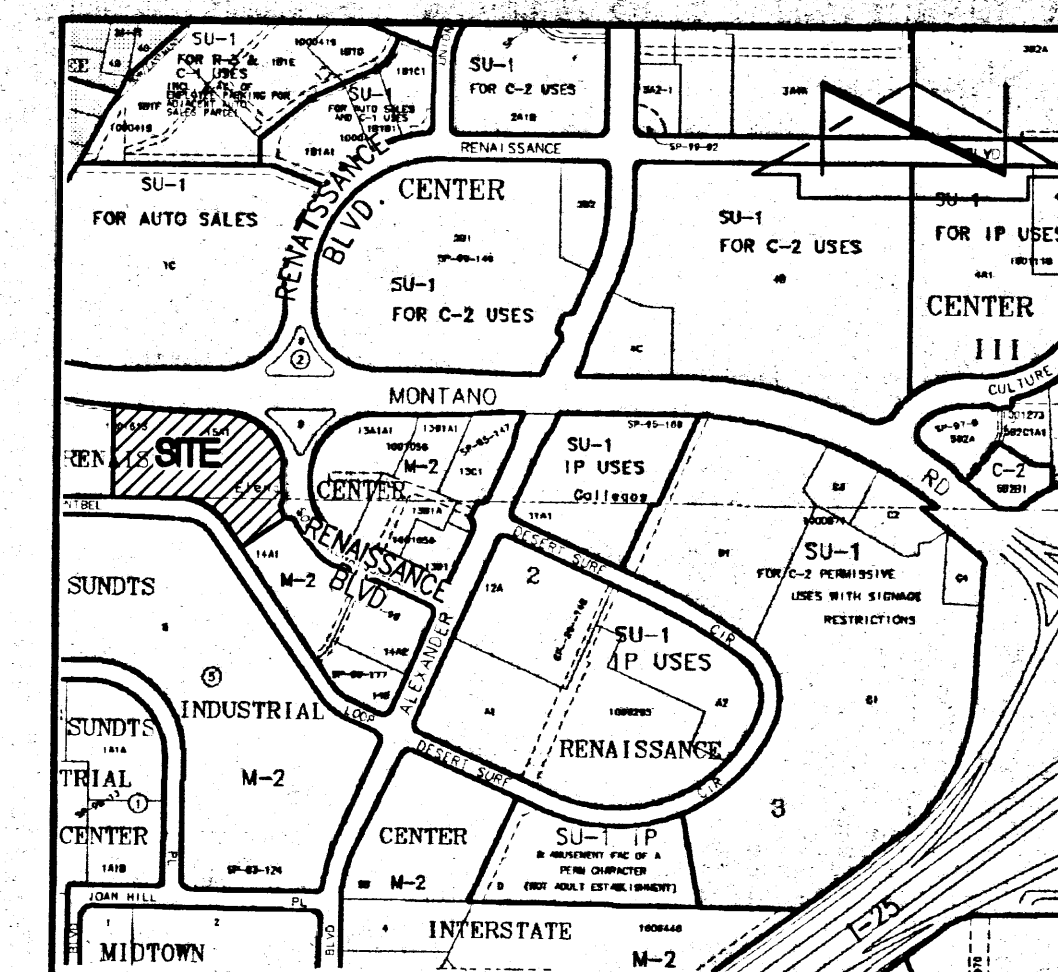


PANEL 138 OF 825



VICINITY MAP

SCALE: 1" = 750'

F-

127 Jefferson Street NE - Suite A Albuquerque, New Mexico 87108-1216 505/255-4975

CONSTRUCTION NOTES:

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE-CALL SYSTEM 280-1890 (ALBUQUERQUE AREA), 1-800-321-ALERT(2537) (STATEWIDE), FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED. AMOUNT OF DELAY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES, WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
5. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN ATTEMPT TO ACCURATELY REPRESENT THE ACTUAL LOCATION. THEY ARE SHOWN IN ANY SUCH DRAWING FOR INFORMATION ONLY. THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE. THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE OR NEAR THE AREA OF THE WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
6. THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. PLANTING AND LANDSCAPING ARE ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED BY THE OWNER. THE DRUDGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.

EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
2. THE CONTRACTOR SHALL PROPERLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
3. WHEN APPLICABLE, CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.

