

# GRADING AND DRAINAGE PLAN LOTS 50 & 51 ALAMEDA BUSINESS PARK

## DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING THE LOTS 50 & 51, ALAMEDA BUSINESS PARK GRADING AND DRAINAGE PLAN ARE CONTAINED HEREON:

1. GRADING PLAN
2. CALCULATIONS

THE PROPOSED IMPROVEMENTS, AS SHOWN BY THE VICINITY MAP, ARE LOCATED ON THE WEST SIDE OF CALLE ALAMEDA. THE SITE IS UNDEVELOPED. THE LAND SLOPES FROM SOUTHEAST TO NORTHWEST AT AN APPROXIMATE SLOPE OF 2.0%. THE SITE IS NOT IN A FLOOD HAZARD ZONE PER FEMA PANEL 136 D OF 185.

THE MASTER DRAINAGE PLAN FOR THIS SUBDIVISION WAS PREPARED BY BOHANNAN HUSTON. THE SITE FALLS WITHIN BASIN 5 OF THE MASTER PLAN. THE PLAN ESTABLISHED A DEVELOPED DISCHARGE OF 13.18 CFS FOR THE 3.04 ACRES OF BASIN 5 (4.33 CSF/A). THE ESTABLISHED DISCHARGE FOR THE SITE IS A VIA AN ASPHALT SWALE ALONG THE EAST SIDE OF LOTS 50, 49, & 48 TO AN ASPHALT SWALE ALONG THE NORTH SIDE OF LOT 57. THE DISCHARGE IS COLLECTED IN A DRAINAGE POND LOCATED AT TRACK A FOR THE SUBDIVISION.

THIS SITE IS HIGHER THAN THE LAND TO THE NORTH AND EAST, AND THE STREET TO THE WEST PREVENTS OFF SITE FLOWS FROM THAT DIRECTION. THE LANDS TO THE SOUTH SLOPE TOWARDS THE SOUTH. THEREFORE OFF SITE FLOWS ARE NOT CONSIDERED SIGNIFICANT.

THE GRADING PLAN SHOWS:

1. THE EXISTING AND PROPOSED GRADES, INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS.
2. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
3. THE LIMIT AND CHARACTER OF EXISTING IMPROVEMENTS, AND
4. THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS.

THE PROPOSED IMPROVEMENTS CONSIST OF A WAREHOUSE / OFFICE WITH ASSOCIATED ASSOCIATED PARKING AND LANDSCAPING. THE RUNOFF WILL BE DIRECTED TO THE NORTH WEST CORNER OF THE SITE, AND DIRECTED TO THE DRAINAGE POND AT TRACK A VIA THE EXISTING SWALE IN THE DRAINAGE EASEMENTS. THE DEVELOPED RUNOFF IS 0.12 CFS OVER THE ALLOWED RUNOFF. THIS QUANTITY IS CONSIDERED INSIGNIFICANT.

THE CALCULATIONS BELOW ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 6-HOUR, 100 YEAR RAINFALL EVENT. THE ANALYSIS IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL VOLUME II. AS SHOWN BY THESE CALCULATIONS, THE RATE AND VOLUME OF RUNOFF WILL INCREASE, BUT THE POINT(S) WITH CONTROLLED OUTLETS WILL MITIGATE THE INCREASES. THIS PLAN IS IN CONFORMANCE WITH THE MASTER DRAINAGE PLAN.

### CALCULATIONS

PRECIPITATION ZONE = 2

TOTAL SITE AREA = 1.576 ACRES

SUB BASIN 5A

AREA = 1.576 ACRES

EXISTING CONDITIONS

LAND TREATMENT C=100%

$E = 1.13(1.00) = 1.13$  INCHES

$V = 1.13(1.576) / 12 = 0.148$  ACRE FEET

$Q = 3.14(1.00)(1.576) = 4.95$  CFS

DEVELOPED CONDITIONS

LAND TREATMENT B=12% D=88%

$E = 0.78(0.12) + 2.12(0.88) = 1.96$  INCHES

$V = 1.96(1.576) / 12 = 0.257$  ACRE FEET

$Q = [2.28(0.12) + 4.70(0.88)](1.576) = 6.94$  CFS

INCREASE IN VOLUME OF RUNOFF =  $0.257 - 0.148 = 0.109$  ACRE FT

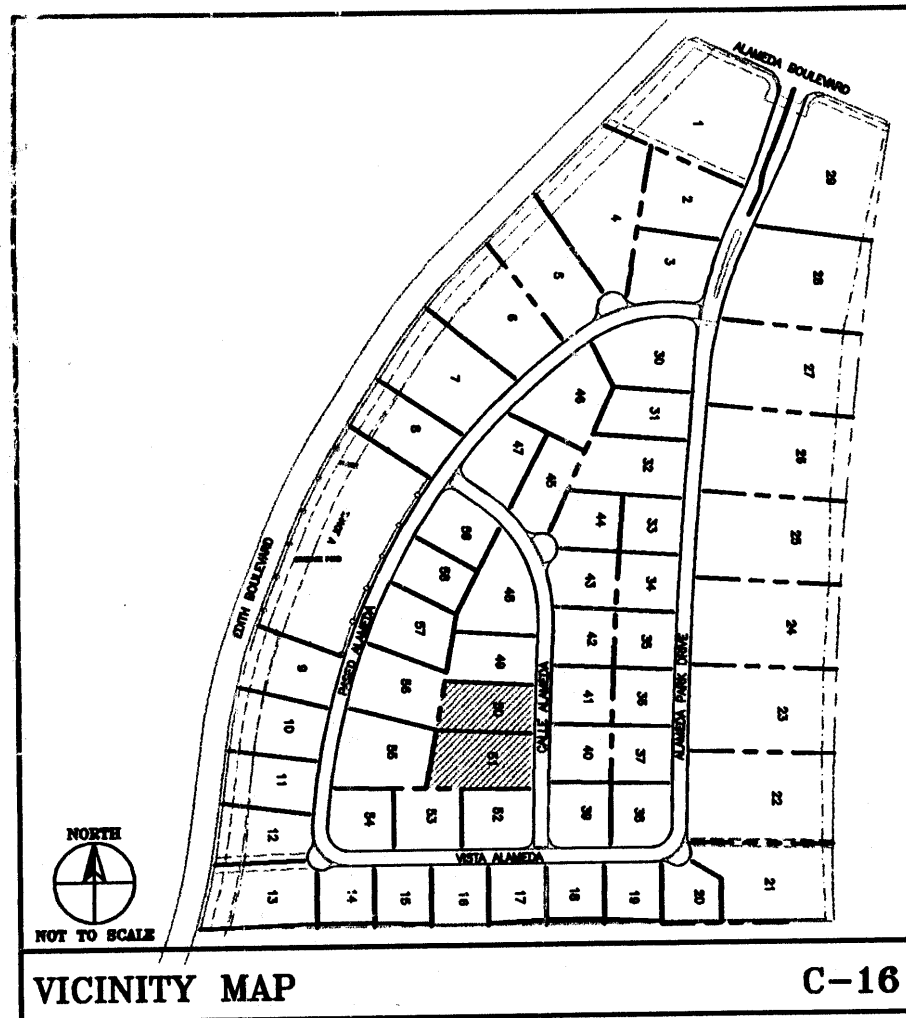
INCREASE IN RATE OF RUNOFF =  $6.94 - 4.95 = 2.00$  CFS

