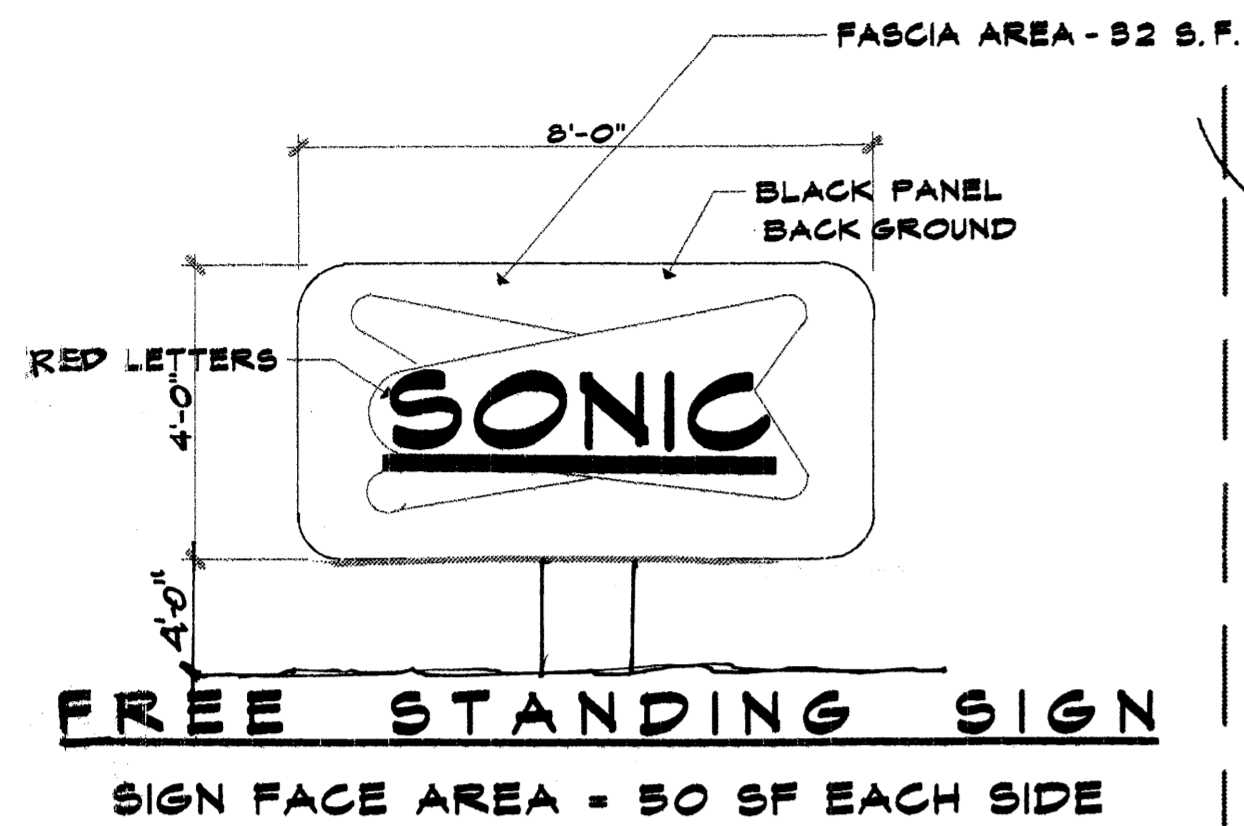
