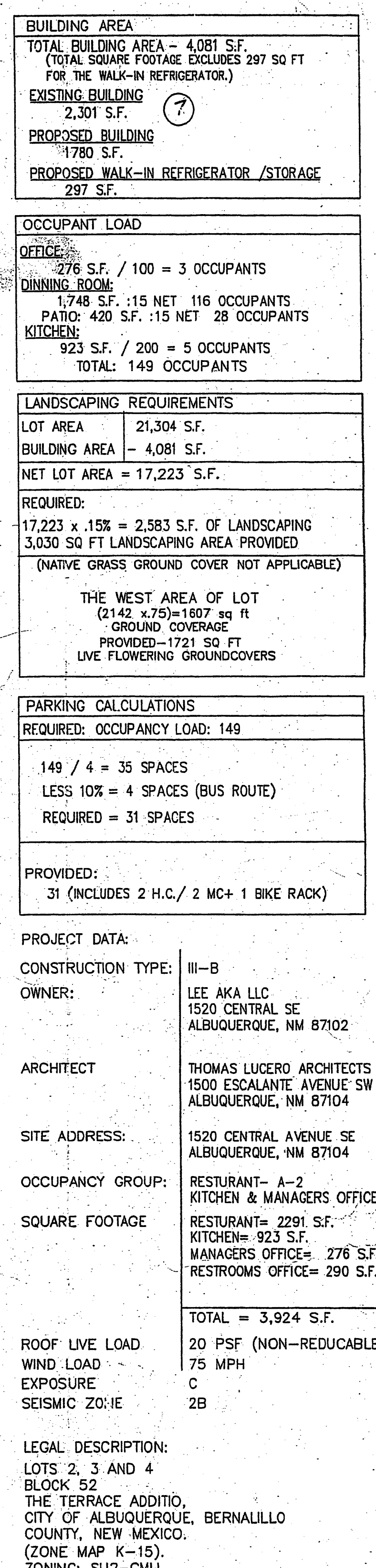




520-CENTRAL-AVENUE-SE
SITE-DEVELOPMENT-PLAN-FOR-PERMIT
ALBUQUERQUE-NEW-MEXICO
PROJECT#-1520

REVISION DATE
03-12-08

THOMAS
LUCERO
ARCHITECT

THOMAS LUCERO ARCHITECTS
100 ESCALANTE AVENUE SW
ALBUQUERQUE, NM 87104
(505) 248-3228

DATE
03-12-08

SHEET NUMBER

C-1

PROJECT NUMBER: 1002270
APPLICATION NUMBER: 08DER - 70151

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 (X) No IF Yes, then a set of approved DRG 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 APPROVAL:

[Signature]
Traffic Engineering, Transportation Division
[Signature]
ABCWA
Christina Sandoval
Parks and Recreation Department
Bradley L. Brizman
City Engineer
N/A

* Environmental Health Department (conditional)
Michael Holton (side building)
Solid Waste Management
[Signature]
DRB Chairperson Planning Department

Date 4-9-08
Date 4-9-08
Date 4/9/08
Date 4/6/08
Date _____
Date _____
Date _____
Date 4/15/08
Date 4/15/08
Date _____

RECEIVED
MAY 19 2008
HYDRO
SEC

LT SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED 3/21/08

SITE PLAN SHALL COMPLY AND BE DESIGNED PER DPM STANDARDS

ADA OPTION C

REF: GUIDE FOR THE PLANNING,
DESIGN AND OPERATION
PEDESTRIAN FACILITIES

std. WHEEL CHAIR RAMPS-2441
std. DRIVEWAYS-2425
std. PRIVATE ENTRANCE-2426
std. SIDEWALKS -2430

REF: EPC CONDITIONS - 1002270
DECEMBER 20, 2007. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