ALLOWED RATE OF RUNOFF =  $4.33(1.576) = 6.82$  CFS

DEVELOPED RUNOFF IS 1.8% OVER ALLOWED

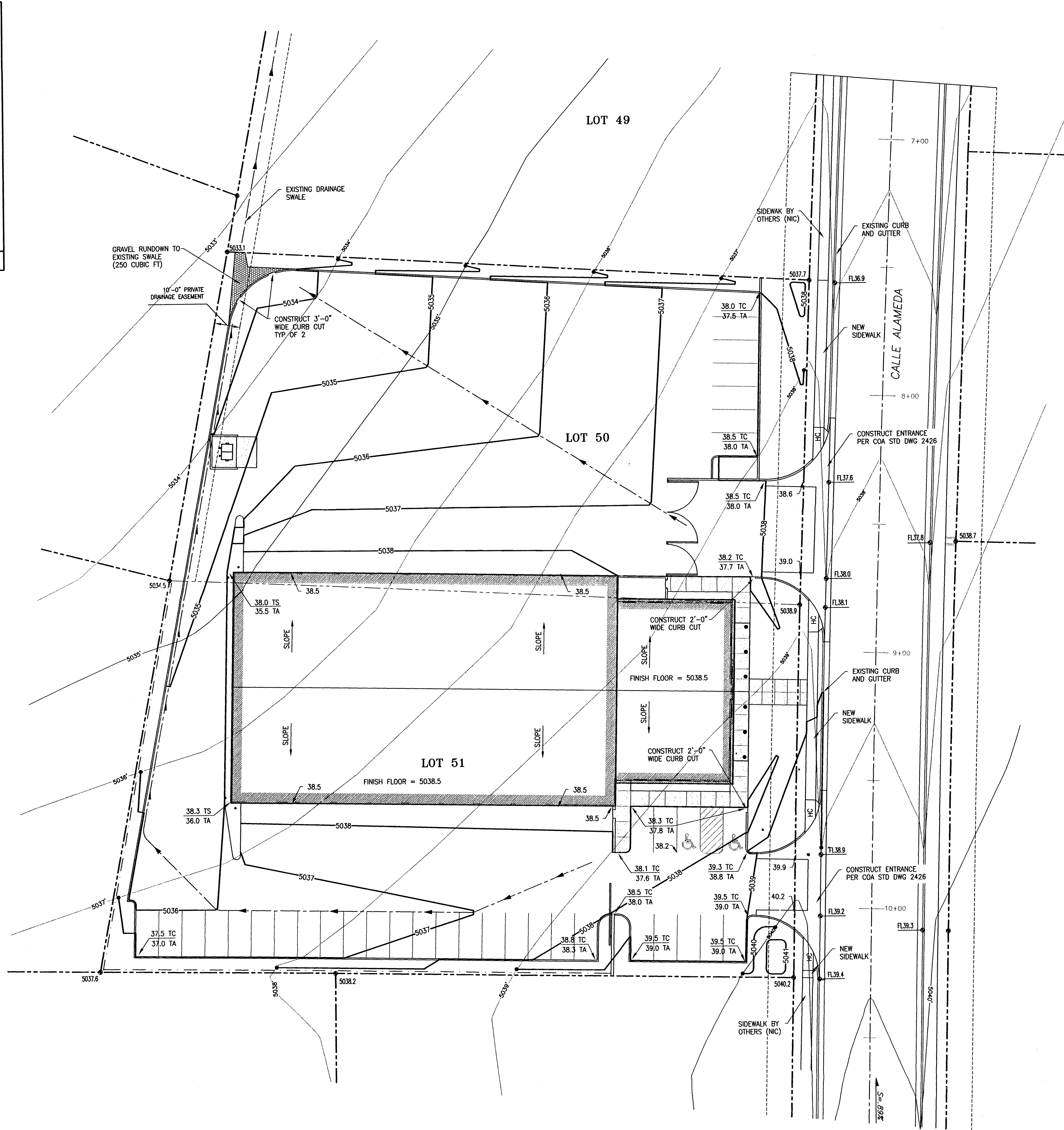
POND VOLUME

NOT REQUIRED



ADDRESS: CALLE ALAMEDA  
LEGAL DESCRIPTION: LOTS 50 & 51, ALAMEDA BUSINESS PARK  
BENCH MARK:  
AMAFCA BRASS TABLET STAMPED "NDC-7"  
NM STATE PHONE COORDINATES (CENTRAL ZONE)  
X = 394,094.80 Y = 1,522,635.84  
GROUND TO GRILI FACTOR 0.99967075  
 $\alpha\Delta = 00^\circ 12' 15''$   
ELEVATION = 5062.6 FT.

- LEGEND:
- FL38.1 EXISTING SPOT ELEVATION
  - 51.0 NEW SPOT ELEVATION
  - 51- EXISTING CONTOUR
  - 51- NEW CONTOUR
  - SWALE
  - 51.0 ✓ VERIFIED ELEVATION
  - 51.0 AS BUILT ELEVATION
  - BASIN BOUNDARY
  - PROPERTY LINE
  - FL FLOW LINE
  - GND GROUND
  - INV INVERT
  - TA TOP OF ASPHALT
  - TC TOP OF CURB
  - TG TOP OF GRATE
  - TS TOP OF CONCRETE SLAB
  - TW TOP OF WALL
  - TBM TEMPORARY BENCH MARK



NORTH  
**GRADING & DRAINAGE PLAN**  
JUNE 5, 2000 1"=20'-0"

CLAUDIO VIGIL ARCHITECTS  
LEE-SURE POOLS  
NEW OFFICE WAREHOUSE  
CALLE ALAMEDA  
ALBUQUERQUE, NEW MEXICO

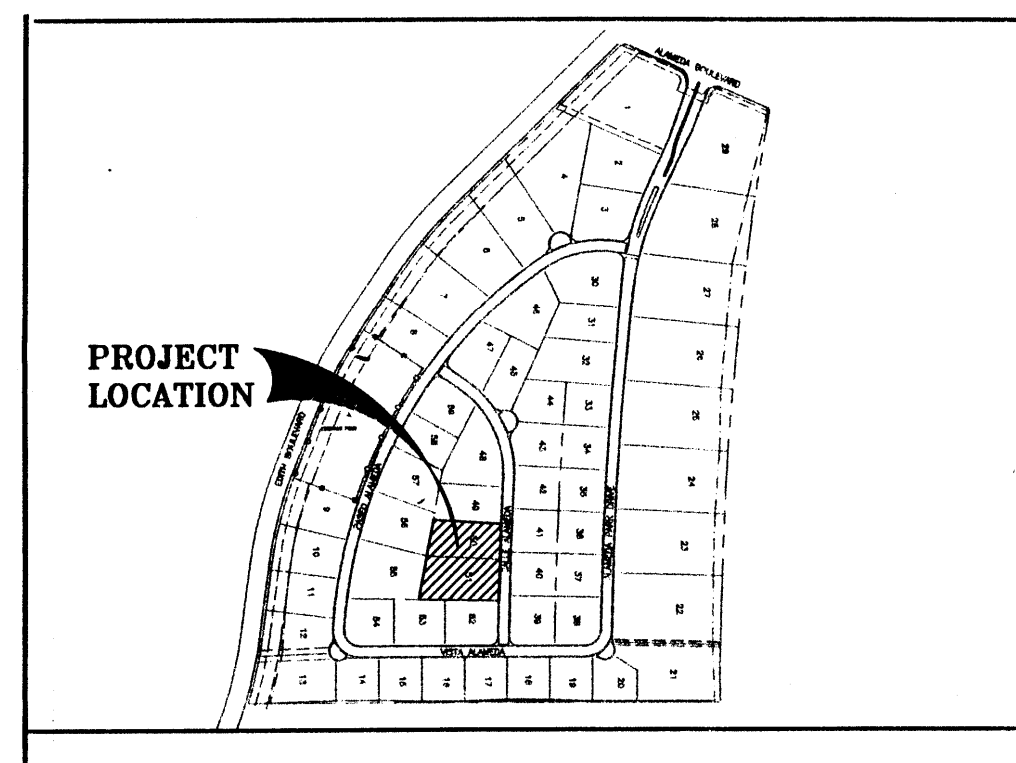
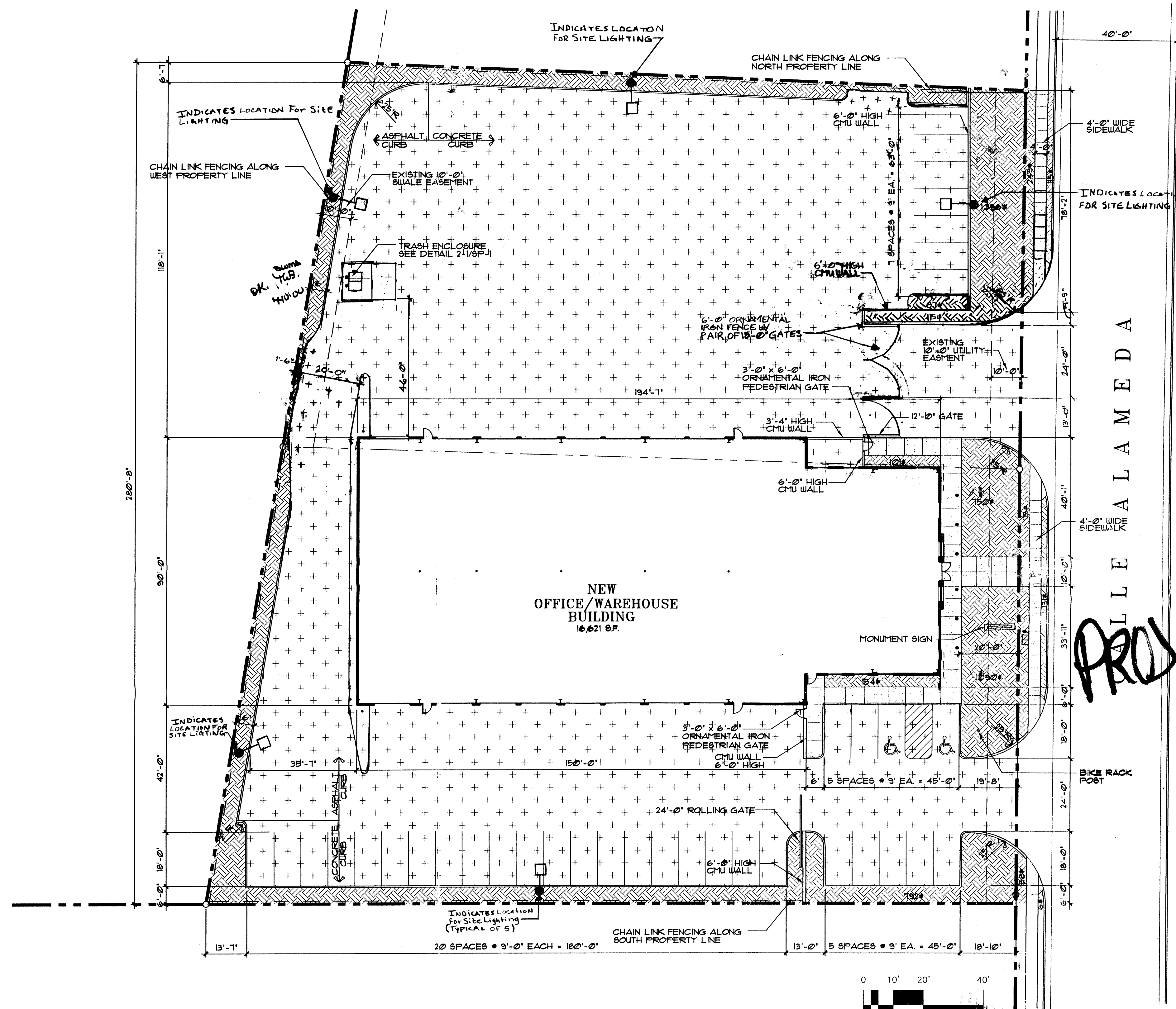
SHEET  
**C-1**  
PROJECT NUMBER  
00000

