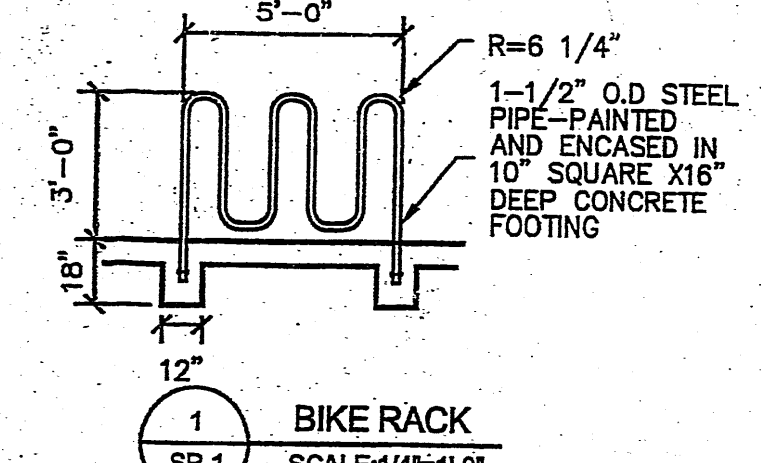
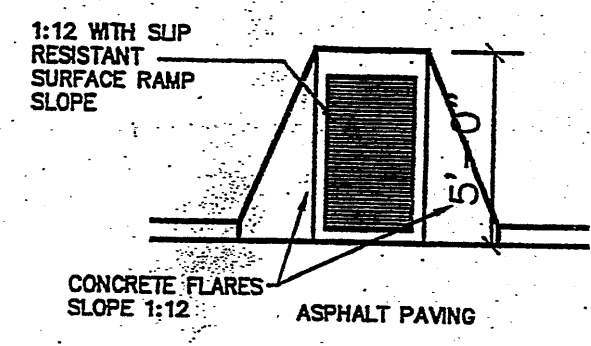
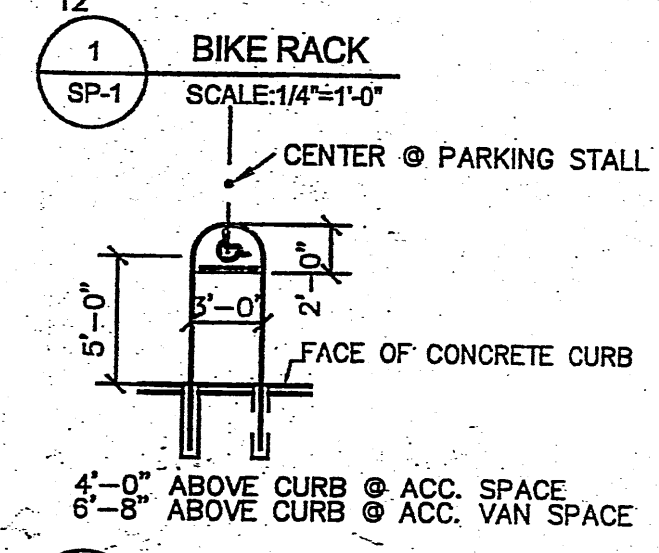


AFD PLANS CHECKING OFFICE
024-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
SIGNATURE & DATE

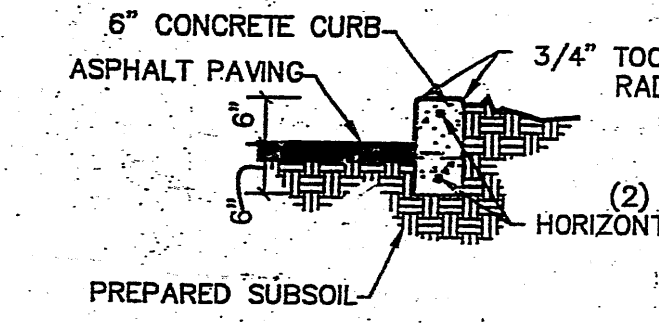
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024-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
SIGNATURE & DATE



