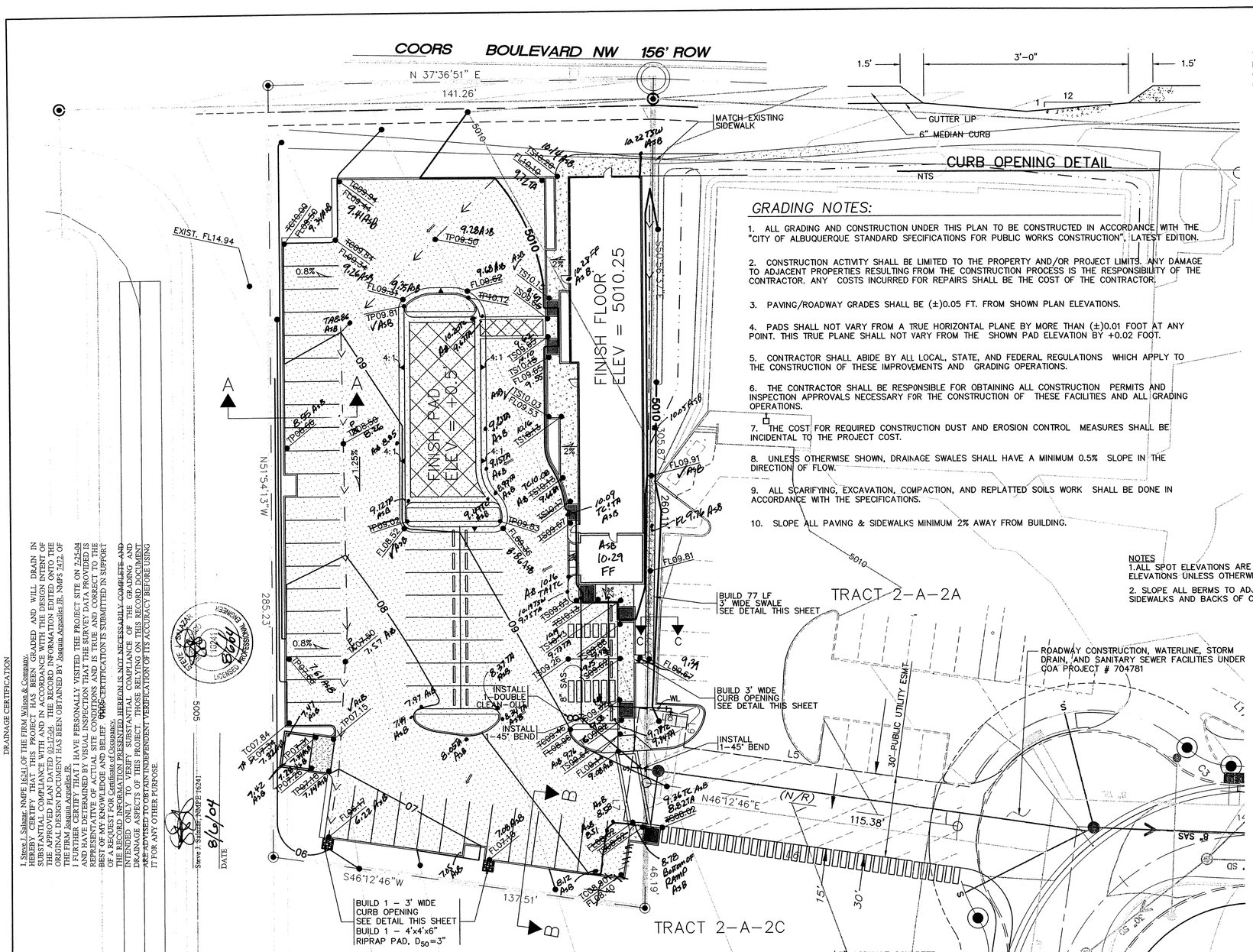

CURB OPENING DETAIL

NTS

GRADING NOTES:

1. 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.

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4. 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.

