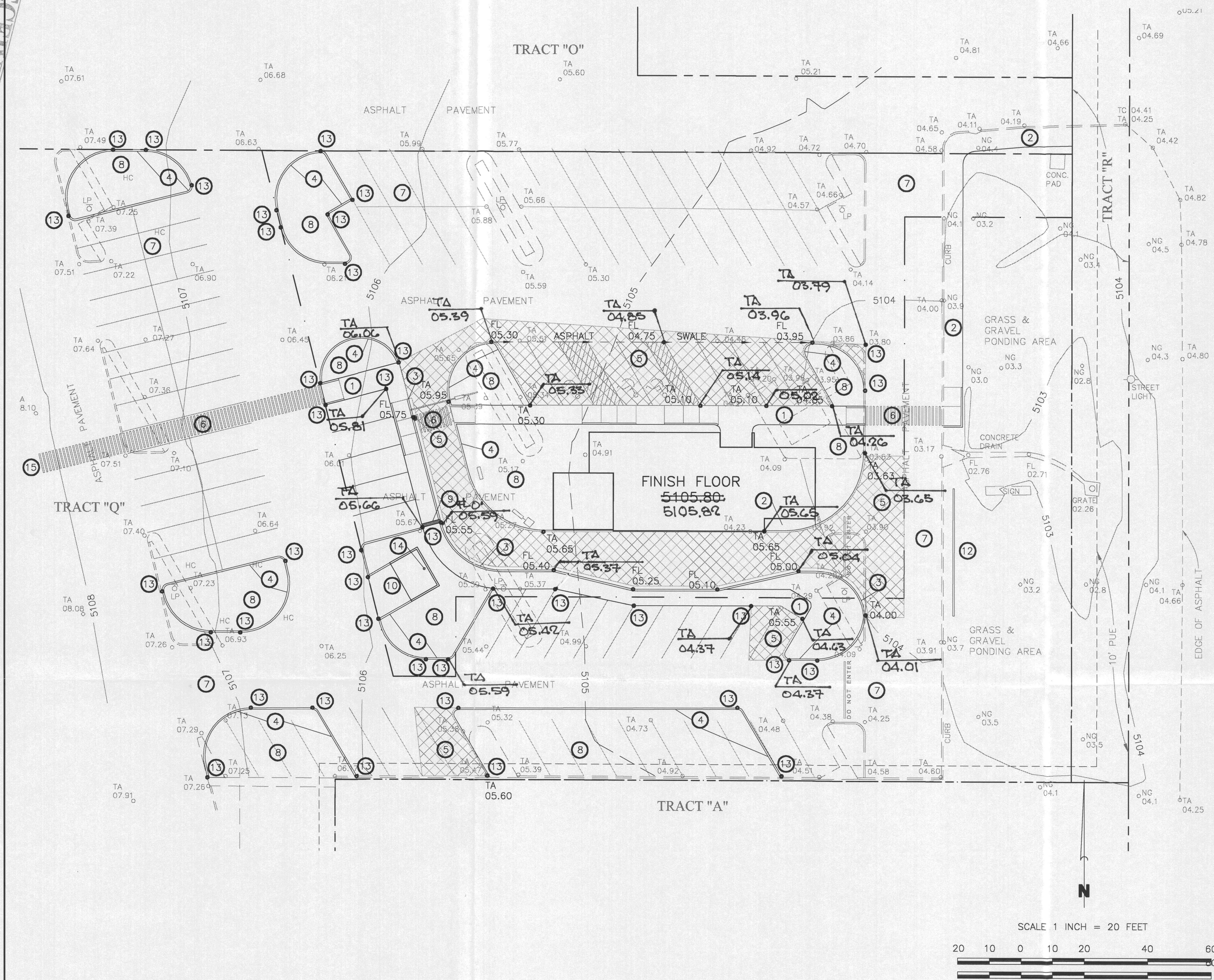


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KEYED NOTES

1. TURNDOWN SIDEWALK. SEE DETAIL SHEET C5.2.
2. SIDEWALK. SEE DETAIL SHEET C5.2.
3. CURB & GUTTER. SEE DETAIL SHEET C5.2.
4. HEADER CURB. SEE DETAIL SHEET C5.2.
5. ASPHALT PAVEMENT - LIGHT DUTY (CROSSHATCHED AREA). SAW CUT EDGES AND MATCH ELEVATION OF EXISTING ASPHALT WITH NEW ASPHALT. SEE DETAIL SHEET C5.2.
6. DESIGNATED WALKWAY. SEE ARCHITECTURAL.
7. EXISTING ASPHALT PAVEMENT, TO REMAIN.
8. LANDSCAPE. SEE LANDSCAPE PLANS.
9. 12" WIDE SIDEWALK CULVERT. SEE DETAIL SHEET C5.2.
10. REFUSE ENCLOSURE. SEE GRADING INFORMATION ON SHEET C5.2.
11. AREA LIGHT. SEE ARCHITECTURAL.
12. SCREEN WALL. SEE ARCHITECTURAL.
13. SET TOP OF CURB 6" ABOVE ADJACENT EXISTING TOP OF ASPHALT.
14. 6" AREA DRAIN w/ 4" PVC OUTLET TO PRIVATE SANITARY SEWER SYSTEM.
15. CONSTRUCT RAMP IN EXISTING SIDEWALK.

