

GRADING AND DRAINAGE PLAN:

SCOPE:

The project consists of a small addition to an existing building, and related minor site modifications. Pursuant to the City of Albuquerque Drainage Ordinance, the Drainage Plan shown hereon reports the existing drainage conditions of the site, shows the proposed improvements, and quantifies the effects of those improvements.

EXISTING CONDITIONS:

The project site is located on the north side of Prospect, west of San Mateo. It is developed with an existing 2510 square-foot building, paved parking, and landscaping improvements. The property is bounded on the south by Prospect, and on its north, west, and east sides by fully developed commercial properties. Prospect is a paved City street with curb and gutter and sidewalk. Access to the site is taken by two existing driveways, which will remain in service. The original drainage concept for the existing improvements, prepared in 1975, provided that runoff from the site would be freely discharged to Prospect. The topography shown on this plan illustrates that with minor exceptions on the north side of the building, the original drainage concept for the property was essentially constructed. Storm water generated on the developed property adjacent to the site on its east side is contained or diverted directly to Prospect. As a result, the project site does not receive or convey runoff from upstream properties. According to FIRM PANEL 0352E, dated 11-19-03, the site is not encumbered by a designated Flood Hazard Zone.

PROPOSED CONDITIONS:

Under this project, an addition of 1530 square-feet to the existing building will be constructed. The proposed addition will be attached to the existing building on its east side, replacing existing paving. Because the building addition replaces paving, it does not increase the impervious surface area of the site. The site development plan prepared to support the building addition specifies additional landscaping area which will have the effect of a small reduction in the total runoff generated by the site. As shown on the Grading and Drainage Plan, minor modifications to the grading of the existing parking lot will ensure that the historic drainage patterns of the property will be unchanged as a result of the building addition proposed. No public infrastructure construction is required to support the project. The project will begin construction in Winter, 2004, and be completed by Summer, 2005.

CALCULATIONS:

The calculations shown hereon define the 100-year/6-hour design storm falling within the project area under historic and existing developed conditions. The hydrology is from the Arid Lands Hydrologic Model (AHYMO) for Albuquerque, update 1997.

| ZONE 2 | | OFFICE CENTER PROJECT HYDROLOGY | | | | | | | |
|-------------------------------|-----------|---------------------------------|-------|--------|---------------|------|---------|-------------|--|
| P6HOUR 2.35 | | AHYMO | | | | | | | |
| P DAY 2.75 | | | | | | | | | |
| EXISTING DEVELOPED CONDITIONS | | | | | | | | | |
| | | LAND TREATMENT TYPE (ac) | | | | | | | |
| BASIN | AREA (ac) | A | B | C | D | E | Q (cfs) | VOL (ac ft) | |
| A | 0.0342 | - 0 - | - 0 - | - 0 - | 0.0342 | 2.11 | 0.17 | 0.0080 | |
| B | 0.0972 | - 0 - | - 0 - | - 0 - | 0.0972 | 2.11 | 0.42 | 0.0171 | |
| C | 0.3036 | - 0 - | - 0 - | - 0 - | 0.0186 0.2850 | 2.05 | 2.41 | 0.0520 | |
| PROPOSED DEVELOPED CONDITIONS | | | | | | | | | |
| | | LAND TREATMENT TYPE (ac) | | | | | | | |
| BASIN | AREA (ac) | A | B | C | D | E | Q (cfs) | VOL (ac ft) | |
| A | 0.0342 | - 0 - | - 0 - | 0.0092 | 0.0250 | 1.84 | 0.16 | 0.0053 | |
| B | 0.0972 | - 0 - | - 0 - | 0.0159 | 0.0813 | 1.95 | 0.45 | 0.0158 | |
| C | 0.3036 | - 0 - | - 0 - | 0.0240 | 0.2796 | 2.03 | 2.41 | 0.0516 | |

Total 0.435 Acres

| Area 2 | | | | |
|--------|------|------|------|------|
| Zone 2 | A | B | C | D |
| | 1.56 | 2.28 | 3.14 | 4.70 |