1305 Tijeras NW Albuquerque, NM 87102-2882  
Phone: 505/842-1113 Fax: 505/842-1330

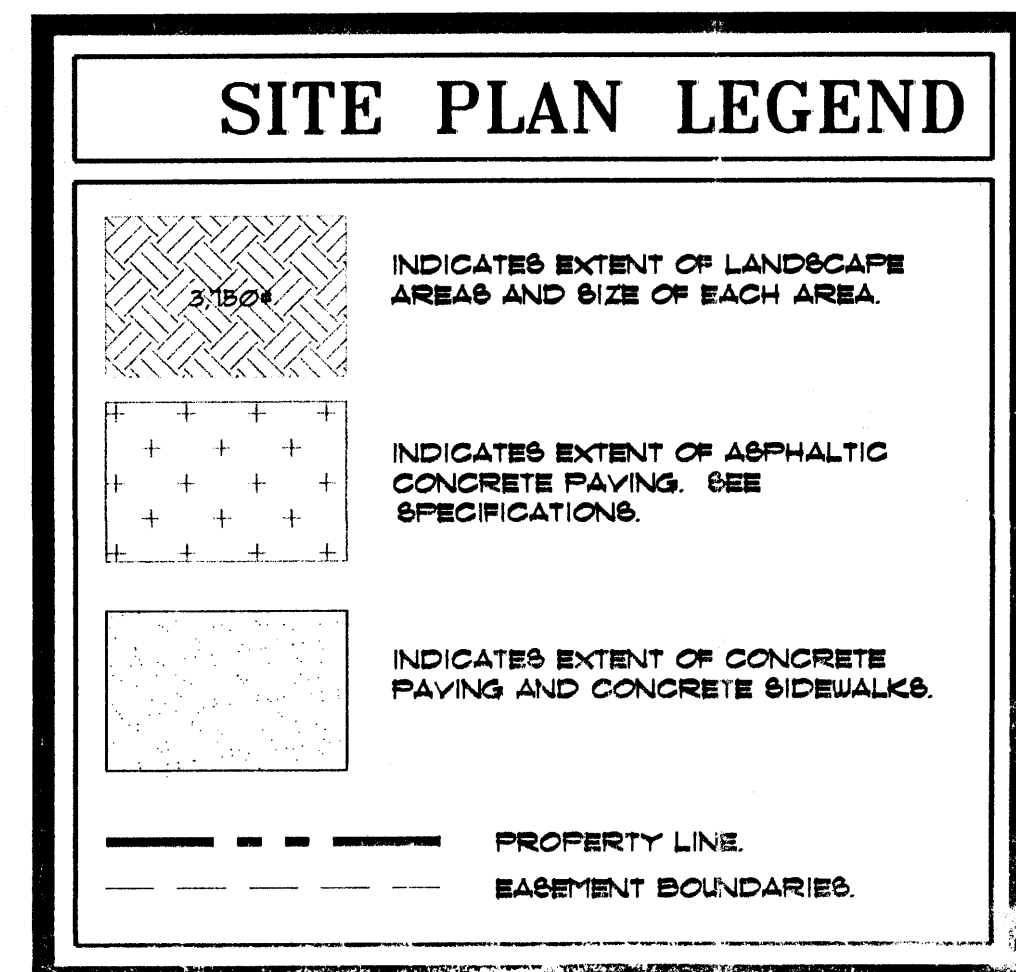
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Fill 100'-0" NORTH



VICINITY MAP C-16



### BUILDING CRITERIA

**PROJECT:** LEE-SURE POOLS  
NEW OFFICE WAREHOUSE

**OWNER:** LEE S. POPPER  
4103 HAUKINS NE  
ALBUQUERQUE, NEW MEXICO 87109

**ARCHITECT:** CLAUDIO VIGIL ARCHITECTS  
1305 TIJERAS NW  
ALBUQUERQUE, NEW MEXICO 87102

**LEGAL DESCRIPTION:** LOTS 50 & 51  
**ZONING ATLAS MAP:** C-16-Z  
**CURRENT ZONING CLASSIFICATION:**  
BU-2, SPECIAL NEIGHBORHOOD ZONE, REDEVELOPING AREA  
IP, INDUSTRIAL PARK ZONE

**CONSTRUCTION TYPE:** TYPE II-N  
**OCCUPANT LOAD:** 50  
**OCCUPANCY GROUP:** B, B-2  
**NUMBER OF FLOORS:** ONE  
**GROSS SQUARE FOOTAGE:** 16,621 SF.  
**NET USEABLE SQUARE FOOTAGE:** 15,059 TOTAL SQ.FT.

OFFICE AREA:	WAREHOUSE:
SHOWROOM = 616 SQ. FT.	BREAKROOM = 227 SQ. FT.
OFFICE = 1303 SQ. FT.	HEATED STORAGE = 629 SQ. FT.
CONFERENCE ROOM = 165 SQ. FT.	WORKROOM 106 = 635 SQ. FT.
STORAGE = 89 SQ. FT.	WORKROOM 102 = 204 SQ. FT.
COFFEE ROOM = 88 SQ. FT.	WAREHOUSE = 11,043 SQ. FT.
<b>TOTAL = 2,321 SQ. FT.</b>	<b>TOTAL = 12,137 SQ. FT.</b>

**ALLOWABLE AREA:**  
B & B-2 OCCUPANCIES & II-N CONSTRUCTION = 12,000 SQ. FT.  
OVERHANG = 50%  
**TOTAL = 18,000 SQ. FT.**

**EXIT WIDTH REQUIRED:** 10", 32" MIN.  
**EXIT WIDTH PROVIDED:** 3'-0" MIN.  
**NUMBER OF EXITS PROVIDED:** 6

**PARKING ANALYSIS:**

OFFICE AREA	= 2321/2000	= 11
WAREHOUSE AREA	= 12137/2000	= 6
<b>TOTAL REQUIRED</b>		<b>= 17</b>
<b>TOTAL PROVIDED</b>		<b>= 33 REGULAR SPACES</b>
		<b>2 ACCESSIBLE SPACES</b>

**PARKING SPACE SIZES:**  
REGULAR CAR PARKING SPACES = 9'-0" x 18'-0" WITH A 2'-0" OVERHANG.  
VAN ACCESSIBLE HANDICAP PARKING SPACE = 9'-0" x 18'-0" WITH A 2'-0" OVERHANG AND A 9'-0" WIDE ACCESS STRIP.

**TOTAL LOT AREA:** 69,765 SQUARE FEET, 1.59 ACRES  
**NET LOT AREA:** 52,144 SQUARE FEET  
**TOTAL PARKING/PAVED AREA:** 41,231 SQUARE FEET  
**TOTAL LANDSCAPE AREA REQUIRED:** 7822 SF.  
**TOTAL LANDSCAPE AREA PROVIDED:** 9,309 SF.  
**LANDSCAPE TO PARKING AREA RATIO:** 2 TO 1

**PROJ 100044**

### SIGNATURE BLOCK

Project ~~2000~~ CASE NO. **100044**  
Application # ~~2000~~ CASE NO. **00450-0000**  
00810

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON [DATE] AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE, NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH:

**SITE DEVELOPMENT PLAN**

*Rubel D. ...* 7-27-00  
TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE

*Adrienne E. Cardelevia* 6/27/00  
PARKS & RECREATION DEPARTMENT DATE

*Bradley J. Bingham* 7/15/00  
PUBLIC WORKS, WATER UTILITIES DIVISION DATE

*Paul J. Agui* 6/27/00  
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA DATE

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.