DRAINAGE NOTES

1. THE SITE IS A TRACT WITHIN A LARGER DEVELOPMENT AND IS PRESENTLY A PART OF THE PAVED PARKING LOT. THE OFFSITE DRAINAGE TO THE SITE IS LIMITED TO SHEET FLOWS FROM WEST OF THE TRACT BUT WITHIN THE LARGER DEVELOPMENT. THESE FLOWS ARE INTERCEPTED BY THE WEST CURB OF THE CIRCLE DRIVE AND ROUTED SOUTH AND EAST TO DISCHARGE VIA AN EXISTING CURB OPENING TO THE EXISTING DETENTION POND AND OUTFALL STORM DRAIN ADJACENT TO COORS BOULEVARD.
2. THE SITE IS LOCATED IN PRECIPITATION ZONE 1. THERE IS A FLOW DECREASE OF 0.20 AND 0.22 CFS AND A RUNOFF VOLUME DECREASE OF 422 AND 516 CUBIC FEET FOR THE 10 YEAR AND 100 YEAR STORMS RESPECTIVELY. THE DECREASE IS DUE TO AN INCREASE IN LANDSCAPE AREAS.
3. THE SITE IS LOCATED IN A 'ZONE X' PER FEMA FIRM MAP NO. 327, DATED NOVEMBER, 2003.
4. TOPO SURVEY DATA SHOWN ON THIS DRAWING WAS OBTAINED BY B&C LAYOUT SERVICES, DATED JANUARY, 2009.

