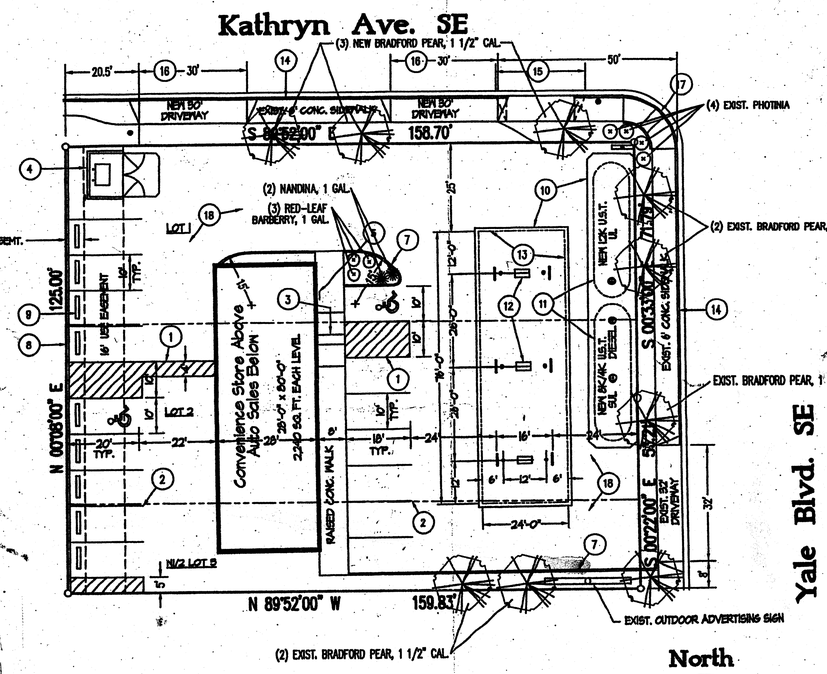
C-Store with Automobile Sales Facility

1401 YALE BLVD. SE, ALBUQUERQUE, NEW MEXICO

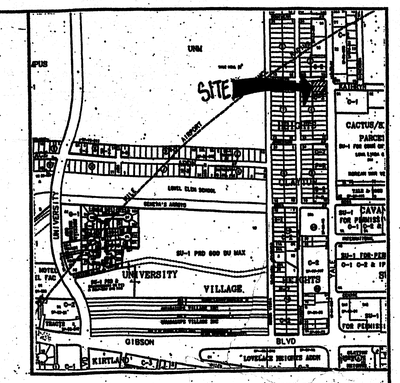
Keyed Notes:

1. 4" WHITE STRIPING AT 2' O.C.
2. 4" WHITE PARKING LOT STRIPING.
3. HANDICAP RAMP. 1:12 MAX. SLOPE.
4. CMU REFUSE ENCLOSURE WITH 4 CU. YD. DUMPSTER.
5. VAN ACCESSIBLE HC PARKING SIGN AT 48" ABOVE FINISH GRADE.
6. EXISTING FIRE HYDRANT ON NORTH SIDE OF KATHRYN.
7. CONCRETE HEADER CURB.
8. NEW 6 FOOT HIGH OPAQUE FENCE.
9. 6' PRECAST CONCRETE PARKING BUMPER SECURED WITH TWO 18" LONG #6 REBAR. HOLD WHEEL STOP 24" FROM FACE OF FENCE. TYPICAL.
10. 6" CONCRETE APRON WITH 6"x6" 6/6 W.W.F.
11. UNDERGROUND FUEL STORAGE TANKS.
12. NEW MULTI-PRODUCT FUEL DISPENSER (TYPICAL OF 3).
13. NEW 6-COLUMN GASOLINE FUELING CANOPY, 14'-6" MIN. CLEARANCE.
14. EXISTING STANDARD CURB & GUTTER.
15. REMOVE EXISTING DRIVEPAD & REPLACE WITH STANDARD CURB & GUTTER. AND SIDEWALK PER C.O.A. STD. DRAWINGS 2415 AND 2430.
16. NEW 30' WIDE CONCRETE DRIVE PAD PER C.O.A. STD. DRAWING 2425.
17. EXISTING HC RAMP.
18. ASPHALT PAVING.



Traffic Circulation Layout

Scale: 1"=20'



Vicinity Map L-15

North

Design Data

LEGAL DESCRIPTION:	LOTS 1, 2 & NORTH 1/2 OF LOT 3, BLOCK 4, CLAYTON HEIGHTS ADDITION BERNALILLO COUNTY, ALBUQUERQUE, NM
CURRENT ZONING:	C-2
ZONE ATLAS PAGE:	L-15
APPLICABLE BUILDING CODE:	IBC-2003
SEISMIC DESIGN CATAGORY:	D
WIND DESIGN SPEED (3 -SECOND GUST):	90 MPH
EXPOSURE:	C
TYPE OF CONSTRUCTION:	II-B
FIRE SPRINKLERED:	NO
NUMBER OF STORIES:	TWO
OCCUPANCY:	GROUP M

BUILDING AREA & USE:

UPPER LEVEL CONVENIENCE STORE:	2,240 SQ. FT.
LOWER LEVEL AUTO SALES:	2,240 SQ. FT.
TOTAL FLOOR AREA:	4,480 SQ. FT.

