

# PROPOSED 'EXPRESSO SHOPPE'

JOB NO.  
**0212**  
DATE  
**Feb '02**  
REVISION  
**Nov '02**  
DRAWN BY  
**JWM**  
CHECKED BY

SITE PLAN & MISC  
DETAILS & NOTES

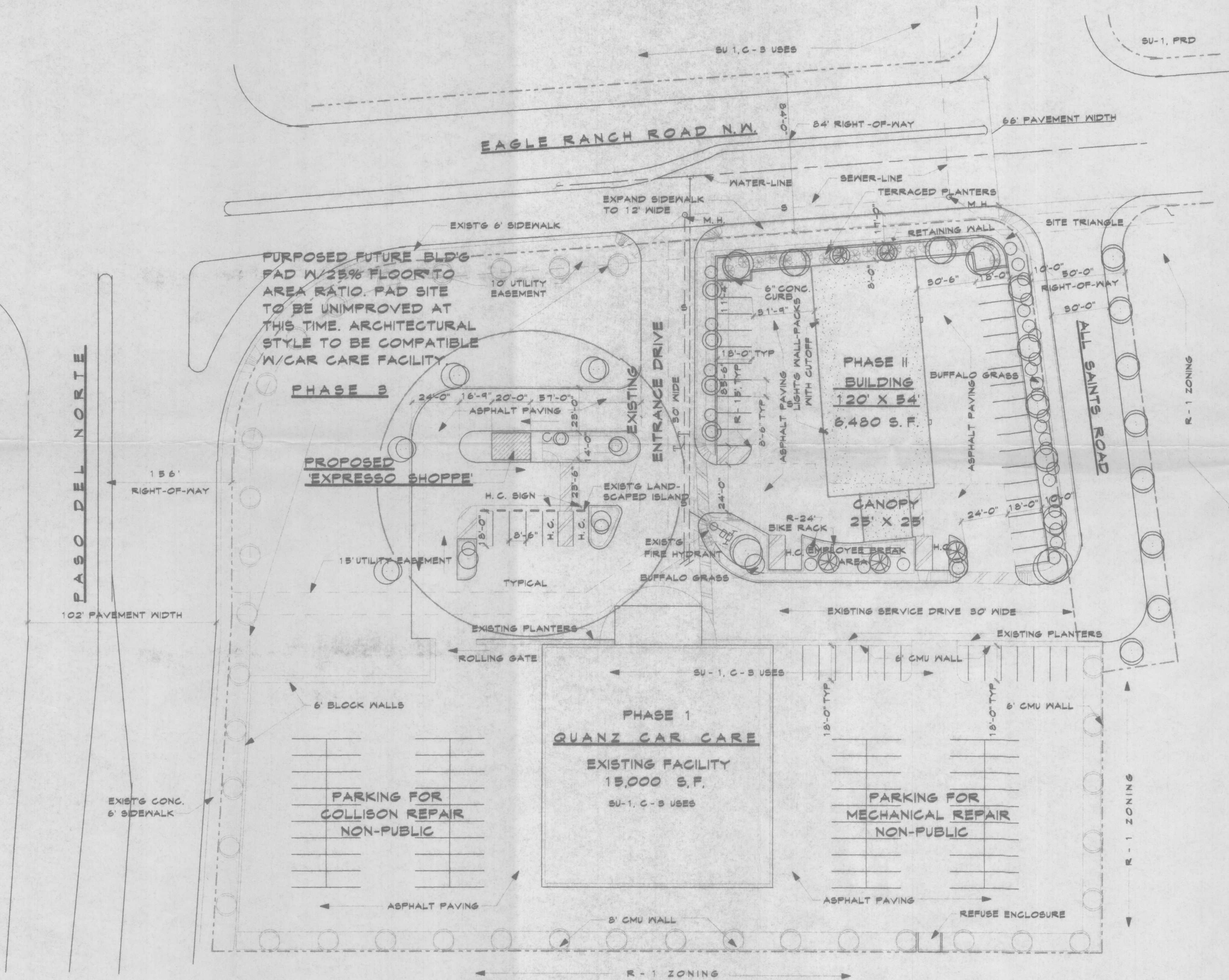
SHEET TITLE

MILLER AND ASSOCIATES  
ARCHITECTS  
PLANNERS  
2833 RICHMOND N.E.  
ALBUQUERQUE, NEW MEXICO 87107

PROPOSED  
EXPRESSO SHOPPE  
ALBUQUERQUE, NEW MEXICO

SHEET TITLE

**1**



**SITE PLAN 1" = 30'**

ALL LANDSCAPING WILL BE IN  
CONFORMANCE W/CITY OF ALBUQ.  
ZONING CODE, STREET TREE ORD  
POLLEN, WASTE WATER & WATER CON-  
SERVATION LANDSCAPE ORDINANCES

## VICINITY MAP:

### PARKING

FOOD SERVICE = 280 / 200 = 2 SPACES  
REQUIRED SPACES = 2 SPACES

SPACES PROVIDED = 6 SPACES  
INCLUDED 1 H.C. SPACE

### LANDSCAPE DATA:

LANDSCAPE AREA = 12,000 S.F.  
REQUIRED AREA = 15% X 12,000  
= 1,800 S.F.

PROVIDED AREA = 200 + 300 + 700  
+ 900 = 2,100 S.F.

### LANDSCAPING:

- MODESTO ASH - 2" CALIPHER  
FRAXINUS VELUTINA
- PURPLE LEAF PLUM - 2' CALIPHER  
FRUNUS CERASTIFERA
- AUSTRIAN PINE- 2' CALIPHER  
PINUS NIGRA
- SHRUBS, A MIXTURE OF THE FOLLOWING:  
CHAMISA, RUSSIAN SAGE, FOUR WING,  
SALTBUSH, APACHE PLUME & THREE  
LEAF SUMAC
- CHRYSOTHAMNUS NAUSEOSUS
- PLANTING BEDS

