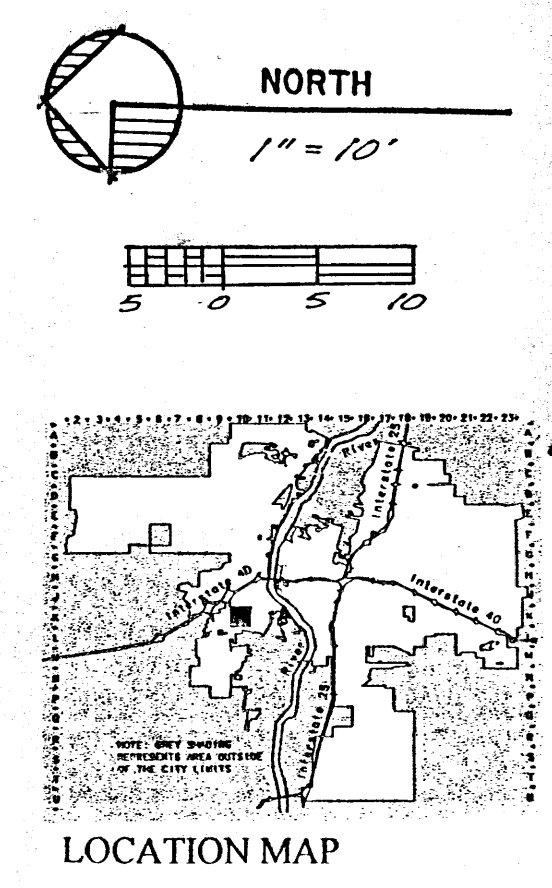


BENCH MARK REFERENCE: ACS STATION "3-K10",  
ELEVATION = 5091.82

PROJECT SITE BENCH MARK: AS SHOWN ON THE PLAN HEREON.

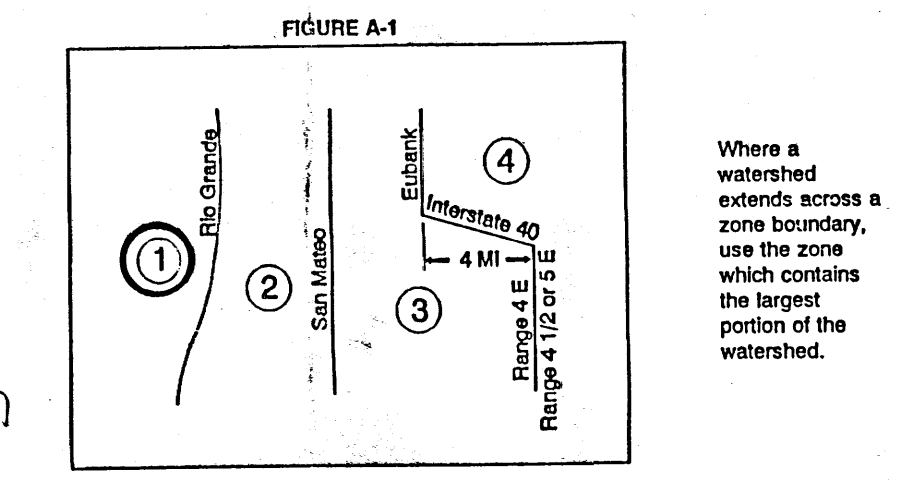


LEGAL DESCRIPTION: TRACT "C-1", OF ATRISCO VILLAGE,  
TO THE CITY OF ALBUQUERQUE,  
BERNALILLO COUNTY, NEW MEXICO.

A1 PRECIPITATION ZONES

Bernalillo County's four precipitation zones are indicated in TABLE A-1 and in FIGURE A-1.

Zone	Location
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40; and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40; and East of the East boundary of Range 4 East, South of Interstate 40



DPM SECTION 22.2 - HYDROLOGY  
January, 1993 Page A-4

Treatment	Land Condition
A	Soil uncompacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundcover and infiltration capacity. Cool-season, undisturbed areas.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil compacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vacant lots. Gravel or rock on plastic (geotextiles). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.

Most watersheds contain a mix of land treatments. To determine proportional treatments, measure respective subareas. In lieu of specific measurement for treatment D, the area percentages in TABLE A-5 may be employed.

Zone	Treatment	100-YR [2-YR, 10-YR]
1	A	1.29 [0.00, 0.24]
1	B	2.03 [0.00, 0.76]
1	C	2.87 [0.47, 1.49]
1	D	4.37 [1.09, 2.89]
2	A	1.59 [0.00, 0.38]
2	B	2.28 [0.08, 0.95]
2	C	3.14 [0.60, 1.71]
2	D	4.70 [1.86, 3.14]
3	A	1.87 [0.00, 0.58]
3	B	2.60 [0.21, 1.19]
3	C	3.45 [0.78, 2.00]
3	D	5.02 [2.04, 3.39]
4	A	2.20 [0.05, 0.87]
4	B	2.92 [0.38, 1.45]
4	C	3.73 [1.00, 2.28]
4	D	5.25 [2.17, 3.57]

Zone	Intensity [2-YR, 10-YR]
1	4.70 [1.84, 3.14]
2	5.05 [2.04, 3.41]
3	5.38 [2.21, 3.65]
4	5.61 [2.34, 3.89]

EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION. HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
- ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

CONSTRUCTION NOTES:

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 269-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

LEGEND:

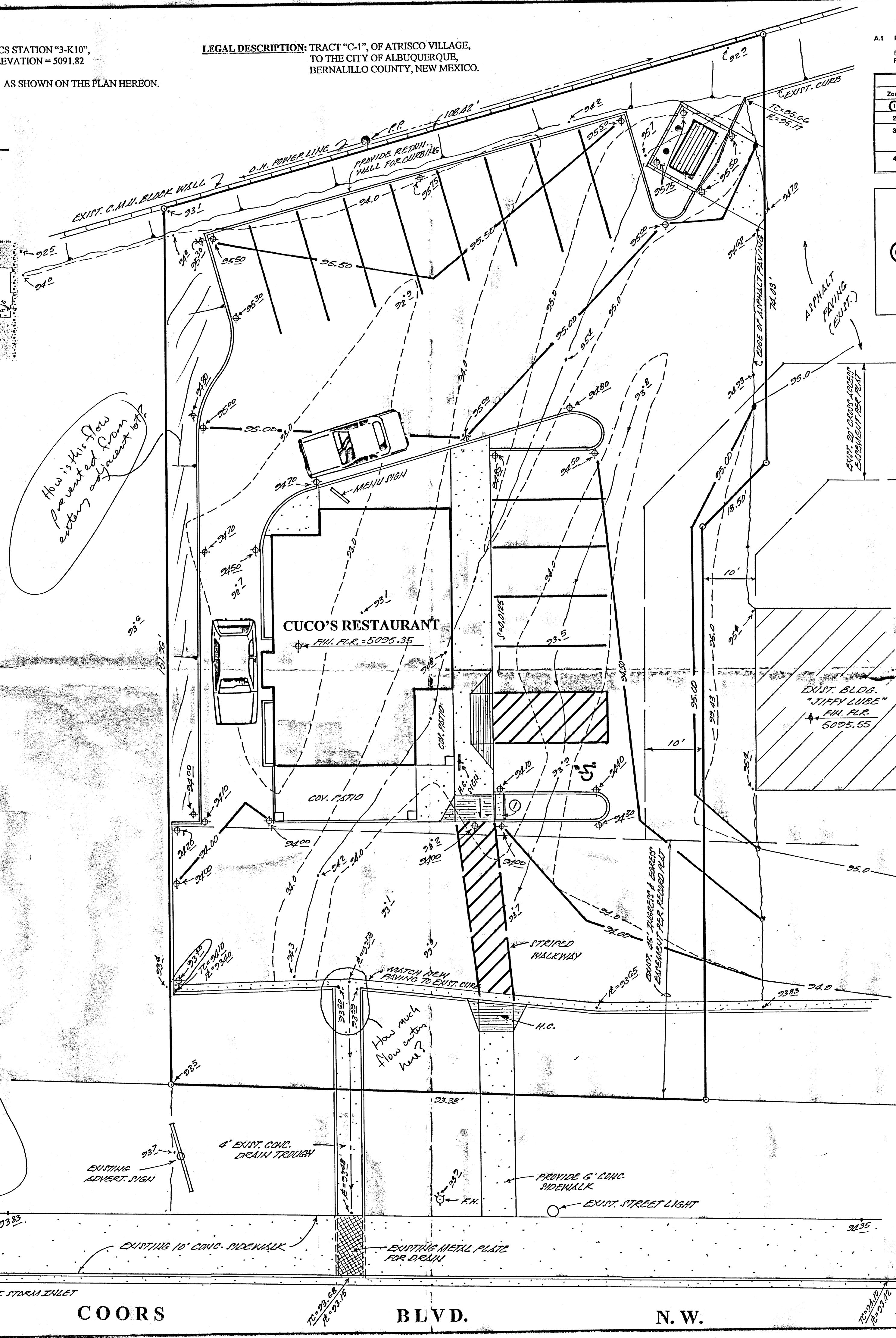
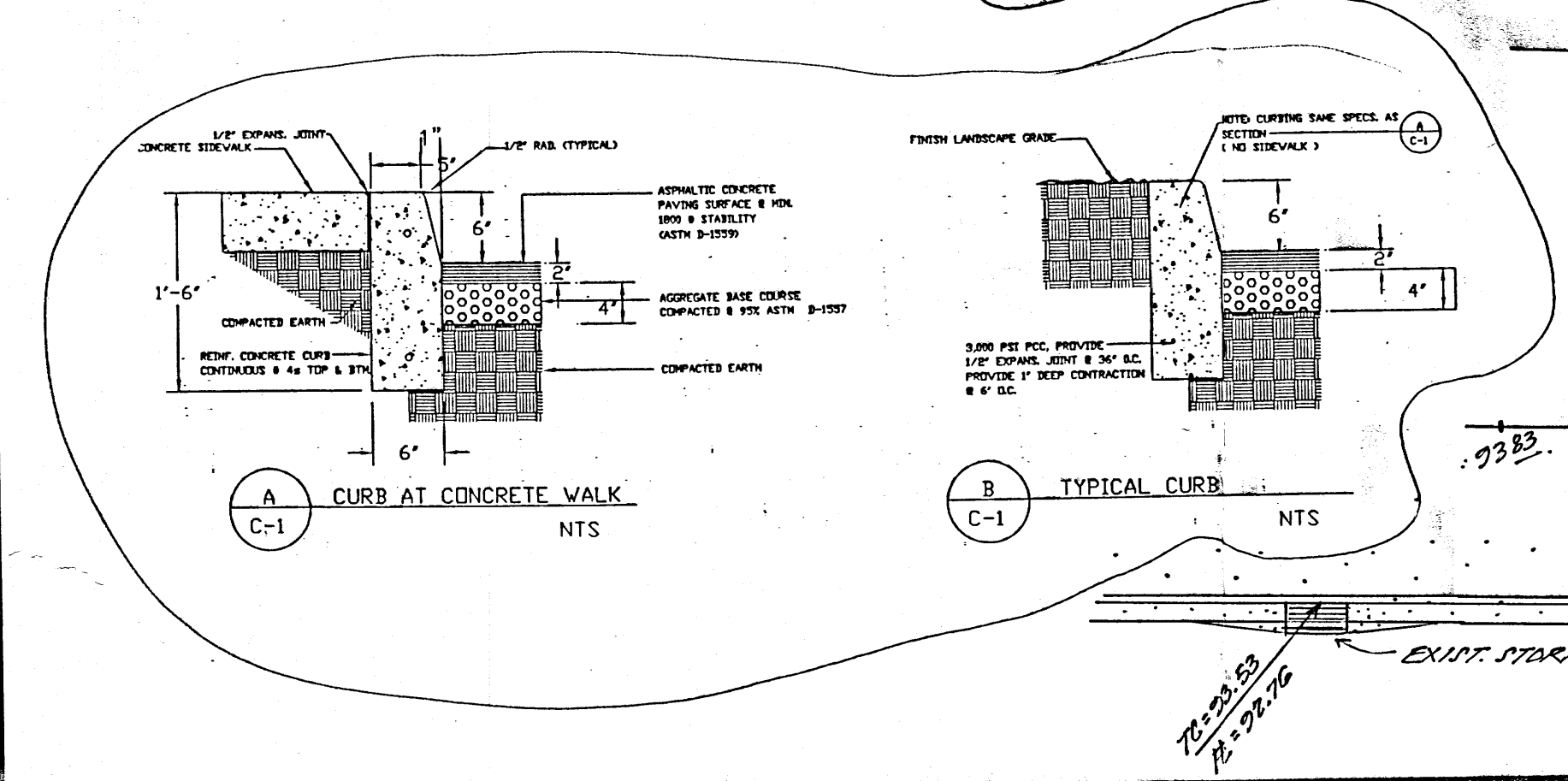
TOP OF CURB ELEVATION =  $TC = 23.63$   
CURB FLOWLINE ELEVATION =  $LC = 22.75$   
EXISTING SPOT ELEVATION =  $++ 23.1$   
EXISTING CONTOUR ELEVATION =  $- - 23.0$   
PROPOSED SPOT ELEVATION =  $\diamond 24.22$   
PROPOSED CONTOUR ELEVATION =  $- - 23.0$   
PROPOSED OR EXISTING CONCRETE SURFACE =  $- - - - -$   
EXISTING FENCE LINE =  $- - - - -$

GENERAL NOTES:

- NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
- NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HEREON.

1 - PROVIDE 1' WIDE CONC. DRAIN TROUGH

detail?



DRAINAGE COMMENTS:

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED AT THE APPROXIMATE NORTHEAST CORNER OF WEST CENTRAL AVENUE AND COORS BLVD. N.W. IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (CITY ZONE ATLAS MAP "K-10-Z").