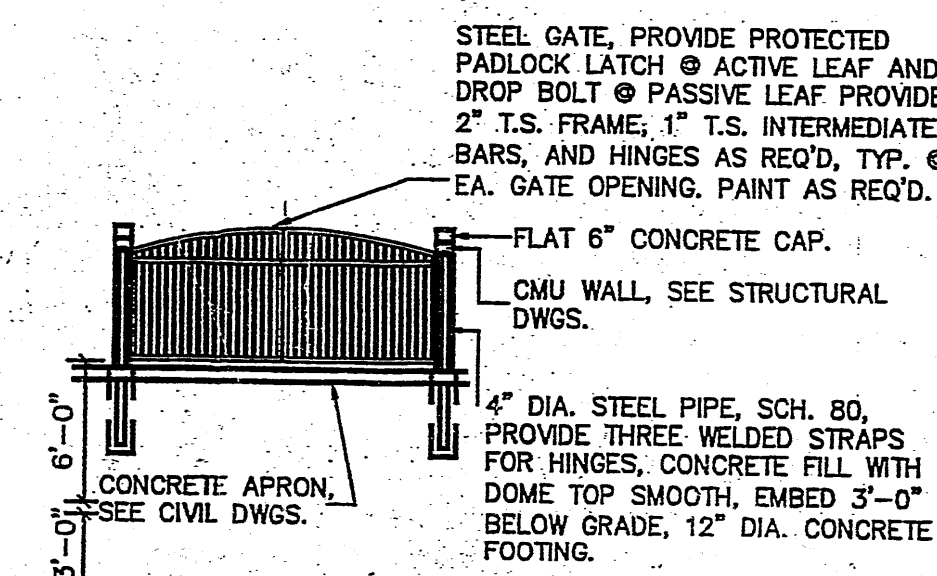
6 ACCESSIBLE SIDEWALK RAMP
SP-1 SCALE: 1/4"=1'-0"



