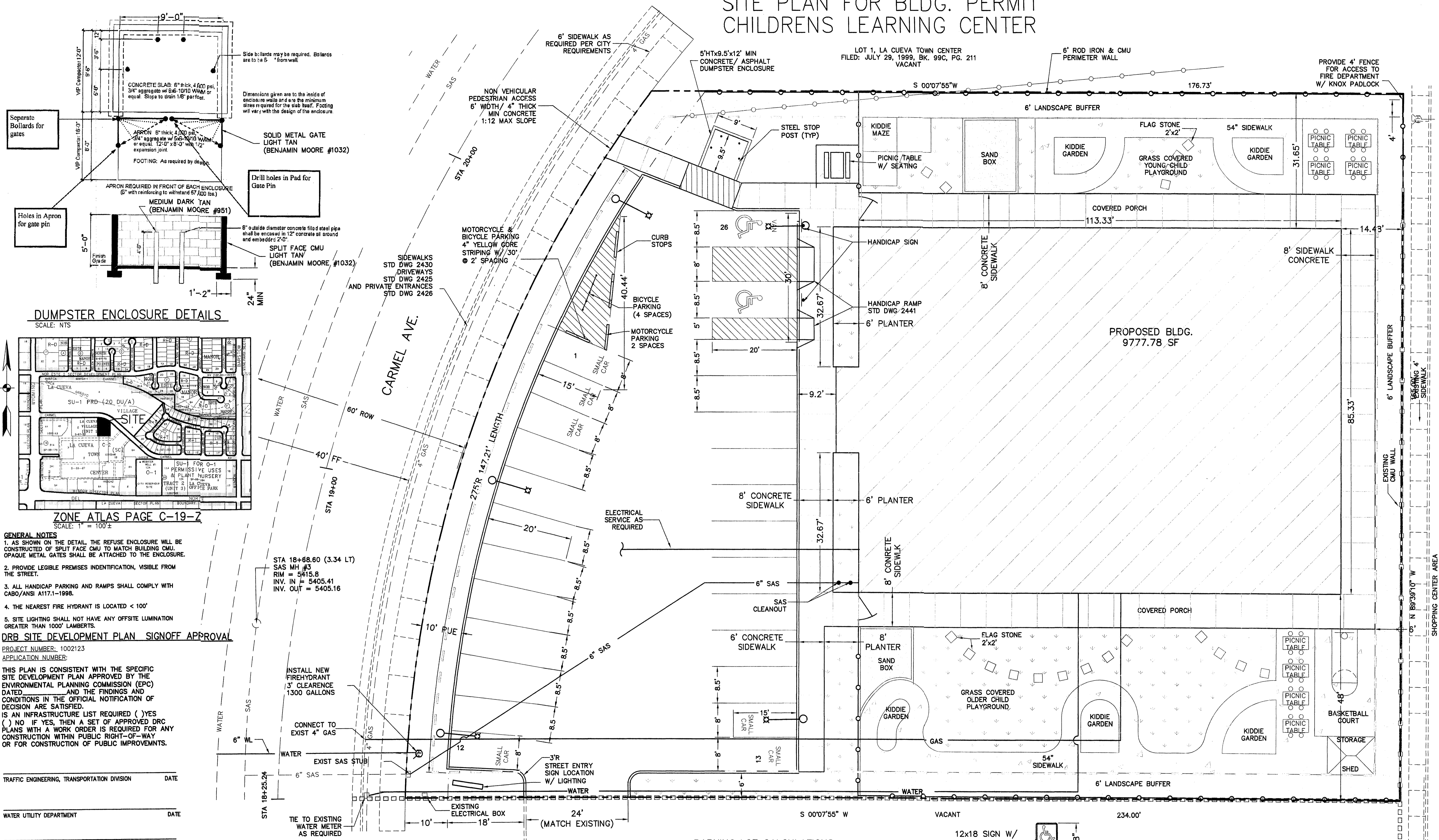
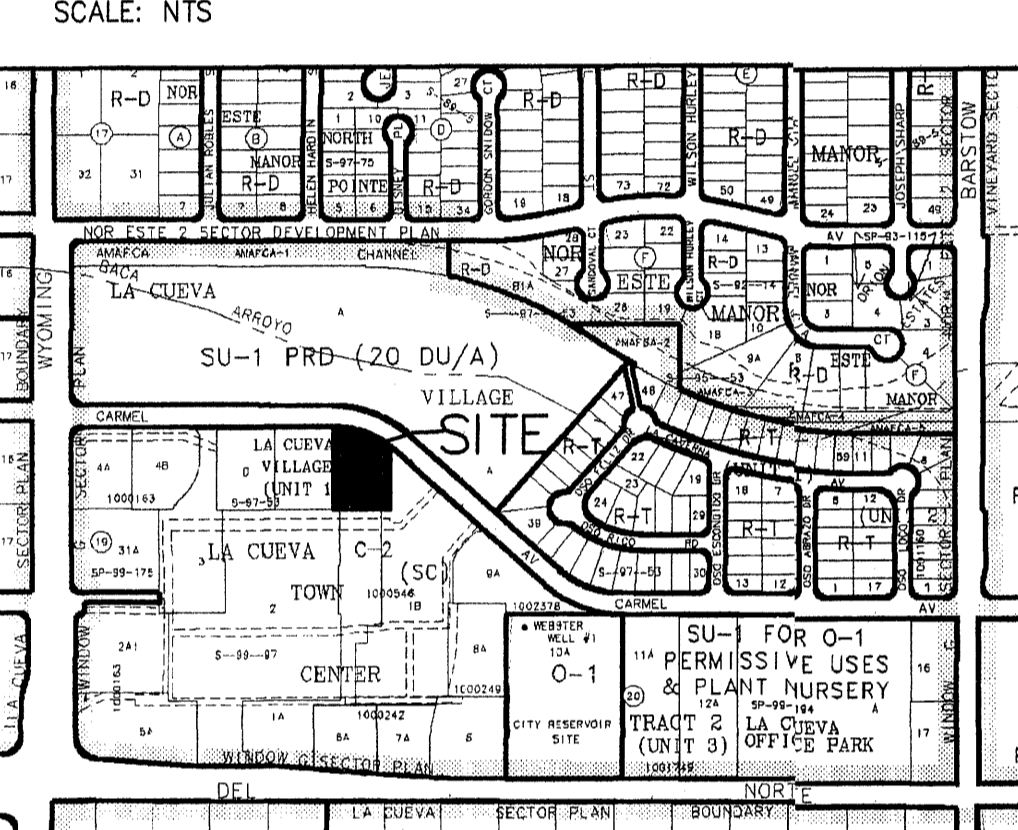


