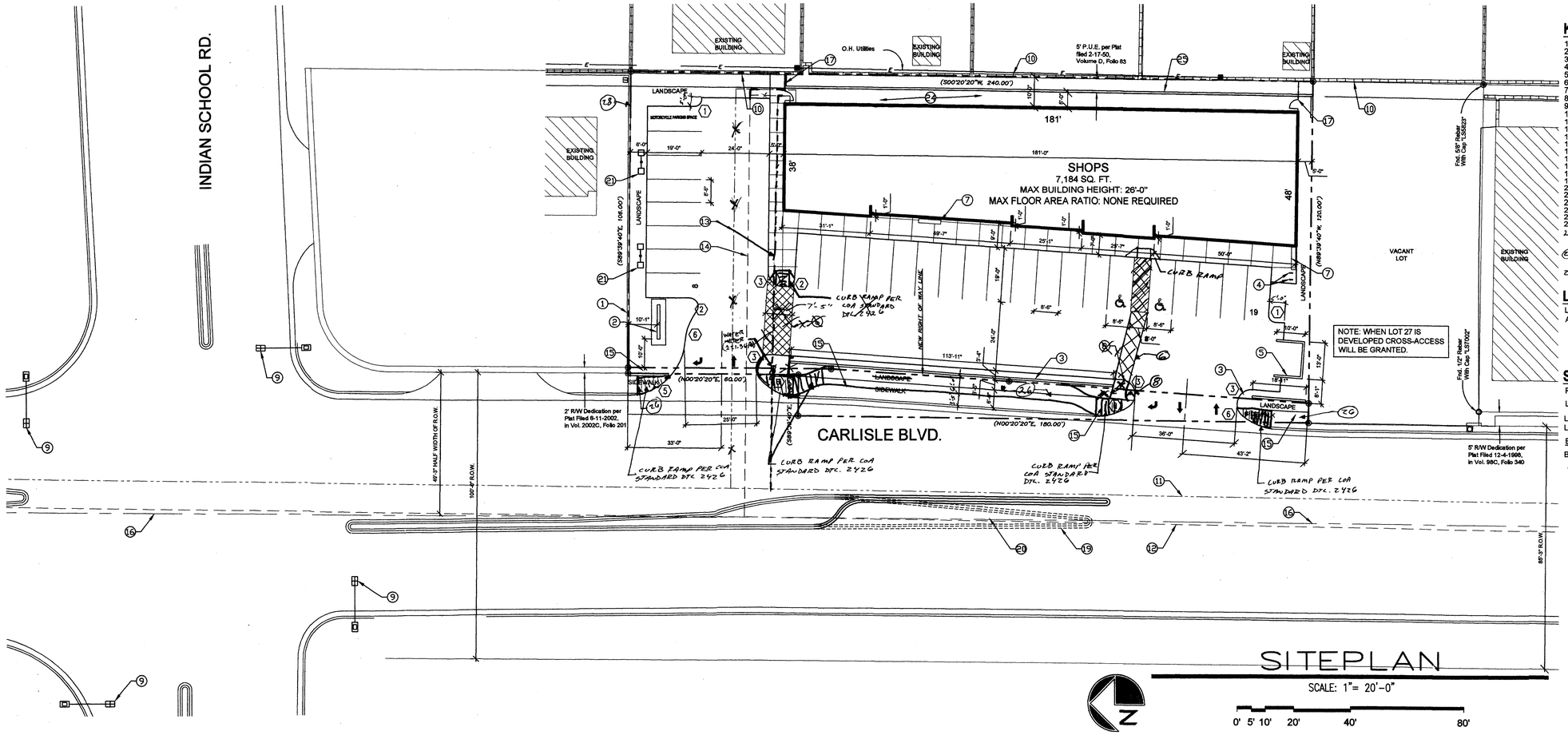

KEYED NOTES

1. EXISTING CONCRETE WALL.
2. MONUMENT SIGN WITH PLANTER BASE.
3. 3'-0" HIGH SPLIT FACE CMU SCREEN WALL.
4. BICYCLE RACKS.
5. DUMPSTER ENCLOSURE.
6. CROSSWALK. COLORED AND TEXTURED CONCRETE.
7. 8'-0" X 1'-6" BENCH.
8. PROPOSED FIRE HYDRANT.
9. EXISTING TRAFFIC SIGNAL.
10. EXISTING CMU WALL. ADD CMU AS NEED TO MAKE 6'-0"
11. EXISTING 6" WATER LINE.
12. EXISTING 8" SANITARY SEWER.
13. PROPOSED WATER LINE. WITH NEW WATER METER
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15. PROPOSED FUTURE R.O.W. DEDICATION.
16. CENTERLINE OF CARLISLE R.O.W.
17. 6'-0" TALL WROUGHT IRON SECURITY FENCE WITH GATE.
18. NOT USED.
19. EXISTING CURB AND GUTTER TO BE REMOVED.
20. NEW CURB AND GUTTER. PER WORK ORDER
21. SITE LIGHTING.
22. 8" BROWN SPLIT FACE CMU.
23. 4" BROWN SMOOTH FACE CMU CAP BLOCK.
24. 5'-0" CONCRETE PEDESTRIAN PATHWAY.
25. CMU RETAINING WALL.
26. SIDEWALK PER COA STANDARD DETAILS 2430 + 2431 w. 2426 FOR CURB RAMP.
27. DRIVE PAD PER COA STANDARD DETAIL 2426
28. 6'-0" HIGH CMU SCREEN WALL. SEE DETAIL C FOR MATERIALS.

LEGAL DESCRIPTION

LOTS 28 THROUGH 31, BLOCK A, ALTURA ADDITON.

SITE DATA

PROPOSED USAGE:	SU-1 FOR C-1
LOT AREA:	27,933 SF (.6412 ACRES)
LANDSCAPE REQUIRED:	3,112 SF
LANDSCAPE PROVIDED:	4,920 SF

BUILDING AREA/PARKING:

BUILDING:	7,184 SF

7,184 SF/200 = 36 - 10%(TRANSIT ROUTE DEDUCTION) = 32

SPACES REQUIRED	32 SPACES
SPACES PROVIDED	27 SPACES
	2 HC SPACES PROVIDED

BIKE SPACES REQUIRED (1/20):	2 SPACES
BIKE SPACES PROVIDED:	2 SPACES

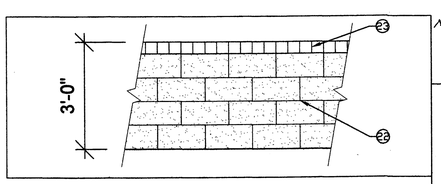
RADIUS:

(1) RADIUS = 2'-6"	(6) RADIUS = 20'-0"
(2) RADIUS = 3'-0"	(7) RADIUS = 25'-0"
(3) RADIUS = 5'-0"	(8) RADIUS = 30'-0"
(4) RADIUS = 10'-0"	(9) RADIUS = 50'-0"
(5) RADIUS = 15'-0"	(10) RADIUS = 65'-0"
(11) RADIUS = 100'-0"	

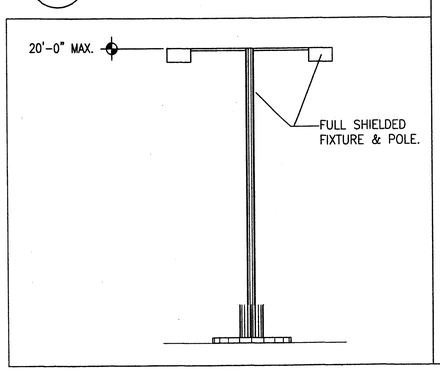
REV	DATE	BY	REVISION
6			
5			
4			
3	7/1/05	JCS	ECP COMMENTS
2	5/10/05	JCS	PLANNING COMMENTS
1	3/31/05	JCS	SITE PLAN AND BUILDING FOOT PRINT UPDATE

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

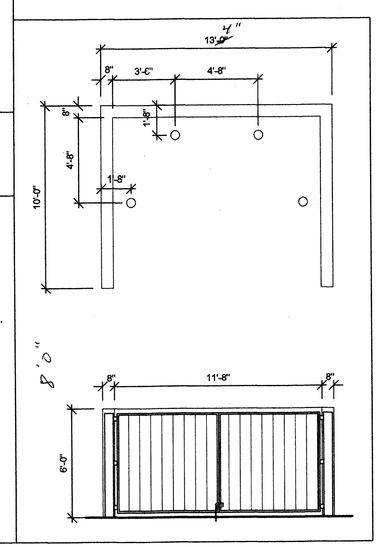
NOTE: DUMPSTER ENCLOSURE TO MATCH SCREEN WALL MATERIAL AND CONSTRUCTION TYPE.



C SCREEN WALL
N.T.S.



A SITE LIGHTING
N.T.S.



B DUMPSTER ENCLOSURE
N.T.S.

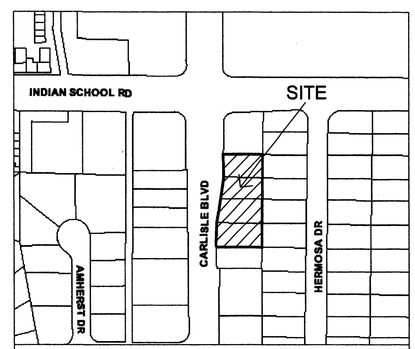
NOTE: BOTH CARLISLE BLVD AND INDIAN SCHOOL RD HAVE EXISTING BUS ROUTES. THERE IS AN EXISTING BIKE LANE ON CARLISLE BLVD.