LEGAL DESCRIPTION

LOT 15A1, RENAISSANCE CENTER 2

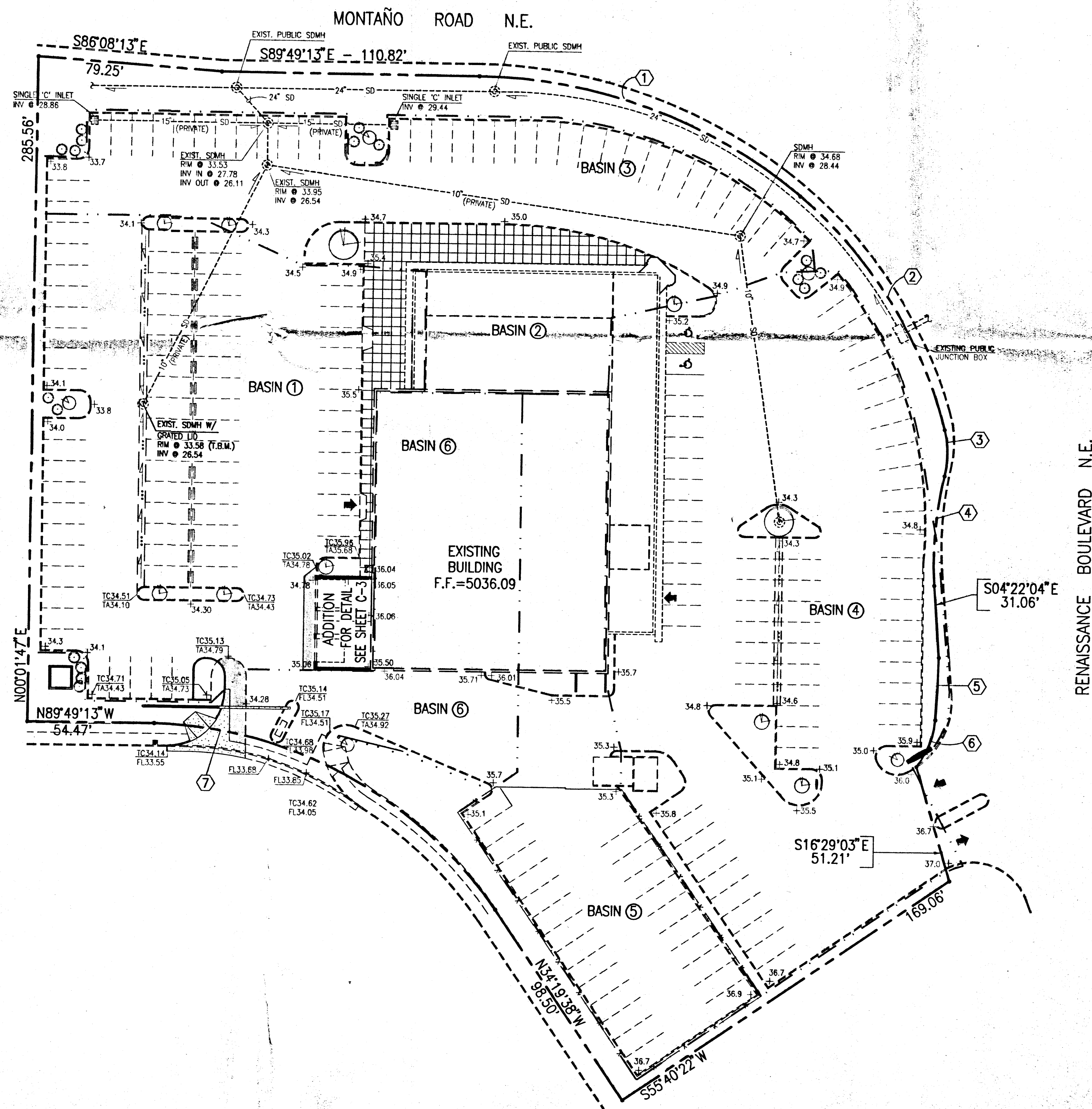
CURVE TABLE

<u>CURVE</u>	<u>Δ</u>	<u>R</u>	<u>L</u>
①	36°36'59"	219.50'	140.28'
②	37°23'00"	191.50'	129.95'
③	28°43'10"	41.50'	20.80'
④	17°16'00"	158.50'	47.77'
⑤	05°13'13"	296.00'	26.97'
⑥	65°15'39"	25.00'	28.48'
⑦	55°29'35"	180.00'	174.34'

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. BOUNDARY DATA SHOWN WAS PROVIDED BY ARCHITECT BASED UPON "RECORD SITE PLAN" BY ANDREWS, ASBURY & ROBERT, INC.
2. REFER TO SHEET C-3 FOR ENGINEER'S CERTIFICATION FOR DRAINAGE

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JMA JOB NO. 2004.029.2

Jeff Mortensen & Associates, Inc.
☐ 600-3 MIDWAY PARK BLVD. NE
☐ ALBUQUERQUE ☐ NEW MEXICO 87109
☐ ENGINEERS ☐ SURVEYORS (505) 345-4828
☐ FAX: 505 345-4254 ☐ ESTABLISHED 1977

Montano Acura
1200 Renaissance Boulevard NE
Albuquerque, New Mexico

Project Title

Drawn By S.G.H. Checked By J.G.M.

