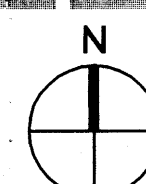


PROJECT SITE



(C1) LOCATION MAP
NOT TO SCALE

THE EAST 50 FT OF LOT 6 BLK 23 ALBUQUERQUE HIGHLANDS ADDITION

PROPERTY LEGAL DESCRIPTION

FUTURE OFFICE/RETAIL: 1,500 SF

SIZE OF DEVELOPMENT

*BASED ON ABQ. ZONE CODE 14-16-3-1, "OFF-STREET PARKING REGULATIONS"

NEW BUILDING:

1 SPACE PER 200 SF OF NET LEASABLE AREA
NET LEASABLE AREA: 1500 SF
OFFICE/RETAIL 1400 SF / 200 SF = 7 SPACES

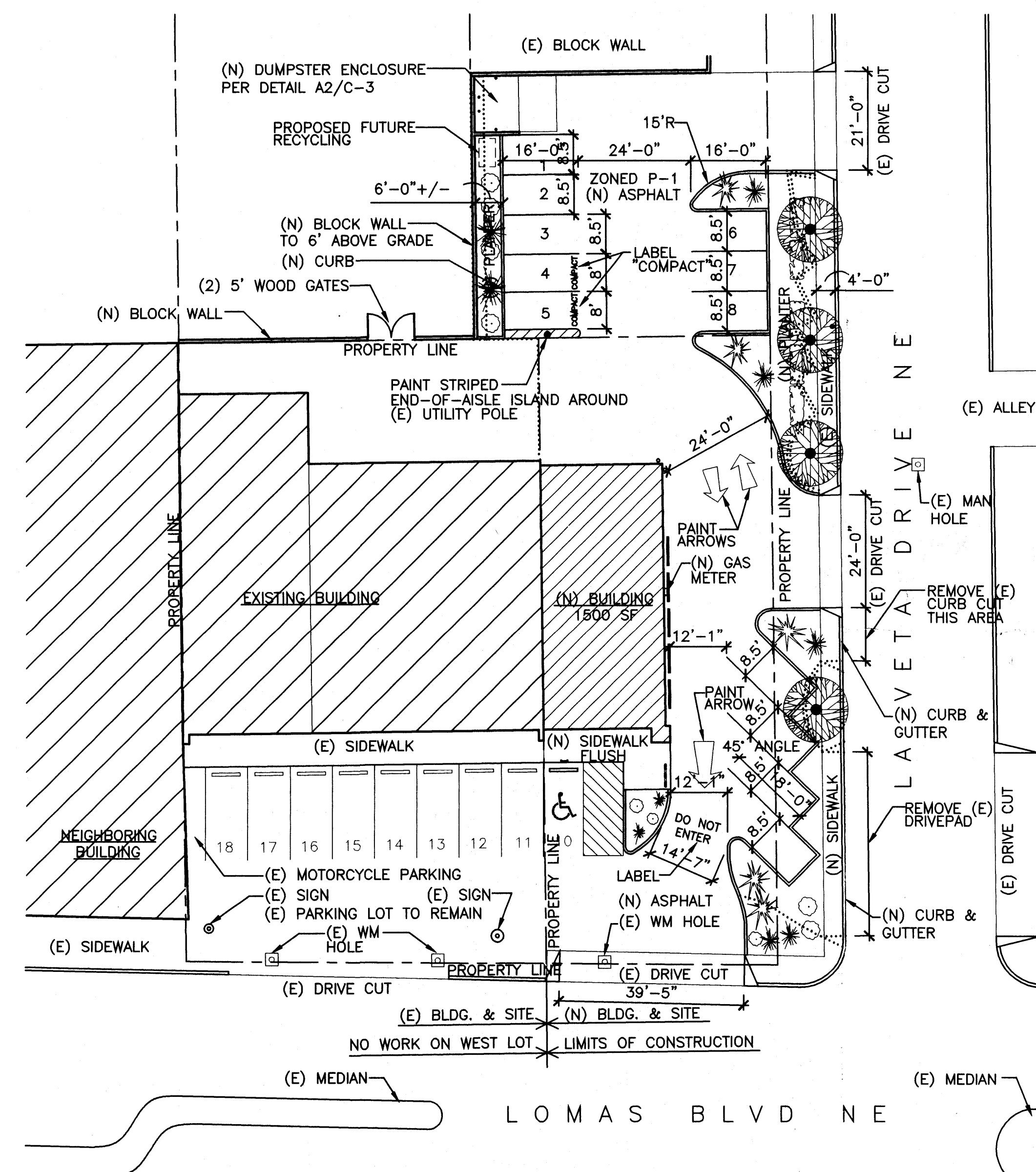
PARKING SPACES REQUIRED: 7 SPACES

SMALL CAR PARKING ALLOWED: 2 (25% OF SPACES, $9 \times .25 = 2.25 \sim 2$)
SMALL CAR PARKING PROVIDED: 2

