will be increased slightly, thereby reducing the runoff generated by this basin. Basin A drains in a westerly direction and discharges into Candelaria Boulevard N.E. via an existing driveway which will remain. Basin B drains in a southeasterly direction in a combination of over land and underground storm drainage. The surface runoff discharges to two existing storm inlets which appear to be connected and discharged via an existing 2' x 3' CMP culvert observed at the southwest corner of the site. This culvert discharges to public right-of-way and does not appear to damage any downstream land owner. Other surface runoff from Basin B leaves the site directly via existing driveways and/or through existing landscaped areas. There are existing patterns which will not be altered by the proposed improvements. Available data on the existing private storm drain system is not available however assuming that the system has a minimum slope of 2%, and a value of 0.023 and an equivalent diameter of 30", the system has the capacity to carry and discharge at least 34 cfs which is almost equal to the total discharge generated by this basin. It could therefore be concluded by this analysis that the existing private storm drain system does have the capacity to accept and convey existing runoff. This determination has been made by using Field's hydraulic calculator for gravity flow in pipes.

The calculations which appear hereon analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The Rational Method has been used for this analysis in accordance with the City of Albuquerque Development Process Manual and the "Notice of Emergency Rule" enacted by the City of Albuquerque on January 14, 1986. This method of analysis has been used in lieu of the Rational Method due to the high levels of imperviousness present on this site and the disproportionately high discharge values generated by the Rational Method. As shown by these calculations, the proposed improvements will result in a minor decrease in runoff generated by this site. Based upon this minor decrease in runoff, the fact that this is a hill site, the fact that this is a modification to an existing site, the fact that there is no apparent downstream flooding, and that the existing runoff from this site does not appear to be causing downstream property, the free discharge of runoff from this site is appropriate.

CALCULATION:

Ground Cover Information
 From SCS Bernadillo County Soil Survey,
 Plate 22: MC - Baboso Tijeras Complex and Typ - Tijeras gravelly
 fine sandy loam.

Hydrologic Soil Group B

Rational Method

Discharge: $Q = CIA$
 where C varies
 $I = P_0 (6.84) T_p^{-0.51} = 5.20 \text{ in/hr}$
 $P_0 = 2.46 \text{ in (DWR Plate 22.20-1)}$
 $T_p = 10 \text{ min (minutes)}$
 $A = \text{area, acres}$

Volume: $V = CP_0A(1/12)$
 where C varies
 $P_0 = 2.46 \text{ in (DWR Plate 22.20-1)}$
 $A = \text{area, ac}$

Existing Condition

1. Basin A
 Total = 234,250 sf = 5.4 ac
 $A_{imp} = 231,260 \text{ sf}; 3 \text{ impervious} = 993$
 $C = 0.94 \text{ (Weighted per Emergency Rule)}$
 $Q_{100} = CIA = 0.94(5.2)(234,250) = 114,400 \text{ cfs}$
 $V_{100} = CP_0A = 0.94(2.46/12)(234,250) = 45,140 \text{ cft}$

2. Basin B
 Total = 360,500 sf = 8.3 ac
 $A_{imp} = 314,000 \text{ sf}; 3 \text{ impervious} = 973$
 $C = 0.90 \text{ (Weighted per Emergency Rule)}$
 $Q_{100} = CIA = 0.90(5.2)(360,500) = 168,730 \text{ cfs}$
 $V_{100} = CP_0A = 0.90(2.46/12)(360,500) = 66,510 \text{ cft}$

