

FIRM MAP PANEL # 141 F

GRADING & DRAINAGE PLAN

THE PROPOSED COMMERCIAL RETAIL PROJECT IS LOCATED IN THE NORTH ALBU. ACRES AREA OF ALBUQUERQUE ON CARMEL AVE. IMMEDIATELY NORTH OF PASEO DEL NORTE. THE GRADING AND DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE BERNALILLO COUNTY FLOOD HAZARD ORDINANCE, NO.88-46, AND THE CITY STORM DRAINAGE ORDINANCE. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR SITE DEVEL. PLAN & BUILDING PERMIT. THE PLAN SHOWS:

1. EXISTING CONTOURS, AND SPOT ELEVATIONS AND EXISTING DRAINAGE PATTERNS AND IMPROVEMENTS.
2. PROPOSED IMPROVEMENT: 10850 SF OF RETAIL SHOPS BUILDING, ASPHALT DRIVE/PARKING, CONCRETE FLAT WORK, NEW GRADE ELEVATIONS, REFUSE LOCATION, AND LANDSCAPING.
3. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
4. QUANTIFICATION OF DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS WHICH CONTRIBUTE TO THE EXISTING FLOWS.

PRESENTLY, THE SITE IS A DIRT-VEGETATED SURFACE. THE SITE IS BOUNDED BY DEVELOPED COMMERCIAL ZONED FACILITIES. THE SITE FALLS APPROXIMATELY 3% FROM EAST TO WEST.

CARMEL AVE. IS A MAJOR LOCAL STREET WITH 3 LANES, WITH CURB, GUTTER AND ATTACHED SIDEWALKS (EXCLUDING FRONTAGE). SITE RUNOFF WILL BE ALLOWED TO EITHER DRAIN THROUGH THE SITE, OR PONDED IN DEPRESSED LANDSCAPE AREAS. THE SITE HAS HISTORICALLY DRAINED TO THE WEST VIA OVERLAND SHEET FLOW.

HISTORICAL DOWNSTREAM OUTFALL LOCATIONS WILL REMAIN UNCHANGED WITH DEVELOPMENT. FREE DISCHARGE OF SITE RUNOFF IS ACCEPTABLE SINCE DOWNSTREAM CAPACITY EXISTS WITH THE MINIMAL INCREASE DUE TO DEVELOPMENT. A PORTION OF SITE RUNOFF IS ROUTED THROUGH PROPOSED LANDSCAPING.

CALCULATIONS

DESIGN CRITERIA

HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM) REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE, ADOPTED BY THE COUNTY OF BERNALILLO
DISCHARGE RATE: $Q = \text{PEAK} \times \text{AREA}$, Peak Discharge Rates For Small Watersheds
VOLUMETRIC DISCHARGE: $\text{VOLUME} = E_{\text{weighted}} \times \text{AREA}$
P100 = 2.60 inches, Zone 3
Time of Concentration, TC = 10 Minutes
DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [] = 10 YEAR VALUES

EXISTING CONDITIONS

LOT AREA = 0.88 ACRES, WHERE EXCESS PRECIP. "A" = 0.66 in. [0.19]
PEAK DISCHARGE, Q100 = 1.7 CFS [0.5], WHERE UNIT PEAK DISCHARGE "A" = 1.87 CFS/AC. [0.58]
THEREFORE: $\text{VOLUME } 100 = 2108 \text{ CF [607]}$

DEVELOPED CONDITIONS

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

AREA	LAND TREATMENT	Q_{Peak}	E
UNDEVELOPED	A	1.87[0.58]	0.66[0.19]
LANDSCAPING -	B	2.60[1.19]	0.92[0.36]
COMPACTED SOIL & Slopes >	C	3.49[2.00]	1.29[0.62]
ROOF - PAVEMENT	D	5.02[3.39]	2.36[1.50]

