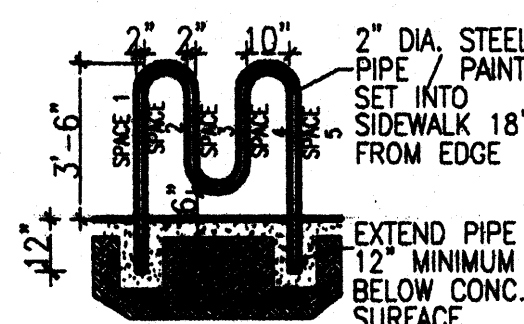
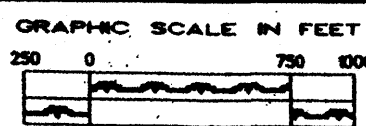
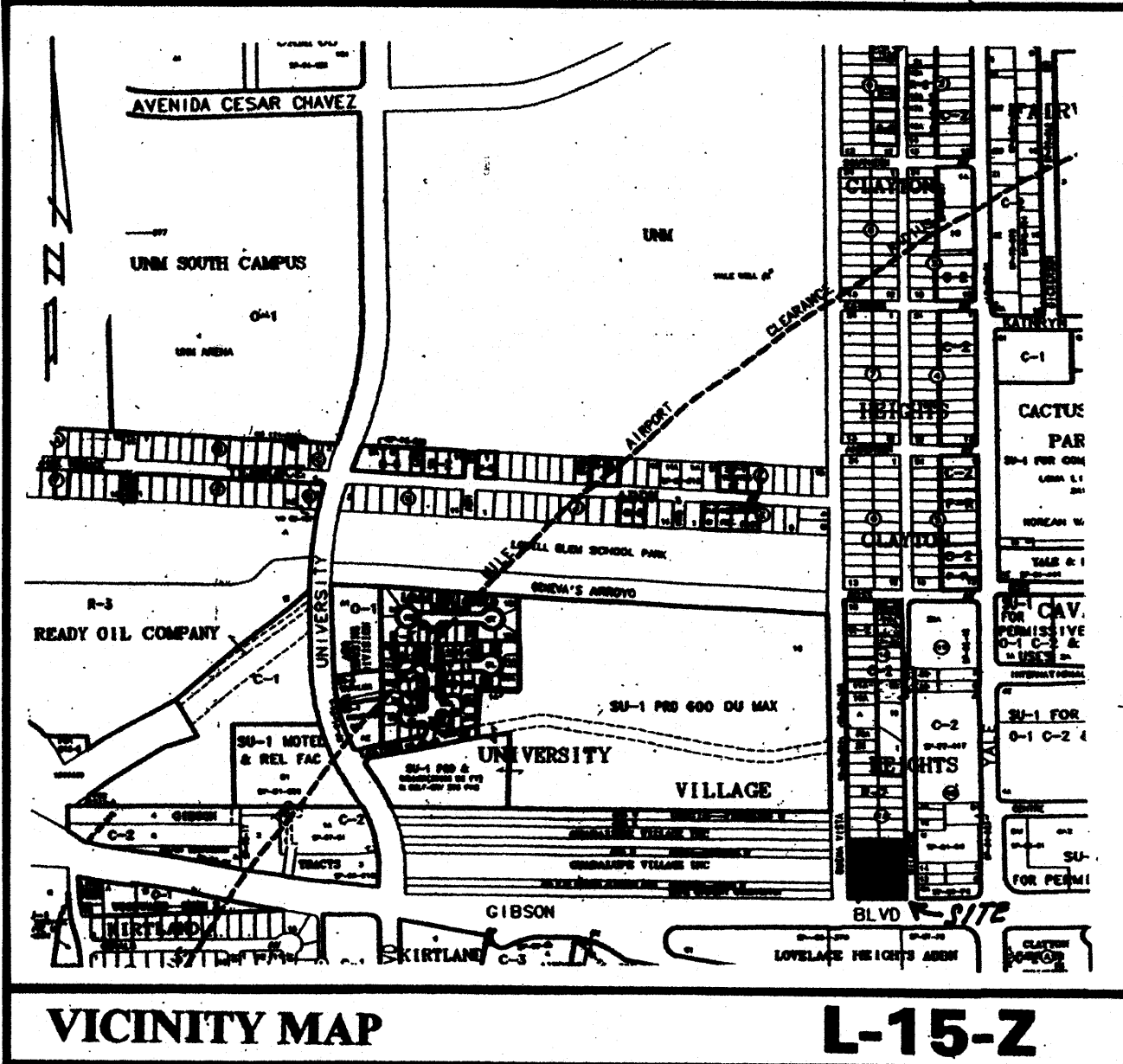
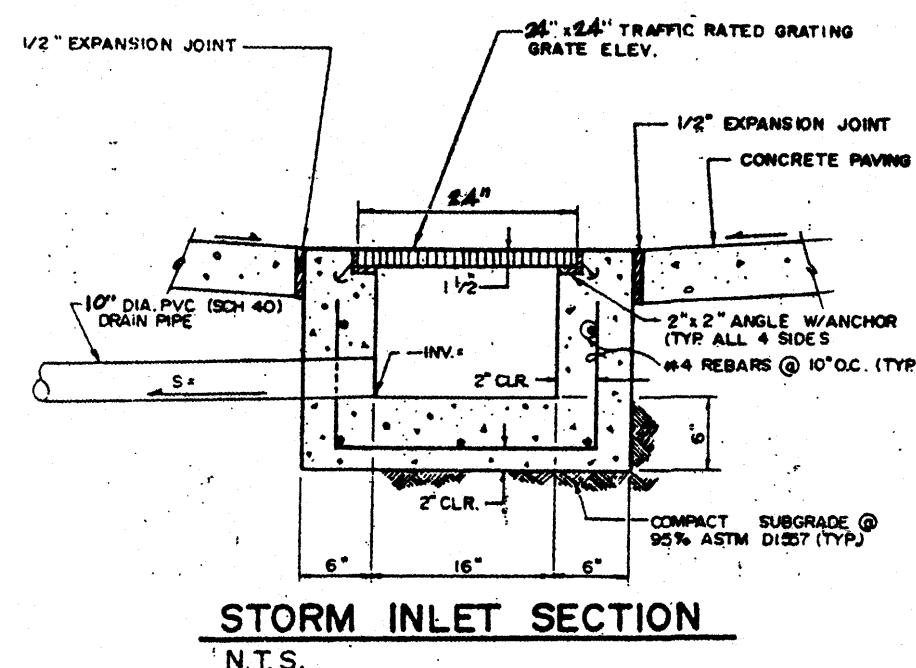
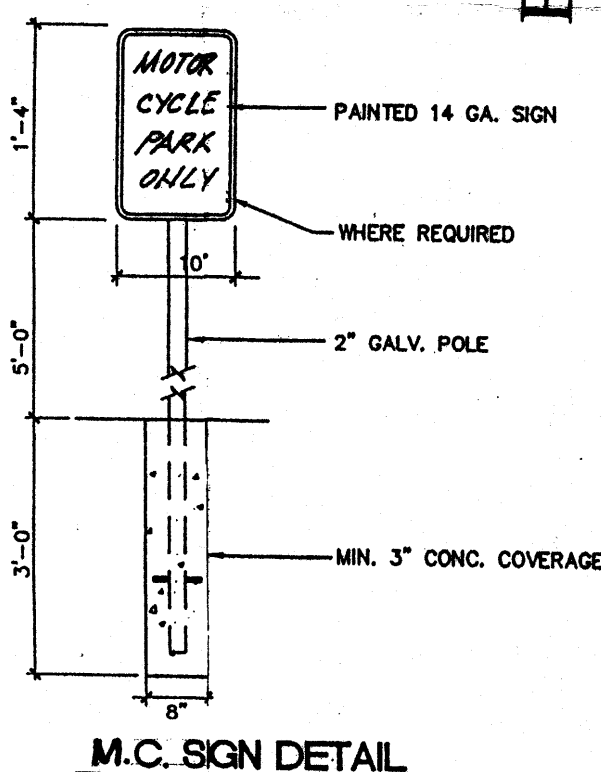


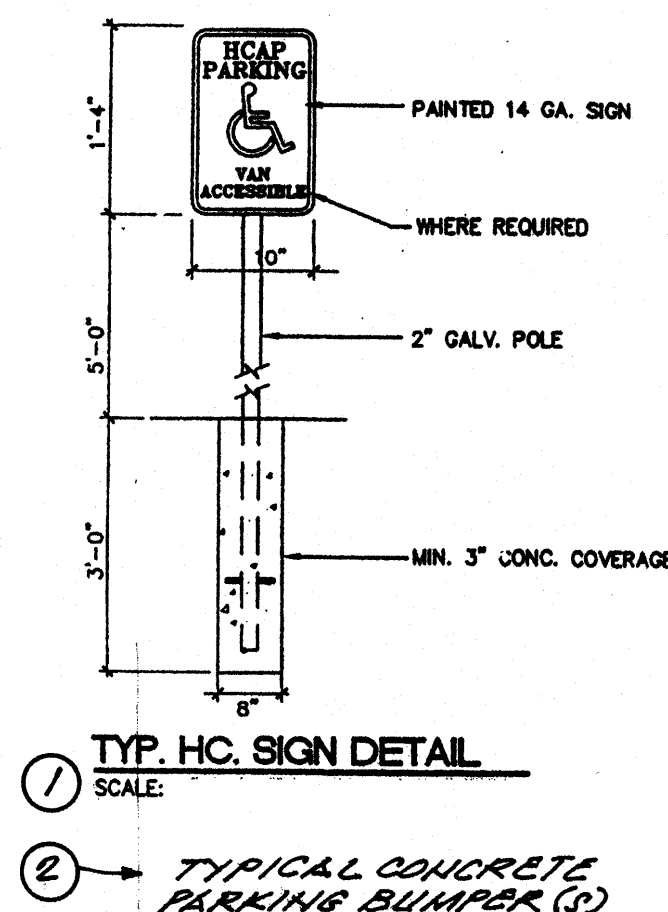


Bike Rack Detail
Scale: Not to Scale

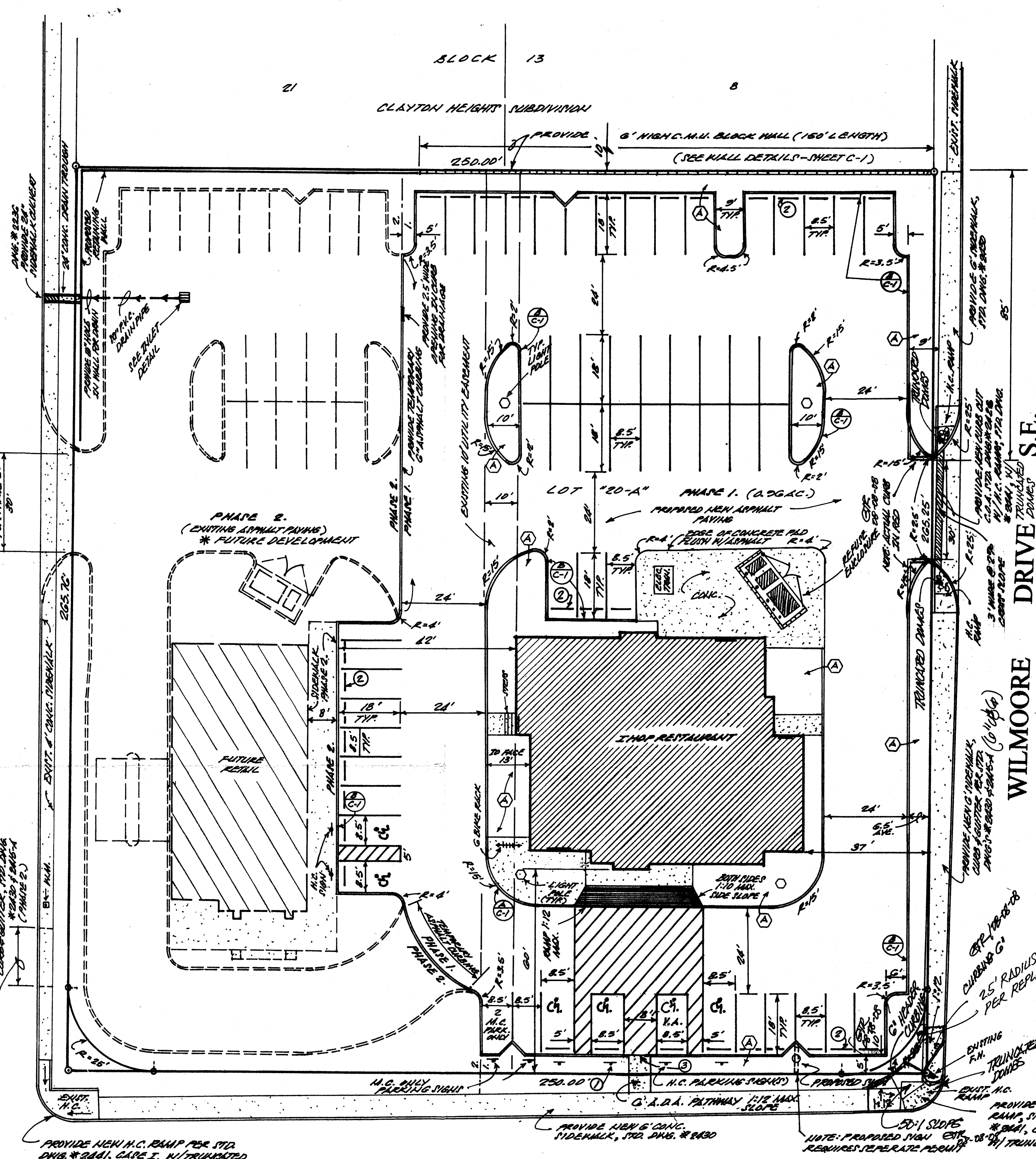
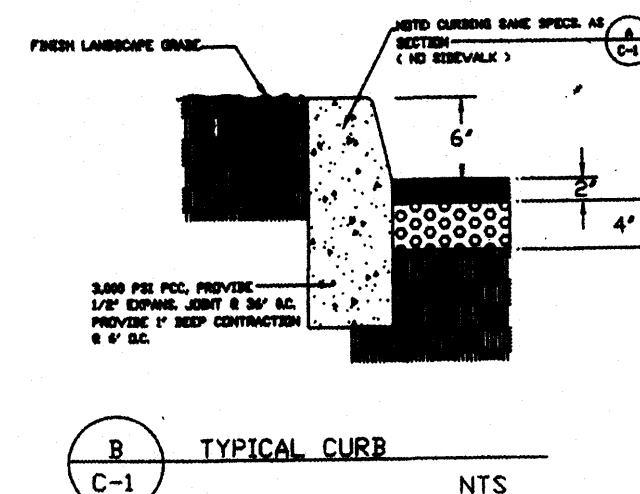
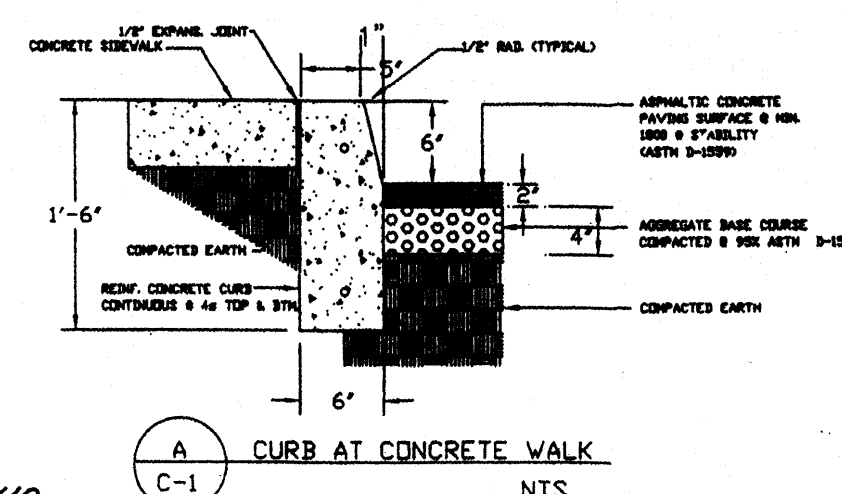
UTILITY PRECAUTIONS
THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.



REFER TO "GRADING AND DRAINAGE PLAN" (SHEET C-3).



MOTORCYCLE SIGNAGE:
12" X 18" X 4" ABOVE GROUND



LEGAL DESCRIPTION:
LOT "20-A", BLOCK 13,
CLAYTON HEIGHT SUBDIVISION
ADDRESS: 2020 BUENA VISTA DRIVE S.E.
SITE AREA = 1.52 ACRES
PHASE 1 = 0.56 ACRES
PHASE 2 = 0.56 ACRES

SITE ZONING: "C-2"
OCCUPANCY: 18A
PARKING REQUIREMENTS:
REQUIRED PARKING = 40 SPACES
PARKING PROVIDED = 51 STANDARD SPACES
4 H.C. ACCESSIBLE SPACES
2 MOTORCYCLE SPACES
57 TOTAL SPACES

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.
Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.

