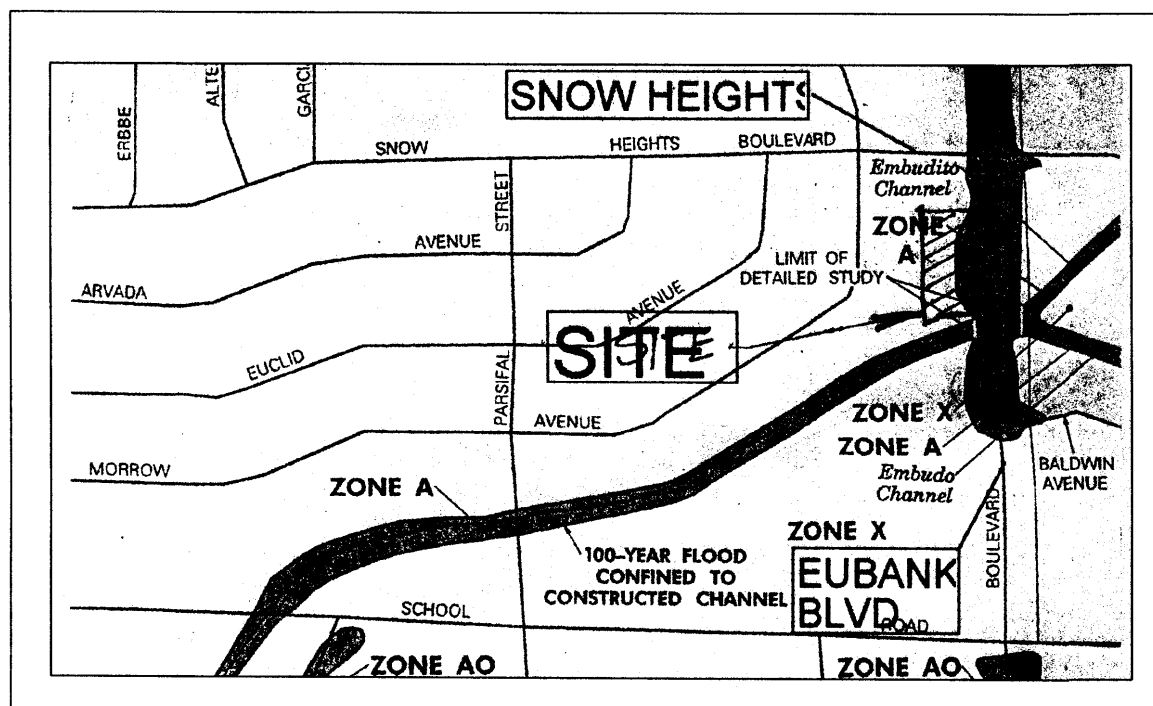




FLOOD INSURANCE RATE MAP MAP NO. 35001C0356 D

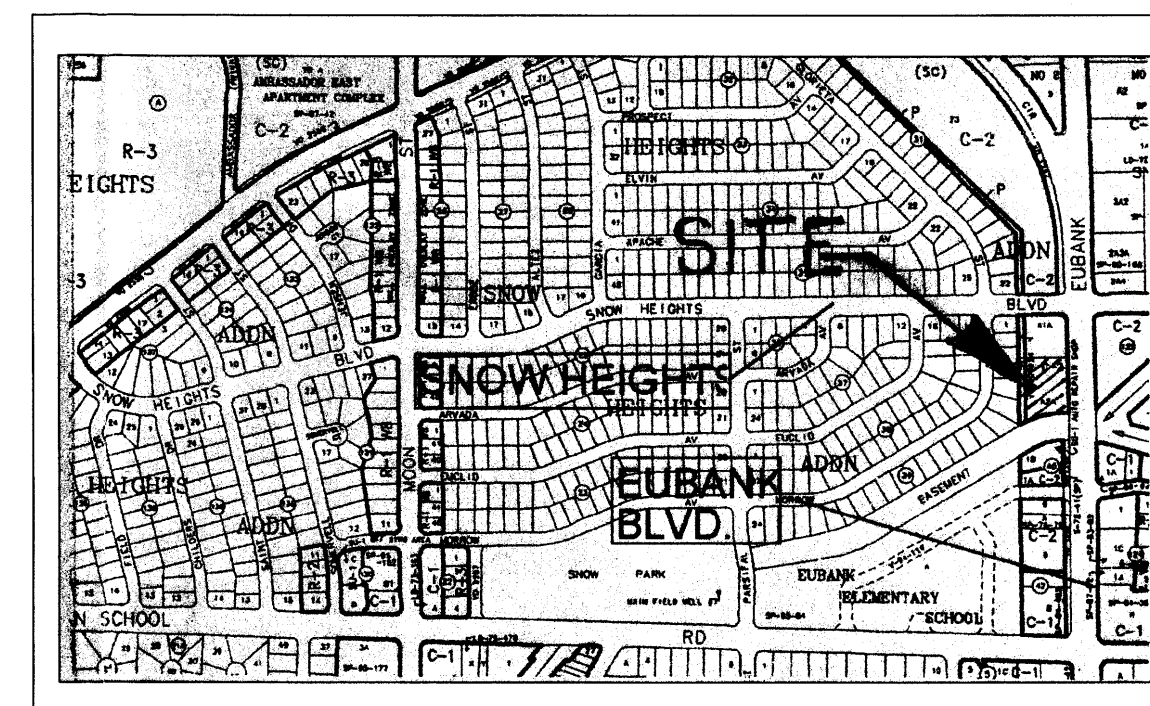
CITY OF ALBUQUERQUE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY (S.O. 19) NOTICE TO CONTRACTORS

