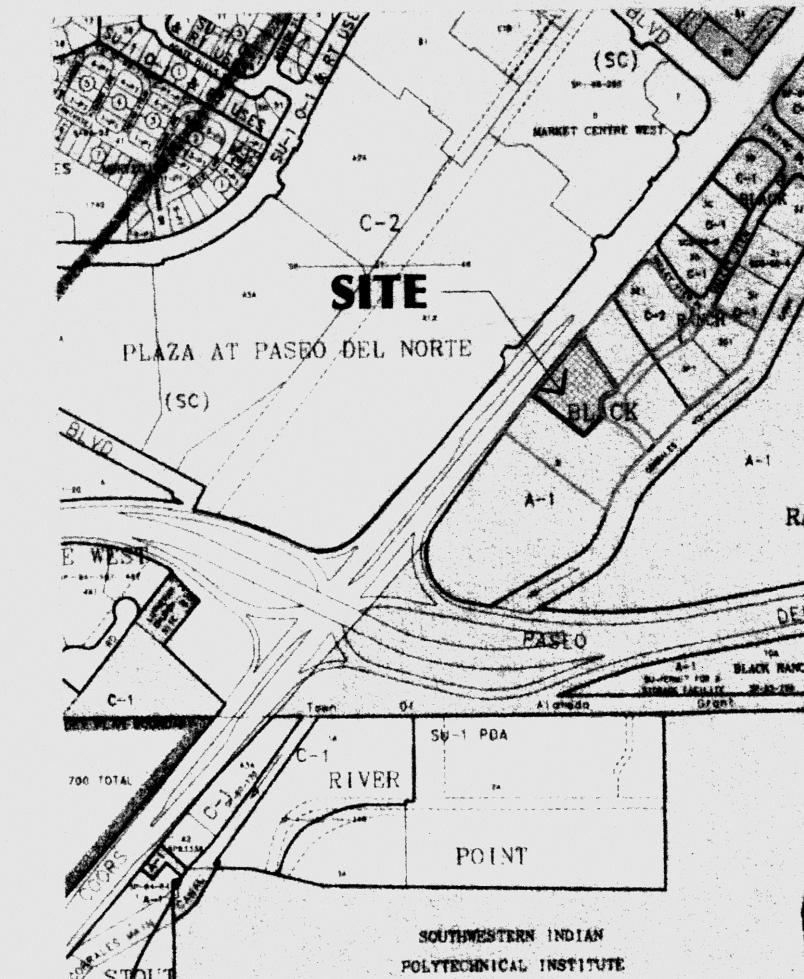
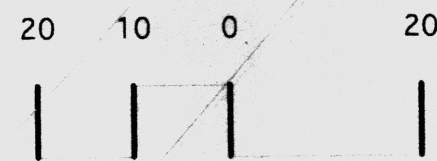
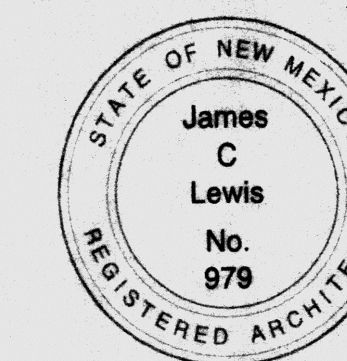


NORTH

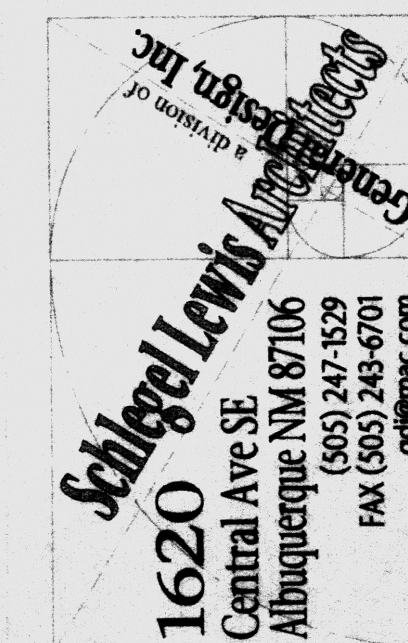


Vicinity Map

The engineer's certification required by the hydrology section needs to include certification that this site was constructed in accordance with the traffic circulation layout (TCL) before the certificate of occupancy is released.