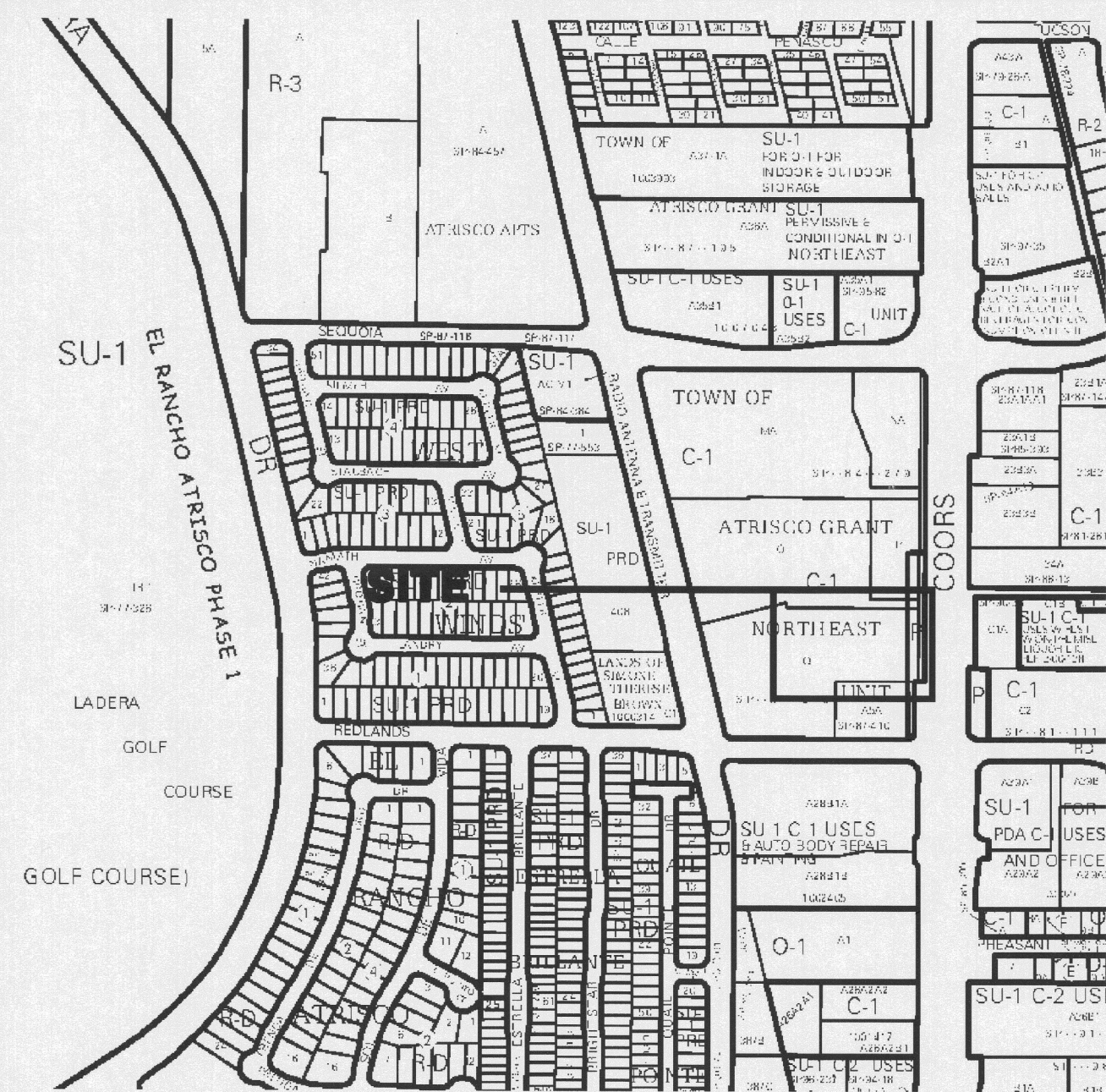
GRADING NOTES

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE NEW MEXICO ONE CALL SYSTEM AT 260-1990 FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL 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 THE APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

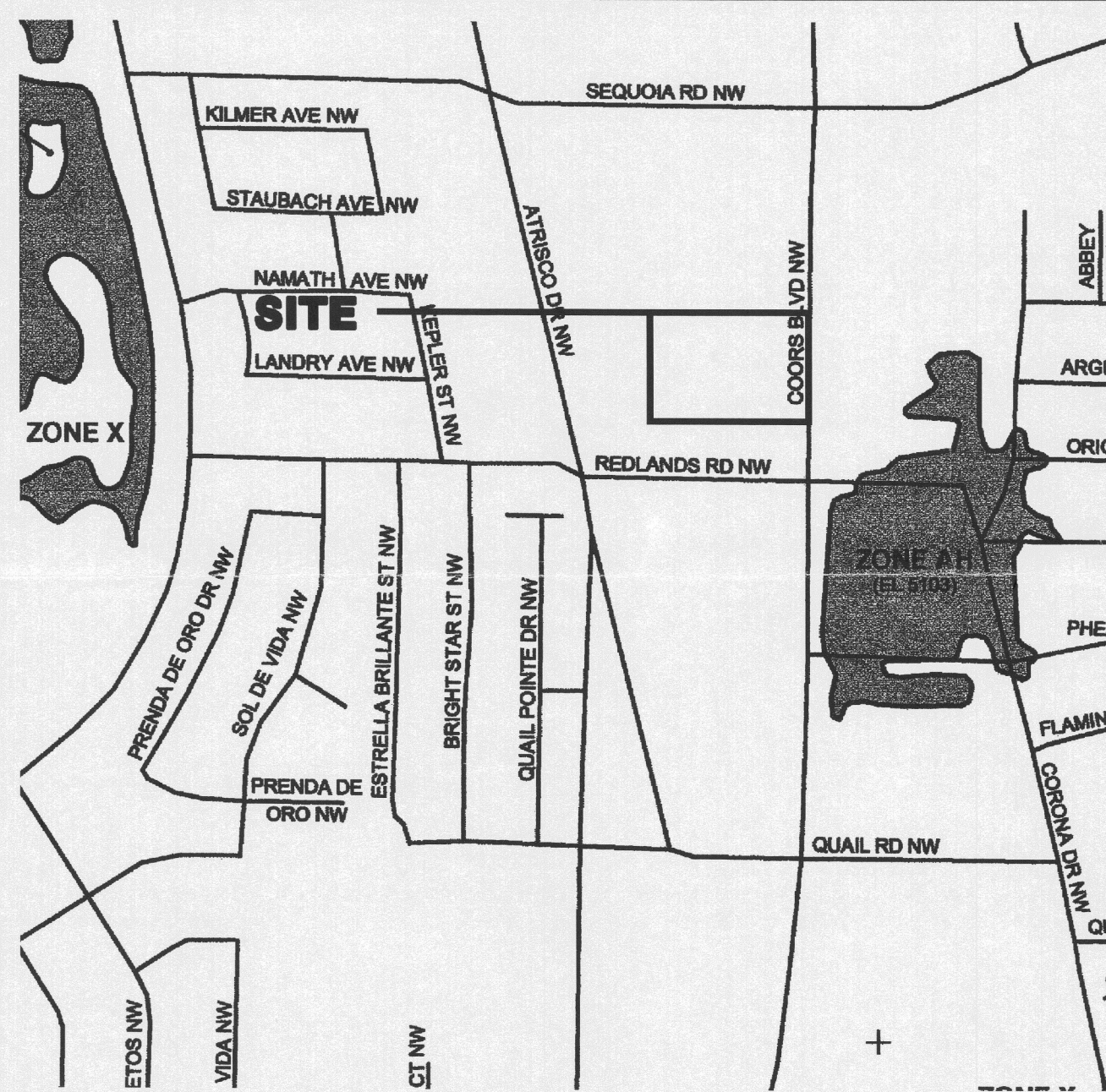
EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO PUBLIC RIGHT-OF-WAY OR PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY THE CONSTRUCTION OF TEMPORARY SOIL BERMS OR SILT FENCES AT PROPERTY LINES AND WETTING SOIL TO PREVENT IT FROM BLOWING. IF THE SITE IS CONTROLLED BY A SWPPP PLAN, EROSION CONTROL SHALL BE ACCOMPLISHED ACCORDING TO THE PLAN.
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 THE APPROPRIATE BARRICADING, TOP SOIL DISTURBANCE AND EXCAVATION PERMITS FROM THE CITY PRIOR TO BEGINNING CONSTRUCTION.