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8. UNLESS OTHERWISE SHOWN, DRAINAGE SWALES SHALL HAVE A MINIMUM 0.5% SLOPE IN THE DIRECTION OF FLOW.

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10. SLOPE ALL PAVING & SIDEWALKS MINIMUM 2% AWAY FROM BUILDING.

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

EXISTING CONDITIONS

THE PROJECT SITE IS WITHIN THE APPROVED DRAINAGE MASTER PLAN FOR BLACK RANCH, TRACTS 2 & 3 DATED DECEMBER 2002. THE PROJECT SITE CONSISTS OF APPROXIMATELY 0.94 ACRES, WHICH IS UNDEVELOPED (2-A-2 (B)). TRACT 2A PRIMARILY DRAINS TO THE SOUTHWEST INTO TRACT 2B, 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.

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PROPOSED CONDITIONS INCLUDE THE CONSTRUCTION OF A ENTERPRISE RENT-A-CAR FACILITY. THE APPROVED DRAINAGE MASTER PLAN PROPOSED THAT RUNOFF GENERATED FROM TRACT 2-A-2 WOULD DRAIN SOUTH INTO A TEMPORARY DESILTING POND TO BE LOCATED ALONG THE NORTHERN BOUNDARY OF TRACT 2B VIA A DESILTING POND THAT DISCHARGE INTO THE EXISTING VALLEY VIEW STORM DRAIN. THE PROPOSED STORM DRAIN WILL THEN DISCHARGE INTO A PROPOSED DETENTION FACILITY NEAR THE NORTHERN BOUNDARY OF TRACT 2B.

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TOTAL TRACT AREA = 0.94 AC

LAND TREATMENT AREAS WITHIN TRACT CONTRIBUTING RETENTION POND

15% LAND TREATMENT B = 0.14 AC

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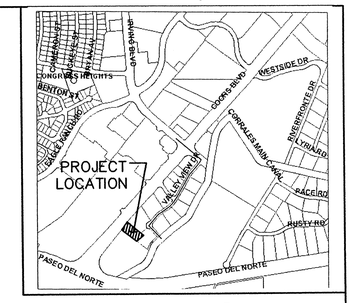
PEAK DISCHARGE Qp100 – 6 Hr = $(AREA_B)(Q_B) + (AREA_D)(Q_D)$ =

= (0.14 Ac) (2.03 cfs/acre) + (0.80 Ac) (4.37 cfs/acre) = 3.78 cfs

NOTE: OFFSITE FLOW ENTER THE SITE FROM TRACT 2-A-2A AT A PEAK DISCHARGE RATE OF 4.34 CFS.

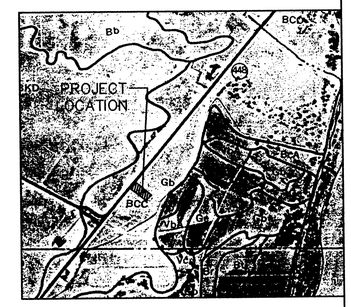
LEGEND

	EXIST INTERMEDIATE CONTOUR
5000	EXIST INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
5000	PROPOSED INDEX CONTOUR
	FLOW DIRECTION ARROW
5023.0	SPOT ELEVATION
WL	WATER LINE
SAS	SANITARY SEWER
	WATER BLOCK
	RIPRAP
	SWALE
	PROPOSED FIRE HYDRANT
	DOUBLE CLEANOUT
	PROPOSED CONCRETE
	BASIN BOUNDARY
	PROPOSED ASPHALT



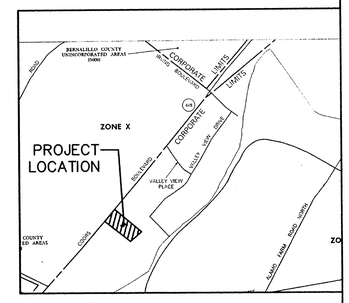
LOCATION MAP

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

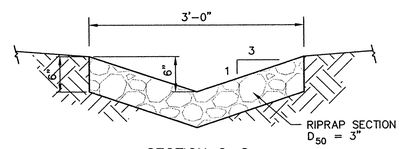
ADDRESS

NO ADDRESS HAS BEEN ASSIGNED AT THIS TIME

BENCHMARK

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

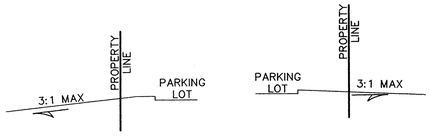
SCALE: 1 INCH = 20 FT.



