

| CHORD | RADIUS | LENGTH | TANGENT | CHORD  | STATIONS   |
|-------|--------|--------|---------|--------|------------|
| 11    | 45.00  | 69.88  | 49.25   | 56.74  | 566.27+2.1 |
| 12    | 525.91 | 124.16 | 64.92   | 127.43 | 645.37+9.7 |
| 13    | 750.00 | 40.59  | 25.79   | 36.55  | 576.73+2.7 |
| 14    | 555.00 | 28.57  | 16.84   | 17.93  | 546.18+2.7 |



- ### Keyed Notes



# Site Plan

PROJECT  
0316

SHEET  
**SDP-2**

2 OF 5



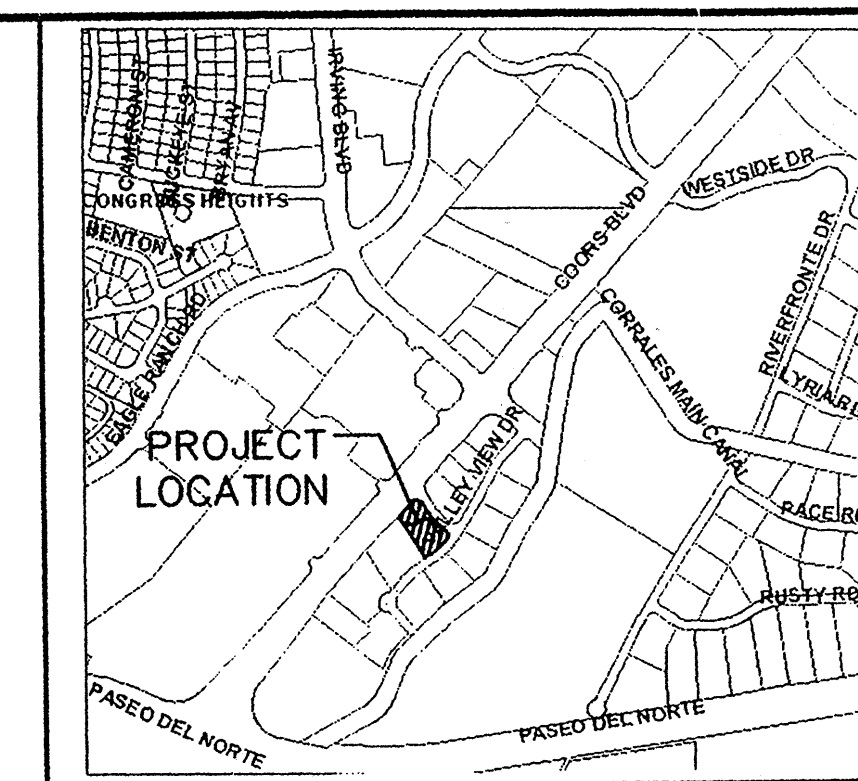
# GRADING NOTES:

- ALL GRADING AND CONSTRUCTION UNDER THIS PLAN TO BE CONSTRUCTED IN ACCORDANCE WITH THE "CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", LATEST EDITION.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.
- PAVING/ROADWAY GRADES SHALL BE (+/-)0.05 FT. FROM SHOWN PLAN ELEVATIONS.
- PADS SHALL NOT VARY FROM A TRUE HORIZONTAL PLANE BY MORE THAN (+/-)0.01 FOOT AT ANY POINT. THIS TRUE PLANE SHALL NOT VARY FROM THE SHOWN PAD ELEVATION BY +0.02 FOOT.
- CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS AND GRADING OPERATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS AND INSPECTION APPROVALS NECESSARY FOR THE CONSTRUCTION OF THESE FACILITIES AND ALL GRADING OPERATIONS.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- UNLESS OTHERWISE SHOWN, DRAINAGE SWALES SHALL HAVE A MINIMUM 0.5% SLOPE IN THE DIRECTION OF FLOW.
- ALL SCARIFYING, EXCAVATION, COMPACTION, AND REPLATTED SOILS WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
- SLOPE ALL PAVING & SIDEWALKS MINIMUM 2% AWAY FROM BUILDING.

