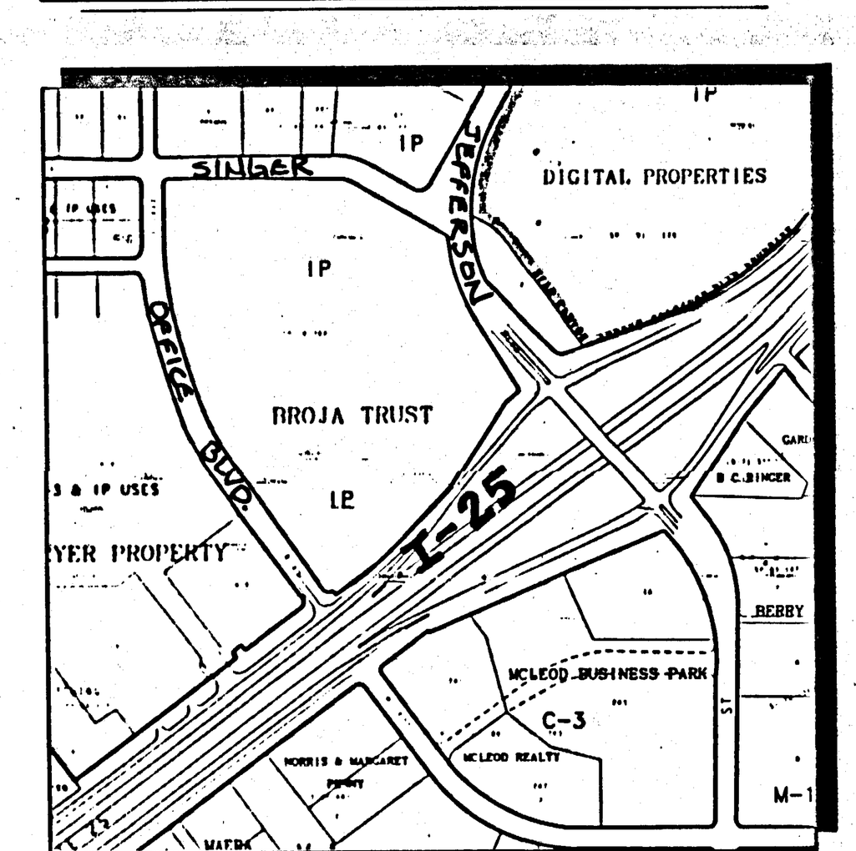
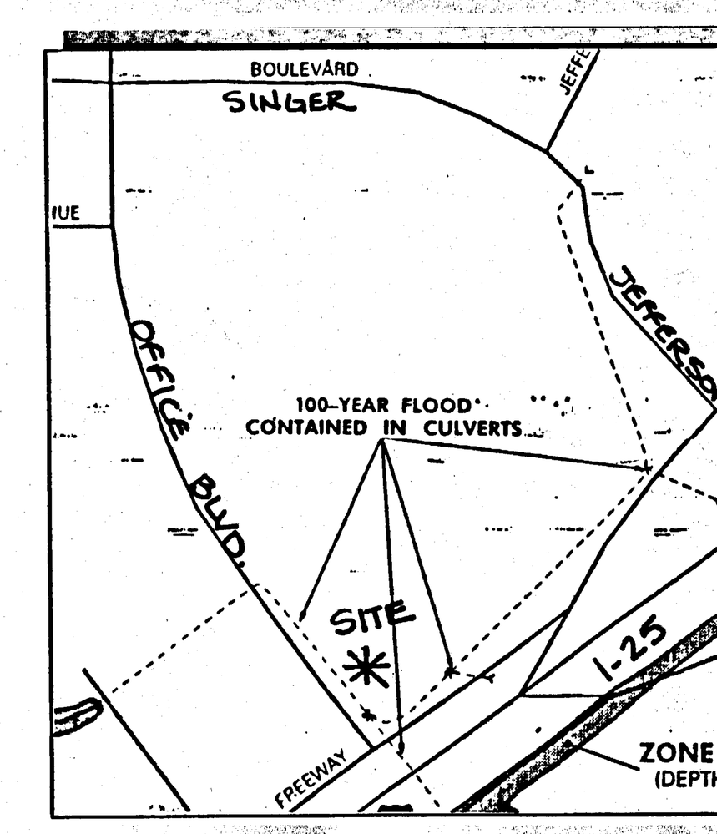
LEGEND

Symbol	Description	Abbr.	Meaning
	SIDEWALK, CURB AND GUTTER (EXISTING, PROPOSED)	LA	LANDSCAPED AREA
	PROPOSED PAVED DRIVE	TGW	TOP OF GRADE WALL (< 18" HIGH)
	BUILDING (EXISTING, PROPOSED)	TRW	TOP OF RETAINING WALL (> 18" HIGH)
	PROPERTY LINE	TA	TOP OF ASPHALT
+ 65.7	EXISTING SPOT ELEVATION	TC	TOP OF CURB
20	EXISTING CONTOUR	FL	FLOW LINE
75.2	PROPOSED SPOT ELEVATION	FF	FINISHED FLOOR
30	PROPOSED CONTOUR	R/W	RIGHT OF WAY
	SURFACE FLOW DIRECTION (EXISTING, PROPOSED, ROOF)	PL	PROPERTY LINE
	SITE PLAN LIGHTING	PP	POWER POLE
		▲	ENTRY / EXIT LOCATION

VICINITY MAP F-17

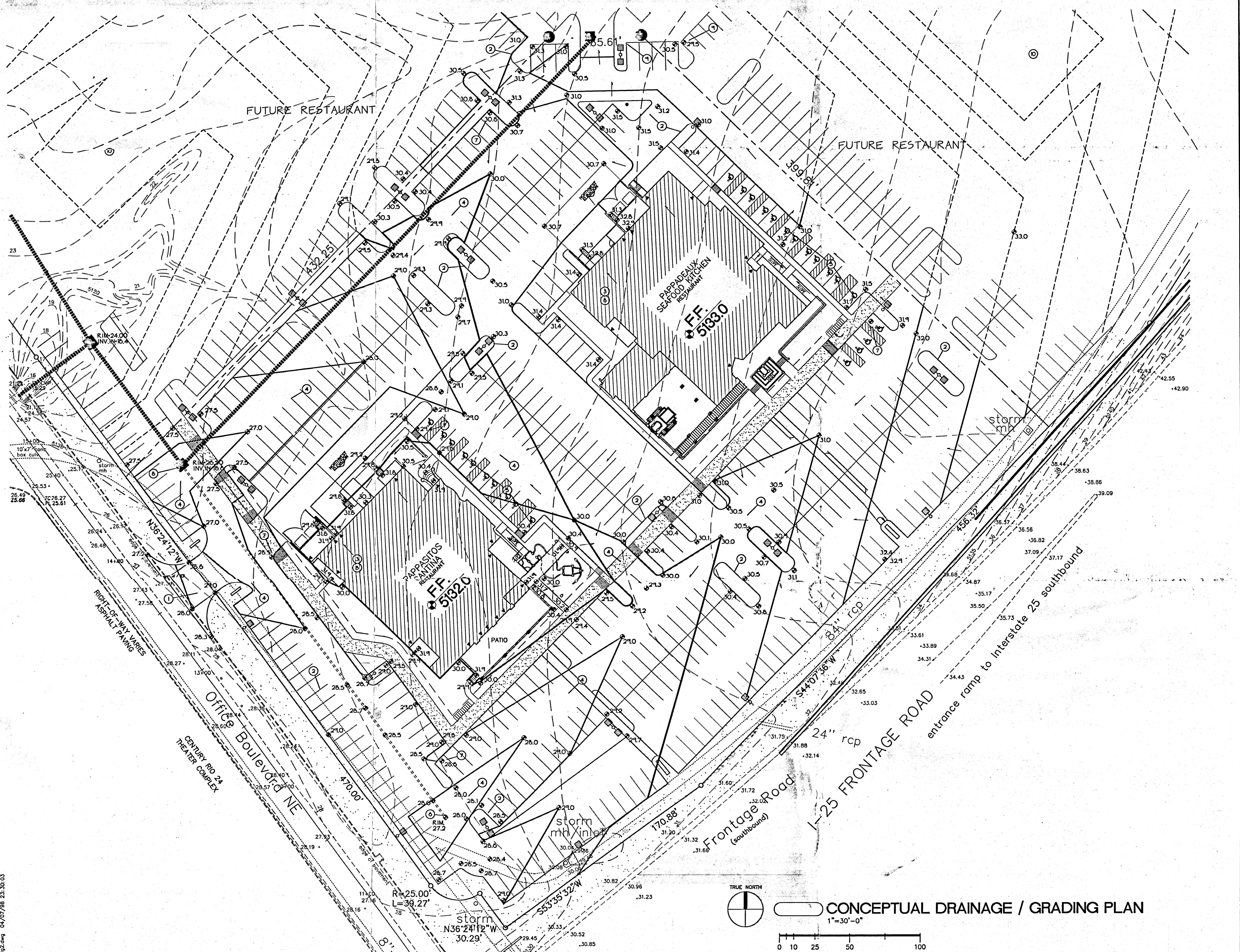


FIRM MAP #138



KEYED NOTES

1. CONSTRUCT DRIVE ENTRANCE. PROVIDE SMOOTH RIDING TRANSITION. SEE ARCHITECTURAL FOR DIMENSIONS. SEE C.O.A. STD. DWGS FOR VALLEY GUTTER.
2. CONSTRUCT 4" CONCRETE HEADER CURB AT ALL CURB LOCATIONS UNLESS OTHERWISE NOTED. SEE DETAIL (SHEET C1.2)
3. ROOF FLOWS TO DRAIN IN DIRECTIONS INDICATED. ALL ROOF FLOWS TO BE RELEASED THROUGH PIPES DIRECTLY INTO PROPOSED STORM DRAIN SYSTEM.
4. CONCRETE PAVING THROUGHOUT. BASIN FLOWS TO BE CARRIED WITHIN PARKING AREA TO STORM SEWER INLET AS SHOWN.
5. HANDICAP PARKING AREA. CONTRACTOR TO RAMP SIDEWALK DOWN (SLOPE = 1:20 MAX) AT ALL HANDICAP PARKING AREAS. SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
6. INSTALL STORM SEWER SYSTEM THIS AREA. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.
7. ALL SPOT ELEVATIONS WITHIN PAVEMENT AREA REPRESENT TOP OF PAVING UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF WALK ELEVATIONS. TYPICAL.
8. PROVIDE WATERTIGHT CONNECTION TO MASTER STORM SEWER (SS) SYSTEM WITHIN ACCESS DRIVE. MASTER SS TO BE INSTALLED AS PART OF MASTER PLAN PROJECT.
9. PROVIDE 1' OPENING IN CURB TO ALLOW FLOWS TO PASS.
10. ADJACENT LOT UNDER SAME OWNERSHIP



CONCEPTUAL DRAINAGE / GRADING PLAN

1"=30'-0"

0 10 25 50 100
GRAPHIC SCALE

TRUE NORTH

SCOPE:

The proposed improvements include approximately 11,930 SF and 14,600 SF (approx. footprints for two buildings) commercial buildings with adjacent concrete and asphalt paved walkways / parking areas, landscaped areas, general site work and site regrading.

The present site is an undeveloped commercial property which slopes at appx. 1% to the Southwest. Office Blvd. N.E. abuts the property to the southwest, I-25 Frontage Road abuts the property to the southeast, the properties to the northeast and northwest are undeveloped commercial properties.

The intent of this plan is to show:

- Grading relationships between the existing ground elevations and proposed finished elevations in order to facilitate positive drainage to designated discharge points.
- The extent of proposed site improvements, including buildings, walks and pavement.
- The flow rate/volume of rainfall runoff across or around these improvements and methods of handling these flows to meet City of Albuquerque requirements for drainage management.
- The relationship of on-site improvements with existing neighboring property to insure an orderly transition between proposed and surrounding grades.

DRAINAGE PLAN CONCEPT: The drainage patterns established for Lot 3 are covered in the approved Drainage Master Plan for Jefferson Commons II. This Master Plan by C.L. Weiss Engineering, Inc. was approved by the C.O.A. Hydrology Dept. on November 24th, 1997 (F16-D63).

Per the Master Plan, flows from Lot 3 are to be surface routed for collection into a single storm sewer (SS) inlet located at the northwest corner of the property. Subsequent grading design of the property has established two separate basins. These basin flows will be picked up by the Master Storm Drain system and a secondary SS extension located along the west side of the property as shown on this plan. In addition, all roof flows will be routed directly through drain lines to the Master Storm Drain system.

Offsite Flows: Lots 2 and 4 are presently under the same ownership. Surface flows between Lots 2 and 3 will be directed along the property line within a common drainage swale to the Master Storm Drain. There is no cross drainage between Lots 3 and 4.

GENERAL NOTES:

LEGAL:	Lot 3, Jefferson Commons II, Albuquerque, NM.
SURVEYOR:	Forstbauer Surveying Co. - Ron Forstbauer, 1100 Alvarado Dr. NE, Albuq. 87110 - May 1997
B.M.:	City of Albuquerque 125-18. A NMSHC brass cap in top of a concrete post flush with the ground. The station is located on the East Frontage Road of I-25, 0.6 miles north of its intersection with Montgomery Boulevard NE. Elevation: 5125.70 (M.S.L.D.)
TBM:	Top of Plastic Cap located at the southwest property corner of Lot 5 (see plan). Elevation = 5127.31 (M.S.L.D)
FLOOD HAZARD:	Per F.I.R.M. Panel 138 of 825, the property is not located within a flood zone.
OFF-SITE DRAINAGE:	Per the Drainage Management Plan for Jefferson Commons Phase II, no off-site drainage will affect this property.
EROSION CONTROL:	The contractor is responsible for retaining on-site all sediment generated during construction by means of temporary earth berms or silt fences at the low points on the west property line.

CALCULATIONS:

Calculations are based on the Drainage Design Criteria for City of Albuquerque, Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE

AREA OF SITE: 224981 SF = 5.16 Ac.

DEVELOPED FLOWS:

On-Site Developed Land Condition

Area a	=	0	SF
Area b	=	40511	SF
Area c	=	0	SF
Area d	=	184470	SF
Total Area	=	224981	SF

EXCESS PRECIPITATION:

Precip. Zone: 2

Ea = 0.53
Eb = 0.78
Ec = 1.13
Ed = 2.12

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

$$\text{Weighted } E = \frac{EaAa + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$$

Developed E = 1.88 in.

On-Site Volume of Runoff: V360 = E*A / 12

Developed V360 = 35223 CF

On-Site Peak Discharge Rate: Qp = QpaAa+QpbAb+QpcAc+QpdAd / 43,560

For Precipitation Zone: 2

Qpa = 1.56 Qpc = 3.14
Qbb = 2.28 Qpd = 4.70

Developed Qp = 22.0 CFS

to be released directly into the Jefferson Commons Phase II private storm drain system. Refer to the Drainage Management Plan for Jefferson Commons Phase II for additional information.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECTS OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS

CHRISTOPHER L. WEISS, NEW MEXICO, REGISTERED PROFESSIONAL ENGINEER, 4-7-98

C.L. WEISS ENGINEERING, INC.
POST OFFICE BOX 97 SANDIA PARK, N.M. 87047 - (505) 281-1800
1100 ALVARADO DR. NE ALBUQUERQUE, N.M. 87110 - (505) 268-3444

PAPPAS

PAPPADEAUX & PAPPASITOS

ALBUQUERQUE, NM
INTERSTATE 25
AT OFFICE BLVD.