ZONING:

SU-1 FOR C-1 WITH THE FOLLOWING EXCLUSIONS AND MODIFICATIONS

EXCLUSIONS:
A. OUTDOOR RESTAURANT SEATING
B. LIQUOR SALES IN CONJUNCTION WITH A RESTAURANT
C. GASOLINE SERVICE STATION
D. OUTSIDE SALES OF GAS, OIL, OR LIQUEFIED PETROLEUM.
E. ON PREMISE AUTOMOBILE AND MOTORIZED BICYCLE (MOPED) REPAIR AND BODY WORK.
F. PAWN SHOPS
G. CAR WASH
H. LAUNDROMATS
I. OFF-PREMISE SIGNAGE
J. FREE-STANDING WIRELESS TELECOMMUNICATIONS FACILITIES UP TO 65 FEET IN HEIGHT
K. COLLOCATED FREE-STANDING WIRELESS TELECOMMUNICTIONS FACILITIES UP TO 75 FEET IN HEIGHT
L. ANTENNAE EXCEEDING 65 FEET IN HEIGHT
M. COMMUNITY RESIDENTIAL PROGRAM IN ACCORDANCE WITH SECTION 14.16.2.16.B.2 OF THE ZONING CODE.
N. AUTO, TRAILER AND TRUCK RENTAL, SERVICE AND STORAGE.
O. DRIVE-UP SERVICE WINDOWS AND DRIVE THRU FACILITIES INCLUDING BANKING FACILITIES.
P. FIREWORKS SALES
Q. GAMES WITHIN A COMPLETELY ENCLOSED BUILDING, OPERATED FOR PROFIT AND NOT A PERMISSIVE C-1 USE
R. KENNEL
S. MORTUARY
T. MOBILE HOME AS CARETAKER QUATERS
U. RECYCLING BIN AS AN ACCESSORY USE.
V. USES OR ACTIVIES IN A TENT
W. ROOF-MOUNTED WIRELESS TELECOMMUNICATIONS FACILITIES

MODIFICATIONS
A. BICYCLE REPAIR, PROVIDED IT IS DONE WITHIN A COMPLETELY ENCLOSED BUILDING.
B. DRY CLEANING, WITH NO ON-PREMISE DRY-CLEANING OR LAUNDERING (DROP-OFF ONLY)
C. ELECTRONIC AND PINBALL GAME ROOMS WITHIN A COMPLETELY ENCLOSED BUILDING AND WITH NO MORE THAN FOUR GAME MACHINES PER BUSINESS.



VICINITY MAP
SCALE: 1" = 200'
ZONE ATLAS PAGE: J-17

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
7-26-05
SIGNATURE & DATE

PROJECT NUMBER: 1003801
APPLICATION NUMBER: 05DRB-01180

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated June 17, 2005 and the findings and conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (X) YES ( ) 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 SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	9-6-05 Date
Water Utility Department	8-18-05 Date
Parks and Recreation Department	7/27/05 Date
City Engineer	7/27/05 Date
Environmental Health Department *(conditional)	Date
Solid Waste Management	7-27-05 Date
DRB Chairperson, Planning Department	7/27/05 Date

* Environmental Health, if necessary

8.9.05

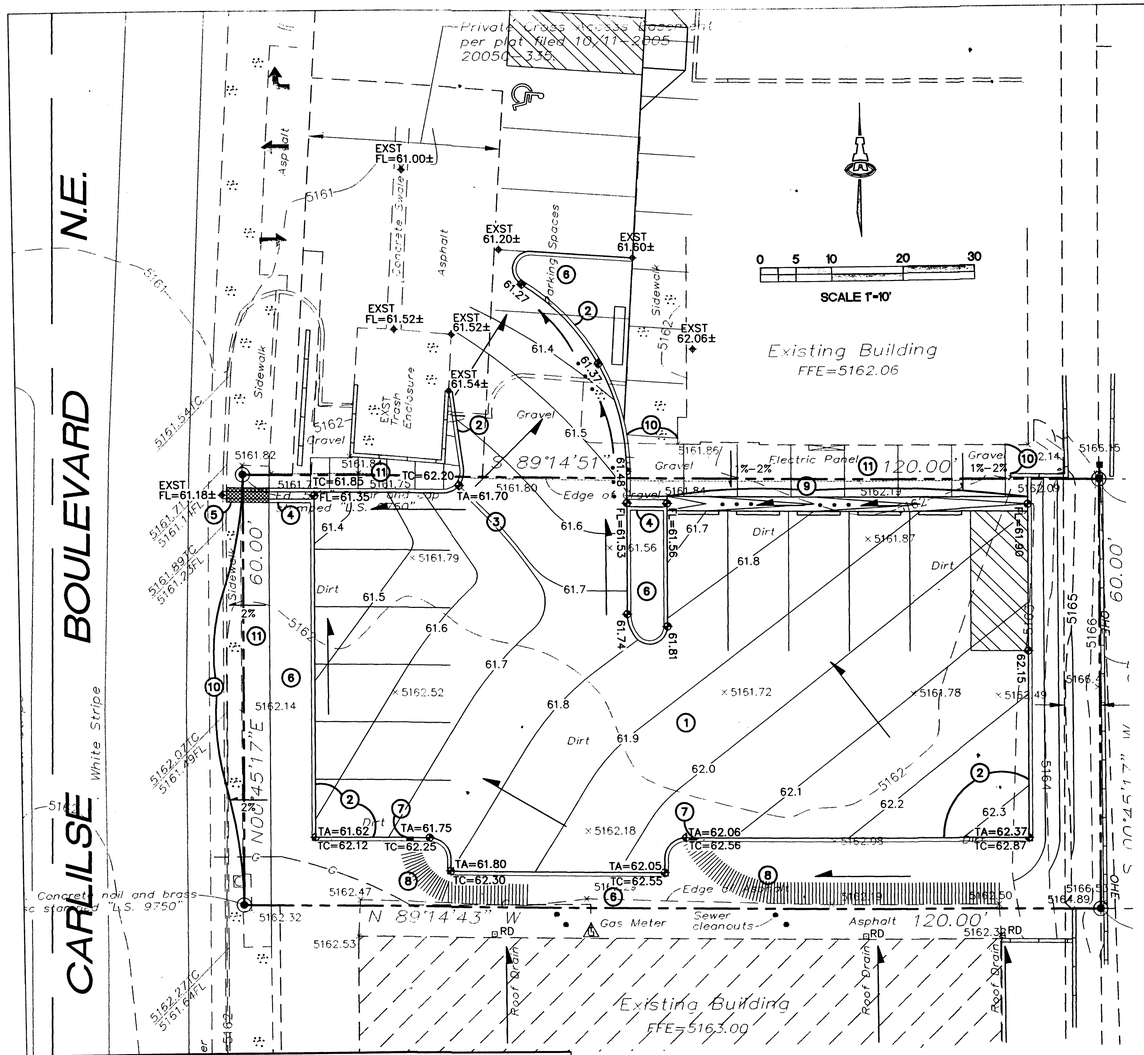
RECEIVED
AUG 30 2006
HYDROLOGY SECTION

PROJECT TITLE: CARLISLE SHOPS
CARLISLE AND INDIAN SCHOOL
Albuquerque, NM

PROJECT MANAGER: George Rainhart, AIA
JOB NO.
DRAWN BY: JCS

SHEET TITLE: SITE PLAN FOR BLD. PERMIT

DATE: 02/03/05
SCALE: AS NOTED
sheet- AS1 -of-



CALCULATIONS: ALTURA SHOPS PARKING LOT EXPANSION :

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE

AREA OF SITE: 7199.72 SF = 0.2

100-year, 6-hour

HISTORIC FLOWS:		Treatment SF	%	DEVELOPED FLOWS:		Treatment SF	%	EXCESS PRECIP: Precip. Zone 2	
Area A	=	0	0%	Area A	=	0	0%	E_A = 0.53	
Area B	=	0	0%	Area B	=	360	5%	E_B = 0.78	
Area C	=	6839.734	95%	Area C	=	720	10%	E_C = 1.13	
Area D	=	359.986	5%	Area D	=	6120	85%	E_D = 2.12	
Total Area	=	7199.72	100%	Total Area	=	7199.72	100%		

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E = $\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$

Historic E	=	1.18 in.	Developed E	=	1.95 in.

On-Site Volume of Runoff: V360 = E*A / 12

Historic V_{360}	=	708 CF	Developed V_{360}	=	1172 CF

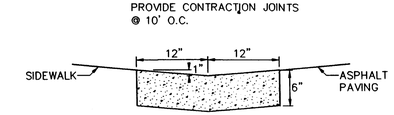
On-Site Peak Discharge Rate: $Qp = Q_{pA}A_A + Q_{pB}A_B + Q_{pC}A_C + Q_{pD}A_D / 43.560$

For Precipitation Zone 2

Q_{pA}	=	1.56	Q_{pC}	=	3.14
Q_{pB}	=	2.28	Q_{pD}	=	4.70
Historic Q_p	=	0.5 CFS	Developed Q_p	=	0.7 CFS

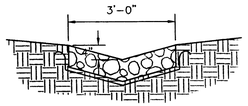
CURB OPENING CAPACITY CALCULATION

Weir equation:		$Q=CLH^{3/2}$
Constant	C =	3.33
Curb height	H =	0.5 feet
Opening Length	L =	1.00 feet
	Q=	1.2 cfs



X1 2' WIDE VALLEY GUTTER

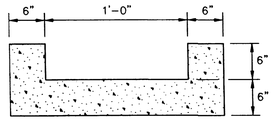
DRNG-VALY-GUTR-2 WIDE.DWG N.T.S.