THE SUBJECT SITE IS PRESENTLY A VACANT INFILL PROPERTY. THE PROPOSED PLAN IS TO HAVE A MEXICAN RESTAURANT BUILDING, ASPHALT PAVED SURFACE, LANDSCAPED AREAS AND ASSOCIATED IMPROVEMENTS CONSTRUCTED THEREON.

THE SUBJECT SITE, 1) DOES NOT LIE WITHIN A DESIGNATED FLOODPLAIN, NOR DOES IT HAVE DOWNSTREAM FLOODING CONDITIONS (RE: F.E.M.A. PANEL 329 OF 825), 2) DOES NOT CONTRIBUTE TO THE OFFSITE FLOWS OF ADJACENT PROPERTIES, 4) DOES NOT LIE ADJACENT TO A NATURAL OR ARTIFICIAL WATER COURSE, 5) IS ALLOWED FREE DISCHARGE OF DEVELOPED FLOWS FROM SAID PROPERTY. SAID FREE DISCHARGE OF FLOWS DO NOT AND WILL NOT HAVE AN ADVERSE IMPACT ON DOWNSTREAM PROPERTIES.

CALCULATIONS:

PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA FOR THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

SITE AREA: 0.38 ACRES

PRECIPITATION ZONE: ONE (1)

PEAK INTENSITY: in/hr. AT  $T_c$  = TWELVE (12) MINUTES, 100 YR/6 HR. = 4.70

LAND TREATMENT METHOD FOR THE CALCULATION OF "Qp", TABLES A-8 & A-9

LAND TREATMENT FACTORS, TABLE A-4

EXISTING CONDITIONS:

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.38	x 2.87	= 1.09
D	0.00	x 4.37	= 0.00

"Qp" = 1.09 CFS

PROPOSED DEVELOPED CONDITIONS:

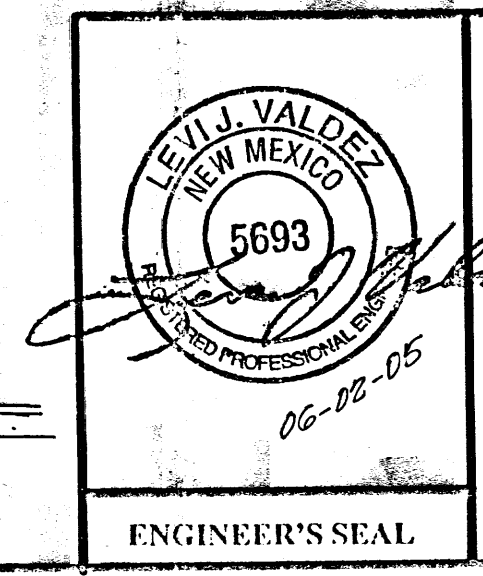
TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.07	x 2.87	= 0.20
D	0.31	x 4.37	= 1.35

"Qp" = 1.55 CFS

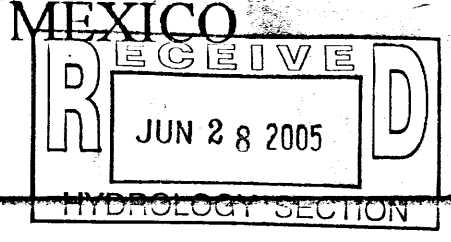
INCREASE = 0.46 CFS

Quantity  
offsite  
flows

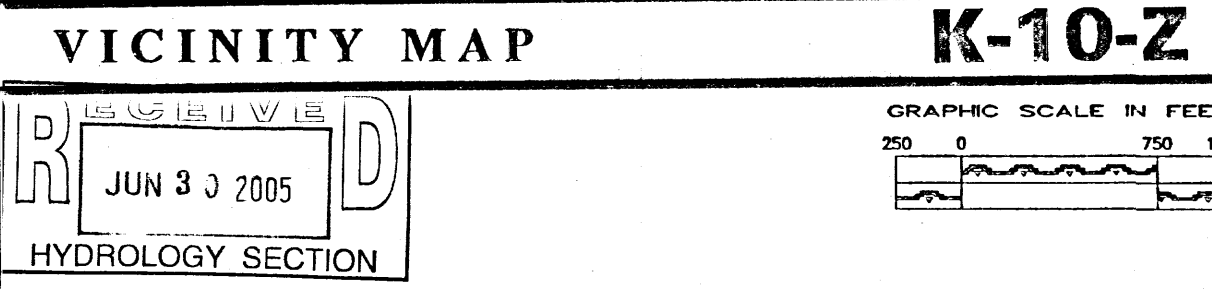
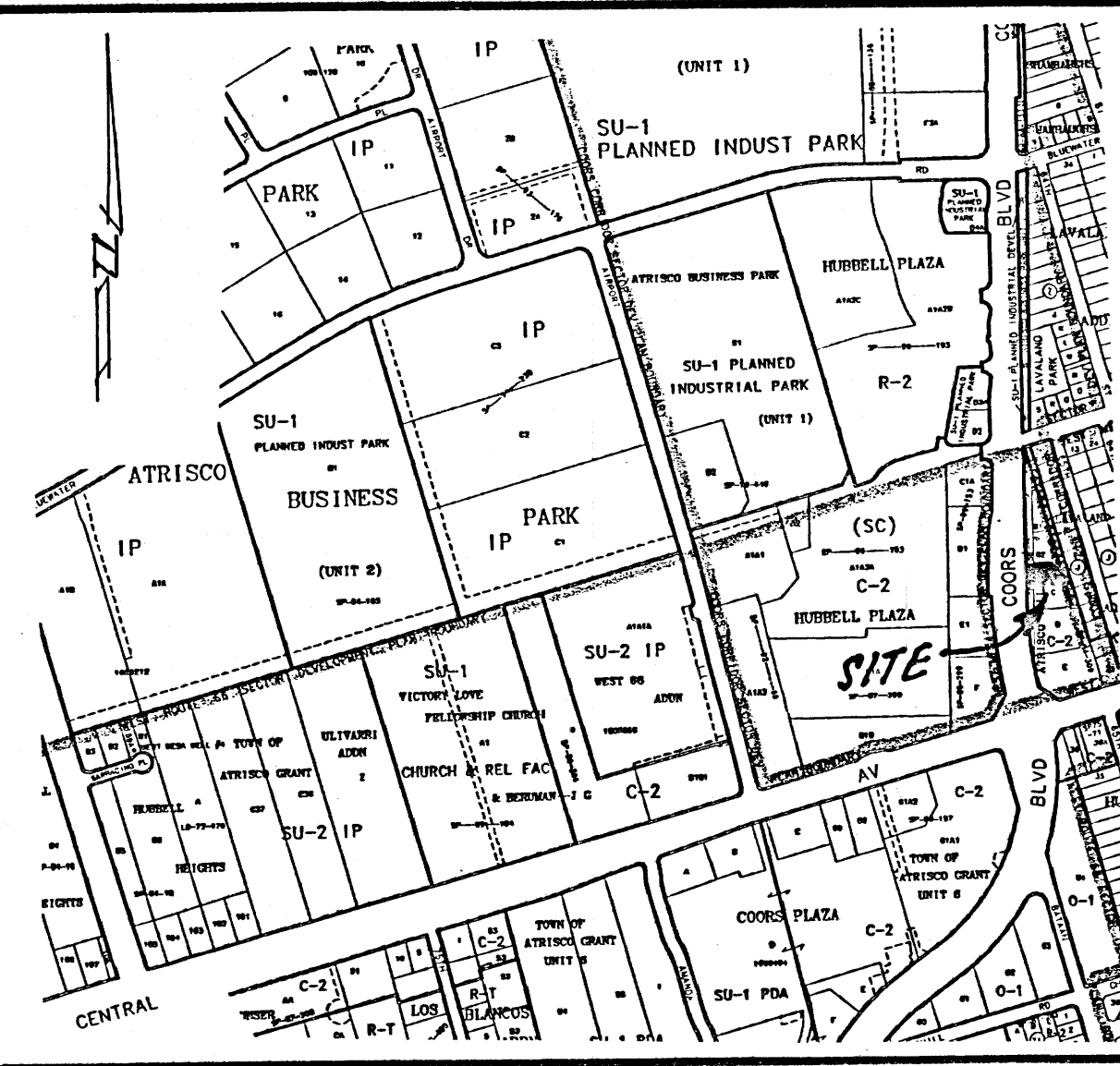
GRADING AND DRAINAGE PLAN



A PROPOSED PLAN  
FOR  
**CUCO'S RESTAURANT**  
(COORS BLVD. N.W.)  
ALBUQUERQUE, NEW MEXICO  
MAY, 2005







**BENCH MARK REFERENCE:** ACS STATION "3-K10",  
ELEVATION = 5091.82

**PROJECT SITE BENCH MARK:** AS SHOWN ON THE PLAN HEREON.

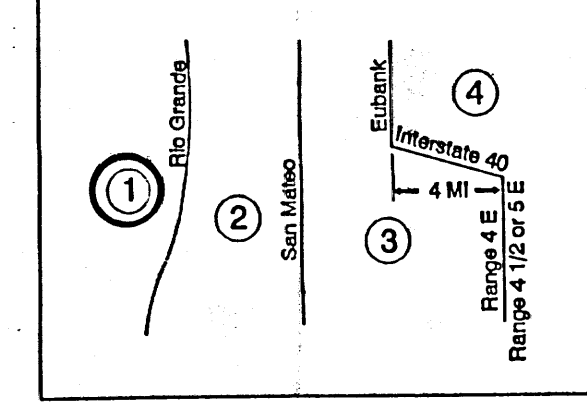
**LEGAL DESCRIPTION:** TRACT "C-1", OF ATRISCO VILLAGE,  
TO THE CITY OF ALBUQUERQUE,  
BERNALILLO COUNTY, NEW MEXICO.

# **A.1 PRECIPITATION ZONES**

Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

Zone	Location
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40, and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40, and East of the East boundary of Range 4 East, South of Interstate 40

**FIGURE A-1**



Where a watershed extends across a zone boundary, use the zone which contains the largest portion of the watershed.

Zone	TABLE A-9. PEAK DISCHARGE (cfs/acre)			
	A	B	C	D
1	1.29 [0.05, 0.24]	2.03 [0.03, 0.76]	2.87 [0.47, 1.49]	4.37 [1.09, 2.89]
2	1.58 [0.09, 0.38]	2.28 [0.05, 0.95]	3.14 [0.60, 1.71]	4.70 [1.18, 3.14]
3	1.87 [0.09, 0.58]	2.59 [0.21, 1.19]	3.45 [0.78, 2.09]	5.02 [2.04, 3.39]
4	2.20 [0.05, 0.87]	2.92 [0.38, 1.45]	3.73 [1.00, 2.28]	5.25 [2.17, 3.57]

## **DPM SECTION 22.2 - HYDROLOGY** January, 1993 Page A-4

TABLE A-4. LAND TREATMENTS	
Treatment	Land Condition
A	Soil uncompacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundcover and infiltration capacity. Croplands. Unlined ditches.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil compacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vacant lots. Gravel or rock on plastic (desert landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.

Most watersheds contain a mix of land treatments. To determine proportional treatments, measure respective subareas. In lieu of specific measurement for treatment D, the area percentages in TABLE A-5 may be employed.

TABLE A-10. PEAK INTENSITY (IN/HR at $t_c = 0.2$ hour)	
Zone	Intensity [2-YR, 10-YR]
1	4.70 [1.84, 3.14]
2	5.05 [2.04, 3.41]
3	5.38 [2.21, 3.65]
4	5.61 [2.34, 3.83]

## **DRAINAGE COMMENTS:**

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED AT THE APPROXIMATE NORTHEAST CORNER OF WEST CENTRAL AVENUE AND COORS BLVD. N.W. IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (CITY ZONE ATLAS MAP "K-10-Z").

THE SUBJECT SITE IS PRESENTLY A VACANT INFILL PROPERTY. THE PROPOSED PLAN IS TO HAVE A MEXICAN RESTAURANT BUILDING, ASPHALT PAVED SURFACE, LANDSCAPED AREA'S AND ASSOCIATED IMPROVEMENTS CONSTRUCTED THEREON.

THE SUBJECT SITE, 1) DOES NOT LIE WITHIN A DESIGNATED FLOODPLAIN, NOR DOES IT HAVE DOWNSTREAM FLOODING CONDITIONS (RE: F.E.M.A. PANEL 329 OF 825), 2) DOES ACCEPT MINOR OFFSITE FLOWS FROM THE ADJACENT PROPERTY TO THE SOUTH, 3) DOES NOT CONTRIBUTE TO THE OFFSITE FLOWS OF ADJACENT PROPERTIES, 4) DOES NOT LIE ADJACENT TO A NATURAL OR ARTIFICIAL WATER COURSE, 5) IS ALLOWED FREE DISCHARGE OF DEVELOPED FLOWS FROM SAID PROPERTY, SAID FREE DISCHARGE OF FLOWS DO NOT AND WILL NOT HAVE AN ADVERSE IMPACT ON DOWNSTREAM PROPERTIES.

