

LEGAL DESCRIPTION

BLACK RANCH
 TRACT 2-A-2 (B)
 WITHIN PROJECTED SECTION 18,
 TOWNSHIP 11 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 CURRENT ZONING
 SU-1 FOR C-1 PERMISSIVE USES AND HOTELS
 N.T.E. 2 STORIES AND RESTAURANT WITH FULL
 SERVICE LIQUOR
 PROPOSED ZONE CHANGE
 SU-1 FOR C-1 PERMISSIVE USES AND INCIDENTAL
 CAR SALES AND RESTAURANT WITH FULL
 SERVICE LIQUOR
 TOTAL ACREAGE
 41,000 SF OR .94 AC
 BICYCLE SPACE REQUIREMENT
 5 BIKE SPACE RACK PROVIDED

PARKING REQUIREMENTS:

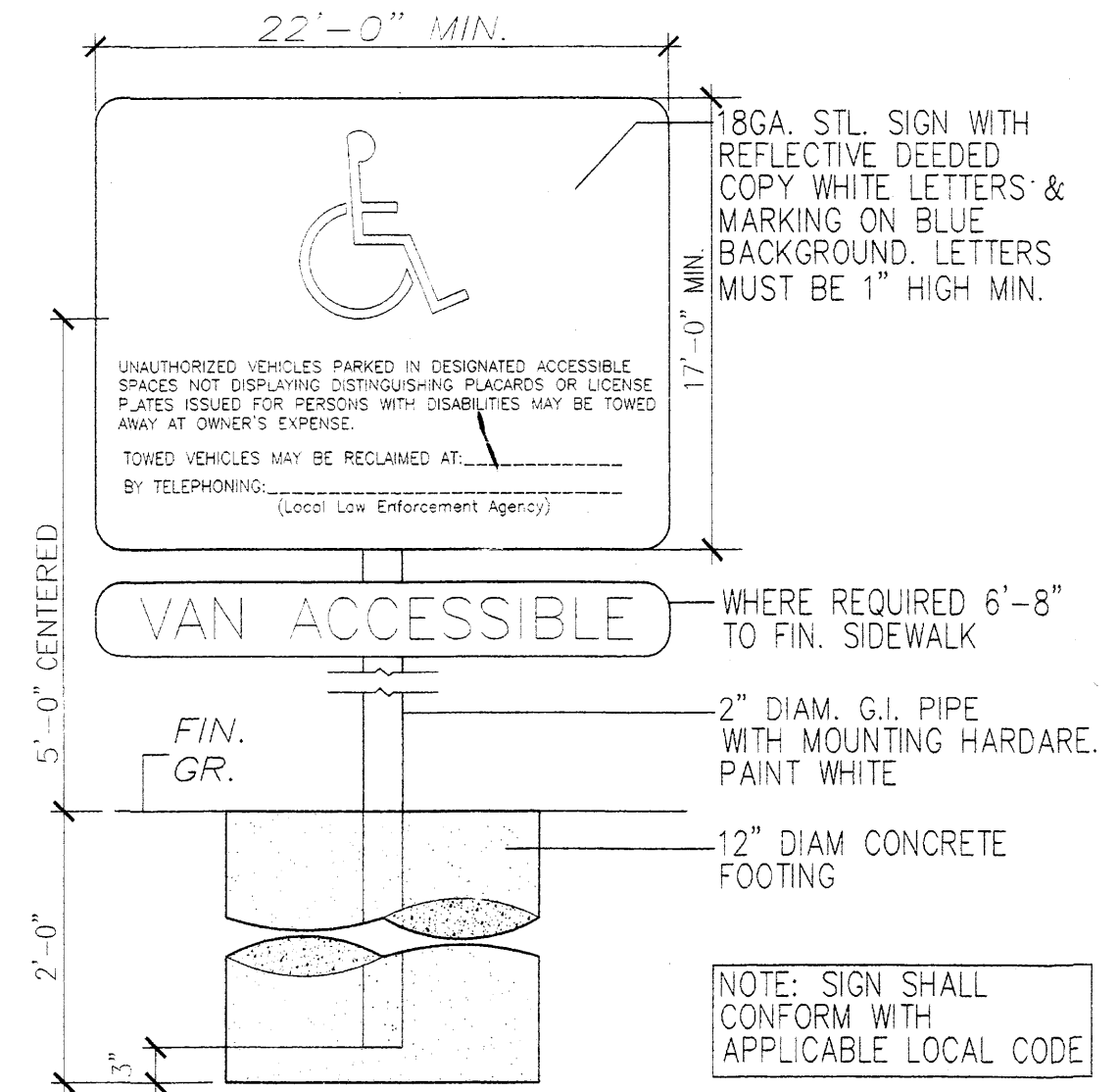
14-16-3-1
 OFFICE: 3916 SF (OFFICE)
 3916 / 200 = 21 REQUIRED SPACES
 REQUIRED SPACES= 21 REQUIRED SPACES

TOTAL HC PARKING SPACES PROVIDED 4 PROVIDED SPACES
 (INCLUDES 2 VAN SPACES)

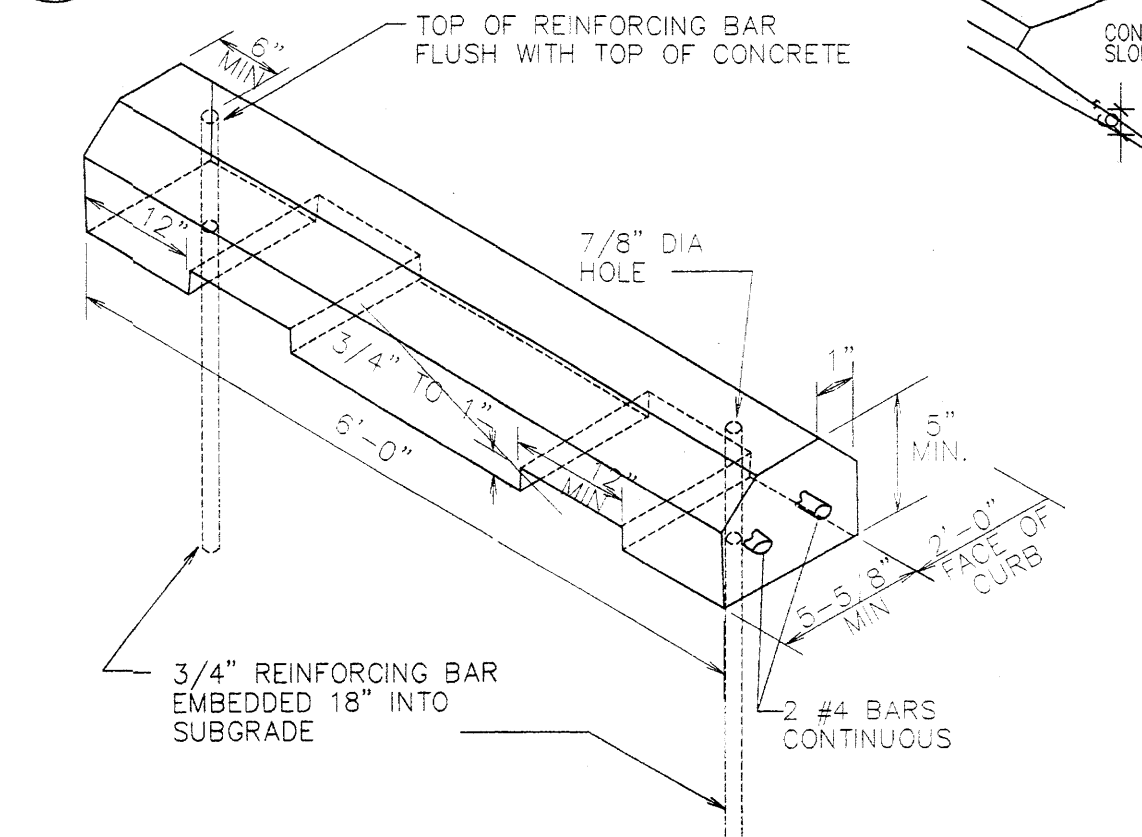
TOTAL PROVIDED SPACES = 54 SPACES

CURB RADIUS DESIGNATION

- ③ = 3' RADIUS ⑥ = 20' RADIUS
- ④A = 5' RADIUS ⑦ = 25' RADIUS
- ④ = 10' RADIUS ⑧ = 30' RADIUS
- ⑤ = 15' RADIUS ⑨ = 34' RADIUS



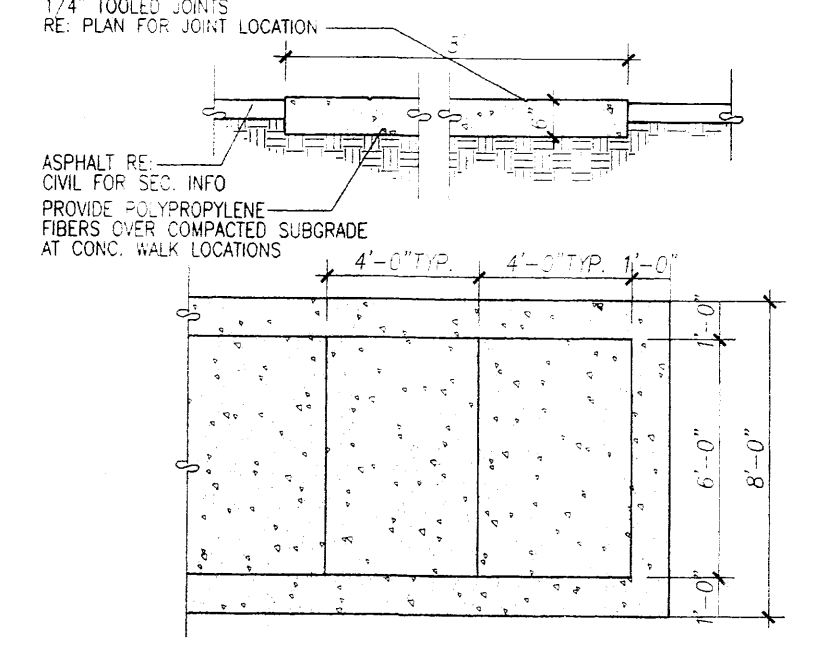
1 HANDICAP SIGN
 Scale: N.T.S.



