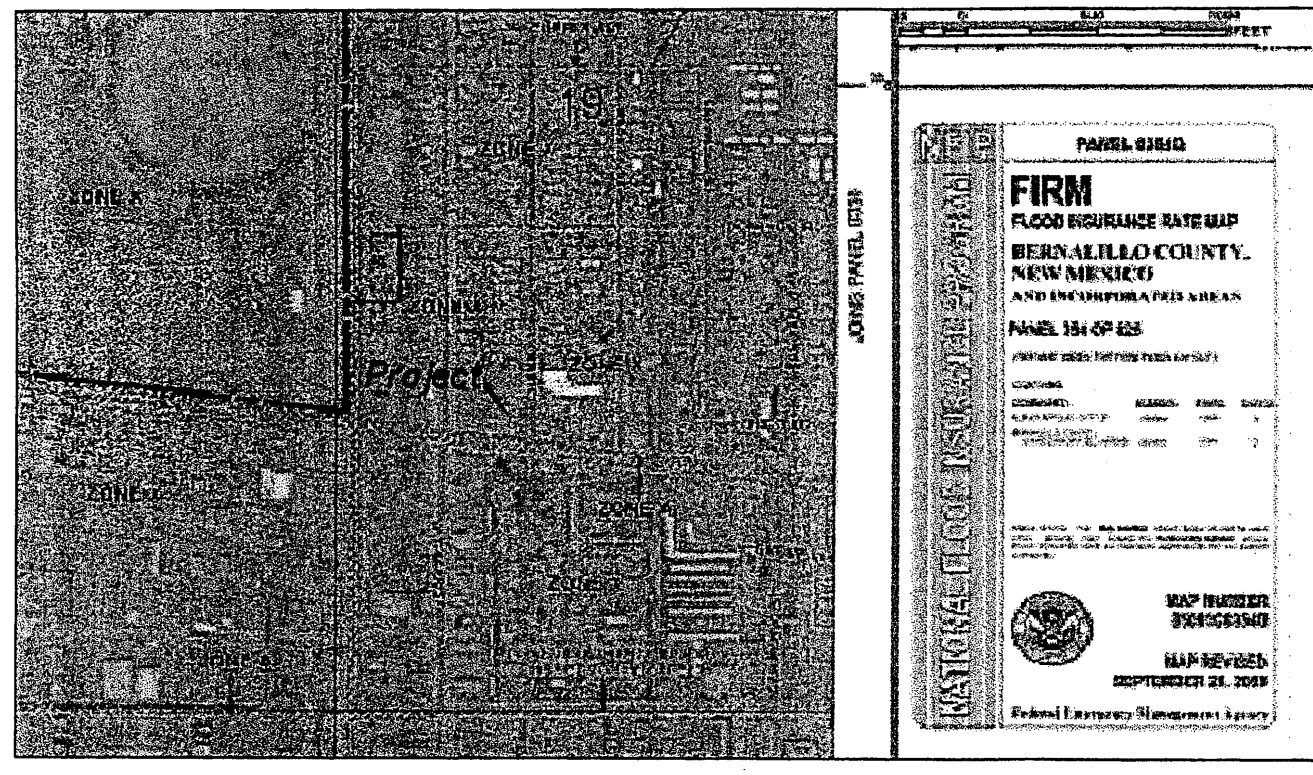




FIRM MAP PANEL # 354 G
SUBJECT PROPERTY IS NOT IN FLOOD HAZARD ZONE.
CENTRAL AVE. IS IN FLOOD ZONE CONTAINED WITHIN CURB.

GRADING & DRAINAGE PLAN

THE RESTAURANT - LOUNGE PROJECT IS LOCATED IN THE MESA ADDITION OF ALBUQUERQUE APPROXIMATELY 4.5 MILES EAST OF THE DOWNTOWN CORE OF ALBUQUERQUE, NM. THE GRADING & 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 IMPROVEMENTS: DEMOLISHED RESTAURANT SITE ETC.
2. PROPOSED IMPROVEMENTS: 4950 SF BUILDING, CONCRETE DRIVES AND PARKING, NEW GRADE ELEVATIONS AND LANDSCAPING.
3. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
4. QUANTIFICATION AND ACCEPTANCE OF UPSTREAM OFF-SITE FLOWS WHICH CONTRIBUTE TO THE DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS.

THE PURPOSE OF THE PLAN IS TO ESTABLISH CRITERIA FOR CONTROLLING STORM RUNOFF AND EROSION, AND ESSENTIALLY ALLOWING HISTORIC FLOWS TO CONTINUE TO DRAIN THROUGH THE PROPERTY. PRESENTLY, THE SITE IS BOUNDED ON THE PERIMETER BY DEVELOPED COMMERCIAL PROPERTY, CENTRAL AVE. & CHAMA STREET ON THE SOUTH AND EAST ARE PAVED WITH CURB, GUTTER AND SIDEWALK, AND MAINTAINED BY THE CITY OF ALBUQUERQUE. THE SITE CURRENTLY DRAINS AT 1% FROM EAST TO WEST.

HISTORICAL SITE RUNOFF OUTFALL LOCATIONS WILL REMAIN UNCHANGED. SINCE BOTH STREETS ARE IMPROVED ONLY MINIMAL GRADING IS PROPOSED WITHIN THE CITY R.O.W. FREE DISCHARGE OF DEVELOPED FLOW IS ACCEPTABLE SINCE THE TOTAL GENERATED DEVELOPED FLOW IS MINIMAL. DEVELOPED RUNOFF IS ROUTED THROUGH LANDSCAPING TO MITIGATE THE MINIMAL INCREASE DUE TO DEVELOPMENT.

CALCULATIONS

DESIGN CRITERIA

HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM) REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE ADOPTED BY THE COUNTY OF BERNALILLO
DISCHARGE RATE: $Q = Q_{PEAK} \times AREA$ "Peak Discharge Rates For Small Watersheds"
VOLUMETRIC DISCHARGE: $VOLUME = E_{WEIGHTED} \times AREA$
 $P_{100} = 2.60$ Inches, Zone 3 Time of Concentration, $TC = 10$ Minutes
DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [] = 10 YEAR VALUES

EXISTING CONDITIONS

TOTAL AREA = 0.72 ACRES, WHERE EXCESS PRECIP. "C" = 1.29 in. [0.62]
PEAK DISCHARGE, $Q_{100} = 2.48$ CFS [1.4], WHERE UNIT PEAK DISCHARGE "C" = 3.45 CFS/AC. [2.0]
THEREFORE: $VOLUME_{100} = 3371$ CF [5227]

DEVELOPED CONDITIONS

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

	AREA	LAND TREATMENT	Q_{PEAK}	E
UNDEVELOPED	--- Ac.	A	1.87[0.58]	0.66[0.19]
LANDSCAPING	0.09 Ac. (13%)	B	2.60[1.19]	0.92[0.36]
GRAVEL & COMPACTED SOIL	0.05 Ac. (6%)	C	3.45[2.00]	1.29[0.62]
ROOF - PAVEMENT	0.58 Ac. (81%)	D	5.02[3.39]	2.36[1.50]
	0.72 Ac.			

THEREFORE: $E_{WEIGHTED} = 2.11$ in. [1.31] &
 $Q_{100} = 3.45$ CFS
 $Q_{10} = 2.18$ CFS
VOLUME 100 = 5515 CF
VOLUME 10 = 3424 CF

DEPRESSED LANDSCAPING (WEST POND)

AREA_{Top} = 1800 SF @ 1' Depth = 1250 CF
AREA_{Bot.} = 706 SF

DEPRESSED LANDSCAPING (FRONT)

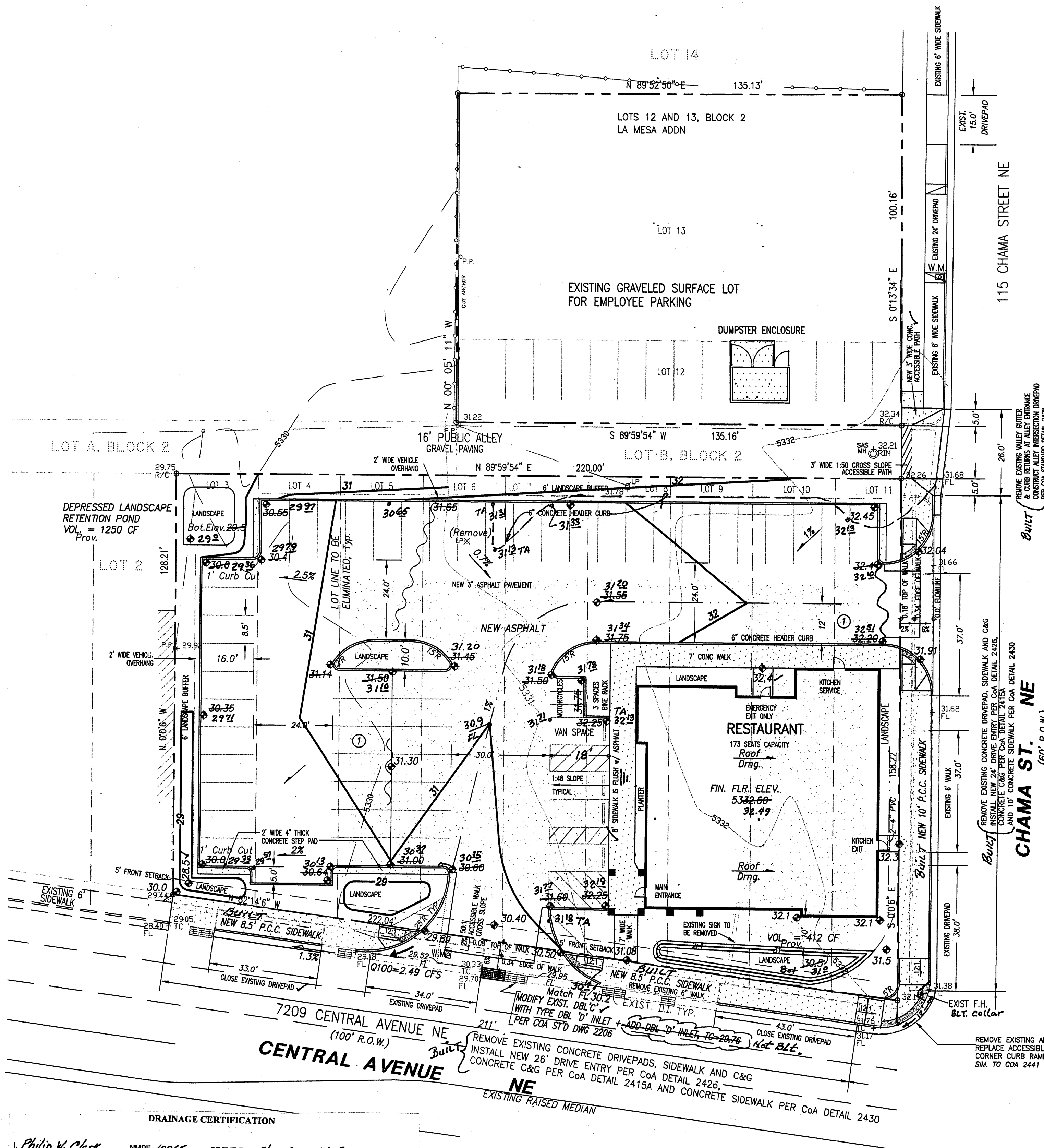
AREA_{Top} = 550 SF @ 1' Depth = 412 CF
AREA_{Bot.} = 275 SF

DRAINAGE CERTIFICATION

Philip W. Clark, NMPE #10265, OF THE FIRM Clark Consulting Engineers, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

I, PHILIP W. CLARK, A PROFESSIONAL ENGINEER LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE VISITED THE SITE SHOWN HEREON, AND THAT THE CONTOURS SHOWN REPRESENT THE EXISTING GROUND CONDITIONS, AND DO FURTHER CERTIFY THAT NO EARTHWORK OF ANY KIND, NOR ANY DISTURBANCE OF THE EXISTING GROUND HAS OCCURRED ON THIS SITE SINCE THE CONTOURS WERE DETERMINED.

Signature of Engineer: *Philip W. Clark*
Philip W. Clark NMPE #10265



Scale: 1" = 20'

NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 8TH EDITION W/UPDATES.
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 ASPHALT PARKING AREA SHALL DRAIN DIRECTLY TO NEW DRIVEWAY / CURB CUT.
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. 1011, NATIVE SEED MIX.
7. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3 HORIZONTAL TO 1 VERTICAL, 3:1. ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.

① REMOVE EXISTING DEGRADED ASPHALT

LEGEND

EXIST. SPOT ELEVATION	As-Built +24.0, 31.33
EXIST. CONTOUR	10
NEW SPOT ELEVATION	+24.0
NEW CONTOUR	12
NEW SWALE	
DRAINAGE DIRECTION, EXISTING	
NEW CONCRETE CURB (0.5' HEIGHT)	
NEW P.C.C., CONCRETE	
TOP OF CURB, EXISTING	TC
FLOWLINE	FL
EXISTING POWER POLE	FL
FACE OF CURB/FACE OF CURB	F-F
WATER BLOCK	

PROJECT DATA

LEGAL DESCRIPTION

LOTS 3 THROUGH 13, BLOCK 2, LA MESA ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PROJECT BENCHMARK

TOP OF REBAR/CAP AT THE PROJECT NORTHEAST CORNER MSL
ELEVATION = 5332.43, AS TIED FROM COA 1-3/4" DIAMETER BRASS
DISK SET IN EAST MEDIAN CURB, 7.119, LOCATED 65' EAST OF THE
PROJECTED INTERSECTION OF LOUISIANA ST. AND CENTRAL AVE.

TOPOGRAPHIC DESIGN SURVEY

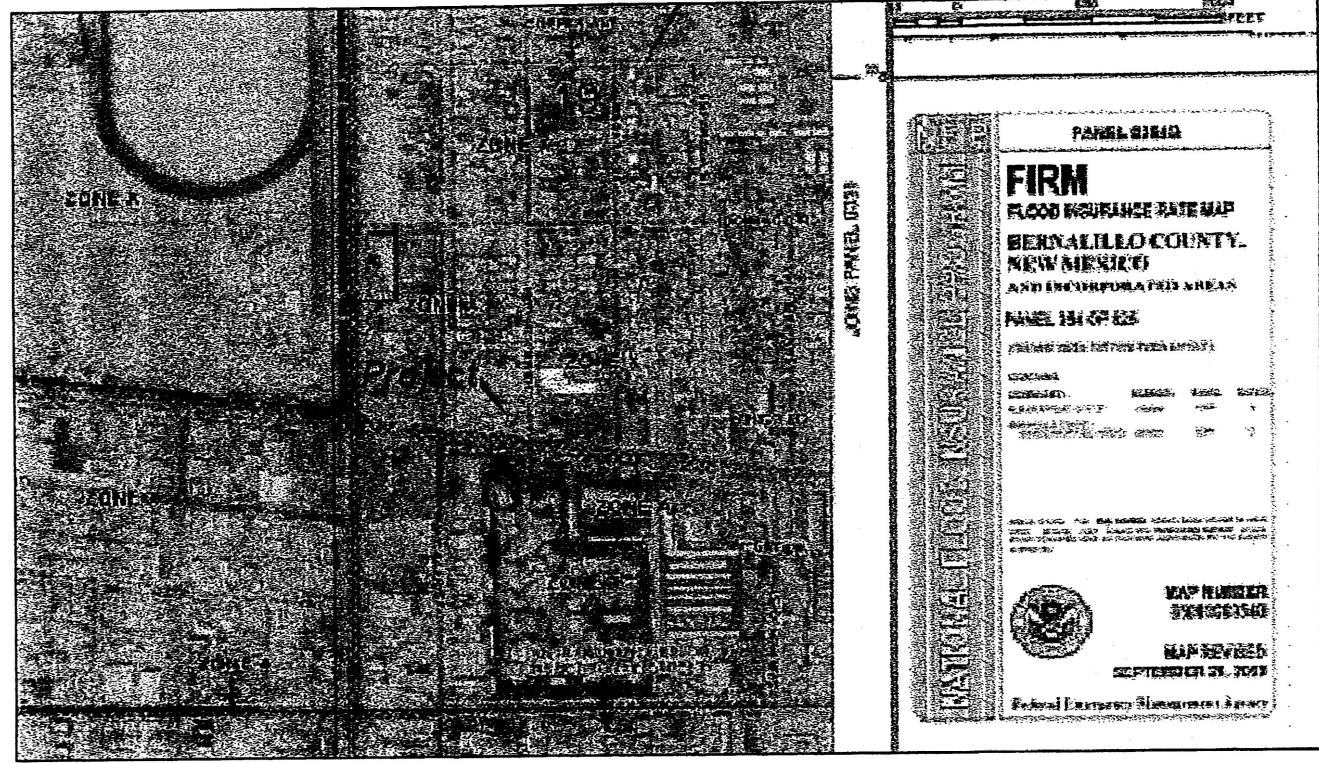
COMPILED BY CLARK CONSULTING ENGINEERS, DATE DECEMBER 2011, FROM
SUPPLEMENTAL SURVEY OF AN ALTA BY WAYJOHN SURVEYING AND PLAT OF
SURVEY.

Clark Consulting Engineers
19 Ryan Road
Edgewood, New Mexico 87015
Tel: (505) 281-2444 Fax: (505) 281-2444

DATE	REVISION	LOTS 3-13, BLOCK 2, LA MESA ADDITION
4.6.12	ADDR. COA HYDR.	ALBUQUERQUE
12.11.12	AS-BLT. PLAN	LINDO MEXICO RESTAURANT
		7209 CENTRAL AVE. NE

Grading & Drainage Plan

DESIGNED BY: PWC	DRAWN BY: CCE	JOB #: LINDO-CLARK	1 OF 1
CHECKED BY: PWC	DATE: 12/01/11	FILE #: G/D	



FIRM MAP PANEL # 354 G
SUBJECT PROPERTY IS NOT IN FLOOD HAZARD ZONE.
CENTRAL AVE. IS IN FLOOD ZONE CONTAINED WITHIN CURB.

GRADING & DRAINAGE PLAN

THE RESTAURANT - LOUNGE PROJECT IS LOCATED IN THE MESA ADDITION OF ALBUQUERQUE APPROXIMATELY 4.5 MILES EAST OF THE DOWNTOWN CORE OF ALBUQUERQUE, NM. THE GRADING & 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 IMPROVEMENTS: DEMOLISHED RESTAURANT SITE ETC.
2. PROPOSED IMPROVEMENTS: 4950 SF BUILDING, CONCRETE DRIVES AND PARKING, NEW GRADE ELEVATIONS AND LANDSCAPING.
3. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
4. QUANTIFICATION AND ACCEPTANCE OF UPSTREAM OFF-SITE FLOWS WHICH CONTRIBUTE TO THE DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS.

THE PURPOSE OF THE PLAN IS TO ESTABLISH CRITERIA FOR CONTROLLING STORM RUNOFF AND EROSION, AND ESSENTIALLY ALLOWING HISTORIC FLOWS TO CONTINUE TO DRAIN THROUGH THE PROPERTY. PRESENTLY, THE SITE IS BOUNDED ON THE PERIMETER BY DEVELOPED COMMERCIAL PROPERTY. CENTRAL AVE. & CHAMA STREET ON THE SOUTH AND EAST ARE PAVED WITH CURB, GUTTER AND SIDEWALK, AND MAINTAINED BY THE CITY OF ALBUQUERQUE. THE SITE CURRENTLY DRAINS AT 1% FROM EAST TO WEST.

HISTORICAL SITE RUNOFF OUTFALL LOCATIONS WILL REMAIN UNCHANGED. SINCE BOTH STREETS ARE IMPROVED ONLY MINIMAL GRADING IS PROPOSED WITHIN THE CITY R.O.W. FREE DISCHARGE OF DEVELOPED FLOW IS ACCEPTABLE SINCE THE TOTAL GENERATED DEVELOPED FLOW IS MINIMAL. DEVELOPED RUNOFF IS ROUTED THROUGH LANDSCAPING TO MITIGATE THE MINIMAL INCREASE DUE TO DEVELOPMENT.

CALCULATIONS

DESIGN CRITERIA

HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM) REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE ADOPTED BY THE COUNTY OF BERNALILLO
DISCHARGE RATE: $Q = Q_{PEAK} \times AREA$. "Peak Discharge Rates For Small Watersheds"
VOLUMETRIC DISCHARGE: $VOLUME = E_{WEIGHTED} \times AREA$
 $P_{100} = 2.60$ Inches, Zone 3 Time of Concentration, $T_C = 10$ Minutes
DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [] = 10 YEAR VALUES

EXISTING CONDITIONS

TOTAL AREA = 0.72 ACRES, WHERE EXCESS PRECIP. 'C' = 1.29 in. [0.62]
PEAK DISCHARGE, $Q_{100} = 2.48$ CFS [1.4] WHERE UNIT PEAK DISCHARGE 'C' = 3.45 CFS/AC. [2.0]
THEREFORE: $VOLUME_{100} = 3371$ CF [5227]

DEVELOPED CONDITIONS

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

	AREA	LAND TREATM'T	Q_{Peak}	E
UNDEVELOPED	--- Ac.	A	1.87[0.58]	0.66[0.19]
LANDSCAPING	0.09 Ac. (13%)	B	2.60[1.19]	0.92[0.36]
GRAVEL & COMPACTED SOIL	0.05 Ac. (6%)	C	3.45[2.00]	1.29[0.62]
ROOF - PAVEMENT	0.58 Ac. (81%)	D	5.02[3.39]	2.36[1.50]
	0.72 Ac.			

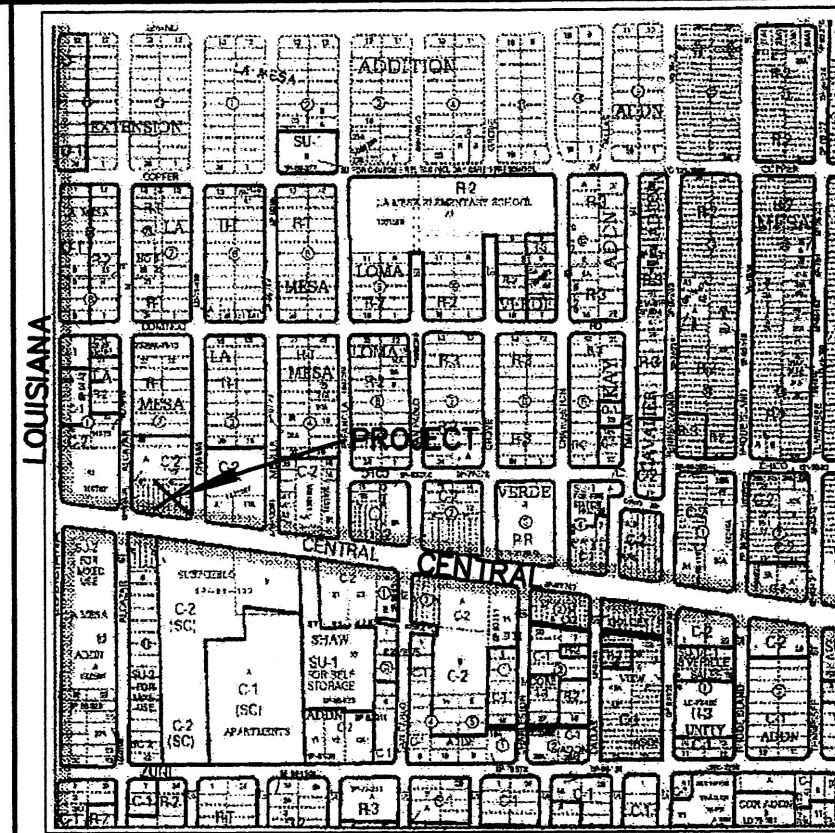
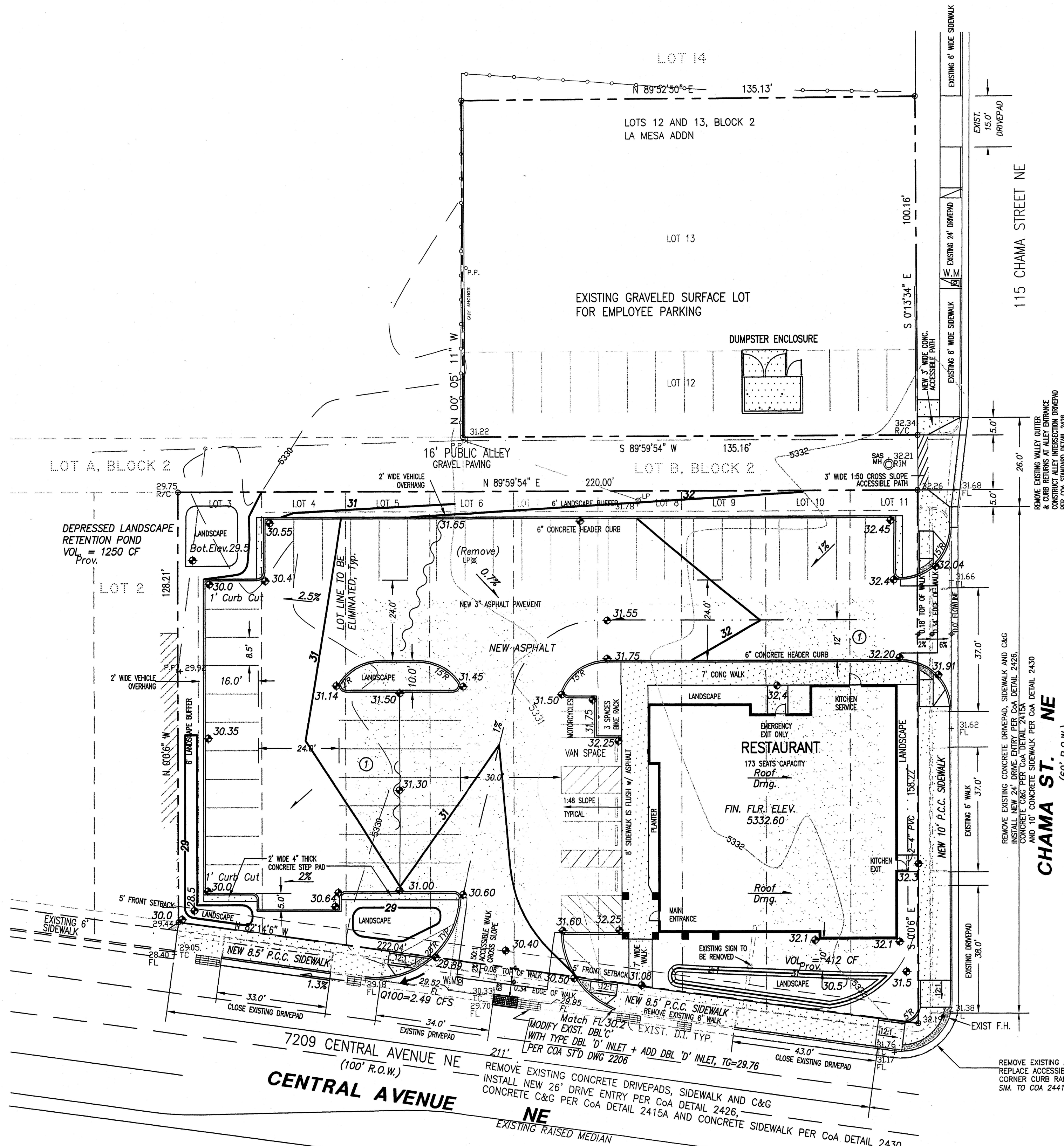
THEREFORE: $E_{WEIGHTED} = 2.11$ in. [1.31] &
 $Q_{100} = 3.45$ CFS VOLUME 100 = 5515 CF
 $Q_{10} = 2.18$ CFS VOLUME 10 = 3424 CF

DEPRESSED LANDSCAPING (WEST POND)

$AREA_{Top} = 1800$ SF
 $AREA_{Bot.} = 706$ SF] @ 1' Depth = 1250 CF

DEPRESSED LANDSCAPING (FRONT)

$AREA_{Top} = 550$ SF
 $AREA_{Bot.} = 275$ SF] @ 1' Depth = 412 CF



VICINITY MAP ZONE K-19

NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 8TH EDITION W/ UPDATES.
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 ASPHALT PARKING AREA SHALL DRAIN DIRECTLY TO NEW DRIVEWAY / CURB CUT.
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. 1011, NATIVE SEED MIX.
7. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3 HORIZONTAL TO 1 VERTICAL, 3:1. ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.

