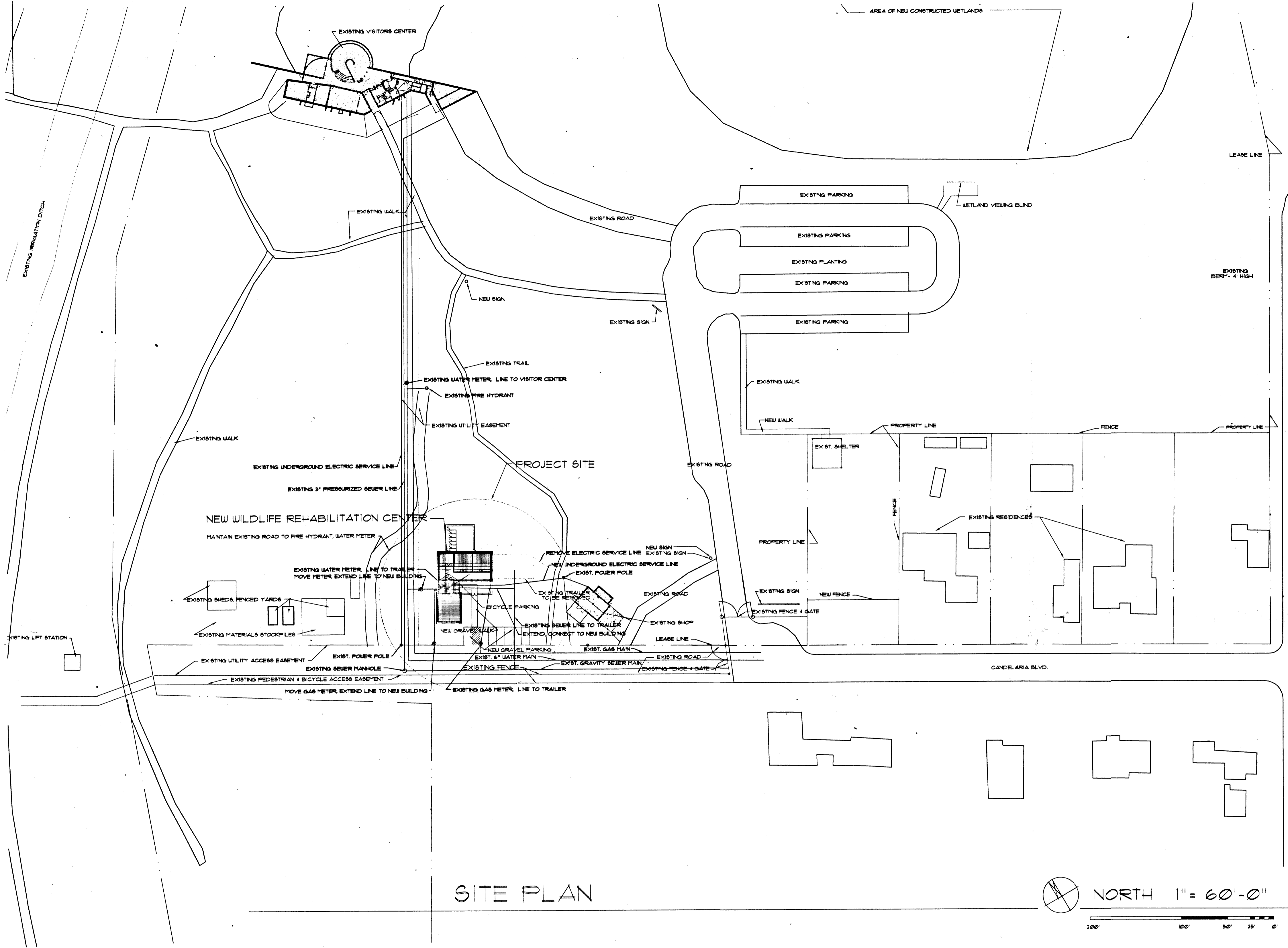
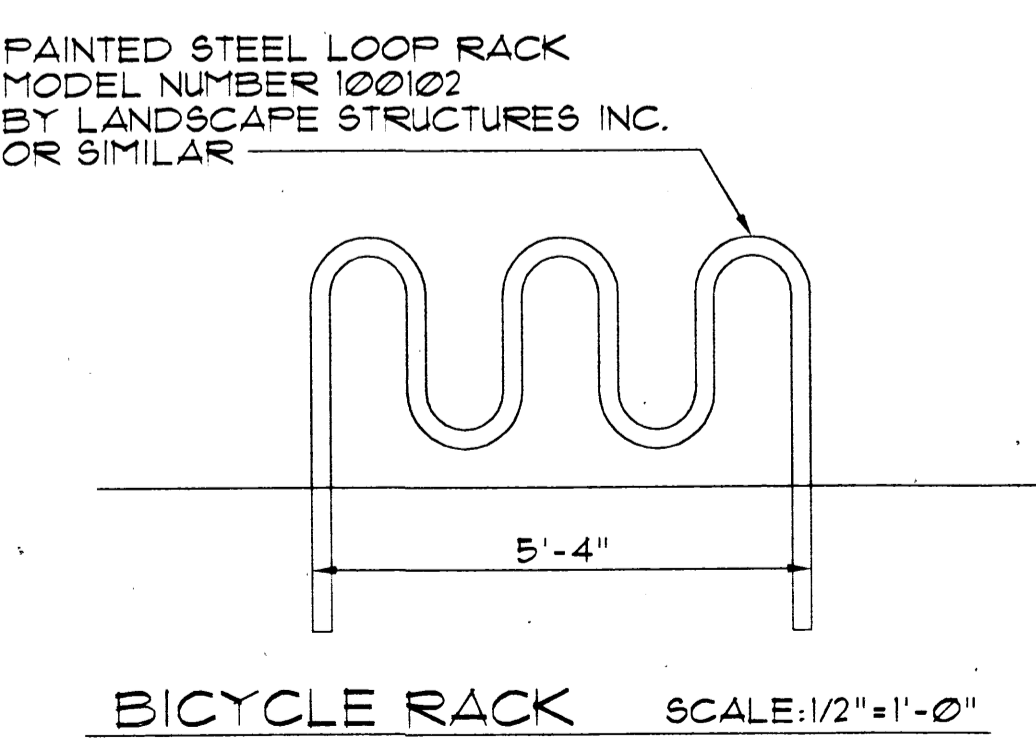
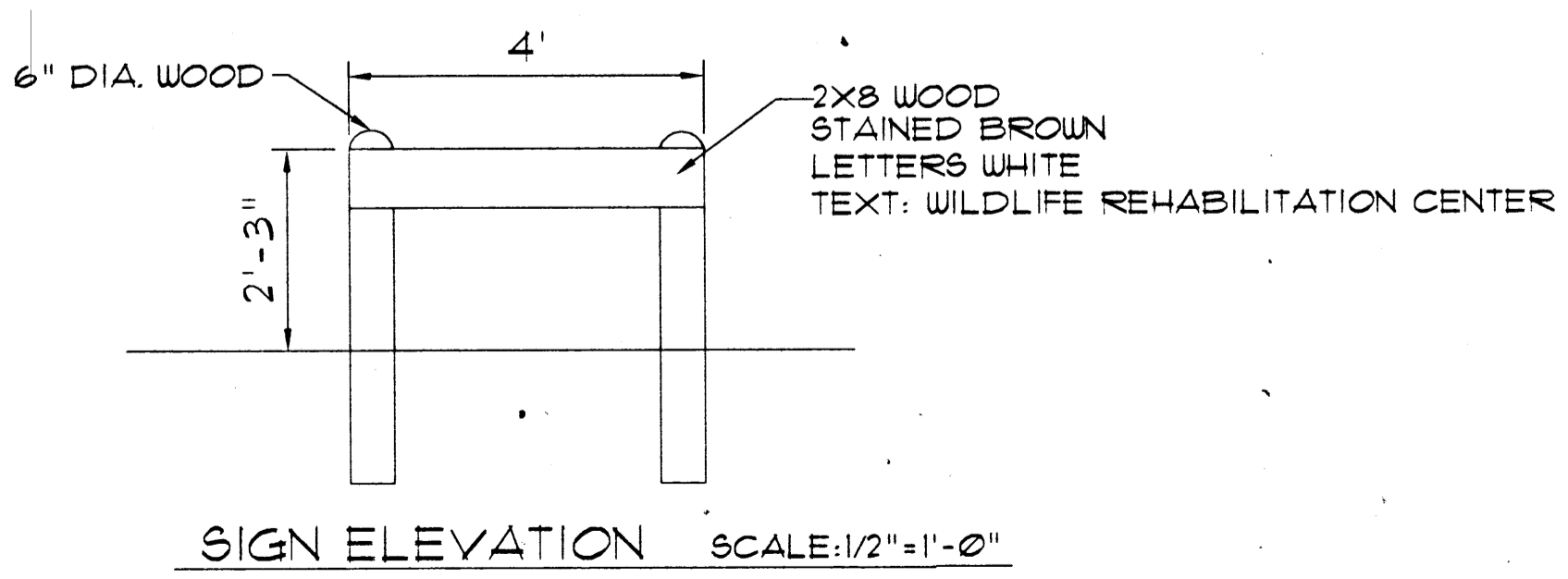
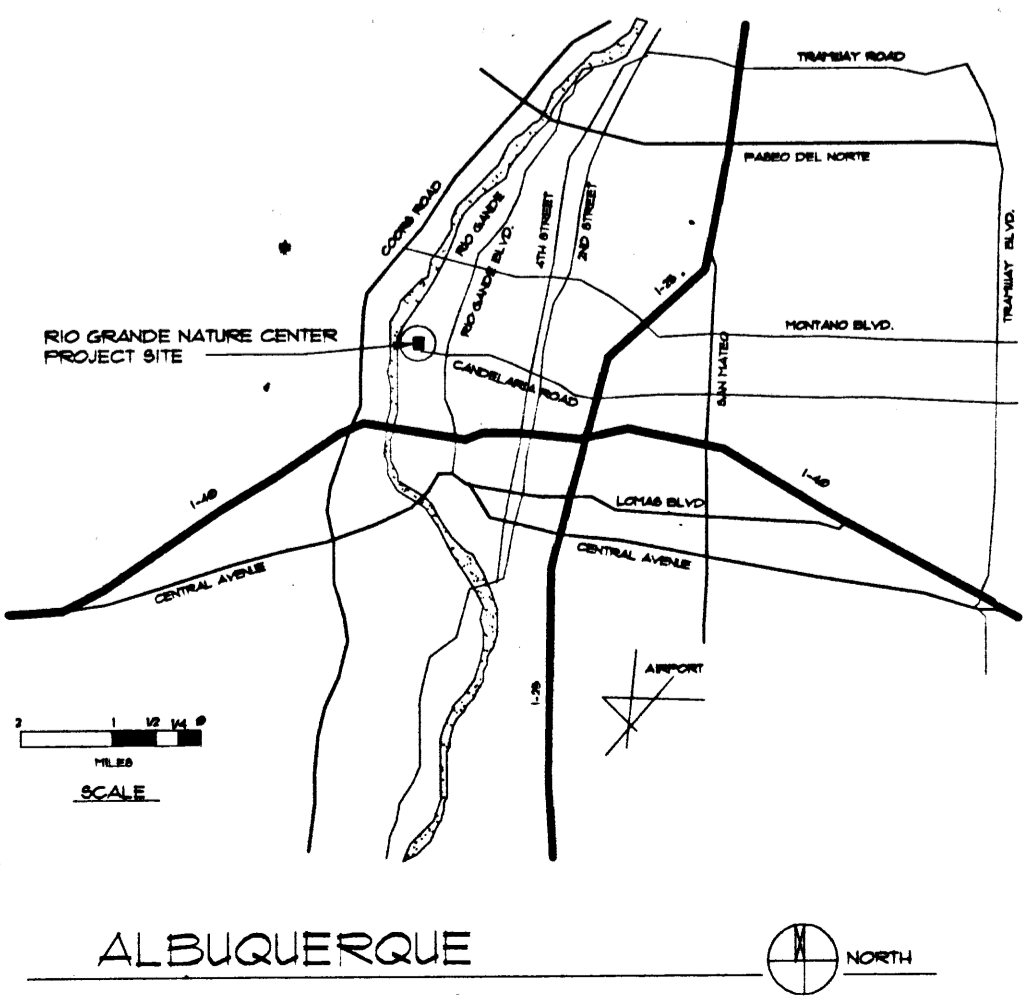


