LEGEND

---5200---	EXISTING CONTOUR
——52——	PROPOSED CONTOUR
◆78.3	PROPOSED SPOT ELEVATION
	FLOW ARROW
PG=6881.0	PAD GRADE ELEVATION
	SIDEWALK CULVERT
TC=81.95 / FL=81.45	TOP OF CURB / FLOWLINE ELEVATION
	WATER BAR
	PROPOSED RETAINING WALL
TW=52.0 / BW=50.0	TOP OF WALL / BOTTOM OF WALL ELEVATION
INV=72.5	INVERT ELEVATION
	STORM DRAIN MANHOLE
BASIN (A)	BASIN ID
	BASIN BOUNDARY
	EROSION CONTROL BERM
	GRADE BREAK

SCALE: 1"=10'

DRAINAGE CERTIFICATION

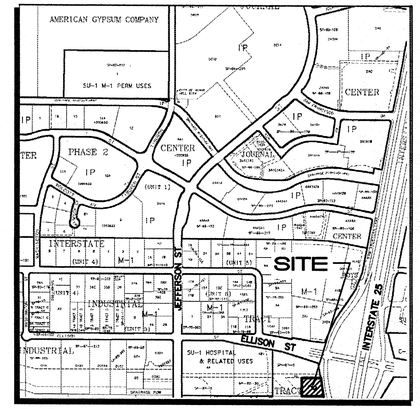
I, FRED C. ARFMAN, NMPE NO. 7322, OF THE FIRM ISAACSON & ARFMAN, P.A., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10/16/03. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT 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 PERMANENT 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.

