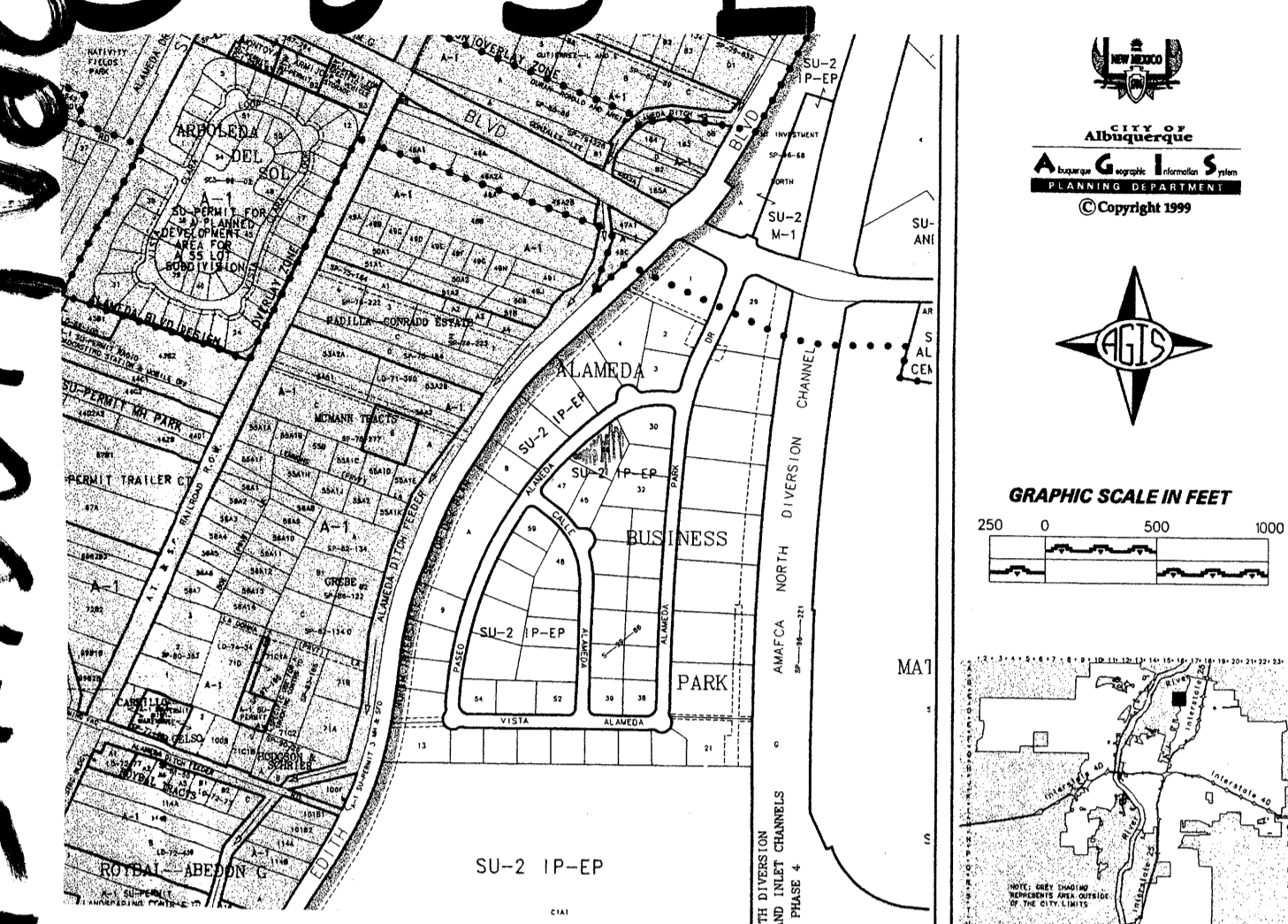


PROPOSED OFFICE/WAREHOUSE FACILITY

PROJ 100451

Project No 100451
App. No 00450-0000-00506

SITE DEVELOPMENT PLAN
 City Planning Director: *[Signature]* 8/14/00 DATE
 City of A.B. Utilities Development Division: *[Signature]* 8/8/00 DATE
 Transportation Development: *[Signature]* 8-08-00 DATE
 City Engineer / Alameda: *[Signature]* 8/10/00 DATE
 Parks and Recreation Department: *[Signature]* 4-25-00 DATE
 Solid Waste Disposal: *[Signature]* 8-11-00 DATE



