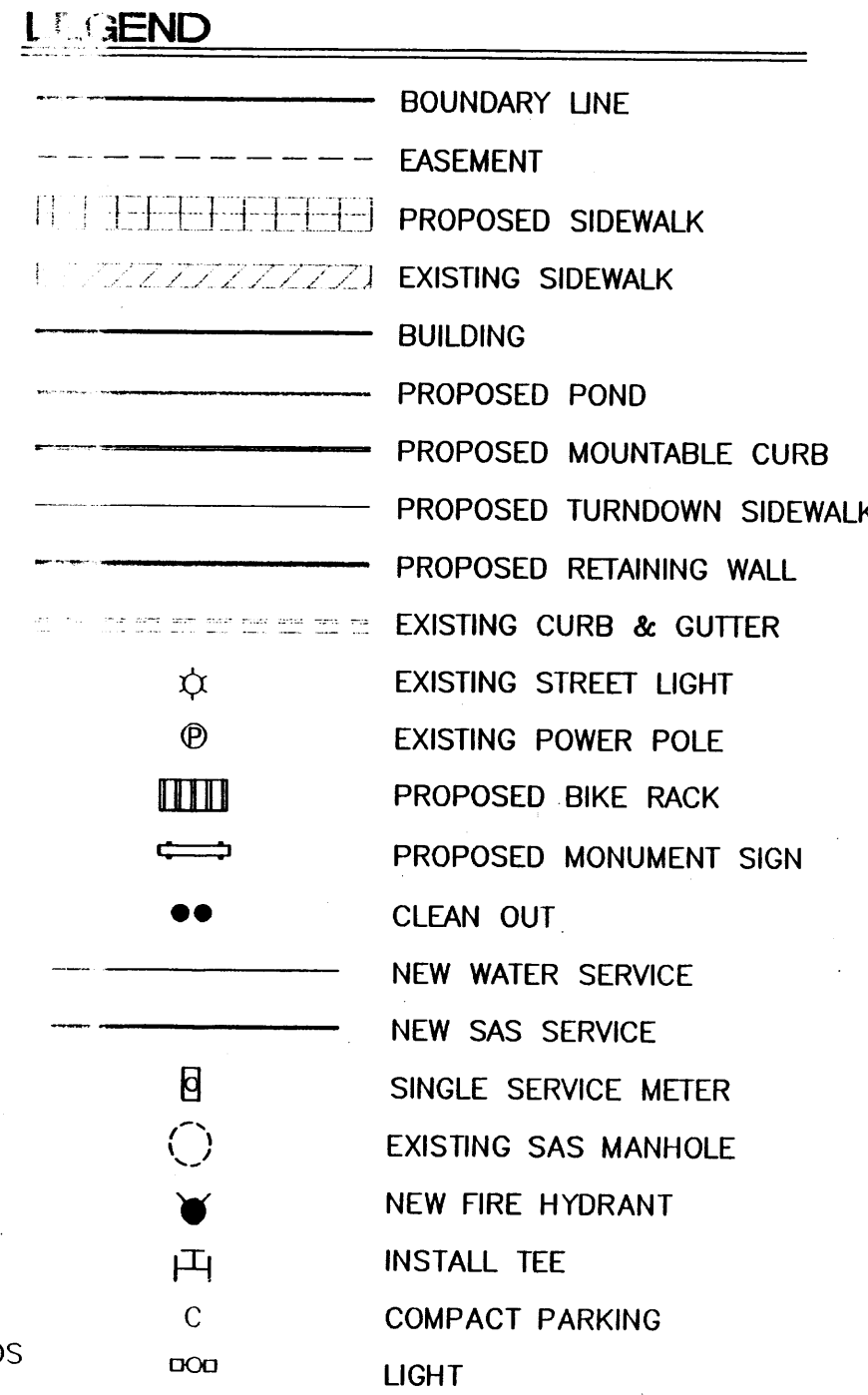
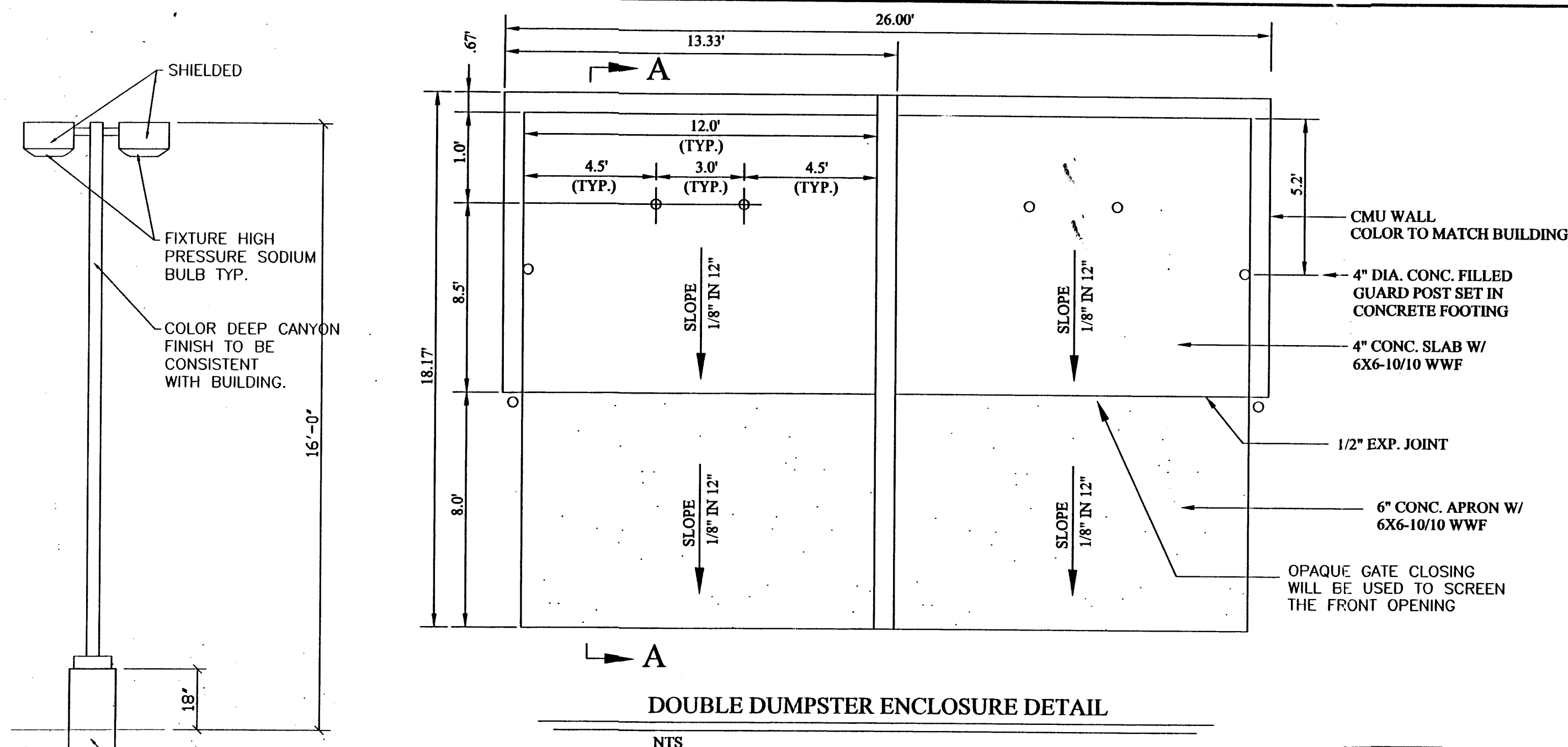




SITE DATA

PROPOSED USAGE:	RETAIL
EXISTING LOT AREA:	92,642.11 SQ. FT. (2.1267 AC.)
GROSS BUILDING AREA:	22,616.50 SQ. FT.
ZONING:	SU-1 FOR 0-1 AND C-2
CONSTRUCTION TYPE:	II N

LANDSCAPE CALCULATIONS:

NET LOT AREA	70,025.61 SQ. FT. ±
LANDSCAPING REQUIRED:	14,005.00 SQ. FT. ±
20% OF 70,025.00 SQ. FT.	
LANDSCAPE PROVIDED	17,334.00 SQ. FT. ±

