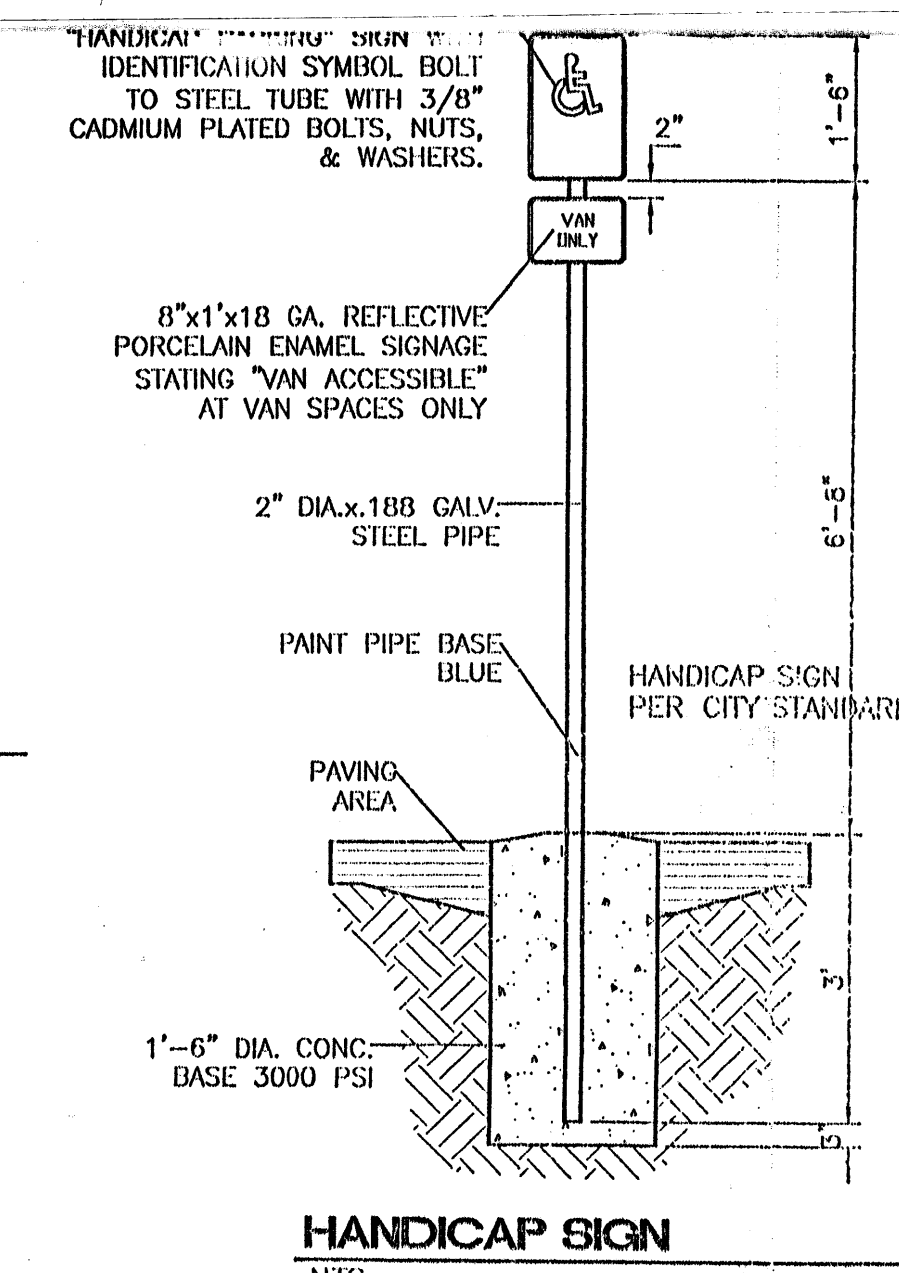
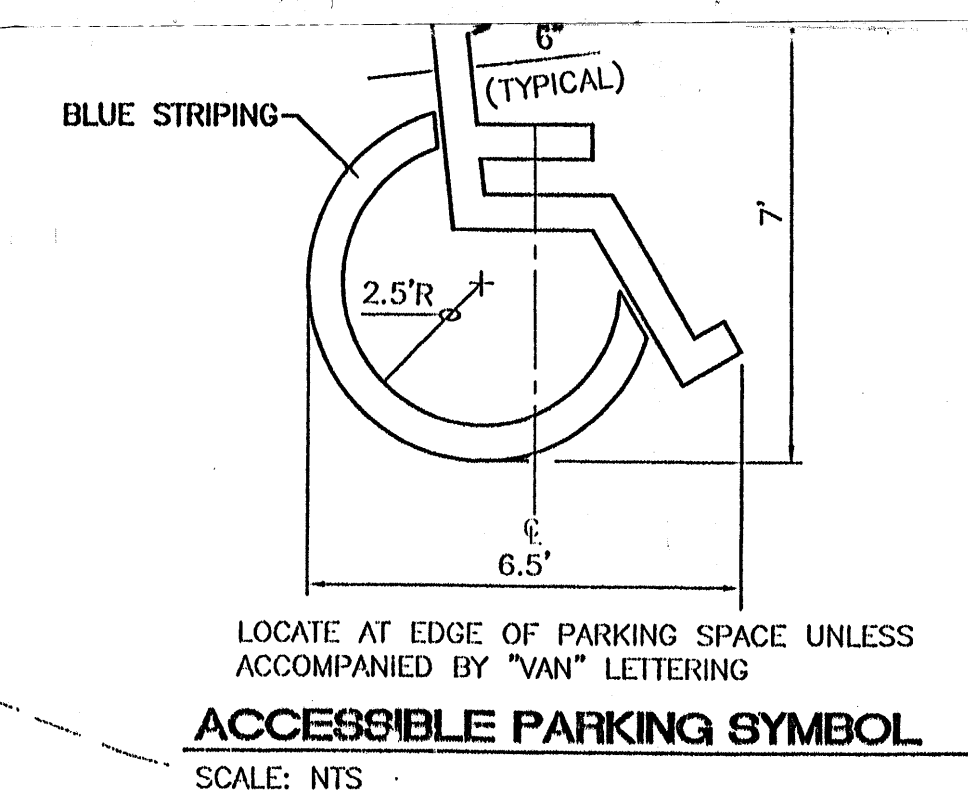