REQUIRED OFF-STREET PARKING:
4,480/200 = 23 SPACES
LESS 10 PERCENT FOR BUS ROUTE = 21 SPACES

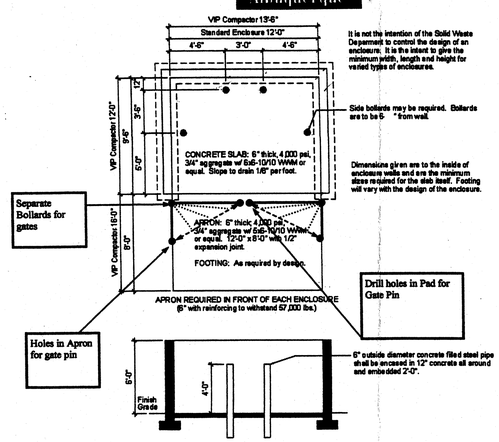
REQUIRED PARKING TO BE DESIGNATED HC ACCESSIBLE:
ONE HC SPACE DESIGNATED VAN ACCESSIBLE

OFF-STREET PARKING PROVIDED:

IN STRIPED PARKING SPACES:	16 SPACES
IN FUELING POSITIONS:	6 SPACES
TOTAL:	22 SPACES

HC ACCESSIBLE PARKING PROVIDED:
TWO HC SPACES, BOTH DESIGNATED VAN ACCESSIBLE

City of Albuquerque



It is not the intention of the Solid Waste Department to control the design of an enclosure. It is the intent to give the minimum width, length and height for varied types of enclosures.

Side bollards may be required. Bollards are to be 5' from wall.

Dimensions given are to the inside of enclosure walls and are the minimum sizes required for the slab itself. Footing will vary with the design of the enclosure.

Additional information concerning these specifications may be obtained by calling the Solid Waste Management Department at 761-8160.