ENGINEER

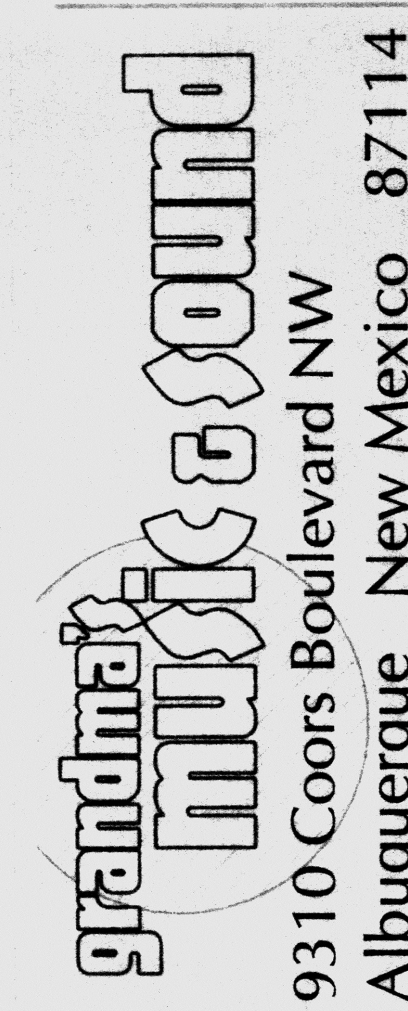
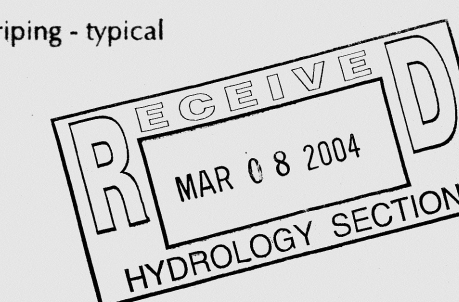


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M TCL Note

- 1 Property line
- 2 25' driveway per COA detail 2426 - see detail 'D' on sheet C-501
- 3 30' driveway per COA detail 2426 - see detail 'D' on sheet C-501
- 4 6' wide meandering sidewalk
- 5 6' concrete sidewalk
- 6 8' concrete sidewalk
- 7 6' wide colored & textured concrete path
- 8 Concrete filled pipe bollard, see detail Z on sheet C-501
- 9 Typical parking space 9'x20' (18' + 2' overhang)
- 10 Typical HC space 8'x20' (18' + 2' overhang)
- 11 HC parking signs with bollard - see detail 'L' on sheet C-105
- 12 Asphalt paving
- 13 Trash enclosure
- 14 24" high loading dock
- 15 Fire hydrant
- 16 Limits of asphalt paving
- 17 Building location
- 18 Concrete paving
- 19 Turn-down concrete curb - see detail 'M' on sheet C-501
- 20 6' wide x 12" deep (6" exposed) concrete stand-up curb - see detail 'SS' on sheet C-501
- 21 Concrete ramp per COA detail 2426 - see detail 'D' on sheet S-501
- 22 4" wide painted striping - typical



ISSUE DATE:
20 JUN 03

REVISIONS:

