

FIRM MAP PANEL # 356

GRADING & DRAINAGE PLAN

THE SHOPPING CENTER PROJECT IS LOCATED IN THE SNOW HEIGHTS ADDITION OF ALBUQUERQUE, APPROXIMATELY 6 MILES EAST OF THE DOWNTOWN CORE OF ALBUQUERQUE, NM. THE GRADING & DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE BERNALILLO COUNTY FLOOD HAZARD ORDINANCE, NO. 88-46, AND THE CITY STORM DRAINAGE ORDINANCE. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR BUILDING PERMIT. THE PLAN SHOWS:

- EXISTING CONTOURS, AND SPOT ELEVATIONS AND EXISTING DRAINAGE PATTERNS AND IMPROVEMENTS, (Former Garage and Beauty Salon Structures).
- PROPOSED IMPROVEMENTS: RETAIL BUILDING, FUTURE PAD LOCATION, ASPHALT DRIVES AND SIDEWALKS, PARKING, NEW GRADE ELEVATIONS, REFUSE LOCATION, AND LANDSCAPING.
- CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
- QUANTIFICATION OF DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS WHICH CONTRIBUTE TO EXISTING FLOWS.
- FLOOD PROOFING OF STRUCTURES BY SETTING REQUIRED MINIMUM FINISH FLOOR ELEVATION, AND 1" WATER BLOCKS AT THE TWO (2) PROPOSED DRIVEWAYS ON EUBANK.

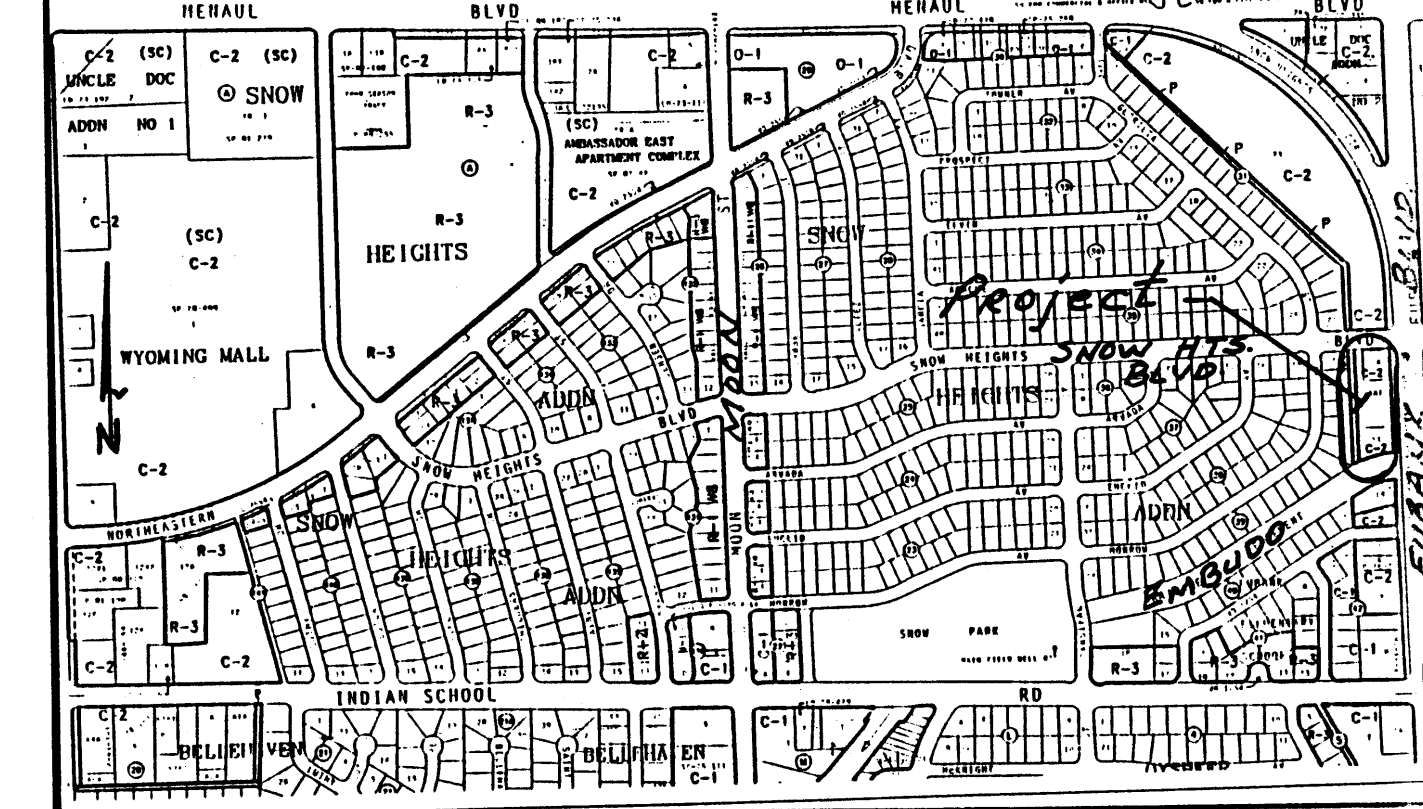
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A FEMA FLOODPLAIN ZONE (AO) IS LOCATED WITHIN EUBANK AND ENCROACHES ONTO THE PROJECT LANDS. THE PROPOSED BUILDING STRUCTURES ARE FLOOD PROOFED BY SETTING THE FINISH FLOORS GREATER THAN 1' ABOVE THE ADJACENT FLOWLINE OF THE STREET, AND MAINTAINING 1" HIGH WATER BLOCKS AT THE TWO (2) PROPOSED DRIVEPADS IN EUBANK.

HISTORICAL SITE RUNOFF OUTFALL LOCATIONS WILL REMAIN UNCHANGED. SINCE EUBANK AND SNOW HEIGHTS ARE BUILT TO STANDARD ONLY MINIMAL GRADING IS PROPOSED WITHIN THE CITY R.O.W. FREE DISCHARGE OF DEVELOPED FLOW IS ACCEPTABLE SINCE DOWNSTREAM CAPACITY EXISTS; THE INCREASE OF RUNOFF DUE TO THE DEVELOPMENT IS MINIMAL; WHILE THE OUTFALL TO THE SITE IS EXISTING CONCRETE LINED EMBUDO ARROYO.