1. 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.
2. ALL WORK DETAILED ON THIS PLAN TO BE PERFORMED UNDER CONTRACT, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS UPDATED THROUGH REVISION NO. 6.
3. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, INC., 260-1990, FOR LOCATION FOR EXISTING UTILITIES.
4. 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.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

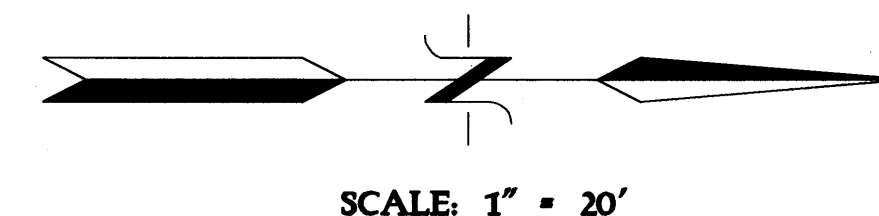
APPROVAL FOR PCC RUNDOWN	NAME	DATE
INSPECTOR		

LEGEND:

Exist. Spot Elev.	+64.20	New Header Curb (0.5 Height)	TA
Exist. Contour	73.14	New P.C.C. Concrete	TC
New Spot Elev.	72	Top of Asphalt	FL
New Contour	72	Top of Curb	P.P.
Future Spot Elev.	72.59	Flowline	W
Exist. Curb & Gutter	72.09	Exist. Power Pole	SAS
New Swale	71.71	Exist. Water Line	SD
New Sheet Flow	71.71	Existing Sanitary Sewer	
Drainage Direction		Existing Storm Drain Line	
Design Spot Elev. Corrected	72.59		
As-Built Spot Elev.	72.59		