① REMOVE EXISTING DEGRADED ASPHALT

LEGEND

EXIST. SPOT ELEVATION	+24.0
EXIST. CONTOUR	10
NEW SPOT ELEVATION	+24.0
NEW CONTOUR	12
NEW SWALE	
DRAINAGE DIRECTION, EXISTING	
NEW CONCRETE CURB (0.5' HEIGHT)	
NEW P.C.C., CONCRETE	
TOP OF CURB, EXISTING	TC
FLOWLINE	FL
EXISTING POWER POLE	O
FACE OF CURB/FACE OF CURB	F-F
WATER BLOCK	

PROJECT DATA

LEGAL DESCRIPTION

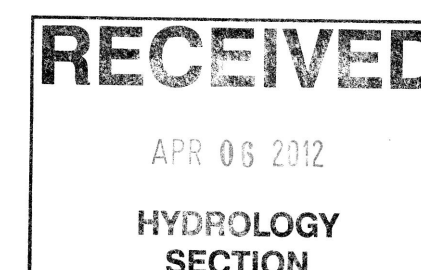
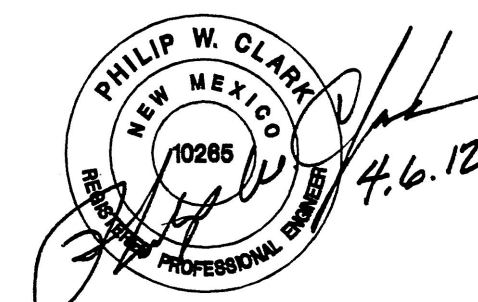
LOTS 3 THROUGH 13, BLOCK 2, LA MESA ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PROJECT BENCHMARK

TOP OF REBAR/CAP AT THE PROJECT NORTHEAST CORNER MSL
ELEVATION = 5332.43, AS TIED FROM COA 1-3/4" DIAMETER BRASS
DISK SET IN EAST MEDIAN CURB, 7-K19, LOCATED 65' EAST OF THE
PROJECTED INTERSECTION OF LOUISIANA ST. AND CENTRAL AVE.

TOPOGRAPHIC DESIGN SURVEY

COMPILED BY CLARK CONSULTING ENGINEERS, DATE DECEMBER 2011, FROM
SUPPLEMENTAL SURVEY OF AN ALTA BY WAYJOHN SURVEYING AND PLAT OF
SURVEY.



Clark Consulting Engineers			
19 Ryan Road Edgewood, New Mexico 87015			
Tel: (505) 281-2444		Fax: (505) 281-2444	
DATE	REVISION	LOTS 3-13, BLOCK 2,	
4.6.12	ADDR. COA HYDR.	LA MESA ADDITION	ALBUQUERQUE
		LINDO MEXICO RESTAURANT	
		7209 CENTRAL AVE. NE	
		Grading & Drainage Plan	
DESIGNED BY: PWC	DRAWN BY: CCE	JOB #: LINDO-CLARK	1 OF 1
CHECKED BY: PWC	DATE: 12/01/11	FILE #: G/D	

PARKING CALCULATIONS

AUTOMOBILES AND LIGHT TRUCKS

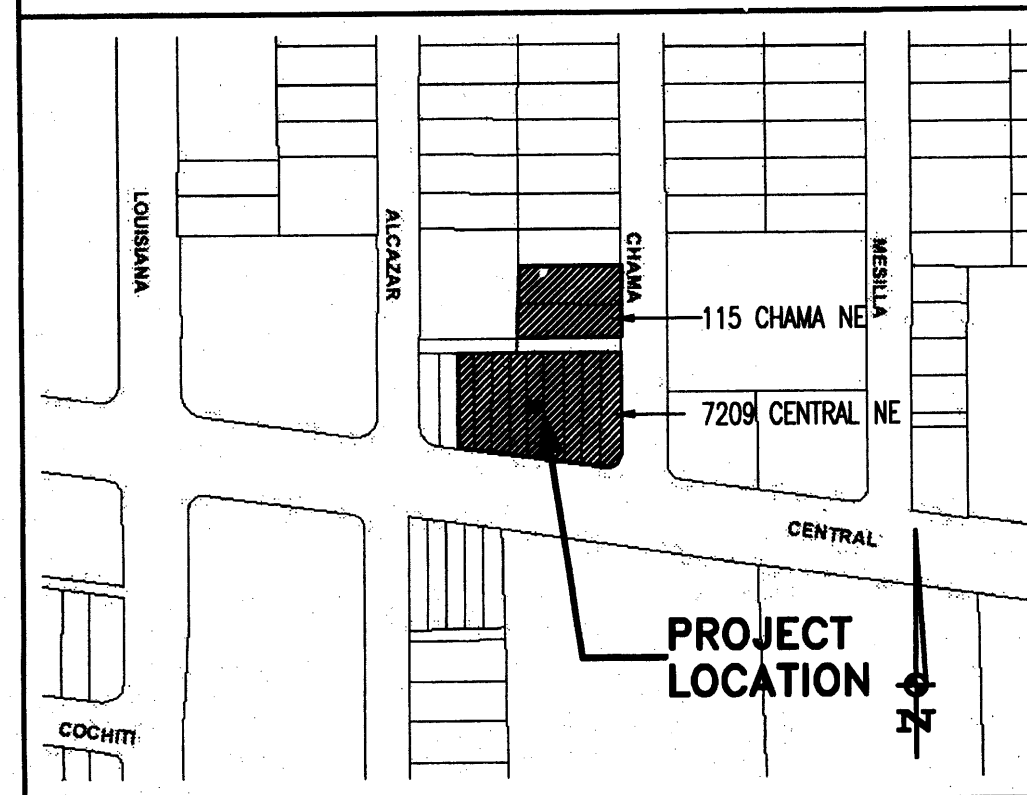
RESTAURANT w/ BEER-WINE LICENSE 1 SPACE FOR EACH 4 OCCUPANTS	173 SEATS / 4 = 44 SPACES
BUS ROUTE REDUCTION @ 10%	-5 SPACES
TOTAL REQUIRED PARKING SPACES:	39 SPACES
TOTAL PROVIDED PARKING SPACES:	42 SPACES

OTHER PARKING

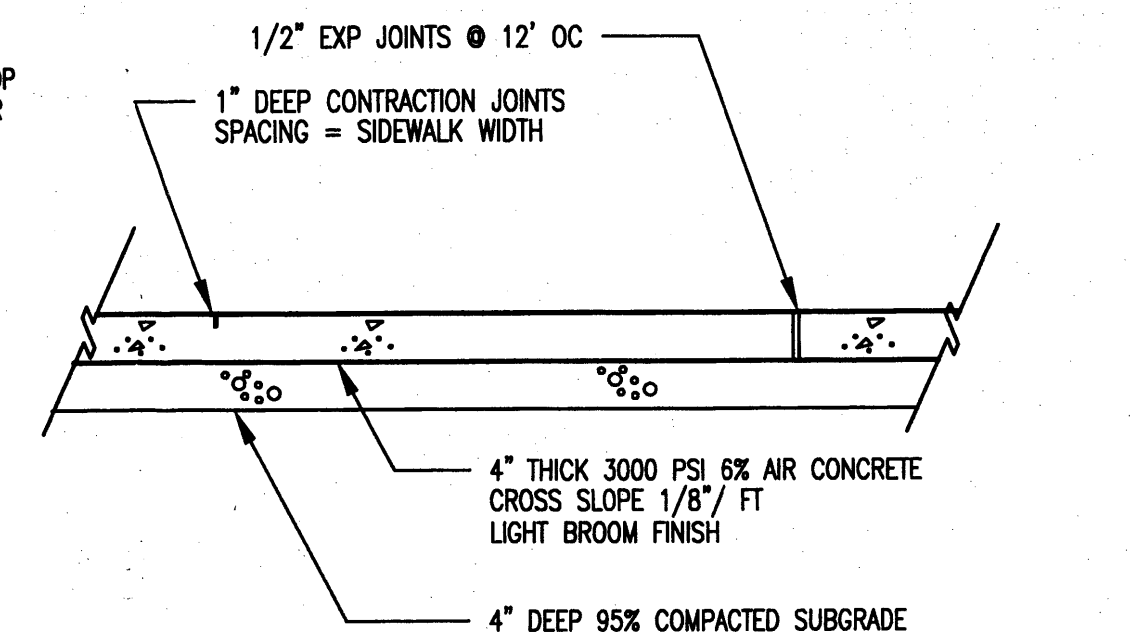
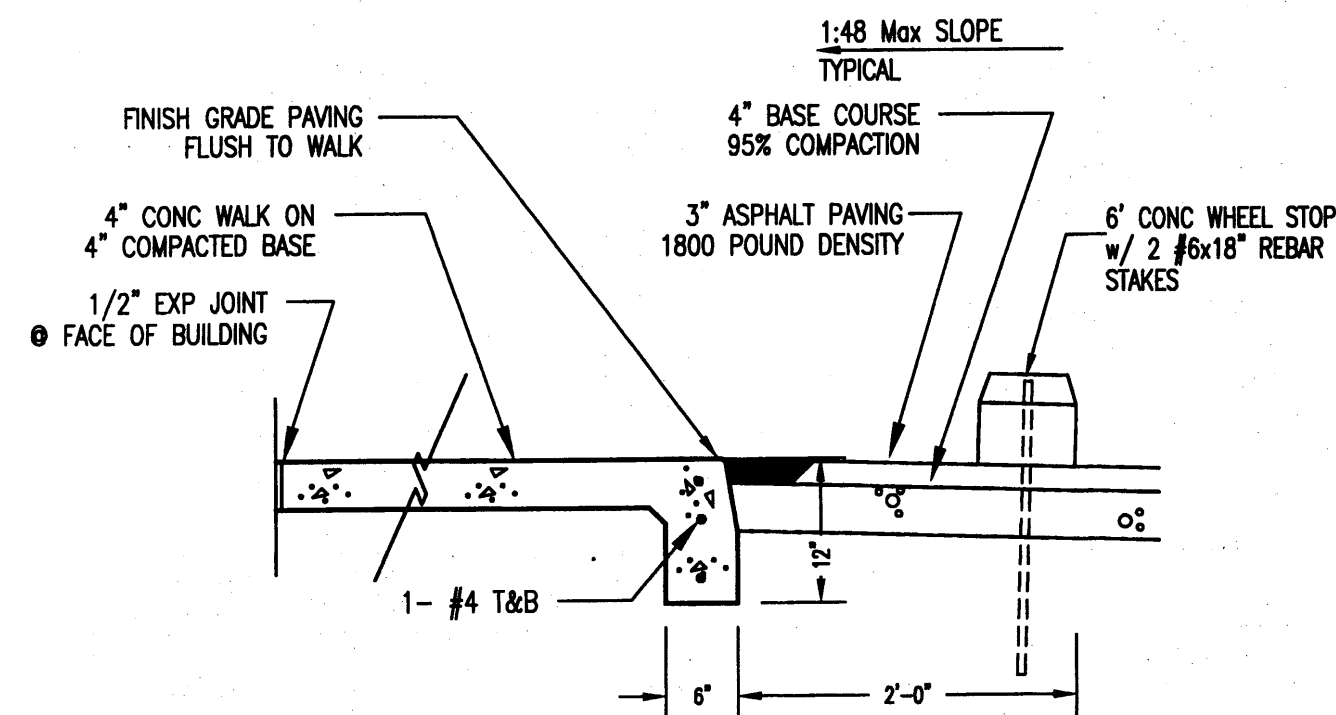
ACCESSIBLE PARKING SPACES	MOTORCYCLE PARKING SPACES	BICYCLE PARKING SPACES
---------------------------	---------------------------	------------------------

BASIC PARKING SPACES REQD.	44 SPACES	44 SPACES	44 SPACES
REQUIRED NUMBER OF SPACES	= 3 SPACES	= 2 SPACES	= 3 SPACES
TOTAL SPACES PROVIDED:	4 SPACES	2 SPACES	3 SPACES

LOCATION MAP 7209 CENTRAL AVE. NE



PROJECT LOCATION

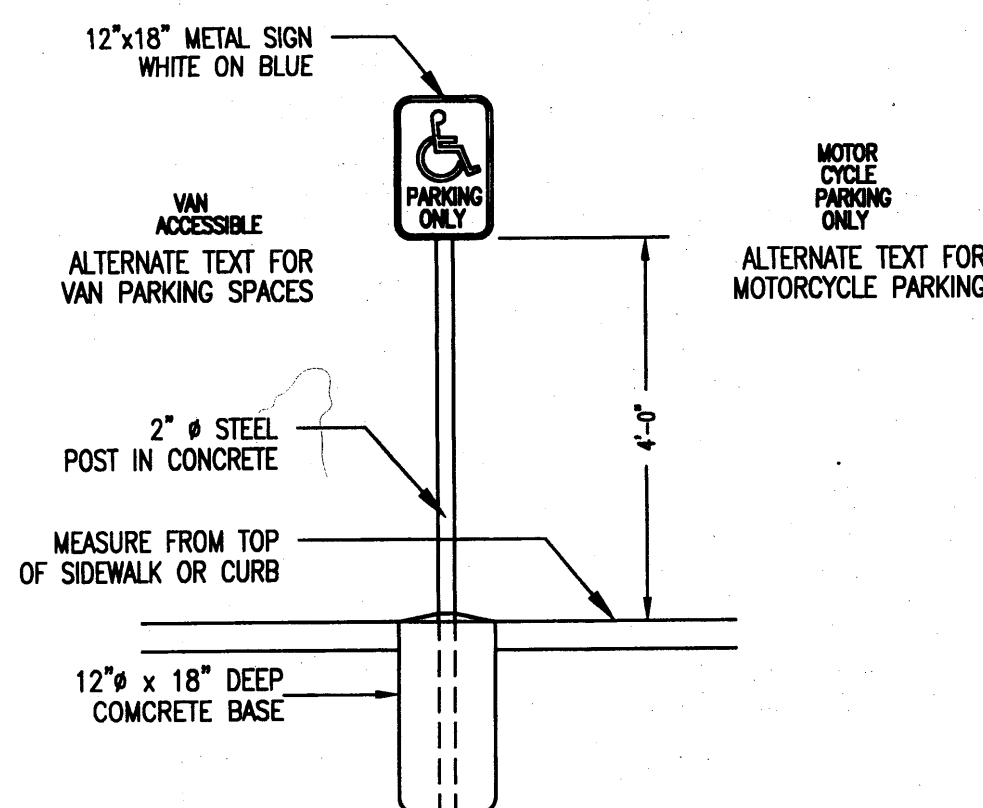


3 PAVING @ SIDEWALK

SCALE: 3/4" = 1'-0"

4 TYPICAL SIDEWALK

SCALE: 3/4" = 1'-0"

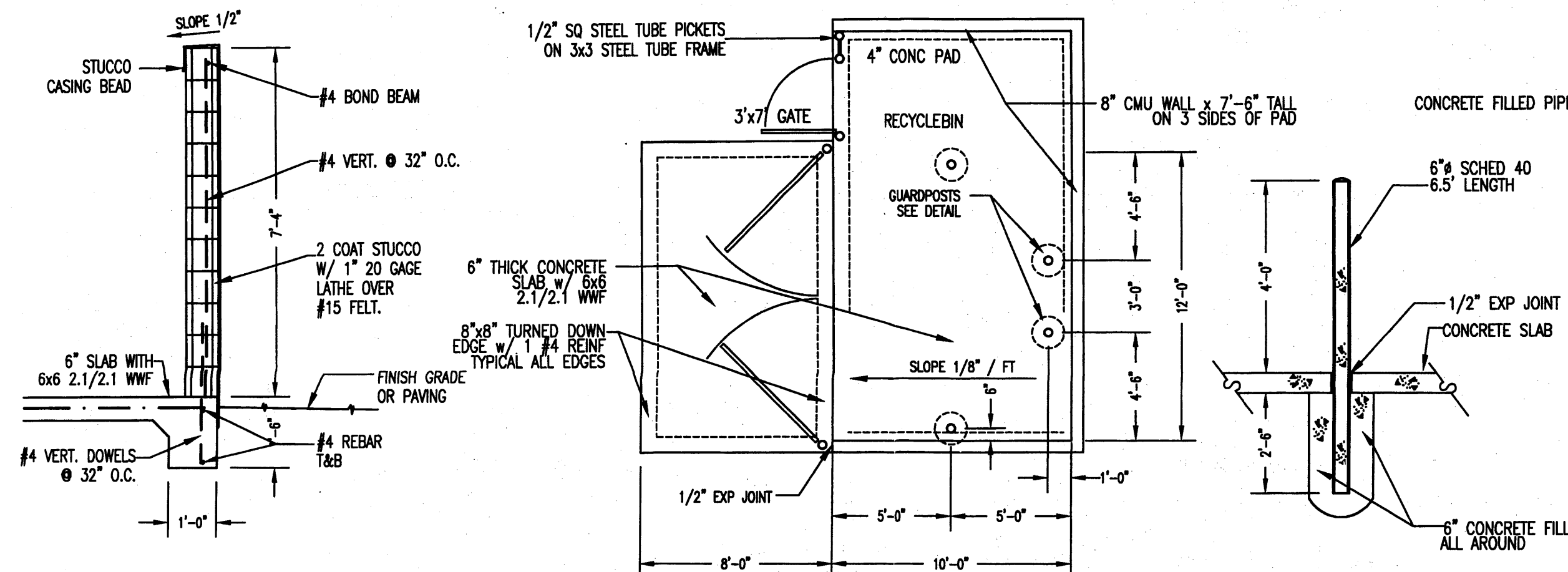


5 PARKING SIGNAGE

SCALE: 1/2" = 1'-0"

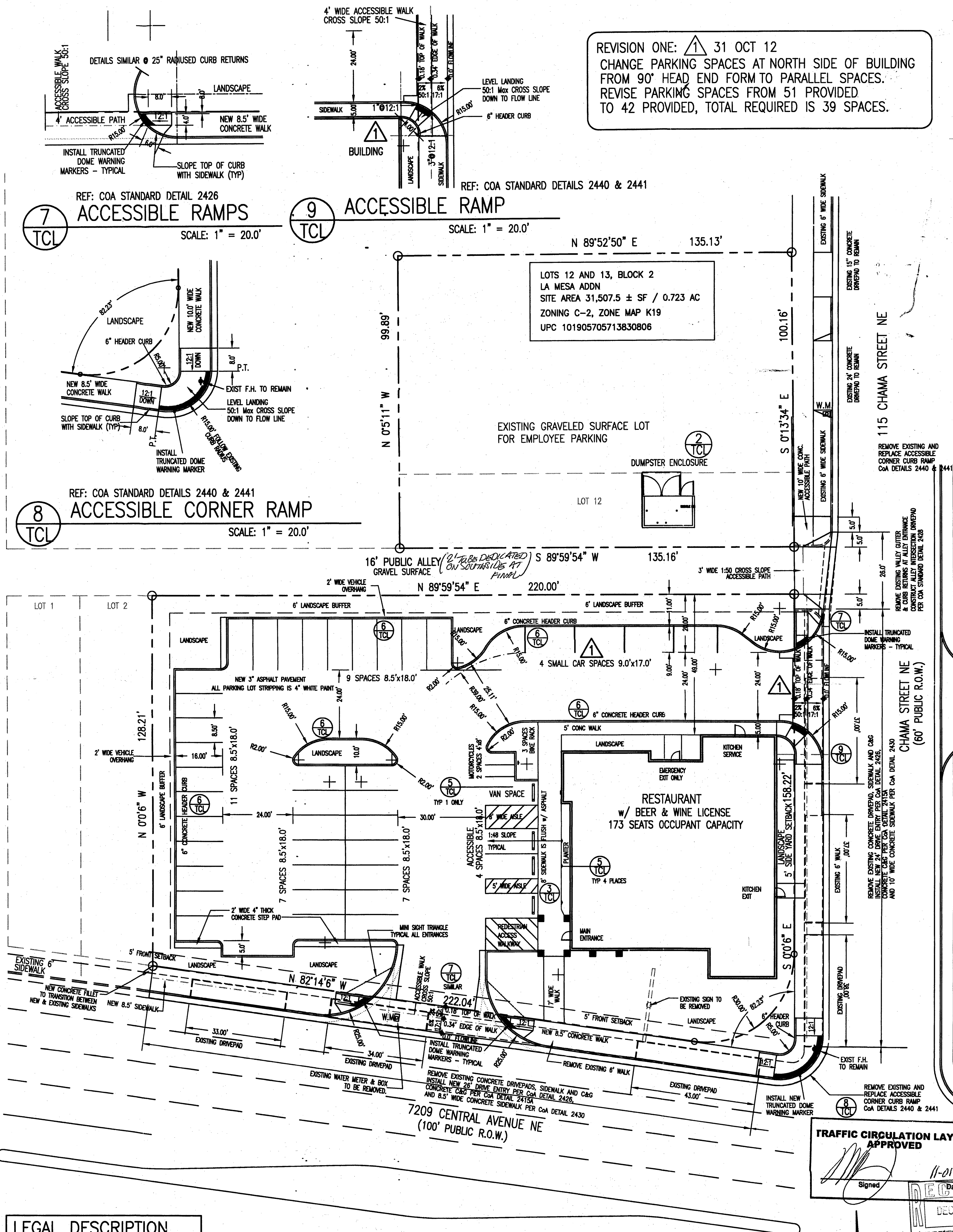
6 CONCRETE HEADER CURB DETAIL

SCALE: 3/4" = 1'-0"



2 CMU DUMPSTER ENCLOSURE

SCALE: 1/2" & 1/4" & 1/2" = 1'-0"



LEGAL DESCRIPTION

LOTS 3 THRU 11, BLOCK 2
LA MESA ADDN
SITE AREA 31,507.5 ± SF / 0.723 AC
ZONING C-2, ZONE MAP K19
UPC 101905705212330803

1 TRAFFIC CIRCULATION LAYOUT PLAN

SCALE: 1" = 20'-0"

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

REVISION ONE: 31 OCT 12
CHANGE PARKING SPACES AT NORTH SIDE OF BUILDING FROM 90° HEAD END FORM TO PARALLEL SPACES.
REVISE PARKING SPACES FROM 51 PROVIDED TO 42 PROVIDED, TOTAL REQUIRED IS 39 SPACES.

TRAFFIC CIRCULATION LAYOUT APPROVED

Public Infrastructure Section on these plans for information only and not part of approval. Separate DPC/Permit approval and Work Order required.