SITE PLAN FOR BLDG. PERMIT CHILDRENS LEARNING CENTER

LOT 1, LA CUEVA TOWN CENTER
FILED: JULY 29, 1999, BK. 99C, PG. 211
VACANT



DUMPSTER ENCLOSURE DETAILS



- GENERAL NOTES**
- AS SHOWN ON THE DETAIL, THE REFUSE ENCLOSURE WILL BE CONSTRUCTED OF SPLIT FACE CMU TO MATCH BUILDING CMU. OPAQUE METAL GATES SHALL BE ATTACHED TO THE ENCLOSURE.
 - PROVIDE LEGIBLE PREMISES IDENTIFICATION, VISIBLE FROM THE STREET.
 - ALL HANDICAP PARKING AND RAMPS SHALL COMPLY WITH CABO/ANSI A117.1-1998.
 - THE NEAREST FIRE HYDRANT IS LOCATED < 100'
 - SITE LIGHTING SHALL NOT HAVE ANY OFFSITE LUMINATION GREATER THAN 1000' LAMBERTS.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

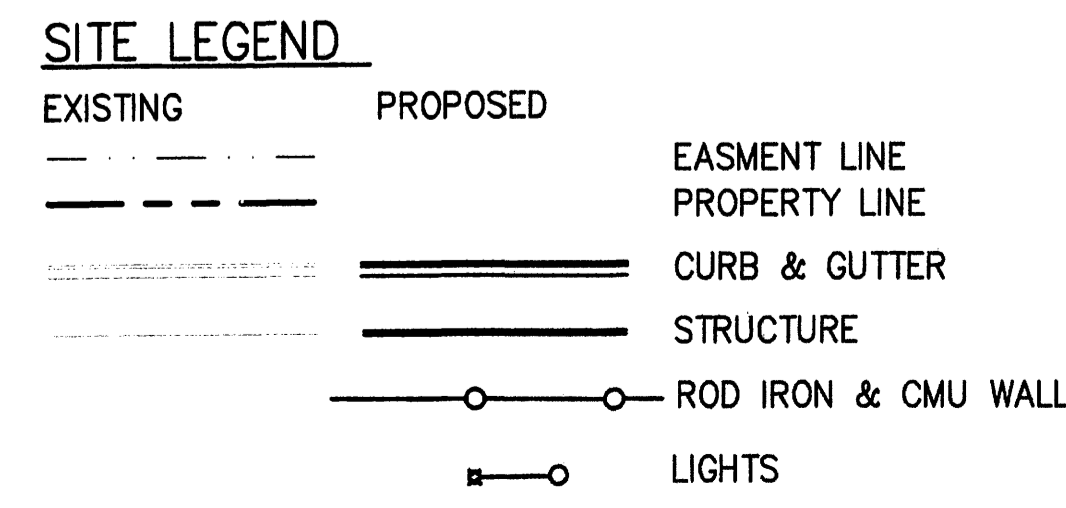
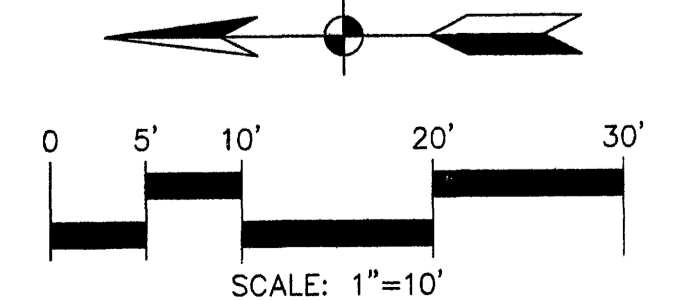
PROJECT NUMBER: 1002123
APPLICATION NUMBER:

