PLAT OF

TRACT 5A2-A1 AND LOT 12-A
VOLCANO BUSINESS PARK PHASE I

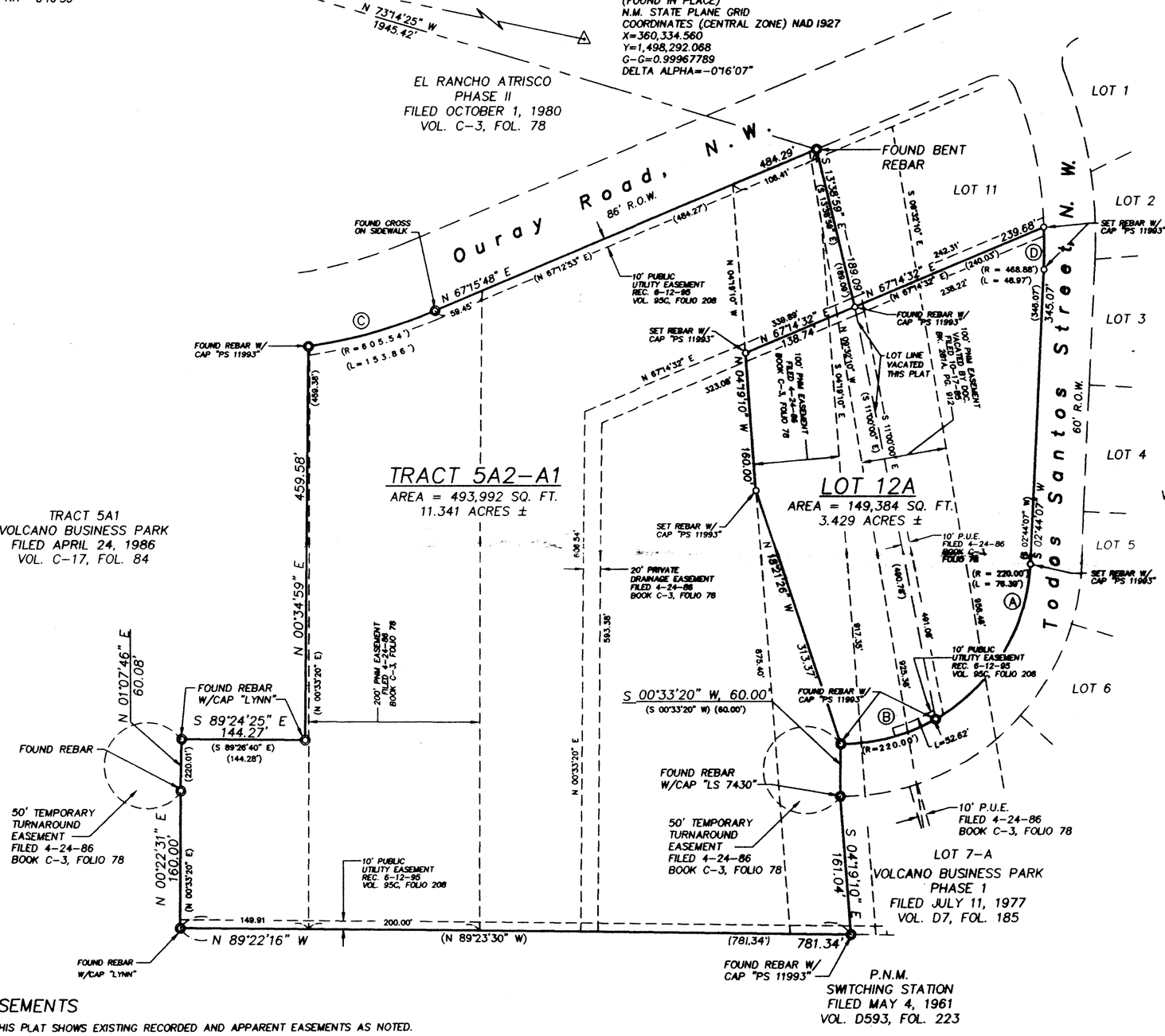
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER 1995

ALBUQUERQUE CONTROL
STATION DATA: "2-G9"
STANDARD ACS BRASS TABLET
(FOUND IN PLACE)
N.M. STATE PLANE GRID
COORDINATES (CENTRAL ZONE)
X=356,680.72 NAD 1927
Y=1,499,064.48
G-G=0.9996684
DELTA ALPHA=-0°16'33"

BASIS OF BEARING
S 78°03'48" E
N 73°14'25" W
1945.42'

ALBUQUERQUE CONTROL
STATION DATA: "6-G10, 1981"
STANDARD ACS BRASS TABLET
(FOUND IN PLACE)
N.M. STATE PLANE GRID
COORDINATES (CENTRAL ZONE) NAD 1927
X=360,334.560
Y=1,498,292.068
G-G=0.99967789
DELTA ALPHA=-0°16'07"

EL RANCHO ATRISCO
PHASE II
FILED OCTOBER 1, 1980
VOL. C-3, FOL. 78



100 50 0 100
(IN FEET)
1 inch = 100 ft.

LEGEND

◎	DENOTES POINT FOUND AND USED AS SHOWN
○	DENOTES POINT SET BY THIS SURVEY

Ⓐ	Ⓑ
Δ = 57°39'06"	Δ = 30°29'28"
R = 220.06'	R = 217.69'
T = 121.11'	T = 59.33'
L = 221.43'	L = 115.85'
CH = S 31°33'40" W 212.21'	CH = S 75°37'12" W, 114.48'

Ⓒ	Ⓓ
Δ = 14°33'33"	Δ = 06°02'36"
R = 605.54'	R = 468.88'
T = 77.35'	T = 24.75'
L = 153.87'	L = 49.46'
CH = N 74°32'34" E, 153.46'	CH = S 00°17'11" E, 49.43'

SURVEYOR'S CERTIFICATE

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF REGISTRATION FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 10/2/95

LARRY W. MEDRANO
N.M.P.S. No. 11993

DATE

LARRY W. MEDRANO
NEW MEXICO
REGISTERED
PROFESSIONAL
SURVEYOR

PRECISION SURVEYS

2929 COORS BLVD NW, SUITE 105
ALBUQUERQUE, NEW MEXICO 87120
PHONE 505 839 0666
FAX 505 839 4153

EASEMENTS

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

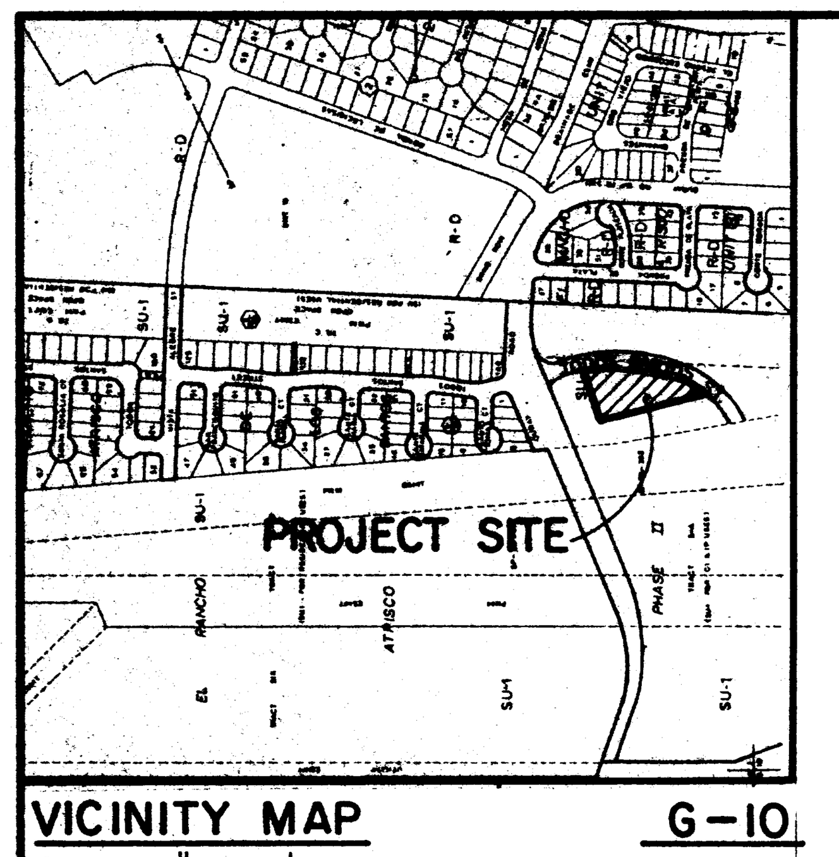
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PNM FOR ITS ELECTRIC SERVICE DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE PNM FOR ITS GAS SERVICE DIVISION FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. JONES INTERCABLE FOR THE INSTALLATION, MAINTENACE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE. CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFER WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SOLD EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

DRB CASE NO. _____

951145P



PROJECT BENCHMARK = TBM

THE STATION IS A STANDARD ACS BRASS TABLET STAMPED '6-G10, 1981; SET 0.1 FT. ABOVE THE GROUND. TO REACH THE STATION FROM THE INTERSECTION OF COORS RD. & I-40, GO NORTH ON COORS 0.2 MILES TO OURAY RD. TO THE INTESECTION OF RONDA de LECHUSAS & A DRAINAGE CHANNEL. TURN RT., GO EAST ALONG THE SOUTH SIDE OF THE CHANNEL 700 FT. TO THE STATION

LEGAL DESCRIPTION

LOT 12, VOLCANO BUSINESS PARK

LEGEND

Symbol	Meaning
⌖	EXISTING SPOT ELEVATION
⌖	PROPOSED SPOT ELEVATION
— — 41 — —	EXISTING CONTOUR
—— 41 ——	PROPOSED CONTOUR
→ · · · →	SWALE
▭	PROPOSED CONCRETE
▬ ▬ ▬	BOUNDARY LINE
— — W — —	EXISTING UTILITY LINE

SCALE: 1" = 20'

3 SUPPLEMENTAL CALCULATIONS

$\Delta E_{(D-B)} = 1.97 - 0.67 = 1.30$
$\Delta E_{(C-B)} = 0.99 - 0.67 = 0.32$
$\Delta A_{(D-B)} = 1280$ sf/0.03 ac.
$\Delta A_{(C-B)} = 6150$ sf/0.14 ac.
$\Delta E_w = (1.30)(0.03) + (0.32)(0.14)/0.17 = 0.49"$
$\Delta V_{100} = \Delta E_w/12 * A_T$
$\Delta V_{100} = 0.49/12 * 0.17$
$\Delta V_{100} = 0.007$ ac.ft. = 305 cf
Excess Pond = $V_{pond} - V_s$ = 1245 cf - 840 cf = 400 cf
ΔV_{100} < excess V_{pond} ∴ no additional ponding required

CALCULATIONS

Ground Cover Information

From SCS Bernalillo County Soil Survey,
Plate: 30 - PAC - Pajarito Series
Hydrologic Soil Group: B
Existing Pervious CN = 70 (DPM Plate 22.2 C-2
Pasture or Range Land: fair condition)
Developed Pervious CN = 61 (DPM Plate 22.2 C-2)

Time of Concentration/Time to Peak

$T_c = 0.0078\ L^{0.77}/S^{0.385}$ (Kirpich Equation)

$T_p = T_c = 10$ min.

Point Rainfall

$P_6 = 2.2$ in. (DPM Plate 22.2 D-1)

Rational Method

Discharge: Q = CiA

where C varies
$i = P_6\ (6.84)\ T_c^{-0.51} = 4.65$ in/hr
$P_6 = 2.2$ in (DPM Plate 22.2D-1)
$T_c = 10$ min (minimum)
A = area, acres

SCS Method

Volume: V = 3630(DRO) A

Where DRO = Direct runoff in inches
A = area, acres

Existing Condition

A_{total} = 82,300 sf = 1.89 Ac
C = 0.40 (Weighted average per Emergency Rule, 1/14/86)
Q_{100} = CiA = 3.5 cfs
A_{imp} = -0- sf; % impervious = -0- %
Composite CN = 70 (DPM Plate 22.2 C-3)
DRO = 0.35 in (DPM Plate 22.2 C-4)
V_{100} = 3630 (DRO)A = 2400 cf

Developed Condition

A_{total} = 82,300 sf = 1.89 Ac
Roof area = 21,750 sf (c = 0.90)
Paved area = 47,950 sf (c = 0.95)
Landscaped area = 12,600 sf (c = 0.25)
C = 0.83 (Weighted average per Emergency Rule, 1/14/86)
Q_{100} = CiA = 7.3 cfs
A_{imp} = 69,700 sf; % impervious = 85 %
Composite CN = 92 (DPM Plate 22.2 C-3)
DRO = 1.45 in (DPM Plate 22.2 C-4)
V_{100} = 3630 (DRO) A = 9950 cf

Comparison

ΔQ_{100} = 3.8 cfs (increase)
ΔV_{100} = 7450 cf (increase)

Pond Volume

Average end area method:

$Area_{elev.\ 32.2}$ = 750 SF
Vol = 760 cf
$Area_{elev.\ 33.0}$ = 1150 SF
Vol = 485 cf
$Area_{elev.33.4}$ = 1280 SF
Σ Vol = 1245 cf

Spillway Capacity

Weir Equation $Q = 3.03\ LH^{3/2}$

Where L = length, ft = 8'
H = depth, ft = 0.5'

$Q = 3.03(8)(0.5)^{1.5} = 8.6$ cfs

Pipe Capacity

Orifice Equation: $Q = CA\sqrt{2gh}$

Where C = coefficient = 0.6
A = area of pipe = 0.20 sf (6" pipe)
g = 32.2 ft/sec^2
h = head, ft = 0.95 ft
Q = 0.95 cfs each pipe

DRAINAGE PLAN

The following items concerning the Lot 12, Volcano Business Park Drainage Plan are contained hereon:

1. Vicinity Map
2. Grading Plan
3. Calculations

As shown by the Vicinity Map, the site is located on the west side of Todos Santos Street N.W., just south of Ouray Road N.W. At present, the site is undeveloped. The surrounding area is also undeveloped. As shown by Plate 21 of F.E.M.A. Flood Hazard Maps, the site does not lie within a designated flood plain. A Master Drainage Study has been prepared by Easterling and Associates for the entire Volcano Business Park Area. The improvements outlined in this study are completed. These improvements involve construction of a concrete drainage channel which abuts the northern portion of Lot 12, leading to an underground storm drain system which begins at Todos Santos Street (formerly Piedra Lumbre Street). This system outfalls into a partially improved arroyo north of Ouray Road and ultimately into the Ladera Detention facility. As per the approved Master Drainage Study, Lot 12 is allowed a discharge rate of 4.9 cfs under developed conditions. No offsite flows enter the site. The site slopes from southwest to northeast at approximately 2%. Runoff from Lots 14 - 16 to the west of the site are directed north via a gravel lined swale to the concrete channel. Developed runoff from the project site will be routed through a detention pond at the north end of the site. As shown by the inflow/outflow hydrograph shown below, approximately 4.7 cfs will enter the storm drain system during the 100-year rainfall event. As per the Master Drainage Study, adequate downstream capacity exists to accommodate the runoff.

The Calculations which appear hereon analyze the existing and developed conditions for the 100-year, 6-hour rainfall event. The Rational Method has been used to quantify the peak rate of discharge and the SCS Method has been used to quantify the volume of runoff. Both Methods have been used in accordance with City of Albuquerque Development Process Manual, Volume II, and the Mayor's Emergency Rule adopted January 14, 1986.

3 SUPPLEMENTAL TEXT

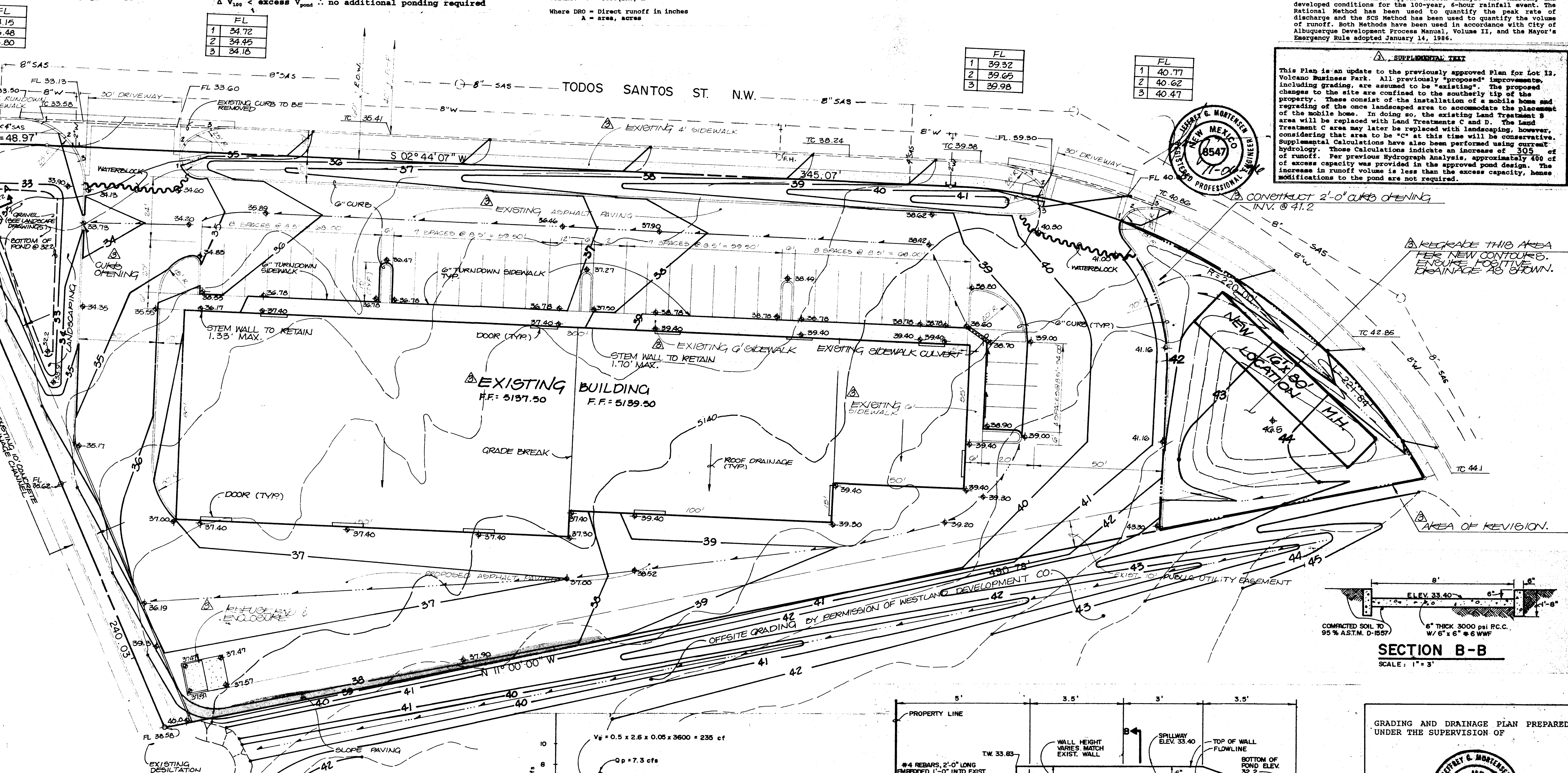
This Plan is an update to the previously approved Plan for Lot 12, Volcano Business Park. All previously "proposed" improvements, including grading, are assumed to be "existing". The proposed changes to the site are confined to the southerly tip of the property. These consist of the installation of a mobile home and regrading of the once landscaped area to accommodate the placement of the mobile home. In doing so, the existing Land Treatment B area will be replaced with Land Treatments C and D. The Land Treatment C area may later be replaced with landscaping, however, considering that area to be "C" at this time will be conservative. Supplemental Calculations have also been performed using current hydrology. Those Calculations indicate an increase of 305 cf of runoff. Per previous Hydrograph Analysis, approximately 400 cf of excess capacity was provided in the approved pond design. The increase in runoff volume is less than the excess capacity, hence modifications to the pond are not required.

	FL
1	34.15
2	33.48
3	33.80

	FL
1	34.72
2	34.45
3	34.18

	FL
1	39.32
2	39.65
3	39.98

	FL
1	40.77
2	40.62
3	40.47

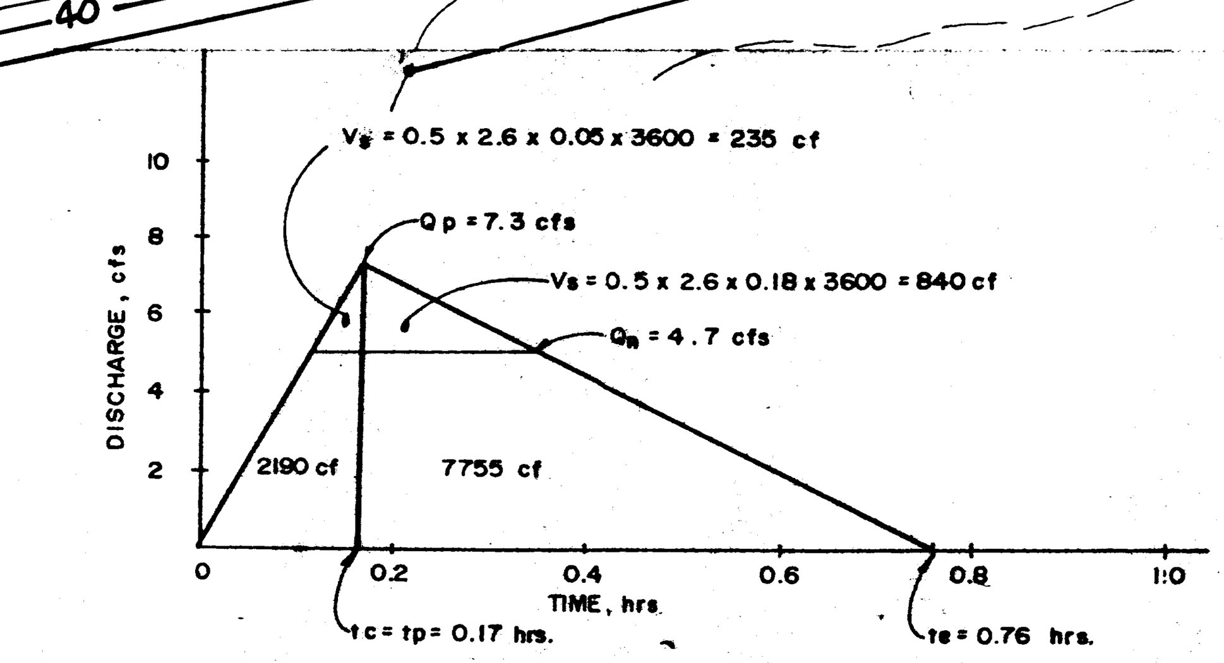


CONSTRUCTION NOTES:

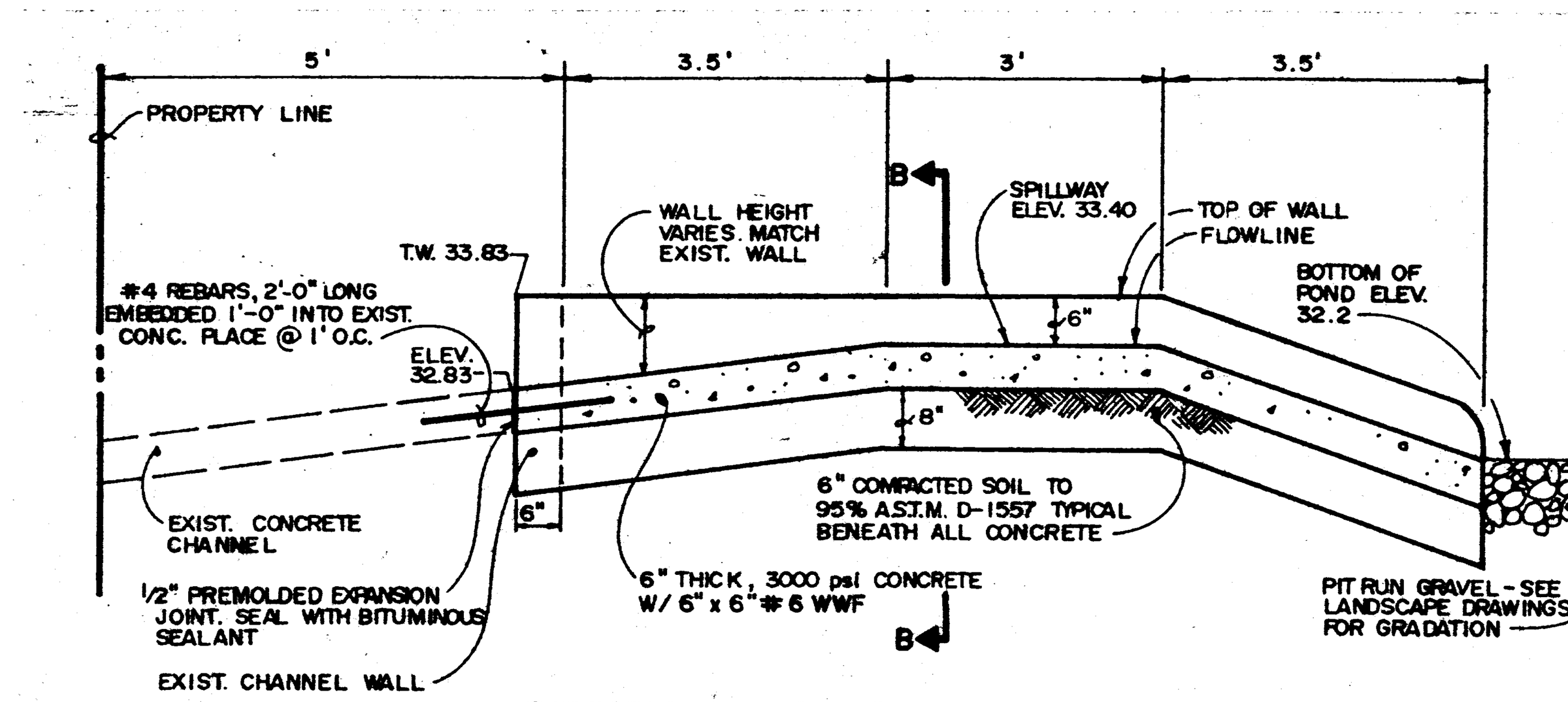
1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 765-1234, FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
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 APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, 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 UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES, 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 IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE 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. 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. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
7. BACKFILL COMPACTION SHALL BE ACCORDING TO N/A STREET USE.
8. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

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 PROMPTLY 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. THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.



INFLOW / OUTFLOW HYDROGRAPH



SECTION A-A
SCALE: 1" = 2'

ELEV. 33.40
COMPACTED SOIL TO 95% A.S.T.M. D-1557
6" THICK 3000 psi P.C.C. W/ 6" x 6" # 6 WWF

SECTION B-B
SCALE: 1" = 3'

GRADING AND DRAINAGE PLAN PREPARED UNDER THE SUPERVISION OF

JEFFREY G. MORTENSEN, NEW MEXICO 8547, REGISTERED PROFESSIONAL ENGINEER

12-06-86
12-31-86 02-04-87

TOPOGRAPHIC SURVEY PREPARED BY OTHERS AND PROVIDED BY OWNER. ITS ADEQUACY IS HEREBY DISCLAIMED AS IT RELATES TO THIS DRAWING.

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS & SURVEYORS (505)345-4250

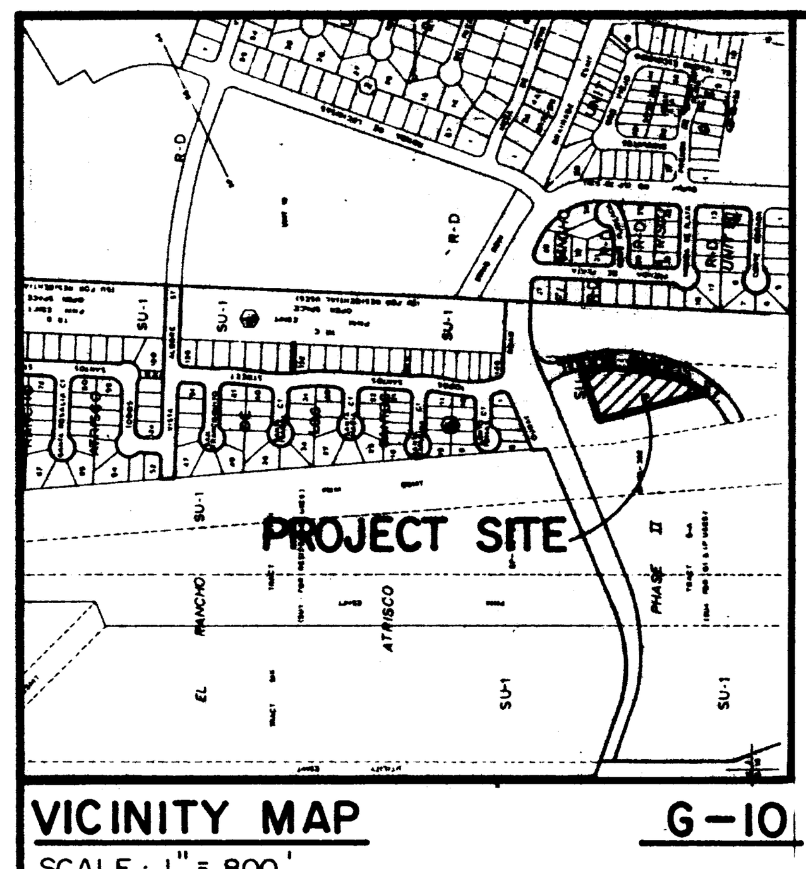
NO.	DATE	BY	REVISIONS
1	12/28/86	SKS	SHOW PROPOSED SWALE
2	2/4/87	SKS	PLACE FILL SOUTH END
3	11/96	JGM	CLARIFY EXISTING VS. PROPOSED; ADD 16'x80' MH; SUPPLEMENTAL CALCS & TEXT.

DESIGNED BY: S.K.S.
DRAWN BY: P.A.T.
APPROVED: J.G.M.

JOB NO. 61586
DATE 11-96

GRADING AND DRAINAGE PLAN
LOT 12, VOLCANO BUSINESS PARK

FILE NO.
SHEET 1 OF 1



VICINITY MAP G-10

SCALE: 1" = 800'

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- PROPOSED SPOT ELEVATION
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- PROPOSED CONTOUR
- SWALE
- PROPOSED CONCRETE
- BOUNDARY LINE
- EXISTING UTILITY LINE

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CALCULATIONS

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Spillway Capacity

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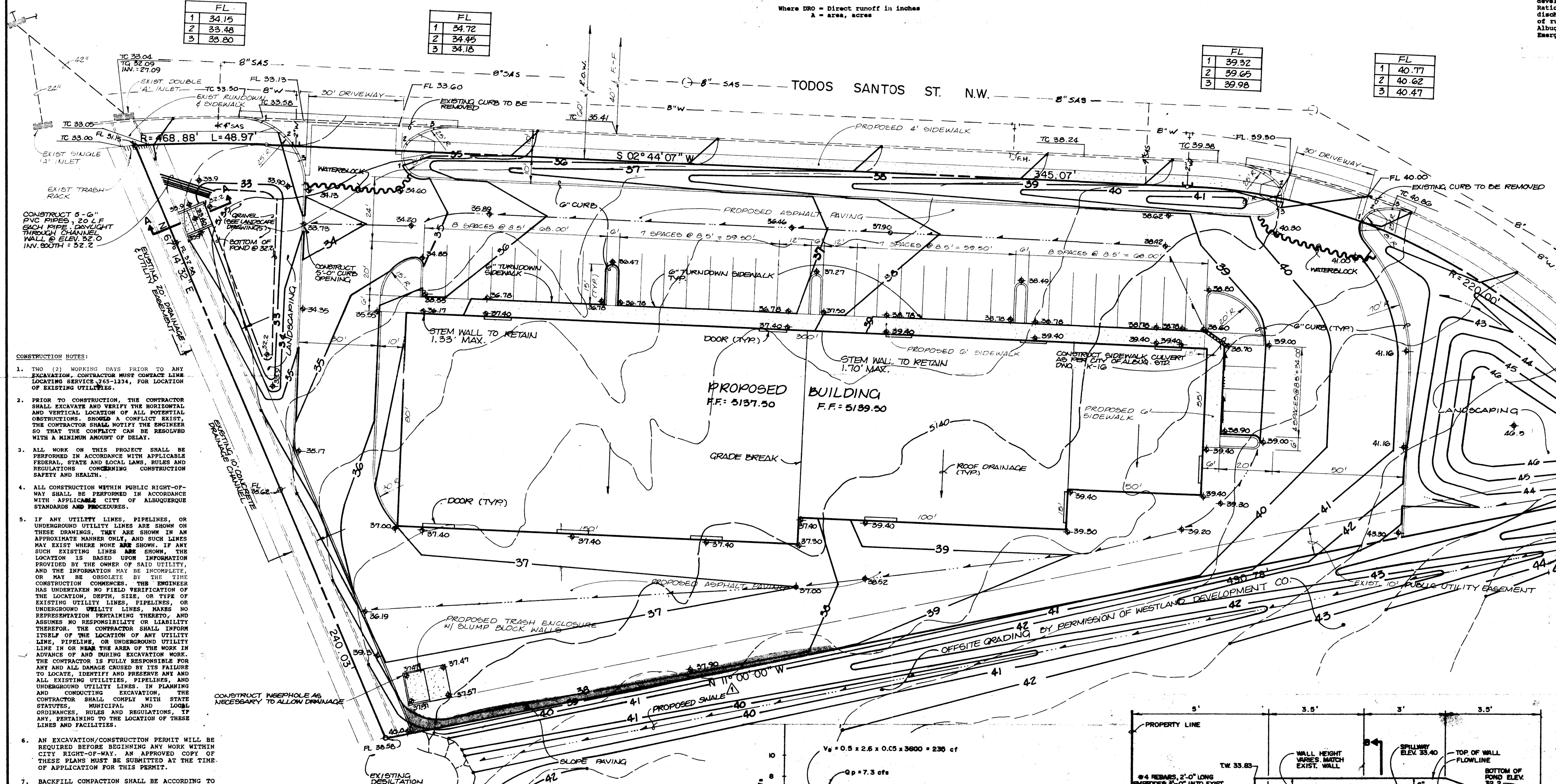

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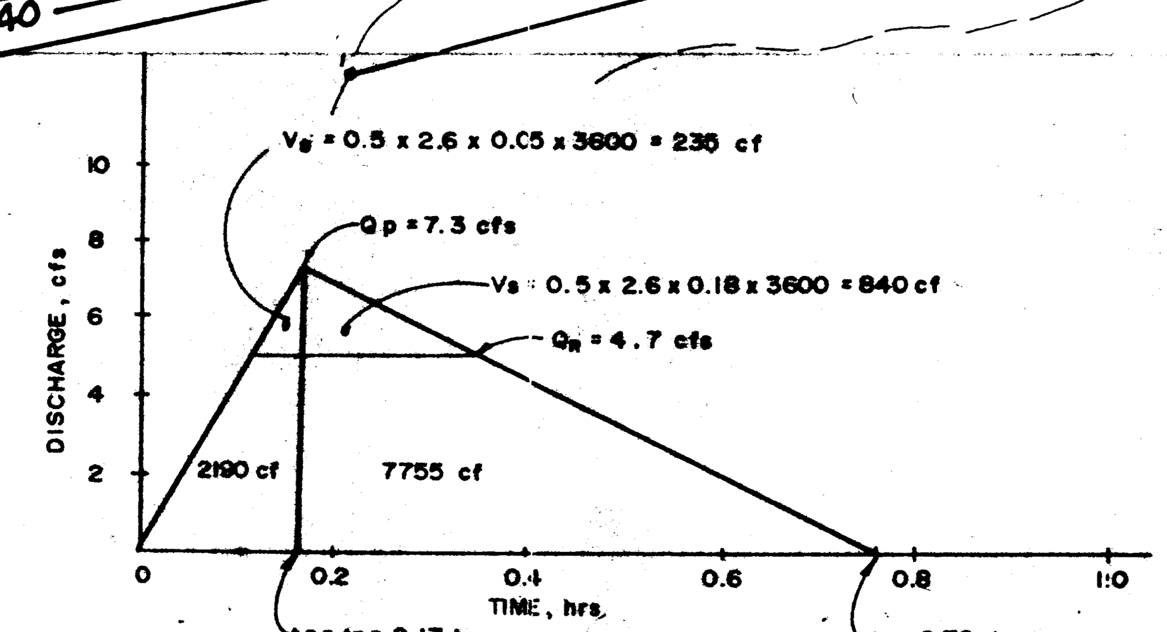
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
5. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, 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 UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES, 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 IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE 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. 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. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
7. BACKFILL COMPACTION SHALL BE ACCORDING TO N/A STREET USE.
8. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

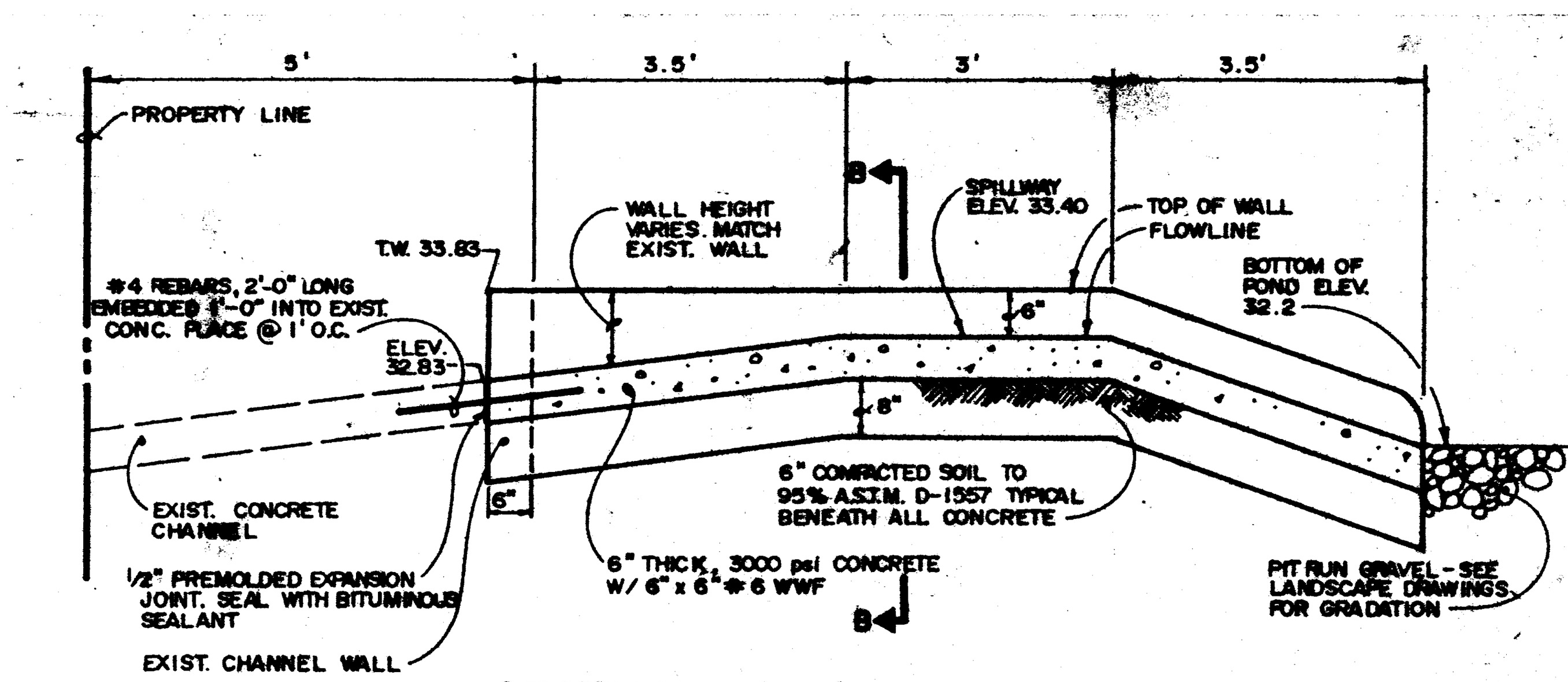
EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
2. THE CONTRACTOR SHALL PROMPTLY 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. THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.

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

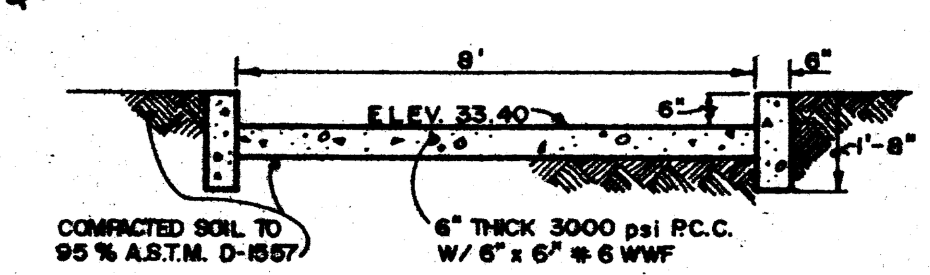


INFLOW / OUTFLOW HYDROGRAPH



SECTION A-A

SCALE: 1" = 2'



SECTION B-B

SCALE: 1" = 3'

RECEIVED FEB 05 1987 HYDROLOGY SECTION

GRADING AND DRAINAGE PLAN PREPARED UNDER THE SUPERVISION OF

12-06-86

12-31-86 02-04-87

TOPOGRAPHIC SURVEY PREPARED BY OTHERS AND PROVIDED BY OWNER. ITS ADEQUACY IS HEREBY DISCLAIMED AS IT RELATES TO THIS DRAWING.