PARKING CALCULATIONS:

PARKING REQUIRED:

COMMERCIAL AREA:	27,616.50 GSF / 200 GSF	113 SPACES
------------------	-------------------------	------------

PARKING CREDIT:

10% WITHIN 300' OF TRANSIT SYSTEM (ROUTE COORS 90) BUS STOP ±100' FROM PROPERTY	11 SPACES
---	-----------

TOTAL PARKING REQUIRED:

	102 SPACES
--	------------

TOTAL PARKING PROVIDED:

	102 SPACES
--	------------

HC PARKING REQUIRED:

	8 SPACES
--	----------

HC PARKING PROVIDED:

	8 SPACES
--	----------

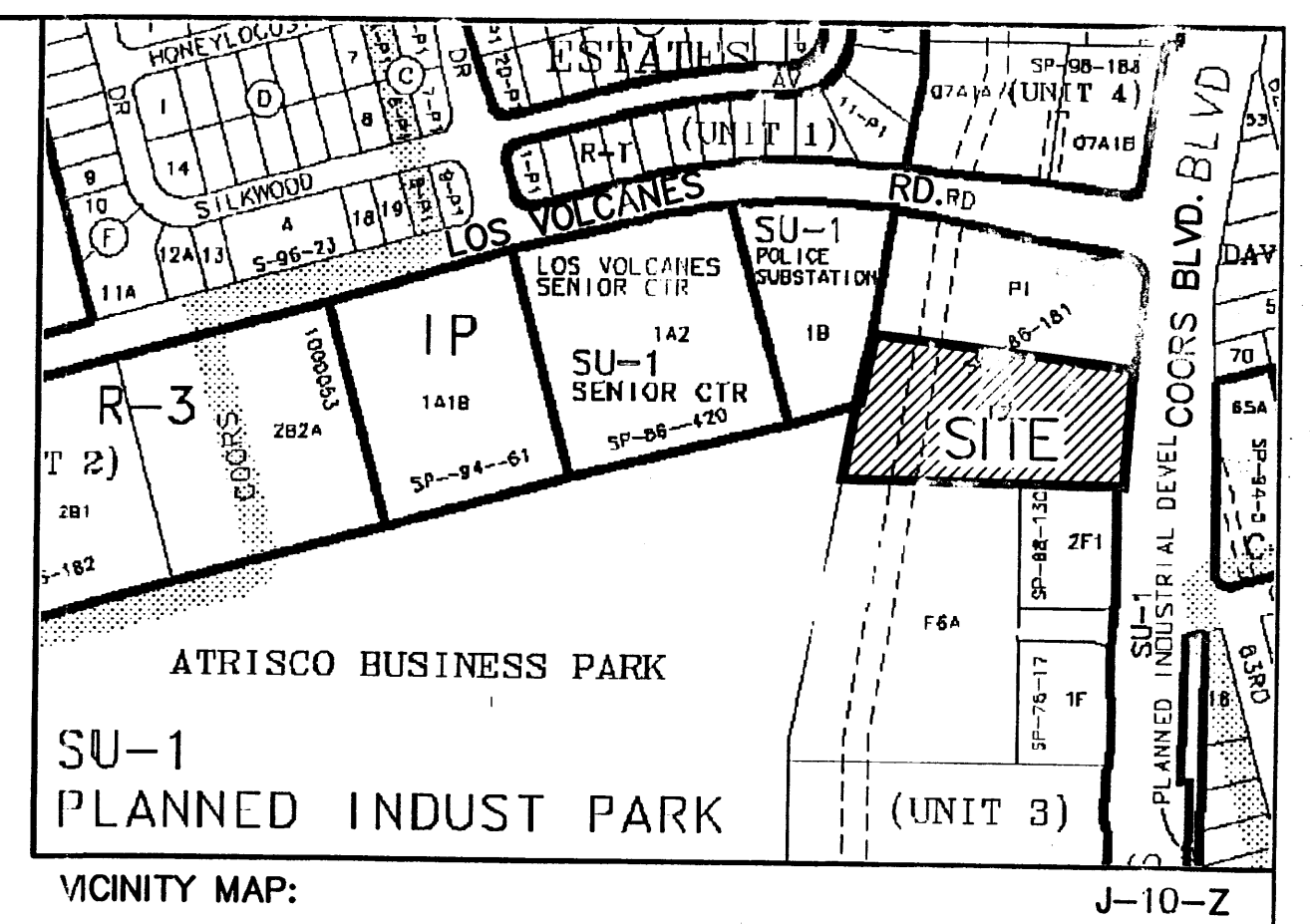
BICYCLE SPACES REQUIRED:

	4 SPACES
--	----------

BICYCLE SPACES PROVIDED:

	4 SPACES
--	----------

- NOTES:**
- EXISTING CURB AND GUTTER.
 - NEW UNIDIRECTIONAL WHEELCHAIR RAMP PER COA STD. DWG. #2426.
 - NEW ENTRANCE PER COA STANDARD DRAWING #2426.
 - NEW ASPHALT PAVING AREA.
 - NEW TURNDOWN SIDEWALK.
 - NEW MOUNTABLE CURB PER COA STANDARD DRAWING 2415.
 - NEW SIDEWALKS PER COA STANDARD DRAWING #2430.
 - INSTALL HANDICAP SIGN, SEE DETAIL THIS SHEET.
 - EXISTING SIDEWALK.
 - INSTALL DOUBLE TRASH ENCLOSURE.
 - EXISTING FH AND STREET LIGHT TO BE RELOCATED.
 - MONUMENT SIGN, SEE THIS SHEET FOR DETAIL.
 - INSTALL SINGLE 1" WATER LINE SERVICE.
 - INSTALL 6" SAS SERVICE.
 - NEW 400W METAL HALIDE SITE LIGHTING, SEE DETAIL THIS SHEET.



LEGAL DESCRIPTION:
TRACT F-7-A, ATRISCO BUSINESS PARK, UNIT 3
CONTAINING 2.1267 ACRE (92,642.11 SQUARE FEET)
MORE OR LESS.

- SHEET INDEX**
- SITE PLAN
 - LANDSCAPING PLAN
 - GRADING AND DRAINAGE PLAN
 - ELEVATION PLAN

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	189.85	5789.58	01°52'44"	94.93	189.84	S04°54'36"W

LINE TABLE

LINE	LENGTH	BEARING
L1	22.51	N74°29'58"E

PROJECT NUMBER: 1003293
APPLICATION NUMBER: 04DRB-01465

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED 9/29/04, AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED. 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 PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING TRANSPORTATION DIVISION	9/29/04
UTILITIES DEVELOPMENT	9/29/04
PARKS AND RECREATION DEPARTMENT	9/29/04
CITY ENGINEER	9/29/04
SOLID WASTE MANAGEMENT	9/29/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	9/29/04