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.

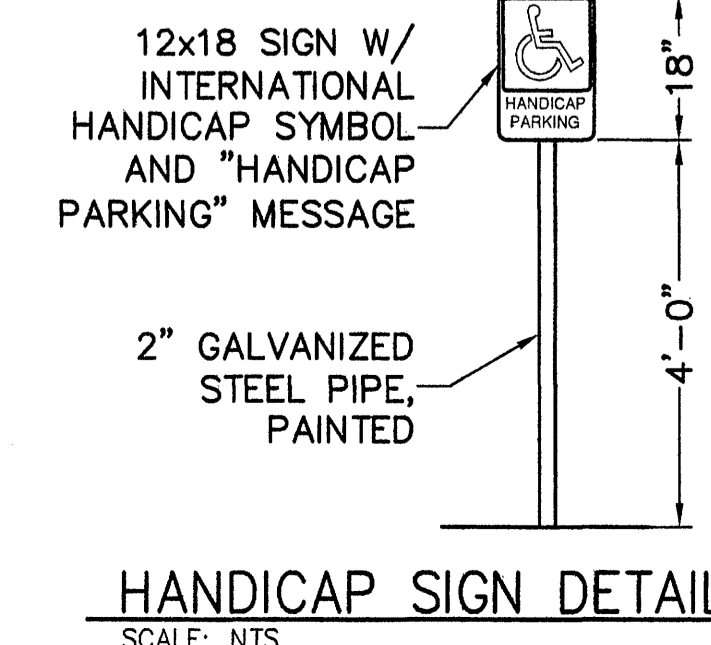
IS AN INFRASTRUCTURE LIST REQUIRED () YES () NO IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

LEGAL DESCRIPTION
TRACT F, LA CUEVA VILLAGE UNIT 1, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO IS ZONED C-2



- PARKING LOT CALCULATIONS**
- TOTAL LOT AREA - 35495.77 SQ FT
 - TYPICAL FLOOR AREA - 9777.78 SQ FT
 - NET LOT AREA - 26347.46 SQ FT
 - PARKING LOT AREA - 9148.31 SQ FT
 - PARKING REQD = $2 + \frac{1}{500} = 22$
 - PROVIDED PARKING
 - SMALL CAR - 6
 - FULL SIZE - 18
 - HANDICAP - 2
 - TOTAL - 26 SPACES
 - BICYCLE PARKING - 4
 - MOTORCYCLE PARKING - 2



DO NOT COPY

OWNER: **DEAN & TRICIA ABBOTT**
7940 CARMEL AVENUE, NE ALBUQUERQUE, NEW MEXICO

TITLE: **SITE/UTILITY PLAN**

DATE: 8/1/05
SCALE: AS SHOWN
DESIGNED: LCL
DRAWN: PJM

QuikDraw
ENGINEERING, L.L.C.
P.O. Box 729
Corralles, NM 87048
Office (505) 698-0369 Fax (505) 697-0369

ENGINEER'S SEAL

LANDSCAPING GENERAL NOTES:

1. THIS PLAN COMPLIES WITH THE WATER CONSERVATION ORDINANCE BY INSTALLING LOW AND MEDIUM WATER USE PLANTS AND INSTALLING UNDERGROUND DRIP SYSTEMS.
2. DRIP IRRIGATION PER CITY OF ALBUQUERQUE WITH CONSERVATION AND POP UP SPRINKLERS FOR GRASS AREA NOT TO EXCEED 20% TOTAL LANDSCAPE.
3. MAINTENANCE OF LANDSCAPING AND IRRIGATION SYSTEM TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
4. THE OWNER SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING AND PROPOSED UTILITIES, AND ALL SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
5. THE FINISH GRADE OF ALL PLANTING AREAS SHALL BE SMOOTH, EVEN AND CONSISTENT, FREE OF HUMPS, DEPRESSIONS OR OTHER IRREGULARITIES.
6. THE OWNER SHALL NOT IMPEDE DRAINAGE IN ANY WAY. THE OWNER SHALL ALWAYS MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING.
7. THE OWNER SHALL NOT PLANT TREES WITHIN 5' OF GAS LINE.
8. THE PLAYGROUND AREAS SHALL BE COMPOSED OF ARTIFICIAL GRASS AND CONCRETE. PLAYGROUND SURFACES SHALL COMPLY WITH NEW MEXICO RULES AND REGULATIONS FOR CHILD CARE CENTERS 25.4.3.

GENERAL NOTES:

1. THE INTENT OF THESE DRAWINGS IS TO DISPLAY LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN.
2. IN THE EVENT OF AN INCONSISTANCY, SPECIFICATIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.
3. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE 1997 UBC, STATE AND/OR LOCAL CODES, LAWS AND ORDINANCES.
4. ALL DIMENSIONS ARE TO FACE OF WALL, EXCEPT WINDOWS AND DOORS ARE DIMENSIONED TO CENTER LINE.
5. VERIFY DIMENSIONS IN THE FIELD, THEY WILL TAKE PRECEDENCE OVER DRAWINGS.

