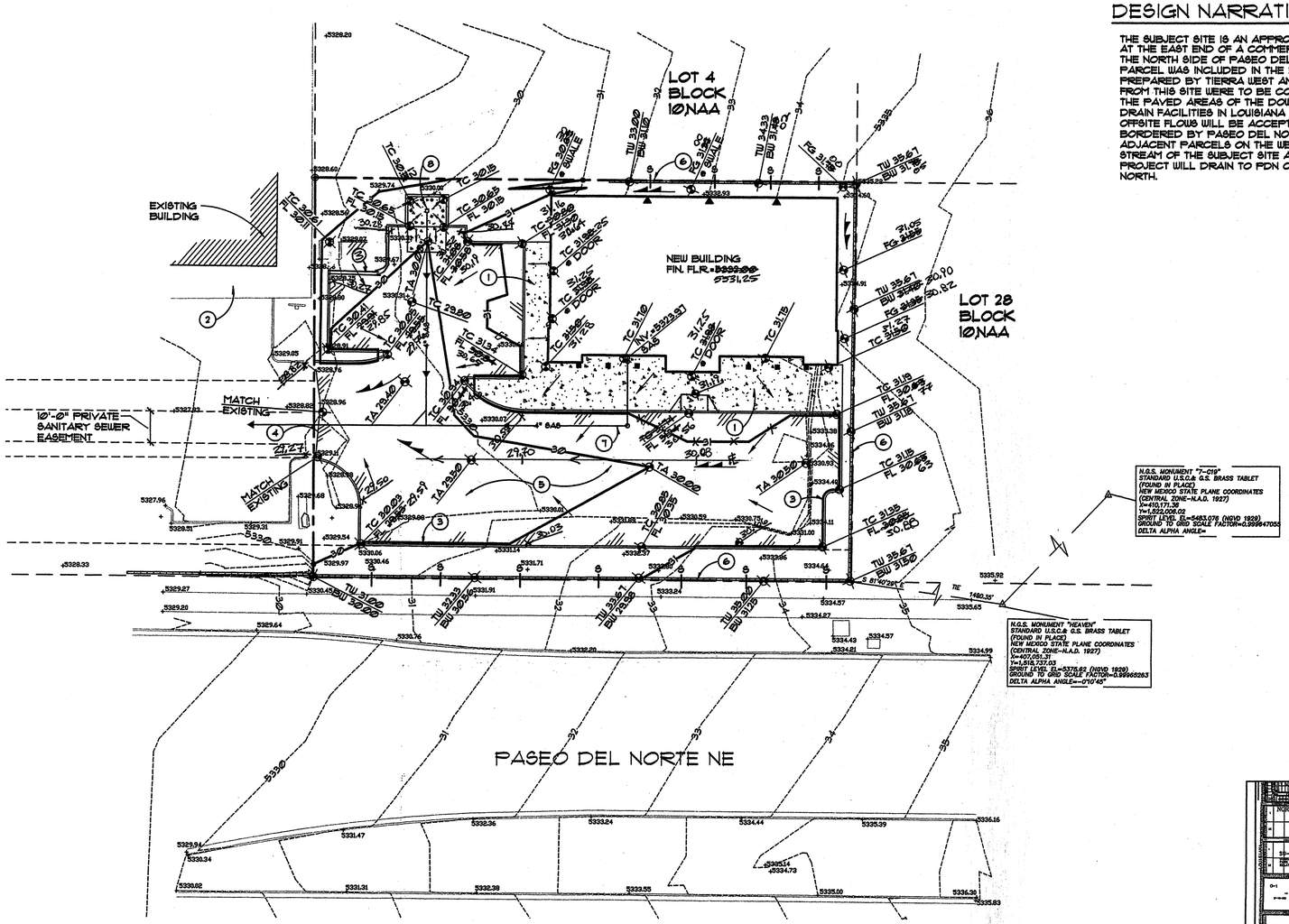


GRADING AND DRAINAGE PLAN

1"=20'

I, MIKE WALLA NMPE 11030, OF THE FIRM WALLA ENGINEERING LTD., 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 10-25-06. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY STEPHEN WALKER, NMPLS 8401. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 6-5-07 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATION OF OCCUPANCY.
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THE PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

MIKE WALLA NMPE 11030

DATE 6/7/07

PROJECT BENCHMARK

ELEVATION DATUM IS BASED ON NGVD 1929 FROM A.C.S. MONUMENT "HEAVEN", ELEVATION (FEET) = 5375.62 LOCATED ALONG THE SOUTHERLY RIGHT-OF-WAY OF PASEO DEL NORTE NE, 0.15 MI. WEST OF WYOMING BLVD. NE.

