

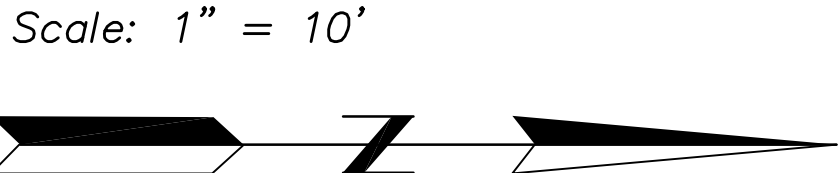
GRADING & DRAINAGE PLAN

THE PROPOSED COMMERCIAL PROJECT IS LOCATED IN THE WEST CENTRAL AVE AREA OF METRO ALBUQUERQUE WITHIN THE CITY. THE GRADING AND DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE BERNALILLO COUNTY FLOOD HAZARD ORDINANCE, NO.88-46, AND THE CITY STORM DRAINAGE ORDINANCE. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR BUILDING PERMIT. THE PLAN SHOWS:

1. EXISTING CONTOURS AND SPOT ELEVATIONS AND EXISTING DRAINAGE PATTERNS AND EXISTING STRUCTURES.
2. PROPOSED IMPROVEMENTS: A 2800 SF BLDG. FOOTPRINT, NEW ASPHALT PARKING, NEW GRADE ELEVATIONS, AND LANDSCAPING IMPROVEMENTS.
3. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
4. QUANTIFICATION OF DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS WHICH CONTRIBUTE TO THE EXISTING FLOWS.
5. PROPOSED DRAINAGE FROM TRACT C-2, FILL AT 6. HATCHED AREAS INDICATE AREAS PROVIDED WITH FIRST FLUSH RETENTION OF DEVELOPED RUNOFF.

PRESENTLY, THE SITE IS UNDEVELOPED, AND IS BOUNDED BY DEVELOPED COMMERCIAL PROPERTY ON THE NORTH AND SOUTH, AND RESIDENTIAL TO THE EAST. COORS BLVD ON THE WEST IS A 4-LANE DIVIDED ARTERIAL, AND CITY MAINTAINED STREET WITH CURB/GUTTER AND 12' SIDEWALK. DIRECT ACCESS IS PROVIDED THROUGH DEVELOPED TRACT C-2 ON THE SOUTH. THE SITE TERRAIN SLOPES FROM SOUTH TO NORTHWEST AT MINIMUM SLOPES UP TO 1-2%.

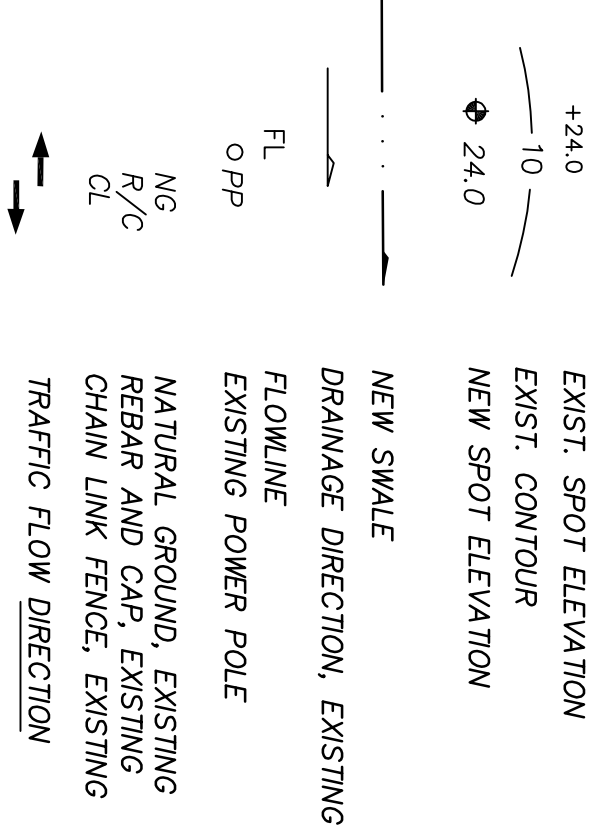
THE SITE IS NOT WITHIN A DESIGNATED FEMA FLOOD HAZARD ZONE. DEVELOPED LOT RUNOFF WILL BE PERMITTED TO DRAIN TO THE EXISTING CONCRETE RUNDOWN AT THE NW CORNER OF THE SITE. HISTORICAL OUTFALL LOCATIONS WILL REMAIN UNCHANGED WITH THE DEVELOPMENT. FREE DISCHARGE OF PROJECT RUNOFF IS ACCEPTABLE SINCE DOWNSTREAM DRAINAGE FACILITIES (STORM SEWER IN COORS) EXIST. A PORTION OF SITE RUNOFF WILL CONTINUE TO BE ROUTED THROUGH NEW LANDSCAPING AS PLANT RAINFALL. DEPRESSED LANDSCAPED AREAS ARE SHOWN ON THE PLAN.



NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. & STANDARD DRAININGS.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
3. 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.
4. ALL LANDSCAPING AREA SHALL BE SOFT-LINED WITH NATIVE VEGETATION AND/OR GRAVEL.
5. CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
6. REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1012, NATIVE SEED MIX.
7. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3. HORIZONTAL TO 1 VERTICAL, 3:1.
8. NEW ASPHALT PAVEMENT SHALL CONSIST OF 3" ASPHALT CONCRETE OVER 8" COMPACTED SUBGRADE, 95% PROCTOR, ASTM D-1557

LEGEND



CALCULATIONS

DESIGN CRITERIA

HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPN) REVISED JANUARY, 1993 FOR CITY OF ALBUQUERQUE. DISCHARGE RATE: Q=QPEAK x AREA, "Peak Discharge Rates for Small Watersheds" VOLUMETRIC DISCHARGE: VOLUME = EWeighted x AREA P100 = 2.35 inches, Zone 2 Time of Concentration, TC = 10 Minutes DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [ ] = 10 YEAR VALUES

UNDEVELOPED CONDITIONS -

LOT AREA = 0.38 ACRES, WHERE EXCESS PRECIP. "W" = 1.13 in. [0.52] PEAK DISCHARGE, Q100 = 1.2 CFS [0.6] WHERE UNIT PEAK DISCHARGE = 3.1 CFS/AC. [1.7] THEREFORE: VOLUME 100 = 1559 CF [717]