E.P.C. SUBMITTAL

NO.	DATE	REVISIONS	BY

JOB NUMBER 97254.05

SHEET NUMBER C1 OF SHEETS

DATE OF ORIGINAL ISSUE

©

DATE OF THIS ISSUE: 08 APRIL 1998

LEGEND

	SIDEWALK, CURB AND GUTTER (EXISTING, PROPOSED)
	PROPOSED PAVED DRIVE
	BUILDING (EXISTING, PROPOSED)
	PROPERTY LINE
+ 65.7	EXISTING SPOT ELEVATION
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75.2	PROPOSED SPOT ELEVATION
30	PROPOSED CONTOUR
	SURFACE FLOW DIRECTION (EXISTING, PROPOSED, ROOF)
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LA	LANDSCAPED AREA
TGW	TOP OF GRADE WALL (< 18" HIGH)
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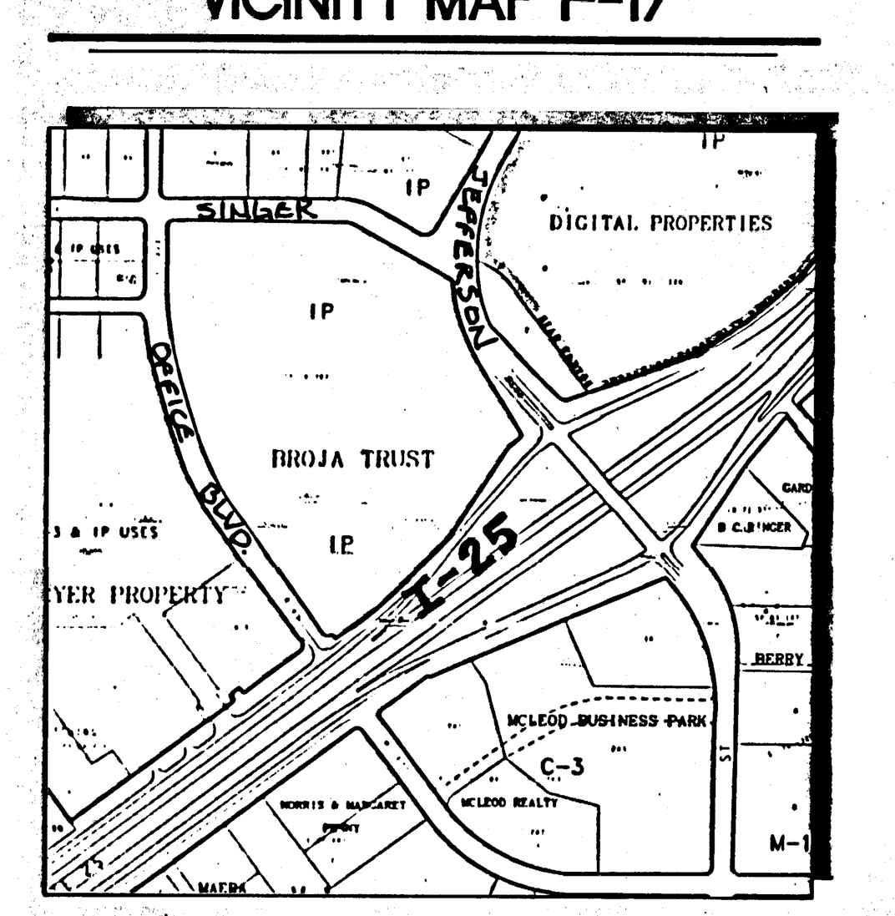
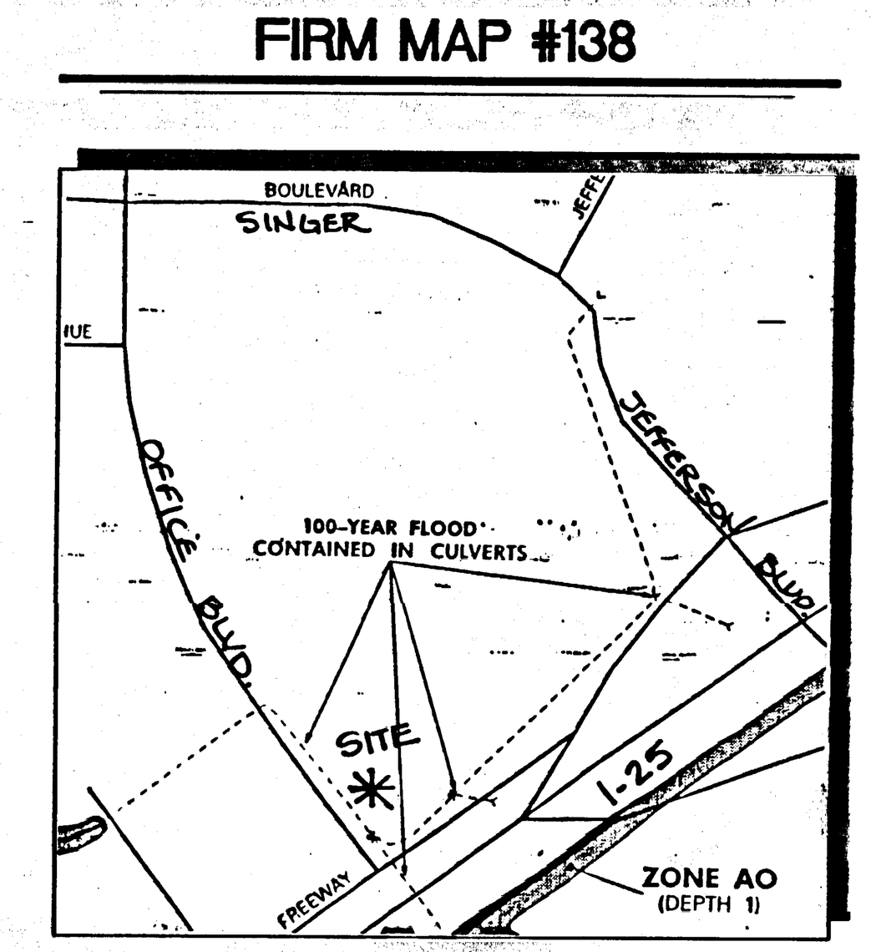
VICINITY MAP F-17



FIRM MAP #138



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TBM:	Top of Plastic Cap located at the southwest property corner of Lot 5 (see plan). Elevation = 5127.31 (M.S.L.D)
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Developed V360 = 35223 CF

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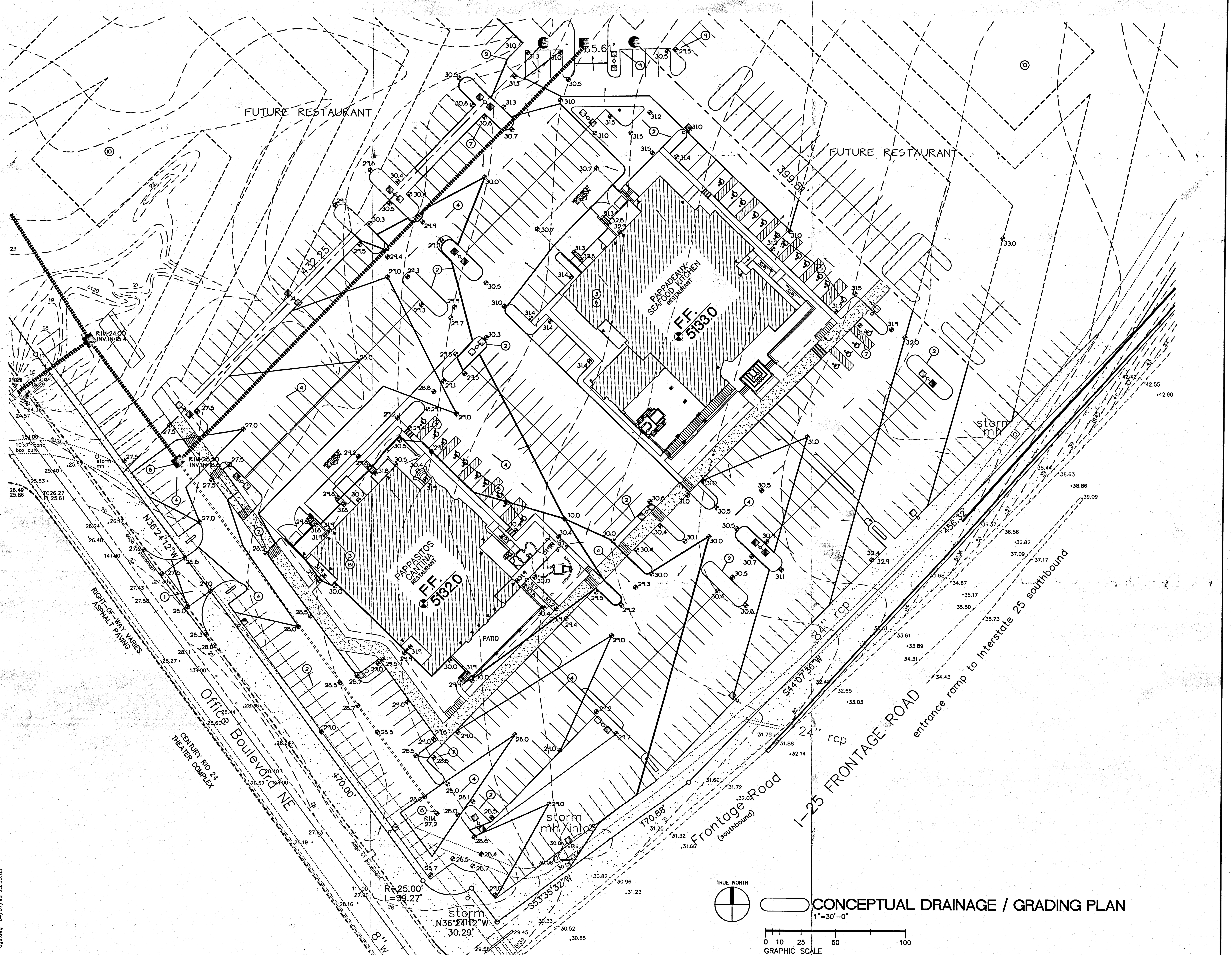

TRUE NORTH

CONCEPTUAL DRAINAGE / GRADING PLAN

1"=30'-0"

0 10 25 50 100
GRAPHIC SCALE

dp2.dwg 04/07/98 23:30:03

RECEIVED
APR 07 1998
HYDROLOGY SECTION

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4-7-98

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PAPPAS
PAPPADEAUX & PAPPASITOS
ALBUQUERQUE, NM
INTERSTATE 25 AT OFFICE BLVD.
E.P.C. SUBMITTAL

NO.	DATE	REVISIONS	BY

JOB NUMBER
97254.05

SHEET NUMBER
C1
OF SHEETS

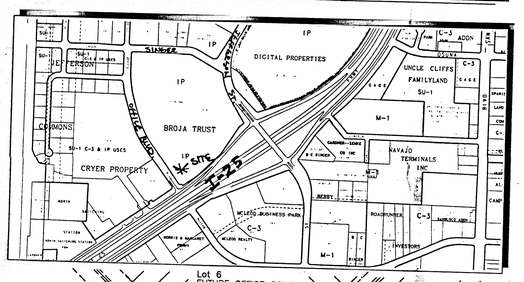
DATE OF ORIGINAL ISSUE

© DATE OF THIS ISSUE: 08 APRIL 1998

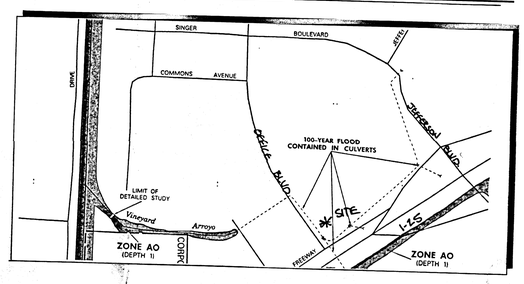
LEGEND

SIDEWALK, CURB AND GUTTER (EXISTING, PROPOSED)	LA LANDSCAPED AREA
PROPOSED PAVED DRIVE	FH PROPOSED FIRE HYDRANT
BUILDING (EXISTING, PROPOSED)	TRW TOP OF RETAINING WALL (> 18" HIGH)
PROPERTY LINE	TA TOP OF ASPHALT
+ 65.7 EXISTING SPOT ELEVATION	TC TOP OF CURB
20 EXISTING CONTOUR	FL FLOW LINE
◆ 75.2 PROPOSED SPOT ELEVATION	FF FINISHED FLOOR
30 PROPOSED CONTOUR	R/W RIGHT OF WAY
SURFACE FLOW DIRECTION (EXISTING, PROPOSED, ROOF)	PL PROPERTY LINE
SITE PLAN LIGHTING	PP POWER POLE
-S- NEW 8" SANITARY SEWER	▲ ENTRY / EXIT LOCATION
-SS- NEW STORM SEWER	
-W- NEW 10" WATER LINE	
EASEMENT	

VICINITY MAP F-17



FIRM MAP #138



GENERAL NOTES

LEGAL:
LOT 3, JEFFERSON COMMONS II, ALBUQUERQUE, NM.

SURVEYOR:
FORSTBAUER SURVEYING CO. - RON FORSTBAUER, 1100 ALVARADO DR. NE, ALBUQ. 87110 - MAY 1997

B.M.:
CITY OF ALBUQUERQUE 125-18. A NM/SHC BRASS CAP IN TOP OF A CONCRETE POST FLUSH WITH THE GROUND. THE STATION IS LOCATED ON THE EAST FRONTAGE ROAD OF I-25, 0.6 MILES NORTH OF ITS INTERSECTION WITH MONTGOMERY BOULEVARD NE. ELEVATION 5125.70 (M.S.L.D.)

TBM:
TOP OF PLASTIC CAP LOCATED AT THE SOUTHWEST PROPERTY CORNER OF LOT 5 (SEE PLAN).
ELEVATION = 5127.31 (M.S.L.D.)

FLOOD HAZARD:
PER: F.I.R.M. PANEL 138 OF 825, THE PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE.

OFF-SITE DRAINAGE:
PER THE DRAINAGE MANAGEMENT PLAN FOR JEFFERSON COMMONS PHASE II, NO OFF-SITE DRAINAGE WILL AFFECT THIS PROPERTY.

EROSION CONTROL:
THE CONTRACTOR IS RESPONSIBLE FOR RETAINING ON-SITE ALL SEDIMENT GENERATED DURING CONSTRUCTION BY MEANS OF TEMPORARY EARTH BERMS OR SILT FENCES AT THE LOW POINTS ON THE WEST PROPERTY LINE.

KEYED NOTES

1. CONSTRUCT DRIVE ENTRANCE. PROVIDE SMOOTH RIDING TRANSITION. SEE ARCHITECTURAL FOR DIMENSIONS. SEE C.O.A. STD. DWG. 2420 FOR VALLEY GUTTER DETAIL.
2. CONSTRUCT 6" CONCRETE HEADER CURB AT ALL CURB LOCATIONS UNLESS OTHERWISE NOTED. SEE DETAIL (SHEET C1.2)
3. ROOF FLOWS TO DRAIN IN DIRECTIONS INDICATED. ALL ROOF FLOWS TO BE RELEASED THROUGH PIPES DIRECTLY INTO EXISTING / PROPOSED STORM DRAIN SYSTEM. SEE STORM DRAIN DIAGRAM AND DETAILS ON SHEET C-2.
4. 6" THICK PCC PAVING THROUGHOUT. SEE C.O.A. STANDARD DRAWINGS #2450 (CONCRETE JOINTS), #2452 (TYPICAL CONCRETE PAVEMENT JOINT PATTERN), AND #2453 (STANDARD PENETRATIONS - PCC PAVEMENT) FOR ADDITIONAL INFORMATION. BASIN FLOWS TO BE CARRIED WITHIN PARKING AREA TO STORM SEWER SYSTEM AS SHOWN.
5. HANDICAP PARKING AREA. CONTRACTOR TO RAMP SIDEWALK DOWN (SLOPE = 1:20 MAX) AT ALL HANDICAP PARKING AREAS. SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
6. INSTALL SINGLE TYPE 'D' STORM SEWER INLET WITH ALBUQUERQUE GRATE THIS AREA. SEE C.O.A. STANDARD DRAWINGS 2206 AND 2220 FOR ADDITIONAL INFORMATION. SEE STORM DRAIN DIAGRAM AND DETAILS ON SHEET C-2.
7. ALL SPOT ELEVATIONS WITHIN PAVEMENT AREA REPRESENT TOP OF PAVING UNLESS NOTED. ADD -0.5 TYPICAL FOR TOP OF CURB / TOP OF WALK ELEVATIONS, TYPICAL.
8. PROVIDE WATERTIGHT CONNECTION TO MASTER STORM SEWER (SS) SYSTEM WITHIN ACCESS DRIVE. MASTER SS PREVIOUSLY INSTALLED AS PART OF MASTER PLAN PROJECT.
9. FIELD ADJUST CURB THIS AREA TO AVOID EXISTING STORM INLET. MAINTAIN GRADES WITHIN R.O.W. TO ENSURE FLOWS ACCESS
10. ADJACENT UNDEVELOPED LOT UNDER SAME OWNERSHIP. GRADES SHOWN ARE SCHEMATIC FOR INFORMATION ONLY.
11. 10' HIKE/BIKE PATH. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
12. CONSTRUCT TEMPORARY ASPHALT CURB BETWEEN LOTS 2 AND 3 AS SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
13. EXISTING UTILITY EASEMENT (WATER, SEWER, AND / OR SANITARY SEWER)
14. EXISTING PERMANENT EASEMENT AS SHOWN ON THE PLAT OF PARCEL 3, DIGITAL PROPERTIES FILED 02/27/90, VOLUME 90C FOLIO 84
15. FREE STANDING RESTAURANT SIGN
16. CONSTRUCT SIDEWALK THIS AREA. SEE ARCHITECTURAL FOR WIDTH, MATERIAL AND ADDITIONAL INFORMATION.
17. BICYCLE RACK. SEE ARCHITECTURAL FOR ADDITIONAL INFO.
18. CONSTRUCT EXTENTED STEMWALL AS REQUIRED TO ACHIEVE GRADE DIFFERENCE SHOWN. STRUCTURAL DESIGN BY OTHERS. PROVIDE 2" DIA. PIPES @ 10' O.C. TO DRAIN PATIO FLOWS.
19. HIGH POINT IN PAVEMENT THIS AREA AS SHOWN.
20. INSTALL 10" OR 24" PVC STORM DRAINS (AS NOTED ON UTILITY PLAN) TO CAPTURE ROOF / SITE FLOWS AND DIRECT THEM TO THE EXISTING STORM SEWER SYSTEM. SEE STORM DRAIN DIAGRAM AND DETAILS ON SHEET C-2 FOR ADDITIONAL INFORMATION.
21. FLOWLINE SLOPE WITHIN CONCRETE PAVING, NOTE: CONTRACTOR TO NOTE THAT SLOPE WITHIN CONCRETE PAVING SHALL NEVER BE LESS THAN 0.0050'.