**SITE INFORMATION**  
 TRACT NUMBER A-2 OF  
 CANDELARIA FARMS AREA  
 ZONE ATLAS PAGES F-12 & G-12  
 TOTAL AREA OF SITE: 38.8021+/- ACRES  
 ZONING: SU-1  
 PRIOR CASE NUMBER: Z-18-52  
 STATE PARKS AND RECREATION DIVISION LEASE FROM  
 CITY OF ALBUQUERQUE, OWNER

**PROJECT INFORMATION**  
 SITE AREA: 38.8021+/- ACRES  
 EXISTING BUILDINGS:  
 VISITOR CENTERS: 1111 SQ. FT. (ROOFED)  
 SHOP: 1256 SQ. FT. (ROOFED)  
 NEW BUILDING: WILDLIFE REHABILITATION CENTER: 2863 SQ. FT. (ROOFED)  
 TOTAL BUILDINGS: 12,001 SQ. FT. (ROOFED)  
 LOT COVERAGE: 0.1%  
 NEW BUILDING USES: ANIMAL CARE: 2031 SQ. FT.  
 SUPPORT OFFICES: 832 SQ. FT.



SITE PLAN



DRB PROJECT # 1001280	EPC PROJECT # 1001280
DRB APPLICATION # 01450-00000-01144	EPC APPLICATION # 01128-0000-02753
This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on July 19, 2001 and that the findings and conditions in the Official Notice. Notification of Decision have been complied with:	
<b>SITE DEVELOPMENT PLAN</b>	
<i>Michael D. Dan</i> Traffic Engineer, Transportation Division	8/22/01 Date
<i>Adrienne E. Candelaria</i> Parks & Recreation Services Department	9/22/01 Date
<i>Ray J. Shea</i> Public Works, Water Utilities Division	8/22/01 Date
<i>Ann W. Mc...</i> City Engineer, Engineering Division / AMAPCA	8/22/01 Date
<i>...</i> Solid Waste	8/22/01 Date
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.	
<i>...</i> City Planner, Albuquerque / Bernalillo County Planning Division	9/27/01 Date

WILDLIFE REHABILITATION CENTER  
**RIO GRANDE NATURE CENTER**  
 Albuquerque, New Mexico

TITLE: **SITE PLAN**

SCALE: 1"=60'

