

PLAT OF
TRACTS 267-A & 267-B
UNIT 8
TOWN OF ATRISCO GRANT

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH, 2002

APPROVALS:

CITY ENGINEER, CITY OF ALBUQUERQUE, N.M. _____ DATE _____

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY _____ DATE _____

TRANSPORTATION DEVELOPMENT, CITY OF ALBUQUERQUE, N.M. _____ DATE _____

UTILITY DEVELOPMENT DIVISION, CITY OF ALBUQUERQUE, N.M. _____ DATE _____

DESIGN AND DEVELOPMENT, CITY OF ALBUQUERQUE, N.M. _____ DATE _____

CITY SURVEYOR, CITY OF ALBUQUERQUE, N.M. _____ DATE _____

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE
SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCE OF
ALBUQUERQUE, NEW MEXICO.

CITY PLANNER/CITY OF ALBUQUERQUE PLANNING DIVISION _____ DATE _____

UTILITY APPROVALS:

PNM GAS SERVICES _____ DATE _____

PNM ELECTRIC SERVICES _____ DATE _____

QWEST _____ DATE _____

COMCAST CABLE COMMUNICATION, INC. _____ DATE _____

SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS
OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED
UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION
AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM
STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO
STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS
AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LEONARD MARTINEZ P.S. # 9801 _____ DATE _____

ACKNOWLEDGMENT

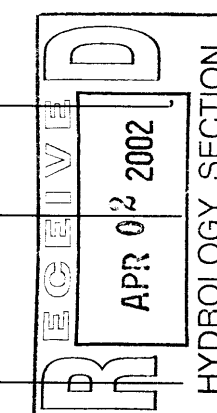
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____

20_____, BY _____

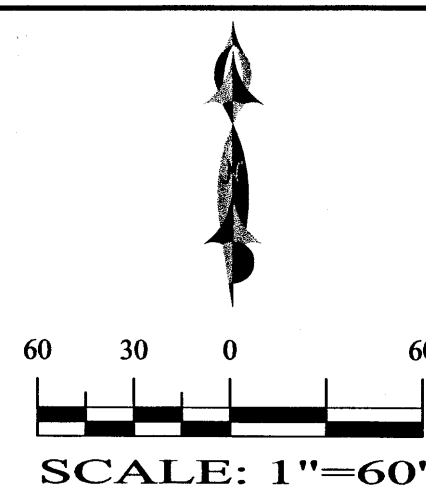
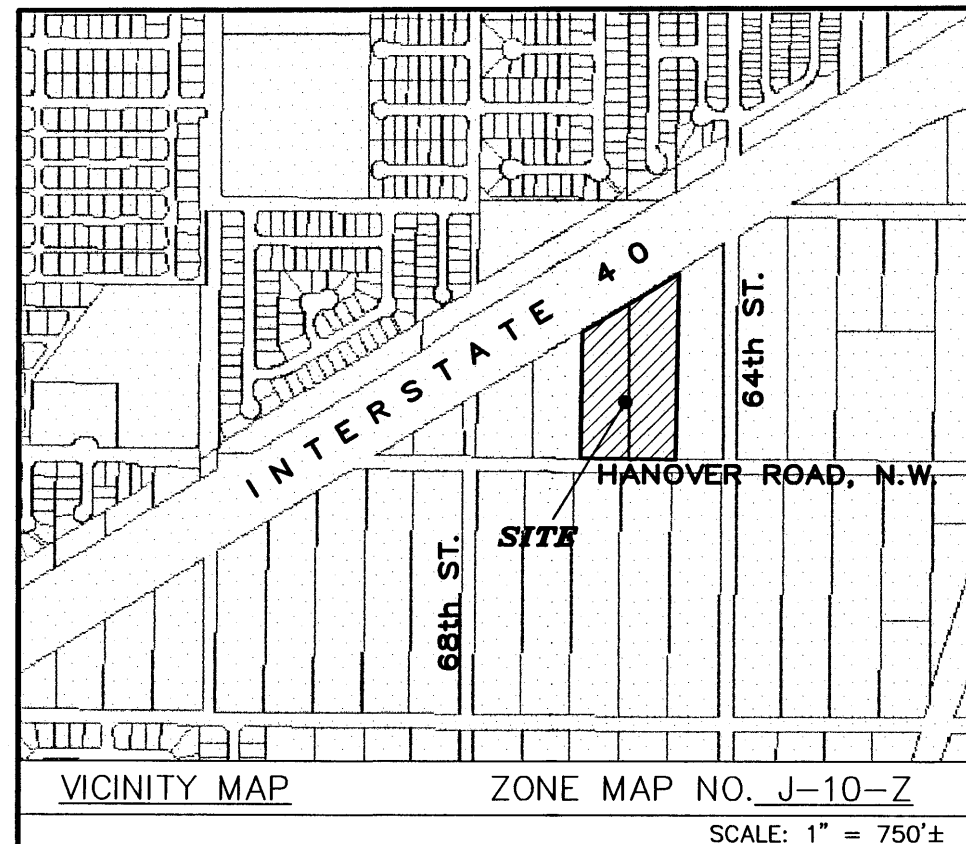
NOTARY

MY COMMISSION EXPIRES: _____



10205 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570

SHEET 1 OF 1



DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO REPLAT A TRACT OF LAND
INTO TWO (2) NEW LOTS AND GRANT ANY EASEMENTS AS SHOWN.

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND WITHIN THE TOWN OF ATRISCO GRANT,
BEING THE SOUTH PORTION OF TRACTS 267 AND 268, AS THE SAME ARE
SHOWN AND DESIGNATED ON PLAT SHOWING A PORTION OF TRACTS
ALLOTTED FROM TOWN OF ATRISCO GRANT, IN SCHOOL DISTRICT NO. 28,
BERNALILLO COUNTY, NEW MEXICO, PLAT THEREOF FILED DECEMBER 5,
1944, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED
TRACT, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF
HANOVER ROAD N.W. FROM WHENCE THE ALBUQUERQUE CONTROL SURVEY
MONUMENT "6-J10" BEARS N. 89°39'37" E, 1154.45 FEET; THENCE,

FROM SAID POINT OF BEGINNING N. 00°28'29" E., 518.81 FEET TO THE
NORTHWEST CORNER OF SAID TRACT AND FURTHER BEING A POINT ON
THE SOUTH RIGHT-OF-WAY LINE OF I-40; THENCE,

LEAVING THE NORTHWEST CORNER ALONG SOUTH RIGHT-OF-WAY LINE
OF I-40 N58°53'15" E., 494.16 FEET TO A POINT; THENCE,

FROM SAID POINT S. 00°29'55" E., 779.17 FEET TO THE SOUTHEAST
CORNER OF SAID TRACT AND FURTHER BEING A POINT ON
THE NORTH RIGHT-OF-WAY LINE OF HANOVER ROAD; THENCE,

ALONG SAID RIGHT-OF-WAY LINE N89°30'15" W., 419.52 FEET TO
THE SOUTHWEST CORNER OF TRACT HEREIN BEING DESCRIBED AND
POINT OF BEGINNING, CONTAINING 6.2522 ACRE (272,345.83 SF)
MORE OR LESS.

GENERAL NOTES:

- 1: UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED
P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 6.2522 ACRES.
- 4: TALOS LOG NO. SP
- 5: BASIS OF BEARING IS THE BEARING BETWEEN ALBUQUERQUE
CONTROL STATIONS 6-J10 AND 18-J11.
- 6: BEARINGS ARE GRID, DISTANCES ARE GROUND.
- 7: DRB PROJECT NO. 1001678
- 8: DRB APPLICATION NO. 02500-00000-00329
- 9: MISC. DATA: ZONING IS C-2.
- 10: MILES OF FULL-WIDTH STREETS CREATED: 0
- 11: THE PRIVATE ACCESS, WATER, AND SANITARY SEWER
EASEMENT GRANTED BY THIS PLAT IS FOR THE BENEFIT
OF TRACTS 267-A AND 267-B. THE PROPERTY
OWNERS FOR BOTH TRACTS ARE RESPONSIBLE FOR
THE MAINTENANCE OF THIS EASEMENT.
- 12: A BLANKET DRAINAGE EASEMENT IS GRANTED BY
THIS PLAT ACROSS TRACTS 267-A AND 267-B.
THE PROPERTY OWNERS FOR BOTH TRACTS ARE
RESPONSIBLE FOR THE MAINTENANCE OF THIS
EASEMENT.

Private

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC # _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO CO. TREASURER'S OFFICE: _____

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT
AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED
OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR
DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE
CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: _____ DATE: _____

OWNER(S) PRINT NAME: _____

TRACT 269
UNIT 8
TOWN OF ATRISCO GRANT

TRACT 267-A
4.9188 ACRES
(214,262.92 SF)

TRACT 267-B
1.3335 ACRES
(58,087.26 SF)

VACANT LAND
(6.2522 ACRES)

HANOVER ROAD N.W.
(60' R.O.W.)

ACS MONUMENT "6-J10, 1989"
NM STATE PLANE COORDINATES
CENTRAL ZONE
X = 360,389.13
Y = 1,492,117.53
EL. = 5117.133
G-G = 0.9996776
DELTA ALPHA = -0°16'06"

ACS MONUMENT "18-J11, 1976"
NM STATE PLANE COORDINATES
CENTRAL ZONE
X = 363,156.30
Y = 1,491,035.96
EL. = 5096.805
G-G = 0.9996777
DELTA ALPHA = . . .

PRIVATE ACCESS, WATER,
AND SANITARY SEWER
EASEMENT GRANTED
BY THIS PLAT

10.00' PUE GRANTED
BY THIS PLAT

TIE TO
N89°39'37"E 1154.45'
S68°39'06"E
BASIS OF BEARING

N00°28'29"E (N00°41'00"E)

N89°30'15"W (N89°19'00"W)

HANOVER ROAD N.W.

(60' R.O.W.)

ACKNOWLEDGMENT

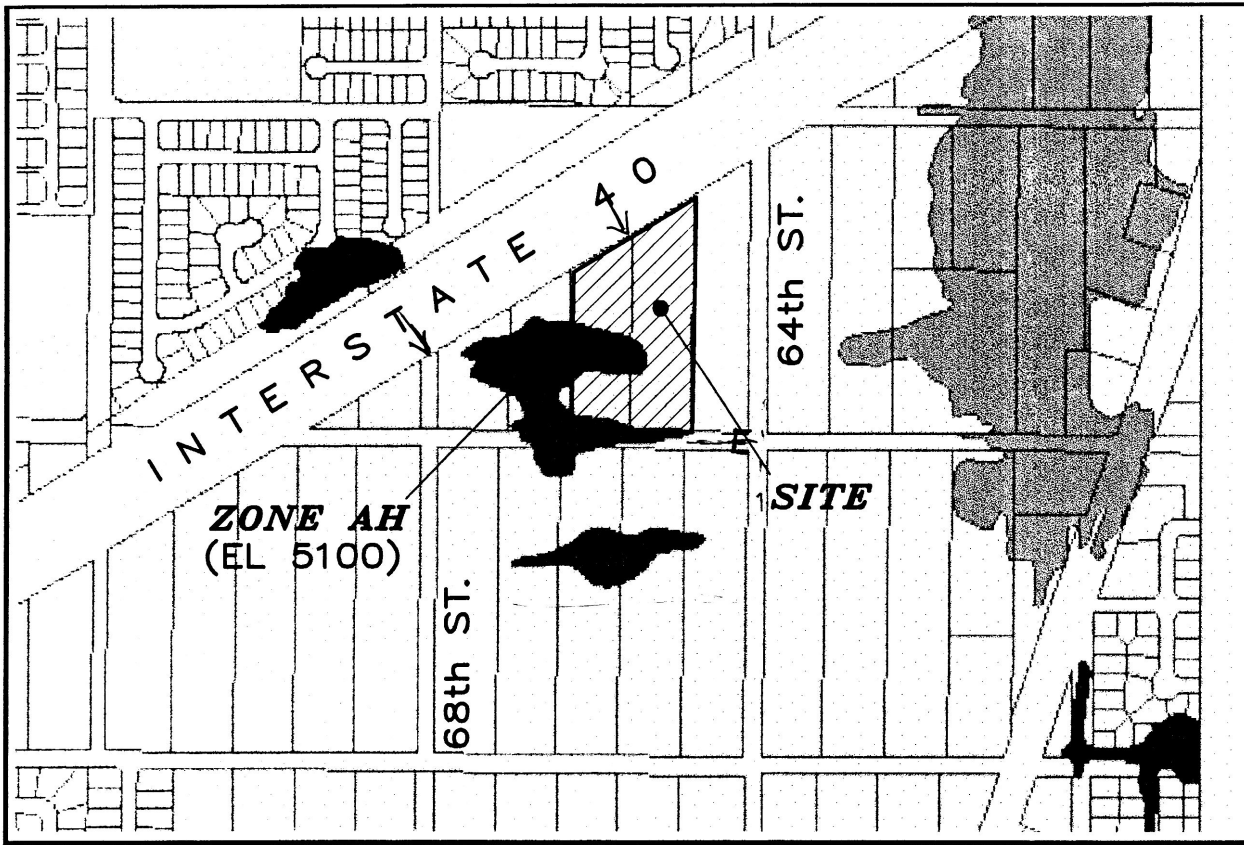
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____

20_____, BY _____

NOTARY

MY COMMISSION EXPIRES: _____



FIRM MAP: 35001C0327 D

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.

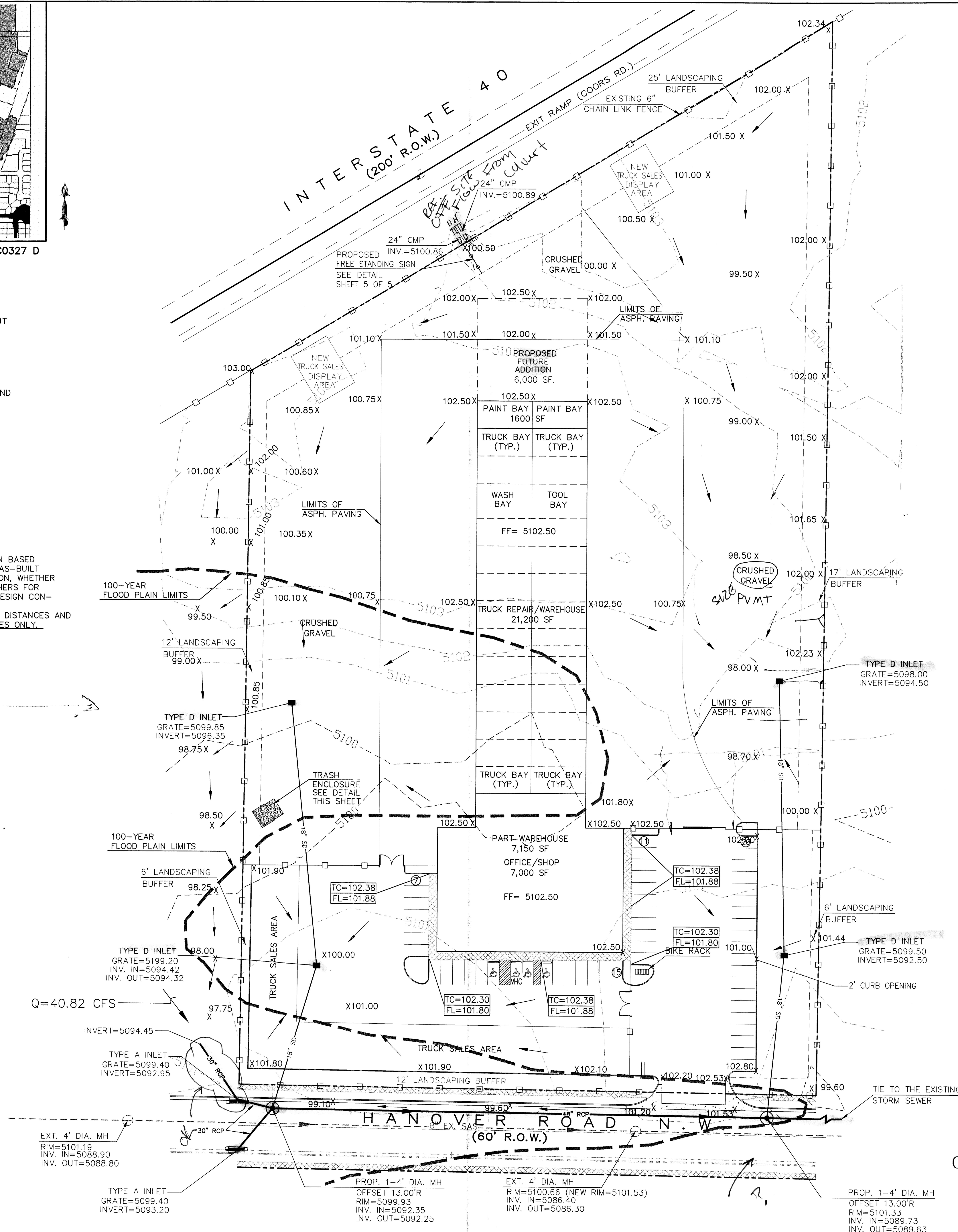
NOTES:

