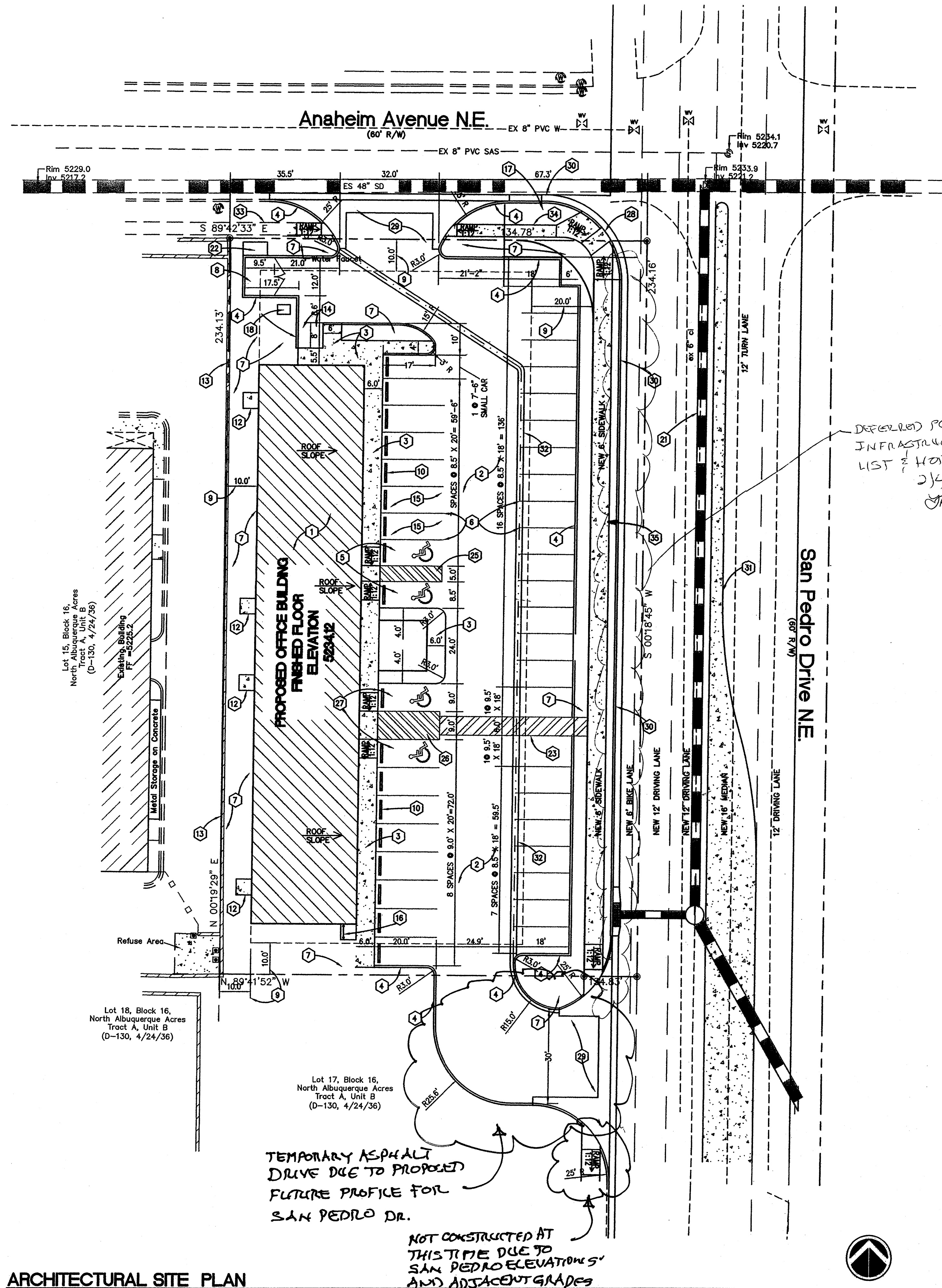




KEYED NOTES

- LOCATION OF NEW OFFICE BUILDING
- NEW ASPHALT PAVING
- NEW CONCRETE SIDEWALK WITH TURNDOWN PER DETAIL 3/C4.
- NEW CONCRETE HEADER CURB PER DETAIL 2/C4.
- NEW HANDICAPPED PARKING SPACE WITH SIGNAGE AND PAVEMENT MARKING
- NEW PAVEMENT STRIPING
- NEW LANDSCAPE AREA
- NEW REFUSE CONTAINER ENCLOSURE PER ARCHITECTURAL ELEVATION SHEET
- SETBACK DIMENSION
- CONCRETE PRECAST CONCRETE WHEEL STOP PER DETAIL 10/C4.
- PROPOSED PUBLIC FIRE HYDRANT PER COA STD DWG 2340.
- 5' X 5' CONCRETE STOOP PER DETAIL 4/C4.
- EXISTING RETAINING WALL TO REMAIN
- TWO 4' X 8' MOTORCYCLE PARKING SPACES WITH W12 X 14 SIGNAGE
- PARKING SPACE RESERVED (AND SIGNED) FOR HYBRID VEHICLES
- BIKE RACK LOCATION PAINTED TO MATCH STUCCO
- EXISTING STOP SIGN TO REMAIN
- PROPOSED TRANSFORMER LOCATION
- PROPOSED 1-1/2" WATER SERVICE LOCATION
- PROPOSED 4" SEWER SERVICE LOCATION
- PROPOSED NEW STORM DRAIN WITH INLETS
- 6' X 8' AREA RESERVE FOR RECYCLE AREA.
- PAINTED 6' WIDE PEDESTRIAN PATHWAY.
- INSTALL 1-1/2" WATER METER PER STD DETAIL 2367.
- PAINT 5' WIDE ADA ACCESS.
- PAINT 8' WIDE ADA ACCESS.
- NEW VAN ACCESSIBLE HANDICAPPED PARKING SPACE WITH SIGNAGE PAVEMENT MARKING.
- BUILD WHEELCHAIR RAMP PER COA STD DWG 2441 CASE II WITH TRUNKED DOMES ACROSS OPENING.
- BUILD NEW DRIVEPAD PER COA STD DWG 2426 AND 2420 WITH WHEEL CHAIR RAMPS PER OFFSET SIDEWALK.
- BUILD STANDARD CURB AND GUTTER PER COA STD DWG 2415A.
- BUILD RAISED MDEIAN WITH LEFT TURN LANE PER COA STD DETAIL 2408.
- BUILD CONCRETE VALLEY GUTTER PER DETAIL 1/C4.
- EXISTING 4' SIDEWALK TO REMAIN.
- BUILD NEW 4' WIDE OFFSET SIDEWALK PER COA STD DWG 2430.
- BUILD NEW 6' WIDE OFFSET SIDEWALK PER COA STD DWG 2430.

PARKING AND CIRCULATION CALCULATIONS

PROPOSED USAGE: GENERAL OFFICE
NEW LOT AREA: .6326 ac AFTER ROW DEDICATION

GROSS BUILDING AREA = 8,908 sf (6,052 of 1st floor, 2,856 of 2nd floor)
NET LEASABLE AREA = 8,463 SF (95% of gross)

PARKING TOTAL REQUIRED = 43
PARKING TOTAL PROPOSED = 43

HANDICAPPED PARKING: 3 SPACES REQUIRED / 4 SPACES PROPOSED (2 VAN)
MOTORCYCLE SPACES: 43/30 = 2 SPACES REQUIRED / 2 SPACES PROPOSED
HYBRID SPACES: 43/30 = 2 SPACES REQUIRED / 2 SPACES PROPOSED
BICYCLE: 43 SPACES / 20 = 3 BICYCLES REQUIRED / 3 BICYCLES PROPOSED

ZONING DATA

EXISTING ZONING: SU-2 IP
SETBACKS: FRONT: 20 FEET, SIDE 10 FEET, REAR 10 FEET
MAXIMUM HEIGHT: 27'-6" PER VARIANCE GRANTED (1006989)
BUILDING AREA: 8,908 sf

