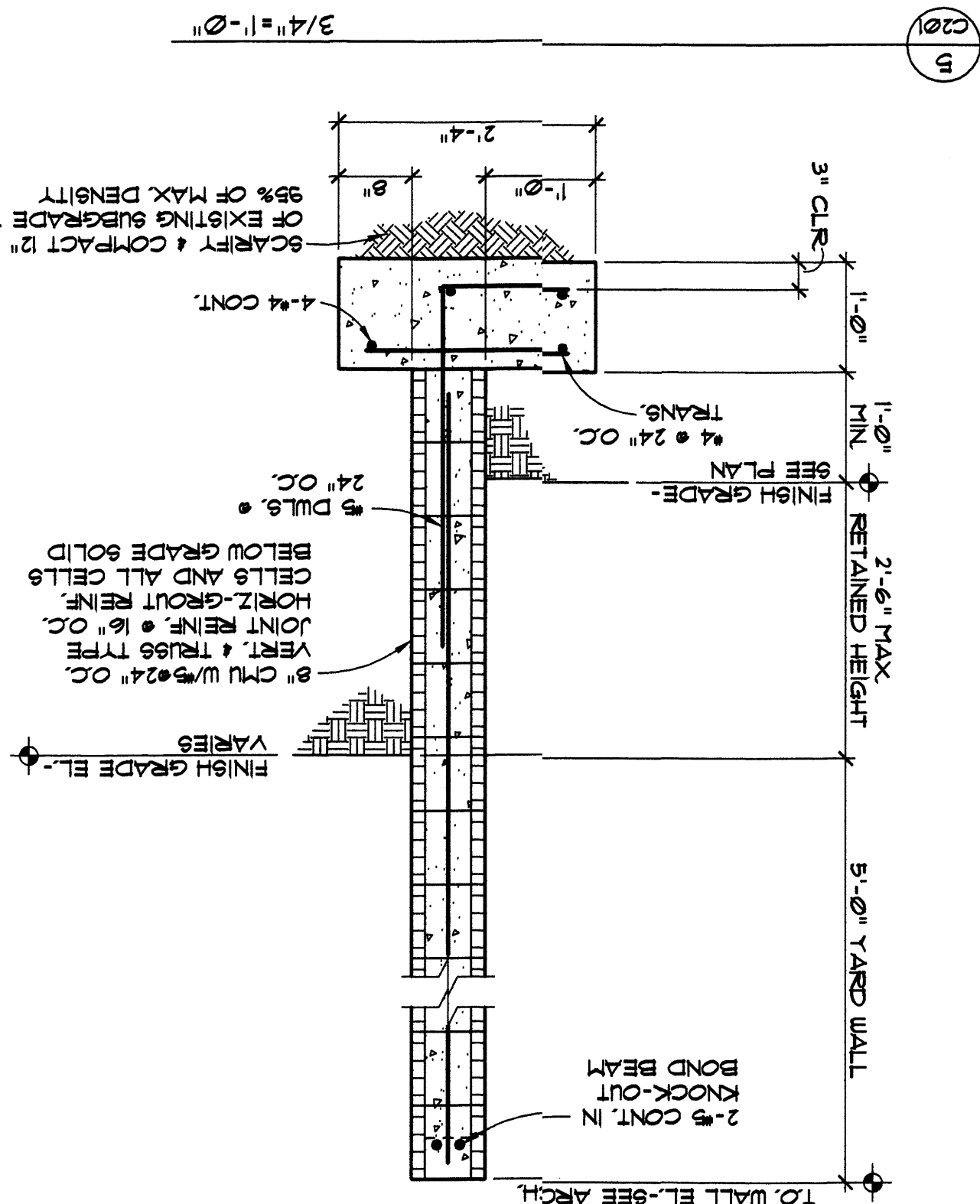
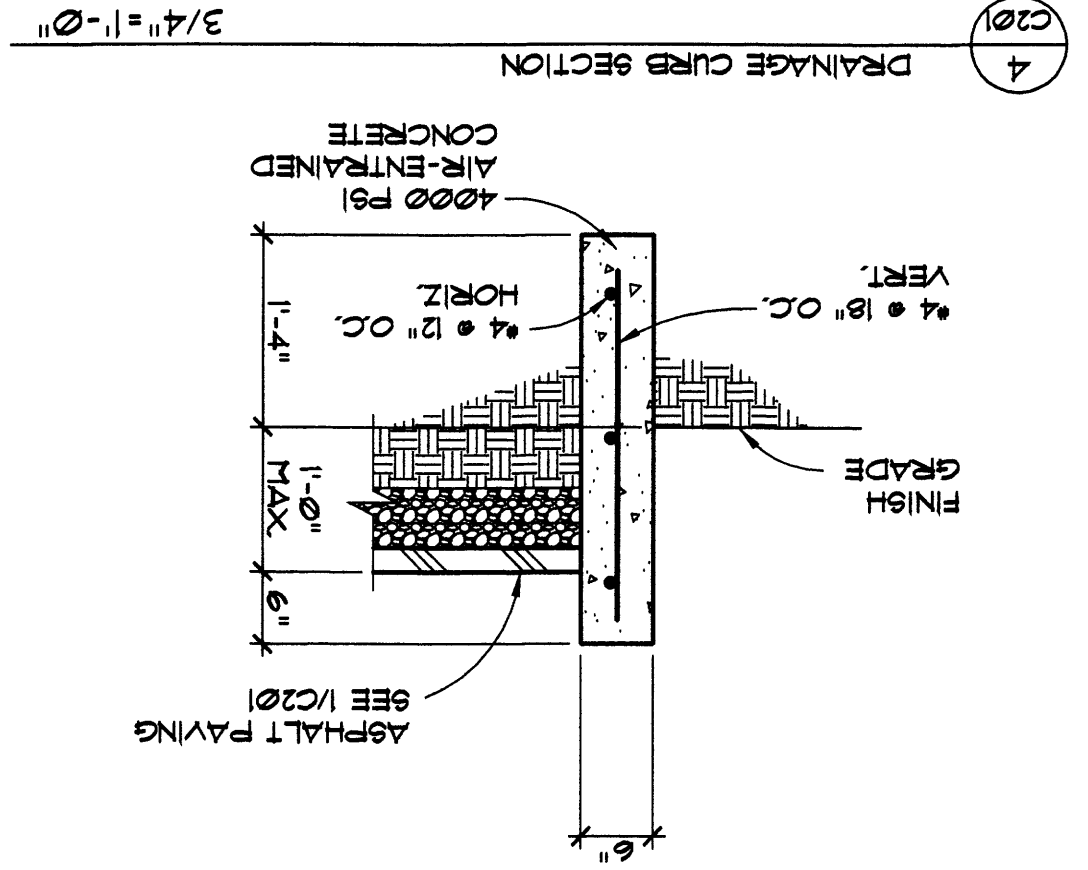
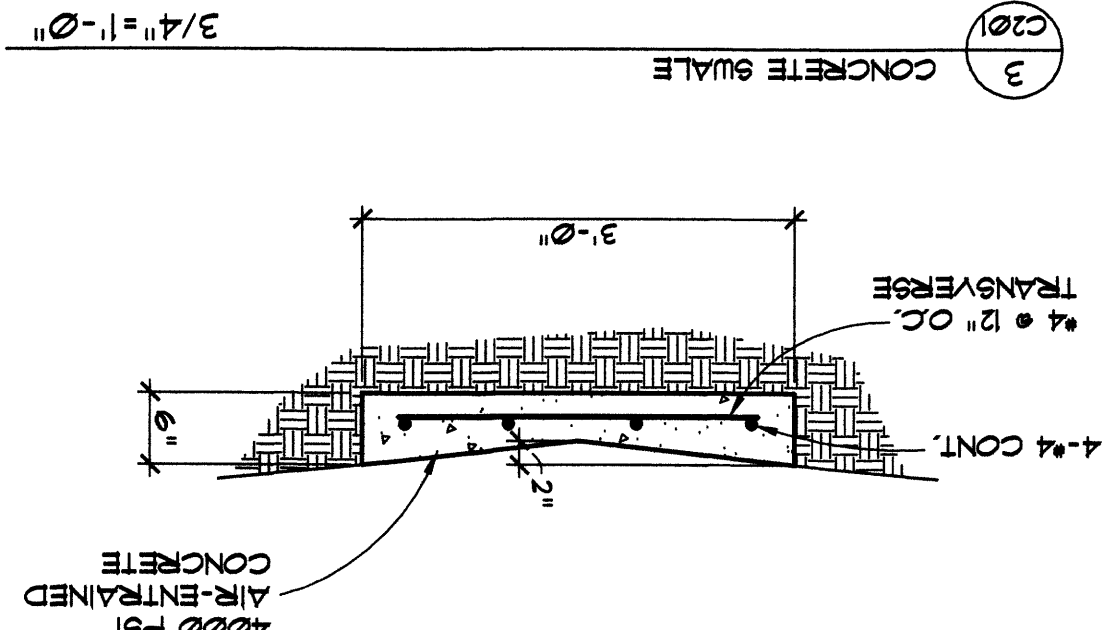