STATE OF NEW MEXICO
KENNETH R. HOVEY
NO. 1055
REGISTERED ARCHITECT

Ken Hovey, ARCHITECT
(505) 291-9456 • 3808 SIMMS AVENUE SE • ALBUQUERQUE, NM • 87108

JOB NO:	0508
DATE:	17 FEBRUARY 2005
REVISIONS	

SHEET NO. 1

RECEIVED
APR 26 2006
HYDROLOGY SECTION

ALBUQUERQUE BLDG & SAFETY
MAY 10 2005
U.B.C.
PLAN CHECK SECTION

TRAFFIC CIRCULATION LAYOUT APPROVED
Signed
2-28-05
Date

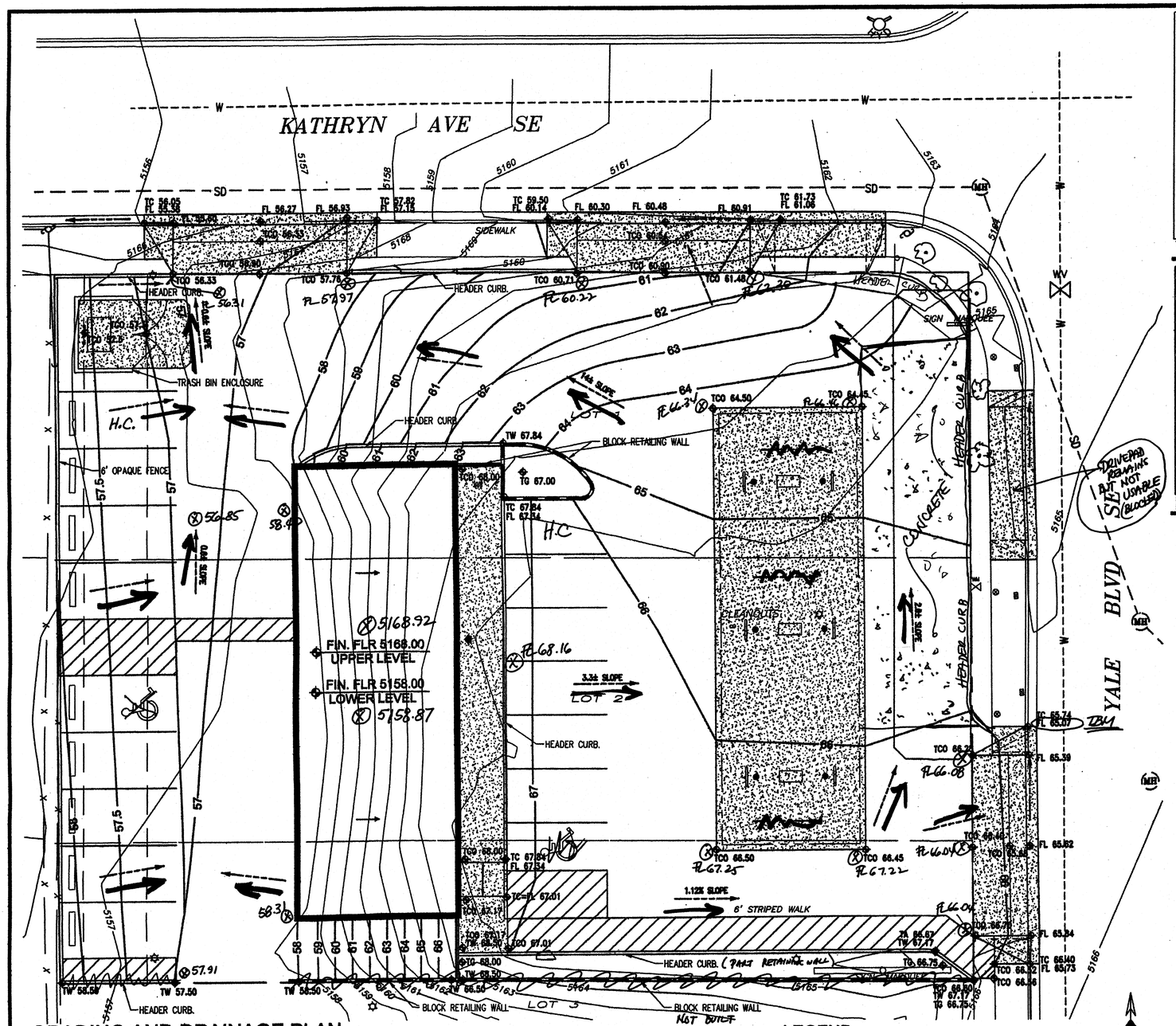
SITE PLAN APPROVAL
U.L. Combs 2-28-05

RECEIVED
FEB 22 2005
HYDROLOGY SECTION

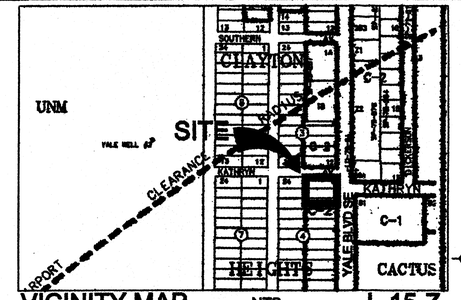
DRAINAGE AND GRADING PLAN

FOR

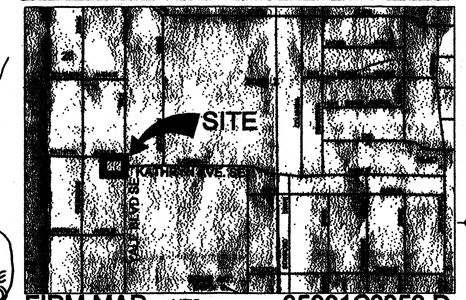
LOTS 1, 2 AND N 1/2 OF 3
BLOCK 4, CLAYTON HEIGHTS ADDITION
CITY OF ALBUQUERQUE, BERNALILLO COUNTY
NEW MEXICO



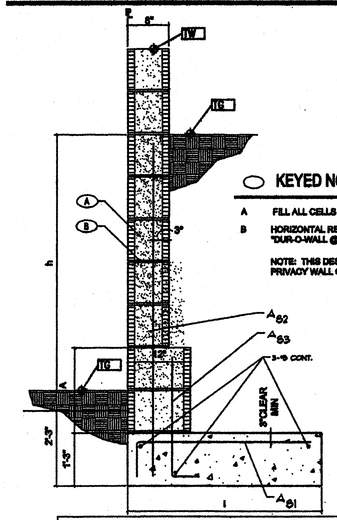
GRADING AND DRAINAGE PLAN



VICINITY MAP NTS L-15-Z



FIRM MAP NTS 35001C0353 D



KEYED NOTES

A FILL ALL CELLS WITH GROUT.

B HORIZONTAL REINFORCEMENT ALL WALLS - No. 8 - "DUR-O-WALL @ 16" O.C.

NOTE: THIS DESIGN DOESN'T INCLUDE THE PRIVACY WALL ON TOP OF RETAINING WALL.

TABLE 2							
h	3'-0"	4'-0"	5'-0"	6'-0"	7'-0"	8'-0"	9'-0"
l	2'-6"	3'-0"	3'-8"	4'-8"	6'-4"	8'-3"	
A_{81}	#4@12" O.C.	#4@12" O.C.	#4@12" O.C.	#4@12" O.C.	#4@12" O.C.	#4@6" O.C.	
A_{82}	#4@16" O.C.	#4@16" O.C.	#5@16" O.C.	#5@16" O.C.	#5@16" O.C.	#5@16" O.C.	
A	—	—	—	1'-4"	2'-0"	3'-4"	
A_{83}	—	—	—	#5@16" O.C.	#4@8" O.C.	#5@8" O.C.	
TOE	0'-6"	1'-0"	1'-0"	1'-0"	1'-3"	1'-6"	
HEEL	1'-0"	1'-0"	1'-3"	1'-9"	2'-3"	2'-6"	
W	2'-2"	2'-8"	2'-11"	3'-9"	4'-6"	5'-0"	

RETAINING WALL DETAIL

NOT TO SCALE

Legal Description
Lots 1, 2 and North Half of Lot 3, Block 4, Clayton Heights Addition, City of Albuquerque, New Mexico.

Flood Hazard Zone
Lots 1, 2 and North Half of Lot 3 are located in Flood Hazard Zone X (i.e., Areas determined to be outside 500-year floodplain) designated on the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Map Panel No. 35001C0353 D (September 20, 1996).

Drainage Analysis
REFERENCE: City of Albuquerque, Development Process Manual -Vol. 2, Section 22.2 - Hydrology, January, 1993.

Principal Design Storm: 100-year 6-hour event

Precipitation Zone 2 (Table A-1)

Excess Precipitation (Table A-8):
E_1 = 0.53 in (Land Treatment 'A'), E_2 = 0.78 in (Land Treatment 'B')
E_3 = 1.13 in (Land Treatment 'C'), & E_4 = 2.12 in (Land Treatment 'D')

Peak Discharge (Table A-9):
Q_{P1} = 1.56 ft^3/sec-acre (Land Treatment 'A')
Q_{P2} = 2.28 ft^3/sec-acre (Land Treatment 'B')
Q_{P3} = 3.14 ft^3/sec-acre (Land Treatment 'C')
Q_{P4} = 4.70 ft^3/sec-acre (Land Treatment 'D')

On-Site 'Existing' Condition (Lots 1, 2 & 1/2 of Lot 3):

Total Site Area = 19908 ft^2 x 1 acre/43,560 ft^2 = 0.46 acres
41.73% Land Treatment 'C', 58.27% Land Treatment 'D' (Table A-4)

Weighted E = ((E_3 x 0.19 acres) + (E_4 x 0.27 acres))/0.46 acres
= 1.71 in

V_{360} = 1.71 in x 0.46 acres x 1 ft/12 in
= 0.065 acre-ft x 43,560 ft^2/acre
= 2,832 ft^3

Total Q_P = (Q_{P3} x 0.19 acres) + (Q_{P4} x 0.27 acres)
= 1.85 ft^3/sec

On-Site 'Post Development' Condition (Lots 1, 2 & 1/2 of Lot 3):
4.74% Land Treatment 'C', 95.26% Land Treatment 'D'

Weighted E = ((E_3 x 0.02 acres) + (E_4 x 0.44 acres)/0.46 acres
= 2.07 in

V_{360} = (2.07 in x 0.46 acres) x 1 ft/12 in
= 0.079 acre-ft x 43,560 ft^2/acre
= 3,439 ft^3

Total Q_P = (Q_{P2} x 0.02 acres) + (Q_{P4} x 0.44 acres)
= 2.11 ft^3/sec

Off-Site 'Existing' Condition:
Offsite Drainage Basin (Lot 4 & South 1/2 of Lot 3).