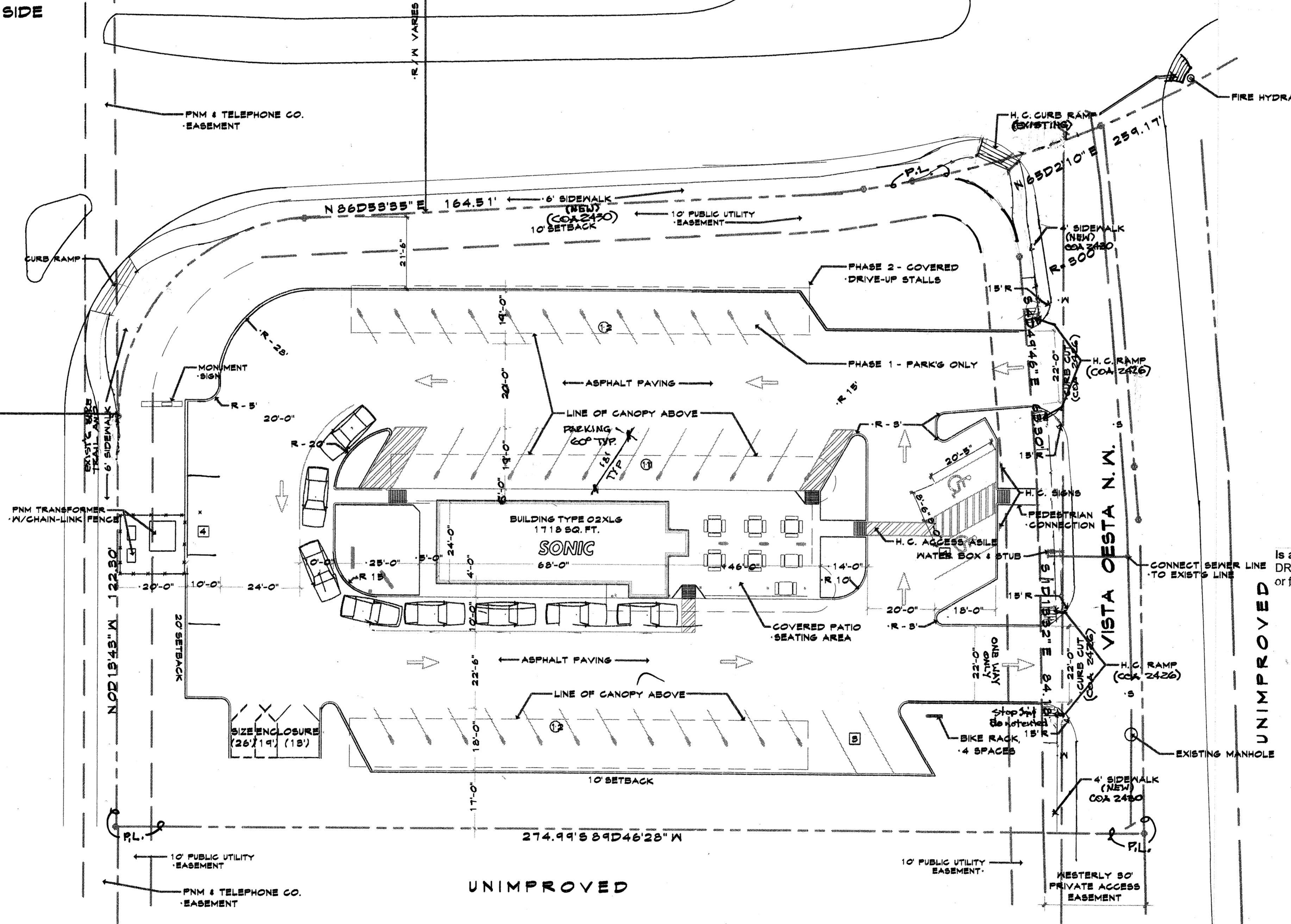


