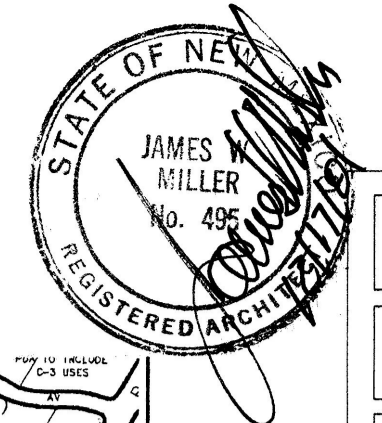


S E R V I C E F A C I L I T I E S F O R Q U A N Z C A R C A R E

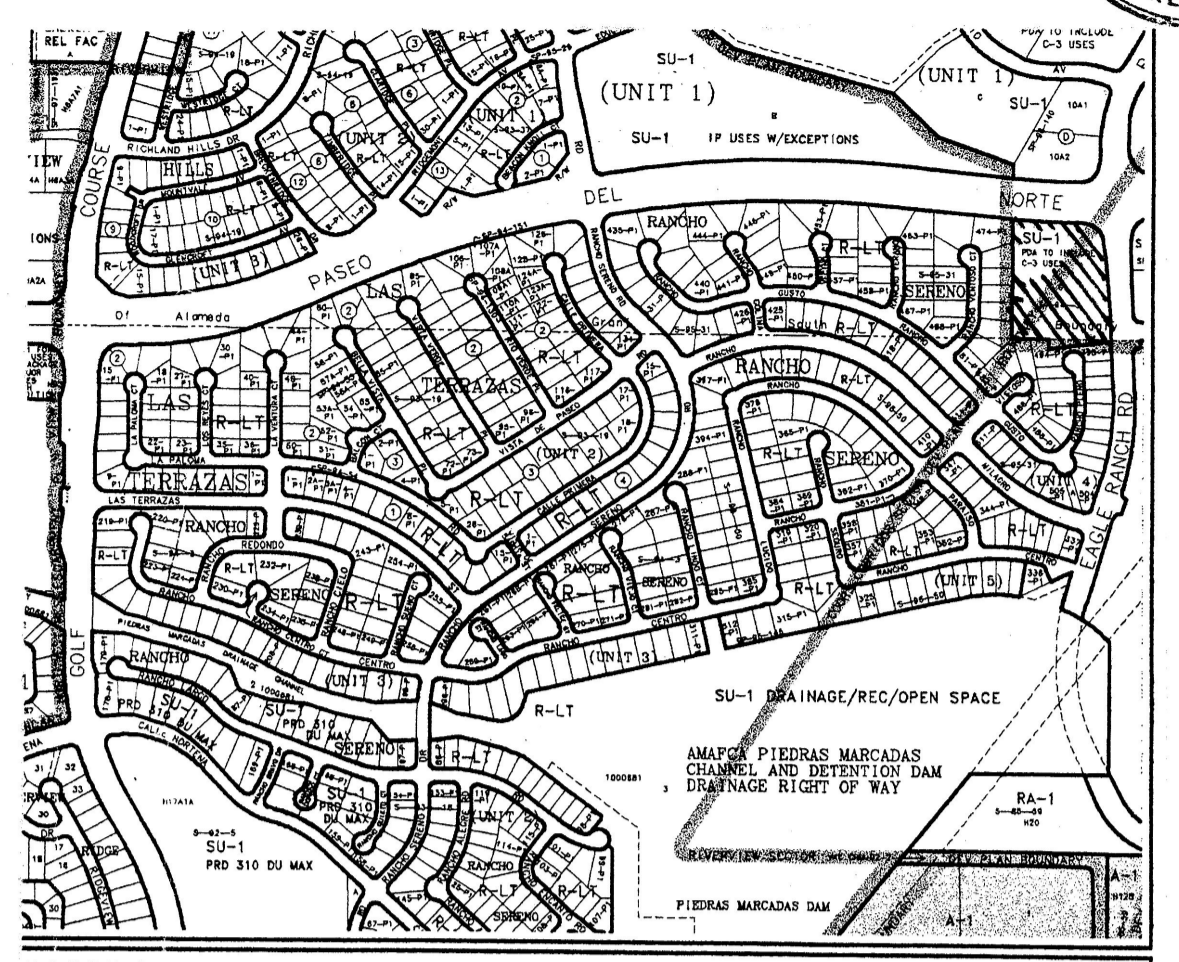
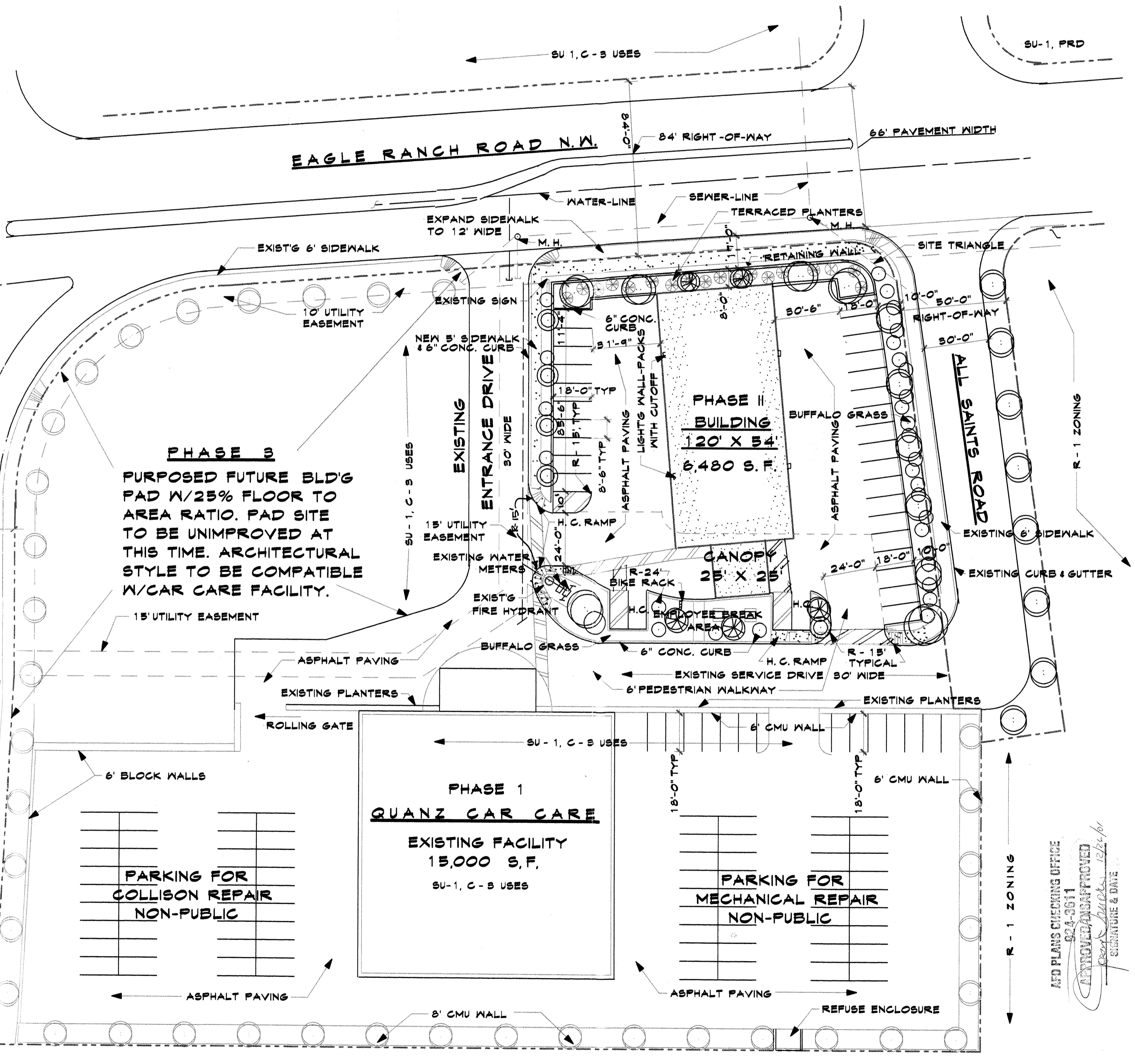