Developed Condition

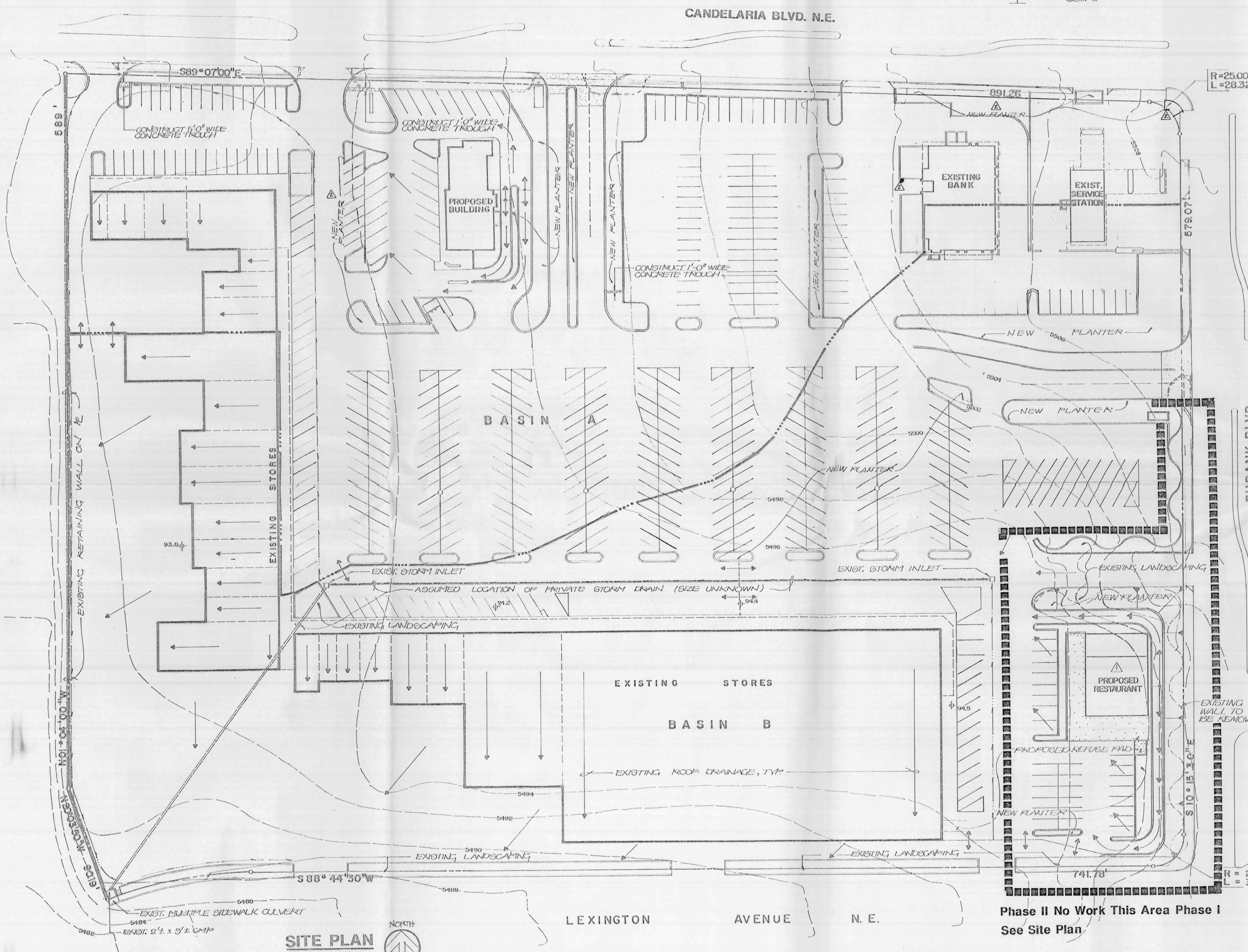
1. Basin A
 Total = 234,250 sf = 5.4 ac
 $A_{imp} = 212,500 \text{ sf}; 3 \text{ impervious} = 913$
 $C = 0.88 \text{ (Weighted per Emergency Rule)}$
 $Q_{100} = CIA = 0.88(5.2)(234,250) = 107,400 \text{ cfs}$
 $V_{100} = CP_0A = 0.88(2.46/12)(234,250) = 42,260 \text{ cft}$

