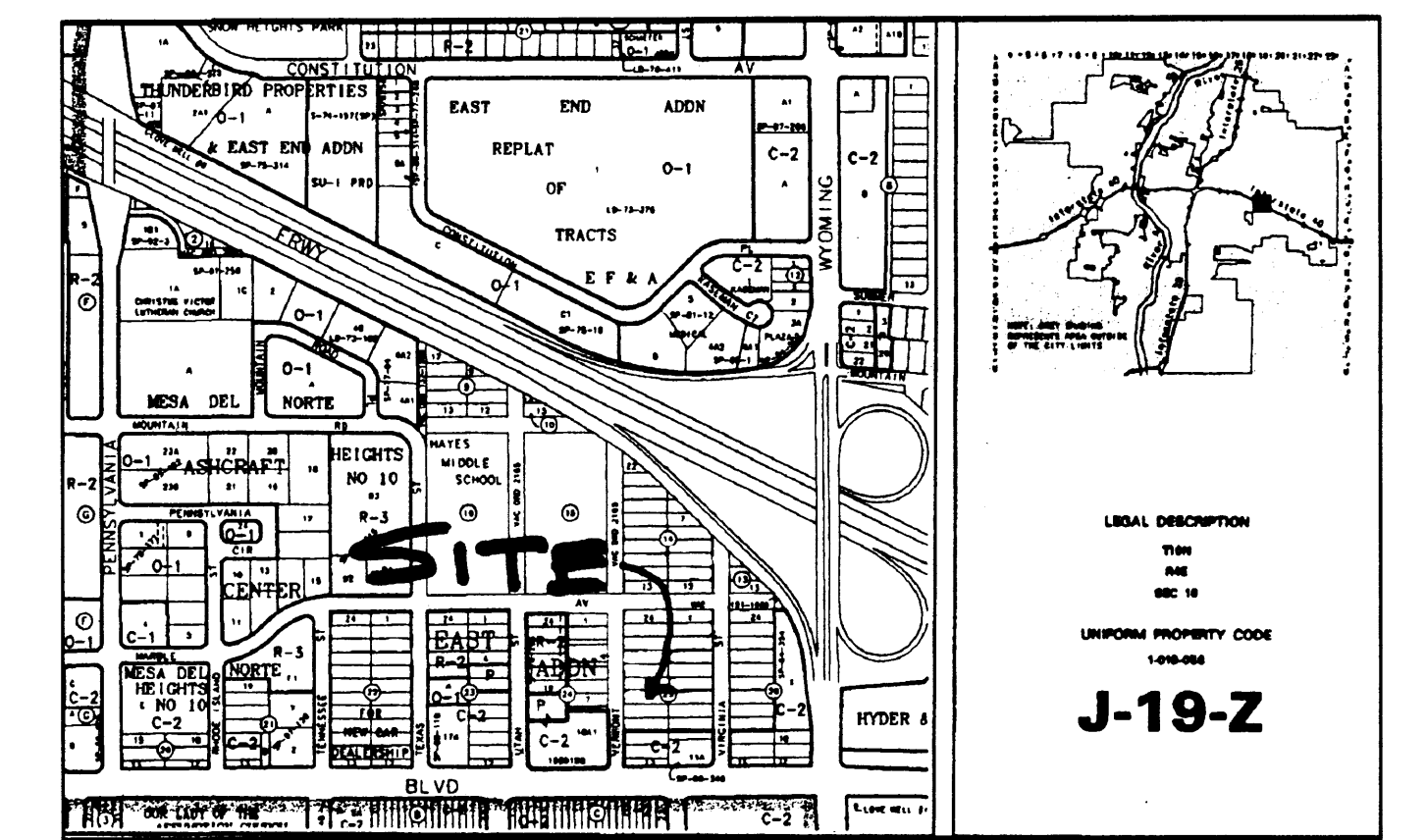


D

C

B

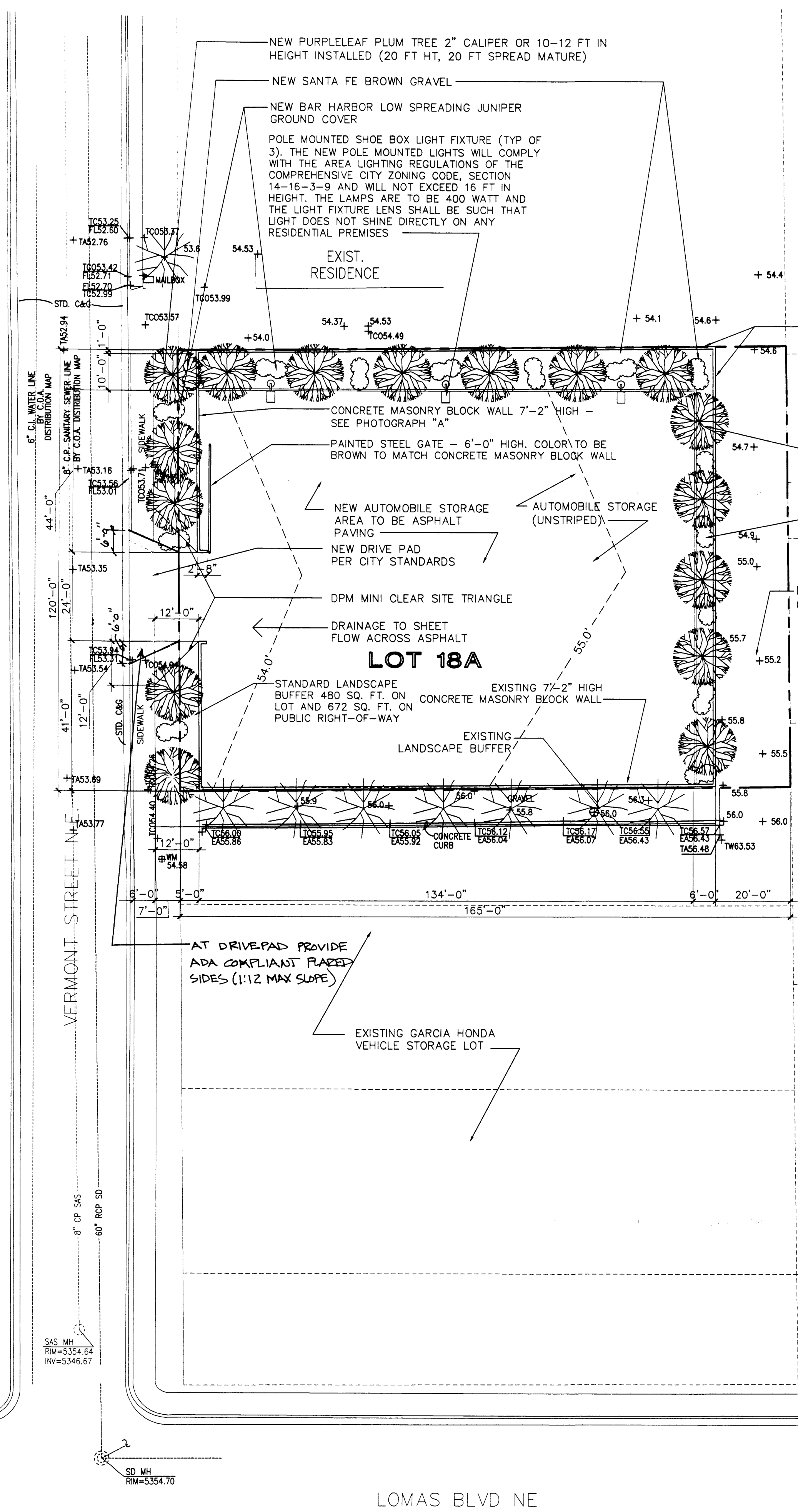
A



Vicinity Map



"A" PHOTOGRAPH SHOWING THE PROPOSED TYPE OF GATE & CONCRETE MASONRY BLOCK WALL (NOTE: THE HEIGHT OF THE CONCRETE MASONRY BLOCK WALL IS TO BE 8'-0" ALONG THE NORTH AND EAST SIDES. THE HEIGHT WILL BE 7'-2" ALONG VERMONT STREET TO MATCH THE EXISTING WALL TO THE SOUTH. THE COLOR OF BLOCK IS TO BE "CREGG TAN" FROM CSR. (THIS COLOR IS A LIGHT EARTH TONE BROWN.) THE FLUTTED CAP WILL BE INSTALLED ON THE WALL ALONG VERMONT ST. ONLY.)



