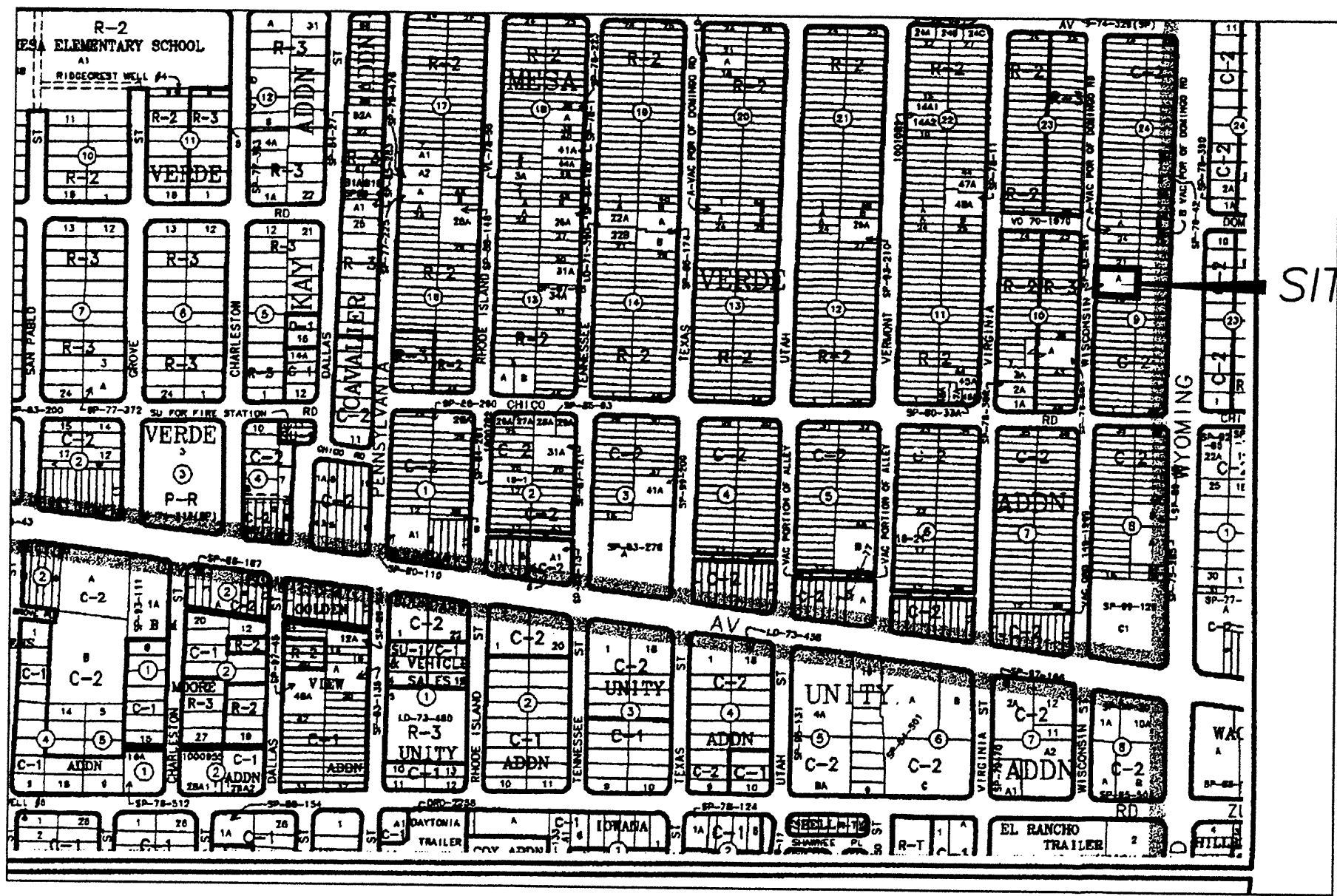


VICINITY MAP (K-19-Z)



SITE SIZE= 0.3099 ACRES
SITE HYDROLOGY CALCULATIONS

DRAINAGE DATA							
THIS SITE LIES WITHIN PRECIPITATION ZONE 3							
Condition	Storm Return Period, Table 4 (Years)	Treatment Type	Treatment Area (sq. ft.)	Excess Precip. Table A-8 (in.)	Peak Runoff Table A-9 (cfs/ac)	Runoff Volume (cu. Ft.)	Runoff Rate (cfs)
EXISTING	100	A	0	0.66	1.87	0.0	0.00
		B	1,500	0.92	2.60	115.0	0.09
		C	4,500	1.29	3.45	483.8	0.36
		D	7,500	2.36	5.02	1,475.0	0.86
EXISTING	10	A	0	0.19	0.58	0.0	0.00
		B	1,500	0.36	1.19	45.0	0.04
		C	4,500	0.62	2.00	232.5	0.21
		D	7,500	1.50	3.39	937.5	0.58
DEVELOPED	100	A	0	0.66	1.87	0.0	0.00
		B	2,150	0.92	2.60	164.8	0.13
		C	2,150	1.29	3.45	231.1	0.17
		D	9,200	2.36	5.02	1,809.3	1.06
DEVELOPED	10	A	0	0.19	0.58	0.0	0.00
		B	2,150	0.36	1.19	64.5	0.06
		C	2,150	0.62	2.00	111.1	0.10
		D	9,200	1.50	3.39	1,150.0	0.72
TOTAL (EXT)	100					2,073.8	1.3
	10					1,215.0	0.8
TOTAL (DEV)	100					2,205.3	1.4
	10					1,325.6	0.9

FLOW RATE INCREASES OF 0.1 CFS AND 0.1 CFS FOR THE 100-YEAR AND 10 YEAR STORMS MAY BE EXPECTED. THE 6-HOUR RUNOFF VOLUMES WILL INCREASE BY 131.5 CUBIC FEET FOR THE 100-YEAR STORM & 110.6 CUBIC FEET FOR THE 10-YEAR STORM.

NOTICE TO CONTRACTOR

PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACES AND ARE PROVIDED FOR THE PURPOSE OF SHOWING FLOW ROUTING.

CONTRACTOR IS RESPONSIBLE FOR THE ABATEMENT OF SEDIMENT ONTO ADJOINING PUBLIC RIGHTS-OF-WAY DURING CONSTRUCTION AND FOR THE REMOVAL OF ANY SEDIMENT DEPOSITED IN PUBLIC RIGHT-OF-WAY.

CONTRACTOR SHALL OBTAIN A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO ANY GRADING OR CONSTRUCTION.

BENCH MARK

BENCH MARK IS ACS MONUMENT "21-K19" LOCATED ON THE WEST SIDE OF WYOMING BLVD. NE, 304'± NORTH OF CENTERLINE OF CHICO RD. NE. NGVD ELEVATION: 5382.031

OFFSITE FLOW INFORMATION

OFFSITE CONTRIBUTORY FLOW TO THE PROPERTY IS NEGLIGIBLE.

DRAINAGE NOTES:

- ROOF DRAINAGE CONVEYED TO PARKING LOT VIA GUTTERS AND DOWNSPOUTS
- ALL ELEVATIONS GIVEN ARE TO TOP OF PROPOSED GRADE

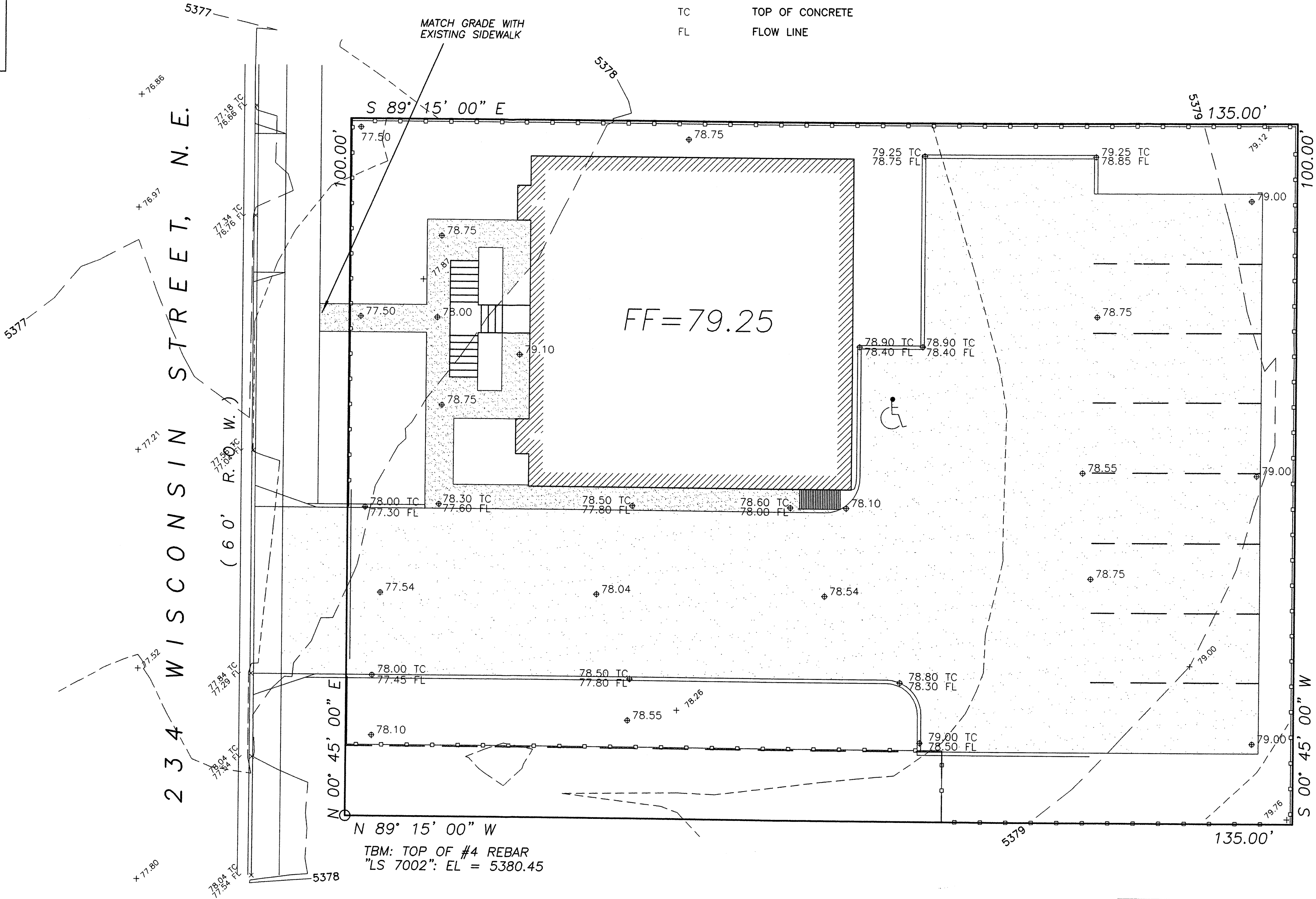
LEGEND

- 4958 — EXISTING INDEX CONTOURS @ 5 FT. INTERVALS
- 4958 — EXISTING CONTOURS @ 1 FT. INTERVALS
- 56 — PROPOSED CONTOURS @ 1.0' INTERVALS
- + 58.0 EXISTING SPOT ELEVATION
- + 58.0 PROPOSED SPOT ELEVATION
- — — FLOW LINE
- PROPOSED ASPHALT SURFACING
- PROPOSED CONCRETE SURFACING
- PROPOSED BUILDING OUTLINE
- PROPOSED RETAINER
- — — HYDRAULIC GRADE LINE
- TC TOP OF CONCRETE
- FL FLOW LINE

LEGAL DESCRIPTION / FLOOD NOTE

Lot lettered "A" in Block numbered Nine (9) of MESA VERDE, a Subdivision in Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 24, 1982, in Volume C20, folio 103.

The above described property is located within Zone x (no hazard) Community Panel No. 350002.0358.D, dated Sept. 20, 1996, and is not located within a Special Flood Hazard Boundary indicated by FEMA Flood Insurance Rate Maps. Determination of Flood Hazard is by graphic plotting only.



I, DAVID GATTERMAN, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 14920, DO HEREBY CERTIFY THAT I INSPECTED THIS SITE ON NOVEMBER 1, 2002, AND THAT, AS OF THAT DATE, THERE HAD BEEN NO RECENT ALTERATION OF GRADE OR EVIDENCE OF GRADING OPERATIONS ON THIS SITE.

DAVID GATTERMAN, NMPS NO.

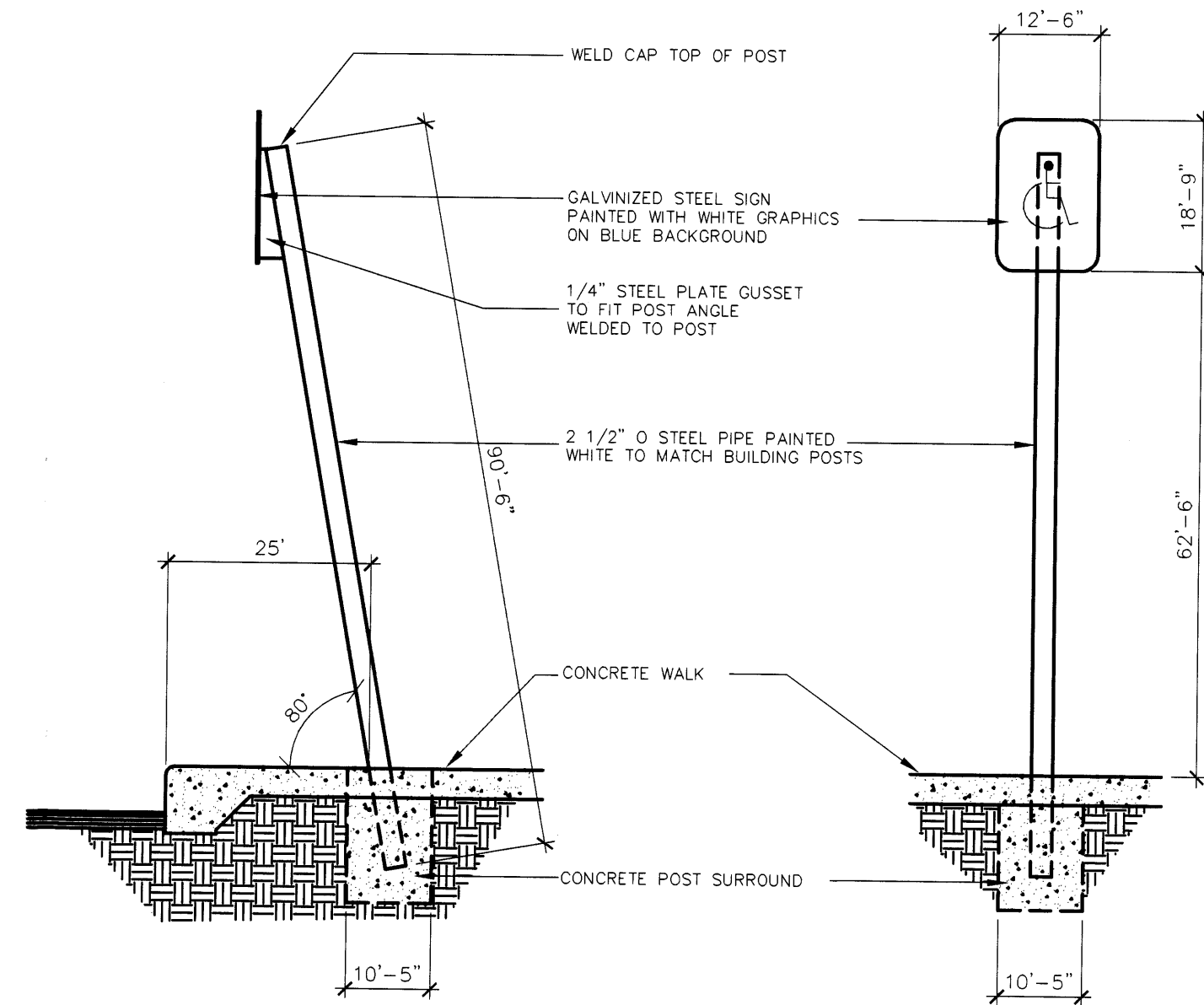
DRAINAGE AND GRADING PLAN

234 WISCONSIN STREET, N. E.
LOT A, BLOCK 9, MESA VERDE
FOR: LRS CONSTRUCTION

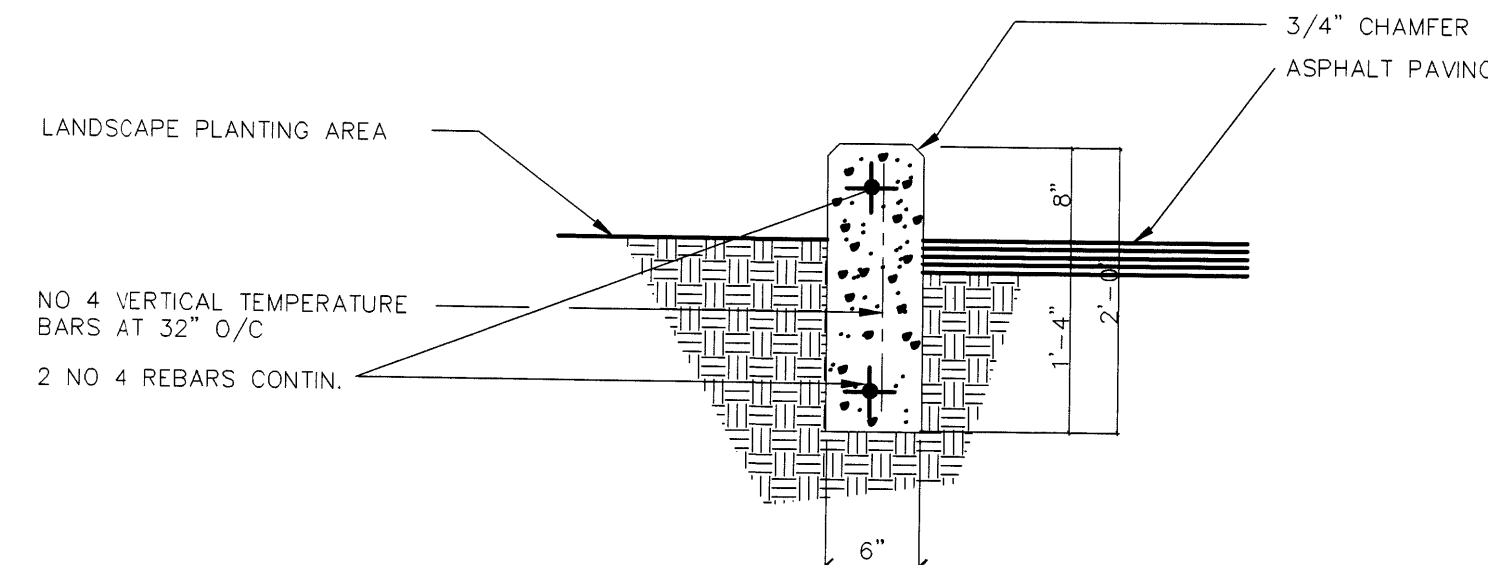
TC ENGINEERING INC. (505)266-7256
330 LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87108
Fax: (505) 255-2887

PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
FO	3	FRAXINUS OXYCARPA	ASH	2" CAL
PN	1	PINUS NIGRA	AUSTRIAN PINE	15 GAL
	4	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL
	10	JUNIPERUS SABINA	BUFFALO JUNIPER	
	2	CHRYSOETHAMNUS NAUSEOSUS	CHAMISA	
	2	BUDDLEIA DAVIDII	BUTTERFLY BUSH	
	3	CARYOPTERIS X CLADONENSIS	BLUE MIST	
	7	ROSMARINUS OFFICINALIS	ROSMARY	
	4	MISCANTHUS SINENSIS	MAIDEN GRASS	
	3	HESPERALOE PARVIFLORA	RED YUCCA	

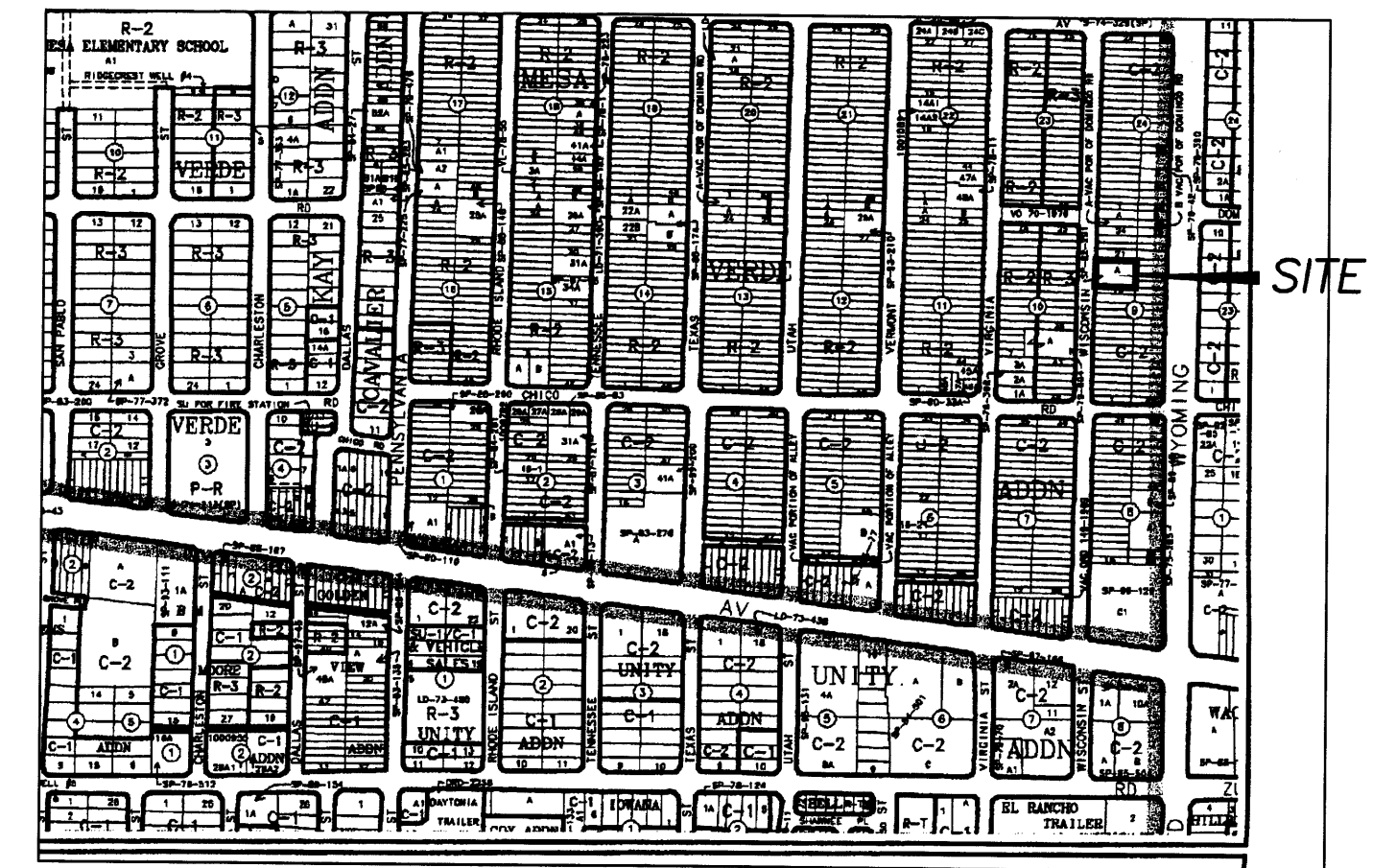


HANDICAP PARKING SIGN
SCALE 3/4" = 1'-0"



STAND-UP CURB DETAIL
SCALE 1" = 1'-0"

VICINITY MAP (K-19-Z)



SITE DATA

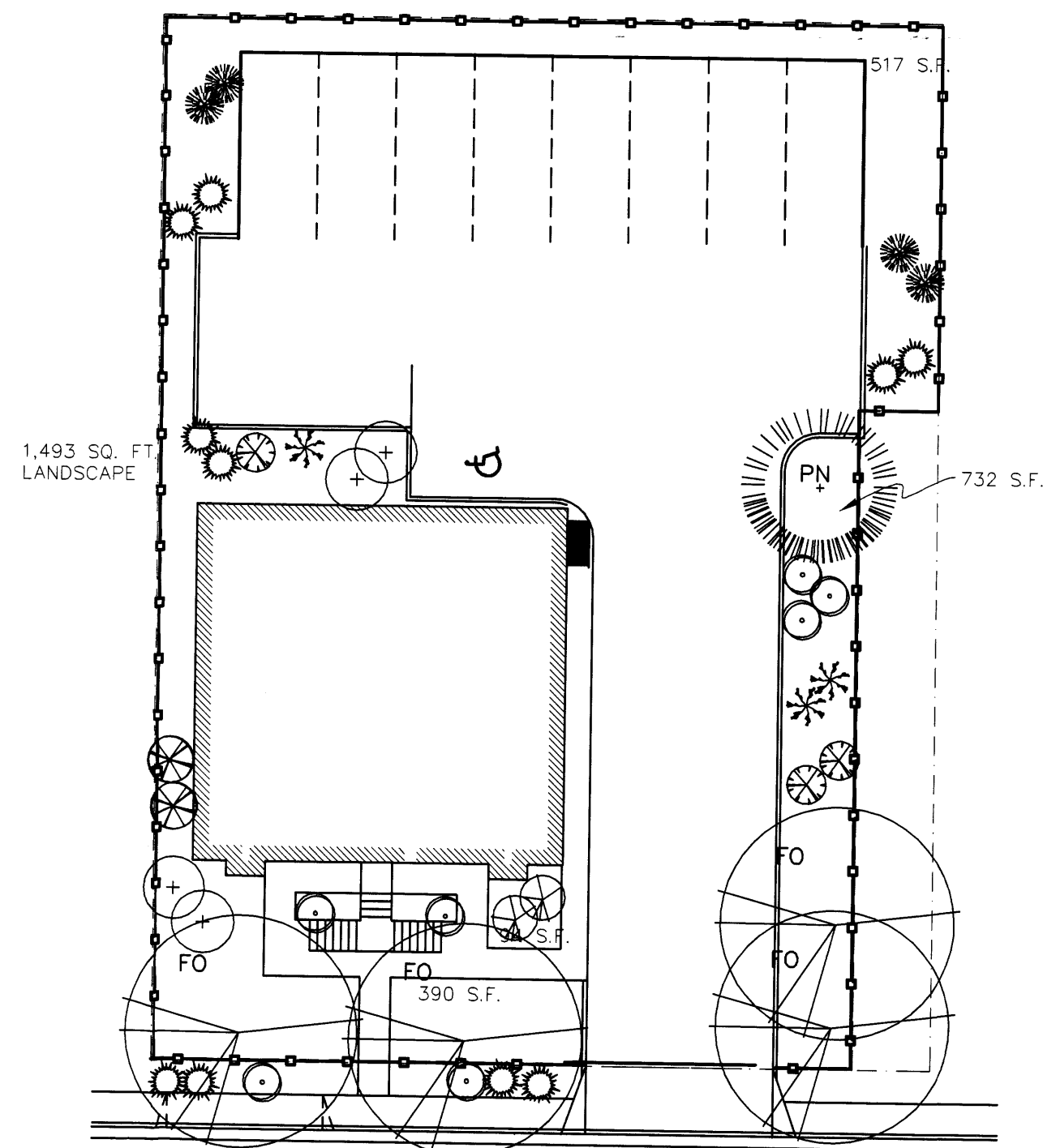
GROSS LOT AREA APPROX. 13,500 SF
LESS PROPOSED BUILDING APPROX. 5,095 SF
NET LOT AREA APPROX. 8,405 SF

REQUIRED LANDSCAPE 15% OF NET LOT AREA APPROX. 1,261 SF

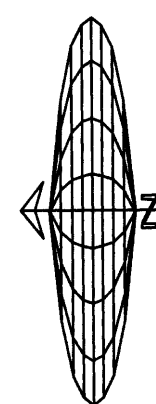
PROPOSED LANDSCAPE 3,226 SF
PERCENT OF NET LOT AREA 38%