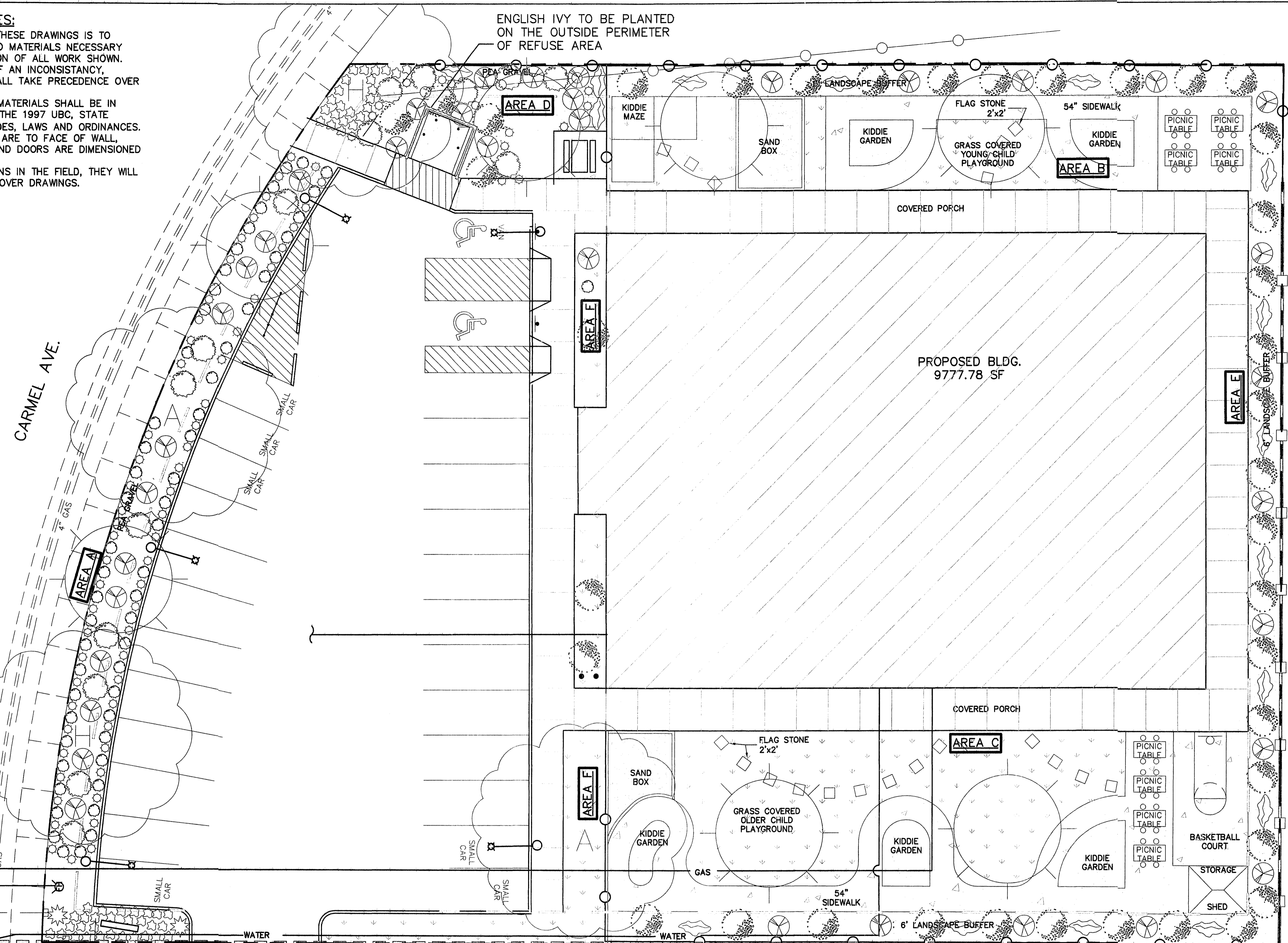
PLANTING LEGEND

COMMON NAME
BOTANICAL NAME

MATURE HEIGHT/ SPREAD
GALLONS OR CALIPER

QUANTITY

	ASH (A) OR HONEY LOCUST (H) FRAXINUS PENNSYLVANICA	50'-75' / 40'-50' 2" CAL	4
	FLOWERING PEAR (H) PYRUS CALLERYANA	30'-50' / 20'-30' 2" CAL	8
	PALM YUCCA (L)	2'-3' / 3'-4' 5 GAL	2
	BLUE MIST (M) CARYOPTERIS X CLANDONENSIS	3'-5' / 3'-5' 5 GAL	15
	RUSSIAN SAGE (M) PEROVSKIA ATRIPLICIFOLIA	3'-4' / 2'-2.5' 5 GAL	55
	INDIAN HAWTHORN (M) RAPHOLEPIS INIDICA	3'-6' / 3'-6' 5 GAL	40
	AUTUMN SAGE (M) SALVIA GREGGII	4' / 2' 5 GAL	69
	APACHE PLUME (L) FALLUGIA PARADOXA	6' / 4' 5 GAL	36
	WILDFLOWER	2' / 2' 1 GAL	51
	TAM JUNIPER (M) JUNIPERUS SABINA	4' / 5'-6' 5 GAL	19
	ENGLISH IVY HEDERA HELIX	5'-50' / 1'-1.5' 1 GAL	30
	TURF NOT TO EXCEED 20% OF TOTAL LANDSCAPE		



AREAS:

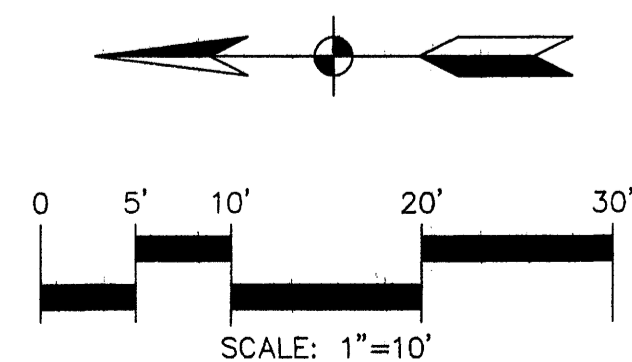
1. TOTAL LOT AREA - 35495.77 SQ FT
 2. TYPICAL FLOOR AREA - 9777.78 SQ FT
 3. NET LOT AREA - 25718 SQ FT
 4. LANDSCAPING REQUIRED (1-2)X0.15 = 3857.70 SQ FT
 5. LANDSCAPING PROVIDED
 - AREA A = 1535.21 SQ FT (PLANT COVERAGE 69%)
 - AREA B = 626.77 SQ FT (GRASS COVERED PLAYGROUND)
 - AREA C = 1925.39 SQ FT (GRASS COVERED PLAYGROUND)
 - AREA D = 951.60 SQ FT (PLANT COVERAGE 65%)
 - AREA E (6' BUFFER) = 2557.24 SQ FT (PLANT COVERAGE 74%)
 - AREA F = 833.63 SQ FT (GRASS COVERED)
- TOTAL AREA = 8432.51 SQ FT PROVIDED

LANDSCAPE PLAN

SCALE: 1" = 10'

SITE LEGEND

- | | | |
|----------|----------|------------------|
| EXISTING | PROPOSED | EASMENT LINE |
| | | PROPERTY LINE |
| | | CURB & GUTTER |
| | | STRUCTURE |
| | | ROUGH IRON FENCE |
| | | LIGHTS |



	DO NOT COPY	OWNER: DEAN & TRICIA ABBOTT 7940 CARMEL AVENUE, NE ALBUQUERQUE, NEW MEXICO
	TITLE: LANDSCAPE PLAN	DATE: 8/1/05
ENGINEER'S SEAL	SCALE: AS SHOWN	DESIGNED: LCL
	DRAWN: PJM	
		P.O. Box 729 Corrales, NM 87048 Office (505) 898-0389 Fax (505) 897-0389