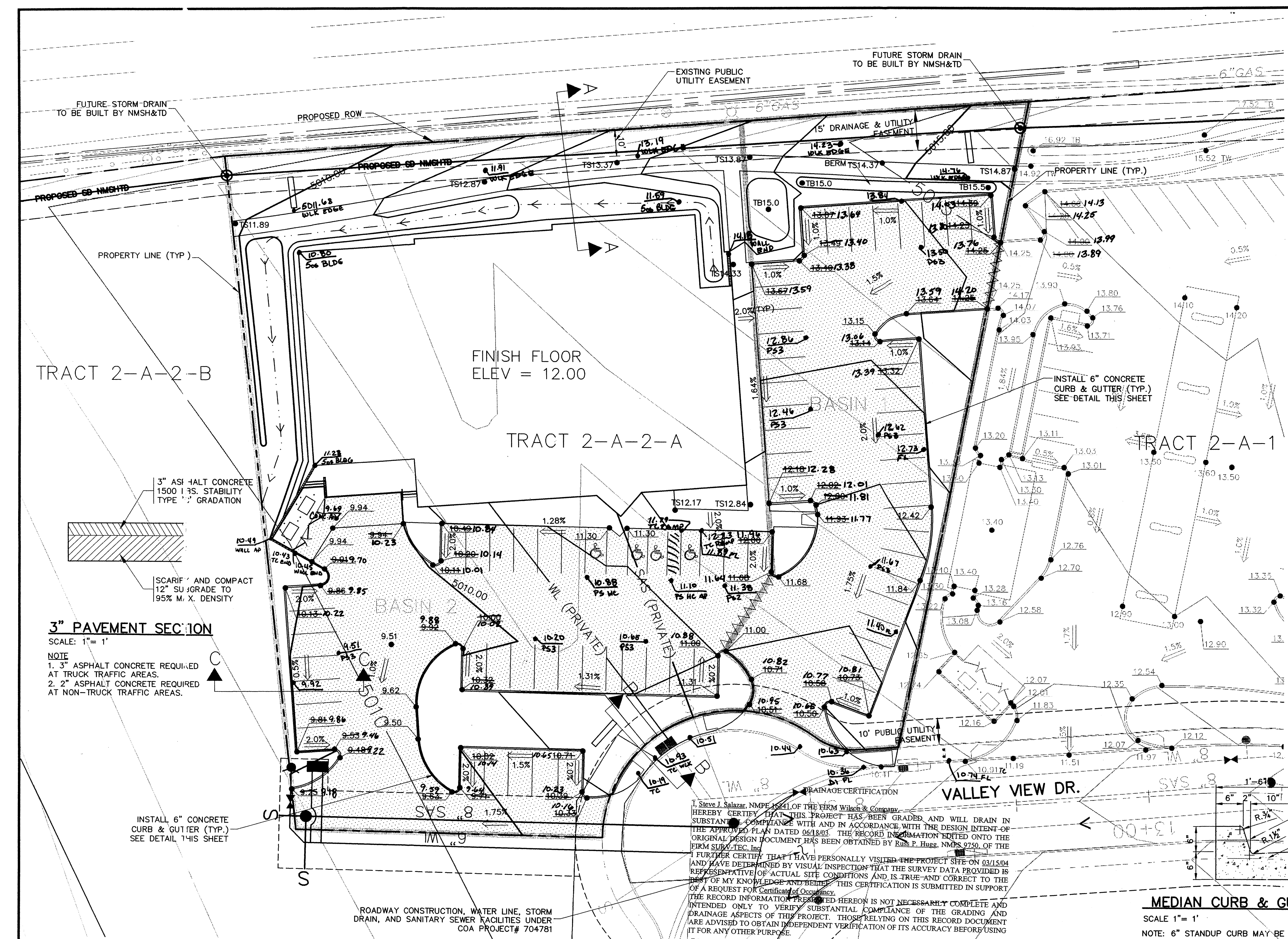
Traffic Control Layout

PROJECT 0305 SHEET 13
TCL

OF 23

Z Keyed Notes

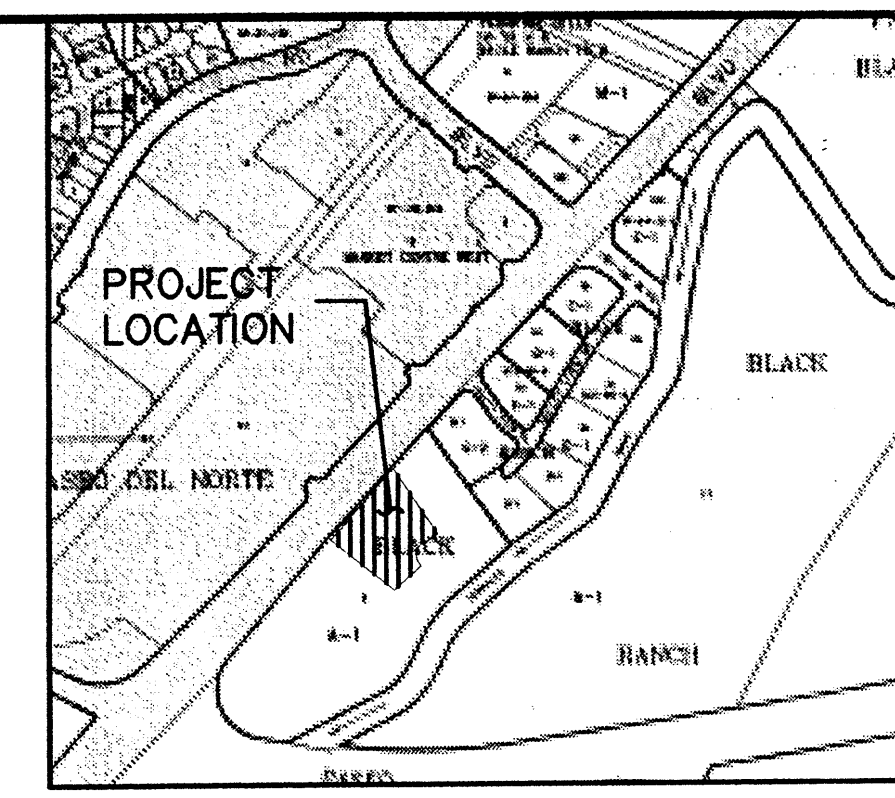
T Traffic Control Layout



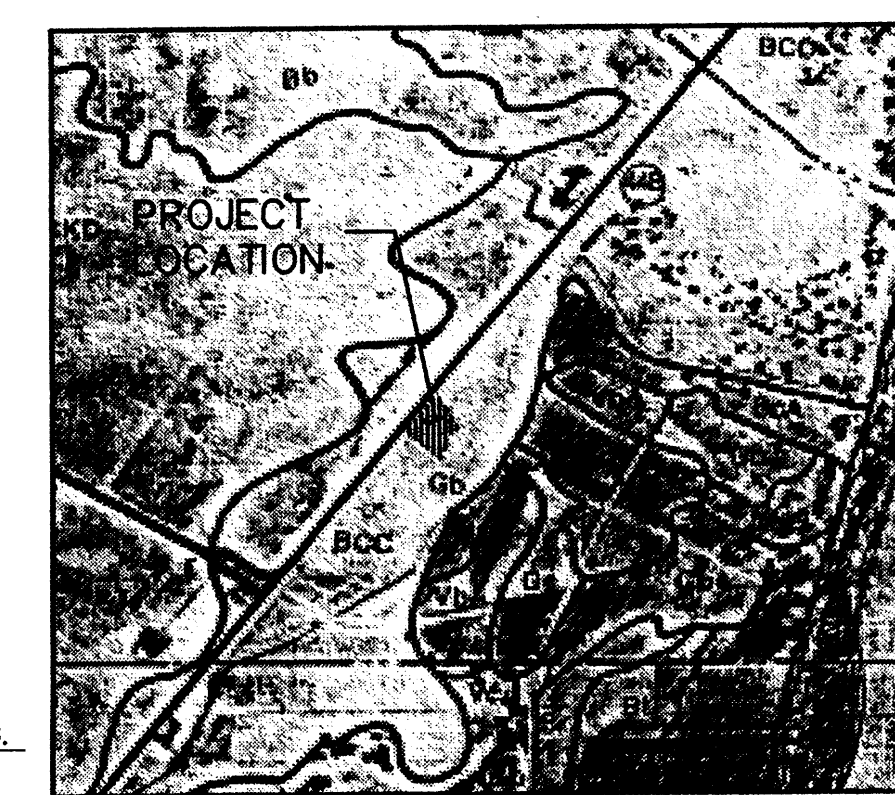
LEGEND

- ← FLOW DIRECTION ARROW
- 5023.0 SPOT ELEVATION
- WL WATER LINE
- SAS SANITARY SEWER
- TS TOP OF SIDEWALK
- SWALE
- WATER BLOCK
- EXISTING FIRE HYDRANT
- BASIN BOUNDARY
- PROPOSED ASPHALT

