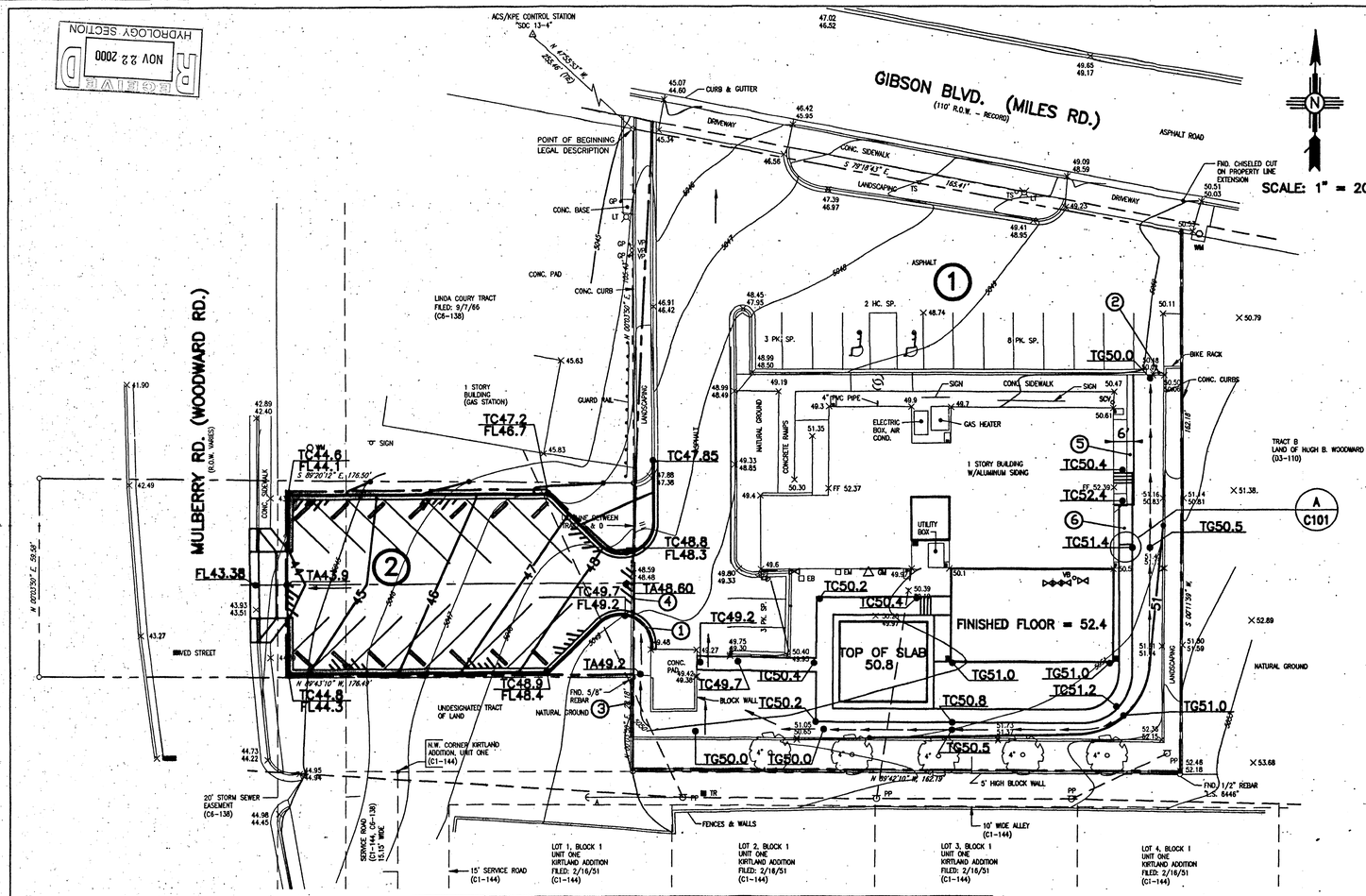
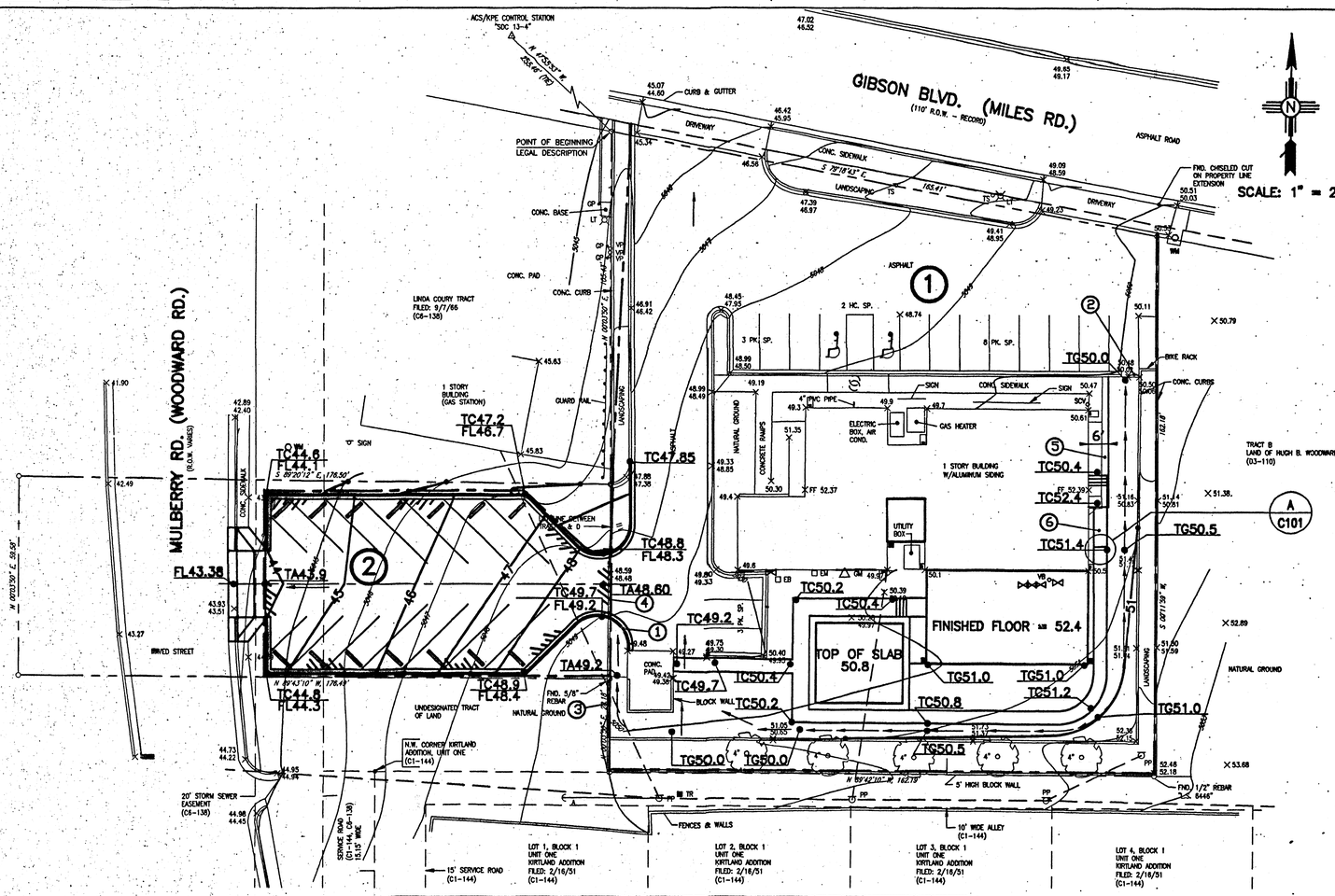
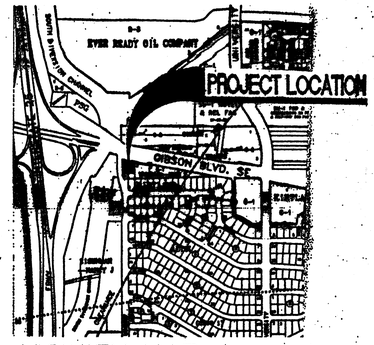

