

- GENERAL NOTES:
1. ALL LIGHTING SHALL COMPLY WITH THE CITY COMPREHENSIVE ZONING CODE OF §14-16-3-9 AREA REGULATIONS.
 2. RAINWATER HARVESTING MEASURES, SUCH AS CURB CUTS, SHALL BE PROVIDED. SEE GRADING/DRAINAGE SHEET.
 3. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
 4. PNM COORDINATION: DEVELOPMENT SHALL ABIDE BY ALL CONDITIONS OR TERMS OF UTILITY EASEMENTS PRIOR TO DEVELOPMENT, CONTACT SHALL BE MADE TO PNM'S NEW SERVICE DELIVERY DEPARTMENT TO COORDINATE ELECTRIC SERVICE AND OPTIONS FOR THE LOCATION OF ELECTRIC SERVICE CONNECTION.
 5. ALL SIDEWALKS, RAMPS (INCLUDING REQUIRED TRUNCATED DOMES) CURB CUTS, AND CURB AND GUTTER SHALL BE BUILT PER C.O.A STANDARD DRAWINGS; SIDEWALK (2430), RAMPS (2440), CURB CUTS (2426), CURB AND GUTTER (2417A).
 6. CLEAR SIGHT DISTANCE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA (SEE LANDSCAPE PLAN, SHEET 2, FOR SIGHT TRIANGLE).