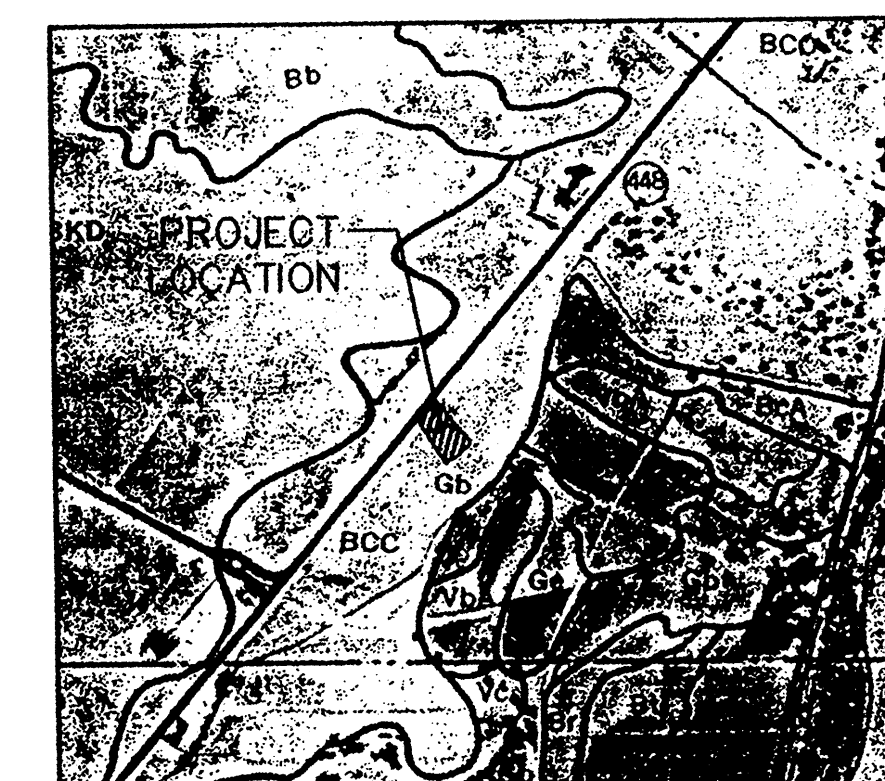
## LEGEND

- FLOW DIRECTION ARROW
- SPOT ELEVATION (SEE NOTE)
- WL WATER LINE
- SAS SANITARY SEWER
- TS TOP OF SIDEWALK
- SWALE
- WATER BLOCK
- EXISTING FIRE HYDRANT
- BASIN BOUNDARY
- PROPOSED ASPHALT
- PROPOSED CONCRETE

