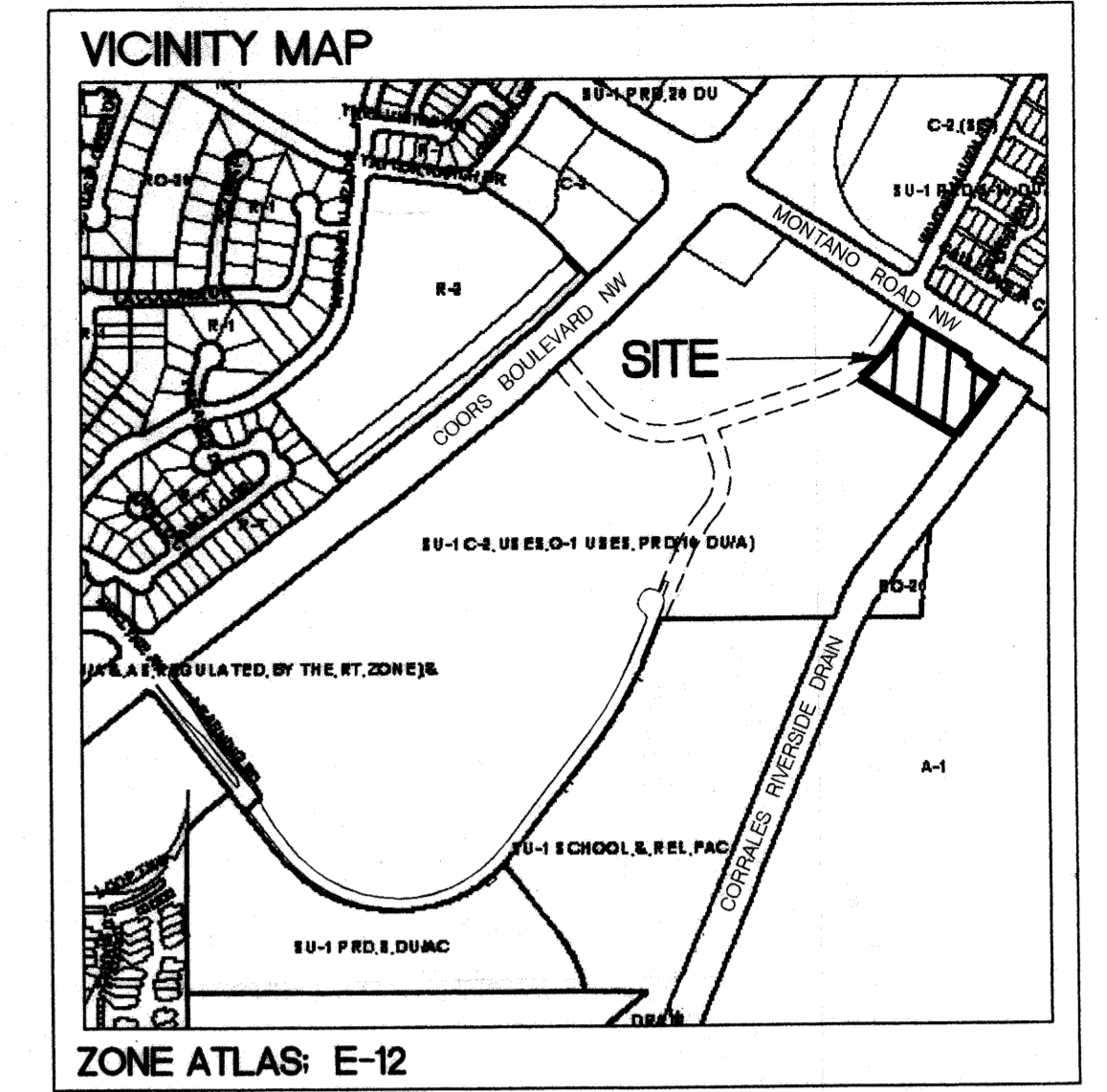


HANDICAP ACCESSIBLE BENCH

N.T.S.



