

**DETAIL OF POND**  
SCALE 1"=5'

**NOTE:**  
RUN OFF FROM BASIN C (FUTURE DEVELOPMENT) SHOULD BE DIVERTED INTO TEMPORARY PONDING. PROPOSED AC SWALE SHOULD BE WARPED ON APPROACH TO POND RUNDOWN SO ALL FLOW ENTERING POND FROM SWALE GOES DOWN ROCK OR AC RUNDOWN. SHOULD POND FILL, OPENING IN TEMPORARY CURB WOULD ALLOW OVERFLOW TO SPILL SOUTH INTO BASIN B.

INSTALL LANDSCAPE ROCK RUNDOWN PER DETAIL THIS SHEET.

CONSTRUCT 6" ASPHALT EXTRUDED CURB.

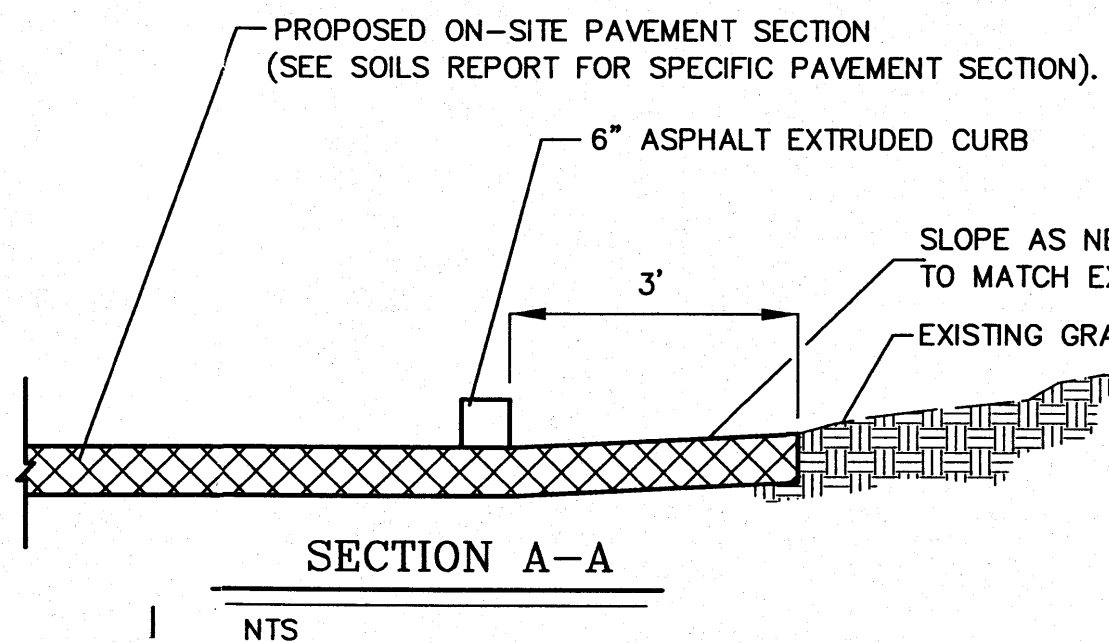
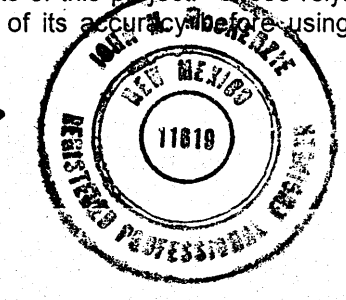
CONSTRUCT EARTH BERM TO DIVERT EXISTING RUNOFF TOWARD CURB OPENING (MIN. ELEV. = 50.35).

**DRAINAGE CERTIFICATION**

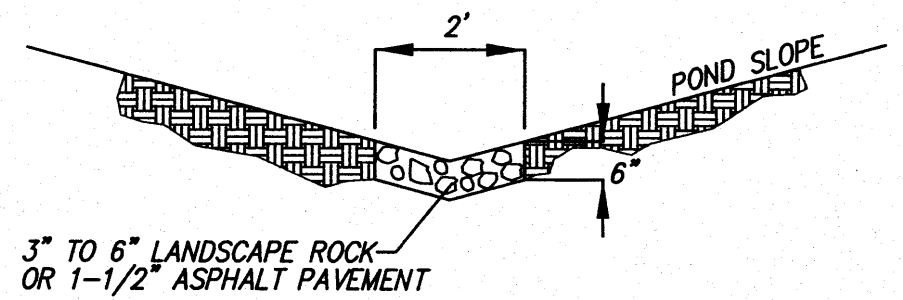
I, John M. MacKenzie, NMPE 11619, of the firm Mark Goodwin & Associates, P.A., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 10/28/2005. The record information edited onto the original design document has been obtained by Jussuin Arquillas of the firm Arquillas Surveying, Inc. I further certify that I have personally visited the project site on 02/09/06 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Grading Certification approval.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy. Using it for any other purpose is not intended.

*John M. MacKenzie 02-09-06*  
JOHN M. MACKENZIE, NMPE 11619  
**\*Deficiencies Exist**  
**Temporary CO. requested**