*Paul J. Agui* 8/3/00  
CITY PLANNER, ALBUQUERQUE DATE

VLNZ(10706) 4/96

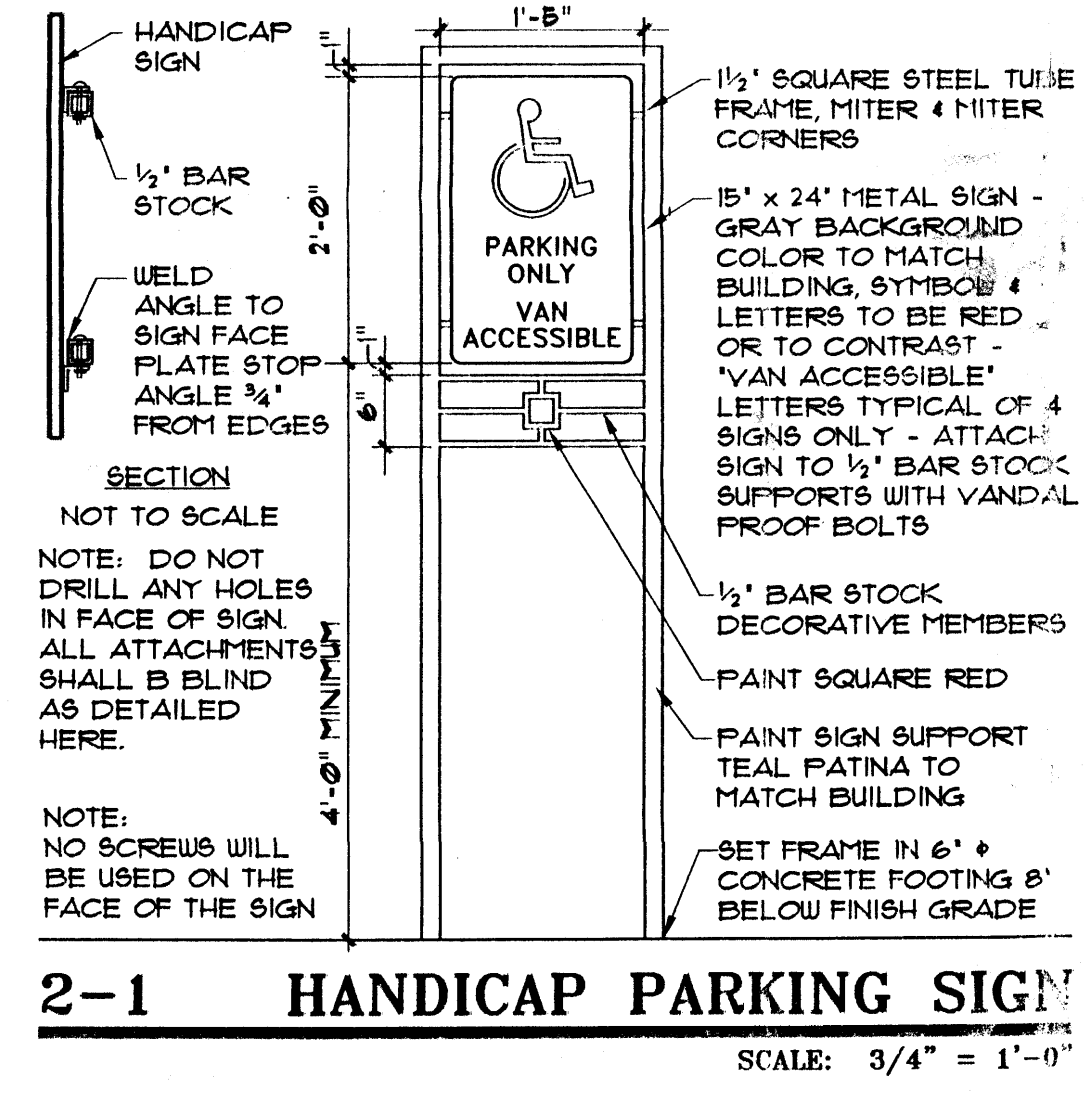
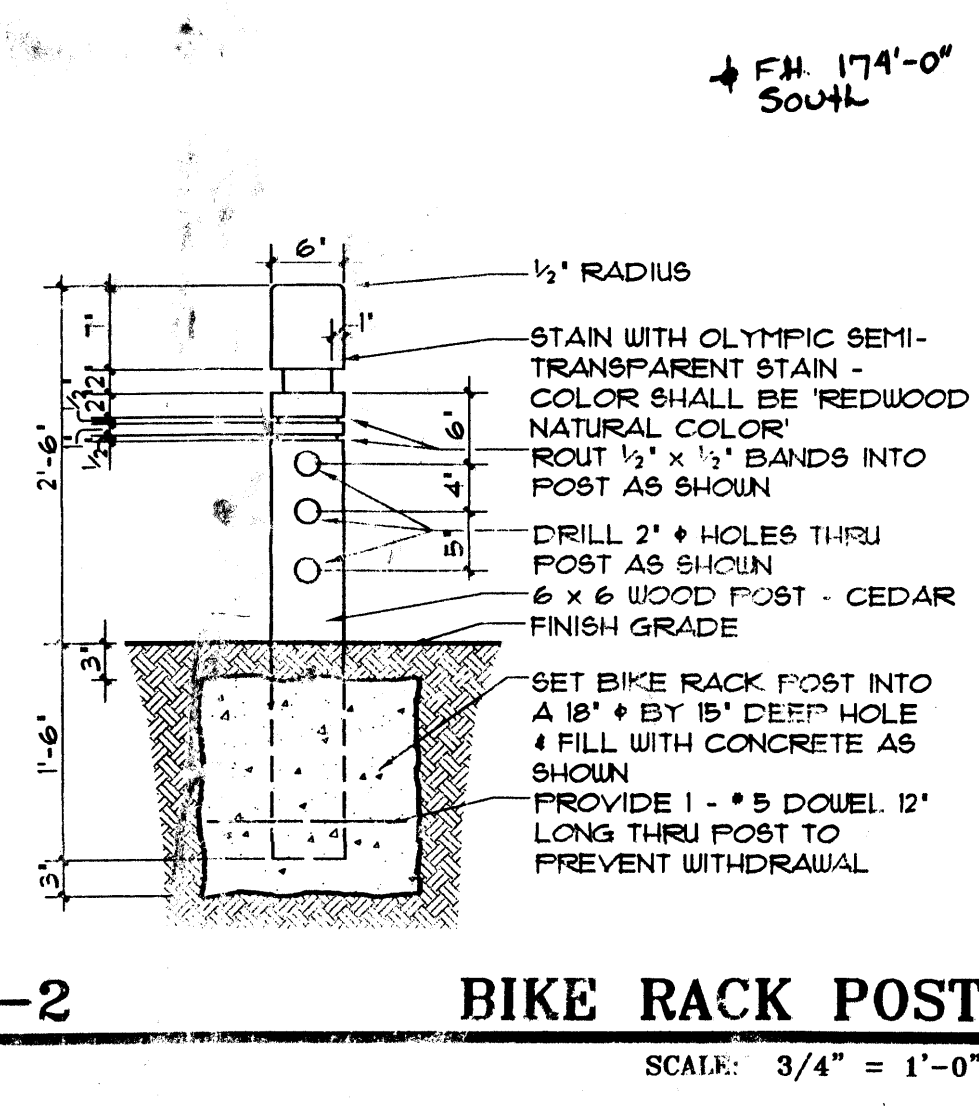