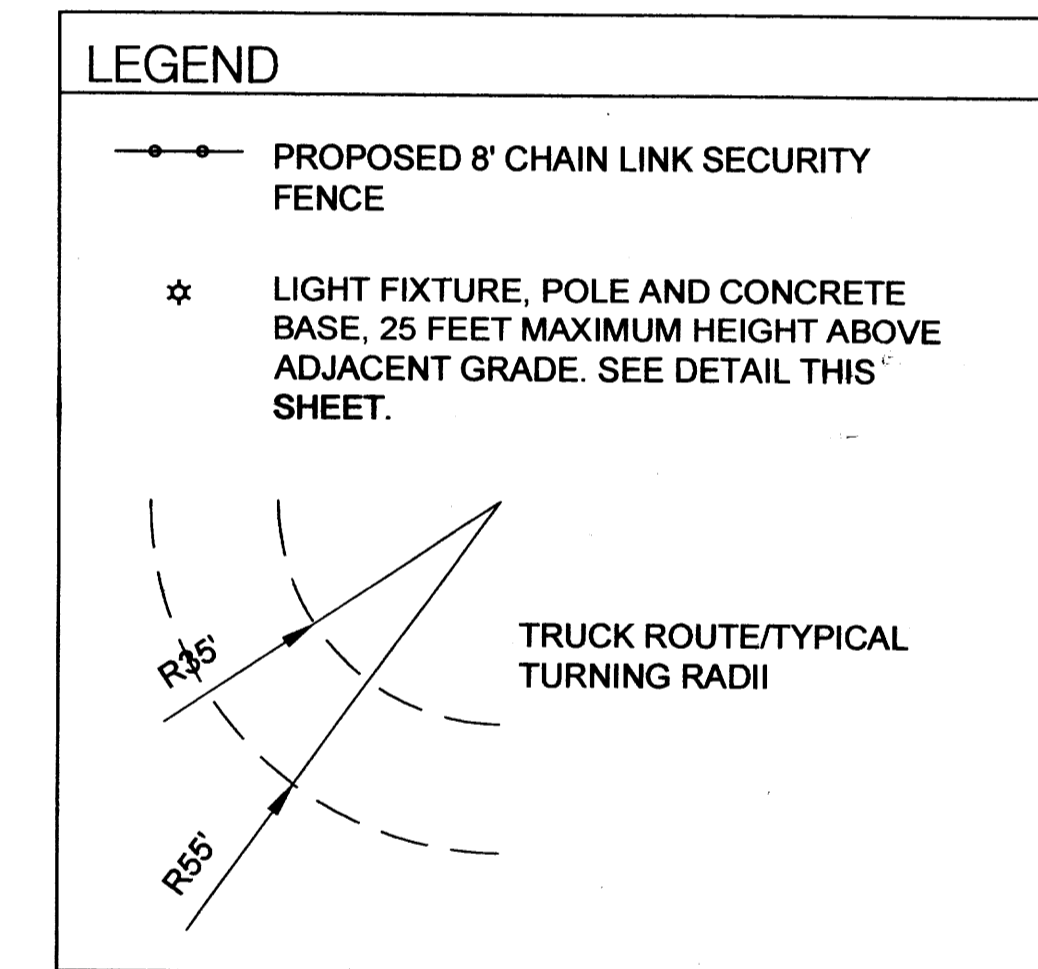
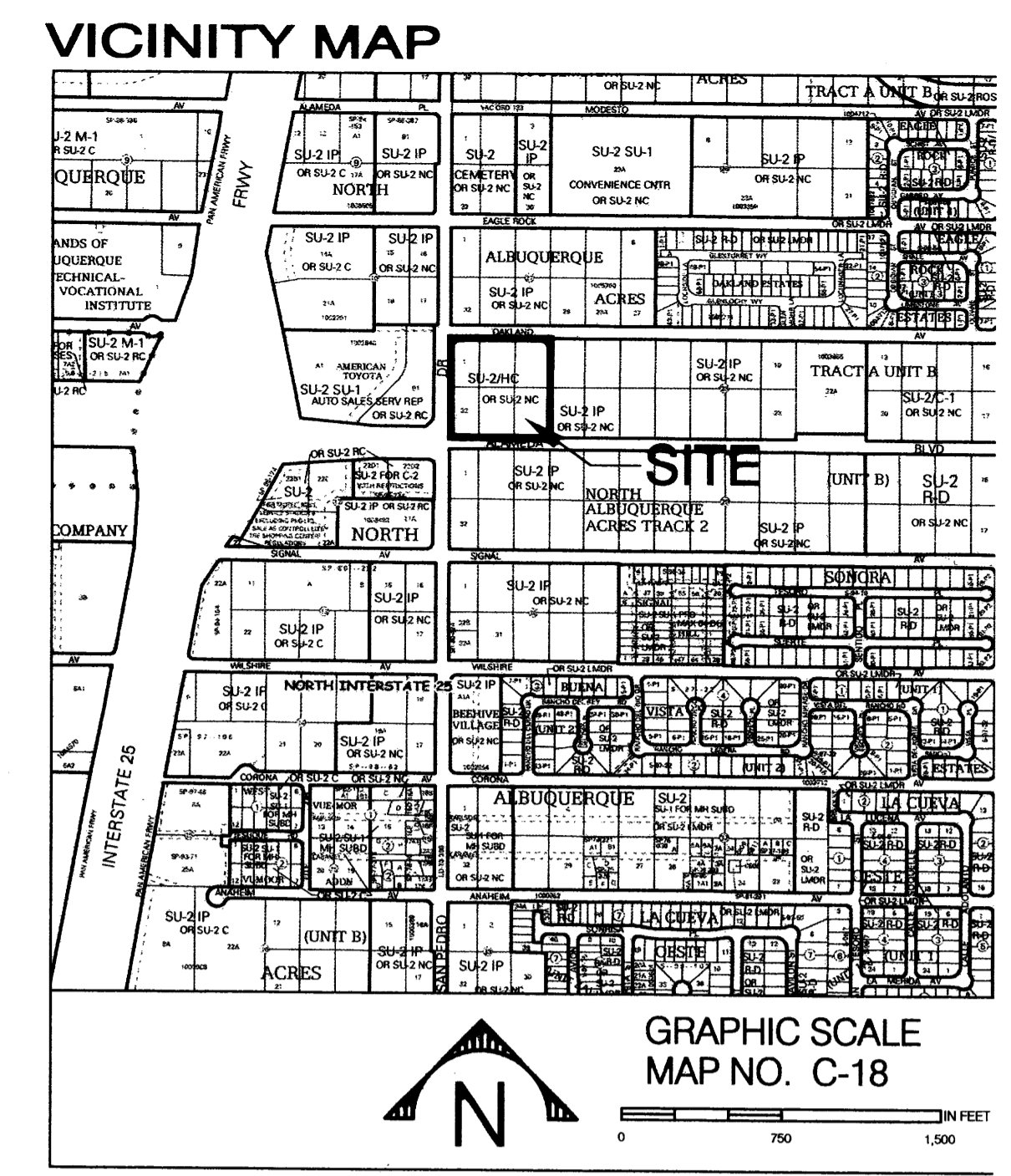
ZONING: SU-2 for HC OR SU-2 for NC

LEGAL DESCRIPTION: LOTS 30 THROUGH 32 AND LOTS 1 THROUGH 3, TRACT A, UNIT B OF THE NORTH ALBUQUERQUE ACRES

SITE AREA: 5.0 AC.