DATE: MAY 22, 2001

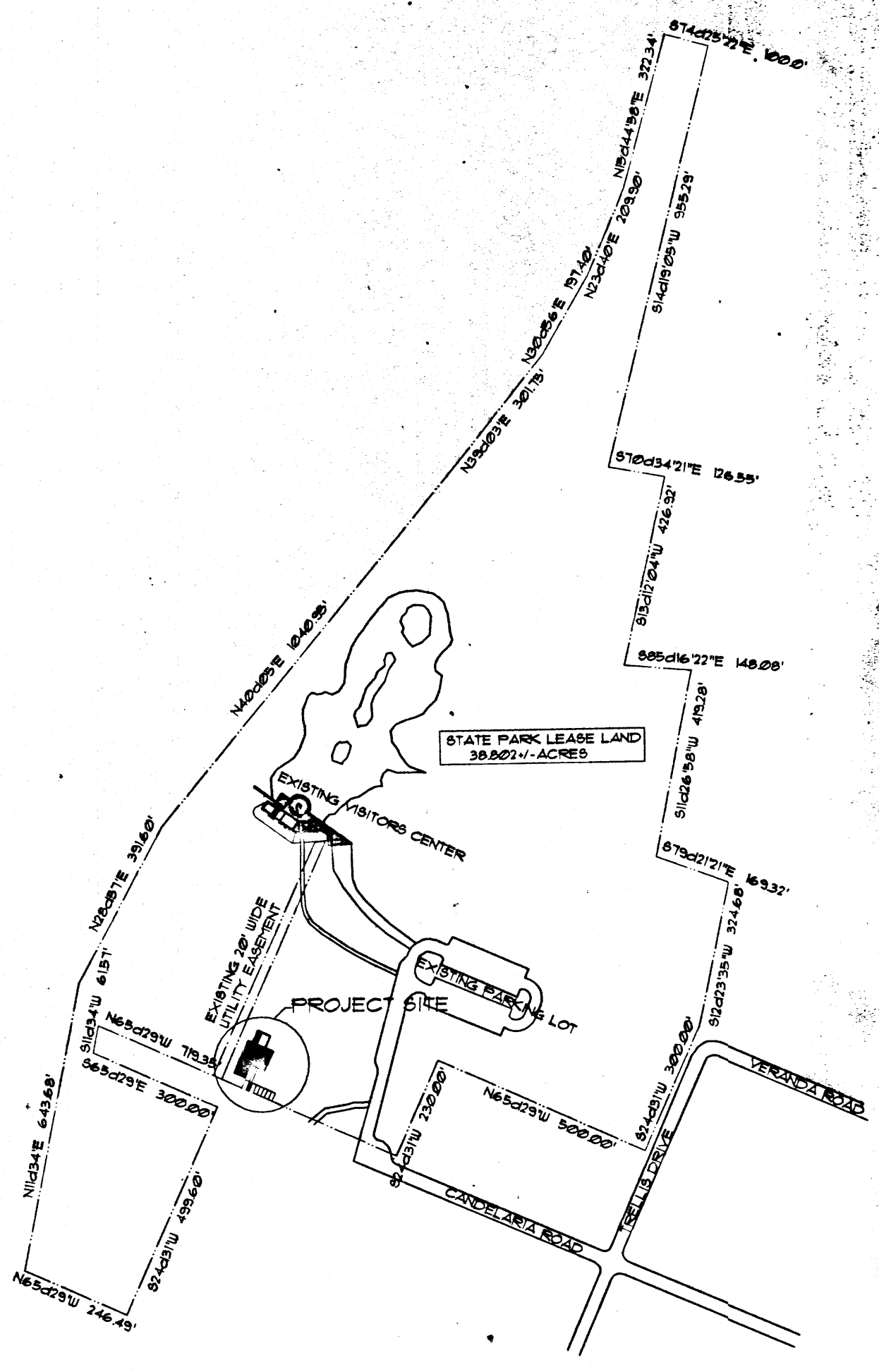
REV: AUGUST 8, 2001

DRAWN BY: RJV

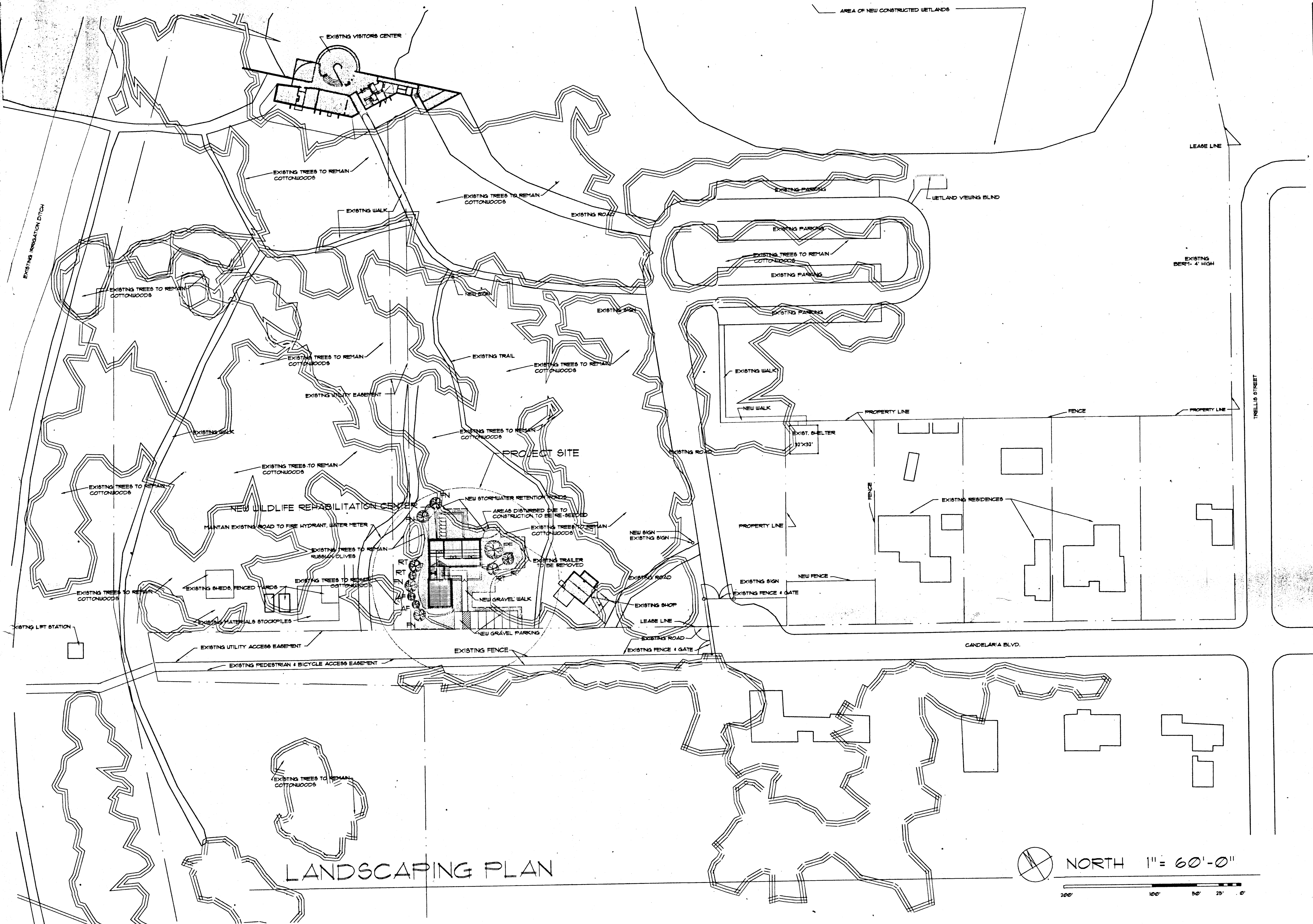
SHEET: **1**

PROJ 1001280

**SITE PLAN - LEGAL DESCRIPTION**



**NOTES:**  
 LANDSCAPE AREA REQUIREMENT:  
 THE RIO GRANDE NATURE CENTER EXCEEDS THE  
 15% REQUIRED AREA LANDSCAPING WITH NATURAL LANDSCAPING  
 OF COTTONWOOD BOSQUE  
 RIO GRANDE NATURE CENTER WILL COMPLY WITH THE CITY OF  
 ALBUQUERQUE'S WATER WASTE AND CONSERVATION ORDINANCE  
 NEW PLANTINGS TO BE TEMPORARILY IRRIGATED UNTIL  
 PLANTS BECOME ESTABLISHED  
 RIO GRANDE NATURE CENTER IS RESPONSIBLE FOR  
 MAINTAINING LANDSCAPING  
 THERE IS NO HIGH WATER TURF CURRENTLY PLANTED  
 NOR PROPOSED