ACCESSIBLE PARKING REQUIRED: 1 SPACE PER 25 CARS
ACCESSIBLE PARKING PROVIDED: 1

TOTAL PARKING PROVIDED: 8 SPACES

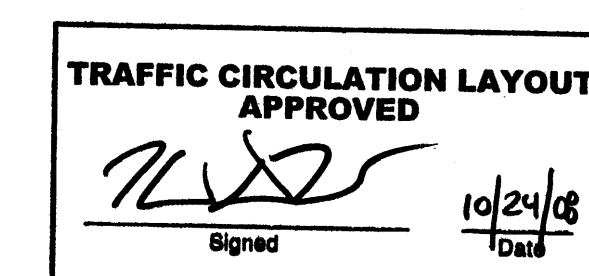
PARKING CALCULATIONS



NOTE: ALL UNUSED DRIVEPADS MUST BE REPLACED W/
SIDEWALKS & CURB & GUTTER PER COA STANDARDS
2430 & 2415

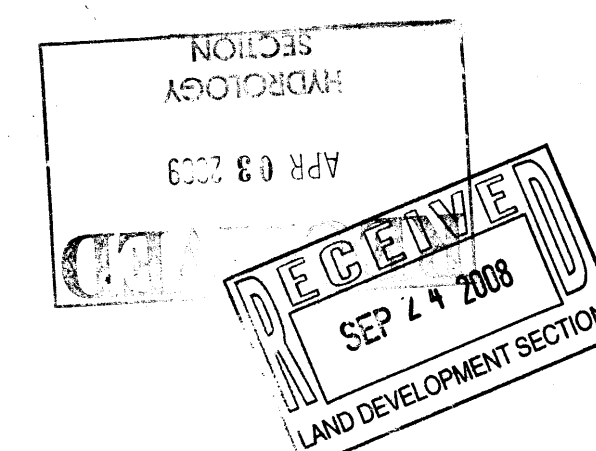
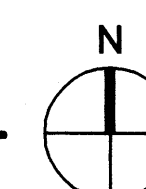
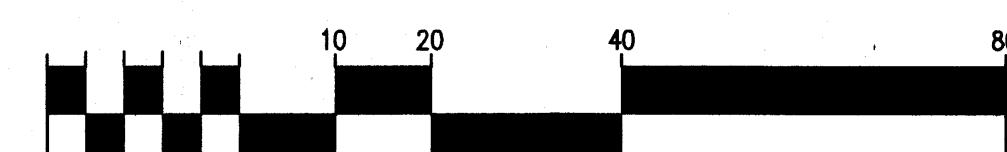


THE OFFICE BLDG. IT WAS
BUILT ~~IN~~ SUBSTANTIAL
COMPLIANCE WITH
THIS T.C.L.



**ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.**

Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.



A3 SITEPLAN
SCALE: 1"=20'-0"

