CITY OF
Albuquerque

October 30,1998

Dennis Lorenz
Brasher & Lorenz Inc.
2201 San Pedro NE Bldg.1 Suite 210
Albuquerque, New Mexico 87110

RE: GRADING/PAVING PLAN FOR CLUB RHYTHM & BLUES (K16-D58) ENGINEER'S STAMP DATED 10/2/98

Dear Mr. Lorenz:

Based on the information provided on your October 2,1998 submittal, the above referenced site is approved for Grading/Paving Permit.

Please be advised that once the construction is completed, Engineer Certification per the DPM checklist will be required.

If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia
File

Sincerely

Bernie J. Montoya CE
Associate Engineer

DRAINAGE INFORMATION SHEET

PROJECT TITLE: CLUB RHYTHM + BLUES ZONE ATLAS/DRNG. FILE #: K16/D59

DRB #: — EPC #: — WORK ORDER #: —

LEGAL DESCRIPTION: LOTS 10, 11, 12, BLK 4, MONTE VISTA ADDN.

CITY ADDRESS: 3523 CENTRAL AVE NE

ENGINEERING FIRM: Brasher & Lorenz, Inc. CONTACT: Dennis A. Lorenz

ADDRESS: 2201 San Pedro NE Bldg.1 Suite 210 Albuquerque, New Mexico 87110 PHONE: 888-6088

OWNER: DANA JARVIS CONTACT:

ADDRESS: 3523 CENTRAL NE PHONE:

ARCHITECT: NA. CONTACT:

ADDRESS: PHONE:

SURVEYOR: DOUG SMITH SURVEYING CONTACT: D. SMITH

ADDRESS: 2121 SAN MATED NE PHONE: 255-5577

CONTRACTOR: JUDE AUSTIN CONTACT:

ADDRESS: 917 CANDELARIA NW 87107 PHONE: 459-5298

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT
X DRAINAGE PLAN
___ CONCEPTUAL GRADING & DRAINAGE PLAN
___ GRADING PLAN
___ EROSION CONTROL PLAN
___ ENGINEER'S CERTIFICATION
___ OTHER _____

PRE-DESIGN MEETING:

___ YES
X NO
___ COPY PROVIDED

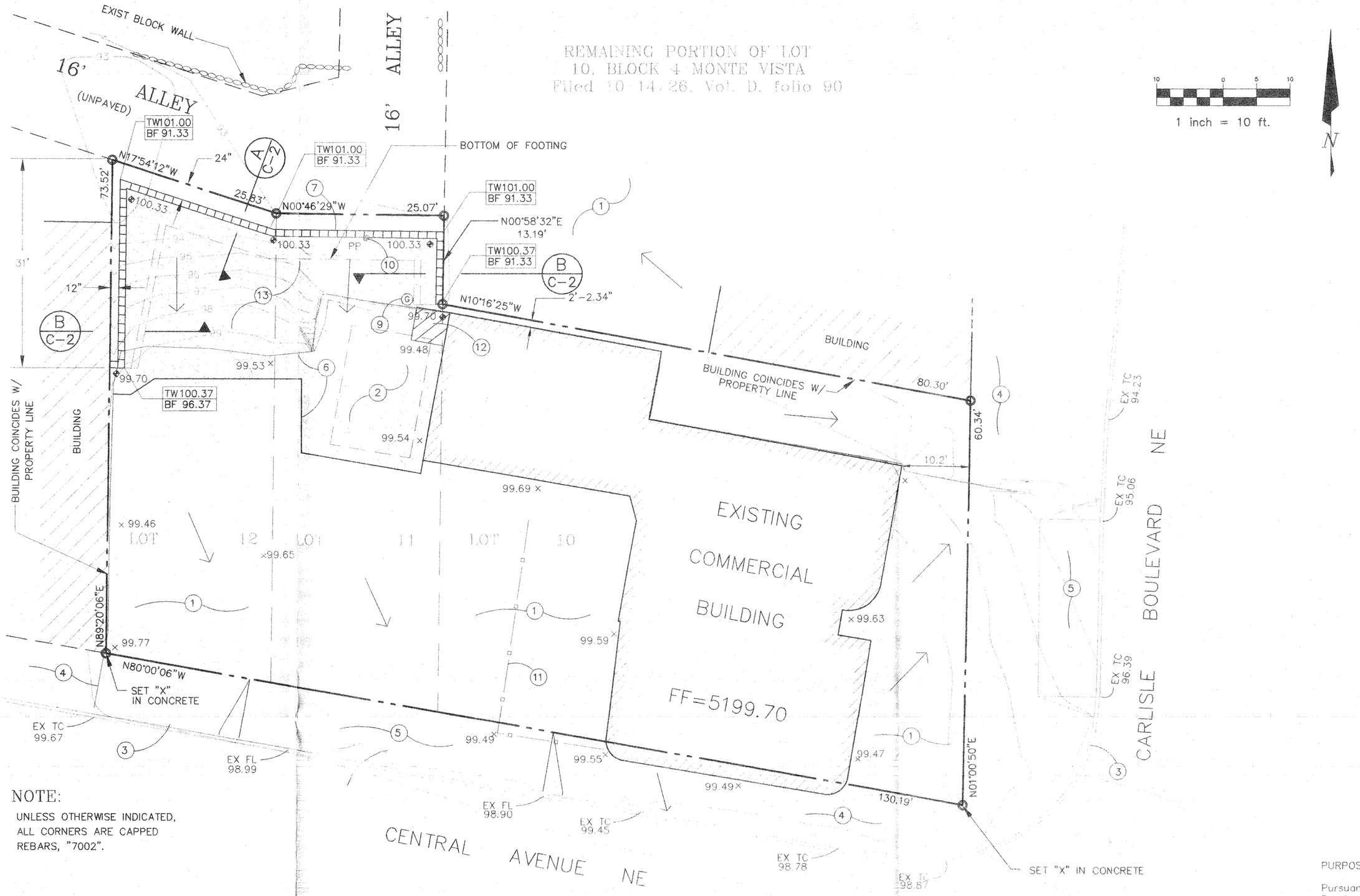
CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ S. DEV. PLAN FOR SUB'D. APPROVAL
___ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
___ SECTOR PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ FOUNDATION PERMIT APPROVAL
___ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ GRADING PERMIT APPROVAL
X PAVING PERMIT APPROVAL
___ S.A.D. DRAINAGE REPORT
___ DRAINAGE REQUIREMENTS
X OTHER RETAINING WALL PERMIT (SPECIFY)

DATE SUBMITTED: 10.1.98

BY: Dennis A. Lorenz

RECEIVED
OCT 02 1998
HYDROLOGY SECTION



1 inch = 10 ft.

NOTE:

UNLESS OTHERWISE INDICATED, ALL CORNERS ARE CAPPED REBARS, "7002".

HYDROLOGY								
Precipitation Zone 2					P360=2.35 in.			
BASIN	AREA	Aa	Ab	Ac	Ad	E	Q100	VOL100
	acres	acres	acres	acres	acres	inches	cfs	af
EXISTING CONDITION:								
SITE	0.19	0	0	0	0.19	2.12	0.89	0.034
DEVELOPED CONDITION:								
SITE	0.19	0	0	0	0.19	2.12	0.89	0.034

DRAINAGE PLAN NOTES

1. BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
2. 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.
3. 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.
4. 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.
5. 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.
6. BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
7. 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.

LEGEND

- 5415 — EXISTING CONTOUR ELEVATION
- 09.4 × — EXISTING SPOT ELEVATION
- —13— PROPOSED CONTOUR ELEVATION
- — · · — PROPERTY LINE
- 12.5 ◆ — PROPOSED SPOT ELEVATION
- ← DIRECTION OF FLOW
- DRAINAGE SWALE
- DRAINAGE BASIN DIVIDE
- WATER BLOCK
- PROPOSED RETAINING WALL
- PROPOSED ASPHALT PAVING

PROPERTY ADDRESS
3523 Central Avenue NE

LEGAL DESCRIPTION
Lots 11, 12 and a portion of Lot 10, Block 4, Monte Vista Addition.

