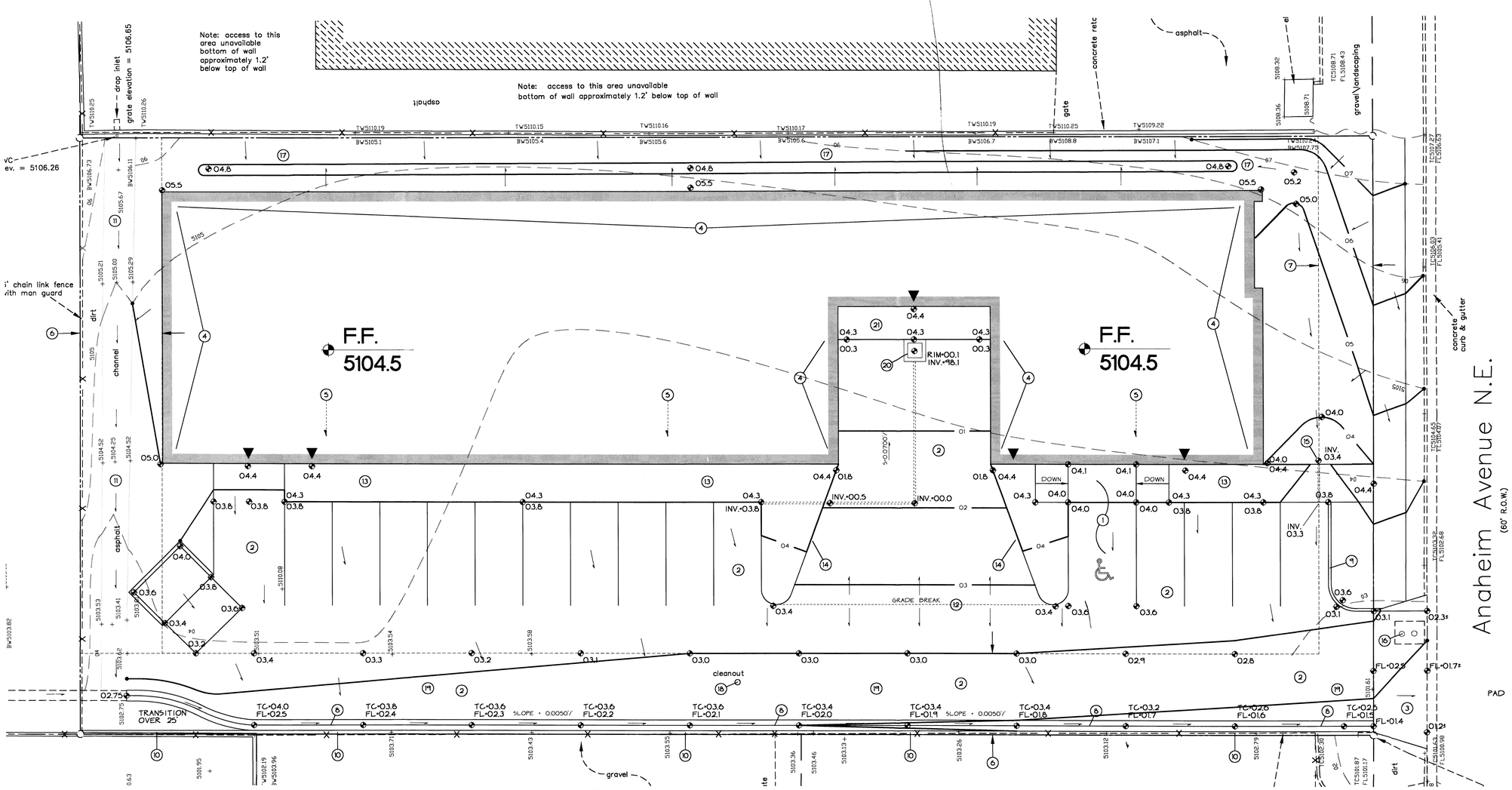
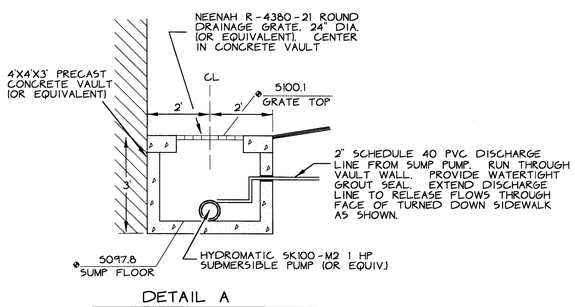