GENERAL NOTE:
THERE WILL BE NO SIGNIFICANT GRADE CHANGES AT THE PERIMETER PROPERTY LINES

Irrigation Notes

- IRRIGATION NOTES**
- A. TREES TO RECEIVE (5) 1.0 GPM DRIP EMITTERS
 - B. SHRUBS TO RECEIVE (1) 1.0 GPM DRIP EMITTERS
 - C. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.
 - D. RUN TIME PER EACH DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY, TO BE ADJUSTED ACCORDING TO THE SEASON.
 - E. POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD.
 - F. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER. LOCATION OF CONTROLLER TO BE FIELD DETERMINED.

Landscaping Notes

- LANDSCAPE NOTES**
- A. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - B. THE LANDSCAPE PLAN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S WATER WASTE AND CONSERVATION ORDINANCE.
 - C. 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.

Landscaping Area Requirements

LOT AREA:	19,800 SQ. FT.
MINUS LANDSCAPING IN PUBLIC RIGHT-OF-WAY:	- 672 SQ. FT.
MINUS PUBLIC ALLEY AT REAR:	- 2,400 SQ. FT.
TOTAL NET LOT AREA:	16,728 SQ. FT.
LANDSCAPING REQUIRED: (15% X 16,728):	2,509 SQ. FT.
LANDSCAPING PROVIDED: (5X96 + 10X140 + 6X106) (TOTAL LANDSCAPING PROVIDED IS EQUAL TO 15% OF THE NET LOT AREA)	2,516 SQ. FT.

Project Number: 1002326
Application Number: 03DRB-00292

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), Dated _____ and the finding and conditions in the Official Notice. Notification of Decision have been complied with.

SITE DEVELOPMENT PLAN APPROVAL:

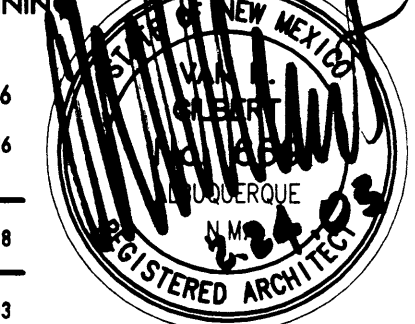
Environmental Health Department - conditional	Date
<i>Michael Holton</i> (parking lot only)	2-25-03
Solid Waste Department	Date
<i>Michael Dowse</i>	3-05-03
Traffic Engineering, Transportation	Date
<i>Robert Green</i>	3/5/03
Utilities Department	Date
<i>Bradley Byham</i>	
City Engineer	Date
<i>Sherron Matson</i>	3/5/03
City Planner, Planning Department	Date
<i>Christina Sandoval</i>	3/5/03
Parks & Recreation	Date

GARCIA VERMONT STREET SITE

Van H. Gilbert Architect P.C.
ARCHITECTURE • INTERIORS • PLANNING

2428 baylor drive se albuquerque, nm 87106
tel 505 . 247 . 9955 fax 505 . 247 . 1826

Drawn By: MCB VHGA Project No. 950.08
Checked By: Date: FEBRUARY 24, 2003

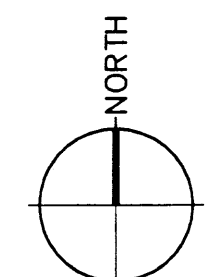
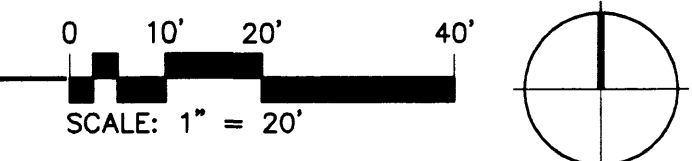