Drainage Basin Area = 11,950 ft^2 x 1 acre/43,560 ft^2 = 0.27 acres
100% Land Treatment 'C'

E_3 = 1.13 in

V_{360} = (1.13 in x 0.27 acres) x 1 ft/12 in
= 0.026 acre-ft x 43,560 ft^2/acre
= 1,125 ft^3

Total Q_P = (Q_{P3} x 0.27 acres)
= 0.86 ft^3/sec

RECEIVED
APR 14 2006
HYDROLOGY SECTION

As demonstrated by the calculations presented herein, under the 'Post Development Condition' the peak discharge from the proposed C-Store site (i.e., Lots 1, 2 & North Half of Lot 3) will increase by 0.26 ft^3/sec. The impact of this increased discharge on the capacity of the Kathryn Avenue storm drain is negligible; therefore, free discharge from the C-Store site is recommended.

Free discharge of 'Post Development' runoff from the C-Store site to Kathryn Avenue is acceptable for the following reasons:
1. There are no storm water ponds on other development parcels within the off-site drainage basin.
2. The 'Post Development' runoff from the C-Store site is a small percentage of the total runoff from the off-site drainage basin.
3. Existing curb and gutter in Yale Boulevard and Kathryn Avenue will intercept and convey nuisance flows to the Kathryn Avenue storm drain.

NOTE: THIS IS NOT A BOUNDARY SURVEY. PROPERTY CORNERS, BEARINGS AND DISTANCES SHOWN HEREON ARE FOR ORIENTATION PURPOSES ONLY.

NOTE: ADD 5100 FEET TO PROPOSED SPOT ELEVATIONS TO GET MEAN SEA LEVEL DATUM ELEVATIONS.

BENCHMARK:
ACS 7-L15
ELEVATION 5164.18
3 1/4" ALUMINUM CAP SET IN A DRILL HOLE, FLUSH WITH THE TOP OF CURB. STATION IS STAMPED "ACS, 7-L 15, 1984".

NOTICE TO CONTRACTOR

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFOR
APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME
2. ALL WORK DETAILED ON THIS PLAN TO BE PERFORMED, EXCEPT
CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR P
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR M
LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AN
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THE ENGINEER OF ANY DISCREPANCY PRIOR TO COMMENCING THE
SMOOTH TRANSITION AT THOSE AREAS.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILIT
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9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTUR
10. CONTRACTOR IS RESPONSIBLE FOR KEEPING RUNOFF ON SITE DU
THAT GETS INTO EXISTING RIGHT-OF-WAY AND ADJOINING PROPI

AS-BUILT CERTIFICATION

I, CELIA S. TOMLINSON, NMPE 4895, OF THE FIRM RHOMBUS P.A., INC., HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE APPROVED PLAN DATED 4/13/05 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.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Celia S. Tomlinson 4/12/06
CELIA S. TOMLINSON, PE. DATE:

REGISTERED PROFESSIONAL ENGINEER STATE OF NEW MEXICO NO. 4895 CELIA S. TOMLINSON

LEGEND

	NEW CONCRETE PAVEMENT
	ENTRY DOOR
	PROPOSED BIKE RACK LOCATION
	RETAINING WALL
	ROOF FLOW DIRECTION
0.5% SLOPE	FLOW DIRECTION
	36" HT RAILING ON TOP OF WALL
FIN. FLR 5158.00	PROPOSED BUILDING FINISH FLOOR ELEV.
—W—	EXISTING WATER LINE
—SD—	EXISTING STORM DRAIN LINE
—MB—	EXISTING STORM SEWER MANHOLE
65	PROPOSED ELEV. CONTOUR
5168	EXISTING ELEV. CONTOUR TO REMAIN
5168	EXISTING ELEV. CONTOUR TO BE MODIFIED
67.00	PROPOSED SPOT ELEVATION
TA 68.00	PROPOSED TOP OF ASPHALT PAVEMENT
TCO 66.66	PROPOSED TOP OF CONCRETE ELEVATION
TW 65.66	PROPOSED TOP OF WALL ELEVATION
TC 62.15	PROPOSED TOP OF CURB ELEVATION
FL 62.66	PROPOSED FLOWLINE ELEVATION
FL 6700	AS-BUILT SPOT ELEVATION
	AS-BUILT DIRECTION OF FLOW

SCALE 1"=10'-0"

ENGINEERS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE PERSONALLY INSPECTED THE SITE AND THAT NO GRADING, FILLING OR EXCAVATION HAS OCCURRED SINCE THE DATE OF THE TOPOGRAPHIC SURVEY (APRIL 7, 2005).

REGISTERED PROFESSIONAL ENGINEER STATE OF NEW MEXICO NO. 4895 CELIA S. TOMLINSON

Celia S. Tomlinson 4/13/06
CELIA S. TOMLINSON, PE DATE

RHOMBUS P.A., INC.
FACILITIES ENGINEERS • ENVIRONMENTAL CONSULTANTS
e-mail: rhombus@nmia.com
web site: www.RHOMBUSPA.COM
2920 San Mateo NE Suite B Albuquerque, NM 87110
TEL (505) 881-6990 FAX (505) 881-6996

