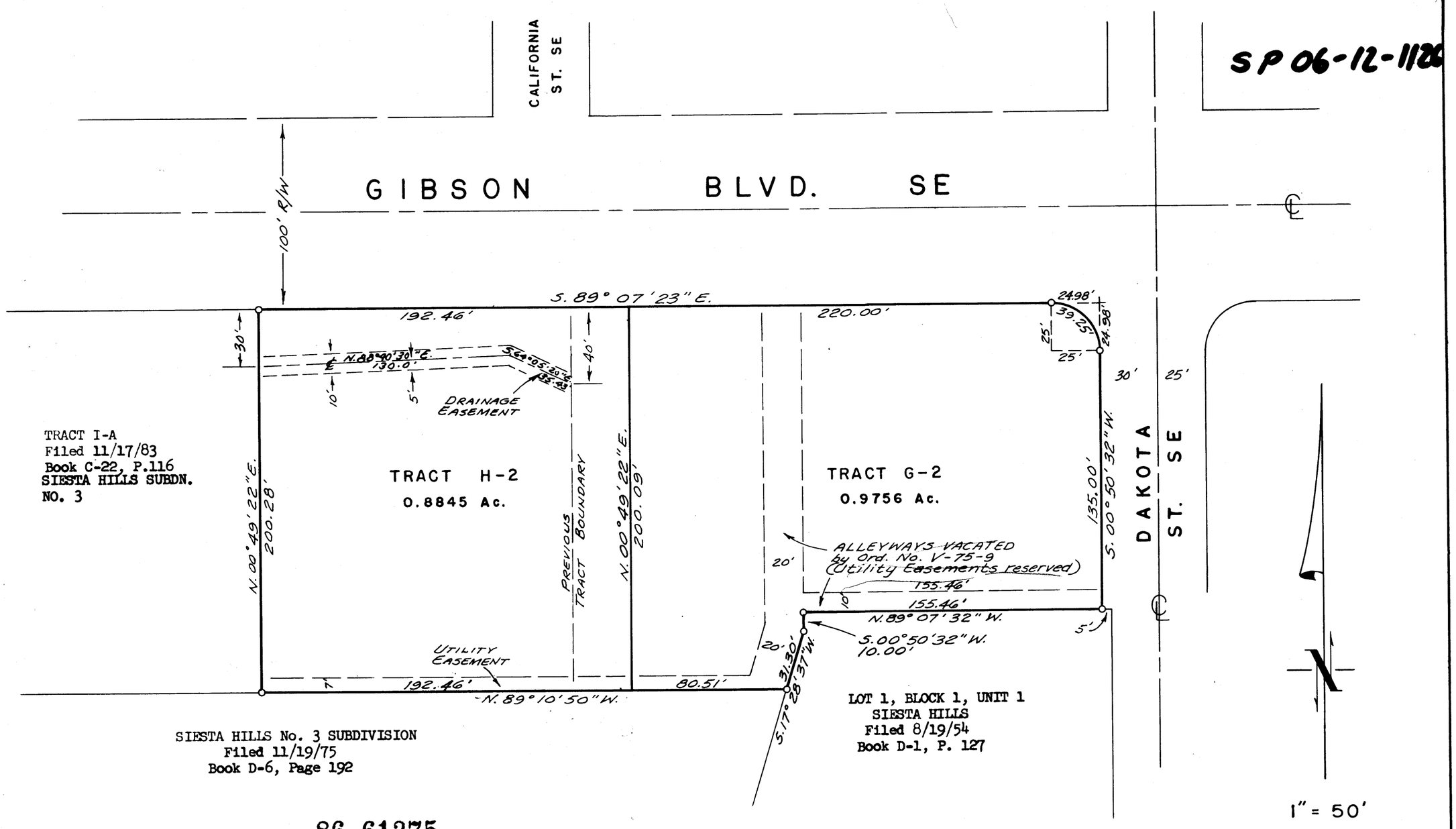
SP 06-12-1126



State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
JUL 7 1986
At ___ o'clock ___ m. Recorded in Vol. ___
of records of said County Folio ___
Debra E Wells Clerk & Recorder
___ Deputy Clerk

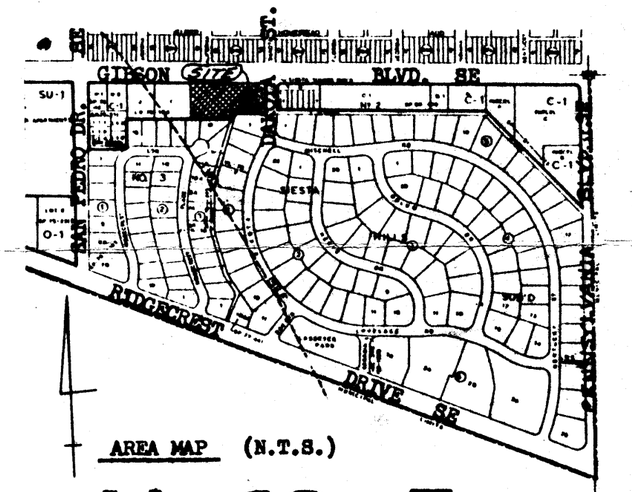
86 61275

TRACTS G-2 AND H-2
SIESTA HILLS SUBDIVISION NO. 2

ALBUQUERQUE, NEW MEXICO

JUNE 1986 ERE AFS #4295

Being a REPLAT of TRACTS G-1-A-1 and H-1-A-1 thereof



AREA MAP (N.T.S.)

M-18-Z

DESCRIPTION, FREE CONSENT & DEDICATION:

The above and foregoing Replat of that certain tract of land in the City of Albuquerque, New Mexico, comprising Tracts G-1-A-1 and H-1-A-1 of SIESTA HILLS SUBDIVISION No. 2, as the same are shown and designated on the REPLAT OF TRACTS "G-1-A" & "H-1-A" OF REPLAT OF ALL OF TRACT "I" AND ALL OF TRACTS "H-1" AND "G-1" of said Subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico, March 12, 1985, now replatted and redivided as shown hereon and now comprising Tracts G-2 and H-2 thereof, is with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof, and said owners and proprietors hereby grant the easement(s) shown hereon.

OWNERS AND PROPRIETORS:

LOVELACE MEDICAL FOUNDATION, a Non-profit Organization, By Richard E Gillock

Nancy Odell
NANCY ODELL

Kenneth Odell
KENNETH ODELL

Helen R. Brungardt
HELEN R. BRUNGARDT

Guy M. Brungardt
GUY M. BRUNGARDT

Patti Bear Paw
PATTI BEAR PAW

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss. The foregoing instrument was acknowledged before me on JUNE 30, 1986, by RICHARD E. GILLOCK, on behalf of LOVELACE MEDICAL FOUNDATION, a Non-profit Organization, and by NANCY ODELL, KENNETH ODELL, HELEN R. BRUNGARDT, GUY M. BRUNGARDT, and PATTI BEAR PAW.

Edward Ross Elder
EDWARD ROSS ELDER, Notary Public
My Commission expires July 18, 1987.

SURVEYOR'S CERTIFICATE:

I, EDWARD ROSS ELDER, a duly qualified Land Surveyor licensed under the laws of the State of New Mexico, hereby certify that this Plat was prepared by me, that it is true and correct to the best of my knowledge and belief, that it shows all easements of record, and that it meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance.

Edward Ross Elder
EDWARD ROSS ELDER, N.M.R.L.S. No. 4690

The foregoing certificate was acknowledged before me on June 12, 1986, by EDWARD ROSS ELDER.

Edward K Elder
EDWARD K. ELDER, Notary Public
My Commission expires August 26, 1986.

NOTES:

1. The purpose of this Replat is to move the boundary between Tracts G-1-A-1 and H-1-A-1 eastward 30.46 feet.
2. The basis of bearings and distances shown hereon is the REPLAT OF TRACT "I" AND ALL OF TRACTS "H-1" AND "G-1", SIESTA HILLS SUBDIVISION NO. 2, filed November 17, 1983, Book C-22, P. 116, Records of Bernalillo County.
3. No field work was done in preparing this Replat.
4. City of Albuquerque water and sanitary sewer service to Tracts G-2 and H-2 must be verified and co-ordinated with the Water Resource Department, City of Albuquerque, New Mexico.

RECEIVED
JUL 18 1986
HYDROLOGY SECTION

APPROVALS:

Fred J Lujan	7/3/86	Terry D. Brown	7-3-86
CITY ENGINEER	DATE	TRAFFIC ENGINEERING	DATE
NA		for Wal Clark	062486
WATER RESOURCES DEPT.	DATE	CITY SURVEYOR	DATE
Fred J Lujan	7/3/86	NA	
A.M.A.F.C.A.	DATE	PARKS & RECREATION	DATE
Leon Ellwell	6-24-86	Richard Brown	7-9-86
PROPERTY MANAGEMENT	DATE	CITY/COUNTY PLANNING	DATE
DRB-86-413		SP-86-243	

KEYED NOTES

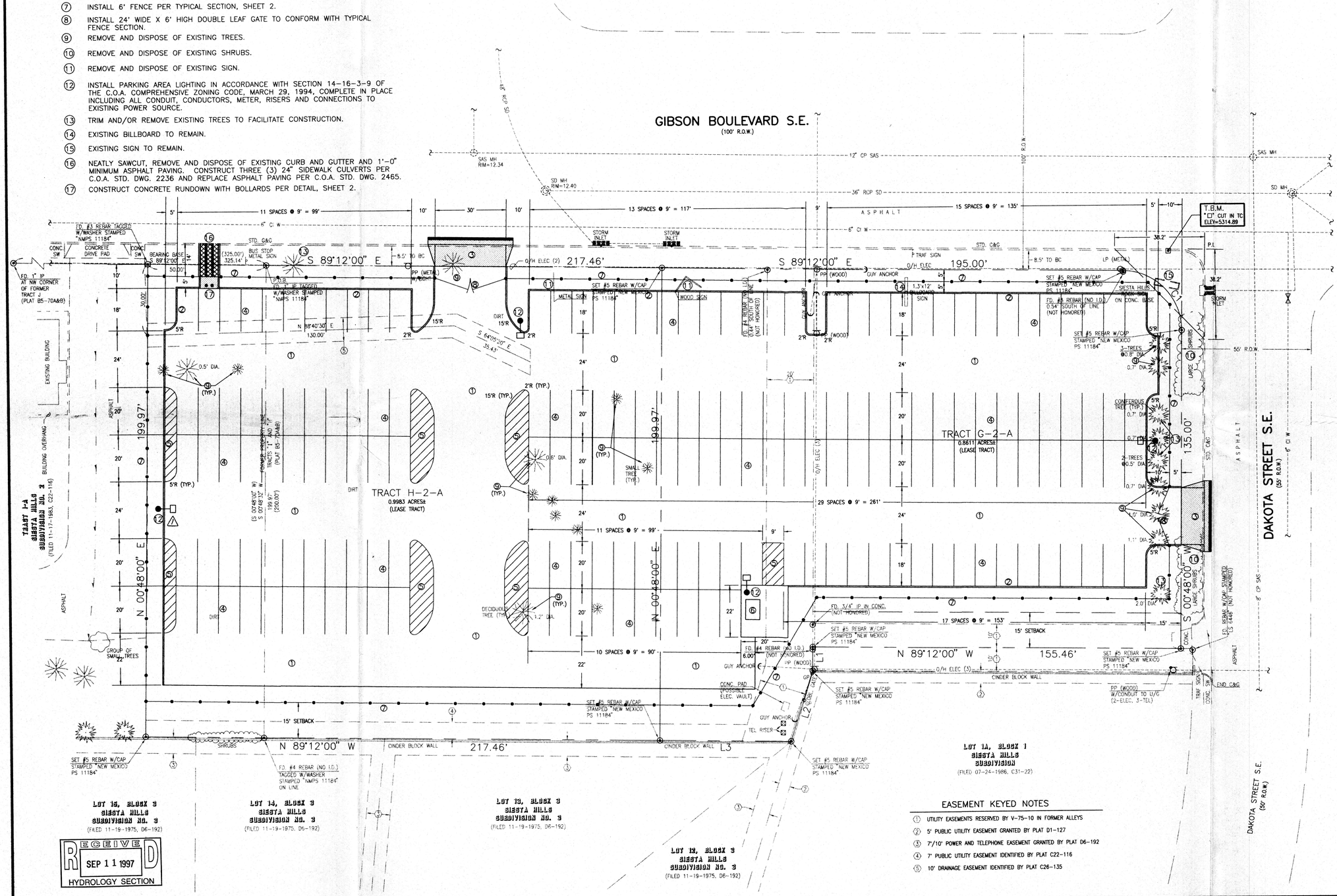
1. CONSTRUCT NEW ASPHALT PAVING PER TYPICAL SECTION, SHEET 2.
2. CONSTRUCT EXTRUDED CONCRETE CURB PER TYPICAL SECTION, SHEET 2.
3. NEATLY SAWCUT, REMOVE AND DISPOSE OF EXISTING CURB AND GUTTER AND 1'-0" MINIMUM ASPHALT PAVING, CONSTRUCT 24' DRIVEPAD PER C.O.A. STD. DWG. 2425 AND REPLACE ASPHALT PAVING PER C.O.A. STD. DWG. 2465.
4. PAINT 4" WIDE WHITE PARKING LOT STRIPES (TRAFFIC PAINT), TYPICAL.
5. PAINT 4" WIDE YELLOW CROSS HATCH PAVEMENT MARKINGS AT 45 DEGREE ANGLE.
6. INSTALL ONE PREFABRICATED GUARD SHELTER.
7. INSTALL 6' FENCE PER TYPICAL SECTION, SHEET 2.
8. INSTALL 24' WIDE X 6' HIGH DOUBLE LEAF GATE TO CONFORM WITH TYPICAL FENCE SECTION.
9. REMOVE AND DISPOSE OF EXISTING TREES.
10. REMOVE AND DISPOSE OF EXISTING SHRUBS.
11. REMOVE AND DISPOSE OF EXISTING SIGN.
12. INSTALL PARKING AREA LIGHTING IN ACCORDANCE WITH SECTION 14-16-3-9 OF THE C.O.A. COMPREHENSIVE ZONING CODE, MARCH 29, 1994, COMPLETE IN PLACE INCLUDING ALL CONDUIT, CONDUCTORS, METER, RISERS AND CONNECTIONS TO EXISTING POWER SOURCE.
13. TRIM AND/OR REMOVE EXISTING TREES TO FACILITATE CONSTRUCTION.
14. EXISTING BILLBOARD TO REMAIN.
15. EXISTING SIGN TO REMAIN.
16. NEATLY SAWCUT, REMOVE AND DISPOSE OF EXISTING CURB AND GUTTER AND 1'-0" MINIMUM ASPHALT PAVING. CONSTRUCT THREE (3) 24' SIDEWALK CULVERTS PER C.O.A. STD. DWG. 2236 AND REPLACE ASPHALT PAVING PER C.O.A. STD. DWG. 2465.
17. CONSTRUCT CONCRETE RUNDOWN WITH BOLLARDS PER DETAIL, SHEET 2.

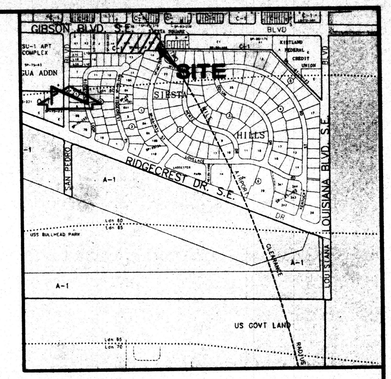
SCALE: 1" = 20'

BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
L1	S 00°48'00" W	10.00'
L2	S 17°26'00" W	31.28'
L3	N 89°12'00" W	55.59'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	TANGENT
C1	25.00'	39.27'	35.36'	S 44°12'00" E	90°00'00"	25.00'





VICINITY MAP

SCALE: 1" = 750'

M-18

PROJECT BENCHMARK

A.C.S. BENCHMARK "9-L18"
A "□" CHISELED ON TOP OF CONCRETE CURB AT ENE CURB RETURN, AT THE INTERSECTION OF GIBSON BLVD. S.E. AND FLORIDA ST. S.E., IN THE NORTHEAST QUADRANT OF THE INTERSECTION.
ELEVATION = 5319.72 FEET (M.S.L.D.)

T.B.M.

A "□" CHISELED IN THE TOP OF CURB AT THE SW CURB RETURN OF THE INTERSECTION OF DAKOTA ST. S.E. AND GIBSON BLVD. S.E. AS SHOWN ON THE DRAWING.
ELEVATION = 5314.89 FEET (M.S.L.D.)

PARKING SPACE ANALYSIS:

179 REGULAR SPACES

THIS IS NOT A TOPOGRAPHIC OR A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. BOUNDARY DATA AND TOPOGRAPHIC DATA SHOWN HEREON ARE FROM A BOUNDARY AND TOPOGRAPHIC SURVEY OF TRACTS G-2-A AND H-2-A, SIESTA HILLS SUBDIVISION No. 2, ALBUQUERQUE, NEW MEXICO PREPARED BY JEFF MORTENSEN & ASSOCIATES, INC. DATED AUGUST ____, 1997.

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB

LEGEND

T.B.M.	TEMPORARY BENCHMARK
ELEV	ELEVATION
FD.	FOUND
IP	IRON PIPE
W/	WITH
P.O.B.	POINT OF BEGINNING
S.F.N.F.	SEARCH FOR NOT FOUND
I.D.	IDENTIFICATION
R.O.W.	RIGHT-OF-WAY
CONC.	CONCRETE
CI	CAST IRON
CP	CONCRETE PIPE
RCP	REINFORCED CONCRETE PIPE
TC	TOP OF CURB
FL	FLOWLINE
BC	BACK OF CURB
BW	BOTTOM OF WALL AT GROUND
NG	NATURAL GROUND
TG	TOP OF GRATE
EC	EDGE OF CONCRETE
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
BSW	BACK OF SIDEWALK
SW	SIDEWALK
TCO	TOP OF CONCRETE
SAS	SANITARY SEWER
SD	STORM DRAIN
W	WATERLINE
MH	MANHOLE
STD. C&G	STANDARD CURB & GUTTER
(TYP.)	TYPICAL
TEL	TELEPHONE
O/H	OVERHEAD
ELEC (3)	ELECTRIC (No. OF LINES)
U/G	UNDERGROUND
DIA.	DIAMETER
WV	WATER VALVE
PP	POWER POLE
LP	LIGHT POLE
TRAF	TRAFFIC
GP	GATE POST
DBL	DOUBLE

PROPERTY CORNER
CURB SCRATCH
16.1 SPOT ELEVATION
TELEPHONE RISER
WATER VALVE
SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE
TRAFFIC SIGN
GUY ANCHOR
POWER POLE
LIGHT POLE
GATE POST
STORM INLET
SMALL TREE
CONIFEROUS TREE
LARGE SHRUBS
DECIDUOUS TREE
NEW LIGHT POLE

PROPERTY LINE
ADJOINER LINE
EASEMENT LINE
UTILITY LINE
FLOWLINE
NEW 6' FENCE

EASEMENT KEYED NOTES

1. UTILITY EASEMENTS RESERVED BY V-75-10 IN FORMER ALLEYS
2. 5' PUBLIC UTILITY EASEMENT GRANTED BY PLAT D1-127
3. 7'/10' POWER AND TELEPHONE EASEMENT GRANTED BY PLAT D6-192
4. 7' PUBLIC UTILITY EASEMENT IDENTIFIED BY PLAT C22-116
5. 10' DRAINAGE EASEMENT IDENTIFIED BY PLAT C26-135

RECEIVED SEP 11 1997 HYDROLOGY SECTION

JEFFREY G. MORTENSEN NEW MEXICO 8547 REGISTERED PROFESSIONAL ENGINEER

09-10-97 08-28-97

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250

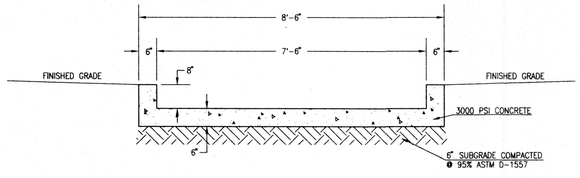
SITE PLAN
LOVELACE HOSPITAL STAFF SHUTTLE LOT

DESIGNED BY J.G.M.
DRAWN BY T.N.T.
APPROVED BY J.G.M.

NO.	DATE	BY	REVISIONS
1	9-09-97	GKB	ADD CURB AT WEST SIDE OF LOT.