# SONIC

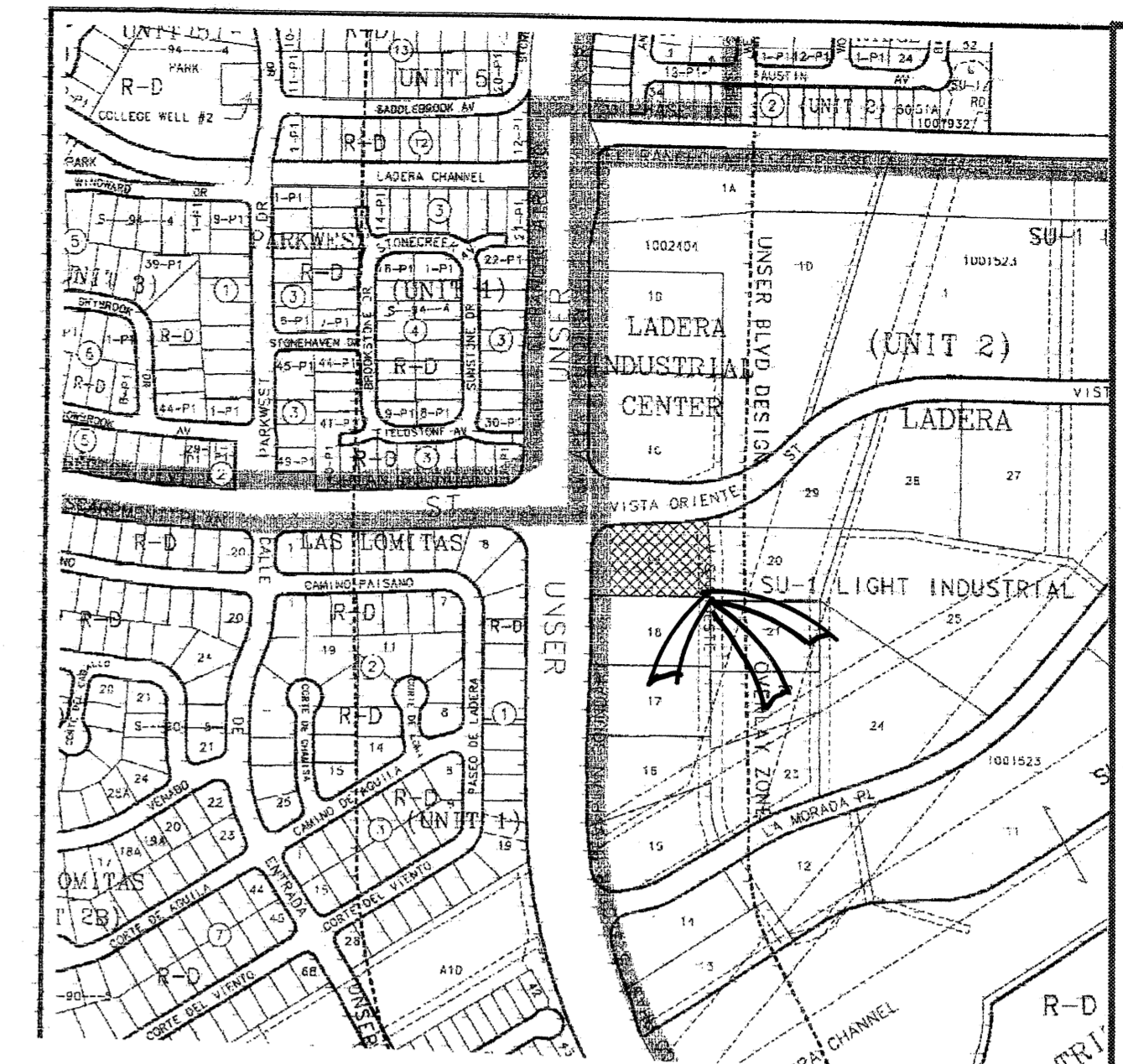


VISTA ORIENTE STREET N.W.  
(VARIABLE WIDTH R/W)

UNSER BLY'D N.W.  
(156' R/W)



SITE PLAN 1" = 20'



VICINITY MAP:

PARKING:

REQUIRED - BUILD'G - 1700 SF/200  
 - 9 SPACES  
 SEATING FOR 14 / 3 -  
 5 SPACES  
 UNDER CANOPY - 23 SPACES  
**TOTAL REQUIRED = 37 SPACES**  
 PROVIDED - TOTAL OF 46 SPACES

BICYCLE PARKING:

REQUIRED - 2 SPACES  
 PROVIDED - 4 SPACES

**SITE PLAN for BUILDING PERMIT**

APPLICATION NO. 05DRB-00386

PROJECT NO. 1004231

Is an Infrastructure List required? ( ) Yes (X) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

<i>[Signature]</i> Traffic Engineering, Transportation Division	6/4/05 Date
<i>[Signature]</i> Utilities Development	6-8-05 Date
<i>[Signature]</i> Parks and Recreation Department	6/8/05 Date
<i>[Signature]</i> City Engineer	6-17-05 Date
<i>[Signature]</i> Solid Waste Management	5-23-05 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	6/08/05 Date

