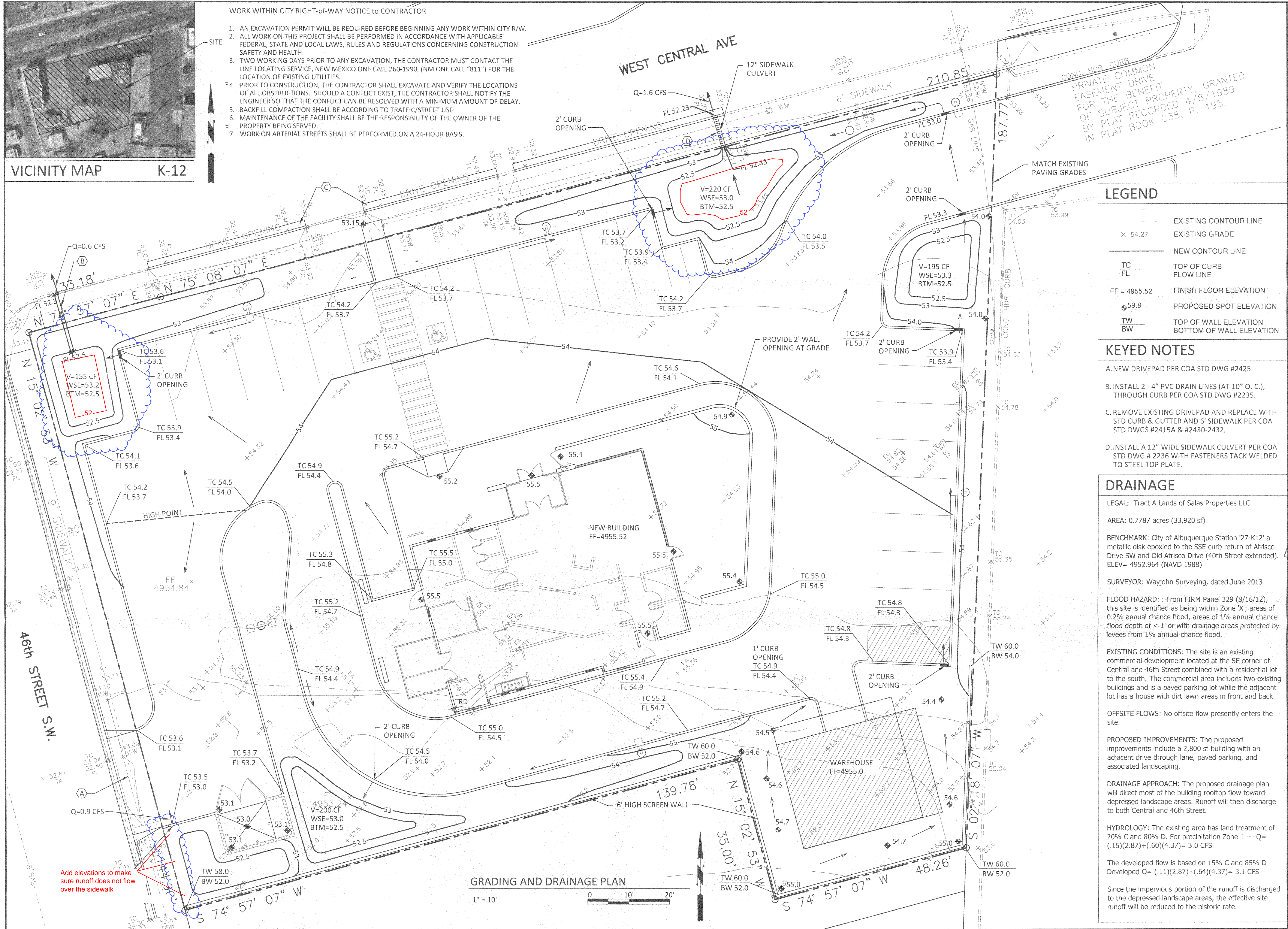


VICINITY MAP

K-12

WORK WITHIN CITY RIGHT-OF-WAY NOTICE to CONTRACTOR

1. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R/W.
2. 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.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE LINE LOCATING SERVICE, NEW MEXICO ONE CALL 260-1990, (NM ONE CALL "811") FOR THE LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE 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 THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.



LEGEND

- EXISTING CONTOUR LINE
- EXISTING GRADE
- NEW CONTOUR LINE
- TOP OF CURB FLOW LINE
- FINISH FLOOR ELEVATION
- PROPOSED SPOT ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION

KEYED NOTES

- A. NEW DRIVEPAD PER COA STD DWG #2425.
- B. INSTALL 2 - 4" PVC DRAIN LINES (AT 10" O. C.), THROUGH CURB PER COA STD DWG #2235.
- C. REMOVE EXISTING DRIVEPAD AND REPLACE WITH STD CURB & GUTTER AND 6' SIDEWALK PER COA STD DWGS #2415A & #2430-2432.
- D. INSTALL A 12" WIDE SIDEWALK CULVERT PER COA STD DWG # 2236 WITH FASTENERS TACK WELDED TO STEEL TOP PLATE.

DRAINAGE

LEGAL: Tract A Lands of Salas Properties LLC

AREA: 0.7787 acres (33,920 sf)

BENCHMARK: City of Albuquerque Station '27-K12' a metallic disk epoxied to the SSE curb return of Atrisco Drive SW and Old Atrisco Drive (40th Street extended). ELEV= 4952.964 (NAVD 1988)

SURVEYOR: Wayjohn Surveying, dated June 2013

FLOOD HAZARD: : From FIRM Panel 329 (8/16/12), this site is identified as being within Zone 'X'; areas of 0.2% annual chance flood, areas of 1% annual chance flood depth of < 1' or with drainage areas protected by levees from 1% annual chance flood.

EXISTING CONDITIONS: The site is an existing commercial development located at the SE corner of Central and 46th Street combined with a residential lot to the south. The commercial area includes two existing buildings and is a paved parking lot while the adjacent lot has a house with dirt lawn areas in front and back.

OFFSITE FLOWS: No offsite flow presently enters the site.

PROPOSED IMPROVEMENTS: The proposed improvements include a 2,800 sf building with an adjacent drive through lane, paved parking, and associated landscaping.

DRAINAGE APPROACH: The proposed drainage plan will direct most of the building rooftop flow toward depressed landscape areas. Runoff will then discharge to both Central and 46th Street.

HYDROLOGY: The existing area has land treatment of 20% C and 80% D. For precipitation Zone 1 --- Q= (.15)(2.87)+(.60)(4.37)= 3.0 CFS

The developed flow is based on 15% C and 85% D Developed Q= (.11)(2.87)+(.64)(4.37)= 3.1 CFS

Since the impervious portion of the runoff is discharged to the depressed landscape areas, the effective site runoff will be reduced to the historic rate.

ARCHITECTS - PLANNERS - AIA

1306 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104
505-255-6400 505-288-6954 FAX
WWW.NCA-ARCHITECTS.COM

ARCHITECT

CONSULTANT

PROJECT TITLE

**BOB'S BURGERS
W. CENTRAL
&
46TH STREET**

**ALBUQUERQUE
NEW MEXICO**

REVISIONS:

MK	DATE	DESCRIPTION

DRAWN BY: CHECKED BY:

CB SM

PROJECT NUMBER:

A13.04

DATE:

OCTOBER 14, 2013

SHEET TITLE:

GRADING PLAN

SHEET NO:

C-101