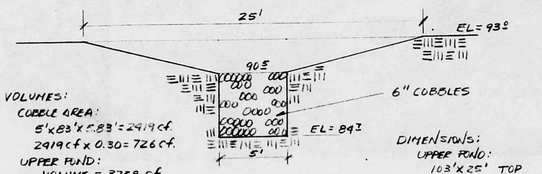
HYDROLOGY

B15/D1
3 PLANS

B15/D1

3 Plans



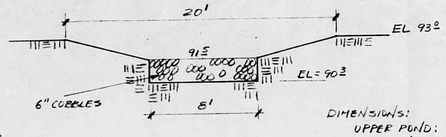
VOLUMES:
COBBLE AREA:
5'x83'x5.83' = 2919 cf.
2919 cf x 0.30 = 726 cf.
UPPER POND:
VOLUME = 3758 cf.
TOTAL VOLUME: 4464 cf.

DIMENSIONS:
UPPER POND:
103'x25' TOP
83'x5' BOTTOM

SECTION BB

POND A

SCALE: 1"=5'



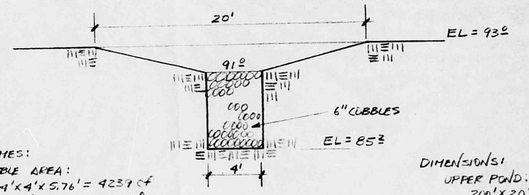
VOLUMES:
COBBLE AREA:
8'x263'x125' = 2630 cf.
2630 cf x 0.30 = 789 cf.
UPPER POND:
VOLUME = 5703 cf
TOTAL VOLUME: 6492 cf.

DIMENSIONS:
UPPER POND:
275'x20' TOP
263'x8' BOTTOM

SECTION CC

POND C

SCALE: 1"=5'



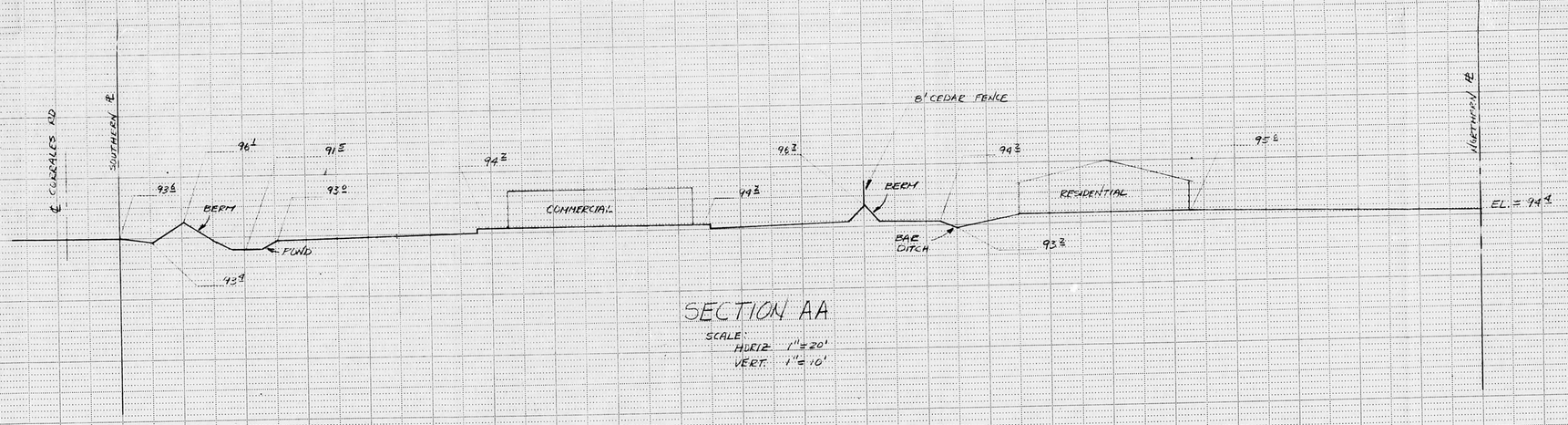
VOLUMES:
COBBLE AREA:
134'x4'x5.76' = 4239 cf
4239 cf x 0.30 = 1272 cf.
UPPER POND:
VOLUME = 4736 cf.
TOTAL VOLUME: 6008 cf.