GROUND COVER - 3/4" GRAVEL SANTA FE TAN  
GRASS - BUFFLO GRASS WHERE SHOWN

IRRIGATION BY DRIP IRRIGATION SYSTEM  
AND LAWN SPRINKLER SYSTEM

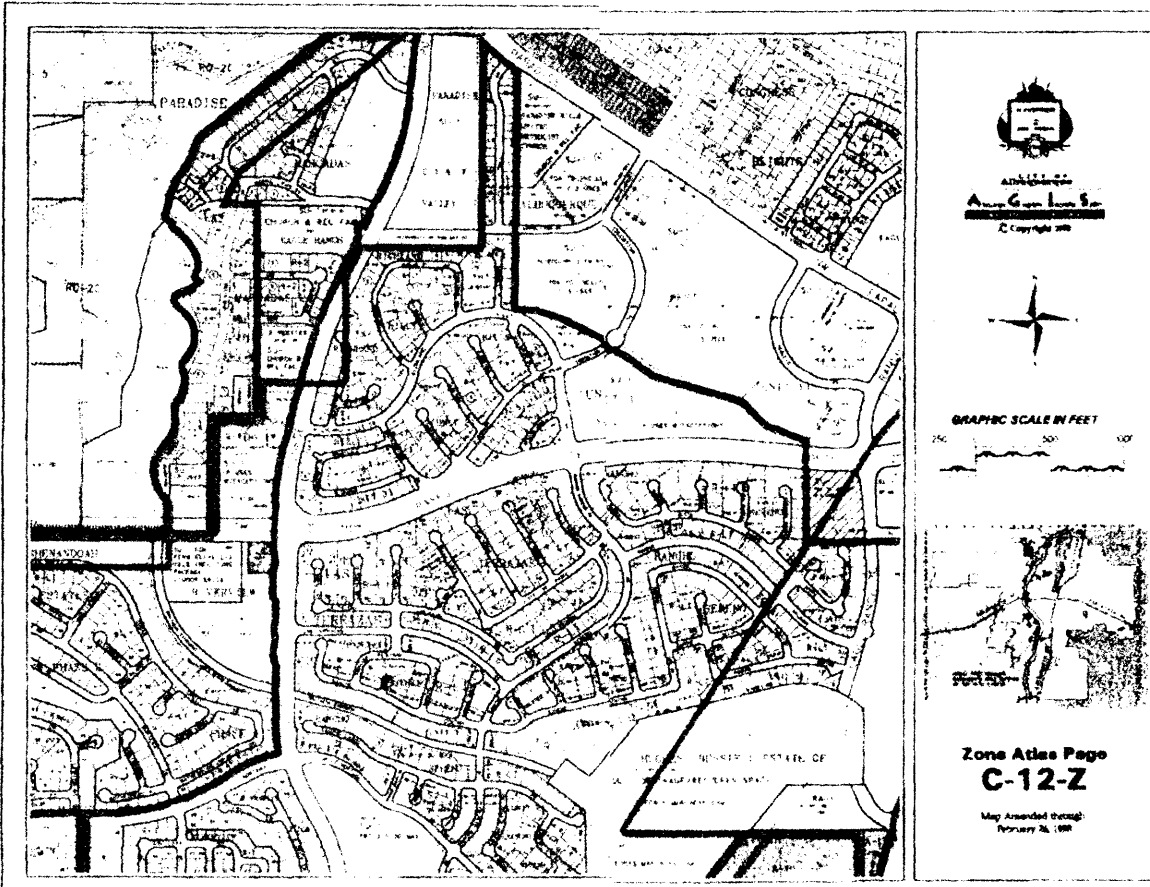
MAINTENANCE BY OWNER

### LEGAL DESCRIPTION:

LOT 6, BLOCK 'D',  
RANCH SERENO UNIT #3



285-4627

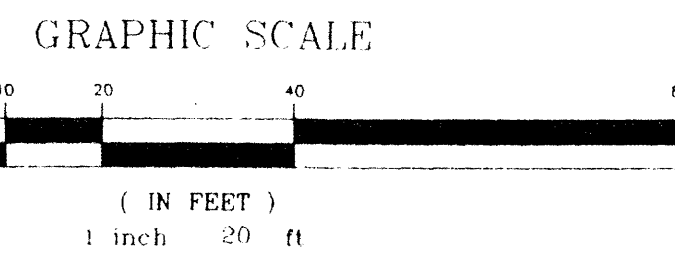


A-1 PRECIPITATION ZONES  
BERNALILLO COUNTY'S FOUR PRECIPITATION ZONES ARE INDICATED IN TABLE A-1

ZONE	LOCATION
1	WEST OF THE RIO GRANDE
2	BETWEEN THE RIO GRANDE AND SAN MATEO
3	BETWEEN SAN MATEO AND EUBANK, NORTH OF INTERSTATE 40 AND BETWEEN SAN MATEO AND THE EAST BOUNDARY OF RANGE 4 EAST, SOUTH OF INTERSTATE 40
4	EAST OF EUBANK, NORTH OF INTERSTATE 40 AND THE EAST OF THE EAST BOUNDARY OF RANGE 4 EAST, SOUTH OF INTERSTATE 40

NOTE:  
ARCHITECT TO PROVIDE ROOF DRAIN DESIGN TO DISCHARGE FLOWS INTO ASPHALT PAVED AREAS

LEGAL DESCRIPTION  
PORTION OF LOT 12-A BLOCK D, ALBUQUERQUE WEST SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
BENCHMARK REFERENCE  
ACS STATION ALAMEDA 8 NO. 2, ALBUQUERQUE DISTRICT, 1950, LOCATED 0.40 MILE OF SW OF THE INTERSECTION OF PARADISE BLVD. AND NW CORRS ROAD NW. ELEVATION=5058.25  
PROJECT BENCHMARK AS SHOWN HEREON