DRAWN BY:	CHECKED BY:	FIELD WORK BY:	DATE:
RG	CT	RHOMBUS P.A.	4/12/2005

PROJECT TITLE:
C-STORE AND AUTOMOBILE SALES FACILITY
1401 YALE BLVD. SE, ALBUQUERQUE, NEW MEXICO

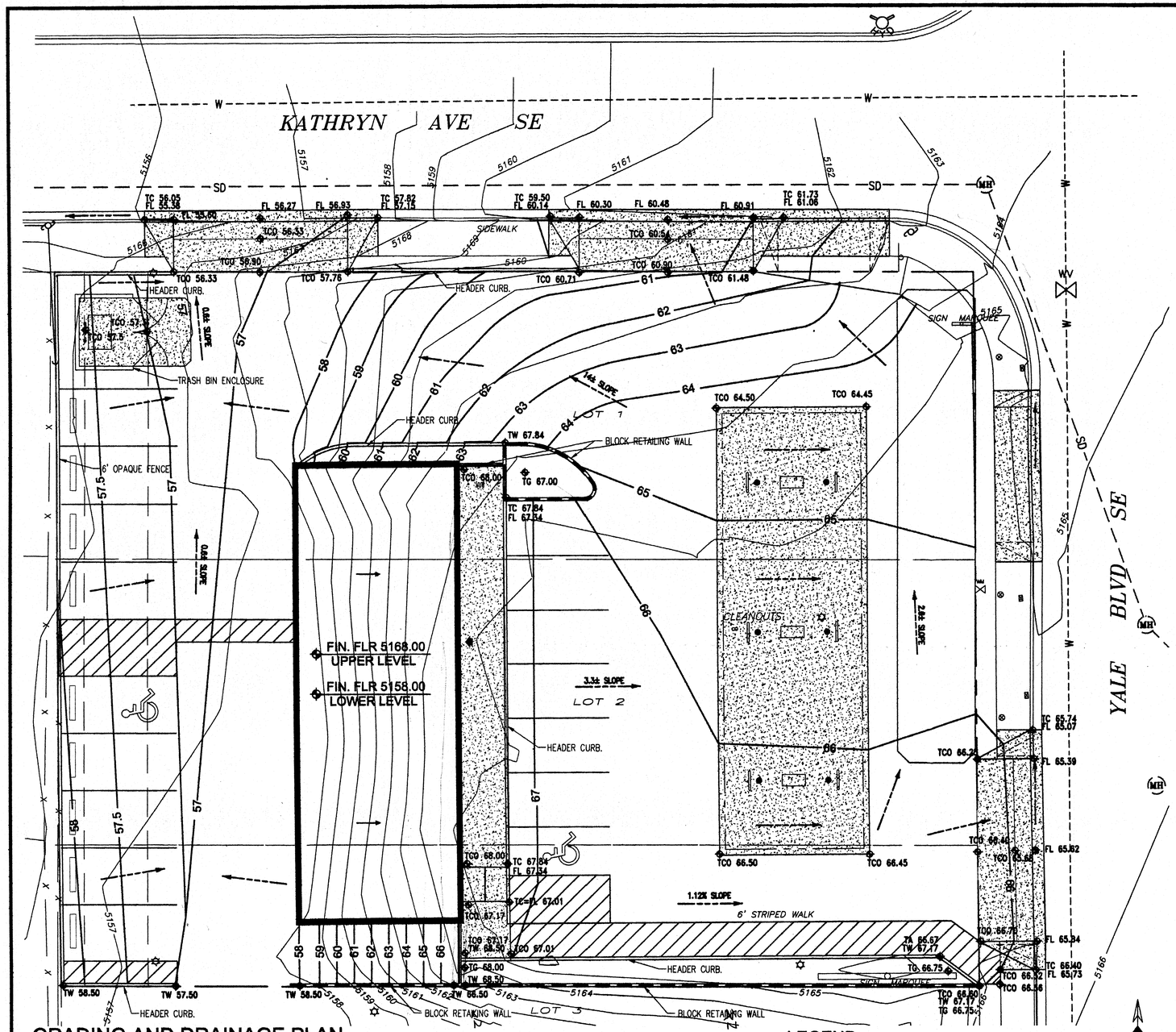
SHEET TITLE:
GRADING AND DRAINAGE PLAN

MAP NO:	RHOMBUS JOB NO:	SHEET
J-15-Z	05-C2-11	C-1 1 OF 1

DRAINAGE AND GRADING PLAN

FOR

LOTS 1, 2 AND N 1/2 OF 3
BLOCK 4, CLAYTON HEIGHTS ADDITION
CITY OF ALBUQUERQUE, BERNALILLO COUNTY
NEW MEXICO



GRADING AND DRAINAGE PLAN

NOTICE TO CONTRACTOR

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2. ALL WORK DETAILED ON THIS PLAN TO BE PERFORMED, EXCEPT AS OTHERWISE PROVIDED HEREON, IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
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 MINIMUM DELAY.
   THE CONTRACTOR WILL ALSO FIELD VERIFY ALL AREAS WHERE NEW WORK CONNECTS WITH EXISTING, AND NOTIFY THE ENGINEER OF ANY DISCREPANCY PRIOR TO COMMENCING THE WORK. THE CONSTRACTOR SHALL ASSURE SMOOTH TRANSITION AT THOSE AREAS.
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.
8. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON MAPS AND/OR EVIDENCES ON THE GROUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL UTILITIES, SHOWN OR NOT SHOWN ON THE DRAWING.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
10. CONTRACTOR IS RESPONSIBLE FOR KEEPING RUNOFF ON SITE DURING CONSTRUCTION AND CLEANING UP SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY AND ADJOINING PROPERTIES AFTER CONSTRUCTION.

LEGEND

	NEW CONCRETE PAVEMENT
	ENTRY DOOR
	PROPOSED BIKE RACK LOCATION
	RETAINING WALL
	ROOF FLOW DIRECTION
0.5% SLOPE	FLOW DIRECTION
	36" HT RAILING ON TOP OF WALL
FIN. FLR 5158.00	PROPOSED BUILDING FINISH FLOOR ELEV.
—W—	EXISTING WATER LINE
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—65—	PROPOSED ELEV. CONTOUR
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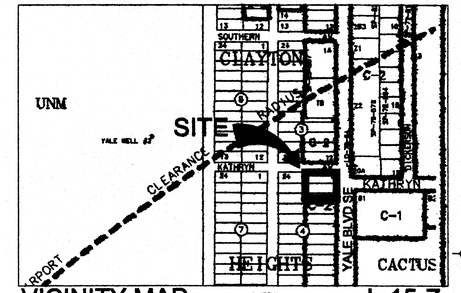
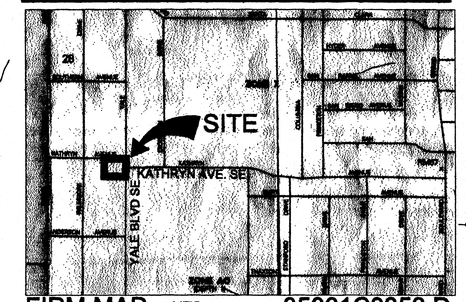
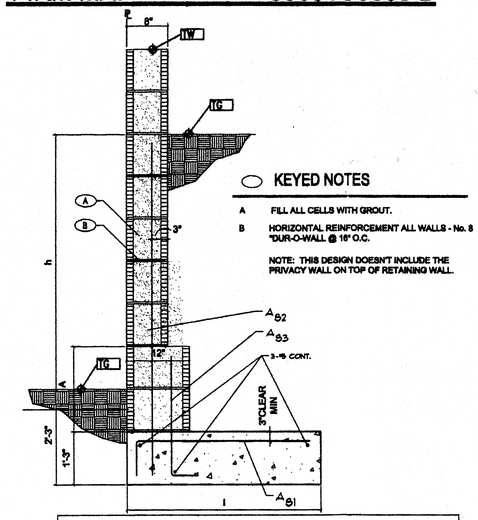