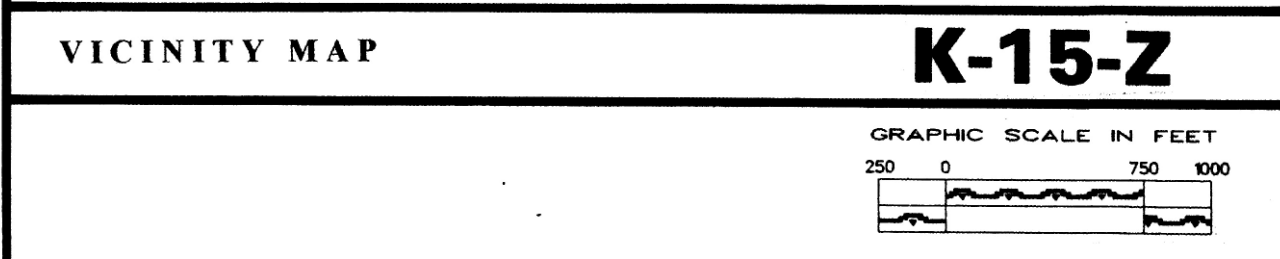
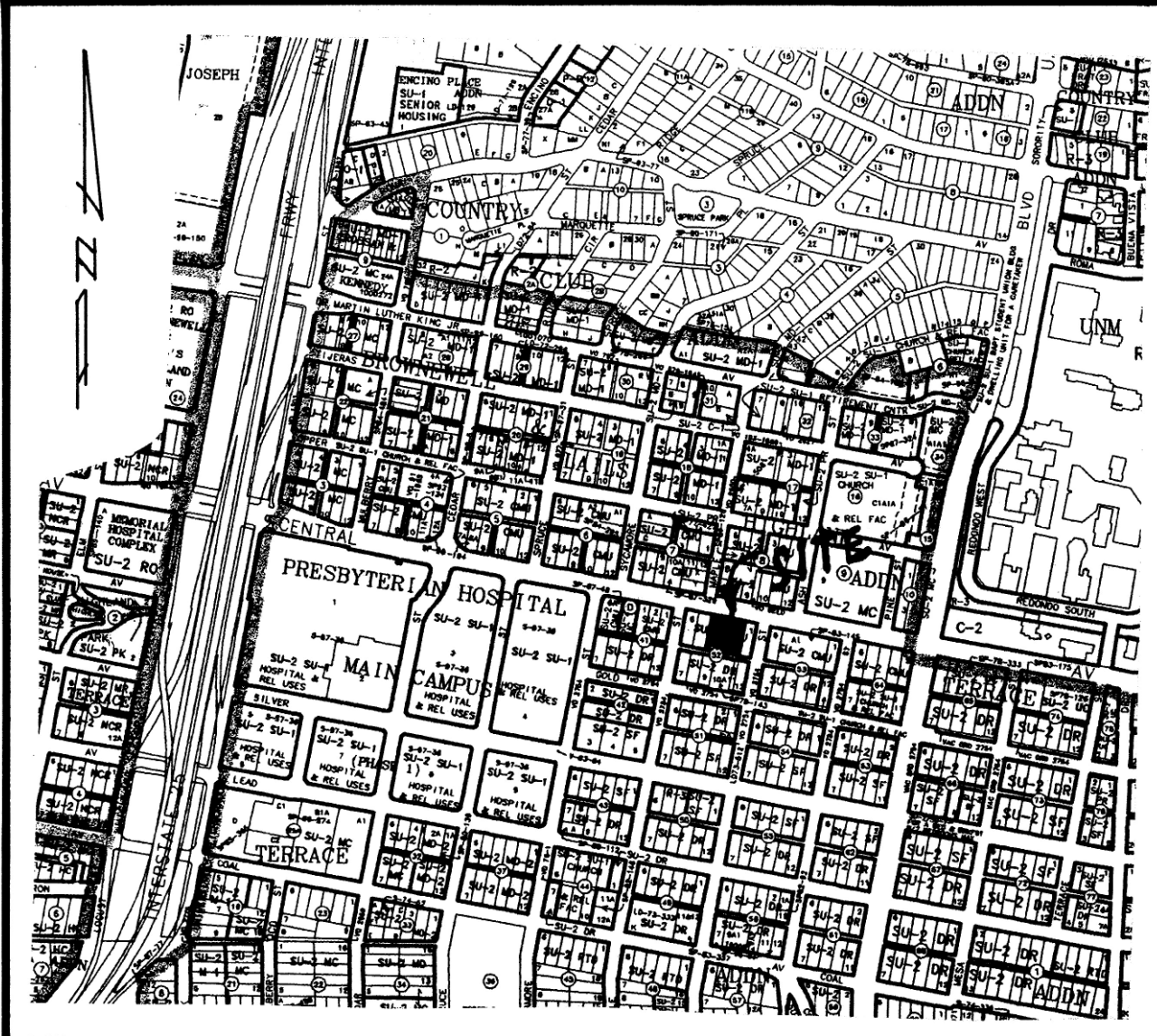
ATD PLANS CHECKING OFFICE
924-3611
APPROVED / DISAPPROVED
WARRANT(S) ONLY
03/26/08
SIGNATURE & DATE