$Q_{\text{exist}} = 1.56(0) + 2.28(0) + 3.14(0.0186) + 4.70(0.4164)$

$Q_{\text{prop}} = 1.56(0) + 2.28(0) + 3.14(0.0491) + 4.70(0.3859)$

| LEGEND | | |
|--------------------------------|----------|----------|
| ITEM | EXISTING | PROPOSED |
| WATERLINE | 6" W | 8" W |
| SANITARY SEWER | 8" SAS | 8" SAS |
| STORM SEWER | 36" SD | 24" SD |
| FIRE HYDRANT | | |
| VALVE | | |
| WATER SERVICE (SINGLE) | | |
| WATER SERVICE (DOUBLE) | | |
| MANHOLE | | |
| SEWER SERVICE | | |
| POWER POLE (GUYED) | | |
| DROP INLET | | |
| OVERHEAD ELEC | | |
| UNDERGROUND ELEC, GAS, TEL, TV | | |
| TEL. PEDESTAL | | |
| RIGHT OF WAY | | |
| EASEMENT LINE | | |
| PROPERTY LINE | | |
| CENTERLINE | | |
| CHAIN LINK FENCE | | |
| RETAINING WALL | | |
| DRAINAGE BASIN | | |
| DIVIDE | | |
| TOP OF ASPHALT ELEV. | TA 16.2 | TA 16.2 |
| SPOT ELEV. | 16.7 | 87.26 |
| CURB | | |
| FLOWLINE ELEV. | FL 0.14 | FL 0.14 |
| TOP OF CURB ELEV. | TC 99.3 | TC 99.31 |
| CONTOUR | 5166 | 66 |
| SWALE | | |
| DIRECTION OF FLOW | | |
| WATER BLOCK | | |

PROJECT DATA

LEGAL DESCRIPTION:

LOT 1-B-5, BLOCK 1
VIDAS SUBDIVISION

PROPERTY ADDRESS:

5005 PROSPECT AVE.

BENCHMARK:

13 - H17: ACS ALUMINUM DISK
TOP OF CONC. TRAFFIC SIGNAL BASE
SSW CORNER SAN MATEO / CUTLER
ELEV. = 5207.161' MSL

MAPPING:

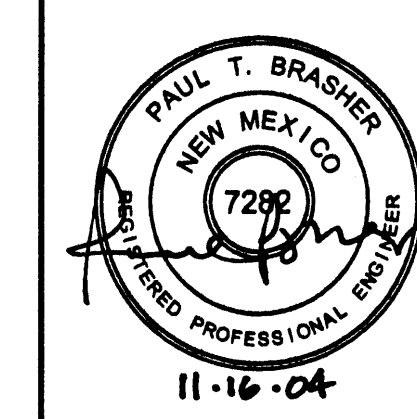
TOPOGRAPHIC AND FIELD MEASUREMENTS
BY BRASHER & LORENZ, INC.
DATED NOVEMBER, 2004