VICINITY MAP

Zone Atlas Page C-16-Z

DESIGN DATA:

OCCUPANCY GROUP	B & S-2
CONSTRUCTION TYPE	II N
SEISMIC ZONE	2B
SOIL BEARING	1,500 PSF
WIND PRESSURE	30 MPH
ZONE USE	SU I-P
CONCRETE:	
FOUNDATION	3,000 PSI
FLATWORK	2,500 PSI

PARKING

OFFICES	
1ST FL - 3,102/200	= 16 SPACES
2ND FL - 2,585/300	= 9 SPACES
WAREHOUSE - 6,895/2000	= 4 SPACES
TOTAL SPACES REQUIRED	= 29 SPACES
TOTAL SPACES PROVIDED	= 31 SPACES

LANDSCAPING

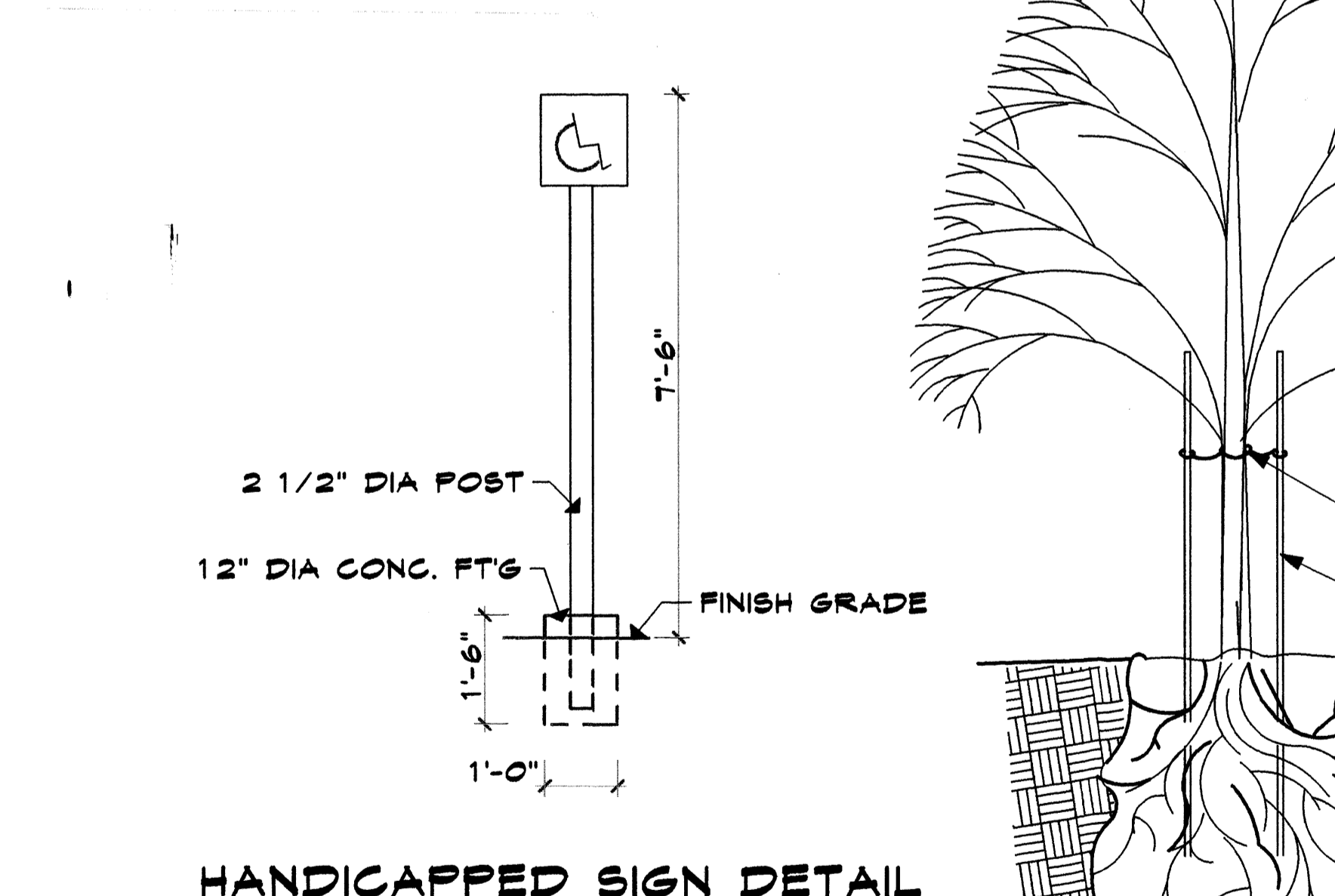
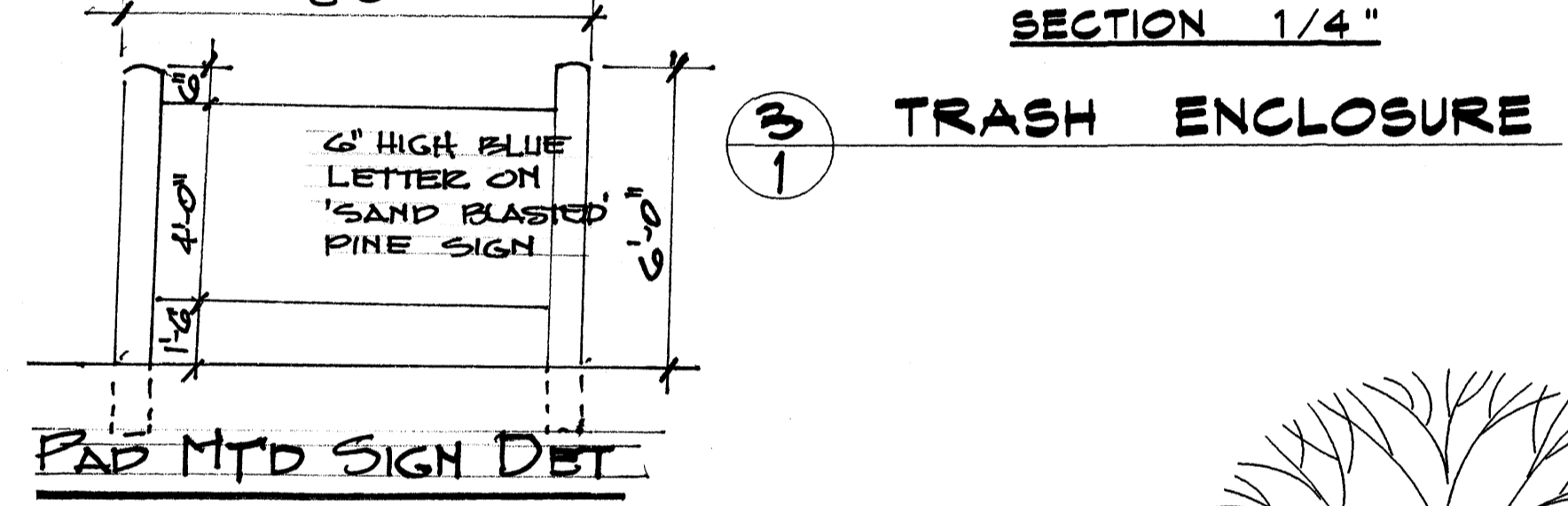
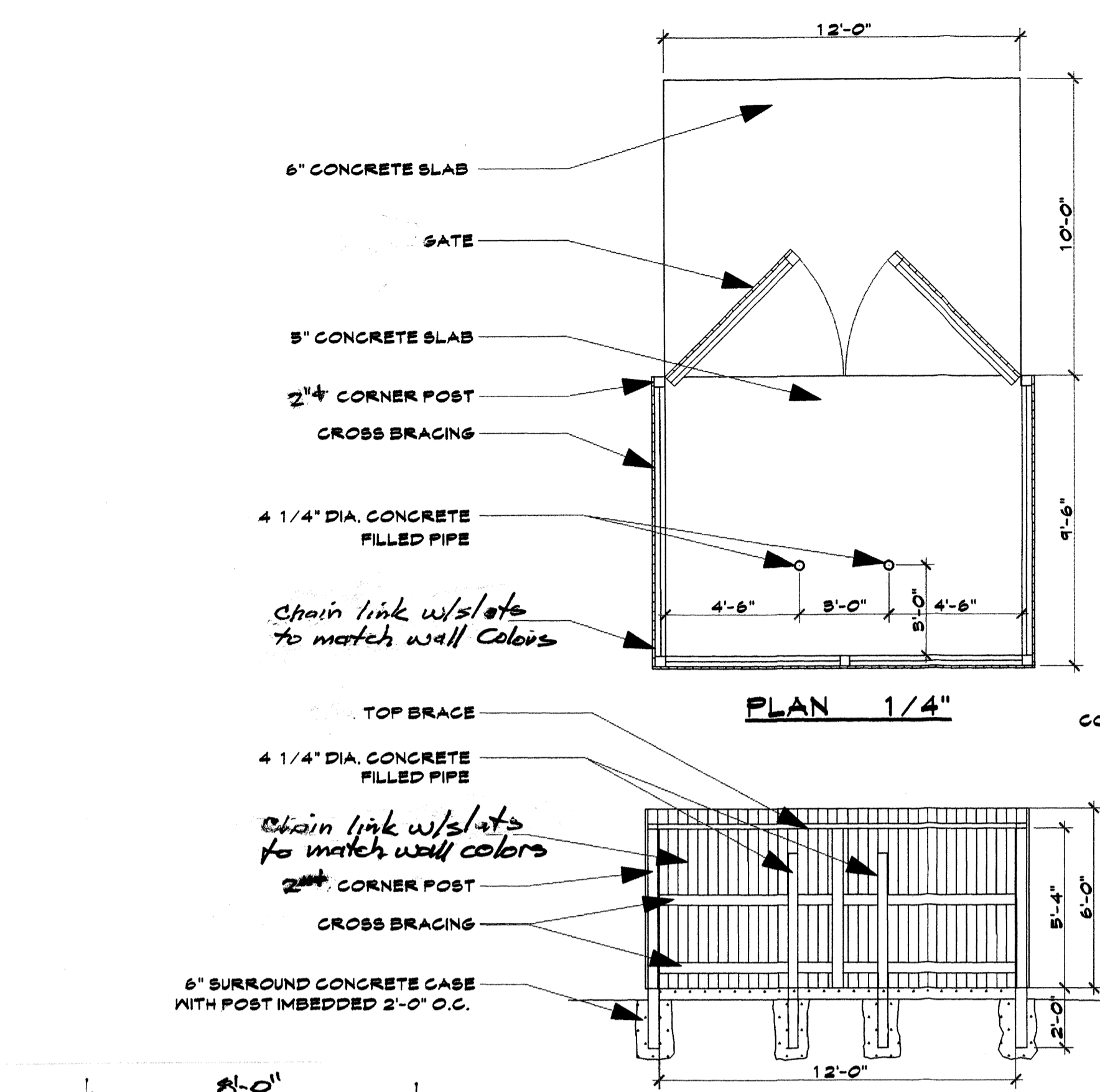
LOT SIZE = .8633 ACRES = 37,605 S.F.