811 DALLAS N.E. · ALBUQUERQUE · NEW MEXICO · 87110
ENGINEERS

NO.	DATE	BY	REVISIONS
1	12/28/86	SKS	SHOW PROPOSED SWALE
2	2/4/87	SKS	PLACE FILL SOUTH END

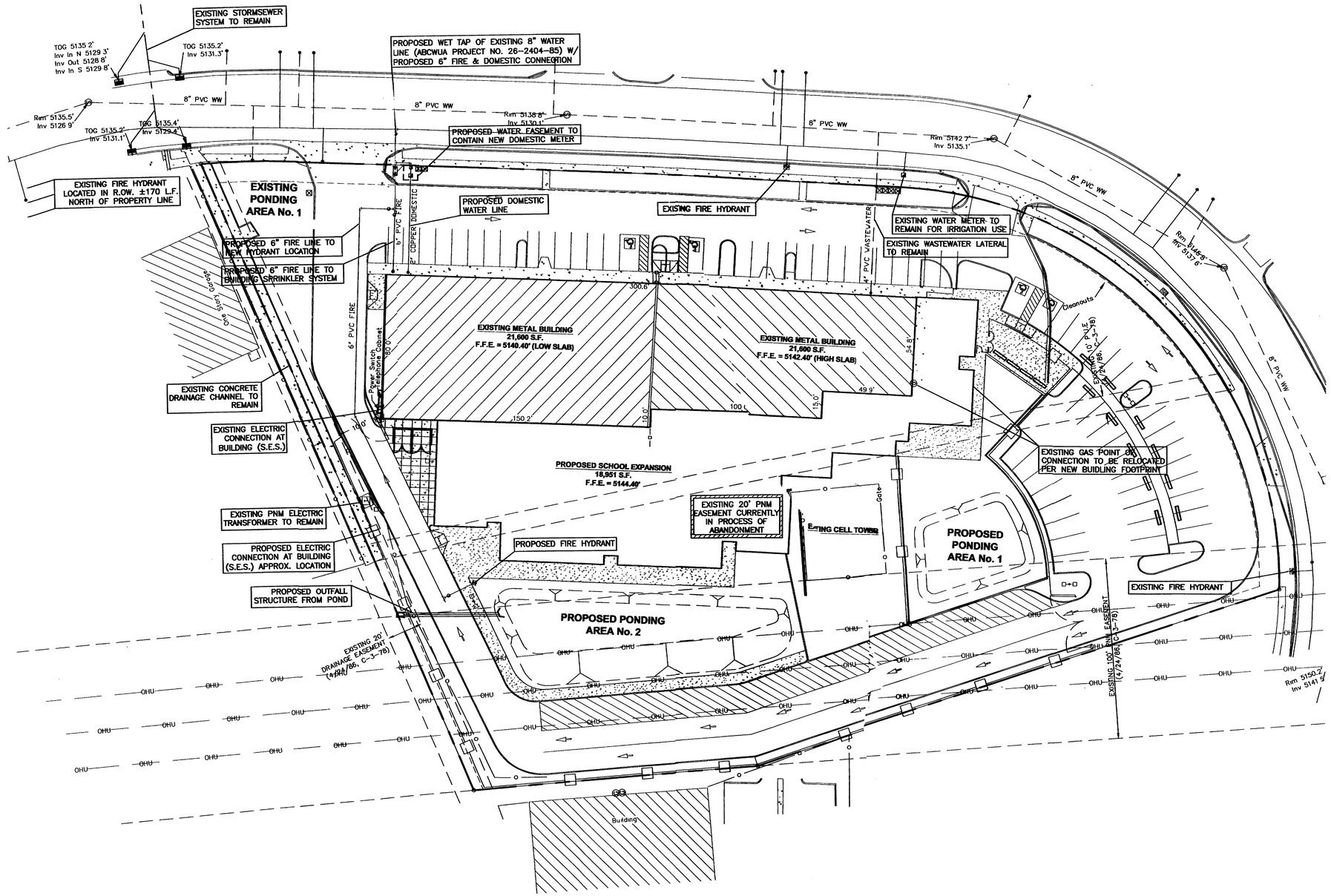
DESIGNED BY: S.K.S.
DRAWN BY: P.A.T.
APPROVED: J.G.M.

JOB NO. 61581
DATE 12 - 86

GRADING AND DRAINAGE PLAN
LOT 12, VOLCANO BUSINESS PARK

FILE NO.

SHEET 1 OF 1



1 **CONCEPTUAL UTILITY PLAN**
SCALE: 1" = 30'

Rec'd 5-10-12

30 0 15 30 60

LEGEND

EXISTING	PROPOSED	
SITE		
		PROPERTY (R O.W.) LINE
		FENCE LINE
		EDGE OF PAVEMENT
		CURB & GUTTER
		FIRE LANE DESIGNATION
		MASONRY WALL
		CONCRETE SIDEWALK
		ACCESSIBLE ROUTE
		ACCESSIBLE PARKING SPACE
		WALL
		SIGN
		WHEEL STOP
		BOLLARD
WATER		
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		BACK FLOW PREVENTER
		REDUCER
XX" WL	XX" WL	WATER LINE
XX" FL	XX" FL	FIRE LINE
WASTEWATER		
WWMH	WWMH	WASTEWATER MANHOLE
CO	CO	WASTEWATER CLEANOUT
XX" WW	XX" WW	WASTEWATER LINE
DRY UTILITIES		
		LIGHT POLE
		POWER POLE
		DOWN GUY
T	T	TRANSFORMER (SIZE VARIES)
		TELECOMMUNICATIONS PEDESTAL
E	E	ELECTRIC BOX
EV	EV	ELECTRIC VAULT
OE	OE	ELECTRIC LINE (OVERHEAD)
UE	UE	ELECTRIC LINE (UNDERGROUND)
G	G	GAS METER
GV	GV	GAS VALVE
XX" GL	XX" GL	GAS LINE
GRADING & STORMSEWER		
XXXX	XXXX	CONTOUR-MAJOR (5FT)
XXXX	XXXX	CONTOUR-MINOR (1FT)
SSMH	SSMH	STORMSEWER MANHOLE
XX" SS	XX" SS	STORMSEWER LINE
		GRATE INLET (SIZE VARIES)
		CURB INLET (SIZE VARIES)
		ROCK RIP-RAP EROSION CONTROL
		FLOW ARROW
EROSION & SEDIMENTATION CONTROL		
TP	TP	TREE PROTECTION / TEMPORARY SITE PERIMETER FENCE
		LIMITS OF CONSTRUCTION
		SILT FENCE
		STABILIZED CONSTRUCTION ENTRANCE

REVISIONS:
1
2
3
4
5
6

BENJAMIN D. GAMMEL
20882
4-25-12
PROFESSIONAL ENGINEER

CONCEPTUAL UTILITY PLAN

HORIZON CHARTER SCHOOL
3021 TODOS SANTOS ST.
ALBUQUERQUE, NEW MEXICO 87120

ACT PROJECT MANAGER APPROVAL FOR CONSTRUCTION:

PROGRESS: FINAL CIVIL CONSTRUCTION DOCUMENTS

22425 NORTH 16TH STREET
PHOENIX, ARIZONA 85024
TEL 602-272-2000
FAX 602-280-2000

PROJECT:	809
DATE:	4-24-12
DRAWN:	BDG
CONTACT:	BDG
SCALE:	AS NOTED
SHEET:	C2.0

CASE NUMBER: Z-96-26
DRB- 96-570

AMENDED SITE DEVELOPMENT PLAN APPROVAL - LOT 2

This site plan is consistent with the concepts of the specific development plan approved by the Environmental Planning Commission on March 21, 1996 and the findings in the official notice have been complied with.

Signature	Date
City Planner, ALBUQUERQUE PLANNING DEPARTMENT	5.28.97
Traffic Engineer, TRANSPORTATION DEPARTMENT	3-11-97
PARKS DESIGN AND DEVELOPMENT - CIP	3-11-97
UTILITY DEVELOPMENT DEPARTMENT	5-06-97
City Engineer / ENGINEERING DIVISION / AMAFCA	3-11-97

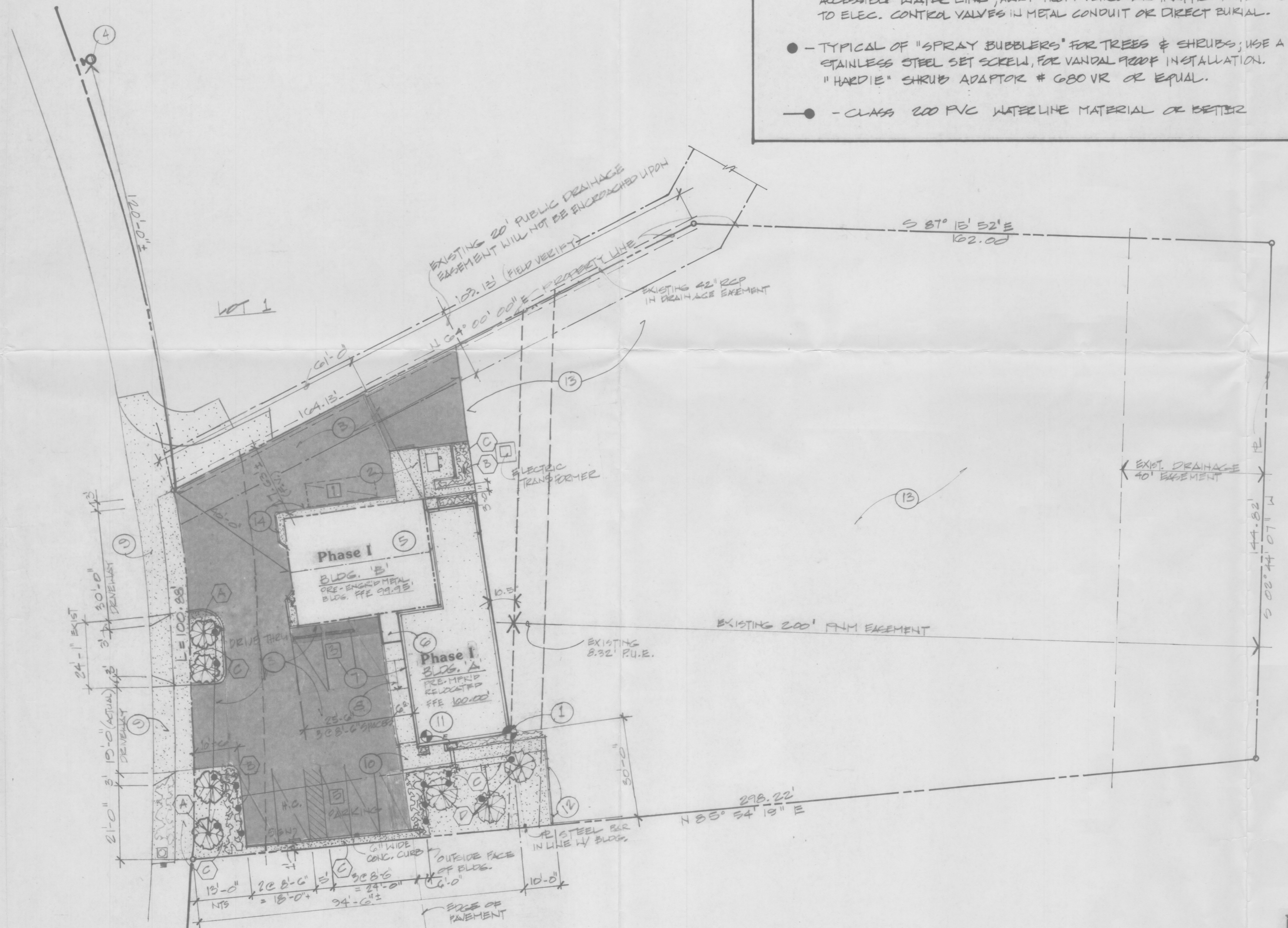
PLANTING SCHEDULE

Sym	Common Name	Botanical Name	Quantity	Size/Comments
A	FRAXINUS VELUTINA	VELVET ASH	4 TOTAL	3" CALIPER MIN. OR 10'-12' IN HEIGHT
B	TAMERIX JUNIPER	JUNIPER SABINA TAMARISCIFOLIA	35 TOTAL	ONE GALLON MIN. OR LARGER - 2'+ SPREAD
C	1½ϕ RIVERRUN GRAVEL MULCH (1)	NOT APPLICABLE	AS REQ'D FOR A 2" DEEP LAYER	2"+ DEEP LAYER OVER 6 MIL PLASTIC
D	AUTUMN BLAZE PEAR	PYRUS CALLERYANA	3 TOTAL	2" CALIPER OR 8'-10' IN HEIGHT.

(1) A river-run gravel mulch or Santa Fe brown rock no greater than the size noted may be used.

IRRIGATION SCHEDULE

- CHAMPION 1" AUTOMATIC CONTROL STATION IN BUILDING, LANDSCAPE CONTRACTOR SHALL PROVIDE, LOCATE AND INSTALL AT LEAST A 4-MANIFOLD SYSTEM; (1- FOR STREET TREES AND 3- FOR PROPERTY PLANTING). LOCATE MANIFOLDS, RECESSED VALVE BOXES AT A CONVENIENT LOCATION TO ACCESSIBLE WATER LINE, AWAY FROM VEHICULAR TRAFFIC. EXTEND ELEC. WIRING TO ELEC. CONTROL VALVES IN METAL CONDUIT OR DIRECT BURIAL.
- TYPICAL OF "SPRAY BUBBLERS" FOR TREES & SHRUBS; USE A BUBBLER W/ STAINLESS STEEL SET SCREW, FOR VANDAL PROOF INSTALLATION. "HARDIE" SHRUB ADAPTOR # 680 VR OR EQUAL.
- CLASS 200 PVC WATERLINE MATERIAL OR BETTER



SITE DEVELOPMENT PLAN (PROPOSED) SCALE: 1" = 20'-0"

CODE ANALYSIS:
SEISMIC ZONE .....2B, per 1991 UBC
CONST. TYPE ......V-N * Tables 5A and 5C, 1991 UBC

GROUP OCCUPANCY ...B-2 Offices/Storage

ZONING .... Su-1 / IP

Total Lot Area ...... 43,560 S.F.

Allowable Building ...11,798 S.F. *
Site Area

LANDSCAPING REQUIREMENTS:

Total of Lot Net Area .. 6500 NSF

Total Landscaping required
at the 15% of Net Area .....975 S.F.
Landscaping Area Available ..1,670 S.F.
(Proposed for Phase I and II)

LEGAL DESCRIPTION:

Lot No. 2
Volcano Business Park
Phase I, Development

Building Area for
Phase I = 1436±gsf

Phase II= 1200 gsf

BUILDING LOADS:

Floor - LL @ 50 PSF
Roof - LL @ 20 PSF
DL @ 15 PSF
Partition-DL 20 PSF

WIND LOADING:

75 MPH Exposure C

Soil Bearing Capacity
@ 1500 PSF (See Note)

PARKING REQUIREMENTS:

Phase I - Office Areas = 1436gsf @ 1/200sf = 8 Spaces

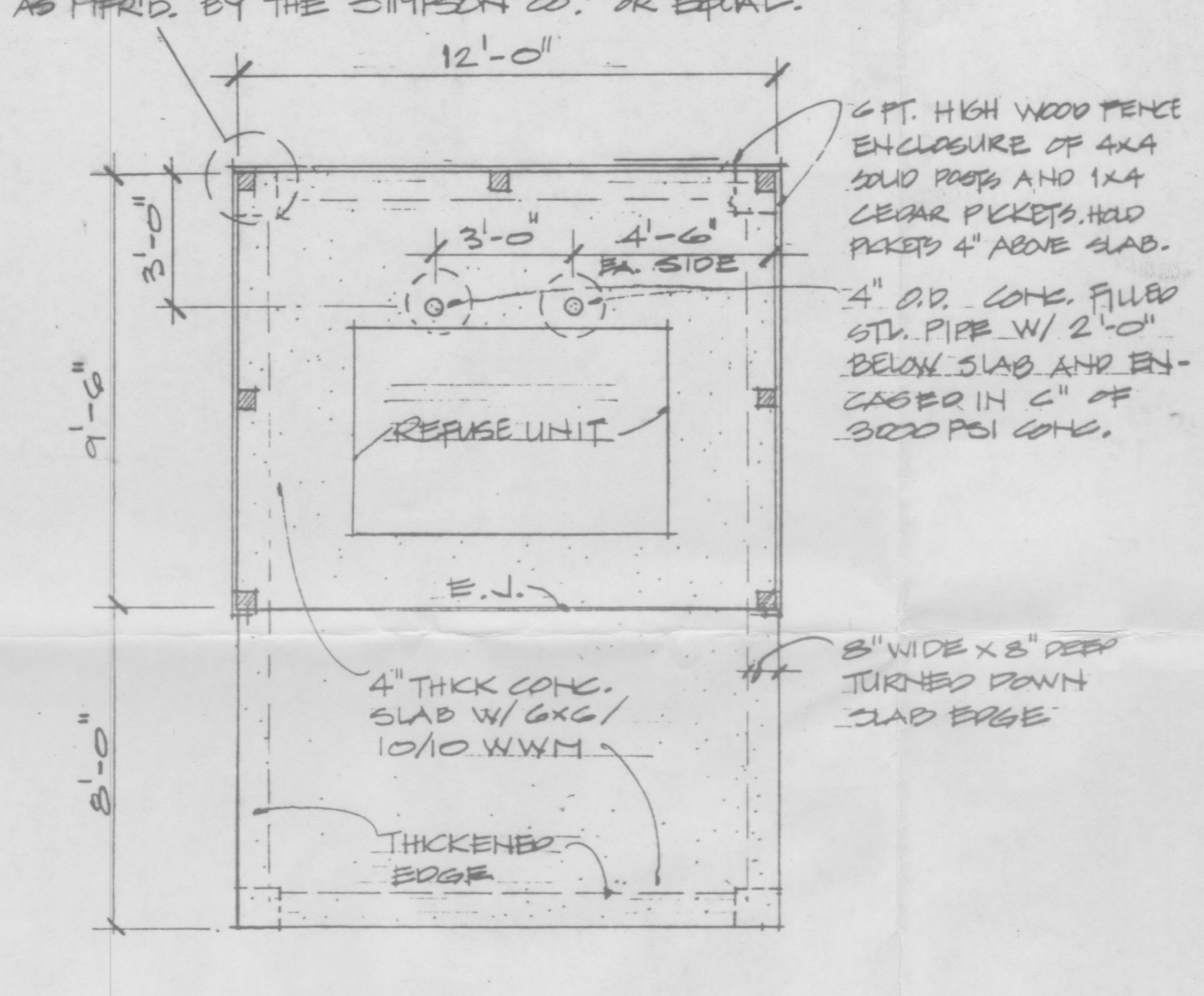
Phase 1 - Warehouse Bldg = 1200gsf @ 1/1000= 1 Space

9 Spaces

Total Parking Available = 9 Space
as shown on Site Plan.

* The balance of the Lot 2 land area is designated as a PNM 200 ft. Easement for overhead power lines and does not permit building on P.U.E.

NOTE: POST SUPPORT SHALL BE; 8" SQ X 16" DEEP TURNED DOWN CONC FOOTING AT EA. POST. ANCHOR EA. POST TO FOOTING W/ AN "APB" STEEL BASE AS MFR'D. BY THE "SIMPSON CO." OR EQUAL.

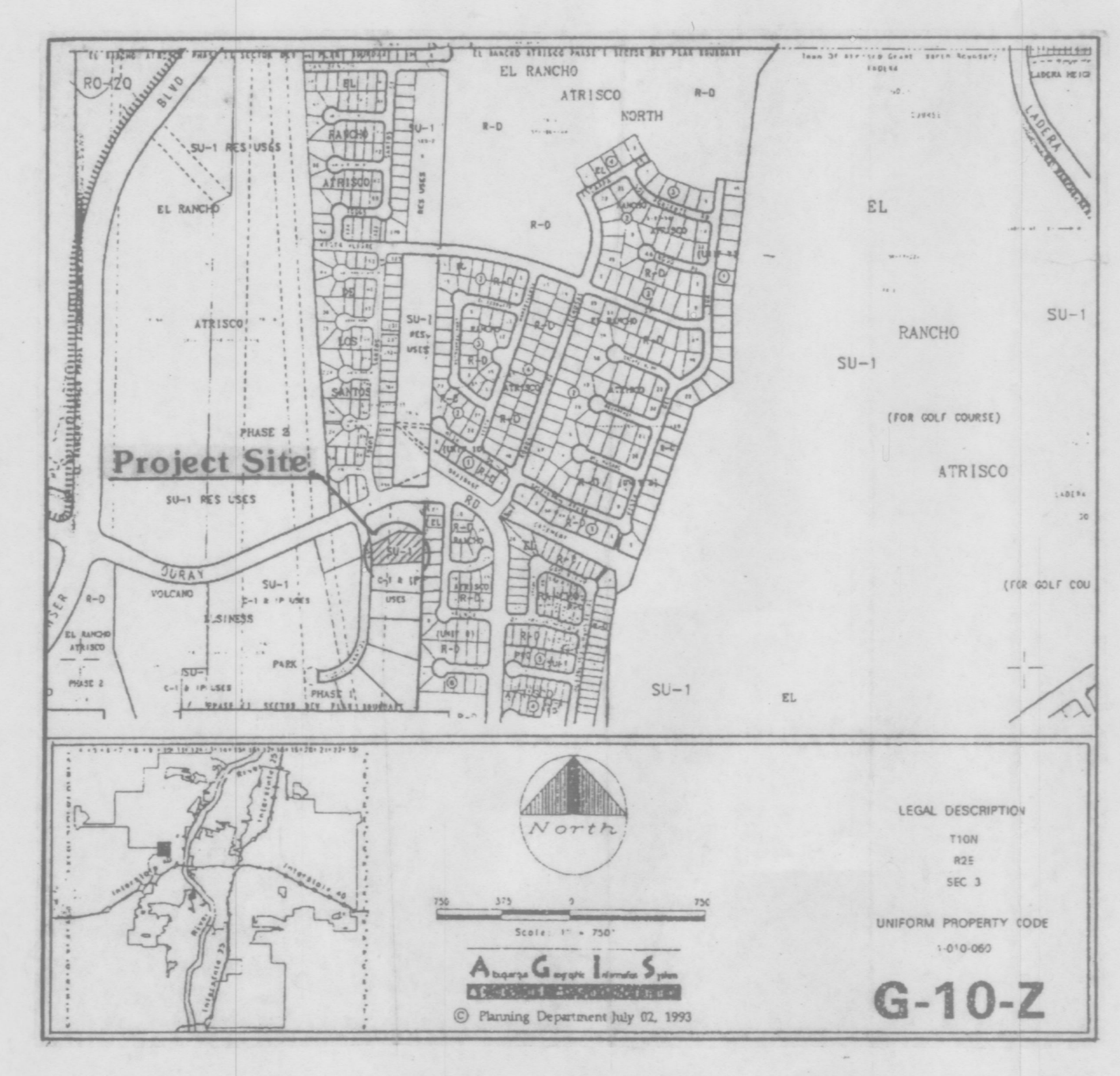


1/C-1 REFUSE ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

SITE CONDITIONS AND CONSTRUCTION KEYNOTES:

1. Point of reference for location and construction of southeast corner of building foundation pier system and placement of building transferred to this site, verify exact location prior.
2. Location of refuse enclosure, see Detail 1/C1.
3. New asphaltic concrete over a 6" base course, graded and compacted to at least 95% Proctor Density. Architect will furnish technical specs at a later date as part of construction docs.
4. Location of existing fire hydrant, ~~northwest of Lot 2 and across the street at approx. the distance shown.~~
5. location of this pre-engineered building is considered to be part of Phase I and all other site improvements
6. Owners have the option of installing an Airlock at the main entrance to the relocated building in Phase I.
7. The Owners will install building signage on the face of the building in accordance with the "Industrial Park" zoning requirements.
8. The Owners shall install a landing and ramped sidewalk from the proposed "Airlock" to the concrete sidewalk at a 1/2" above the pavement.
9. Contractor shall provide two (2) conc. entrance driveways of reinforced concrete, designed and built to the standards and requirements of the City of Albuquerque; installation shall be by a contr. bonded with the City.
10. Proposed 4'-0" wide concrete sidewalk from the porch to the rear edge of the building.
11. Note! The Building Floor Level Elev. of 100.00' is equal to the Elev. 33.50' as assigned by the engineer who performed the Hydrology study.
12. Proposed treated timber edging between gravel mulch and undeveloped area behind the building.
13. The entire portion of property beyond the rear of the building shall remain undeveloped to the east property line.
14. Contractor shall install a 6" thick by 12" deep concrete curb as shown. Curb shall be detailed on future construction drawings.

Note! The Owners are herein confirming that all landscaping regulations will be adhered to as per Zoning Code §14-16-3-10 (D) and that they shall be fully responsible for the continuous maintenance and replacement of any plant that may die.



Vicinity Map

FOUNDATION NOTES

The design is based on an allowable soil bearing pressure of 1500 psf and therefore the subgrade must be prepared for this minimum allowable soil bearing pressure by overexcavating (determined by a soils investigation) and recompacting to 95% density.

No soils report was provided to us during the JJK GROUP, INC. design of this foundation system. As a result it is not known whether or not subsurface soil conditions are stable which may impact the performance of the design. Therefore, JJK GROUP, INC cannot be responsible for the performance of the foundation based on hidden soil conditions not discoverable without a soils investigation.

✓ REVISED ON: JANUARY 9, 2004 AMT

MIGUEL TRUJILLO & ASSOCIATES
ARCHITECT • PLANNER

8504 Spain Road NE
ALBUQUERQUE, N.M. 87111 (505)

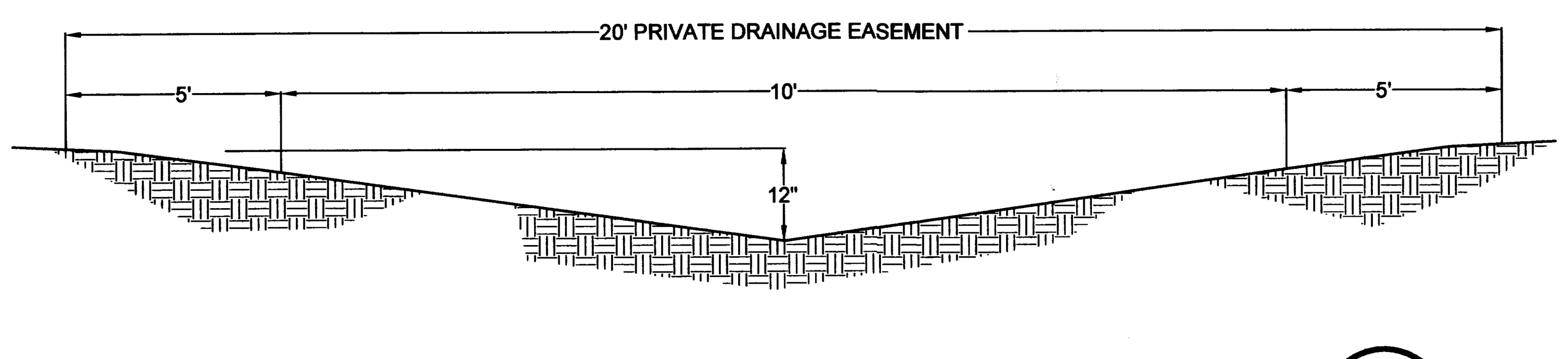
PROJECT **OFFICES/WAREHOUSE:**
Lot 2

OWNER
LARRY KOLEK-RON CASTLEMEN, PARTNERS
3021 Todos Santos St. NW
Albuquerque, NM 87120

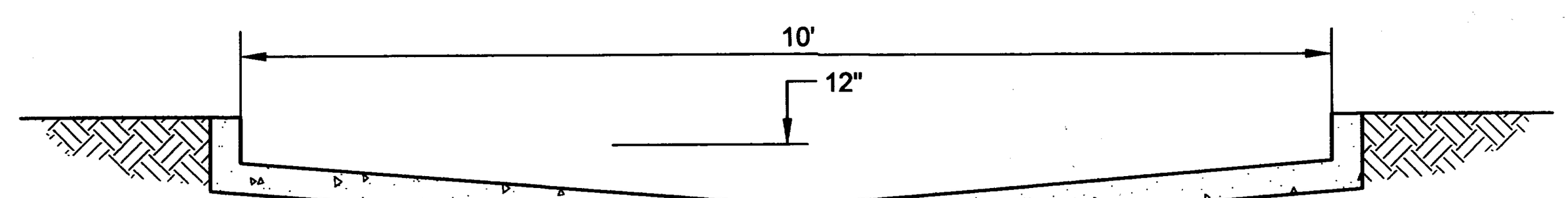
JOB NUMBER 96-007
DATE Nov.21,1996
DRAWN M.Trujillo
CHECKED M.Trujillo

STATE OF NEW MEXICO — A. MIGUEL TRUJILLO — No. 1473 — REGISTERED ARCHITECT
JAN 12 2004

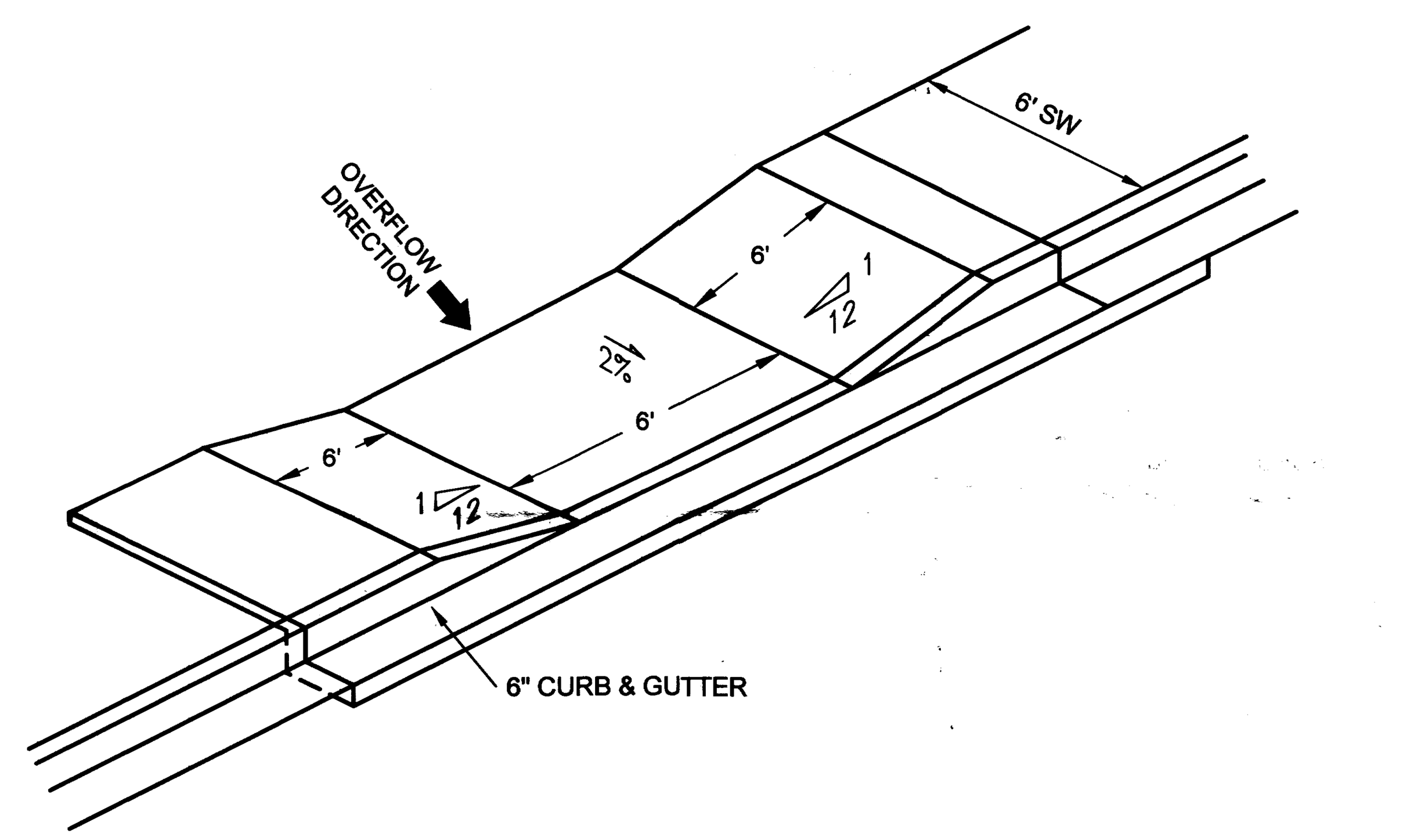
SHEET NO **C-1**
1 OF 7



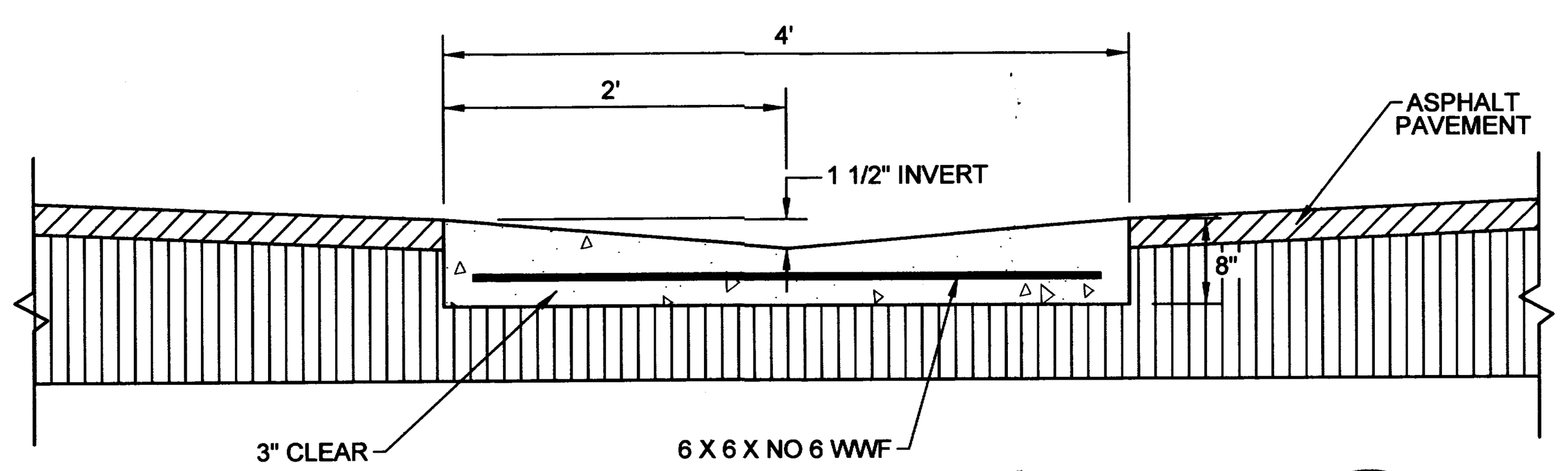
EARTHEN CHANNEL (A / C2)
NTS



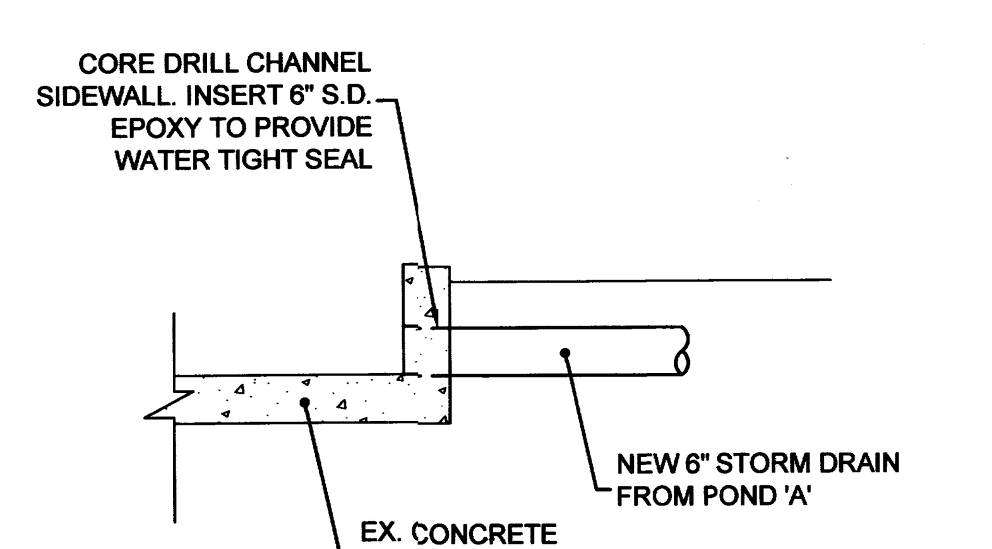
EXISTING CONCRETE CHANNEL (B / C2)
NTS



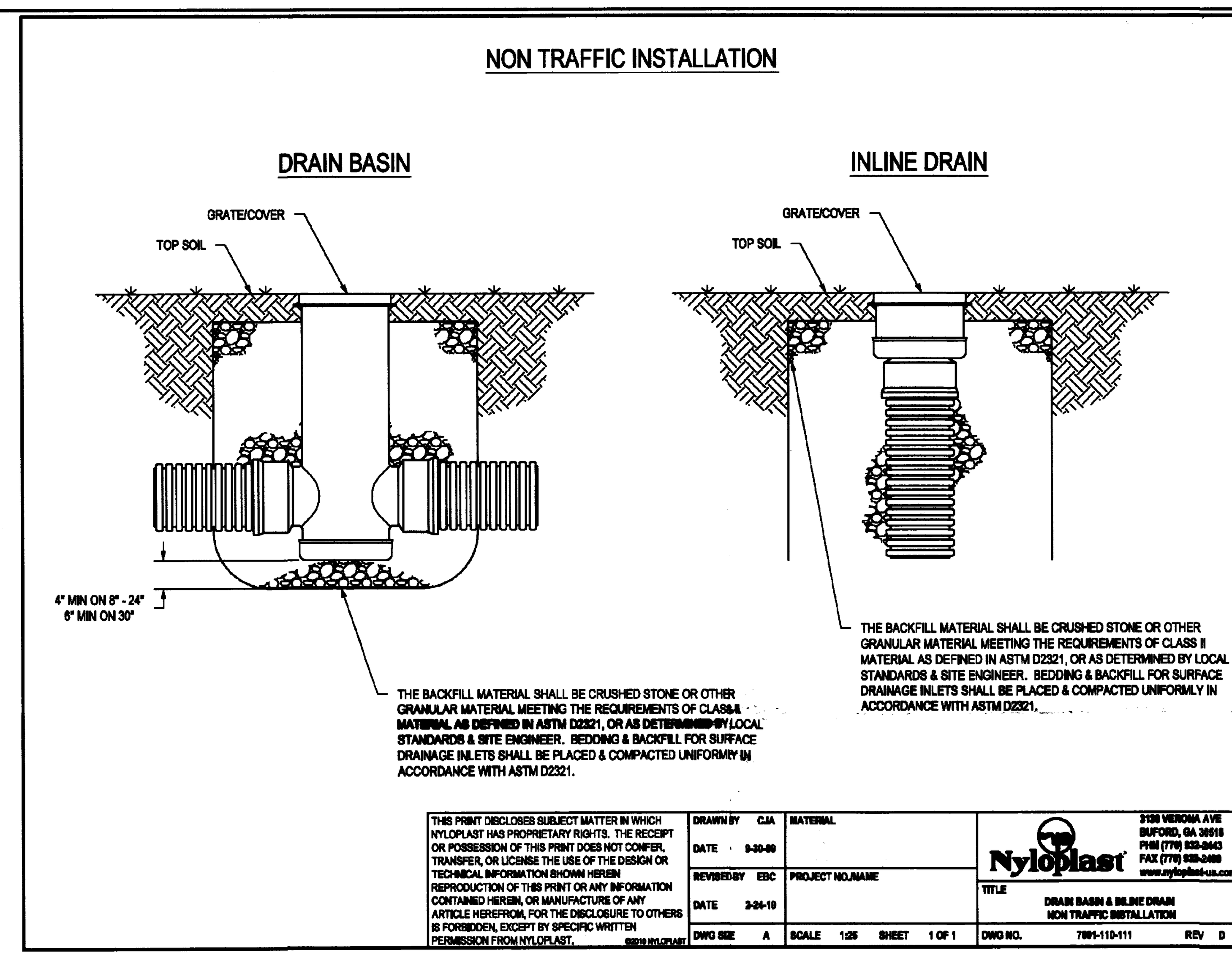
POND 'A' OVERFLOW SPILLWAY DETAIL (C / C2)
NTS