SITE DATA

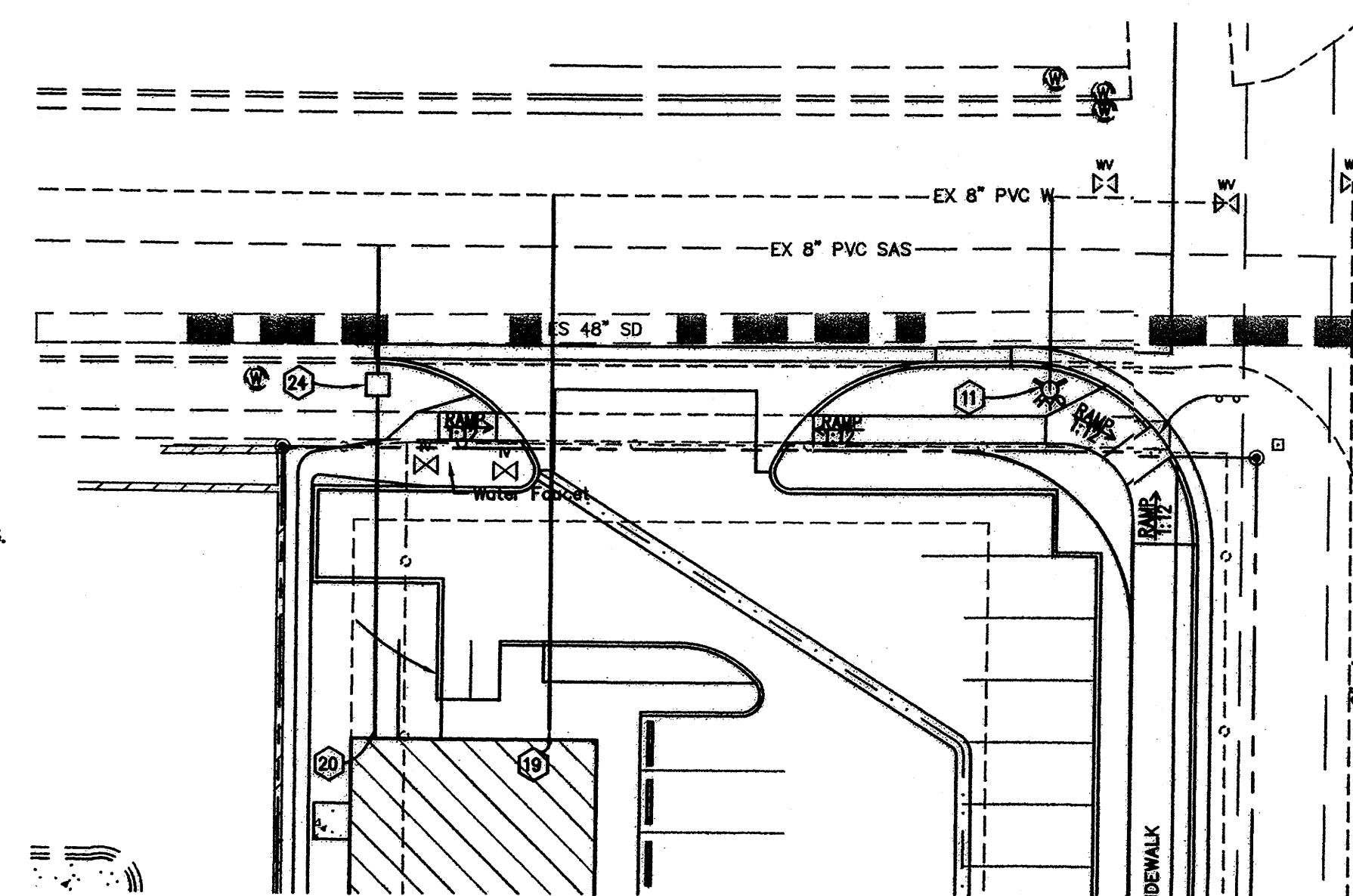
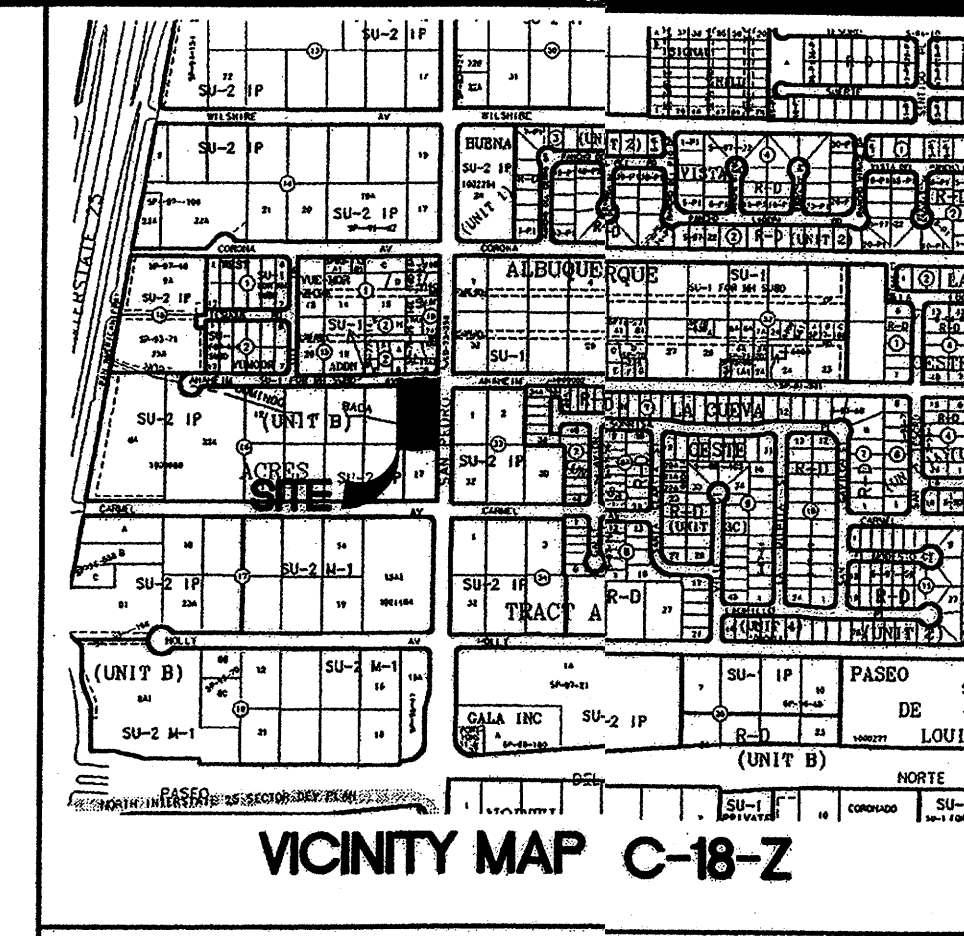
LEGAL DESCRIPTION: LOT 16, BLOCK 16, TRACT A, UNIT B, NAA
NEW LOT AREA: .6326 ac AFTER ROW DEDICATION

TRAFFIC CIRCULATION LAYOUT CERTIFICATION

I, Larry D. Read, NMPE 10998, of the firm Larry Read & Associates, Inc., hereby certify that this project has been constructed in substantial compliance with and in accordance with the design intent of the approved plan dated 3/25/08. The record information edited onto the original design document has been obtained by Chris Medina, NMPS 15702 of the firm Terra Land Surveys. I further certify that I have personally visited the project site on 1/28/2009 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 Certificate of Occupancy.

Exceptions: As noted on the plan.

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.



LARRY READ & ASSOCIATES
Civil Engineers
2430 Midtown Place, NE, Suite C
Albuquerque, New Mexico 87107
(505) 345-0620 Fax (505) 237-8422

NO.	DATE	REVISIONS	DESCRIPTION
1	2/27/08	DRB SITE PLAN	2/27/2008
2			
3			
4			

ARCHITECTURAL
SITE PLAN



HELMICK OFFICE SITE
ANAHEIM @ SAN PEDRO
ALBUQUERQUE, NM

PROJECT NUMBER: DRB 1006989

Application Number: 08DRB-70082

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

DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT:

Christina Sandoval
City Engineer
Date: 4-2-08

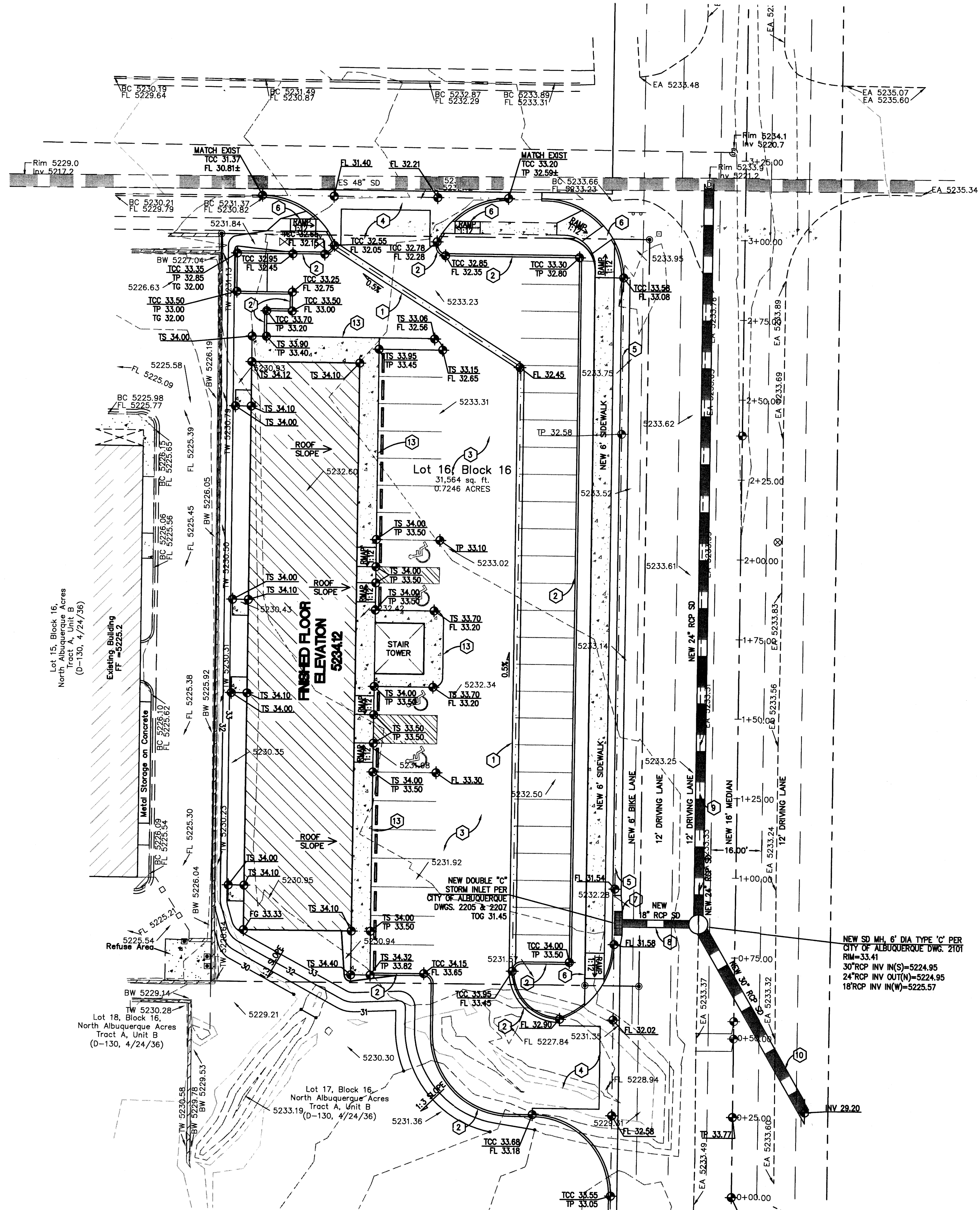
Michael Helt
Solid Waste Management
Date: 2-27-08

Cal Ch...
DRB Chairperson, Planning Department
Date: 3-25-08

Michael Helt
Solid Waste Management
Date: 4-14-08

Cal Ch...
DRB Chairperson, Planning Department
Date: 5-1-08

DRAWING NAME: PROTEK_PJI.DWG
SHEET: C3 OF 4



100-YEAR HYDROLOGIC CALCULATIONS											
BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED E (in)	V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V(24 hour) (acre-ft)	V(24 hour) (cu-ft)	Q (cfs)
		A (%)	B (%)	C (%)	D (%)						
HISTORIC CONDITIONS											
ONSITE BASIN A	0.0704	100.00	0.00	0.00	0.00	0.66	0.00	169	0.00	169	0.13
ONSITE BASIN B	0.6542	100.00	0.00	0.00	0.00	0.66	0.04	1,567	0.04	1,567	1.22
OFFSITE BASIN C	0.0288	100.00	0.00	0.00	0.00	0.66	0.00	69	0.00	69	0.05
PROPOSED CONDITIONS											
ONSITE BASIN A	0.0704	0.00	48.70	48.00	3.30	1.15	0.01	283	0.01	297	0.22
ONSITE BASIN B	0.6542	0.00	0.00	4.90	95.10	2.31	0.13	5,480	0.15	6,809	3.23
OFFSITE BASIN C	0.0288	0.00	0.00	8.40	91.60	2.27	0.01	237	0.01	285	0.14
INCREASE DUE TO DEVELOPMENT											
BASIN A, B AND C							0.10	4204.69	0.12	5385.93	2.18
EXCESS PRECIP.		0.66	0.92	1.29	2.36	E (in)					
PEAK DISCHARGE		1.87	2.6	3.45	5.02	Q _p (cfs)					
WEIGHTED E (in) = (E _A)(%A) + (E _B)(%B) + (E _C)(%C) + (E _D)(%D)							ZONE = 3				
V _{6HR} (acre-ft) = (WEIGHTED E)(AREA)/12							P _{6HR} (in.) = 2.60				
V _{24HR} (acre-ft) = V _{6HR} + (A _c)(P _{24HR} - P _{6HR})/12							P _{24HR} (in.) = 3.10				
Q (cfs) = (Q _{6HR})(A _c) + (Q _{24HR})(A _c) + (Q _{24HR})(A _c) + (Q _{24HR})(A _c)							P _{24HR} (in.) = 4.90				

DRAINAGE DISCUSSION

LOCATION & DESCRIPTION
THE PROJECT SITE IS 0.7246 ACRES, LOCATED ON THE WEST SIDE OF SAN PEDRO NE AND THE SOUTH SIDE OF ANAHEIM NE. THE PROPOSED DEVELOPMENT ON THIS SITE IS A 6,400 SQUARE FOOT (FOOTPRINT), TWO STORY OFFICE BUILDING ALONG WITH ASSOCIATED PAVED PARKING AND SIDEWALKS.