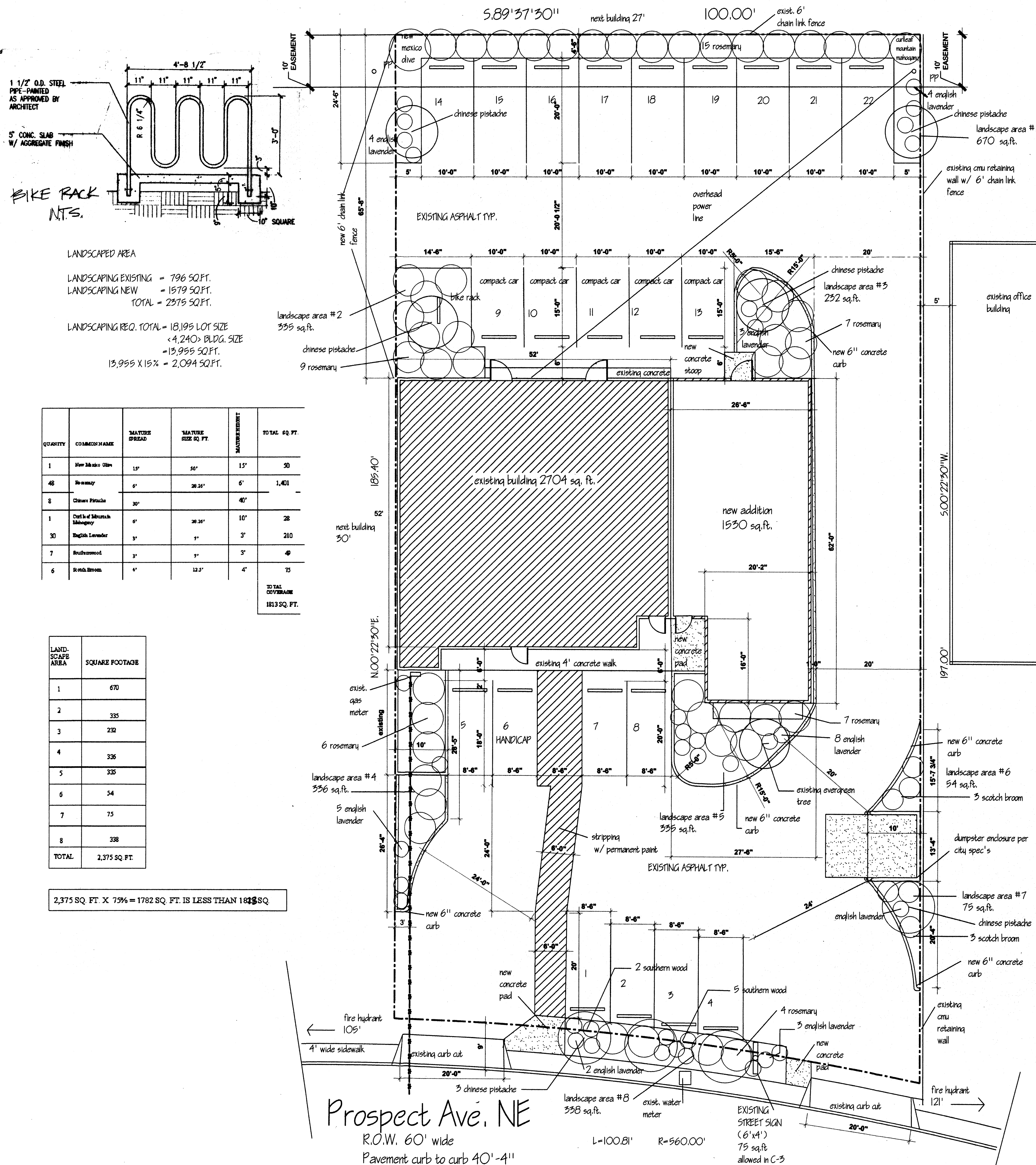
BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro NE Building 1 Suite 1200
Albuquerque, New Mexico 87110
Ph: 505-888-6086 Fax: 505-888-6188

OFFICE CENTER
GRADING AND DRAINAGE PLAN

SHT: 1 OF 1

| | | |
|-------------|--------------|-----------------|
| DRW: R.M. | TR: | DATE: 11/15/04 |
| CKD: P.T.B. | OK: | SCALE: 1" = 10' |
| APP: | ACAD FILE: | |
| REV. NO. | 01553-GD.DWG | |





LOT 1-B-5 BLOCK 1 VIDAS SUBDIVISION
 5005 PROSPECT NE
 ALBUQUERQUE, NM

PARKING
 EXISTING BUILDING 2710 SQ. FT.
 PROPOSED ADDN. 1530 SQ.FT.
 TOTAL SQ.FT.= 4240 SQ. FT./200 =21.2

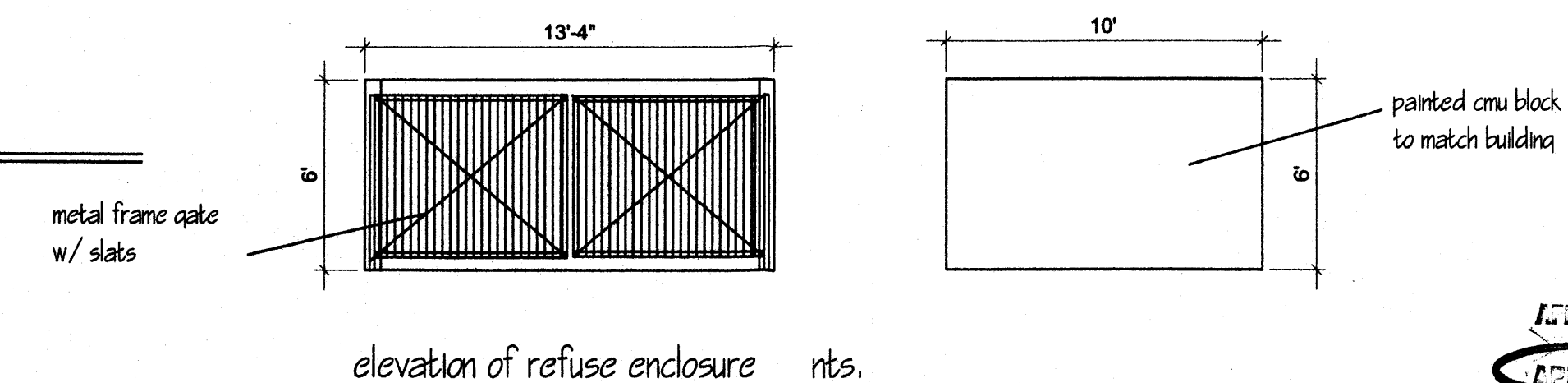
PARKING REQ. 22 SPACES
 PARKING ACTUAL 22 SPACES