- VARY FRACTURED FACE ROCK SIZE BETWEEN 4" AND 8" DIA. (AVG.=6")
- PLACE GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.)BENEATH COBBLE SWALE PER MANUFACTURER'S RECOMMENDATIONS.

X1 ROCK LINED SWALE

DRNG-COBBLE-LINED-SWALE.DWG N.T.S.

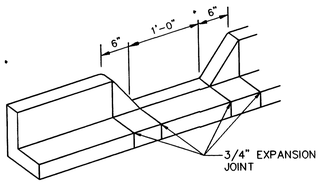


GENERAL NOTES

1. PROVIDE CONST CONTROL JOINTS @ 7' O.C. MAX.
2. EDGES SHOULD BE REMOVED WITH 3/8" EDGING TOOL

X1 'U' SHAPED CONC. CHANNEL

DRNG-CONC-CHNL-USHP.DWG N.T.S.

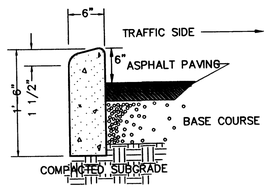


GENERAL NOTES

1. EDGES SHOULD BE REMOVED WITH 3/8" EDGING TOOL

X1 CURB OPENING

DRNG-CURB-OPENING.DWG N.T.S.



GENERAL NOTES

1. PROVIDE CONST CONTROL JOINTS @ 7' O.C. MAX.
2. EDGES SHOULD BE REMOVED WITH 3/8" EDGING TOOL
3. PROVIDE 1/2" EXPANSION JOINTS ADJACENT TO BLDGS & WALLS

XX CONCRETE HEADER CURB

N.T.S.

⊗ KEYED NOTES

1. PROPOSED ASPHALT PAVING. SEE ARCHITECTURAL FOR SECTIONS, PARKING LAYOUT, DIMENSIONS, STRIPING, ETC.
2. CONSTRUCT 6" HIGH HEADER CURB. SEE THIS SHEET FOR DETAIL.
3. PAVING HIGH POINT THIS AREA.
4. CONSTRUCT 1' WIDE (BOTTOM WIDTH) 'U' SHAPED CONCRETE CHANNEL TO PASS FLOW. SEE THIS SHEET FOR DETAIL.
5. CONSTRUCT 1' WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236 TO PASS FLOW. SLOPE = 1% SEPARATE PERMIT REQUIRED FOR CONSTRUCTION WITHIN PUBLIC R.O.W. (SEE S.O.19 NOTICE THIS SHEET).
6. LANDSCAPE AREA
7. 1' CURB OPENING. SEE THIS SHEET FOR DETAIL.
8. CONSTRUCT COBBLE-LINED SWALE TO PASS FLOW FROM OFF-SITE ROOF DRAINS. SLOPE = 1% SEE THIS SHEET FOR DETAIL.
9. CONSTRUCT VALLEY GUTTER AT PROPOSED GRADES. TIE INTO SIDEWALK AND ASPHALT PAVING. SEE THIS SHEET FOR DETAIL.
10. MATCH EXST TOP-OF-SIDEWALK ELEVATION THIS AREA.
11. PROPOSED SIDEWALK.

GENERAL NOTES

A. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.

B. ALL SUBGRADE, OVEREXCAVATION, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.

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

D. MAXIMUM SLOPES SHALL BE 3:1 AND MINIMUM SLOPES SHALL BE 1% UNLESS OTHERWISE NOTED.

E. FIVE (5) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES. 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.

F. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT / ENGINEER AND VERIFY THE ARCHITECT / ENGINEER'S INTENT BEFORE PROCEEDING.

G. COORDINATE WORK WITH SITE PLAN.

H. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES, TYPICAL.

I. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS TO DRAIN TOWARD EXISTING AND / OR PROPOSED DRAINAGE PATHS. WHERE NEW GRADES ARE SHOWN AS MATCH'OR '±', TRANSITIONS SHALL BE SMOOTH AND LEVEL. ANY NEW PAVING SURFACE HOLDING WATER (BIRDBATH) SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S SOLE EXPENSE.

J. SIDESLOPES STEEPER THAN 3:1 BUT LESS THAN 2:1 MUST HAVE PERMANENT EROSION CONTROL (FRACTURED FACE ROCK [F.F. ROCK] INSTALLED. NO SLOPE SHALL BE STEEPER THAN 2:1.

K. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESEEDED WITH NATIVE GRASS PER C.O.A. SPECIFICATIONS SECTION 1012 (FOR SANDY SOILS) OR AS SPECIFIED ON THE LANDSCAPE PLAN.

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

LEGEND

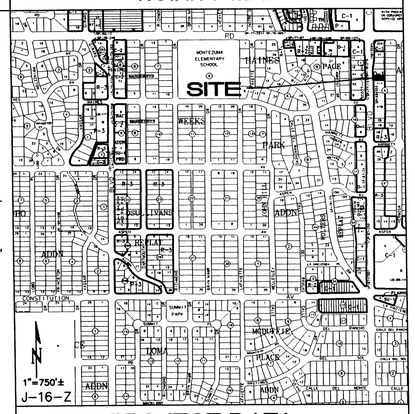
	EXISTING CONTOUR
	PROPOSED CONTOUR
61.69	PROPOSED SPOT ELEVATION
	FLOW ARROW
FFE = 6881.0	FINISH FLOOR ELEVATION
	CURB OPENING
TC 81.9 / TA 81.4	TOP OF CURB / TOP OF ASPHALT ELEVATION
FL=72.5	FLOWLINE ELEVATION
	ROCK-LINED SWALE

S.O.19 : NOTICE TO CONTRACTORS

1	AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2	ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7 AMENDMENT 1.
3	TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) 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 TRAFFIC / 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.

APPROVAL	NAME	DATE
INSPECTOR		

VICINITY MAP



PROJECT DATA

LEGAL DESCRIPTION: LOT NUMBERED TWENTY SEVEN (27) IN BLOCK LETTERED "A" OF ALTURA ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 17, 1950 IN VOLUME D, FOLIO 83.

SITE AREA: 0.1653 AC

FLOOD ZONE: THE SUBJECT PROPERTY (AS SHOWN HEREON) LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) FLOOD PLAIN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP NUMBER 35001C0351G, EFFECTIVE DATE SEPTEMBER 26, 2008

ENGINEER: FRED ARFMAN, NMPE#7322
ISAACSON & ARFMAN, P.A.
128 MONROE ST NE, ABQ. NM 87108
PHONE: (505) 268-8828

SURVEYOR: RUSS P. HUGG, NMPS #9750
SURV-TEK, INC.
9384 VALLEY VIEW DR NW, ABQ. NM 87114
PHONE: (505) 897-3366

BENCHMARK: VERTICAL DATUM SHOWN HEREON IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY MONUMENT "12-J16" HAVING A PUBLISHED ELEVATION OF 5160.91 FEET (NAVD 88)

PROPERTY: THE SITE IS A 0.17 ACRE UNDEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP J-16. THE SITE IS BOUND TO THE NORTH AND SOUTH BY DEVELOPED COMMERCIAL PROPERTIES, TO THE EAST BY DEVELOPED RESIDENTIAL, AND TO THE WEST BY CARLISLE BLVD.

PROPOSED IMPROVEMENTS: INCLUDE ASPHALT PAVED PARKING WITH ACCESS FROM ADJACENT PROPERTY, AND ASSOCIATED LANDSCAPING.

OFF-SITE: OFFSITE STORM WATER TO BE ACCEPTED FROM THE ROOF DRAINS OF THE BUILDING TO THE SOUTH PER HISTORICAL CONDITIONS.

DRAINAGE PLAN CONCEPT: ALL SITE FLOW WILL FREE DISCHARGE TO THE ADJACENT PUBLIC STREET, CARLISLE BLVD, AND ENTER THE EXISTING STORM DRAIN SYSTEM.