PROP 100 YEAR-6HR STORM DRAINAGE CALCULATIONS

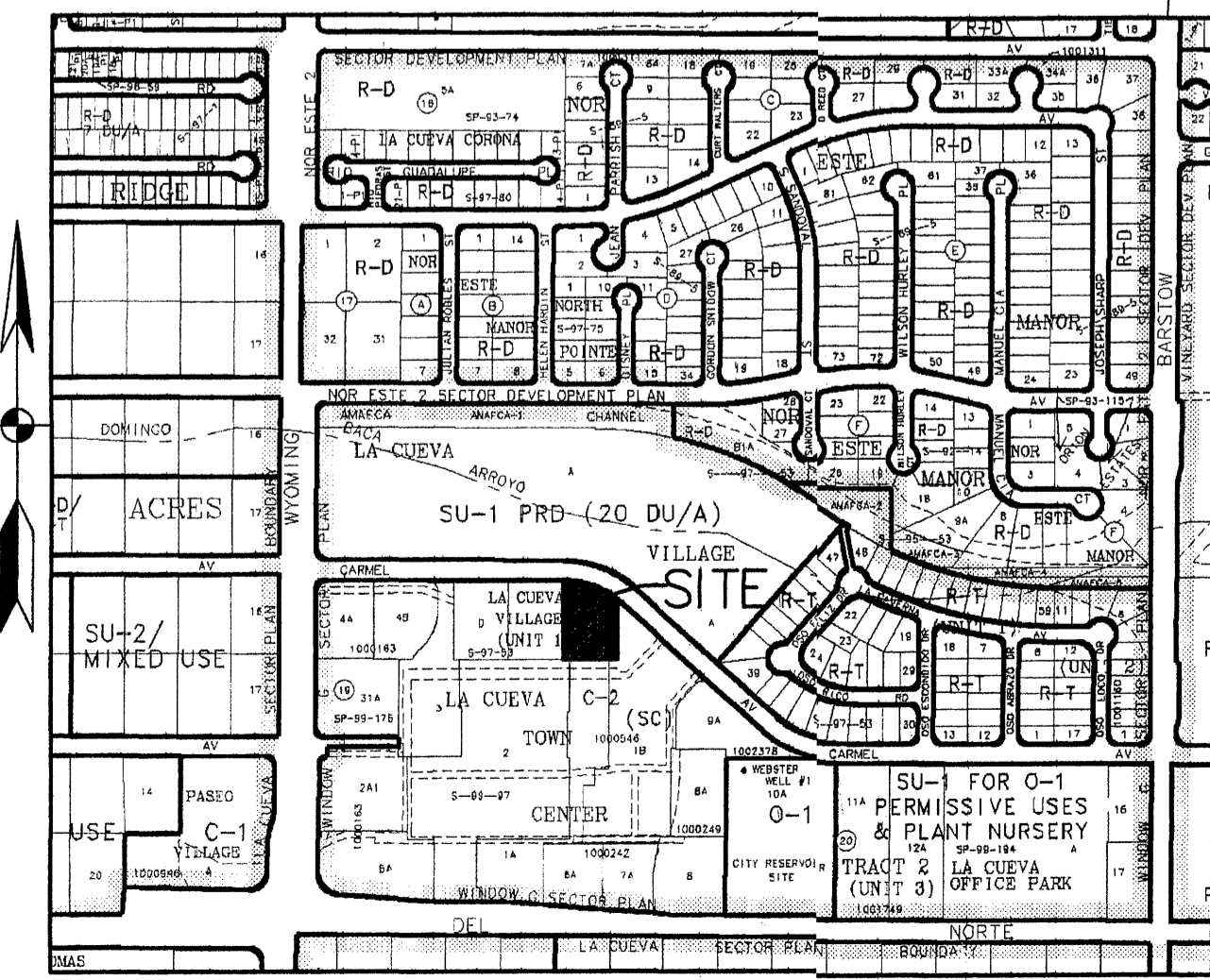
INPUT
 *CHILDREN LEARN CENTER
 *100 YEAR 6 HOUR PROP. CONDITIONS
 TIME=0.0 HR PUNCH CODE=0 PRINT LINES=6
 RAIN ONE=2.14 IN RAIN SIX=2.60 IN
 RAIN DAY=3.10 IN DT=0.0333 HRS
 ID=1 HYD. NO=01 DA=0.00128 SQ. MI
 PER A=0 PER B=0 PER C=10 PER D=90
 TP=-0.1333 HR MASS RAIN=1
 ID=1 CODE=1

