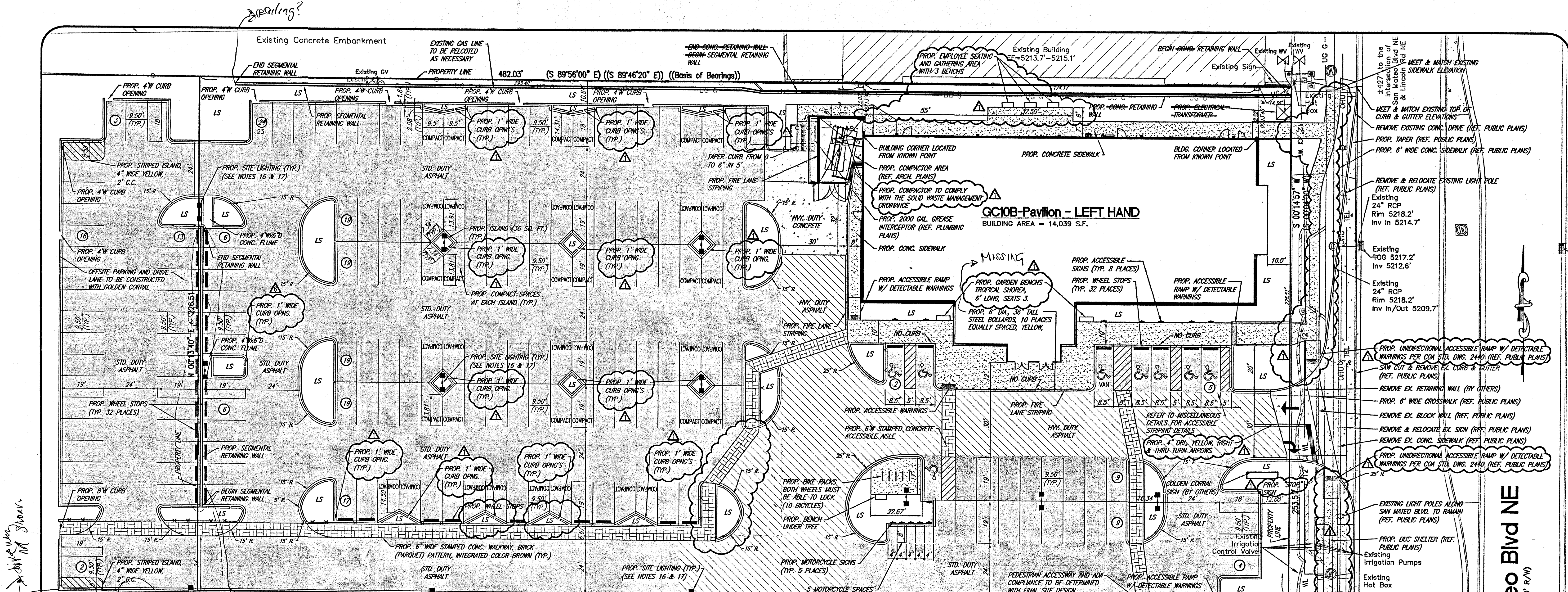
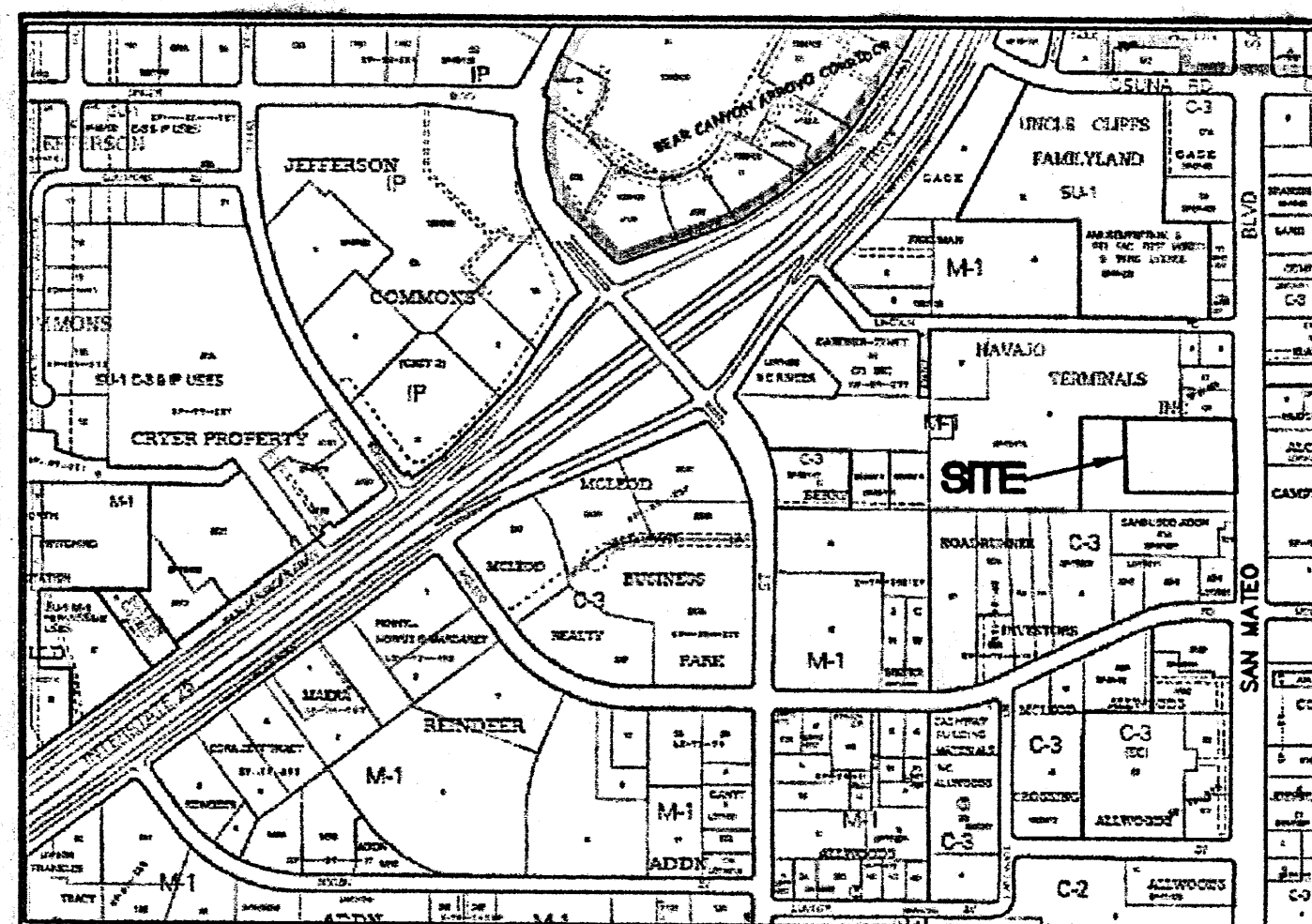


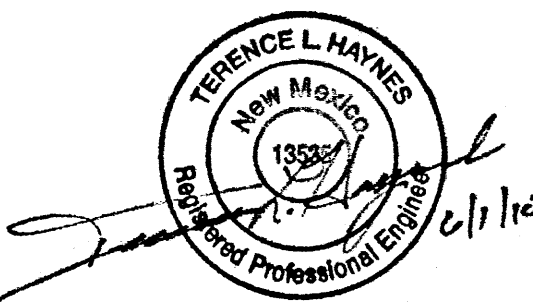


NOTES:

1. NO BIKE ROUTES OR PATHS EXIST ALONG THE FRONTAGE OF SAN MATEO BOULEVARD.
2. SITE DEVELOPMENT PLAN SHALL COMPLY WITH THE SUBDIVISION DESIGN STANDARDS AND APPLICABLE ZONING REGULATIONS.
3. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS OF THE CITY OF ALBUQUERQUE.
4. ALL BUILDINGS ON TRACTS A, B, AND C WILL BE REMOVED.
5. UPON COMPLETION OF PAVING OPERATIONS THE CONTRACTOR SHALL INSTALL THE PAVEMENT STRIPES AND PAVEMENT MARKINGS AS SHOWN HEREON. ON-SITE PARKING STALL STRIPES SHALL BE 4" WIDE AND WHITE IN COLOR. HANDCAP STALL SHALL BE PAINTED AND SIGNED PER FEDERAL, STATE, AND LOCAL REQUIREMENTS.
6. HANDICAPPED PARKING AREAS PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BUILDING CODE.
7. UNLESS OTHERWISE NOTED, ALL RADII ON PARKING ISLANDS SHALL BE 2'.
8. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, SERVICE AREA DIMENSIONS AND ELEVATIONS. REFERENCE M.E.P. FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
9. THE DISPOSAL OF DEMOLISHED ITEMS SHALL COMPLY TO ALL STATE AND LOCAL REQUIREMENTS.
10. MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE ZONING ORDINANCE.
11. ALL SIGNAGE CONTINGENT UPON APPROVAL BY THE CITY OF ALBUQUERQUE.
12. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE ZONING ORDINANCE.
13. FIRE LANE STRIPING: "NO PARKING FIRE LANE" MARKING SHALL CONSIST OF A SIX (6) INCH WIDE RED STRIPE ALONG THE CURB ON ALL SIDES OF THE BUILDING. THE WORDS "NO PARKING FIRE LANE" SHALL BE MARKED ON THE STRIPES IN FOUR (4) INCH HIGH WHITE LETTERS AT 25-FT. MAXIMUM INTERVALS. STRIPING AND LETTERS SHALL BE APPLIED ACCORDING TO THE CITY OF ALBUQUERQUE. FIRE LANE & FIRE PROTECTION MUST BE APPROVED BY THE FIRE MARSHALL PRIOR TO BUILDING PERMIT BEING ISSUED. CONTRACTOR TO COORDINATE ALL FIRE LANE MARKINGS WITH THE ALBUQUERQUE FIRE MARSHALL.
14. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE AND NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARDS.
15. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB TO FACE OF CURB, UNLESS NOTED OTHERWISE.
16. SITE LIGHTING DESIGN IS BY RUUD LIGHTING. SEE THE PHOTOMETRIC DRAWING SHEET LSI-1 FOR LIGHTING, POLE LOCATIONS AND REQUIREMENTS. SEE SHEET C-21 FOR LIGHT POLE DETAILS.
17. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS PER THE CITY OF ALBUQUERQUE.
18. TYPE "X" CURB TO BE USED WITH ASPHALT PAVING AND TYPE "B" CURB TO BE USED WITH CONCRETE PAVING.
- 19.
20. ALL ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:21.



VICINITY MAP
F-17-Z



Existing
PNM & Mountain
States Telephone &
Telegraph Co. Esmt.

TRAFFIC CIRCULATION LAYOUT CERTIFICATION

I, TERENCE L. HAYNES, N.M.P.E. 13535, OF THE FIRM SMC CONSULTING ENGINEERS, P.C., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED SITE PLAN DATED 6/1/2010. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 1/25/2011 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS 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.