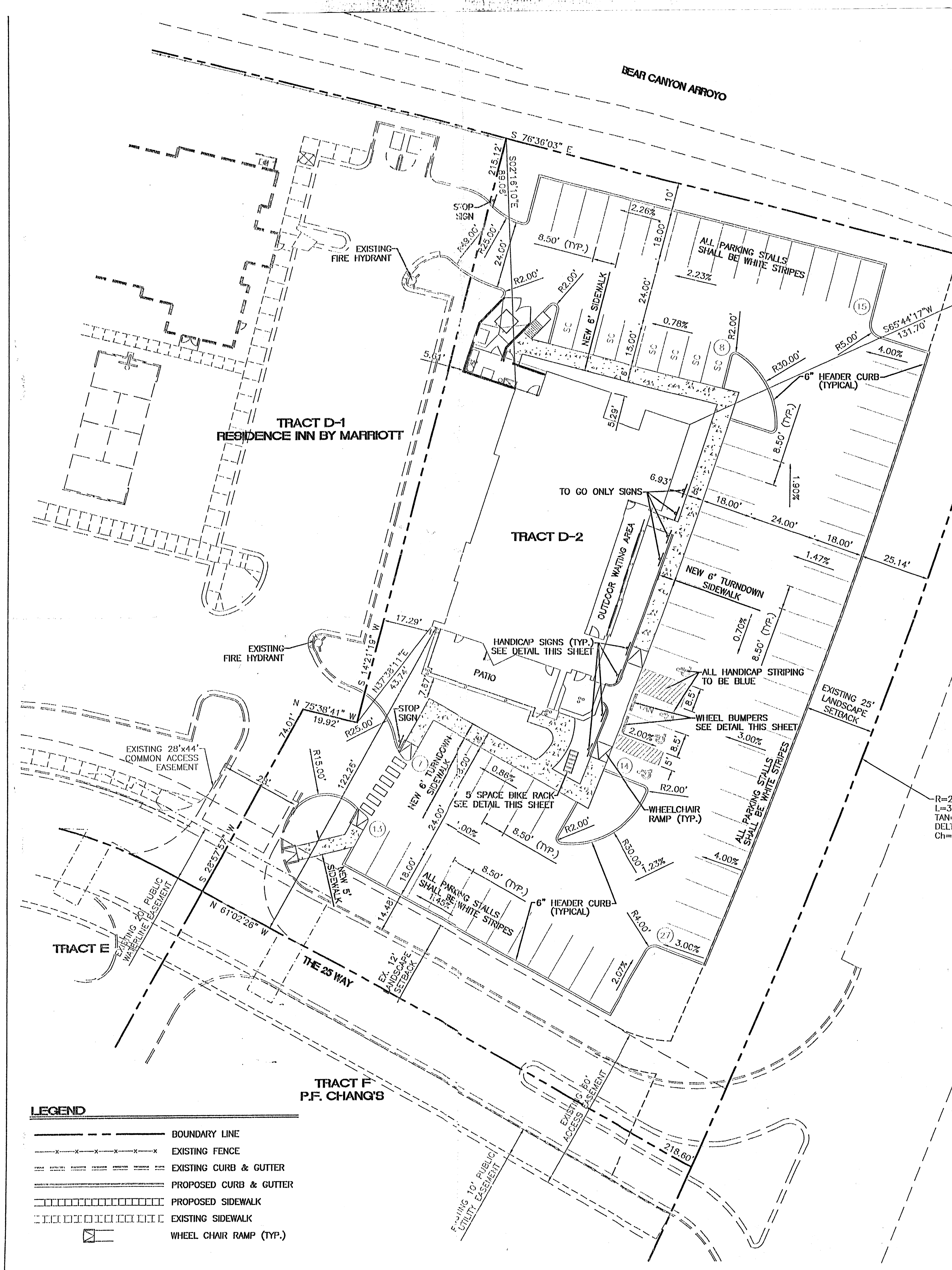
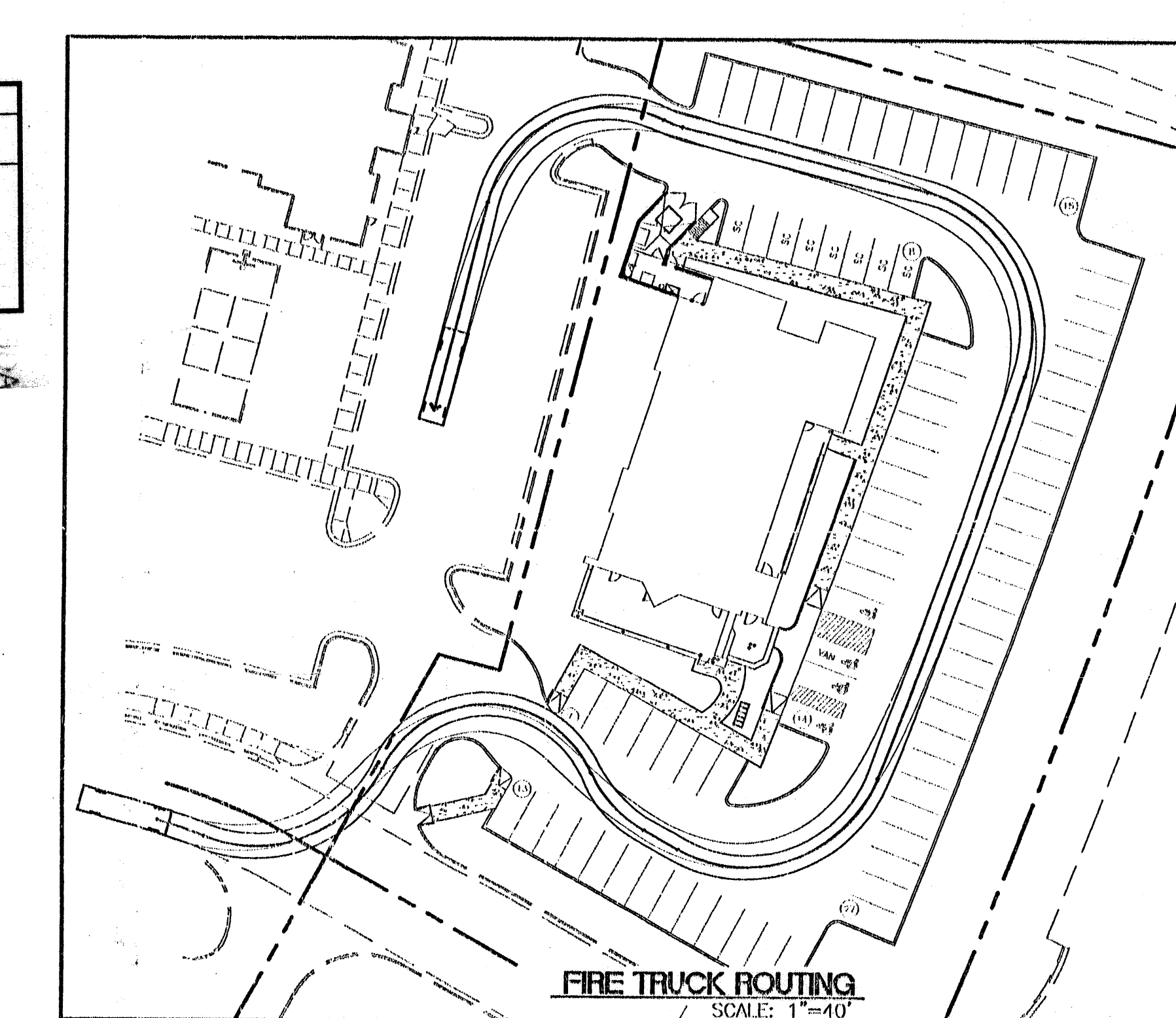
