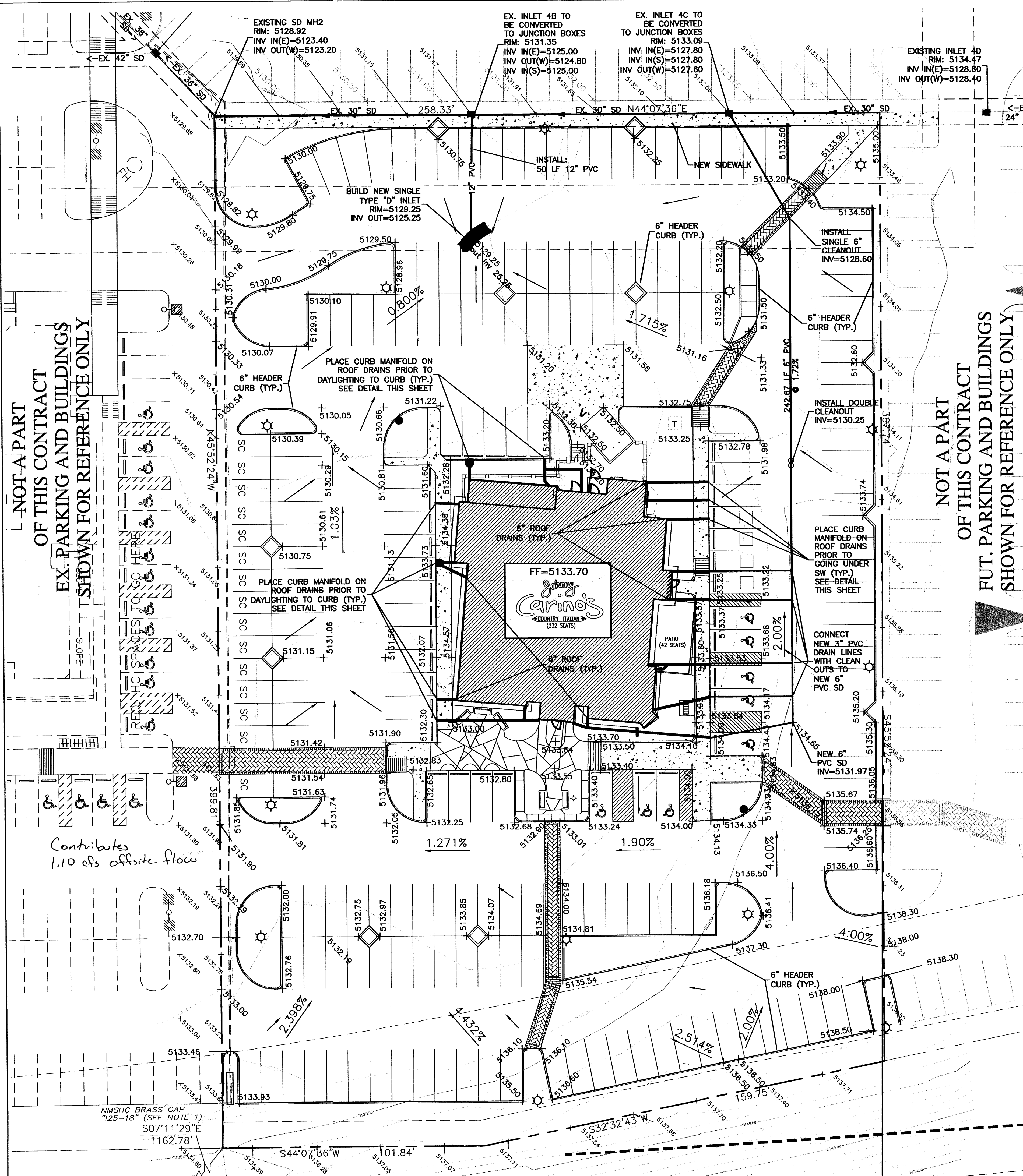
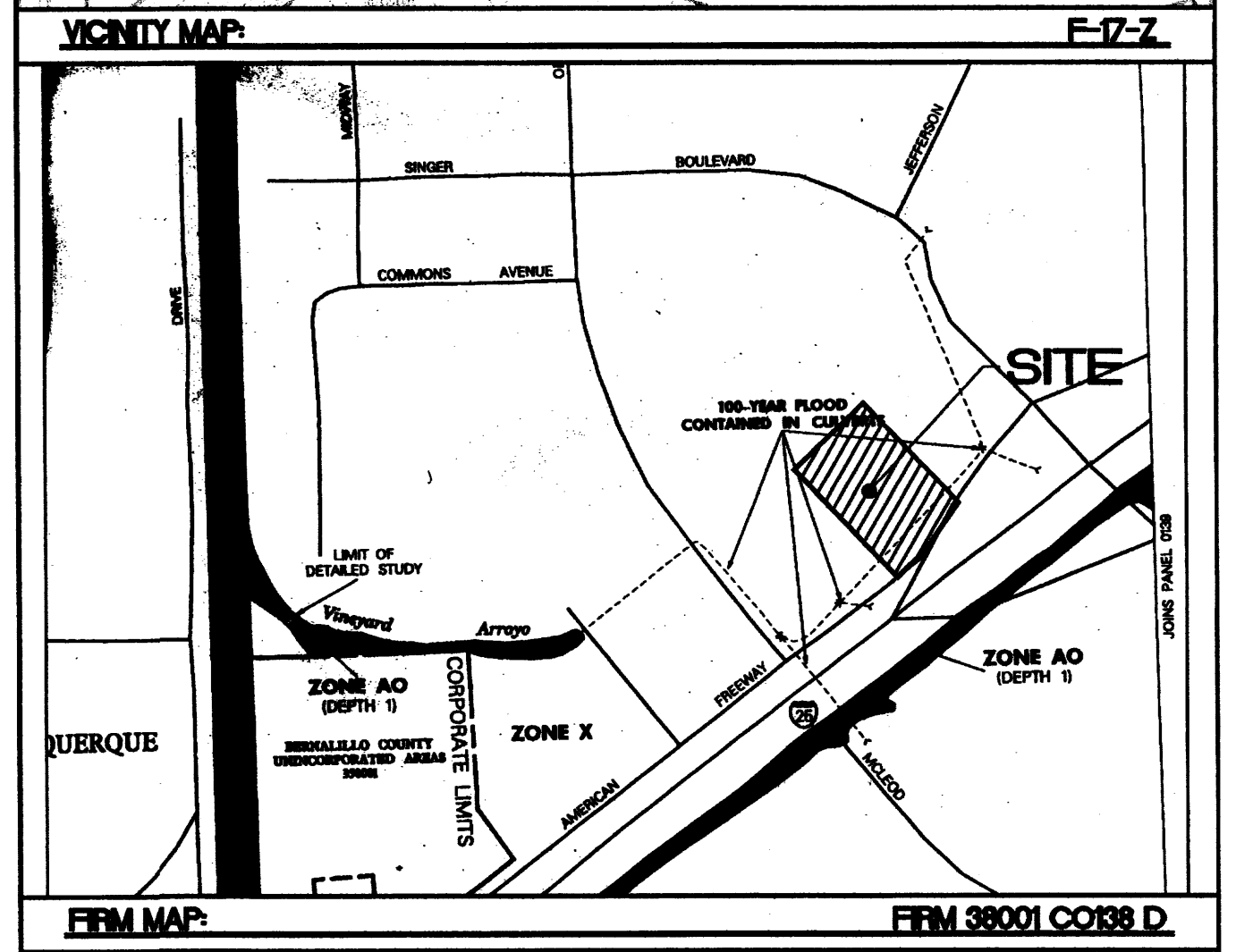
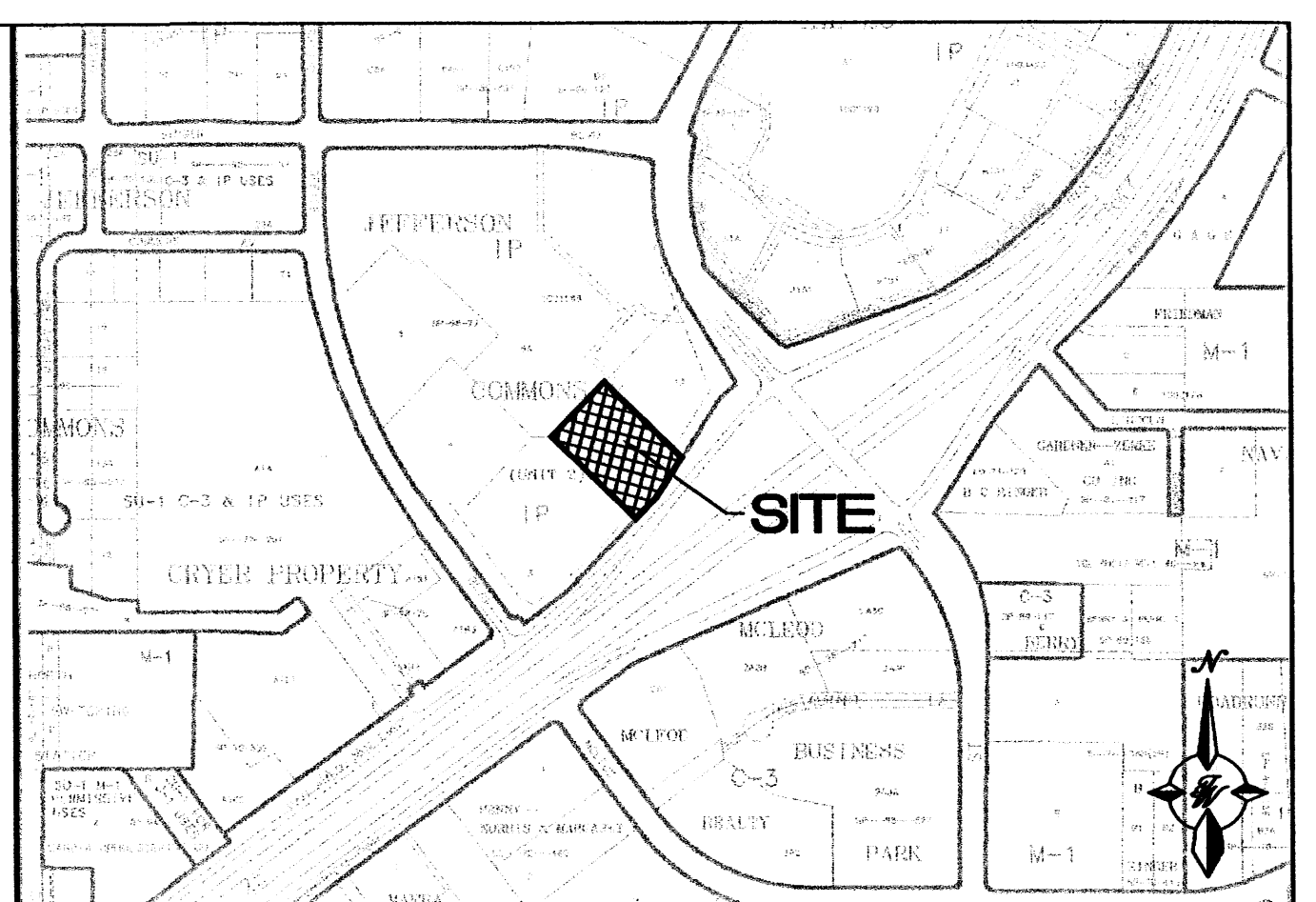
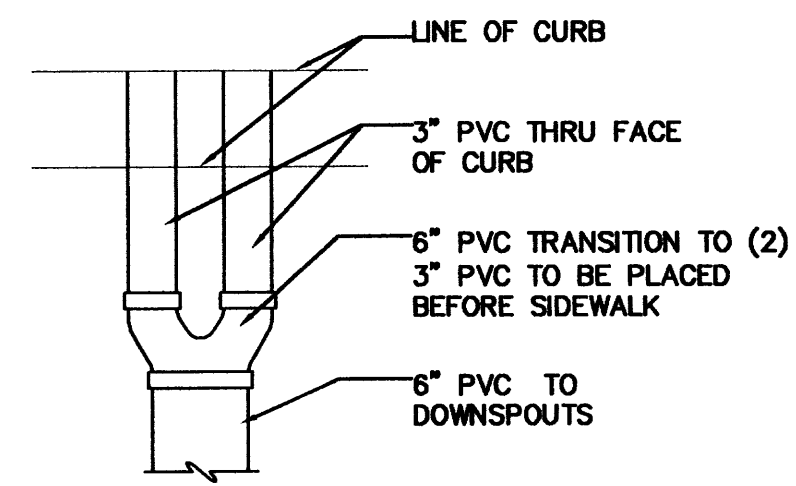