3/4 ALUMINUM WITH
W/SIS-10/10 W.M.M. OR EQ.

(D) TYPICAL SLAB A / DUMPSTER
(C1) NTS

Date 4-9-08
Date 4/9/08
Date 4/9/08
Date _____
Date 4/15/08

RECEIVED
MAY 19 2009
HYDROLOGY
SECTION



EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION. HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERM, DIKE, SWALE, POND, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
- ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

CONSTRUCTION NOTES:

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNILLO COUNTY STANDARDS AND PROCEDURES.

LEGEND:

TOP OF CURB ELEVATION = TC = 5106.00
CURB FLOWLINE ELEVATION = E = 5104.05
EXISTING SPOT ELEVATION = S = 5105.7
EXISTING CONTOUR ELEVATION = C = 5104.0
PROPOSED SPOT ELEVATION = P = 5104.75
PROPOSED CONTOUR ELEVATION = C = 5104.0
PROPOSED OR EXISTING CONCRETE SURFACE = C = 5104.0
EXISTING FENCE LINE = F = 5102.22

BENCH MARK REFERENCE:

ACS Station "12-K15"; Elevation = 5088.722, (Project T.B.M. as shown on the plan hereon).

DRAINAGE CERTIFICATION (AS-BUILT):

I, LEVI J. VALDEZ, N.M.P.E. 5693, DO HEREBY CERTIFY THAT THE "AS-BUILT" IMPROVEMENTS OF THE SUBJECT PROJECT AS SHOWN ON THE PLAN HEREON HAVE BEEN GRADED AND WILL DRAIN IN "SUBSTANTIAL COMPLIANCE" IN ACCORDANCE WITH THE DESIGN INTENT OF SAID PLAN SUBMITTED TO CITY OF ALBUQUERQUE HYDROLOGY DEPARTMENT WITH ENGINEER'S STAMP DATED 06-15-07.

THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ANTHONY L. HARRIS, N.M.P.E. NO. 11463, OF THE FIRM HARRIS SURVEYING, INC., I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JUNE 2, 2009, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT CERTIFICATION OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND 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.

Levi J. Valdez
LEVI J. VALDEZ, N.M.P.E. 5693
DATE 06-23-09
"AS-BUILT" ELEVATIONS SHOWN THUS "10452".

