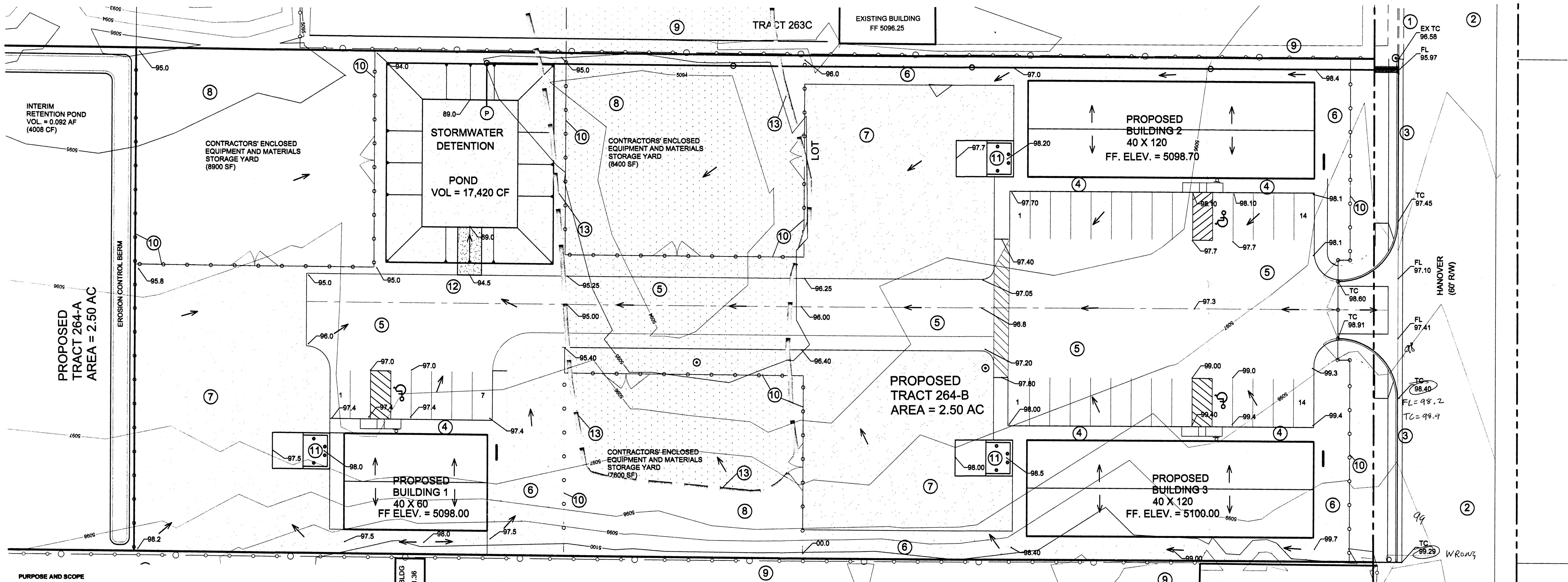
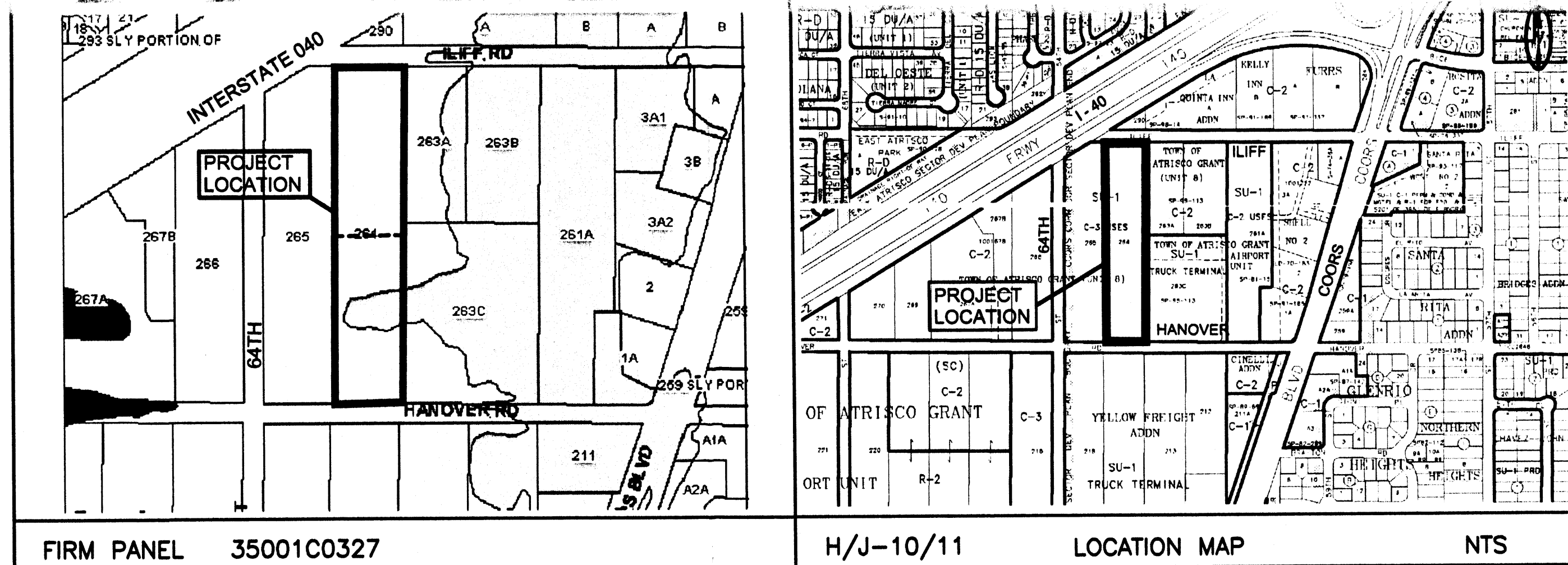


LEGEND					
ITEM	EXISTING	PROPOSED	ITEM	EXISTING	PROPOSED
WATERLINE	--- 6" W ---	--- 6" W ---	CHAIN LINK FENCE	--- X ---	--- X ---
SANITARY SEWER	--- 8" SAS ---	--- 8" SAS ---	RETAINING WALL	=====	=====
STORM SEWER	--- 36" SD ---	--- 24" SD ---	DRAINAGE BASIN	=====	=====
FIRE HYDRANT	⊙	⊙	DRAINAGE BASIN	=====	=====
VALVE	⊕	⊕	DRAINAGE BASIN	=====	=====
WATER SERVICE (SINGLE)	⊕	⊕	TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
WATER SERVICE (DOUBLE)	⊕	⊕	SPOT ELEV.	X 16.7	X 87.26
MANHOLE	⊕	⊕	CURB	=====	=====
SEWER SERVICE	⊕	⊕	FLOWLINE ELEV.	FL 0.14	FL 0.14
POWER POLE (GUYED)	⊕	⊕	TOP OF CURB ELEV.	TC 99.3	TC 99.31
DROP INLET	⊕	⊕	CONTOUR	5166	66
OVERHEAD ELEC	--- OHE ---	--- OHE ---	SWALE	=====	=====
UNDERGROUND ELEC, GAS, TEL, TV	--- UGT ---	--- UGT ---	DIRECTION OF FLOW	→	→
TEL. PEDESTAL	⊕	⊕	WATER BLOCK	=====	=====
RIGHT OF WAY	=====	=====			
EASEMENT LINE	-----	-----			
PROPERTY LINE	=====	=====			
CENTERLINE	=====	=====			

KEYED NOTES

- EXISTING STANDARD CURB & GUTTER
- EXISTING ASPHALT PAVING
- NEW CONC. CURB AND GUTTER
- NEW CONC. TURNDOWN SIDEWALK
- NEW ASPHALT PAVEMENT
- NEW LANDSCAPING
- GRAVEL YARD
- NATIVE TREATMENT
- EXIST. CHAIN LINK FENCE
- NEW 8" CHAIN LINK FENCE
- NEW REFUSE ENCLOSURE
- POND INLET
- MAPPED 100 YR. FLOODPLAIN (APPROX.)

PROJECT HYDROLOGY									
TRACT 264, UNIT 8, ATRISCO BUSINESS PARK									
ZONE:	1								
P HOUR	2.20								
P 10 DAY	3.67								
UNDEVELOPED:									
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL 360 (ac ft)	VOL 10 DAY (ac ft)
EXISTING SITE	5.00	5.00	0.00	0.00	0.00	0.44	6.45	0.183	0.183
TRACT 264 A	2.50	2.50	0.00	0.00	0.00	0.44	3.23	0.092	0.092
TRACT 264 B	2.50	2.50	0.00	0.00	0.00	0.44	3.23	0.092	0.092
DEVELOPED (PROPOSED):									
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL 360 (ac ft)	VOL 10 DAY (ac ft)
TRACT 264 A	2.50	0.00	0.20	1.30	1.00	1.38	8.61	0.283	0.400
TRACT 264 B	2.50	0.00	0.12	1.42	0.96	1.35	8.51	0.281	0.405



PURPOSE AND SCOPE

Pursuant to the established Drainage Ordinance for the City of Albuquerque and the Development Process Manual, this Conceptual Grading and Drainage Plan outlines the drainage management criteria for controlling developed runoff from the project site. The project consists of the subdivision of Tract 264, Unit 8, Town of Atrisco Grant into 2 parcels, and the development of the southerly 2.5-acre, Tract 264-B. Tract 264-B is to be developed into an office-warehouse complex. Proposed site improvements include paving, landscaping, utility, grading, and drainage improvements. This plan is presented to establish conceptual grading and drainage criteria to support site plan review by the Environmental Planning Commission.

EXISTING CONDITIONS

The project site is approximately 5.00-acre in size and is located between Hanover Road and Iliff Road NW, just east of 64th Street NW. The project site is presently described as Tract 264, Unit 8, Town of Atrisco Grant. The site is presently undeveloped. Site topography slopes from west to east, to a natural depression located at the midpoint of the site. The site is bounded by developed properties on the east and west, and by Iliff and Hanover Roads on the north and south. No off-site flows enter the site, since all neighboring developed properties utilize detention ponding for drainage management.