- EROSION CONTROL NOTES:**
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LEGEND	DESCRIPTION
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER INLET
	EXISTING STORM SEWER LINE
	PROPOSED STORM SEWER MANHOLE
	PROPOSED SNGL. "D" INLET
	PROPOSED DBL. "D" INLET
	PROPOSED STORM SEWER LINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EXISTING BOUNDARY LINE
	PROPOSED SIDEWALK
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED CONTOUR
	PROPOSED INDEX CONTOUR
	FLOW ARROW
	SLOPE TIE
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	FUTURE SPOT ELEVATION
	CENTERLINE
	RIGHT-OF-WAY
	LOT LINES
	EXISTING LOT LINES
	BENCH MARK
	STREET LIGHTS



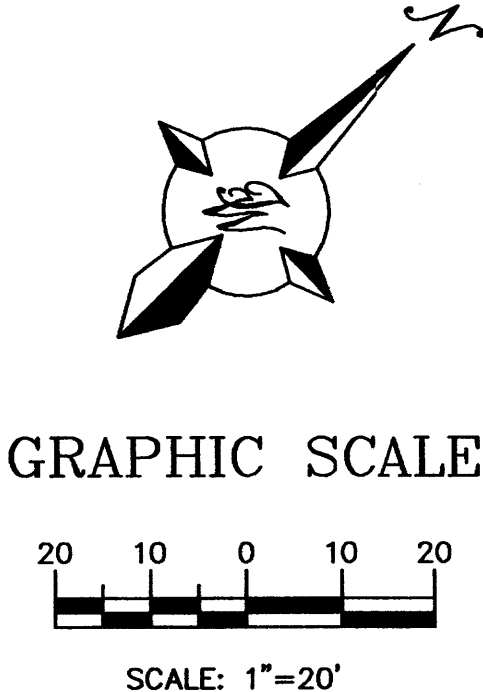
- LEGAL DESCRIPTION:**
LOT 2, JEFFERSON COMMONS II
- NOTES:**
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 2. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
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Tierra West, LLC, on behalf of Sandia Food Group, is requesting drainage plan approval of Lot 2, Jefferson Commons Phase II. This lot falls within the limits of the Jefferson Commons II Master Drainage Report (F17-D63) approved by the city October 21, 1997.