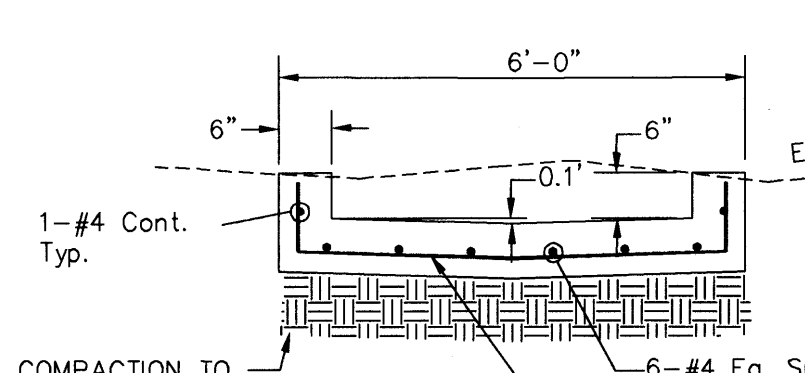
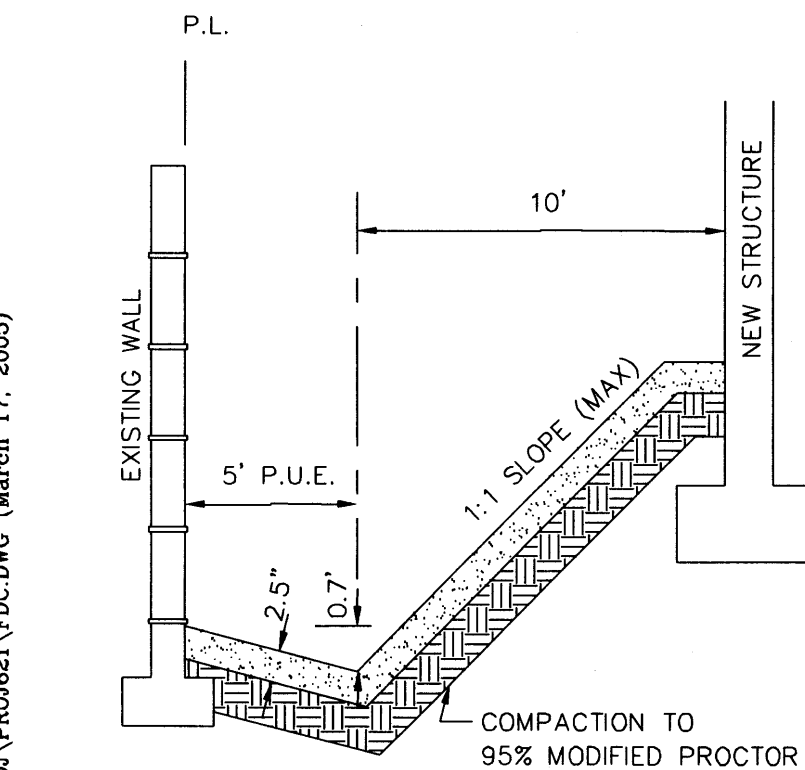
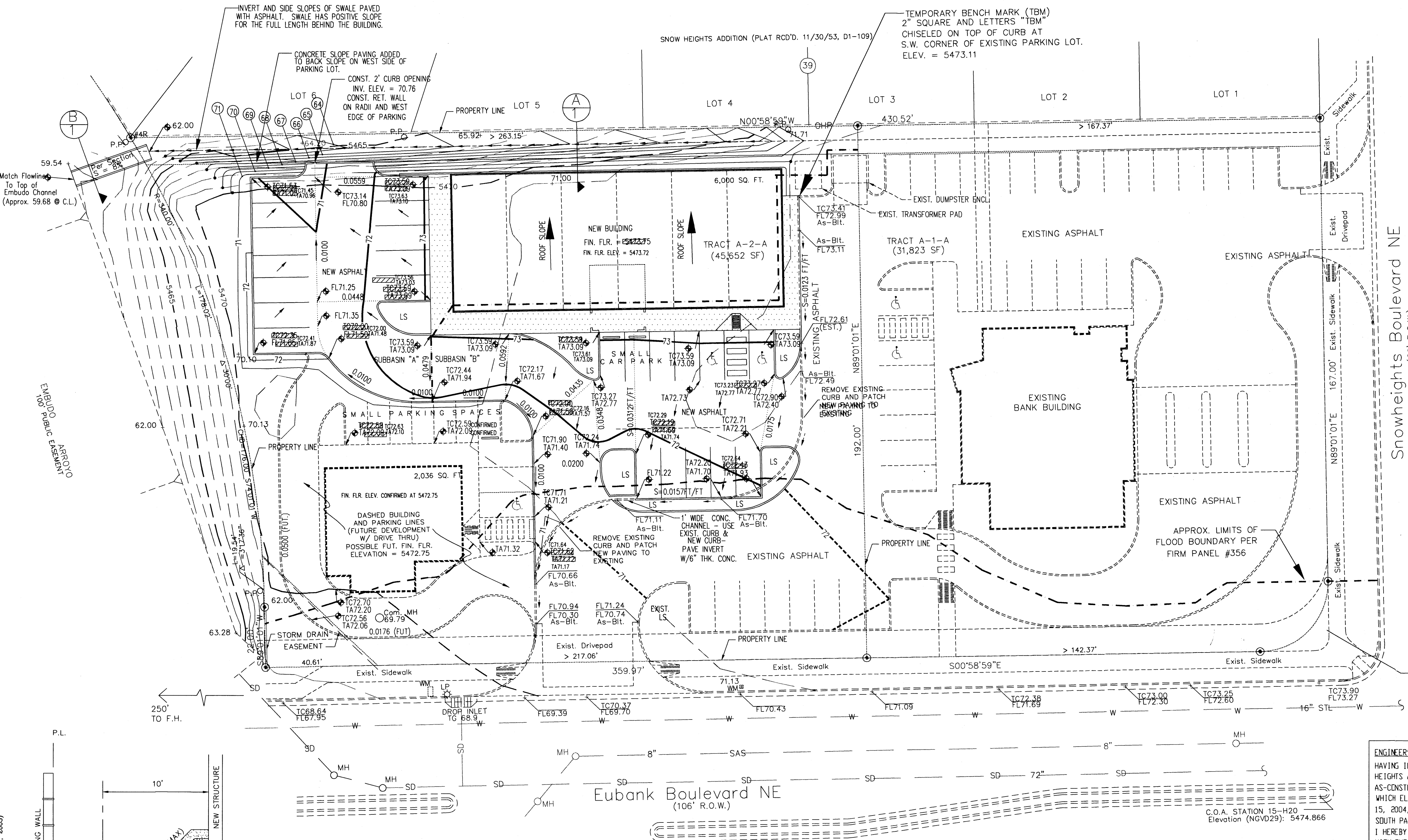


VICINITY MAP ZONE ATLAS NO. H-20



GENERAL NOTES

1. PRIOR TO 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 THERE TO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREOF. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATIONS OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF OR 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 ENSURE 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 ALBUQUERQUE FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.



