

PRELIMINARY CALCULATIONS

CALCULATIONS: Del Norte Plaza : July 15, 2011

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE		
AREA OF SITE:	59105.5	SF = 1.4 Ac.
DEVELOPED FLOWS:	100-year, 6-hour	DEVELOPED FLOWS:
	Treatment SF	%
Area A	0	0%
Area B	10638.99	18%
Area C	0	0%
Area D	48466.51	82%
Total Area	59105.5	100%

EXCESS PRECIP:

Precip. Zone 3

$E_A = 0.66$

$E_B = 0.92$

$E_C = 1.29$

$E_D = 2.36$

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E = $E_A A_A + E_B A_B + E_C A_C + E_D A_D$

$A_A + A_B + A_C + A_D$

Developed E = 2.10 in.

On-Site Volume of Runoff V360 = $E \cdot A / 12$

Developed V360 = 10347 CF

On-Site Peak Discharge Rate: $Q_p = Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D / 43.560$

For Precipitation Zone 3

$Q_{pA} = 1.87$

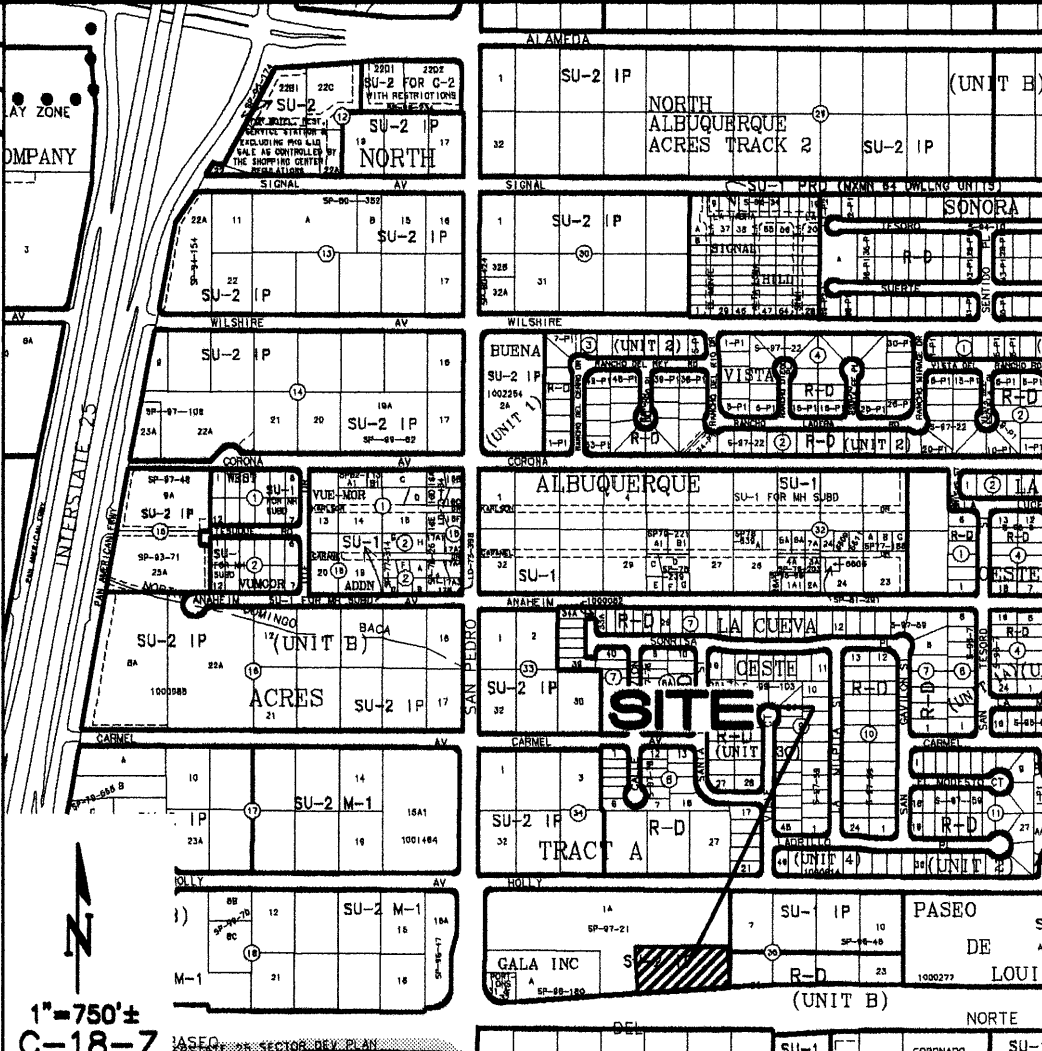
$Q_{pC} = 3.45$

$Q_{pB} = 2.60$

$Q_{pD} = 5.02$

Developed $Q_p = 6.2$ CFS

VICINITY MAP



PROJECT DATA

PROPERTY: THE SITE IS AN UNDEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP C-18. THE SITE IS BOUND TO THE EAST BY DEVELOPED COMMERCIAL PROPERTY, TO THE WEST BY SAN PEDRO BLVD., TO THE NORTH HOLLY AVE. AND TO THE SOUTH BY PASEO DEL NORTE BLVD.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDING TWO COMMERCIAL BUILDINGS WITH ASSOCIATED ASPHALT, PARKING AND LANDSCAPING.

LEGAL: A PORTION OF LOT 4, DEL NORTE PLAZA, ALBUQUERQUE, N.M.

BENCHMARK:

TEMPORARY BENCHMARKS:

OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #137, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. THIS MAP ALSO INDICATES A '1% ANNUAL CHANGE FLOOD DISCHARGE' CONTAINED IN THE PASEO DEL NORTE STORM DRAIN SYSTEM ADJACENT TO THIS PROPERTY.

DRAINAGE PLAN CONCEPT:

BASED ON THE 'REVISED DRAINAGE REPORT FOR PACIFIC PASEO, ALBUQUERQUE, NM' PREPARED BY TERRA WEST, LLC DATED JULY 2006 (STAMP DATE 11/1/06), THE PROPOSED IMPROVEMENTS ARE LOCATED WITHIN DRAINAGE BASIN E. THIS BASIN IS IDENTIFIED AS A 3.28 ACRE BASIN WHICH IS PERMITTED TO DISCHARGE 15.04 CFS (=4.46 CFS/AC) TO HOLLY BLVD. AT THE WEST ENTRANCE OF THE PACIFIC PASEO PROPERTY. THE AREA DEFINED FOR DEVELOPMENT IS APPROXIMATELY 1.38 ACRES SO THE ALLOWABLE FREE DISCHARGE IS $(1.38 \text{ AC} \cdot 4.46 \text{ CFS/AC}) = 6.1 \text{ CFS}$. THIS DISCHARGE WILL PASS INTO THE HOLLY AVENUE / SAN PEDRO DRIVE STORM SEWER SYSTEM.

ENGINEER: FRED C. ARFMAN, PE

ISAACSON & ARFMAN, P.A.

128 MONROE ST NE, ABO, NM 87108

PHONE: (505) 268-8828

SURVEYOR: LARRY W. MEDRANO

PRECISION SURVEYS, INC.

5571 MIDWAY PARK PLACE, N.E., ABO, NM 87199

PHONE: (505) 856-5700

LEGEND

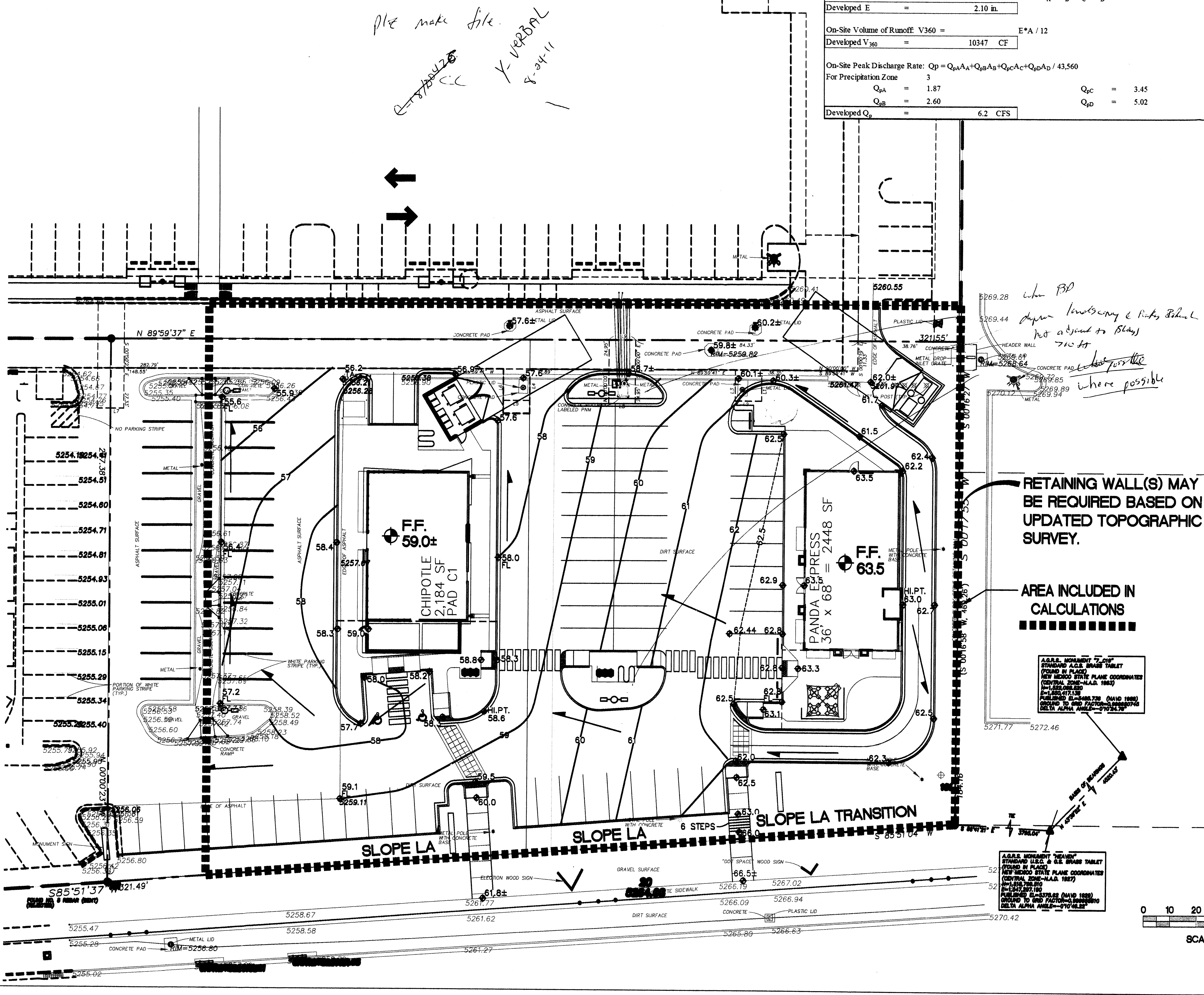
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 6881.0
- FINISH FLOOR ELEVATION
- AREA INCLUDED IN CALCULATIONS



LOT 4
DEL NORTE PLAZA
MODULUS ARCHITECTS

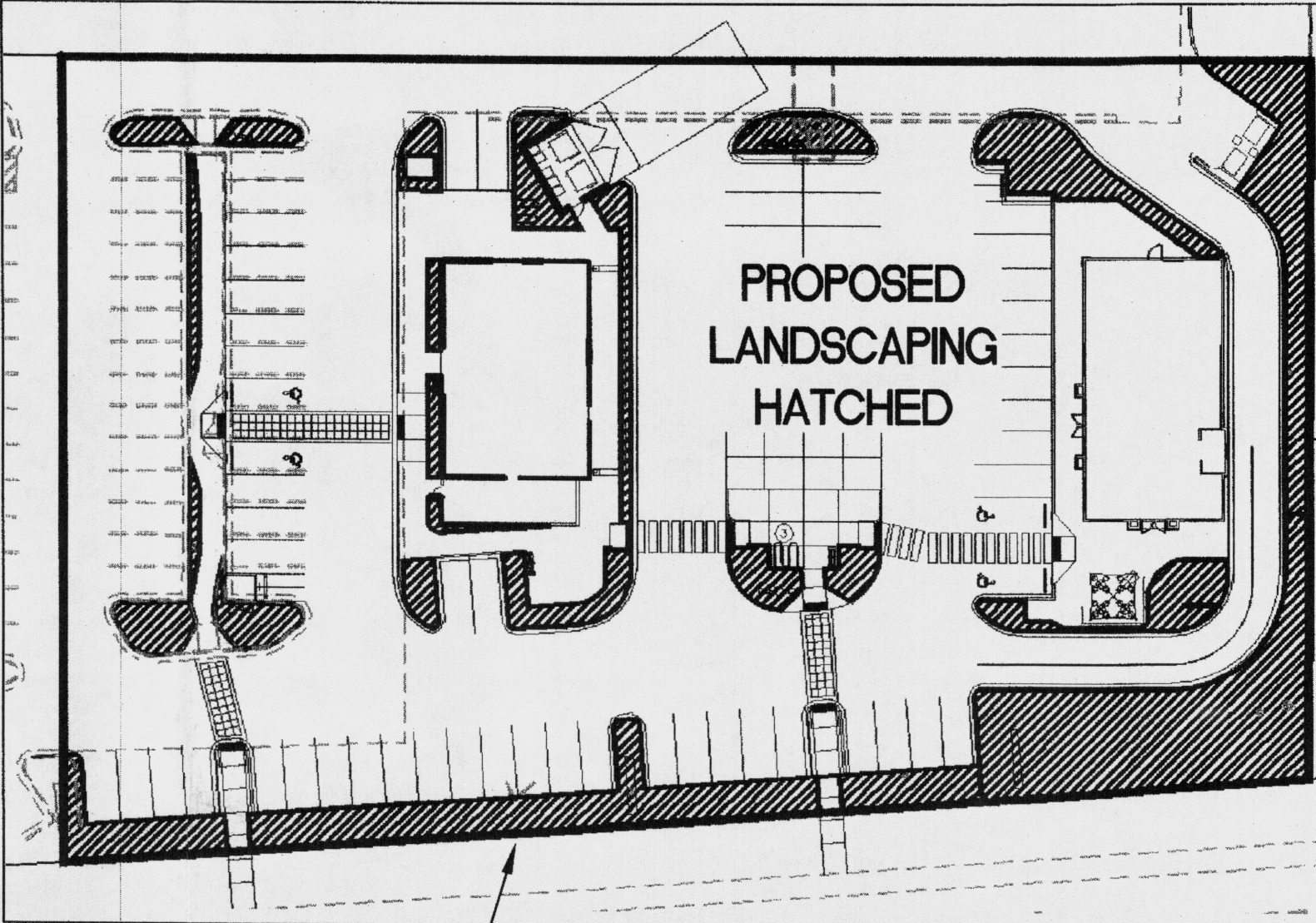
CONCEPTUAL GRADING AND DRAINAGE PLAN

Date:	No. Revision:	Date:	Job No.
07/18/11			1859
Drawn By:			CG-101
Check By:			SH. OF



SCALE 1"=20'