over 20 spaces 1/4 may be 8' x 15'
 5 COMPACT CARS

REQ. HANDICAPPED SPACES 1 VAN SPACE

LANDSCAPE AREA TO HAVE CRUSHER FINE
 WITH WEED BARRIER-DRIP IRRIGATION
 IT WILL BE MAINTAIN BY OWNER
 AND WILL COMPLY TO WATER CONSERVATION
 ORDINANCE 6-1-1-1
 PAULA DAL SANTO

SIGNAGE:
 REQUESTING NO MORE THAN 75 SQ.FT. ON FREE-STANDING
 STREET SIGN AND UP TO 1/2 OF 20% OF THE AREA OF THE
 FACADE TO WHICH IT IS APPLIED



PROJECT NUMBER: 1003646
 Application Number: 05DRB-00117

This plan is consistent with the specific Site Development Plan approved by the
 Environmental Planning Commission (EPC), dated [] and 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
 DMC plans with a work order is required for any construction within Public Right-of-Way
 or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

[Signature] 2-16-05
 Traffic Engineering, Transportation Division
 Date

[Signature] 2-16-05
 Utilities Department
 Date

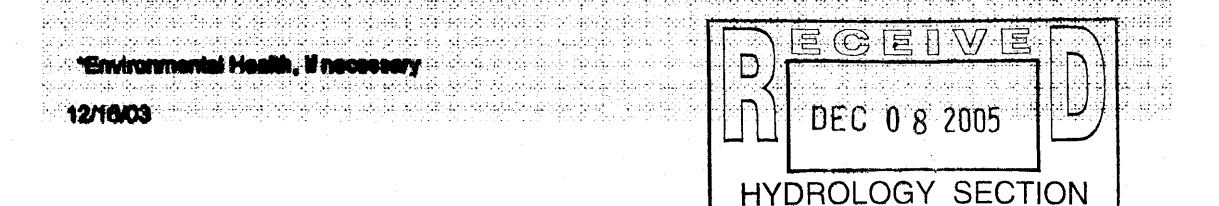
[Signature] 2/16/05
 Parks and Recreation Department
 Date

[Signature] 2/16/05
 City Engineer
 Date

[Signature] 2/16/05
 Environmental Health Department (conditional)
 Date

[Signature] 2/16/05
 Solid Waste Management
 Date

[Signature] 2/16/05
 DRB Chairperson, Planning Department
 Date



1. Site Lighting: existing North (back) parking has 2 fixtures with 500-
 watt halogen lamps, the South (front) parking has 2 fixtures with 250
 watt High Pressure Sodium Lamps. Both areas are well lit. New
 lighting will include 2 sensor detection fixtures on the East Elevation
 and 1 on the North Elevation.

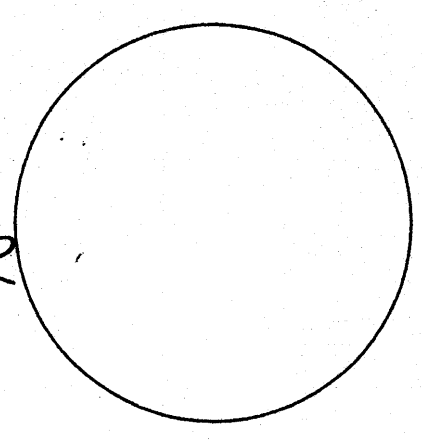
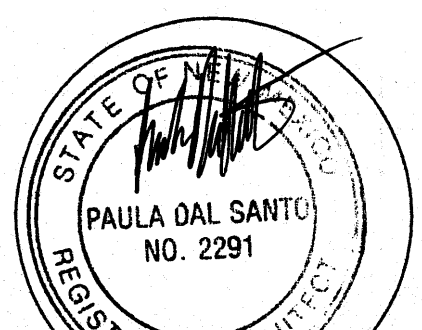
The landscape has been changed due to a gas line and no longer conflicts
 with the lighting. The lighting existing and new will conform to section 14-
 16-3-9.