KEYNOTES

1. CONSTRUCT HANDICAP ACCESSIBLE PARKING PER C.O.A. REQUIREMENTS THIS AREA. RAMP CONCRETE WALK AT ELEVATIONS SHOWN TO MATCH TOP OF ASPHALT. SEE SITE PLAN FOR ADD'L INFO.
2. PROPOSED ASPHALT PAVING. CONSTRUCT AT ELEVATIONS SHOWN. SEE SITE PLAN FOR INFORMATION REGARDING PARKING LAYOUT, DIMENSIONS, STRIPING, SECTIONS, ETC.
3. CONSTRUCT DRIVEPAD SITE ENTRANCE PER C.O.A. STD. DWG. 2425. MATCH EXISTING FLOWLINE ELEVATIONS TO PROVIDE A SMOOTH RIDING TRANSITION. NOTE: WARP SOUTHWEST SIDE AS SHOWN TO ALLOW DRAINAGE EASEMENT FLOWS TO RELEASE TO ANAHEIM AVENUE AT ELEVATIONS SHOWN. SEE SITE PLAN FOR ADDITIONAL INFORMATION.
4. CONSTRUCT EXTENDED STEMWALLS / BUILDING RETAINING WALLS TO ACHIEVE GRADE RELATIONS SHOWN.
5. ALL ROOF FLOWS TO BE COLLECTED AND RELEASED THROUGH FACE OF TURNED DOWN WALK TO THE WEST PAVED PARKING AREA. SEE ARCHITECTURAL FOR LOCATIONS.
6. 15' PRIVATE DRAINAGE + SANITARY SEWER EASEMENT RECORDED MARCH 27, 1984 IN BOOK MISC. 102A, PAGES 288-290.
7. 10' PUBLIC UTILITY EASEMENT CLIFFORD INDUSTRIAL PARK RECORDED APRIL 21, 1983 VOLUME C21, FOLIO 44
8. CONSTRUCT CONCRETE ALLEY GUTTER ALONG WEST PROPERTY LINE PER C.O.A. STD. DWG. 2415.
9. CONSTRUCT HEADER CURB THIS AREA PER C.O.A. STD. DWG. 2415.
10. CONSTRUCT 1' TO 15' HIGH RETAINING / GARDEN WALL (DESIGN BY OTHERS) ALONG WEST PROPERTY LINE. SEAL JOINT BETWEEN WALL AND ALLEY GUTTER WITH URETHANE SEALANT. (SONOLASTIC NP-1 O.A.E.)
11. EXISTING ASPHALT CHANNEL ALONG NORTH PROPERTY LINE CARRIES OFF-SITE FLOWS WEST AS SHOWN.
12. HIGH POINT IN PAVEMENT THIS AREA.
13. CONSTRUCT TURNED DOWN CONCRETE WALK THIS AREA. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
14. CONSTRUCT DOCK RETAINING WALLS THIS AREA TO ACHIEVE GRADE ELEVATIONS DIFFERENCES AS SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
15. GRADE SHALLOW SWALE WITHIN LANDSCAPED AREA AS SHOWN. PROVIDE TWO 4" DIA PIPES THROUGH WALK AT LOW POINT TO ALLOW MINOR FLOWS TO PASS.
16. EXISTING WATER METERS ON CONCRETE PAD. REINFORCE / REPLACE METER BOX COVER WITH HEAVY DUTY COVER FOR TRAFFIC LOADS. ADJUST ELEVATIONS AS NECESSARY.
17. THIS AREA WILL SELF POND ALL NUISANCE FLOWS AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR WATER PROOFING DETAILS. NO ROOF FLOWS SHALL BE DIRECTED TO THIS AREA.
18. ADJUST EXISTING UTILITIES AS REQUIRED (TYPICAL)
19. SEE ARCHITECTURAL PLANS FOR DEMOLITION INFORMATION REGARDING EXISTING CONCRETE / ASPHALT CHANNEL ALONG WEST PROPERTY LINE.
20. INSTALL LOADING RAMP SUMP PUMP THIS AREA PER DETAIL 'A' THIS SHEET. SEE ARCHITECTURAL FOR WATER PROOFING DETAILS. NO ROOF FLOWS SHALL BE DIRECTED TO THIS AREA.
20. 4' HIGH LOADING DOCK THIS AREA. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.



DETAIL A

LOADING RAMP SUMP PUMP
(LOOKING NORTH)

SURVEYOR NOTES:

1. MEASURED BEARINGS AND DISTANCES ARE IDENTICAL TO RECORD BEARINGS AND DISTANCES.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF LOT 35-A, CLIFFORD INDUSTRIAL PARK AS SHOWN ON THE RECORDED PLAT, RECORDED SEPTEMBER 13, 1985 IN VOLUME C-28, FOLIO 61.
3. NO TITLE COMMITMENT WAS PROVIDED. EASEMENTS SHOWN HEREON ARE AS INDICATED ON THE PLAT OF LOTS 25-A THROUGH 36-A, CLIFFORD INDUSTRIAL PARK, RECORDED SEPTEMBER 13, 1985 IN VOLUME C-28, FOLIO 61.
4. UNDERGROUND STRUCTURES AFFECTING THIS PROPERTY, INCLUDING BUT NOT LIMITED TO UTILITIES, ARE NOT A PART OF THIS SURVEY.
5. DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
   A) PLAT OF CLIFFORD INDUSTRIAL PARK, RECORDED SEPTEMBER 13, 1985 IN VOLUME C-28, FOLIO 61
   B) PLAT OF CLIFFORD INDUSTRIAL PARK, RECORDED APRIL 21, 1983 IN VOLUME C-21 FOLIO 44