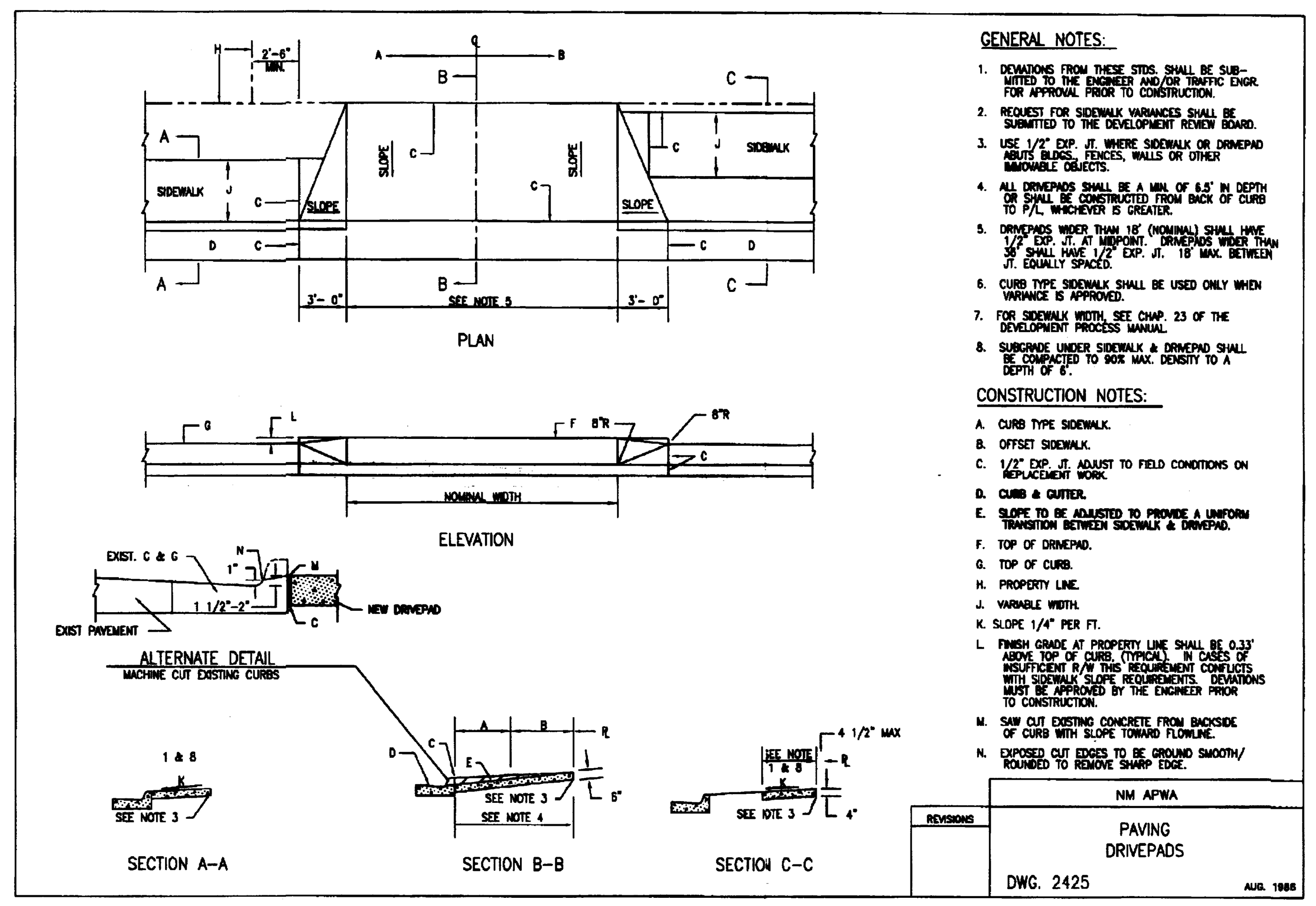


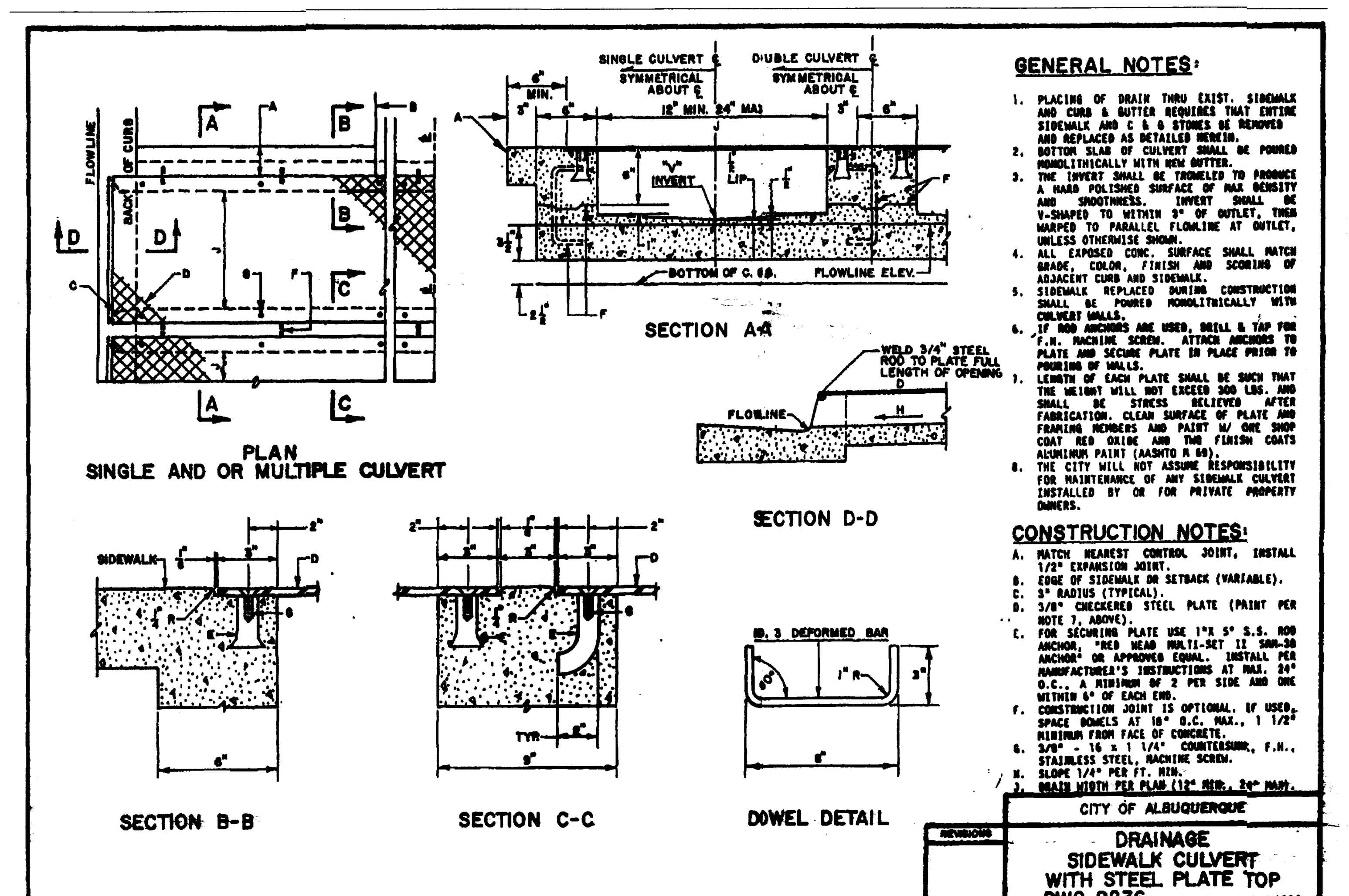
CONCRETE VALLEY GUTTER DETAIL (D / C2)
NTS

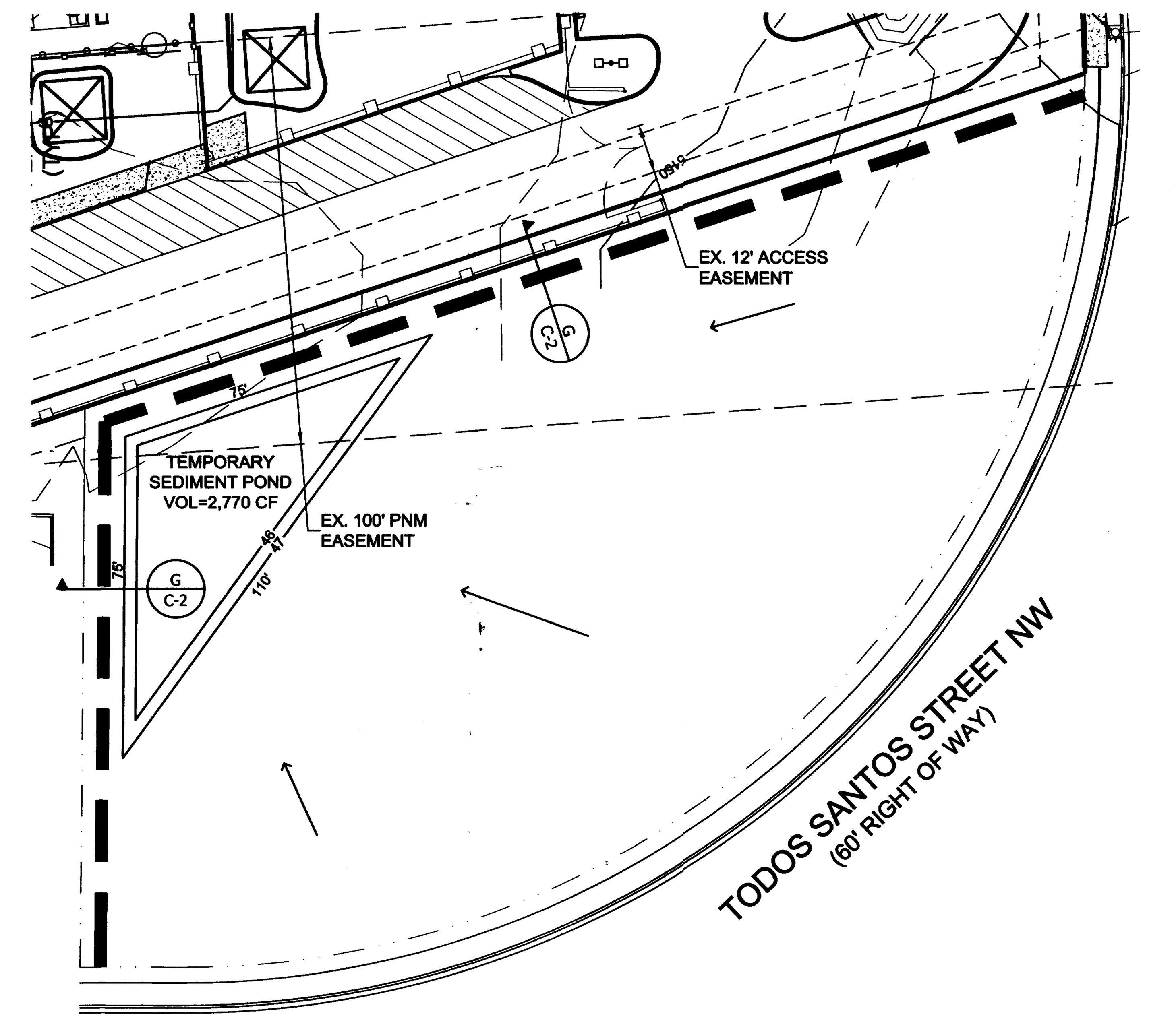


STORM DRAIN CONNECTION TO EXISTING CHANNEL (E / C2)
NTS

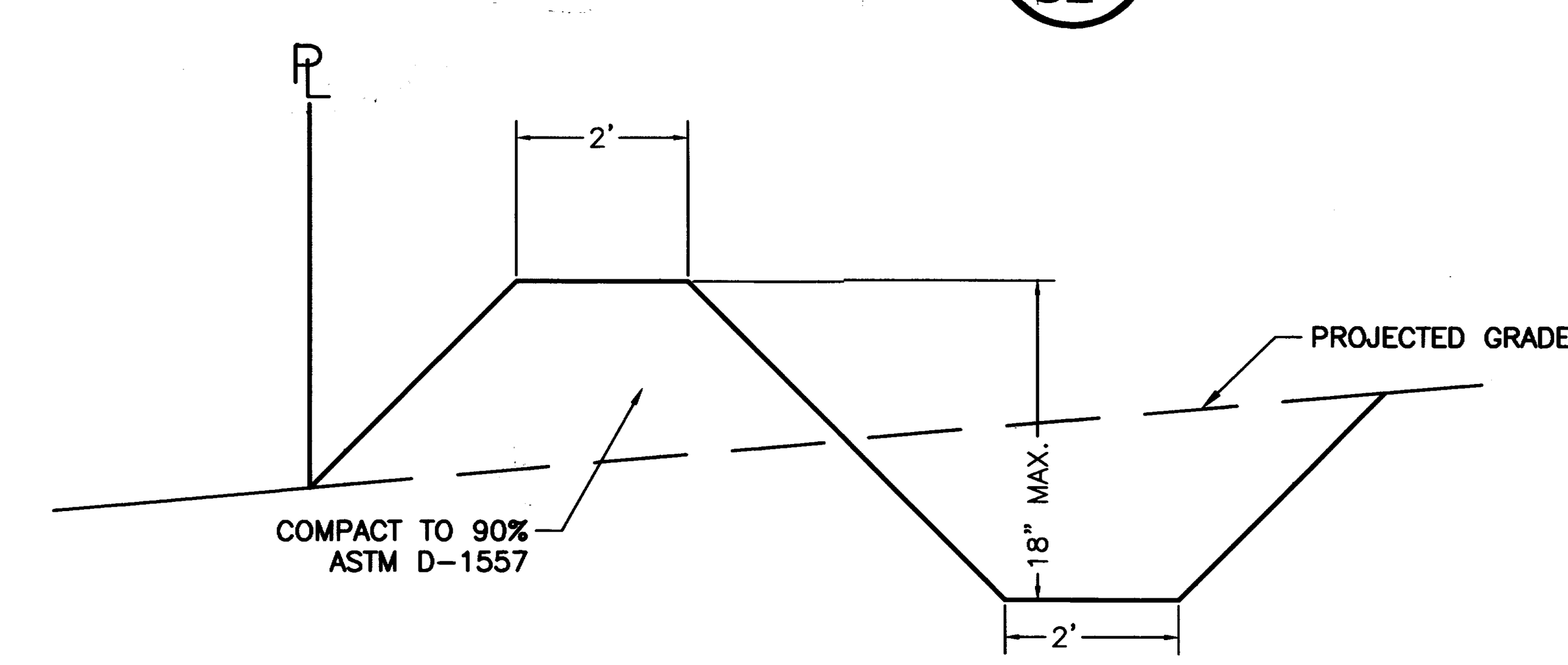








TRACT 5A-A1-5 DRAINAGE PLAN (F / C2)
SCALE 1"=30'



TEMPORARY EROSION CONTROL BERM (H / C2)
NTS

RECEIVED
NOV 19 2012
LAND DEVELOPMENT SECTION

REVISIONS:

DENNIS A. LORENZ — NEW MEXICO — 9647 — REGISTERED PROFESSIONAL ENGINEER — 11-14-12

SITE DETAILS

HORIZON ACADEMY WEST
3021 TODOS SANTOS STREET NORTHWEST
ALBUQUERQUE, NEW MEXICO 87120

2425 NORTH 16TH STREET
PHOENIX, ARIZONA 85024
TEL: 602-272-2000
FAX: 623-298-2000

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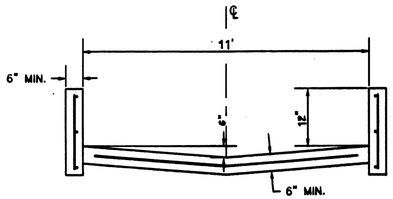
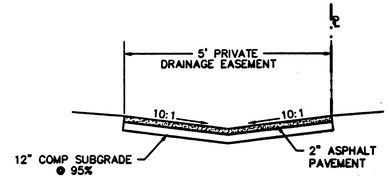
BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro Blvd. NE Bldg. 1, Suite 1200
Albuquerque, New Mexico 87110
Phone: (505) 888-6088 Fax: (505) 888-6188

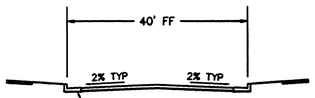
PROJECT:	12514
DATE:	11-12-12
DRAWN:	JMT
CONTACT:	DAL
SCALE:	
SHEET:	C-2



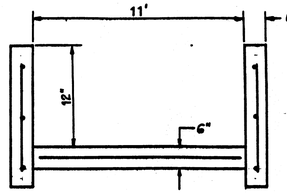
TYPICAL CONCRETE CHANNEL
PER COA STD DWG 2280 N.T.S. (A/1)



PRIVATE SWALE SECTION (B/1)
N.T.S.



STREET SECTION (C/1)
N.T.S.



TYPICAL CHANNEL SECTION (D/1)
NTS

TEMPORARY EROSION CONTROL (DITCH/DIKE OPTION) NTS (G/1)

TEMPORARY EROSION CONTROL (SILT FENCE OPTION) (F)

TEMPORARY EROSION CONTROL (SILT FENCE OPTION) (F)

RECEIVED
NOV 19 2012
LAND DEVELOPMENT SECTION

N

1 inch = 100 ft.

LEGEND

- 6001 — EXISTING CONTOUR ELEVATION
- 02.5 × EXISTING SPOT ELEVATION
- 01 — PROPOSED CONTOUR ELEVATION
- PROPERTY LINE
- 01.5 ◆ PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- DRAINAGE SWALE
- DRAINAGE BASIN DIVIDE
- LOTS WITH APPROVED DRAINAGE PLANS
- EXIST DRAINAGE ESMT TO BE VACATED

PROPERTY ADDRESS

Ouray Road NW

LEGAL DESCRIPTION

Volcano Business Park, Phase I, Tract 5A2-A1, Lots 1-6

PROJECT BENCHMARK

COA BM# 4-G10
Approximately 1000 Ft. NE of the electric sub-station on the Plains Electric Co-op transmission line. NW of the I-40 and Coors Road Interchange. Elevation = 5123.40.

DRAINAGE PLAN NOTES

1. BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
2. This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
3. Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
4. This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
5. Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
6. BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
7. The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.

VOLCANO BUSINESS PARK

DRAINAGE MASTER PLAN

BRASHER & LORENZ, INC.
Consulting Engineers
2201 San Pedro NE Building 1 Suite 210
Albuquerque, New Mexico 87110
Ph: 505-888-9088 Fax: 505-888-9188

DRAWN BY: A.S.C.	DATE: JANUARY, 1998
CHECKED BY: D.A.L.	SHEET 1 OF 1
FILE: 7073-G01.DWG	

1-20-98 11-2-98

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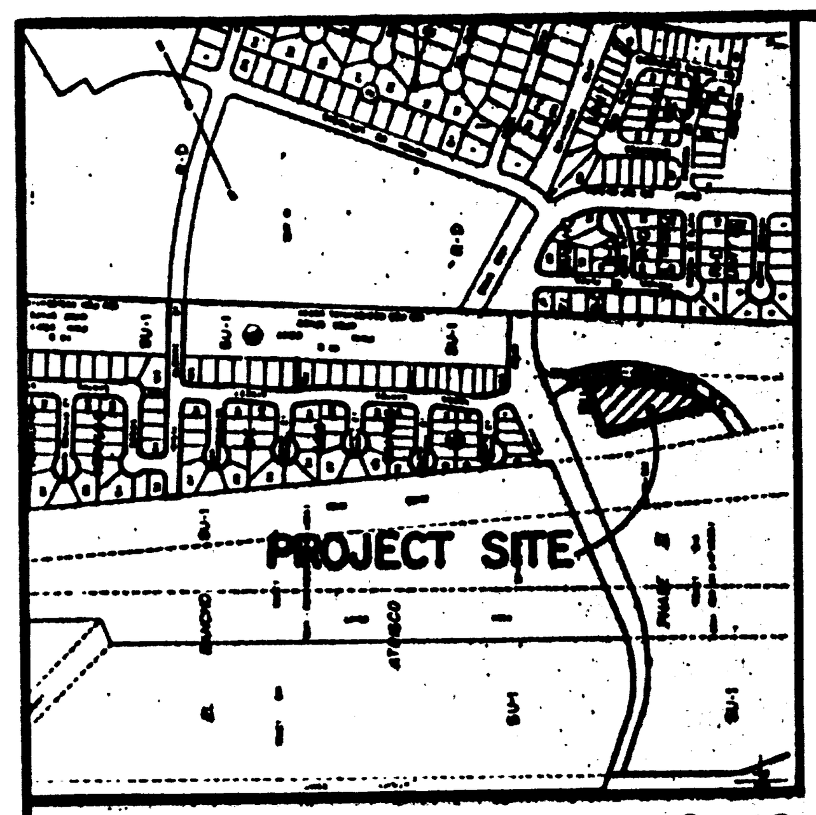


VICINITY MAP
SCALE: 1" = 800'

PROJECT BENCHMARK = TBM

THE STATION IS A STANDARD ACS BRASS TABLET STAMPED '6-G10, 1981'; SET 0.1 FT. ABOVE THE GROUND. TO REACH THE STATION FROM THE INTERSECTION OF COORS RD. & I-40, GO NORTH ON COORS 0.2 MILES TO OURAY RD. TO THE INTESECTION OF RONDA de LECHUSAS & A DRAINAGE CHANNEL. TURN RT., GO EAST ALONG THE SOUTH SIDE OF THE CHANNEL 700 FT. TO THE STATION

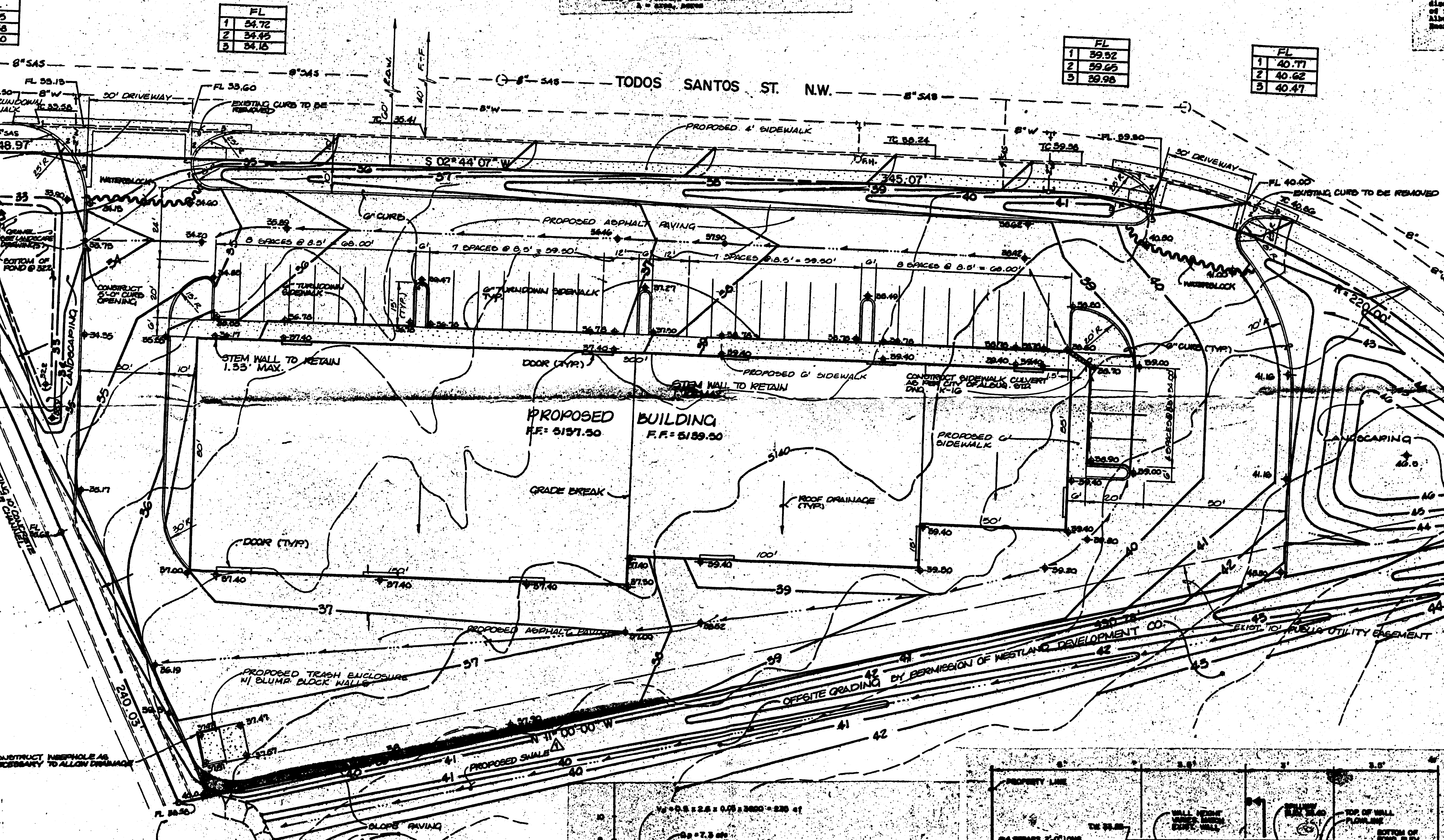
LEGAL DESCRIPTION

LOT 12, VOLCANO BUSINESS PARK

LEGEND

- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SWALE
- PROPOSED CONCRETE
- BOUNDARY LINE
- EXISTING UTILITY LINE

SCALE: 1" = 20'



	FL
1	34.15
2	33.48
3	35.80

	FL
1	34.72
2	34.65
3	34.15

	FL
1	39.52
2	39.65
3	39.98

	FL
1	40.77
2	40.62
3	40.47

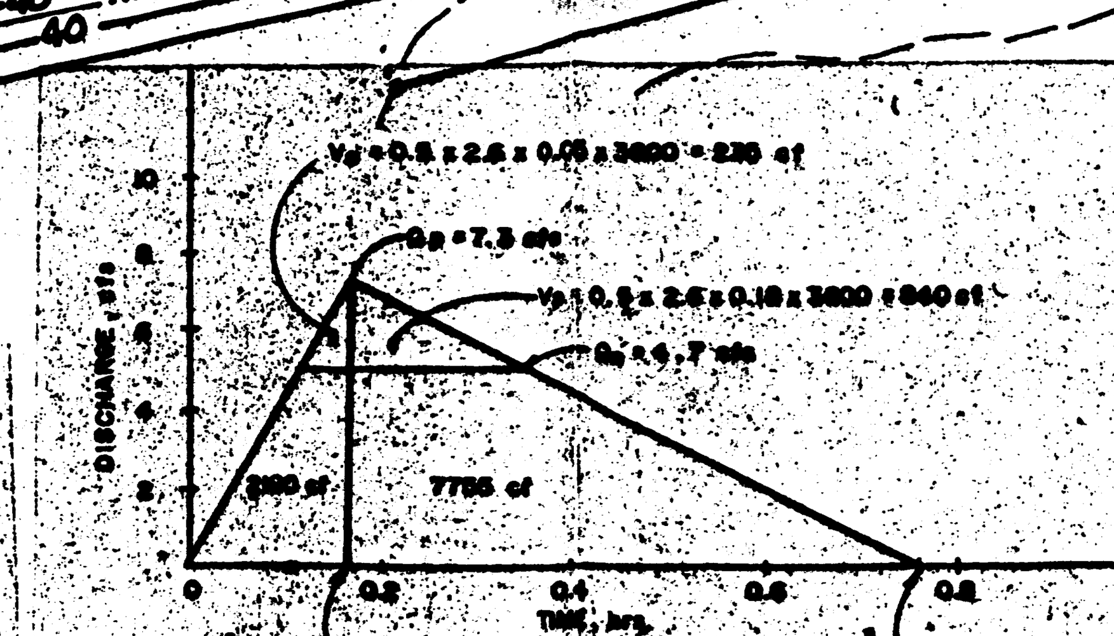
CONSTRUCTION NOTES:

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 765-1234, 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 ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
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 APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, 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 UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES, 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 IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE 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. 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. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
7. BACKFILL COMPACTION SHALL BE ACCORDING TO N/A STREET USE.
8. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

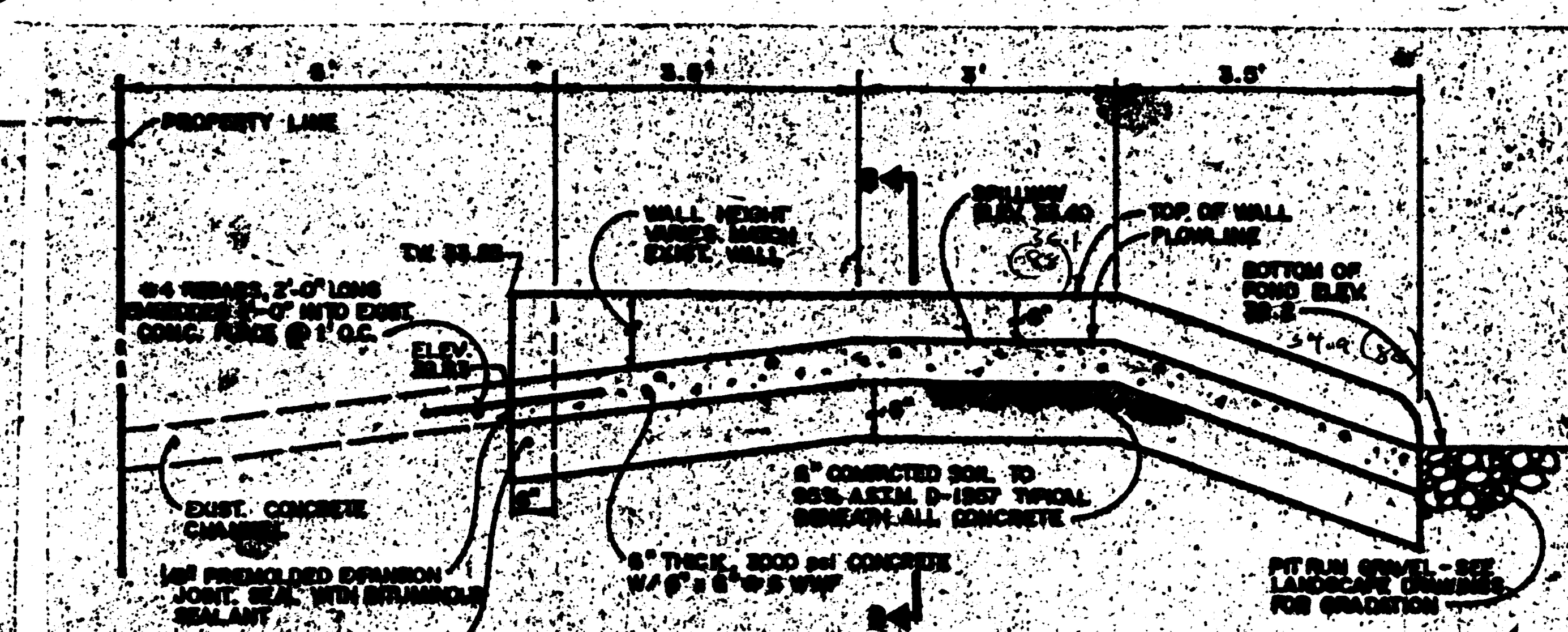
EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
2. THE CONTRACTOR SHALL PROMPTLY 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. THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.

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



INFLOW / OUTFLOW HYDROGRAPH



SECTION A-A
SCALE: 1" = 2'

SECTION B-B

RECEIVED FEB 05 1987
HYDROLOGY SECTION

GRADING AND DRAINAGE PLAN PREPARED UNDER THE SUPERVISION OF:

12-04-86
12-31-86 02-04-87

TOPOGRAPHIC SURVEY PREPARED BY OTHERS AND PROVIDED BY OWNER. ITS ADEQUACY IS HEREBY DISCLAIMED AS IT RELATES TO THIS DRAWING.

NO.	DATE	BY	REVISIONS
1	12/22/86	SKS	SHOW PROPOSED SWALE
2	2/4/87	SKS	PLACE FILL SOUTH END

811 DALLAS N.E. · ALBUQUERQUE · NEW MEXICO · 87110
ENGINEERS

DESIGNED BY: S.K.S.
DRAWN BY: P.A.T.
APPROVED: J.G.M.

JOB NO. 61581
DATE 12-86

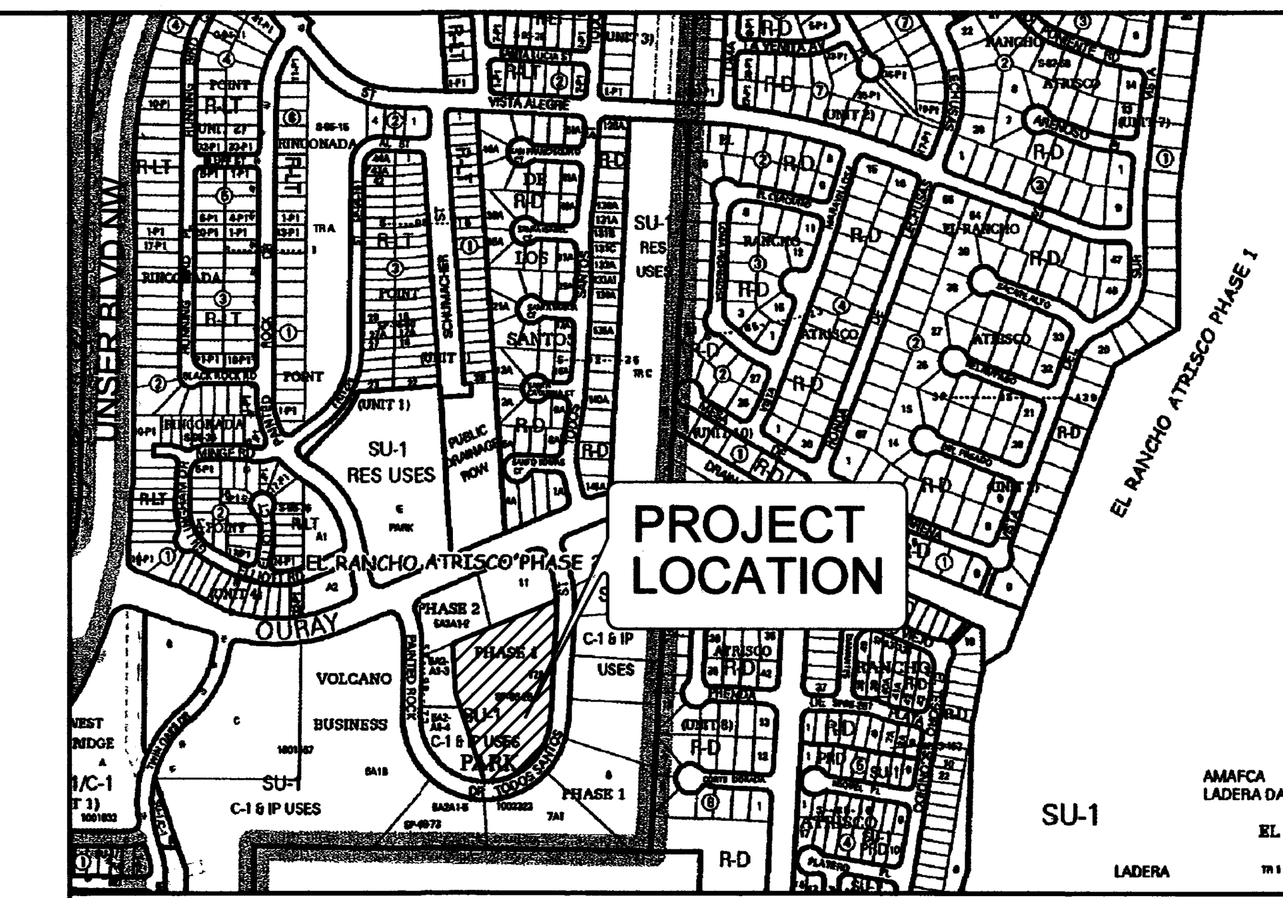
GRADING AND DRAINAGE PLAN
LOT 12, VOLCANO BUSINESS PARK

RECEIVED NOV 19 2012 LAND DEVELOPMENT SECTION

FILE NO.
SHEET 1 OF 1

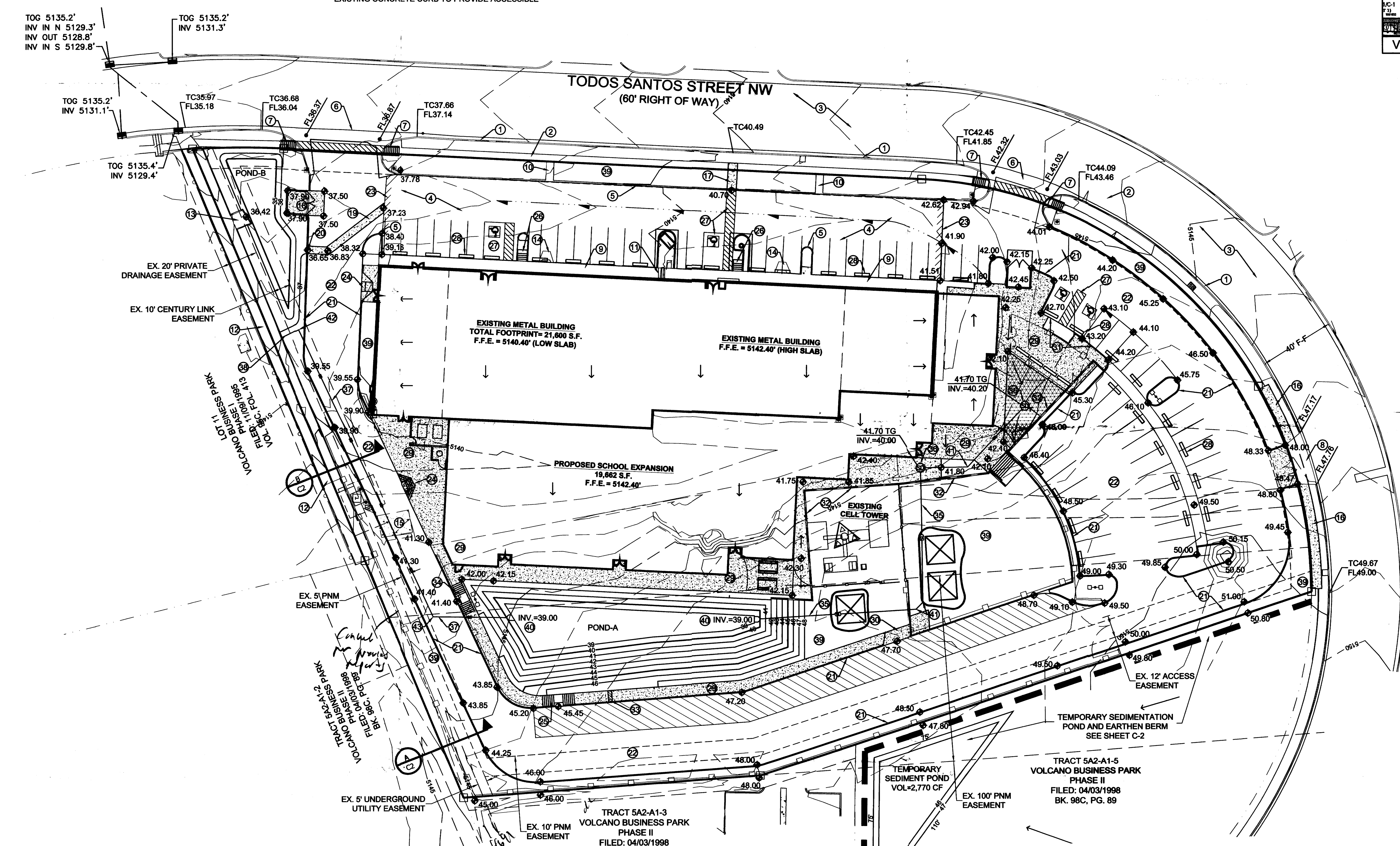
KEYED NOTES

1. EXISTING CONCRETE CURB AND GUTTER.
2. EXISTING CONCRETE SIDEWALK.
3. EXISTING ASPHALT ROADWAY.
4. EXISTING ASPHALT PAVEMENT TO BE CRACK SEALED AND OVERLAYED.
5. EXISTING CONCRETE CURB.
6. EXISTING CONCRETE VALLEY GUTTER.
7. EXISTING UNIDIRECTIONAL HANDICAP RAMP.
8. EXISTING CONCRETE DRIVEPAD.
9. EXISTING TURNDOWN SIDEWALK.
10. EXISTING PEDESTRIAN LINK TO PERIMETER SIDEWALK.
11. EXISTING STAIRS TO REMAIN.
12. EXISTING CONCRETE DRAINAGE CHANNEL.
13. EXISTING CONCRETE POND SPILLWAY.
14. REMOVE AND DISPOSE EXISTING ASPHALT RAMP.
15. REMOVE AND DISPOSE EXISTING CONCRETE SLAB.
16. CONSTRUCT NEW 6' CONCRETE SIDEWALK. (PUBLIC)
17. CONSTRUCT NEW 5' CONCRETE SIDEWALK. SAW CUT EXISTING CONCRETE CURB TO PROVIDE ACCESSIBLE CONNECTION.
18. CONSTRUCT NEW REFUSE ENCLOSURE. SEE SHEET C3
19. CONSTRUCT 4' CONCRETE VALLEY GUTTER. SEE DETAIL D/C2
20. PROVIDE 4' CURB BLOCKOUT AT VALLEY GUTTER.
21. CONSTRUCT CONCRETE CURB AND GUTTER. SEE DETAILS SHEET C3
22. CONSTRUCT NEW ASPHALT PAVEMENT.
23. SAWCUT EXISTING ASPHALT TO LIMIT SHOWN.
24. CONSTRUCT NEW HANDICAPPED ACCESS RAMP. SEE DETAIL D/C3
25. CONSTRUCT NEW HANDICAPPED ACCESS RAMP. SEE DETAIL G/C3
26. CONSTRUCT NEW HANDICAPPED ACCESS RAMP. SEE DETAIL H/C3
27. PROVIDE HANDICAP AND ACCESSIBLE STRIPING AND SIGNAGE PER LOCAL CODES.
28. INSTALL CONCRETE TIRE STOPS.
29. CONSTRUCT CONCRETE SIDEWALK AND/OR FLAT WORK. SEE SITE PLAN.
30. CONSTRUCT 12' CONCRETE DRIVEPAD. SEE DETAIL SHEET C2
31. NO CURB THIS SECTION. TOP OF SIDEWALK MATCHES TOP OF CURB.
32. CONSTRUCT NEW RETAINING WALL. SEE RETAINING WALL PLAN SHEETS C4 & C5.
33. CONSTRUCT 18 INCH SIDEWALK CULVERT. SEE DETAILS SHEET C2
34. CONSTRUCT CONCRETE POND OVERFLOW SPILLWAY. PER DETAIL C/C2
35. CONSTRUCT 12 INCH STORM DRAIN. AT S=0.50%.
36. CONSTRUCT AREA DRAIN PER DETAIL SEE SHEET C2.
37. CONSTRUCT 6 INCH POND DRAINLINE.
38. CONNECT 6 INCH DRAINLINE TO CHANNEL SIDEWALL. SEE DETAIL E/C2.
39. LANDSCAPING. SEE LANDSCAPE PLAN.
40. INSTALL END SECTION.
41. INSTALL 45° BEND.
42. INSTALL 90° BEND.
43. INSTALL 1-45° BEND & 1-22.5° BEND.



VICINITY MAP: G-10-Z

SCALE: NTS



1 inch = 30 ft.

LEGEND

ITEM	EXISTING	PROPOSED
PROPOSED SPOT ELEVATION	75.5	01.5
POWER POLE (GUYED)	PP	
STORM DRAIN MANHOLE		
CONTOUR W/ ELEVATION	4992	92
EXISTING FINISHED FLOOR ELEVATION CHANGE		
DIRECTION OF FLOW		
DRAINAGE SWALE		
RIGHT OF WAY		
EASEMENT LINE		
PROPERTY LINE		
CHAIN LINK FENCE		
CURB		
RETAINING WALL		
CONCRETE SIDEWALK OR PAVEMENT		
ASPHALT PAVEMENT		

RECEIVED NOV 19 2012 LAND DEVELOPMENT SECTION

PROJECT DATA

SITE MAPPING:

TOPOGRAPHIC SURVEY PREPARED BY CARTESIAN SURVEYS, INC., FEBRUARY 2012

PROPERTY ADDRESS:

3021 TODOS SANTOS STREET NW ALBUQUERQUE, NEW MEXICO 87108

LEGAL DESCRIPTION:

TRACT 12-A, VOLCANO BUSINESS PARK PHASE I

PROJECT BENCHMARK

ACS MONUMENT "7_G9"
ELEVATION 5159.487 FEET 1988 NAVD
GROUND TO GRID FACTOR: 0..999680173
MAPPING ANGLE: - 0_16_22.41
THE MONUMENT IS LOCATED INTERSECTION OF UNSER BLVD. AND ST. JOSEPH AVE., NW IN THE NW QUADRANT, ON THE CONT. TURN ISLAND AT MID POINT OF THE ARC ON THE SE NOSE OF ISLAND.

DRAINAGE PLAN NOTES

1. BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
2. This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
3. Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
4. This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
5. Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
6. BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
7. The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.
8. All spot elevations are finished grade or top of pavement, unless noted otherwise.
9. All landscaping shall be depressed 2" minimum. Where drainage flows are diverted through landscaping, see plan for elevations.