NOTE

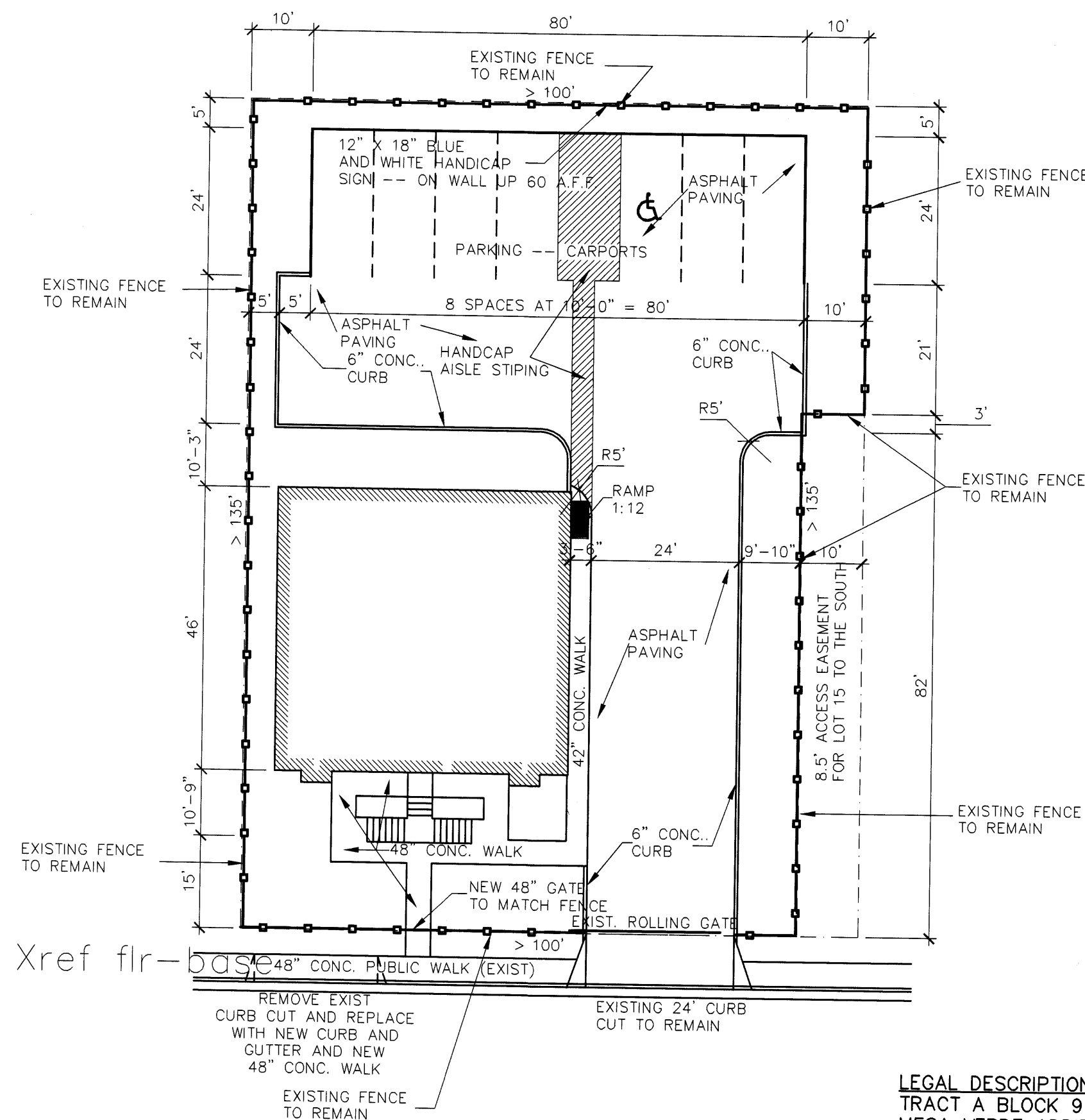
MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER
PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM
WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE
IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY
PLANTING AREAS TO BE MULCHED WITH 2"-3" DEPTH SANTA FE BROWN GRAVEL OVER FILTER FABRIC



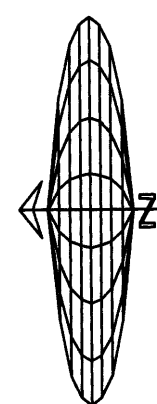
234 WISCONSIN STREET NE



LANDSCAPE PLAN

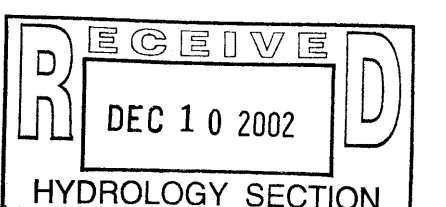
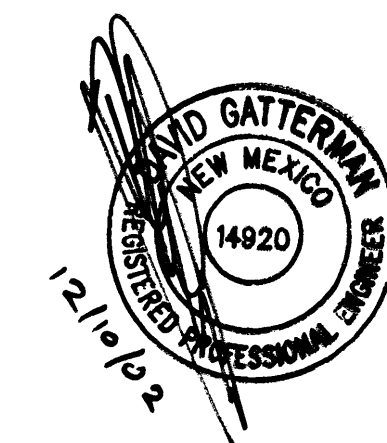


Xref flr-base



SITE PLAN
SCALE 1" = 20'

LEGAL DESCRIPTION:
TRACT A BLOCK 9
MESA VERDE ADDITION
ALBUQUERQUE, NEW MEXICO



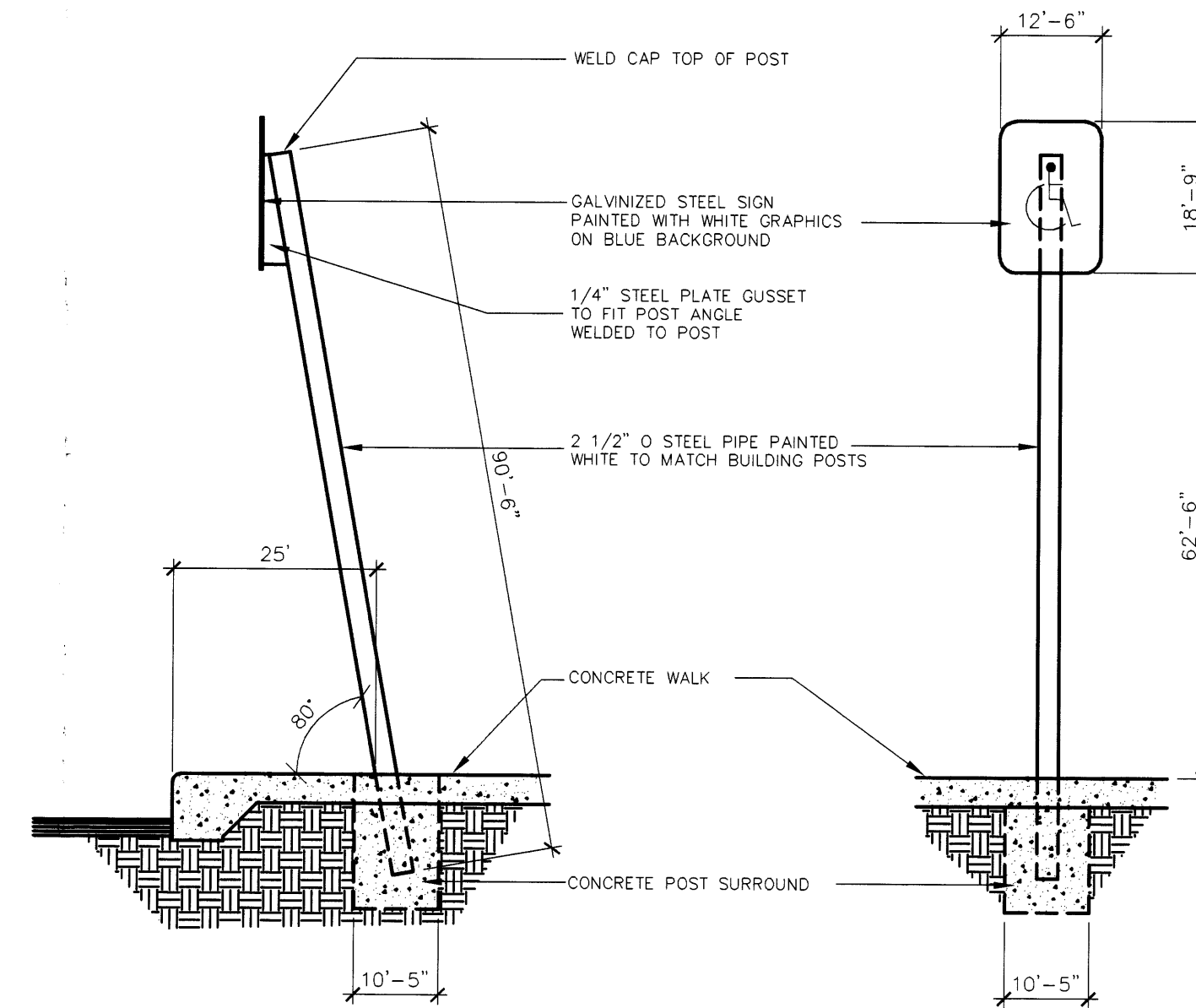
TRAFFIC CIRCULATION LAYOUT
234 WISCONSIN STREET, N. E.
LOT A, BLOCK 9, MESA VERDE
FOR: LRS CONSTRUCTION

TLC ENGINEERING, INC. (505)266-7256
330 LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87108
Fax: (505) 255-2887