RECEIVED
APR 20 2010
HYDROLOGY SECTION

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER 04-19-10

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1774 CG-101.dwg Apr 15,2010

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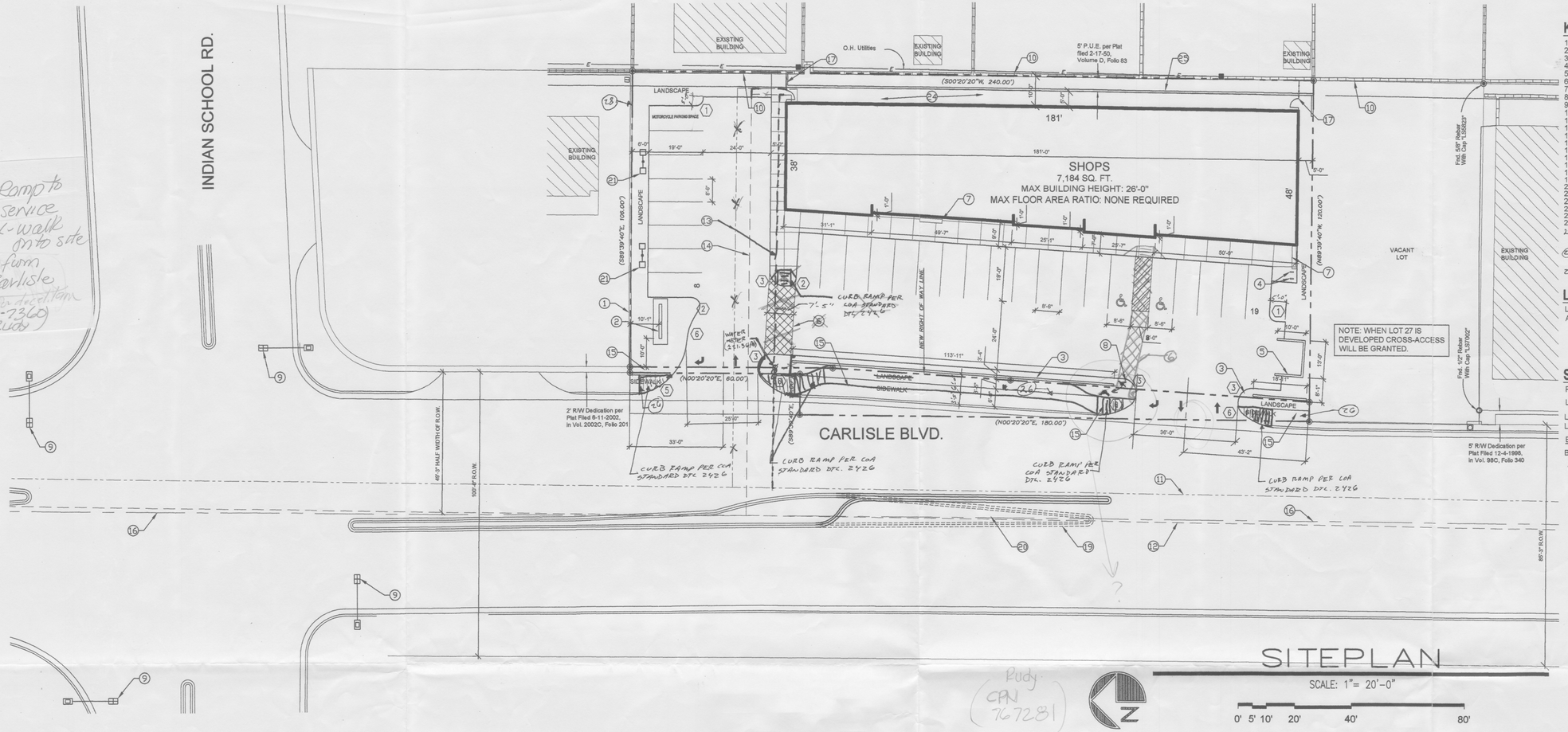
ALTURA SHOPS PARKING LOT EXPANSION

PETERSON PROPERTIES

GRADING AND DRAINAGE PLAN

Date:	No.	Revision	Date	Job No.
Drawn By:				CG-101
Ckd By:				SH. OF

MACAD FILES\1700-1799\1774\CG-101.dwg, 4/15/2010 4:50:56 PM, 1:1



2006
1956 Ramp to
50 service
22 x-walk
72 from
- motion walk Carlisle
w/a for detail tam
(203-7360)
Rudy

KEYED NOTES

1. EXISTING CONCRETE WALL.
2. MONUMENT SIGN WITH PLANTER BASE.
3. 3'-0" HIGH SPLIT FACE CMU SCREEN WALL.
4. BICYCLE RACKS.
5. DUMPSTER ENCLOSURE.
6. CROSSWALK. COLORED AND TEXTURED CONCRETE.
7. 8'-0" X 1'-8" BENCH.
8. PROPOSED FIRE HYDRANT.
9. EXISTING TRAFFIC SIGNAL.
10. EXISTING CMU WALL. ADD CMU AS NEED TO MAKE 6'-0"
11. EXISTING 8" WATER LINE.
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28. 6'-0" HIGH CMU SCREEN WALL. SEE DETAIL C FOR MATERIALS.

LEGAL DESCRIPTION

LOTS 28 THROUGH 31, BLOCK A, ALTURA ADDITON.

SITE DATA

PROPOSED USAGE: SU-1 FOR C-1

LOT AREA: 27,933 SF (.6412 ACRES)

LANDSCAPE REQUIRED: 3,112 SF
LANDSCAPE PROVIDED: 4,920 SF

BUILDING AREA/PARKING:

BUILDING: 7,184 SF

7,184 SF/200 = 36 - 10%(TRANSIT ROUTE DEDUCTION) = 32

SPACES REQUIRED 32 SPACES
SPACES PROVIDED 27 SPACES
2 HC SPACES PROVIDED

BIKE SPACES REQUIRED (1/20): 2 SPACES
BIKE SPACES PROVIDED: 2 SPACES

RADIUS:

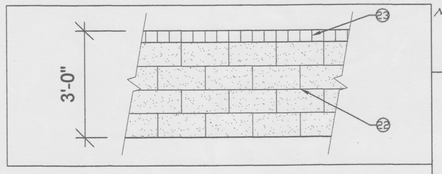
1. RADIUS = 2'-6"
2. RADIUS = 3'-0"
3. RADIUS = 5'-0"
4. RADIUS = 10'-0"
5. RADIUS = 15'-0"
6. RADIUS = 20'-0"
7. RADIUS = 25'-0"
8. RADIUS = 30'-0"
9. RADIUS = 50'-0"
10. RADIUS = 85'-0"
11. RADIUS = 100'-0"

SITEPLAN

SCALE: 1"= 20'-0"

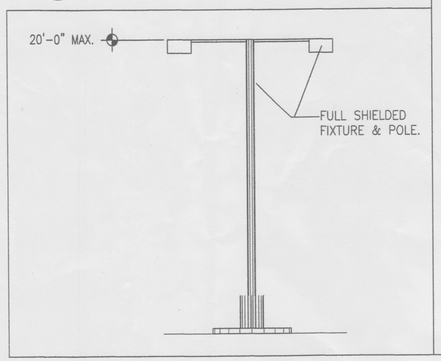
0' 5' 10' 20' 40' 80'

Rudy
CPN 767281

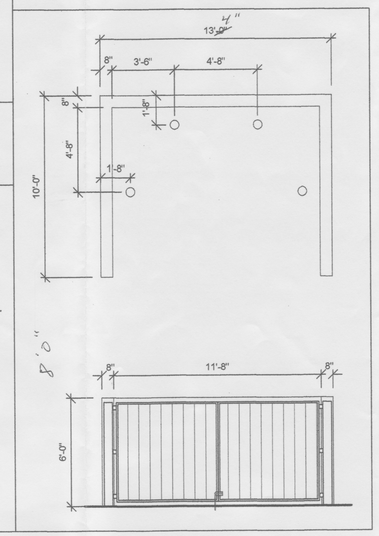


NOTE: DUMPSTER ENCLOSURE TO MATCH SCREEN WALL MATERIAL AND CONSTRUCTION TYPE.

C SCREEN WALL
N.T.S.



A SITE LIGHTING
N.T.S.



B DUMPSTER ENCLOSURE
N.T.S.

NOTE: BOTH CARLISLE BLVD AND INDIAN SCHOOL RD HAVE EXISTING BUS ROUTES. THERE IS AN EXISTING BIKE LANE ON CARLISLE BLVD.

ZONING:

SU-1 FOR C-1 WITH THE FOLLOWING EXCLUSIONS AND MODIFICATIONS

EXCLUSIONS:
A. OUTDOOR RESTAURANT SEATING
B. LIQUOR SALES IN CONJUNCTION WITH A RESTAURANT
C. GASOLINE SERVICE STATION
D. OUTSIDE SALES OF GAS, OIL, OR LIQUEFIED PETROLEUM.
E. ON PREMISE AUTOMOBILE AND MOTORIZED BICYCLE (MOPED) REPAIR AND BODY WORK.
F. PAWN SHOPS
G. CAR WASH
H. LAUNDROMATS
I. OFF-PREMISE SIGNAGE
J. FREE-STANDING WIRELESS TELECOMMUNICATIONS FACILITIES UP TO 65 FEET IN HEIGHT
K. COLLOCATED FREE-STANDING WIRELESS TELECOMMUNICTIONS FACILITIES UP TO 75 FEET IN HEIGHT
L. ANTENNAE EXCEEDING 65 FEET IN HEIGHT
M. COMMUNITY RESIDENTIAL PROGRAM IN ACCORDANCE WITH SECTION 14.16.2.16.B.2 OF THE ZONING CODE.
N. AUTO, TRAILER AND TRUCK RENTAL, SERVICE AND STORAGE.
O. DRIVE-UP SERVICE WINDOWS AND DRIVE THRU FACILITIES INCLUDING BANKING FACILITIES.
P. FIREWORKS SALES
Q. GAMES WITHIN A COMPLETELY ENCLOSED BULDING, OPERATED FOR PROFIT AND NOT A PERMISSIVE C-1 USE
R. KENNEL
S. MORTUARY
T. MOBILE HOME AS CARETAKER QUATERS
U. RECYCLING BIN AS AN ACCESSORY USE.
V. USES OR ACTIVIES IN A TENT
W. ROOF-MOUNTED WIRELESS TELECOMMUNICATIONS FACILITIES

MODIFICATIONS
A. BICYCLE REPAIR, PROVIDED IT IS DONE WITHIN A COMPLETELY ENCLOSED BUILDING.
B. DRY CLEANING, WITH NO ON-PREMISE DRY-CLEANING OR LAUNDERING (DROP-OFF ONLY)
C. ELECTRONIC AND PINBALL GAME ROOMS WITHIN A COMPLETELY ENCLOSED BUILDING AND WITH NC MORE THAN FOUR GAME MACHINES PER BUSINESS.