SITE PLAN

COPYRIGHT © 2000
Sheet No. **C1.1**
SHEET OF

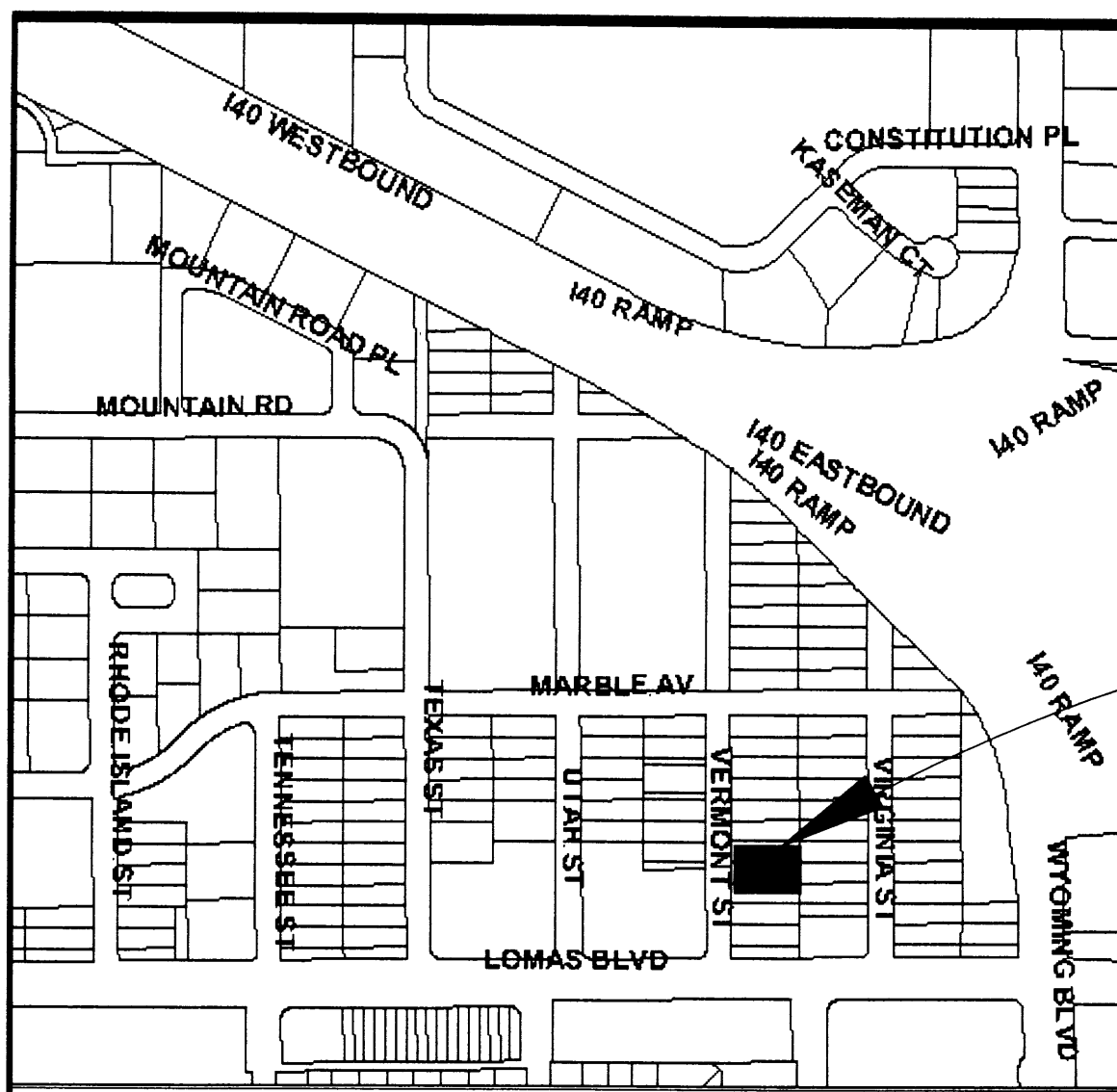
SITE PLAN

SCALE: 1"=20'-0"