LAND TREATMENT EXHIBIT



BOUNDARY USED FOR CALCULATIONS

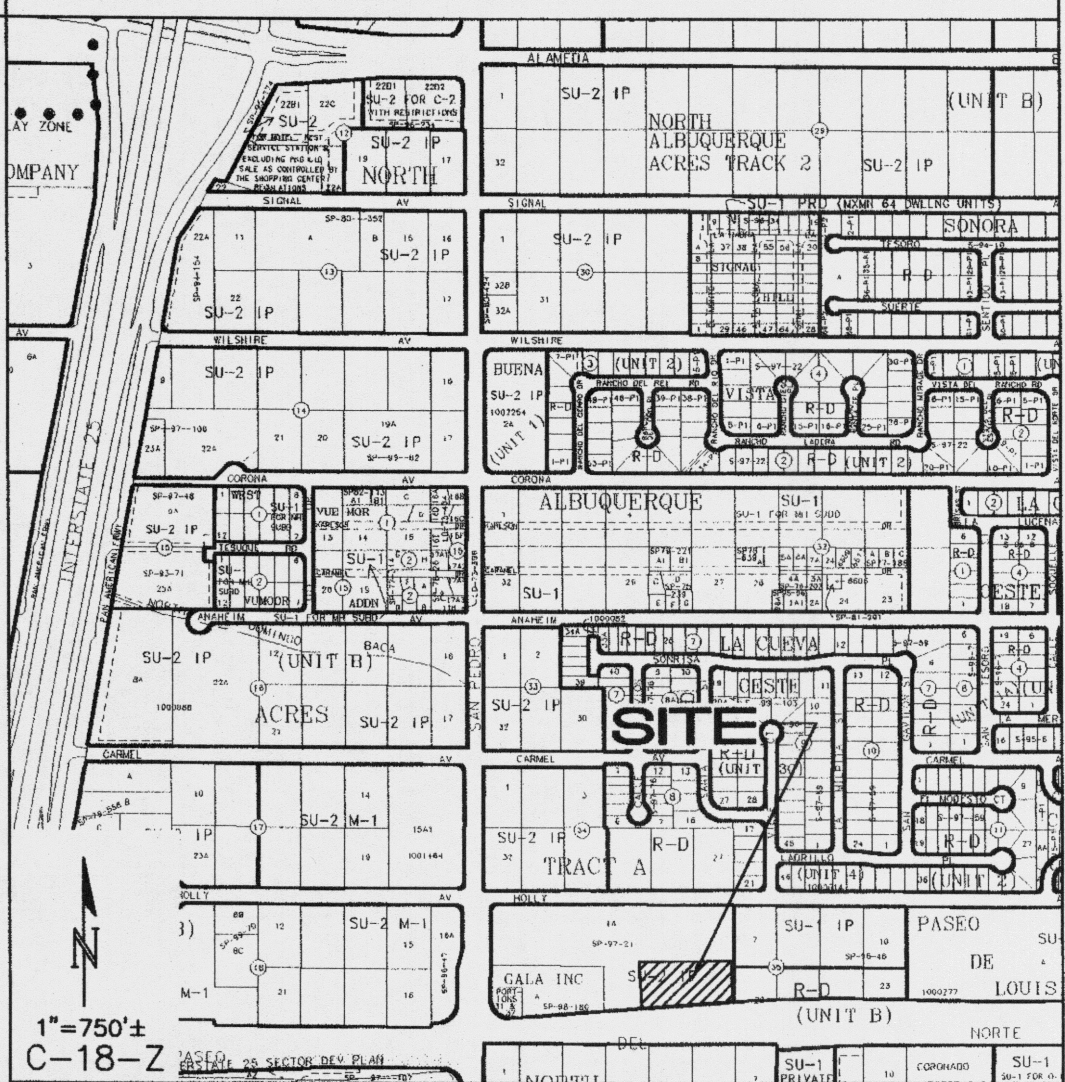
CALCULATIONS

CALCULATIONS: Del Norte Plaza : Dec. 2, 2011			
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993			
ON-SITE			
AREA OF SITE:	59105.5	SF	= 1.4 Ac.
	100-year, 6-hour		
DEVELOPED FLOWS:		EXCESS PRECIP:	
	Treatment SF	%	Precip. Zone 3
Area A	= 0	0%	E _A = 0.66
Area B	= 4728.44	8%	E _B = 0.92
Area C	= 5319.495	9%	E _C = 1.29
Area D	= 49057.565	83%	E _D = 2.36
Total Area	= 59105.5	100%	
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)			
Weighted E =		$\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$	
Developed E	= 2.15 in.		
On-Site Volume of Runoff: V ₃₆₀ = E*A / 12			
Developed V ₃₆₀	= 10582	CF	
On-Site Peak Discharge Rate: Q _p = Q _{pA} A _A + Q _{pB} A _B + Q _{pC} A _C + Q _{pD} A _D / 43.560			
For Precipitation Zone 3			
Q _{pA}	= 1.87	Q _{pC}	= 3.45
Q _{pB}	= 2.60	Q _{pD}	= 5.02
Developed Q _p	= 6.4 CFS		

GENERAL NOTES

- COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.
- FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- UNLESS OTHERWISE NOTED, MAXIMUM SLOPES SHALL BE 3:1. MINIMUM SLOPES SHALL BE 1%.
- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. 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.
- THE ENVIRONMENTAL PROTECTION AGENCY AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES (INCLUDING OTHER LAND-DISTURBING ACTIVITIES) DISTURB 3/4 ACRE OR MORE (BY OTHERS). A SWPPP MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING OR BUILDING PERMIT. THE SWPPP MUST BE IN PDF OR MS WORD FORMAT ON A CD.
- ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES, TYPICAL.
- ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. WHERE NEW GRADES ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS TO EXISTING SHALL BE SMOOTH.
- ALL FRACTURED FACE ROCK EROSION PROTECTION (F.F. ROCK) TO BE 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 50 NON-WOVEN GEOTEXTILE (O.E.).
- OWNER SHALL MAINTAIN EROSION PROTECTION ELEMENTS. OWNER SHALL INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.

VICINITY MAP



PROJECT DATA

PROPERTY: THE SITE IS AN UNDEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP C-18. THE SITE IS BOUND TO THE EAST BY DEVELOPED COMMERCIAL PROPERTY, TO THE WEST BY SAN PEDRO BLVD., TO THE NORTH HOLLY AVE. AND TO THE SOUTH BY PASEO DEL NORTE BLVD.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE TWO COMMERCIAL BUILDINGS WITH ASSOCIATED ASPHALT, PARKING AND LANDSCAPING.

LEGAL: A PORTION OF LOT 4, DEL NORTE PLAZA, ALBUQUERQUE, N.M.

BENCHMARK: ELEVATION DATUM IS BASED ON NAVD 1988 FROM AGRS MONUMENT "HEAVEN", PUBLISHED ELEVATION (FEET) = 5378.235 (NAVD 1988)

TEMPORARY BENCHMARKS: SEE **TB** THIS SHEET.

OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #137, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. THIS MAP ALSO INDICATES A '1% ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN THE PASEO DEL NORTE STORM DRAIN SYSTEM' ADJACENT TO THIS PROPERTY.

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ENGINEER: FRED C. ARFMAN, PE
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LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- FINISH FLOOR ELEVATION
- EXISTING ELEVATION (±)
- PROVIDED FOR GEN. INFO.

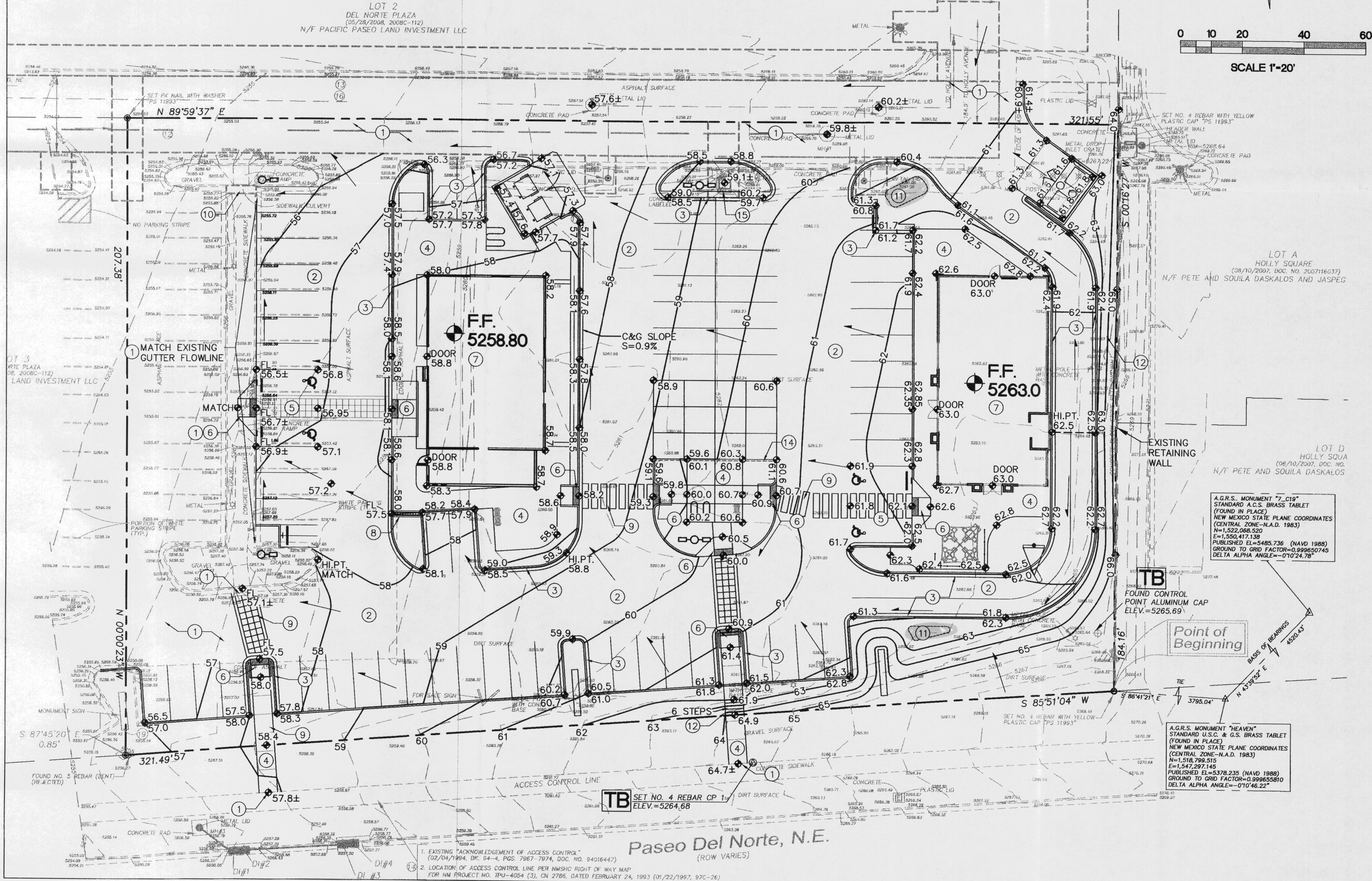
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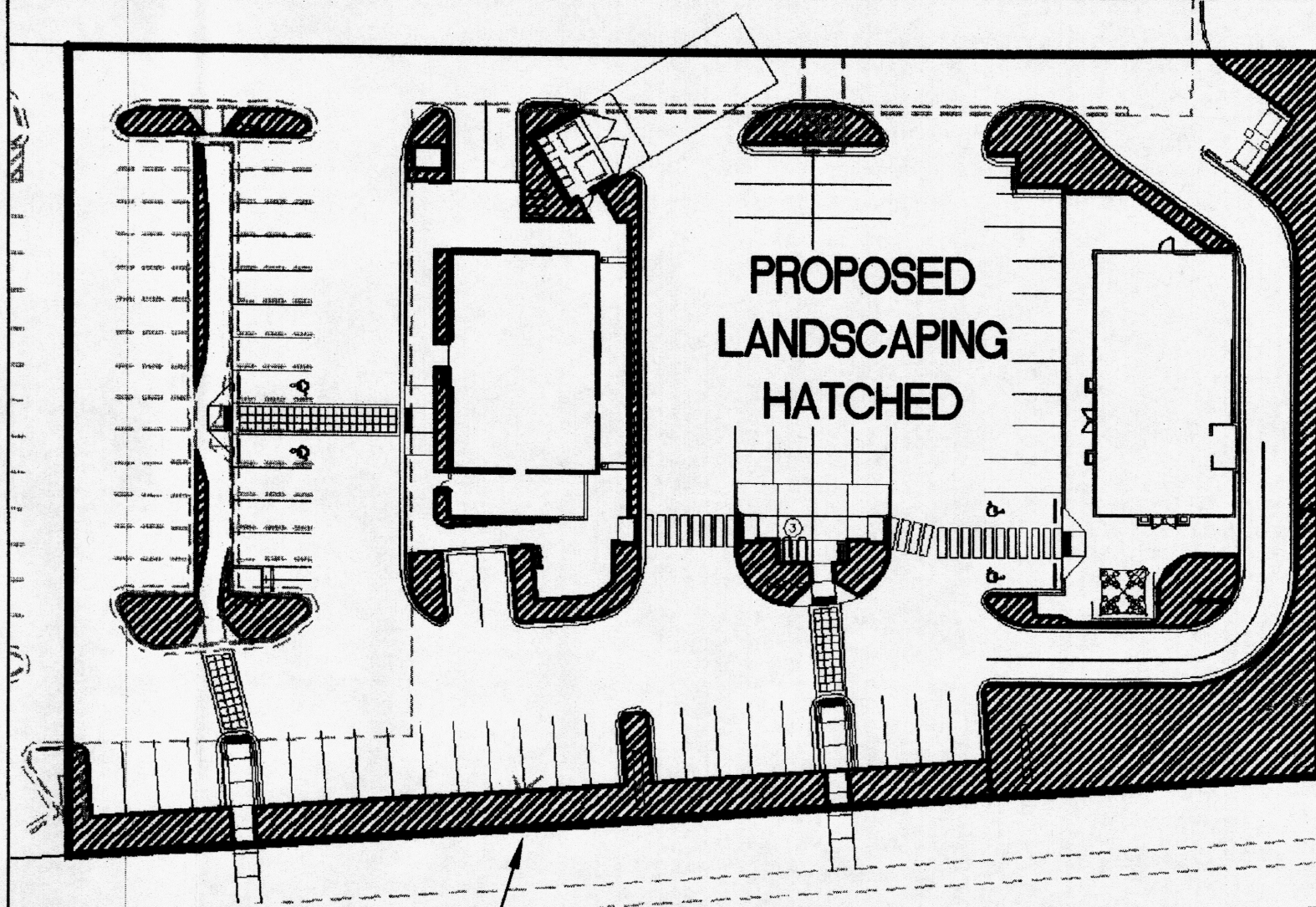
LOT 4
DEL NORTE PLAZA
MODULUS ARCHITECTS

GRADING AND DRAINAGE PLAN

Date:	No.	Revision:	Date:	Job No.
12/02/11				1859
Drawn By:				CG-101
Ckd By:				SH. OF



