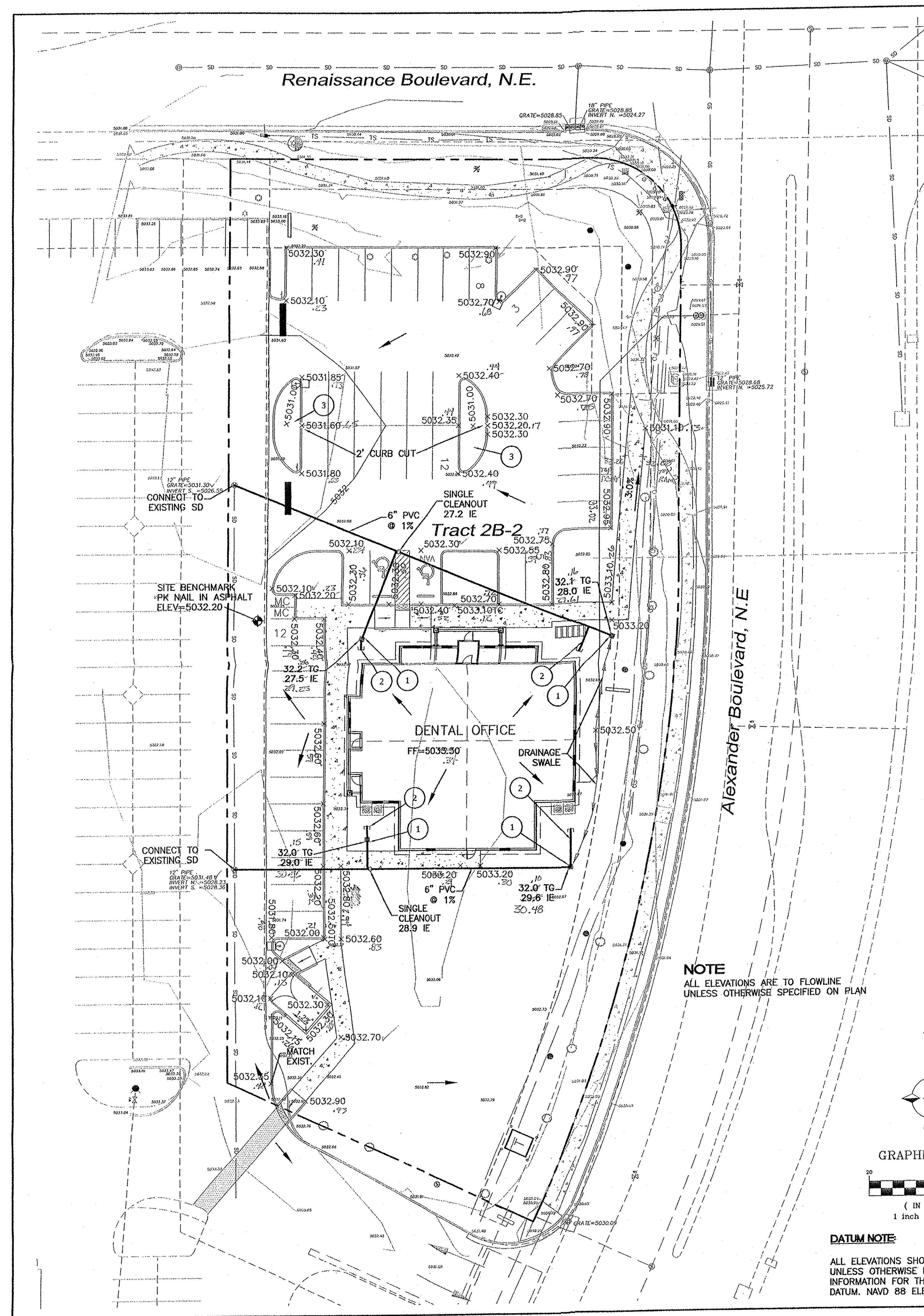




- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - BUILDING
 - SIDEWALK
 - EXISTING CURB & GUTTER
 - 8" SAS SANITARY SEWER LINE
 - 8" WL WATERLINE
 - SINGLE CLEAN OUT
 - DOUBLE CLEAN OUT
 - EXISTING SD MANHOLE
 - EXISTING INLET
 - EXISTING SAS MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER METER
 - EXISTING POWER POLE
 - EXISTING GAS VALVE
 - EXISTING OVERHEAD UTILITIES
 - EXISTING UNDERGROUND UTILITIES
 - EXISTING GAS
 - EXISTING SANITARY SEWER LINE
 - EXISTING WATER LINE
 - EXISTING STORM SEWER LINE
 - PROPOSED TELEPHONE LINE
 - PROPOSED POWER
 - AREA DRAIN (NDS #1200 12" SQUARE CATCH BASIN) W/ATRIUM GRATE (NDS #1280)
 - INSTALL - ROOF DRAIN STUB 6" PVC @ 1% WITH CAP 5 FT. FROM BUILDING
 - DEPRESS LANDSCAPE ISLANDS

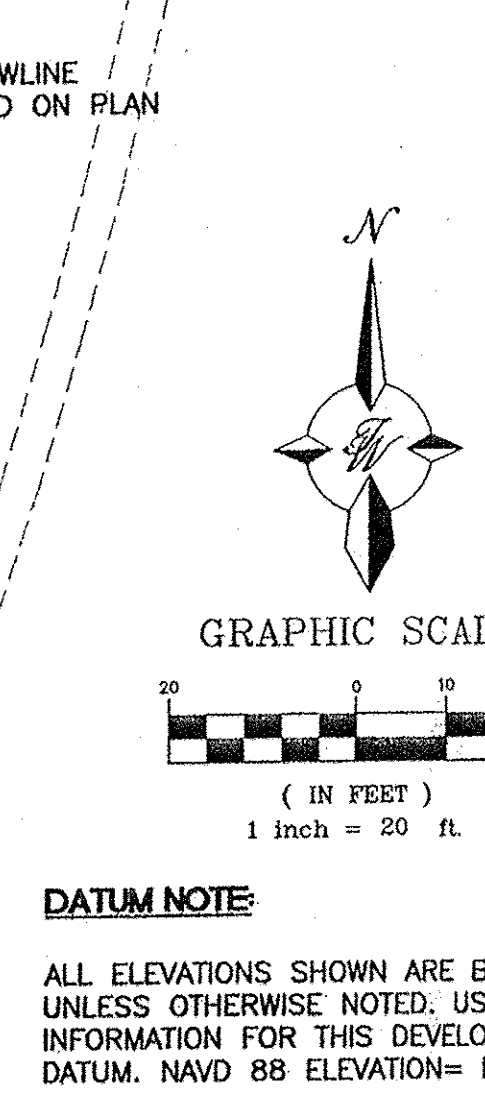
- EROSION CONTROL NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 - REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

CONCEPTUAL DRAINAGE PLAN

The project site is the undeveloped outlot for the Home Depot located on 1220 Renaissance Blvd NE which is part of the Renaissance Master Plan and previously analyzed per Drainage Report of The Home Depot by Tierra West, Dated 12/08/93. This project proposes to develop a 4,688 square foot single-story dental clinic on the 1.12 acre tract, complete with parking facilities and landscaping in substantial compliance with the aforementioned report.

The site is currently vacant and does not lie within a designated Flood Hazard Zone. Drainage from the site gently slopes toward existing catch basins (CB 10 and CB 11 per the report), no offsite flows are directed to the site.

Proposed grading will not divert drainage areas and direct flows to the existing inlets as originally designed. The building finish floor elevation will be 5033.30 which is designed to exceed the 100-year water surface elevation determined by the report as 5029.32 (5032.00 adjusted datum). The development will result in an impervious area less than 60% (Treatment D=0.60) of the lot well below the 90% anticipated by the report.