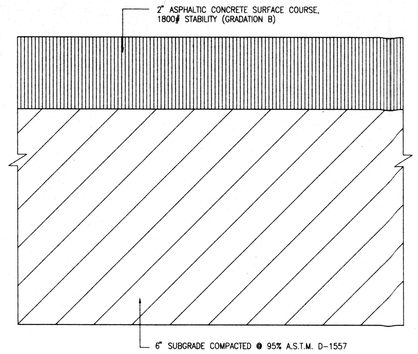
JOB NO. 970611
DATE 08-1997
SHEET 1 OF 4

C:\DATA\ACADDWG\970611\970611SP Thu Aug 28 10:52:11 1997 -TNT



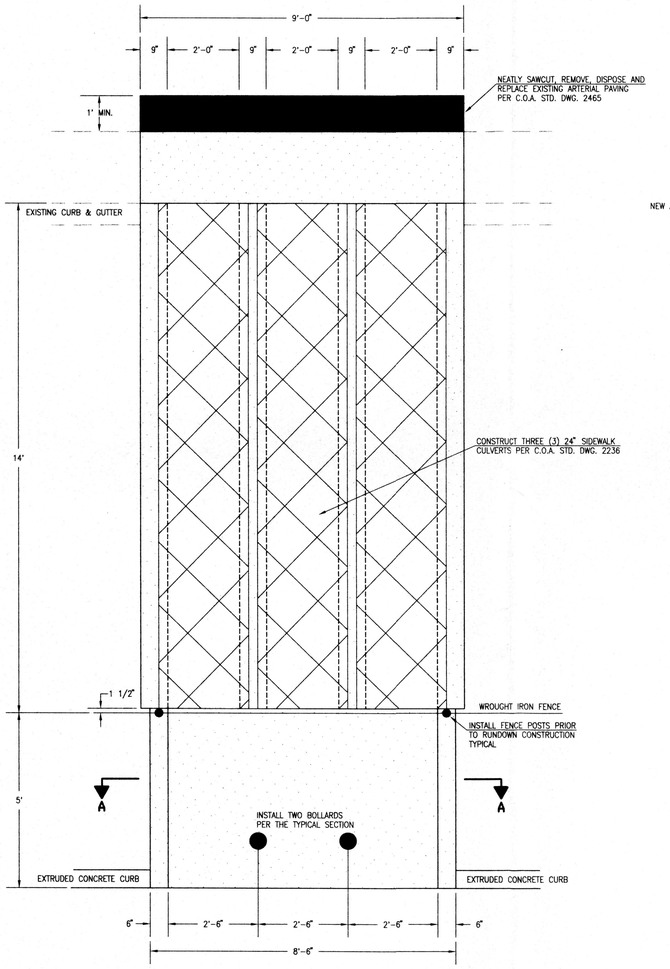
SECTION A-A

SCALE: 1" = 2'-0"



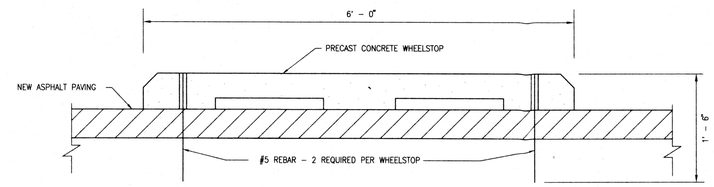
TYPICAL PAVEMENT SECTION

SCALE: 1" = 0'-2"



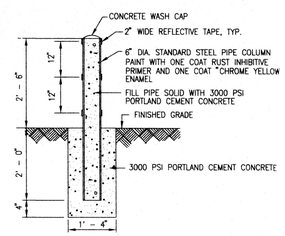
CONCRETE RUNDOWN DETAIL

SCALE: 1" = 2'-0"



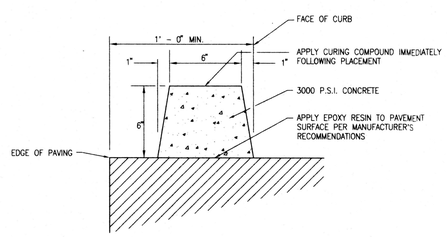
WHEEL STOP SECTION (OPTIONAL)

SCALE: 1" = 10'-0"



TYPICAL BOLLARD SECTION

SCALE: 1" = 2'-0"



TYPICAL EXTRUDED CONCRETE CURB SECTION

SCALE: 1" = 0'-6"

DRAINAGE PLAN

The following items concerning the Lovelace Hospital Staff Shuttle Lot Drainage Plan are contained hereon:

1. Vicinity Map
2. Grading Plan
3. Sections and Details
4. Calculations

As shown by the Vicinity Map, the site is located at the southwest corner of the intersection of Gibson Boulevard S.E. and Dakota Street S.E. At present, the site is undeveloped. The surrounding area is developed commercially to the north and residentially to the south. The site will be developed to serve as a shuttle parking lot for Lovelace Hospital employees.

As shown by Panel 362 of 825 of the National Flood Insurance Program Flood Insurance Rate Maps published by F.E.M.A. for the County of Bernalillo, New Mexico, and Incorporated Areas, dated September 20, 1996, the site does not lie within a designated flood hazard zone, flooding is identified within Gibson Boulevard S.E. at a depth of one foot (Zone AO). This flooding has been alleviated, however, by the construction of the System 206-02A Improvements as delineated on Map L18 of the Albuquerque Master Drainage Study Volume II. More particularly, these improvements are the Highland Phase II Storm Drain Improvements and the Gibson Boulevard Storm Drain. Those improvements are currently in place. The System 206-02A Improvements "will eliminate flooding on Gibson Boulevard below the detention basin and on Eastern Avenue, Ross Avenue, Anderson Avenue, Kathryn Avenue, Southern Avenue, Trumbull Avenue, and Bell Avenue down to San Mateo Boulevard." The detention basin referenced in this quotation is located east of Louisiana Boulevard S.E. Based upon the improvements referenced above, free discharge of runoff from this site is appropriate.

The Grading Plan shows: 1) existing and proposed grades indicated by spot elevations and contours at 1'0" intervals, 2) the limit and character of the existing improvements, 3) the limit and character of the proposed improvements, and 4) continuity between existing and proposed grades. As shown by this Plan, the proposed improvements consist of the construction of a 77-space parking lot. The parking lot will be constructed with asphalt paving and concrete curbs. At present, the site drains from east to west onto the adjacent private property which lies to the west. The developed drainage pattern will direct the developed runoff toward to the northwest corner of the site where the runoff will exit via sidewalk culverts. From this point, the runoff will flow westerly along the south curb line of Gibson Blvd. S.E. for eventual introduction into storm inlets which discharge into a storm drain collector constructed as part of the AMDS 206-02A System Improvements. A portion of the site will remain "undeveloped" along the south edge of the parking lot. This area will be landscaped. The rainfall that falls upon this area will be allowed to follow its historic drainage pattern. All other runoff generated by the site will be directed to Gibson Boulevard S.E. as described above.

The Calculations which appear hereon analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The Procedure for 40-acre and Smaller Basins, as set forth in the Revision of Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, dated January, 1993, has been used to quantify the peak rate of discharge and volume of runoff generated. As shown by these calculations, an increase in runoff is anticipated due to the proposed improvements. The entire site has been considered as a single basin with all runoff discharging to Gibson Boulevard S.E. "Credit" has not been taken for that runoff which falls upon the landscape area south of the paved parking lot and which will not physically drain to Gibson Boulevard S.E. The Weir Equation was utilized to calculate the entrance condition for the sidewalk culverts.

CALCULATIONS

Site Characteristics

1. Precipitation Zone = 3
2. $P_{6,100} = P_{360} = 2.60$ in.
3. Total Area (A_T) = 89,880 sf/2.06 ac.
4. Existing Land Treatment

Treatment	Area (sf/ac)	%
C	89,880/2.06	100

5. Developed Land Treatment

Treatment	Area (sf/ac)	%
B	18,830/0.43	20.9
C	7,800/0.18	8.7
D	63,250/1.45	70.4

Existing Condition

1. Volume

$E_W = (E_A A_A + E_B A_B + E_C A_C + E_D A_D)/A_T$

$E_W = (1.29)(2.06)/2.06 = 1.29$ in.

$V_{100} = (E_W/12)A_T$

$V_{100} = (1.29/12)2.06 = 0.2215$ ac.ft.; 9,650 cf

2. Peak Discharge

$Q_p = Q_{PA}A_A + Q_{PB}A_B + Q_{PC}A_C + Q_{PD}A_D$

$Q_p = Q_{100} = (3.45)(2.06) = 7.1$ cfs

Developed Condition

1. Volume

$E_W = (E_A A_A + E_B A_B + E_C A_C + E_D A_D)/A_T$

$E_W = [(0.92)(0.43)+(1.29)(0.18)+(2.36)(1.45)]/2.06 = 1.97$ in.

$V_{100} = (E_W/12)A_T$

$V_{100} = (1.97/12)2.06 = 0.3382$ ac.ft.; 14,730 cf

2. Peak Discharge

$Q_p = Q_{PA}A_A + Q_{PB}A_B + Q_{PC}A_C + Q_{PD}A_D$

$Q_p = Q_{100} = (2.60)(0.43)+(3.45)(0.18)+(5.02)(1.45) = 9.0$ cfs

Comparison

1. $\Delta V_{100} = 14{,}730 - 9{,}650 = 5{,}080$ cf (increase)
2. $\Delta Q_{100} = 9.0 - 7.1 = 1.9$ cfs (increase)

Sidewalk Culvert Entrance Condition

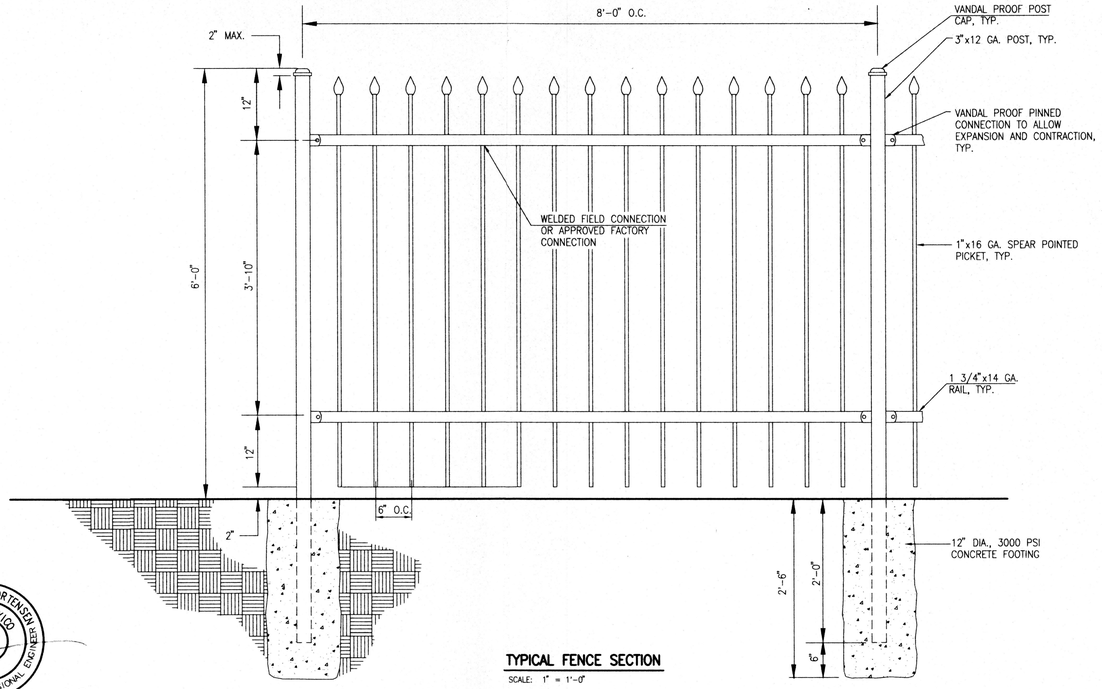
Weir Equation

$Q = CLH^{3/2}$

Let: C = 2.70
L = 2.0 ft (24" Sidewalk Culvert)
H = 0.67 ft (8" Curb & Gutter)

Therefore: Q = 3.0 cfs per 24" Sidewalk Culvert

Number of Sidewalk Culverts Required = Q_{100}/Q
= 9.0 cfs / 3.0 cfs
= 3 - 24" Sidewalk Culverts



TYPICAL FENCE SECTION

SCALE: 1" = 1'-0"

JEFFREY G. MORTENSEN REGISTERED PROFESSIONAL ENGINEER NEW MEXICO 8547

08-28-97
09-10-97

JMA
JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250

DRAINAGE PLAN, CALCULATIONS, SECTIONS AND DETAILS
LOVELACE HOSPITAL STAFF SHUTTLE LOT

DESIGNED BY J.G.M./G.R.B.
DRAWN BY ACAD
APPROVED BY J.G.M.

NO.	DATE	BY	REVISIONS

JOB NO. 970611
DATE 08-1997
SHEET 2 OF 4

SCALE: 1" = 20'

20 0 40
10 20

LEGEND

T.B.M.	TEMPORARY BENCHMARK
ELEV	ELEVATION
FD.	FOUND
IP	IRON PIPE
W/	WITH
P.O.B.	POINT OF BEGINNING
S.F.N.F.	SEARCH FOR NOT FOUND
I.D.	IDENTIFICATION
R.O.W.	RIGHT-OF-WAY
CONC.	CONCRETE
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EC	EDGE OF CONCRETE
TA	TOP OF ASPHALT
BSW	BACK OF SIDEWALK
SW	SIDEWALK
TCO	TOP OF CONCRETE
SAS	SANITARY SEWER
SD	STORM DRAIN
W	WATERLINE
MH	MANHOLE
STD. C&G	STANDARD CURB & GUTTER
(TYP.)	TYPICAL
TEL	TELEPHONE
O/H	OVERHEAD
ELEC (3)	ELECTRIC (No. OF LINES)
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DIA.	DIAMETER
WV	WATER VALVE
PP	POWER POLE
LP	LIGHT POLE
TRAF	TRAFFIC
GP	GATE POST
DBL	DOUBLE

PROPERTY CORNER
CURB SCRATCH
16.1 SPOT ELEVATION
TELEPHONE RISER
WATER VALVE
SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE
TRAFFIC SIGN
GUY ANCHOR
POWER POLE
LIGHT POLE
GATE POST
STORM INLET
SMALL TREE
CONIFEROUS TREE
LARGE SHRUBS
NEW LIGHT POLE

PROPERTY LINE
ADJOINER LINE
EASEMENT LINE
COUNTOUR LINE
UTILITY LINE
FLOWLINE
NEW 6' FENCE

BOUNDARY TABLES

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CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	TANGENT
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PROJECT BENCHMARK

A "□" CHISELED ON TOP OF CONCRETE CURB AT ENE CURB RETURN, AT THE INTERSECTION OF GIBSON BLVD. S.E. AND FLORIDA ST. S.E., IN THE NORTHEAST QUADRANT OF THE INTERSECTION.
ELEVATION = 5319.72 FEET (M.S.L.D.)

T.B.M.

A "□" CHISELED IN THE TOP OF CURB AT THE SW CURB RETURN OF THE INTERSECTION OF DAKOTA ST. S.E. AND GIBSON BLVD. S.E. AS SHOWN ON THE DRAWING.
ELEVATION = 5314.89 FEET (M.S.L.D.)

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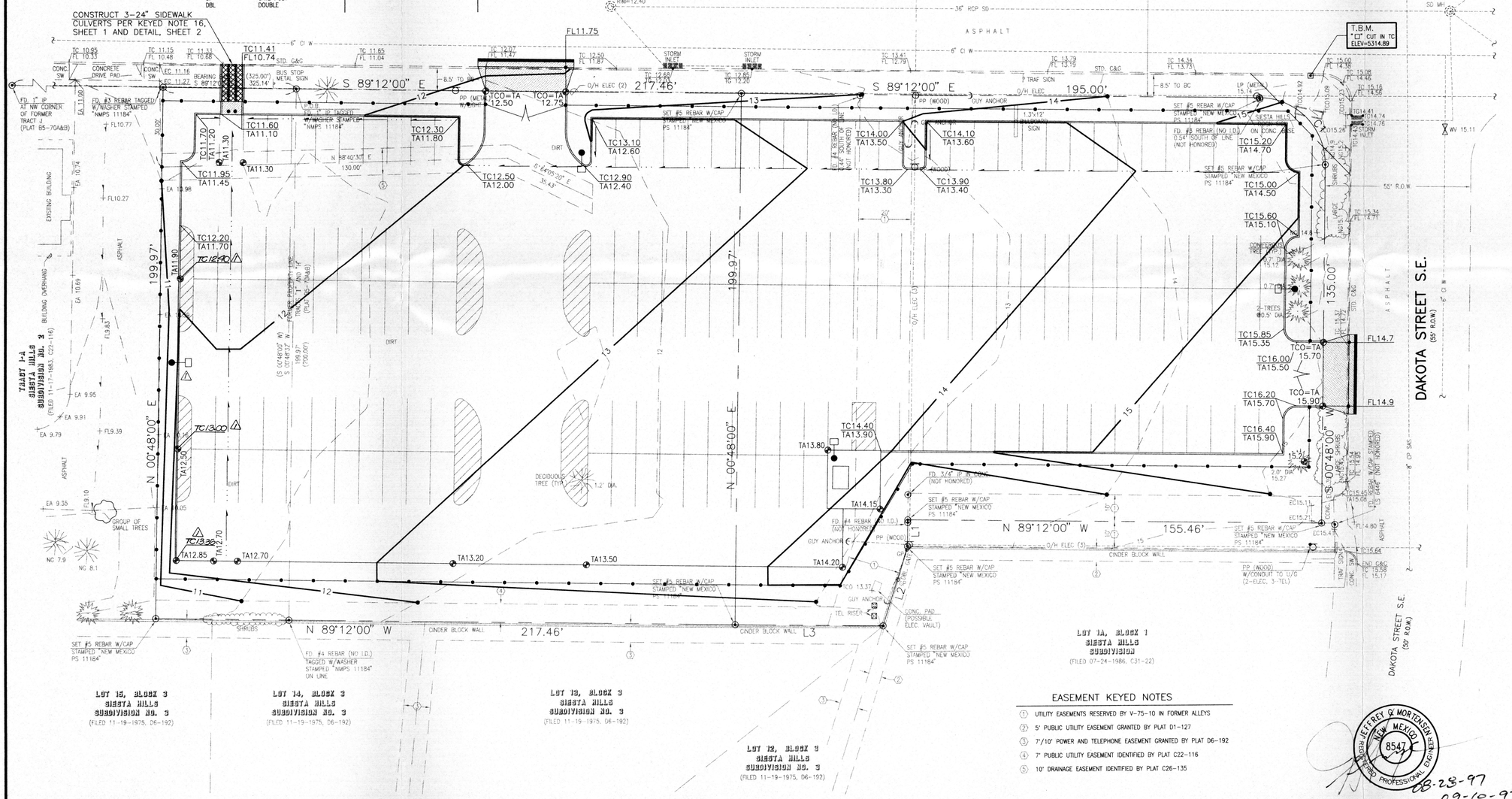

EASEMENT KEYED NOTES

1. UTILITY EASEMENTS RESERVED BY V-75-10 IN FORMER ALLEYS
2. 5' PUBLIC UTILITY EASEMENT GRANTED BY PLAT D1-127
3. 7'/10' POWER AND TELEPHONE EASEMENT GRANTED BY PLAT D6-192
4. 7' PUBLIC UTILITY EASEMENT IDENTIFIED BY PLAT C22-116
5. 10' DRAINAGE EASEMENT IDENTIFIED BY PLAT C26-135

Construction Notes:

1. Two (2) working days prior to any excavation, contractor must contact New Mexico One Call System 260-1990 (Albuquerque Area), 1-800-321-ALERT(2537) (Statewide), for location of existing utilities.
2. Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all potential obstructions. Should a conflict exist, the contractor shall notify the engineer in writing so that the conflict can be resolved with a minimum amount of delay. The Contractor shall be responsible for all interpretations it makes without first contacting the Engineer as required above.
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4. All construction within public right-of-way shall be performed in accordance with applicable City of Albuquerque Standards and Procedures.
5. If any utility lines, pipelines, or underground utility lines are shown on these drawings, they are shown in an approximate manner only, and such lines may exist where none are shown. If any such existing lines are shown, the location is based upon information provided by the owner of said utility, and the information may be incomplete, or may be obsolete by the time construction commences. The engineer has conducted only preliminary investigation of the location, depth, size, or type of existing utility lines, pipelines, or underground utility lines. This investigation is not conclusive, and may not be complete, therefore, makes no representation pertaining thereto, and assumes no responsibility or liability therefor. The contractor shall inform itself of the location of any utility line, pipeline, or underground utility line in or near the area of the work in advance of and during excavation work. 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. In planning and conducting excavation, the contractor shall comply with state statutes, municipal and local ordinances, rules and regulations, if any, pertaining to the location of these lines and facilities.
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1. The contractor shall ensure that no soil erodes from the site into public right-of-way or onto private property.
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JEFFREY G. MORTENSEN NEW MEXICO 8547 REGISTERED PROFESSIONAL ENGINEER

08-28-97
09-10-97

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE ☐ NEW MEXICO 87109
ENGINEERS ☐ SURVEYORS (505) 345-4250

GRADING AND DRAINAGE PLAN
LOVELACE HOSPITAL STAFF SHUTTLE LOT

APPROVALS	NAME	DATE
A.C.E./DESIGN		9/24/97
INSPECTOR		
A.C.E./FIELD		

DESIGNED BY G.R.B.
DRAWN BY T.N.T.
APPROVED BY J.G.M.

NO.	DATE	BY	REVISIONS
1	9/97	G.R.B.	ADD CURB AT WEST SIDE OF LOT.

JOB NO. 970611
DATE 08-1997
SHEET 3 OF 4

C:\DATA\ACAD\DWG\970611\970611GD Thu Aug 28 10:42:18 1997 -TNT

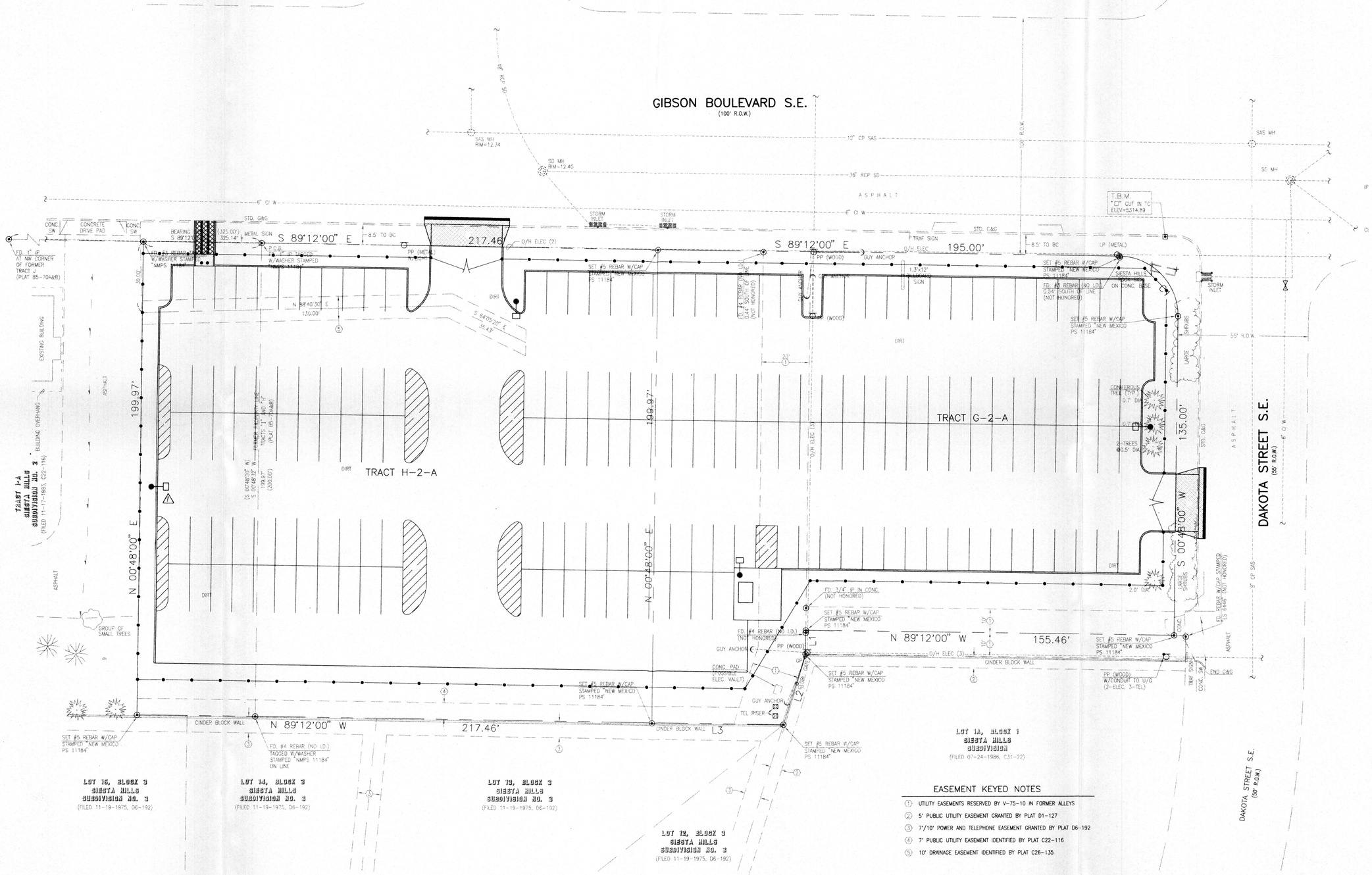
SCALE: 1" = 20'

20 0 40
10 20

BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
L1	S 00°48'00" W	10.00'
L2	S 17°26'00" W	31.28'
L3	N 89°12'00" W	55.59'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	TANGENT
C1	25.00'	39.27'	35.36'	S 44°12'00" E	90°00'00"	25.00'



EASEMENT KEYED NOTES

1. UTILITY EASEMENTS RESERVED BY V-75-10 IN FORMER ALLEYS
2. 5' PUBLIC UTILITY EASEMENT GRANTED BY PLAT D1-127
3. 7'/10' POWER AND TELEPHONE EASEMENT GRANTED BY PLAT D6-192
4. 7' PUBLIC UTILITY EASEMENT IDENTIFIED BY PLAT C22-116
5. 10' DRAINAGE EASEMENT IDENTIFIED BY PLAT C26-135

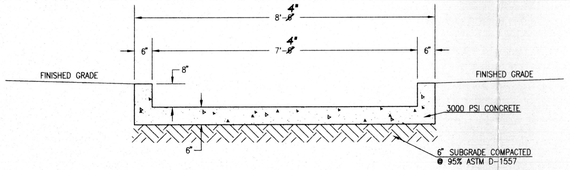
JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250

LANDSCAPING PLAN
LOVELACE HOSPITAL STAFF SHUTTLE LOT

DESIGNED BY
DRAWN BY
APPROVED BY

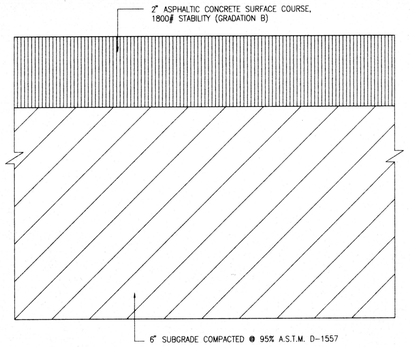
NO.	DATE	BY	REVISIONS
1	8/97	GRB	ADD CURB AT WEST SIDE OF LOT.