1. EDGE OF THE NEW ASPHALT PAVEMENT
2. MATCH EXISTING GRADE AT THE PROPERTY LINE

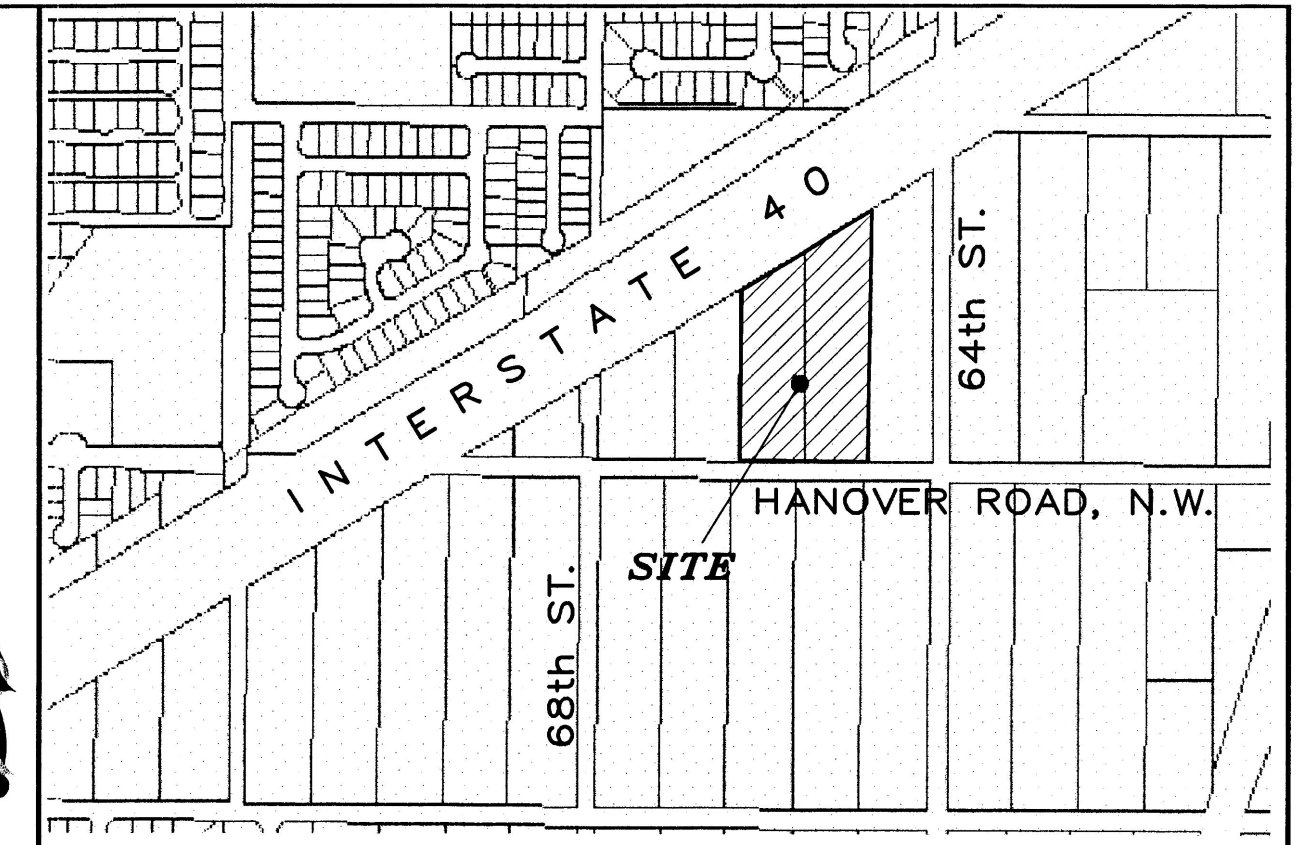
GENERAL NOTES:

1. ADD 5100 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
2. CONTOUR INTERVAL IS ONE (1) FOOT.
3. 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.
4. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
5. SLOPES ARE AT 4:1 MAXIMUM.

Sketch facility map from MP for Hanover Rd. Pipe.



* Show PROPOSED lot line for Tract 267-13 - submit sketch plat



VICINITY MAP: J-10-Z

LEGAL DESCRIPTION:

PORTION OF TRACT 267 & 268, UNIT 8, TOWN OF ATRISCO GRANT, BERNALILLO CONTAINING 6.2522 ACRE

SITE ADDRESS:

HANOVER ROAD

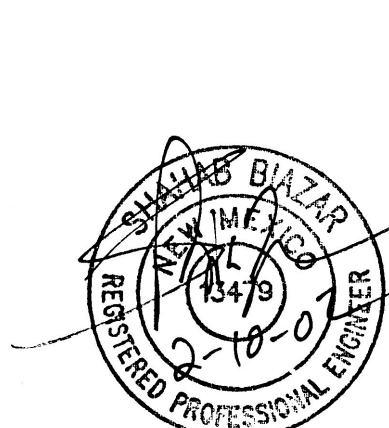
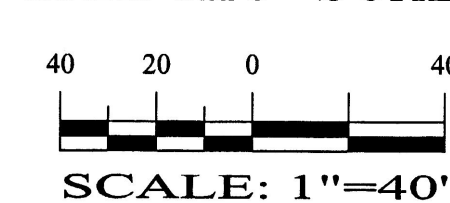
NOTICE TO CONTRACTORS

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2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

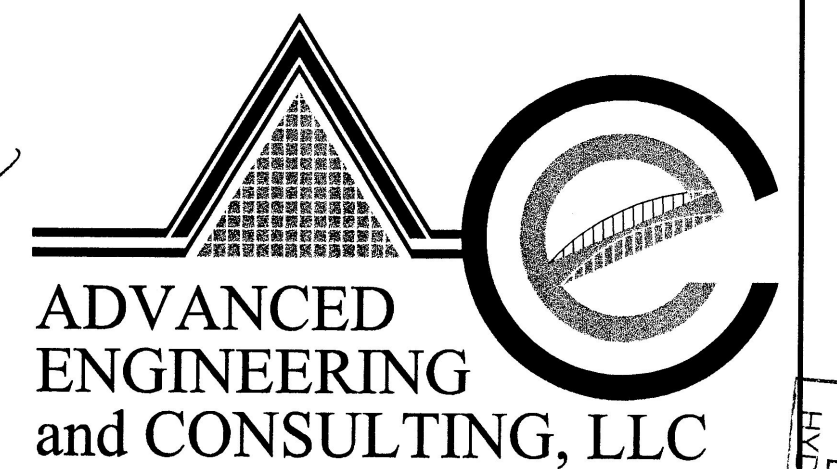
LEGEND

- EXISTING SAS MANHOLE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- EXISTING GRADE

GRAPHIC SCALE



SHAHAB BIAZAR
P.E. #13479

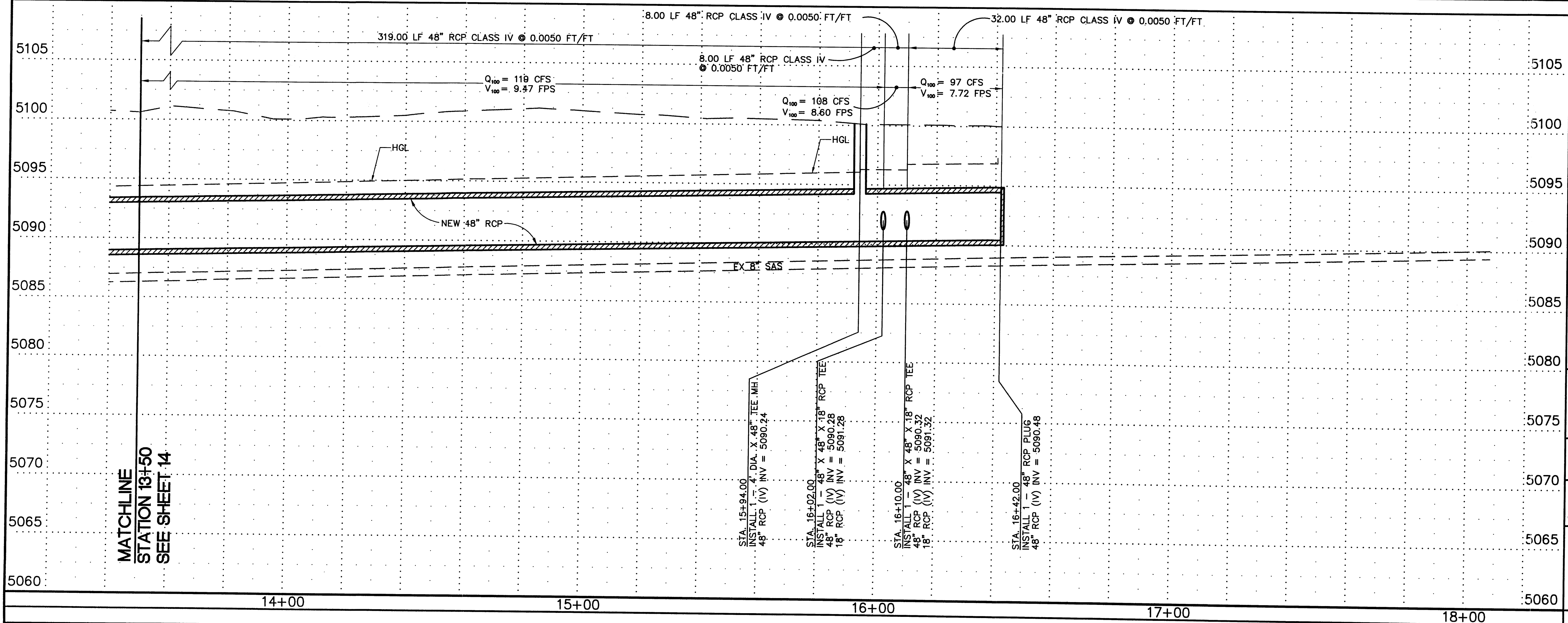
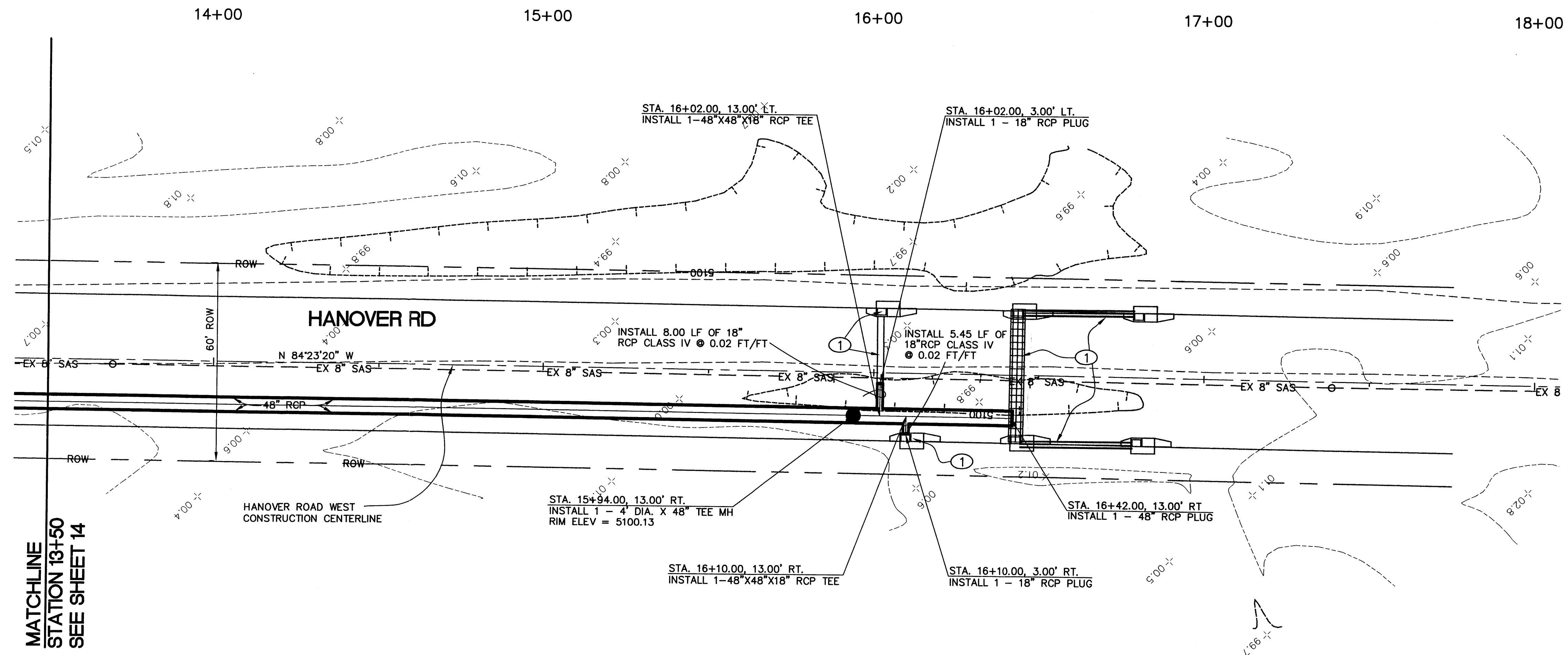


10205 SNOWFLAKE CT. NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570

RUSH ENTERPRISES GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
200133-GR.DWG	SHH	10-11-01	3 OF 5