SUM
 AUMD PROGRAM SUMMARY TABLE (AUMD.07)
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 PER IMP=50.00

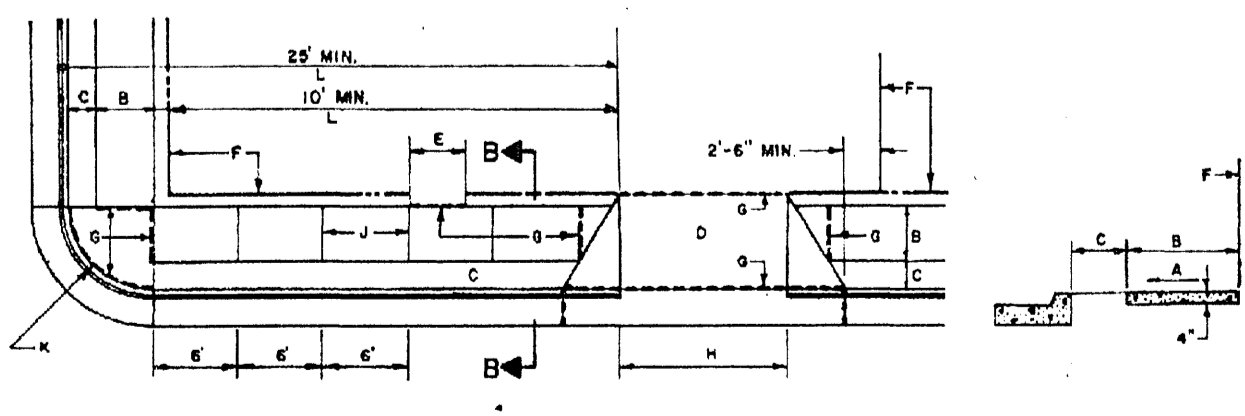
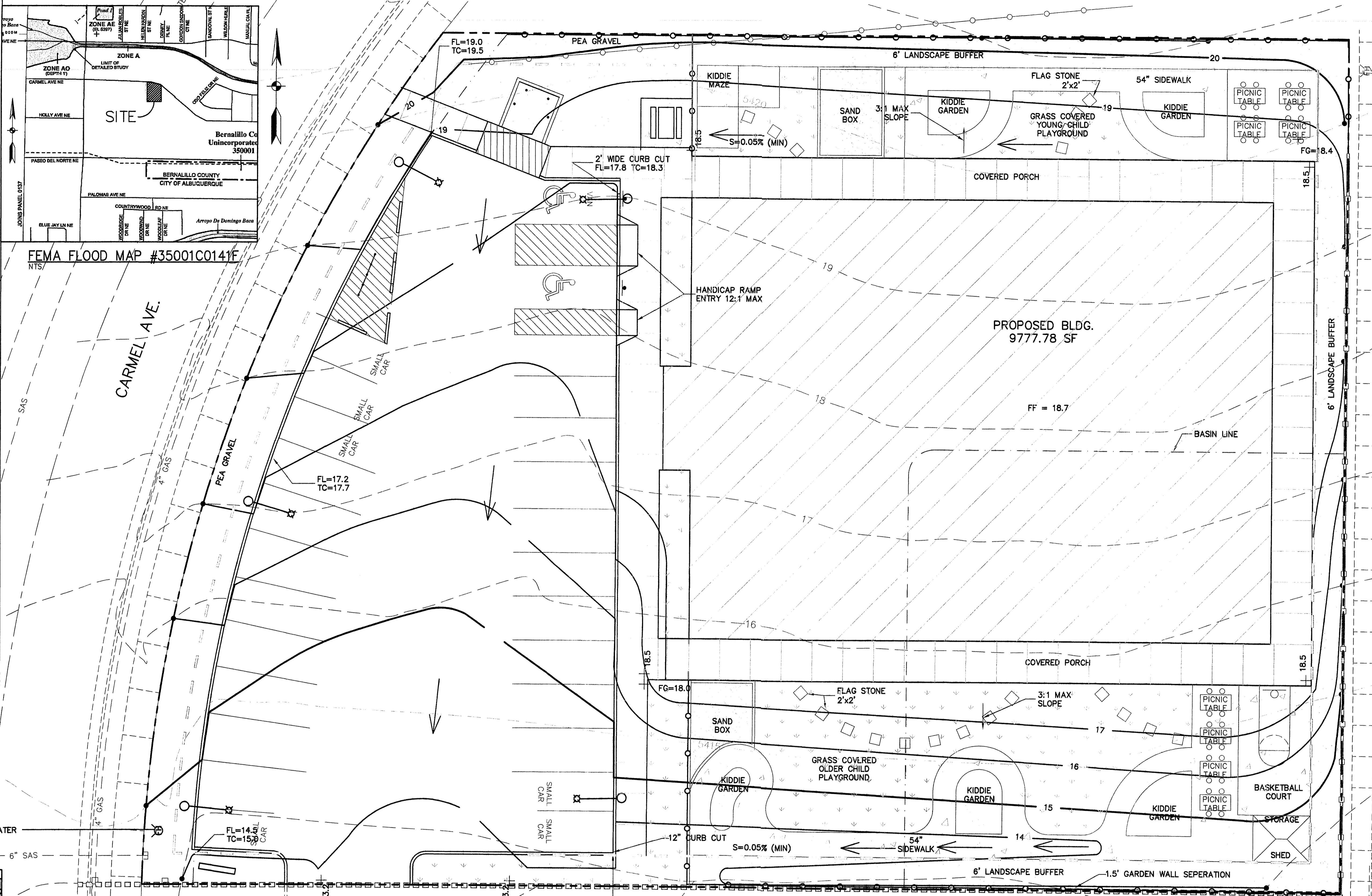
EXIST 100 YEAR-6HR STORM DRAINAGE CALCULATIONS