JOB NO. 970611
DATE 08-1997
SHEET 4 OF 4



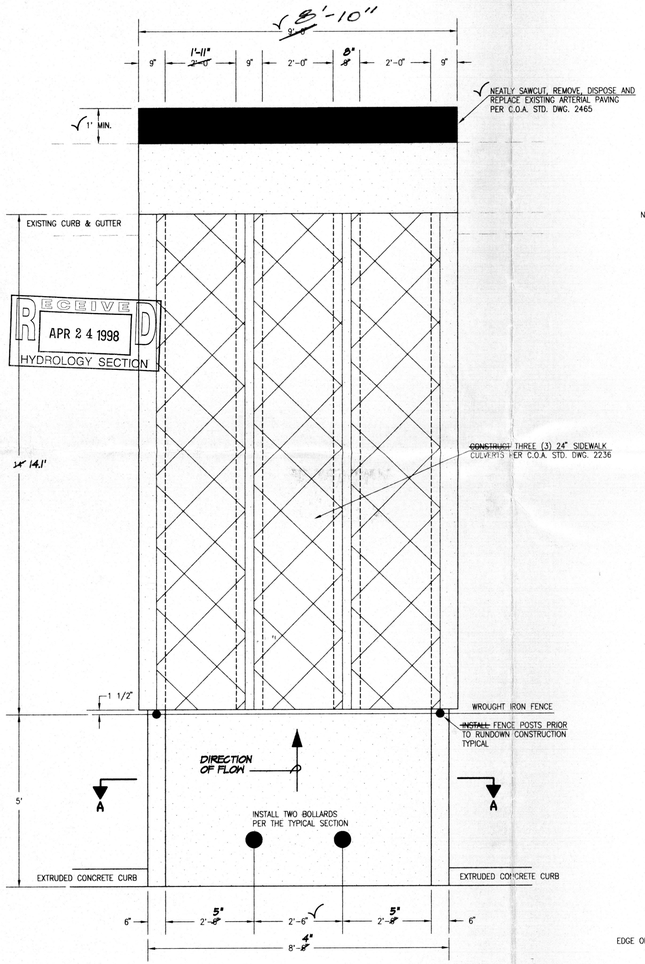
SECTION A-A

SCALE: 1" = 2'-0"



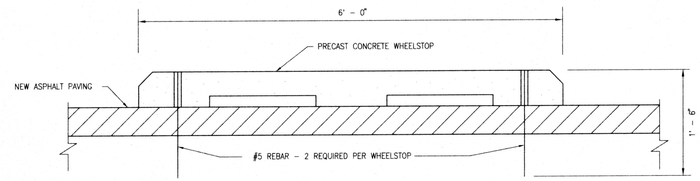
TYPICAL PAVEMENT SECTION

SCALE: 1" = 0'-2"



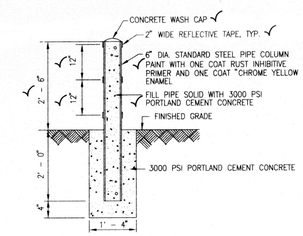
CONCRETE RUNDOWN DETAIL

SCALE: 1" = 2'-0"



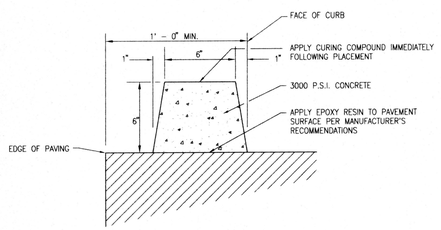
WHEEL STOP SECTION (OPTIONAL)

SCALE: 1" = 10'-0"



TYPICAL BOLLARD SECTION

SCALE: 1" = 2'-0"



TYPICAL EXTRUDED CONCRETE CURB SECTION

SCALE: 1" = 0'-6"

DRAINAGE PLAN

The following items concerning the Lovelace Hospital Staff Shuttle Lot Drainage Plan are contained hereon:

1. Vicinity Map
2. Grading Plan
3. Sections and Details
4. Calculations

As shown by the Vicinity Map, the site is located at the southwest corner of the intersection of Gibson Boulevard S.E. and Dakota Street S.E. At present, the site is undeveloped. The surrounding area is developed commercially to the north and residentially to the south. The site will be developed to serve as a shuttle parking lot for Lovelace Hospital employees.

As shown by Panel 362 of 825 of the National Flood Insurance Program Flood Insurance Rate Maps published by F.E.M.A. for the County of Bernalillo, New Mexico, and Incorporated Areas, dated September 20, 1996, the site does not lie within a designated flood hazard zone, flooding is identified within Gibson Boulevard S.E. at a depth of one foot (Zone AO). This flooding has been alleviated, however, by the construction of the System 206-02A Improvements as delineated on Map L18 of the Albuquerque Master Drainage Study Volume II. More particularly, these improvements are the Highland Phase II Storm Drain Improvements and the Gibson Boulevard Storm Drain. Those improvements are currently in place. The System 206-02A Improvements "will eliminate flooding on Gibson Boulevard below the detention basin and on Eastern Avenue, Ross Avenue, Anderson Avenue, Kathryn Avenue, Southern Avenue, Trumbull Avenue, and Bell Avenue down to San Mateo Boulevard." The detention basin referenced in this quotation is located east of Louisiana Boulevard S.E. Based upon the improvements referenced above, free discharge of runoff from this site is appropriate.

The Grading Plan shows: 1) existing and proposed grades indicated by spot elevations and contours at 1'0" intervals, 2) the limit and character of the existing improvements, 3) the limit and character of the proposed improvements, and 4) continuity between existing and proposed grades. As shown by this Plan, the proposed improvements consist of the construction of a 77-space parking lot. The parking lot will be constructed with asphalt paving and concrete curbs. At present, the site drains from east to west onto the adjacent private property which lies to the west. The developed drainage pattern will direct the developed runoff toward to the northwest corner of the site where the runoff will exit via sidewalk culverts. From this point, the runoff will flow westerly along the south curb line of Gibson Blvd. S.E. for eventual introduction into storm inlets which discharge into a storm drain collector constructed as part of the AMDS 206-02A System Improvements. A portion of the site will remain "undeveloped" along the south edge of the parking lot. This area will be landscaped. The rainfall that falls upon this area will be allowed to follow its historic drainage pattern. All other runoff generated by the site will be directed to Gibson Boulevard S.E. as described above.

The Calculations which appear hereon analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The Procedure for 40-acre and Smaller Basins, as set forth in the Revision of Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, dated January, 1993, has been used to quantify the peak rate of discharge and volume of runoff generated. As shown by these calculations, an increase in runoff is anticipated due to the proposed improvements. The entire site has been considered as a single basin with all runoff discharging to Gibson Boulevard S.E. "Credit" has not been taken for that runoff which falls upon the landscape area south of the paved parking lot and which will not physically drain to Gibson Boulevard S.E. The Weir Equation was utilized to calculate the entrance condition for the sidewalk culverts.

CALCULATIONS

Site Characteristics

1. Precipitation Zone = 3
2. $P_{6,100} = P_{360} = 2.60$ in.
3. Total Area (A_T) = 89,880 sf/2.06 ac.
4. Existing Land Treatment

Treatment	Area (sf/ac)	%
C	89,880/2.06	100

5. Developed Land Treatment

Treatment	Area (sf/ac)	%
B	18,830/0.43	20.9
C	7,800/0.18	8.7
D	63,250/1.45	70.4

Existing Condition

1. Volume

$E_W = (E_A A_A + E_B A_B + E_C A_C + E_D A_D)/A_T$

$E_W = (1.29)(2.06)/2.06 = 1.29$ in.

$V_{100} = (E_W/12)A_T$

$V_{100} = (1.29/12)2.06 = 0.2215$ ac.ft.; 9,650 cf

2. Peak Discharge

$Q_p = Q_{PA}A_A + Q_{PB}A_B + Q_{PC}A_C + Q_{PD}A_D$

$Q_p = Q_{100} = (3.45)(2.06) = 7.1$ cfs

Developed Condition

1. Volume

$E_W = (E_A A_A + E_B A_B + E_C A_C + E_D A_D)/A_T$

$E_W = [(0.92)(0.43)+(1.29)(0.18)+(2.36)(1.45)]/2.06 = 1.97$ in.

$V_{100} = (E_W/12)A_T$

$V_{100} = (1.97/12)2.06 = 0.3382$ ac.ft.; 14,730 cf

2. Peak Discharge

$Q_p = Q_{PA}A_A + Q_{PB}A_B + Q_{PC}A_C + Q_{PD}A_D$

$Q_p = Q_{100} = (2.60)(0.43)+(3.45)(0.18)+(5.02)(1.45) = 9.0$ cfs

Comparison

1. $\Delta V_{100} = 14{,}730 - 9{,}650 = 5{,}080$ cf (increase)
2. $\Delta Q_{100} = 9.0 - 7.1 = 1.9$ cfs (increase)

Sidewalk Culvert Entrance Condition

Weir Equation

$Q = CLH^{3/2}$

Let: C = 2.70
L = 2.0 ft (24" Sidewalk Culvert)
H = 0.67 ft (8" Curb & Gutter)

Therefore: Q = 3.0 cfs per 24" Sidewalk Culvert

Number of Sidewalk Culverts Required = Q_{100}/Q
= 9.0 cfs / 3.0 cfs
= 3 - 24" Sidewalk Culverts

DRAINAGE CERTIFICATION

As indicated by the as-built information shown hereon, this project has been graded and drained in substantial compliance with the approved Plan with the noted exceptions which do not void the approved concept:

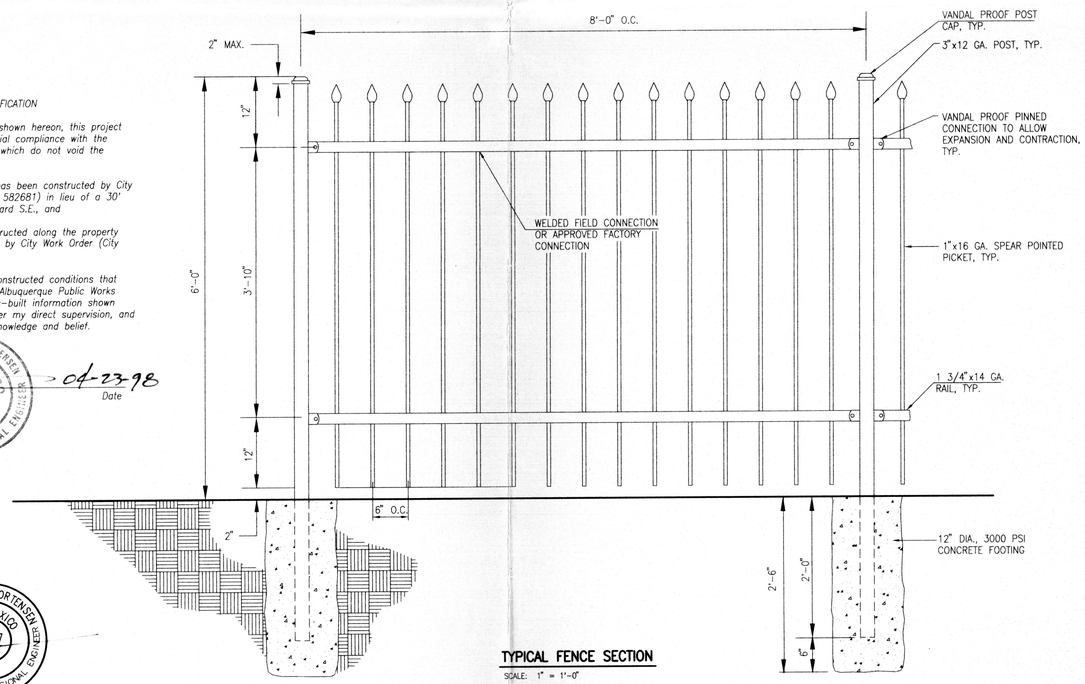
1. *A 36' wide private entrance has been constructed by City Work Order (City Project No. 582681) in lieu of a 30' drivepad along Gibson Boulevard S.E., and*
2. *A 6' sidewalk has been constructed along the property line of Gibson Boulevard S.E. by City Work Order (City Project No. 582681).*

It is based upon this evaluation of as-constructed conditions that final acceptance be approved by City of Albuquerque Public Works Department - Hydrology Section. The as-built information shown hereon has been obtained by me or under my direct supervision, and is true and correct to the best of my knowledge and belief.

Jeffrey G. Mortensen, NMPE 8547 — 04-23-98 Date

JEFFREY G. MORTENSEN NEW MEXICO 8547 REGISTERED PROFESSIONAL ENGINEER

08-28-97
09-10-97



TYPICAL FENCE SECTION

SCALE: 1" = 1'-0"

JEFF MORTENSEN & ASSOCIATES, INC.
☐ 6010-B MIDWAY PARK BLVD. N.E.
☐ ALBUQUERQUE ☐ NEW MEXICO 87109
☐ ENGINEERS ☐ SURVEYORS (505) 345-4250

DRAINAGE PLAN, CALCULATIONS, SECTIONS AND DETAILS
LOVELACE HOSPITAL STAFF SHUTTLE LOT

DESIGNED BY J.G.M./G.R.B.
DRAWN BY ACAD
APPROVED BY J.G.M.

NO.	DATE	BY	REVISIONS
2	04/98	G.R.B.	AS-BUILT & CERTIFY

JOB NO. 970611
DATE ~~08-1997~~ 04-1998
SHEET 2 OF 2

SCALE: 1" = 20'

20 0 40

10 20

LEGEND

T.B.M.	TEMPORARY BENCHMARK
ELEV	ELEVATION
FD.	FOUND
IP	IRON PIPE
W/	WITH
P.O.B.	POINT OF BEGINNING
S.F.N.F.	SEARCH FOR NOT FOUND
I.D.	IDENTIFICATION
R.O.W.	RIGHT-OF-WAY
CONC.	CONCRETE
CI	CAST IRON
CP	CONCRETE PIPE
RCP	REINFORCED CONCRETE PIPE
TC	TOP OF CURB
FL	FLOWLINE
BC	BACK OF CURB
BW	BOTTOM OF WALL AT GROUND
NG	NATURAL GROUND
TG	TOP OF GRATE
EC	EDGE OF CONCRETE
TA	TOP OF ASPHALT
BSW	BACK OF SIDEWALK
SW	SIDEWALK
TCO	TOP OF CONCRETE
SAS	SANITARY SEWER
SD	STORM DRAIN
W	WATERLINE
MH	MANHOLE
STD. C&G	STANDARD CURB & GUTTER
(TYP.)	TYPICAL
TEL	TELEPHONE
O/H	OVERHEAD
ELEC (3)	ELECTRIC (No. OF LINES)
U/G	UNDERGROUND
DIA.	DIAMETER
WV	WATER VALVE
PP	POWER POLE
LP	LIGHT POLE
TRAF	TRAFFIC
GP	GATE POST
DBL	DOUBLE

PROPERTY CORNER
CURB SCRATCH
16.1 SPOT ELEVATION
TELEPHONE RISER
WATER VALVE
SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE
TRAFFIC SIGN
GUY ANCHOR
POWER POLE
LIGHT POLE
GATE POST
STORM INLET
SMALL TREE
CONIFEROUS TREE
LARGE SHRUBS
NEW LIGHT POLE

PROPERTY LINE
ADJOINER LINE
EASEMENT LINE
COUNTOUR LINE
UTILITY LINE
FLOWLINE
NEW 6' FENCE

BOUNDARY TABLES

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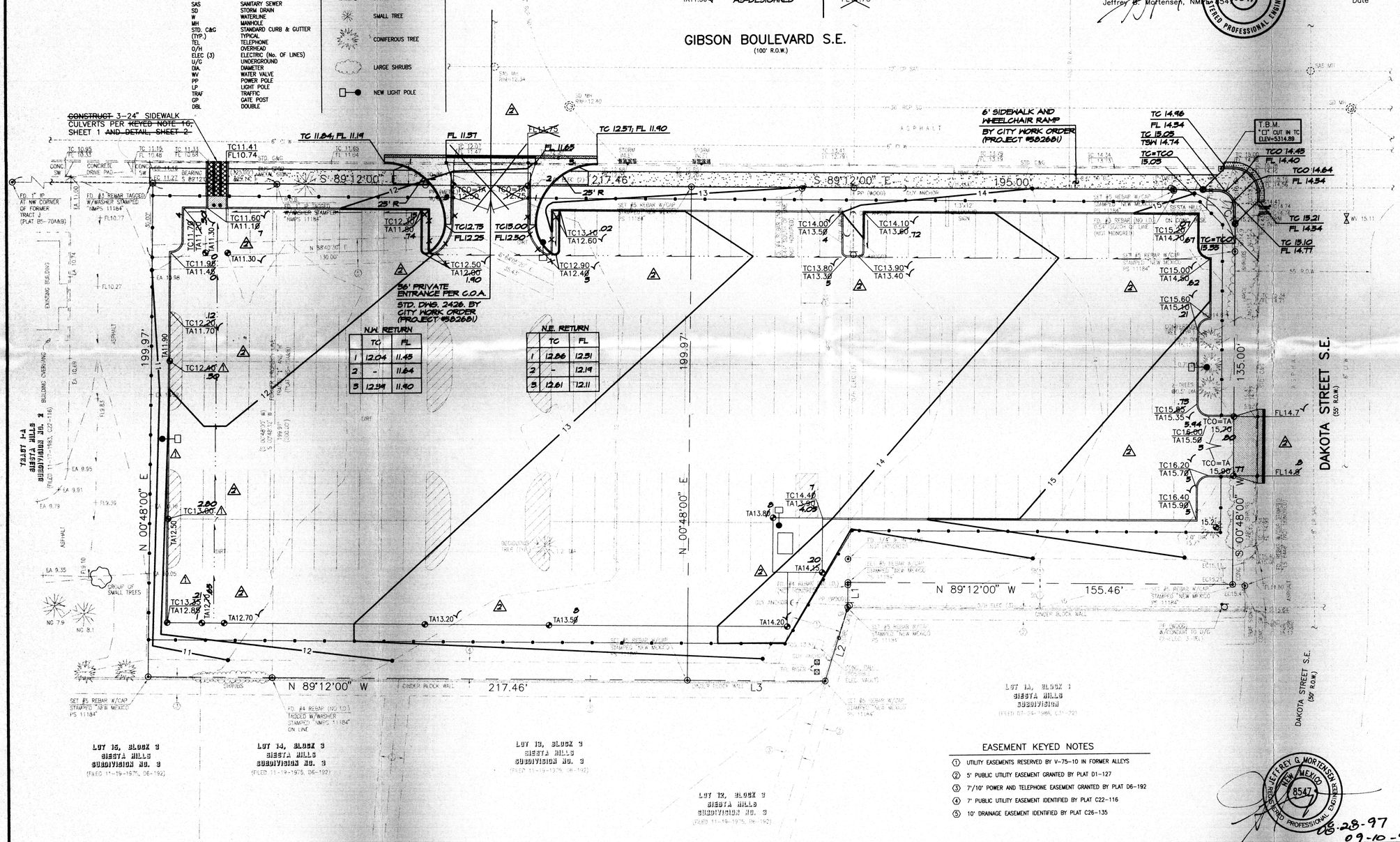
AS-BUILT LEGEND

TC13.10 .02 / TA12.60 — AS-BUILT ELEVATION	AS-BUILT CONCRETE IMPROVEMENTS
TA11.30 — AS-BUILT = AS-DESIGNED	FL11.75 — NOT-BUILT



N.W. RETURN	TC	FL
1	12.04	11.43
2	-	11.64
3	12.34	11.40

N.E. RETURN	TC	FL
1	12.86	12.31
2	-	12.19
3	12.61	12.11

EASEMENT KEYED NOTES

1. UTILITY EASEMENTS RESERVED BY V-75-10 IN FORMER ALLEYS
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Jeffrey G. Mortensen, NMPE 8547 — 04-23-98 Date

JEFFREY G. MORTENSEN NEW MEXICO 8547 REGISTERED PROFESSIONAL ENGINEER

PROJECT BENCHMARK

A "□" CHISELED ON TOP OF CONCRETE CURB AT ENE CURB RETURN, AT THE INTERSECTION OF GIBSON BLVD. S.E. AND FLORIDA ST. S.E., IN THE NORTHEAST QUADRANT OF THE INTERSECTION.
ELEVATION = 5319.72 FEET (M.S.L.D.)