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro Blvd. NE Bldg. 1, Suite 1200
Albuquerque, New Mexico 87110
Phone: (505) 888-6088 Fax: (505) 888-6188

REVISIONS:

DENNIS A. LORENZ NEW MEXICO 9647 REGISTERED PROFESSIONAL ENGINEER

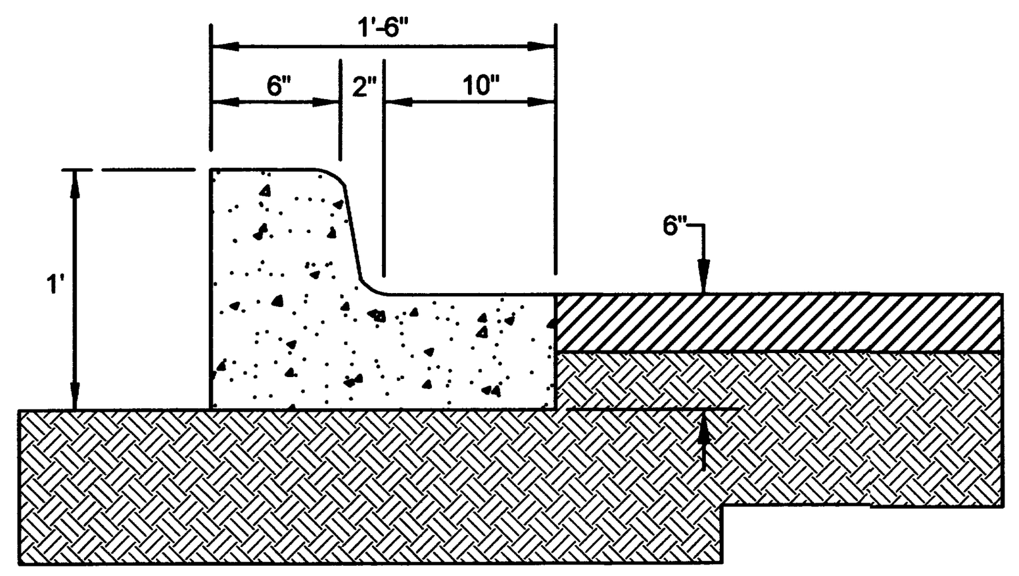
GRADING AND DRAINAGE PLAN

HORIZON ACADEMY WEST

3021 TODOS SANTOS STREET NORTHWEST
ALBUQUERQUE, NEW MEXICO 87120

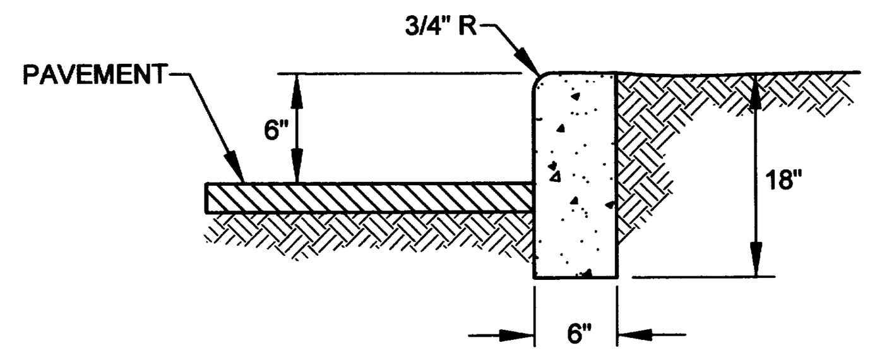
22425 NORTH 16TH STREET
PHOENIX, ARIZONA 85024
TEL: 602-272-2000
FAX: 623-298-2000

PROJECT:	12514
DATE:	11-12-12
DRAWN:	JMT
CONTACT:	DAL
SCALE:	
SHEET:	C-1



6" CURB & GUTTER DETAIL
NTS

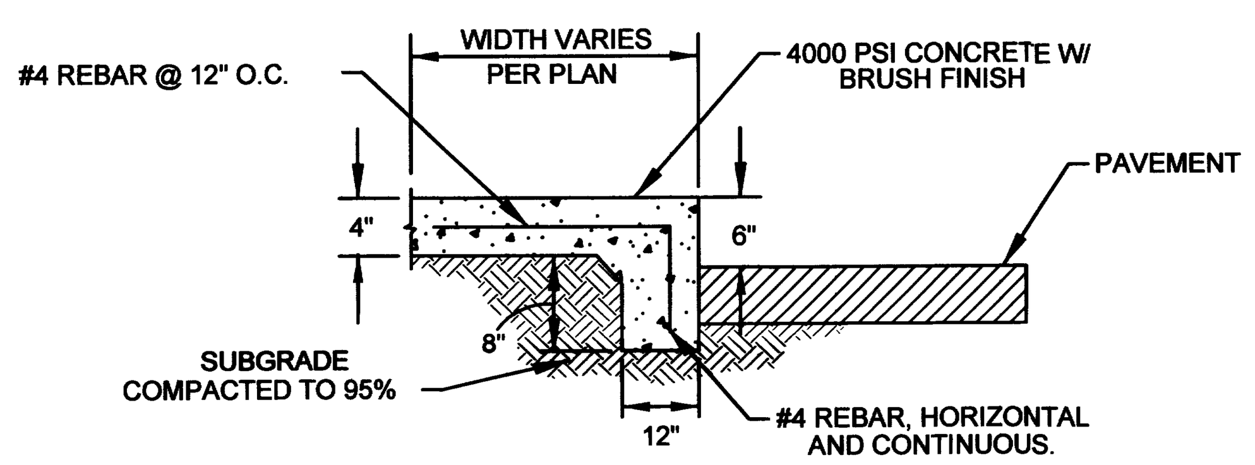
A / C3



CONCRETE HEADER CURB
NTS

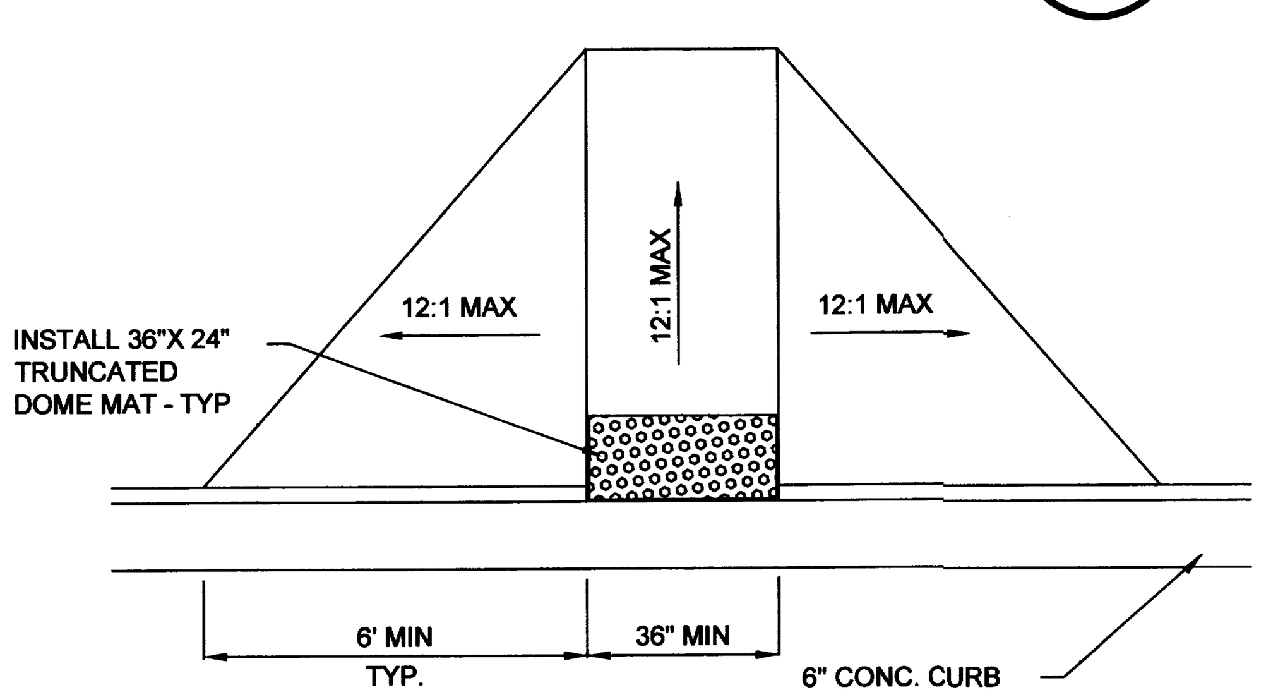
B / C3

1. CONTROL JOINTS SHALL BE PLACED @ 5' O.C.
2. EXPANSION JOINTS SHALL BE PLACED @ 20' O.C



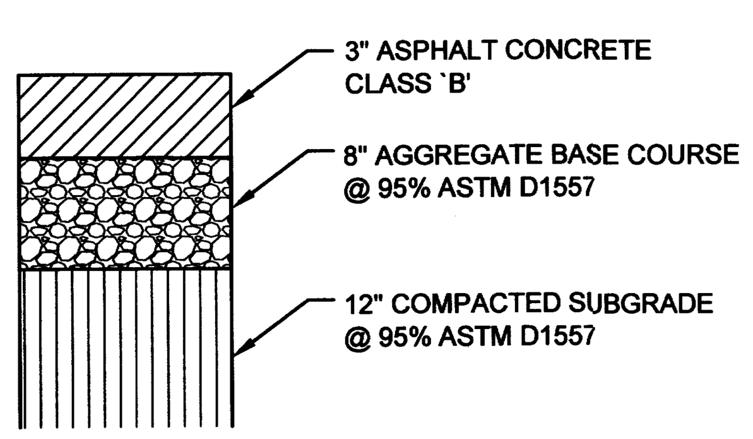
TURNDOWN SIDEWALK
NTS

C / C3



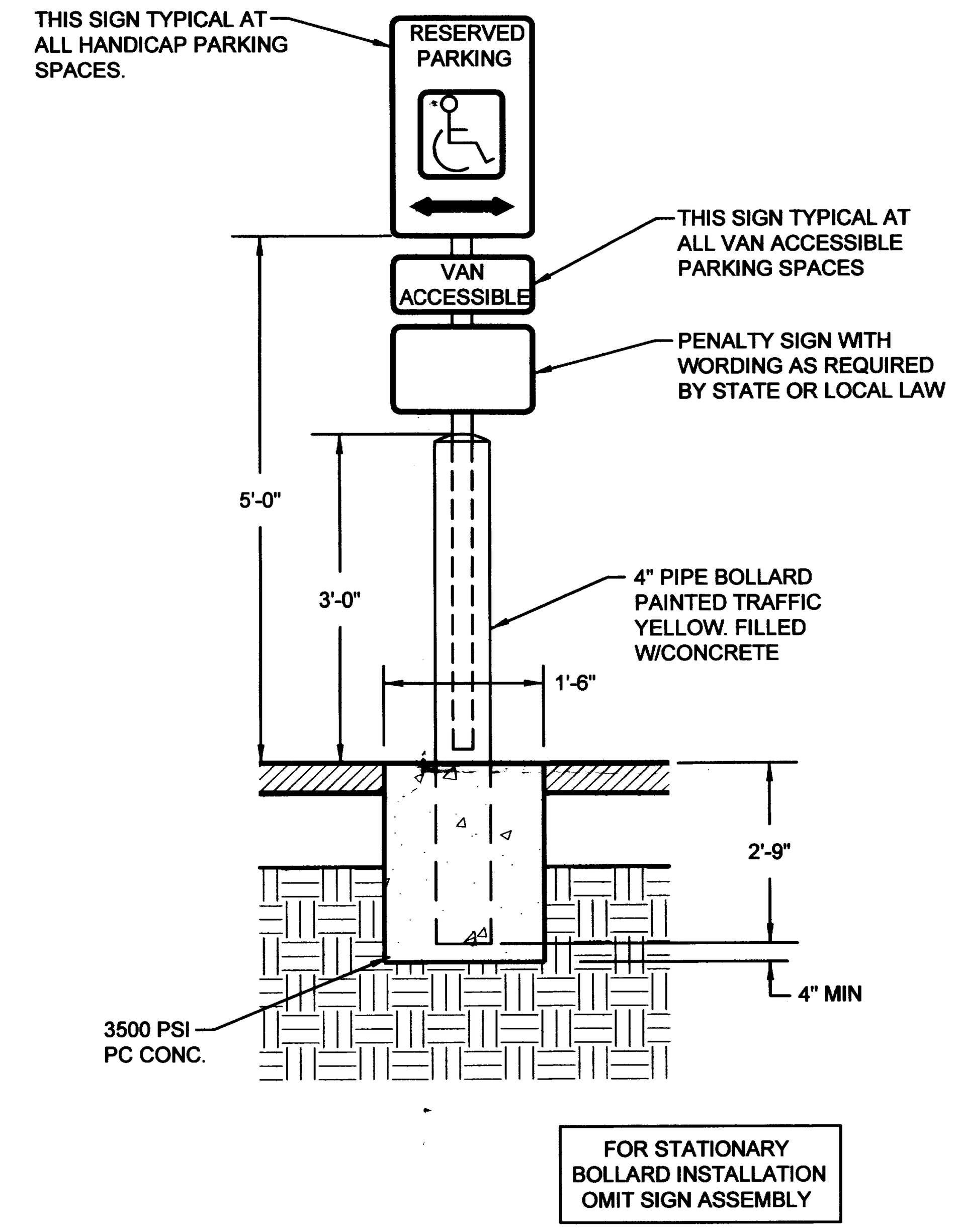
HANDICAP ACCESS RAMP
NTS

D / C3



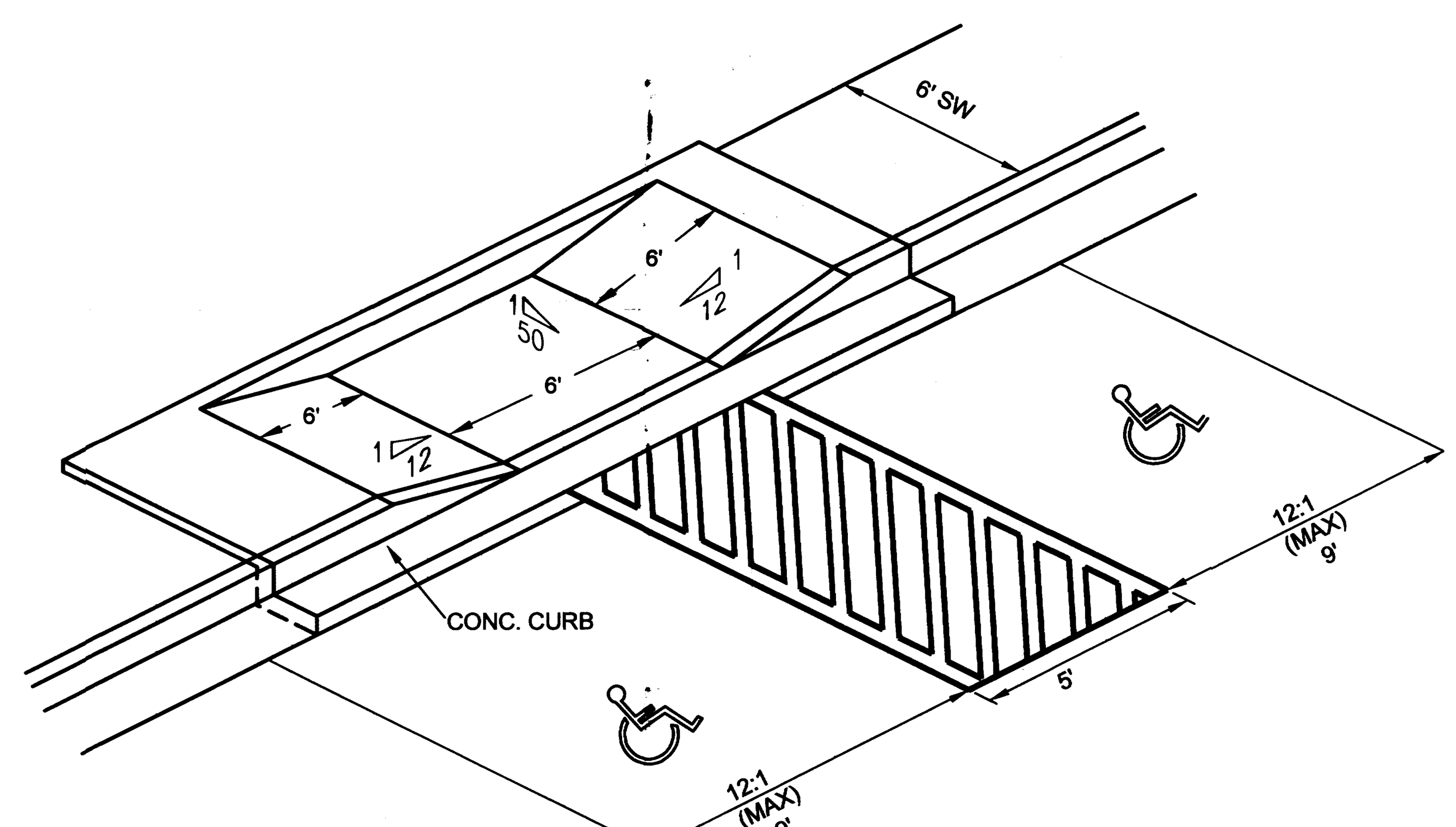
PAVEMENT SECTION LIGHT DUTY
NTS

E / C3



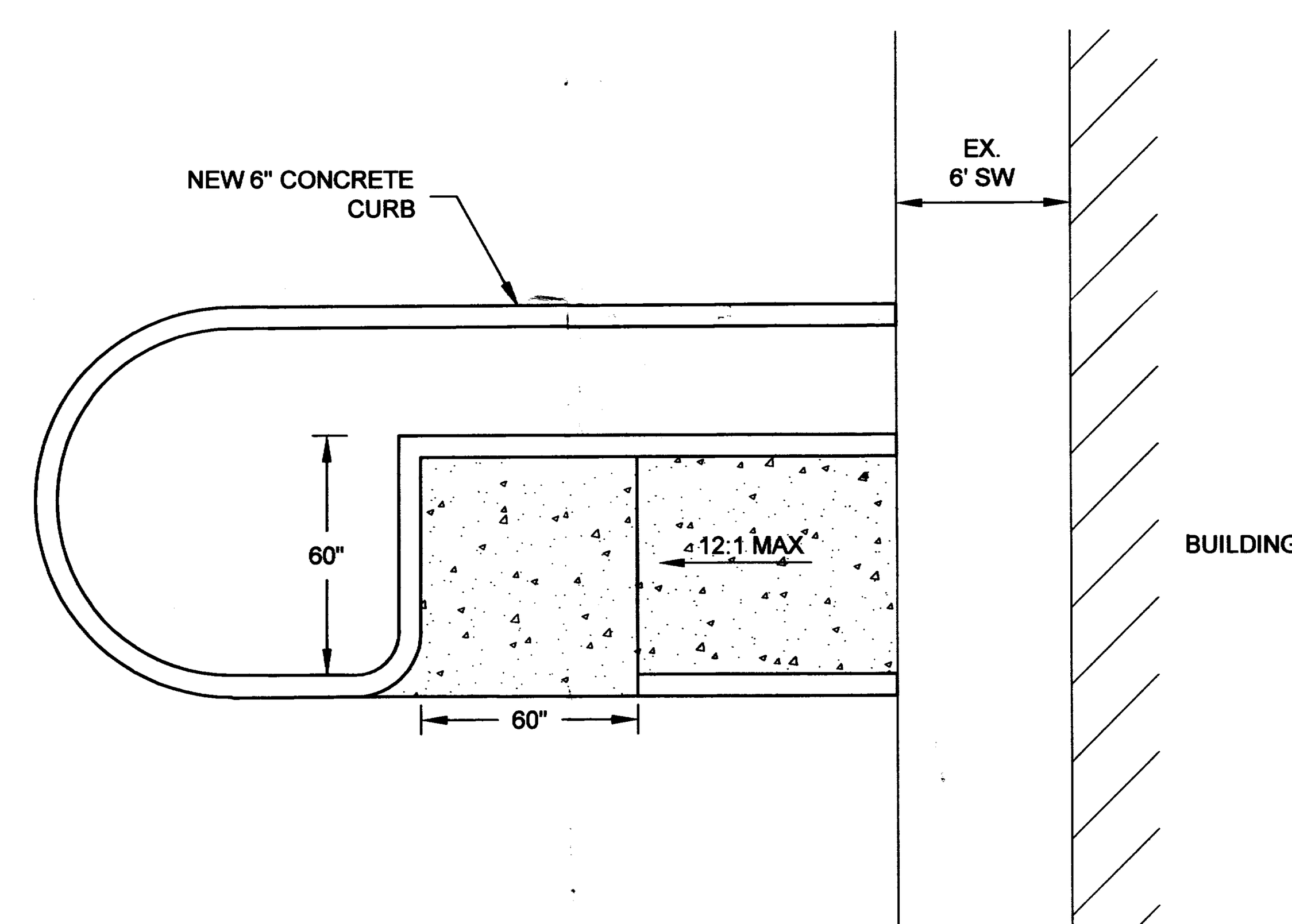
HC SIGN ASSEMBLY / BOLLARD DETAIL
NTS

F / C3



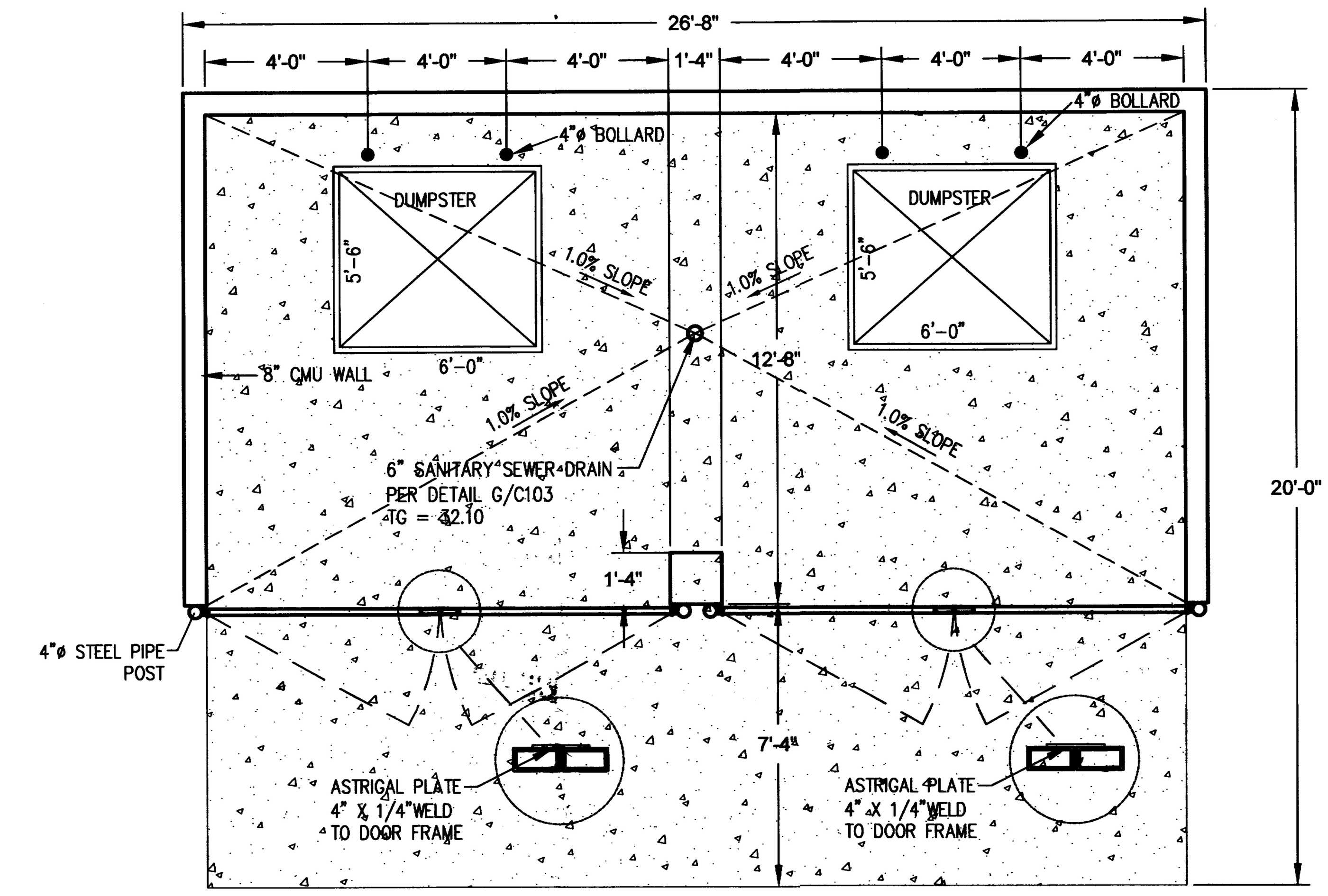
HANDICAP RAMP DETAIL
NTS

G / C3

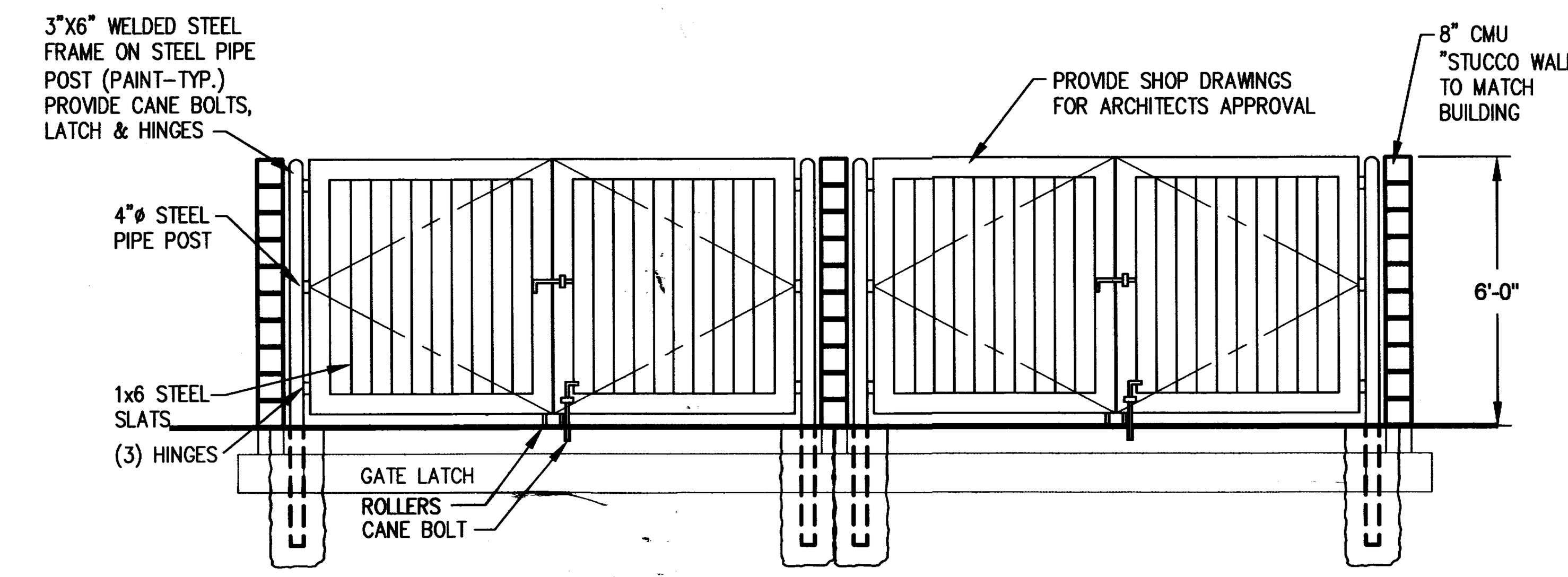


HANDICAP ACCESS RAMP
NTS

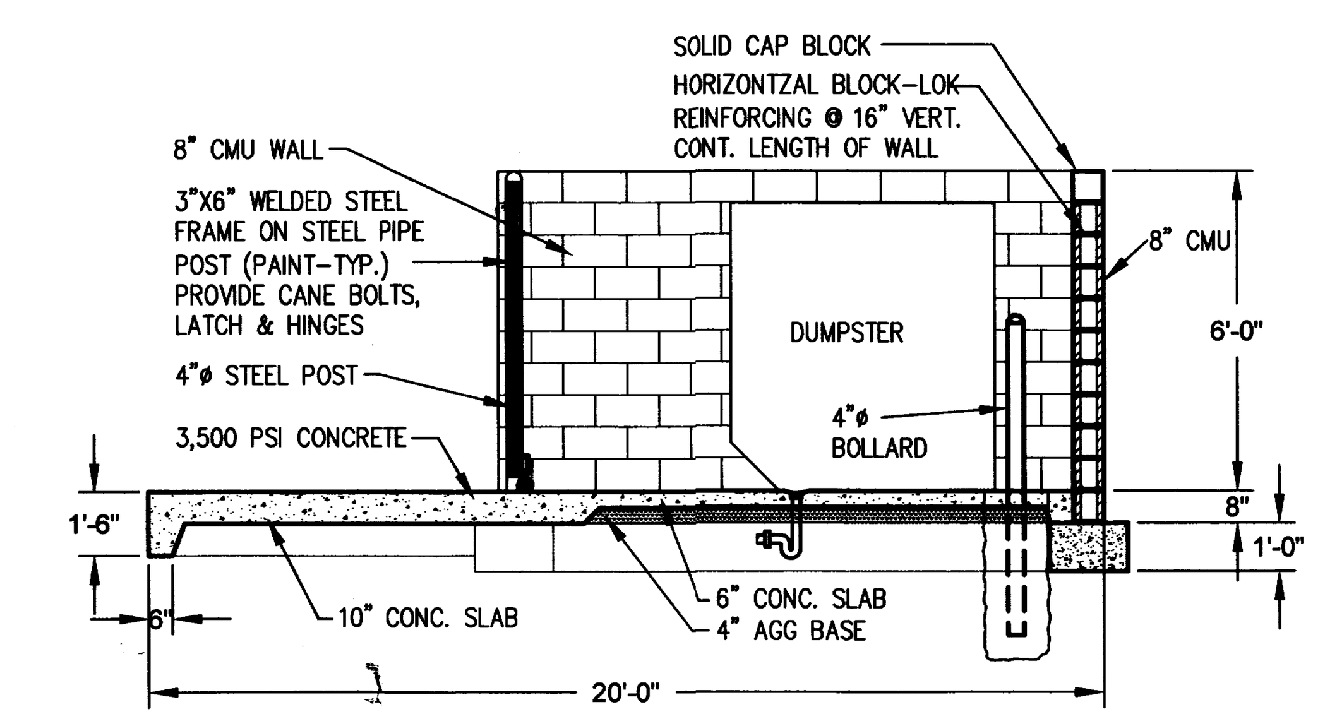
H / C3



DUMPSTER PLAN



GATE ELEVATION



DUMPSTER PAD SECTION

REFUSE ENCLOSURE DETAILS
NTS

I / C3

RECEIVED
NOV 19 2012
LAND DEVELOPMENT SECTION

REVISIONS:

DENNIS A. LORENZ
NEW MEXICO
9647
REGISTERED PROFESSIONAL ENGINEER

SITE DETAILS

HORIZON ACADEMY WEST
3021 TODOS SANTOS STREET NORTHWEST
ALBUQUERQUE, NEW MEXICO 87120

22425 NORTH 16TH STREET
PHOENIX, ARIZONA 85024
TEL: 602-272-2000
FAX: 623-298-2000

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CONSULTING ENGINEERS
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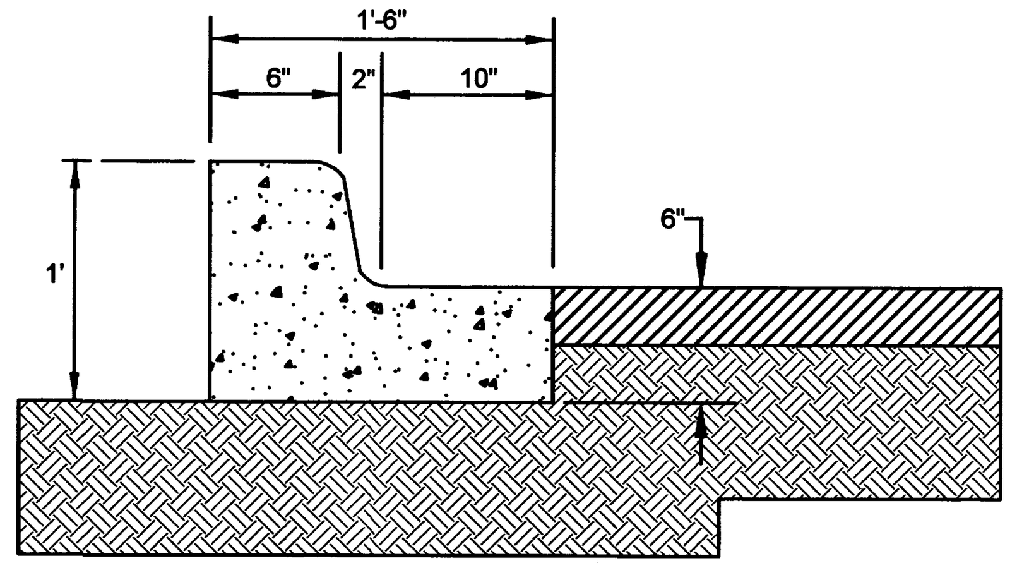
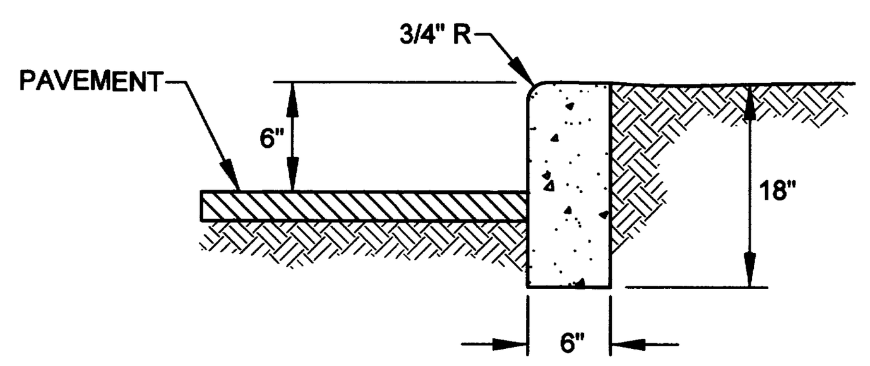
Albuquerque, New Mexico 87110
Phone: (505) 888-6088 Fax: (505) 888-6188

PROJECT:	12514
DATE:	11-12-12
DRAWN:	JMT
CONTACT:	DAL
SCALE:	
SHEET:	C-3

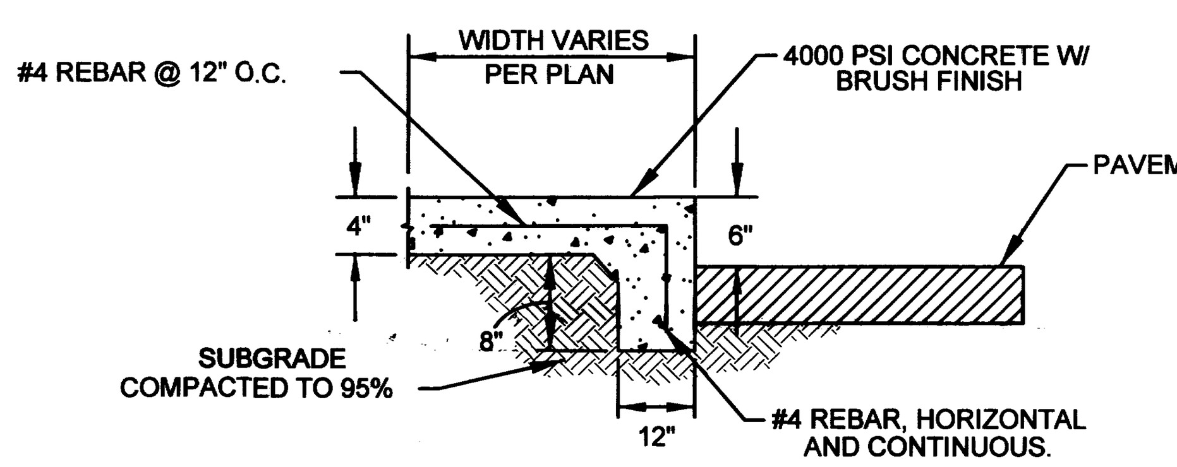


6" CURB & GUTTER DETAIL
NTS
A / C3

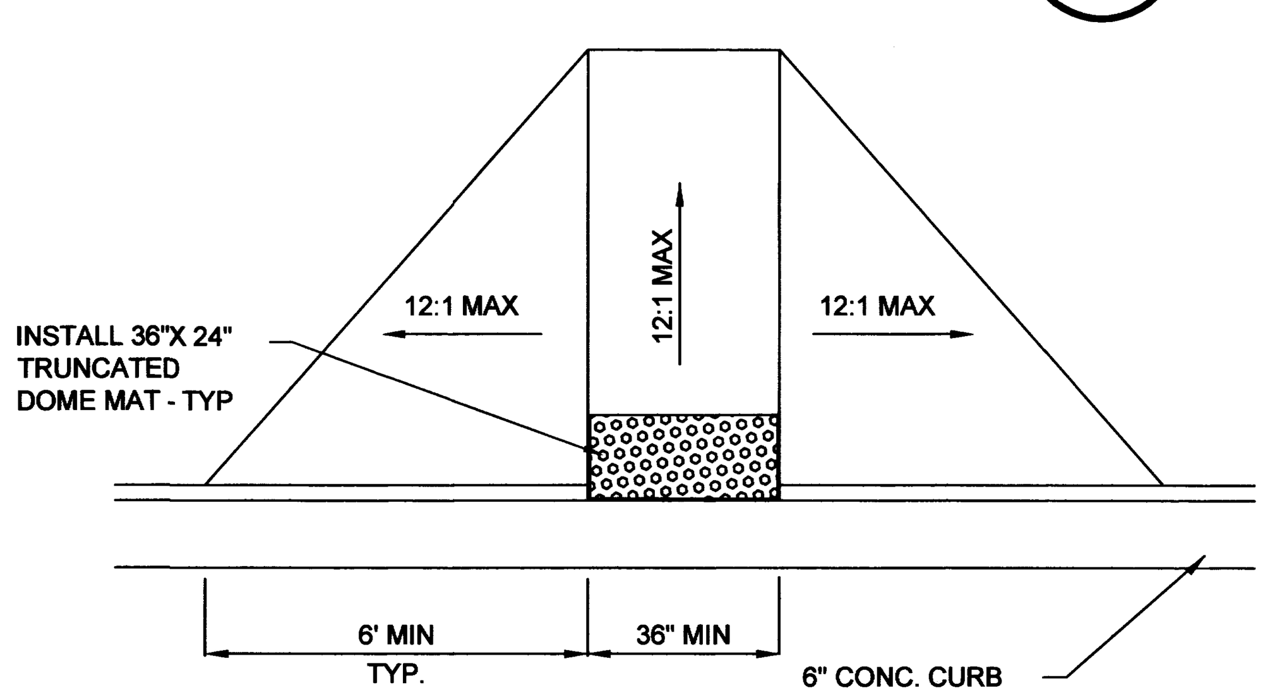


CONCRETE HEADER CURB
NTS
B / C3

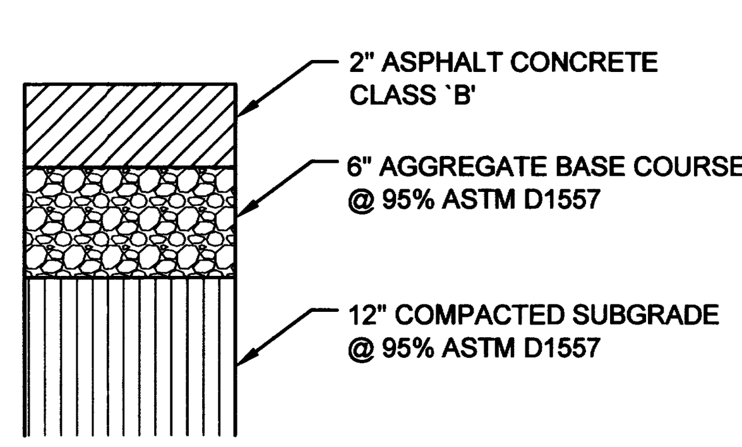
1. CONTROL JOINTS SHALL BE PLACED @ 5' O.C.
2. EXPANSION JOINTS SHALL BE PLACED @ 20' O.C