LEGEND

Spot Elevation	+24.0
Exist. Contour	24.0
New Contour	12
Exist. Curb & Gutter	
New Swale	
Drainage Direction	
New Header Curb (0.5' Height)	
New P.C.C. "Concrete"	
Top of Asphalt, Existing	TA
Top of Curb, Existing	TC
Flowline, Existing	FL
Existing Power Pole	PP
Exist. Water Line	W
Exist. Sanitary Sewer	SAS
Exist. Storm Drain Line	SD
Existing Tree To Remain	
Existing Tree To Be Removed	



VICINITY MAP ZONE H-20 1" = 750'

NOTES

"Calculations" On File With City Hydrology Division H-20/29.

- All Work Within the Right-of-Way Shall Be Constructed In Accordance With the City of Albuquerque Standard Specs. For Public Works Construction, 6th Edition w/ Updates.
- An Excavation/Construction Permit Is Required Before Beginning Any Work Within City R.O.W. An Approved Copy of This Plan Must Be Submitted At the Time of Application.
- All Work On This Project Shall Be Performed In Accordance With Applicable Federal, State and Local Laws, Rules, and Regulations Concerning Construction Safety and Health.
- All Landscaping Area Shall Be Soft-lined With Native Vegetation and/or Gravel. Asphalt Parking Area Shall Drain Directly To Eubank Blvd.
