



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

| Administrative Decisions  | Decisions Requiring a Public Meeting or Hearing                                   | Policy Decisions   |
|---|---|--|
| <input type="checkbox"/> Archaeological Certificate (Form P3)                     | <input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)  | <input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z) |
| <input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L) | <input type="checkbox"/> Master Development Plan (Form P1)                        | <input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)                |
| <input type="checkbox"/> Alternative Signage Plan (Form P3)                       | <input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L) | <input type="checkbox"/> Amendment of IDO Text (Form Z)  |
| <input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)        | <input type="checkbox"/> Demolition Outside of HPO (Form L)                       | <input type="checkbox"/> Annexation of Land (Form Z)   |
| <input type="checkbox"/> WTF Approval (Form W1)                                   | <input type="checkbox"/> Historic Design Standards and Guidelines (Form L)        | <input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)                                |
|   | <input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)    | <input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)                            |
|   |   |  |
|   |   | <b>Appeals</b>   |
|   |   | <input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)                      |

### APPLICATION INFORMATION

|  |           |                              |
|--|-----------|------------------------------|
| Applicant: Grady's Branch, LLC                             |           | Phone: 505-975-1502          |
| Address: PO Box 1443                                       |           | Email: rvsg7@rayleehomes.com |
| City: Corrales   | State: NM | Zip: 87048                   |
| Professional/Agent (if any): Mark Goodwin & Associates, PA |           | Phone: 505-828-2200          |
| Address: PO Box 90606                                      |           | Email:                       |
| City: Albuquerque  | State: NM | Zip: 87199                   |
| Proprietary Interest in Site: Owner                        |           | List all owners:             |

### BRIEF DESCRIPTION OF REQUEST

Accelerated Expiration of Site Plan

### SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

|                                 |                       |                                    |
|---------------------------------|-----------------------|------------------------------------|
| Lot or Tract No.: Tract H-12B   | Block:                | Unit:                              |
| Subdivision/Addition: Riverview | MRGCD Map No.:        | UPC Code: 10130630105 1020301      |
| Zone Atlas Page(s): D-13        | Existing Zoning: MX-L | Proposed Zoning: MX-L              |
| # of Existing Lots: 1           | # of Proposed Lots: 1 | Total Area of Site (acres): 2.15ac |

### LOCATION OF PROPERTY BY STREETS

|                                  |                          |                    |
|----------------------------------|--------------------------|--------------------|
| Site Address/Street: Coors Blvd. | Between: Paseo Del Norte | and: Montano Blvd. |
|----------------------------------|--------------------------|--------------------|

### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1002062 DRB-70355

|                                |   |
|--------------------------------|---|
| Signature:                     | Date: 11/9/20   |
| Printed Name: Mark Goodwin, PE | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |

### FOR OFFICIAL USE ONLY

| Case Numbers | Action | Fees | Case Numbers | Action | Fees |
|--------------|--------|------|--------------|--------|------|
|              |        |      |              |        |      |
|              |        |      |              |        |      |
|              |        |      |              |        |      |

|                       |                 |
|-----------------------|-----------------|
| Meeting/Hearing Date: | Fee Total:      |
| Staff Signature:      | Date: Project # |

# FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@caba.gov](mailto:PLNDRS@caba.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

## ☐ INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Zone Atlas map with the entire site clearly outlined and labeled

## ☐ ARCHEOLOGICAL CERTIFICATE

- \_\_\_ Archaeological Compliance Documentation Form with property information section completed
- \_\_\_ Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

## ☐ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- \_\_\_ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- \_\_\_ Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
- \_\_\_ Copy of the Official Notice of Decision associated with the prior approval
- \_\_\_ Three (3) copies of the proposed Site Plan, with changes circled and noted
- \_\_\_ Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

**Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.**

## ☐ MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- \_\_\_ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
- \_\_\_ Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
- \_\_\_ Copy of the Official Notice of Decision associated with the prior approval
- \_\_\_ Three (3) copies of the proposed Site Development Plan, with changes circled and noted
- \_\_\_ Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

**Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.**

## ☒ ACCELERATED EXPIRATION SITE PLAN

- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- ☒ Site Plan to be Expired

## ☐ ALTERNATIVE SIGNAGE PLAN

- \_\_\_ Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- \_\_\_ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- \_\_\_ Required notices with content per IDO Section 14-16-6-4(K)(6)
- \_\_\_ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- \_\_\_ Sign Posting Agreement

## ☐ ALTERNATIVE LANDSCAPE PLAN

- \_\_\_ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- \_\_\_ Landscape Plan

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: 

Date:

Printed Name:

☐ Applicant or ☐ Agent

### FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

|  |
|--|
|  |
|  |
|  |
|  |

Staff Signature:

Date:



**Grady Branch, LLC  
PO BOX 1443  
Corrales, NM 87048**

October 23, 2018

Ms. Kym Dicome  
DRB Chair  
City of Albuquerque  
600 2<sup>nd</sup> Street  
Albuquerque, NM 87102

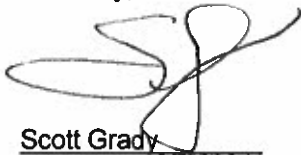
**Re: Team Radio #1002062**

Dear Ms. Dicome

Please be advised that Mark Goodwin & Associates is hereby authorized to act on behalf of Grady Branch, LLC, a NM Limited Liability Company, for all applications made to DRB for the above referenced project.

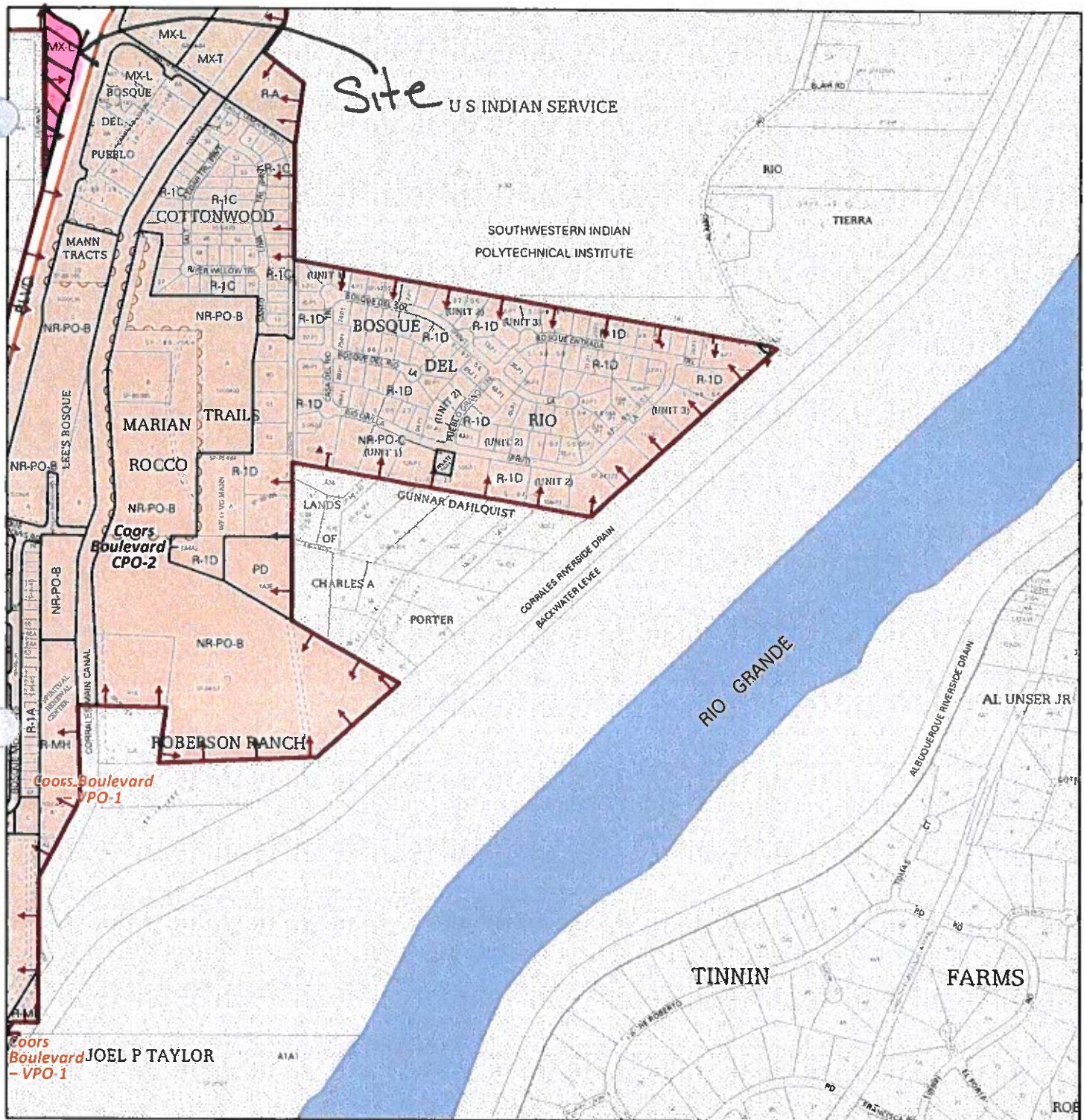
Please contact our office if you have any questions.

Sincerely,



Scott Grady  
Name  
Managing Member  
Title



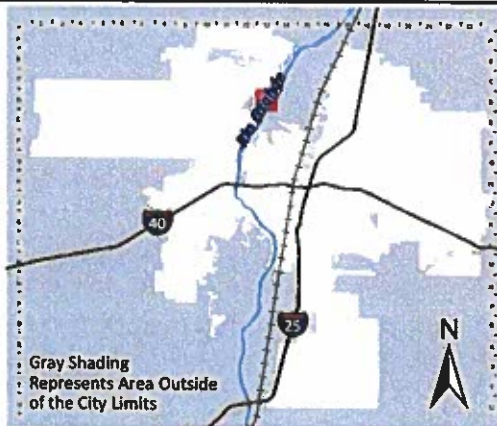


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:

**D-13-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet





D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

October 30, 2020

Mr. Shahab Biazar  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

**Re: Project#1002062  
Team Broadcasting, Inc.**

Dear Mr. Biazar,

On behalf of the owner of the referenced project, we are requesting that the Site Plan and resulting Building Permit be declared null and void and that the Financial Guaranty in place to support said Building Permit be released.

Please feel free to contact our office with any questions.

Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

A handwritten signature in blue ink, appearing to read 'Mark Goodwin', is written over the typed name.