HYDROLOGY
THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE QUICK CALCULATIONS OF THE JUNE 1997 RELEASE OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

PRECIPITATION
THE 100-YR, 6-HR DURATION STORM EVENT WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THE SITE LIES WITHIN THE ZONE 3 PRECIPITATION AREA FOR THE CITY OF ALBUQUERQUE, AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2. THEREFORE, TABLES WITHIN THIS SECTION WERE USED TO ESTABLISH THE EXCESS PRECIPITATION AND PEAK DISCHARGE.

EXISTING DRAINAGE
THE SITE HAS MOST RECENTLY BEEN USED AS A PLAYGROUND FOR A NEARBY SCHOOL AND EVEN HAS THE REMNANTS OF A TRACK. SINCE IT IS NO LONGER USED, IT HAS BECOME OVERGROWN WITH WEEDS. THE GROUND GENERALLY SLOPES TOWARD THE SOUTHWEST AT ABOUT 1% GRADE. THE RUNOFF EXISTS THE SOUTHWEST CORNER OF THIS SITE, RUNS TO THE WEST OF A MANMADE BERM ON THE NORTH END OF LOT 17 AND DISCHARGES WEST INTO A DEVELOPED SITE. IN ADDITION TO THE RUNOFF FROM THE SUBJECT SITE DISCHARGING INTO THE LOT WEST OF LOT 17, THERE ARE TWO 36" CULVERTS UNDER SAN PEDRO THAT DISCHARGE UP TO 18.4 cfs INTO THE NORTH END OF LOT 17 AND THE SOUTH END OF THE SUBJECT SITE. THIS RUNOFF HISTORICALLY CROSSED THE SOUTHWEST CORNER OF THE SUBJECT SITE AND CONTINUED WEST, IN A NORTHWESTERLY DIRECTION, UNTIL IT WAS INTERCEPTED BY ANAHEIM. PREVIOUS DEVELOPMENT ON LOT 15 TO THE WEST OF THIS SITE HAS BLOCKED THIS RUNOFF PATH SUCH THAT THE RUNOFF FROM THE CULVERTS IS FORCED TO POND ON LOTS 15 AND 18 TO THE WEST OF THE SUBJECT SITE. IT APPEARS THE MAN MADE BERM DISCUSSED ABOVE MIGHT HAVE BEEN CONSTRUCTED TO TRY TO STOP RUNOFF FROM DISCHARGING OVER THE WALL.

DEVELOPED CONDITION
THE PROPOSED GRADING FOR THIS SITE SEPARATES THE FLOWS INTO THREE DISTINCT DISCHARGES.

THE FLOW ENTERING THE SITE FROM THE CULVERTS UNDER SAN PEDRO IS PROPOSED TO BE INTERCEPTED IN A NEW 24" STORM DRAIN STARTING WHERE THE EAST END OF THE CULVERTS CURRENTLY BEGIN. THE STORM DRAIN PROCEEDS NORTH TO CONNECT TO THE EXISTING 48" STORM DRAIN IN ANAHEIM.

THE RUNOFF GENERATED FROM THE BUILDING AND PARKING LOT ARE ROUTED NORTH, WITHIN THE PAVED PARKING LOT AND DISCHARGE, THROUGH THE DRIVEPAD, INTO ANAHEIM. THIS RUNOFF INCLUDES BOTH THE RUNOFF GENERATED ON-SITE (BASIN B) AND RUNOFF GENERATED WITHIN THE JOINT USE DRIVE (BASIN C) ON THE NORTH END OF LOT 17.

THE FINAL DISCHARGE POINT FROM BASIN A CONSISTS OF THE 10-FOOT WIDE STRIP BETWEEN THE BUILDING AND THE WEST PROPERTY LINE. RUNOFF FROM THIS AREA DISCHARGES OVER THE EXISTING RETAINING WALL AT THE WEST PROPERTY LINE INTO LOT 15.

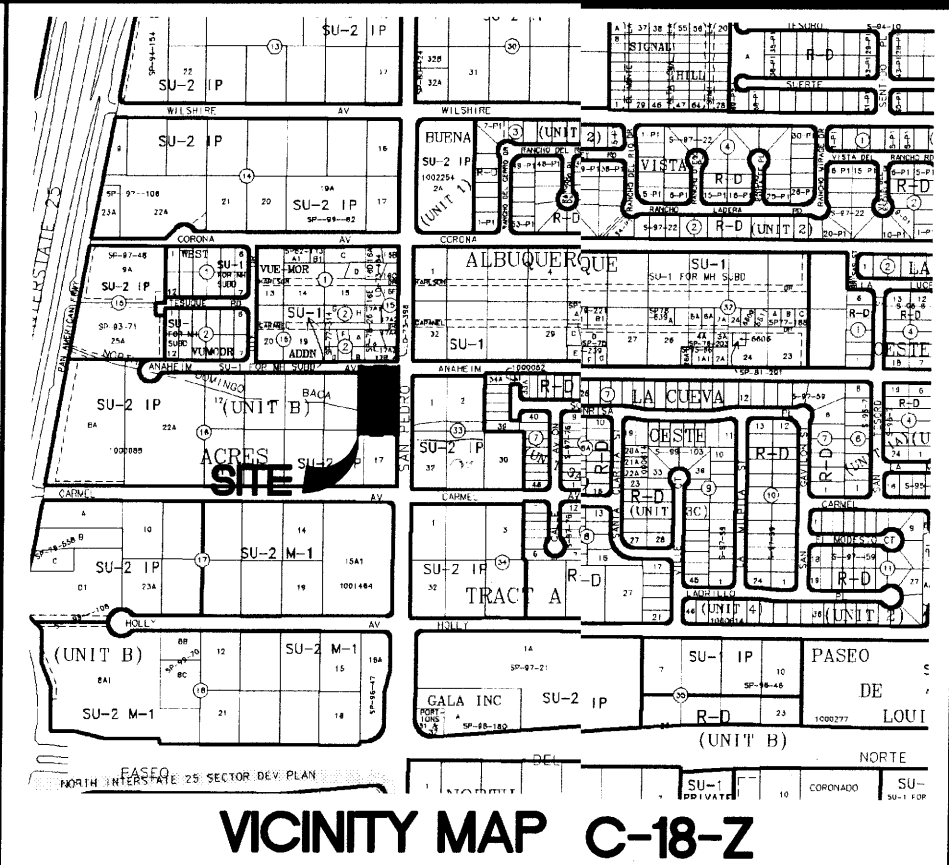
THE NET EFFECT OF THE PROPOSED DRAINAGE PLAN IS A REDUCTION IN SURFACE FLOWS DUE TO CAPTURING THE RUNOFF FROM THE CULVERTS (18.4 CFS) AND CONVEYING IT DIRECTLY TO THE 48" STORM DRAIN IN ANAHEIM.

GENERAL NOTES

- REFER TO SHEET CO.1 FOR GENERAL INFORMATION.
- REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS.
- ALL RAMPS WILL COMPLY WITH ADA RULES AND REGULATIONS.
- ALL VALLEY GUTTERS SHOULD BE STRAIGHT LINE SLOPED BETWEEN NOTED SPOT ELEVATIONS.

KEYED NOTES

- CONSTRUCT CONCRETE VALLEY GUTTER PER DETAIL 1, S = 0.5%.
- BUILD CONCRETE HEADER CURB PER DETAIL 2
- BUILD ASPHALT PAVEMENT PER ARCHITECT'S DESIGN.
- BUILD 32" DRIVEPAD PER COA STD DWG 2426.
- BUILD STANDARD CURB AND GUTTER PER COA STD DWG 2415A.
- CONSTRUCT HANDICAP RAMP WITH SLOPE OF 1:12.
- BUILD TYPE DOUBLE 'C' STORM INLET PER COA STD DWG 2205 & 2207. GRATE ELEV 31.45. INV OUT 25.90.
- BUILD 18" CL III RCP STORM DRAIN.
- BUILD 30" CL III RCP STORM DRAIN.
- BUILD 24" CL III RCP STORM DRAIN.
- FUTURE STANDARD CURB AND GUTTER NOT PART OF THIS PROJECT.
- EXISTING STANDARD CURB AND GUTTER TO REMAIN.
- CONCRETE SIDEWALK WITH TURNDOWN.



LEGAL DESCRIPTION

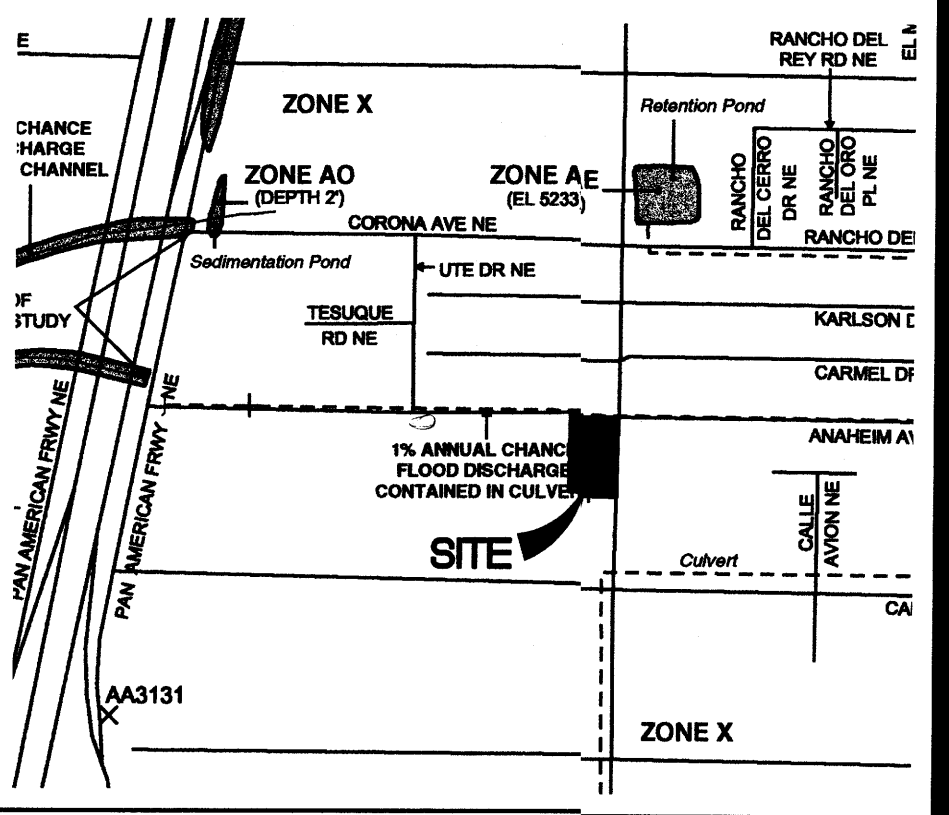
LOT NUMBERED SIXTEEN (16) IN BLOCK NUMBERED SIXTEEN (16) IN TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, AN ADDITION IN BERNALILLO COUNTY, NEW MEXICO.

