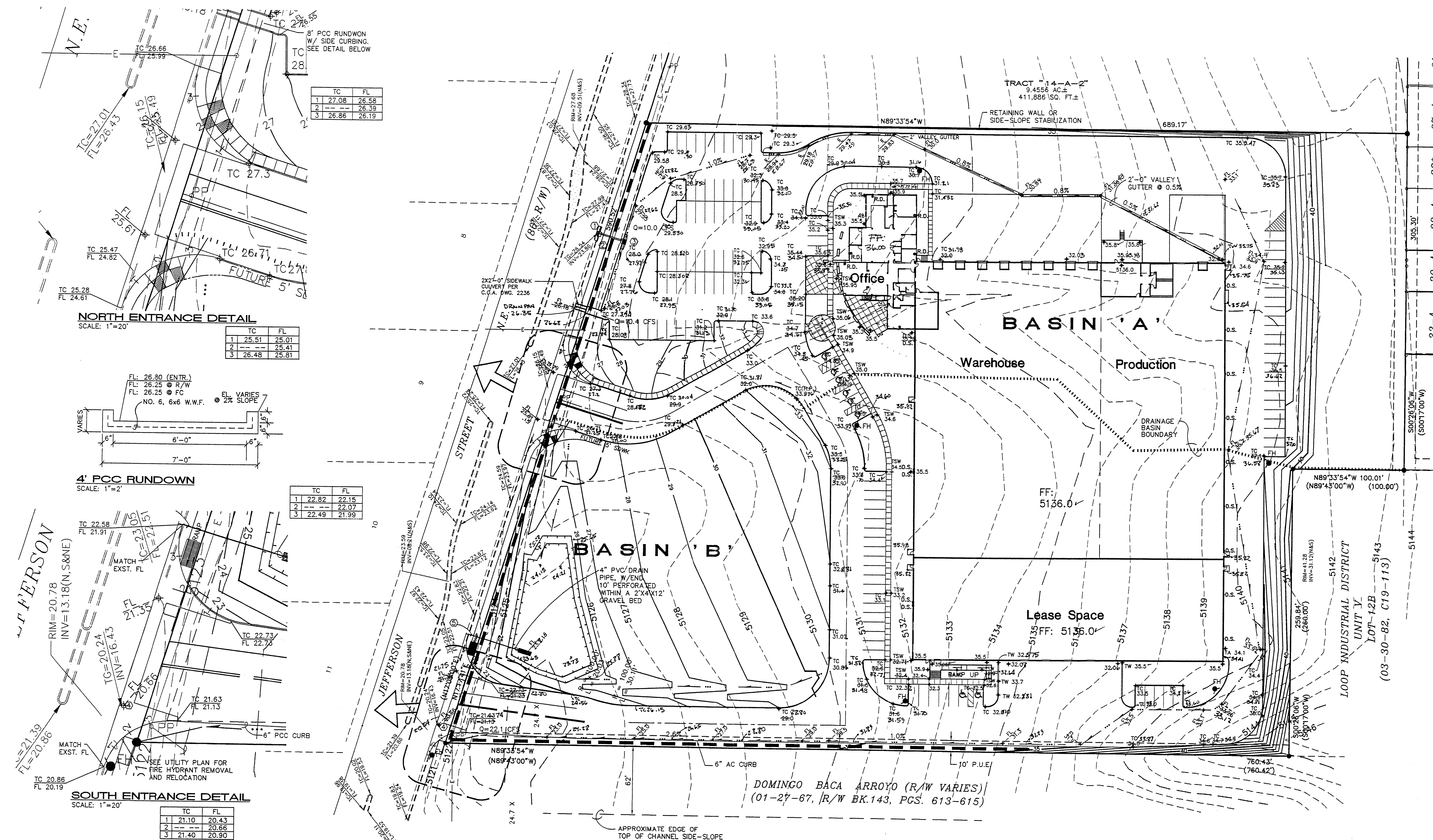


NORTH ENTRANCE DETAIL

SCALE: 1"=20'

	TC	FL
1	27.08	26.58
2	-- --	26.39
3	26.86	26.19

	TC	FL
1	25.51	25.01
2	-- --	25.41
3	26.48	25.81

FL: 26.80 (ENTR.)
FL: 26.25 @ R/W
FL: 26.25 @ FC
NO. 6, 6x6 W.W.F.
EL. VARIES @ 2% SLOPE
VARIES
6"
6'-0"
7'-0"