- Contractor Shall Ensure That No Site Soils/Sediment or Silt Enter The Right-of-Way During Construction.
- Revegetate All Areas Disturbed Due To Construction Per City of Albuquerque Spec. 1011, Native Seed Mix.
- Maximum Site Grading Without Erosion Protection: 3 Horizontal To 1 Vertical, 3:1.
- The Concrete Rounddown To Be Constructed @ the SW Corner of The Project Into The Embudo Channel Right-of-Way Shall Be Constructed By Special Order 19 Work Order. Contact Public Works Construction. (See Notes, Below.)

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- 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 SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
P.C.C. Rounddown		
INSPECTOR		

PHILIP W. CLARK
10265
5/29/00
6/6/00

RECEIVED
JUN 07 2000
HYDROLOGY SECTION

PROJECT DATA

LEGAL DESCRIPTION

Tracts A-1, A-A-1, and A-4 SNOW HEIGHTS ADDITION Albuquerque, Bernalillo County, New Mexico

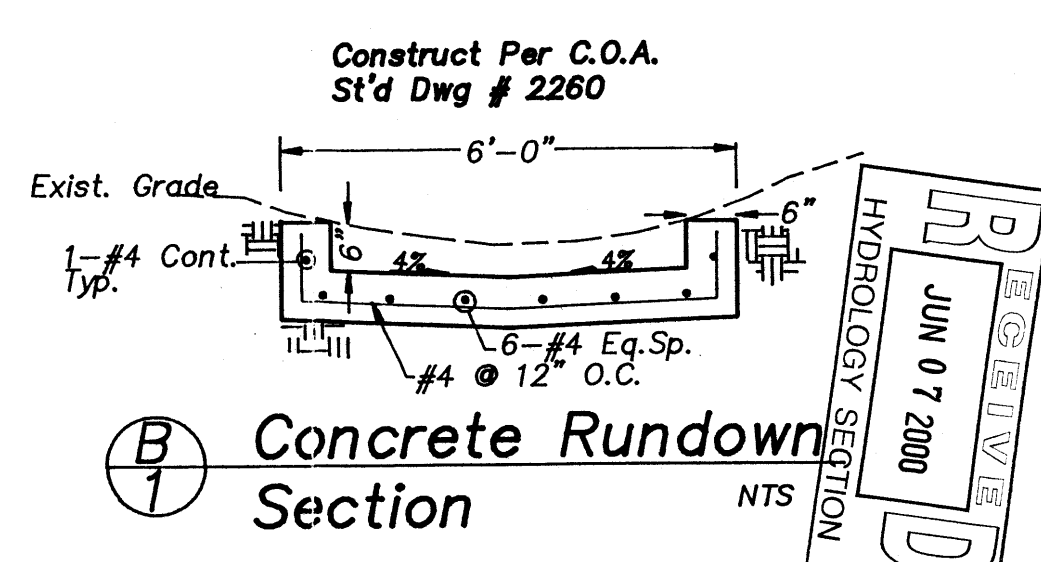
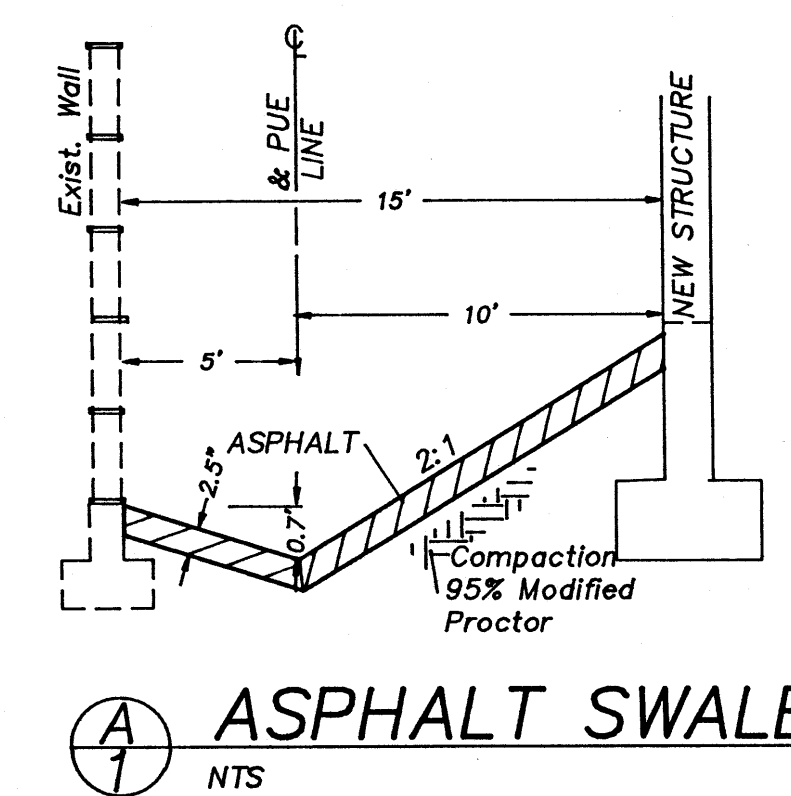
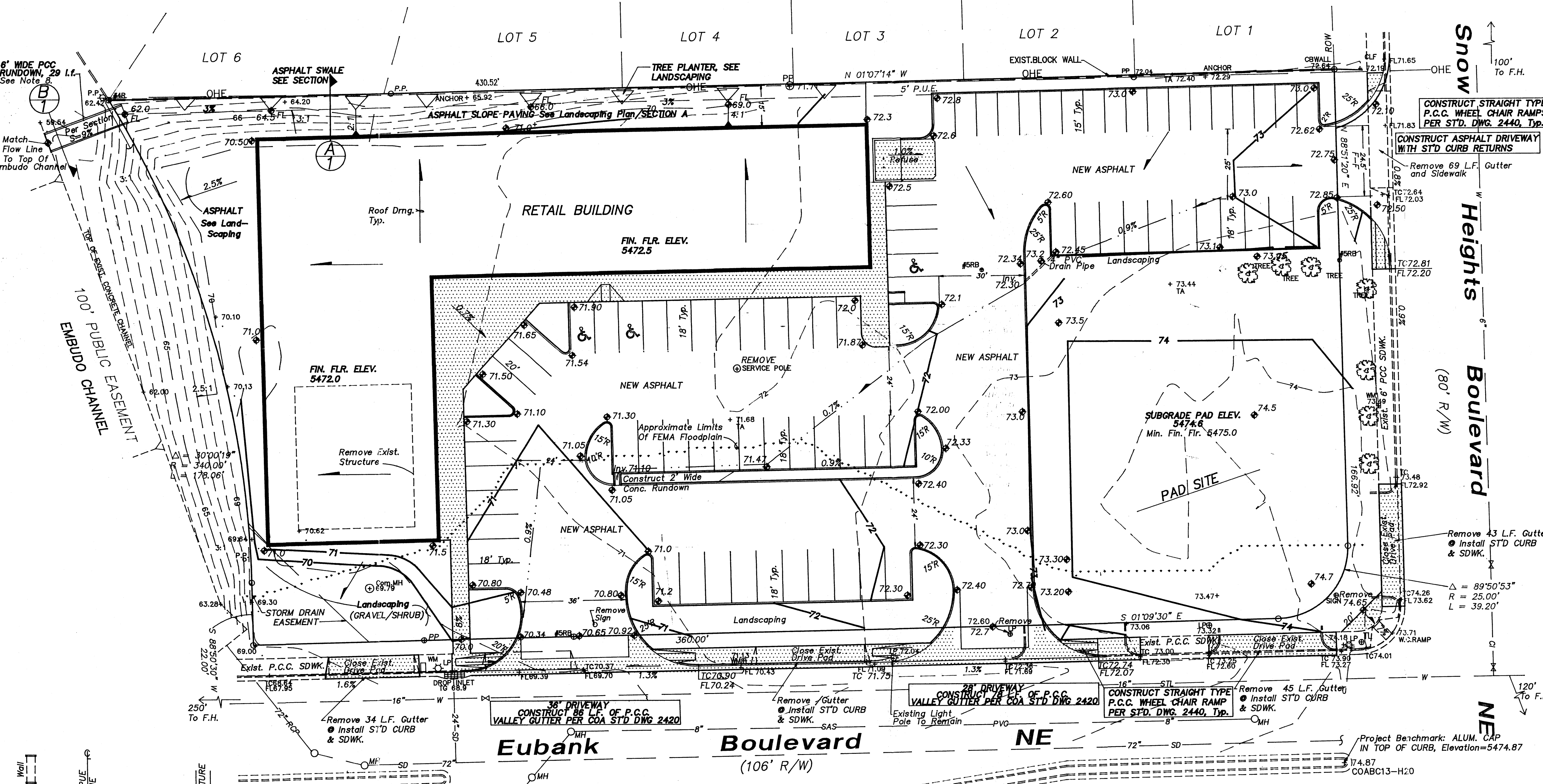
PROJECT BENCHMARK

