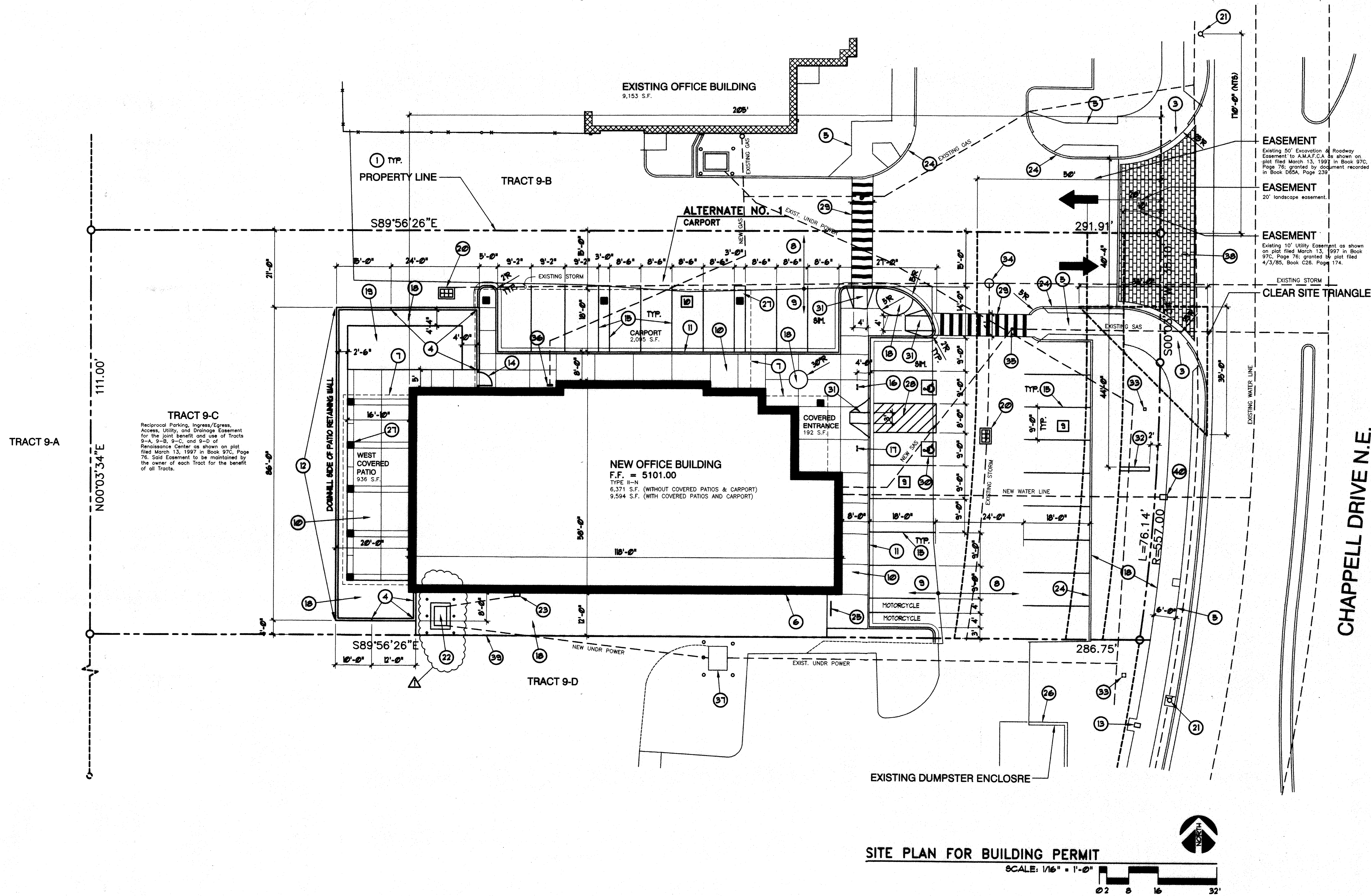




SITE PLAN FOR BUILDING PERMIT

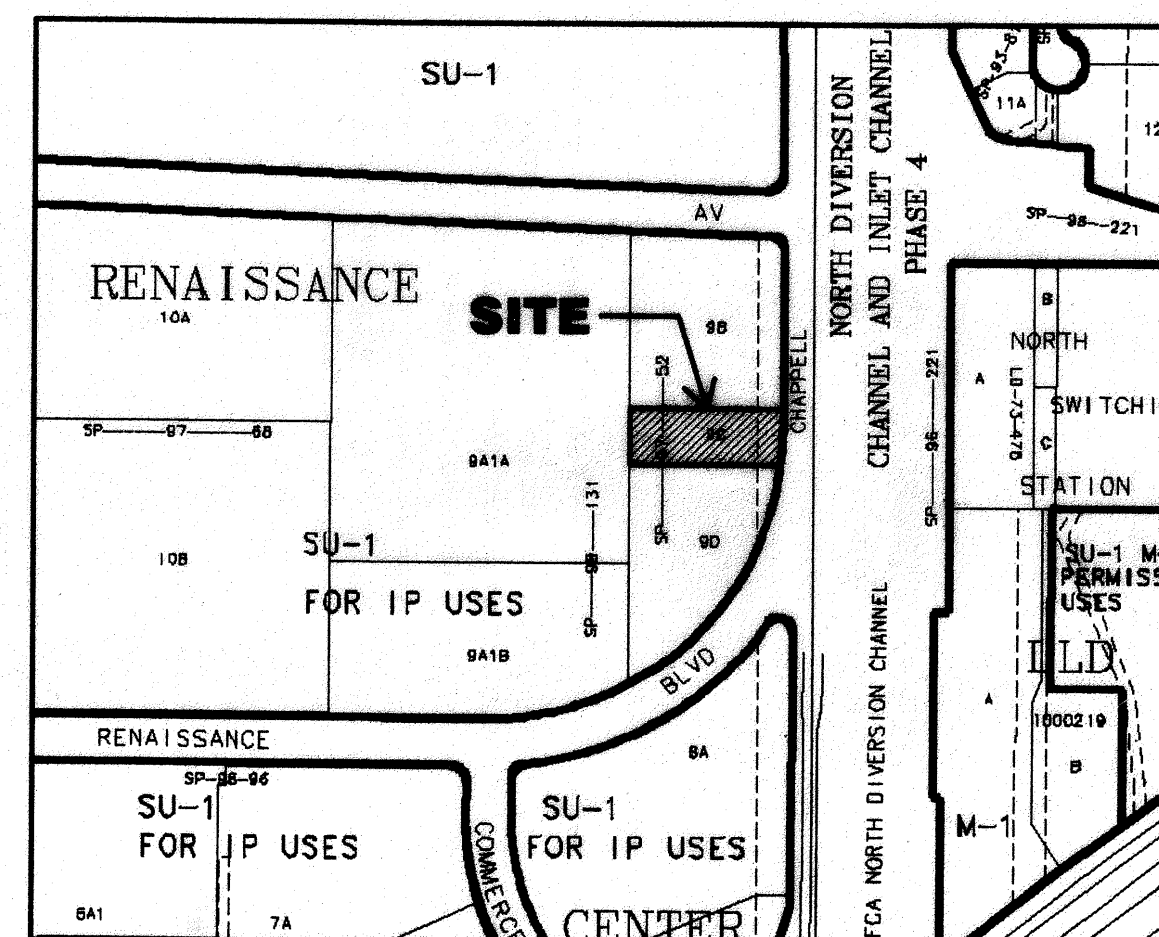
SCALE: 1/16" = 1'-0"

PROJECT NUMBER: 1005310
APPLICATION NUMBER: 07DRB-00083

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.

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE: 2-23-07
WATER UTILITY DEPARTMENT DATE: 2-21-07
PARKS AND RECREATION DATE: 2/21/07
CITY ENGINEER DATE: 2/21/07
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE: 2/21/07
SOLID WASTE MANAGEMENT DATE: 2/21/07
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE: 03/10/07



VICINITY MAP

1"=375'

CODE DATA

ADDRESS: 4811 CHAPPELL DR. NE.
ALBUQUERQUE, NEW MEXICO.
UPC NUMBER: 101606146630410730
ZONE ATLAS MAP: F-16-Z
LEGAL DESCRIPTION: TRACT 9-C, RENAISSANCE CENTER
PRIOR CASE NUMBER: DRB 96-495
ZONING DISTRICT: SU-1 IF - INDUSTRIAL PARK (OFFICE)
LOT AREA: 0.7409 AC
HEIGHT: ALLOWABLE: 26' ANY LEGAL LOCATION
45' FROM NORTHERN PROPERTY LINE.
60' FROM E, W, S, PROPERTY LINES.
ACTUAL: 1-STORY, 20 FEET

BUILDING AREA: 6,371 SF
BUILDING: 192 SF
COVERED ENTRANCE: 2,295 SF
CARPORT: 936 SF
TOTAL GROSS BUILDING AREA: 9,594 SF

PARKING

PARKING TALLY:
REQUIRED: 5,544 SF. (NLA) / 200 = 28 SPACES
PROVIDED: (INCLD. MOTORCYCLE SPACES) 28 SPACES

SMALL CAR PARKING:
ALLOWABLE: 28 X 0.25 = 1 SPACES
PROVIDED: 1 SPACES

DISABLED PARKING:
REQUIRED (ZONING): 26-35 PARKING SPACES: 2 SPACES
REQUIRED (MBC): 26-35 PARKING SPACES: 2 SPACES (1 VAN)
PROVIDED: 2 SPACES (1 VAN)

MOTORCYCLE PARKING:
REQUIRED: FOR 26-35 PARKING SPACES: 2 SPACES

BICYCLE PARKING:
REQUIRED: 1 FOR EACH 20 PARKING SPACES: 2 SPACES

EXTERIOR LIGHTING

ALL EXTERIOR LIGHTING IS TO BE ACHIEVED USING LIGHT FIXTURES MOUNTED TO BUILDING WALLS AT LOCATIONS SHOWN ON THE EXTERIOR ELEVATIONS. THERE WILL BE NO POLE OR BOLLARD LIGHTS.

THE LOCATION OF THE LIGHTING FIXTURE TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ANY OTHER RESIDENTIAL PREMISES. IT SHALL NOT HAVE AN OFF-SITE LUMINANCE GREATER THAN 10000 FOOTLAMBERTS. IT SHALL NOT HAVE ANY OFF-SITE LUMINANCE GREATER THAN 200 FOOTLAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE. (14-16-3-9)

KEYED NOTES

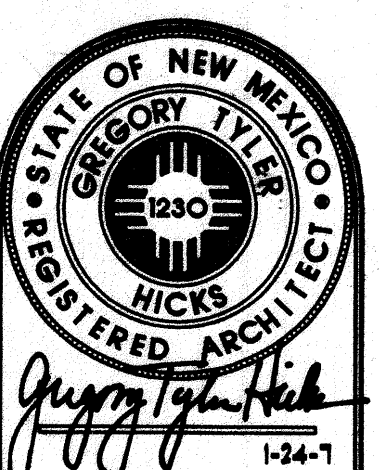
- PROPERTY LINE.
- NOT USED.
- EXISTING ADA/COA COMPLIANT RAMP.
- 8" CMU PATIO RETAINING WALL. STUCCO TOP AND SIDES.
4" HIGH ON UPHILL SIDE (PATIO SIDE).
4" HIGH ON DOWNHILL SIDE (SLOPED TERRAIN SIDE).
SEE EXTERIOR ELEVATIONS AND GRADING/DRAINAGE PLAN.
- EXISTING CONCRETE PAVING.
- LINE OF NEW BUILDING FOOTPRINT.
- LINE OF BUILDING OVERHANG.
- EXISTING ASPHALTIC PAVING.
- NEW ASPHALTIC PAVING.
- NEW 4" THICK NON-REINFORCED PORTLAND CEMENT CONCRETE PAVING OVER COMPACTED SUBGRADE.
- NEW PORTLAND CEMENT CONC. STANDUP CURB & GUTTER. SEE SITE DETAILS.
- 8" CMU PATIO WALL 5'-4" HIGH. STUCCO TOP AND SIDES.
- EXISTING WATER METER TO REMAIN.
- NEW PAINTED STEEL GATE. SEE SITE DETAILS.
- NEW 4" PAINTED STRIPES. WHITE TYPICAL. BLUE AT H.C. SPACES.
- NEW STANDARD HANDICAP PARKING SIGN. SEE SITE DETAILS.
- NEW VAN ACCESSIBLE HANDICAP PARKING SIGN. SEE SITE DETAILS.
- LANDSCAPED AREA. SEE LANDSCAPING PLAN.
- NEW ARTIFICIAL TURF.
- EXISTING DROP INLET TO REMAIN.
- EXISTING FIRE HYDRANT TO REMAIN. (TWO TOTAL)
- NEW TRANSFORMER ON CONC. PAD SURROUNDED WITH BOLLARDS.
- NEW ELECTRICAL SERVICE ENTRANCE.
- EXISTING CONCRETE CURB AND GUTTER TO REMAIN.
- NEW BICYCLE RACK. SEE SITE DETAILS.
- EXISTING 10'W X 20'L X 6'H STUCCOED MASONRY DUMPSTER ENCLOSURE WITH GATE. A SIGNED ACCESS AGREEMENT IS INCLUDED IN THIS APPLICATION.
- NEW BUILDING COLUMN.
- NEW 4" BLUE PAINTED STRIPES 30" O.C.
- NEW 12" BLUE PAINTED STRIPES 30" O.C.
- NEW BLUE PAINTED WHEELCHAIR SYMBOL. SEE SITE DETAILS.
- NEW RAMP. SEE SITE DETAILS.
- NEW ILLUMINATED MONUMENT SIGN. SEE SITE DETAILS.
- EXISTING COMMUNICATIONS PEDESTAL TO REMAIN.
- EXISTING STORM DRAINAGE MANHOLE TO REMAIN.
- EXISTING SEWER CLEANOUT TO REMAIN.
- NEW GAS METER.
- EXISTING TRANSFORMER TO REMAIN.
- EXISTING BRICK PAVING TO REMAIN.
- NEW METAL LANDSCAPE EDGING.
- PROPOSED LOCATION FOR NEW WATER METER.