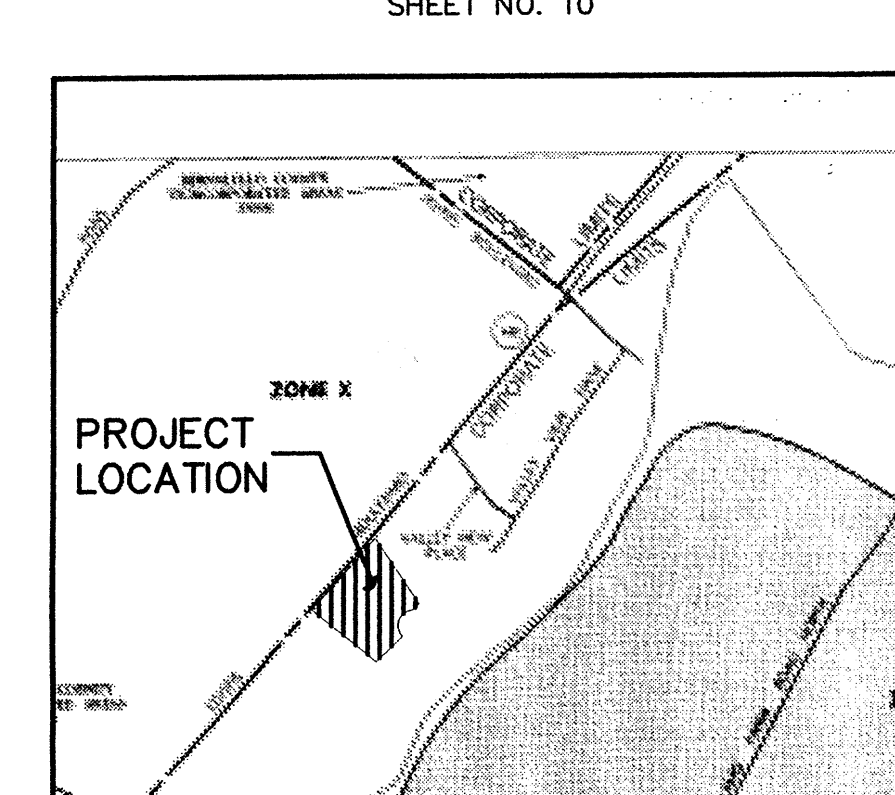
NOTE:
ALL SPOT ELEVATIONS ARE FLOWLINE ELEVATIONS UNLESS OTHERWISE NOTE.
SLOPE ALL BERMS TO ADJACENT SIDEWALKS AND BACKS OF CURB.



