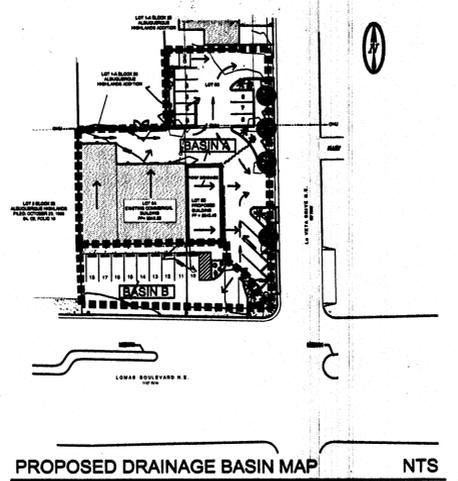
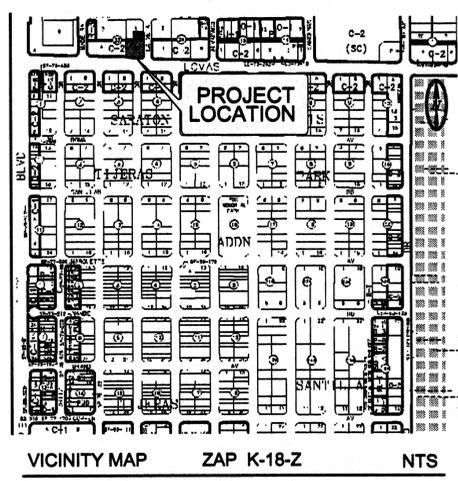
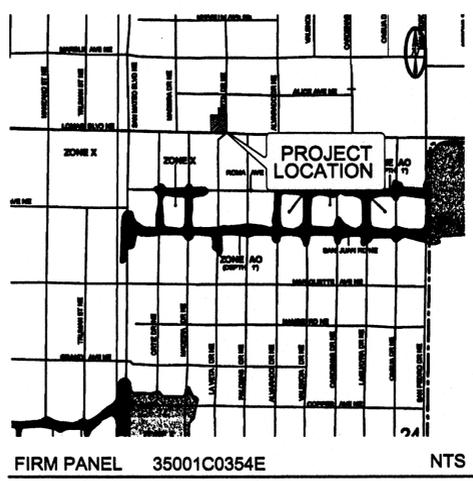
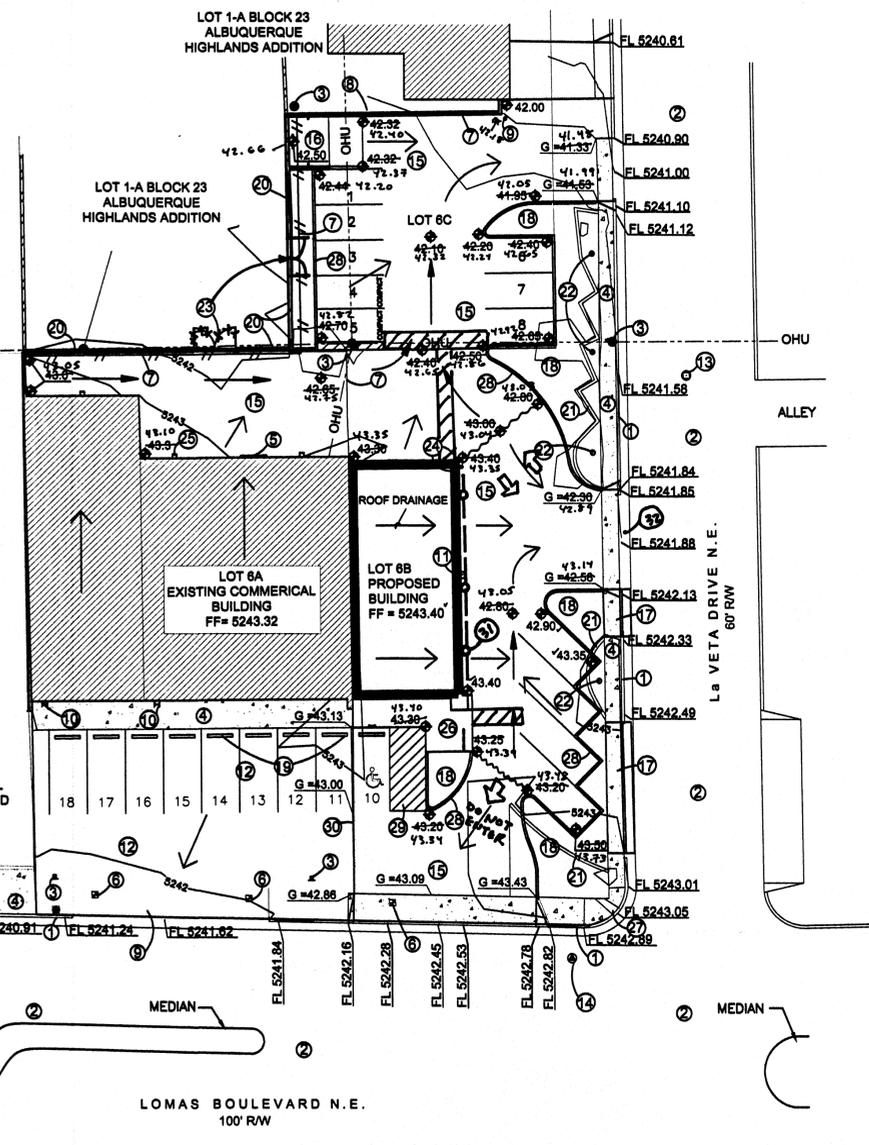