4' PCC RUNDOWN

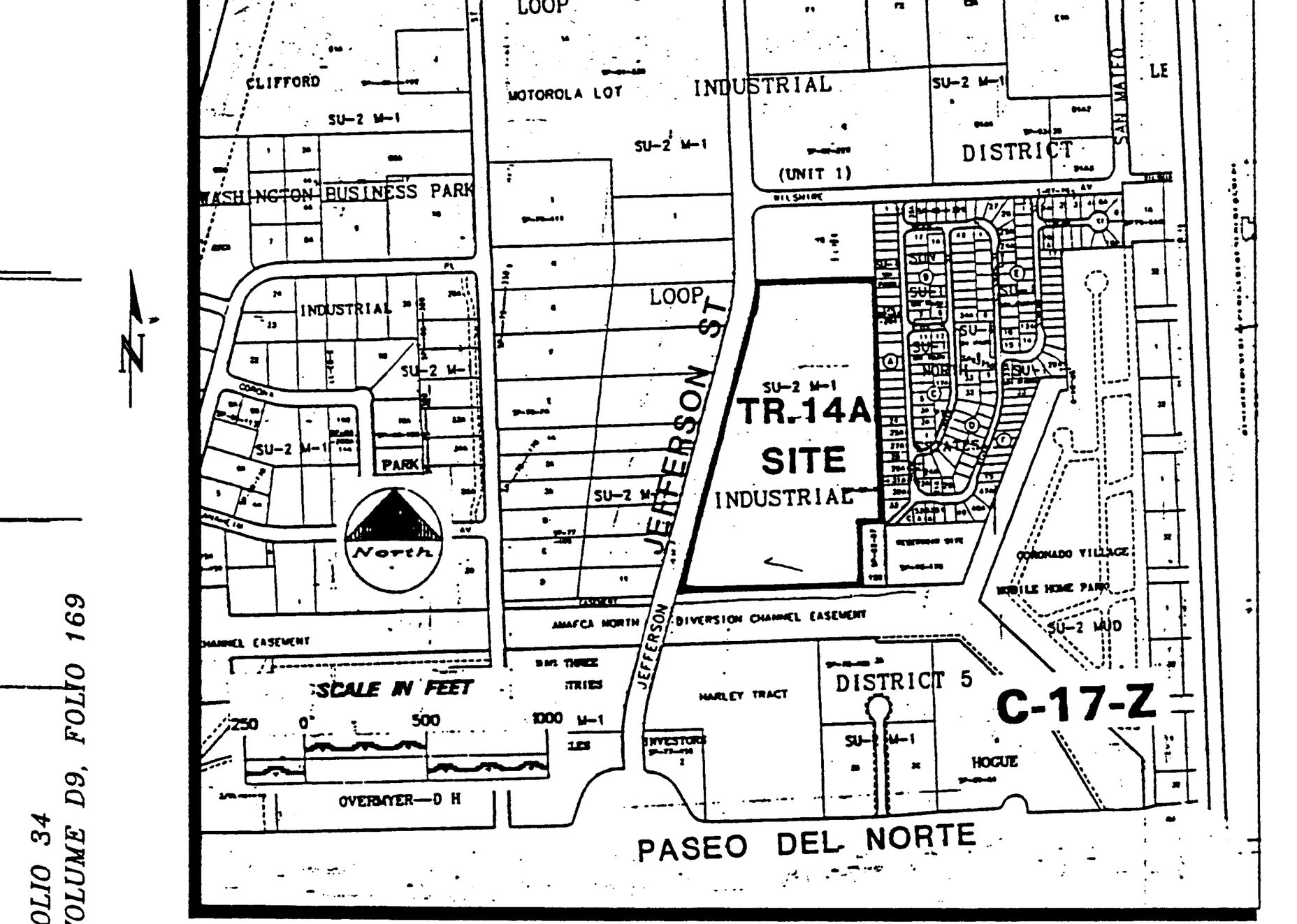
SCALE: 1"=2'

	TC	FL
1	22.82	22.15
2	-- --	22.07
3	22.49	21.99

SOUTH ENTRANCE DETAIL

SCALE: 1"=20'

	TC	FL
1	21.10	20.43
2	-- --	20.66
3	21.40	20.90



C-17 1"=750'±

VICINITY MAP

GENERAL NOTES

Legal Description: Tract 14-A-1 Loop Industrial District Unit V

Site Area: 9.46 Ac.

Benchmark: ACS Monument "NDC 7-1B2", approximately 3,878' NW of SW corner of tract.

Flood Hazard Statement: As shown on Panel 09 of the FEMA Insurance Rate Maps, this site is not within a designated flood hazard area.

Hydrology: The site lies within Zone 2 according to the DPM, as such, the 100-year 6-hour storm value is 2.35".

The site is divided into two drainage basins, A and B. The following table summarizes the characteristics of the basins and the 100-year runoff values.

Basin	Area(Ac)	% Land Treatment A	B	C	D	Q100(cfs)
A	4.54	0	5	5	90	20.4
B	4.92	0	5	5	90	22.1

Basin A drains to the west via the parking area. A double C type inlet will be placed approximately 110' south of the northwest corner of the property. This inlet will remove 10 cfs from the subject property and convey it to the public storm drain system in Jefferson Street. The remaining concentrated flows are routed to the south and exit the site via a PCC rundown(private) and transitioning to a double cell sidewalk culvert(public) to the Jefferson Street paving.