Proj. No. 3/18/0

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01/04 DRAINAGE CERT

Revisions Architect

10

100

GRADING AND DRAINAGE PLAN

Sheet Title Sheet

Sheet Title Sheet

DRAINAGE PLAN

I. INTRODUCTION AND EXECUTIVE SUMMARY

THIS PROJECT, LOCATED IN THE SOUTH RENAISSANCE CENTER REPRESENTS A MODIFICATION TO AN EXISTING SITE WITHIN AN INLETT AREA. AT PRESENT THE SITE IS DEVELOPED AS A CAR DEALERSHIP WITH THE SURROUNDING AREA ALSO DEVELOPED. IT IS PROPOSED TO CONSTRUCT A SMALL BUILDING ADDITION AT THE SOUTHWEST CORNER OF THE EXISTING BUILDING WITHIN AN AREA THAT IS CURRENTLY PAVED. THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE PREVIOUSLY APPROVED PLAN FOR THIS SITE DATED 10-24-85 BY ANDREWS, ASBURY & ROBERT, INC. (HYDROLOGY FILE NO. F16/D3C).

THIS SUBMITAL IS MADE IN SUPPORT APPROVAL FOR BUILDING PERMIT.

II. PROJECT DESCRIPTION

AS SHOWN BY THE VICINITY MAP, THE SITE IS LOCATED AT THE SOUTHWEST CORNER OF MONTANO ROAD NE AND RENAISSANCE BLVD NE. THE CURRENT LEGAL DESCRIPTION IS LOT 15A1, RENAISSANCE CENTER 2. AS SHOWN BY PANEL 138 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER 20, 1996, THIS SITE DOES NOT LIE WITHIN OR ADJACENT TO A DESIGNATED FLOOD HAZARD ZONE. REVIEW OF THE HYDROLOGY FILE FOR THIS SITE, HOWEVER, REVEALS SIGNIFICANT DOWNSTREAM CAPACITY CONCERNS WARRANTING THE CONTROLLED DISCHARGE OF RUNOFF FROM THIS SITE TO MONTANO ROAD NE.

THE PROJECT CONSISTS OF THE CONSTRUCTION OF A MODEST BUILDING ADDITION WITHIN BASIN 1 AS IDENTIFIED BY THE PREVIOUS DRAINAGE SUBMITAL FOR THIS SITE. BASIN 6 DRAINS TO AN INTERNAL PRIVATE STORM DRAIN SYSTEM THAT OUTLETS TO A PUBLIC STORM DRAIN RUNNING ALONG THE NORTH EDGE OF THE SITE. THE SITE WILL CONTINUE TO DRAIN TO THE INTERNAL PRIVATE STORM DRAIN SYSTEM REFERENCED ABOVE.

III. BACKGROUND DOCUMENTS & RESEARCH

DRAINAGE PLAN FOR MONTANO ACURA AUTOMOBILE DEALERSHIP -- PREPARED BY ANDREWS, ASBURY & ROBERT, INC. 12-24-85 AND CERTIFIED 4-11-86. THE REFERENCED 1985 PLAN ALLOWS FOR THE CONTROLLED DISCHARGE OF DEVELOPED RUNOFF FROM THIS SITE TO THE EXISTING PUBLIC STORM DRAIN ALONG MONTANO ROAD NE VIA AN INTERNAL PRIVATE STORM DRAIN SYSTEM. THE 1985 PLAN IDENTIFIED THE NEED FOR THE CONTROLLED RELEASE OF DEVELOPED RUNOFF FROM THE SITE AND IDENTIFIED THE SIX (6) INTERNAL DRAINAGE BASINS THAT CHARACTERIZE THE SITE.