NTS

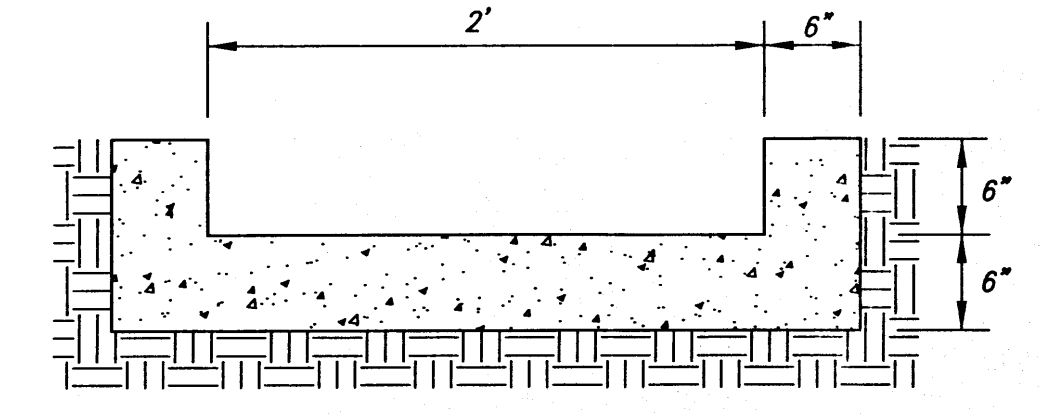


**RUN DOWN DETAIL**  
NTS

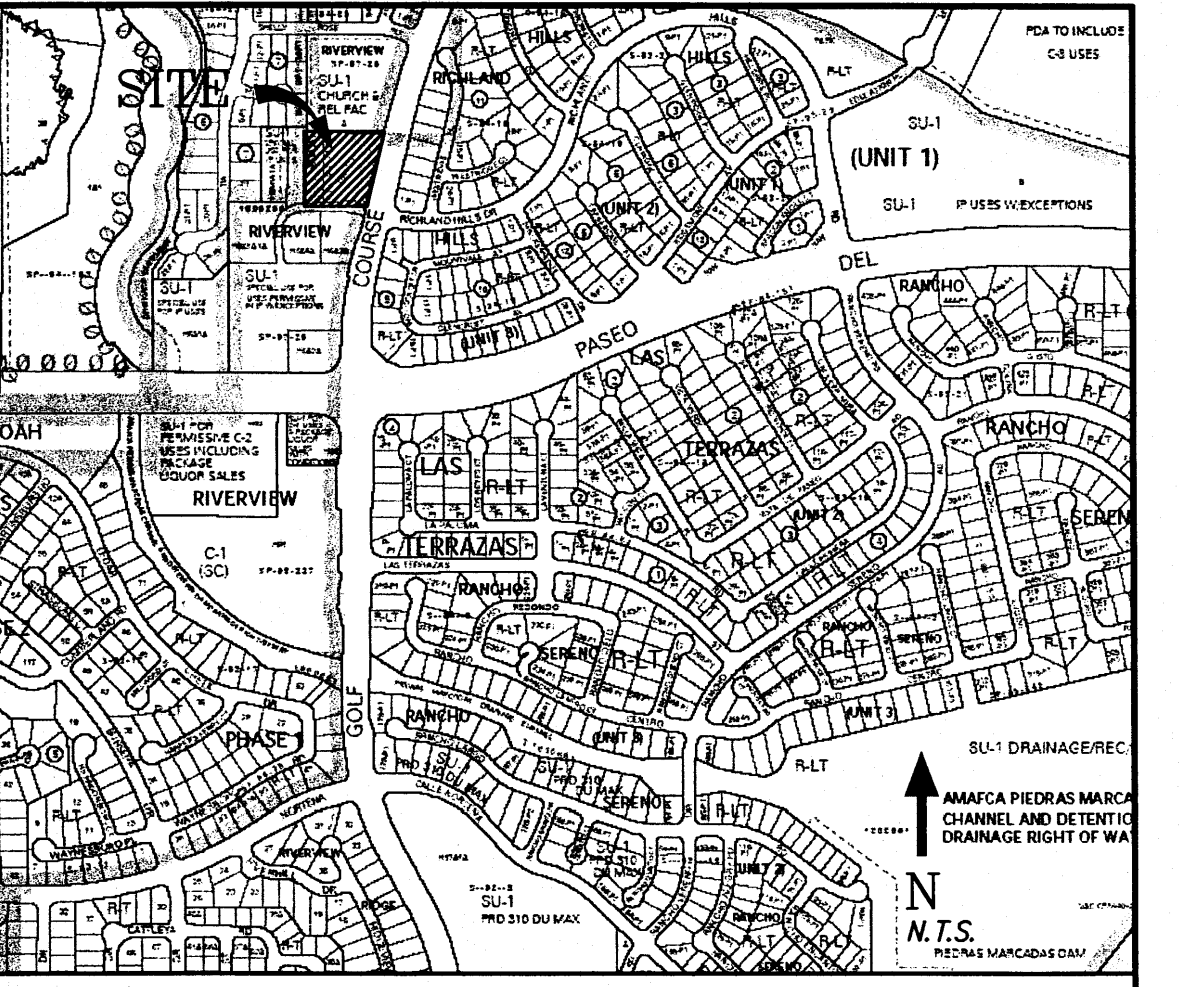
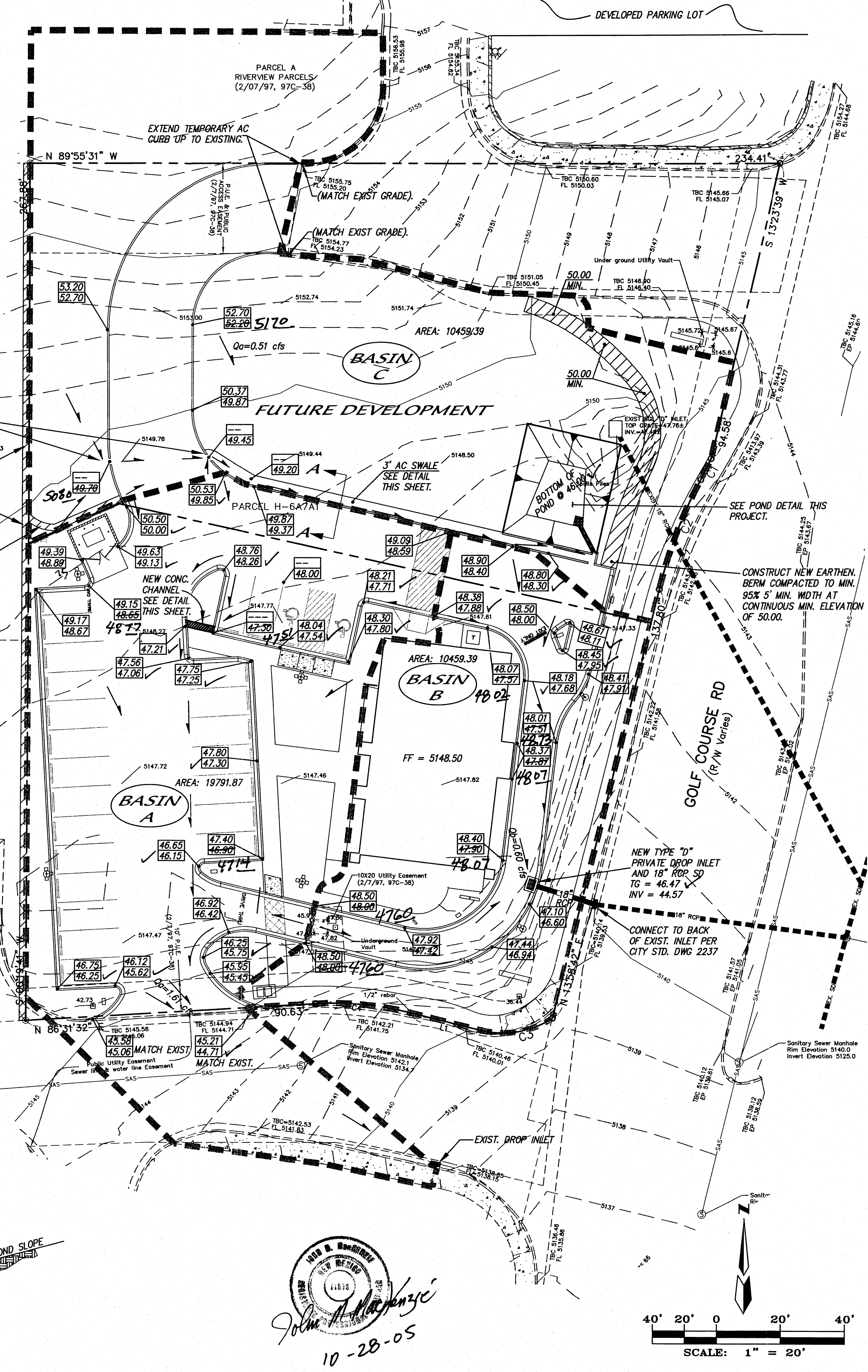
**NOTICE TO CONTRACTOR**