AND PLANS CHECKING OFFICE
924-3611

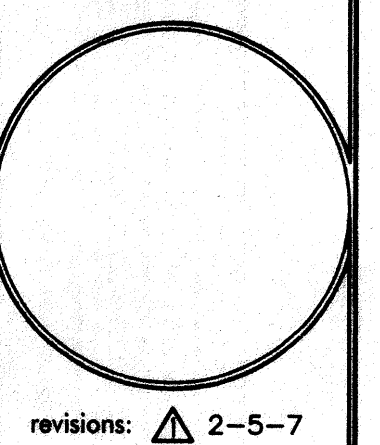
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
R.C. 2-21-07
SIGNATURE & DATE

LEGEND

NUMBER OF PARKING SPACES.



GREGORY T. LICKS & ASSOC., P.C.
Architects • Planners
110 Second St. S.W. Suite 204
Albuquerque, New Mexico 87102
(505) 243-7492 fax (505) 243-1106
e-mail: gtl@gtlicks.com
designing today designing tomorrow



Glads Holdings, LLC Office Building
4911 Chappell Dr. N.E.
Albuquerque, New Mexico

proj. no.: 0614
acad file:
date: 2-17-07
SITE PLAN

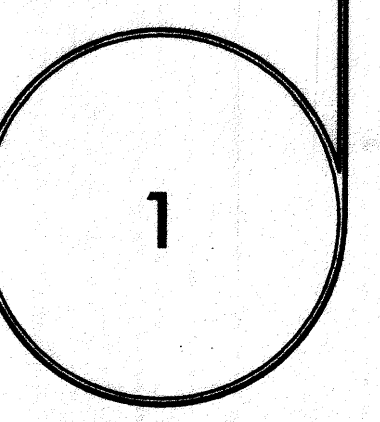
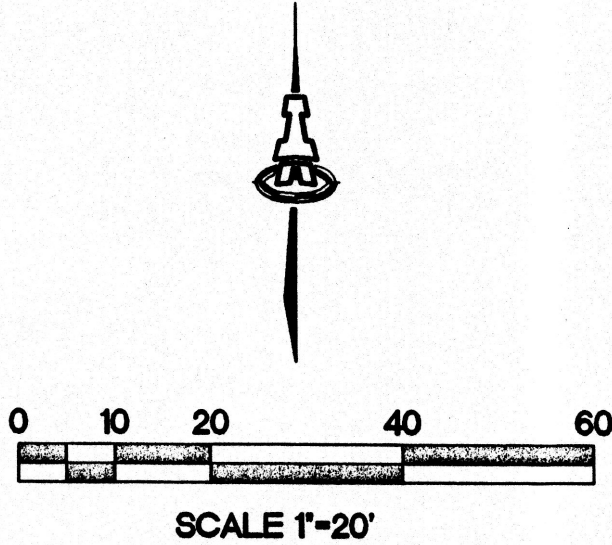
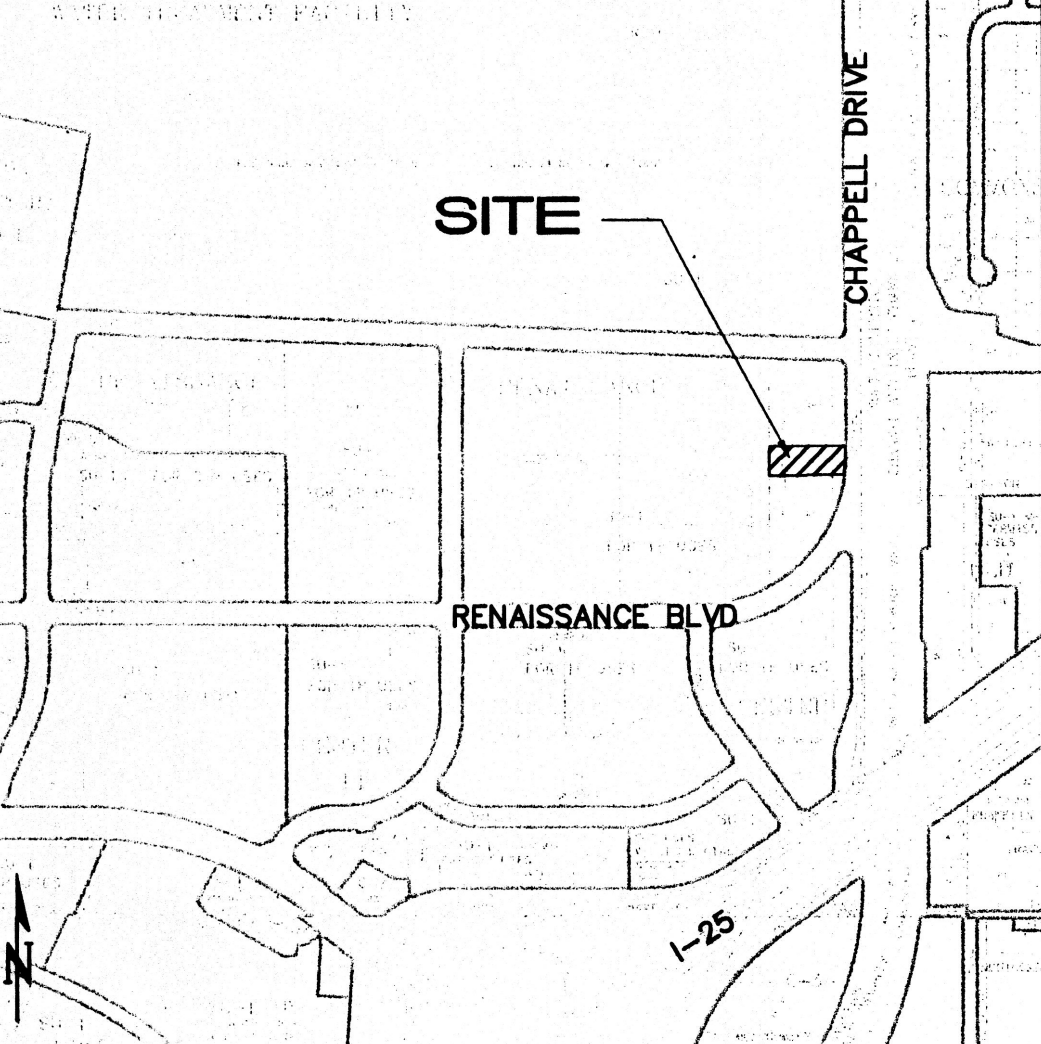


Table with 3 columns: Grate Elev., Invert Elev., and existing area drain details. Includes data for two existing drains.



- KEYED NOTES: 1. PROVIDE 0.5 SQ FT OPENING IN WALL AT GRADE TO ALLOW FLOW TO REACH AREA DRAIN #1. 2. CORE DRILL EXISTING CONCRETE CATCH BASIN AND CONNECT 6" PVC STORM DRAIN. GROUT ANNULAR SPACE FOR WATERTIGHT CONNECTION. 3. INSTALL 8"x4" TEE IN EXISTING 8"SD AND CONNECT 4" ROOF DRAINS.

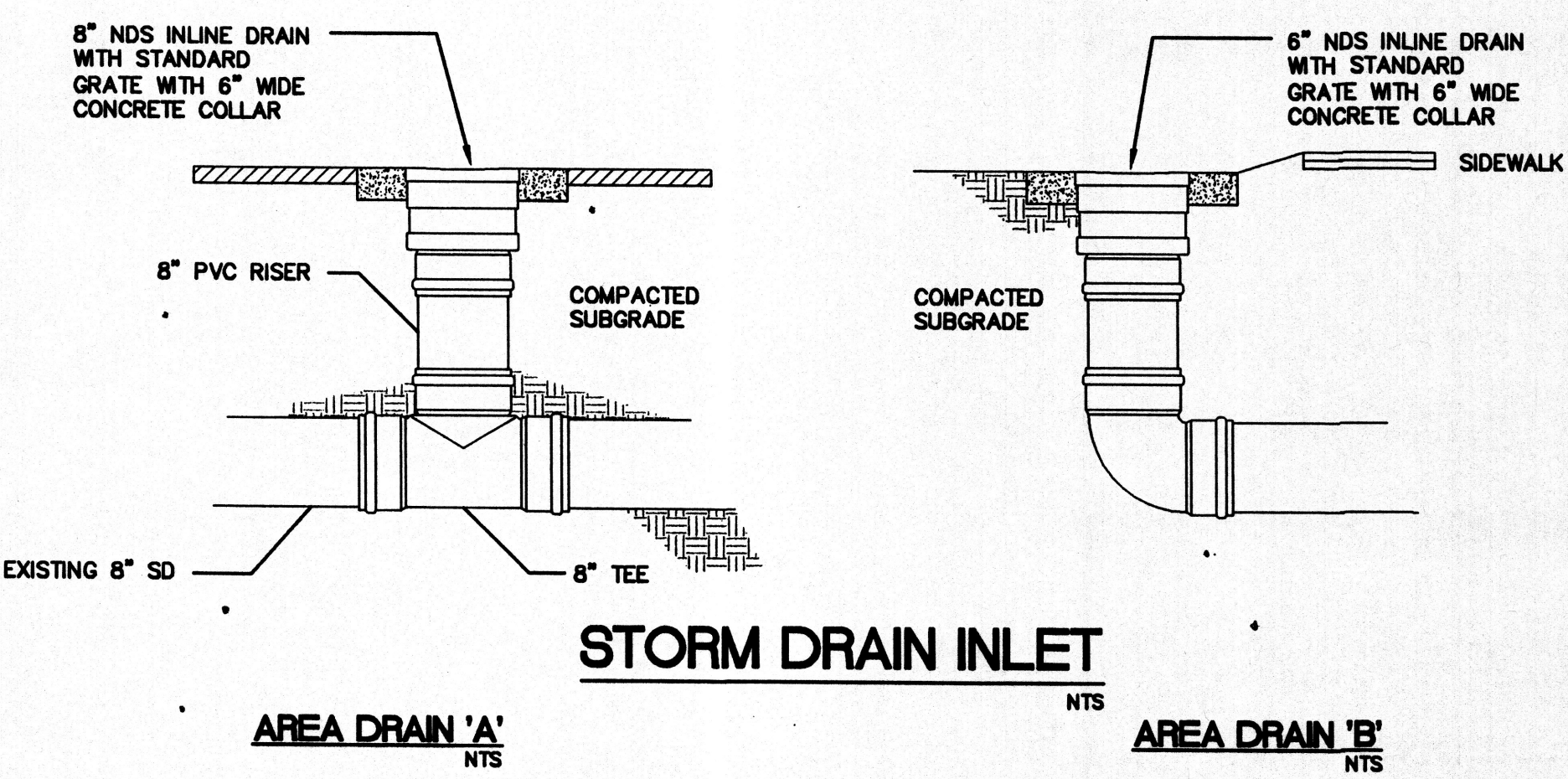
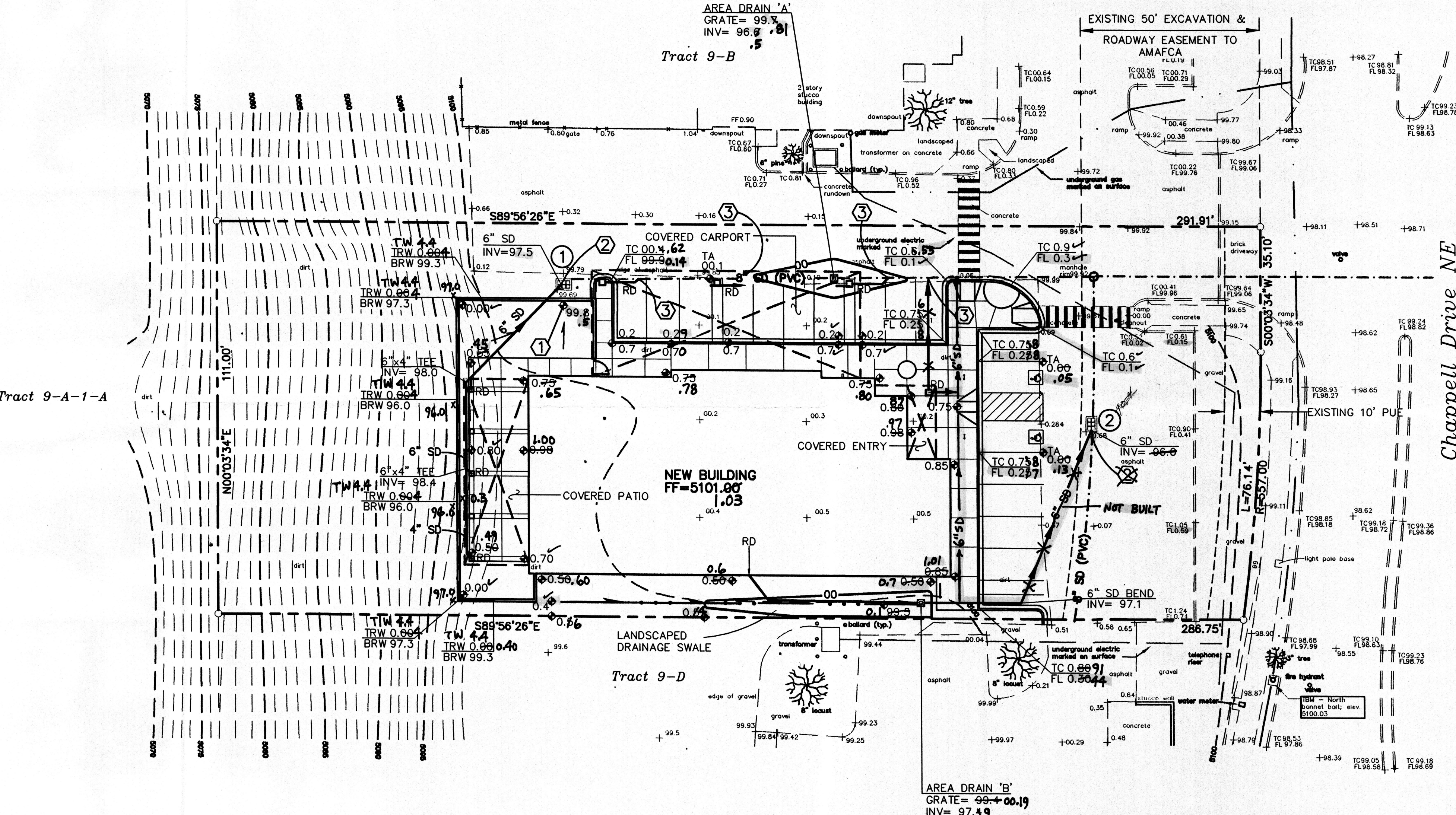
- LEGEND: Symbols for EXISTING CONTOUR, PROPOSED CONTOUR, PROPOSED SPOT ELEVATION, FLOW ARROW, FINISH FLOOR ELEVATION, TOP OF CURB ELEVATION, AREA DRAIN, INVERT ELEVATION, EXISTING GAS LINE, EXISTING UNDERGROUND ELECTRIC, COLUMN ROOF DRAIN, RETAINING WALL, TOP OF BOTTOM OF RETAINING WALL GRADE, AS-BUILT ELEVATION.