LEGAL DESCRIPTION:
TRACT A-2-A, SNOW HEIGHTS ADDITION,
ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO.

BENCH MARK:
CITY OF ALBUQUERQUE STATION 15-H20,
ELEVATION (NGVD29) 5474.866

OFF-SITE FLOW:
THIS SITE RECEIVES OFF-SITE FLOW FROM THE
ADJACENT BANK WHICH IS DISCHARGED THROUGH
THE DRIVEWAY INTO EUBANK BLVD.

ENGINEER'S CERTIFICATION STATEMENT:
HAVING INSPECTED THE SITE REPRESENTED BY THIS DRAWING, NAMELY TRACT A-2-A, SNOW HEIGHTS ADDITION, ON MARCH 17, 2005, AND HAVING REVISED THE PLAN TO SHOW THE AS-CONSTRUCTED FINISH FLOOR ELEVATION AND OTHER ELEVATIONS AT CRITICAL POINTS, WHICH ELEVATIONS WERE RECORDED BY HARRIS SURVEYING (505-889-8056), ON SEPTEMBER 15, 2004, AND HAVING NOTED ON THE PLAN SLOPE PROTECTION AT THE WEST END OF THE SOUTH PARKING LOT AND PAVING OF THE SWALE ALONG THE WEST SIDE OF THE BUILDING, I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN ARE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN ORIGINALLY DATED JULY 27, 2001 AND REVISED MARCH 17, 2005.

IN ADDITION TO THE UNDERSIGNED, PRESENT AT THE INSPECTION WERE BRAD BINGHAM AND MATT CLINE, REPRESENTING THE CITY OF ALBUQUERQUE.

FRANK D. LOVELADY, N.M.P.E. 6512
DATE: 03-17-05

RECEIVED
MAR 17 2005
HYDROLOGY SECTION

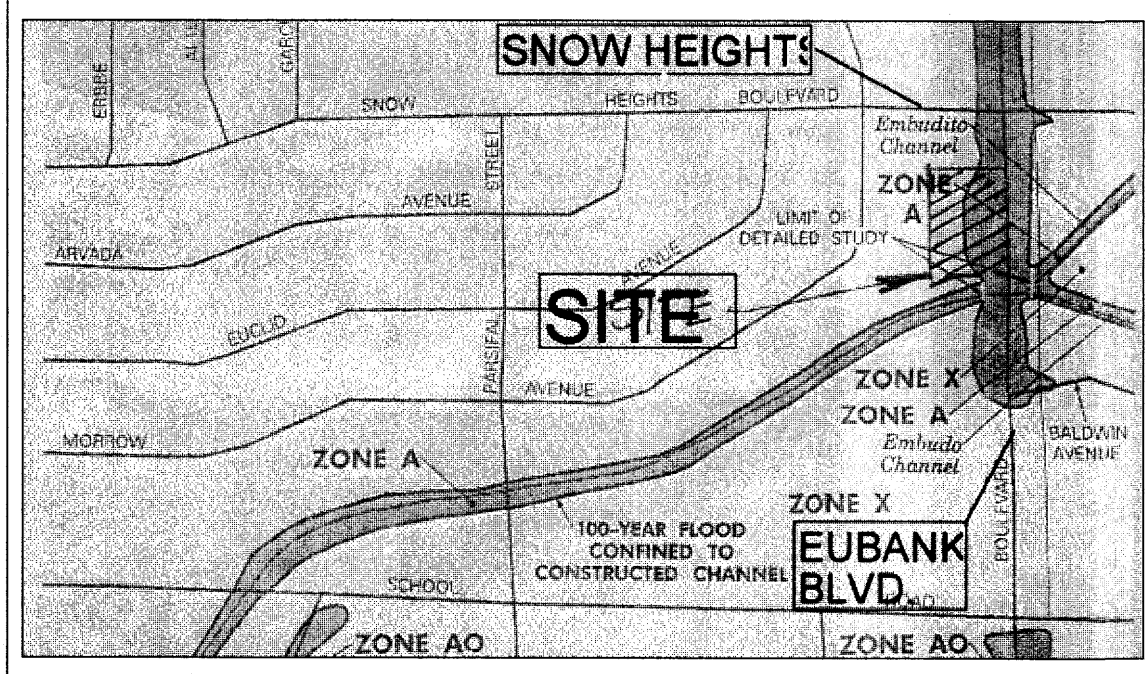
FRANK D. LOVELADY, N.M.P.E. 6512
REGISTERED PROFESSIONAL ENGINEER
July 27, 2001
Revised March 17, 2005