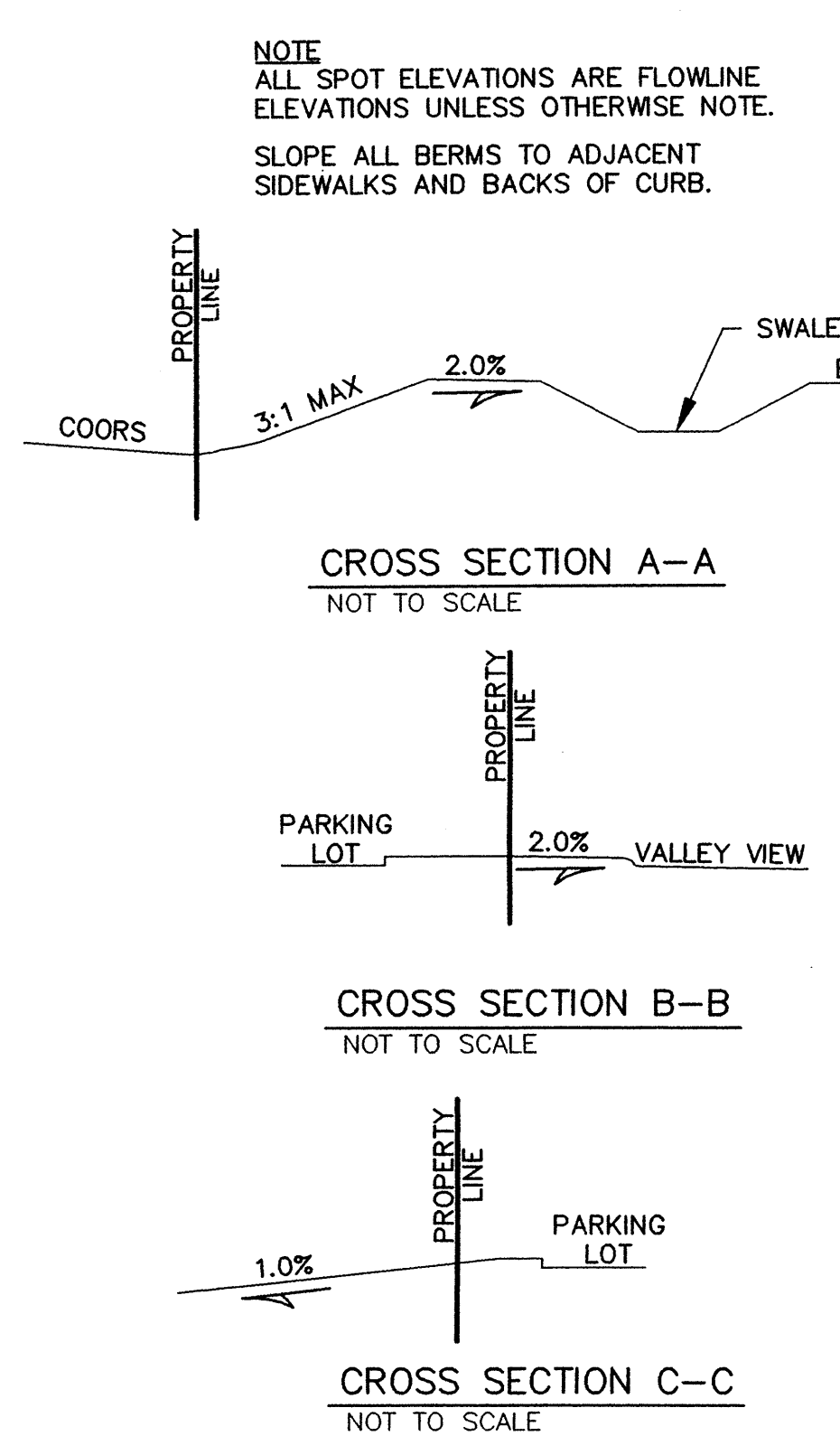
LOCATION MAP
ZONE ATLAS MAP NO. C-13-Z



SOILS MAP
REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY SHEET NO. 10



FLOOD INSURANCE MAP
REFERENCE: FLOOD INSURANCE STUDY PANEL 116



I, Steve J. Salazar, NMPE 16241, OF THE FIRM Wilson & Company, 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 06/18/03. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY RUS P. Hugg, NMPS 9750, OF THE FIRM SURV-TEC, Inc.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 03/15/04 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 Certificate of Occupancy.

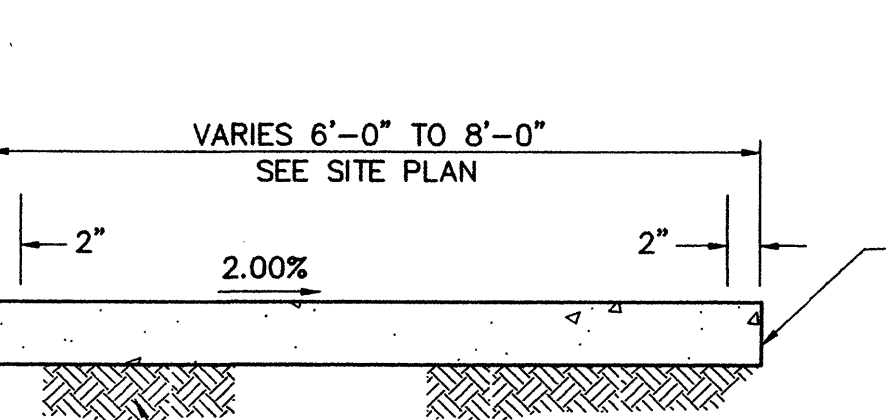
THE RECORD INFORMATION PROVIDED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER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

Steve J. Salazar, NMPE 16241
DATE 3-16-04

STEVE J. SALAZAR
NEW MEXICO
16241
LICENSED PROFESSIONAL ENGINEER

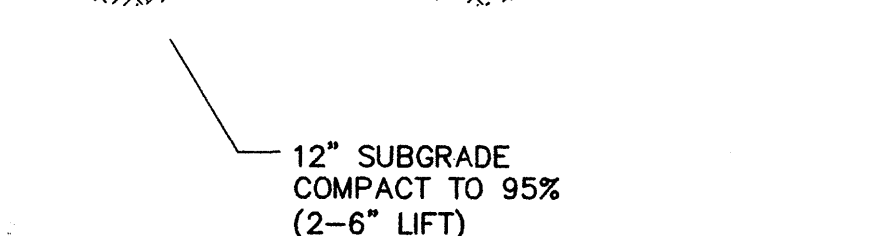
MEDIAN CURB & GUTTER DETAIL

SCALE 1" = 1'
NOTE: 6" STANDUP CURB MAY BE USED IN ALL MEDIAN CURB LOCATIONS.