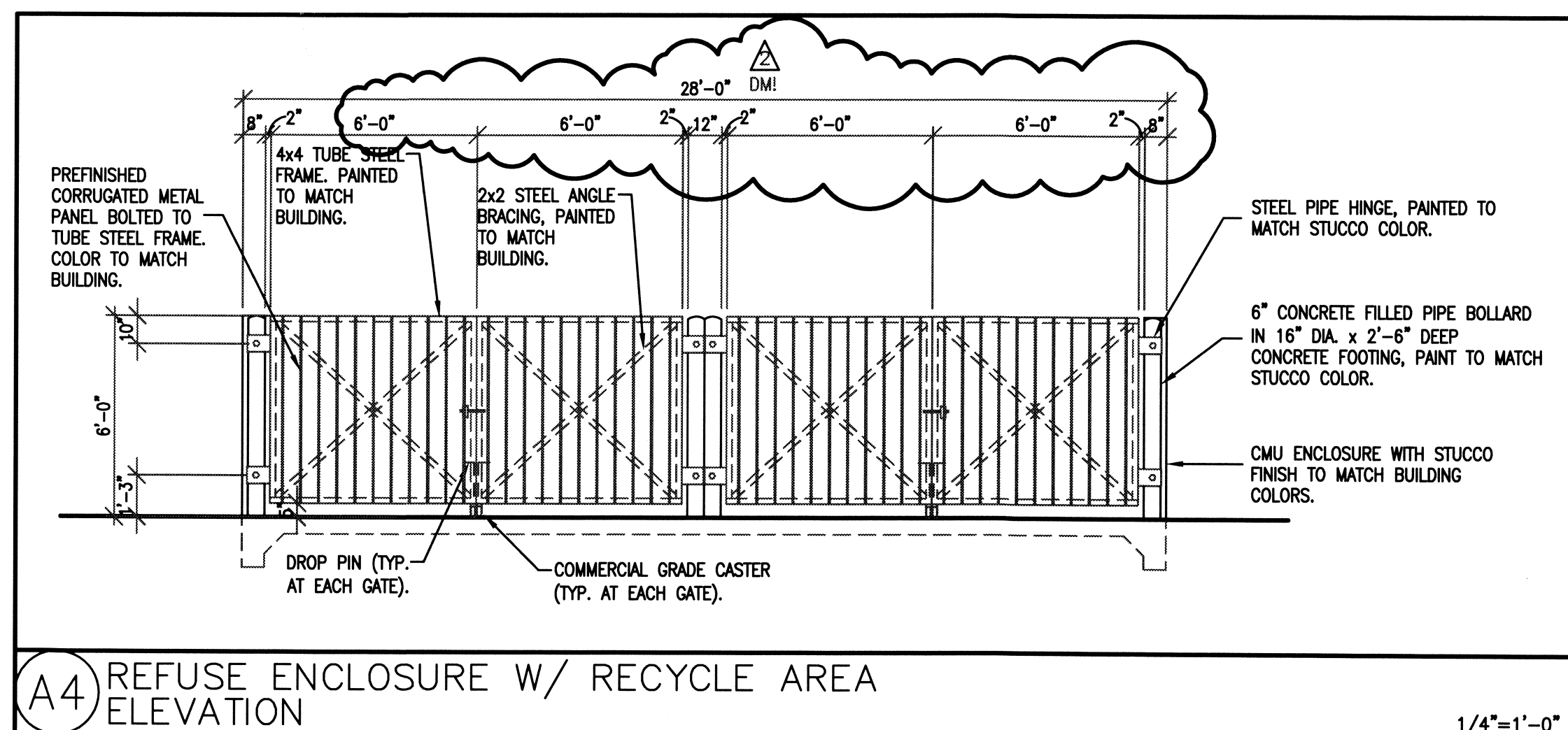
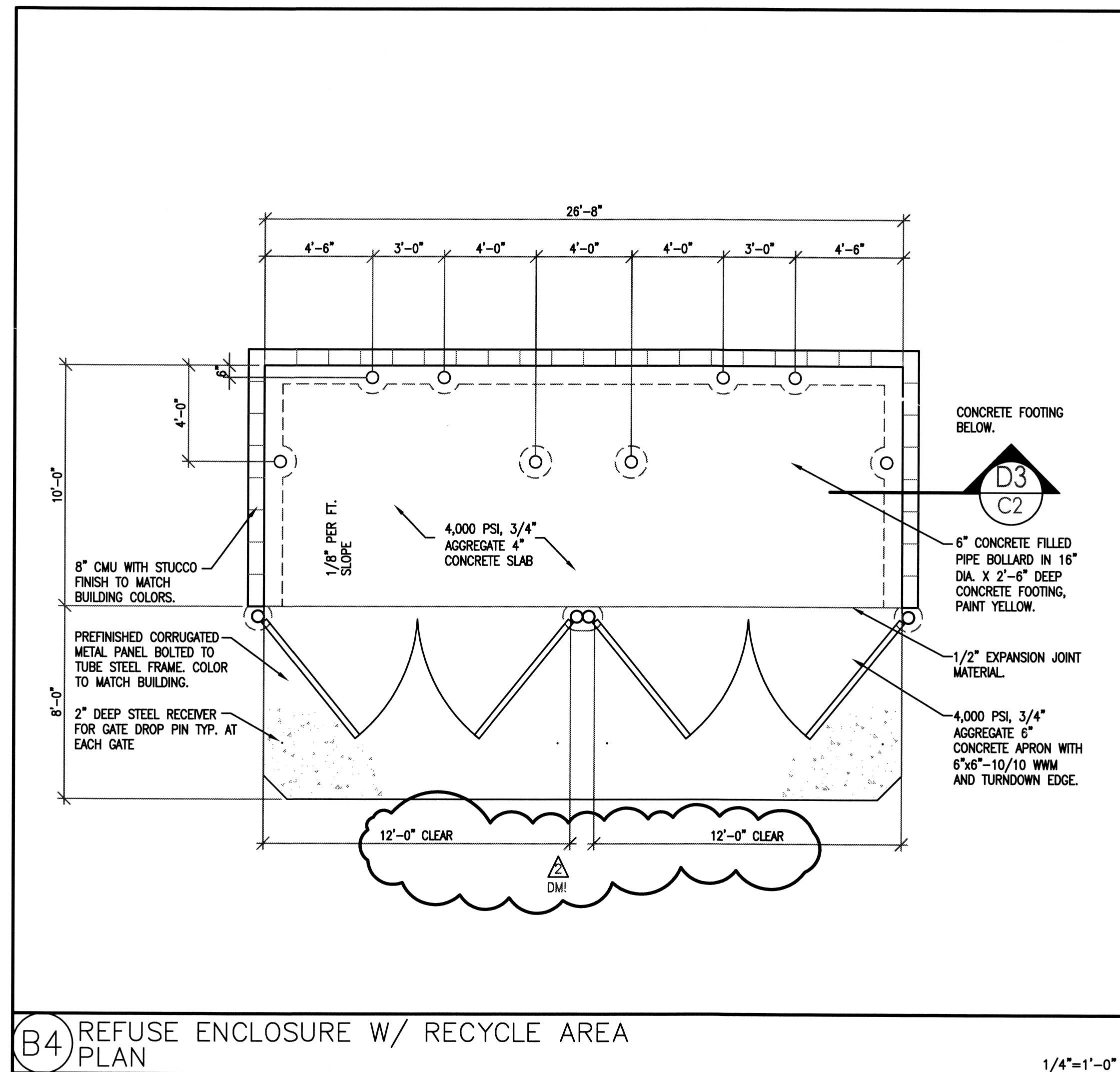
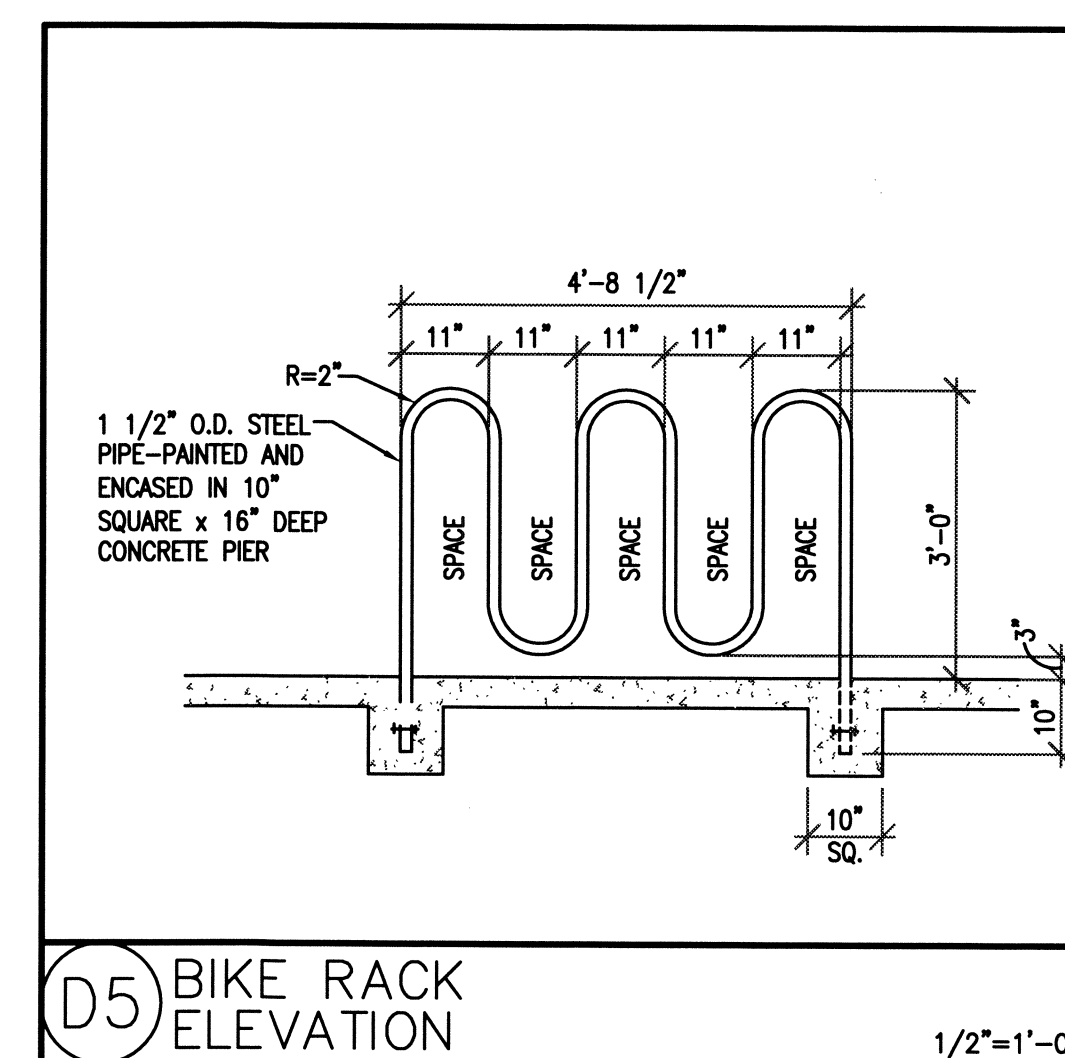
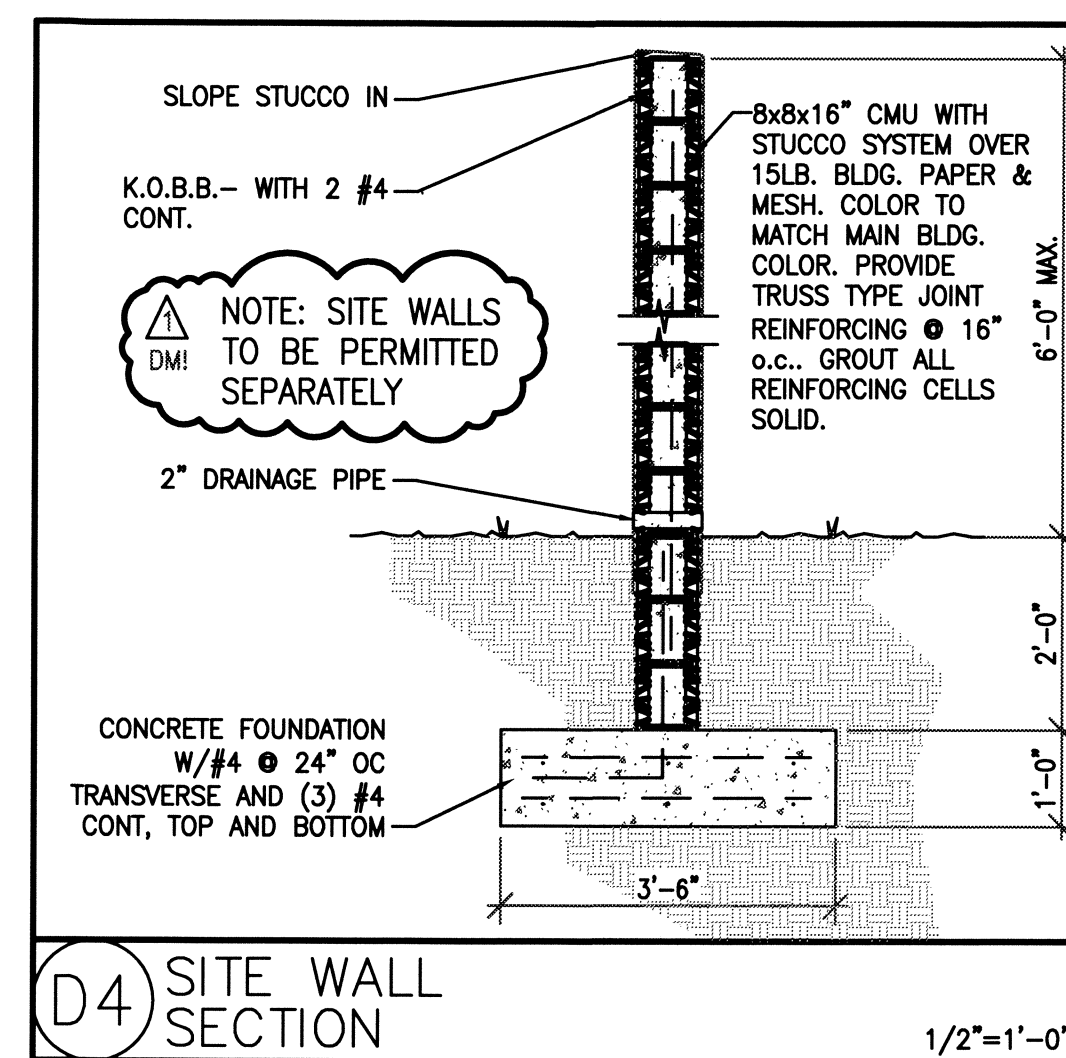