SECTION C-C

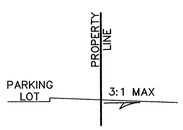
RIP-RAP SWALE DETAIL

SCALE: 1"= 1'



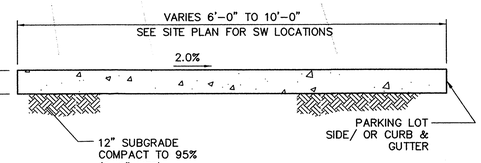
CROSS SECTION A-A

NOT TO SCALE



CROSS SECTION B-B

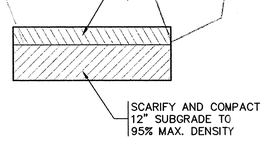
NOT TO SCALE



SIDEWALK DETAIL

SCALE: 1"= 1'

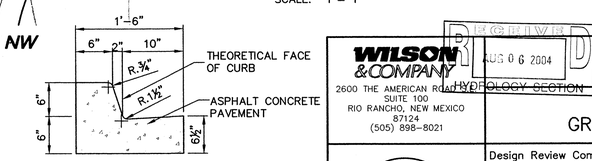
NOTE: TURNDOWN SIDEWALK TO BE USED AT LOCATIONS WHERE SIDEWALK IS ADJACENT TO PARKING LOT



3" PAVEMENT SECTION

SCALE: 1"= 1'

NOTE
1. 3" ASPHALT CONCRETE REQUIRED AT TRUCK TRAFFIC AREAS.
2. 2" ASPHALT CONCRETE REQUIRED AT NON-TRUCK TRAFFIC AREAS.



MEDIAN CURB & GUTTER DETAIL

SCALE: 1"= 1'

NOTE: 6" STANDUP CURB MAY BE USED IN AREAS AS INDICATED

WCEA #X3218028 MAY 2003

DRAINAGE CERTIFICATION

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 04-14-04. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DRAWING(S) DATED 04-14-04 HAS BEEN OBTAINED BY Joaquin Arguelles JR. NMPS #12, OF THE FIRM Joaquin Arguelles JR.
I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 7-25-04 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 FINAL PLAT APPROVAL.
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.

Steve J. Salazar, NMPE 16241

8/6/04
DATE

RECEIVED AUG 06 2004 HYDROLOGY SECTION

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

STEVE J. SALAZAR NEW MEXICO 16241 LICENSED PROFESSIONAL ENGINEER 8-17-04

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TRACT 2-A-2 (B) GRADING/DRAINAGE & UTILITY PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
	C-13-Z	C1	1

T:\PROJECTS\X3218028\M\SHEETS\8328gd.dwg\01-12-04\VKL

LEGAL DESCRIPTION

BLACK RANCH
TRACT 2-A-2 (B)
WITHIN PROJECTED SECTION 18 ,
TOWNSHIP 11 NORTH , RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

CURRENT ZONING

SU-1 FOR C-1 PERMISSIVE USES AND HOTELS N.T.E 2 STORIES AND RESTAURANT WITH FULL SERVICE LIQUOR

PROPOSED ZONE CHANGE

SU-1 FOR C-1 PERMISSIVE USES AND INCEDENTAL CAR SALES AND RESTAURANT WITH FULL SERVICE LIQUOR

TOTAL ACREAGE

41,000 SF OR .94 AC

BICYCLE SPACE REQUIREMENT

5 BIKE SPACE RACK PROVIDED

PARKING REQUIREMENTS:

14-16-3-1
OFFICE: 3916 SF (OFFICE)
3916 / 200 = 21 REQUIRED SPACES

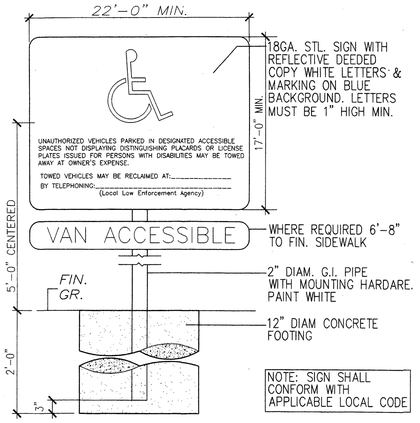
REQUIRED SPACES= 21 REQUIRED SPACES

TOTAL HC PARKING SPACES PROVIDED 4 PROVIDED SPACES (INCLUDES 2 VAN SPACES)

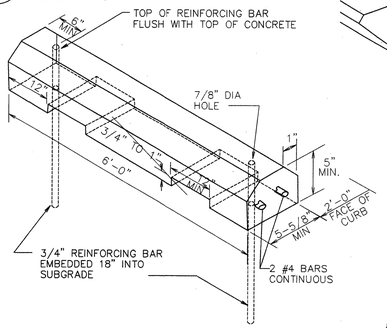
TOTAL PROVIDED SPACES = 54 SPACES

CURB RADIUS DESIGNATION

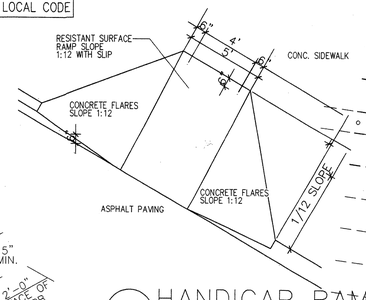
(3) = 3' RADIUS (6) = 20' RADIUS
(3A) = 5' RADIUS (7) = 25' RADIUS
(4) = 10' RADIUS (8) = 30' RADIUS
(5) = 15' RADIUS (9) = 34' RADIUS



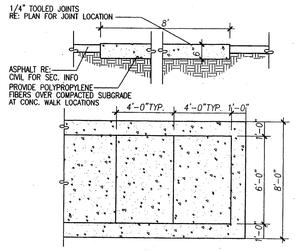
1 HANDICAP SIGN
Scale: N.T.S



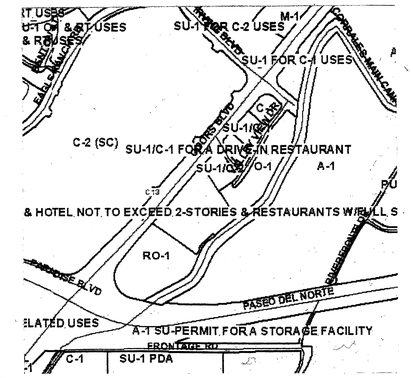
2 PARKING BUMPER
Scale: Not to Scale
NOTE: PROVIDE BUMPERS @ ALL LOCATIONS SHOWN ON SITE PLAN