A NEW RESTAURANT FOR
LINDO MEXICO RESTAURANT
7209 CENTRAL AVE. N.E.
ALBUQUERQUE, NM 87108

TRAFFIC CIRCULATION
LAYOUT PLAN
LOCATION MAP
PARKING CALCULATIONS

SHEET
TCL
OF 01

MASTERWORKS
ARCHITECTS, INC
516 ELEVENTH ST NW 242-1866
ALBUQUERQUE, NEW MEXICO 87102

FILE # 1130DSITE
REV: 23 AUG 11
REV: 21 OCT 11
REV: 5 APR 12
REV: 31 OCT 12

JAMES BENJAMIN
CLARK III
1047
REGISTERED ARCHITECT
NEW MEXICO
5 APR 2012

PARKING CALCULATIONS

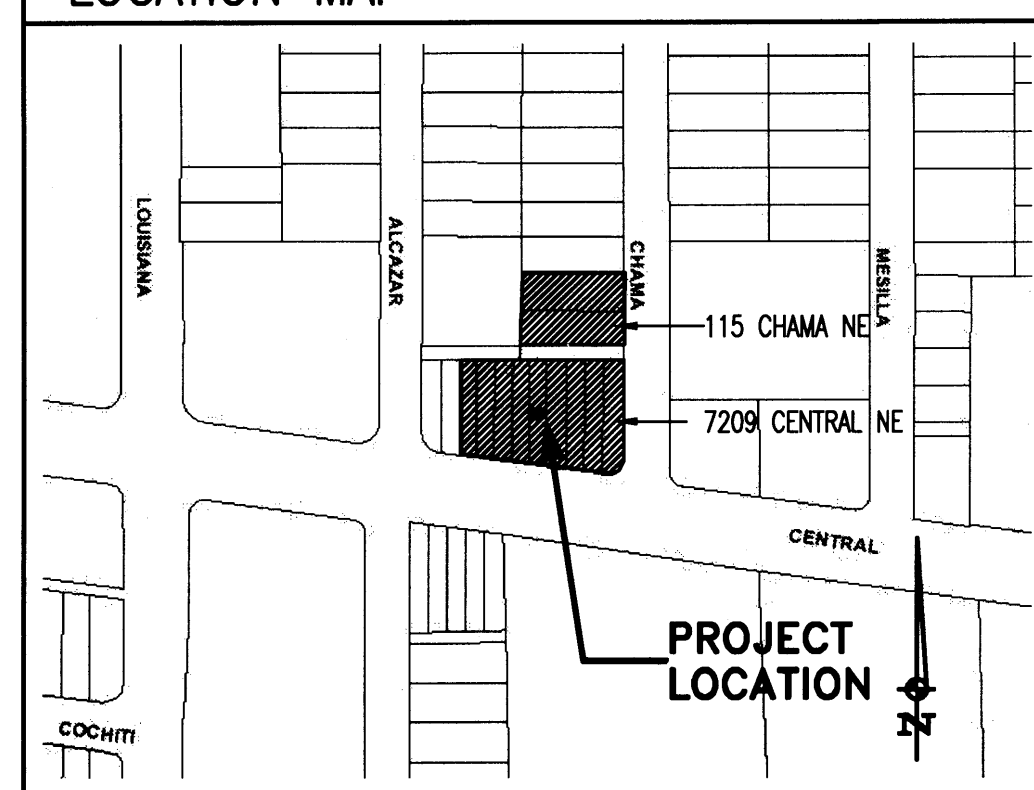
AUTOMOBILES AND LIGHT TRUCKS

RESTAURANT w/ BEER-WINE LICENSE
1 SPACE FOR EACH 4 OCCUPANTS 173 SEATS / 4 = 44 SPACES
BUS ROUTE REDUCTION @ 10% -5 SPACES
TOTAL REQUIRED PARKING SPACES: 39 SPACES
TOTAL PROVIDED PARKING SPACES: 42 SPACES

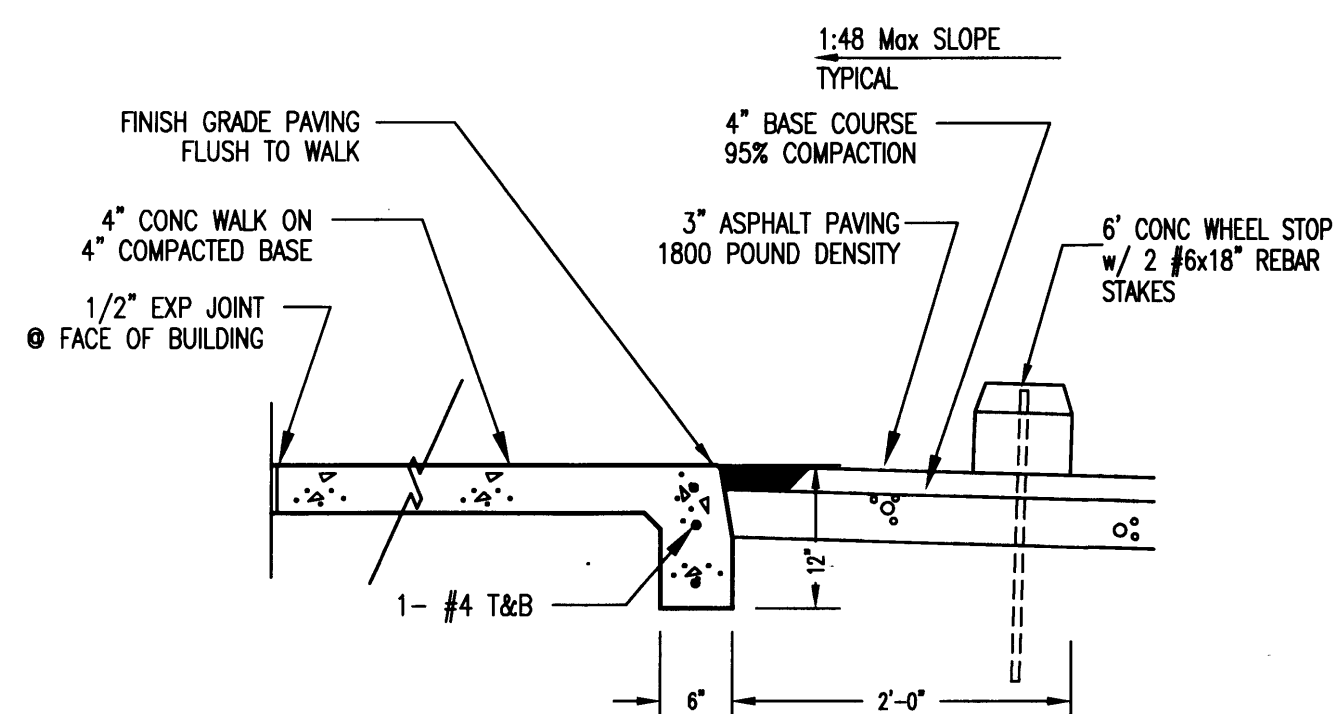
OTHER PARKING

	ACCESSIBLE PARKING SPACES	MOTORCYCLE PARKING SPACES	BICYCLE PARKING SPACES
BASIC PARKING SPACES REQD.	44 SPACES	44 SPACES	44 SPACES
REQUIRED NUMBER OF SPACES	= 3 SPACES	= 2 SPACES	= 3 SPACES
TOTAL SPACES PROVIDED:	4 SPACES	2 SPACES	3 SPACES

LOCATION MAP 7209 CENTRAL AVE. NE

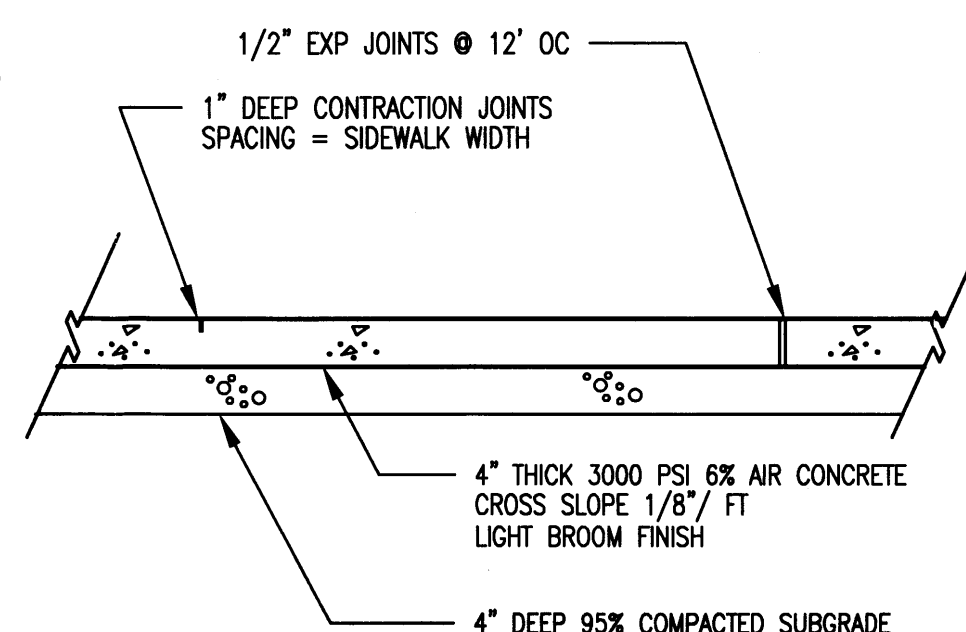


PROJECT LOCATION



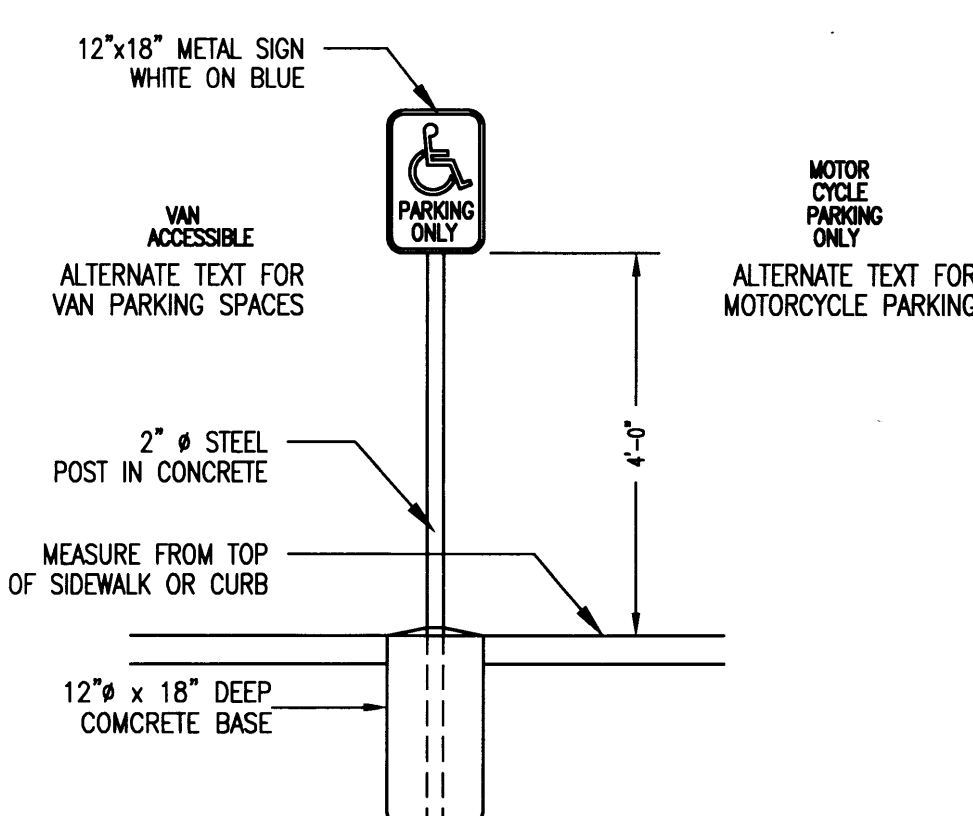
3 PAVING @ SIDEWALK

SCALE: 3/4" = 1'-0"



4 TYPICAL SIDEWALK

SCALE: 3/4" = 1'-0"

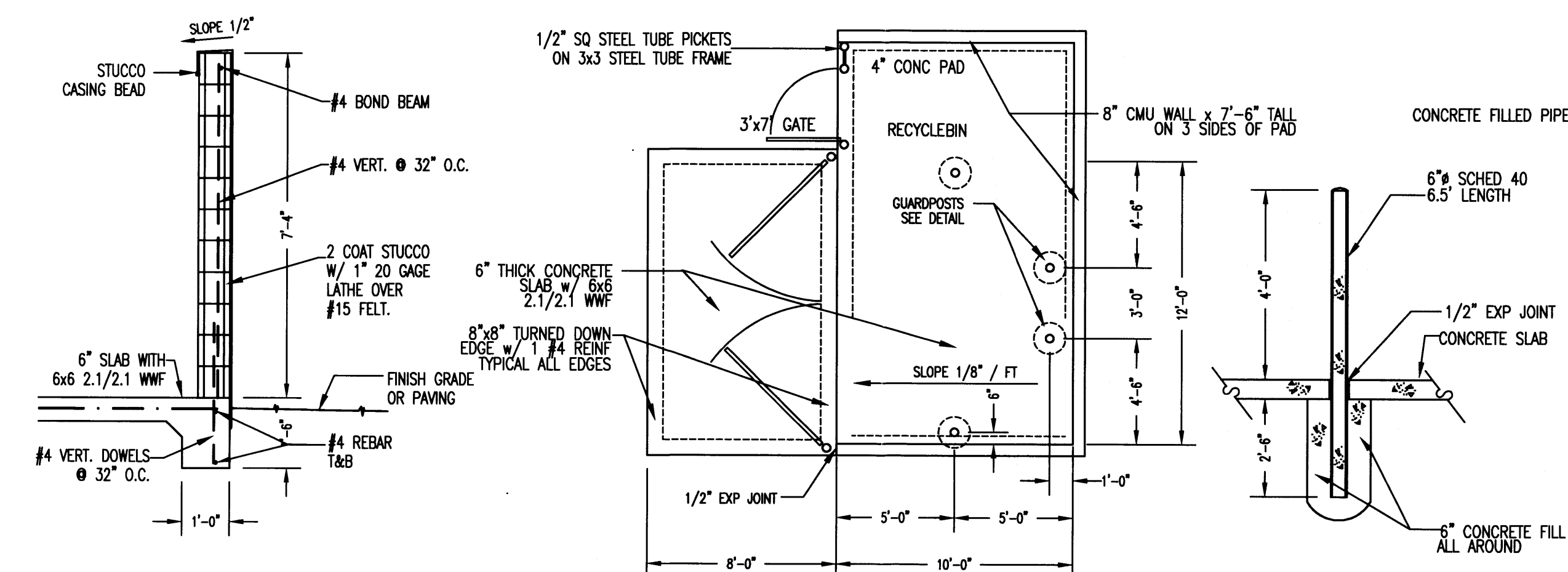


5 PARKING SIGNAGE

SCALE: 1/2" = 1'-0"

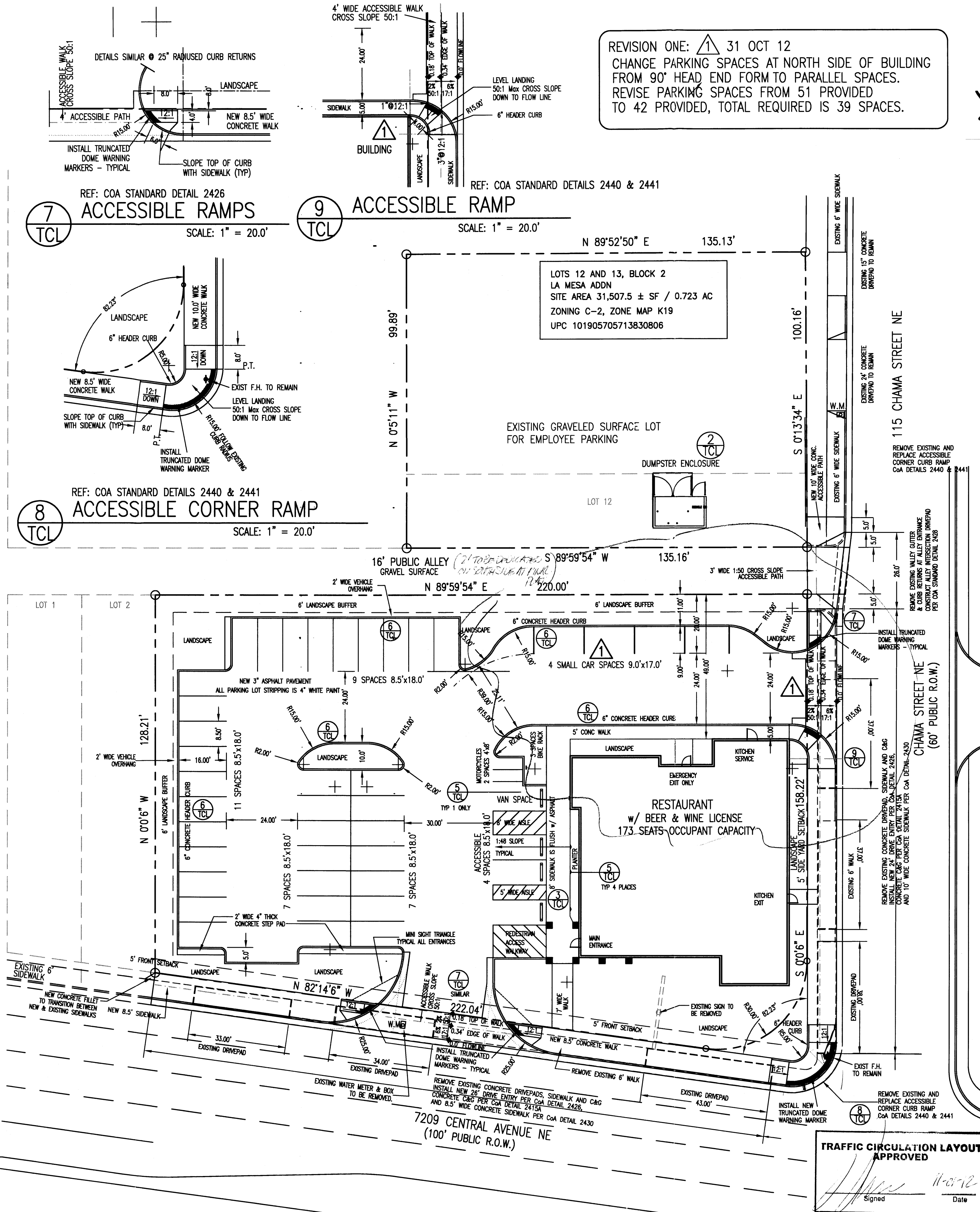
6 CONCRETE HEADER CURB DETAIL

SCALE: 3/4" = 1'-0"



2 CMU DUMPSTER ENCLOSURE

SCALE: 1/2" & 1/4" & 1/2" = 1'-0"



LEGAL DESCRIPTION

LOTS 3 THRU 11, BLOCK 2
LA MESA ADDN
SITE AREA 31,507.5 ± SF / 0.723 AC
ZONING C-2, ZONE MAP K19
UPC 101905705212330803

1 TRAFFIC CIRCULATION LAYOUT PLAN

SCALE: 1" = 20'-0"

Public Infrastructure shown on these plans for information only and not part of approval. Separate DRG/Permit approval and Work Order required.

WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

REVISION ONE: 31 OCT 12
CHANGE PARKING SPACES AT NORTH SIDE OF BUILDING FROM 90° HEAD END FORM TO PARALLEL SPACES.
REVISE PARKING SPACES FROM 51 PROVIDED TO 42 PROVIDED, TOTAL REQUIRED IS 39 SPACES.

MASTERWORKS ARCHITECTS, INC
JAMES BENJAMIN CLARK III
1047
516 ELEVENTH ST NW 242-1866
ALBUQUERQUE, NEW MEXICO 87102

FILE # 1130DSITE
REV: 23 AUG 11
REV: 21 OCT 11
REV: 5 APR 12
REV: 31 OCT 12

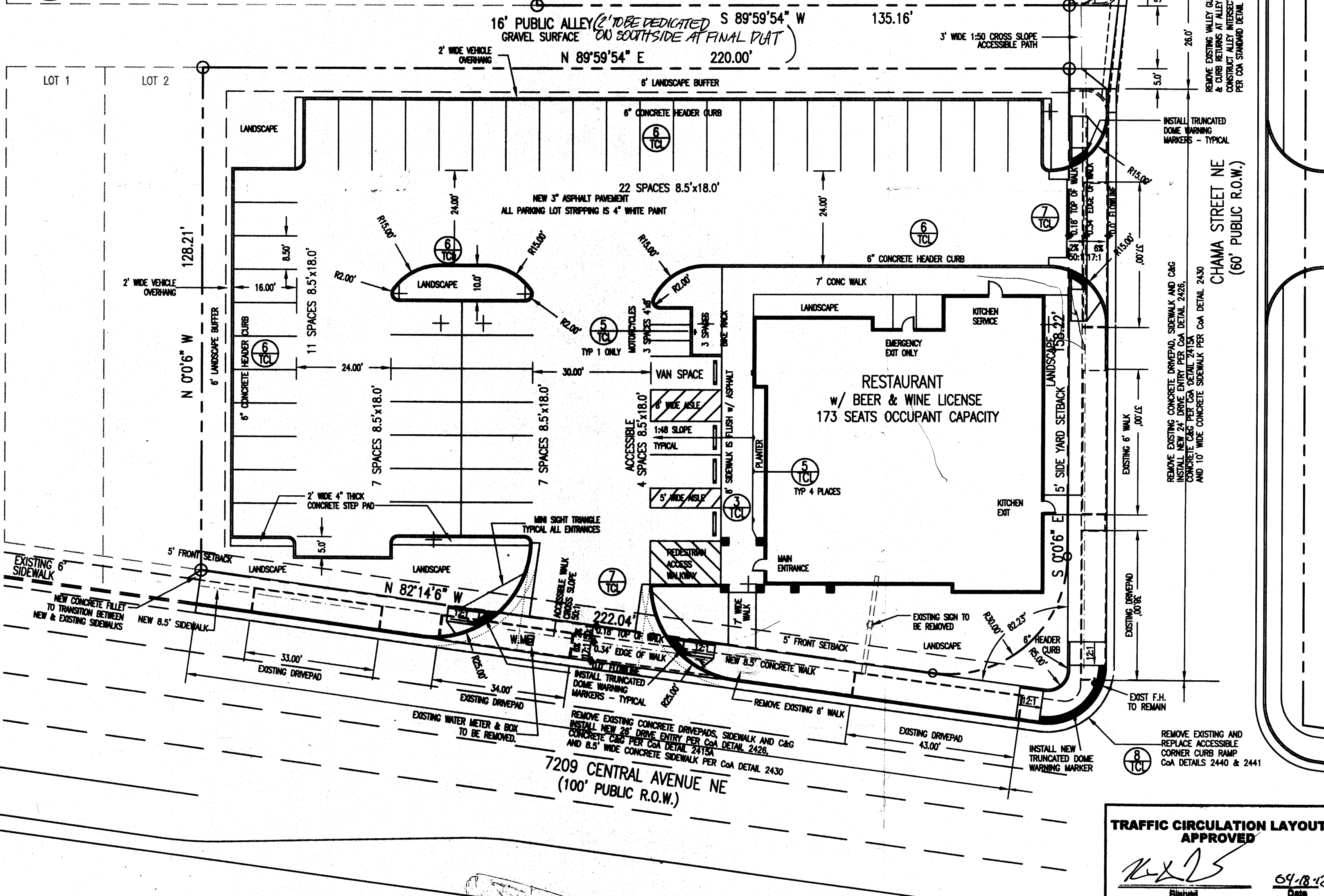
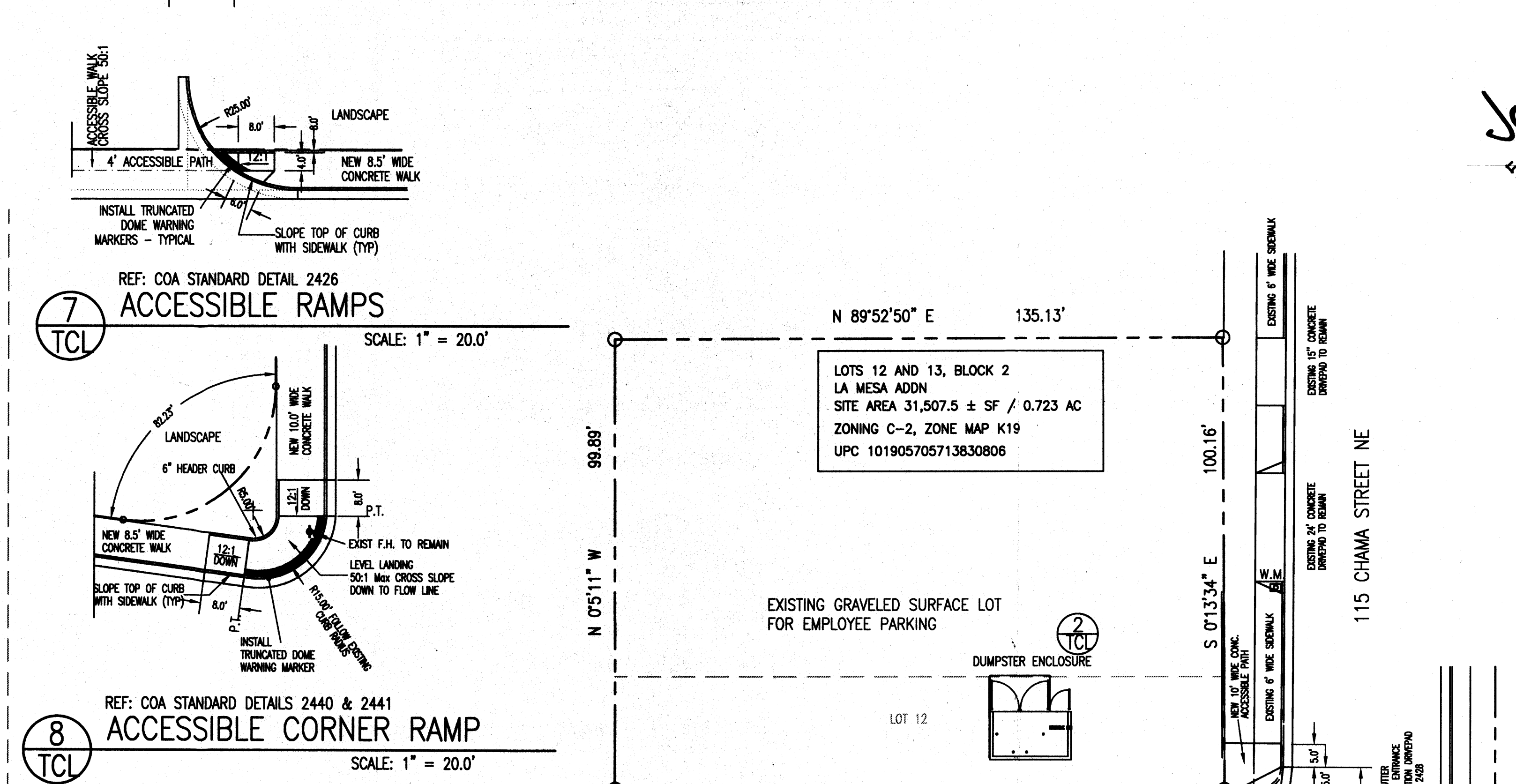
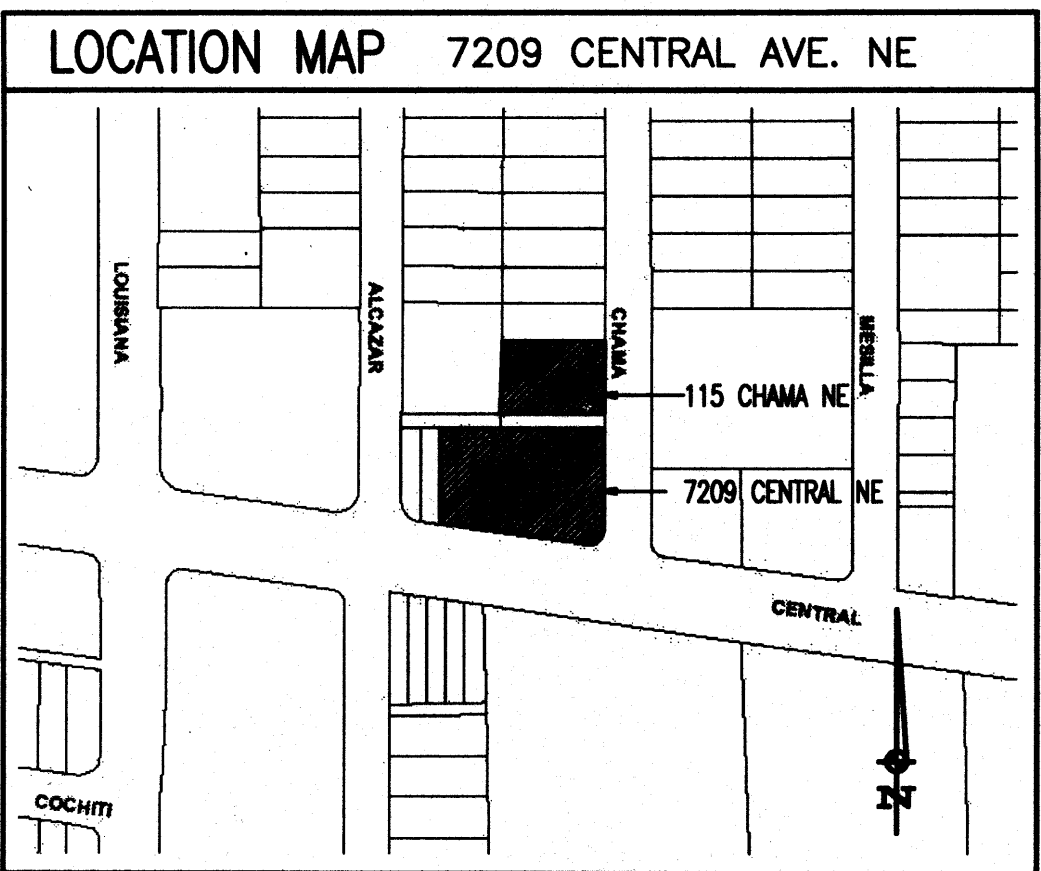
A NEW RESTAURANT FOR
LINDO MEXICO RESTAURANT
7209 CENTRAL AVE. N.E.
ALBUQUERQUE, NM 87108

TRAFFIC CIRCULATION
LAYOUT PLAN
LOCATION MAP
PARKING CALCULATIONS

SHEET
TCL

OF 01

PARKING CALCULATIONS			
AUTOMOBILES AND LIGHT TRUCKS			
RESTAURANT w/ BEER-WINE LICENSE			
1 SPACE FOR EACH 4 OCCUPANTS	173 SEATS / 4	=	44 SPACES
BUS ROUTE REDUCTION @ 10%			-5 SPACES
TOTAL REQUIRED PARKING SPACES:			39 SPACES
TOTAL PROVIDED PARKING SPACES:			51 SPACES
OTHER PARKING			
	ACCESSIBLE PARKING SPACES	MOTORCYCLE PARKING SPACES	BICYCLE PARKING SPACES
BASIC PARKING SPACES REQD.	44 SPACES	44 SPACES	44 SPACES
REQUIRED NUMBER OF SPACES	= 3 SPACES	= 2 SPACES	= 3 SPACES
TOTAL SPACES PROVIDED:	4 SPACES	3 SPACES	3 SPACES



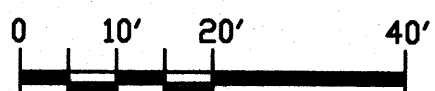
LEGAL DESCRIPTION

LOTS 3 THRU 11, BLOCK 2
LA MESA ADDN
SITE AREA 31,507.5 ± SF / 0.723 AC
ZONING C-2, ZONE MAP K19
UPC 101905705212330803

1 **TCL**

TRAFFIC CIRCULATION LAYOUT PLAN

SCALE: 1" = 20'-0"



TRAFFIC CIRCULATION LAYOUT APPROVED

[Signature] 05/18/12
Date

RECEIVED

APR 05 2012
HYDROLOGY SECTION

TRAFFIC CIRCULATION
LAYOUT PLAN
LOCATION MAP
PARKING CALCULATIONS

SHEET
TCL
OF 01

A NEW RESTAURANT FOR
LINDO MEXICO RESTAURANT
7209 CENTRAL AVE. N.E.
ALBUQUERQUE, NM 87108

MASTERWORKS ARCHITECTS, INC
516 ELEVENTH ST NW 242-1866
ALBUQUERQUE, NEW MEXICO 87102

FILE # 1130DSITE
REV: 23 AUG 11
REV: 21 OCT 11
REV: 5 APR 12

JAMES BENJAMIN CLARK III
REGISTERED ARCHITECT
1047
5 APR 2012

SUBJECT PROPERTY IS NOT IN FLOOD HAZARD ZONE.
CENTRAL AVE. IS IN FLOOD ZONE CONTAINED WITHIN CURB.
SHOW ACTUAL
MAP

FIRM MAP PANEL # 354 G

GRADING & DRAINAGE PLAN

THE RESTAURANT - LOUNGE PROJECT IS LOCATED IN THE MESA ADDITION OF ALBUQUERQUE APPROXIMATELY 4.5 MILES EAST OF THE DOWNTOWN CORE OF ALBUQUERQUE, NM. THE GRADING & 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:

- EXISTING CONTOURS, AND SPOT ELEVATIONS AND EXISTING DRAINAGE PATTERNS AND EXISTING IMPROVEMENTS: DEMOLISHED RESTAURANT SITE ETC.
- PROPOSED IMPROVEMENTS: 4950 SF BUILDING, CONCRETE DRIVES AND PARKING, NEW GRADE ELEVATIONS AND LANDSCAPING.
- CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
- QUANTIFICATION AND ACCEPTANCE OF UPSTREAM OFF-SITE FLOWS WHICH CONTRIBUTE TO THE DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS.