CERTIFIED GRADING AND DRAINAGE PLAN
A STRIP SHOPPING CENTER PROJECT FOR
F.D.C. CONTRACTORS, INC.
ALBUQUERQUE, NEW MEXICO

FRANK D. LOVELADY, P.E.
REGISTERED PROFESSIONAL ENGINEER
(505) 345-2267 • Fax (505) 345-2115 • 300 ALAMOSA RD. NW • Albuquerque, NM • 87107

JOB NO:	621
DATE:	July 27, 2001 Revised March 17, 2005
REVISIONS	
1. As-Constructed spot elevs.	

SHEET NO.
1 OF 1



FLOOD INSURANCE RATE MAP MAP NO. 35001C0356 D

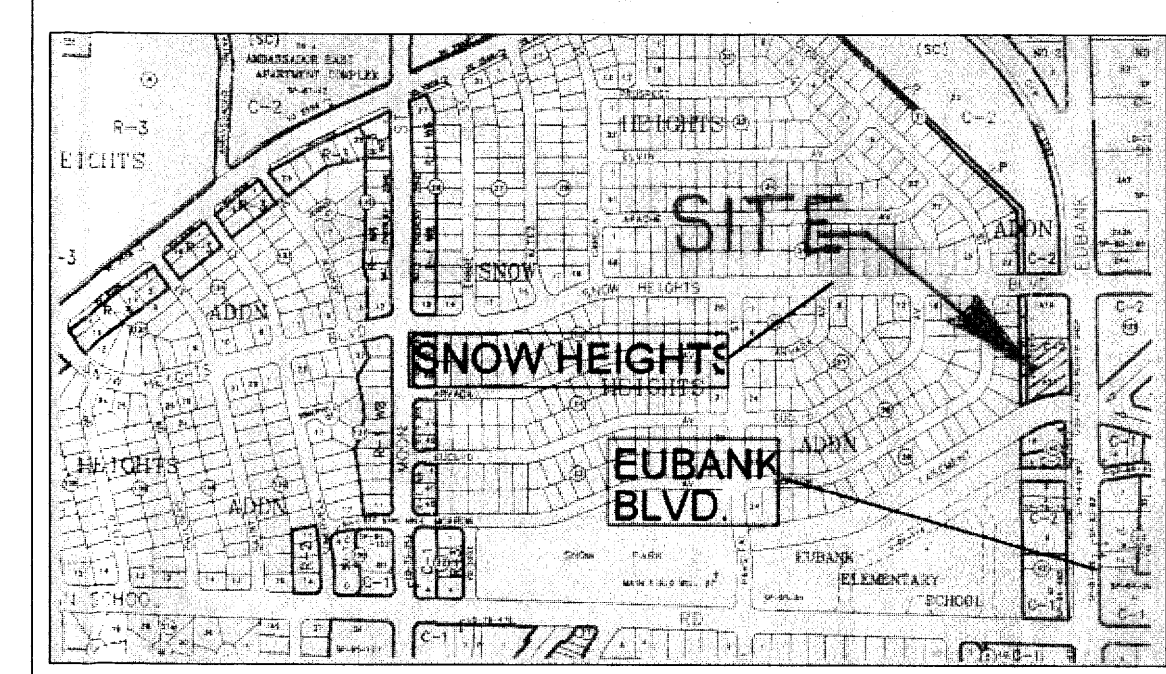
CITY OF ALBUQUERQUE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY (S.O. 19) NOTICE TO CONTRACTORS

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2. ALL WORK DETAILED ON THIS PLAN TO BE PERFORMED UNDER CONTRACT, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREIN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS UPDATED THROUGH REVISION NO. 6.
3. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, INC., 260-1990, FOR LOCATION FOR EXISTING UTILITIES.
4. 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.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL FOR PCC RUNDOWN	NAME	DATE
INSPECTOR		

LEGEND:

Exist. Spot Elev.	+64.20	New Header Curb (10' High)	
Exist. Center		New 7" C.C. Concrete	
New Spot Elev.	+73.14	Top of Asphalt	TA
New Center		Top of Curb	TC
Future Spot Elev.	+72.59	Finalize	FL
Exist. Curb & Gutter	+72.59	Exist. Power Pole	PP
New Slope		Exist. Water Line	WL
New Street Flow	+71.71	Existing Sanitary Sewer	SAS
Drainage Direction		Existing Storm Drain Line	SD
Design Spot Elev. Corridor			
As-Built Spot Elev.	+72.59		