TRAFFIC CIRCULATION LAYOUT APPROVED
Signed: [Signature] Date: 4/19/08

RECEIVED
AUG 08 2008
LAND DEVELOPMENT SECTION

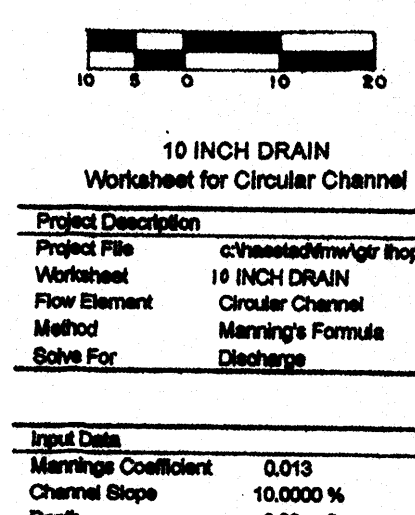
TRAFFIC CIRCULATION LAYOUT (PHASE 1.)

RECEIVED
MAY 13 2008
HYDROLOGY SECTION

LEVI VALDEZ
NEW MEXICO
5693
ENGINEER'S SEAL

A PROPOSED PLAN FOR AN IHOP RESTAURANT (AND FUTURE RETAIL PAD SITE) 2020 BUENA VISTA DRIVE S.E. ALBUQUERQUE, NEW MEXICO FEBRUARY, 2008

C-4



Depth	0.83	ft
Diameter	10.00	in

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

- ### CONSTRUCTION NOTES

- 1) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST NOTIFY THE CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS OF THE LOCATION AND EXTENT OF ANY EXCAVATION FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACES OF SUB-SURFACE UTILITIES.
- 2) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) 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.
- 3) 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.
- 4) ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAYS SHALL BE GOVERNED BY ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF ALBUQUERQUE/BERNALILLO COUNTY STANDARD SPECIFICATIONS AND PROCEDURES.

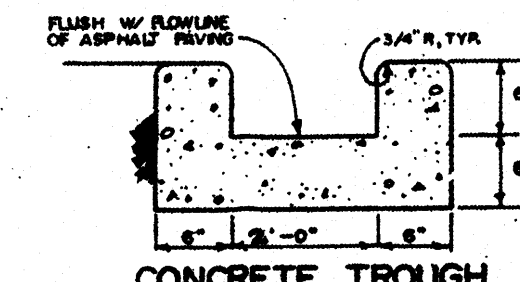
- 1) NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PRIOR TO THIS SURVEY OF THE SUBJECT PROPERTY.
- 2) NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN STRAIGHT EASEMENT.

TOP OF CURB ELEVATION = $72 = 68.30$
CURB FLOWLINE ELEVATION = $72 = 66.66$
EXISTING SPOT ELEVATION = $72 = 65.1$
EXISTING CONTOUR ELEVATION = $72 = 561.0$
PROPOSED SPOT ELEVATION = $72 = 73.50$
PROPOSED CONTOUR ELEVATION = $72 = 5161.0$
PROPOSED OR EXISTING CONCRETE SURFACE = $72 = 72.00$

EXISTING FENCE LINE = *N/A*

(A) → LANDSCAPE AREA

(B) → RETAINING WALL TO BE DESIGNED BY PROJECT ARCHITECT (PHASE 2)



1. An excavation permit will be required before beginning any work within City Right-Of-Way.
2. 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.
3. The contractor shall be responsible for obtaining all necessary permits from the appropriate local agency. Any new work or any excavation, the contractor must contact the line location service, New Mexico Department of Transportation, 2666 Central Expressway, NE, Albuquerque, NM 87106, to obtain the location of all underground utilities.
4. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with the appropriate authority.
5. Backfill compaction shall be according to traffic/road use.
6. Maintenance of the facility shall be the responsibility of the owner of the property being served.
7. Work on arterial streets shall be performed on a 24-hour basis.

NOTE: ALL WORK WITHIN PUBLIC EASEMENT SHALL BE PERFORMED UNDER SEPARATE PERMIT.

Lot "20-A", Block Thirteen (13), Clayton Heights Subdivision, Albuquerque, New Mexico

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

Zone	Intensity	100-YR (2-YR, 10-YR)
1	4.70 (1.84, 3.16)	
②	5.05 (2.04, 3.41)	
3	3.38 (2.21, 3.65)	
4	3.61 (2.34, 3.83)	

I, LEW J. VALDES, NMPE #02-978 of the firm _____ hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 04-18-08. The record information edited onto the original design document has been obtained by AUTOMATICALLY NMPS #1166 of the firm VALDES ENGINEERING, PC. I further certify that I have personally visited the project site on 05-02-08 and 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 Certification of Occupancy. (PERMANENT).

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.

06-08-08

NOTE: "AS-BUILT" ELEVATIONS
SHOWN IN THIS (7324).

As shown on the Vicinity Map hereon, the subject site is located on the North side of Gibson Avenue S.E. between Wilmoore Drive S.E. and Buena Vista Drive S.E., in the City of Albuquerque, Bernalillo County, New Mexico.

The subject site, 1, does not lie within a designated Flood Plain (RE: F.E.M.A. Panel 361 of 825), 2, does not accept offsite flows from adjacent properties, 3, does presently contribute to the offsite flows of adjacent properties, (these offsite flows will be re-directed and eliminated), 4, does not lie adjacent to a natural or artificial water course, 5, is to free-discharge developed flows into Buena Vista Drive S.E. in both Phase 1 and 2 developments shown herein; the proposed plan(s) are to be a decrease of flows from the present condition, 6, is totally impervious with asphalt paving.

Per Section 22.2, Hydrology of the Development Process Manual, Volume 2., Design Criteria for The City of Albuquerque, New Mexico, January-1993.

Peak Intensity: In./Hr. at Tc = Twelve (12) Minutes, (100-Yr.) = 5.05

<u>Treatment</u>	<u>Area/Acre</u>	<u>Factor</u>	<u>CFS</u>
D	1.52	x 4.70	= 7.14

* **PROPOSED CONDITIONS:** (*Phase 1*, IHOP Restaurant Site, 0.96 acre)

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.14 X	3.14	= 0.44
D	0.82 X	4.70	= 3.85

"On" = 4.29 CES

PROPOSED CONDITIONS: (Phase 2., Future Retail Pad, 0.56 acre)

TREATMENT	AREA/ACRES		FACTOR	CFS
C	0.17	X	3.14	= 0.53
D	0.39	X	4.70	= 1.83

"Op" = 2.36 CFS

NOTE: REFER TO "SITE PLAN" (SHEET C-1)
FOR LAYOUT DIMENSIONS OF CURBING,
SIDEWALKS, ETC.

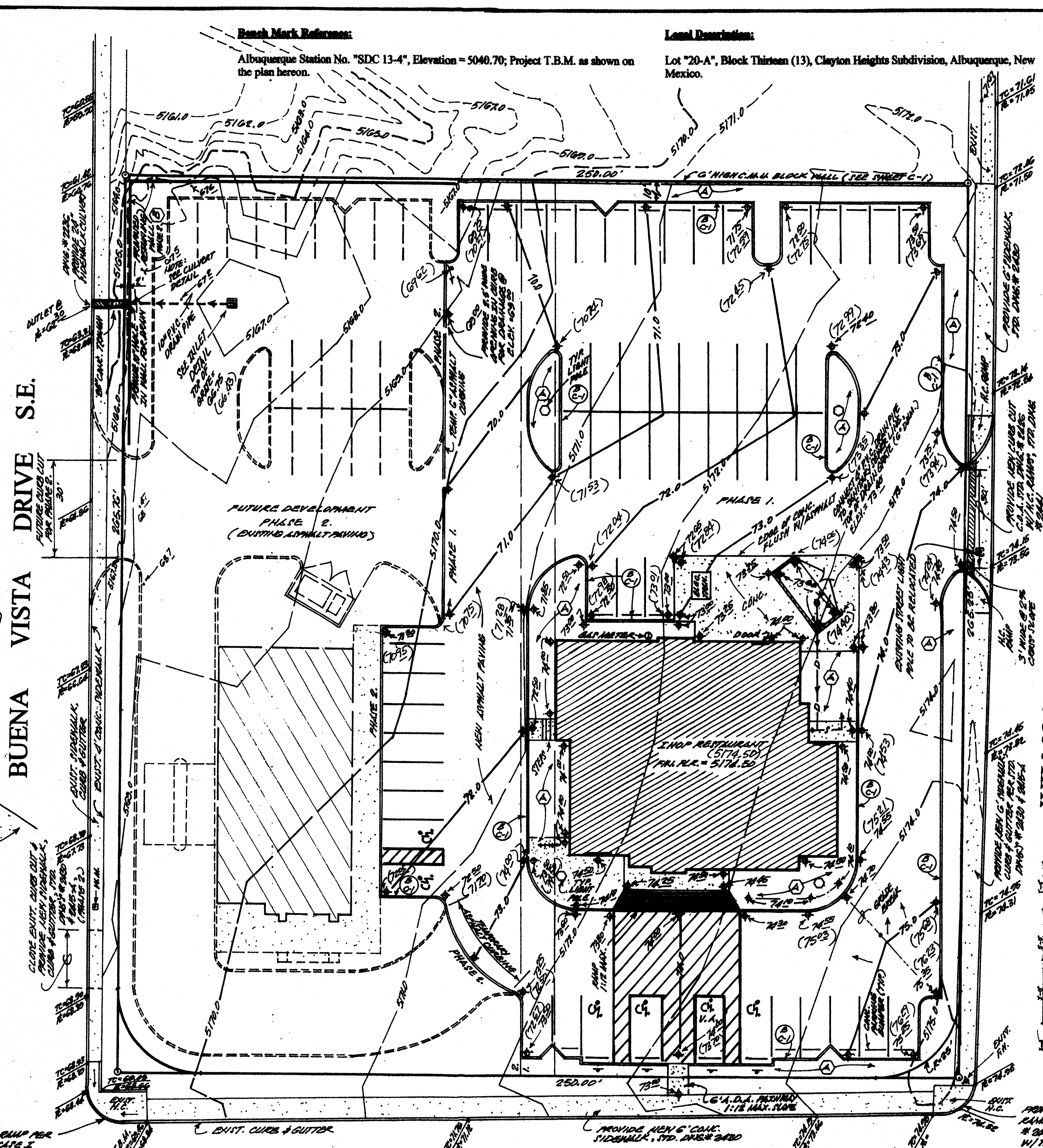
(CERTIFICATION)
GRADING AND DRAINAGE PLAN
(PHASE 1)

A PROPOSED PLAN FOR AN

IHOP RESTAURANT
(AND FUTURE RETAIL PAD SITE)
2020 BUENA VISTA DRIVE S.E.
ALBUQUERQUE, NEW MEXICO
FEBRUARY, 2008

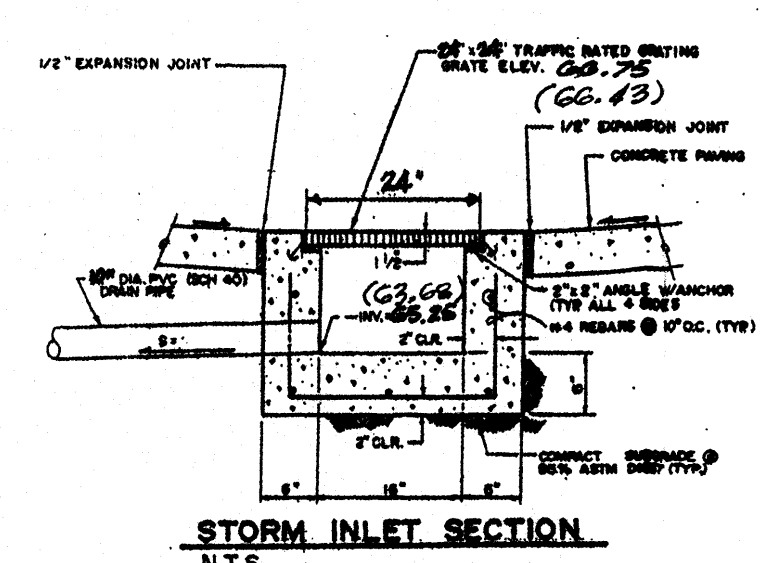
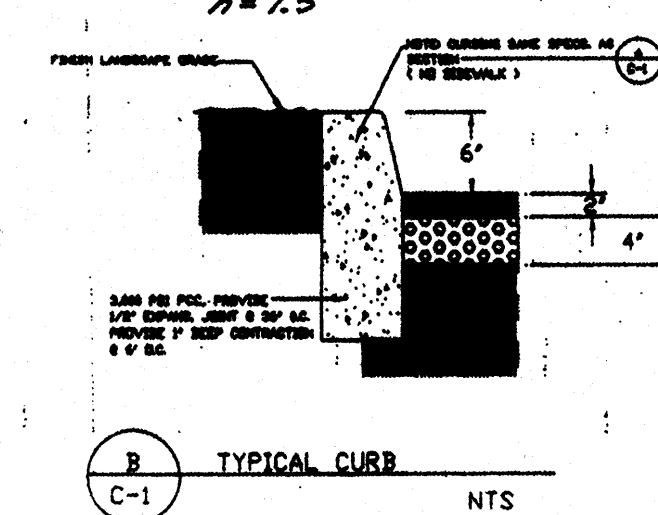
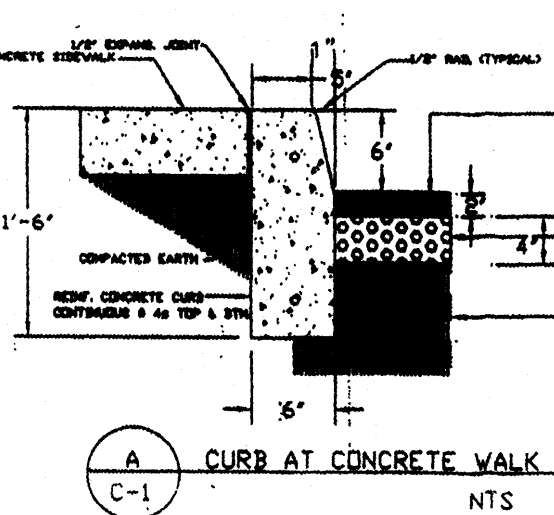
RECEIVED
AUG 08 2008
HYDROLOGY SECTION

C-3



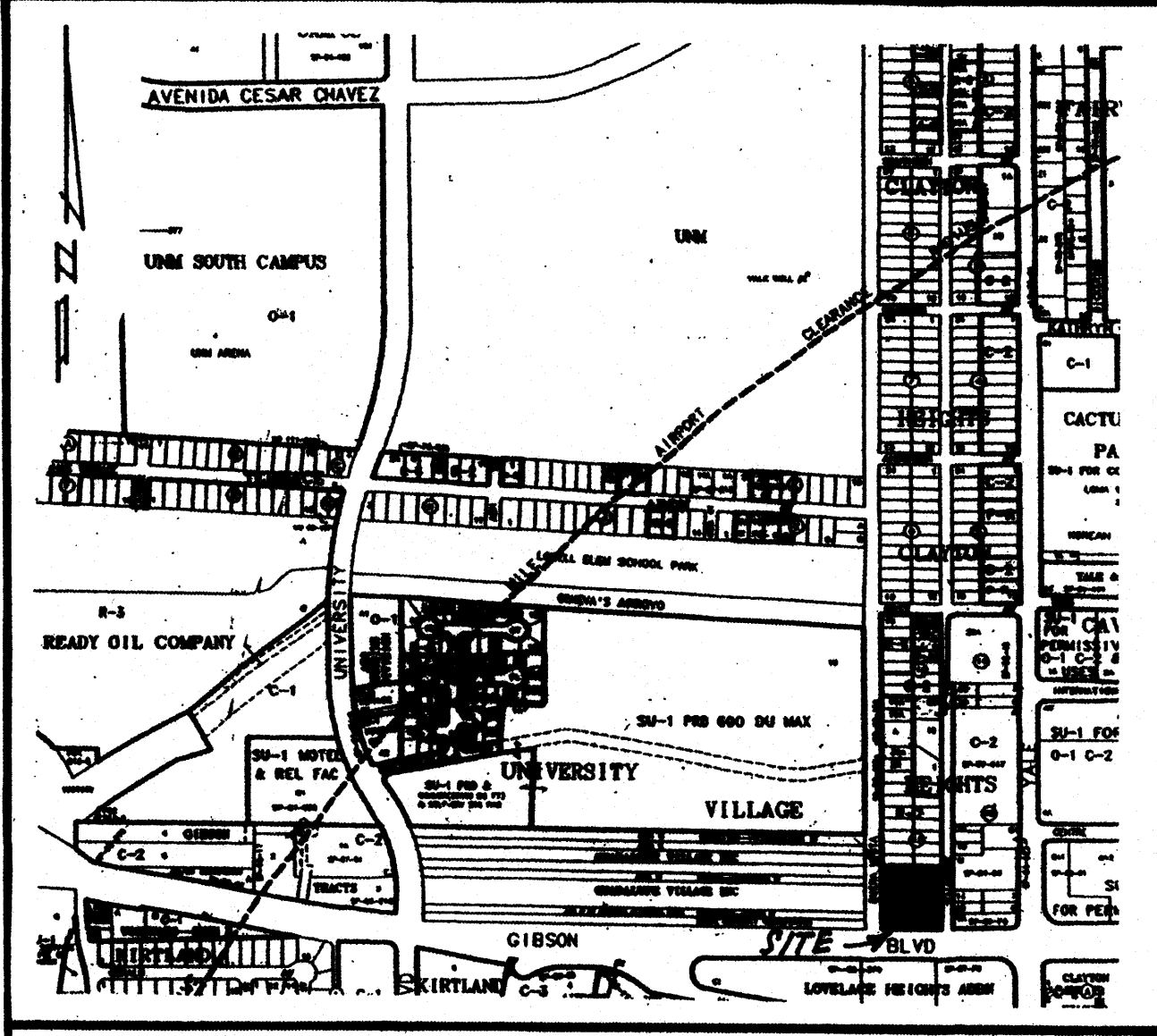
GIBSON AVENUE S.E.