As shown by the attached FIRM Panel, a mapped floodplain projects in the mid-section of the site, at the location of the natural depression described above. Due to the construction of large community detention ponds on Tracts 263A, 263B and 263C located to the east, the mapped floodplain may have been revised.

PROPOSED CONDITIONS

As shown by the Plan, the project consists of the subdivision of Tract 264, Unit 8, Town of Atrisco Grant into 2 parcels, and the development of the southerly 2.5-acre, Tract 264-B. Tract 264-B is to be developed into an office-warehouse complex. The Plan shows the elevations and detail necessary to demonstrate the grading and drainage criteria for development of the property. Flow arrows give the direction of drainage flows and the project hydrology is tabulated for both existing and proposed conditions.

Development of the property is to be phased. Tract 264-B will develop first, per the detail illustrated on the Plan. Tract 264-A will at a later date. The Plan provides general grading and drainage criteria for the future development of Tract 264-A. Site specific detail will be provided by a future Site Plan for Building Permit.

Due to existing site topography, Tract 264-B will drain to an internal detention pond located at the natural low point of the site. Since no gravity outfall exists, a pump will be provided to drain the pond to Hanover Road within 96 hours. The pond volume is established at 17,424 cubic feet, which represents the 10-day, 100 year volume for the site. As shown by the Plan, a mapped flood hazard zone encroaches into the interior of the site. Due to the construction of large community detention ponds on Tracts 263A, 263B and 263C located to the east, the mapped floodplain may not be accurately delineated. The proposed site improvements will not encroach into the floodplain or significantly alter the topography.

The future development of Tract 264-A will consist of construction of an on-site detention pond with a drain line connecting to the existing public storm drain located in Iliff Road. The Iliff Road storm drain connects to the recently constructed West Mesa Diversion, located in 64th Street and crossing Interstate 40. In the interim, temporary erosion control measures are recommended to limit the discharge of undeveloped runoff and sediment onto adjacent properties. As shown by the Plan, a temporary erosion control berm is recommended along the south and east tract boundaries to trap all undeveloped runoff from the parcel. The undeveloped runoff volume is calculated at 4008 cubic feet. As stated above, development of Tract 264-A will be controlled by a site specific Site Development Plan and Grading and Drainage plan to be reviewed by the Environmental Planning Commission.

As stated above, this plan is presented to establish conceptual grading and drainage criteria to support site plan review by the Environmental Planning Commission, and does not provide the detail necessary for construction. Upon site plan approval, a comprehensive grading and drainage plan will be prepared for building permit purposes that provides the required details and supportive calculations.

EROSION CONTROL

Since the disturbed area is determined to be more than 1.0-acre a Storm Water Pollution Prevention Plan and Notice of Intent are required prior to construction. A complete Storm Water Pollution Prevention Plan will be prepared in advance of construction outlining the short term and long term erosion, sediment and pollution control aspects of the project.

CALCULATIONS

Calculations are provided which define the 100-year/6 hour design storm falling with the project area under existing and proposed condition. Hydrology is per "Section 22.2, Part A, DPM, Vol 2" updated July 1997.

PROJECT DATA

EXISTING LEGAL DESCRIPTION:

TRACT 264 UNIT 8
TOWN OF ATRISCO GRANT

PROPOSED LEGAL DESCRIPTION:

TRACTS 264-A AND 264-B,
UNIT 8, TOWN OF ATRISCO GRANT

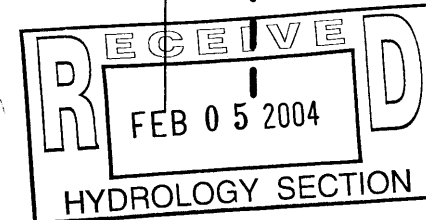
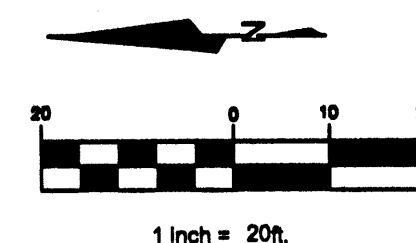
PROPERTY ADDRESS:
HANOVER RD. NW, EAST OF 64TH ST

BENCHMARK:

TBM - TOP OF CONC. CURB & GUTTER
ON HANOVER AT SE CORNER OF SITE
ELEVATION = 5098.58' MSL

MAPPING:

TOPOGRAPHIC AND FIELD MEASUREMENTS
BY BRASHER & LORENZ, INC.
DATED FEBRUARY 4, 2004



BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro NE Building 1 Suite 1200
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

HYDROSYSTEMS GRADING AND DRAINAGE PLAN

SHT: 3 OF 6

DRW: R.M.	TR:	DATE: 02/04/04
CKD: P.T.B.	OK:	SCALE: 1"=20'
APP:	ACAD FILE:	
REV. NO.	01553-DG.DWG	

LEGEND					
ITEM	EXISTING	PROPOSED	ITEM	EXISTING	PROPOSED
WATERLINE	--- 6"W ---	--- 6"W ---	CHAIN LINK FENCE	--- x ---	--- x ---
SANITARY SEWER	--- 8"SAS ---	--- 8"SAS ---	RETAINING WALL	-----	-----
STORM SEWER	--- 36"SD ---	--- 24" SD ---	DRAINAGE BASIN	-----	-----
FIRE HYDRANT	⊙	⊙	DIVIDE	-----	-----
VALVE	⊕	⊕	TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
WATER SERVICE (SINGLE)	⊕	⊕	SPOT ELEV.	× 16.7	× 87.26
WATER SERVICE (DOUBLE)	⊕	⊕	CURB	=====	=====
MANHOLE	⊕	⊕	FLOWLINE ELEV.	FL 0.14	FL 0.14
SEWER SERVICE	⊕	⊕	TOP OF CURB ELEV.	TC 99.3	TC 99.31
POWER POLE (GUYED)	PP	PP	CONTOUR	--- 5166 ---	--- 66 ---
DROP INLET	⊕	⊕	SWALE	-----	-----
OVERHEAD ELEC	--- OHE ---	--- OHE ---	DIRECTION OF FLOW	→	→
UNDERGROUND ELEC, GAS, TEL, TV	--- UGT ---	--- UGT ---	WATER BLOCK	~~~~~	~~~~~
TEL. PEDESTAL	⊕ TEL	⊕ TEL			
RIGHT OF WAY	-----	-----			
EASEMENT LINE	-----	-----			
PROPERTY LINE	-----	-----			
CENTERLINE	-----	-----			

- KEYED NOTES**
- EXISTING STANDARD CURB & GUTTER
 - EXISTING ASPHALT PAVING
 - NEW 6" WIDE SIDEWALK
 - EXISTING 6" SIDEWALK
 - EXISTING PERIMETER CHAIN LINK FENCE
 - EXISTING CONCRETE CHANNEL
 - NEW ASPHALT PAVING
 - NEW LANDSCAPING
 - NEW 8" CHAIN LINK PERIM. FENCING (SLATTED)
 - EXISTING FIRE HYDRANT
 - NEW 8" CONCRETE CURB & GUTTER
 - NEW GRAVEL SURFACE
 - STRIPED CROSSWALK
 - NEW REFUSE ENCLOSURE
 - HANDICAP RAMP
 - PROPOSED POND OUTLET
 - EXISTING REFUSE ENCLOSURE
 - PROVIDE 4 STATIONARY BOLLARDS @ EACH POWER POLE -PER COA STD DWG 2250.
 - PROVIDE OPTIC YELLOW GUY SLEEVES @ ALL PNM GUY ANCHORS.

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission, dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.

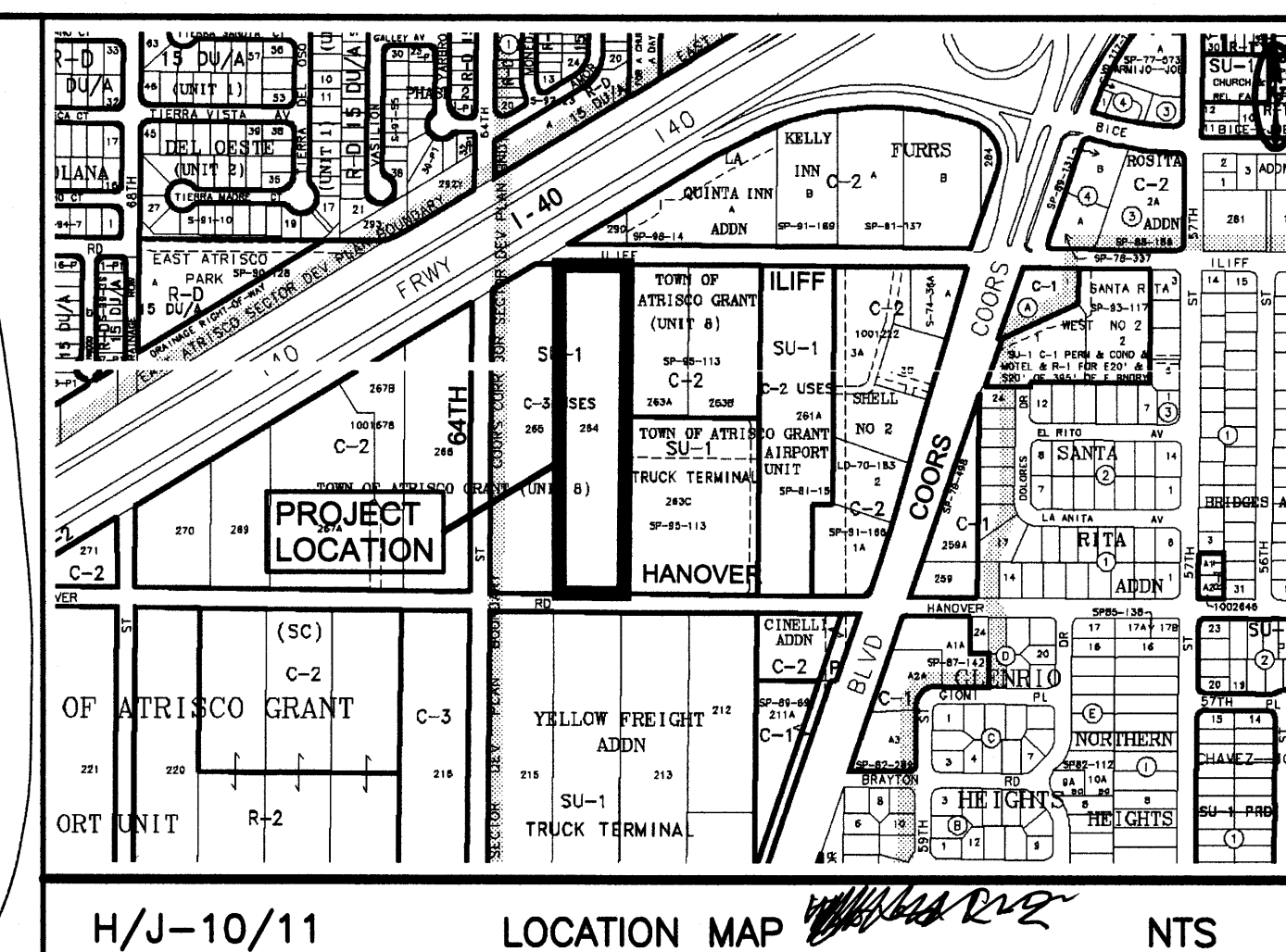
Is an infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way for of construction of public improvements.