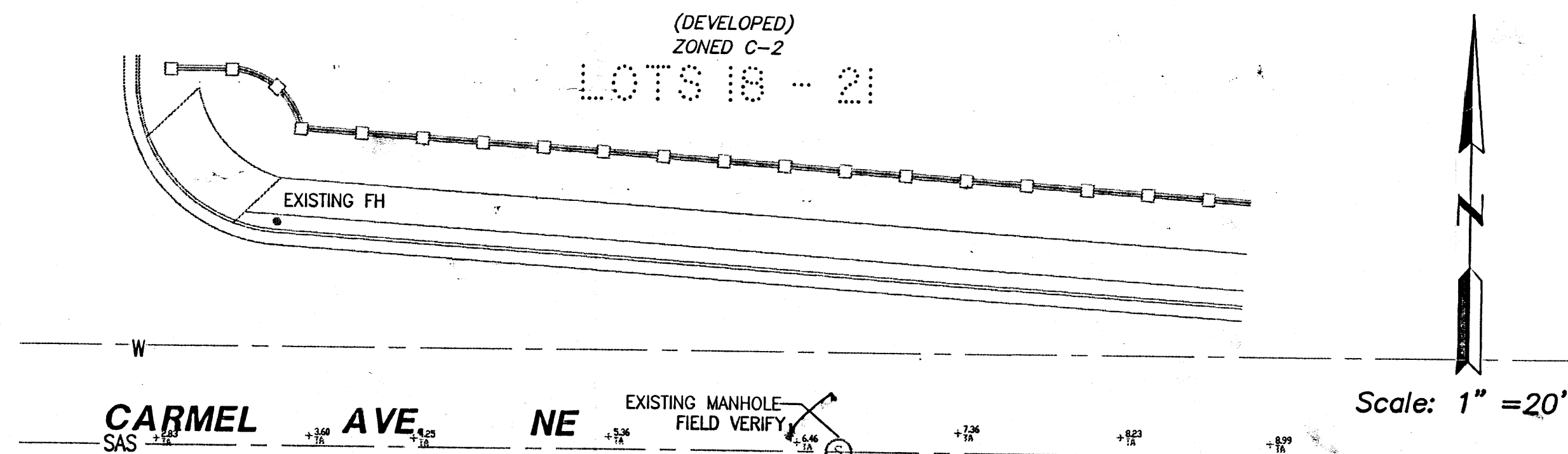
THEREFORE: $E_{\text{weighted}} = 2.1 \text{ in. [1.3]}$ &
Q100 = 4.1 CFS
Q10 = 2.7 CFS
VOLUME 100 = 6708 CF
VOLUME 10 = 4153 CF

DOWNSTREAM ANALYSIS

THE SITE HISTORICALLY, AND AS DEVELOPED WILL OUTFALL RUN-OFF TO THE NORTHWEST.

FREE DISCHARGE IS ACCEPTABLE SINCE THE DOWNSTREAM BASIN