Case No. 01128 01093
 Appl No. 01470-01473
 SITE DEVELOPMENT PLAN
 Proj. 1001373

1/3/02
 12-26-01
 11-7-01
 11/07/01

City Planner
 Transportation & Development
 Utilities Development Division
 City Engineer/AM/CA
 Parks & Recreation Department
 Solid Waste Management Department

PRJ 1001373



PARKING

OFFICE - 1,000 / 200 = 5 SPACES
 SERVICE - 5,000 / 200 = 25 SPACES
REQUIRED SPACES = 30 SPACES
PROVIDED SPACES = 30 SPACES INCLUDING 2 H.C. SPACES

LANDSCAPE DATA:

LAND AREA - PHASE II = 32,400 S.F.
 REQUIRED AREA = 15% X 32,400 = 4,860 S.F.
 PROVIDED = 770 + 1,650 + 3,300 + 2,040 S.F. = 7,760 S.F.

LANDSCAPING:

LEGAL DESCRIPTION:

LOT 6, BLOCK 'D', RANCH SERENO UNIT #3

SITE PLAN 1" = 30'

ALL LANDSCAPING WILL BE IN CONFORMANCE W/CITY OF ALBUQ. ZONING CODE, STREET TREE OR'D POLLEN, WASTE WATER & WATER CONSERVATION LANDSCAPE ORDINANCES