FRED C. ARFMAN, NMPE 7322

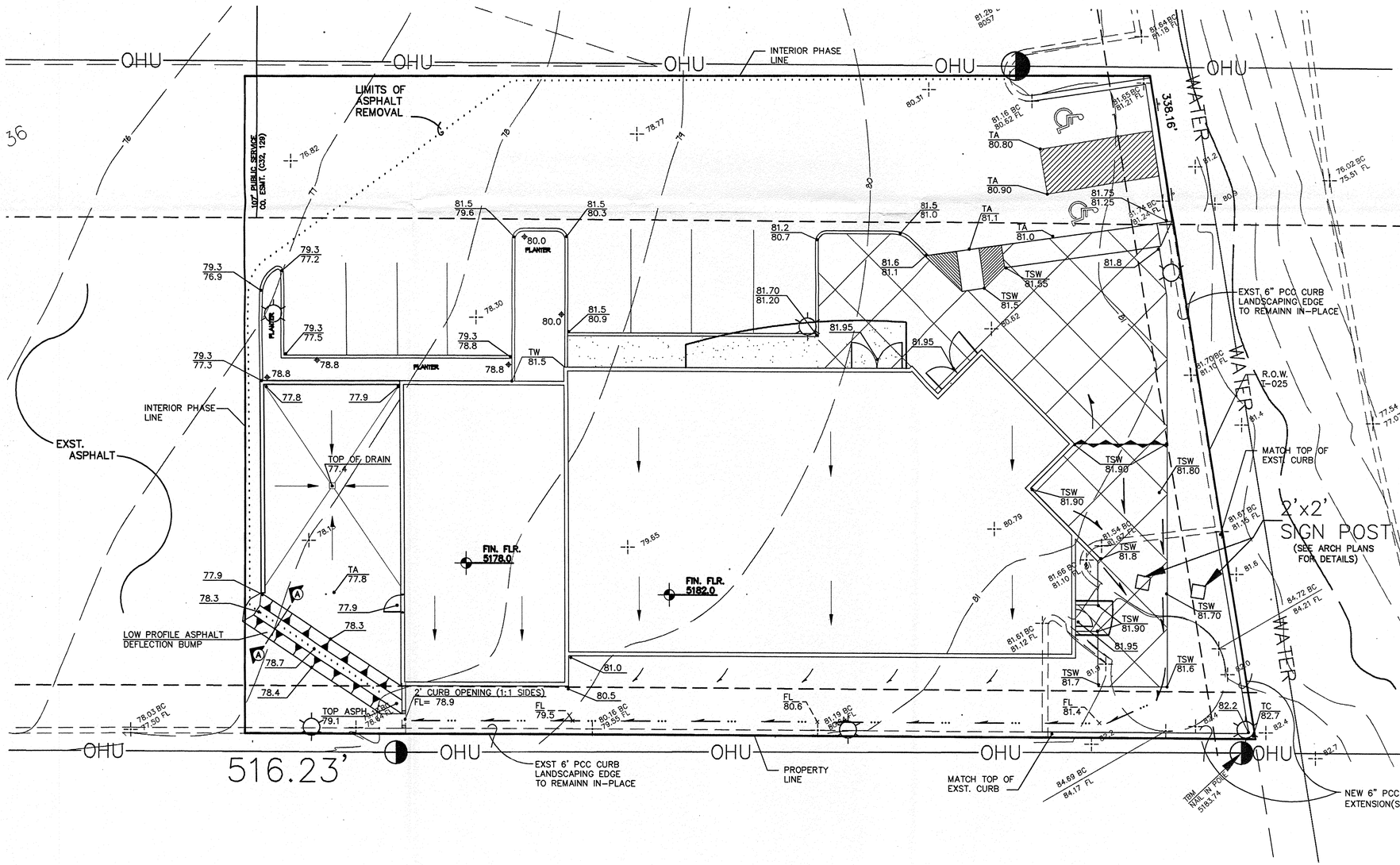
06.09.04
DATE

FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER



D-17 1"=750'±

VICINITY MAP



LEGAL DESCRIPTION: LOT 4C, INTERSTATE INDUSTRIAL TRACT (SOUTHEAST CORNER)
(01-08-87, Doc.# 87-2263; Vol. C-32, PG. 129)

AREA: 19.733 S.F.
0.453 ACRES

BENCHMARK:

FLOOD ZONE DESIGNATION:

EXISTING CONDITIONS: SITE IS A PORTION OF THE MASSEY-VAUGHN CAR DEALERSHIP WITHIN THE SOUTHEAST CORNER OF THE OVERALL PARCEL. TO THE ADJACENT EASTERLY PROPERTY LINE IS THE I-025 FRONTAGE ROAD.

DEVELOPED STORM WATERS ARE ALLOWED TO SURFACE FLOW TO THE SOUTHWEST CORNER OF THE DEALERSHIP WHERE THE STORM WATERS ARE ACCEPTED BY AN OPEN CHANNEL AND ROUTED TO THE WEST TO A 48" RCP STORM DRAIN AND EVENTUALLY RELEASES THE STORM WATER TO THE MAJOR CONVEYANCE CHANNEL OF ACADEMY PARK, UNIT 4 (PER THE APPROVED MASTER DRAINAGE PLAN).

THE MASSEY-VAUGHN CAP DEALERSHIP PLAN WAS APPROVED ON MARCH 17, 1987 AND APPROVED AS A REVISED PLAN ON OCTOBER 15, 1987 (D-17,D061B)

EXISTING HYDROLOGY:
BASIN AREA = 0.451 AC
LAND TREATMENTS: 100% D => 0.451 AC
Q100 = (4.70 x 0.451) = 2.1 CFS

PROPOSED CONDITIONS: THE ADDITION OF THE NEW BUILDING AND ADJACENT SITE IMPROVEMENTS WILL MATCH THE SURROUNDING GRADES AT THE SHOWN PHASE LINE. THE NEW FACILITY IS DESIGNED TO DISCHARGE STORM WATERS PER EXISTING CONDITIONS AND THE PREVIOUSLY APPROVED PLAN. DISCHARGE RATES AND VOLUMES WILL DECREASE DUE TO THE NEW CAR WASH EXIT. STORM WATER FALLING WITHIN THE CONFINED AREA SHALL BE ROUTED AND CAPTURED BY THE CASH WASH DRAIN SYSTEM.