LESS BLD'G S.F. = 9,997 S.F.

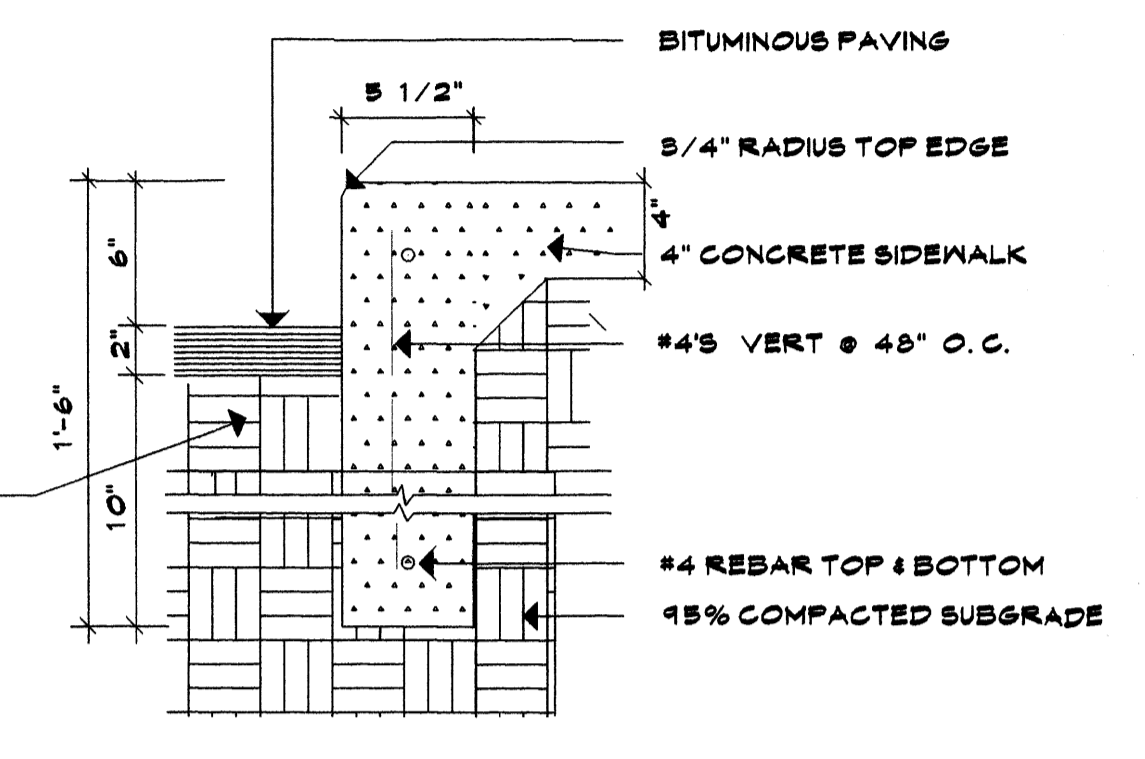
LANDSCAPE REQ'D 27,608 X .15 = 4,412 S.F.

LANDSCAPE PROVIDED - 2,050 + 2,740 + 1,290 + 660 = 6,740 S.F.

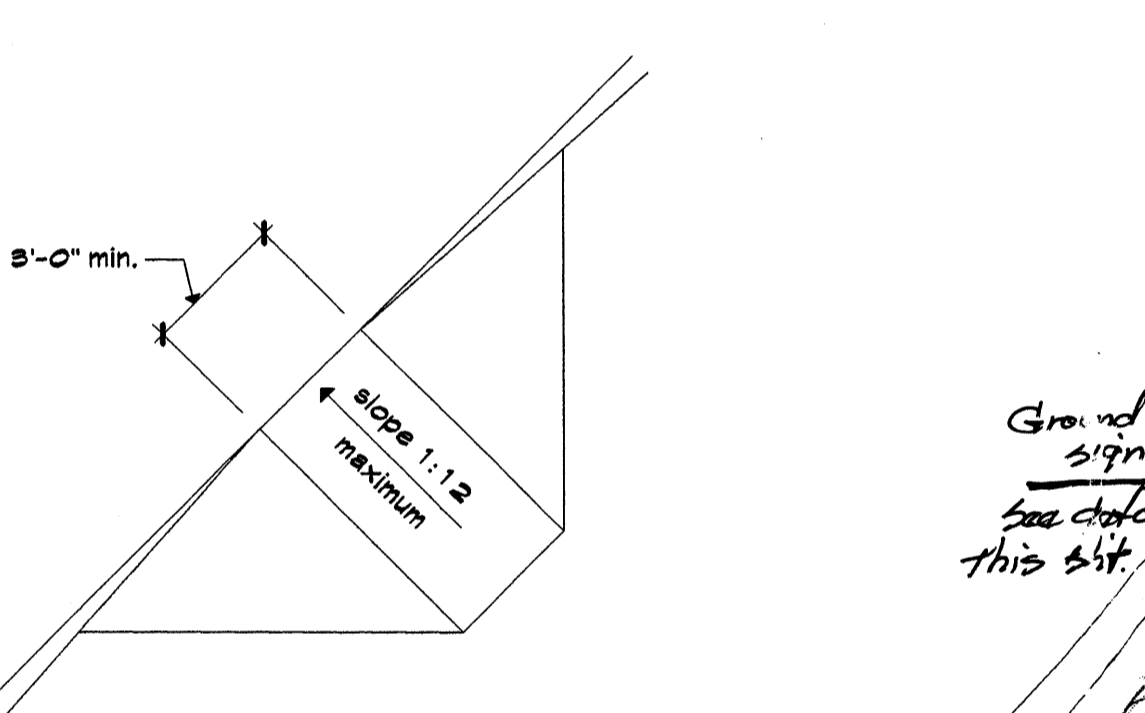
- MODESTO ASH 2" CALIPHER
 - AUSTRIAN PINE 2" CALIPHER
 - CHAMISA 5 GAL.
- GROUND COVER - SEE SITE PLAN
 IRRIGATION BY DRIP IRRIGATION SYSTEM
 GRASS TO HAVE SPRAY SYSTEM
 MAINTAINENCE BY OWNER