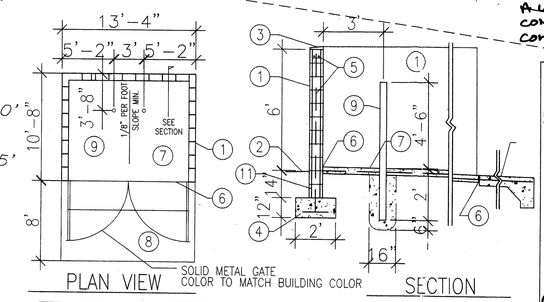
3 HANDICAP RAMP
Scale: N.T.S

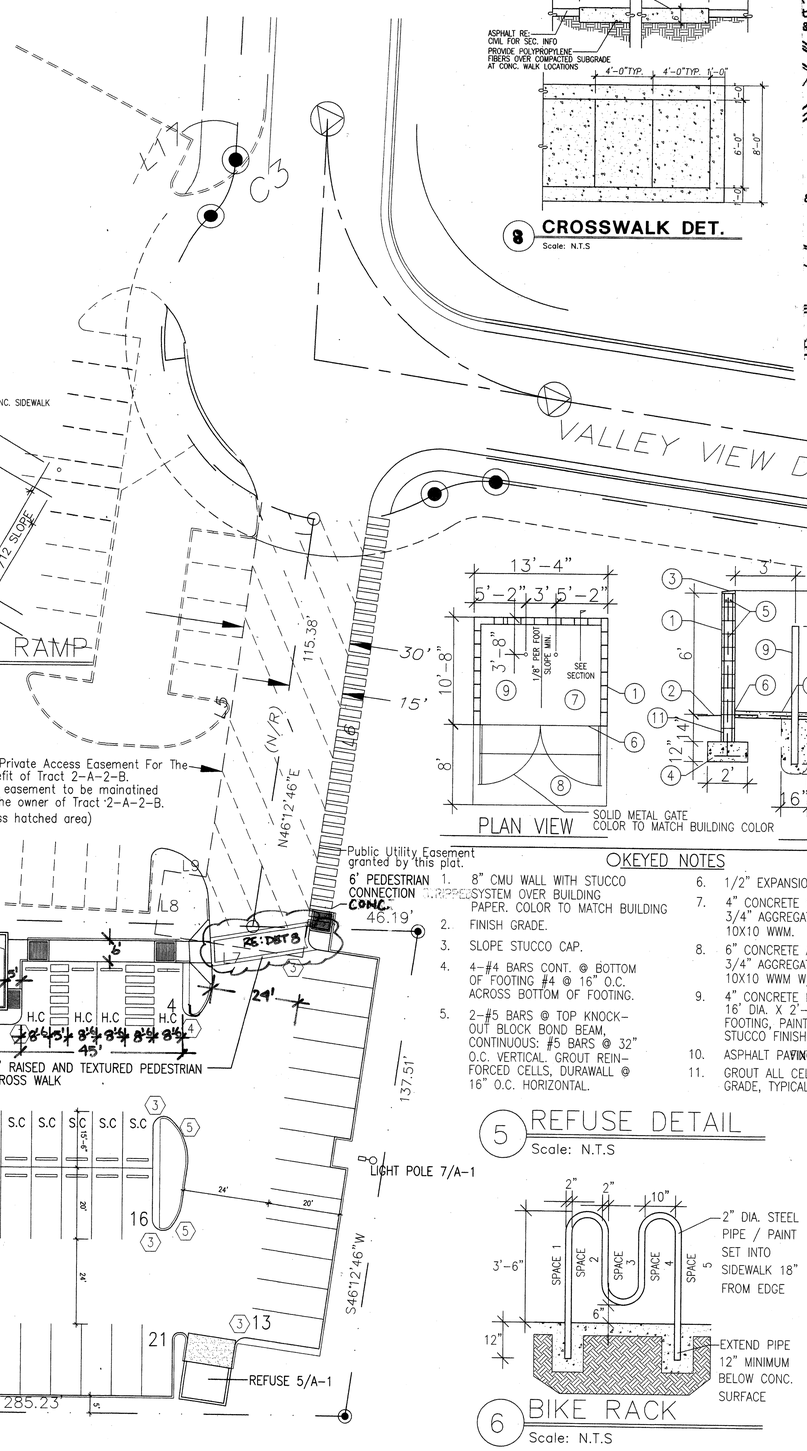


8 CROSSWALK DET.
Scale: N.T.S



4 ZONE ATLAS C-13
Scale: N.T.S



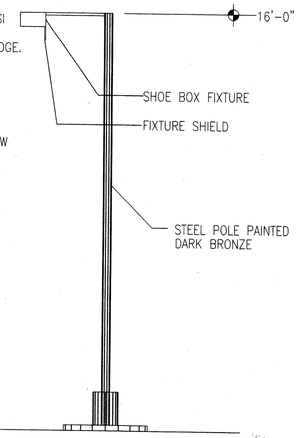


OKEYED NOTES

1. 8" CMU WALL WITH STUCCO SYSTEM OVER BUILDING PAPER. COLOR TO MATCH BUILDING
2. FINISH GRADE.
3. SLOPE STUCCO CAP.
4. 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
5. 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM, CONTINUOUS: #5 BARS @ 32" O.C. VERTICAL. GROUT REINFORCED CELLS, DURAWALL @ 16" O.C. HORIZONTAL.
6. 1/2" EXPANSION JOINT MATERIAL
7. 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM.
8. 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM W/ TURNDOWN EDGE.
9. 4" CONCRETE FILLED PIPE IN 16' DIA. X 2'-6" DEEP CONC. FOOTING, PAINT TO MATCH STUCCO FINISH.
10. ASPHALT PAVING
11. GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.

5 REFUSE DETAIL
Scale: N.T.S

6 BIKE RACK
Scale: N.T.S



NOTE:
LIGHTS TO BE HORIZONTAL LAMPS WITH SHIELDED FIXTURES

7 LIGHT POLE
Scale: N.T.S

* IS AN INFRASTRUCTURE LIST REQ ( ) YES ( ) NO