ORIFICE EQUATION: $Q_{max} = (A)(C_v)\sqrt{2gh}$
 $24" \times 24" \text{ INLET @ } 1.5 \text{ DEPTH}$
 $11/10" \text{ ORIFICE @ } 17\% \text{ SLAKE:}$
 $Q = AC_v\sqrt{2gh}$
 $Q = 1.3958 (A.G.) \sqrt{2(32.2)1.5}$
 $Q = 0.23 \text{ CFS}$
 $A = 1.3958 \text{ ft}^2$
 $C_v = 0.6 \quad g = 32.2 \text{ ft./s}^2$



STORM INLET SECTION
N.T.S.

N.T.S.



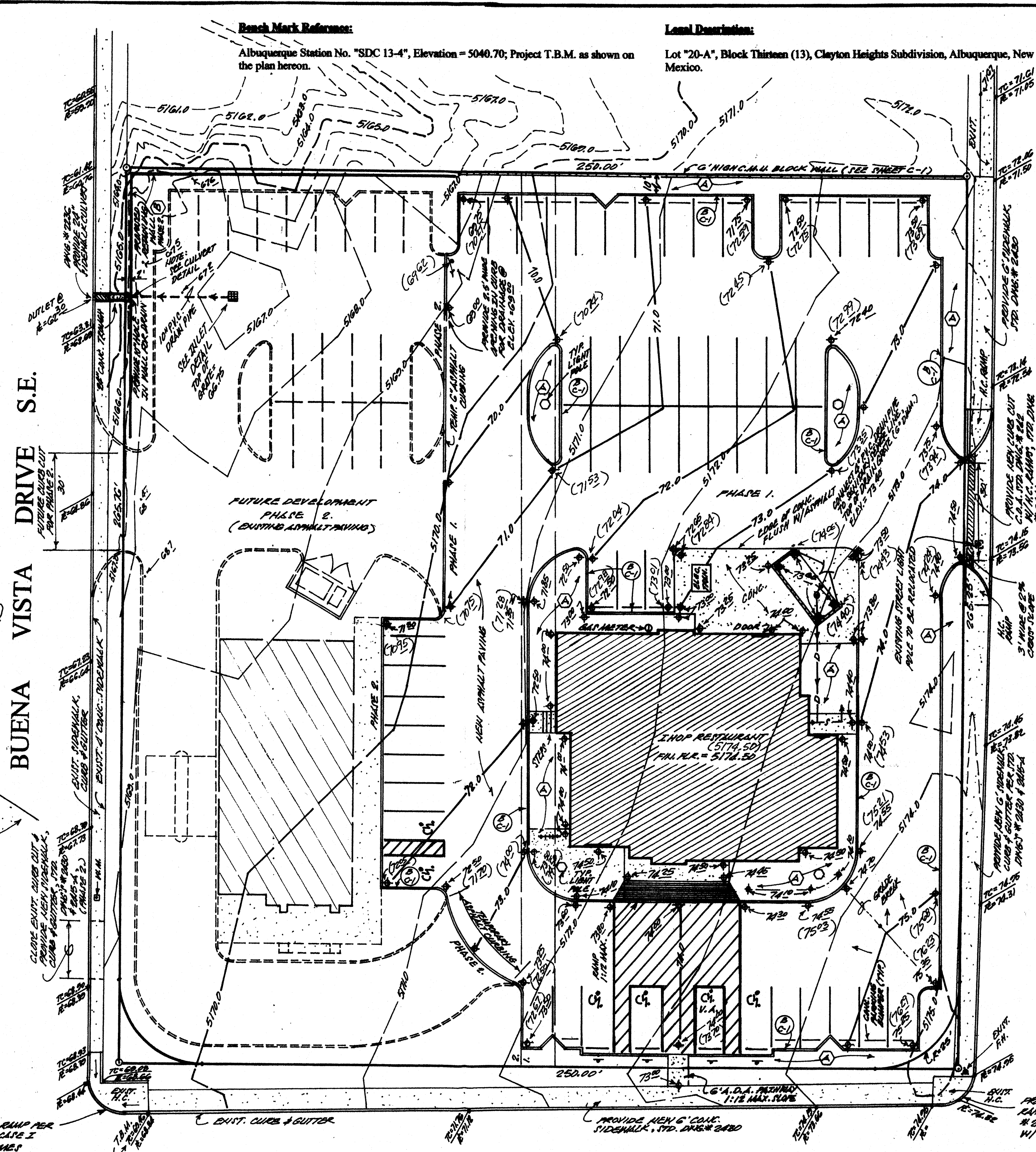
VICINITY MAP
L-15-Z

10 INCH DRAIN
Worksheet for Circular Channel

Project Description: 10 INCH DRAIN
File Element: Circular Channel
Method: Manning's Formula
Slope For: Discharge

Input Data:
Manning's Coefficient: 0.013
Channel Slope: 10.0000 %
Depth: 0.83 ft
Diameter: 10.00 in

Results:
Discharge: 6.50 cfs
Flow Area: 0.55 ft²
Wetted Perimeter: 2.58 ft
Top Width: 0.03 ft
Critical Depth: 0.83 ft
Percent Full: 98.98
Critical Slope: 0.006358 ft/ft
Velocity: 12.81 ft/s
Specific Energy: 3.35 ft
Froude Number: 0.56
Maximum Discharge: 7.45 cfs
Full Flow Capacity: 6.85 cfs
Full Flow Slope: 0.101718 ft/ft
Flow is subcritical.



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

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 Edmundo, North of Interstate 40; and between San Mateo and the East boundary of Range 4 East; South of Interstate 40
4	East of Edmundo, North of Interstate 40; and East of the East boundary of Range 4 East, South of Interstate 40

TABLE A-1a. PEAK INTENSITY (INCHES PER HOUR)

Zone	Intensity	100-YR (2-YR, 10-YR)
1	4.70	(1.84, 3.14)
2	3.05	(2.04, 3.41)
3	3.58	(2.21, 3.65)
4	5.61	(2.34, 3.83)

DRAINAGE CERTIFICATION

I, LEVI J. VALDEZ, NMPE #5693 of the firm LEVI J. VALDEZ & ASSOCIATES, P.C. hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design information of the approved plan dated 02-18-08. The record information edited onto the original design document has been obtained by LEVI J. VALDEZ, NMPE #5693, of the firm LEVI J. VALDEZ & ASSOCIATES, P.C. I further certify that I have personally visited the project site on 02-05-08 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 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
Date: 02-05-08
NMPE

EROSION CONTROL MEASURES:

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

- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DICES, SWALES, PONDS, 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 CONSTRUCTIONS. 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/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

GENERAL NOTES:

- NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
- NO SURVEY HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HEREON.

LEGEND:

TOP OF CURB ELEVATION = 70'-06.30
CURB FLOWLINE ELEVATION = 66'-06.64
EXISTING SPOT ELEVATION = 65.1
EXISTING CONTOUR ELEVATION = 561.0
PROPOSED SPOT ELEVATION = 75.50
PROPOSED CONTOUR ELEVATION = 516.10
PROPOSED OR EXISTING CONCRETE SURFACE = 1/4"
EXISTING FENCE LINE = 1/4"

① LANDSCAPE AREA
② RETAINING WALL TO BE DESIGNED BY PROJECT ARCHITECT (PHASE 2.)

ONE PIPE HEADWALL DETAIL
S.T.S.

CONCRETE TROUGH
3/4" x 6" x 6"

Drainage Comments:

As shown on the Vicinity Map hereon, the subject site is located on the North side of Gibson Avenue S.E. between Wilmore Drive S.E. and Buena Vista Drive S.E., in the City of Albuquerque, Bernalillo County, New Mexico.

The subject site, 1.) does not lie within a designated Flood Plain (RE: F.E.M.A. Panel 361 of 825), 2.) does not accept offsite flows from adjacent properties, 3.) does not contribute to the offsite flows of adjacent properties, (these offsite flows will be re-directed and eliminated), 4.) does not lie adjacent to a natural or artificial water course, 5.) is to free-discharge developed flows into Buena Vista Drive S.E. in both Phase 1 and 2 developments shown hereon; the proposed plan(s) are to be a decrease of flows from the present condition, 6.) is totally impervious with asphalt paving.

Drainage Calculations: (Phase 1)

Per Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria for The City of Albuquerque, New Mexico, January-1993.

Site Area = 0.96 Acre
Precipitation Zone: Two (2)
Peak Intensity: In./Hr. at Tc = Twelve (12) Minutes, (100-Yr.) = 5.05

Existing Conditions: (Entire Site, 1.52 Acres)

Treatment	Area/Acre	Factor	CFS
D	1.52	x 4.70	= 7.14

"Qp" = 7.14 CFS

*** PROPOSED CONDITIONS: (Phase 1, IHOP Restaurant Site, 0.96 acre)**

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.14	X 3.14	= 0.44
D	0.82	X 4.70	= 3.85

"Qp" = 4.29 CFS

PROPOSED CONDITIONS: (Phase 2, Future Retail Pad, 0.56 acre)

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.17	X 3.14	= 0.53
D	0.39	X 4.70	= 1.83

"Qp" = 2.36 CFS

NOTE: REFER TO "SITE PLAN" (SHEET C-1) FOR LAYOUT DIMENSIONS OF CURBS, SIDEWALKS, ETC.

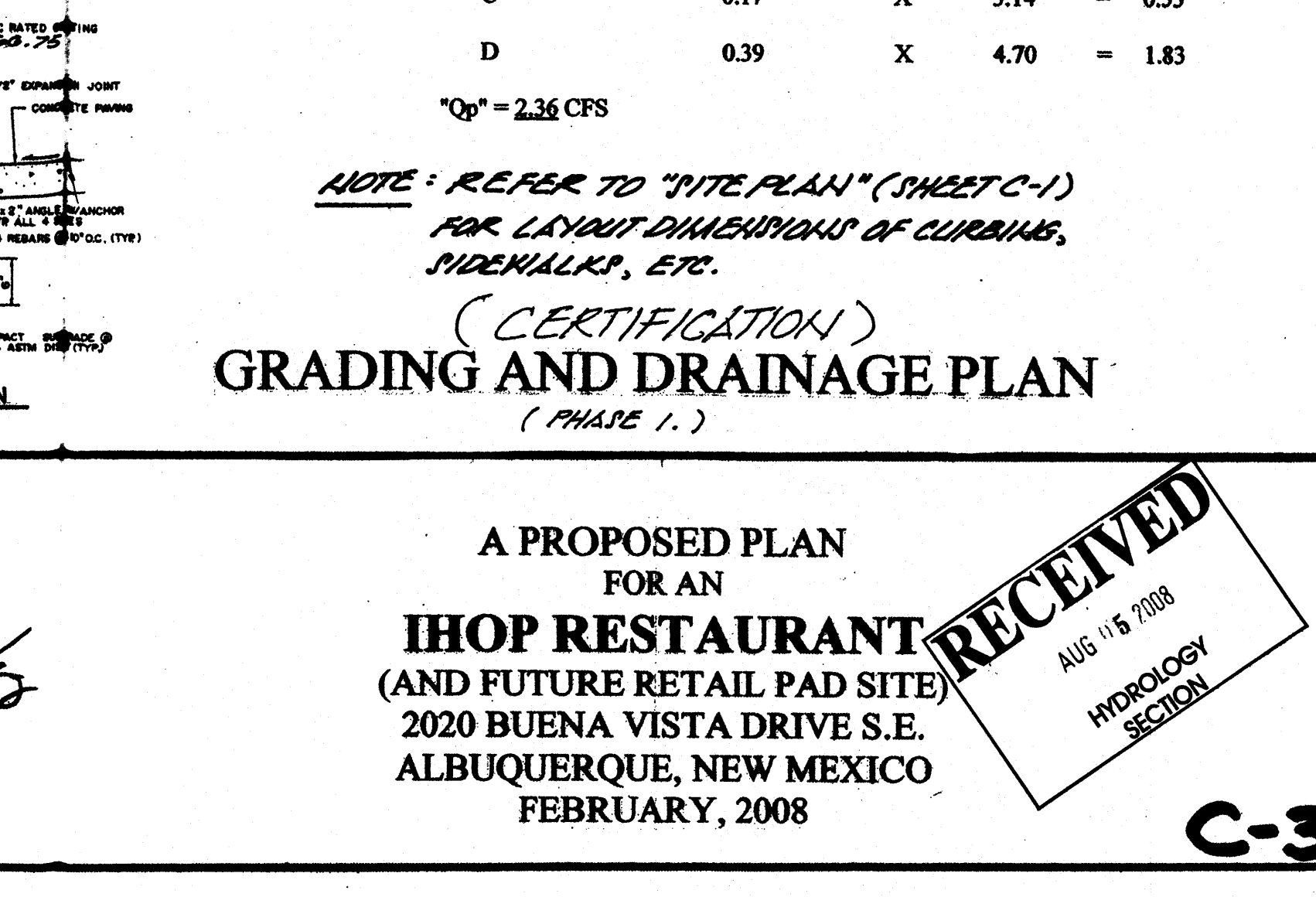
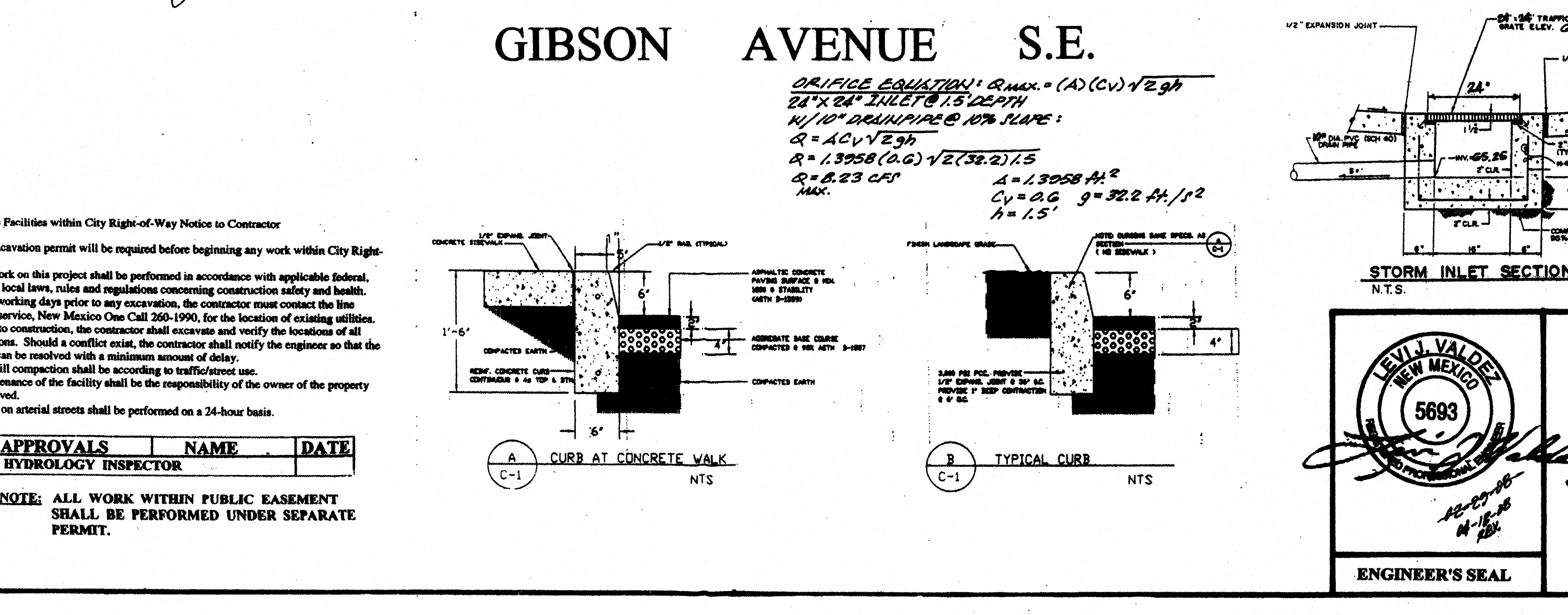
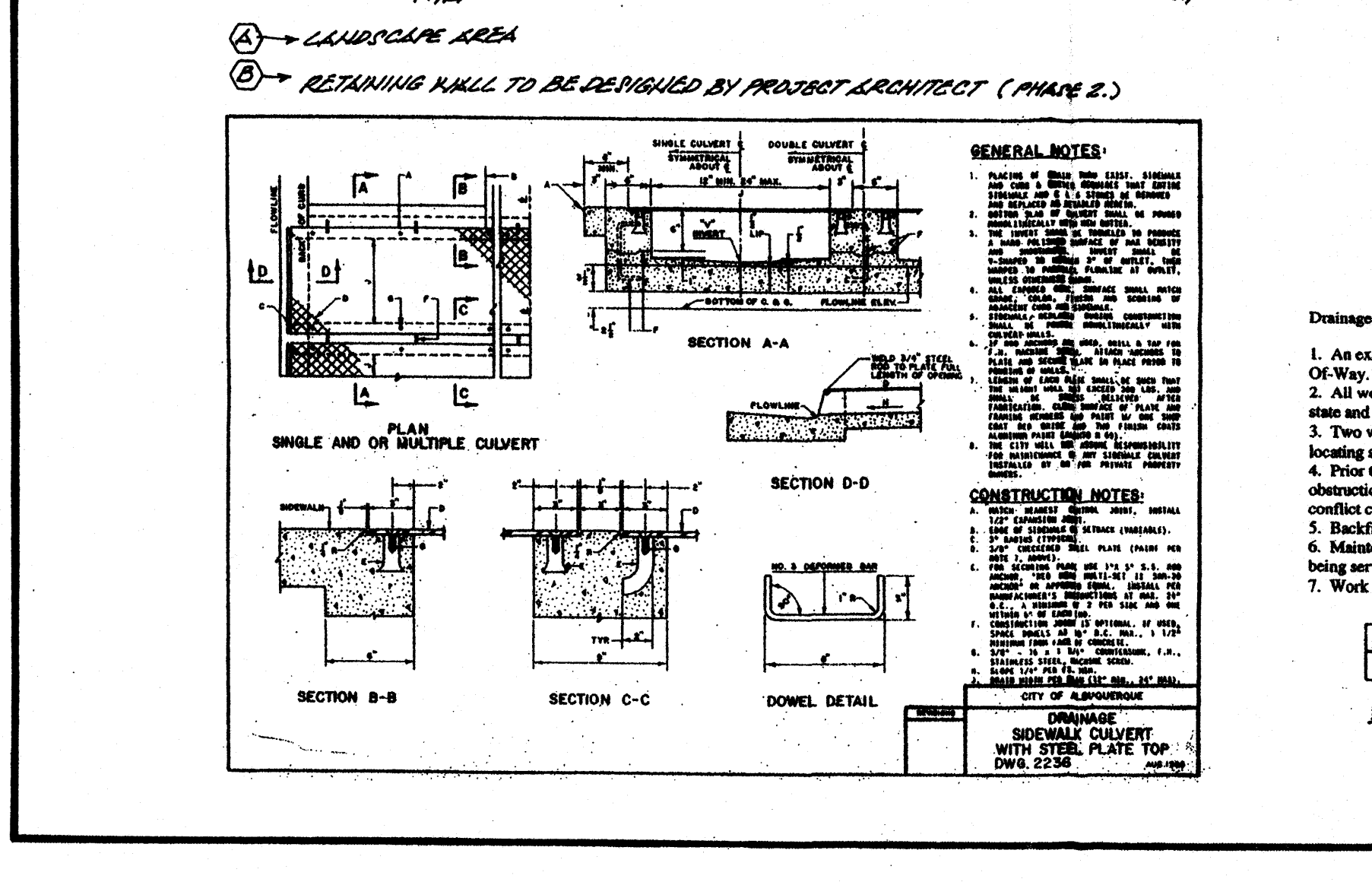
GRADING AND DRAINAGE PLAN (PHASE 1.)