VICINITY MAP NTS L-15-Z



FIRM MAP NTS 35001C0353 D



KEYED NOTES

A FILL ALL CELLS WITH GROUT.

B HORIZONTAL REINFORCEMENT ALL WALLS - No. 8 *DUR-O-WALL @ 16" O.C.

NOTE: THIS DESIGN DOESN'T INCLUDE THE PRIVACY WALL ON TOP OF RETAINING WALL.

TABLE 2

h	3'-0"	4'-0"	5'-0"	6'-0"	7'-0"	8'-0"	9'-0"
l	2'-6"	3'-0"	3'-8"	4'-8"	6'-4"	8'-3"	
A_{B1}	#4@12" O.C.	#4@12" O.C.	#4@12" O.C.	#4@12" O.C.	#4@10" O.C.	#4@8" O.C.	
A_{B2}	#4@16" O.C.	#4@16" O.C.	#5@16" O.C.	#5@16" O.C.	#5@16" O.C.	#5@16" O.C.	
A	—	—	—	1'-4"	2'-0"	3'-4"	
A_{B3}	—	—	—	#5@16" O.C.	#4@8" O.C.	#5@8" O.C.	
TOE	0'-6"	1'-0"	1'-0"	1'-0"	1'-3"	1'-6"	
HEEL	1'-0"	1'-0"	1'-3"	1'-9"	2'-3"	2'-6"	
W	2'-2"	2'-8"	2'-11"	3'-9"	4'-6"	5'-0"	

RETAINING WALL DETAIL

NOT TO SCALE

10' 0 10'
SCALE 1"=10'-0"

LEGAL DESCRIPTION

Lots 1, 2 and North Half of Lot 3, Block 4, Clayton Heights Addition, City of Albuquerque, New Mexico.

FLOOD HAZARD ZONE

Lots 1, 2 and North Half of Lot 3 are located in Flood Hazard Zone X (i.e., Areas determined to be outside 500-year floodplain) designated on the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Map Panel No. 35001C0353 D (September 20, 1996).

DRAINAGE ANALYSIS

REFERENCE: City of Albuquerque, Development Process Manual -Vol. 2, Section 22.2 - Hydrology, January, 1993.

Principal Design Storm: 100-year 6-hour event

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E_1 = 0.53 in (Land Treatment 'A'), E_2 = 0.78 in (Land Treatment 'B')
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On-Site 'Post Development' Condition (Lots 1, 2 & 1/2 of Lot 3):
4.74% Land Treatment 'C', 95.26% Land Treatment 'D'

Weighted E = ((E_2 x 0.02 acres) + (E_4 x 0.44 acres)/0.46 acres
= 2.07 in

V_{360} = (2.07 in x 0.46 acres) x 1 ft/12 in
= 0.079 acre-ft x 43,560 ft^2/acre
= 3,439 ft^3

Total Q_P = (Q_{P2} x 0.02 acres) + (Q_{P4} x 0.44 acres)
= 2.11 ft^3/sec INCREASE 0.26 CFS

Off-Site 'Existing' Condition:
Offsite Drainage Basin (Lot 4 & South 1/2 of Lot 3).

Drainage Basin Area = 11,950 ft^2 x 1 acre/43,560 ft^2 = 0.27 acres
100% Land Treatment 'C'

E_3 = 1.13 in

V_{360} = (1.13 in x 0.27 acres) x 1 ft/12 in
= 0.026 acre-ft x 43,560 ft^2/acre
= 1,125 ft^3

Total Q_P = (Q_{P3} x 0.27 acres)
= 0.86 ft^3/sec

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As demonstrated by the calculations presented herein, under the 'Post Development Condition' the peak discharge from the proposed C-Store site (i.e., Lots 1, 2 & North Half of Lot 3) will increase by 0.26 ft^3/sec. The impact of this increased discharge on the capacity of the Kathryn Avenue storm drain is negligible; therefore, free discharge from the C-Store site is recommended.

Free discharge of 'Post Development' runoff from the C-Store site to Kathryn Avenue is acceptable for the following reasons:
1. There are no storm water ponds on other development parcels within the off-site drainage basin.
2. The 'Post Development' runoff from the C-Store site is a small percentage of the total runoff from the off-site drainage basin.
3. Existing curb and gutter in Yale Boulevard and Kathryn Avenue will intercept and convey nuisance flows to the Kathryn Avenue storm drain.

NOTE: THIS IS NOT A BOUNDARY SURVEY. PROPERTY CORNERS, BEARINGS AND DISTANCES SHOWN HEREON ARE FOR ORIENTATION PURPOSES ONLY.

NOTE: ADD 5100 FEET TO PROPOSED SPOT ELEVATIONS TO GET MEAN SEA LEVEL DATUM ELEVATIONS.

BENCHMARK: ACS 7-L15

ELEVATION 5164.18

3 1/4" ALUMINUM CAP SET IN A DRILL HOLE, FLUSH WITH THE TOP OF CURB. STATION IS STAMPED "ACS, 7-L 15, 1984".