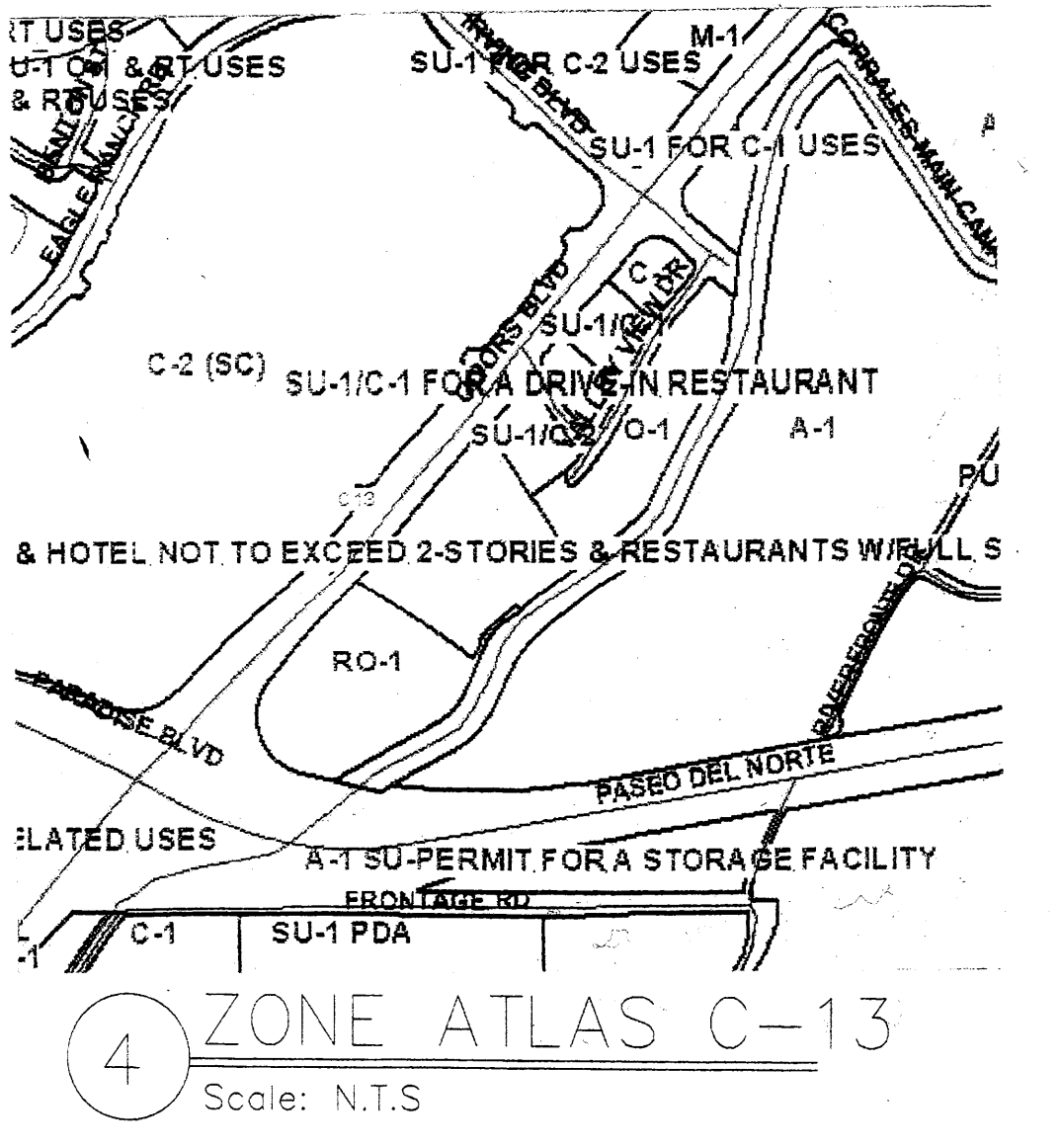
3 HANDICAP RAMP
 Scale: N.T.S.



2 PARKING BUMPER
 Scale: Not to Scale
 NOTE: PROVIDE BUMPERS @ ALL LOCATIONS SHOWN ON SITE PLAN



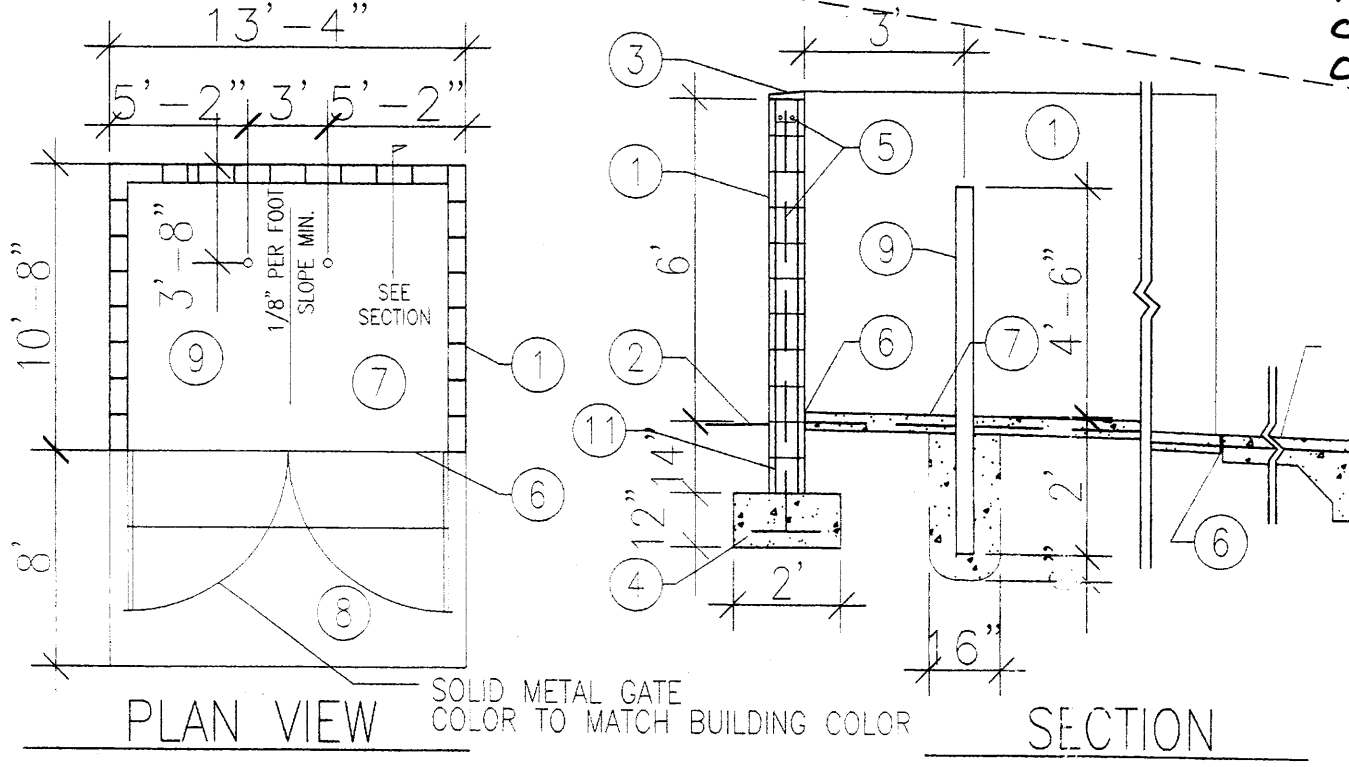
8 CROSSWALK DET.
 Scale: N.T.S.