VICINITY MAP G-11



FEMA FIRM PANEL NO. 327



LEGAL DESCRIPTION

TRACT Q-2, TOWN OF ATRISCO GRANT, NORTHEAST UNIT

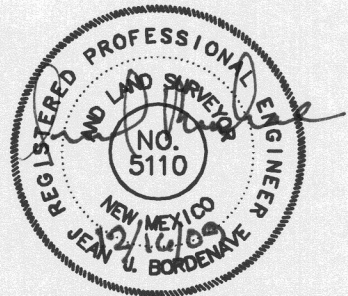
OFFSITE DRAINAGE MAP

OFFSITE DRAINAGE IS LIMITED BY SLOPE, CURBS AND BUILDINGS TO THE PAVED AREA IMMEDIATELY UPSTREAM OF THE TRACT IN QUESTION. THIS AREA IS SHOWN AS BASIN A IN THE DRAINAGE CALCULATIONS.

ENGINEER'S CERTIFICATION

I, JEAN J. BORDENAVE, NMPE&LS NO. 5110, OF THE FIRM BORDENAVE DESIGNS, 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 STAMP DATED 07/01/09. 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 CERTIFICATE OF OCCUPANCY. EXCEPTIONS AND/OR QUALIFICATIONS:

THE RECORD INFORMATION PRESENTED ON THE EDITED DESIGN DOCUMENT IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE EDITED DESIGN DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



LEGEND

TBM	TEMPORARY BENCHMARK	GM	GAS MATER
G	GROUND	GV	GAS VALVE
FF	FINISH FLOOR	LP	LIGHT POLE
FG	FINISH GRADE	PP	POWER POLE
FL	FLOWLINE	GW	GUY WIRE
TA	TOP OF ASPHALT	PED	ELEC. OR TEL. PEDESTAL
TCP	TOP OF CONCRETE	RD	ROOF DRAINAGE POINT
TC	TOP OF CURB		
TP	TOP OF EARTH PAD		
TS	TOP OF SIDEWALK		
TW	TOP OF WALL		
FH	FIRE HYDRANT		
WM	WATER METER		
WV	WATER VALVE		
MH	MANHOLE		
CB	CATCH BASIN GRATE		

DRAINAGE DATA

CONDITION	STORM RETURN PERIOD	TREATMENT TYPE	TREATMENT AREA	EXCESS PRECIPITATION	PEAK RUNOFF	RUNOFF VOLUME	RUNOFF RATE
	year	(table 4)	sq. ft.	in.	(table 8) cfs/acre	(table 9) cu. ft.	cfs
EXISTING	10	A	0	0.08	0.24	0	0.00
		B	0	0.22	0.76	0	0.00
		C	1305	0.44	1.49	48	0.04
		D	6327	1.24	2.89	654	0.42
		TOTAL	7632			702	0.46
	100	A	0	0.44	1.29	0	0.00
		B	0	0.67	2.03	0	0.00
		C	1305	0.99	2.87	108	0.09
		D	6327	1.97	4.37	1039	0.63
		TOTAL	7632			1146	0.72
DEVELOPED	10	A	0	0.08	0.24	0	0.00
		B	0	0.22	0.76	0	0.00
		C	7632	0.44	1.49	280	0.26
		D	0	1.24	2.89	0	0.00
		TOTAL	7632			280	0.26
	100	A	0	0.44	1.29	0	0.00
		B	0	0.67	2.03	0	0.00
		C	7632	0.99	2.87	630	0.50
		D	0	1.97	4.37	0	0.00
		TOTAL	7632			630	0.50
CULV	100	A	0		1.29		0.00
		B	0		2.03		0.00
		C	0		2.87		0.00
		D	6826		4.37		0.68
		TOTAL	6826				0.68

SIDEWALK CULVERT

FLOW RATE
Q = 0.68 CFS (see table)