**LEGAL DESCRIPTION**

TRACT #19, LADERA INDUSTRIAL CENTER

SITE PLAN, NOTES AND DETAILS

SHEET TITLE

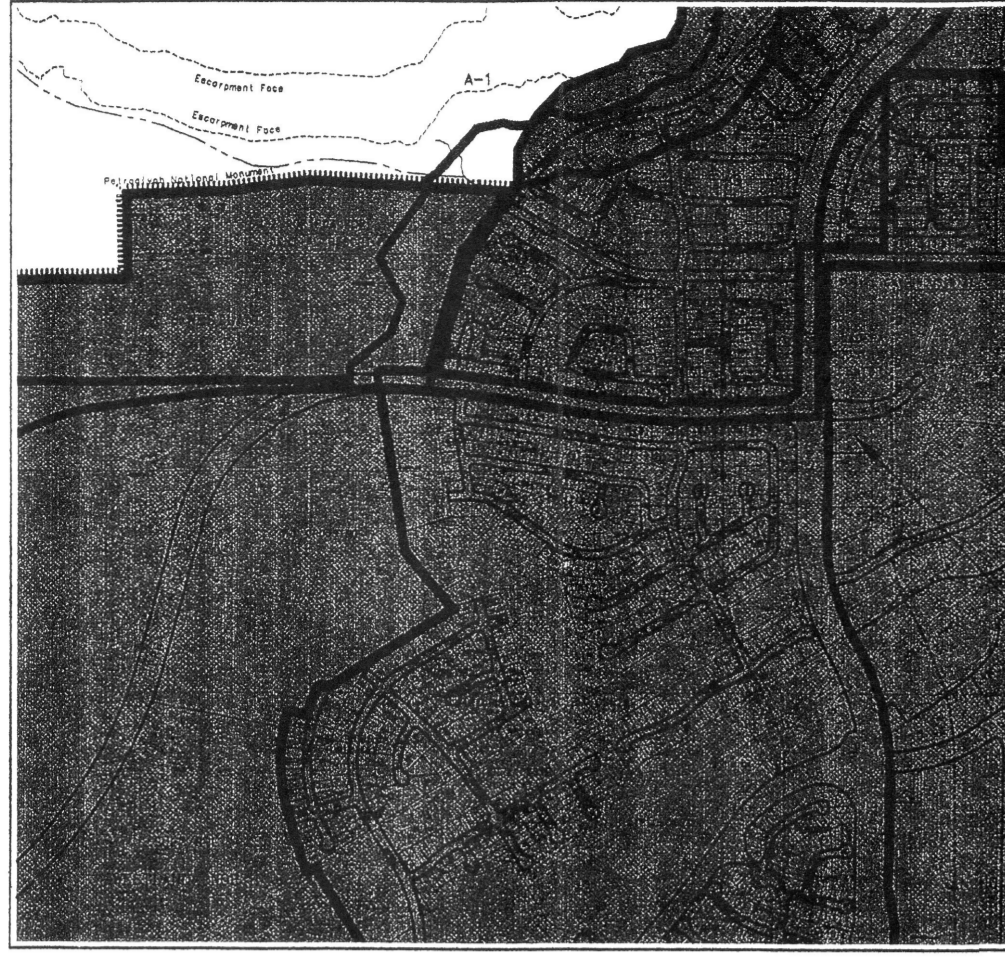
MILLER AND ASSOCIATES  
 ARCHITECTS  
 PLANNERS  
 5535 RESCUE STREET N.W.  
 ALBUQUERQUE, NEW MEXICO 87117  
 PHONE 505/442-1512