GIBSON BLVD. (MILES RD.)
(110' R.O.W. - RECORD)
MULBERRY RD. (WOODWARD RD.)
(R.O.W. VARIES)
SCALE: 1" = 20'
POINT OF BEGINNING LEGAL DESCRIPTION
FND. CHISELED CUT ON PROPERTY LINE EXTENSION
CONC. BASE
CONC. PAD
CONC. CURB
ASPHALT
LINDA COURY TRACT FILED: 9/7/86 (C6-138)
1 STORY BUILDING (GAS STATION)
GUARD RAIL
LANDSCAPING
2 HC. SP.
3 PK. SP.
8 PK. SP.
BIKE RACK
CONC. CURBS
SIGN
CONC. SIDEWALK
4" PVC PIPE
ELECTRIC BOX, AIR COND.
GAS HEATER
1 STORY BUILDING W/ALUMINUM SIDING
NATURAL GROUND
CONCRETE RAMPS
UTILITY BOX
TRACT B LAND OF HUGH B. WOODWARD (D3-110)
FINISHED FLOOR = 52.4
TOP OF SLAB 50.8
BLOCK WALL
5' HIGH BLOCK WALL
FENCES & WALLS
CONC. SIDEWALK
PAVED STREET
UNDESIGNATED TRACT OF LAND
N.W. CORNER KIRTLAND ADDITION, UNIT ONE (C1-144)
FND. 5/8" REBAR
FND. 1/2" REBAR L.S. 6446
20' STORM SEWER EASEMENT (C6-138)
SERVICE ROAD (C1-144) 15.15' WIDE
15' SERVICE ROAD (C1-144)
10' WIDE ALLEY (C1-144)
LOT 1, BLOCK 1 UNIT ONE KIRTLAND ADDITION FILED: 2/16/51 (C1-144)
LOT 2, BLOCK 1 UNIT ONE KIRTLAND ADDITION FILED: 2/16/51 (C1-144)
LOT 3, BLOCK 1 UNIT ONE KIRTLAND ADDITION FILED: 2/16/51 (C1-144)
LOT 4, BLOCK 1 UNIT ONE KIRTLAND ADDITION FILED: 2/16/51 (C1-144)
TC47.2 FL46.7
TC47.85
TC48.6 FL44.1
TC48.8 FL48.3
TC49.7 FL49.2
TA49.9
TA48.60
TC49.2
TA49.2
TC48.9 FL48.4
TC48.6 FL44.3
TG50.0
TG50.4
TC52.4
TG51.4
TG50.5
TC50.2
TC50.4
TG51.0
TC50.8
TG51.2
TA51.0
TG50.0
TG50.5
TG51.0
TC50.4
TC49.7
TC50.2
TG50.0
TG50.0
TG51.0
TG51.0
TG50.5
TG51.0
TG50.0
TG50.0
TG50.5
TG51.0
TG50.0
TG50.0
TG50.5
TG51.0
TG50.0
TG50