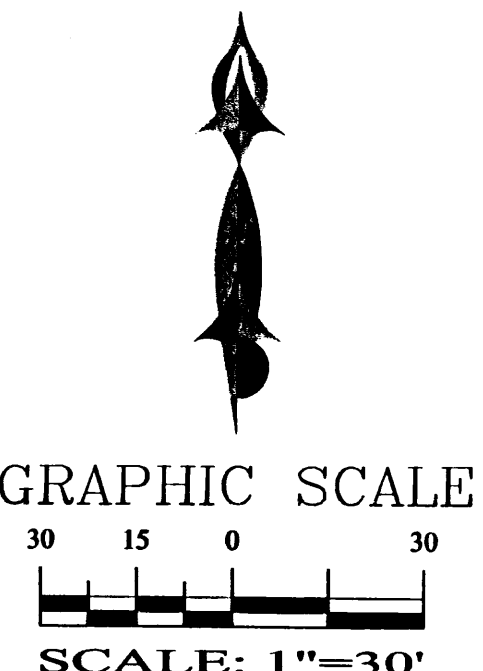
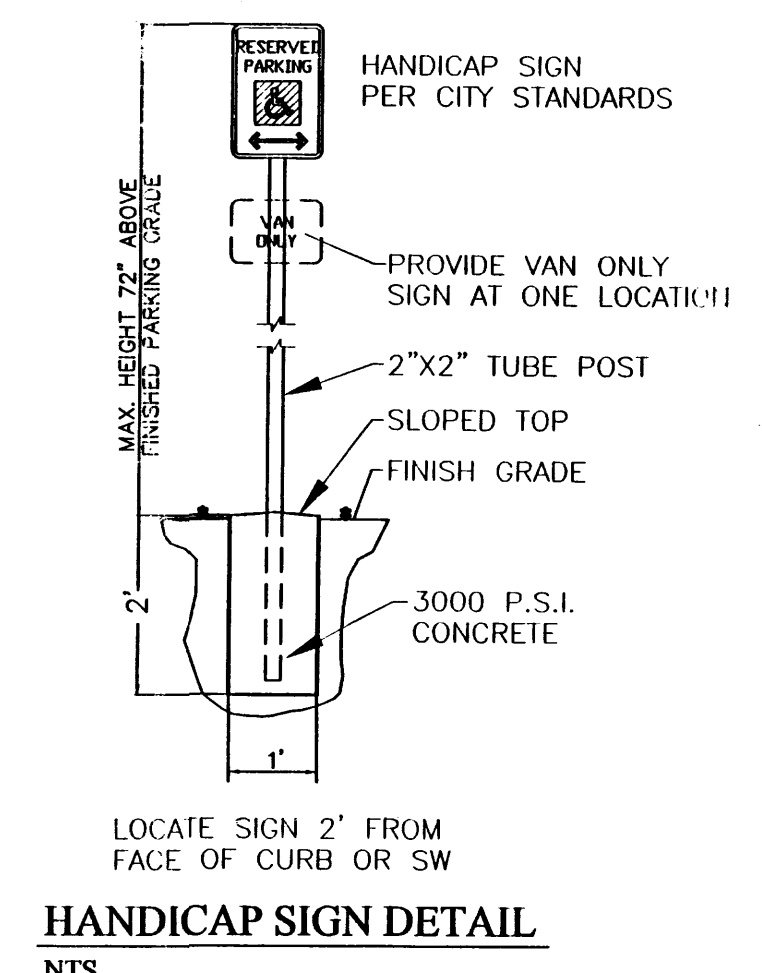
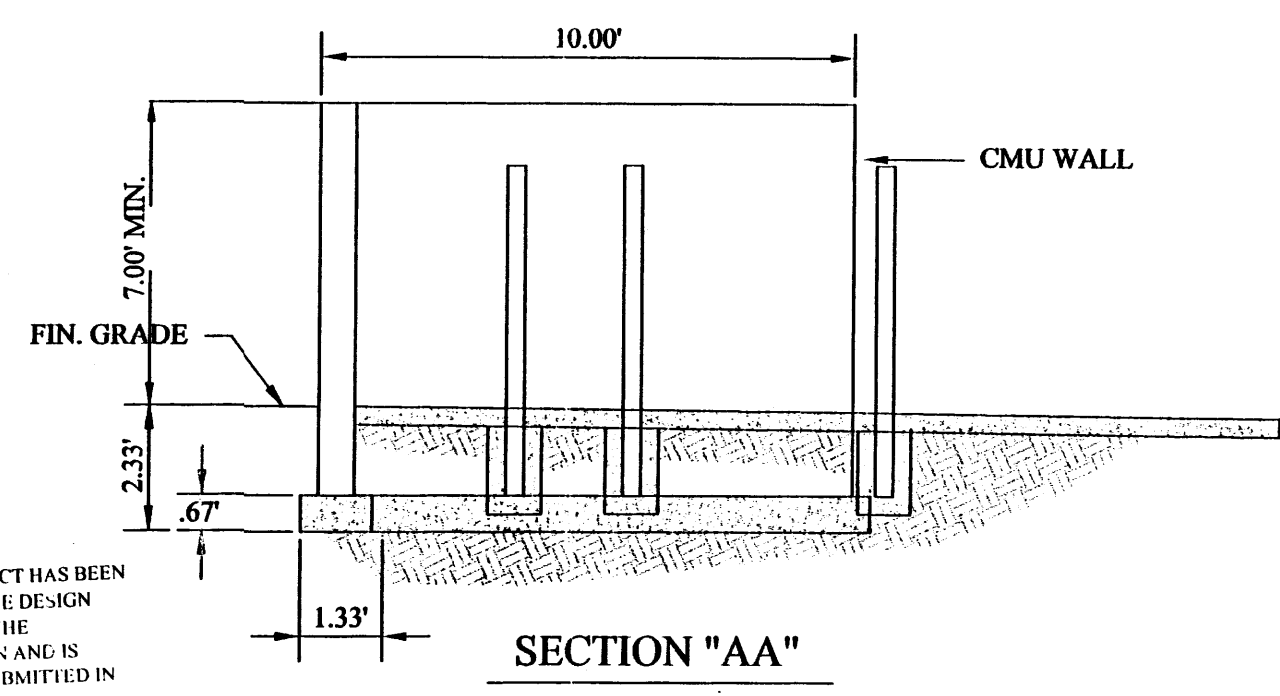