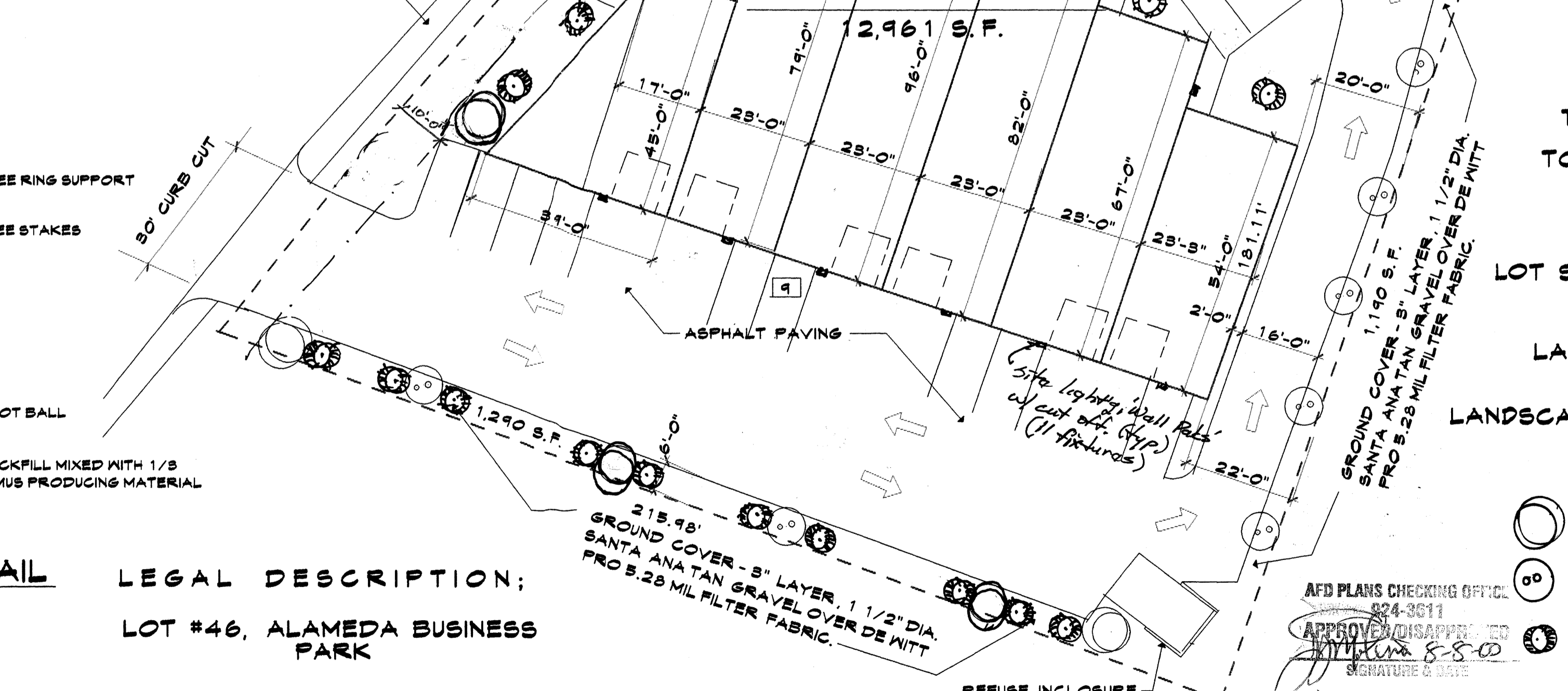
ALL LANDSCAPING WILL BE IN CONFORMANCE W/CITY OF ALBUQ. ZONING CODE, STREET TREE ORD. POLLEN, WASTE WATER & WATER CONSERVATION LANDSCAPE ORDINANCES