Top of Alum. Cap at Top of Median Curb
MSL Elevation = 5474.87, As Tied From COA ACS Alum Cap Stamped 15-H20, Located At The Intersection of Snowheights/Eubank Blvds.

TOPOGRAPHIC DESIGN SURVEY

Compiled by Clark Consulting Engineers From Design Survey By Automated Data Collection Services, 10/14/99

Clark Consulting Engineers	
19 Ryan Road Edgewood, New Mexico 87015	
Tel: (505) 281-2444 Fax: (505) 281-2444	
DATE	REVISION
5-18-00	Rev'd Padrite
6-6-00	Add S.O. 19 Notes
Grading & Drainage Plan	
DESIGNED BY: PWC	DRAWN BY: CCE
CHECKED BY: PWC	DATE: 11/10/99
JOB #: SNOWHTS_00	FILE #: 6/D
1 OF 1	



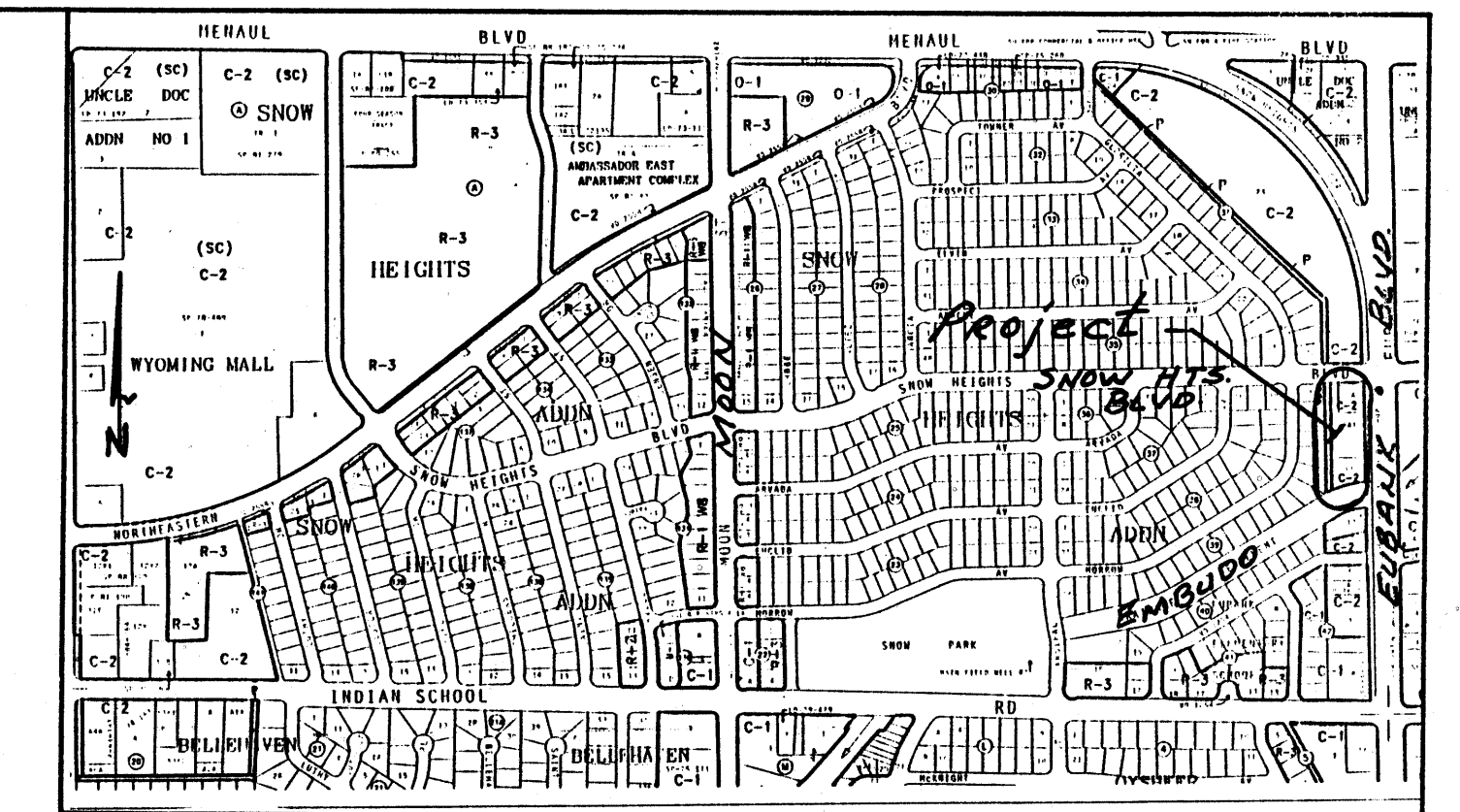
I, PHILIP W. CLARK, A PROFESSIONAL ENGINEER LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE VISITED THE SITE SHOWN HEREON, AND THAT THE CONTOURS SHOWN REPRESENT THE EXISTING GROUND CONDITIONS, AND DO FURTHER CERTIFY THAT NO EARTHWORK OF ANY KIND, NOR ANY DISTURBANCE OF THE EXISTING GROUND HAS OCCURRED ON THIS SITE SINCE THE CONTOURS WERE DETERMINED.

PHILIP W. CLARK
NMPE #10265

GRADING & DRAINAGE PLAN

LEGEND

Exist. Spot Elevation	+24.0
Exist. Contour	— 12 —
New Spot Elevation	◆ 24.0
New Contour	— 12 —
Exist. Curb & Gutter	— — —
New Swale	— — —
Drainage Direction	→
New Header Curb (0.5' Height)	— — —
New P.C.C. "Concrete"	▨
Top of Asphalt, Existing	TA
Top of Curb, Existing	TC
Flowline, Existing	FL
Existing Power Pole	○ PP
Exist. Water Line	— W —
Exist. Sanitary Sewer	— SAS —
Exist. Storm Drain Line	— SD —
Existing Tree To Remain	⊗
Existing Tree To Be Removed	⊗



VICINITY MAP ZONE H-20
1" = 750'

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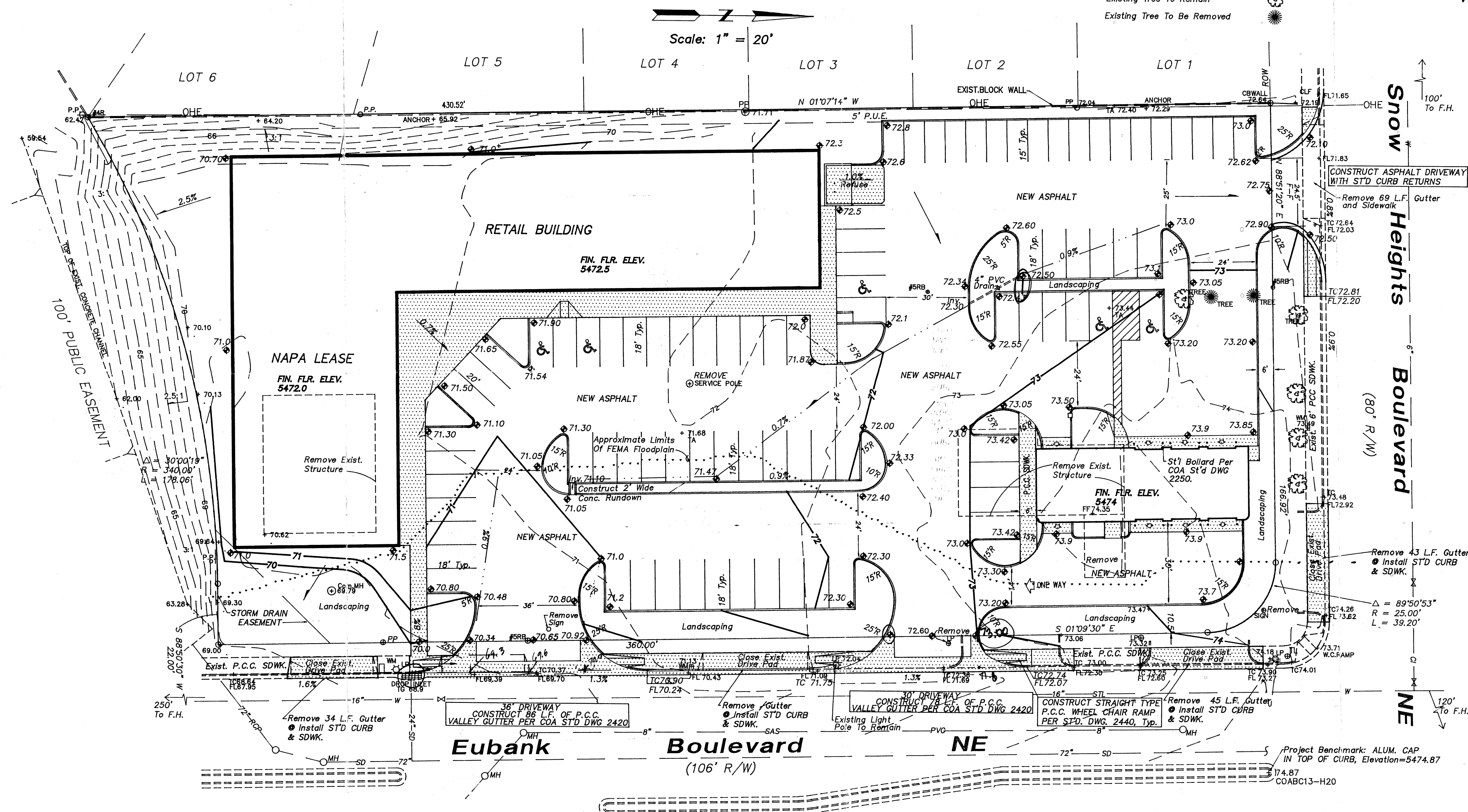
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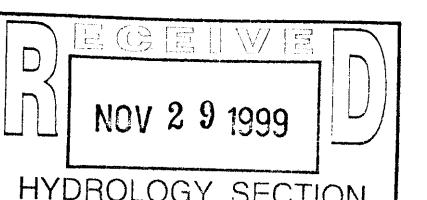
FIRM MAP PANEL # 356