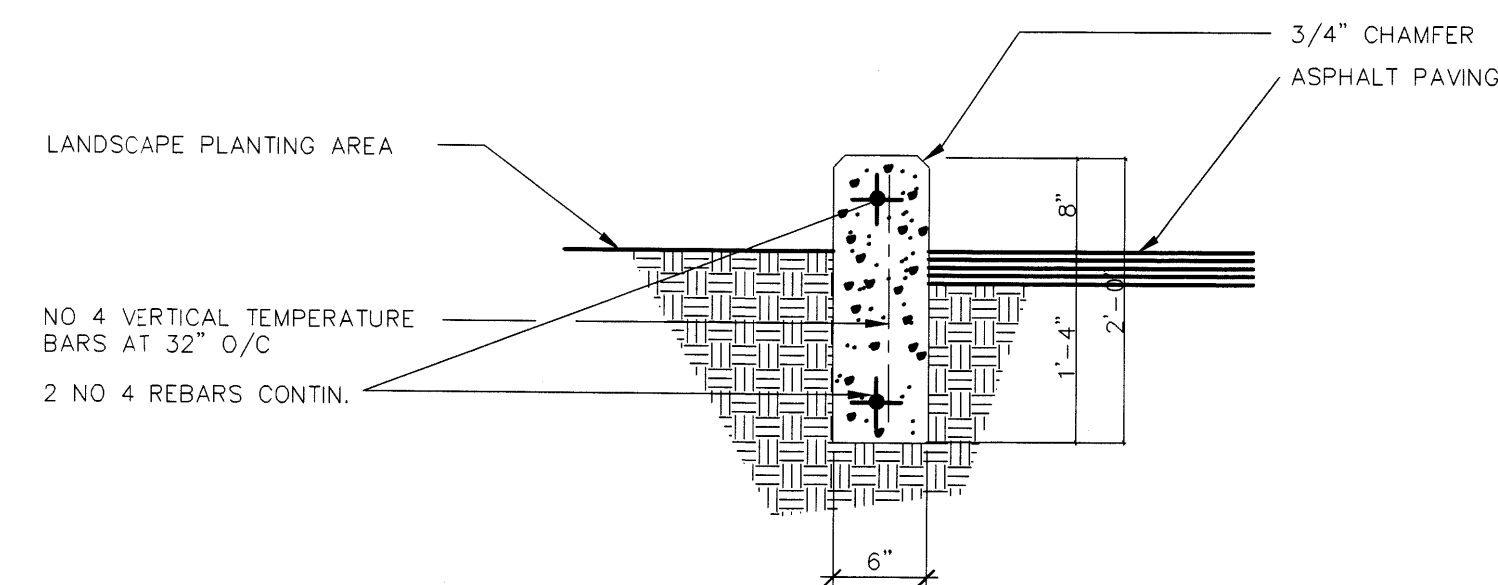
SYMBOL	QTY.	BOTANICAL NAME
--------	------	----------------

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
FO	3	FRAXINUS OXYCARPA	ASH	2" CAL
PN	1	PINUS NIGRA	AUSTRIAN PINE	15 GAL

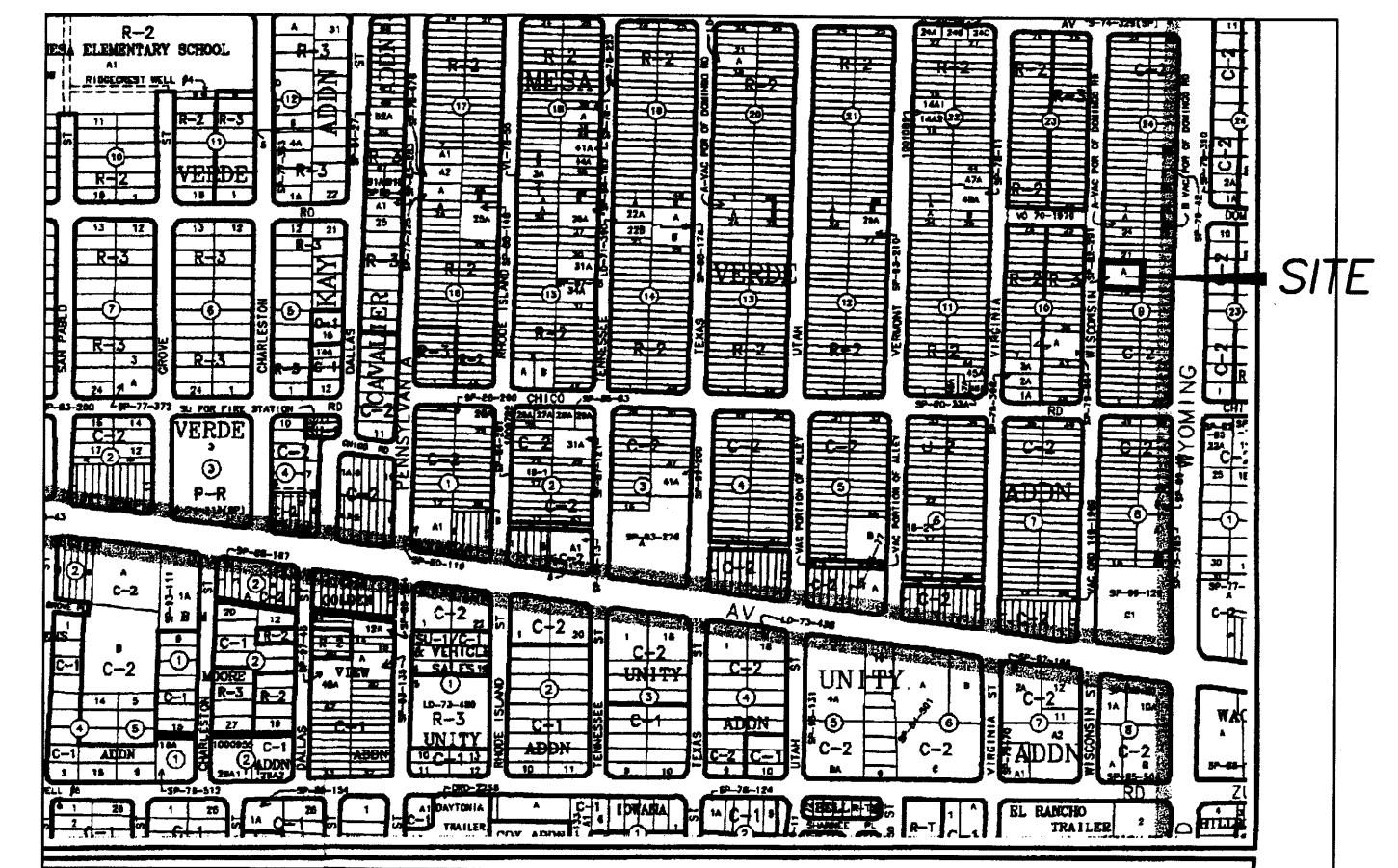
	4	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL
	10	JUNIPERUS SABINA	BUFFALO JUNIPER	
	2	CHRYSOTHAMNUS NAUSEOSUS	CHAMISA	
	2	BUDDLEIA DAVIDII	BUTTERFLY BUSH	
	3	CARYOPTERIS X CLADONENSIS	BLUE MIST	
	7	ROSMARINUS OFFICINALIS	ROSMARY	
	4	MISCANTHUS SINENSIS	MAIDEN GRASS	
	3	HESPERALOE PARVIFLORA	RED YUCCA	



HANDICAP PARKING SIGN



STAND-UP CURB DETAIL
SCALE 1" = 1'-0"