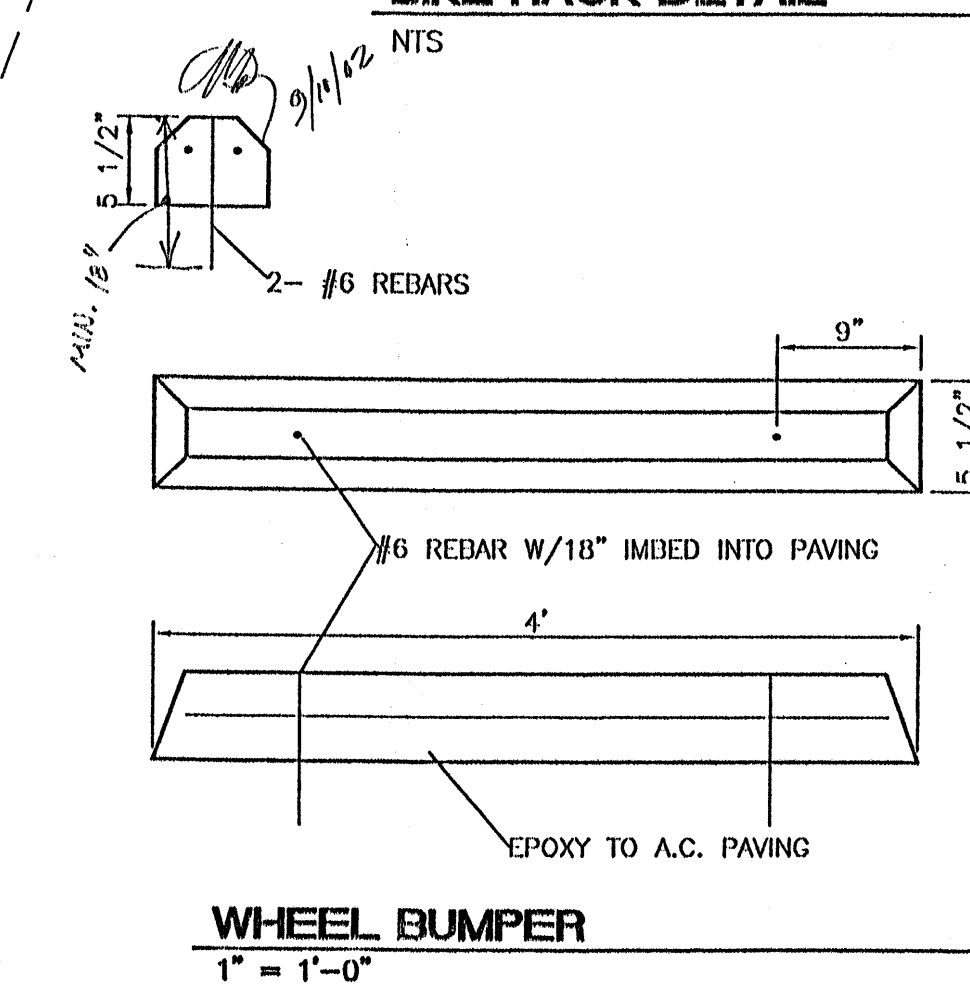
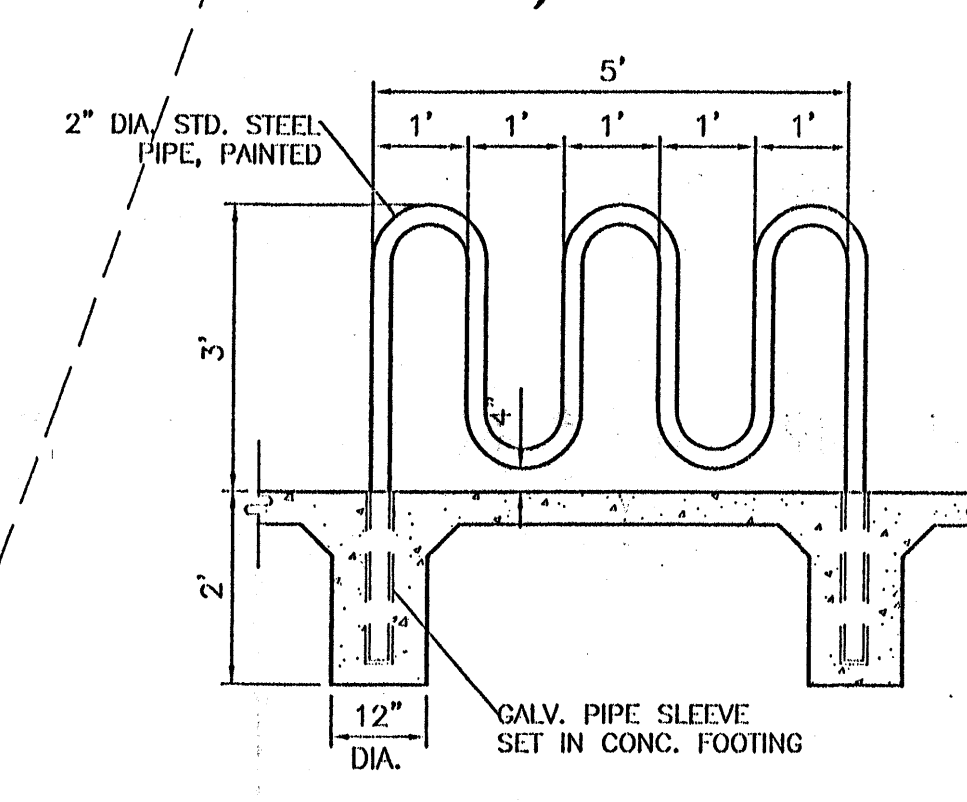