IF YES, THEN A SET OF APPROVED DRC plans w/ A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W. OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

PROJECT NUMBER: 1001206
APPLICATION NUMBER: 04-00272

This plan is consistent with the specific Site Development Plan approval by the Environmental Planning Commission (EPC) dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date 4-16-04
Utilities Development	Date 3/10/04
Parks & Recreation Department	Date 3/10/04
City Engineer NA	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date 4-14-04
DRB Chairperson, Planning Department	Date 4/22/04

GEN NOTES:

1. NO CHAIN LINK, RAZOR WIRE OR PLASTIC VINYL FENCING IS PERMITTED
2. THE TOP OF ALL ROOFTOP EQUIP SHALL BE BELOW THE TOP OF PARAPET & SCREENED FROM VIEW OF THE PROP LINES OF THIS SITE. ALTERNATIVELY, ROOFTOP EQUIP. SHALL BE SCREENED BY ROOFTOP WALLS THAT ARE PAINTED TO MATCH THE PREDOMINANT BUILDING COLOR. ROOFTOP EQUIP. & OTHER PENETRATIONS SHALL BE PAINTED TO MATCH THE BASE COLOR OR THE PREDOMINANT BUILDING COLOR. ALL GROUND-MOUNTED EQUIP SHALL BE SCREENED BY SCREEN WALLS W/ TOP OF EQUIP BELOW THE TOP OF SCREEN WALL.
3. NO OUTDOOR LOUDSPEAKERS OR OTHER AMPLIFIED PUBLIC ADDRESS SYSTEMS ARE PERMITTED