ACS BENCHMARK

ACS ALUMINUM DISK, STAMPED 'ACS BM 9-C18'.

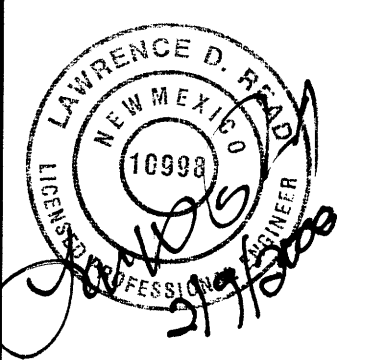
FLOODPLAIN

THE PROPERTY SHOWN HEREON DOES NOT HAVE A 100-YEAR DESIGNATED FLOODPLAIN INSITE PER THE FEMA FLOOD INSURANCE RATE MAP OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMMUNITY-PANEL NO. 35001C0137-F, EFFECTIVE DATE NOVEMBER 19, 2003, AS SHOWN HEREIN.



LARRY READ & ASSOCIATES
Civil Engineers
2430 Midtown Place NE Suite C
Albuquerque, New Mexico 87107
(505) 345-0620 Fax (505) 237-8422

CONCEPTUAL
GRADING PLAN



HELMICK OFFICE SITE
ANAHEIM @ SAN PEDRO
ALBUQUERQUE, NM

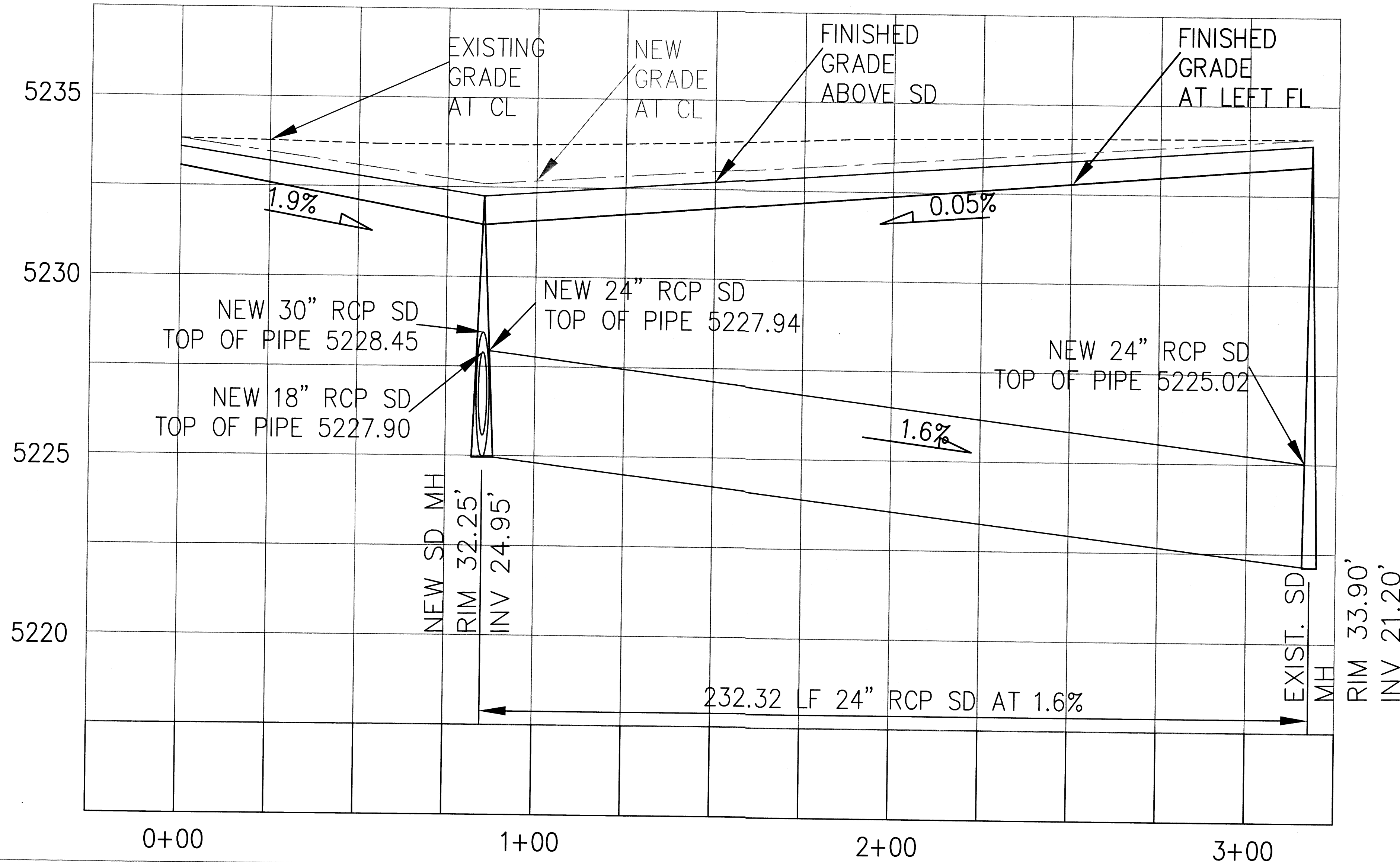
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SHEET
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GRADING PLAN

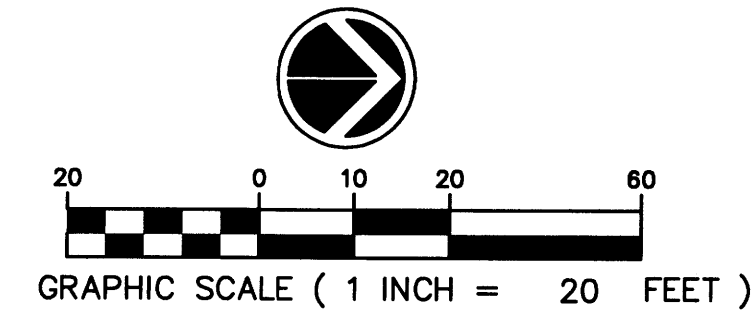
APPROVED FOR ROUGH GRADING

APPROVED FOR ROUGH GRADING
DATE 2/11/08

SAN PEDRO DR.



PLAN

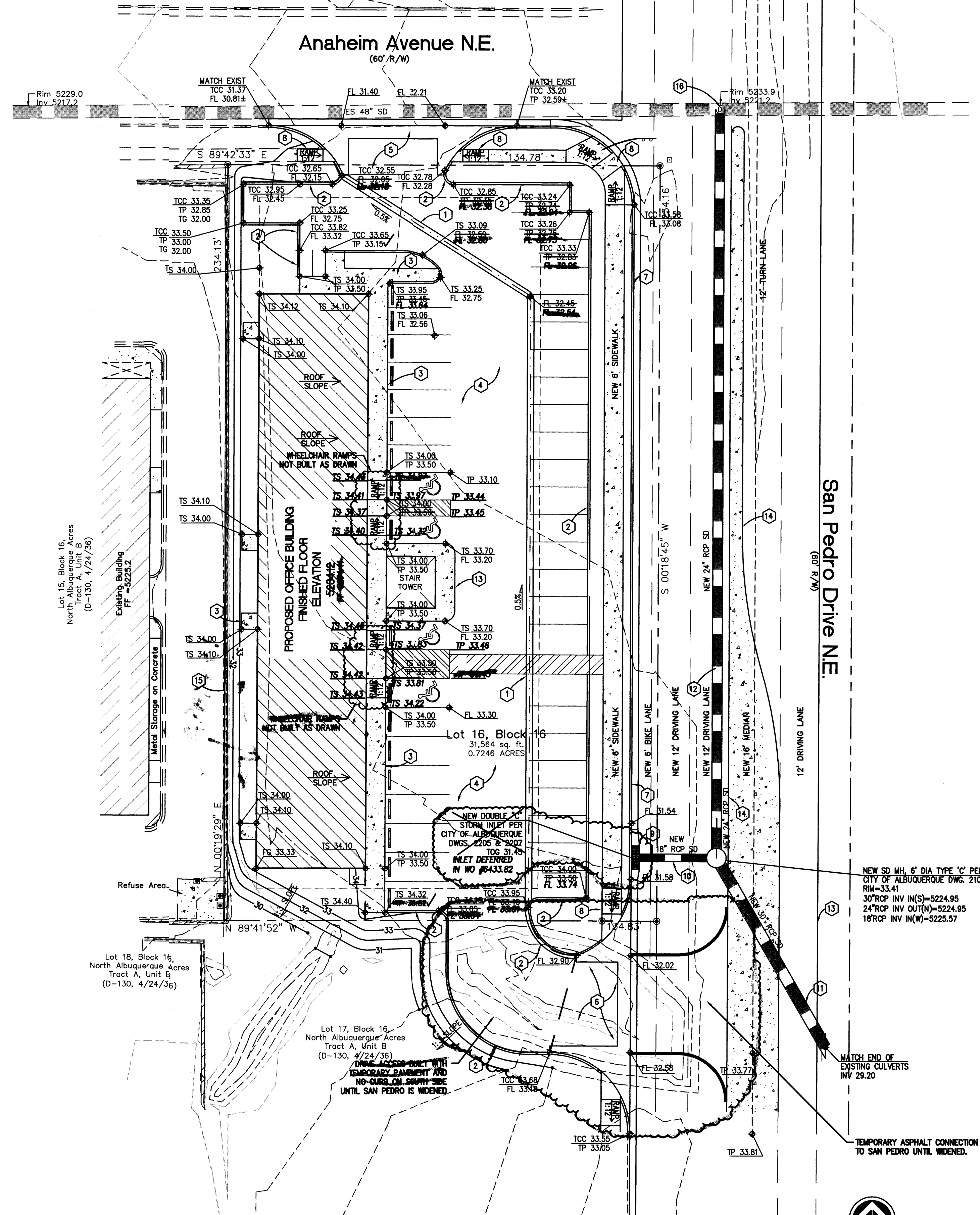


PROFILE

LARRY READ & ASSOCIATES, Inc.
Civil Engineers
2430 Midtown Place NE Suite C
Albuquerque, New Mexico 87107
(505) 237-8421

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE: Preliminary SAN PEDRO PLAN AND PROFILE			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN DATE	MO./DAY/YR. MO./DAY/YR.
PROJECT NO.		MAP NO. C-18	SHEET 3 OF 3

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		FIELD NOTES		ACS MONUMENT "24-116" X = AT THE NORTHEAST CORNER OF YALE BOULEVARD AND GIBSON BOULEVARD SE.		CONTRACTOR	
		BY		DATE		WORK	
		NO. 1		05/02		STANDARD	
		COMMUNITY SCIENCES CO. BOX 1328 CORRALES, NM 87114 PHONE: (505) 897-0000		INSPECTOR'S FIELD VERIFICATION BY		DATE	
DESIGNED BY		NO.		CORRECTED BY		DATE	
DRAWN BY		NO.		RECORDED BY		DATE	
CHECKED BY		NO.		NO.		NO.	