HAS CAPACITY - EXISTING STORM SEWER SYSTEM DOWNSTREAM TOWNE CENTER MASTER DRAINAGE PLAN, FREE DISCHARGE 4.1 CFS TO EXISTING DROP INLET IN ENTRANCE ROAD.

A PORTION OF DEVELOPED RUNOFF WILL BE ROUTED TO AND/OR THROUGH REQUIRED LANDSCAPING.



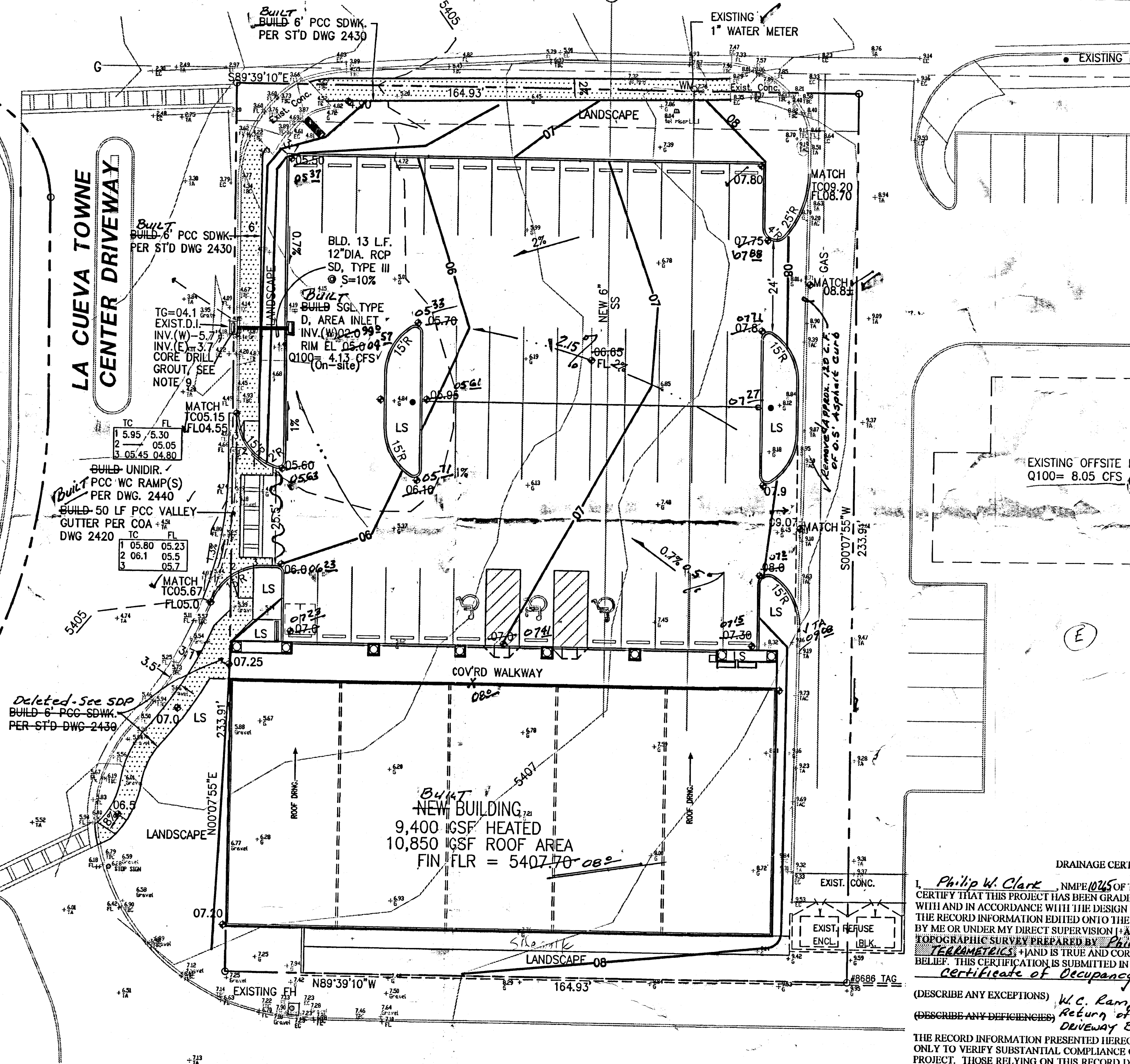
VICINITY MAP ZONE C-19 Scale: 1" = 650'

NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 7TH EDITION W/UPDATES.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL LANDSCAPING AREA SHALL BE SOFT-LINED WITH NATIVE VEGETATION AND/OR GRAVEL ASPHALT PARKING AREA SHALL DRAIN DIRECTLY TO EXISTING CURB-GUT. NEW DROP INLET.
5. LANDSCAPING IRRIGATION SYSTEM SHALL BE DRIP-TYPE. CONTRACTOR SHALL INSTALL SYSTEM PRIOR TO PLACEMENT OF PAVING.
6. CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
7. REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1011, NATIVE SEED MIX.
8. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3 HORIZONTAL TO 1 VERTICAL, 3:1. ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.
9. REMOVE/REPLACE EXISTING CURB WITH STD. 8" COA CURB/GUTTER. PER DWG. 2415A.

LEGEND

EXIST. SPOT ELEVATION	+24.0
EXIST. CONTOUR	-10
NEW SPOT ELEVATION	+24.0 AS-BUILT
NEW CONTOUR	-12
NEW SWALE	
DRAINAGE DIRECTION, EXISTING	
NEW CONCRETE CURB (0.5' HEIGHT)	
NEW P.C.C., CONCRETE	
TOP OF CURB, EXISTING	TBC
FLOWLINE	FL
FACE OF CURB/FACE OF CURB	F-F
EXISTING TOP OF ASPHALT CURB	TAC
EXIST. TOP OF ASPHALT	TA
EXIST. GROUND	G
EXIST. EDGE OF CONCRETE	EC



DRAINAGE CERTIFICATION

I, Philip W. Clark, NMPE 10265 OF THE FIRM Clark Consulting Engineers, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 8/13/07. THE RECORD INFORMATION EDITED ON TO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS SUPPLEMENTAL DATA TO THE ORIGINAL TOPOGRAPHIC SURVEY PREPARED BY Philip W. Turner, NMPE 10265 OF THE FIRM TERRAMETRICS. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR Certificate of Occupancy.

(DESCRIBE ANY EXCEPTIONS) W.C. Rump Under Constr'n @ South Return of Private Driveway 25' WIDE
(DESCRIBE ANY DEFICIENCIES) Driveway Built Pending Approved Agreement.
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Philip W. Clark, NMPE 10265
DATE

PROJECT DATA

LEGAL DESCRIPTION (Existing Platting)

LOT D, LA CUEVA VILLAGE, UNIT 1
Albuquerque, Bernalillo County, New Mexico

PROJECT BENCHMARK
GPS, TO ACS, NGVD 29 DATUM

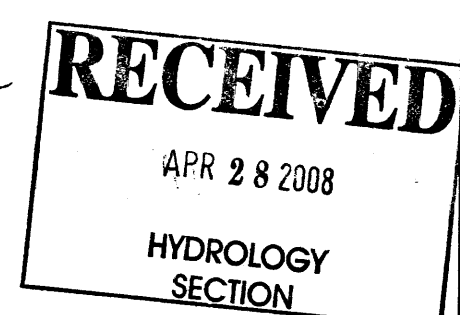
TOPOGRAPHIC DESIGN SURVEY

Compiled by Clark Consulting Engineers From Design Survey
Performed BY TERRAMETRICS (PHIL TURNER, PS), 7/07