LAND TREATMENT EXHIBIT



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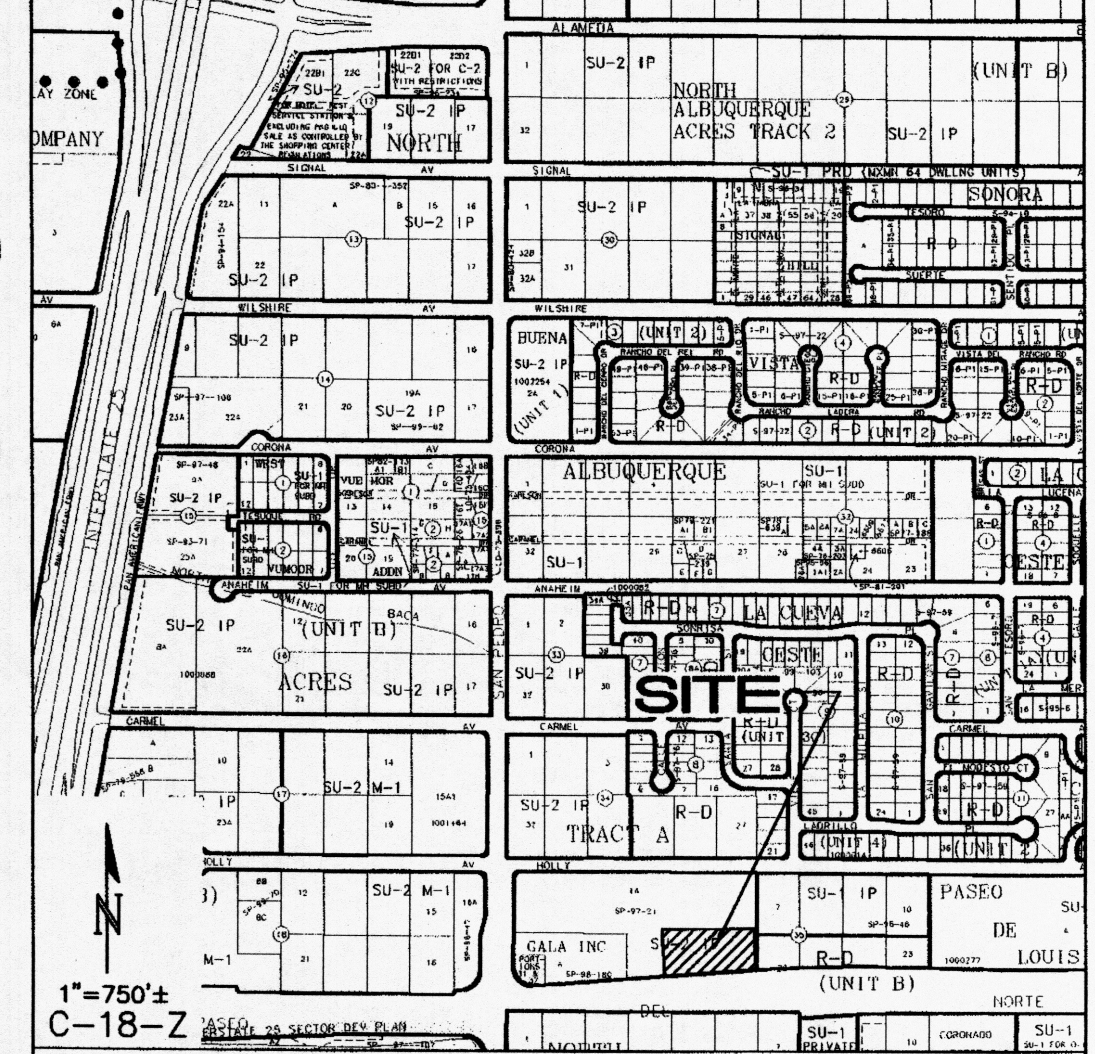
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VICINITY MAP



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BENCHMARK: ELEVATION DATUM IS BASED ON NAVD 1988 FROM AGRS MONUMENT "HEAVEN", PUBLISHED ELEVATION (FEET) = 5378.235 (NAVD 1988)

KEYED NOTES

- EXISTING PAVEMENT TO REMAIN. SAWCUT / REMOVE / REPLACE AS NECESSARY TO ENSURE TRANSITION BETWEEN EXISTING AND PROPOSED IS SMOOTH AND POSITIVE DRAINAGE IS UNIMPEDED.
- CONSTRUCT NEW PAVING AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR PAVEMENT TYPE, EXTENTS, SECTIONS, LAYOUT, ETC.
- CONSTRUCT CURB AND GUTTER THIS AREA. SEE ARCHITECTURAL FOR SITE DETAILS.
- CONSTRUCT CONCRETE WALK AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR SITE DETAILS.
- SLOPES WITHIN HANDICAP PARKING AREA TO MEET ADA REQUIREMENTS. MAX. SLOPE = 2% IN ANY DIRECTION.
- CONSTRUCT HANDICAP ACCESS RAMP TO ADA STANDARDS. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION AND DETAILS. NOTE: VERTICAL RISE VARIES (2" TO 6"). SEE PLANS FOR ELEVATIONS AT BASE AND AT TOP OF RAMPS.
- ALL ROOF DISCHARGE TO BE DISCHARGED DIRECTLY ONTO SURFACE ON ALL SIDES OF BUILDING. SEE ARCHITECTURAL AND PLUMBING PLANS FOR SPECIFIC ROOF DISCHARGE INFORMATION WITHIN 5' OF BUILDING. PROVIDE FRACTURED FACE ROCK EROSION PROTECTION (SEE GENERAL NOTE H.) AT OUTLETS LOCATED WITHIN LANDSCAPED AREAS.
- CONSTRUCT 1' WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT WITH STEEL PLATE TOP PER COA STD DWG #2236 TO PASS FLOW.
- PEDESTRIAN ACCESS TO ADA STANDARDS. MAX. SLOPE = 5%, MAX. CROSS-SLOPE = 2%.
- EXISTING COVERED SIDEWALK CULVERT. CONTRACTOR TO CLEAR ANY OBSTRUCTION TO DRAINAGEWAY.
- PROVIDE SHALLOW DEPRESSION (4" TO 6" DEEP) WITHIN LANDSCAPING THIS AREA TO CAPTURE STORMWATER.
- PROVIDE FRACTURED FACE ROCK EROSION PROTECTION (SEE GENERAL NOTE H.) ALL AREAS EXCEEDING 3:1 SLOPE.
- CONSTRUCT STEPS TO ACHIEVE REQUIRED GRADE DIFFERENCE. SEE ARCHITECTURAL FOR DETAILS INCLUDING RAILING.
- SEE ARCHITECTURAL FOR VISUAL DESIGNATION AT EDGE OF RAISED PLAZA (PAINTED YELLOW, ALTERNATE MATERIAL, ETC.).
- IF TRANSITION GRADE IS > 3:1, CONSTRUCT SLOPED CONCRETE APRON TO TRANSITION BETWEEN PROPOSED CURB AND EXISTING CONCRETE PAD THIS AREA.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 6881.0 FINISH FLOOR ELEVATION
- EXISTING ELEVATION (±) PROVIDED FOR GEN. INFO.

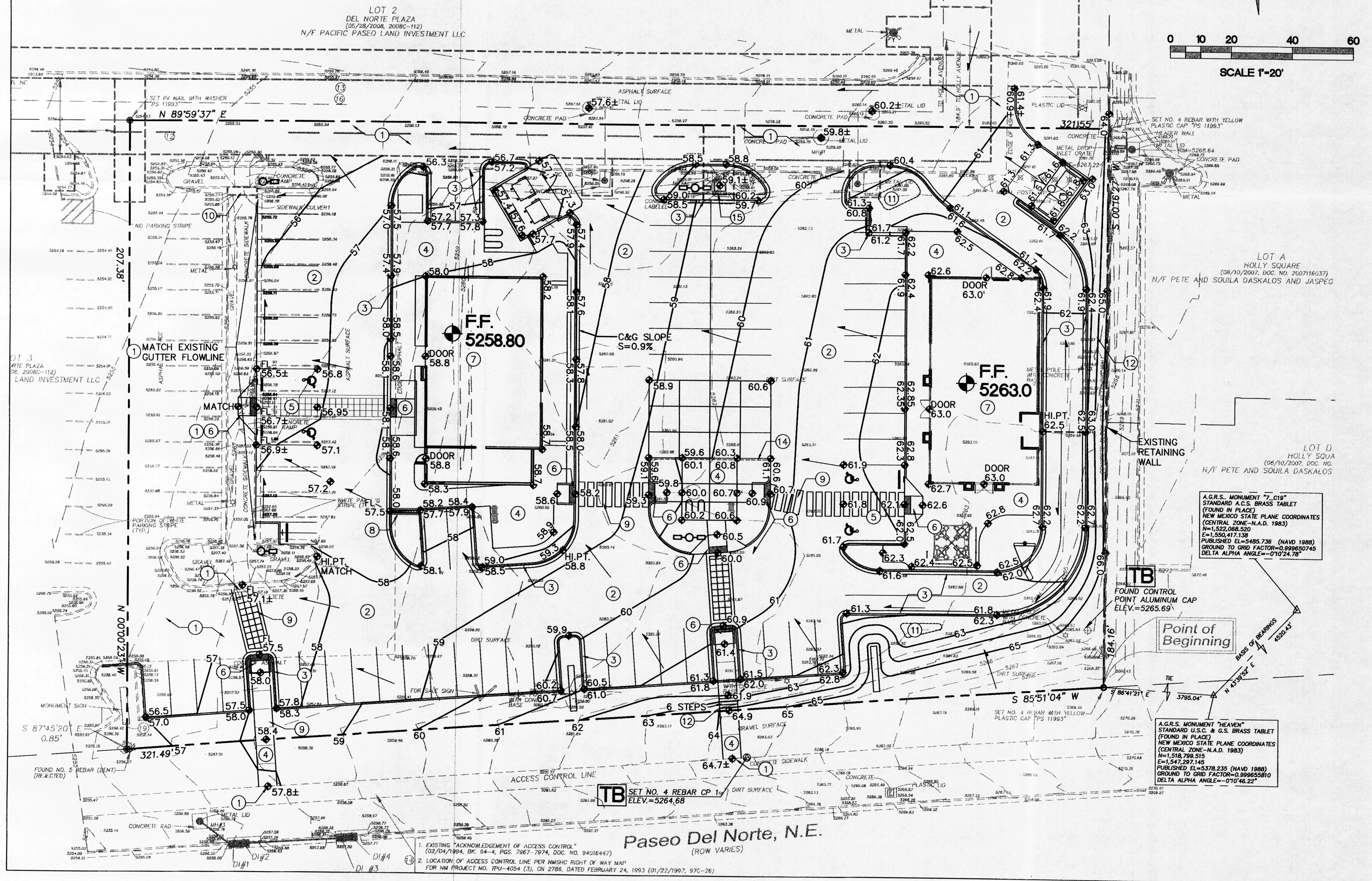
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1859 CG-101.dwg Dec 02, 2011

LOT 4 DEL NORTE PLAZA MODULUS ARCHITECTS

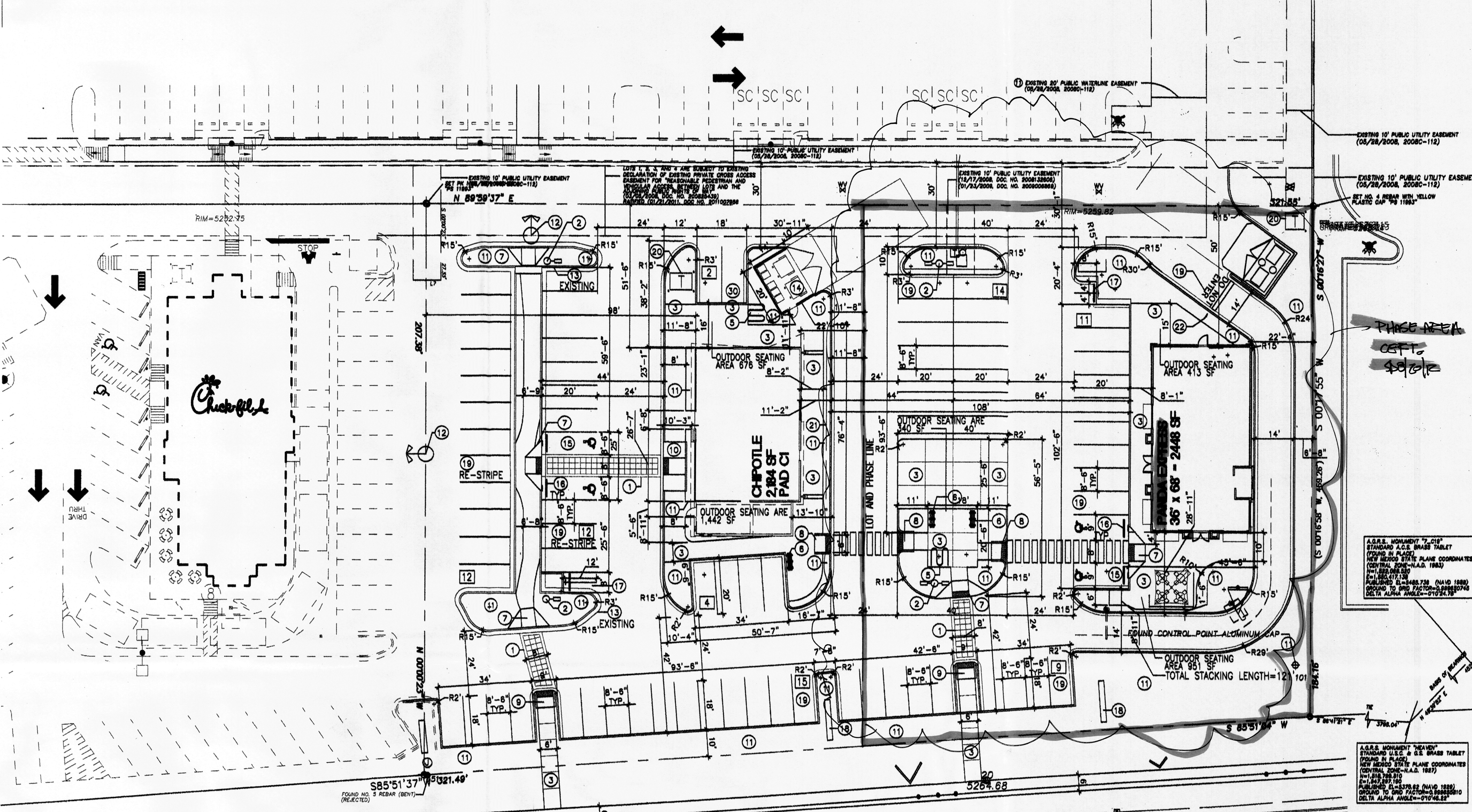
GRADING AND DRAINAGE PLAN

Date:	No.	Revision:	Date:	Job No.
12/02/11				1859
Drawn By:				CG-101
Ckd By:				SH. OF



RECEIVED
DEC 03 2011
HYDROLOGY
SECTION

Paseo Del Norte, N.E.
(ROW VARIES)



PROJECT NUMBER: 1008766
APPLICATION NUMBER: 11DRB-70198

Is an Infrastructure List required? () YES () NO If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

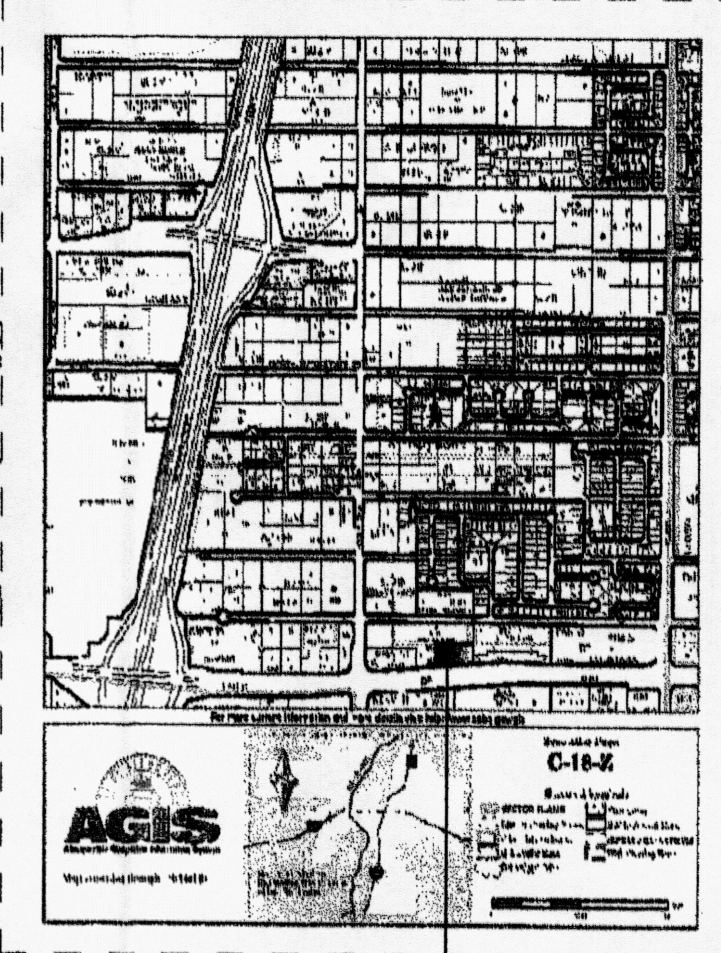
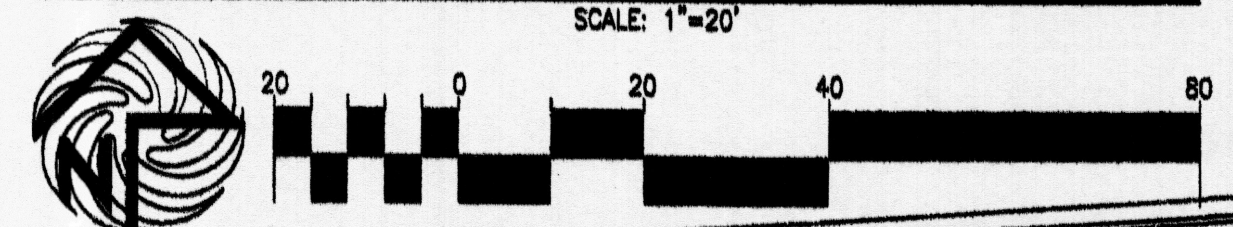
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	01-25-12
DRB ASSESSOR ENGINEER	01/11/12
DRB ASSESSOR ENGINEER	11/11/12
Parks and Recreation Department	1-11-13
City Engineer	
Environmental Health Department	2-8-12
Solid Waste Management	2-8-12
DRB Chairperson, Planning Department	