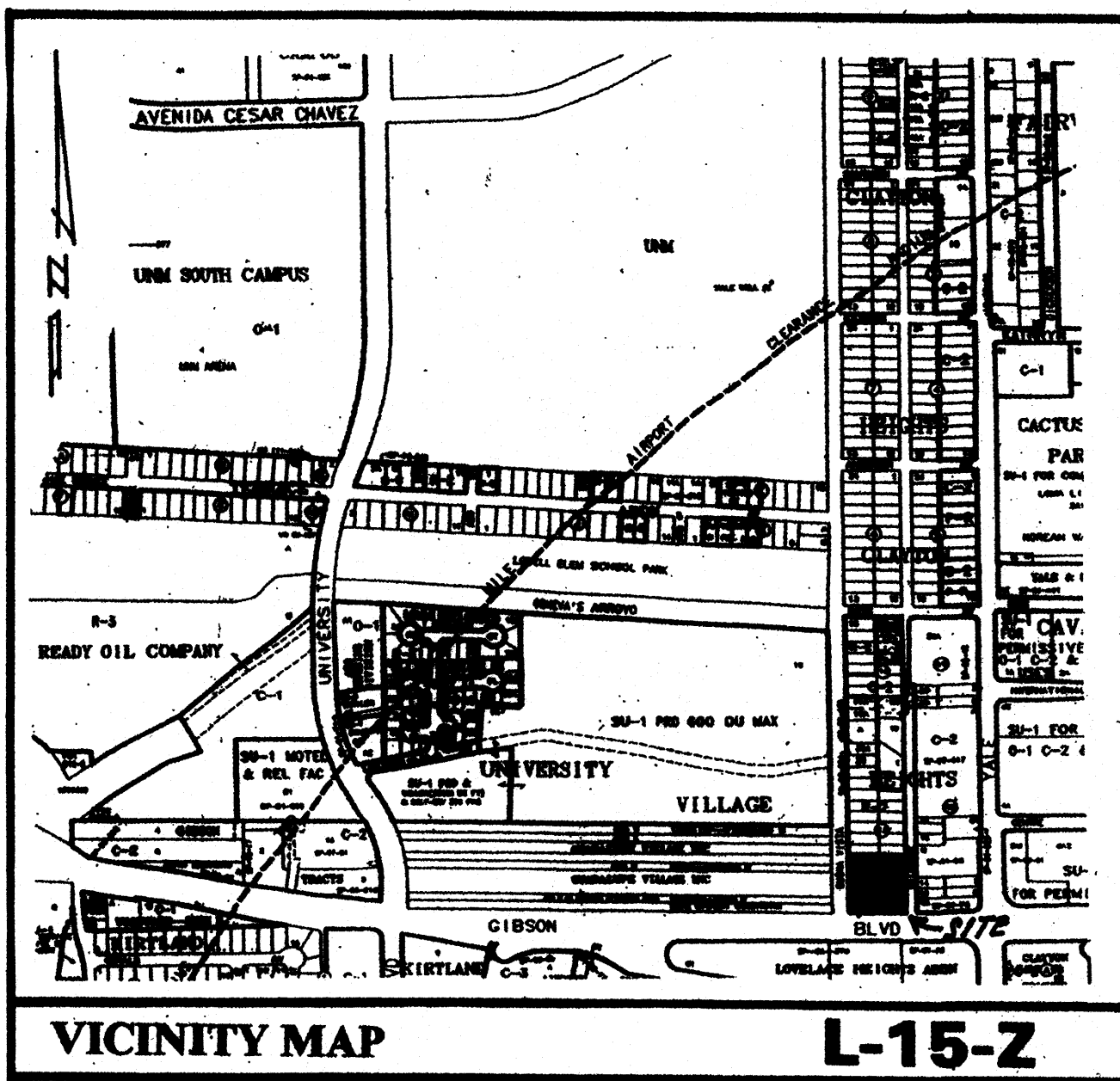
(CERTIFICATION)

A PROPOSED PLAN FOR AN
IHOP RESTAURANT
(AND FUTURE RETAIL PAD SITE)
2020 BUENA VISTA DRIVE S.E.
ALBUQUERQUE, NEW MEXICO
FEBRUARY, 2008

RECEIVED
AUG 11 2008
HYDROLOGY SECTION

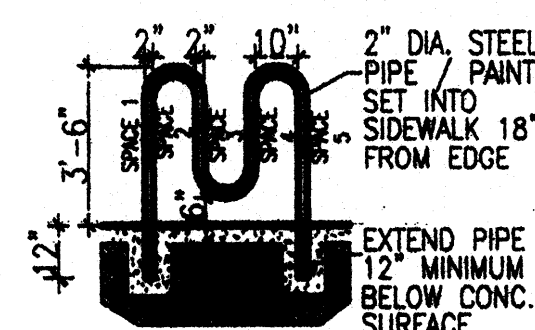
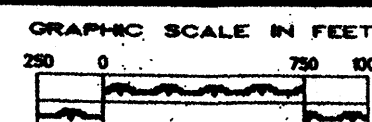
ENGINEER'S SEAL
LEVI J. VALDEZ
NEW MEXICO
5693
02-05-08
02-18-08



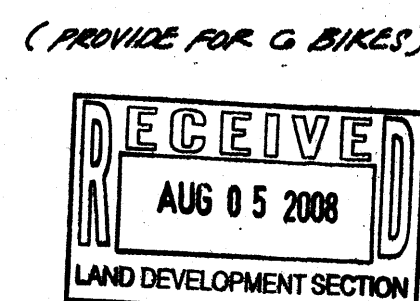


VICINITY MAP

L-15-Z

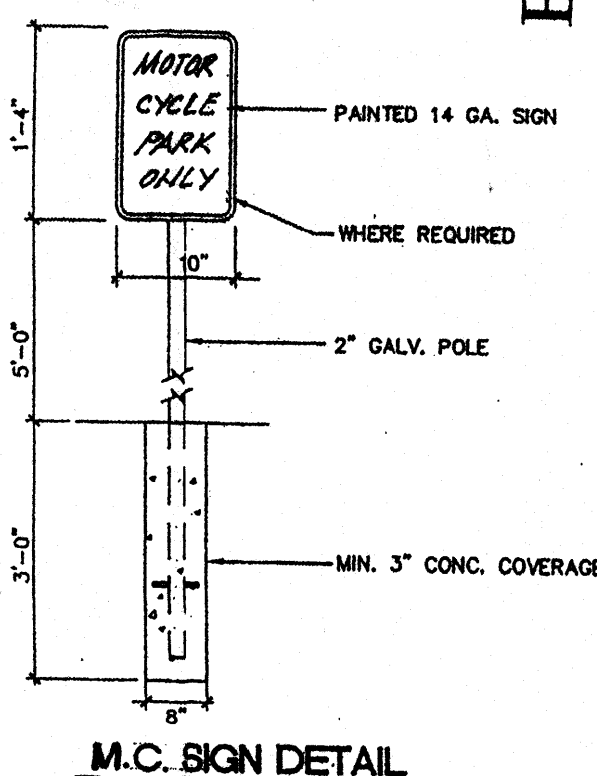


Bike Rack Detail
Scale: Not to Scale

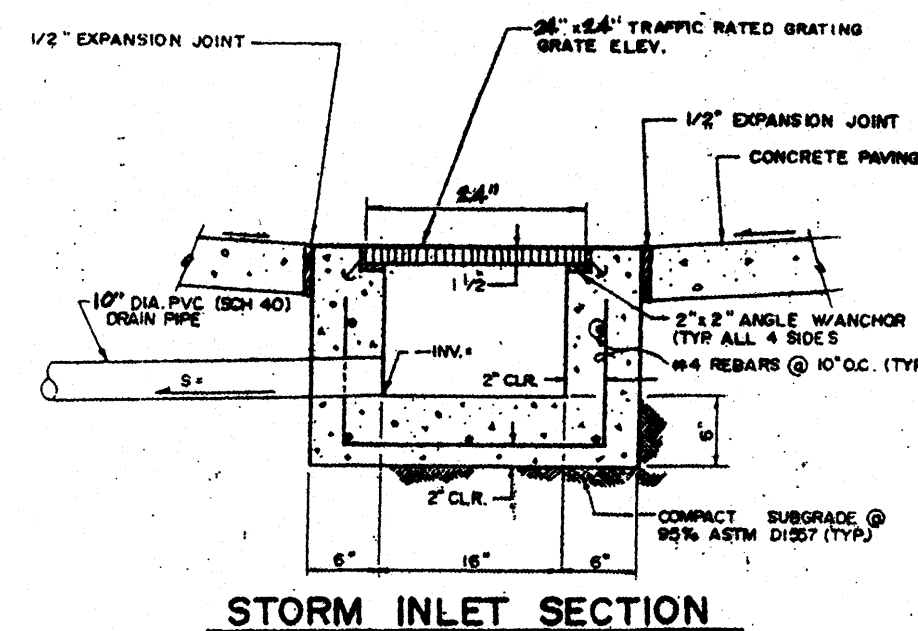


UTILITY PRECAUTIONS
THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

PAVED LANDSCAPE AREA

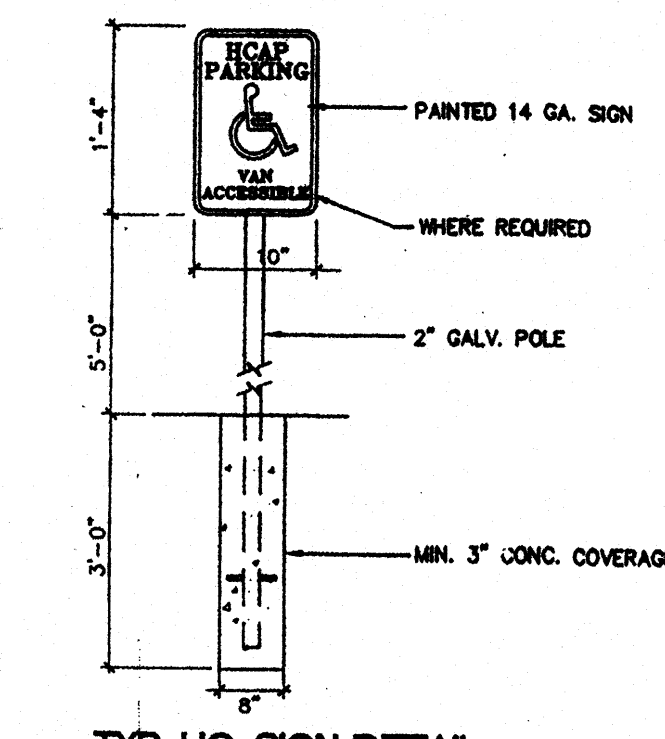


M.C. SIGN DETAIL



STORM INLET SECTION
N.T.S.

REFER TO 'GRADING AND DRAINAGE PLAN' (SHEET C-3).