VICINITY MAP

MAP NO. M-15

KEYED NOTES:

1 PROVIDE 2' CURB OPENING FOR DRAINAGE.

2 DRAINAGE THRU EXISTING CURB OPENING.

3 CONSTRUCT HEADER CURB BETWEEN EXISTING CURB AND PROPERTY LINE. PER COA STANDARD DWG 2415.

4 REMOVE EXISTING HEADER CURB. BACK OF CURB TO BACK OF CURB.

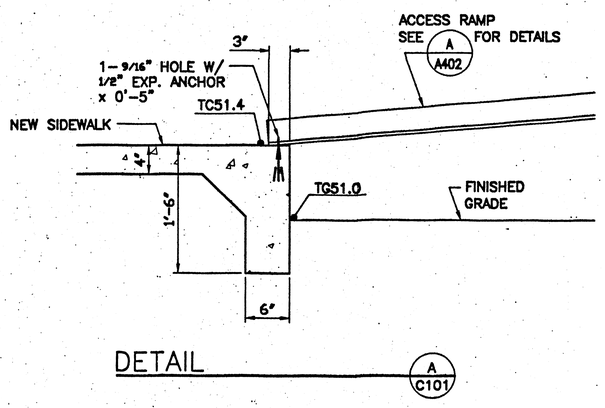
5 WIDEN EXISTING SIDEWALK TO 6'.

6 ADA RAMP.

LEGEND

PROPOSED	EXISTING	
		SIDEWALK
		BUILDING
45		CONTOUR
		PARKING STRIPE
		CURB AND GUTTER
TA51.0	52.46 x 52.18	SPOT ELEVATIONS
		PARKING BUMPER
TA		TOP OF ASPHALT
TC		TOP OF CONCRETE
TG		TOP OF GROUND
FL		FLOWLINE
		DOWNSPOUT
		DRAINAGE BOUNDARY
(2)		DRAINAGE AREA NUMBER
		ASPHALT PAVEMENT

EXISTING DRAINAGE CONDITIONS				DEVELOPED DRAINAGE CONDITIONS		
ZONE 2	TREATMENT	VOL_{360} (ACRE FT.)	Q_{100} (CFS)	TREATMENT	VOL_{360} (ACRE FT.)	Q_{100} (CFS)
DRAINAGE AREA 1	0.07 ACRES C 0.60 ACRES D	0.11	2.82	0.05 ACRES C 0.62 ACRES D	0.17	3.07
DRAINAGE AREA 2	0.13 ACRES C	0.01	0.41	0.01 ACRES C 0.12 ACRES D	0.01	0.56
TOTAL	0.80 ACRES			0.80 ACRES		



DETAIL A/C101

EXISTING SITE CONDITIONS

THE EXISTING SITE IS 75% DEVELOPED. A BUILDING AND PARKING AREA EXISTS AT THE SITE. THE SOUTH SIDE OF THE BUILDING AND THE WEST PORTION OF THE TRACK ARE UNDEVELOPED.