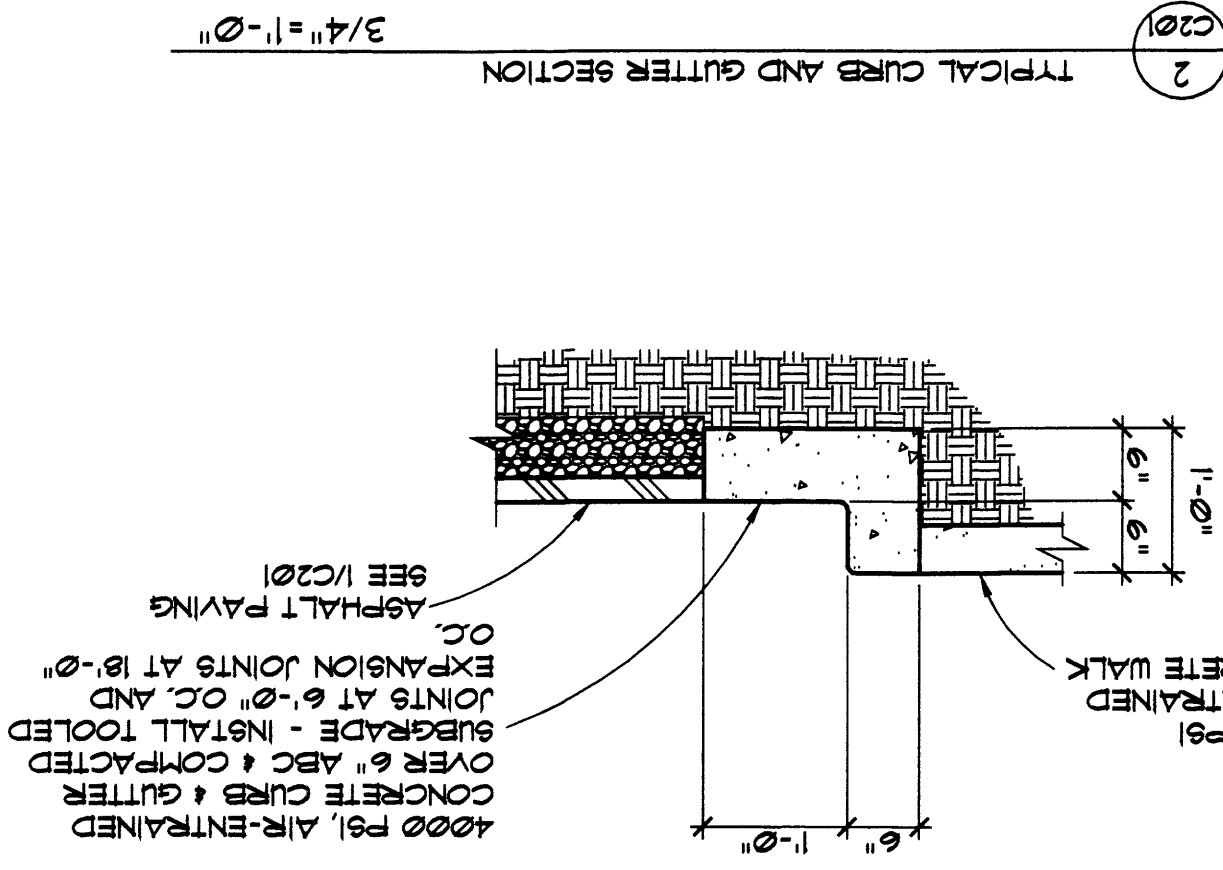
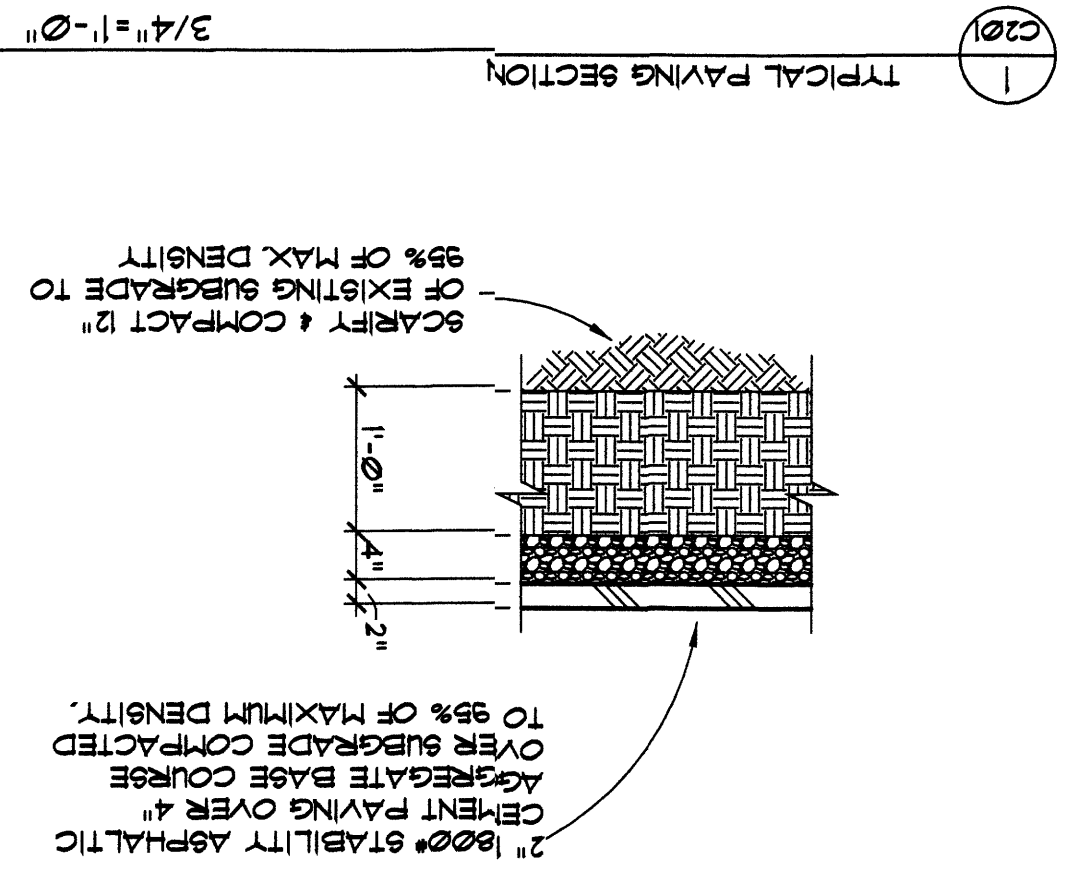