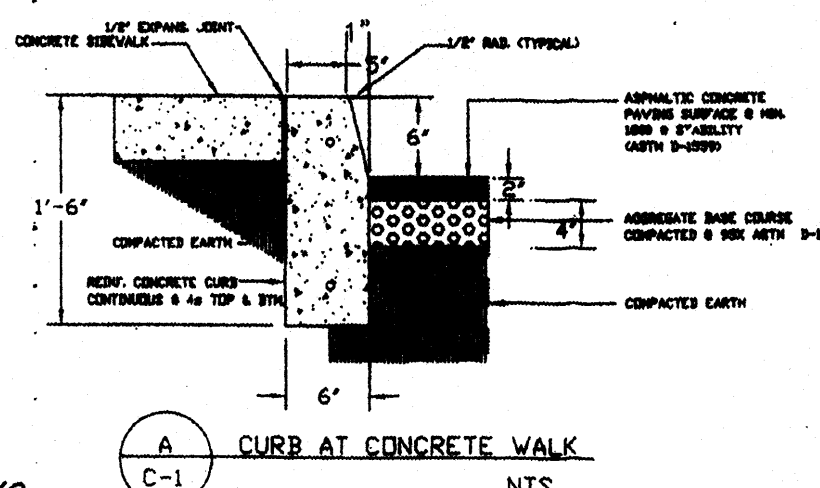


TYP. H.C. SIGN DETAIL
SCALE:

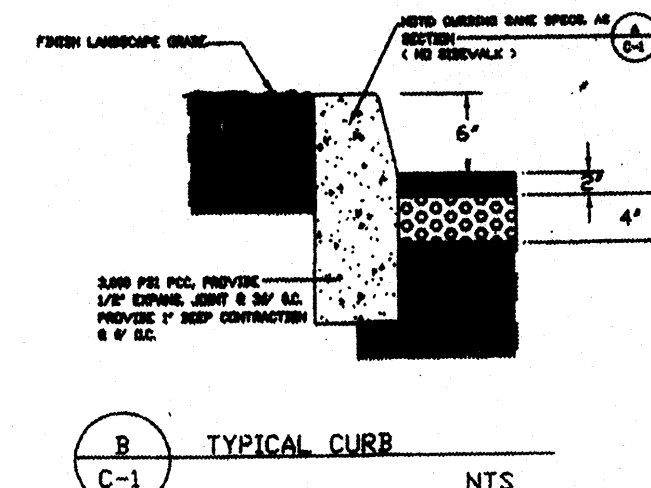
TYPICAL CONCRETE PARKING BUMPER (S)

MOTORCYCLE SIGNAGE:
12" X 18" X 4" ABOVE GROUND

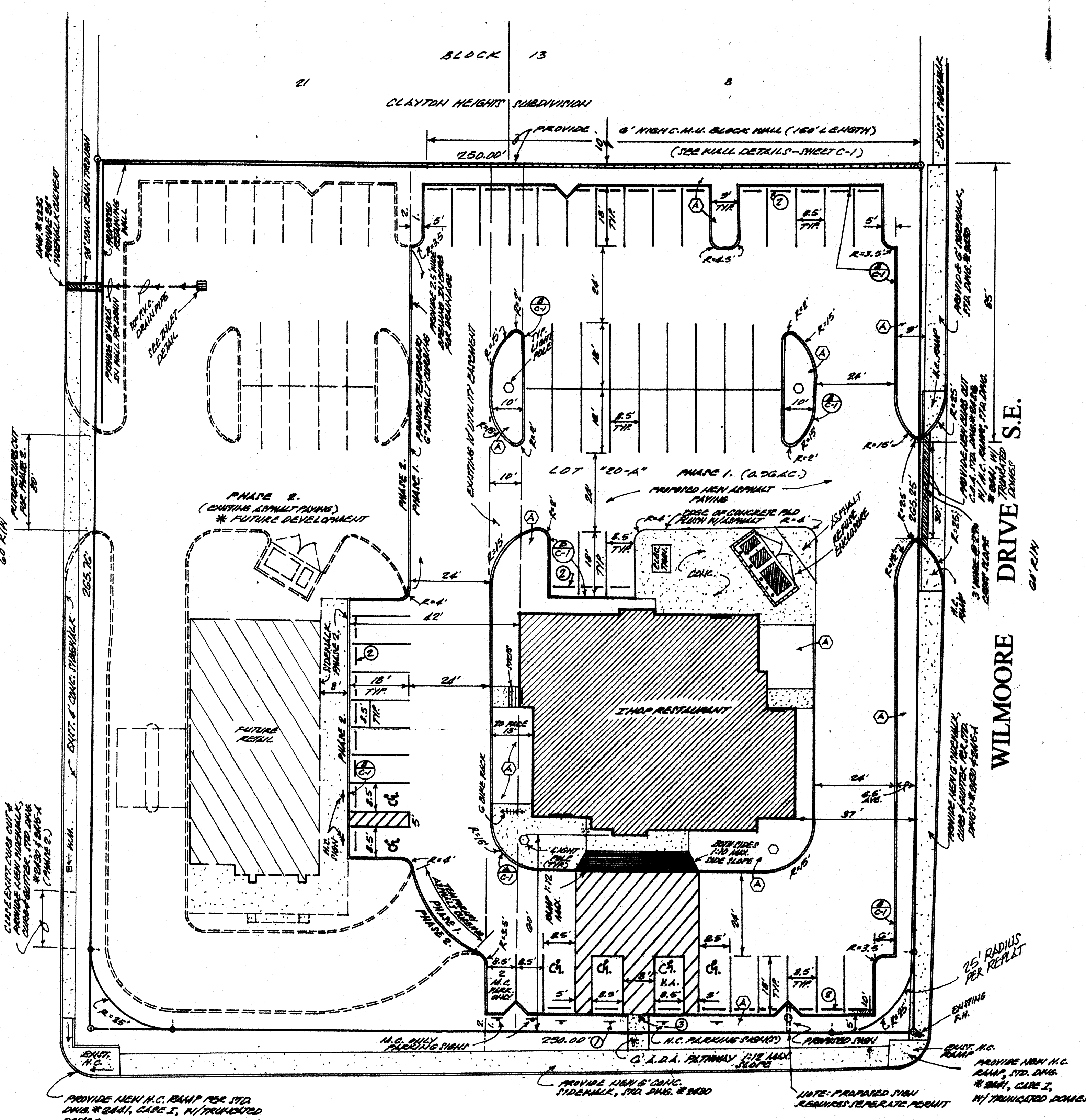
SIDEWALK FLUSH WITH ASPHALT PAVING



CURB AT CONCRETE WALK
N.T.S.



TYPICAL CURB
N.T.S.



GIBSON AVENUE S.E.

TRAFFIC CERTIFICATION

I, LEVI J. VALDEZ, NMPE 16,5693, OF THE FIRM NEW MEXICO ENGINEERS & ARCHITECTS, P.C., HEREBY CERTIFY THAT THIS PROJECT HAS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 06-18-08. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ANTHONY HARRIS, OF THE FIRM HARRIS ENGINEERING, P.C., I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 08-04-08, 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 TEMPORARY CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC LAYOUT ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Levi J. Valdez
Signature of Engineer

ENGINEER'S STAMP

08-05-08
Date



LEGAL DESCRIPTION:
LOT "20-A", BLOCK 13,
CLAYTON HEIGHTS SUBDIVISION
ADDRESS: 2020 BUENA VISTA DRIVE S.E.

SITE AREA = 1.52 ACRES
PHASE 1 = 0.26 ACRES
PHASE 2 = 0.56 ACRES

SITE ZONING: "C-2"
OCCUPANCY: 18A

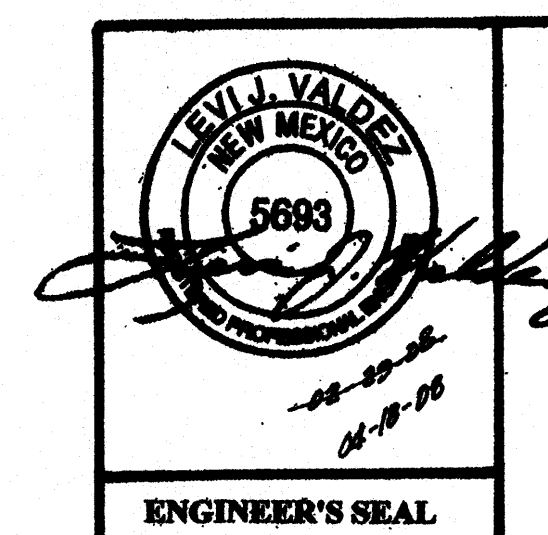
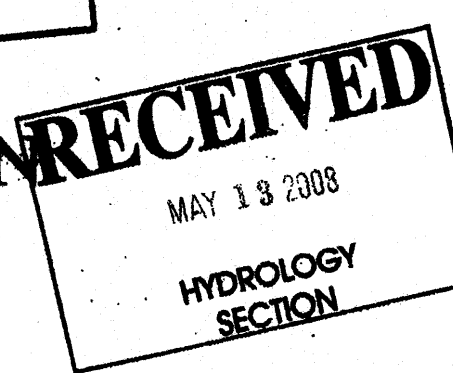
PARKING REQUIREMENTS:
REQUIRED PARKING = 46 SPACES
PARKING PROVIDED = 51 STANDARD SPACES
4 H.C. ACCESSIBLE SPACES
2 MOTORCYCLE SPACES
57 TOTAL SPACES

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

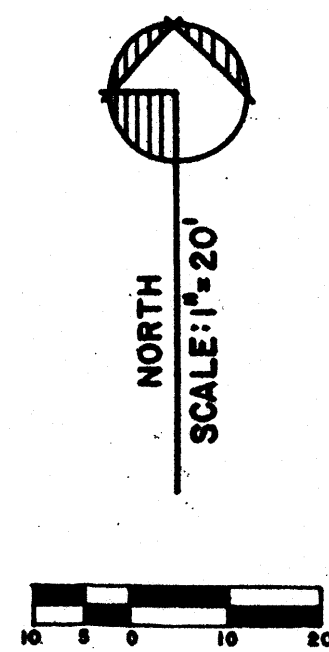
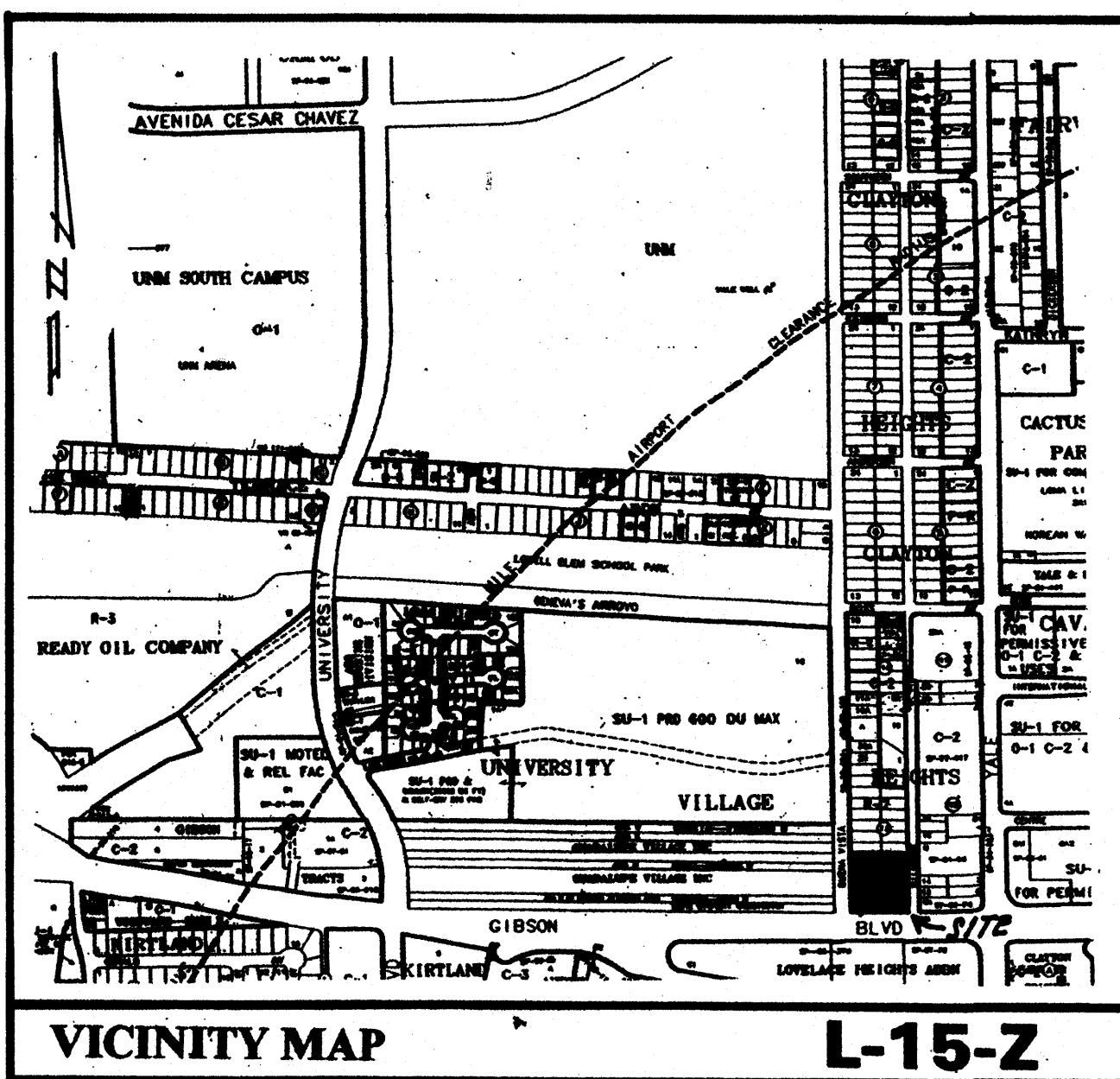
Public Infrastructure shown
on these plans for information
only and not part of approval.
Separate DRC/Permit approval
and Work Order required.



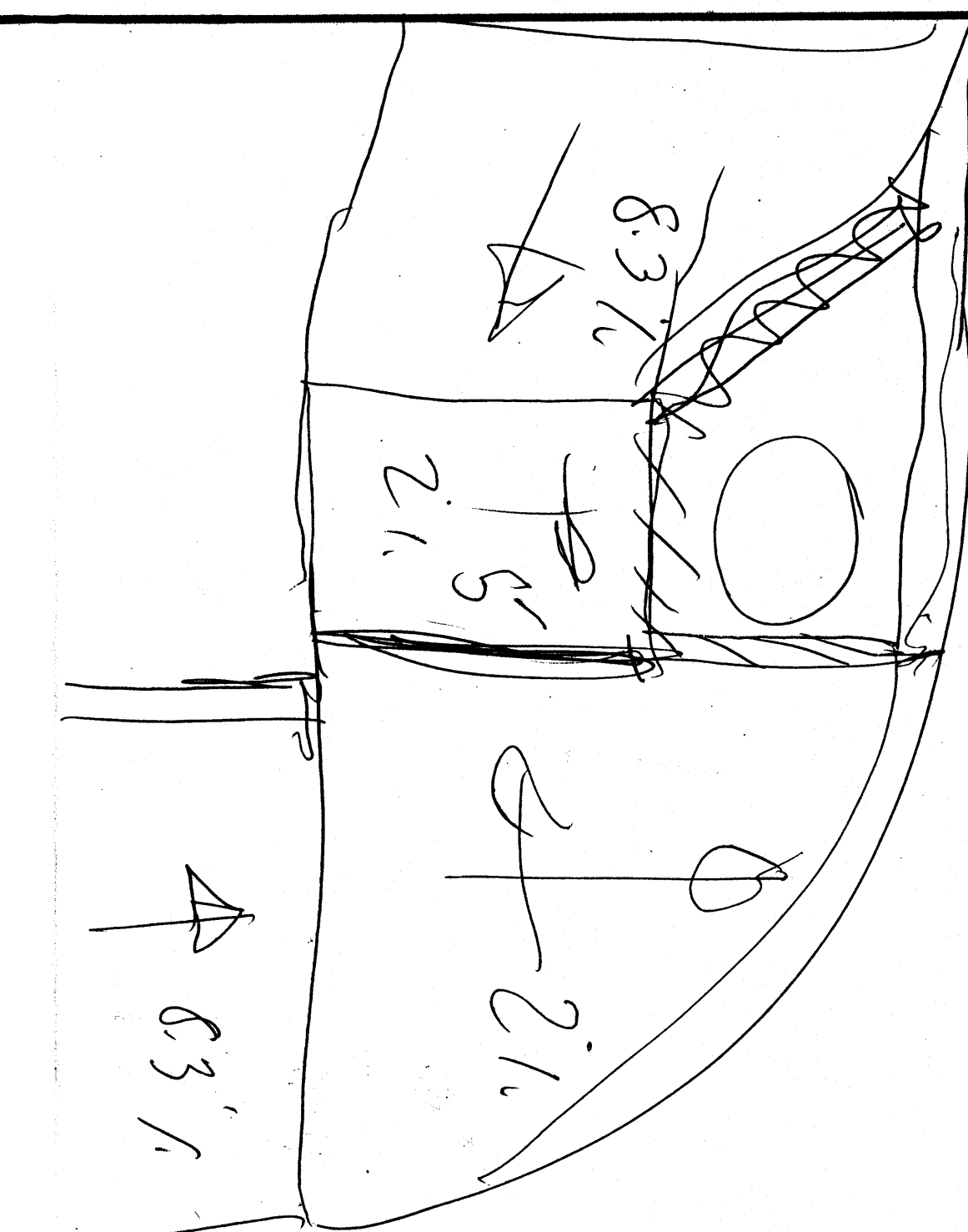
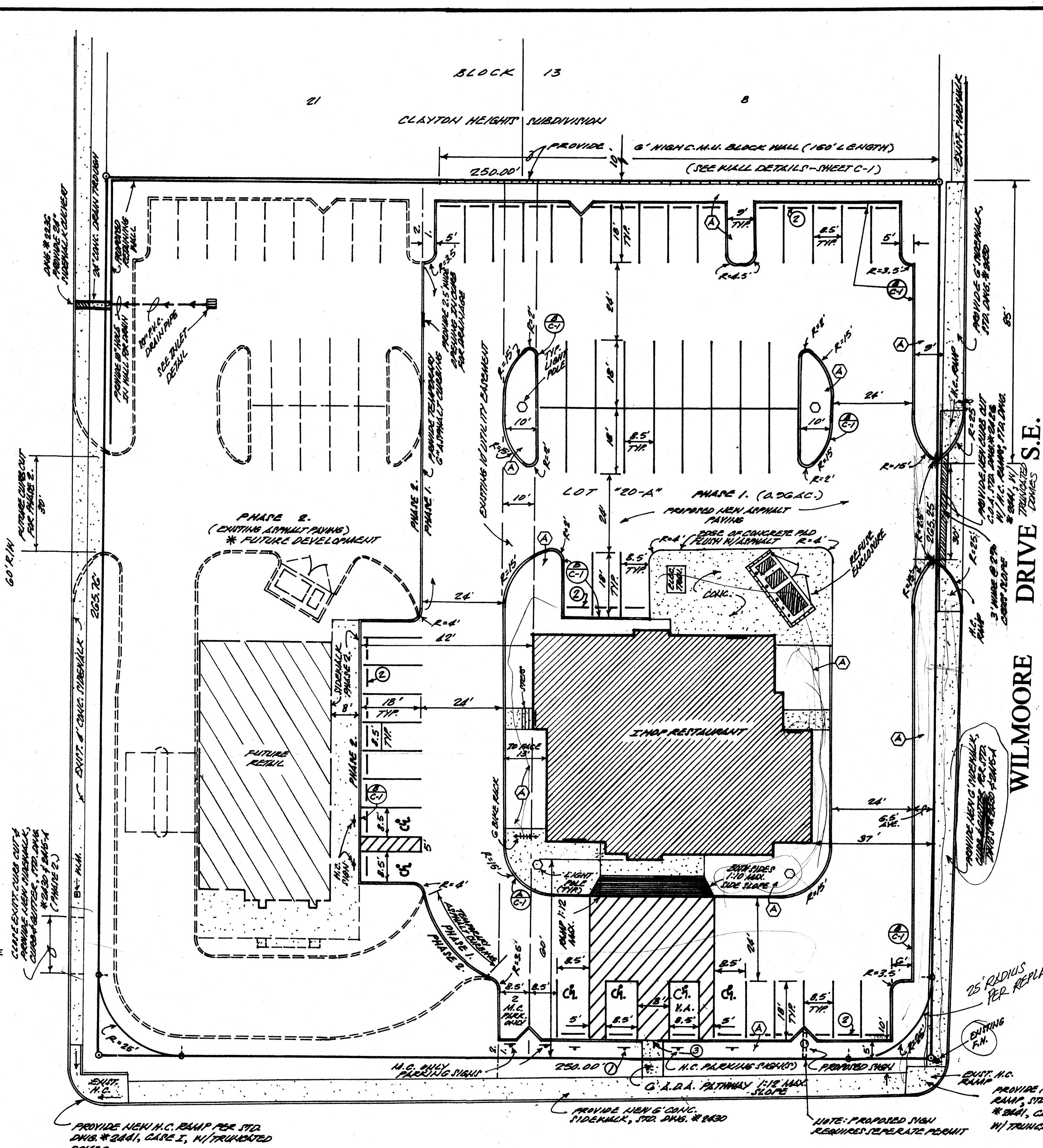
TRAFFIC CIRCULATION LAYOUT
(PHASE 1)
(CERTIFICATION)