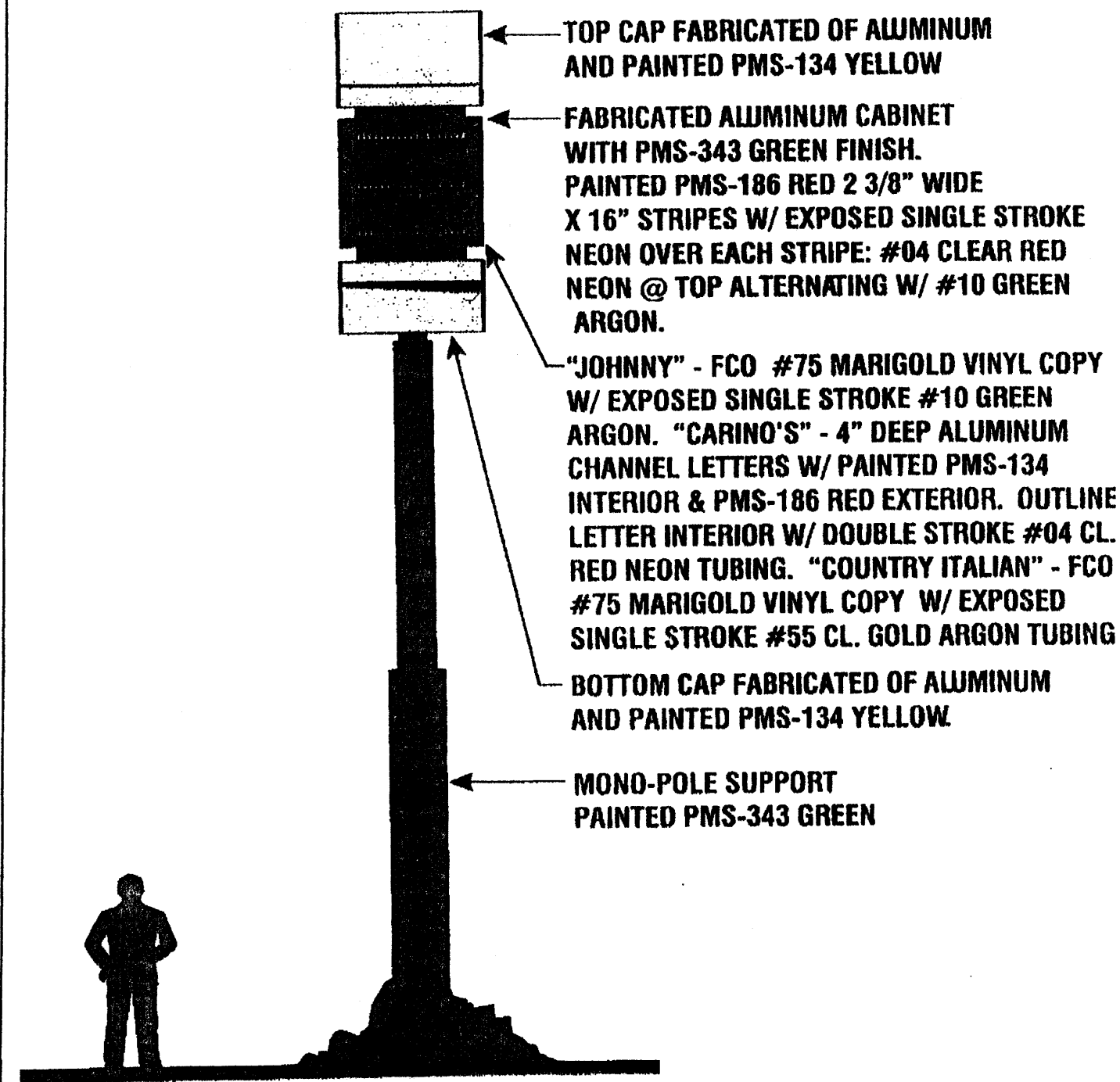
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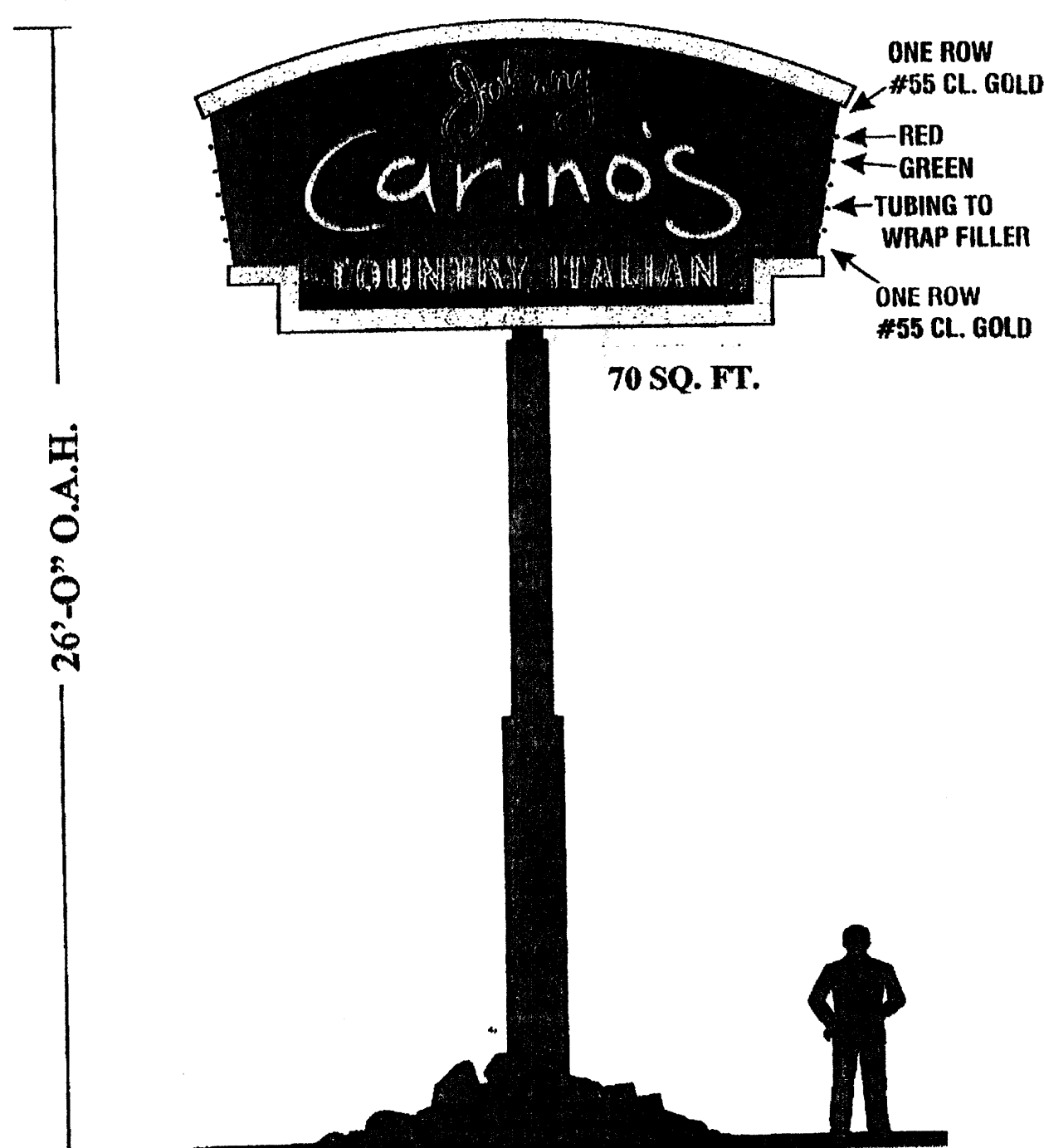
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	JEFFERSON COMMONS II JOHNNY CARINO'S	DRAWN BY MP
	GRADING AND DRAINAGE PLAN	DATE 12-18-2003
Tierra West, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		2395GRB-102403X.DWG
RONALD R. BOHANNAN P.E. #7868		SHEET # 2 OF 6
		JOB # 230095



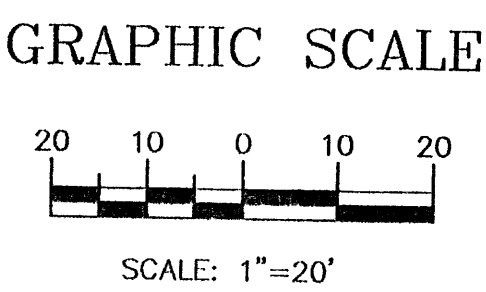
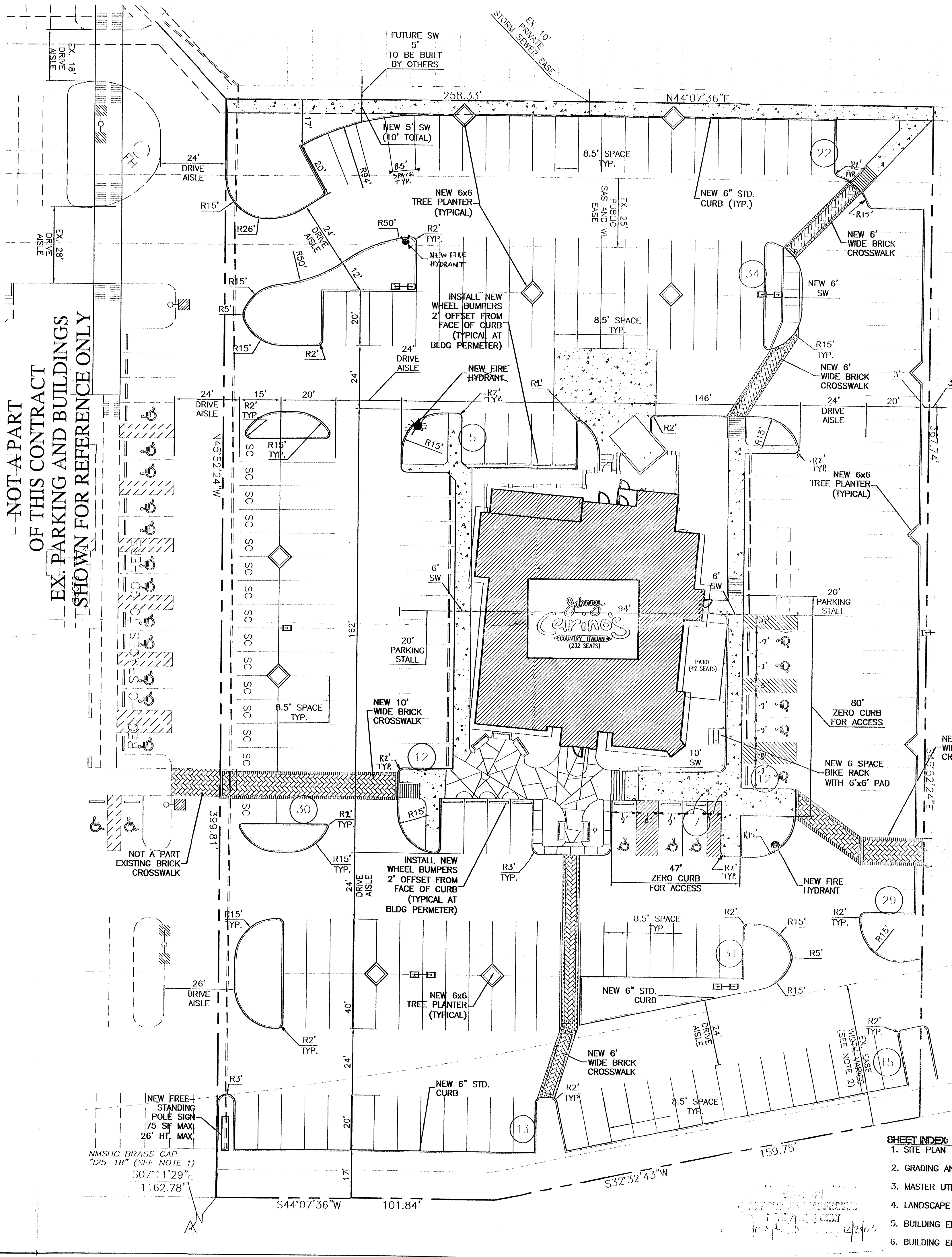
26' PYLON SIGN - END VIEW
NOT TO SCALE