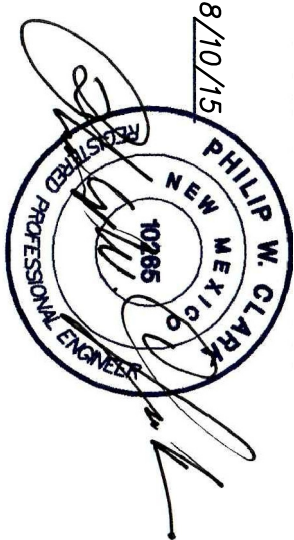
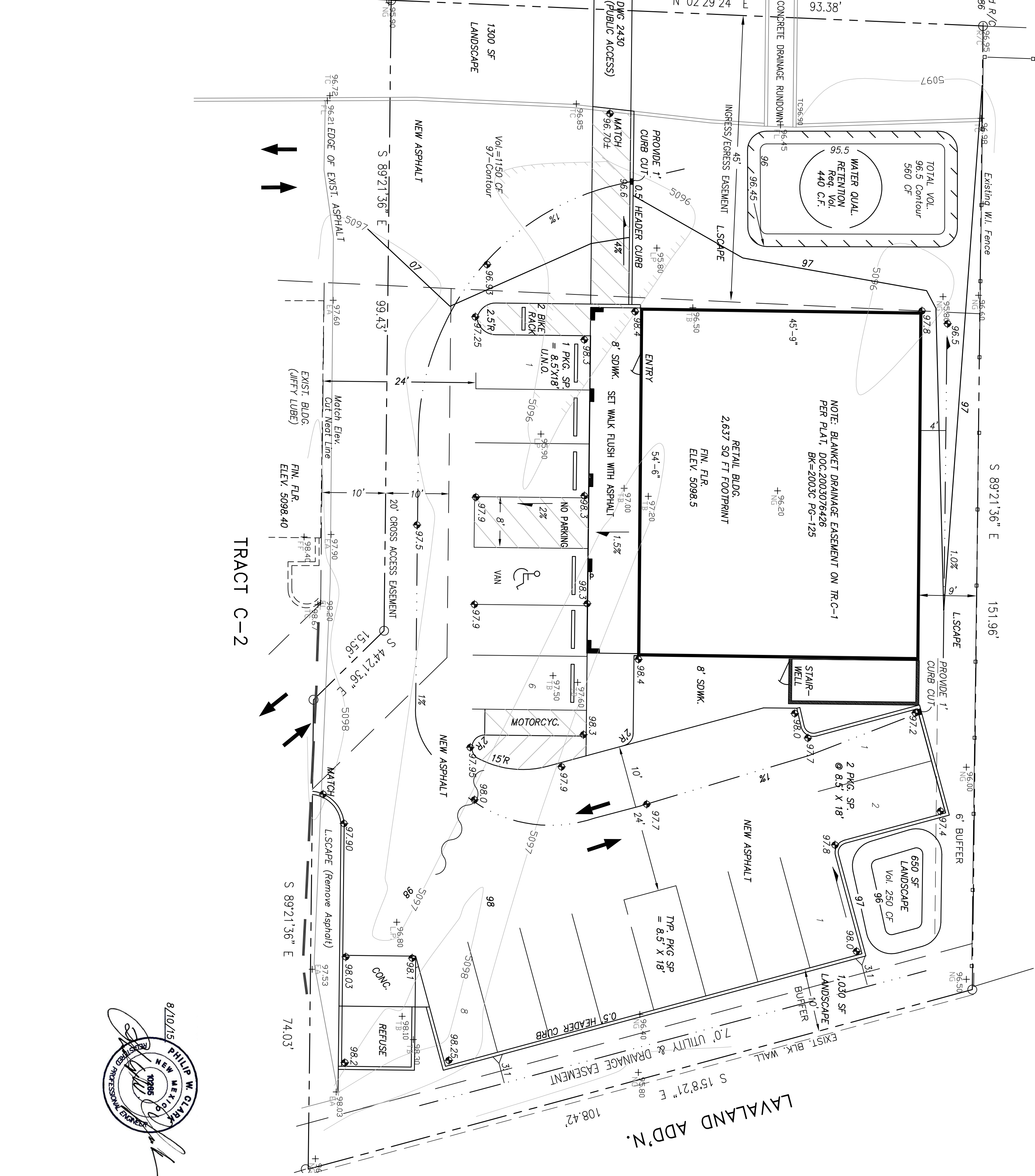
DEVELOPED CONDITIONS

DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA

AREA	LAND TREATMENT	Q Peak	E
UNDEVELOPED	A	1.56[0.38]	0.53[0.13]
LANDSCAPING	B	2.28[0.95]	0.78[0.28]
GRAVEL & COMPACTED SOIL	C	3.14[1.71]	1.13[0.52]
ROOF - PAVEMENT	D	4.70[3.14]	2.12[1.34]
0.38 AC.			
THEREFORE: E Weighted	= 1.71 in.[1.02]		
Q100 = 1.5 CFS			
VOLUME 100 = 2359 CF			

FIRST FLUSH : MANDATED BY THE EPA FOR CLEAN STORM WATER DISCHARGE

440 CF = 0.38 AC. X 0.32" (Pro-rated 66% Table 2) X 43560/12  
AREA 95.5 Contour = 132 SF & AREA 96 = 412 SF  
AREA 96.45 Contour = 594 SF & AREA 97 = 2270 SF [ 1150 CF



<b>Clark Consulting Engineers</b>			
19 Ryan Road Edgewood, New Mexico 87015 Tel: (505) 281-2444 Fax: (505) 281-2444			
DATE	REVISION	TRACT C-1 BLOCK 1, ALBUQUERQUE, NEW MEXICO	
		130 COORS BOULEVARD, NW	
		TAM LE SALON	
		<b>Grading &amp; Drainage Plan</b>	
DESIGNED BY: PWC	DRAWN BY: CCE	JOB #: VAN-HUINH	1 OF 1
CHECKED BY: PWC	DATE: 5/18/15	FILE #: G/D	