* Environmental Health, if necessary

- KEYED NOTE:
- 1 8" INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK RE: DETAIL 7/A1.1
 - 2 LIGHT POLE LOCATION RE: DETAIL 3/A1.1
 - 3 CONC. SIDEWALK RE: DET 14/A1.1 RE: SITE PLAN FOR JOINT LAYOUT
 - 4 HANDICAP RAMP RE: CIVIL FOR COA STD DETAIL
 - 5 INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY) RE: DETAIL 11/A1.2
 - 6 BENCH LOCATION RE: DETAIL 3/A1.2
 - 7 HANDICAP RAMP RE: 15/A1.1
 - 8 HANDICAP RAMP RE: 16/A1.1
 - 9 HANDICAP RAMP RE: 12/A1.1
 - 10 HANDICAP RAMP RE: 17/A1.1
 - 11 INDICATES LANDSCAPE PLANTING AREA G.C. TO PROVIDE/COORDINATE REQ. SLEEVING FOR EA. WELL LOCATION RE: LANDSCAPE PLAN FOR INFO
 - 12 NOT A PART
 - 13 6" HIGH CONC. ISLAND RE: DET 4/A1.1 RE: SITE GRADING PLAN FOR INFO
 - 14 REFUSE ENCLOSURE RE: DET.4/A1.3
 - 15 H.C. PARKING STALL RE: DET 8/A1.2
 - 16 WHEELSTOP RE: DET 5/A1.2
 - 17 INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS. RE: DET. 7/A1.2 FOR "MOTOR CYCLE PARKING" SIGN DETAIL
 - 18 PROPOSED 50SF MONUMENT SIGN LOCATION
 - 19 PAINTED STRIPPING/SIGNING AS INDICATED WITHIN SITEPLAN
 - 20 PROPOSED TRANSFORMER LOCATION
 - 21 SCREEN WALL FEATURE RE: BUILDING ELEVATIONS
 - 22 INDICATES PROPOSED "DO NOT ENTER" SIGN LOCATION RE: SITE PLAN FOR LOCATIONS. RE: DET. 7/A1.2 FOR "DO NOT ENTER" SIGN DETAIL
- NOTE:
ALL LANDSCAPED AREAS TO BE DEPRESSED BELOW ADJACENT PAVING TO ALLOW FOR PASSIVE SHEET FLOW WATER HARVESTING

PASEO DEL NORTE
(VARIABLE WIDTH R/W - ACCESS CONTROLLED)
SITE PLAN FOR BUILDING PERMIT
SCALE: 1"=20'



PROJECT VICINITY MAP

SITE DATA TABLE		CHIPOTLE	
LEGAL DESCRIPTION	36" W	ALBUQUERQUE WEST, UNIT 2 LOT 4-A-1-A	
TOTAL ACREAGE:		32,043 sf (CHIPOTLE PARCEL)	
EXISTING ZONING:			
BUILDING SIZE:		2,184 SF TOTAL	
PROPOSED USES:		SIT DOWN FOOD USE	
TOTAL PARKING PROVIDED:		45 SPACES	
TOTAL PARKING REQ:		30 SPACES	
HC PROVIDED:		2 H.C. (INCLUDING 2 VAN ACCESSIBLE)	
HC REQUIRED:		2 H.C. SPACES	
BIKE SPACES PROVIDED:		5 BIKE SPACES	
BIKE SPACES REQUIRED:		2 BIKE SPACES	
MOTORCYCLE SPACES PROVIDED:		2 SPACES	
MOTORCYCLE SPACES REQUIRED:		2 SPACES	

SITE DATA TABLE		PANDA EXPRESS	
LEGAL DESCRIPTION	36" W	ALBUQUERQUE WEST, UNIT 2 LOT 4-A-1-A	
TOTAL ACREAGE:		30,881 sf (PANDA PARCEL)	
EXISTING ZONING:			
BUILDING SIZE:		2,448 SF TOTAL	
PROPOSED USES:		DRIVE THRU FOOD USE	
TOTAL PARKING PROVIDED:		33 SPACES	
TOTAL PARKING REQ:		30 SPACES	
HC PROVIDED:		2 H.C. (INCLUDING 2 VAN ACCESSIBLE)	
HC REQUIRED:		2 H.C. SPACES	
BIKE SPACES PROVIDED:		5 BIKE SPACES	
BIKE SPACES REQUIRED:		2 BIKE SPACES	
MOTORCYCLE SPACES PROVIDED:		2 SPACES	
MOTORCYCLE SPACES REQUIRED:		2 SPACES	

REVISION

REV	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			

MODULUS ARCHITECTS
2325 SAN PEDRO N.E. SUITE 2-8
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

PROJECT NAME: DEL NORTE PLAZA
N.E.C. OF SAN PEDRO AND PASEO DEL NORTE
ALBUQUERQUE, N.M.

DESIGNED BY: MSW
JOB NO.:
PROJECT MANAGER: STEPHEN DUNBAR, AIA
DATE: AUG 28 2012

SITE PLAN FOR BUILDING PERMIT

DATE: BP1
SCALE: AS NOTED

HYDROLOGY SECTION

C-18/0042C

PANDA EXPRESS DRAINAGE CERTIFICATION

I, Fred C. Arfman, NMPE No. 7322, of the firm Isaacson & Arfman, P.A., 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. The record information edited onto the original design document has been obtained by Christopher A. Medina NMPS No. 15702. I further certify that I have personally visited the project site on August 21, 2012 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 Permanent Certification of Occupancy.

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Fred C. Arfman, PE
NMPE 7322
08-21-12
Date



Tim
PANDA EXPRESS

SUBSTITUTE CERT.

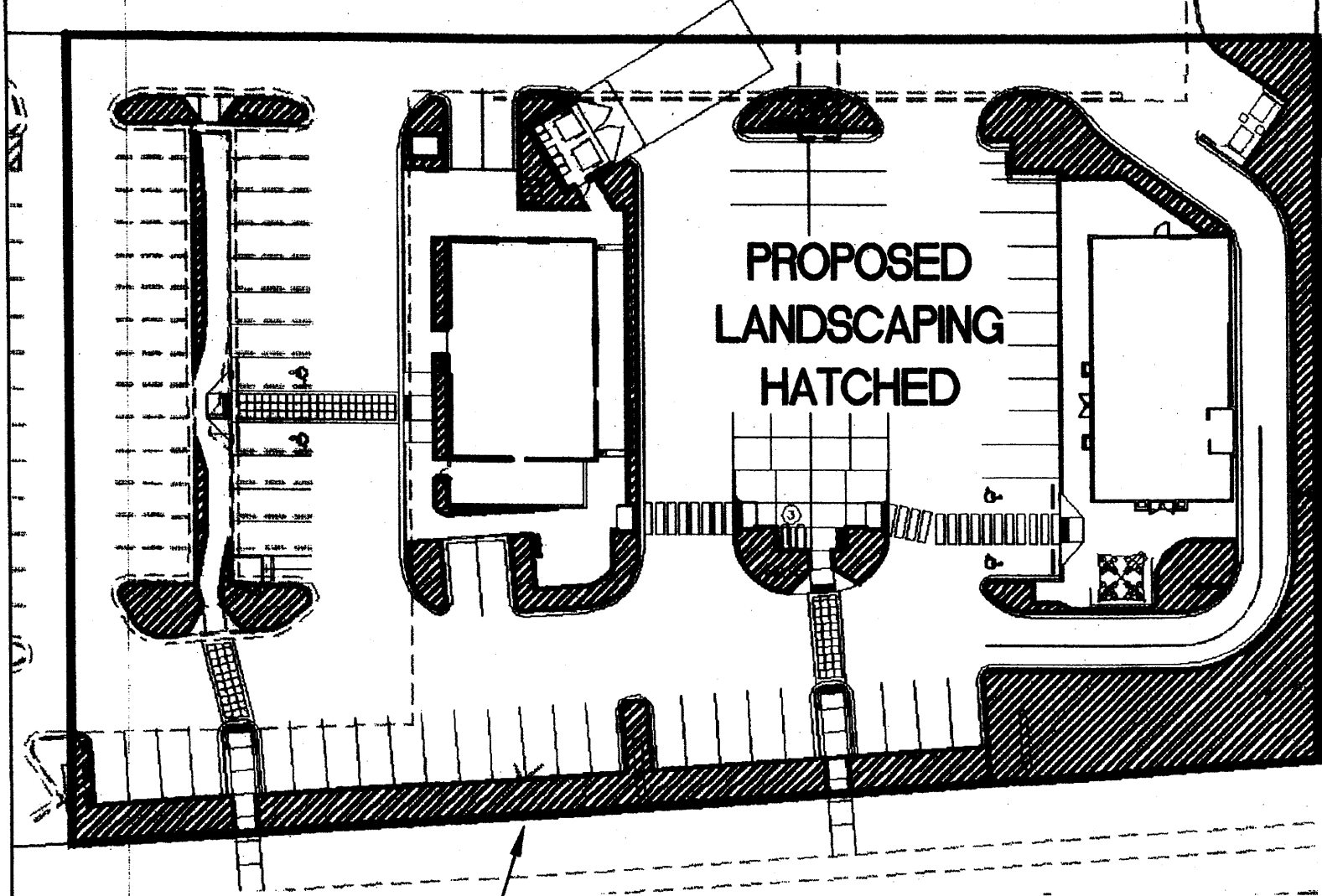
W/ PANDA PHASE

RECEIVED

AUG 24 2012

THANKS
HYDROLOGY
FRED SECTION

LAND TREATMENT EXHIBIT



BOUNDARY USED FOR
CALCULATIONS

CALCULATIONS

CALCULATIONS: Del Norte Plaza : Dec. 2, 2011			
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993			
ON-SITE			
AREA OF SITE:	59105.5	SF	= 1.4 Ac.
100-year, 6-hour			
DEVELOPED FLOWS:		EXCESS PRECIP.	
Treatment SF %		Precip. Zone	
Area A	= 0 0%	E _A = 0.66	
Area B	= 4728.44 8%	E _B = 0.92	
Area C	= 5319.495 9%	E _C = 1.29	
Area D	= 49057.565 83%	E _D = 2.36	
Total Area	= 59105.5 100%		
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)			
Weighted E =		$E_A A_A + E_B A_B + E_C A_C + E_D A_D$	
		A _A + A _B + A _C + A _D	
Developed E	=	2.15 in.	
On-Site Volume of Runoff: V ₃₆₀ = E*A / 12			
Developed V ₃₆	=	10582 CF	
On-Site Peak Discharge Rate: Q _p = Q _{pA} A _A +Q _{pB} A _B +Q _{pC} A _C +Q _{pD} A _D / 43,560			
For Precipitation Zone 3			
Q _{pA}		Q _{pC} = 3.45	
Q _{pB}		Q _{pD} = 5.02	
Developed Q _p	=	6.4 CFS	

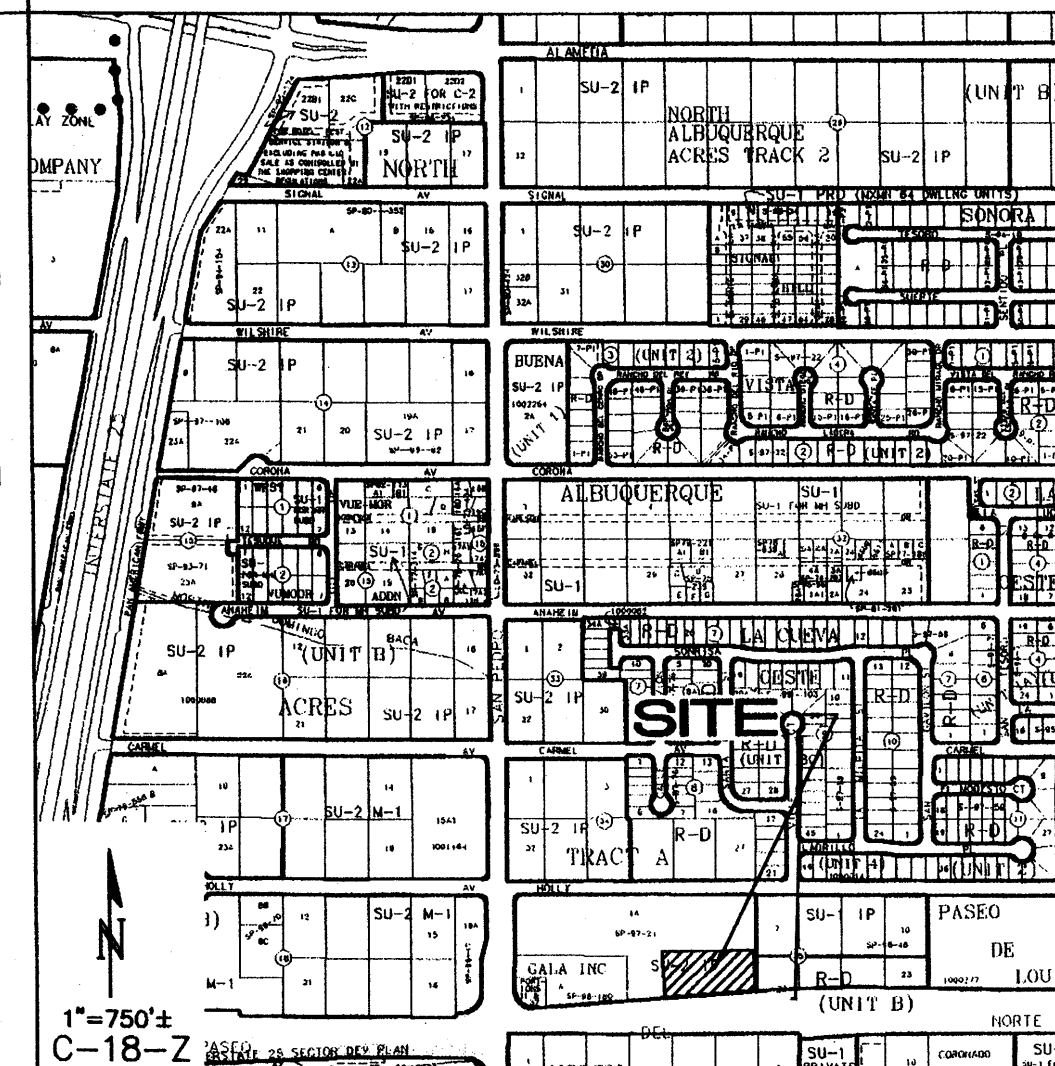
GENERAL NOTES

- COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.
- FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- UNLESS OTHERWISE NOTED, MAXIMUM SLOPES SHALL BE 3:1. MINIMUM SLOPES SHALL BE 1%.
- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. 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.
- THE ENVIRONMENTAL PROTECTION AGENCY AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES (INCLUDING OTHER LAND-DISTURBING ACTIVITIES) DISTURB 3/4 ACRE OR MORE (BY OTHERS). A SWPPP MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING OR BUILDING PERMIT. THE SWPPP MUST BE IN PDF OR MS WORD FORMAT ON A CD.
- ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES, TYPICAL.
- ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. WHERE NEW GRADES ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS TO EXISTING SHALL BE SMOOTH.
- ALL FRACTURED FACE ROCK EROSION PROTECTION (F.F. ROCK) TO BE 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 50 NON-WOVEN GEOTEXTILE (O.E.).
- OWNER SHALL MAINTAIN EROSION PROTECTION ELEMENTS. OWNER SHALL INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.