## **CALCULATIONS:**

PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA FOR THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

SITE AREA: 0.38 ACRES

PRECIPITATION ZONE: ONE (1)

PEAK INTENSITY: IN/HR. AT  $t_c$  = TWELVE (12) MINUTES, 100 YR/6 HR. = 4.70

LAND TREATMENT METHOD FOR THE CALCULATION OF "Qp", TABLES A-8 & A-9

LAND TREATMENT FACTORS, TABLE A-4

EXISTING CONDITIONS:

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.38	x 2.87	= 1.09
D	0.00	x 4.37	= 0.00

"Qp" = 1.09 CFS

PROPOSED DEVELOPED CONDITIONS:

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.07	x 2.87	= 0.20
D	0.31	x 4.37	= 1.35

"Qp" = 1.55 CFS

INCREASE = 0.46 CFS

\* OFFSITE FLOOD FROM TRACT "C-2": (EXISTING)  
TREATMENT AREA/ACRES FACTOR CFS  
C 0.13 x 2.87 = 0.37  
D 0.57 x 4.37 = 2.49  
"Qp" = 2.86 CFS (OFFSITE FLOWS)

## **GRADING AND DRAINAGE PLAN**

## **EROSION CONTROL MEASURES:**

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION. HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
- ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

## **CONSTRUCTION NOTES:**

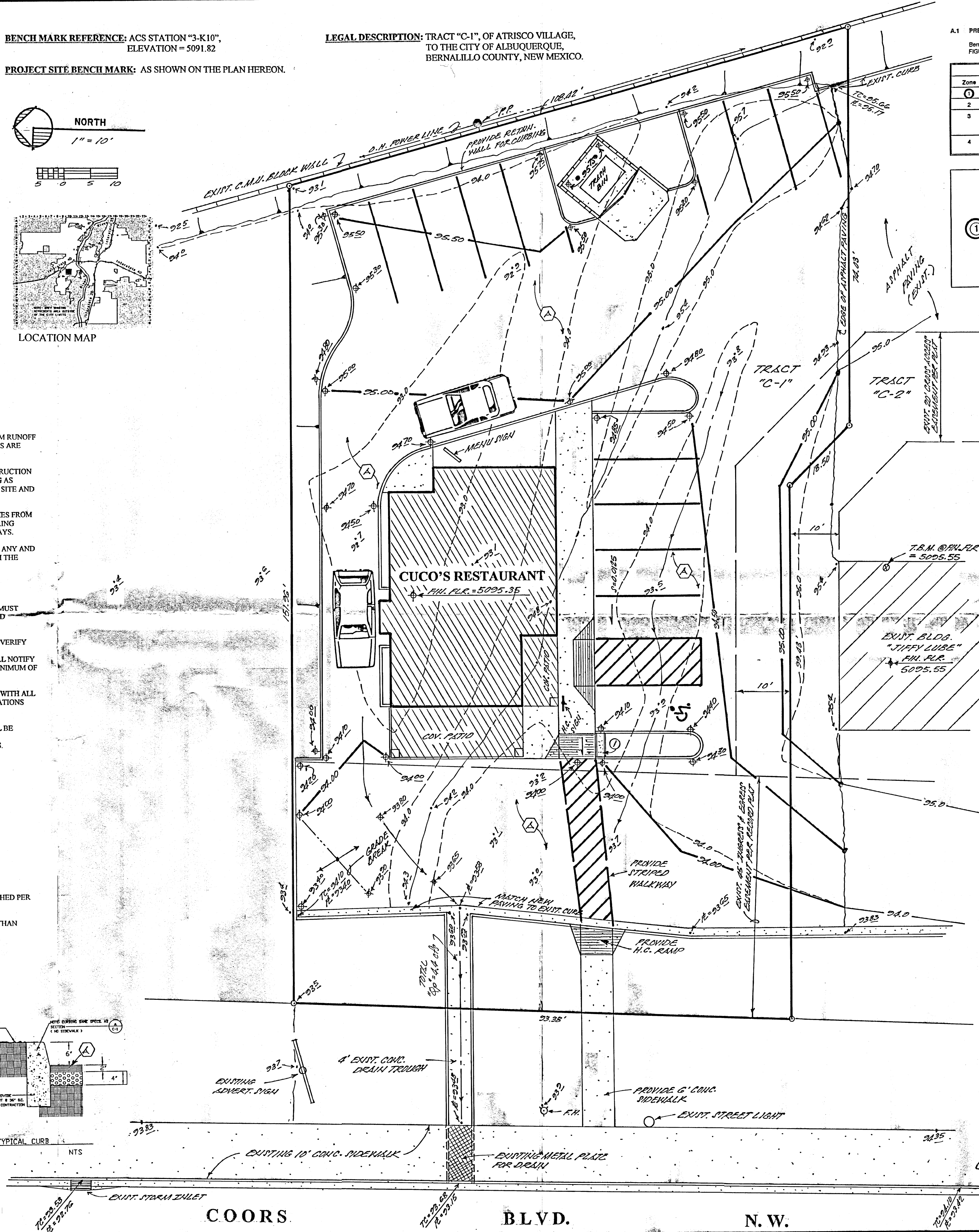
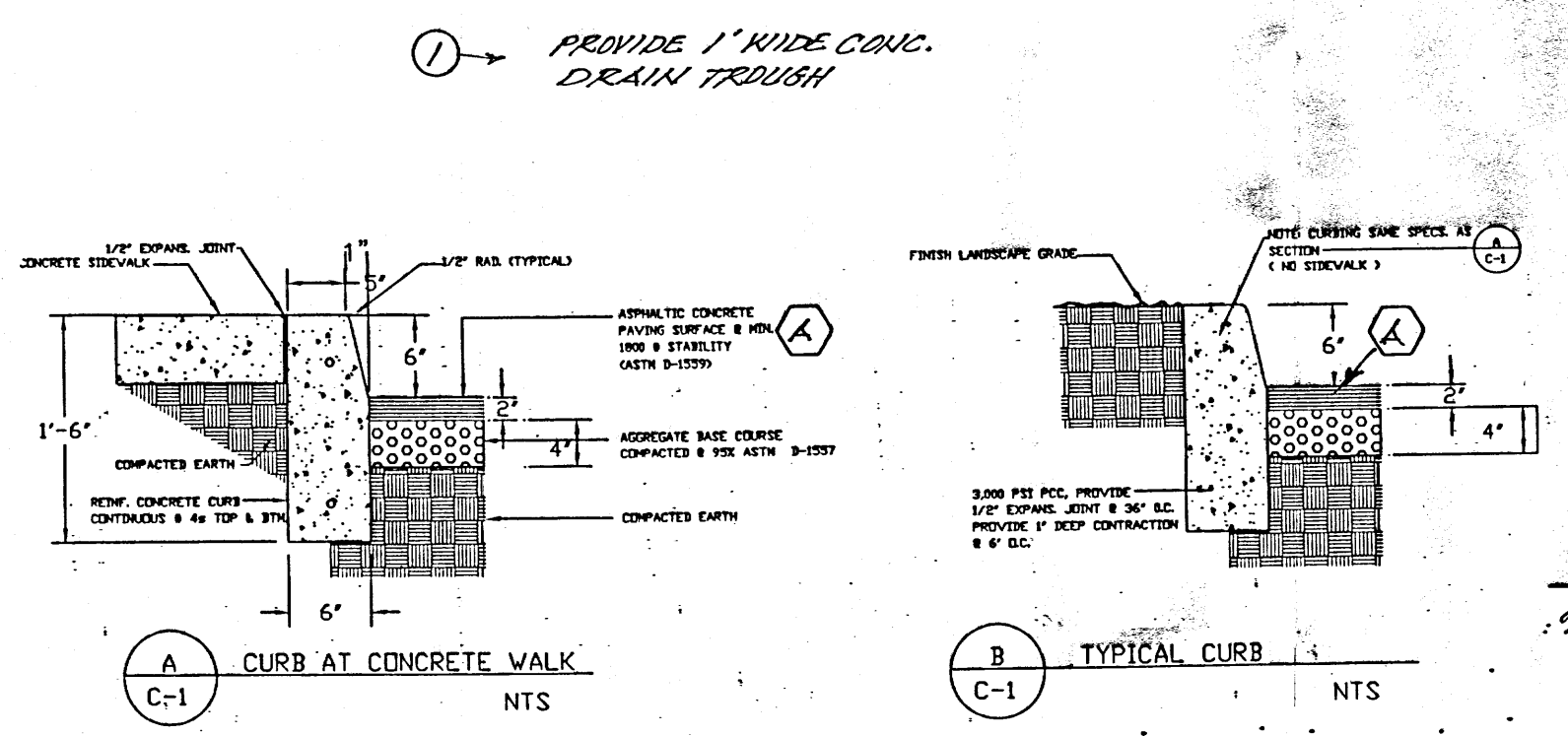
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

## **LEGEND:**

TOP OF CURB ELEVATION =  $T_c = 23.53$   
CURB FLOWLINE ELEVATION =  $F_c = 22.75$   
EXISTING SPOT ELEVATION =  $+ 23.6$   
EXISTING CONTOUR ELEVATION =  $+ 23.0$   
PROPOSED SPOT ELEVATION =  $+ 24.0$   
PROPOSED CONTOUR ELEVATION =  $+ 23.0$   
PROPOSED OR EXISTING CONCRETE SURFACE =  $+ 23.0$   
EXISTING FENCE LINE =  $+ 23.0$

## **GENERAL NOTES:**

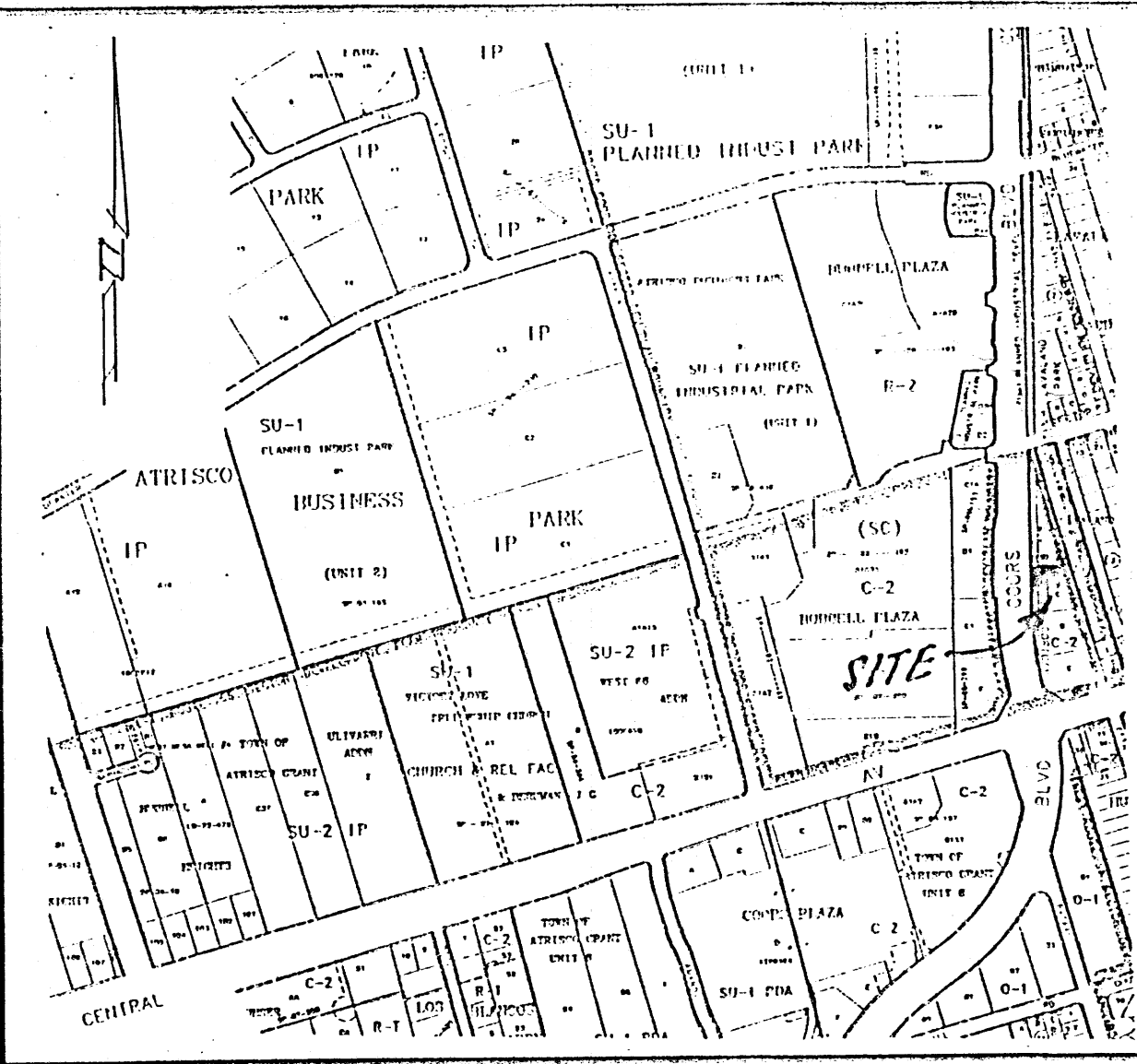
- NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
- NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HEREON.