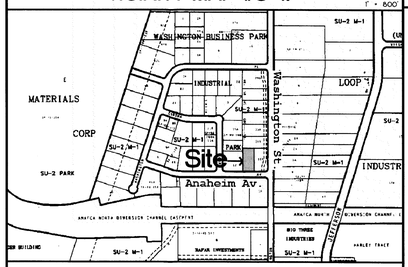
North

0 30 60 90

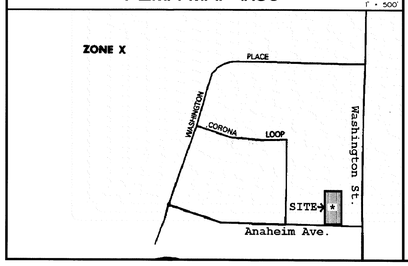
LEGEND

	SIDEWALK, CURB AND GUTTER (EXISTING, PROPOSED)
	PROPOSED PAVED DRIVE
	BUILDING (EXISTING, PROPOSED)
	PROPERTY LINE
+ 65.7	EXISTING SPOT ELEVATION
20	EXISTING CONTOUR
75.2	PROPOSED SPOT ELEVATION
30	PROPOSED CONTOUR
	SURFACE FLOW DIRECTION (EXISTING, PROPOSED, ROOF)
LA	LANDSCAPED AREA
TGW	TOP OF GRADE WALL (< 18" HIGH)
TRW	TOP OF RETAINING WALL (> 18" HIGH)
TA	TOP OF ASPHALT
TC	TOP OF CURB
FL	FLOW LINE
FF	FINISHED FLOOR
R/W	RIGHT OF WAY
PL	PROPERTY LINE
PP	POWER POLE
▲	ENTRY / EXIT LOCATION

VICINITY MAP #C-17



FEMA MAP #136



SCOPE

The proposed improvements include an approx. 9,437 sf. Commercial building with associated asphalt parking, walks and landscaped areas.

The present site is an undeveloped commercial property located in Albuquerque, New Mexico. Anaheim Avenue NE borders the property to the south; developed commercial property borders the site to the east, north and west. The site is nearly flat sloping to the southwest at approximately 1 percent.

DRAINAGE PLAN CONCEPT

Per the approved Master Drainage / Grading Report for the Clifford Industrial Park, dated August, 1982, the existing drainage easement along the west property boundary will free discharge 13.5 cfs (including fully developed flows from Lot 35-A). This flow will free discharge to Anaheim Avenue NE.
The intent of this plan is to show:

Grading relationships between the existing ground elevations and proposed finished elevations in order to facilitate positive drainage to designated discharge points.

The extent of proposed site improvements, including buildings, walks and pavement.

The flow rate/volume of rainfall runoff across or around these improvements and methods of handling these flows to meet City of Albuquerque requirements for drainage management.

The relationship of on-site improvements with existing neighboring property to insure an orderly transition between proposed and surrounding grades.

GENERAL NOTES

LEGAL: Lot 35-A, Clifford Industrial Park, City of Albuquerque, Bernalillo County New Mexico.

SURVEYOR: Forstbauer Surveying L.L.C. 268-2112

B.M.: City of Albuquerque 13-D16 a 3/4" aluminum cap located in the Southwest quadrant of bridge abutment at the intersection of Paseo Del Norte and the North Diversion Channel. Elevation 5070.9.

OFF-SITE DRAINAGE: Based on field inspection and the approved Master Drainage Plan, approx. 11 cfs of offsite flows pass through this property within designated drainage easements.

FLOOD HAZARD: Per the Bernalillo County FIRM Map #136, the site is not located within a flood zone.

EROSION CONTROL: The contractor is responsible for retaining on-site all sediment generated during construction by means of temporary earth berms or silt fences at the low points on the west and north property lines.

CHRISTOPHER L. WEISS
NEW MEXICO
8553
9/20/00
REGISTERED PROFESSIONAL ENGINEER

C.L. WEISS ENGINEERING, INC.

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Revisions

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McClure + J.M.S. Corporation

J.M.S.

Scale:	Drawn By:	Checked By:	Job Number:	Date:
1" = 10'	BJB	CLW		SEPT. 2000

Drainage and Grading Plan

C-1
SH.__OF__