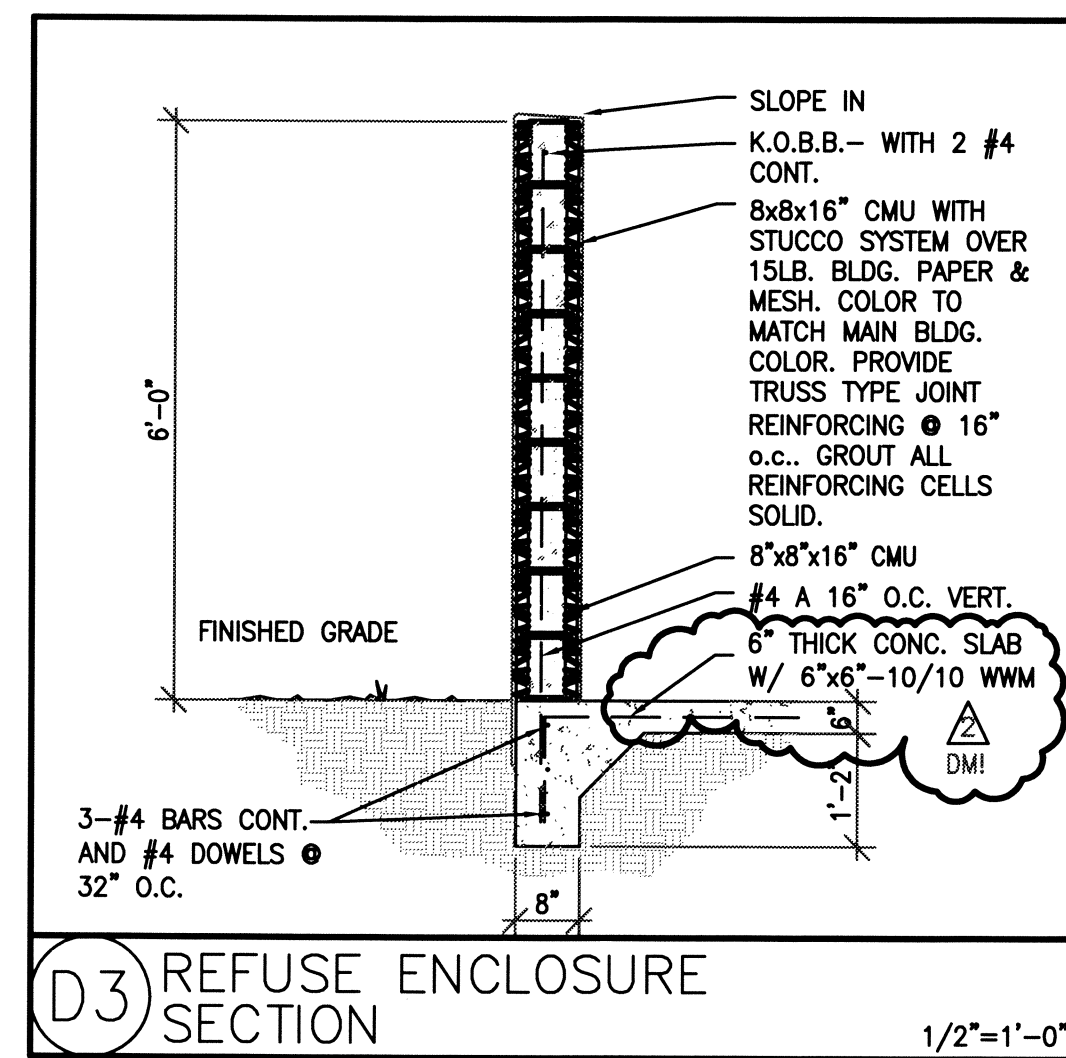
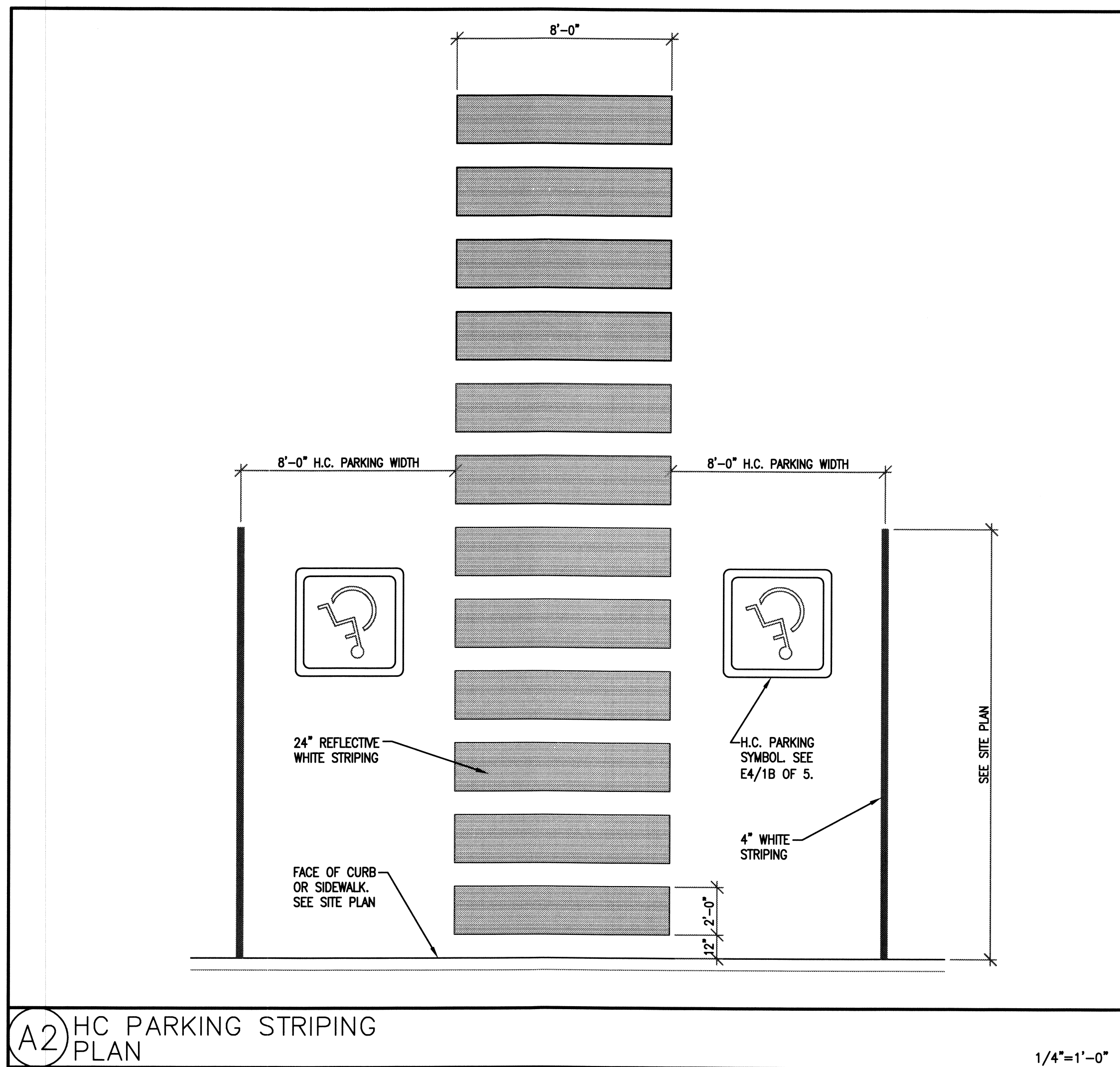
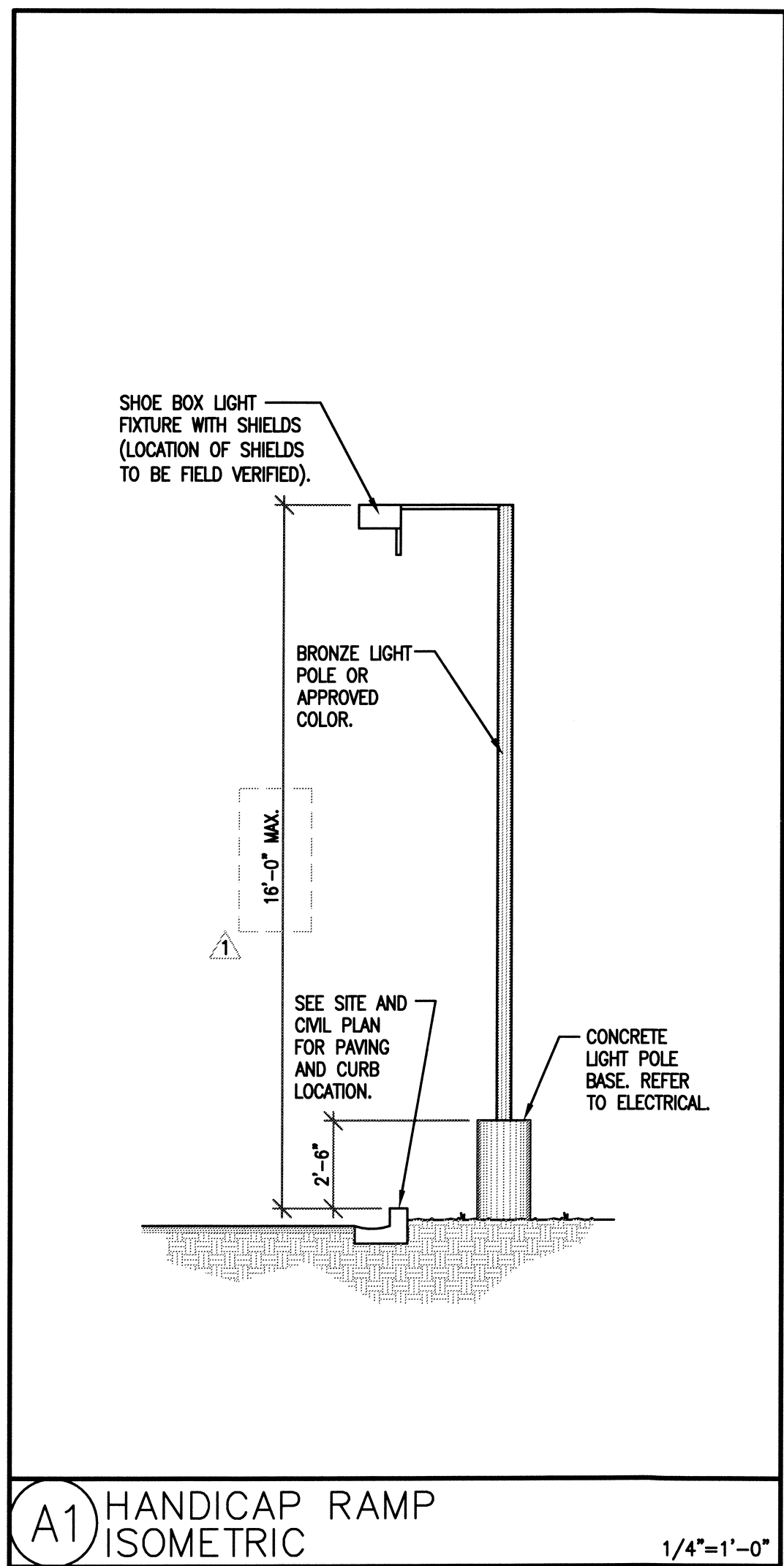