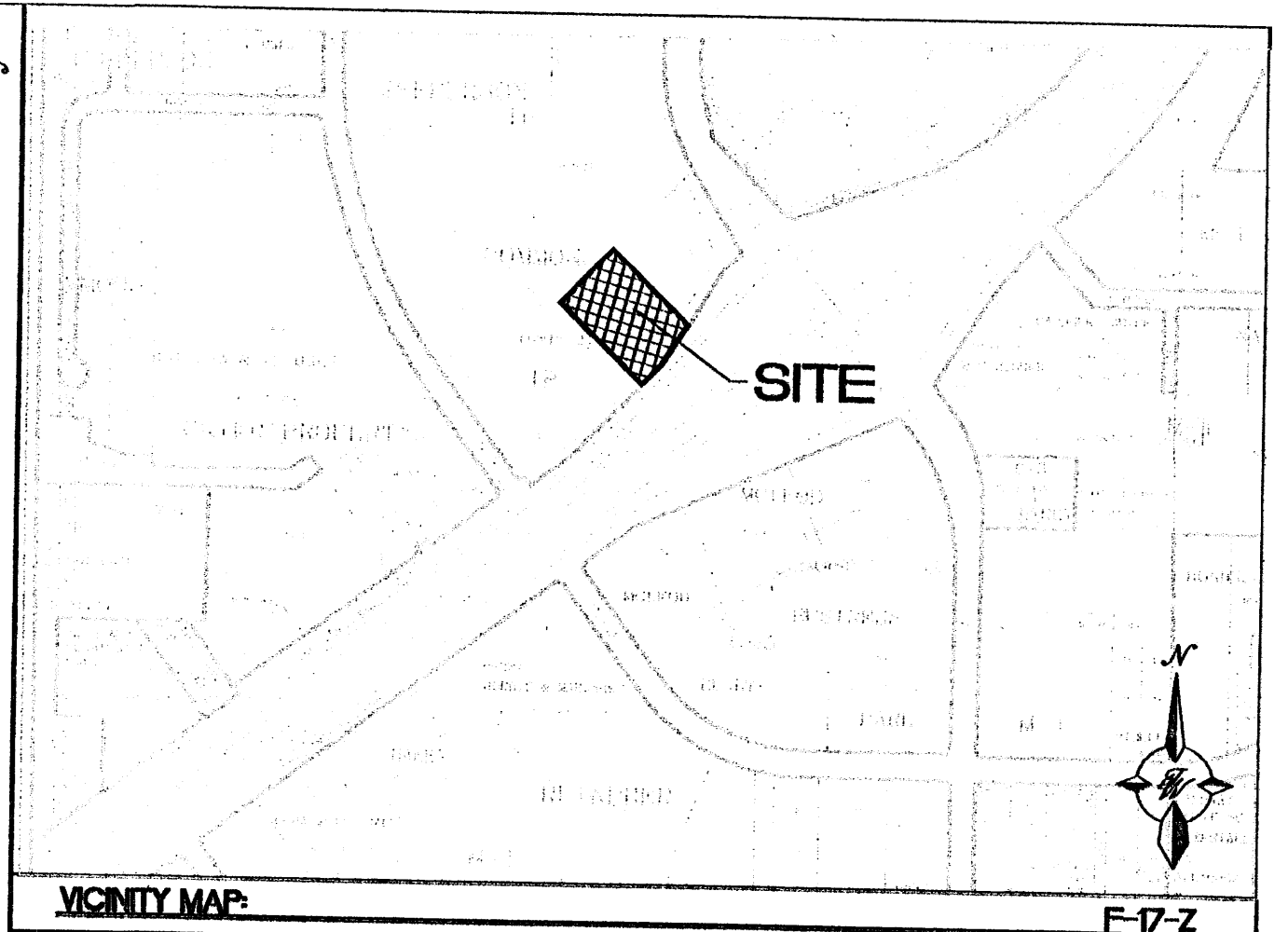
26' PYLON SIGN - FRONT VIEW
NOT TO SCALE

LEGEND	DESCRIPTION
---	EXISTING CURB & GUTTER
---	PROPOSED 6" CURB
---	BOUNDARY LINE
---	EXISTING BOUNDARY LINE
---	EASEMENT
---	PROPOSED SIDEWALK
---	EXISTING SIDEWALK
---	FUTURE SIDEWALK
---	CENTERLINE
---	RIGHT-OF-WAY
---	LOT LINES
---	EXISTING LOT LINES
---	TWIN, CUT-OFF, 30' STREET
---	SINGLE, CUT-OFF, 30' STREET

NOT A PART
OF THIS CONTRACT
EX. PARKING AND BUILDINGS
SHOWN FOR REFERENCE ONLY

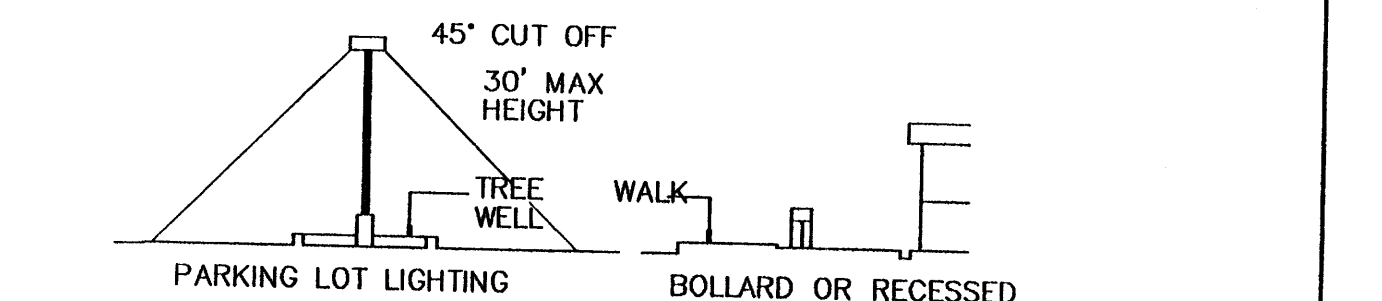


NOT A PART
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FUT. PARKING AND BUILDINGS
SHOWN FOR REFERENCE ONLY



- LEGAL DESCRIPTION:**
LOT 2, JEFFERSON COMMONS II
- NOTES:**
- PROJECT BENCHMARK, "1-25-18", NGVD ELEV: 5125.7; NM STATE PLANE X&Y (NAD27) 395,426.52, 1,505,603.74
 - NM&T DEPARTMENT CONSTRUCTION MAINTENANCE EASEMENT, ORIGINAL DOC. NO. 9079858 AND MODIFIED WITH DOC. NO. 95084464, FILED 8/23/1995, BOOK 95-20, PAGE 2285-2302
 - SEATING CALCULATIONS BASED ON PROVIDED SEATING INSIDE (232) AND IN THE PATIO AREA (42) FOR A TOTAL OF 274.
 - ALL CURBWORK SHALL BE 6" STD CURB PER COA STD DWG#2415, UNLESS OTHERWISE NOTED.

SITE DATA	
PROPOSED USAGE:	RESTAURANT
BUILDING AREA:	6432 SF ±
PATIO AREA:	427 SF ±
TOTAL LOT AREA:	100,776 SF (2.3135 ACRE)±
TOTAL PARKING PROVIDED:	210 SPACES
PARKING REQUIRED:	91 SPACES
HC PARKING PROVIDED:	8 SPACES
HC PARKING REQUIRED:	8 SPACES
	2 SPACES VAN ACCESSIBLE