RECEIVED
DEC 03 1998
HYDROLOGY SECTION

DRAINAGE / GRADING PLAN

1"=30'-0"

0 10 25 50 100
GRAPHIC SCALE

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7010 ALVARADO DR. NE ALBUQUERQUE, N.M. 87110 (505) 299-3061

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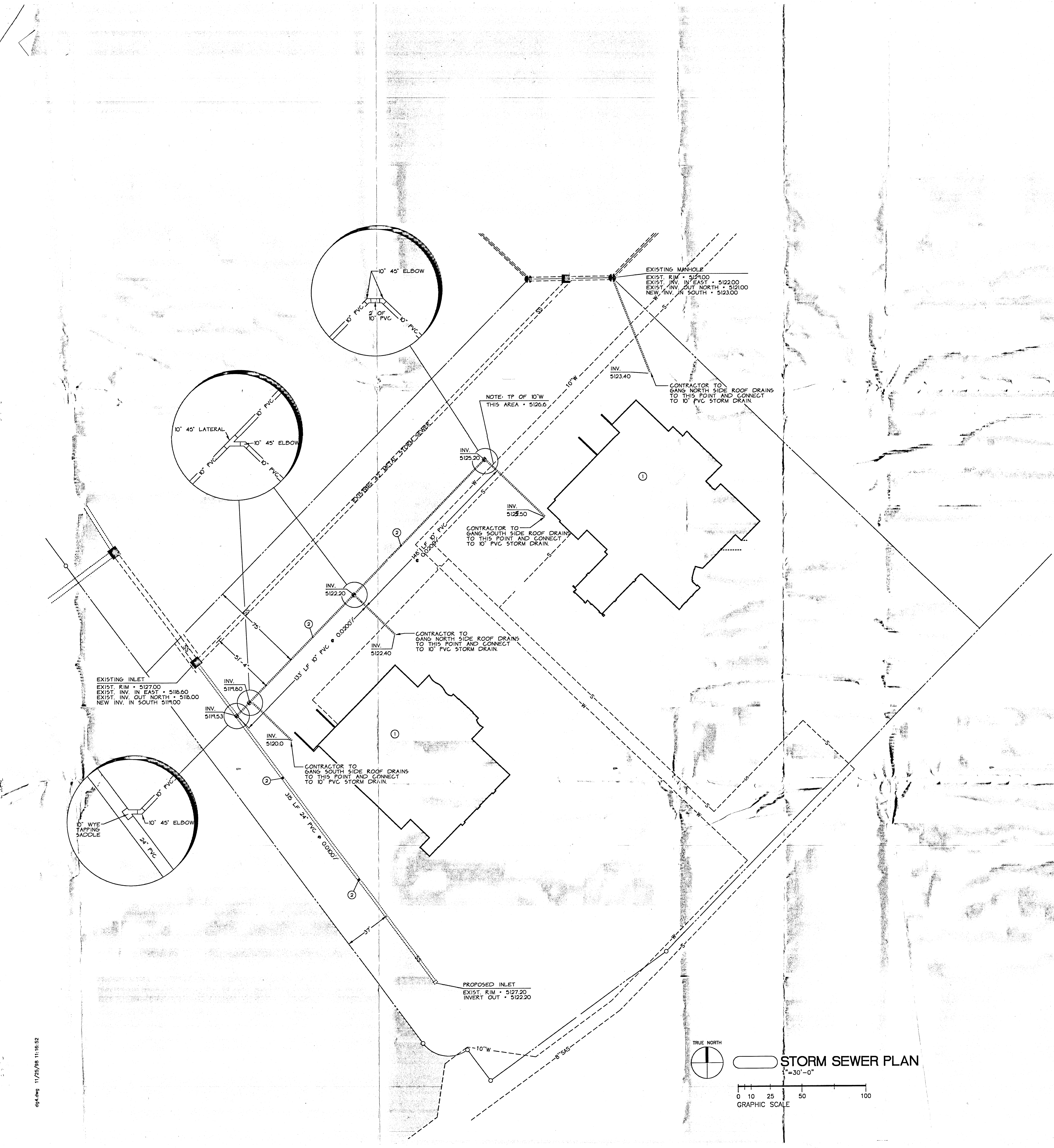

STORM SEWER PLAN

1"=30'-0"

0 10 25 50 100

GRAPHIC SCALE

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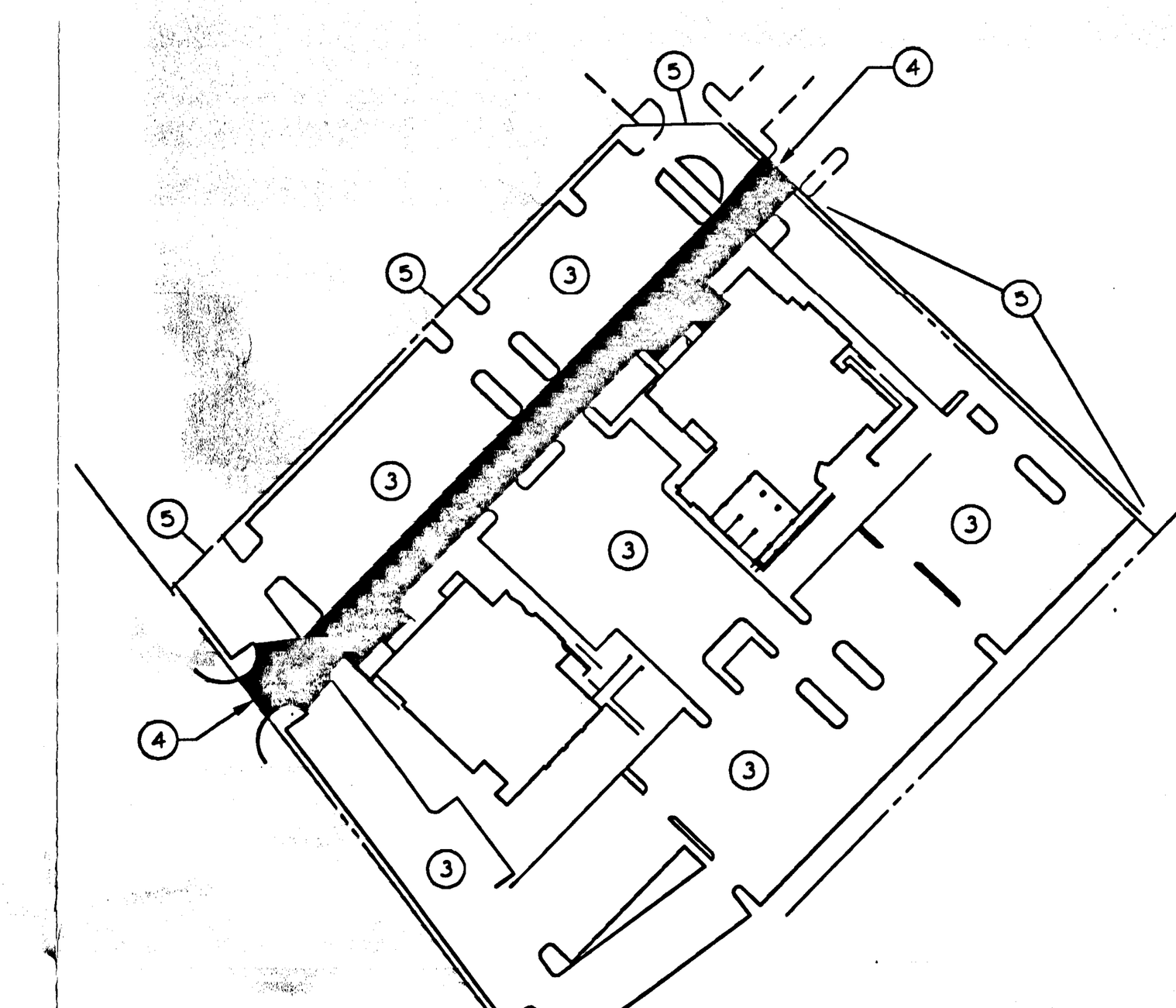
KEYED NOTES

① SEE ARCHITECTURAL FOR LOCATIONS OF DOWNSPOUT / ROOF DRAIN LINES TO BE EXTENDED TO PROPOSED STORM DRAIN SYSTEM SHOWN.

② INSTALL DOUBLE CLEANOUT FLUSH WITH TOP OF PAVING AT 100' INTERVALS



GENERAL NOTES:

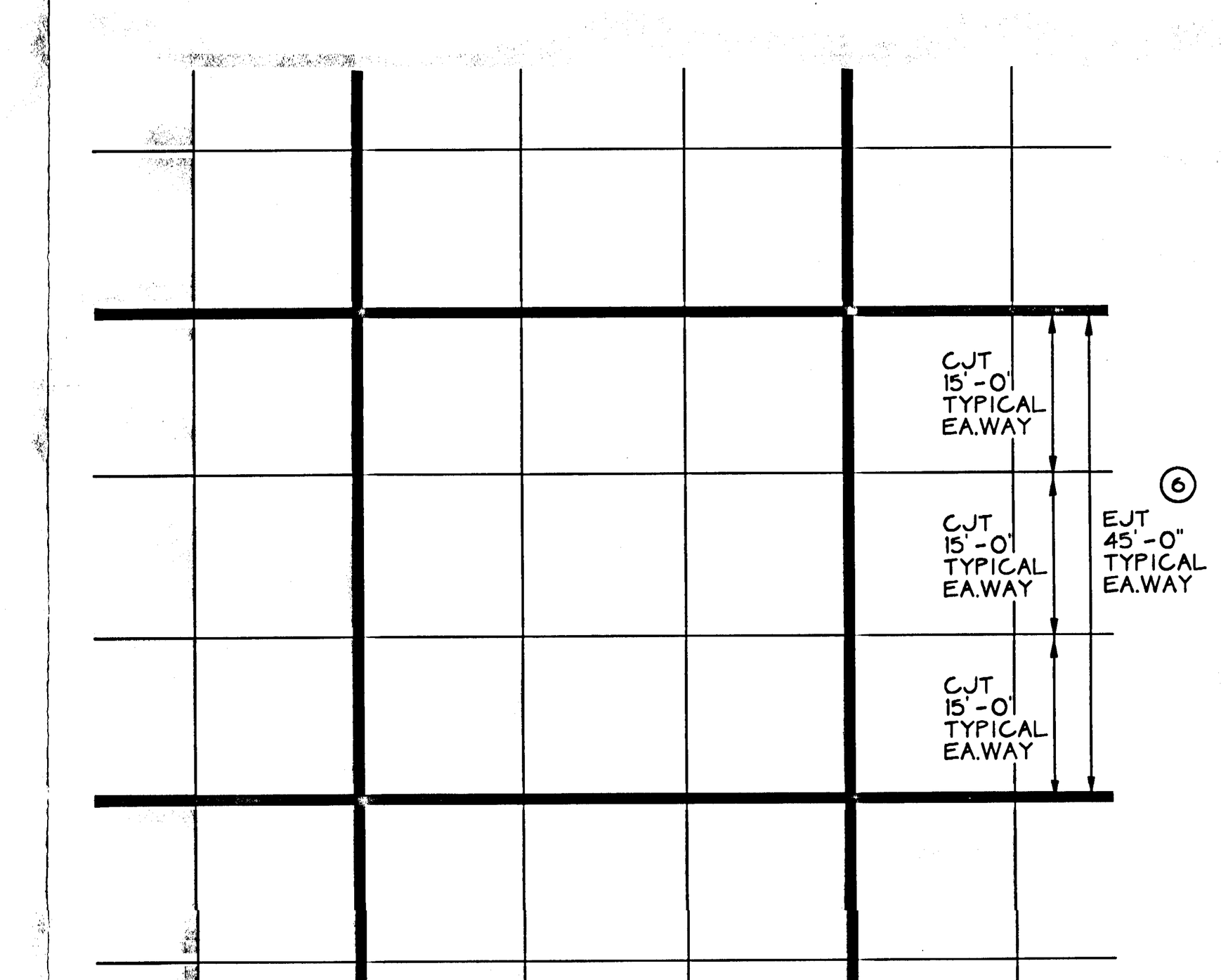
③ USE TYPICAL PARKING PAVEMENT SECTION OF 5" P.C.C. OVER MIN. 12" COMPACTED SUBGRADE EXCEPT IN SHADED AREA.

④ SHADED AREA REPRESENTS EXTENTS OF 7" P.C.C. OVER MIN. 12" COMPACTED SUBGRADE.

⑤ PROVIDE KEYED CONSTRUCTION JOINT AT LIMITS OF CONSTRUCTION FOR FUTURE PCC PAVEMENT CONTINUATION. SEE KEYED JOINT DETAIL - C.O.A. STD. DWG. #2450.

• PROVIDE TYPICAL EXPANSION JOINTS AT ALL CURB RETURNS, PARKING ISLANDS, SIDEWALKS, ETC.

PAPPADEAUX / PAPPASITOS TYPICAL PAVING SECTIONS

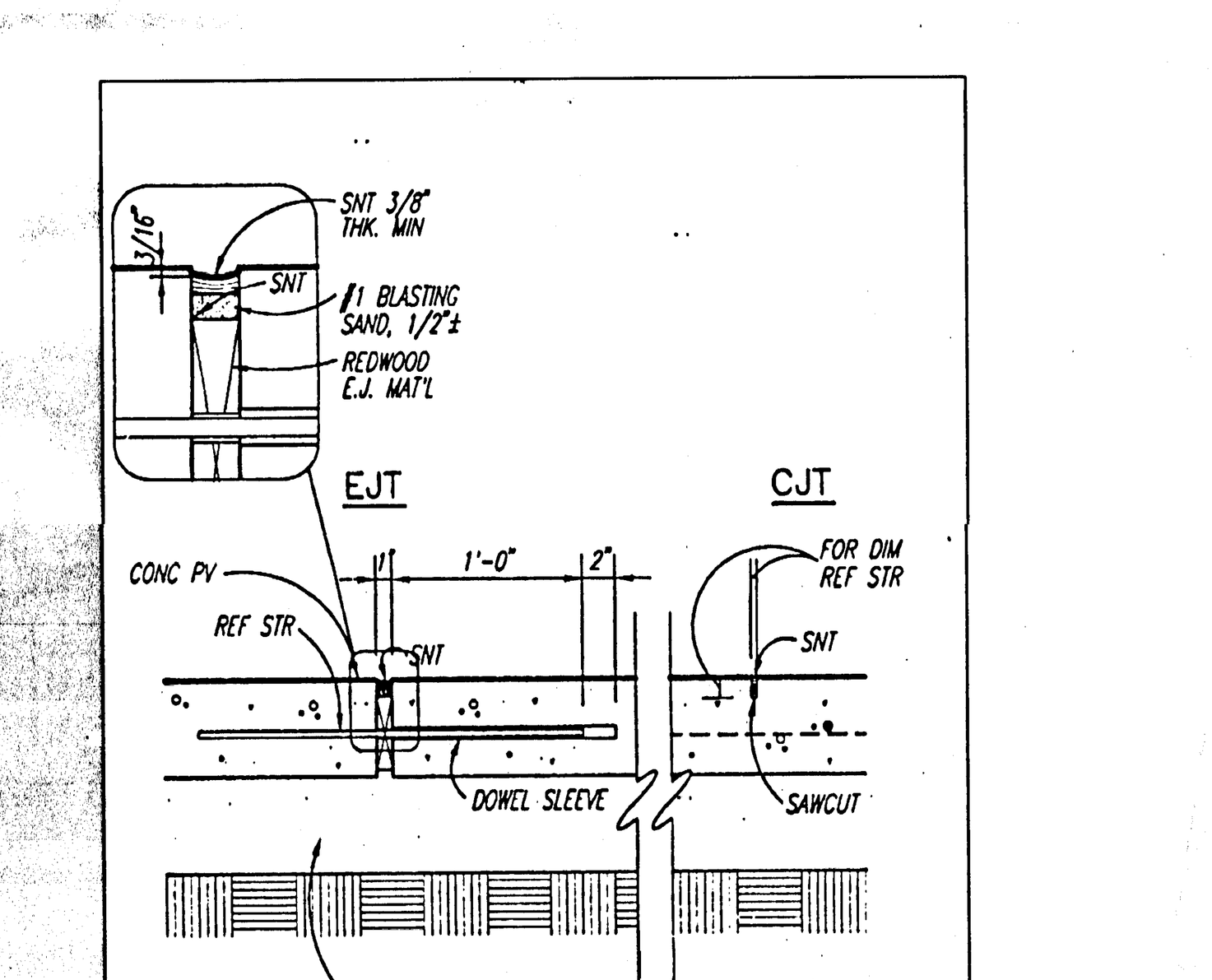


GENERAL NOTES:

⑥ TYPICAL JOINT DESIGN: 45'-0" GRID OF REDWOOD EXPANSION JOINTS AND 15'-0" GRID OF SAWN CONTROL JOINTS. SEE DETAIL BELOW FOR JOINT DETAILS.

⑦ INSTEAD OF WOVEN WIRE, INSTALL REBAR : #4'S @ 24" O.C. E.W. • STOP 3" IN FROM THE EDGE OF REDWOOD, TYPICAL THROUGHOUT.

PAPPADEAUX / PAPPASITOS TYPICAL JOINT SPACING



PAPPADEAUX / PAPPASITOS TYPICAL CONCRETE JOINTS

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECTS OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS

CHRISTOPHER L. WEISS · NEW MEXICO · 8558 · REGISTERED PROFESSIONAL ENGINEER

C.L.WEISS ENGINEERING, INC.

ALBUQUERQUE, NM. INTERSTATE 25 AT OFFICE BLVD.