PROPOSED LAND USE: TEMPORARY VEHICLE STORAGE, LIMITED TO THE CONSTRUCTION PERIOD FOR LARRY H. MILLER AMERICAN TOYOTA DEALERSHIP

TOTAL PROVIDED PARKING: 502



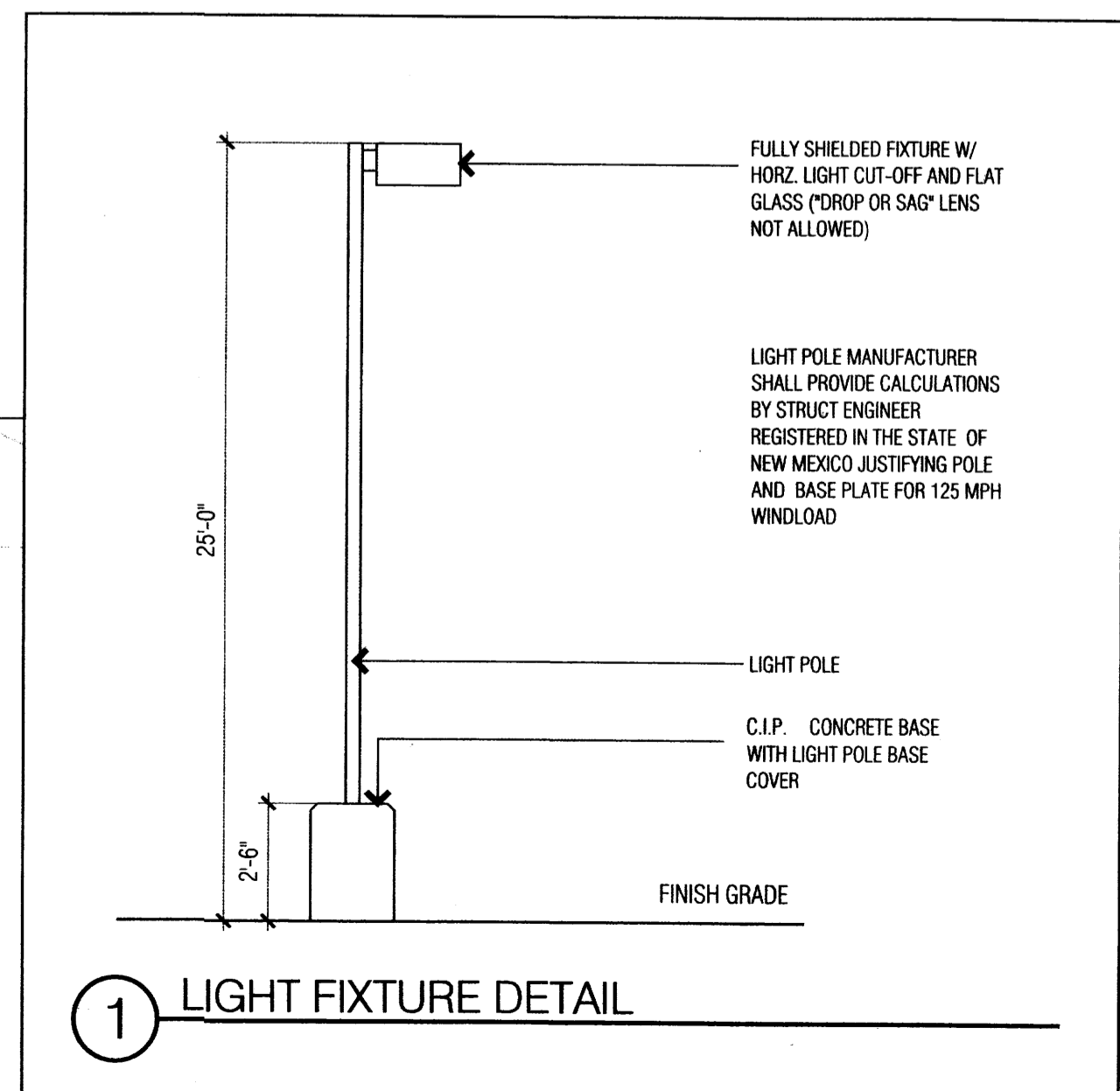
PROJECT NUMBER: _____
 Application Number: _____

Is an Infrastructure List required? () Yes () 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.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