T.B.M.

A "□" CHISELED IN THE TOP OF CURB AT THE SW CURB RETURN OF THE INTERSECTION OF DAKOTA ST. S.E. AND GIBSON BLVD. S.E. AS SHOWN ON THE DRAWING.
ELEVATION = 5314.89 FEET (M.S.L.D.)

THIS IS NOT A TOPOGRAPHIC OR A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. BOUNDARY DATA AND TOPOGRAPHIC DATA SHOWN HEREON ARE FROM A BOUNDARY AND TOPOGRAPHIC SURVEY OF TRACT G-2-A, SIESTA HILLS SUBDIVISION No. 2, ALBUQUERQUE, NEW MEXICO PREPARED BY JEFF MORTENSEN & ASSOCIATES, INC. DATED JULY 31, 1997.

Construction Notes:

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JEFFREY G. MORTENSEN NEW MEXICO 8547 REGISTERED PROFESSIONAL ENGINEER

08-28-97
09-10-97

JMA
JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250

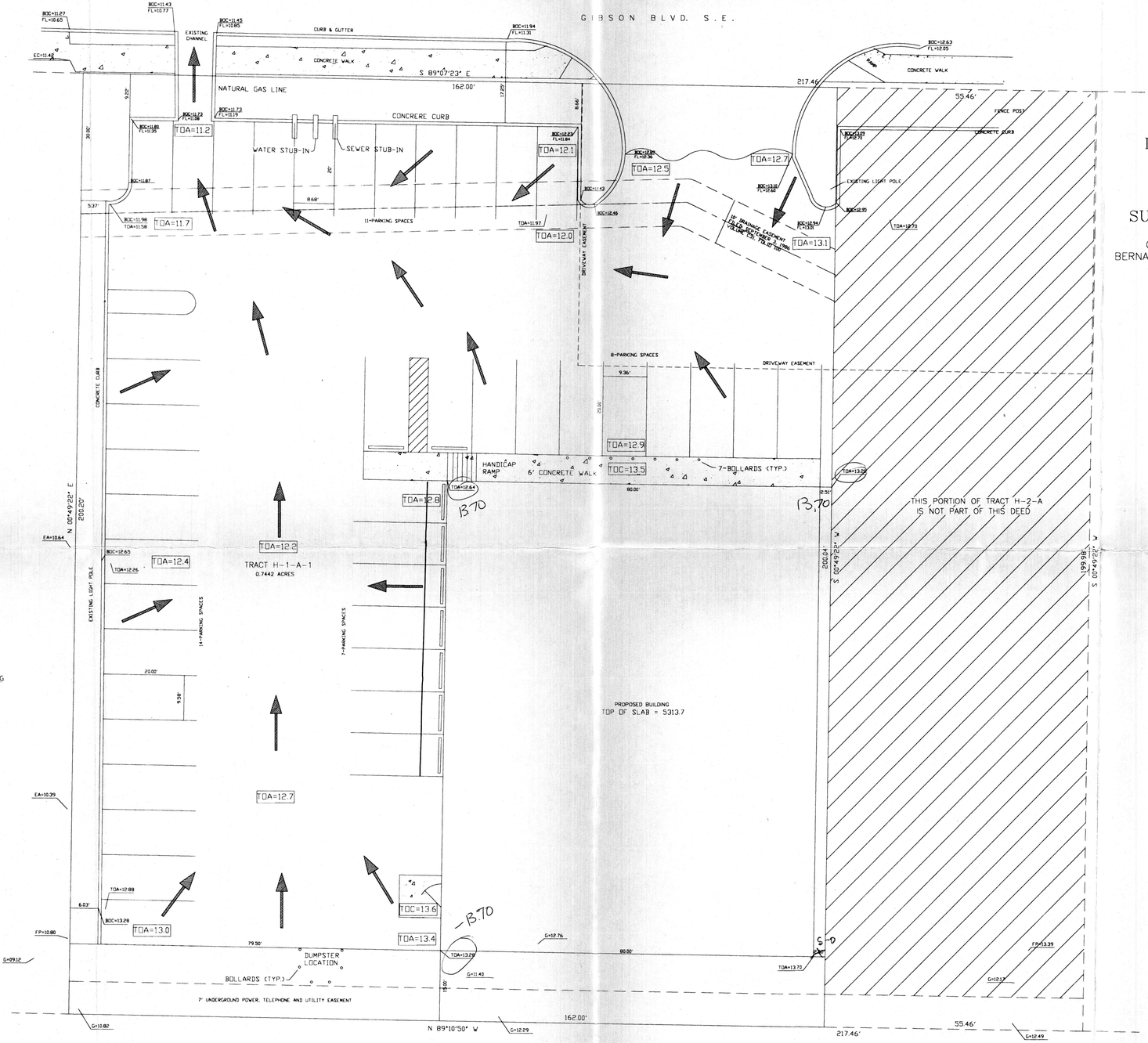
GRADING AND DRAINAGE PLAN
LOVELACE HOSPITAL STAFF SHUTTLE LOT

APPROVALS	NAME	DATE
A.C.E./DESIGN		
INSPECTOR		
A.C.E./FIELD		

DESIGNED BY G.R.B.
DRAWN BY T.N.T.
APPROVED BY J.G.M.

NO.	DATE	BY	REVISIONS
1	9/97	G.R.B.	ADD CURB AT WEST SIDE OF LOT.
2	4/98	G.R.B.	AS-BUILT AND CERTIFY

JOB NO. 970611
DATE ~~08-1997~~ 04-1998
SHEET 2 OF 2



NOTES:

1. EXISTING CURBS AND ASPHALT WILL REMAIN IN PLACE CONTRACTOR WILL CUT AND REMOVE ASPHALT AS NECESSARY TO BUILD STRUCTURE AND INSTALL UTILITY LINES.
2. CONTRACTOR WILL THEN DO A 1" TO 3" OVERLAY CAP OF ASPHALT TO FINISH PARKING AND DRAINAGE AREAS.
3. ADDITIONAL SOIL COMPACTION, 6" GRAVEL COURSE, AND 3" TO 4" ASPHALT WILL REPLACE AREAS WHERE EXISTING ASPHALT HAS BEEN CUT ADJACENT TO BUILDING AND UTILITY LINES.

LEGEND

TOA=XX.X	= TOP OF NEW ASPHALT OVERLAY OR CONCRETE
→	= FLOW DIRECTION
\XX.XX	= EXISTING GRADE
	= EXISTING CURB
	= PARKING BUMPERS (CONCRETE)
● ● ●	= BOLLARDS
∿∿	= BREAK LINE

DRAINAGE PLAN OF TRACT H-2-A SIESTA HILLS SUBDIVISION No. 2

6000 GIBSON S.E.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

REV	DESCRIPTION	DATE	BY	CHKD	APVLS
1	ISSUED FOR PERMIT	10/23/02	TLS	JT	JT

TES
TOWNER ENGINEERING SERVICES, INC.
8205 SPAIN N.E. SUITE #205
ALBUQUERQUE, NM 87109
PHONE: (505) 828-1930
FAX: (505) 828-1967

DESIGN TYPE
80'x100' BLDG
MTL PANEL FACIA
SPLIT FACE CMU FRONT
MTL PANEL EXT WALLS

SITE INFORMATION
FAMILY DOLLAR STORE
~~5330~~ 6000 GIBSON SE
ALB, NEW MEXICO 87104

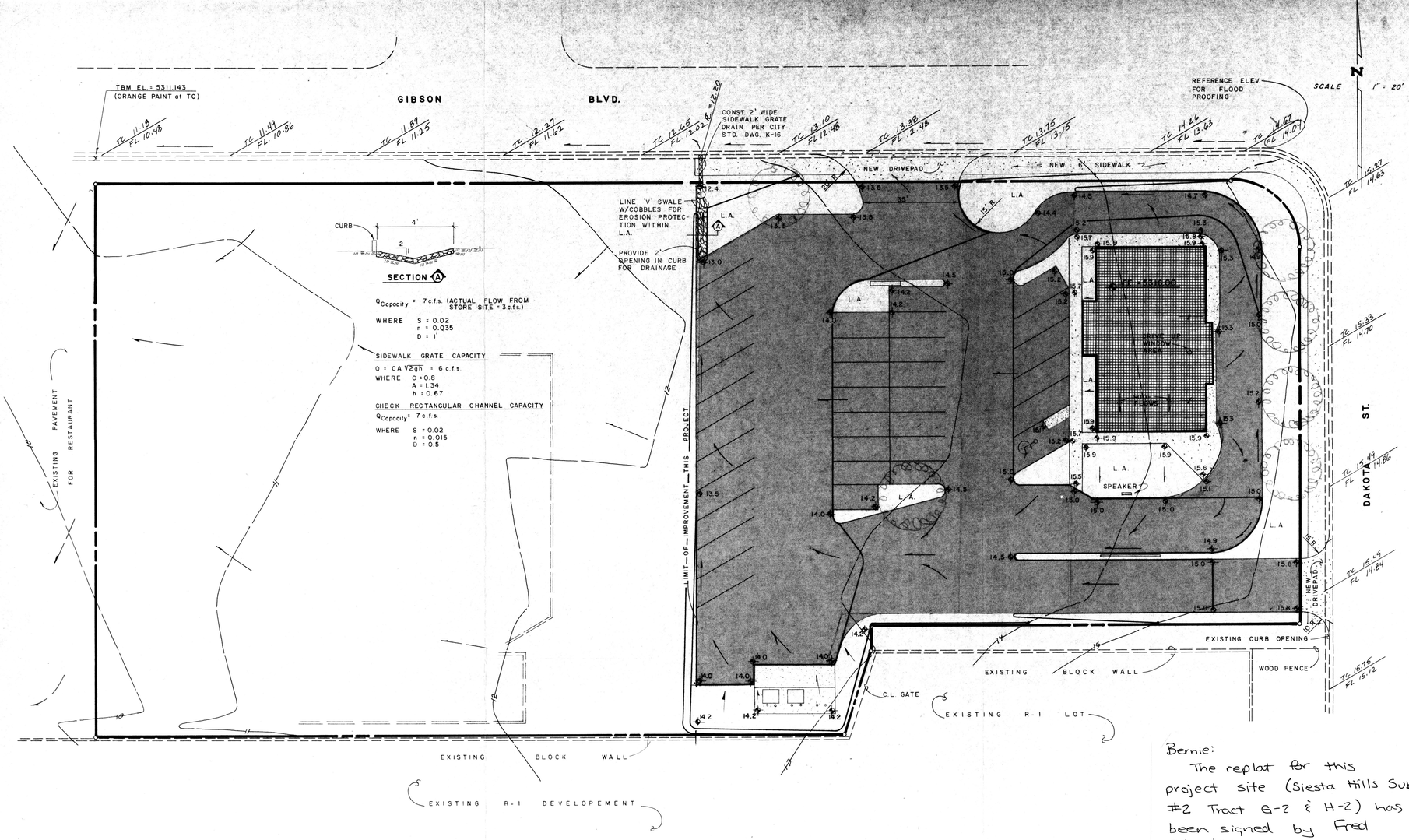
SHEET TITLE:
DRAINAGE PLAN

SHEET NO.
C-2

JOE TOWNER
NEW MEXICO
10592
REGISTERED PROFESSIONAL ENGINEER
5-15-03

As Built

RECEIVED
MAY 19 2003
HYDROLOGY SECTION



$Q_{Capacity}$ = 7 c.f.s. (ACTUAL FLOW FROM STORE SITE = 3 c.f.s.)

WHERE S = 0.02
n = 0.035
D = 1'

SIDEWALK GRATE CAPACITY

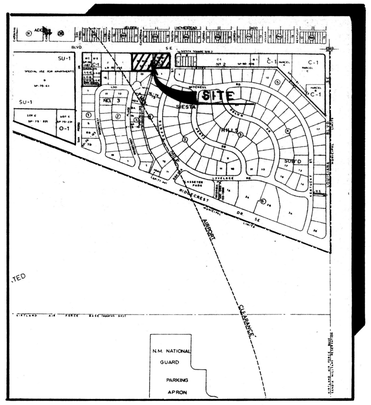
$Q = CA\sqrt{2gh}$ = 6 c.f.s.

WHERE C = 0.8
A = 1.34
h = 0.67

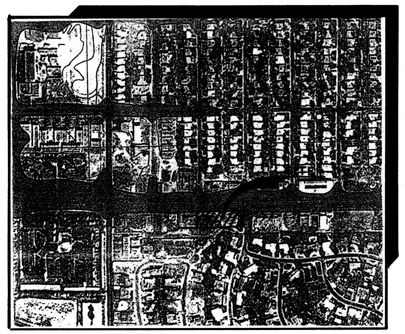
CHECK RECTANGULAR CHANNEL CAPACITY

$Q_{Capacity}$ = 7 c.f.s.

WHERE S = 0.02
n = 0.015
D = 0.5



VICINITY MAP M-18



FLOOD HAZARD MAP

Bernie:
The replat for this project site (Siesta Hills Subd #2 Tract G-2 & H-2) has been signed by Fred 8/27/86.
BJ

LEGEND

- SIDEWALK, CURB & GUTTER (EXISTING, PROPOSED)
- PROPOSED ASPHALT
- BUILDING (EXISTING, PROPOSED)
- PROPERTY LINE
- X12.7 / 12.7 — EXISTING SPOT ELEVATION
- 10 — EXISTING CONTOUR
- 12.5 — PROPOSED SPOT ELEVATION
- 10 — PROPOSED CONTOUR
- SURFACE FLOW DIRECTION
- L.A. — LANDSCAPED AREA

SCOPE:

The proposed improvements, comprised of a Wendy's Restaurant and associated pavement for access and parking, will be located on the east side of the tract of land, all of which is presently owned by Wendy's.

The present site is an undeveloped tract. A portion of the existing landscaping along the east side of the site will remain and become part of the final site development.

The site had been previously divided into Tracts G-1, H-1, in which the Wendy's Restaurant was to occupy the west tract. Due to this relocation to the east tract, the plat will be replatted to move this common boundary. This replat process is presently underway and a copy will be submitted to Hydrology upon completion of the filing.

The intent of this plan is to show:

a) Grading relationships between the existing ground elevations and proposed finished elevations in order to facilitate positive drainage to designated discharge points.

b) The extent of proposed site improvements, including buildings, walks and pavement.

c) The flow rate/volume of rainfall runoff across or around these improvements and methods of handling these flows to meet City requirements for drainage management.

d) The relationship of onsite improvements with existing neighboring property to insure an orderly transition between proposed and surrounding grades.

GENERAL NOTES:

LEGAL: Tracts C-1 and H-1, Siesta Hills Subdivision.

SURVEYOR: Topo - John Armstrong. Replat - Ross Elder Surveying Co.

B.M.: Top of sewer manhole rim, M18-101, located near intersection of Ridgecrest and San Pedro, west edge of rim, Elevation = 5,324.07.

T.B.M.: NW corner of site, orange paint on T.C. Elevation = 5,311.14.

SOILS: SCS Soils Map #31, Soil Type 'WcB', Hydrologic Group "B".

FLOOD HAZARD: Based on existing flood hazard maps, the site is adjacent to flooding which occurs in Gibson Blvd. (AMDS-L-18).

OFF-SITE DRAINAGE: Offsite flows are intercepted by existing street improvements on the east and by an existing R-1 development located along the south boundary.

EROSION CONTROL: The contractor will be responsible for controlling erosion from leaving the site during the construction phase. This can be accomplished by use of a temporary fabric fence or a 1'-high earth berm across the low points to prevent runoff entering into Gibson Blvd.

CALCULATIONS: Calculations are based on the City of Albuquerque D.P.M. Manual, Vol. II for the 100 year-6 hour storm, using the Rational Formula to compare the existing and proposed runoff rates.

RATIONAL METHOD- Q = CIA

Area of site: 81,800 sq.ft.= 1.9 Ac. (Both Tracts)
37,462 sq.ft.= 0.86 AC. (Wendy's Restaurant Tract)

Run-off Coefficient:

Existing site:
Undeveloped Area = 81.800 ft²

$C_u = \frac{81,800(0.40)}{81,800} = 0.40$

Composite C = 0.40

Developed Site:
Roof Area = 2,600 ft²
Landscaped Area = 3,400 ft²
Paved Area = 31,600 ft²

$C_u = \frac{44,200(0.40)}{81,800} = 0.22$

$C_l = \frac{3,400(0.25)}{81,800} = 0.01$

$C_p = \frac{34,200(0.95)}{81,800} = 0.40$

Composite C = 0.63

Rainfall Intensity:

$I = P_6 (6.84)\ T_c^{-0.51} = 4.96"$ per hour
where $P_6 = 2.35$ (DPM 22.2 D-1)
T_c = 10 minutes

Existing Condition:

$Q_{100} = (0.40)(4.96)(1.9) = 4$ cfs

$V_{100} = (4)(50T_c)(60\ sec/min)/2 = 6000$ cu. ft.

Developed Condition:

$Q_{100} = (0.63)(4.96)(1.9) = 6$ cfs

$V_{100} = (6)(50)(60)/2 = 9000$ cu. ft.

SUMMARY:

Q_{100} = (4)-(6) = 2 cfs (increase)
V_{100} = (6000)-(9000) = 3000 cu. ft. (increase)

CONCLUSION:

This site lies adjacent to the main drainage route for flows leaving Kirtland AFB at Louisiana and Gibson. The Kirtland Detention Facility eleminated the Gibson flooding. Additionally, intermediate flows below the kirtland Facility will be picked up in the near future by the extension of the Highland Detention System. These two factors make it possible for this site to free discharge onto Gibson Blvd.

RECEIVED
AUG 01 1986
HYDROLOGY SECTION

REVISED 7-11-86:
- SWALE SECTION ADDED
- NOTE ADDED FOR GRATE CAPACITY & CHANNEL CAPACITY

Christopher L. Weiss — 7-17-86
CHRISTOPHER L. WEISS — DATE

REVISED 8-1-86:
- CHANGED DUMPSTER LOCATION.
- REVISED BUILDING OUTLINE
- ADDED WHEELCHAIR RAMP.

Christopher L. Weiss — 8-1-86
CHRISTOPHER L. WEISS — DATE

WEISS-HINES ENGINEERING INC.
1100 ALVARADO N.E. SUITE B
ALBUQUERQUE, NEW MEXICO 87110
(505) 266-3444

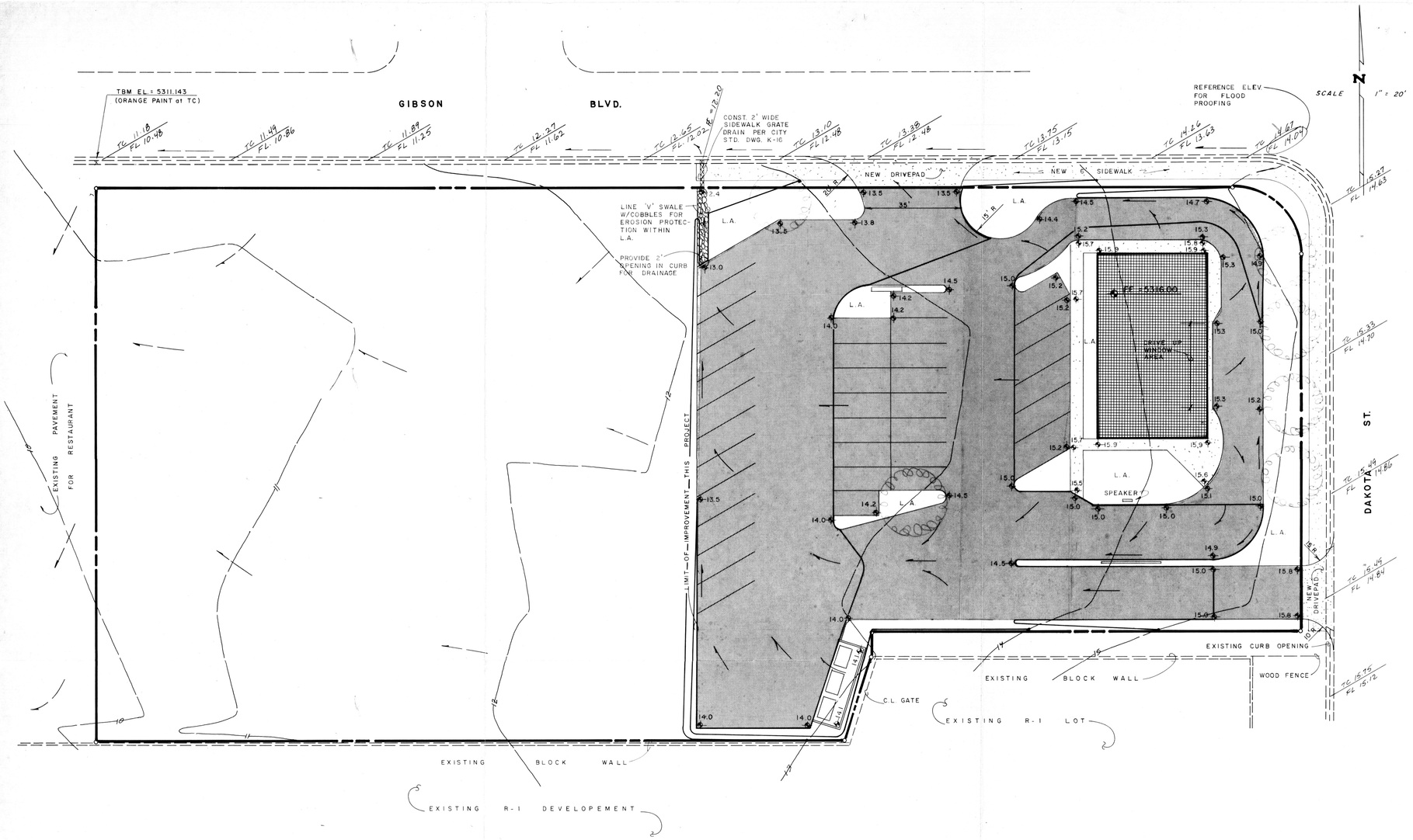
REVISIONS	DATE
DESIGNED CWJ	7-86
DRAWN MJC	8-86
CHECKED CW	7-86

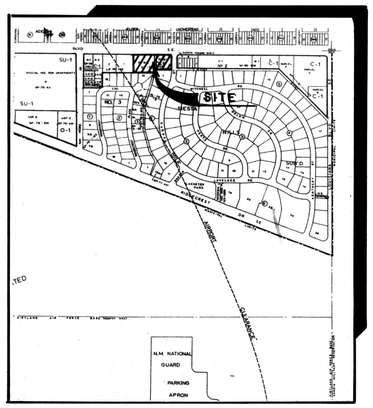
DRAINAGE / GRADING PLAN
WENDYS RESTAURANT
GIBSON BOULEVARD S.E.