JOB NO. 0138
 DATE Dec '01
 DRAWN BY JWM
 CHECKED BY

SHEET TITLE
SERVICE FACILITIES FOR QUANZ CAR CARE

MILLER AND ASSOCIATES
 ARCHITECTS
 PLANNERS
 2823 RICHMOND N.E.
 ALBUQUERQUE, NEW MEXICO 87107

JOB TITLE
1

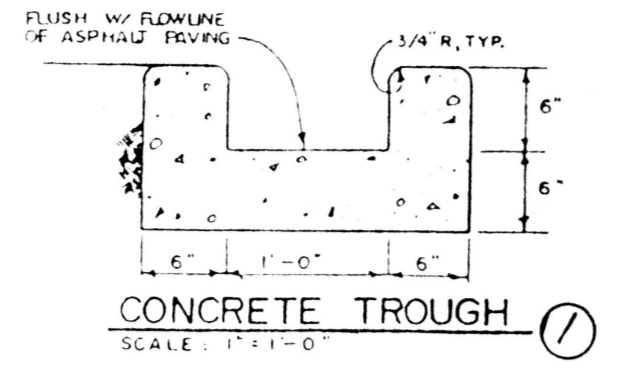
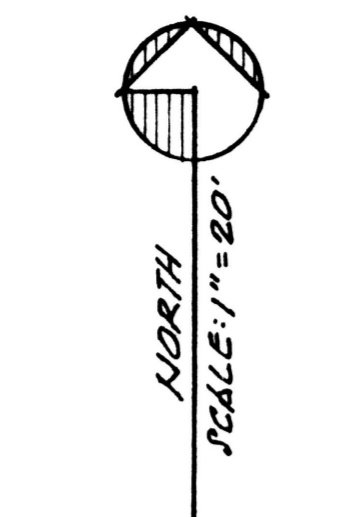
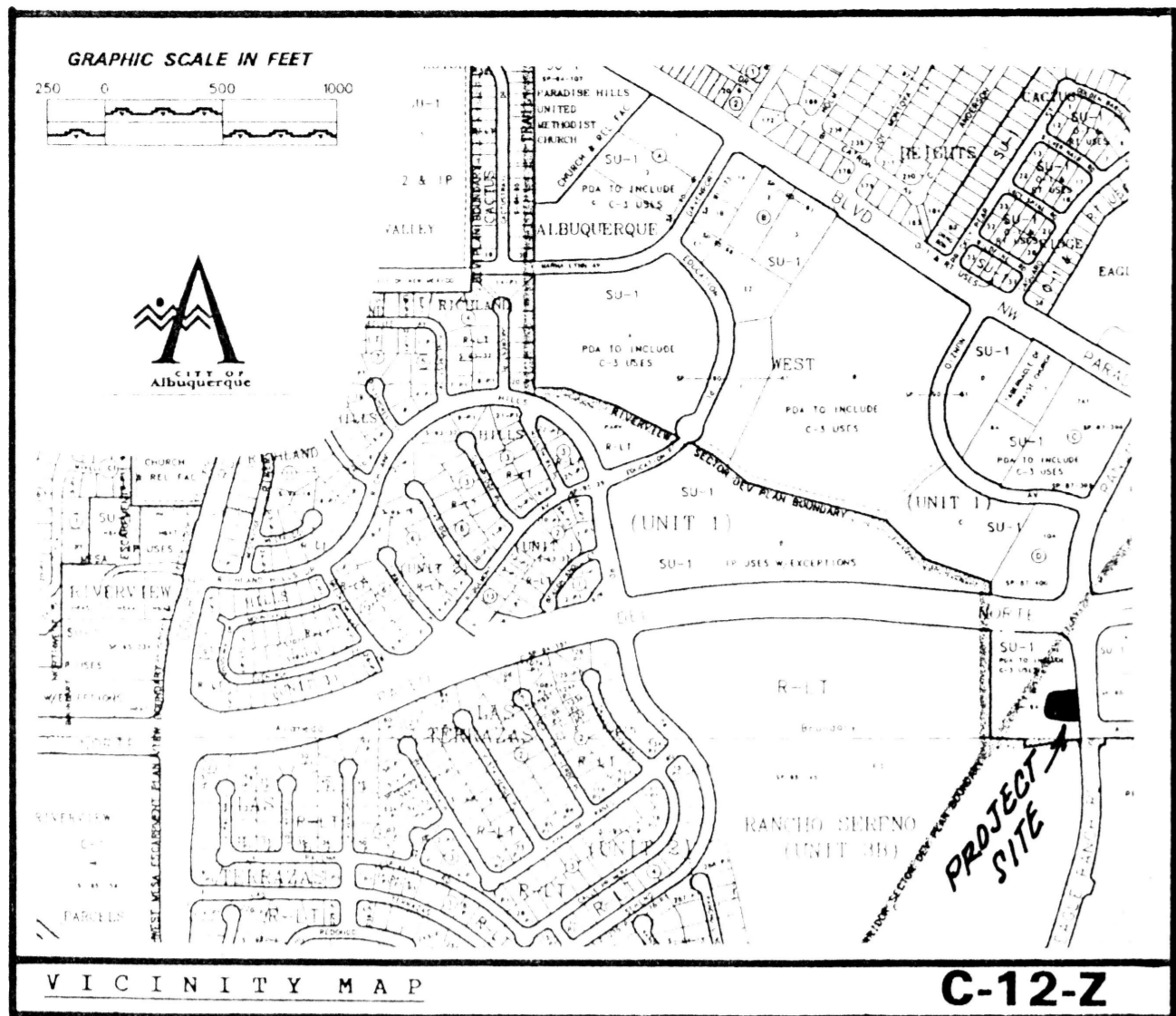


TABLE A-9. PEAK DISCHARGE (cfs/acre)

Zone	Treatment			
	A	B	C	D
1	1.29 [0.00, 0.24]	2.03 [0.03, 0.76]	2.87 [0.47, 1.49]	4.37 [1.69, 2.89]
2	1.56 [0.00, 0.38]	2.28 [0.08, 0.95]	3.14 [0.60, 1.71]	4.70 [1.86, 3.14]
3	1.87 [0.00, 0.58]	2.50 [0.21, 1.19]	3.45 [0.78, 2.00]	5.02 [2.04, 3.39]
4	2.20 [0.05, 0.87]	2.92 [1.08, 1.45]	3.73 [1.00, 2.26]	5.25 [2.17, 3.57]

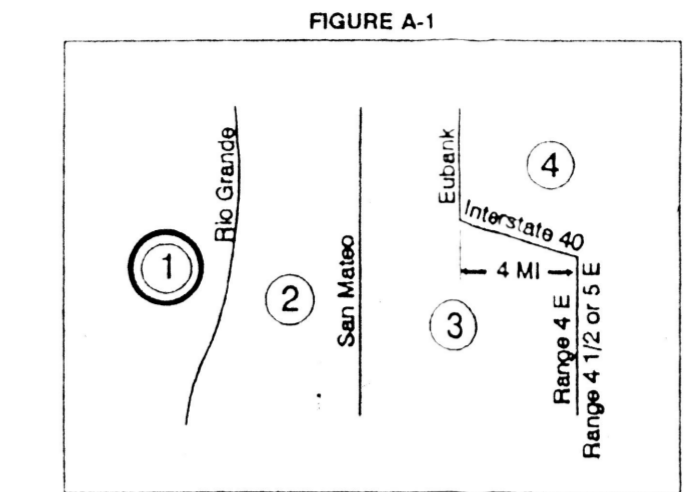
TABLE A-10. PEAK INTENSITY (IN/HR at $t_c = 0.2$ hour)

Zone	Intensity	
	1	100-YR
1	4.70 [1.84, 3.14]	100-YR
2	5.05 [2.04, 3.41]	100-YR
3	5.38 [2.21, 3.65]	100-YR
4	5.61 [2.34, 3.83]	100-YR

A.1 PRECIPITATION ZONES
Bernalillo County's four precipitation zones are indicated in TABLE A-1 and in FIGURE A-1.