PROPOSED SITE DRAINAGE PLAN

THE DEVELOPED SITE WILL FOLLOW THE EXISTING DRAINAGE PATTERNS. DRAINAGE AREA 1 CONTAINING THE ADDITION AND MISCELLANEOUS SITE IMPROVEMENTS WILL DRAIN ONTO GIBSON FROM THE NORTHWEST PORTION OF THE SITE. DRAINAGE AREA 2 CONTAINING THE NEW PARKING AREA WILL CONTINUE TO DRAIN TO THE WEST TO MULBERRY ROAD.

EROSION CONTROL PLAN

CONTRACTOR IS RESPONSIBLE FOR THE ABATEMENT OF SEDIMENT ONTO ADJOINING PUBLIC RIGHT-OF-WAY, PUBLIC AND/OR PRIVATE LAND DURING CONSTRUCTION AND FOR THE REMOVAL OF ANY SEDIMENT DEPOSITED ON ANY ADJOINING AREAS.

CONTRACTOR IS ALSO RESPONSIBLE FOR OBTAINING A "TOP SOIL DISTURBANCE PERMIT", PROTECTING ADJACENT PROPERTY FROM SEDIMENT (SEE ABOVE NOTE) AND REPAIRING ANY DAMAGE PROMPTLY.

LEGAL DESCRIPTION

BEING THAT CERTAIN PARCEL OF LAND SITUATED WITHIN THE TOWN OF ALBUQUERQUE GRANT, WITHIN THE SOUTHERLY PORTION OF SECTION 28 AND ITS PROJECTION INTO THE TOWN OF ALBUQUERQUE GRANT, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN , ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS TRACT A AND THE EASTERLY 0.239 ACRE OF TRACT D, LAND OF HUGH B. WOODWARD, AS SAID TRACTS A AND D ARE SHOWN AND DESIGNATED ON "GIBSON AND MILES AREA TRACT 'C' OF LAND OF HUGH B. WOODARD, ALBUQUERQUE, NEW MEXICO", PLAT OF WHICH WAS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 22, 1965, IN VOLUME D3, FOLIO 110.

AS BUILT INFORMATION
CONTRACTOR DATE:
WORK STAKED BY DATE:
INSPECTOR'S APPROVAL DATE:
FIELD VERIFICATION BY DATE:
DRAWING CORRECTED BY DATE:
MICRO-FILM INFORMATION
RECORDED BY DATE:
NO.

BENCH MARK
ELEV. = 5038.509
STA. I-25-30
STANDARD MNSHC BRASS TABLET STAMPED
"STA. I-25-30" SET IN TOP OF A CONCRETE POST PROJECTING 0.2 FT. ABOVE GROUND.
LOCATED 1.8 MILES SOUTH OF DOWNTOWN ALBUQUERQUE AT NW CORNER OF HYY. I-25 BRIDGE CROSSING OVER GIBSON BLVD.

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ARCHITECTS STAMP

REGISTERED PROFESSIONAL ENGINEER STATE OF NEW MEXICO No. 14850 DAVID J. LARROW
5-5-00

NO.	DATE	REVISIONS/REMARKS	BY
		DESIGNED BY: RLB	DATE: 5/1/00
		DRAWN BY: JLM	DATE: 5/1/00
		CHECKED BY: DJL	DATE: 5/1/00

Kells & Craig
400 Gold S.W.
Suite 880
Albuquerque, New Mexico 87102

Holmes & Narver, Inc.
Architects, Inc. AIA
(505) 243-2724

CITY OF ALBUQUERQUE
DEPARTMENT OF FAMILY & COMMUNITY SERVICES

TITLE: ISSHIN RYU
GRADING AND DRAINAGE PLAN

Design Review Committee | City Engineer Approval

RECEIVED MAY 8 2000 HYDROLOGY SECTION

Land Development Update

NO.	DATE	NO.	DATE

City Project No. 5782.01 | Zone Map No. L-15-Z | Sheet C101

LEGEND

NEW		EXISTING	
	PORTABLE BLDG.	PP	POWER POLE
5090	CONTOURS	A	ANCHOR
	CURB & GUTTER	LT	LIGHT POLE
	FLOW DIRECTION	GP	GUARD POST
TC 48.5	TOP OF CURB ELEV.	EB	ELECTRIC BOX
FL 48.5	FLOW LINE ELEV.	TS	TRAFFIC SIGN
50.5	SPOT ELEV.	TB	TELEPHONE BOOTH
TS 48.5	TOP OF SIDEWALK	WM	WATER METER
TA 48.5	TOP OF ASPHALT	DI	DROP INLET
			BUILDING
		5090	CONTOUR
		162.19'	RIGHT OF WAY
			CURB & GUTTER

KEYED NOTES

1. MECHANICAL CONCRETE PAD ELEVATIONS 5051.0 (TYP.)
2. STAIRS TO BE ADJUSTED TO FIT SIDEWALK ELEVATIONS.
3. RAMP TO BE RECONSTRUCTED TO PROVIDE REQUIRED 12:1 SLOPE.
4. GRADE PLANTER AREA TO PROVIDE POSITIVE DRAINAGE AND SMOOTH TRANSITIONS TOWARDS CONCRETE MOWSTRIP/SIDEWALKS.