SONIC  
 2114 VISTA OESTA N.W.  
 ALBUQUERQUE, NEW MEXICO

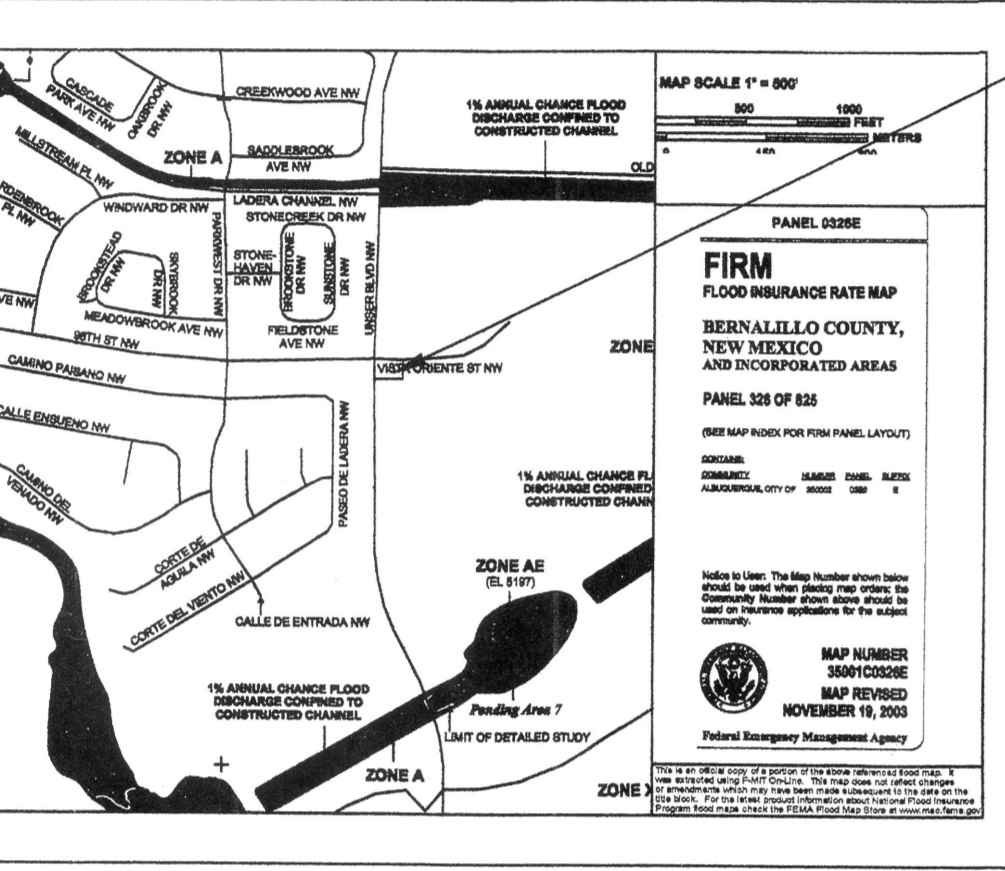
JOB TITLE  
 SP

PROJECT # 1004231





LEGAL DESCRIPTION  
 T10N  
 R10E  
 SEC 9  
 UNIFORM PROPERTY CODE  
 1008-008  
 SCALE IN FEET  
 1" = 200'  
 MAY APPROVED THROUGH JULY 2004  
 H-9-Z



MAP SCALE 1" = 200'  
**FIRM**  
 FLOOD INSURANCE RATE MAP  
 BERNALILLO COUNTY,  
 NEW MEXICO  
 AND INCORPORATED AREAS  
 PANEL 0326E  
 PANEL 0326E OF 0326  
 MAP REVISED  
 NOVEMBER 19, 2003  
 MAP NUMBER  
 0326E0326E  
 MAP REVISIONS  
 NOVEMBER 19, 2003  
 Flood Insurance Rate Map  
 Prepared by  
 Federal Emergency Management Agency

**GRADING/DRAINAGE PLAN**

THE FOLLOWING ITEMS CONCERNING (2119 VISTA OESTE N.W.) TRACT 19, LADERA BUSINESS PARK UNIT 2, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO ARE CONTAINED HEREON:

**EXISTING CONDITIONS**  
 AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 1,148.4 ACRES MORE OR LESS AND IS LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF UNSER BLVD. N.W. AND VISTA ORIENTE STREET N.W. CURRENTLY THE SITE IS VACANT WITH A SLOPE FROM SOUTHWEST TO NORTHEAST. THERE ARE NO OFF-SITE FLOWS ENTERING THE SITE FROM ANY DIRECTION. ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL 0326E, REVISED NOVEMBER 19, 2003, THIS SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE, NOR DOES IT CONTRIBUTE TO ANY DOWNSTREAM FLOODING.