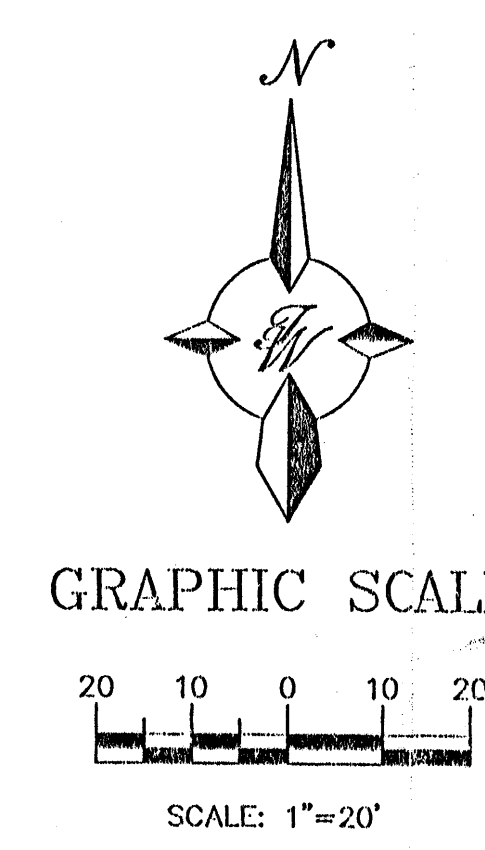


RECORD DRAWING
 DATE: 3/22/03
 DRAFTED BY: RD
 TERRA WEST DEV.
 THESE RECORD DRAWINGS HAVE BEEN PREPARED
 IN PART, ON THE BASIS OF INFORMATION COMPILED
 AND FURNISHED BY OTHERS. THE ENGINEER WILL
 NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS
 WHICH HAVE BEEN INCORPORATED INTO THE
 DOCUMENT AS A RESULT.



- LEGEND**
- BOUNDARY LINE
 - - - - - EXISTING FENCE
 - - - - - EXISTING CURB & GUTTER
 - - - - - PROPOSED CURB & GUTTER
 - - - - - PROPOSED SIDEWALK
 - - - - - EXISTING SIDEWALK
 - - - - - WHEEL CHAIR RAMP (TYP.)

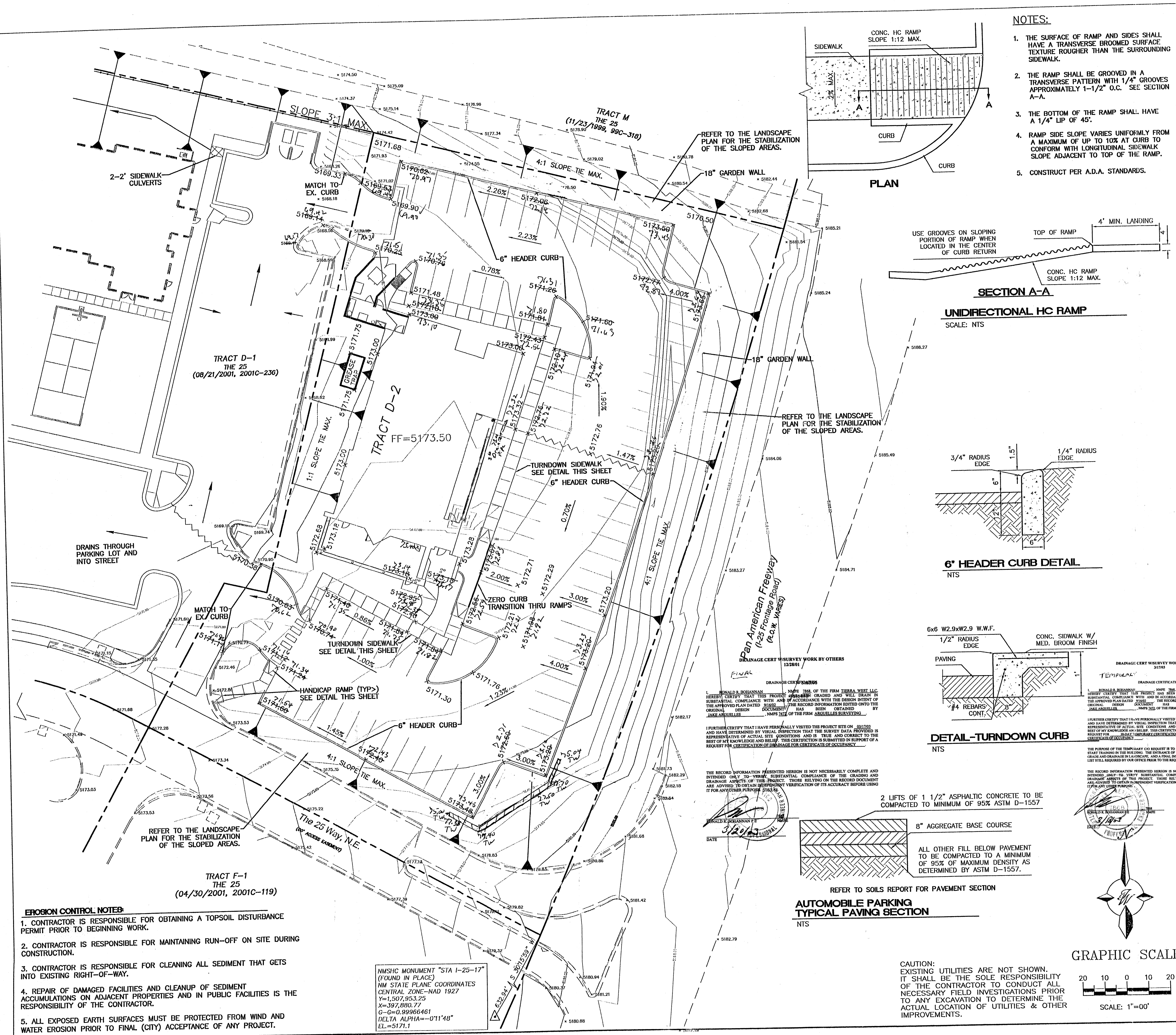
- GENERAL NOTES**
1. SITE IS ON AN APPROVED MASTER PLAN WITH A SET ZONE OF I-P ENTITLED "D-25"
 2. THE STREET ADDRESS IS 4441 THE 25 WAY NE.
 3. NO VARIANCE IS REQUESTED OR IS ANTICIPATED BY THIS PROJECT.
 4. PLAT OF RECORD DATED, 08-21-01, CREATED A COMMON ACCESS EASEMENT ACROSS ADJACENT LOT.
 5. THE TYPICAL DELIVERY VEHICLE IS A STANDARD PANEL TRUCK. THERE ARE NO SEMI-TRUCK DELIVERIES ANTICIPATED FOR THIS SITE.