4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87111
(505) 899-5570

TRACT F-7-A, ATRISCO BUSINESS PARK
SITE PLAN FOR BUILDING PERMIT

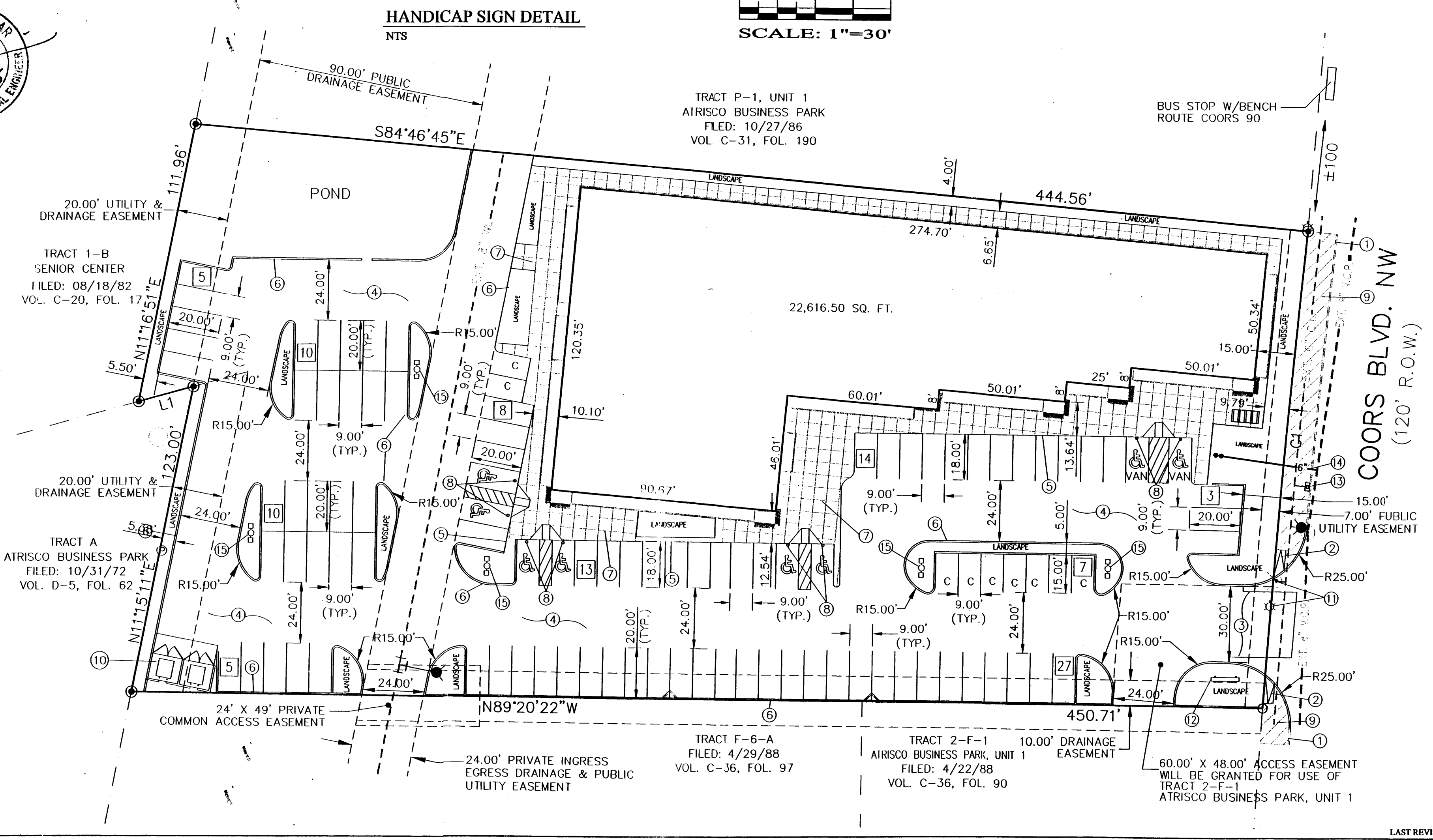
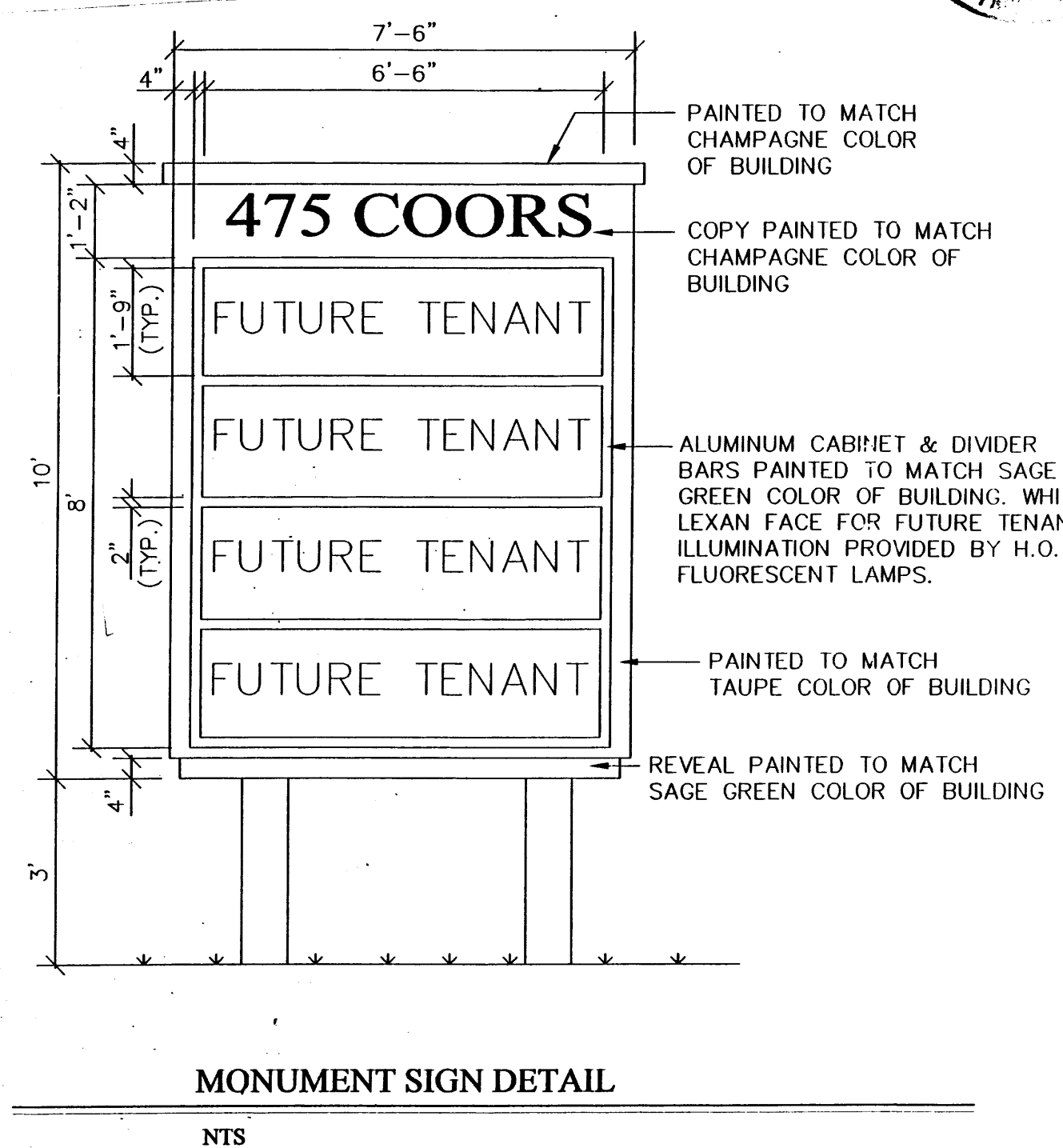
DRAWING:	DRAWN BY:	DATE:	SHEET #
24046-SITE.DWG	SHH	07-22-2004	1 OF 4