IV. EXISTING CONDITIONS

AT PRESENT, THE SITE IS DEVELOPED. EXISTING CONDITIONS ARE ILLUSTRATED BY THE GRADING PLAN. AT PRESENT, THE SITE DRAINS INTERNALLY TO A PRIVATE STORM DRAIN SYSTEM CONNECTED TO THE EXISTING PUBLIC STORM DRAIN ALONG MONTANO ROAD NE. RUNOFF GENERATED BY THIS SITE DISCHARGES WITHIN THE SIX (6) ONSITE DRAINAGE BASINS IDENTIFIED BY THE 1985 PLAN TO THE AFOREMENTIONED PRIVATE STORM DRAIN SYSTEM. THAT RUNOFF EXCEEDING THE CAPACITY OF THE DOWNSTREAM CONNECTION TO THE PUBLIC STORM DRAIN BACKS-UP IN THE EXISTING PAVED PARKING LOT THEREBY EFFECTING THE CONTROLLED RELEASE OF DEVELOPED RUNOFF FROM THIS SITE. THE SITE IS BOUNDED ON THE NORTH BY MONTANO ROAD NE, ON THE EAST BY RENAISSANCE BLVD NE, ON THE SOUTH BY MONTBEL LOOP NE, ALL DEVELOPED CITY STREETS THAT ARE TOPOGRAPHICALLY LOWER THAN THE SITE. THE PROPERTY TO THE WEST IS ALSO TOPOGRAPHICALLY LOWER THAN THE SITE. REVIEW OF THE INFORMATION RELATIVE TO THE SITES SURROUNDING THE SUBJECT PROPERTY ELIMINATES THE POSSIBILITY FOR OFFSITE FLOWS. A PUBLIC STORM DRAIN LIES WITHIN THE SITE ALONG THE NORTH PROPERTY LINE WITHIN A PUBLIC DRAINAGE EASEMENT. THAT PUBLIC STORM DRAIN FLOWS FROM EAST TO WEST.

V. DEVELOPED CONDITIONS

THE PROPOSED CONSTRUCTION CONSISTS OF A MODEST BUILDING ADDITION WITHIN AN EXISTING PAVED AREA OF THE SITE WITHIN BASIN 1. THE RUNOFF FROM THE PROPOSED ADDITION WILL CONTINUE TO DRAIN TO THE EXISTING STORM INLET AND PRIVATE STORM DRAIN SYSTEM PREVIOUSLY IDENTIFIED WITHIN BASIN 1. FROM THAT POINT, THE RUNOFF WILL DRAIN NORTH TO THE EXISTING PUBLIC STORM DRAIN REFERENCED ABOVE. THE PROPOSED IMPROVEMENTS WILL NOT ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE AND WILL NOT REDUCE THE CAPACITY OF THE EXISTING ONSITE DETENTION PONDING.

VI. GRADING PLAN

THE GRADING PLAN SHOWS 1.) EXISTING AND PROPOSED GRADES INDICATED BY SPOT ELEVATIONS, 2.) THE LIMIT AND CHARACTER OF THE EXISTING IMPROVEMENTS, 3.) THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS, 4.) DRAINAGE BASIN BOUNDARIES AS DEFINED BY THE 1985 PLAN, AND 5.) CONTINUITY BETWEEN EXISTING AND PROPOSED GRADES. AS SHOWN BY THIS PLAN, THE PROPOSED IMPROVEMENTS WILL BE LIMITED TO A SMALL AREA SITUATED AT THE SOUTHWEST CORNER OF THE EXISTING BUILDING. THE PROPOSED IMPROVEMENTS WILL DRAIN NORTH TO THE EXISTING STORM INLET WITHIN THE EXISTING PARKING LOT ON THE WEST SIDE OF THE SITE. THE EXISTING DRAINAGE PATTERNS DESCRIBED IN THE SECTIONS ABOVE WILL NOT BE ALTERED; THE PROPOSED GRADING WILL NOT HAVE AN ADVERSE IMPACT ON DOWNSTREAM CONDITIONS.

VII. CALCULATIONS

CALCULATIONS ANALYZING THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT HAVE NOT BEEN PREPARED FOR THIS PROJECT DUE TO THE FACT THAT NO ADDITIONAL IMPERVIOUS AREA WILL BE CREATED. THERE WILL BE NEITHER AN INCREASE NOR DECREASE IN PEAK DISCHARGE AND RUNOFF VOLUME ASSOCIATED WITH THE PROPOSED CONSTRUCTION.

VIII. CONCLUSION

THE PROPOSED DRAINAGE OF RUNOFF FROM THE PROPOSED ADDITION IS APPROPRIATE DUE TO THE FOLLOWING FACTORS:

1. THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE PREVIOUSLY APPROVED DRAINAGE SUBMITAL FOR THIS SITE AS REFERENCED ABOVE
2. NO INCREASE IN DEVELOPED RUNOFF
3. NO ADVERSE IMPACT ON DOWNSTREAM CAPACITY OR DOWNSTREAM PROPERTIES
4. NO ADVERSE IMPACT ON ONSITE PONDING CAPACITY
5. THE EXISTING AND APPROVED DRAINAGE PATTERNS (STATUS QUO) WILL NOT BE ALTERED AND HENCE MAINTAINED

THE PRIVATE STORM DRAIN SYSTEM LOCATED ON THIS SITE IS OWNED, OPERATED AND MAINTAINED BY THE UNDERLYING PROPERTY OWNER. THE PUBLIC STORM DRAIN IMPROVEMENTS LOCATED ON THIS SITE ARE OWNER, OPERATED AND MAINTAINED BY THE CITY OF ALBUQUERQUE.