LAST REVISION: 02-10-02



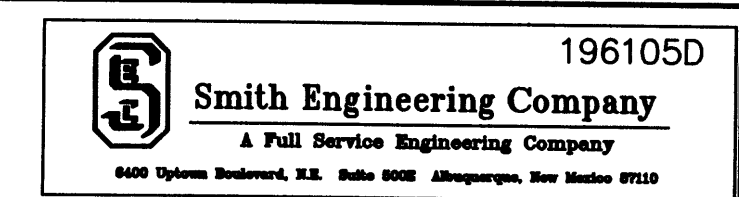
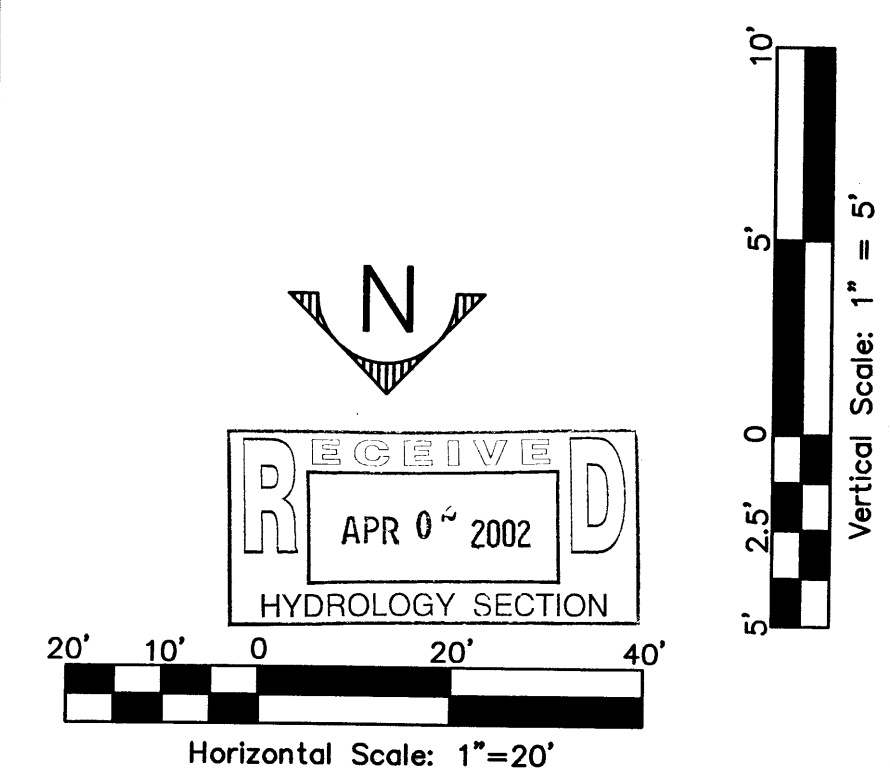
○ KEYED NOTES:

1. FUTURE STORM DRAIN IMPROVEMENTS TO BE INSTALLED WHEN FINAL ROAD IMPROVEMENTS ARE MADE.

GENERAL NOTES

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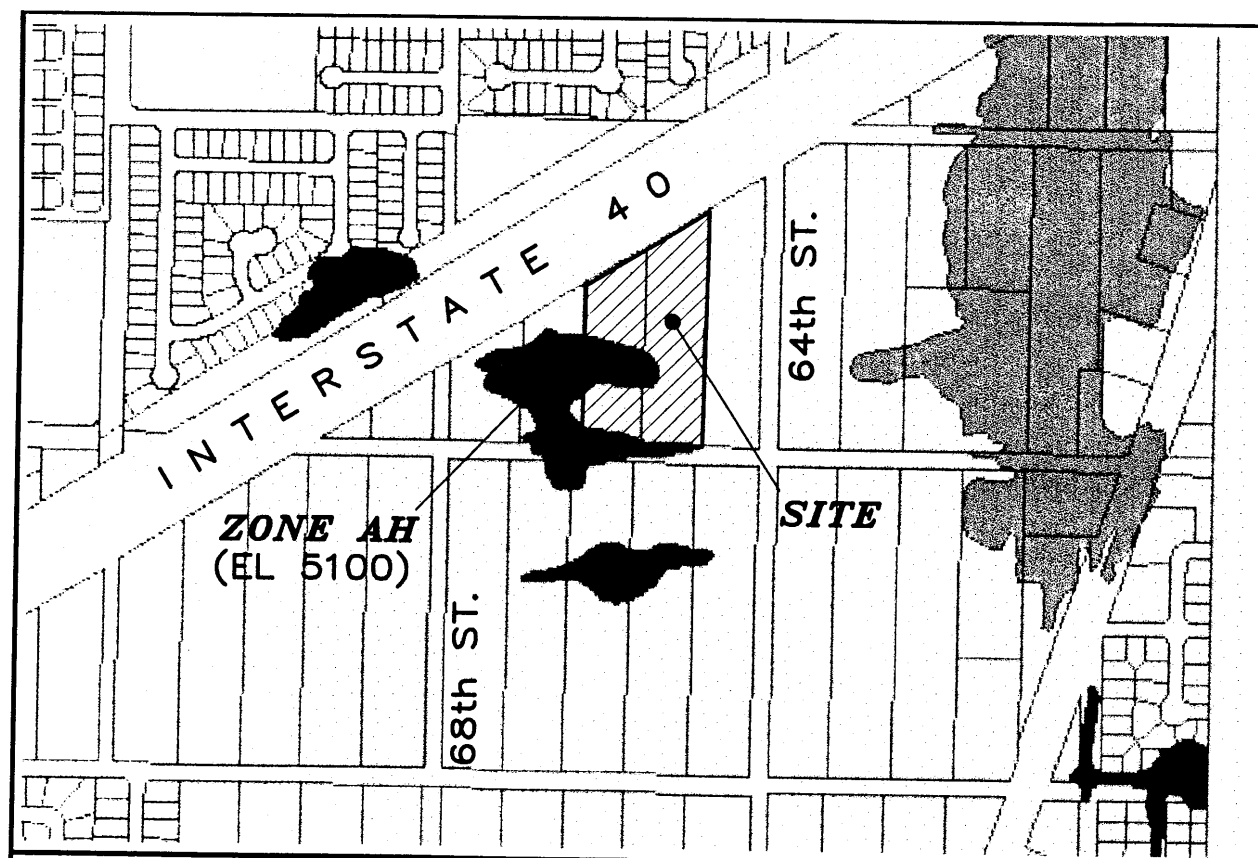
FREEMAN



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: WEST MESA DIVERSION PROJECT PHASE 2
STORM DRAIN P & P: HANOVER ROAD WEST: STA 13+50 TO 16+42

Design Review Committee	City Engineer Approval	Last Design Update	No. / Day / Yr.	No. / Day / Yr.
City Project No.	Zone Map No.	Sheet	Of	
_____	J-10	15	39	



FIRM MAP: 35001C0327 D

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

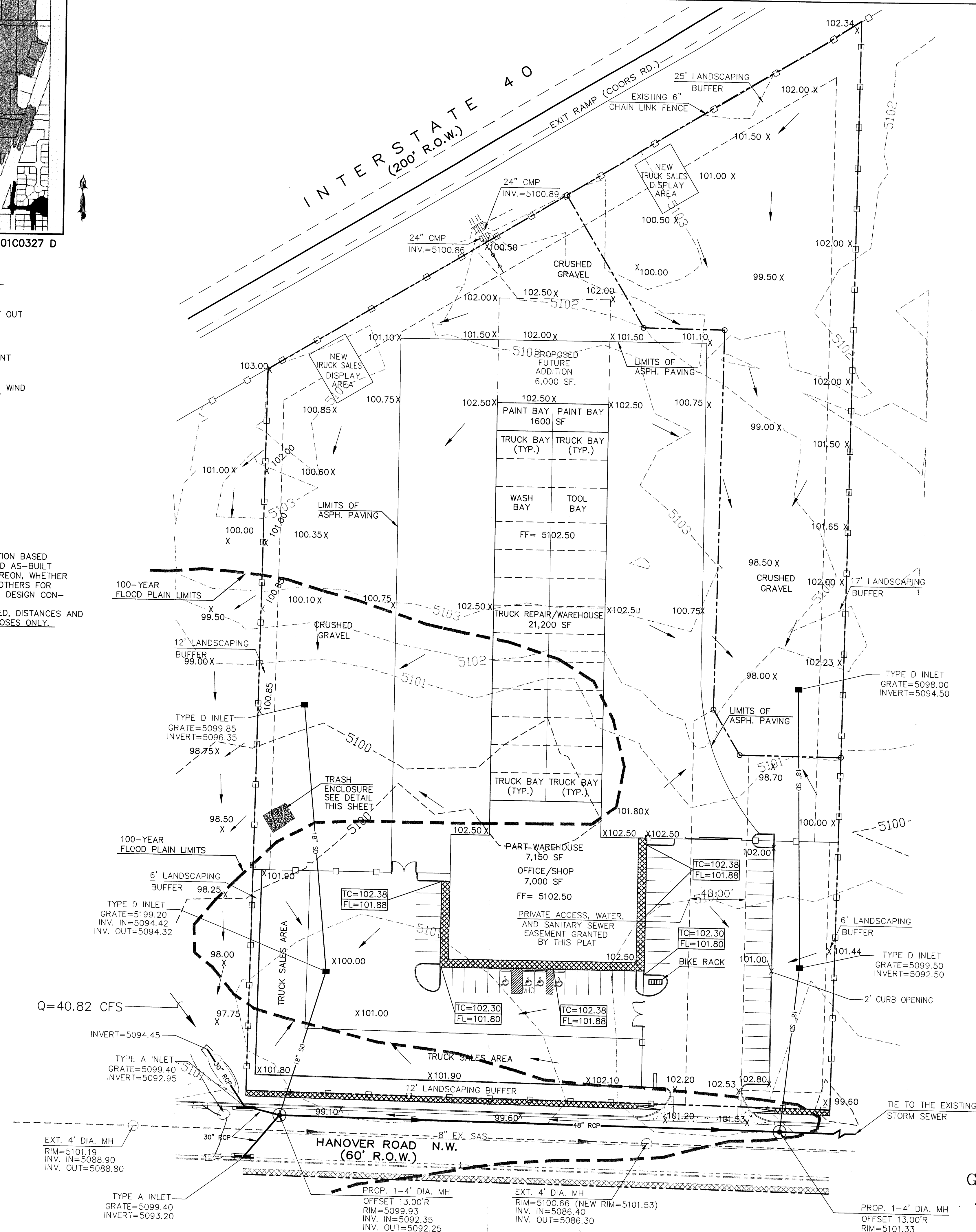
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NOTES:

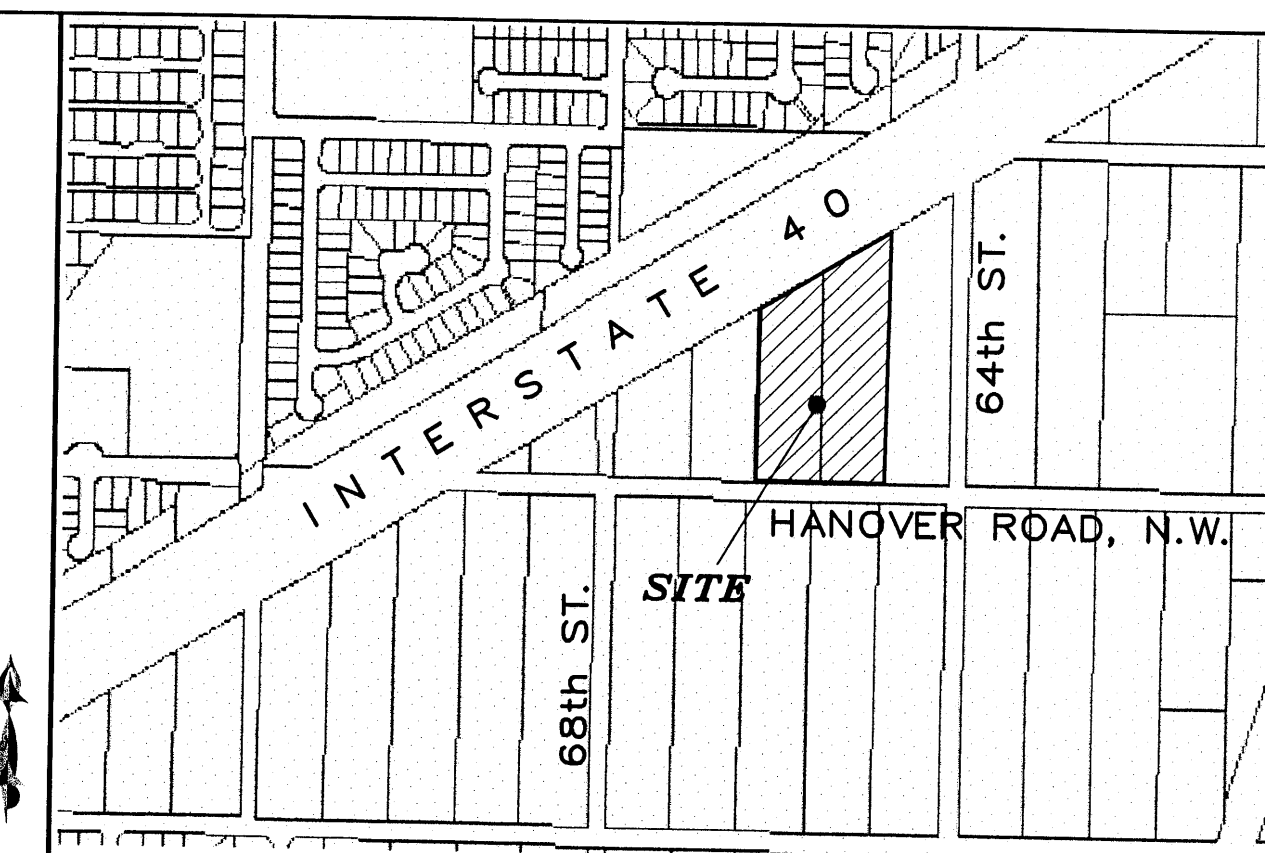
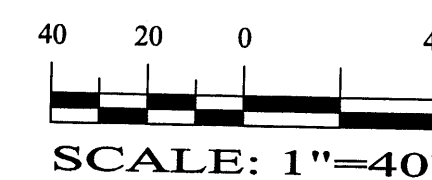
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2. MATCH EXISTING GRADE AT THE PROPERTY LINE

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GRAPHIC SCALE



VICINITY MAP:

J-10-Z

LEGAL DESCRIPTION

PORTION OF TRACT 267 & 268, UNIT 8, TOWN OF ATRISCO GRANT, BERNALILLO CONTAINING 6.2522 ACRE

SITE ADDRESS

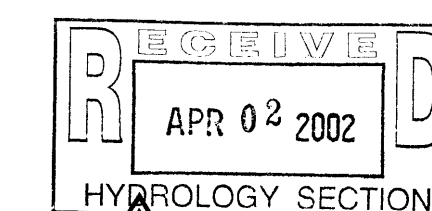
HANOVER ROAD

NOTICE TO CONTRACTORS

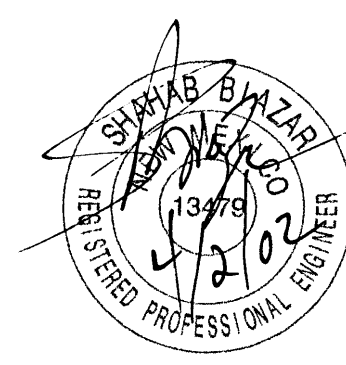
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LEGEND

- EXISTING SAS MANHOLE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- EXISTING GRADE