PAPPAS

PAPPADEAUX & PAPPASITOS

E.P.C. SUBMITTAL

NO.	DATE	REVISIONS	BY

JOB NUMBER 97254.05

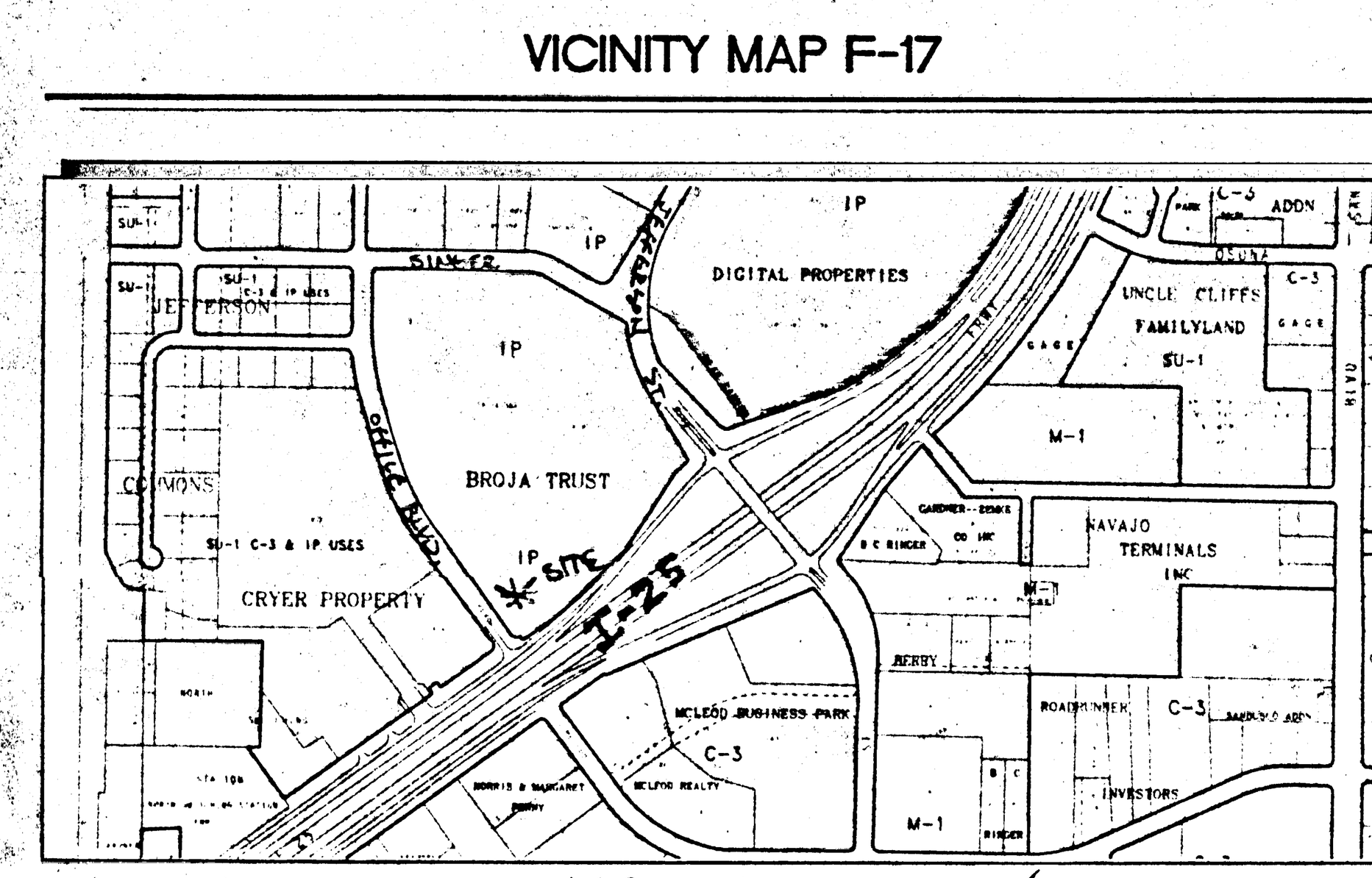
SHEET NUMBER C2 OF SHEETS

DATE OF ORIGINAL ISSUE

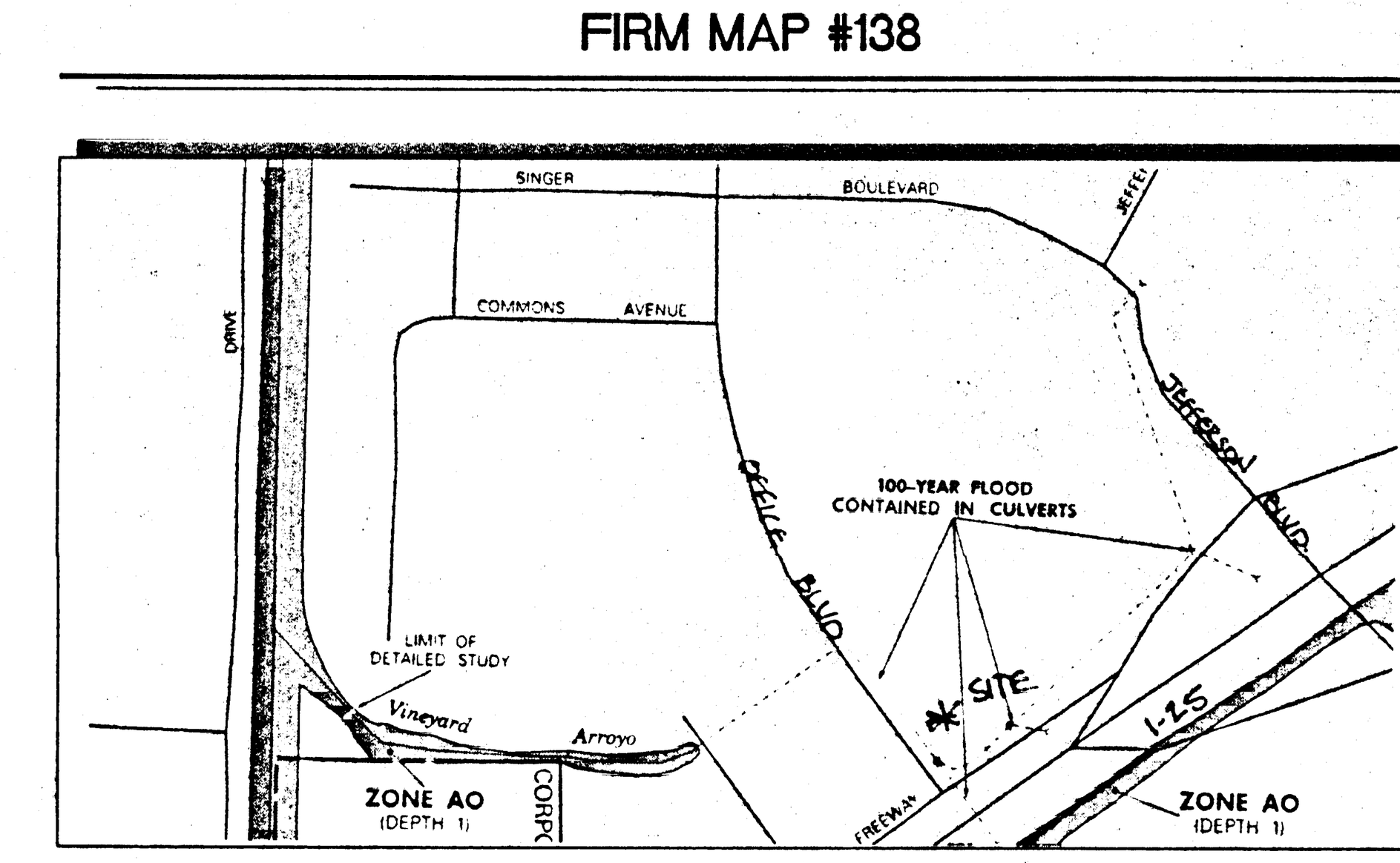
LEGEND

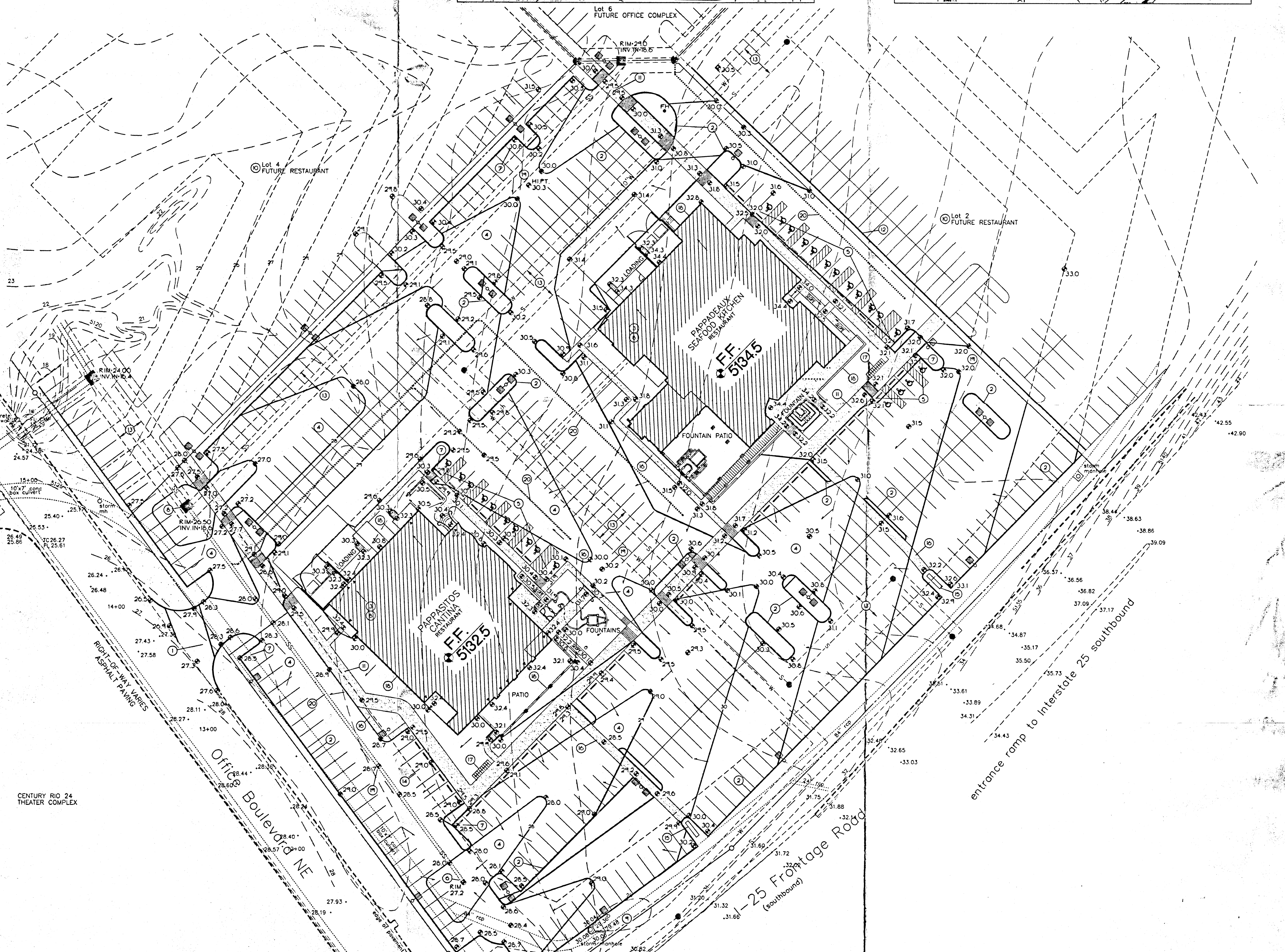
(symbol)	SIDEWALK, CURB AND GUTTER (EXISTING, PROPOSED)
(symbol)	PROPOSED PAVED DRIVE
(symbol)	BUILDING (EXISTING, PROPOSED)
(symbol)	PROPERTY LINE
+ 65.7	EXISTING SPOT ELEVATION
— 20 —	EXISTING CONTOUR
⊕ 75.2	PROPOSED SPOT ELEVATION
— 30 —	PROPOSED CONTOUR
(symbol)	SURFACE FLOW DIRECTION (EXISTING, PROPOSED, ROOF)
(symbol)	SITE PLAN LIGHTING
------S------	NEW 8" SANITARY SEWER
......SS......	NEW STORM SEWER
------W------	NEW 10" WATER LINE
------------	EASEMENT
LA	LANDSCAPED AREA
FH	PROPOSED FIRE HYDRANT
TRW	TOP OF RETAINING WALL (> 18" HIGH)
TA	TOP OF ASPHALT
TC	TOP OF CURB
FL	FLOW LINE
FF	FINISHED FLOOR
R/W	RIGHT OF WAY
PL	PROPERTY LINE
PP	POWER POLE
▲	ENTRY / EXIT LOCATION

VICINITY MAP F-17



FIRM MAP #138





DRAINAGE / GRADING PLAN

1"=30'-0"

GRAPHIC SCALE: 0 10 25 50 100

dg3.dwg 08/17/98 13:40:37

GENERAL NOTES

LEGAL:
LOT 3, JEFFERSON COMMONS II, ALBUQUERQUE, NM.

SURVEYOR:
FORSTBAUER SURVEYING CO. - RON FORSTBAUER, 1100 ALVARADO DR. NE. ALBUQ. 87110 - MAY 1997

B.M.:
CITY OF ALBUQUERQUE 125-18. A NMSHC BRASS CAP IN TOP OF A CONCRETE POST FLUSH WITH THE GROUND. THE STATION IS LOCATED ON THE EAST FRONTAGE ROAD OF I-25, 0.6 MILES NORTH OF ITS INTERSECTION WITH MONTGOMERY BOULEVARD NE. ELEVATION: 5125.70 (M.S.L.D.)

TBM:
TOP OF PLASTIC CAP LOCATED AT THE SOUTHWEST PROPERTY CORNER OF LOT 5 (SEE PLAN). ELEVATION = 5127.31 (M.S.L.D)

FLOOD HAZARD:
PER F.I.R.M. PANEL 138 OF 825, THE PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE.

OFF-SITE DRAINAGE:
PER THE DRAINAGE MANAGEMENT PLAN FOR JEFFERSON COMMONS PHASE II, NO OFF-SITE DRAINAGE WILL AFFECT THIS PROPERTY.

EROSION CONTROL:
THE CONTRACTOR IS RESPONSIBLE FOR RETAINING ON-SITE ALL SEDIMENT GENERATED DURING CONSTRUCTION BY MEANS OF TEMPORARY EARTH BERMS OR SILT FENCES AT THE LOW POINTS ON THE WEST PROPERTY LINE.

KEYED NOTES

1. CONSTRUCT DRIVE ENTRANCE. PROVIDE SMOOTH RIDING TRANSITION. SEE ARCHITECTURAL FOR DIMENSIONS. SEE C.O.A. STD. DWG. 2420 FOR VALLEY GUTTER DETAIL.
2. CONSTRUCT 6" CONCRETE HEADER CURB AT ALL CURB LOCATIONS UNLESS OTHERWISE NOTED. SEE DETAIL (SHEET C1.2)
3. ROOF FLOWS TO DRAIN IN DIRECTIONS INDICATED. ALL ROOF FLOWS TO BE RELEASED THROUGH PIPES DIRECTLY INTO EXISTING / PROPOSED STORM DRAIN SYSTEM. SEE STORM DRAIN DIAGRAM AND DETAILS ON SHEET C-2.
4. 6" THICK PCC PAVING THROUGHOUT. SEE C.O.A. STANDARD DRAWINGS #2450 (CONCRETE JOINTS), #2452 (TYPICAL CONCRETE PAVEMENT JOINT PATTERN), AND #2453 (STANDARD PENETRATIONS - PCC PAVEMENT) FOR ADDITIONAL INFORMATION. BASIN FLOWS TO BE CARRIED WITHIN PARKING AREA TO STORM SEWER SYSTEM AS SHOWN.
5. HANDICAP PARKING AREA. CONTRACTOR TO RAMP SIDEWALK DOWN (SLOPE = 1:20 MAX) AT ALL HANDICAP PARKING AREAS. SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
6. INSTALL SINGLE TYPE 'D' STORM SEWER INLET WITH ALBUQUERQUE GRATE THIS AREA. SEE COA STANDARD DRAWINGS 2206 AND 2220 FOR ADDITIONAL INFORMATION. SEE STORM DRAIN DIAGRAM AND DETAILS ON SHEET C-2.
7. ALL SPOT ELEVATIONS WITHIN PAVEMENT AREA REPRESENT TOP OF PAVING UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF WALK ELEVATIONS. TYPICAL.
8. PROVIDE WATERTIGHT CONNECTION TO MASTER STORM SEWER (SS) SYSTEM WITHIN ACCESS DRIVE. MASTER SS PREVIOUSLY INSTALLED AS PART OF MASTER PLAN PROJECT.
9. FIELD ADJUST CURB THIS AREA TO AVOID EXISTING STORM INLET. MAINTAIN GRADES WITHIN R.O.W. TO ENSURE FLOWS ACCESS
10. ADJACENT UNDEVELOPED LOT UNDER SAME OWNERSHIP. GRADES SHOWN ARE SCHEMATIC FOR INFORMATION ONLY.
11. 10' HIKE/BIKE PATH. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
12. CONSTRUCT TEMPORARY ASPHALT CURB BETWEEN LOTS 2 AND 3 AS SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
13. EXISTING UTILITY EASEMENT (WATER, SEWER, AND / OR SANITARY SEWER)
14. EXISTING PERMANENT EASEMENT AS SHOWN ON THE PLAT OF PARCEL 3, DIGITAL PROPERTIES FILED 02/27/96, VOLUME 96C FOLIO 89
15. FREE STANDING RESTAURANT SIGN
16. CONSTRUCT SIDEWALK THIS AREA. SEE ARCHITECTURAL FOR WIDTH, MATERIAL AND ADDITIONAL INFORMATION.
17. BICYCLE RACK. SEE ARCHITECTURAL FOR ADDITIONAL INFO.
18. CONSTRUCT EXTENTED STEMWALL AS REQUIRED TO ACHIEVE GRADE DIFFERENCE SHOWN. STRUCTURAL DESIGN BY OTHERS. PROVIDE 2" DIA. PIPES @ 10' O.C. TO DRAIN PATIO FLOWS.
19. HIGH POINT IN PAVEMENT THIS AREA AS SHOWN.
20. INSTALL 6" TO 24" PVC STORM DRAINS TO CAPTURE ROOF / SITE FLOWS AND DIRECT THEM TO THE EXISTING STORM SEWER SYSTEM. SEE STORM DRAIN DIAGRAM AND DETAILS ON SHEET C-2 FOR ADDITIONAL INFORMATION.

RECEIVED SEP - 3 1998 HYDROLOGY SECTION

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CHRISTOPHER L. WEISS NEW MEXICO 6853 REGISTERED PROFESSIONAL ENGINEER

C.L. WEISS ENGINEERING, INC.

PAPPADEAUX & PAPPASITOS

ALBUQUERQUE, NM INTERSTATE 25 AT OFFICE BLVD.