WEISS-HINES ENGINEERING

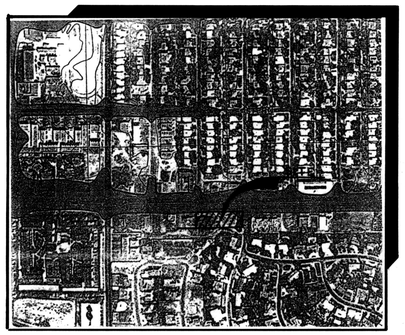
CHRISTOPHER L. WEISS NEW MEXICO 7-17-86 PROFESSIONAL ENGINEER

SHEET 1 OF 1





VICINITY MAP M-18



FLOOD HAZARD MAP

LEGEND

- SIDEWALK, CURB & GUTTER (EXISTING, PROPOSED)
- PROPOSED ASPHALT
- BUILDING (EXISTING, PROPOSED)
- PROPERTY LINE
- X12.7 — EXISTING SPOT ELEVATION
- 10 — EXISTING CONTOUR
- 12.5 — PROPOSED SPOT ELEVATION
- 10 — PROPOSED CONTOUR
- SURFACE FLOW DIRECTION
- L.A. — LANDSCAPED AREA

SCOPE:

The proposed improvements are comprised of a Wendy's Restaurant and associated pavement for access and parking, will be located on the east side of the tract of land, all of which is presently owned by Wendy's.

The present site is an undeveloped tract. A portion of the existing landscaping along the east side of the site will remain and become part of the final site development.

The site had been previously divided into Tracts G-1, H-1, in which the Wendy's Restaurant was to occupy the west tract. Due to this relocation to the east tract, the plat will be replatted to move this common boundary. This replat process is presently underway and a copy will be submitted to Hydrology upon completion of the filing.

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a) Grading relationships between the existing ground elevations and proposed finished elevations in order to facilitate positive drainage to designated discharge points.

b) The extent of proposed site improvements, including buildings, walks and pavement.

c) The flow rate/volume of rainfall runoff across or around these improvements and methods of handling these flows to meet City requirements for drainage management.

d) The relationship of onsite improvements with existing neighboring property to insure an orderly transition between proposed and surrounding grades.

GENERAL NOTES:

LEGAL: Tracts C-1 and H-1, Siesta Hills Subdivision.

SURVEYOR: Topo - John Armstrong. Replat - Ross Elder Surveying Co.

B.M.: Top of sewer manhole rim, M18-101, located near intersection of Ridgecrest and San Pedro, west edge of rim, Elevation = 5,324.07.

T.B.M.: NW corner of site, orange paint on T.C. Elevation = 5,311.14.

SOILS: SCS Soils Map #31, Soil Type 'WcB', Hydrologic Group "B".

FLOOD HAZARD: Based on existing flood hazard maps, the site is adjacent to flooding which occurs in Gibson Blvd. (AMDS-L-18).

OFF-SITE DRAINAGE: Offsite flows are intercepted by existing street improvements on the east and by an existing R-1 development located along the south boundary.

EROSION CONTROL: The contractor will be responsible for controlling erosion from leaving the site during the construction phase. This can be accomplished by use of a temporary fabric fence or a 2'-high earth berm across the low points to prevent runoff entering into Gibson Blvd.

CALCULATIONS: Calculations are based on the City of Albuquerque D.P.M. Manual, Vol. II for the 100 year-6 hour storm, using the Rational Formula to compare the existing and proposed runoff rates.

RATIONAL METHOD- Q = CIA

Area of site: 81,800 sq.ft.= 1.9 Ac. (Both Tracts)
73,600 sq.ft.= 0.86 AC. (Wendy's Restaurant Tract)

Run-off Coefficient:

Existing site:
Undeveloped Area = 81,800 ft²

$C_u = \frac{81,800(0.40)}{81,800} = 0.40$

Composite C = 0.40

Developed Site:
Roof Area = 2,600 ft²
Landscaped Area = 3,400 ft²
Paved Area = 31,600 ft²

$C_u = \frac{44,200(0.40)}{81,800} = 0.22$

$C_l = \frac{3,400(0.25)}{81,800} = 0.01$

$C_p = \frac{34,200(0.95)}{81,800} = 0.40$

Composite C = 0.63

Rainfall Intensity:

$I = P_6 (6.84)\, T_c^{-0.51} = 4.96"$ per hour
where $P_6 = 2.35"$ (DPM 22.2 D-1)
$T_c = 10$ minutes

Existing Condition:

$Q_{100} = (0.40)(4.96)(1.9) = 4$ cfs

$V_{100} = (4)(50T_c)(60 \text{ sec/min})/2 = 6000$ cu. ft.

Developed Condition:

$Q_{100} = (0.63)(4.96)(1.9) = 6$ cfs

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SUMMARY:

$Q_{100} = (4)-(6) = 2$ cfs (increase)
$V_{100} = (6000)-(9000) = 3000$ cu. ft. (increase)

CONCLUSION:

This site lies adjacent to the main drainage route for flows leaving Kirtland AFB at Louisiana and Gibson. The Kirtland Detention Facility eleminated the Gibson flooding. Additionally, intermediate flows below the kirtland Facility will be picked up in the near future by the extension of the Highland Detention System. These two factors make it possible for this site to free discharge onto Gibson Blvd.

RECEIVED
JUN 17 1986
HYDROLOGY SECTION

WEISS-HINES ENGINEERING INC.
1100 ALVARADO N.E. SUITE B
ALBUQUERQUE, NEW MEXICO 87110
(505) 266 - 3444

REVISIONS	DATE

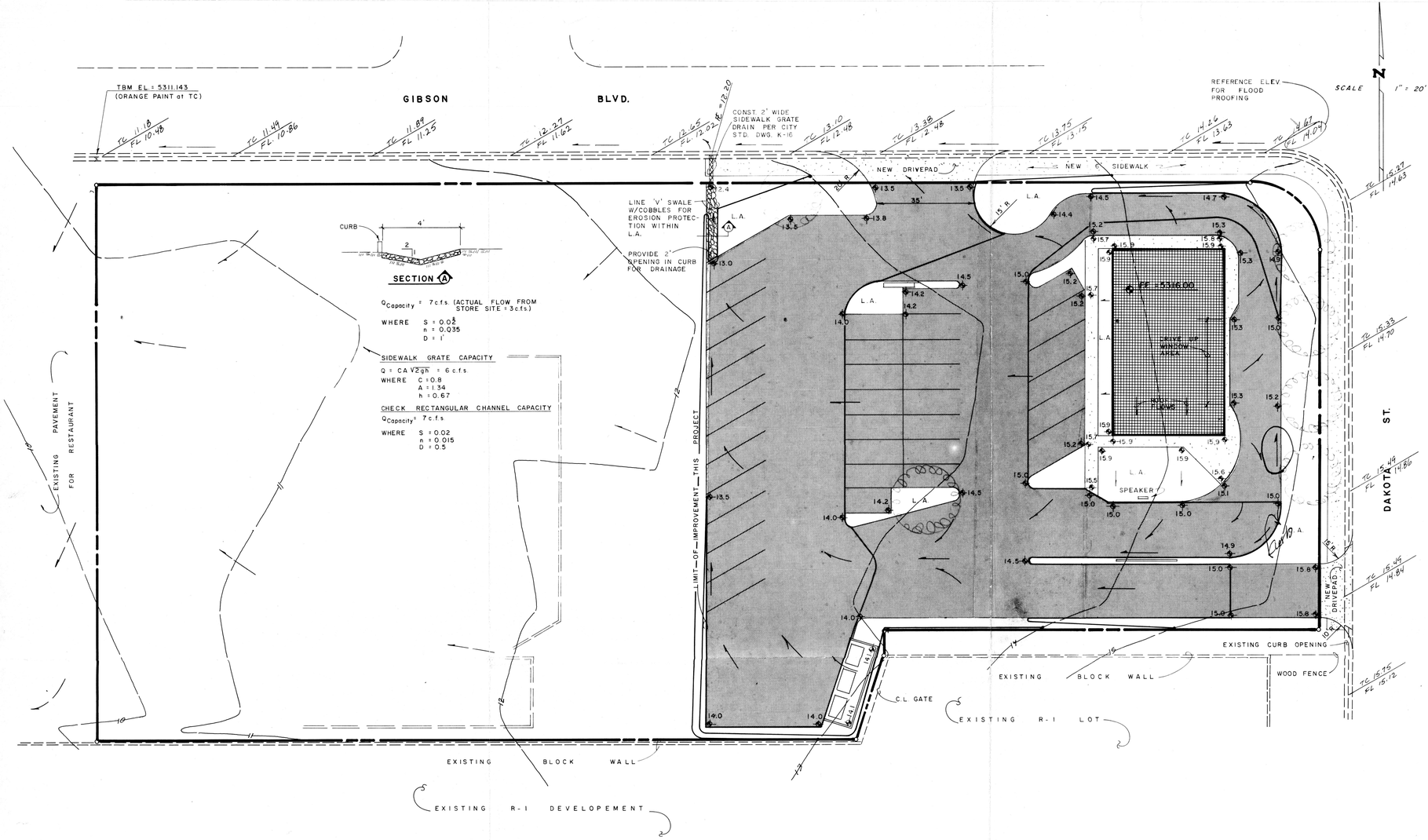
DESIGNED CWO 6-86
DRAWN MWO 6-86
CHECKED CWO 6-86

DRAINAGE / GRADING PLAN
WENDYS RESTAURANT
GIBSON BOULEVARD S.E.

ENGINEERING

CHRISTOPHER L. WEISS
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
6-17-86

SHEET 1 OF 1



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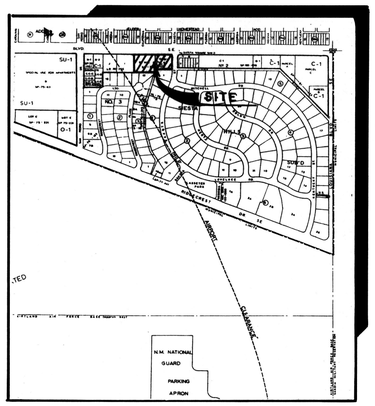
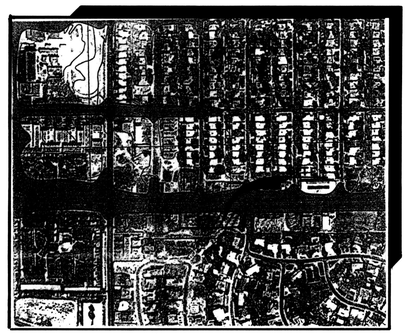


VICINITY MAP M-18



FLOOD HAZARD MAP

LEGEND

- SIDEWALK, CURB & GUTTER (EXISTING, PROPOSED)
- PROPOSED ASPHALT
- BUILDING (EXISTING, PROPOSED)
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GENERAL NOTES:

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SURVEYOR: Topo - John Armstrong. Replat - Ross Elder Surveying Co.

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Area of site: 81,800 sq.ft.= 1.9 Ac. (Both Tracts)
37,462 sq.ft.= 0.86 AC. (Wendy's Restaurant Tract)

Run-off Coefficient:

Existing site:
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$C_i = \frac{81,800(0.40)}{81,800} = 0.40$

Composite C = 0.40

Developed Site:
Roof Area = 2,600 ft²
Landscaped Area = 3,400 ft²
Paved Area = 31,600 ft²

$C_u = \frac{44,200(0.40)}{81,800} = 0.22$

$C_l = \frac{3,400(0.25)}{81,800} = 0.01$

$C_p = \frac{34,200(0.95)}{81,800} = 0.40$

Composite C = 0.63

Rainfall Intensity:

$I = P_6 (6.84)\, T_c^{-0.51} = 4.96"$ per hour
where $P_6 = 2.35"$ (DPM 22.2 D-1)
$T_c = 10$ minutes

Existing Condition:

$Q_{100} = (0.40)(4.96)(1.9) = 4$ cfs

$V_{100} = (4)(50T_c)(60 \text{ sec/min})/2 = 6000$ cu. ft.

Developed Condition:

$Q_{100} = (0.63)(4.96)(1.9) = 6$ cfs

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SUMMARY:

$Q_{100} = (4)-(6) = 2$ cfs (increase)
$V_{100} = (6000)-(9000) = 3000$ cu. ft. (increase)

CONCLUSION:

This site lies adjacent to the main drainage route for flows leaving Kirtland AFB at Louisiana and Gibson. The Kirtland Detention Facility eleminated the Gibson flooding. Additionally, intermediate flows below the kirtland Facility will be picked up in the near future by the extension of the Highland Detention System. These two factors make it possible for this site to free discharge onto Gibson Blvd.

REVISED 7-11-86:
- SWALE SECTION ADDED
- NOTE ADDED FOR GRATE CAPACITY & CHANNEL CAPACITY

Christopher L. Weiss 7-17-86
CHRISTOPHER L. WEISS DATE

WEISS-HINES ENGINEERING INC.
1100 ALVARADO N.E. SUITE B
ALBUQUERQUE, NEW MEXICO 87110
(505) 266 - 3444

REVISIONS	DATE

DESIGNED CW 6-86
DRAWN MW 6-86
CHECKED CW 6-86

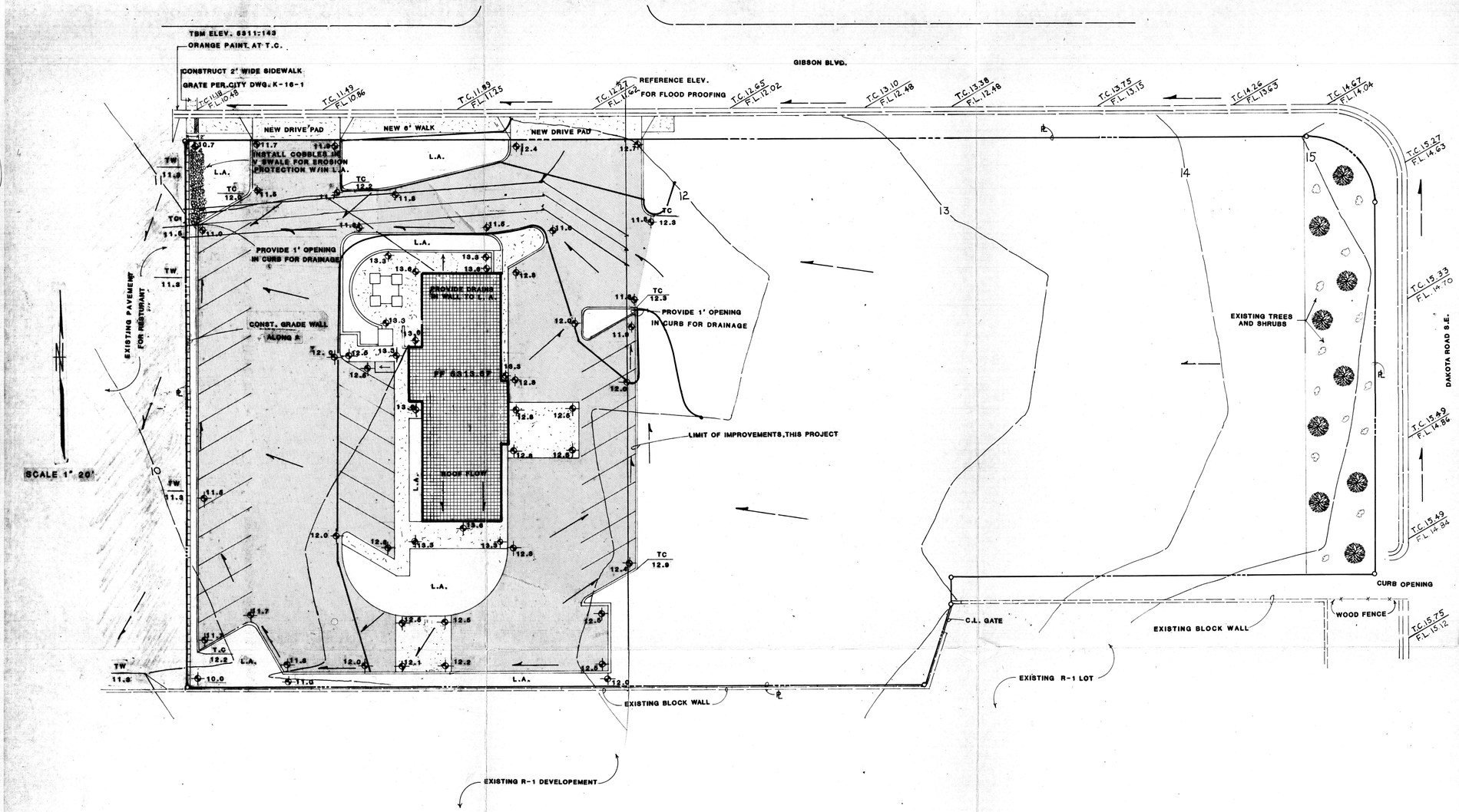
RECEIVED JUL 11 1986 HYDROLOGY SECTION

DRAINAGE / GRADING PLAN
WENDYS RESTAURANT
GIBSON BOULEVARD S.E.

ENGINEERING

CHRISTOPHER L. WEISS NEW MEXICO PROFESSIONAL ENGINEER

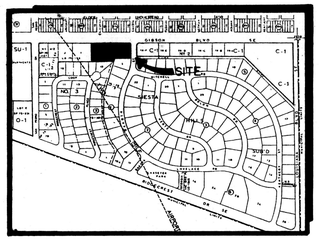
SHEET 1 OF 1



LEGEND

	SIDEWALK, CURB & GUTTER (EXISTING, PROPOSED)
	PROPOSED ASPHALT
	BUILDING (EXISTING, PROPOSED)
	PROPERTY LINE
X12.7	EXISTING SPOT ELEVATION
10	EXISTING CONTOUR
12.5	PROPOSED SPOT ELEVATION
10	PROPOSED CONTOUR
	SURFACE FLOW DIRECTION
L.A.	LANDSCAPED AREA

VICINITY MAP M-18



CONSTRUCTION NOTES:

1. Before beginning construction, the Contractor shall check and verify pertinent figures shown here on and all applicable field measurements. Should any conflict, error or discrepancy be discovered, the Contractor shall notify the Engineer at once to resolve the problem. It is recommended that the contractor meet with the Engineer for a pre-design conference to determine the scope of work and critical areas involved.
2. The Contractor shall be responsible for following the plans using his best skill and attention. Any departure from the plans must be approved by the Engineer and the City Hydrology Department prior to construction.
3. The Contractor shall check the site plan for locations of existing utilities within or adjacent to streets and shall take all necessary precautions and efforts to locate and protect these utilities. He shall give 48 hours notice to Line Locating Service, 765-1234, for any work that he contemplates would interfere with said utilities.

SCOPE:

The proposed improvements, is comprised of a Wendys Restaurant, associated pavement for access, walks and curbs. The proposed improvements are located on the west side of the tract of land, all of which is owned by Wendys.

The present site is undeveloped and with the exception of the proposed improvements, there are no plans for developing the remainder of the site at this time.

The intent of this plan is to show:

a) Grading relationships between the existing ground elevations and proposed finished elevations in order to facilitate positive drainage to designated discharge points.

b) The extent of proposed site improvements, including buildings, walks and pavement.

c) The flow rate/volume of rainfall runoff across or around these improvements and methods of handling these flows to meet City requirements for drainage management.

d) The relationship of onsite improvements with existing neighboring property to insure an orderly transition between proposed and surrounding grades.

GENERAL NOTES:

LEGAL:
Tracts G-1 & H-1, Siesta Hills Subdivision.

SURVEYOR:
John Armstrong, 3816 Edith Blvd. N.E., Albuquerque, New Mexico.

B.M.:
Top of sewer manhole rim, M18-101, located near intersection of Ridgecrest and San Pedro, west edge of rim, Elevation 5324.07.

T.B.M.:
NW corner of site, orange paint on T.C. Elevation 5311.14.

SOILS:
SCS Soils Map #31, Soil Type WeB, Hydrologic Group "B".

FLOOD HAZARD:
Site is affected by flooding which occurs in Gibson Blvd. (AMDS L-18).

OFF-SITE DRAINAGE:
Site is isolated from offsite drainage on the east and south by existing street improvements and an existing R-1 development.

EROSION CONTROL:
Contractor should construct a temporary fabric fence or 2' high earth berm across low point of site after preliminary grading has been completed to prevent sediment laden runoff from entering Gibson Blvd.

CALCULATIONS:
Based on a pre-design meeting with City of Albuquerque Hydrology, on 11-16-84, the following criteria was established.

a. Discharge to be determined by analysis of downstream capacity.
b. Flood proofing required.

Calculations are based on the City of Albuquerque D.P.M. Manual, Vol. II for the 100 year-6 hour storm, using the Rational Formula to compare the existing and proposed runoff rates.

RATIONAL METHOD- Q = CIA

Area of site: 81,800 sq.ft.= 1.9 Ac.

Run-off Coefficient:

Existing site:	Developed Site:
A imp. = 0 Ac	A imp. = 0.7 Ac
% imp. = 0 %	% imp. = 37 %
"C" = 0.34 (DPM 22.2 C-1)	"C" = 0.51 (DPM 22.2 C-1)

Rainfall Intensity:

$I = P_6 (6.84)\ Tc^{-0.59} = 4.96"$ per hour
where $P_6 = 2.35$ "(DPM 22.2 D-1)
Tc = 10 minutes

Existing Condition:	Developed Condition:
Q100 = (0.34)(4.96)(1.9) = 3 cfs	Q100 = (0.51)(4.96)(1.9) = 5 cfs
V100 = (3)(5 Tc)(60 sec/in)/2 = 4500 cu. ft.	V100 = (5)(50)(60)/2 = 7500 cu. ft.

SUMMARY:

ΔQ100 = (3)-(5) = 2 cfs (increase)
ΔV100 = (4500)-(7500) = 3000 cu. ft. (increase)

DOWNSTREAM CAPACITY:

Site lies in the path of the flows presently discharging from Kirkland AFB at Louisiana Blvd. and Gibson. The Kirkland Detention Facility, which is presently under construction, will eleminate the Gibson flooding. Additionally, the flows from the site will be picked up in the near future by the extension of the Highland Detention drainage system. These two factors make it possible for this site to free discharge to Gibson Blvd.