ENGINEER'S DRAINAGE CERTIFICATION

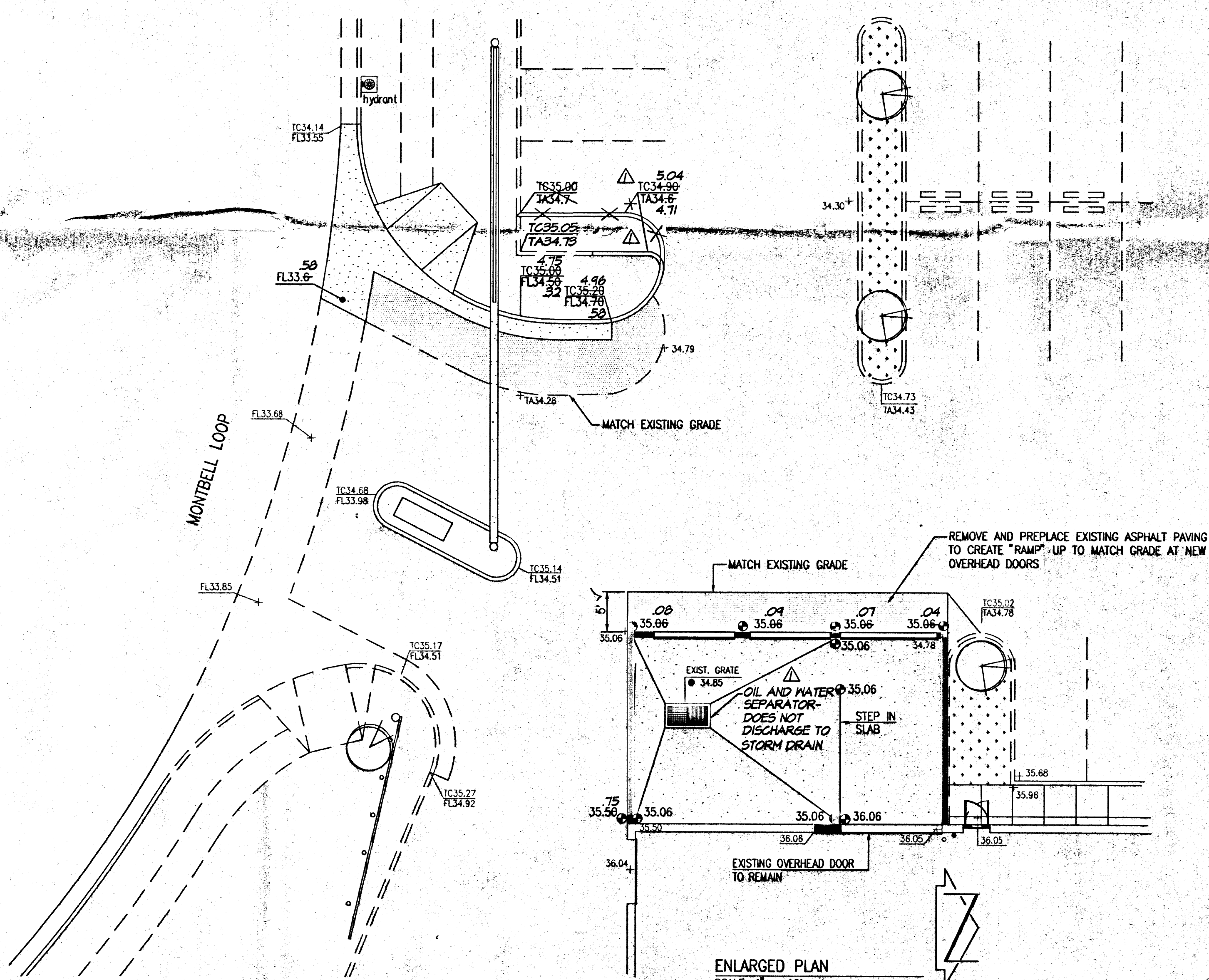
I, JEFFREY G. MORTENSEN, NMPE 8547, OF THE FIRM JEFF MORTENSEN & ASSOCIATES, INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND DRAINED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 03-18-2004. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL 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.