LEGAL DESCRIPTION

Being that certain parcel of land situated within the Town of Albuquerque Grant, within the southerly portion of Section 28 and its projection into The Town of Albuquerque Grant, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, and being identified as Tract A and the easterly 0.239 acre of Tract D, Land of Hugh B. Woodward, as said Tracts A and D are shown and designated on "GIBSON AND MILES AREA TRACT 'C' OF LAND OF HUGH B. WOODWARD, ALBUQUERQUE, NEW MEXICO", plat of which was filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 22, 1965 in Volume D3, Folio 110, and being more particularly described by metes and bounds survey as follows;

Beginning at the most northerly corner of the parcel of land herein described being a point on the southerly right-of-way line of Gibson Boulevard SE, whence the KPE Control Station "SDC 13-4" bears N. 47° 55' 53" W., 255.46 feet distance; thence,

S. 79° 18' 43" E., 165.41 feet distance to the northeast corner of the parcel of land herein described; thence,

S. 00° 11' 59" W., 162.18 feet distance to the southeast corner of the parcel of land herein described being a point on the northerly line of Kirtland Addition, Unit One (C1-144); thence,

N. 89° 42' 10" W., 162.19 feet distance to a point; thence,

N. 00° 03' 50" E., 28.18 feet distance to a point; thence,

N. 89° 43' 10" W., 176.49 feet distance to the southwest corner of the parcel of land herein described; thence,

N. 00° 03' 50" E., 59.58 feet distance to a point; thence,

S. 89° 20' 12" E., 176.50 feet distance to a point; thence,

N. 00° 03' 50" E., 105.43 feet distance to the most northerly corner and point of beginning of the parcel of land herein described and containing 39,171 square feet (0.0992 acre), more or less.

289607

DRN.DGN

PROJECT LOCATION

VICINITY MAP

SCALE: 1" = 20'-0"

MAY 26 1994

Holmes & Narver

CITY OF ALBUQUERQUE
PARKS / GENERAL SERVICES
DESIGN & DEVELOPEMENT

TITLE: ISSHIN RYU KARATE CLUB
GRADING/DRAINAGE PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
PARKS/GEN. SERV.			TRAFFIC		
ENVIRON. HEALTH					
HYDROLOGY					

DRAWING NO. 4848.90 | MAP NO. L-15-Z | SHEET OF

ENGINEERS SEAL

5-25-94

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY L. LOSACK	DATE 5/94
		DRAWN BY L. LOSACK	DATE 5/94
		CHECKED BY D. LARROW	DATE 5/94

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE
1	ALBQ. SURV. CO. INC.	
	SURVEY	2/94

BENCH MARKS — ELEV. 5038.509
STA. I-25-30

STANDARD NMSHC BRASS TABLET STAMPED "STA. I-25-30". SET IN TOP OF A CONCRETE POST PROJECTING 0.2 FT. ABOVE GROUND.
LOCATED 1.8 MILES SOUTH OF DOWNTOWN ALBUQUERQUE AT NW CORNER OF HWY. I-25 BRIDGE CROSSING OVER GIBSON BLVD.