DIMENSIONS:
UPPER POND:
200'x20' TOP
184'x4' BOTTOM

SECTION DD

POND D

SCALE: 1"=5'



SECTION AA

SCALE:
HORIZ 1" = 20'
VERT. 1" = 10'

PLATE C

PLAN
NOTE BOOK
NO.
SURVEYED
PLOTTED
ALIGNMENT CHECKED
BY
DATE

PROFILE
NOTE BOOK
NO.
SURVEYED
PLOTTED
GRADES CHECKED
B. M. NOTED
STRUCTURE NOTATIONS CHKD
BY
DATE

PLATE 1 SINGLE PLAN - PROFILE - DOTTED
CHARLES BRUNING COMPANY
MADE IN U.S.A.

Keyed Notes

1. 10" MUNICIPAL WATER LINE
2. 12" MUNICIPAL WATER LINE - NEWLY CONSTRUCTED, PRESSURE/POTABILITY TESTING AND FINAL ACCEPTABILITY ANTICIPATED BY MARCH 1983.
3. FIRE HYDRANT
4. 30' TRANSITION LANDSCAPE BUFFER TO BE MAINTAINED WITH NATIVE PLANT MATERIALS SUCH AS BLUE GRAMMA, CRESTED WHEAT. EVENTUAL EXPANSION OF THE CORRALES ROAD R.O.W. WILL ELIMINATE THIS 30' STRIP.
5. PRIMARY ENTRY SIGNAGE. WOOD SIGNAGE. FLOOD LIGHTING.
6. RESTAURANT LIQUID WASTE ABSORBTION/EVAPOTRANSPORATION FIELD.
7. REFUSE ENCLOSURE TO BE BUILT PER CITY OF ALBUQUERQUE SPECIFICATION.
8. COMMERCIAL SITE LIQUID WASTE ABSORBTION FIELD TO BE PLANTED WITH NATIVE GROUND COVER SUCH AS BLUE GRAMMA, CRESTED WHEAT.
9. CEDAR FENCE TO SIT UPON GENTLE EARTH BERM SOUTH OF TREE ROW. FENCE TO BE 8' IN HEIGHT.
10. LOCATION FOR PROPOSED MEDIAN CUT WHEN CORRALES ROAD IS EXPANDED WITH MEDIAN.
11. AREA TO BE SODDED WITH K31 KENTUCKY BLUEGRASS. SOD SHALL BE IRRIGATED WITH AUTOMATIC POP-UP SPRAY OR IMPACT HEAD SPRINKLER SYSTEM.
12. ISLANDS SHALL BE PLANTED WITH NATIVE SHRUBS SUCH AS CHAMISA, BIG SAGE, AND OTHER DROUGHT RESISTANT MATERIALS SUCH AS SANTOLINA. EMITTER IRRIGATION TO BE EMPLOYED.
13. ALL COMMERCIAL/RESTAURANT DRIVING SURFACES TO BE ASPHALT.
14. PRIVATE RESIDENTIAL DRIVE TO BE COMPACTED, WELL DRAINED GRAVEL SURFACE.

General Notes

SIGNAGE

CORRALES ROAD AND RIO GRANDE BLVD NORTH SIGNAGE SHALL BE LIMITED TO PRIMARY DEVELOPMENT IDENTIFICATION AT THE PRINCIPAL ACCESS POINTS. THE ONLY OTHER TYPE OF SIGNS TO BE ALLOWED IN THE FRONTAGE AREAS ARE THOSE THAT ARE DIRECTIONAL OR REGULATORY.