JEFFREY G. MORTENSEN, NMPE 8547

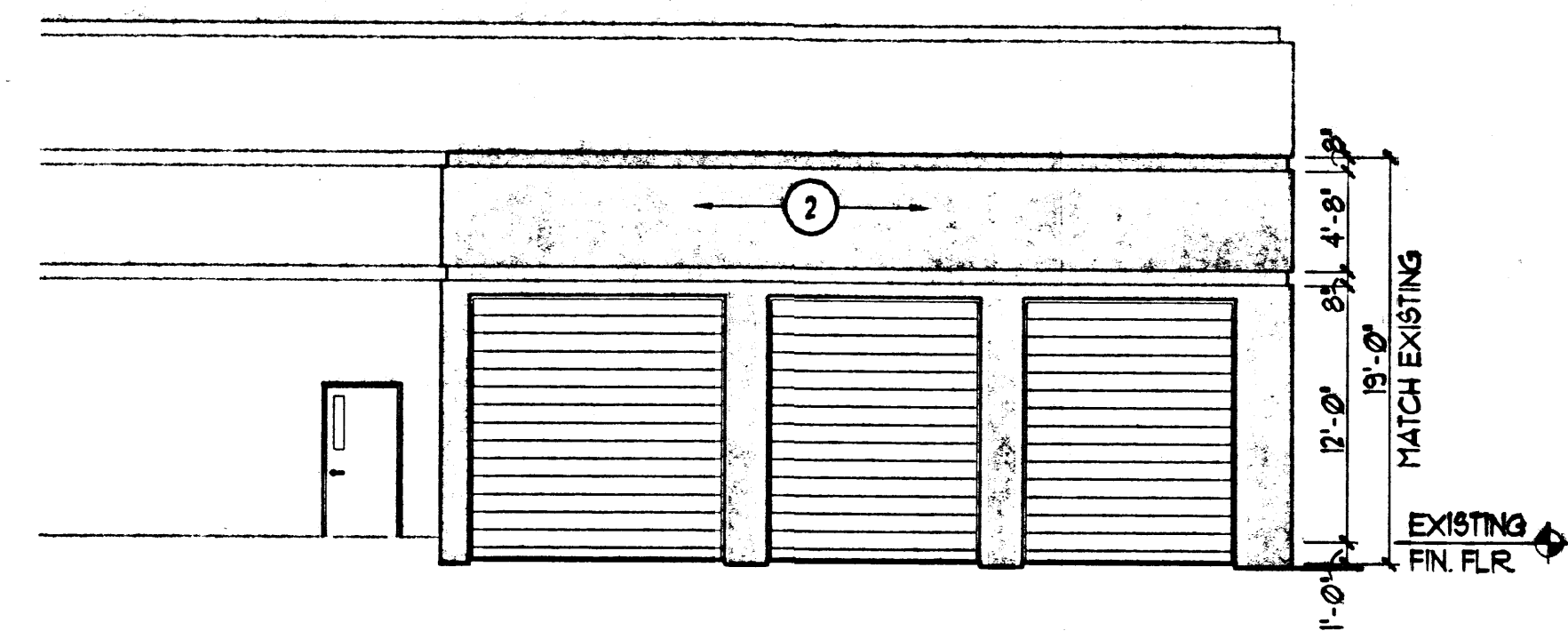
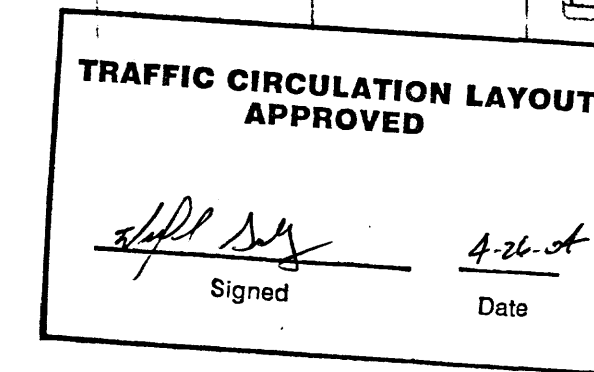