104

229 ADAMS STREET NE, SUITE B
ALBUQUERQUE, NM 87108
T 505.254.4697 F 505.254.4697

CONSULTANTS



LA VETA PLAZA

OWNER
DWM ENTERPRISES
5503 LOMAS BLVD NE
ALBUQUERQUE, NM 87110

MARK	DATE	DESCRIPTION

B_AD PROJECT #	0804
DATE:	09/22/2008
DRAWN BY:	
CHECKED BY:	MRB

SITEPLAN

TCL

DRAINAGE CERTIFICATION

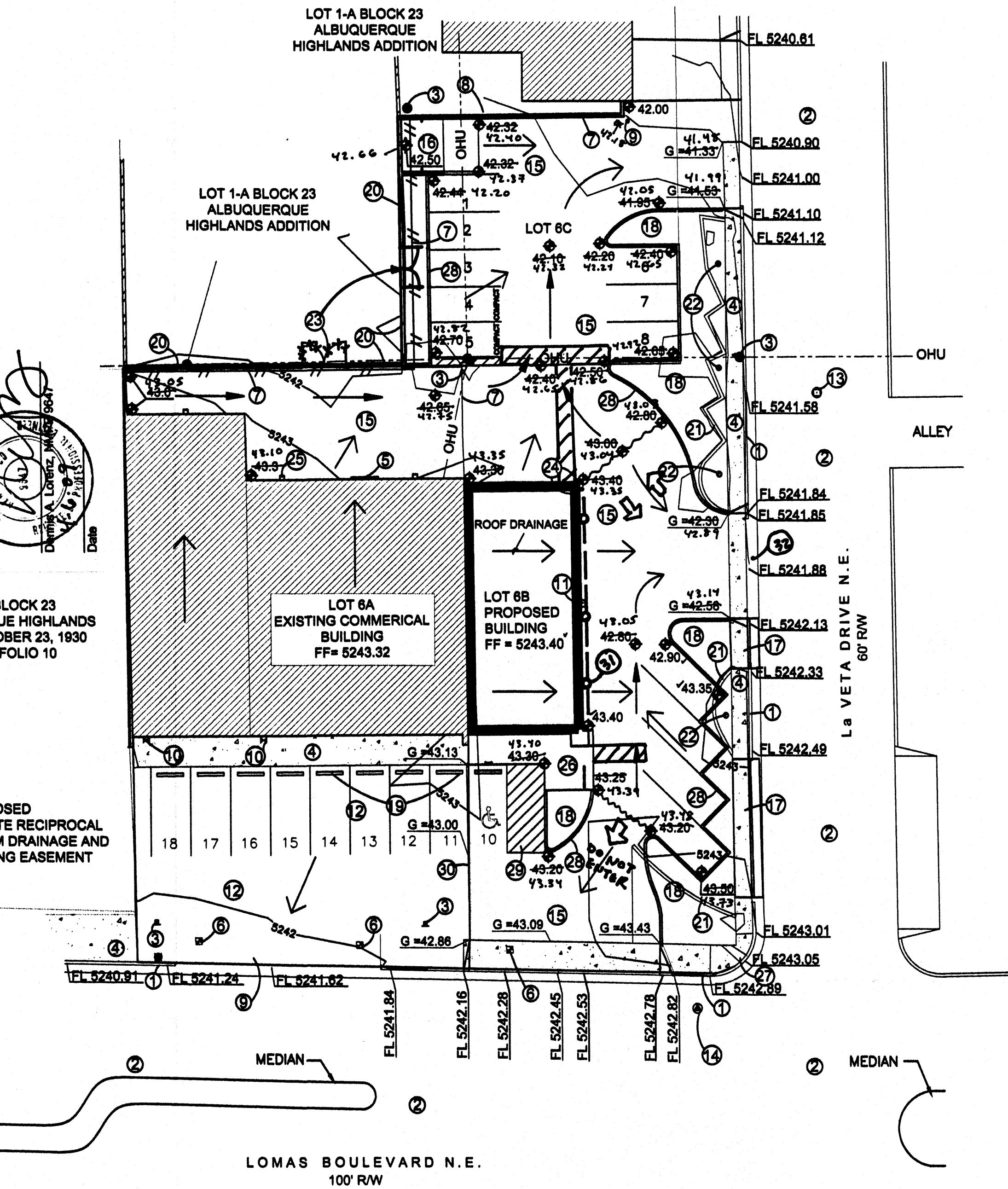
I, Dennis A. Lorenz, NMPSE 9847, of the firm Brasher and Lorenz, Inc., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 10-01-2008. The record information edited onto the original design document has been obtained by James Kirby, NMPSE 8657.

I further certify that I personally visited the project site on 04-06-2009 and have determined by visual inspection that the survey data provided is representative of actual site conditions and that the proposed drainage plan is in substantial compliance with the design intent of the approved plan. This certification is submitted in support of the project and is not a warranty of the project. The record information presented herein is not necessarily complete and is intended only to verify compliance of the grading and drainage aspects of the project. Those relying on this record information are advised to obtain independent verification of its accuracy before using it for any other purpose.