LEGEND

EXISTING CONTOUR	100.00
PROPOSED CONTOUR	100.00
EXISTING SPOT ELEVATIONS	100.00
PROPOSED GRADE (FLOWLINE GRADES)	100.00
PERCENTAGE OF FLOW	10.0%
EXISTING CURB AND GUTTER	
WATER VALVE	
SANITARY SEWER MANHOLE	
FIRE HYDRANT	
TRAFFIC FLOW ARROW	

NOTE: ALL DESIGN ELEVATIONS ARE TO FLOWLINE AND TOP OF ASPHALT. CONTRACTOR MUST FIELD VERIFY.

- GENERAL NOTES
- NO PERIMETER BOUNDARY CORNERS HAVE BEEN SET PER THIS SURVEY OF THE SUBJECT PROPERTY.
  - LOCATION OF BUILDING IS AS PER ARCHITECT.
  - NO SEARCH HAS BEEN MADE FOR EASEMENTS OF SUBJECT PROPERTY.
- EROSION CONTROL MEASURES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION. HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- ADJACENT PROPERTIES SHALL BE PROMPTED AT ALL TIMES BY THE CONSTRUCTION OF BERN'S, DIKES, SWALES, PONDS AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
- ADJACENT PUBLIC RIGHTS OF WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE ALLOWED TO ENTER PUBLIC STREET RIGHTS OF WAY.
- THE CONTRACTOR SHALL IMMEDIATELY THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM THE SUBJECT SITE AND DEPOSITED THEREON.

- CONSTRUCTION NOTES
- TWO (2) WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT UTILITY LINE LOCATOR SERVICE AT (505) 262-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE AND SUBSURFACE UTILITIES.
  - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION (S) OF ANY POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT CONFLICT CAN BE RESOLVED AT A MINIMUM DELAY.
  - ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY, LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
  - ALL CONSTRUCTION WITHIN THE PUBLIC STREET RIGHTS OF WAYS SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE, BERNALILLO COUNTY STANDARDS AND PROCEDURES.