4 ZONE ATLAS C-13
 Scale: N.T.S.

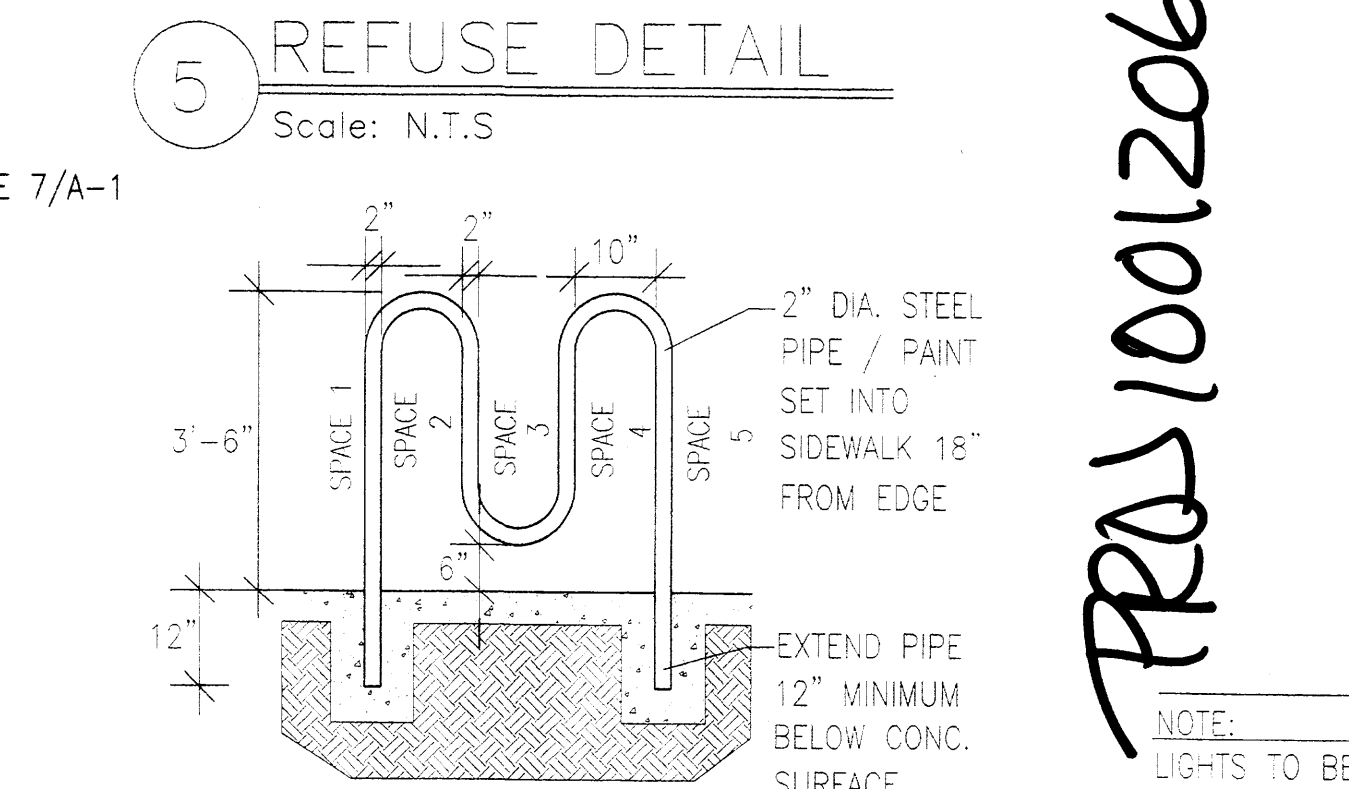
* IS AN INFRASTRUCTURE LIST REQ () YES () NO
 IF YES THEN A SET OF APPROVED DRC PLANS W/
 A WORK ORDER IS REQUIRED FOR ANY
 CONSTRUCTION WITHIN PUBLIC ROW, OR FOR
 CONSTRUCTION OF PUBLIC IMPROVEMENTS.

PROJECT NUMBER:	1001206
APPLICATION NUMBER:	04-00212
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated [] and the Findings and Conditions in the Official Notification of Decision are satisfied.	
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:	
City Engineer	4-16-04
Public Works & Recreation Department	3/10/04
City Engineer	3/10/04
City Engineer	3/10/04
DRB Chairperson, Planning Department	4/21/04

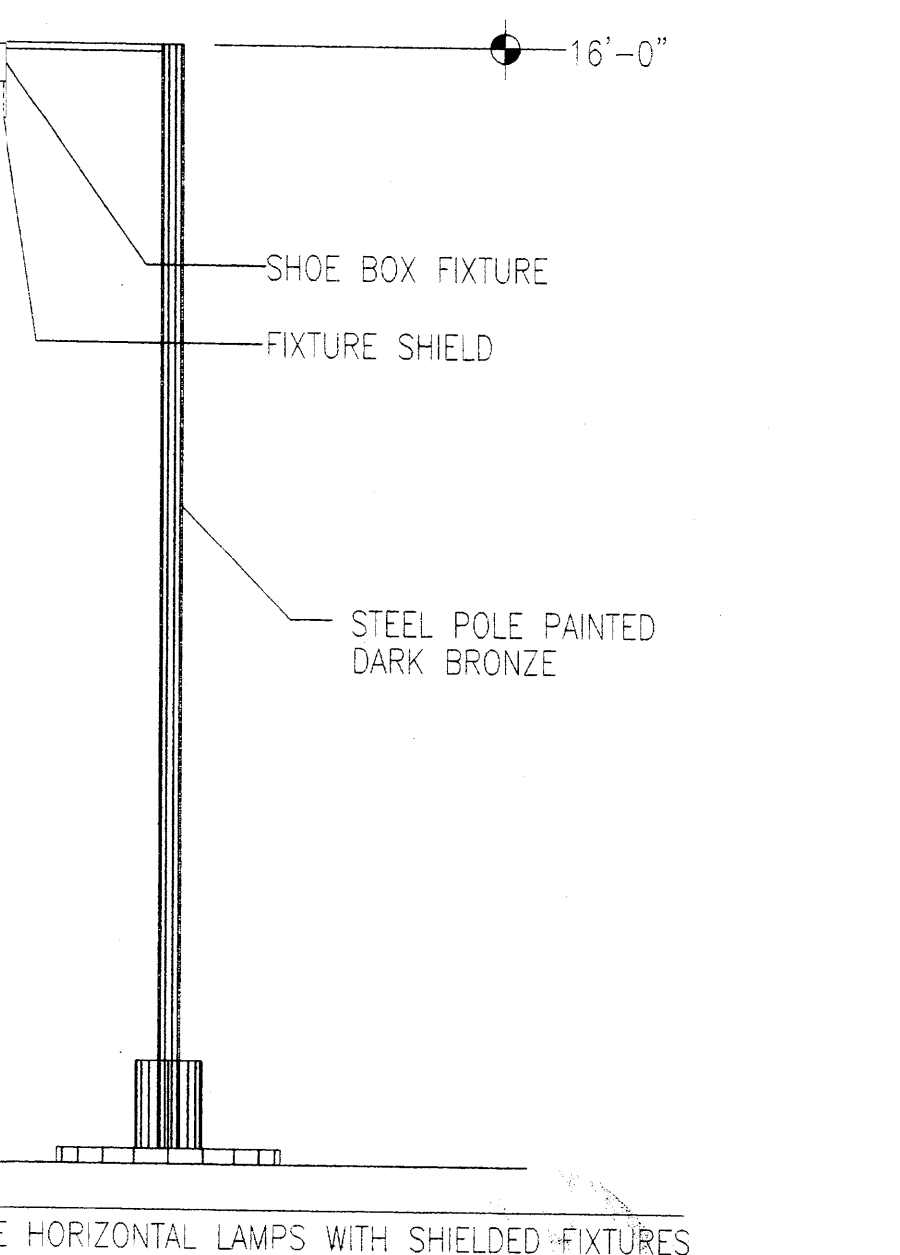


5 REFUSE DETAIL
 Scale: N.T.S.

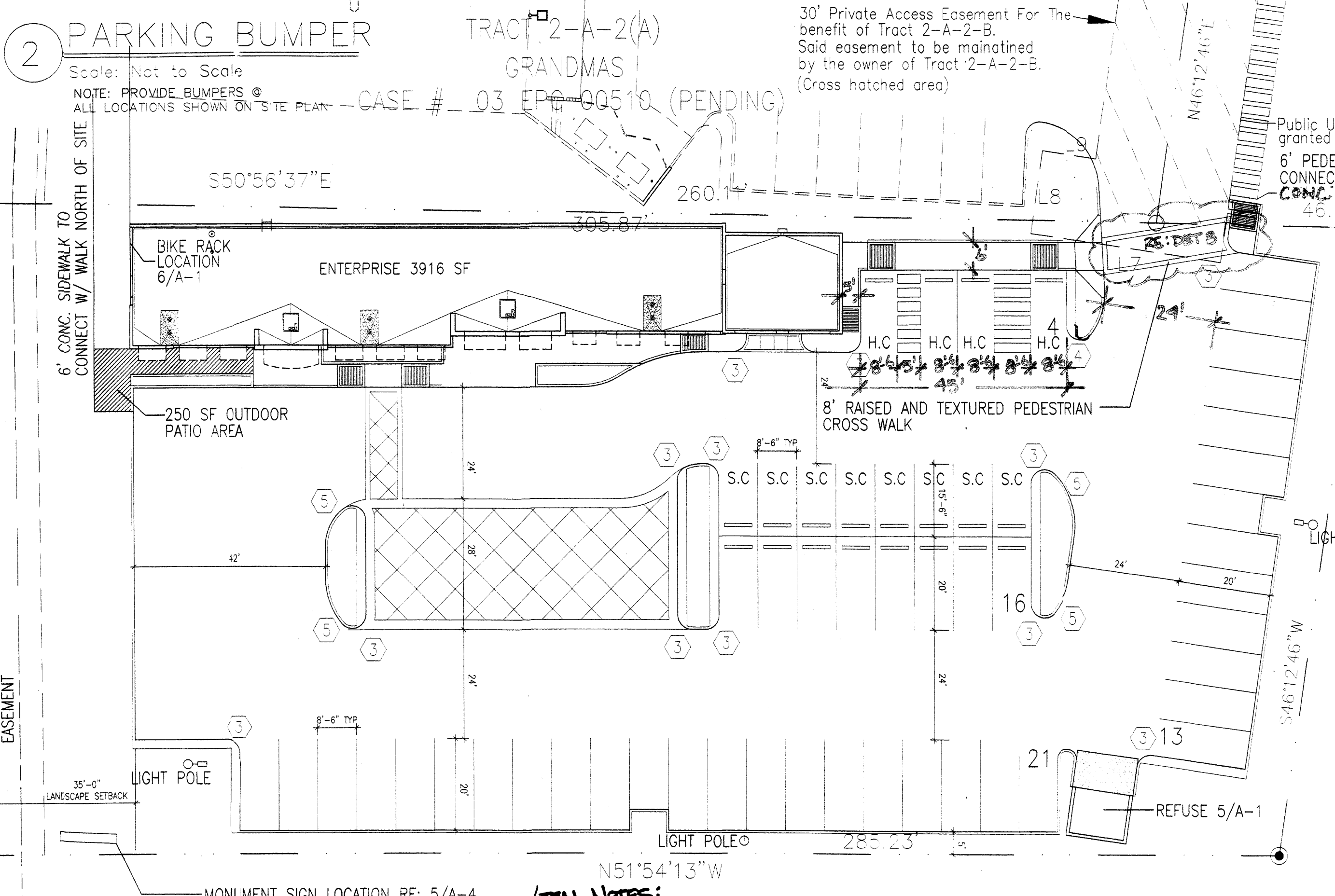
- OKEYED NOTES**
- 8" CMU WALL WITH STUCCO FINISH SYSTEM OVER BUILDING PAPER. COLOR TO MATCH BUILDING
 - FINISH GRADE.
 - SLOPE STUCCO CAP.
 - 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
 - 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM. CONTINUOUS; #5 BARS @ 32" O.C. VERTICAL. GROUT REINFORCED CELLS. DUALWALL @ 16" O.C. HORIZONTAL.
 - 1/2" EXPANSION JOINT MATERIAL
 - 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 W/M.
 - 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 W/M W/ TURNDOWN EDGE.
 - 4" CONCRETE FILLED PIPE IN 18" DIA. X 2'-6" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
 - ASPHALT PAVING/SHIELD
 - GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.