A PROPOSED PLAN
FOR AN
IHOP RESTAURANT
(AND FUTURE RETAIL PAD SITE)
2020 BUENA VISTA DRIVE S.E.
ALBUQUERQUE, NEW MEXICO
FEBRUARY, 2008



BUENA VISTA DRIVE S.E.



WILMORE DRIVE S.E.

GIBSON AVENUE S.E.

LEGAL DESCRIPTION:
LOT "20-A", BLOCK 13,
CLAYTON HEIGHTS SUBDIVISION
ADDRESS: 2020 BUENA VISTA DRIVE S.E.
SITE AREA = 1.52 ACRES
PHASE 1 = 0.26 ACRES
PHASE 2 = 0.56 ACRES

SITE ZONING: "C-2"
OCCUPANCY: 18A

PARKING REQUIREMENTS:
REQUIRED PARKING = 40 SPACES
PARKING PROVIDED = 51 STANDARD SPACES
8 H.C. ACCESSIBLE SPACES
2 MOTORCYCLE SPACES
57 TOTAL SPACES

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.
Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.

TRAFFIC CIRCULATION LAYOUT APPROVED
[Signature]
Signed Date

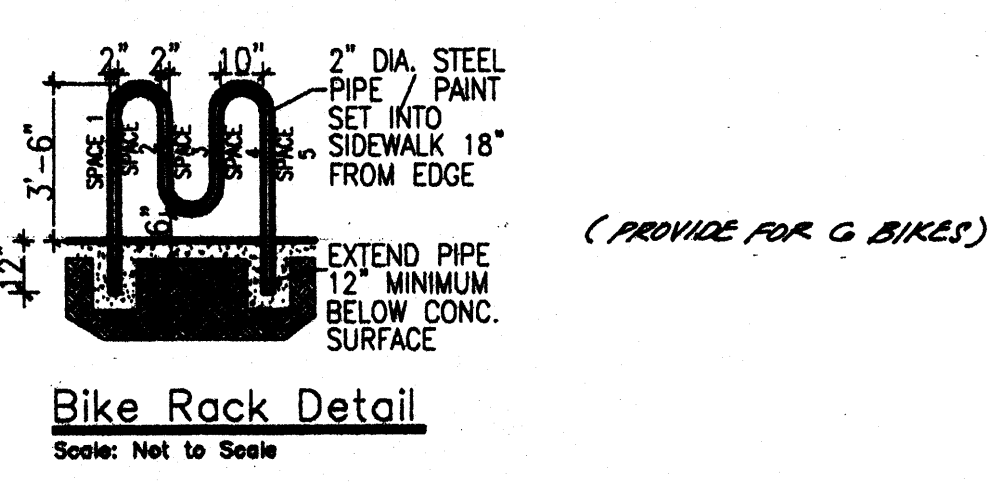
TRAFFIC CIRCULATION LAYOUT (PHASE 1.)

RECEIVED
MAY 13 2008
HYDROLOGY SECTION

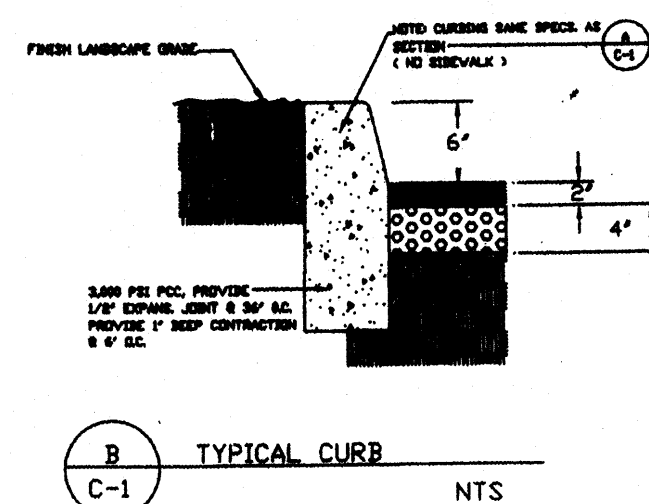
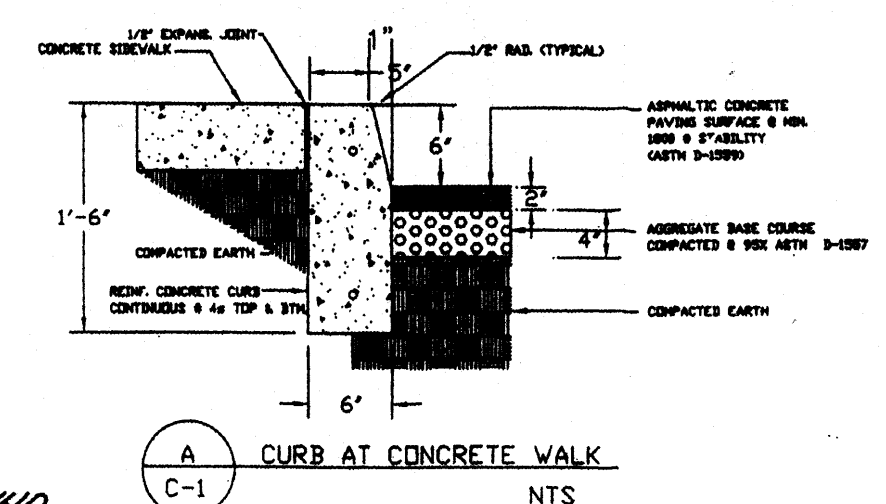
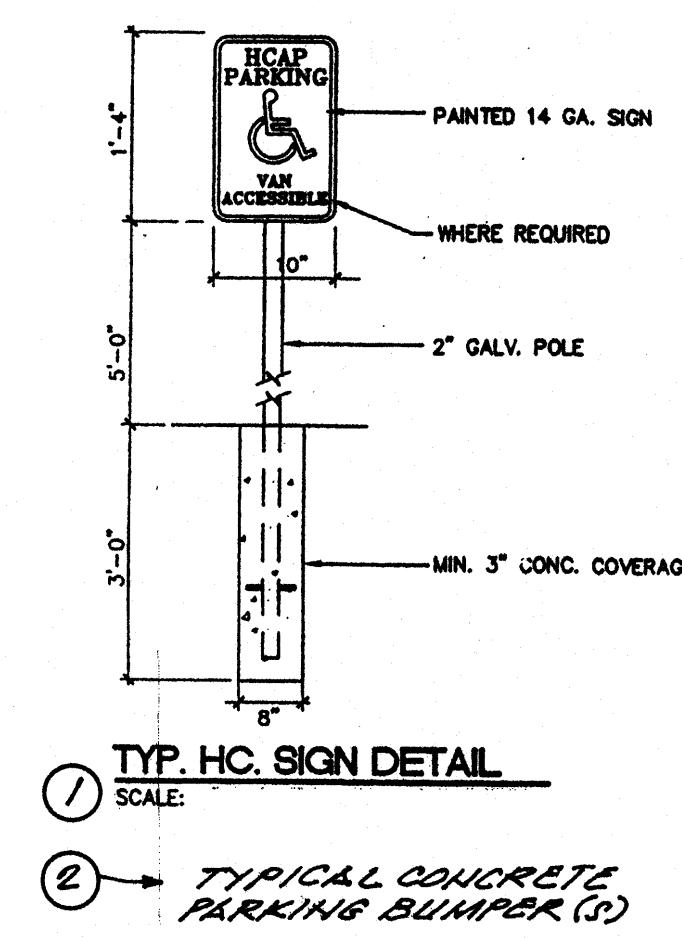
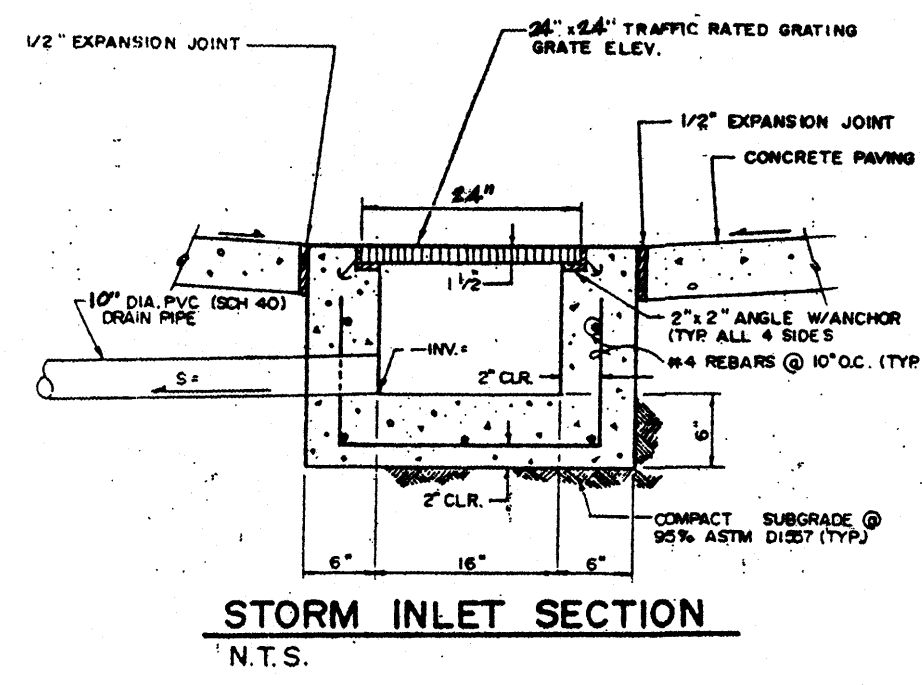
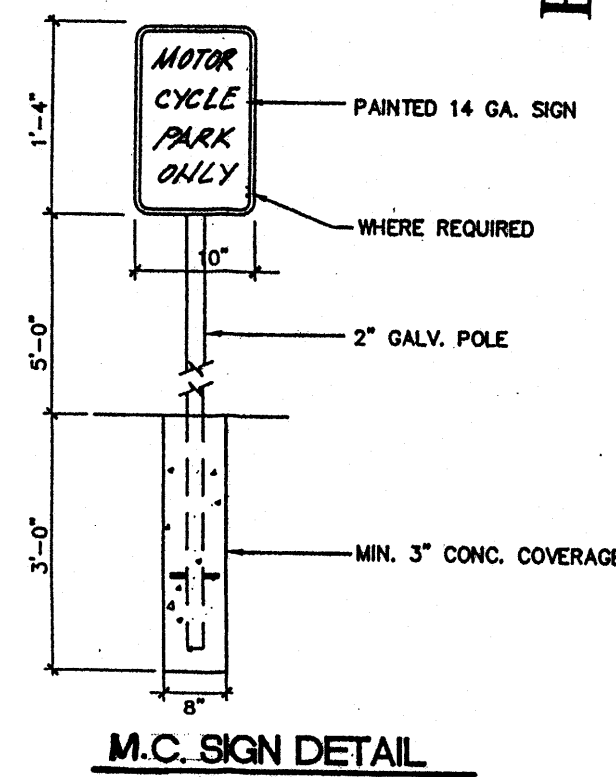
A PROPOSED PLAN FOR AN
IHOP RESTAURANT
(AND FUTURE RETAIL PAD SITE)
2020 BUENA VISTA DRIVE S.E.
ALBUQUERQUE, NEW MEXICO
FEBRUARY, 2008

LEWIS VALDES
NEW MEXICO
5693
[Signature]
02-23-08
02-23-08
ENGINEER'S SEAL

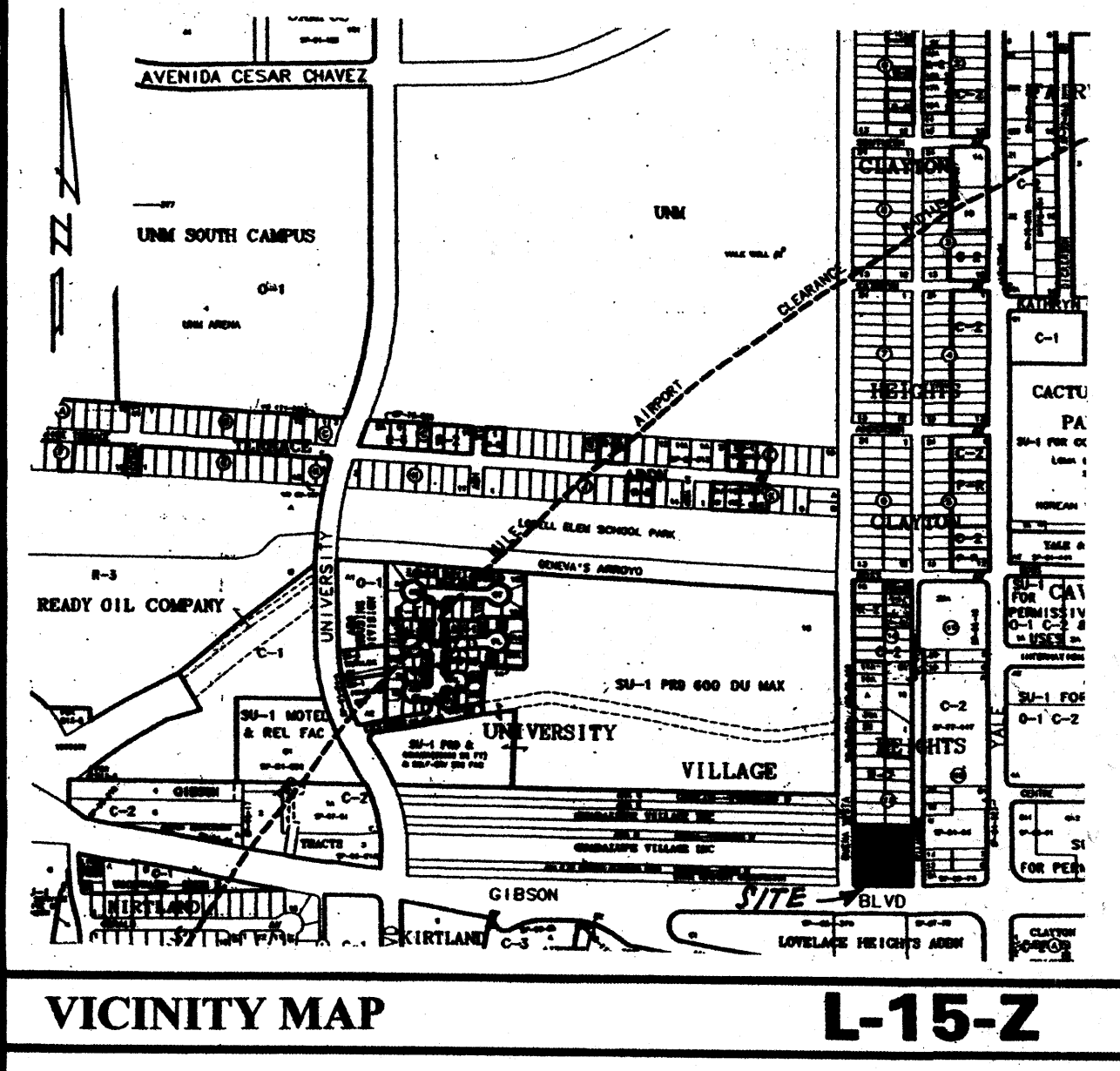
C-4



UTILITY PRECAUTIONS
THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.