Walla  
Structural Engineering  
Civil Engineering  
6501 Avenida Pardo NE, Suite 301  
Albuquerque, New Mexico 87110  
505-881-5008 • Fax 505-881-4025

ROBERT C. KERSCHEN, DMD  
7400 holly avenue ne  
albuquerque, new mexico  
development for:  
a new dental office

slagleherrarchitects  
413 second st w  
albuquerque, nm  
87102  
505-246-0870  
slagleherr.com

GRADING AND  
DRAINAGE DETAILS



REVISIONS

date  
4-28-16  
sheet  
C201

## KEYED NOTES

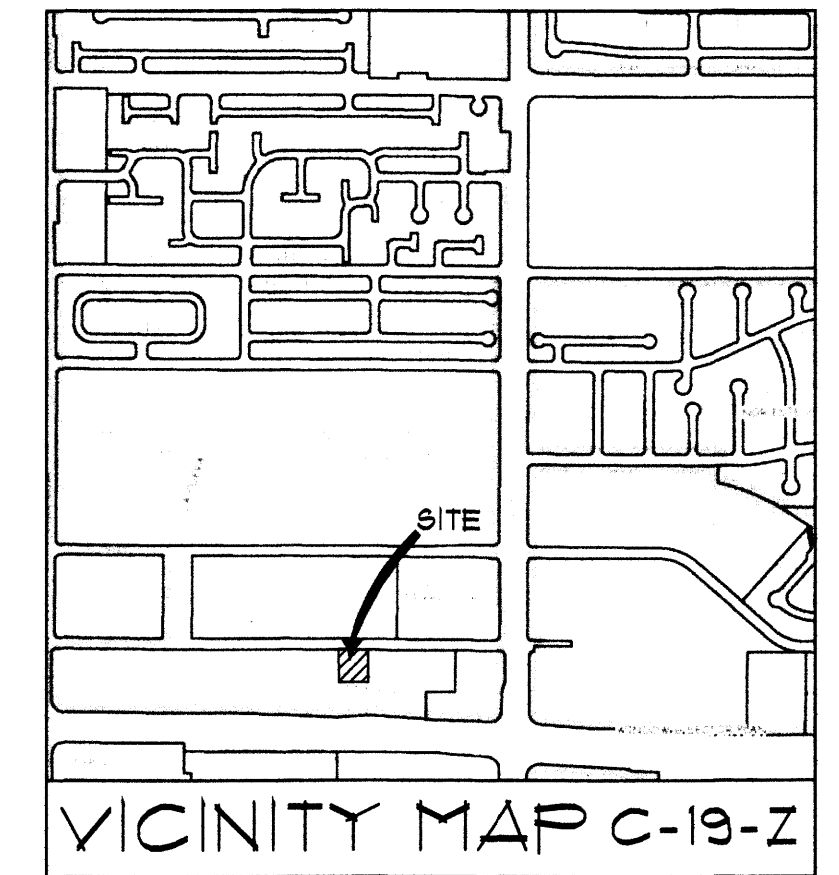
- 1'-0" WIDE CURB BREAK FOR DRAINAGE
- MASONRY RETAINING WALL PER DETAIL 3/C201
- CONCRETE SWALE PER DETAIL 3/C201
- 4" THICK, 4000 PSI CONCRETE WALK
- 2'-0" WIDE SIDEWALK CULVERT PER C.O.A. STD. DRAWING 2236
- DRAINAGE BASIN CONCRETE CURB PER DETAIL 4/C201
- ASPHALT PAVING PER DETAIL 1/C201
- STANDARD CONCRETE CURB AND GUTTER PER DETAIL 2/C201
- HANDICAP RAMP - SEE ARCH.
- LANDSCAPE ROCK LINED SWALE - COORDINATE WITH ARCH.