2. Basin B
 Total = 360,500 sf = 8.3 ac
 $A_{imp} = 314,000 \text{ sf}; 3 \text{ impervious} = 973$
 $C = 0.90 \text{ (Weighted per Emergency Rule)}$
 $Q_{100} = CIA = 0.90(5.2)(360,500) = 168,730 \text{ cfs}$
 $V_{100} = CP_0A = 0.90(2.46/12)(360,500) = 66,510 \text{ cft}$

Comparison

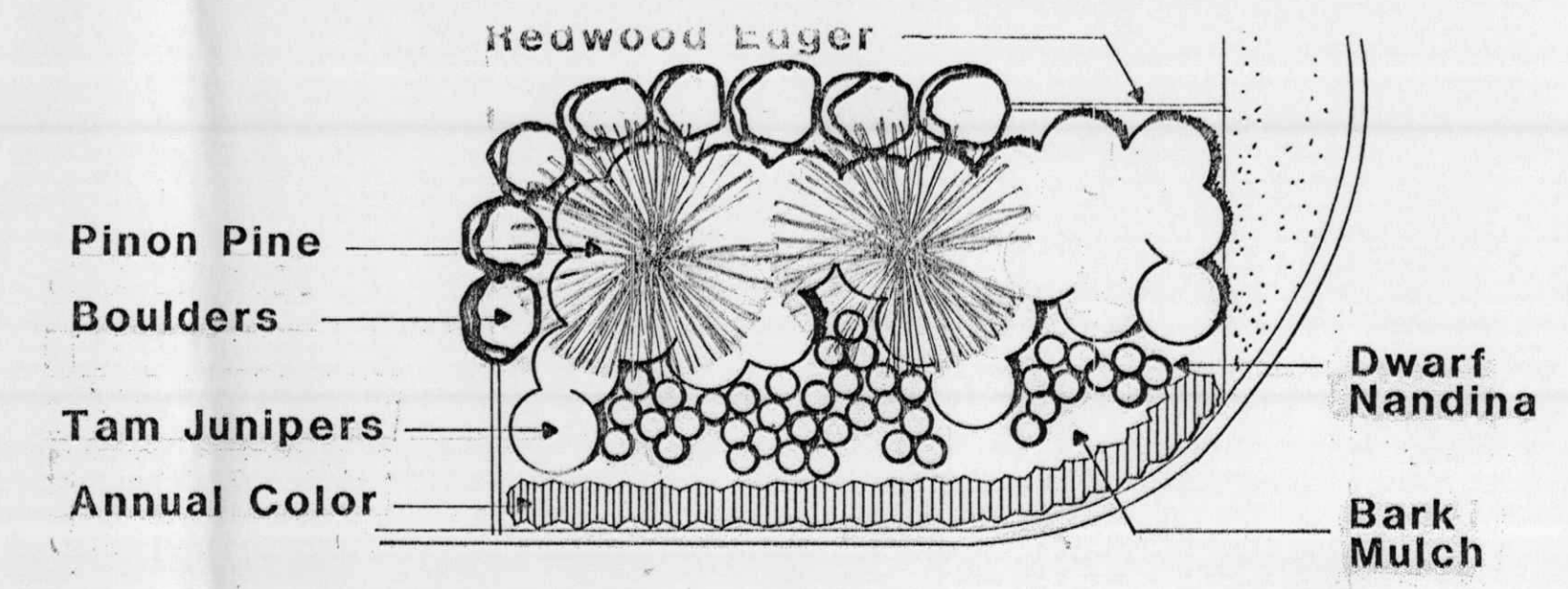
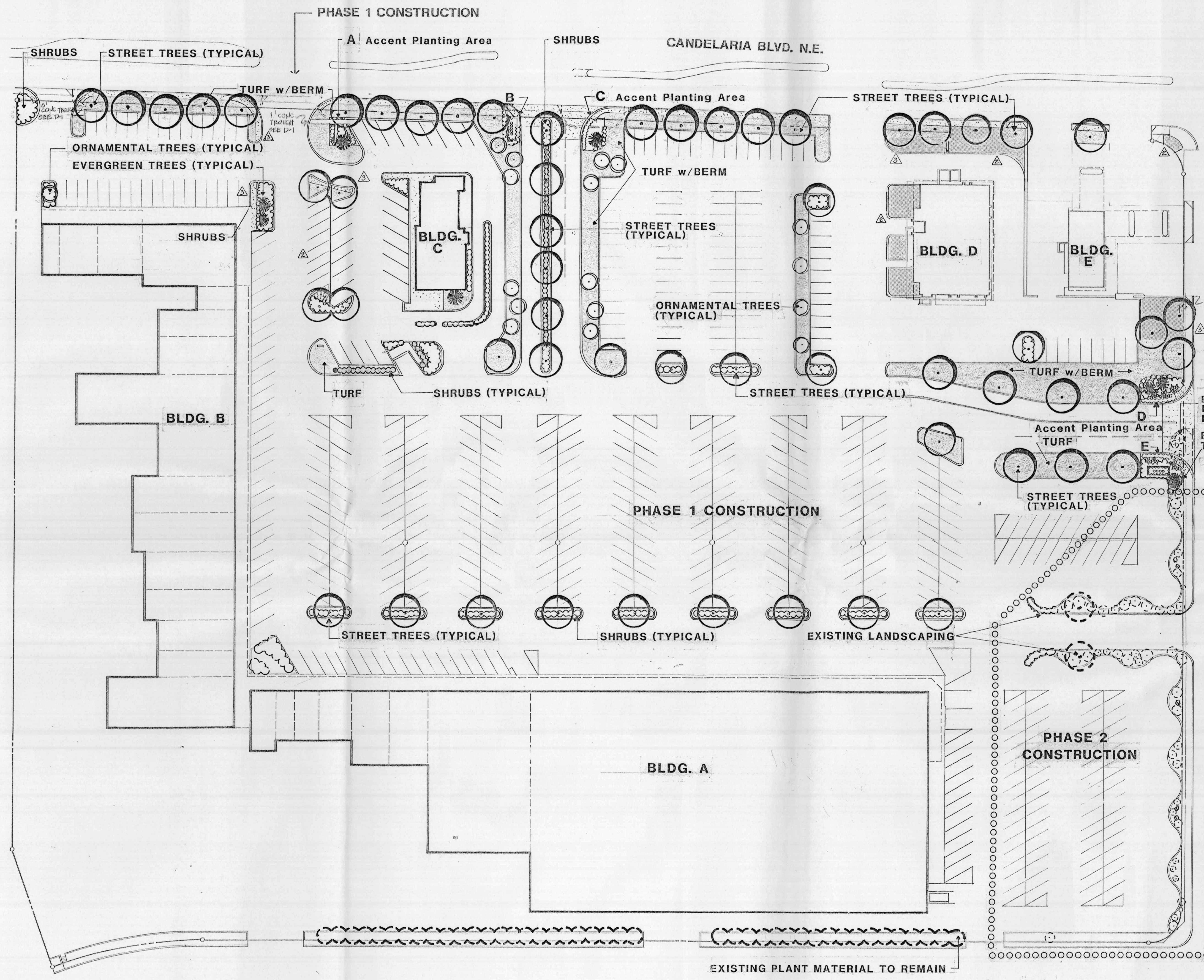
1. Basin A
 $Q_{100} = 26,4 = 24.7 = 1.7 \text{ cfs (decrease)}$
 $V_{100} = 45,140 = 42,260 = 2880 \text{ cft (decrease)}$