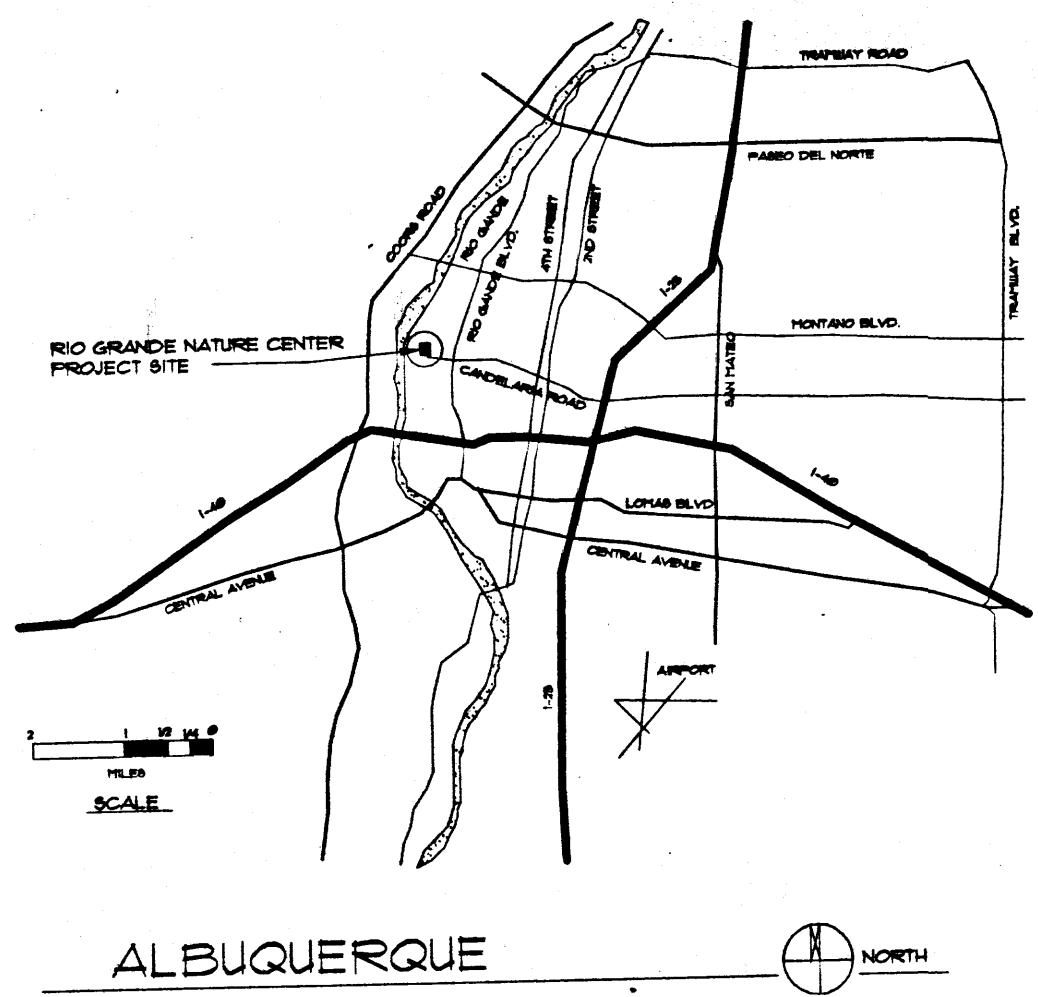
**LANDSCAPING PLAN**

NORTH 1" = 60'-0"  
 200' 100' 50' 25' 0'

**KEY TO NEW PLANT MATERIAL**

**TREES AND SHRUBS:**  
 (RM) NEW MEXICO OLIVE (FORESTIERA NEOMEXICANA) 15 GAL.  
 (RT) SKUNKBUSH SUMAC (RHUS TRILOBATA) 15 GAL.  
 (AF) INDIGOBUSH (AMORPHA FROTIOSA) 15 GAL.  
 (PF) RIO GRANDE COTTONWOOD (POPULUS FREMONTII) 1 1/2" CAL.

**GROUNDCOVER (GRASSES):**  
 USE 5 POUNDS PURE LIVE SEED PER ACRE  
 PROVIDE GRASS SEED MIX ON ALL AREAS  
 DISTURBED BY CONSTRUCTION ACTIVITIES  
 WESTERN WHEATGRASS 40%  
 ALKALI SACATON 25%  
 SAND DROPSSEED 25%  
 INDIAN RICEGRASS 10%



DWS PROJECT #1001160 EPC PROJECT #1001160  
 DWS APPLICATION #01450.0000.01144 EPC APPLICATION #01170.0000.04155

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on July 15, 2001 and that the findings and conditions in the Official Notice of Decision have been complied with.