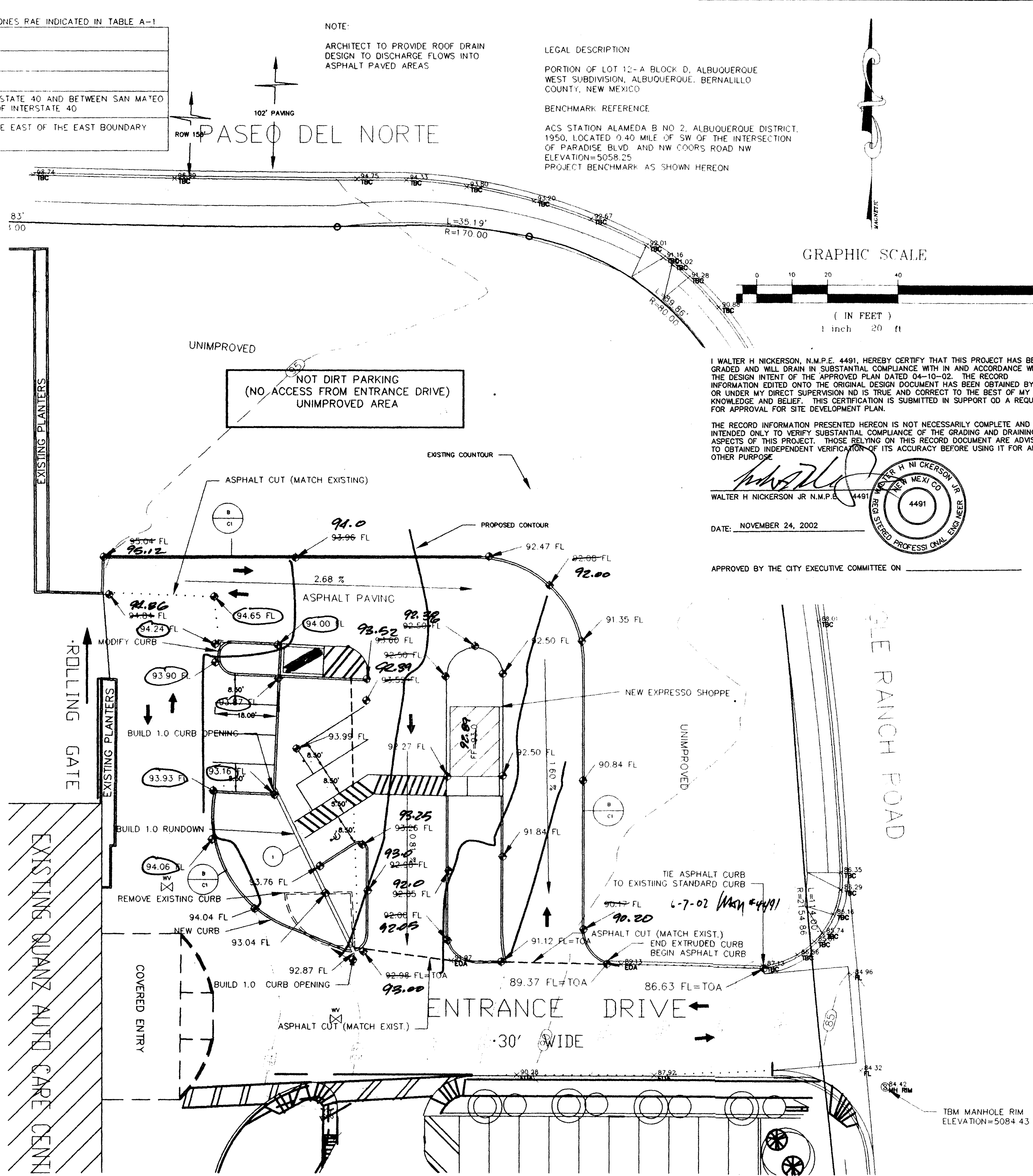
- NOTICE TO CONTRACTOR
- AN EXCAVATION/CONSTRUCTION PERMIT SHALL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT OF WAY. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION OF THIS PERMIT.
  - ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTION IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATION PUBLIC WORKS CONSTRUCTION 1985.
  - TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL NOTIFY THE UTILITY LINE LOCATOR SERVICE (762-1234) FOR LOCATION OF EXISTING UTILITIES.
  - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT IT CAN BE RESOLVED WITHIN A MINIMAL AMOUNT OF TIME.
  - BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
  - MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER (S) OF THE PROPERTY SERVED.

TABLE A-4 LAND TREATMENTS

TREATMENTS	LAND CONDITIONS