ADVANCED
ENGINEERING
and CONSULTING, LLC



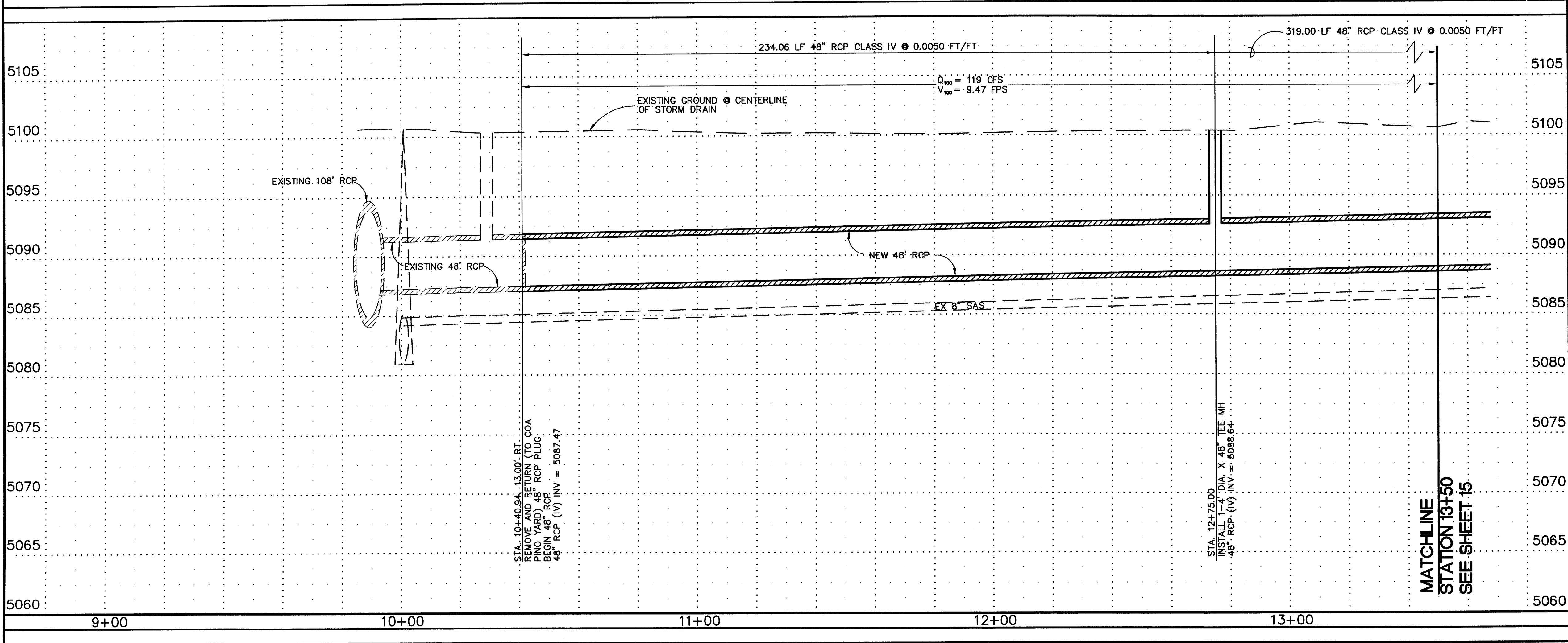
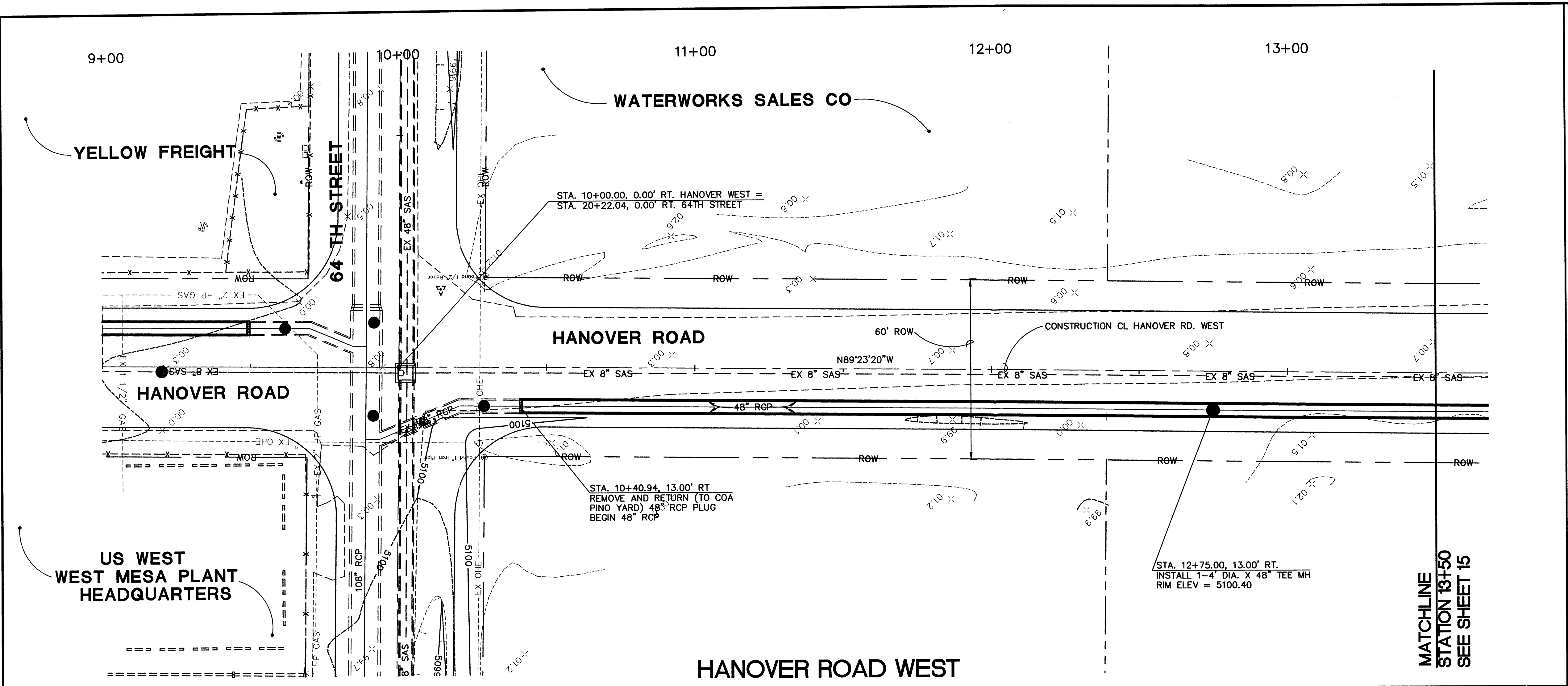
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10205 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570

RUSH ENTERPRISES GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
200133-GR.DWG	SHH	10-11-01	3 OF 5

LAST REVISION: 04-02-02



○ KEYED NOTES:

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PRELIMINARY

Horizontal Scale: 1"=20'

Vertical Scale: 1"=5'

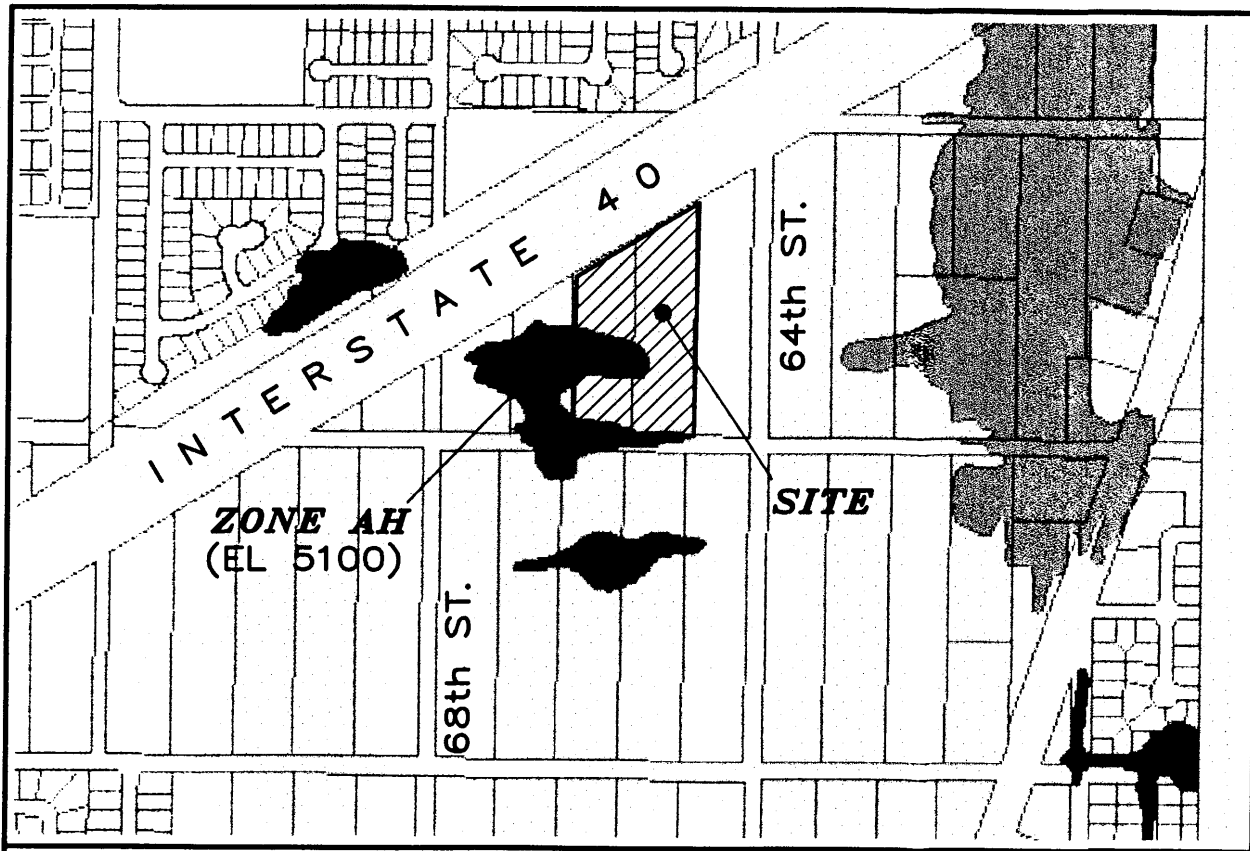
RECEIVED
APR 0 2002
HYDROLOGY SECTION

Smith Engineering Company
A Full Service Engineering Company
196105D

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP				
TITLE: WEST MESA DIVERSION PROJECT PHASE 2				
STORM DRAIN P & P: HANOVER ROAD WEST STA 10+40.94 TO STA 13+50				
Design Review Committee	City Engineer Approval	Last Design Update	No. / Day / Yr.	No. / Day / Yr.
City Project No. _____		Zone Map No. J-10	Sheet	Of 14 39

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	CONTRACTOR	WORK	DATE
			STATION IS LOCATED 3.5 MILES NW OF DOWNTOWN ALBUQUERQUE, AT THE HIGHWAY I-40 AND STATE ROAD 448 (COORS RD., NW) INTERCHANGE. STATION MARK IS A STANDARD NMHC BRASS TABLET, STAMPED "STA I-40-18", SET IN TOP OF A CONCRETE POST FLUSH WITH THE GROUND. (N 1494859.08, E 364150.93)	CONTRACTOR	DATE

REVISIONS		DESIGN	
NO.	DATE	REMARKS	BY
DESIGNED BY	DATE	DRAWN BY	DATE
CHECKED BY	DATE		DATE



FIRM MAP: 35001C0327 D

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

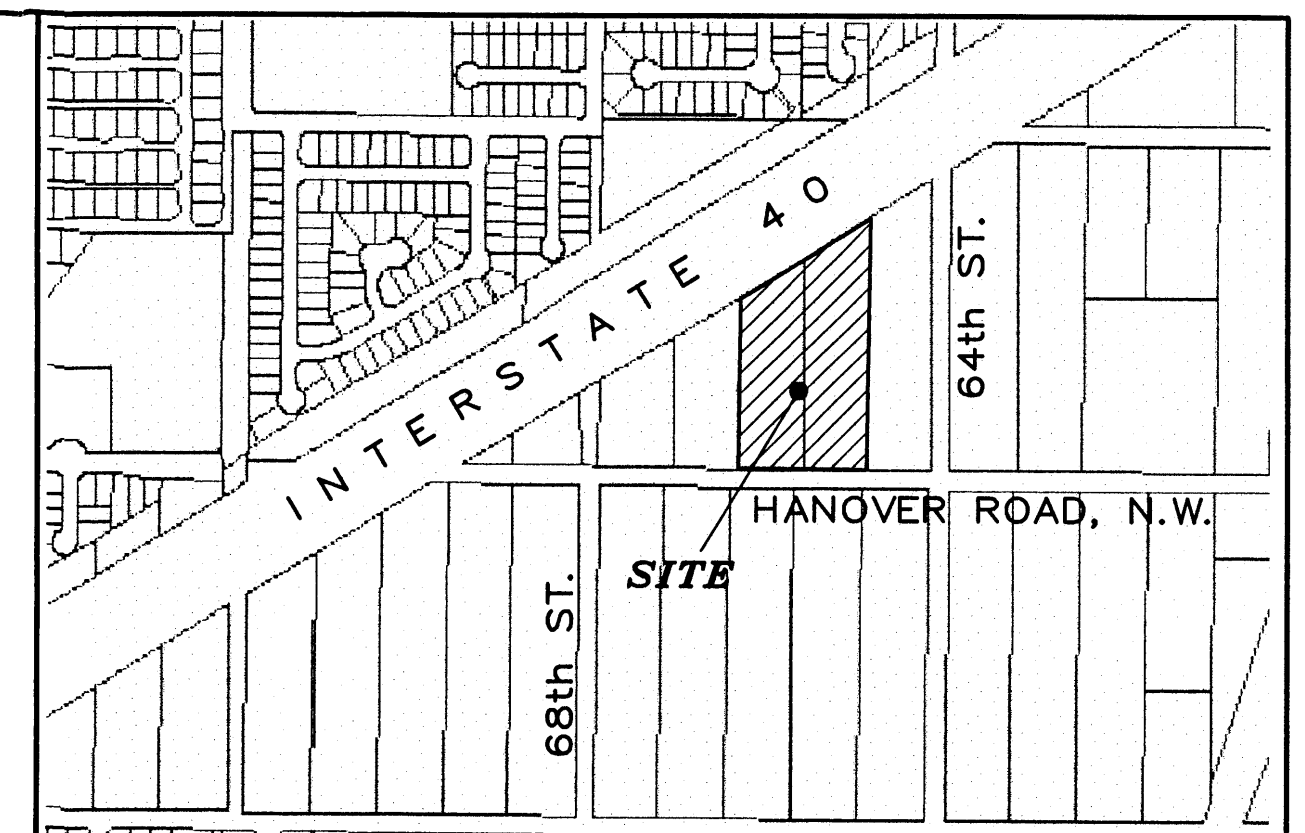
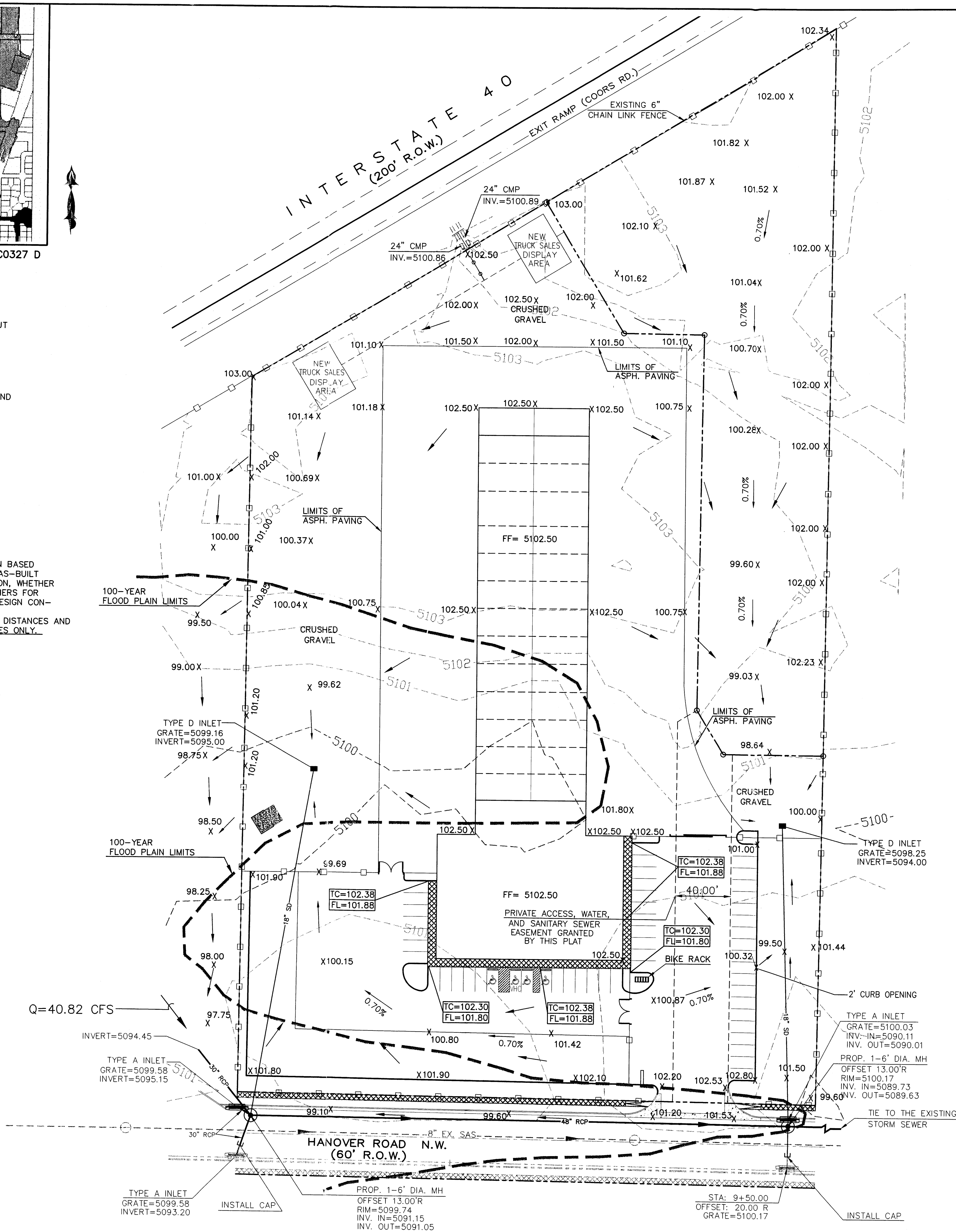
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VICINITY MAP: J-10-Z