## LEGAL DESCRIPTION

LOT NUMBERED ELEVEN-A (11-A), IN BLOCK NUMBERED TEN (10) OF TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 27, 2012, IN PLAT BOOK 202C, FOLIO 9.

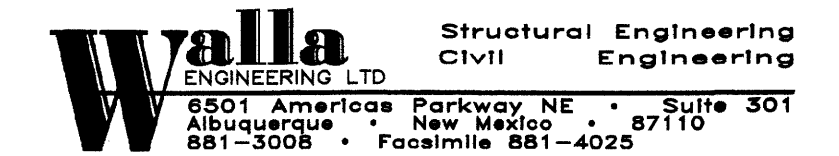
## BENCHMARK

USCGS SURVEY CONTROL MONUMENT "HEAVEN"  
NEW MEXICO STATE PLANE COORDINATES,  
CENTRAL ZONE (NAD83) AS PUBLISHED:  
Y = 1518.1935  
X = 1541291.45  
GROUND TO GRID FACTOR = 0.999655810  
DELTA ALPHA = -00°10'46.22"  
ELEVATION = 5378.235 (NAVD88)



## DESIGN NARRATIVE

THIS 0.101 ACRE SITE IS CURRENTLY UNIMPROVED EXCEPT FOR A PAVED ACCESS ROAD ON THE WEST EDGE. THIS ROAD WILL REMAIN AS IT PROVIDES ACCESS FOR AN ADJACENT PROPERTY. THE ON-SITE IMPROVEMENTS INCLUDE A NEW 4000 SF BUILDING AND NEW PAVED PARKING LOT. THE SUBJECT SITE CURRENTLY ACCEPTS A VERY SMALL AMOUNT OF OFF-SITE RUNOFF FROM THE ADJACENT PROPERTY ON ITS EAST BORDER AND THE NEW IMPROVEMENTS WILL NOT PROHIBIT THIS FLOW. THE SITE WILL NOT IMPACT ANY ADJACENT PROPERTIES WITH DEVELOPED RUNOFF AND WILL BE CONSTRUCTED WITH DEPRESSED ISLANDS IN THE PARKING LOT AS WELL AS A SMALL POND TO COLLECT A FIRST FLUSH VOLUME OF RUNOFF. ROOF RUNOFF WILL BE DIRECTED TO THE POND VIA A CONCRETE SWALE ON THE NORTH SIDE OF THE NEW BUILDING. STORM VOLUMES GREATER THAN THE ON-SITE CAPACITY WILL BE DIRECTED TO DOWNSTREAM FACILITIES IN HOLLY AVE. VIA THE EXISTING PAVED DRIVE. THESE FLOWS ULTIMATELY COLLECT IN AN AMAFCA POND ON THE NORTH SIDE OF HOLLY AVE. WEST OF THE SITE.



a new dental office  
development for:

**ROBERT C.  
KERSCHEN, DMD**

7400 holly avenue ne  
albuquerque, new mexico

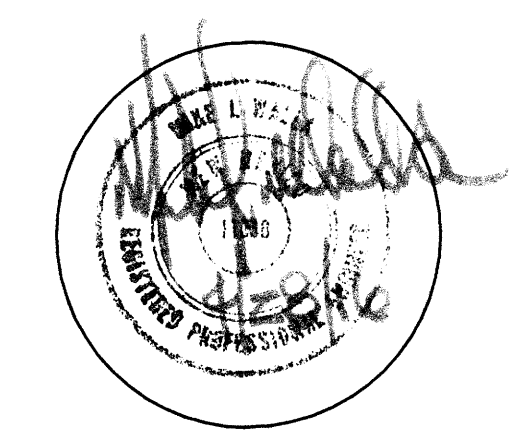
## EROSION CONTROL PLAN

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. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE, IF NECESSARY.