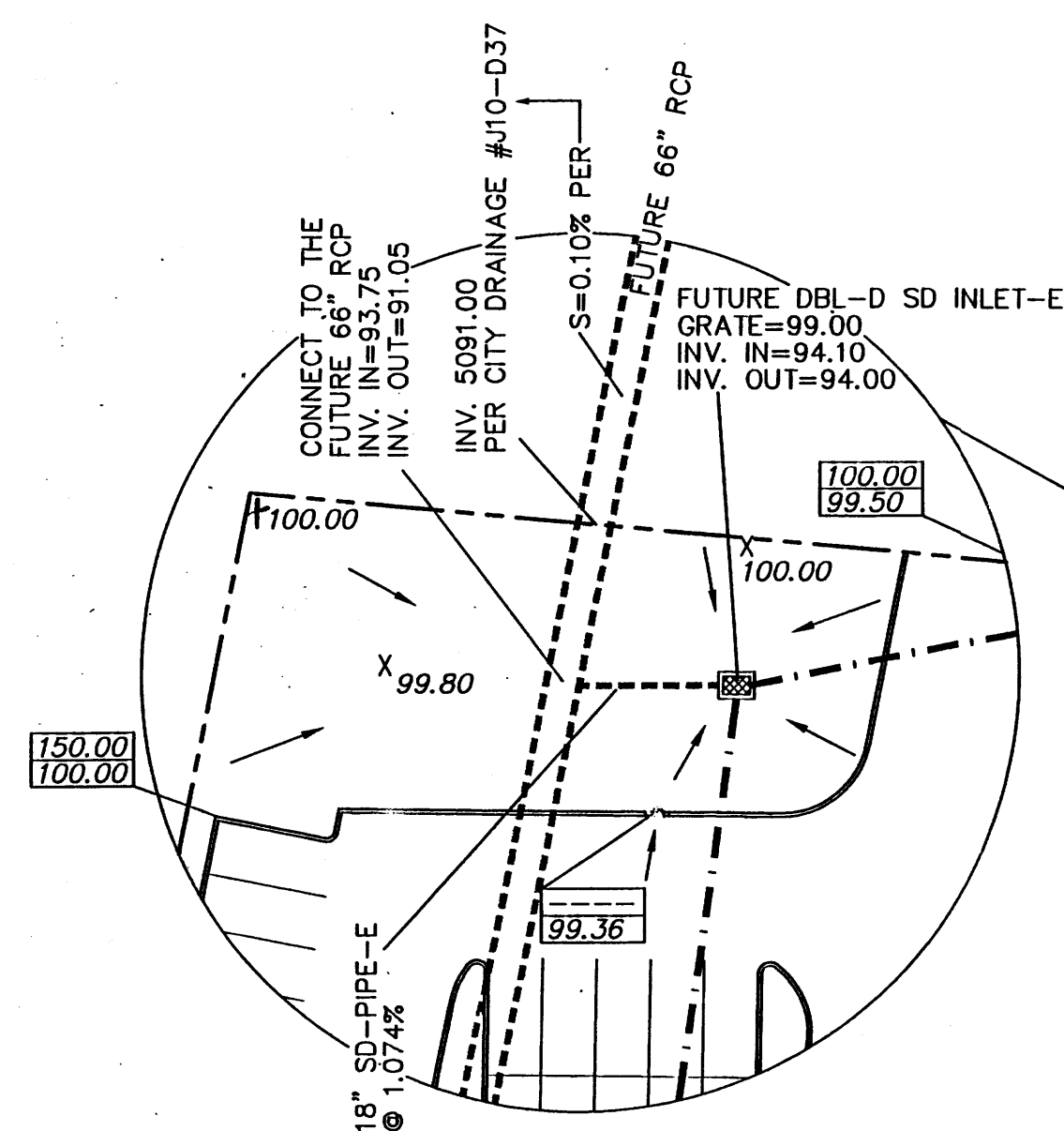
POLE LIGHT DETAIL- TYP.
NTS



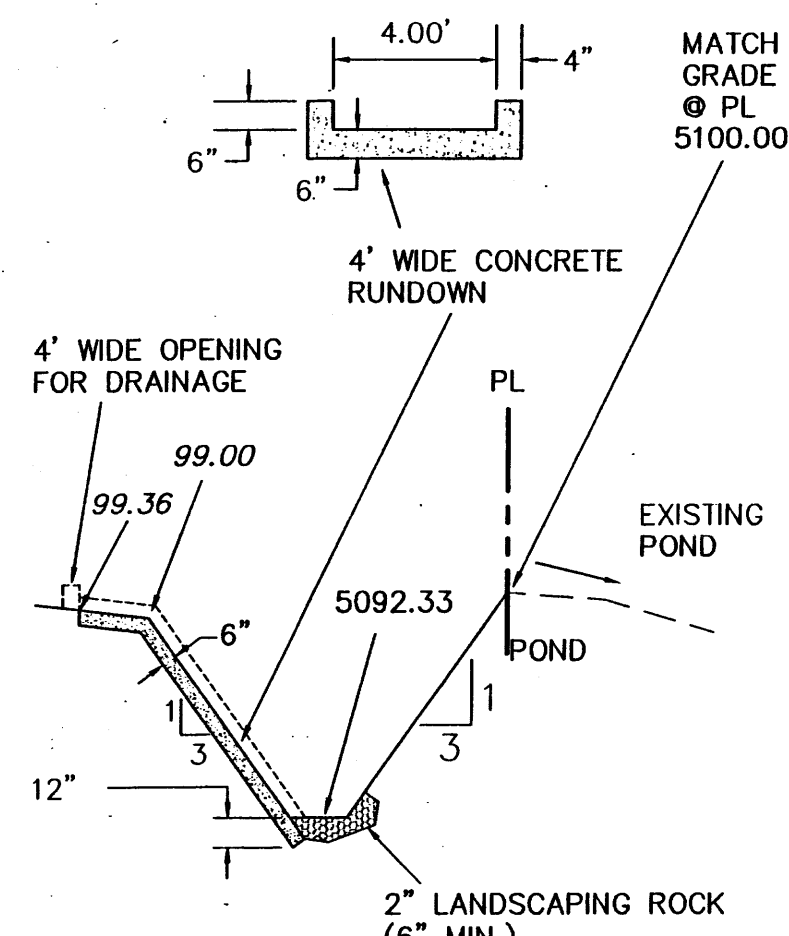
I, SHAHAB BIAZAR, N.M.P.E., OF THE ADVANCED ENGINEERING, LLC HEREBY CERTIFY THAT PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 5-07-04. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN 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 A Certificate of Occupancy.