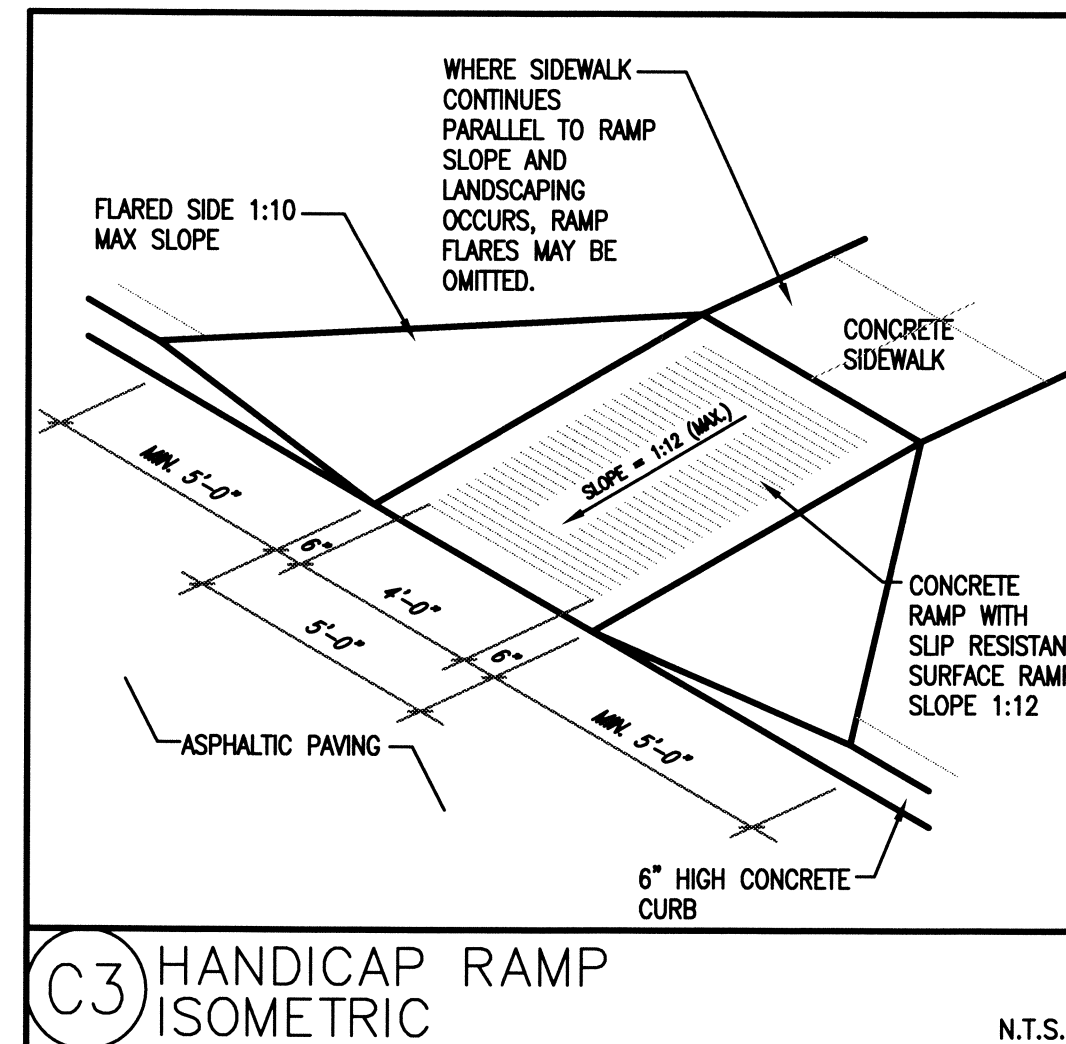
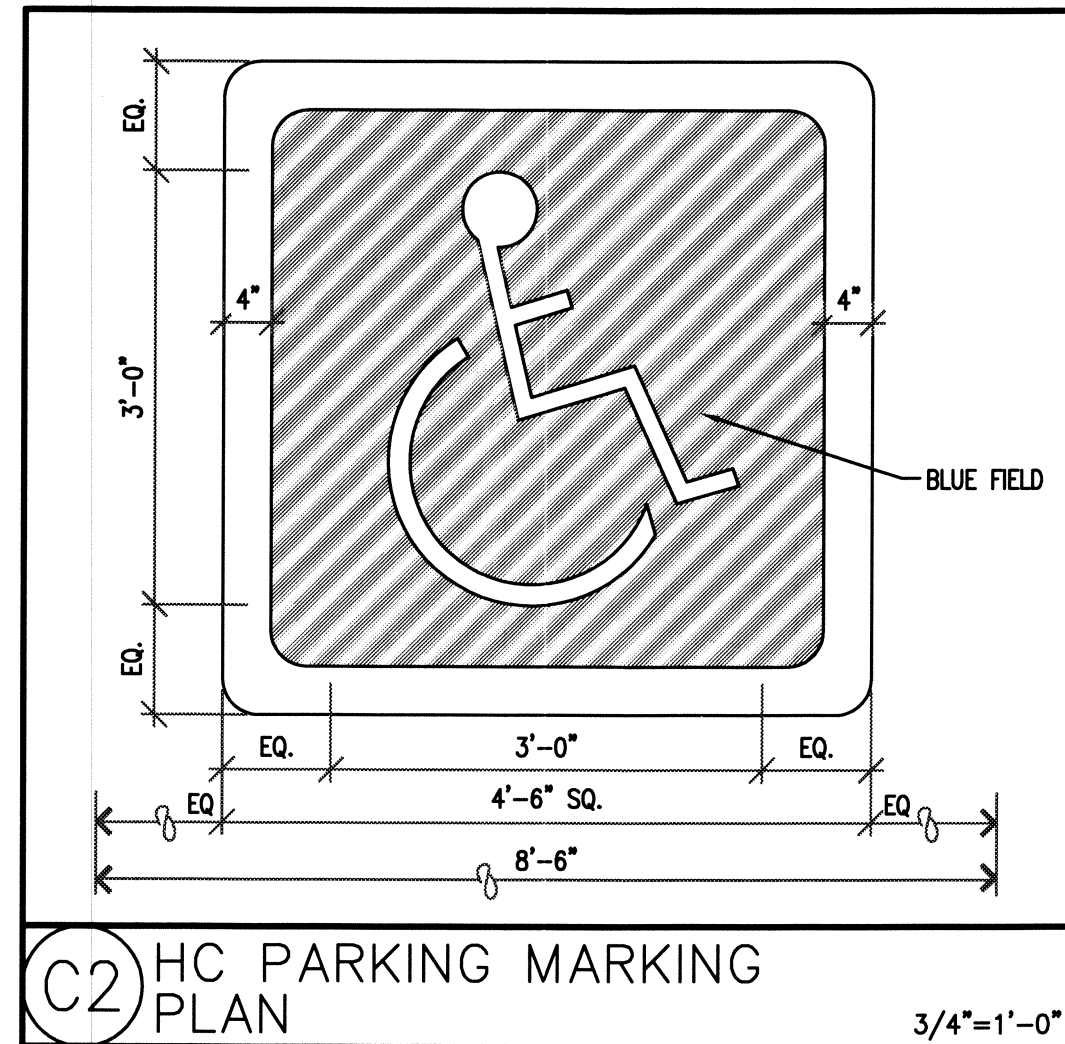
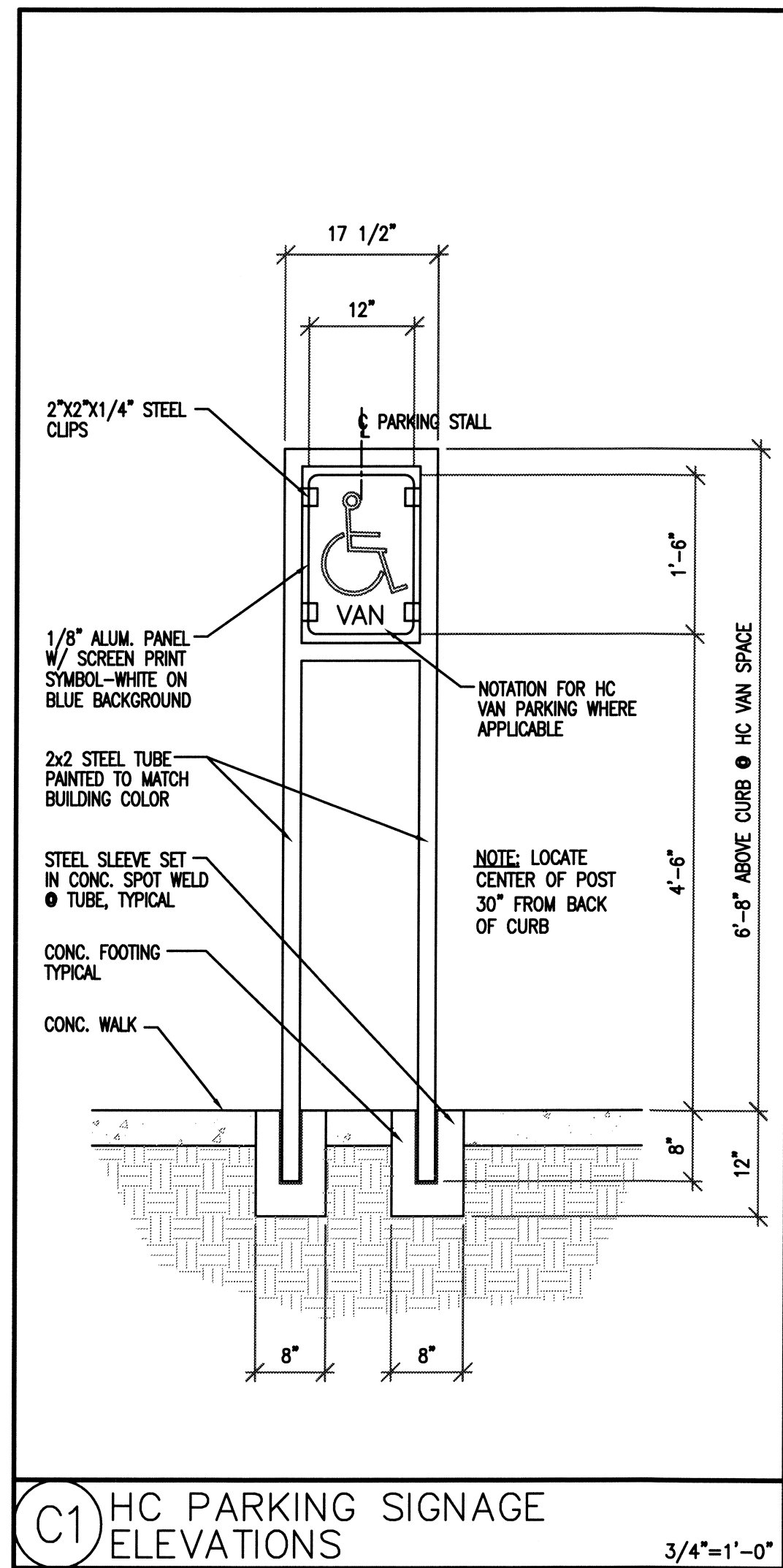
Mark Goodwin, PE  
President