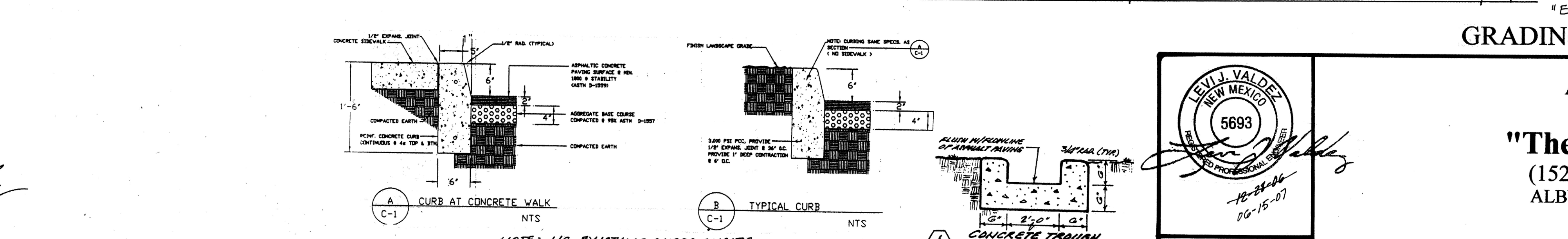
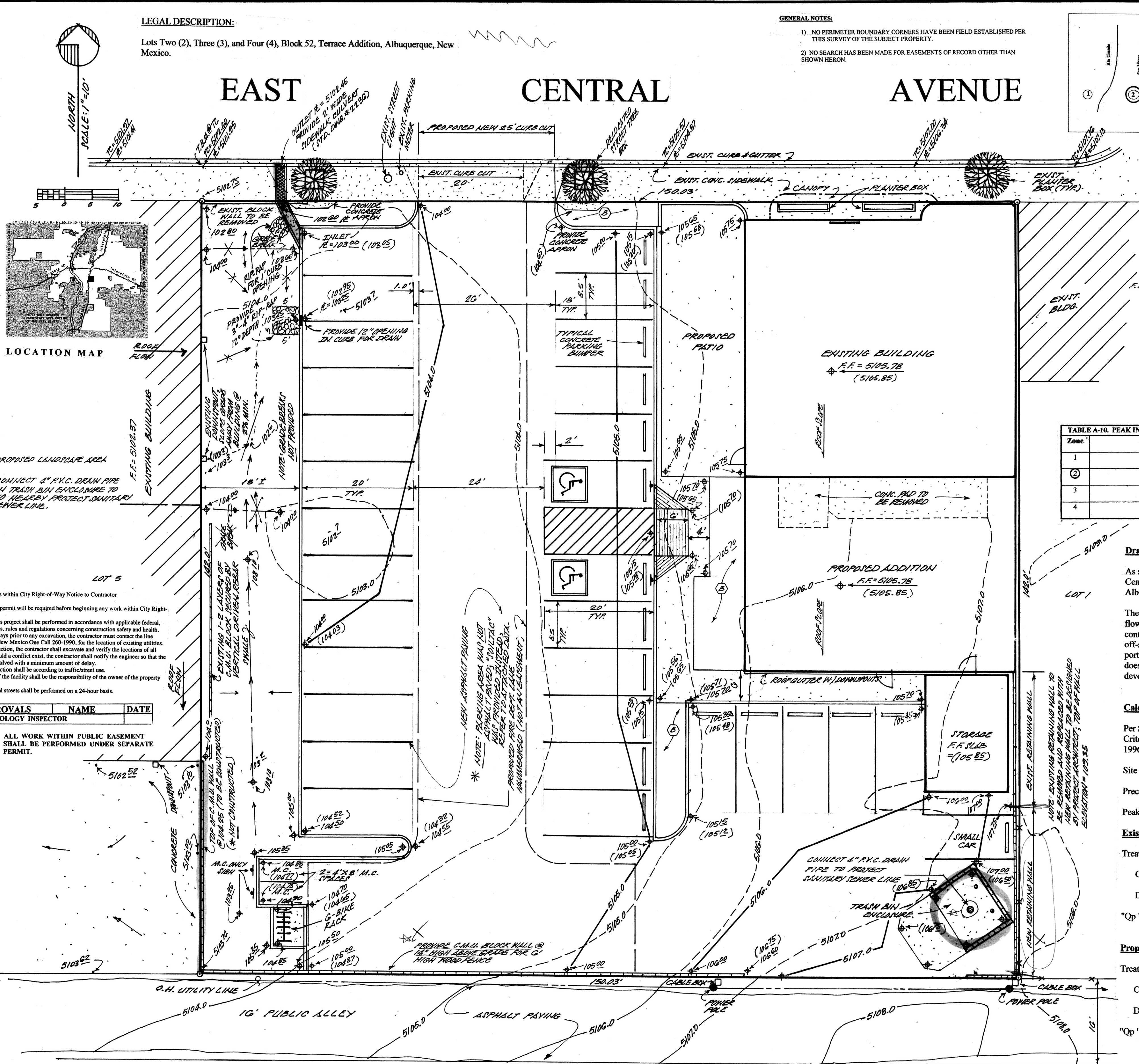