2. Basin B
 $Q_{100} = 40.3 = 38.8 = 1.5 \text{ cft (decrease)}$
 $V_{100} = 66,730 = 66,510 = 220 \text{ cft (decrease)}$



SITE PLAN
 SCALE: 1" = 40'

Phase II No Work This Area Phase I
 See Site Plan



ENLARGEMENT: ACCENT PLANTING AREA "D"

NOTE: This area is representative of proposed plant material to be used in accent areas.

LANDSCAPE DATA

- Total Phase I paved area = 315,100 s.f.
- Total Phase I landscaped areas = 282,000 s.f. or 90.7% of the paved area.
- Total paved area after Phase II is developed = 302,484 s.f.
- Total landscaped area after Phase II is developed = 282,000 s.f. or 93.2% of the paved area.
- An automatic irrigation system will be installed to adequately water all new plant material.
- Landscape material and irrigation system will be maintained by the Owner.
- All existing plant material along Candelaria Blvd. shall be removed.
- The location of proposed plantings is shown on this plan and identified by general character. The final selection of specific species will be selected from the list provided below at the design development stage.

NOTE: STREET TREES TO BE LOCATED A MIN. OF 2'-0" FROM EDGE OF SIDEWALK PER FIG. 10 OF STREET TREE CRITERIA MAP TO THE LEFT.

- Evergreen Trees - 6'-8" high**
- Pinon Pine - *Pinus edulis*
- Street Trees - 2 1/2" caliper**
- London Plane - *Platanus acerifolia*
 - Bony Locust *Glottis laevis*
- Ornamental Trees - 2 1/2" caliper**
- Flowering Plum - *Prunus cerasifera*
 - Bradford Pear - *Pyrus calleryana*
- Shrubs - 5 gallons**
- Photinia - *Photinia fraseri*
 - India Hawthorn - *Raphioloipsis indica*
 - Tom Juniper - *Juniperus sabina 'amaricifolia'*
 - Blue Chip Juniper - *Juniperus horizontalis 'Blue Chip'*
- Ground Cover Plants - 1 gallon and 60¢**
- Dwarf Nandina - *Nandina 'Nana parviflora'*
 - Turf - Bluegrass and Fescue
- Annuals - 4" pots**
- Sunshades
 - Veronica repens
 - Verbena
 - Gaillardia
 - Alyssum
- Other Landscape Items**
- Bark mulch
 - Boulders
 - Redwood edger
 - Cobblestone

EXISTING PLANT MATERIAL TO BE REMOVED

EVERGREEN TREES (TYPICAL)

STREET TREES (TYPICAL)

SHRUBS (TYPICAL)

TURF

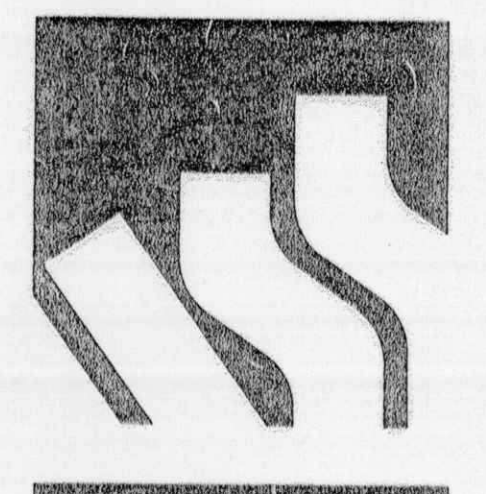
ACCENT PLANTING AREA

SCALE: 1"=40' **LANDSCAPE PLAN**

DEWIS O. WILKINSON AND ASSOCIATES
DCW
LANDSCAPE ARCHITECTURE-DEVELOPMENT PLANNING
P.O. BOX 1542 651/857-7430
CORRALLES, NEW MEXICO 87046

PROPOSED LANDSCAPE PLAN FOR PHASE 2 CONSTRUCTION

HOLMES SABATINI SMITH EEDS
ARCHITECTURE PLANNING PROGRAMMING RESEARCH GRAPHIC DESIGN
215 GOLD AVENUE S.W. ALBUQUERQUE, NEW MEXICO 87102
505 247-3705



Architect
Engineer

Project
EASTDALE SHOPPING CENTER
ALBUQUERQUE, NEW MEXICO

Sheet Title
LANDSCAPE PLAN

Revisions
26 SEPT. 86
22 Oct. 86
13 NOV. 1986

Date 4 JUNE 86

Project No. 85-38

Sheet No.