NOTES

Calculations On File With City Hydrology Division
H-20/D

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7. Maximum Site Grading Without Erosion Protection: 3 Horizontal To 1 Vertical, 3:1.



PROJECT DATA

LEGAL DESCRIPTION

Tracts A-1, A-A-1, and A-4 SNOW HEIGHTS ADDITION Albuquerque, Bernalillo County, New Mexico

PROJECT BENCHMARK

Top of Alum. Cap at Top of Median Curb
MSL Elevation = 5474.87, As Tied From COA ACS Alum Cap Stamped 15-H20, Located At the Intersection of Snowheights/Eubank Blvds.

TOPOGRAPHIC DESIGN SURVEY

Compiled by Clark Consulting Engineers From Design Survey By Automated Data Collection Services, 10/14/99

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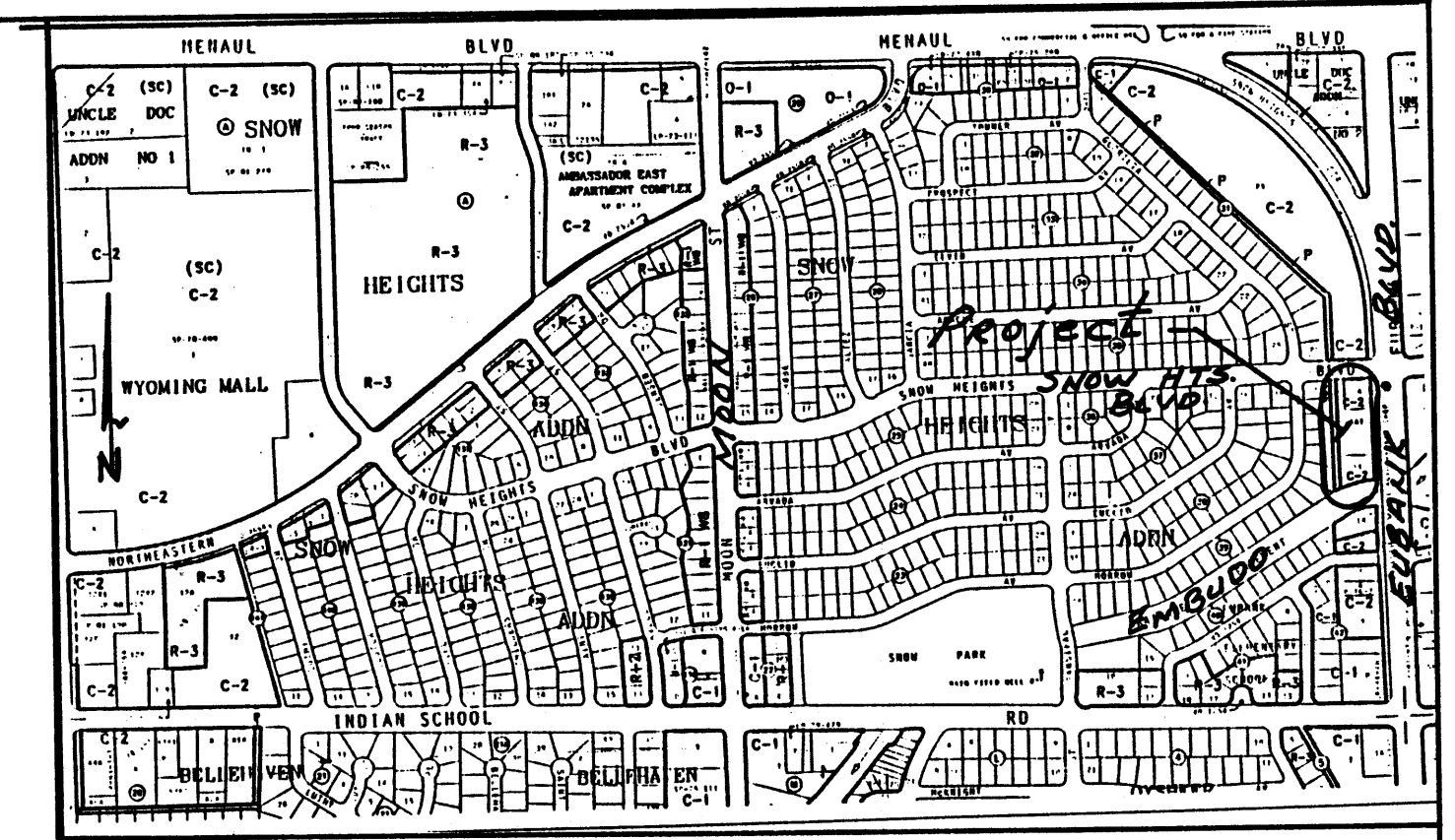
Philip W. Clark 11/14/99
PHILIP W. CLARK NMPE #10265