1) TYP. H.C. SIGN DETAIL
2) TYPICAL CONCRETE PARKING BUMPER (C)
3) SIDEWALK FLUSH WITH ASPHALT PAVING



VICINITY MAP
GRAPHIC SCALE IN FEET
0 100 200

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:

- 1) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DICES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
- 2) 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.
- 3) 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:

- 1) 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.
- 2) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) 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.
- 3) 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.
- 4) ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

GENERAL NOTES:

- 1) NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
- 2) NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HEREON.

LEGEND:
TOP OF CURB ELEVATION = 76.68.30
CURB FLOWLINE ELEVATION = 76.66.66
EXISTING SPOT ELEVATION = 76.65.1
EXISTING CONTOUR ELEVATION = 76.65.1
PROPOSED SPOT ELEVATION = 76.75.0
PROPOSED CONTOUR ELEVATION = 76.75.0
PROPOSED OR EXISTING CONCRETE SURFACE = 76.75.0
EXISTING FENCE LINE = 76.75.0

- ① LANDSCAPE AREA
② RETAINING WALL TO BE DEVELOPED BY PROJECT ARCHITECT

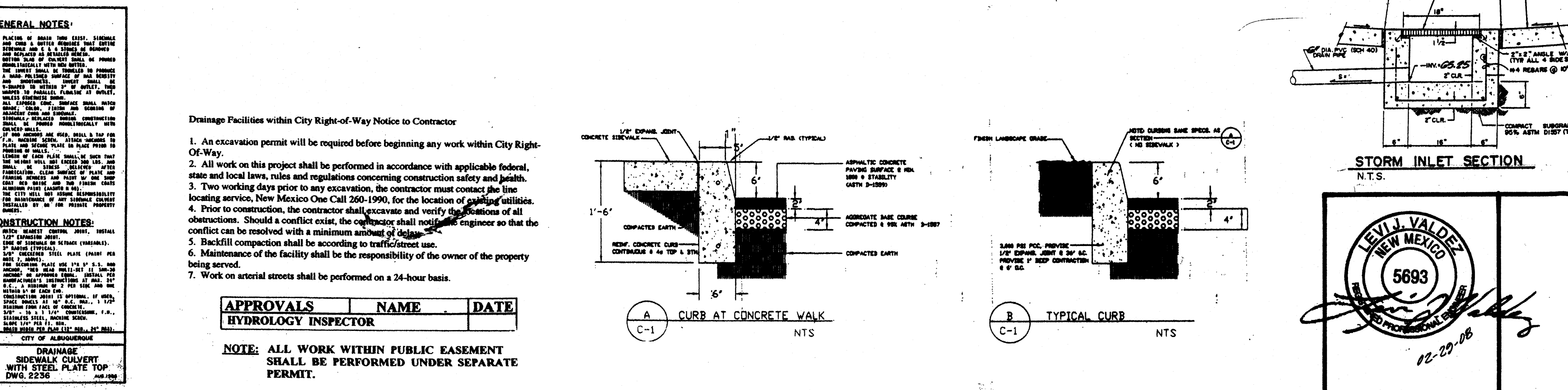
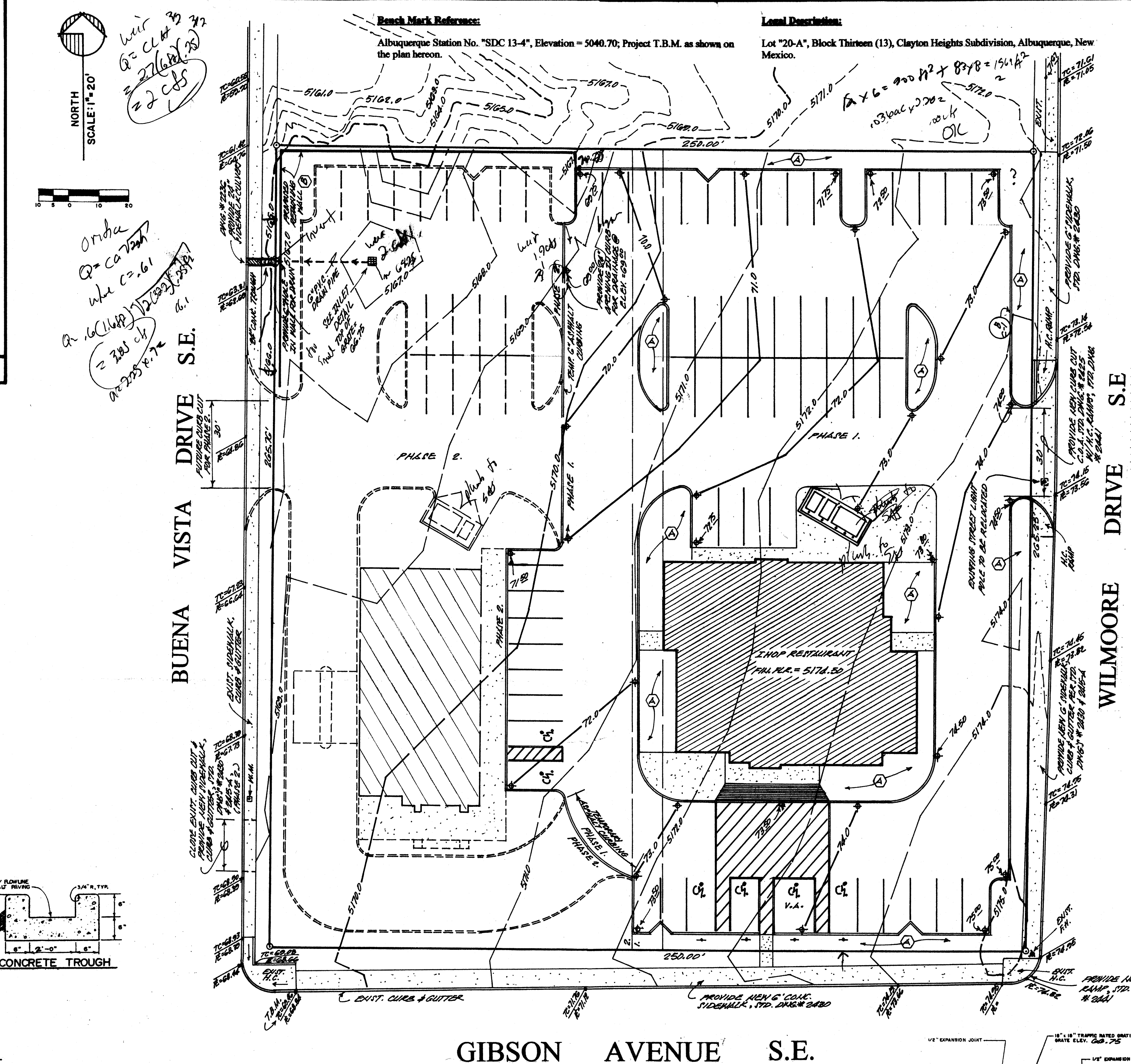
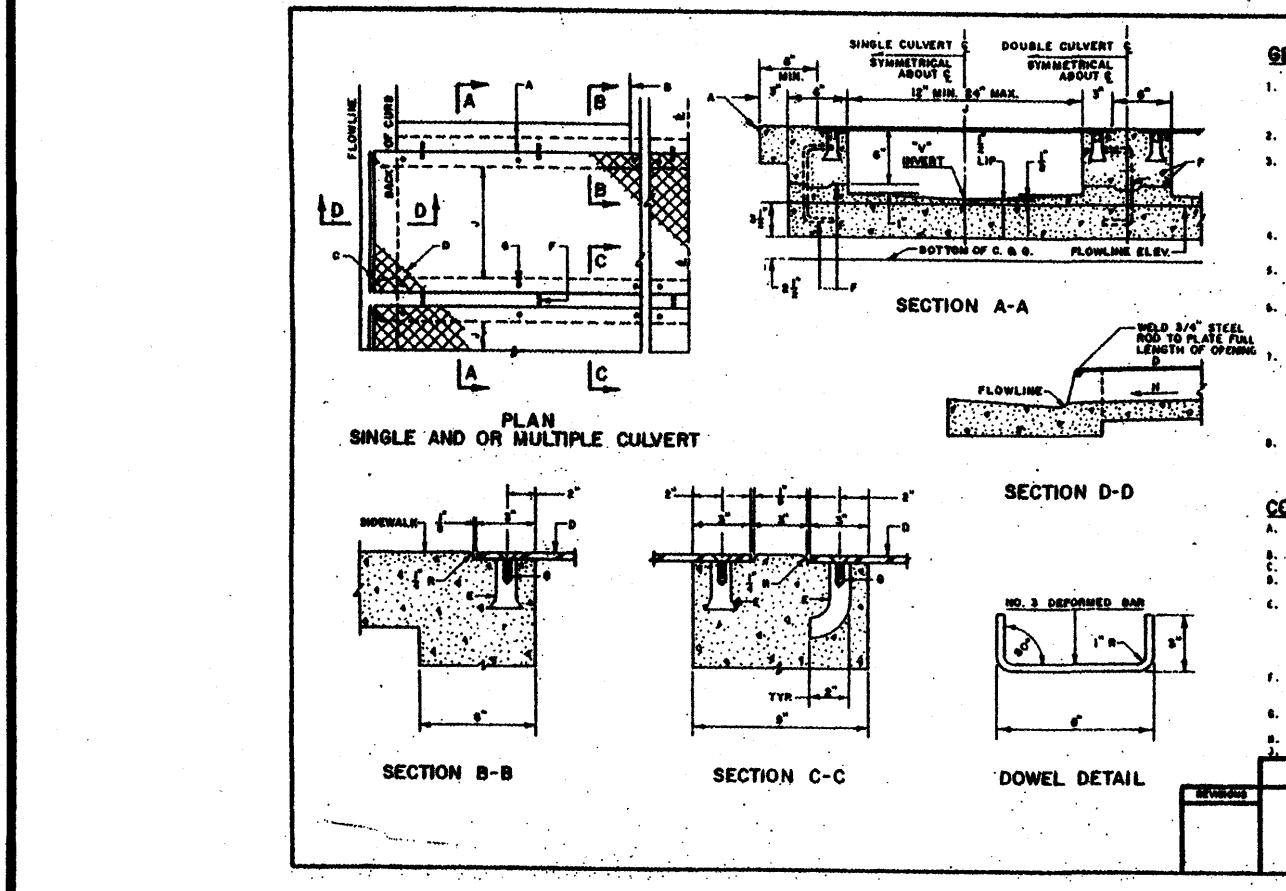


TABLE A-1. PRECIPITATION ZONES

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

TABLE A-2. PEAK INTENSITY (INCHES AT 1-HOUR)

Zone	Intensity (1-HOUR)
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-3. 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, groundwater and infiltration capacity. Crophands. Upland Arroyos.
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. Unimproved parking, roads, trails. Most vacant lots. Gravel or rock on plastic (short 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.

TABLE A-4. PEAK DISCHARGE (cfs/acre)

Zone	Treatment	100-YR (2-YR, 10-YR)
1	A	1.29 (0.00, 0.24)
2	B	2.03 (0.33, 0.76)
3	C	2.87 (0.47, 1.49)
4	D	4.37 (1.69, 2.89)

Drainage Comments:
As shown on the Vicinity Map hereon, the subject site is located on the North side of Gibson Avenue S.E. between Wilmore Drive S.E. and Buena Vista Drive S.E., in the City of Albuquerque, Bernalillo County, New Mexico.

The subject site, 1.) does not lie within a designated Flood Plain (RE: F.E.M.A. Panel 361 of 825), 2.) does not accept offsite flows from adjacent properties, 3.) does presently contribute to the offsite flows of adjacent properties, (these offsite flows will be re-directed and eliminated), 4.) does not lie adjacent to a natural or artificial water course, 5.) is to free-discharge developed flows into Buena Vista Drive S.E. in both Phase 1 and 2 developments shown hereon; the proposed plan(s) are to be a decrease of flows from the present condition, 6.) is totally impervious with asphalt paving.

Drainage Calculations: (Phase 1)

Per Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria for The City of Albuquerque, New Mexico, January-1993.

Site Area = 0.96 Acre
Precipitation Zone: Two (2)
Peak Intensity: In./Hr. at Tc = Twelve (12) Minutes, (100-Yr.) = 5.05

Existing Conditions: (Entire Site, 1.52 Acres)

Treatment	Area/Acre	Factor	CFS
D	1.52	x 4.70	= 7.14

"Qp" = 7.14 CFS

*** PROPOSED CONDITIONS: (Phase 1, IHOP Restaurant Site, 0.96 acre)**

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.14	X 3.14	= 0.44
D	0.82	X 4.70	= 3.85

"Qp" = 4.29 CFS

PROPOSED CONDITIONS: (Phase 2, Future Retail Pad, 0.56 acre)

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.17	X 3.14	= 0.53
D	0.39	X 4.70	= 1.83

"Qp" = 2.36 CFS

10 x 4 = 70 4 / 12 = 5.83

GRADING AND DRAINAGE PLAN (PHASE 1.)