DRAWING INDEX	
TITLE	SHEET NO.
SITE PLAN	1
LANDSCAPE PLAN	2
GRADING & DRAINAGE PLAN	3
SITE DETAILS	4
UTILITIES PLAN	5
BUILDING ELEVATIONS	6

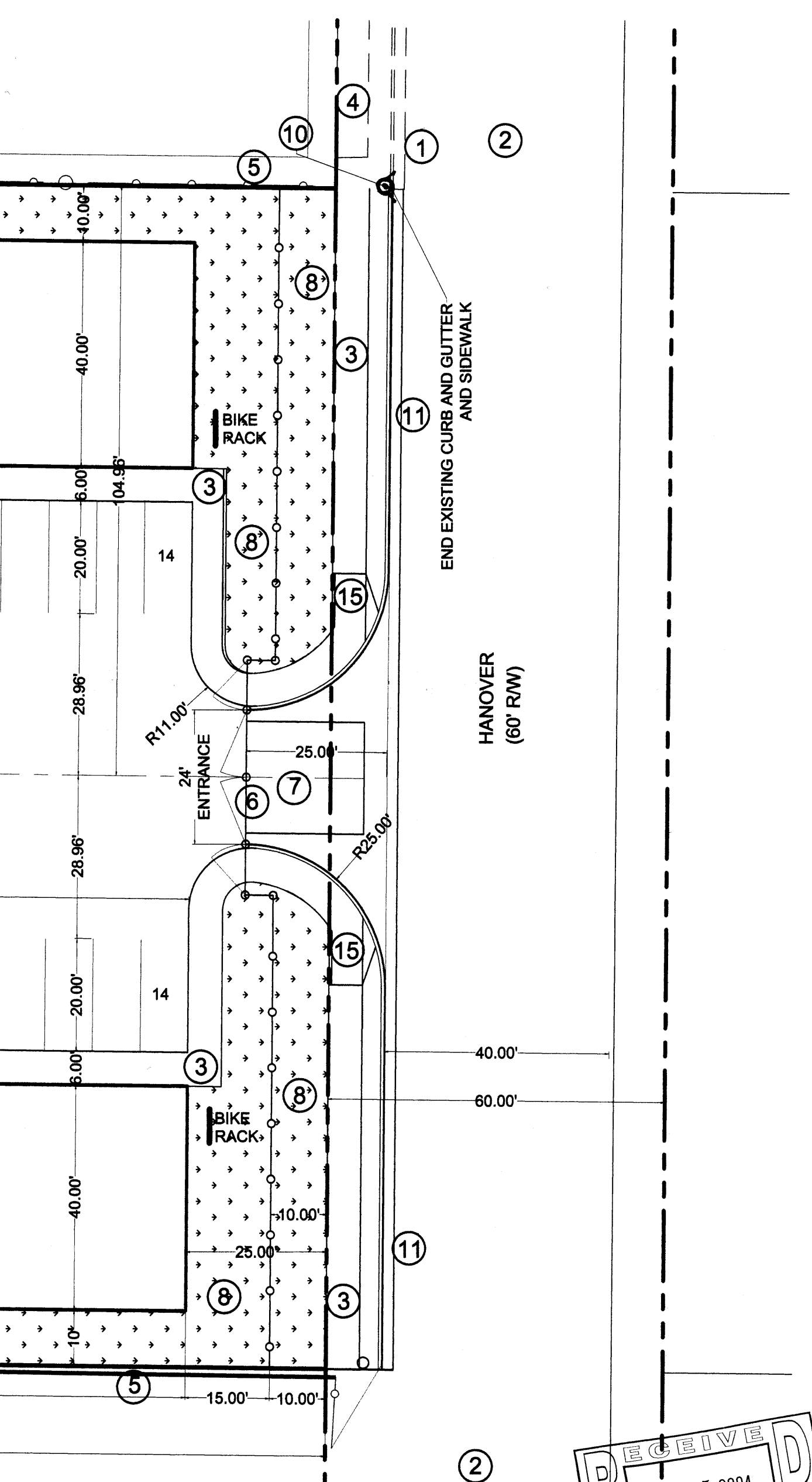
CASE NO: _____

DEVELOPMENT REVIEW BOARD APPROVAL:

DEVELOPMENT REVIEW BOARD, CHAIR	DATE
CITY ENGINEER	DATE
TRANSPORTATION DEVELOPMENT	DATE
UTILITIES DEVELOPMENT	DATE
PARKS & RECREATION	DATE
PUBLIC SERVICE CO. OF NM	DATE
SOLID WASTE DEPARTMENT	DATE



H/J-10/11 LOCATION MAP NTS



PROJECT DATA

EXISTING LEGAL DESCRIPTION:
TRACT 264 UNIT 8
TOWN OF ATRISCO GRANT

PROPOSED LEGAL DESCRIPTION
TRACTS 264-A AND 264-B,
UNIT 8, TOWN OF ATRISCO GRANT

PROPERTY ADDRESS:
HANOVER RD. NW, EAST OF 64TH ST

ZONING:
SU-1 for C-3 USES

SITE AREA:
EXISTING TRACT 264: 5.00 ACRES (217,800 SF)
PROPOSED TRACT 264-A 2.50 AC (108,900 SF)
PROPOSED TRACT 264-B 2.50 AC (108,900 SF)

ZONING

This area is zoned SU-1 for IP and C-1 uses pursuant to Z-80-87-6 as approved by the Environmental Planning Commission (1-15-87), and further amended by the Development Review Board pursuant to DRB 95-462 (10-24-95) and DRB 97-450 (2-10-98).

SITE DEVELOPMENT PLAN

PURPOSE
This Site Development Plan is for the subdivision of Tract 264 into two equal parcels, to the building permit for proposed Tract 264-B as follows:

SITE PLAN FOR SUBDIVISION
The subdivision will create Tracts 264-A and 264-B, thereby enabling the immediate development of the south half of existing Tract 264.

SITE PLAN FOR BUILDING PERMIT

Site Plan for Building permit is presented for Tract 5A1-B. The existing GE Capital Modular Space facility presently occupies Tract 5A2-A1-1, comprising 6.69 acres. The site is fully developed per the approved Site Plan shown on Sheet S-2. The site will expand an additional 4.29 acres as shown on the Plan. The site expansion consists of the construction of a paved lot for the storage of mobile trailers that are leased by GE Capital Modular Space for use by businesses that require temporary office space. The site will be developed per the guidelines presented on this plan. The approved site plan is amended as shown on sheet S-2.

DRAINAGE

A Conceptual Grading and Drainage Plan to support this request is provided on Sheet S-3. Subsequent development of Tract 5A1-A will require the submittal of a site specific Grading and Drainage Plan.

DEVELOPMENT OF TRACT 5A1-A

Tract 5A1-A will not be developed at this time. A detailed Site Development Plan for Tract 5A1-A shall be submitted to the Environmental Planning Commission for final review and approval prior to development of any improvements on that tract. Development shall comply with the guidelines set forth in the City of Albuquerque Comprehensive Zoning Code (Zoning Code). Maximum floor area ratio (FAR) shall be 0.35

SIGNAGE

There are no signs proposed for this project.

SITE LIGHTING

There are no exterior lighting fixtures proposed for this project.

PARKING:

TOTAL BUILDING FLOOR AREA PROPOSED = 12,000 SF

TRACT 264-B: BUILDING 1 - 2400 SF TOTAL OFFICE WAREHOUSE
OFFICE USE 1200 SF = 6 SPACES (INCLUDING VAN-ACCESS)
WAREHOUSE USE 1200 SF = 1 SPACE
TOTAL SPACES REQUIRED = 7
TOTAL SPACES PROVIDED = 7

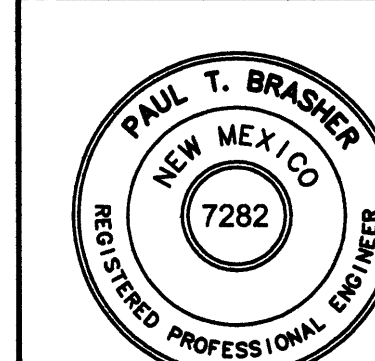
TRACT 264-B: BUILDING 2 - 4800 SF TOTAL OFFICE WAREHOUSE
OFFICE USE 2400 SF = 12 SPACES (INCL. VAN-ACCESS)
WAREHOUSE USE 2400 SF = 2 SPACES
TOTAL SPACES REQUIRED = 14
TOTAL SPACES PROVIDED = 14

TRACT 264-B: BUILDING 3 - 4800 SF TOTAL OFFICE WAREHOUSE
OFFICE USE 2400 SF = 12 SPACES (INCL. VAN-ACCESS)
WAREHOUSE USE 2400 SF = 2 SPACES
TOTAL SPACES REQUIRED = 14
TOTAL SPACES PROVIDED = 14