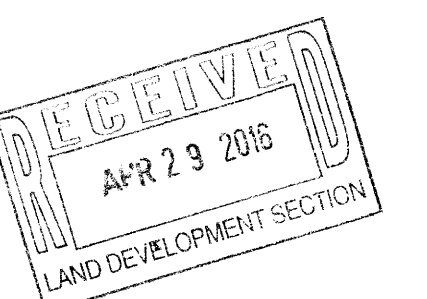
**slagleherrarchitects**

413 second st w  
albuquerque nm  
87102  
505 246 0870  
slagleherr.com

## GRADING AND DRAINAGE PLAN



revisions



date  
**4-28-16**  
sheet  
**C101**

## HYDROLOGY CALCULATIONS

| PRECIPITATION ZONE 4<br>DESIGN STORM: (IN) |                  |        |                |            |        | 1hr                 | 6hr                  | 24hr                   | 4day                    | 10day  |
|--------------------------------------------|------------------|--------|----------------|------------|--------|---------------------|----------------------|------------------------|-------------------------|--------|
|                                            |                  |        |                |            |        | 2.23                | 2.30                 | 3.65                   | 4.70                    | 5.95   |
| EXISTING CONDITIONS                        | LAND AREA (ACRE) | AREA % | P <sub>6</sub> | Q (CFS/AC) | Q (CF) | V <sub>6</sub> (CF) | V <sub>24</sub> (CF) | V <sub>4DAY</sub> (CF) | V <sub>10DAY</sub> (CF) |        |
| A                                          | 0.000            | 0%     | 0.80           | 2.20       | 0.00   | 0                   | 0                    | 0                      | 0                       | 0      |
| B                                          | 0.006            | 86%    | 1.08           | 2.92       | 1.71   | 2.316               | 2.316                | 2.316                  | 2.316                   | 2.316  |
| C                                          | 0.000            | 0%     | 1.46           | 3.73       | 0.00   | 0                   | 0                    | 0                      | 0                       | 0      |
| D                                          | 0.101            | 14%    | 2.64           | 5.25       | 0.53   | 9.72                | 1.248                | 1.634                  | 2.094                   | 2.094  |
| TOTALS                                     | 0.107            | 100%   |                |            | 2.30   | 3.341               | 3.624                | 4.010                  | 4.470                   |        |
| PROPOSED CONDITIONS                        | LAND AREA (ACRE) | AREA % | P <sub>6</sub> | Q (CFS/AC) | Q (CF) | V <sub>6</sub> (CF) | V <sub>24</sub> (CF) | V <sub>4DAY</sub> (CF) | V <sub>10DAY</sub> (CF) |        |
| A                                          | 0.000            | 0%     | 0.80           | 2.20       | 0.00   | 0                   | 0                    | 0                      | 0                       | 0      |
| B                                          | 0.175            | 25%    | 1.08           | 2.92       | 0.51   | 6.86                | 6.86                 | 6.86                   | 6.86                    | 6.86   |
| C                                          | 0.000            | 0%     | 1.46           | 3.73       | 0.00   | 0                   | 0                    | 0                      | 0                       | 0      |
| D                                          | 0.532            | 75%    | 2.64           | 5.25       | 2.79   | 5.098               | 6.541                | 8.574                  | 10.988                  | 10.988 |
| TOTALS                                     | 0.707            | 100%   |                |            | 3.30   | 5.784               | 7.233                | 9.260                  | 11.674                  |        |

FIRST FLUSH: 22813 SF (ROOF + PAVING) x 0.44"/12 IN PER FT = 836 CF  
POND VOLUME: 401 CF  
DEPRESSED ISLANDS: 560 CF  
TOTAL = 961 CF IS LESS THAN 836 CF

## DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR

1. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. 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.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE LINE LOCATING SERVICE, NEW MEXICO ONE CALL, 266-9389 (NY ONE CALL "811") FOR THE LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

KEYED NOTES

- 1'-0" WIDE CURB BREAK FOR DRAINAGE
- MASONRY RETAINING WALL PER DETAIL 5/C201
- CONCRETE SWALE PER DETAIL 3/C201
- 4" THICK, 4000 PSI CONCRETE WALK
- 2'-0" WIDE SIDEWALK CULVERT PER C.O.A. STD. DRAWING 7236
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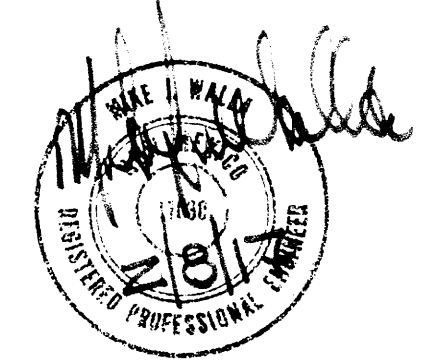
LEGEND

- PROPERTY LINE
- NEW BUILDING LINE
- EXISTING CONTOUR
- NEW CONTOUR
- EXISTING SPOT ELEVATION
- NEW SPOT ELEVATION
- NEW FLOW DIRECTION ARROW
- TA TOP OF ASPHALT
- TC TOP OF CONCRETE OR CURB
- FG FINISHED GRADE
- FL FLOW LINE
- TW TOP OF WALL
- BW BOTTOM OF WALL
- B/F BOTTOM OF FOOTING
- INV INVERT
- NEW CONCRETE PAVING
- NEW AC PAVING
- ROOF DRAIN LOCATION
- SWALE

ENGINEERS CERTIFICATION

I, MIKE WALLA N.M.P.E. 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 4-28-16. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED FROM GARY GRITSKO N.M.P.E. 10686. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 2-8-17 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 CERTIFICATE OF OCCUPANCY. THE RECORD INFORMATION PRESENTED HEREIN 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 N.M.P.E. 11030



HYDROLOGY CALCULATIONS

| PRECIPITATION ZONE 4 |       | DESIGN STORM: (IN) |        | 1hr           | 6hr     | 24hr        | 4day       | 10day       |
|----------------------|-------|--------------------|--------|---------------|---------|-------------|------------|-------------|
|                      |       | 223                | 230    | 3.65          | 4.70    | 5.95        |            |             |
| EXISTING CONDITIONS  |       | LAND AREA (ACRE)   | AREA % | F6 Q (CF8/AC) | Q (CF8) | V6 V24 (CF) | V4DAY (CF) | V10DAY (CF) |
| A                    | 0.000 | 0%                 | 0.80   | 2.20          | 0.00    | 0           | 0          | 0           |
| B                    | 0.606 | 86%                | 1.08   | 2.32          | 1.71    | 2.316       | 2.316      | 2.316       |
| C                    | 0.000 | 0%                 | 1.46   | 3.13          | 0.00    | 0           | 0          | 0           |
| D                    | 0.101 | 14%                | 2.64   | 5.25          | 0.53    | 9.12        | 12.48      | 16.34       |
| TOTALS               | 0.707 | 100%               |        |               | 2.30    | 3.341       | 3.624      | 4.610       |
| PROPOSED CONDITIONS  |       | LAND AREA (ACRE)   | AREA % | F6 Q (CF8/AC) | Q (CF8) | V6 V24 (CF) | V4DAY (CF) | V10DAY (CF) |
| A                    | 0.000 | 0%                 | 0.80   | 2.20          | 0.00    | 0           | 0          | 0           |
| B                    | 0.175 | 25%                | 1.08   | 2.32          | 0.51    | 6.86        | 6.86       | 6.86        |
| C                    | 0.000 | 0%                 | 1.46   | 3.13          | 0.00    | 0           | 0          | 0           |
| D                    | 0.532 | 75%                | 2.64   | 5.25          | 2.19    | 5.038       | 6.541      | 8.514       |
| TOTALS               | 0.707 | 100%               |        |               | 3.30    | 5.784       | 7.233      | 9.260       |

FIRST FLUSH: 22813 SF (ROOF + PAVING) x 0.44"/12 IN PER FT = 836 CF  
POND VOLUME: 407 CF  
DEFERRED ISLANDS: 560 CF  
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LEGAL DESCRIPTION