VICINITY MAP

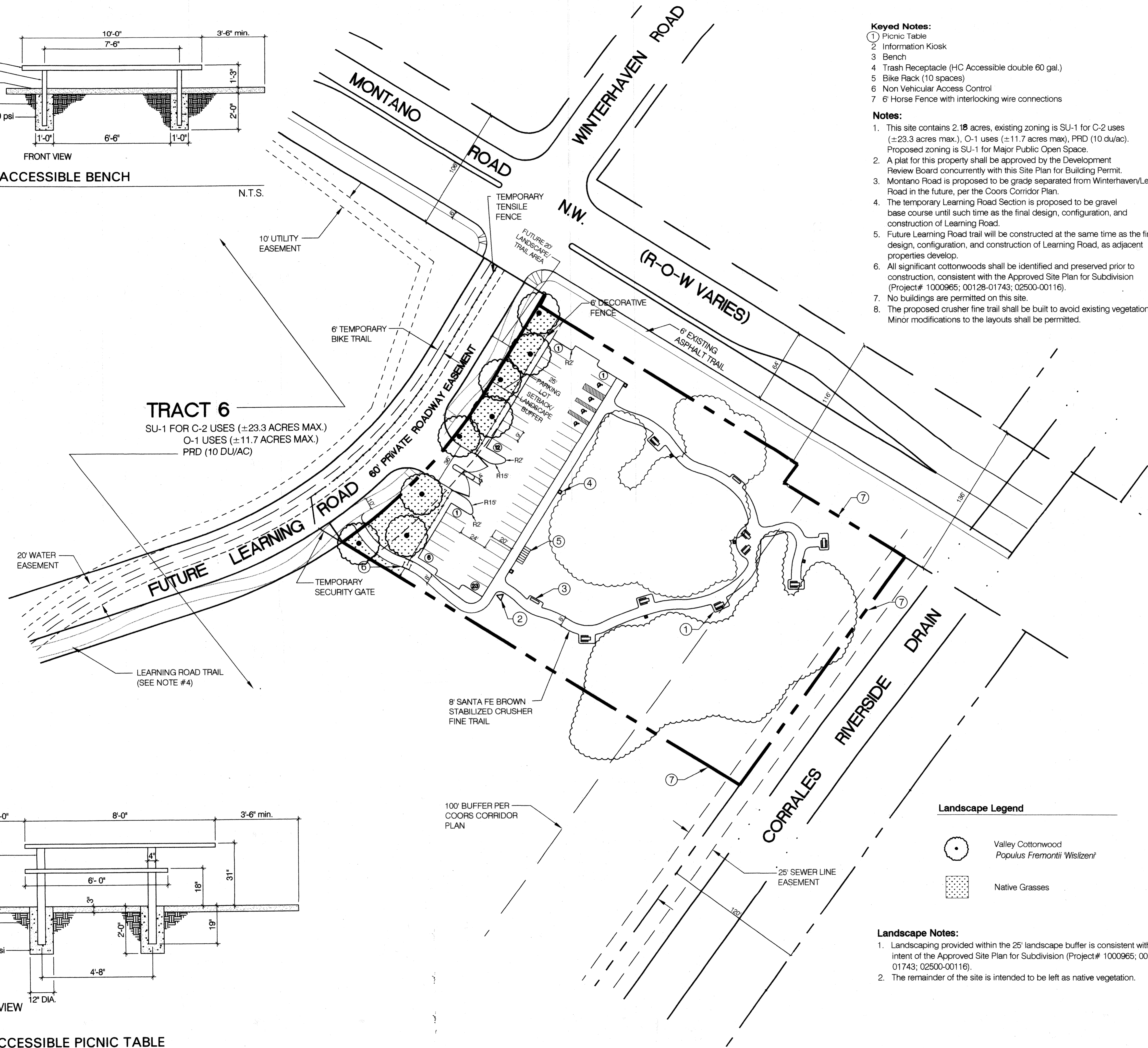
Keyed Notes:

- 1 Picnic Table
- 2 Information Kiosk
- 3 Bench
- 4 Trash Receptacle (HC Accessible double 60 gal.)
- 5 Bike Rack (10 spaces)
- 6 Non Vehicular Access Control
- 7 6' Horse Fence with interlocking wire connections

Notes:

1. This site contains 2.18 acres, existing zoning is SU-1 for C-2 uses (±23.3 acres max.), O-1 uses (±11.7 acres max), PRD (10 du/ac). Proposed zoning is SU-1 for Major Public Open Space.
2. A plat for this property shall be approved by the Development Review Board concurrently with this Site Plan for Building Permit.
3. Montano Road is proposed to be grade separated from Winterhaven/Learning Road in the future, per the Coors Corridor Plan.
4. The temporary Learning Road Section is proposed to be gravel base course until such time as the final design, configuration, and construction of Learning Road.
5. Future Learning Road trail will be constructed at the same time as the final design, configuration, and construction of Learning Road, as adjacent properties develop.
6. All significant cottonwoods shall be identified and preserved prior to construction, consistent with the Approved Site Plan for Subdivision (Project# 1000965; 00128-01743; 02500-00116).
7. No buildings are permitted on this site.
8. The proposed crusher fine trail shall be built to avoid existing vegetation. Minor modifications to the layouts shall be permitted.