SIDEWALK DETAIL

SCALE: 1" = 1'
NOTE: TURNDOWN SIDEWALK TO BE USED AT LOCATIONS WHERE SIDEWALK IS ADJACENT TO PARKING LOT



EXISTING CONDITIONS

THE PROJECT SITE IS WITHIN THE APPROVED DRAINAGE MASTER PLAN (BLACK RANCH, TRACTS 2 & 3 DATED DECEMBER 2002 BY WILSON & COMPANY). THE PROJECT SITE CONSISTS OF APPROXIMATELY 1.52 ACRES, WHICH IS UNDEVELOPED (2-A-2 (A)) TRACT 2A PRIMARILY DRAINS TO THE SOUTHWEST INTO TRACT 2E AN AMAFCA TRACT SLATED TO BECOME A REGIONAL DETENTION FACILITY. RUNOFF GENERATED BY TRACT 2B AS WELL AS THOSE FLOWS CROSSING INTO TRACT 2B MENTIONED ABOVE ARE ROUTED THROUGH AN EXISTING DETENTION POND ALONG THE SOUTHERN BOUNDARY.

PROPOSED CONDITIONS

PROPOSED CONDITIONS INCLUDE THE CONSTRUCTION OF GRANDMA'S FACILITY. THE APPROVED DRAINAGE MASTER PLAN PROPOSED THAT RUNOFF GENERATED FROM TRACT 2-A-2(A,B,C) DRAIN INTO A DETENTION POND TO BE LOCATED ALONG THE NORTHERN BOUNDARY OF TRACT 2B VIA A DESILTING POND NORTHEAST OF THE PROPOSED DETENTION POND. THE FLOWS FROM THE DESILTING POND ARE DIVERTED INTO THE VALLEY VIEW STORM DRAIN SYSTEM. THE NORTHERLY DETENTION POND ON TRACT 2B WILL THEN DISCHARGE INTO THE EXISTING POND ALONG THE SOUTHERN BOUNDARY OF TRACT 2B AT A RATE EQUAL TO OR LESS THAN THE EXISTING FLOWS CURRENTLY DISCHARGING INTO THE EXISTING POND FROM THE PROJECT SITE.

HYDROLOGY NOTES:

PRECIPITATION ZONE 1
BASIN 1
TOTAL TRACT AREA = 0.44 AC
LAND TREATMENT AREAS WITHIN TRACT CONTRIBUTING TO VALLEY VIEW DRIVE N.W.
15% LAND TREATMENT B = 0.07 AC
85% LAND TREATMENT D = 0.37 AC
PEAK DISCHARGE $Q_{p100} - 6 \text{ Hr} = (AREA_B) (Q_B) + (AREA_D) (Q_D) = (0.07 \text{ Ac}) (2.03 \text{ cfs/acre}) + (0.37 \text{ Ac}) (4.37 \text{ cfs/acre}) = 1.76 \text{ cfs}$

PRECIPITATION ZONE 1
BASIN 2
TOTAL TRACT AREA = 1.08 AC
LAND TREATMENT AREAS WITHIN TRACT CONTRIBUTING TO RETENTION POND
15% LAND TREATMENT B = 0.16 AC
85% LAND TREATMENT D = 0.92 AC
PEAK DISCHARGE $Q_{p100} - 6 \text{ Hr} = (AREA_B) (Q_B) + (AREA_D) (Q_D) = (0.16 \text{ Ac}) (2.03 \text{ cfs/acre}) + (0.92 \text{ Ac}) (4.37 \text{ cfs/acre}) = 4.34 \text{ cfs}$

WILSON & COMPANY
2600 THE AMERICAN ROAD S.E.
SUITE 100
RIO RANCHO, NEW MEXICO 87124
(505) 898-8021

GRANDMA'S

GRADING, DRAINAGE & UTILITY PLAN

REVISIONS	NO.	DATE	REMARKS	BY
DESIGN	SJS	WCEA NO. X3218016	DATE MAY 2003	
DRAWN	SJS	PROJECT NO. N/A	SHEET NO. 1 OF 1	
CHECK	DSA			

TVPROJECTS\X3218016\MSHEETS\031600.DWG