MAP # F-16-Z VICINITY MAP 1"=750'±

GENERAL NOTES

LEGAL: Tract Nine-C (9-C) of RENAISSANCE CENTER
SURVEYOR: Forstbauer Surveying, L.L.C.
AREA: 0.7408 ACRES
FLOODPLAIN: FEMA Panel 138 shows this site is within Zone 'X' located outside the 100-yr floodplain.
BENCHMARK: AMAFCA brass tablet stamped, "NDC1A2", set on a concrete post projection 0.3 feet above ground (City of Albuquerque Control Station NDC 13-1A2). The station is located 0.7 miles south of the Osuna bridge over the AMAFCA North Diversion Channel. Elevation: 5,100.3 (NGVD29).
TEMPORARY BENCHMARK: North bonnet bolt on fire hydrant at southeast corner of site. Elevation: 5100.03.
OFFSITE FLOWS: No offsite flows enter this site.
EXISTING CONDITIONS: The site is undeveloped but has 7,000 sf. of asphalt paving along the east and north sides of the site. Two existing storm inlets capture developed runoff and convey it east to the North Diversion Channel. This existing storm drain system is privately owned and maintained. The undeveloped portion of the site slopes steeply to the west.
Zone: 2 Land Treatment: 50% A, 27% C, & 23% D
Q = (.7408)(2.71 cfs/acre) = 2.0 cfs
PROPOSED CONDITIONS: A 6,400 sf. office building is proposed with associated paved parking and landscaping. Developed runoff is routed to the existing onsite private storm drain system. Roof runoff will be carried down through patio and carport columns and will be routed to the existing onsite private storm drain.
LAND TREATMENT: 9% B, 27% C, & 64% D
Q = (.7408)(4.06 cfs/acre) = 3.0 cfs
Undeveloped flow, from the existing 3:1 slope along the west side of the lot, will remain unchanged and continue to discharge west at
Q = (.20ac)(3.14 cfs/acre) = 0.63cfs
Developed flow will enter the private storm drain system and flow to the North Diversion Channel at Q= 2.37 cfs.



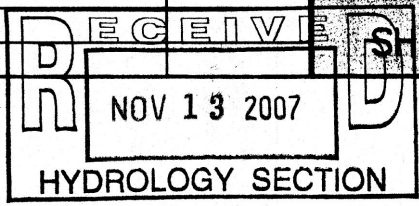
DRAINAGE CERTIFICATION
I, Scott M. McGee, NMPE 10519, of the firm Isaacson & Arfman, P.A., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 03/22/07. The record information edited onto the original design document has been obtained by, Ronald A. Forstbauer NMPS 6126, of the firm Forstbauer Surveying, L.L.C. I further certify that I have personally visited the project site on 10/30/07 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.
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.
Scott M. McGee NMPE 10519 11/13/07

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph: 505-268-8828 Fax: 505-268-2632
1590GRD.dwg Mar 22, 2007

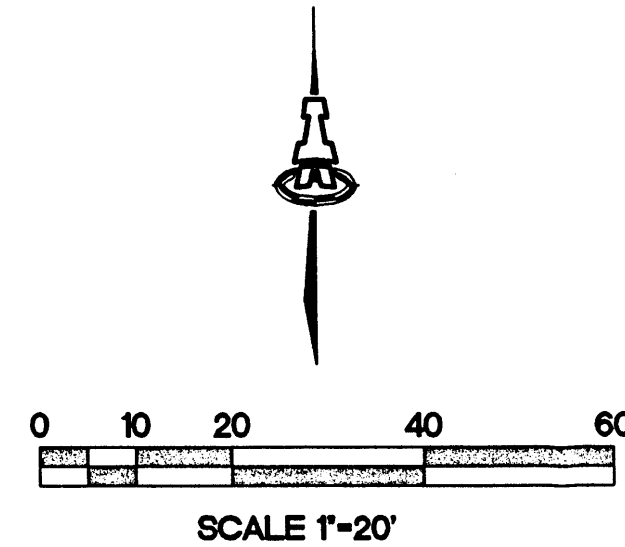
GLADS HOLDINGS
4911 CHAPPELL DRIVE NE

GRADING AND DRAINAGE PLAN

Table with 4 columns: Date, No., Revision, Date, Job No. Includes revision history for the plan.



EXISTING AREA DRAIN TABLE		
	GRATE ELEV.	INVERT ELEV.
1	99.69	97.23
2	99.68	90.18

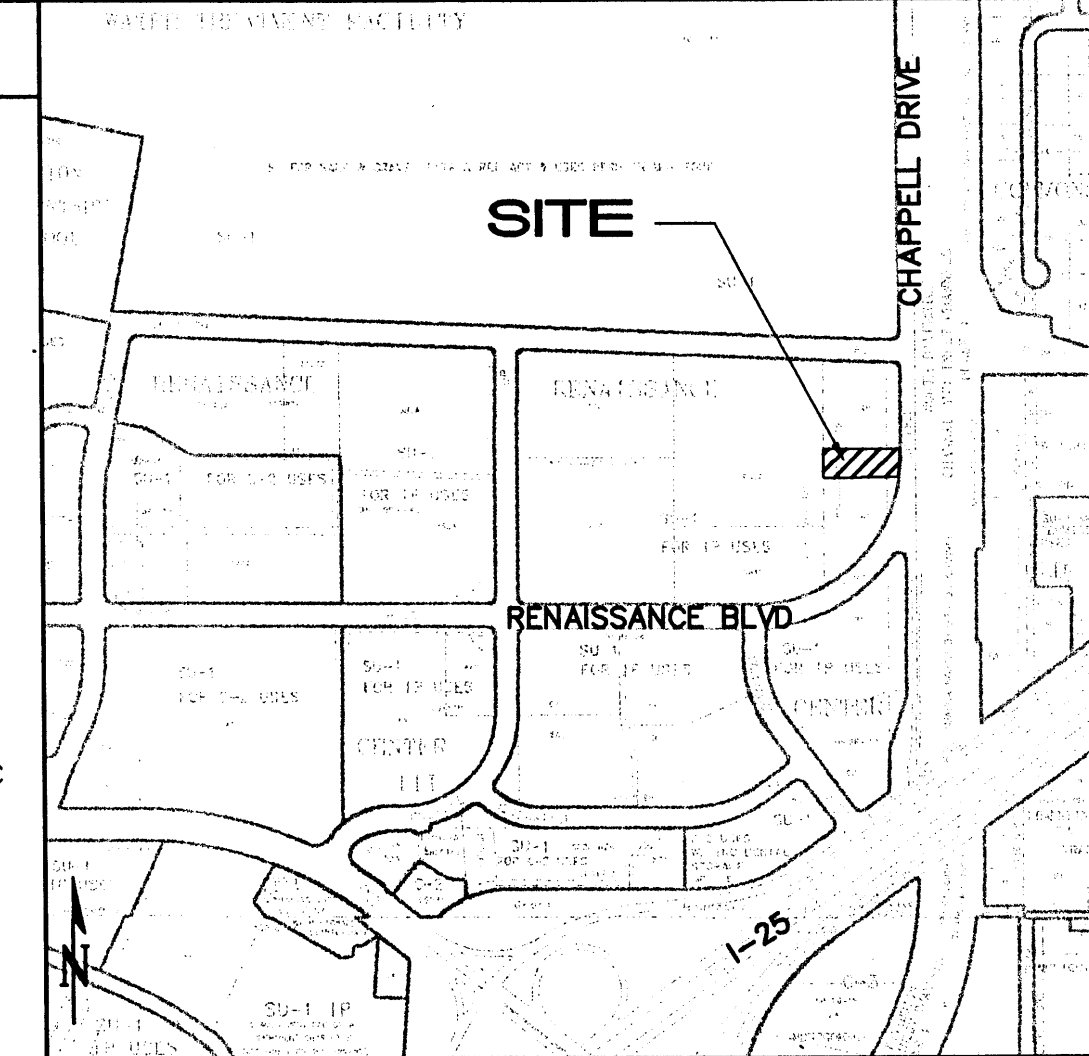


KEYED NOTES

1. PROVIDE 0.5 SQ FT OPENING IN WALL AT GRADE TO ALLOW FLOW TO REACH AREA DRAIN #1.
2. CORE DRILL EXISTING CONCRETE CATCH BASIN AND CONNECT 6" PVC STORM DRAIN. GROUT ANNULAR SPACE FOR WATERTIGHT CONNECTION.
3. INSTALL 8"x4" TEE IN EXISTING 8"SD AND CONNECT 4" ROOF DRAINS.

LEGEND

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
→	PROPOSED SPOT ELEVATION
→	FLOW ARROW
FF=5101.00	FINISH FLOOR ELEVATION
TC 81.9 FL 81.4	TOP OF CURB FLOWLINE ELEVATION
②	AREA DRAIN
INV=72.5	INVERT ELEVATION
---	EXISTING GAS LINE
---	EXISTING UNDERGROUND ELECTRIC
RD	COLUMN ROOF DRAIN
---	RETAINING WALL
TRW 0.00 BRW 97.3	TOP OF BOTTOM OF RETAINING WALL GRADE



MAP # F-16-Z VICINITY MAP 1"=750'±

GENERAL NOTES

LEGAL: Tract Nine-C (9-C) of RENAISSANCE CENTER

SURVEYOR: Forstbauer Surveying, L.L.C.

AREA: 0.7408 ACRES

FLOODPLAIN: FEMA Panel 138 shows this site is within Zone 'X' located outside the 100-yr floodplain.

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TEMPORARY BENCHMARK: North bonnet bolt on fire hydrant at southeast corner of site. Elevation: 5100.03.

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EXISTING CONDITIONS: The site is undeveloped but has 7,000 sf. of asphalt paving along the east and north sides of the site. Two existing storm inlets capture developed runoff and convey it east to the North Diversion Channel. This existing storm drain system is privately owned and maintained. The undeveloped portion of the site slopes steeply to the west.