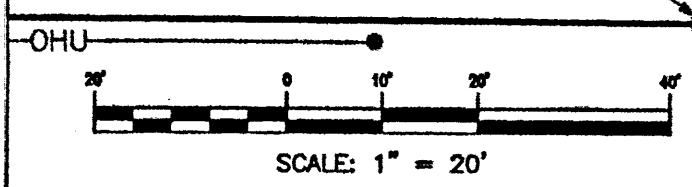
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND IS INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC CIRCULATION LAYOUT WITH THE DESIGN INTENT OF THE APPROVED SITE PLAN. THIS RECORD DOCUMENT IS ADVISED TO OBTAIN INSURANCE COVERAGE OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

TERENCE L. HAYNES, N.M.P.E. 13535
1/25/2011

PROJECT INFORMATION	
ADDRESS:	5207 SAN MATEO BLVD. ALBUQUERQUE, NEW MEXICO
LEGAL DESCRIPTION:	UNPLATTED
SITE AREA:	2.54 ACRES
PLANNING INFORMATION:	ZONE ATLAS PAGE: F-17-Z LAND USE ZONING: C3 (C3) HEAVY COMMERCIAL ZONE
PARKING SUMMARY:	REQUIRED: RESTAURANT: (1 SPACE PER 4 SEATS) 500/4 = 125 BUS DISCOUNT 10% (125 x 0.10) = 12 TOTAL = 113 PROVIDED DRIVE: STANDARD SPACES: 112 COMPACT SPACES: 38 HC SPACES: 8 TOTAL: 158 OFFSITE SHARED PARKING: 34 GRAND TOTAL: 192