I, PHILIP W. CLARK, A PROFESSIONAL ENGINEER LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE VISITED THE SITE SHOWN HEREON, AND THAT THE CONTOURS SHOWN REPRESENT THE EXISTING GROUND CONDITIONS, AND DO FURTHER CERTIFY THAT NO EARTHWORK OF ANY KIND, NOR ANY DISTURBANCE OF THE EXISTING GROUND HAS OCCURRED ON THIS SITE SINCE THE CONTOURS WERE DETERMINED.

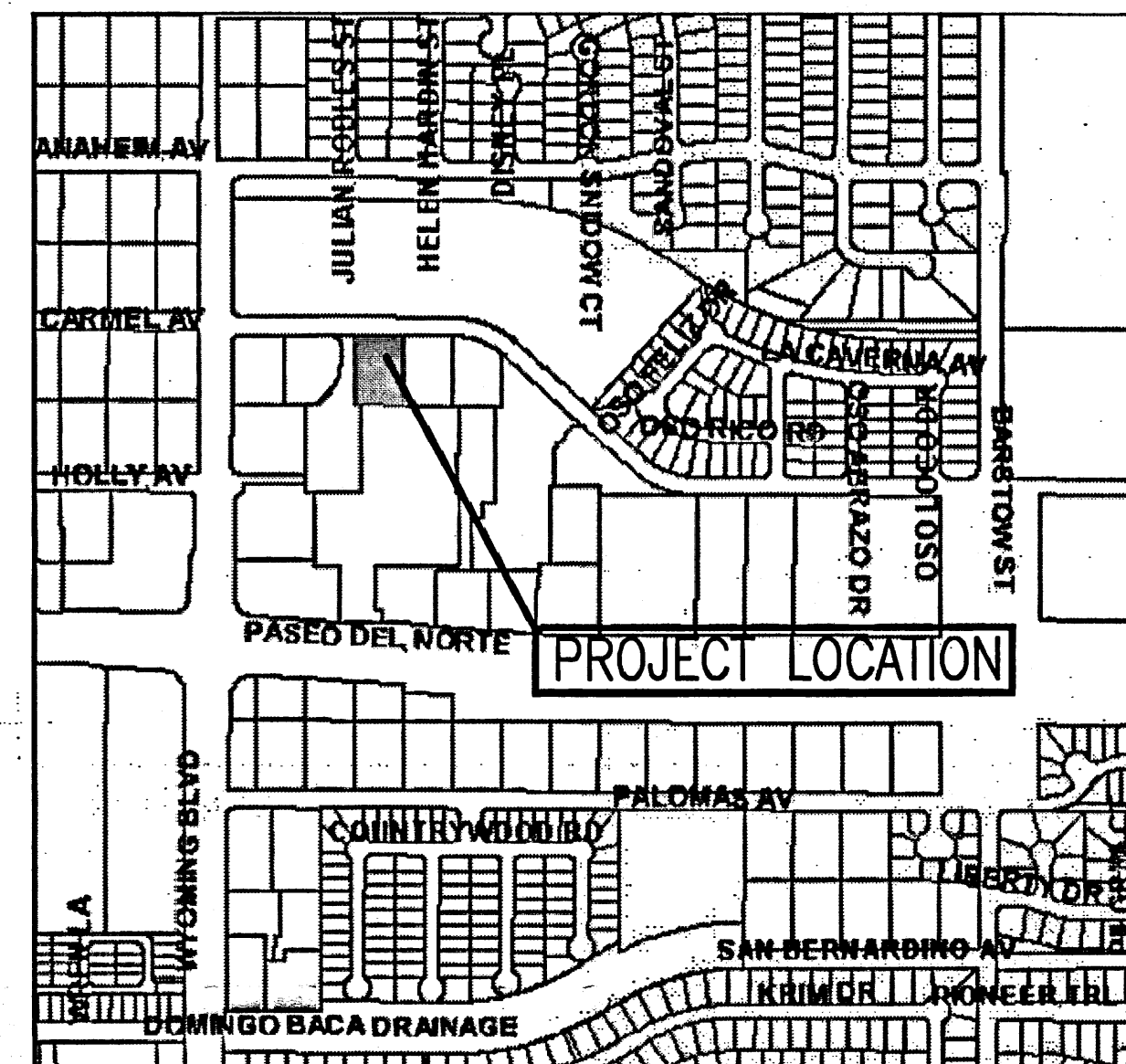
Philip W. Clark NMPE #10265

Clark Consulting Engineers 19 Ryan Road Edgewood, New Mexico 87015 Tel: (505) 281-2444 Fax: (505) 281-2444	
DATE	REVISION
4-26-08	As-Built
LA CUEVA TOWNE CTR. SHOPPING CENTER WINKELJOHN RETAIL 7900 CARMEL AVE. NE Grading & Drainage Plan	
DESIGNED BY: PWC	DRAWN BY: CCE
CHECKED BY: PWC	DATE: 7/12/07
JOB #:	FILE #:
JOB #:	FILE #:



PARKING CALCULATIONS:

REQUIRED FOR		
OFFICES	9,000 NSF / 200 NSF	46 SPACES
AND RETAIL		
ADA ACCESSIBLE	3 TOTAL	
(VANS INCLUDED	1)	
ACTUAL PROVIDED:		46 SPACES
MOTORCYCLE CALCULATIONS	1 PER 25 PARKING SPACES	
TOTAL REQUIRED:	2 SPACES	
TOTAL PROVIDED:	2 SPACES	
BIKE CALCULATIONS	1 PER 20 PARKING SPACES	
TOTAL REQUIRED:	3 BIKE SPACES	
TOTAL PROVIDED:	3 BIKE SPACES	