6 BIKE RACK
 Scale: N.T.S.

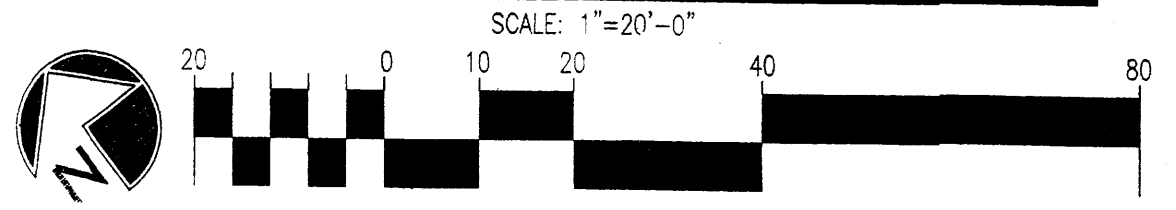


7 LIGHT POLE
 Scale: N.T.S.



GEN NOTES:

- NO CHAIN LINK, RAZOR WIRE OR PLASTIC VINYL FENCING IS PERMITTED
- THE TOP OF ALL ROOFTOP EQUIP SHALL BE BELOW THE TOP OF PARAPET & SCREENED FROM VIEW OF THE PROP LINES OF THIS SITE. ALTERNATIVELY, ROOFTOP EQUIP SHALL BE SCREENED BY ROOFTOP WALLS THAT ARE PAINTED TO MATCH THE PREDOMINANT BUILDING COLOR. ROOFTOP EQUIP & OTHER PENETRATIONS SHALL BE PAINTED TO MATCH THE ROOF COLOR OR THE PREDOMINANT BUILDING COLOR. ALL GROUND-MOUNTED EQUIP SHALL BE SCREENED BY SCREEN WALLS W/ TOP OF EQUIP BELOW THE TOP OF SCREEN WALL.
- NO OUTDOOR BUDSPEAKERS OR OTHER AMPLIFIED PUBLIC ADDRESS SYSTEMS ARE PERMITTED



COORS BOULEVARD
 15TH ROW
 (N.M.S.R. 448)
 N 37'36'51" E
 15' STATE HIGHWAY DEPT. DRAINAGE 141.26' EASEMENT
 35'-0" LANDSCAPE SETBACK
 MONUMENT SIGN LOCATION RE: 5/A-4
 TRACT 2-B
 BLACK RANCH

REVISION	BY	DATE	REV

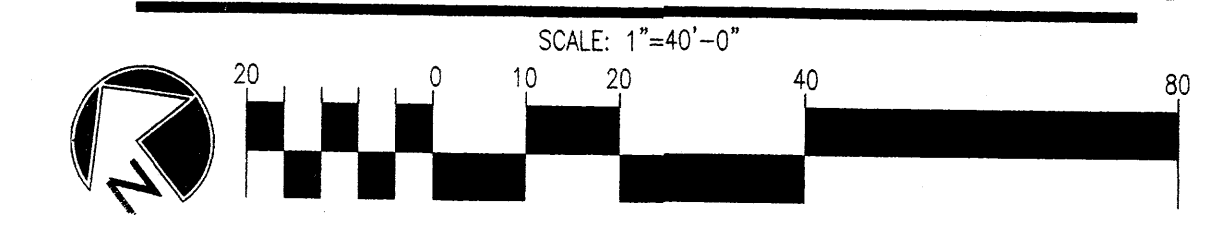
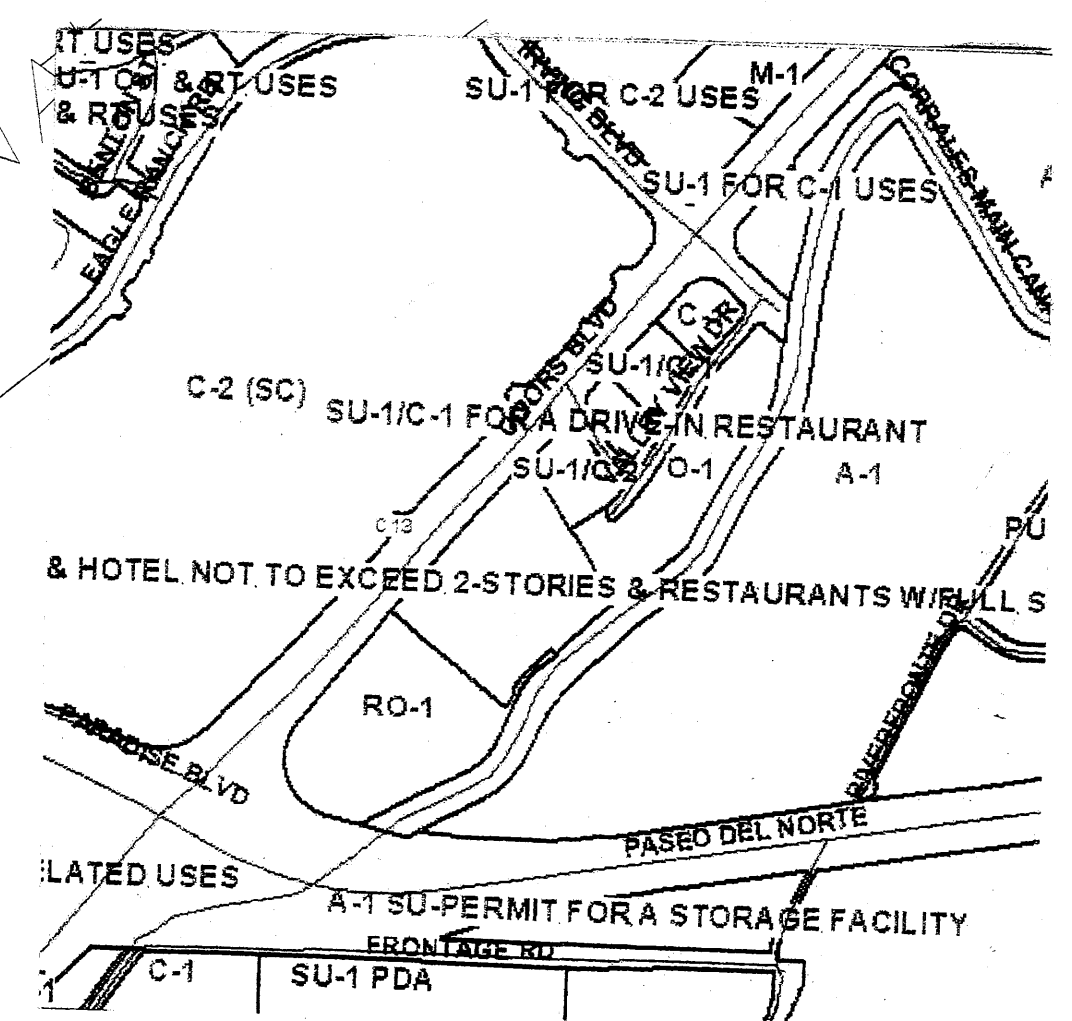
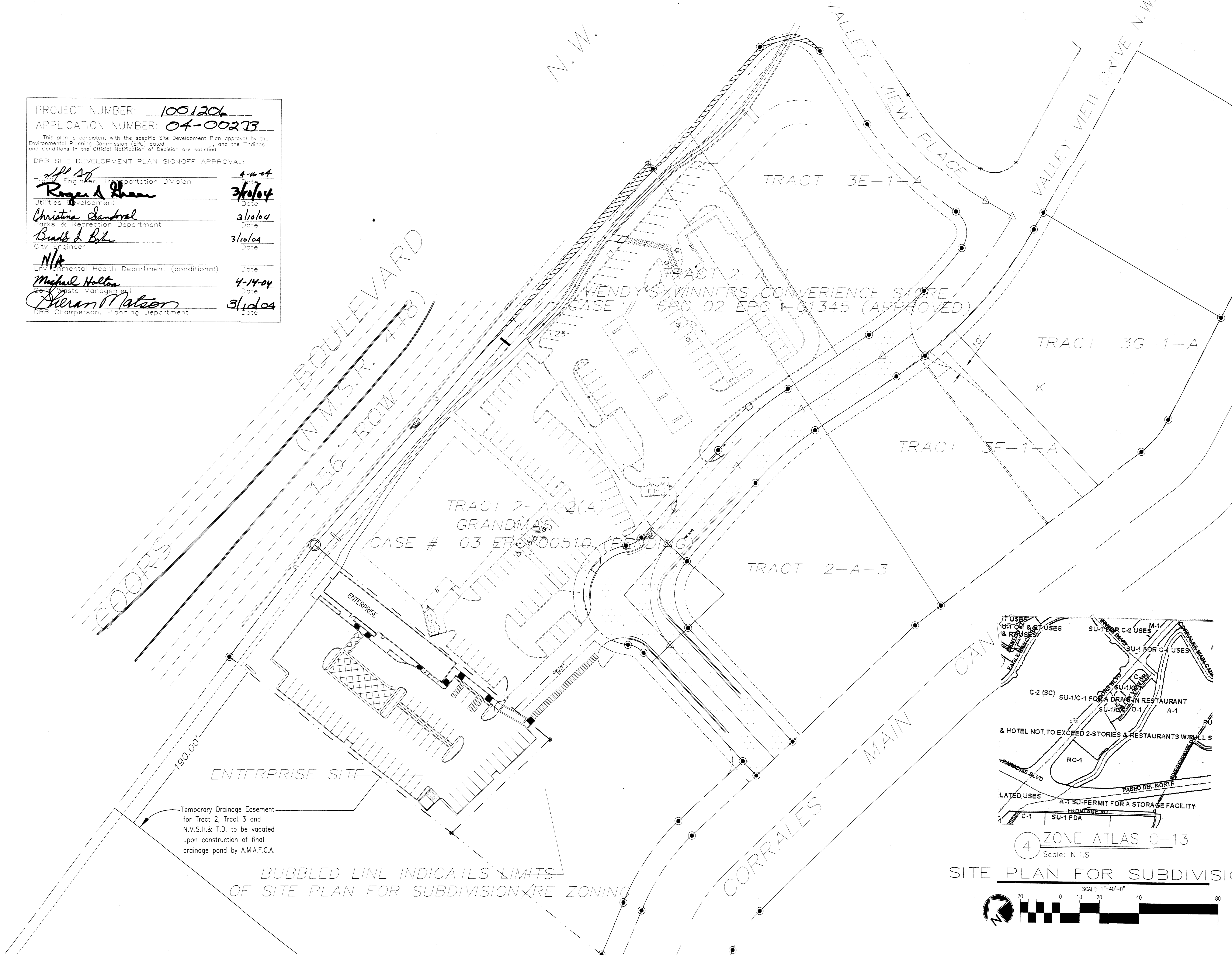
PROJECT TITLE: TRACT 2-A-2 (B) ENTERPRISE
 BLACK RANCH ALBUQUERQUE NEW MEXICO
 PROJECT MANAGER: SD
 JOB NO.:
 DRAWN BY: SD
 SHEET TITLE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
 DATE: 6/18/03
 SCALE: 1" = 20'
 SHEET: A1 of 1
 GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110
 FAX (505) 837-9877