BICYCLE PARKING (1 SPACE PER 20):	REQUIRED: 10 PROVIDED: 10
MOTORCYCLE PARKING:	REQUIRED: 5 PROVIDED: 5

PROPOSED SITE LEGEND

	HEAVY DUTY CONCRETE (SEE SHEET 14 FOR DETAILS)
	CONCRETE SIDEWALK (SEE SHEET 14 FOR DETAILS)
	STANDARD DUTY ASPHALT (SEE SHEET 14 FOR DETAILS)
	HEAVY DUTY ASPHALT (SEE SHEET 14 FOR DETAILS)
	LANDSCAPING
	PARKING COUNT
	SITE LIGHTING
	LANDSCAPING
	MEASURED BEARING AND DISTANCES RECORD BEARING AND DISTANCES PER DEED OF RECORD
	RECORD BEARINGS AND DISTANCES PER PLAT OF LANDS OF NAVAJO TERMINALS INC. (07/23/98, 98C-220)



SITE PLAN

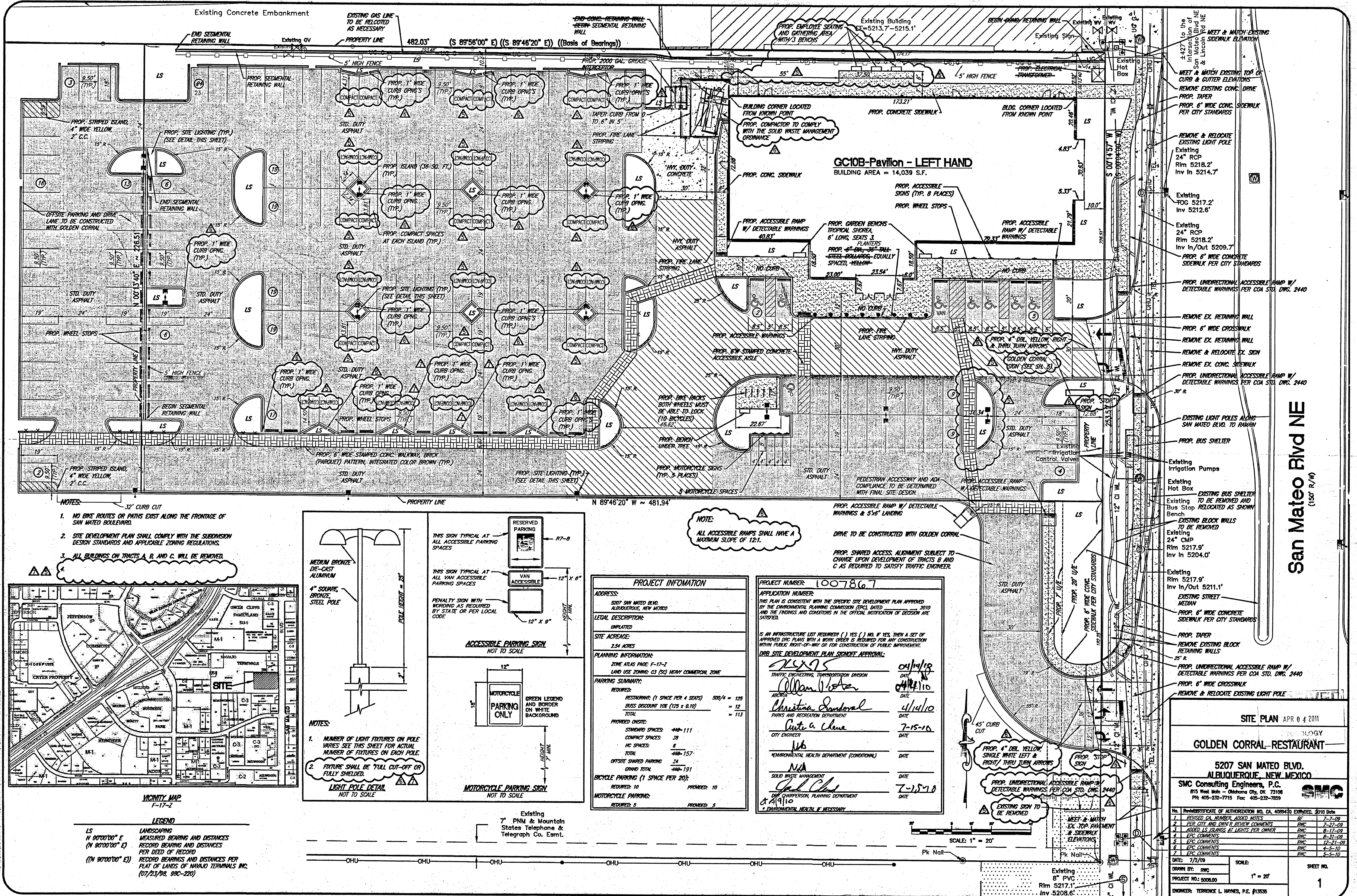
GOLDEN CORRAL RESTAURANT

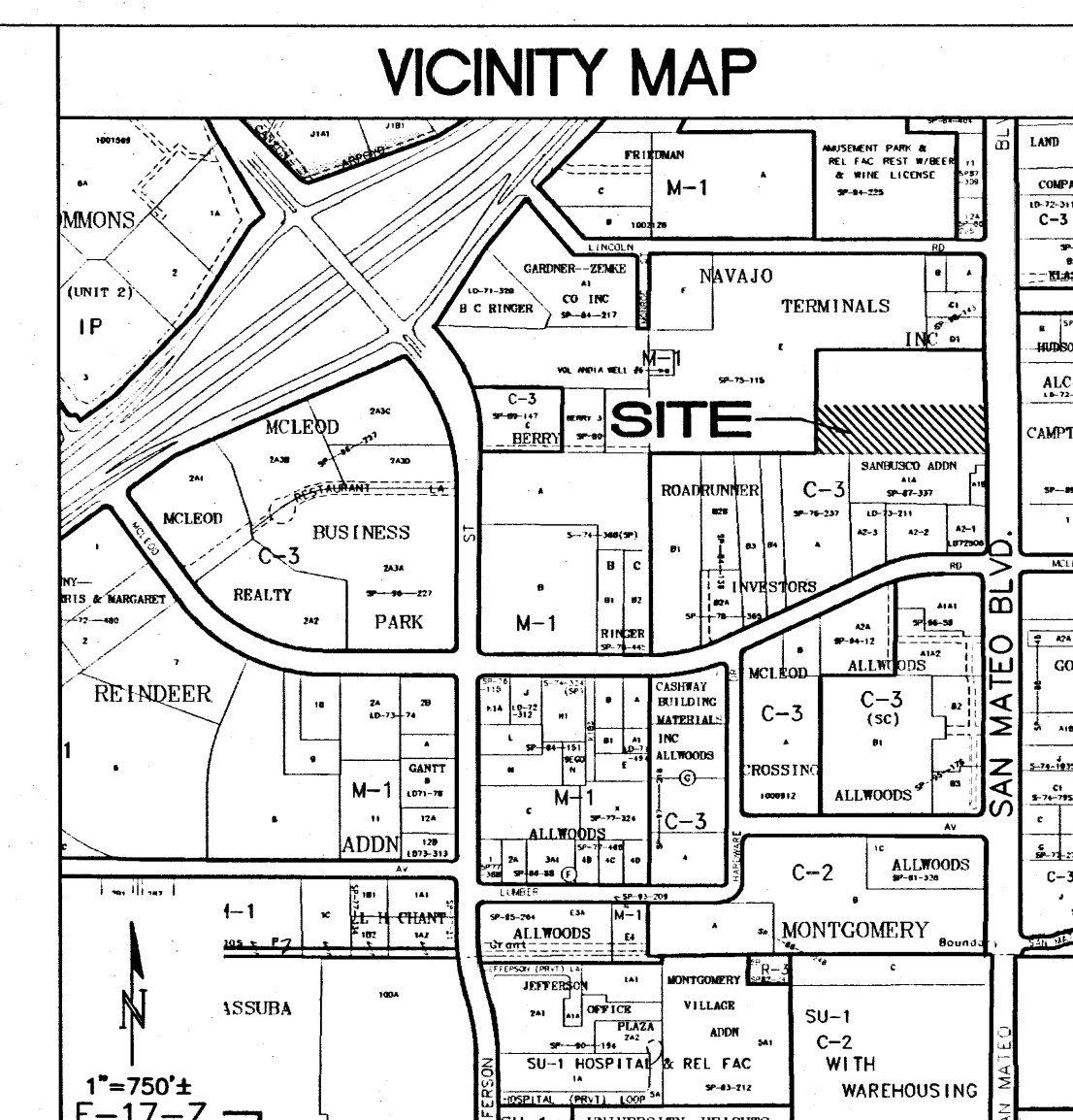
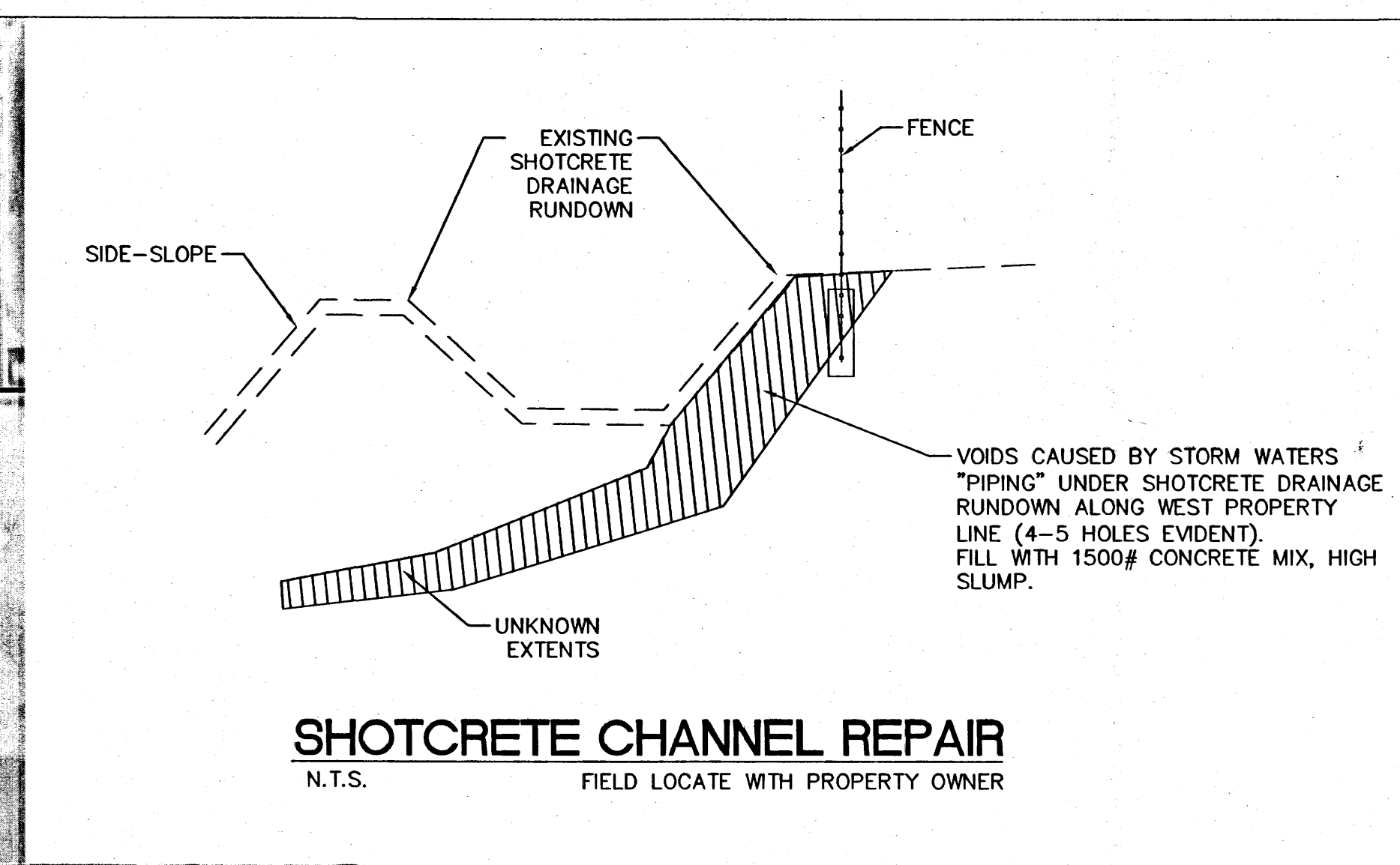
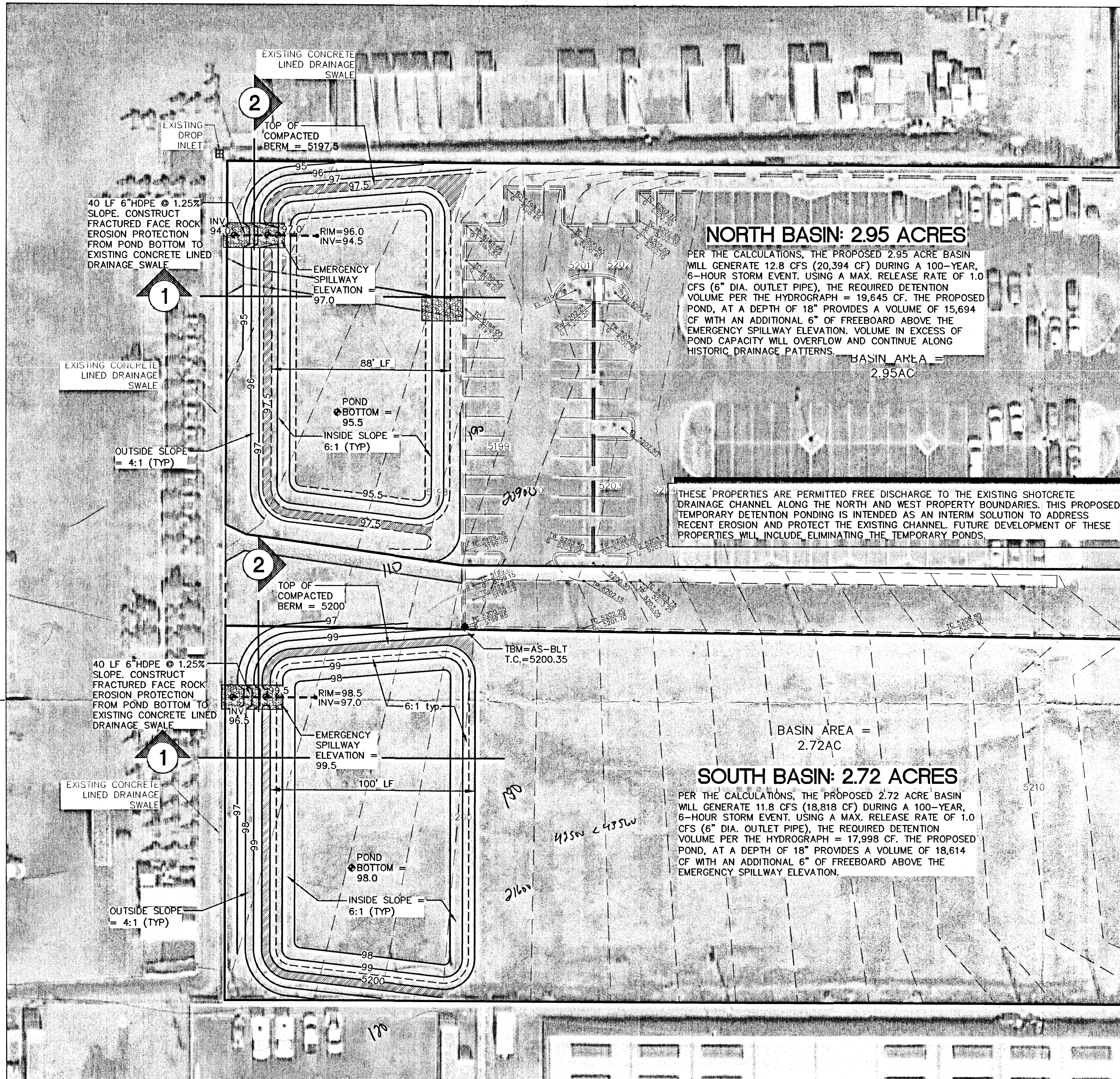
5207 SAN MATEO BLVD.
ALBUQUERQUE, NEW MEXICO