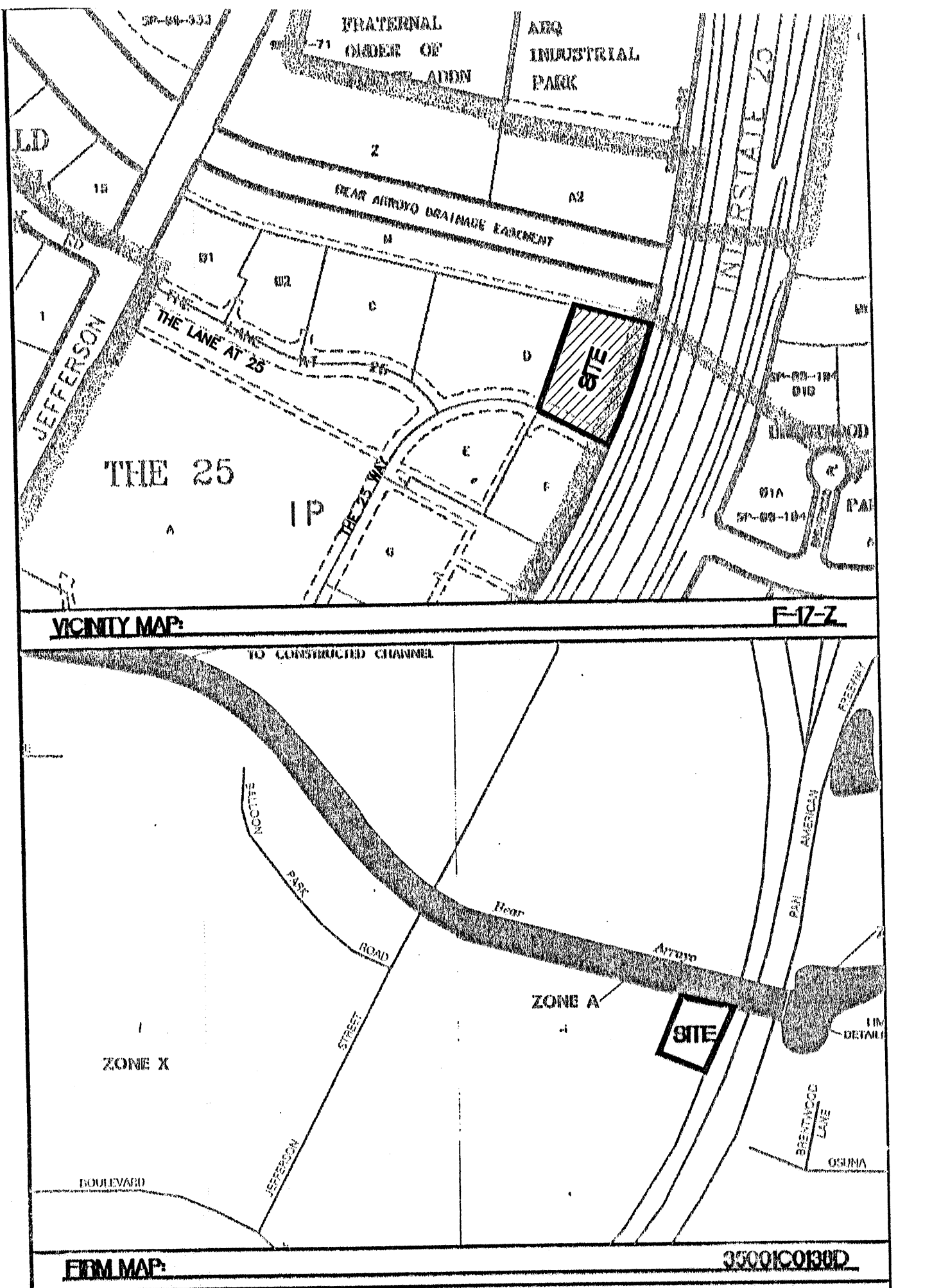
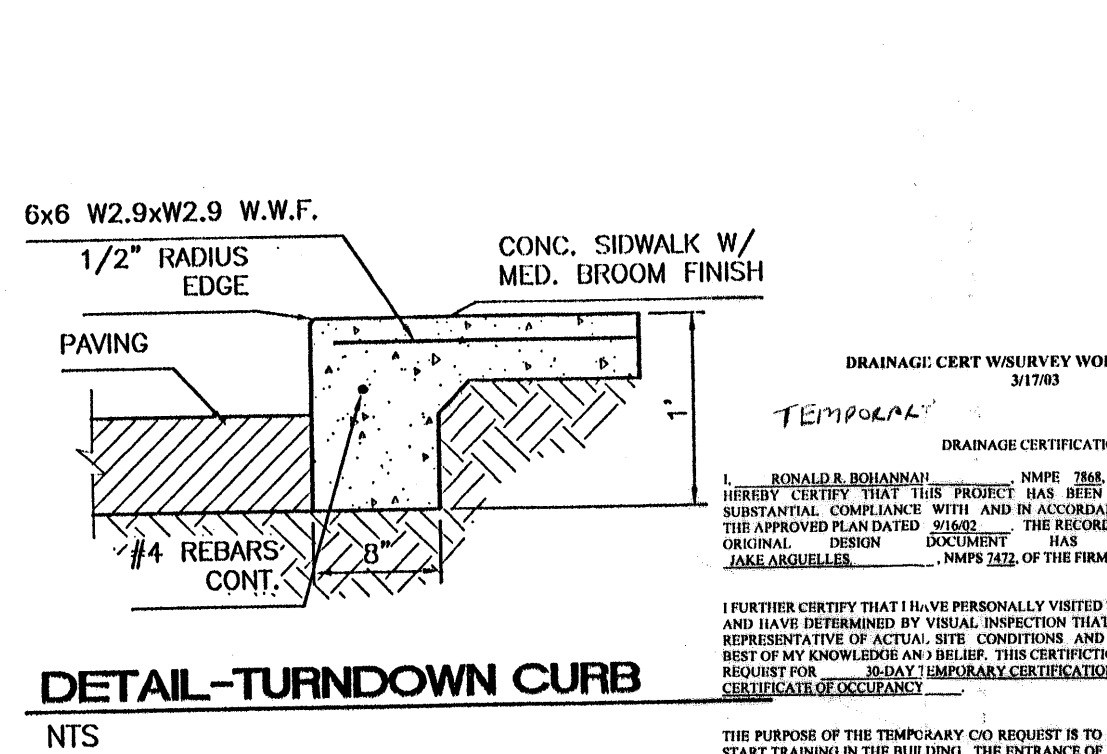
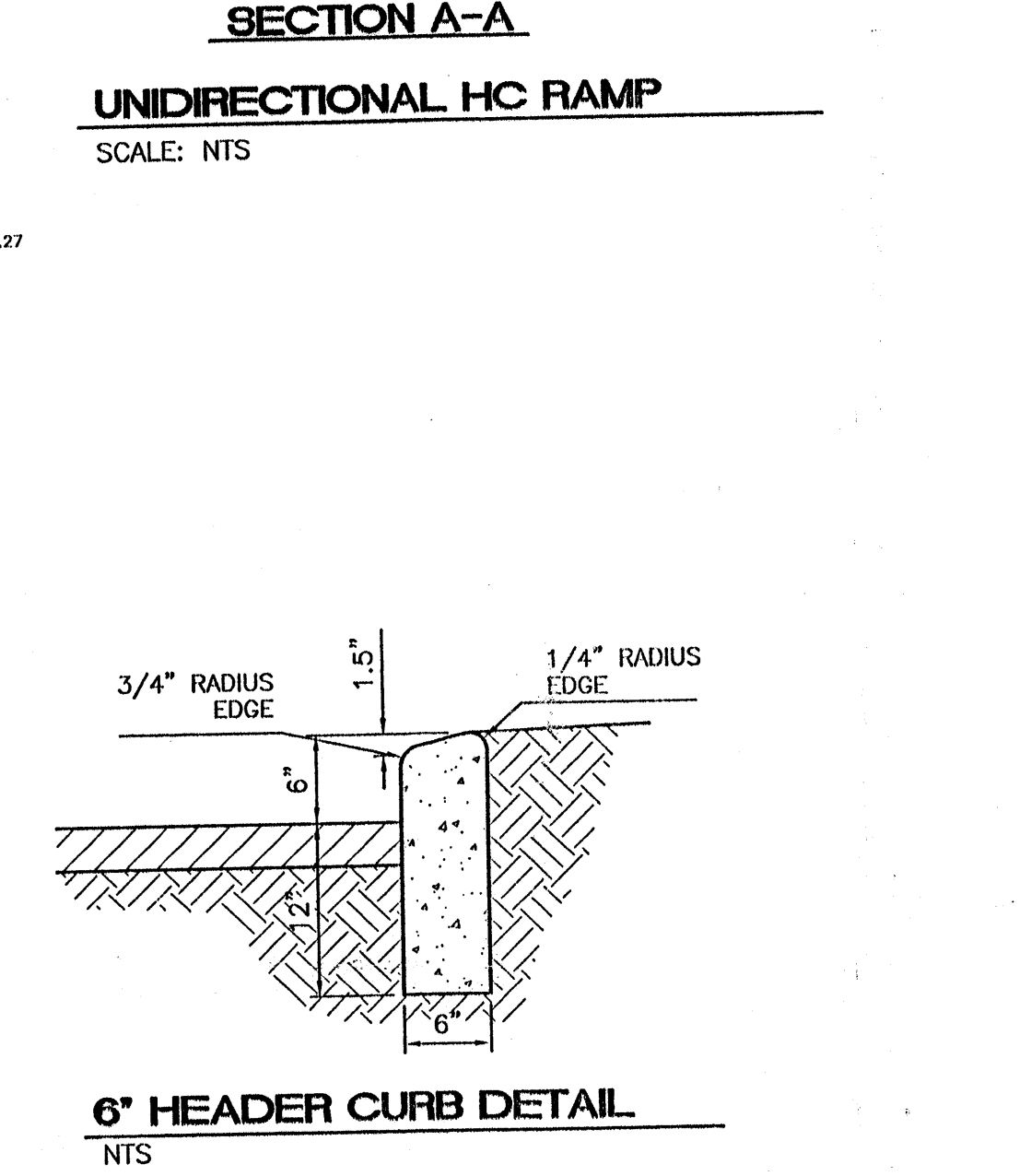
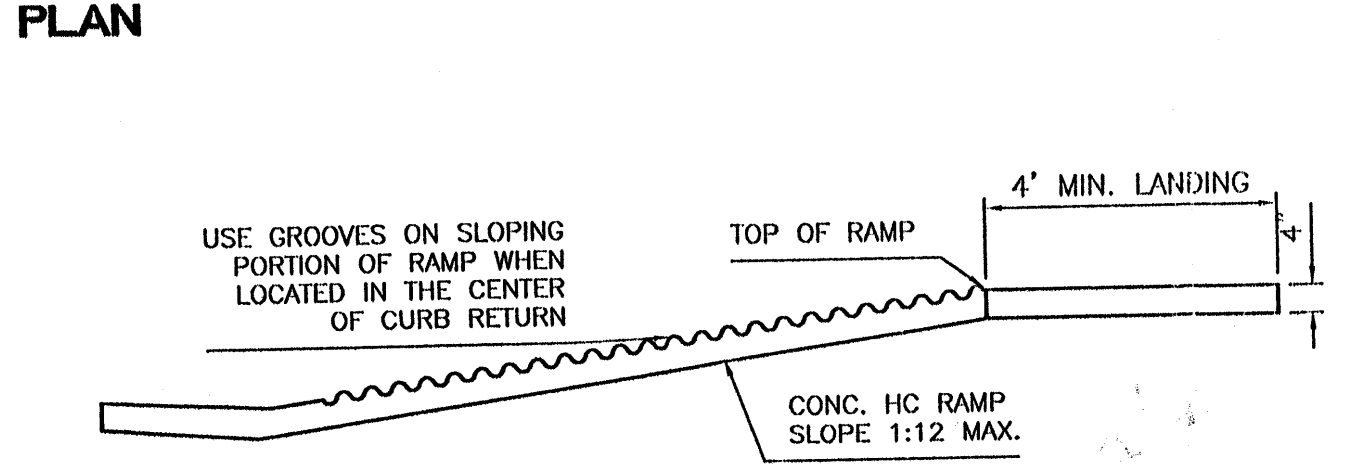
SITE DATA