DMG/kb

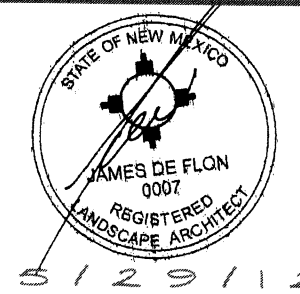












| NO. | DATE    | DESCRIPTION            |
|-----|---------|------------------------|
| 1   | 5-28-12 | rev. siteplan/contract |
| 2   | 4-28-12 | rev. siteplan/contract |
| 3   | 4-28-11 | rev. siteplan          |

DATE: 03.31.11

DRAWN BY: CMJ CHECKED BY: CMJ

PROJECT NUMBER: A1102

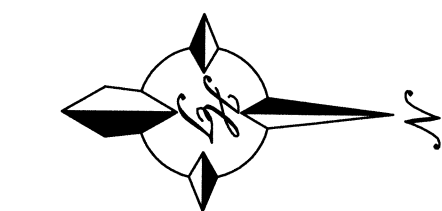
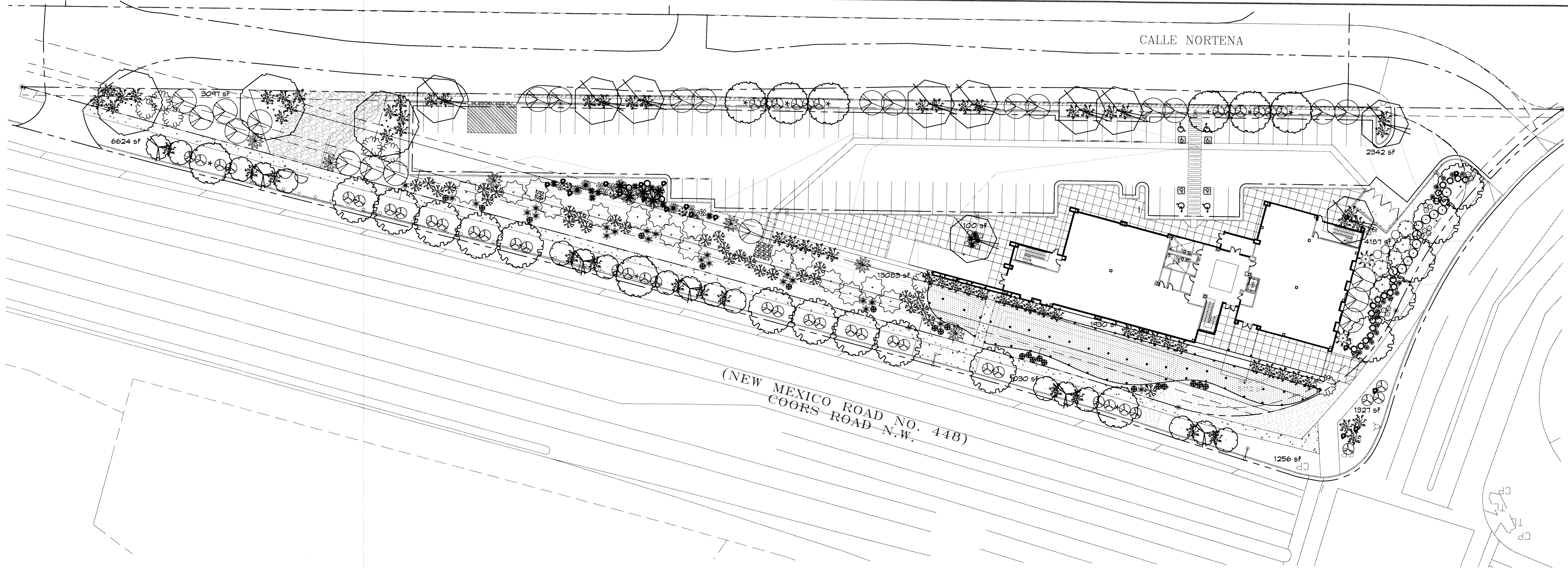
DATE: 03.31.11

SHEET TITLE:

**LANDSCAPE PLAN**

SHEET NO:

**2 of 5**



GRAPHIC SCALE

SCALE: 1"=30'

**PLANT LEGEND**

All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.

|  |  |
|--|--|
| <p><b>VALLEY COTTONWOOD</b> 3<br/>Populus deltoides var. wislizenii<br/>2" Cal., 12-14" inst./30" x 60" maturity<br/>Water (M) Allergy (M) Osf</p> <p><b>CHITALPA</b> 15<br/>Chilopsis x Catalpa<br/>2" Cal., 12-14" inst./30" x 30" maturity<br/>Water (M) Allergy (L) Osf</p> <p><b>EASTERN REDBUD</b> 9<br/>Cercis canadensis<br/>2" Cal., 8-10" inst./30" x 30" maturity<br/>Water (M) Allergy (L) Osf</p> <p><b>DESERT ACCENTS</b></p> <p><b>PALM YUCCA</b> 5<br/>Yucca flexilis<br/>4-6" inst./15" x 6" maturity<br/>Water (L) Allergy (L) Osf</p> <p><b>MUGO PINE</b> 3<br/>Pinus mugo<br/>5 Gal., 12-3" inst./3" x 3" maturity<br/>Water (M) Allergy (L) 4sf</p> <p><b>OCOTILLO</b> 3<br/>Fouquieria splendens<br/>4-6" inst./15" x 10" maturity<br/>Water (L) Allergy (L) Osf</p> <p><b>SHRUBS/ORNAMENTAL GRASSES</b></p> <p><b>VITEX</b> 8<br/>Vitex agnus-castus<br/>15 Gal., 4-10" inst./20" x 20" maturity<br/>Water (M) Allergy (L) 225sf</p> <p><b>NEW MEXICO OLIVE</b> 16<br/>Euphorbia tennesseensis<br/>15 Gal., 10-12" inst./15" x 15" maturity<br/>Water (M) Allergy (L) 225sf</p> <p><b>BUTTERFLY BUSH</b> 5<br/>Buddleia davidii<br/>5 Gal., 12-3" inst./10" x 10" maturity<br/>Water (M) Allergy (L) 100sf</p> <p><b>ROSE OF SHARON</b> 2<br/>Hibiscus syriacus<br/>5 Gal., 2-4" inst./10" x 10" maturity<br/>Water (M) Allergy (L) 100sf</p> <p><b>MOCK ORANGE</b> 6<br/>Philadelphus cultivars<br/>5 Gal., 2-4" inst./10" x 10" maturity<br/>Water (M) Allergy (L) 100sf</p> <p><b>RUSSIAN SAGE</b> 12<br/>Perovskia atriplicifolia<br/>5 Gal., 15-3" inst./6" x 6" maturity<br/>Water (M) Allergy (L) 3sf</p> <p><b>REGAL MIST</b> 21<br/>Muhlenbergia capillaris<br/>5 Gal., 12-3" inst./3" x 3" maturity<br/>Water (M) Allergy (L) 4sf</p> <p><b>GROUNDCOVERS</b></p> <p><b>BUFFALO JUNIFER</b> 14<br/>Juniperus sabina 'Buffalo'<br/>5 Gal., 24-4" inst./2" x 8" maturity<br/>Water (L) Allergy (L) 64sf</p> <p><b>HARDSCAPES</b></p> <p><b>COMMERCIAL GRADE STEEL EDGING</b></p> <p><b>SANTA ANA TAN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH</b></p> | <p><b>AUTUMN BLAZE MAPLE</b> 10<br/>Acer x Freemanii 'Autumn Blaze'<br/>2" Cal., 12-14" inst./40" x 50" maturity<br/>Water (M) Allergy (L) Osf</p> <p><b>PURPLE-LEAF FLUM</b> 6<br/>Prunus cerasifera<br/>2" Cal., 10-12" inst./20" x 20" maturity<br/>Water (M) Allergy (L) Osf</p> <p><b>BRADFORD PEAR</b> 12<br/>Pyrus calleryana<br/>2" Cal., 10-12" inst./25" x 15" maturity<br/>Water (M) Allergy (L) Osf</p> <p><b>BEARGRASS</b> 3<br/>Nolina microcarpa<br/>5 Gal., 15-3" inst./5" x 6" maturity<br/>Water (L) Allergy (L) 36sf</p> <p><b>AGAVE</b> 7<br/>Agave spp.<br/>14-18" inst./4" x 4" maturity<br/>Water (L) Allergy (L) 16sf</p> <p><b>RED YUCCA</b> 12<br/>Hesperaloe parviflora<br/>5 Gal., 15-3" inst./3" x 4" maturity<br/>Water (L) Allergy (L) 16sf</p> <p><b>WESTERN RED CEDAR</b> 24<br/>Thuja plicata 'Green Giant'<br/>15 Gal., 4-10" inst./40" x 15" maturity<br/>Water (M) Allergy (L) 225sf</p> <p><b>PAMPAS GRASS</b> 30<br/>Rosa banksiae<br/>5 Gal., 24-4" inst./8" x 10" maturity<br/>Water (M) Allergy (L) 100sf</p> <p><b>APACHE PLUME</b> 4<br/>Fallugia persicaria<br/>5 Gal., 15-3" inst./6" x 7" maturity<br/>Water (L) Allergy (L) 4sf</p> <p><b>MAIDENGRASS</b> 23<br/>Miscanthus sinensis<br/>5 Gal., 15-3" inst./5" x 5" maturity<br/>Water (M) Allergy (L) 25sf</p> <p><b>SCOTCH BROOM</b> 19<br/>Cytisus scoparius<br/>5 Gal., 15-3" inst./4" x 4" maturity<br/>Water (M) Allergy (L) 16sf</p> <p><b>BLUE MIST SPIREA</b> 17<br/>Spiraea japonica<br/>5 Gal., 12-3" inst./3" x 3" maturity<br/>Water (M) Allergy (L) 4sf</p> <p><b>POTENTILLA</b> 20<br/>Potentilla fruticosa<br/>1 Gal., 3-15" inst./3" x 3" maturity<br/>Water (M) Allergy (L) 4sf</p> <p><b>HONEYSUCKLE</b> 48<br/>Lonicera japonica 'Halliana'<br/>1 Gal., 6-15" inst./3" x 12" maturity<br/>Water (M) Allergy (L) 144sf<br/>Unstaked-groundcover</p> <p><b>OVERSIZED GRAVEL &amp; BOULDERS (18)</b></p> <p><b>SOD WITH POP UP SPRINKLER</b></p> |
|--|--|

\* DENOTES EVERGREEN PLANT MATERIAL

**LANDSCAPE NOTES:**

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation, Landscaping and Water Waste Ordinance planting restriction approach. 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. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Fe Brown Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

**IRRIGATION NOTES:**

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .8 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubble systems to be tied to 1/2" polytube with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

**STREET TREE REQUIREMENTS - Minimum 2" Caliper**

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Name of Street: COORS  
Required 25 Provided 25

Name of Street: EAGLE RANCH  
Required 5 Provided 5

**PARKING LOT TREE REQUIREMENTS - Minimum 2" Caliper**

Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance are as follows:

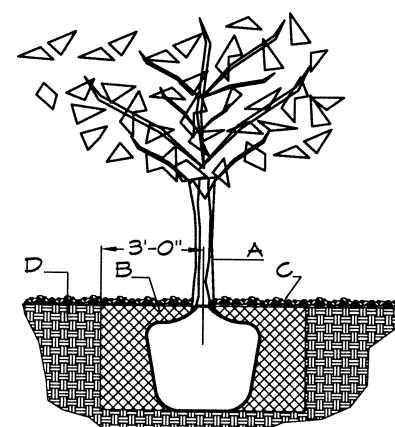
1 Shade tree per 10 spaces  
Required 4 Provided 4

**NOTE TO CLIENT:**

Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable, gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

**LANDSCAPE CALCULATIONS**

|                                  |             |             |
|----------------------------------|-------------|-------------|
| TOTAL LOT AREA                   | 93654       | square feet |
| TOTAL BUILDING FOOTPRINT AREA    | 12354       | square feet |
| NET LOT AREA                     | 81300       | square feet |
| LANDSCAPE REQUIREMENT            | 15%         |             |
| TOTAL LANDSCAPE REQUIREMENT      | 12195       | square feet |
| TOTAL BED PROVIDED               | 34976       | square feet |
| GROUND COVER REQ.                | 75%         | square feet |
| TOTAL GROUND COVER REQUIREMENT   | 26232       | square feet |
| TOTAL GROUND COVER PROVIDED      | 24216 (93%) | square feet |
| TOTAL PONDING AREA               | 0           | square feet |
| TOTAL SOD AREA                   | 5112        | square feet |
| (max. 20% of landscape required) |             |             |
| TOTAL NATIVE SEED AREA           | 0           | square feet |
| TOTAL LANDSCAPE PROVIDED         | 40088       | square feet |



**TREE PLANTING DETAIL**

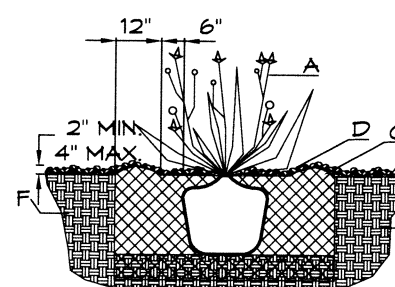
NTS

**GENERAL NOTES:**

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

**CONSTRUCTION NOTES:**

- A. TREE
- B. BACKFILL WITH EXISTING SOIL.
- C. 3" DEPTH OF GRAVEL MULCH.
- D. UNDISTURBED SOIL.