Clark Consulting Engineers		19 Ryan Road Edgewood, New Mexico 87015	
Tel: (505) 281-2444		Fax: (505) 281-2444	
DATE	REVISION	TRACT A-1, A-A-1, & A-4	ALBUQUERQUE
		Grading & Drainage Plan	
DESIGNED BY: PWC	DRAWN BY: CCE	JOB #: Snow_GD	1 OF 1
CHECKED BY: PWC	DATE: 11/10/99	FILE #: G/D	

GRADING & DRAINAGE PLAN

LEGEND

Exist. Spot Elevation	+24.0
Exist. Contour	10
New Spot Elevation	24.0
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VICINITY MAP
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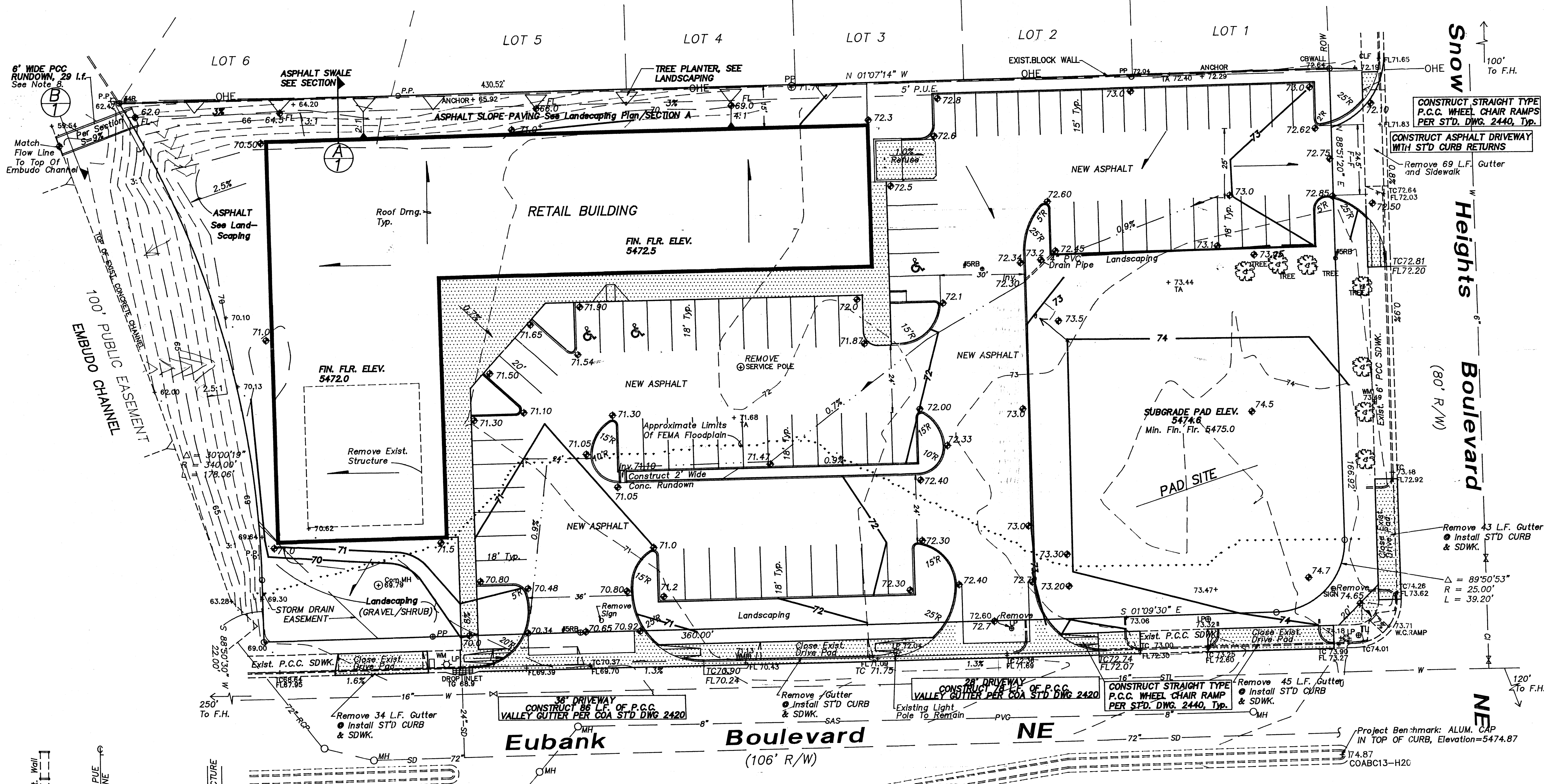
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Scale: 1" = 20'

FIRM MAP
PANEL # 356



NOTES

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Signature block
(2 copies)

PHILIP W. CLARK
Professional Engineer
No. 10265
5/20/00

RECEIVED
MAY 22 2000
HYDROLOGY SECTION

PROJECT DATA

LEGAL DESCRIPTION
Tracts A-1, A-A-1, and A-4 SNOW HEIGHTS ADDITION Albuquerque, Bernalillo County, New Mexico

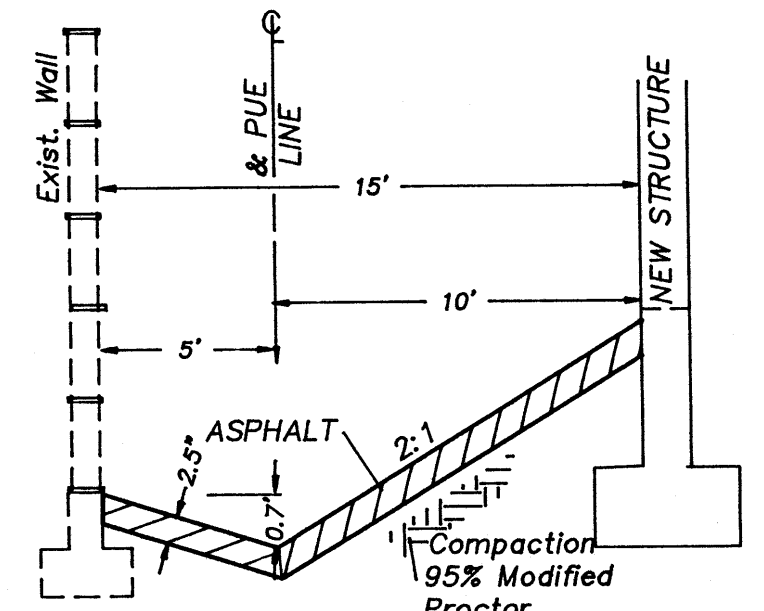
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Top of Alum. Cap at Top of Median Curb
MSL Elevation = 5474.87, As Tied From COA ACS Alum Cap Stamped 15-H20, Located At The Intersection of Snowheights/Eubank Blvds.