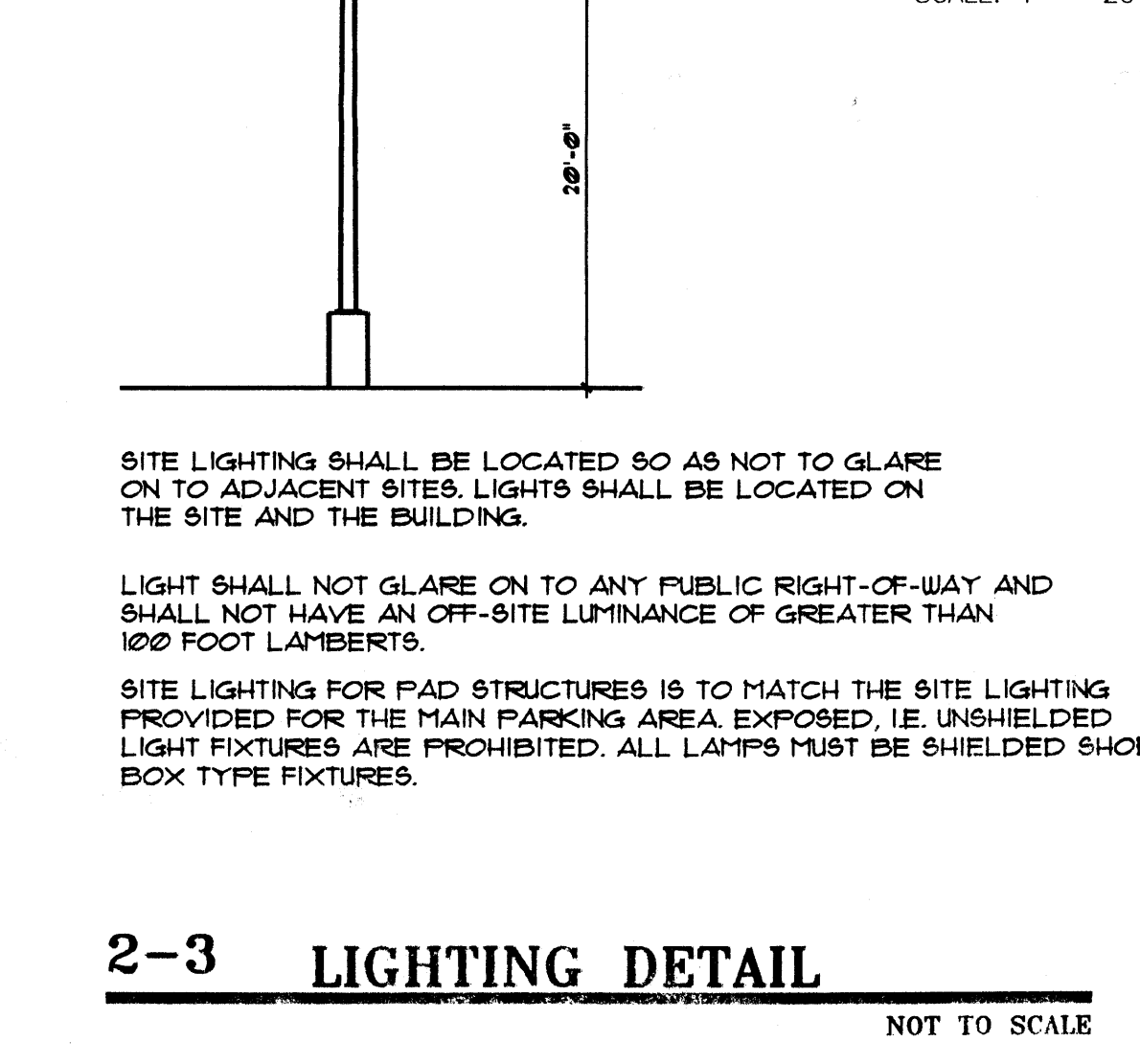
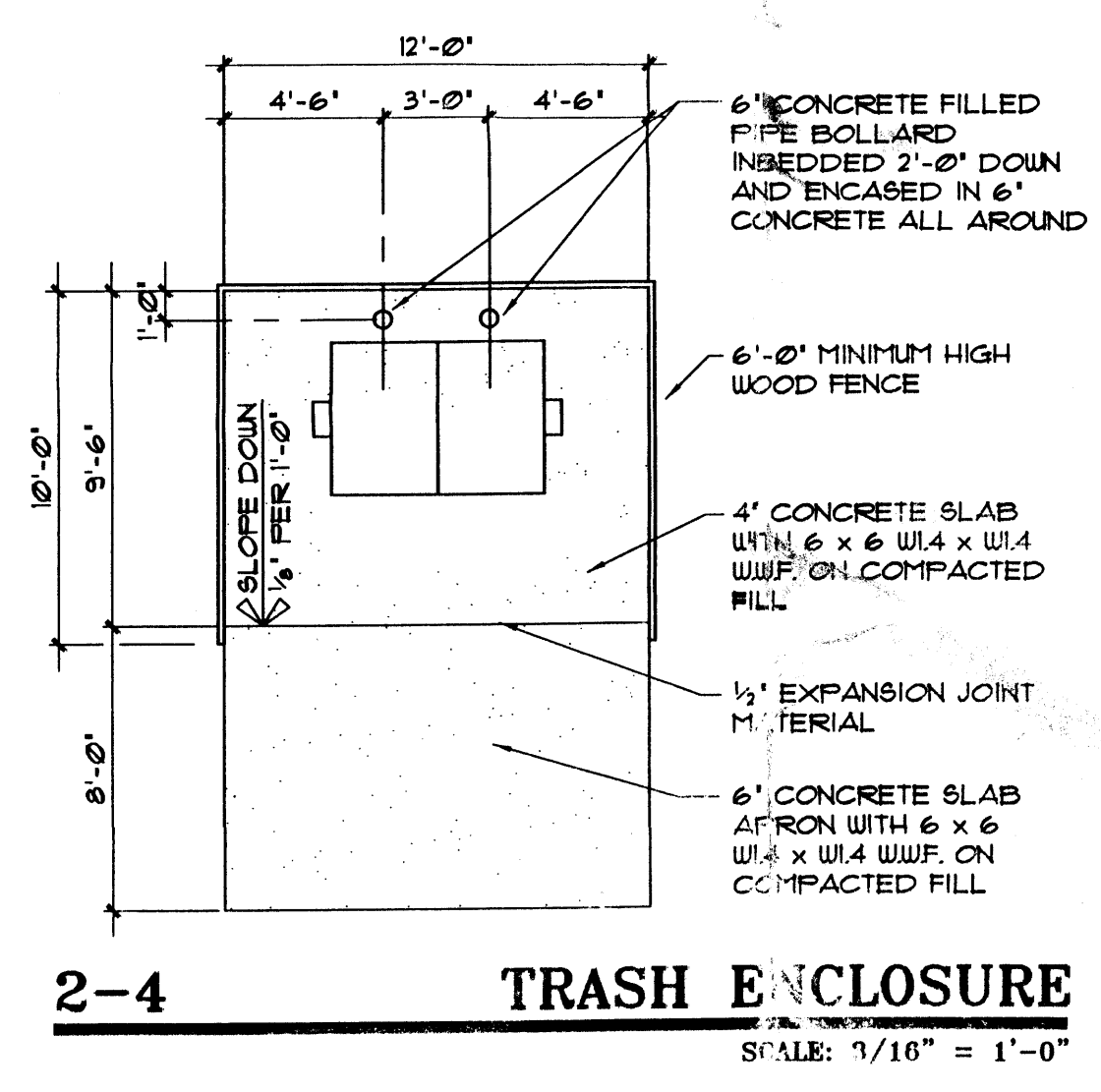
**SITE PLAN**  
JUNE 9, 2000 SCALE: 1" = 20'-0"