Dennis A. Lorenz, NMPSE 9847
Date

LOT 5 BLOCK 23
ALBUQUERQUE HIGHLANDS
FILED: OCTOBER 23, 1930
Bk. C2, FOLIO 10

PROPOSED
PRIVATE RECIPROCAL
STORM DRAINAGE AND
PARKING EASEMENT



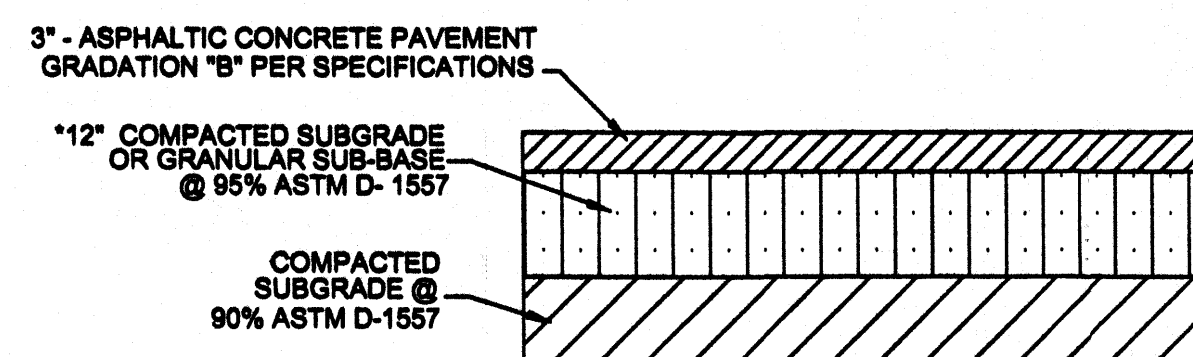
DRAINAGE ACKNOWLEDGEMENT

I, David McCarty, Owner of Lots 6A, 6B and 6C, Block 23, Albuquerque Highlands Addition, hereby allow, agree and acknowledge that storm drainage surface flows will cross from Lot 6A across Lots 6B and 6C, and from Lot 6B across Lots 6A and 6C, as shown on this Grading and Drainage Plan.

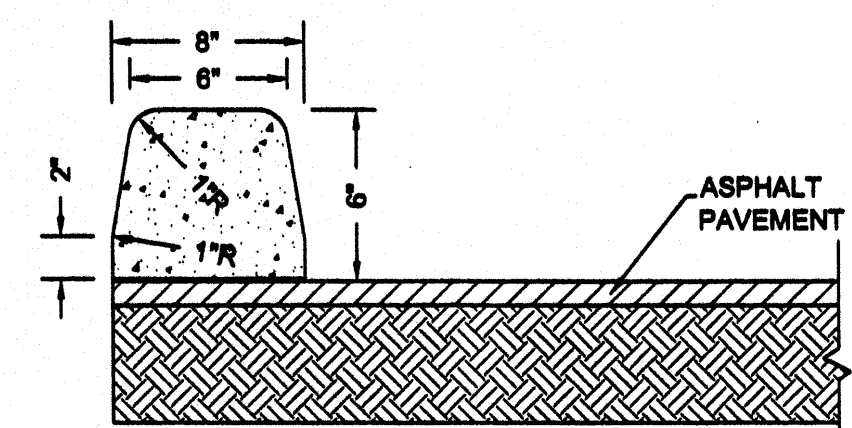
Acknowledgement:

David McCarty 11-6-08
David McCarty
DW McCarty, LLC
Date

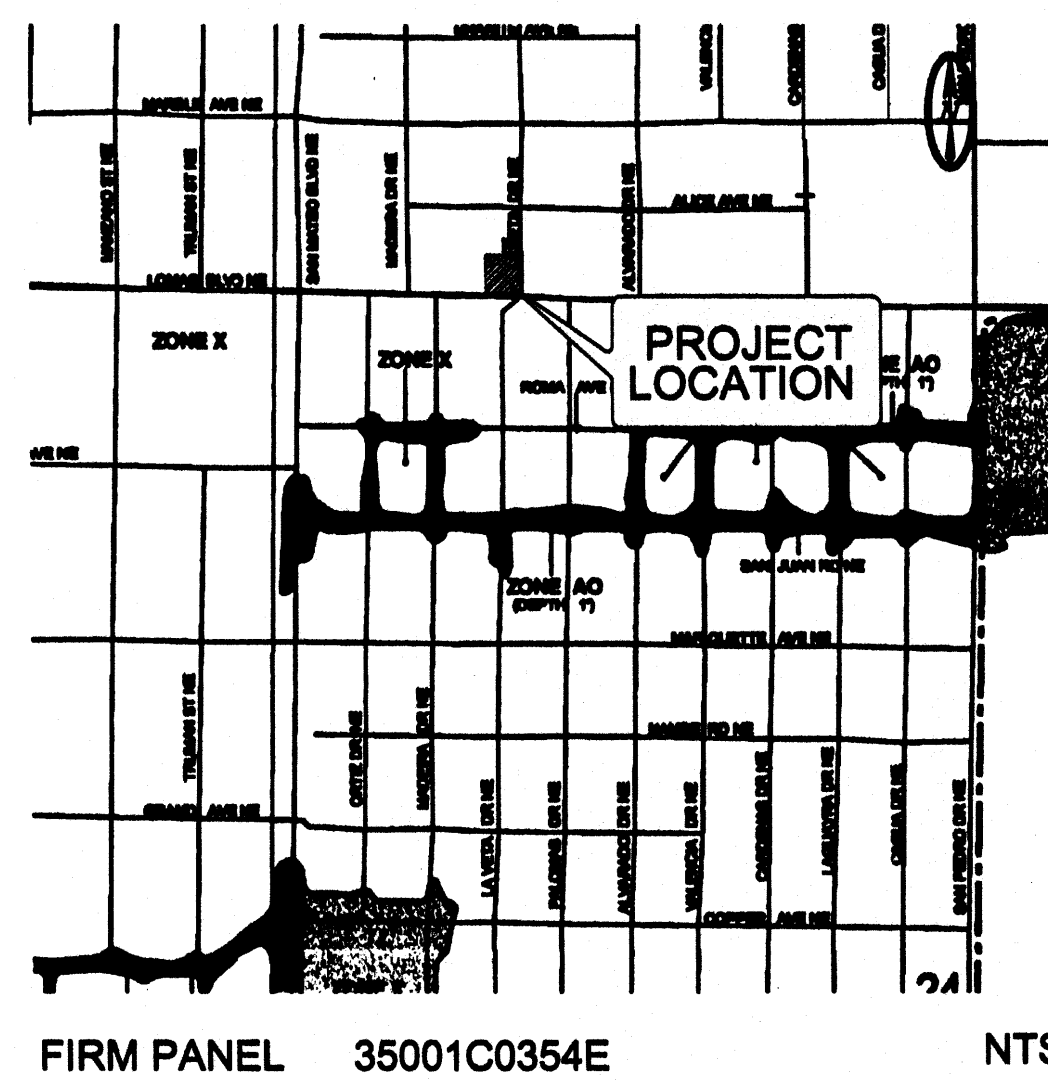
ALL ACCESSIBLE IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. FAILURE TO DO SO MAY RESULT IN REJECTION OF CERTIFICATE OF OCCUPANCY.



ASPHALT PAVEMENT SECTION
AUTOMOBILE PARKING NTS



6\"/>



LEGEND		
ITEM	EXISTING	PROPOSED
CURB AND GUTTER		
LIGHT POLE		
POWER POLE		
OVERHEAD UTILITY	OHU	
CURB ELEVATIONS		
SPOT ELEV.	G=16.7	16.7
WATER METER		
GATE		
FLOWLINE ELEVATION	FL 16.2	FL 16.2
CONTOUR W/ ELEVATION	4992	92
BASIN BOUNDARY		
ASPHALT PAVING		
ASPHALT PAVING		
DIRT SURFACE		
DRAINAGE SWALE		
DIRECTION OF FLOW		
BUILDING		
WOOD FENCE		
BLOCK WALL		
MANHOLE		
ELECTRICAL METER BOX		
GAS METER		
SIGN		
TELEPHONE MANHOLE		