RECEIVED JAN 29 1985 HYDROLOGY SECTION

CTS INC. ENGINEERING
1100 ALVARADO N.E. SUITE A
ALBUQUERQUE, NEW MEXICO 87110
(505) 266 - 3444

REVISIONS	DATE

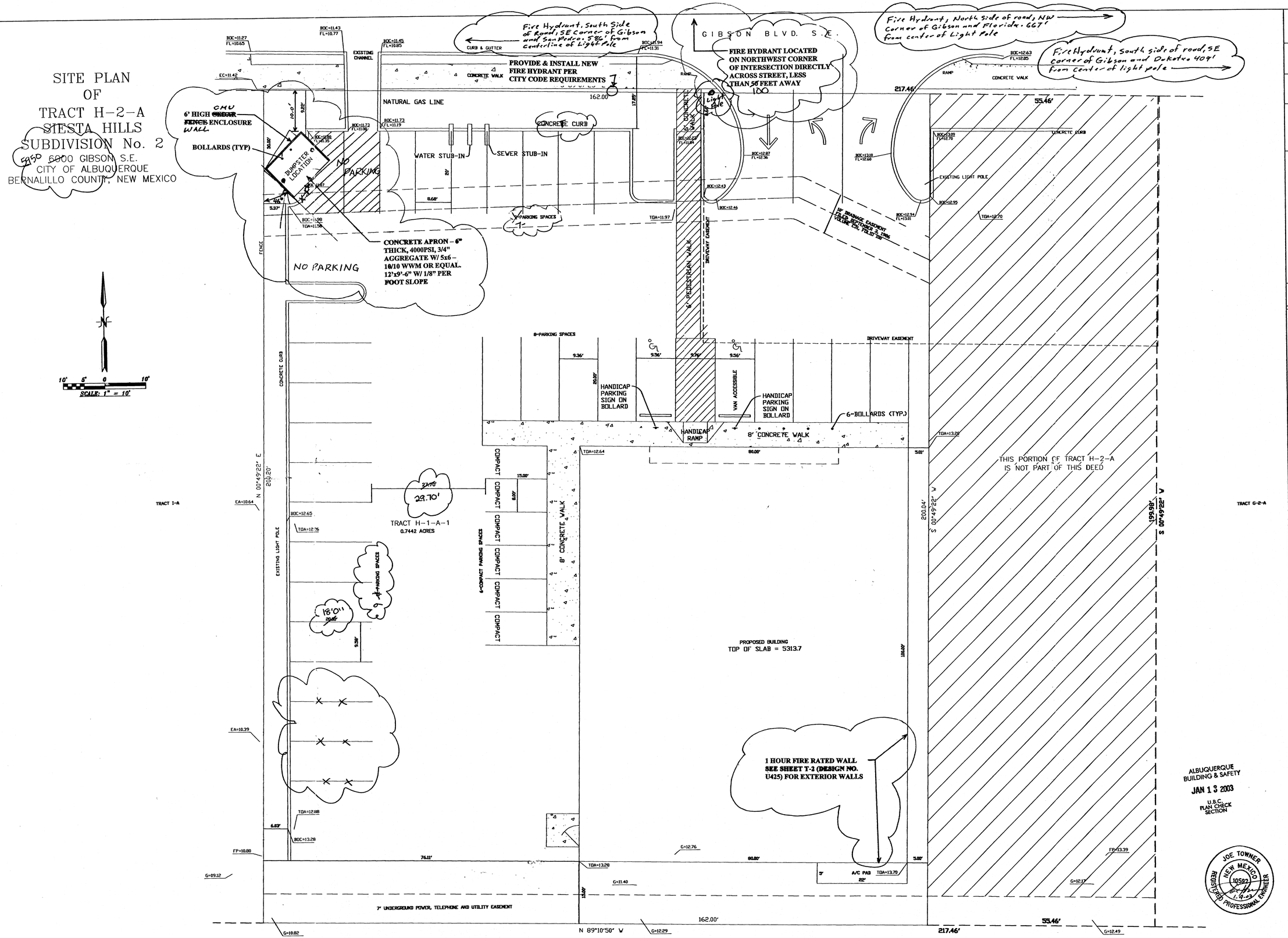
DESIGNED	CW	1-85
DRAWN	MJM	1-85
CHECKED	CW	1-85

DRAINAGE / GRADING PLAN
WENDYS RESTAURANT
GIBSON BULEVARD S.E.

CHRISTOPHER L. WILSON NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 7152

SHEET 1 OF 1

SITE PLAN
OF
TRACT H-2-A
SIESTA HILLS
SUBDIVISION No. 2
5850 ~~6000~~ GIBSON S.E.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO



ALBUQUERQUE BUILDING & SAFETY
JAN 13 2003
U.B.C. PLAN CHECK SECTION

JOE TOWNER NEW MEXICO 10582 REGISTERED PROFESSIONAL ENGINEER

REV	DESCRIPTION	DATE	BY	CHKD	APVLS
3	RE-ISSUED FOR PERMIT	01/09/03	PDS	JT	JT
2	RE-ISSUED FOR PERMIT	12/03/02	TLS	JT	JT
1	ISSUED FOR PERMIT	10/23/02	TLS	JT	JT

TES
TOWNER ENGINEERING SERVICES, INC.
8205 SPAIN N.E. SUITE #205
ALBUQUERQUE, NM 87109
PHONE: (505) 828-1930
FAX: (505) 828-1967

DESIGN TYPE
80'x100' BLDG
MTL PANEL FACIA
SPLIT FACE CMU FRONT
MTL PANEL EXT WALLS

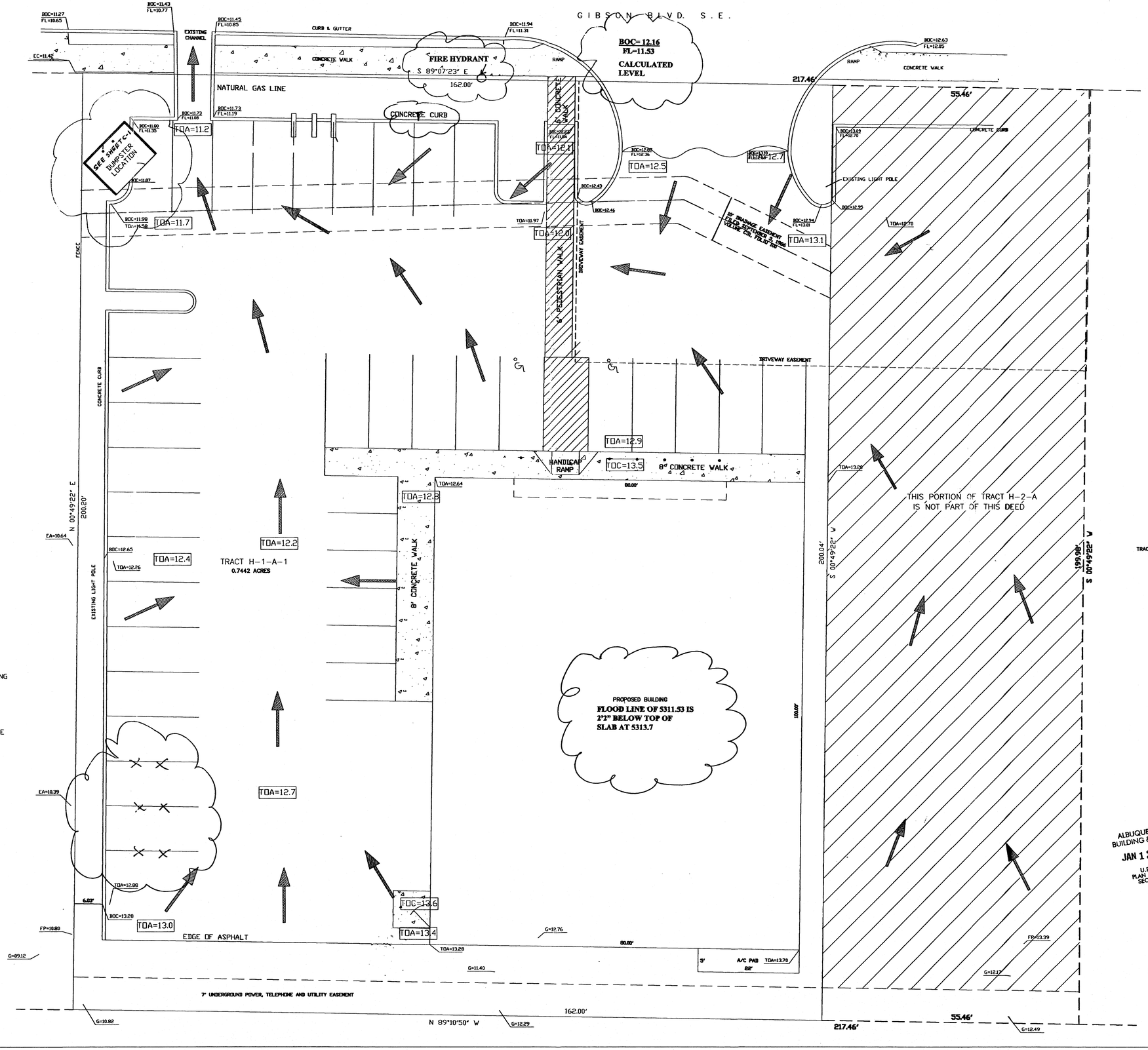
SITE INFORMATION
FAMILY DOLLAR STORE
5850 GIBSON SE
ALB, NEW MEXICO 87104

SHEET TITLE:
CIVIL SITE PLAN

SHEET NO.
C-1

DRAINAGE PLAN OF TRACT H-2-A SIESTA HILLS SUBDIVISION No. 2

5750 6000 GIBSON S.E.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO



10' 5' 0 10'
SCALE: 1" = 10'

NOTES:

1: EXISTING CURBS AND ASPHALT WILL REMAIN IN PLACE CONTRACTOR WILL CUT AND REMOVE ASPHALT AS NECESSARY TO BUILD STRUCTURE AND INSTALL UTILITY LINES.

2: CONTRACTOR WILL THEN DO A 1" TO 3" OVERLAY CAP OF ASPHALT TO FINISH PARKING AND DRAINAGE AREAS.

3: ADDITIONAL SOIL COMPACTION, 6" GRAVEL COURSE, AND 3" TO 4" ASPHALT WILL REPLACE AREAS WHERE EXISTING ASPHALT HAS BEEN CUT ADJACENT TO BUILDING AND UTILITY LINES.

LEGEND

- TOA=XX.X = TOP OF NEW ASPHALT OVERLAY OR CONCRETE
- → = FLOW DIRECTION
- \xx.xx = EXISTING GRADE
- = EXISTING CURB
- = PARKING BUMPERS (CONCRETE)
- ● ● ● = BOLLARDS
- = BREAK LINE

ALBUQUERQUE BUILDING & SAFETY
JAN 13 2003
U.B.C. PLAN CHECK SECTION

JOE TOWNER NEW MEXICO 10592 REGISTERED PROFESSIONAL ENGINEER

REV	DESCRIPTION	DATE	BY	CHKD	APVLS
3	RE-ISSUED FOR PERMIT	01/09/03	PDS	JT	JT
2	RE-ISSUED FOR PERMIT	12/03/02	TLS	JT	JT
1	ISSUED FOR PERMIT	10/23/02	TLS	JT	JT

TES
TOWNER ENGINEERING SERVICES, INC.
8205 SPAIN N.E. SUITE #205
ALBUQUERQUE, NM 87109
PHONE: (505) 828-1930
FAX: (505) 828-1967

DESIGN TYPE
80'x100' BLDG
MTL PANEL FACIA
SPLIT FACE CMU FRONT
MTL PANEL EXT WALLS

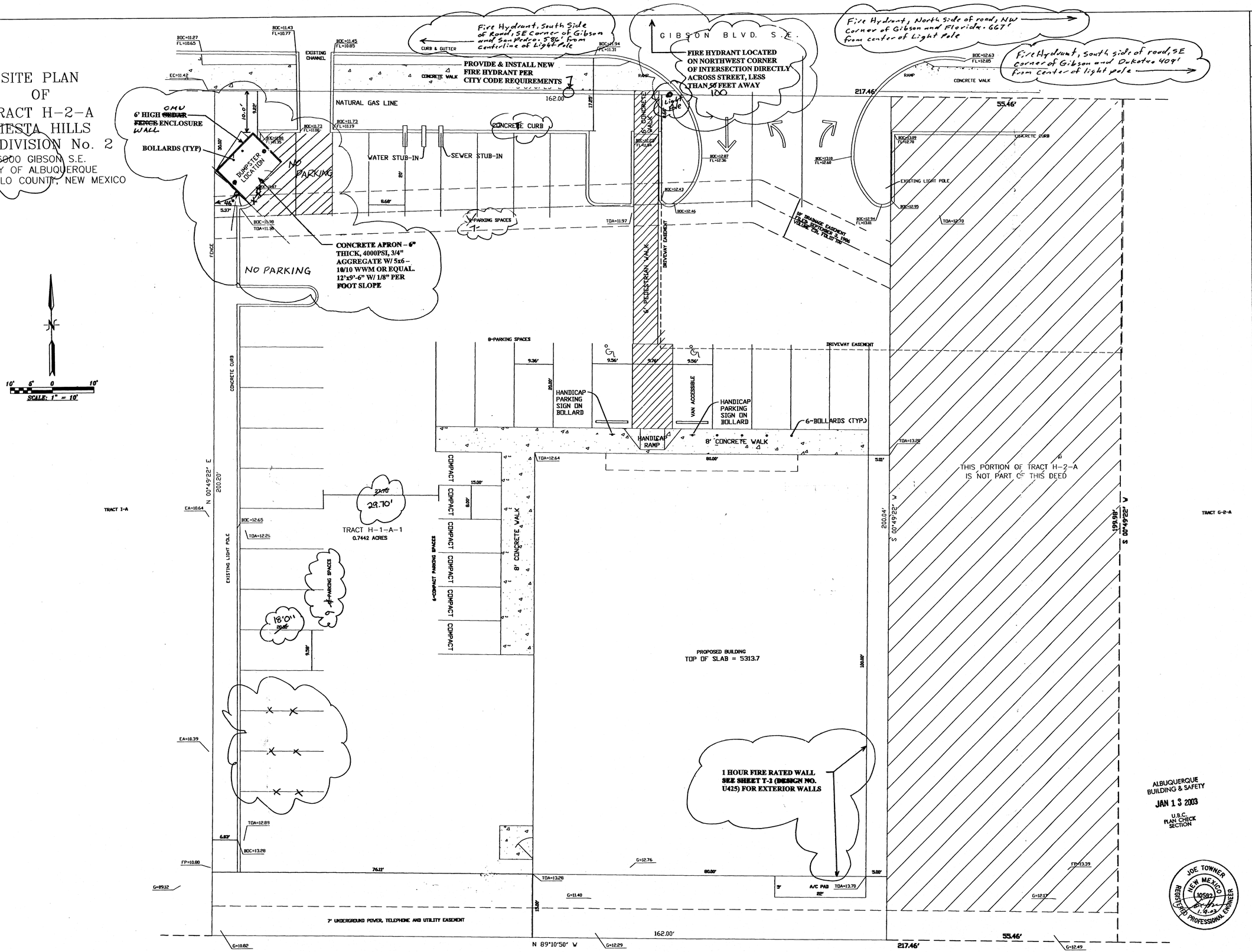
SITE INFORMATION
FAMILY DOLLAR STORE
5750 6000 GIBSON SE
ALB. NEW MEXICO 87104

SHEET TITLE:
DRAINAGE PLAN

SHEET NO.
C-2

SITE PLAN OF TRACT H-2-A SIESTA HILLS SUBDIVISION No. 2

~~6300~~ 6000 GIBSON S.E.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO



ALBUQUERQUE BUILDING & SAFETY
JAN 13 2003
U.B.C. PLAN CHECK SECTION

JOE TOWNER NEW MEXICO 10582 REGISTERED PROFESSIONAL ENGINEER 1-9-03

REV	DESCRIPTION	DATE	BY	CHKD	APVLS
3	RE-ISSUED FOR PERMIT	01/09/03	PDS	JT	JT
2	RE-ISSUED FOR PERMIT	12/03/02	TLS	JT	JT
1	ISSUED FOR PERMIT	10/23/02	TLS	JT	JT

TES
TOWNER ENGINEERING SERVICES, INC.
8205 SPAIN N.E. SUITE #205
ALBUQUERQUE, NM 87109
PHONE: (505) 828-1930
FAX: (505) 828-1967

DESIGN TYPE
80'x100' BLDG
MTL PANEL FACIA
SPLIT FACE CMU FRONT
MTL PANEL EXT WALLS

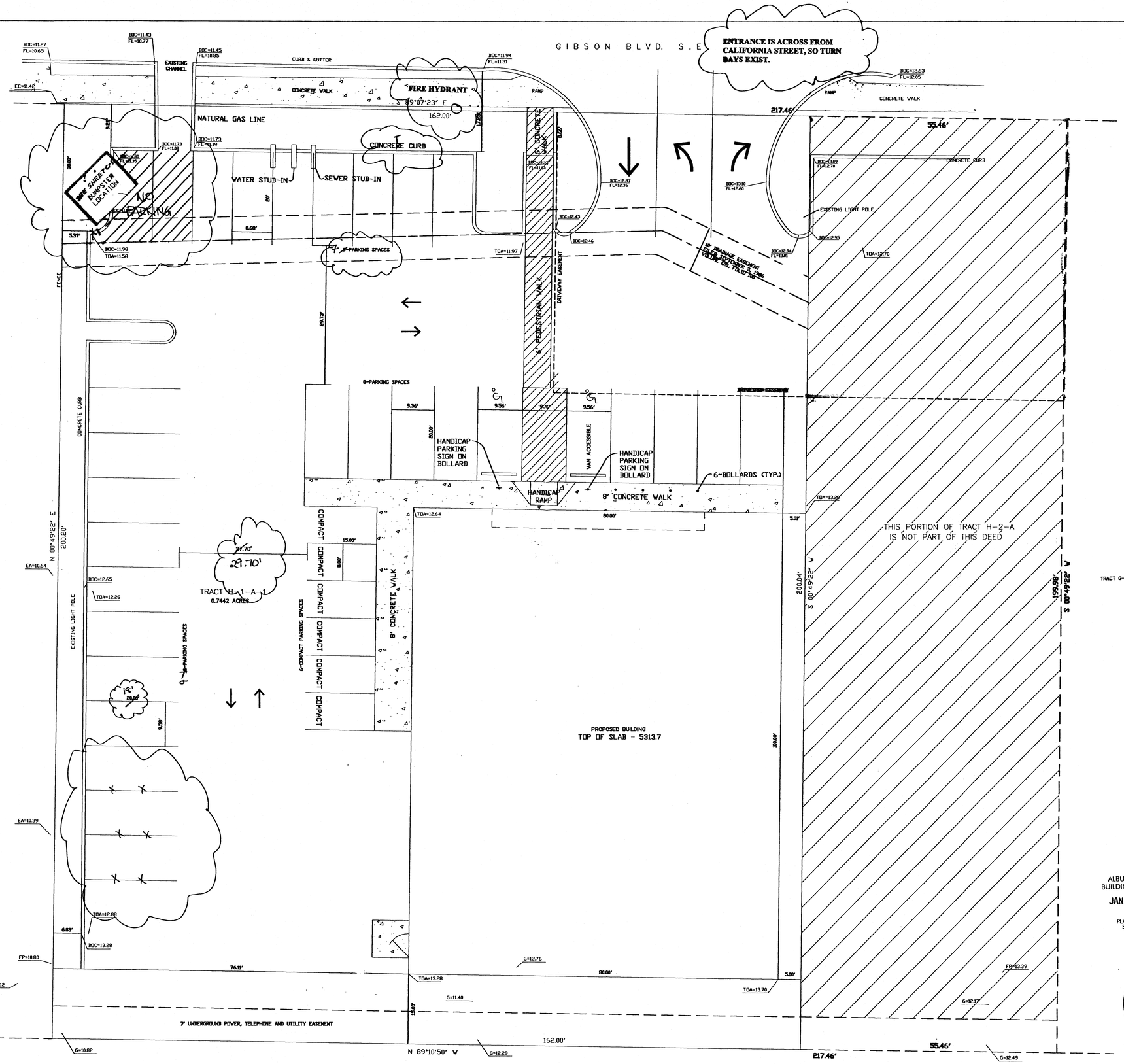
SITE INFORMATION
FAMILY DOLLAR STORE
~~6300~~ 6120 GIBSON SE
ALB, NEW MEXICO 87104

SHEET TITLE:
CIVIL SITE PLAN

SHEET NO.
C-1

TRAFFIC PLAN OF TRACT H-2-A SIESTA HILLS SUBDIVISION No. 2

~~5950~~ 6000 GIBSON S.E.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO



NOTES:

1. PARKING REQUIRED = 27 SPACES
2. PARKING FURNISHED = ~~37~~ 32 SPACES
3. EXISTING FENCE WILL BE REMOVED PRIOR TO FINAL INSPECTION OF BUILDING CONSTRUCTION
4. PARKING BUMPERS = ———

ALBUQUERQUE BUILDING & SAFETY
JAN 13 2003
U.B.C. PLAN CHECK SECTION

JOE TOWNER NEW MEXICO 10592 REGISTERED PROFESSIONAL ENGINEER

REV	DESCRIPTION	DATE	BY	CHKD	APVLS
3	RE-ISSUED FOR PERMIT	01/09/03	PDS	JT	JT

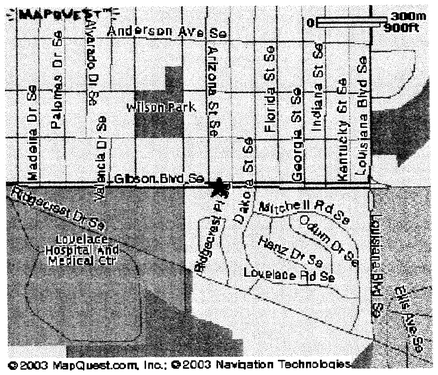
TES
TOWNER ENGINEERING SERVICES, INC.
8205 SPAIN N.E. SUITE #205
ALBUQUERQUE, NM 87109
PHONE: (505) 828-1930
FAX: (505) 828-1967