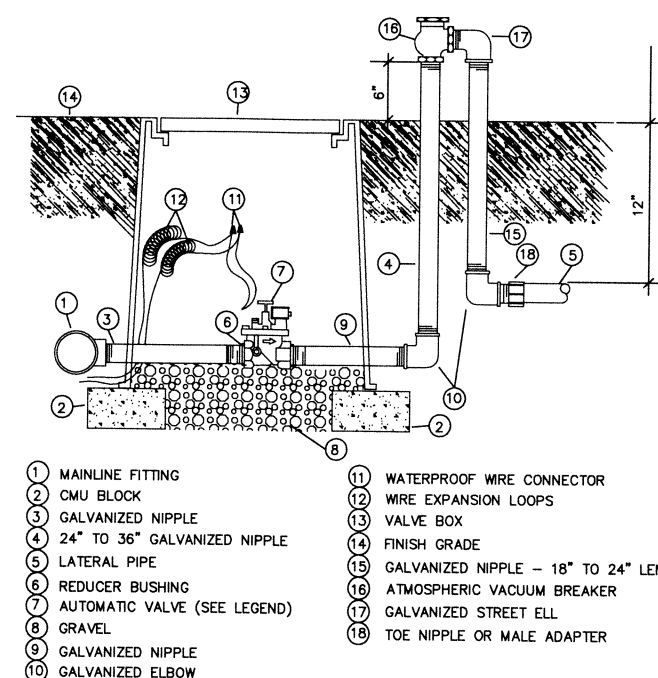


**SHRUB PLANTING DETAIL**

NTS

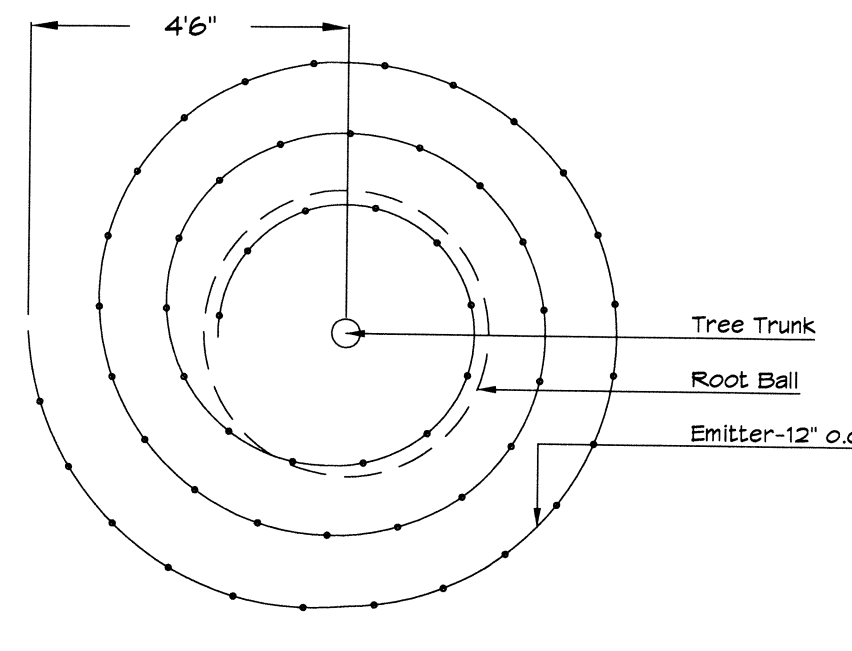
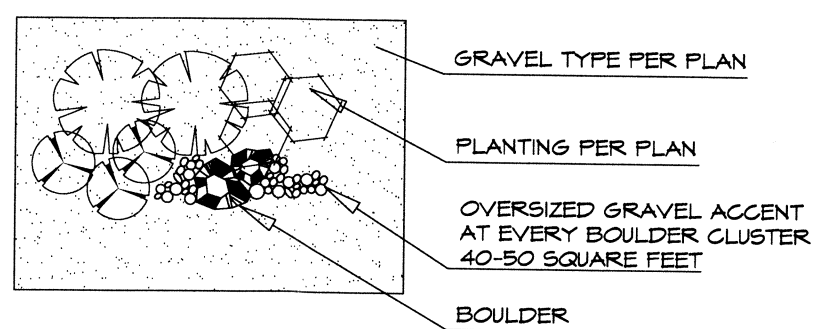
**GENERAL NOTES:**

1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
- CONSTRUCTION NOTES:**
- A. SHRUB.
  - B. BACKFILL WITH EXISTING SOIL.
  - C. EARTH BERM AROUND WATER RETENTION BASIN.
  - D. 3" DEPTH OF GRAVEL MULCH.
  - E. FINISH GRADE.
  - F. UNDISTURBED SOIL.



AUTOMATIC VALVE W/ ATMOSPHERIC VACUUM BREAKER

**GRAVEL ACCENT DETAIL**



Netafim Spiral Detail



LEGAL DESCRIPTION:  
Parcel 12B Riverview Addition containing 2.1483 acres.

HYDROLOGY:  
Flows from basin #101 are based on the Eagle Ridge Drainage Report. Flows from basin #102, 103, and 104 are based on DPM Section 22.2 Table A-9 Zone 1 using 16.7% Treatment B,C, and D and 50% Treatment A. (2.19cfs/ac). Basin #106 is all impervious (4.37cfs/ac)

|     |        |          |
|-----|--------|----------|
| 101 | 8.5ac  | 29.6cfs  |
| 102 | 10.4ac | 22.8cfs  |
| 103 | 2.2ac  | 4.8cfs   |
| 104 | 16.7ac | 36.6cfs* |
| 105 | 2.0ac  | 4.10cfs* |
| 106 | 1.3ac  | 5.7cfs   |

\*Allowable discharge (2.05 cfs/ac)

#### STORM WATER MANAGEMENT PLAN:

A privately constructed and maintained on site detention pond will be provided by this development to limit the peak rate of discharge from this site such that the total runoff generated from this site is equal to or less than what it would be if it were developed at 15% impervious as established by the "North Coors drainage management plan middle area dated Feb. 1997 prepared by Smith engineering for A.M.A.F.C.A. That DMP demonstrated adequate downstream capacity for free discharge from basin 14.1 which is a 32.7 acre basin modeled at 15% impervious in that DMP thus 2.05 cfs/acre as the allowed 100 YR. discharge from this site. Off site flows enter this site from the north and from the west, and all of the drainage exits the site thru the existing culverts on the south end of the site.

#### BENCHMARK:

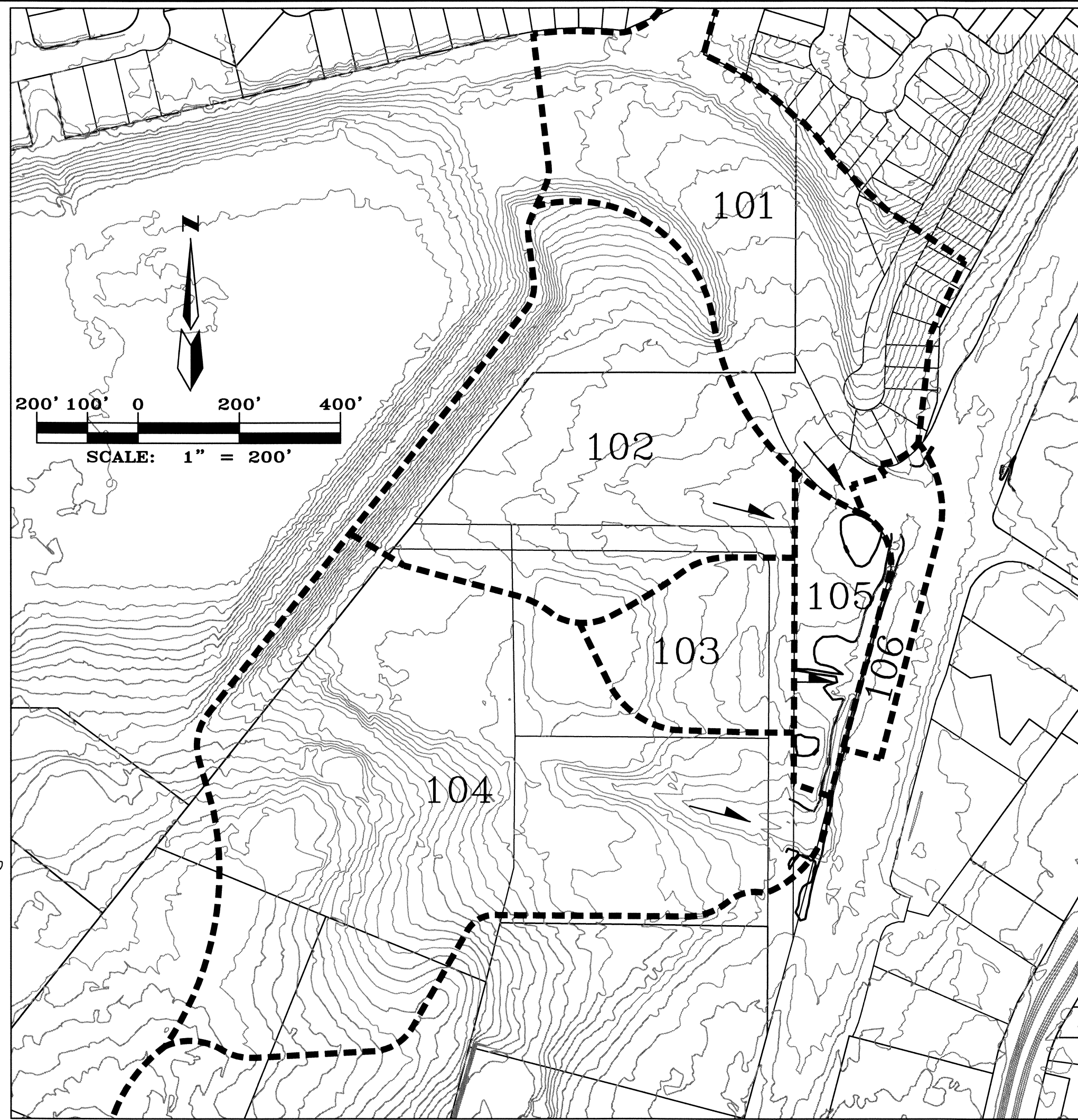
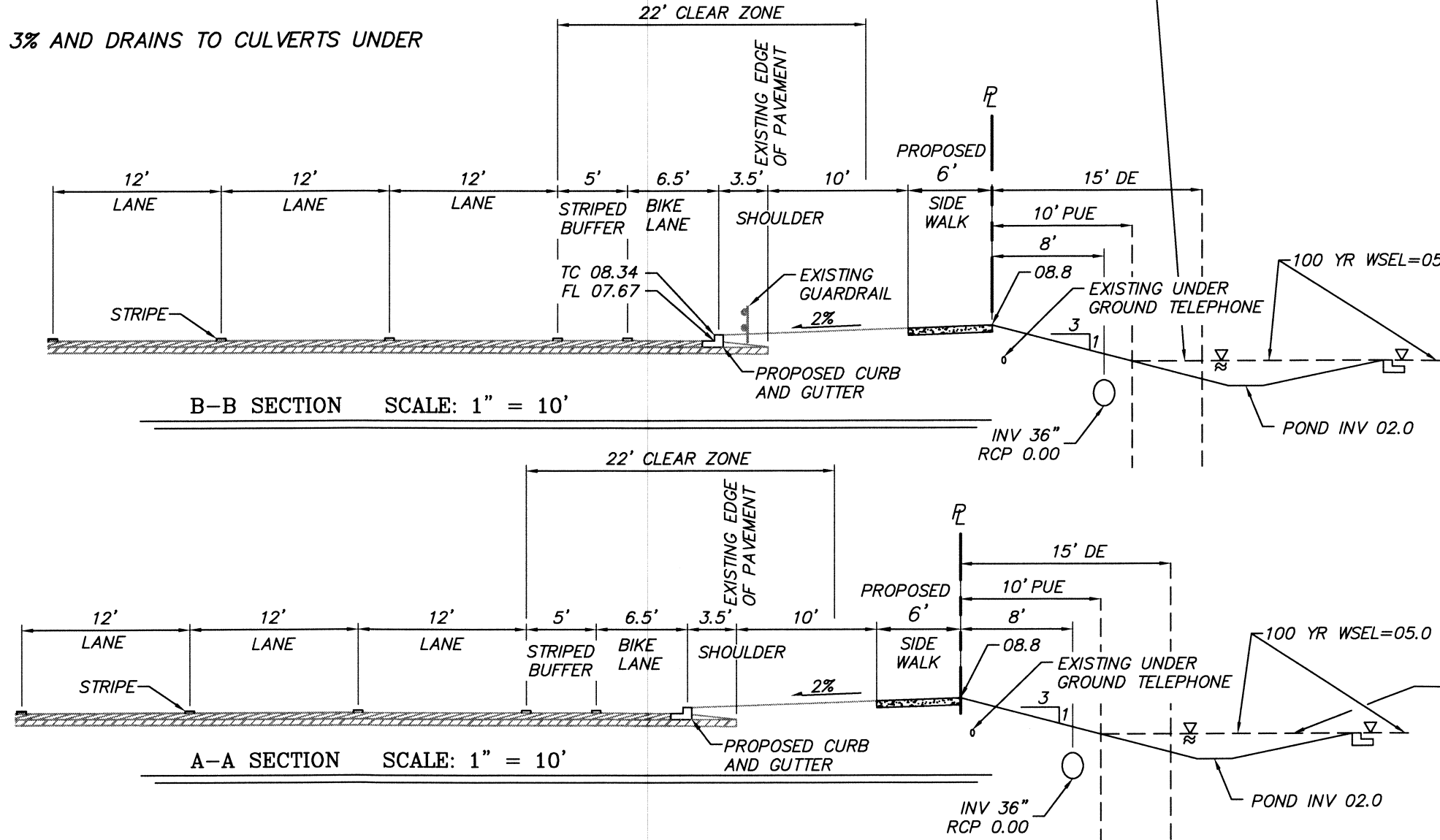
STATION "11-C13" IS 4.83 MI. WEST ON PASEO del NORTE FROM THE INTERSECTION OF I-25 AND PASEO del NORTE TO COORS ROAD OVERPASS. THE STATION IS IN THE NORTHEAST QUADRANT OF THE BRIDGE. THE STATION IS AN ACS 3 1/4" ALUM. CAP SET FLUSH IN THE NORTHEAST CONCRETE BRIDGE ABUTMENT AND STAMPED "11-C13, 1991" X = 375,354.28 Y = 1,521,315.59 (NAD27) Z = 5029.172 VERTICAL REFERENCE DATUM (NVGD 1929)

#### TERRAIN:

SITE SLOPES FROM WEST TO EAST AT 3% AND DRAINS TO CULVERTS UNDER COORS NEAR SOUTH END OF SITE.