LEGAL DESCRIPTION

LOT 1-A-4 , TRACT2, UNIT 3, NORTH ALBUQUERQUE ACRES, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

DESIGN NARRATIVE

THE SUBJECT SITE IS AN APPROXIMATELY ½ ACRE PARCEL AT THE EAST END OF A COMMERCIAL DEVELOPMENT ON THE NORTH SIDE OF PASEO DEL NORTE. THE SUBJECT PARCEL WAS INCLUDED IN THE DRB APPROVED SITE PLAN PREPARED BY TIERRA WEST AND THE DEVELOPED FLOWS FROM THIS SITE WERE TO BE CONVEYED DOWN STREAM VIA THE PAVED AREAS OF THE DOWN STREAM SITES TO STORM DRAIN FACILITIES IN LOUISIANA BLVD., NE. NO SIGNIFICANT OFFSITE FLOWS WILL BE ACCEPTED SINCE THE SITE IS BORDERED BY PASEO DEL NORTE ON THE SOUTH. THE ADJACENT PARCELS ON THE WEST AND SOUTH ARE DOWN STREAM OF THE SUBJECT SITE AND THE SITE EAST OF THIS PROJECT WILL DRAIN TO PDN OR TO HOLLY AVE. ON THE NORTH.

EROSION CONTROL PLAN

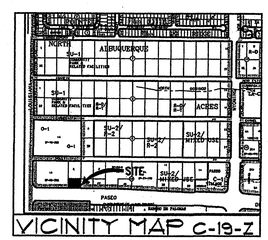
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. NPDES PERMIT FOR THE SITE IS NOT REQUIRED SINCE THE SITE IS LESS THAN 1 ACRE IN SIZE.

KEYED NOTES

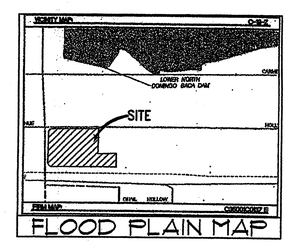
1. CONSTRUCT NEW 4000 PSI, A-E, CONC. SIDEWALK PER 2/C-102.
2. EXISTING SIDEWALK.
3. NEW CONCRETE CURB PER DETAIL 3/C-102.
4. EDGE OF EXISTING ASPHALT.
5. NEW AC PAVING. SEE DETAIL 1/C-102.
6. 4'-0" RETAINING WALL PER DETAIL 4/C-102.
7. SANITARY SEWER LINE-SEE SITE UTILITY PLAN.
8. ZURN AREA DRAIN. TOP OF GRATE ELEV.=~~5332.21~~ 29.95 INVERT. ELEV.=29.00 AT TRASH ENCLOSURE.

LEGEND

———	NEW BUILDING LINE
— — —97— — —	EXISTING CONTOUR
———79———	NEW CONTOUR
▲	ROOF DRAIN
19.00	PROPOSED SPOT ELEVATION
19.00 ×	EXISTING SPOT ELEVATION
——→	NEW FLOW DIRECTION ARROW
———	SWALE
TC	TOP OF CONCRETE
TG	TOP OF GRATE
FG	FINISHED GRADE
FL	FLOWLINE
TA	TOP OF ASPHALT
TP	TOP OF PLATE
INV.	INVERT
TW	TOP OF WALL
BW	BASE OF WALL
	EXTENT OF NEW ASPHALT
	EXTENT OF NEW CONCRETE PAVING
8	INDICATES 8" STEP • TOP OF WALL
~~13.00~~ 13.13	AS-BUILT SPOT ELEVATION



VICINITY MAP C-19-Z



FLOOD PLAIN MAP

HYDROLOGY CALCULATIONS

PRECIPITATION ZONE 3
DESIGN STORM: (IN)

	1hr	6hr	24hr	4day	10day
	2.14	2.60	3.10	3.95	4.90

EXISTING CONDITIONS

LAND TRTMNT	AREA (ACRE)	AREA %	P6	Q (CFS/AC)	Q (CFS)	V6 (CF)	V24 (CF)	V4DAY (CF)	V10DAY (CF)
A	0.479	100%	0.66	1.87	0.90	1,148	1,148	1,148	1,148
B	0.000	0%	0.92	2.60	0.00	0	0	0	0
C	0.000	0%	1.29	3.45	0.00	0	0	0	0
D	0.000	0%	2.36	5.02	0.00	0	0	0	0
TOTALS	0.479	100%			0.90	1,148	1,148	1,148	1,148