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BENCHMARK

USC&GS SURVEY CONTROL MONUMENT "HEAVEN"  
NEW MEXICO STATE PLANE COORDINATES,  
CENTRAL ZONE (NAD83) AS PUBLISHED:  
Y = 1518,799.515  
X = 1547,287.145  
GROUND TO GRID FACTOR = 0.999655810  
DELTA ALPHA = -00°10'46.22"  
ELEVATION = 5378.235 (NAVD83)

DESIGN NARRATIVE

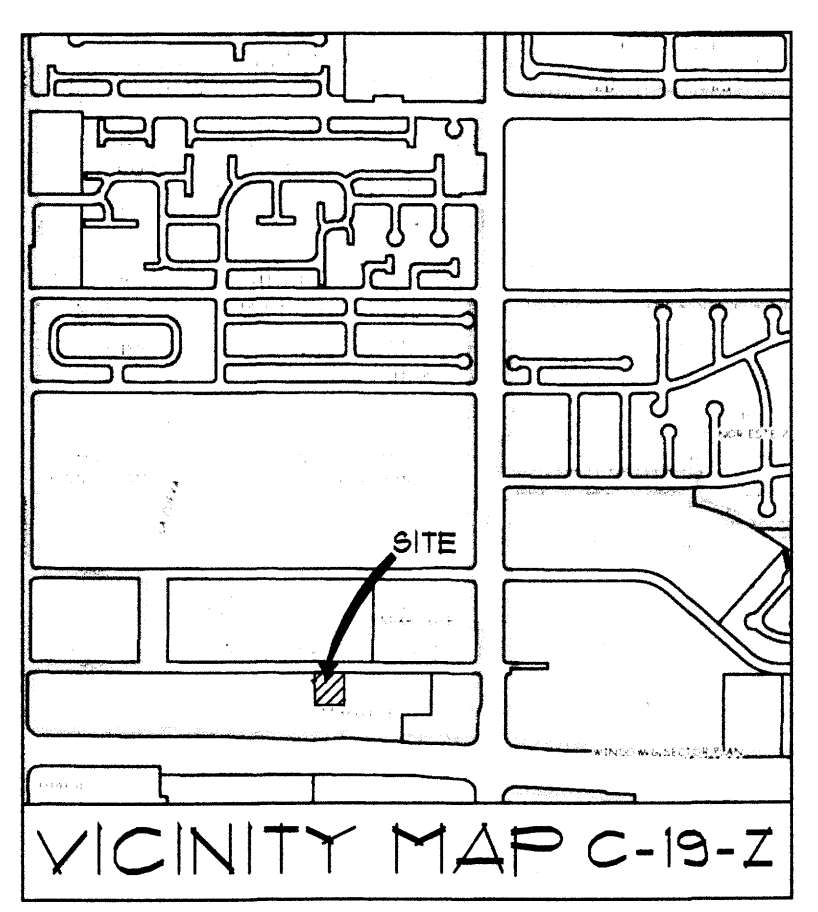
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EROSION CONTROL PLAN

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
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Walla Engineering Ltd.  
5501 Americas Parkway NE, Suite 301  
Albuquerque, New Mexico 87110  
861-3008 • Facsimile 861-4025

a new dental office development for:

ROBERT C. KERSCHEN, DMD

7400 holly avenue ne  
albuquerque, new mexico

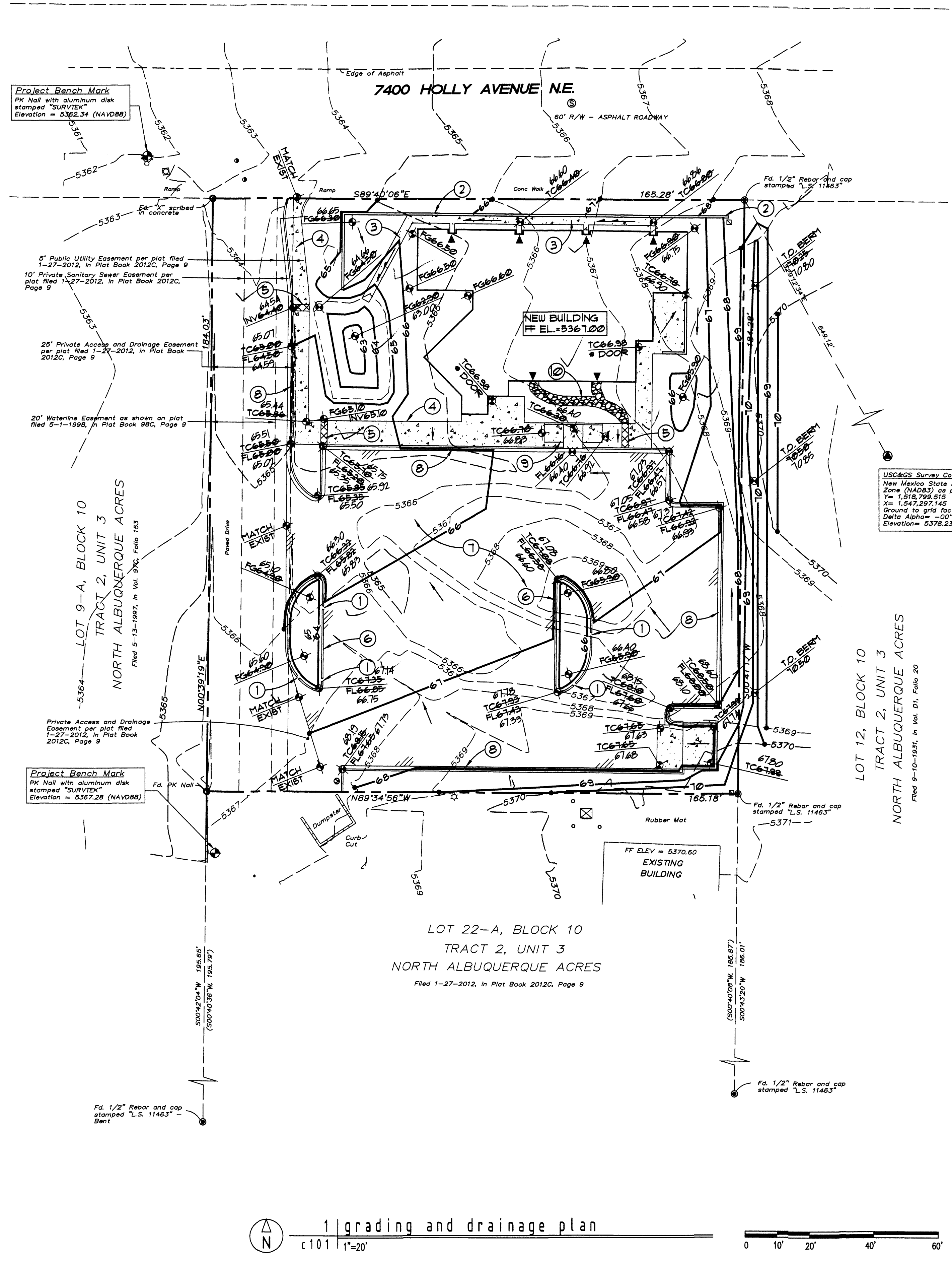
slagleherrarchitects  
413 second st sw  
albuquerque nm  
87102  
5052460870  
slagleherr.com