12/20/05
SHAHAB BIAZAR, N.M.P.E. #13479

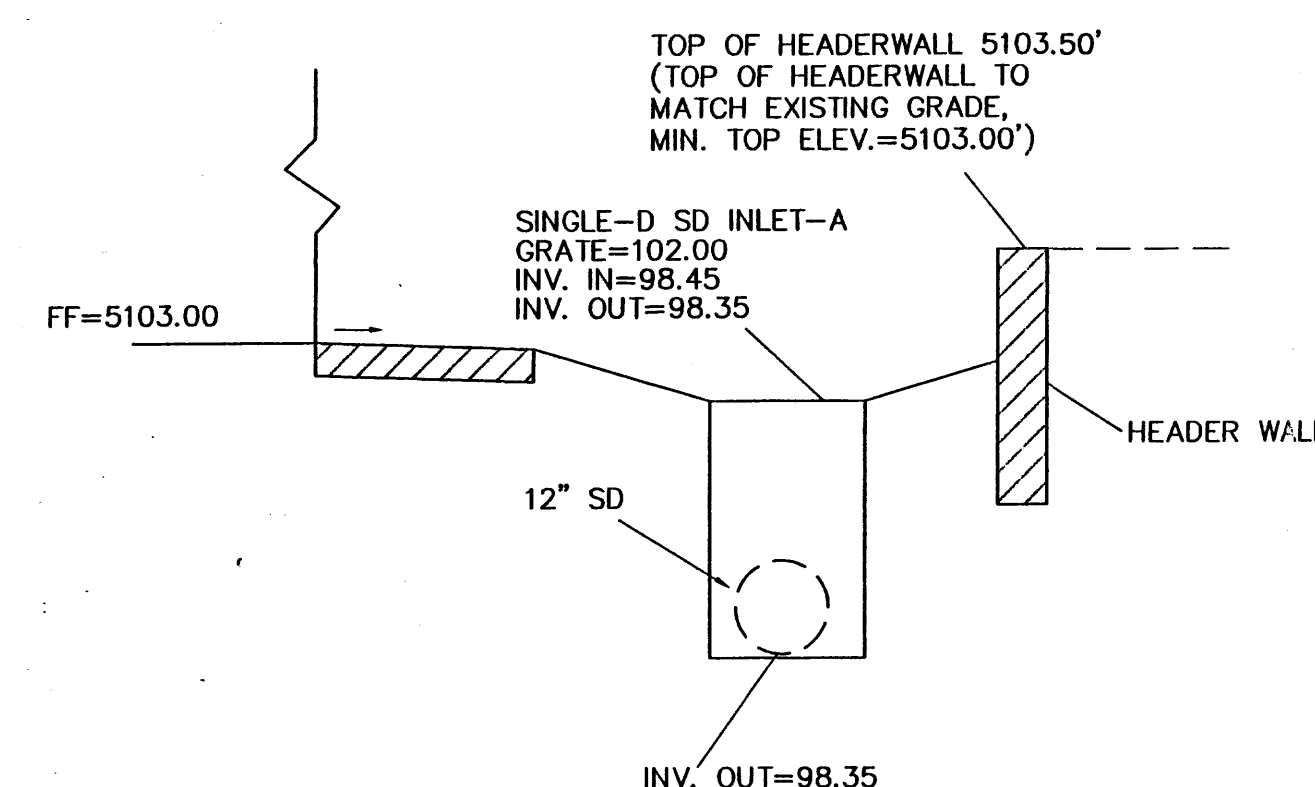




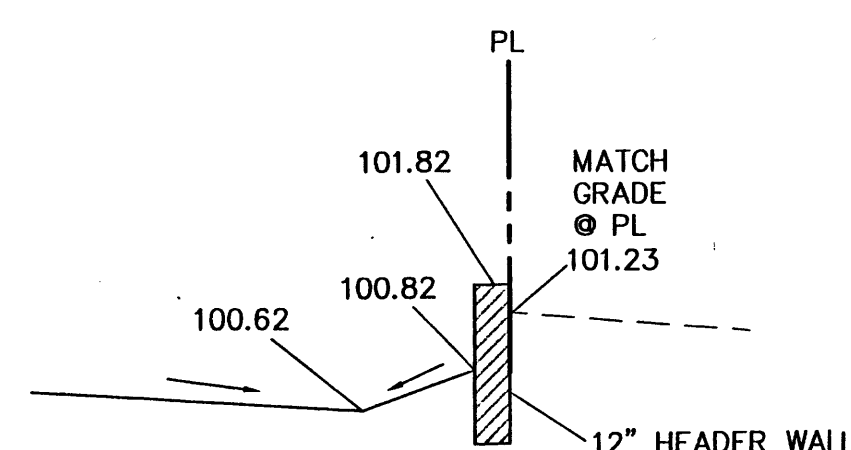
FUTURE LAYOUT



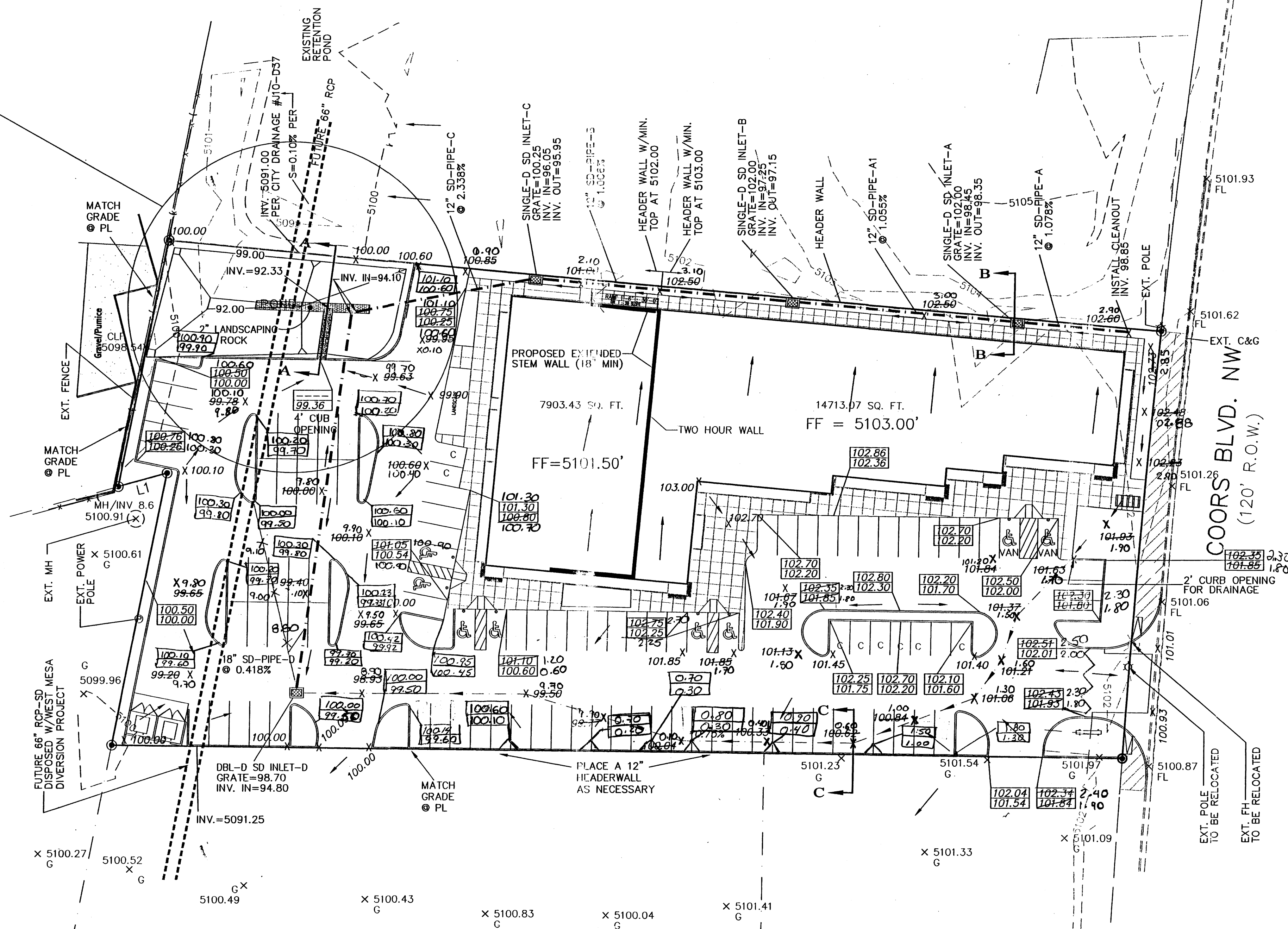
SECTION A-A



SECTION B-B



SECTION C-C



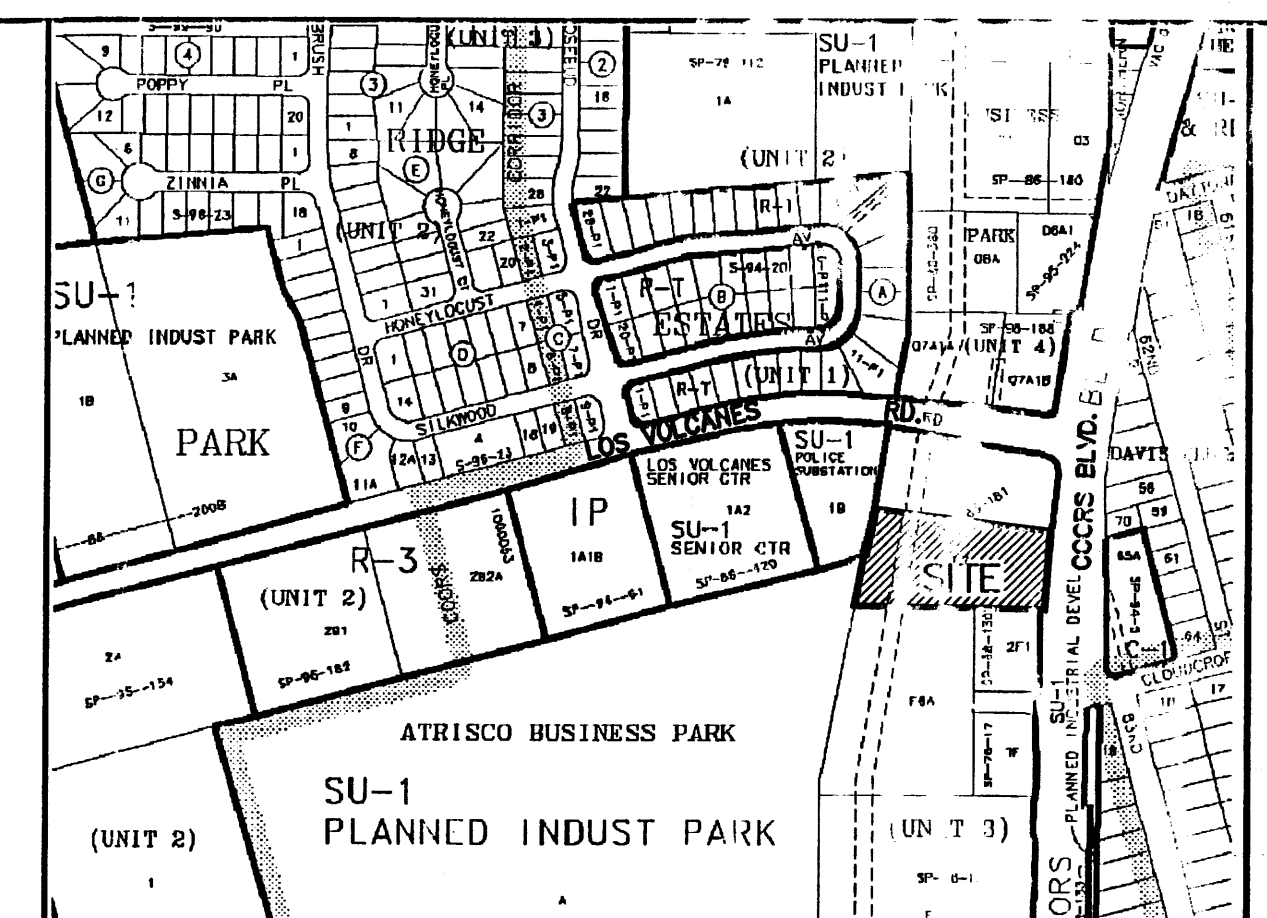
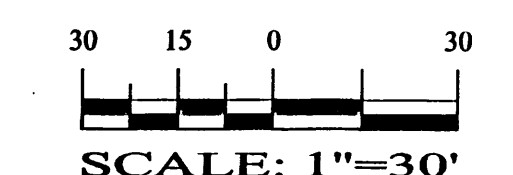
GENERAL NOTES:

1. ADD 5000 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
2. CONTOUR INTERVAL IS ONE (1) FOOT.
3. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION MON-7-J10 HAVING AN ELEVATION OF 5103.225 FEET ABOVE SEA LEVEL.
4. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/ OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
5. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
6. SLOPES ARE AT 3:1 MAXIMUM.