DRAINAGE CERTIFICATION

I, Dennis A. Lorenz, NMPSE 9847, of the firm Brasher and Lorenz, Inc. hereby certify that this project has been created 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 8957.

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 guarantee of performance. The contractor is responsible for obtaining independent verification of its accuracy before using it for any other purpose.

Dennis A. Lorenz, NMPSE 9847
Date



LEGEND

ITEM	EXISTING	PROPOSED
CURB AND GUTTER	---	---
LIGHT POLE	■	■
POWER POLE	●	●
OVERHEAD UTILITY	--- OHU ---	---
CURB ELEVATIONS	FL 16.2	FL 16.2
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	[Pattern]	[Pattern]
ASPHALT PAVING	[Pattern]	[Pattern]
DIRT SURFACE	[Pattern]	[Pattern]
DRAINAGE SWALE	---	---
DIRECTION OF FLOW	→	→
BUILDING	[Hatched]	[Hatched]
WOOD FENCE	--- --- ---	--- --- ---
BLOCK WALL	--- --- ---	--- --- ---
MANHOLE	○	○
ELECTRICAL METER BOX	□	□
GAS METER	⊗	⊗
SIGN	■	■
TELEPHONE MANHOLE	⊙	⊙

- 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" CMU WALL.
 - REMOVE & DISPOSE EXISTING CONCRETE CURB.
 - EXISTING TREE TO REMAIN.
 - CONSTRUCT 2' x 5' WOOD GATES.
 - INSTALL NEW 4" STL BOLLARDS.
 - EXISTING DOWNSPOUT (S).
 - NEW 4" CONCRETE SIDEWALK.
 - EXISTING HC RAMPS.
 - CONSTRUCT 6" CONCRETE CURB.
 - PROVIDE 4" STRIPING AT HC ACCESSIBLE AREAS PER TCL.
 - PROPOSED EDGE OF NEW PAVING, MATCH EXISTING.
 - NEW DOWNSPOUT - 3 PL.
 - NEW CONC. BRIVEPAD.

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 RE-DEVELOPMENT 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 6A AND 6C. THE SITE WAS PREVIOUSLY DEVELOPED AS A FAST-FOOD RESTAURANT, WITH GROUND COVERS APPROXIMATELY 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.

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

PROPOSED
PRIVATE RECIPROCAL
STORM DRAINAGE AND
PARKING EASEMENT

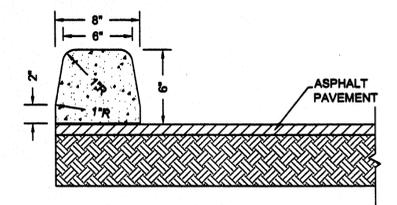
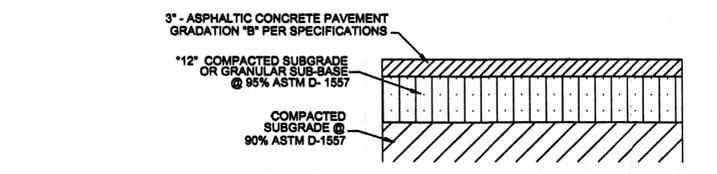
DRAINAGE ACKNOWLEDGEMENT

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
DW McCarty, LLC

David McCarty 11-6-08
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.



PROJECT HYDROLOGY
AHYMO

LA VETA PLAZA

ZONE:	3							
P 1 HOUR	2.60"							
P 10 DAY	4.80"							
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	0.33	0.23	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

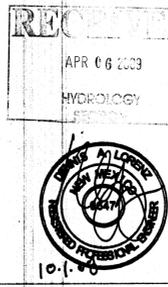
PROJECT DATA

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 HARRIS SURVEYING, INC. MARCH, 2007

PROJECT BENCHMARK
ACS MONUMENT "18-118" ELEVATION 5292.35 FEET 1928 NGVD



Baker AtD

CONSULTANTS

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro de Nolasco Blvd. NE
Albuquerque, NM 87110
Tel: 505-254-4887 Fax: 505-254-4888

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