SMC Consulting Engineers, P.C.
815 West Main - Oklahoma City, OK 73106
PH: 405-232-7715 Fax: 405-232-7859
CERTIFICATE OF AUTHORIZATION NO. CA 4088470 EXP. DEC. 2010

No.	Revision	By	Date
1	EPC COMMENTS	RWC	4-5-10
2	EPC COMMENTS	RWC	5-5-10

DATE: 12/14/09
DRAWN BY: RWC
PROJECT NO.: 5008.00
ENGINEER: TERENCE L. HAYNES, P.E. #13535
SCALE: 1" = 20'
SHEET NO. C-7





PROJECT DATA

LEGAL DESCRIPTION: TRACTS A, B AND C, SANDIA ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NM

ADDRESS: 5207 SAN MATEO BLVD. 87108

SITE AREA: 6.0± ACRES

FLOOD ZONE: PER BERNALILLO COUNTY FIRM MAP #35001C01396, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

ENGINEER: FRED C. ARFMAN, PE
ISAACSON & ARFMAN, P.A.
128 MONROE ST NE, ABO. NM 87108
PHONE: (505) 268-8828

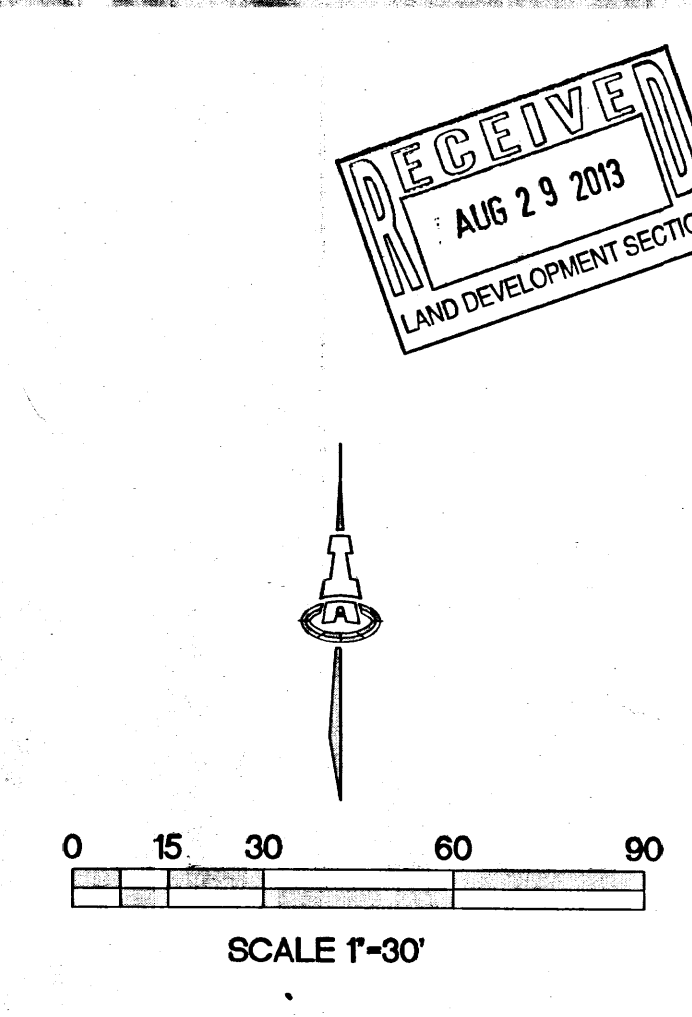
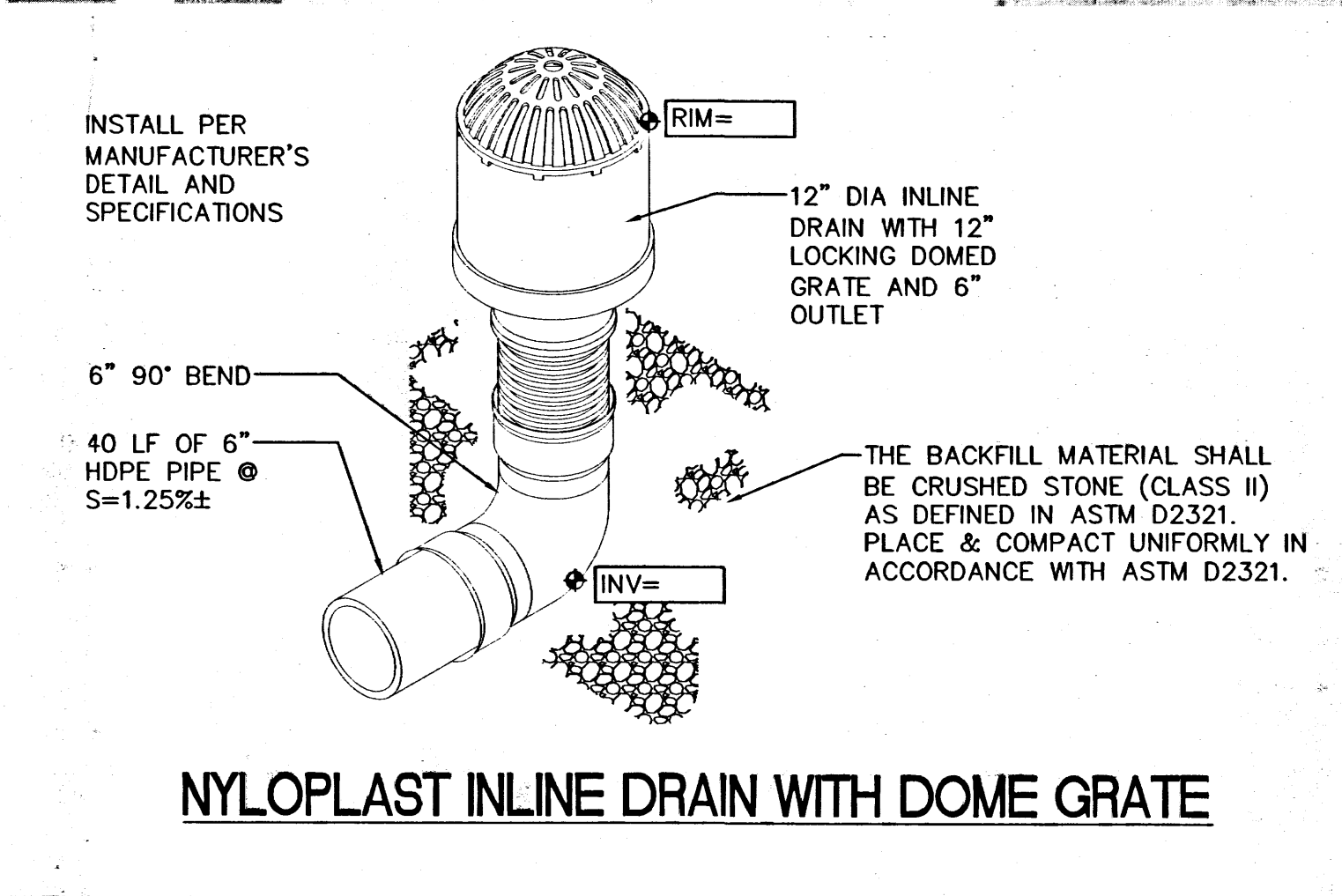
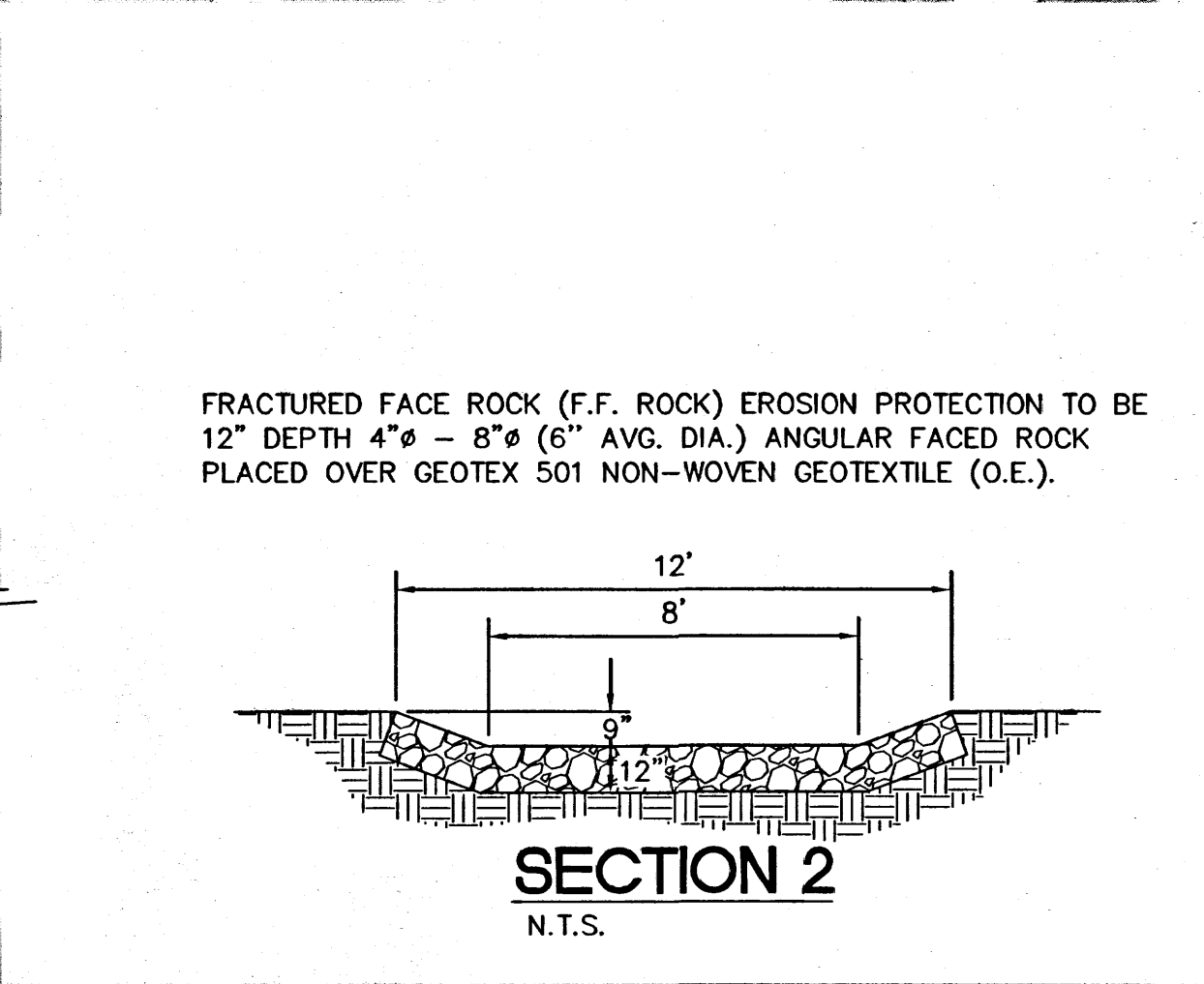
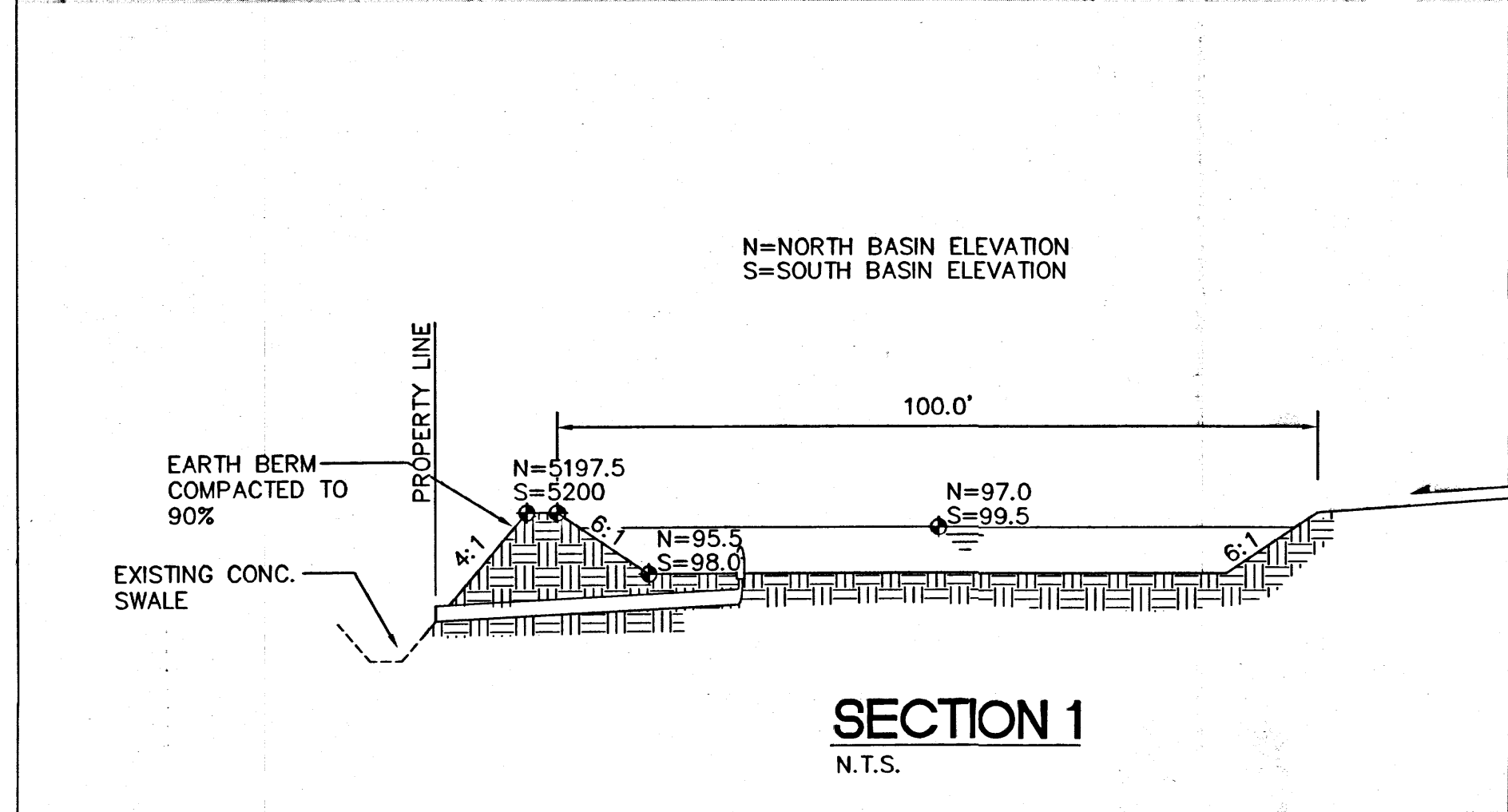
BENCHMARK: BASED ON THE DRAINAGE & GRADING PLAN SUBMITTED FOR GOLDEN CORRAL RESTAURANT STAMP DATE 6-1-10 WHICH WAS USED TO MASS GRADE THIS PROPERTY. BENCHMARK USED WAS NM 367-1, A BRASS TABLET STAMPED "NM-367-1" SET IN TOP OF A CONCRETE POST FLUSH WITH THE GROUND LOCATED IN THE NORTH SAN MATEO MEDIAN AT THE INTERSECTION WITH OSUNA RD. ELEVATION = 5213.212 (NAVD 1988)

GENERAL NOTES

A. FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.

B. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. CONTRACTOR SHALL CONTACT NM-81 FOR UTILITY LINE SPOTS TWO WORKING DAYS PRIOR TO CONDUCTING SITE FIELD WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.

C. ENGINEER RECOMMENDS THAT OWNER MAINTAIN EROSION PROTECTION ELEMENTS. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.isacil.com