PROJECT DATA

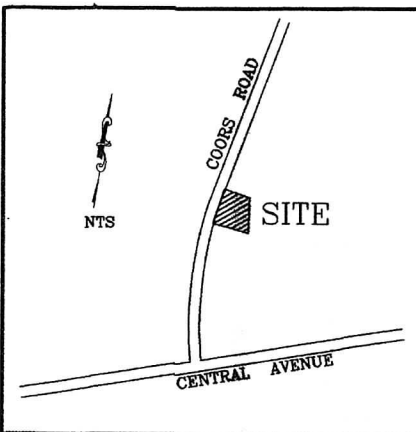
UPC 101005751432410203

PROJECT BENCHMARK

TOP OF REBAR/CAP MARKED "GRITSO" #9886 @ NW CORNER OF SITE. SEE PLAN. ELEVATION = 5096.95 (NAVD83)

TOPOGRAPHIC DESIGN SURVEY

COMPLETED FROM TOPO DESIGN SURVEY BY TERRAMETRICS NM, AND SUPPLEMENTED BY CLARK CONSULTING ENGINEERS, MAY 2015.



VICINITY MAP  
ZONE ATLAS K-11-Z

LEGEND

- = SET PR NAIL PS 13982
- = SET #4 REBAR W/CAP 13982
- = FOUND #5 REBAR
- ⊙ = FOUND #5 REBAR W/CAP PS 5883
- ⊙ = FOUND #4 REBAR W/CAP PS 11463
- = FENCELINE
- △ = BRASS CAP SURVEY MONUMENT

TAX CERTIFICATION

I, THE UNDERSIGNED CERTIFY THAT A SEARCH OF THE TAX RECORDS FOR THE TRACTS OF LAND SHOWN HEREON HAS BEEN MADE, AND HAVE DETERMINED THAT ALL TAXES DUE AND PAYABLE FOR THE PREVIOUS TEN (10) YEARS HAVE BEEN MADE.

DATE \_\_\_\_\_  
BERNALILLO COUNTY TREASURER

OWNER'S CERTIFICATION

THIS PLATTING SHOWN IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF.

THE UNDERSIGNED OWNER AND/OR PROPRIETOR DOES HEREBY FREELY CONSENT TO ALL THE FOREGOING AND DO HEREBY REPRESENT THAT I AM AUTHORIZED TO SO ACT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

JAMES R. DOTSON  
OPERATING MANAGER  
COORS/CENTRAL LLC.

ACKNOWLEDGEMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS  
19th DAY OF FEB., 2003, BY JAMES R. DOTSON  
OPERATING MANAGER, COORS CENTRAL LLC.