LEGAL DESCRIPTION:

PORTION OF TRACT 267 & 268, UNIT 8, TOWN OF ATRISCO GRANT, BERNALILLO CONTAINING 6.2522 ACRE

SITE ADDRESS

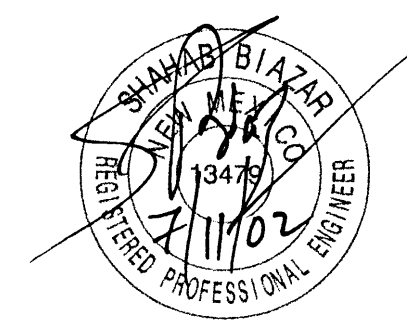
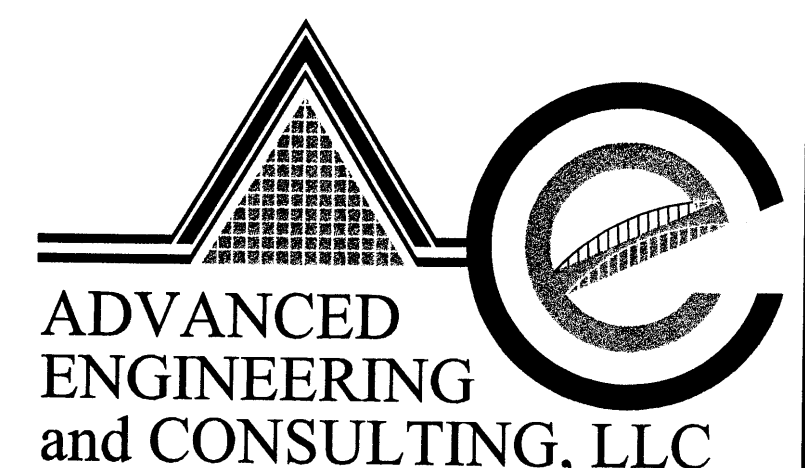
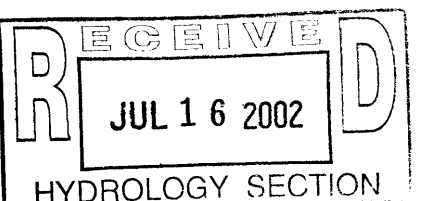
HANOVER ROAD

NOTICE TO CONTRACTORS

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5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

LEGEND

	EXISTING SAS MANHOLE
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
	EXISTING GRADE

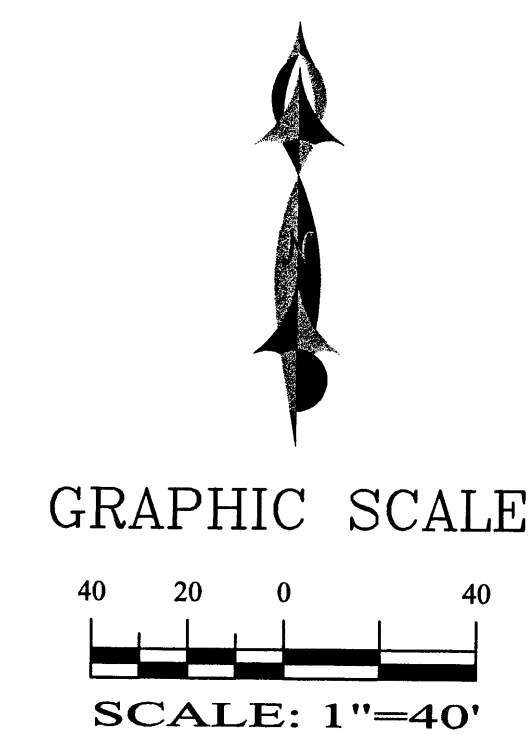


SHAHAB BLAZAR
P.E. #13479

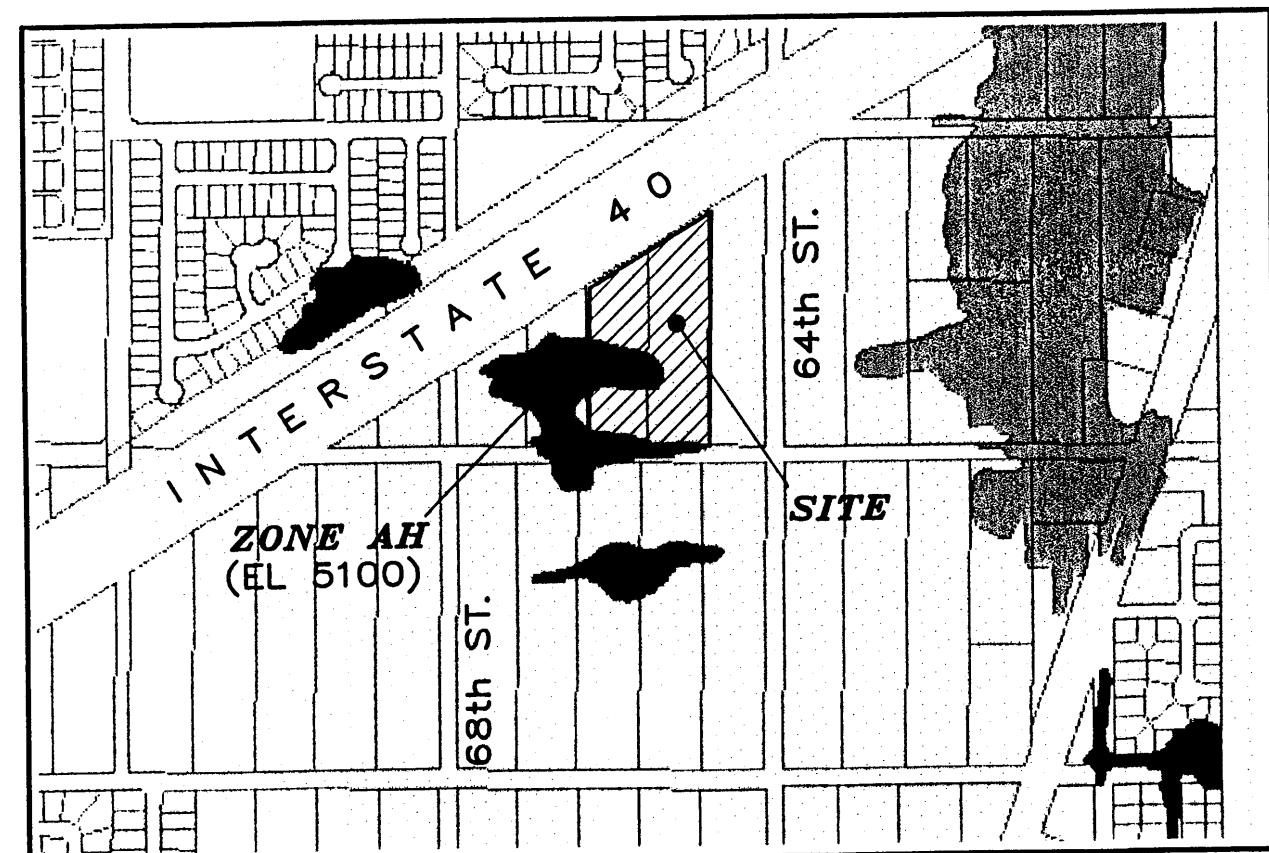
10205 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570

RUSH ENTERPRISES GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
200133-GR.DWG	SHH	10-11-01	3 OF 5



LAST REVISION: 05-1-02



FIRM MAP: 35001C0327 D

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

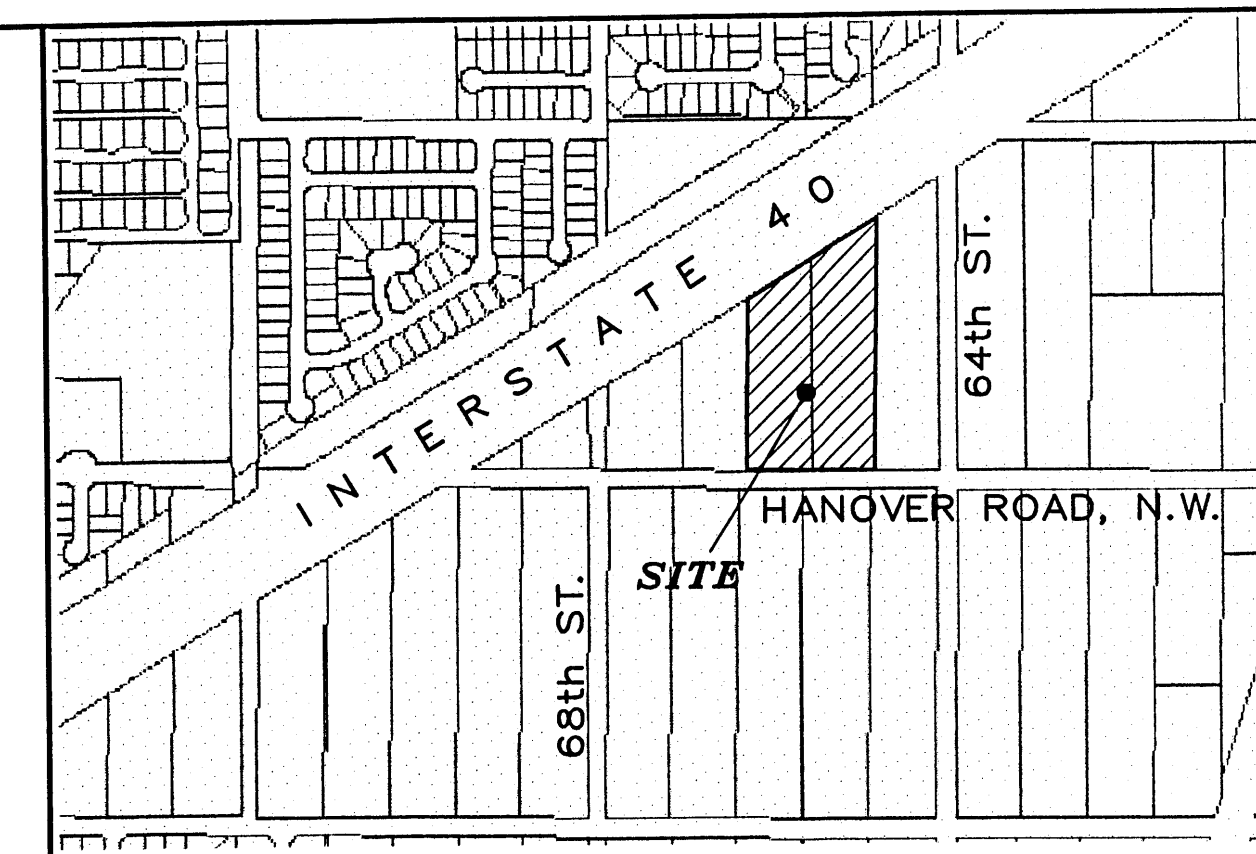
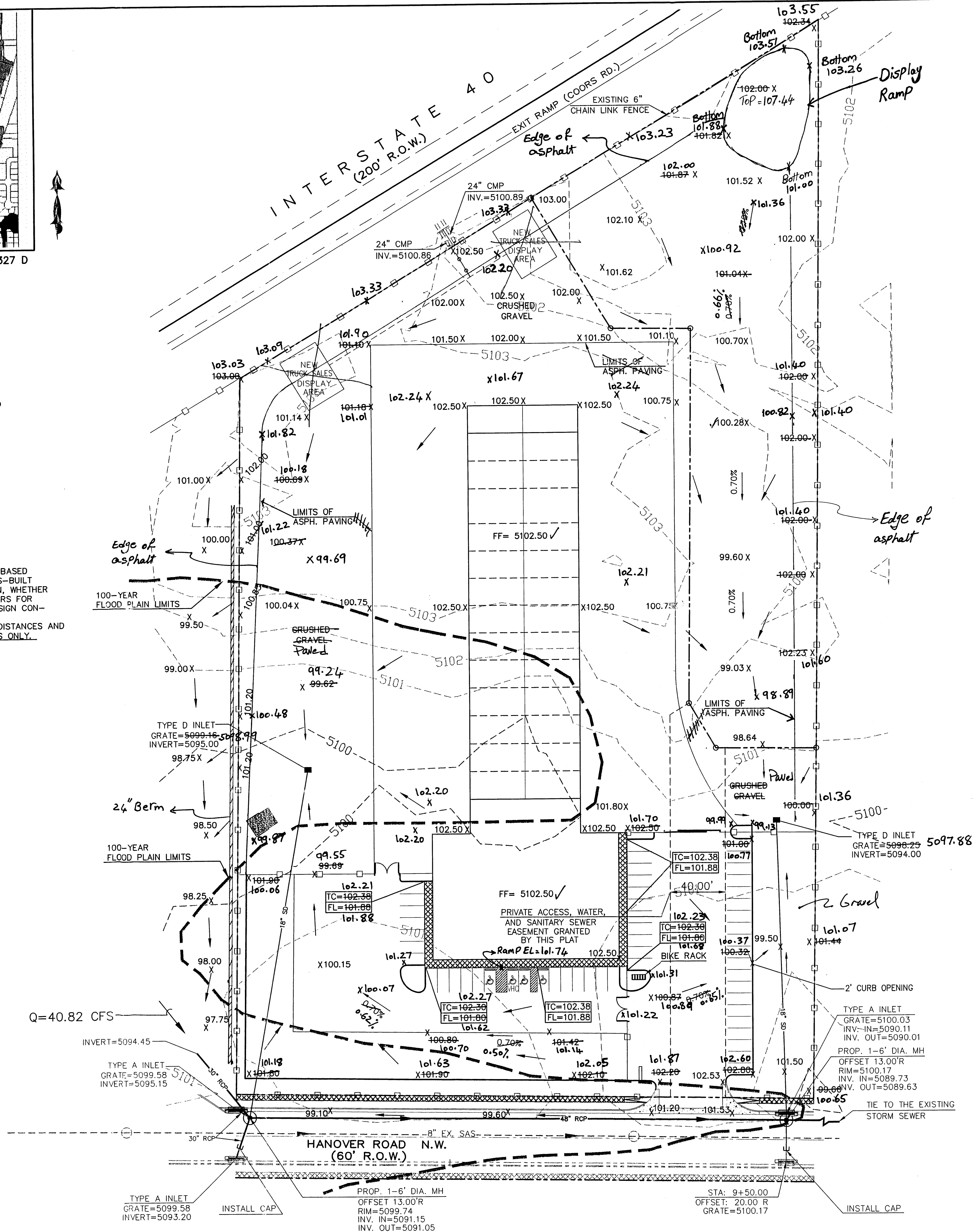
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NOTES:

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2. MATCH EXISTING GRADE AT THE PROPERTY LINE

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5. SLOPES ARE AT 4:1 MAXIMUM.