SITE PLAN FOR BUILDING PERMIT

SCALE: 1"=20'-0"
20 0 10 20 40 80

RECEIVED AUG 0 4 2004 HYDROLOGY SECTION

REV	DATE	BY	REVISION
A			
A			
A			
A			
A			
A			

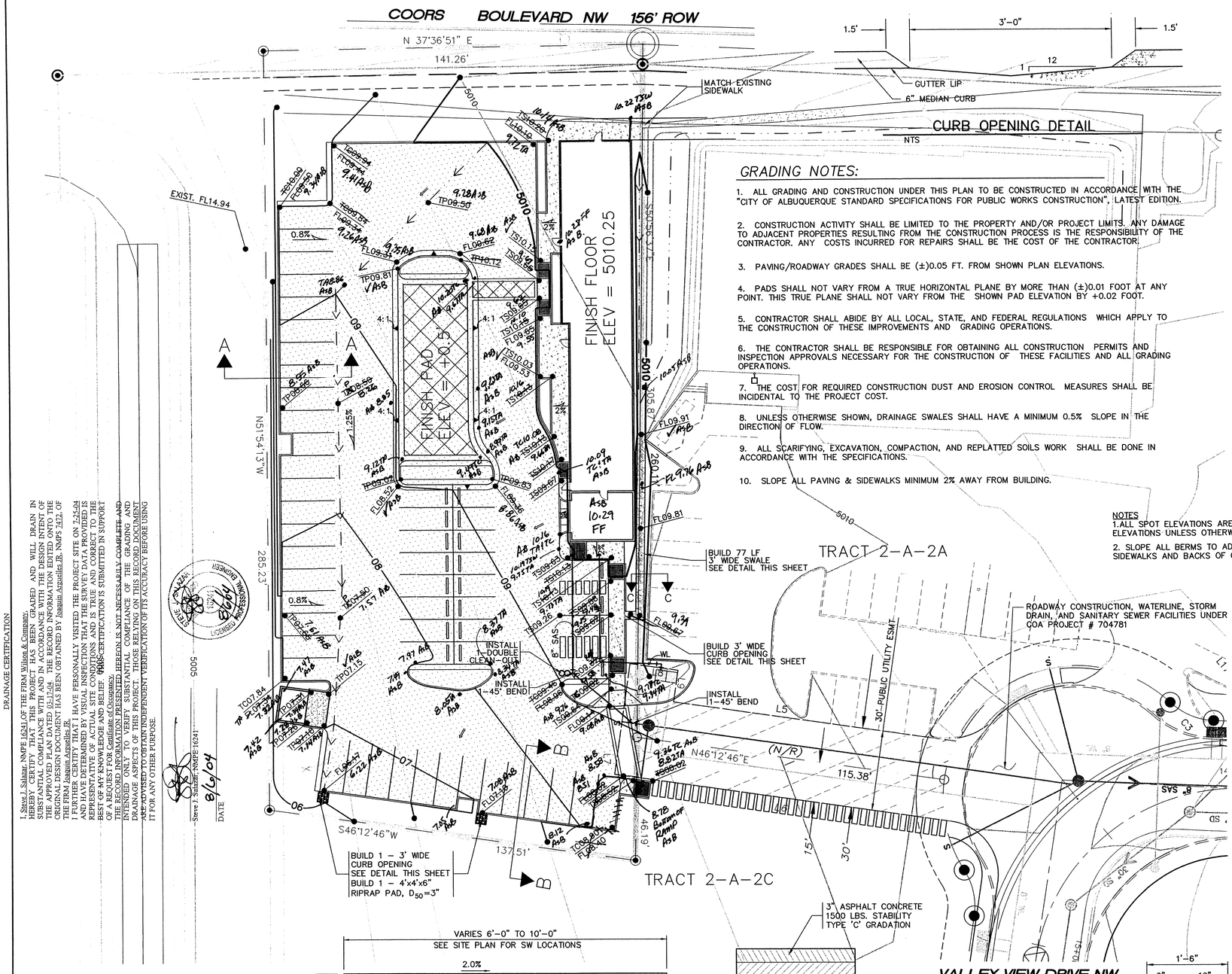
GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE: TRACT 2-A-2 (B) ENTERPRISE
BLACK RANCH
ALBUQUERQUE NEW MEXICO

PROJECT MANAGER: SD
JOB NO.
DRAWN BY: SD

SHEET TITLE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DATE: 6/18/03
SCALE: 1" = 20'
sheet- A1 of-



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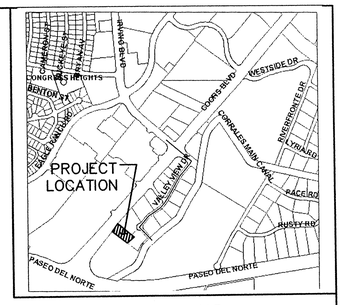
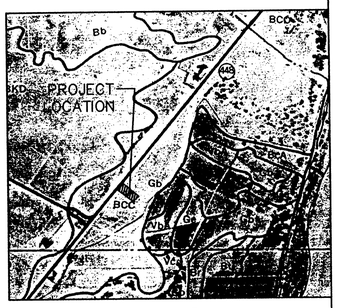
LEGEND