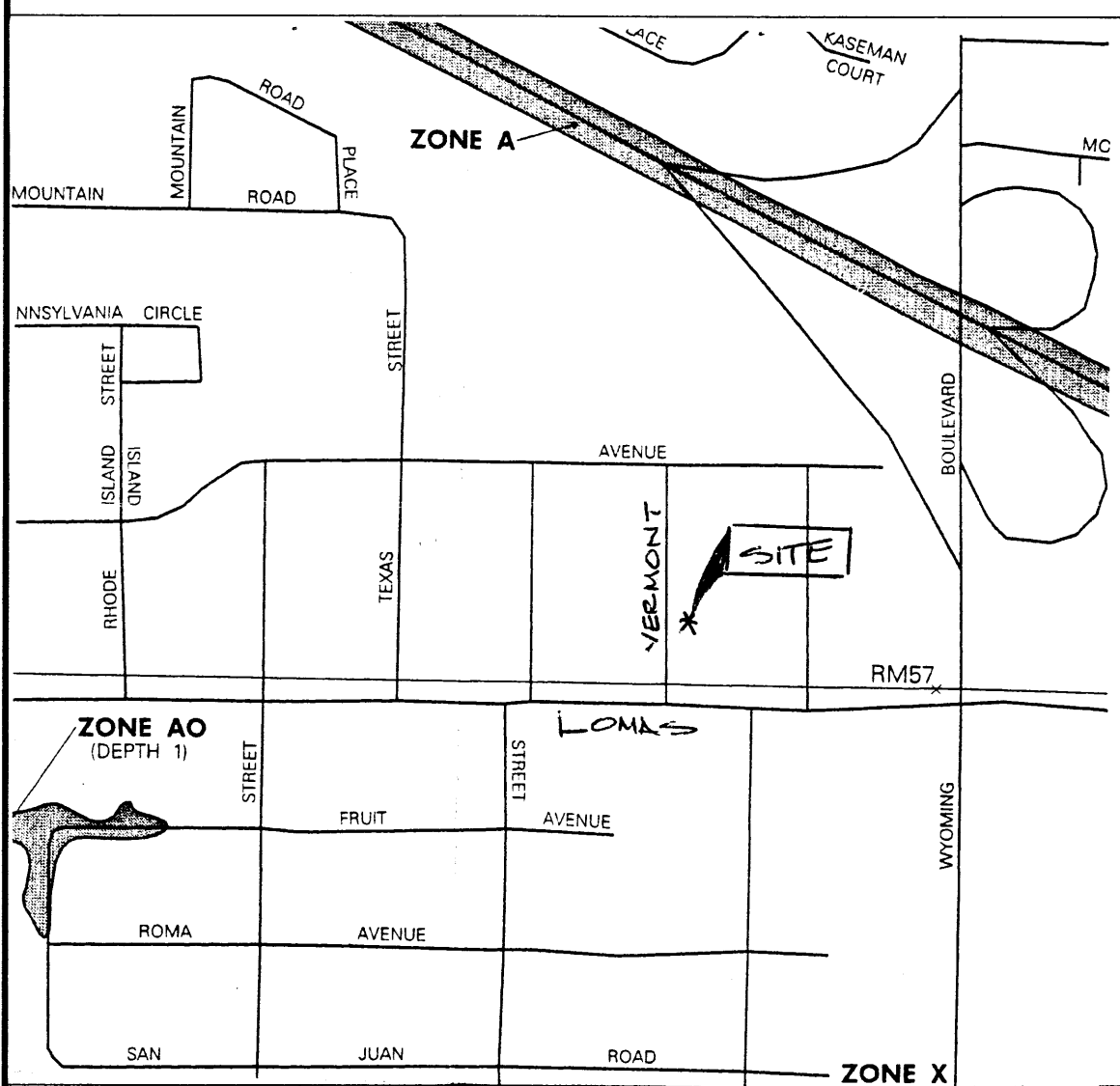


APPROVAL FOR PARK LOT ONLY, NO FIRE HYDRANTS INVOLVED IN APPROVAL

PROJECT 1002326



VACINITY MAP NTS
ZONE ATLAS MAP NO. J-19-Z

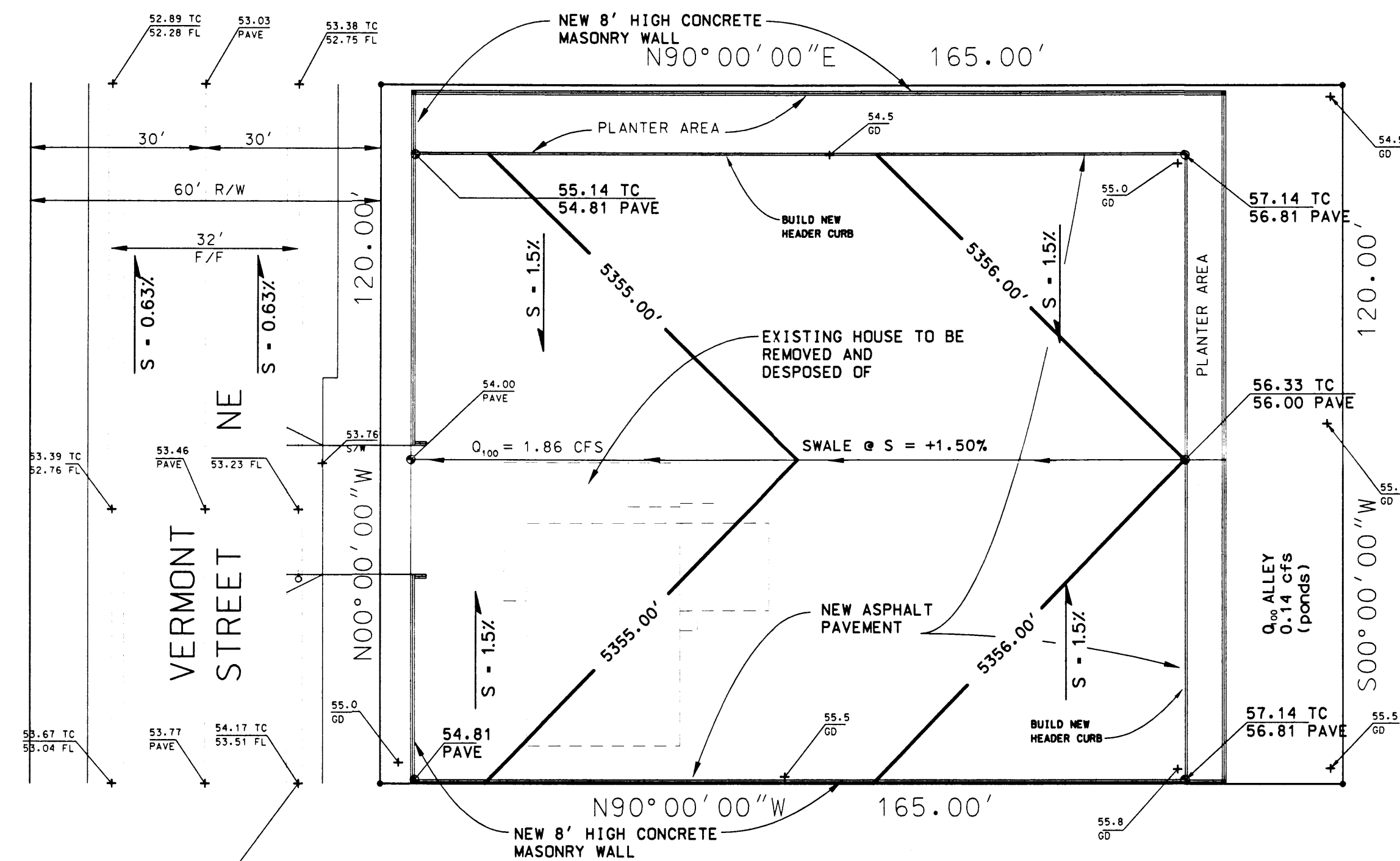


FLOOD MAP 35001C0358 D NTS
SEPTEMBER 20, 1996

**DRAINAGE FACILITIES WITHIN CITY
RIGHT-OF-WAY NOTICE TO CONTRACTOR**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHER-WISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATION SERVICE, 265-1234, FOR LOCATION OF EXISTING UTILITIES.
4. 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 SO THAT THE CONFLICT CAN BE RESOLVED WITHIN A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO COLLECTOR STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE PEROPNSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. PROOF OF ACCEPTANCE WILL BE REQUIRED PRIOR TO SIGN OFF FOR CERTIFICATE OF OCCUPANCY (C.O.)