GRADING PLAN

100-YEAR HYDROLOGIC CALCULATIONS											
BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED E (in)	V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V(24 hour) (acre-ft)	V(24 hour) (cu-ft)	Q (cfs)
		A (%)	B (%)	C (%)	D (%)						
HISTORIC CONDITIONS											
ONSITE BASIN A	0.0704	100.00	0.00	0.00	0.00	0.66	0.00	169	0.00	169	0.13
ONSITE BASIN B	0.6542	100.00	0.00	0.00	0.00	0.66	0.04	1,567	0.04	1,567	1.22
OFFSITE BASIN C	0.0288	100.00	0.00	0.00	0.00	0.66	0.00	69	0.00	69	0.05
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PEAK DISCHARGE		1.87	2.6	3.45	5.02	Q ₂₄ (cfs)					
WEIGHTED E (in) = (E _A)(%A) + (E _B)(%B) + (E _C)(%C) + (E _D)(%D)							ZONE = 3				
V _{6HR} (acre-ft) = (WEIGHTED E)(AREA)/12							P _{24HR} (in.) = 2.60				
V _{24HR} (acre-ft) = V _{6HR} + (A ₀)(P _{24HR} - P _{6HR})/12							P _{24HR} (in.) = 3.10				
Q (cfs) = (Q ₂₄)(A ₀) + (Q ₆)(A ₀) + (Q ₂)(A ₀) + (Q ₁)(A ₀)							P _{1DAY} (in.) = 4.90				

DRAINAGE DISCUSSION

LOCATION & DESCRIPTION

THE PROJECT SITE IS 0.7246 ACRES, LOCATED ON THE WEST SIDE OF SAN PEDRO NE AND THE SOUTH SIDE OF ANAHEIM NE. THE PROPOSED DEVELOPMENT ON THIS SITE IS A 6,400 SQUARE FOOT (FOOTPRINT), TWO STORY OFFICE BUILDING ALONG WITH ASSOCIATED PAVED PARKING AND SIDEWALKS.

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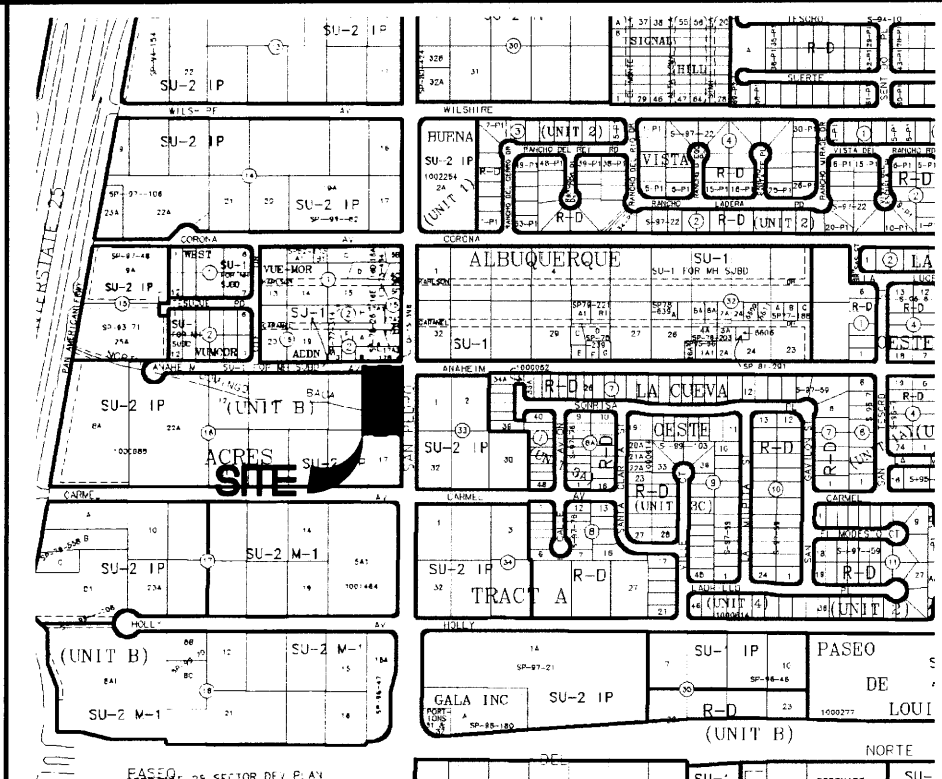
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- ALL VALLEY GUTTERS SHOULD BE STRAIGHT LINE SLOPED BETWEEN NOTED SPOT ELEVATIONS.

KEYED NOTES

- CONSTRUCT CONCRETE VALLEY GUTTER PER DETAIL 1. S = 0.5%.
- BUILD CONCRETE HEADER CURB PER DETAIL 2
- BUILD SIDEWALK WITH TURNDOWN PER DETAIL 3
- BUILD ASPHALT PAVEMENT PER ARCHITECT'S DESIGN.
- BUILD 32" DRIVEPAD PER COA STD DWG 2426.
- BUILD 30" DRIVEPAD PER COA STD DWG 2426.
- BUILD STANDARD CURB AND GUTTER PER COA STD DWG 2415A.
- CONSTRUCT HANDICAP RAMP PER COA STD DWG 2441 CASE II.
- BUILD TYPE DOUBLE "C" STORM INLET PER COA STD DWG 2205 & 2207. GRATE ELEV 31.45. INV OUT 25.90.
- BUILD 18" CL III RCP STORM DRAIN.
- BUILD 30" CL III RCP STORM DRAIN.
- BUILD 24" CL III RCP STORM DRAIN.
- DEFERRED STANDARD CURB AND GUTTER NOT PART OF THIS PROJECT.
- DEFERRED MEDIAN NOT PART OF THIS PROJECT.
- EXISTING RETAINING WALL TO REMAIN.
- REMOVE EXISTING 6" DIA MANHOLE AND REPLACE WITH 8" TYPE "C" PER COA STD DWG 2101.



VICINITY MAP C-18-Z

LEGAL DESCRIPTION

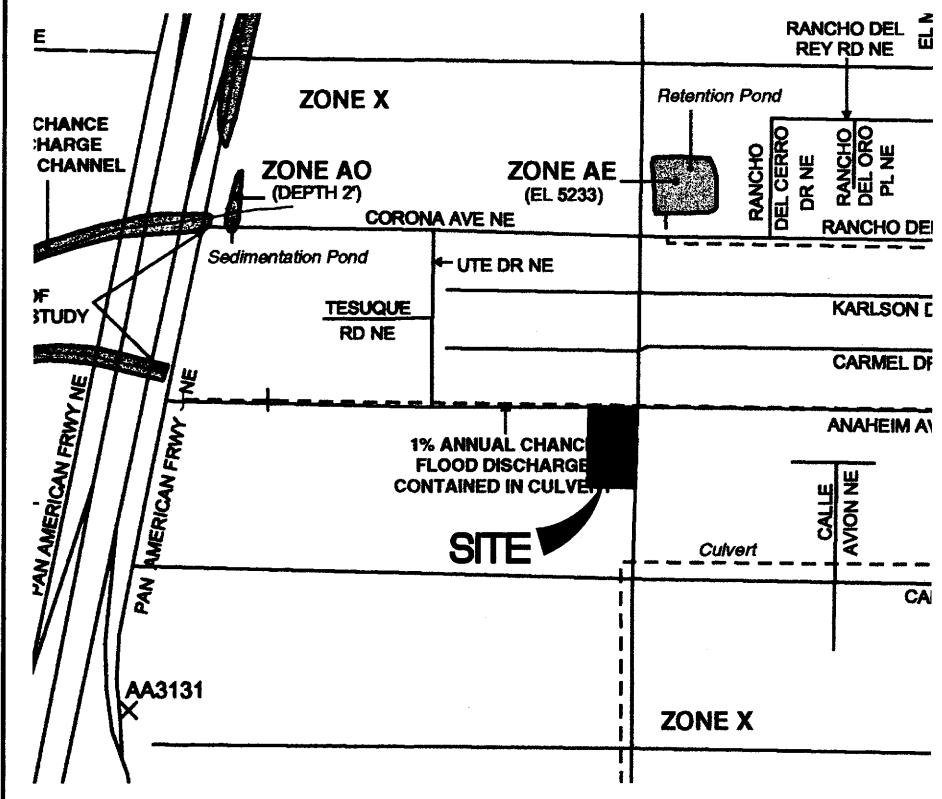
LOT NUMBERED SIXTEEN (16) IN BLOCK NUMBERED SIXTEEN (16) IN TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, AN ADDITION IN BERNALILLO COUNTY, NEW MEXICO.

ACS BENCHMARK

ACS ALUMINUM DISK, STAMPED "ACS BM 9-C18".

FLOODPLAIN

THE PROPERTY SHOWN HEREON DOES NOT HAVE A 100-YEAR DESIGNATED FLOODPLAIN ONSITE PER THE FEMA FLOOD INSURANCE RATE MAP OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMMUNITY-PANEL NO. 35001C0137-F, EFFECTIVE DATE NOVEMBER 19, 2003, AS SHOWN HEREIN.



CAPACITY OF 30" RCP CULVERT

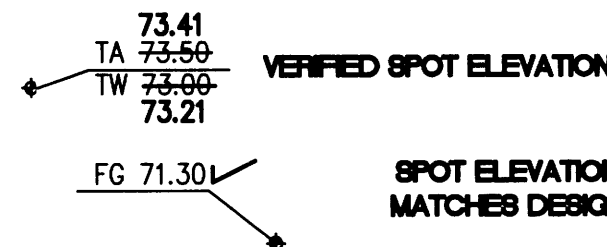
USE ORIFICE EQUATION $Q = CA \sqrt{2gh}$
 $C = 0.60$ $A = ((25/2)^2) \pi = 4.91 \text{ sf}$
 $g = 32.2 \text{ USE } H = 1/2 \text{ DIA} = 1.5'$
 $Q = (0.6 \times 4.91) \sqrt{2 \times 32.2 \times 1.5} = 28.95 \text{ cfs}$
THUS THE 30" RCP CAN CONVEY 18.4 cfs AT LESS THAN HW/D = 1

ENGINEER'S DRAINAGE CERTIFICATION

I, Larry D. Read, NMPE 10998, of the firm Larry Read & Associates, Inc., 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 3/25/08. The record information edited onto the original design document has been obtained by Chris Medina, NMPS 15702 of the firm Terra Land Surveys. I further certify that I have personally visited the project site on 12/16/2008 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 Certificate of Occupancy.