TABLE A-1. PRECIPITATION ZONES

Zone	Location
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40, and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40, and East of the East boundary of Range 4 East, South of Interstate 40



DPM SECTION 22.2 - HYDROLOGY
January, 1993 Page A-4

TABLE A-4. LAND TREATMENTS

Treatment	Land Condition
A	Soil uncompacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundcover and infiltration capacity. Croplands, Unimproved arroyos.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil compacted by human activity. Minimal vegetation. Unimproved parking, roads, trails. Most vacant lots. Gravel or rock on plastic (desert landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.

Where a watershed extends across a zone boundary, use the zone which contains the largest portion of the watershed.

Most watersheds contain a mix of land treatments. To determine proportional treatments, measure respective subareas. In lieu of specific measurement for treatment D, the areal percentages in TABLE A-5 may be employed.

GENERAL NOTES:

- NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
- NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HEREON.

EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION; HE SHALL INSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
- ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

CONSTRUCTION NOTES:

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OR SUB-SURFACE UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) OF ALL POTENTIAL OBSTRUCTIONS; SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- 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.
- ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

LEGEND:

- TOP OF CURB ELEVATION = 70'-84.55
- CURB FLOWLINE ELEVATION = 70'-83.83
- EXISTING SPOT ELEVATION = 70'-87.5
- EXISTING CONTOUR ELEVATION = 70'-88.0
- PROPOSED SPOT ELEVATION = 70'-89.25
- PROPOSED CONTOUR ELEVATION = 70'-88.00
- PROPOSED OR EXISTING CONCRETE SURFACE = [Symbol]
- EXISTING FENCE LINE = 1/4"

LEGAL DESCRIPTION:

PORTION OF LOT "12-A", BLOCK "D", ALBUQUERQUE WEST SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

BENCH MARK REFERENCE:

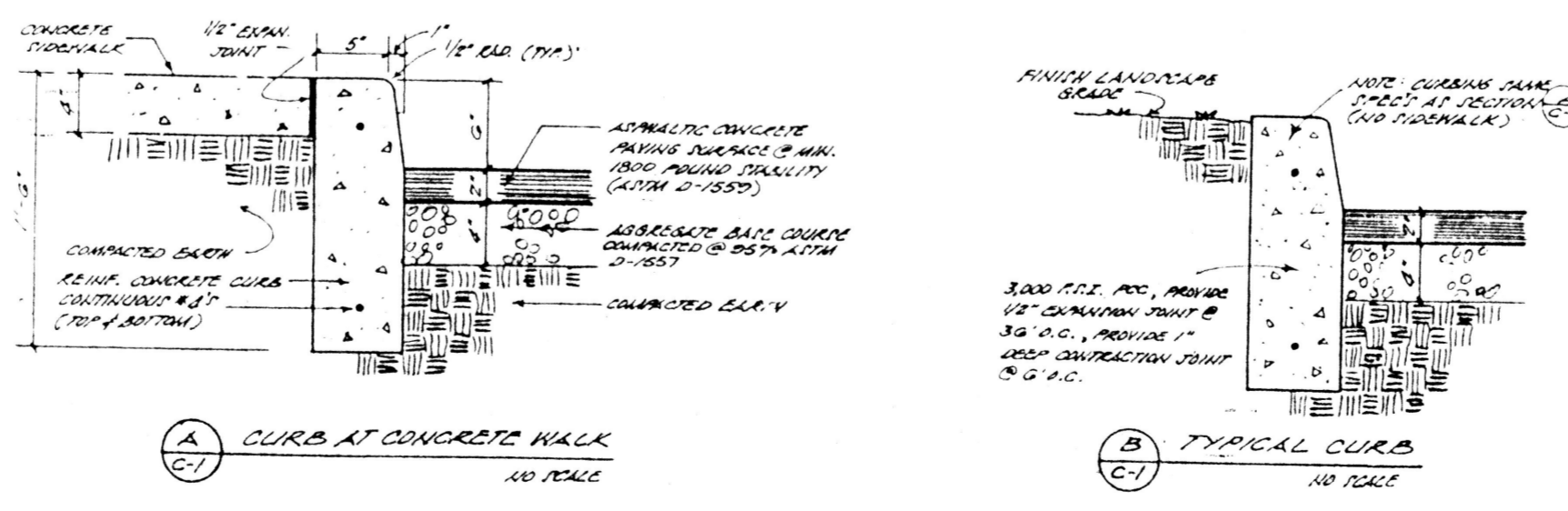
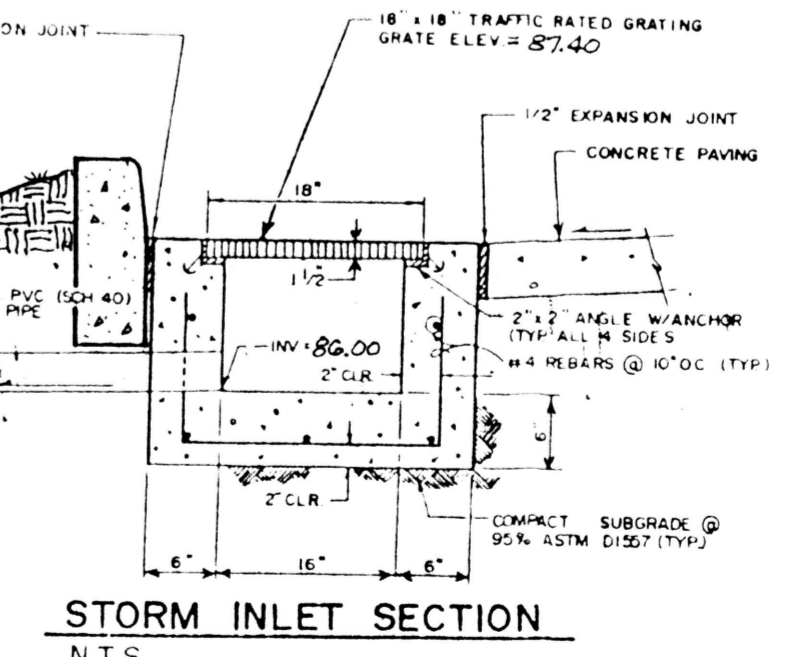
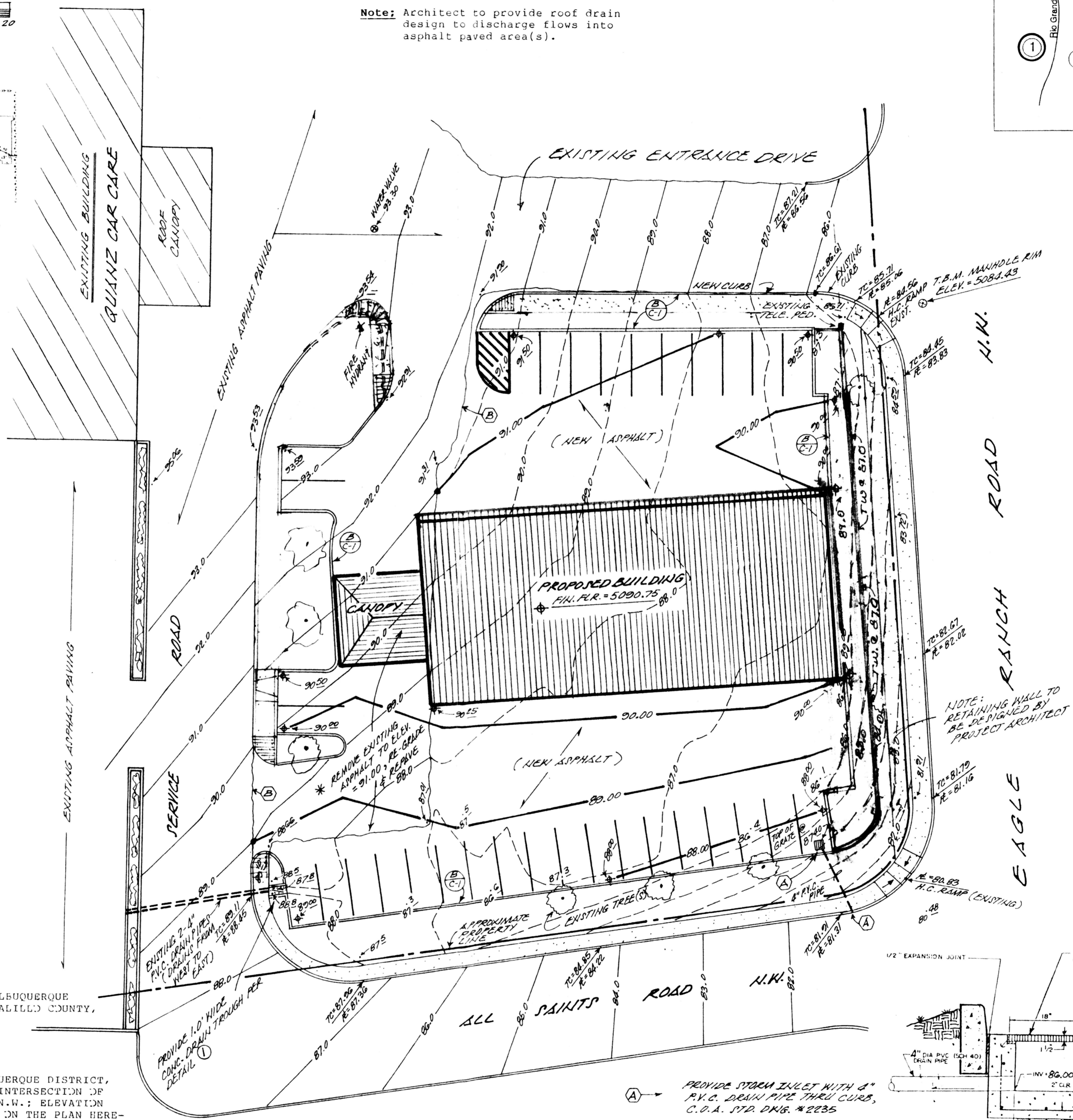
ACS STATION "ALANEDA B NO. 2, ALBUQUERQUE DISTRICT, 1950", LOCATED 0.40 MILE SW OF THE INTERSECTION OF PARADISE BLVD. N.W. AND CARRAS ROAD N.W.; ELEVATION = 5058.25, (PROJECT T.B.M. AS SHOWN ON THE PLAN HEREON).

NOTICE TO CONTRACTOR:

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THIS PERMIT MUST BE SUBMITTED AT THE TIME OF APPLICATION OF THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATION - PUBLIC WORKS CONSTRUCTION - 1985.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (765-1234) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS; SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

APPROVAL(S)	NAME	DATE
HYDROLOGY DEPT		

NOTE: ALL WORK WITHIN PUBLIC EASEMENT SHALL BE PERFORMED UNDER SEPARATE PERMIT.