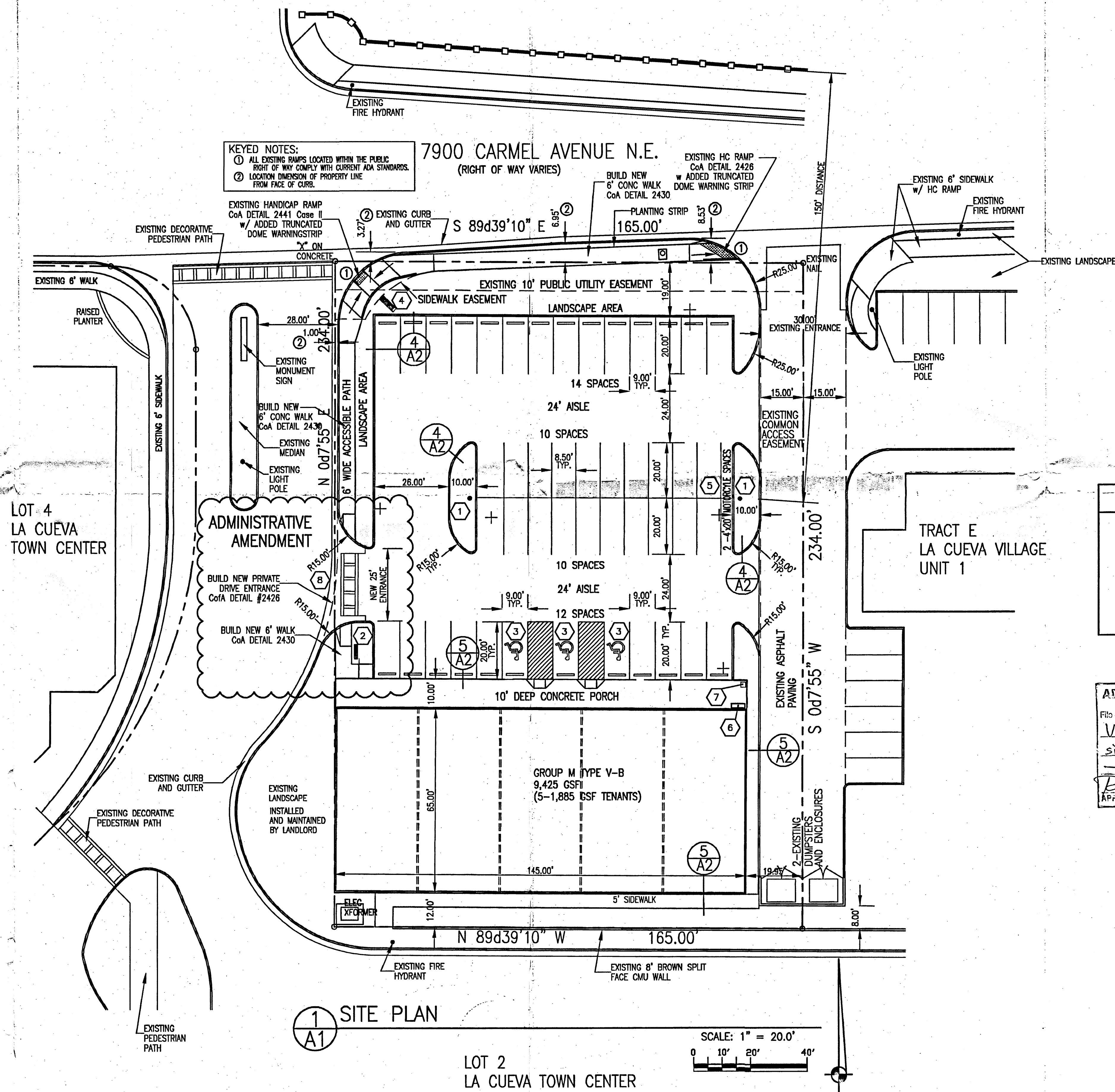


VICINITY MAP

SCALE: N.T.S.

SITE ELEMENT LEGEND:

- LANDSCAPE AREAS. SEE SHEET A3 FOR MATERIALS AND SIZES
- NEW 2" ASPHALT PAVING ON 6" COMPACTED BASE
- 1 LIGHT POLE. SEE DETAIL
- 2 BIKE RACK. SEE DETAIL
- 3 ADA PARKING SPACE WITH SIGN. SEE DETAIL AND
- 4 NEW MONUMENT SIGN. SEE
- 5 2 MOTORCYCLE PARKING SPACES 4'-0" x 8'-0" EACH
SEE FOR SIGNAGE DETAIL
ALTERNATE TEXT: MOTORCYCLE PARKING
- 6 60" LONG x 37" HIGH x 17.5" WIDE x 17" HIGH SEAT CAMEL BACK OAK BENCH, SURFACE MOUNTED (TWO PLACES)
- 7 35 GALLON SQ. WASTE RECEPTACLE BROWN STONE AGGREGATE FINISH
- 8 NEW DECORATIVE PEDESTIAN PATH
SEE DETAIL



1 SITE PLAN
A1

LOT 2
LA CUEVA TOWN CENTER

SCALE: 1" = 20.0'

LEGAL DESCRIPTION:

LOT D
LA CUEVA VILLAGE UNIT 1
ALBUQUERQUE, NM

ZONING C-2
ZONE MAP C19

38,609.7 SF
0.8864 ACRES

ADMINISTRATIVE AMENDMENT
File # 08-11-10089 Project # 1000163
Vehicular access on west side of lot.
APPROVED BY 3 June 08
DATE

ADMINISTRATIVE AMENDMENT -
PROJECT No. 1000163 / DRB Case No. 08DRB-70167
CONSTRUCT PRIVATE DRIVE ENTRANCE ON WEST EDGE OF PROPERTY