SIGNS SHALL BE SIMILAR IN DESIGN AND SHALL BE SITUATED A DISTANCE FROM THE STREET SUCH AS NOT TO OBSTRUCT THE VIEW OF EXITING DRIVERS.

THESE SIGNS SHALL SIT LOW TO THE GROUND AND BE CONSTRUCTED OF WOOD MATERIALS.

BUILDING SIGNAGE SHALL ALSO BE CONSISTANT IN DESIGN, PROPORTION, AND MATERIAL.

EASEMENTS

IN THE COMMERCIAL/RESTAURANT DEVELOPMENT AREA ALL VEHICULAR CIRCULATION AISLES, ENTRY POINTS, AND SERVICE DRIVES WILL BE ESTABLISHED AS RECIPROCAL ACCESS EASEMENTS. THIS WILL ALLOW FREE AND COMPLETE CIRCULATION THROUGHOUT THIS AREA.

IN A SIMILAR MANNER, THE PRIVATE RESIDENTIAL ACCESS ROAD WILL BE ESTABLISHED AS A RECIPROCAL ACCESS EASEMENT FOR EQUAL AND UNENCUMBERED USE BY ALL RESIDENTIAL PROPERTY OWNERS.

LAND USE

RESTAURANT	THE 1.36 ACRE PARCEL SHALL BE DEVELOPED AS A RESTAURANT SITE
COMMERCIAL	PARKING AND LIQUID WASTE (GAL./DAY DISCHARGE) REQUIREMENTS SHALL GOVERN THE SPECIFIC NATURE OF COMMERCIAL ACTIVITIES. IT IS ANTICIPATED THAT OFFICE USE WILL DOMINATE.
RESIDENTIAL	EACH OF THE SIX LOTS WILL BE DEVELOPED AS A SINGLE FAMILY RESIDENCE. A MINIMUM F.A.R. WILL BE SPECIFIED IN THE RESTRICTIVE COVENANTS

LANDSCAPING

THE FOLLOWING SCHEDULE OF LANDSCAPING MATERIALS WILL BE UTILIZED.

TREES

TYPE 1: HONEY LOCUST
GLEDITSIA TRIACANTHOS INERMIS

SYCAMORE
PLATANUS OCCIDENTALIS

MOUNTAIN ASH
SORBUS AQUPARIA OR SCOPULINA

TYPE 2: PINON PINE
PINUS EDULIS

FLOWERING PLUM
PRUNUS CISTINA

CALIPER TYPE 1 TREES SHALL BE NO LESS THAN 3" CALIPER
TYPE 2 TREES SHALL BE NO LESS THAN 2" CALIPER
OR 9' IN HEIGHT FROM TOP OF ROOT BALL

TREES SHALL BE TIGHTLY BALLED AND BURLAPED OR BOXED. IN THE CASE OF THE FORMER, BALLS SHALL NOT BE LESS THAN TEN TIMES TRUNK CALIPER MEASURED AT POINT CLOSEST TO BALL.

PLANTERS

THE FOLLOWING NATIVE PLANT MATERIALS ARE ACCEPTABLE FOR USE IN PLANTERS:

RUBBER RABBITBRUSH
CHRYSOTHAMNUS NAUSEOSUS

BIG SAGEBRUSH
ARTEMISIA TRIDENTATA

CHAMISA
CHRIPOTHAMNUS NAUSEASUS

SANTOLINA
SANTOLINA CHAMAECYPARISSUS

FOURWINGED SALTBUSH
ATRIPLEX CANESCENS

ALL NATIVE PLANT MATERIALS REFERENCED ABOVE SHALL BE A MINIMUM OF 3 GALLON CONTAINER SIZE.