AS-BUILT SPOT
ELEVATION

KEYED NOTES

- EXISTING STANDARD CONCRETE CURB AND GUTTER.
- EXISTING ASPHALT PAVEMENT.
- EXISTING UTILITY POLE
- EXISTING SIDEWALK.
- EXISTING ELECTRICAL METER BOX.
- EXISTING WATER METER.
- EXISTING WOOD FENCE TO BE REMOVED AND DISPOSED.
- EXISTING BLOCK WALL.
- EXISTING BOLLARD.
- EXISTING GAS METER.
- NEW GAS METER.
- EXISTING ASPHALT TO REMAIN.
- EXISTING MANHOLE, RIM = 5242.32'.
- EXISTING TELEPHONE MANHOLE, RIM = 5243.24'.
- NEW ASPHALT PAVING.
- NEW REFUSE ENCLOSURE.
- REMOVE & DISPOSE EXISTING DRIVE PAD. CONSTRUCT STANDARD CURB & GUTTER, AND 4' SIDEWALK PER COA STD DWG 2415A.
- NEW LANDSCAPING. SEE SITE LANDSCAPING PLAN.
- INSTALL CONCRETE TIRE STOP.
- CONSTRUCT 6\"/>
- REMOVE & DISPOSE EXISTING CONCRETE CURB.
- EXISTING TREE TO REMAIN.
- CONSTRUCT 2\"/>
- INSTALL NEW 4\"/>
- EXISTING DOWNSPOUT (3).
- NEW 4\"/>
- EXISTING HC RAMPS.
- CONSTRUCT 6\"/>
- PROVIDE 4\"/>
- PROPOSED EDGE OF NEW PAVING, MATCH EXISTING.
- NEW DOWNSPOUT - 3 PL.
- NEW CONC. DRIVE PAD

DRAINAGE PLAN NOTES

- BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
- This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
- Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
- This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
- Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
- BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
- The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.
- All spot elevations are top of pavement unless noted otherwise.

PROJECT HYDROLOGY									
AHYMO									
ZONE:	3	LA VETA PLAZA							
P 1 HOUR	2.60"								
P 10 DAY	4.90"								
UNDEVELOPED:									
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)	
SITE	0.50	0.00	0.00	0.30	0.20	1.72	2.0	0.072	
DEVELOPED (PROPOSED):									
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)	
A	0.37	0.00	0.00	0.03	0.34	2.27	1.8	0.070	
B	0.13	0.00	0.00	0.01	0.12	2.28	0.6	0.025	

PROJECT DATA

PROPERTY ADDRESS

5511 LOMAS BLVD. NE

LEGAL DESCRIPTION

LOTS 6-A, 6-B, AND 6-C, BLOCK 23
ALBUQUERQUE HIGHLANDS ADDITION
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NM

PROPERTY ZONING

LOT 6-A C-2
LOT 6-B C-2
LOT 6-C P

MAPPING

ALL PROJECT SURVEYING
BY HARRIS SURVEYING, INC.
MARCH, 2007

PROJECT BENCHMARK

ACS MONUMENT "18-J18"
ELEVATION 5292.35 FEET
1928 NGVD

GRADING & DRAINAGE PLAN

PURPOSE AND SCOPE

PURSUANT TO THE ESTABLISHED DRAINAGE ORDINANCE OF THE CITY OF ALBUQUERQUE AND THE DEVELOPMENT PROCESS MANUAL, THIS GRADING AND DRAINAGE PLAN OUTLINES THE DRAINAGE MANAGEMENT CRITERIA FOR CONTROLLING DEVELOPED RUNOFF FROM THE PROJECT SITE. THE PROJECT CONSISTS OF THE REDEVELOPMENT OF THE EXISTING PROPERTY BY CONSTRUCTING A NEW COMMERCIAL BUILDING, PROPOSED SITE IMPROVEMENTS INCLUDE PAVING, UTILITY, LANDSCAPING, AND GRADING AND DRAINAGE IMPROVEMENTS. THIS PLAN IS PREPARED TO SUPPORT A BUILDING PERMIT APPLICATION.

