

1. THE SITE IS PARTIALLY DEVELOPED AT THIS POINT. THE EXISTING GRADING DRAINAGE PLAN (K10/21A) WAS PREPARED FOR A PHASED DEVELOPMENT. ALL DRAINAGE FACILITIES (DETENTION PONDS, PAVED SWALES AND POND INLET/OUTLET STRUCTURES) WERE CONSTRUCTED IN THE INITIAL PHASE. APPROXIMATELY 65% OF THE BUILDING HAS BEEN CONSTRUCTED IN THE FIRST TWO PHASES.
2. THE OUT BUILDING SHOWN TO BE CONSTRUCTED IN THIS PHASE WAS NOT CONSIDERED IN THE ORIGINAL GRADING AND DRAINAGE PLAN. THE BUILDING AND WALKS HAVE AN AREA OF APPROXIMATELY 1315 SQ. FT. AND IS LOCATED IN AN AREA THAT WAS DESIGNATED AS BARE EARTH IN THE ORIGINAL DRAINAGE REPORT.
3. IT IS PROPOSED THAT THE ADDITION OF THE IMPERVIOUS AREA SHOWN TO BE CONSTRUCTED IN THIS PHASE BE OFFSET BY A REDUCTION OF A SIMILAR AREA OF ASPHALT PAVING IN A FUTURE PHASE AND THAT THE 'OFFSET' AREA BE PLANTED WITH NATIVE LANDSCAPE. THERE ARE PROPOSED FUTURE PAVED AREAS ALONG THE SOUTH SIDE OF THE SITE THAT CAN EASILY BE REDUCED BY 1315 SQ. FT. IN THE INTERIM THE SITE WILL HAVE APPROXIMATELY 61000 SQ. FT. LESS IMPERVIOUS AREA THAN THE DETENTION POND WAS DESIGNED FOR.
4. THE CONSTRUCTION SITE IS NOT LOCATED IN A FLOOD HAZARD AREA PER FEMA FIRM PANEL NO. 329 DATED SEPTEMBER 20, 1996.