A	SOIL UNCOMPACTED BY HUMAN ACTIVITY WITH 0 TO 10 PERCENT SLOPES. NATIVE GRASSES, WEEDS AND SHRUBS IN TYPICAL DENSITIES WITH MINIMAL DISTURBANCE TO GRADING, GROUND COVER AND INFILTRATION CAPACITY. CROPLANDS, UNIMPAVED ARROYOS.
B	IRRIGATED LAWNS, PARKS AND GOLF COURSES WITH 0 TO 10 PERCENT SLOPES. NATIVE GRASSES, WEEDS AND SHRUBS AND SOIL UNCOMPACTED BY HUMAN ACTIVITY WITH SLOPES GREATER THAN 10 PERCENT OR LESS THAN 20 PERCENT.
C	SOIL COMPACTED BY HUMAN ACTIVITY MINIMAL VEGETATION, UNPAVED PARKING, ROADS, TRAILS, MOST VACANT LOTS, GRAVEL OR ROCK ON PLASTIC (DESERT LANDSCAPING), IRRIGATED LAWNS AND PARKS GREATER THAN 10 PERCENT. NATIVE GRASSES, WEEDS AND SHRUBS, AND SOIL UNCOMPACTED BY HUMAN ACTIVITY WITHIN SLOPES GREATER THAN 20 PERCENT. NATIVE GRASSES, WEEDS AND SHRUB AREAS WITHIN CLAY OR CLAY LOAM SOIL AND OTHER SOILS OF VERY LOW PERMEABILITY AS CLASSIFIED BY SCS HYDROLOGIC SOIL GROUP D.
D	IMPERVIOUS AREAS, PAVEMENTS AND ROOF.