PROJECT: 1010344
 DATE: 2-24-15
 MAP: 15-10003(CSB)



LARRY H. MILLER AMERICAN TOYOTA, TEMPORARY STORAGE LOTS

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

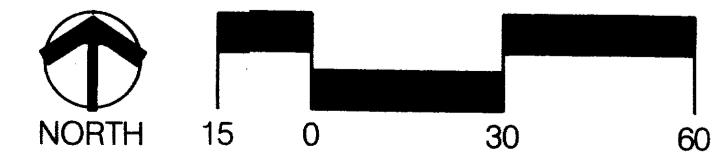
SITE PLAN

Prepared For:
 Miller Family Real Estate
 9350 S. 150E
 STE 1000
 Sandy, UT 84070-2721

Prepared By:
 Consensus Planning, Inc.
 302 Eighth Street NW
 Albuquerque, NM 87102

Rio Grande Engineering
 1606 Central Avenue
 Albuquerque, NM 87106

Scale: 1" = 30'



January 9, 2014

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

Weighted E Method
AMERICAN TOYOTA TEMPORARY YARD

Basin	Area (sq)	Area (acres)	Treatment				100-Year 6-hr		10-day				
			Treatment A (%)	Treatment B (%)	Treatment C (%)	Treatment D (%)	Weighted E (ac-ft)	Volume (ac-ft)	Flow (cfs)	Volume (ac-ft)			
BASIN A1	193022	4.431	0%	12.0%	0.532	50.0%	2.21559	38%	1.684	1.682	0.610	17.48	0.835
ALLOWED IN NAAMD	193022	4.431	0%	34.0%	1.507	16.0%	0.70889	50%	2.216	1.899	0.627	17.49	0.825
UPLAND	423336	9.718	0%	34.0%	3.304	16.0%	1.55495	50%	4.859	1.899	1.376	38.35	2.024

Weighted E = Ea**A*a + Eb**A*b + Ec**A*c + Ed**A*d / (Total Area)

Volume = Weighted E * Total Area

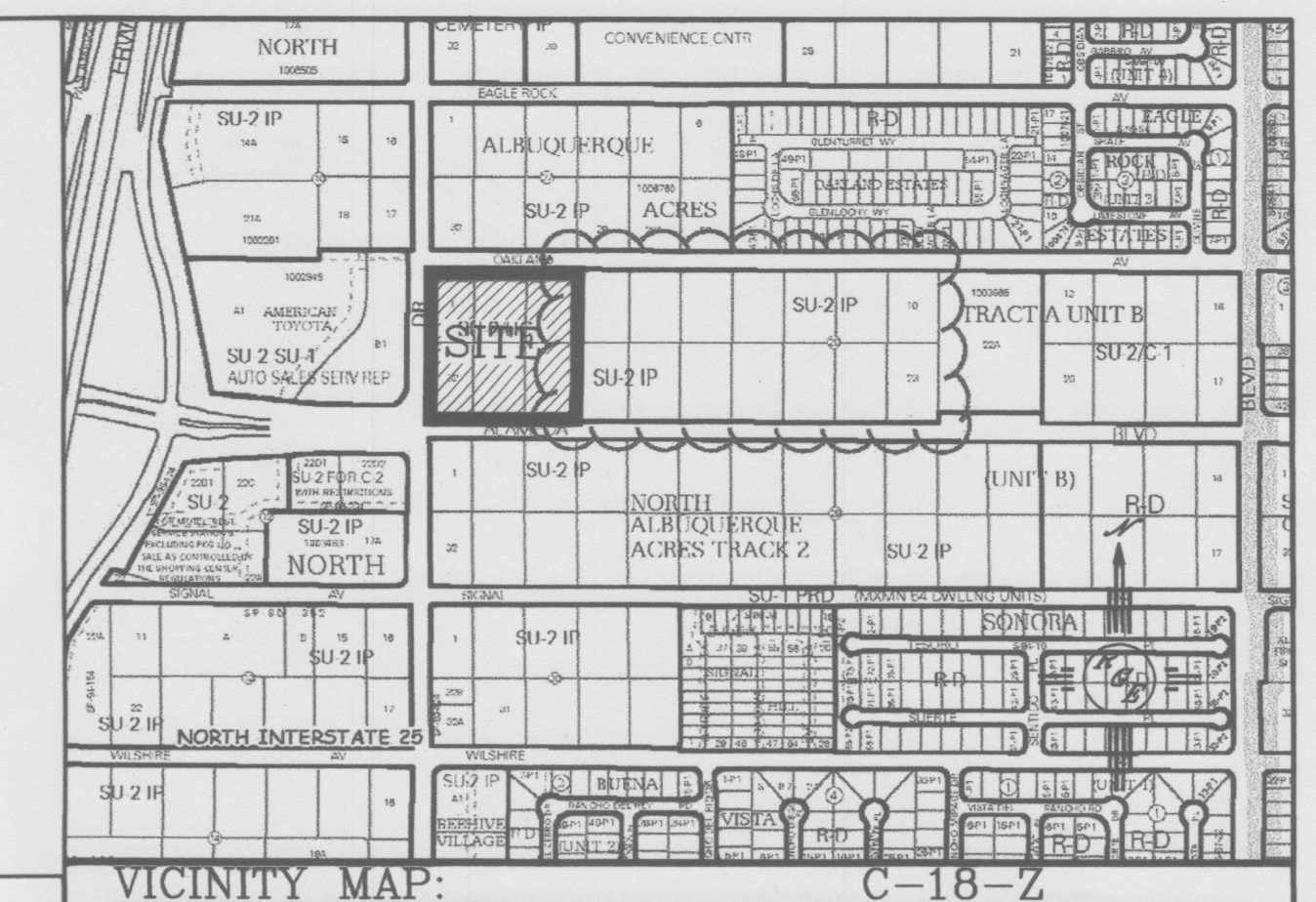
Flow = Qa * *A*a + Qb * *A*b + Qc * *A*c + Qd * *A*d