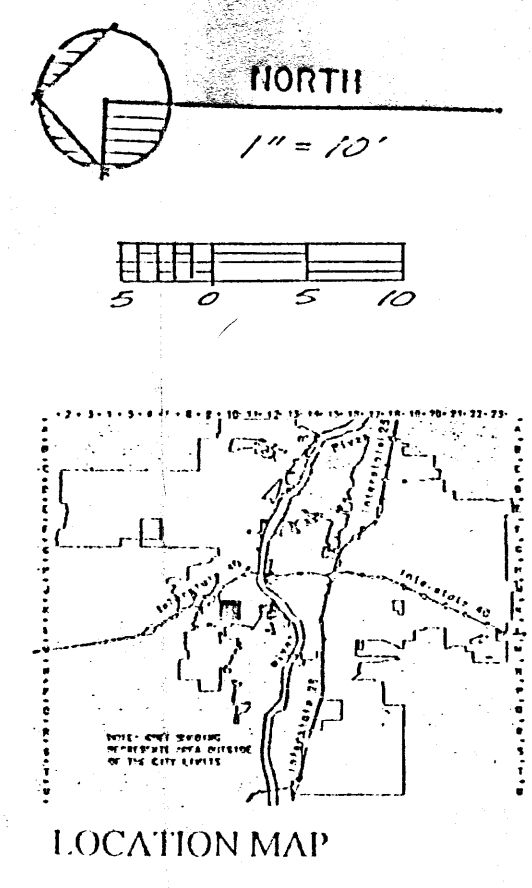
LEVI VALDEZ  
NEW MEXICO  
5693  
REGISTERED PROFESSIONAL ENGINEER  
06-02-05  
ENGINEER'S SEAL

A PROPOSED PLAN  
FOR  
**CUCO'S RESTAURANT**  
(COORS BLVD. N.W.)  
ALBUQUERQUE, NEW MEXICO  
MAY, 2005



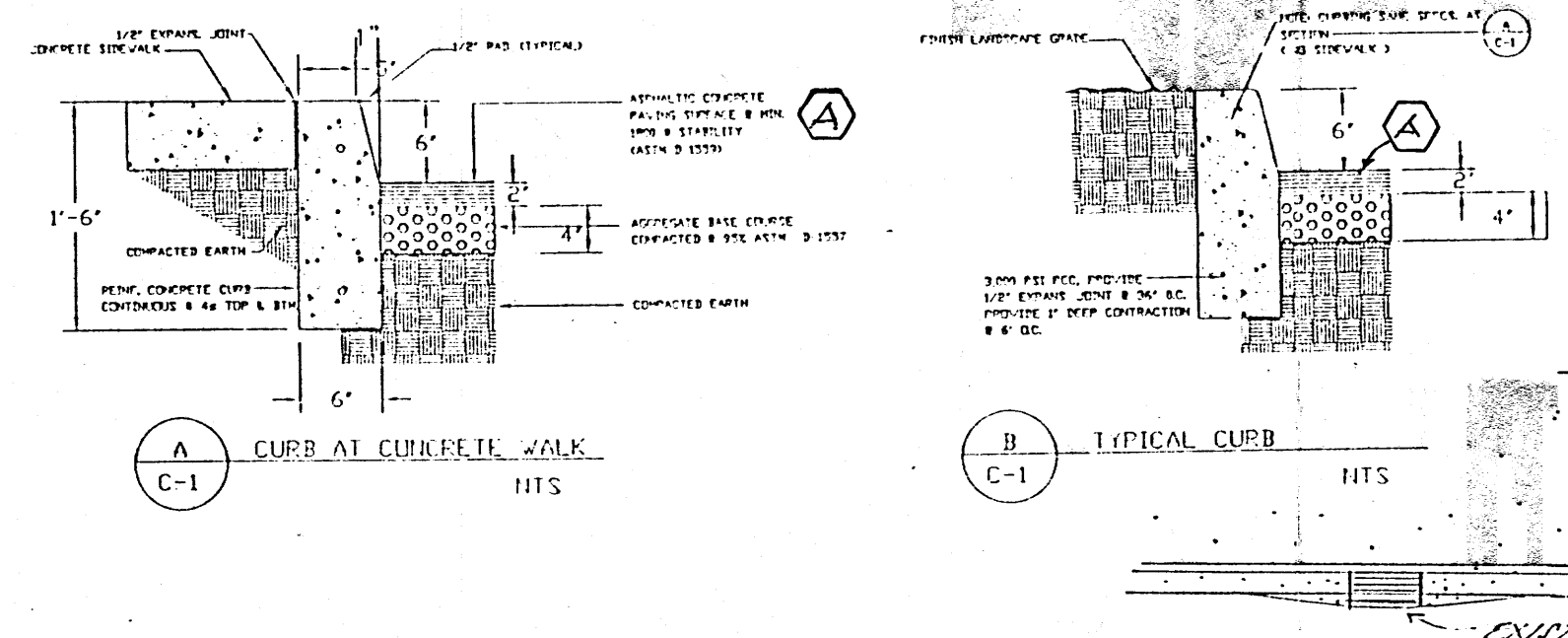
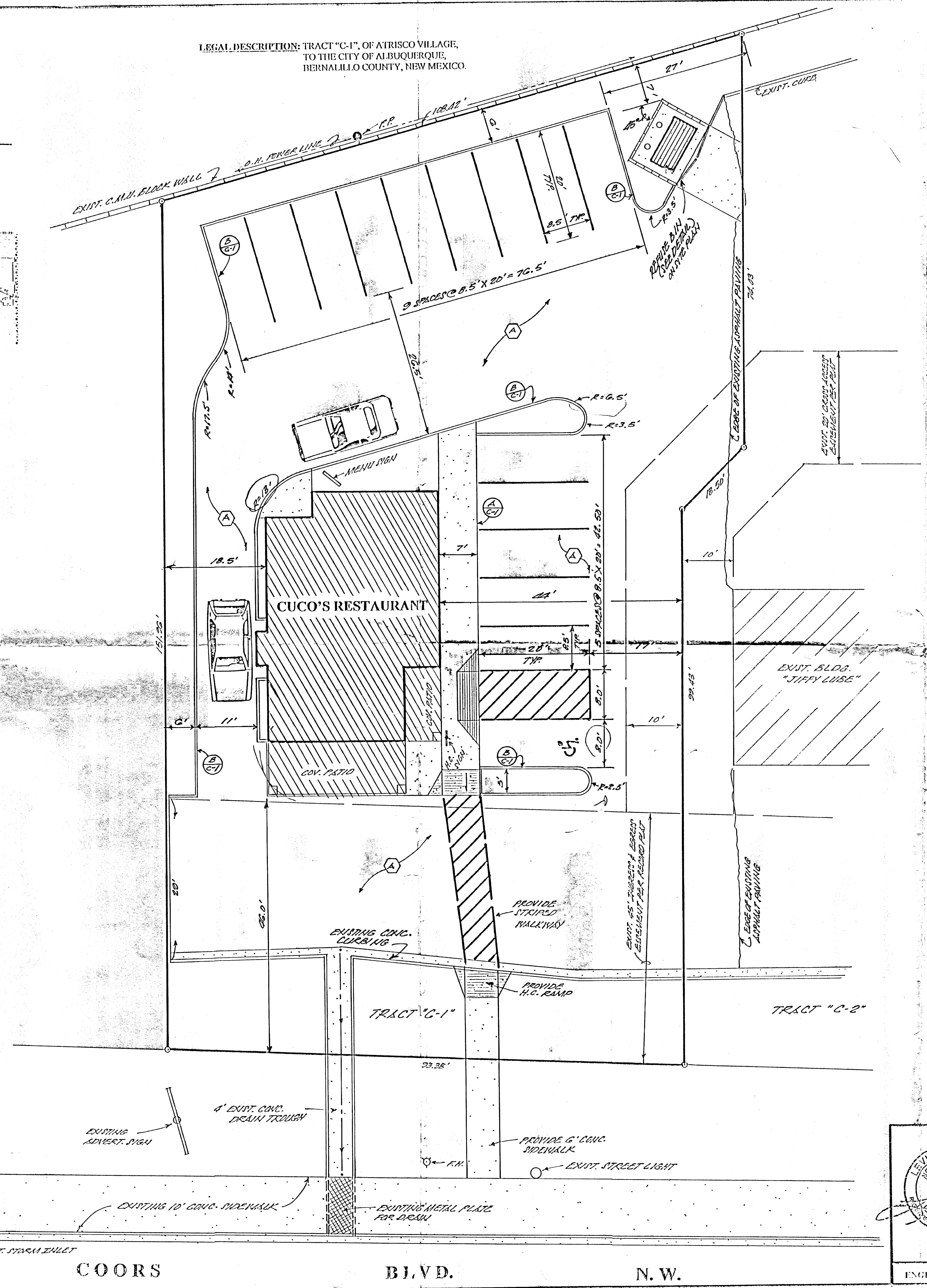


VICINITY MAP  
K-10-Z  
GRAPHIC SCALE IN FEET  
0 50 100



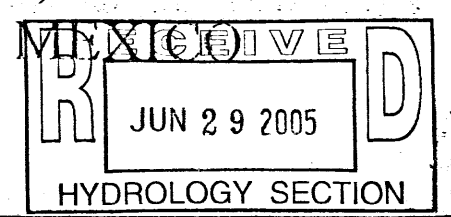
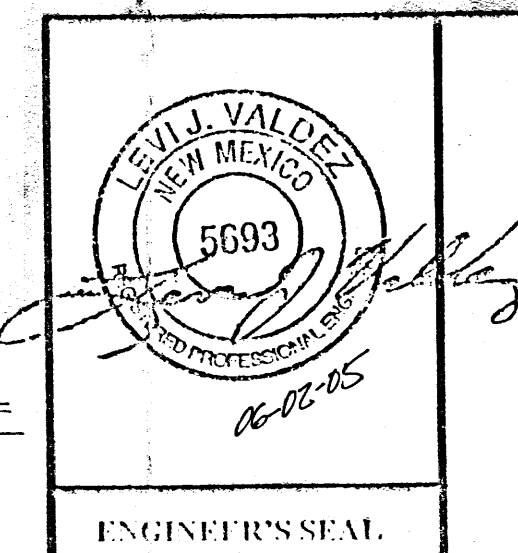
LOCATION MAP

LEGAL DESCRIPTION: TRACT "C-1", OF ATRISCO VILLAGE,  
TO THE CITY OF ALBUQUERQUE,  
BERNALLILLO COUNTY, NEW MEXICO.

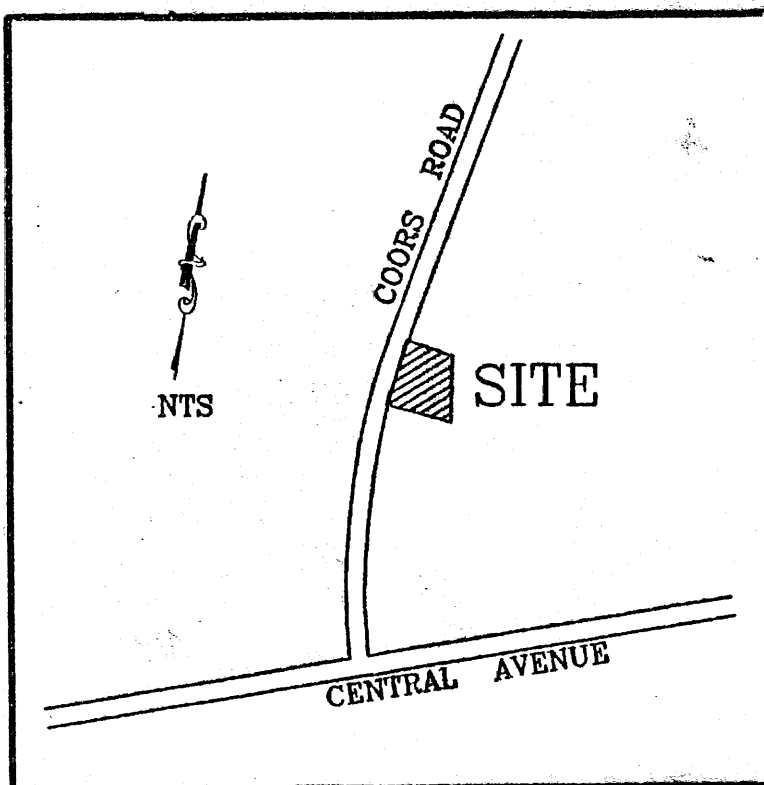


TRAFFIC CIRCULATION LAYOUT

A PROPOSED PLAN  
FOR  
**CUCO'S RESTAURANT**  
(COORS BLVD. N.W.)  
ALBUQUERQUE, NEW MEXICO  
MAY, 2005







VICINITY MAP  
ZONE ATLAS K-11-Z

LEGEND

- = SET PK NAIL PS 13982
- = SET #4 REBAR W/CAP 13982
- = FOUND #5 REBAR
- = FOUND #5 REBAR W/CAP PS 5883
- = FOUND #4 REBAR W/CAP PS 11463
- X— = FENCELINE
- △ = BRASS CAP SURVEY MONUMENT

TAX CERTIFICATION

I, THE UNDERSIGNED CERTIFY THAT A SEARCH OF THE TAX RECORDS FOR THE TRACTS OF LAND SHOWN HEREON HAS BEEN MADE, AND HAVE DETERMINED THAT ALL TAXES DUE AND PAYABLE FOR THE PREVIOUS TEN (10) YEARS HAVE BEEN MADE.

BERNALILLO COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

OWNER'S CERTIFICATION

THIS PLATTING SHOWN IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF.

THE UNDERSIGNED OWNER AND/OR PROPRIETOR DOES HEREBY FREELY CONSENT TO ALL THE FOREGOING AND DO HEREBY REPRESENT THAT I AM AUTHORIZED TO SO ACT

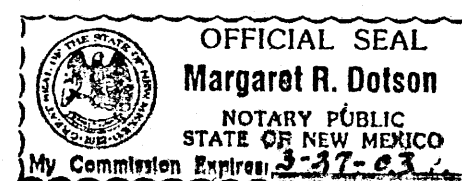
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

JAMES R. DOTSON  
OPERATING MANAGER  
COORS/CENTRAL LLC.

ACKNOWLEDGEMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS  
19th DAY OF FEB., 2003, BY JAMES R. DOTSON  
OPERATING MANAGER, COORS CENTRAL LLC.

MY COMM. EXPIRES 3-31-03 Margaret R. Dotson  
NOTARY PUBLIC



LEGAL DESCRIPTION

ONE (1) TRACT OF LAND WITHIN THE ATRISCO GRANT, IN PROJECTED SECTIONS 22 AND 23, TOWNSHIP 10 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN IN BERNALILLO COUNTY, NEW MEXICO, BEING TRACT C AS SHOWN ON PLAT TITLED "REDIVISION PLAT TRACTS A, B, C, D, AND E ATRISCO VILLAGE", FILED IN THE COUNTY CLERKS OFFICE OF BERNALILLO COUNTY ON JULY 16, 1984 IN CABINET C24, FOLIO 125 CONTAINING 0.8461.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CREATE THE TWO NEW TRACTS AS SHOWN, AND TO GRANT THE NEW 6' PRIVATE DRAINAGE EASEMENT AND THE 20' CROSS ACCESS EASEMENT AS SHOWN.