LIGHTING TO BE CONSISTANT
WITH EXISTING LOTS 5 + 6

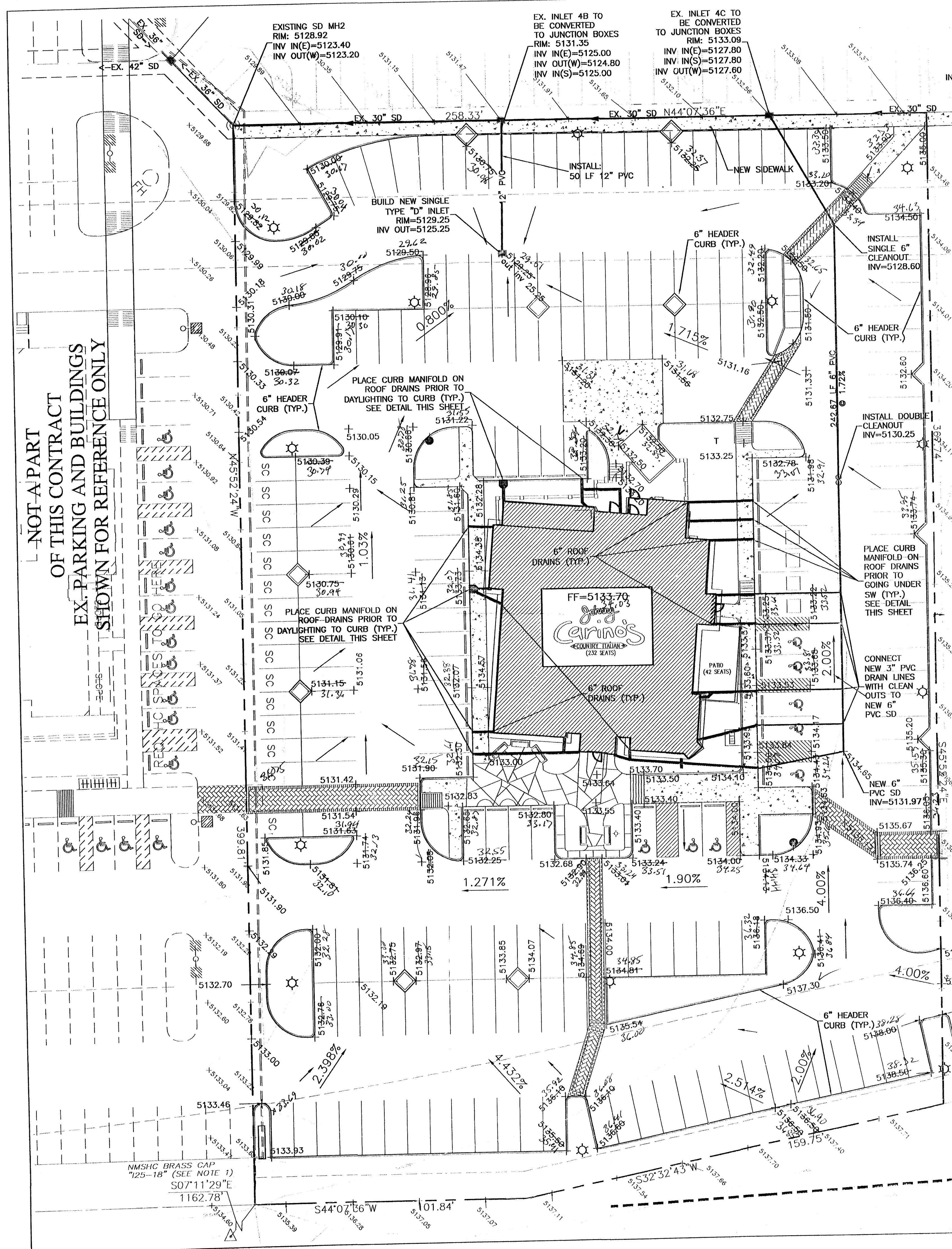
PROJECT NUMBER: 1003009
APPLICATION NUMBER: 03EPC 01665

Is an Infrastructure List required? () 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.

DRB SITE DEVELOPMENT PLAN APPROVAL:

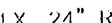
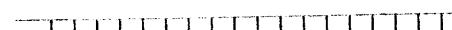
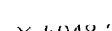
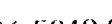
Terra West, Inc. Engineering, Transportation Division	1-13-04
Utilities Development	1-15-04
Christina Sandoval Parks & Recreation Department	12/31/03
Bradley B. Blythe City Engineer	12/31/03
* Environmental Health Department (conditional)	Date
Solid Waste Management	12/31/03
DRB Chairperson, Planning Department	12/31/03
* Environmental Health, if necessary	12/16/03

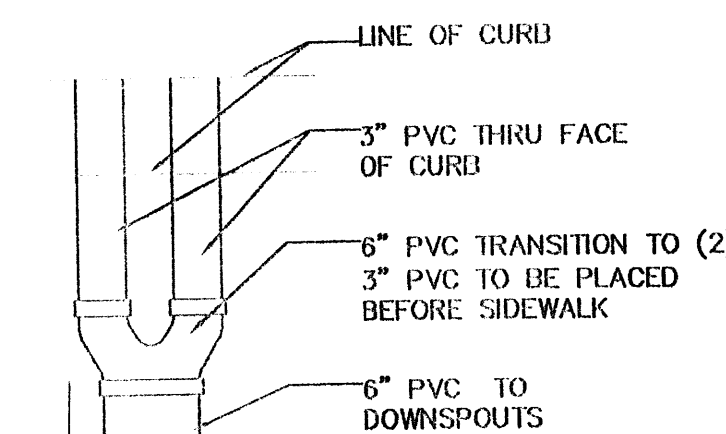
ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	JEFFERSON COMMONS II JOHNNY CARINOS SITE PLAN FOR BUILDING PERMIT TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DATE 12-15-2003 SHEET # 1 OF 6 JOB # 230095
---	---	--



EROSION CONTROL NOTES

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	EXISTING STORM SEWER MANHOLE
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	EXISTING STORM SEWER LINE
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	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EXISTING BOUNDARY LINE
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	PROPOSED SPOT ELEVATION
	FUTURE SPOT ELEVATION
	CENTERLINE
	RIGHT-OF-WAY
	LOT LINES
	EXISTING LOT LINES
	BENCH MARK
	STREET LIGHTS



CURB MANIFOLD DETAIL
NTS

NOT A PART
OF THIS CONTRACT
FOR FUTURE PARKING AND BUILDINGS
SHOWN FOR REFERENCE ONLY

DRAINAGE CERT W/SURVEY WORK BY OTHER
12/28/91

1. RONALD R. BOHANNAN NMPE 7166, OF THE FIRM TIERRA WEST LLC
HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN TO
SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF
THE APPROVED PLAN DATED 12/19/93 THE RECORD INFORMATION EDITED ONTO THE
ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED FROM
WILL PLOTNER, NMPS 14271, OF THE FIRM CARTISIAN SURVEYING CO.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 3/24/04 AND HAVE OBTAINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS A REPRESENTATIVE AND ACCURATE STATEMENT OF THE ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF REQUEST FOR 30 DAY TEMPORARY CERTIFICATION OF DRAINAGE FOR CERTIFICATE OF OCCUPANCY.

A PUNCH LIST HAS BEEN PREPARED FOR THE CONTRACTOR TO COMPLETE PRIOR TO REQUEST FOR FINAL CERTIFICATION.

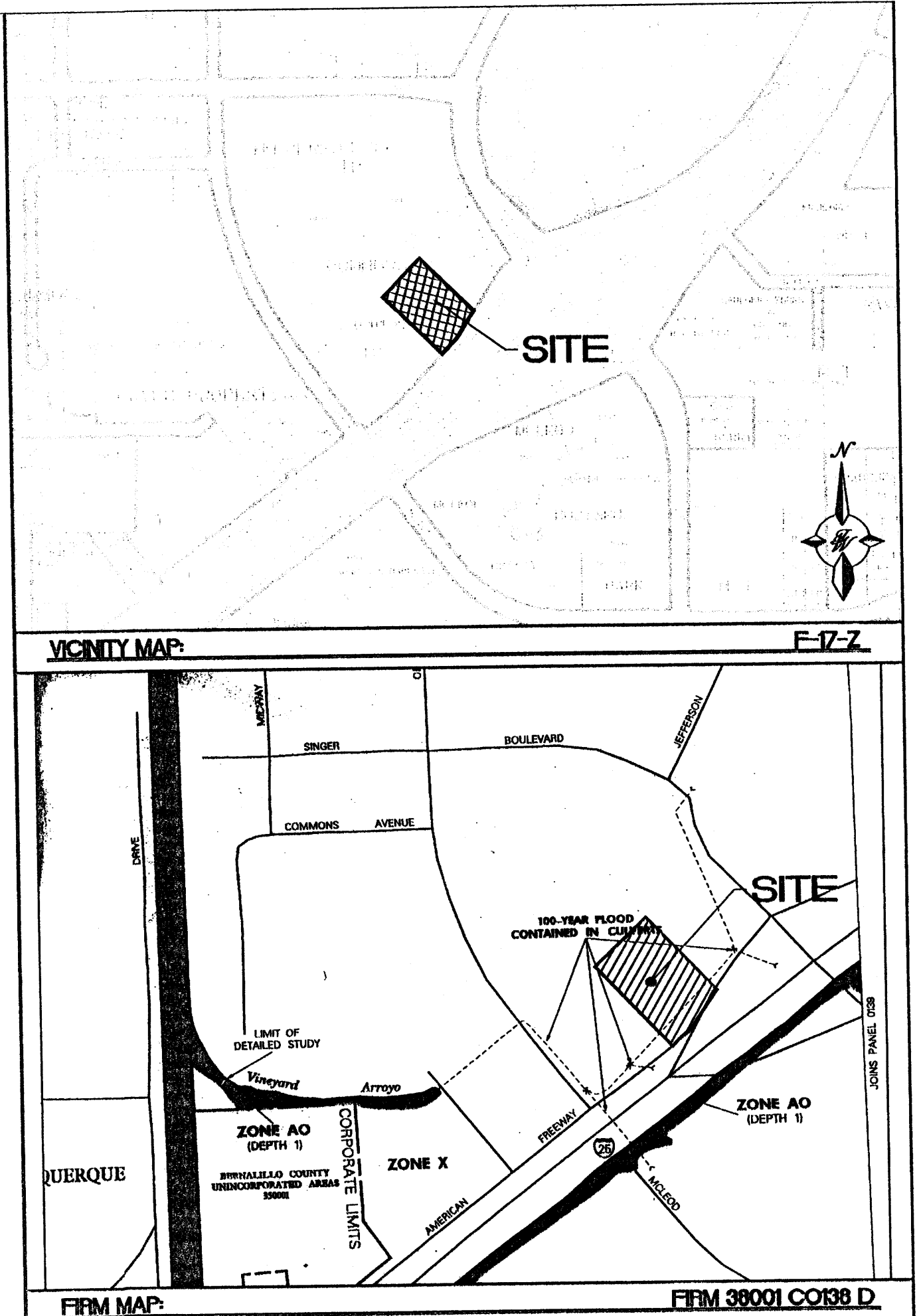
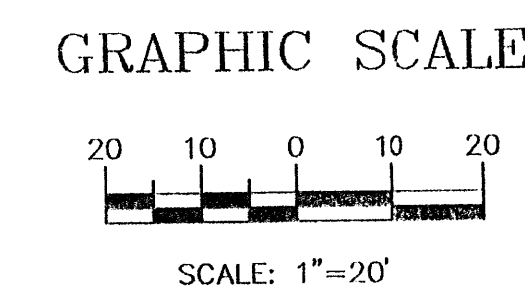
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND IS INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE WITH THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENTS ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING THE INFORMATION FOR OTHER PURPOSES.