GROSS LOT AREA	APPROX. 13,500 SF
LESS PROPOSED BUILDING	APPROX. 5,095 SF
NET LOT AREA	APPROX. 8,405 SF

REQUIRED LANDSCAPE
15% OF NET LOT AREA APPROX. 1,261 SF

PROPOSED LANDSCAPE	3,226 SF
PERCENT OF NET LOT AREA	38%

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER

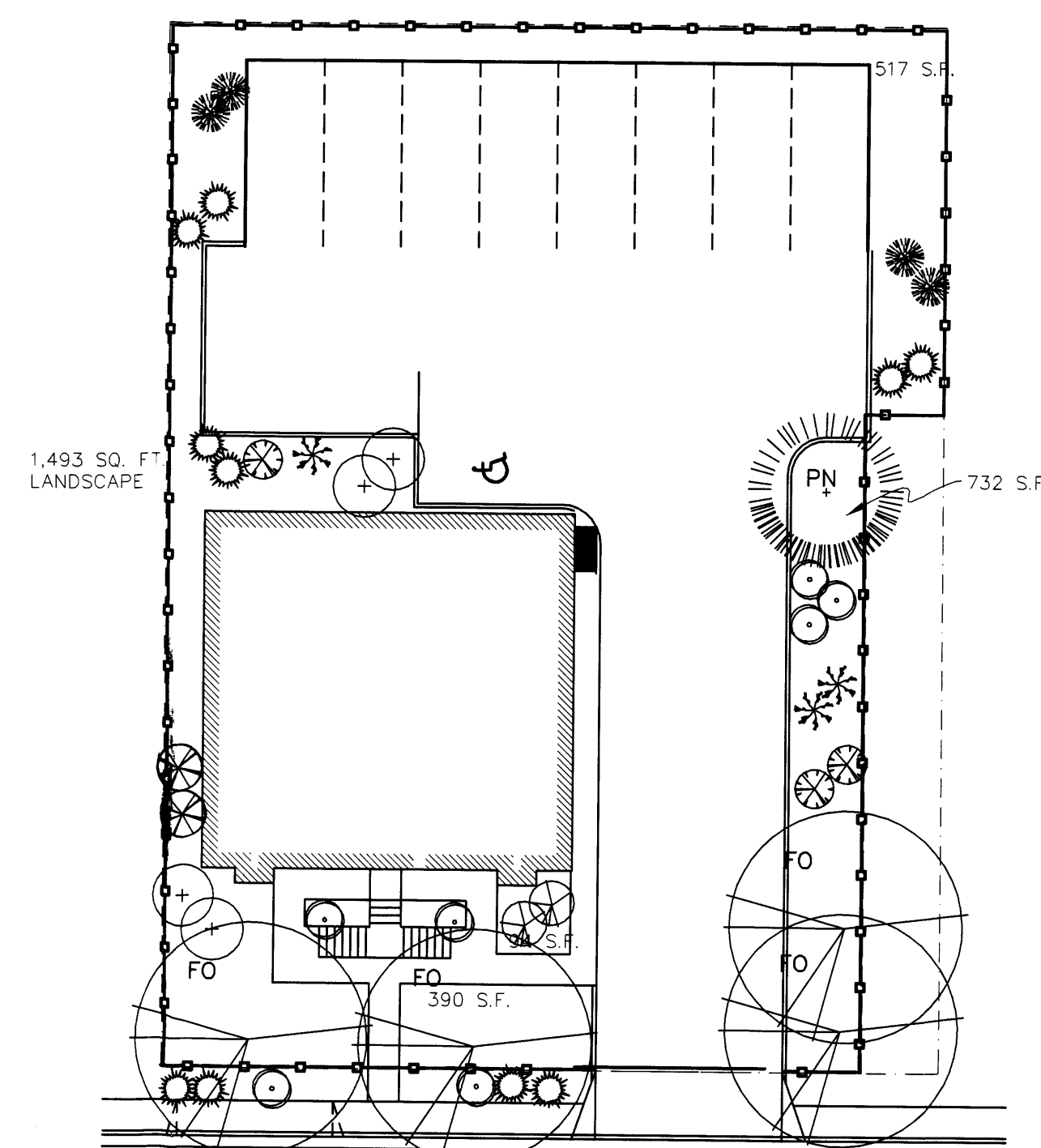
PLANTINGS TO BE WATERED BY AUTO. DRIP
IRRIGATION SYSTEM

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY
OF THE PROPERTY OWNER

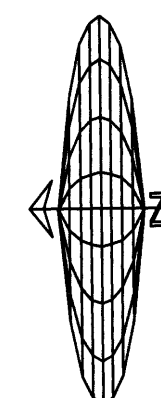
THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE
AND WATER WASTE ORDINANCE

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN.
75% LIVE GROUNDCOVER OF LANDSCAPE AREAS
AT MATURITY

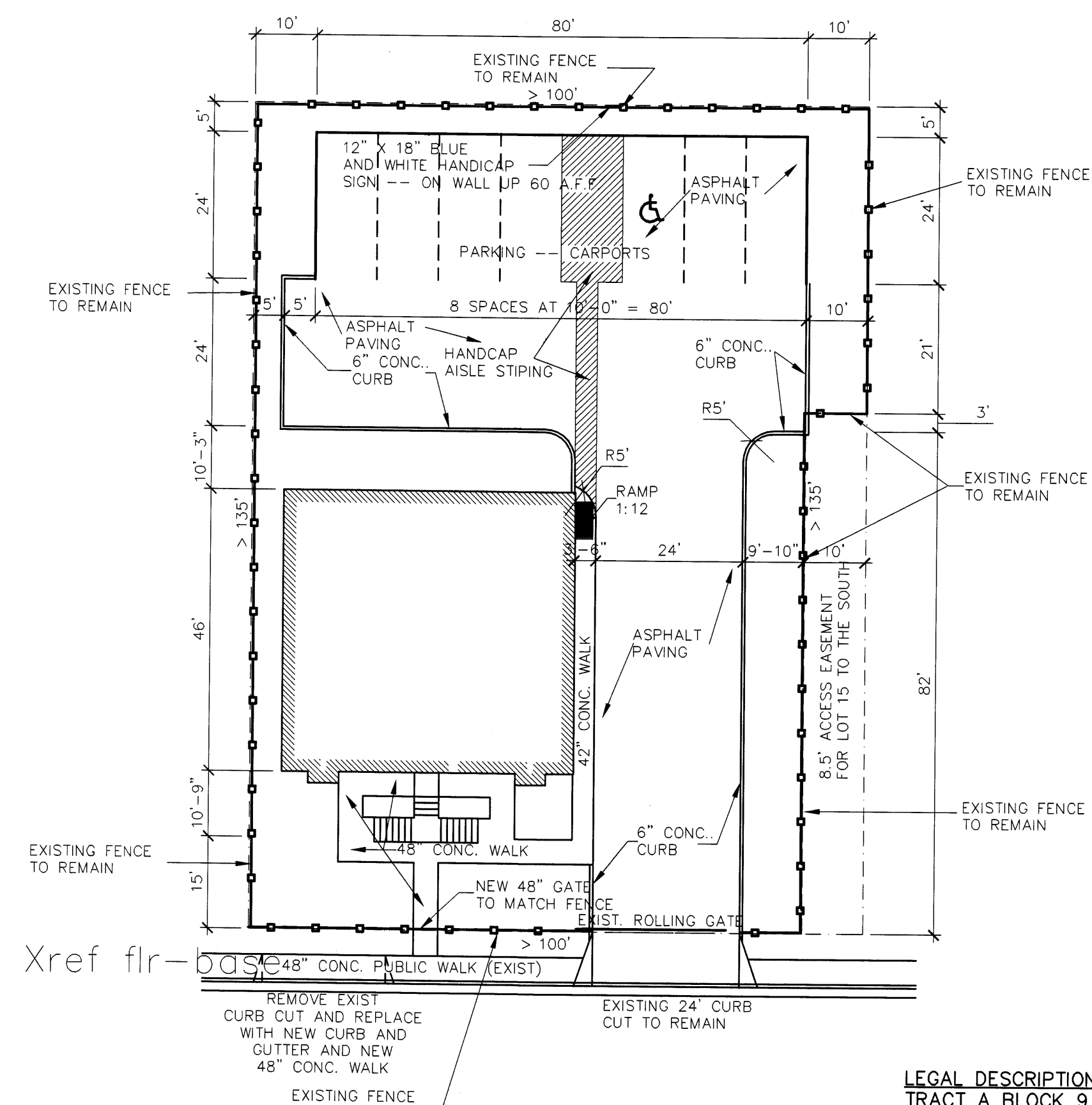
PLANTING AREAS TO BE MULCHED WITH 2"-3"
DEPTH SANTA FE BROWN GRAVEL OVER FILTER FABRIC



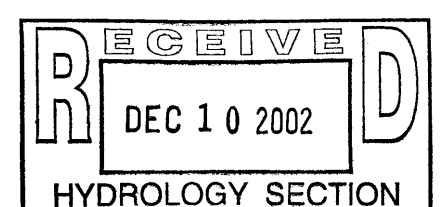
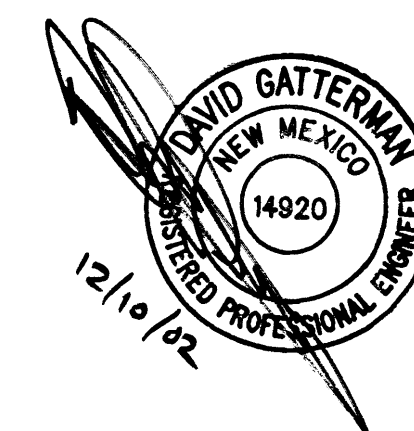
234 WISCONSIN STREET NE