TRACT 6
 SU-1 FOR C-2 USES (±23.3 ACRES MAX.)
 O-1 USES (±11.7 ACRES MAX.)
 PRD (10 DU/AC)



APPROVALS
 PROJECT# 1000965/02EPC-01769/01770/01771
 DRB# 03DRB-00432

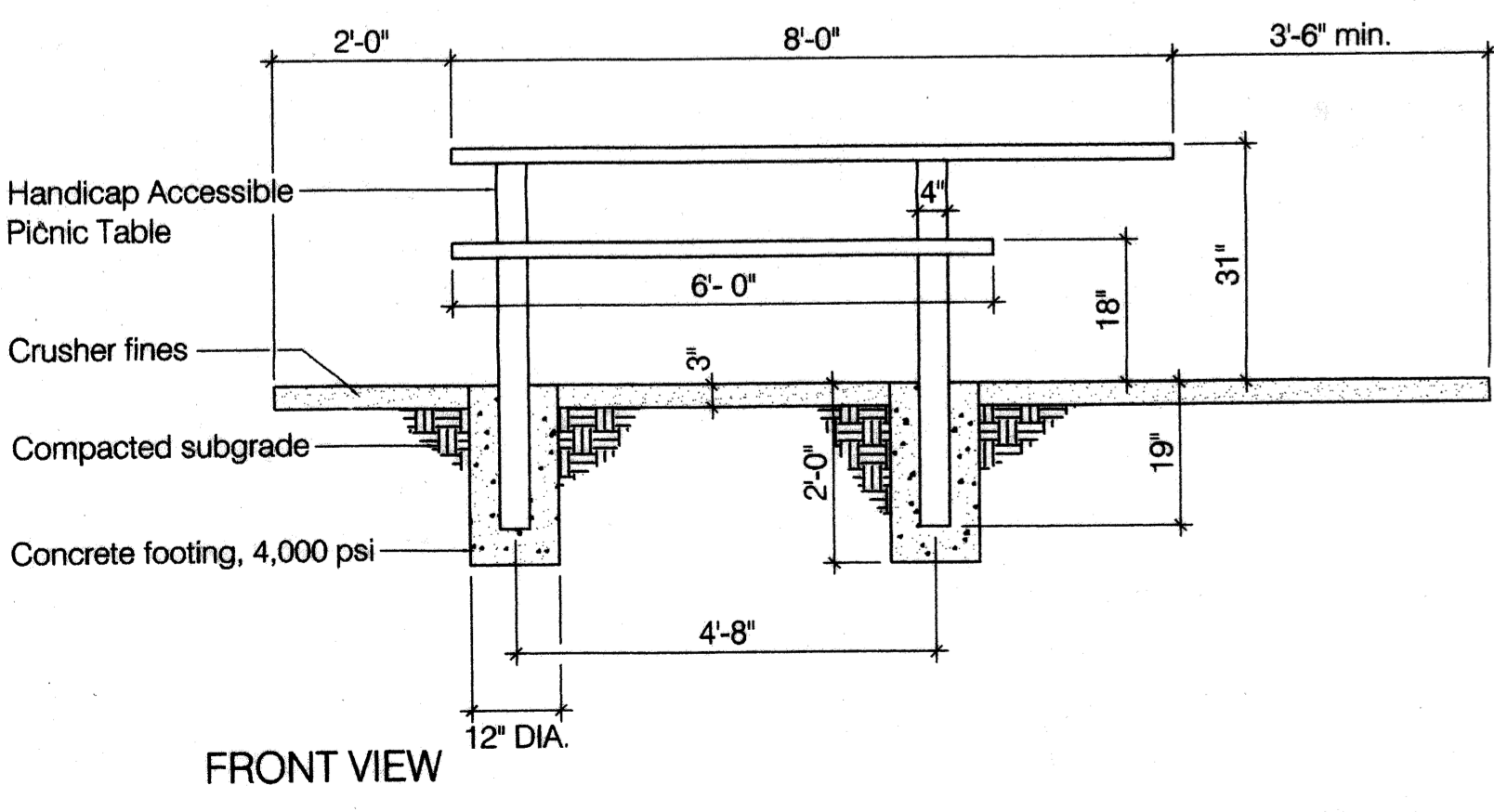
<i>Sharon Matern</i> Planning Director	3/26/03 Date
<i>John Cox</i> Transportation Development	12-10-03 Date
<i>Bradley D. Bigham</i> City Engineer/AMAFCA	3/26/03 Date
<i>Roger A. Green</i> Utility Development	3/26/03 Date
<i>Christina Sandoval</i> Parks and Recreation Department	3/26/03 Date

Site Plan for Building Permit
COORS/MONTAÑO TRAILHEAD

Prepared For: City of Albuquerque
 Open Space Division
 P.O. Box 1293
 Albuquerque, New Mexico 87103

Prepared By: Consensus Planning, Inc.
 924 Park Avenue SW
 Albuquerque, New Mexico 87102

Bordenavè Designs
 P.O. Box 91194
 Albuquerque, New Mexico 87199



HANDICAP ACCESSIBLE PICNIC TABLE

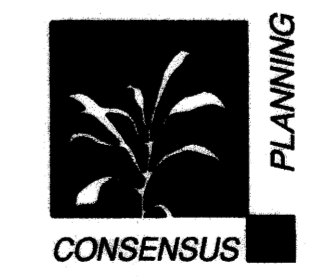
N.T.S.