1. An excavation/construction permit will be required before beginning any work within City right of way.
2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with "City of Albuquerque Standard Specifications for Public Works Construction" (1985 Edition).
3. Two working days prior to any excavation, Contractor must contact the Line Locating Service, 765-1234, 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 with a minimum amount of delay.
5. Backfill compaction shall be according to traffic/street use.
6. Maintenance of these facilities shall be the responsibility of the Owner of the property served.
7. Work on arterial streets shall be performed on a 24 hour basis.

APPROVAL	NAME	DATE
INSPECTOR		



**CONCRETE CHANNEL DETAIL**  
NTS



ZONE MAP: C-12-Z

**ACS BENCHMARK**

STATION IS A STANDARD CORPUS OF ENGINEERS METAL TABLE SET IN A CONCRETE POST, 0.75 FT. ABOVE THE GROUND, STAMPED "ALAMEDA B NO 2, ALBUQUERQUE DISTRICT, 1950".

X=373,513.20 Y=1,520,142.81 Z=5058.25

**LEGAL DESCRIPTION**

RIVERVIEW PARCEL H-6A7A-1

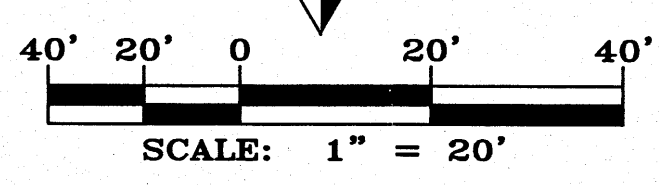
**LEGEND**

- 92.50 As Built Elevation
- PROPERTY LINE
- x 50.5 EXISTING SPOT ELEVATION
- 5094 EXISTING CONTOUR
- 90 PROPOSED CONTOUR
- 46.00 PROPOSED SPOT ELEVATION
- F.F. = FINISHED FLOOR
- DRAINAGE BASIN BOUNDARY
- ~ WATER BREAK
- EXISTING CURB AND GUTTER
- EXISTING STORM DRAIN
- NEW CONC. CURB AND GUTTER
- NEW TEMPORARY AC CURB

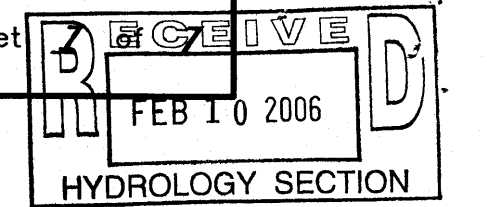
**CARL'S JR. GOLF COURSE RD. GRADING AND DRAINAGE PLAN**

**dmg** MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS  
P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505)828-2200, FAX (505)797-9539

Designed: JMM Drawn: SPS Checked: DMG Scale: 1" = 30' Date: 06/03/05 Job: A05036 Sheet: 3