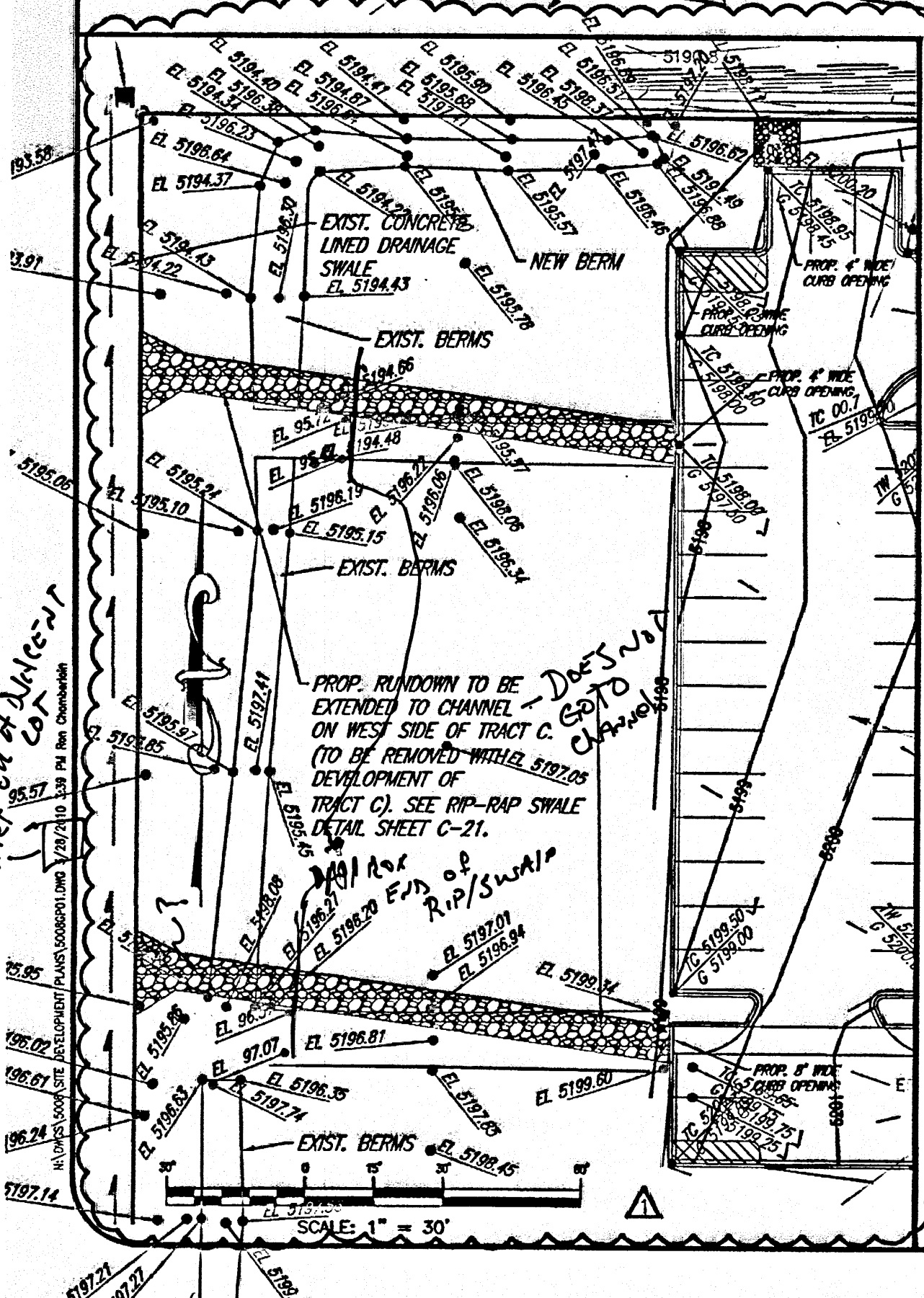
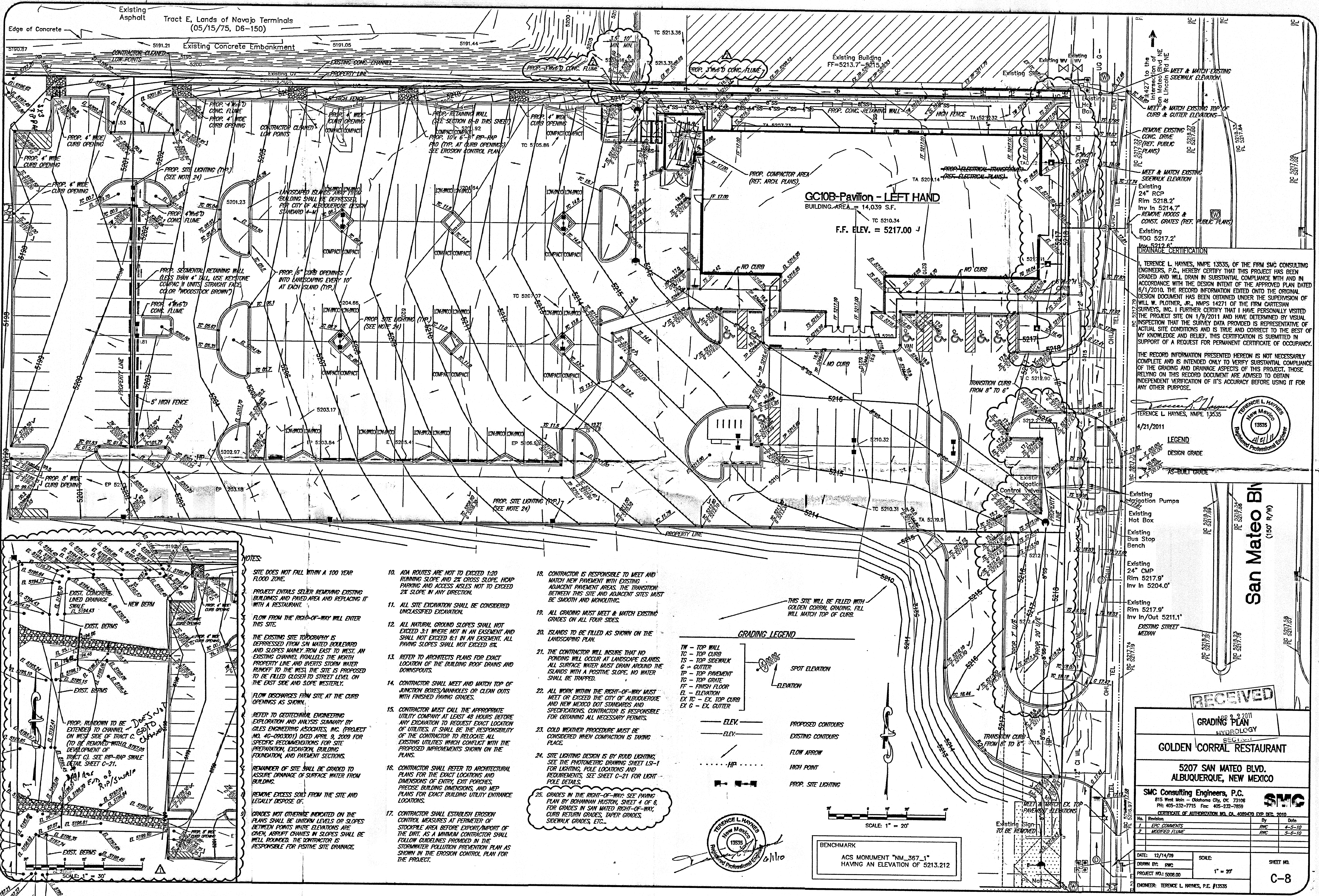
1895 CG-101.dwg Aug 28, 2013

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5207 SAN MATEO
ALBUQUERQUE, NM
SANDIA FOUNDATION

TEMPORARY DETENTION

Date:	No.	Revision:	Date:	Job No.
08-27-13				1985
Drawn By:				CG-101
Ckd By:				SH OF



NOTES:

SITE DOES NOT FALL WITHIN A 100 YEAR FLOOD ZONE.

PROJECT ENTAILS REMOVING EXISTING BUILDINGS AND PAVED AREA AND REPLACING IT WITH A RESTAURANT.

FLOW FROM THE RIGHT-OF-WAY WILL ENTER THIS SITE.

THE EXISTING SITE TOPOGRAPHY IS DEPRESSURED FROM SAN MATEO BOULEVARD AND SLOPES MAINLY FROM EAST TO WEST. AN EXISTING CHANNEL PARALLELS THE NORTH PROPERTY LINE AND INVERTS STORM WATER RUNOFF TO THE WEST. THE SITE IS PROPOSED TO BE FILLED CLOSER TO STREET LEVEL ON THE EAST SIDE AND SLOPE WESTERLY.

FLOW DISCHARGES FROM SITE AT THE CURB OPENINGS AS SHOWN.

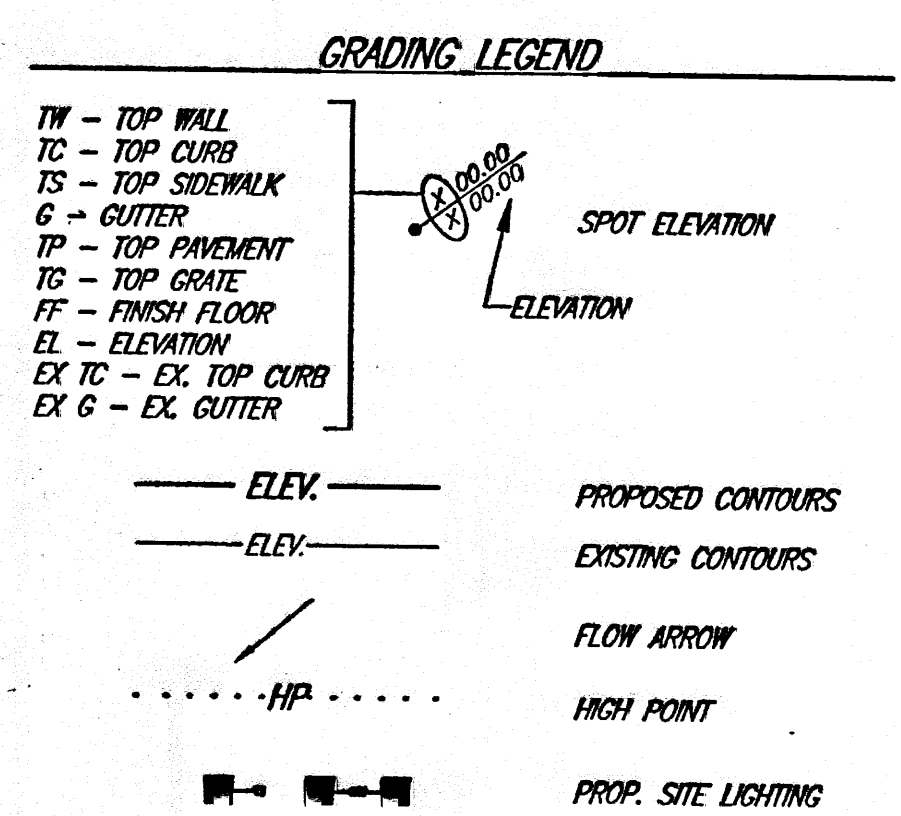
REFER TO GEOTECHNICAL ENGINEERING EXPLORATION AND ANALYSIS SUMMARY BY GILES ENGINEERING ASSOCIATES, INC. (PROJECT NO. 46-080001) DATED APRIL 9, 2009 FOR SPECIFIC RECOMMENDATIONS FOR SITE PREPARATION, EXCAVATION, BUILDING FOUNDATION, AND PAVEMENT SECTIONS.

REMAINDER OF SITE SHALL BE GRADED TO ASSURE DRAINAGE OF SURFACE WATER FROM BUILDING.

REMOVE EXCESS SOIL FROM THE SITE AND LEGALLY DISPOSE OF.

GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN. ADJUST CHANGES IN SLOPES SHALL BE WELL ROUNDED. THE CONTRACTOR IS RESPONSIBLE FOR POSITIVE SITE DRAINAGE.