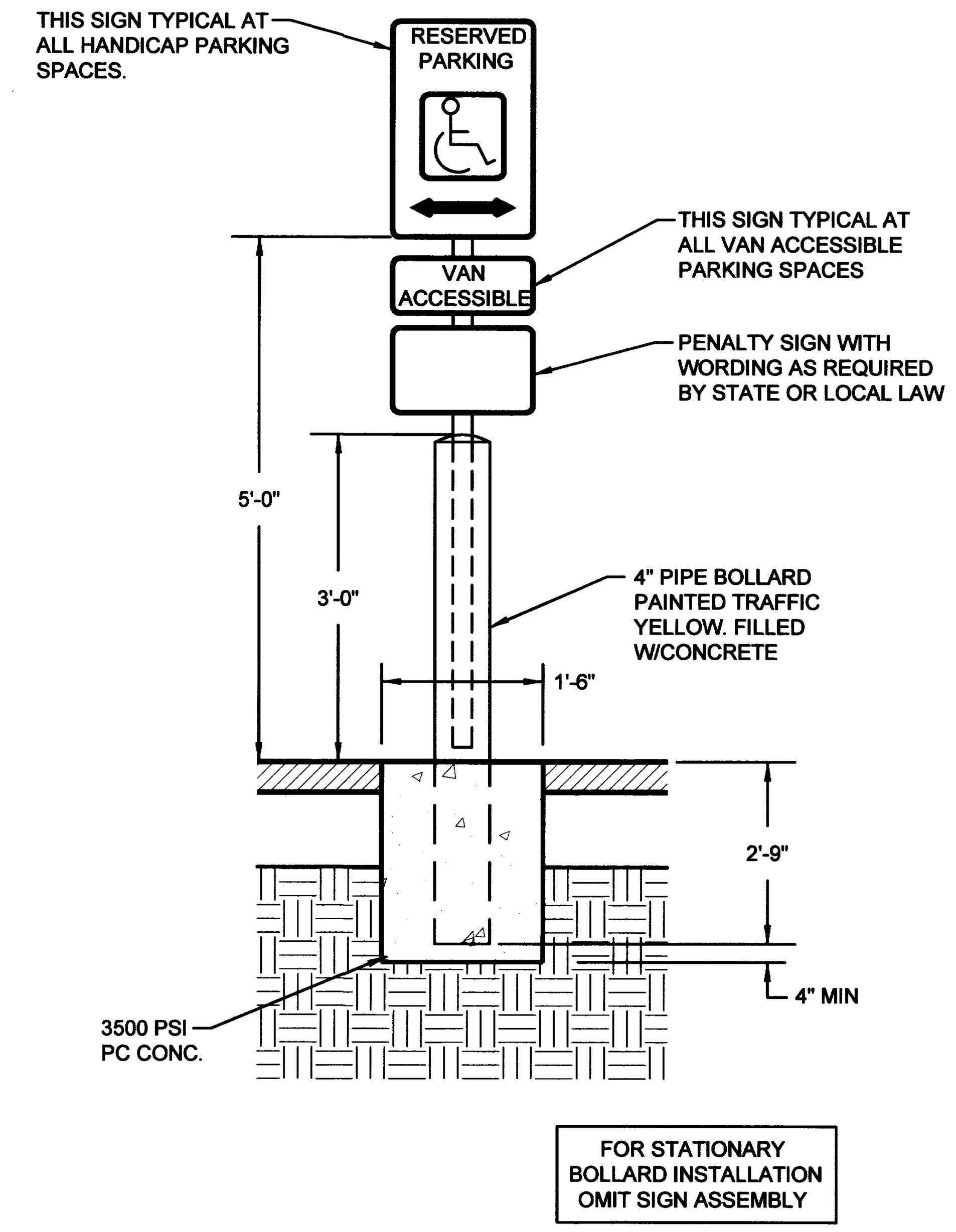
TURNDOWN SIDEWALK
NTS
C / C3



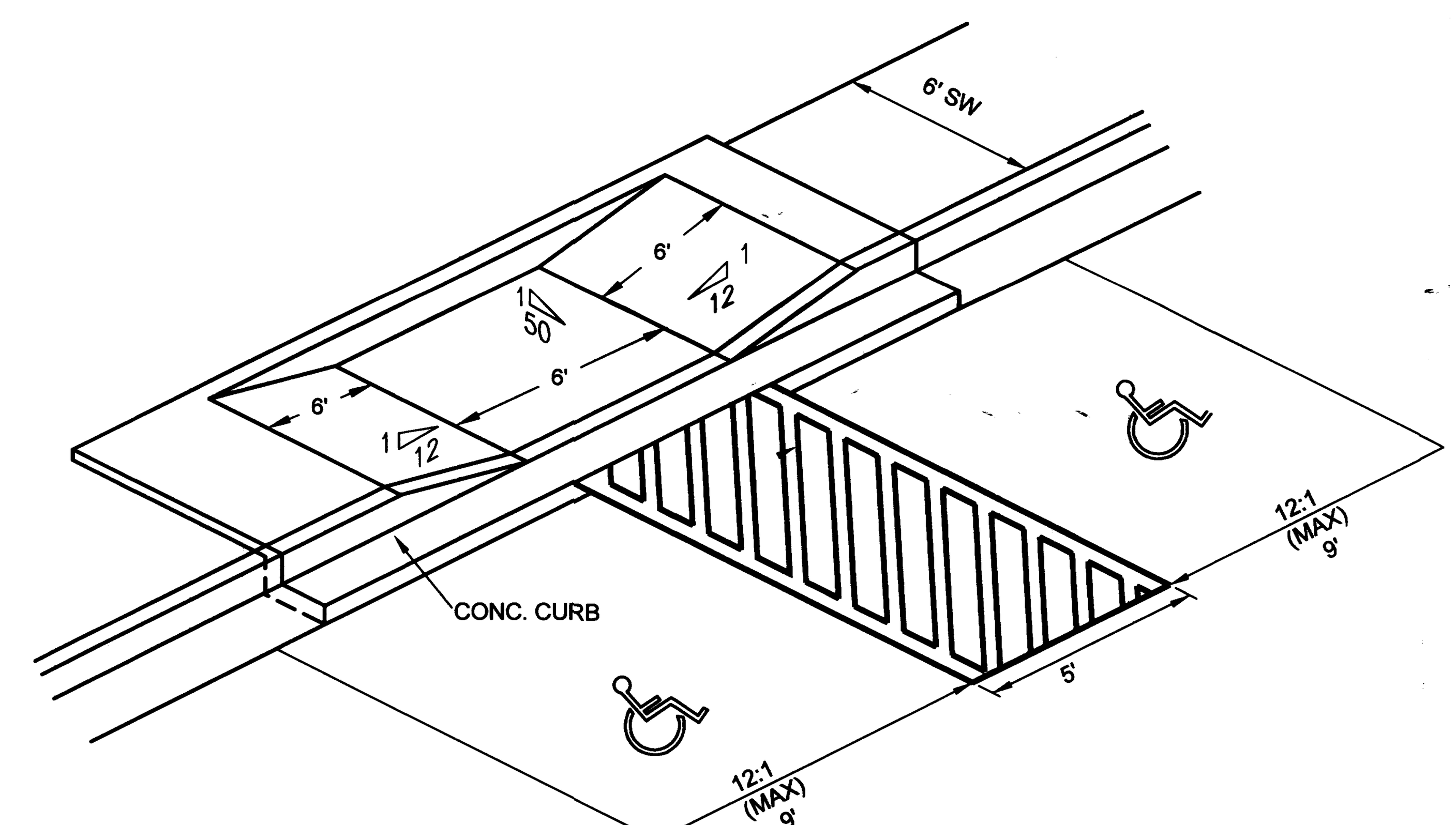
HANDICAP ACCESS RAMP
NTS
D / C3



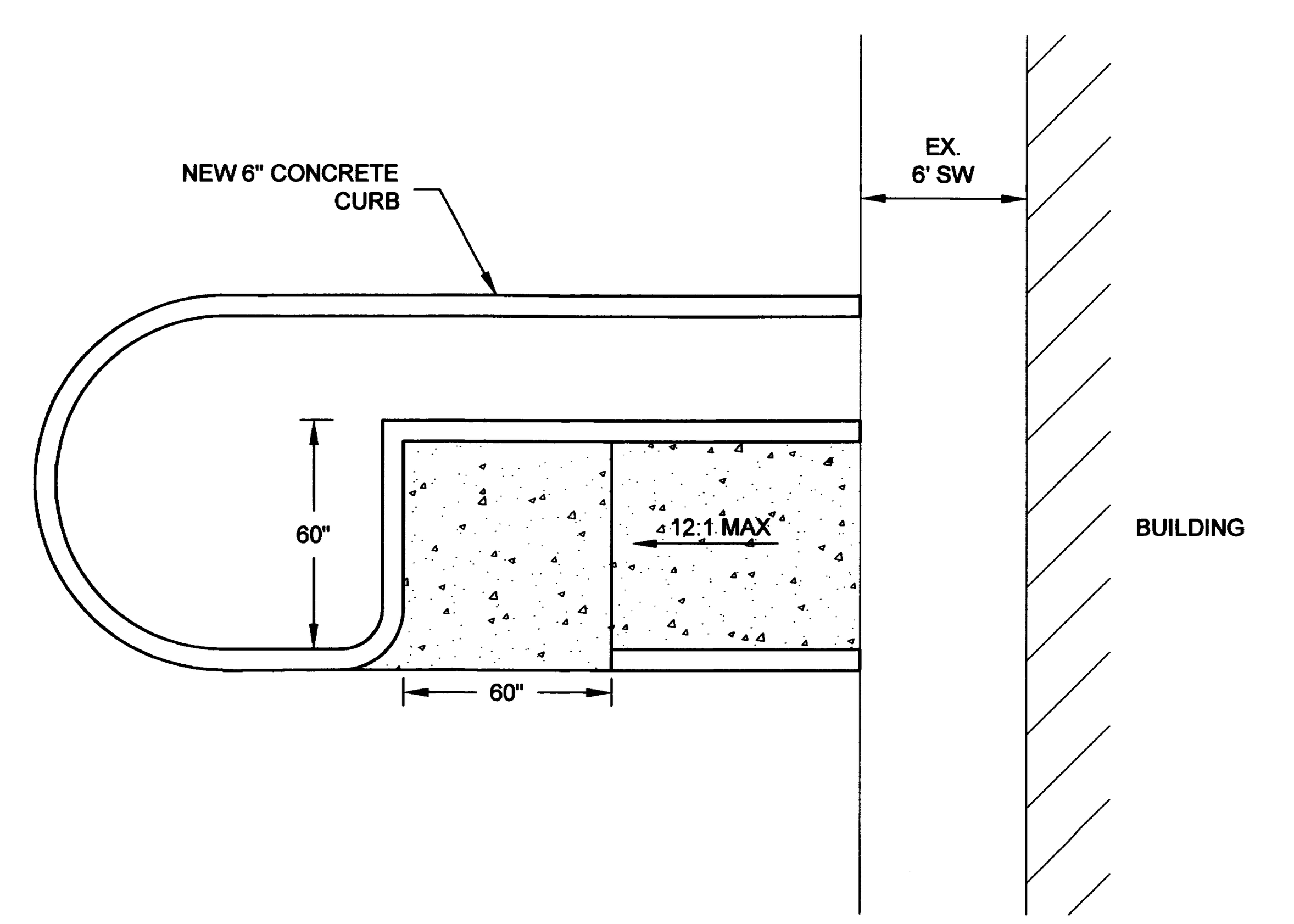
PAVEMENT SECTION LIGHT DUTY
NTS
E / C3



HC SIGN ASSEMBLY / BOLLARD DETAIL
NTS
F / C3



HANDICAP RAMP DETAIL
NTS
G / C3



HANDICAP ACCESS RAMP
NTS
H / C3

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REVISIONS:

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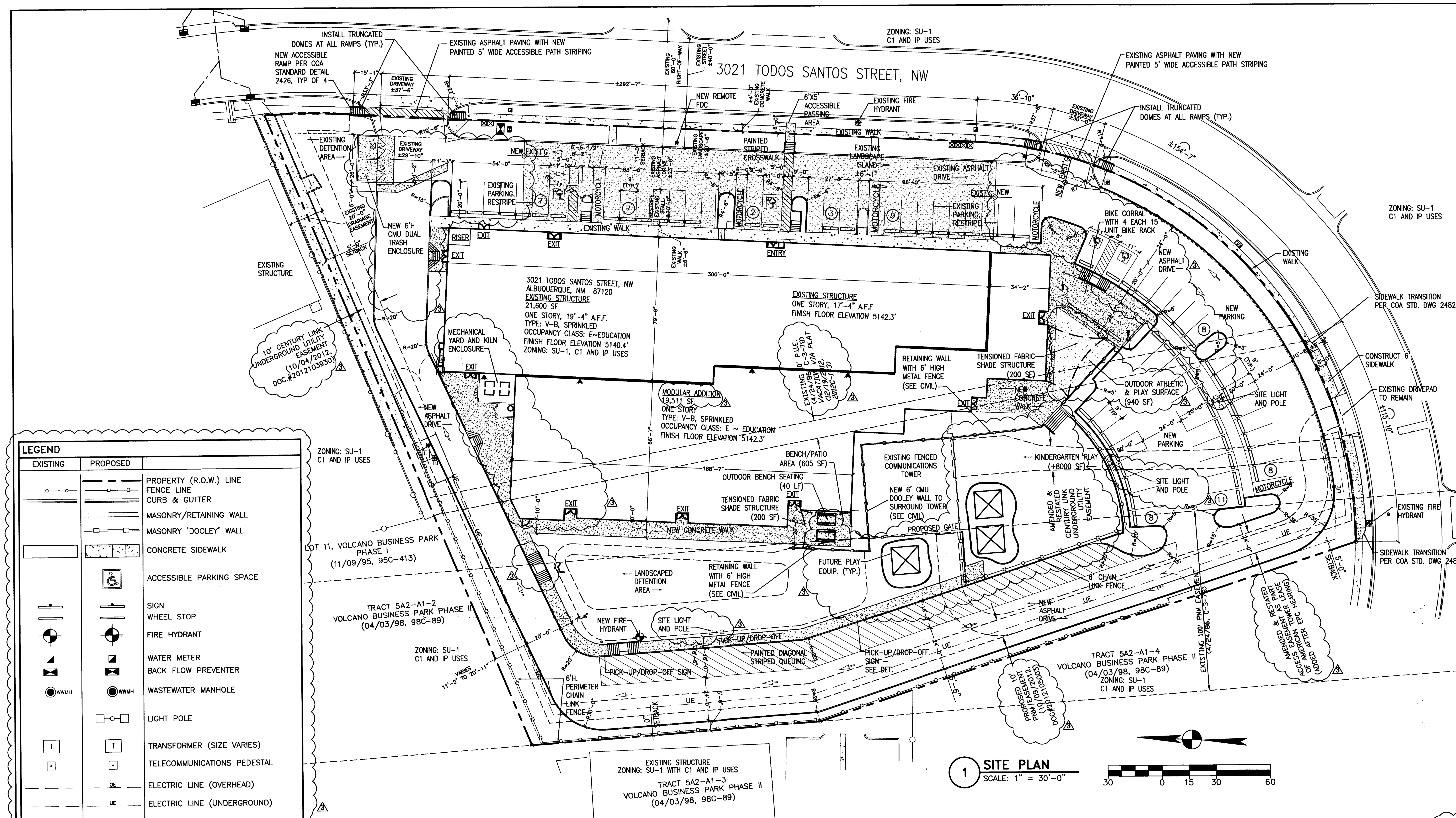
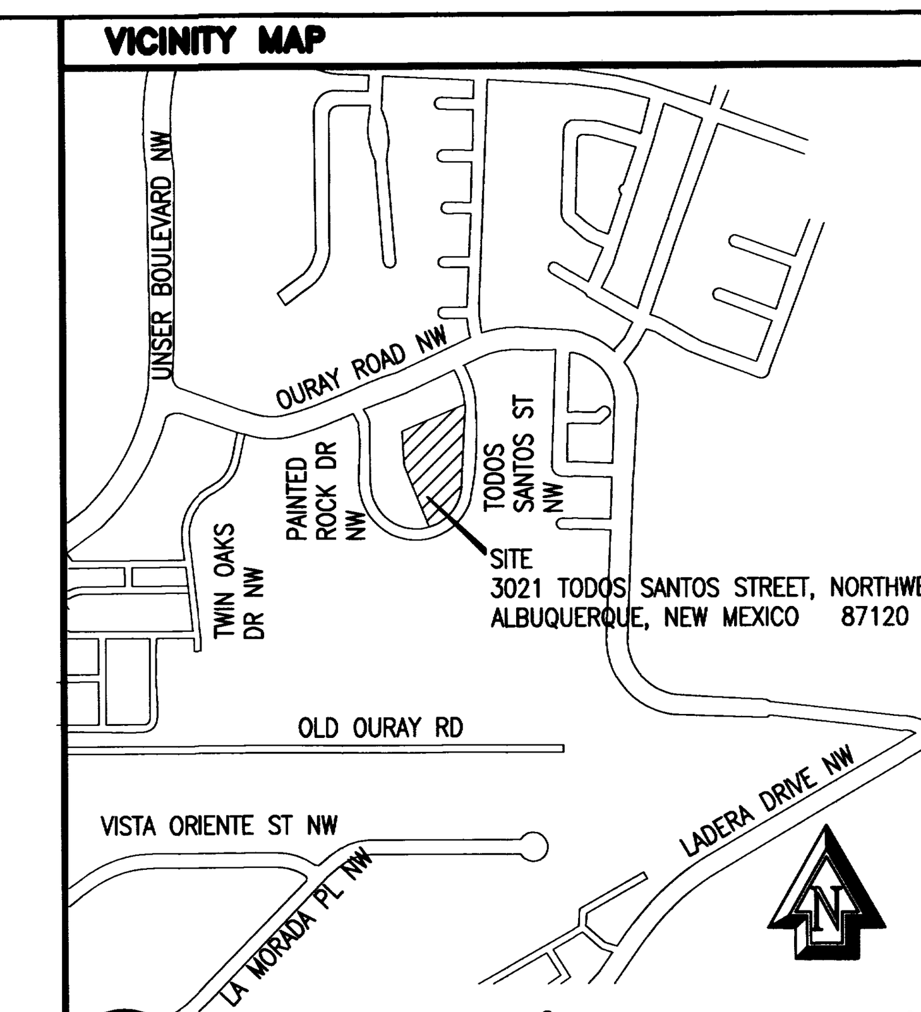
C-3

RECEIVED JAN 3 1 2013



1 SITE PLAN
SCALE: 1" = 30'-0"



1 VICINITY MAP
SCALE: 1"=1000'-0"

SHEET INDEX

GOVERNING CODES

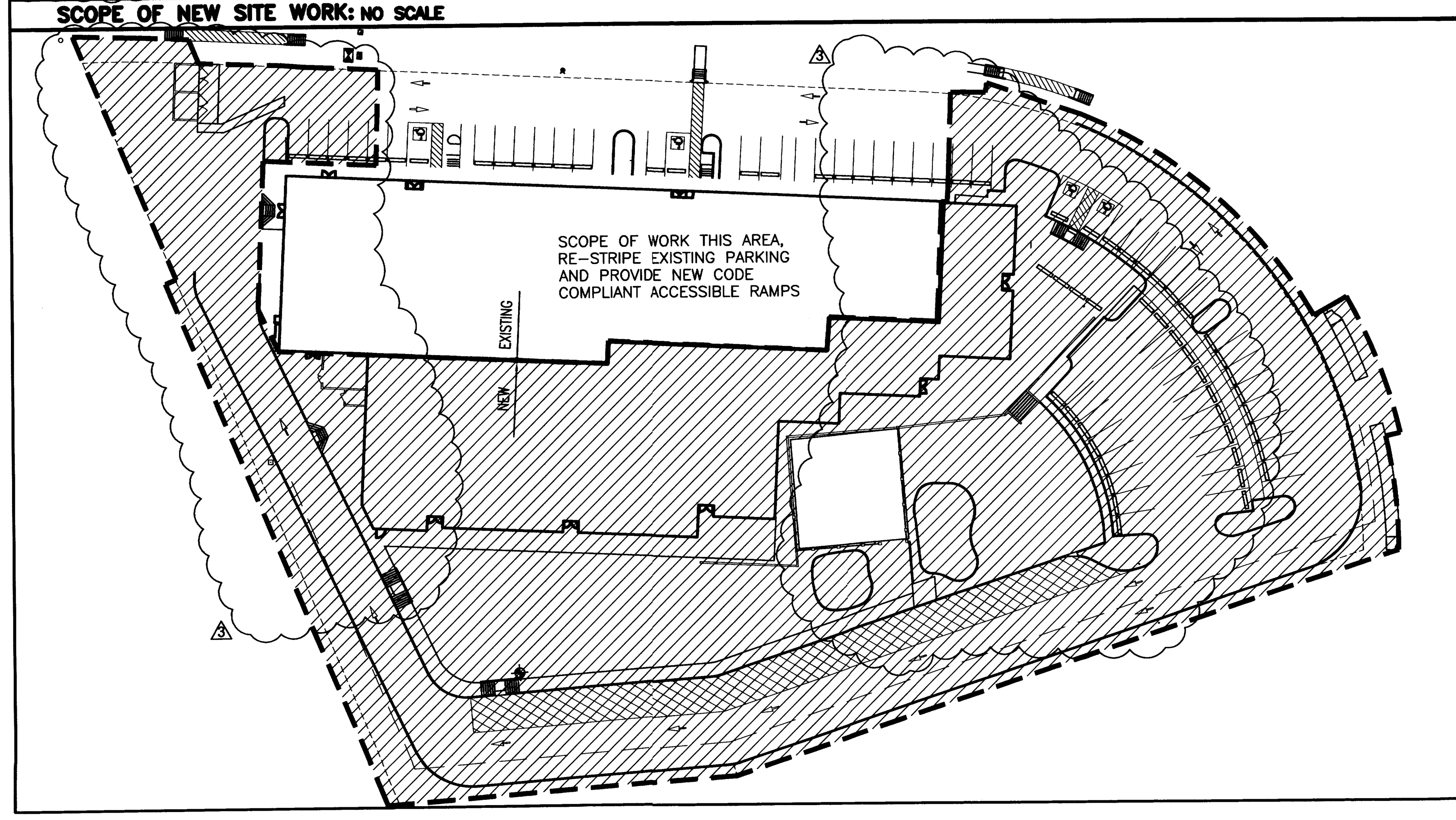
STATE OF NEW MEXICO GOVERNING CODES – BUILDING ADDITION
- 2009 INTERNATIONAL BUILDING CODE
- 2003 INTERNATIONAL FIRE CODE
- 2009 UNIFORM MECHANICAL CODE
- 2009 UNIFORM PLUMBING CODE
- 2009 NEW MEXICO PLUMBING
- 2009 NEW MEXICO MECHANICAL CODE
- 2008 NATIONAL ELECTRIC CODE
- 2003 AMERICAN NATIONAL STANDARD INSTITUTION (ANSI A117.1)

CITY OF ALBUQUERQUE GOVERNING CODES – SITE AND TENANT IMPROVEMENT TO EXISTING BUILDING
- 2009 INTERNATIONAL BUILDING CODE
- 2009 NEW MEXICO EXISTING BUILDING CODE
- 2008 NATIONAL ELECTRIC CODE
- 2008 NEW MEXICO MECHANICAL CODE
- 2008 NEW MEXICO PLUMBING CODE
- 2009 NEW MEXICO ENERGY CONSERVATION CODE

GENERAL NOTES:

1. ALL NEW WORK IS COMPLETED IN PHASE I. PHASE II WORK IS COMPRISED OF 3950 SQUARE FEET OF 4 CLASSROOM ADDITIONS.
2. OFFSETS FROM PROPERTY LINE TO BUILDING ARE TO FACE OF FINISH, NOT CONCRETE SLAB.
3. EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. VERIFY IN FIELD.
4. ALL UTILITIES INSTALLED SHALL BE UNDERGROUND.
5. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
6. ALL SIGNAGE IS CONCEPTUAL. THE FINAL SIGNAGE PACKAGE IS REVIEWED AND APPROVED UNDER A SEPARATE PERMIT PROCESS.
7. PIN ALL CONCRETE WALKS TO FOUNDATION SLAB AT ENTRY/EXIT DOORS.
8. THERE IS NO FREESTANDING SIGN PROPOSED IN THIS PROJECT SCOPE.
9. ALL METAL FENCING PROPOSED IN THIS SCOPE OF WORK SHALL BE GROUNDED PER THE REQUIREMENTS OF PNM.
10. ALL PLAYGROUND EQUIPMENT IN THIS SCOPE OF WORK SHALL BE GROUNDED PER REQUIREMENTS OF PNM.
11. METAL COLUMNS OF SHADE CANOPY STRUCTURE SHALL BE GROUNDED PER THE REQUIREMENTS OF PNM.

SCOPE OF NEW SITE WORK: NO SCALE



SITE DATA:

PROJECT LOCATION: 3021 TODOS SANTOS STREET, NORTHWEST, ALBUQUERQUE, NEW MEXICO 87120

ASSESSOR PARCEL NUMBER: SP 95 261, TRACT 12A

LEGAL DESCRIPTION

TRACT 12-A-1 VOLCANO BUSINESS PARK PHASE I, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 19, 2012, IN VOLUME 2012C, FOLIO 143

PROJECT USE: PUBLIC CHARTER SCHOOL PRE-K THROUGH 6

EXISTING ZONING: SU-1, SPECIAL USE WITH C1 AND IP USES

ADJACENT ZONING:

NORTHWEST:	SU-1, SPECIAL USE WITH C1 AND IP USES
NORTH:	SU-1, SPECIAL USE WITH C1 AND IP USES
NORTHEAST:	SU-1, SPECIAL USE WITH C1 AND IP USES
EAST:	SU-1, SPECIAL USE WITH C1 AND IP USES
SOUTHEAST:	SU-1, SPECIAL USE WITH C1 AND IP USES
SOUTH:	SU-1, SPECIAL USE WITH C1 AND IP USES
SOUTHWEST:	SU-1, SPECIAL USE WITH C1 AND IP USES
WEST:	SU-1, SPECIAL USE WITH C1 AND IP USES

NET AREA: 3.4281 ACRES 149,326 S.F.
GROSS AREA: 3.59 ACRES 156,425 S.F.
MAX BUILDING HEIGHT ALLOWED: 26'
EXISTING BUILDING HEIGHT: APPROXIMATELY 19'-4"', 1 STORY
PROPOSED BUILDING ADDITION HEIGHT: 21'-4", 1 STORY

TOTAL BUILDING AREA: 41,111 S.F.
EXISTING BUILDING AREA: 21,600 S.F. ~ 9 CLASSROOMS
MODULAR BUILDING AREA: 19,511 S.F. ~ 15 CLASSROOMS

EXISTING BLDG. CONSTRUCTION: TYPE V-B, SPRINKLED
PROPOSED BLDG. MODULAR ADDITION CONSTRUCTION: TYPE V-B, SPRINKLED
PROPOSED OCCUPANCY CLASS: GROUP E
PROPOSED MODULAR OCCUPANCY LOAD: 1009 "E" CLASS, 1312 TOTAL BLDG

FLOOR AREA RATIO PROVIDED: 0.26
41,111 SF BUILDING / 156,425 SF GROSS AREA

MAXIMUM LOT COVERAGE PROVIDED: 27.53%
41,111 SF BUILDING / 149,326 SF NET AREA

PERMEABLE RATIO: 28.60%
42,714 SF PERMEABLE SCAPE / 149,326 S.F. NET AREA

IMPERMEABLE (PAVING AND WALK) RATIO: 44.24%
66,061 SF IMPERMEABLE SCAPE / 149,326 S.F. NET AREA

PARKING REQUIRED: 55 SPACES
PER SECTION 14-16-3-1 (1 STALL PER EMPLOYEE)
PER IBC 2009 = 42.6 NON EDUCATIONAL/ASSEMBLY OCCUPANTS
PER EXISTING CHARTER SCHOOL FULL-TIME EMPLOYEES = ± 55 OCCUPANTS
STANDARD: 51 STALLS
ACCESSIBLE: 4 STALLS
MOTORCYCLE: 3 STALLS
BICYCLE: 54 STALLS

PARKING PROVIDED: 63 SPACES
STANDARD:
EXISTING: 26 STALLS
NEW: 33 STALLS
ACCESSIBLE: 4 STALLS
EXISTING: 2 STALLS
NEW: 2 STALLS
MOTORCYCLE: 5 STALLS
EXISTING: 3 STALL
NEW: 2 STALL
BICYCLE: +60 STALLS

VEHICULAR QUEUING CAPACITY:
- 28 CAR ON-SITE CAPACITY DIVIDED BETWEEN ONE AND ONE BI-PASS LANE (14 VEHICLES QUEUE FOR INGRESS AND 14 VEHICLE QUEUE FOR EGRESS).
- PICK-UP AND DROP-OFF CAPACITY OF 10 SECONDS AVERAGES 6 CARS PER MINUTE OR 180 CARS PER 1/2 HOUR.
- 14 PICK-UP AND DROP-OFF POINTS PER 1/2 HOUR EQUALS 1520 VEHICLES BEING MANNED. THIS QUEUE CAPACITY WILL TURN OVER 54.28 TIMES PER 1/2 HOUR OR 108.56 TIMES PER HOUR.

DIRECTORY:

OWNER:
HORIZON ACADEMY WEST
1900 ATRISCO ROAD NORTHWEST
ALBUQUERQUE, NEW MEXICO 88120
TEL 505-998-0455
ATT: BRUCE HANSON
PRESIDENT, GOVERNING BOARD
AMIE DURAN
DIRECTOR HORIZON ACADEMY WEST

DESIGN/BUILD CONTRACTOR:
ACCELERATED CONSTRUCTION TECHNOLOGY, INC.
22425 NORTH 16TH STREET
PHOENIX, ARIZONA 85024
TEL 602-272-2000
FAX 623-298-2000
ATT: DOUG HENSLEY, VICE PRESIDENT
ATT: BEN GAMMIE, ENGINEERING MANAGER

ARCHITECT:
ATK ARCHITECTS
55 CAMINO DEL SENADOR
TIJERAS, NEW MEXICO 87059
TEL 505-281-9560
ATT: KEN TRAUERNICHT
REGISTRATION: 1285

CIVIL:
BRASHER & LORENZ, INC.
2201 SAN PEDRO DRIVE NE
BUILDING 1 SUITE 1200
ALBUQUERQUE, NEW MEXICO 87110
TEL 505-222-6088
FAX 505-888-6188
ATT: DENNIS A. LORENZ, PRINCIPAL
REGISTRATION: 9647

LANDSCAPE:
HILLTOP LANDSCAPING
7909 EDITH NORTHEAST
ALBUQUERQUE, NEW MEXICO 87104
TEL 505-898-9690
ATT: CRAIG SOLETHER
REGISTRATION: 67

CITY OF ABQ ACCEPTANCE OF ADMIN. AMENDMENT:

REVISIONS:
- (6-4-12) ADDRESS EPC CONDITIONS
- (12-20-12) ADDRESS DRB SUBMITTAL NEEDS
- (1-20-13) SUBMIT ADMIN. AMENDMENT

SHEET TITLE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

PROJECT: HORIZON ACADEMY WEST ELEMENTARY CHARTER SCHOOL
3021 TODOS SANTOS STREET NORTHWEST
ALBUQUERQUE, NEW MEXICO 87120

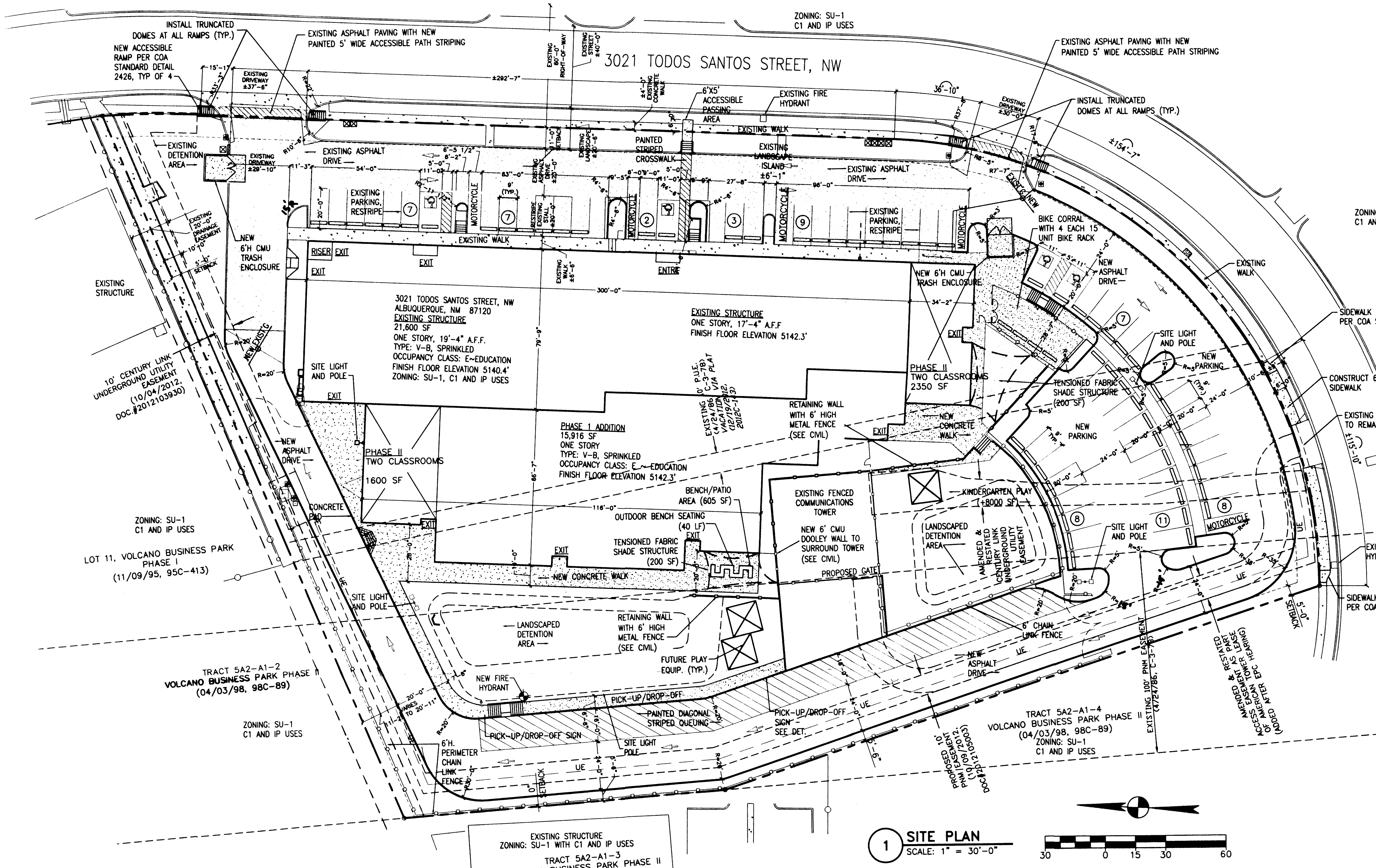
Local Jurisdictions please note.
Portions of this building are under the jurisdiction of the State of New Mexico, Construction Industries / Manufactured Housing Division Regulations and Licensing Department. Review, approval and inspections of the modular portion of the building are the sole responsibility of this Agency.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT - CITY PROJECT No. 1004776 - SUBMITTED ADMINISTRATIVE AMENDMENT

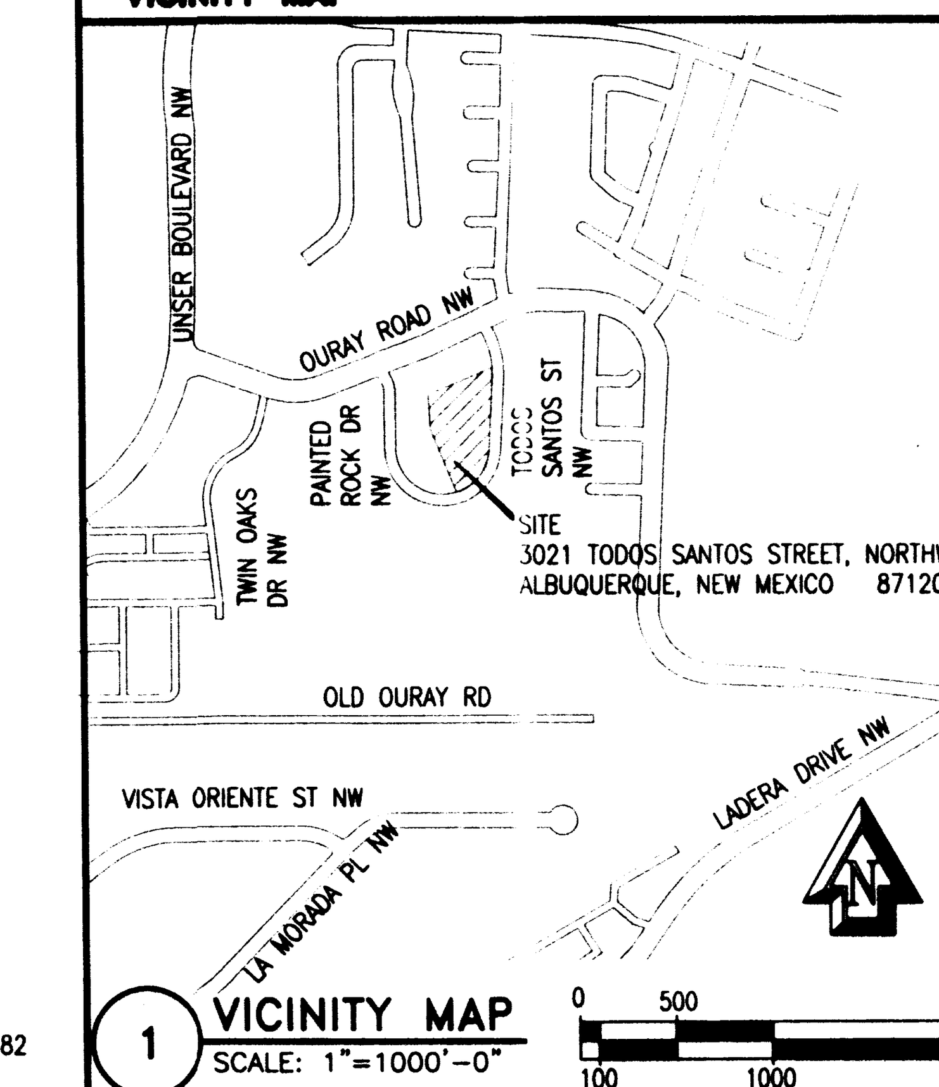
22425 NORTH 16TH STREET
PHOENIX, ARIZONA 85024
TEL 602-272-2000
FAX 623-298-2000

PROJECT:	809
DATE:	1-20-13
DRAWN:	BDG
CONTACT:	BDG
SCALE:	AS NOTED
SHEET:	A1.1

RECEIVED JAN 31 2013



1 SITE PLAN
SCALE: 1" = 30'-0"



1 VICINITY MAP
SCALE: 1"=1000'-0"

SHEET INDEX

ARCHITECTURAL
A1.1 PRELIMINARY SITE PLAN AND DATA SHEET
A1.2 PRELIMINARY SITE DETAILS
A1.3 PRELIMINARY CIRCULATION PLAN

LANDSCAPE
L1 PRELIMINARY LANDSCAPE PLAN

CIVIL
C1 PRELIMINARY GRADING PLAN
C2 PRELIMINARY UTILITY PLAN

ARCHITECTURAL
A3.1 PRELIMINARY BUILDING ELEVATIONS

GOVERNING CODES

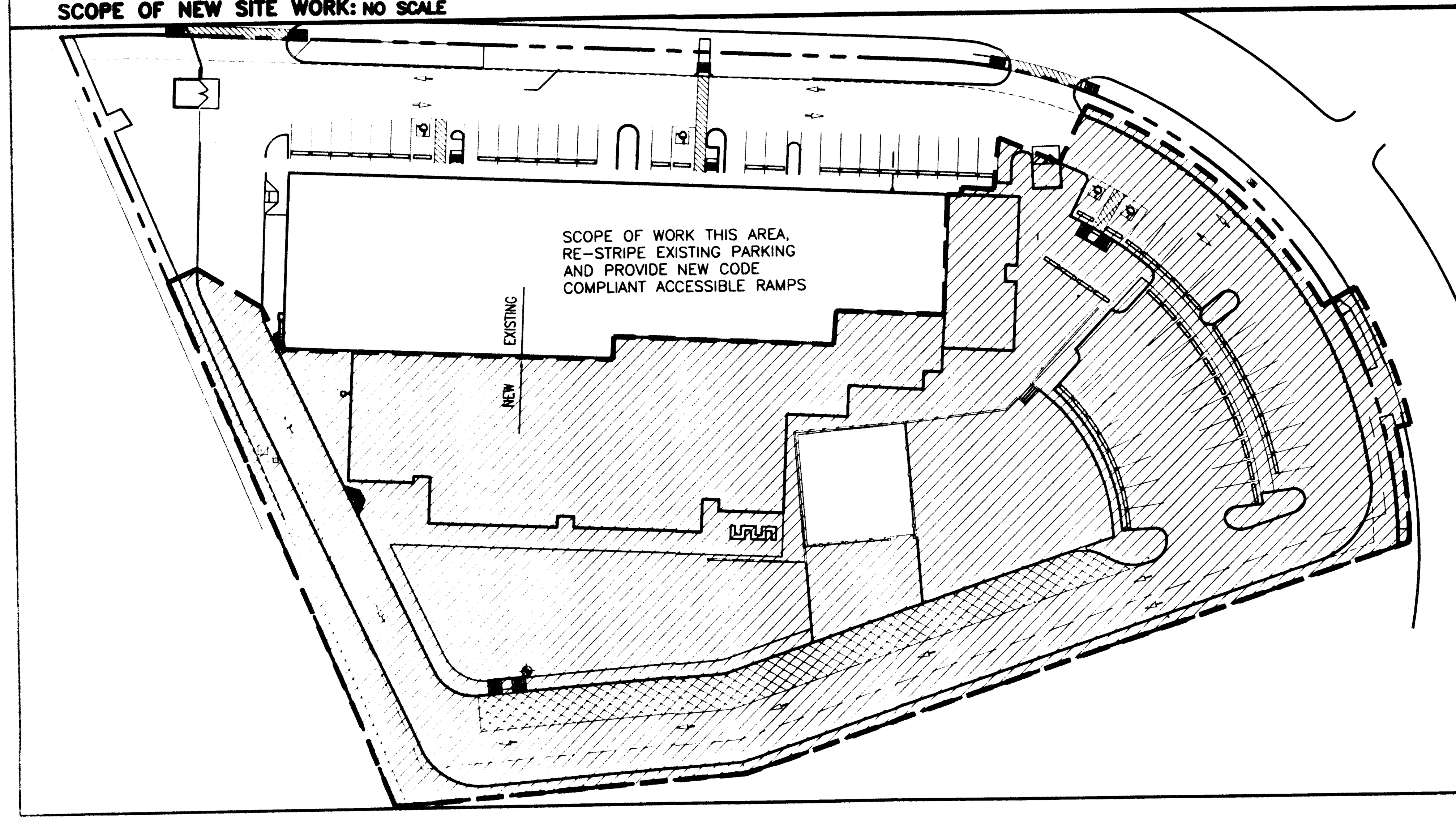
STATE OF NEW MEXICO GOVERNING CODES – BUILDING ADDITION
2009 INTERNATIONAL BUILDING CODE
2003 INTERNATIONAL FIRE CODE
2009 UNIFORM MECHANICAL CODE
2009 UNIFORM PLUMBING CODE
2009 NEW MEXICO PLUMBING
2009 NEW MEXICO MECHANICAL CODE
2008 NATIONAL ELECTRIC CODE
2003 AMERICAN NATIONAL STANDARD INSTITUTION (ANSI A117.1)

CITY OF ALBUQUERQUE GOVERNING CODES –
SITE AND TENANT IMPROVEMENT TO EXISTING BUILDING
2009 INTERNATIONAL BUILDING CODE
2009 NEW MEXICO EXISTING BUILDING CODE
2008 NATIONAL ELECTRIC CODE
2008 NEW MEXICO MECHANICAL CODE
2008 NEW MEXICO PLUMBING CODE
2009 NEW MEXICO ENERGY CONSERVATION CODE

GENERAL NOTES:

1. ALL NEW WORK IS COMPLETED IN PHASE I. PHASE II WORK IS COMPRISED OF 3950 SQUARE FEET OF 4 CLASSROOM ADDITIONS.
2. OFFSETS FROM PROPERTY LINE TO BUILDING ARE TO FACE OF FINISH, NOT CONCRETE SLAB.
3. EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. VERIFY IN FIELD.
4. ALL UTILITIES INSTALLED SHALL BE UNDERGROUND.
5. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
6. ALL SIGNAGE IS CONCEPTUAL. THE FINAL SIGNAGE PACKAGE IS REVIEWED AND APPROVED UNDER A SEPARATE PERMIT PROCESS.
7. PIN ALL CONCRETE WALKS TO FOUNDATION SLAB AT ENTRY/EXIT DOORS.
8. THERE IS NO FREESTANDING SIGN PROPOSED IN THIS PROJECT SCOPE.
9. ALL METAL FENCING PROPOSED IN THIS SCOPE OF WORK SHALL BE GROUNDED PER THE REQUIREMENTS OF PNM.
10. ALL PLAYGROUND EQUIPMENT IN THIS SCOPE OF WORK SHALL BE GROUNDED PER REQUIREMENTS OF PNM.
11. METAL COLUMNS OF SHADE CANOPY STRUCTURE SHALL BE GROUNDED PER THE REQUIREMENTS OF PNM.