A5036CJG/GRADING/A5036GD30B/10-27-05 sps ach car

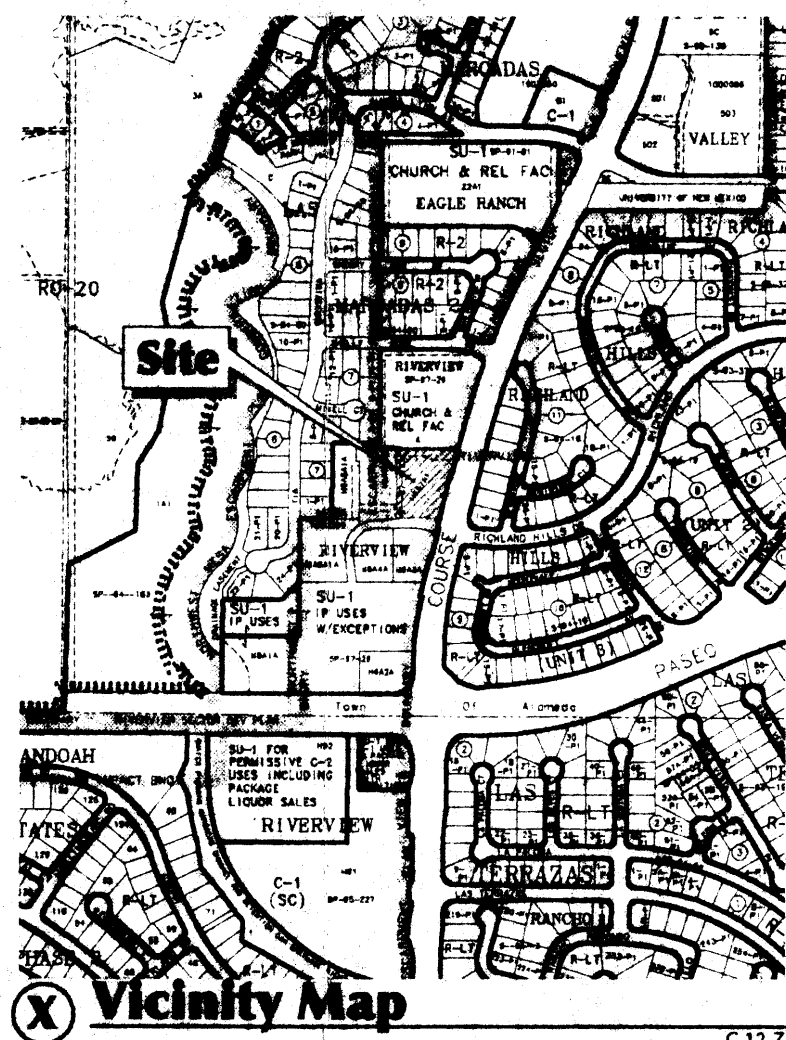


11/27 ck

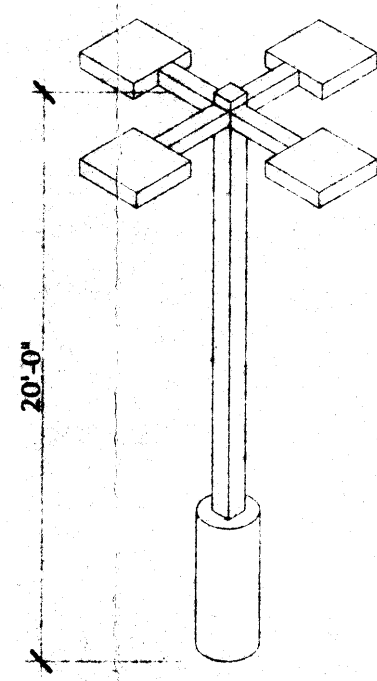
FEB 10 2006

HYDROLOGY SECTION



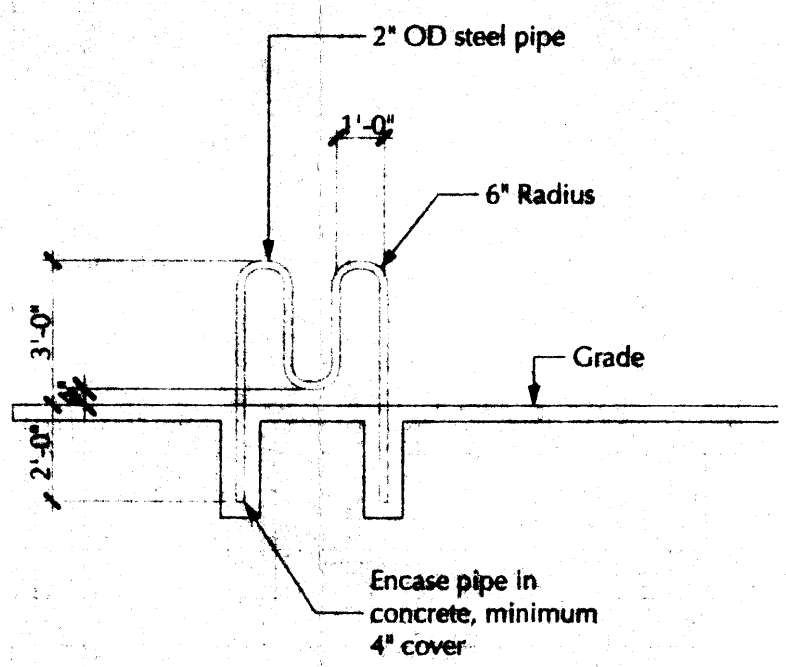


**X Vicinity Map**



Number of light fixtures on pole varies, see site plan. Use sharp cut-off fixtures at property lines. Site lighting fixtures for this project are limited to 20'-0" high. (The maximum height allowed by the approved site development plan for subdivision is 35'-0")

**W Site Light Detail**



**V Bike Rack**

ADDRESS: 8641 Golf Course Road NW  
Albuquerque, New Mexico

LEGAL DESCRIPTION  
PARCELS: H-6A7A1-A and H-6A7A1-B  
SUBDIVISION: Riverview Parcels