VICINITY MAP: J-10-Z

LEGAL DESCRIPTION:

PORTION OF TRACT 267 & 268, UNIT 8, TOWN OF ATRISCO GRANT, BERNALILLO CONTAINING 6.2522 ACRE

SITE ADDRESS:

HANOVER ROAD

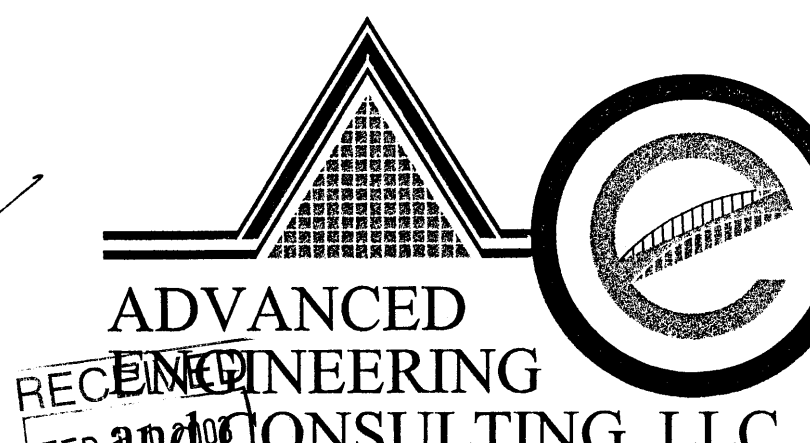
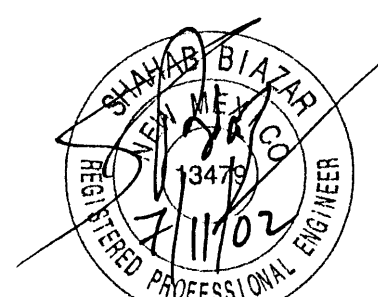
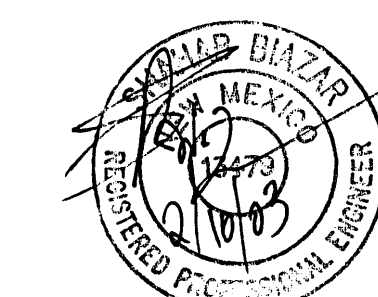
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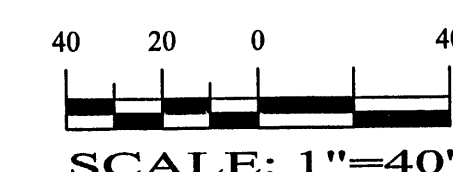
LEGEND

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- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- EXISTING GRADE

I SHAHAB BIAZAR, A REGISTER ENGINEER, CERTIFY THAT THIS PROJECT WAS BUILT IN SUBSTANTIAL COMPLIANCE TO THE APPROVED GRADING PLAN DATED 04/26/2002. THE AS-BUILT GRADES WERE PROVIDED BY ADVANCED ENGINEERING AND CONSULTING, LLC ON FEBRUARY 10, 2003.



GRAPHIC SCALE



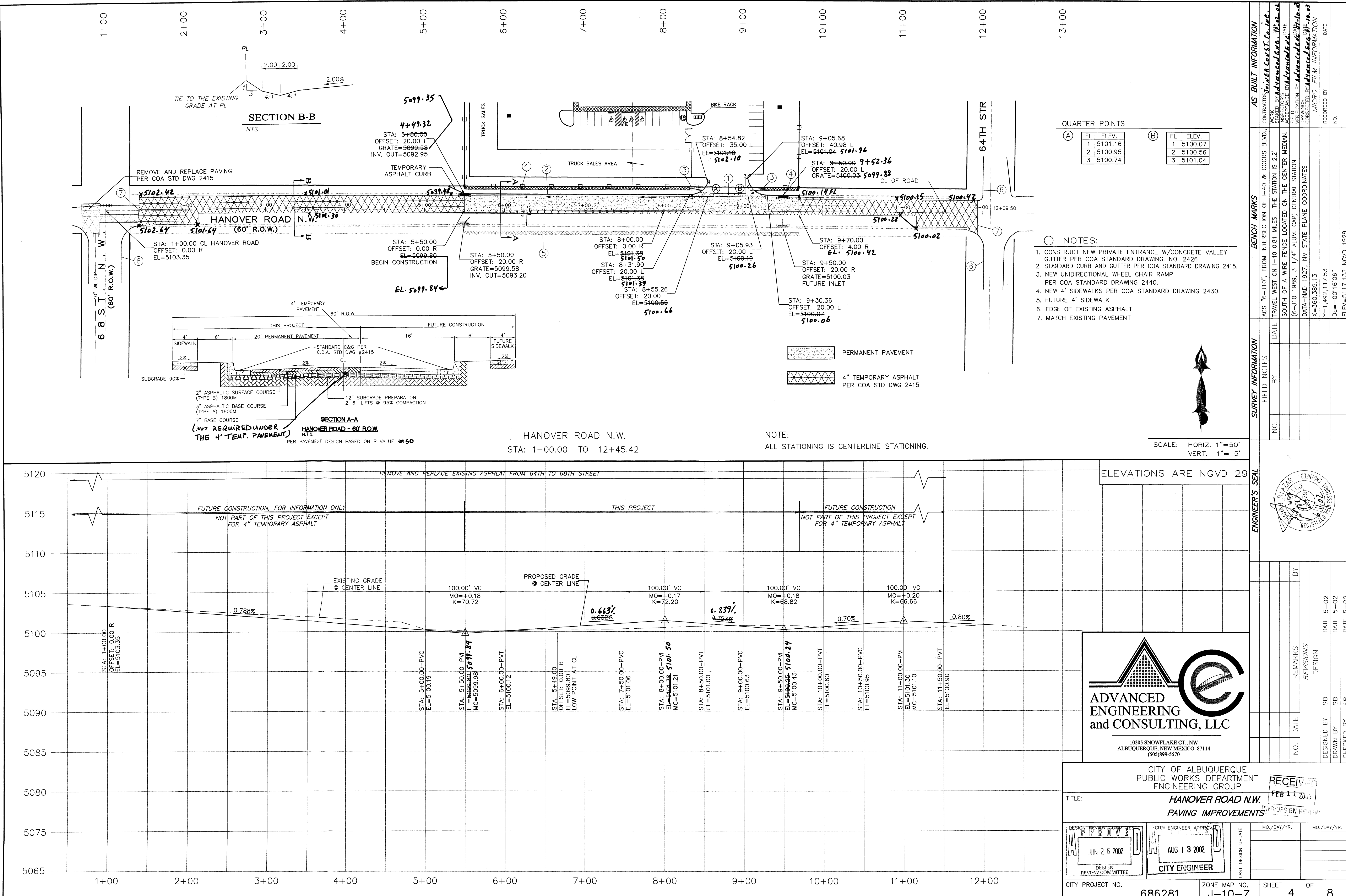
SHAHAB BIAZAR
P.E. #13479

10205 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570

RUSH ENTERPRISES
GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
200133-GR.DWG	SHH	10-11-01	3 OF 5

LAST REV. 03/01/02



AS BUILT INFORMATION

CONTRACTOR: **Advanced Engineering and Consulting, LLC**

WORK: **Paving Improvements**

DATE: **11/11/2003**

DESIGNED BY: **SB**

DRAWN BY: **SB**

CHECKED BY: **SB**

DATE: **5-02**

DATE: **5-02**

DATE: **5-02**

ENGINEER'S SEAL

REGISTERED PROFESSIONAL ENGINEER

ADVANCED ENGINEERING and CONSULTING, LLC

10205 SNOWFLAKE CT. NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **HANOVER ROAD N.W. PAVING IMPROVEMENTS**

RECEIVED
FEB 11 2003

APPROVE
JUN 26 2002
DESIGN REVIEW COMMITTEE

APPROVE
AUG 13 2002
CITY ENGINEER

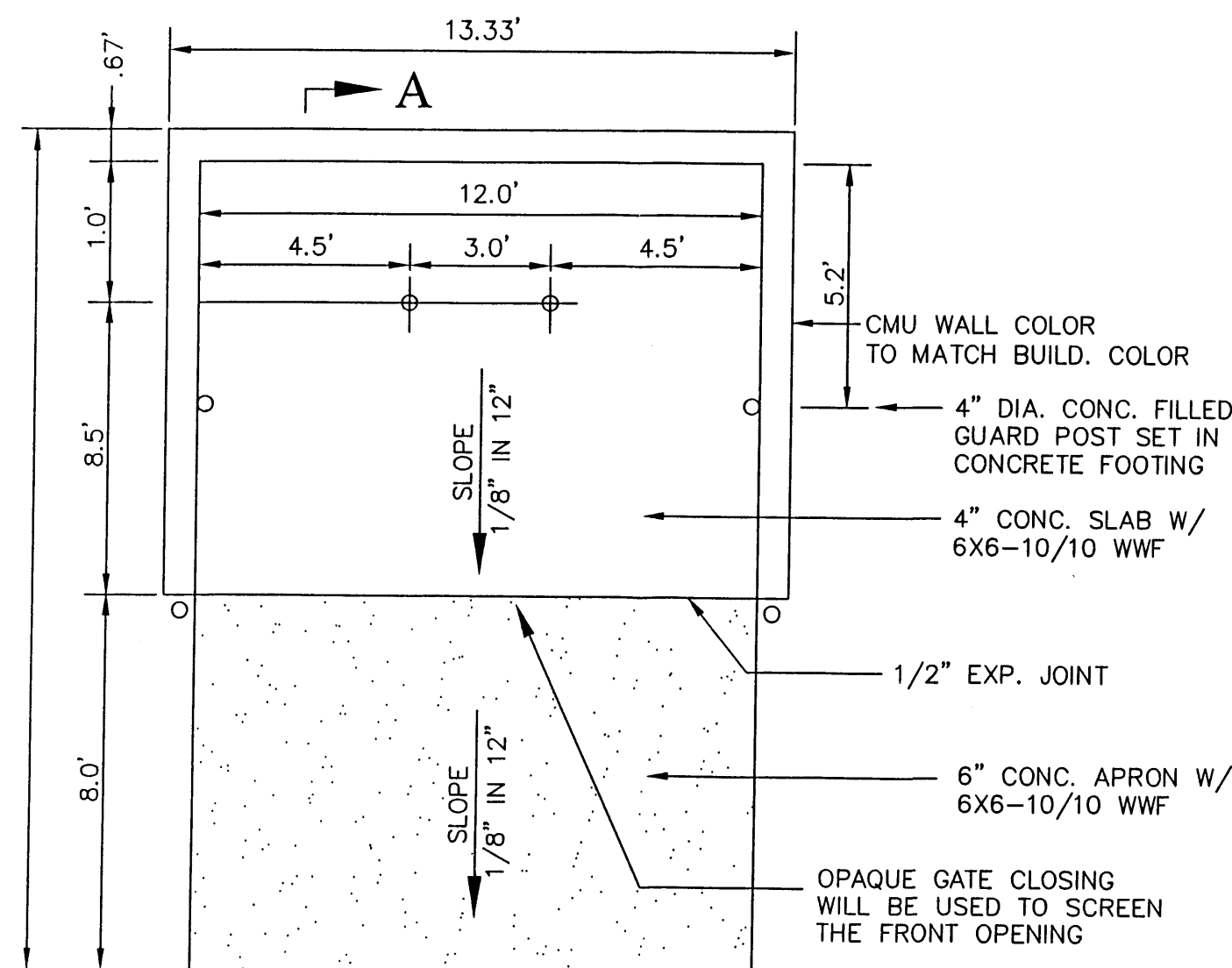
MO./DAY/YR.

MO./DAY/YR.

CITY PROJECT NO. **686281**

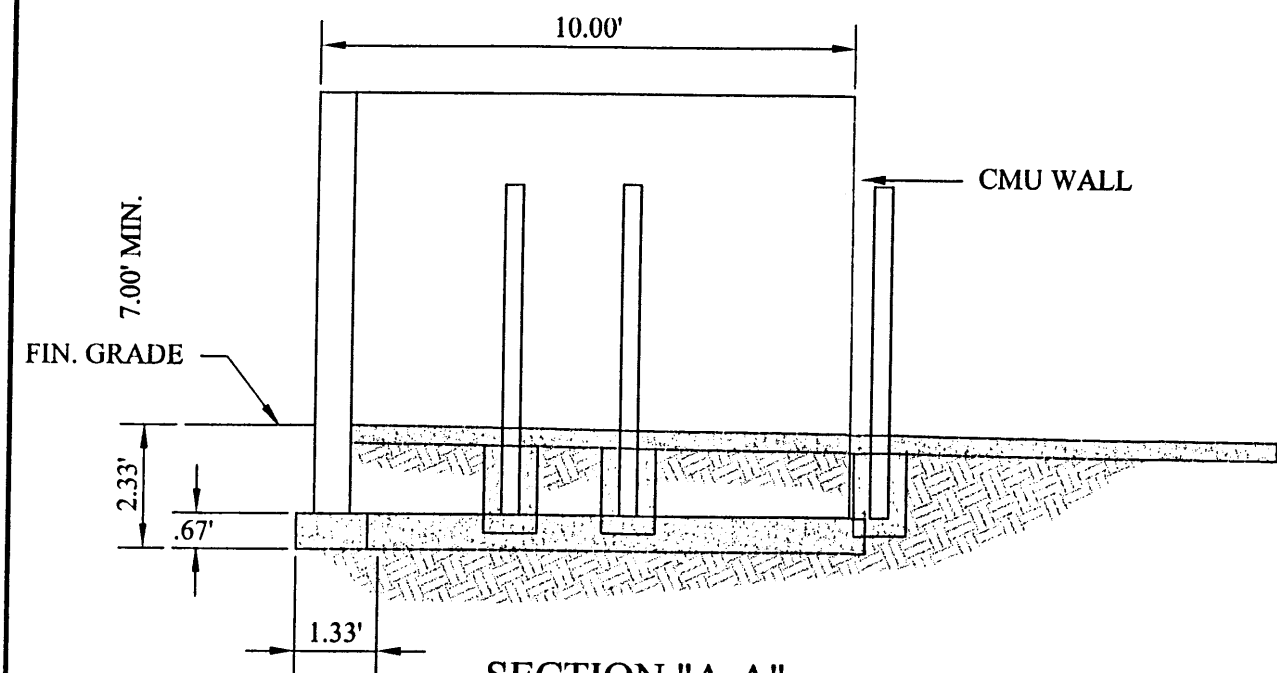
ZONE MAP NO. **J-10-Z**

SHEET **4** **OF** **8**

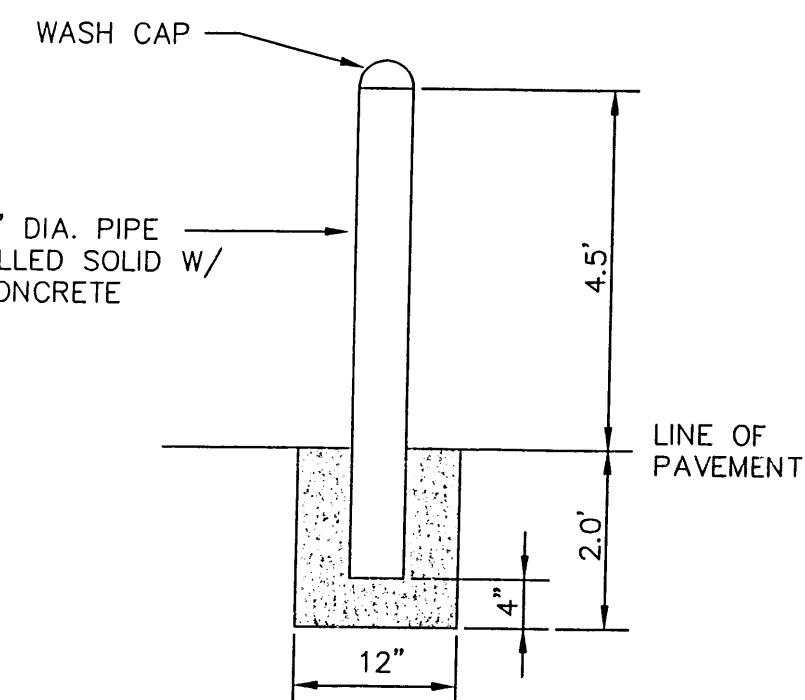


TRASH ENCLOSURE DETAIL

NTS



SECTION "A-A"