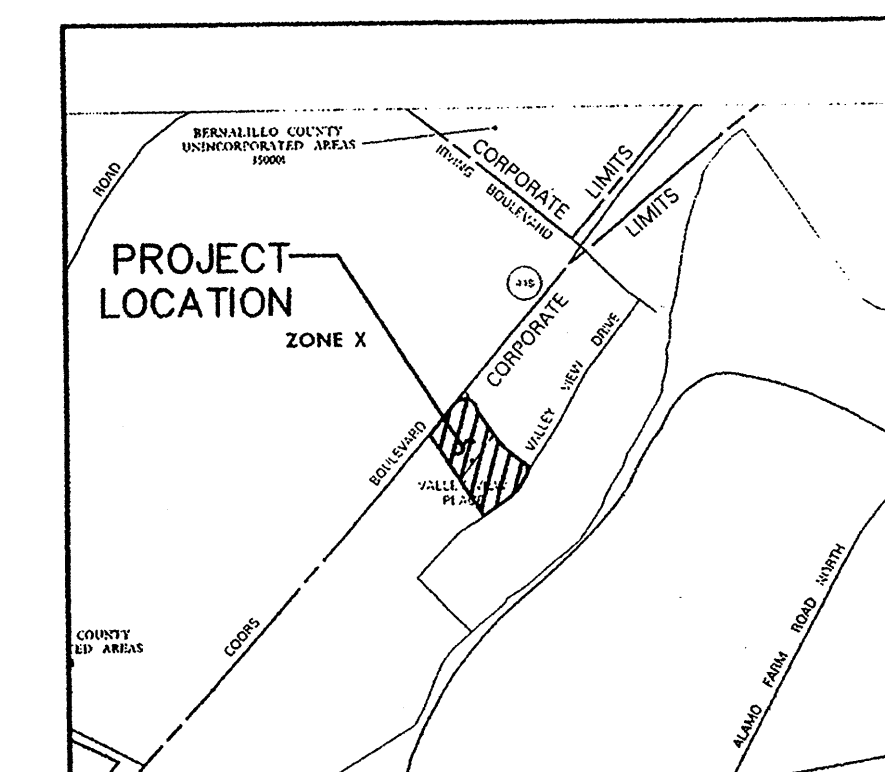
NOTE  
ALL SPOT ELEVATIONS ARE FLOWLINE ELEVATIONS UNLESS OTHERWISE NOTE.  
SLOPE ALL BERMS TO ADJACENT SIDEWALKS AND BACKS OF CURB.



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

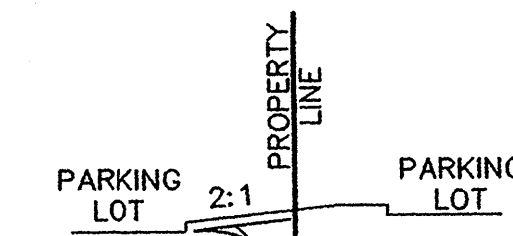


SOILS MAP  
REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY SHEET NO. 10



FLOOD INSURANCE MAP  
REFERENCE: FLOOD INSURANCE STUDY PANEL 116

CROSS SECTION A-A  
NOT TO SCALE



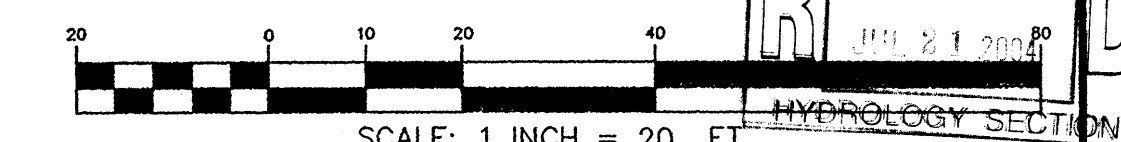
CROSS SECTION B-B  
NOT TO SCALE

## ADDRESS

9730 COORS BLVD. NW

## BENCHMARK

VERTICAL DATUM IS BASED UPON THE NEW MEXICO STATE HIGHWAY COMMISSION MONUMENT "NM448-N10" ELEVATION = 5045.51 (NAVD 1929).



## 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 1.37 ACRES, WHICH IS UNDEVELOPED, AND HAS BEEN MASS GRADED WITH THE WENDY'S SITE, DATED 3/28/03 (TRACT 3E-1A). TRACT 3E-1A DRAINS INTO THE STORM DRAINAGE SYSTEM ON VALLEY VIEW DR. AND RELAYS DRAINAGE TO THE SOUTHWEST INTO TRACT 2B, AN AMAFCA TRACT SLATED TO BECOME A REGIONAL DETENTION FACILITY.

## PROPOSED CONDITIONS

PROPOSED CONDITIONS INCLUDE THE CONSTRUCTION OF A RETAIL FACILITY. THE APPROVED DRAINAGE MASTER PLAN PROPOSED THAT RUNOFF GENERATED FROM TRACT 2-A-1/TRACT 3E-1A DRAIN INTO THE STORM DRAINAGE SYSTEM ALONG VALLEY VIEW DR. THUS DRAINING INTO THE AMAFCA REGIONAL DETENTION FACILITY.