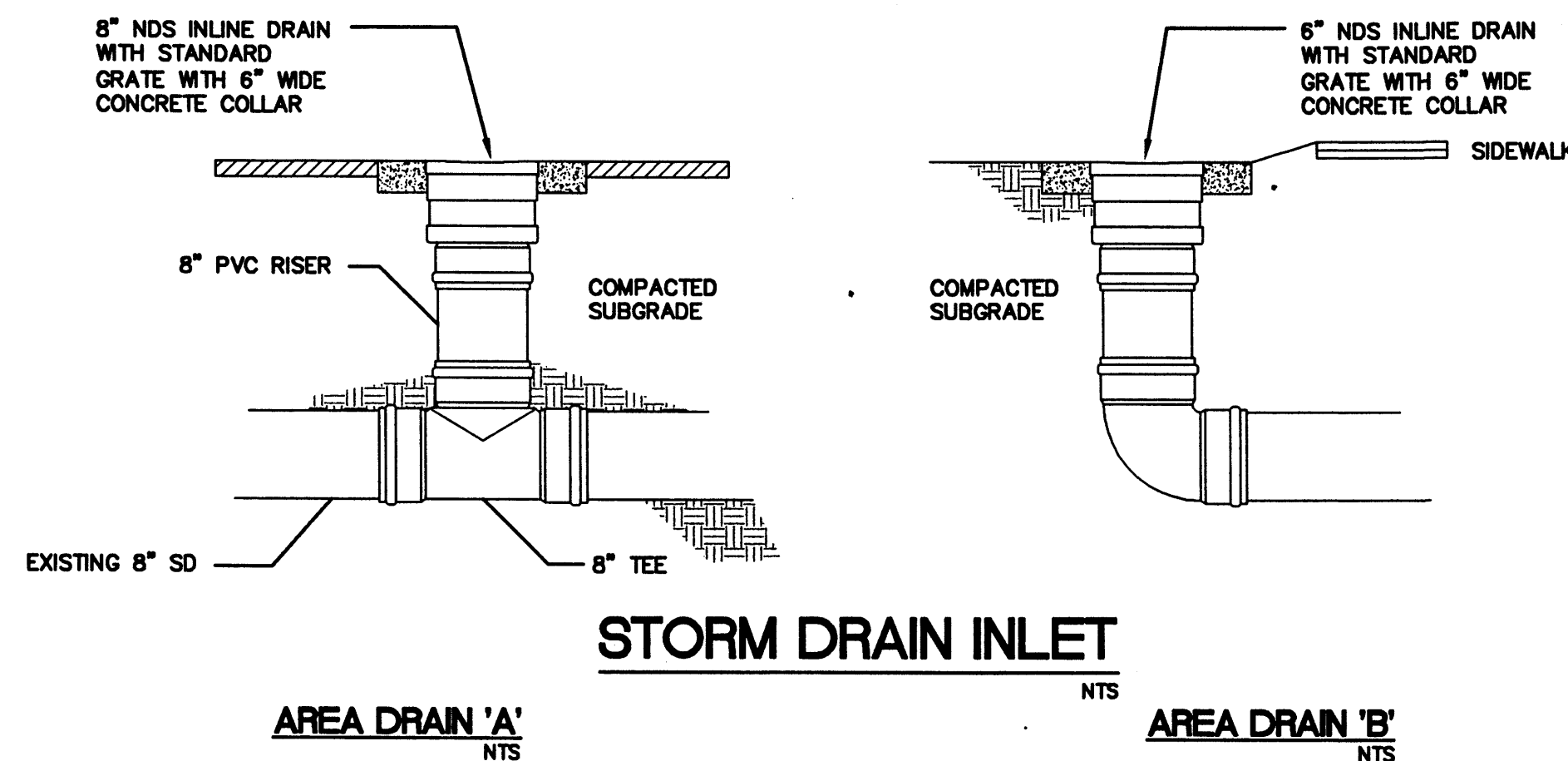
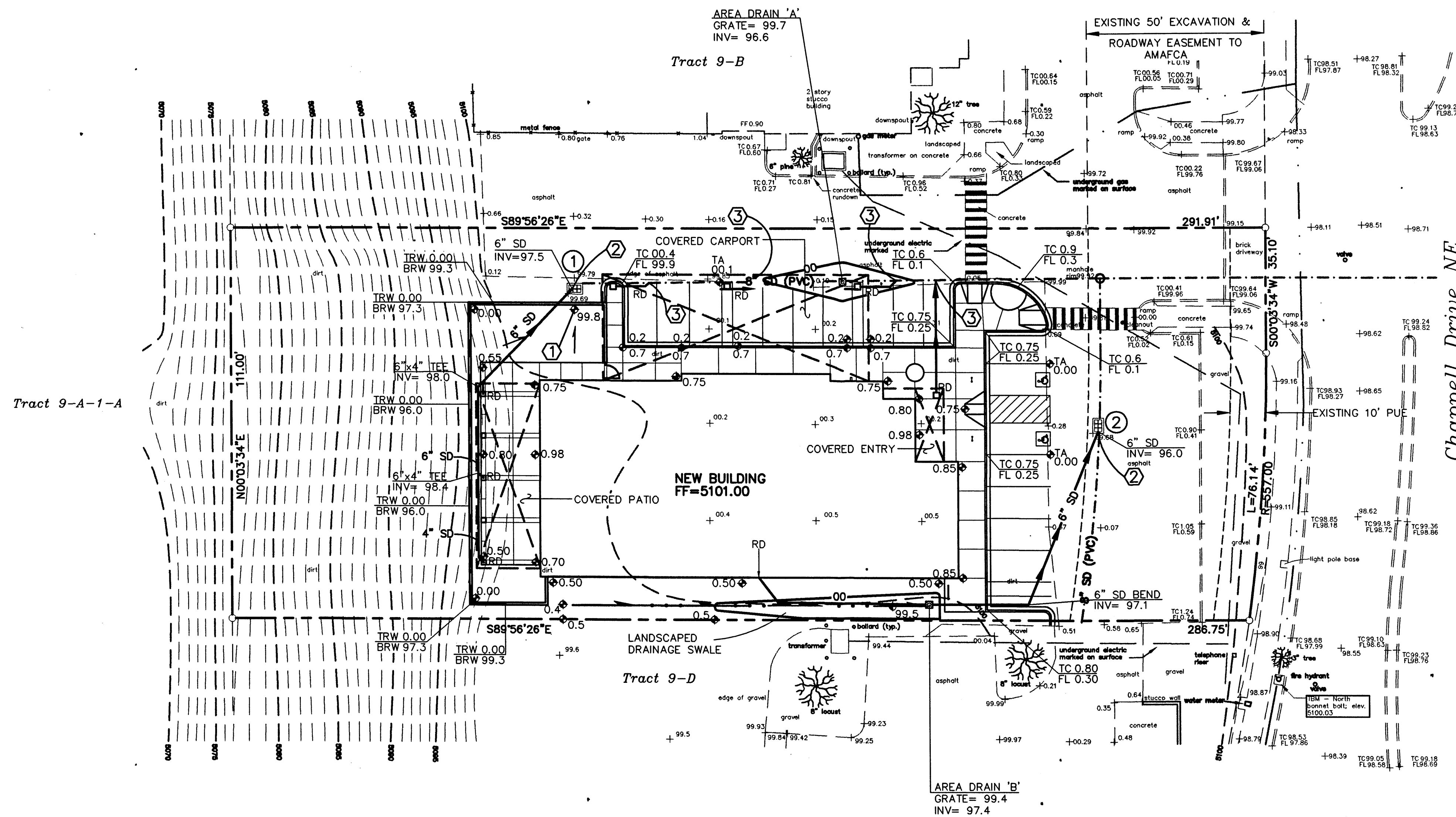
Zone: 2 Land Treatment: 50% A, 27% C, & 23% D
 $Q = (.7408)(2.71 \text{ cfs/ac}) = 2.0 \text{ cfs}$

PROPOSED CONDITIONS: A 6,400 sf. office building is proposed with associated paved parking and landscaping. Developed runoff is routed to the existing onsite private storm drain system. Roof runoff will be carried down through patio and carport columns and will be routed to the existing onsite private storm drain.

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 $Q = (.20 \text{ ac})(3.14 \text{ cfs/ac}) = 0.63 \text{ cfs}$

Developed flow will enter the private storm drain system and flow to the North Diversion Channel at $Q = 2.37 \text{ cfs}$.



JEREMY -

1) ONSITE CURB IS 6" HIGH.

2) EXISTING EASEMENTS ARE DEFINED ON PLAN.

SMM

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Ph: 505-268-8828 Fax: 505-268-2632
 1590GRD.dwg Mar 22, 2007

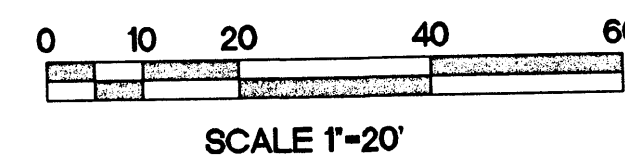
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GLADS HOLDINGS
4911 CHAPPELL DRIVE NE

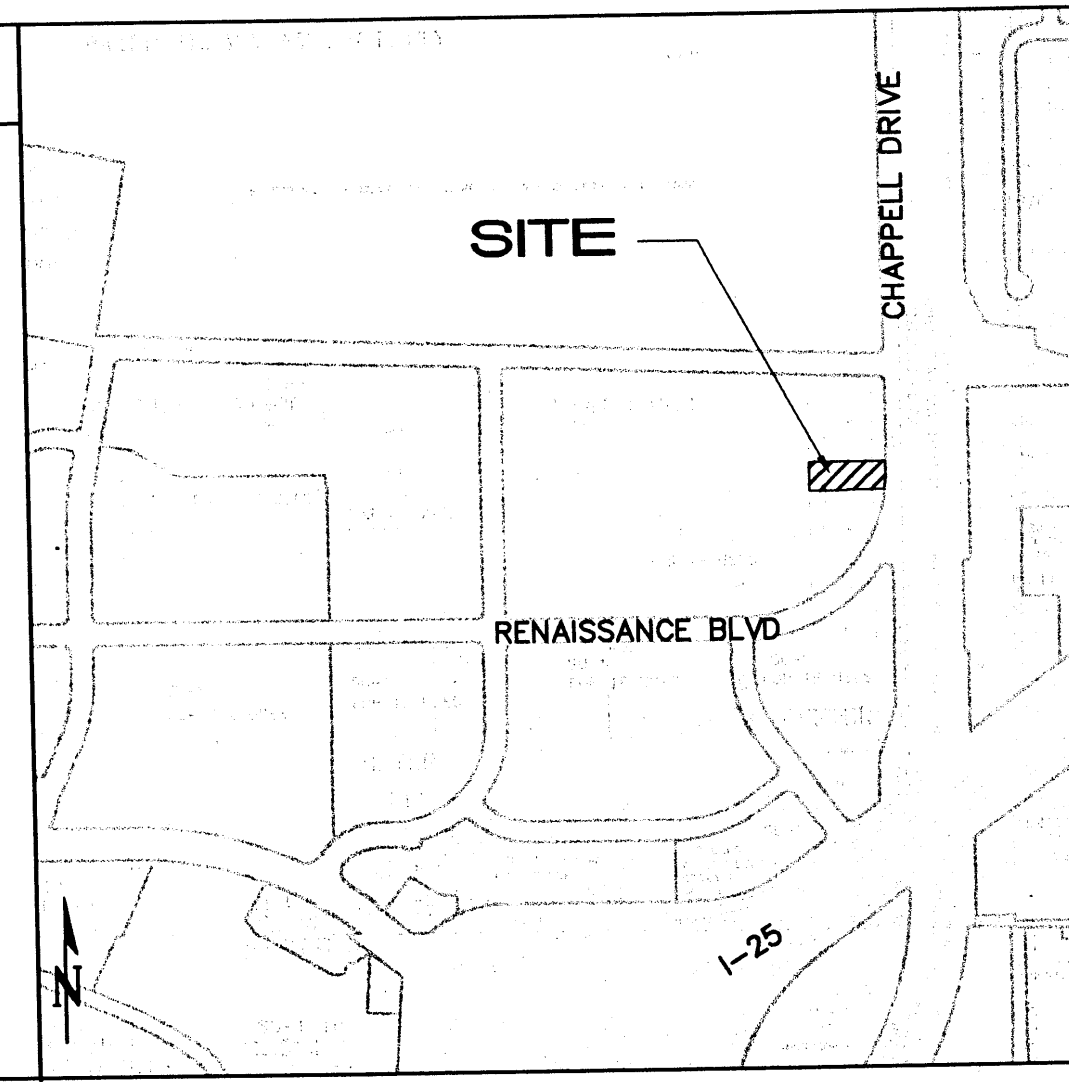
GRADING AND DRAINAGE PLAN

Date:	3/22/07	No. Revisions:		Date:		Job No.	1590
Drawn By:	thor						C-101
Ckd By:	SMM						SH OF

EXISTING AREA DRAIN TABLE		
	GRATE ELEV.	INVERT ELEV.
1	99.69	97.23
2	99.68	90.18



LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	FLOW ARROW
	FF=5101.00
	TC 81.9 FL 81.4
	INV=72.5
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC
	RD
	RETAINING WALL
	AREA DRAIN
	INVERT ELEVATION
	TOP OF CURB FLOWLINE ELEVATION
	FINISH FLOOR ELEVATION



MAP # F-16-Z VICINITY MAP 1"=750'±

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Developed flow will enter the private storm drain system and flow to the North Diversion Channel at $Q = 2.37 \text{ cfs}$.

KEYED NOTES

- PROVIDE 0.5 SQ FT OPENING IN WALL AT GRADE TO ALLOW FLOW TO REACH AREA DRAIN #1.
- CORE DRILL EXISTING CONCRETE CATCH BASIN AND CONNECT 6" PVC STORM DRAIN. GROUT ANNULAR SPACE FOR WATERTIGHT CONNECTION.
- INSTALL 8"x4" TEE IN EXISTING 8"SD AND CONNECT 4" ROOF DRAINS.

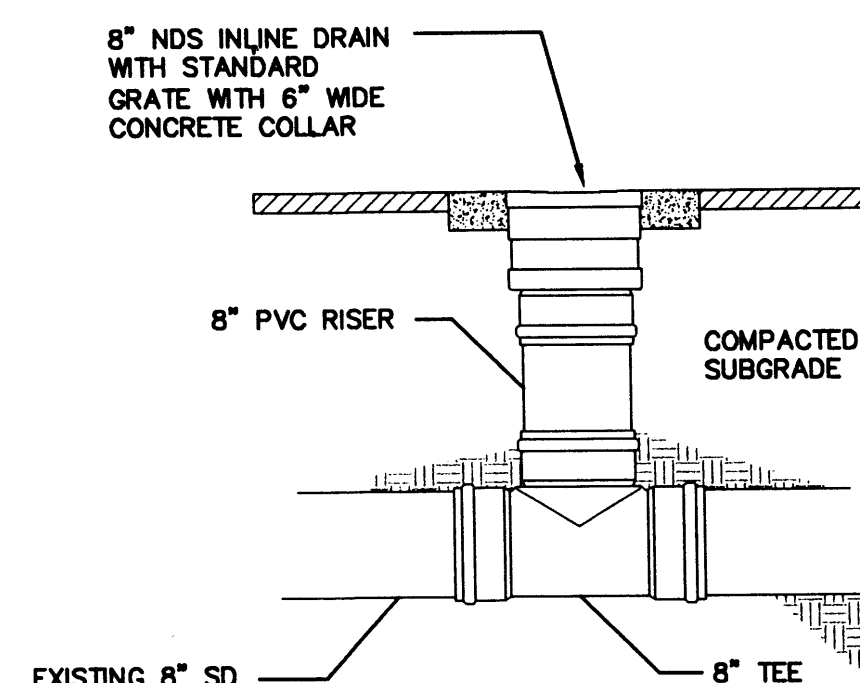
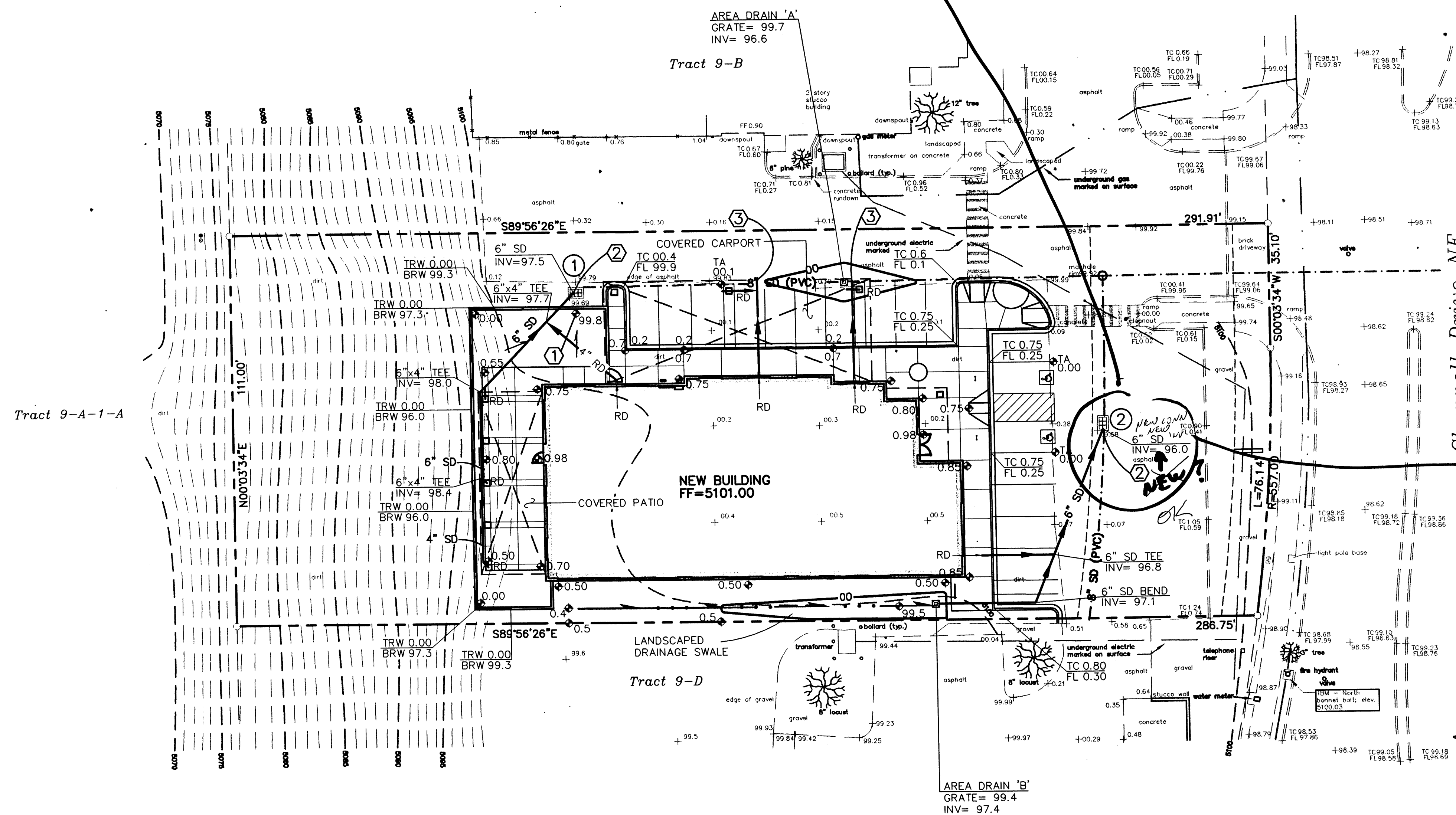
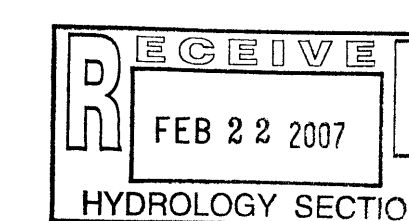
	ISAACSON & ARFMAN, P.A. Consulting Engineering Associates 128 Monroe Street N.E. Albuquerque, New Mexico 87108 Ph: 505-268-8828 Fax: 505-268-2632 1590GRD.dwg Feb. 22, 2007
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GLADS HOLDINGS
4911 CHAPPELL DRIVE NE