THE PURPOSE OF THE PLAN IS TO ESTABLISH CRITERIA FOR CONTROLLING STORM RUNOFF AND EROSION, AND ESSENTIALLY ALLOWING HISTORIC FLOWS TO CONTINUE TO DRAIN THROUGH THE PROPERTY. PRESENTLY, THE SITE IS BOUNDED ON THE PERIMETER BY DEVELOPED COMMERCIAL PROPERTY. CENTRAL AVE. & CHAMA STREET ON THE SOUTH AND EAST ARE PAVED WITH CURB, GUTTER AND SIDEWALK, AND MAINTAINED BY THE CITY OF ALBUQUERQUE. THE SITE CURRENTLY DRAINS AT 1% FROM EAST TO WEST.

HISTORICAL SITE RUNOFF OUTFALL LOCATIONS WILL REMAIN UNCHANGED. SINCE BOTH STREETS ARE IMPROVED ONLY MINIMAL GRADING IS PROPOSED WITHIN THE CITY R.O.W. FREE DISCHARGE OF DEVELOPED FLOW IS ACCEPTABLE SINCE THE TOTAL GENERATED DEVELOPED FLOW IS MINIMAL. DEVELOPED RUNOFF IS ROUTED THROUGH LANDSCAPING TO MITIGATE THE MINIMAL INCREASE DUE TO DEVELOPMENT.

CALCULATIONS

DESIGN CRITERIA

HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM) REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE ADOPTED BY THE COUNTY OF BERNALILLO
DISCHARGE RATE: $Q = Q_{PEAK} \times AREA$. "Peak Discharge Rates For Small Watersheds"
VOLUMETRIC DISCHARGE: $VOLUME = E_{WEIGHTED} \times AREA$
 $P_{100} = 2.60$ inches, Zone 3 Time of Concentration, $T_C = 10$ Minutes
DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [] = 10 YEAR VALUES

EXISTING CONDITIONS

TOTAL AREA = 0.72 ACRES, WHERE EXCESS PRECIP. "C" = 1.29 in. [0.62]
PEAK DISCHARGE, $Q_{100} = 2.48$ CFS [1.4] WHERE UNIT PEAK DISCHARGE "C" = 3.45 CFS/AC. [2.0]
THEREFORE: $VOLUME_{100} = 3371$ CF [5227]

DEVELOPED CONDITIONS

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

AREA	LAND TREATMENT	Q_{Peak}	E
--- AC.	A	1.87 [0.58]	0.66 [0.19]
LANDSCAPING	0.09 AC. (13%)	2.60 [1.19]	0.92 [0.36]
GRAVEL & COMPACTED SOIL	0.05 AC. (6%)	3.45 [2.00]	1.29 [0.62]
ROOF - PAVEMENT	0.58 AC. (81%)	5.02 [3.39]	2.36 [1.50]
0.72 AC.	D		

THEREFORE: $E_{WEIGHTED} = 2.11$ in. [1.31] &
 $Q_{100} = 3.45$ CFS
 $Q_{10} = 2.18$ CFS
 $VOLUME_{100} = 5515$ CF
 $VOLUME_{10} = 3424$ CF

DEPRESSED LANDSCAPING (WEST PONDINA)

$AREA_{Top} = 1800$ SF
 $AREA_{Bot} = 706$ SF

DEPRESSED LANDSCAPING (FRONT)

$AREA_{Top} = 700$ SF
 $AREA_{Bot} = 400$ SF

What was historic flow
and how much additional
flow will be generated by
new development?

LEGAL DESCRIP.?
BASINS?

Possible w.o.
for alleyway

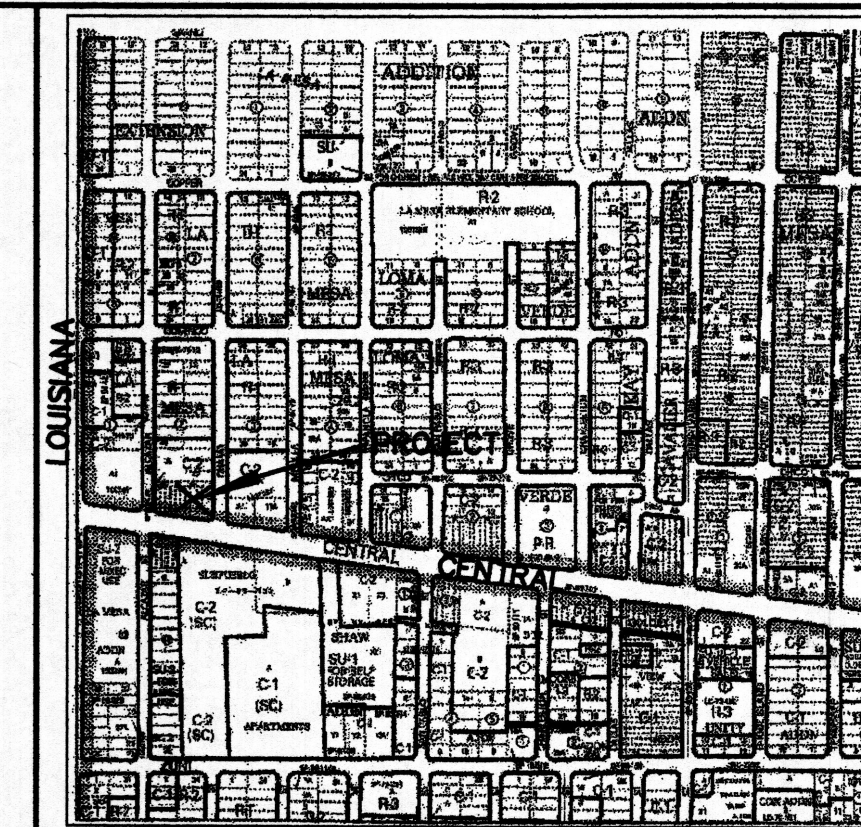
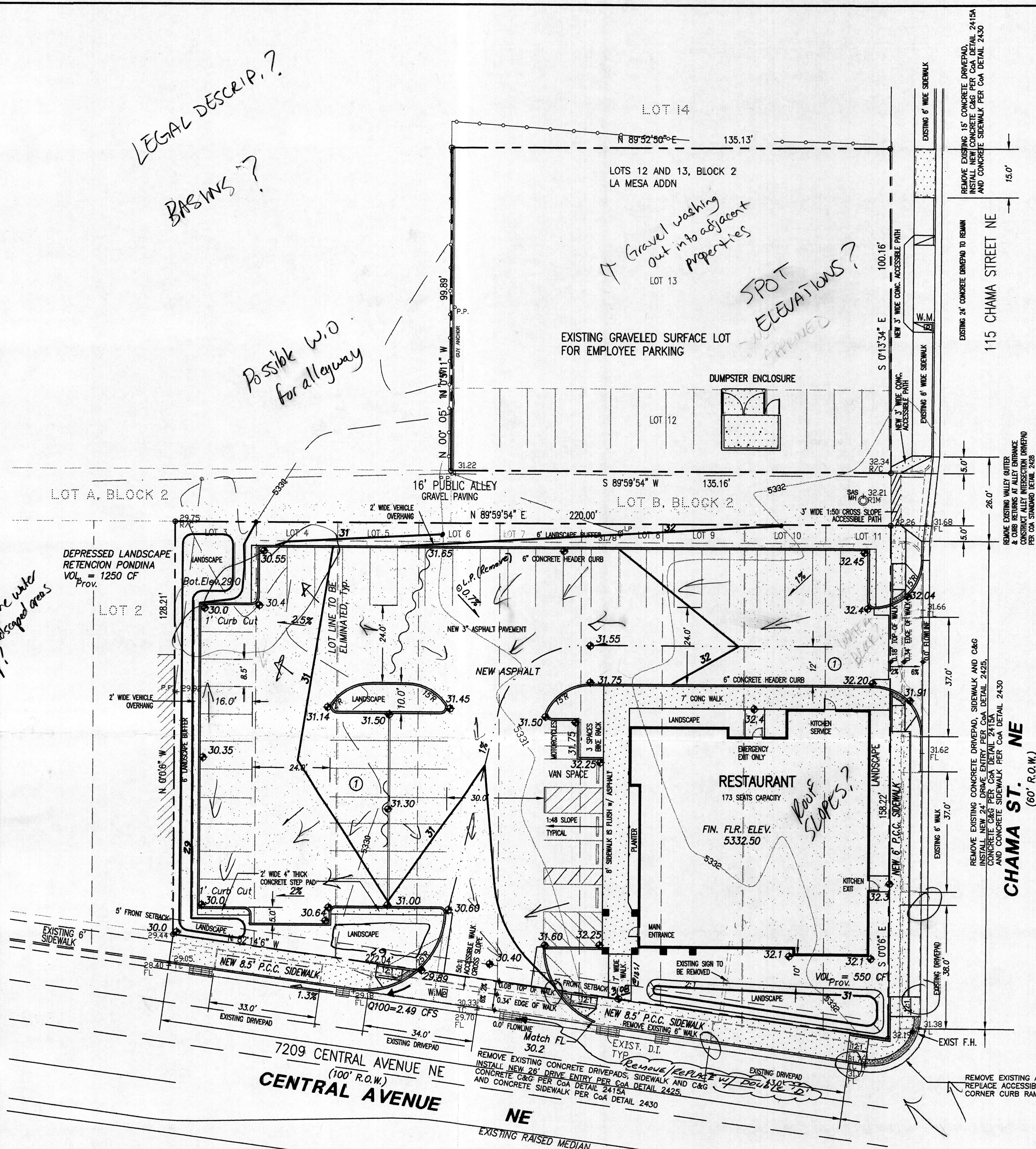
Where does the water
go once landscaped areas
filling?
Discharge over
sidewalk?

- Needs another Type c
inlet

I, PHILIP W. CLARK, A PROFESSIONAL ENGINEER LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE VISITED THE SITE SHOWN HEREON, AND THAT THE CONTOURS SHOWN REPRESENT THE EXISTING GROUND CONDITIONS, AND DO FURTHER CERTIFY THAT NO EARTHWORK OF ANY KIND, NOR ANY DISTURBANCE OF THE EXISTING GROUND HAS OCCURRED ON THIS SITE SINCE THE CONTOURS WERE DETERMINED.

PHILIP W. CLARK
NMPE #10265

LOT 14
N 89°52'50"E 135.13'
LOTS 12 AND 13, BLOCK 2
LA MESA ADDN
LOT 13
Gravel washing
out into adjacent
properties
SPOT
ELEVATIONS?



VICINITY MAP ZONE K-19

NOTES

- ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 8TH EDITION W/ UPDATES.
- 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.
- 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.
- ALL LANDSCAPING AREA SHALL BE SOFT-LINED WITH NATIVE VEGETATION AND/OR GRAVEL. ASPHALT PARKING AREA SHALL DRAIN DIRECTLY TO NEW DRIVEWAY / CURB CUT.
- CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
- REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1011, NATIVE SEED MIX.
- MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3" HORIZONTAL TO 1 VERTICAL, 3:1. ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.

① REMOVE EXISTING DEGRADED ASPHALT

LEGEND

EXIST. SPOT ELEVATION	+24.0
EXIST. CONTOUR	-10
NEW SPOT ELEVATION	+24.0
NEW CONTOUR	-12
NEW SWALE	
DRAINAGE DIRECTION, EXISTING	
NEW CONCRETE CURB (0.5' HEIGHT)	
NEW P.C.C., CONCRETE	
TOP OF CURB, EXISTING	TC
FLOWLINE	FL
EXISTING POWER POLE	O
FACE OF CURB/FACE OF CURB	F-F
WATER BLOCK	

PROJECT DATA

LEGAL DESCRIPTION

LOTS 3 THROUGH 13, BLOCK 2, LA MESA ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PROJECT BENCHMARK

TOP OF REBAR/CAP AT THE PROJECT NORTHEAST CORNER MSL
ELEVATION = 5332. AS TIED FROM COA 1-3/4" DIAMETER BRASS
DISK SET IN EAST MEDIAN CURB, 7'-K19, LOCATED 65' EAST OF THE
PROJECTED INTERSECTION OF LOUISIANA ST. AND CENTRAL AVE.

TOPOGRAPHIC DESIGN SURVEY

COMPILED BY CLARK CONSULTING ENGINEERS, DATE DECEMBER 2011, FROM
SUPPLEMENTAL SURVEY OF AN ALTA BY WAYJOHN SURVEYING AND PLAT OF
SURVEY.

Clark Consulting Engineers
19 Ryan Road
Edgewood, New Mexico 87015

TEL: (505) 281-2444 FAX: (505) 281-2444

DATE: REVISION: LOTS 3-13, BLOCK 2,
LA MESA ADDITION ALBUQUERQUE
LINDO MEXICO RESTAURANT
7209 CENTRAL AVE. NE

Grading & Drainage Plan

DESIGNED BY: PWC DRAWN BY: CCE JOB #: LINDO-CLARK
CHECKED BY: PWC DATE: 12/01/11 FILE #: G/D

PARKING CALCULATIONS

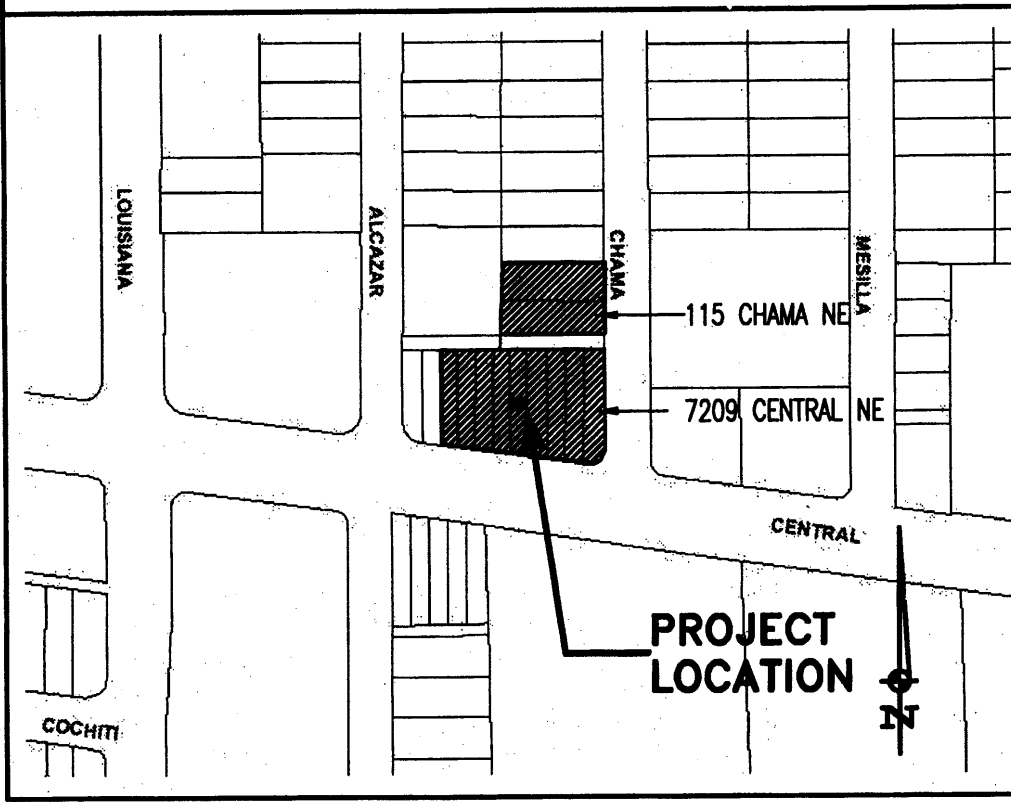
AUTOMOBILES AND LIGHT TRUCKS

RESTAURANT w/ BEER-WINE LICENSE 1 SPACE FOR EACH 4 OCCUPANTS	173 SEATS / 4 = 44 SPACES
BUS ROUTE REDUCTION @ 10%	-5 SPACES
TOTAL REQUIRED PARKING SPACES:	39 SPACES
TOTAL PROVIDED PARKING SPACES:	42 SPACES

OTHER PARKING

	ACCESSIBLE PARKING SPACES	MOTORCYCLE PARKING SPACES	BICYCLE PARKING SPACES
BASIC PARKING SPACES REQD.	44 SPACES	44 SPACES	44 SPACES
REQUIRED NUMBER OF SPACES	= 3 SPACES	= 2 SPACES	= 3 SPACES
TOTAL SPACES PROVIDED:	4 SPACES	2 SPACES	3 SPACES

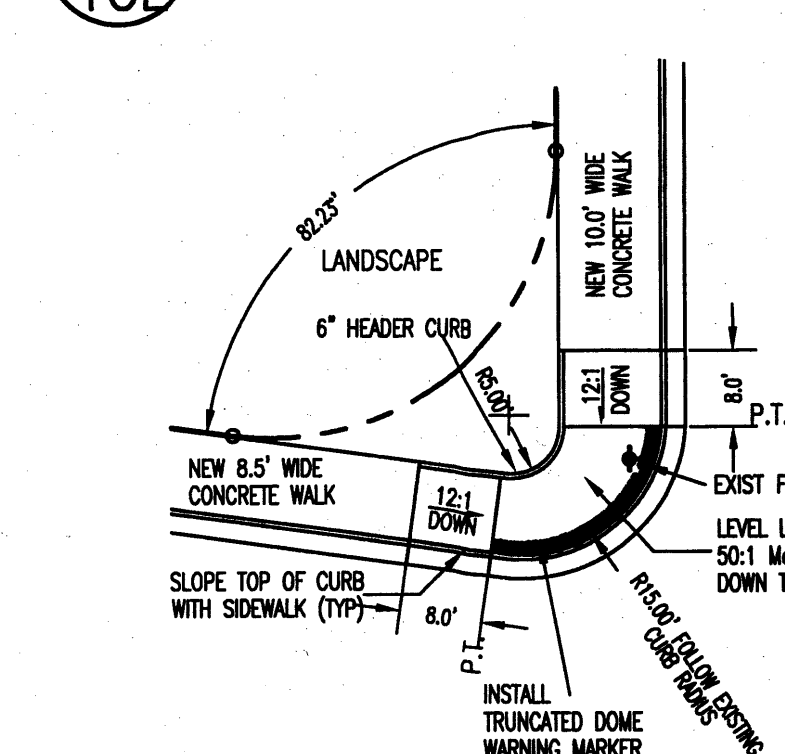
LOCATION MAP 7209 CENTRAL AVE. NE



PROJECT LOCATION

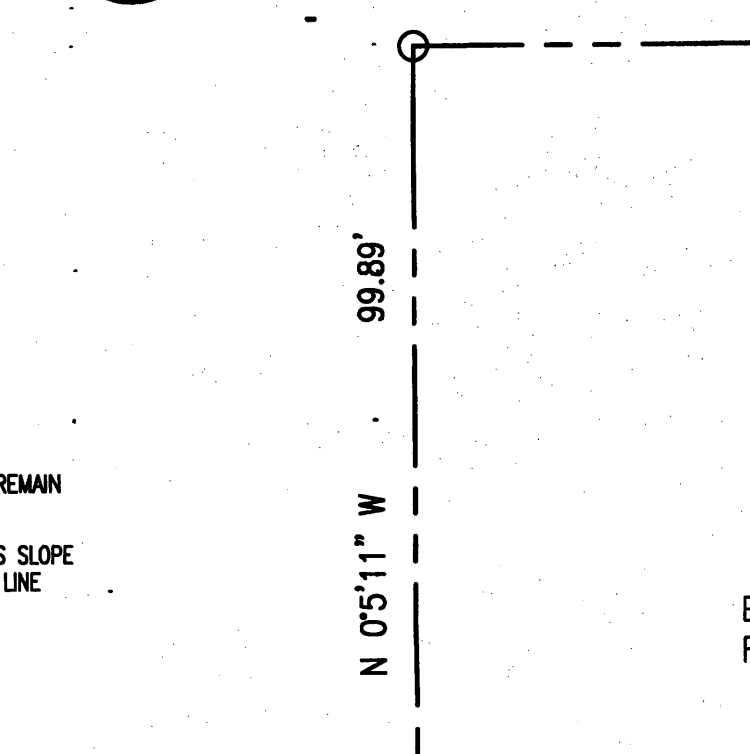
7 ACCESSIBLE RAMPS

SCALE: 1" = 20.0'



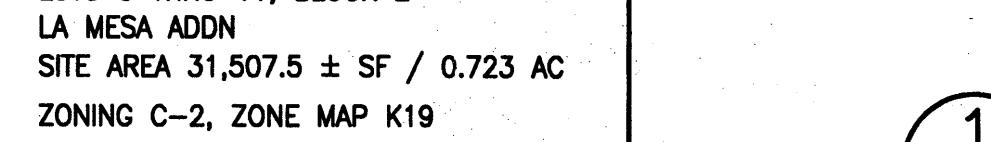
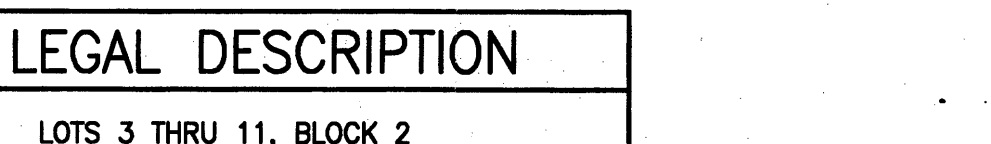
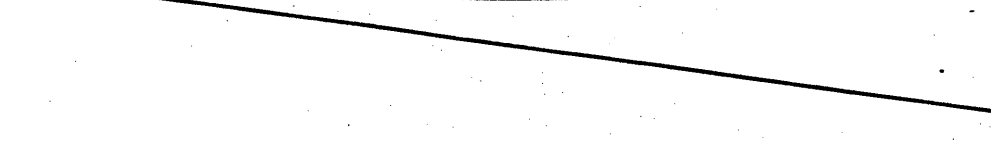
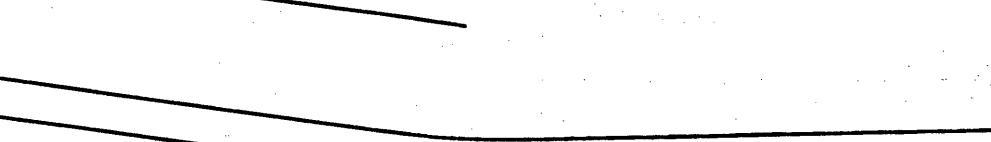
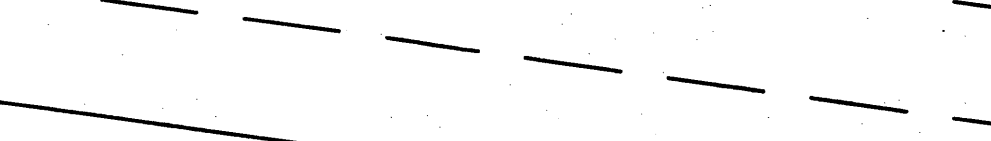
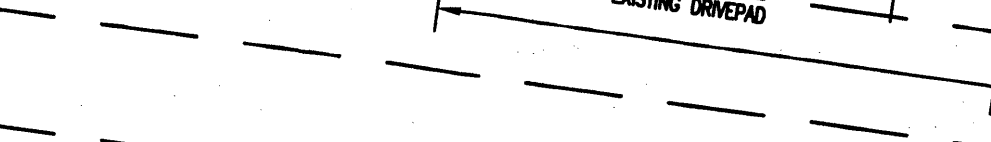
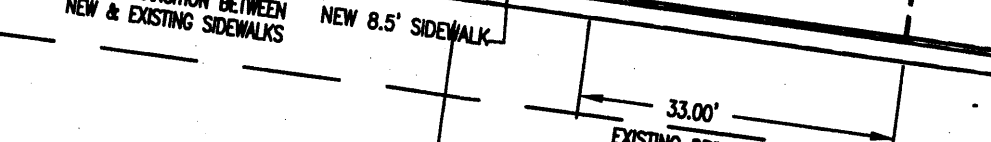
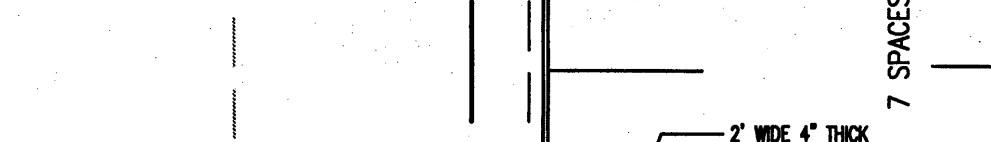
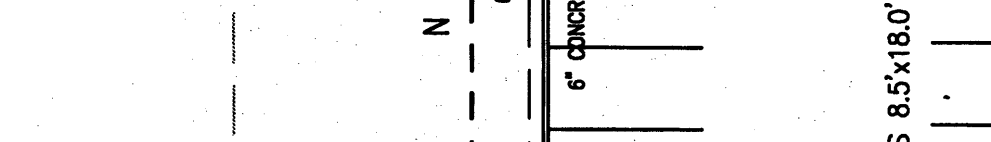
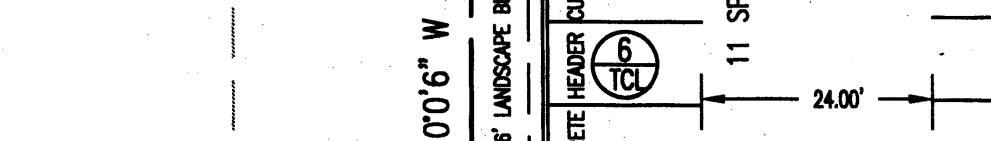
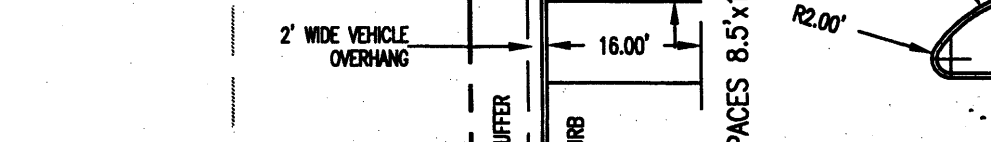
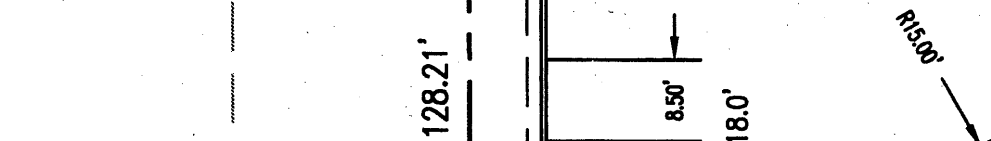
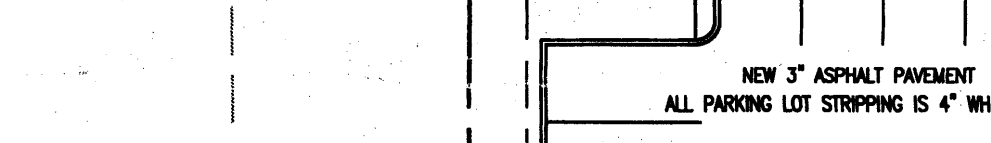
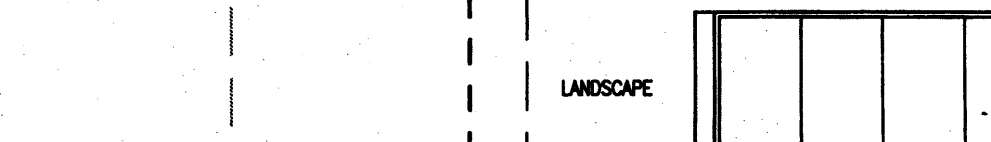
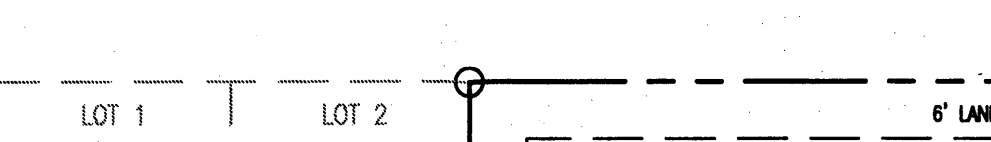
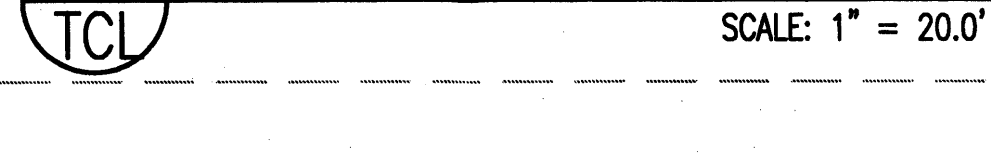
9 ACCESSIBLE RAMP