SITE & LANDSCAPE PLAN
 NORTH
 AUGUST 12, 2004

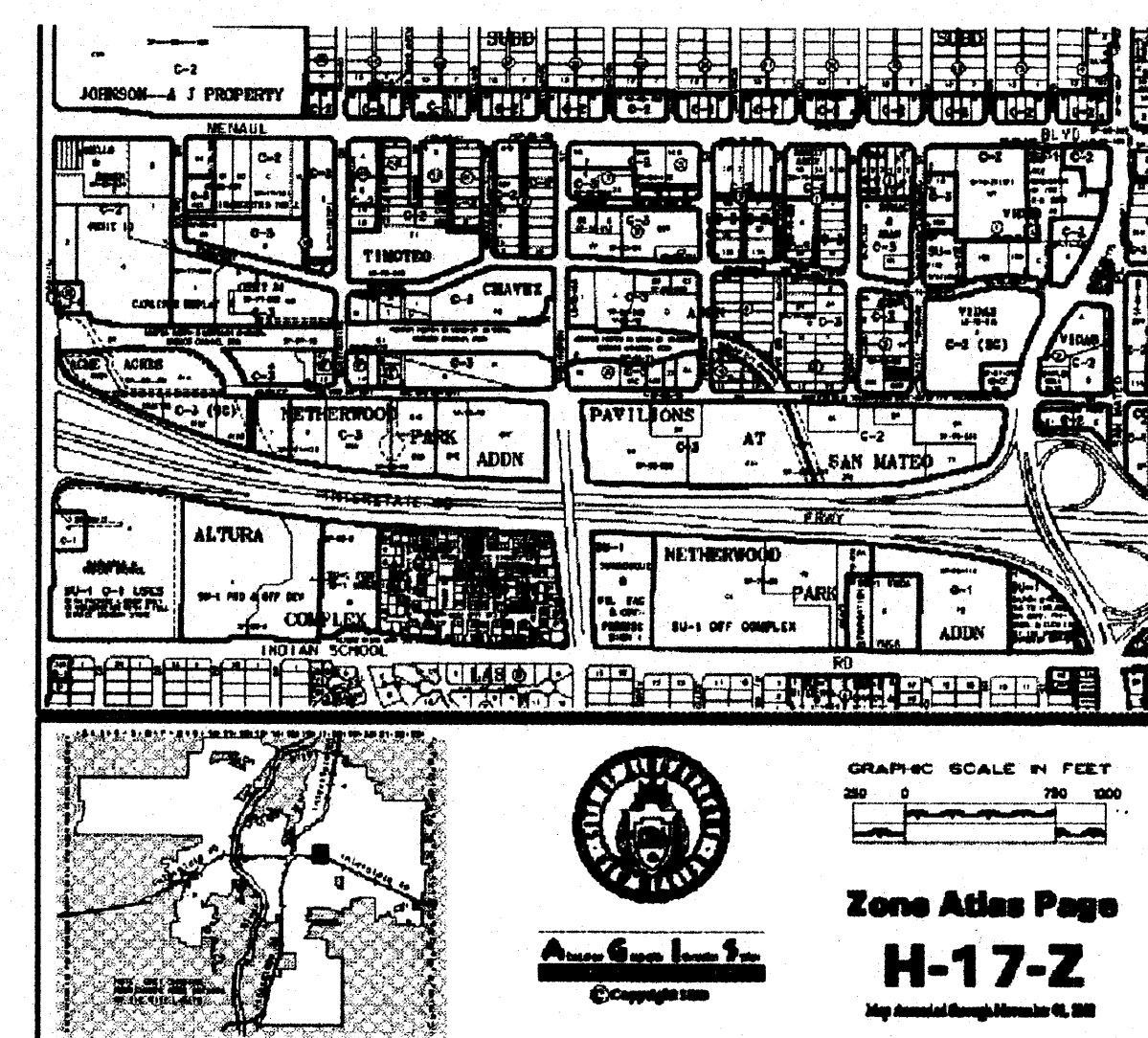
paula dal santo architect

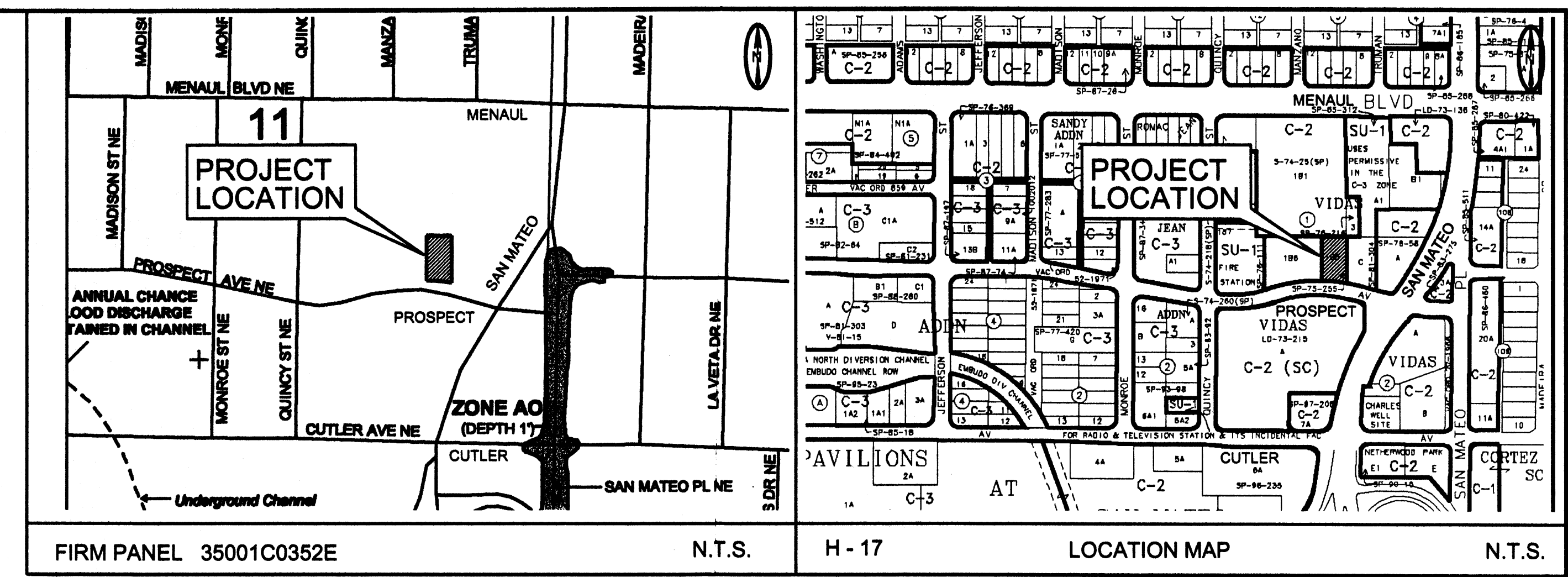