LANDSCAPING:

RECOMMENDED COVERAGE 15% NET AREA

TOTAL BUILDING AREA = 12,000 SF
TOTAL ENCLOSED YARD AREA = 24,900 SF
NET AREA: 108,900 SF - 12,000 SF - 24,900 SF = 72,000 SF
15% OF NET AREA = 10,800 SF
LANDSCAPED AREA PROVIDED = 11,200 SF (15.6%)

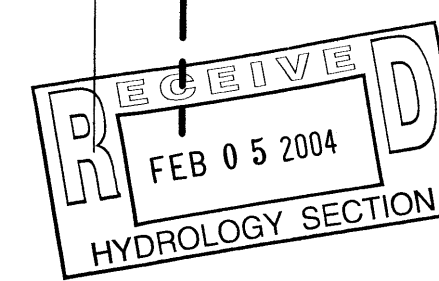


HYDROSYSTEMS SITE PLAN

DRW: R.M	TR:	DATE: 02/04/04
CKD: P.T.B	OK:	SCALE: 1"=20'
APP:	ACAD FILE:	
REV. NO.	01553-GD.DWG	

5-10/D39

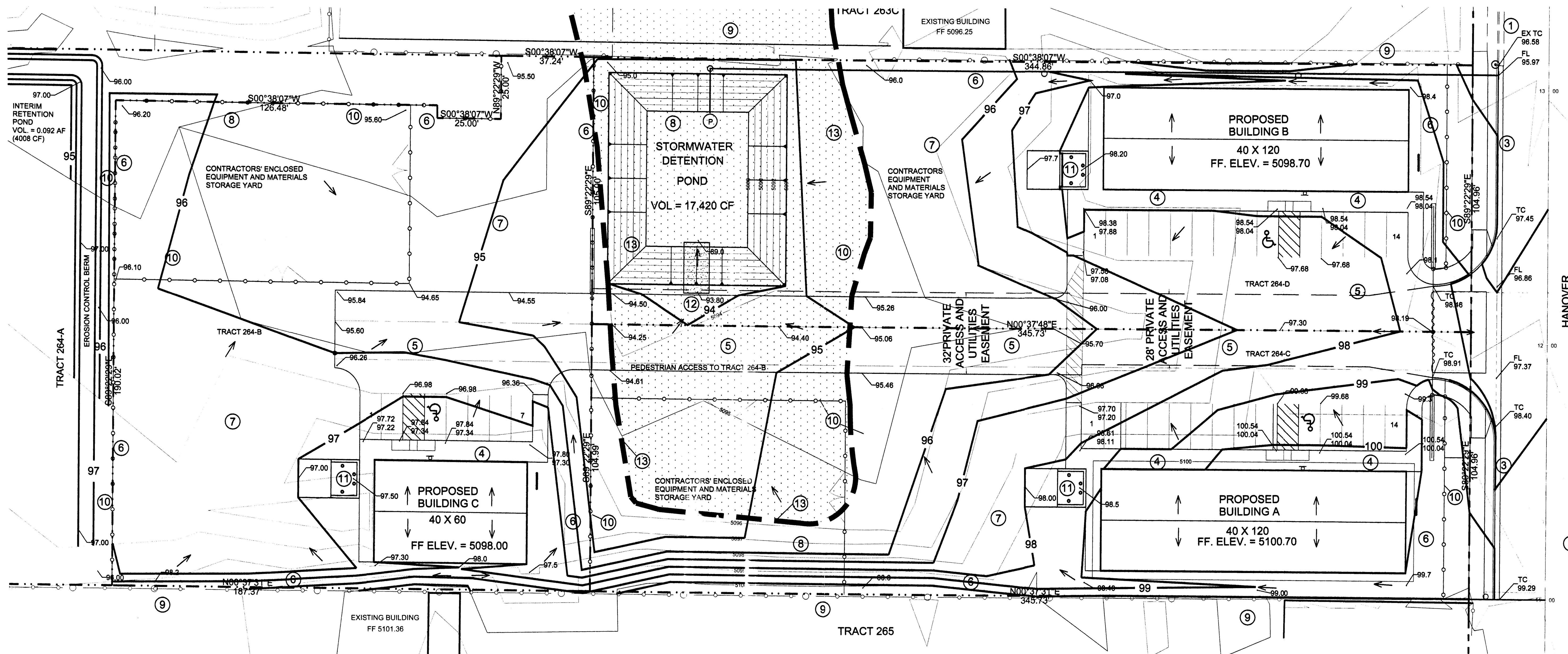
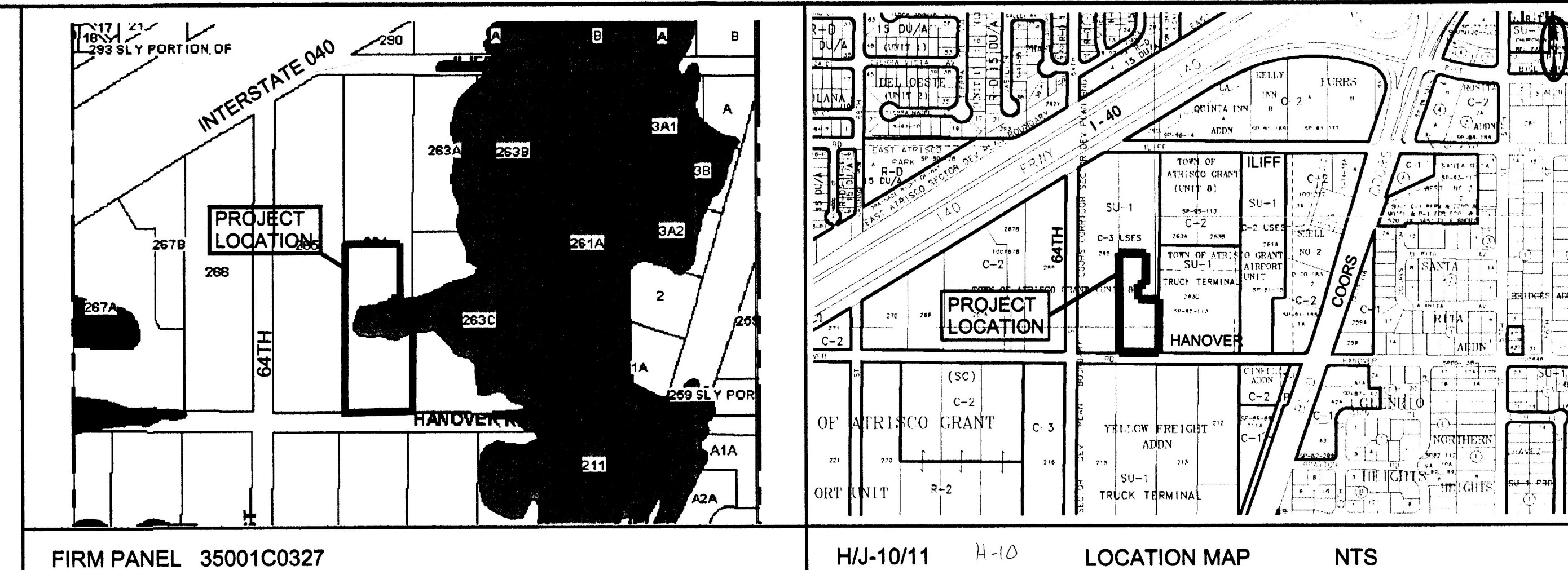
BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro NE Building 1 Suite 1200
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188



LEGEND					
ITEM	EXISTING	PROPOSED	ITEM	EXISTING	PROPOSED
WATERLINE	--- 6"W ---	--- 6"W ---	CHAIN LINK FENCE	--- x ---	--- x ---
SANITARY SEWER	--- 8"SAS ---	--- 8"SAS ---	RETAINING WALL	-----	-----
STORM SEWER	--- 36"SD ---	--- 24"SD ---	FLOOD HAZARD ZONE	-----	-----
FIRE HYDRANT	⊙	⊙	TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
VALVE	⊕	⊕	SPOT ELEV.	X 16.7	--- 87.26 ---
WATER SERVICE (SINGLE)	---	---	CURB	=====	=====
WATER SERVICE (DOUBLE)	---	---	FLOWLINE ELEV.	FL 0.14	FL 0.14
MANHOLE	⊙	⊙	TOP OF CURB ELEV.	TC 99.3	TC 99.31
SEWER SERVICE	---	---	CONTOUR	--- 5166 ---	--- 66 ---
POWER POLE (GUYED)	PP	PP	SWALE	---	---
DROP INLET	---	---	DIRECTION OF FLOW	---	---
OVERHEAD ELEC.	--- OHE ---	---	WATER BLOCK	---	---
UNDERGROUND ELEC.	--- UGT ---	---			
TEL. PEDESTAL	⊙ TEL	---			
RIGHT OF WAY	---	---			
EASEMENT LINE	---	---			
PROPERTY LINE	---	---			
CENTERLINE	---	---			

- KEYED NOTES**
- EXISTING STANDARD CURB & GUTTER
 - EXISTING ASPHALT PAVING
 - NEW CONC. CURB AND GUTTER
 - NEW CONC. TURNDOWN SIDEWALK
 - NEW ASPHALT PAVEMENT
 - NEW LANDSCAPING
 - GRAVEL YARD
 - NATIVE TREATMENT
 - EXIST. CHAIN LINK FENCE
 - NEW 8" CHAIN LINK FENCE
 - NEW REFUSE ENCLOSURE
 - POND INLET
 - MAPPED 100 YR. FLOODPLAIN (APPROX.)