INPUT
 *CHILDREN LEARN CENTER
 *100 YEAR 6 HOUR EXIST. CONDITIONS
 TIME=0.0 HR PUNCH CODE=0 PRINT LINES=6
 RAIN ONE=2.14 IN RAIN SIX=2.60 IN
 RAIN DAY=3.10 IN DT=0.0333 HRS
 ID=1 HYD. NO=01 DA=0.00128 SQ. MI
 PER A=0 PER B=0 PER C=10 PER D=0
 TP=-0.1333 HR MASS RAIN=1
 ID=1 CODE=1

SUM
 AUMD PROGRAM SUMMARY TABLE (AUMD.07)
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 COMMAND: HYDROGRAPH ID NO. AREA (SQ MI)
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 FINISH RAINFALL TYPE=1
 TIME=0.00
 RAIN=2.600
 PER IMP=50.00



ZONE ATLAS PAGE C-19-Z
 NTS



SIDEWALK DETAIL
 NTS DWG. 2430

- GENERAL NOTES**
1. DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR CITY PLANNING DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
 2. SURFACE UNDER SIDEWALKS AND DRIVEWAYS SHALL BE COMPLETED IN ACCORDANCE WITH SECTION 301.
- CONSTRUCTION NOTES**
- A. SLOPE 1/4" PER FT.
 - B. SIDEWALK WIDTHS SHALL BE IN ACCORDANCE WITH CHAPTER 33 OF THE DEVELOPMENT PROCESS MANUAL.
 - C. SETBACKS TO BE DETERMINED BY AVAILABLE RIGHT-OF-WAY. SEE CHAPTER 33 OF THE DEVELOPMENT PROCESS MANUAL.
 - D. SEE DETAIL FOR SETBACKS AND DRIVEWAYS.
 - E. SLOPE VARIATION.
 - F. 1/2" EXPANSION JOINTS UNDER SIDEWALK OR DRIVEWAY WIDTHS INCLUDING PERCELS WALLS OR OTHER OBSTACLES.
 - G. 12 FT. MIN. 25 FT. MAX. RESIDENTIAL. 12 FT. MIN. 35 FT. MAX. LIGHT COMMERCIAL.
 - H. 20 FT. MIN. 35 FT. MAX. HEAVY COMMERCIAL.
 - I. CONCRETE CURBS.
 - J. FOR WHEELCHAIR RAMPS, SEE PAGE 2446, 2447.
 - K. CHECK DIMENSIONS FROM BOTH PROPERTY LINE AND FROM LINE. USE WHEELCHAIR RAMPS DETAIL FOR PARTS FROM INFRASTRUCTURE.

GRADING & DRAINAGE PLAN
 SCALE: 1" = 10'

GRADING LEGEND

EXISTING	PROPOSED	EASEMENT LINE
---	---	PROPERTY LINE
---	---	CURB & GUTTER
---	---	STRUCTURE
---	---	CONTOUR
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION

LEGAL DESCRIPTION
 TRACT F, LA CUEVA VILLAGE UNIT 1, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO IS ZONED C-2

THE GRADED SITE SLOPES TO THE WEST WITH A 7' DROP. CONSISTS OF MINIMAL VEGETATION, AND IS PROPOSED TO DRAIN TO THE WEST PER THE MASTER DRAINAGE PLAN.

	DO NOT COPY	OWNER: DEAN & TRICIA ABBOTT 7940 CARMEL AVENUE, NE, ALBUQUERQUE, NEW MEXICO
	TITLE: GRADING & DRAINAGE PLAN	DATE: 8/1/05
SCALE: AS SHOWN	DESIGNED: LCL	DRAWN: PJM
ENGINEER'S SEAL		P.O. Box 798 Corralitos, NM 87048 Office (505) 838-0383 Fax: (505) 837-0389