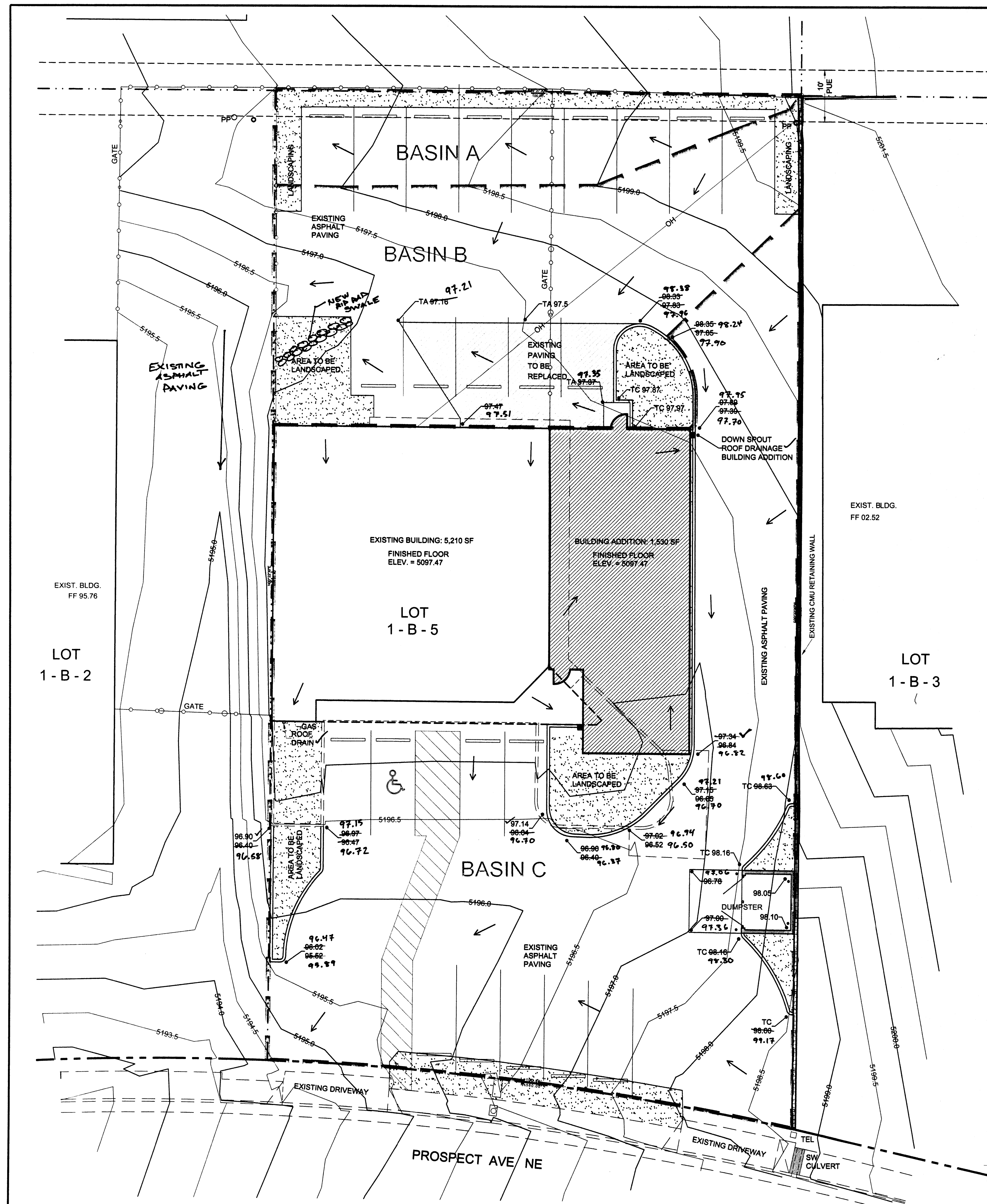
4100 menaul n.e. suite 1d
 albuquerque, n.m. 87110
 259.3955 fax 883.8264

