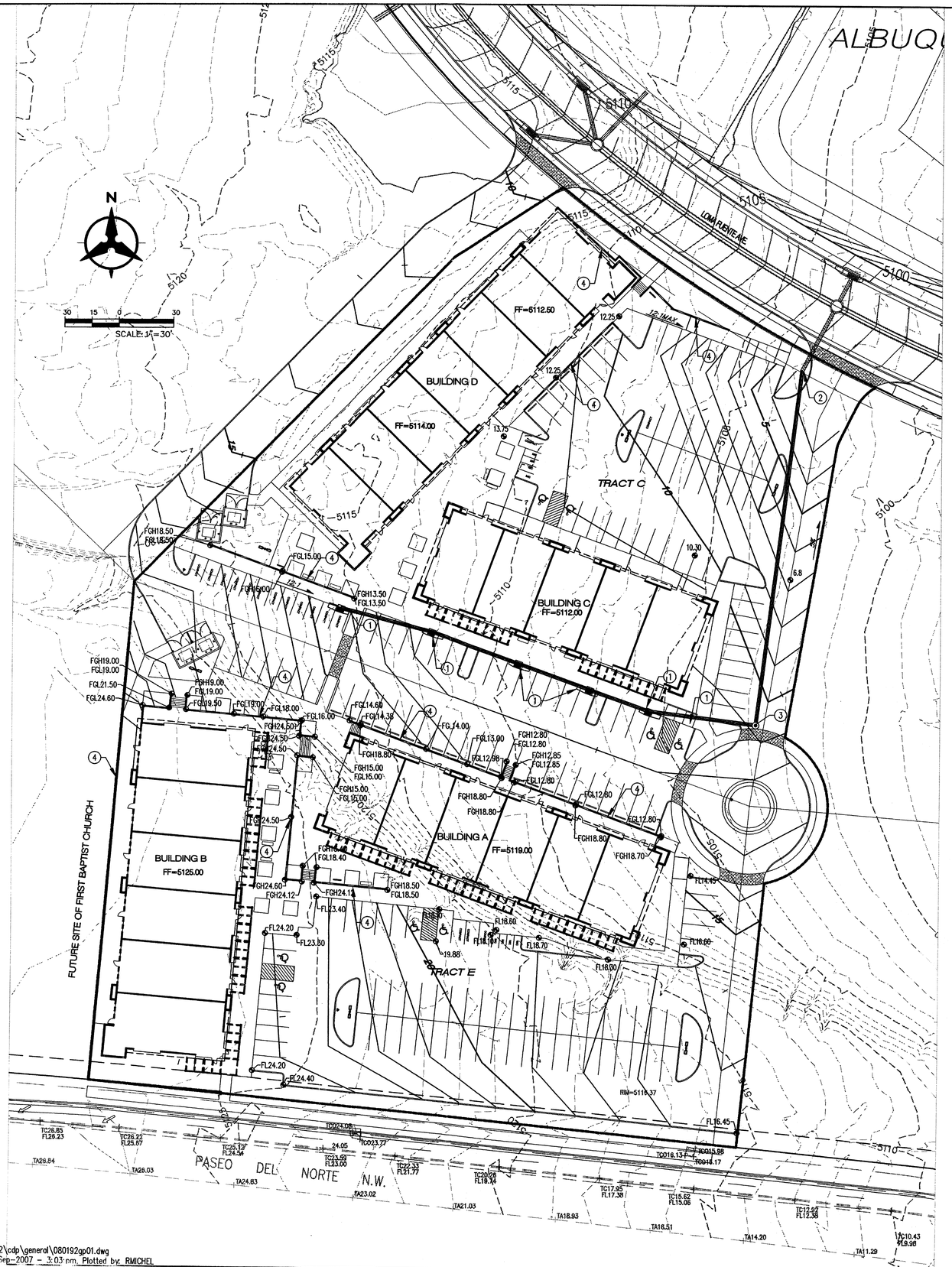

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR 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.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).

10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING AND STORM DRAIN KEYED NOTES

1. INSTALL TYPE "C" STORM INLET PER COA STD DWG 2205.
2. CONNECT NEW 18" SD TO EXISTING 18" STUB-OUT.
3. INSTALL TYPE "C" MANHOLE PER COA STD DWG 2101.
4. INSTALL RETAINING WALL.

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 "GEOTECHNICAL 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 +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.

9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.