	EXIST INTERMEDIATE CONTOUR
5000	EXIST INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
5000	PROPOSED INDEX CONTOUR
	FLOW DIRECTION ARROW
5023.0	SPOT ELEVATION
WL	WATER LINE
SAS	SANITARY SEWER
	WATER BLOCK
	RIPRAP
	SWALE
	PROPOSED FIRE HYDRANT
	DOUBLE CLEANOUT
	PROPOSED CONCRETE
	BASIN BOUNDARY
	PROPOSED ASPHALT



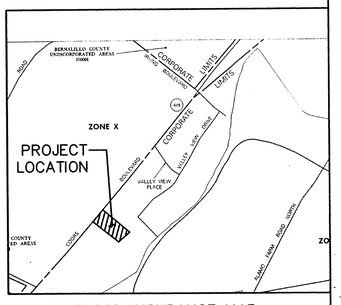
LOCATION MAP

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

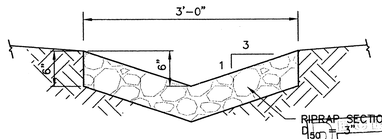
ADDRESS

NO ADDRESS HAS BEEN ASSIGNED AT THIS TIME

BENCHMARK

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

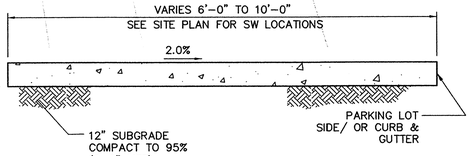
SCALE: 1 INCH = 20 FT.



SECTION C-C

RIP-RAP SWALE DETAIL

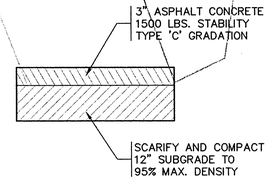
SCALE: 1"= 1'



SIDEWALK DETAIL

SCALE: 1"= 1'

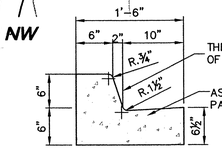
NOTE: TURNDOWN SIDEWALK TO BE USED AT LOCATIONS WHERE SIDEWALK IS ADJACENT TO PARKING LOT



3" PAVEMENT SECTION

SCALE: 1"= 1'

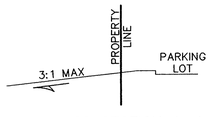
NOTE
1. 3" ASPHALT CONCRETE REQUIRED AT TRUCK TRAFFIC AREAS.
2. 2" ASPHALT CONCRETE REQUIRED AT NON-TRUCK TRAFFIC AREAS.



MEDIAN CURB & GUTTER DETAIL

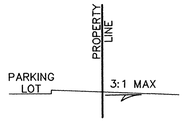
SCALE: 1"= 1'

NOTE: 6" STANDUP CURB MAY BE USED IN AREAS AS INDICATED



CROSS SECTION A-A

NOT TO SCALE



CROSS SECTION B-B

NOT TO SCALE

DRAINAGE CERTIFICATION

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 03-17-04. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Joaquin Arguelles JR, NMPS 7472, OF THE FIRM Bohannan Huston, STATE THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 7-25-04 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 EDITED ONTO THIS DOCUMENT 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 8/6/04

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

STEVE J. SALAZAR NEW MEXICO 16241 LICENSED PROFESSIONAL ENGINEER 1-12-04 3-17-04

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TRACT 2-A-2 (B) GRADING/DRAINAGE & UTILITY PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
	C-13-Z	C1	1

WCEA #X3218028 MAY 2003

RECEIVED AUG 06 2004 HYDROLOGY SECTION

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