PROPOSED CONDITIONS

LAND TRTMNT	AREA (ACRE)	AREA %	P6	Q (CFS/AC)	Q (CFS)	V6 (CF)	V24 (CF)	V4DAY (CF)	V10DAY (CF)
A	0.000	0%	0.66	1.87	0.00	0	0	0	0
B	0.105	22%	0.92	2.60	0.27	351	351	351	351
C	0.000	0%	1.29	3.13	0.00	0	0	0	0
D	0.374	78%	2.36	5.02	1.88	3,204	3,883	5,037	6,327
TOTALS	0.479	100%			2.15	3,555	4,233	5,387	6,677

JUN 06 2007
LAND DEVELOPMENT SECTION

ARCHITECTS
Fanning Bard Tatum Architects AIA, Ltd.
6100 Indian School Rd. NE Ste 210
Albuquerque NM 87110
Phone 505/883.5200
Facsimile 505/884.5390
Web www.fbtarch.com

CONSULTANT

Walla ENGINEERING LTD
Structural Engineering
Civil Engineering
6100 Indian School Road NE • Suite 210
Albuquerque • New Mexico • 87110
881-3008 • Facsimile 884-5390

MIKE I. WALLA
NEW MEXICO
11030
REGISTERED PROFESSIONAL ENGINEER
6/7/06

Tribal Arts

8150 LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87113

10-17-2006

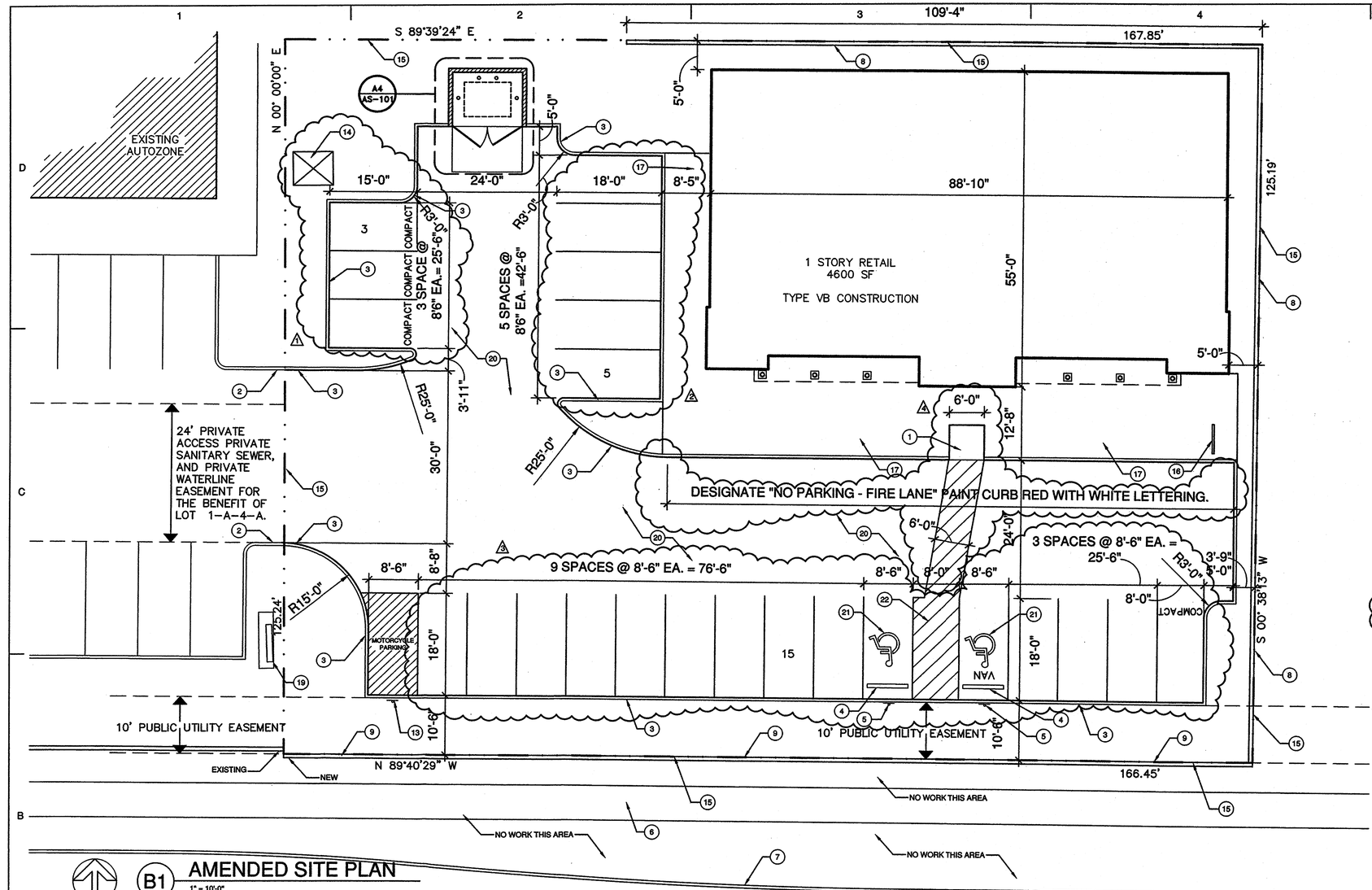
MARK	DATE	DESCRIPTION

PROJECT NO:	
CAD DWG FILE:	
DRAWN BY:	KKG
CHECKED BY:	MJW

SHEET TITLE

GRADING AND DRAINAGE PLAN

C-101

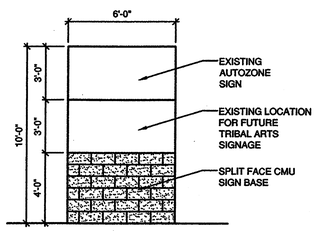


B1 AMENDED SITE PLAN

1" = 10'-0"

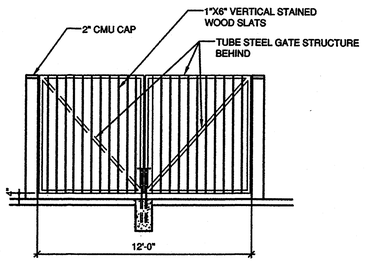
SCALE: 1" = 10'-0"

PASEO DEL NORTE NE (ROW VARIES)



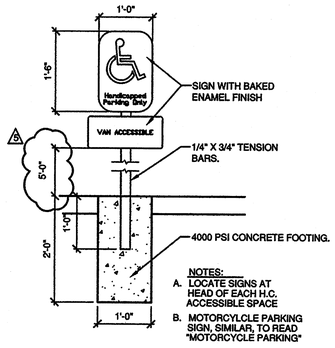
A1 EXISTING SIGNAGE ELEVATION

1/4" = 1'-0"



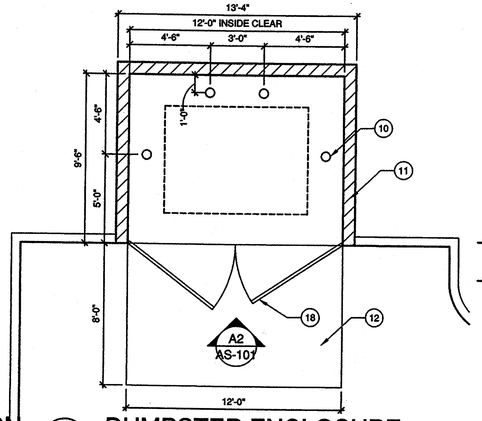
A2 DUMPSTER GATE ELEVATION

1/4" = 1'-0"



A3 ACCESSIBLE PARKING SIGN

3/4" = 1'-0"



A4 DUMPSTER ENCLOSURE

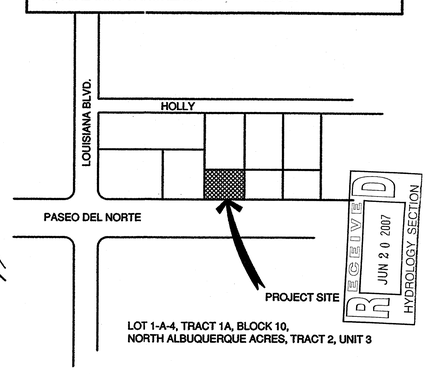
1/4" = 1'-0"