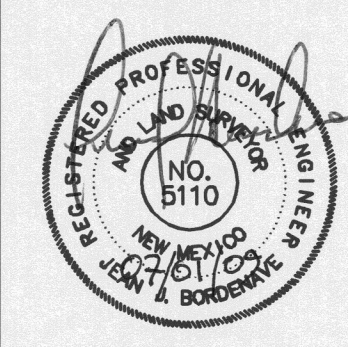
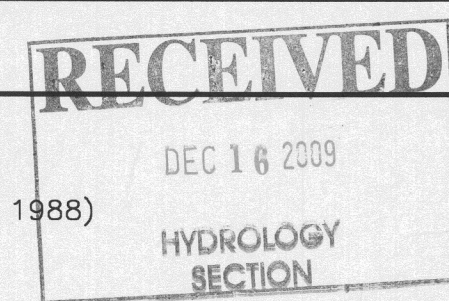
BROAD CRESTED WEIR (C = 2.8)
Q = 0.68 = (2.8)(0.4*1.5)
L = 0.96 FT.
USE 12"

DRAINAGE NOTE

THE RESULT OF THE PROPOSED DEVELOPMENT WILL BE A REDUCTION IN STORM WATER RUNOFF. THEREFORE, CALCULATIONS ARE DETERMINING THE DIFFERENCE BETWEEN EXISTING AND DEVELOPED CONDITIONS ONLY.

PERMANENT BENCHMARK

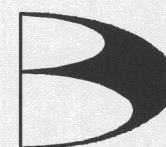
ACS 12-H11 ELEVATION 5104.854 (NAVD 1988)