A PROPOSED PLAN FOR AN IHOP RESTAURANT (AND FUTURE RETAIL PAD SITE) 2020 BUENA VISTA DRIVE S.E. ALBUQUERQUE, NEW MEXICO FEBRUARY, 2008

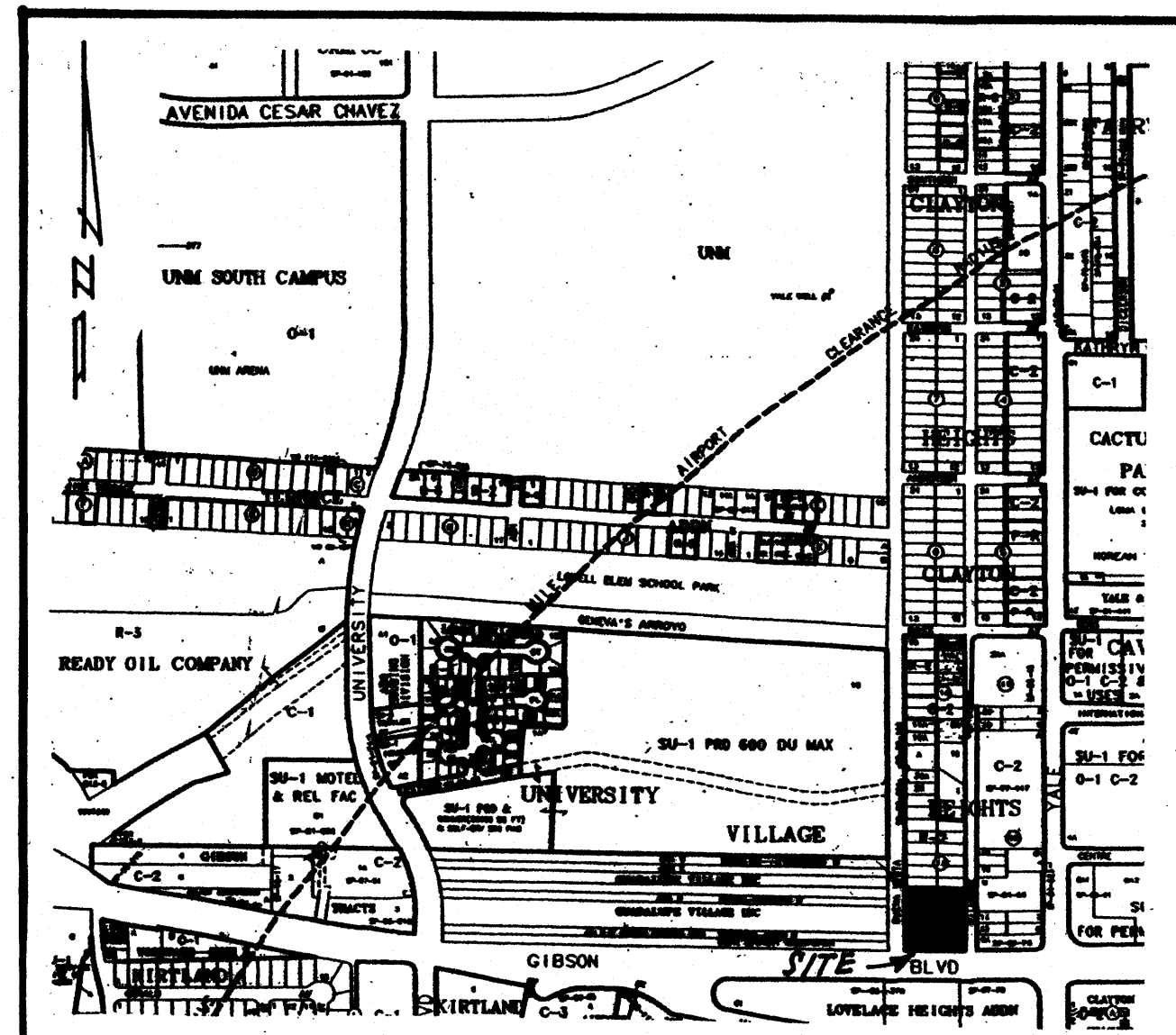
RECEIVED MAR 11 2008 HYDROLOGY SECTION

ENGINEER'S SEAL

5693

12-22-08

C-3



VICINITY MAP
L-15-Z



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, DIKES, SWALES, PONDS, 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/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

GENERAL NOTES:

- NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
- NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HEREON.

LEGEND:

- TOP OF CURB ELEVATION = 75.60.30
- CURB FLOWLINE ELEVATION = 75.60.00
- EXISTING SPOT ELEVATION = 75.60.00
- EXISTING CONTOUR ELEVATION = 75.60.00
- PROPOSED SPOT ELEVATION = 75.60.00
- PROPOSED CONTOUR ELEVATION = 75.60.00
- PROPOSED OR EXISTING CONCRETE SURFACE = 75.60.00
- EXISTING FENCE LINE = 75.60.00

- ② LANDSCAPE AREA
- ③ RETAINING WALL TO BE DESIGNED BY PROJECT ARCHITECT (PHASE 2.)

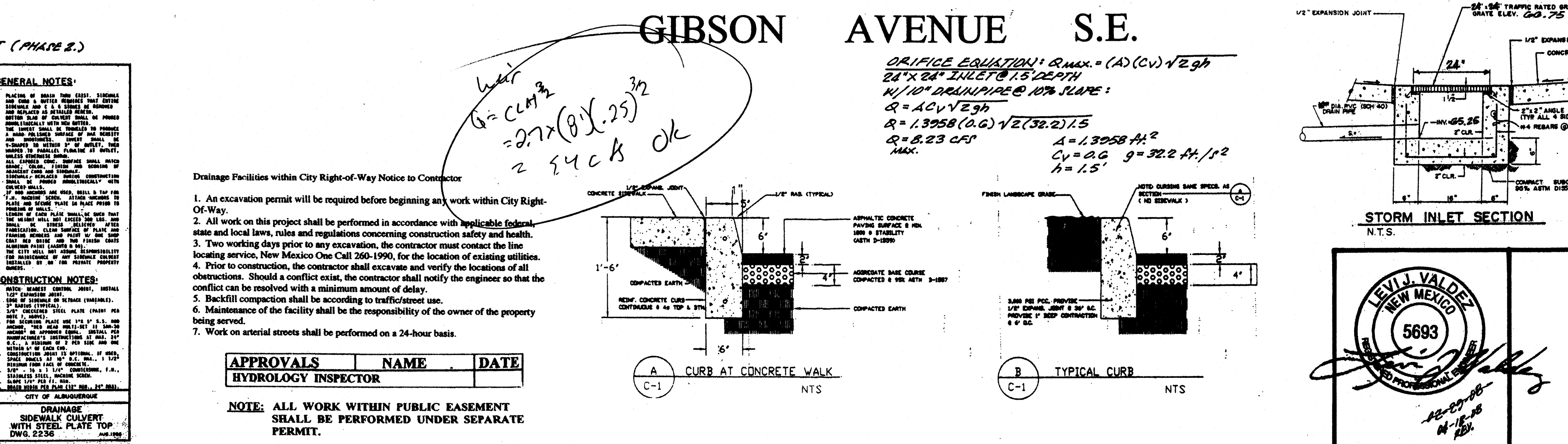
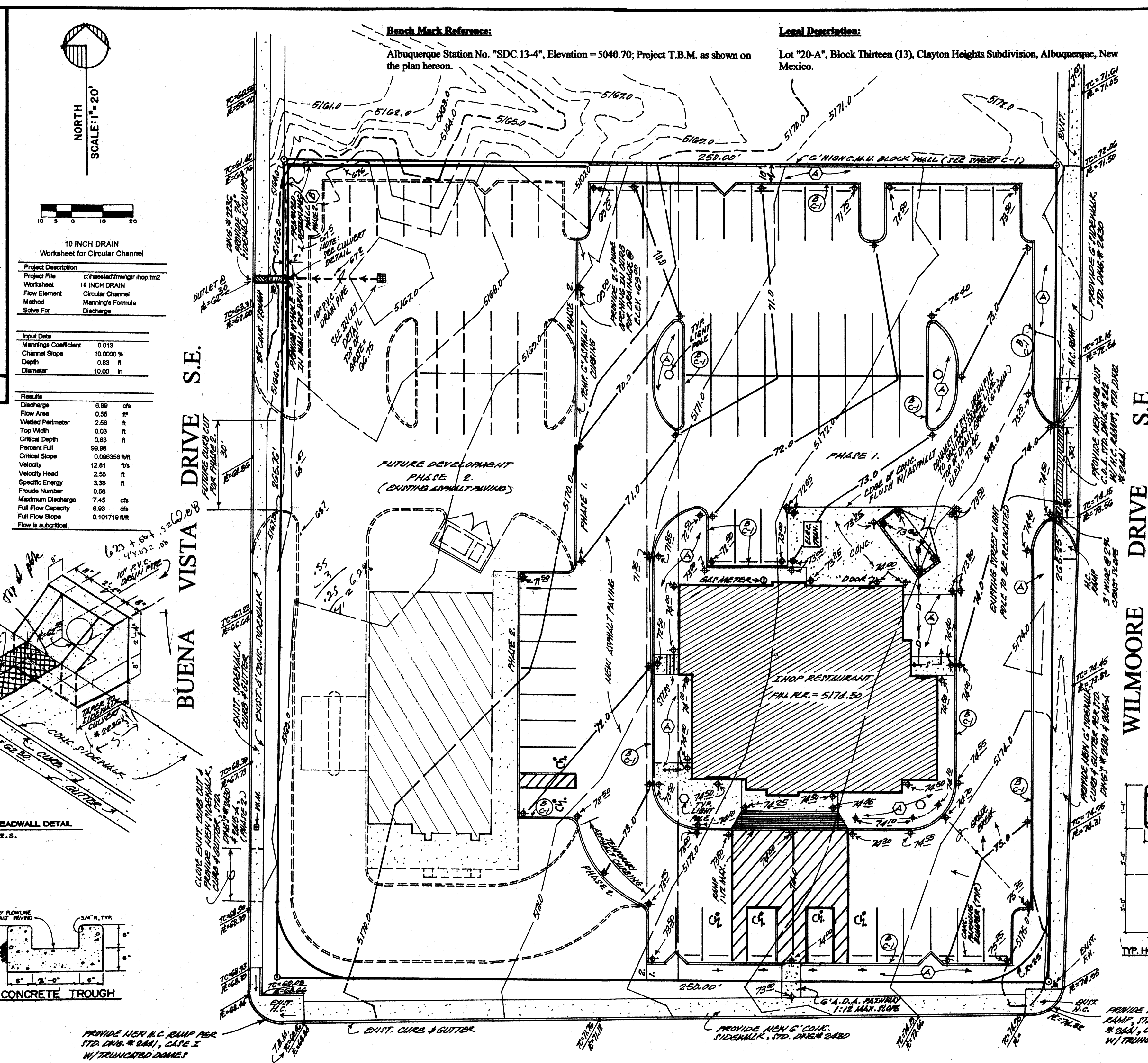
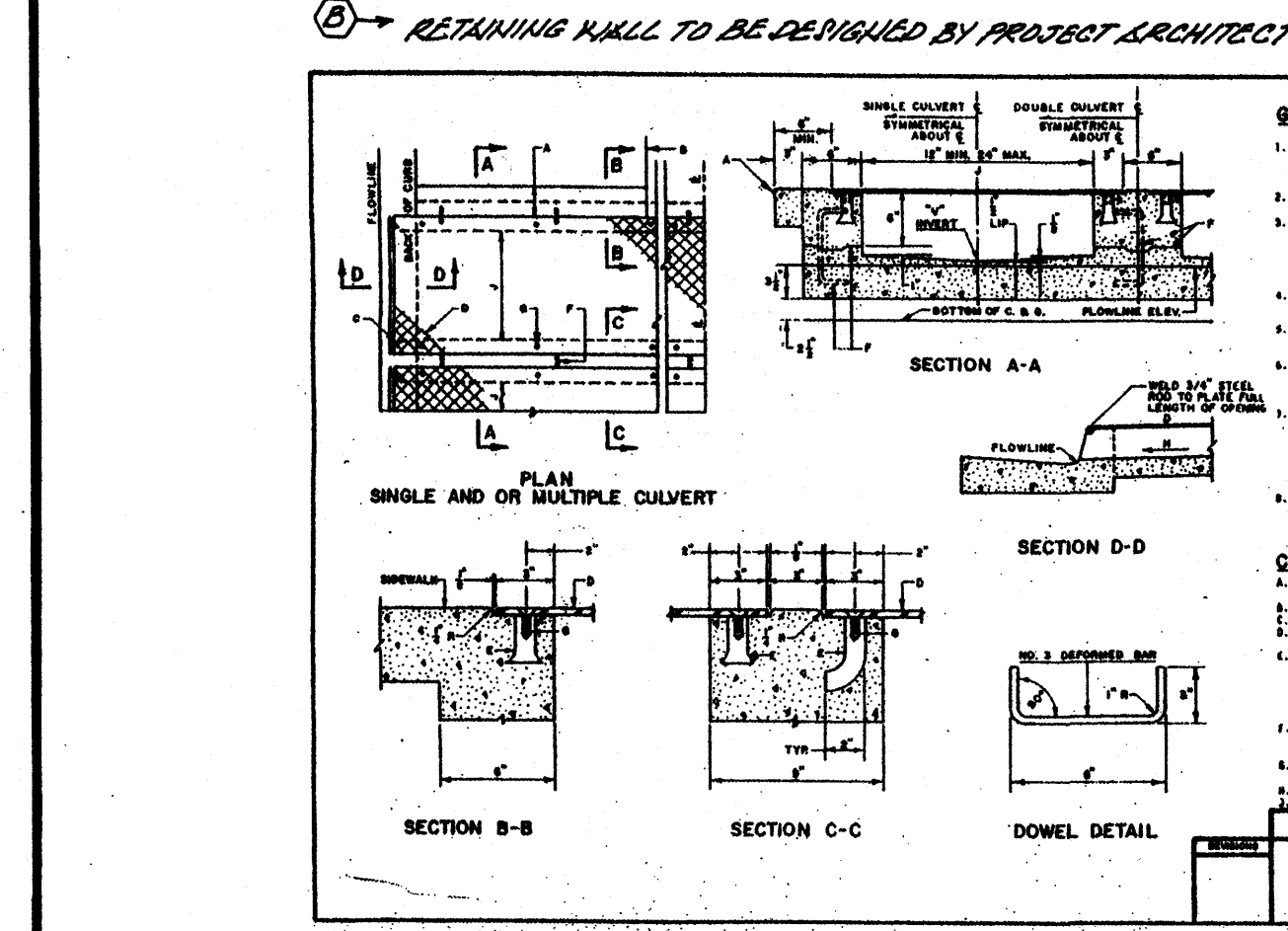


TABLE A-1. PRECIPITATION ZONES

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

TABLE A-2. PEAK INTENSITY (INCHES AT 2-HOUR)

Zone	Intensity (2-HR, 10-YR)
1	4.70 (1.94, 3.14)
2	3.05 (2.04, 3.41)
3	1.58 (2.11, 3.65)
4	5.61 (2.34, 3.83)

TABLE A-3. 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, groundwater and infiltration capacity. Croplands.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundwater and infiltration capacity. Croplands.
C	Soil uncompacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most recent lots. Gravel or rock on plastic (desert landscaping). Irrigated lawns and patios 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.

TABLE A-4. PEAK DISCHARGE (cfs/acre)

Zone	Treatment	100-YR (2-YR, 10-YR)
1	A	1.29 (0.00, 0.24)
1	B	2.03 (0.33, 0.76)
1	C	2.87 (0.47, 1.49)
1	D	4.37 (1.69, 2.89)
2	A	1.56 (0.00, 0.38)
2	B	2.28 (0.08, 0.95)
2	C	3.14 (0.60, 1.71)
2	D	4.30 (1.86, 3.14)
3	A	1.87 (0.00, 0.58)
3	B	2.60 (0.21, 1.19)
3	C	3.45 (0.78, 2.09)
3	D	5.02 (2.04, 3.39)
4	A	2.20 (0.05, 0.87)
4	B	2.92 (0.38, 1.45)
4	C	3.73 (1.00, 2.26)
4	D	5.35 (2.17, 3.57)

Drainage Comments:
As shown on the Vicinity Map hereon, the subject site is located on the North side of Gibson Avenue S.E. between Wilmore Drive S.E. and Buena Vista Drive S.E., in the City of Albuquerque, Bernalillo County, New Mexico.

The subject site, 1, does not lie within a designated Flood Plain (RE: F.E.M.A. Panel 361 of 825), 2, does not accept offsite flows from adjacent properties, 3, does presently contribute to the offsite flows of adjacent properties, (these offsite flows will be re-directed and eliminated), 4, does not lie adjacent to a natural or artificial water course, 5, is to free-discharge developed flows into Buena Vista Drive S.E. in both Phase 1 and 2 developments shown hereon; the proposed plan(s) are to be a decrease of flows from the present condition, 6, is totally impervious with asphalt paving.

Drainage Calculations: (Phase 1)
Per Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria for The City of Albuquerque, New Mexico, January-1993.
Site Area = 0.96 Acre
Precipitation Zone: Two (2)
Peak Intensity: In./Hr. at Tc = Twelve (12) Minutes, (100-Yr.) = 5.05

Existing Conditions: (Entire Site, 1.52 Acres)

Treatment	Area/Acres	Factor	CFS
D	1.52	x 4.70	= 7.14

*** PROPOSED CONDITIONS: (Phase 1, IHOP Restaurant Site, 0.96 acre)**

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.14	x 3.14	= 0.44
D	0.82	x 4.70	= 3.85

*** PROPOSED CONDITIONS: (Phase 2, Future Retail Pad, 0.56 acre)**

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.17	x 3.14	= 0.53
D	0.39	x 4.70	= 1.83

NOTE: REFER TO "SITE PLAN" (SHEET C-1) FOR LAYOUT DIMENSIONS OF CURBING, SIDEWALKS, ETC.

GRADING AND DRAINAGE PLAN (PHASE 1.)

RECEIVED
MAY 13 1998
HYDROLOGY SECTION

A PROPOSED PLAN FOR AN IHOP RESTAURANT (AND FUTURE RETAIL PAD SITE) 2020 BUENA VISTA DRIVE S.E. ALBUQUERQUE, NEW MEXICO FEBRUARY, 2008

ENGINEER'S SEAL
LEVI VALDEZ
NEW MEXICO
5693