AS BUILT INFORMATION

CONTRACTOR
WERE STAKES BY — DATE
ACCEPTABLE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

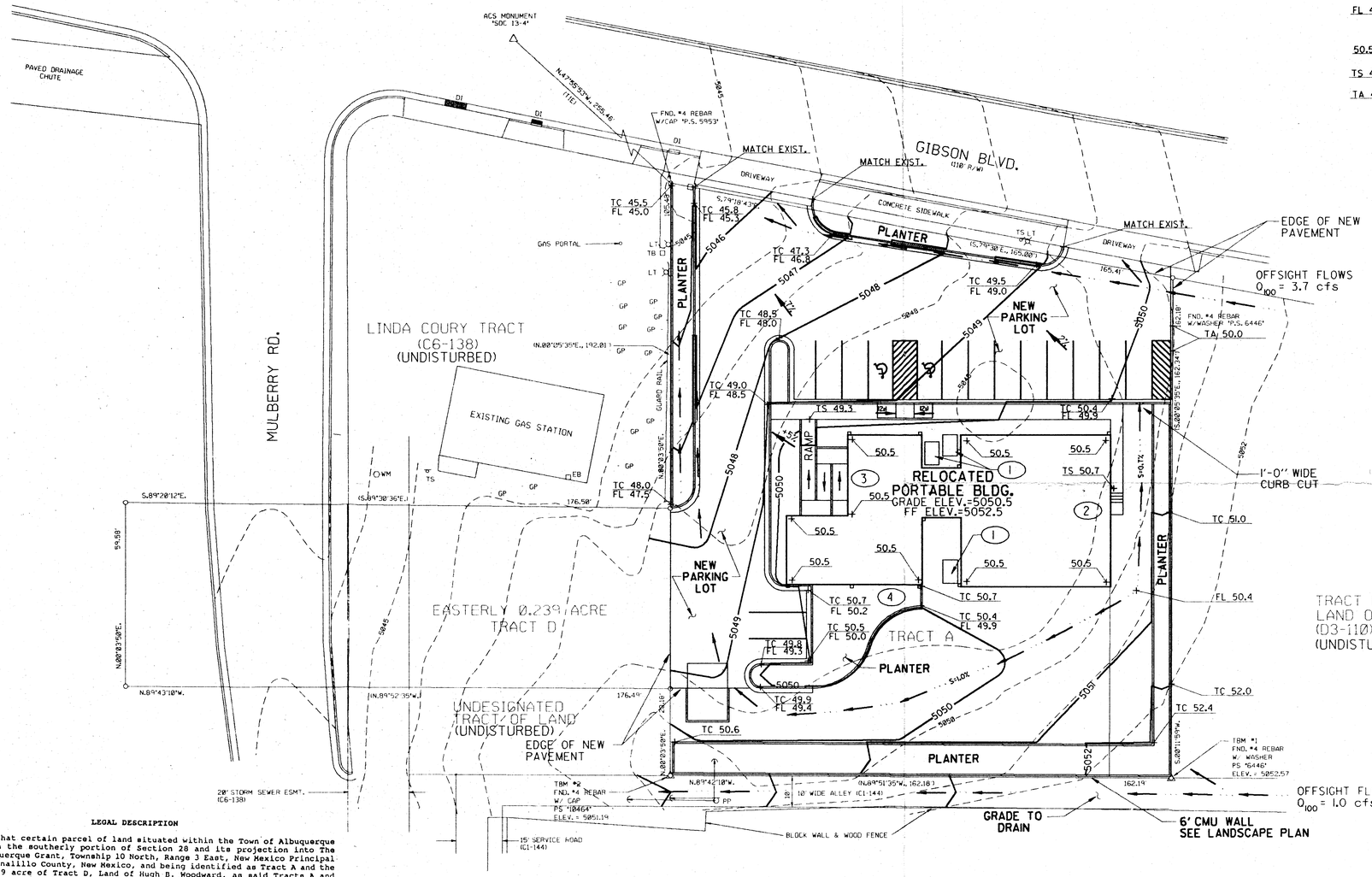
MICRO-FILM INFORMATION
RECORDED BY — DATE
REL

LEGEND

NEW		EXISTING	
	PORTABLE BLDG.	PP	POWER POLE
5090	CONTOURS	A	ANCHOR
	CURB & GUTTER	LT	LIGHT POLE
	FLOW DIRECTION	GP	GUARD POST
TC 48.5	TOP OF CURB ELEV.	EB	ELECTRIC BOX
FL 48.5	FLOW LINE ELEV.	TS	TRAFFIC SIGN
50.5	SPOT ELEV.	TB	TELEPHONE BOOTH
TS 48.5	TOP OF SIDEWALK	WM	WATER METER
TA 48.5	TOP OF ASPHALT	DI	DROP INLET
			BUILDING
		5090	CONTOUR
		162.19'	RIGHT OF WAY
			CURB & GUTTER

KEYED NOTES

1. MECHANICAL CONCRETE PAD ELEVATIONS 5051.0 (TYP.)
2. STAIRS TO BE ADJUSTED TO FIT SIDEWALK ELEVATIONS.
3. RAMP TO BE RECONSTRUCTED TO PROVIDE REQUIRED 12:1 SLOPE.
4. GRADE PLANTER AREA TO PROVIDE POSITIVE DRAINAGE AND SMOOTH TRANSITIONS TOWARDS CONCRETE MOWSTRIP/SIDEWALKS.



LEGAL DESCRIPTION

Being that certain parcel of land situated within the Town of Albuquerque Grant, within the southerly portion of Section 28 and its projection into The Town of Albuquerque Grant, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, and being identified as Tract A and the easterly 0.239 acre of Tract D, Land of Hugh B. Woodward, as said Tracts A and D are shown and designated on "GIBSON AND HILES AREA TRACT 'C' OF LAND OF HUGH B. WOODWARD, ALBUQUERQUE, NEW MEXICO", plat of which was filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 22, 1965 in Volume D3, Folio 110, and being more particularly described by motes and bounds survey as follows;

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S. 79° 10' 43" E., 165.41 feet distance to the northeast corner of the parcel of land herein described; thence,

S. 00° 11' 59" W., 162.18 feet distance to the southeast corner of the parcel of land herein described being a point on the northerly line of Kirtland Addition, Unit One (C1-144); thence,