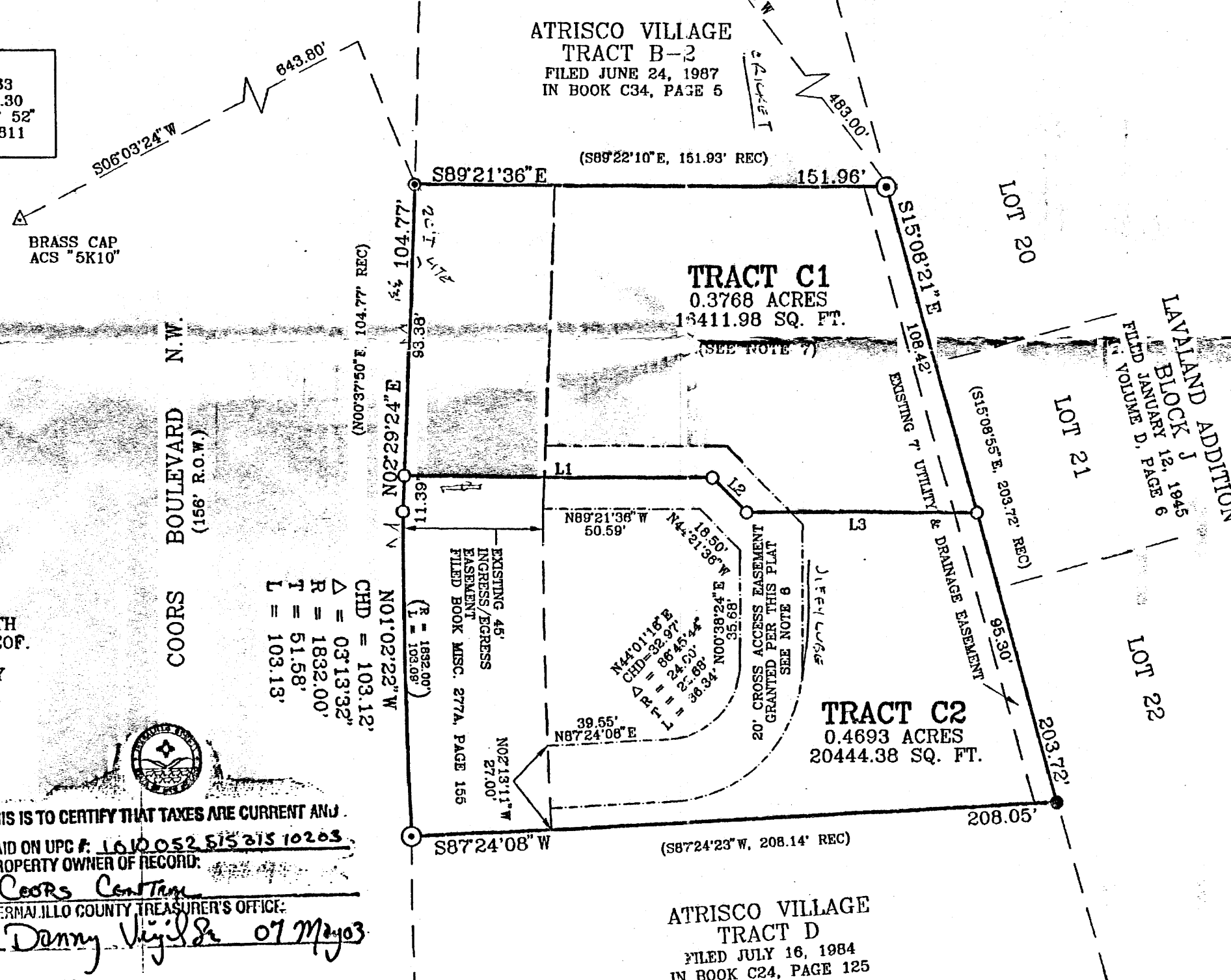
SCALE 1" = 40'

LINE	DIRECTION	DISTANCE
L1	S89°21'36"E	99.43'
L2	S44°21'36"E	15.56'
L3	S89°21'36"E	74.03'



"3K10"  
X = 382381.29  
Y = 1485771.51  
ΔX = -00° 15' 51.8"  
G/G = 0.8996782  
NAD 1927

"5K10"  
X = 382341.63  
Y = 1484885.30  
ΔX = -00° 15' 52"  
G/G = 0.89967811  
NAD 1927



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND  
PAID ON UPC # 161005251531510203  
PROPERTY OWNER OF RECORD:  
COORS CENTRAL LLC.  
BERNALILLO COUNTY TREASURER'S OFFICE:  
Danny Vigil 07 May 03

NOTES:

1. DATE OF SURVEY: JANUARY 2003.
2. BASIS OF BEARING IS NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927 BASED ON THE TWO FOUND MONUMENTS "3K10" AND "5K10". BEARINGS SHOWN ARE GRID.
3. DATA IN PARENTHESIS AS (REC) ARE TAKEN FROM THE PREVIOUS RECORDED PLAT FILED IN CABINET C24, PAGE 125.
4. DISTANCES ARE GROUND.
5. THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
6. CROSS ACCESS EASEMENT IS FOR THE USE OF TRACTS C1 & C2 AND SHALL BE MAINTAINED BY THE UNDERLYING PROPERTY OWNER.
7. A BLANKET DRAINAGE EASEMENT ACROSS TRACT C1, TO BE FURTHER DEFINED UPON THE DEVELOPMENT OF SAID TRACT, IS HEREBY ESTABLISHED TO ALLOW DEVELOPED FLOWS FROM TRACT C2 TO CROSS TRACT C1 AND DISCHARGE INTO COORS BOULEVARD. THE MAINTENANCE OF SAID DRAINAGE EASEMENT SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.

INDEX INFORMATION FOR COUNTY CLERK

OWNER: COORS/CENTRAL LLC.  
SECTIONS 22 & 23, TOWNSHIP 10 NORTH,  
RANGE 2 EAST  
SUBDIVISION: ATRISCO VILLAGE  
FIRM MAP: EFFECTIVE DATED:  
SEPTEMBER 20, 1996  
COMMUNITY PANEL NUMBER - 35001C0329 D

TLN# 2003060397

PLAT OF TRACTS C1 & C2  
ATRISCO VILLAGE

WITHIN  
SECTIONS 22 & 23, TOWNSHIP 10 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY  
FEBRUARY 2003

Project Number: 1002497

Application Number: 03DRB-00278

APPROVALS:

Richard Donato 5-01-03  
TRAFFIC ENGINEER, TRANSPORTATION GROUP DATE  
Christina Sandoval 3/5/03  
PARKS AND RECREATION DEPARTMENT DATE  
Lenny M. M... 3-21-03  
PNM ELECTRIC SERVICES DATE  
David R. Muller 3-27-03  
QWEST TELECOMMUNICATIONS DATE  
Lenny M. M... 3-21-03  
PNM GAS SERVICES DATE  
Rita Erickson 3-21-03  
COMCAST DATE  
John T. T... 2-19-03  
CITY ENGINEER, ENGINEERING DIVISION DATE  
Rogelio J. J... 3/5/03  
UTILITIES DEVELOPMENT DATE  
Richard Donato 5-01-03  
A.M.A.F.C.A. DATE  
Bradley L. Bingham 4/28/03  
CITY ENGINEER DATE  
NA  
PROPERTY MANAGEMENT DATE  
Sheran Watson 5/6/03  
CITY OF ALBUQUERQUE PLANNING DIVISION DEPT. DATE  
NA  
REAL PROPERTY DIVISION DATE

SURVEYORS CERTIFICATION

I, TIMOTHY S. MARTINEZ, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY UPON WHICH IT IS BASED, COMPLIES WITH THE ALBUQUERQUE AND BERNALILLO COUNTY SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

T. Martinez  
TIMOTHY S. MARTINEZ, NMPS #13982

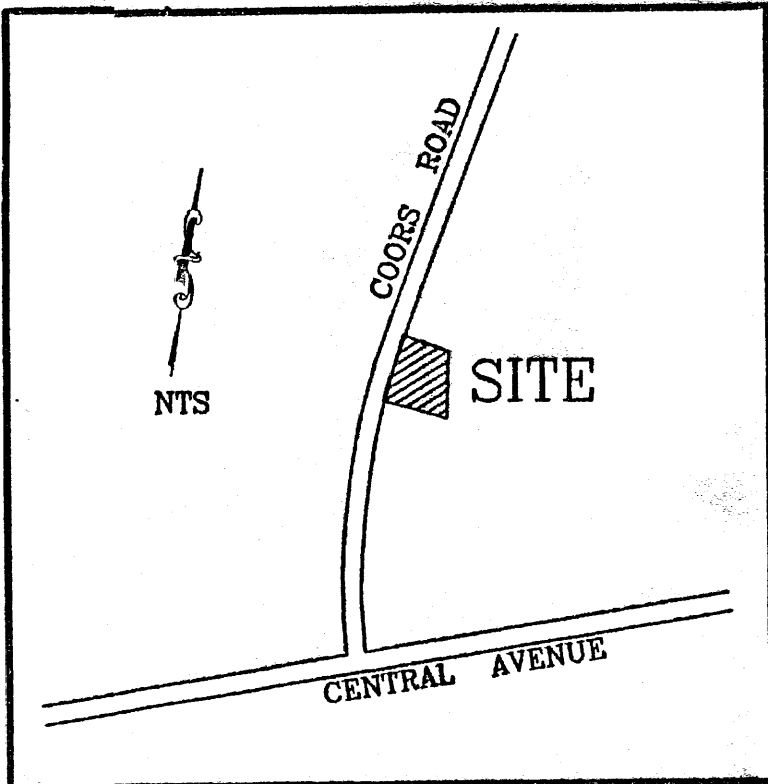
DATE 2-11-03



01C11E.DWG  
02-11-03  
TM

TM SURVEYING

TIM MARTINEZ - NMPS# 13982  
1130 LA VEGA ROAD  
BOSQUE FARMS, NEW MEXICO 87068  
PHONE: (505) 869-0711  
FAX: (505) 869-0499



### VICINITY MAP ZONE ATLAS K-11-Z

#### LEGEND

- = SET PK NAIL PS 13982
- = SET #4 REBAR W/CAP 13982
- = FOUND #5 REBAR
- = FOUND #5 REBAR W/CAP PS 5883
- = FOUND #4 REBAR W/CAP PS 11483
- = FENCELINE
- △ = BRASS CAP SURVEY MONUMENT

#### TAX CERTIFICATION

I, THE UNDERSIGNED CERTIFY THAT A SEARCH OF THE TAX RECORDS FOR THE TRACTS OF LAND SHOWN HEREON HAS BEEN MADE, AND HAVE DETERMINED THAT ALL TAXES DUE AND PAYABLE FOR THE PREVIOUS TEN (10) YEARS HAVE BEEN MADE.

BERNALILLO COUNTY TREASURER

#### OWNER'S CERTIFICATION

THIS PLATTING SHOWN IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF.

THE UNDERSIGNED OWNER AND/OR PROPRIETOR DOES HEREBY FREELY CONSENT TO ALL THE FOREGOING AND DO HEREBY REPRESENT THAT I AM AUTHORIZED TO SO ACT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

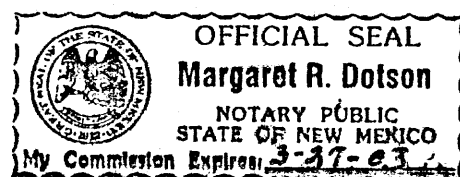
JAMES R. DOTSON  
OPERATING MANAGER  
COORS/CENTRAL LLC.

#### ACKNOWLEDGEMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS  
19th DAY OF FEB., 2003, BY JAMES R. DOTSON  
OPERATING MANAGER, COORS CENTRAL LLC.

MY COMM. EXPIRES 3-27-03

Margaret R. Dotson  
NOTARY PUBLIC



#### LEGAL DESCRIPTION

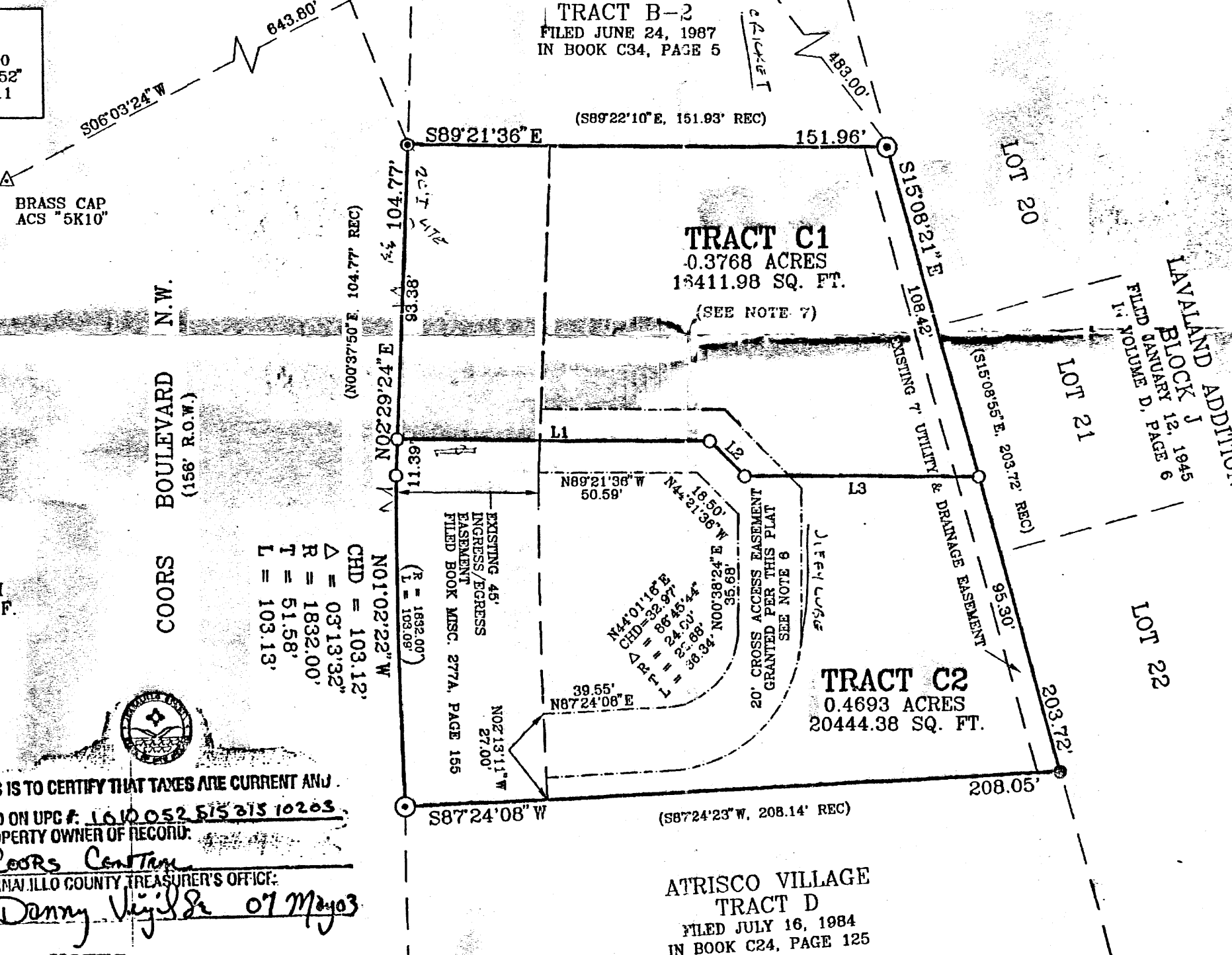
ONE (1) TRACT OF LAND WITHIN THE ATRISCO GRANT, IN PROJECTED SECTIONS 22 AND 23, TOWNSHIP 10 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN IN BERNALILLO COUNTY, NEW MEXICO, BEING TRACT C AS SHOWN ON PLAT TITLED "REDIVISION PLAT TRACTS A, B, C, D, AND E ATRISCO VILLAGE", FILED IN THE COUNTY CLERKS OFFICE OF BERNALILLO COUNTY ON JULY 16, 1984 IN CABINET C24, FOLIO 125 CONTAINING 0.8461.

#### DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CREATE THE TWO NEW TRACTS AS SHOWN, AND TO GRANT THE NEW 6' PRIVATE DRAINAGE EASEMENT AND THE 20' CROSS ACCESS EASEMENT AS SHOWN.

LINE	DIRECTION	DISTANCE
L1	S89°21'36"E	99.43'
L2	S44°21'36"E	15.56'
L3	S89°21'36"E	74.03'

"5K10"  
X = 382341.83  
Y = 1484685.30  
ΔX = -00° 15' 52"  
G/G = 0.99967811  
NAD 1927



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND  
PAID ON UPC # 1610052515315 10203  
PROPERTY OWNER OF RECORD:  
Coors Central LLC

BERNALILLO COUNTY TREASURER'S OFFICE:  
Danny Vigil 07 May 03

#### NOTES:

- DATE OF SURVEY: JANUARY 2003.
- BASIS OF BEARING IS NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927 BASED ON THE TWO FOUND MONUMENTS "3K10" AND "5K10". BEARINGS SHOWN ARE GRID.
- DATA IN PARENTHESIS AS (REC) ARE TAKEN FROM THE PREVIOUS RECORDED PLAT FILED IN CABINET C24, PAGE 125.
- DISTANCES ARE GROUND.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- CROSS ACCESS EASEMENT IS FOR THE USE OF TRACTS C1 & C2 AND SHALL BE MAINTAINED BY THE UNDERLYING PROPERTY OWNER.
- A BLANKET DRAINAGE EASEMENT ACROSS TRACT C1, TO BE FURTHER DEFINED UPON THE DEVELOPMENT OF SAID TRACT, IS HEREBY ESTABLISHED TO ALLOW DEVELOPED PLUMS FROM TRACT C2 TO CROSS TRACT C1 AND DISCHARGE INTO COORS BOULEVARD. THE MAINTENANCE OF SAID DRAINAGE EASEMENT SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.

#### INDEX INFORMATION FOR COUNTY CLERK

OWNER: COORS/CENTRAL LLC.  
SECTIONS 22 & 23, TOWNSHIP 10 NORTH,  
RANGE 2 EAST  
SUBDIVISION: ATRISCO VILLAGE  
FIRM MAP: EFFECTIVE DATED:  
SEPTEMBER 20, 1998  
COMMUNITY PANEL NUMBER - 35001C0329 D

## PLAT OF TRACTS C1 & C2 ATRISCO VILLAGE

WITHIN  
SECTIONS 22 & 23, TOWNSHIP 10 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
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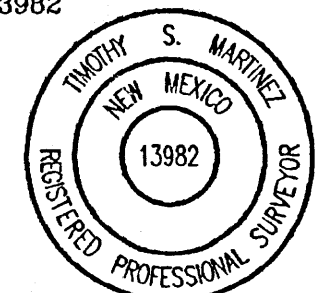
NA  
REAL PROPERTY DIVISION DATE

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T. Martinez  
TIMOTHY S. MARTINEZ, NMPS #13982

DATE 2-11-03



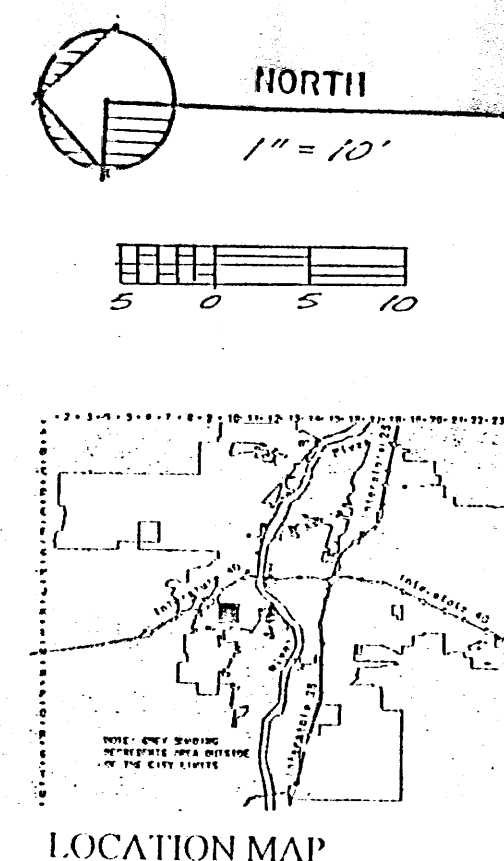
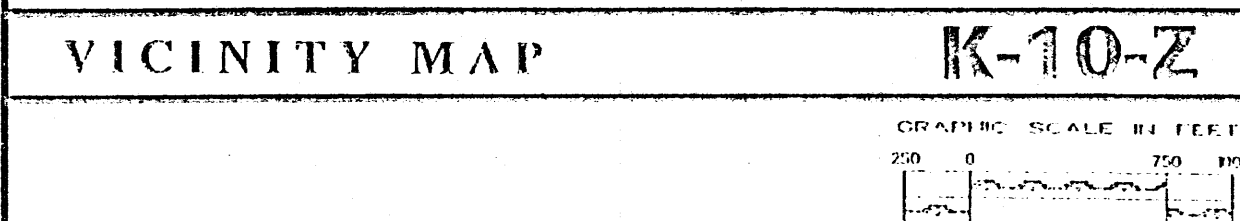
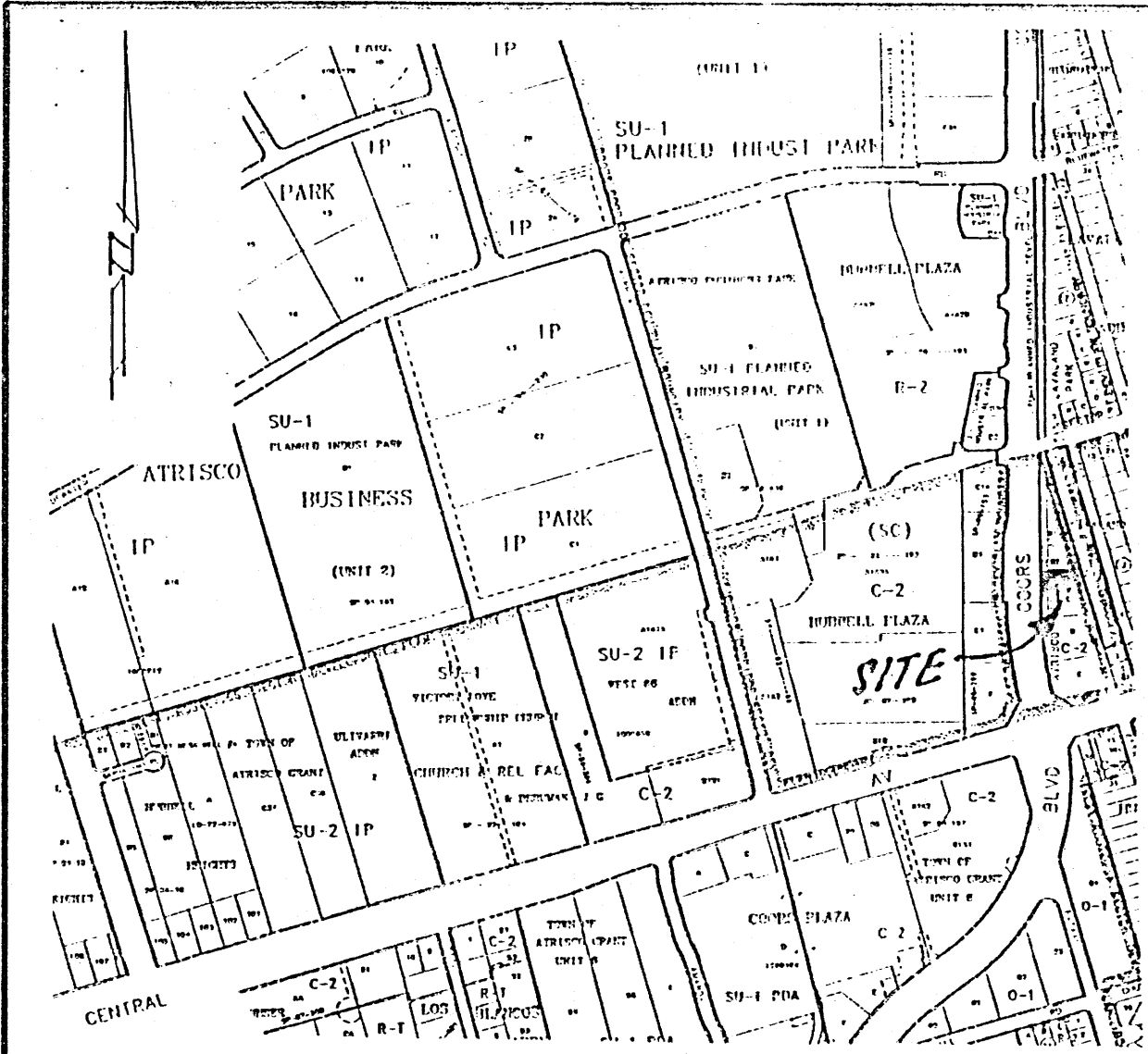
01011E.DWG  
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TM