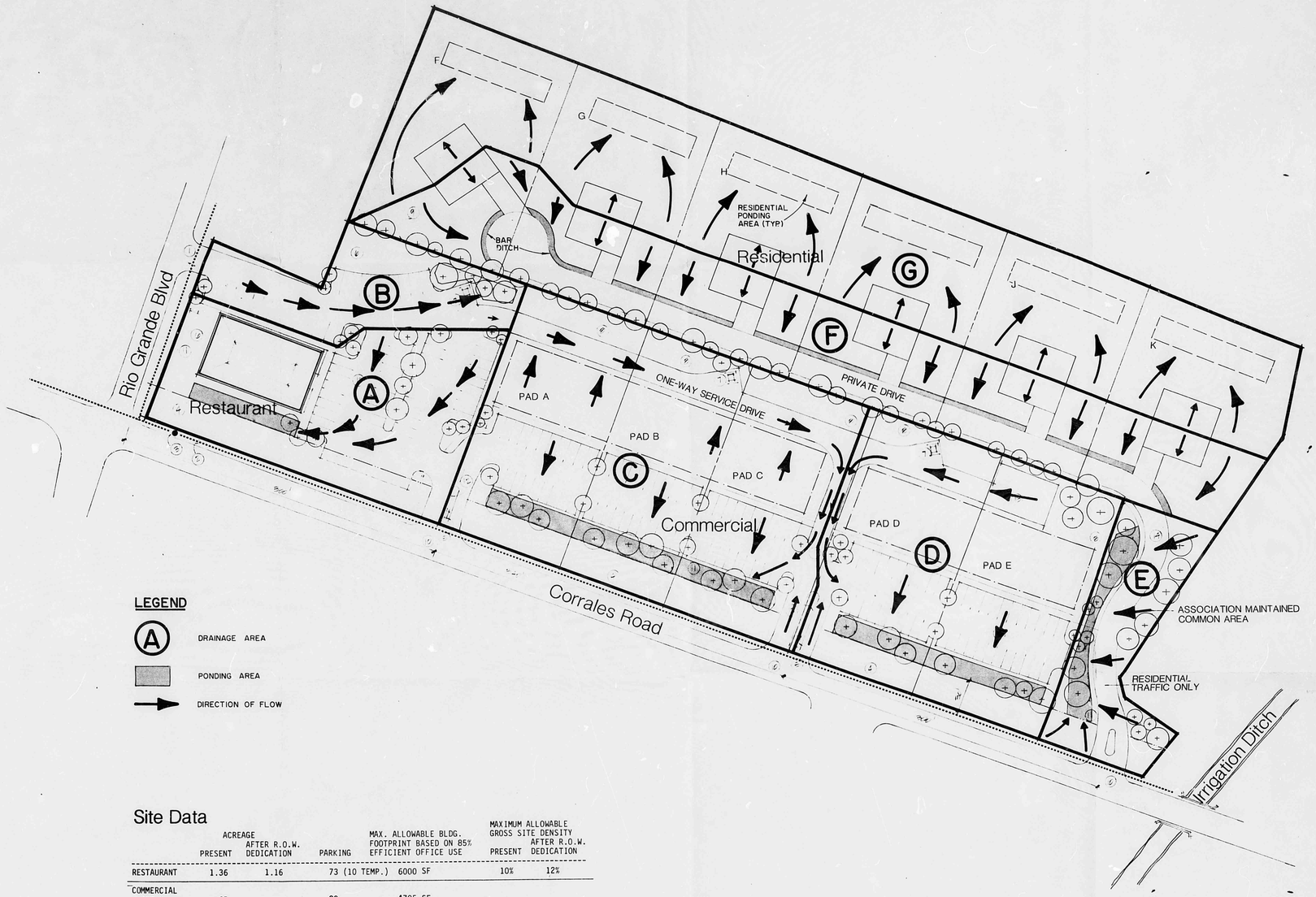
IRRIGATION

WEATHERMATIC 7 STATION RM SERIES CONTROLLER BOX. REQUIRES 120 VOLT CCT.