PROJECT NUMBER: 1001206
 APPLICATION NUMBER: 04-00273

This plan is consistent with the specific Site Development Plan approval by the Environmental Planning Commission (EPC) dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i> Traffic Engineer, Transportation Division	<u>4-16-04</u> Date
<i>Roger A. Khan</i> Utilities Development	<u>3/10/04</u> Date
<i>Christina Sandoval</i> Parks & Recreation Department	<u>3/10/04</u> Date
<i>Brian D. Byrnes</i> City Engineer	<u>3/10/04</u> Date
<i>N/A</i> Environmental Health Department (conditional)	Date
<i>Michael Holton</i> Solid Waste Management	<u>4-14-04</u> Date
<i>Sharon Naton</i> DRB Chairperson, Planning Department	<u>3/10/04</u> Date



SITE PLAN FOR SUBDIVISION

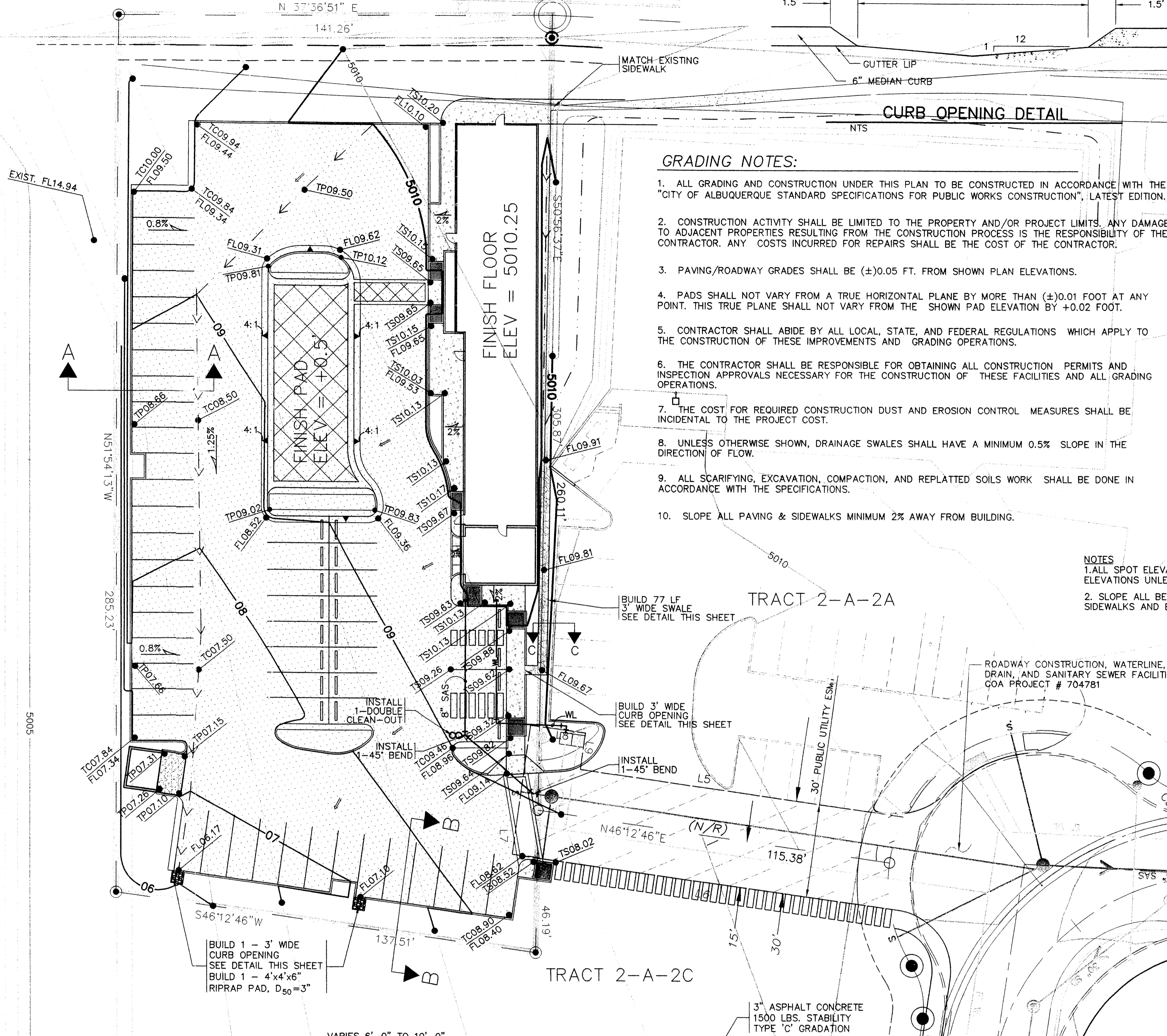
REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-8877

PROJECT TITLE: **TRACT 2-A-2 ENTERPRISE**
 PROJECT MANAGER: **BLACK RANCH ALBUQUERQUE NEW MEXICO**
 JOB NO.: **SD**
 DRAWN BY: **SD**
 SHEET TITLE: **SITE PLAN FOR SUBDIVISION**

DATE: **4/29/03** sheet **A-2**
 SCALE: **1" = 40'** of

COORS BOULEVARD NW 156' ROW



GRADING NOTES:

1. ALL GRADING AND CONSTRUCTION UNDER THIS PLAN TO BE CONSTRUCTED IN ACCORDANCE WITH THE "CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", LATEST EDITION.
2. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.
3. PAVING/ROADWAY GRADES SHALL BE (±)0.05 FT. FROM SHOWN PLAN ELEVATIONS.
4. PADS SHALL NOT VARY FROM A TRUE HORIZONTAL PLANE BY MORE THAN (±)0.01 FOOT AT ANY POINT. THIS TRUE PLANE SHALL NOT VARY FROM THE SHOWN PAD ELEVATION BY +0.02 FOOT.
5. CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS AND GRADING OPERATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS AND INSPECTION APPROVALS NECESSARY FOR THE CONSTRUCTION OF THESE FACILITIES AND ALL GRADING OPERATIONS.
7. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
8. UNLESS OTHERWISE SHOWN, DRAINAGE SWALES SHALL HAVE A MINIMUM 0.5% SLOPE IN THE DIRECTION OF FLOW.
9. ALL SCARIFYING, EXCAVATION, COMPACTION, AND REPLANTED SOILS WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
10. SLOPE ALL PAVING & SIDEWALKS MINIMUM 2% AWAY FROM BUILDING.

- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOWLINE ELEVATIONS UNLESS OTHERWISE NOTE.
 2. SLOPE ALL BERMS TO ADJACENT SIDEWALKS AND BACKS OF CURB.

EXISTING CONDITIONS

THE PROJECT SITE IS WITHIN THE APPROVED DRAINAGE MASTER PLAN FOR BLACK RANCH, TRACTS 2 & 3 DATED DECEMBER 2002. THE PROJECT SITE CONSISTS OF APPROXIMATELY 0.94 ACRES, WHICH IS UNDEVELOPED (2-A-2 (B)). TRACT 2A PRIMARILY DRAINS TO THE SOUTHWEST INTO TRACT 2B, AN AMAFCA TRACT SLATED TO BECOME A REGIONAL DETENTION FACILITY. RUNOFF GENERATED BY TRACT 2B AS WELL AS THOSE FLOWS CROSSING INTO TRACT 2B MENTIONED ABOVE ARE ROUTED THROUGH AN EXISTING DETENTION POND ALONG THE SOUTHERN BOUNDARY.