10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

LEGEND

	PROPERTY LINE
5301	EXISTING CONTOURS
5301.15	EXISTING GROUND SPOT ELEVATION
	EXISTING ELECTRICAL POLE
65.23	PROPOSED SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE TW=TOP OF WALL, BW=BOTTOM OF WALL EX=EXISTING, TG=TOP OF GRADE
S=2.0%	PROPOSED DIRECTION OF FLOW
	WATER BLOCK
	PROPOSED RETAINING WALL
5305	PROPOSED INDEX CONTOURS
	PROPOSED INTER CONTOURS
	PROPOSED CURB & GUTTER
	EASEMENT
	EXISTING TREE
	PROPOSED LIGHTING
SD	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLET
	EXISTING STORM DRAIN MANHOLE

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CLAUDIO VIGIL ARCHITECTS

1801 Rio Grande Boulevard, N.W.
Albuquerque, New Mexico
Phone: (505) 842-1113
Fax: (505) 842-1330

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CONSULTANTS

PROFESSIONAL SEAL

BRUCE J. STRAWN NEW MEXICO 14523 REGISTERED PROFESSIONAL ENGINEER

9/19/07

FOUNTAIN HILLS PLAZA

PASEO DEL NORTE AND EAGLE RANCH

ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION
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PROJECT NUMBER:	07100
DRAWING FILE:	
DRAWN BY:	RML
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SHEET TITLE
CONCEPTUAL GRADING PLAN

SHEET NUMBER
C-101

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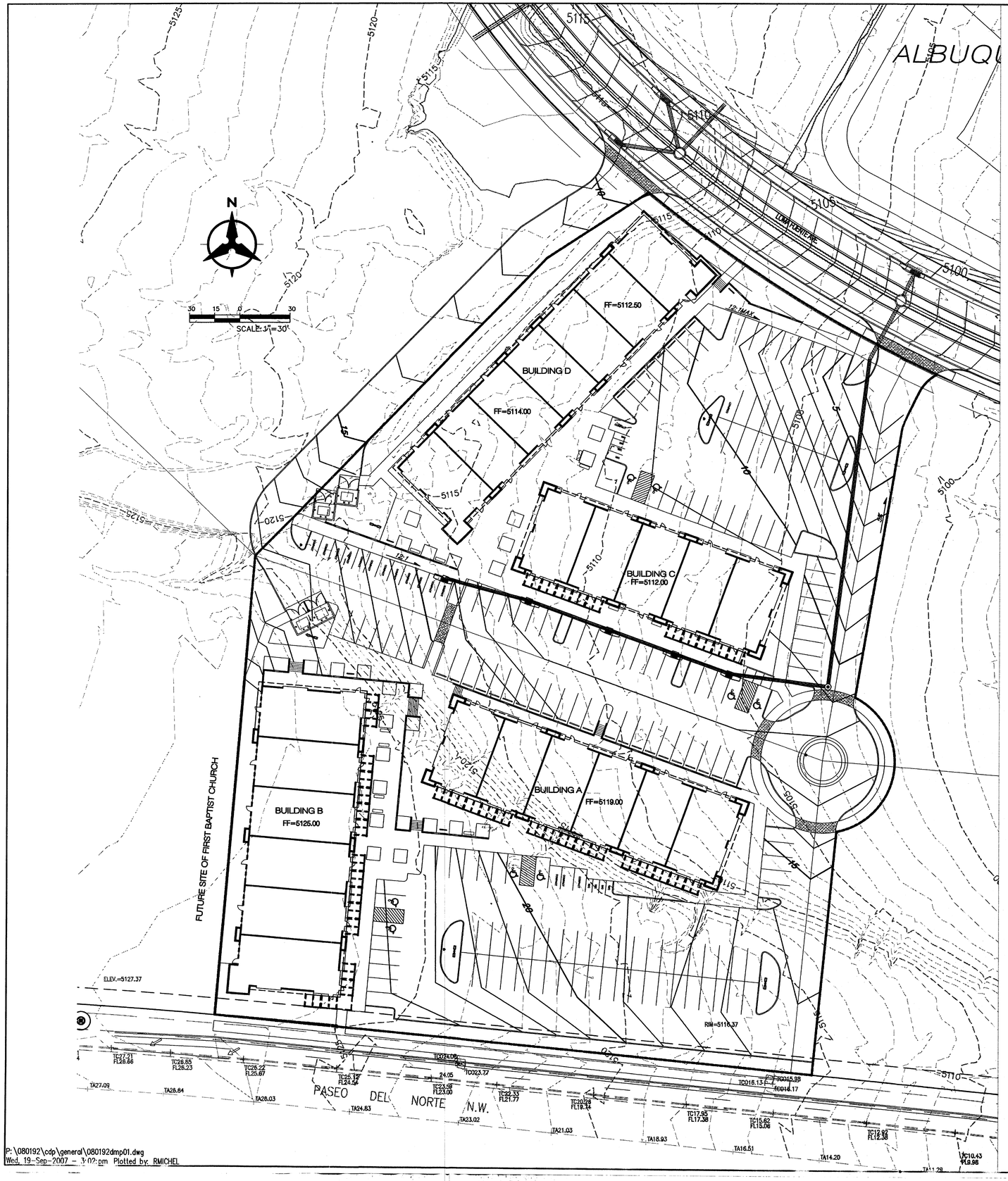