10. ADA ROUTES ARE NOT TO EXCEED 1:20 RUNNING SLOPE AND 2% CROSS SLOPE. HICUP PARKING AND ACCESS AISLES NOT TO EXCEED 2% SLOPE IN ANY DIRECTION.
11. ALL SITE EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED EXCAVATION.
12. ALL NATURAL GROUND SLOPES SHALL NOT EXCEED 3:1 WHERE NOT IN AN EASEMENT AND SHALL NOT EXCEED 6:1 IN AN EASEMENT. ALL PAVING SLOPES SHALL NOT EXCEED 6%.
13. REFER TO ARCHITECT'S PLANS FOR EXACT LOCATION OF THE BUILDING ROOF DRAINS AND DOWNSPOUTS.
14. CONTRACTOR SHALL MEET AND MATCH TOP OF JUNCTION BOXES, MANHOLELS, OR CLEAN OUTS WITH FINISHED PAVING GRADES.
15. CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR THE EXACT LOCATIONS AND DIMENSIONS OF ENTRY, EXIT PORCHES, FREESTANDING BUILDINGS, AND MEP PLANS FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
17. CONTRACTOR SHALL ESTABLISH EROSION CONTROL MEASURES AT PERIMETER OF STOCKPILE AREA BEFORE EXPORT/IMPORT OF THE DIRT. AS A MINIMUM CONTRACTOR SHALL FOLLOW GUIDELINES IN SLOPES SHALL BE FOLLOWED. THE CONTRACTOR IS RESPONSIBLE FOR POSITIVE SITE DRAINAGE.
18. CONTRACTOR IS RESPONSIBLE TO MEET AND MATCH NEW PAVEMENT WITH EXISTING ADJACENT PAVEMENT AREAS. THE TRANSITION BETWEEN THIS SITE AND ADJACENT SITES MUST BE SMOOTH AND MONOLITHIC.
19. ALL GRADING MUST MEET & MATCH EXISTING GRADES ON ALL FOUR SIDES.
20. ISLANDS TO BE FILLED AS SHOWN ON THE LANDSCAPING PLAN.
21. THE CONTRACTOR WILL INSURE THAT NO PONDING WILL OCCUR AT LANDSCAPE ISLANDS. ALL SURFACE WATER MUST DRAIN AROUND THE ISLANDS WITH A POSITIVE SLOPE. NO WATER SHALL BE TRAPPED.
22. ALL WORK WITHIN THE RIGHT-OF-WAY MUST MEET OR EXCEED THE CITY OF ALBUQUERQUE AND NEW MEXICO DOT STANDARDS AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
23. COLD WEATHER PROCEDURE MUST BE CONSIDERED WHEN COMPACTION IS TAKING PLACE.
24. SITE LIGHTING DESIGN IS BY RUUD LIGHTING; SEE THE PHOTOMETRIC DRAWING SHEET LS-1 FOR LIGHTING, POLE LOCATIONS AND REQUIREMENTS. SEE SHEET C-21 FOR LIGHT POLE DETAILS.
25. GRADES IN THE RIGHT-OF-WAY: SEE PAVING PLAN BY BOYANIAN HUSTON, SHEET 4 OF 6, FOR GRADES IN SAN MATEO RIGHT-OF-WAY, CURB RETURN GRADES, TAPER GRADES, SIDEWALK GRADES, ETC.



SCALE: 1" = 20'

BENCHMARK
ACS MONUMENT "NM_367_1"
HAVING AN ELEVATION OF 5213.212

DRAINAGE CERTIFICATION

I, TERENCE L. HAYNES, NMPE 13535, OF THE FIRM SMC CONSULTING ENGINEERS, P.C., 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 6/1/2010. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED UNDER THE SUPERVISION OF WILL W. PLOTNER, JR., NMPS 14271 OF THE FIRM CARTESIAN SURVEYS, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 4/9/2011 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS 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 IS 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.

TERENCE L. HAYNES, NMPE 13535
4/21/2011

LEGEND

DESIGN GRADE
AS-BUILT GRADE

Existing Irrigation Pumps
Existing Hot Box
Existing Bus Stop Bench
Existing 24" C/P
Rim 5217.9'
Inv In 5204.0'
Existing Rim 5217.9'
Inv In/Out 5211.1'
EXISTING STREET MEDIAN

San Mateo Blvd
(150' R/W)

RECEIVED

GRADING PLAN
HYDROLOGY
SECTION

GOLDEN CORRAL RESTAURANT

5207 SAN MATEO BLVD.
ALBUQUERQUE, NEW MEXICO

SMC Consulting Engineers, P.C.
815 West Main - Oklahoma City, OK 73106
Ph: 405-232-7715 Fax: 405-232-7859

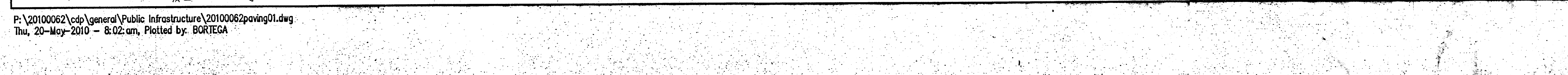
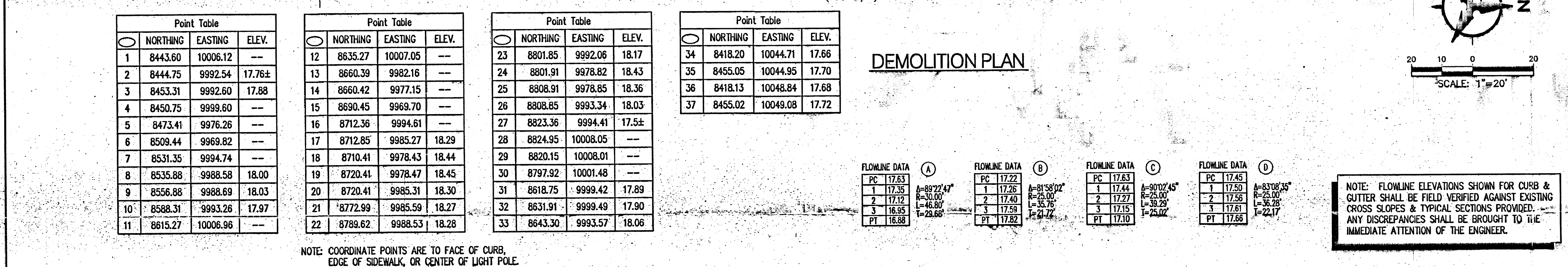
CERTIFICATE OF AUTHORIZATION NO. CA 4089470 EXP. DEC. 2010

No.	Revision	By	Date
1	EPC COMMENTS	RMC	4-5-10
2	MODIFIED PLANS	RMC	5-6-10

DATE: 12/14/09
DRAWN BY: RMC
PROJECT NO.: 5008.00
ENGINEER: TERENCE L. HAYNES, P.E. #13535

SCALE: 1" = 20'

SHEET NO.
C-8



- ☐ PAVING KEYED NOTES

 1. CONSTRUCT 6" WIDE CONCRETE VALLEY GUTTER PER COA STD DWG 2420.
 2. CURB & CONCRETE PAVEMENT TO BE MONOLITHIC PER COA STD DWG 2408.
 3. MATCH EXISTING CURB & GUTTER HORIZONTALLY & VERTICALLY.
 4. CONSTRUCT 6" WIDE CONCRETE SIDEWALK PER COA STD DWG 2430.
 5. MATCH EXISTING SIDEWALK HORIZONTALLY & VERTICALLY.
 6. ADJUST EXISTING MANHOLE FRAME & COVER TO FINISHED GRADE.
 7. CONSTRUCT STANDARD CURB & GUTTER PER COA STD DWG 2415.
 8. SLOPE CONCRETE PAVEMENT TAPER @ 2% TO FLOWLINE. SEE SECTIONS A/6 & B/6.
 9. CONSTRUCT BUS SHELTER, TYPE "C", PER COA STD DWG 2535. COLOR TO BE WATER BLUE (RAL 5021).
 10. CONSTRUCT CURB RAMP WITH DETECTABLE WARNING SURFACE PER DETAIL 1/6.
 11. CONSTRUCT CURB RAMP WITH DETECTABLE WARNING SURFACE PER DETAIL 2/6.
 12. LOCATION OF RELOCATED STREET LIGHT BY PNM.
 13. INSTALL 18" PRIVATE RPT STORM DRAIN @ $S=1.0\%$ INSTALL TEMPORARY PLUG FOR FUTURE EXTENSION.
 14. CONNECT TO EXIST STORM DRAIN MANHOLE. CORE DRILL MANHOLE PER DETAIL 1/6. CONTRACTOR SHALL COORDINATE WITH DMD STORM DRAIN MAINTENANCE.
 15. TRANSITION FROM STANDARD CURB TO DEPRESSIONED GUTTER.
 16. INSTALL STOP SIGN R1-1-30.
 17. INSTALL ASPHALT PAVEMENT SECTION PER DETAIL 4 ON SHEET 6.
 18. RELOCATED BUS STOP SIGN.
 19. INSTALL 1" WIDE PAVEMENT PATCH PER COA STD DWG 2465 (ARTERIAL).
 20. PROVIDE PEDESTRIAN ROUTE ACROSS DRIVEWAY. 3" WIDE (MIN) & 2% CROSS SLOPE (MAX).
 21. PAINT CURB AT MEDIAN NOSE WITH REFLECTIVE YELLOW PAINT.
 22. CONSTRUCT MEDIAN CURB & GUTTER PER COA STD DWG 2415-B.
 23. INSTALL CONCRETE MEDIAN PAVEMENT PER COA STD DWG 2408 & 2502.
 24. INSTALL NEW 4" WIDE SOLID WHITE REFLECTORIZED THERMO-PLAS PAVEMENT MARKING.
 25. RELOCATED SPEED LIMIT SIGN.
 26. PAINT 12" WIDE WHITE STOP BAR.
 27. PAINT 4" WIDE SOLID WHITE STRIPE.
 28. PAINT 4" WIDE DOUBLE YELLOW STRIPE.
 29. INSTALL PAINTED WHITE TRAFFIC ARROW.

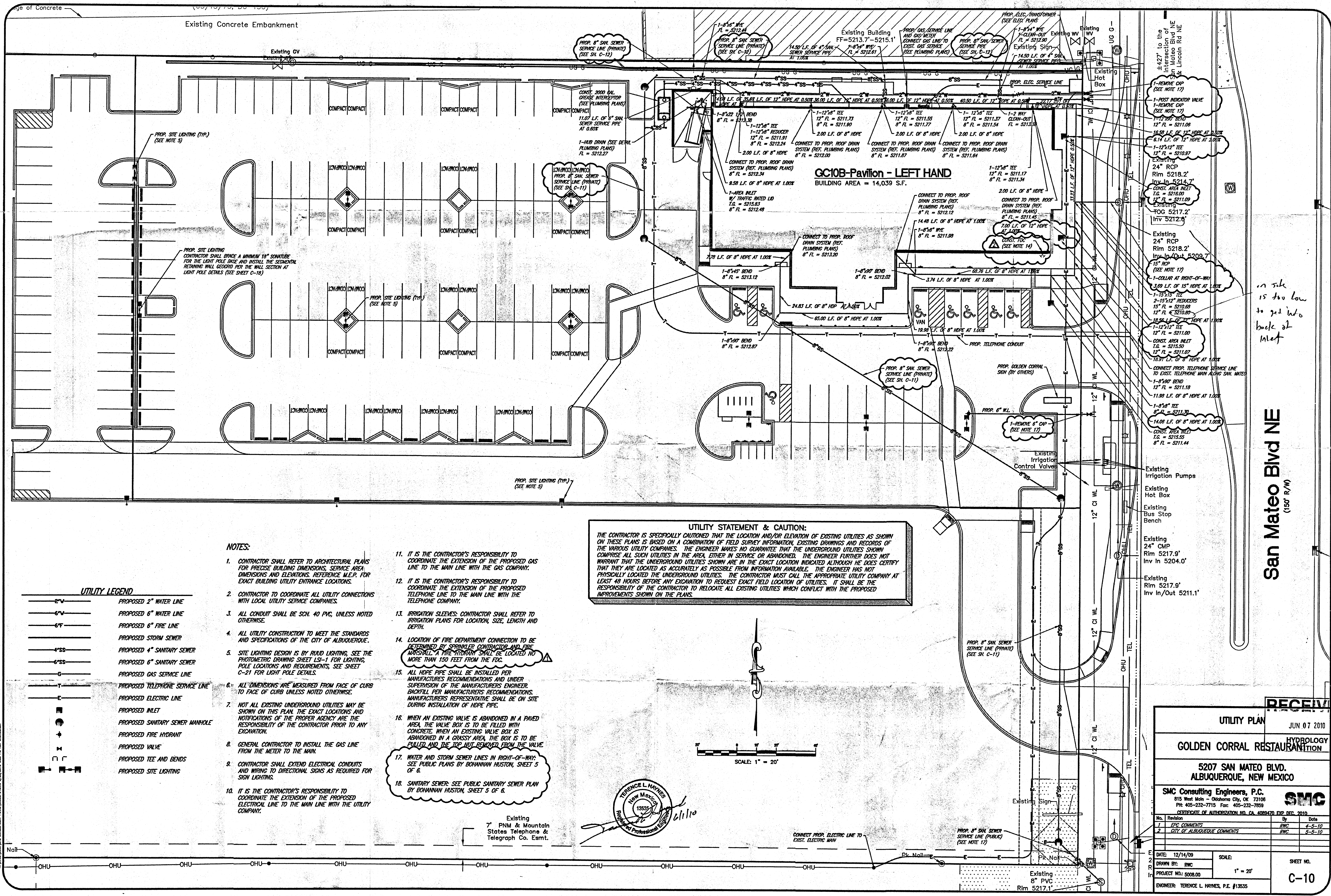
		NO.	DATE	DESIGNED BY G.	DRAWN BY B.	CHECKED BY G.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4336						
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES						

 CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT				
TRACTS A, B, & C SANDIA ADDITION PUBLIC INFRASTRUCTURE SAN MATEO BLVD. DEMOLITION & PAVING PLAN				
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO. 639482	ZONE MAP NO. F-17-Z	SHEET OF 4 6		

RECEIVED

 JUN 07 2010

 HYDROLOGY
SECTION



San Mateo Blvd NE
(150' R/W)

on site
is too low
to get into
back of
inlet

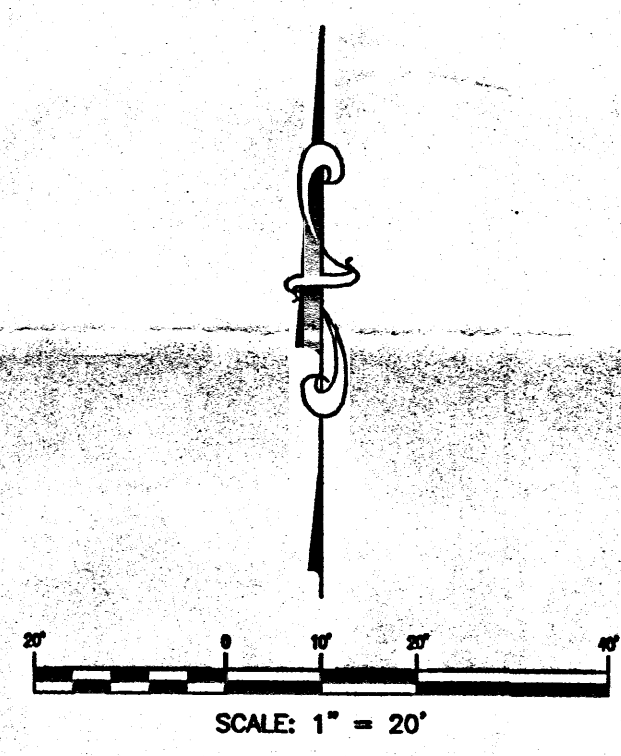
UTILITY STATEMENT & CAUTION:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON A COMBINATION OF FIELD SURVEY INFORMATION, EXISTING DRAWINGS AND RECORDS OF THE VARIOUS UTILITY COMPANIES. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTES:

- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, SERVICE AREA DIMENSIONS AND ELEVATIONS. REFERENCE M.E.P. FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- CONTRACTOR TO COORDINATE ALL UTILITY CONNECTIONS WITH LOCAL UTILITY SERVICE COMPANIES.
- ALL CONDUIT SHALL BE SCH. 40 PVC, UNLESS NOTED OTHERWISE.
- ALL UTILITY CONSTRUCTION TO MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF ALBUQUERQUE.
- SITE LIGHTING DESIGN IS BY RUUD LIGHTING. SEE THE PHOTOMETRIC DRAWING SHEET LS-1 FOR LIGHTING, POLE LOCATIONS AND REQUIREMENTS. SEE SHEET C-21 FOR LIGHT POLE DETAILS.
- ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB TO FACE OF CURB UNLESS NOTED OTHERWISE.
- NOT ALL EXISTING UNDERGROUND UTILITIES MAY BE SHOWN ON THIS PLAN. THE EXACT LOCATIONS AND NOTIFICATIONS OF THE PROPER AGENCY ARE THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO ANY EXCAVATION.
- GENERAL CONTRACTOR TO INSTALL THE GAS LINE FROM THE METER TO THE MAIN.
- CONTRACTOR SHALL EXTEND ELECTRICAL CONDUITS AND WIRING TO DIRECTIONAL SIGNS AS REQUIRED FOR SIGN LIGHTING.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE EXTENSION OF THE PROPOSED ELECTRICAL LINE TO THE MAIN LINE WITH THE UTILITY COMPANY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE EXTENSION OF THE PROPOSED GAS LINE TO THE MAIN LINE WITH THE GAS COMPANY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE EXTENSION OF THE PROPOSED TELEPHONE LINE TO THE MAIN LINE WITH THE TELEPHONE COMPANY.
- IRRIGATION SLEEVES: CONTRACTOR SHALL REFER TO IRRIGATION PLANS FOR LOCATION, SIZE, LENGTH AND DEPTH.
- LOCATION OF FIRE DEPARTMENT CONNECTION TO BE DETERMINED BY SPRINKLER CONTRACTOR AND FIRE MARSHALL. A FIRE HYDRANT SHALL BE LOCATED NO MORE THAN 150 FEET FROM THE FDC.
- ALL HOPE PIPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND UNDER SUPERVISION OF THE MANUFACTURER'S ENGINEER. SHOWN PER MANUFACTURER'S RECOMMENDATIONS. MANUFACTURER'S REPRESENTATIVE SHALL BE ON SITE DURING INSTALLATION OF HOPE PIPE.
- WHEN AN EXISTING VALVE IS ABANDONED IN A PAVED AREA, THE VALVE BOX IS TO BE FILLED WITH CONCRETE. WHEN AN EXISTING VALVE BOX IS ABANDONED IN A GRASSY AREA, THE BOX IS TO BE PULLED AND THE TOP NOT REMOVED FROM THE VALVE.
- WATER AND STORM SEWER LINES IN RIGHT-OF-WAY: SEE PUBLIC PLANS BY BOHANNAN HUSTON, SHEET 5 OF 6.
- SANITARY SEWER: SEE PUBLIC SANITARY SEWER PLAN BY BOHANNAN HUSTON, SHEET 5 OF 6.

UTILITY LEGEND

2" W	PROPOSED 2" WATER LINE
6" W	PROPOSED 6" WATER LINE
6" F	PROPOSED 6" FIRE LINE
8" S	PROPOSED 8" STORM SEWER
4" SS	PROPOSED 4" SANITARY SEWER
6" SS	PROPOSED 6" SANITARY SEWER
G	PROPOSED GAS SERVICE LINE
T	PROPOSED TELEPHONE SERVICE LINE
E	PROPOSED ELECTRIC LINE
IN	PROPOSED INLET
MAN	PROPOSED SANITARY SEWER MANHOLE
HYD	PROPOSED FIRE HYDRANT
VAL	PROPOSED VALVE
TEE	PROPOSED TEE AND BENDS
LIT	PROPOSED SITE LIGHTING



TERENCE L. HAYNES
NEW MEXICO
Professional Engineer
6/1/10

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UTILITY PLAN JUN 07 2010

GOLDEN CORRAL RESTAURANT

5207 SAN MATEO BLVD.
ALBUQUERQUE, NEW MEXICO

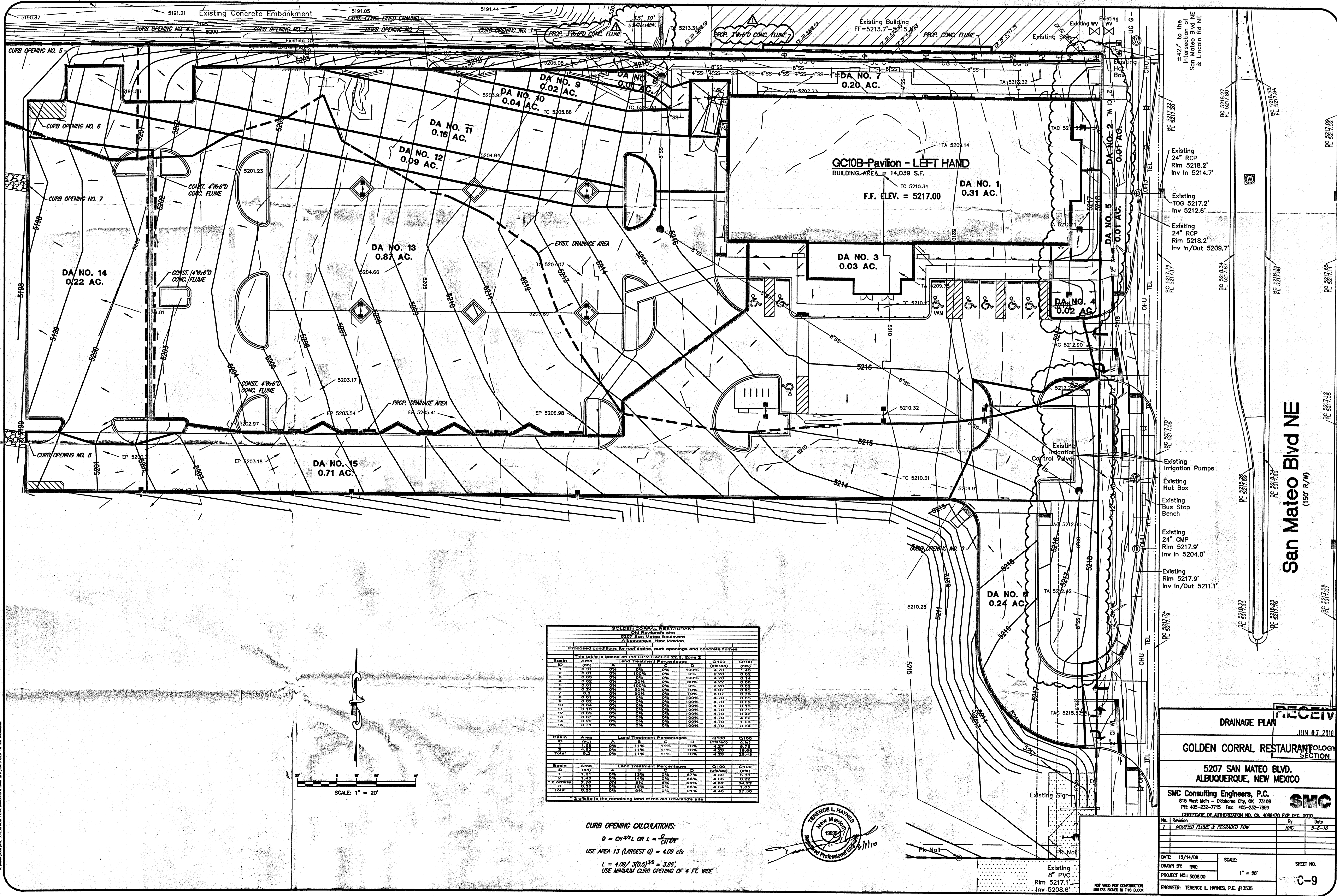
SMC Consulting Engineers, P.C.
815 West Main - Oklahoma City, OK 73106
PH: 405-232-7715 Fax: 405-232-7859
CERTIFICATE OF AUTHORIZATION NO. CA 4089470 EXP. DEC. 2010

No.	Revision	By	Date
1	DEC COMMENTS	RWC	4-5-10
2	CITY OF ALBUQUERQUE COMMENTS	RWC	5-5-10