100-443887-100

RODOLFO R. BOHANNAN P E NMFE
9/24/07
DATE

CAUTION:

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LEGAL DESCRIPTION:
LOT 2, JEFFERSON COMMONS II

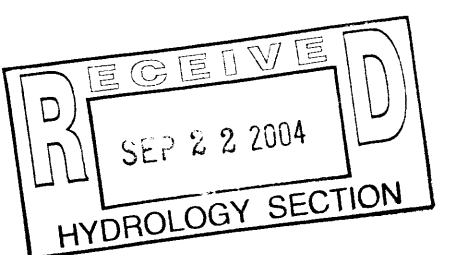
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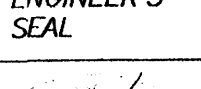
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ENGINEER'S SEAL 	JEFFERSON COMMONS II JOHNNY CARINO'S	DRAWN BY	DATE	12-18-2003
RONALD R. BOHANNAN P.E. #7868	GRADING AND DRAINAGE PLAN	3959GRD-102403X.DWG	SHEET #	2 OF 6
	 TEERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		JOB #	230095

JEFFERSON COMMONS II JOHNNY CARINO'S

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

DRAWN
BY *MP*

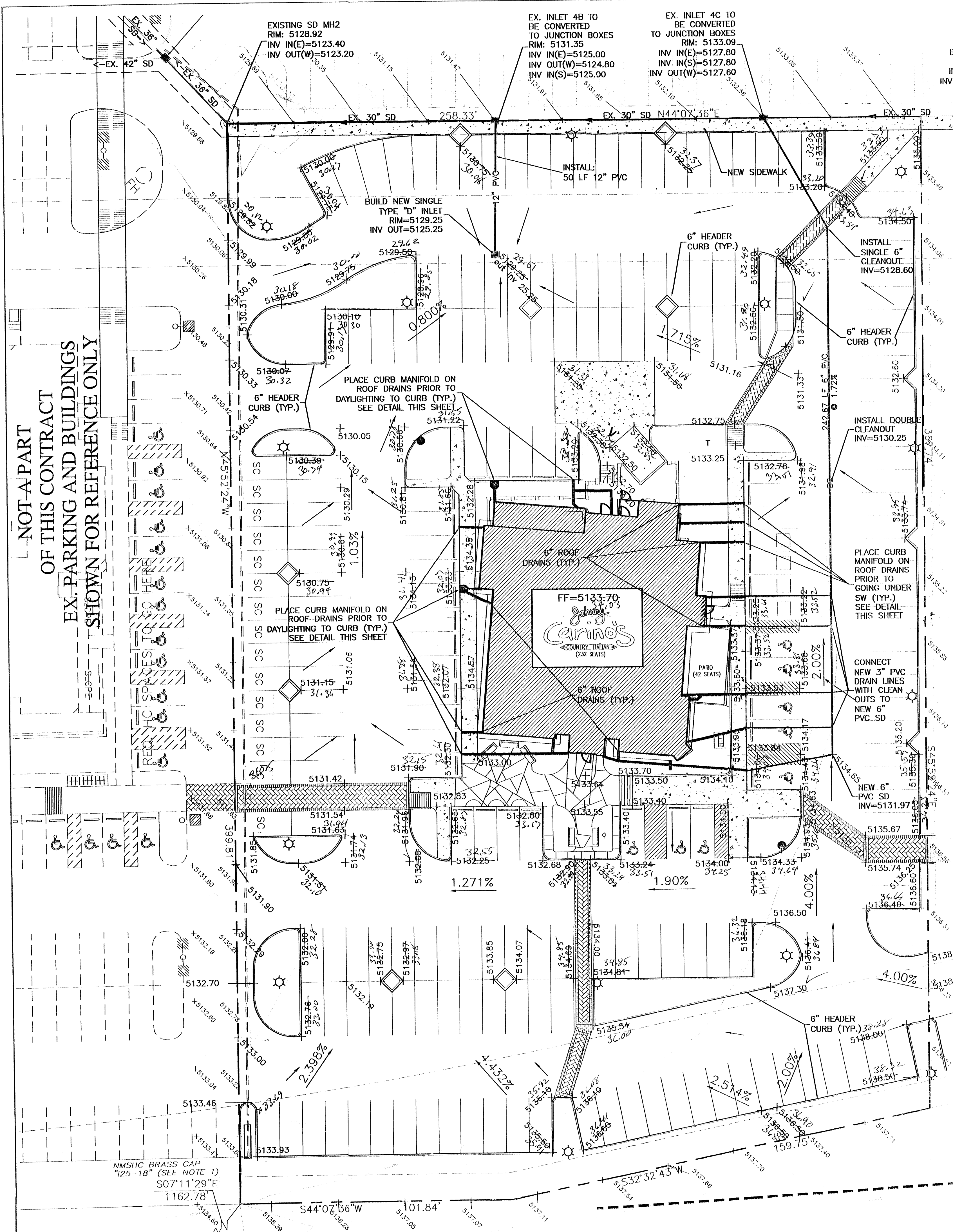
DATE
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395GRB-102403X.DW