Exceptions: As noted on the plan.

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.



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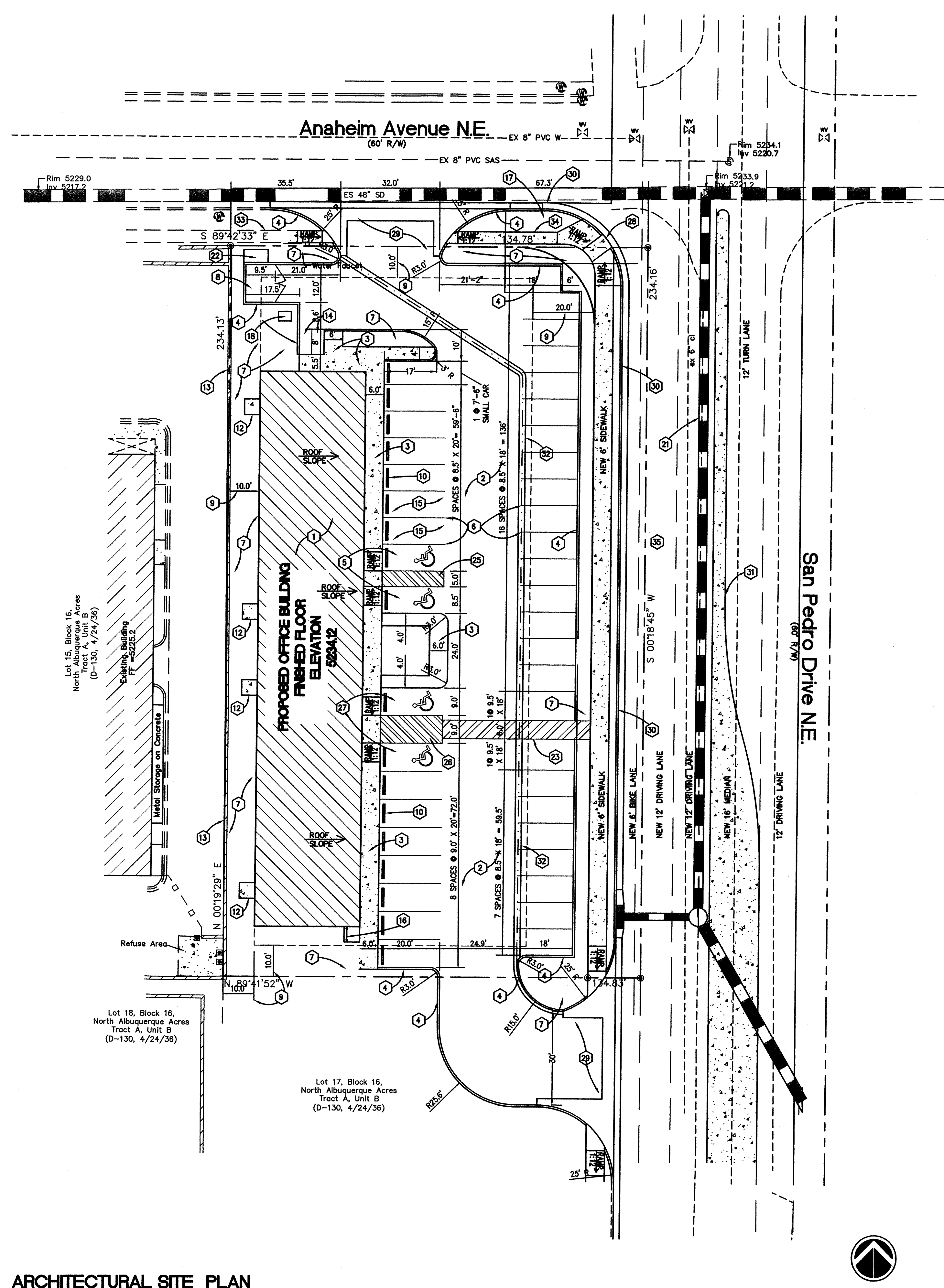
NO.	DATE	DESCRIPTION
1		
2		
3		
4		

GRADING PLAN



HELMICK OFFICE SITE
ANAHEIM @ SAN PEDRO
ALBUQUERQUE, NM

DRAWING NAME:	PROTECH.DWG
SHEET	C2 OF 4

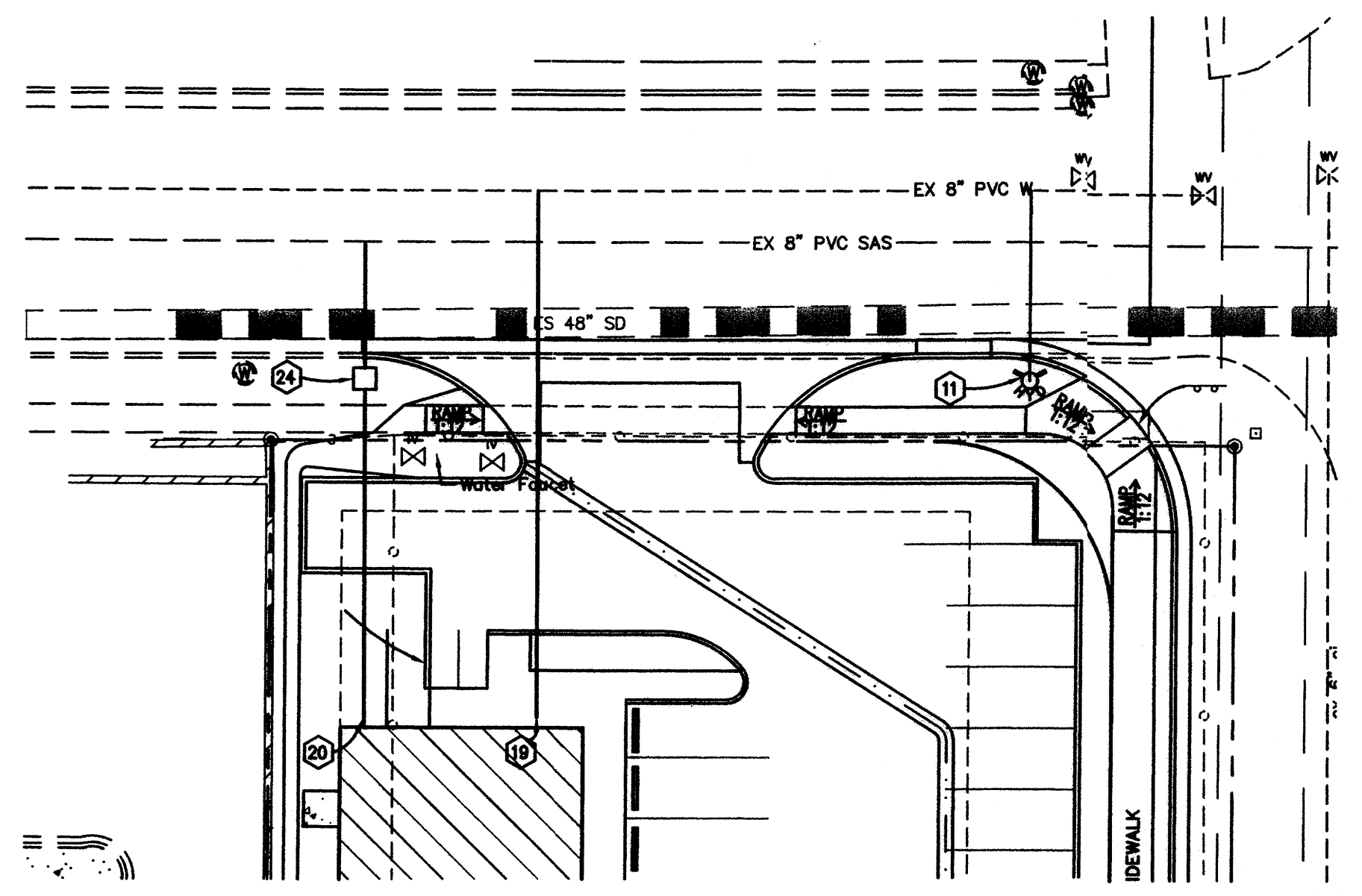
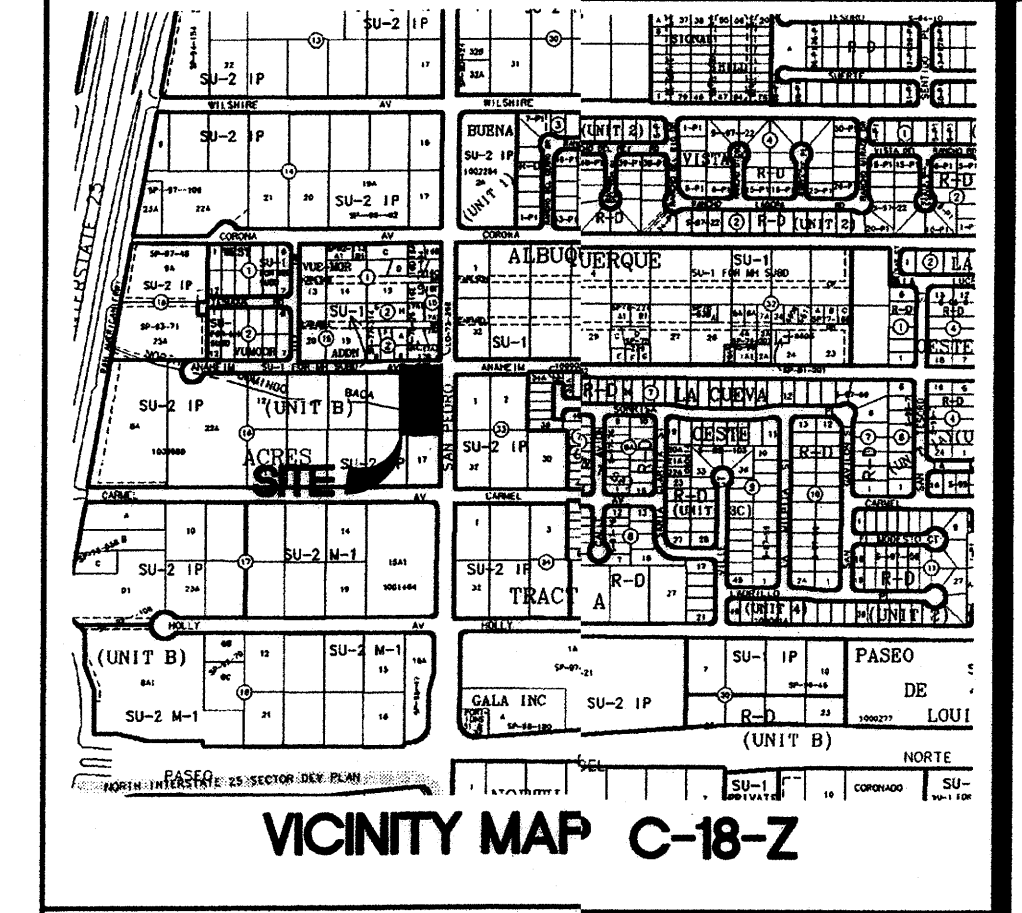