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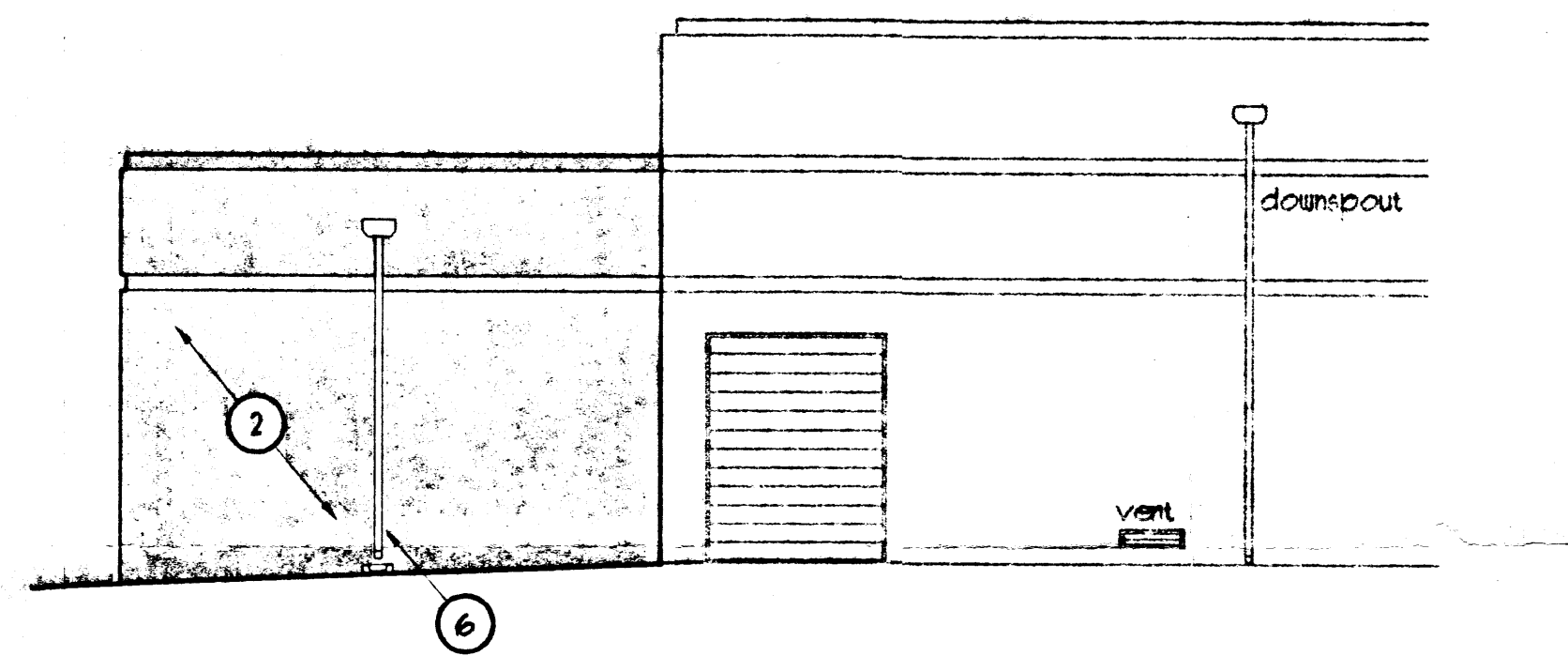