PROJECT HYDROLOGY									
TRACT 264, UNIT 8, ATRISCO BUSINESS PARK									
ZONE:	1								
P ₁ HOUR	2.20								
P ₁₀ DAY	3.67								
UNDEVELOPED:									
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL 360 (ac ft)	VOL 10 DAY (ac ft)
TRACTS 264-B, C, D	2.50	2.50	0.00	0.00	0.00	0.44	3.23	0.092	0.092
DEVELOPED (PROPOSED):									
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL 360 (ac ft)	VOL 10 DAY (ac ft)
TRACTS 264-B, C, D	2.50	0.00	0.12	1.42	0.96	1.35	8.51	0.281	0.405



PURPOSE AND SCOPE

Pursuant to the established Drainage Ordinance for the City of Albuquerque and the Development Process Manual, this Grading and Drainage Plan outlines the drainage management criteria for controlling developed runoff from the project site. The project consists of the development of Tracts 264-B, 264-C, and 264-D, Unit 8, Town of Atrisco Grant. Each of these tracts will be developed as contractors' yards with small office buildings to provide some materials and equipment storage. Proposed site improvements include paving, landscaping, utility, grading, and drainage improvements. This plan is presented to establish grading and drainage criteria consistent with the site plan approved by the Environmental Planning Commission.

EXISTING CONDITIONS

The project site is approximately 2.50 acres in size and is located on the north side of Hanover Road, just east of 64th Street NW. The project site is presently undeveloped. Site topography slopes from west to east, to a natural depression located at the midpoint of the site. The site is bounded by developed properties on the east and west, undeveloped property to the north, and by Hanover Road on the south. No off-site flows enter the site, since all neighboring developed properties utilize detention ponding for drainage management.

As shown by the attached FIRM Panel, a mapped floodplain projects in the mid-section of the site, at the location of the natural depression described above. Due to the construction of large community detention ponds on Tracts 263A, 263B and 263C located to the east, the mapped floodplain may have been revised.

PROPOSED CONDITIONS

As shown by the Plan, the project consists of the development of Tracts 264B, 264C, and 264D as office-warehouses. The Plan shows the elevations and detail necessary to demonstrate the grading and drainage criteria for development of the property. Flow arrows give the direction of drainage flows and the project hydrology is tabulated for both existing and proposed conditions. Development of the property is to be phased. Tracts 264B and 264C will develop first, followed by 264D, per the detail illustrated on the Plan.

Due to existing site topography, Tracts 264-B, C, and D will drain to an internal detention pond located at the natural low point of the site. Since no gravity outfall exists, a sump pump will be provided to drain the pond to Hanover Road within 96 hours. The pond volume is established at 17,642 cubic feet, which represents the 10-day, 100 year volume for the site. As shown by the Plan, a mapped flood hazard zone encroaches into the interior of the site. Due to the construction of large community detention ponds on Tracts 263A, 263B and 263C located to the east, the mapped floodplain may not be accurately delineated. The proposed site improvements will not encroach into the floodplain or significantly alter the topography.

At the time Tract 264 was divided into A, B, C, and D, the approved Site Plan for Subdivision supporting that plat, and the approved Site Plan for Building Permit for Tracts 264B, 264C, and 264D specified the construction of the temporary earthen berm on Tract 264A as shown on this plan. The future development of Tract 264-A to the north of the project site will consist of construction of an on-site detention pond with a drain line connecting to the existing public storm drain located in Iliff Road. The Iliff Road storm drain connects to the recently constructed We Mesa Diversion, located in 64th Street and crossing Interstate 40. In the interim, the berm shown is intended to limit the discharge of undeveloped runoff and sediment onto adjacent properties. The undeveloped runoff volume is calculated at 4008 cubic feet. Development of Tract 264-A will be controlled by a site specific Site Development Plan and Grading and Drainage plan to be reviewed by the Environmental Planning Commission.

EROSION CONTROL

Since the disturbed area is determined to be more than 1.0-acre a Storm Water Pollution Prevention Plan and Notice of Intent are required prior to construction. A complete Storm Water Pollution Prevention Plan will be prepared in advance of construction outlining the short term and long term erosion, sediment and pollution control aspects of the project.

CALCULATIONS

Calculations are provided which define the 100-year/6 hour design storm falling with the project area under existing and proposed condition. Hydrology is per "Section 22.2, Part A, DPM, Vol 2" updated July 1997.

NOTE:

The subdivision plat for this project shows a surface drainage easement over Tracts 264-B, 264-C, and 264-D. Maintenance of the easement and facilities contained therein will be the responsibility of the property owners.

New curb and gutter on the Hanover frontage of this project will be constructed under City Project # 7491.81.

PROJECT DATA

LEGAL DESCRIPTION:

TRACTS 264-B, 264-C, AND 264-D
UNIT 8, TOWN OF ATRISCO GRANT

PROPERTY ADDRESS:

HANOVER RD. NW, EAST OF 64TH ST

BENCHMARK:

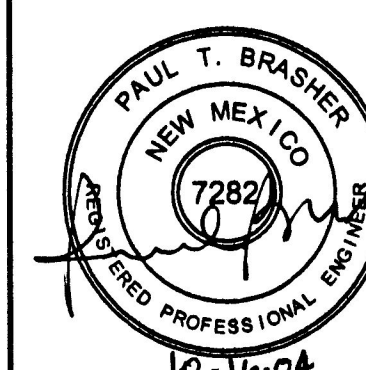
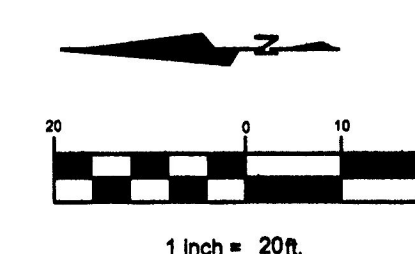
TBM - TOP OF CONC. CURB & GUTTER
ON HANOVER AT SE CORNER OF SITE

ELEVATION = 5096.58' MSL

MAPPING:

TOPOGRAPHIC AND FIELD MEASUREMENTS
BY BRASHER & LORENZ, INC.

DATED FEBRUARY 4, 2004

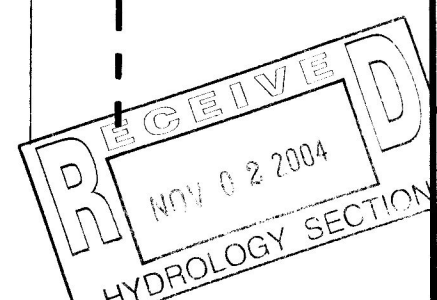


HYDROSYSTEMS GRADING AND DRAINAGE PLAN

DRW: R.M.	TR:	DATE: 10/16/04
CKD: P.T.B.	OK:	SCALE: 1"=20'
REV. NO.	ACAD FILE:	
	01553-GD.DWG	

BRASHER & LORENZ
CONSULTING ENGINEERS

2201 San Pedro NE Building 1 Suite 1200
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188



LEGEND			
ITEM	EXISTING	PROPOSED	
WATERLINE	--- 6" W ---	--- 6" W ---	
SANITARY SEWER	--- 8" SAS ---	--- 8" SAS ---	
STORM SEWER	--- 36" SD ---	--- 24" SD ---	
FIRE HYDRANT	--- 4" ---	--- 4" ---	
VALVE	--- 4" ---	--- 4" ---	
WATER SERVICE (SINGLE)	--- 4" ---	--- 4" ---	
WATER SERVICE (DOUBLE)	--- 4" ---	--- 4" ---	
MANHOLE	--- 4" ---	--- 4" ---	
SEWER SERVICE	--- 4" ---	--- 4" ---	
POWER POLE (GUYYED)	--- 4" ---	--- 4" ---	
DROP INLET	--- 4" ---	--- 4" ---	
OVERHEAD ELEC.	--- 4" ---	--- 4" ---	
UNDERGROUND ELEC.	--- 4" ---	--- 4" ---	
GAS, TEL, TV	--- 4" ---	--- 4" ---	
TEL. PEDESTAL	--- 4" ---	--- 4" ---	
RIGHT OF WAY	--- 4" ---	--- 4" ---	
EASEMENT LINE	--- 4" ---	--- 4" ---	
PROPERTY LINE	--- 4" ---	--- 4" ---	
CENTERLINE	--- 4" ---	--- 4" ---	