2 ACC. PARKING SIGN
SP-1 SCALE: 1/8"=1'-0"

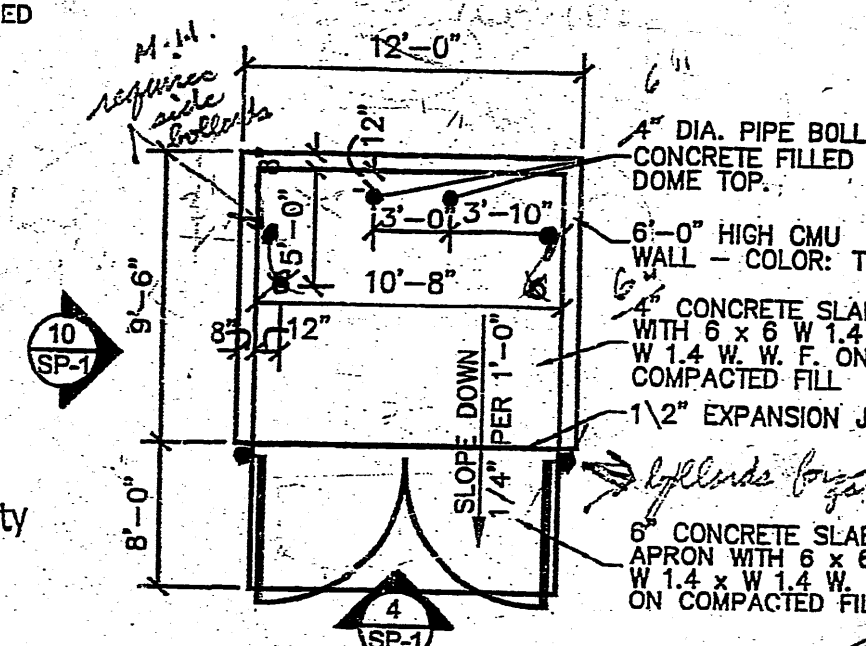


3 LANDSCAPE DETAIL
SP-1 SCALE: 1/2"=1'-0"

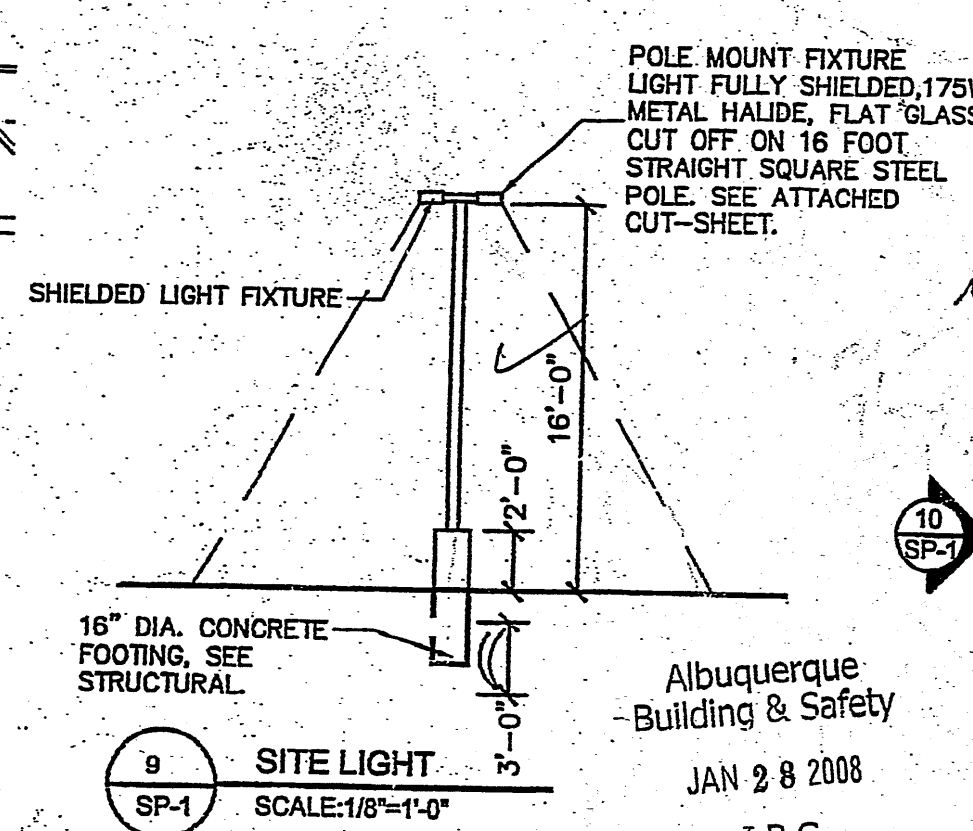


8 TRASH RECEPTACLE
SP-1 SCALE: 1/4"=1'-0"

4 TRASH ELEVATION
SP-1 SCALE: 1/8"=1'-0"

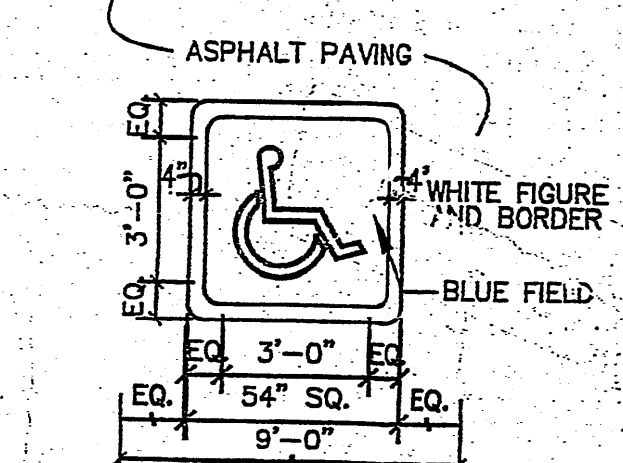


5 TRASH ENCLOSURE
SP-1 SCALE: 1/8"=1'-0"

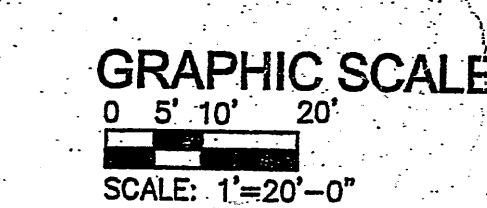


9 SITE LIGHT
SP-1 SCALE: 1/8"=1'-0"

10 TYPICAL SIDE ELEVATION AT TRASH ENCLOSURE
SP-1 SCALE: 1/8"=1'-0"



11 ACCESSIBLE PAVING SIGN
SP-1 SCALE: 1/4"=1'-0"



GRAPHIC SCALE
0 5 10 20
SCALE: 1"=20'-0"

PROJECT DATA
LEGAL DESCRIPTION:
LOT 1-A-1-A-1, BLOCK 10, NORTH ALBUQUERQUE ACRES,
TRACT 2, UNIT 3, 1.0025 ACRE.

PROJECT NO. 1003364
(FORMALLY NO. 1004654)

CASE NUMBER 07 EPC 00094
PART OF PERMIT
UPC # 101908402303630130

ZONING: SU-2/MIXED USE
ZONE ATLAS MAP: C-19-Z

NOTE:
1. ALL PUBLIC INFRASTRUCTURE CONSTRUCTED
WITHIN PUBLIC RIGHT OF WAY OR PUBLIC
EASEMENTS SHALL BE TO CITY STANDARDS.
THOSE STANDARDS WILL INCLUDE BUT NOT