Keyed Notes C1:

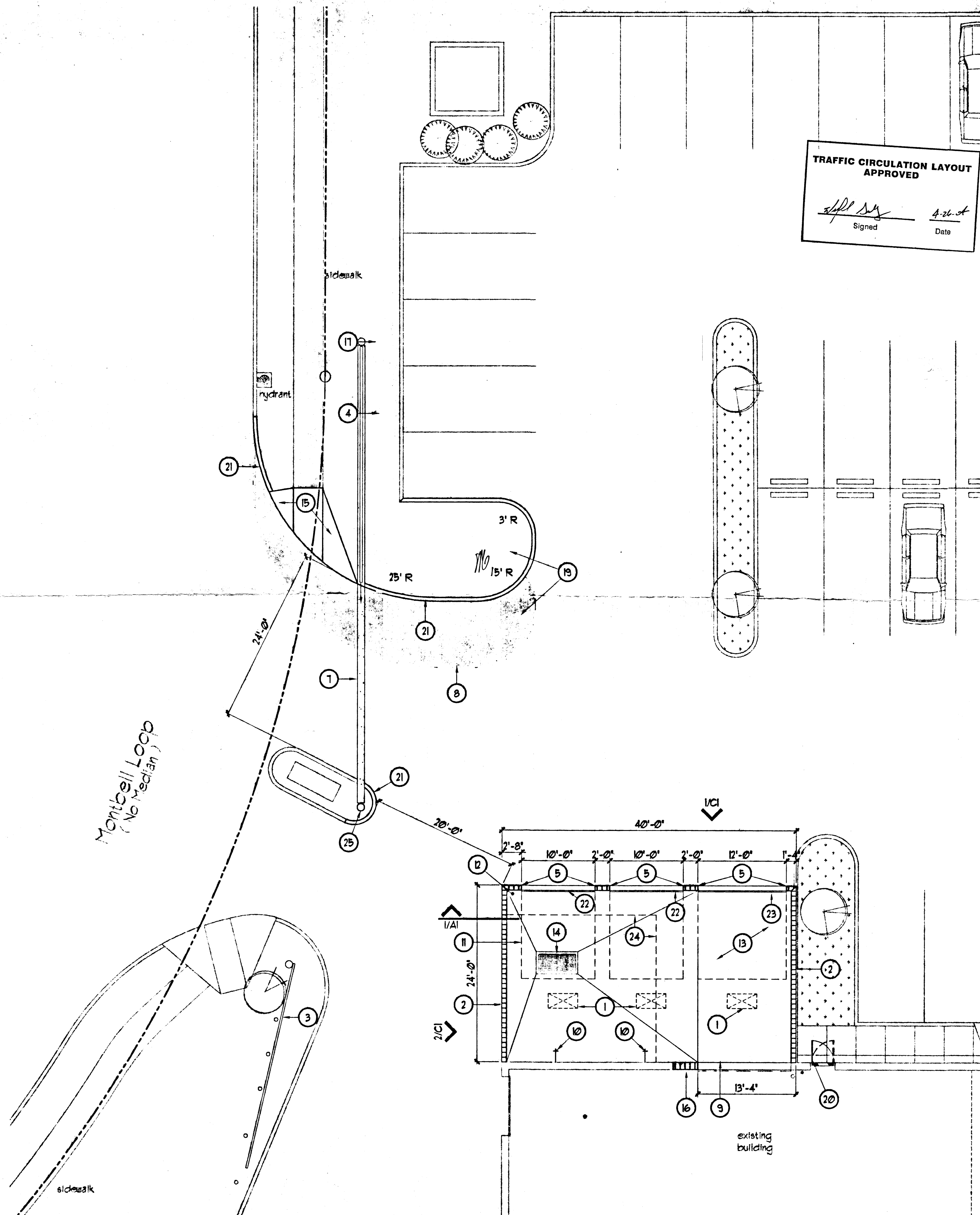
1. 2' x 4' SKYLIGHT ABOVE.
2. PAINTED SPLIT FACED CONCRETE MASONRY UNITS (TO MATCH EXISTING).
3. RELOCATE GATE AND BOLLARDS AS NEEDED.
4. NEW ROLLING GATE. SHOP DRAWINGS BY FABRICATOR.
5. STEEL ANGLE PROTECTION.
6. NEW DOWNSPOUT.
7. CONCRETE STRIP FOR ROLLING GATE. SIZE PER MANUFACTURER/ FABRICATOR.
8. NEW ASPHALT, SEE CIVIL.
9. EXISTING OVERHEAD DOOR TO BE REMOVED.
10. HOSE BIBB.
11. DENOTES OVERHEAD DOOR TRAVEL, TYPICAL.
12. PROVIDE A TYPE 2A10BC FIRE EXTINGUISHER WITHIN 15' OF THIS POINT (IF NOT EXISTING).
13. CONCRETE SLAB, SEE STRUCTURAL. SEE CIVIL FOR SLOPES & ELEVATIONS.
14. EXISTING GRATE.
15. NEW ACCESSIBLE SIDEWALK RAMP PER CITY OF ALBUQUERQUE STANDARD DETAIL 2441.
16. NEW CONCRETE MASONRY UNITS.
17. NEW BOLLARD, TO MATCH EXISTING. SET IN 2'-0" DIAMETER x 3'-6" DEEP CONCRETE. (PROVIDE 6" MINIMUM CONCRETE BELOW BOTTOM OF BOLLARD).
18. EXISTING BOLLARD TO REMAIN.
19. RELOCATE OR DUPLICATE EXISTING LANDSCAPING BEING REMOVED.
20. REMOVE EXISTING DOOR. INSTALL NEW 3'-0" x 7'-0" x 1-3/4" FLUSH HOLLOW METAL DOOR WITH 6"x24" VIEW PANEL.
21. NEW CURB, SEE CIVIL.
22. 10'-0" WIDE x 12'-4" HIGH OVERHEAD METAL GARAGE DOOR.
23. 12'-0" WIDE x 12'-4" HIGH OVERHEAD METAL GARAGE DOOR (MOTORIZED).
24. EXISTING SLAB. DEMO AS NEEDED.
25. MODIFY ISLAND AND RELOCATE BOLLARD AS NEEDED.



West Elevation
1/8"=1'-0" 1 C1



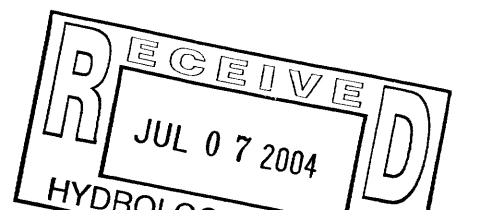
South Elevation
1/8"=1'-0" 2 C1



Partial Site Plan & Floor Plan - New
1/8"=1'-0"

General Notes:

1. PNEUMATIC AIR (CFOI).



Final Construction Documents

Montano Acura - Service Addition
1200 Renaissance Boulevard NE
Albuquerque, New Mexico

Project Title

Drawn By JA Checked By WRS

Proj. 200327 Date 4/1/04

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4/23/04

Revisions

Architect

Engineer

PARTIAL SITE PLAN, FLOOR PLAN & ELEVATIONS

Sheet Title

Sheet 2 of 6

C1