KEYED NOTES

- EXISTING PAVEMENT TO REMAIN. SAWCUT / REMOVE / REPLACE AS NECESSARY TO ENSURE TRANSITION BETWEEN EXISTING AND PROPOSED IS SMOOTH AND POSITIVE DRAINAGE IS UNIMPEDED.
- CONSTRUCT NEW PAVING AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR PAVEMENT TYPE, EXTENTS, SECTIONS, LAYOUT, ETC.
- CONSTRUCT CURB AND GUTTER THIS AREA. SEE ARCHITECTURAL FOR SITE DETAILS.
- CONSTRUCT CONCRETE WALK AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR SITE DETAILS.
- SLOPES WITH HANDICAP PARKING AREA TO MEET ADA REQUIREMENTS. MAX. SLOPE = 2% IN ANY DIRECTION.
- CONSTRUCT HANDICAP ACCESS RAMP TO ADA STANDARDS. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION AND DETAILS. NOTE: VERTICAL RISE VARIES (2' TO 6"). SEE PLANS FOR ELEVATIONS AT BASE AND AT TOP OF RAMPS.
- ALL ROOF DISCHARGE TO BE DISCHARGED DIRECTLY ONTO SURFACE ON ALL SIDES OF BUILDING. SEE ARCHITECTURAL AND PLUMBING PLANS FOR SPECIFIC ROOF DISCHARGE INFORMATION WITHIN 5' OF BUILDING. PROVIDE FRACTURED FACE ROCK EROSION PROTECTION (SEE GENERAL NOTE H.) AT OUTLETS LOCATED WITHIN LANDSCAPED AREAS.
- CONSTRUCT 1' WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT WITH STEEL PLATE TOP PER COA STD DWG #2236 TO PASS FLOW.
- PEDESTRIAN ACCESS TO ADA STANDARDS. MAX. SLOPE = 5%. MAX. CROSS-SLOPE = 2%.
- EXISTING COVERED SIDEWALK CULVERT. CONTRACTOR TO CLEAR ANY OBSTRUCTION TO DRAINAGEWAY.
- PROVIDE SHALLOW DEPRESSION (4" TO 6" DEEP) WITHIN LANDSCAPING THIS AREA TO CAPTURE STORMWATER.
- PROVIDE FRACTURED FACE ROCK EROSION PROTECTION (SEE GENERAL NOTE H.) ALL AREAS EXCEEDING 3:1 SLOPE.
- CONSTRUCT STEPS TO ACHIEVE REQUIRED GRADE DIFFERENCE. SEE ARCHITECTURAL FOR DETAILS INCLUDING RAILING.
- SEE ARCHITECTURAL FOR VISUAL DESIGNATION AT EDGE OF RAISED PLAZA (PAINTED YELLOW, ALTERNATE MATERIAL, ETC.).
- IF TRANSITION GRADE IS > 3:1, CONSTRUCT SLOPED CONCRETE APRON TO TRANSITION BETWEEN PROPOSED CURB AND EXISTING CONCRETE PAD THIS AREA.

VICINITY MAP



PROJECT DATA

PROPERTY: THE SITE IS AN UNDEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP C-18. THE SITE IS BOUND TO THE EAST BY DEVELOPED COMMERCIAL PROPERTY, TO THE WEST BY SAN PEDRO BLVD., TO THE NORTH HOLLY AVE. AND TO THE SOUTH BY PASEO DEL NORTE BLVD.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE TWO COMMERCIAL BUILDINGS WITH ASSOCIATED ASPHALT, PARKING AND LANDSCAPING.

LEGAL: A PORTION OF LOT 4, DEL NORTE PLAZA, ALBUQUERQUE, N.M.

BENCHMARK: ELEVATION DATUM IS BASED ON NAVD 1988 FROM AGRS MONUMENT "HEAVEN", PUBLISHED ELEVATION (FEET) = 5378.235 (NAVD 1988)

TEMPORARY BENCHMARKS: SEE TB THIS SHEET.

OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM #137, THE SITE IS LOCATED WITHIN FLOODZONE "X" DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. THIS MAP ALSO INDICATES A 1% ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN THE PASEO DEL NORTE STORM DRAIN SYSTEM ADJACENT TO THIS PROPERTY.

DRAINAGE PLAN CONCEPT:

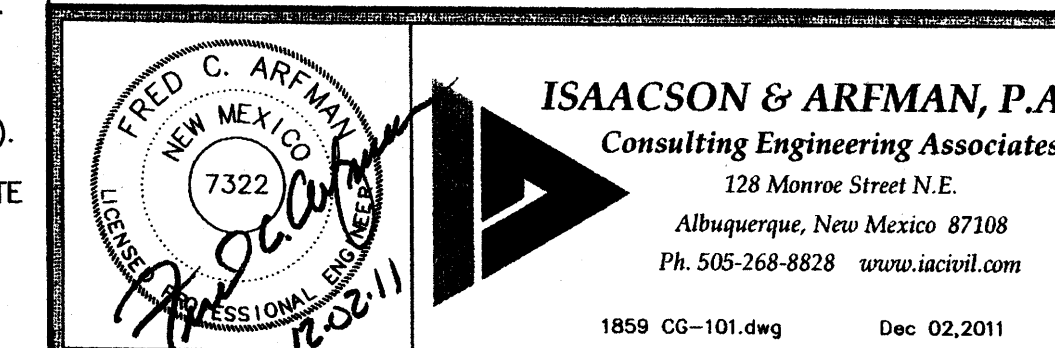
BASED ON THE 'REVISED DRAINAGE REPORT FOR PASEO PASEO, ALBUQUERQUE, NM' PREPARED BY TERRA WEST, LLC DATED JULY 2006 (STAMP DATE 11/1/06). THE PROPOSED IMPROVEMENTS ARE LOCATED WITHIN DRAINAGE BASIN E. THIS BASIN IS IDENTIFIED AS A 3.28 ACRE BASIN WHICH IS PERMITTED TO DISCHARGE 15.04 CFS (+4.5 CFS/AC) TO HOLLY BLVD. AT THE WEST ENTRANCE OF THE PASEO PASEO PROPERTY. THE AREA DEFINED FOR DEVELOPMENT IS APPROXIMATELY 1.4 ACRES SO THE ALLOWABLE FREE DISCHARGE IS (1.4 AC * 4.5 CFS/AC) = 6.3 CFS. THIS DISCHARGE WILL PASS INTO THE HOLLY AVENUE / SAN PEDRO DRIVE STORM SEWER SYSTEM. THE REMAINING 0.1 CFS WILL BE CAPTURED WITHIN THE SITE DEPRESSED LANDSCAPED AREAS AS NOTED.

ENGINEER: FRED C. ARFMAN, PE
ISAACSON & ARFMAN, P.A.
128 MONROE ST NE, ABQ, NM 87108
PHONE: (505) 268-8828

SURVEYOR: LARRY W. MEDRANO
PRECISION SURVEYS, INC.
5571 MIDWAY PARK PLACE, N.E., ABQ, NM 87199
PHONE: (505) 856-5700

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 6881.0 FINISH FLOOR ELEVATION
- EXISTING ELEVATION (±) PROVIDED FOR GEN. INFO.

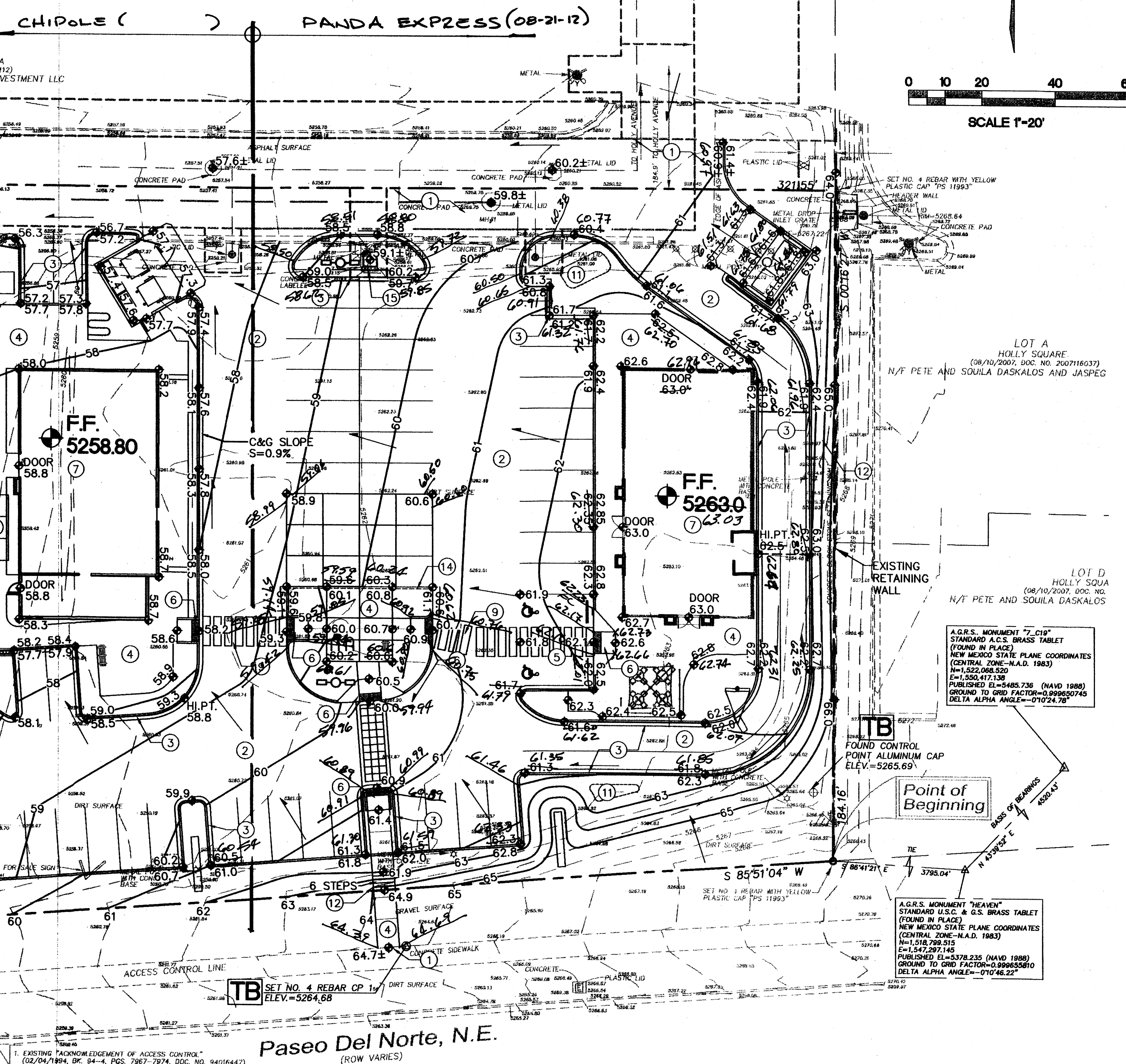


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LOT 4
DEL NORTE PLAZA
MODULUS ARCHITECTS

GRADING AND DRAINAGE PLAN

Date:	12/02/11	No.:	Revisions:	Date:	Job No.
Drawn By:	BJB				CG-101
Chk By:	FCA				SH. OF



1. EXISTING 'ACKNOWLEDGEMENT OF ACCESS CONTROL' (02/04/1994, DR. #4-A, PCS 7967-7974, DOC. NO. 94016447)
2. LOCATION OF ACCESS CONTROL LINE PER NMHSC RIGHT OF WAY MAP FOR NM PROJECT NO. TP4-4054 (3), ON 2786, DATED FEBRUARY 24, 1993 (01/22/1997, 97C-26)

Paseo Del Norte, N.E.
(ROW VARIES)

PANDA EXPRESS DRAINAGE CERTIFICATION

I, Fred C. Arfman, NMPE No. 7322, of the firm Isaacson & Arfman, PA, 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. The record information edited onto the original design document has been obtained by Christopher A. Medina NMPS No. 15702. I further certify that I have personally visited the project site on August 21, 2012 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 Permanent Certification of Occupancy.

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Fred C. Arfman
Fred C. Arfman, PE NMPE 7322
Date 08-21-12

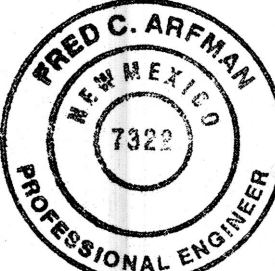


CHIPOLTE DRAINAGE CERTIFICATION

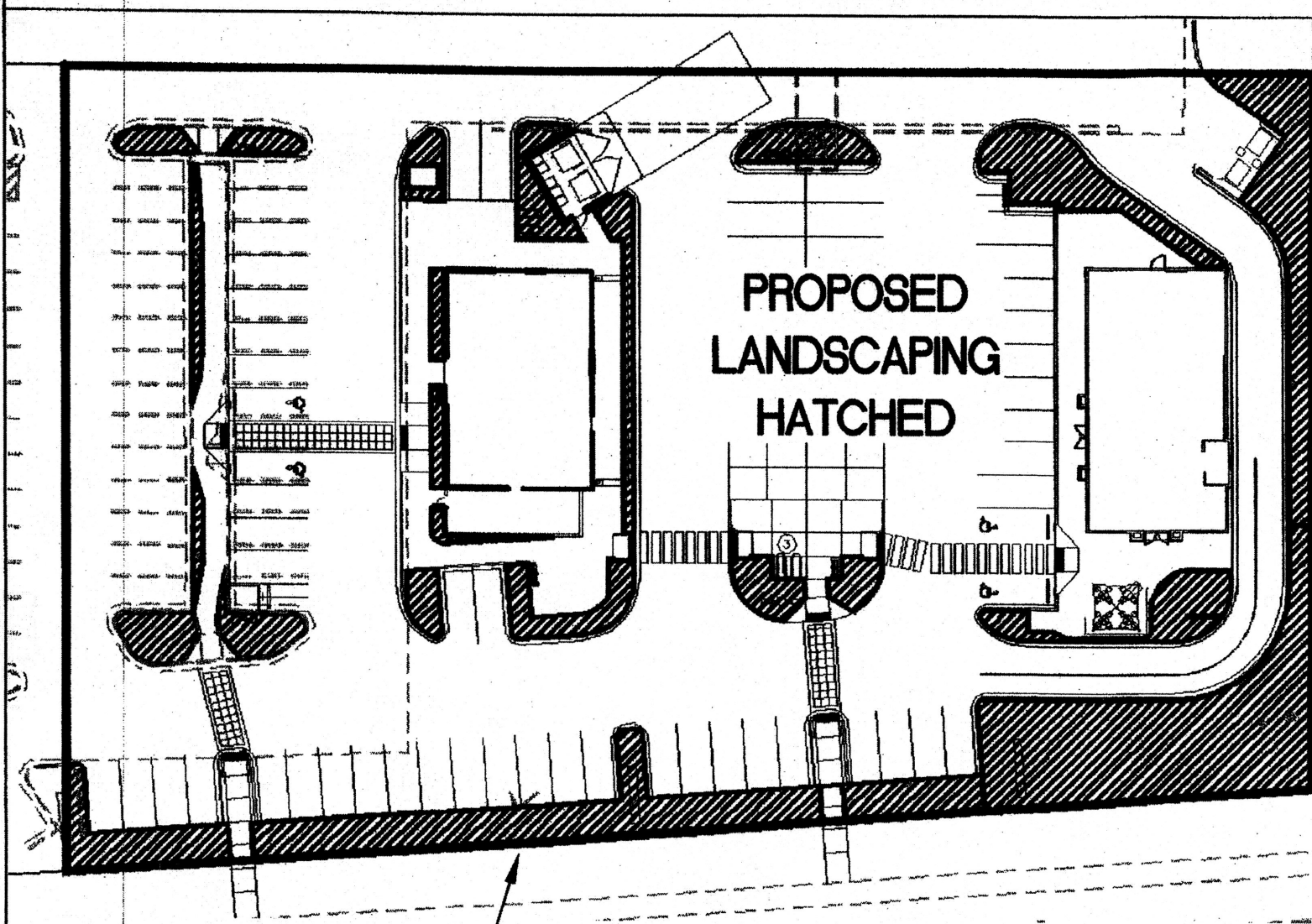
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Fred C. Arfman
Fred C. Arfman, PE NMPE 7322
Date 09-06-12