**PROPOSED CONDITIONS**  
 AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF A 1718 SQ. FT. BUILDING AND 3,920 SQ. FT. OF CANOPY AREA, ALONG WITH ASSOCIATED PAVED PARKING AND LANDSCAPED AREAS. A MASTER DRAINAGE PLAN WAS PREPARED BY MARK GOODWIN AND ASSOCIATES IN NOVEMBER OF 2002, AND CERTIFIED IN AUGUST OF 2004. THE MASTER PLAN ALLOWS FOR THE FREE DISCHARGE OF WATER ONTO VISTA OESTE N.W., WHICH EVENTUALLY ENTER INTO THE MIREHAVEREN DIVERSION CHANNEL. 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 GENERATED.

PROJECT AREA = 1,148.4 ac.  
 PROPOSED SONIC @ UNSER AND VISTA ORIENTE ST. N.W.  
 ZONE DIRECTION: 360 = 2.20 in.  
 1440 = 2.86 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.	0 ac.
TREATMENT B 0 ac.	0.425 ac.
TREATMENT C 1,148.4 ac.	0 ac.
TREATMENT D 0 ac.	0.7224 ac.

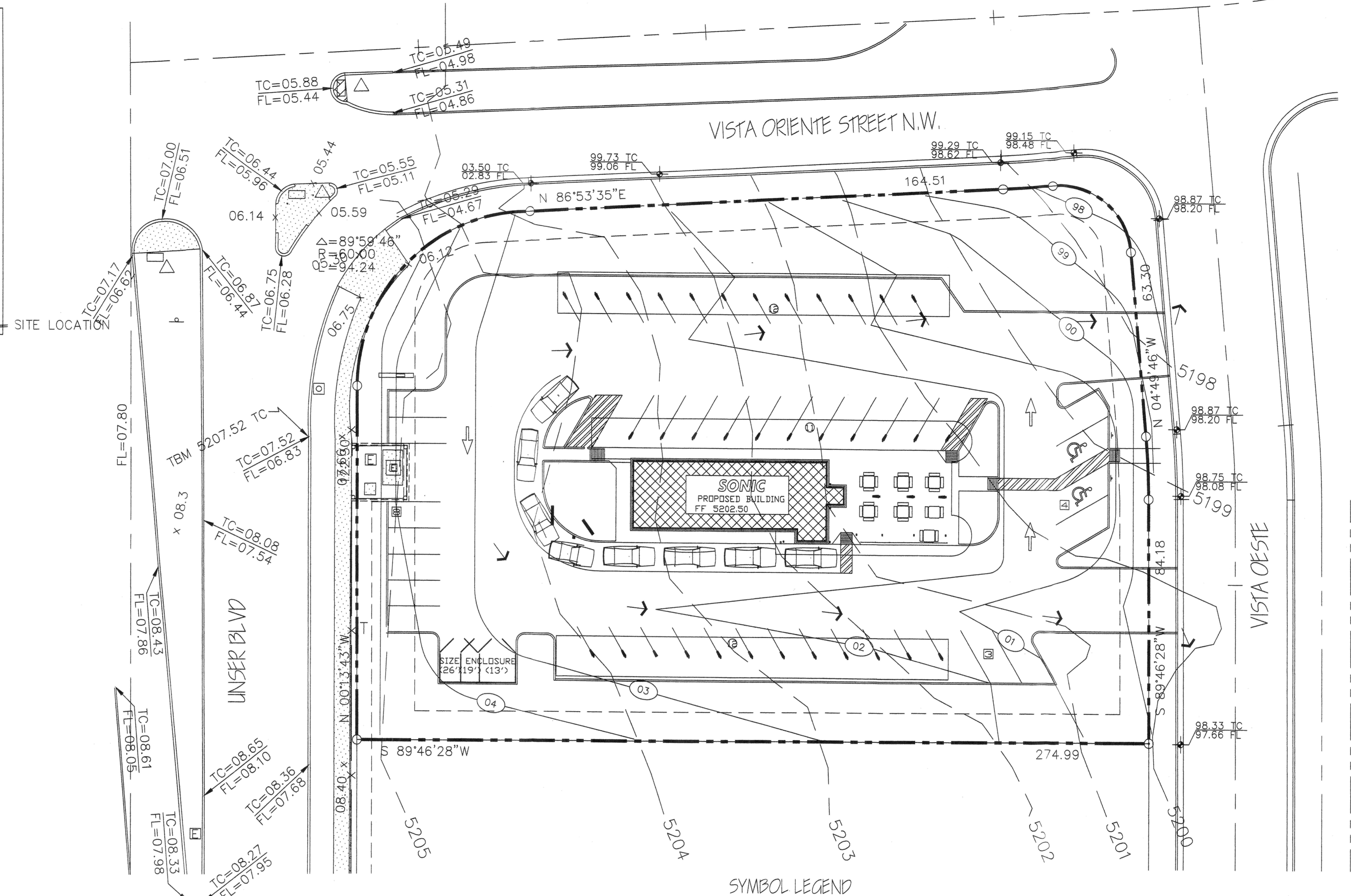
**EXISTING EXCESS PRECIPITATION:**  
 Weighted E = (0.44)(0.00) + (0.67)(0.00) + (0.99)(1.15) + (1.97)(0.00) / 1.15 ac. = 0.99 in.  
 V100-360 = (0.99)(1.15) / 12 = 0.094743 ac-ft = 4127 CF