GRADING AND DRAINAGE PLAN



revisions

date  
4-28-16  
sheet  
C101



PROJECT NUMBER: 16-20152 APPLICATION NUMBER: 5/18/16

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL: *Raymond M. Ward* 5/18/16

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION: *Raymond M. Ward* 5/18/16

WATER UTILITY AUTHORITY: *Raymond M. Ward* 5/18/16

PARKS AND RECREATION DEPARTMENT: *Raymond M. Ward* 5/18/16

CITY ENGINEER: *Raymond M. Ward* 5/24/16

DRB CHAIRPERSON, PLANNING DEPARTMENT: *Raymond M. Ward* 5/24/16

DATE: 5/24/16

DATE: 5/24/16

DATE: 5/24/16

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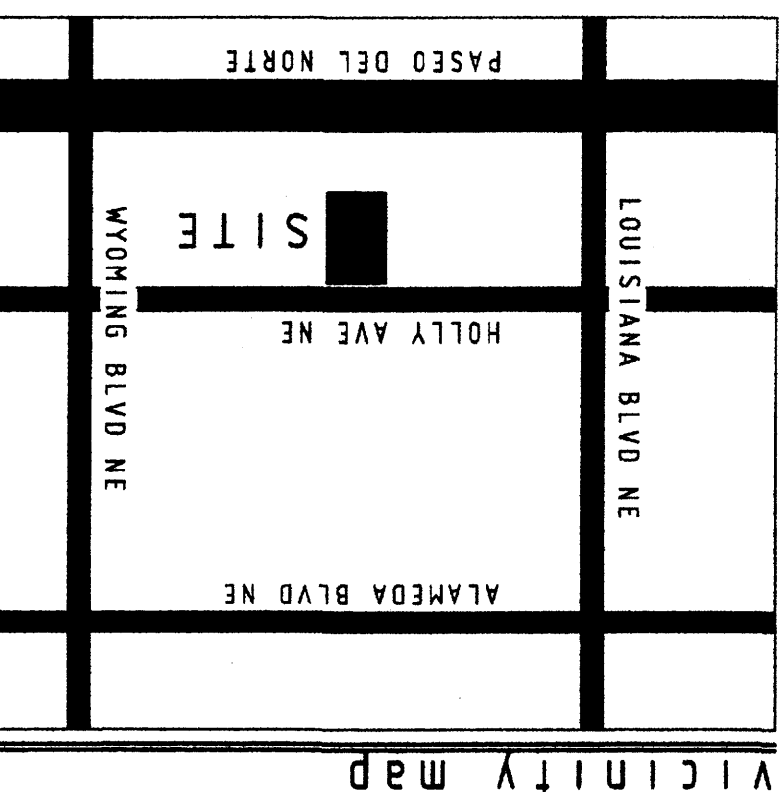
DATE: 5/24/16

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DATE: 5/24/16

DATE: 5/24/16

DATE: 5/24/16



SITE DATA:

LOCATION: 7400 HOLLY AVE. NE, ALBUQUERQUE, NM 87113

LEGAL DESCRIPTION: LOT 11-A, BLOCK 10, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES

APPLICABLE CODE: 2009 IBC

C.O.Z. ZONING ORDINANCE: LA CUEVA SECTOR DEVELOPMENT PLAN

TOTAL LOT AREA: (0.8975 AC.) 30,383 S.F.

BUILDING FOOTPRINT AREA: 3391 S.F.

NET LOT AREA (LOT AREA-BLD. FOOTPRINT): 26,992 S.F.

FLOOR AREA RATIO (GROSS BLD. AREA/LOT AREA): 11.2 %

PAVED AREA: 15,840 S.F.

LANDSCAPE AREA: 11,152 S.F.

LANDSCAPE % NET LOT AREA: 41 %

LANDSCAPE TO PAVED AREA RATIO: 1 : 1.42

REQUIRED PARKING: 30 SPACES

RECOMMENDED PARKING: 30 SPACES

RECOMMENDED PARKING: 30 SPACES

RECOMMENDED PARKING: 30 SPACES

RECOMMENDED PARKING: 30 SPACES

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KEYED NOTES

1 EXISTING DRIVEWAY, HOP RAMP, CURB RETURNS AND SIDEWALK TO REMAIN

2 EXISTING ASPHALT DRIVEWAY TO REMAIN

3 EXISTING CURB AND GUTTER TO REMAIN

4 EDGE OF EXISTING ASPHALT PAVING, ASPHALT CURB TO BE REMOVED

5 NEW ASPHALT PAVING PER SOILS REPORT RECOMMENDATION

6 NEW CURB AND GUTTER, SEE 1002

7 4" WIDE WHITE PARKING STRIPING

8 4" THK CONC. WALK

9 BIKE RACK, SEE 1002

10 HOP PARKING SIGN, SEE 1002

11 HOP RAMP, SEE 1002

12 MOTORCYCLE PARKING SIGN, SEE 1002

13 2 WHITE BLOCKS, TEXT TO READ "NO PARKING"

14 2 WHITE BLOCKS, TEXT TO READ "MOTORCYCLE PARKING"

15 INTERMEDIATE HOP SYMBOL-BLUE

16 PARKING LOT LIGHT POLE, SEE 1002

17 EXISTING DUMPSTER ENCLOSURE FOR ADJACENT PROPERTY

18 NEW DUMPSTER ENCLOSURE, SEE 1002

19 MASONRY YARD WALL, SEE 1002

20 4" THK CONCRETE PAVT W/ C.J. & 5" O.C. (200 S.F.)