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. ALL THE DISTURBED AREAS MUST BE REVEGETATED.

GRAPHIC SCALE



VICINITY MAP:

J-1-Z

LEGAL DESCRIPTION:

TRACT F-7-A, ATRISCO BUSINESS PARK, UNIT 3
CONTAINING 2.1267 ACRE (92,642.11 SQUARE FEET)
MORE OR LESS.

LEGEND

- EXISTING SAS MANHOLE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EXISTING AIR RELEASE VALVE
- EXISTING REDUCER
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- LIMITS OF TOP OF EXISTING SLOPE
- PROPOSED GRADE
- PROPOSED SPOT ELEVATION
- EXISTING POWER LINES
- EXISTING FENCE
- EXISTING GARDEN WALL
- PROPOSED RETAINING WALL
- PROPOSED EXTENDED STEM WALL
- EXISTING GRADE
- FLOW PATH

SHAHAB BIAZAR, NMPE, OF THE ADVANCED ENGINEERING, LLC HEREBY CERTIFY THAT PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 9-07-04. 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.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND 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.

SHAHAB BIAZAR, NMPE #1347-DAT

12/2/05

SHAHAB BIAZAR, NMPE #1347-DAT

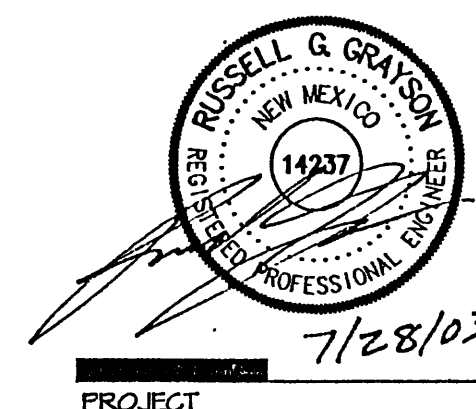
ADVANCED ENGINEERING and CONSULTING, LLC

4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

TRACT F-7-A, ATRISCO BUSINESS PARK
GRADING AND DRAINAGE PLAN

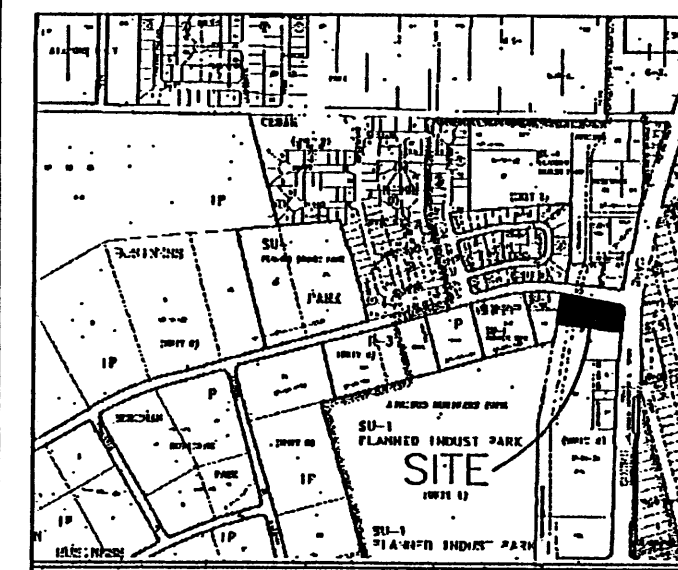
DRAWING: 200406-GR.DWG
DRAWN BY: SBB
DATE: 07-22-2004
SHEET # 3 OF 4

DEC 22 2005



**Rio Grande
Credit Union**
Lot A, Tract P-1
Coors Blvd. and Los Volcanos Rd.

CITY OF ALBUQUERQUE
CONTROL STATION 7-J10
ELEV. = 5103.225



VICINITY MAP J-10-Z

**POND VOLUME
CALCULATIONS**

100 Yr-10 Day Volume for Retention Pond
Weighted E = $E_{(A)} + E_{(B)} + E_{(C)} + E_{(D)}$
As $A \times B \times C \times D$
Excess Precipitation, E Values for 6-H Storm from Table A-8, Zone 1
Weighted E = $0.44(0) + 0.67(0.59) + 0.99(0) + 1.87(1.07)$
 $0.045810 + 1.07$
Weighted E = 1.513
 $V_{100} = (\text{Weighted E}) \times (A \times B \times C \times D) \times 12$
 $V_{100} = (1.513 \times 1.06912)$
 $V_{100} = 0.208 \text{ AC-FT}$
 $V_{100\text{Days}} = V_{100} \times \text{Ad} / (P_{100\text{Days}} \times 86400) / 12 \times 24$
 $V_{100\text{Days}} = 0.208 \times 1.07 / (3.67 \times 2.20) / 12$
 $V_{100\text{Days}} = 0.339 \text{ AC-FT}$

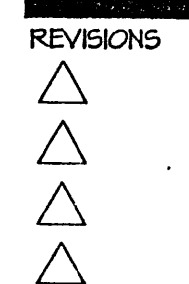
**RETENTION POND
RATING CURVE**

Depth (ft)	Area (sq ft)	Volume (ac-ft)	Run Volume (ac-ft)
0	9339	0.214	0
0.5	10047	0.231	0.111
1	10771	0.247	0.231
1.5	11512	0.264	0.359

**ASPHALT RUNDOWN
CALCULATIONS**

Input Data	
Manning's Coefficient	0.013
Channel Slope	0.10 ft/ft
Depth	0.33 ft
Left Side Slope	7.5 H:1 V
Right Side Slope	7.5 H:1 V
Results	
Discharge	8.83 cfs
Flow Area	0.82 ft ²
Wetted Perimeter	4.99 ft
Top Width	4.95 ft
Critical Depth	0.61 ft
Velocity	10.81 fpm