**CLAUDIO VIGIL ARCHITECTS**

**LEE-SURE POOLS  
NEW OFFICE WAREHOUSE  
CALLE ALAMEDA  
ALBUQUERQUE, NEW MEXICO**

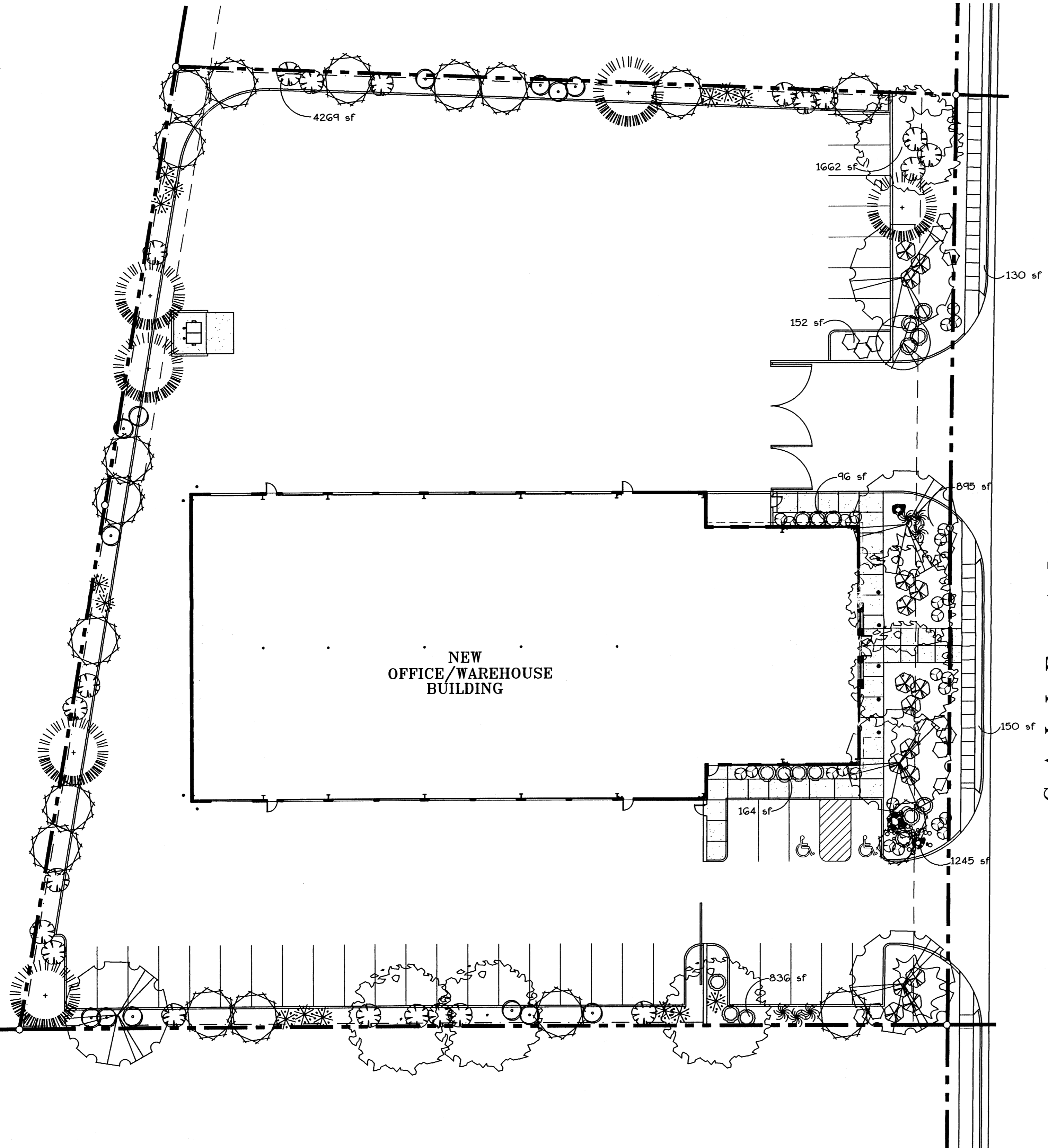
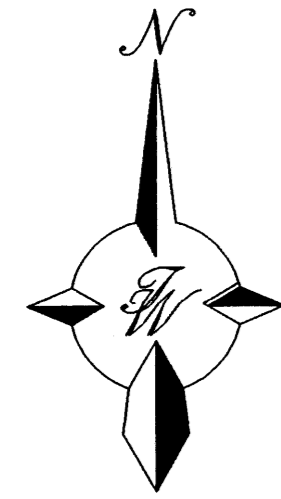
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PROJECT NUMBER 00075

1305 Tijeras NW Albuquerque, NM 87102-2882  
Phone: 505/842-1113 Fax: 505/842-1330

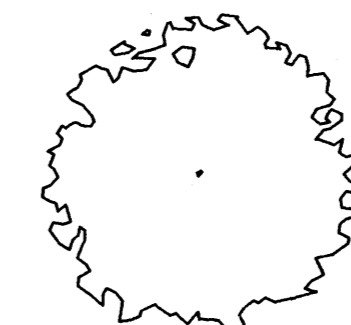
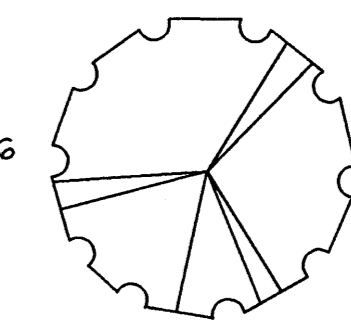
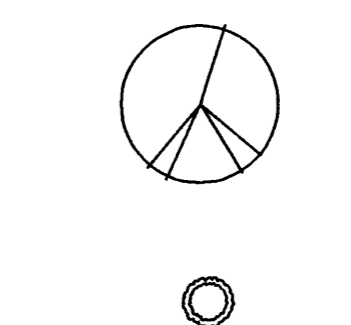
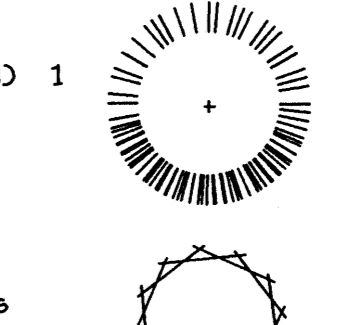
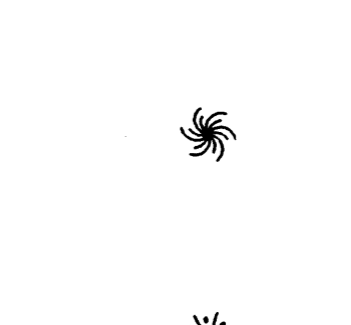
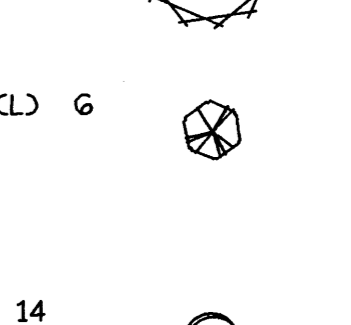
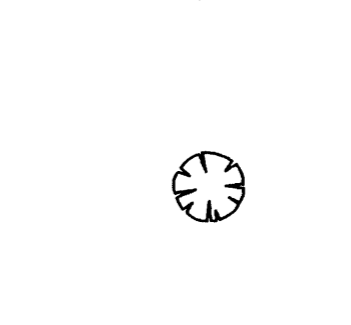
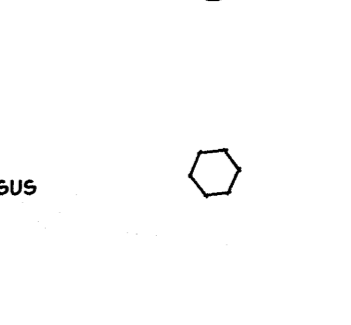

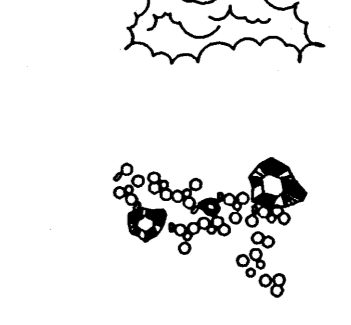

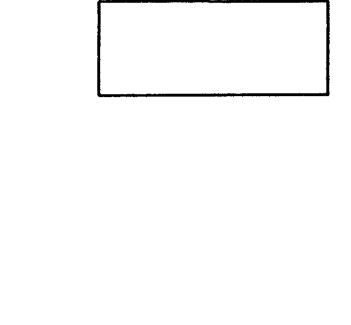

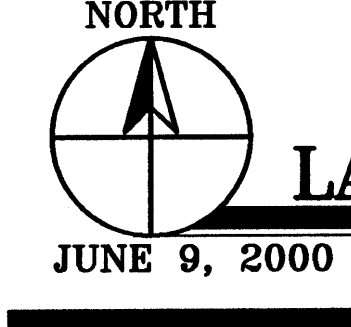

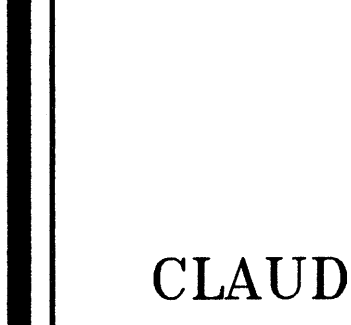


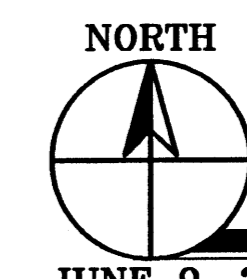
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**PLANT LEGEND**

-  ARIZONA ASH (CH) 6  
*Fraxinus velutina*  
2' Cal.
-  PURPLE ROBE LOCUST (CH) 5  
*Robinia x ambigua*  
2' Cal.
-  CHINESE PISTACHE (CH) 1  
*Pistachia chinensis*  
1 1/2' Cal.
-  AUSTRIAN PINE (CH) 6  
*Pinus nigra*  
6'-8'
-  ROSEMARY (CH) 17  
*Rosemarinus officinalis*  
5 gal.
-  DESERT WILLOW (CL) 19  
*Chilopsis linearis*  
15 gal.
-  THREE LEAF SUMAC (CL) 6  
*Rhus trilobata*  
5 gal.
-  BLUE MIST (CH) 16  
*Caryopteris x clandoensis*  
5 gal.
-  APACHE PLUME (CL) 14  
*Fallugia paradoxa*  
5 gal.
-  RUSSIAN SAGE (CH) 13  
*Perovskia atriplicifolia*  
5 gal.
-  CHAMA (CL) 21  
*Chrysothamnus nauseosus*  
1 gal.
-  AUTUMN SAGE (CH) 14  
*Salvia greggii*  
1 gal.
-  WILDFLOWER 26  
1 gal.
-  HONEYSUCKLE (CH) 12  
*Lonicera spp.*  
5 gal.
-  OVERSIZED GRAVEL + BOULDERS 3
-  1 1/2' SANTA ANA TAN GRAVEL W/FILTER FABRIC



**LANDSCAPING PLAN**

JUNE 9, 2000 SCALE: 1" = 20'-0"

**LANDSCAPE NOTES:**

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque, Water Conservation Landscaping and Water Waste Ordinance, planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at Maturity.