**SITE DEVELOPMENT PLAN**

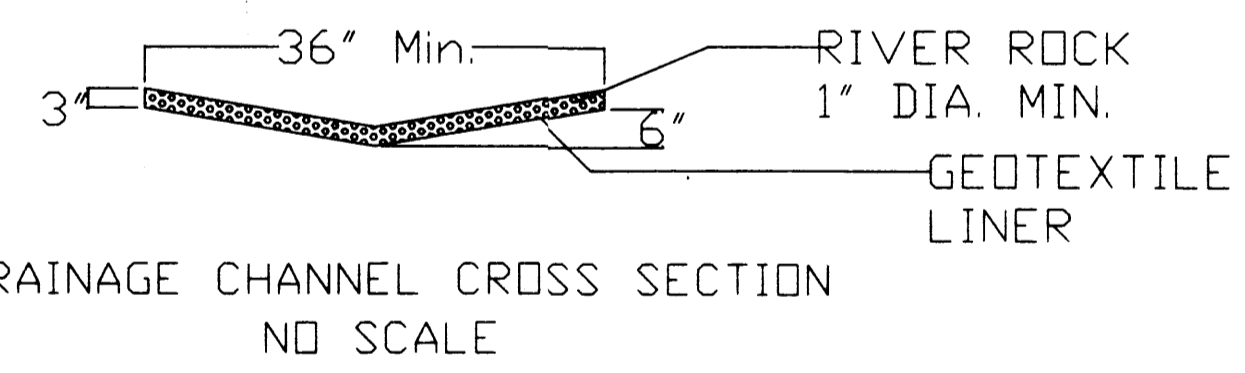
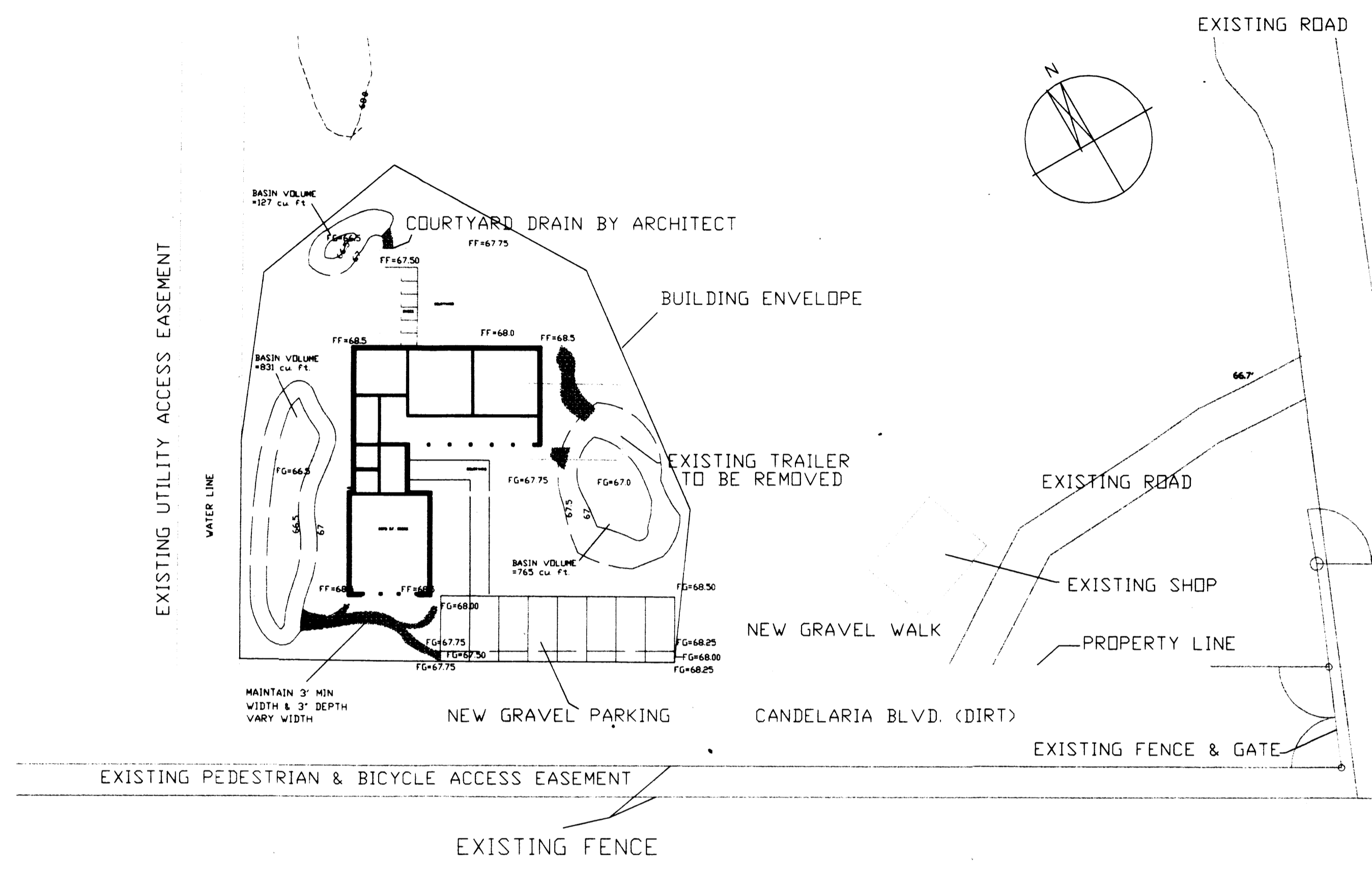
Traffic Engineer, Transportation Division	Date
Parks & General Services Department	Date
Public Works, Water Utilities Division	Date
City Engineer, Engineering Division / AMAPCA <i>Sharon San Juan</i>	Date 8/8/01
Approval and Conditional Acceptance: as specified by the Development Process Manual.	Date
City Planner, Albuquerque / Bernalillo County Planning Division	Date

STATE OF NEW MEXICO  
 REGISTERED ARCHITECT  
 ROBERT J. VADURRO  
 1347  
 8/8/01

WILDLIFE REHABILITATION CENTER  
 RIO GRANDE NATURE CENTER  
 Albuquerque, New Mexico

THE LANDSCAPE PLAN

SCALE 1"=60'  
 DATE MAY 31, 2001  
 REV. AUGUST 8, 2001  
 DRAWN BY RJV  
 SHEET  
 2  
 OF



- LEGEND
- RIVER ROCK (MIN 1" DIA)
  - FF FINISHED FLOOR ELEVATION
  - FG FINISHED GRADE ELEVATION

- NOTES
1. PROPOSED STRUCTURE IS NOT WITHIN THE FLOOD PLAIN.
  2. NEW MEXICO STATE PARKS PLANS TO CONTAIN ALL EXCESS STORMWATER RUNOFF WITHIN THE PROPOSED BUILDING ENVELOPE.
  3. DUE TO THE TOPOGRAPHIC NATURE OF THE ENTIRE RIO GRANDE NATURE CENTER SITE, CROSS-DRAINAGE INTO THE BUILDING ENVELOPE IS NOT PREDICTED. THEREFORE, ONLY EXCESS STORMWATER GENERATED WITHIN THE BUILDING ENVELOPE IS CONSIDERED IN THE PLAN.
  4. FOOT PRINT FOR PROPOSED STRUCTURE IS APPROX. 3000 SQ. FT. PROPOSED PARKING SHALL BE GRAVELED AND IS APPROXIMATELY 1500 SQ. FT. COURTYARDS ASSOCIATED WITH BUILDING SHALL BE GRASSED.

DRAINAGE DATA

THIS SITE LIES WITHIN PRECIPITATION ZONE 2

CONDITION	STORM RETURN PERIOD YEAR	TREATMENT TYPE	TREATMENT AREA	PRECIP. IN.	EXCESS PRECIP. CFS/AC	PEAK RUNOFF VOLUME CU.FT.	RUNOFF RATE CFS
EXISTING	100	A	15,126	0.53	1.56	668.1	0.54
		B	900	0.28	2.28	0	0
		C	887	1.29	3.14	98.7	0.08
EXISTING	10	A	15,126	0.13	0.38	163.9	0.13
		B	900	0.28	0.95	0	0
		C	887	0.52	1.71	39.0	0.02
DEVELOPED	100	A	10,661	0.53	1.56	470.9	0.38
		B	631	0.78	2.28	41.0	0.03
		C	445	1.29	3.14	48.9	0.38
DEVELOPED	10	A	4,946	2.12	4.70	873.8	0.37
		B	10,661	0.13	0.38	116.5	0.09
		C	631	0.28	0.95	14.7	0.01
		D	455	0.52	1.71	19.7	0.02
		D	4,946	1.34	3.14	552.3	0.35

FLOW RATE INCREASES OF 0.14 CFS AND 0.26 CFS FOR THE 100-YEAR AND 10-YEAR STORMS MAY BE EXPECTED. THE 6-HOUR RUNOFF VOLUMES WILL INCREASE BY 552.0 CUBIC FEET FOR THE 100-YEAR STORM AND 42.8 CUBIC FEET FOR THE 10-YEAR STORM. THERE ARE NO PROPOSED ALTERATIONS OF GRADE ALONG ANY PERIMETER LOT LINES. TREATMENT TYPES AND VOLUMES ARE FOR AREAS INSIDE OF BUILDING ENVELOPE.

POND CALCULATIONS

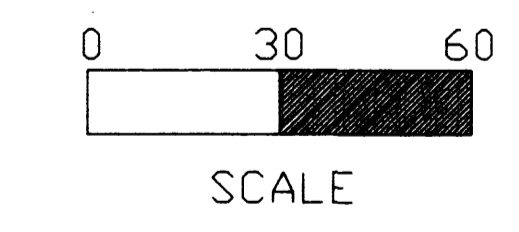
DEVELOPMENT OF POND SIZE WAS CREATED FROM FORMULAS A-5 THROUGH A-7 IN CHAPTER 22 FROM ALBUQUERQUE DPM.