MY COMM. EXPIRES 3-31-03 Margaret R. Dotson  
NOTARY PUBLIC



LEGAL DESCRIPTION

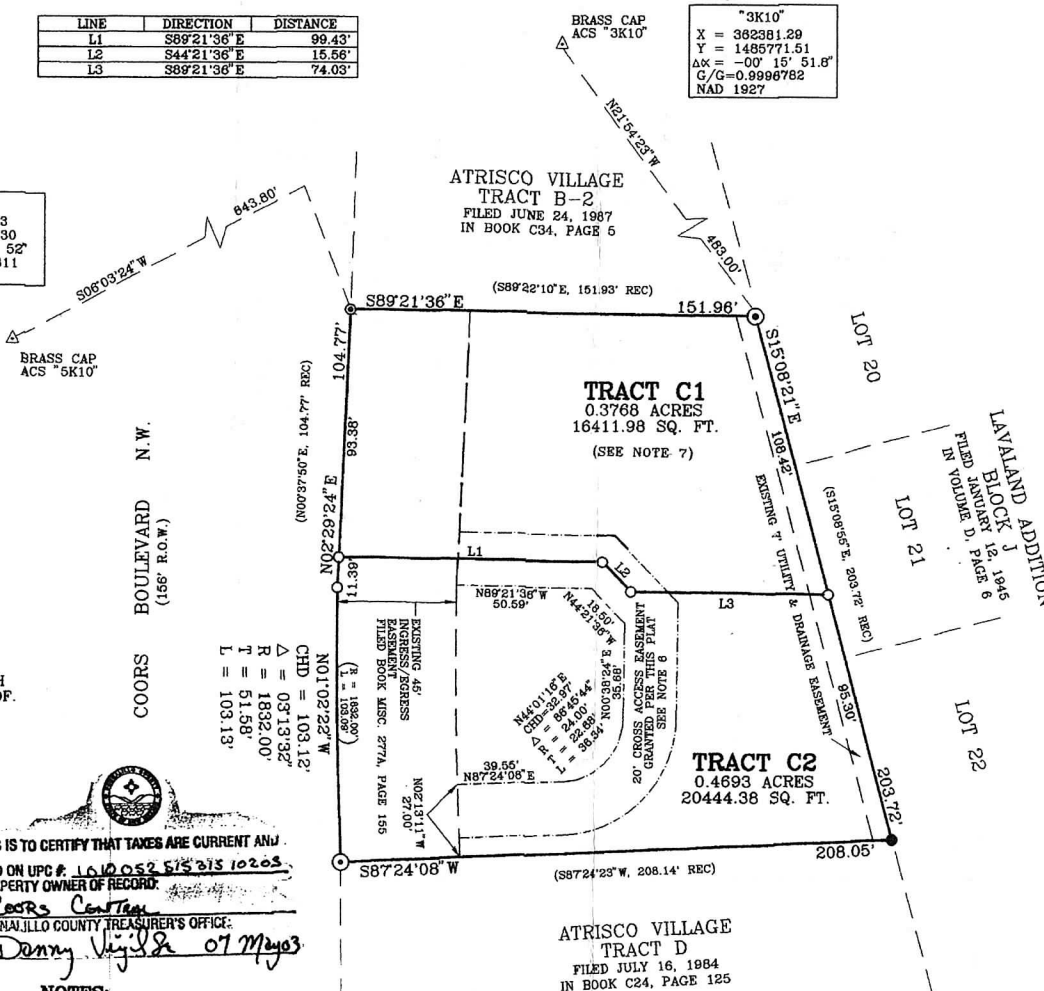
ONE (1) TRACT OF LAND WITHIN THE ATRISCO GRANT, IN PROJECTED SECTIONS 22 AND 23, TOWNSHIP 10 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN IN BERNALILLO COUNTY, NEW MEXICO, BEING TRACT C AS SHOWN ON PLAT TITLED "REDIVISION PLAT TRACTS A, B, C, D, AND E ATRISCO VILLAGE", FILED IN THE COUNTY CLERKS OFFICE OF BERNALILLO COUNTY ON JULY 16, 1984 IN CABINET C24, FOLIO 125 CONTAINING 0.8461.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CREATE THE TWO NEW TRACTS AS SHOWN, AND TO GRANT THE NEW 6' PRIVATE DRAINAGE EASEMENT AND THE 20' CROSS ACCESS EASEMENT AS SHOWN.

LINE	DIRECTION	DISTANCE
L1	S89°21'36"E	99.43'
L2	S44°21'36"E	15.56'
L3	S89°21'36"E	74.03'

"5K10"  
X = 362341.63  
Y = 1484685.30  
ΔX = -00° 15' 52"  
G/G = 0.99967811  
NAD 1927



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND  
PAID ON UPC # 161005251510203  
PROPERTY OWNER OF RECORD  
COORS CENTRAL LLC  
BERNALILLO COUNTY TREASURER'S OFFICE  
Donny Vigil 07 May 03

NOTES:

1. DATE OF SURVEY: JANUARY 2003.
2. BASIS OF BEARING IS NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927 BASED ON THE TWO FOUND MONUMENTS "3K10" AND "5K10". BEARINGS SHOWN ARE GRID.
3. DATA IN PARENTHESIS AS (REC) ARE TAKEN FROM THE PREVIOUS RECORDED PLAT FILED IN CABINET C24, PAGE 125.
4. DISTANCES ARE GROUND.
5. THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
6. CROSS ACCESS EASEMENT IS FOR THE USE OF TRACTS C1 & C2 AND SHALL BE MAINTAINED BY THE UNDERLYING PROPERTY OWNER.
7. A BLANKET DRAINAGE EASEMENT ACROSS TRACT C1, TO BE FURTHER DEFINED UPON ONE X THE DEVELOPMENT OF SAID TRACT, IS HEREBY ESTABLISHED TO ALLOW DEVELOPED FLOWS FROM TRACT C2 TO CROSS TRACT C1 AND DISCHARGE INTO COORS BOULEVARD. THE MAINTENANCE OF SAID DRAINAGE EASEMENT SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.