LIMITED TO SIDEWALKS (STD. DWG. 2430),
DRIVEWAYS (STD. DWG. 2428), PRIVATE
ENTRANCES (STD. DWG. 2428) AND WHEEL
CHAIR RAMP (STD. DWG. 2441).
2. CROSS ACCESS AGREEMENT, SEE SITE PLAN
FOR SUBDIVISION, PROJECT NO. 1003364, APT.
NO. 04 DRB-01407, GENERAL NOTE(1).
3. LEGAL
LOT NUMBERED ONE-A-ONE-A-ONE(1-A-1-A-1), IN
BLOCK NUMBERED TEN(10), NORTH
ALBUQUERQUE ACRES, TRACT 2, UNIT 3,
ALBUQUERQUE, BERNALILLO COUNTY, NEW
MEXICO, AS THE SAME IS SHOWN AND
DESIGNATED ON THE PLAT THEREOF, AS THE
SAME IS SHOWN AND DESIGNATED ON THE
PLAT THEREOF, FILED IN THE OFFICE OF THE
COUNTY CLERK OF BERNALILLO COUNTY, NEW
MEXICO ON DECEMBER 13, 2005, IN PLAT BOOK
2005C, FOLIO 395.

EASEMENT NOTES
19. LOT 1-A-1-A-1 IS AFFECTED BY A CROSS LOT EASEMENT FOR
DRAINAGE, PARKING, ACCESS AND PEDESTRIAN ACCESS FOR
THE BENEFIT OF TRACTS 1-A-1-A-1, 1-A-2-A, 1-A-3-A,
AND 1-A-4-A TO BE MAINTAINED BY THE OWNERS OF THE
PLAT THEREOF, FILED IN THE OFFICE OF THE
COUNTY CLERK OF BERNALILLO COUNTY, NEW
MEXICO ON DECEMBER 13, 2005, IN PLAT BOOK
2005C, FOLIO 395.