DESIGN TYPE
80'x100' BLDG
MTL PANEL FACIA
SPLIT FACE CMU FRONT
MTL PANEL EXT WALLS

SITE INFORMATION
FAMILY DOLLAR STORE
~~5950~~ 6000 GIBSON SE
ALB, NEW MEXICO 87104

SHEET TITLE:
TRAFFIC PLAN

SHEET NO.
C-4



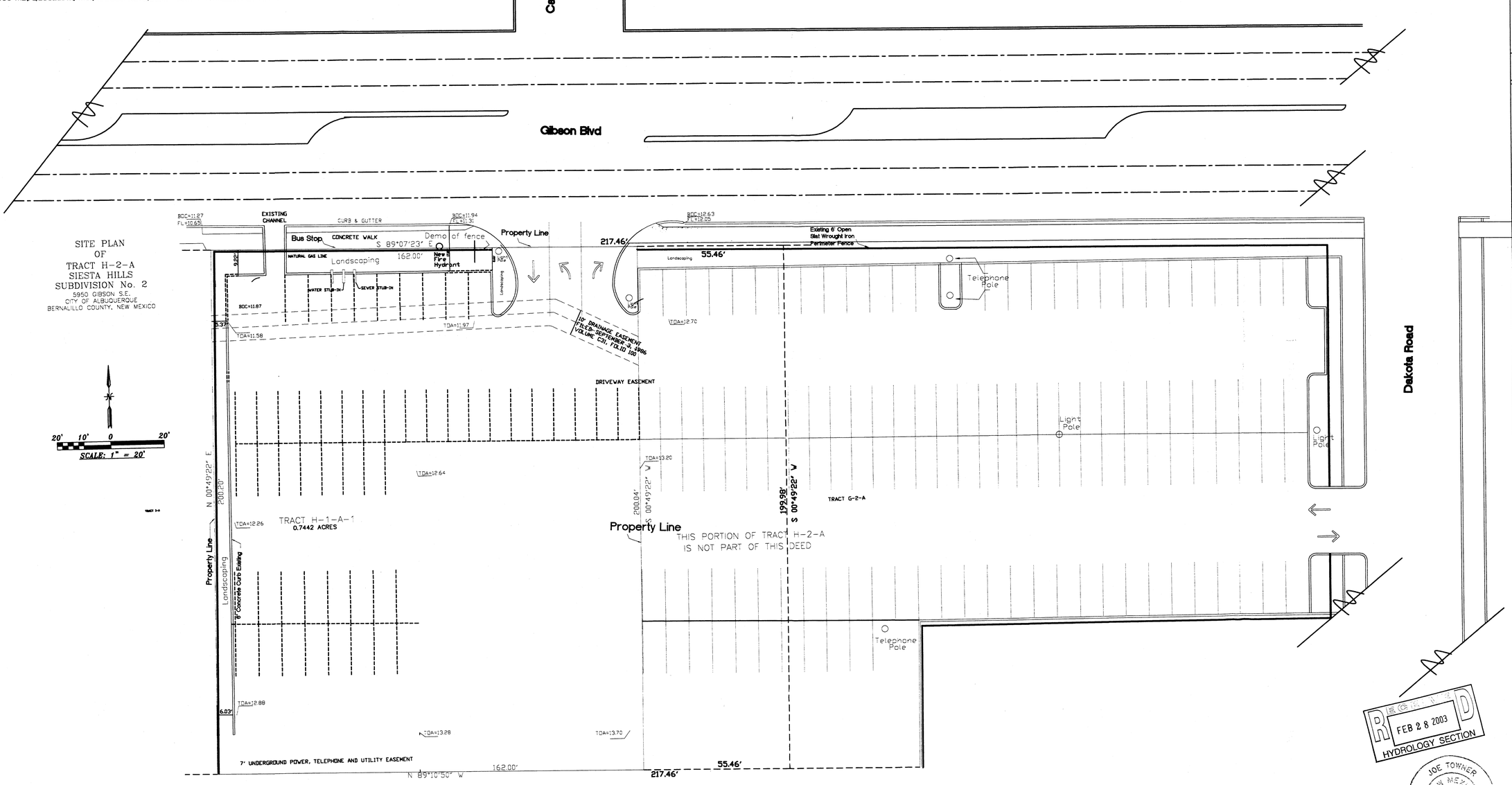
PROJECT INFORMATION :

PROJECT LOCATION:
5950 GIBSON SE
ALBUQUERQUE, NM 87104

LEGAL DESCRIPTION
PORTION OF TRACT 90, H-2-A-1
SIESTA HILLS SUBDIVISION #2
BERNALILLO COUNTY, NM
ZONING MAP M-18

PROJECT DESCRIPTION:
FREE STANDING FAMILY DOLLAR RETAIL STORE

BUILDING DATA:
BUILDING AREA (SQ. FT.): 8000 GROSS
BUILDING HEIGHT: 1 STORY
ALLOWABLE AREA (SQ.FT.): 9000 GROSS TABLE 503 M & S-1



REV	DESCRIPTION	DATE	BY	CHKD	APVLS
4	RE-ISSUED FOR PERMIT	02/27/03	KSD		
3	RE-ISSUED FOR PERMIT	01/09/03	PDS	JT	
2	RE-ISSUED FOR PERMIT	12/03/02	TLS	JT	
1	ISSUED FOR PERMIT	10/23/02	TLS	JT	

TES
TOWNER ENGINEERING SERVICES, INC.
8205 SPAIN N.E. SUITE #205
ALBUQUERQUE, NM 87109
PHONE: (505) 828-1930
FAX: (505) 828-1967

DESIGN TYPE
80'x100' BLDG
MTL PANEL FACIA
SPLIT FACE CMU FRONT
MTL PANEL EXT WALLS

SITE INFORMATION
FAMILY DOLLAR STORE
6000 GIBSON SE
ALB, NEW MEXICO 87104

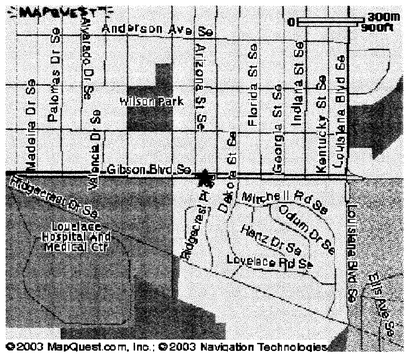
SHEET TITLE:
EXISTING CIVIL SITE PLAN

SHEET NO.
C-4A

RECEIVED
FEB 28 2003
HYDROLOGY SECTION

JOE TOWNER
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
2-27-03

TRAFFIC CIRCULATION LAYOUT
APPROVED
Signed 2-28-03 Date



PROJECT INFORMATION :

PROJECT LOCATION:
5950 GIBSON SE
ALBUQUERQUE, NM 87104

LEGAL DESCRIPTION
PORTION OF TRACT 90, H-2-A-1
SIESTA HILLS SUBDIVISION #2
BERNALILLO COUNTY, NM
ZONING MAP M-18

PROJECT DESCRIPTION:
FREE STANDING FAMILY DOLLAR RETAIL STORE

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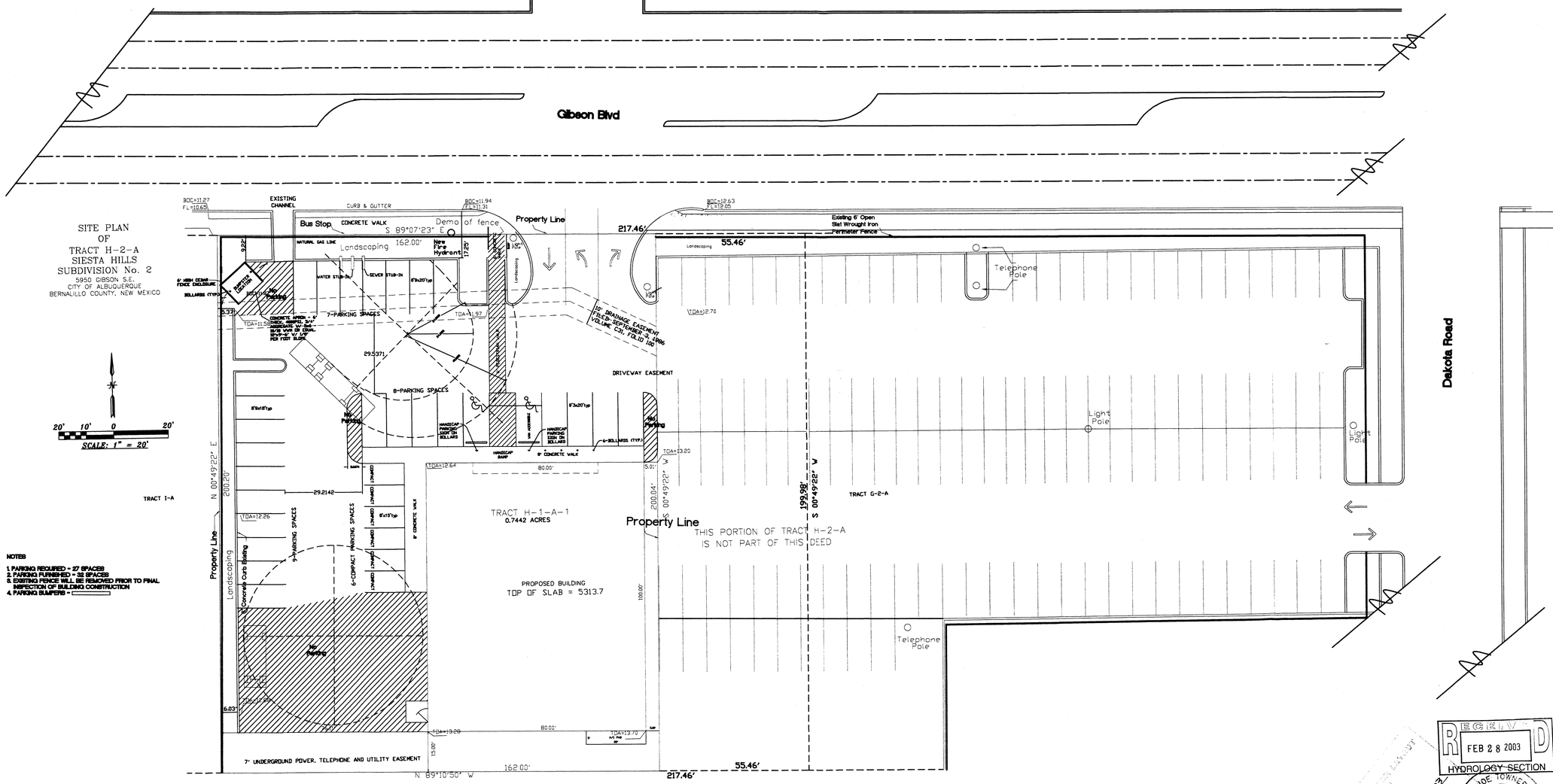
BUILDING AREA (SQ. FT.): 8000 GROSS
BUILDING HEIGHT: 1 STORY
ALLOWABLE AREA (SQ.FT.): 9000 GROSS TABLE 503 M & S-1



NOTES

1. PARKING REQUIRED - 27 SPACES
2. PARKING FURNISHED - 32 SPACES
3. EXISTING FENCE WILL BE REMOVED PRIOR TO FINAL INSPECTION OF BUILDING CONSTRUCTION
4. PARKING BUMPERS - ———

REV	DESCRIPTION	DATE	BY	CHKD	APVLS
4	RE-ISSUED FOR PERMIT	02/27/03	KSD		
3	RE-ISSUED FOR PERMIT	01/09/03	PDS	JT	JT
2	RE-ISSUED FOR PERMIT	12/03/02	TLS	JT	JT
1	ISSUED FOR PERMIT	10/23/02	TLS	JT	JT

TES
TOWNER ENGINEERING SERVICES, INC.
8205 SPAIN N.E. SUITE #205
ALBUQUERQUE, NM 87109
PHONE: (505) 828-1930
FAX: (505) 828-1967

DESIGN TYPE
80'x100' BLDG
MTL PANEL FACIA
SPLIT FACE CMU FRONT
MTL PANEL EXT WALLS

SITE INFORMATION
FAMILY DOLLAR STORE
6000 GIBSON SE
ALB, NEW MEXICO 87104

SHEET TITLE:
~~EXISTING~~ CIVIL SITE PLAN
REVISED

SHEET NO.
C-4B

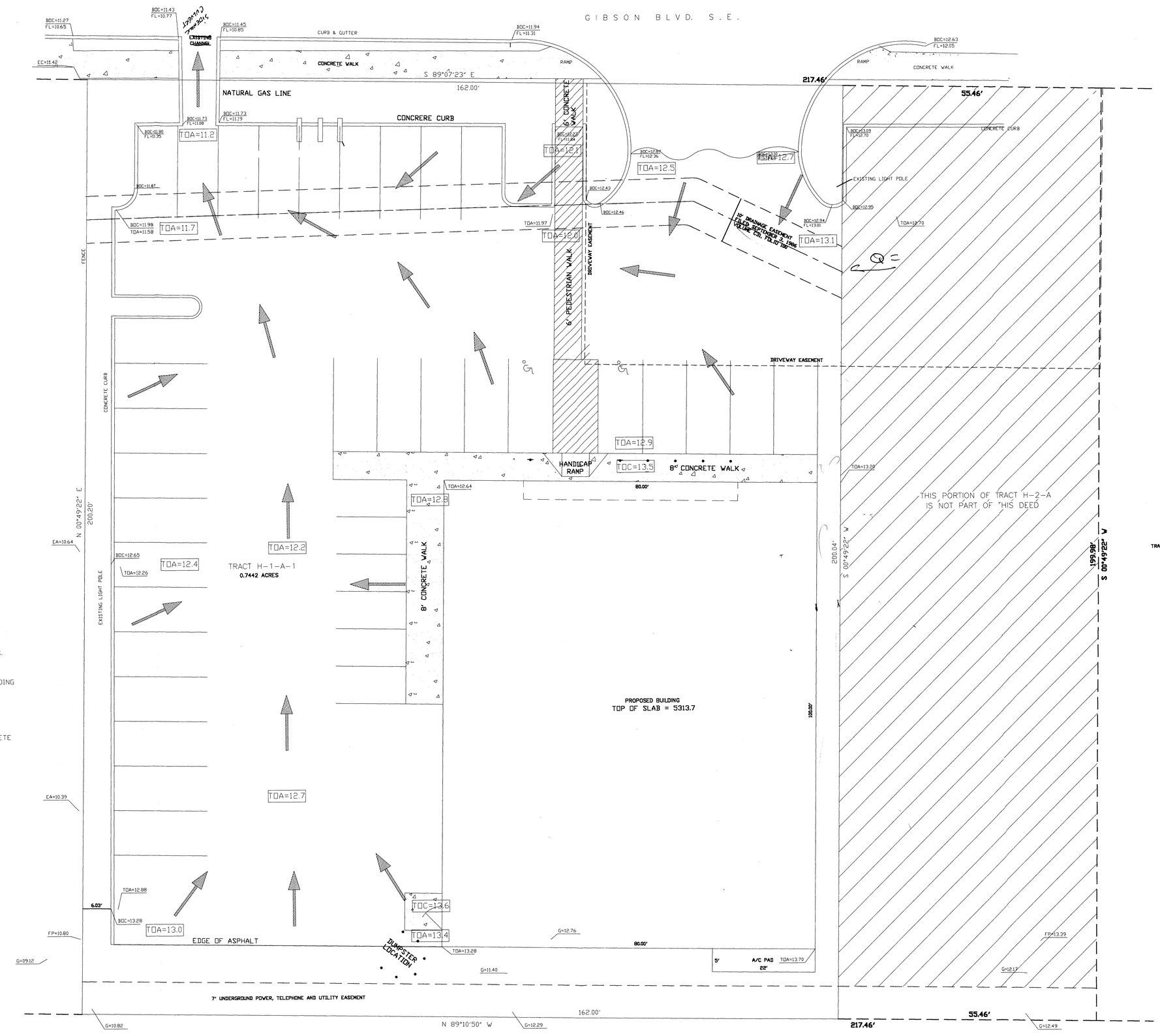
RECEIVED
FEB 28 2003
HYDROLOGY SECTION

TRAFFIC CIRCULATION LAYOUT
APPROVED
Signed
Date 2-27-03

JOE TOWNER
NEW MEXICO
10503
REGISTERED PROFESSIONAL ENGINEER
2-27-03

DRAINAGE PLAN OF TRACT H-2-A SIESTA HILLS SUBDIVISION No. 2

6000 GIBSON S.E.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO



NOTES:

1: EXISTING CURBS AND ASPHALT WILL REMAIN IN PLACE CONTRACTOR WILL CUT AND REMOVE ASPHALT AS NECESSARY TO BUILD STRUCTURE AND INSTALL UTILITY LINES.

2: CONTRACTOR WILL THEN DO A 1" TO 3" OVERLAY CAP OF ASPHALT TO FINISH PARKING AND DRAINAGE AREAS.

3: ADDITIONAL SOIL COMPACTION, 6" GRAVEL COURSE, AND 3" TO 4" ASPHALT WILL REPLACE AREAS WHERE EXISTING ASPHALT HAS BEEN CUT ADJACENT TO BUILDING AND UTILITY LINES.

LEGEND

- TOA=XX.X = TOP OF NEW ASPHALT OVERLAY OR CONCRETE
- = FLOW DIRECTION
- \XX.XX = EXISTING GRADE
- = EXISTING CURB
- = PARKING BUMPERS (CONCRETE)
- = BOLLARDS
- = BREAK LINE

REV	DESCRIPTION	DATE	BY	CHKD	APVLS
3	RE-ISSUED FOR PERMIT	01/09/03	PDS	JT	JT
2	RE-ISSUED FOR PERMIT	12/03/02	TLS	JT	JT
1	ISSUED FOR PERMIT	10/23/02	TLS	JT	JT

TES
TOWNER ENGINEERING SERVICES, INC.
8205 SPAIN N.E. SUITE #205
ALBUQUERQUE, NM 87109
PHONE: (505) 828-1930
FAX: (505) 828-1967

DESIGN TYPE
80'x100' BLDG
MTL PANEL FACIA
SPLIT FACE CMU FRONT
MTL PANEL EXT WALLS

SITE INFORMATION
FAMILY DOLLAR STORE
6000 GIBSON SE
ALB. NEW MEXICO 87104

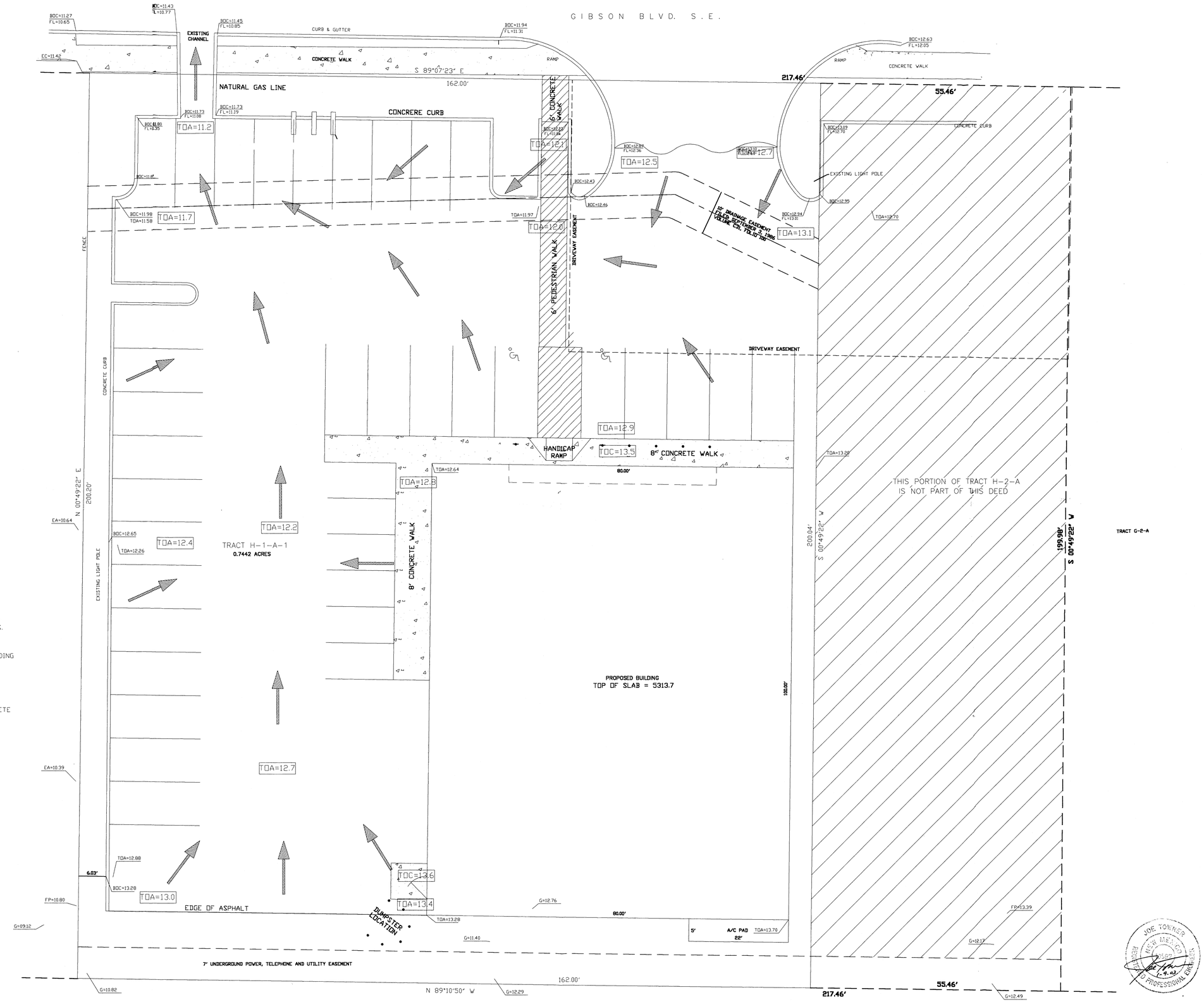
SHEET TITLE:
DRAINAGE PLAN

SHEET NO.
C-2

JOE TOWNER NEW MEXICO REGISTERED PROFESSIONAL ENGINEER

DRAINAGE PLAN OF TRACT H-2-A SIESTA HILLS SUBDIVISION No. 2

6000 GIBSON S.E.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO



NOTES:

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- = PARKING BUMPERS (CONCRETE)
- = BOLLARDS
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REV	DESCRIPTION	DATE	BY	CHKD	APVLS
3	RE-ISSUED FOR PERMIT	01/09/03	PDS	JT	JT
2	RE-ISSUED FOR PERMIT	12/03/02	TLS	JT	JT
1	ISSUED FOR PERMIT	10/23/02	TLS	JT	JT