MOST WATERSHEDS CONTAIN A MIX OF LAND TREATMENTS. TO DETERMINE PROPORTIONAL TREATMENTS, MEASURE RESPECTIVE SUBAREAS. IN LIEU OF SPECIFIC MEASUREMENT FOR TREATMENT D, THE AREA PERCENTAGES IN TABLE A-5 MAY BE EMPLOYED.

APPROVALS	NAME	DATE
HYDROLOGY DEPT		



I, WALTER H. NICKERSON, N.M.P.E. 4491, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH IN AND ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 04-10-02. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR APPROVAL FOR SITE DEVELOPMENT PLAN.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINING ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

WALTER H. NICKERSON JR. N.M.P.E. 4491  
DATE: NOVEMBER 24, 2002  
APPROVED BY THE CITY EXECUTIVE COMMITTEE ON

GRAVING/DRAINAGE PLAN  
THE FOLLOWING ITEMS CONCERNING 3111 EAGLE RANCH ROAD (LOT G, BLOCK D RANCHO SERENO UNIT 3) BERNALILLO COUNTY, NEW MEXICO:

EXISTING CONDITIONS  
AS SHOWN ON THE VICINITY MAP, THE SITE CONTAINS 0.29 ACRES OF WHICH IS A PORTION OF A 3.56 ACRE PARCEL. IT IS LOCATED AT THE SOUTHWEST CORNER OF THE QUADRANT OF PASEO DEL NORTE NW AND EAGLE RANCH ROAD NW. A LARGE PORTION OF THE WESTERLY HALF OF THE PARCEL HAS A 15,000 SQUARE FOOT BUILDING ALONG WITH ASPHALT PARKING AND LANDSCAPED AREAS. ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL 11160, DATED SEPTEMBER 30, 1996, THE SITE IS NOT LOCATED IN A DESIGNATED FLOOD ZONE.

PROPOSED CONDITIONS  
AS SHOWN ON THE GRADING AND DRAINAGE PLAN, THE PROJECT WILL CONSIST OF 0.06 SQ. FT. BUILDING AND 14,121 PARKING WITH DRIVE THROUGH TRAFFIC. THE SITE DRAINAGE WILL BE ROUTED AROUND THE DESIGNATED BASIN AREAS AND WILL TRAVEL EAST ON SHOW EXISTING ASPHALT DRIVEWAY AND WILL TRAVEL TO EAGLE RANCH ROAD NW AND THEN WILL TRAVEL SOUTH WHERE IT WILL ENTER EXISTING DROP INLETS ON THE STREET AND WILL BE ROUTED TO THE PIERDAS MERCADAS DAM. THE CALCULATION THAT APPEAR HEREON ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 100 YEAR, 6 HOUR RAINFALL EVENT. THE PROJECTIONS FOR 40 ACRES OR SMALLER BASINS SET FORTH IN THE REVISION OF SECTION 2.2.1 (HYDROLOGY) OF THE DEVELOPMENT PROCESS MANUAL, VOLUME II, DESIGN CRITERIA (DATED 1997) HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED.