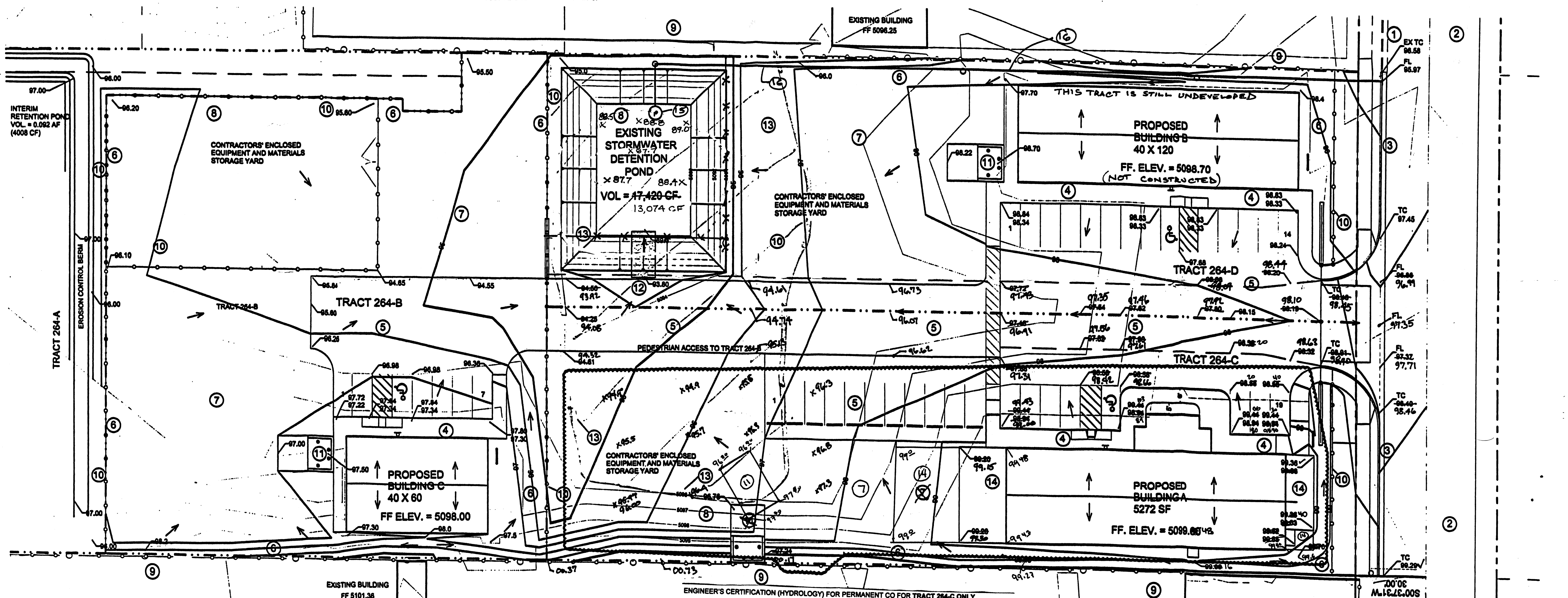
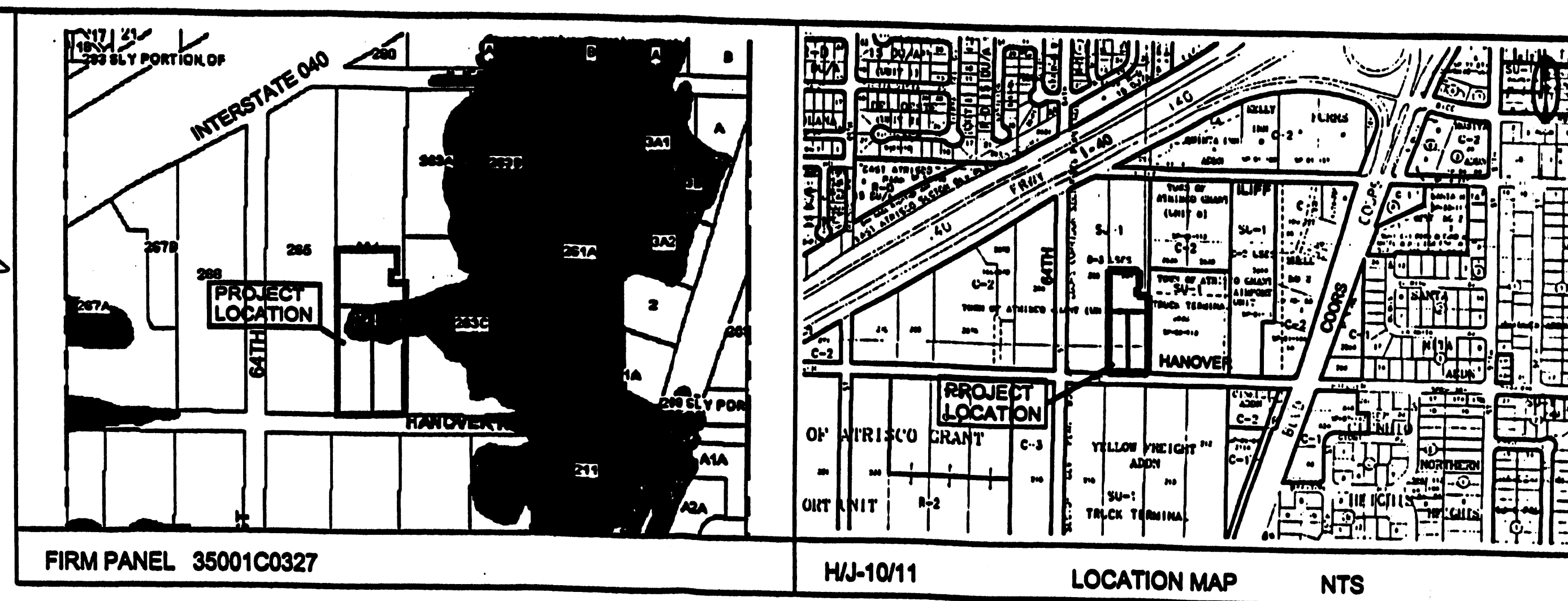
KEYED NOTES			
1. EXISTING STANDARD CURBS & GUTTER	2. EXISTING ASPHALT PAVING	3. NEW CONC. CURBS AND GUTTER	4. NEW CONC. TURNDOWN SIDEWALK
5. NEW ASPHALT PAVEMENT	6. NEW LANDSCAPING	7. GRAVEL YARD	8. NATIVE TREATMENT
9. EXIST. CHAIN LINK FENCE	10. NEW 8' CHAIN LINK FENCE	11. NEW REFUSE ENCLOSURE	12. POND INLET
13. MAINTAINED 100 YR. FLOODPLAIN (APPROX.)	14. CONCRETE PAD	15. PUMP NOT INSTALLED	

PROJECT HYDROLOGY			
TRACTS 264-B, C, D, UNIT 8, ATRISCO BUSINESS PARK			
ZONE:	1		
Pond:	2.20		
Pond Day:	3.67		

UNDEVELOPED:			
BASIN	AREA (ac)	A (sq ft)	B (sq ft)
TRACTS 264-B, C, D	1.667	1,167	0.0
TRACT 264-C	0.833	0.833	0.0
TOTAL ALL BASINS	2.500	2,000	0.0

DEVELOPED:			
BASIN	AREA (ac)	A (sq ft)	B (sq ft)
TRACTS 264-B, C, D	1.667	0.0	0.088
TRACT 264-C	0.833	0.0	0.034
TOTAL ALL BASINS	2.500	0.0	0.121

POND VOLUME REQUIRED = 0.3183 AF = 13,865 CF
VOLUME EXISTING POND = 17,420 CF



GRADING AND DRAINAGE PLAN

PURPOSE AND SCOPE

Pursuant to the established Drainage Ordinance for the City of Albuquerque and the Development Process Manual, the Conceptual Grading and Drainage Plan outlines the drainage management criteria for controlling developed runoff from the project site. The project consists of the development of Tract 264-C, Unit 8, Town of Atrisco Grant, by Administrative Amendment of the Approved Site Development Plan for Building Permit. The purpose of the Administrative Amendment is to modify the building proposed for Tract 264-C, by the addition of 472 sq. ft. and two small concrete slabs. The original Grading and Drainage Plan prepared for the original site development plan included the existing Tract 264-B and 264-D, since these tracts were created by subdivision with the same planning action. The purpose of this Grading and Drainage Plan is to revise the site grades to reflect the modified site plan proposed for approval by Administrative Amendment, and to verify the capacity of an existing detention pond shared by Tracts 264-B, 264-C, and 264-D.

EXISTING CONDITIONS

The project site is approximately 0.833 acres in size and is located on the north side of Hanover Road, just east of 64th Street NW. The project site is presently undeveloped. Site topography slopes from west to east, to a natural depression located at the midpoint of the site. The site is bounded by developed property on the west, and undeveloped property to the north (Tract 264-B), and on the east (Tract 264-D), and by Hanover Road on the south. No off-site flows enter the site, since all neighboring developed properties utilize detention ponding for drainage management. Improvements to Tract 264-B are under construction; Tract 264-D is undeveloped. The original Grading and Drainage Plan for Tracts 264-B, 264-C, and 264-D specified a storm water detention pond to serve all three of these tracts. This pond has already been constructed. As shown by the attached FIRM Panel, a mapped floodplain projects in the mid-section of the site, at the location of the natural depression described above. Due to the construction of large community detention ponds on Tracts 263A, 263B and 263C located to the east, the mapped floodplain may have been revised.

PROPOSED CONDITIONS

As shown by the Plan, the project consists of the development of Tract 264-C as an office/warehouse with a contractor's materials and equipment storage yard. For reference, the Plan also shows the details of the future grading of Tracts 264-B and 264-D. The Plan is a minor modification of the original Grading and Drainage Plan, and shows the elevations and details necessary to demonstrate the grading and drainage criteria for development of the property. Flow arrows give the direction of drainage flows and the project hydrology is tabulated for both existing and proposed conditions. Hydrology for the two other Tracts is shown for reference.

Due to existing site topography, Tracts 264-B, C, and D will all drain to an internal detention pond located at the natural low point of the site. Since no gravity outfall exists, a pump pump will be provided to drain the pond to Hanover Road within 96 hours. The pond has been constructed with a volume of 17,420 cubic feet - in excess of the volume necessary to manage the immediate construction of Tracts 264-B and 264-C. As shown by the Plan, a mapped flood hazard zone encroaches into the interior of the site. Due to the construction of large community detention ponds on Tracts 263A, 263B and 263C located to the east, the mapped floodplain may not be accurately delineated. The proposed site improvements will not encroach into the floodplain or significantly alter the topography.

EROSION CONTROL

Since the disturbed area is determined to be more than 1.0-acre a Storm Water Pollution Prevention Plan and Notice of Intent are required prior to construction. A complete Storm Water Pollution Prevention Plan will be prepared in advance of construction outlining the short term and long term erosion, sediment and pollution control aspects of the project.

ENGINEER'S CERTIFICATION (HYDROLOGY) FOR PERMANENT CO FOR TRACT 264-C ONLY

I, Paul T. Brasher, NMFS 7282, of the firm Brasher and Lorenz, 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 4-21-05. The record information edited onto the original design document has been obtained by Leonard G. Martinez, NMFS 8801, of the firm Brasher and Lorenz, Inc.

I further certify that I have personally visited the project site on 3-12-09 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 Certificate of Occupancy for Tract 264-D will require the completion of the following:
1. Installation of sump pump and drain line per plan.
2. Expansion of pond from 14,000 of to 17,420 cf.

The record information presented hereon is not necessarily complete and is 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.

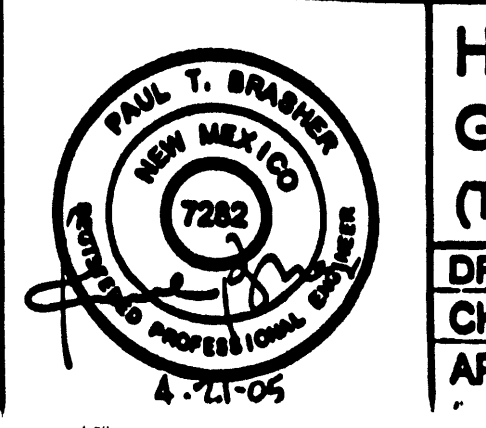
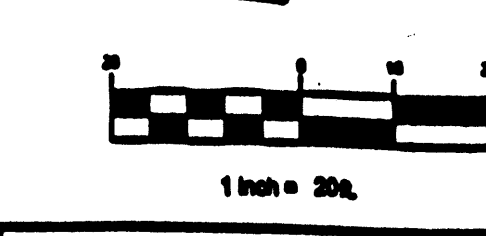
ENGINEER'S CERTIFICATION (HYDROLOGY) FOR PERMANENT CERTIFICATE OF OCCUPANCY FOR TRACT 264-C
The above exceptions have been addressed as follows:
1. The pump and drain line were installed.
2. Hydrology was re-calculated for current developed conditions (Tract 264-D is a gravel parking lot). Revised calculations (see attached AHJMC calculations) show that the pond volume of 13,074 cf is sufficient. The pond volume may not be sufficient if any improvements are constructed on Tract 264-D.