KEYED NOTES

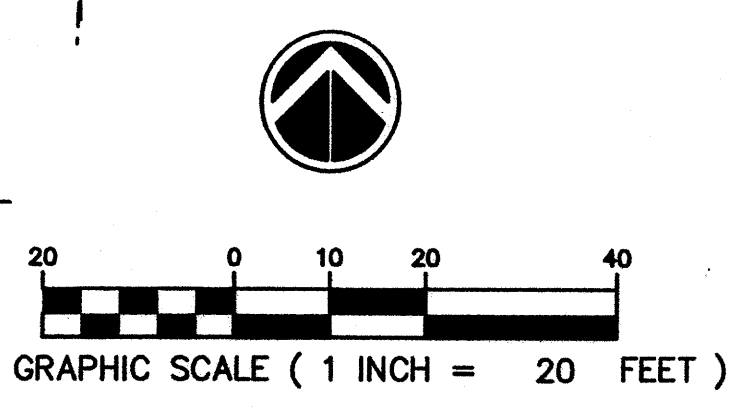
- 1. LOCATION OF NEW OFFICE BUILDING
- 2. NEW ASPHALT PAVING
- 3. NEW CONCRETE SIDEWALK WITH TURNDOWN PER DETAIL 3/C4.
- 4. NEW CONCRETE HEADER CURB PER DETAIL 2/C4.
- 5. NEW HANDICAPPED PARKING SPACE WITH SIGNAGE AND PAVEMENT MARKING
- 6. NEW PAVEMENT STRIPING.
- 7. NEW LANDSCAPE AREA.
- 8. NEW REFUSE CONTAINER ENCLOSURE PER ARCHITECTURAL ELEVATION SHEET
- 9. SETBACK DIMENSION
- 10. CONCRETE PRECAST CONCRETE WHEEL STOP PER DETAIL 10/C4.
- 11. PROPOSED PUBLIC FIRE HYDRANT PER COA STD DWG 2340.
- 12. 5' X 5' CONCRETE STOOP PER DETAIL 4/C4.
- 13. EXISTING RETAINING WALL TO REMAIN
- 14. TWO 4' X 8' MOTORCYCLE PARKING SPACES WITH W12 X 14 SIGNAGE
- 15. PARKING SPACE RESERVED (AND SIGNED) FOR HYBRID VEHICLES
- 16. BIKE RACK LOCATION PAINTED TO MATCH STUCCO
- 17. EXISTING STOP SIGN TO REMAIN
- 18. PROPOSED TRANSFORMER LOCATION
- 19. PROPOSED 1-1/2" WATER SERVICE LOCATION
- 20. PROPOSED 4" SEWER SERVICE LOCATION
- 21. PROPOSED NEW STORM DRAIN WITH INLETS
- 22. 6' x 8' AREA RESERVE FOR RECYCLE AREA.
- 23. PAINTED 6' WIDE PEDESTRIAN PATHWAY.
- 24. INSTALL 1-1/2" WATER METER PER STD DETAIL 2367.
- 25. PAINT 5' WIDE ADA ACCESS.
- 26. PAINT 8' WIDE ADA ACCESS.
- 27. NEW VAN ACCESSIBLE HANDICAPPED PARKING SPACE WITH SIGNAGE PAVEMENT MARKING.
- 28. BUILD WHEELCHAIR RAMP PER COA STD DWG 2441 CASE II WITH TRUNKATED DOMES ACROSS OPENING.
- 29. BUILD NEW DRIVEPAD PER COA STD DWG 2426 AND 2420 WITH WHEEL CHAIR RAMPS PER OFFSET SIDEWALK.
- 30. BUILD STANDARD CURB AND GUTTER PER COA STD DWG 2415A.
- 31. BUILD RAISED MEDIAN WITH LEFT TURN LANE PER COA STD DETAIL 2408.
- 32. BUILD CONCRETE VALLEY GUTTER PER DETAIL 1/C4.
- 33. EXISTING 4' SIDEWALK TO REMAIN.
- 34. BUILD NEW 4' WIDE OFFSET SIDEWALK PER COA STD DWG 2430.
- 35. BUILD NEW 6' WIDE OFFSET SIDEWALK PER COA STD DWG 2430.

PARKING AND CIRCULATION CALCULATIONS
PROPOSED USAGE: GENERAL OFFICE
NEW LOT AREA: .6326 ac AFTER ROW DEDICATION
GROSS BUILDING AREA = 8,908 sf (6,052 of 1st floor, 2,856 sf 2nd floor)
NET LEASABLE AREA = 8,463 SF (95% of gross)
PARKING TOTAL REQUIRED = 43
PARKING TOTAL PROPOSED = 43
HANDICAPPED PARKING: 3 SPACES REQUIRED / 4 SPACES PROPOSED (2 VAN)
MOTORCYCLE SPACES: 43/30 = 2 SPACES REQUIRED / 2 SPACES PROPOSED
HYBRID SPACES: 43/30 = 2 SPACES REQUIRED / 2 SPACES PROPOSED
BICYCLE: 43 SPACES / 20= 3 BICYCLES REQUIRED / 3 BICYCLES PROPOSED
ZONING DATA
EXISTING ZONING: SU-2 IP
SETBACKS: FRONT: 20 FEET, SIDE 10 FEET, REAR 10 FEET
MAXIMUM HEIGHT: 27'-6" PER VARIANCE GRANTED (1006989)
BUILDING AREA: 8,908 sf

SITE DATA
LEGAL DESCRIPTION: LOT 16, BLOCK 16, TRACT A, UNIT B, NAA
NEW LOT AREA: .6326 ac AFTER ROW DEDICATION



ARCHITECTURAL SITE PLAN



PROJECT NUMBER: DRB 1006989
Application Number: 08DRB-70082
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way for construction of public improvements.
DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT:
Traffic Engineering, Transportation Division _____ Date _____
ABCWUA _____ Date _____
Parks & Recreation Department _____ Date _____
City Engineer _____ Date _____
Environmental Health Department (conditional) _____ Date _____
Solid Waste Management _____ Date _____
DRB Chairperson, Planning Department _____ Date _____

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NO.	DATE	REVISIONS DESCRIPTION
1	2/27/08	DRB SITE PLAN
2		
3		
4		

ARCHITECTURAL SITE PLAN

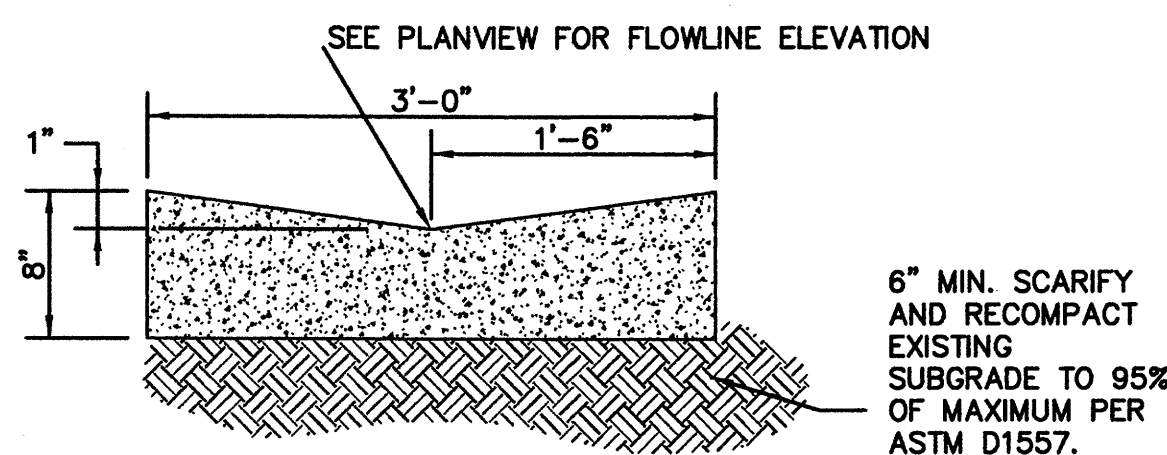


HELMICK OFFICE SITE
ANAHEIM @ SAN PEDRO
ALBUQUERQUE, NM

RECEIVED
MAR 25 2008
HYDROLOGY SECTION

CONSTRUCTION NOTES:

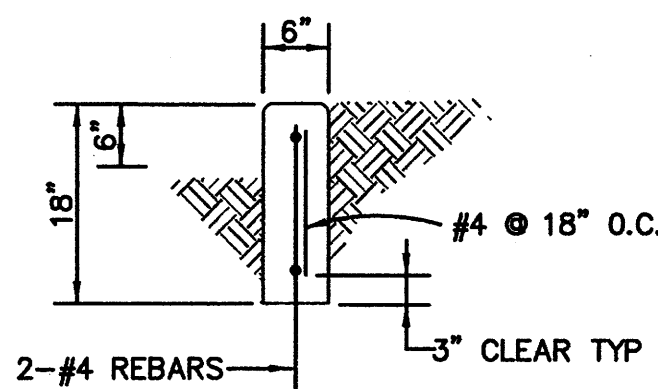
1. PROVIDE 1/2" EXPANSION JOINTS AT 36" O.C., AT IMMOVABLE OBJECTS AND AT PERPENDICULAR CURBS PER DETAIL THIS SHEET
2. PROVIDE CONTRACTION JOINTS @ 6' O.C. PER DETAIL THIS SHEET



1 CONCRETE VALLEY GUTTER
N. T. S.

CONSTRUCTION NOTES:

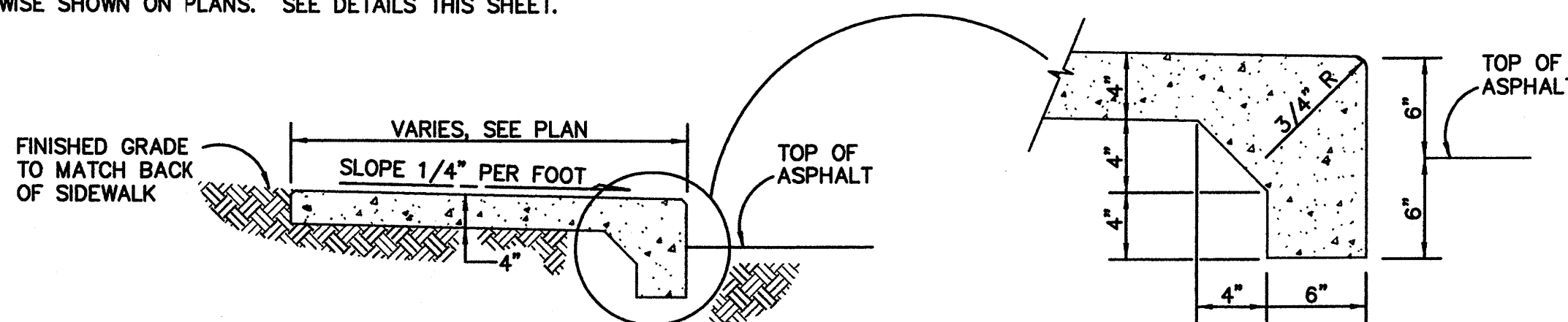
1. PROVIDE 1/2" EXPANSION JOINTS AT 36" O.C., AT IMMOVABLE OBJECTS, AND AT THE BEGINNING AND END OF CURVES.
2. PROVIDE CONTRACTION JOINTS @ 6' O.C.
3. ALL EXPOSED CONCRETE CORNERS TO HAVE 3/4" RADII.