LAND TREATMENT EXHIBIT



BOUNDARY USED FOR CALCULATIONS

CHIPOLTE (09-06-12) PANDA EXPRESS (08-21-12)

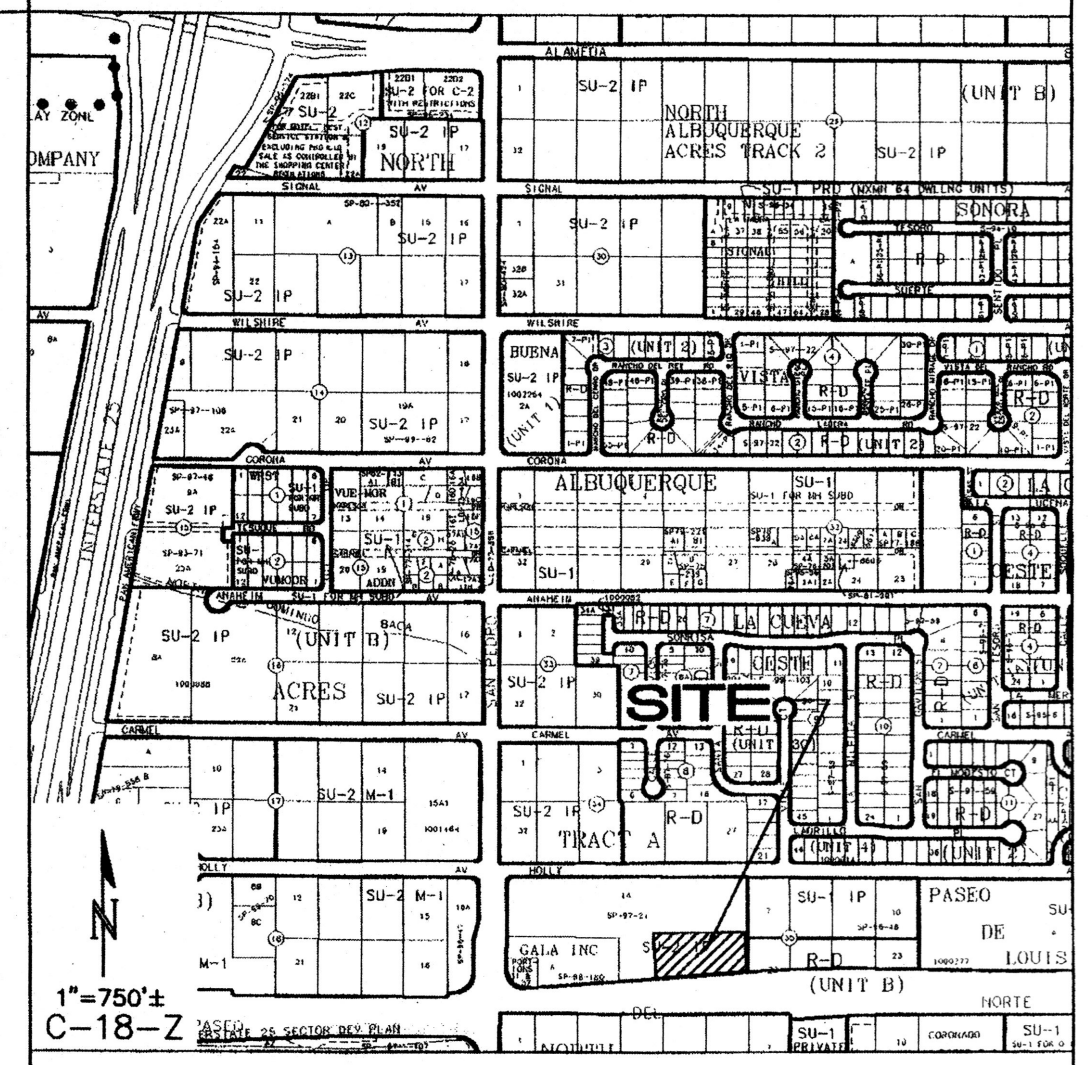
CALCULATIONS

CALCULATIONS: Del Norte Plaza : Dec. 2, 2011			
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993			
ON-SITE			
AREA OF SITE:	59105.5	SF	= 1.4 Ac.
100-year, 6-hour			
DEVELOPED FLOWS:			
Treatment SF	%	EXCESS PRECIP:	
Area A =	0	0%	Precip. Zone 3
Area B =	4728.44	8%	E _A = 0.66
Area C =	5319.495	9%	E _B = 0.92
Area D =	49057.565	83%	E _C = 1.29
Total Area =	59105.5	100%	E _D = 2.36
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)			
Weighted E = $\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$			
Developed E = 2.15 in.			
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Developed V ₃₆₀ = 10582 CF			
On-Site Peak Discharge Rate: Q _p = Q _{pA} A _A + Q _{pB} A _B + Q _{pC} A _C + Q _{pD} A _D / 43,560			
For Precipitation Zone 3			
Q _{pA} =	1.87	Q _{pC} =	3.45
Q _{pB} =	2.60	Q _{pD} =	5.02
Developed Q _p = 6.4 CFS			

GENERAL NOTES

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VICINITY MAP



PROJECT DATA

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BENCHMARK: ELEVATION DATUM IS BASED ON NAVD 1988 FROM AGRS MONUMENT "HEAVEN", PUBLISHED ELEVATION (FEET) = 5378.235 (NAVD 1988)

TEMPORARY BENCHMARKS: SEE **TB** THIS SHEET.

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DRAINAGE PLAN CONCEPT:

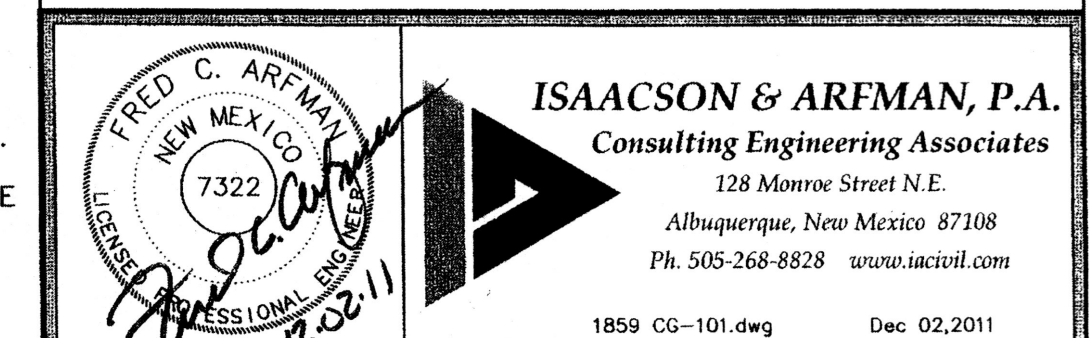
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ENGINEER: FRED C. ARFMAN, PE
ISAACSON & ARFMAN, P.A.
128 MONROE ST NE, ABO, NM 87108
PHONE: (505) 268-8828

SURVEYOR: LARRY W. MEDRANO
PRECISION SURVEYS, INC.
5571 MIDWAY PARK PLACE, N.E., ABO, NM 87199
PHONE: (505) 856-5700

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- FINISH FLOOR ELEVATION
- EXISTING ELEVATION (±)
- PROVIDED FOR GEN. INFO.

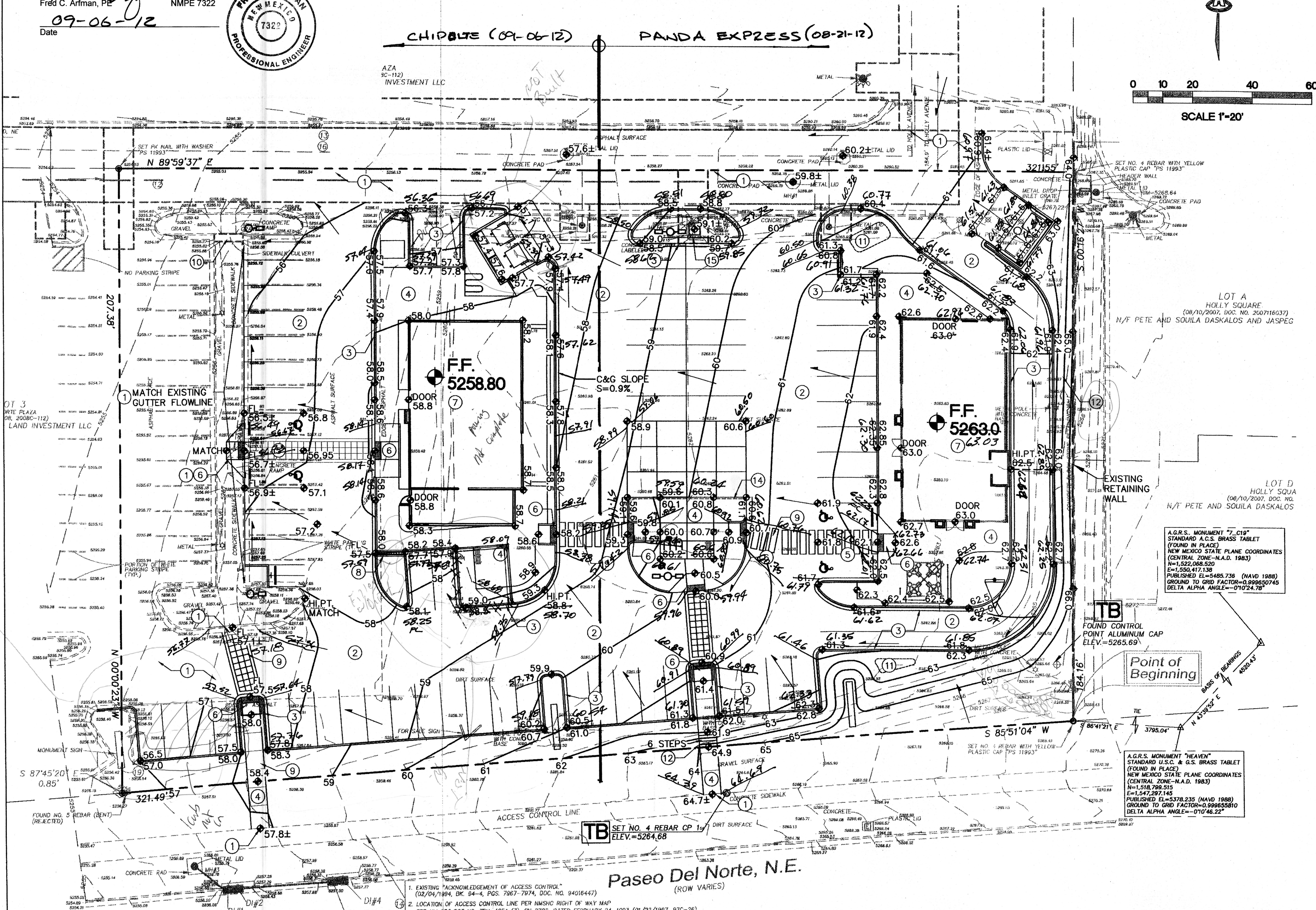


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**LOT 4
DEL NORTE PLAZA
MODULUS ARCHITECTS**

GRADING AND DRAINAGE PLAN

Date:	12/02/11	No.:	Revisions:	Date:	Job No.:
Drawn By:	BJB				1859
Ckd By:	FCA				CG-101
					SH. OF



DRAINAGE CERTIFICATION

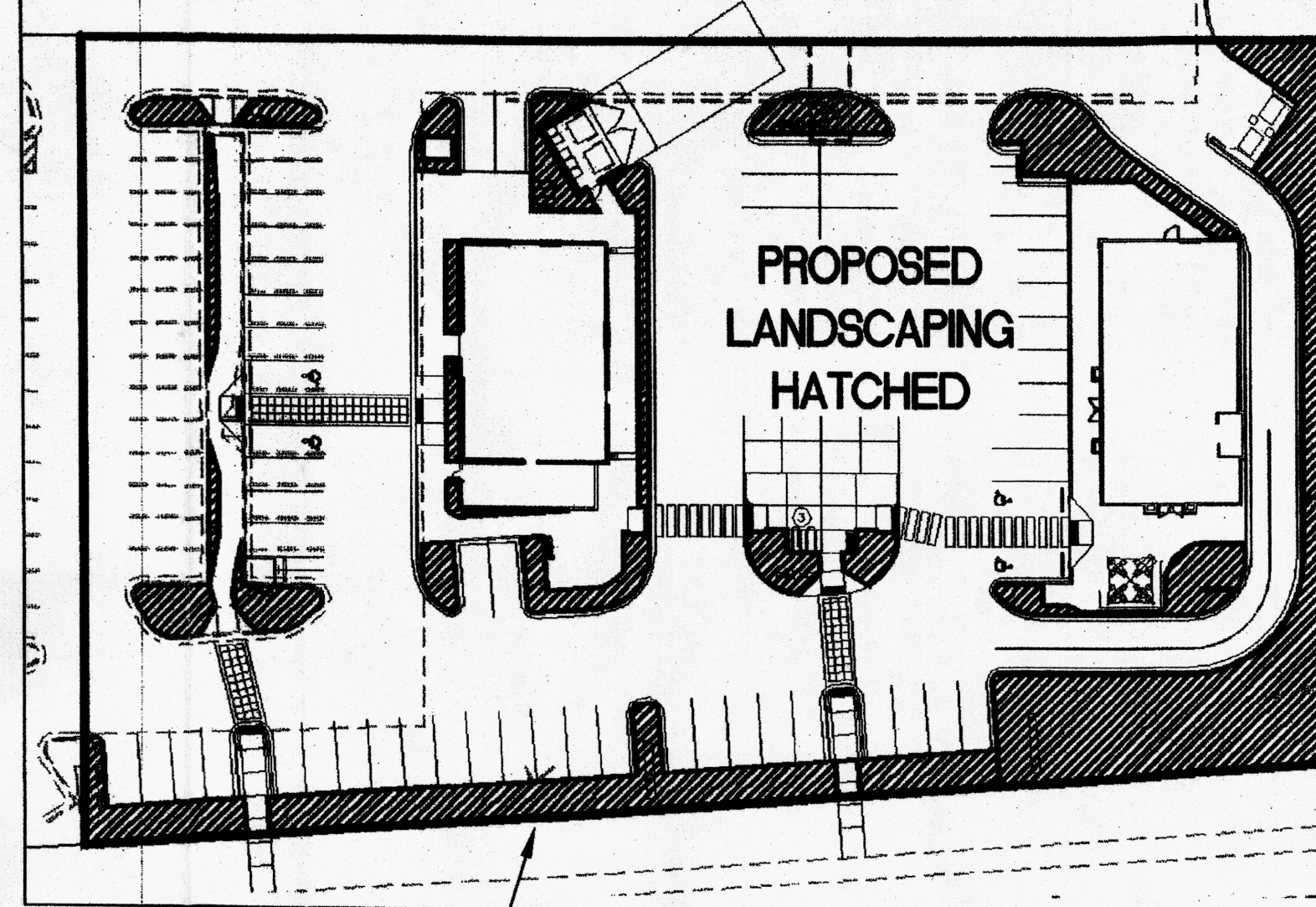
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08-21-12
Date



LAND TREATMENT EXHIBIT



BOUNDARY USED FOR
CALCULATIONS

CALCULATIONS

CALCULATIONS: Del Norte Plaza : Dec. 2, 2011

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol.2, dated Jan., 1993

ON-SITE
AREA OF SITE: 59105.5 SF = 1.4 Ac.
100-year, 6-hour

DEVELOPED FLOWS:

Area	Treatment SF	%
Area A	0	0%
Area B	4728.44	8%
Area C	5319.495	9%
Area D	49057.565	83%
Total Area	59105.5	100%

EXCESS PRECIP:

Precip. Zone	3
E _A	0.66
E _B	0.92
E _C	1.29
E _D	2.36

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

$$\text{Weighted } E = \frac{E_A A + E_B B + E_C C + E_D D}{A + B + C + D}$$

Developed E = 2.15 in.