OFFICE CENTER
 5005 PROSPECT N.E.
 ALBUQUERQUE, N.M. 87110



sheet 5-1





GRADING AND DRAINAGE PLAN:

SCOPE:
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CALCULATIONS:
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| | | | | | | | | | |
|-------------------------------------|-----------|--|----|----|--------|--------|---------|-------------|--------|
| ZONE 2 P6HOUR 2.35 P DAY 2.75 | | OFFICE CENTER PROJECT HYDROLOGY AHYMO | | | | | | | |
| EXISTING DEVELOPED CONDITIONS | | | | | | | | | |
| | | LAND TREATMENT TYPE (ac) | | | | | | | |
| BASIN | AREA (ac) | A | B | C | D | E | Q (cfs) | VOL (ac ft) | |
| A | 0.0342 | -0 | -0 | -0 | 0.0342 | 2.11 | 0.017 | 0.0080 | |
| B | 0.0972 | -0 | -0 | -0 | 0.0972 | 2.11 | 0.047 | 0.0171 | |
| C | 0.3036 | -0 | -0 | -0 | 0.0186 | 0.2850 | 2.05 | 1.41 | 0.0520 |
| PROPOSED DEVELOPED CONDITIONS | | | | | | | | | |
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| B | 0.0972 | -0 | -0 | -0 | 0.0158 | 0.0813 | 1.95 | 0.45 | 0.0158 |
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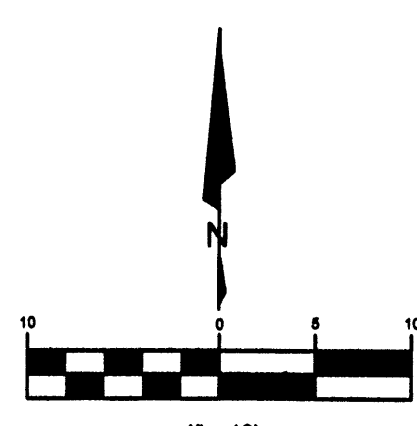
HYDROLOGY CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY
I, Steven K. Morrow, NMPE 13679, of the firm Brasher and Lorenz, Inc., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 11-16-04. The record information edited onto the original design document has been obtained by me or under my direct supervision and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Permanent Certificate of Occupancy.