INDEX INFORMATION FOR COUNTY CLERK

OWNER: COORS/CENTRAL LLC.  
SECTIONS 22 & 23, TOWNSHIP 10 NORTH,  
RANGE 2 EAST  
SUBDIVISION: ATRISCO VILLAGE  
FIRM MAP: EFFECTIVE DATED:  
SEPTEMBER 20, 1996  
COMMUNITY PANEL NUMBER - 35001C0329 D

PLAT OF TRACTS C1 & C2  
ATRISCO VILLAGE

WITHIN  
SECTIONS 22 & 23, TOWNSHIP 10 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY  
FEBRUARY 2003

Project Number: 1002497

Application Number: 03DRB-00278

APPROVALS:

Richard Donato 5-01-03  
TRAFFIC ENGINEER, TRANSPORTATION GROUP DATE  
Christina Sandoval 3/5/03  
PARKS AND RECREATION DEPARTMENT DATE  
Leah M. M. 3-21-03  
PNM ELECTRIC SERVICES DATE  
David R. Muller 3-27-03  
QUEST TELECOMMUNICATIONS DATE  
Leah M. M. 3-21-03  
PNM GAS SERVICES DATE  
Rita Erickson 3-21-03  
COMCAST DATE  
John T. T. 2-19-03  
CITY ENGINEER, ENGINEERING DIVISION DATE  
Rogers & Rogers 3/5/03  
UTILITIES DEVELOPMENT DATE  
Richard Donato 5-01-03  
A.M.A.F.C.A. DATE  
Bruehl J. Bigham 4/28/03  
CITY ENGINEER DATE

NA  
PROPERTY MANAGEMENT DATE  
Sharon Watson 5/6/03  
CITY OF ALBUQUERQUE PLANNING DIVISION DEPT. DATE  
NA  
REAL PROPERTY DIVISION DATE

SURVEYORS CERTIFICATION

I, TIMOTHY S. MARTINEZ, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY UPON WHICH IT IS BASED, COMPLIES WITH THE ALBUQUERQUE AND BERNALILLO COUNTY SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

T. Martinez  
TIMOTHY S. MARTINEZ, NMPS #13982

DATE 2-11-03



TM SURVEYING

TIM MARTINEZ - NMPS# 13982

1130 LA VEGA ROAD  
BOSQUE FARMS, NEW MEXICO 87068  
PHONE: (505) 869-0711  
FAX: (505) 869-0499

TLN# 2003060397

FT ALB10034 BE 2003C-125.001

3000SE BLDG  
Single Tenant

Land Records Corp.

# CITY OF ALBUQUERQUE

August 20, 2015

Philip W. Clark, PE  
Clark Consulting Engineers  
19 Ryan Rd  
Edgewood, NM 87015



**Re: Tam Le Salon  
130 Coors Blvd NW  
Grading and Drainage  
Engineers Stamp Date 8/10/2015 (K10D047)**

Dear Mr. Clark,

Based upon the information provided in your submittal received 8/11/2015, the above referenced Grading and Drainage Plan cannot be approved for Grading Permit or Building Permit until the following comments are addressed.

- Provide roof flows.
- Provide flow calculations for the concrete drainage rundown.
- Verify if the system in the sidewalk is a sidewalk culvert or pvc? Provide calculations for either one.
- An access agreement must be provided from the owners to the south.

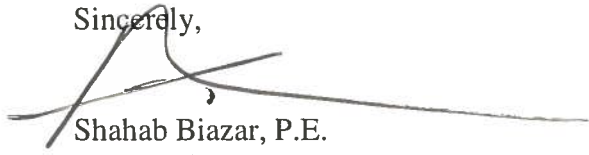
PO Box 1293

If you have any questions, you can contact me at 924-3999 or Rudy Rael at 924-3977.

Albuquerque

Sincerely,

New Mexico 87103

  
Shahab Biazar, P.E.  
City Engineer, Albuquerque  
Planning Department

[www.cabq.gov](http://www.cabq.gov)

C: RR/SB  
email