BUILDING ENVELOPE TREATMENT AREAS

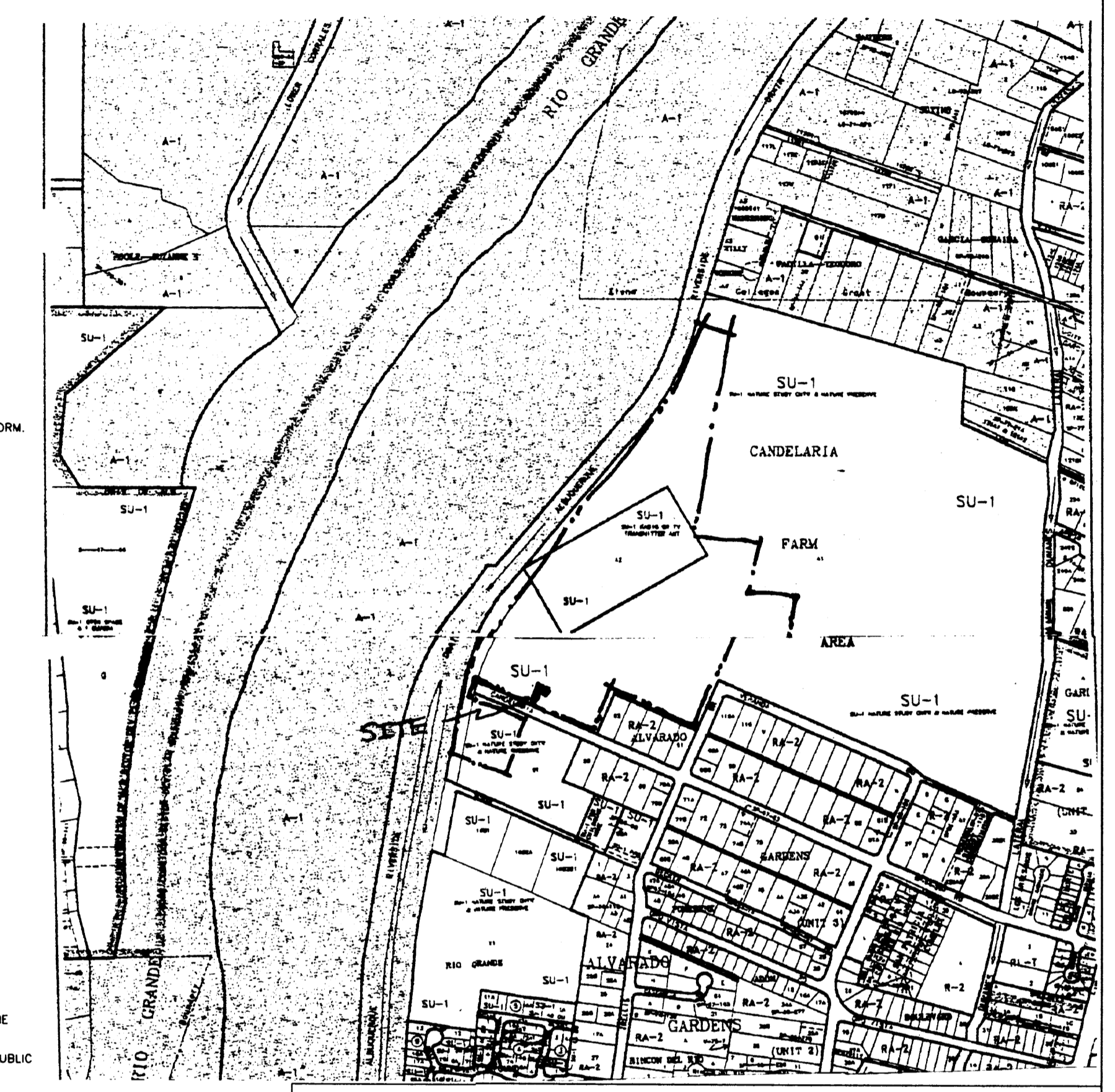
TREATMENT A = 10,661 sq. ft.  
 TREATMENT B = 631 sq. ft.  
 TREATMENT C = 455 sq. ft.  
 TREATMENT D = 4,946 sq. ft.

(A-5) Weighted E: 1.03 inches  
 (A-6) V360: 0.023 acre-ft  
 (A-7) V1440: 0.037 acre-ft = 1.611 cu. ft. RETENTION BASIN  
 POND RETENTION IS CALCULATED FOR 24 HOUR RETENTION.

- NOTICE TO CONTRACTOR
1. PROPOSED CONTOURS SHOWN ARE TO FINISH SURFACES AND ARE PROVIDED FOR THE PURPOSE OF SHOWING FLOW ROUTING.
  2. CONTRACTOR IS RESPONSIBLE FOR THE ABATEMENT OF SEDIMENT ONTO ADJOINING PUBLIC RIGHTS-OF-WAY DURING CONSTRUCTION AND FOR THE REMOVAL OF ANY SEDIMENT DEPOSITED IN PUBLIC RIGHT-OF-WAY.
  3. CONTRACTOR SHALL OBTAIN A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO ANY GRADING OR CONSTRUCTION.
  4. EXCAVATED FILL MATERIAL FROM POND TO BE STOCKPILED ON SITE FOR FUTURE BUILDING PAD. EXCAVATED MATERIAL MAY NOT BE STOCKPILED MORE THAN ONE FOOT (1') HIGH.
  5. LOCATION AND DEPTH OF EXISTING SEWER AND WATER LINES TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF EXCAVATION OF POND.
  7. CONTRACTOR SHALL MAKE EFFORTS TO MINIMIZE ANY DAMAGE TO EXISTING TREES IN THE CONSTRUCTION AREA.



VICINITY MAP SCALE 1" = 750'



DRB PROJECT # 1001280 EPC PROJECT # 1001280  
 DRB APPLICATION # 01450-0000-0144 EPC APPLICATION # 0176-0000-0075

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on July 19, 2001 and that the findings and conditions in the Official Notice: Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_

Parks & General Services Department \_\_\_\_\_ Date \_\_\_\_\_

Public Works, Water Utilities Division \_\_\_\_\_ Date \_\_\_\_\_

City Engineer, Engineering Division / AMAFCA \_\_\_\_\_ Date \_\_\_\_\_

*David Gatterman* \_\_\_\_\_ Date 5.8.01

Solid Waste \_\_\_\_\_ Date \_\_\_\_\_

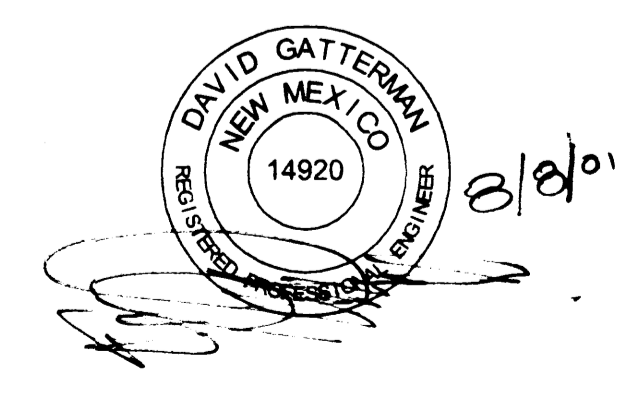
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