VICINITY MAP
SCALE: 1" = 200'
ZONE ATLAS PAGE: J-17

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
SIGNATURE & DATE 7-26-05

RECEIVED
AUG 0 4 2006
LAND DEVELOPMENT SECTION

PROJECT NUMBER: 1003801
APPLICATION NUMBER: 05DRB-01180

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated June 17, 2005 and the findings and conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (X) YES ( ) 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 SIGNOFF APPROVAL

Public Engineering/Transportation Division	8-6-05 Date
Water Utility Department	8-18-05 Date
Christina Sandoval Parks and Recreation Department	7/27/05 Date
Bradley L. Bingham City Engineer	7/27/05 Date
Environmental Health Department *(conditional)	Date
Michael Holton Solid Waste Management	7-27-05 Date
DRB Chairperson, Planning Department	8-9-05 7/27/05 Date

* Environmental Health, if necessary

REV	DATE	BY	REVISION
6			
5			
4			
3	7/11/05	JCS	ECP COMMENTS
2	5/10/05	JCS	PLANNING COMMENTS
1	3/31/05	JCS	SITE PLAN AND BUILDING FOOT PRINT UPDATE

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
CARLISLE SHOPS
CARLISLE AND INDIAN SCHOOL
Albuquerque, NM

JOB NO.

DRAWN BY: JCS

PROJECT MANAGER
George Rainhart, AIA

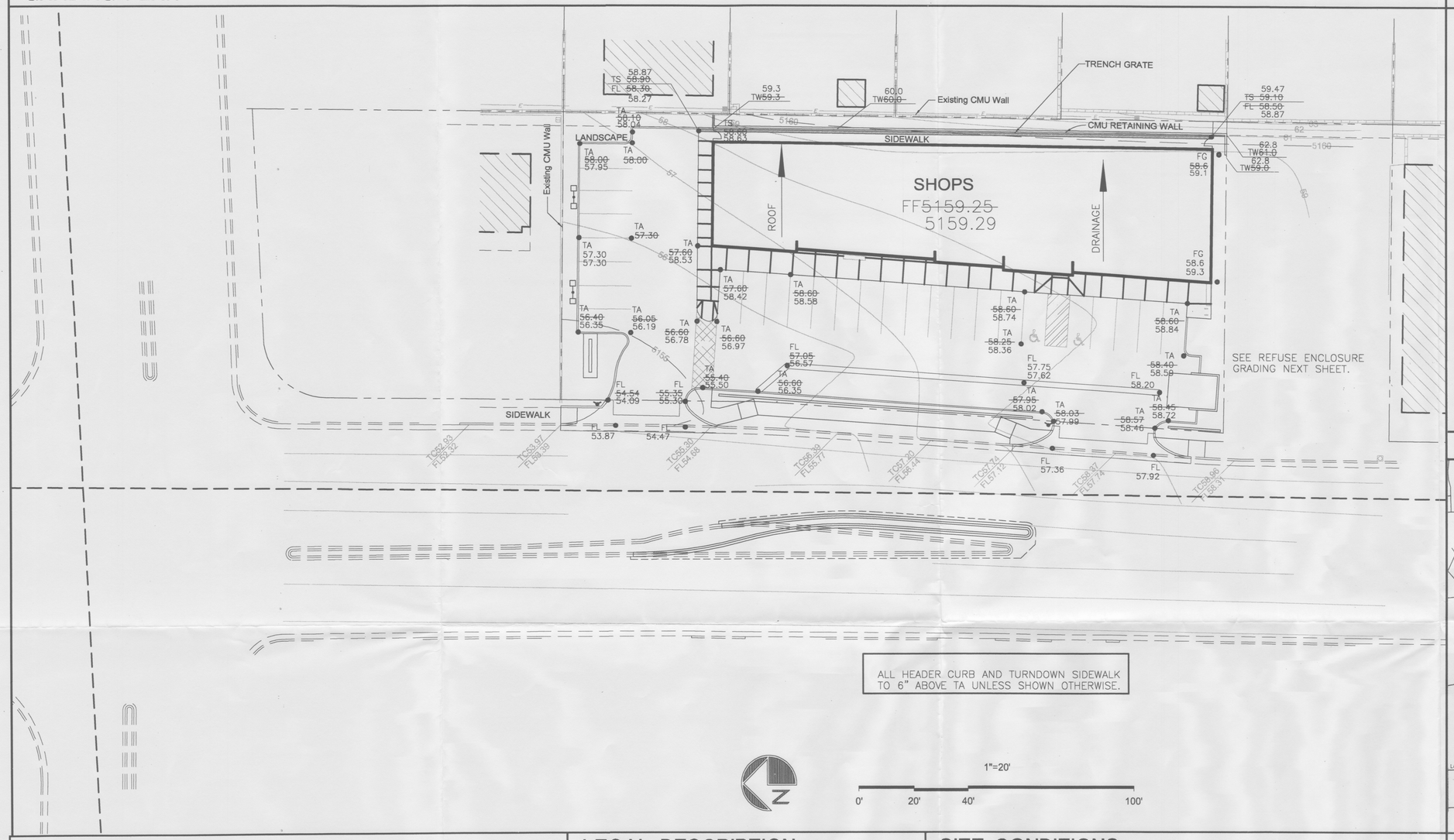
SHEET TITLE
SITE PLAN FOR BLD. PERMIT

DATE: 02/03/05

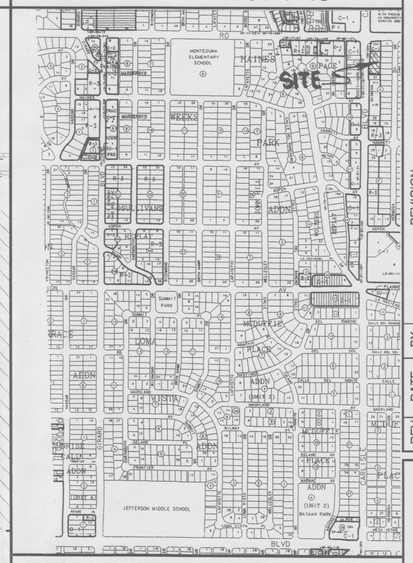
SCALE: AS NOTED

sheet- AS1 of-

GRADING PLAN



VICINITY MAP NO. J-16



FEMA FIRM PANEL NO. 351

REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

DRAINAGE DATA

CONDITION	BASIN	STORM RETURN PERIOD	TREATMENT TYPE	TREATMENT AREA	EXCESS PRECIPITATION	PEAK RUNOFF	RUNOFF VOLUME	RUNOFF RATE
			(table 4)		(table 8)	(table 9)		
-	-	year	-	sq. ft.	in.	cfs/acre	cu. ft.	cfs
EXISTING	SITE	10	A	0	0.13	0.38	0	0.00
			B	24008	0.28	0.95	560	0.52
			C	1687	0.52	1.71	73	0.07
			D	0	1.34	3.14	0	0.00
			TOTAL	25695			633	0.59
		100	A	0	0.53	1.56	0	0.00
			B	24008	0.78	2.28	1561	1.26
			C	1687	1.13	3.14	159	0.12
			D	0	2.12	4.7	0	0.00
			TOTAL	25695			1719	1.38
DEVELOPED	SITE	10	A	0	0.13	0.38	0	0.00
			B	2285	0.28	0.95	53	0.05
			C	300	0.52	1.71	13	0.01
			D	23110	1.34	3.14	2581	1.67
			TOTAL	25695			2647	1.73
		100	A	0	0.53	1.56	0	0.00
			B	2285	0.78	2.28	149	0.12
			C	300	1.13	3.14	28	0.02
			D	23110	2.12	4.7	4083	2.49
			TOTAL	25695			4260	2.63
	ROOF	100	A	0	0.53	1.56	0	0.00
			B	0	0.78	2.28	0	0.00
			C	0	1.13	3.14	0	0.00
			D	7814	2.12	4.7	1380	0.84
			TOTAL	7814			1380	0.84

Worksheet	Irregular Channel
Flow Element	Irregular Channel
Method	Manning's Formul
Solve For	Discharge

Input Data

Slope	.001000 ft/ft
Water Surface Elev	10.12 ft

Options

Current Roughness Meth	ved Lotter's Method
Open Channel Weighting	ved Lotter's Method
Closed Channel Weighting	Horton's Method

Results

Mannings Coeffic	0.013
Elevation Range	42 to 10.12
Discharge	1.09 cfs
Flow Area	1.0 ft²
Wetted Perimeter	6.30 ft
Top Width	5.01 ft
Actual Depth	0.70 ft
Critical Elevation	9.76 ft
Critical Slope	0.006980 ft/ft
Velocity	1.07 ft/s
Velocity Head	0.02 ft
Specific Energy	10.14 ft
Froude Number	0.42
Flow Type	Subcritical

LEGAL DESCRIPTION

LOT 28A, BLOCK A, ALTURA ADDITION

PERMANENT BENCHMARK

ACS '2-H16' ELEVATION 5147.44 (NGVD 1929)

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 DATED 10/18/05. 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 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.