GRASS AREAS:	WEATHERMATIC #13 BRONZE MEDIUM POP SPRAY HEAD REFER TO IRRIGATION PLAN FOR LOCATION AND TYPE.
PLANTERS:	RAINBIRD MULTI OUTLET 30 MESH EMITTER #EM-TA6. FLOW: .8-3.0 GAL/HR. B-220 DISTRIBUTION TUBING.
TREES:	RAINBIRD EM-J10 SINGLE OUTLET 30 MESH EMITTER FLOW: .5-3.0 GAL/HR

UTILITY SYSTEMS

LIQUID WASTE	REFERENCE: LETTER FROM LEE ROSENBERGER, STATE OF NM ENVIRONMENTAL IMPROVEMENT DIVISION, 1-31-83 REFERENCE: SARGENT HAUSKINS & BECKWITH PERCOLATION & WATER TABLE TEST REPORT, 1-11-83 REFERENCE: LETTER FROM K SEAVEY DESIGN TO GENE CLEMENT REGARDING APPROVAL REQUEST FOR LIQUID WASTE SYSTEM, 1-14-83.
WATER	REFERENCE: LETTER FORM A. O'BRIAN PE, WATER RESOURCES, CITY OF ALBUQUERQUE, 12-8-82.



LEGEND

- (A) DRAINAGE AREA
- PONDING AREA
- DIRECTION OF FLOW

Site Data

	ACREAGE PRESENT	ACREAGE AFTER R.O.W. DEDICATION	PARKING	MAX. ALLOWABLE BLDG. FOOTPRINT BASED ON 85% EFFICIENT OFFICE USE	MAXIMUM ALLOWABLE GROSS SITE DENSITY PRESENT	MAXIMUM ALLOWABLE GROSS SITE DENSITY AFTER R.O.W. DEDICATION
RESTAURANT	1.36	1.16	73 (10 TEMP.)	6000 SF	10%	12%
COMMERCIAL						
PAD A	.65		20	4705 SF		
PAD B	.54		22	5176		
PAD C	.65 (3.14)	2.74	20 (107)	4705 (25,174)	18%	21%
PAD D	.65		21	4941		
PAD E	.65		24	5647		
RESIDENTIAL						
F	.67					
G	.66					
H	.65					
I	.63 (4.30)	4.22	--	--	1.4 DU/ACRE	
J	.62					
K	.65					
COMMON	.42					
TOTAL ACREAGE	8.80 ACRES	8.12				

ZONING: R1, SPECIAL USE FOR PLANNED DEVELOPMENT

2/11/83

40
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ACREAGES AND DIMENSIONS ARE APPROXIMATE AND DO NOT REPRESENT CERTIFIED SURVEY INFORMATION

Commons North
at Corrales & Rio Grande

Melkus • Reule
Partners

PLATE A — DRAINAGE PLAN

Commons North

CPZC CASE # CZ-81-28 Amended
APPROVED: 2-28-83
BY: [signature]
~~LANDSCAPING TO BE INSTALLED WITH EACH PHASE~~
PLANNING DEPARTMENT

Knight Seavey Design
AIA, AICP
Land Use Analysis
Site Planning
Architecture
Interior Space Planning
Development Services
656 Roadrunner Lane NE Albuquerque, NM 87102
(505) 299-7179