Where for 100-year, 6-hour storm (zone 3)

Ea= 0.66	Qa= 1.87
Eb= 0.92	Qb= 2.6
Ec= 1.29	Qc= 3.45
Ed= 2.36	Qd= 5.02

FIRST FLUSH= 1781.317 CF

DRAINAGE NARRATIVE
Site is a temporary use. The site is located bears 117.2 and 117.3. The upland flow of 38.35 cfs will enter the site and drain to the swale along oakland. The flow will be captured by a double D in the onsite flow will be captured by a single D inlet connected to the wye stubbed into the property. The land treatment of millings was approximated by assigning 50% and 50%
The First flush volume of 2070 has been provided onsite



LEGAL DESCRIPTION:

NOTES:

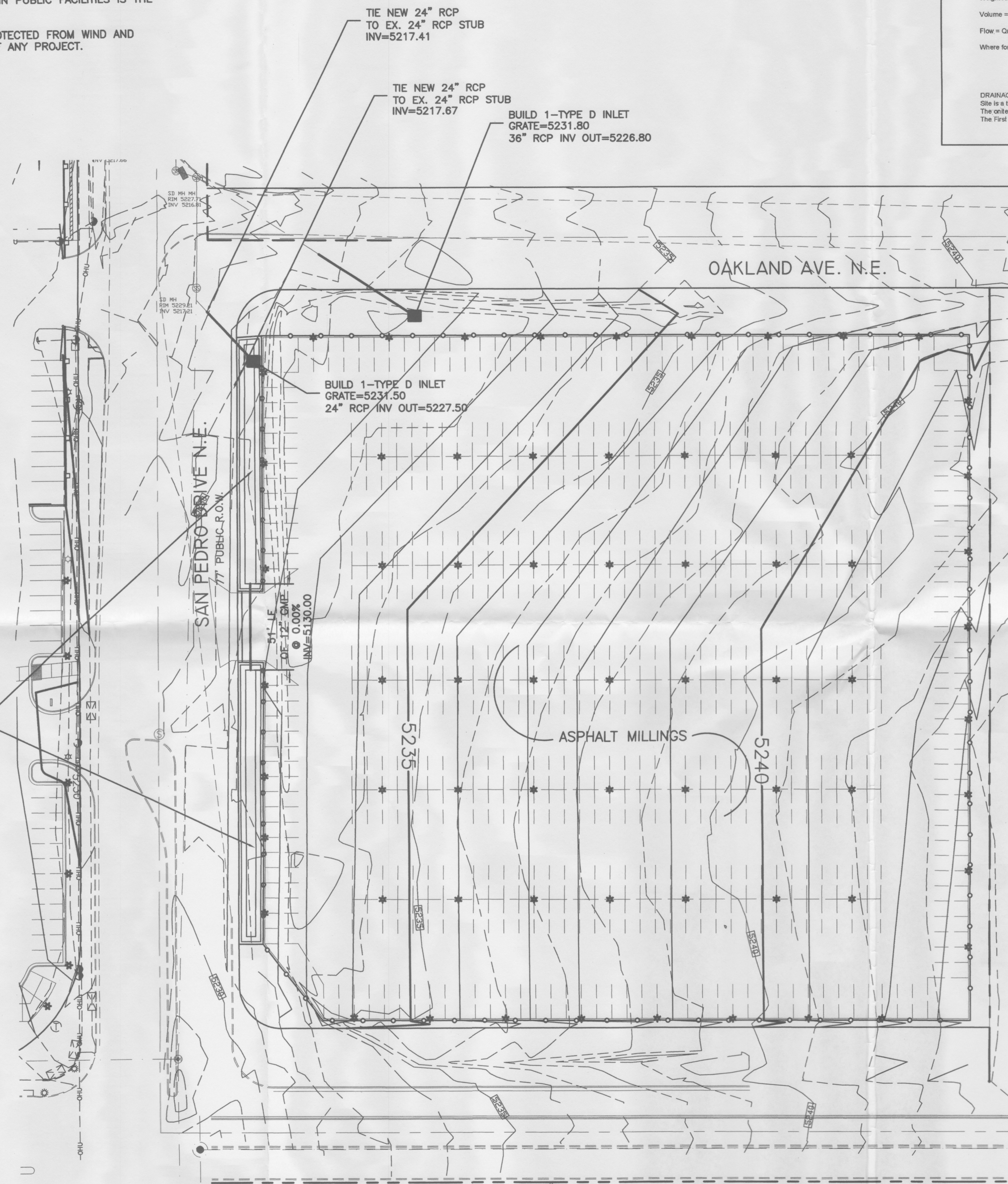
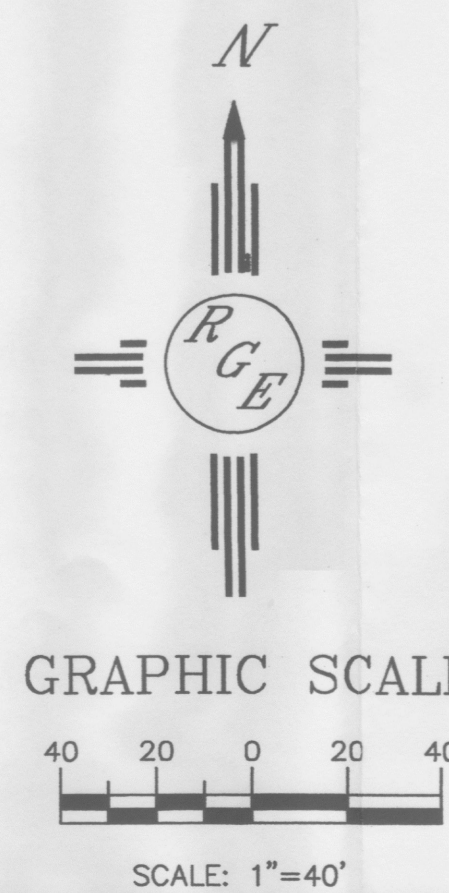
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER TO 6" HEADER UNLESS OTHERWISE NOTED.
3. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.

LEGEND

- -5414 --- EXISTING CONTOUR
- -5415 --- EXISTING INDEX CONTOUR
- 5414 --- PROPOSED CONTOUR
- 5415 --- PROPOSED INDEX CONTOUR
- SLOPE TIE
- ▲ 4048.25 EXISTING SPOT ELEVATION
- ▲ 4048.25 PROPOSED SPOT ELEVATION
- BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED SETBACK
- PROPOSED LOT LINE
- PROPOSED RETAINING WALL
- PROPOSED SETBACK
- LIMITS OF FLOODPLAIN

ROUGH GRADING APPROVAL _____ DATE _____

	AMERICAN TOYOTA TEMPORARY LOT	DRAWN BY WCWJ DATE 1-09-15
	CONCEPTUAL GRADING AND DRAINAGE PLAN	SHEET # 2 of 2
1/9/15 DAVID SOULE P.E. #14522	 Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0899	JOB # 21403



FIRST FLUSH POND
3:1 SLOPE MAX.
TOP=5231.50
BOTTOM=5230.00
PROPOSED VOLUME=4888 CU. FT

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.