On-Site Volume of Runoff: V₃₆₀ = E * A / 12

Developed V₃₆₀ = 10582 CF

On-Site Peak Discharge Rate: Q_p = Q_{PA}A + Q_{PB}B + Q_{PC}C + Q_{PD}D / 43,560

For Precipitation Zone 3

Q_{PA} = 1.87 Q_{PC} = 3.45

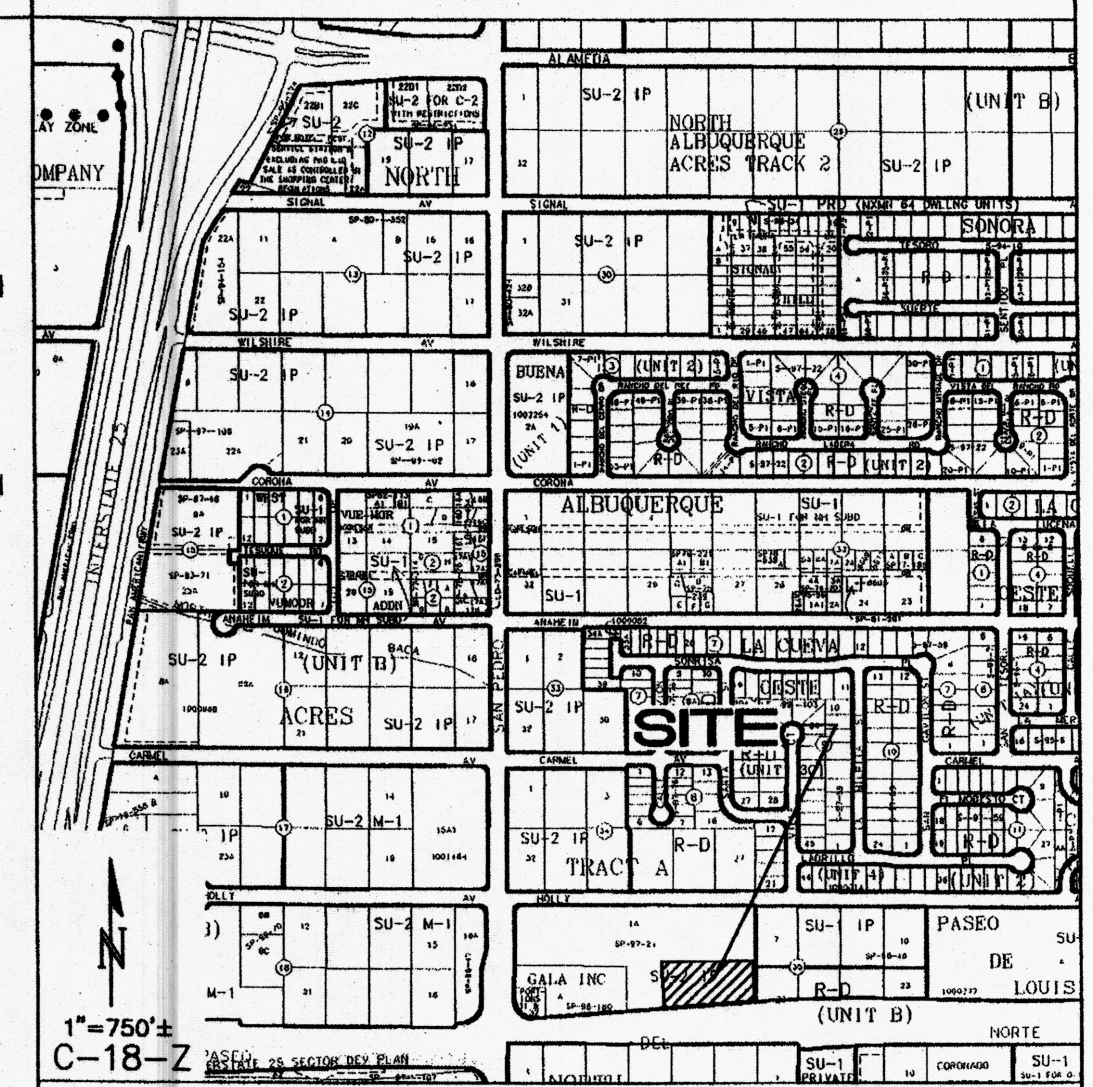
Q_{PB} = 2.60 Q_{PD} = 5.02

Developed Q_p = 6.4 CFS

GENERAL NOTES

- COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.
- FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- UNLESS OTHERWISE NOTED, MAXIMUM SLOPES SHALL BE 3:1. MINIMUM SLOPES SHALL BE 1%.
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- THE ENVIRONMENTAL PROTECTION AGENCY AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES (INCLUDING OTHER LAND-DISTURBING ACTIVITIES) DISTURB 3/4 ACRE OR MORE (BY OTHERS). A SWPPP MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING OR BUILDING PERMIT. THE SWPPP MUST BE IN PDF OR MS WORD FORMAT ON A CD.
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VICINITY MAP



PROJECT DATA

PROPERTY: THE SITE IS AN UNDEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP C-18. THE SITE IS BOUND TO THE EAST BY DEVELOPED COMMERCIAL PROPERTY, TO THE WEST BY SAN PEDRO BLVD., TO THE NORTH HOLLY AVE. AND TO THE SOUTH BY PASEO DEL NORTE BLVD.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE TWO COMMERCIAL BUILDINGS WITH ASSOCIATED ASPHALT, PARKING AND LANDSCAPING.

LEGAL: A PORTION OF LOT 4, DEL NORTE PLAZA, ALBUQUERQUE, N.M.

BENCHMARK: ELEVATION DATUM IS BASED ON NAVD 1988 FROM AGRS MONUMENT "HEAVEN", PUBLISHED ELEVATION (FEET) = 5378.235 (NAVD 1988)

TEMPORARY BENCHMARKS: SEE TB THIS SHEET.

OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #137, THE SITE IS LOCATED WITHIN FLOODZONE "X" DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. THIS MAP ALSO INDICATES A 1% ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN THE PASEO DEL NORTE STORM DRAIN SYSTEM ADJACENT TO THIS PROPERTY.

DRAINAGE PLAN CONCEPT:

BASED ON THE 'REVISED DRAINAGE REPORT FOR PASEO PASEO, ALBUQUERQUE, NM' PREPARED BY TERRA WEST, LLC DATED JULY 2006 (STAMP DATE 11/1/06), THE PROPOSED IMPROVEMENTS ARE LOCATED WITHIN DRAINAGE BASIN E. THIS BASIN IS IDENTIFIED AS A 3.28 ACRE BASIN WHICH IS PERMITTED TO DISCHARGE 15.04 CFS (±4.5 CFS/AC) TO HOLLY BLVD. AT THE WEST ENTRANCE OF THE PASEO PASEO PROPERTY. THE AREA DEFINED FOR DEVELOPMENT IS APPROXIMATELY 1.4 ACRES SO THE ALLOWABLE FREE DISCHARGE IS (1.4 AC * 4.5 CFS/AC) = 6.3 CFS. THIS DISCHARGE WILL PASS INTO THE HOLLY AVENUE / SAN PEDRO DRIVE STORM SEWER SYSTEM. THE REMAINING 0.1 CFS WILL BE CAPTURED WITHIN THE SITES DEPRESSED LANDSCAPED AREAS AS NOTED.

ENGINEER: FRED C. ARFMAN, PE
ISAACSON & ARFMAN, P.A.
128 MONROE ST NE, ABO, NM 87108
PHONE: (505) 268-8828

SURVEYOR: LARRY W. MEDRANO
PRECISION SURVEYS, INC.
5571 MIDWAY PARK PLACE, N.E., ABO, NM 87199
PHONE: (505) 856-5700

LEGEND

- 59 — EXISTING CONTOUR
- ◆ 78.3 PROPOSED CONTOUR
- ◆ 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 6881.0 FINISH FLOOR ELEVATION
- ◆ 78.3± EXISTING ELEVATION (±) PROVIDED FOR GEN. INFO.



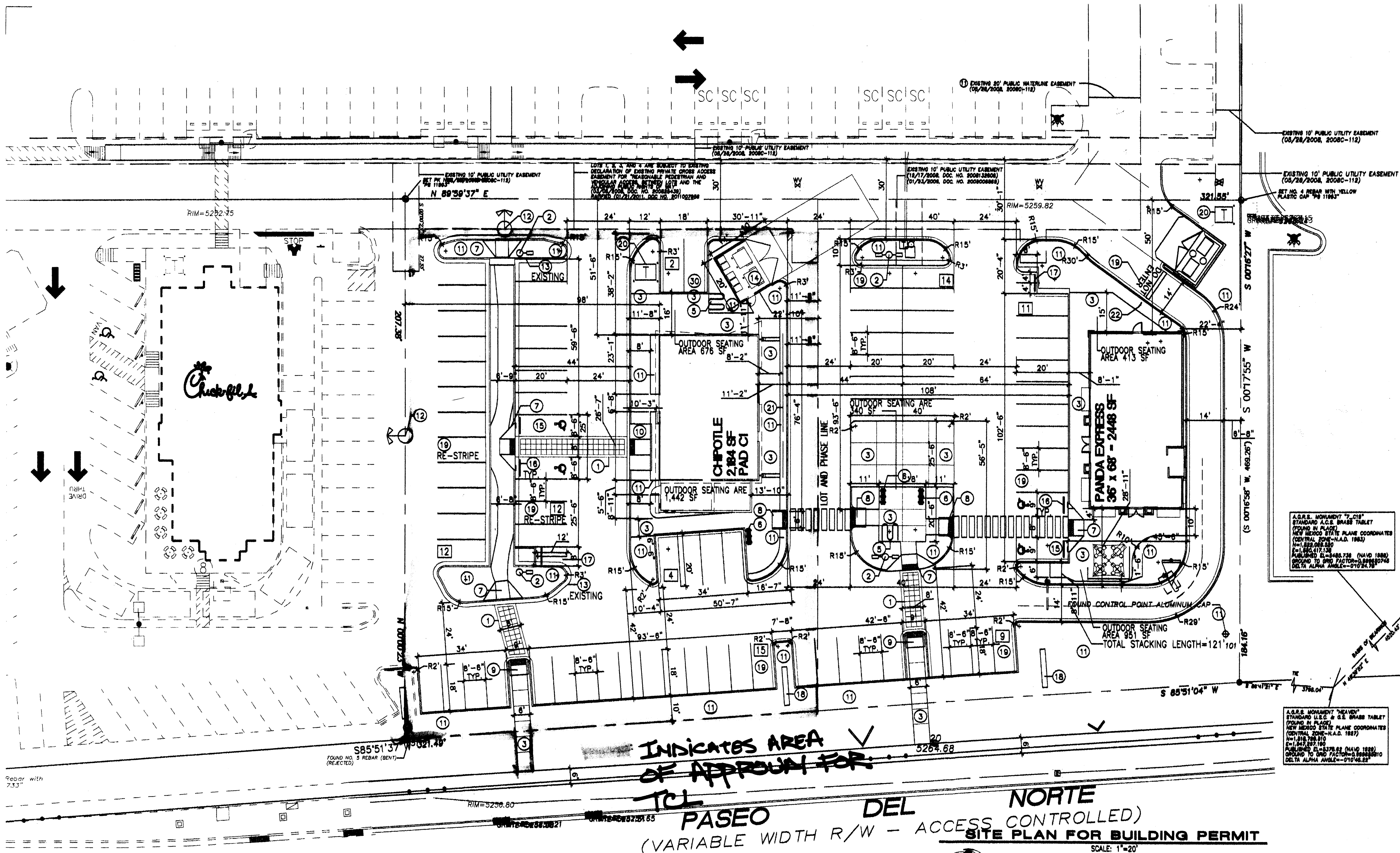
LOT 4
DEL NORTE PLAZA
MODULUS ARCHITECTS

GRADING AND DRAINAGE PLAN

Date:	No.:	Revisions:	Date:	Job No.:
12/02/11				1859
Drawn By:				
BJB				
Ckd By:				
FCA				

Paseo Del Norte, N.E.
(ROW VARIES)

1. EXISTING FADKNOW ELEVATION OF ADDRESS CONTING*
(02/04/1984, DEC. 84-4, POS. 7857-7974, DOC. NO. 94016447)
2. LOCATION OF ADDRESS CONTROL LINE PER MARCH RIGHT OF WAY MAP
FOR NM PROJECT NO. TPV-4054 (CS), ON 2786, DATED FEBRUARY 24, 1993 (01/22/1997, 97C-26)



PROJECT NUMBER: 1008766
APPLICATION NUMBER: 11283-70198

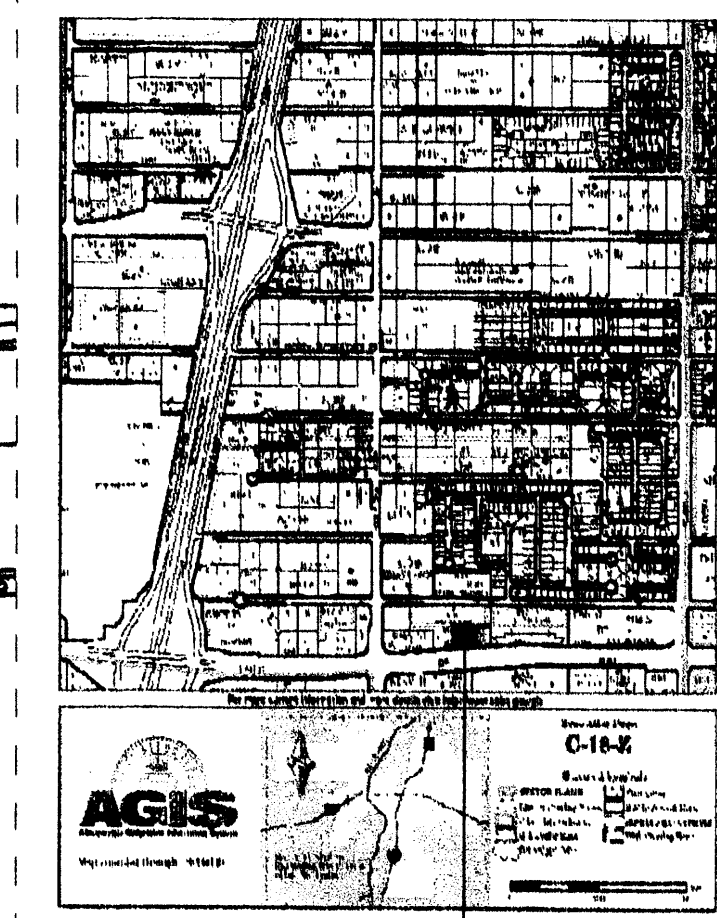
Is an Infrastructure List required? () YES () NO If yes, then a set of approved IRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Signature	Date
<i>Alan Pote</i>	01-25-12
<i>Carol S. Diment</i>	01/11/12
<i>Chris A. Chen</i>	11/11/12
<i>Lee White</i>	2-8-12
<i>John P. Chen</i>	2-8-12