**LEGAL DESCRIPTION**

TRACT A1A1, WEST 66 ADDITION

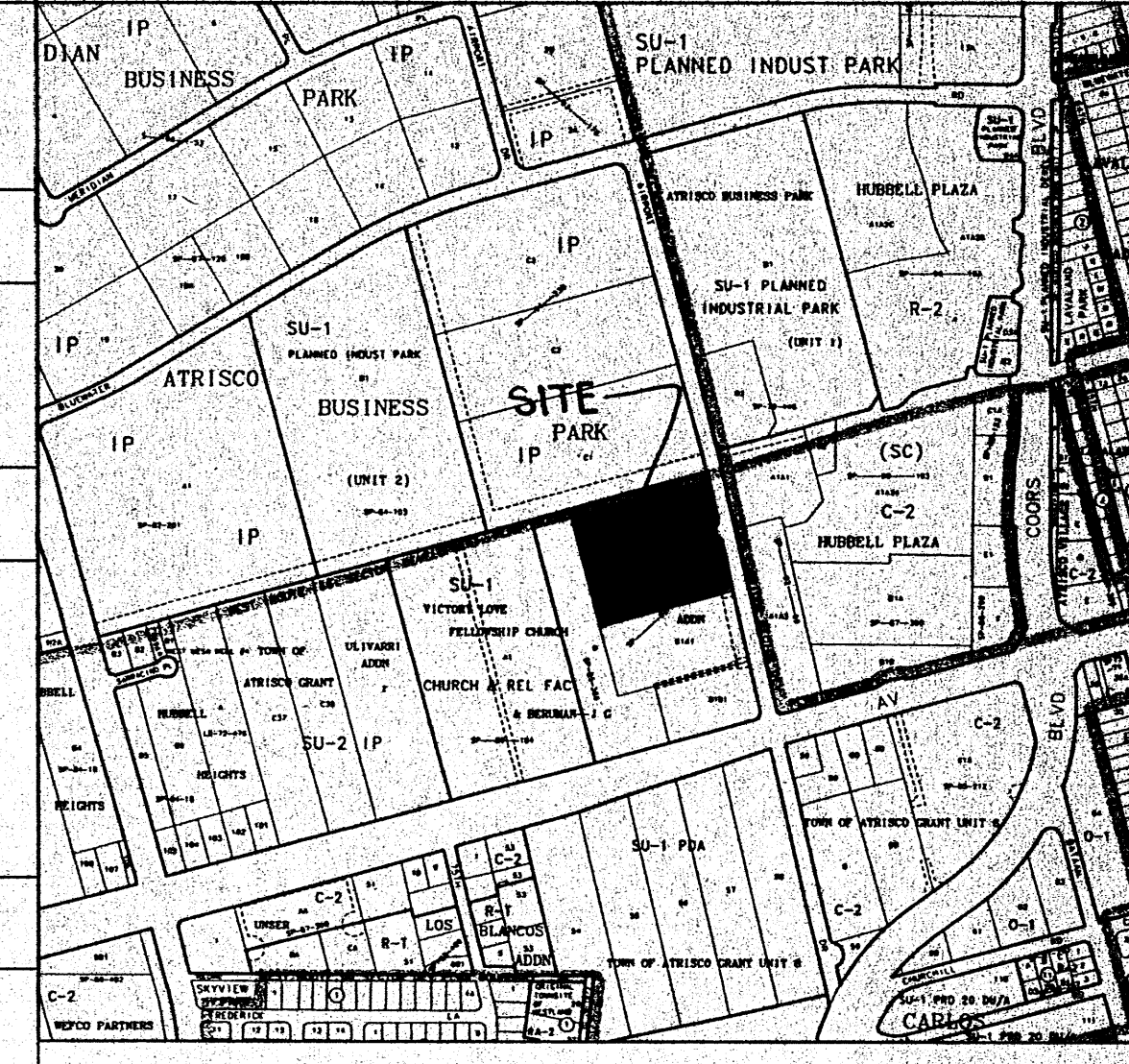
**PERMANENT BENCHMARK**

ACS NM448-4A ELEVATION 5091.89

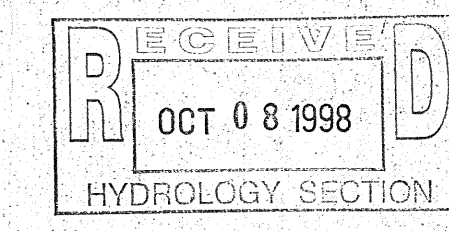
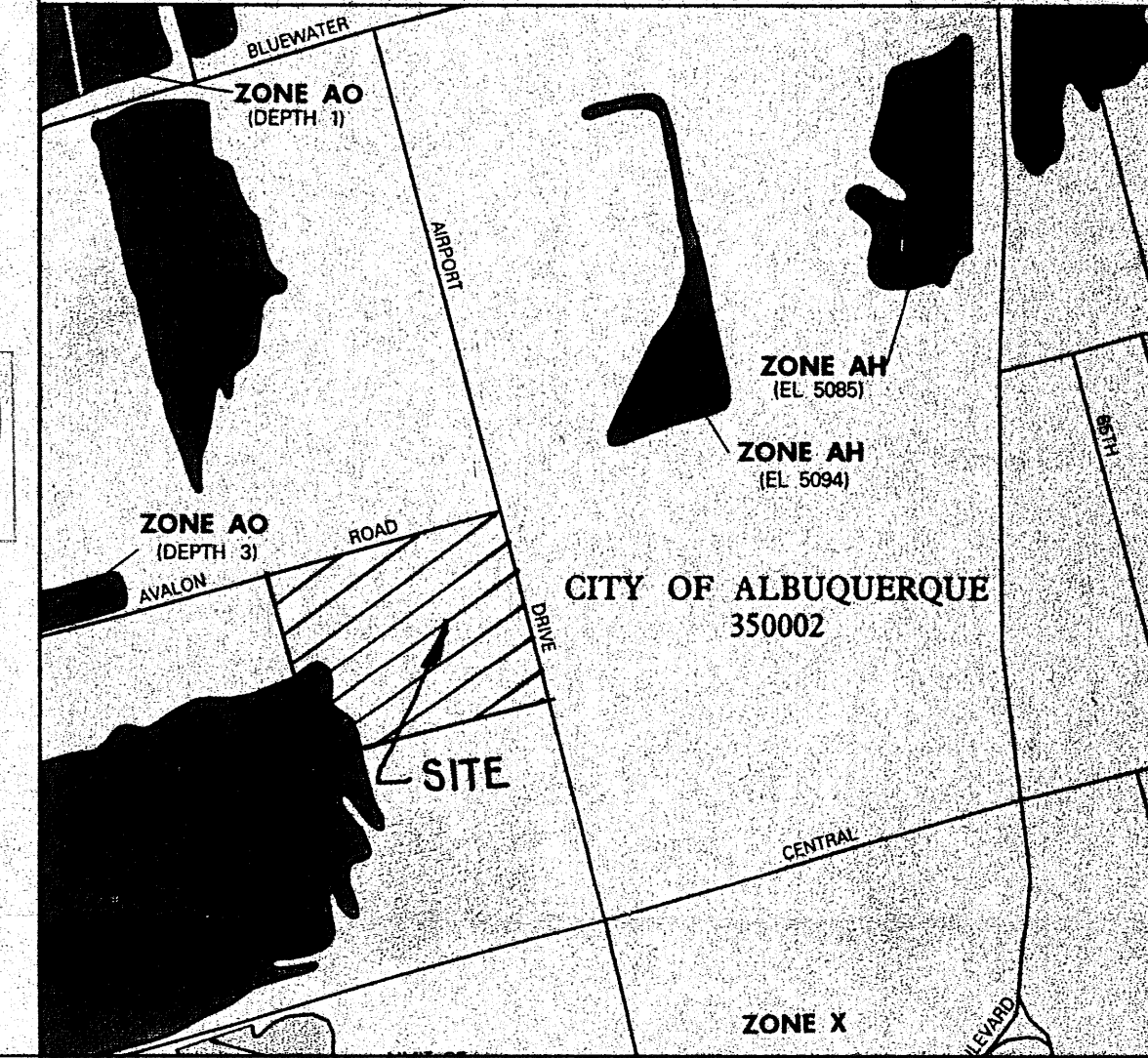
**ENGINEER'S CERTIFICATION**

**GENERAL NOTES**

**VICINITY MAP NO. K-10**



**FEMA FIRM PANEL NO. 329**



**LEGEND**

TBM	TEMPORARY BENCHMARK
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
TA	TOP OF ASPHALT
TCP	TOP OF CONCRETE
TC	TOP OF CURB
TP	TOP OF EARTH PAD
TS	TOP OF SIDEWALK
TW	TOP OF WALL
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
MH	MANHOLE
CB	CATCH BASIN GRATE
GM	GAS METER
GV	GAS VALVE
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
PED	ELEC. OR TEL. PEDESTAL
RD	ROOF DRAINAGE POINT

**GRADING NOTES**

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE NEW MEXICO ONE CALL SYSTEM AT 260-1990 FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION 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.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

**EROSION CONTROL NOTES**

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO PUBLIC RIGHT-OF-WAY OR PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY THE CONSTRUCTION OF TEMPORARY SOIL BERMS OR SILT FENCES AT PROPERTY LINES AND BY SOIL TO PREVENT IT FROM BLOWING.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
3. THE CONTRACTOR SHALL SECURE A 'TOPSOIL DISTURBANCE PERMIT' PRIOR TO BEGINNING CONSTRUCTION.

REVISIONS

no.	date	remarks	by

project title  
**ZANIOS FOODS  
221 AIRPORT RD NW  
ALBUQUERQUE, NM 87121**

sheet title  
**GRADING & DRAINAGE PLAN**

sheet date 09/29/98	design by JJB	project no. 9819
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