SITE: 1020 VERMONT ST.
LOT 18-A, BLOCK 25



PROJECT BENCH MARK "4"
CHISEL IN TOP OF CURB
EL = 5354.17

DESCRIPTION	LAND USE					TOTAL	REMARKS
	A	B	C	D	DIRT ALLEY AREA		
EXCESS PERCIPITATION INCHES ZONE 3	0.66	0.92	1.29	2.36			
PEAK DISCHARGE (CFS/ACRE) ZONE 3	1.87	2.60	3.45	5.02			
DEVELOPED CONDITIONS		2.540 [±] _{0.0583 ac}	14.860 [±] _{0.3411 ac}	2.400 [±] _{0.0551 ac}	19.800 [±] _{0.4545 ac}		
Q ₁₀₀ (CFS)		0.15 cfs	1.71 cfs	*0.14 cfs	1.86 cfs		* RUNOFF STAYS IN ALLEY NOT DELIVERED TO VERMONT

NOTE:

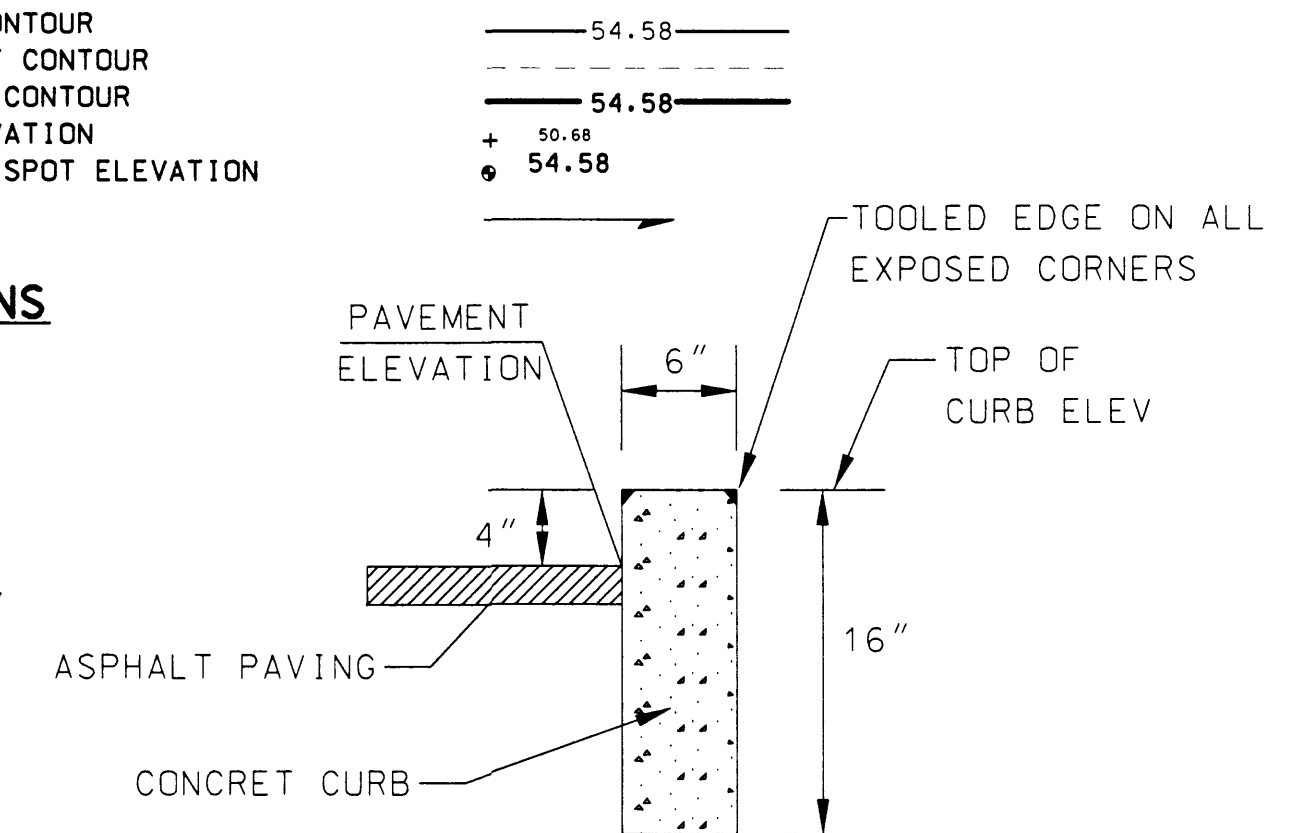
LAND USE B LANDSCAPING/PLANTER AREAS
LAND USE D PAVED

LEGEND

- EXISTING 1 FOOT CONTOUR
- EXISTING 0.5' FOOT CONTOUR
- NEW FINISHED GRADE CONTOUR
- EXISTING SPOT ELEVATION
- NEW FINISHED GRADE SPOT ELEVATION
- FLOW DIRECTION

ABBREVIATIONS

- S = SLOPE
- GD = GROUND
- TC = TOP OF CURB
- FL = FLOW LINE
- PAVE = PAVEMENT
- EL = ELEVATIONS
- R/W = RIGHT OF WAY



NEW CONCRETE HEADER CURB DETAIL

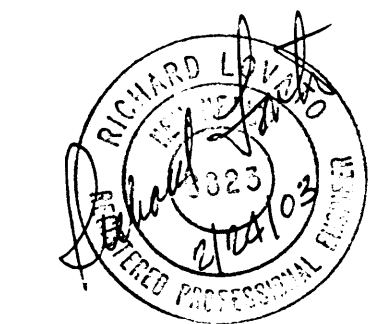
THIS IS TO CERTIFY THAT I INSPECTED AND PERFORMED A TOPOGRPHY SURVEY ON THE SUBJECT SITE ON FEBRUARY 21, 2003 AND THAT NO GRADING, FILLING OR EXCAVATION HAS OCCURRED SINCE THE PREPARATION OF THE TOPOGRAPHY SHOWN ON THIS PLAN.