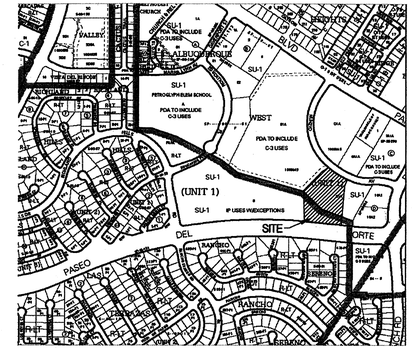

VICINITY MAP - ZONE ALTLAS PAGE C-12-Z

LEGAL DESCRIPTION

TRACT C AND TRACT E, FOUNTAIN HILLS SUBDIVISION.

Fountain Hills Plaza

Existing and Proposed Conditions Basin Data Table

This table is based on the DPM Section 22.2, Zone: 1

Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages A	B	C	D	Q(100) (cfs/ac.)	Q(100) (CFS)	V(100) (inches)	V(100) (CF)
Proposed Conditions										
SITE	154117	3.54	0.0%	5.0%	5.0%	90.0%	4.18	*14.78*	*1.86*	*23837*

DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION

The purpose of this submittal is to present a Drainage Management Plan for Fountain Hills Plaza project. The project site is located in the northwest quadrant of Albuquerque and will include four commercial/retail buildings, paved parking lots and associated landscaping. The site is bordered on the south by Paseo Del Norte, the east and west by vacant lots, and the north by the future Loma Fuente Ave. (formerly Nunzio Ave.) The existing Fountain Hills Drainage Management Plan (C12/D3B, approved July 9, 2007) was used to determine existing conditions and allowable discharges. All hydrologic calculations and analysis were completed in accordance with section 22.2 of the City of Albuquerque Development Process Manual.

II. EXISTING HYDROLOGIC CONDITIONS

The entire site is approximately 3.54 acres and is currently undeveloped. In reference to the Federal Emergency Management Agency map #35001C0116F there is not a flood zone in proximity to the site. There is sparse vegetation cover and the site is relatively steeply sloped to the east. Currently the majority of the site drains to the east via surface flow and then into Eagle Ranch Road.

Offsite Flows

Under existing conditions an earthen channel discharges flow on to the site. This will change according to the Fountain Hills DMP (C12/D3B). All flow that was previously discharged on to the site will be routed through a storm drain located in the future Vista Fuente Rd. and Loma Vista Ave. Please see the Fountain Hills DMP (C12/D3B) for more information. The property immediately west of the site is the future First Baptist Church site and will not discharge any flows onto the site. No further offsite drainage affects the site.

III. PROPOSED HYDROLOGIC CONDITIONS

This project will include four commercial/retail buildings and associated parking lots. According to the Fountain Hills DMP (C12/D3B), All runoff will be directed to the stormdrain in Loma Fuente Ave. This stormdrain discharges to a detention pond northeast of the site. It was assumed that 20% of developed flows are discharged into the Loma Fuente Ave. roadway. The remainder of the developed runoff is assumed to drain into the 18" storm drain that was stubbed out to the property. According to the basin data table located on this sheet the site has a developed runoff of 14.78cfs for the 100 year – 6 hour storm. Approximately 11.82 cfs will be directed to the 18" storm drain.

IV. CONCLUSION

As shown on these plans and the attached grading plans, the drainage from the Fountain Hills Plaza Development will not adversely affect the downstream infrastructure. All hydrologic calculations and analysis were completed in accordance with section 22.2 of the City of Albuquerque Development Process Manual.

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CONSULTANTS

PROFESSIONAL SEAL

BRUCE J. STIDWORTHY NEW MEXICO 14529 REGISTERED PROFESSIONAL ENGINEER

9/19/07

FOUNTAIN HILLS PLAZA

PASEO DEL NORTE AND EAGLE RANCH

ALBUQUERQUE, NEW MEXICO

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DRAINAGE MANAGEMENT PLAN

SHEET NUMBER

C-100

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