SCALE: 1" = 20.0'



8 ACCESSIBLE CORNER RAMP

SCALE: 1" = 20.0'



LEGAL DESCRIPTION

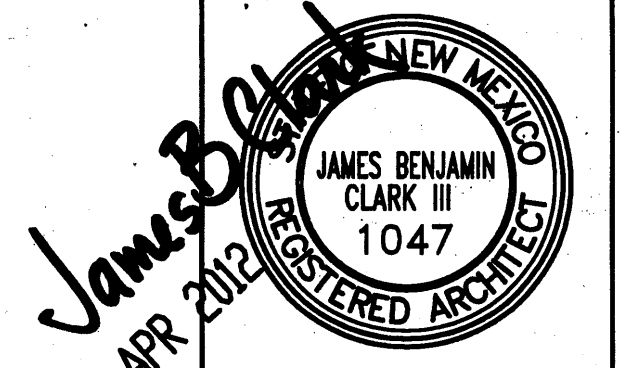
LOTS 3 THRU 11, BLOCK 2
LA MESA ADDN
SITE AREA 31,507.5 ± SF / 0.723 AC
ZONING C-2, ZONE MAP K19
UPC 10190570521330803

1 TRAFFIC CIRCULATION LAYOUT PLAN

SCALE: 1" = 20'-0"



REVISION ONE: 31 OCT 12
CHANGE PARKING SPACES AT NORTH SIDE OF BUILDING FROM 90' HEAD END FORM TO PARALLEL SPACES.
REVISE PARKING SPACES FROM 51 PROVIDED TO 42 PROVIDED, TOTAL REQUIRED IS 39 SPACES.



MASTERWORKS ARCHITECTS, INC.
516 ELEVENTH ST NW 242-1866
ALBUQUERQUE, NEW MEXICO 87102

FILE # 1130DSITE

REV: 23 AUG 11
REV: 21 OCT 11
REV: 5 APR 12
REV: 31 OCT 12

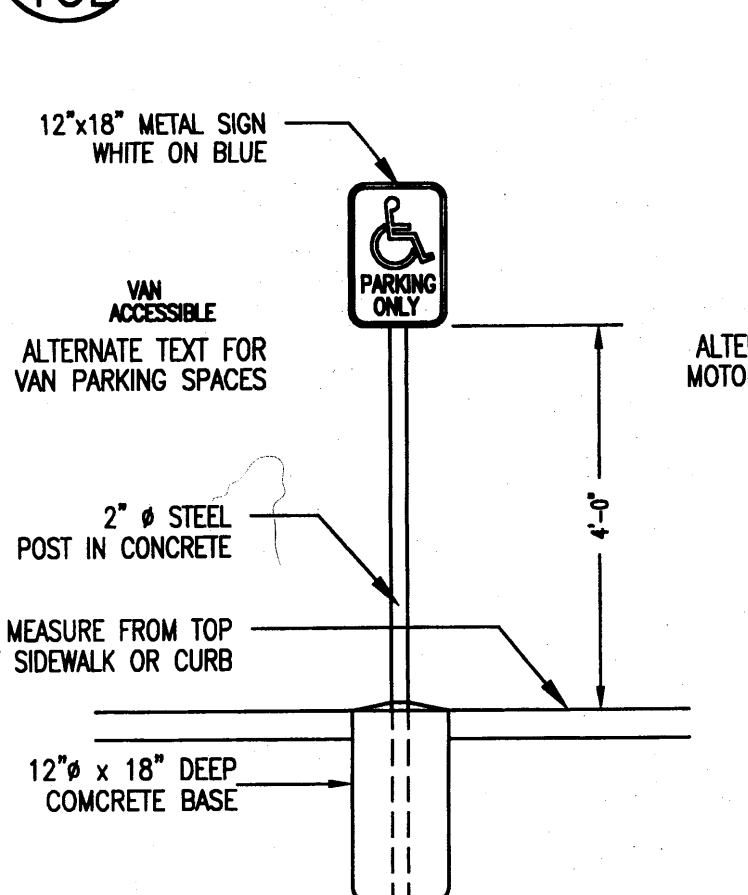
A NEW RESTAURANT FOR
LINDO MEXICO RESTAURANT
7209 CENTRAL AVE. N.E.
ALBUQUERQUE, NM 87108

TRAFFIC CIRCULATION
LAYOUT PLAN
LOCATION MAP
PARKING CALCULATIONS

SHEET
TCL
OF 01

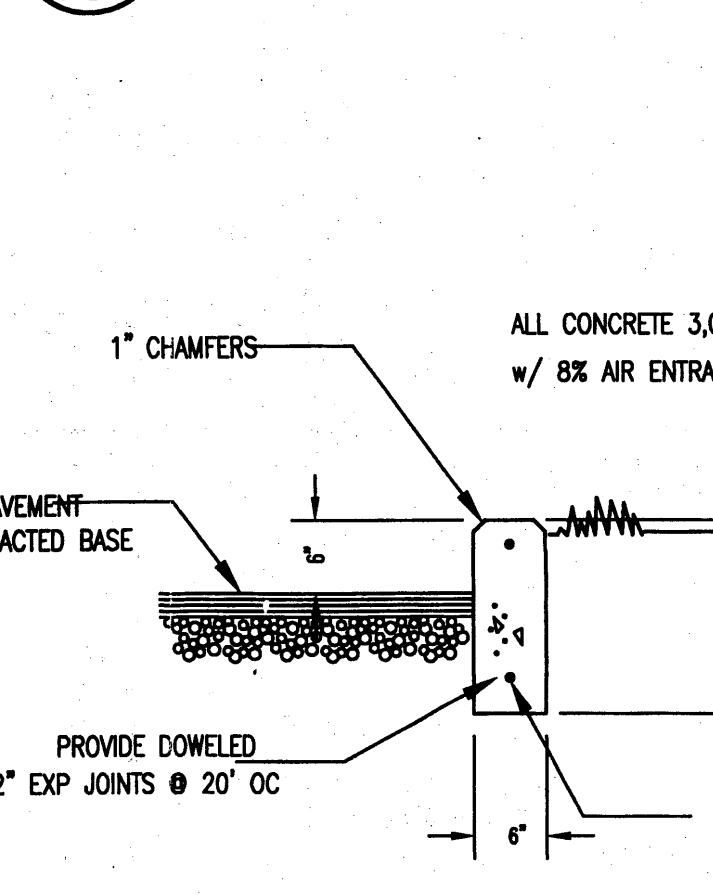
3 PAVING @ SIDEWALK

SCALE: 3/4" = 1'-0"



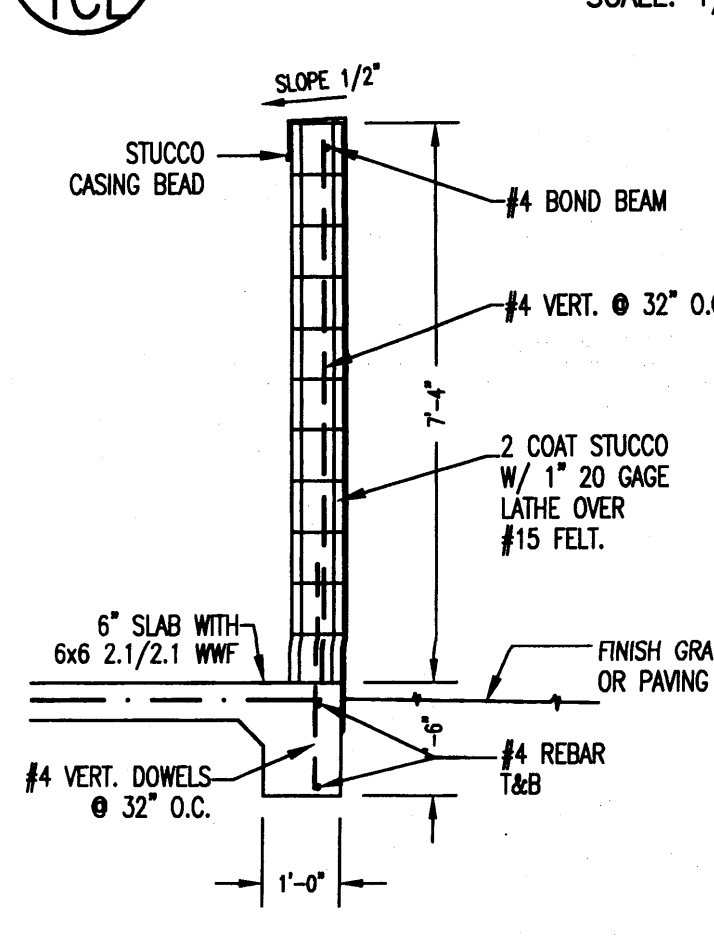
4 TYPICAL SIDEWALK

SCALE: 3/4" = 1'-0"



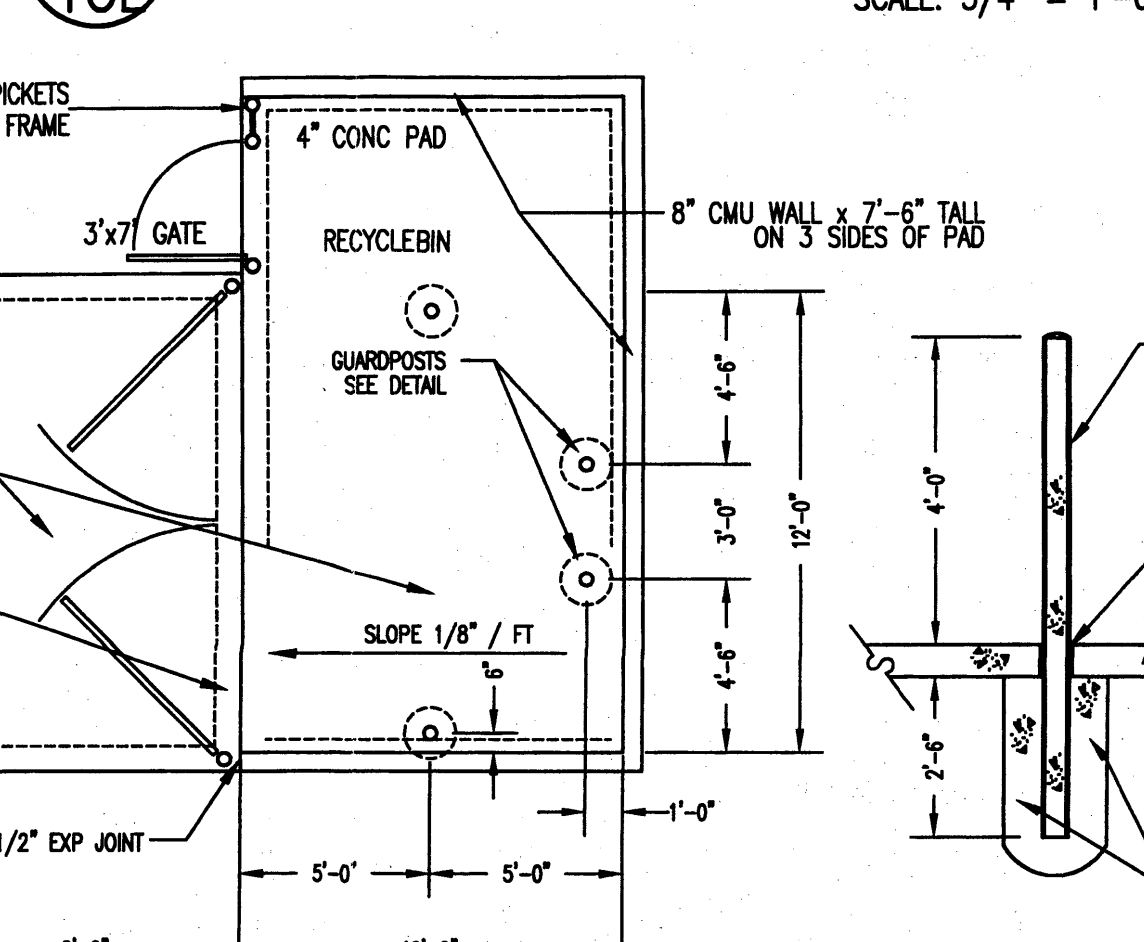
5 PARKING SIGNAGE

SCALE: 1/2" = 1'-0"



6 CONCRETE HEADER CURB DETAIL

SCALE: 3/4" = 1'-0"



2 CMU DUMPSTER ENCLOSURE

SCALE: 1/2" & 1/4" & 1/2" = 1'-0"



TRAFFIC CIRCULATION LAYOUT APPROVED

Signed: [Signature]
Date: 11-01-12

Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.

DEC 12 2012

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

CONSTRUCTION PLANS
FOR
LINDO MEXICO
RESTAURANT

A FINE FOOD ESTABLISHMENT

PUBLIC STORM DRAIN & PAVING

LEGEND

+24.0	EXIST. SPOT ELEVATION
NG	NATURAL GROUND
RBR	REBAR
—	CENTERLINE
—	EXIST. EDGE OF ROAD
o PP	EXISTING POWER POLE
5770	EXISTING CONTOUR
EA	EXISTING EDGE OF ASPHALT
—	NEW CONCRETE
F-F	FACE TO FACE OF CURB
12	NEW CONTOUR
24.0	NEW SPOT ELEVATION
—	NEW CURB & GUTTER
—	TRANSITION TO NO CROWN (50' MIN. TRANSITION LENGTH)
—	NEW SWALE
—	DRAINAGE DIRECTION
8" W	EXISTING WATER LINE
W	NEW WATER LINE
W	NEW GATE VALVE
FH	NEW FIRE HYDRANT
SD	EXISTING STORM DRAIN
SAS	EXIST. SANITARY SEWER

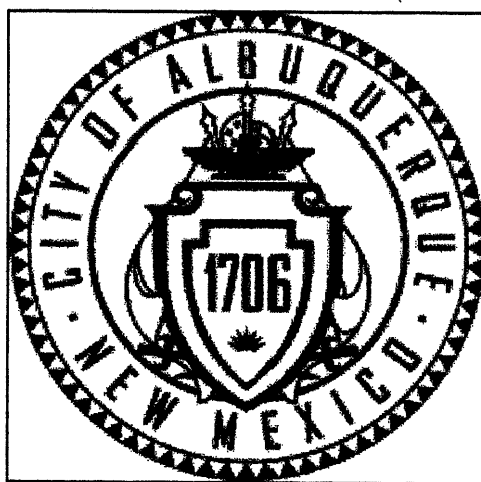
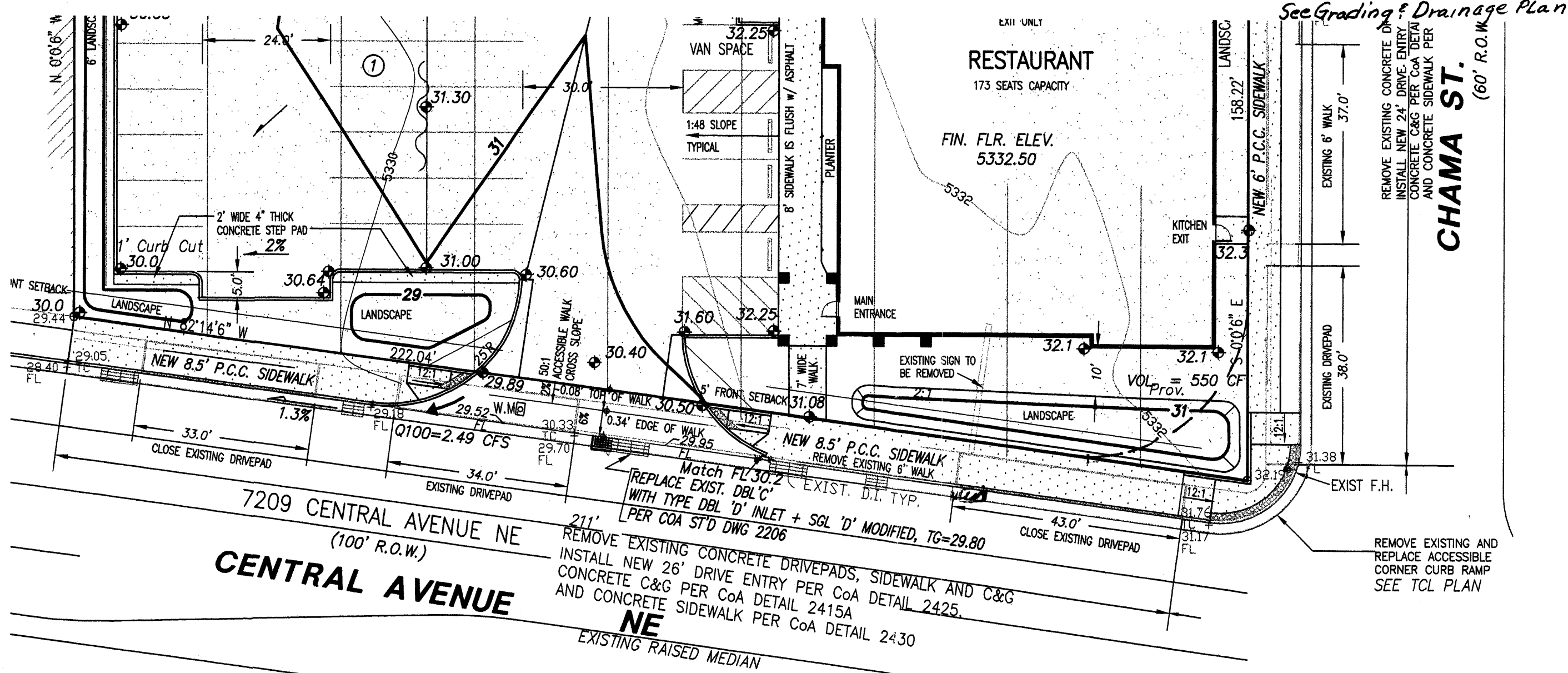
SHEET NO.

1
2
3

TITLE

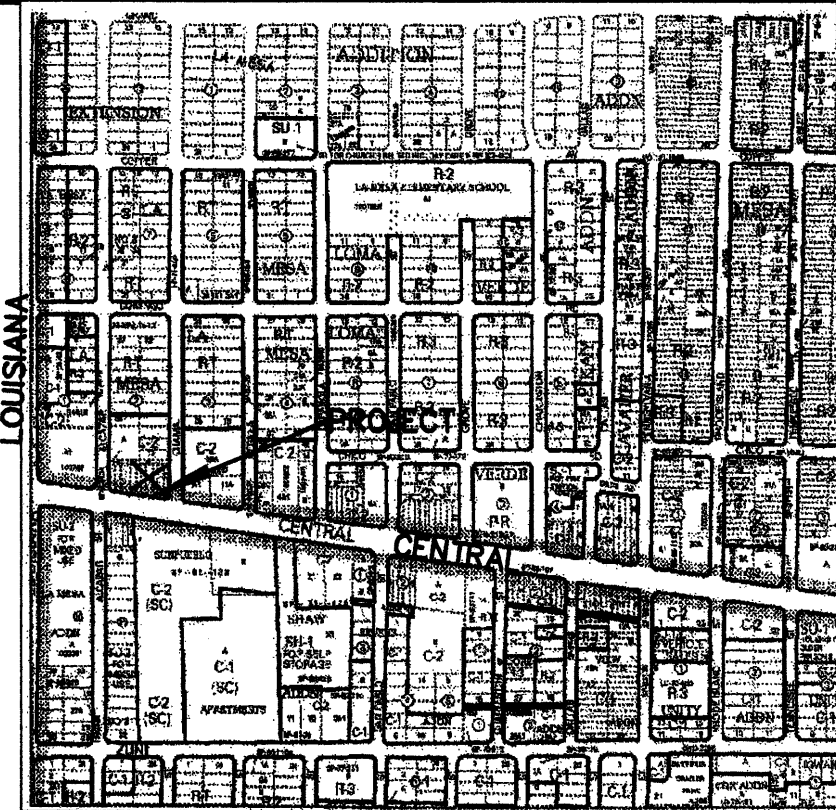
COVER SHEET W/ PLANIMETRIC
GRADING & DRAINAGE PLAN

Subdivision Plat



NEW MEXICO — USA

Clark Consulting Engineers
19 Ryan Road
Edgewood, New Mexico 87015
Tel: (505) 281-2444 Fax: (505) 281-2444



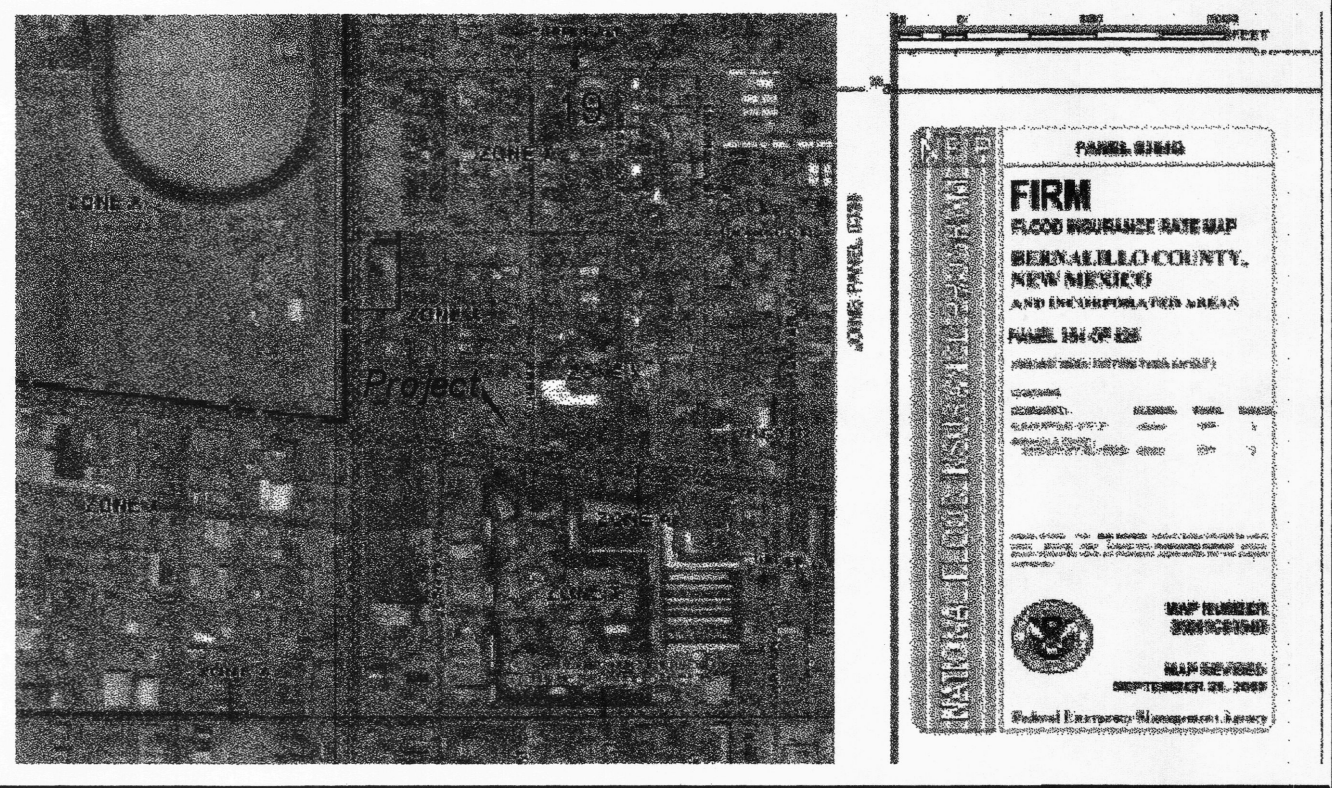
VICINITY MAP K-19
GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS, FOR PUBLIC WORKS CONSTRUCTION (1986 EDITION AND UPDATE #8 INCLUDING AMENDMENT #1), AND THE CITY STANDARD DRAWINGS.
- ALL WORK PERFORMED ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- CONTRACTOR SHALL NOTIFY AND COORDINATE ALL CONSTRUCTION TWO WEEKS PRIOR TO START WITH THE FOLLOWING UTILITIES: CENTURY LINK, PUBLIC SERVICE AND GAS CO. OF NEW MEXICO, (ELECTRIC & GAS SERVICES), COMCAST CABLE TV.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NM ONE-CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE FIELD OR RECORD ENGINEER.
- SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION, A DETAILED CONSTRUCTION SCHEDULE REGARDING TRAFFIC CONTROL. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM SAME DIVISION. CONTRACTOR SHALL NOTIFY THE BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION, AS PER SECT. 19 OF THE SPECIFICATIONS.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED BY THE CONTRACTOR TO EXISTING LOCATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE COUNTY.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR1926.650 SUBPART P.
- ELECTRONIC MARKER SPHERES SHALL BE INSTALLED PER SECTION 170 OF THE STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS SHOULD BE MADE ONLINE AT <http://abcwua.org/content/view/full/463729/>.