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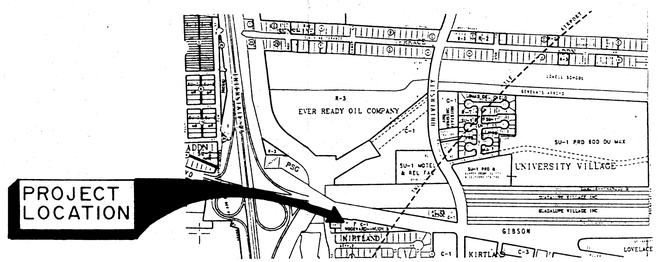


VICINITY MAP

SCALE: 1" = 20'-0"

20 10 0 20

SURVEY INFORMATION
FIELD NOTES BY: ALBQ. SURV. CO. INC.
SURVEY 2/94

BENCH MARKS
STA. 1-25-30 ELEV. 5038.509
STANDARD NMSHC BRASS TABLET STAMPED "STA. 1-25-30".
SET IN TOP OF A CONCRETE POST PROJECTING 0.2 FT. ABOVE GROUND.
LOCATED 1.8 MILES SOUTH OF DOWNTOWN ALBUQUERQUE
AT NW CORNER OF HWY. 1-25 BRIDGE CROSSING OVER GIBSON BLVD.

AS BUILT INFORMATION
CONTRACTOR
DATE
REVISED BY
DATE
INSPECTORS FIELD BOOK
DATE
CERTIFICATION BY
DATE
CONNECTED BY
DATE
MICRO-FILM INFORMATION
RECORDED BY
DATE
NO.

ENGINEER'S SEAL
DAVID G. LARROW 4848 REGISTERED PROFESSIONAL ENGINEER
5/26/94

NO.	DATE	REMARKS
		REVISIONS
		DESIGN
		DESIGNED BY L. LOSACK DATE 5/94
		DRAWN BY L. LOSACK DATE 5/94
		CHECKED BY D. LARROW DATE 5/94