* Environmental Health, if necessary

- KEYED NOTE:
- 8" INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK RE: DETAIL 7/A1.1
 - LIGHT POLE LOCATION RE: DETAIL 3/A1.1
 - CONC. SIDEWALK RE: DET 14/A1.1
 - HANDICAP RAMP RE: CIVIL FOR COA STD DETAIL
 - INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY) RE: DETAIL 11/A1.2
 - BENCH LOCATION RE: DETAIL 3/A1.2
 - HANDICAP RAMP RE: 15/A1.1
 - HANDICAP RAMP RE: 16/A1.1
 - HANDICAP RAMP RE: 12/A1.1
 - HANDICAP RAMP RE: 17/A1.1
 - INDICATES LANDSCAPE PLANTING AREA G.C. TO PROVIDE/COORDINATE REQ. SLEEVING FOR EA. WELL LOCATION RE: LANDSCAPE PLAN FOR INFO
 - NOT A PART
 - 6" HIGH CONC. ISLAND RE: DET 4/A1.1
 - RE: SITE GRADING PLAN FOR INFO
 - REFUSE ENCLOSURE RE: DET. 4/A1.3
 - H.C. PARKING STALL RE: DET 8/A1.2
 - WHEELSTOP RE: DET 5/A1.2
 - INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS. RE: DET. 7/A1.2 FOR "MOTOR CYCLE PARKING" SIGN DETAIL
 - PROPOSED 50SF MONUMENT SIGN LOCATION
 - PAINTED STRIPPING/SIGNING AS INDICATED WITHIN SITEPLAN
 - PROPOSED TRANSFORMER LOCATION
 - SCREEN WALL FEATURE RE: BUILDING ELEVATIONS
 - INDICATES PROPOSED "DO NOT ENTER" SIGN LOCATION RE: SITE PLAN FOR LOCATIONS. RE: DET. 7/A1.2 FOR "DO NOT ENTER" SIGN DETAIL
- NOTE:
ALL LANDSCAPED AREAS TO BE DEPRESSED BELOW ADJACENT PAVING TO ALLOW FOR PASSIVE SHEET FLOW WATER HARVESTING



INDICATES AREA OF APPROACH FOR TOL

PASEO DEL NORTE
(VARIABLE WIDTH R/W - ACCESS CONTROLLED)

SCALE: 1"=20'

SITE DATA TABLE		SITE DATA TABLE	
CHIPOTLE		PANDA EXPRESS	
LEGAL DESCRIPTION	ALBUQUERQUE WEST, UNIT 2 LOT 4-A-1-A	LEGAL DESCRIPTION	ALBUQUERQUE WEST, UNIT 2 LOT 4-A-1-A
TOTAL ACREAGE:	32,043 sf (CHIPOTLE PARCEL)	TOTAL ACREAGE:	30,881 sf (PANDA PARCEL)
EXISTING ZONING:		EXISTING ZONING:	
BUILDING SIZE:	2,184 SF TOTAL	BUILDING SIZE:	2,448 SF TOTAL
PROPOSED USES:	SIT DOWN FOOD USE	PROPOSED USES:	DRIVE THRU FOOD USE
TOTAL PARKING PROVIDED:	45 SPACES	TOTAL PARKING PROVIDED:	33 SPACES
TOTAL PARKING REQ:	30 SPACES	TOTAL PARKING REQ:	30 SPACES
HC PROVIDED:	2 H.C. (INCLUDING 2 VAN ACCESIBLE)	HC PROVIDED:	2 H.C. (INCLUDING 2 VAN ACCESIBLE)
HC REQUIRED:	2 H.C. SPACES	HC REQUIRED:	2 H.C. SPACES
BIKE SPACES PROVIDED:	5 BIKE SPACES	BIKE SPACES PROVIDED:	5 BIKE SPACES
BIKE SPACES REQUIRED:	2 BIKE SPACES	BIKE SPACES REQUIRED:	2 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	2 SPACES	MOTORCYCLE SPACES PROVIDED:	2 SPACES
MOTORCYCLE SPACES REQUIRED:	2 SPACES	MOTORCYCLE SPACES REQUIRED:	2 SPACES

REV	DATE	BY	REASON
1	01/11/12		
2	11/11/12		
3	2-8-12		
4	2-8-12		

MODULUS ARCHITECTS

2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

PROJECT: DEL NORTE PLAZA
N.E.C. OF SAN PEDRO AND PASEO DEL NORTE
ALBUQUERQUE, N.M.

PROJECT NUMBER: 1008766
JOB NO.: 11283-70198
DRAWN BY: MSW

DATE: 11/11/12
SCALE: AS NOTED

BP1

SITE PLAN FOR BUILDING PERMIT

PANDA EXPRESS DRAINAGE CERTIFICATION

I, Fred C. Arfman, NMPE No. 7322, of the firm Isaacson & Arfman, P.A., 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. The record information edited onto the original design document has been obtained by Christopher A. Medina NMPS No. 15702. I further certify that I have personally visited the project site on August 21, 2012 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 Permanent Certification of Occupancy.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Fred C. Arfman
Fred C. Arfman, PE NMPE 7322
08-21-12
Date

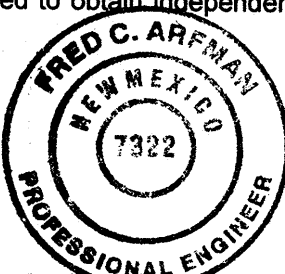


CHIPULTE DRAINAGE CERTIFICATION

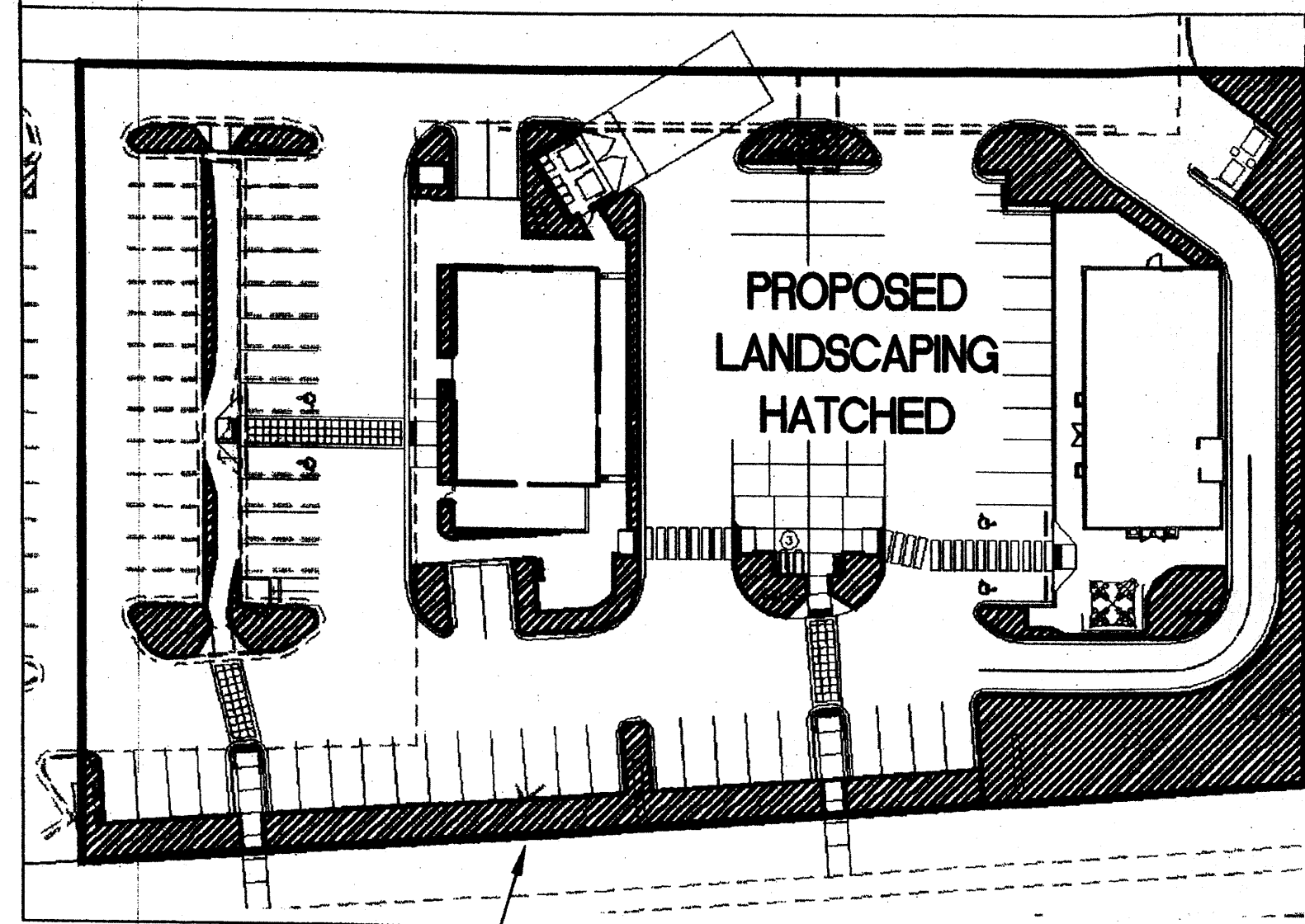
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Fred C. Arfman
Fred C. Arfman, PE NMPE 7322
11-20-12
Date



LAND TREATMENT EXHIBIT



BOUNDARY USED FOR
CALCULATIONS

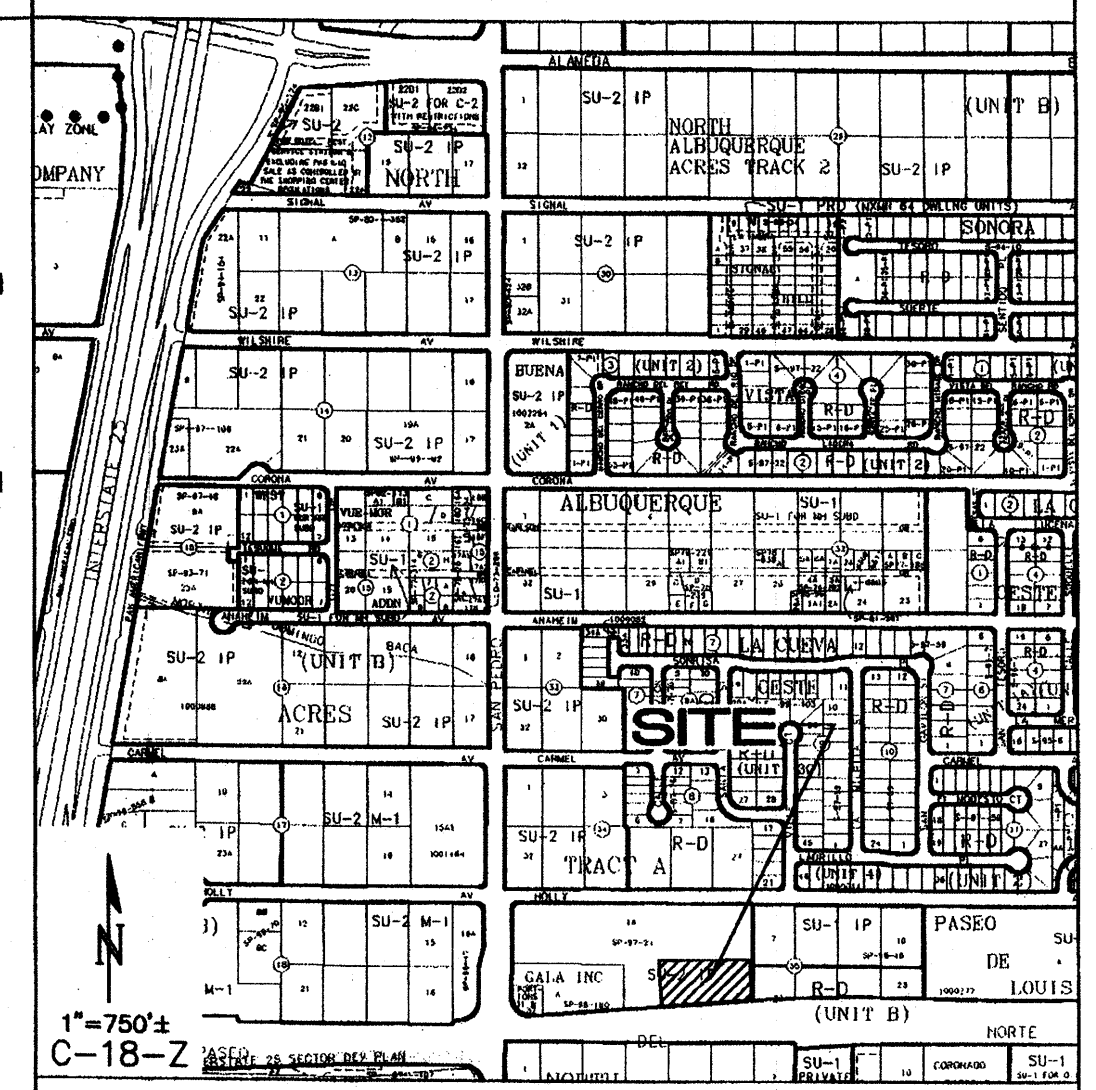
CALCULATIONS

CALCULATIONS: Del Norte Plaza : Dec. 2, 2011			
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993			
ON-SITE			
AREA OF SITE:	59105.5	SF	= 1.4 Ac.
100-year, 6-hour			
DEVELOPED FLOWS:		EXCESS PRECIP:	
Treatment SF %		Precip. Zone	
Area A =	0 0%	E _A = 0.66	
Area B =	4728.44 8%	E _B = 0.92	
Area C =	5319.495 9%	E _C = 1.29	
Area D =	49057.565 83%	E _D = 2.36	
Total Area =	59105.5 100%		
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)			
Weighted E =		$E_A A_A + E_B A_B + E_C A_C + E_D A_D$	
		A _A + A _B + A _C + A _D	
Developed E =	2.15 in.		
On-Site Volume of Runoff: V ₃₆₀ = E ⁶ A / 12			
Developed V ₃₆ =	10582 CF		
On-Site Peak Discharge Rate: Q _p = Q _{pA} A _A + Q _{pB} A _B + Q _{pC} A _C + Q _{pD} A _D / 43,560			
For Precipitation Zone 3			
Q _{pA} =	1.87	Q _{pC} =	3.45
Q _{pB} =	2.60	Q _{pD} =	5.02
Developed Q _p =	6.4 CFS		

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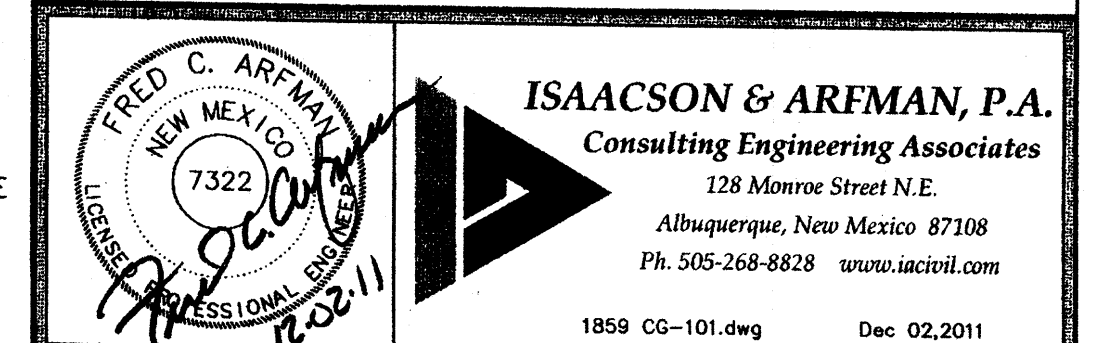
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5571 MIDWAY PARK PLACE, N.E., APO NM 87199
PHONE: (505) 856-5700

LEGEND

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- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 6881.0 FINISH FLOOR ELEVATION
- 78.3± EXISTING ELEVATION (±) PROVIDED FOR GEN. INFO.



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LOT 4
DEL NORTE PLAZA
MODULUS ARCHITECTS

GRADING AND DRAINAGE PLAN

Date:	12/02/11	No. Revisions:		Date:		Job No.	1859
Drawn By:	BJB						CG-101
Okd By:	FCA						SH. OF