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING
☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE

REV	SHEET	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER	DATE	*****	
		DRC Chairman				APPROVED FOR CONSTRUCTION	
		Transportation					
		Water/Wastewater					
		Hydrology					
		Parks					
BERN. CO.				CITY Engineer		Date	
AMAFCA							
City Project No.				Sheet		1 OF 2	

LINDO MEXICO RESTAURANT CP#



FIRM MAP PANEL # 354 G

SUBJECT PROPERTY IS NOT IN FLOOD HAZARD ZONE.
CENTRAL AVE. IS IN FLOOD ZONE CONTAINED WITHIN CURB.

GRADING & DRAINAGE PLAN

THE RESTAURANT - LOUNGE PROJECT IS LOCATED IN THE MESA ADDITION OF ALBUQUERQUE APPROXIMATELY 4.5 MILES EAST OF THE DOWNTOWN CORE OF ALBUQUERQUE, NM. THE GRADING & DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE BERNALILLO COUNTY FLOOD HAZARD ORDINANCE, NO.88-48, 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 IMPROVEMENTS: DEMOLISHED RESTAURANT SITE ETC.
2. PROPOSED IMPROVEMENTS: 4950 SF BUILDING, CONCRETE DRIVES AND PARKING, NEW GRADE ELEVATIONS AND LANDSCAPING.
3. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
4. QUANTIFICATION AND ACCEPTANCE OF UPSTREAM OFF-SITE FLOWS WHICH CONTRIBUTE TO THE DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS.

THE PURPOSE OF THE PLAN IS TO ESTABLISH CRITERIA FOR CONTROLLING STORM RUNOFF AND EROSION, AND ESSENTIALLY ALLOWING HISTORIC FLOWS TO CONTINUE TO DRAIN THROUGH THE PROPERTY. PRESENTLY, THE SITE IS BOUNDED ON THE PERIMETER BY DEVELOPED COMMERCIAL PROPERTY. CENTRAL AVE. & CHAMA STREET ON THE SOUTH AND EAST ARE PAVED WITH CURB, GUTTER AND SIDEWALK, AND MAINTAINED BY THE CITY OF ALBUQUERQUE. THE SITE CURRENTLY DRAINS AT 1% FROM EAST TO WEST.

HISTORICAL SITE RUNOFF OUTFALL LOCATIONS WILL REMAIN UNCHANGED. SINCE BOTH STREETS ARE IMPROVED ONLY MINIMAL GRADING IS PROPOSED WITHIN THE CITY R.O.W. FREE DISCHARGE OF DEVELOPED FLOW IS ACCEPTABLE SINCE THE TOTAL GENERATED DEVELOPED FLOW IS MINIMAL. DEVELOPED RUNOFF IS ROUTED THROUGH LANDSCAPING TO MITIGATE THE MINIMAL INCREASE DUE TO DEVELOPMENT.

CALCULATIONS

DESIGN CRITERIA

HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM) REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE ADOPTED BY THE COUNTY OF BERNALILLO
DISCHARGE RATE: $Q = Q_{PEAK} \times \text{AREA}$, "Peak Discharge Rates For Small Watersheds"
VOLUMETRIC DISCHARGE: $\text{VOLUME} = E_{\text{Weighted}} \times \text{AREA}$
 $P100 = 2.60$ Inches, Zone 3 Time of Concentration, $TC = 10$ Minutes
DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [] = 10 YEAR VALUES

EXISTING CONDITIONS

TOTAL AREA = 0.72 ACRES, WHERE EXCESS PRECIP. 'C' = 1.29 in. [0.62]
PEAK DISCHARGE, $Q100 = 2.48$ CFS [1.4], WHERE UNIT PEAK DISCHARGE 'C' = 3.45 CFS/AC. [2.0]
THEREFORE: $\text{VOLUME } 100 = 3371$ CF [5227]

DEVELOPED CONDITIONS

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

	AREA	LAND TREATM'T	Q_{Peak}	E
UNDEVELOPED	--- Ac.	A	1.87[0.58]	0.66[0.19]
LANDSCAPING	0.09 Ac. (13%)	B	2.60[1.19]	0.92[0.36]
GRAVEL & COMPACTED SOIL	0.05 Ac. (6%)	C	3.45[2.00]	1.29[0.62]
ROOF - PAVEMENT	0.58 Ac. (81%)	D	5.02[3.39]	2.36[1.50]
	0.72 Ac.			

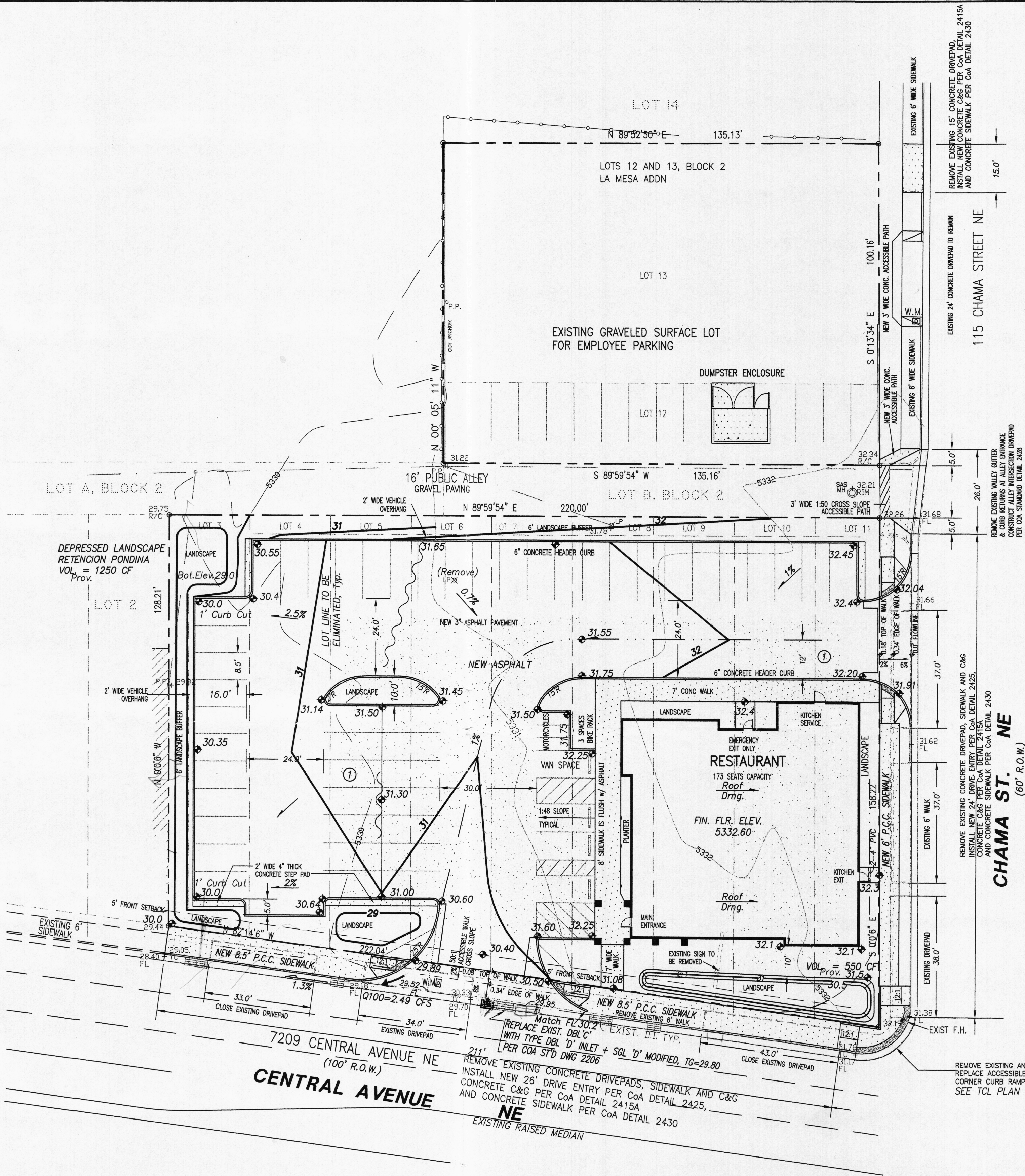
THEREFORE: $E_{\text{Weighted}} = 2.11$ in. [1.31] &
 $Q100 = 3.45$ CFS
 $Q10 = 2.18$ CFS

DEPRESSED LANDSCAPING (WEST PONDINA)

$\text{AREA}_{\text{Top}} = 1800$ SF
 $\text{AREA}_{\text{Bot.}} = 706$ SF

DEPRESSED LANDSCAPING (FRONT)

$\text{AREA}_{\text{Top}} = 700$ SF
 $\text{AREA}_{\text{Bot.}} = 400$ SF



Scale: 1" = 20'

NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 8TH EDITION W/ UPDATES.
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 ASPHALT PARKING AREA SHALL DRAIN DIRECTLY TO NEW DRIVEWAY / CURB CUT.
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. 1011, NATIVE SEED MIX.
7. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3 HORIZONTAL TO 1 VERTICAL, 3:1. ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.

① REMOVE EXISTING DEGRADED ASPHALT

LEGEND

EXIST. SPOT ELEVATION	+24.0
EXIST. CONTOUR	10
NEW SPOT ELEVATION	+24.0
NEW CONTOUR	12
NEW SWALE	
DRAINAGE DIRECTION, EXISTING	
NEW CONCRETE CURB (0.5' HEIGHT)	
NEW P.C.C., CONCRETE	
TOP OF CURB, EXISTING	TC
FLOWLINE	FL
EXISTING POWER POLE	o
FACE OF CURB/FACE OF CURB	F-F
WATER BLOCK	

PROJECT DATA

LEGAL DESCRIPTION

LOTS 3 THROUGH 13, BLOCK 2, LA MESA ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PROJECT BENCHMARK

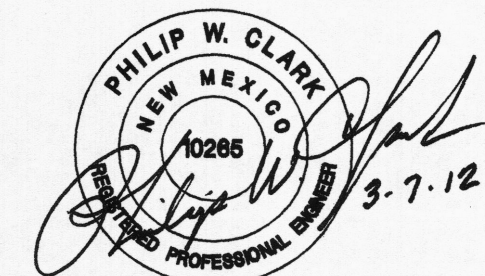
TOP OF REBAR/CAP AT THE PROJECT NORTHEAST CORNER MSL
ELEVATION = 5332.43, AS TIED FROM COA 1-3/4" DIAMETER BRASS
DISK SET IN EAST MEDIAN CURB, 7-K19, LOCATED 65' EAST OF THE
PROJECTED INTERSECTION OF LOUISIANA ST. AND CENTRAL AVE.

TOPOGRAPHIC DESIGN SURVEY

COMPILED BY CLARK CONSULTING ENGINEERS, DATE DECEMBER 2011, FROM
SUPPLEMENTAL SURVEY OF AN ALTA BY WAYJOHN SURVEYING AND PLAT OF
SURVEY.

I, PHILIP W. CLARK, A PROFESSIONAL ENGINEER LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE VISITED THE SITE SHOWN HEREON, AND THAT THE CONTOURS SHOWN REPRESENT THE EXISTING GROUND CONDITIONS, AND DO FURTHER CERTIFY THAT NO EARTHWORK OF ANY KIND, NOR ANY DISTURBANCE OF THE EXISTING GROUND HAS OCCURRED ON THIS SITE SINCE THE CONTOURS WERE DETERMINED.

PHILIP W. CLARK NMPE #10265



Clark Consulting Engineers 19 Ryan Road Edgewood, New Mexico 87015 Tel: (505) 281-2444 Fax: (505) 281-2444	
DATE	REVISION
3-7-12	Addr. CoA
	Hydr. CoA
Grading & Drainage Plan	
DESIGNED BY: PWC	DRAWN BY: CCE
CHECKED BY: PWC	DATE: 12/01/11
JOB #: LINDO-CLARK	
FILE #: G/D	
1 OF 1	

PARKING CALCULATIONS

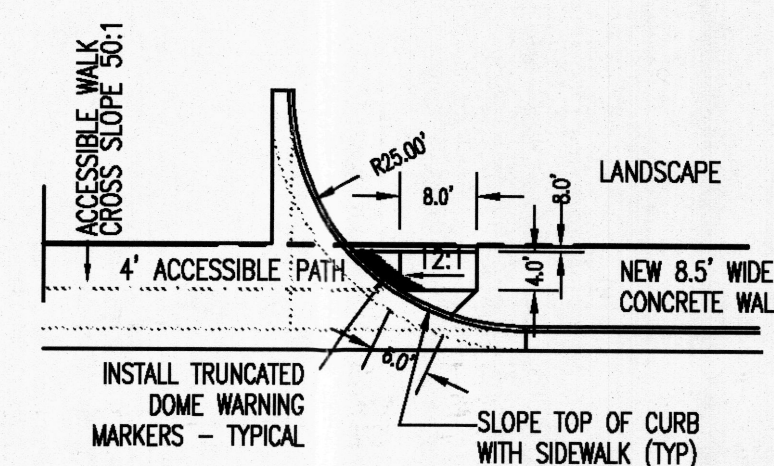
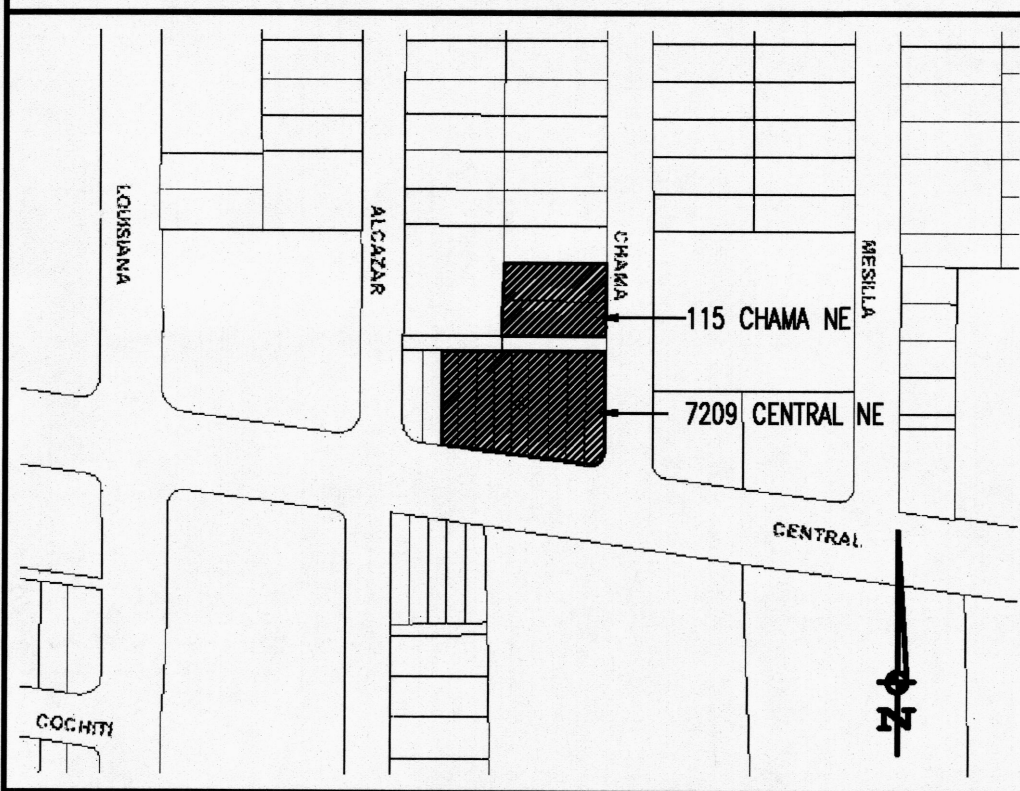
AUTOMOBILES AND LIGHT TRUCKS

RESTAURANT w/ BEER-WINE LICENSE 1 SPACE FOR EACH 4 OCCUPANTS	173 SEATS / 4 = 44 SPACES
BUS ROUTE REDUCTION @ 10%	-5 SPACES
TOTAL REQUIRED PARKING SPACES:	39 SPACES
TOTAL PROVIDED PARKING SPACES:	51 SPACES

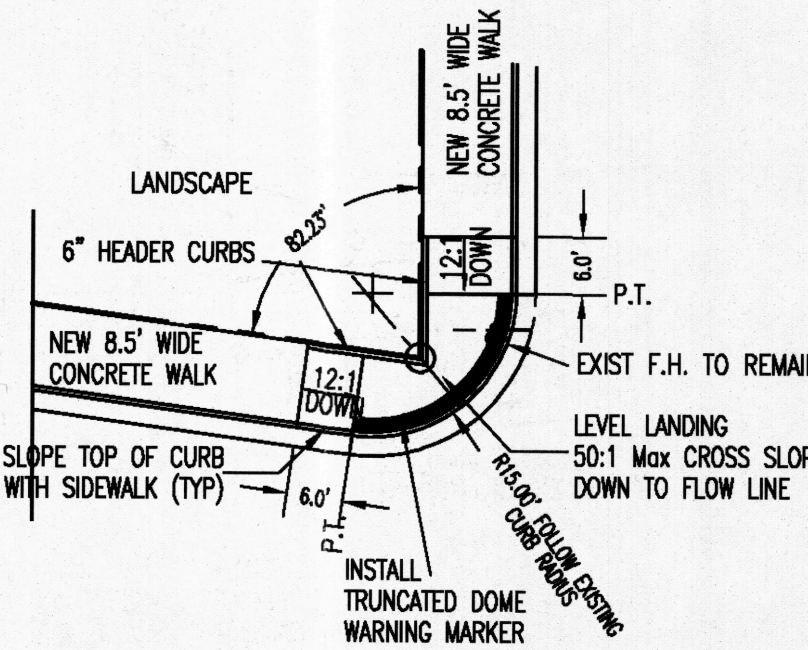
OTHER PARKING

	ACCESSIBLE PARKING SPACES	MOTORCYCLE PARKING SPACES	BICYCLE PARKING SPACES
BASIC PARKING SPACES REQD.	44 SPACES	44 SPACES	44 SPACES
REQUIRED NUMBER OF SPACES	= 3 SPACES	= 2 SPACES	= 3 SPACES
TOTAL SPACES PROVIDED:	4 SPACES	3 SPACES	3 SPACES

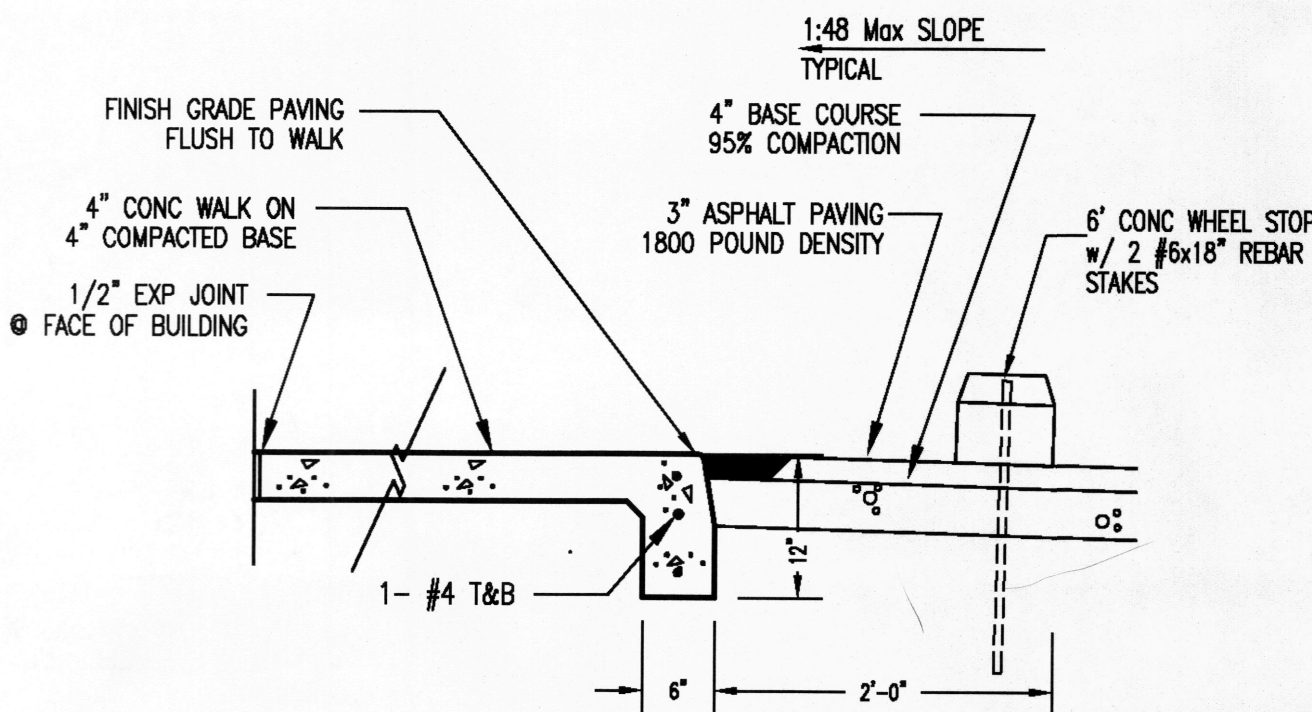
LOCATION MAP 7209 CENTRAL AVE. NE



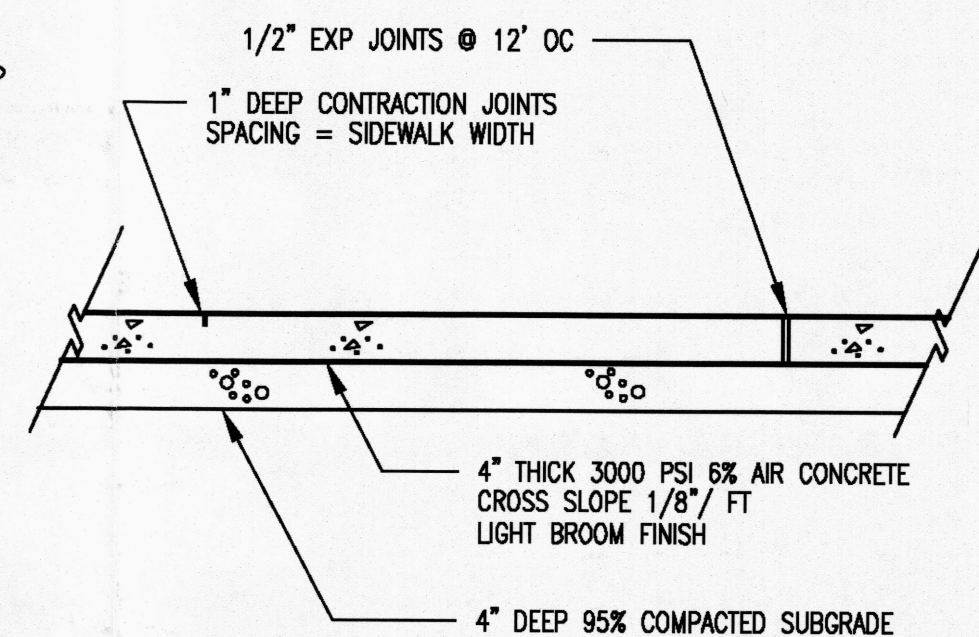
REF: COA STANDARD DETAIL 2426
7 ACCESSIBLE RAMPS
SCALE: 3/4" = 1'-0"



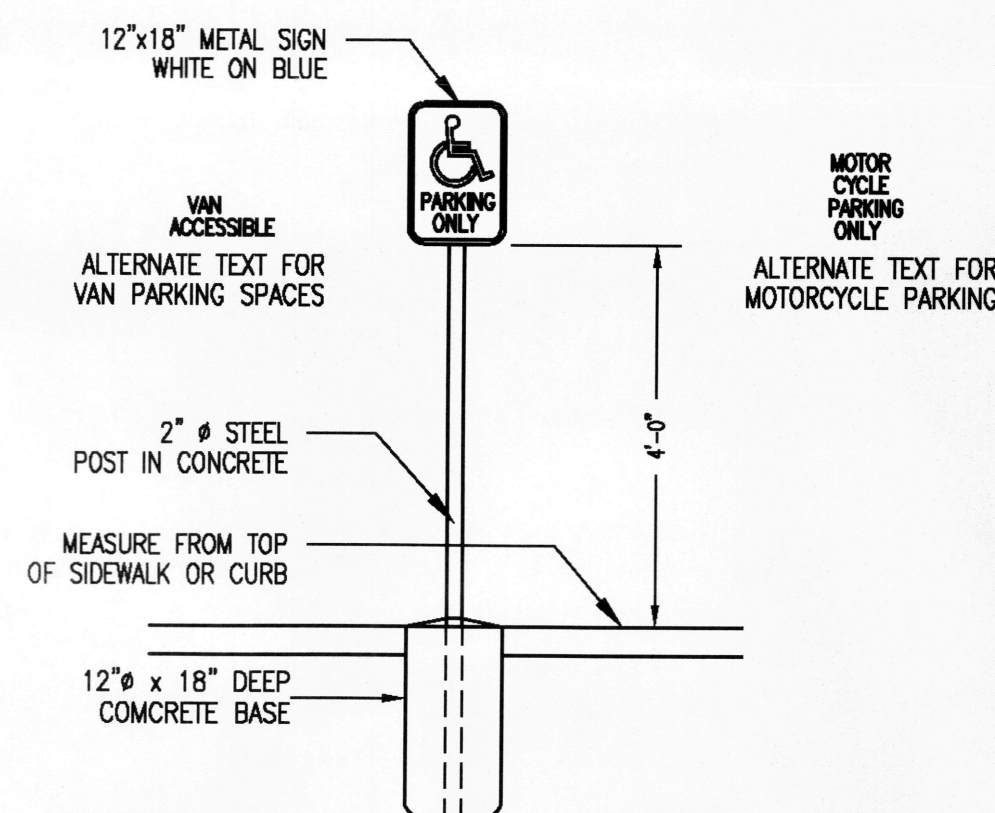
REF: COA STANDARD DETAILS 2440 & 2441
8 ACCESSIBLE CORNER RAMP
SCALE: 3/4" = 1'-0"