3/4" Santa Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

**IRRIGATION NOTES:**

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters Shrubs to receive (2) 1.0 GPH Drip Emitters Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

**STREET TREE REQUIREMENTS**

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Name of Street CALLE ALAMEDA  
Required # 7 Provided # 7

**LANDSCAPE CALCULATIONS**

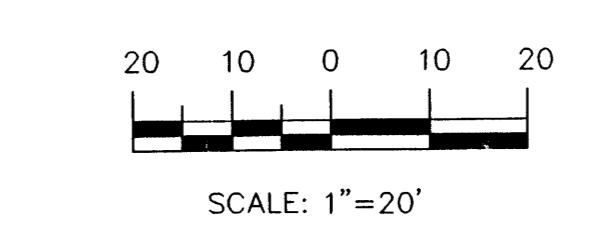
NET LANDSCAPE AREA		
TOTAL LOT AREA	68,192	square feet
TOTAL BUILDINGS AREA	16,252	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	51,940	square feet
LANDSCAPE REQUIREMENT	15	square feet
TOTAL LANDSCAPE REQUIREMENT	7,791	square feet
TOTAL LANDSCAPE PROVIDED	9,599	square feet
TOTAL BED PROVIDED	9,599	square feet
TOTAL SOD PROVIDED	0	square feet
TOTAL NATIVE SEED PROVIDED	0	square feet



LANDSCAPE ARCHITECTS + CONTRACTORS  
Cont. Lic. #26458  
7909 Edith N.E.  
Albuquerque, NM 87184  
Ph. (505) 898-4690  
Fax (505) 898-7737  
it@hilltoplandscaping.com

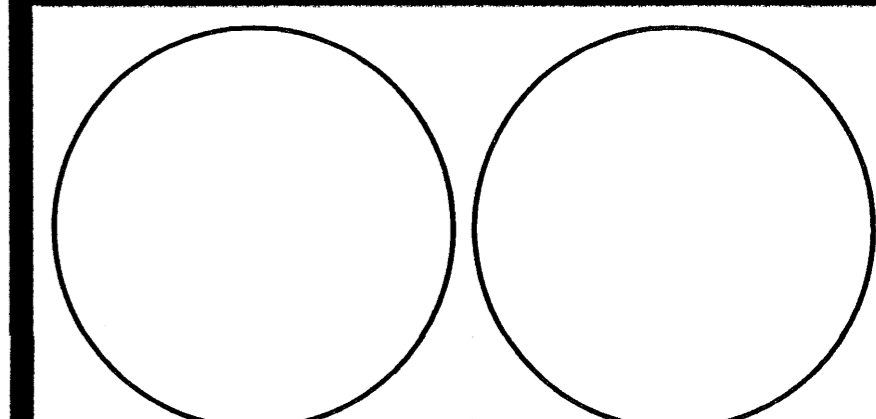
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**GRAPHIC SCALE**