TM SURVEYING  
TIM MARTINEZ - NMPS# 13982

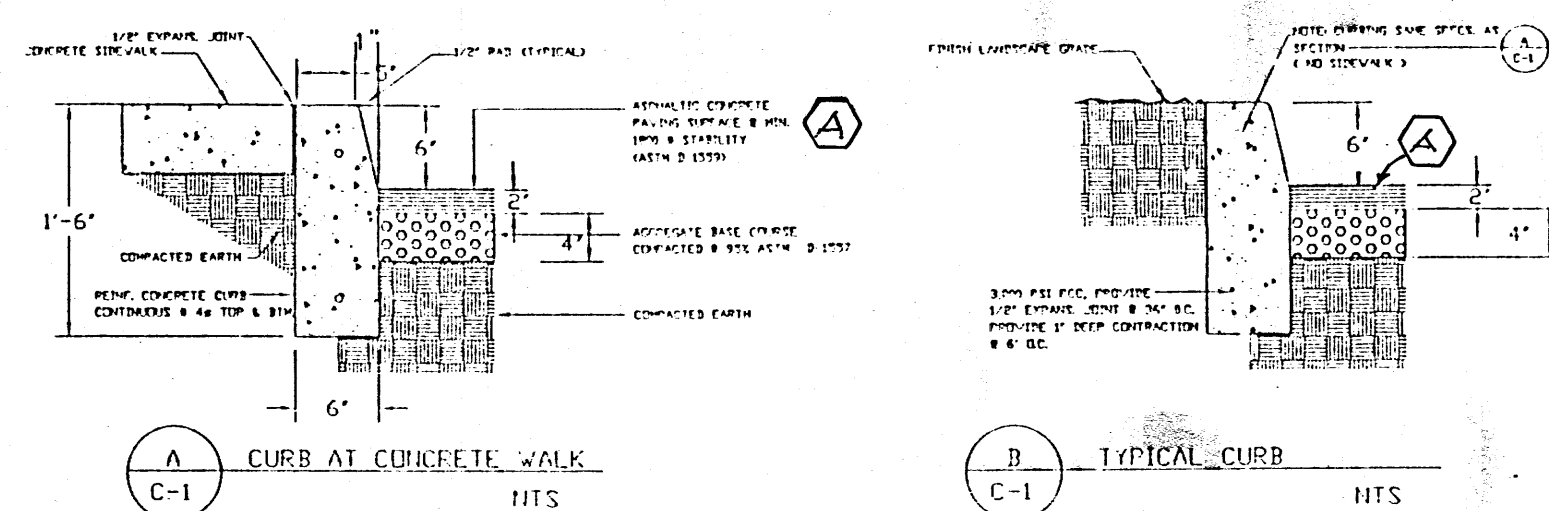
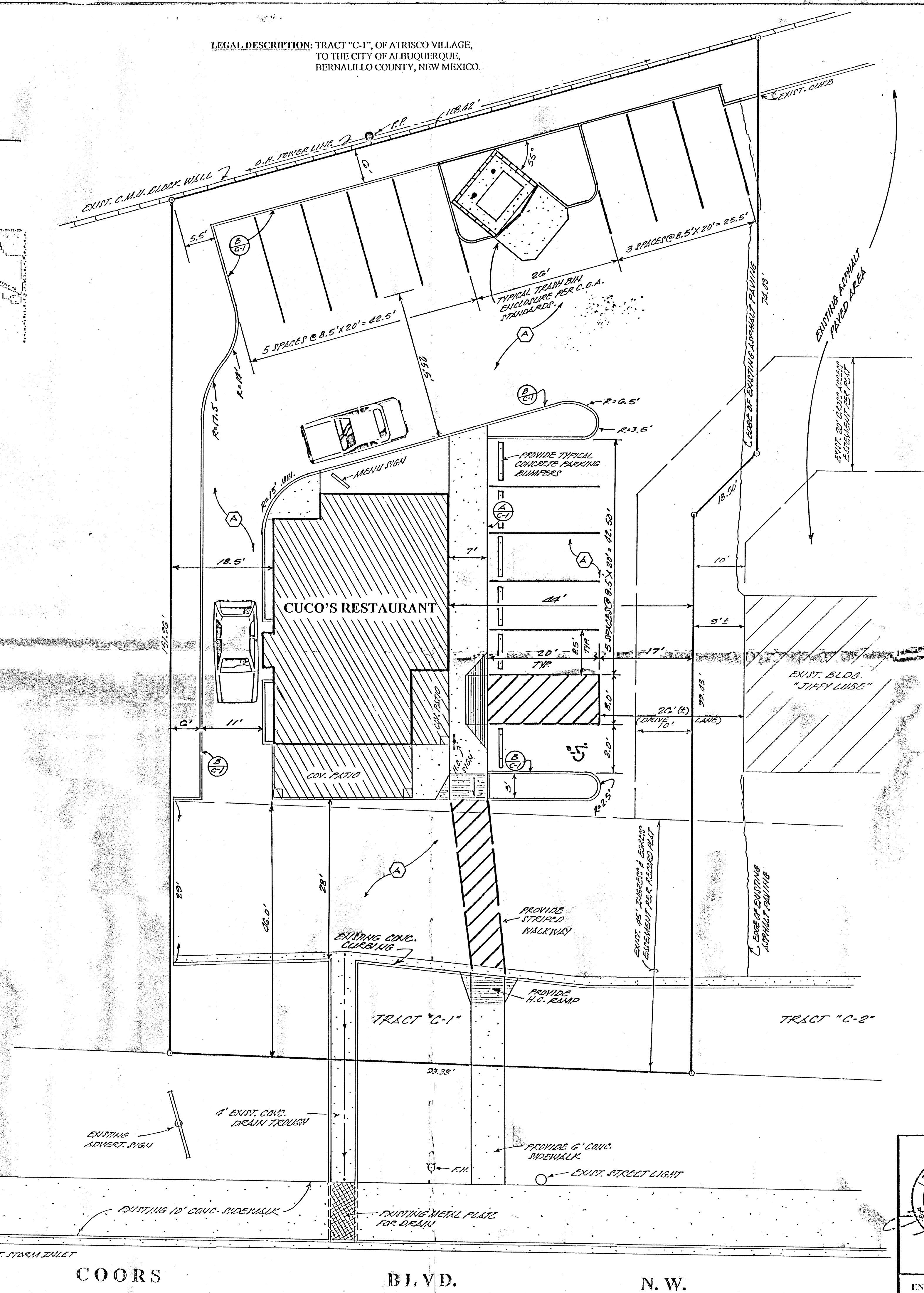
1130 LA VEGA ROAD  
BOSQUE FARMS, NEW MEXICO 87068  
PHONE: (505) 869-0711  
FAX: (505) 869-0499

TLN# 2003060397





LEGAL DESCRIPTION: TRACT "C-1", OF ATRISCO VILLAGE,  
TO THE CITY OF ALBUQUERQUE,  
BERNALILLO COUNTY, NEW MEXICO.



PROPERTY ZONED: "C-1"  
PROPOSED BUILDING SIZE: 1,000.0 SQ. FT.  
REQUIRED PARKING:  $\frac{1}{1000} = \frac{1}{1,000} = 8$  SPACES REQ.  
(MINUS 10% FOR BUS ROUTE) = 1 SPACE  
\* NET PARKING SPACES REQ. = 7 SPACES  
\* PARKING SPACES PROVIDED = 14 SPACES

TRAFFIC CIRCULATION LAYOUT  
APPROVED  
6/3/05  
Date

# TRAFFIC CIRCULATION LAYOUT

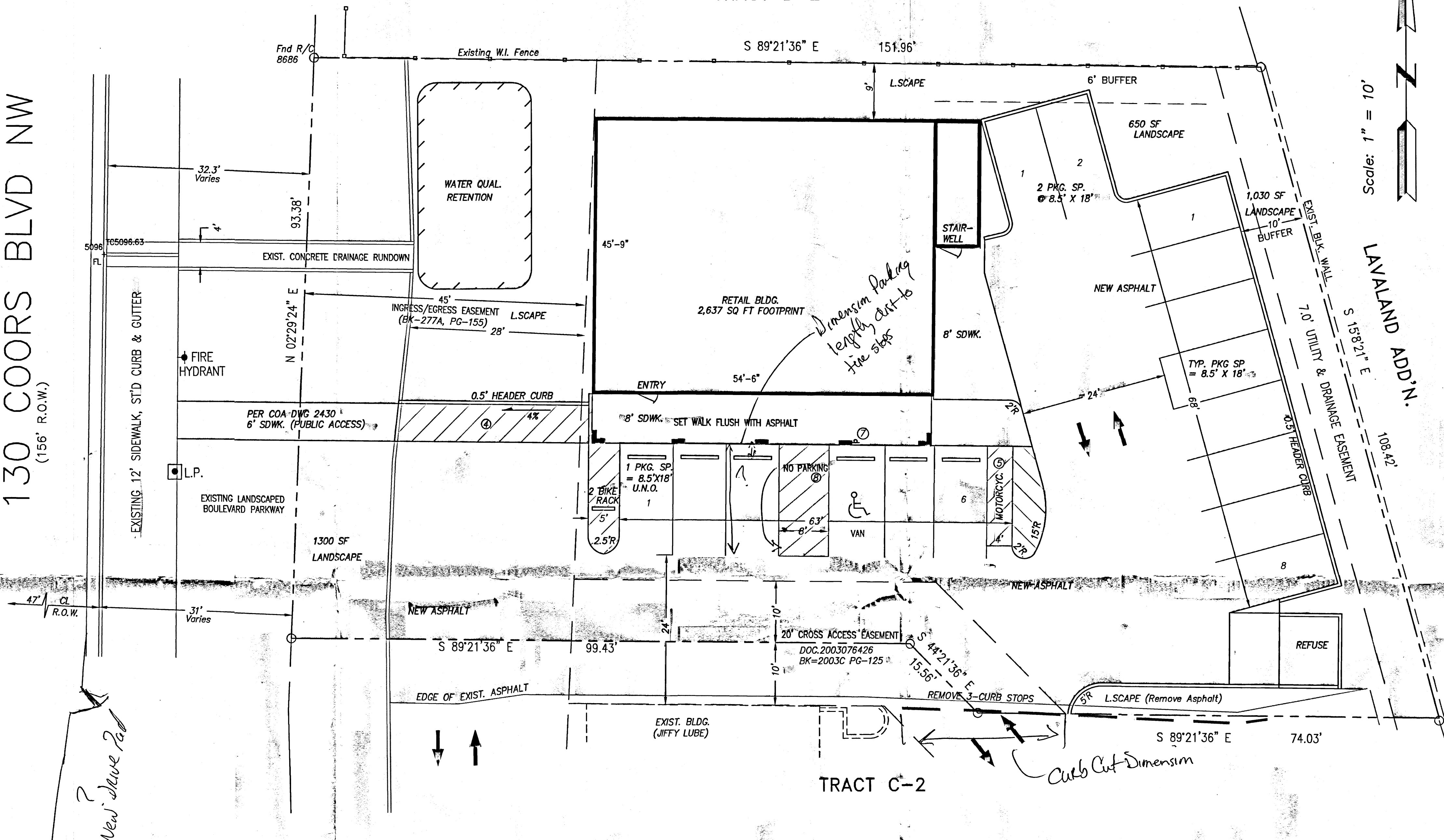
LEON VALDEZ  
NEW MEXICO  
5693  
ENGINEER'S SEAL

A PROPOSED PLAN  
FOR  
CUCO'S RESTAURANT  
(COORS BLVD. N.W.)  
ALBUQUERQUE, NEW MEXICO  
MAY, 2005



130 COORS BLVD NW  
(156' R.O.W.)

TRACT B-2

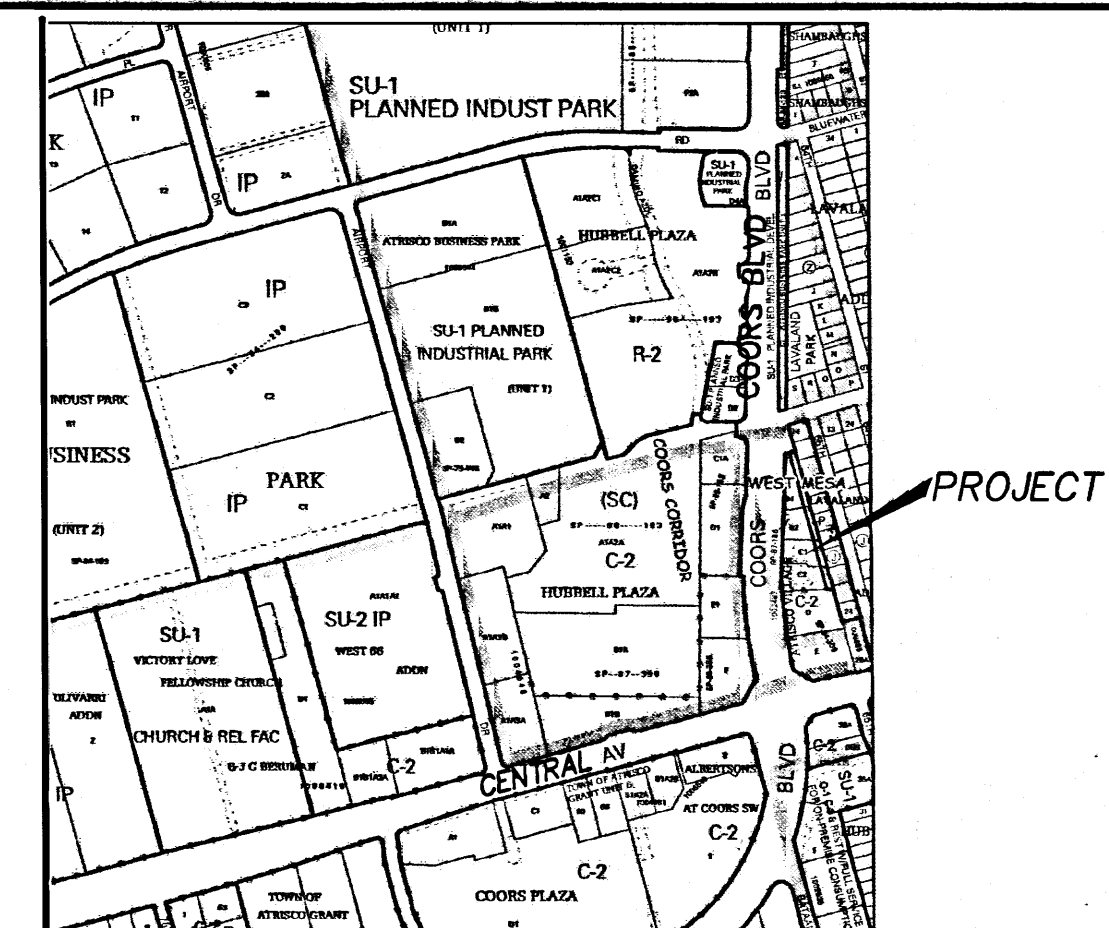


TRACT C-2

PARKING CALCULATIONS - C2 ZONING  
2532 SF/200.....13 PKG SPACES  
716/300...OFFICE .....3 PKG SPACE  
PARKING SPACES PROVIDED: 16

TRAFFIC NOTES:

1. ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.
2. ALL TRAFFIC ELEMENTS SHOWN SHALL BE CONSTRUCTED FROM THIS SHEET, AND REQUIRED FOR CERTIFICATE OF OCCUPANCY. A TEMPORARY C.O. SHALL NOT BE ISSUED.
3. TRUNCATED DUMPS PER ANSI-A117.1-2006 & ADDAG.
4. TYPICAL RAMP SLOPE 12:1 MIN. EXISTING WITH BROOM FINISH CONCRETE.
5. 1-4X8' MOTORCYCLE SPACE, W/18"X12" SIGN
6. 1-BIKE RACK
7. ADA VAN ACCESSIBLE SIGN SHALL HAVE THE REQUIRED VERBIAGE OF "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING", PER 66-7-352.4C NMSA 1978.
8. LANDSCAPING & SIGNAGE SHALL NOT INTERFERE W/ CLEAR SIGHT REQUIREMENTS; 3 SIGNS, WALLS, TREES AND SHRUBS BTWN. 3-8 FEET TALL ARE NOT ACCEPTABLE WITHIN CLEAR SIGHT AREAS PER DPM.