REGISTERED PROFESSIONAL ENGINEER JEAN J. BORDENAVE NO. 5110 NEW MEXICO

8/09/06

SITE CONDITIONS

EXISTING

THE EXISTING SITE IS BOUNDED ON THE EAST AND NORTH BY EXISTING CMU WALLS. THERE IS NO OFFSITE FLOW.

THE SITE SLOPES GENTLY DOWNWARD FROM SOUTHEAST TO NORTHWEST WITH A STEEPLY GRADED PORTION IMMEDIATELY WEST OF THE EASTERLY PROPERTY LINE. PROPERTIES EAST AND NORTH OF THE SITE ARE PRESENTLY DEVELOPED AND DRAINAGE IS DIRECTED AWAY FROM THE PROPOSED SITE. THERE IS A SMALL PARCEL TO THE SOUTH THAT IS UNDEVELOPED. THIS PARCEL PRESENTLY DRAINS FROM SOUTHEAST TO NORTHWEST AND A PORTION OF THIS FLOW ENTERS THE PROPOSED SITE.

PROPOSED

THE SITE GRADING WILL BE DEVELOPED TO DIRECT ALL INTERNALLY GENERATED FLOWS TO CARLISLE BLVD. VIA THE NORTHERLY DRIVEWAY.

ALL FLOWS GENERATED ONSITE BY IMPERVIOUS SURFACES ARE ROUTED TO REMAIN ON IMPERVIOUS SURFACES TO THE POINT OF DISCHARGE.

THE OFFSITE FLOWS FROM THE PARCEL TO THE SOUTH OF THE PROPOSED DEVELOPMENT WILL BE ACCEPTED BY THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT THE SOUTHERLY PARCEL IS DEVELOPED.

LEGEND

TBM	TEMPORARY BENCHMARK
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
TA	TOP OF ASPHALT
TCP	TOP OF CONCRETE
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
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
PED	ELEC. OR TEL. PEDESTAL
RD	ROOF DRAINAGE POINT
	EXISTING CONTOUR
	PROPOSED CONTOUR
XX.XX	EXISTING SPOT ELEVATION
XX.XX	PROPOSED SPOT ELEVATION
~~XX.XX~~ XX.XX	RECORD SPOT ELEVATION

RECEIVED AUG 0 9 2006 HYDROLOGY SECTION

REGISTERED PROFESSIONAL ENGINEER JEAN J. BORDENAVE NO. 5110 NEW MEXICO

PROJECT TITLE: CARLISLE SHOPS
CARLISLE AND INDIAN SCHOOL
Albuquerque, NM

PROJECT MANAGER: George Rainhart, AIA

DRAWN BY: JJB

JOB NO. 0515

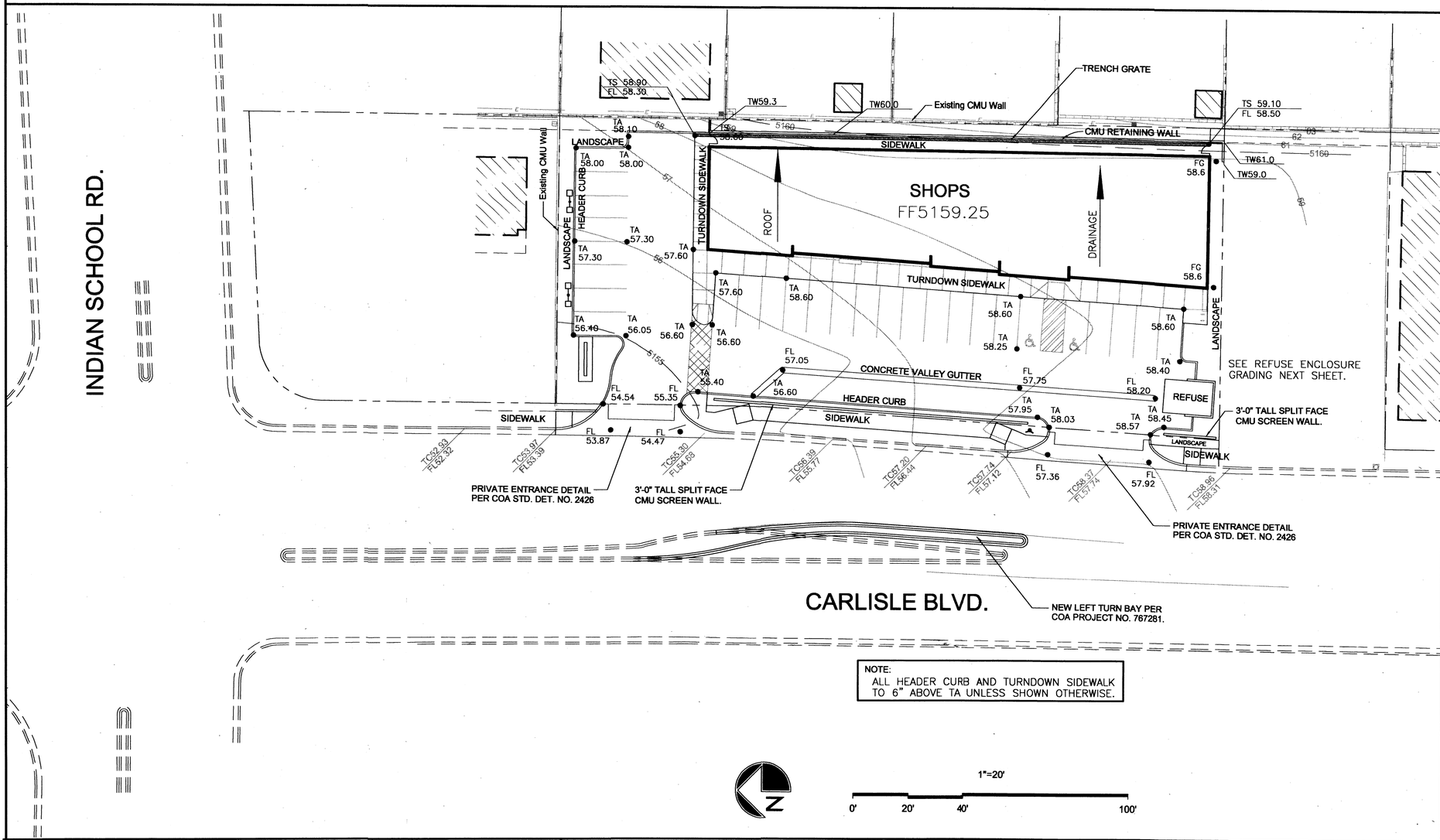
SHEET TITLE: GRADING PLAN

DATE: 10/03/05

SCALE: AS NOTED

sheet- C1 -of-

GRADING PLAN

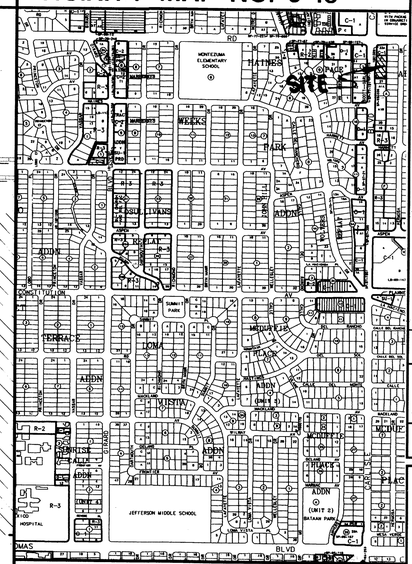


NOTE:
ALL HEADER CURB AND TURNDOWN SIDEWALK TO 6" ABOVE TA UNLESS SHOWN OTHERWISE.

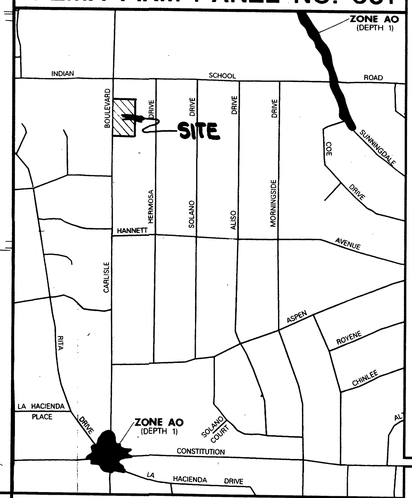
1"=20'

0' 20' 40' 100'

VICINITY MAP NO. J-16



FEMA FIRM PANEL NO. 351



REV	DATE	BY	REVISION
A			
A			
A			
A			
A			
A			

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

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CONDITION	BASIN	STORM RETURN PERIOD	TREATMENT TYPE (table 4)	TREATMENT AREA	EXCESS PRECIPITATION (table 8)	PEAK RUNOFF (table 9)	RUNOFF VOLUME	RUNOFF RATE
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Flow Element	Irregular Channel
Method	Manning's Formul
Solve For	Discharge

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Critical Slope	0.006980 ft/ft
Velocity	1.07 ft/s
Velocity Head	0.02 ft
Specific Energy	10.14 ft
Froude Number	0.42
Flow Type	Subcritical

LEGAL DESCRIPTION

LOT 28A, BLOCK A, ALTURA ADDITION

PERMANENT BENCHMARK

ACS '2-H16' ELEVATION 5147.44 (NGVD 1929)

ENGINEER'S CERTIFICATION

I, Jean J. Bordenave, New Mexico Professional Engineer and Land Surveyor No. 5110, hereby certify that I have personally inspected the property shown hereon and that it appears that no grading, filling or excavation has occurred thereon since the contour map shown hereon was prepared.