ZONE ATLAS PAGE: C-12

LAND USE ZONING: SU-1 for IP uses with exceptions

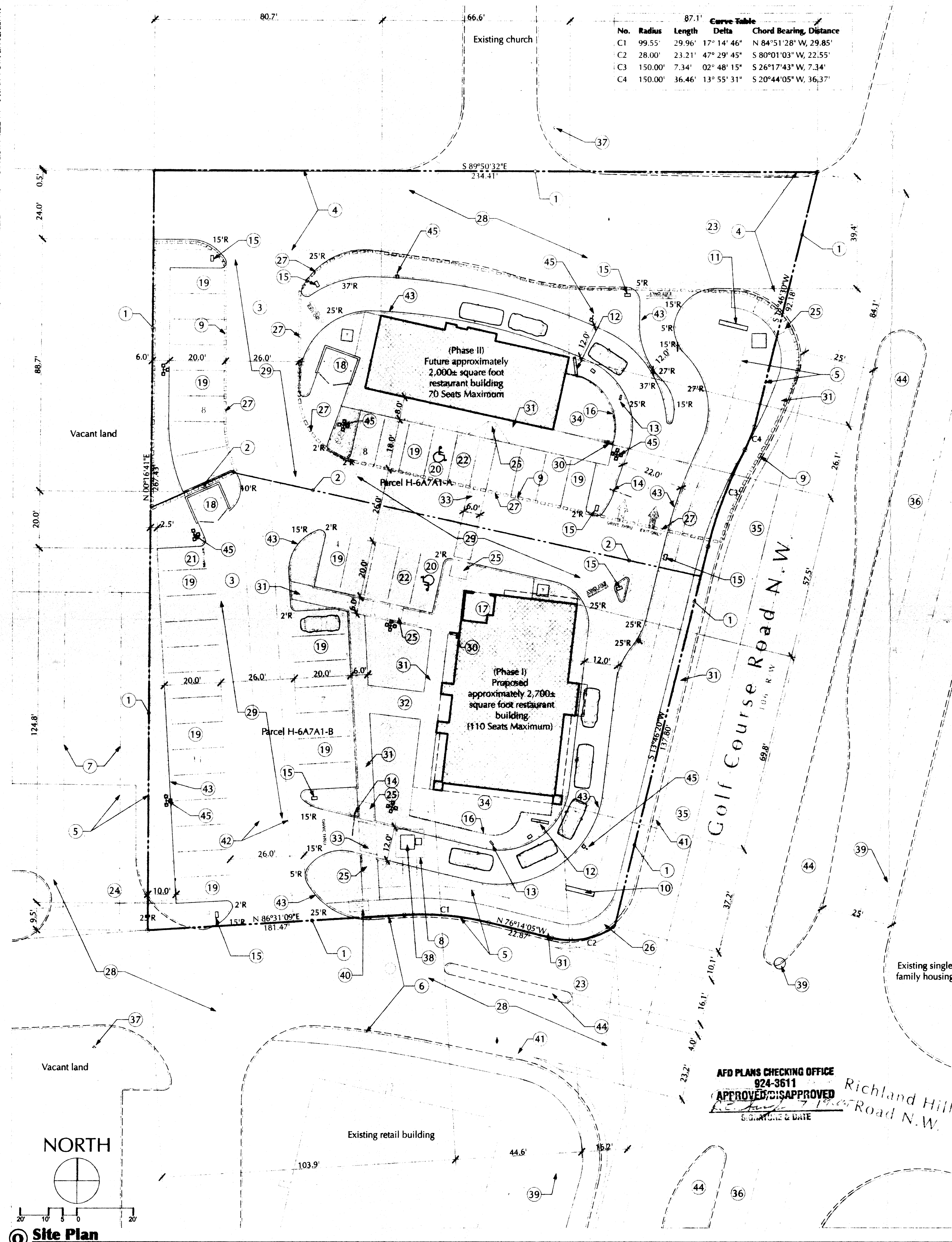
PARKING (Restaurant: 1 space per 4 seats)

	Parcel 6A7A1-B	6A7A1-A
Required:	60/4=15	50/4=13
10% bus discount = 3.0 Spaces	-1.5	-1.3
<b>Total =</b>	<b>13.5</b>	<b>11.7</b>
Provided:		
Standard Spaces	23	15
Small Car Spaces	1	0
HC Space	1	1
<b>Total</b>	<b>25</b>	<b>16</b>

BICYCLE PARKING (1 space/20 parking spaces)

Required:	2	2
Provided:	2	2

**U Notes**



Curve Table

No.	Radius	Length	Delta	Chord Bearing, Distance
C1	99.55'	29.96'	17° 14' 46"	N 84° 51' 28" W, 29.85'
C2	28.00'	23.21'	47° 29' 45"	S 80° 01' 03" W, 22.55'
C3	150.00'	7.34'	02° 48' 15"	S 26° 17' 43" W, 7.34'
C4	150.00'	36.46'	13° 55' 31"	S 20° 44' 05" W, 36.37'

**S Site Plan**

- KEYED NOTES**
- Existing property line (typical).
  - Proposed property line (with this plan)
  - There is a proposed blanket cross access easement for the benefit of these sites
  - Existing public access and utility easement
  - Existing 10' wide public utility easement.
  - Existing public utility easement, sewer line & water line easement
  - Existing 20' wide public water line & sanitary sewer easement
  - Existing 10'x10' pullbox easement
  - Areas enclosed by the heavy dashed line are part of phase II
  - Proposed monument sign (Carl's Jr.) See detail 'AA' on sheet SDP-5
  - Proposed monument sign (Phase II restaurant) See detail 'Z' on sheet SDP-5
  - Drive through menu sign and order station. - See detail 'Y' on sheet SDP-5
  - Drive through preview menu sign. - See detail 'D' on sheet SDP-5
  - Drive through clearance menu sign
  - Directional sign. - See detail 'AB' on sheet SDP-5
  - 42" high wrought iron fence at drive through side of patio
  - Proposed screened staggering area for trash and deliveries
  - Dumpster enclosure, see elevation detail 'C' on sheet SDP-5
  - Typical parking space 9'-0" wide (8'-6" minimum) x 20' with concrete wheel stop for 18' + 2' overhang with 8' wide walk
  - Typical HC parking space 8'-6" x 20' with concrete wheel stop
  - Typical small car parking space 8'-0" x 15'-0". Provide "SMALL CAR" marking on pavement at the front of the space
  - 8' wide handicap aisle for van space
  - Existing common drive pad
  - Existing access road
  - Proposed curb ramp CONSTRUCT PER COA DWG #2441
  - Existing curb ramp
  - Temporary 6" high asphalt curb at phase II line
  - Existing asphalt paving
  - Proposed asphalt paving
  - Bicycle rack (2 spaces minimum). See detail 'V' sheet SDP-2.
  - Proposed 6' wide concrete sidewalk CONSTRUCT PER COA DWG 2430
  - Proposed concrete sidewalk
  - Proposed colored and textured concrete crosswalk
  - Colored and scored concrete patio
  - Existing deceleration lane
  - Existing turn lane
  - Existing fire hydrant location
  - Existing electrical vault (dive over)
  - Existing manhole
  - Existing water meters (field verify)
  - Existing inlet grate, see grading plan for location
  - Proposed 10'-0" wide utility easement.
  - Concrete curb
  - Existing street median
  - Site light fixture. - See detail 'W' on sheet SDP-2

**B Keyed Notes**

PROJECT NUMBER: 1004281  
APPLICATION NUMBERS: 05DRB-01057, 05DRB-01058  
Is an Infrastructure List Required? ( ) Yes ( ) No. If yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB Development Plan Approval

*[Signature]* 8-19-05 Date  
Traffic Engineer, Transportation Department

*[Signature]* 7-20-05 Date  
Water Utility Development

*[Signature]* 7/20/05 Date  
Christine Scandalor  
Parks and Recreation Department

*[Signature]* 7/20/05 Date  
Bradley D. Binjan  
City Engineer

N/A Date  
\* Environmental Health Department (conditional)