RECEIVED
JUN 04 2008
HYDROLOGY SECTION

SITE PLAN FOR BUILDING PERMIT

SITE PLAN

SHEET
A1
OF 01

James B. Clark
16 MAY 2008
STATE OF NEW MEXICO
JAMES BENJAMIN CLARK III
1047
REGISTERED ARCHITECT

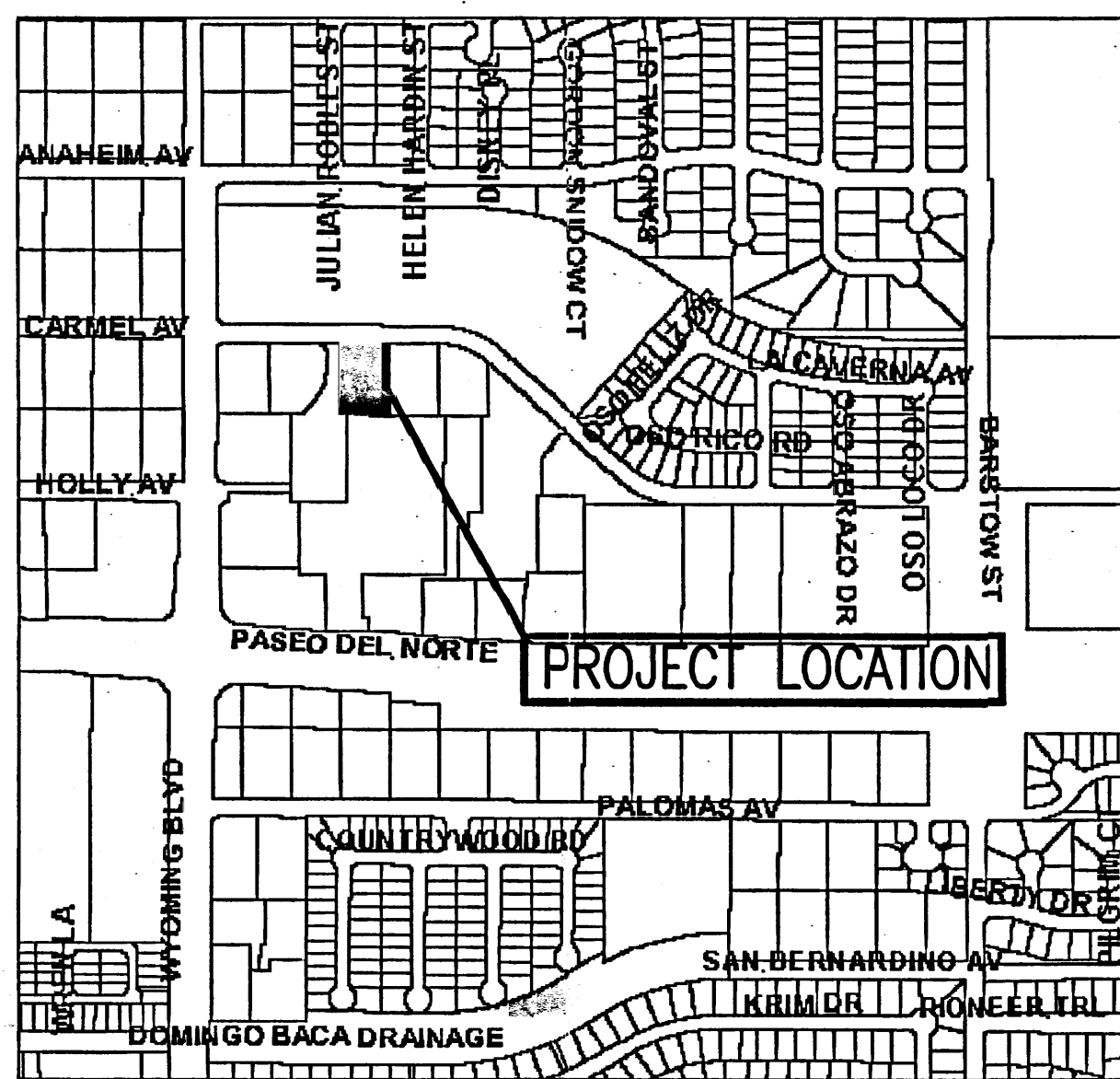
MASTERWORKS
ARCHITECTS, INC.
4200 WYOMING BLVD. NE SUITE B-1
ALBUQUERQUE, NM 87111 242-1866

FILE # 0550DSITE
31 MAY 06
REV: 09 JUN 06
REV: 27 MAR 07
REV: 22 APR 08

A NEW SHELL ONLY BUILDING FOR
MIKE WINKELJOHN
7900 CARMEL NE
ALBUQUERQUE, NEW MEXICO

PARKING CALCULATIONS:

REQUIRED FOR		
OFFICES	9,000 NSF / 200 NSF	46 SPACES
AND RETAIL		
ADA ACCESSIBLE	3 TOTAL	
(VANS INCLUDED	1)	
ACTUAL PROVIDED:		46 SPACES
MOTORCYCLE CALCULATIONS	1 PER 25 PARKING SPACES	
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TOTAL PROVIDED:	2 SPACES	
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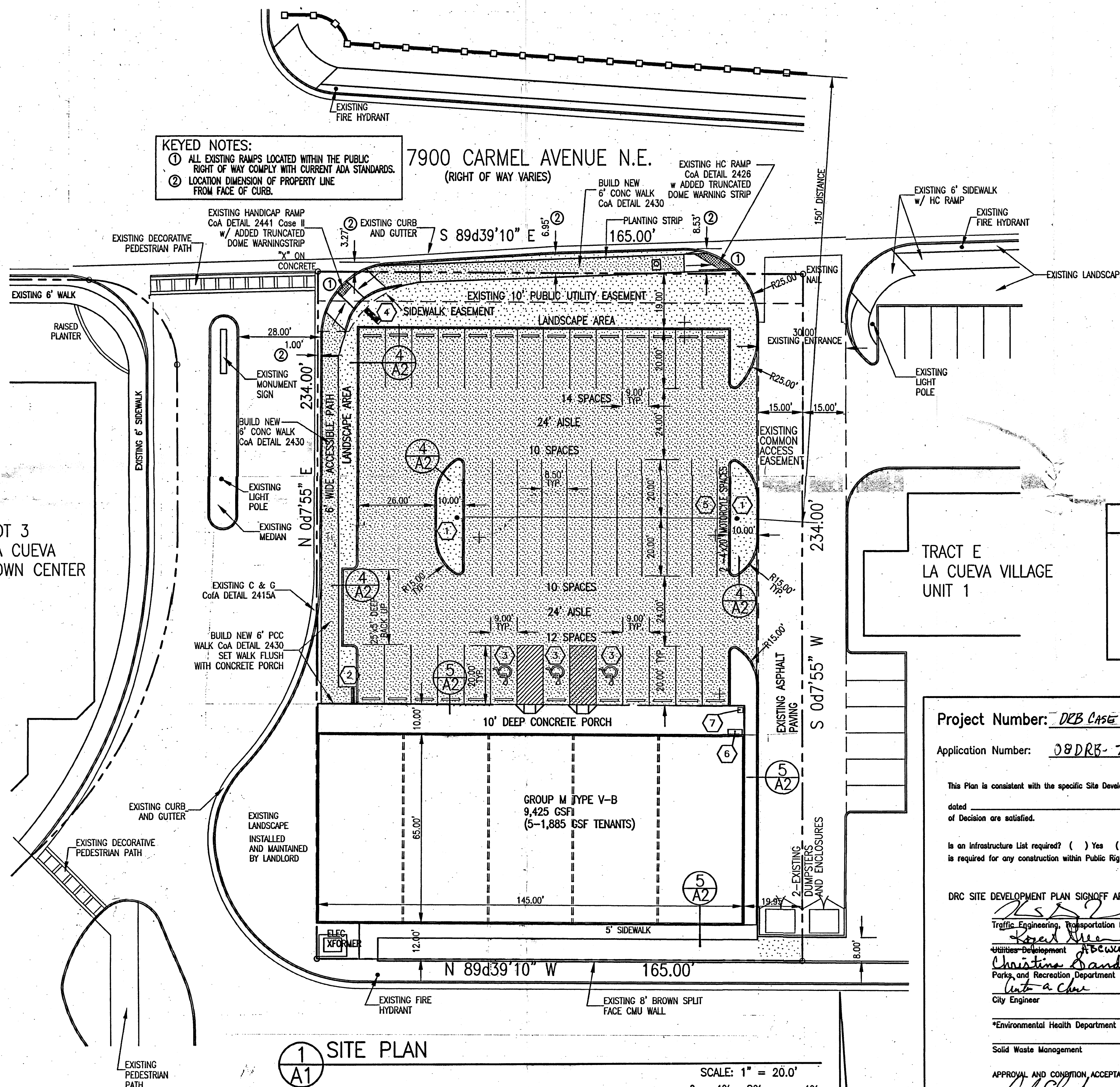
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- ⑦ 35 GALLON SQ. WASTE RECEPTACLE
BROWN STONE AGGREGATE FINISH
- ⑧ NEW DECORATIVE PEDESTRIAN PATH
SEE DETAIL

LOT 3
LA CUEVA
TOWN CENTER



① SITE PLAN

LOT 2
LA CUEVA TOWN CENTER

SCALE: 1" = 20.0'

0 10' 20' 40'

CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED 4/8/08

ADMINISTRATIVE AMENDMENT	
File # 07-10008	Project # 1000163
replace arcade with street front canopy	
APPROVED BY <i>Chamone</i>	DATE 7/5/07

AFD PLANS CHECKING OFFICE
824-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
Benjamin 4/7/08
SIGNATURE & DATE

LEGAL DESCRIPTION:

LOT D
LA CUEVA VILLAGE UNIT 1
ALBUQUERQUE, NM
ZONING C-2
ZONE MAP C19
38,609.7 SF
0.8864 ACRES

Project Number: *DRB Case No./PROJECT No.: 1000163*

Application Number: *08DRB-70167*

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

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRB plans with work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i> Traffic Engineering, Transportation Division	Date <i>4/30/08</i>
<i>[Signature]</i> Utilities Development	Date <i>4-23-08</i>
<i>[Signature]</i> Parks and Recreation Department	Date <i>4/23/08</i>
<i>[Signature]</i> City Engineer	Date <i>4-23-08</i>

*Environmental Health Department - (conditional)

Solid Waste Management

APPROVAL AND CONDITION ACCEPTANCE: as specified by the Development Process Manual

[Signature]
DRB/Chairperson, Planning Department

*Environmental Health, if necessary

RECEIVED

JUN 04 2008

HYDROLOGY
SECTION

A NEW SHELL ONLY BUILDING FOR

MIKE WINKELJOHN
8200 CARMEL NE
ALBUQUERQUE, NEW MEXICO

SITE PLAN FOR BUILDING PERMIT

SITE PLAN

SHEET
A1
OF 11

FILE # 0550DSITE
31 MAY 06
REV: 09 JUN 06
REV: 27 MAR 07
REV: 15 JUN 07
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MASTERWORKS
ARCHITECTS, INC
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JAMES BENJAMIN
CLARK III
1047
REGISTERED ARCHITECT

James B. Clark
IS JUN 08