PROPOSED USAGE:	RESTAURANT
CURRENT ZONING:	I-P
LOT AREA:	59,462 SF (1.3651 ACRES)
BUILDING AREA:	5,312 SF
CONSTRUCTION TYPE:	V-N
PARKING PROVIDED:	84 SPACES
PARKING REQUIRED:	70 SPACES
HC PARKING PROVIDED:	4 SPACES
HC PARKING REQUIRED:	4 SPACES
BIKE SPACES PROVIDED:	4 SPACES
BIKE SPACES REQUIRED:	84 SPACES / 20=5 BIKE SPACES

	ROCKFISH SEAFOOD GRILL TRAFFIC CONTROL LAYOUT	RECEIVED MAR 21 2003 HYDROLOGY SECTION
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505) 858-3100	RECEIVED MAR 21 2003 HYDROLOGY SECTION



- NOTES:**
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
 2. THE RAMP SHALL BE GROOVED IN A TRANSVERSE PATTERN WITH 1/4" GROOVES APPROXIMATELY 1-1/2" O.C. SEE SECTION A-A.
 3. THE BOTTOM OF THE RAMP SHALL HAVE A 1/4" LIP OF 45°.
 4. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
 5. CONSTRUCT PER A.D.A. STANDARDS.



- NOTES:**
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
 2. REFER TO SOILS REPORT FOR PAD PREPARATION.