## HYDROLOGY NOTES:

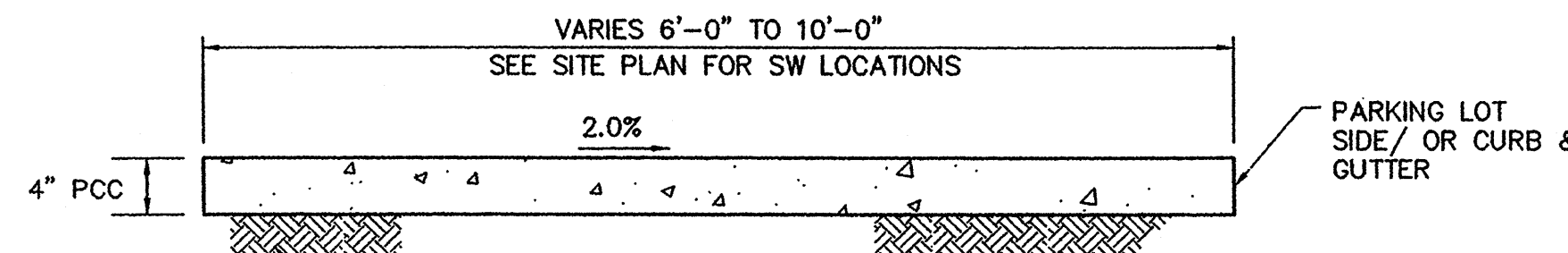
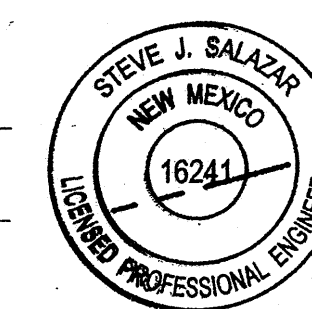
PRECIPITATION ZONE 1  
BASIN 1  
TOTAL TRACT AREA = 1.37 AC  
LAND TREATMENT AREAS WITHIN TRACT CONTRIBUTING TO VALLEY VIEW DRIVE N.W.  
15% LAND TREATMENT B = 0.15 AC  
85% LAND TREATMENT D = 0.88 AC  
PEAK DISCHARGE  $Q_{p100} - 6 \text{ Hr} = (A_{REA}) (Q_p) + (A_{REA}) (Q_p) = (0.21 \text{ AC}) (2.03 \text{ cfs/acre}) + (1.16 \text{ AC}) (4.37 \text{ cfs/acre}) = 5.49 \text{ cfs}$

NOTE  
5.49 cfs (TRACT 3E-1) IS PART OF THE APPROVED WENDY'S GRADING & DRAINAGE PLAN DATED 3/28/03. TOTAL Q FROM TRACT 2A-1 TRACT 3E-1A = 10.22 cfs @ 2.5437 AC

## SIDEWALK DETAIL

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

DRAINAGE CERTIFICATION 3/7/04  
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 Joaquin Arqueles JR., NMPS 7472, OF THE FIRM Arqueles & Associates.  
I HAVE PERSONALLY VISITED THE PROJECT SITE ON 2/26/04 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 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 THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



12" SUBGRADE COMPACT TO 95% (2-6" LIFT)

4" PCC  
VARIES 6'-0" TO 10'-0"  
SEE SITE PLAN FOR SW LOCATIONS  
2.0%  
PARKING LOT SIDE/ OR CURB & GUTTER

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

## TRACT 3E-1A

## GRADING, DRAINAGE & UTILITY PLAN

| NO.    | DATE | REMARKS           | BY             |
|--------|------|-------------------|----------------|
| DESIGN | SJS  | WCEA NO. X3218067 | DATE NOV. 2003 |
| DRAWN  | JCC  | PROJECT NO.       | SHEET NO.      |
| CHECK  | SJS  | N/A               | C-101          |