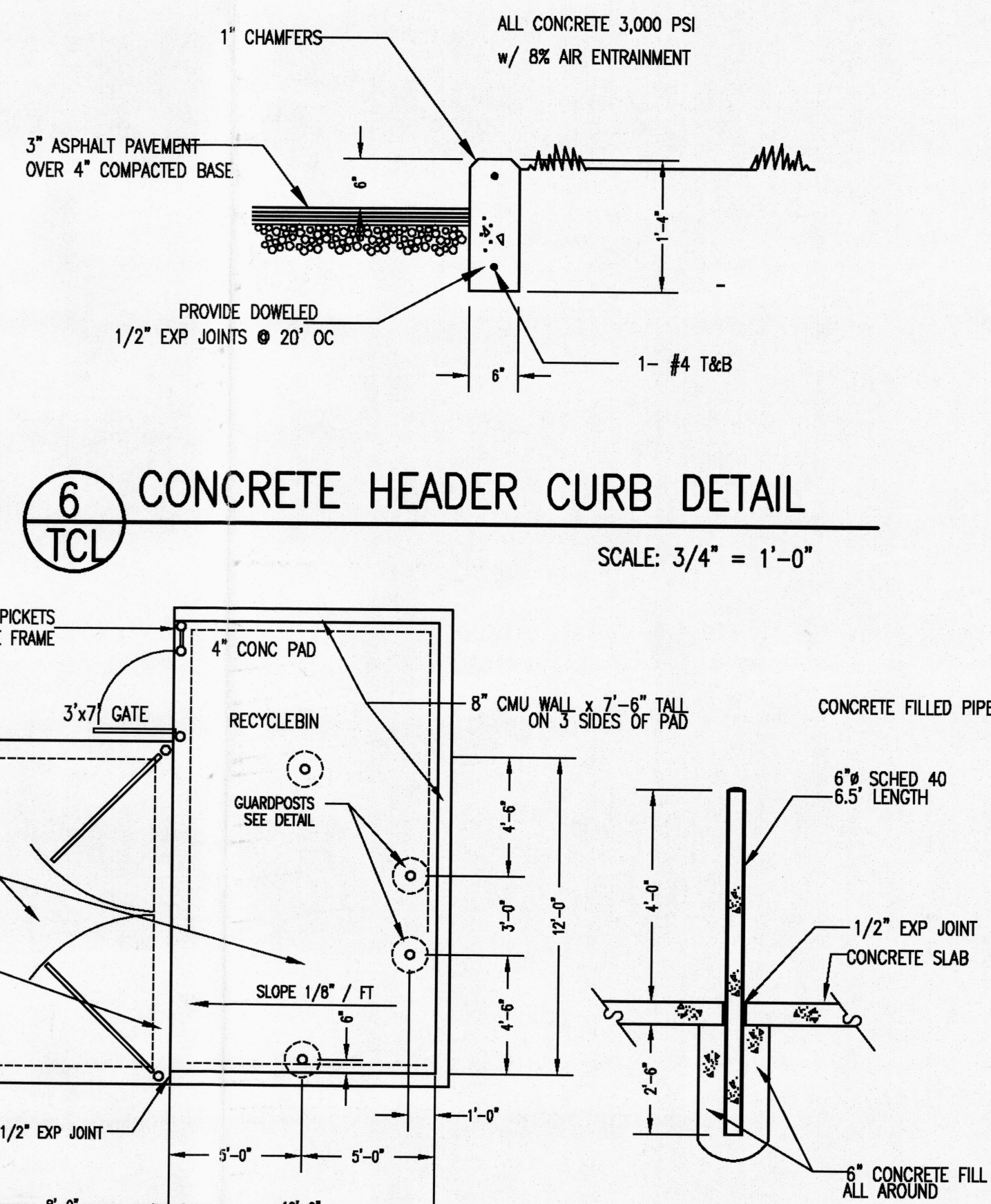
3 PAVING @ SIDEWALK
SCALE: 3/4" = 1'-0"



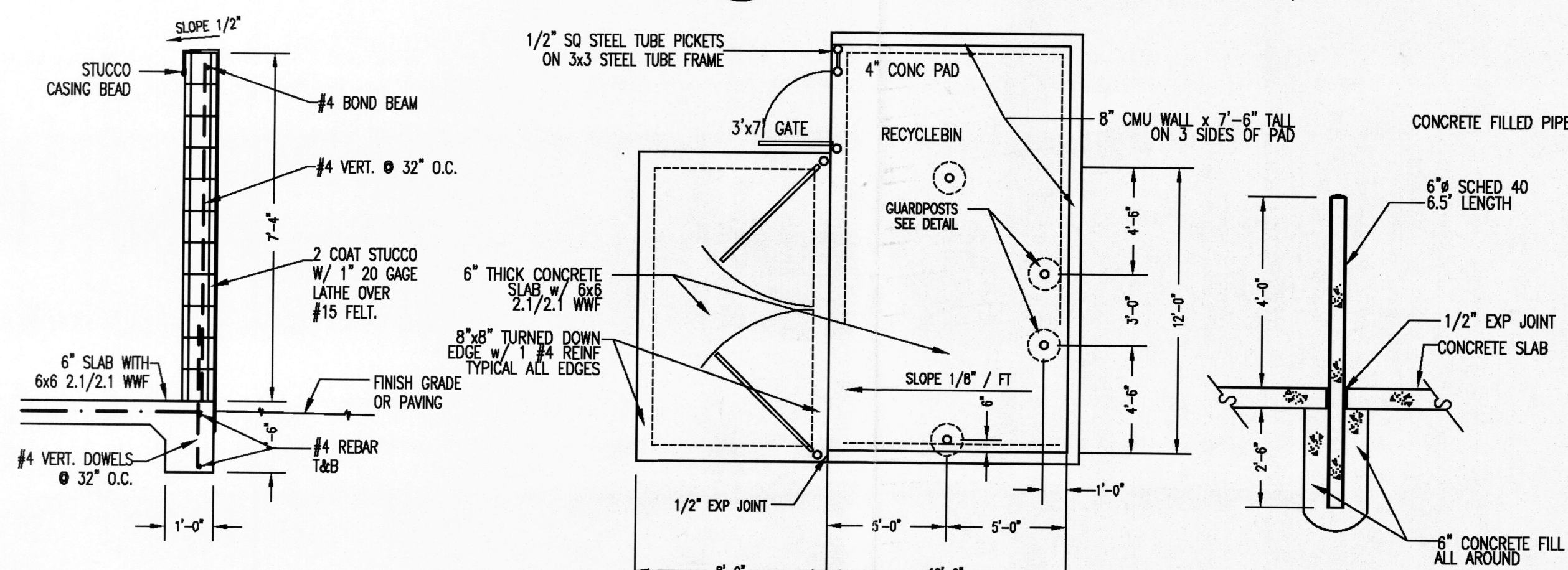
4 TYPICAL SIDEWALK
SCALE: 3/4" = 1'-0"



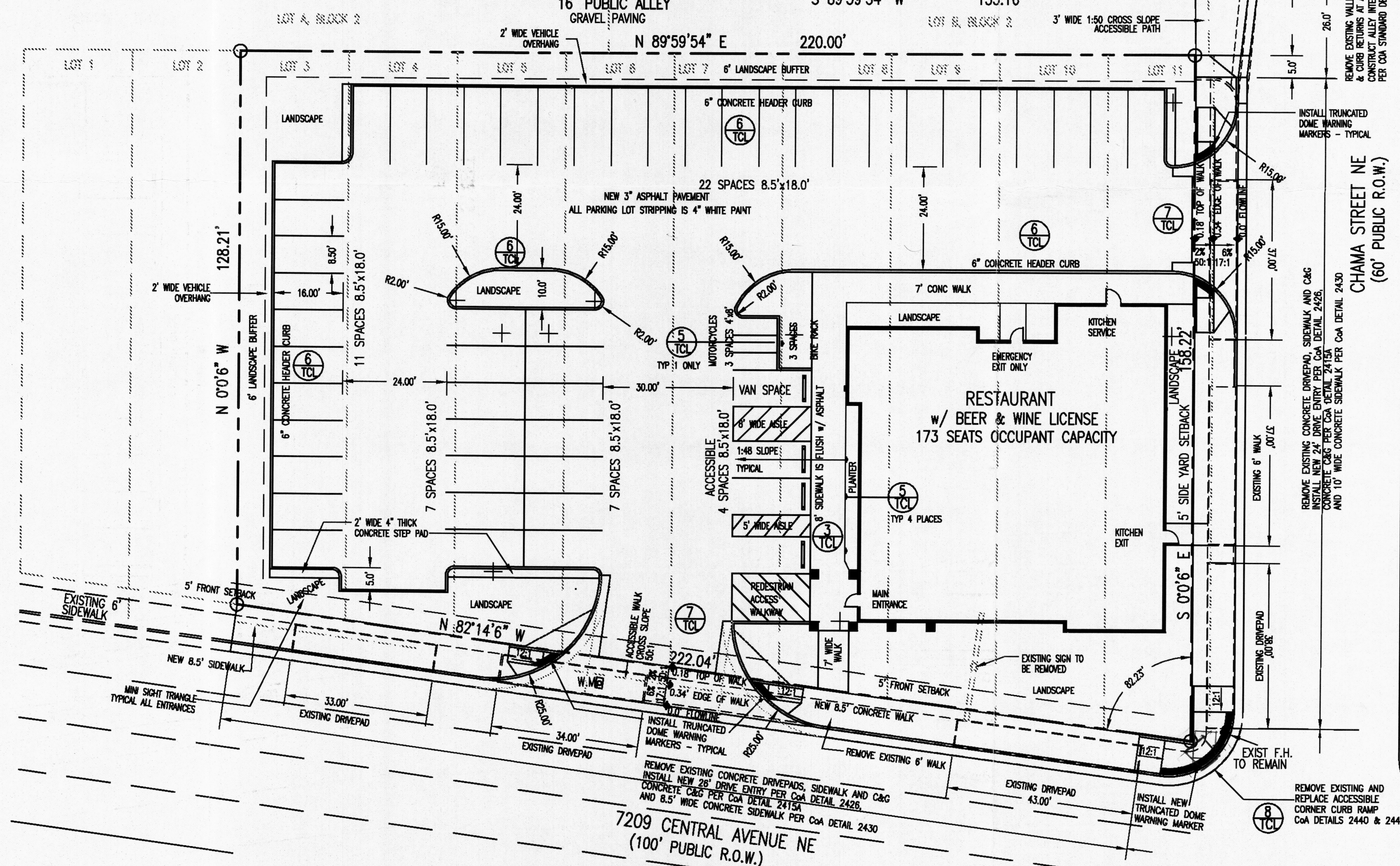
5 PARKING SIGNAGE
SCALE: 1/2" = 1'-0"



6 CONCRETE HEADER CURB DETAIL
SCALE: 3/4" = 1'-0"

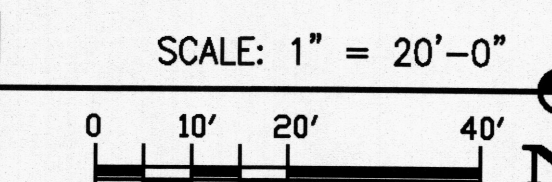


2 CMU DUMPSTER ENCLOSURE
SCALE: 1/2" & 1/4" & 1/2" = 1'-0"



LEGAL DESCRIPTION
LOTS 3 THRU 11, BLOCK 2
LA MESA ADDN
SITE AREA 31,507.5 ± SF / 0.723 AC
ZONING C-2, ZONE MAP K19
UPC 101905705212330803

1 TRAFFIC CIRCULATION LAYOUT PLAN
SCALE: 1" = 20'-0"



James B. Clark III
REGISTERED ARCHITECT
1047
REV: 21 OCT 11

MASTERWORKS ARCHITECTS, INC.
516 ELEVENTH ST NW 242-1866
ALBUQUERQUE, NEW MEXICO 87102

FILE # 1130DSITE

A NEW RESTAURANT FOR
LINDO MEXICO RESTAURANT
7209 CENTRAL AVE. N.E.
ALBUQUERQUE, NM 87108

TRAFFIC CIRCULATION
LAYOUT PLAN
LOCATION MAP
PARKING CALCULATIONS

SHEET
TCL
OF 01

RECEIVED
NOV 21 2011
HYDROLOGY SECTION

PARKING CALCULATIONS

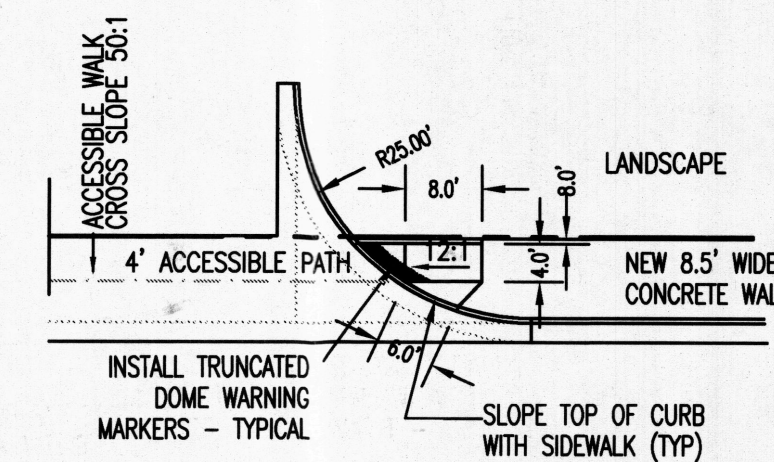
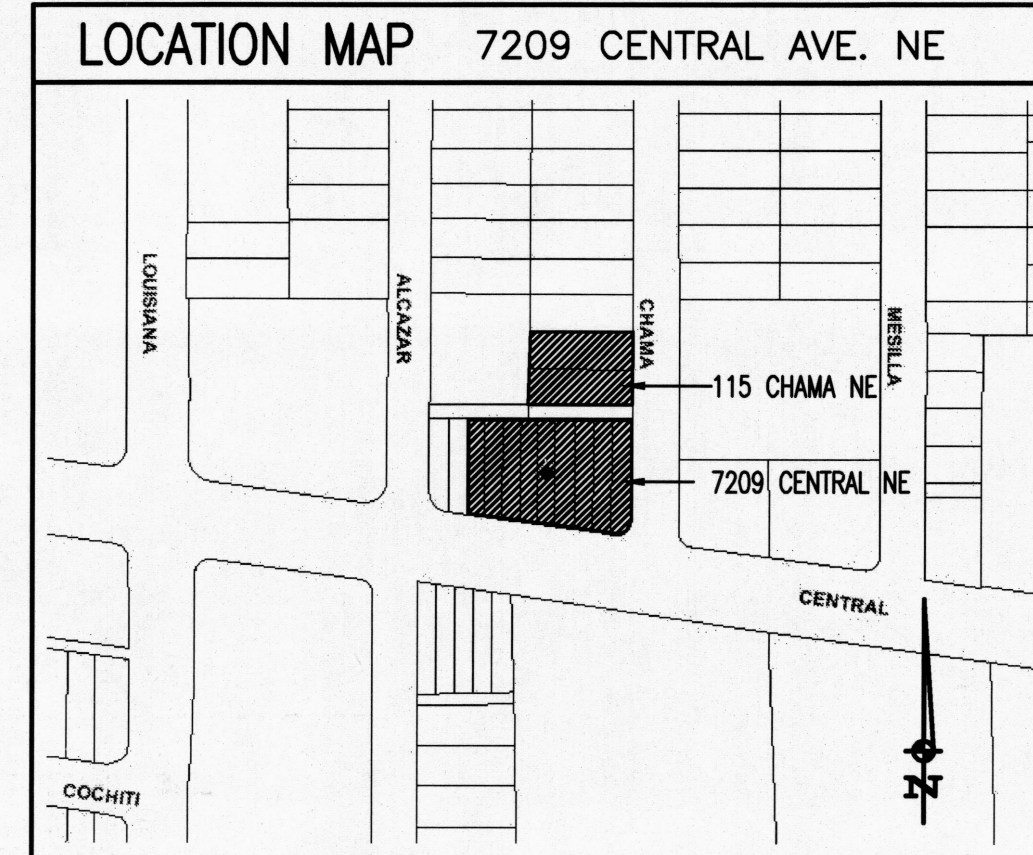
AUTOMOBILES AND LIGHT TRUCKS

RESTAURANT w/ BEER-WINE LICENSE	
1 SPACE FOR EACH 4 OCCUPANTS	173 SEATS / 4 = 44 SPACES
BUS ROUTE REDUCTION @ 10%	-5 SPACES
TOTAL REQUIRED PARKING SPACES:	39 SPACES
TOTAL PROVIDED PARKING SPACES:	51 SPACES

OTHER PARKING

	ACCESSIBLE PARKING SPACES	MOTORCYCLE PARKING SPACES	BICYCLE PARKING SPACES
BASIC PARKING SPACES REQD.	44 SPACES	44 SPACES	44 SPACES
REQUIRED NUMBER OF SPACES	= 3 SPACES	= 2 SPACES	= 3 SPACES
TOTAL SPACES PROVIDED:	4 SPACES	3 SPACES	3 SPACES

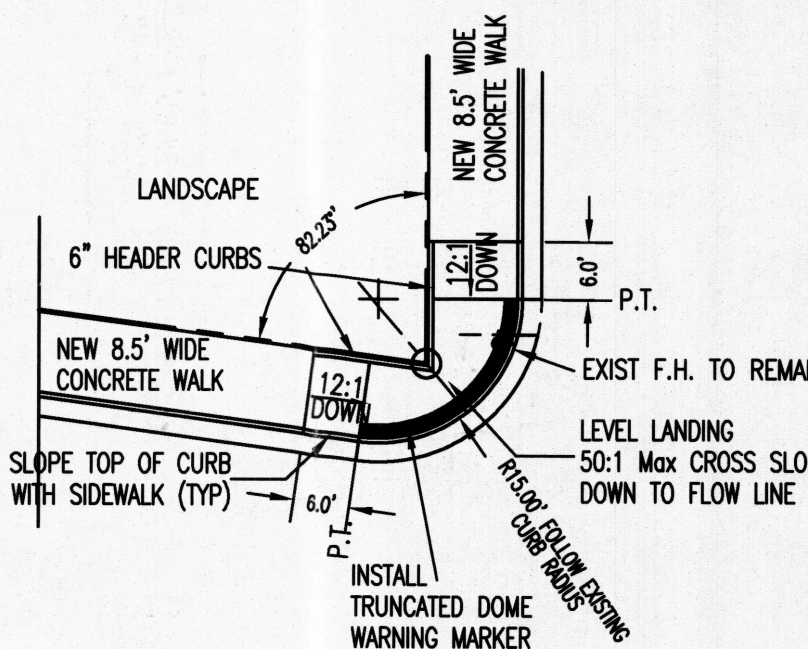
LOCATION MAP 7209 CENTRAL AVE. NE



REF: COA STANDARD DETAIL 2426

ACCESSIBLE RAMPS

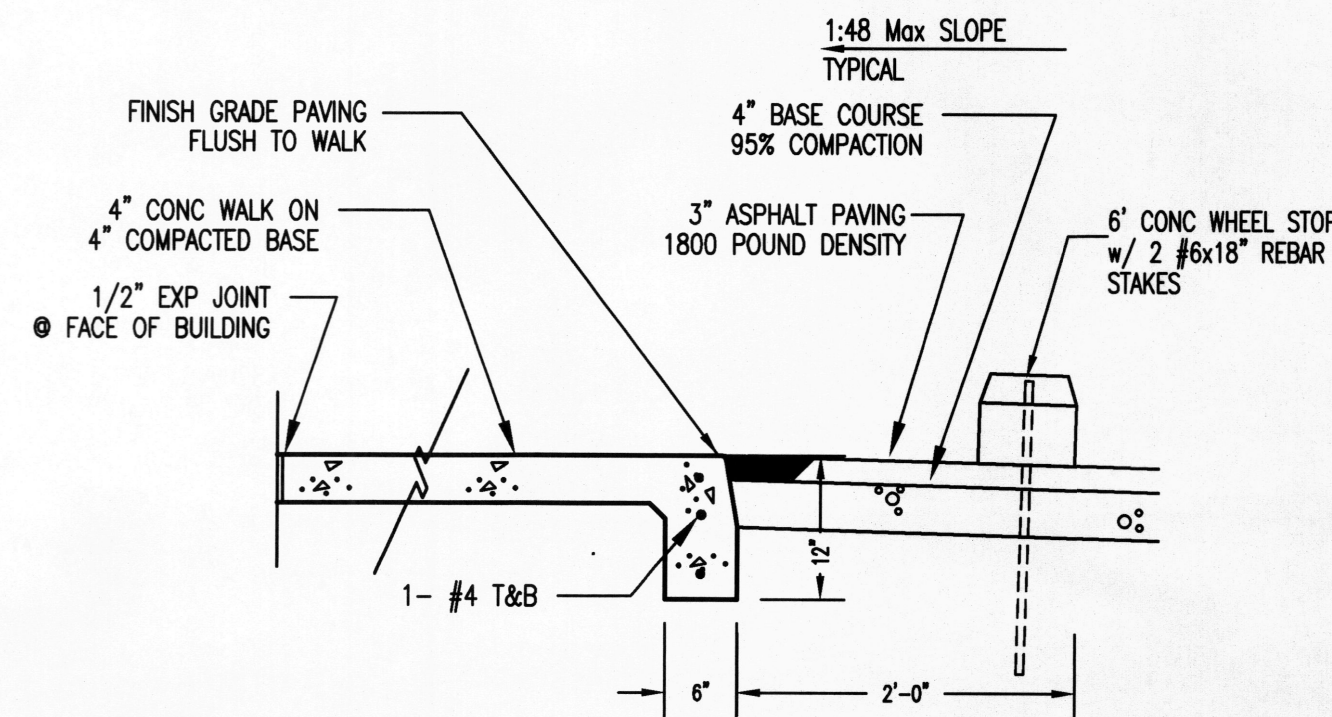
SCALE: 3/4" = 1'-0"



REF: COA STANDARD DETAILS 2440 & 2441

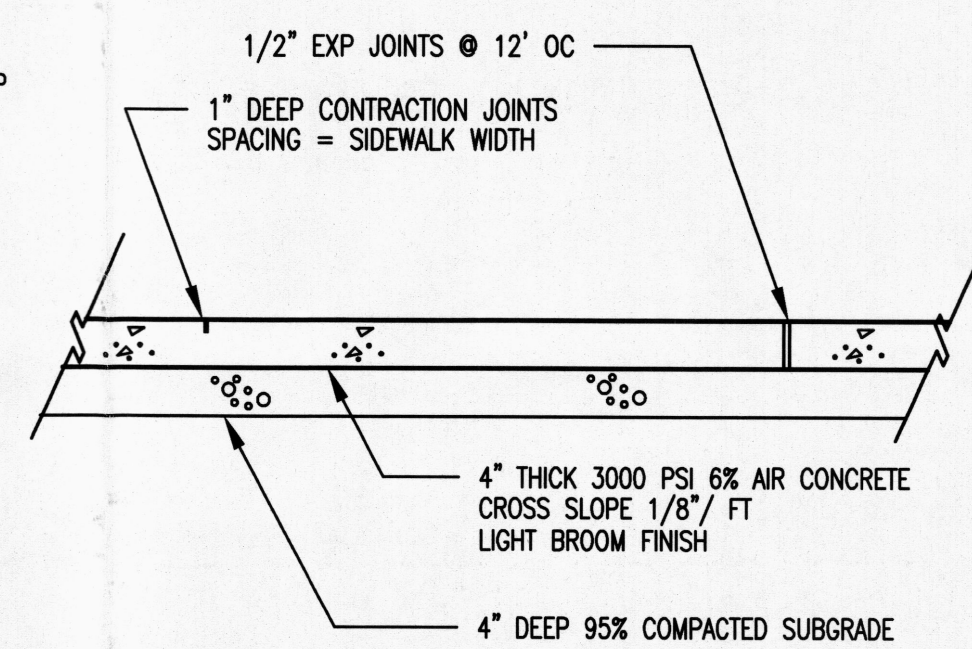
ACCESSIBLE CORNER RAMP

SCALE: 3/4" = 1'-0"



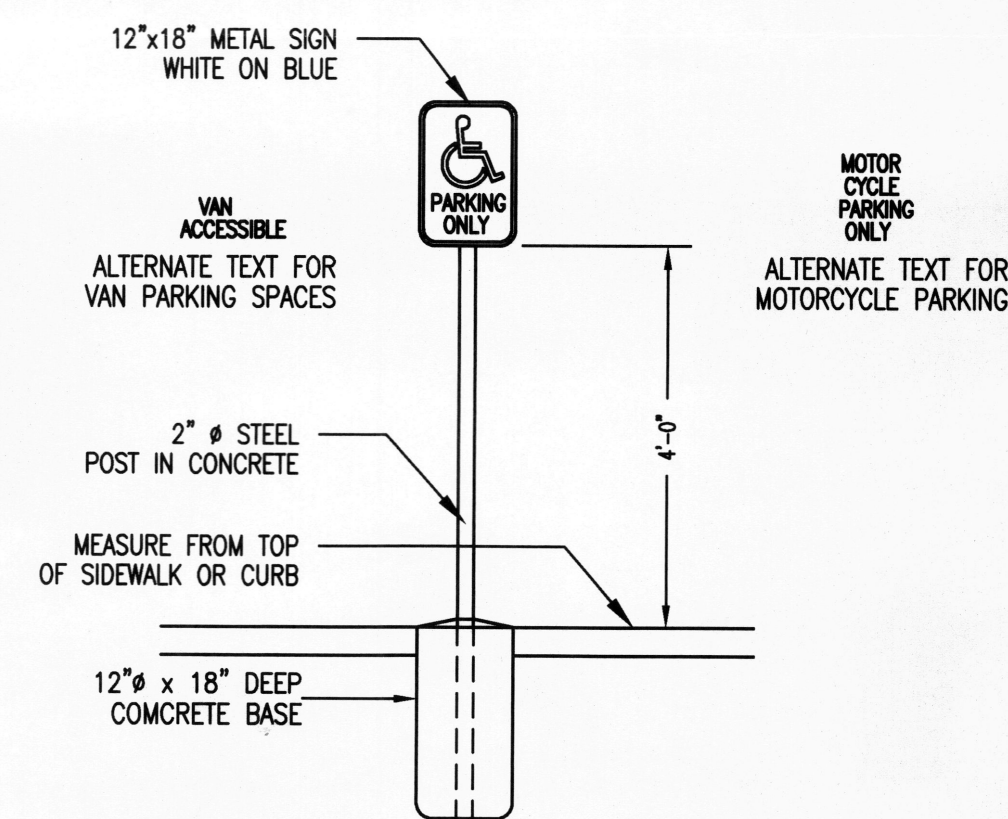
3 PAVING @ SIDEWALK

SCALE: 3/4" = 1'-0"