SCOPE OF NEW SITE WORK: NO SCALE



SITE DATA:

PROJECT LOCATION: 3021 TODOS SANTOS STREET, NORTHWEST
ALBUQUERQUE, NEW MEXICO 87120

ASSESSOR PARCEL NUMBER: SP 95 261, TRACT 12A

LEGAL DESCRIPTION
TRACT 12-A-1 VOLCANO BUSINESS PARK PHASE I, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 19, 2012, IN VOLUME 2012C, FOLIO 143

PROJECT USE: PUBLIC CHARTER SCHOOL PRE-K THROUGH 6

EXISTING ZONING: SU-1, SPECIAL USE WITH C1 AND IP USES

ADJACENT ZONING:
NORTHWEST: SU-1, SPECIAL USE WITH C1 AND IP USES
NORTH: SU-1, SPECIAL USE WITH C1 AND IP USES
NORTHEAST: SU-1, SPECIAL USE WITH C1 AND IP USES
EAST: SU-1, SPECIAL USE WITH C1 AND IP USES
SOUTHEAST: SU-1, SPECIAL USE WITH C1 AND IP USES
SOUTH: SU-1, SPECIAL USE WITH C1 AND IP USES
SOUTHWEST: SU-1, SPECIAL USE WITH C1 AND IP USES
WEST: SU-1, SPECIAL USE WITH C1 AND IP USES

NET AREA: 3.4281 ACRES 149,326 S.F.
GROSS AREA: 3.59 ACRES 156,425 S.F.
MAX BUILDING HEIGHT ALLOWED: 26'
EXISTING BUILDING HEIGHT: APPROXIMATELY 19'-4", 1 STORY
PROPOSED BUILDING ADDITION HEIGHT: 21'-4", 1 STORY

TOTAL BUILDING AREA: 41,466 S.F.
EXISTING BUILDING AREA: 21,600 S.F. ~ 9 CLASSROOMS
PHASE I MODULAR BUILDING AREA: 15,916 S.F. ~ 10 CLASSROOMS
PHASE II MODULAR BUILDING AREA: 3,950 S.F. ~ 4 CLASSROOMS

EXISTING BLDG. CONSTRUCTION: TYPE V-B, SPRINKLED
PROPOSED BLDG. MODULAR ADDITION CONSTRUCTION: TYPE V-B, SPRINKLED
PROPOSED OCCUPANCY CLASS: GROUP E
PROPOSED MODULAR OCCUPANCY LOAD: 1009 "E" CLASS, 1312 TOTAL BLDG

FLOOR AREA RATIO PROVIDED: 0.26
41,466 SF BUILDING / 156,425 SF GROSS AREA

MAXIMUM LOT COVERAGE PROVIDED: 27.76%
41,466 SF BUILDING / 149,326 SF NET AREA

PERMEABLE RATIO: 29.52%
44,089 SF PERMEABLE SCAPE / 149,326 S.F. NET AREA

IMPERMEABLE (PAVING AND WALK) RATIO: 43.31%
64,686 SF IMPERMEABLE SCAPE / 149,326 S.F. NET AREA

PARKING REQUIRED: 55 SPACES
PER SECTION 14-16-3-1 (1 STALL PER EMPLOYEE)
PER IBC 2009 = 42.6 NON EDUCATIONAL/ASSEMBLY OCCUPANTS
PER EXISTING CHARTER SCHOOL FULL-TIME EMPLOYEES = ± 55 OCCUPANTS
STANDARD: 51 STALLS
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PARKING PROVIDED: 62 SPACES
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NEW: 32 STALLS
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AMIE DURAN
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HILLTOP LANDSCAPING
7909 EDITH NORTHEAST
ALBUQUERQUE, NEW MEXICO 87104
TEL 505-898-9690
ATT: CRAIG SOLETHER
REGISTRATION: 67

CITY OF ALBUQUERQUE DRB SIGNATURE BLOCK:

PROJECT NUMBER: 1004776

APPLICATION NUMBER:
THIS SITE PLAN FOR BUILDING PERMIT IS CONSISTENT WITH THE SITE PLAN FOR SUBDIVISION, APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION, JUNE 14, 2012 (PROJECT NUMBER: 1004776)

IS AN INFRASTRUCTURE LIST REQUIRED? ( )YES (X)NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL:

Signature	Department	Date
[signature]	TRAFFIC ENGINEER, TRANSPORTATION DIVISION	01-02-13
Allan Porter	A.B.C.W.U.A.	01/02/13
Carol S. Dumont	PARKS AND RECREATION DEPARTMENT	1-2-13
[signature]	CITY ENGINEER	1-2-13
NA.	ENVIRONMENTAL HEALTH DEPARTMENT	—
[signature]	SOLID WASTE MANAGEMENT	12-27-12
[signature]	DRB CHAIRPERSON, PLANNING DEPARTMENT	1-2-13

REVISIONS:
1 (6-4-12) ADDRESS EPC CONDITIONS
2 (12-20-12) ADDRESS DRB SUBMITTAL NEEDS
3

SHEET TITLE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

PROJECT: HORIZON ACADEMY WEST ELEMENTARY CHARTER SCHOOL
3021 TODOS SANTOS STREET NORTHWEST
ALBUQUERQUE, NEW MEXICO 87120

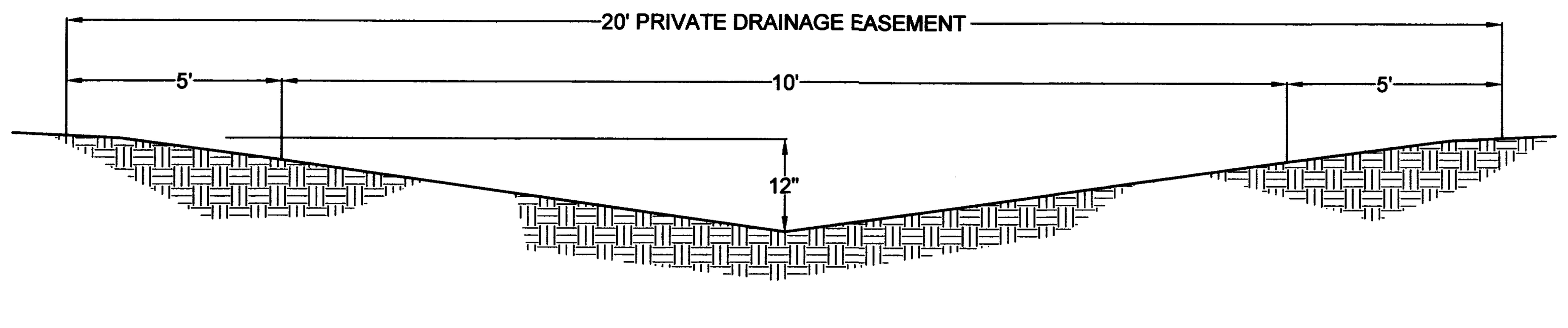
Local Jurisdictions please note.
Portions of this building are under the jurisdiction of the State of New Mexico, Construction Industries / Manufactured Housing Division Regulations and Licensing Department. Review, approval and inspections of the modular portion of the building are the sole responsibility of this Agency.

22425 NORTH 16TH STREET
PHOENIX, ARIZONA 85024
TEL: 602-272-2000
FAX: 623-298-2000

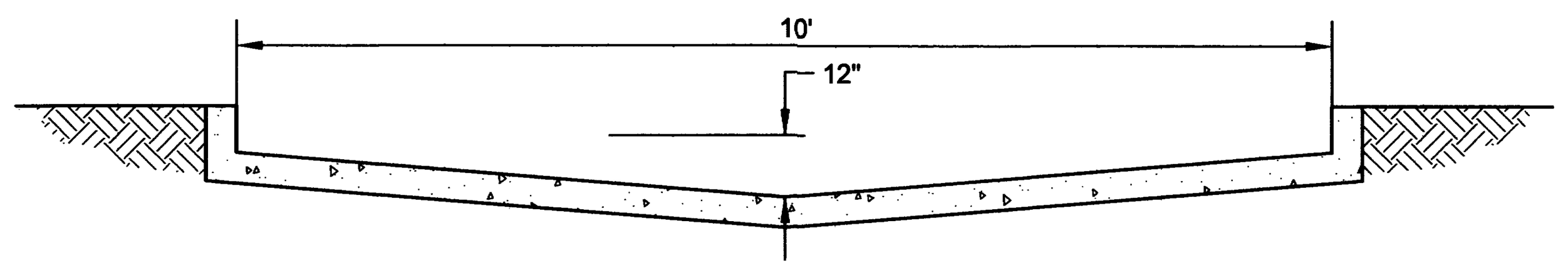
PROJECT:	809
DATE:	5-24-12
DRAWN:	BDG
CONTACT:	BDG
SCALE:	AS NOTED
SHEET:	A1.1

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT - CITY PROJECT No. 1004776 - SUBMITTED FOR 1/2/13 DRB HEARING

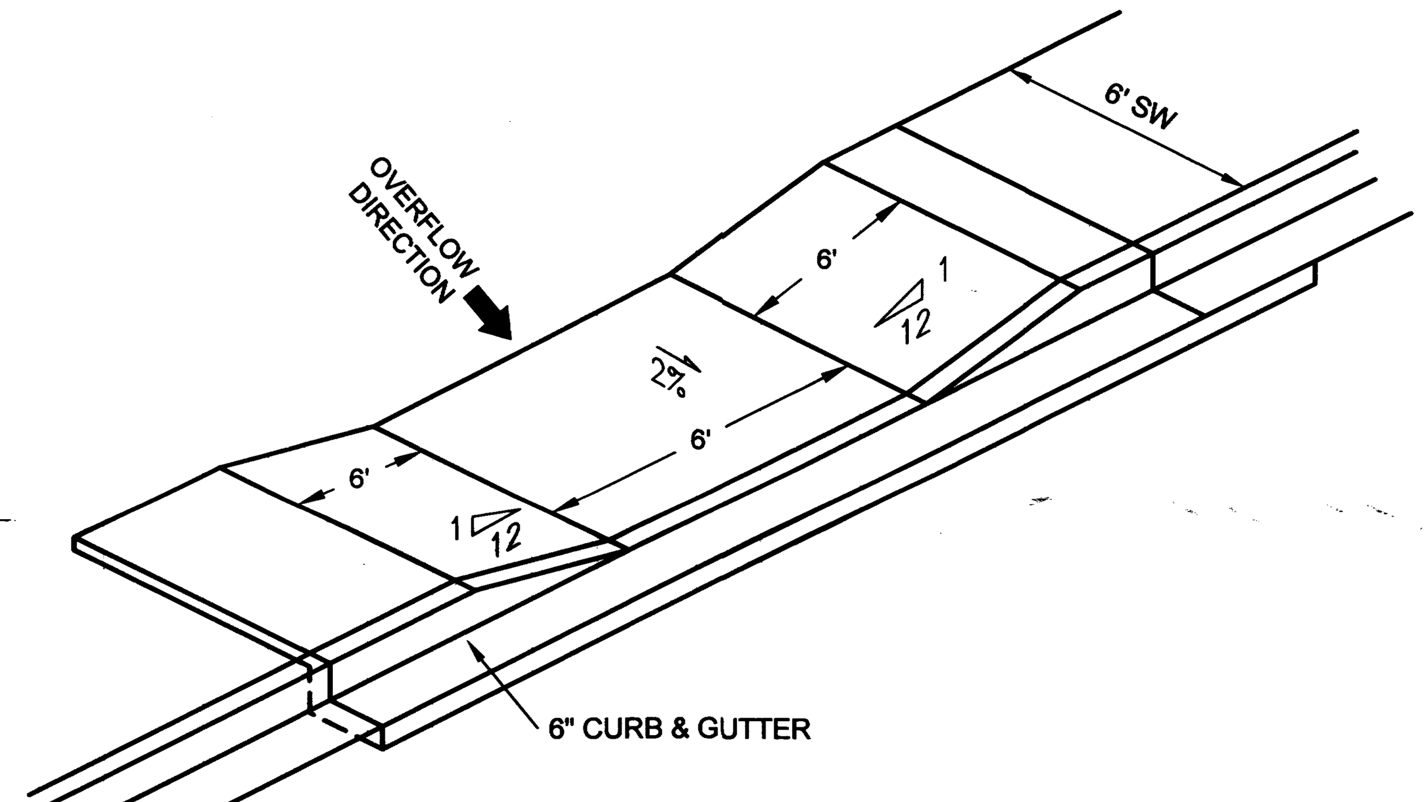
JAN 3 1 2013



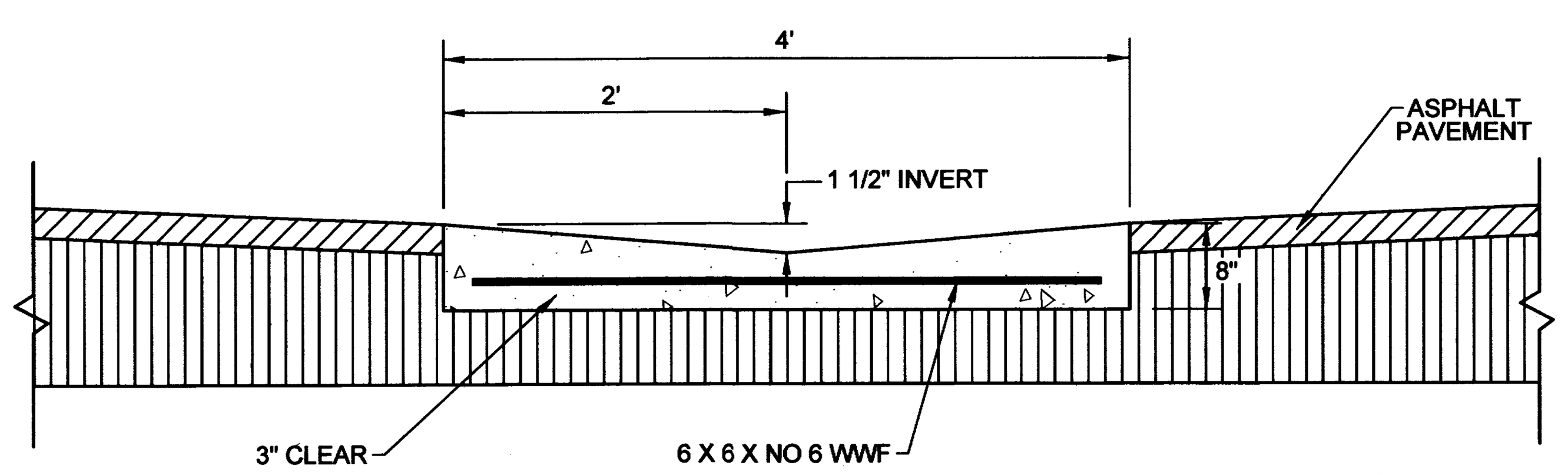
EARTHEN CHANNEL (A / C2)
NTS



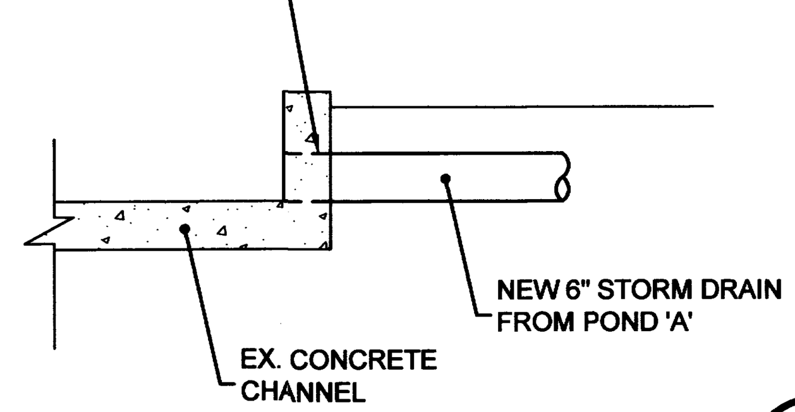
EXISTING CONCRETE CHANNEL (B / C2)
NTS



POND 'A' OVERFLOW SPILLWAY DETAIL (C / C2)
NTS

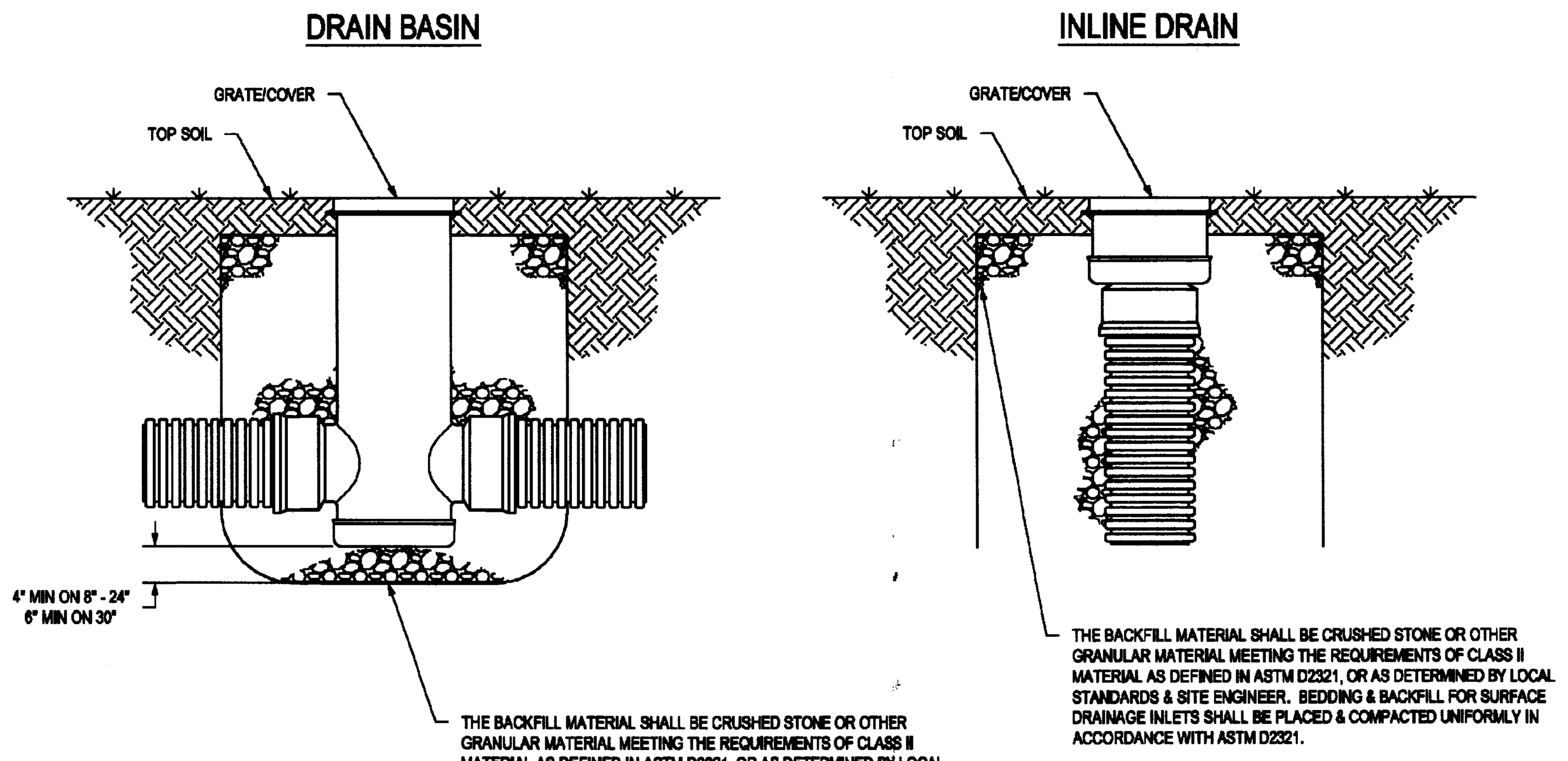


CONCRETE VALLEY GUTTER DETAIL (D / C2)
NTS



STORM DRAIN CONNECTION TO EXISTING CHANNEL (E / C2)
NTS

NON TRAFFIC INSTALLATION



THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS II MATERIAL AS DEFINED IN ASTM D2321, OR AS DETERMINED BY LOCAL STANDARDS & SITE ENGINEER. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS II MATERIAL AS DEFINED IN ASTM D2321, OR AS DETERMINED BY LOCAL STANDARDS & SITE ENGINEER. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

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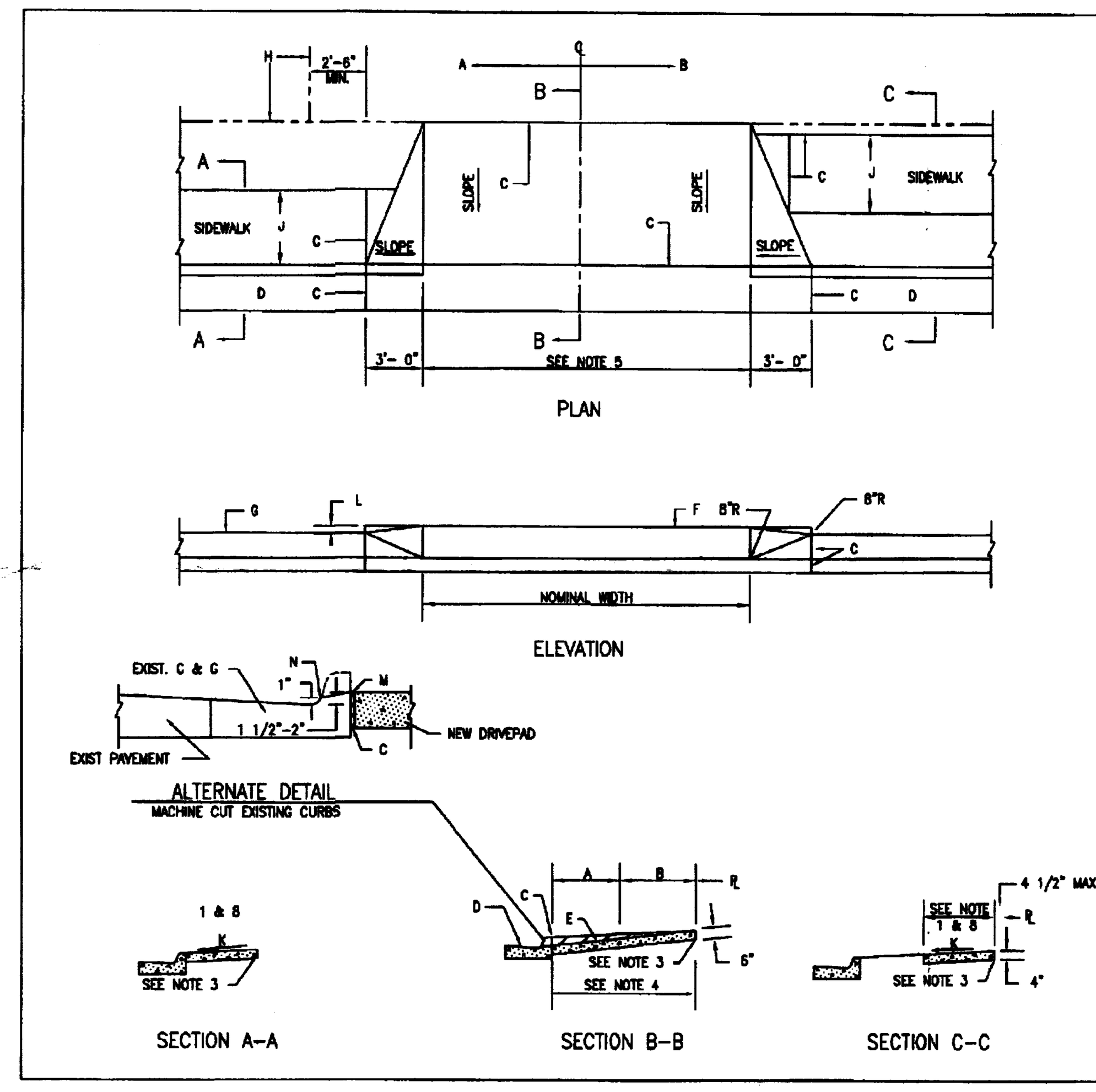
DRAWN BY CJA	MATERIAL	Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 9-30-99			
REVISED BY EBC	PROJECT NO./NAME	TITLE	DRAIN BASIN & INLINE DRAIN NON TRAFFIC INSTALLATION
DATE 2-24-10			
DWG SIZE A	SCALE 1:25 SHEET 1 OF 1	DWG NO. 7001-110-111	REV D



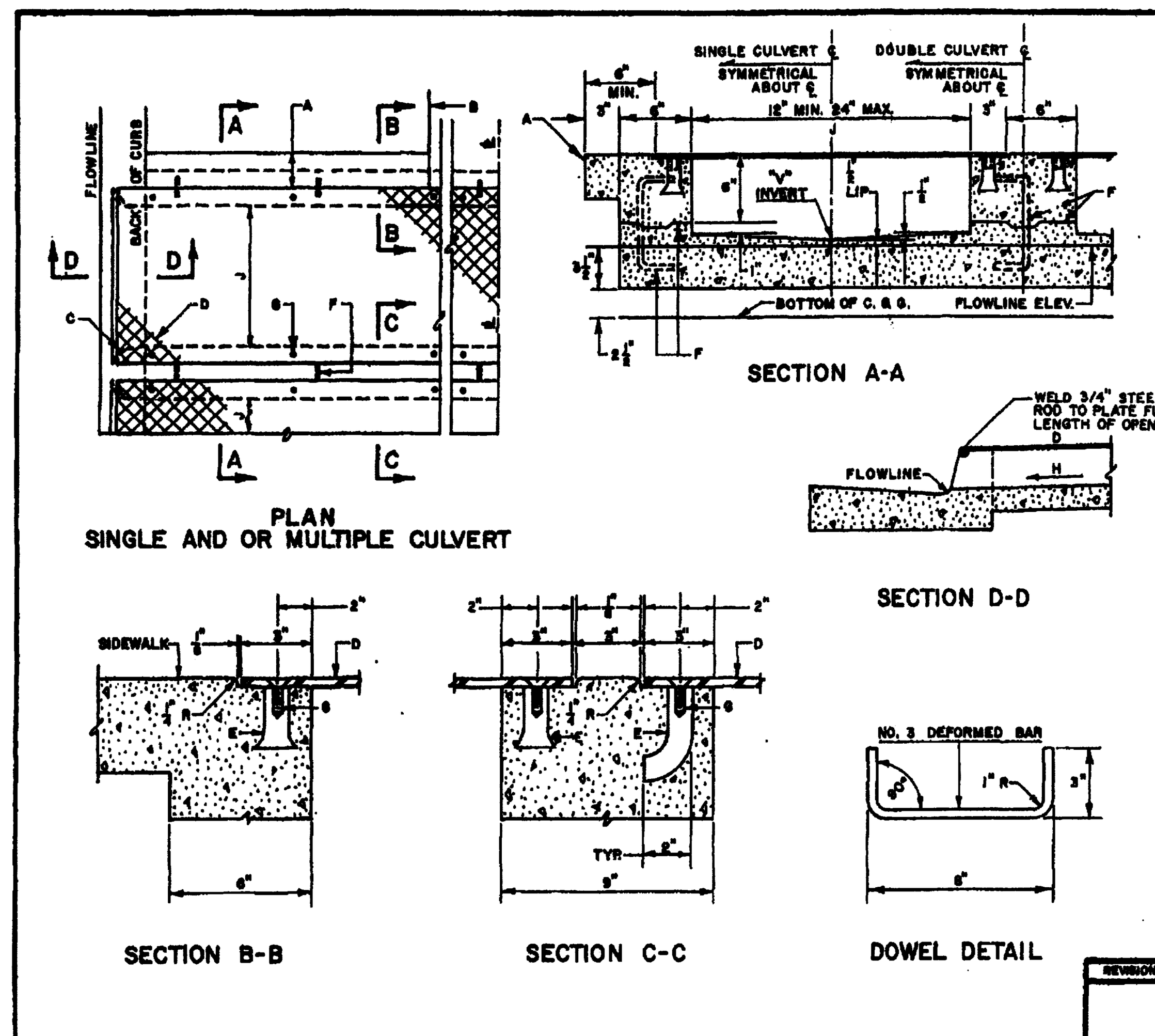
GENERAL NOTES:

1. DEVIATIONS FROM THESE STDS. SHALL BE SUBMITTED TO THE ENGINEER AND/OR TRAFFIC ENGR. FOR APPROVAL PRIOR TO CONSTRUCTION.
2. REQUEST FOR SIDEWALK VARIANCES SHALL BE SUBMITTED TO THE DEVELOPMENT REVIEW BOARD.
3. USE 1/2" EXP. JT. WHERE SIDEWALK OR DRIVEPAD ABUTS BLDGS., FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
4. ALL DRIVEPADS SHALL BE A MIN. OF 6.5' IN DEPTH OR SHALL BE CONSTRUCTED FROM BACK OF CURB TO P/L, WHICHEVER IS GREATER.
5. DRIVEPADS WIDER THAN 18' (NOMINAL) SHALL HAVE 1/2" EXP. JT. AT MIDPOINT. DRIVEPADS WIDER THAN 36' SHALL HAVE 1/2" EXP. JT. 18' MAX. BETWEEN JT. EQUALLY SPACED.
6. CURB TYPE SIDEWALK SHALL BE USED ONLY WHEN VARIANCE IS APPROVED.
7. FOR SIDEWALK WIDTH, SEE CHAP. 23 OF THE DEVELOPMENT PROCESS MANUAL.
8. SUBGRADE UNDER SIDEWALK & DRIVEPAD SHALL BE COMPACTED TO 90% MAX. DENSITY TO A DEPTH OF 6".

CONSTRUCTION NOTES:

A. CURB TYPE SIDEWALK.
B. OFFSET SIDEWALK.
C. 1/2" EXP. JT. ADJUST TO FIELD CONDITIONS ON REPLACEMENT WORK.
D. CURB & GUTTER.
E. SLOPE TO BE ADJUSTED TO PROVIDE A UNIFORM TRANSITION BETWEEN SIDEWALK & DRIVEPAD.
F. TOP OF DRIVEPAD.
G. TOP OF CURB.
H. PROPERTY LINE.
J. VARIABLE WIDTH.
K. SLOPE 1/4" PER FT.
L. FINISH GRADE AT PROPERTY LINE SHALL BE 0.33' ABOVE TOP OF CURB. (TYPICAL). IN CASES OF INSUFFICIENT R/W THIS REQUIREMENT CONFLICTS WITH SIDEWALK SLOPE REQUIREMENTS. DEVIATIONS MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
M. SAW CUT EXISTING CONCRETE FROM BACKSIDE OF CURB WITH SLOPE TOWARD FLOWLINE.
N. EXPOSED CUT EDGES TO BE GROUND SMOOTH/ ROUNDED TO REMOVE SHARP EDGE.

REVISIONS	NM APWA
	PAVING DRIVEPADS
	DWG. 2425 AUG. 1986



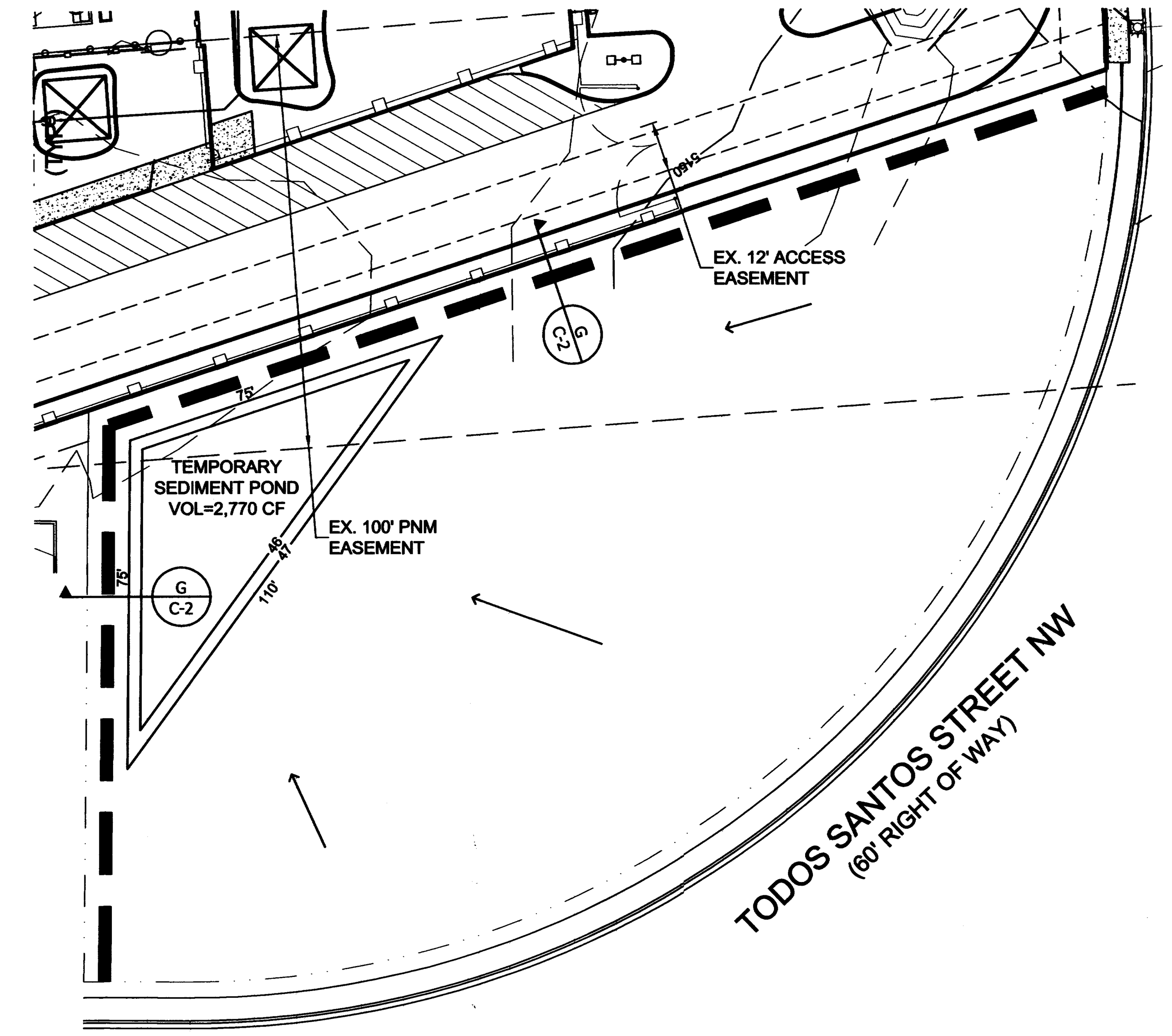
GENERAL NOTES:

1. PLACING OF DRAIN THRU EXIST. SIDEWALK AND CURB & GUTTER REQUIRES THAT ENTIRE SIDEWALK AND C & G STONES BE REMOVED AND REPLACED AS DETAILED HEREIN.
2. BOTTOM SLAB OF CULVERT SHALL BE POURED MONOLITHICALLY WITH NEW GUTTER.
3. THE INVERT SHALL BE TROWELED TO PRODUCE A HARD POLISHED SURFACE OF MAX DENSITY AND SMOOTHNESS. INVERT SHALL BE V-SHAPED TO WITHIN 3" OF OUTLET, THEN WARPED TO PARALLEL FLOWLINE AT OUTLET, UNLESS OTHERWISE SHOWN.
4. ALL EXPOSED CONC. SURFACE SHALL MATCH GRADE, COLOR, FINISH AND SCORING OF ADJACENT CURB AND SIDEWALK.
5. SIDEWALK REPLACED DURING CONSTRUCTION SHALL BE POURED MONOLITHICALLY WITH CULVERT WALLS.
6. IF ROD ANCHORS ARE USED, DRILL & TAP FOR F.H. MACHINE SCREW. ATTACH ANCHORS TO PLATE AND SECURE PLATE IN PLACE PRIOR TO POURING OF WALLS.
7. LENGTH OF EACH PLATE SHALL BE SUCH THAT THE WEIGHT WILL NOT EXCEED 300 LBS. AND SHALL BE STRESS RELIEVED AFTER FABRICATION. CLEAN SURFACE OF PLATE AND FRAMING MEMBERS AND PAINT W/ ONE SHOP COAT RED OXIDE AND TWO FINISH COATS ALUMINUM PAINT (AASHTO M 69).
8. THE CITY WILL NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF ANY SIDEWALK CULVERT INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS.

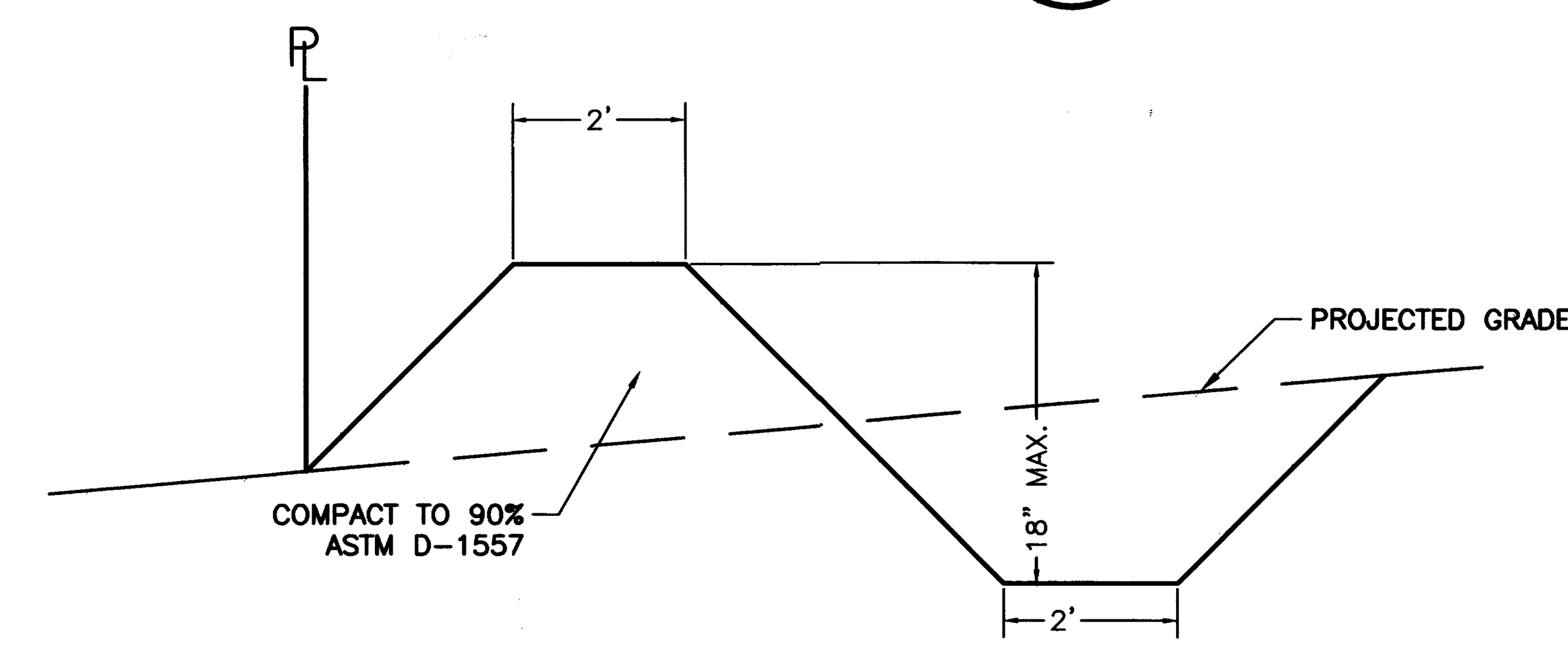
CONSTRUCTION NOTES:

A. MATCH NEAREST CONTROL JOINT, INSTALL 1/2" EXPANSION JOINT.
B. EDGE OF SIDEWALK OR SETBACK (VARIABLE).
C. 3" RADIUS (TYPICAL).
D. 3/8" CHECKERED STEEL PLATE (PAINT PER NOTE 7, ABOVE).
E. FOR SECURING PLATE USE 1"X 5" S.S. ROD ANCHOR, "RED HEAD MULTI-SET II SAM-38 ANCHOR" OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S INSTRUCTIONS AT MAX. 24" O.C., A MINIMUM OF 2 PER SIDE AND ONE WITHIN 6" OF EACH END.
F. CONSTRUCTION JOINT IS OPTIONAL. IF USED, SPACE DOWELS AT 18" O.C. MAX., 1 1/2" MINIMUM FROM FACE OF CONCRETE.
G. 3/8" - 16 x 1 1/4" COUNTERSUNK, F.H., STAINLESS STEEL, MACHINE SCREW.
H. SLOPE 1/4" PER FT. MIN.
J. DRAIN WIDTH PER PLAN (12" MIN., 24" MAX).