The 22.1 cfs that Basin B produces will exit onto Jefferson Street via the southern entrance to the property. Approximately 6 cfs will enter the aforementioned 24" RCP via the modified type "B" inlet. The remaining 16.1 cfs will combine with the 9.8 cfs from Basin A for a total of 25.9 cfs in Washington Street. The ultimate outfall for the runoff is the combined Domingo Baca Arroyo which borders to the south.

Jefferson St.: The maximum flow rate in Washington St. occurs immediately before the storm waters are accepted into the arroyo. The 26 cfs equates to a maximum curb depth of 0.57 feet (S=1.54%). Otherwise, the street storm drain system pulls off the storm waters such that a clear driving lane is maintained.

GRADING NOTES:

1. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
2. ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
3. EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
4. CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.3± FEET.
5. SCARIFY AND COMPACT SUBGRADE FOR FILLS. PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH. MOISTEN AS NECESSARY TO PROVIDE OPTIMUM MOISTURE (±2%) CONTENT.
6. UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE, COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
7. MAXIMUM SLOPES SHALL BE 3:1; MINIMUM SLOPES SHALL BE 1%.
8. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
9. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMIARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
10. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT ERODED AND WASHED DOWN THE STREET.
11. OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. ALLOW TESTING SERVICE TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHALL COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT NO ADDITIONAL EXPENSE.
12. OWNER HAS ESTABLISHED SUBDIVISION BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING INCLUDING TRACT CORNERS. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS.

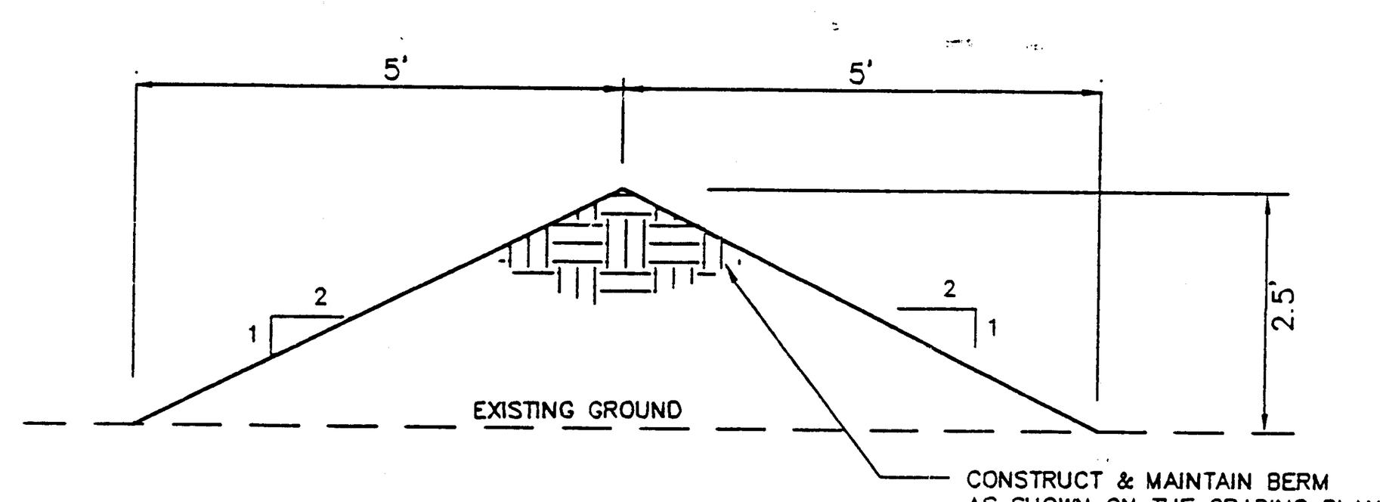
DOMINGO BACA ARROYO--COMBINED

THE SCOUR STUDY OF THE COMBINED DOMINGO BACA ARROYO, PREPARED BY EASTERLING & ASSOCIATES, WAS USED AS THE BASIS OF DETERMINING THE SETBACK REQUIREMENT FOR SITE IMPROVEMENTS.

THE STUDY PRODUCED A SCOUR POTENTIAL OF 57 FEET FROM THE EXISTING CHANNEL HIGH WATER LEVEL. THE TOP OF SLOPE LINE OF THE CHANNEL IS APPROX. 62 FEET FROM THE SOUTHERLY PROPERTY LINE, AND IS, THEREFORE, OUTSIDE THE SINGLE 100 YR., 6 HR. FLOODWAY LIMITS. AN ADDITIONAL 6 FEET OF LANDSCAPED AREA IS PLANNED BETWEEN THE PROPERTY LINE AND THE ONSITE PAVED ACCESSWAY, PROVIDING A GREATER SAFETY FACTOR FOR THE ONSITE IMPROVEMENTS.