project title
**BURGER KING
COORS BLVD. NW
ALBUQUERQUE, NM**

sheet title
GRADING & DRAINAGE PLAN

sheet date 06/02/09 design by JJB project no. 0903

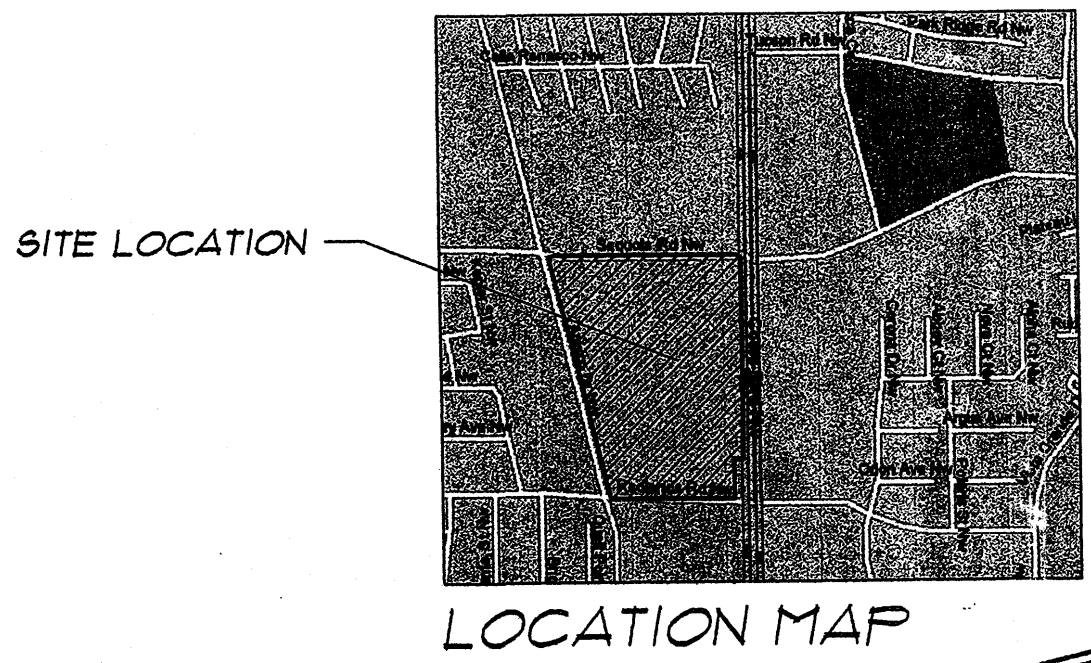


BORDENAVE DESIGNS
P.O. BOX 91194, ALBUQUERQUE, NM 87199
(505)823-1344 FAX (505)821-9105

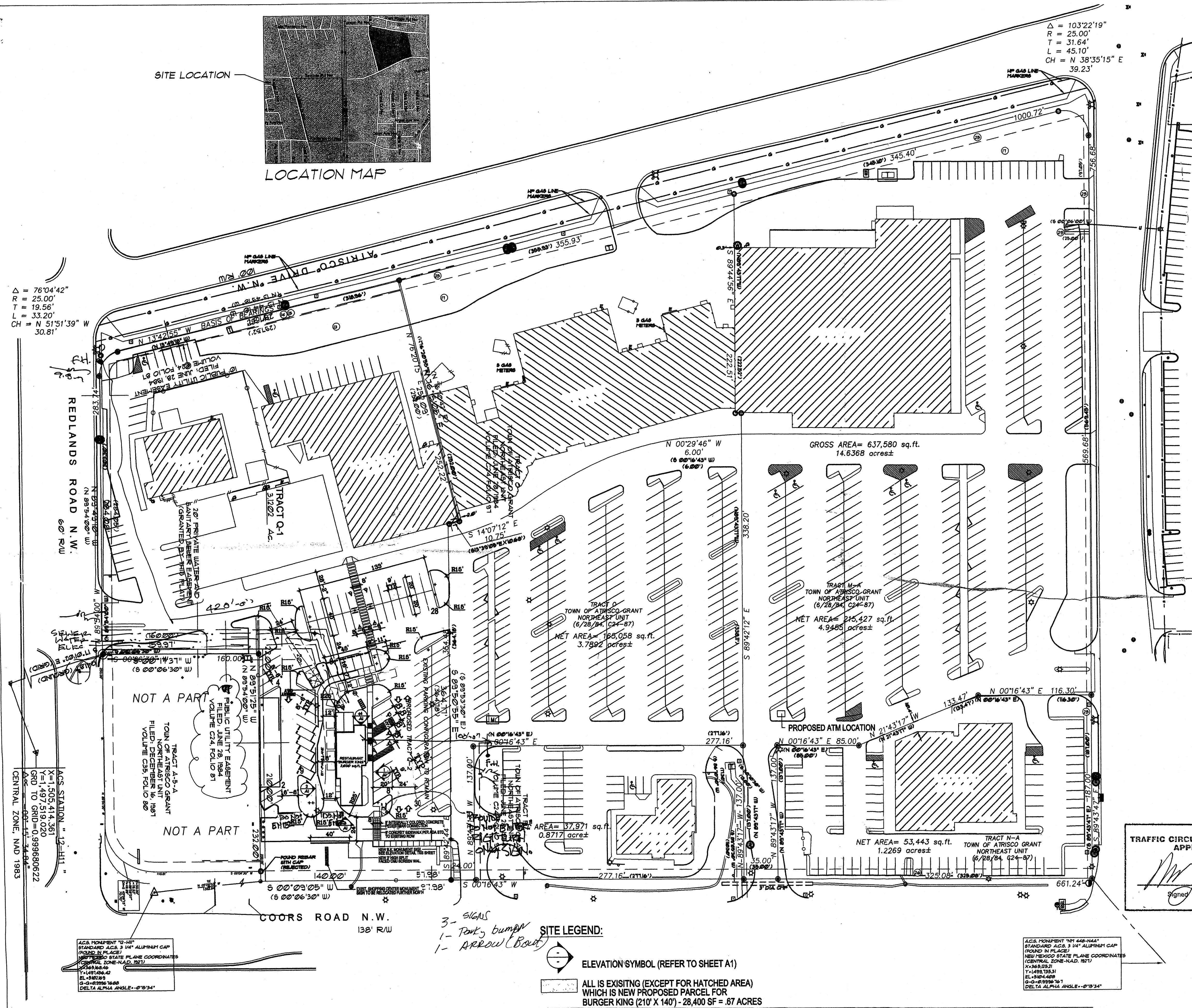
sheet
C5.1

HEADER CURB NOTE: PROVIDE CONTRACTION JOINTS AT 5 FEET ON CENTER AND EXPANSION JOINTS AT 50 FEET ON CENTER UNLESS OTHERWISE STATED ON SITE PLANS OR IF CURB ABUTS SIDEWALK; WHERE CURB JOINTS SHALL MATCH SIDEWALK JOINTS.	CURB AND GUTTER NOTES: 1. PROVIDE CONTRACTION JOINTS AT 5 FEET ON CENTER AND EXPANSION JOINTS AT 50 FEET ON CENTER UNLESS OTHERWISE STATED ON SITE PLANS OR IF CURB ABUTS SIDEWALK WHERE CURB JOINTS SHALL MATCH SIDEWALK JOINTS.	ASPHALT PAVEMENT (LIGHT DUTY) NOTES: 1. ASPHALT MIX DESIGN TO USE CITY OF ALBUQUERQUE AGGREGATE CLASS 'SP-IV' AND HAVE A MARSHALL STABILITY GREATER THAN 1800 LBS. 2. ASPHALT CONCRETE COURSES GREATER THAN 3" IN THICKNESS SHALL BE PLACED WITH MULTIPLE LIFTS. MINIMUM LIFT THICKNESS 1 1/2".	SIDEWALK	TURNDOWN SIDEWALK
SIDEWALK CULVERT NOTES: 1. AT INSTALLATIONS WHERE THE SIDEWALK PENETRATES A CURB FACE THE GUTTER SHALL BE POURED MONOLITHICALLY WITH SIDEWALK CULVERT. 2. THE MAXIMUM WIDTH OF CULVERT OPENING IS 24". AT MULTI-BARREL INSTALLATIONS THE BARRELS SHALL BE SEPARATED BY A 9" WIDE CONCRETE WALL. 3. VISIBLE CONCRETE SURFACES OF THE SIDEWALK CULVERT SHALL MATCH THE COLOR AND TEXTURE OF THE ADJACENT SIDEWALK.	REFUSE ENCLOSURE GRADES			

no.	date	remarks	by
REVISIONS			
project title BURGER KING COORS BLVD. NW ALBUQUERQUE, NM			
sheet title GRADING & DRAINAGE PLAN			
sheet date 06/02/09	design by JJB	project no. 0903	
BORDENAVE DESIGNS P.O. BOX 91194, ALBUQUERQUE, NM 87199 (505)823-1344 FAX (505)821-9105		sheet of C5.2	