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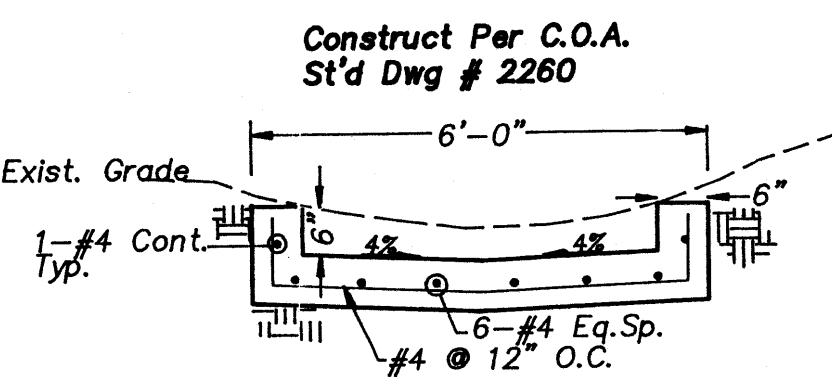
Clark Consulting Engineers		19 Ryan Road Edgewood, New Mexico 87015	
Tel: (505) 281-2444		Fax: (505) 281-2444	
DATE	REVISION	TRACT A-1, A-A-1, & A-4	SNOW HEIGHTS ADDITION ALBUQUERQUE
5-18-00	Rev'd Padsite		
		Grading & Drainage Plan	
DESIGNED BY: PWC	DRAWN BY: CCE	JOB # SNOWHTS-00	1 OF 1
CHECKED BY: PWC	DATE: 11/10/99	FILE # G/D	

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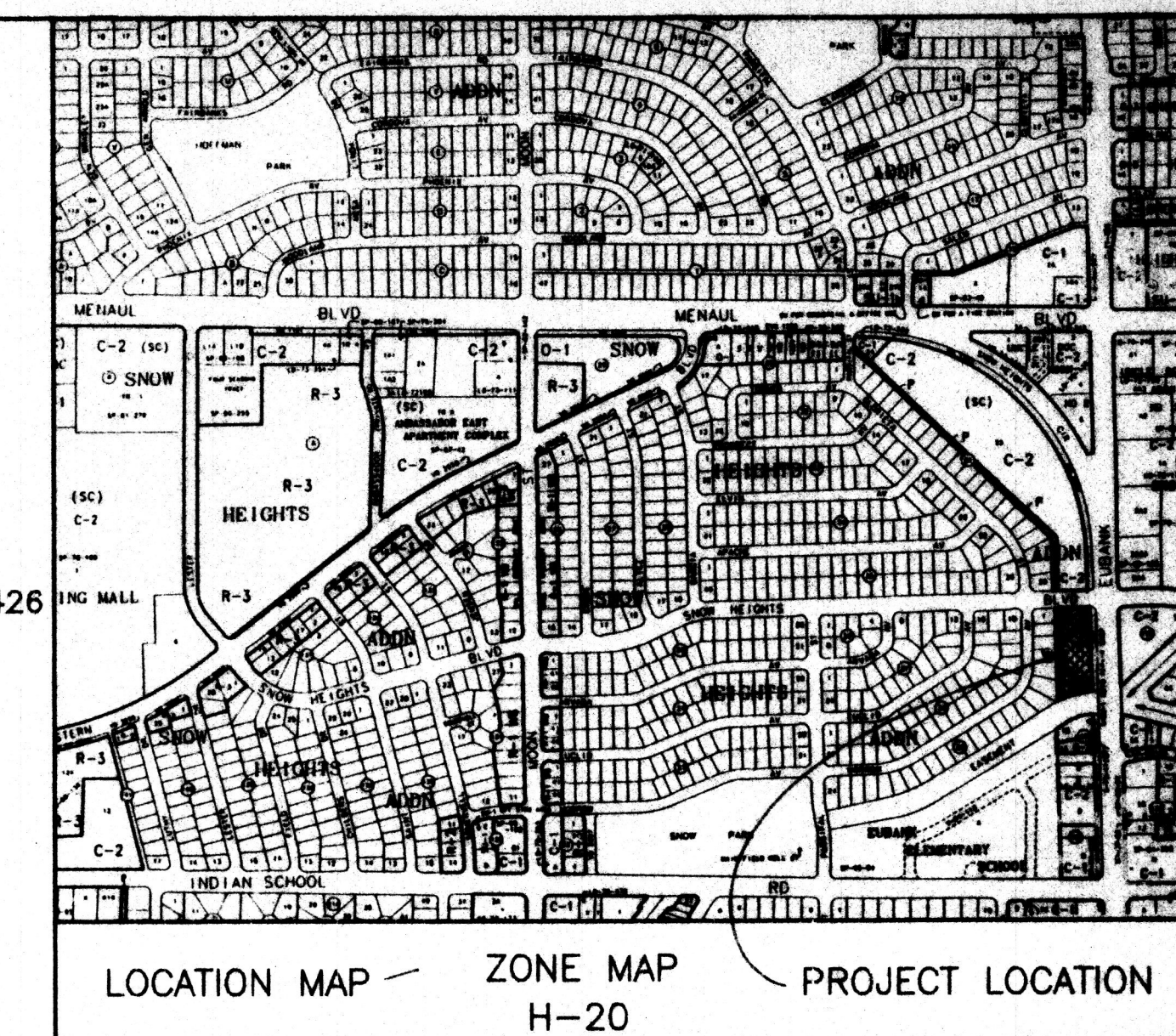
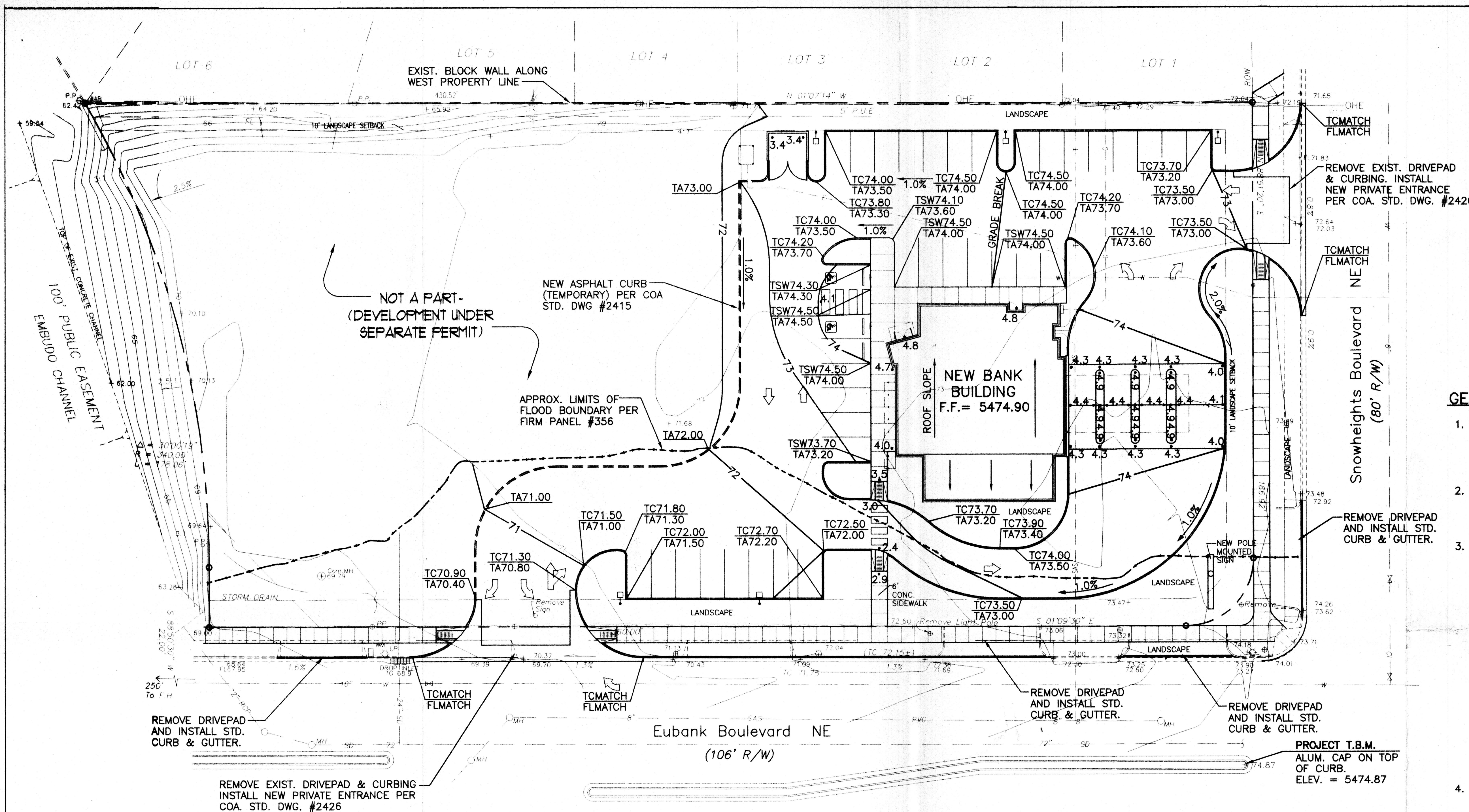
PHILIP W. CLARK
NMPE #10265