TOTAL GROSS BUILDING AREA 12,155 SF

PARKING TABULATION
TOTAL USABLE (USP) OR NET AREA:
12,155 SF X 75% = 9116 SF
9116 SF / 200 = 45.6 PARKING SPACES

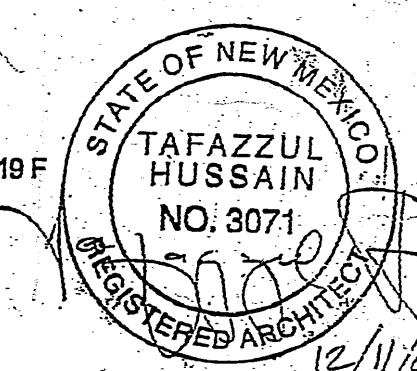
TOTAL PARKING
SPACES:
REQUIRED 46
PROVIDED 42 PER 04.20.07, EPC DECISION, #7

ACCESSIBLE PARKING
SPACES:
REQUIRED 2
PROVIDED 3
2 STANDARD CAR
1 VAN

MOTORCYCLE
SPACES:
REQUIRED 2
PROVIDED 2

BIKE TABULATION
1 BIKE PER 20 PARKING SPACES
2 BIKE RACKS REQUIRED
3 BIKE RACKS PROVIDED

PATIO SF TABULATION
REQUIRED:
9113 SF X 5.33% = 488 SF
PROVIDED:
655 SF TOTAL - TREE WELL = 619 SF



RECEIVED
JUL 28 2008
HYDROLOGIC SECTION

SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT

SCALE: 1"=20'-0"

AFRA Construction
& Design
2501 Yale Blvd. Suite 102
Albuquerque, New Mexico 87106
Tel 505.315.1482

SEDONA POINT
8110 Louisiana NE
Albuquerque, NM

REV	DATE	DESCRIPTION	APVD
1			
2			
3			
4			

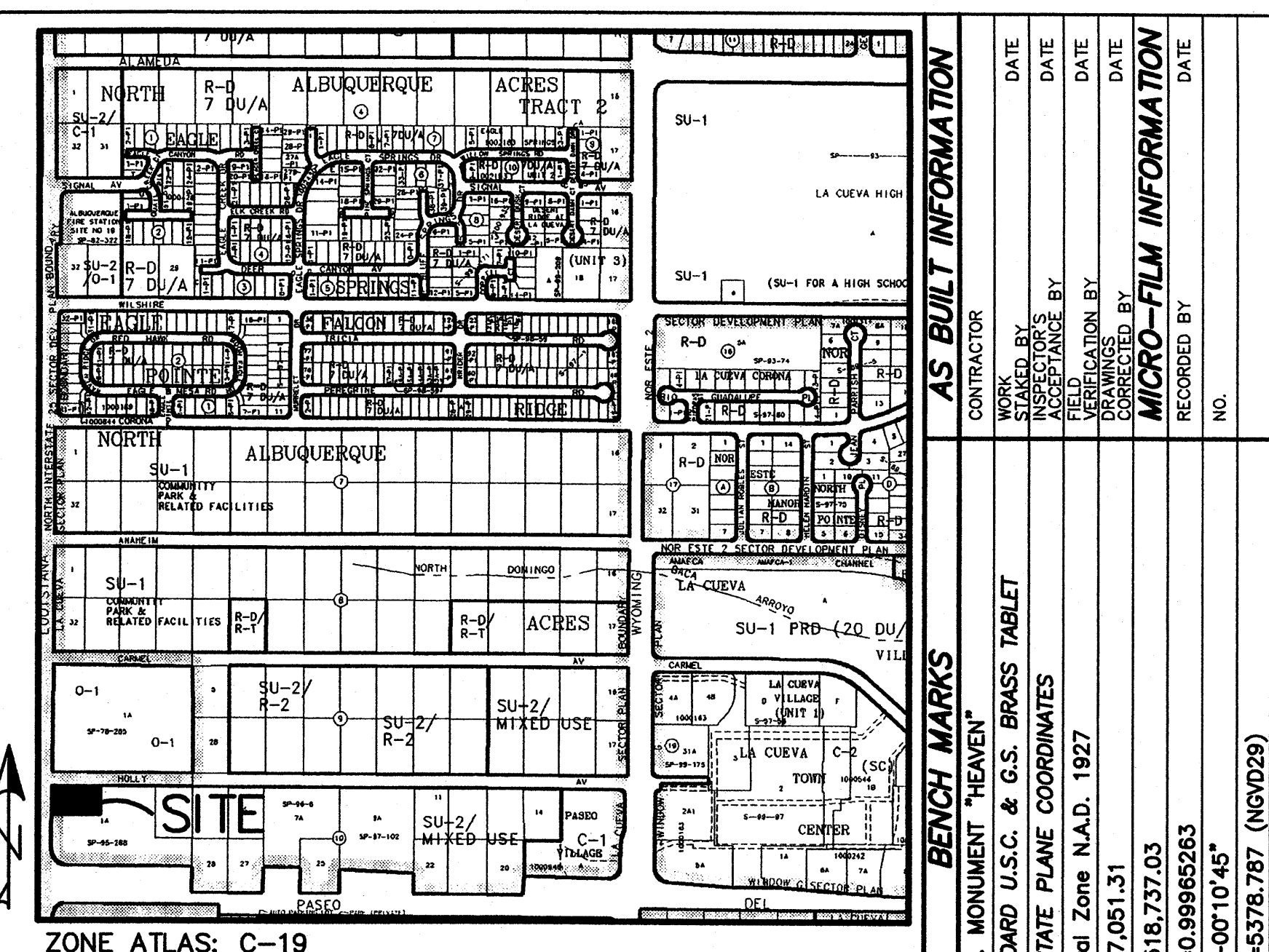
PROJECT NUMBER: 1003364
APPLICATION NUMBER: 07 D28-70003