VICINITY MAP ZONE K-10

NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 1986, INCLUDING 8 UPDATES & STANDARD DRAWINGS.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL LANDSCAPING AREA SHALL BE SOFT-LINED WITH NATIVE VEGETATION AND/OR GRAVEL.
5. CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
6. NEW ASPHALT PAVEMENT SHALL CONSIST OF 3" ASPHALT CONCRETE OVER 8" COMPACTED SUBGRADE, 95% PROCTOR, ASTM D-1557

LEGEND

- 24.0 EXIST. SPOT ELEVATION
- 10 EXIST. CONTOUR
- 24.0 NEW SPOT ELEVATION
- NEW SWALE
- DRAINAGE DIRECTION, EXISTING
- FLOWLINE
- EXISTING POWER POLE
- NATURAL GROUND, EXISTING
- REBAR AND CAP, EXISTING
- CHAIN LINK FENCE, EXISTING
- TRAFFIC FLOW DIRECTION

PROJECT DATA

UPC 101005751432410203  
PROJECT BENCHMARK  
TOP OF REBAR/CAP MARKED "GRITSKO" #8686 @ NW CORNER OF SITE, SEE PLAN, ELEVATION = 5096.95 (NAVD88) AS TIED FROM ACS 18\_K11, LOCATED AT ENE CURB RETURN OF 63RD STREET & CENTRAL AVE.  
TOPOGRAPHIC DESIGN SURVEY  
COMPILED FROM TOPO DESIGN SURVEY BY TERRAMETRICS NM, AND SUPPLEMENTED BY CLARK CONSULTING ENGINEERS, MAY 2015.

Clark Consulting Engineers

19 Ryan Road Edgewood, New Mexico 87015 Tel: (505) 281-2444		Fax: (505) 281-2444	
DATE	REVISION	TRACT C-1, BLOCK J, ATRISCO VILLAGE ALBUQUERQUE, NEW MEXICO	
		130 COORS BOULEVARD, NW	
		TAM LE SALON	
		Traffic Circulation Layout Plan	
DESIGNED BY: PWC	DRAWN BY: CCE	JOB #: VAN HUYNH	1 OF 1
CHECKED BY: PWC	DATE: 8/5/15	FILE #: TCL	



## GRADING & DRAINAGE PLAN

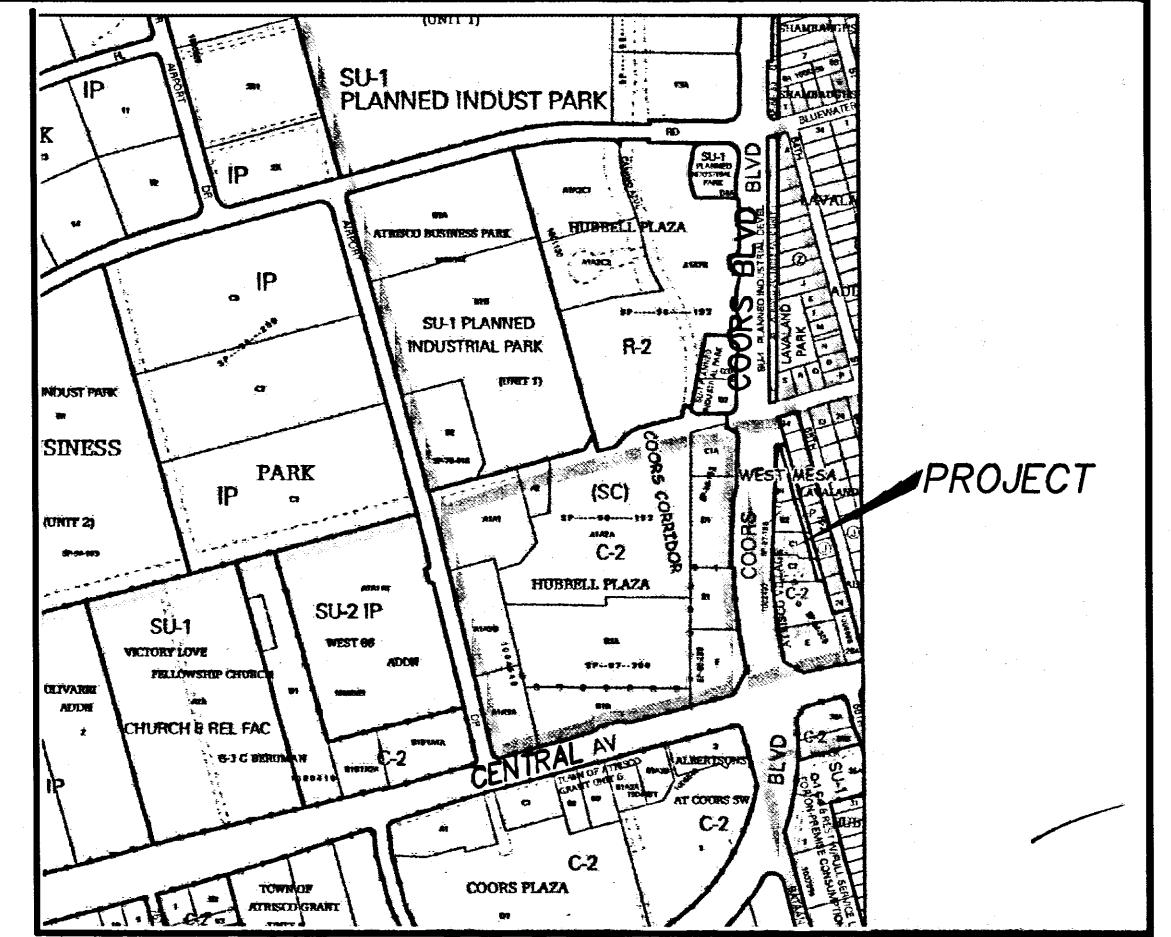
THE PROPOSED COMMERCIAL PROJECT IS LOCATED IN THE WEST CENTRAL AVE AREA OF METRO ALBUQUERQUE WITHIN THE CITY. THE GRADING AND DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE BERNALILLO COUNTY FLOOD HAZARD ORDINANCE, NO.88-46, AND THE CITY STORM DRAINAGE ORDINANCE. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR BUILDING PERMIT. THE PLAN SHOWS:

1. EXISTING CONTOURS, AND SPOT ELEVATIONS AND EXISTING DRAINAGE PATTERNS AND EXISTING STRUCTURES.
2. PROPOSED IMPROVEMENTS: A 2600 SF BLDG. FOOTPRINT, NEW ASPHALT PARKING, NEW GRADE ELEVATIONS, AND LANDSCAPING IMPROVEMENTS.
3. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
4. QUANTIFICATION OF DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS WHICH CONTRIBUTE TO THE EXISTING FLOWS.
5. THIS PLAN ACCEPTS DRAINAGE FROM TRACT C-2, PER PLAT
6. MANDATED EPA WATER QUALITY IS PROVIDED WITH 'FIRST FLUSH' RETENTION OF DEVELOPED RUNOFF.

PRESENTLY, THE SITE IS UNDEVELOPED, AND IS BOUNDED BY DEVELOPED COMMERCIAL PROPERTY ON THE NORTH AND SOUTH, AND RESIDENTIAL TO THE EAST. COORS BLVD ON THE WEST IS A 4-LANE DIVIDED ARTERIAL AND CITY MAINTAINED STREET WITH CURB/GUTTER AND 12' SIDEWALK. DIRECT ACCESS IS PROVIDED THROUGH DEVELOPED TRACT C-2 ON THE SOUTH. THE SITE TERRAIN SLOPES FROM SOUTH TO NORTHWEST AT MINIMUM SLOPES UP TO 1-2%.

THE SITE IS NOT WITHIN A DESIGNATED FEMA FLOOD HAZARD ZONE. DEVELOPED LOT RUNOFF WILL BE PERMITTED TO DRAIN TO THE EXISTING CONCRETE RUNDOWN AT THE NW CORNER OF THE SITE. HISTORICAL OUTFALL LOCATIONS WILL REMAIN UNCHANGED WITH THE DEVELOPMENT. FREE DISCHARGE OF PROJECT RUNOFF IS ACCEPTABLE SINCE DOWNSTREAM DRAINAGE FACILITIES (STORM SEWER IN COORS) EXIST. A PORTION OF SITE RUNOFF WILL CONTINUE TO BE ROUTED THROUGH NEW LANDSCAPING AS POINT RAINFALL. DEPRESSED LANDSCAPED AREAS ARE SHOWN ON THE PLAN.

Scale: 1" = 10'

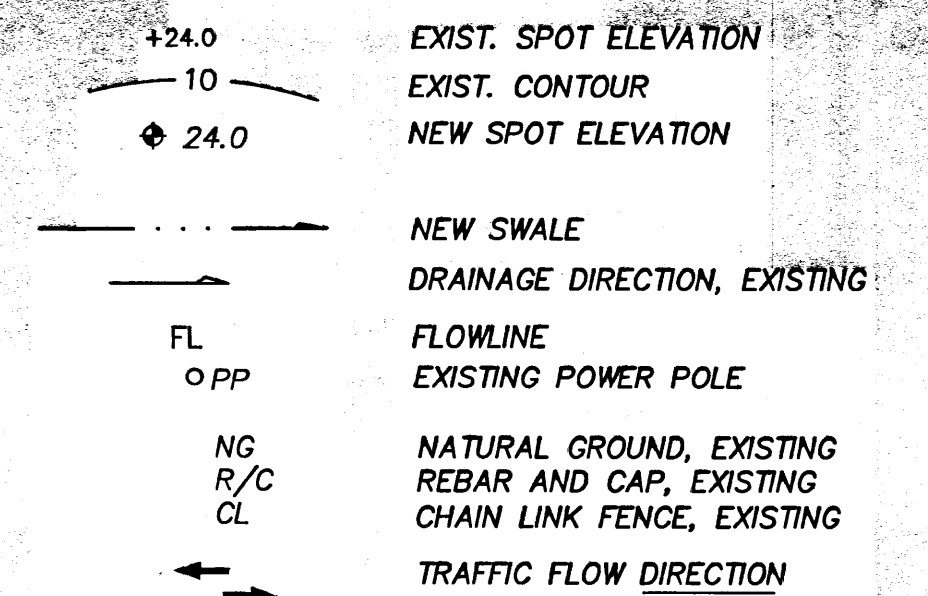


VICINITY MAP      ZONE K-10

## NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 1986, INCLUDING 8 UPDATES & STANDARD DRAWINGS.
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3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL LANDSCAPING AREA SHALL BE SOFT-LINED WITH NATIVE VEGETATION AND/OR GRAVEL.
5. CONTRACTOR SHALL ENSURE THAT NO SITE SOILS, SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
6. REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1012, NATIVE SEED MIX.
7. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION:  
3:1 HORIZONTAL TO 1 VERTICAL, 3:1.
8. NEW ASPHALT PAVEMENT SHALL CONSIST OF 3" ASPHALT CONCRETE OVER 8" COMPACTED SUBGRADE, 95% PROCTOR, ASTM D-1557

## LEGEND



PROJECT DATA

UPC 101005751432410203

PROJECT BENCHMARK ✓

TOP OF REBAR/CAP MARKED 'GRITSKO' #8686 @ NW CORNER  
OF SITE, SEE PLAN, ELEVATION = 5096.95 (NAVD88)

TOPOGRAPHIC DESIGN SURVEY

COMPILED FROM TOPO DESIGN SURVEY BY TERRAMETRICS NM.  
AND SUPPLEMENTED BY CLARK CONSULTING ENGINEERS, MAY 2015.

### CALCULATIONS

### DESIGN CRITERIA

HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM)  
REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE,  
DISCHARGE RATE:  $Q = QPEAK \times AREA$ , "Peak Discharge Rates For Small Watersheds"  
VOLUMETRIC DISCHARGE:  $VOLUME = E \times WEIGHTED \times AREA$   
 $P100 = 2.35$  Inches, Zone 2      Time of Concentration,  $TC = 10$  Minutes  
DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [ ] = 10 YEAR VALUES

UNDEVELOPED CONDITIONS -

LOT AREA = 0.38 ACRES, WHERE EXCESS PRECIP. 'W' = 1.13 in. [0.52]  
PEAK DISCHARGE, Q100 = 1.2 CFS [0.6], WHERE UNIT PEAK DISCHARGE = 3.1 CFS/AC. [1.7]  
THEREFORE: VOLUME 100 = 1559 CF [717]

DEVELOPED CONDITIONS

DEVELOPED CONDITIONS

DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA

AREA	LAND TREATMENT	Q	F
------	----------------	---	---

	AREA	LAND TREATMENT	Q Peak	E
UNDEVELOPED	0.00 Ac.(0%)	A	1.56[0.38]	0.53[0.13]
LANDSCAPING	0.08 Ac.(21%)	B	2.28[0.95]	0.78[0.28]
GRAVEL & COMPACTED SOIL	0.05 Ac.(13%)	C	3.14[1.71]	1.13[0.52]
ROOF - PAVEMENT	0.25 Ac.(66%)	D	4.70[3.14]	2.12[1.34]

THEREFORE:  $E_{\text{Weighted}} = 1.71 \ln.[1.02]$  &

$Q_{100} = 1.5 \text{ CFS}$

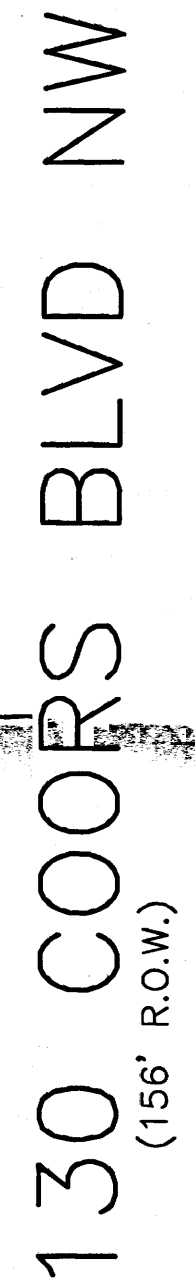
VOLUME 100 = 2359 CF

FIRST FLUSH : MANDATED BY THE EPA FOR CLEAN STORM WATER DISCHARGE


$$440 \text{ CF} = 0.38 \text{ AC.} \times 0.32'' \text{ (Pro-rated 66\% Ta)}$$

AREA 95.5<sub>Contour</sub> = 132 SF & AREA 96 = 412 SF

AREA 96.45<sub>Contour</sub> = 594 SF & AREA 97 = 2270 SF ] 1150 CF



Sidewalk + Culvert 2  
Pipe 2. Cals, need 1


  
 CROSS LOT Agreement
   
 Access
   
 3947-10871

TRACT C-2