Landscape Legend

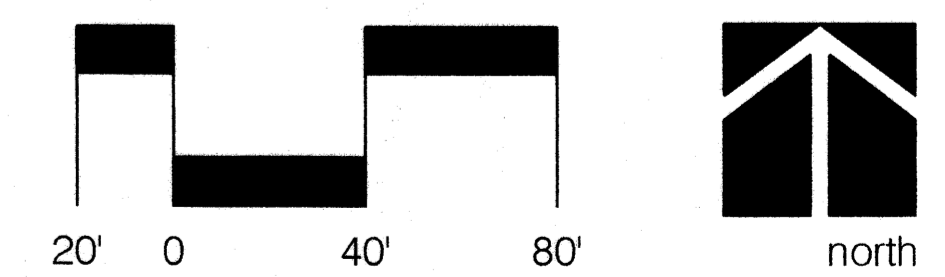
- Valley Cottonwood
Populus Fremontii Wislizeni
- Native Grasses

Landscape Notes:

1. Landscaping provided within the 25' landscape buffer is consistent with the intent of the Approved Site Plan for Subdivision (Project# 1000965; 00128-01743; 02500-00116).
2. The remainder of the site is intended to be left as native vegetation.

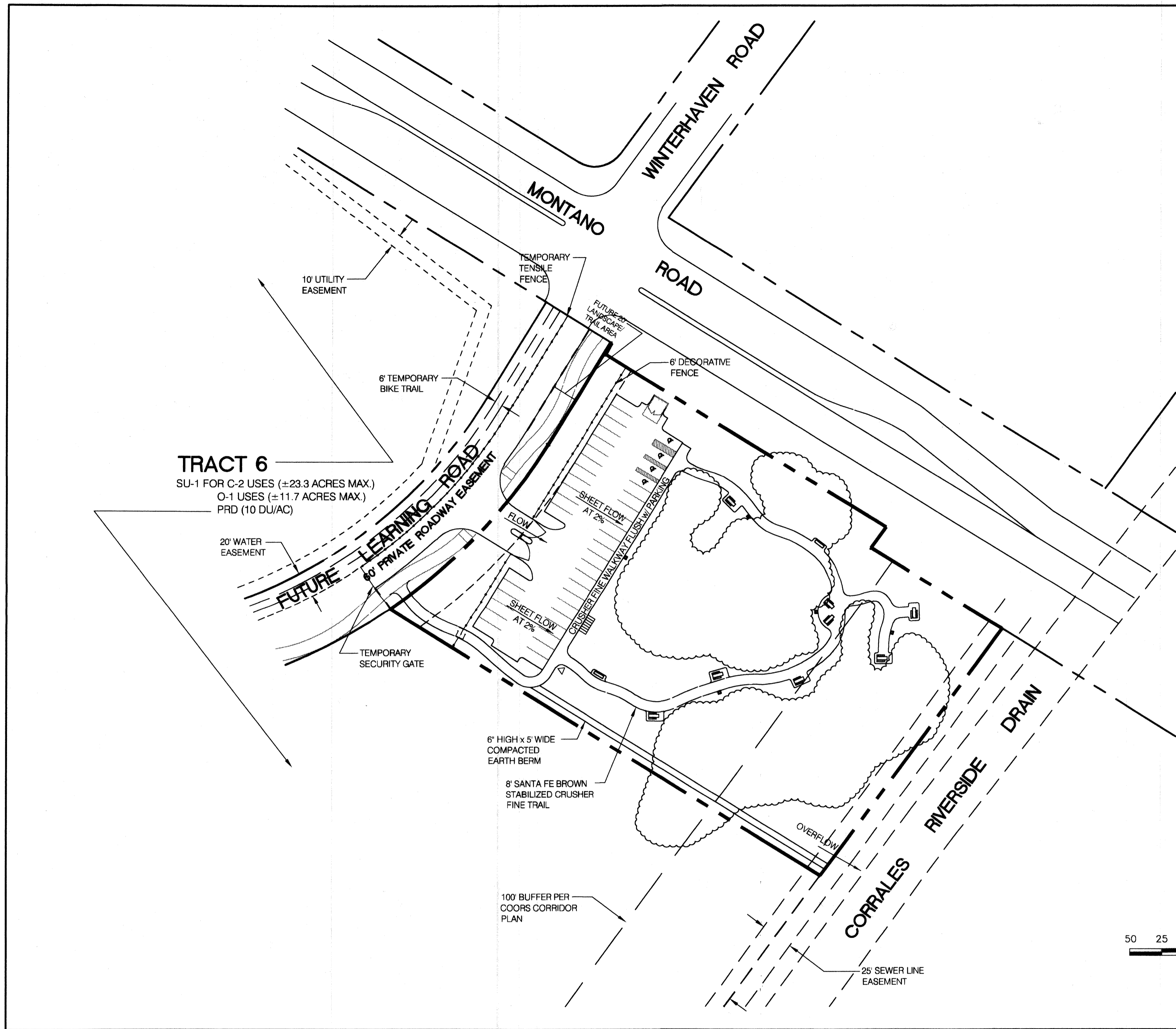


Scale 1" = 40'



March 14, 2003

1000965



TRACT 6
 SU-1 FOR C-2 USES (±23.3 ACRES MAX.)
 O-1 USES (±11.7 ACRES MAX.)
 PRD (10 DU/AC)