CLAUDIO VIGIL ARCHITECTS

**LEE-SURE POOLS**  
NEW OFFICE WAREHOUSE  
CALLE ALAMEDA  
ALBUQUERQUE, NEW MEXICO



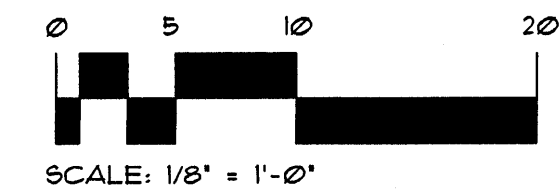
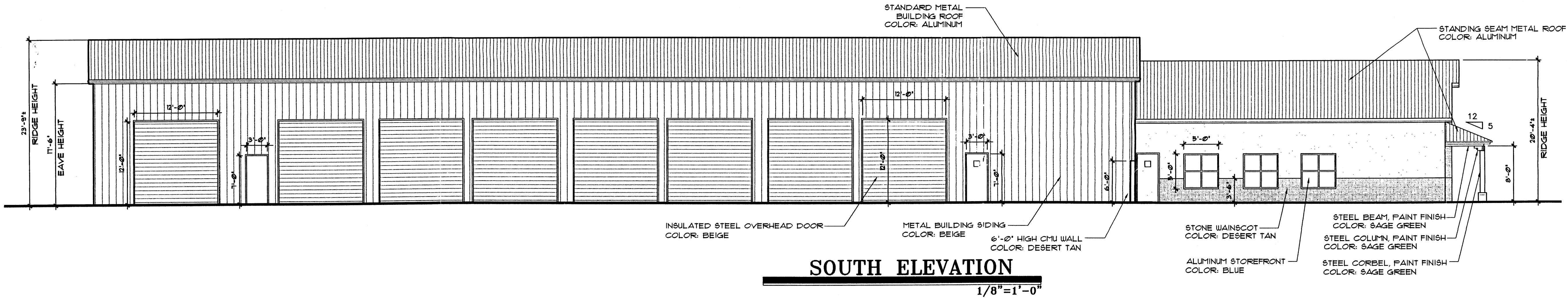
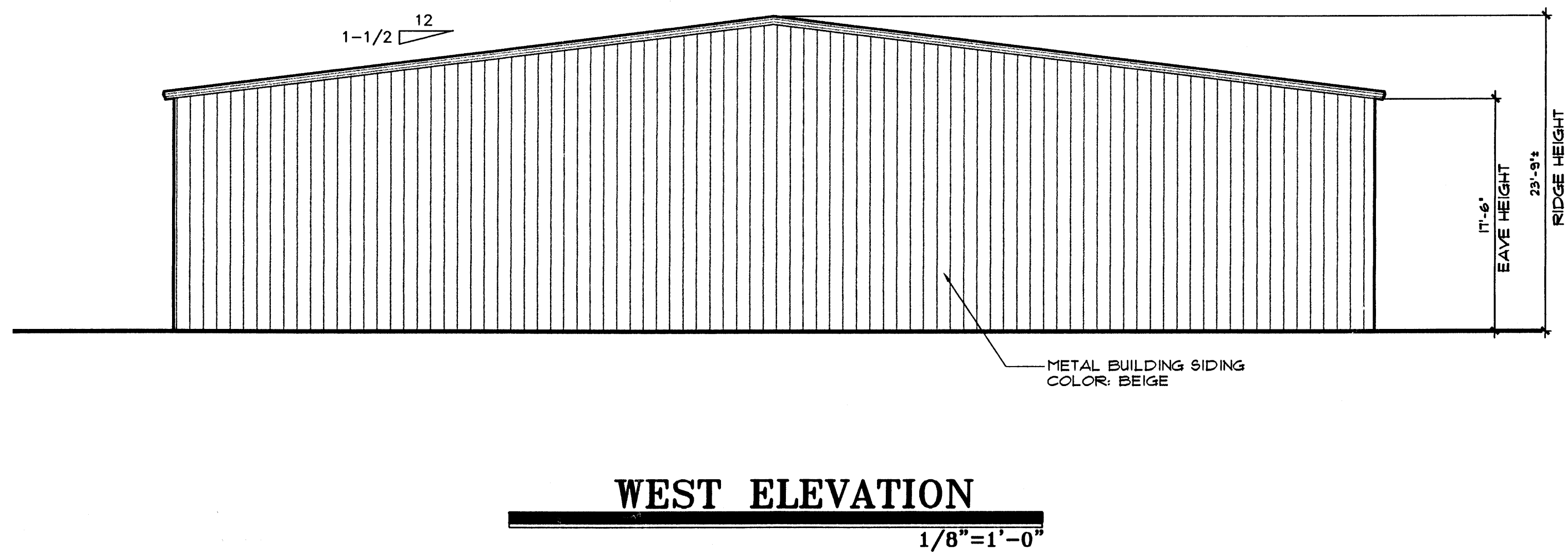
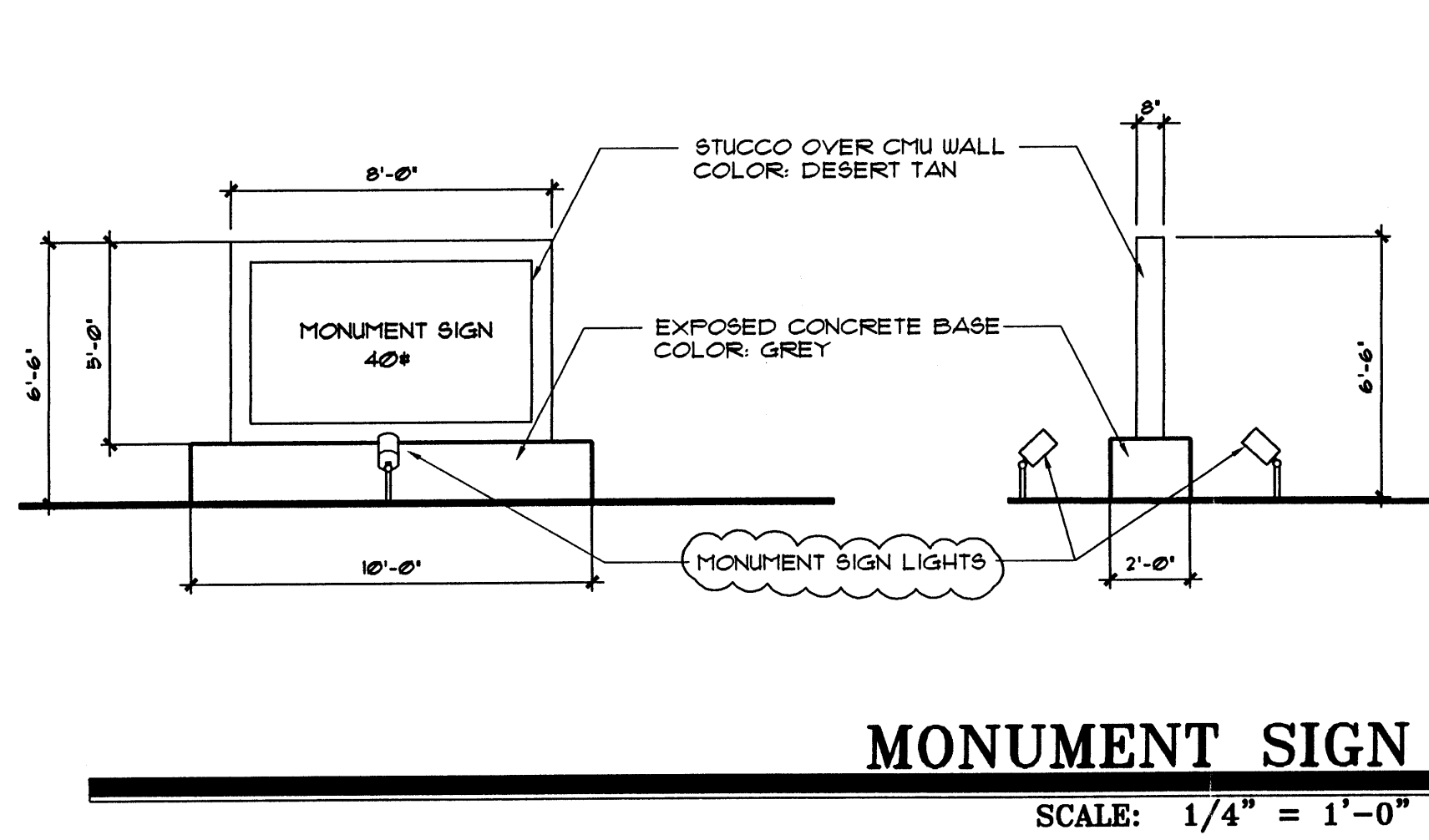
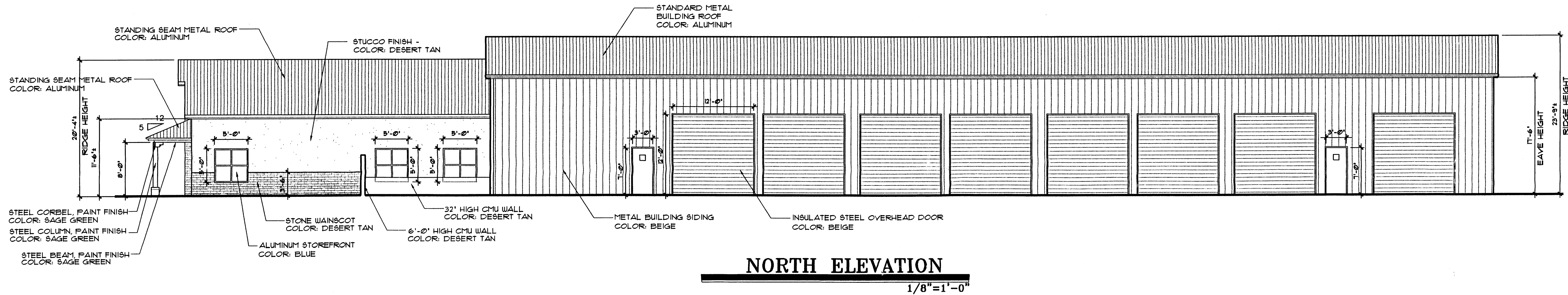
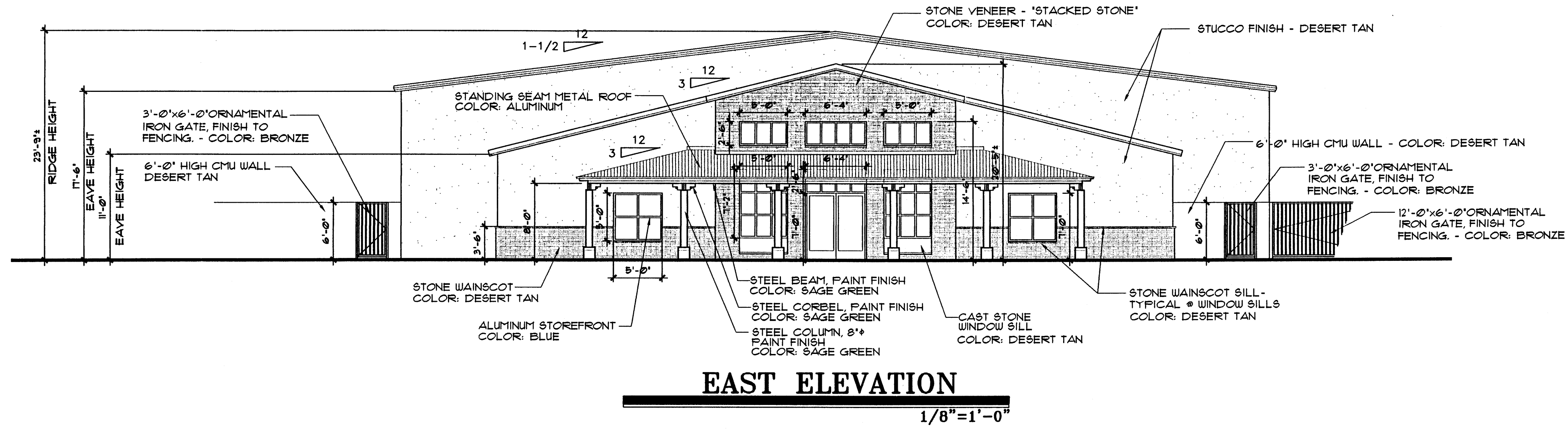
SHEET

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PROJECT NUMBER 00075

1305 Tijeras NW Albuquerque, NM 87102-2882  
Phone: 505/842-1113 Fax: 505/842-1330





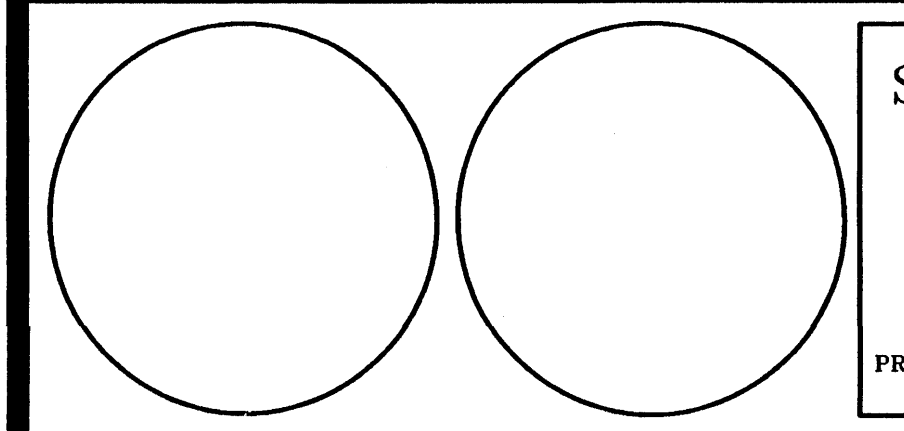
**ELEVATIONS**

JUNE 8, 2000 SCALE: 1/8" = 1'-0"



CLAUDIO VIGIL ARCHITECTS

**LEE-SURE POOLS**  
NEW OFFICE WAREHOUSE  
CALLE ALAMEDA  
ALBUQUERQUE, NEW MEXICO



SHEET

A-1

PROJECT NUMBER  
00075

1305 Tijeras NW Albuquerque, NM 87102-2882  
Phone: 505/842-1113 Fax: 505/842-1330

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