EXISTING CONDITIONS

THE PROJECT SITE IS LOCATED AT 5511 LOMAS BOULEVARD NE. THE PROJECT SITE CONSISTS OF THE REDEVELOPMENT OF LOTS 6B AND 6C. THE SITE WAS PREVIOUSLY DEVELOPED AS A FAST-FOOD RESTAURANT, WITH GROUND COVERS APPROXIMATING 100 PERCENT IMPERVIOUS. THE SITE IS PRESENTLY A DIRT LOT WITH REMNANT LANDSCAPING AND PERIMETER PUBLIC IMPROVEMENTS. LOT 6A, LOCATED ADJACENT TO THE SITE ON THE WEST, WILL BE INTEGRATED WITH THE PROJECT SITE AND IS THEREFORE INCLUDED IN THE SITE ANALYSIS. THE SOUTHERLY PORTION OF LOT 6A DRAINS SOUTH TO LOMAS. THE BUILDING AND ATTACHED YARD DRAIN NORTH AND EAST TO LA VETA DRIVE. LOTS 6B AND 6C DRAIN EAST TO LA VETA DRIVE. NO OFFSITE FLOWS IMPACT THE PROPERTIES.

AS SHOWN BY THE FIRM PANEL FOR THIS AREA, THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE.

PROPOSED CONDITIONS

AS SHOWN BY THE PLAN, THE PROPERTY IS TO BE RE-DEVELOPED AS AN OFFICE/RETAIL ESTABLISHMENT.

ALL DRAINAGE FLOWS WILL BE MANAGED BY PAVED SWALES, CONVEYING RUNOFF TO AND LOMAS BOULEVARD AND LA VETA DR NE. THE PLAN SHOWS THE ELEVATIONS REQUIRED TO PROPERLY GRADE AND CONSTRUCT THE RECOMMENDED IMPROVEMENTS. FLOW ARROWS ARE GIVEN TO DEMONSTRATE THE DIRECTION OF DRAINAGE FLOWS, AND PROJECT HYDROLOGY IS GIVEN FOR BOTH EXISTING AND DEVELOPED CONDITIONS.

THE NORTHERN PORTION OF THE SITE (BASIN A) WILL DRAIN TO LA VETA DR. THE SOUTHERN PORTION (BASIN B) WILL DRAIN TO LOMAS BOULEVARD NE. AS SHOWN BY THE PROJECT HYDROLOGY, DEVELOPMENT OF THIS PROPERTY WILL NOT SIGNIFICANTLY INCREASE PEAK RUNOFF. SINCE THIS IS AN INFILL SITE, NO ON-SITE PONDING IS REQUIRED.

TEMPORARY EROSION CONTROL

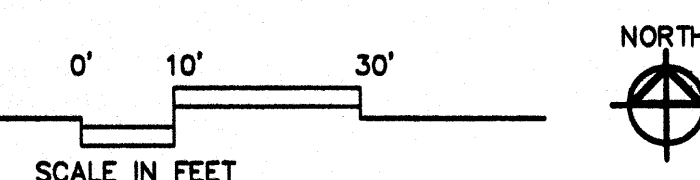
TEMPORARY EROSION CONTROL MEASURES WILL BE IMPLEMENTED DURING CONSTRUCTION TO LIMIT THE DISCHARGE OF SEDIMENT FROM THE SITE TO ADJACENT PROPERTIES. SILT FENCING IS RECOMMENDED ALONG THE DOWNSTREAM CONSTRUCTION BOUNDARIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES UNTIL COMPLETION OF ALL SITE PAVING, GRADING, DRAINAGE AND LANDSCAPING IMPROVEMENTS. SINCE THE SITE CONTAINS LESS THAN 1.0 ACRES, A SWPPP IS NOT REQUIRED.

CALCULATIONS

THE CALCULATIONS SHOWN HEREON DEFINE THE 100 YEAR/6 HOUR DESIGN STORM IMPACTING THE SITE AND CONTRIBUTING OFF-SITE DRAINAGE BASINS UNDER EXISTING AND DEVELOPED CONDITIONS. THE AHYMO METHOD OF ESTIMATING PEAK RUNOFF IS PRESENTED AS OUTLINED IN THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, SECTION 22.2, PART 'A', UPDATED JULY 1997.

GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'-0"



Brasher & Lorenz

CONSULTANTS

BRASHER & LORENZ
CONSULTING ENGINEERS

LA VETA PLAZA
5511 LOMAS BLVD. N.E.
ALBUQUERQUE, NEW MEXICO

OWNER

DWM ENTERPRISES
5503 LOMAS BLVD NE
ALBUQUERQUE, NM 87110

MARK DATE DESCRIPTION

B_AD PROJECT # 0804

DATE: 09/29/2008

DRAWN BY:

CHECKED BY: DAL

GRADING AND
DRAINAGE PLAN

C-1

08564