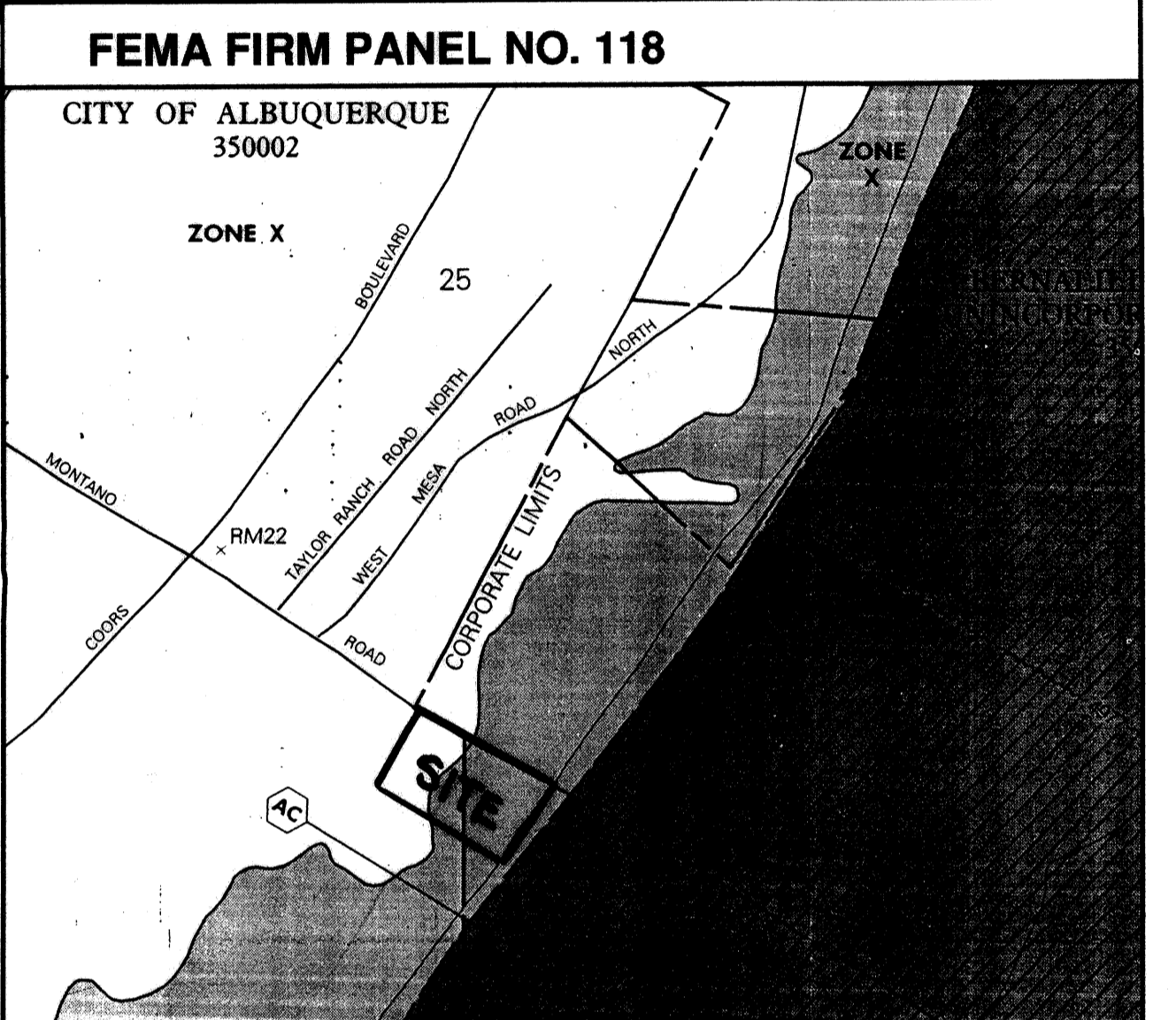
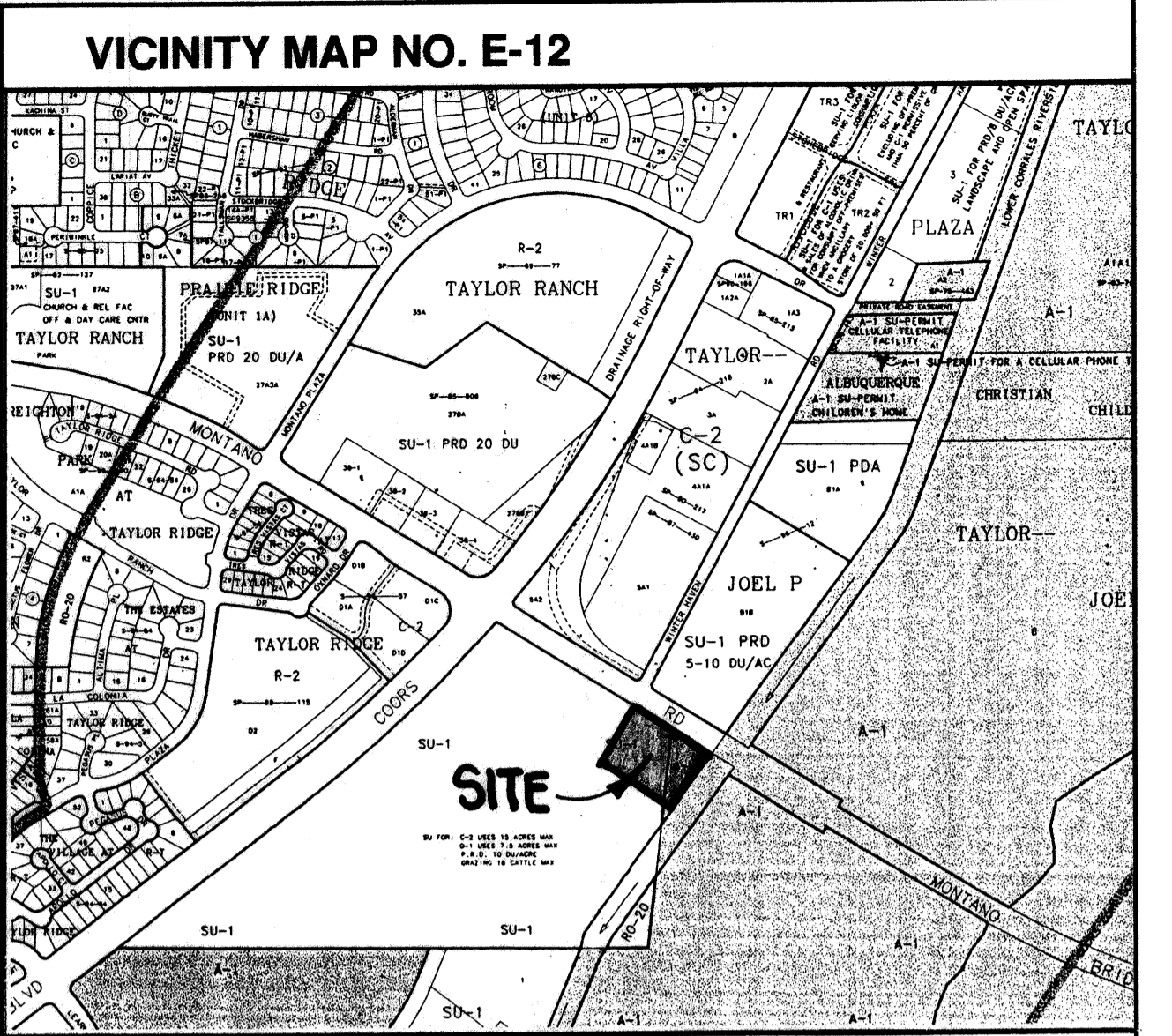
LEGAL DESCRIPTION
 PORTION OF TRACT 6, LANDS OF RAY A. GRAHAM, OVENWEST CORP. AND CITY OF ALBUQUERQUE

PERMANENT BENCHMARK
 ACS NM448-N6A ELEVATION 5058.889

GRADING CERTIFICATION
 I, Jean J. Bordenave, New Mexico Professional Engineer and Land Surveyor No. 5110, hereby certify that I have personally inspected the property shown hereon and that it appears that no grading, filling or excavation has occurred thereon since the contour map shown hereon was prepared.
Jean J. Bordenave
 Jean J. Bordenave, NM PE & PS No. 5110