*[Signature]* 7-19-05 Date  
Michael Holton  
Solid Waste Management

*[Signature]* 7/20/05 Date  
DRB Chairperson, Planning Department

\* Environmental Health, if necessary

**Signature Block**

*[Signature]* 8-19-05 Date  
Traffic Engineer, Transportation Department

*[Signature]* 7-20-05 Date  
Water Utility Development

*[Signature]* 7/20/05 Date  
Christine Scandalor  
Parks and Recreation Department

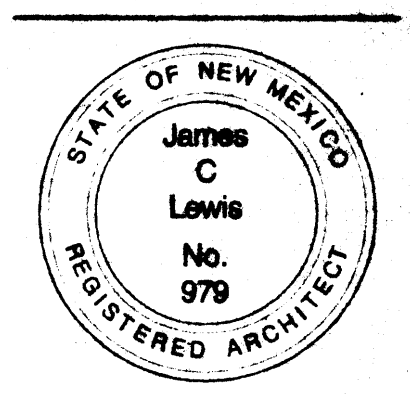
*[Signature]* 7/20/05 Date  
Bradley D. Binjan  
City Engineer

N/A Date  
\* Environmental Health Department (conditional)

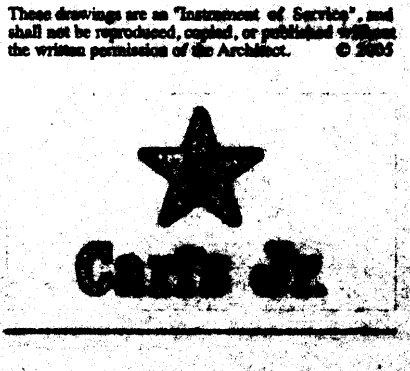
*[Signature]* 7-19-05 Date  
Michael Holton  
Solid Waste Management

*[Signature]* 7/20/05 Date  
DRB Chairperson, Planning Department

\* Environmental Health, if necessary



**Schlagel Lewis**  
1620 Central Ave SE  
Albuquerque, NM 87106  
(505) 247-1529  
FAX (505) 246-0701  
gs@slaw.com



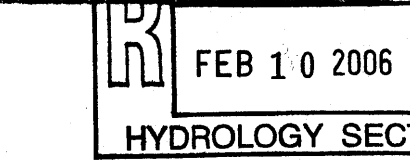
Site Development Plan for Building  
Permit and Subdivision  
**Carl's Jr. Restaurant**  
Golf Course and Paseo Del Norte  
Albuquerque, NM 87105

**ISSUE DATE:**  
16 June, 2005

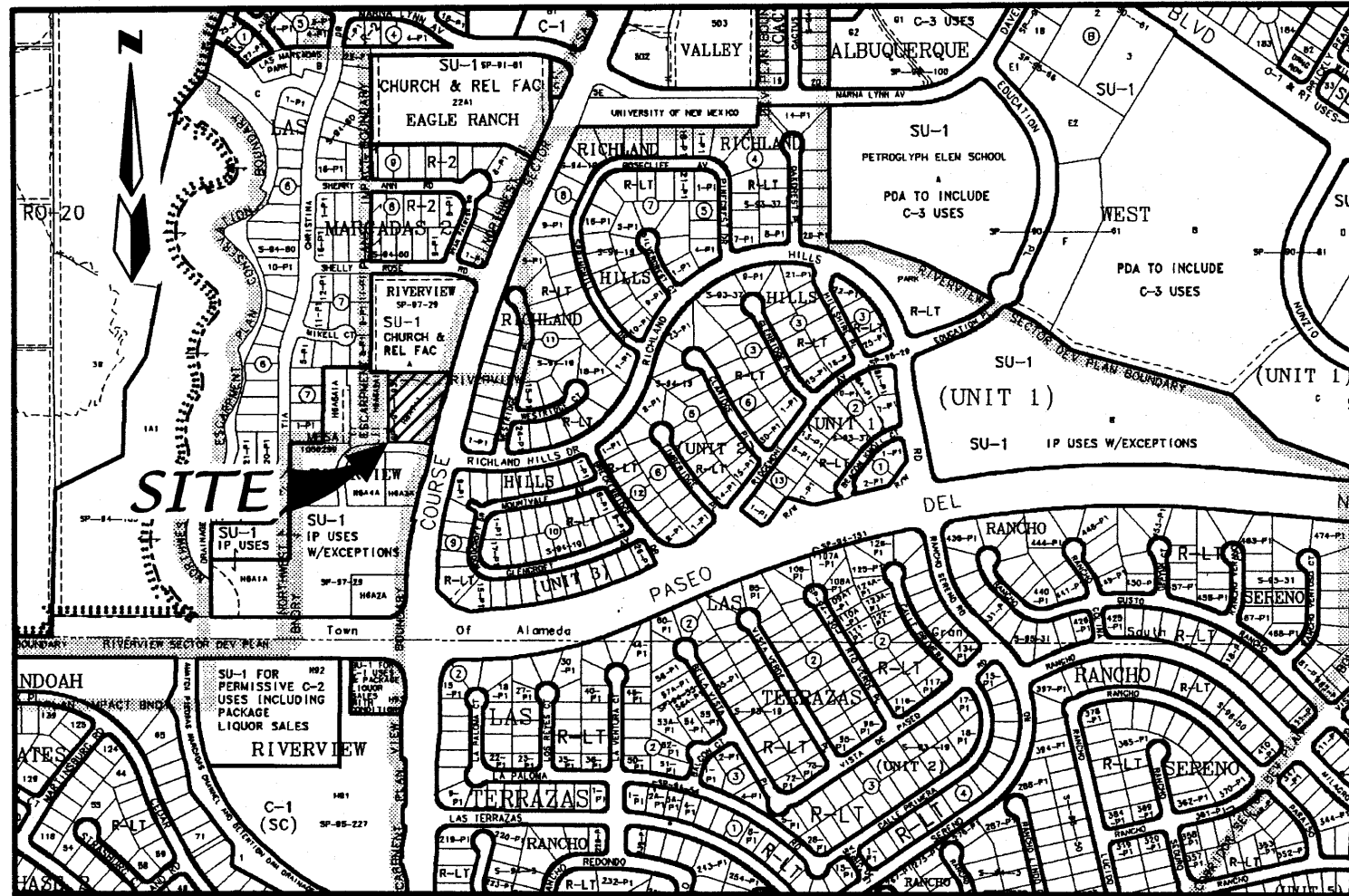
**REVISIONS:**  
12 July, 2005  
18 July, 2005

**Site Plan**

PROJECT 0514  
SHEET SDP-2







**LEGAL DESCRIPTION**

Parcel Lettered H-SIX-A-SEVEN-A-ONE (H-6A7A1), RIVERVIEW PARCELS, Situate within the Town of Alameda Grant, Projected Section 13, Township 11 North, Range 2 East of the New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on October 27, 1997 in Volume 97C, Folio 316 and containing 1.2150 acres, more or less.