PROPOSED HYDROLOGY:

BASIN AREA = 0.423 AC
LAND TREATMENTS: 100% D => 0.423 AC
Q100 = (4.70 x 0.423) = 2.0 CFS

CAR WASH BASIN AREA = 0.028 AC
LAND TREATMENTS: 100% D => 0.028 AC
Q100 = (4.70 x 0.028) = 0.1 CFS

0.1 CFS DRAINS TO THE CAR WASH DRAIN, 2.0 CFS OUTFALLS TO THE SOUTHWEST
AS IN THE EXISTING CONDITIONS, FOR A DECREASE IN THE OVERALL FLOW OF 0.1

RECEIVED JUN 09 2004 HYDROLOGY SECTION

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1290GRD.DWGthor 10/16/03

revisions

job title
UNIVERSITY MAZDA
5150 ELLISON ST. NE
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER	job no	date
SCHARLES T. WILDER	22010	08/18/03
sheet title PRELIMINARY GRADING / DRAINAGE PLAN		by RFH

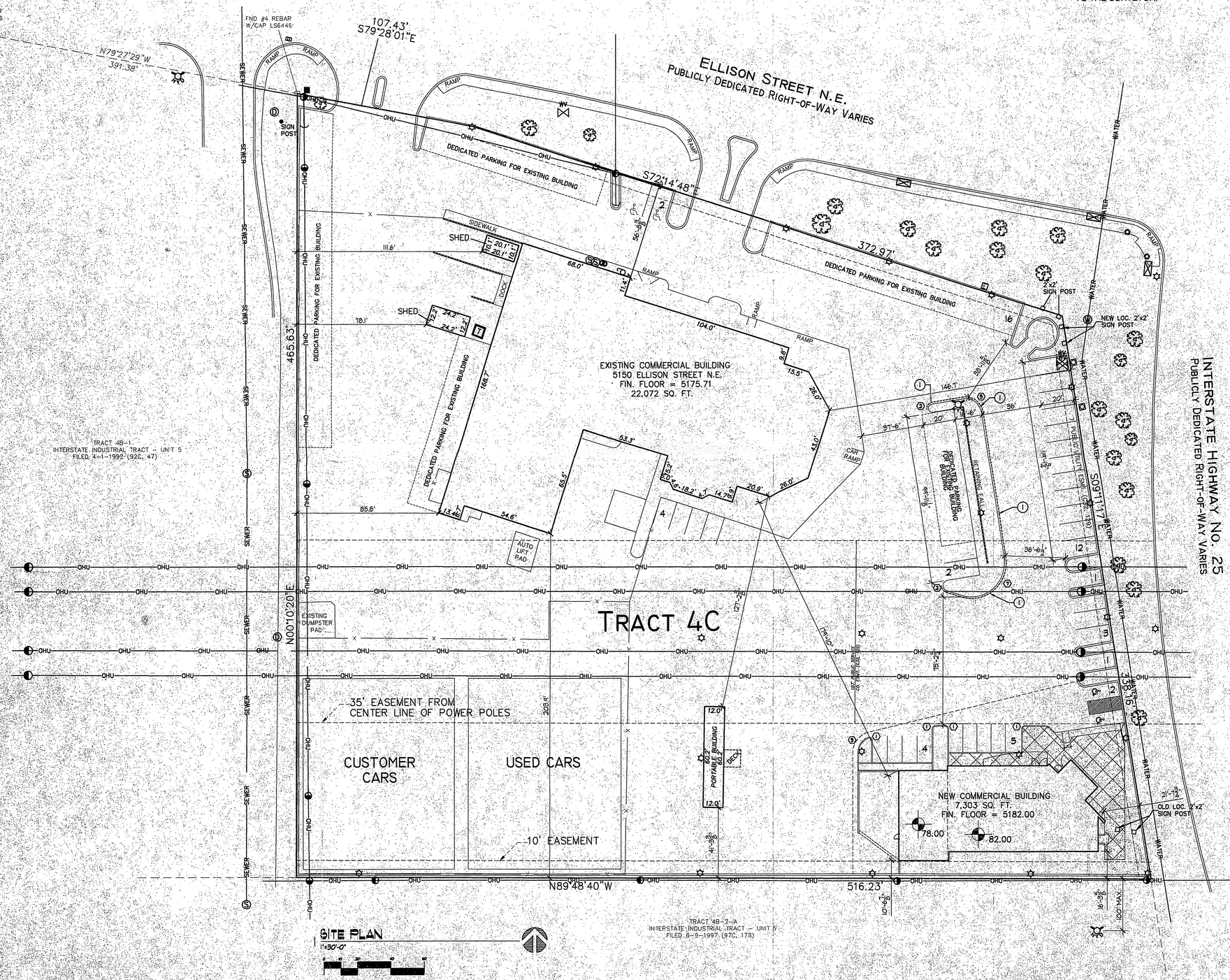
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER 10-16-03

de la torre architecte, p.a. aia
2400 louisiana blvd n.e.
building 3 / suite 110
albuquerque n.m. 87110 / 505 · 883 · 7918

sheet- C-3 of-

START DATE: 02/12/02

TO THE SURVEYOR.