REVISIONS	CITY OF ALBUQUERQUE
	DRAINAGE SIDEWALK CULVERT WITH STEEL PLATE TOP
	DWG. 2236 AUG.1986

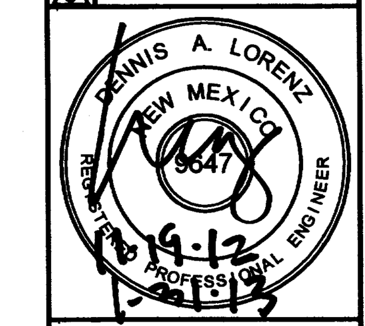


TRACT 5A-A1-5 DRAINAGE PLAN (F / C2)
SCALE 1"=30'



TEMPORARY EROSION CONTROL BERM (H / C2)
NTS

REVISIONS:
1 FOR AA



SITE DETAILS

HORIZON ACADEMY WEST
3021 TODOS SANTOS STREET NORTHWEST
ALBUQUERQUE, NEW MEXICO 87120

22425 NORTH 16TH STREET
PHOENIX, ARIZONA 85024
TEL: 602-272-2000
FAX: 623-298-2000

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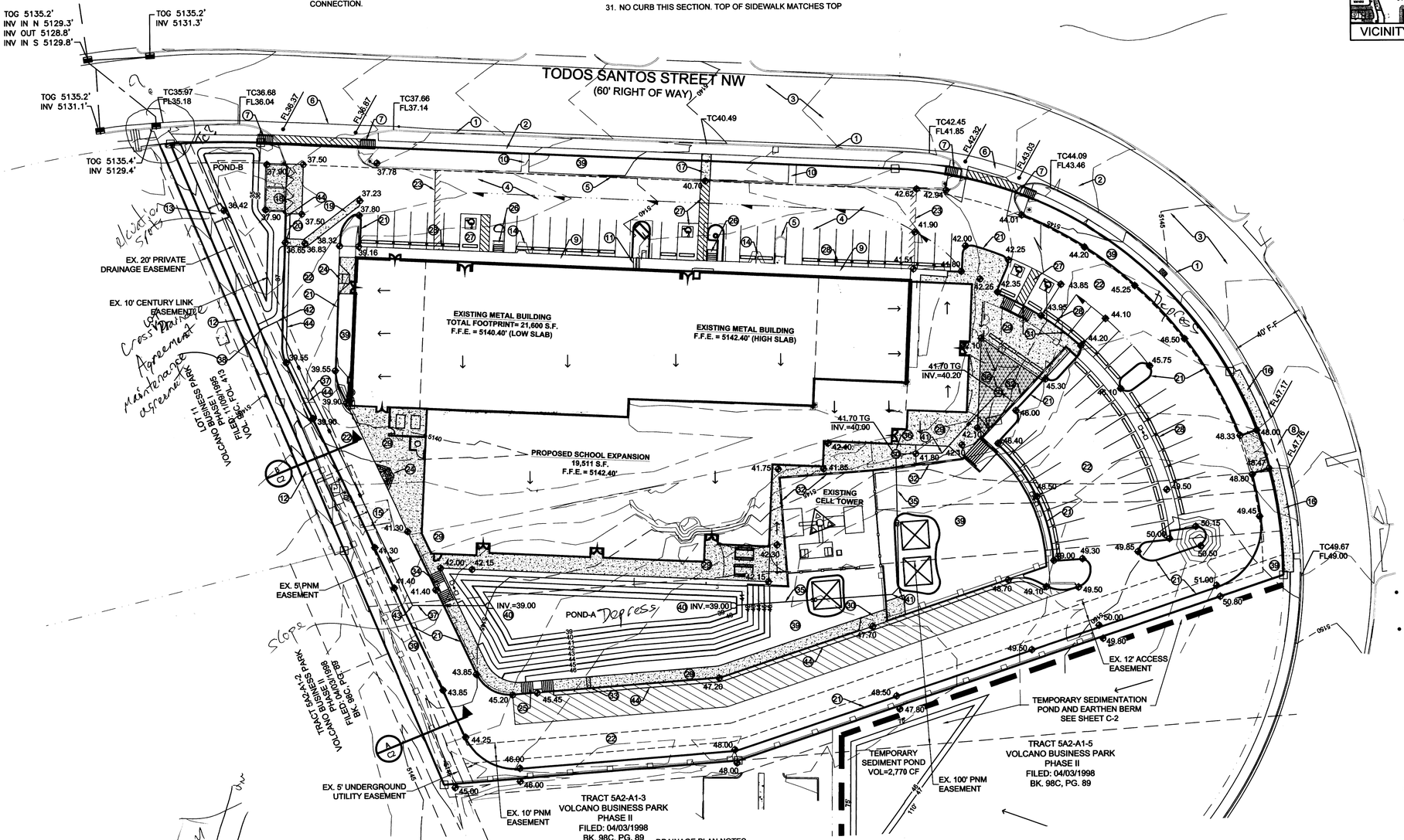
BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro Blvd. NE Bldg. 1, Suite 1200
Albuquerque, New Mexico 87110
Phone: (505) 888-6088 Fax: (505) 888-6188

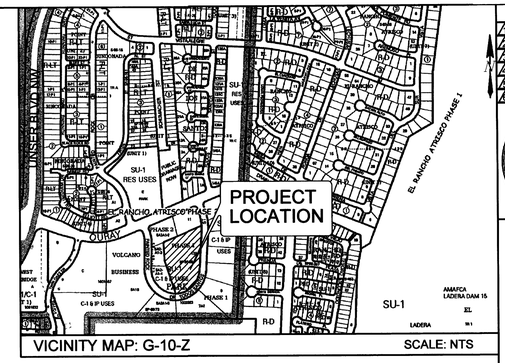
PROJECT:	12514
DATE:	11-12-12
DRAWN:	JMT
CONTACT:	DAL
SCALE:	
SHEET:	C-2

RECEIVED JAN 3 1 2013

KEYED NOTES

1. EXISTING CONCRETE CURB AND GUTTER.
2. EXISTING CONCRETE SIDEWALK.
3. EXISTING ASPHALT ROADWAY.
4. EXISTING ASPHALT PAVEMENT TO BE CRACK SEALED AND OVERLAYED.
5. EXISTING CONCRETE CURB.
6. EXISTING CONCRETE VALLEY GUTTER.
7. EXISTING UNIDIRECTIONAL HANDICAP RAMP.
8. EXISTING CONCRETE DRIVEPAD.
9. EXISTING TURNDOWN SIDEWALK.
10. EXISTING PEDESTRIAN LINK TO PERIMETER SIDEWALK.
11. EXISTING STAIRS TO REMAIN.
12. EXISTING CONCRETE DRAINAGE CHANNEL.
13. EXISTING CONCRETE POND SPILLWAY.
14. REMOVE AND DISPOSE EXISTING ASPHALT RAMP.
15. REMOVE AND DISPOSE EXISTING CONCRETE SLAB.
16. CONSTRUCT NEW 6' CONCRETE SIDEWALK. (PUBLIC)
17. CONSTRUCT NEW 5' CONCRETE SIDEWALK. SAW CUT EXISTING CONCRETE CURB TO PROVIDE ACCESSIBLE CONNECTION.
18. CONSTRUCT NEW REFUSE ENCLOSURE.
19. CONSTRUCT 4' CONCRETE VALLEY GUTTER. SEE DETAIL D/C2
20. PROVIDE 4' CURB BLOCKOUT AT VALLEY GUTTER.
21. CONSTRUCT CONCRETE HEADER CURB OR TURNDOWN SIDEWALK. SEE DETAILS SHEET C3
22. CONSTRUCT NEW ASPHALT PAVEMENT.
23. SAWCUT EXISTING ASPHALT TO LIMIT SHOWN.
24. CONSTRUCT NEW HANDICAPPED ACCESS RAMP. SEE DETAIL D/C3
25. CONSTRUCT NEW HANDICAPPED ACCESS RAMP. SEE DETAIL G/C3
26. CONSTRUCT NEW HANDICAPPED ACCESS RAMP. SEE DETAIL H/C3
27. PROVIDE HANDICAP AND ACCESSIBLE STRIPING AND SIGNAGE PER LOCAL CODES.
28. INSTALL CONCRETE TIRE STOPS.
29. CONSTRUCT CONCRETE SIDEWALK AND/OR FLAT WORK. SEE SITE PLAN.
30. CONSTRUCT 12' CONCRETE DRIVEPAD. SEE DETAIL SHEET C2
31. NO CURB THIS SECTION. TOP OF SIDEWALK MATCHES TOP OF CURB.
32. CONSTRUCT NEW RETAINING WALL. SEE RETAINING WALL PLAN SHEETS C4 & C5.
33. CONSTRUCT 18 INCH SIDEWALK CULVERT. SEE DETAILS SHEET C2
34. CONSTRUCT CONCRETE POND OVERFLOW SPILLWAY. PER DETAIL C/C2
35. CONSTRUCT 12 INCH STORM DRAIN. AT S=0.50%.
36. CONSTRUCT AREA DRAIN PER DETAIL SEE SHEET C2.
37. CONSTRUCT 6 INCH POND DRAINLINE.
38. CONNECT 6 INCH DRAINLINE TO CHANNEL SIDEWALL. SEE DETAIL E/C2.
39. LANDSCAPING. SEE LANDSCAPE PLAN.
40. INSTALL END SECTION.
41. INSTALL 45° BEND.
42. INSTALL 90° BEND.
43. INSTALL 1-45° BEND & 1-22.5° BEND.
44. CONSTRUCT CONCRETE CURB AND GUTTER AT LOCATIONS SHOWN FOR DRAINAGE. SEE DETAIL SHEET C-3





LEGEND

ITEM	EXISTING	PROPOSED
PROPOSED SPOT ELEVATION	× 75.5	01.5 ◆
POWER POLE (GUYED)	PP	
STORM DRAIN MANNHOLE	SD	SD
CONTOUR W/ ELEVATION	4992	92
EXISTING FINISHED FLOOR ELEVATION CHANGE		
DIRECTION OF FLOW		
DRAINAGE SWALE		
RIGHT OF WAY		
EASEMENT LINE		
PROPERTY LINE		
CHAIN LINK FENCE		
CURB		
RETAINING WALL		
CONCRETE SIDEWALK OR PAVEMENT		
ASPHALT PAVEMENT		

1 inch = 30 ft.

PROJECT DATA

SITE MAPPING:

TOPOGRAPHIC SURVEY PREPARED
BY CARTESIAN SURVEYS, INC., FEBRUARY 2012

PROPERTY ADDRESS:

3021 TODOS SANTOS STREET NW ALBUQUERQUE, NEW MEXICO 87108

LEGAL DESCRIPTION:

TRACT 12-A, VOLCANO BUSINESS PARK PHASE I

PROJECT BENCHMARK

ACS MONUMENT "7_G9"
ELEVATION 5159.487 FEET 1988 NAVD
GROUND TO GRID FACTOR: 0..999680173
MAPPING ANGLE: - 0_16_22.41
THE MONUMENT IS LOCATED INTERSECTION OF UNSER BLVD.
AND ST. JOSEPH AVE., NW IN THE NW QUADRANT, ON THE CONT.
TURN ISLAND AT MID POINT OF THE ARC ON THE SE NOSE OF ISLAND.

DRAINAGE PLAN NOTES

1. BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
2. This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
3. Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
4. This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
5. Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
6. BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
7. The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.
8. All spot elevations are finished grade or top of pavement, unless noted otherwise.
9. All landscaping shall be depressed 2" minimum. Where drainage flows are diverted through landscaping, see plan for elevations.

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro Blvd. NE Bldg. 1, Suite 1200
Albuquerque, New Mexico 87110
Phone: (505) 888-6088 Fax: (505) 888-6188

REVISIONS:
1 ADMIN. AMENDMENT
2
3
4
5
6

DENNIS A. LORENZ
NEW MEXICO
9647
REGISTERED PROFESSIONAL SURVEYOR

GRADING AND DRAINAGE PLAN

HORIZON ACADEMY WEST
3021 TODOS SANTOS STREET NORTHWEST
ALBUQUERQUE, NEW MEXICO 87120

22425 NORTH 16TH STREET
PHOENIX, ARIZONA 85024
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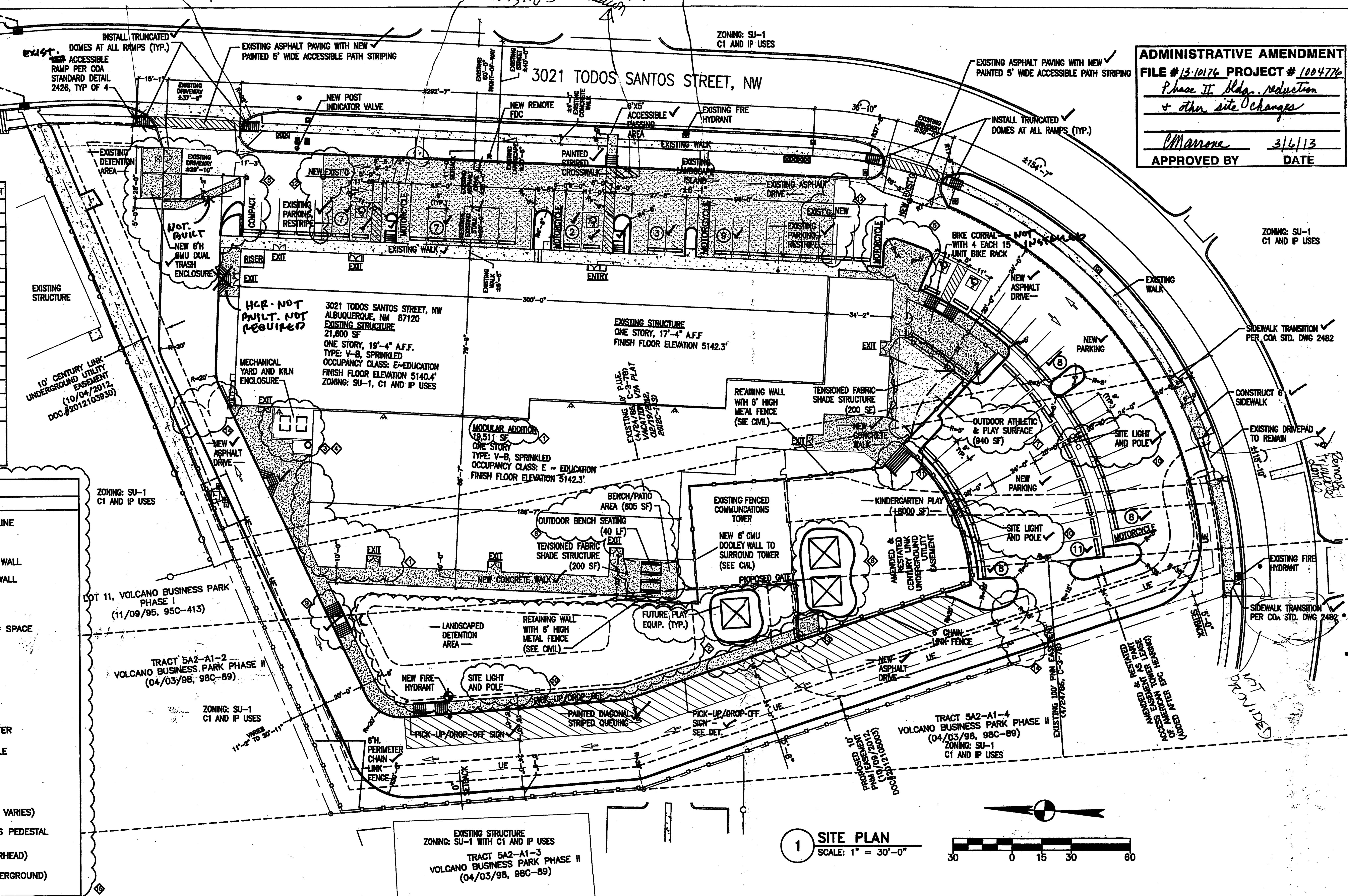
PROJECT:	12514
DATE:	01-23-13
DRAWN:	JMT
CONTACT:	DAL
SCALE:	
SHEET:	C-1

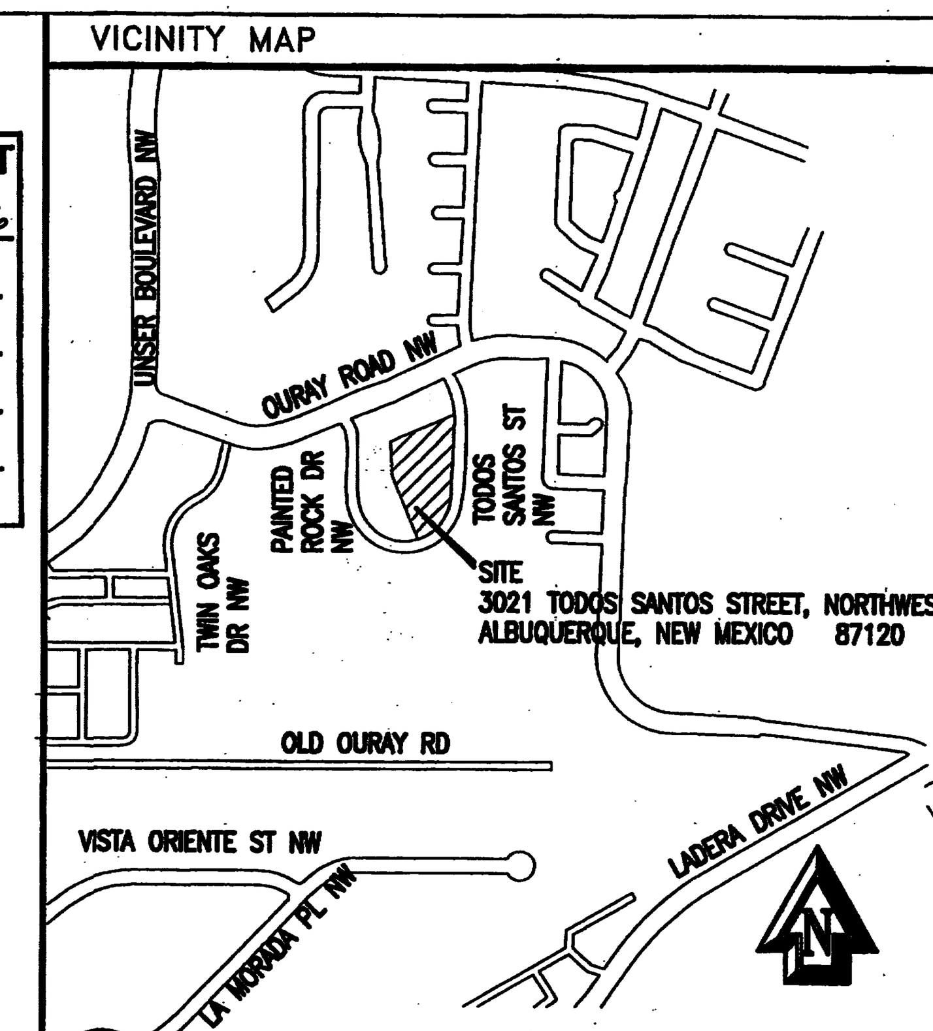
RECEIVED
JAN 31 2013

HYDROLOGY HAS FILE

ADMINISTRATIVE AMENDMENT
FILE # 13-10176 PROJECT # 1004776
Phase II Bldg. reduction + other site changes
CMarrone 3/6/13
APPROVED BY DATE



1 **SITE PLAN**
SCALE: 1" = 30'-0"



1 **VICINITY MAP**
SCALE: 1"=1000'-0"

KEYED NOTES: CHANGES FOR ADMIN. AMENDMENT	
NUMBER	DESCRIPTION
1	BUILDING FOOTPRINT
2	DETENTION POND
3	MECHANICAL YARD
4	ART KILN
5	TRASH ENCLOSURE
6	PLAYGROUND EQUIPMENT
7	PLAYGROUND SURFACE
8	OUTDOOR SEATING
9	HANDICAP (ADA) RAMP
10	SITE LIGHTING
11	RETAINING WALL
12	PAVEMENT RESURFACING
13	SIDEWALK MODIFICATION
14	VEHICLE GATES
15	LEGEND

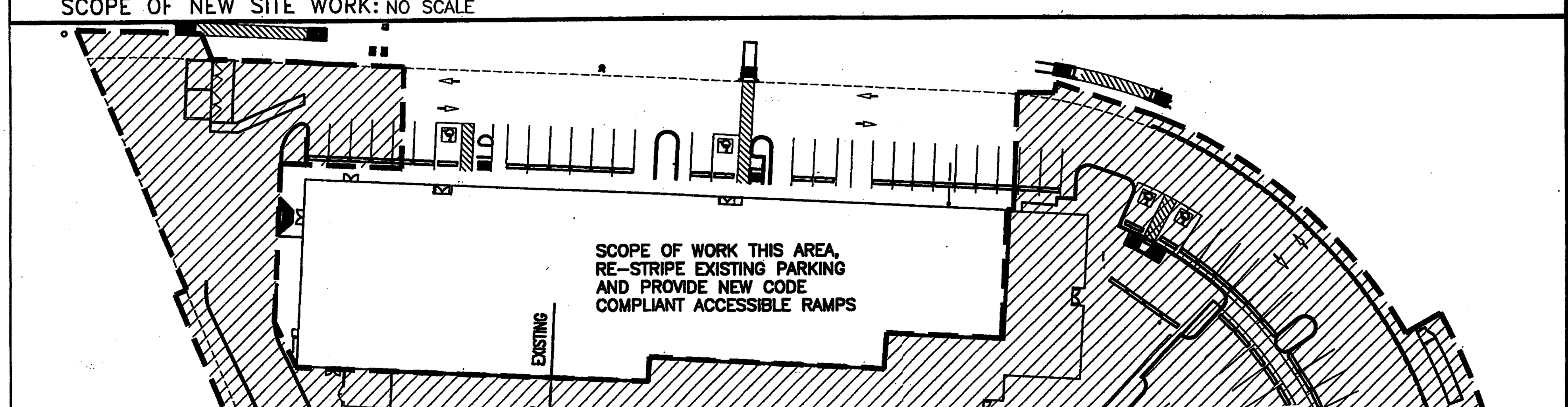
NOTE: REFERENCE ATTACHED LETTER FROM ACCELERATED CONSTRUCTION TECHNOLOGIES DATED FEBRUARY 12, 2013 FOR COMPLETE DESCRIPTION OF EACH KEYED CHANGE, 1 THROUGH 15.

LEGEND

EXISTING | PROPOSED

- PROPERTY (R.O.W.) LINE
- FENCE LINE
- CURB & GUTTER
- MASONRY/RETAINING WALL
- MASONRY 'DOOLEY' WALL
- CONCRETE SIDEWALK
- ACCESSIBLE PARKING SPACE
- SIGN
- WHEEL STOP
- FIRE HYDRANT
- WATER METER
- BACK FLOW PREVENTER
- WASTEWATER MANHOLE (WWMH)
- LIGHT POLE
- TRANSFORMER (SIZE VARIES)
- TELECOMMUNICATIONS PEDESTAL
- ELECTRIC LINE (OVERHEAD) (OE)
- ELECTRIC LINE (UNDERGROUND) (UE)

SCOPE OF NEW SITE WORK: NO SCALE



ENGINEERS CERTIFICATION (TRAFFIC CIRCULATION LAYOUT) FOR TEMPORARY CERTIFICATE OF OCCUPANCY

I, Dennis A. Lorenz, NMPE 9647, of the firm Lorenz Design & Consulting, LLC, hereby certify that this project has been constructed in substantial compliance with and in accordance with the design intent of the approved Site Plan/Traffic Circulation Layout prepared by Accelerated Construction Technologies, approved by DRB on 1-02-2013, and by Administrative Amendment on 3-6-2013.

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 Temporary Certificate of Occupancy.

The following items must be addressed before a Permanent C.O. is issued:

1. Complete striping and pavement markings.
2. Label all motorcycle spaces.
3. Pour concrete valley gutter at Pond "B" inlet.
4. Install all required signs.
5. Install security fencing and gates.

The record information presented hereon is not necessarily complete and is intended only to verify substantial compliance with the traffic 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.

DENNIS A. LORENZ NEW MEXICO 9647 REGISTERED PROFESSIONAL ENGINEER 8-1-13

SITE DATA:

PROJECT LOCATION: 3021 TODOS SANTOS STREET, NORTHWEST ALBUQUERQUE, NEW MEXICO 87120

ASSESSOR PARCEL NUMBER: SP 95 261, TRACT 12A

LEGAL DESCRIPTION

TRACT 12-A-1 VOLCANO BUSINESS FARK PHASE I, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 19, 2012, IN VOLUME 2012C, FOLIO 143

PROJECT USE: PUBLIC CHARTER SCHOOL PRE-K THROUGH 6

EXISTING ZONING: SU-1, SPECIAL USE WITH C1 AND IP USES

ADJACENT ZONING:
- NORTHWEST: SU-1, SPECIAL USE WITH C1 AND IP USES
- NORTH: SU-1, SPECIAL USE WITH C1 AND IP USES
- NORTHEAST: SU-1, SPECIAL USE WITH C1 AND IP USES
- EAST: SU-1, SPECIAL USE WITH C1 AND IP USES
- SOUTHEAST: SU-1, SPECIAL USE WITH C1 AND IP USES
- SOUTH: SU-1, SPECIAL USE WITH C1 AND IP USES
- SOUTHWEST: SU-1, SPECIAL USE WITH C1 AND IP USES
- WEST: SU-1, SPECIAL USE WITH C1 AND IP USES

NET AREA: 3.4281 ACRES 149,326 S.F.
GROSS AREA: 3.59 ACRES 156,425 S.F.
MAX BUILDING HEIGHT ALLOWED: 26'
EXISTING BUILDING HEIGHT: APPROXIMATELY 19'-4", 1 STORY
PROPOSED BUILDING ADDITION HEIGHT: 21'-4", 1 STORY

TOTAL BUILDING AREA: 41,111 S.F.
EXISTING BUILDING AREA: 21,600 S.F. ~ 9 CLASSROOMS
MODULAR BUILDING AREA: 19,511 S.F. ~ 15 CLASSROOMS

EXISTING BLDG. CONSTRUCTION: TYPE V-B, SPRINKLED
PROPOSED BLDG. MODULAR ADDITION CONSTRUCTION: TYPE V-B, SPRINKLED
PROPOSED OCCUPANCY CLASS: GROUP E
PROPOSED MODULAR OCCUPANCY LOAD: 1009 "E" CLASS, 1312 TOTAL BLDG

FLOOR AREA RATIO PROVIDED: 0.26
41,111 SF BUILDING / 156,425 SF GROSS AREA
MAXIMUM LOT COVERAGE PROVIDED: 27.53%
41,111 SF BUILDING / 149,326 SF NET AREA
PERMEABLE RATIO: 28.60%
42,714 SF PERMEABLE SCAPE / 149,326 S.F. NET AREA
IMPERMEABLE (PAVING AND WALK) RATIO:
66,061 SF IMPERMEABLE SCAPE / 149,326 S.F. NET AREA 44.24%
PARKING REQUIRED: 55 SPACES
PER SECTION 14-16-3-1 (1 STALL PER EMPLOYEE)
PER IBC 2009 = 42.6 NON EDUCATIONAL/ASSEMBLY OCCUPANTS
PER EXISTING CHARTER SCHOOL FULL-TIME EMPLOYEES = ± 55 OCCUPANTS
STANDARD: 51 STALLS
ACCESSIBLE: 4 STALLS
MOTORCYCLE: 3 STALLS
BICYCLE: 54 STALLS

PARKING PROVIDED: 63 SPACES
STANDARD:
EXISTING: 25 STALLS
NEW: 33 STALLS
COMPACT:
NEW: 1 STALL
ACCESSIBLE: 4 STALLS
EXISTING: 2 STALLS
NEW: 2 STALLS
MOTORCYCLE: 5 STALLS
EXISTING: 3 STALL
NEW: 2 STALL
BICYCLE: +60 STALLS
VEHICULAR QUEUING CAPACITY:
- 28 CAR ON-SITE CAPACITY DIVIDED BETWEEN ONE AND ONE BI-PASS LANE (14 VEHICLES QUEUE FOR INGRESS AND 14 VEHICLE QUEUE FOR EGRESS).
- PICK-UP AND DROP-OFF CAPACITY OF 10 SECONDS AVERAGES 6 CARS PER MINUTE OR 180 CARS PER 1/2 HOUR.
- 14 PICK-UP AND DROP-OFF POINTS PER 1/2 HOUR EQUALS 1520 VEHICLES BEING MANNED. THIS QUEUE CAPACITY WILL TURN OVER 54.28 TIMES PER 1/2 HOUR OR 108.56 TIMES PER HOUR.

DIRECTORY:

OWNER:
HORIZON ACADEMY WEST
1900 ATRISCO ROAD NORTHWEST
ALBUQUERQUE, NEW MEXICO 88120
TEL 505-998-0455
ATT: BRUCE HANSON
PRESIDENT, GOVERNING BOARD
AMIE DURAN
DIRECTOR HORIZON ACADEMY WEST

DESIGN/BUILD CONTRACTOR:
ACCELERATED CONSTRUCTION TECHNOLOGY, INC.
22425 NORTH 16TH STREET
PHOENIX, ARIZONA 85024
TEL 602-272-2000
FAX 623-298-2000
ATT: DOUG HENSLEY, VICE PRESIDENT
ATT: BEN GAMMIE, ENGINEERING MANAGER

ARCHITECT:
ATK ARCHITECTS
55 CAMINO DEL SENADOR
TIJERAS, NEW MEXICO 87059
TEL 505-281-9560
ATT: KEN TRAUERNICHT
REGISTRATION: 1285

CIVIL:
BRASHER & LORENZ, INC.
2201 SAN PEDRO DRIVE NE
BUILDING 1 SUITE 1200
ALBUQUERQUE, NEW MEXICO 87110
TEL 505-222-6088
FAX 505-888-6188
ATT: DENNIS A. LORENZ, PRINCIPAL
REGISTRATION: 9647

LANDSCAPE:
HILLTOP LANDSCAPING
7909 EDITH NORTHEAST
ALBUQUERQUE, NEW MEXICO 87104
TEL 505-898-9690
ATT: CRAIG SOLETHER
REGISTRATION: 67

CITY OF ALBUQUERQUE DRB SIGNATURE BLOCK:

PROJECT NUMBER: 1004776

APPLICATION NUMBER:

THIS SITE PLAN FOR BUILDING PERMIT IS CONSISTENT WITH THE SITE PLAN FOR SUBDIVISION, APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION, JUNE 14, 2012 (PROJECT NUMBER: 1004776)

IS AN INFRASTRUCTURE LIST REQUIRED? ( )YES (X)NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL:

Signature	Date
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	01-02-13
A.B.C.W.U.A. (Allan Porter)	01/02/13
PARKS AND RECREATION DEPARTMENT (Carol S. Dumont)	1-2-13
CITY ENGINEER	1-2-13
ENVIRONMENTAL HEALTH DEPARTMENT (NA.)	—
SOLID WASTE MANAGEMENT	12-27-12
DRB CHAIRPERSON, PLANNING DEPARTMENT	1-2-13

RECEIVED AUG - 2 2013 LAND DEVELOPMENT SECTION

SHEET INDEX

ARCHITECTURAL
- A1.1 PRELIMINARY SITE PLAN AND DATA SHEET
- A1.2 PRELIMINARY SITE DETAILS
- A1.3 PRELIMINARY CIRCULATION PLAN

LANDSCAPE
- L1 PRELIMINARY LANDSCAPE PLAN

CIVIL
- C1 PRELIMINARY GRADING PLAN
- C2 PRELIMINARY UTILITY PLAN

ARCHITECTURAL
- A3.1 PRELIMINARY BUILDING ELEVATIONS

GOVERNING CODES

STATE OF NEW MEXICO GOVERNING CODES – BUILDING ADDITION
- 2009 INTERNATIONAL BUILDING CODE
- 2003 INTERNATIONAL FIRE CODE
- 2009 UNIFORM MECHANICAL CODE
- 2009 UNIFORM PLUMBING CODE
- 2009 NEW MEXICO PLUMBING
- 2009 NEW MEXICO MECHANICAL CODE
- 2008 NATIONAL ELECTRIC CODE
- 2003 AMERICAN NATIONAL STANDARD INSTITUTION (ANSI A117.1)

CITY OF ALBUQUERQUE GOVERNING CODES – SITE AND TENANT IMPROVEMENT TO EXISTING BUILDING
- 2009 INTERNATIONAL BUILDING CODE
- 2009 NEW MEXICO EXISTING BUILDING CODE
- 2008 NATIONAL ELECTRIC CODE
- 2008 NEW MEXICO MECHANICAL CODE
- 2008 NEW MEXICO PLUMBING CODE
- 2009 NEW MEXICO ENERGY CONSERVATION CODE

GENERAL NOTES:

1. ALL NEW WORK IS COMPLETED IN PHASE I. PHASE II WORK IS COMPRISED OF 3950 SQUARE FEET OF 4 CLASSROOM ADDITIONS.
2. OFFSETS FROM PROPERTY LINE TO BUILDING ARE TO FACE OF FINISH, NOT CONCRETE SLAB.
3. EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. VERIFY IN FIELD.
4. ALL UTILITIES INSTALLED SHALL BE UNDERGROUND.
5. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
6. ALL SIGNAGE IS CONCEPTUAL. THE FINAL SIGNAGE PACKAGE IS REVIEWED AND APPROVED UNDER A SEPARATE PERMIT PROCESS.
7. PIN ALL CONCRETE WALKS TO FOUNDATION SLAB AT ENTRY/EXIT DOORS.
8. THERE IS NO FREESTANDING SIGN PROPOSED IN THIS PROJECT SCOPE.
9. ALL METAL FENCING PROPOSED IN THIS SCOPE OF WORK SHALL BE GROUNDED PER THE REQUIREMENTS OF PNM.
10. ALL PLAYGROUND EQUIPMENT IN THIS SCOPE OF WORK SHALL BE GROUNDED PER REQUIREMENTS OF PNM.
11. METAL COLUMNS OF SHADE CANOPY STRUCTURE SHALL BE GROUNDED PER THE REQUIREMENTS OF PNM.

REVISIONS:
1 (2-12-13) DEFINE ADMINISTRATIVE AMENDMENT CHANGES. SEE LEGEND.
2
3
4

SHEET TITLE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

PROJECT: HORIZON ACADEMY WEST ELEMENTARY CHARTER SCHOOL 3021 TODOS SANTOS STREET NORTHWEST ALBUQUERQUE, NEW MEXICO 87120

Local Jurisdictions please note.
Portions of this building are under the jurisdiction of the State of New Mexico, Construction Industries / Manufactured Housing Division Regulations and Licensing Department. Review, approval and inspections of the modular portion of the building are the sole responsibility of this Agency.

22425 NORTH 16TH STREET
PHOENIX, ARIZONA 85024
TEL: 602-272-2000
FAX: 623-298-2000

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PROJECT:	809
DATE:	2-12-13
DRAWN:	BDG
CONTACT:	BDG
SCALE:	AS NOTED
SHEET:	A1.1

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT - CITY PROJECT No. 1004776 - SUBMITTED ADMINISTRATIVE AMENDMENT

KEYED NOTES

1. EXISTING CONCRETE CURB AND GUTTER.
2. EXISTING CONCRETE SIDEWALK.
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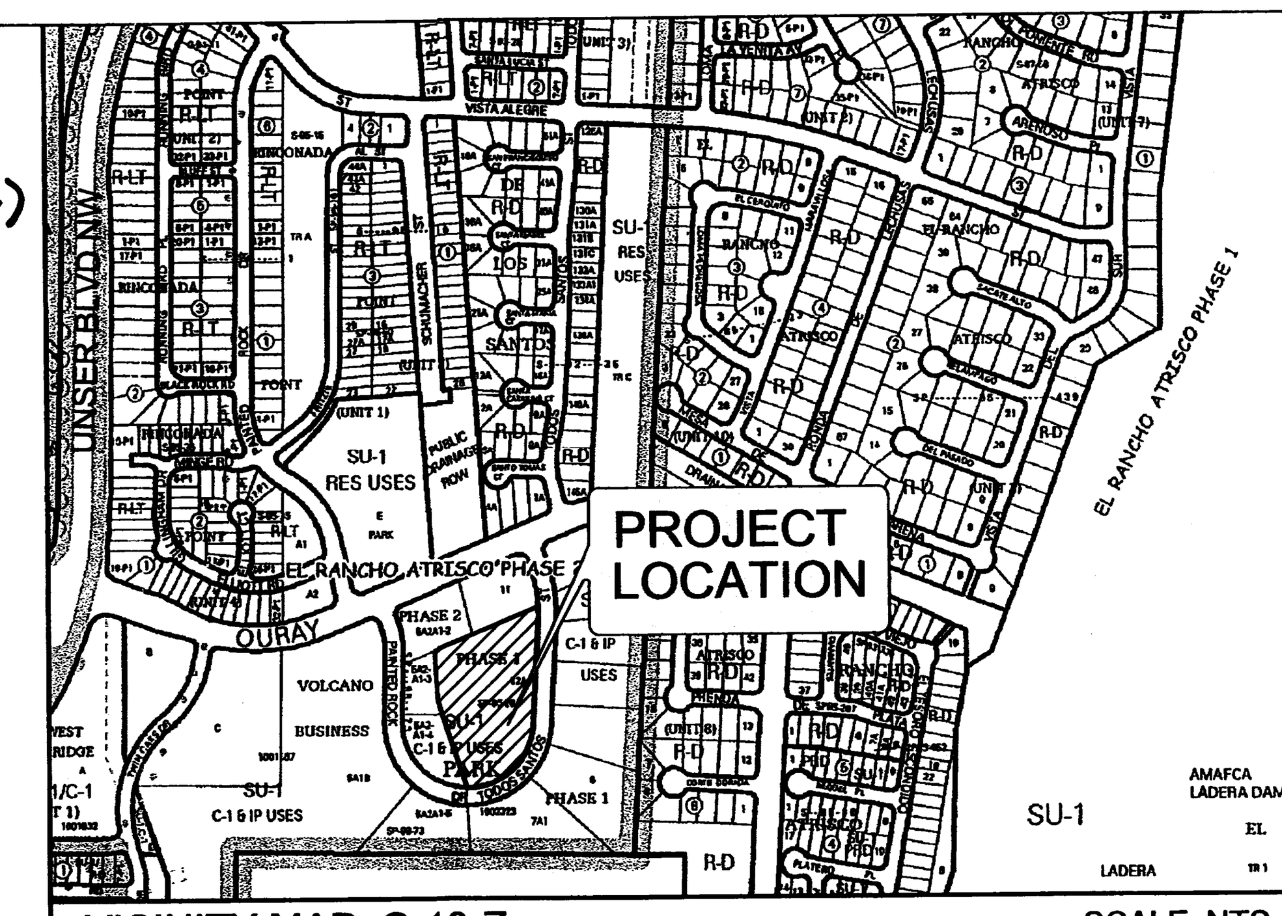
12. EXISTING CONCRETE DRAINAGE CHANNEL.
13. EXISTING CONCRETE POND SPILLWAY.
14. ✓ REMOVE AND DISPOSE EXISTING ASPHALT RAMP.
15. ✓ REMOVE AND DISPOSE EXISTING CONCRETE SLAB.
16. ✓ CONSTRUCT NEW 6' CONCRETE SIDEWALK. (PUBLIC)
17. ✓ CONSTRUCT NEW 5' CONCRETE SIDEWALK. SAW CUT EXISTING CONCRETE CURB TO PROVIDE ACCESSIBLE CONNECTION.
18. ✓ CONSTRUCT NEW REFUSE ENCLOSURE.
19. ✗ CONSTRUCT 4' CONCRETE VALLEY GUTTER. SEE DETAIL D/C2 (NOT BUILT)
20. ✓ PROVIDE 4' CURB BLOCKOUT AT VALLEY GUTTER.
21. ✓ CONSTRUCT CONCRETE HEADER CURB OR TURNDOWN SIDEWALK. SEE DETAILS SHEET C3
22. ✓ CONSTRUCT NEW ASPHALT PAVEMENT.
23. ✓ SAWCUT EXISTING ASPHALT TO LIMIT SHOWN.
24. ✓ CONSTRUCT NEW HANDICAPPED ACCESS RAMP. SEE DETAIL D/C3
25. ✓ CONSTRUCT NEW HANDICAPPED ACCESS RAMP. SEE DETAIL G/C3
26. ✓ CONSTRUCT NEW HANDICAPPED ACCESS RAMP. SEE DETAIL H/C3
27. ✓ PROVIDE HANDICAP AND ACCESSIBLE STRIPING AND SIGNAGE PER LOCAL CODES.
28. ✓ INSTALL CONCRETE TIRE STOPS.
29. ✓ CONSTRUCT CONCRETE SIDEWALK AND/OR FLAT WORK. SEE SITE PLAN.
30. ✓ CONSTRUCT 12' CONCRETE DRIVEPAD. SEE DETAIL SHEET C2
31. ✓ NO CURB THIS SECTION. TOP OF SIDEWALK MATCHES TOP OF CURB.
32. ✓ CONSTRUCT NEW RETAINING WALL. SEE RETAINING WALL PLAN SHEETS C4 & C5.
33. ✗ CONSTRUCT ~~18 INCH~~ SIDEWALK CULVERT. SEE DETAILS SHEET C2 (12" BUILT) (NO STL COVER)
34. ✓ CONSTRUCT CONCRETE POND OVERFLOW SPILLWAY. PER DETAIL C/C2
35. ✓ CONSTRUCT 12 INCH STORM DRAIN. AT S=0.50%.
36. ✓ CONSTRUCT AREA DRAIN PER DETAIL SEE SHEET C2.
37. ✓ CONSTRUCT 6 INCH POND DRAINLINE.
38. ✓ CONNECT 6 INCH DRAINLINE TO CHANNEL SIDEWALL. SEE DETAIL E/C2.
39. ✗ LANDSCAPING. SEE LANDSCAPE PLAN. - NOT COMPLETE
40. ✗ INSTALL END SECTION. - NOT INSTALLED.
41. ✓ INSTALL 45° BEND.
42. ✓ INSTALL 90° BEND.
43. ✓ INSTALL 1-45° BEND & 1-22.5° BEND.
44. ✓ CONSTRUCT CONCRETE CURB AND GUTTER AT LOCATIONS SHOWN FOR DRAINAGE. SEE DETAIL SHEET C-3



VICINITY MAP: G-10-Z — SCALE: NTS

REVISIONS:

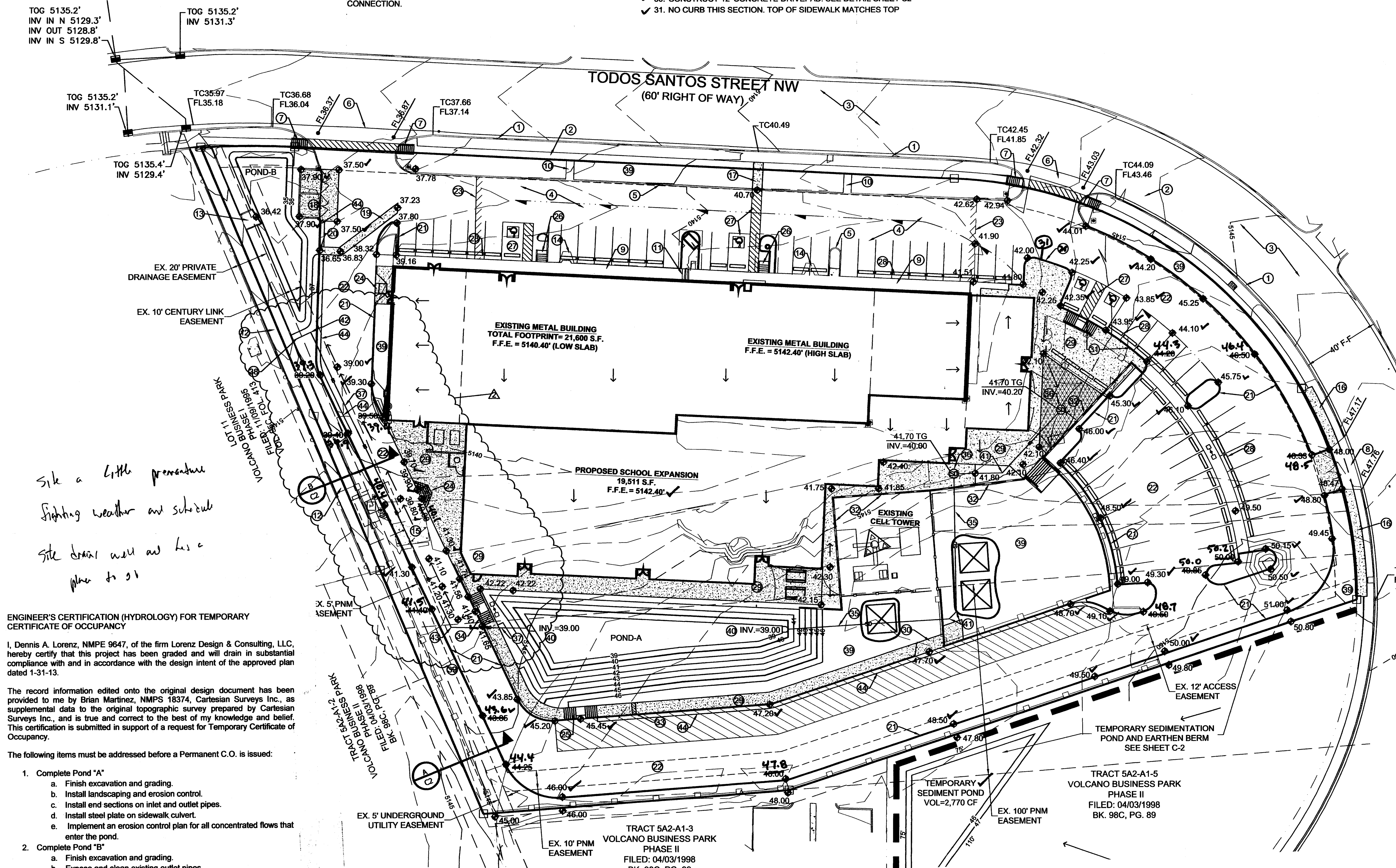
1. ADMIN. AMENDMENT
2. REVISION 07/18/2013

LEGEND

ITEM	EXISTING	PROPOSED
PROPOSED SPOT ELEVATION	× 75.5	01.5 ◆
POWER POLE (GUYED)	PP	
STORM DRAIN MANNHOLE	SD	SD
CONTOUR W/ ELEVATION	4992	92
EXISTING FINISHED FLOOR ELEVATION CHANGE	- - - - -	
DIRECTION OF FLOW	←	←
DRAINAGE SWALE		→
RIGHT OF WAY		
EASEMENT LINE		
PROPERTY LINE		
CHAIN LINK FENCE		
CURB		
RETAINING WALL		
CONCRETE SIDEWALK OR PAVEMENT		
ASPHALT PAVEMENT		

AS-BUILT ELEVATION ● 50.0 ~~49.50~~

VERIFIED AS-BUILT ELEVATION ● 49.50 ✓



Site a little premature fighting weather and schedule site drains well and has a plan to g1

big one will function Pond B will not

Dennis Lorenz 888-6088

1 inch = 30 ft.