TES
TOWNER ENGINEERING SERVICES, INC.
8205 SPAIN N.E. SUITE #205
ALBUQUERQUE, NM 87109
PHONE: (505) 828-1930
FAX: (505) 828-1967

DESIGN TYPE
80'x100' BLDG
MTL PANEL FACIA
SPLIT FACE CMU FRONT
MTL PANEL EXT WALLS

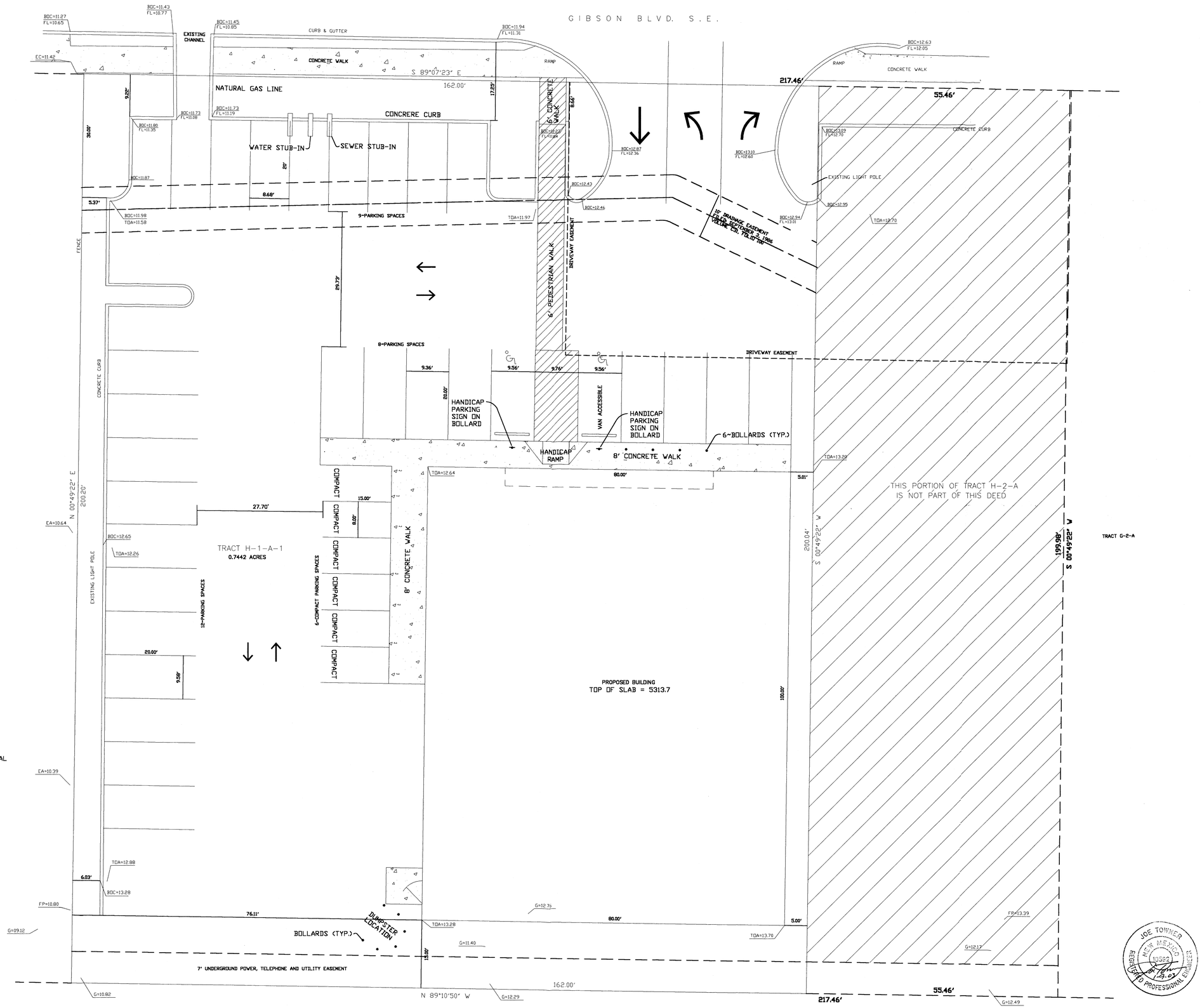
SITE INFORMATION
FAMILY DOLLAR STORE
6000 GIBSON SE
ALB. NEW MEXICO 87104

SHEET TITLE:
DRAINAGE PLAN

SHEET NO.
C-2

TRAFFIC PLAN OF TRACT H-2-A SIESTA HILLS SUBDIVISION No. 2

6000 GIBSON S.E.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO



SCALE: 1" = 10'

NOTES:

1. PARKING REQUIRED = 27 SPACES
2. PARKING FURNISHED = 37 SPACES
3. EXISTING FENCE WILL BE REMOVED PRIOR TO FINAL INSPECTION OF BUILDING CONSTRUCTION
4. PARKING BUMPERS =

REV	DESCRIPTION	DATE	BY	CHKD	APVLS
3	RE-ISSUED FOR PERMIT	01/09/03	PDS	JT	JT

TES
TOWNER ENGINEERING SERVICES, INC.
8205 SPAIN N.E. SUITE #205
ALBUQUERQUE, NM 87109
PHONE: (505) 828-1930
FAX: (505) 828-1967

DESIGN TYPE
80'x100' BLDG
MTL PANEL FACIA
SPLIT FACE CMU FRONT
MTL PANEL EXT WALLS

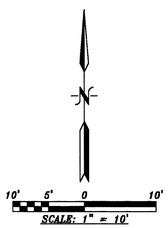
SITE INFORMATION
FAMILY DOLLAR STORE
6000 GIBSON SE
ALB, NEW MEXICO 87104

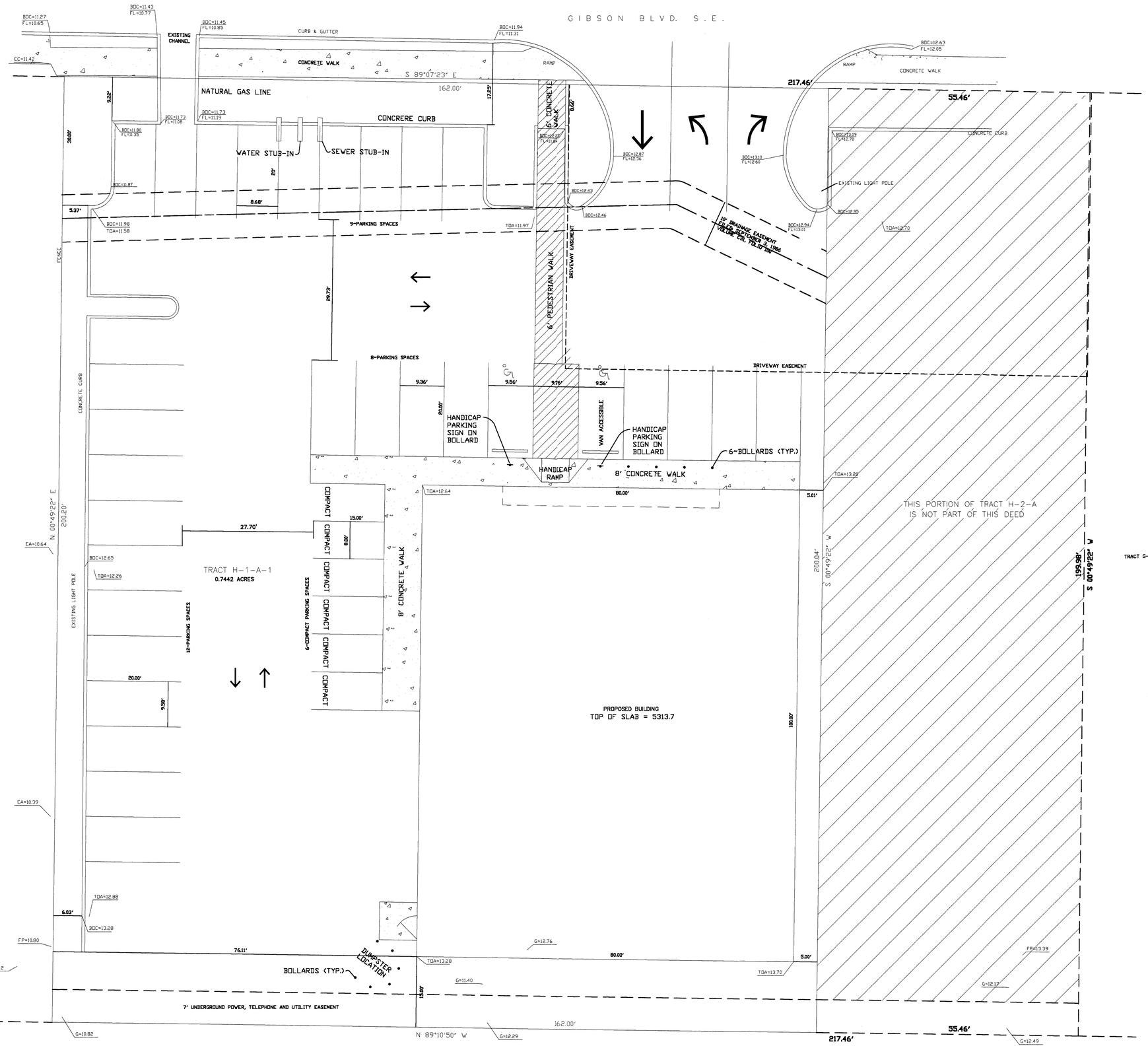
SHEET TITLE:
TRAFFIC PLAN

SHEET NO.
C-4

TRAFFIC PLAN
OF
TRACT H-2-A
SIESTA HILLS
SUBDIVISION No. 2

6000 GIBSON S.E.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO





NOTES:

1. PARKING REQUIRED = 27 SPACES
2. PARKING FURNISHED = 37 SPACES
3. EXISTING FENCE WILL BE REMOVED PRIOR TO FINAL INSPECTION OF BUILDING CONSTRUCTION
4. PARKING BUMPERS =

REV	DESCRIPTION	DATE	BY	CHKD	APVLS
3	RE-ISSUED FOR PERMIT	01/09/03	PDS	JT	JT

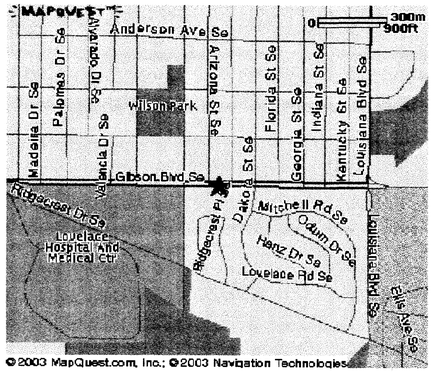
TES
TOWNER ENGINEERING SERVICES, INC.
8205 SPAIN N.E. SUITE #205
ALBUQUERQUE, NM 87109
PHONE: (505) 828-1930
FAX: (505) 828-1967

DESIGN TYPE
80'x100' BLDG
MTL PANEL FACIA
SPLIT FACE CMU FRONT
MTL PANEL EXT WALLS

SITE INFORMATION
FAMILY DOLLAR STORE
6000 GIBSON SE
ALB, NEW MEXICO 87104

SHEET TITLE:
TRAFFIC PLAN

SHEET NO.
C-4



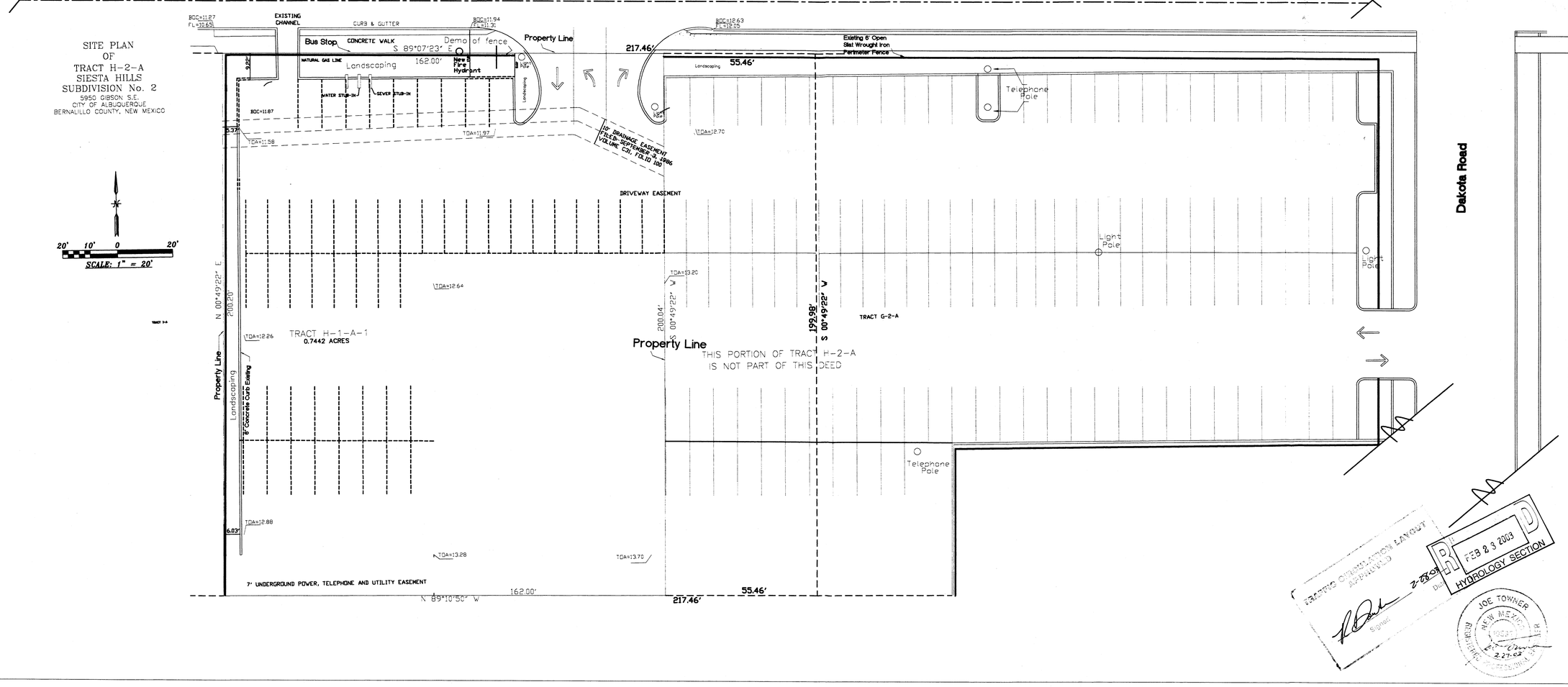
PROJECT INFORMATION :

PROJECT LOCATION:
5950 GIBSON SE
ALBUQUERQUE, NM 87104

LEGAL DESCRIPTION
PORTION OF TRACT 90, H-2-A-1
SIESTA HILLS SUBDIVISION #2
BERNALILLO COUNTY, NM
ZONING MAP M-18

PROJECT DESCRIPTION:
FREE STANDING FAMILY DOLLAR RETAIL STORE

BUILDING DATA:
BUILDING AREA (SQ. FT.): 8000 GROSS
BUILDING HEIGHT: 1 STORY
ALLOWABLE AREA (SQ.FT.): 9000 GROSS TABLE 503 M & S-1



SITE PLAN
OF
TRACT H-2-A
SIESTA HILLS
SUBDIVISION No. 2
5950 GIBSON S.E.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

REV	DESCRIPTION	DATE	BY	CHKD	APVLS
4	RE-ISSUED FOR PERMIT	02/27/03	KSD		
3	RE-ISSUED FOR PERMIT	01/09/03	PDS	JT	
2	RE-ISSUED FOR PERMIT	12/03/02	TLS	JT	JT
1	ISSUED FOR PERMIT	10/23/02	TLS	JT	JT

TES
TOWNER ENGINEERING SERVICES, INC.
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DESIGN TYPE
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MTL PANEL FACIA
SPLIT FACE CMU FRONT
MTL PANEL EXT WALLS

SITE INFORMATION
FAMILY DOLLAR STORE
5950 GIBSON SE
ALB, NEW MEXICO 87104

SHEET TITLE:
EXISTING CIVIL SITE PLAN

JOE TOWNER NEW MEXICO 10592 REGISTERED PROFESSIONAL ENGINEER

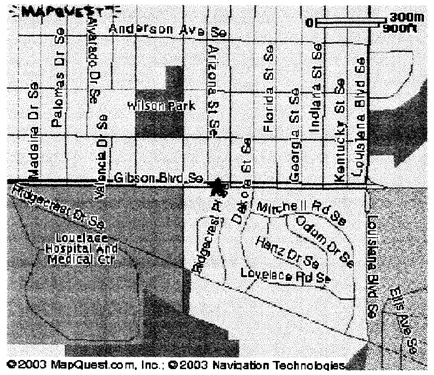
SHEET NO.
C-4A

DRAFTING CORRECTION LAYOUT APPROVED
Signed
2-27-03

RECEIVED FEB 3 3 2003 HYDROLOGY SECTION

JOE TOWNER NEW MEXICO 10592 REGISTERED PROFESSIONAL ENGINEER 2-27-03

RECEIVED MAY 1 9 2003 HYDROLOGY SECTION



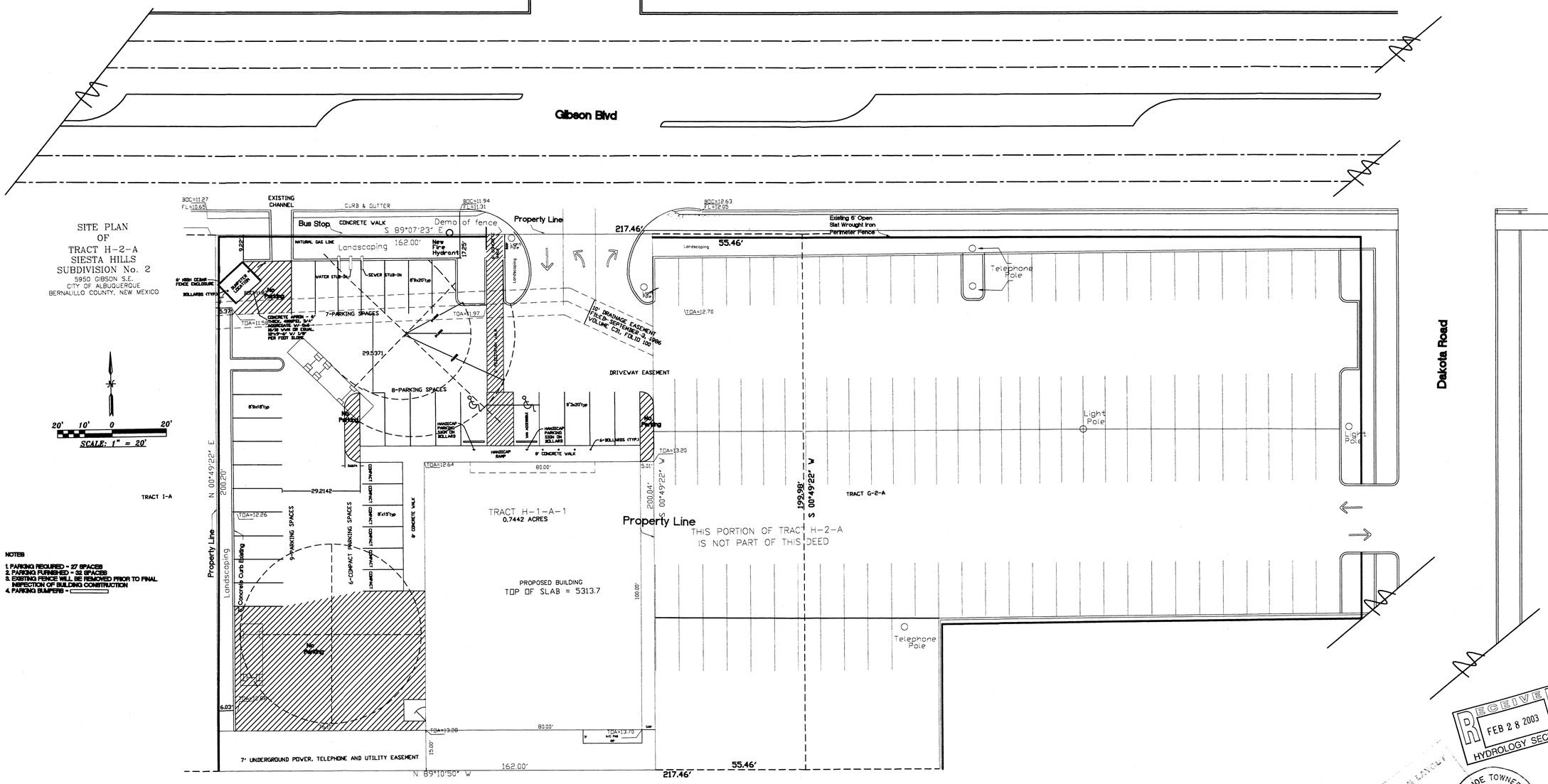
PROJECT INFORMATION :

PROJECT LOCATION:
5950 GIBSON SE
ALBUQUERQUE, NM 87104

LEGAL DESCRIPTION
PORTION OF TRACT 90, H-2-A-1
SIESTA HILLS SUBDIVISION #2
BERNALILLO COUNTY, NM
ZONING MAP M-18

PROJECT DESCRIPTION:
FREE STANDING FAMILY DOLLAR RETAIL STORE

BUILDING DATA:
BUILDING AREA (SQ. FT.): 8000 GROSS
BUILDING HEIGHT: 1 STORY
ALLOWABLE AREA (SQ.FT.): 9000 GROSS TABLE 503 M & S-1



REV	DESCRIPTION	DATE	BY	CHKD	APVLS
4	RE-ISSUED FOR PERMIT	02/27/03	KSD		
3	RE-ISSUED FOR PERMIT	01/09/03	PDS	JT	JT
2	RE-ISSUED FOR PERMIT	12/03/02	TLS	JT	JT
1	ISSUED FOR PERMIT	10/23/02	TLS	JT	JT

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DESIGN TYPE
80'x100' BLDG
MTL PANEL FACIA
SPLIT FACE CMU FRONT
MTL PANEL EXT WALLS

SITE INFORMATION
FAMILY DOLLAR STORE
~~2300~~ 5950 GIBSON SE
ALB, NEW MEXICO 87104

SHEET TITLE
EXISTING CIVIL SITE PLAN
REVISED

SHEET NO.
C-4B

RECEIVED
FEB 28 2003
HYDROLOGY SECTION

TRAFFIC STORM DRAIN LAYOUT APPROVED
Signed
2-28-03

JOE TOWNER
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
2-27-03