LEVI VALDEZ
NEW MEXICO
5693
Professional Engineer
08-08-01
ENGINEER'S SEAL

A PROPOSED GRADING AND DRAINAGE PLAN
FOR
QUANZ CAR CARE FACILITY
(EAGLE RANCH ROAD N.W.)
ALBUQUERQUE, NEW MEXICO
AUGUST, 2001

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING 9111 EAGLE RANCH RD. NW (LOT G BLOCK D RANCHO SERENO UNIT 3) BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 0.72 ACRES OF WHICH IS A PORTION OF A 3.56 ACRE PARCEL. IT IS LOCATED AT THE SOUTHWEST QUADRANT OF THE INTERSECTION OF PASEO DEL NORTE NW AND EAGLE RANCH RD. NW, A LARGE PORTION OF THE WESTERLY HALF OF THE PARCEL HAS ALREADY BEEN DEVELOPED WITH A 15,000 SQ. FT. BUILDING ALONG WITH PAVED ASPHALT PARKING AND LANDSCAPED AREAS. ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL 0116D, DATED SEPTEMBER 20, 1996, THE SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

PROPOSED CONDITION

AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF A 5997 SQ. FT. BUILDING WITH ASSOCIATED PAVED PARKING AND LANDSCAPED AREAS. THE SITE DRAINAGE WILL BE ROUTED TO A SIDE WALK CULVERT WHICH WILL BE LOCATED AT THE AT THE SOUTHWEST CORNER OF THE SITE. FROM THAT POINT THE RUN-OFF WILL TRAVEL TO THE SOUTH ALONG EAGLE RANCH RD. NW WHERE IT WILL ENTER EXISTING INLETS ON THE STREET AND BE ROUTED TO THE PIEDRAS MARCADAS DAM. THE CALCULATIONS WHICH APPEAR HEREON, ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 100-YEAR 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40+ ACRES AND SMALLER BASINS AS SET FORTH IN THE REVISION OF SECTION 22.2 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME II, DESIGN CRITERIA DATED 1997 HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUN-OFF GENERATED.

DOWNSTREAM CAPACITY

A BATTERY OF SINGLE "A" AND SINGLE "C" DROP INLETS ARE LOCATED ALL ALONG EAGLE RANCH RD. NW WHICH THEY EMPTY INTO THE PIEDRAS MARCADAS DAM.

QUANZ AUTO ZONE 1	AREA = 0.72 ac
PRECIPITATION:	360 = 2.20 in
	1440 = 2.66 in
	10day = 3.67 in

EXCESS PRECIPITATION	PEAK DISCHARGE
TREATMENT A	0.44 in 1.29 cfs/ac
TREATMENT B	0.67 in 2.03 cfs/ac
TREATMENT C	0.99 in 2.87 cfs/ac
TREATMENT D	1.97 in 4.37 cfs/ac

EXISTING CONDITIONS	PROPOSED CONDITIONS
TREATMENT A	0 ac
TREATMENT B	0 ac
TREATMENT C	0.72 ac
TREATMENT D	0 ac

EXISTING EXCESS PRECIPITATION

$$\text{Weighted E} = (0.44 \times 0.00) + (0.67 \times 0.00) + (0.99 \times 0.72) + (1.97 \times 0.00) = 0.99 \text{ in}$$

$$V_{100-360} = (0.99 \times 0.72) \times 12 = 0.059400 \text{ ac-ft} = 2587 \text{ cf}$$

EXISTING PEAK DISCHARGE

$$Q_{100} = (1.29 \times 0.00) + (2.03 \times 0.00) + (2.87 \times 0.72) + (4.37 \times 0.00) = 2.07$$

PROPOSED EXCESS PRECIPITATION

$$\text{Weighted E} = (0.44 \times 0.00) + (0.67 \times 0.00) + (0.99 \times 0.15) + (1.97 \times 0.57) = 1.76 \text{ in}$$

$$V_{100-360} = (1.76 \times 0.72) \times 12 = 0.150705 \text{ ac-ft} = 4605 \text{ cf}$$

$$V_{100-1440} = (0.11 \times 0.57) \times 2.66 \times 2.20 \times 12 = 0.127440 \text{ ac-ft} = 5551 \text{ cf}$$

$$V_{100-10day} = (0.11 \times 0.57) \times 3.67 \times 2.20 \times 12 = 0.175163 \text{ ac-ft} = 7630 \text{ cf}$$

PROPOSED PEAK DISCHARGE

$$Q_{100} = (1.29 \times 0.00) + (2.03 \times 0.00) + (2.87 \times 0.15) + (4.37 \times 0.57) = 2.92$$