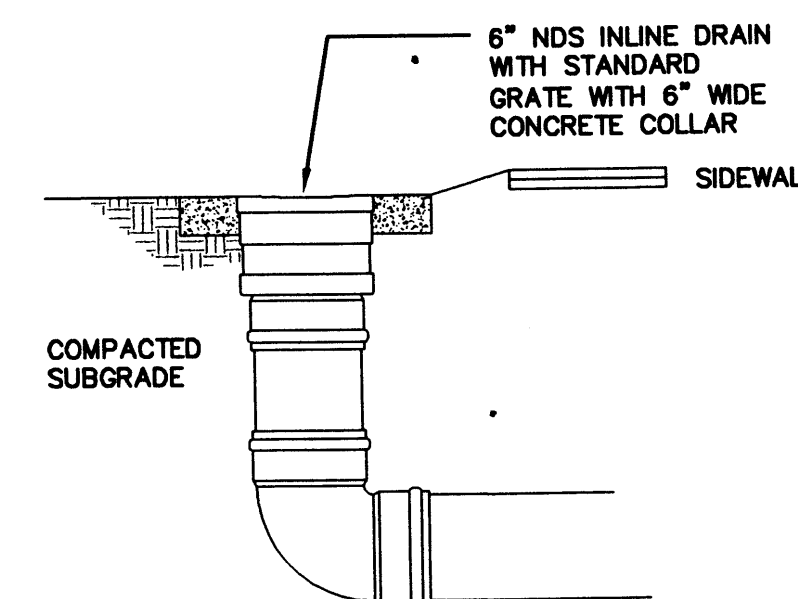
GRADING AND DRAINAGE PLAN

Date:	No.	Revision:	Date:	Job No.
01/24/07				1590
Drawn By:				C-101
thor				
Old By:				SH OF
SMM				