LEGEND

	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	FLOW ARROW
	SLOPE TIE
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	FUTURE SPOT ELEVATION
	BENCH MARK

- EROSION CONTROL NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

NMHC MONUMENT "STA 1-25-17" (FOUND IN PLACE)
NM STATE PLANE COORDINATES
CENTRAL ZONE-NAD 1927
Y=1,507,953.25
X=397,880.71
G-G=0.99966461
DELTA ALPHA=-0°11'48"
EL.=5171.1

DRAINAGE CERTIFICATION

DRAINAGE CERT. NO. 31780

DATE: 3/18/03

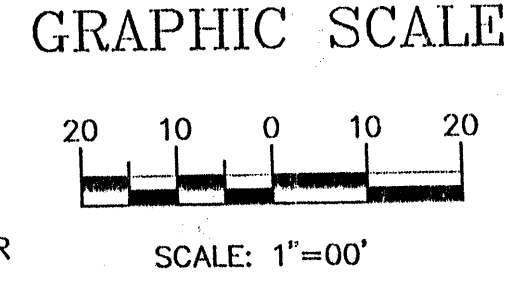
BY: RONALD R. BOHANNAN, P.E.

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 THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

AUTOMOBILE PARKING TYPICAL PAVING SECTION

NTS

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



ROUGH GRADING APPROVAL

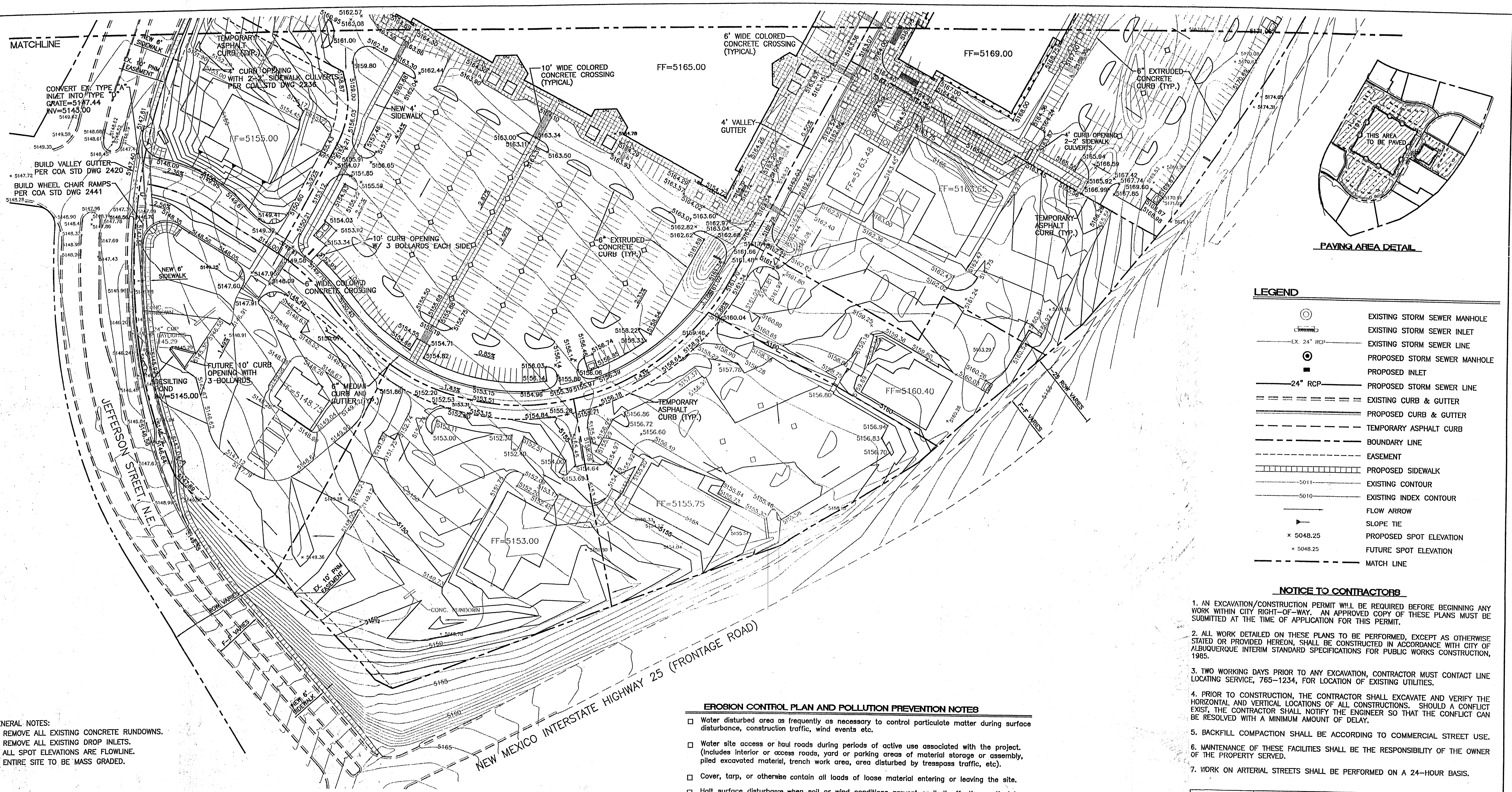
ENGINEER'S SEAL

ROCKFISH BAR AND GRILL

GRADING AND DRAINAGE PLAN

TERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

RECEIVED
MAR 21 2003
HYDROLOGY SECTION
BY JDN
DATE 09-16-02
2266GR.DWG
SHEET # 1 OF 1
JOB # 220066



- GENERAL NOTES:
1. REMOVE ALL EXISTING CONCRETE RUNDOWNS.
 2. REMOVE ALL EXISTING DROP INLETS.
 3. ALL SPOT ELEVATIONS ARE FLOWLINE.
 4. ENTIRE SITE TO BE MASS GRADED.

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

- ☐ Water disturbed area as frequently as necessary to control particulate matter during surface disturbance, construction traffic, wind events etc.
 - ☐ Water site access or haul roads during periods of active use associated with the project. (Includes interior or access roads, yard or parking areas of material storage or assembly, piled excavated material, trench work area, area disturbed by trespass traffic, etc).
 - ☐ Cover, tarp, or otherwise contain all loads of loose material entering or leaving the site.
 - ☐ Halt surface disturbance when soil or wind conditions prevent or limit effective particulate matter control. (No "transported material").
 - ☐ Restore all off-site or excess surface disturbance areas to near pre-existing condition.
 - ☐ Reseeding undeveloped disturbed area either on site or off-site to City of Albuquerque Specifications #1012-"Native Grass Seeding"
 - ☐ Clean-up particulate and transported material from nearby property and the public right-of-way.
 - ☐ Construction of temporary erosion control fencing.
 - ☐ Special measures required. (SEE PP1 & PP2)
 - ☐ Control of alternate access route or trespass traffic.
 - ☐ Stabilization of area proposed for future sale or future development.
1. Contractor is responsible for obtaining a topsoil disturbance permit prior to beginning work.
 2. Contractor is responsible for cleaning all sediment out of the existing right-of-way.
 3. Repair of damaged facilities and clean-up of sediment accumulated on adjacent properties and in public facilities is the responsibility of the contractor.
 4. All exposed earth surfaces must be protected from wind and water erosion prior to final acceptance of any project.
 5. Contractor is responsible for maintaining all storm sewer run off on site.