* INCREASE 2.92 CFS - 2.07 CFS = 0.85 CFS

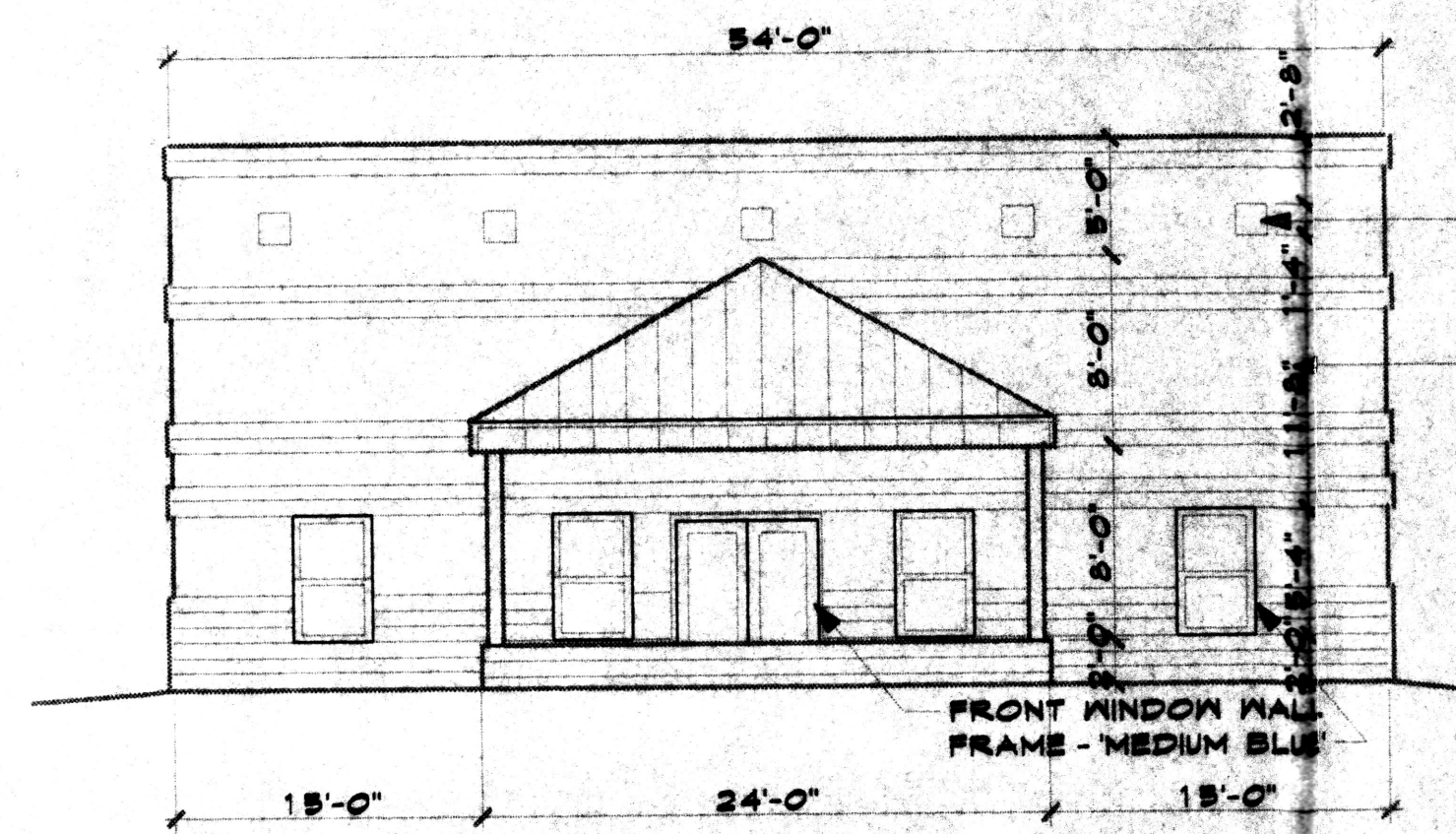
JOB NO.
DATE
REVISION
DRAWN BY
CHECKED BY

SHEET TITLE
BUILDING ELEVATIONS

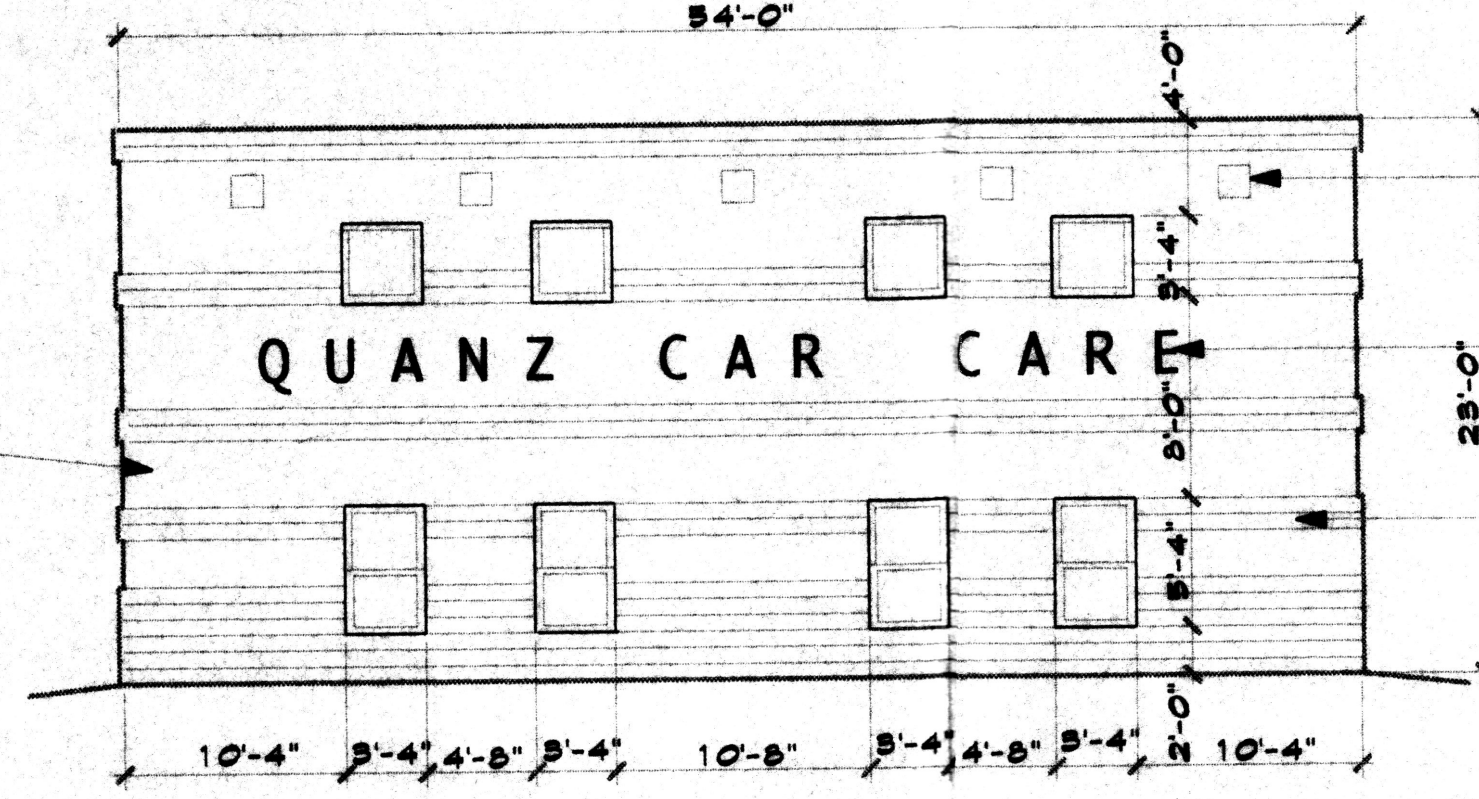
MILLER AND ASSOCIATES
ARCHITECTS
2812 BUCKINGHAM N.E.
ALBUQUERQUE, NEW MEXICO 87107
PLANNERS