EROSION CONTROL

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO THE PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING EROSION CONTROL BERMS (AS DETAILED BELOW) AS SHOWN ON THE PLAN AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
2. THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY ENVIRONMENTAL HEALTH DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION. AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.



EROSION CONTROL BERM

SCALE: 1"=2'

KEYED DRAINAGE NOTES ⬡

1. CONNECT 12" PVC TO BACK OF EXST. CATCH BASIN, INV.=24.10, C.O.A. STD. DWG. #2237
2. 12" PVC CONNECTOR PIPE @ 2% SLOPE
3. TYPE "C", DOUBLE CATCH BASIN COA STD DWG #2205.
4.* MODIFY EXST. CATCH BASIN TO TYPE "B", C.O.A. STD. DWG. #2203.
5. 4" DRAIN PIPE, PVC, C.O.A. STD. DWG. #2235

* SHOWN FOR INFORMATION ONLY, DESIGNED AS PART OF THE PUBLIC INFRASTRUCTURE IMPROVEMENT (PUBLIC WORK ORDER).

LEGEND:

- SWALE
- PROPOSED SPOT ELEVATION
- X EXISTING ELEVATION
- PROPERTY CORNER
- FLOW DIRECTIONAL ARROW
- —25— INDEX CONTOUR
- —24— INTERMEDIATE CONTOUR
- F.F. FINISH FLOOR ELEVATION
- D.S. 6" DOWN SPOUT
- R.D. ROOF DRAIN
- EROSION CONTROL BERM
- 31.89 AS-BUILT GRADE

PUBLIC R.O.W. CONSTRUCTION NOTES

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS PUBLIC WORKS CONSTRUCTION, 1986."
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING LINES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
4. BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE (RESIDENTIAL).
5. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
6. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.

APPROVALS	NAME	DATE
HYDROLOGY		
INSPECTOR		
A.C.E./FIELD		
PERMIT NO.	MAP NO. C-17	

ESTIMATED EARTHWORK QUANTITIES

EXCAVATION = 23393 CU. YDS.
FILL (COMP.) = 8578 CU. YDS. (20% SHRINKAGE)

NOTE:
THE ENGINEER ASSUMES NO LIABILITY AS TO THE CORRECTNESS OF THE ABOVE ESTIMATED QUANTITIES. THE CONTRACTOR SHALL MAKE HIS OWN TAKE-OFF FOR BIDDING PURPOSES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROVIDING OF ANY ADDITIONAL FILL MATERIAL OR THE REMOVAL OF EXCESS EXCAVATED MATERIAL IN ORDER TO ACHIEVE A BALANCED JOB.

ENGINEER'S CERTIFICATION
I, FRED C. ARFMAN, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED FINAL GRADING & DRAINAGE PLAN, DATED AUGUST 14, 1996 FOR THE EDDLEMAN INDUSTRIES COMPLEX, ON FILE WITH THE HYDROLOGY DIVISION, P.W.D., CITY OF ALBUQUERQUE (C17/D13C) AS FIELD VERIFIED BY WAYJOHN SURVEYING, INC. ON FEBRUARY 11, 1997, IN ACCORDANCE WITH THE "NEW MEXICO ENGINEERING AND SURVEYING ACT" SECTION 61-23-1 THROUGH 61-23-32 NMSD (1978).

I FURTHER CERTIFY THAT PERIMETER WALLS WERE NOT REQUIRED ON THE APPROVED FINAL GRADING AND DRAINAGE PLAN, DATED AUGUST 14, 1996 FOR EDDLEMAN INDUSTRIES ON FILE WITH THE HYDROLOGY DIVISION, P.W.D., CITY OF ALBUQUERQUE (C17/D13C).

Fred C. Arfman, NMPE No. 7322 — 02.20.97 / 02.12.97 Date

APPROVAL FOR ROUGH GRADING ONLY
CONDITION: TOP SOIL DISTURBANCE PERMIT REQUIRED PRIOR TO COMMENCING EARTHWORK OPERATIONS

HYDROLOGY DIVISION DATE
PUBLIC WORKS DEPARTMENT
CITY OF ALBUQUERQUE

Grading & Drainage Plan
1"=40'

no.	date	revision
△		
△		
△		
△		

dekker/perich & associates
architecture planning interiors
6501 Americas Parkway, NE Suite 675
Albuquerque, New Mexico 87110
505 888 3111 Fax 883 8050

Grading & Drainage Plan

FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER 08-14-96

FEB 21 1997 HYDROLOGY SECTION

job no:
drn. by:
ckd. by:
issued:
sheet of

883GRD.DWGmtd 8/20/96