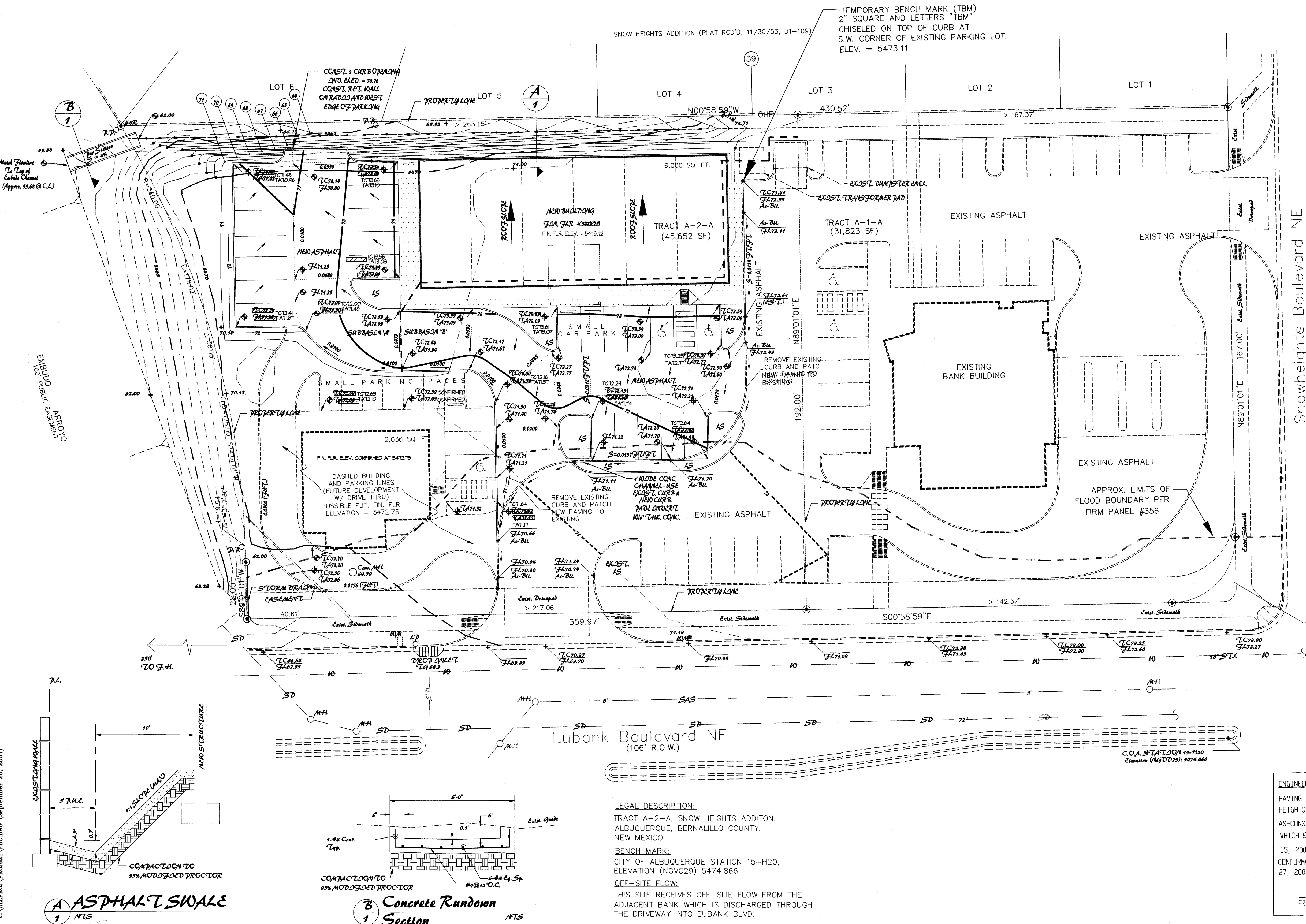


VICINITY MAP ZONE ATLAS NO. H-20

SCALE: 1" = 20'

GENERAL NOTES

1. PRIOR TO 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.
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5. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.



LEGAL DESCRIPTION:

TRACT A-2-A, SNOW HEIGHTS ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

BENCH MARK:
CITY OF ALBUQUERQUE STATION 15-H20, ELEVATION (NGVD29) 5474.866

OFF-SITE FLOW:
THIS SITE RECEIVES OFF-SITE FLOW FROM THE ADJACENT BANK WHICH IS DISCHARGED THROUGH THE DRIVEWAY INTO EUBANK BLVD.