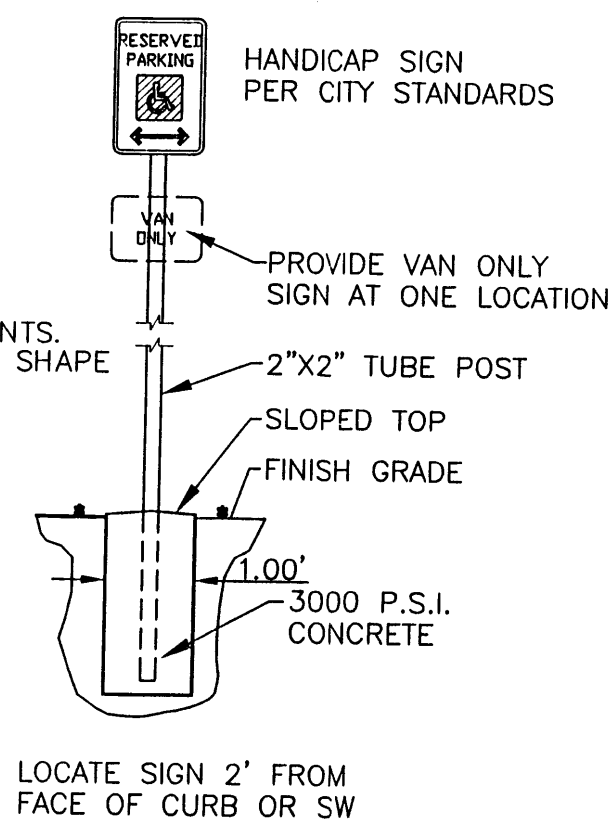


PIPE POST DETAIL

NTS

NOTES:

1. SIGN TO BE PER LOCAL HANDICAPPED REQUIREMENTS. VERIFY WITH CITY SIZE & SHAPE.
2. PROVIDE SIGN @ ALL HANDICAPPED PARKING STALLS INDICATED ON SITE PLAN.
3. PLACE SIGN 2' FROM THE CURB.

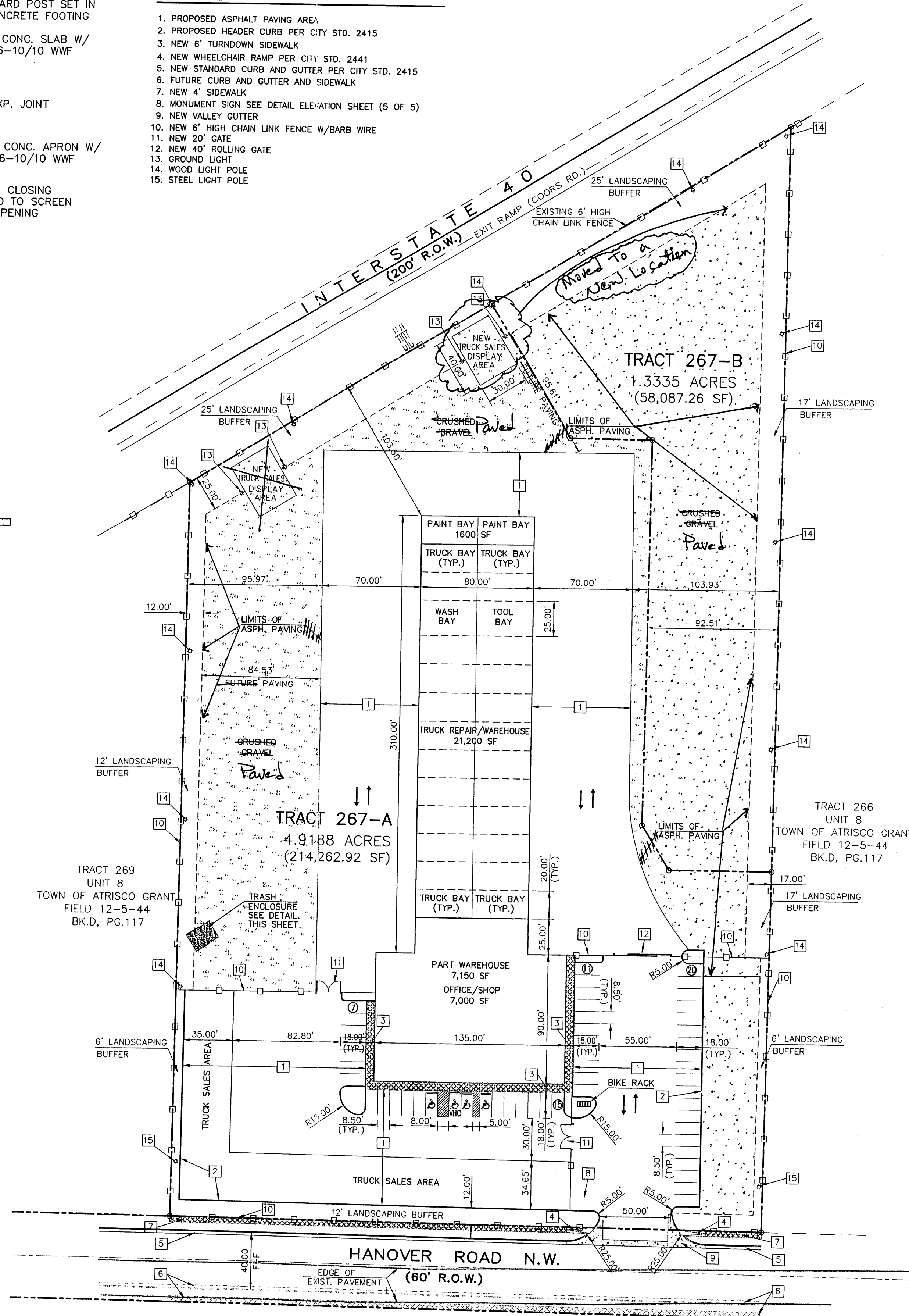


HANDICAP SIGN DETAIL

NTS

KEY NOTE

1. PROPOSED ASPHALT PAVING AREA
2. PROPOSED HEADER CURB PER CITY STD. 2415
3. NEW 6" TURNDOWN SIDEWALK
4. NEW WHEELCHAIR RAMP PER CITY STD. 2441
5. NEW STANDARD CURB AND GUTTER PER CITY STD. 2415
6. FUTURE CURB AND GUTTER AND SIDEWALK
7. NEW 4" SIDEWALK
8. MONUMENT SIGN SEE DETAIL ELEVATION SHEET (5 OF 5)
9. NEW VALLEY GUTTER
10. NEW 6" HIGH CHAIN LINK FENCE W/BARB WIRE
11. NEW 20' GATE
12. NEW 40' ROLLING GATE
13. GROUND LIGHT
14. WOOD LIGHT POLE
15. STEEL LIGHT POLE



SITE DATA

PROPOSED USAGE: TRUCK SALES, REPAIR AND PARTS (OFFICE/WAREHOUSE AND REPAIR)

TOTAL LOT AREA: 214,262.92 S.F. (4.9188 ACRE)
OFFICE/SHOP AREA: 7,000 S.F.
PART WAREHOUSE AREA: 7,150 S.F.
TRUCK REPAIR/WAREHOUSE: 21,200 S.F.
PAINT BAY: 1,600 S.F.
TOTAL BUILDING AREA: 36,950 S.F.
TOTAL PARKING AREA: 28,410 S.F.

CONSTRUCTION TYPE: IIN (PRE-ENGINEERED STEEL BUILDING, W/ NON-COMBUSTABLE CONSTRUCTION)

LANDSCAPE CALCULATIONS

NET LOT AREA: 177,312.92 SF ±
LANDSCAPING REQUIRED: 26,597.00 S.F. ±
15% OF 177,312.92 SF
LANDSCAPE PROVIDED: 32,601.00 S.F.

PARKING CALCULATIONS

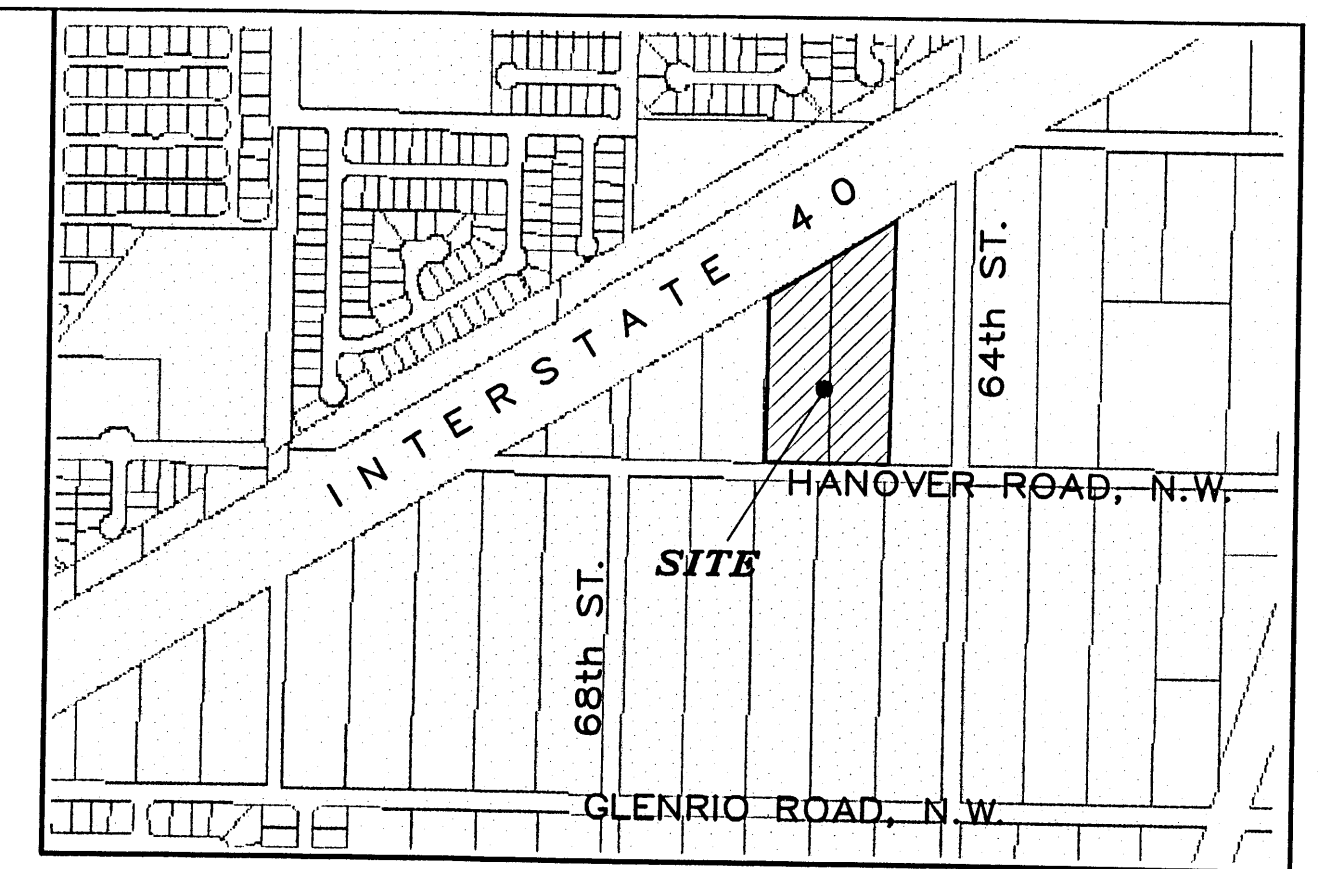
PARKING REQUIRED:
OFFICES/SHOP 7,000 GSF / 200 GSF 35 SPACES
WAREHOUSE/REPAIR SHOP 29,950 GSF / 2,000 GSF 15 SPACES
TOTAL PARKING REQUIRED: 50 SPACES
TOTAL PARKING PROVIDED: 53 SPACES

HC PARKING REQUIRED: 4 SPACES (1 VAN)
HC PARKING PROVIDED: 4 SPACES (1 VAN)

BICYCLE SPACES REQUIRED: 4 SPACES
BICYCLE SPACES PROVIDED: 4 SPACES

GENERAL NOTES:

1. SITE LIGHTING WILL CONSIST OF BUILDING-MOUNTED, STEEL OR WOOD POLE MOUNTED, HIGH PRESSURE SODIUM, 400 WATTS. LIGHTING SHALL BE CONTROLLED BY PHOTOCELLS AND/OR TIME CLOCKS. ALL LIGHTING SHALL BE SHIELDED FROM SURROUNDING PROPERTIES. THE SITE LIGHTING SHALL COMPLY WITH CITY SITE LIGHTING ORDINANCE.
2. THE SIGNAGE WILL CONSIST OF A MONUMENT SIGN, BUILDING MOUNTED SIGN AND A FREE STANDING SIGN.
3. THIS SITE PLAN CONFORMS WITH THE REQUIREMENTS OF THE C-2 ZONE PLAN.
4. CURRENT ZONING IS C-2.
5. WATER AND SEWER: PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SERVICE TO THE SITE MUST BE VERIFIED AND COORDINATED WITH THE CITY OF ALBUQUERQUE UTILITY DEPARTMENT, VIA AN AVAILABILITY STATEMENT. THIS STATEMENT HAS BEEN REQUESTED BY LETTER ON 12-5, 2001.
6. BUILDINGS:
BUILDING HEIGHT: BUILDING STRUCTURE SHALL NOT EXCEED 26 FEET IN HEIGHT.
BUILDING TYPES: BUILDINGS WILL BE STEEL FRAME WITH PICHED ROOF. BUILDINGS WILL BE EITHER STUCCO OR METAL PANEL.
BUILDING COLORS: BUILDING COLORS WILL BE DESERT TAN (STUCCO), TAN OR RED (MATAL PANEL).