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE
ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED
AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? (X) YES () NO. IF YES, THEN A SET OF
APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN
PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
Roger A. Rios	6-27-07
WATER UTILITIES DEPARTMENT	DATE
Christina Sandoval	6-27-07
PARKS AND RECREATION DEPARTMENT	DATE
Bradley L. Bigham	12/14/07
CITY ENGINEER	DATE
N/A	
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
Michael Holten	6/28/07
SOLID WASTE MANAGEMENT	DATE
Andrew J. Jones	3/18/08
DIG CHAIRPERSON, PLANNING DEPARTMENT	DATE

SP-1
06.07.07

[illegible]

DRAINAGE PLAN:

LEGAL DESCRIPTION: LOT 1-A-1-A-1, BLOCK 10, NORTH ALBUQ. ACRES,
TRACT 2, UNIT 3

SITE AREA: 0.865 ACRE

FLOOD HAZARD STATEMENT: F.E.M.A. FLOODWAY BOUNDARY AND FLOODWAY MAP DATED NOVEMBER 19, 2003 (PANEL NO. C35001C0137 E) INDICATES A FLOOD HAZARD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

NEER'S SEAL

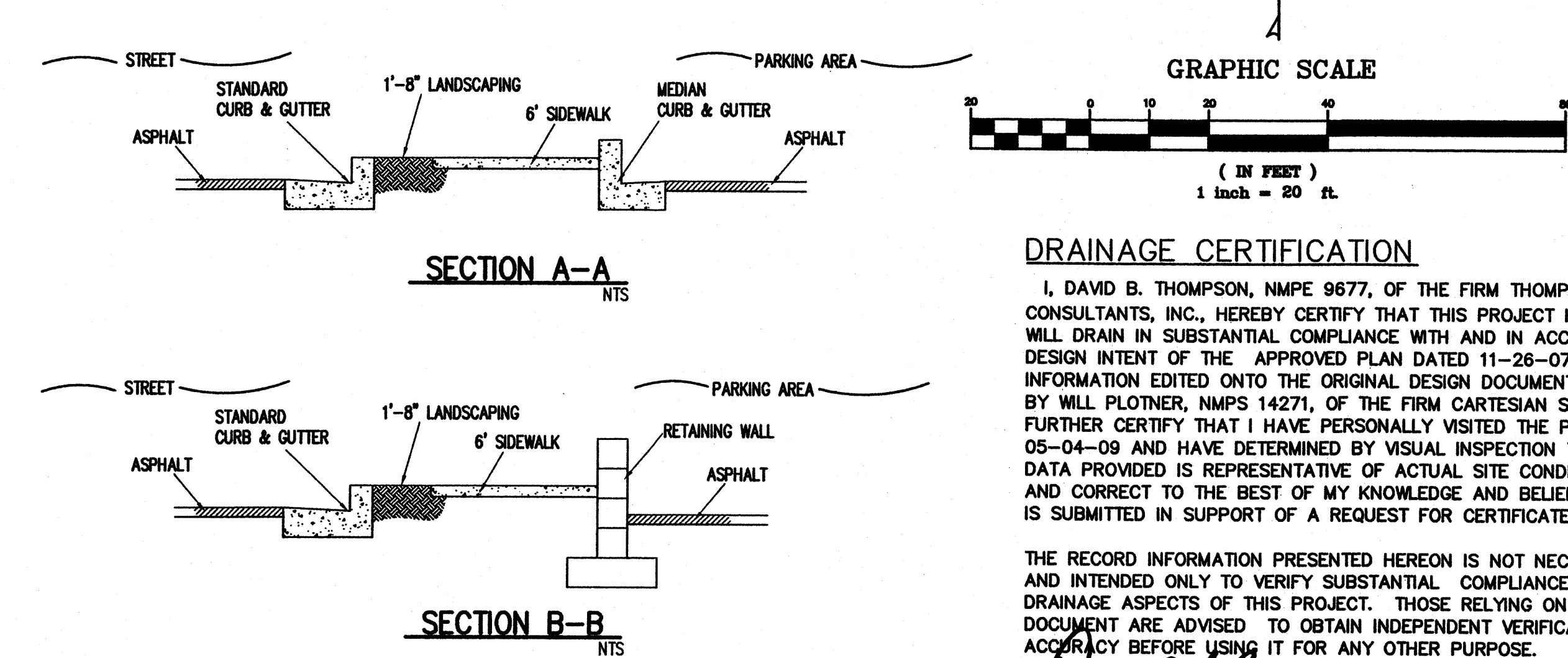
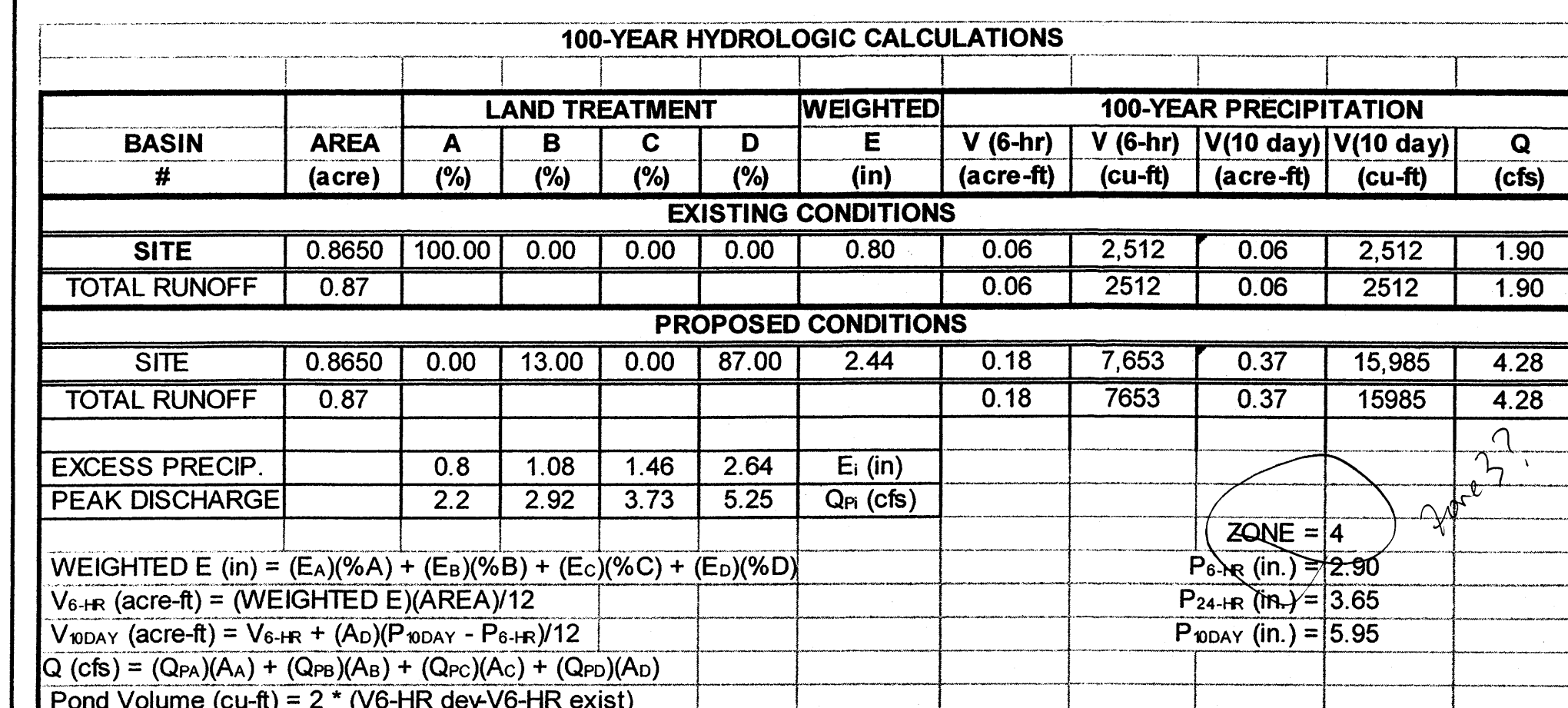
12/28/03
9677
12/26/03
PROFESSIONAL
CIVIL