Surveyed By: MVZ
Date: 12-2-11, 12-9-11
Reviewed by: CGC 12/9/11

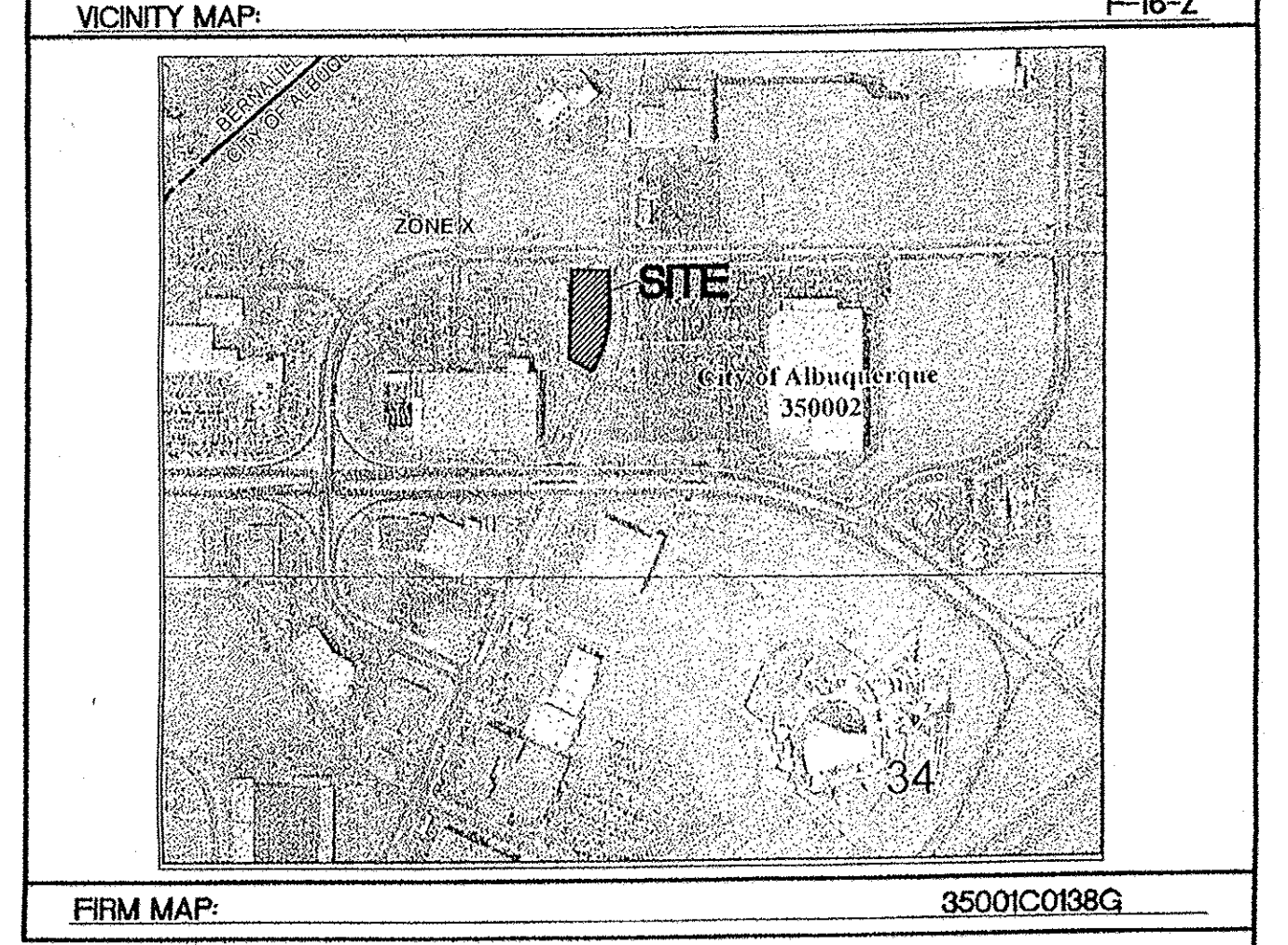
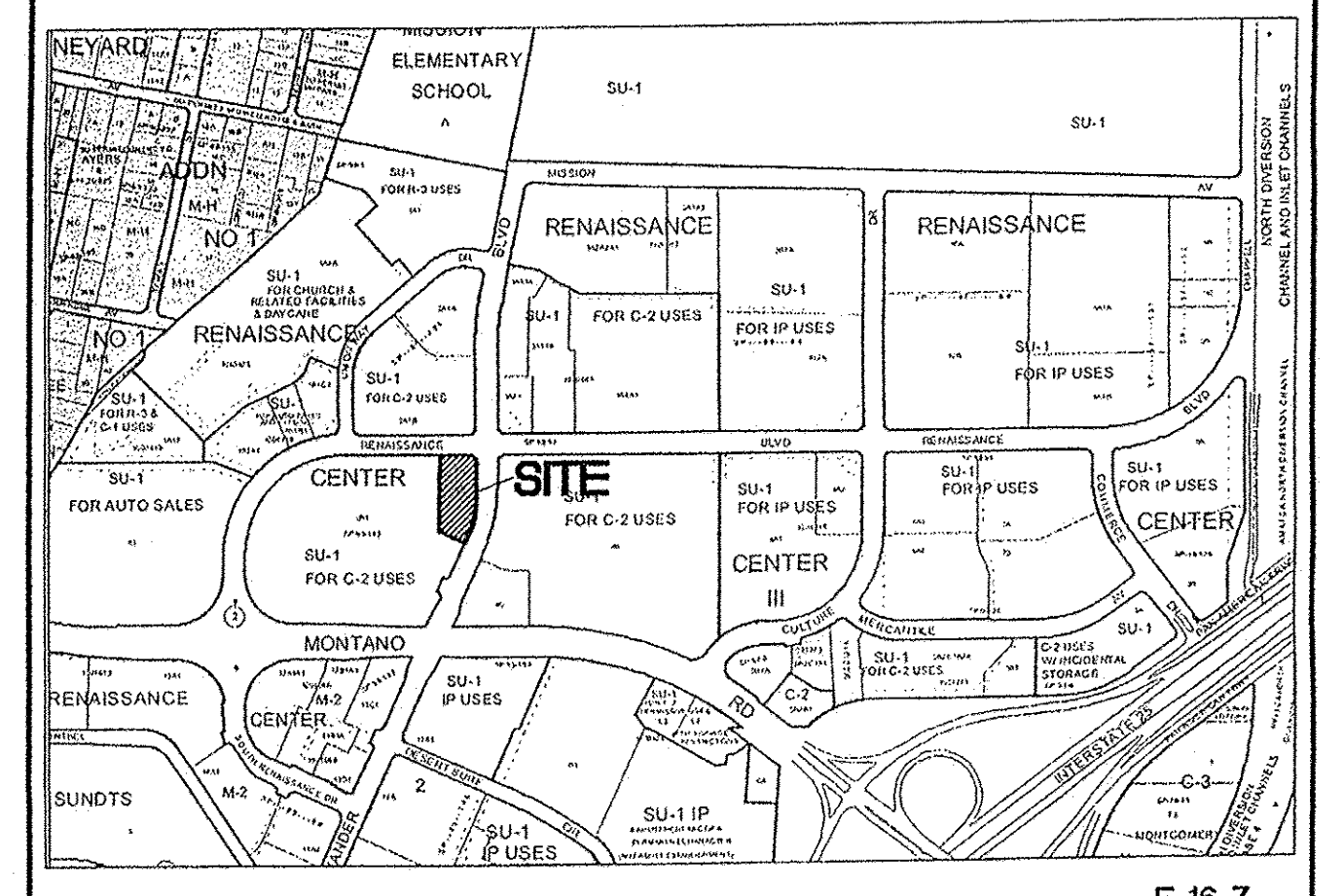
DRAINAGE CERTIFICATION

I, RONALD R. BOHANNAN, INPE # 7868, OF THE FIRM, TIERRA WEST, LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRABED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLANS DATED 12/09/11. I, THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CHARLES GALL, MAPLS, J1184, OF THE FIRM HIGH MESA CONSULTING GROUP, I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/15/11 AND HAVE CONDUCTED A VISUAL INSPECTION OF THE SITE TO VERIFY THE INFORMATION SHOWN ON THE PLANS IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR THE PERMANENT CERTIFICATE OF OCCUPANCY.

NO EXCEPTIONS TAKEN

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERY 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.

DATE: 12/9/11
SIGNATURE: RONALD R. BOHANNAN, INPE # 7868



- NOTICE TO CONTRACTORS**
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 - MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 - WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS

APPROVAL		NAME
INSPECTOR		

ROUGH GRADING APPROVAL		DATE

ENGINEER'S SEAL	AFFORDABLE DENTURES 4821 ALEXANDER BLVD NE MASTER GRADING PLAN	DRAWN BY pm DATE 06-27-11 2011038-GRB
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C3 JOB # 2011038

CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.