LEGEND

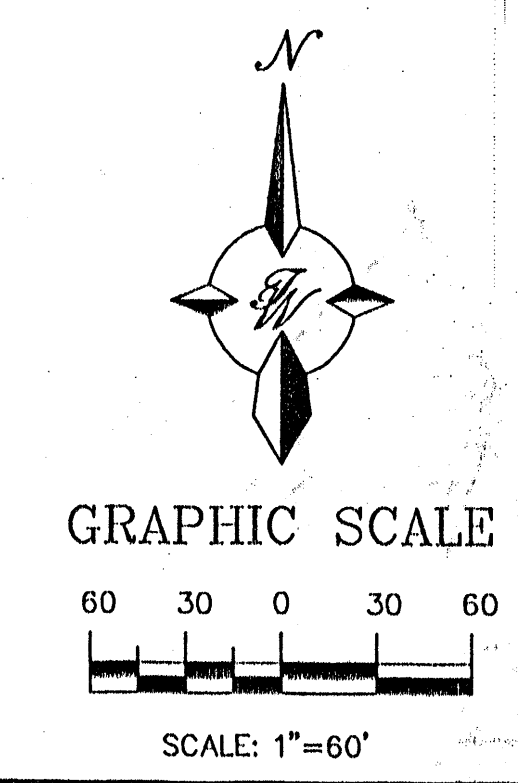
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING STORM SEWER LINE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED INLET
-
- PROPOSED STORM SEWER LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- TEMPORARY ASPHALT CURB
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- FLOW ARROW
- SLOPE TIE
- PROPOSED SPOT ELEVATION
- FUTURE SPOT ELEVATION
- MATCH LINE

NOTICE TO CONTRACTORS

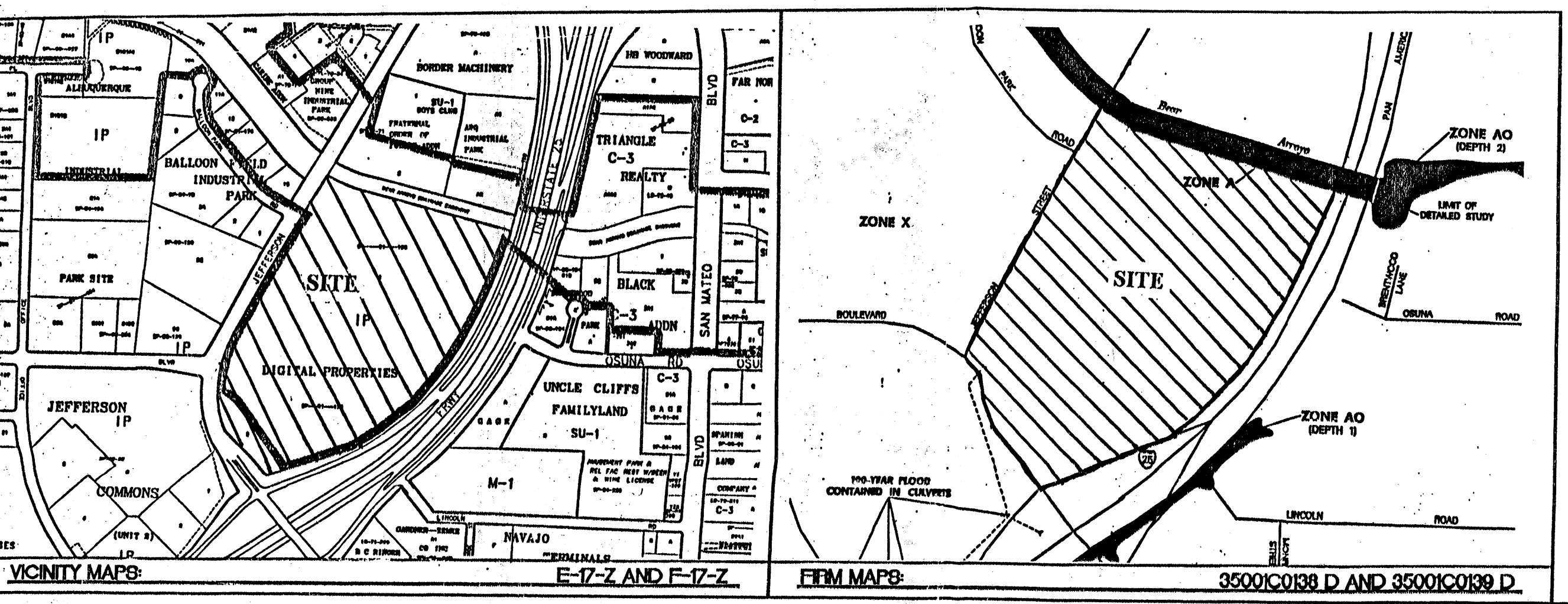
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO COMMERCIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVALS	NAME	DATE
A.C.E./DESIGN		
INSPECTOR		
A.C.E./FIELD		

ROUGH GRADING APPROVAL _____ DATE _____



	25	DRAWN BY JDN
	GRADING AND DRAINAGE PLAN SHEET "A"	DATE 05-05-99
	TIERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	9854GRA1.DWG
		SHEET # 3 OF 21
JOB # 980054		



RECEIVED
AUG 14 2002
HYDROLOGY SECTION

PROPOSED SIDEWALK

CATCH BASIN FRAME & GRATE
TYPE R-2635
(NEENAH FOUNDRY COMPANY)

CONCRETE COLLAR

12" 3" 24" 3" 12" 3" 10" 12" 6"

24" RCP PIPE
EX. 10" SD
TO BE REMOVED

RCP INLET DETAIL

Professional Engineer Seal for Donald Ray Bohannan, State of New Mexico, No. 7868, Exp. 12/94.

GRADING AND DRAINAGE PLAN SHEET "B"

DRAWN
BY JDN

DATE
05-05-99

9854GRB1.DWG

SHEET #
4 OF 21

JOB #
980054

GENERAL NOTES:
1. ALL EXISTING DROP INLETS ARE TO BE REMOVED.
2. EX. 10" STORM DRAIN ALONG NORTH PROPERTY LINE IS TO BE REMOVED.
3. ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE SPECIFIED.
4. ALL EX. STORM SEWER MANHOLE RIMS WILL NEED TO BE ADJUSTED TO NEW GRADE.