GENERAL NOTES

1. THE SITE IS TO BE USED FOR PARKING AND PICNICING FOR THE GENERAL PUBLIC AND WILL BE A CITY OF ALBUQUERQUE FACILITY. THE INTENT IS TO DISTURB THE AREA AS LITTLE AS POSSIBLE BY INCORPORATING FACILITIES IN THE NATURAL ENVIRONMENT. TRAILS WILL BE CRUSHER FINES AND THE PARKING AREA WILL BE GRAVEL. NO BUILDINGS ARE PROPOSED FOR THE SITE.
2. THE AREA IS A PART OF THE MASTER GRADING AND DRAINAGE PLAN PREPARED FOR ALL THE AREA BOUNDED BY THE SAN ANTONIO ARROYO, COORS BLVD., MONTANO RD AND THE CORRALES RIVERSIDE DRAIN. THE PLAN WAS APPROVED FEBRUARY 6, 2002. THE PROPOSED PROJECT IS SHOWN TO UTILIZE WATER HARVESTING TO THE MAXIMUM EXTENT POSSIBLE WITH EXCESS STORMWATER RUNOFF TO EXIT THE SITE ALONG THE EASTERN BOUNDARY TO THE LOWER CORRALES RIVERSIDE DRAIN. IT IS NOT ANTICIPATED THAT OVERFLOWS WILL OCCUR IN THE 100 YEAR STORM.
3. THERE ARE NO OFFSITE FLOWS TO THE PROPOSED FACILITY. FLOWS FROM THE WEST ARE DIVERTED SOUTH OF THE PROPOSED FACILITY BY THE ENTRANCE ROAD FROM MONTANO ROAD. THE ENTRANCE ROAD IS APPROXIMATELY TEN FEET ABOVE THE SITE AT MONTANO ROAD AND MEETS THE EXISTING GROUND NEAR THE SOUTH BOUNDARY OF THE PROPOSED FACILITY. A COMPACTED EARTH BERM IS PROPOSED ALONG THE SOUTH BOUNDARY OF THE SITE TO CONTAIN STORMWATER ONSITE.
4. THE SITE IS SHOWN TO BE IN ZONE X PER FEMA FIRM PANEL NO. 118, DATED SEPTEMBER 20, 1996.
5. PROPOSED FENCES FOR THE PROPERTY WILL BE OF AN OPEN TYPE AND WILL NOT IMPEDE STORMWATER RUNOFF.



LEGEND

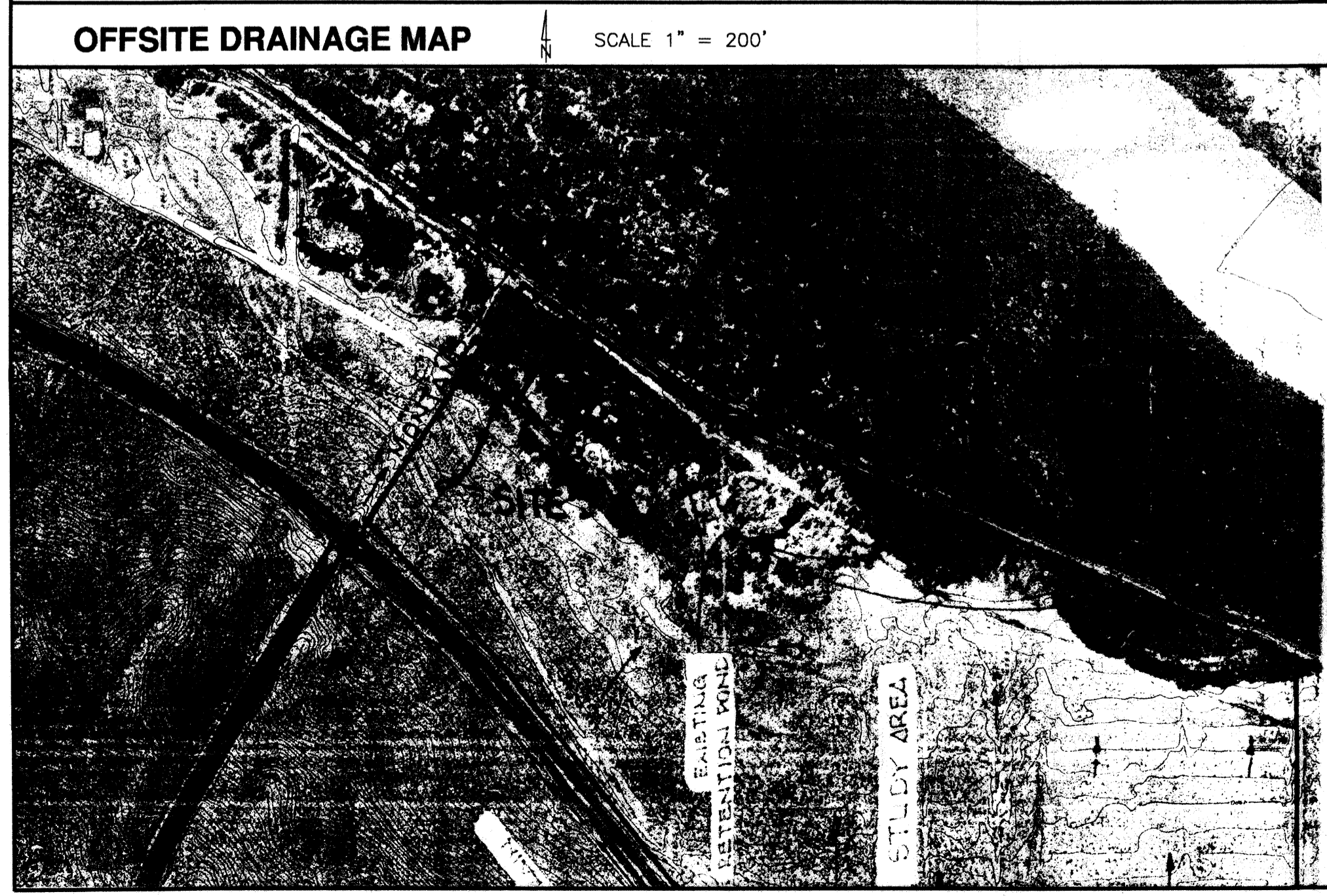
TBM	TEMPORARY BENCHMARK
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
TA	TOP OF ASPHALT
TCP	TOP OF CONCRETE
TC	TOP OF CURB
TP	TOP OF EARTH PAD
TS	TOP OF SIDEWALK
TW	TOP OF WALL
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
MH	MANHOLE
CB	CATCH BASIN GRATE
GM	GAS METER
GV	GAS VALVE
LP	LIGHT POLE
PP	POWER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