The record information presented hereon is not necessarily complete and is 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.

Steven K. Morrow, NMPE 13679
Date: 2-1-06
2-1-06

| LEGEND | | |
|------------------------|---------------|---------------|
| ITEM | EXISTING | PROPOSED |
| WATERLINE | --- 6"W --- | --- 8"W --- |
| SANITARY SEWER | --- 8"SAS --- | --- 8"SAS --- |
| STORM SEWER | --- 36"SD --- | --- 24"SD --- |
| FIRE HYDRANT | ⊙ | ⊙ |
| VALVE | ⊕ | ⊕ |
| WATER SERVICE (SINGLE) | — | — |
| WATER SERVICE (DOUBLE) | — | — |
| MANHOLE | ⊙ | ⊙ |
| SEWER SERVICE | — | — |
| POWER POLE (GUYED) | ● PP | ● PP |
| DROP INLET | — | — |
| OVERHEAD ELEC. | --- OH --- | --- OH --- |
| UNDERGROUND ELEC. | --- UGT --- | --- UGT --- |
| GAS, TEL, TV | — | — |
| TEL. PEDESTAL | ⊕ TEL | ⊕ TEL |
| RIGHT OF WAY | — | — |
| EASEMENT LINE | — | — |
| PROPERTY LINE | — | — |
| CENTERLINE | — | — |
| CHAIN LINK FENCE | — | — |
| RETAINING WALL | — | — |
| DRAINAGE BASIN | — | — |
| DIVIDE | — | — |
| TOP OF ASPHALT ELEV. | TA 16.2 | TA 16.2 |
| SPOT ELEV. | × 16.7 | × 87.26 |
| CURB | — | — |
| FLOWLINE ELEV. | FL 0.14 | FL 0.14 |
| TOP OF CURB ELEV. | TC 99.3 | TC 99.31 |
| CONTOUR | — 5166 — | — 66 — |
| SWALE | — | — |
| DIRECTION OF FLOW | → | → |
| WATER BLOCK | — | — |

RECEIVED
FEB 02 2006
HYDROLOGY SECTION

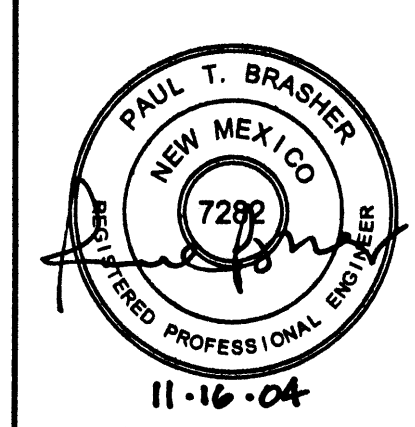


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TOP OF CONC. TRAFFIC SIGNAL BASE
SSW CORNER SAN MATEO / CUTLER
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TOPOGRAPHIC AND FIELD MEASUREMENTS
BY BRASHER & LORENZ, INC.
DATED NOVEMBER, 2004

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro NE Building 1 Suite 1200
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

OFFICE CENTER GRADING AND DRAINAGE PLAN

DRW: R.M. TR: DATE: 11/15/04
CKD: P.T.B. OK: SCALE: 1" = 10'
APP: ACAD FILE:
REV. NO. 01553-GD.DWG



04553