**EXISTING PEAK DISCHARGE:**  
 Q100 = (1.29)(0.00) + (2.03)(0.00) + (2.87)(1.15) + (4.37)(0.00) = 3.30 CFS

**PROPOSED EXCESS PRECIPITATION:**  
 Weighted E = (0.44)(0.00) + (0.67)(0.43) + (0.99)(0.00) + (1.97)(0.72) / 1.15 ac. = 1.49 in.  
 V100-360 = (1.49)(1.15) / 12.0 = 0.142379 ac-ft = 6202 CF

**PROPOSED PEAK DISCHARGE:**  
 Q100 = (1.29)(0.00) + (2.03)(0.43) + (2.87)(0.00) + (4.37)(0.72) = 3.16 CFS  
 DECREASE 3.30 CFS - 3.16 CFS = 0.14 CFS

**BENCHMARK**  
 C.O.A. CONTROL BENCHMARK "3-HI" THE STATION IS LOCATED 4.5 MILES NORTHWEST OF DOWNTOWN ALBUQUERQUE, SOUTHWEST OF THE LADERA GOLF COURSE. THE STATION MARK IS A STANDARD ACS BRASS CAP STAMPED "3-HI" SET FLUSH IN THE CONCRETE SURFACE OF THE SPILLWAY. ELEVATION: 5103.38  
 T.B.M.: P.C. OF UNSER AND VISTA ORIENTE N.W. AS SHOWN ON PLAN DRAWING ELEVATION: 5207.52  
**LEGAL DESCRIPTION**  
 TRACT 19 LADERA BUSINESS PARK UNIT 2



**EROSION CONTROL MEASURES**

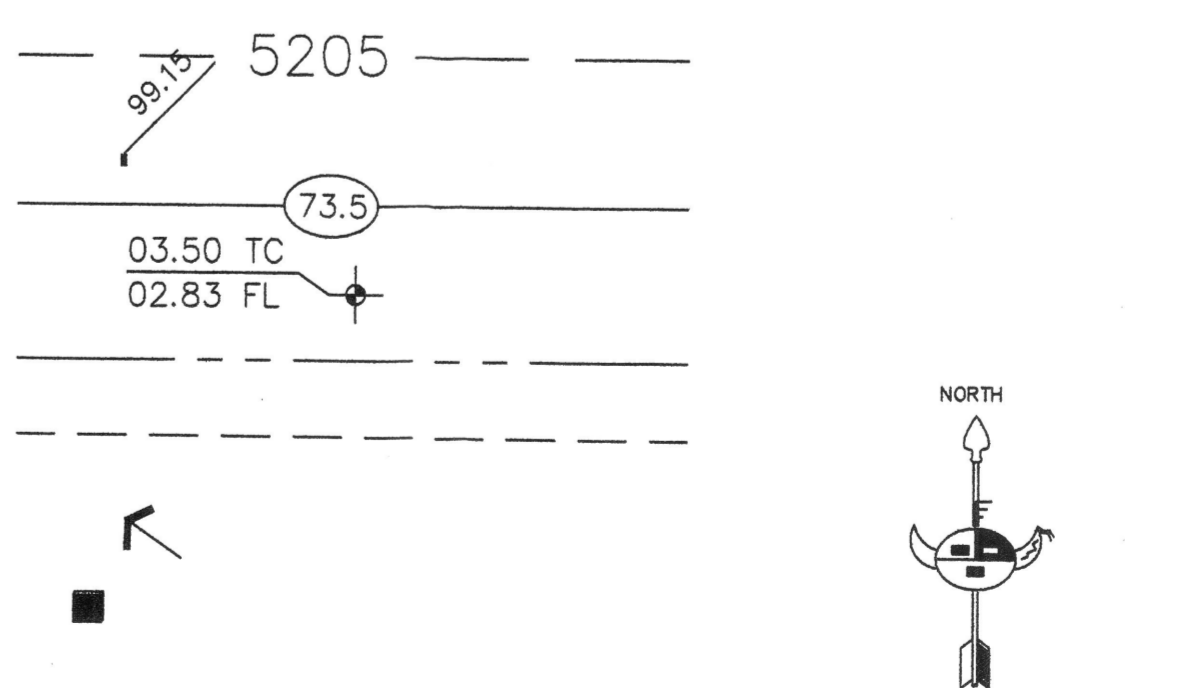
1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION. HE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE:
  - A) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, Dikes, SNALES AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.
  - B) ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.
2. THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN ERODED FROM THE SITE AND DEPOSITED THERE.
3. Two working days prior to any excavation, contractor must contact line locating Services for locating existing utilities, (260-1990).
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all construction. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to Commercial use.
6. All work on this project shall be performed in accordance with applicable Federal, State and local laws, rules and regulations concerning construction safety and health.
7. Maintenance of this facilities shall be the responsibility of the owner of the property served.