ENGINEERS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE PERSONALLY INSPECTED THE SITE AND THAT NO GRADING, FILLING OR EXCAVATION HAS OCCURRED SINCE THE DATE OF THE TOPOGRAPHIC SURVEY (APRIL 7, 2005).

REGISTERED PROFESSIONAL ENGINEER STATE OF NEW MEXICO NO. 4895 CELIA S. TOMLINSON

Celia S. Tomlinson

CELIA S. TOMLINSON, PE DATE 4/13/05

RHOMBUS P.A., INC.
FACILITIES ENGINEERS◊ENVIRONMENTAL CONSULTANTS
e-mail: rhombus@nmia.com
web site: www.RHOMBUSPA.COM
2820 San Mateo NE Suite B Albuquerque, NM 87110
TEL. (505) 881-6690 FAX (505) 881-6696

DRAWN BY:	CHECKED BY:	FIELD WORK BY:	DATE:
RG	CT	RHOMBUS P.A.	4/12/2005

PROJECT TITLE:

C-STORE AND AUTOMOBILE SALES FACILITY

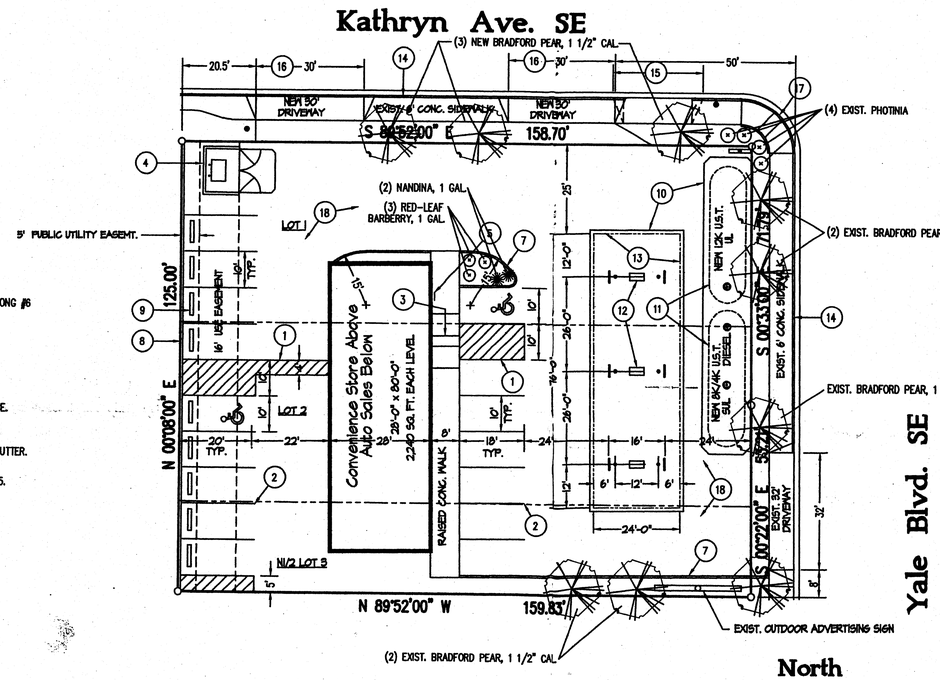
1401 YALE BLVD. SE, ALBUQUERQE, NEW MEXICO

SHEET TITLE: GRADING AND DRAINAGE PLAN

MAP NO:	RHOMBUS JOB NO:	SHEET
J-15-Z	05-C2-11	C-1 1 OF 1

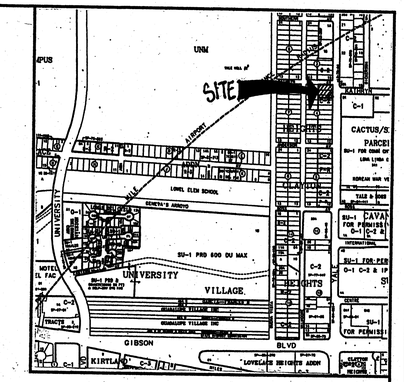
Keyed Notes:

1. 4" WHITE STRIPING AT 2' O.C.
2. 4" WHITE PARKING LOT STRIPING.
3. HANDICAP RAMP. 1:12 MAX. SLOPE.
4. CMU REFUSE ENCLOSURE WITH 4 CU. YD. DUMPSTER.
5. VAN ACCESSIBLE HC PARKING SIGN AT 48" ABOVE FINISH GRADE.
6. EXISTING FIRE HYDRANT ON NORTH SIDE OF KATHRYN.
7. CONCRETE HEADER CURB.
8. NEW 6 FOOT HIGH OPAQUE FENCE.
9. 6' PRECAST CONCRETE PARKING BUMPER SECURED WITH TWO 18" LONG #6 REBAR. HOLD WHEEL STOP 24" FROM FACE OF FENCE. TYPICAL.
10. 6" CONCRETE APRON WITH 6"x6" 6/6 W.W.F.
11. UNDERGROUND FUEL STORAGE TANKS.
12. NEW MULTI-PRODUCT FUEL DISPENSER (TYPICAL OF 3).
13. NEW 6-COLUMN GASOLINE FUELING CANOPY, 14'-6" MIN. CLEARANCE.
14. EXISTING STANDARD CURB & GUTTER.
15. REMOVE EXISTING DRIVEPAD & REPLACE WITH STANDARD CURB & GUTTER. AND SIDEWALK PER C.O.A. STD. DRAWINGS 2415 AND 2430.
16. NEW 30' WIDE CONCRETE DRIVE PAD PER C.O.A. STD. DRAWING 2425.
17. EXISTING HC RAMP.
18. ASPHALT PAVING.