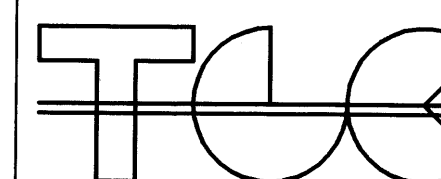
LANDSCAPE PLAN



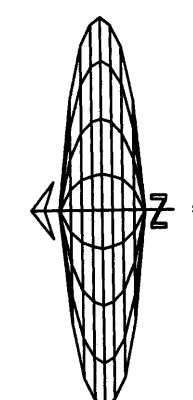
LEGAL DESCRIPTION:
TRACT A BLOCK 9
MESA VERDE ADDITION
ALBUQUERQUE, NEW MEXICO



234 WISCONSIN STREET, N. E.
LOT A, BLOCK 9, MESA VERDE
FOR: LRS CONSTRUCTION

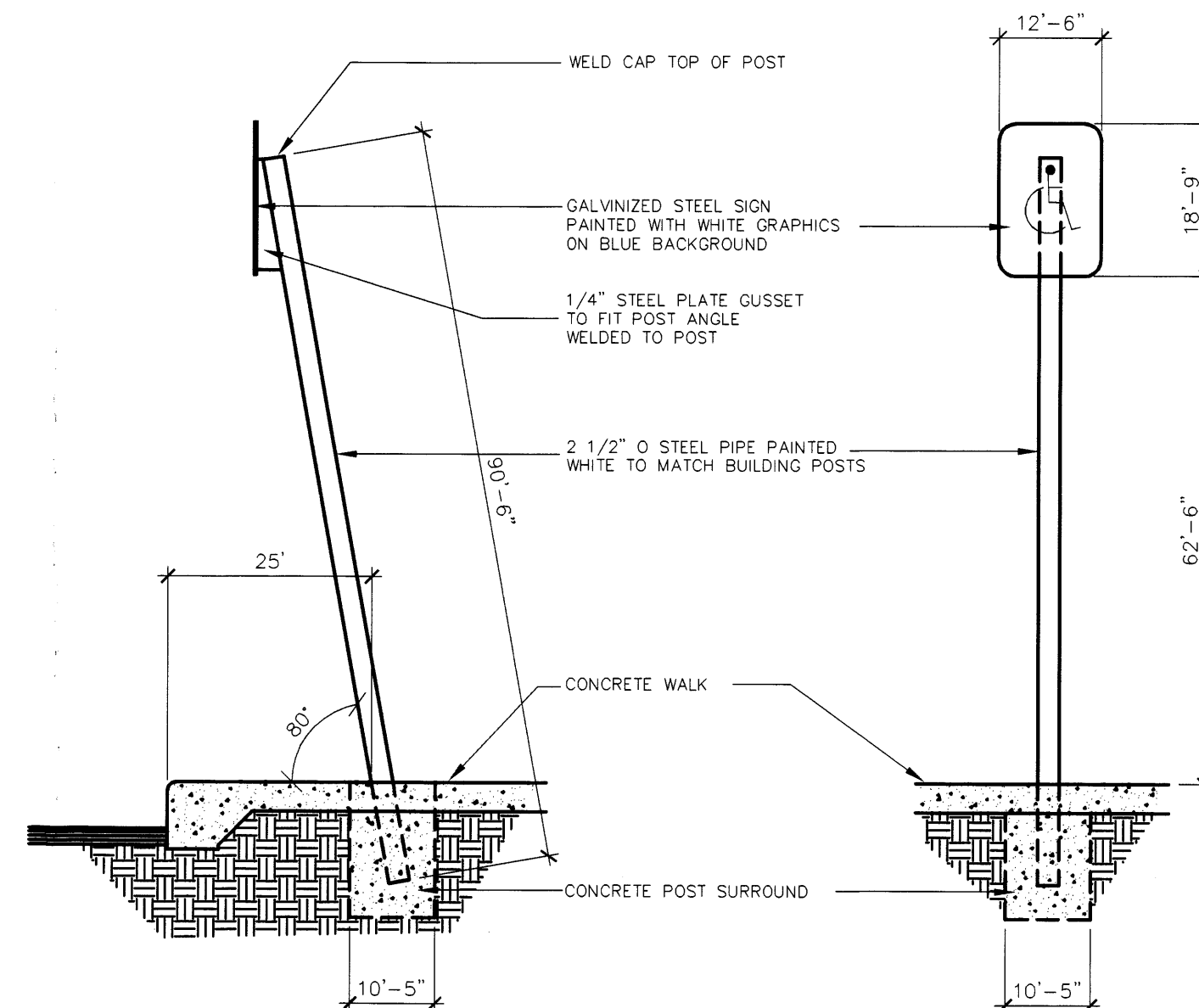


ENGINEERING, INC. (505) 266-7256
Fax: (505) 255-2887
330 LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87108

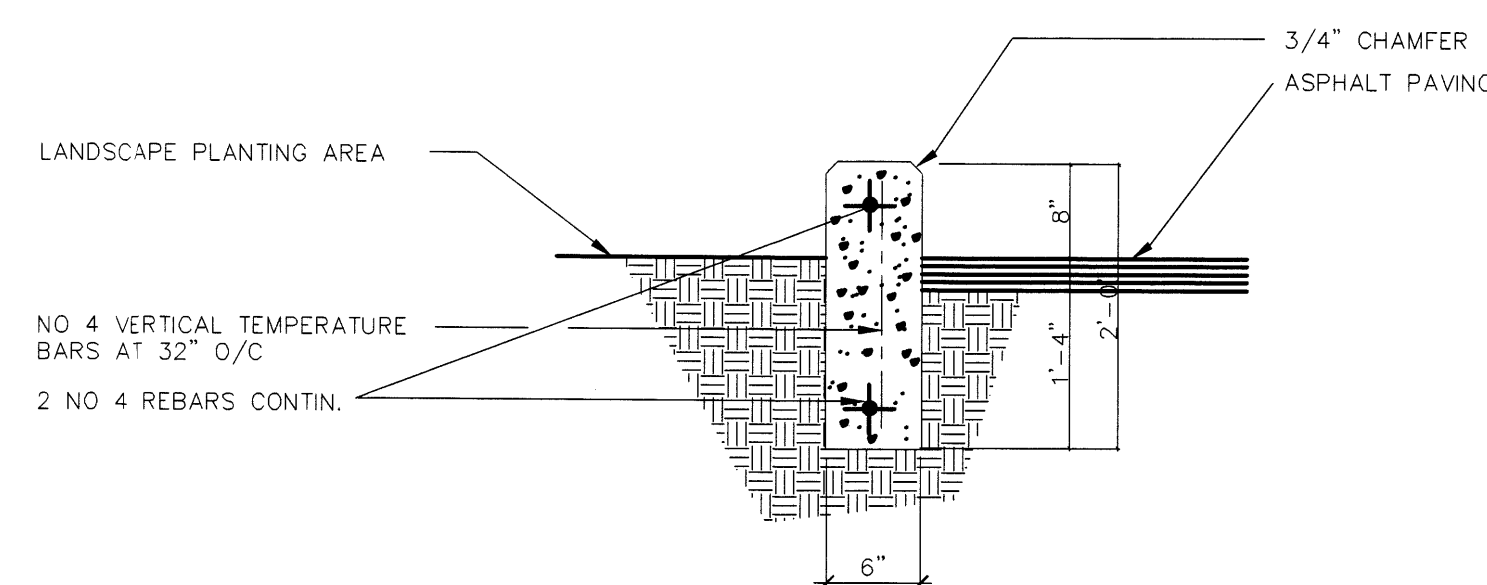


PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
FO	3	FRAXINUS OXYCARPA	ASH	2" CAL
PN	1	PINUS NIGRA	AUSTRIAN PINE	15 GAL
	4	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL
	10	JUNIPERUS SABINA	BUFFALO JUNIPER	
	2	CHRYSOTHAMNUS NAUSEOSUS	CHAMISA	
	2	BUDDLEIA DAVIDII	BUTTERFLY BUSH	
	3	CARYOPTERIS X CLADONENSIS	BLUE MIST	
	7	ROSMARINUS OFFICINALIS	ROSMARY	
	4	MISCANTHUS SINENSIS	MAIDEN GRASS	
	3	HESPERALOE PARVIFLORA	RED YUCCA	

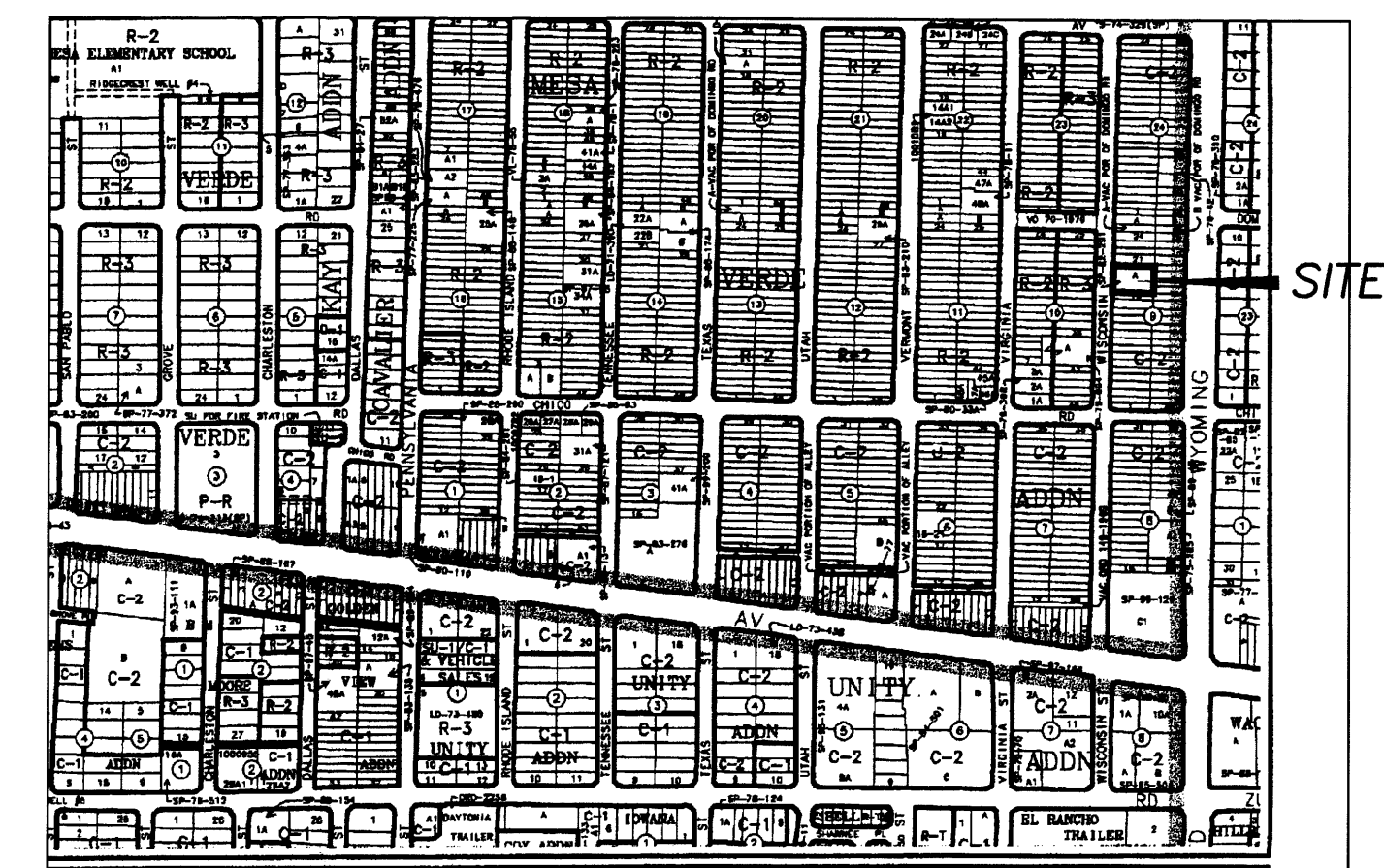


HANDICAP PARKING SIGN
SCALE 3/4" = 1'-0"