CERTIFIED GRADING AND DRAINAGE PLAN
A STRIP SHOPPING CENTER PROJECT FOR
F.D.C. CONTRACTORS, INC.
ALBUQUERQUE, NEW MEXICO

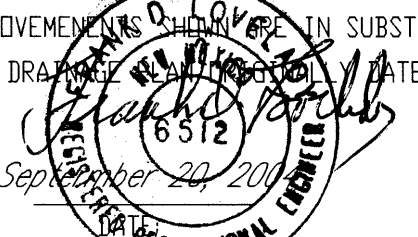
FRANK D. LOVELADY, P.E.
621
(505) 345-2115 • Fax (505) 345-2267 • For (505) 300 ALAMOSA RD. NW • Albuquerque, NM • 87107

REVISIONS	DATE	BY
1. As-Constructed spot elevs.	July 27, 2001	621
	Revised Sept. 20, 2004	

ENGINEER'S CERTIFICATION STATEMENT - PWDN 30062

HAVING INSPECTED THE SITE REPRESENTED BY THIS DRAWING, NAMELY TRACT A-2-A, SNOW HEIGHTS ADDITION, IN SEPTEMBER 20, 2004, AND HAVING REVISED THE PLAN TO SHOW THE AS-CONSTRUCTED FINISH FLOOR ELEVATION AND OTHER ELEVATIONS AT CRITICAL POINTS, WHICH ELEVATIONS WERE RECORDED BY HARRIS SURVEYING, (505) 889-8056, ON SEPTEMBER 15, 2004. I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN ON THIS DRAWING ARE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN, DATED JULY 27, 2001 AND REVISED SEPTEMBER 20, 2004.

Frank D. Lovelady
FRANK D. LOVELADY, N.M.P.E. 6512



SHEET NO.
1 OF 1

No.	Revision / Issue	Date

Project:
A Strip Shopping Center Project for:
FDC Contractors, Inc.
Albuquerque, New Mexico

NCARB Certificate No. 35,886

3100 Christine N. E. Albuquerque, NM 87111

email: jmedley@jm-medley-architect.com
Phone (505) 282-3514

Sheet: **C2 of 13**

$\Delta = 80^{\circ}00'00''$
 $R = 25.00'$
 $L = 3827'$
 $CHD = 3526'$
 $845^{\circ}58'58''E$

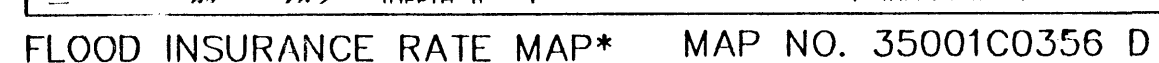
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TRACT A-1-A

~~PROJECT AA-22-AA~~

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OCT 20 2004
HYDROLOGY SECTION

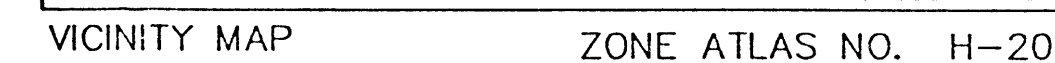
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7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL FOR PCC RUNDOWN	NAME	DATE
INSPECTOR:		

Exist. Spot Elev.	+64.20
Exist. Contour	_____
New Spot Elev.	⬇ 73.14
New Contour	_____ 72 _____
Future Spot Elev.	172.59
Exist. Curb & Gutter	⬇ 71A/209
	=====
o New Swale	=====
E New Swale	=====
Drainage Direction	71.71
New Header Curb (0.5' Height)	=====
New P.C.C. Concrete	=====
Top of Asphalt	----- TA -----
Top of Curb	----- TC -----
Flowline	----- FL -----
Exist. Power Pole	P.O
Exist. Water Line	----- W -----
Existing Sanitary Sewer	----- SAS -----
Existing Storm Drain Line	----- SD -----



SCALE: 1" = 20'

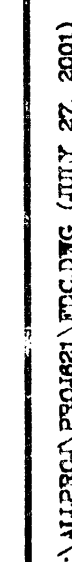
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GRADING AND DRAINAGE PLAN
A STRIP SHOPPING CENTER PROJECT FOR
F.D.C. CONTRACTORS, INC
ALBUQUERQUE, NEW MEXICO

FRANK D. LOVELL AD. P. 3.