Jean J. Bordenave , NM PE & PS No. 5110

SITE CONDITIONS

EXISTING

THE EXISTING SITE IS BOUNDED ON THE EAST AND NORTH BY EXISTING CMU WALLS. THERE IS NO OFFSITE FLOW.

THE SITE SLOPES GENTLY DOWNWARD FROM SOUTHEAST TO NORTHWEST WITH A STEEPLY GRADED PORTION IMMEDIATELY WEST OF THE EASTERLY PROPERTY LINE. PROPERTIES EAST AND NORTH OF THE SITE ARE PRESENTLY DEVELOPED AND DRAINAGE IS DIRECTED AWAY FROM THE PROPOSED SITE. THERE IS A SMALL PARCEL TO THE SOUTH THAT IS UNDEVELOPED. THIS PARCEL PRESENTLY DRAINS FROM SOUTHEAST TO NORTHWEST AND A PORTION OF THIS FLOW ENTERS THE PROPOSED SITE.

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LEGEND

TBM	TEMPORARY BENCHMARK
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FG	FINISH GRADE
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TA	TOP OF ASPHALT
TCP	TOP OF CONCRETE
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
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
PED	ELEC. OR TEL. PEDESTAL
RD	ROOF DRAINAGE POINT
	EXISTING CONTOUR
	PROPOSED CONTOUR
XX.XX	EXISTING SPOT ELEVATION
XX.XX	PROPOSED SPOT ELEVATION
~~XX.XX~~ XX.XX	RECORD SPOT ELEVATION

NEW MEXICO PROFESSIONAL ENGINEER NO. 5110 JEAN J. BORDENAVE 10/25/05

PROJECT TITLE
CARLISLE SHOPS
CARLISLE AND INDIAN SCHOOL
Albuquerque, NM

PROJECT MANAGER: George Rainhart, AIA

JOB NO.: 0515

DRAWN BY: JJB

SHEET TITLE
GRADING PLAN

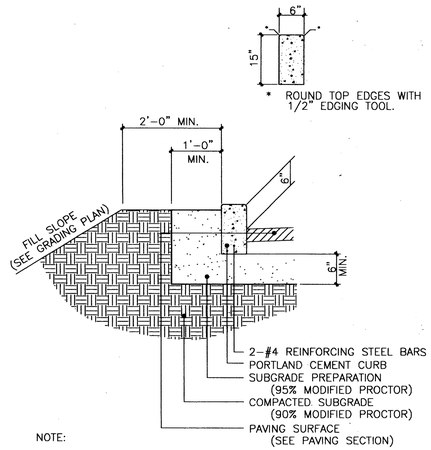
DATE: 10/03/05

SCALE: AS NOTED

Sheet 1 of 1

RECEIVED DEC 05 2005 HYDROLOGY SECTION

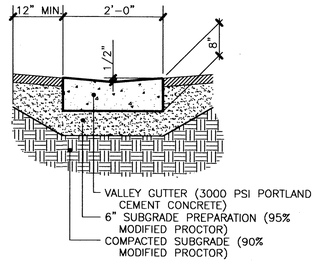
HEADER CURB



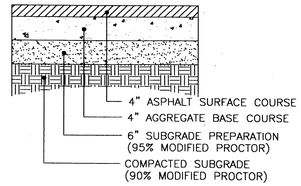
NOTE:

PROVIDE CONTRACTION JOINTS AT 5 FEET ON CENTER AND EXPANSION JOINTST AT 50 FEET ON CENTER UNLESS OTHERWISE STATED ON SITE PLANS OR IF CURB ABUTS SIDEWALK; WHERE CURB JOINTS SHALL MATCH SIDEWALK JOINTS.

VALLEY GUTTER



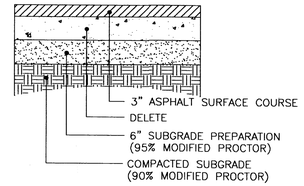
ASPHALT PAVEMENT (HEAVY DUTY)



NOTES:

1. ASPHALT MIX DESIGN TO USE CITY OF ALBUQUERQUE AGGREGATE CLASS 'C' 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".

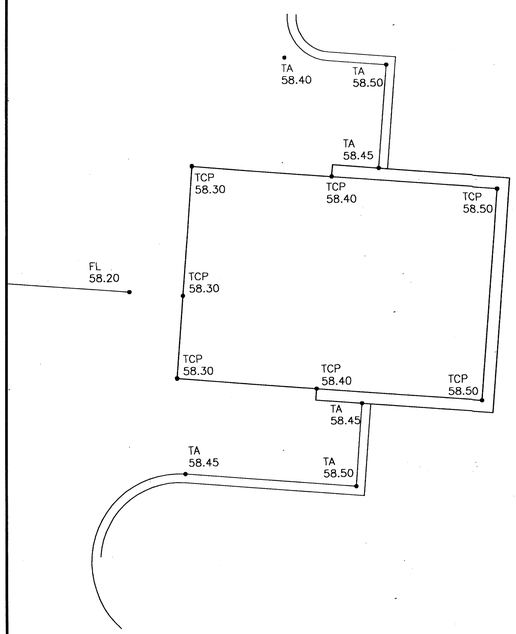
ASPHALT PAVEMENT (LIGHT DUTY)



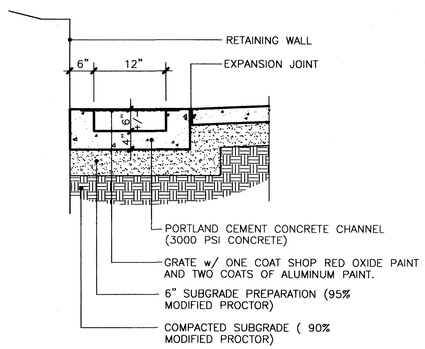
NOTES:

1. ASPHALT MIX DESIGN TO USE CITY OF ALBUQUERQUE AGGREGATE CLASS 'C' 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".

REFUSE ENCLOSURE GRADING



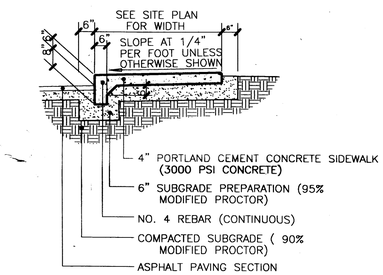
TRENCH DRAIN



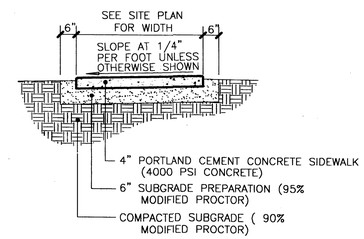
NOTE:

1. VISIBLE SURFACES OF THE TRENCH GRATE SHALL MATCH THE COLOR AND TEXTURE OF THE ADJACENT SIDEWALK.
2. SIDEWALK SURFACE SHALL BE A MINIMUM OF 1/2" BELOW ADJACENT BUILDING FLOOR.