Δ = 76°04'42"
R = 25.00'
T = 19.96'
L = 33.20'
CH = N 51°51'39" W
30.81'



Δ = 103°22'19"
R = 25.00'
T = 31.64'
L = 45.10'
CH = N 38°35'15" E
39.23'

GROSS AREA = 637,580 sq.ft.
14.6368 acres±

NET AREA = 215,427 sq.ft.
4.9485 acres±

NET AREA = 53,443 sq.ft.
1.2269 acres±

SITE LEGEND:
ELEVATION SYMBOL (REFER TO SHEET A1)
ALL IS EXISTING (EXCEPT FOR HATCHED AREA) WHICH IS NEW PROPOSED PARCEL FOR BURGER KING (210' X 140') - 28,400 SF = .07 ACRES

- LS LANDSCAPING
- BICYCLE RACK
- DESIGNATED MOTORCYCLE PARKING

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SITE PERCENTAGE:
BURGER KING @ 28,400 SF / 637,315 SF (TOTAL SITE AREA) = .05%

SITE PLAN FOR SUBDIVISION
SCALE: 1"=50'-0"
50 0 50 100
feet

LEGAL DESCRIPTION:
REPLAT TRACTS M, N & L OF CORRECTED SUMMARY PLAT OF TRACTS L, M & N NORTHEAST UNIT TOWN OF ATRISCO GRANT TO TRACTS M-A, N-A, O, Q & R FILED WITH COUNTY CLERK OF BERNALILLO COUNTY JUNE 2, 1984, VOL. C-24 FOLIO P-87
CURRENT ZONING: SU-1 FOR C-1 USES AND MOVIE THEATER
TOTAL SITE ACREAGE: 14.6 AC.
ZONE ATLAS: G-11-Z

SITE DATA:
PROPOSED USAGE: SU-1 FOR C-1 USES AND MOVIE THEATER
PROPOSED LOT AREA: 29,400 SF (.675 ACRES)
LANDSCAPE REQUIRED: 6.5%
BUILDING AREA FROM ORIGINAL APPROVED SITE DEVELOPMENT & LANDSCAPE PLAN:

PHASE 1 SHOPPING CENTER RETAIL	95,248 S.F.
DAY CARE	4,800 S.F.
TOTAL =	100,048 S.F.
PHASE 2 SHOPPING CENTER RETAIL	13,165 S.F.
THEATER	16,800 S.F.
DAY CARE EXPANSION	2,000 S.F.
WALGREENS EXPANSION	2,000 S.F.
TOTAL =	33,965 S.F.
TOTAL PHASES 1 & 2 =	133,814 S.F.

PARKING CALCULATIONS FROM ORIGINAL APPROVED SITE DEVELOPMENT & LANDSCAPE PLAN:

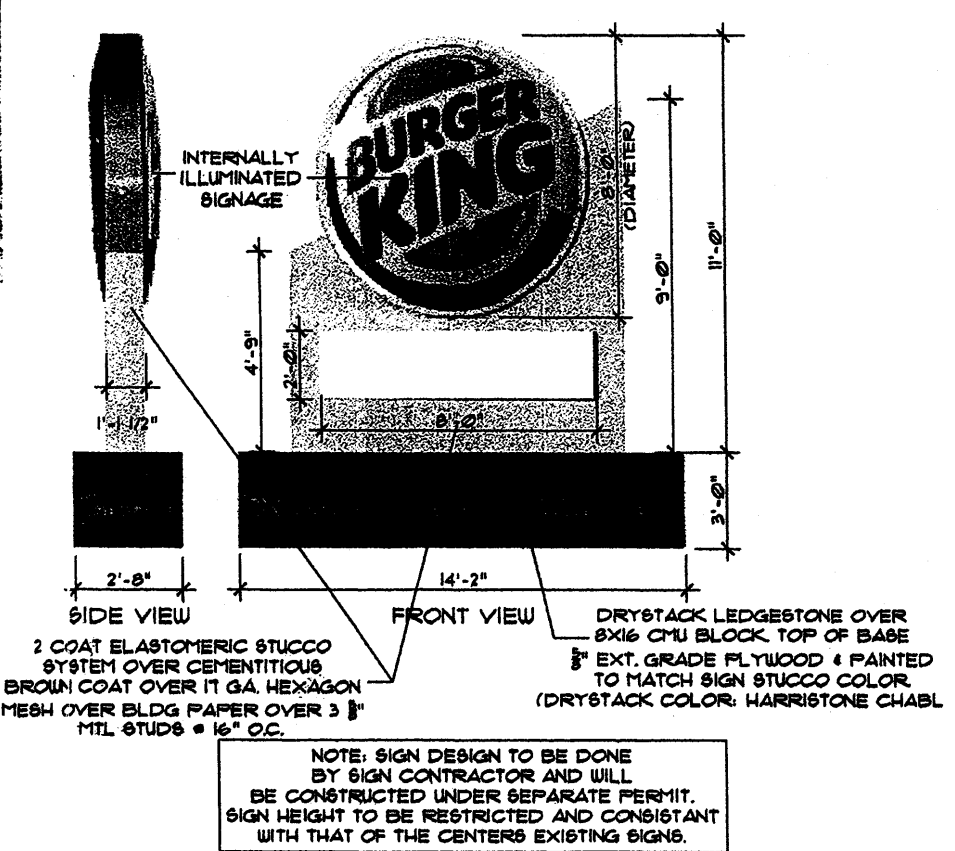
PHASE 1 RETAIL RESTAURANTS	88,734 S.F. / 200 = 444 SPACES
BURGER KING	72 OCCUPANTS / 4 = 18 SPACES
ICE CREAM SHOP	35 OCCUPANTS / 4 = 9 SPACES (MIN. REQ.)
PIZZA INN	92 OCCUPANTS / 4 = 23 SPACES
DAY CARE	4,800 S.F. / 600 = 8 SPACES
TOTAL =	505 SPACES
PHASE 2 RETAIL THEATER	13,165 S.F. / 200 = 66 SPACES
DAY CARE EXPANSION	1,194 / 4 = 299 SPACES
WALGREENS EXPANSION	2,000 / 500 = 4 SPACES
TOTAL =	379 SPACES
884 TOTAL SPACES X .10 (COORS BUS ROUTE REDUCTION)	88 SPACES

TOTAL PARKING REQD. 798 SPACES
TOTAL PARKING PROVIDED 800 SPACES
H.C. SPACES REQD. 18 SPACES
H.C. SPACES PROVIDED 18 SPACES
BICYCLE SPACES REQD. 40 SPACES
BICYCLE SPACES PROVIDED 40 SPACES

BUILDING AREA:
BURGER KING - 2,030 SF
OCCUPANT LOAD:
BURGER KING - 2,030 SF / 15 = 135 PERSONS
ALLOWABLE AREA: 9,500 SF
ACTUAL AREA: 2,030 SF
PARKING CALCULATIONS:
(135 OCCUPANTS / 4) = 34 SPACES REQD.
TOTAL STANDARD PARKING PROVIDED = 28 SPACES
(DRIVE-THRU QUEUE) STANDARD PARKING = 8 SPACES
TOTAL H.C. PARKING REQUIRED = 3 SPACES
TOTAL H.C. PARKING PROVIDED = 3 SPACES
TOTAL COMPACT PARKING PROVIDED = 4 SPACES
TOTAL PARKING PROVIDED = 44 SPACES
TOTAL PARKING REQUIRED = 34 SPACES
1 BICYCLE PARK PER 20 PARKING SPACES:
(1 BICYCLE RACK - 5 SPACES)
BIKE SPACES REQUIRED = 3 SPACES
BIKE SPACES PROVIDED = 5 SPACES
GENERAL PARKING NOTES:
TYPICAL STANDARD SPACES ARE 9'-0" x 20'-0"
TYPICAL COMPACT CAR SPACES ARE 8'-0" x 15'-0"
TYPICAL HANDICAP SPACES ARE 8'-0" x 18'-0"
WITH A 8' WIDE ACCESS AISLE
* ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED *

ADMINISTRATIVE AMENDMENT
File # 664-4452 Project # 1000603
Revision to site plan for restaurant with drive-up service window.
APPROVED BY: [Signature] DATE: 10/30/08

TRAFFIC CIRCULATION LAYOUT APPROVED
[Signature] 10/30/08
Date



NEW MONUMENT SIGN
SCALE: N.T.S.

REVISION

REV	DATE	BY
1		
2		
3		
4		
5		

PROJECT TITLE

LADERA SHOPPING CENTER

CORNER OF COORS BLVD. NW & REDLANDS RD. NW

ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER

William Sullins

JOB NO.

0663

DRAWN BY:

WRS

DATE:

10.25.2006

SCALE:

AS NOTED

sheet-

AS1

of-

PRELIMINARY

NOT FOR

CONSTRUCTION

SHEET TITLE

SITE PLAN FOR SUBDIVISION

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC

2325 SAN PEDRO N.E. SUITE 2-B

ALBUQUERQUE, NEW MEXICO 87110

PHONE (505) 884-9110

FAX (505) 837-9877