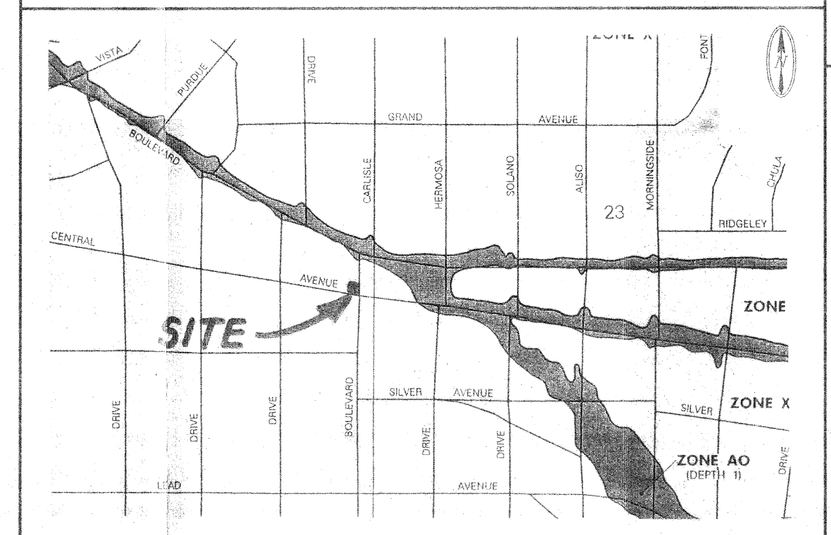
PROJECT BENCHMARK
"6-K17", 3"ACS brass cap stamped "6-K17,1974ACS" set in a concrete cylinder flush with ground on the east median nose of Central Avenue at the intersection of Carlisle Blvd.
Elev.=5199.599 feet MSLD.

SURVEY
Topographic mapping and boundary survey provided by Doug Smith Surveying, Sept. 1998.

○ KEYED NOTES

1. EXISTING ASPHALT PAVING
2. EXIST. CONCRETE PAD TO BE REMOVED.
3. EXISTING 8" CONCRETE CURB AND GUTTER
4. EXISTING SIDEWALK
5. EXISTING DRIVEPAD
6. REMOVE & DISPOSE EXISTING ASPHALT
7. CONSTRUCT RETAINING WALL; SEE SHEET C-2 FOR DETAILS.
8. EXISTING LANDSCAPING
9. EXISTING GAS METER TO BE RELOCATED.
10. EXISTING SERVICE POLE TO REMAIN.
11. EXISTING FENCE TO REMAIN.
12. EXISTING SHED TO BE REMOVED.
13. PROPOSED ASPHALT PAVING. EXACT LIMITS TO BE DETERMINED IN FIELD BY CONTRACTOR.

K-16 LOCATION MAP 1"=750'



FIRM PANEL 35001C0353D 1"=500'

GRADING AND DRAINAGE PLAN

PURPOSE AND SCOPE

Pursuant to the established Drainage Ordinance for 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 property is to be further improved by constructing a concrete retaining wall along the north property line to repair an existing earthen slope which is experiencing erosion. Approval of this plan shall facilitate permits to construct a retaining wall and re-pave the affected area.

EXISTING CONDITIONS

The project site is approximately 0.19 acres in size and is located at the intersection of Carlisle Boulevard and Central Avenue NE. The site is bounded by Carlisle Boulevard on the east, Central Avenue on the south, and existing retail properties on the north and west. Presently the site is fully developed as with as a night club, with associated paving, utility and landscaping improvements.

On-site, all flow drains as sheet flow to the adjoining perimeter streets. Upon exiting the site all runoff flows north within Carlisle Blvd to Campus Street, which conveys runoff west to an existing structure located at the intersection of Campus and Girard NE. No off-site flows enter the site.

As shown by the attached FIRM Panel, this site does not lie within a designated flood hazard zone.