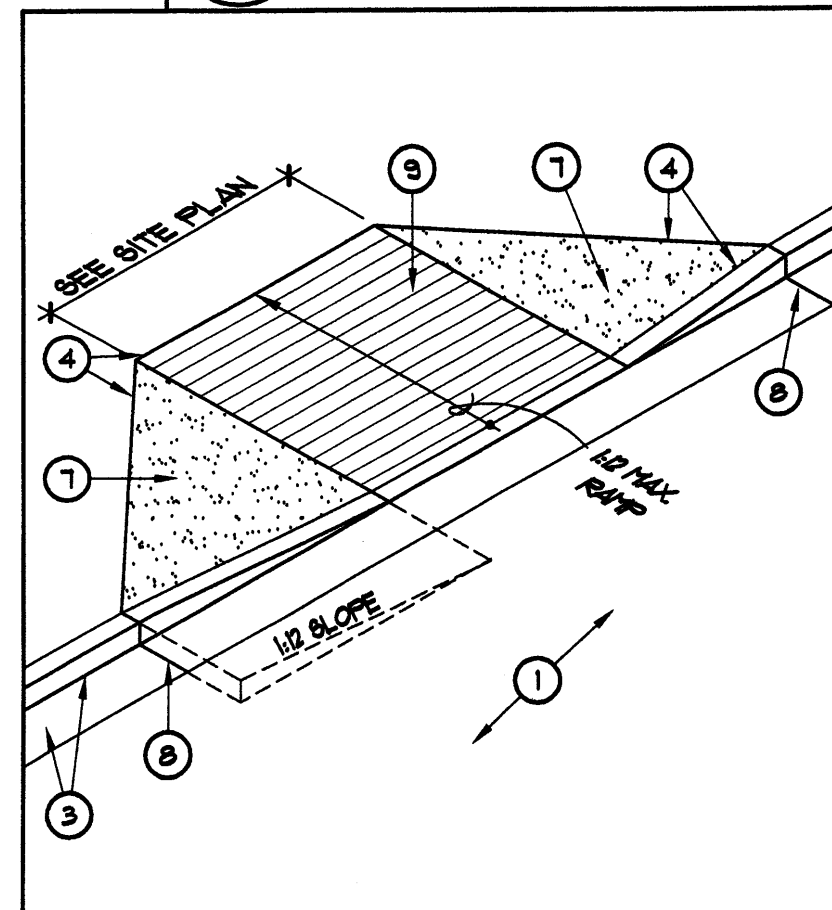


STORM DRAIN INLET

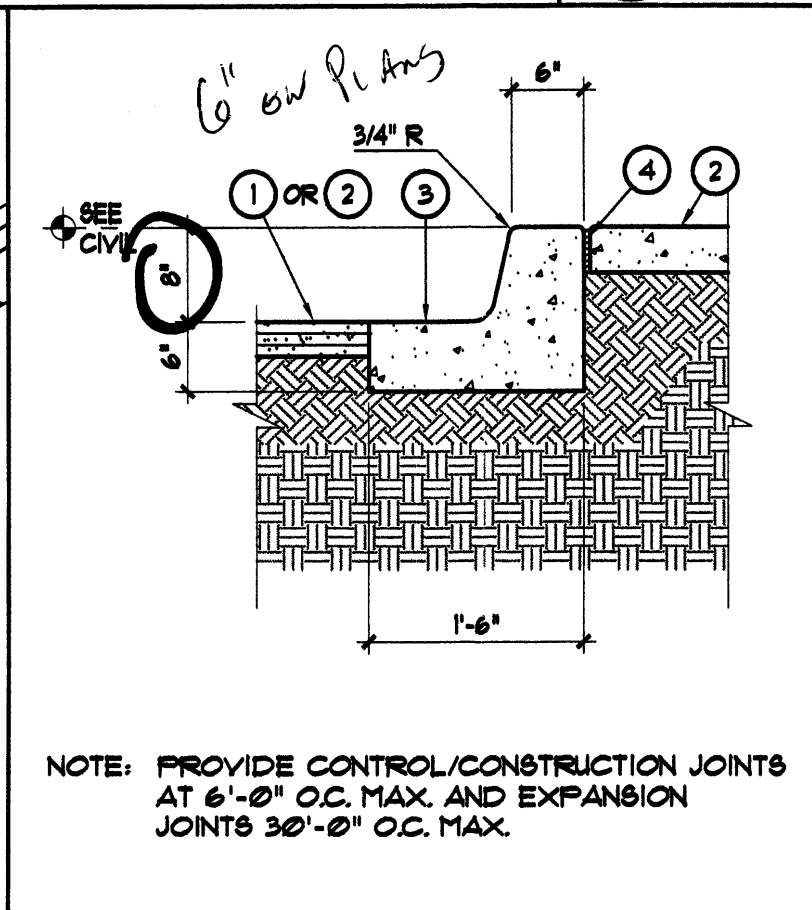
AREA DRAIN 'A'
NTS



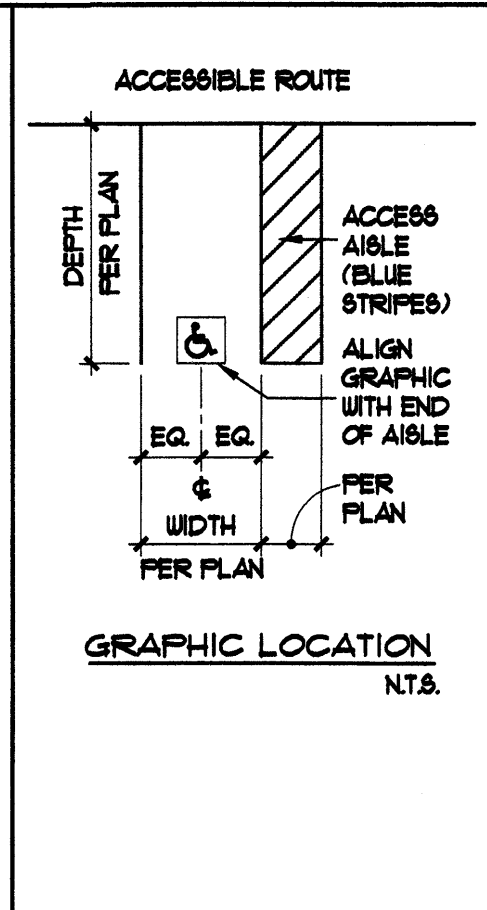
AREA DRAIN 'B'
NTS



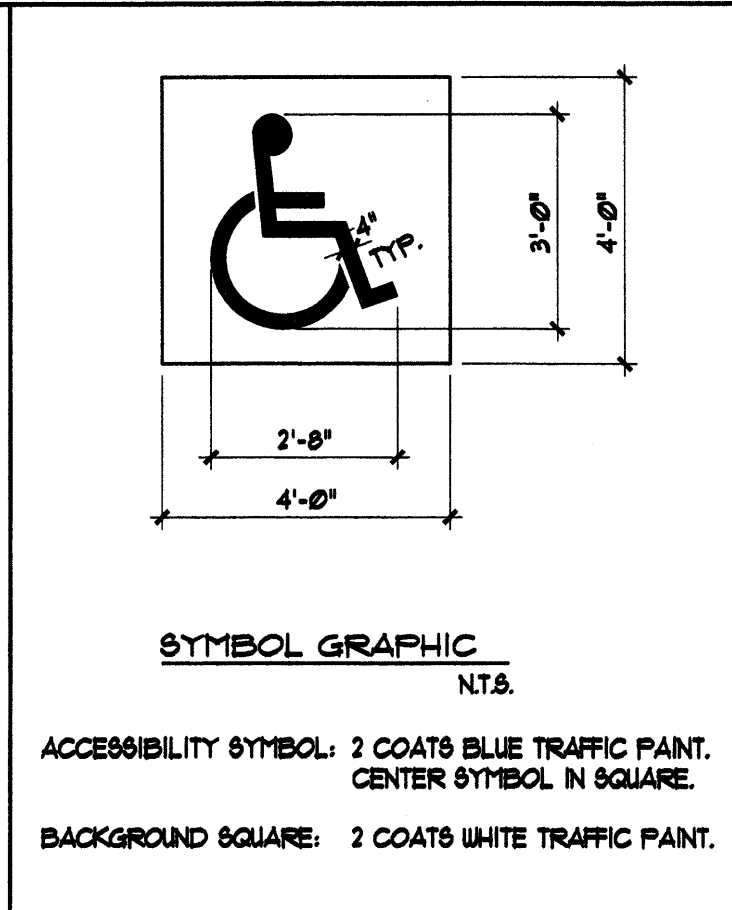
5 DETAIL CURB RAMP
SCALE: NO SCALE



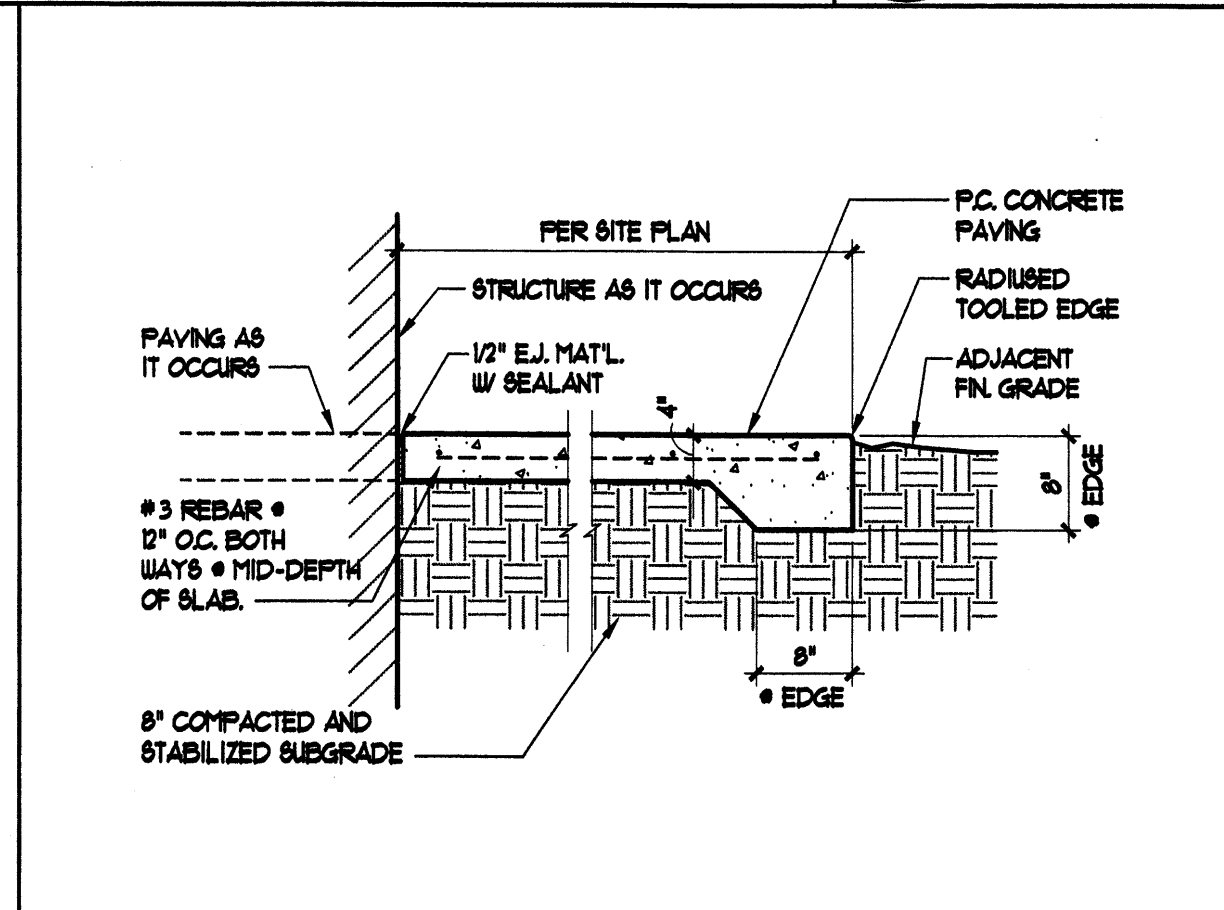
4 DETAIL - TYPICAL STANDARD CURB & GUTTER
SCALE: 3/4" = 1'-0"



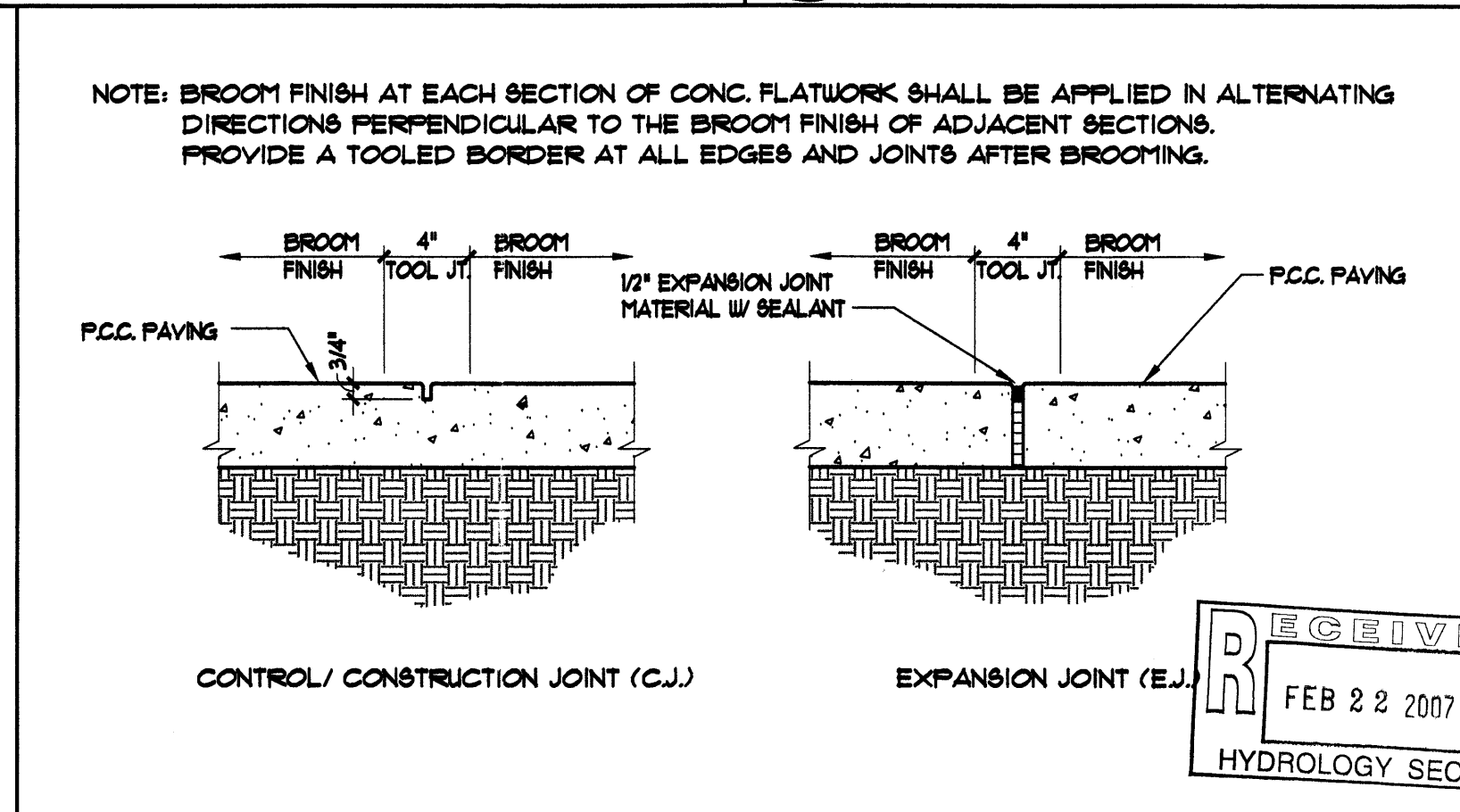
3 DETAIL TYPICAL ACCESSIBLE PARKING GRAPHICS
SCALE: NO SCALE



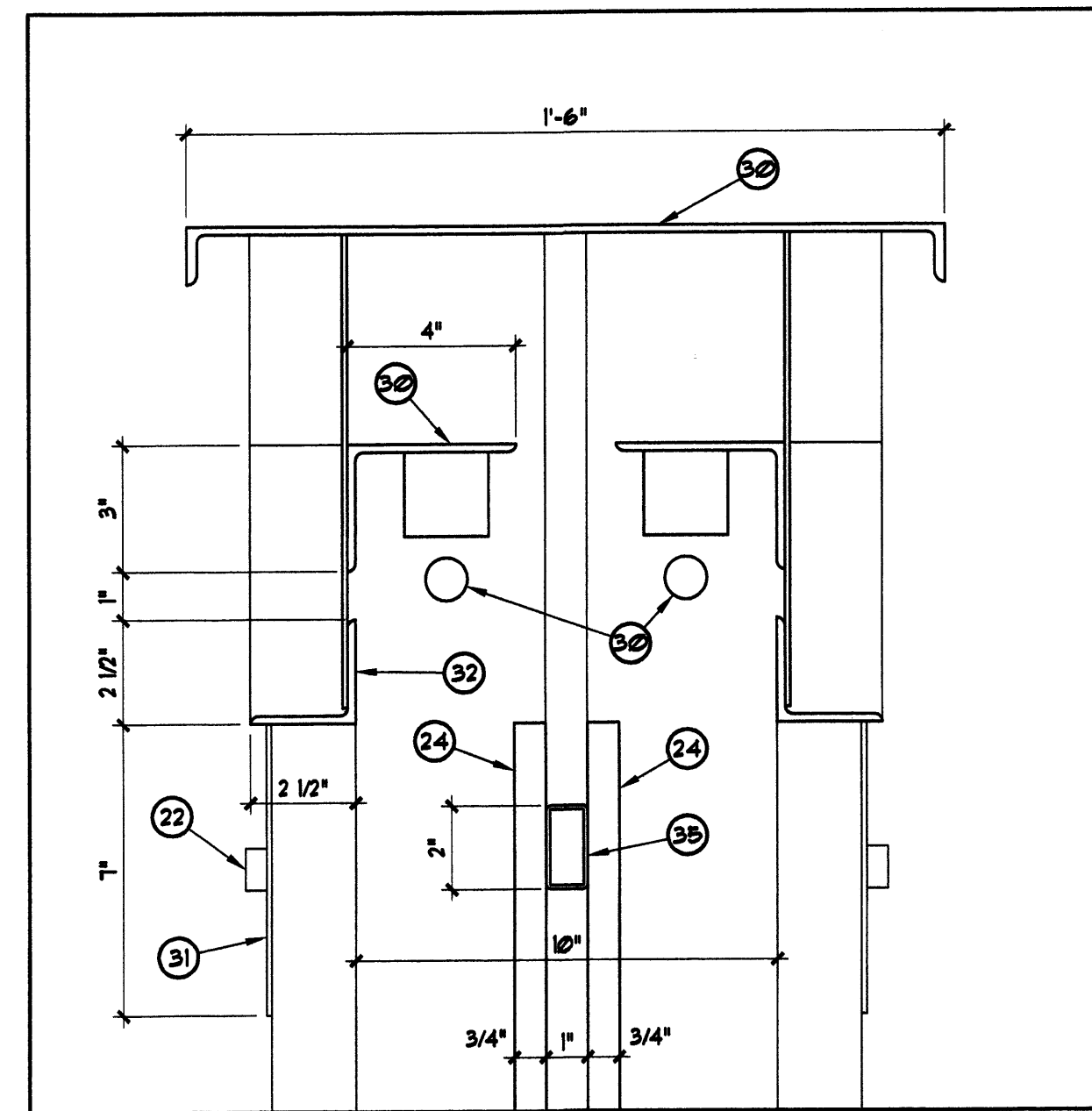
2 TYPICAL SECTION 4" THICK PORTLAND CEMENT CONCRETE PAVING
SCALE: 3/4" = 1'-0"



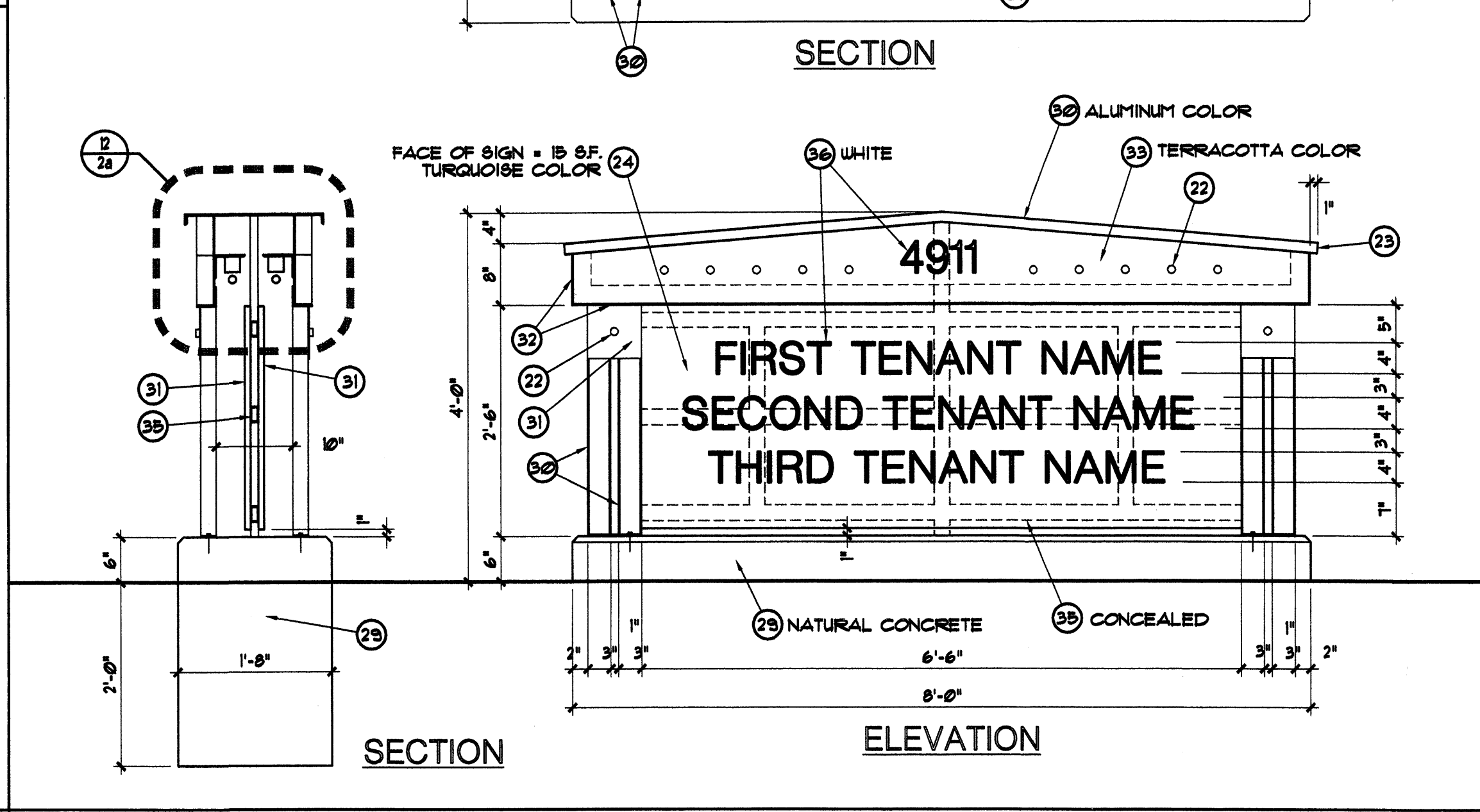
1 SECTIONS TYPICAL CONCRETE PAVING JOINTS
SCALE: 1 1/2" = 1'-0"