STAND-UP CURB DETAIL
SCALE 1" = 1'-0"

VICINITY MAP (K-19-Z)



SITE DATA

GROSS LOT AREA APPROX. 13,500 SF
LESS PROPOSED BUILDING APPROX. 5,095 SF
NET LOT AREA APPROX. 8,405 SF

REQUIRED LANDSCAPE 15% OF NET LOT AREA APPROX. 1,261 SF

PROPOSED LANDSCAPE 3,226 SF
PERCENT OF NET LOT AREA 38%

NOTE

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER

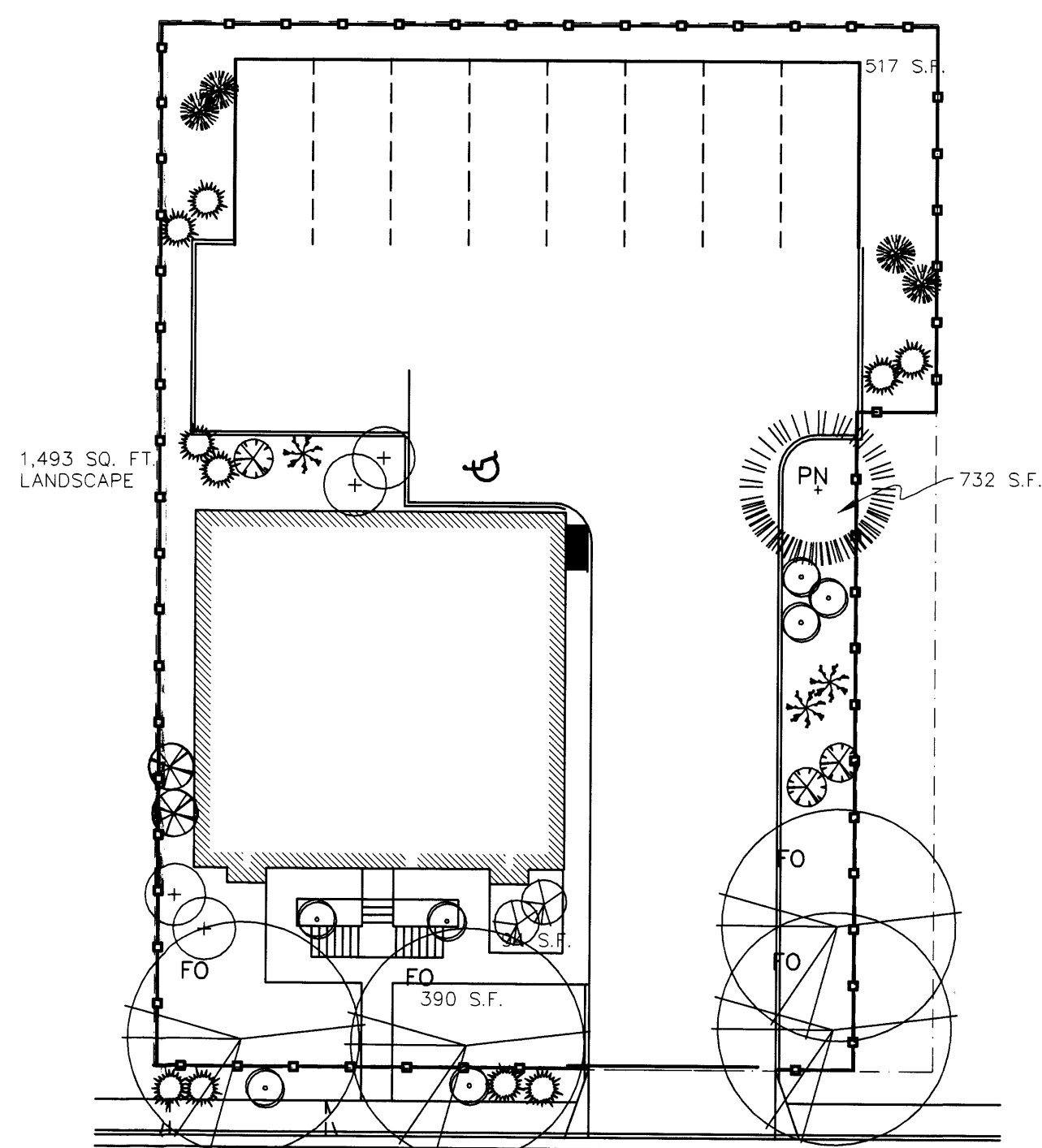
PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE

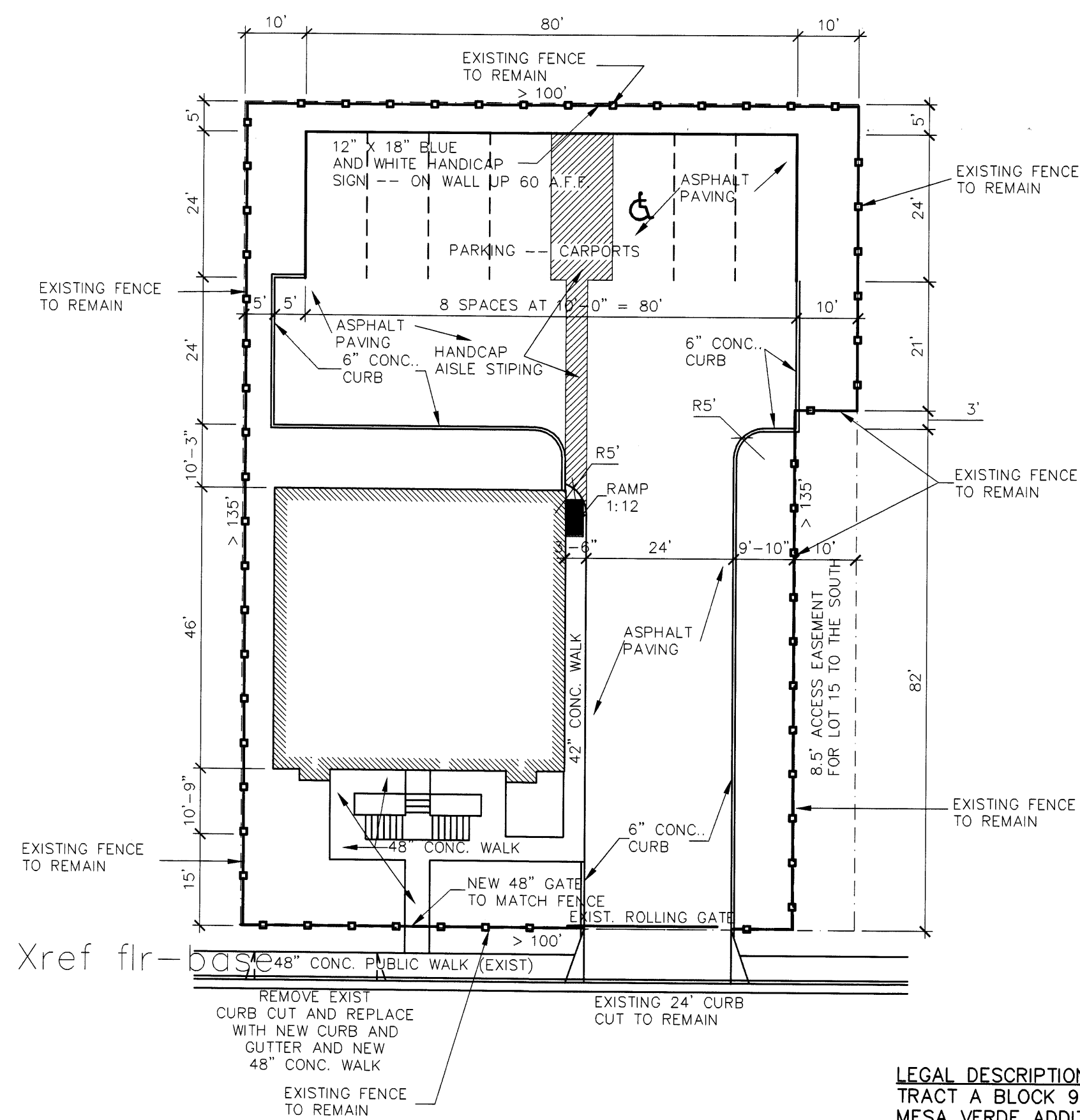
IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY

PLANTING AREAS TO BE MULCHED WITH 2"-3" DEPTH SANTA FE BROWN GRAVEL OVER FILTER FABRIC



234 WISCONSIN STREET NE

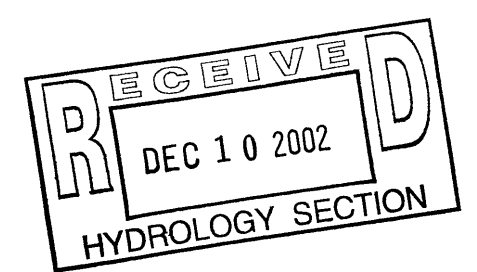
LANDSCAPE PLAN



Xref file - base

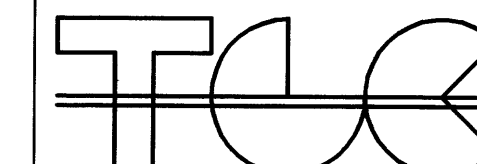
SITE PLAN
SCALE 1" = 20'

LEGAL DESCRIPTION:
TRACT A BLOCK 9
MESA VERDE ADDITION
ALBUQUERQUE, NEW MEXICO



TRAFFIC CIRCULATION LAYOUT

234 WISCONSIN STREET, N. E.
LOT A, BLOCK 9, MESA VERDE
FOR: LRS CONSTRUCTION



ENGINEERING, INC. (505)266-7256
330 LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87108
Fax: (505) 255-2887