SHEET #

2 OF 6

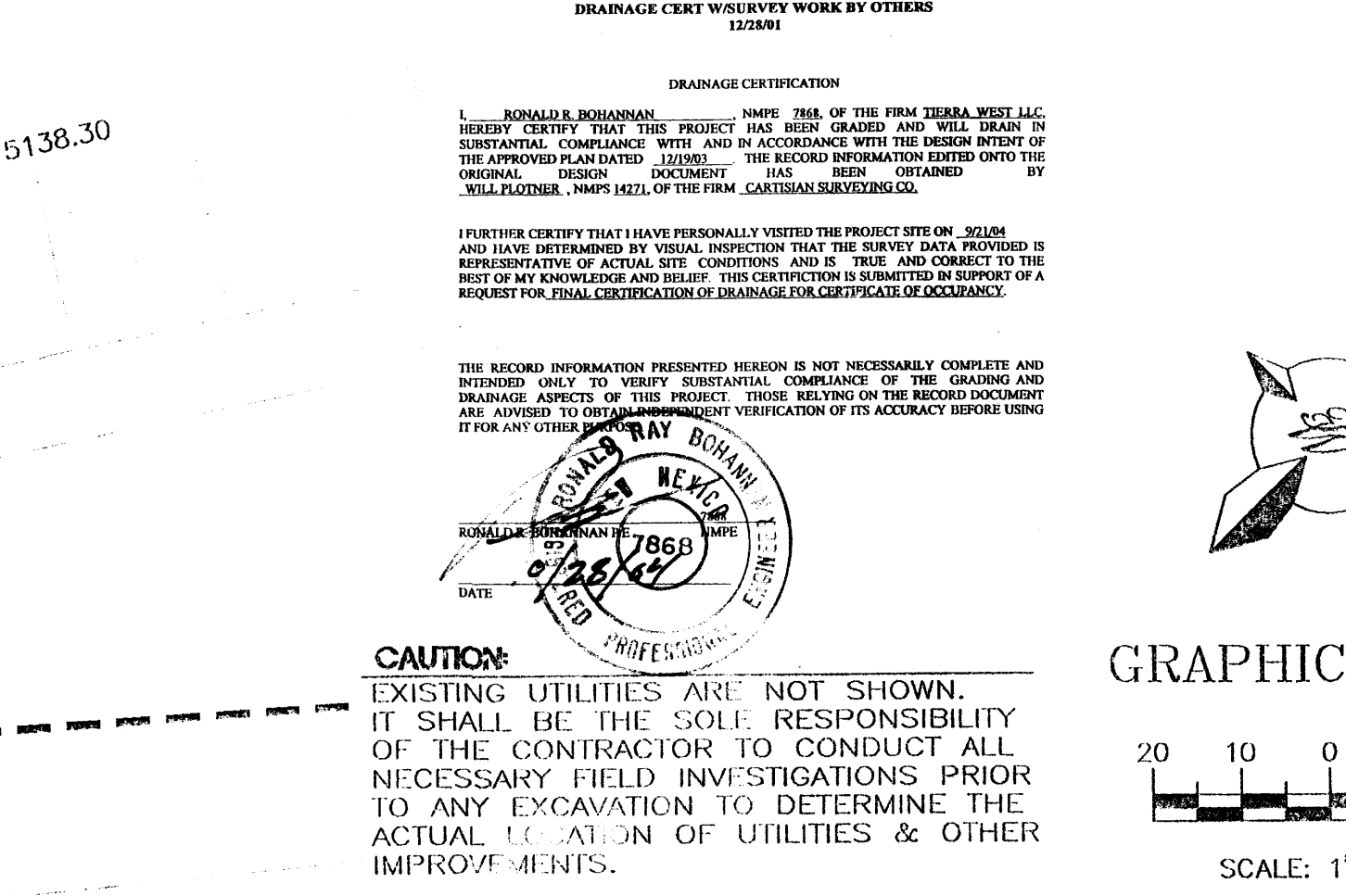
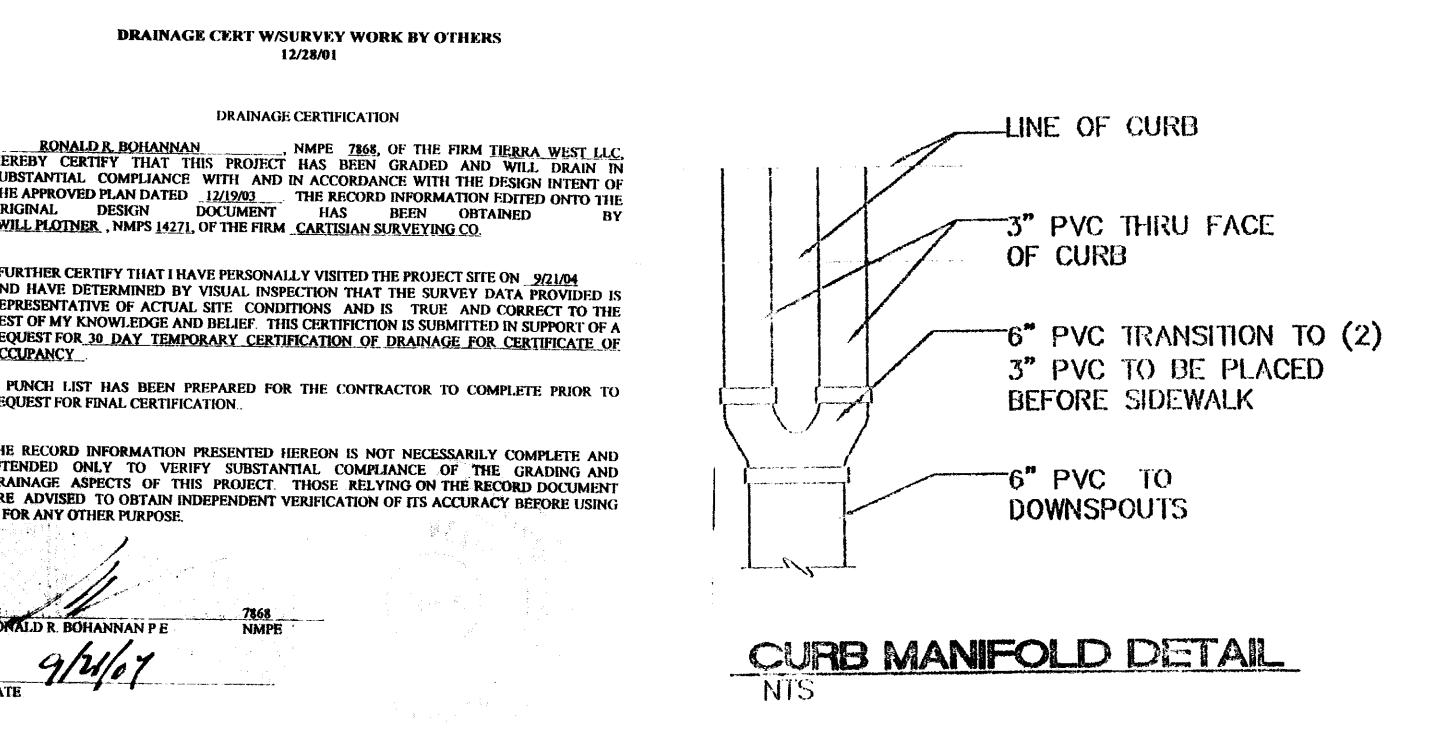
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—	CENTERLINE
—	RIGHT-OF-WAY
—	LOT LINES
—	EXISTING LOT LINES
—	BENCH MARK
—	STREET LIGHTS



VICINITY MAP

FFM MAP

LEGAL DESCRIPTION

LOT 2, JEFFERSON COMMONS II

NOTES:

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RECEIVED

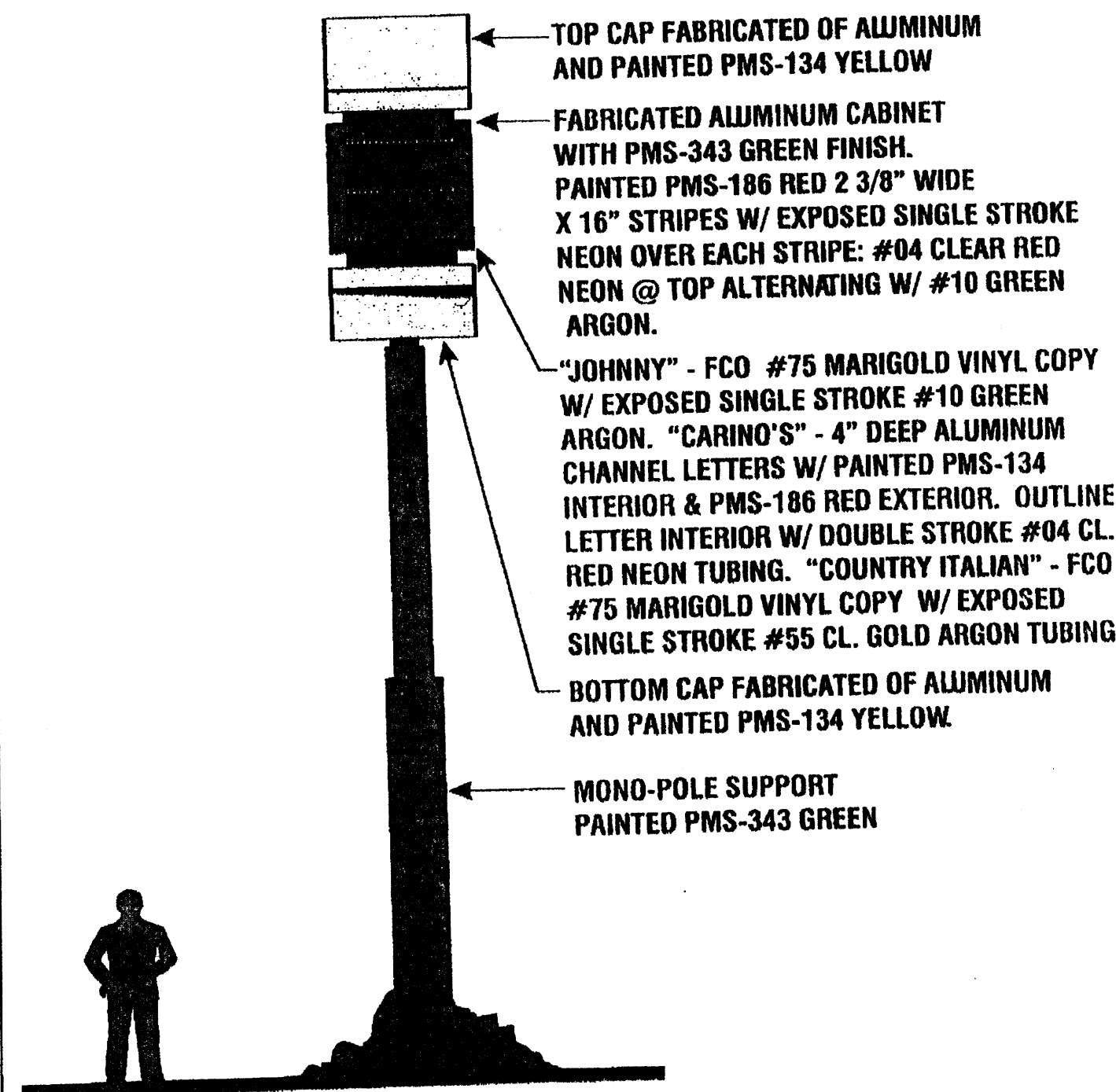
OCT 29 2004

HYDROLOGY SECTION

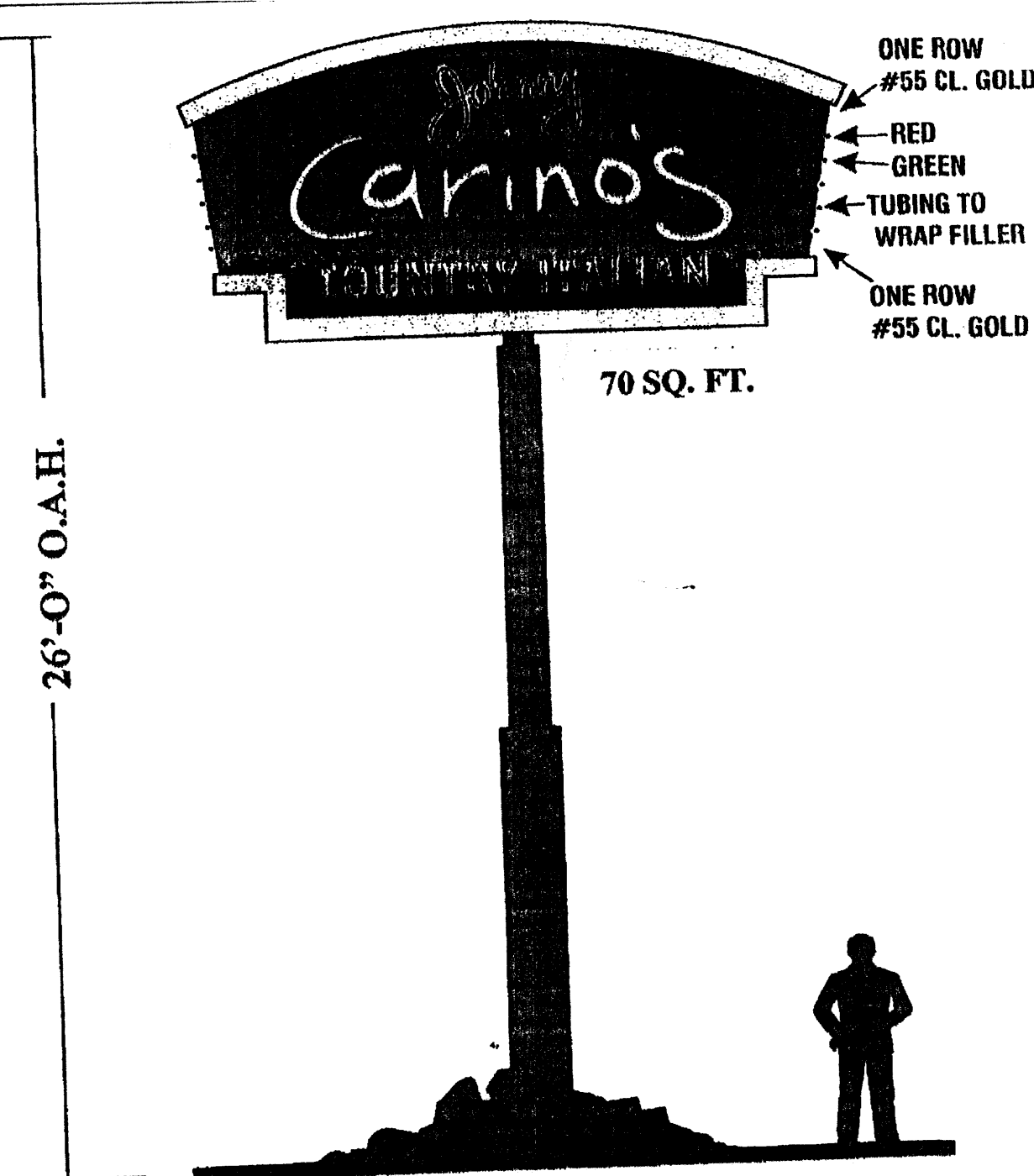
ENGINEER'S SEAL	JEFFERSON COMMONS II	DRAWN BY
	JOHNNY CARINO'S	MP
	GRADING AND DRAINAGE PLAN	DATE
		12-18-2003
		2395GRB-102403X.DWG
		SHEET #
		2 OF 6
		JOB #
		230095

TIERRA WEST, LLC

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



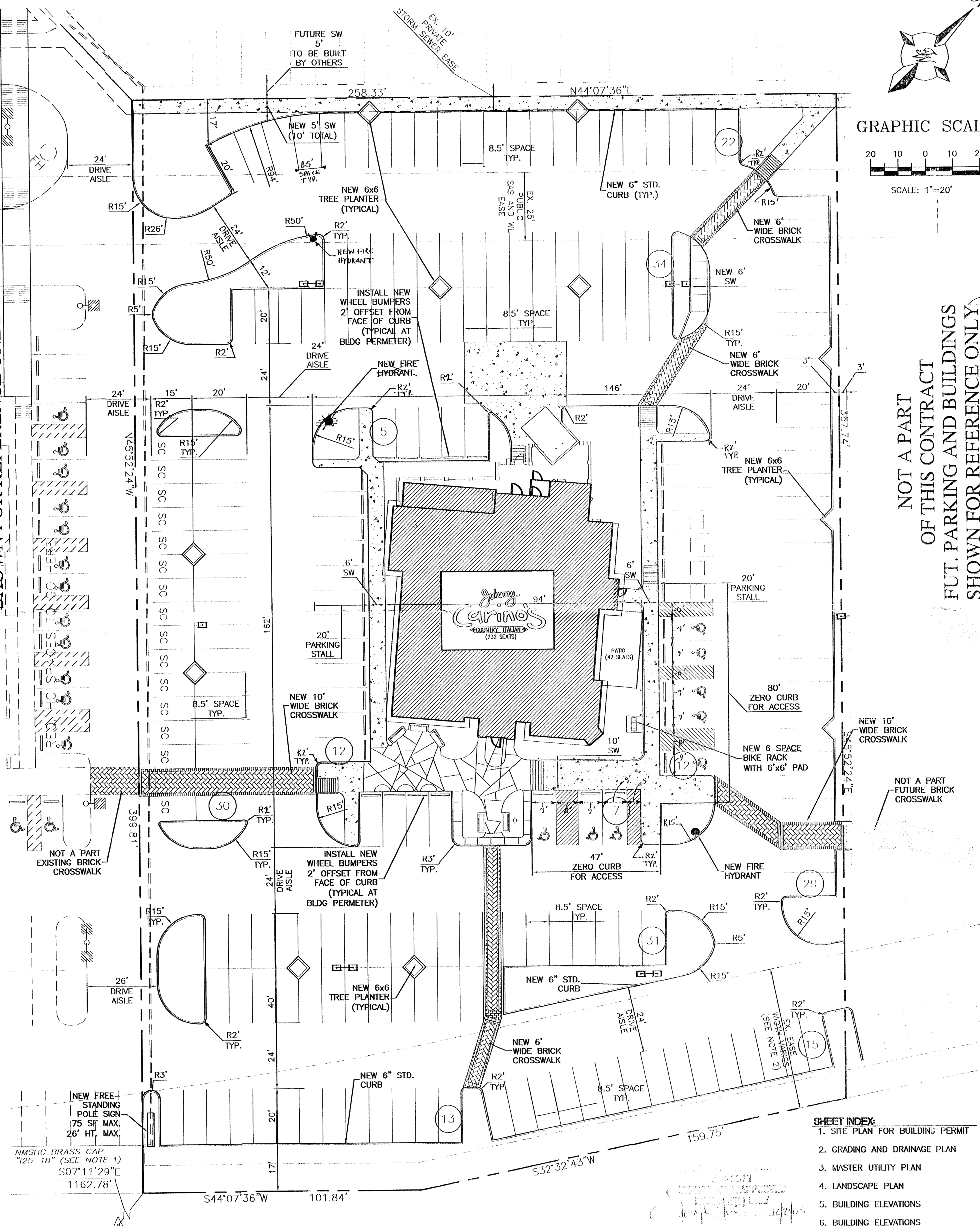
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NOT TO SCALE

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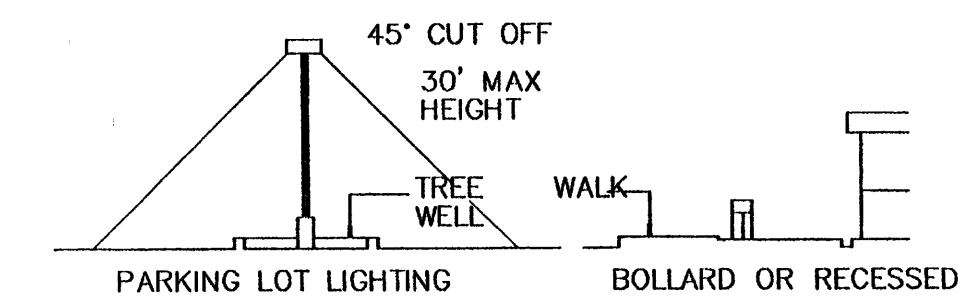


VICINITY MAP
F-17-Z

LEGAL DESCRIPTION
LOT 2, JEFFERSON COMMONS II

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LIGHTING TO BE CONSISTANT
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PROJECT NUMBER: 1003009
APPLICATION NUMBER: 03EPC 01665

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Transportation Division	Date
Utilities Development	Date
Parks & Recreation Department	Date
City Engineer	Date
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Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary 12/16/03

ENGINEER'S SEAL	JEFFERSON COMMONS II JOHNNY CARINOS	DATE 12-15-2003
RONALD R. BOHANNAN P.E. #7868	SITE PLAN FOR BUILDING PERMIT	SHEET # 1 OF 6
	TEERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	JOB # 230095

- SHEET INDEX:
- SITE PLAN FOR BUILDING PERMIT
 - GRADING AND DRAINAGE PLAN
 - MASTER UTILITY PLAN
 - LANDSCAPE PLAN
 - BUILDING ELEVATIONS
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