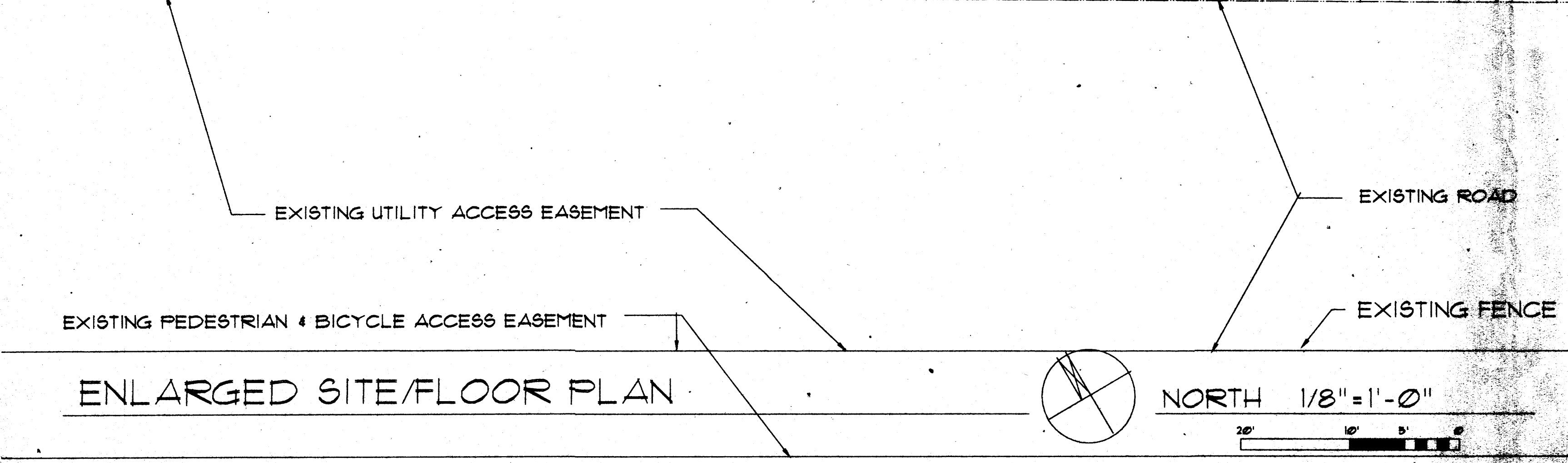
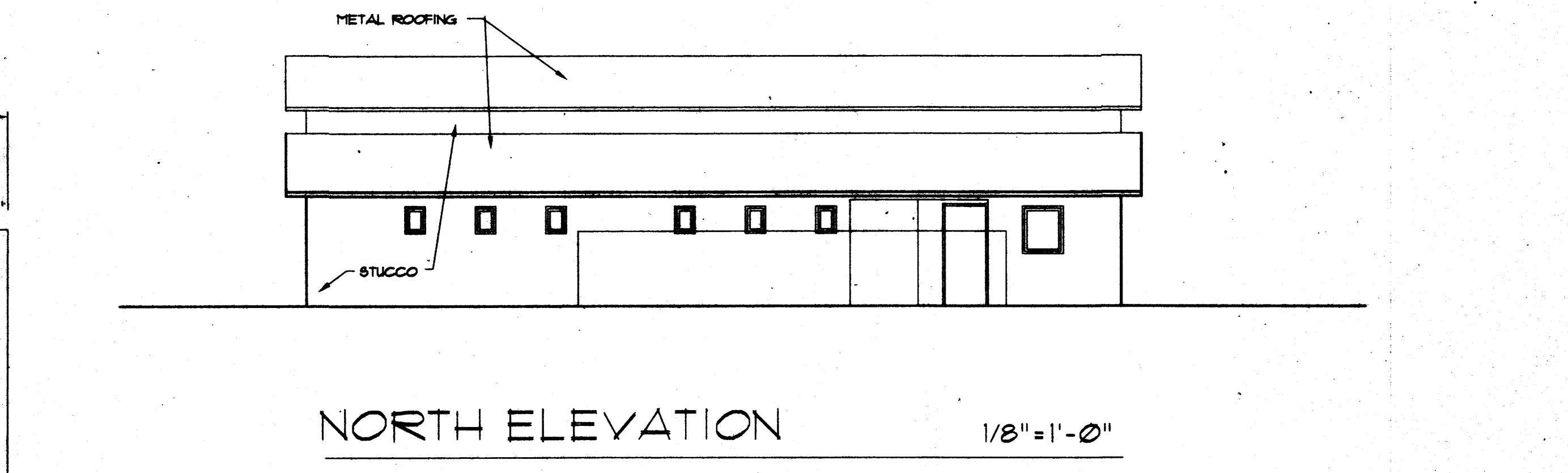
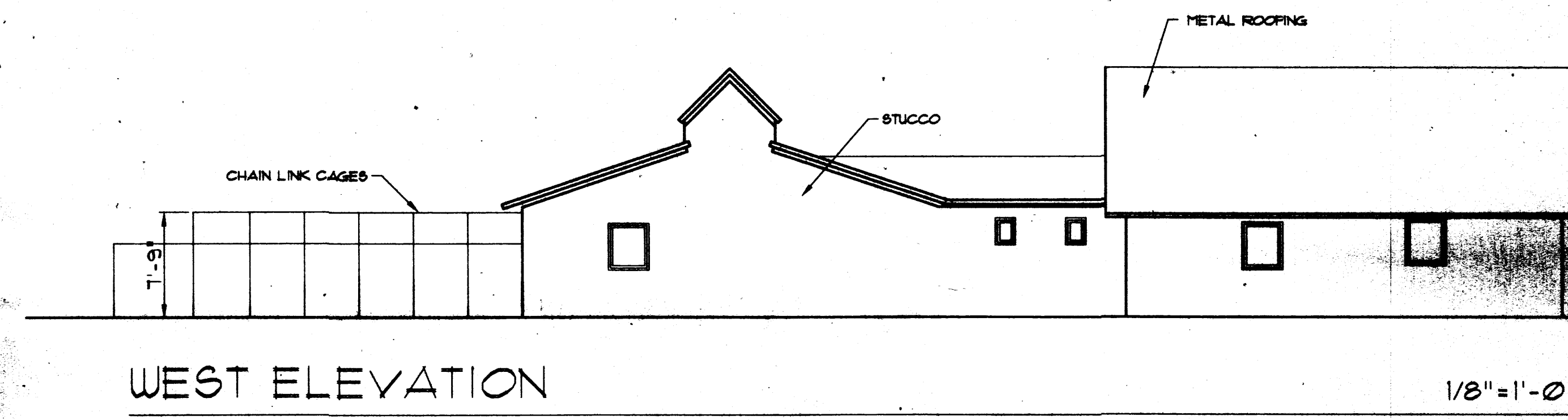
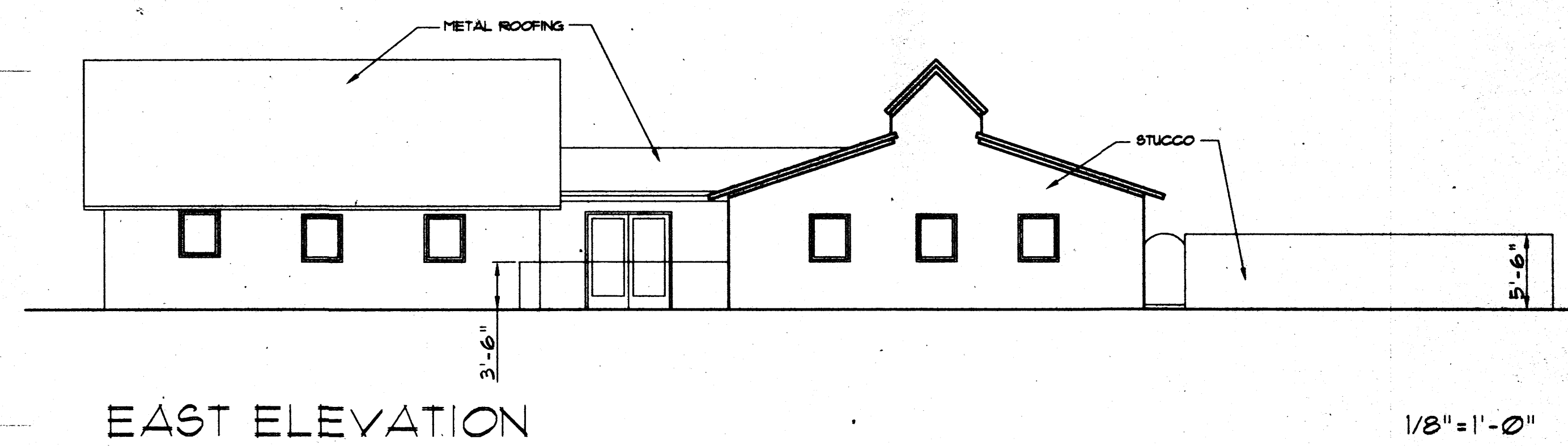
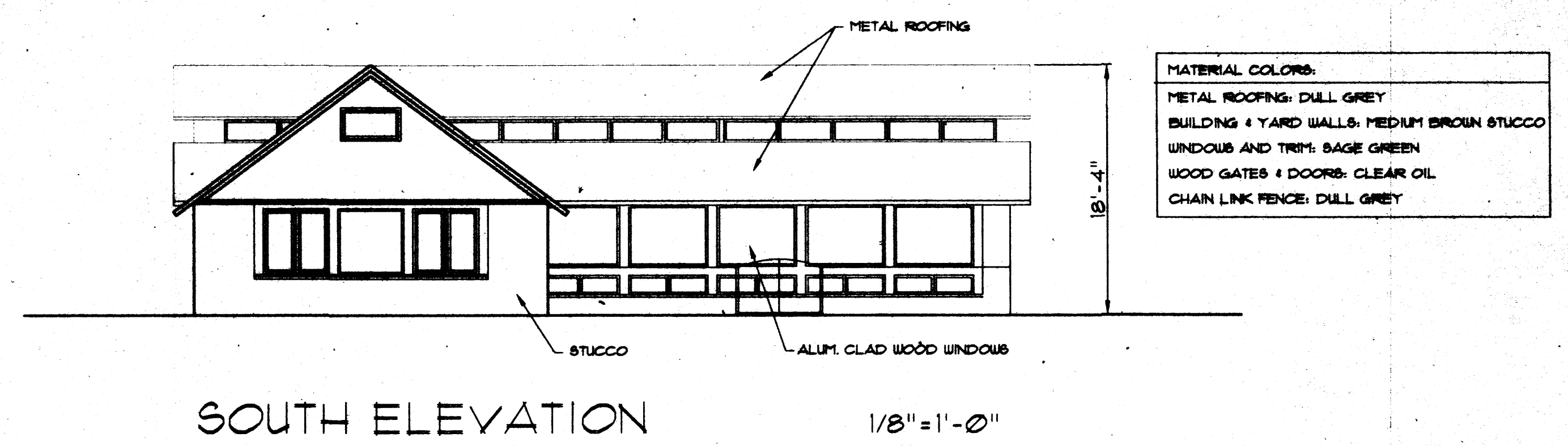
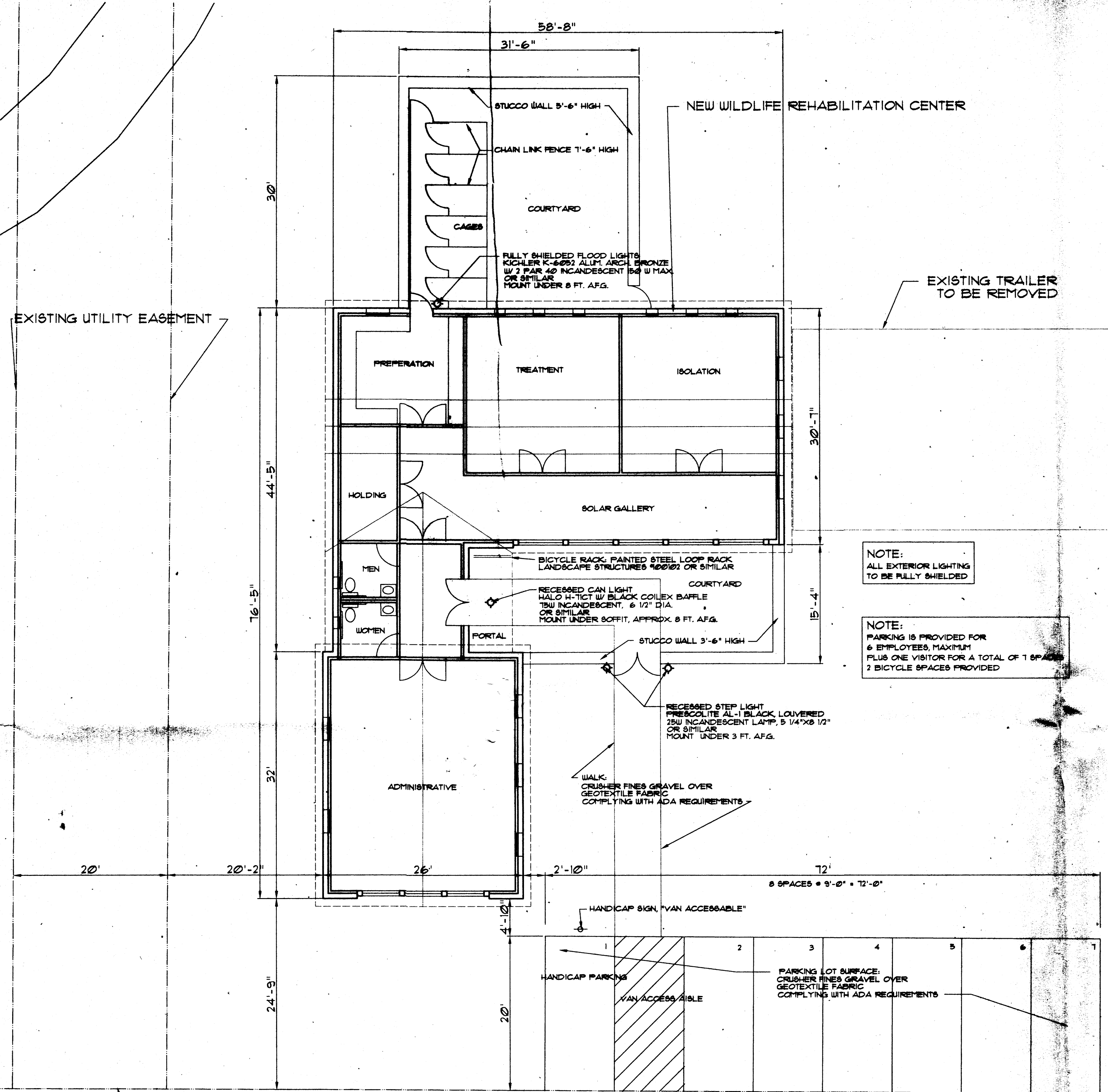
City Planner, Albuquerque / Bernalillo County Planning Division \_\_\_\_\_ Date \_\_\_\_\_