ASPHALT SWALE
NTS



Concrete Run-down
Section
NTS



GENERAL NOTES

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
2. ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE, MAKES NO REPRESENTATION THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
4. THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHTS-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALB. FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

PROPOSED SITE IMPROVEMENTS

LEGAL DESCRIPTION

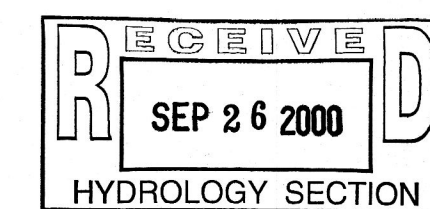
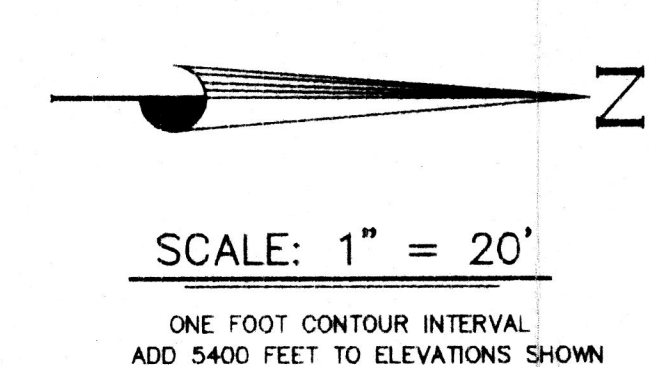
TRACTS A-1, A-A-1, AND A-4 SNOW HEIGHTS ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

BENCH MARK

TOP OF ALUM. CAP AT CENTER MEDIAN AS SHOWN ABOVE, ELEVATION = 5474.87, AS TIED FROM ACS ALUM. CAP 15-H20, LOCATED AT THE INTERSECTION OF SNOWHEIGHTS/EUBANK BLVDs.

GENERAL LEGEND

EXISTING CONTOUR	---
PROPOSED CONTOUR	—74—
EXISTING SPOT ELEVATION	+ 74.87
PROPOSED SPOT ELEVATION	56.4
FLOWLINE	→
FLOW DIRECTION ARROW	→
PROPOSED CONCRETE	▨
TOP OF CURB ELEVATION	TC
TOP OF WALL ELEVATION	TW
FLOWLINE ELEVATION	FL
TOP OF ASPHALT	TA
POWER POLE	PP
ROOF DRAIN/DOWN SPOUT	D.S.



FIRST STATE BANK GRADING AND DRAINAGE PLAN			
SNOWHEIGHTS BRANCH			
KEMPER-VAUGHAN CONSULTING ENGINEERS			
3700 COORS RD. N.W. • ALBUQUERQUE, NEW MEXICO 87120 • (505) 831-4520			
Designed KRK	Drawn	Checked KRK	Sheet of
File JLS\FSB SNOW G&D	Date SEPTEMBER 2000	C1	