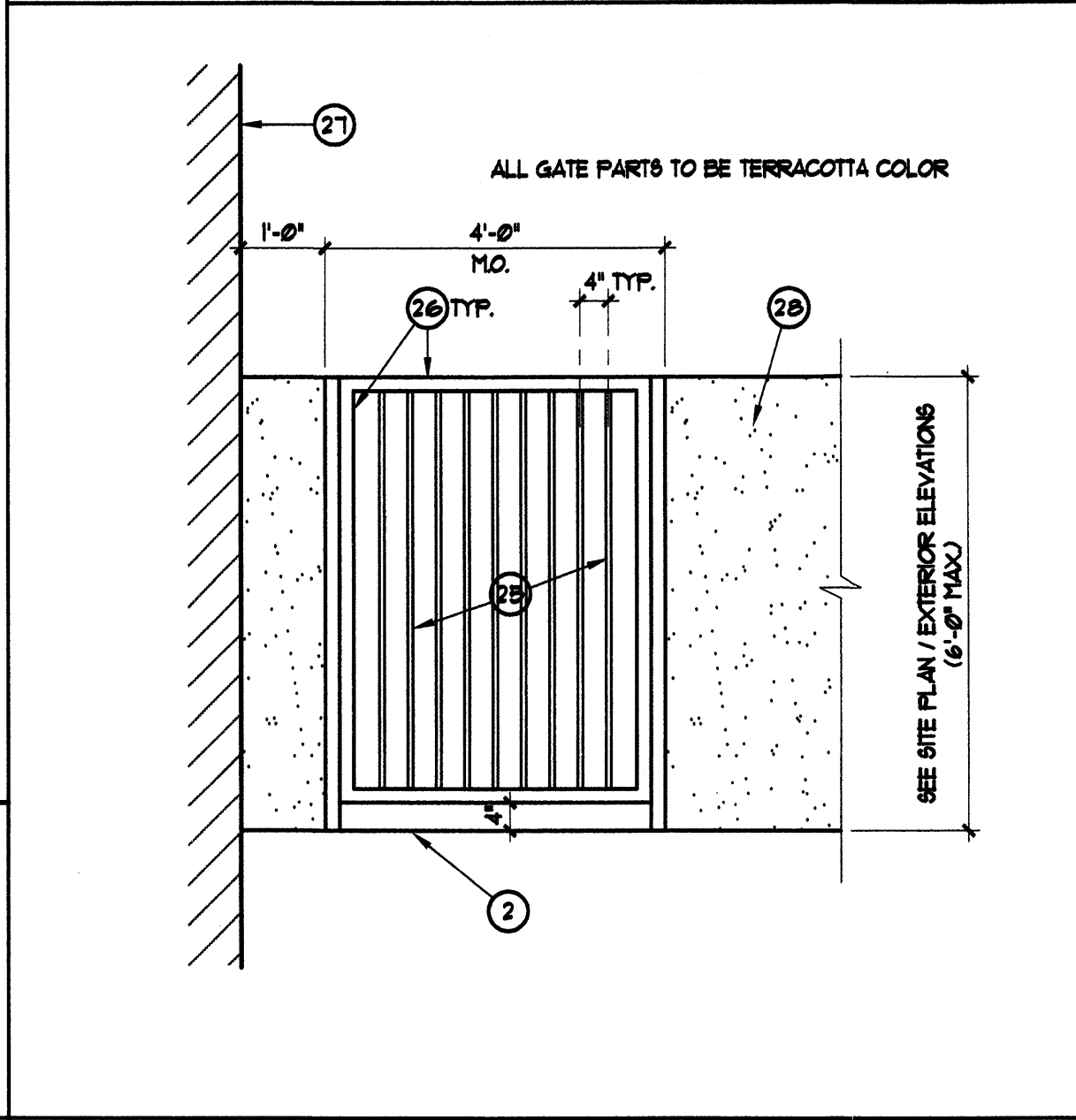
11 DETAIL TYPICAL HC ACCESSIBLE SIGNS
SCALE: 1/2" = 1'-0"



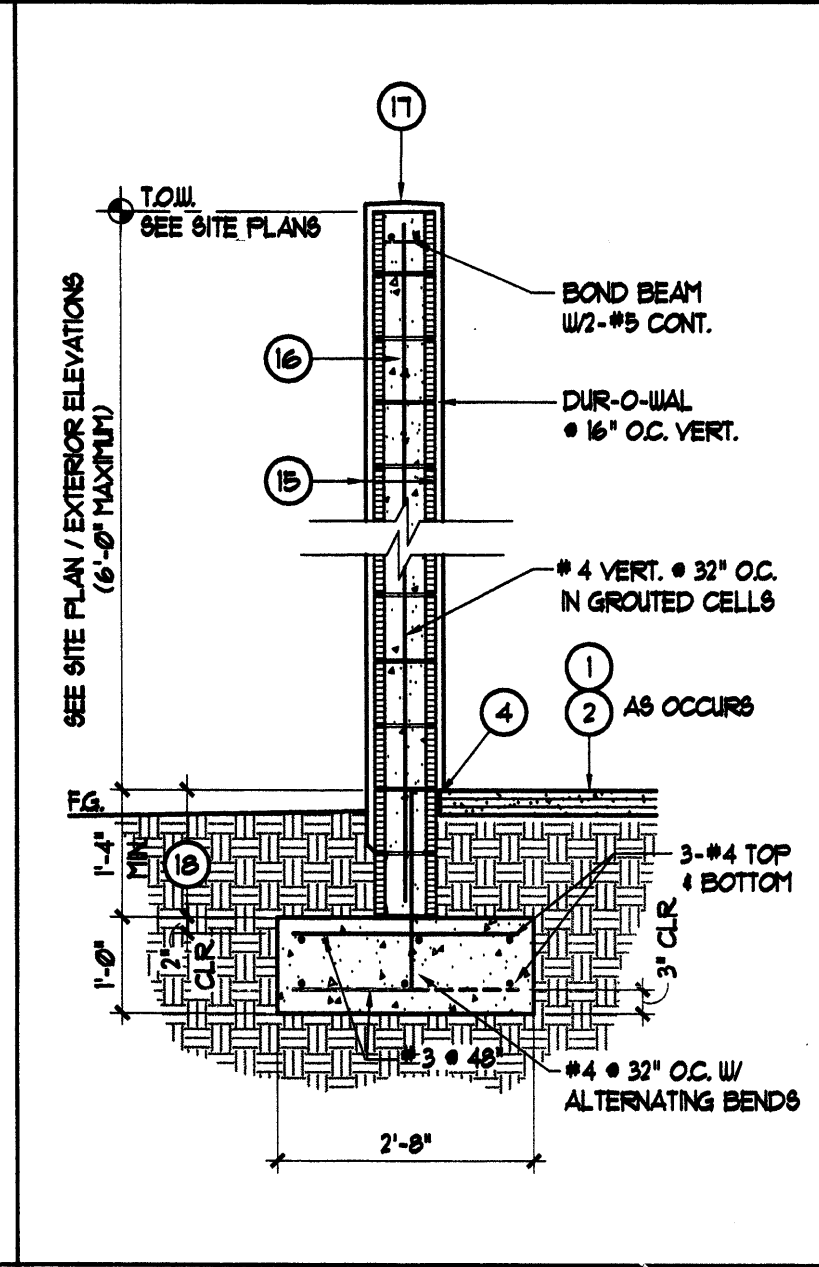
12 DETAIL ILLUMINATED MONUMENT SIGN
SCALE: 3" = 1'-0"



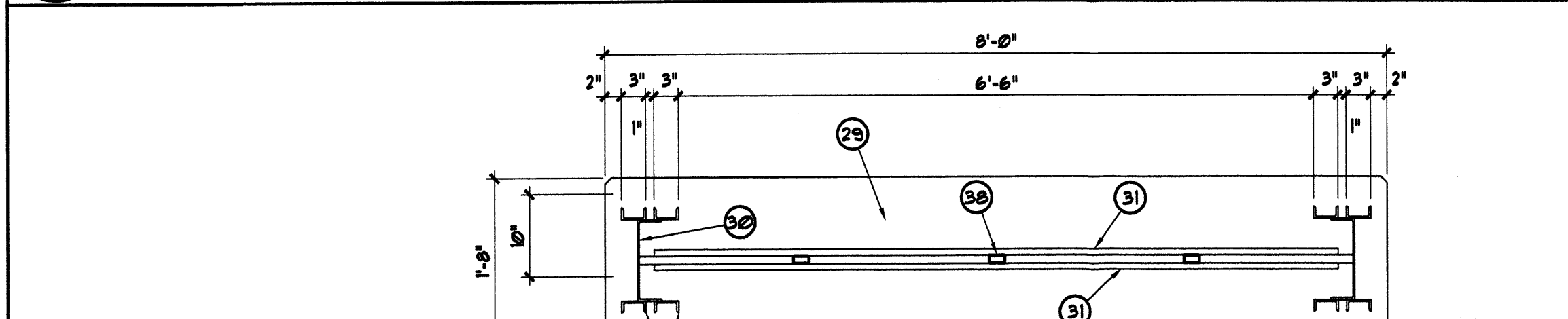
8 DETAIL ILLUMINATED MONUMENT SIGN
SCALE: 3/4" = 1'-0"



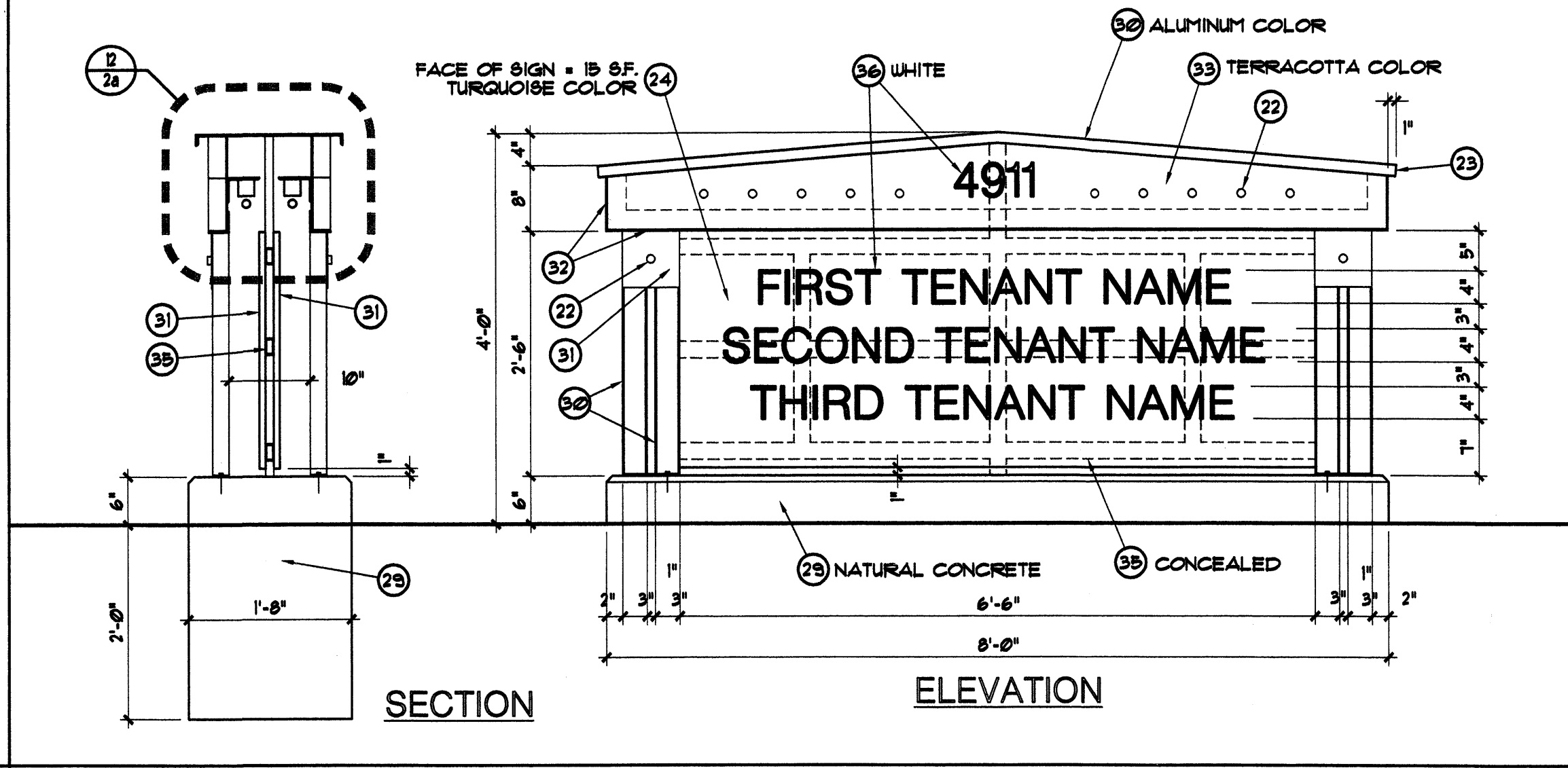
10 ELEVATION GATE
SCALE: 1/2" = 1'-0"