- 1) A final design analysis report and detailed construction plans will be submitted to the NMDOT at the time of Building Permit. The final construction plans will include a note that says "A separate NMDOT permit is required prior to construction in NMDOT right of way."
- 2) This project does not include any construction in Bernalillo County's right of way west of this site. Any construction there will be detailed on final construction drawings at the time of Building Permit a will be permitted separately by Bernalillo County Public Works Department prior to construction in the Bernalillo County right of way.
- 3) As stated in note 3 on this Conceptual Grading Plan this site will limit its onsite storm water discharge to the allowable rate established by the North Coors DMP. Final design analysis will be submitted at the time of Building Permit and will include verification of whether this site falls in Basin 13.1 or 14.1 of that plan.
- 4) The onsite pond size does not need to be increased for sediment because this site will not produce any sediment. There won't be any exposed dirt to cause sediment. All onsite development will be either paved or landscaped. If there is any sediment it can not get through the pond anyway.
- 5) Pond design analysis calculations including pond volume calculations pond construction details will be provided with the construction plans at the time of Building Permit.
- 6) Final design details will address the stabilization of the outfall at the time of Building Permit.
- 7) Sidewalk Culvert details will be referenced on the final construction plans at the time of Building Permit.
- 8) The existing topographic information shown on this Conceptual Grading and Drainage Plan was performed by Aldrich Land Surveying in 2001 and is on NGVD 1929. The survey will be updated on the final construction plans at the time of Building Permit and will reference NAVD 1988 datum.
- 9) There are not any Special Flood Hazard Zones on or near this site as shown on Flood Insurance Rate Map Number 35001C0116G Revised September 26, 2008.

A PRIVATE STORM DRAIN MAINTENANCE AGREEMENT AND COVENANT IS REQUIRED PRIOR TO WORK ORDER FOR THE PORTION OF THE POND THAT ENCLOSED INTO THE PUBLIC DRAINAGE EASEMENT.



OFFSITE DRAINAGE BASIN BOUNDARIES

A PRIVATE STORM DRAIN MAINTENANCE AGREEMENT AND COVENANT IS REQUIRED PRIOR TO WORK ORDER FOR THE PORTION OF THE POND THAT ENCLOSED INTO THE PUBLIC DRAINAGE EASEMENT.

50' BERNALILLO COUNTY PROPERTY (RIGHT-OF-WAY VACATED IN 1992)

EXIST 50' RIGHT-OF-WAY PER 1960 ALBAN HILLS PLAT.

EXISTING 50' ACCESS DRAINAGE AND UTILITY EASEMENT PER 1986 RIVERVIEW PLAT.

#### LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- NEW SPOT ELEVATIONS (FLOWLINE UNLESS OTHERWISE SPECIFIED.)
- NEW FLOW ARROW
- EXISTING GUARD RAIL
- RETAINING / GARDEN WALL MAX HEIGHT 2.67'

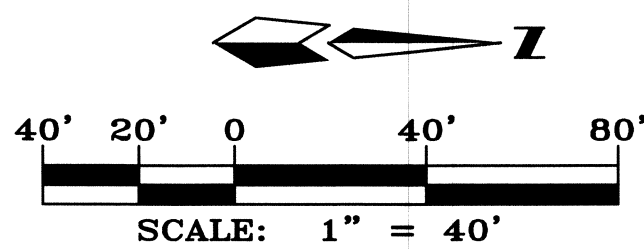
NEW 10 LF DOUBLE 60" RCP WITH PIPE CULVERT HEADWALL PER 511-03-1/1

EXISTING HIGHWAY ACCESS EASEMENT, 1985

REMOVE AND DISPOSE EXISTING GUARD RAIL

EXISTING 15' NMDOT DRAINAGE EASEMENT TO REMAIN NEW COA DRAINAGE EASEMENT TO BE GRANTED PRIOR TO STORM DRAIN WORK ORDER.

(NEW MEXICO ROAD NO. 448) COORS ROAD N.W.

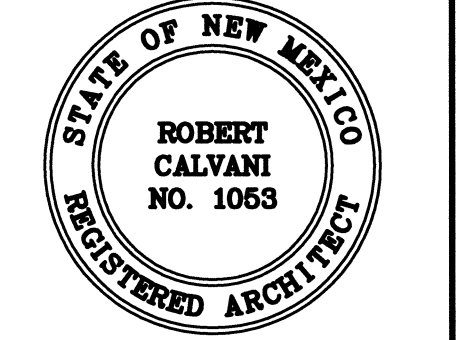


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ARCHITECTS - PLANNERS - AIA

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dmg

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FAX: (505)797-9539

PROJECT TITLE

101.7  
THE TEAM  
OFFICE  
BUILDING

ALBUQUERQUE  
NEW MEXICO

REVISIONS:

| MK | DATE | DESCRIPTION |
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DRAWN BY: CHECKED BY:

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A1102

DATE:

10/24/2011

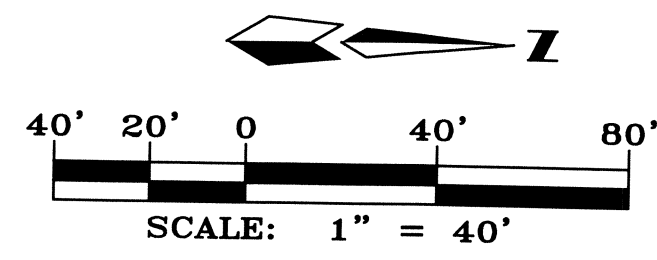
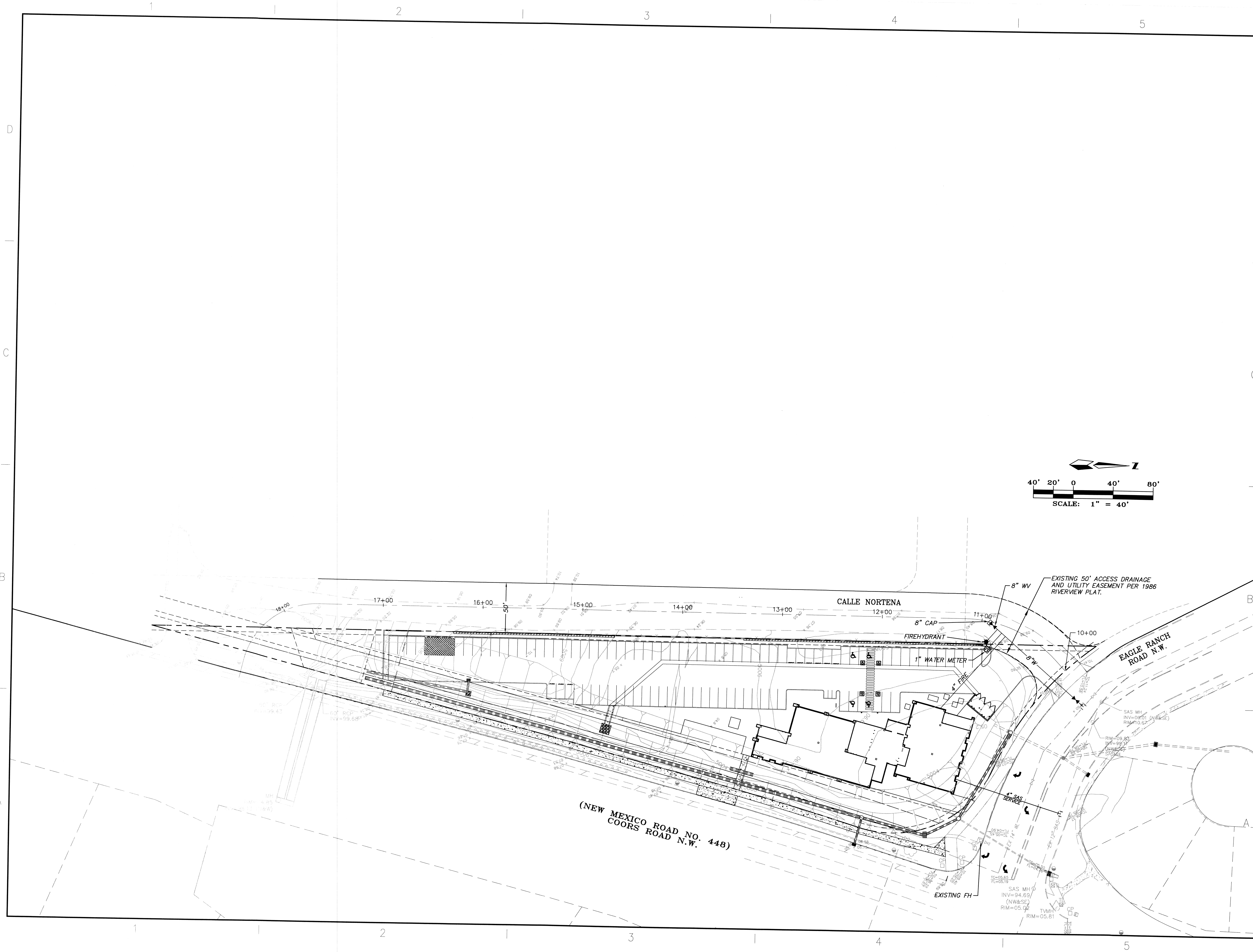
SHEET TITLE:

CONCEPTUAL  
GRADING AND  
DRAINAGE  
PLAN

SHEET NO:

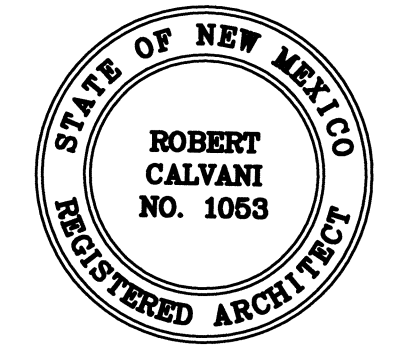
3 OF 5





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**CONCEPTIONAL  
UTILITY PLAN**

SHEET NO:

**4 OF 5**

F:\A1102\SS\A11024 Grady's Radio Station\GRADE & DRAIN\A11024 GRADY GSD\_2.dwg, 4/5/2012 11:52:27 AM, stephen



KEYED NOTES (cont.)

- 30" HIGH INTEGRATED STUCCO SITE WALL. COLOR TO MATCH BUILDING.
- FRAMED AND STUCCO EXTERIOR OPENING.
- CURTAIN WALL SYSTEM/GUARD RAIL SYSTEM.
- LINE OF ROOF STRUCTURE BEYOND.
- SECOND LEVEL OUTDOOR PATIO SPACE BEYOND.
- SATELLITE RECEIVING DISHES.

KEYED NOTES (cont.)