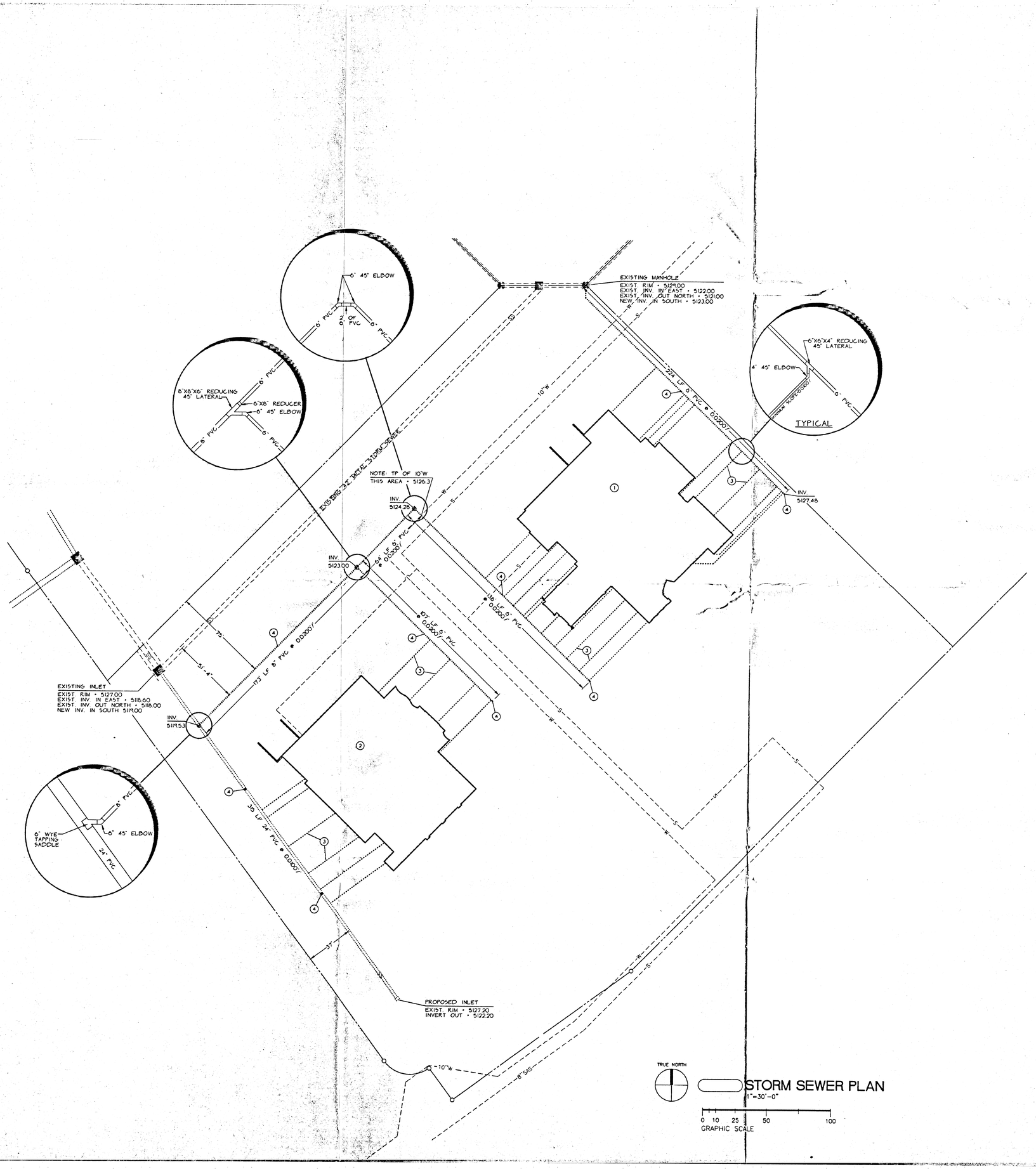
E.P.C. SUBMITTAL

REVISIONS — NO. | DATE | BY

JOB NUMBER 97254.05

SHEET NUMBER C1 OF SHEETS

DATE OF ORIGINAL ISSUE



KEYED NOTES

1. SEE ARCHITECTURAL FOR EXACT LOCATIONS OF DOWNSPOUT / 4" DIA. ROOF DRAIN LEADERS 120 TOTAL FOR THIS BUILDING! EXTEND ALL ROOF DRAIN LEADERS TO PROPOSED STORM DRAIN SYSTEM SHOWN.
2. SEE ARCHITECTURAL FOR EXACT LOCATIONS OF DOWNSPOUT / 4" DIA. ROOF DRAIN LEADERS 110 TOTAL FOR THIS BUILDING! EXTEND ALL ROOF DRAIN LEADERS TO PROPOSED STORM DRAIN SYSTEM SHOWN.
3. TYPICAL 4" ROOF DRAIN LEADER EXTEND TO PROPOSED STORM DRAIN AS SHOWN. SEE CONNECTION DETAIL THIS SHEET FOR ADDITIONAL INFORMATION.
4. INSTALL DOUBLE CLEANOUT FLUSH WITH TOP OF PAVING AT 100'± INTERVALS

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECTS OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS

CHRISTOPHER L. WEISS — NEW MEXICO — 12543 — REGISTERED PROFESSIONAL ENGINEER

C.L.WEISS ENGINEERING, INC.
POST OFFICE BOX 87 BANDA PARK, NM. 87047 - (505) 281-1800
1100 ALVARADO DR. NE ALBUQUERQUE, NM. 87110 - (505) 266-5444

ALBUQUERQUE, NM
INTERSTATE 25
AT OFFICE BLVD.

E.P.C./SUBMITTAL

ATLAS

PAPPADEAUX & PAPPASITOS

NO	DATE	REVISIONS	BY

JOB NUMBER
97254.05

SHEET NUMBER
C2
OF SHEETS

DATE OF ORIGINAL ISSUE

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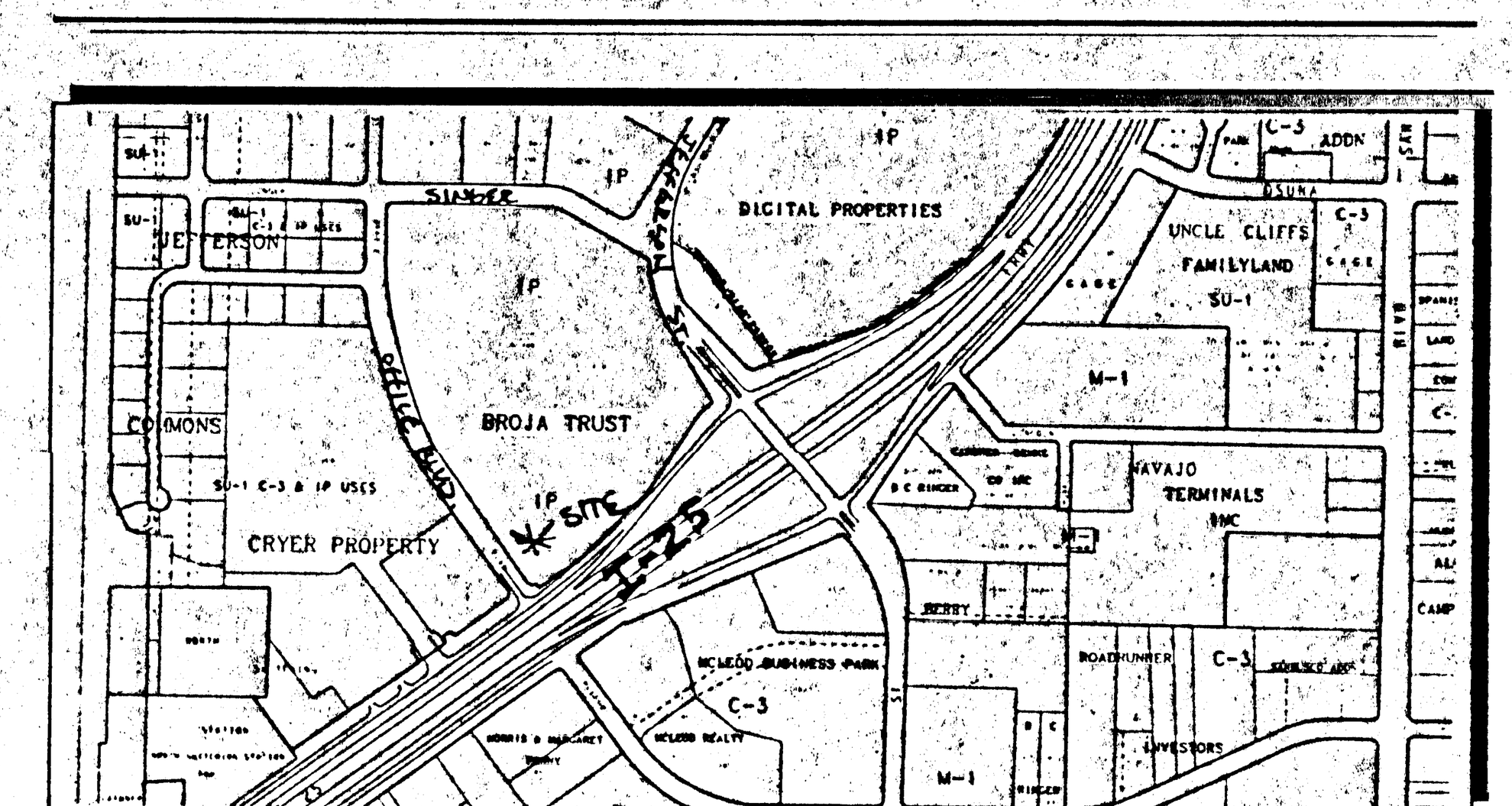
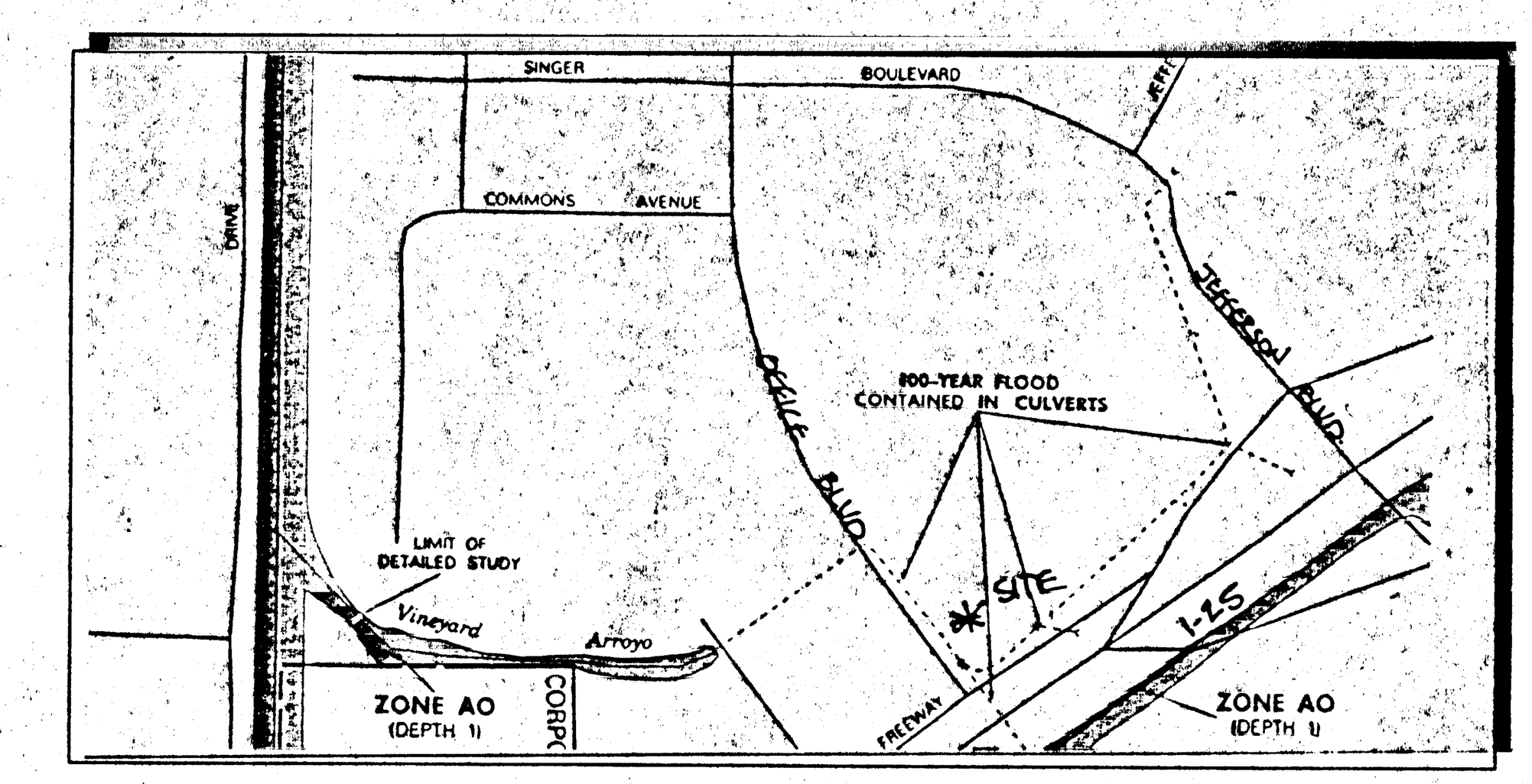
LEGEND

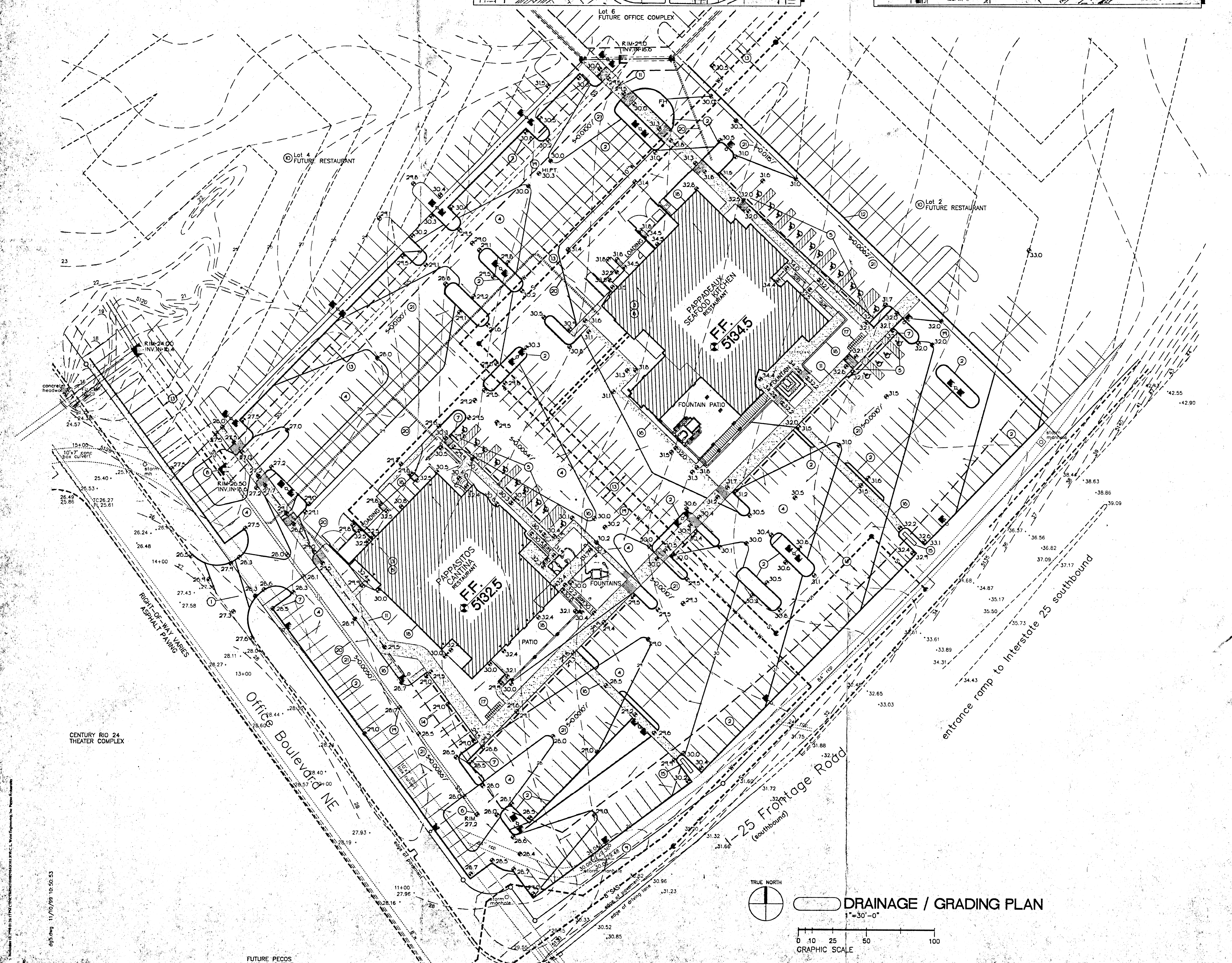
	SIDEWALK, CURB AND GUTTER (EXISTING, PROPOSED)	LA	LANDSCAPED AREA
	PROPOSED PAVED DRIVE	FH	PROPOSED FIRE HYDRANT
	BUILDING (EXISTING, PROPOSED)	TRW	TOP OF RETAINING WALL (> 18" HIGH)
	PROPERTY LINE	TA	TOP OF ASPHALT
+ 85.7	EXISTING SPOT ELEVATION	TC	TOP OF CURB
	EXISTING CONTOUR	FL	FLOW LINE
75.2	PROPOSED SPOT ELEVATION	FF	FINISHED FLOOR
	PROPOSED CONTOUR	R/W	RIGHT OF WAY
	SURFACE FLOW DIRECTION (EXISTING, PROPOSED, ROOF)	PL	PROPERTY LINE
	SITE PLAN LIGHTING	PP	POWER POLE
—S—	NEW 8" SANITARY SEWER	▲	ENTRY / EXIT LOCATION
—SS—	NEW STORM SEWER		
—W—	NEW 10" WATER LINE		
	EASEMENT		

VICINITY MAP F-17



FIRM MAP #138





TRUE NORTH

DRAINAGE / GRADING PLAN

1"=30'-0"

0 10 25 50 100

GRAPHIC SCALE

GENERAL NOTES

LEGAL:
LOT 3, JEFFERSON COMMONS II, ALBUQUERQUE, NM.

SURVEYOR:
FORSTBAUER SURVEYING CO. - RON FORSTBAUER, 1100 ALVARADO DR. NE, ALBUQ. 87110 - MAY 1997

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(2) CONSTRUCT 6" CONCRETE HEADER CURB AT ALL CURB LOCATIONS UNLESS OTHERWISE NOTED. SEE DETAIL (SHEET C1.2)

(3) ROOF FLOWS TO DRAIN IN DIRECTIONS INDICATED. ALL ROOF FLOWS TO BE RELEASED THROUGH PIPES DIRECTLY INTO EXISTING / PROPOSED STORM DRAIN SYSTEM. SEE STORM DRAIN DIAGRAM AND DETAILS ON SHEET C-2.

(4) 6" THICK PCC PAVING THROUGHOUT. SEE C.O.A. STANDARD DRAWINGS #2450 (CONCRETE JOINTS), #2452 (TYPICAL CONCRETE PAVEMENT JOINT PATTERN), AND #2453 (STANDARD PENETRATIONS - PCC PAVEMENT) FOR ADDITIONAL INFORMATION. BASIN FLOWS TO BE CARRIED WITHIN PARKING AREA TO STORM SEWER SYSTEM AS SHOWN.

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(8) PROVIDE WATERTIGHT CONNECTION TO MASTER STORM SEWER (SS) SYSTEM WITHIN ACCESS DRIVE. MASTER SS PREVIOUSLY INSTALLED AS PART OF MASTER PLAN PROJECT.

(9) FIELD ADJUST CURB THIS AREA TO AVOID EXISTING STORM INLET. MAINTAIN GRADES WITHIN R.O.W. TO ENSURE FLOWS ACCESS

(10) ADJACENT UNDEVELOPED LOT UNDER SAME OWNERSHIP. GRADES SHOWN ARE SCHEMATIC FOR INFORMATION ONLY.

(11) 10' HIKE/BIKE PATH. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.

(12) CONSTRUCT TEMPORARY ASPHALT CURB BETWEEN LOTS 2 AND 3 AS SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.

(13) EXISTING UTILITY EASEMENT (WATER, SEWER, AND / OR SANITARY SEWER)

(14) EXISTING PERMANENT EASEMENT AS SHOWN ON THE PLAT OF PARCEL 3, DIGITAL PROPERTIES FILED 02/27/96, VOLUME 96C FOLIO 89

(15) FREE STANDING RESTAURANT SIGN

(16) CONSTRUCT SIDEWALK THIS AREA. SEE ARCHITECTURAL FOR WIDTH, MATERIAL AND ADDITIONAL INFORMATION.