SITE PLAN
1"=30'-0"

KEYED NOTES

1. FIRE LANE FOR FIRE DEPARTMENT ACCESS ONLY, TO BE PAINTED RED AND LABELED "FIRE LANE - NO PARKING" IN 4" HIGH BLOCK LETTERS EVERY 20'-0" ON FACE OF CURB.

GENERAL NOTES

A. REFER TO SHEET C2 FOR ALL KEYED NOTES NOT SHOWN HERE.

B. VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION.

PROJECT DATA:

BUILDING TYPE: AUTOMOBILE DEALERSHIP

OCCUPANCY GROUP: (TABLE 3-A)

OFFICE/STORAGE/MECH.	B
DISPLAY/SHOWROOM	M
SERVICE GARAGE	S-3

CONSTRUCTION TYPE: V-N (METAL STUDS/CMU) NON-SPRINKLED AS PER 904.2

MAX. BUILDING HEIGHT: 40'-0" (TABLE 5-B) 2 STORY: B/S-3 1 STORY: H-4

ALLOWABLE AREA: (MIN. SIDE YARD IS 46'-0") (B/M/S-3) (1.65% • 8,000, SEP. ON 3 SIDES) 13,200

OFFICE (B)	1,948 S.F.
STORAGE/MECH. (B)	867 S.F.
SHOWROOM/DISPLAY (M)	2,875 S.F.
SERVICE GARAGE (S-3)	1,600 S.F.
TOTAL:	7,290 S.F. / 13,200= .553

PROJECT INFORMATION

LOCATION
SOUTHEAST CORNER OF ELLISON STREET AND I-25 SOUTHBOUND

OWNER: JACK AND KAY PRICE

LEGAL DESCRIPTION
LOT 4C, BLOCK 0000, INTERSTATE INDUSTRIAL TRACT UNIT 5
CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, NEW MEXICO

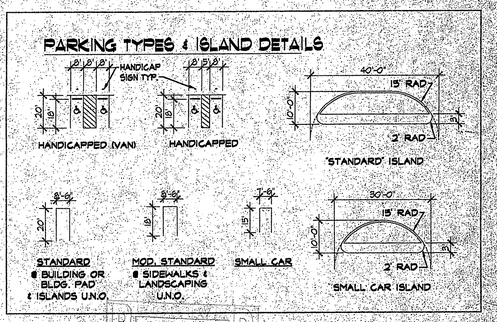
CURRENT ZONING	M-1
PROPOSED ZONING	M-1
TOTAL ACREAGE	4.99 ACRES
ZONING ATLAS PAGE	D-17

PARKING REQUIREMENTS:

OFFICE (B)	867 S.F./2,000 = 1
STORAGE/MECH. (B)	1,948 S.F./200 = 10
SHOWROOM/DISPLAY (M)	2,875 S.F./200 = 15
SERVICE GARAGE (S-3)	1,600 S.F./1,000 = 2
TOTAL REQUIRED	28
PROVIDED PARKING	28
HANDICAP SPACES PROVIDED	2
TOTAL PROVIDED	30

TRAFFIC CIRCULATION LAYOUT APPROVED
Signed 11/6/03 Date

PARKING TYPES & ISLAND DETAILS



RECEIVED
JUN 07 2004
CITY OF ALBUQUERQUE
DEVELOPMENT SECTION

revisions

job title: UNIVERSITY MAZDA
5150 ELLISON ST. NE
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER	job no	date
CHARLES T. WILDER	2208.32	10/14/03
sheet title: SITE PLAN		by: STW

STATE OF NEW MEXICO
JORGE DELA TORRE NO. 869
10.14.03
REGISTERED ARCHITECT

de la torre architects, p.a. dba
2400 louisiana blvd ne
building 3 / suite 110
albuquerque n.m. 87110 / 505-883-7918

sheet - 2
C1
of - 7

START DATE: 9/26/02