MAY 26 1994
HYDROLOGY

HN Holmes & Narver

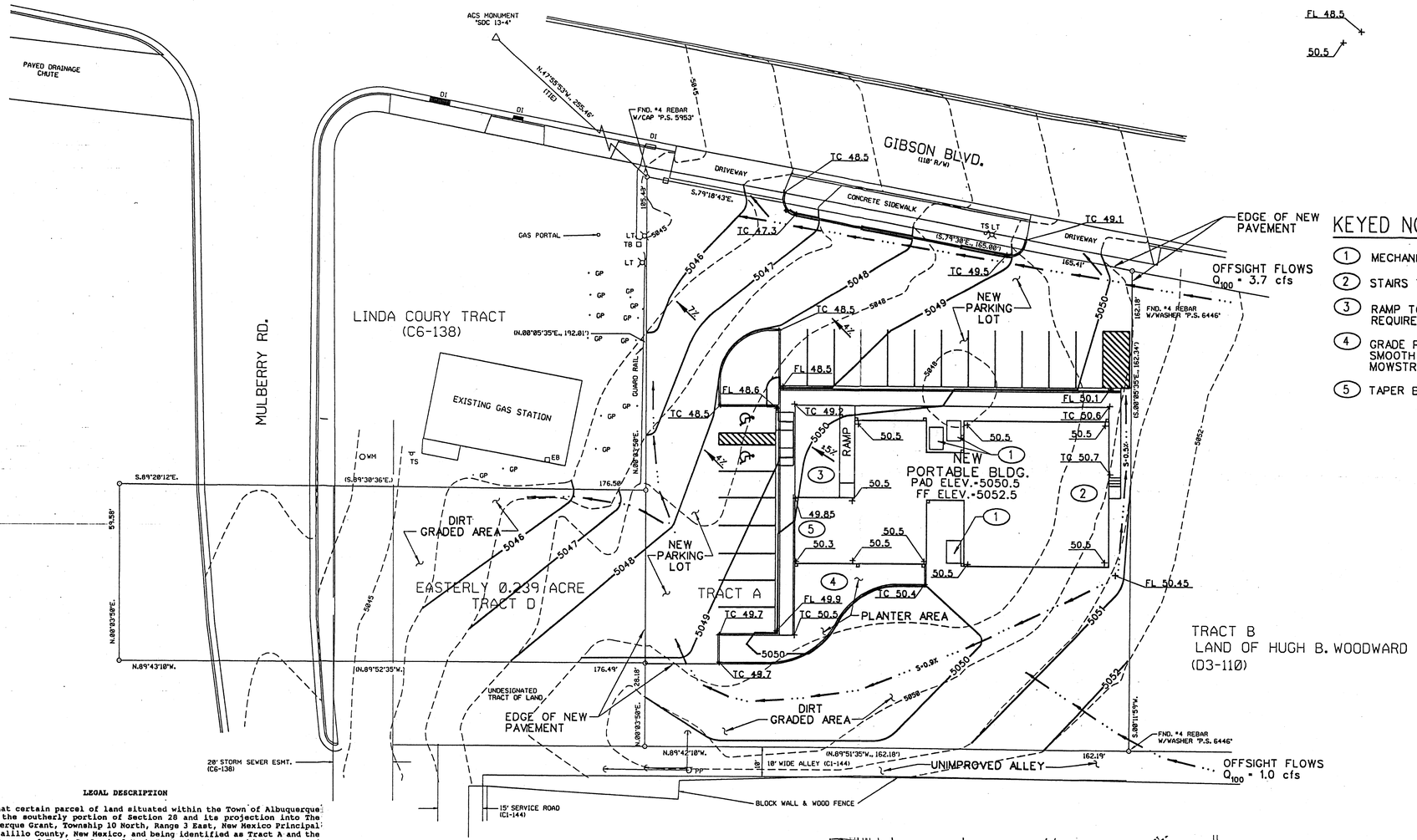
CITY OF ALBUQUERQUE
PARKS / GENERAL SERVICES
DESIGN & DEVELOPEMENT

TITLE: ISSHIN RYU KARATE CLUB
GRADING/DRAINAGE PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
PARKS/GEN. SERV.			TRAFFIC		
ENVIRON. HEALTH					
HYDROLOGY					

DRAWING NO. 4848.90
MAP NO. L-15-Z
SHEET OF

289607
DRN.DGN



LEGEND

NEW		EXISTING	
	PORTABLE BLDG.	PP	POWER POLE
5090	CONTOURS	A	ANCHOR
	CURB & GUTTER	LT	LIGHT POLE
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		5090	CONTOUR
		162.19'	RIGHT OF WAY
			CURB & GUTTER

KEYED NOTES

1. MECHANICAL CONCRETE PAD ELEVATIONS 5051.0 (TYP.)
2. STAIRS TO BE ADJUSTED TO FIT SIDEWALK ELEVATIONS.
3. RAMP TO BE RECONSTRUCTED TO PROVIDE REQUIRED 12:1 SLOPE.
4. GRADE PLANTER AREA TO PROVIDE POSITIVE DRAINAGE AND SMOOTH TRANSITIONS TOWARDS CONCRETE MOWSTRIP/SIDEWALKS.
5. TAPER BLDG. PAD TO MEET SIDEWALK FOR CRAWL SPACE.

LEGAL DESCRIPTION

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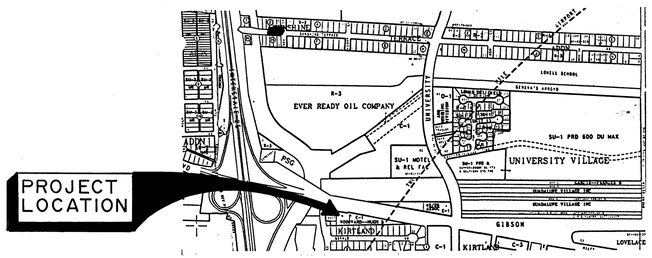

VICINITY MAP

SCALE: 1" = 20'-0"

20 10 0 20

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
1	ALBQ. SURV. CO. INC.	2/94
	SURVEY	

BENCH MARKS

STA. I-25-30 ELEV. 5038.509

STANDARD NMSHC BRASS TABLET STAMPED "STA. I-25-30".

SET IN TOP OF A CONCRETE POST PROJECTING 0.2 FT. ABOVE GROUND.

LOCATED 1.8 MILES SOUTH OF DOWNTOWN ALBUQUERQUE AT NW CORNER OF HWY. I-25 BRIDGE CROSSING OVER GIBSON BLVD.

AS BUILT INFORMATION

CONTRACTOR — DATE
WORK STAKED BY — DATE
AS BUILT NOTATIONS ACCEPTABLE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE
NO.

ENGINEERS SEAL

PROFESSIONAL ENGINEER — STATE OF NEW MEXICO — 4896 — DAVID J. LARROW — 4-29-94

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	DESIGNED BY L. LOSACK DATE 4/94
			DRAWN BY L. LOSACK DATE 4/94
			CHECKED BY D. LARROW DATE 4/94

APR 29 1994

CITY OF ALBUQUERQUE
PARKS / GENERAL SERVICES
DESIGN & DEVELOPEMENT

TITLE: ISSHIN RYU KARATE CLUB
GRADING/DRAINAGE PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
PARKS/GEN. SERV.			TRAFFIC		
ENVIRON. HEALTH					
HYDROLOGY					

DRAWING NO. 4848.90 | MAP NO. L-15-Z | SHEET OF

289607

DRN.DGN