(17) BICYCLE RACK. SEE ARCHITECTURAL FOR ADDITIONAL INFO.

(18) CONSTRUCT EXTENTED STEMWALL AS REQUIRED TO ACHIEVE GRADE DIFFERENCE SHOWN. STRUCTURAL DESIGN BY OTHERS. PROVIDE 2" DIA. PIPES @ 10' O.C. TO DRAIN PATIO FLOWS.

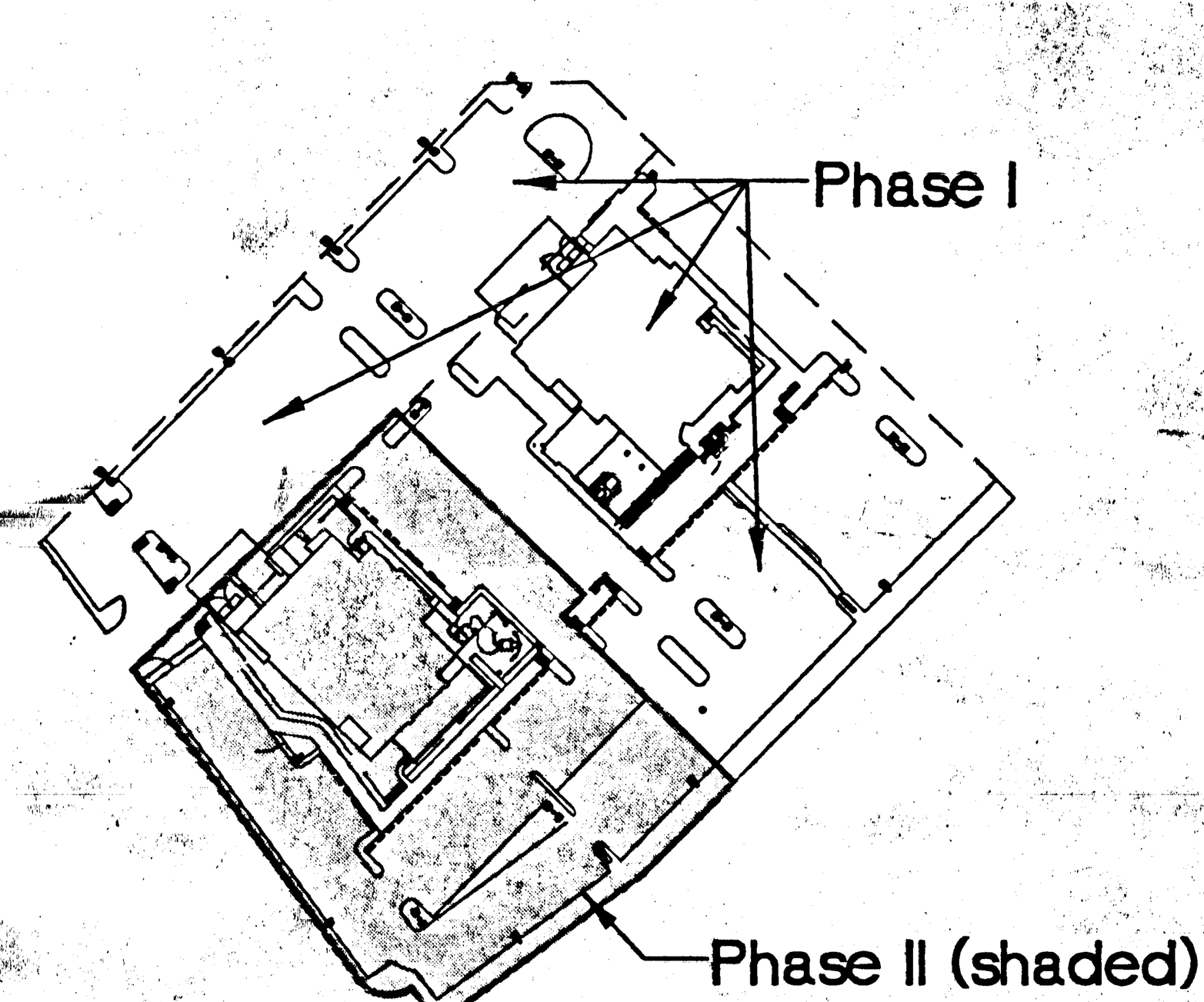
(19) HIGH POINT IN PAVEMENT THIS AREA AS SHOWN.

(20) INSTALL 10" OR 24" PVC STORM DRAINS (AS NOTED ON UTILITY PLAN) TO CAPTURE ROOF / SITE FLOWS AND DIRECT THEM TO THE EXISTING STORM SEWER SYSTEM. SEE STORM DRAIN DIAGRAM AND DETAILS ON SHEET C-2 FOR ADDITIONAL INFORMATION.

(21) FLOWLINE SLOPE WITHIN CONCRETE PAVING. NOTE: CONTRACTOR TO NOTE THAT SLOPE WITHIN CONCRETE PAVING SHALL NEVER BE LESS THAN 0.0050'/'.

PHASE DIAGRAM

RECEIVED NOV 1 2 1999 HYDROLOGY SECTION



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CHRISTOPHER L. WEISS NEW MEXICO 8653 REGISTERED PROFESSIONAL ENGINEER 11-10-99

VINCENT
THE VINCENT ASSOCIATION
The TVA+A Corporation dba

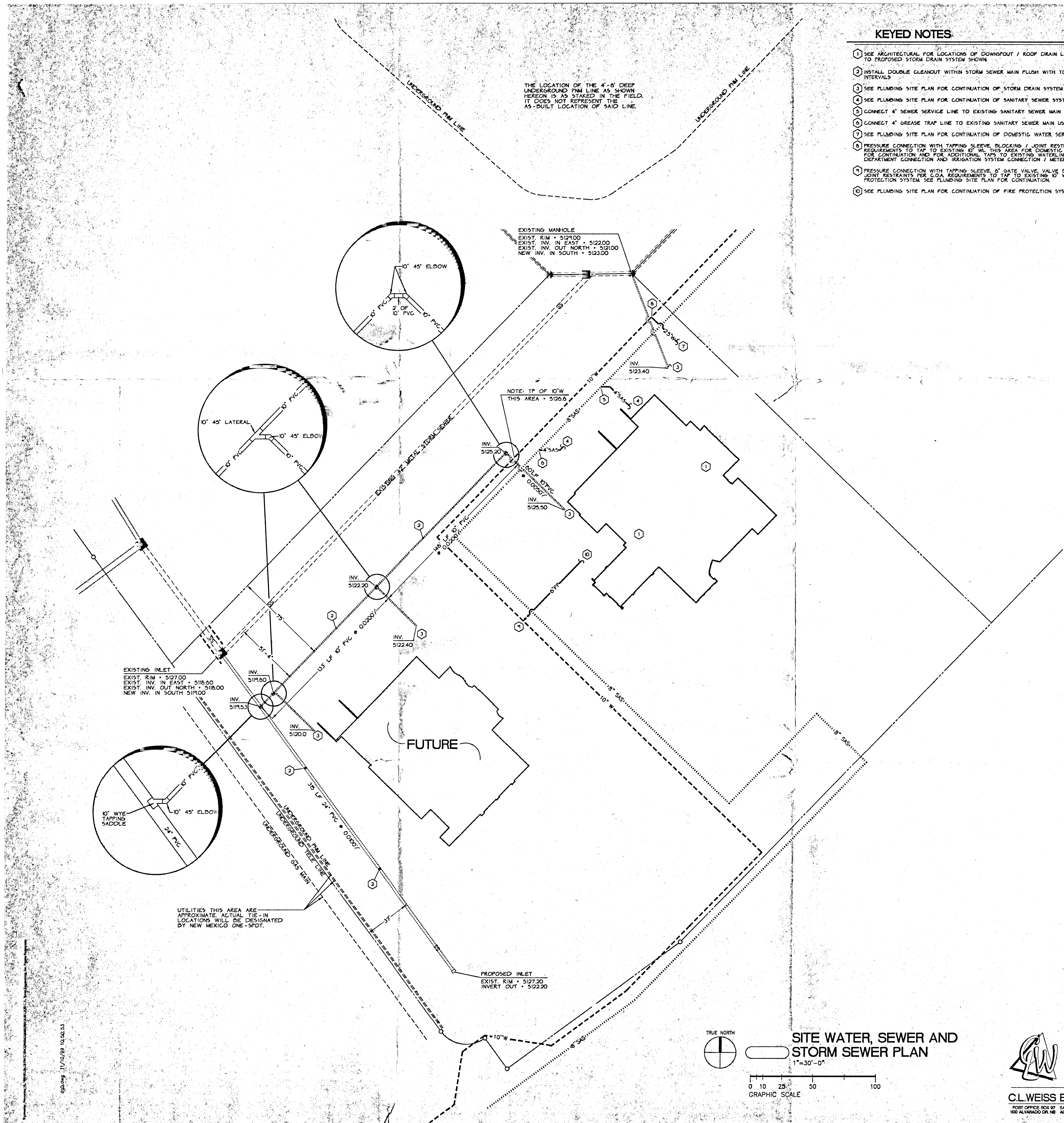
PAPPAS
PAPPADEAUX SEAFOOD KITCHEN
ALBUQUERQUE, NM.
I-25 AT OFFICE BLVD.

JOB NUMBER 97254.08

SHEET NUMBER C1

C.L.WEISS ENGINEERING, INC.

DATE OF THIS ISSUE: November 1999



SITE WATER, SEWER AND STORM SEWER PLAN

1"=30'-0"

KEYED NOTES

1. SEE ARCHITECTURAL FOR LOCATIONS OF DOWNSPOUT / ROOF DRAIN LINES TO BE EXTENDED TO PROPOSED STORM DRAIN SYSTEM SHOWN.
2. INSTALL DOUBLE CLEANOUT WITHIN STORM SEWER MAIN FLUSH WITH TOP OF PAVING AT 100'± INTERVALS
3. SEE PLUMBING SITE PLAN FOR CONTINUATION OF STORM DRAIN SYSTEM
4. SEE PLUMBING SITE PLAN FOR CONTINUATION OF SANITARY SEWER SYSTEM
5. CONNECT 4" SEWER SERVICE LINE TO EXISTING SANITARY SEWER MAIN USING 4" WYE CONNECTION.
6. CONNECT 4" GREASE TRAP LINE TO EXISTING SANITARY SEWER MAIN USING 4" WYE CONNECTION.
7. SEE PLUMBING SITE PLAN FOR CONTINUATION OF DOMESTIC WATER SERVICE SYSTEM / METER
8. PRESSURE CONNECTION WITH TAPPING SLEEVE, BLOCKING / JOINT RESTRAINTS PER C.O.A. REQUIREMENTS TO TAP TO EXISTING 10" WL THIS AREA FOR DOMESTIC SERVICE. SEE SITE PLAN FOR CONTINUATION AND FOR ADDITIONAL TAPS TO EXISTING WATERLINE FOR EXTERIOR FIRE DEPARTMENT CONNECTION AND IRRIGATION SYSTEM CONNECTION / METER
9. PRESSURE CONNECTION WITH TAPPING SLEEVE, 6" GATE VALVE, VALVE BOX AND BLOCKING / JOINT RESTRAINTS PER C.O.A. REQUIREMENTS TO TAP TO EXISTING 10" WL THIS AREA FOR FIRE PROTECTION SYSTEM. SEE PLUMBING SITE PLAN FOR CONTINUATION.
10. SEE PLUMBING SITE PLAN FOR CONTINUATION OF FIRE PROTECTION SYSTEM

C.L.WEISS ENGINEERING, INC.

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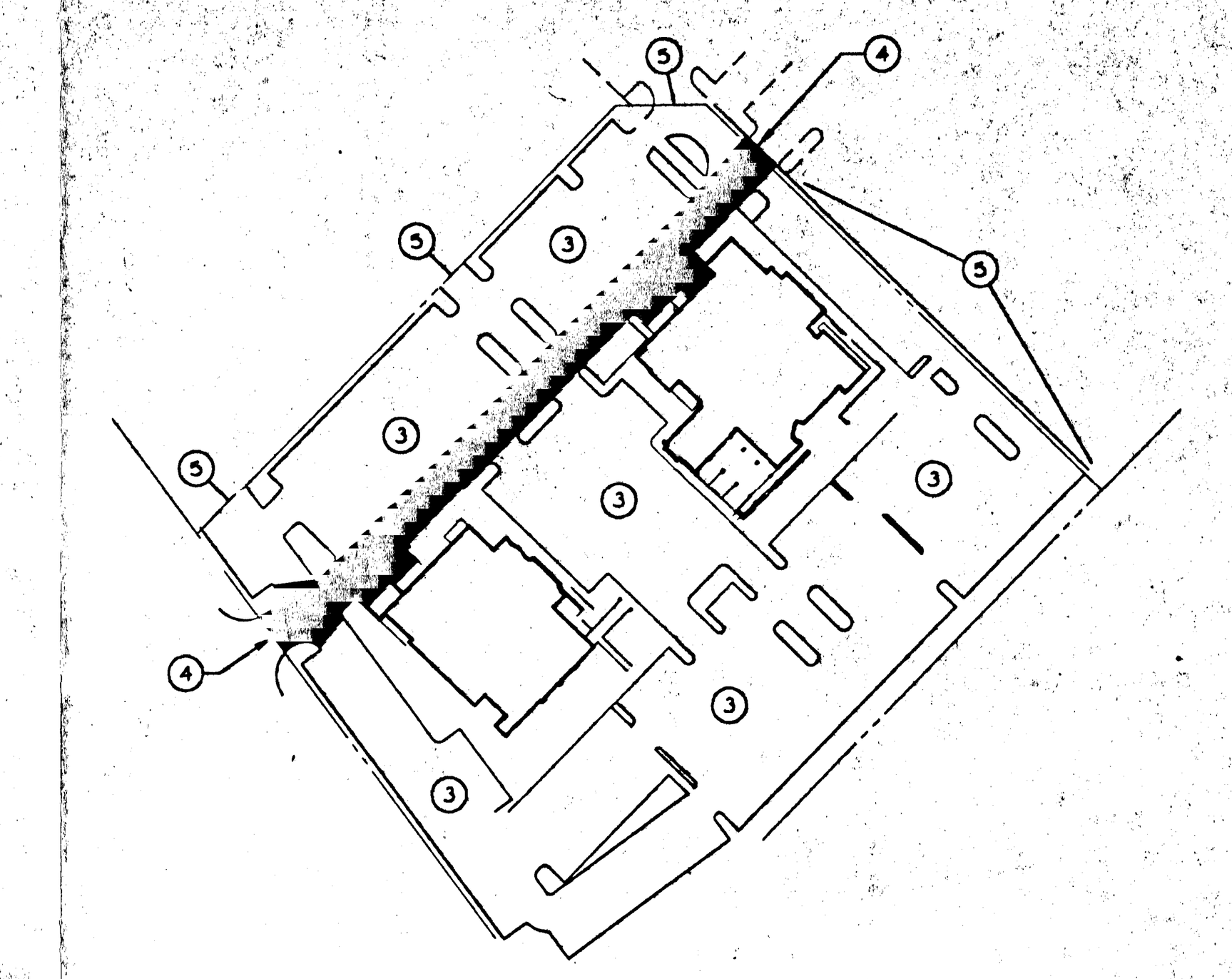
100 ALVARADO DR. NE ALBUQUERQUE, N.M. 87110 • (505) 266-3444

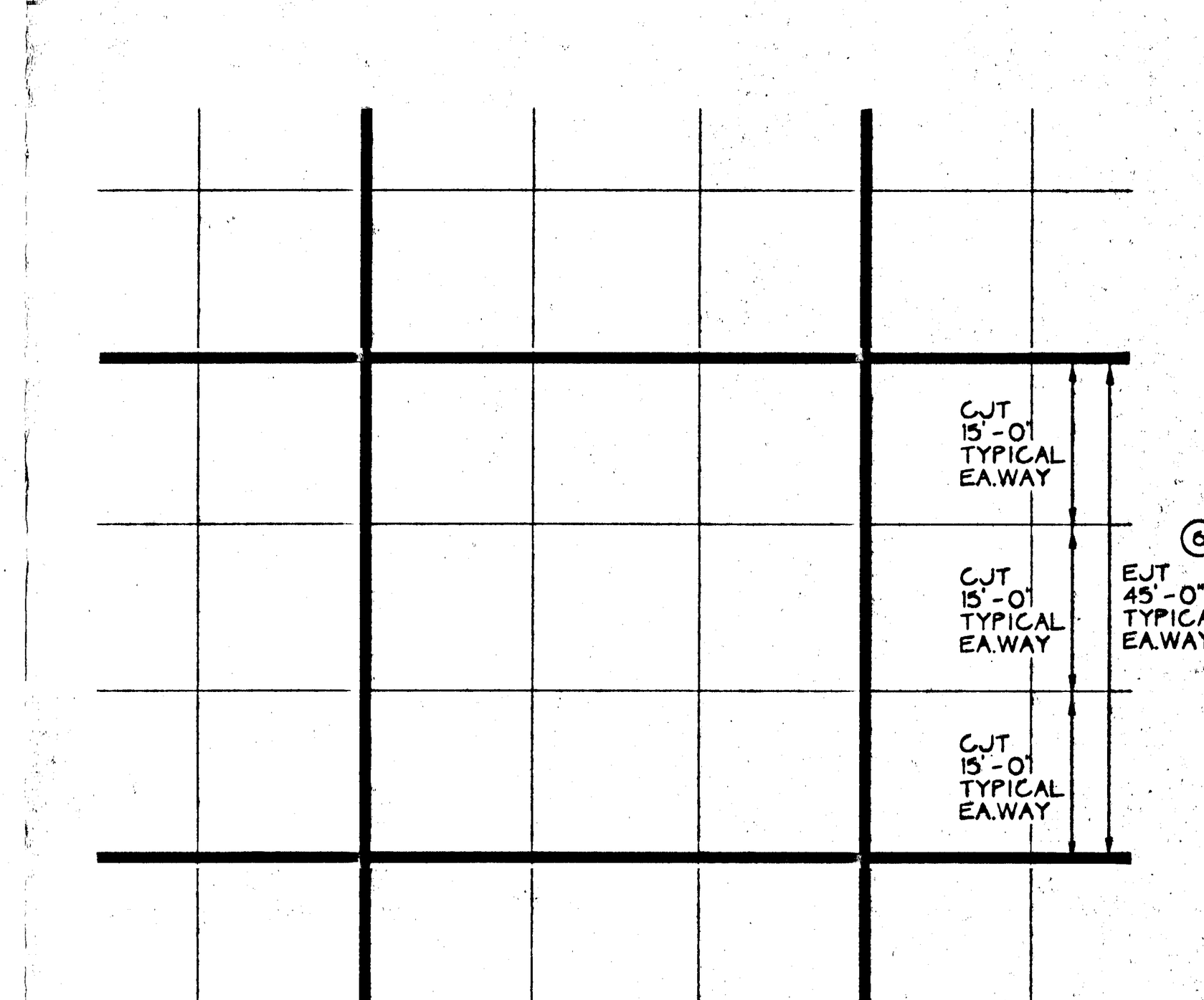


GENERAL NOTES:

3. USE TYPICAL PARKING PAVEMENT SECTION OF 5" P.C.C. OVER MIN. 12" COMPACTED SUBGRADE EXCEPT IN SHADED AREA.
4. SHADED AREA REPRESENTS EXTENTS OF 7" P.C.C. OVER MIN. 12" COMPACTED SUBGRADE.
5. PROVIDE KEYED CONSTRUCTION JOINT AT LIMITS OF CONSTRUCTION FOR FUTURE PCC PAVEMENT CONTINUATION. SEE KEYED JOINT DETAIL - C.O.A. STD. DWG. #2450.