RICHARD LOVATO NMPE NO 6823

DATE

DRAINAGE NOTES

1. THE 100 YEAR PEAK DISCHARGE FROM THIS AREA IS DETERMINED TO BE 1.54 CFS.
2. THE SITE WILL BE GRADED AS SHOWN AND PAVED TO DISCHARGE DIRECTLY TO THE STREET THROUGH A AN EXISTING DRIVEWAY.
3. AT A PRE-DESIGN MEETING WITH CITY OF ALBUQUERQUE ON 2-20-03 IT WAS DETERMINED THAT FREE DISCHARGE TO THE STREET WOULD BE ACCEPTABLE FOR THIS SITE DUE TO OF THE FOLLOWING CONDITIONS.
 - A. INFILL SITE.
 - B. NOT IN FLOOD ZONE.
 - C. LARGE STORM DRAIN DOWN-STREAM.
 - D. MINIMUM IMPACT TO DOWN-STREAM.
4. THIS SITE IS IN ZONE X; OUTSIDE OF 500 YR FLOOD PLAIN.
5. THERE ARE NO OFFSITE FLOWS ENTERING THIS SITE. THE SITE WILL BE FENCED ON ALL SIDES.
6. TOPOGRPHY SURVEY WAS PERFORMED BY NMOC ON 2-16-03.



GARCIA
VERMONT STREET SITE

NEW MEXICO QUALITY CONSULTANTS
Construction Management, Surveying & Civil Engineering

1020 SAN PEDRO DR. NE ALBUQUERQUE, NEW MEXICO 87110 PH: 505-710-3099 FAX: 505-254-4952

FILE: BND	DATE	REVISION	DATE	APPROVED BY:
JOB# 03-0018	01-08-2003			
DES. BY CCJR	01-13-2003			
DRW. BY CCJR	01-13-2003			
CHK. BY RL	01-13-2003			

SHEET 1 OF 1

GRADING & DRAINAGE PLAN