EXISTING DRAINAGE CONDITIONS:

THE PROPERTY IS LOCATED ON HOLLY AVENUE JUST EAST OF LOUISIANA BOULEVARD. THE SITE IS INCLUDED IN THE DRAINAGE REPORT FOR THE WENDY'S AT LOUISIANA AND PASEO DEL NORTE (C19/D39). THE LOT GENERALLY DRAINS FROM EAST TO WEST.

THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL SECTION 22.2, HYDROLOGY. THE PROPERTY IS LOCATED IN ZONE 3. THE 100-YEAR, 6-HOUR STORM IS 2.90 INCHES. UNDER EXISTING CONDITIONS THE LOT IS ALL LAND TREATMENT A.

DEVELOPED DRAINAGE CONDITIONS:		REMARKS	DESIGN	DATE X	DATE X
ACCORDING TO THE WENDY'S DRAINAGE REPORT, DATED SEPTEMBER 2004, BY TIERRA WEST, LLC, THIS SITE IS INCLUDED WITHIN DRAINAGE AREA THAT DRAINS TO TWO STORM INLETS LOCATED IN THE SOUTH ACCESS ROAD JUST EAST OF LOUISIANA BOULEVARD. THE HYDROLOGIC CALCULATIONS FOR THIS SITE AS SHOWN ON THE PLAN HAS A TOTAL RUNOFF OF 4.28 CFS. THIS RUNOFF WILL BE COLLECTED IN STORM INLETS AND CONVEYED TO THE STORM DRAIN MANHOLE IN THE SOUTH ACCESS ROAD JUST EAST OF LOUISIANA BOULEVARD VIA A 12-INCH STORM SEWER.					



DRAINAGE CERTIFICATION

I, DAVID B. THOMPSON, NMPE 9677, OF THE FIRM THOMPSON ENGINEERING CONSULTANTS, INC., 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 11-28-07. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY WILL PLOTNER, NMPS 14271, OF THE FIRM CARTESIAN SURVEY COMPANY. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 05-04-09 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.



DAVID B. THOMPSON, CMPE 9677

5-4-09

DATE



[illegible]