**NOTES**

(SEE SHEET 2)

**PURPOSE OF PLAT**

1. Subdivide 1 Existing Parcel into 2 Parcels.
2. Grant easements as shown hereon.

**PUBLIC UTILITY EASEMENT**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. The PNM Electric Services Division for the installation, maintenance and service of underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

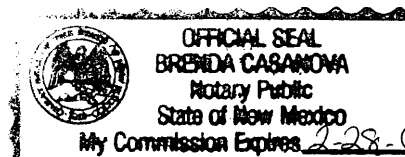
In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

*Alan Ivener* 6/22/05 Date  
 Alan Ivener  
*Ruth Ivener* 6/22/05 Date  
 Ruth Ivener, Wife

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO SS



This instrument was acknowledged before me on June 22, 2005  
 By Alan Ivener and Ruth Ivener, husband and wife.  
*Brenda Cabanowa* 2-28-2006  
 NOTARY PUBLIC MY COMMISSION EXPIRES

PLAT FOR  
 PARCEL H-6A7A1-A AND H-6A7A1-B  
 RIVERVIEW PARCELS  
 WITHIN THE  
 TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 13  
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2005

**APPROVED AND ACCEPTED BY:**

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: \_\_\_\_\_

Application Number: \_\_\_\_\_

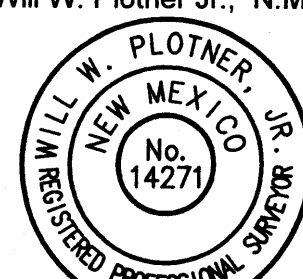
**PLAT APPROVAL**

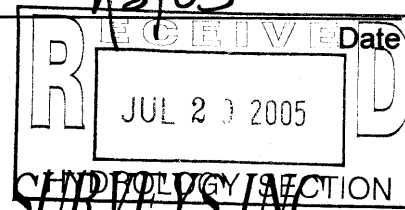
Utility Approvals:

PNM Electric Services	_____	_____	Date
PNM Gas Services	_____	_____	Date
Qwest	_____	_____	Date
Comcast	_____	_____	Date
New Mexico Utilities, Inc.	_____	_____	Date
City Approvals:	<i>Alan Ivener</i>	7-8-05	Date
City Surveyor	_____	_____	Date
Real Property Division	_____	_____	Date
Traffic Engineering, Transportation Division	_____	_____	Date
Water Utility Department	_____	_____	Date
Parks and Recreation Department	_____	_____	Date
AMAFCA	_____	_____	Date
City Engineer	_____	_____	Date
DRB Chairperson, Planning Department	_____	_____	Date

**SURVEYOR'S CERTIFICATION**

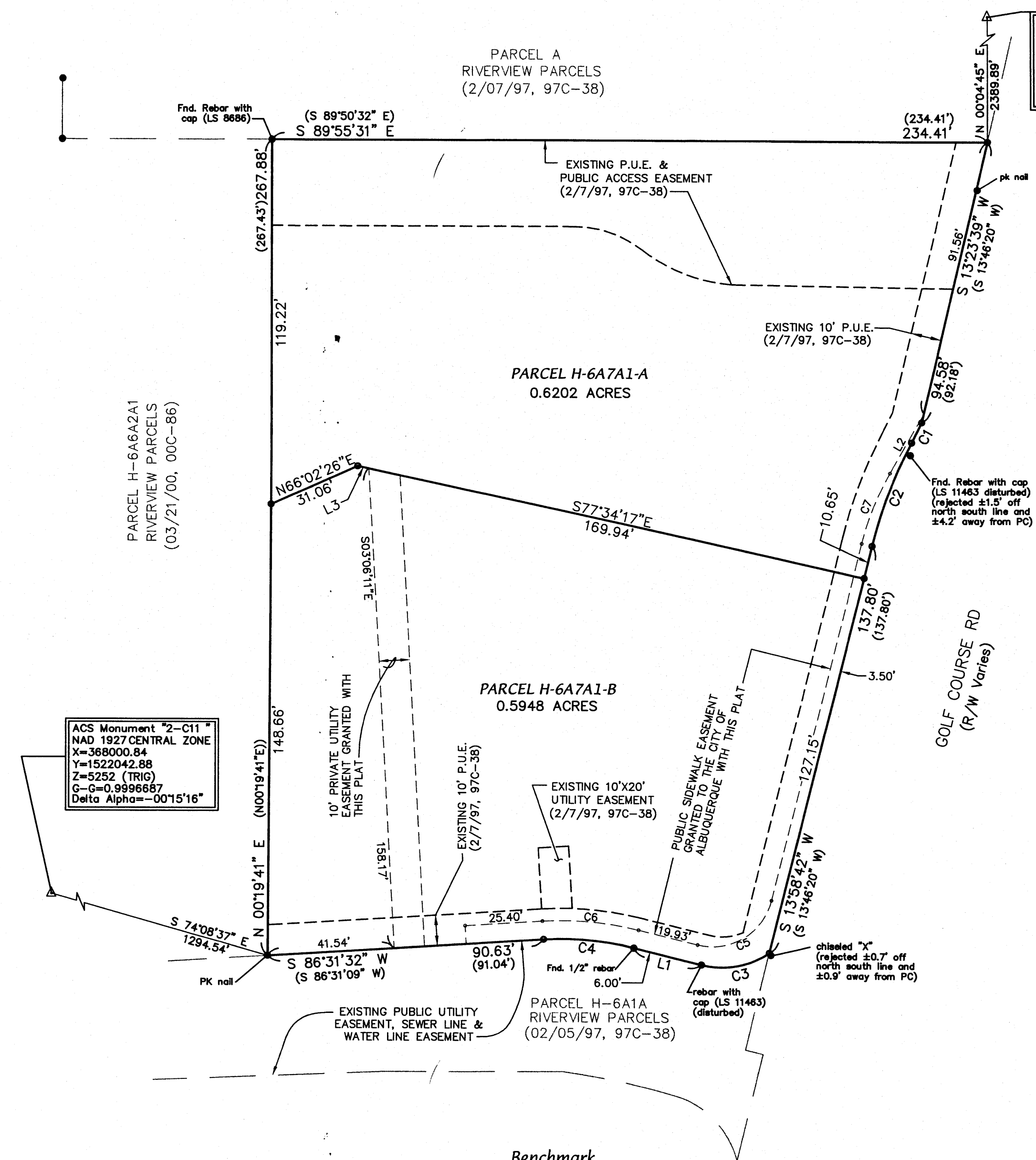
"I, Will W. Plotner, Jr., a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