VICINITY MAP: ZONE MAP NO. J-10-Z

LEGAL DESCRIPTION:

TRACTS 267-A, UNIT 8, TOWN OF ATRISCO GRANT, BERNALILLO COUNTY CONTAINING 4.9188 ACRE

SHEET INDEX

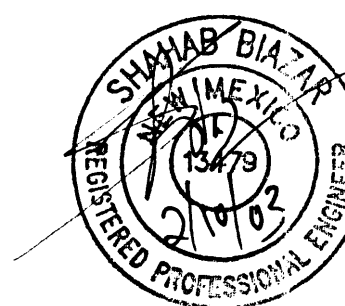
1. SITE PLAN
2. PLAT
3. LANDSCAPING PLAN
4. GRADING AND DRAINAGE PLAN
5. MASTER UTILITY PLAN

RECEIVED
FEB 1 2003
CITY OF ALBUQUERQUE

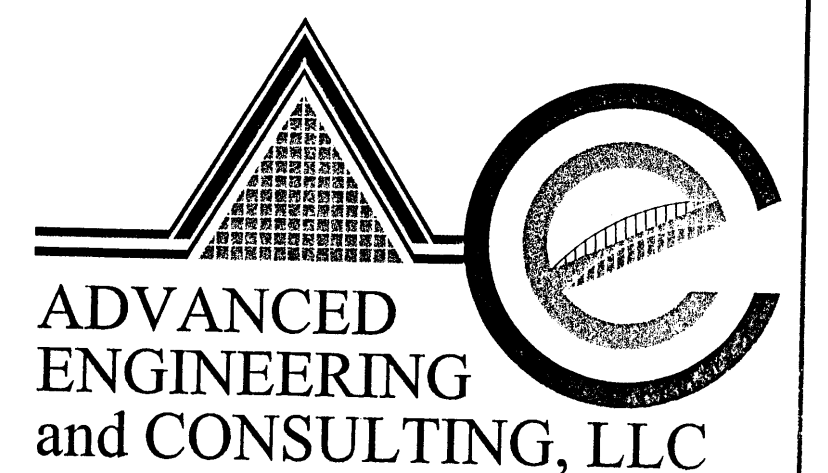
LEGEND

---	BOUNDARY LINE
---	BUILDING
---	LIMITS OF PROPOSED PAVEMENT
---	LANDSCAPING
---	PROPOSED SIDEWALK
---	PROPOSED CURB
---	PROPOSED CURB ON SITE
---	FUTURE CURB & GUTTER
---	CHAIN LINKED FENCE
*	LIGHT

I SHAHAB BIAZAR, A REGISTER ENGINEER, CERTIFY THAT THIS PROJECT WAS BUILT IN SUBSTANTIAL COMPLIANCE TO THE SITE PLAN WITH ENGINEER STAMP DATE OF 5/15/2002. THE SITE WAS INSPECTED BY ADVANCED ENGINEERING AND CONSULTING, LLC ON FEBRUARY 10, 2003.



SHAHAB BIAZAR
P.E. #13479

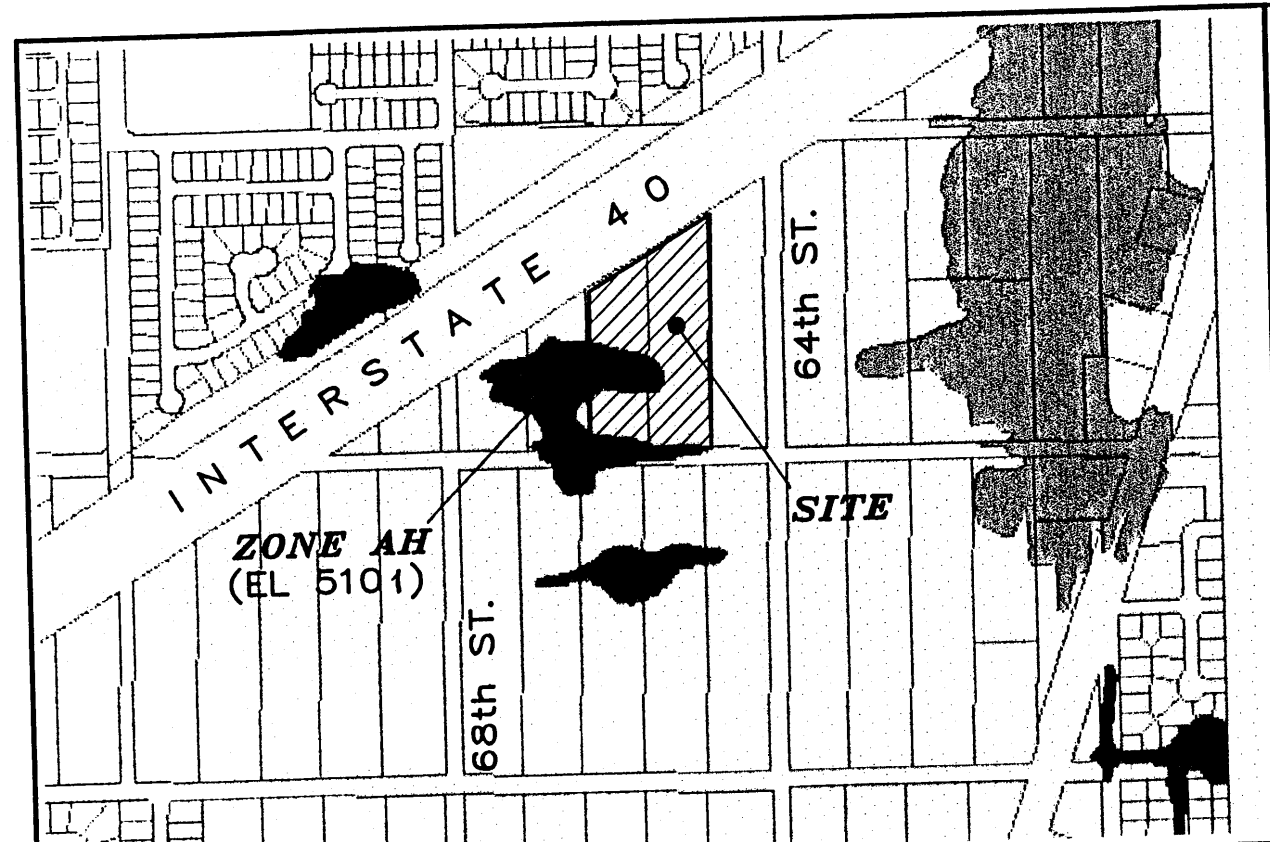


10205 SNOWFLAKE CT. NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570

RUSH PETERBILT TRUCK CENTER SITE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
200133-ST.DWG	SHH	05-14-02	1 OF 5

LAST REVISION: 05-14-02



FIRM MAP: 35001C0327 D

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

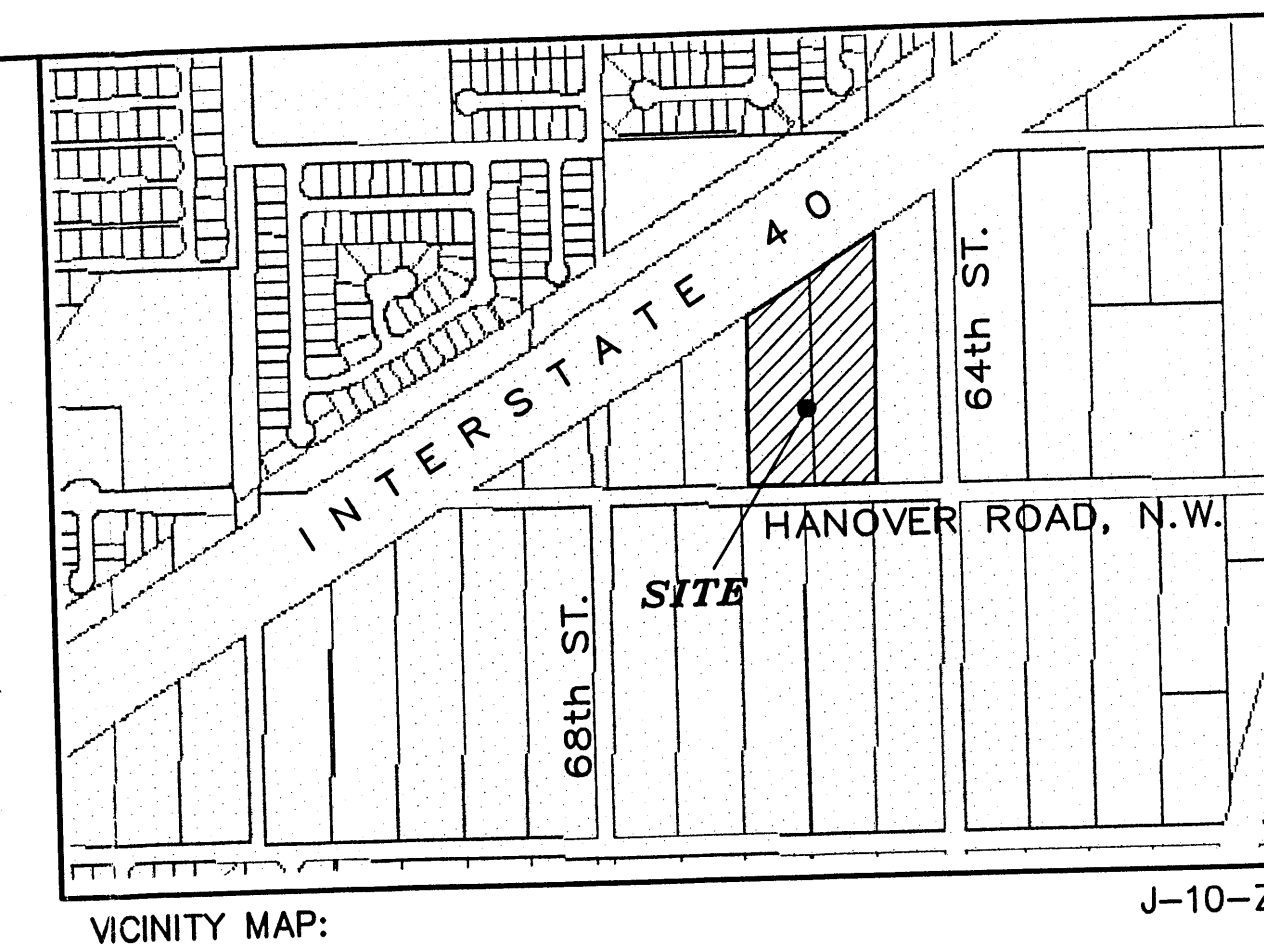
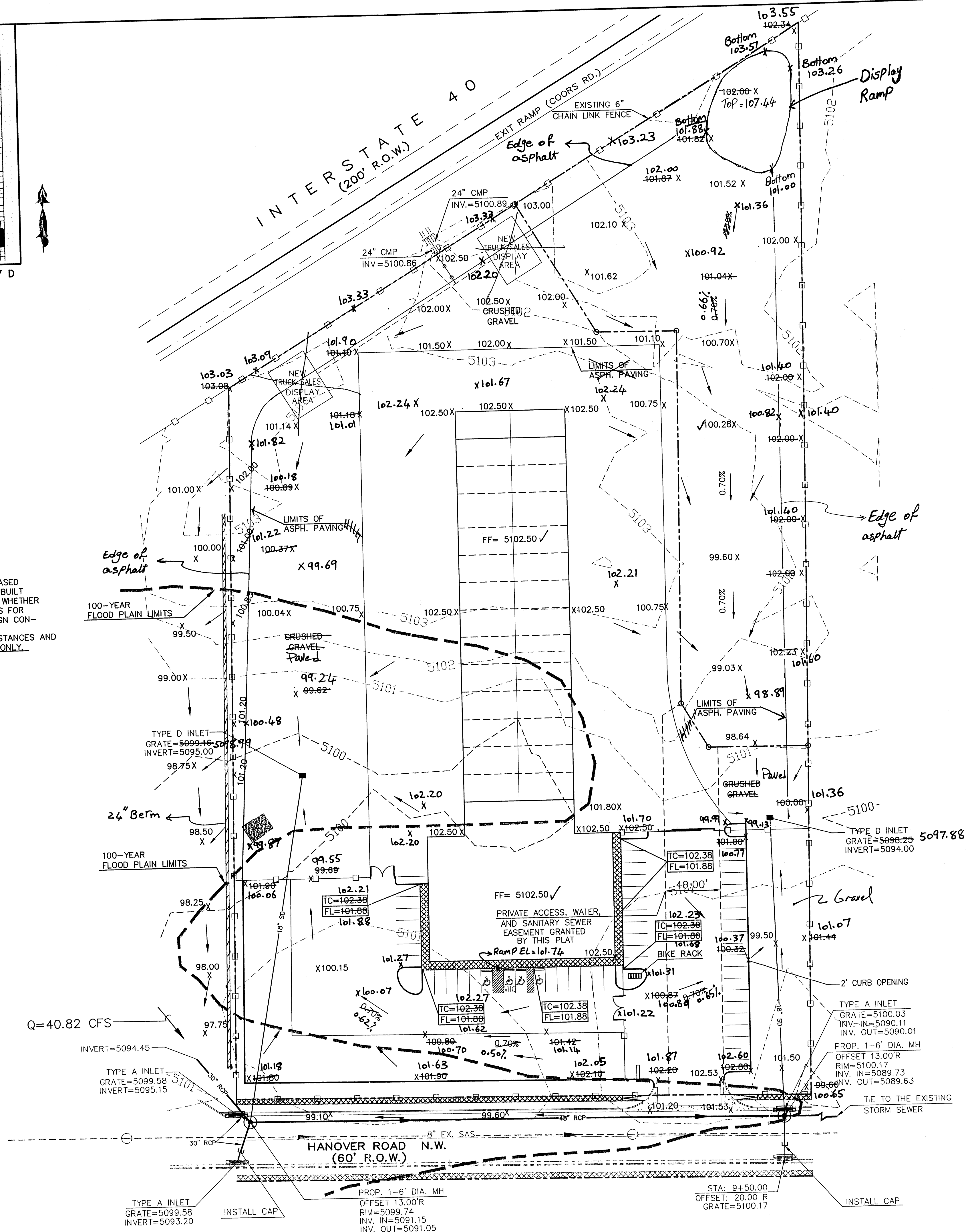
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LEGAL DESCRIPTION:

PORTION OF TRACT 267 & 268, UNIT 8, TOWN OF ATRISCO GRANT, BERNALILLO CONTAINING 6.2522 ACRE

SITE ADDRESS:

HANOVER ROAD

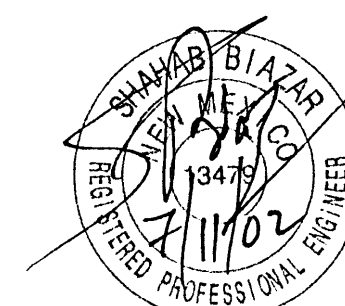
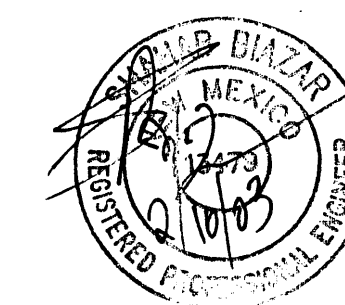
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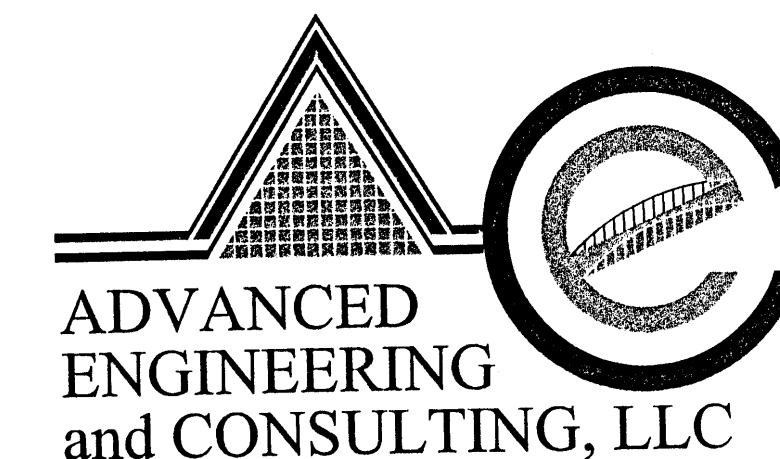
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SHAHAB BIAZAR
P.E. #13479



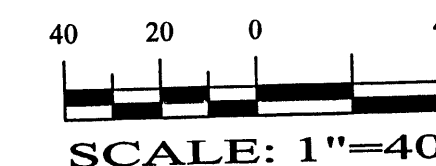
ADVANCED
ENGINEERING
and CONSULTING, LLC

10205 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505) 899-5570

RUSH ENTERPRISES GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
200133-GR.DWG	SHH	10-11-01	3 OF 5

GRAPHIC SCALE



LAST REVISION: 07-11-02