Paul T. Brasher 06-17-09 Date

PROJECT DATA

LEGAL DESCRIPTION:
TRACTS 264-B, 264-C, AND 264-D
UNIT 8, TOWN OF ATRISCO GRANT
PROPERTY ADDRESS:
HANOVER RD. NW, EAST OF 64TH ST
BENCHMARK:
TBM - TOP OF CONC. CURBS & GUTTER
ON HANOVER AT SE CORNER OF SITE
ELEVATION = 5098.58' MSL
MAPPING:
TOPOGRAPHIC AND FIELD MEASUREMENTS
BY BRASHER & LORENZ, INC.
DATED FEBRUARY 4, 2004

NOTE:
The subdivision plat for this project shows a surface drainage easement over Tracts 264-B, 264-C, and 264-D. Maintenance of the easement and facilities contained therein will be the responsibility of the property owners.



BRASHER & LORENZ
CONSULTING ENGINEERS
2201 S.W. 10th Ave.
Phoenix, AZ 85006
PH: 602-998-2111
FAX: 602-998-2112

HYDROSYSTEMS
GRADING AND DRAINAGE PLAN
(TRACT 264-C AMENDMENT ONLY) SHEET 1 OF 1
DRW: R.M. TR: DATE: 04/14/05
CKD: P.T.B. OK: SCALE: 1"=20'
APP: ACAD FILE: 5.6.00.DWG

RECEIVED
MAY 15 2005
HYDROLOGY SECTION

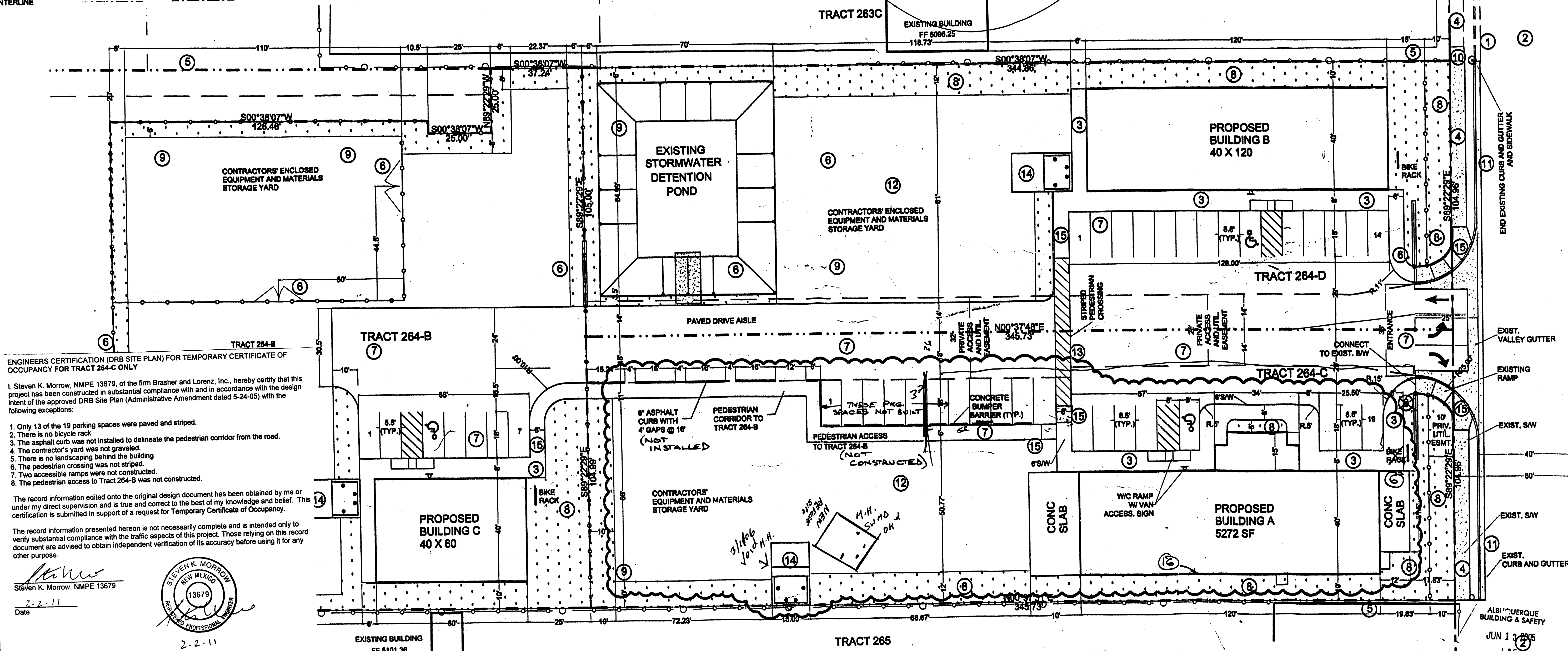
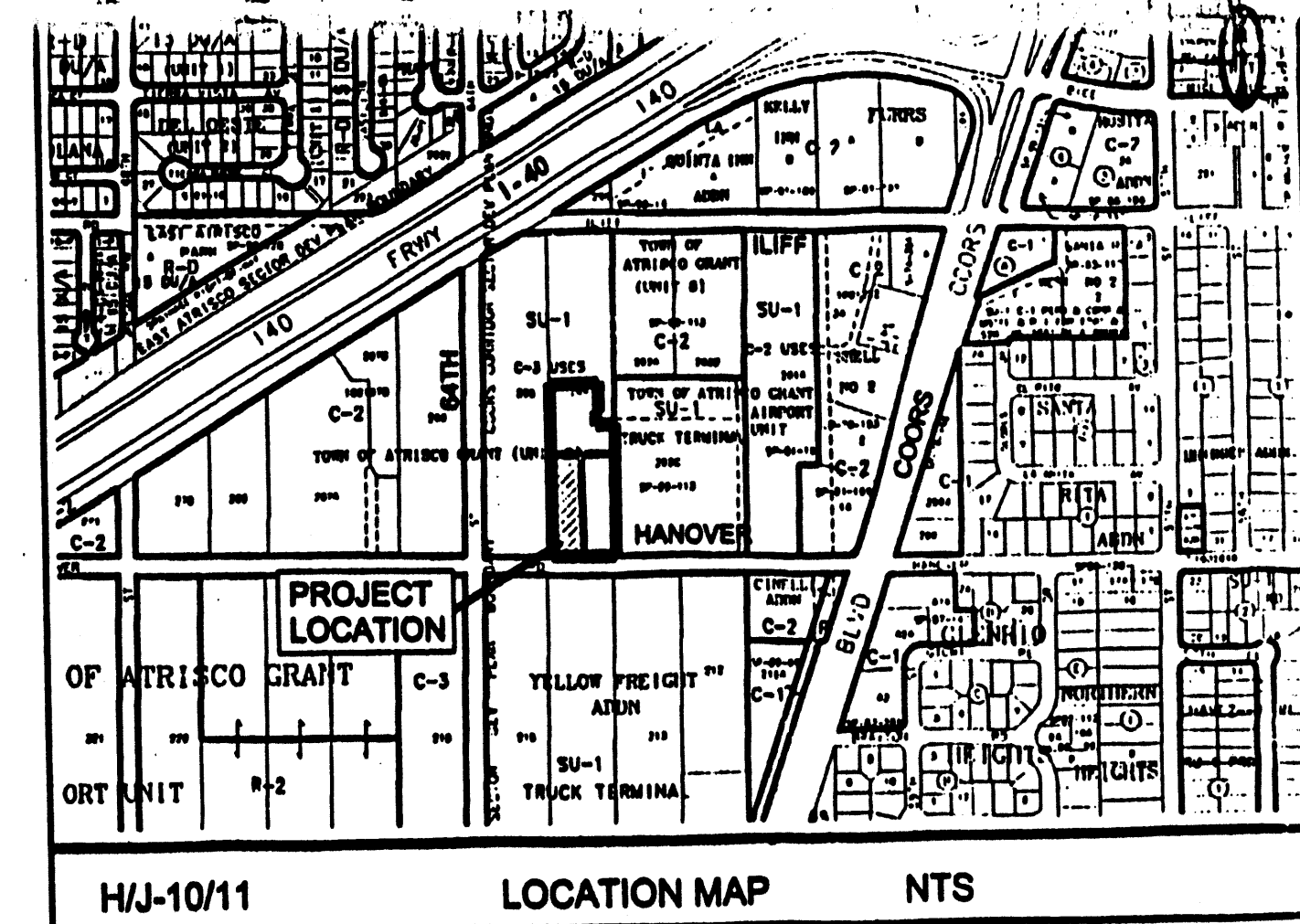
LEGEND			LEGEND		
ITEM	EXISTING	PROPOSED	ITEM	EXISTING	PROPOSED
WATERLINE	--- 6" W ---	6" W	CHAIN LINK FENCE	--- 6" W ---	6" W
SANITARY SEWER	--- 8" SAS ---	8" SAS	RETAINING WALL	--- 6" W ---	6" W
STORM SEWER	--- 36" SD ---	24" SD	DRAINAGE BASIN	--- 6" W ---	6" W
FIRE HYDRANT	--- 6" W ---	6" W	DIVIDE	--- 6" W ---	6" W
VALVE	--- 6" W ---	6" W	TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
WATER SERVICE (SINGLE)	--- 6" W ---	6" W	SPOT ELEV.	X 16.7	87.26
WATER SERVICE (DOUBLE)	--- 6" W ---	6" W	CURB	--- 6" W ---	6" W
MANHOLE	--- 6" W ---	6" W	FLOWLINE ELEV.	FL 0.14	FL 0.14
SEWER SERVICE	--- 6" W ---	6" W	TOP OF CURB ELEV.	TC 99.3	TC 99.31
POWER POLE (GUYED)	PP	PP	CONTOUR	8166	86
DROP INLET	--- 6" W ---	6" W	SWALE	--- 6" W ---	6" W
OVERHEAD ELEC.	--- 6" W ---	6" W	DIRECTION OF FLOW	--- 6" W ---	6" W
UNDERGROUND ELEC. GAS, TEL, TV	--- 6" W ---	6" W	WATER BLOCK	--- 6" W ---	6" W
TEL. PEDESTAL	TEL	TEL	LANDSCAPED AREA	--- 6" W ---	6" W
RIGHT OF WAY	--- 6" W ---	6" W			
EASEMENT LINE	--- 6" W ---	6" W			
PROPERTY LINE	--- 6" W ---	6" W			
CENTERLINE	--- 6" W ---	6" W			