DATE: 12/14/09
DRAWN BY: RWC
PROJECT NO.: 5008.00
ENGINEER: TERENCE L. HAYNES, P.E. #13535

SCALE: 1" = 20'

SHEET NO. C-10



GOLDEN CORRAL RESTAURANT
Old Rowland's site
5207 San Mateo Boulevard
Albuquerque, New Mexico

Proposed conditions for roof drains, curb openings and concrete flumes

This table is based on the DPM Section 22.2, Zone 2

Basin	Area (sq ft)	A	B	C	D	G100 (cfs)	G100 (cfs)
1	0.31	0%	0%	0%	100%	4.70	1.48
2	0.01	0%	100%	0%	0%	2.28	0.02
3	0.03	0%	0%	0%	100%	4.70	0.14
4	0.02	0%	20%	0%	80%	4.70	0.06
5	0.01	0%	100%	0%	0%	2.28	0.02
6	0.31	0%	0%	0%	100%	4.70	1.48
7	0.2	0%	30%	0%	70%	3.97	0.79
8	0.02	0%	0%	0%	100%	4.70	0.05
9	0.02	0%	0%	0%	100%	4.70	0.05
10	0.15	0%	0%	0%	100%	4.70	0.19
11	0.15	0%	0%	0%	100%	4.70	0.19
12	0.09	0%	0%	0%	100%	4.70	0.42
13	0.87	0%	0%	0%	100%	4.70	4.09
14	0.22	0%	0%	0%	100%	4.70	1.03
15	0.71	0%	0%	0%	100%	4.70	3.34

Basin	Area (sq ft)	A	B	C	D	G100 (cfs)	G100 (cfs)
1	1.58	0%	11%	11%	78%	4.27	6.75
2	4.62	0%	11%	11%	78%	4.26	19.89
Total	6.2	0%	11%	11%	78%	4.26	26.43

Basin	Area (sq ft)	A	B	C	D	G100 (cfs)	G100 (cfs)
1	1.21	0%	13%	0%	87%	4.39	6.30
2	1.43	0%	14%	0%	86%	4.38	6.22
3	2.78	0%	25%	8%	67%	4.60	14.33
4	3.39	0%	15%	0%	85%	4.34	11.85
Total	6.20	0%	15%	0%	81%	4.48	27.50

* 2 cfs is the remaining land of the old Rowland's site

CURB OPENING CALCULATIONS:
 $Q = CH^{3/2} \text{ OR } L = \frac{Q}{CH^{3/2}}$
USE AREA 13 (LARGEST Q) = 4.09 cfs
 $L = 4.09 / 3(0.5)^{3/2} = 3.86'$
USE MINIMUM CURB OPENING OF 4 FT. WIDE



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DRAINAGE PLAN

GOLDEN CORRAL RESTAURANT
SECTION

5207 SAN MATEO BLVD.
ALBUQUERQUE, NEW MEXICO

SMC Consulting Engineers, P.C.
815 West Main - Oklahoma City, OK 73106
PH 405-232-7715 Fax 405-232-7859

CERTIFICATE OF AUTHORIZATION NO. CA 4088470 EXP. DEC. 2010

No.	Revision	By	Date
1	MODIFIED FLUME & REGRADED ROW	RWC	5-6-10

DATE: 12/14/09
DRAWN BY: RWC
PROJECT NO.: 5008.00
ENGINEER: TERENCE L. HAYNES, P.E. #13835

SCALE: 1" = 20'

SHEET NO. C-9



teo
(150' R/W)

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GRADING PLAN JUN 07 2010

LIVERPOOL

GOLDEN CORRAL RESTAURANT

5207 SAN MATEO BLVD.
ALBUQUERQUE, NEW MEXICO

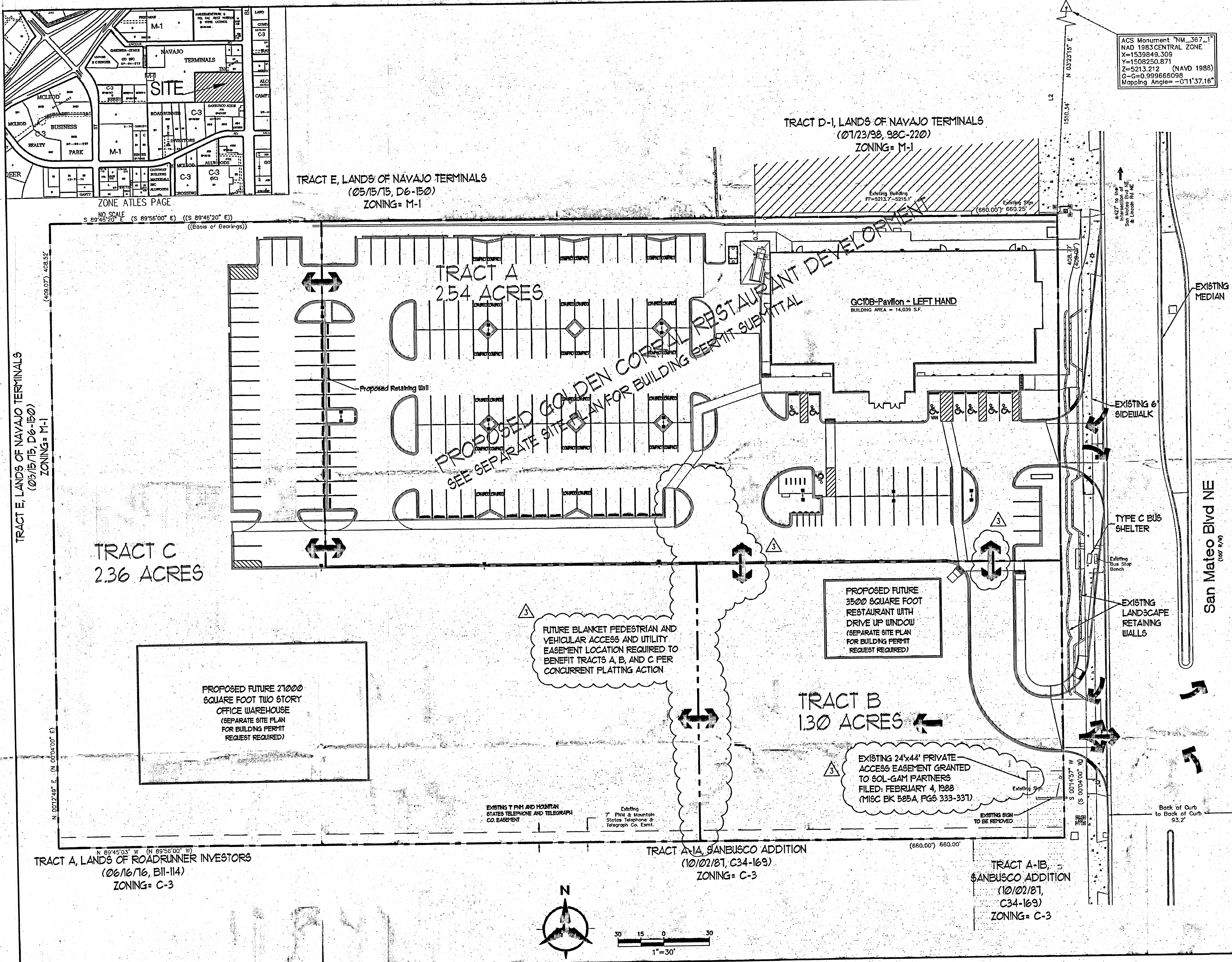
[illegible]**SMC**

No.	Revision	By	Date
1	EPC COMMENTS	RWC	4-5-10
2	MODIFIED FLUME	RWC	5-6-10

DATE: 12/14/09	SCALE:	SHEET NO.
DRAWN BY: RWC		

SHEET NO.

C-8



ACS Monument "NM_367_1"
NAD 1983 CENTRAL ZONE
X=1539849.309
Y=1508250.871
Z=5213.212 (NAVD 1988)
G=0.999666098
Mapping Angle = -011°37'16"

- PROJECT NOTES**
- TRACT A WILL BE DEVELOPED AS A PART OF THIS REQUEST, IN CONJUNCTION WITH A RELATED SITE PLAN FOR BUILDING PERMIT REQUEST
 - TRACTS B AND C WILL BE DEVELOPED AT A FUTURE DATE, IN ACCORDANCE WITH THE DEVELOPMENT DESIGN STANDARDS WHICH ARE A PART OF THIS SUBMITTAL APPROVAL WILL BE BY THE DEVELOPMENT REVIEW BOARD, IF THE PROPOSED DEVELOPMENT CONFORMS TO THESE GUIDELINES
 - EXISTING ZONING OF THE PARCEL IS C-3 (SC). NO CHANGE IS PROPOSED
 - PEDESTRIAN AND VEHICULAR ACCESS WILL BE FROM SAN MATEO BLVD. NO OTHER ACCESS WILL BE PERMITTED TO/ FROM ADJOINING PROPERTIES, EXCEPT AS GRANTED BY EXISTING ACCESS AGREEMENTS.
 - BUILDING HEIGHTS AND SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE FOR C-3 ZONED PROPERTIES. FAR SHALL BE UP TO 0.5 WHICH IS THE MINIMUM TARGET FOR ENHANCED TRANSIT CORRIDORS.
 - PERMISSIVE AND CONDITIONAL USES FOR PROPERTIES ZONED C-3 (SC) SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE DEVELOPMENT ON THIS SITE SHALL CONFORM TO THE DEVELOPMENT DESIGN STANDARDS (SHEET 2 OF 4) AND THE CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE FOR C-3 (SC) ZONED PROPERTIES AND GENERAL ZONING REGULATIONS, WHATEVER IS MORE RESTRICTIVE
 - THIS REQUEST DEPICTS POTENTIAL FUTURE USES FOR TRACTS B AND C. OTHER USES WHICH ARE PERMISSIVE IN C-3 (SC) ZONES SHALL BE ALLOWED EXCEPT AS DESCRIBED IN PARAGRAPH 2-D OF THE DEVELOPMENT DESIGN STANDARDS (SHEET 2 OF 4). USES WHICH ARE CONDITIONAL REQUIRE THE APPROVAL
 - EXISTING STRUCTURES, RETAINING WALLS, CURB AND GUTTER, ETC. TO BE REMOVED AS NECESSARY TO ACCOMMODATE NEW PROJECTS

APPLICATION NUMBER	09EP-40042	PROJECT NUMBER	1001861
Traffic Engineering, Transportation Division			04/14/10
Utilities Development			04/14/10
Christina Sandoval			4/14/10
Parks and Recreation Department			4/14/10
Bradley L. Brigham			4/14/10
City Engineer			
DRB Chairperson, Planning Department			

PLAN INDEX	
SHEET 1	SITE PLAN FOR SUBDIVISION
SHEET 2	DEVELOPMENT DESIGN STANDARDS
SHEET 3	CONCEPTUAL UTILITY PLAN
SHEET 4	CONCEPTUAL GRADING AND DRAINAGE PLAN

EXISTING LEGAL DESCRIPTION: A TRACT IN THE E1/2 SE1/4 NE1/4 SEC35 T11NR3E CON 6.2AC (5207 SAN MATEO BLVD. NE)
EXISTING TOTAL SITE ACREAGE: 6.20 ±
SAN MATEO FRONTAGE LENGTH: 408.77 FT

SHEET 1 OF 4	
SITE PLAN FOR SUBDIVISION	
5207 San Mateo (Former Rowlands Site)	
Revisions	
1	8/31/09 REVISIONS
2	12/09 EPC CONDITIONS
3	4/10 EPC & TRANS COMMENTS

Bohannon & Huston

RECEIVED JUN 07 2010
HYDROLOGY SECTION
Courtyard I 7500 Jefferson St. NE, Albuquerque, NM 87109-4395
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