PROPOSED CONDITIONS

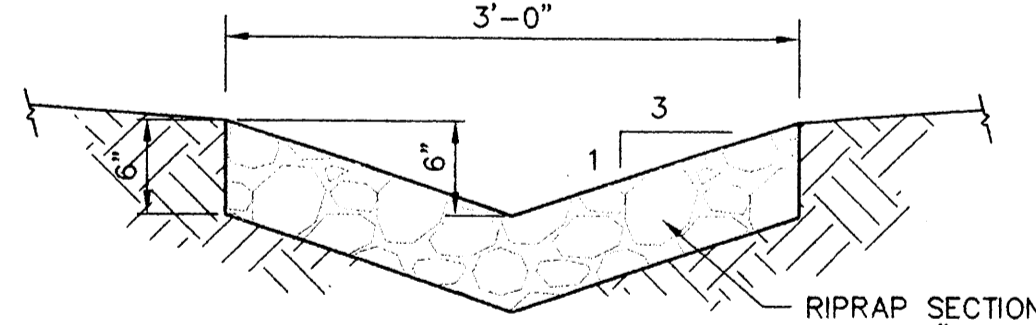
PROPOSED CONDITIONS INCLUDE THE CONSTRUCTION OF AN ENTERPRISE RENT-A-CAR FACILITY. THE APPROVED DRAINAGE MASTER PLAN PROPOSED THAT RUNOFF GENERATED FROM TRACT 2-A-2 WOULD DRAIN SOUTH INTO A TEMPORARY DESILTING POND TO BE LOCATED ALONG THE NORTHERN BOUNDARY OF TRACT 2B VIA A DESILTING POND THAT DISCHARGE INTO THE EXISTING VALLEY VIEW STORM DRAIN. THE PROPOSED STORM DRAIN WILL THEN DISCHARGE INTO A PROPOSED DETENTION FACILITY NEAR THE NORTHERN BOUNDARY OF TRACT 2B.

HYDROLOGY NOTES:

PRECIPITATION ZONE 1
 BASIN 1
 TOTAL TRACT AREA = 0.94 AC
 LAND TREATMENT AREAS WITHIN TRACT CONTRIBUTING RETENTION POND
 15% LAND TREATMENT B = 0.14 AC
 85% LAND TREATMENT D = 0.80 AC
 PEAK DISCHARGE $Q_{p100} - 6 \text{ Hr} = (AREA_B)(Q_B) + (AREA_D)(Q_D) = (0.14 \text{ Ac})(2.03 \text{ cfs/acre}) + (0.80 \text{ Ac})(4.37 \text{ cfs/acre}) = 3.78 \text{ cfs}$
 NOTE: OFFSITE FLOW ENTER THE SITE FROM TRACT 2-A-2A AT A PEAK DISCHARGE RATE OF 4.34 CFS.

LEGEND

- EXIST INTERMEDIATE CONTOUR
- EXIST INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- FLOW DIRECTION ARROW
- SPOT ELEVATION
- WATER LINE
- SANITARY SEWER
- WATER BLOCK
- RIPRAP
- SWALE
- PROPOSED FIRE HYDRANT
- DOUBLE CLEANOUT
- PROPOSED CONCRETE
- BASIN BOUNDARY
- PROPOSED ASPHALT

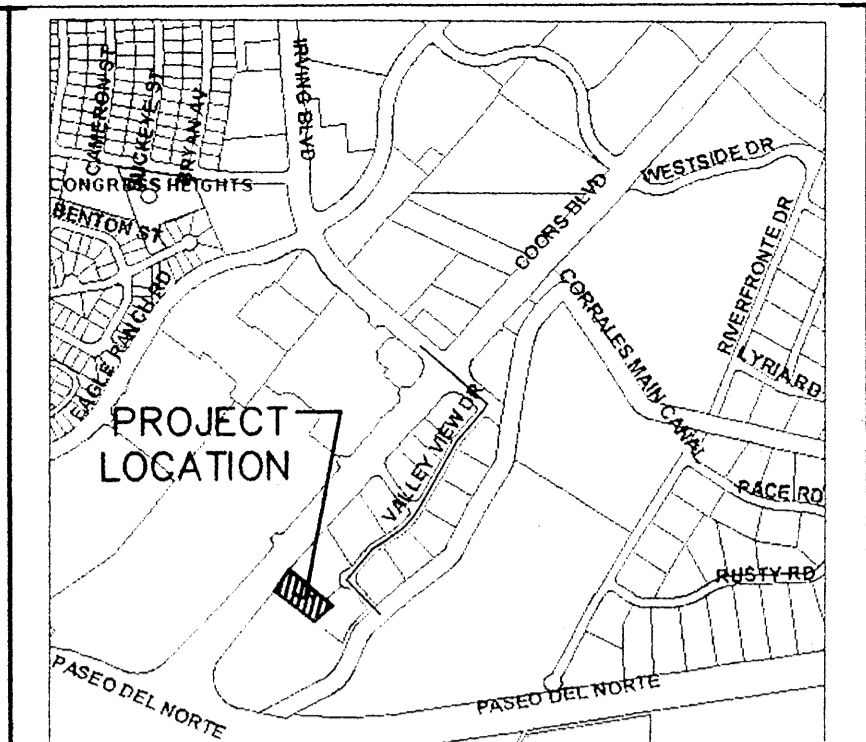


3" PAVEMENT SECTION

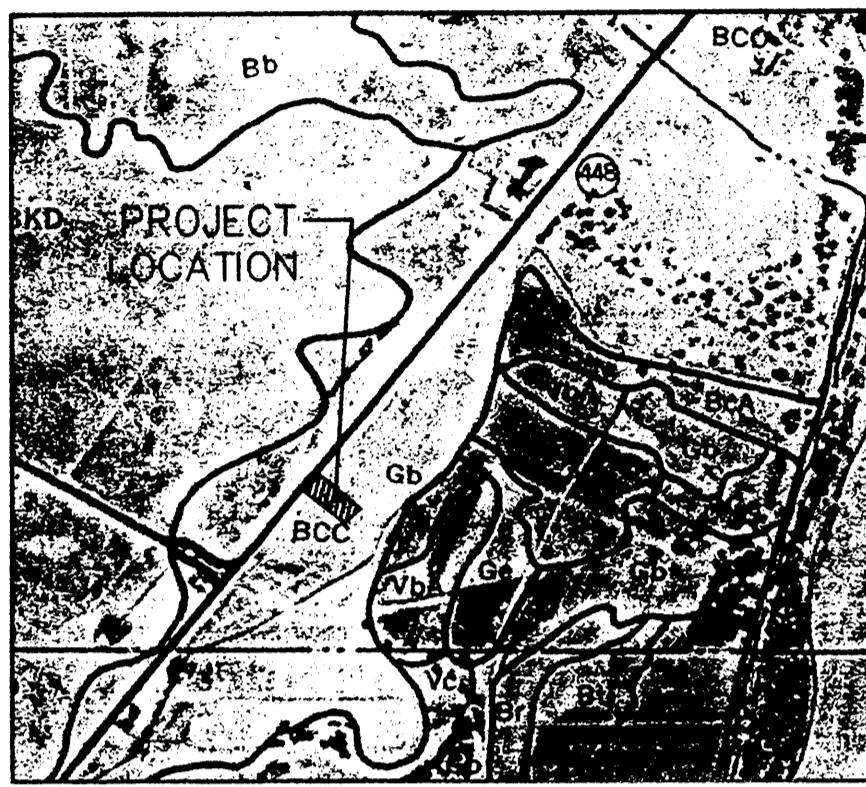
SCALE: 1" = 1"
 NOTE
 1. 3" ASPHALT CONCRETE REQUIRED AT TRUCK TRAFFIC AREAS.
 2. 2" ASPHALT CONCRETE REQUIRED AT NON-TRUCK TRAFFIC AREAS.