Traffic Circulation Layout

Scale: 1"=20'



Vicinity Map L-15

North

Design Data

LEGAL DESCRIPTION: LOTS 1, 2 & NORTH 1/2 OF LOT 3, BLOCK 4, CLAYTON HEIGHTS ADDITION BERNALILLO COUNTY, ALBUQUERQUE, NM

CURRENT ZONING: C-2

ZONE ATLAS PAGE: L-15

APPLICABLE BUILDING CODE: IBC-2003

SEISMIC DESIGN CATAGORY: D

WIND DESIGN SPEED (3 -SECOND GUST): 90 MPH

EXPOSURE: C

TYPE OF CONSTRUCTION: II-B

FIRE SPRINKLERED: NO

NUMBER OF STORIES: TWO

OCCUPANCY: GROUP M

BUILDING AREA & USE:

UPPER LEVEL CONVENIENCE STORE:	2,240 SQ. FT.
LOWER LEVEL AUTO SALES:	2,240 SQ. FT.
TOTAL FLOOR AREA:	4,480 SQ. FT.

REQUIRED OFF-STREET PARKING:
4,480/200 = 23 SPACES
LESS 10 PERCENT FOR BUS ROUTE = 21 SPACES

REQUIRED PARKING TO BE DESIGNATED HC ACCESSIBLE:
ONE HC SPACE DESIGNATED VAN ACCESSIBLE

OFF-STREET PARKING PROVIDED:

IN STRIPED PARKING SPACES:	16 SPACES
IN FUELING POSITIONS:	6 SPACES
TOTAL:	22 SPACES

HC ACCESSIBLE PARKING PROVIDED:
TWO HC SPACES, BOTH DESIGNATED VAN ACCESSIBLE

TRAFFIC CIRCULATION LAYOUT APPROVED
Signed Date 2-25-05

RECEIVED FEB 22 2005 HYDROLOGY SECTION

STATE OF NEW MEXICO KENNETH R. HOVEY NO. 1055 REGISTERED ARCHITECT

C-Store with Automobile Sales Facility

1401 YALE BLVD. SE, ALBUQUERQUE, NEW MEXICO

Ken Hovey, Architect
(505) 251-8458 • 3008 SIMMS AVENUE SE • ALBUQUERQUE, NM • 87106

JOB NO:	0508
DATE:	17 FEBRUARY 2005
REVISIONS	

SHEET NO. 1

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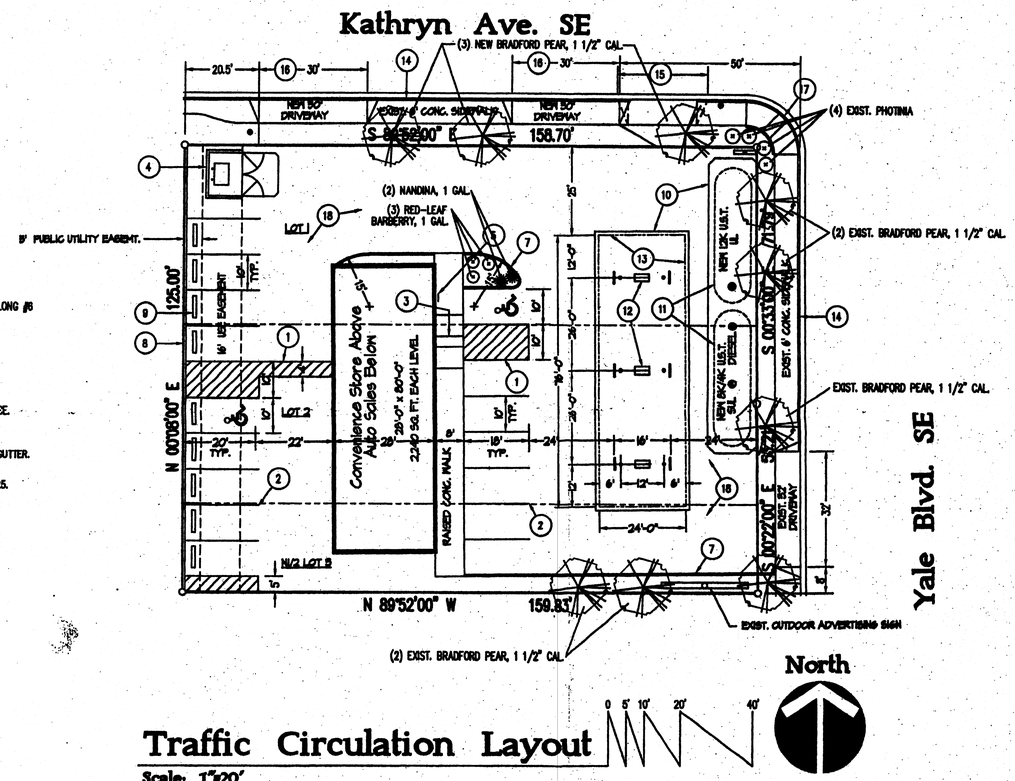

Traffic Circulation Layout

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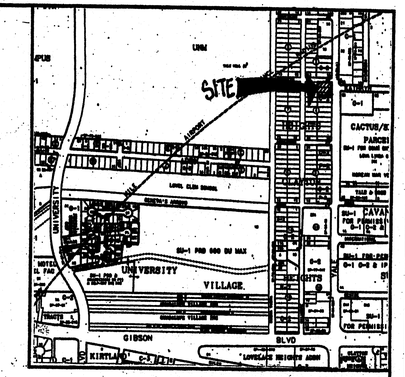

Vicinity Map L-15

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RECEIVED APR 13 2005 HYDROLOGY SECTION

TRAFFIC CIRCULATION LAYOUT APPROVED
Signed 2-25-5 Date

SITE PLAN APPROVAL W. Cornell 2-28-05

RECEIVED FEB 22 2005 HYDROLOGY SECTION

STATE OF NEW MEXICO KENNETH R. HOVEY NO. 1056 REGISTERED ARCHITECT

C-Store with Automobile Sales Facility

1401 YALE BLVD. SE. • ALBUQUERQUE, NEW MEXICO

Ken Hovey, ARCHITECT
(505) 251-8455 • 3608 SIMMS AVENUE SE • ALBUQUERQUE, NM • 87106

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SHEET NO. 1