*Will W. Plotner Jr.* 7/5/05 Date  
 Will W. Plotner Jr., N.M.P.S. No. 14271  
  
**CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244



PLAT FOR  
**PARCELS H-6A7A1-A AND H-6A7A1-B**  
**RIVERVIEW PARCELS**  
 WITHIN THE  
 TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 13  
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2005

ACS Monument "3-B12"  
 NAD 1927 CENTRAL ZONE  
 X=369484.87  
 Y=1524345.87  
 Z=5277.263 (NAVD 27)  
 C-G=0.9996671  
 Delta Alpha=-00°15'06"



**NOTES:**

- Field survey performed in May 2005.
- Bearings are Grid based on the New Mexico State Plane Coordinate system (Central Zone).
- Bearings and distances shown in parenthesis are record.
- All distances are ground distances U.S. Survey foot.
- Basis of boundary is from plats and documents of record entitled:  
 RIVERVIEW PARCELS H-6A5A1, H-6A6A1, H-6A6A2A, H-6A6A2B & H-6A7A1 (10-27-97, 97C-316)  
 RIVERVIEW PARCELS H-6A1A THRU H-6A7A & PARCEL A (2-7-97, 97C-38)  
 RIVERVIEW PARCELS H-6A5A1A, H6A6A1A, AND H6A6A2A1 (3-21-00, 00C-86)  
 All being records of Bernalillo County, New Mexico.
- Unless otherwise noted all points are set Bathey marker with cap "LS 14271".
- City of Albuquerque, New Mexico Zone SU-1
- Talos Log Number 2005231968
- Benchmark is ACS Monument "5-C12" having an elevation of 5149.42 NAVD88 and converted using CORPSON to NAVD29 having an elevation of 5146.64 and verified using ACS Monument "3-B12" having an elevation of 5277.263 (NAVD 1927).
- Private Utility Easement is granted to, for the benefit of, and to be jointly maintained by the owners of Parcels H-6A7A1-A AND H-6A7A1-B.
- This subdivision is within the New Mexico Utilities, Inc. franchise area. Water and sanitary sewer capabilities are based on the New Mexico Utilities, Inc. facilities and not the City of Albuquerque's.
- Parcels H-6A7A1-A AND H-6A7A1-B are covered by a reciprocal cross lot access, parking and drainage easement, outside of buildings.

ACS Monument "2-C11"  
 NAD 1927 CENTRAL ZONE  
 X=368000.84  
 Y=1522042.88  
 Z=5252 (TRIG)  
 C-G=0.9996687  
 Delta Alpha=-00°15'16"

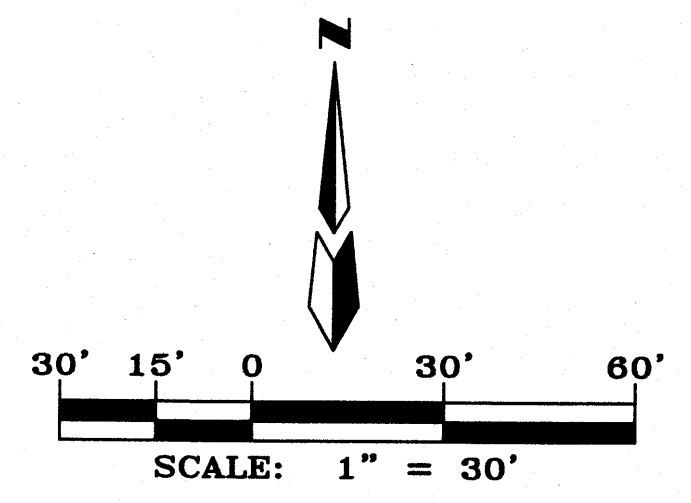
**LINE TABLE**

LINE	LENGTH	BEARING
L1	22.72 (22.87)	S 76°13'42" E (S 76°14'05" E)
L2	22.44	S 29°40'08" W
L3	3.76	S 77°34'17" E

**Benchmark**  
 ACS MONUMENT "5-C12" HAVING AN ELEVATION OF 5149.42 NAVD88 AND CONVERTED USING CORPSON TO NAVD29 HAVING AN ELEVATION OF 5146.64. (SEE NOTE 9)

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD DIR.	CHORD
C1	150.00' (150.00')	7.34' (7.34')	3.67	2°48'15"	N 26°30'06" E	7.34'
C2	150.00' (150.00')	36.46' (36.46')	18.32	13°55'31"	S 20°56'28" W	36.37'
C3	28.00' (28.00')	23.21' (23.21')	12.32	47°29'45"	N 80°01'25" E	22.55'
C4	99.55' (99.55')	29.96' (29.96')	15.10	17°14'46"	N 84°51'05" W	29.73'
C5	20.00'	31.34'	19.93	89°47'35"	N58°52'30"E	28.23
C6	105.55'	31.77'	16.01	17°14'46"	N84°51'05"W	31.65
C7	91.26'	24.99'	12.57	15°41'26"	S21°49'25"W	24.91



**Legend**

N 90°00'00" E MEASURED BEARING AND DISTANCES  
 (N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (97C-316)

● FOUND AS INDICATED  
 ○ SET BATHEY MARKER "LS 14271"



**CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505)891-0244

F:\A05036\FINAL PLAT\A5036FPS2.dwg, 7/19/2005 3:13:44 PM, PLOTTED BY RDQ