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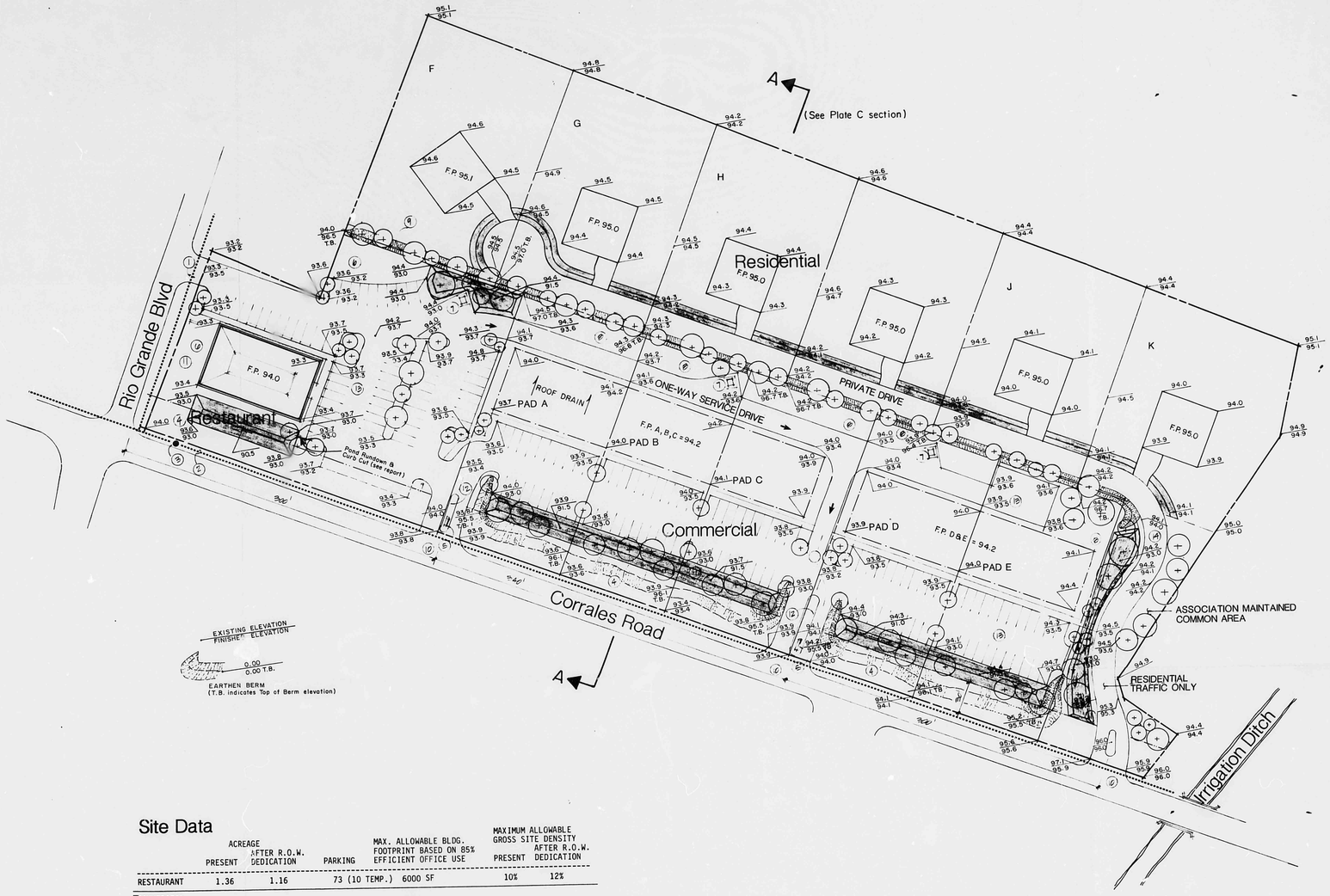

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2/1/83

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Commons North
at Corrales & Rio Grande

Melkus • Reule
Partners

PLATE B — GRADING PLAN

BENCHMARK:

DESIGNED BY:
CHECKED BY:
DRAWN BY:
CHECKED BY:
REVISIONS

DENNEY - GROSS & ASSOCIATES, INC.
ENGINEERS SURVEYORS PLANNERS
2400 COMANCHE ROAD N.E.
ALBUQUERQUE, NEW MEXICO 87107
(505) 884-0696

TYPE DRAWING
PRELIM. ☐
CONST. ☐
RECORD ☐

DATE:

JOB

SHEET
OF
SHEETS