TURNDOWN SIDEWALK



SIDEWALK



REV	DATE	BY	REVISION
A			
B			
A			
B			

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

REGISTERED PROFESSIONAL ENGINEER
JEAN J. GONZALES
NO. 6110
NEW MEXICO

PROJECT TITLE
CARLISLE SHOPS
CARLISLE AND INDIAN SCHOOL
Albuquerque, NM

PROJECT MANAGER: George Rainhart, AIA
JOB NO.: 0515
DRAWN BY: JJB

SHEET TITLE
SITE DETAILS

DATE: 10/03/05
SCALE: NTS
sheet C of

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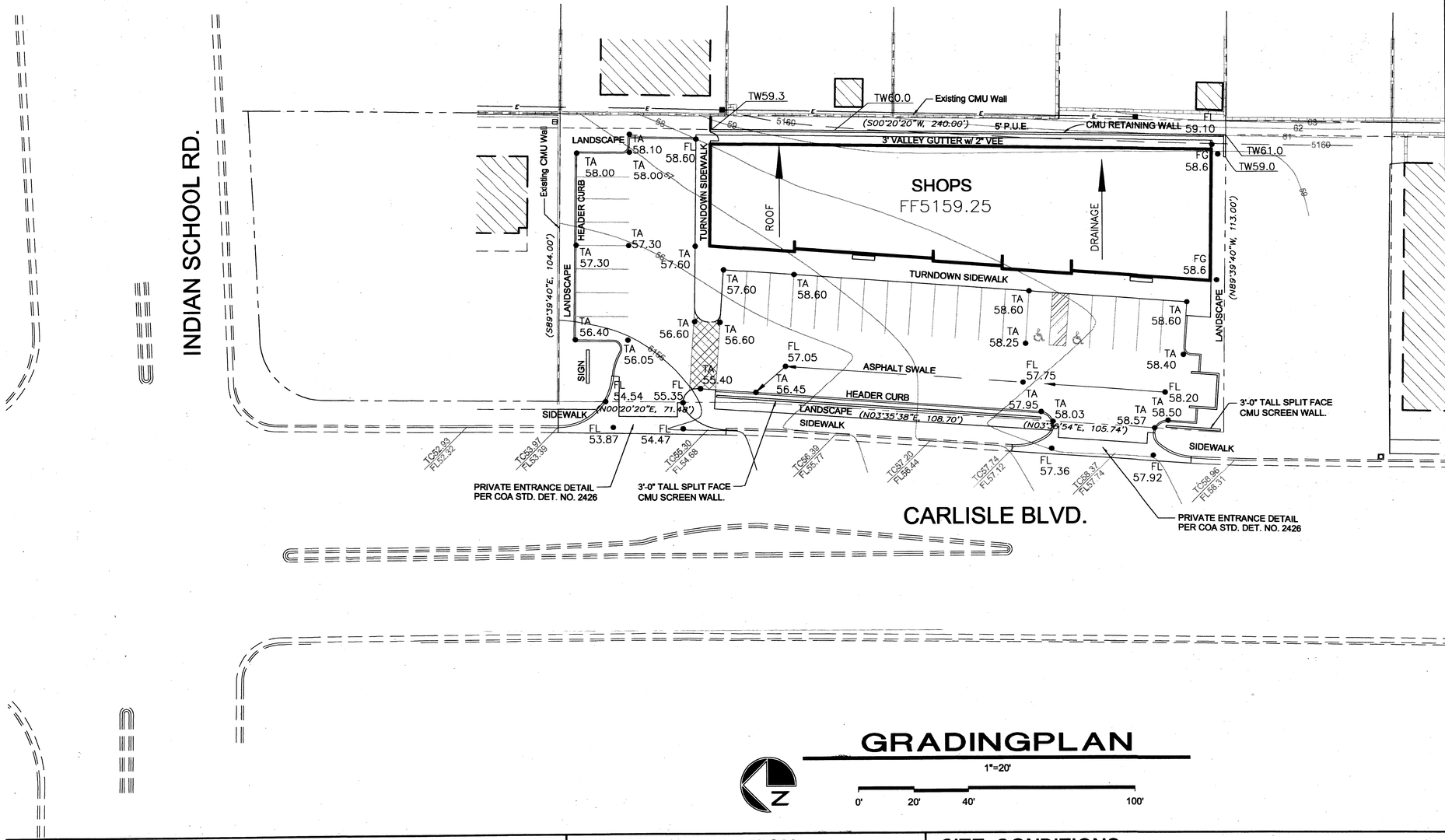
HYDROLOGY SECTION

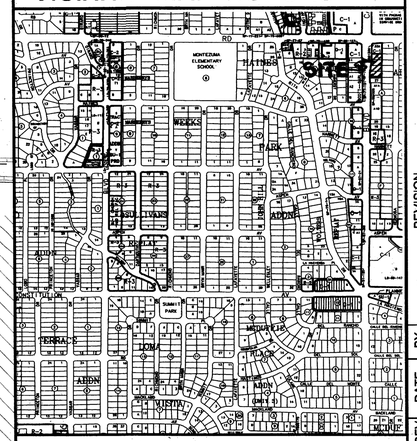


GRADINGPLAN

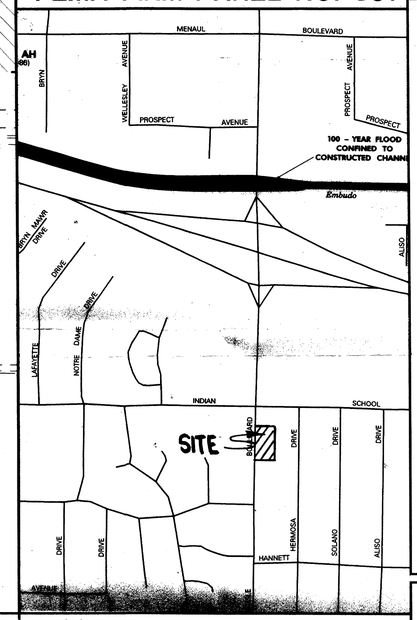
1"=20'

0' 20' 40' 100'

VICINITY MAP NO. J-16



FEMA FIRM PANEL NO. 351



REV	DATE	BY	REVISION
1			
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3			
4			
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6			

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
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REGISTERED PROFESSIONAL ENGINEER NO. 5110 JEAN J. BORDENAVE NEW MEXICO

DRAINAGE DATA

CONDITION	BASIN	STORM RETURN PERIOD	TREATMENT TYPE (table 4)	TREATMENT AREA	EXCESS PRECIPITATION (table 8)	PEAK RUNOFF (table 9)	RUNOFF VOLUME	RUNOFF RATE
-	-	year	-	sq. ft.	in.	cfs/acre	cu. ft.	cfs
EXISTING	SITE	10	A	0	0.13	0.38	0	0.00
			B	24008	0.28	0.95	560	0.52
			C	1687	0.52	1.71	73	0.07
			D	0	1.34	3.14	0	0.00
			TOTAL	25695			633	0.59
		100	A	0	0.53	1.56	0	0.00
			B	24008	0.78	2.28	1561	1.26
			C	1687	1.13	3.14	159	0.12
			D	0	2.12	4.7	0	0.00
			TOTAL	25695			1719	1.38
DEVELOPED	SITE	10	A	0	0.13	0.38	0	0.00
			B	3756	0.28	0.95	88	0.08
			C	300	0.52	1.71	13	0.01
			D	21639	1.34	3.14	2416	1.56
			TOTAL	25695			2517	1.65
		100	A	0	0.53	1.56	0	0.00
			B	3756	0.78	2.28	244	0.20
			C	300	1.13	3.14	28	0.02
			D	21639	2.12	4.7	3823	2.33
			TOTAL	25695			4095	2.55

LEGAL DESCRIPTION

LOT 28A, BLOCK A, ALTURA ADDITION

PERMANENT BENCHMARK

ACS '2-H16' ELEVATION 5147.44 (NGVD 1929)

ENGINEER'S CERTIFICATION

I, Jean J. Bordenave, New Mexico Professional Engineer and Land Surveyor No. 5110, hereby certify that I have personally inspected the property shown hereon and that it appears that no grading, filling or excavation has occurred thereon since the contour map shown hereon was prepared.

Jean J. Bordenave , NM PE & PS No. 5110

SITE CONDITIONS

EXISTING

1. THE EXISTING SITE IS BOUNDED ON THE EAST AND NORTH BY EXISTING CMU WALLS.

THE SITE SLOPES GENTLY DOWNWARD FROM SOUTHEAST TO NORTHWEST WITH A STEEPLY GRADED PORTION IMMEDIATELY WEST OF THE EASTERLY PROPERTY LINE. PROPERTIES EAST AND NORTH OF THE SITE ARE PRESENTLY DEVELOPED AND DRAINAGE IS DIRECTED AWAY FROM THE PROPOSED SITE. THERE IS A SMALL PARCEL TO THE SOUTH THAT IS UNDEVELOPED. THIS PARCEL PRESENTLY DRAINS FROM SOUTHEAST TO NORTHWEST AND A PORTION OF THIS FLOW ENTERS THE PROPOSED SITE.

PROPOSED

THE SITE GRADING WILL BE DEVELOPED TO DIRECT ALL INTERNALLY GENERATED FLOWS TO CARLISLE BLVD. VIA THE NORTHERLY DRIVEWAY.

ALL FLOWS GENERATED ONSITE BY IMPERVIOUS SURFACES ARE ROUTED TO REMAIN ON IMPERVIOUS SURFACES TO THE POINT OF DISCHARGE.

THE OFFSITE FLOWS FROM THE PARCEL TO THE SOUTH OF THE PROPOSED DEVELOPMENT WILL BE ACCEPTED BY THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT THE PARCEL IS DEVELOPED.

LEGEND

TBM	TEMPORARY BENCHMARK
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
TA	TOP OF ASPHALT
TCP	TOP OF CONCRETE
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
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
PED	ELEC. OR TEL. PEDESTAL
RD	ROOF DRAINAGE POINT
	EXISTING CONTOUR
	PROPOSED CONTOUR
XX.XX	EXISTING SPOT ELEVATION
XX.XX	PROPOSED SPOT ELEVATION
~~XX.XX~~ XX.XX	RECORD SPOT ELEVATION

PROJECT TITLE: CARLISLE SHOPS
CARLISLE AND INDIAN SCHOOL
Albuquerque, NM

PROJECT MANAGER: George Rainhart, AIA

SHEET TITLE: CONCEPTUAL GRADING PLAN

DRAWN BY: JJB

JOB NO. 0515

DATE: 04/26/05

SCALE: AS NOTED

sheet C1 of

RECEIVED May 09 2005 HYDROLOGY SECTION