DOWNSPEAK CAPACITY  
A BATTERY OF SINGLE "A" DROP INLETS ARE LOCATED ALL ALONG EAGLE RANCH ROAD NW THEN WILL EMPTY INTO THE PIERDAS MERCADAS DAM.

QUANTZ AREA=0.29  
AUTO  
ZONE 1  
PRECIPITATION 360=2.20IN  
1440=2.26IN  
100A=3.67IN

EXCESS PRECIPITATION PEAK DISCHARGE

TREATMENT A 0.44IN	1.29 CFS/AC
TREATMENT B 0.67IN	2.03 CFS/AC
TREATMENT C 0.99IN	2.87 CFS/AC
TREATMENT D 1.97IN	4.37 CFS/AC

EXISTING CONDITIONS PROPOSED CONDITIONS

AREA	AREA
TREATMENT A 0.44IN	0.44IN
TREATMENT B 0.67IN	0.67IN
TREATMENT C 0.99IN	0.99IN
TREATMENT D 1.97IN	1.97IN

EXISTING EXCESS PRECIPITATION  
WEIGHTED E = (0.44)(0.00)+(0.67)(0.00)+(0.99)(0.29)+(1.97)(0.00)/0.29 = 0.495 IN  
V100-360 = (0.99)(0.29)/12 = 0.0297 AC FT 1293.50 CF

EXISTING PEAK DISCHARGE  
Q100 = (1.29)(0.00)+(2.03)(0.00)+(2.87)(0.29)+(4.37)(0.00) = 1.0350

PROPOSED EXCESS PRECIPITATION  
WEIGHTED E = (0.44)(0.00)+(0.67)(0.00)+(0.99)(0.15)+(1.97)(0.57)/0.29 = 0.88 IN  
V100-360 = (1.76)(0.29)/12 = 2302.5 CF

V100-1440 = (0.11)+(0.57)(2.66-2.20)/12 = 0.0637 AC FT = 2775.50 CF  
V100-100A = (0.11)+(0.57)(3.67-2.20)/12 = 0.0876 = 3815 CF

PROPOSED PEAK DISCHARGE  
Q100 = (1.29)(0.00)+(2.03)(0.00)+(2.87)(0.15)+(4.37)(0.57) = 1.46  
\* INCREASES 1.46 CFS-1.03=0.43 CFS

TABLE A-9 PEAK DISCHARGE (CFS/ACRES)

ZONE	TREATMENT			
	A	B	C	D
1	1.29 0.00, 0.24	2.03 0.03, 0.76	2.87 0.47, 1.49	4.37 1.69, 2.89
2	1.56 0.00, 0.38	2.28 0.08, 0.95	3.14 0.61, 1.71	4.7 1.86, 3.14
3	1.87 0.00, 0.58	2.6 0.21, 1.19	3.45 0.78, 2.00	5.02 2.04, 3.39
4	2.20 0.05, 0.87	2.92 0.38, 1.45	3.73 1.00, 2.26	5.25 2.17, 3.57

TABLE A-10 PEAK INTENSITY (IN/HR @ Tc = 0.2)

ZONE	INTENSITY	
	100-YEAR 2YEAR (10YR)	100-YEAR 2YEAR (10YR)
1	4.7 1.84, 3.14	
2	5.05 2.04, 3.41	
3	5.38 2.21, 3.65	
4	5.61 2.34, 3.83	

A PROPOSED GRADING AND DRAINAGE PLAN  
FOR  
EXPRESSO SHOPPE

JOB NAME: EXPRESSO SHOPPE  
LOCATION:  
EAGLE RANCH ROAD NW  
ALBUQUERQUE, NEW MEXICO

DRAWN BY: JDC  
CHECKED BY: WNN  
SCALE: AS SHOWN  
DATE: MARCH 25 2002  
JOB NUMBER  
SHEET

DESCRIPTION:  
PORTION LOT 12-A, BLOCK D, ALBUQUERQUE WEST SUB