KEYED NOTES

1. HANDICAPPED RAMP PER C.O.A. STD DWG # 2441. 1:12 SLOPE MAX.
2. EXISTING HEADER CURB.
3. NEW 6" HEADER CURB PER C.O.A. STD DWG #2415
4. CONCRETE WHEEL STOP.
5. ACCESSIBLE PARKING SIGN TYPICAL ALL HANDICAPPED PARKING SPACES. SEE DETAIL A3 THIS SHEET.
6. EXISTING SIDEWALK.
7. CURB AT EDGE OF STREET.
8. NEW 4'-0" SPLIT FACE CMU RETAINING WALL.
9. NEW 34" HIGH SPLIT FACE CMU WALL.
10. STEEL BOLLARD FILLED WITH CONCRETE, TYP.
11. 8" SPLIT FACED CMU WALL. 7'-6" HIGH.
12. 6" THICK CONCRETE APRON. 4.000 PSI, 3/4" AGGREGATE W/ 6X6-10/10 WWM OR EQUAL.
13. MOTORCYCLE PARKING SIGN. SEE DETAIL A3 THIS SHEET.
14. EXISTING ELECTRICAL TRANSFORMER.
15. PROPERTY LINE.
16. RIBBON BICYCLE RACK (4 SPACES).
17. CONCRETE SIDEWALK PER C.O.A. STD DWG #2430.
18. ENCLOSURE GATE.
19. EXISTING SIGNAGE (SEE A1/AS-101)
20. ASPHALT PAVING
21. HANDICAP PARKING SYMBOL.
22. 4" WIDE PAINTED STRIPES AT 12" O.C. COLOR WHITE.

NOTES:

REQUIRED PARKING:	23
PROVIDED :	23 (4 COMPACT)
REQUIRED ACCESSIBLE PARKING:	1
PROVIDED:	2 (BOTH VAN)
REQUIRED MOTORCYCLE PARKING:	1
PROVIDED:	1
REQUIRED BICYCLE PARKING:	2
PROVIDED:	4
TOTAL PREVIOUSLY APPROVED SITE PLAN BUILDING SQUARE FOOTAGE:	
WENDY'S	3235 SF
JIFFY LUBE	2192 SF
AUTOZONE	6759 SF
JUST BRAKES	3400 SF
TOTAL PREVIOUSLY APPROVED BLDG. SF:	15586 SF
10% ALLOWABLE INCREASE W/ADMINISTRATIVE AMENDMENT =	1559 SF
ACTUAL SQ. FT. INCREASE =	1200 SF



LOT 1-A-4, TRACT 1A, BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3

A5 VICINITY MAP

1" = 300'

9/19/2006

ARCHITECTS

Fanning Bard Tatum Architects AIA, Ltd.

6100 Indian School Rd. NE Ste 210
Albuquerque NM 87110

Phone 505/883.5200
Facsimile 505/884.5390
Web www.fbtarch.com

CONSULTANT

DRB ADMINISTRATIVE SITE PLAN AMENDMENT
PROJECT NO. 1003364
APPLICATION NO. 06DRB-00056
Changes to Site Plan as approved
Motorcycle parking sign
Delete bollards
Site
PLANNING DIRECTOR DATE

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

	DATE
TRAFFIC ENGINNERING, TRANSPORTATION DIVISION	9-20-06
WATER UTILITY DEPARTMENT	9.20.06
PARKS AND RECREATION DEPARTMENT	9/20/06
CITY ENGINEER	9/20/06
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	N/A 9/22/06
SOLID WASTE MANAGEMENT	9/20/06
DRB CHAIRPERSON, PLANNING DEPARTMENT	9/22/06

PROJECT NUMBER	1003364
APPLICATION NUMBER	06DRB-01232

This plan is consistant with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated____and the Findings and Conditions in the Official Notification of Decession are satisfied.

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

MARK	DATE	DESCRIPTION
6	1/16/07	ADDITION OF NOTES FOR CLARIFICATION
5	1/16/07	DIMENSION CHANGE
4	1/16/07	FIRE LANE, ACCESSIBLE RAMP, ACCESSIBLE PATH
3	1/16/07	RECONFIGURATION OF SPACES TO ALLOW FOR ADDITION OF 1 SPACE. RELOCATED ACCESSIBLE PARKING.
2	1/16/07	ACCESSIBLE PARKING RELOCATED TO SOUTH OF BLDG.
1	1/16/07	1 SPACE DELETED, 3 CHANGED TO COMPACT CAR

PROJECT NO:	
CAD DWG FILE:	AS-101.DWG
DRAWN BY:	JLL
CHECKED BY:	JLL

SHEET TITLE

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
AMENDED
LOUISIANA/PASEO

AS-101