MEDIAN CURB & GUTTER DETAIL

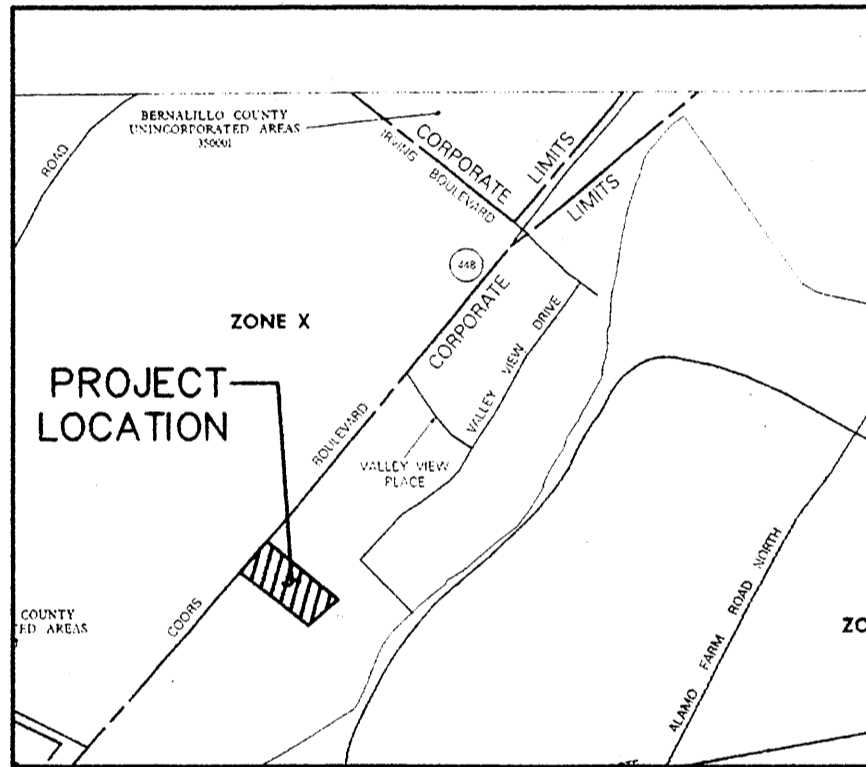
SCALE: 1" = 1"
 NOTE: 6" STANDUP CURB MAY BE USED IN AREAS AS INDICATED



LOCATION MAP
 ZONE ATLAS MAP NO. C-13-Z



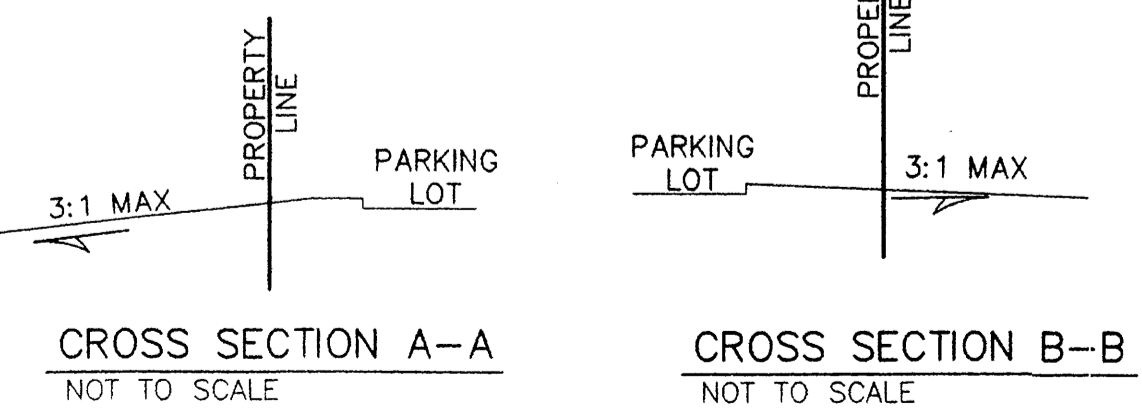
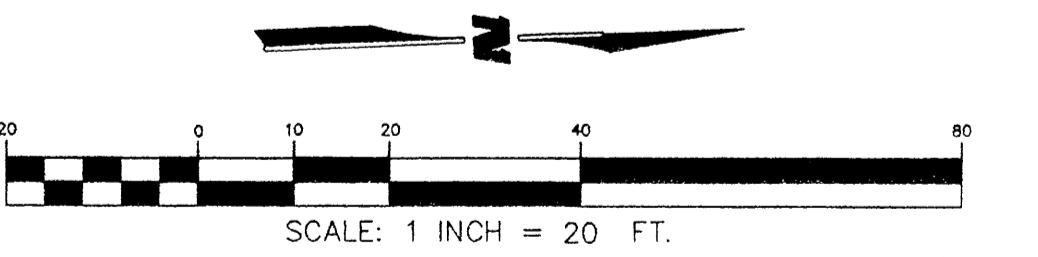
SOILS MAP
 REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY SHEET NO. 10



FLOOD INSURANCE MAP
 REFERENCE: FLOOD INSURANCE STUDY PANEL 116

ADDRESS
 NO ADDRESS HAS BEEN ASSIGNED AT THIS TIME

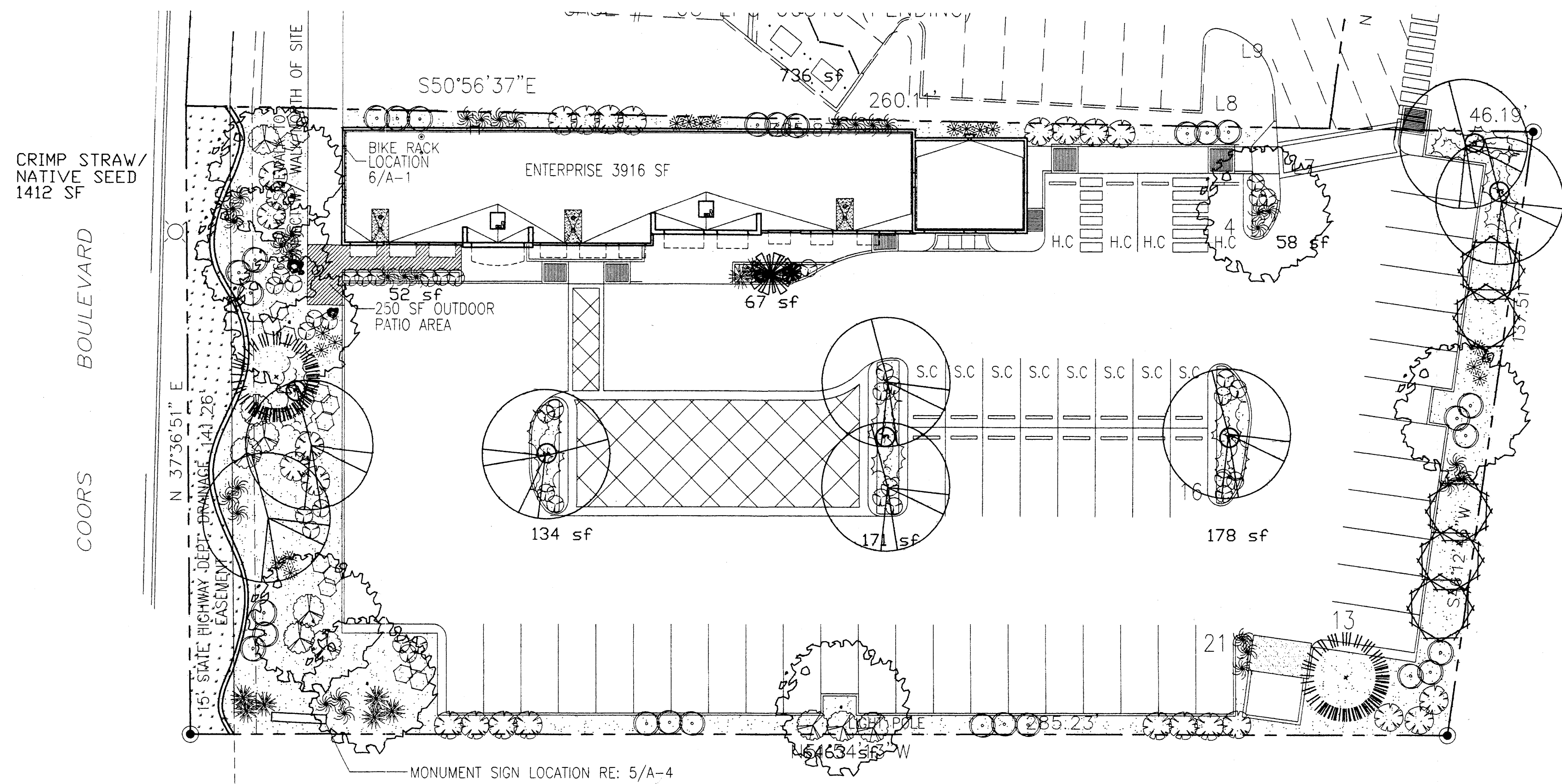
BENCHMARK
 VERTICAL DATUM IS BASED UPON THE NEW MEXICO STATE HIGHWAY COMMISSION MONUMENT "NM448-N10" ELEVATION = 5045.51 (NAVD 1929).



SIDEWALK DETAIL

SCALE: 1" = 1"
 NOTE: TURNDOWN SIDEWALK TO BE USED AT LOCATIONS WHERE SIDEWALK IS ADJACENT TO PARKING LOT

WILSON & COMPANY 2600 THE AMERICAN ROAD S.E. SUITE 100 RIO RANCHO, NEW MEXICO 87124 (505) 898-8021	CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
	TRACT 2-A-2 (B) GRADING/DRAINAGE & UTILITY PLAN	
Design Review Committee	City Engineer Approval	Last Design Update
City Project No.	Zone Map No. C-13-Z	Sheet C1 Of 1



TRACT 2-B
BLACK RANCH

PLANT LEGEND

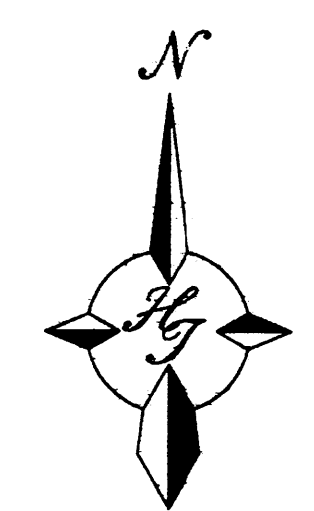
- ASH (H) OR HONEY LOCUST (H) 8
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Cal.
- AUSTRIAN PINE (H) 2
Pinus nigra
6'-8'
- DESERT WILLOW (L) 5
Chilopsis linearis
15 Gal.
- RED YUCCA (L) 8
Hesperaloe parviflora
5 Gal.
- MAIDEN GRASS (M) 32
Miscanthus sinensis
5 Gal. 16sf
- RUSSIAN SAGE (M) 27
Perovskia atriplicifolia
5 Gal.
- BLUE MIST SPIREA (M) 18
Caryopteris clandonensis
5 Gal.
- COMMERCIAL GRADE
STEEL EDGING
- SANTE FE BROWN GRAVEL
WITH FILTER FABRIC
- CRIMP STRAW/NATIVE SEED
- CHINESE PISTACHE (M) 8
Pistachia chinensis
2" Cal.
- PALM YUCCA (L) 2
- AUTUMN SAGE (M) 15
Salvia greggii
2 Gal. 9sf
- HONEYSUCKLE (M) 10
Lonicera sempervirens
1 Gal. 200sf
Unstaked-Groundcover
- CHAMISA (L) 25
Chrysothamnus nauseosus
1 Gal. 25sf
- WILDFLOWER 40
1 Gal. 4sf
- TAM JUNIPER (M) 18
Juniperus sabinna
5 Gal. 225sf
Symbol indicates 3 plants
- 4 BOULDERS

NATIVE SEED

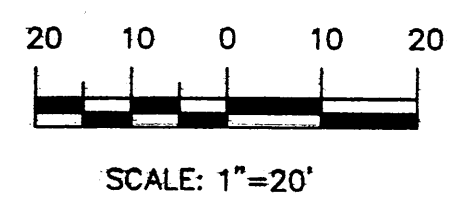
COMMON NAME	GENUS SPECIES
"Paloma" Indian rice grass	<i>Oryzopsis hymenoides</i>
"Viva" Galleta grass	<i>Hilaria jamesii</i>
"Niner" Sideoats grama	<i>Bouteloua curti pendula</i>
"Hatchita" Blue grama	<i>Bouteloua gracilis</i>
Sand dropseed	<i>Sporobolus cryptandrus</i>
Four-wing saltbush	<i>Atriplex canescens</i>