ENGINEER'S CERTIFICATION (HYDROLOGY) FOR TEMPORARY CERTIFICATE OF OCCUPANCY

I, Dennis A. Lorenz, NMPE 9647, of the firm Lorenz Design & Consulting, LLC, 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 1-31-13.

The record information edited onto the original design document has been provided to me by Brian Martinez, NMPS 18374, Cartesian Surveys Inc., as supplemental data to the original topographic survey prepared by Cartesian Surveys Inc., and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Temporary Certificate of Occupancy.

The following items must be addressed before a Permanent C.O. is issued:

1. Complete Pond "A"
   a. Finish excavation and grading.
   b. Install landscaping and erosion control.
   c. Install end sections on inlet and outlet pipes.
   d. Install steel plate on sidewalk culvert.
   e. Implement an erosion control plan for all concentrated flows that enter the pond.
2. Complete Pond "B"
   a. Finish excavation and grading.
   b. Expose and clean existing outlet pipes.
   c. Install landscaping and erosion control.
   d. Clean existing concrete channel.
3. As-built topography of both ponds to demonstrate capacity.
4. Pour concrete valley gutter at Pond "B" inlet.
5. Clean area drains on south and west side of building.
6. Finish installation of all roof drains and downspouts.
7. Install outdoor athletic & play surface.
8. Complete landscaping.

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.

DENNIS A. LORENZ NEW MEXICO 9647 REGISTERED PROFESSIONAL ENGINEER 8-1-13

DRAINAGE PLAN NOTES

1. BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
2. This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
3. Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
4. This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
5. Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
6. BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
7. The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.
8. All spot elevations are finished grade or top of pavement, unless noted otherwise.
9. All landscaping shall be depressed 2" minimum. Where drainage flows are diverted through landscaping, see plan for elevations.

PROJECT DATA

SITE MAPPING:

TOPOGRAPHIC SURVEY PREPARED BY CARTESIAN SURVEYS, INC., FEBRUARY 2012

PROPERTY ADDRESS:

3021 TODOS SANTOS STREET NW ALBUQUERQUE, NEW MEXICO 87108

LEGAL DESCRIPTION:

TRACT 12-A, VOLCANO BUSINESS PARK PHASE I

PROJECT BENCHMARK

ACS MONUMENT "7_G9"
ELEVATION 5159.487 FEET 1988 NAVD
GROUND TO GRID FACTOR: 0..999680173
MAPPING ANGLE: - 0_16_22.41
THE MONUMENT IS LOCATED INTERSECTION OF UNSER BLVD. AND ST. JOSEPH AVE., NW IN THE NW QUADRANT, ON THE CONT. TURN ISLAND AT MID POINT OF THE ARC ON THE SE NOSE OF ISLAND.

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro Blvd. NE Bldg. 1, Suite 1200
Albuquerque, New Mexico 87110
Phone: (505) 888-6088 Fax: (505) 888-6188

GRADING AND DRAINAGE PLAN

HORIZON ACADEMY WEST

3021 TODOS SANTOS STREET NORTHWEST
ALBUQUERQUE, NEW MEXICO 87120

22425 NORTH 16TH STREET
PHOENIX, ARIZONA 85024
TEL: 602-272-2000
FAX: 623-298-2000

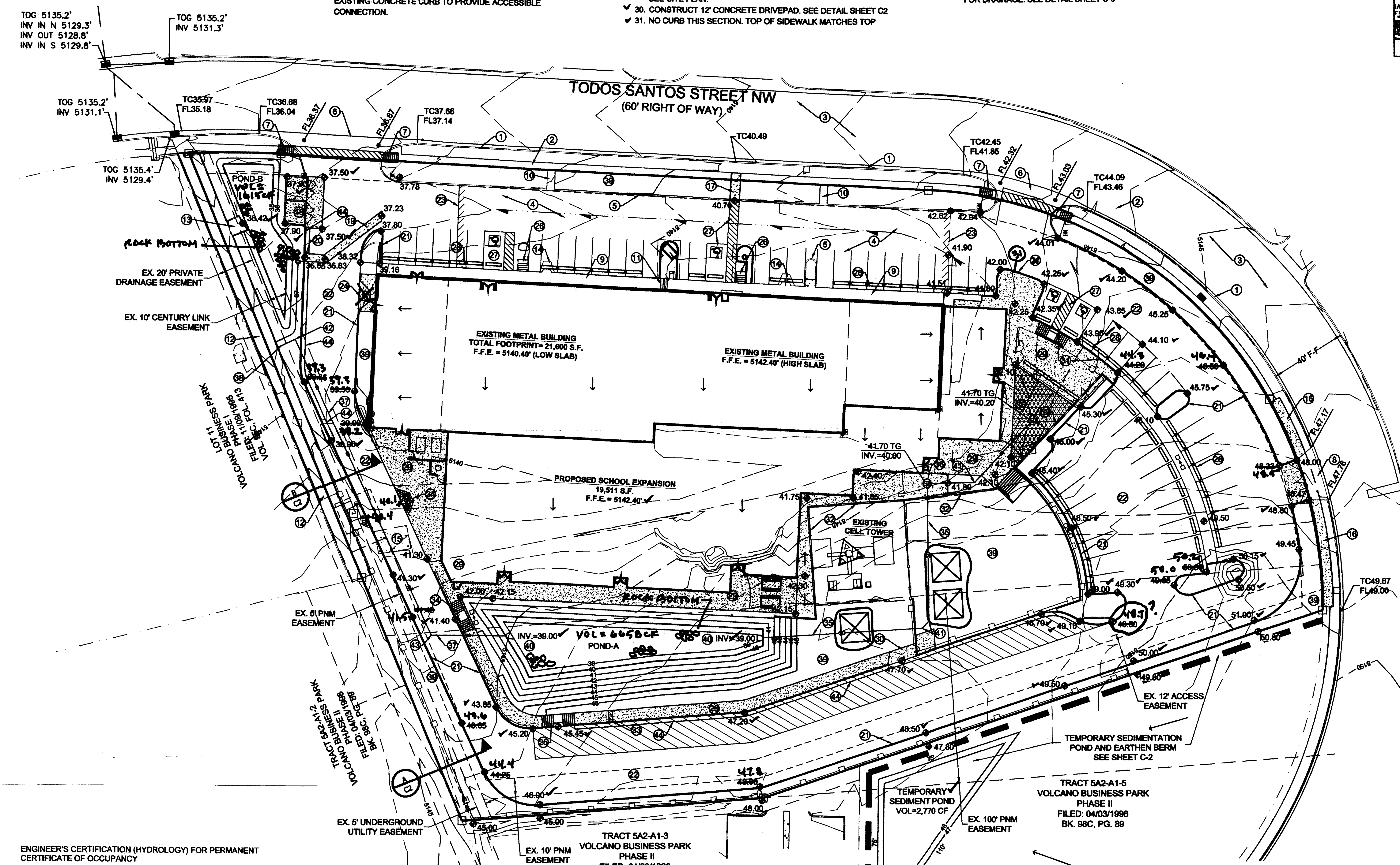
This document, the ideas and designs incorporated herein as an instrument of service is the property of Accelerated Construction Technologies, Inc. and is not to be used in whole or in part without written authorization of Accelerated Construction Technologies, Inc. Accelerated Construction Technologies, Inc. retains all common law, statutory and other reserved rights, including the copyright thereto.

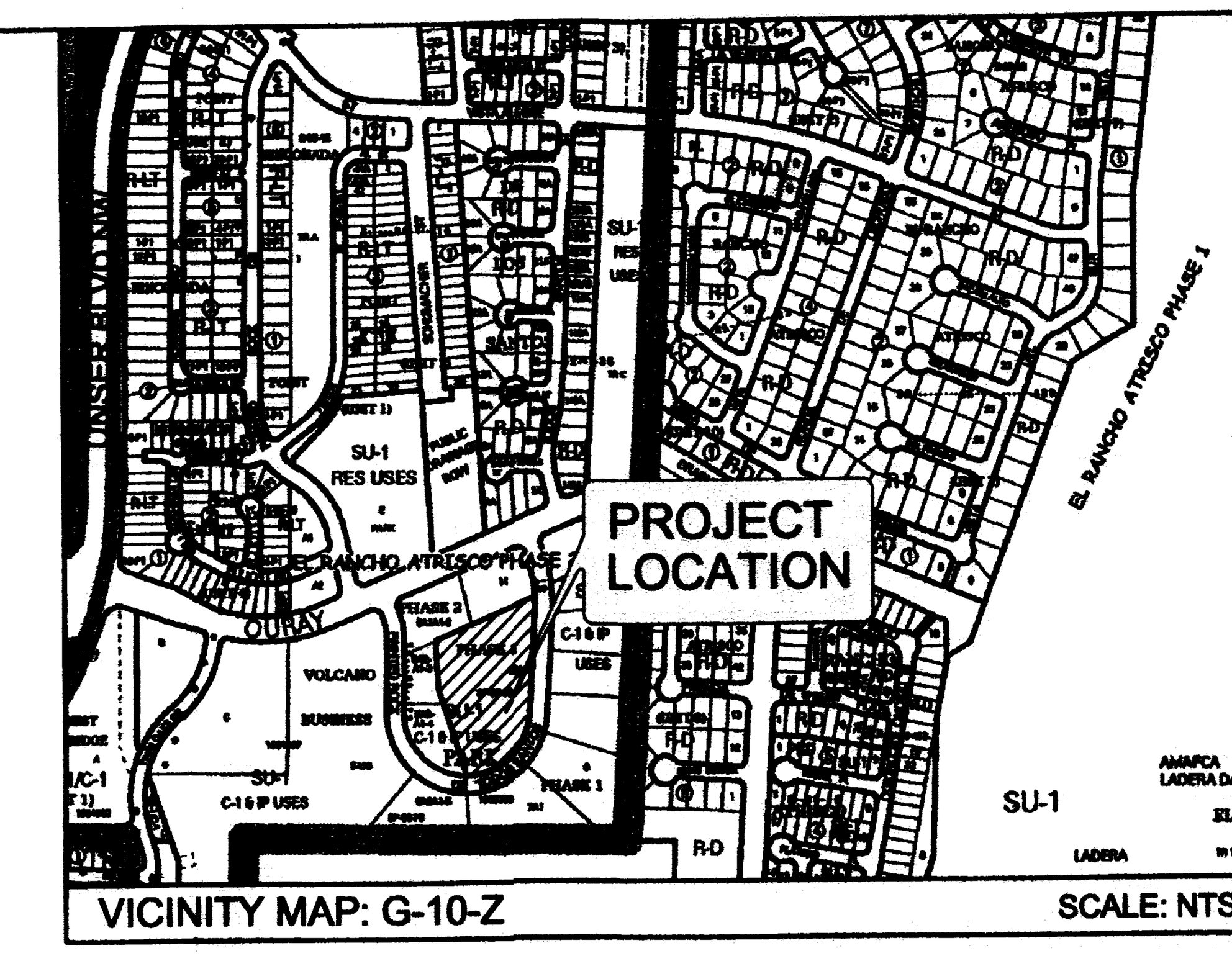
PROJECT:	12514
DATE:	01-23-13
DRAWN:	JMT
CONTACT:	DAL
SCALE:	
SHEET:	C-1

RECEIVED AUG - 2 2013 LAND DEVELOPMENT SECTION

KEYED NOTES

1. EXISTING CONCRETE CURB AND GUTTER.
2. EXISTING CONCRETE SIDEWALK.
3. EXISTING ASPHALT ROADWAY.
4. EXISTING ASPHALT PAVEMENT TO BE CRACK SEALED AND OVERLAYED.
5. EXISTING CONCRETE CURB.
6. EXISTING CONCRETE VALLEY GUTTER.
7. EXISTING UNIDIRECTIONAL HANDICAP RAMP.
8. EXISTING CONCRETE DRIVEPAD.
9. EXISTING TURNDOWN SIDEWALK.
10. EXISTING PEDESTRIAN LINK TO PERIMETER SIDEWALK.
11. EXISTING STAIRS TO REMAIN.
12. EXISTING CONCRETE DRAINAGE CHANNEL.
13. EXISTING CONCRETE POND SPILLWAY.
14. ✓ REMOVE AND DISPOSE EXISTING ASPHALT RAMP.
15. ✓ REMOVE AND DISPOSE EXISTING CONCRETE SLAB.
16. ✓ CONSTRUCT NEW 6' CONCRETE SIDEWALK. (PUBLIC)
17. ✓ CONSTRUCT NEW 5' CONCRETE SIDEWALK. SAW CUT EXISTING CONCRETE CURB TO PROVIDE ACCESSIBLE CONNECTION.
18. ✓ CONSTRUCT NEW REFUSE ENCLOSURE.
19. ✓ CONSTRUCT 4' CONCRETE VALLEY GUTTER. SEE DETAIL D/C2
20. ✓ PROVIDE 4' CURB BLOCKOUT AT VALLEY GUTTER.
21. ✓ CONSTRUCT CONCRETE HEADER CURB OR TURNDOWN SIDEWALK. SEE DETAILS SHEET C3
22. ✓ CONSTRUCT NEW ASPHALT PAVEMENT.
23. ✓ SAWCUT EXISTING ASPHALT TO LIMIT SHOWN.
24. ✓ CONSTRUCT NEW HANDICAPPED ACCESS RAMP. SEE DETAIL D/C3
25. ✓ CONSTRUCT NEW HANDICAPPED ACCESS RAMP. SEE DETAIL G/C3
26. ✓ CONSTRUCT NEW HANDICAPPED ACCESS RAMP. SEE DETAIL H/C3
27. ✓ PROVIDE HANDICAP AND ACCESSIBLE STRIPING AND SIGNAGE PER LOCAL CODES.
28. ✓ INSTALL CONCRETE TIRE STOPS.
29. ✓ CONSTRUCT CONCRETE SIDEWALK AND/OR FLAT WORK. SEE SITE PLAN.
30. ✓ CONSTRUCT 12' CONCRETE DRIVEPAD. SEE DETAIL SHEET C2
31. ✓ NO CURB THIS SECTION. TOP OF SIDEWALK MATCHES TOP OF CURB.
32. ✓ CONSTRUCT NEW RETAINING WALL. SEE RETAINING WALL PLAN SHEETS C4 & C5.
33. ✓ CONSTRUCT ~~10 INCH~~ SIDEWALK CULVERT. SEE DETAILS SHEET C2 – 12" BUILT
34. ✓ CONSTRUCT CONCRETE POND OVERFLOW SPILLWAY. PER DETAIL C/C2
35. ✓ CONSTRUCT 12 INCH STORM DRAIN. AT S=0.50%.
36. ✓ CONSTRUCT AREA DRAIN PER DETAIL SEE SHEET C2.
37. ✓ CONSTRUCT 6 INCH POND DRAINLINE.
38. ✓ CONNECT 6 INCH DRAINLINE TO CHANNEL SIDEWALL. SEE DETAIL E/C2.
39. ✓ LANDSCAPING. SEE LANDSCAPE PLAN.
40. ✓ INSTALL END SECTION.
41. ✓ INSTALL 45° BEND.
42. ✓ INSTALL 90° BEND.
43. ✓ INSTALL 1-45° BEND & 1-22.5° BEND.
44. ✓ CONSTRUCT CONCRETE CURB AND GUTTER AT LOCATIONS SHOWN FOR DRAINAGE. SEE DETAIL SHEET C-3





LEGEND

ITEM	EXISTING	PROPOSED
PROPOSED SPOT ELEVATION	× 75.5	01.5 ●
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PROPERTY LINE		
CHAIN LINK FENCE		
CURB		
RETAINING WALL		
CONCRETE SIDEWALK OR PAVEMENT		
ASPHALT PAVEMENT		

AS-BUILT ELEVATION 49.55 ~~49.50~~

VERIFIED ELEVATION 49.50 ✓

0 15 30 60

1 inch = 30 ft.

PROJECT DATA

SITE MAPPING:

TOPOGRAPHIC SURVEY PREPARED BY CARTESIAN SURVEYS, INC., FEBRUARY 2012

PROPERTY ADDRESS:

3021 TODOS SANTOS STREET NW ALBUQUERQUE, NEW MEXICO 87108

LEGAL DESCRIPTION:

TRACT 12-A, VOLCANO BUSINESS PARK PHASE I

PROJECT BENCHMARK

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THE MONUMENT IS LOCATED INTERSECTION OF UNSER BLVD. AND ST. JOSEPH AVE., NW IN THE NW QUADRANT, ON THE CONT. TURN ISLAND AT MID POINT OF THE ARC ON THE SE NOSE OF ISLAND.

ENGINEER'S CERTIFICATION (HYDROLOGY) FOR PERMANENT CERTIFICATE OF OCCUPANCY

I, Dennis A. Lorenz, NMPE 9647, of the firm Lorenz Design & Consulting, LLC, 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 1-31-13.

The record information edited onto the original design document has been provided to me by Brian Martinez, NMPS 18374, Cartesian Surveys Inc., as supplemental data to the original topographic survey prepared by Cartesian Surveys Inc., 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.

DENNIS A. LORENZ 9647 REGISTERED PROFESSIONAL ENGINEER 9-20-13

DRAINAGE PLAN NOTES

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BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro Blvd. NE Bldg. 1, Suite 1200
Albuquerque, New Mexico 87110
Phone: (505) 888-6088 Fax: (505) 888-6188

REVISIONS:
1 ADMIN. AMENDMENT

DENNIS A. LORENZ NEW MEXICO 9647 REGISTERED PROFESSIONAL ENGINEER

GRADING AND DRAINAGE PLAN

HORIZON ACADEMY WEST

3021 TODOS SANTOS STREET NORTHWEST ALBUQUERQUE, NEW MEXICO 87120

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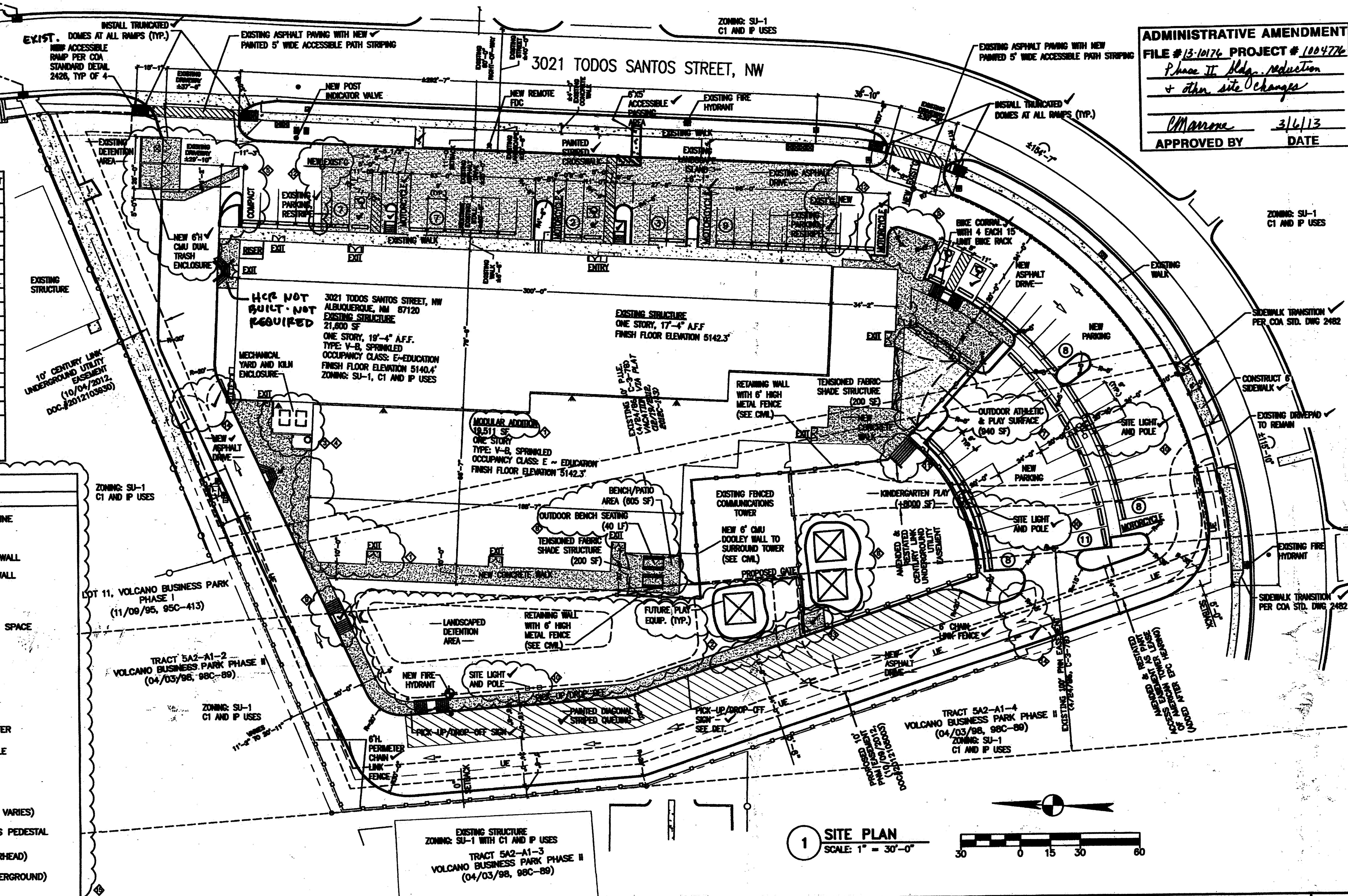
PROJECT:	12514
DATE:	01-23-13
DRAWN:	JMT
CONTACT:	DAL
SCALE:	
SHEET:	C1

RECEIVED
SEP 23 2013
LAND DEVELOPMENT SECTION

ADMINISTRATIVE AMENDMENT
FILE # 13-10176 PROJECT # 1004776
Phase II bldg. reduction + other site changes
CMarrone 3/6/13
APPROVED BY DATE



1 SITE PLAN
SCALE: 1" = 30'-0"

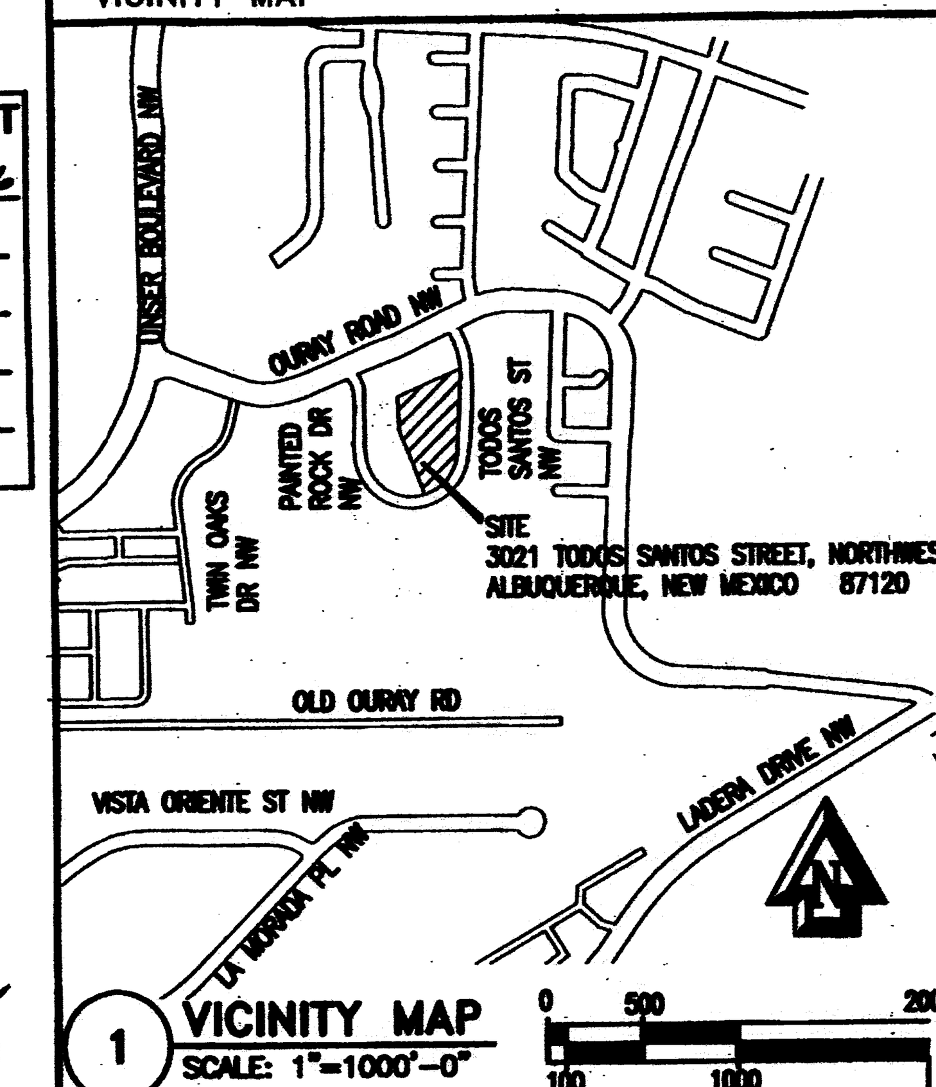
KEYED NOTES: CHANGES FOR ADMIN. AMENDMENT	
NUMBER	DESCRIPTION
1	BUILDING FOOTPRINT
2	DETENTION POND
3	MECHANICAL YARD
4	ART KILN
5	TRASH ENCLOSURE
6	PLAYGROUND EQUIPMENT
7	PLAYGROUND SURFACE
8	OUTDOOR SEATING
9	HANDICAP (ADA) RAMP
10	SITE LIGHTING
11	RETAINING WALL
12	PAVEMENT RESURFACING
13	SIDEWALK MODIFICATION
14	VEHICLE GATES
15	LEGEND

NOTE: REFERENCE ATTACHED LETTER FROM ACCELERATED CONSTRUCTION TECHNOLOGIES DATED FEBRUARY 12, 2013 FOR COMPLETE DESCRIPTION OF EACH KEYED CHANGE, 1 THROUGH 15.

LEGEND

EXISTING	PROPOSED	
		PROPERTY (R.O.W.) LINE
		FENCE LINE
		CURB & GUTTER
		MASONRY/RETAINING WALL
		MASONRY "DOOLEY" WALL
		CONCRETE SIDEWALK
		ACCESSIBLE PARKING SPACE
		SIGN
		WHEEL STOP
		FIRE HYDRANT
		WATER METER
		BACK FLOW PREVENTER
		WASTEWATER MANHOLE
		LIGHT POLE
		TRANSFORMER (SIZE VARIES)
		TELECOMMUNICATIONS PEDESTAL
		ELECTRIC LINE (OVERHEAD)
		ELECTRIC LINE (UNDERGROUND)

VICINITY MAP



1 VICINITY MAP
SCALE: 1"=1000'-0"

SHEET INDEX

ARCHITECTURAL
A1.1 PRELIMINARY SITE PLAN AND DATA SHEET
A1.2 PRELIMINARY SITE DETAILS
A1.3 PRELIMINARY CIRCULATION PLAN

LANDSCAPE
L1 PRELIMINARY LANDSCAPE PLAN

CIVIL
C1 PRELIMINARY GRADING PLAN
C2 PRELIMINARY UTILITY PLAN

ARCHITECTURAL
A3.1 PRELIMINARY BUILDING ELEVATIONS

GOVERNING CODES

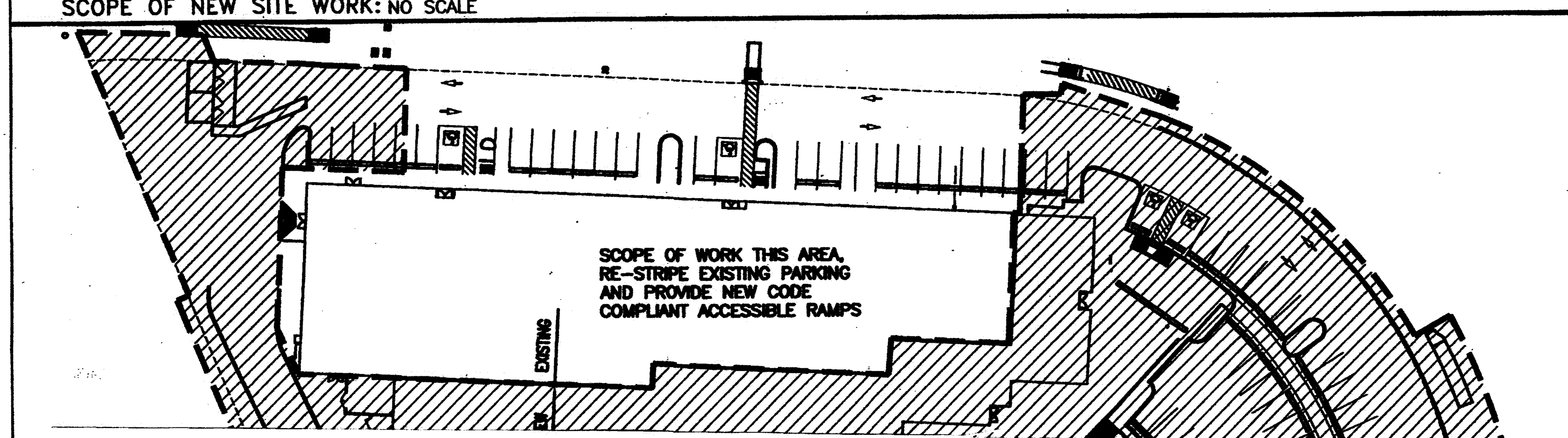
STATE OF NEW MEXICO GOVERNING CODES – BUILDING ADDITION
2009 INTERNATIONAL BUILDING CODE
2003 INTERNATIONAL FIRE CODE
2009 UNIFORM MECHANICAL CODE
2009 UNIFORM PLUMBING CODE
2009 NEW MEXICO PLUMBING
2009 NEW MEXICO MECHANICAL CODE
2008 NATIONAL ELECTRIC CODE
2003 AMERICAN NATIONAL STANDARD INSTITUTION (ANSI A117.1)

CITY OF ALBUQUERQUE GOVERNING CODES – SITE AND TENANT IMPROVEMENT TO EXISTING BUILDING
2009 INTERNATIONAL BUILDING CODE
2009 NEW MEXICO EXISTING BUILDING CODE
2008 NATIONAL ELECTRIC CODE
2008 NEW MEXICO MECHANICAL CODE
2008 NEW MEXICO PLUMBING CODE
2009 NEW MEXICO ENERGY CONSERVATION CODE

GENERAL NOTES:

1. ALL NEW WORK IS COMPLETED IN PHASE I. PHASE II WORK IS COMPRISED OF 3850 SQUARE FEET OF 4 CLASSROOM ADDITIONS.
2. OFFSETS FROM PROPERTY LINE TO BUILDING ARE TO FACE OF FINISH, NOT CONCRETE SLAB.
3. EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. VERIFY IN FIELD.
4. ALL UTILITIES INSTALLED SHALL BE UNDERGROUND.
5. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
6. ALL SIGNAGE IS CONCEPTUAL. THE FINAL SIGNAGE PACKAGE IS REVIEWED AND APPROVED UNDER A SEPARATE PERMIT PROCESS.
7. PIN ALL CONCRETE WALKS TO FOUNDATION SLAB AT ENTRY/EXIT DOORS.
8. THERE IS NO FREESTANDING SIGN PROPOSED IN THIS PROJECT SCOPE.
9. ALL METAL FENCING PROPOSED IN THIS SCOPE OF WORK SHALL BE GROUNDED PER THE REQUIREMENTS OF PNM.
10. ALL PLAYGROUND EQUIPMENT IN THIS SCOPE OF WORK SHALL BE GROUNDED PER REQUIREMENTS OF PNM.
11. METAL COLUMNS OF SHADE CANOPY STRUCTURE SHALL BE GROUNDED PER THE REQUIREMENTS OF PNM.

SCOPE OF NEW SITE WORK: NO SCALE



ENGINEERS CERTIFICATION (TRAFFIC CIRCULATION LAYOUT) FOR PERMANENT CERTIFICATE OF OCCUPANCY

I, Dennis A. Lorenz, NMPE 9647, of the firm Lorenz Design & Consulting, LLC, hereby certify that this project has been constructed in substantial compliance with and in accordance with the design intent of the approved Site Plan/Traffic Circulation Layout prepared by Accelerated Construction Technologies, approved by DRB on 1-02-2013, and by Administrative Amendment on 3-6-2013.

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 is intended only to verify substantial compliance with the traffic 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.

DENNIS A. LORENZ NEW MEXICO 9647 REGISTERED PROFESSIONAL ENGINEER 9.20.13

SITE DATA:

PROJECT LOCATION: 3021 TODOS SANTOS STREET, NORTHWEST ALBUQUERQUE, NEW MEXICO 87120

ASSESSOR PARCEL NUMBER: SP 95 261, TRACT 12A

LEGAL DESCRIPTION
TRACT 12-A-1 VOLCANO BUSINESS PARK PHASE I, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 19, 2012, IN VOLUME 2012C, FOLIO 143

PROJECT USE: PUBLIC CHARTER SCHOOL PRE-K THROUGH 6

EXISTING ZONING: SU-1, SPECIAL USE WITH C1 AND IP USES

ADJACENT ZONING:
NORTHWEST: SU-1, SPECIAL USE WITH C1 AND IP USES
NORTH: SU-1, SPECIAL USE WITH C1 AND IP USES
NORTHEAST: SU-1, SPECIAL USE WITH C1 AND IP USES
EAST: SU-1, SPECIAL USE WITH C1 AND IP USES
SOUTHEAST: SU-1, SPECIAL USE WITH C1 AND IP USES
SOUTH: SU-1, SPECIAL USE WITH C1 AND IP USES
SOUTHWEST: SU-1, SPECIAL USE WITH C1 AND IP USES
WEST: SU-1, SPECIAL USE WITH C1 AND IP USES

NET AREA: 3.4281 ACRES 149,326 S.F.
GROSS AREA: 3.59 ACRES 156,425 S.F.
MAX BUILDING HEIGHT ALLOWED: 26'
EXISTING BUILDING HEIGHT: APPROXIMATELY 19'-4", 1 STORY
PROPOSED BUILDING ADDITION HEIGHT: 21'-4", 1 STORY

TOTAL BUILDING AREA: 41,111 S.F.
EXISTING BUILDING AREA: 21,600 S.F. ~ 9 CLASSROOMS
MODULAR BUILDING AREA: 19,511 S.F. ~ 15 CLASSROOMS

EXISTING BLDG. CONSTRUCTION: TYPE V-B, SPRINKLED
PROPOSED BLDG. MODULAR ADDITION CONSTRUCTION: TYPE V-B, SPRINKLED
PROPOSED OCCUPANCY CLASS: GROUP E
PROPOSED MODULAR OCCUPANCY LOAD: 1009 "E" CLASS, 1312 TOTAL BLDG

FLOOR AREA RATIO PROVIDED: 0.26
41,111 SF BUILDING / 156,425 SF GROSS AREA
MAXIMUM LOT COVERAGE PROVIDED: 27.53%
41,111 SF BUILDING / 149,326 SF NET AREA
PERMEABLE RATIO: 28.60%
42,714 SF PERMEABLE SCAPE / 149,326 S.F. NET AREA
IMPERMEABLE (PAVING AND WALK) RATIO:
66,061 SF IMPERMEABLE SCAPE / 149,326 S.F. NET AREA 44.24%

PARKING REQUIRED: 55 SPACES
PER SECTION 14-16-3-1 (1 STALL PER EMPLOYEE)
PER IBC 2009 = 42.6 NON EDUCATIONAL/ASSEMBLY OCCUPANTS
PER EXISTING CHARTER SCHOOL FULL-TIME EMPLOYEES = ± 55 OCCUPANTS
STANDARD: 51 STALLS
ACCESSIBLE: 4 STALLS
MOTORCYCLE: 3 STALLS
BICYCLE: 54 STALLS

PARKING PROVIDED: 63 SPACES
STANDARD:
EXISTING: 25 STALLS
NEW: 33 STALLS
COMPACT:
NEW: 1 STALL
ACCESSIBLE: 4 STALLS
EXISTING: 2 STALLS
NEW: 2 STALLS
MOTORCYCLE: 5 STALLS
EXISTING: 3 STALL
NEW: 2 STALL
BICYCLE: +60 STALLS

VEHICULAR QUEUING CAPACITY:
- 28 CAR ON-SITE CAPACITY DIVIDED BETWEEN ONE AND ONE BI-PASS LANE (14 VEHICLES QUEUE FOR INGRESS AND 14 VEHICLE QUEUE FOR EGRESS).
- PICK-UP AND DROP-OFF CAPACITY OF 10 SECONDS AVERAGES 6 CARS PER MINUTE OR 180 CARS PER 1/2 HOUR.
- 14 PICK-UP AND DROP-OFF POINTS PER 1/2 HOUR EQUALS 1520 VEHICLES BEING MANNED. THIS QUEUE CAPACITY WILL TURN OVER 54.28 TIMES PER 1/2 HOUR OR 108.56 TIMES PER HOUR.

DIRECTORY:

OWNER:
HORIZON ACADEMY WEST
1900 ATRISCO ROAD NORTHWEST
ALBUQUERQUE, NEW MEXICO 88120
TEL 505-998-0455
ATT: BRUCE HANSON
PRESIDENT, GOVERNING BOARD
AMIE DURAN
DIRECTOR HORIZON ACADEMY WEST

DESIGN/BUILD CONTRACTOR:
ACCELERATED CONSTRUCTION TECHNOLOGY, INC.
22425 NORTH 16TH STREET
PHOENIX, ARIZONA 85024
TEL 602-272-2000
FAX 623-298-2000
ATT: DOUG HENSLEY, VICE PRESIDENT
ATT: BEN GAMMIE, ENGINEERING MANAGER

ARCHITECT:
ATK ARCHITECTS
55 CAMINO DEL SENADOR
TIJERAS, NEW MEXICO 87059
TEL 505-281-9560
ATT: KEN TRAUERNICHT
REGISTRATION: 1285

CIVIL:
BRASHER & LORENZ, INC.
2201 SAN PEDRO DRIVE NE
BUILDING 1 SUITE 1200
ALBUQUERQUE, NEW MEXICO 87110
TEL 505-222-6088
FAX 505-888-6188
ATT: DENNIS A. LORENZ, PRINCIPAL
REGISTRATION: 9647

LANDSCAPE:
HILLTOP LANDSCAPING
7909 EDITH NORTHEAST
ALBUQUERQUE, NEW MEXICO 87104
TEL 505-898-9690
ATT: CRAIG SOLETHER
REGISTRATION: 67

CITY OF ALBUQUERQUE DRB SIGNATURE BLOCK:

PROJECT NUMBER: 1004776

APPLICATION NUMBER:

THIS SITE PLAN FOR BUILDING PERMIT IS CONSISTENT WITH THE SITE PLAN FOR SUBDIVISION, APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION, JUNE 14, 2012 (PROJECT NUMBER: 1004776)

IS AN INFRASTRUCTURE LIST REQUIRED? ( )YES (X)NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL:

[signature] TRAFFIC ENGINEER, TRANSPORTATION DIVISION	01-02-13 DATE
Allan Porter A.B.C.W.U.A.	01/02/13 DATE
Carol S. Dumont PARKS AND RECREATION DEPARTMENT	1-2-13 DATE
[signature] CITY ENGINEER	1-2-13 DATE
NA. ENVIRONMENTAL HEALTH DEPARTMENT	— DATE
[signature] SOLID WASTE MANAGEMENT	[illegible] DATE
[signature] DRB CHAIRPERSON, PLANNING DEPARTMENT	1-2-13 DATE

RECEIVED SEP 23 LAND DEVELOPMENT SECTION

SHEET TITLE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

PROJECT: HORIZON ACADEMY WEST ELEMENTARY CHARTER SCHOOL 3021 TODOS SANTOS STREET NORTHWEST ALBUQUERQUE, NEW MEXICO 87120

Local Jurisdictions please note.
Portions of this building are under the jurisdiction of the State of New Mexico, Construction Industries / Manufactured Housing Division Regulations and Licensing Department. Review, approval and inspections of the modular portion of the building are the sole responsibility of this Agency.

22425 NORTH 16TH STREET
PHOENIX, ARIZONA 85024
TEL: 602-272-2000
FAX: 623-298-2000

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PROJECT:	809
DATE:	2-12-13
DRAWN:	BDG
CONTACT:	BDG
SCALE:	AS NOTED
SHEET:	A1.1

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT - CITY PROJECT No. 1004776 - SUBMITTED ADMINISTRATIVE AMENDMENT