- PROVIDE TYPICAL EXPANSION JOINTS AT ALL CURB RETURNS, PARKING ISLANDS, SIDEWALKS, ETC.

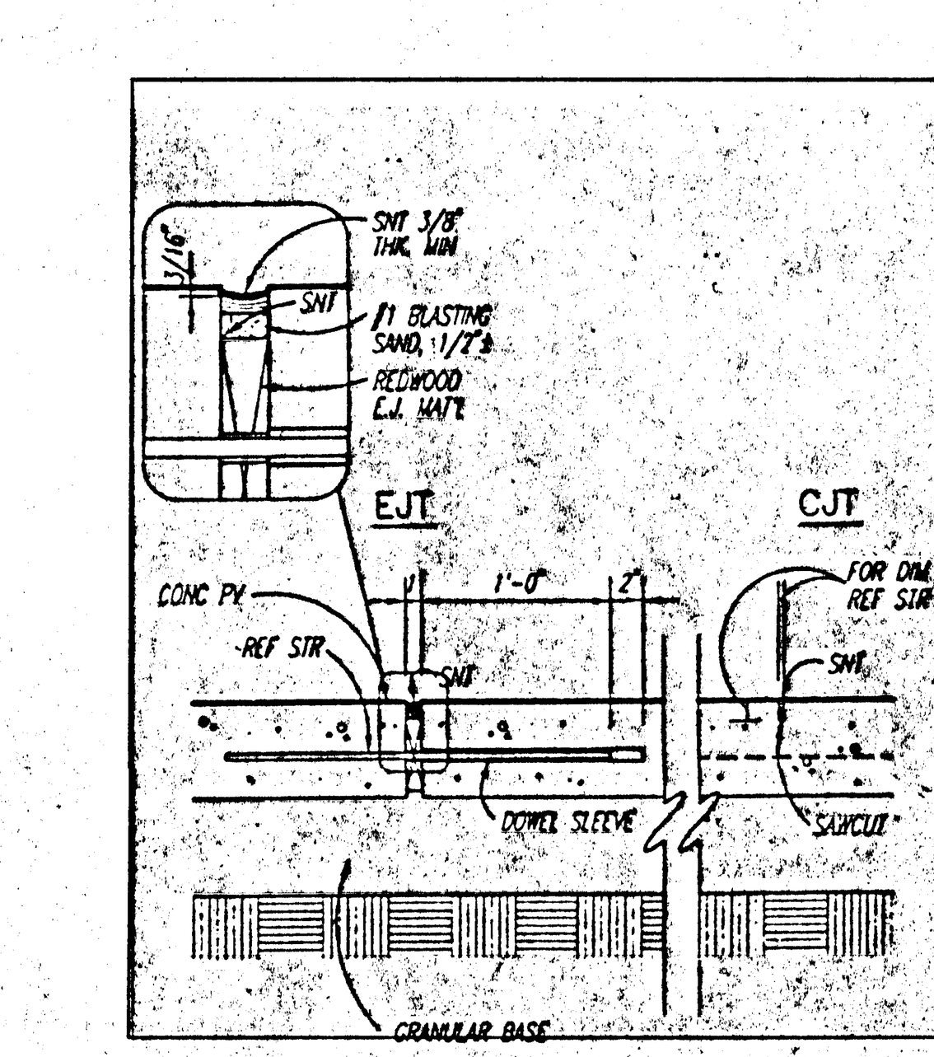
PAPPADEAUX / PAPPASITOS TYPICAL PAVING SECTIONS



GENERAL NOTES:

6. TYPICAL JOINT DESIGN: 45'-0" GRID OF REDWOOD EXPANSION JOINTS AND 15'-0" GRID OF SAWN CONTROL JOINTS. SEE DETAIL BELOW FOR JOINT DETAILS.
7. INSTEAD OF WOVEN WIRE, INSTALL REBAR : #4'S @ 24" O.C. E.W. : STOP 2" IN FROM THE EDGE OF REDWOOD, TYPICAL THROUGHOUT.

PAPPADEAUX / PAPPASITOS TYPICAL JOINT SPACING



PAPPADEAUX / PAPPASITOS TYPICAL CONCRETE JOINTS

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CHRISTOPHER L. WEISS NEW MEXICO 8653 REGISTERED PROFESSIONAL ENGINEER 11-10-99

VINCENT
THE VINCENT ASSOCIATION
Architecture Interiors Food Service Design
10015 Technology Blvd West Suite 151 Dallas Texas 75220-4339
214/351-5400 Fax 214/351-2095
The TVA+A Corporation dba

ALBUQUERQUE, NM
I-25 AT OFFICE BLVD.

PAPPAS

PAPPADEAUX SEAFOOD KITCHEN

NO.	DATE	REVISIONS	BY

JOB NUMBER 97254.08

SHEET NUMBER C2 OF SHEETS

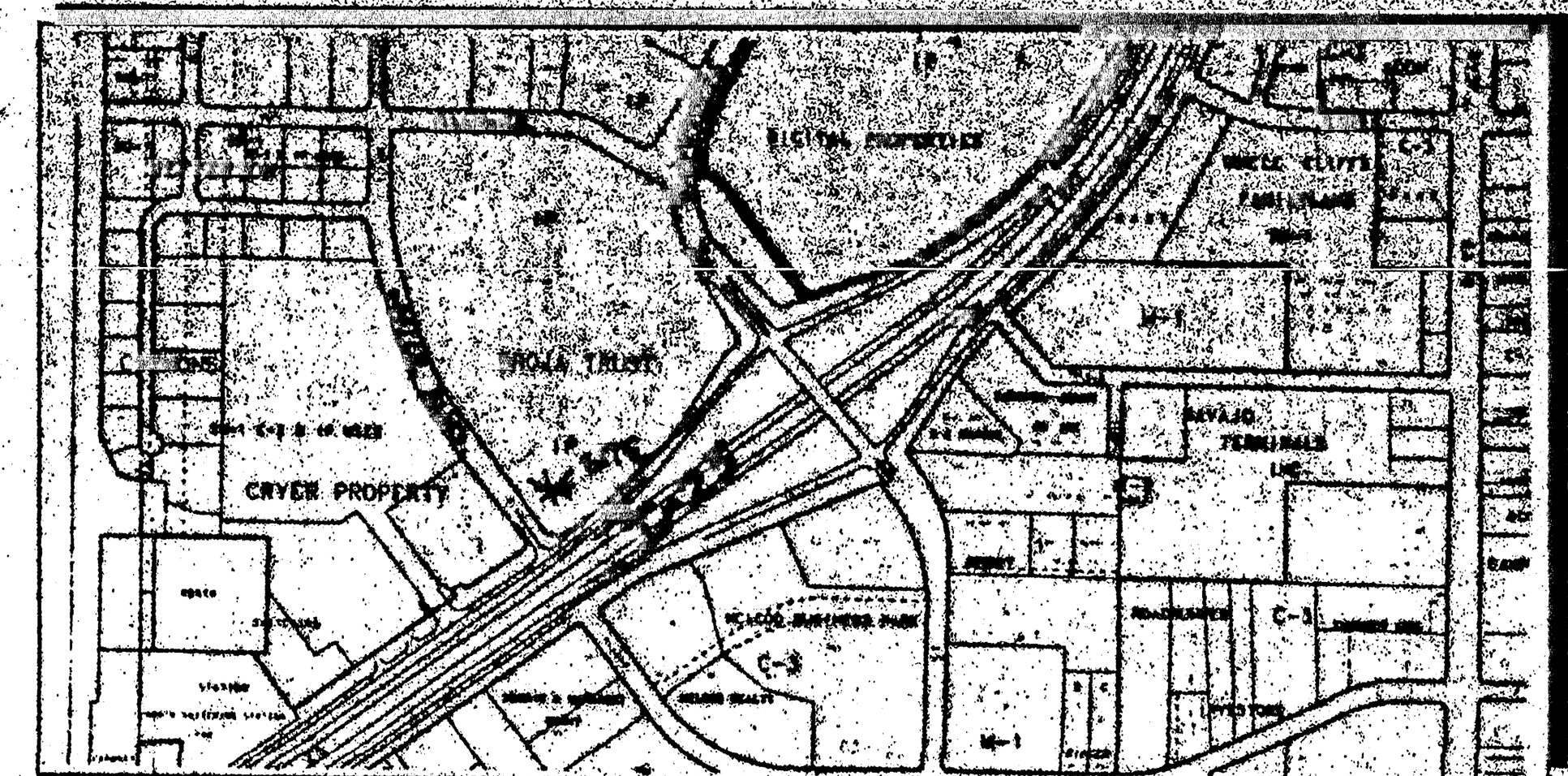
DATE OF ORIGINAL ISSUE

DATE OF THIS ISSUE: November 1999

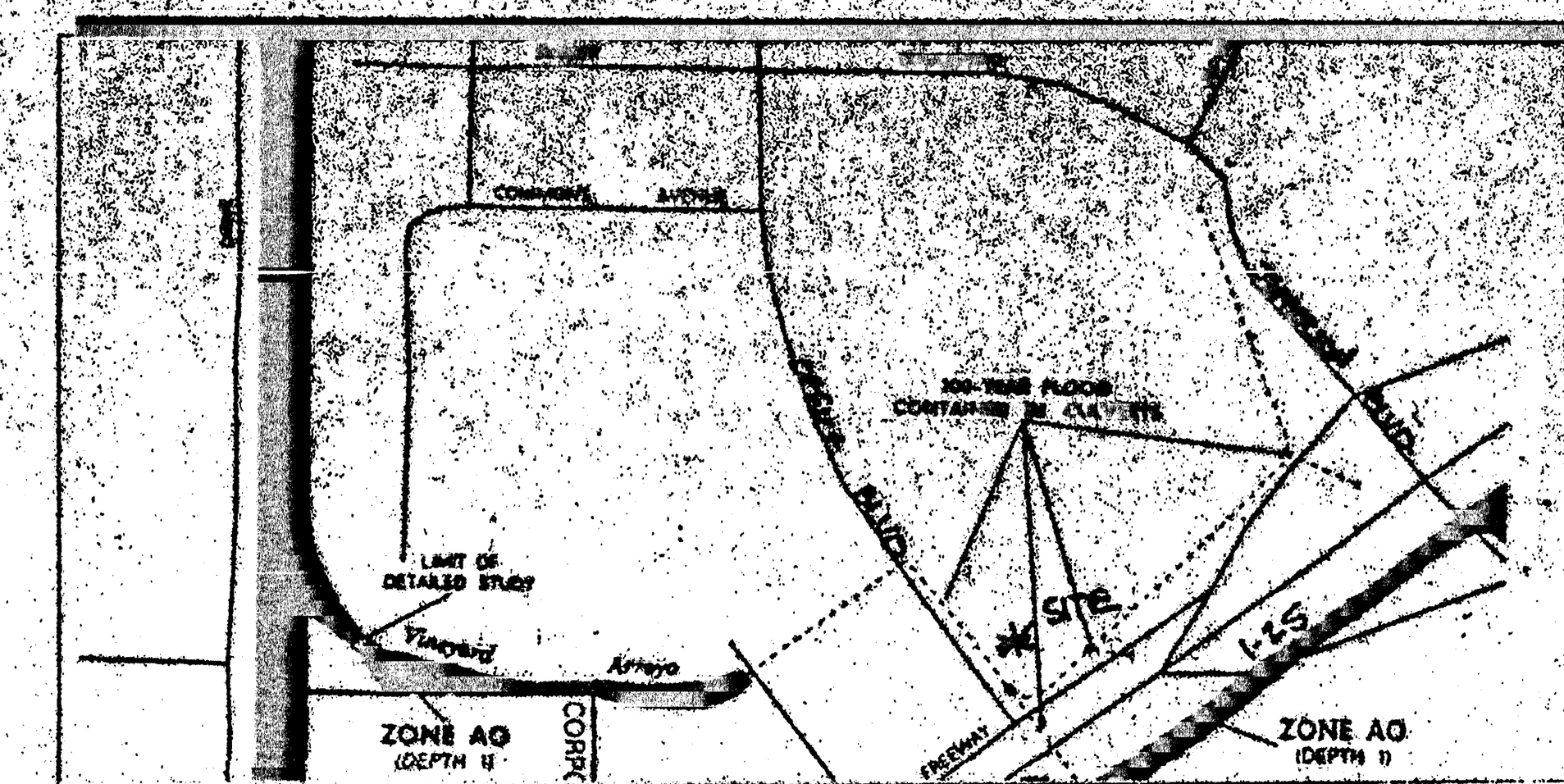
LEGEND

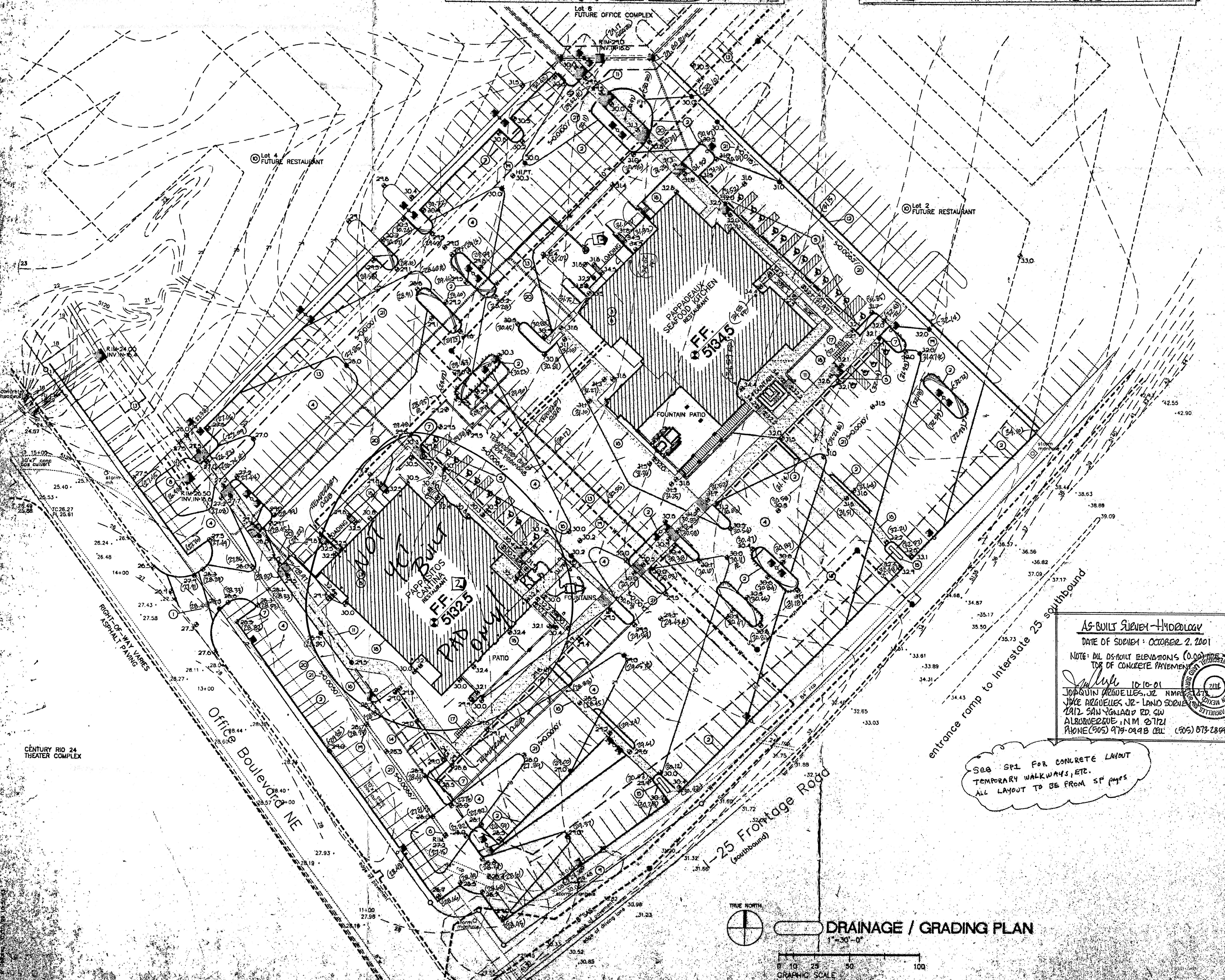
Symbol	Description	Abbrev.	Meaning
	SIDEWALK, CURB AND GUTTER (EXISTING, PROPOSED)	LA	LANDSCAPED AREA
	PROPOSED PAVED DRIVE	FH	PROPOSED FIRE HYDRANT
	BUILDING (EXISTING, PROPOSED)	TRW	TOP OF RETAINING WALL (> 18" HIGH)
	PROPERTY LINE	TA	TOP OF ASPHALT
	EXISTING SPOT ELEVATION	TC	TOP OF CURB
	EXISTING CONTOUR	FL	FLOW LINE
73.2	PROPOSED SPOT ELEVATION	FF	FINISHED FLOOR
	PROPOSED CONTOUR	R/W	RIGHT OF WAY
	SURFACE FLOW DIRECTION (EXISTING, PROPOSED, ROOF)	PL	PROPERTY LINE
	SITE PLAN LIGHTING	PP	POWER POLE
S	NEW 8" SANITARY SEWER	▲	ENTRY / EXIT LOCATION
SS	NEW STORM SEWER	(30.00)	AS-BUILT ELEVATION
W	NEW 10" WATER LINE		
	EASEMENT		

VICINITY MAP F-17



FIRM MAP 138





AS-BUILT SURVEY-HYDROLOGY
DATE OF SURVEY: OCTOBER 2, 2001
NOTE: ALL AS-BUILT ELEVATIONS (0.00) ARE TOP OF CONCRETE PAVEMENT
10-10-01
JOAQUIN ARGUELLES, JR NMPLS 7472
JAKE ARGUELLES JR - LAND SURVEYING
2912 SAN YGNACIO RD. SW
ALBUQUERQUE, NM 87121
PHONE (505) 975-0998 CELL (505) 873-2859 OFFICE

See SP1 FOR CONCRETE LAYOUT TEMPORARY WALKWAYS, ETC. ALL LAYOUT TO BE FROM SP pages

DRAINAGE / GRADING PLAN

1" = 30'-0"

GRAPHIC SCALE 0 10 25 50 100

GENERAL NOTES

LEGAL:
LOT 3, JEFFERSON COMMONS II, ALBUQUERQUE, NM

SURVEYOR:
FORSTBAUER SURVEYING CO. - RON FORSTBAUER, 130 ALVARADO DR. NE, ALBUQ. 87108 - MAY 1997

B.M.:
CITY OF ALBUQUERQUE 125-18, A NMSHC BRASS CAP IN TOP OF A CONCRETE POST FLUSH WITH THE GROUND. THE STATION IS LOCATED ON THE EAST FRONTAGE ROAD OF I-25, 0.6 MILES NORTH OF ITS INTERSECTION WITH MONTGOMERY BOULEVARD NE. ELEVATION 5125.70 (M.S.L.D.)