JOB TITLE
**SERVICE FACILITIES
FOR
QUANZ CAR CARE**

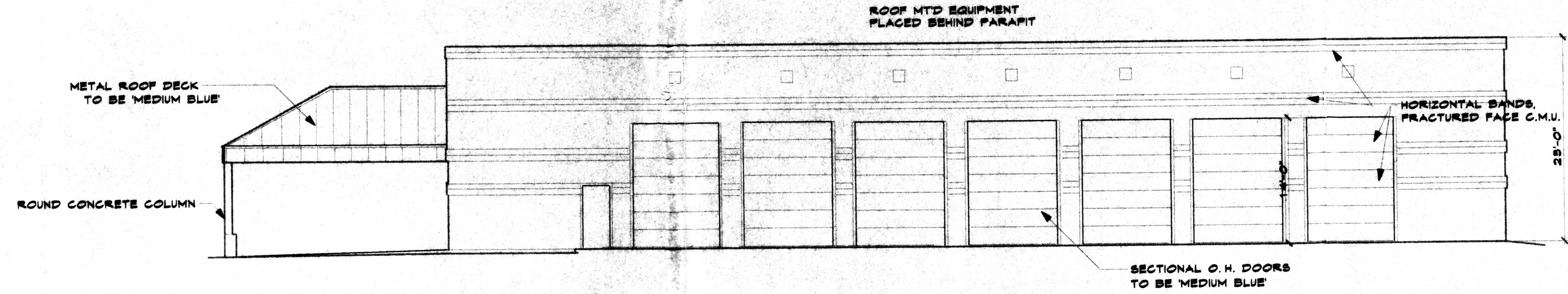
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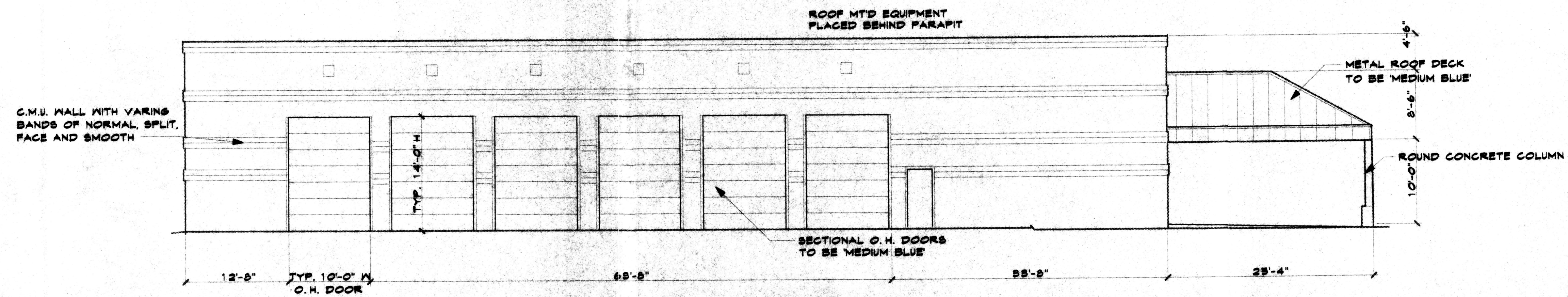
WEST ELEVATION 1/8" = 1'-0"



EAST ELEVATION 1/8" = 1'-0"



SOUTH ELEVATION 1/8" = 1'-0"



NORTH ELEVATION 1/8" = 1'-0"

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335
www.bhinc.com
voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Jack Cloud
Plaza Del Sol

Requested by: Mike Balaskovits

Date: 3-28-2014

Time Due: This A.M.
 This P.M.
 Rush _____
 By Tomorrow _____

Phone: 924-3880
Job No.: 20140253

Job Name: Desert Hills Modernization

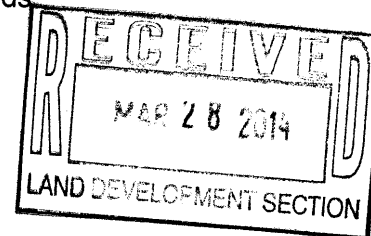
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<input checked="" type="checkbox"/> Courier	<input type="checkbox"/> Federal Express
<input type="checkbox"/> Mail	<input type="checkbox"/> UPS
<input type="checkbox"/> Other	

<u>PICK UP</u>
Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	3	Approved DRB Site Plan
2	1	Original Blue sheet
3	1	Recorded easement for your records

COMMENTS / INSTRUCTIONS

Jack, please see



REC'D BY: _____ DATE: _____ TIME: _____