21 LANDSCAPE AREA, SEE LANDSCAPE PLAN

22 CLEAR SIGHT TRIANGLE, LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' & 8' TALL (MEASURED FROM THE GUTTER PAVT) WILL NOT BE ACCEPTABLE

23 TRANSFORMER LOCATION, SEE ELECTRICAL DRAWINGS

24 10' SANITARY SEWER EASEMENT

25 15' PUBLIC UTILITY EASEMENT

26 20' WATERLINE EASEMENT

27 25' ACCESS AND DRAINAGE EASEMENT

28 RECONSTRUCT EXISTING HOP RAMP TO ADD RAMP TO NEW DUMPS AT SLOPED SURFACES

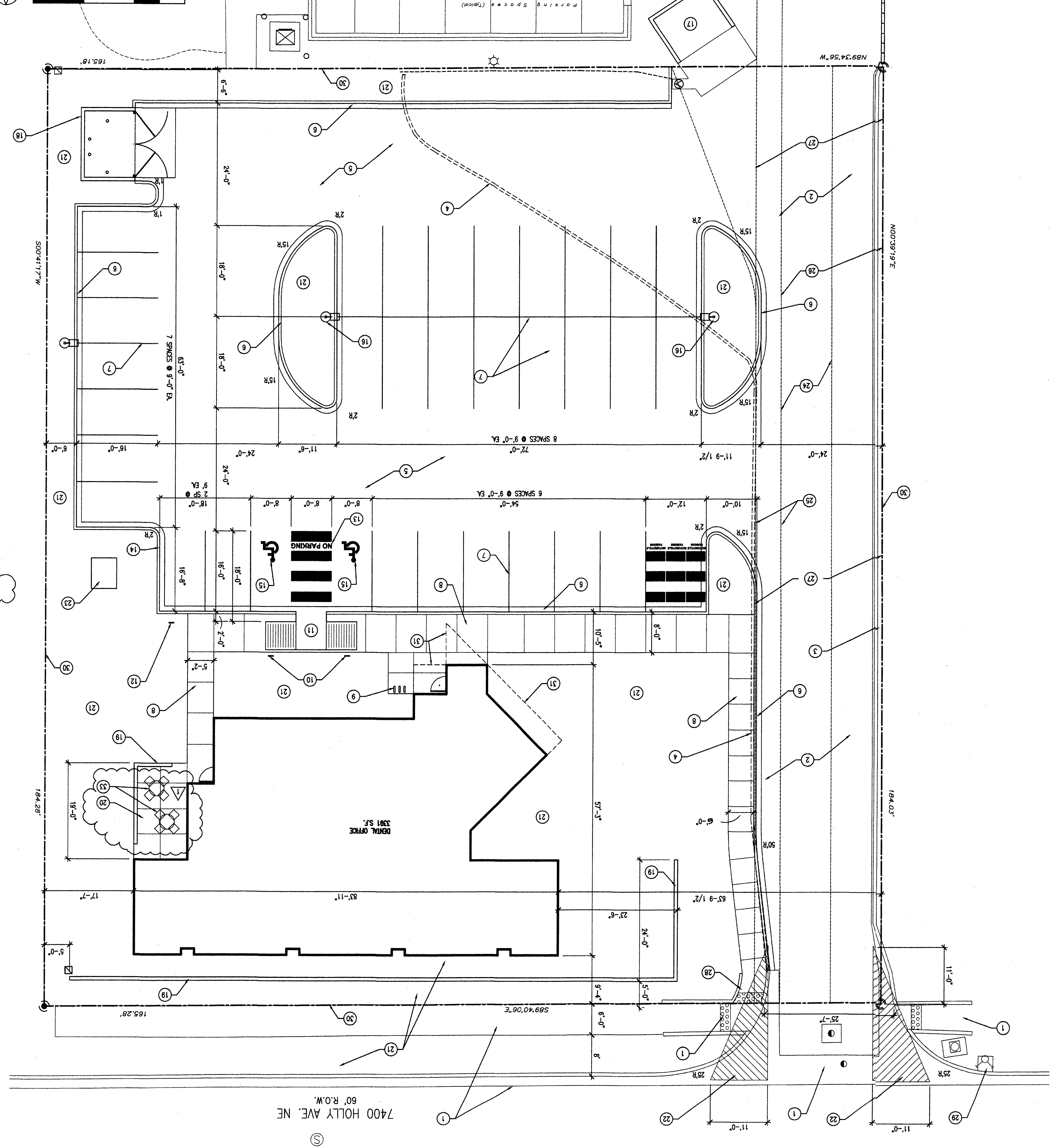
29 EXISTING FINE HYDRAUNT

30 EXISTING PROPERTY LINE

31 DASHED LINE INDICATES OVERHANG ABOVE

32 CONCRETE PARKING BUMPER

33 OUTDOOR FURNITURE PROVIDED BY OWNER



1 Site Plan

1"=10'

0 10' 20' 40' 60'

0 10' 20' 40' 60'

0 10' 20' 40' 60'

0 10' 20' 40' 60'

0 10' 20' 40' 60'

0 10' 20' 40' 60'

SITE PLAN

4138 concord st w

albuquerque, new mexico

7400 holly avenue ne

albuquerque, new mexico

7400 holly avenue ne

albuquerque, new mexico

7400 holly avenue ne

albuquerque, new mexico

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albuquerque, new mexico

7400 holly avenue ne

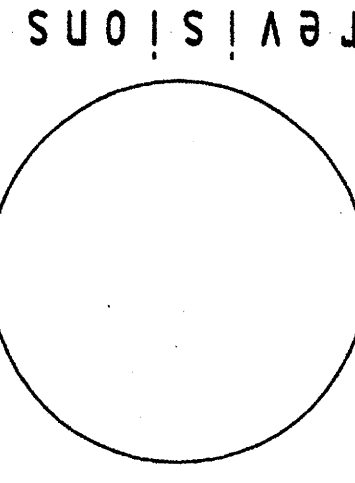
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7400 holly avenue ne

albuquerque, new mexico



REVISIONS

4-15-16 EPC comments

date

4-7-16

sheet

A001