For Information Only
City Drainage # J10-D37



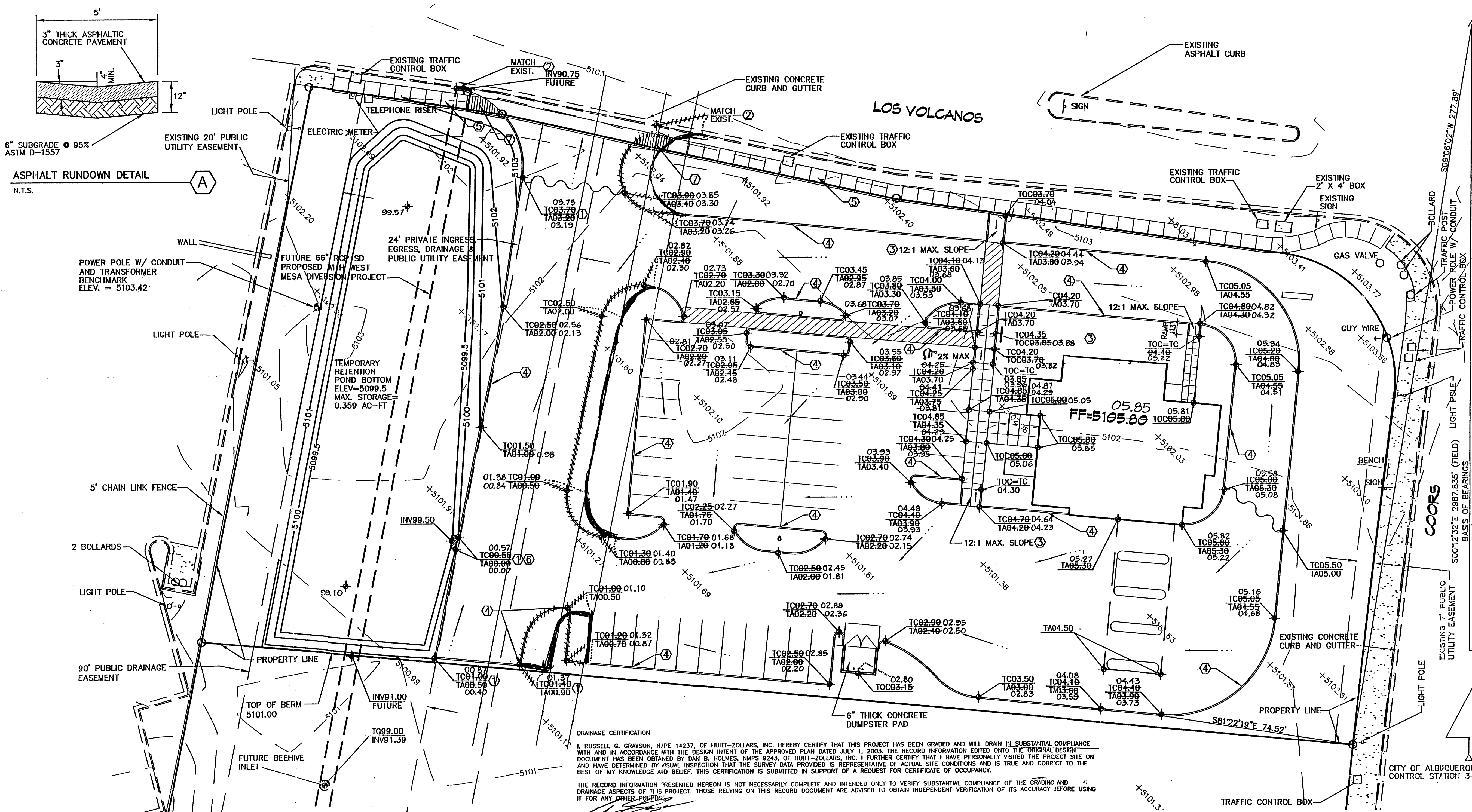
DRAWN BY JDL
REVIEWED BY RGG
DATE JULY 1, 2003
PROJECT NO.
DRAWING NAME

**GRADING &
DRAINAGE PLAN**

6300 Riverside Plaza Ln NW
Suite 220
Albuquerque, NM 87120
(505) 891-2528

HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-6141 Fax (505) 892-3259

SHEET NO.
0001



EXISTING CONDITIONS

THE PROJECT SITE IS CURRENTLY IN ITS NATURAL CONDITION WITH VEGETATION THROUGHOUT THE SITE. THE SITE IS VERY FLAT AND GENTLY SLOPES FROM THE NORTHEAST TO THE SOUTHWEST. THE PROJECT SITE IS NOT WITHIN A FEMA FLOODWAY ACCORDING TO PANEL 350002 0027 C DATED OCTOBER 14, 1983. THE EXISTING CONDITIONS ON THE SITE PRODUCE 2.05 CFS WITH TYPE 'A' LAND TREATMENT OF 100%.

PROPOSED CONDITIONS

A MAJORITY OF THE PROJECT SITE WILL BE PAVED. THE SITE WILL RETAIN ITS NATURAL FLOW DIRECTION, NORTHEAST TO SOUTHWEST. NO OFF-SITE STORM WATER RUNOFF WILL ENTER THE SITE. STORM WATER FROM THE SITE WILL SHEET FLOW TO THE SOUTHWEST CORNER WHERE IT WILL DRAIN INTO A TEMPORARY DETENTION POND. THE POND WILL COLLECT RUNOFF FROM THE PARKING LOT, BUILDING AND ADJACENT UTILITY AND DRAINAGE EASEMENTS ON THE WEST END OF THE SITE. THE POND WILL BE FILLED IN WITH THE CONSTRUCTION OF THE STORM DRAIN PIPE WITHIN THE 90' DRAINAGE EASEMENT. THE STORM DRAIN PIPE WILL BE PLACED IN THE EASEMENT WITH THE WEST MESA DIVERSION PROJECT PHASE 2. DISCHARGING TO THE RETENTION POND IS 5.05 CFS WITH A REQUIRED RETENTION STORAGE OF 0.241 AC-FT. DEVELOPED LAND TREATMENTS FOR THIS PROJECT ARE AS FOLLOWS: %A=0, %B=35, %C=0 AND %D=65. DURING CONSTRUCTION OF THE FUTURE STORM DRAIN PIPE, RUNOFF FROM THE SITE WILL FLOW IN THE DIRECTION OF THE PROPOSED DRAINAGE.

LEGAL DESCRIPTION

TRACT P-1, ATRISCO BUSINESS PARK, UNIT 3, ALBUQUERQUE, NEW MEXICO, BEING A REPLAT OF TRACTS E & F, ATRISCO BUSINESS PARK UNIT 1 AND TRACTS O & P, ATRISCO BUSINESS PARK UNIT 2 AS SAME IS SHOWN AND DESIGNATED ON SAID REPLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO, NEW MEXICO ON OCTOBER 27, 1986, IN VOLUME C31, FOLIO 190 AND LOCATED WITHIN SECTION 15, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN.

GENERAL NOTES

- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
- ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- IF ANY UTILITY LINES, PIPELINES OR UNDERGROUND UTILITY LINES ARE SHOWN IN THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION BASED ON INFORMATION FROM ANY FIELD VERIFICATION OF THESE EXISTING LINES, AND THIS INFORMATION MAY BE INCOMPLETE OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE EXISTING LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPRESENTATION THEREOF, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREOF. IF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK, THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALB. FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.
- THE OWNER SHALL MAINTAIN THE RETENTION POND UNTIL SUCH TIME THE WEST MESA DIVERSION PROJECT IS CONSTRUCTED.

CONSTRUCTION NOTES

- CONSTRUCT TEMPORARY ASPHALT CURB PER COA STD DWG 2415.
- REMOVE EXISTING CURB & GUTTER AND PROVIDE DRIVE WAY PER COA STD DWG 2426.
- CONSTRUCT HANDICAP RAMP. SEE ARCH. PLANS FOR DETAIL.
- CONSTRUCT 6" CONCRETE CURB. SEE ARCH. PLANS FOR DETAIL.
- CONSTRUCT 6" CONCRETE SIDEWALK PER COA STD DWG 2430.
- CONSTRUCT ASPHALT RUNDOWN PER DETAIL 'A' THIS SHEET.
- SEE ARCH. PLANS FOR HANDICAP RAMP DETAIL.

HYDROLOGY CALCULATIONS

STATION	FROM	TO	AREA (SQ FT)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	TIME TO CFS (HOURS)	PEAK PER INCH (CFS)	PAGE
1	COMMAND IDENTIFICATION	NO. 101	101.0	1.0000	1.00	35708	1.500	1.000 PER
2	COMMAND IDENTIFICATION	NO. 102	102.0	1.0000	1.00	35708	1.500	1.000 PER
3	COMMAND IDENTIFICATION	NO. 103	103.0	1.0000	1.00	35708	1.500	1.000 PER
4	COMMAND IDENTIFICATION	NO. 104	104.0	1.0000	1.00	35708	1.500	1.000 PER
5	COMMAND IDENTIFICATION	NO. 105	105.0	1.0000	1.00	35708	1.500	1.000 PER
6	COMMAND IDENTIFICATION	NO. 106	106.0	1.0000	1.00	35708	1.500	1.000 PER
7	COMMAND IDENTIFICATION	NO. 107	107.0	1.0000	1.00	35708	1.500	1.000 PER
8	COMMAND IDENTIFICATION	NO. 108	108.0	1.0000	1.00	35708	1.500	1.000 PER
9	COMMAND IDENTIFICATION	NO. 109	109.0	1.0000	1.00	35708	1.500	1.000 PER
10	COMMAND IDENTIFICATION	NO. 110	110.0	1.0000	1.00	35708	1.500	1.000 PER

GENERAL LEGEND

EXISTING CONTOUR	75
PROPOSED CONTOUR	5108
PROPOSED SPOT ELEVATION	TC01.75
WATER BLOCK	
FLOW DIRECTION ARROW	+5101.69
FLOW DIRECTION ARROW	
TOP OF CURB ELEVATION	TC
TOP OF CONCRETE	TOC
TOP OF ASPHALT	TA
FINISHED FLOOR	FF
INVERT	INV
TOP OF GRATE	TG
BASIN BOUNDARY	

SCALE (IN FEET)
0 10 20 40

Reid & Associates
DESIGN BUILDERS

6300 Riverside Plaza Ln NW
Suite 220
Albuquerque, NM 87120
(505) 891-2528

HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-6141 Fax (505) 892-3259

SHEET NO.
0001