TABLE A-4. LAND TREATMENTS

Treatment	Land Condition
A	Soil uncompacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundcover and infiltration capacity. Croplands. Unirrigated.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil uncompacted by human activity. Minimal vegetation. Unirrigated parking, roads, trails. Most vacant lots. Gravel or rock on plastic (desert landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds, and shrubs, and soil uncompacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.

Most watersheds contain a mix of land treatments. To determine proportional treatments, measure respective subareas. In lieu of specific measurement for treatment D, the areal percentages in TABLE A-5 may be employed.

TABLE A-9. PEAK DISCHARGE (cfs/acre)

Zone	Treatment			
	A	B	C	D
1	1.29 (0.00, 0.24)	2.03 (0.33, 0.76)	2.87 (0.47, 1.49)	4.37 (1.69, 2.89)
2	1.56 (0.00, 0.38)	2.28 (0.08, 0.95)	3.14 (0.60, 1.71)	4.70 (1.86, 3.14)
3	1.87 (0.00, 0.38)	2.60 (0.21, 1.19)	3.45 (0.78, 2.009)	5.02 (2.04, 3.39)
4	2.20 (0.05, 0.87)	2.92 (0.38, 1.45)	3.73 (1.00, 2.26)	5.25 (2.17, 3.57)

A.1 PRECIPITATION ZONES

Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

TABLE A-10. PEAK INTENSITY (IN/HR AT 1-0.2 hour)

Zone	Intensity
1	4.70 (1.84, 3.14)
2	5.05 (2.04, 3.41)
3	5.38 (2.21, 3.65)
4	5.61 (2.34, 3.83)

TABLE A-1. PRECIPITATION ZONES

ZONE	LOCATION
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40; and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40; and East of the East boundary of Range 4 East, South of Interstate 40

Drainage Comments:

As shown on the Vicinity Map hereon, the subject site is located on the South side of Central Avenue between University Blvd. and Interstate Highway 25, in the City of Albuquerque, Bernalillo County, New Mexico.

The subject site, 1.) does not lie within a designated floodplain, 2.) does accept off-site flows from adjacent properties to the east of the subject property, these flows will continue to be accepted and passed through the subject property, 3.) does contribute to the off-site flows of the property lying immediately west of the subject property; the major portion of the flows will be redirected and discharged into the East Central Avenue, 4.) does not lie adjacent to a natural or artificial water course, 5.) having free-discharge of developed flows will not have an adverse affect to downstream properties.

Calculations:

Per Section 22.2, Hydrology of the Development Process Manual, Volume 2., Design Criteria for the City of Albuquerque, Bernalillo County, New Mexico, dated January, 1996.

Site Area: 0.49 Acres
Precipitation Zone: Two (2)
Peak Intensity: In./Hr. at T = Twelve (12) minutes, 100-Yr. = 5.05
c

Existing Condition:

Treatment	Area/acre	Factor	Cfs
C	0.43	x 3.14	= 1.35
D	0.06	x 4.70	= 0.28

"Qp" = 1.63 Cfs

Proposed Developed Conditions:

Treatment	Area/acre	Factor	Cfs
C	0.06	x 3.14	= 0.19
D	0.43	x 4.70	= 2.02

"Qp" = 2.21 Cfs ***Increase = 0.58 CFS

"ENGINEER'S CERTIFICATION"
JUNE-2009

GRADING AND DRAINAGE PLAN

A PROPOSED PLAN
FOR
"The Cube Restaurant"
(1520 CENTRAL AVE. S.E.)
ALBUQUERQUE, NEW MEXICO
DECEMBER, 2006

RECEIVED
JUN 04 2009
HYDROLOGY
SECTION

LEVI J. VALDEZ
NEW MEXICO
5693
ENGINEER'S SEAL
REVISION: 08-25-08