TBM:
TOP OF PLASTIC CAP LOCATED AT THE SOUTHWEST PROPERTY CORNER OF LOT 3 (SEE PLAN). ELEVATION = 5127.31 (M.S.L.D.)

FLOOD HAZARD:
PER F.I.R.M. PANEL 138 OF 825, THE PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE.

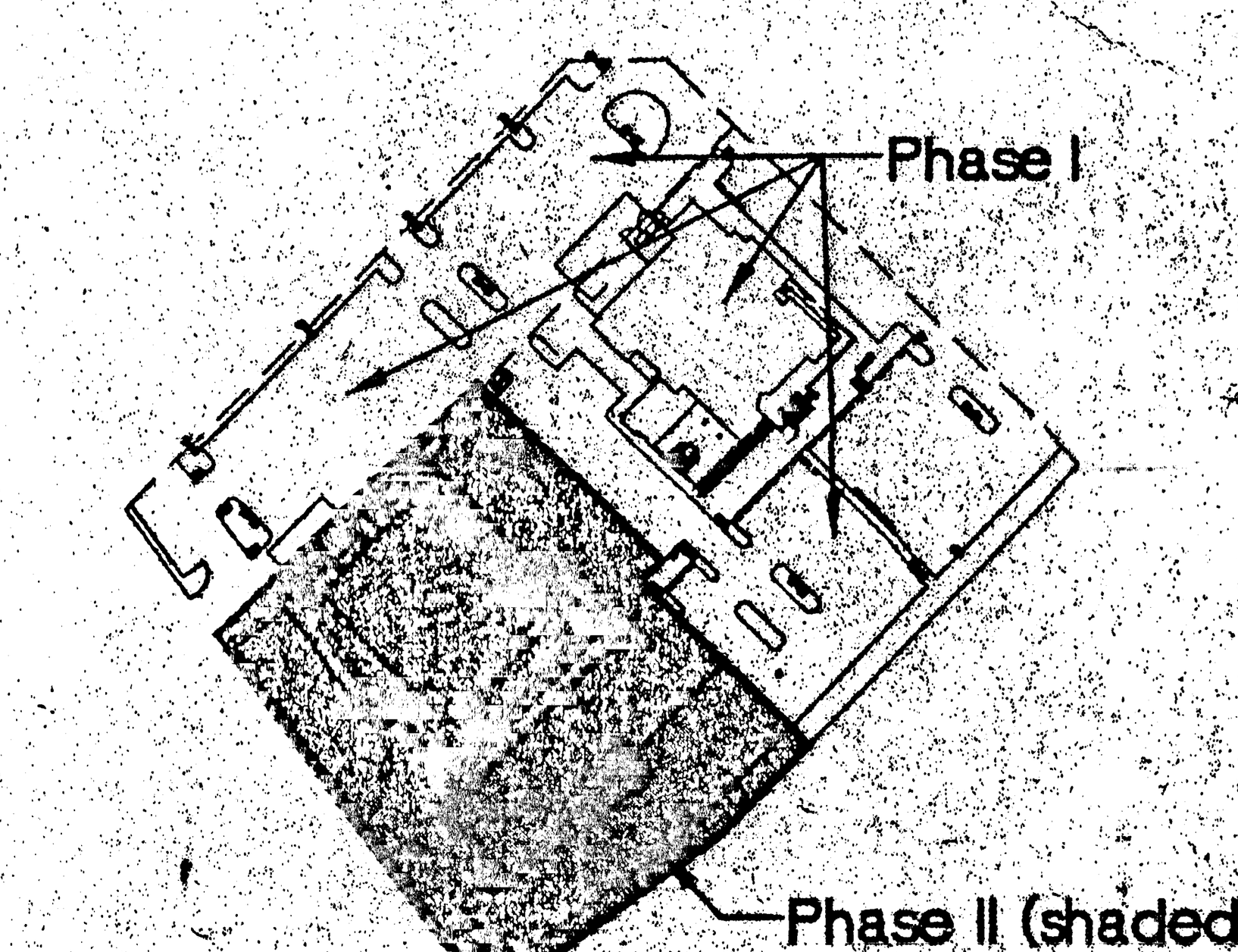
OFF-SITE DRAINAGE:
PER THE DRAINAGE MANAGEMENT PLAN FOR JEFFERSON COMMONS PHASE II, NO OFF-SITE DRAINAGE WILL AFFECT THIS PROPERTY.

EROSION CONTROL:
THE CONTRACTOR IS RESPONSIBLE FOR RETAINING ON-SITE ALL SEDIMENT GENERATED DURING CONSTRUCTION BY MEANS OF TEMPORARY EARTH BERMS OR SILT FENCES AT THE LOW POINTS ON THE WEST PROPERTY LINE.

KEYED NOTES

1. CONSTRUCT DRIVE ENTRANCE. PROVIDE SMOOTH RIDING TRANSITION. SEE ARCHITECTURAL FOR DIMENSIONS. SEE C.O.A. STD. DWG. 2420 FOR VALLEY GUTTER DETAIL.
2. CONSTRUCT 6" CONCRETE HEADER CURB AT ALL CURB LOCATIONS UNLESS OTHERWISE NOTED. SEE DETAIL (SHEET C1.2)
3. ROOF FLOWS TO DRAIN IN DIRECTIONS INDICATED. ALL ROOF FLOWS TO BE RELEASED THROUGH PIPES DIRECTLY INTO EXISTING / PROPOSED STORM DRAIN SYSTEM. SEE STORM DRAIN DIAGRAM AND DETAILS ON SHEET C-2.
4. 6" THICK PCC PAVING THROUGHOUT. SEE C.O.A. STANDARD DRAWINGS #2450 (CONCRETE JOINTS), #2452 (TYPICAL CONCRETE PAVEMENT JOINT PATTERN), AND #2453 (STANDARD PENETRATIONS - PCC PAVEMENT) FOR ADDITIONAL INFORMATION. BASIN FLOWS TO BE CARRIED WITHIN PARKING AREA TO STORM SEWER SYSTEM AS SHOWN.
5. HANDICAP PARKING AREA. CONTRACTOR TO RAMP SIDEWALK DOWN (SLOPE = 1:20 MAX) AT ALL HANDICAP PARKING AREAS. SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
6. INSTALL SINGLE TYPE 'D' STORM SEWER INLET WITH ALBUQUERQUE GRATE THIS AREA. SEE COA STANDARD DRAWINGS 2206 AND 2220 FOR ADDITIONAL INFORMATION. SEE STORM DRAIN DIAGRAM AND DETAILS ON SHEET C-2.
7. ALL SPOT ELEVATIONS WITHIN PAVEMENT AREA REPRESENT TOP OF PAVING UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF WALK ELEVATIONS, TYPICAL.
8. PROVIDE WATERTIGHT CONNECTION TO MASTER STORM SEWER (SS) SYSTEM WITHIN ACCESS DRIVE. MASTER SS PREVIOUSLY INSTALLED AS PART OF MASTER PLAN PROJECT.
9. FIELD ADJUST CURB THIS AREA TO AVOID EXISTING STORM INLET. MAINTAIN GRADES WITHIN R.O.W. TO ENSURE FLOWS ACCESS
10. ADJACENT UNDEVELOPED LOT UNDER SAME OWNERSHIP. GRADES SHOWN ARE SCHEMATIC FOR INFORMATION ONLY.
11. 10' HIKE/BIKE PATH. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
12. CONSTRUCT TEMPORARY ASPHALT CURB BETWEEN LOTS 2 AND 3 AS SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
13. EXISTING UTILITY EASEMENT (WATER, SEWER, AND / OR SANITARY SEWER)
14. EXISTING PERMANENT EASEMENT AS SHOWN ON THE PLAT OF PARCEL 3, DIGITAL PROPERTIES FILED 02/27/98, VOLUME 98C FOLIO 69.
15. FREE STANDING RESTAURANT SIGN
16. CONSTRUCT SIDEWALK THIS AREA. SEE ARCHITECTURAL FOR WIDTH, MATERIAL AND ADDITIONAL INFORMATION.
17. BICYCLE RACK. SEE ARCHITECTURAL FOR ADDITIONAL INFO.
18. CONSTRUCT EXTENTED STEMWALL AS REQUIRED TO ACHIEVE GRADE DIFFERENCE SHOWN. STRUCTURAL DESIGN BY OTHERS. PROVIDE 2" DIA. PIPES @ 10' O.C. TO DRAIN PATIO FLOWS.
19. HIGH POINT IN PAVEMENT THIS AREA AS SHOWN.
20. INSTALL 10" OR 24" PVC STORM DRAINS (AS NOTED ON UTILITY PLAN) TO CAPTURE ROOF / SITE FLOWS AND DIRECT THEM TO THE EXISTING STORM SEWER SYSTEM. SEE STORM DRAIN DIAGRAM AND DETAILS ON SHEET C-2 FOR ADDITIONAL INFORMATION.
21. FLOWLINE SLOPE WITHIN CONCRETE PAVING. NOTE: CONTRACTOR TO NOTE THAT SLOPE WITHIN CONCRETE PAVING SHALL NEVER BE LESS THAN 0.0050'/'.

PHASE DIAGRAM



ENGINEER'S CERTIFICATION * DRAINAGE
Pappas Restaurants

AREAS OF MODIFICATION:
1. Storm drain inlet installed at low point this area. OK
2. Pappasitos Cantina (bldg. and assoc. walks / parking) not yet constructed

I, Christopher L. Weiss, P.E. hereby certify that the as-built information shown, is in substantial compliance with the approved drainage / grading / parking layout plans.

10-11-01

CHRISTOPHER L. WEISS NEW MEXICO 6653 REGISTERED PROFESSIONAL ENGINEER

AS-BUILT SURVEY DATA PROVIDED BY JUAQUIN ARGUELLES, JR NMPLS #7472

C.L. WEISS ENGINEERING, INC.

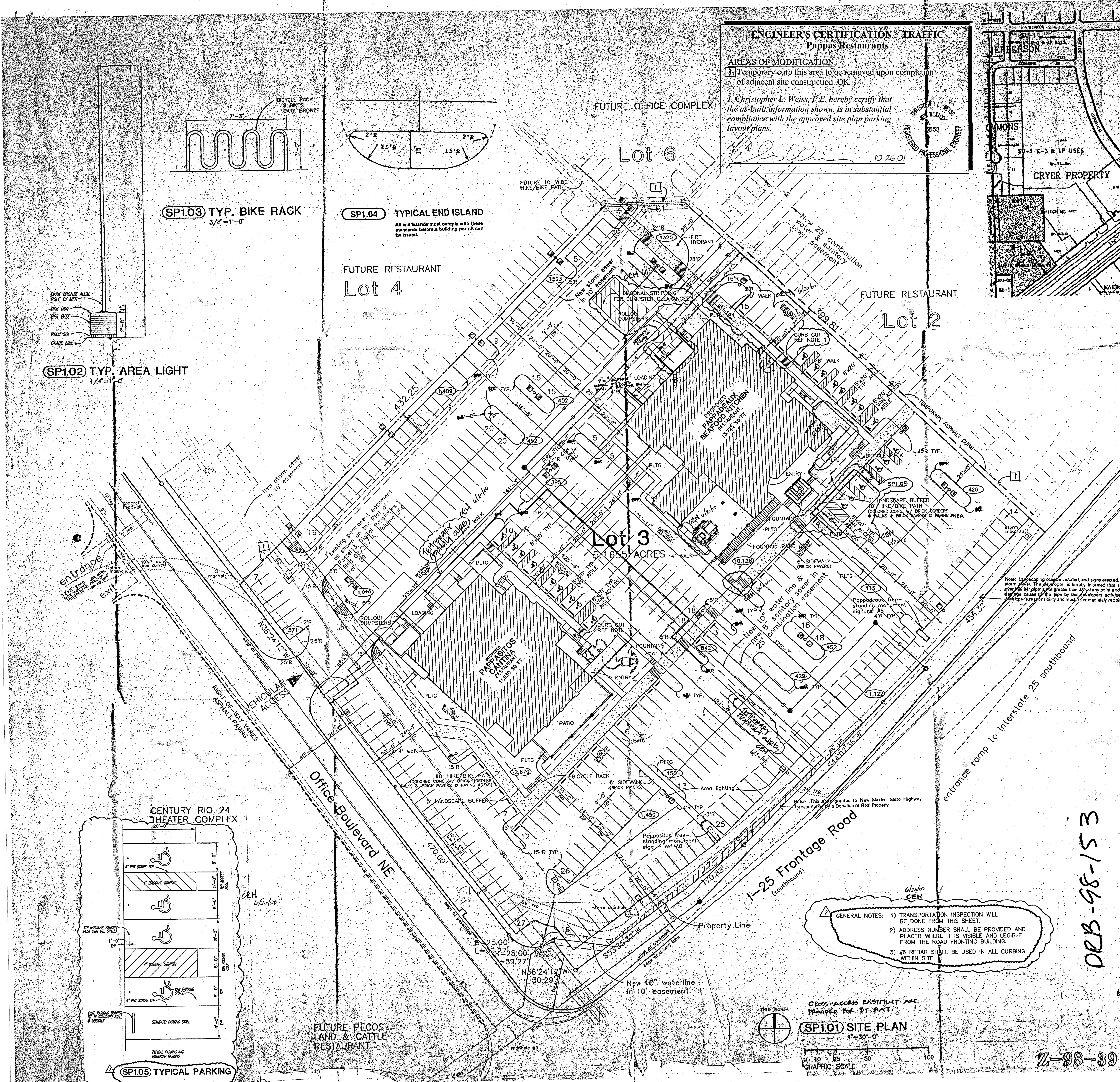
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECTS OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

VINCENT
THE VINCENT ASSOCIATION
The TVA+A Corporation

ALBUQUERQUE, NM
I-25 AT OFFICE BLVD.
PAPPADEAUX SEAFOOD KITCHEN

JOB NUMBER 97254.08

SHEET NUMBER C1



VICINITY MAP
1"=400'-0"

DRB-98-153

Z-98-39

I certify that this plan is in accordance with the Site Plan for Building Permit approved by the Environmental Planning Commission on March 19, 1998 in the above referenced case.

Development Services	6-26-98
Transportation Development	6-25-98
Utility Development	5-5-98
City Engineer/Hydrology	6-25-98
Planning Section/CIP	5-5-98

SHEET INDEX

EPC #	NAME	DESCRIPTION
1.	SP1	SITE PLAN
2.	L1	LANDSCAPE PLAN
4a.	A1	PAPPADEAUX ELEVATIONS
4b.	A2	PAPPADEAUX ELEVATIONS
4c.	A3	PAPPASITOS ELEVATIONS
4d.	A4	PAPPASITOS ELEVATIONS
4e.	A5	PAPPADEAUX SIGN DETAILS
4f.	A6	PAPPASITOS SIGN DETAILS
3.	C1	GRADING PLAN (SUBMITTED SEPARATELY)

LEGEND

- NEW AREA LIGHTS- 30' HIGH, CAST ALUMINUM, NO GLARE METAL HALIDE FIXTURES W/ 1 OR 2 HEADS
- NEW 8" SANITARY SEWER
- NEW STORM SEWER
- NEW 10" WATER LINE
- NEW CURB/GUTTER/PAVEMENT
- LOT LINE
- PROPERTY BOUNDARY
- EASEMENT
- EXISTING CURB/GUTTER/PAVEMENT
- (000) LANDSCAPE AREA (SQUARE FEET)

NOTES

1. CURB CUTS
PARALLEL TYPE CURB RAMPS ARE PROVIDED FOR HANDICAPPED ACCESS. SLOPE TO BE A MAXIMUM OF 1:12.
2. PARKING SPACES:
REQUIRED: 339
PROVIDED: 353
ACCESSIBLE PARKING SPACES: PAPPASITOS PAPPADEAUX
REQUIRED: 12 16
PROVIDED: 12 16
3. AREAS
SITE: 5.165 ACRES
BUILDINGS: .889 ACRES (38,725 S.F.)
PAVING: 3.273 ACRES (142,572 S.F.)
LANDSCAPING: 1.023 ACRE (44,570 S.F.)

ALBUQUERQUE BUILDING & SAFETY
JUN 2 0 2000
PLAN CHECK SECTION

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DAVID SCOTT WINDLE, AIA
Architecture
Interiors
Food Service Design

ALBUQUERQUE, NM
INTERSTATE 25
AT OFFICE BLVD.

E.P.C. SUBMITTAL

PAPPAS

PAPPADEAUX & PAPPASITOS

JOB NUMBER 97254.05

SHEET NUMBER SP1 OF 9 SHEETS

RECEIVED JUN 7 2000