(505) 345-2267 • Fax (505) 345-2115 • 300 ALAMOS RD. NW • ALBUQUERQUE, NM • 87107

JOB NO: 621

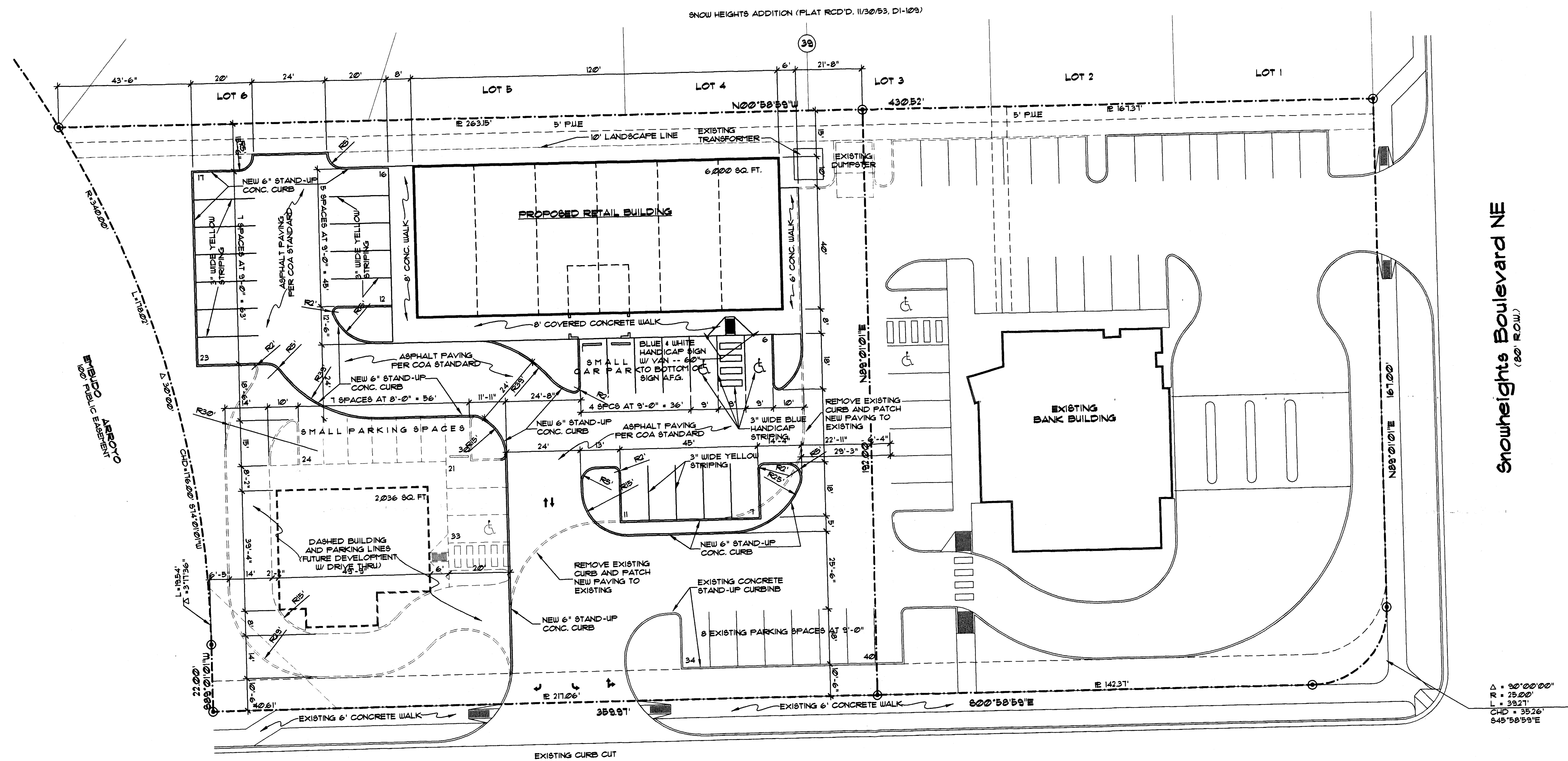
DATE: July 27, 2001

REVISIONS

SHEET NO.

1 OF

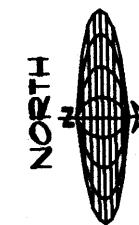
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SITE PLAN
SCALE 1" = 20'

~~TRACT A-2-A~~

TRACT A-1-A



Notes Specific to Sheet

No.	Revision / Issue	Date:

Sheet Description

Project:
A Strip Shopping Center Project for:
FDC Contractors, Inc.
Albuquerque, New Mexico

JIM MEDLEY, Architect
NCARB Certificate No. 35,895
3100 Christine N. E. Albuquerque, NM 87111
email: jmedley@jim-medley-architect.com
Phone (505) 292-3514

	Date:	July 01
	Drawn by:	Checked by:
	Sheet:	JNM
	of 17	

RECEIVED
JUL 27 2001
HYDROLOGY SECTION