**SYMBOL LEGEND**

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- DESIGN CONTOUR
- PROPOSED SPOT ELEVATION
- PROPERTY LINE
- EASEMENT LINE
- FLOW DIRECTION
- DOWN SPOUT

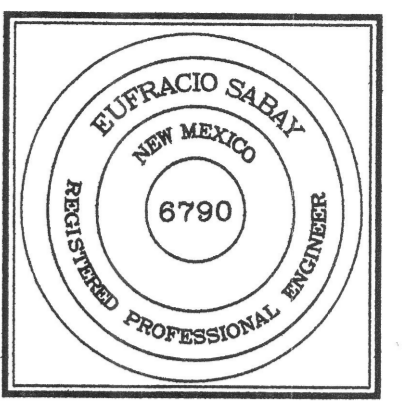
**ABBREVIATION LEGEND**

- TOP OF CONC APRON - TCA
- TOP OF CURB - TC
- TOP OF ASPHALT - TA
- TOP OF BERM - TB
- BOTTOM OF POND - BP
- FINISHED FLOOR - FF



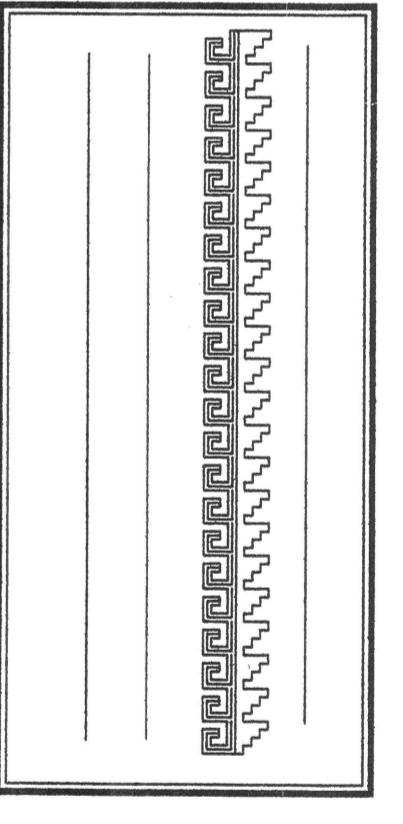
**GRADING & DRAINAGE PLAN**

Scale 1" = 20'-0"



JOB NO: XXXXXX  
 DATE: APRIL 2005  
 REVISIONS

Sheet Title  
**GRADING & DRAINAGE PLAN**  
 Drawn By: HTH/BJM  
 Checked By:



Project Name  
**PROPOSED SONIC @ UNSER & VISTA ORIENTE STREET N.W.**  
**2119 VISTA ORIENTE STREET N.W.**  
**ALBUQUERQUE, NEW MEXICO**

SHEET NO.  
**GD**