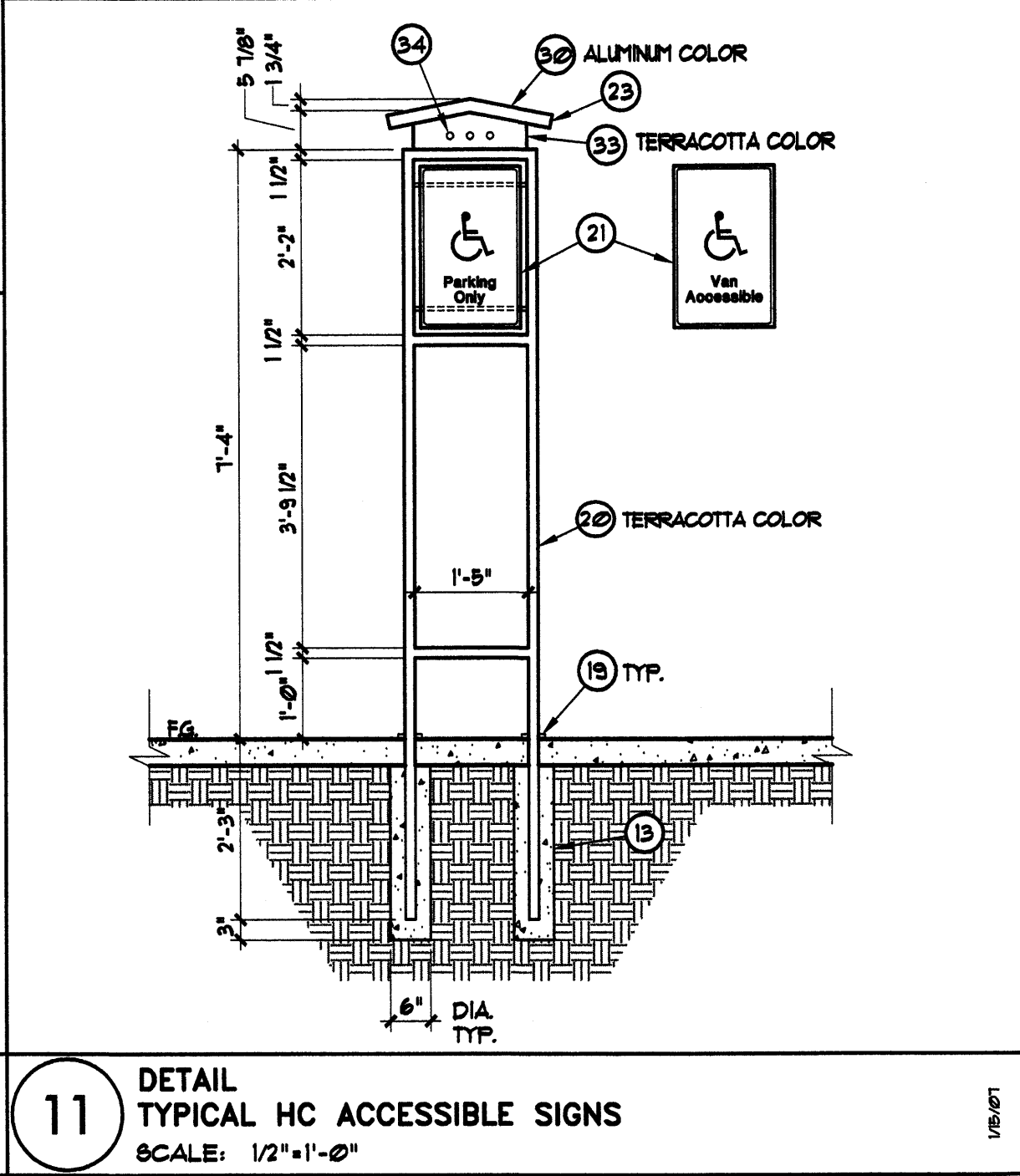
9 SECTION - TYPICAL NON-RETAINING PATIO WALL
SCALE: 1/2" = 1'-0"



6 DETAIL STEEL PIPE BOLLARD
SCALE: 3/4" = 1'-0"



7 DETAIL BICYCLE RACK
SCALE: 1/2" = 1'-0"



11 DETAIL TYPICAL HC ACCESSIBLE SIGNS
SCALE: 1/2" = 1'-0"

- KEYED NOTES**
1. TYPICAL ASPHALT PAVEMENT SECTION.
 2. PORTLAND CEMENT CONC. PAVING. PROVIDE CONTROL AND EXPANSION JOINTS AS SHOWN.
 3. CONCRETE CURBS AND GUTTER.
 4. 1/2" EXPANSION JOINT MATERIAL, FULL DEPTH OF CONCRETE. CONTINUOUS SEALANT.
 5. ENCASE POST IN CONCRETE ALL AROUND.
 6. 6" DIA. X 1/4" THK STEEL PIPE W/ STEEL TOP CAP. FILL W/ CONCRETE BEFORE PLACEMENT. PAINT.
 7. MEDIUM BROOM FINISH PERPENDICULAR TO SLOPE AT SPREAD PORTION OF RAMP.
 8. EXPANSION JOINT.
 9. PROVIDE TOOLED JOINTS 4" O.C. AT RAMP.
 10. STEEL SLEEVE SET IN CONCRETE FOUNDATION.
 11. 2-3/8" O.D. SCHEDULE 40 STEEL PIPE BENT AS SHOWN AND SET INTO SLEEVES WITH EPOXY GROUT.
 12. PIPE ESCUTCHEON. PAINT.
 13. ENCASE POST IN CONCRETE ALL AROUND.
 14. CONTRACTED SUBGRADE.
 15. 1" STUCCO SYSTEM APPLIED DIRECTLY TO CMU.
 16. 8" CMU.
 17. SLOPE STUCCO AT TOP OF WALL.
 18. GROUT ALL CELLS SOLID BELOW FINISHED GRADE.
 19. PIPE ESCUTCHEON. PAINT.
 20. 1-1/2" SQ. STEEL TUBE. MITER CORNERS, GRIND SMOOTH AND PAINT.
 21. 15" X 24" CUSTOM PAINTED ACCESSIBLE PARKING AND VAN ACCESSIBLE SIGNS W/ HANDICAP SYMBOL ON 1/8" THK ALUMINUM PLATE. ATTACHED TO 1/2" BAR STOCK SUPPORTS W/ VANDAL PROOF BOLTS.
 22. 1/2" THK X 1" DIA. STEEL STUD. PAINT.
 23. PROVIDE END CAPS. GRIND SMOOTH.
 24. 3/4" CEMENT BONDED FIBERBOARD. FASTEN TO CONCEALED STRUCTURE. COUNTER SINK FASTENERS AND PATCH FLUSH. PAINT.
 25. 3/4" SQ. STEEL TUBE VERTICALS 4" O.C. GRIND SMOOTH AND PAINT.
 26. 2" SQ. STEEL TUBE GATE FRAME. MITER AND WELD CORNERS, GRIND SMOOTH AND PAINT.
 27. STRUCTURE AS IT OCCURS.
 28. CMU PATIO WALL. SEE SITE PLAN.
 29. CONCRETE.
 30. STEEL CHANNEL. PAINT.
 31. 1/4" THK STEEL PLATE. PAINT.
 32. STEEL ANGLE. PAINT.
 33. 1/8" THK STEEL PLATE. PAINT.
 34. 1" DIA. HOLE.
 35. 1"X2" CONCEALED T.S. STRUCTURE. PRIME AND PAINT GREY.
 36. STUD MOUNTED METAL LETTERS.
 37. CONCEALED LIGHT FIXTURE. PROVIDE FOUR TOTAL.

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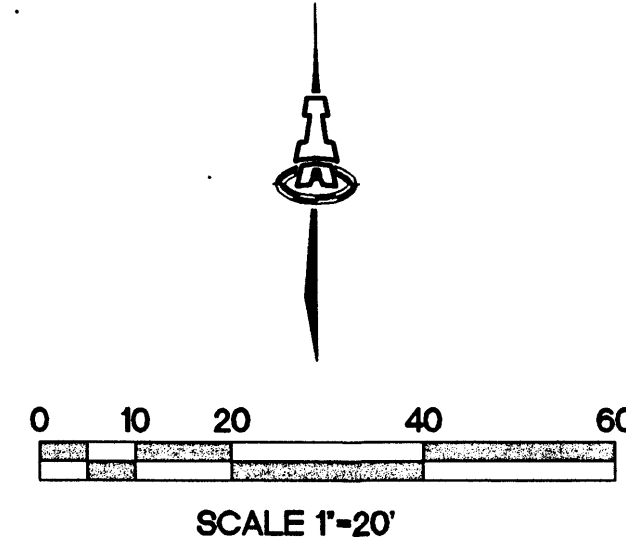
revisions: 2-5-7
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proj. no.: 0614
 acad file: 0614C41
 date: 1-24-7
 SITE DETAILS

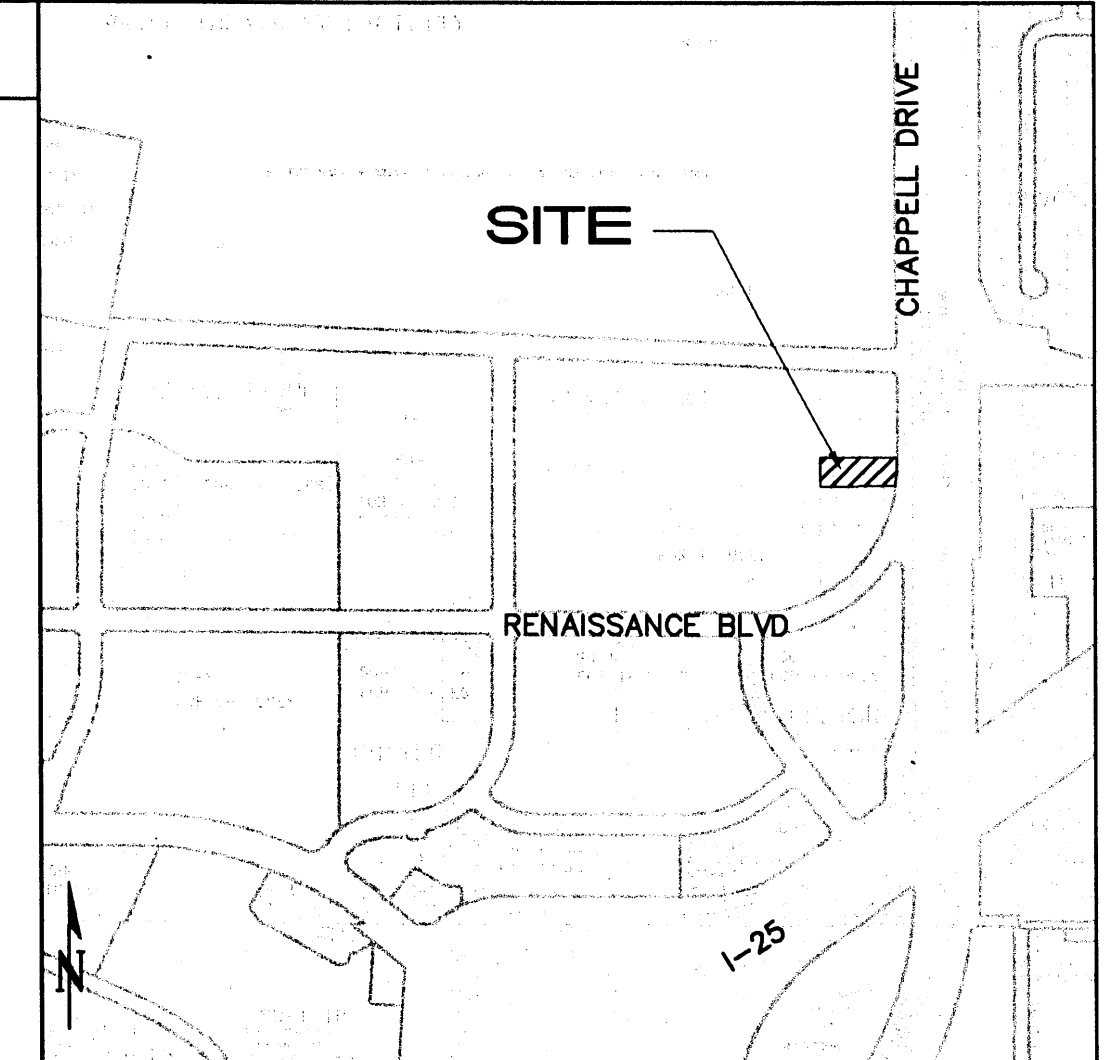
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 HYDROLOGY SECTION

Glads Holdings, LLC Office Building
 4911 Chappell Dr. N.E.
 Albuquerque, New Mexico

AREA DRAIN TABLE		
	GRATE ELEV.	INVERT ELEV.
1	99.69	97.23
2	99.68	90.18



LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	FLOW ARROW
	FINISH FLOOR ELEVATION
	TOP OF CURB ELEVATION
	AREA DRAIN
	INVERT ELEVATION
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC
	ROOF DRAIN
	RETAINING WALL



MAP # F-16-Z VICINITY MAP 1"=750'±

GENERAL NOTES

LEGAL: Tract Nine-C (9-C) of RENAISSANCE CENTER
 SURVEYOR: Forstbauer Surveying, L.L.C.
 AREA: 0.7408 ACRES
 BENCHMARK: AMAFCA brass tablet stamped, "NDC1A2", set on a concrete post projection 0.3 feet above ground (City of Albuquerque Control Station NDC 13-1A2). The station is located 0.7 miles south of the Osuna bridge over the AMAFCA North Diversion Channel. Elevation: 5100.3
 TEMPORARY BENCHMARK: North bonnet bolt on fire hydrant at southeast corner of site. Elevation: 5100.03.
 OFFSITE FLOWS: No offsite flows enter this site.
 EXISTING CONDITIONS: The site is undeveloped but has 7,000 sf. of asphalt paving along the east and north sides of the site. Two existing storm inlets capture developed runoff and convey it east to the North Diversion Channel. The undeveloped portion of the site slopes steeply to the west.
 Zone: 2 Land Treatment: 50% A, 27% C, & 23% D
 $Q = (.7408)(2.71 \text{ cfs/ac}) = 2.0 \text{ cfs}$
 PROPOSED CONDITIONS: A 6,400 sf. office building is proposed with associated paved parking and landscaping. Developed runoff is routed to the existing on-site storm drain system.
 LAND TREATMENT: 9% B, 27% C, & 64% D
 $Q = (.7408)(4.06 \text{ cfs/ac}) = 3.0 \text{ cfs}$
 Undeveloped flow, from the existing 3:1 slope along the west side of the lot, will remain unchanged and continue to discharge west at
 $Q = (.20ac)(3.14 \text{ cfs/ac}) = 0.63 \text{ cfs}$
 Developed flow will enter the storm drain system and flow to the North Diversion Channel at $Q = 2.37 \text{ cfs}$.

PRIVATE
 MAINTENANCE
 AGREEMENT

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Ph: 505-268-8828 Fax: 505-268-2632
 1590GRD.dwg Jan 23, 2007

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GLADS HOLDINGS
4911 CHAPPELL DRIVE NE

GRADING AND DRAINAGE PLAN

RECEIVED JAN 24 2007 HYDROLOGY SECTION	Date:	01/24/07	No.	Revisions	Date	Job No.
	Drawn By:	thor				1590
	Chk By:	SMM				C-101
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