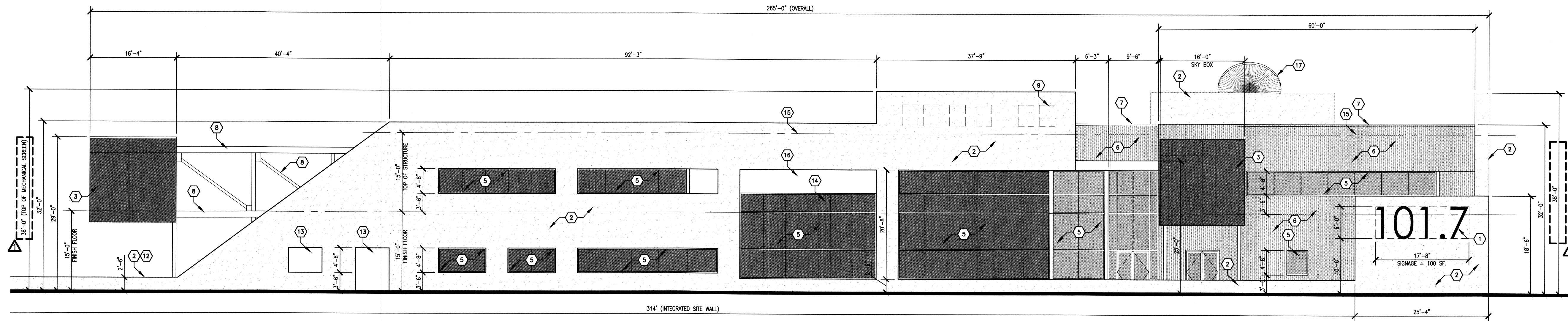
- ALUMINUM CLEAR ANODIZED STOREFRONT SYSTEM. FRONT GLAZED MONOLITHIC AESTHETIC TOGGLE GLAZED CURTAIN WALL SYSTEM. GLAZING TO BE 1" INSULATED TINTED GLASS WITH LOW-E DEPENDING ON ORIENTATION.
- PRE-FINISHED METAL PANEL SYSTEM. COLOR TO BE GRAY.
- PRE-FINISHED BREAK METAL PARAPET CAP. COLOR TO MATCH STOREFRONT SYSTEM.
- PAINTED STEEL FOR EXTERIOR WALKWAY. COLOR TO MATCH STOREFRONT SYSTEM.
- MECHANICAL UNITS BEYOND.
- BREAK METAL COVERED ENTRY CANOPY. RECESSED LIGHTS WITHIN.
- PRE-FINISHED WALL MOUNTED UP/DOWN LIGHT FIXTURE. COLOR TO MATCH BUILDING.

GENERAL NOTES

- A. ALL DIMENSIONS ARE GIVEN FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

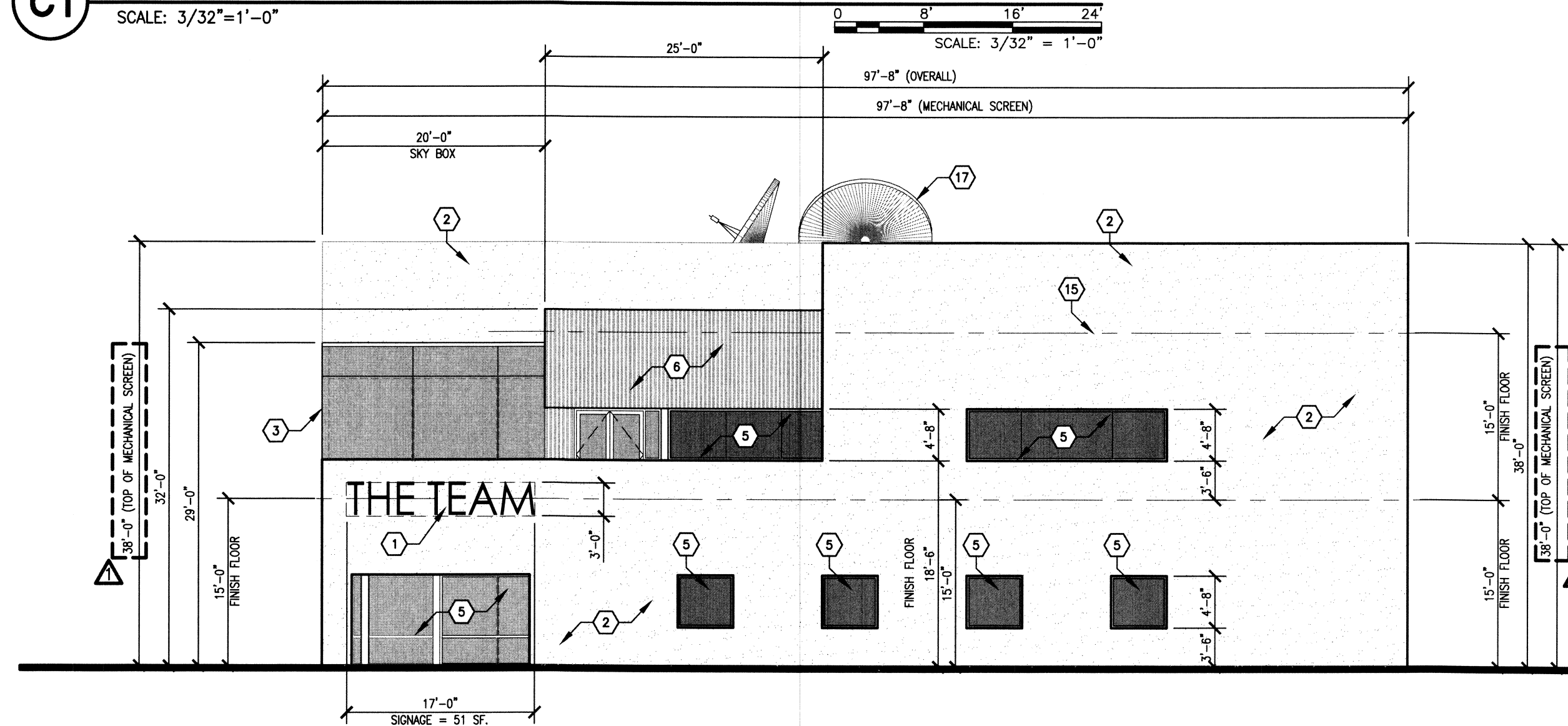
KEYED NOTES

- 4" DEEP INTERNALLY LIT POLISHED REVERSE CHANNEL LETTERS MOUNTED TO STUCCO WITH 2" STAND-OFF.
- 2-COAT SYNTHETIC STUCCO SYSTEM. COLOR TO BE LIGHT TAN.
- GLASS SKY BOX.
- 2-COAT SYNTHETIC STUCCO SYSTEM. COLOR TO BE TERRACOTTA.



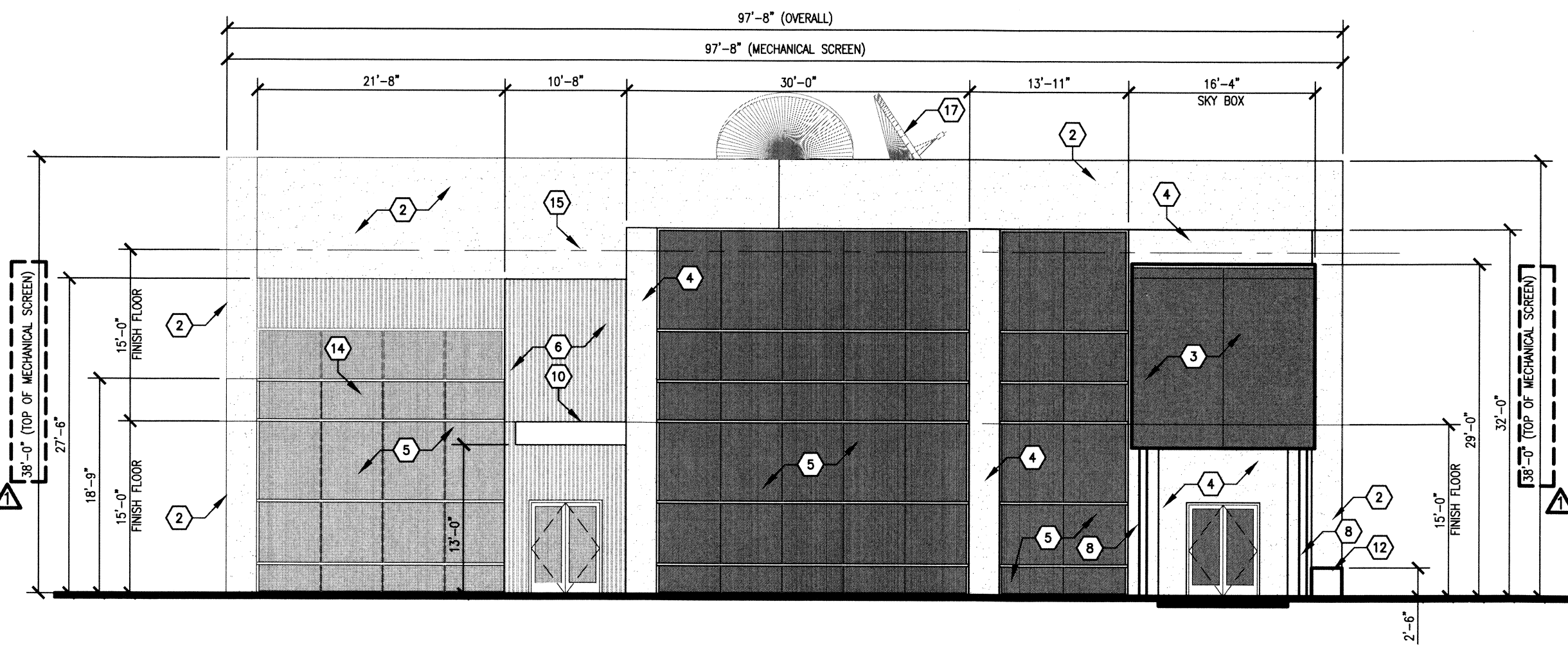
C1 EAST ELEVATION

SCALE: 3/32"=1'-0"



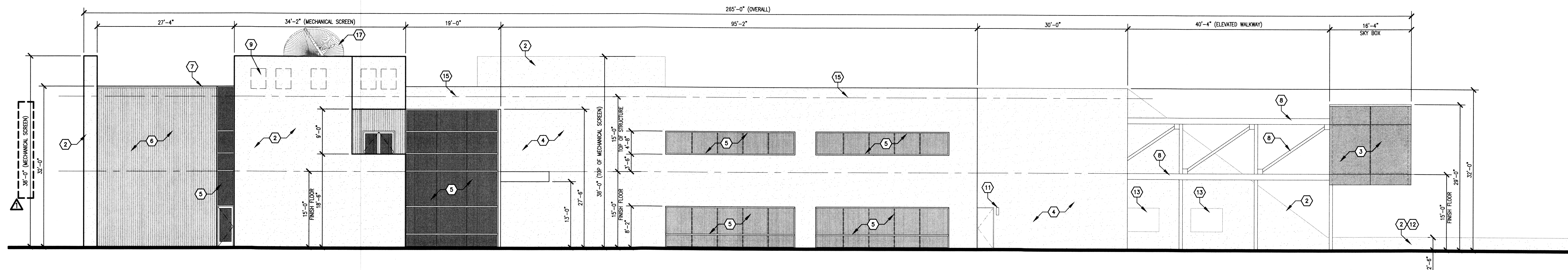
B1 NORTH ELEVATION

SCALE: 3/32"=1'-0"



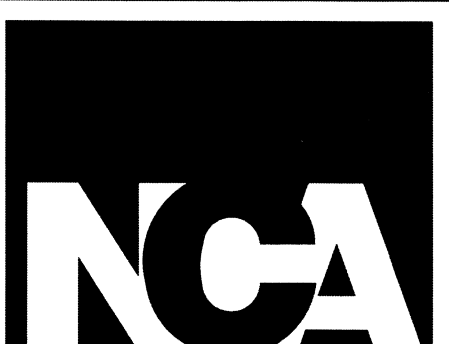
B3 SOUTH ELEVATION

SCALE: 3/32"=1'-0"



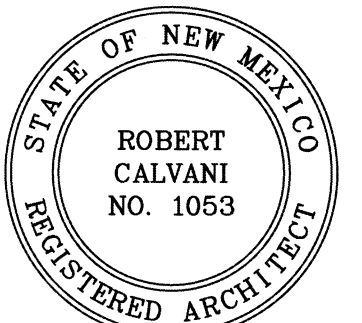
A1 WEST ELEVATION

SCALE: 3/32"=1'-0"



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10.24.11 PER EPC CONDITIONS

MK DATE DESCRIPTION

DRAWN BY: CHECKED BY:

MAG DP

PROJECT NUMBER:

A1102

DATE:

10/24/2011

SHEET TITLE:

A

**SITE PLAN  
FOR  
BUILDING PERMIT  
ELEVATIONS**

SHEET NO:

**5 of 5**