2 CONCRETE HEADER CURB DETAIL
N. T. S.

CONSTRUCTION NOTES:

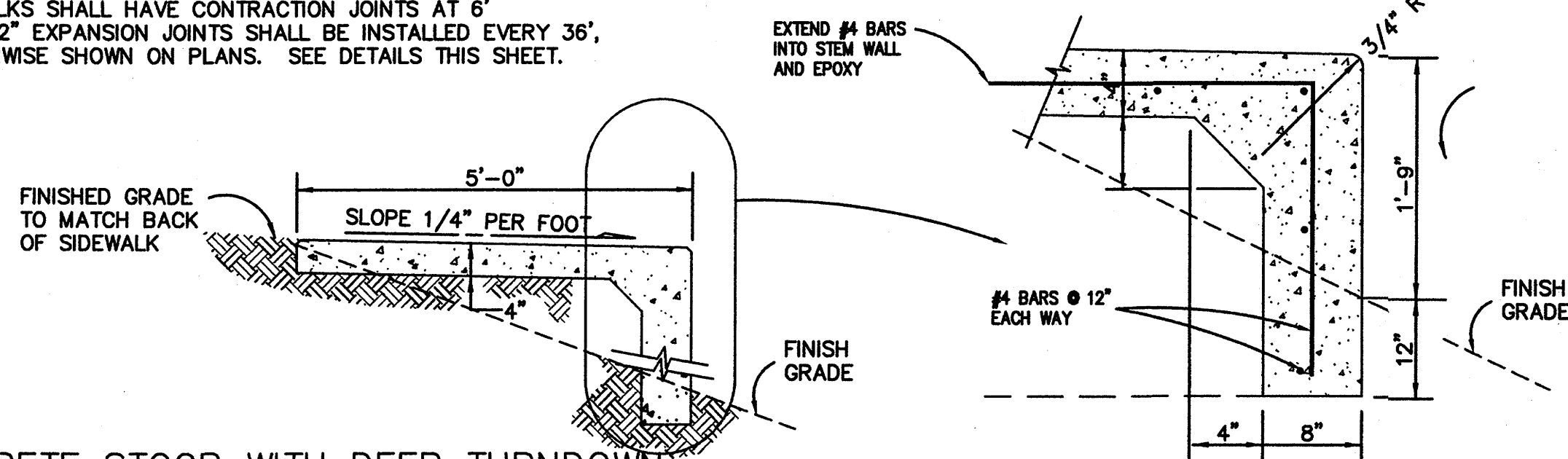
1. A CROSS SLOPE OF 1/4" PER FOOT SHALL BE PROVIDED AND SHALL SLOPE TOWARDS THE DIRECTION OF THE DRAINAGE AREA.
2. CONCRETE WALKS SHALL HAVE CONTRACTION JOINTS AT 6' INTERVALS. 1/2" EXPANSION JOINTS SHALL BE INSTALLED EVERY 36", UNLESS OTHERWISE SHOWN ON PLANS. SEE DETAILS THIS SHEET.
3. 1/2" EXPANSION JOINTS SHALL BE INSTALLED WHERE WALKS ABUT RIGID STRUCTURES, SUCH AS CURBS, BUILDINGS, OR LIGHT STANDARDS. SEE DETAIL THIS SHEET.



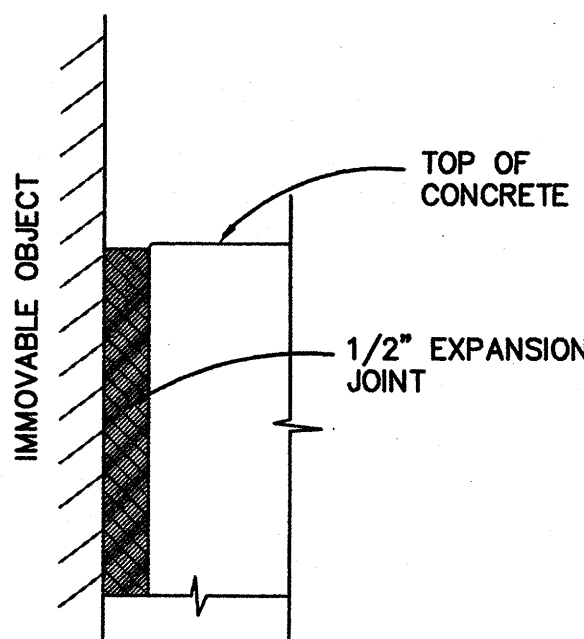
3 SIDEWALK DETAIL WITH TURNDOWN
N. T. S.

CONSTRUCTION NOTES:

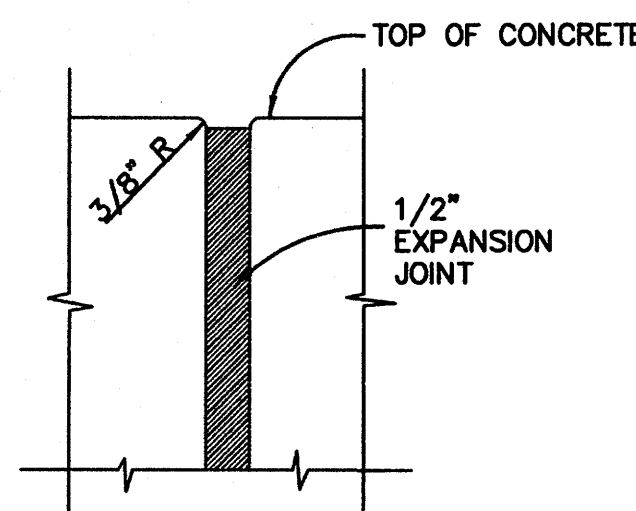
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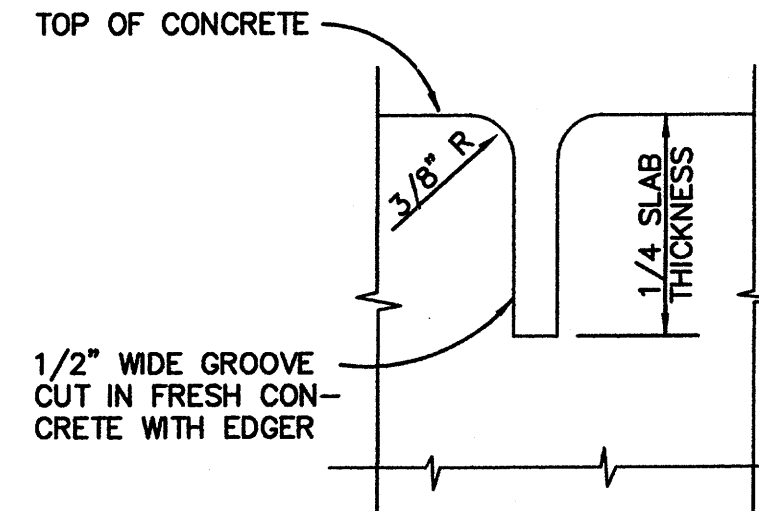
4 CONCRETE STOOP WITH DEEP TURNDOWN
N. T. S.



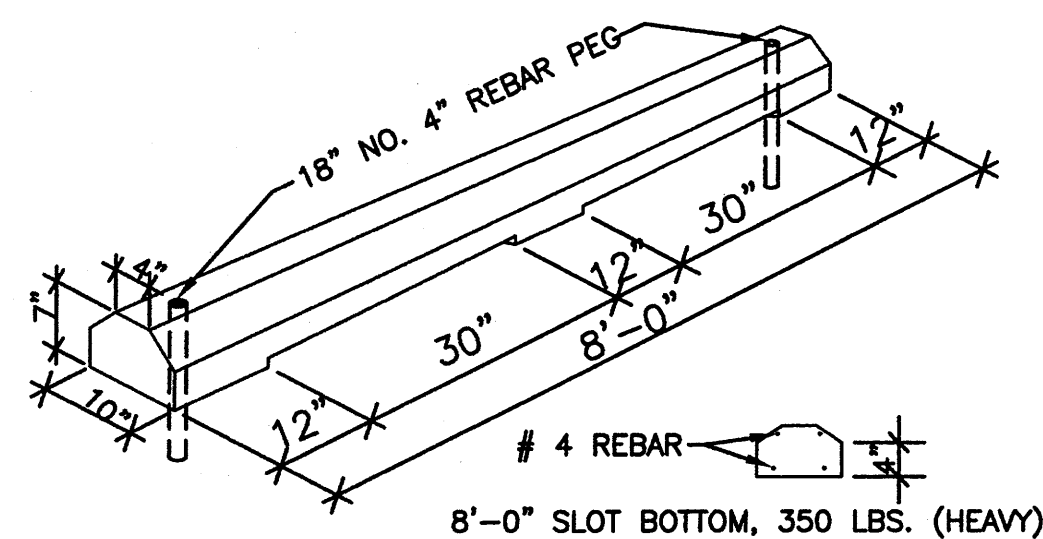
5 EXPANSION JOINT AT IMMOVABLE OBJECT
N. T. S.



6 EXPANSION JOINT DETAIL
N. T. S.



7 CONTRACTION JOINT DETAIL
N. T. S.



10 PRECAST CONCRETE WHEEL STOP
N. T. S.

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NO.	DATE	REVISIONS	DESCRIPTION
1			
2			
3			
4			

SITE DETAILS



HELMICK OFFICE SITE
ANAHEIM @ SAN PEDRO
ALBUQUERQUE, NM

RECEIVED
MAR 25 2008
HYDROLOGY
SECTION

DRAWING NAME:
PROTEK-PHLDWG
SHEET
C4
OF
4