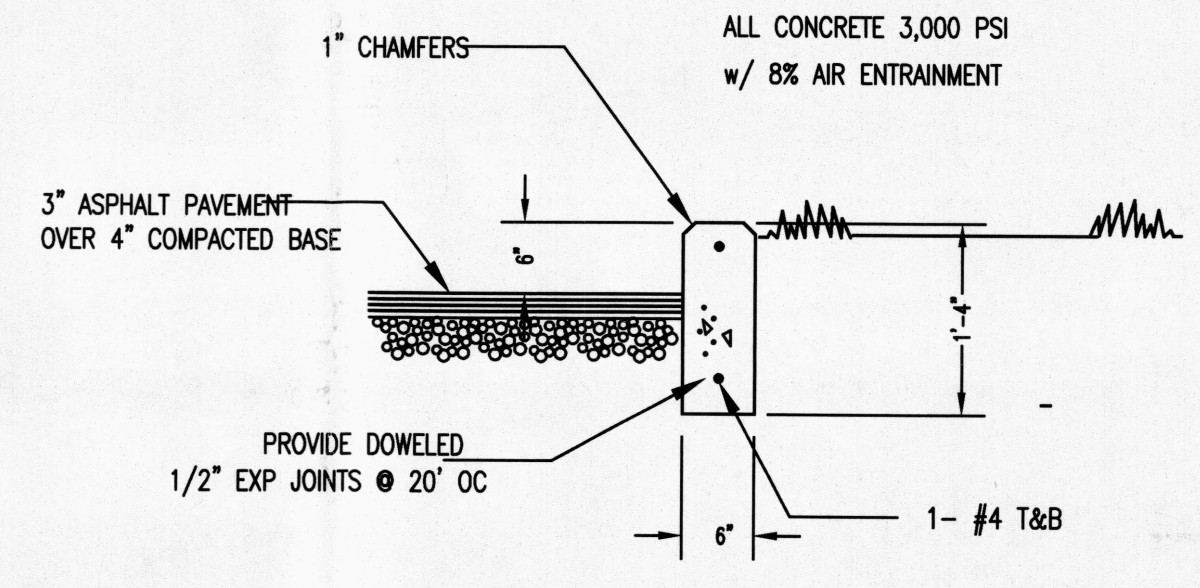
4 TYPICAL SIDEWALK

SCALE: 3/4" = 1'-0"



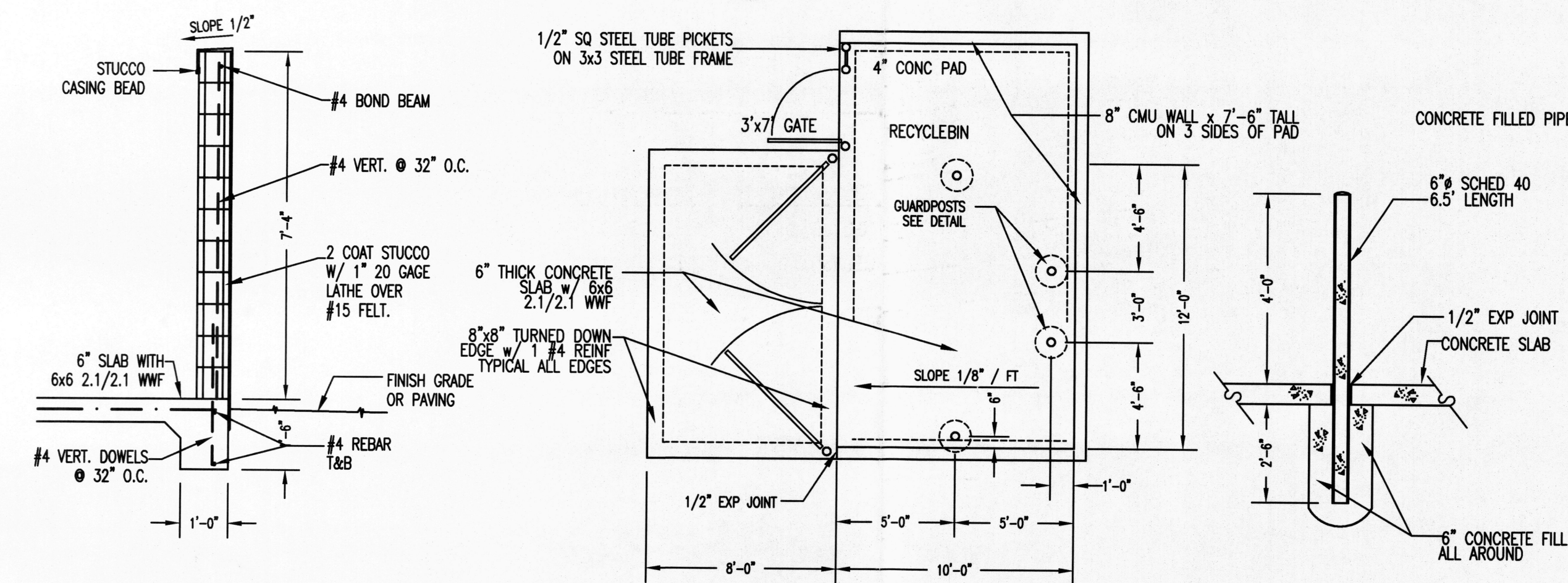
5 PARKING SIGNAGE

SCALE: 1/2" = 1'-0"



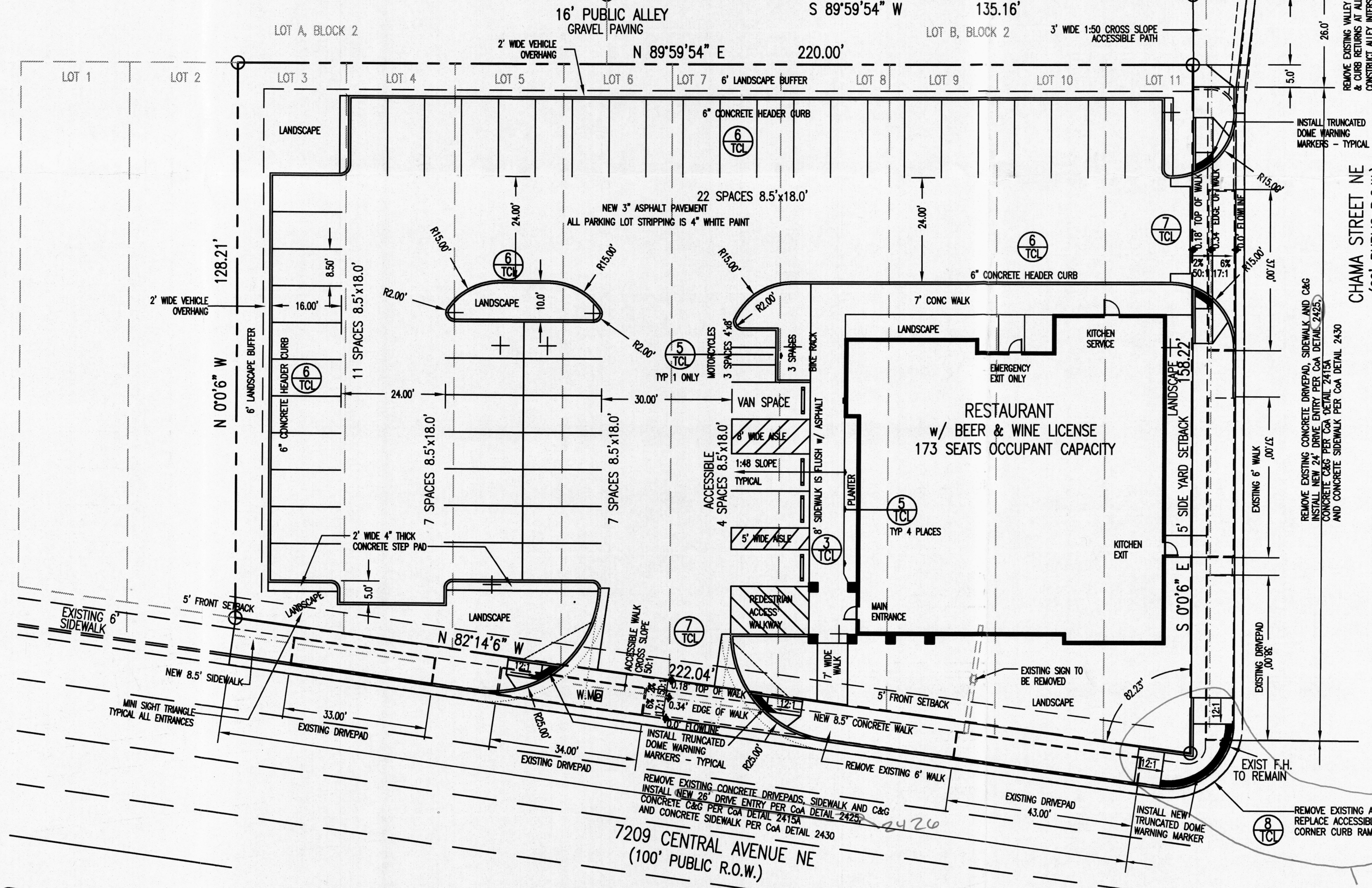
6 CONCRETE HEADER CURB DETAIL

SCALE: 3/4" = 1'-0"



2 CMU DUMPSTER ENCLOSURE

SCALE: 1/2" & 1/4" & 1/2" = 1'-0"

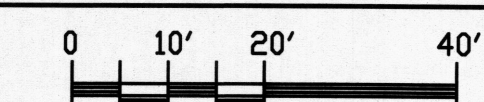


LEGAL DESCRIPTION

LOTS 3 THRU 11, BLOCK 2
LA MESA ADDN
SITE AREA 31,507.5 ± SF / 0.723 AC
ZONING C-2, ZONE MAP K19
UPC 101905705212330803

1 TRAFFIC CIRCULATION LAYOUT PLAN

SCALE: 1" = 20'-0"



RECEIVED

OCT 21 2011

HYDROLOGY SECTION

TRAFFIC CIRCULATION
LAYOUT PLAN
LOCATION MAP
PARKING CALCULATIONS

SHEET
TCL
OF 01

A NEW RESTAURANT FOR
LINDO MEXICO RESTAURANT
7209 CENTRAL AVE. N.E.
ALBUQUERQUE, NM 87108

MASTERWORKS ARCHITECTS, INC
516 ELEVENTH ST NW 242-1866
ALBUQUERQUE, NEW MEXICO 87102

FILE # 1130DSITE

REV: 17 OCT 11

James B. Clark III
REGISTERED ARCHITECT
NEW MEXICO
1047

PARKING CALCULATIONS

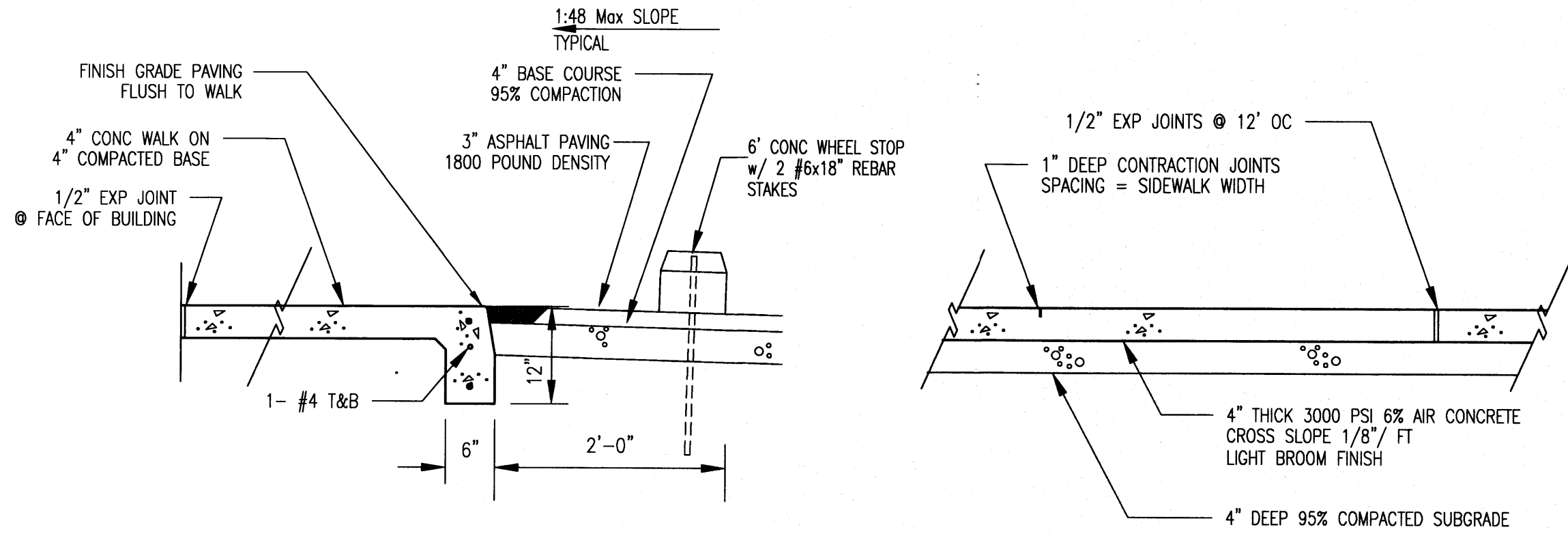
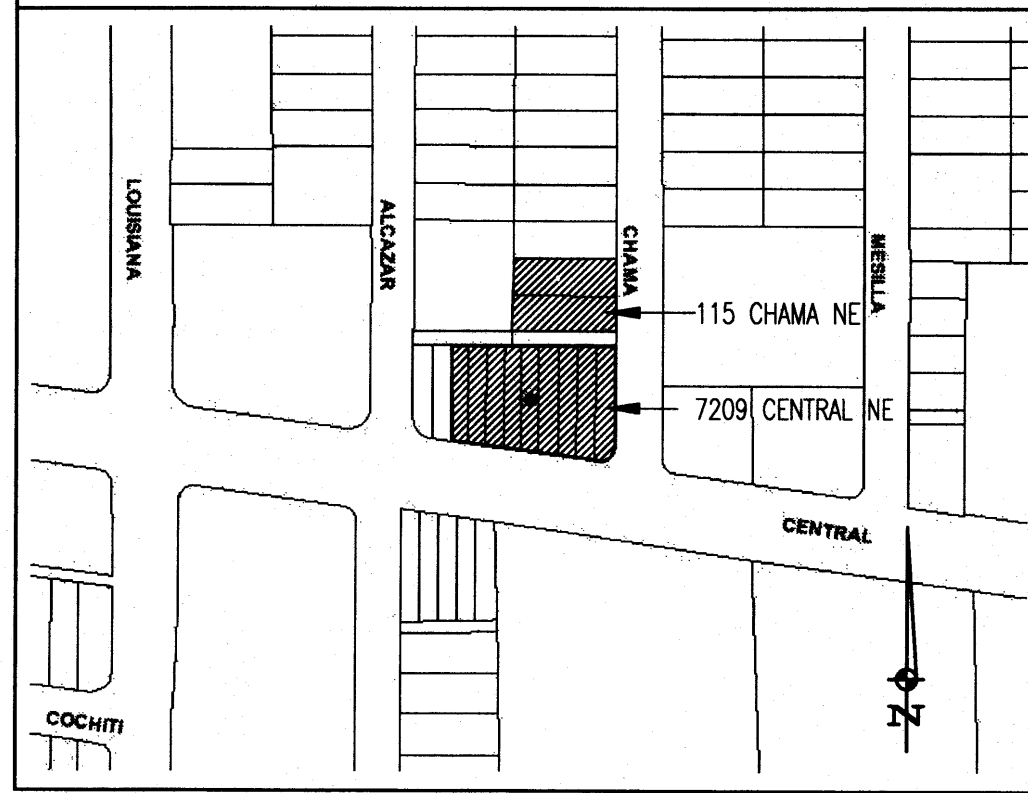
AUTOMOBILES AND LIGHT TRUCKS

RESTAURANT w/ BEER-WINE LICENSE	173 SEATS / 4 = 44 SPACES
1 SPACE FOR EACH 4 OCCUPANTS	
BUS ROUTE REDUCTION @ 10%	-5 SPACES
TOTAL REQUIRED PARKING SPACES:	39 SPACES
TOTAL PROVIDED PARKING SPACES:	47 SPACES

OTHER PARKING

	ACCESSIBLE PARKING SPACES	MOTORCYCLE PARKING SPACES	BICYCLE PARKING SPACES
BASIC PARKING SPACES REQD.	44 SPACES	44 SPACES	44 SPACES
REQUIRED NUMBER OF SPACES	= 3 SPACES	= 2 SPACES	= 3 SPACES
TOTAL SPACES PROVIDED:	4 SPACES	3 SPACES	3 SPACES

LOCATION MAP 7209 CENTRAL AVE. NE

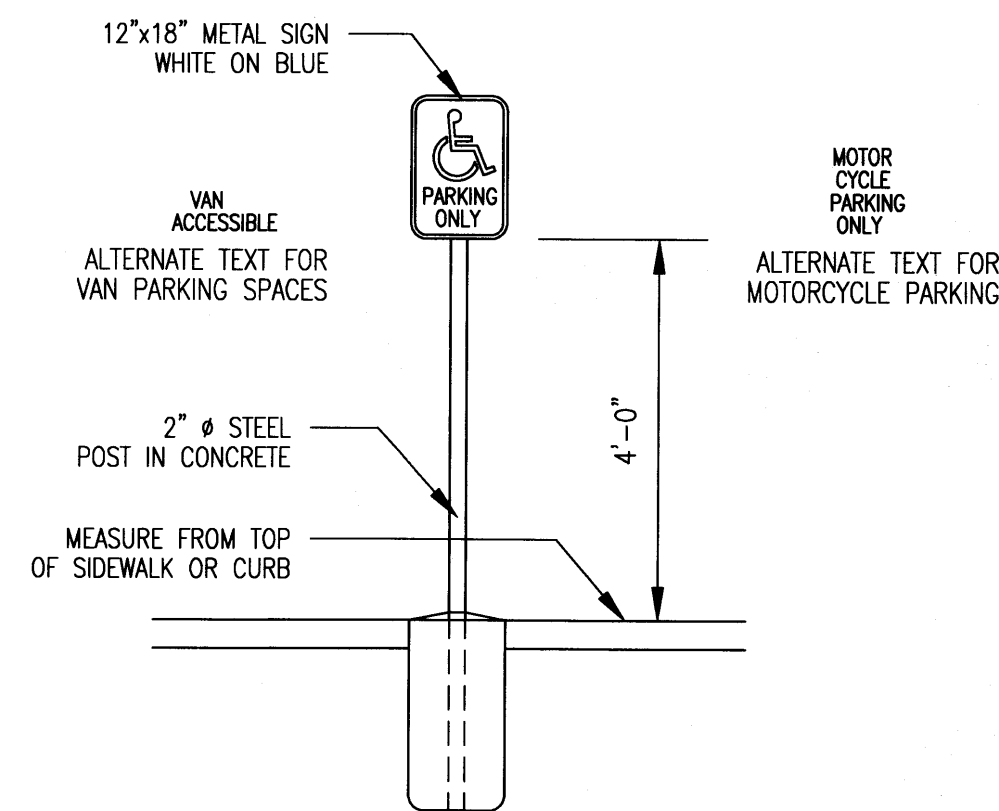


3 PAVING @ SIDEWALK

SCALE: 3/4" = 1'-0"

4 TYPICAL SIDEWALK

SCALE: 3/4" = 1'-0"

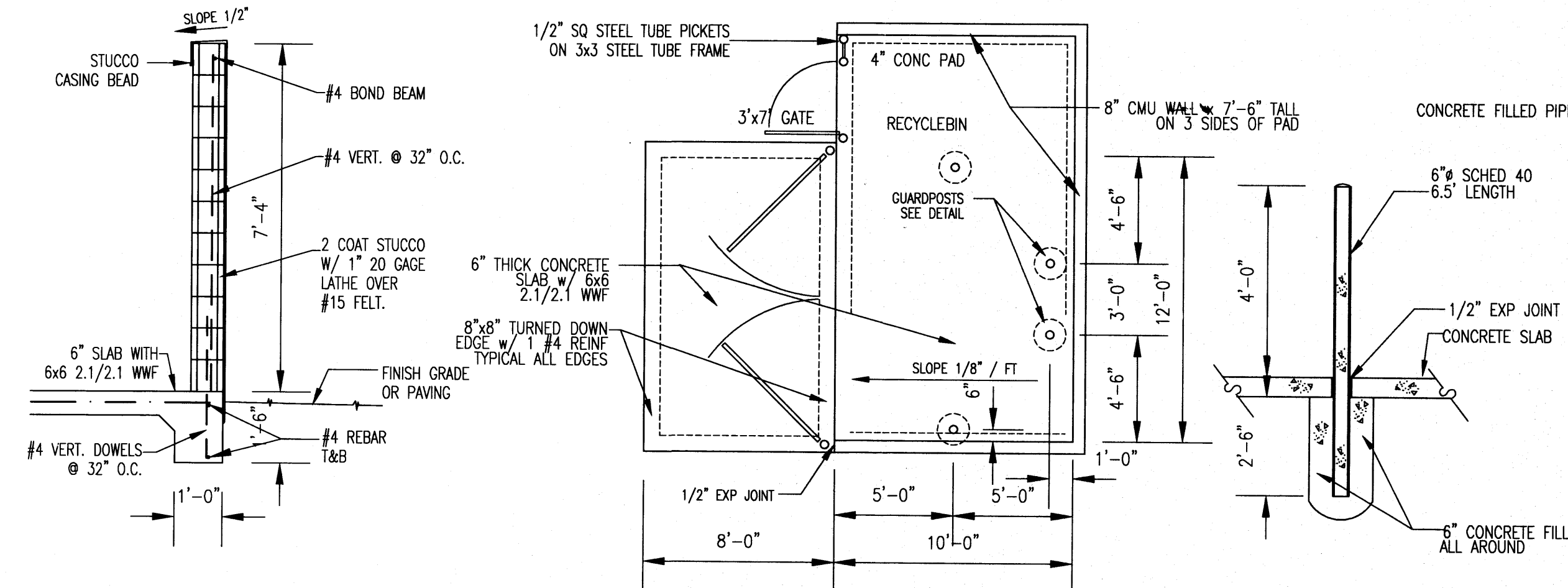


5 PARKING SIGNAGE

SCALE: 1/2" = 1'-0"

6 CONCRETE HEADER CURB DETAIL

SCALE: 3/4" = 1'-0"



7 CMU DUMPSTER ENCLOSURE

SCALE: 1/2" & 1/4" & 1/2" = 1'-0"

- CALL OUT ALL APPROPRIATE COA STD.
- LIST ALL PAVI.
- WILL BE RELOC. CONSIDERATE ALL LOTS 213334
- PAVI 2

RECEIVED
HYDROLOGY
SECTION
AUG 2 & 2011

James Benjam
23 AUG 11
JAMES BENJAMIN
CLARK III
1047
REGISTERED ARCHITECT
NEW MEXICO

MASTERWORKS
ARCHITECTS, INC
516 ELEVENTH ST NW 242-1866
ALBUQUERQUE, NEW MEXICO 87102

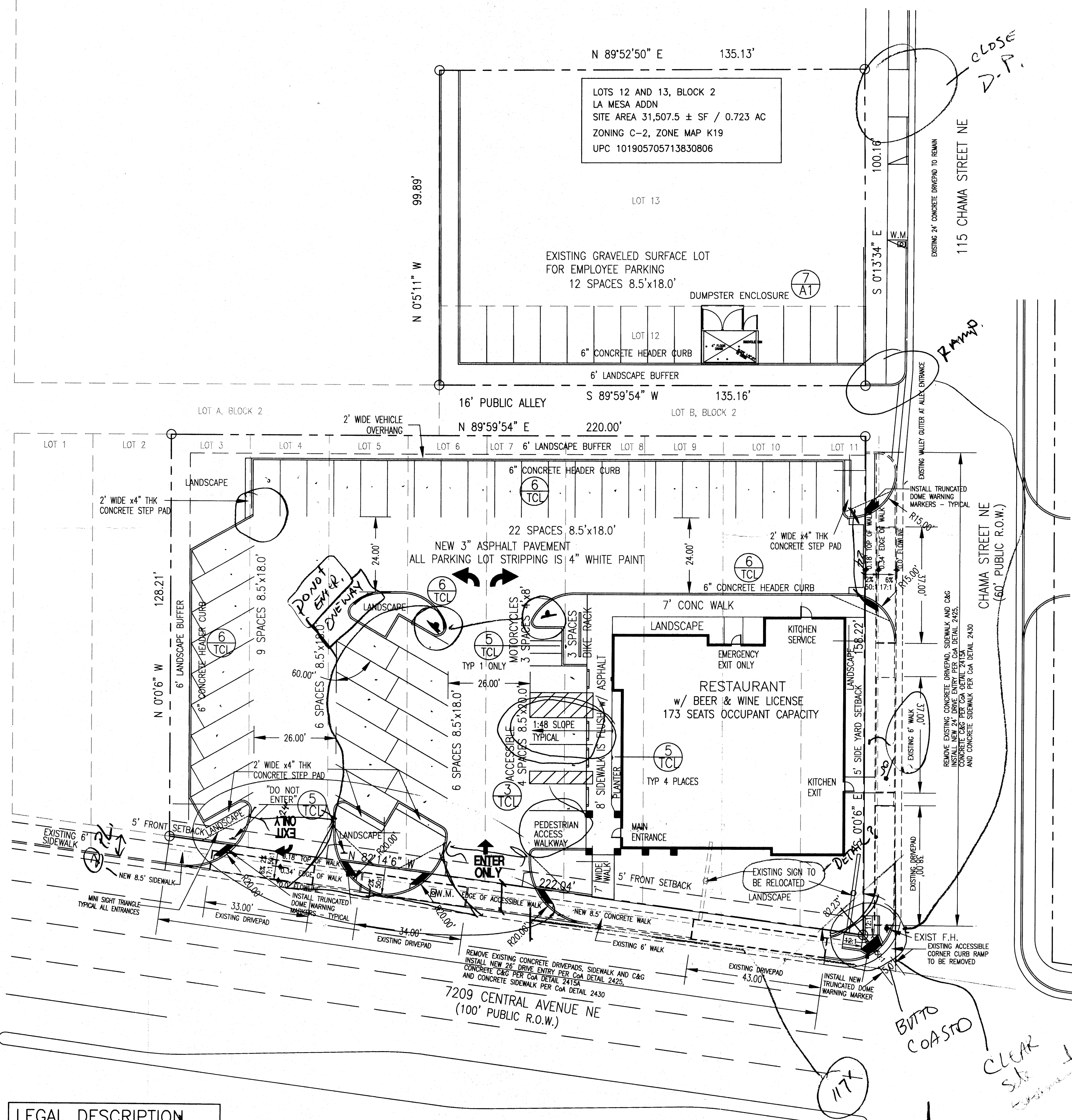
© MWA, Inc 2011

FILE # 1130CSITE
23 AUG 11

A NEW RESTAURANT FOR
LINDO MEXICO RESTAURANT
7209 CENTRAL AVE. N.E.
ALBUQUERQUE, NM 87108

TRAFFIC CIRCULATION
LAYOUT PLAN
LOCATION MAP
PARKING CALCULATIONS

SHEET
TCL
OF 01



LEGAL DESCRIPTION
LOTS 3 THRU 11, BLOCK 2
LA MESA ADDN
SITE AREA 31,507.5 ± SF / 0.723 AC
ZONING C-2, ZONE MAP K19
UPC 101905705212330803

1 TRAFFIC CIRCULATION LAYOUT PLAN

SCALE: 1" = 20'-0"