- KEYED NOTES**
- EXISTING STANDARD CURB & GUTTER
 - EXISTING ASPHALT PAVING
 - NEW 8' WIDE TURNED DOWN SIDEWALK (6" STEP)
 - EXISTING 6" SIDEWALK
 - EXISTING PERIMETER CHAIN LINK FENCE
 - SLIDING GATE (RELOCATED AS SHOWN)
 - NEW ASPHALT PAVING
 - NEW LANDSCAPING (NO LANDSCAPING BEHIND BLDG.)
 - NEW 8' CHAIN LINK PERIMETER FENCING (SLATED)
 - EXISTING FIRE HYDRANT
 - NEW 8" CONCRETE CURB & GUTTER
 - NEW GRAVEL SURFACE (NOT INSTALLED)
 - STRIPED CROSSWALK (NOT STRIPED)
 - NEW REFUSE ENCLOSURE
 - HANDICAP RAMP (2 RAMPS ADJACENT TO STRIPED PEDESTRIAN CROSSWALK NOT CONSTRUCTED)
 - 4-FT SIDEWALK CONSTRUCTED AROUND REAR OF BLDG.

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____
 DRB SITE DEVELOPMENT PLAN APPROVAL: _____
 PLANNING DIRECTOR: _____ DATE: _____
 REVISIONS INDICATED: _____

FUTURE DEVELOPMENT OF TRACT 264-A REQUIRES SUBMITTAL OF A SITE DEVELOPMENT PLAN TO THE ENVIRONMENTAL PLANNING COMMISSION

DRAWING INDEX	
TITLE	SHEET NO.
SITE PLAN	1
LANDSCAPE PLAN	2
GRADING & DRAINAGE PLAN	3
SITE DETAILS	4
UTILITIES PLAN	5
BUILDING ELEVATIONS	6



ENGINEERS CERTIFICATION (DRB SITE PLAN) FOR TEMPORARY CERTIFICATE OF OCCUPANCY FOR TRACT 264-C ONLY

I, Steven K. Morrow, NMPE 13679, of the firm Brasher and Lorenz, Inc., hereby certify that this project has been constructed in substantial compliance with and in accordance with the design intent of the approved DRB Site Plan (Administrative Amendment dated 5-24-05) with the following exceptions:

- Only 13 of the 19 parking spaces were paved and striped.
- There is no bicycle rack.
- The asphalt curb was not installed to delineate the pedestrian corridor from the road.
- The contractor's yard was not gravelled.
- There is no landscaping behind the building.
- The pedestrian crossing was not striped.
- Two accessible ramps were not constructed.
- The pedestrian access to Tract 264-B was not constructed.

The record information edited onto the original design document has been obtained by me or under my direct supervision 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 herein is not necessarily complete and is intended only to verify substantial compliance with the traffic 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.

Steven K. Morrow, NMPE 13679
 Date: 2-2-11



PROJECT DATA
 EXISTING LEGAL DESCRIPTION:
 TRACT 264 UNIT 8
 TOWN OF ATRISCO GRANT
 PROPOSED LEGAL DESCRIPTION
 TRACTS 264-A, 264-B, 264-C, AND 264-D,
 UNIT 8, TOWN OF ATRISCO GRANT
 PROPERTY ADDRESS:
 HANOVER RD. NW, EAST OF 64TH ST

SITE AREA:
 EXISTING TRACT 264: 5.00 ACRES (217,800 SF)
 PROPOSED TRACT 264-A: 2.50 AC (108,900 SF)
 PROPOSED TRACT 264-B: 0.833 AC (36,300 SF)
 PROPOSED TRACT 264-C: 0.833 AC (36,300 SF)
 PROPOSED TRACT 264-D: 0.833 AC (36,300 SF)

ZONING
 Tract 264 and the adjoining properties in this area are zoned SU-1 for C-3 uses. Tract 264 will be divided into four parcels - one parcel of 2.5 acres, and three parcels of 0.833 acres each. The three smaller parcels are to be developed at this time as yards for contractors' materials and equipment storage. Each parcel will have a small building for office space and some indoor storage of materials and supplies. The 2.5-acre parcel will be developed under a future site development plan. No change of land use zoning category is proposed at this time.
DEVELOPMENT OF TRACT 264-A
 Tract 264-A will not be developed at this time. A detailed Site Development Plan for Tract 264-A shall be submitted to the Environmental Planning Commission for final review and to the Development Review Board for approval prior to development of any improvements on that tract.

SITE PLAN FOR BUILDING PERMIT
 TRACTS 264-B, 264-C, AND 264-D
 Site Plan for Building permit is presented for Tracts 264-B, 264-C, and 264-D. The plan shows one small building to be constructed on each lot, with separate parking and refuse containment for each. Access to each tract will be provided by private access easement from Hanover. Each tract will be graded to drain to a common storm water detention pond. Subsequent development of Tract 264-A will require the submittal of a site specific Grading and Drainage Plan. Each tract will provide landscaped areas at 20% of the net property area.
SIGNAGE AND LIGHTING
 Signage and lighting limitations are as regulated by the zoning code, Sections 14-16-3-6 and 14-16-3-8, respectively, although there are no signs or lighting proposed for this project.
BUILDING HEIGHT AND SETBACKS
 Building heights and setback limitations are as regulated under C-3 zoning.

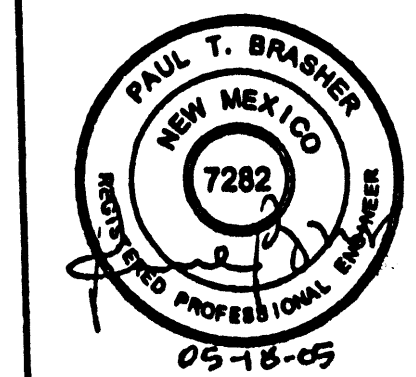
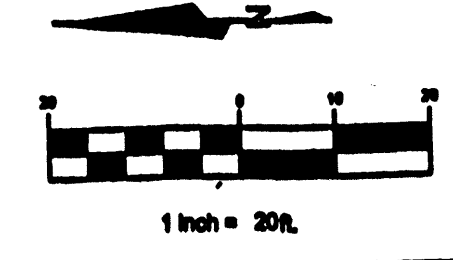
LANDSCAPING:
 RECOMMENDED COVERAGE 20% NET AREA PER COORS CORRIDOR PLAN.

TRACT 264-B	Total Lot Area	36,295 SF
	Total Building Area	3,208 SF
	Net Lot Area	33,087 SF
	Landscaping Requirement	20%
	Total Landscaping Required	6,617 SF
	Total Landscaping Provided	6,682 SF

TRACT 264-C	Total Lot Area	36,295 SF
	Total Building Area	6,627 SF
	Net Lot Area	29,668 SF
	Landscaping Requirement	20%
	Total Landscaping Required	5,933 SF
	Total Landscaping Provided	5,937 SF

TRACT 264-D	Total Lot Area	36,295 SF
	Total Building Area	6,321 SF
	Net Lot Area	29,974 SF
	Landscaping Requirement	20%
	Total Landscaping Required	5,995 SF
	Total Landscaping Provided	5,995 SF

PARKING:
 TOTAL BUILDING FLOOR AREA PROPOSED = 12,000 SF
 TRACT 264-B: BUILDING C - 2400 SF TOTAL OFFICE WAREHOUSE OFFICE USE 1200 SF = 6 SPACES (INCLUDING VAN-ACCESS) WAREHOUSE USE 1200 SF = 1 SPACE
 TOTAL SPACES REQUIRED = 7
 TOTAL SPACES PROVIDED = 7
 BICYCLE PARKING: 1 REQUIRED - 2 PROVIDED
 TRACT 264-C: BUILDING A - 5272 SF TOTAL OFFICE WAREHOUSE OFFICE USE 3408 SF = 17 SPACES (INCL. VAN-ACCESS) WAREHOUSE USE 1868 SF = 2 SPACES
 TOTAL SPACES REQUIRED = 19
 TOTAL SPACES PROVIDED = 18 1/3
 BICYCLE PARKING: 2 REQUIRED - 2 PROVIDED
 TRACT 264-D: BUILDING B - 4800 SF TOTAL OFFICE WAREHOUSE OFFICE USE 2400 SF = 12 SPACES (INCL. VAN-ACCESS) WAREHOUSE USE 2400 SF = 2 SPACES
 TOTAL SPACES REQUIRED = 14
 TOTAL SPACES PROVIDED = 14
 BICYCLE PARKING: 2 REQUIRED - 2 PROVIDED



BRASHER & LORENZ
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 Albuquerque, New Mexico 87110
 P.O. Box 508-0080 Fax: 505-846-6186

HYDROSYSTEMS
SITE PLAN FOR BUILDING PERMIT
 (TRACT 264-C AMENDMENT ONLY) SHT: 1 OF 3

DRW: R.M.	TR:	DATE: 05/18/05
CKD: P.T.B.	OK:	SCALE: 1"=20'
APP:	ACAD FILE:	
REV. NO.	01553-GD.DWG	