DRAINAGE DATA

CONDITION	STORM RETURN PERIOD	TREATMENT TYPE	TREATMENT AREA	EXCESS PRECIPITATION	PEAK RUNOFF	RUNOFF VOLUME	RUNOFF RATE
	year	(table 4)	sq. ft.	in.	(table 5)	cu. ft.	cfs
EXISTING	10	A	95000	0.08	0.24	633	0.52
		B	0	0.22	0.76	0	0.00
		C	0	0.44	1.49	0	0.00
		D	0	0.99	2.87	0	0.00
		TOTAL	95000	1.24	2.89	633	0.52
DEVELOPED	10	A	95000	0.44	1.29	3483	2.81
		B	0	0.67	2.03	0	0.00
		C	0	0.99	2.87	0	0.00
		D	0	1.97	4.37	0	0.00
		TOTAL	95000	3.44	8.16	3483	2.81
DEVELOPED	100	A	66660	0.08	0.24	444	0.37
		B	0	0.22	0.76	0	0.00
		C	28340	0.44	1.49	1039	0.97
		D	0	0.99	2.87	0	0.00
		TOTAL	95000	1.24	2.89	1484	1.34
DEVELOPED	100	A	66660	0.44	1.29	2444	1.97
		B	0	0.67	2.03	0	0.00
		C	28340	0.99	2.87	2338	1.87
		D	0	1.97	4.37	0	0.00
		TOTAL	95000	3.44	8.16	4782	3.84
EXISTING	100	A	0	0.44	1.29	0	0.00
		B	1690	0.67	2.03	94	0.08
		C	10200	0.99	2.87	842	0.67
		D	0	1.97	4.37	0	0.00
		TOTAL	11890	3.44	8.16	936	0.75

ASSUMPTIONS

1. PARKING AREA AND ACCESS ROAD ROAD DRAIN VIA SHEET FLW TO EAST AND WATER PONDS ON EXISTING NATURAL AREA.
2. ONLY AREA EAST OF PROPOSED PARKING LOT AVAILABLE FOR PONDING.

PONDING

100 YEAR, 6 HOUR VOLUME FROM TABLE = 4782 C.F.

PONDING AREA = 56400 S.F.

AVERAGE DEPTH OF WATER = 0.08 FT

no. date remarks by

REVISIONS

project title
**CITY TRAILHEAD PARKING
 LEARNING RD AT MONTANO RD
 ALBUQUERQUE, NM**

sheet title
GRADING & DRAINAGE PLAN

sheet date 11/20/02 design by JJB project no. 0214

sheet of

BORDENAVE DESIGNS
 P.O. BOX 91194, ALBUQUERQUE, NM 87199
 (505)823-1344 FAX (505)821-9105