RIO GRANDE NATURE CENTER  
 WILDLIFE REHABILITATION CENTER  
 GRADING AND DRAINAGE PLAN

REV. NO.	DATE	SCALE:	DATE:	SHEET
		1" = 30'	MAY 2001	03
Designed by: David Gatterman				
Drawn by: D.G.				





DRB PROJECT #1001280 EPC PROJECT #1001280  
DRB APPLICATION #01450-0000-01004 EPC APPLICATION #01128-0000-00753

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on July 19, 2001 and that the findings and conditions in the Official Notice: Notification of Decision have been complied with.

**SITE DEVELOPMENT PLAN**

Traffic Engineer, Transportation Division	Date
Parks & General Services Department	Date
Public Works, Water Utilities Division	Date
City Engineer, Engineering Division / AMAPCA	Date
Solid Waste	Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

City Planner, Albuquerque / Bernalillo County Planning Division	Date
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STATE OF NEW MEXICO  
ROBERT J. VADURRO  
1347  
REGISTERED ARCHITECT  
8-801

WILDLIFE REHABILITATION CENTER  
**RIO GRANDE NATURE CENTER**  
Albuquerque, New Mexico

TITLE  
**ENLARGED SITE AND FLOOR PLAN ELEVATIONS**

SCALE 1/8" = 1'-0"

DATE	MAY 31, 2001
REV.	AUGUST 8, 2001

DRAWN BY RJV  
SHEET  
**4**  
OF