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	
TOTAL LOT AREA	41012 square feet
TOTAL BUILDINGS AREA	3916 square feet
OFFSITE AREA	0 square feet
NET LOT AREA	37096 square feet
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIREMENT	5564 square feet
TOTAL LANDSCAPE PROVIDED	9271 square feet
TOTAL BED PROVIDED	7859 square feet
TOTAL SOD PROVIDED	0 square feet
TOTAL NATIVE SEED PROVIDED	1412 square feet



GRAPHIC SCALE



LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Sante Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

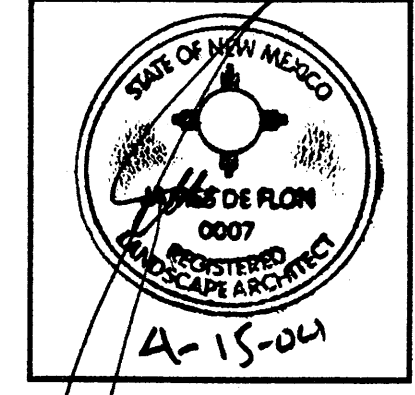
Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-4877



PROJECT TITLE
TRACT 2-A-2
BLACK RANCH-ENTERPRISE-
ALBUQUERQUE NEW MEXICO

PROJECT MANAGER
JOB NO.

DRAWN BY
DATE

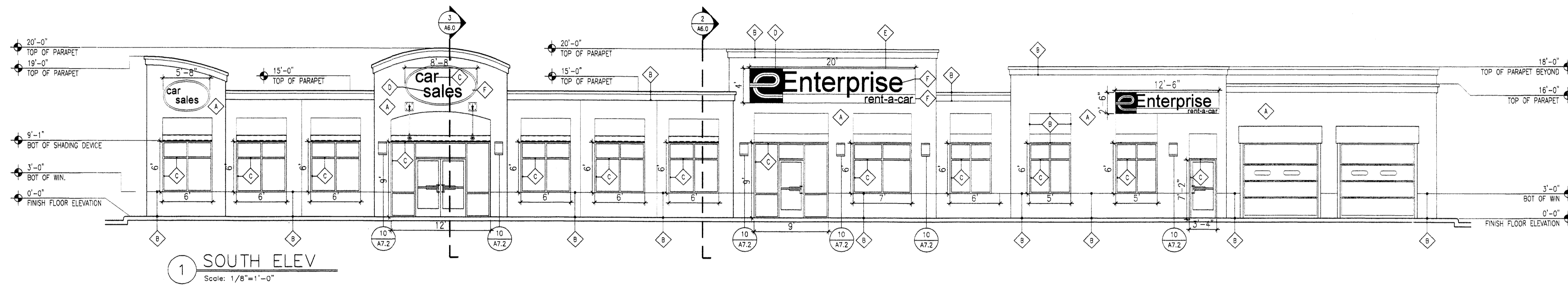
SHEET TITLE
LANDSCAPE PLAN

DATE: 04/23/03 sheet-
SCALE: 1" = 20' of-



THE HILLTOP ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmd@hilltoplandscaping.com

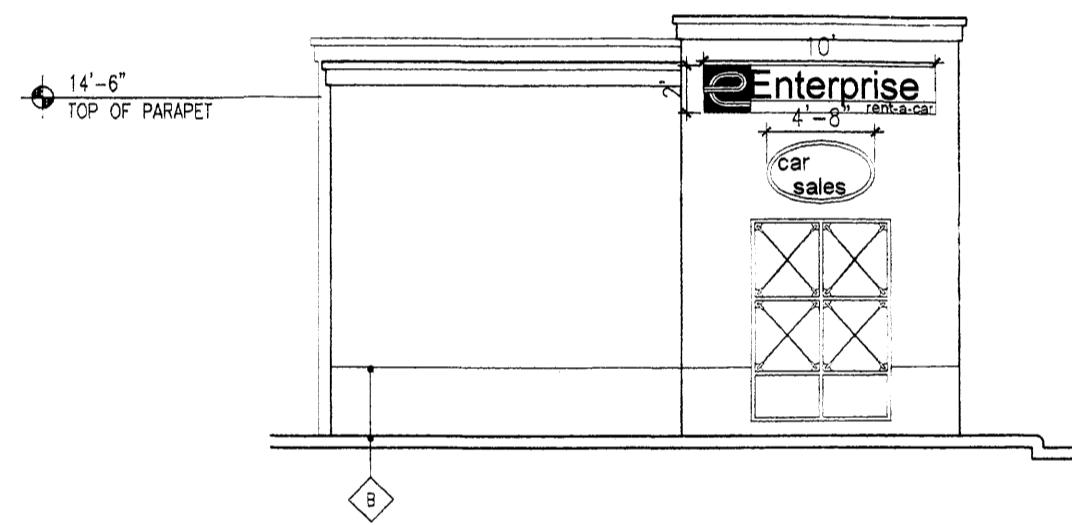
THE HILLTOP expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any manner whatsoever, nor are they to be assigned to any third party without obtaining the express written permission and consent of THE HILLTOP.



1 SOUTH ELEV
Scale: 1/8"=1'-0"

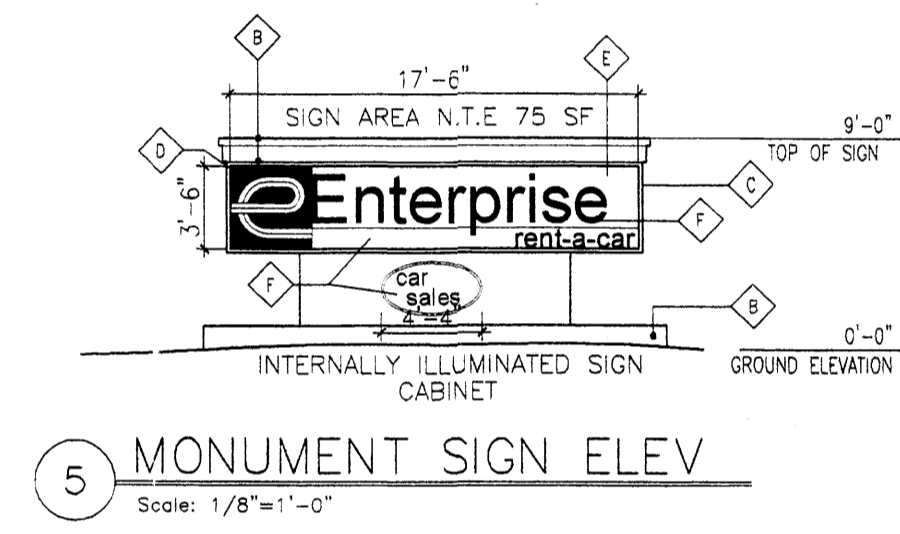


2 WEST ELEV
Scale: 1/8"=1'-0"

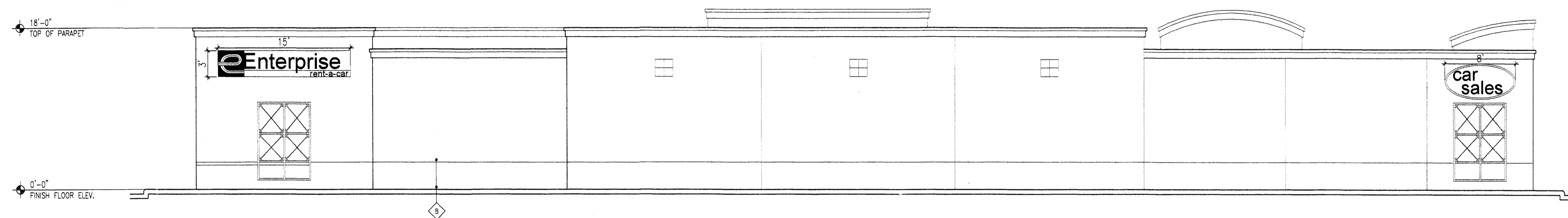


3 EAST ELEV
Scale: 1/8"=1'-0"

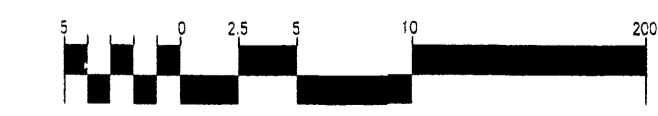
Keyed Color / Material Schedule	
◆ A	STUCCO ENTERPRISE LIGHT GRAY AB2W51
◆ B	STUCCO ENTERPRISE DARK GRAY SW-B66213
◆ C	MISC. METAL ENTERPRISE GREEN SW-B55T104
◆ D	8" X 8" CERAMIC TILE COLOR TO MATCH ENTERPRISE GREEN SW-B55T104
◆ E	MISC. METAL/SIGN ENTERPRISE BLACK SW 6258 TRICORN BLACK
◆ F	MISC. METAL/SIGN ENTERPRISE WHITE




5 MONUMENT SIGN ELEV
Scale: 1/8"=1'-0"



4 NORTH ELEV
Scale: 1/8"=1'-0"



REV	DATE	BY	REVISION
1			
2			
3			
4			
5			


 GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-8877

TRACT 2-A-2

PROJECT TITLE
 ENTERPRISE RENTAL CAR TRACT 2-A-2
 COOPS AND PASO ALBUQUERQUE NEW MEXICO
 PROJECT MANAGER
 JOB NO. 0303
 DRAWN BY: SD
 SHEET TITLE
 ELEVATIONS

DATE: 1/12/04
 SCALE: 1/8"=1'-0"
 sheet - A4.0
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