DEVELOPED CONDITIONS

As shown by the Plan, the project consists of the construction of a concrete retaining wall along the north property line to repair an existing earthen side slope which is experiencing erosion from water and wind. With construction of the retaining wall the parking lot will be expanded and repaved within the work area.

The Plan shows the contours and elevations required to properly grade and construct the required paving and drainage improvements. The direction of drainage flows are given by flow arrows and the project hydrology is tabulated for both existing and developed conditions.

All drainage flows will be managed on-site and discharge to existing perimeter streets which convey runoff to existing public drainage facilities. Per the project hydrology, excess peak runoff is not anticipated to increase due to this project.

CALCULATIONS

The calculations shown hereon define the 100 year/6 hour design storm falling with the project area under existing and developed conditions. The Hydrology is per the City of Albuquerque "Development Process Manual, Volume 2, Chapter 22", 1997 Revision.

BRASHER & LORENZ, INC.
Consulting Engineers
2201 San Pedro NE Building 1 Suite 210
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

GRADING & DRAINAGE PLAN

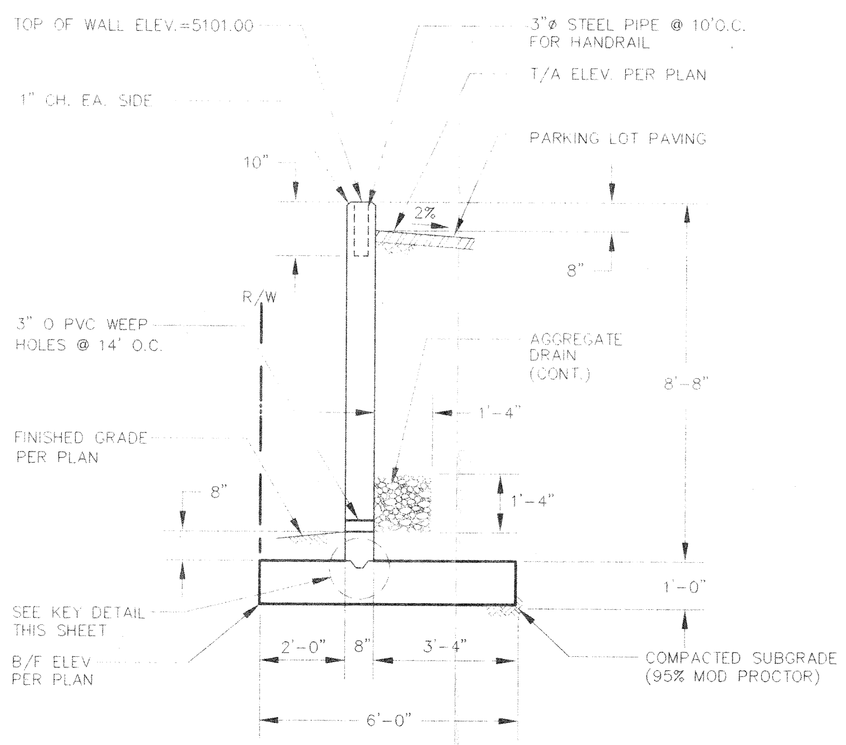
RECEIVED OCT 02 1998 HYDROLOGY SECTION

CLUB RHYTHM & BLUES
3523 CENTRAL AVENUE NE
ALBUQUERQUE, NEW MEXICO 87106

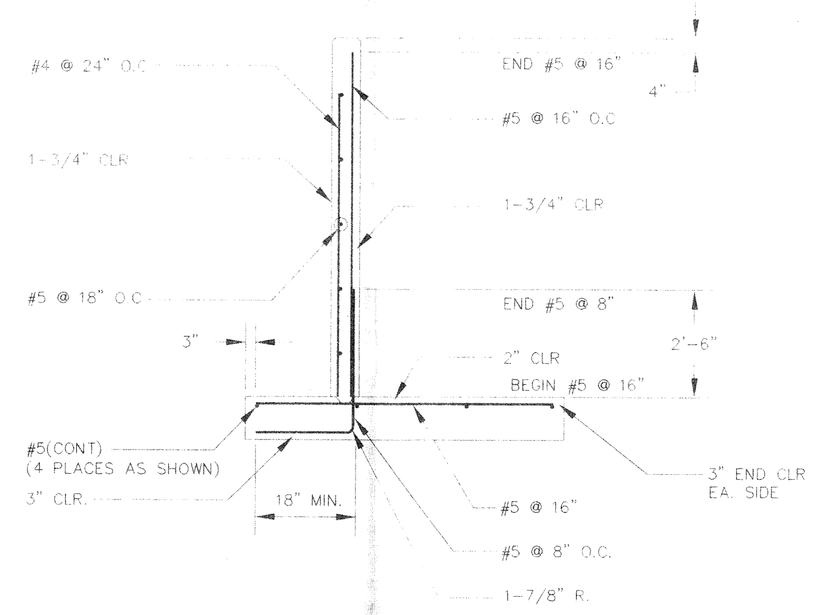
Project No. : 8049
Date : 9/18/98
Drawn By : T.P.H.
Designed by : D.A.L.
Checked by : D.A.L.
File : 8049GD.DWG

DENNIS A. LORENZ NEW MEXICO 9647 REGISTERED PROFESSIONAL ENGINEER
10.2.98

SHEET NUMBER
C-1



SECTION A
NTS
C-2

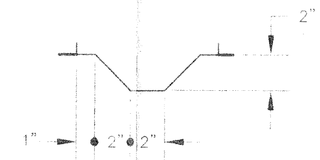


REINFORCEMENT
NTS

NOTES

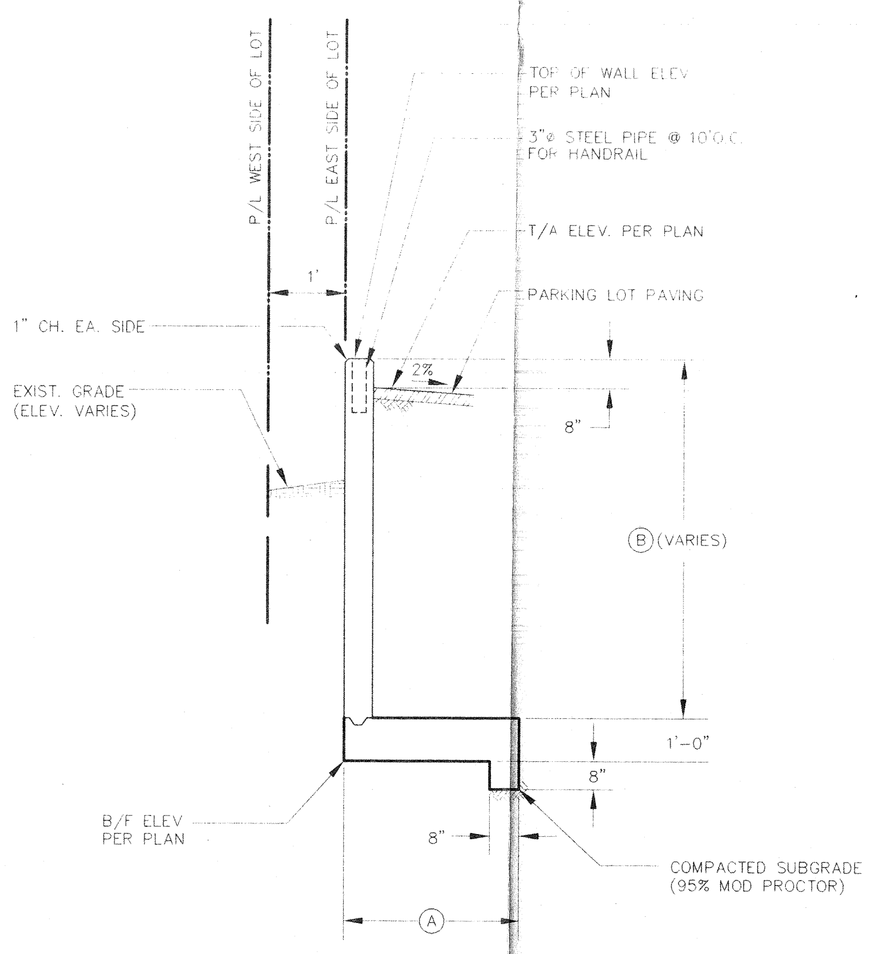
- f'_c = 4000 psi;MAX. AGGREGATE SIZE=3/4"
  f_y = 60,000 psi(ASTM A-615 GR.60)
- FOOTING SUBGRADE AND BASE SHALL BE COMPACTED TO 95% MOD. PROCTOR PER ASTM D-1557
- 1/2" FELT EXPANSION JOINTS SHALL BE INSTALLED AT 30' ON CENTER AND AT HORIZ. AND VERTICAL ANGLE CHANGES.
- WALLS ARE DESIGNED ASSUMING:

  UNIT WEIGHT OF BACKFILL = 115 PCF
  CONCRETE/SOIL COEFF. OF FRICTION = 0.35
  ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF
  ACTING PRESSURE = 44 PSF/FT
  SLOPE ACTIVE PRESSURE = 44 PSF/FT
  PASSIVE PRESSURE = 400 PSF/FT
- STEM KEY IS REQUIRED IF STEM IS NOT POURED MONOLITHIC W/FOOTING.
- COAL-TAR ENAMEL TO BE APPLIED TO STEM SURFACES TO BE BACKFILLED.

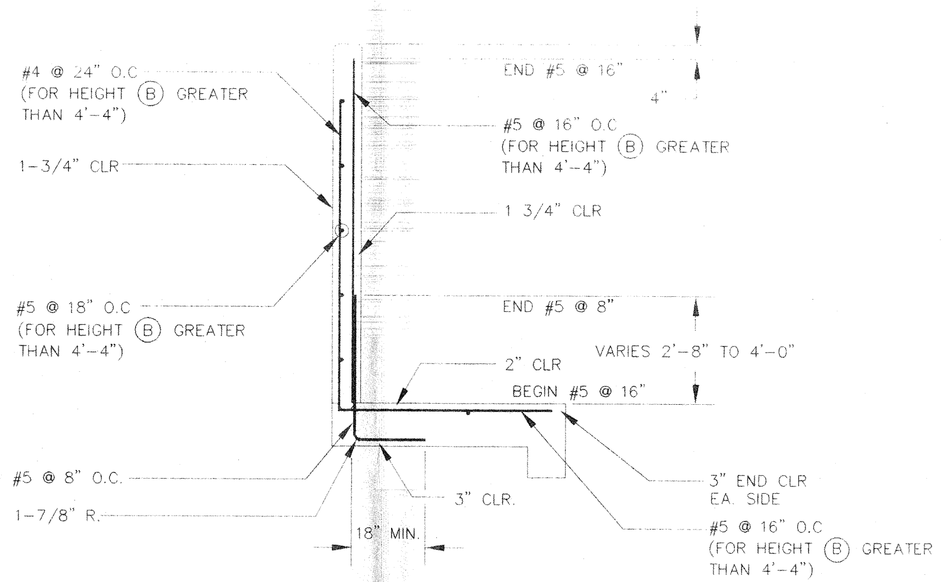


KEY DETAIL
NTS

A	B	TW	BF
3'-0"	3'-0"	5100.37	5096.33
6'-6"	8'-8"	5101.00	5091.33



SECTION B
NTS
C-2



REINFORCEMENT
NTS

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RETAINING WALL DETAILS

CLUB RHYTHM & BLUES
3523 CENTRAL AVENUE NE
ALBUQUERQUE, NEW MEXICO 87106

Project No. : 8049
Date : 10/1/98
Drawn By : T.P.H.
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DENNIS A. LORENZ NEW MEXICO 9647 REGISTERED PROFESSIONAL ENGINEER
10-2-98

SHEET NUMBER
C-2