2 CONCRETE CURB
SCALE: 1 1/2" = 1'-0"



HANDICAP RAMP



LEGAL DESCRIPTION:
 LOT #46, ALAMEDA BUSINESS PARK
 SITE PLAN 1" = 20"

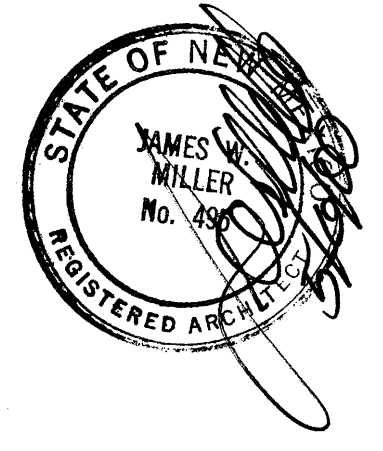
JOB NO: 9942
 DATE: March 00
 REVISION: Aug 00
 DRAWN BY: JWM
 CHECKED BY:

SHEET TITLE: SITE PLAN & DETAILS

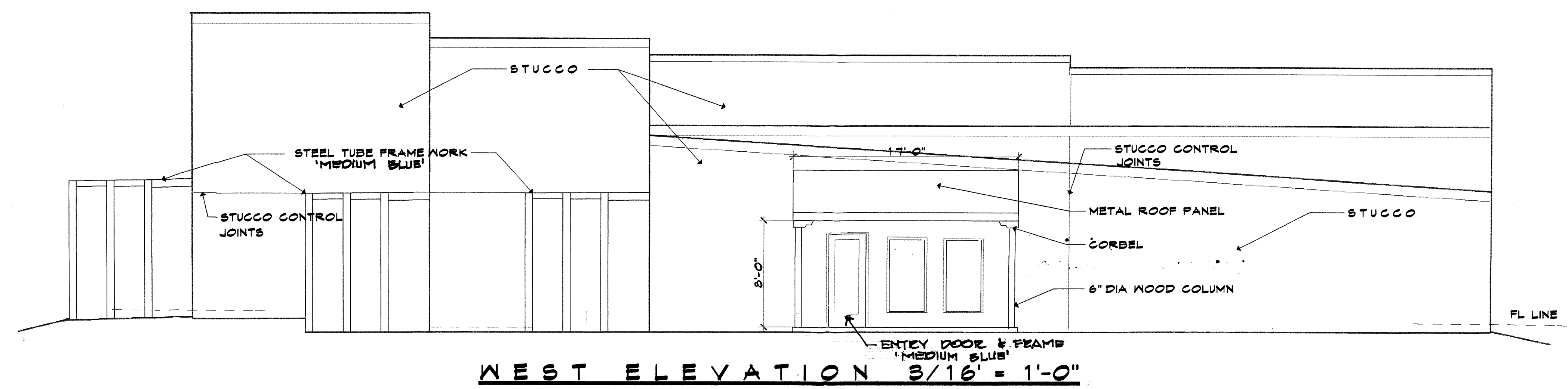
MILLER AND ASSOCIATES ARCHITECTS PLANNERS
 2823 RICHMOND N.E. ALBUQUERQUE, NEW MEXICO 87107

JOB TITLE: PROPOSED OFFICE/WAREHOUSE LOT #46, ALAMEDA BUSINESS PARK

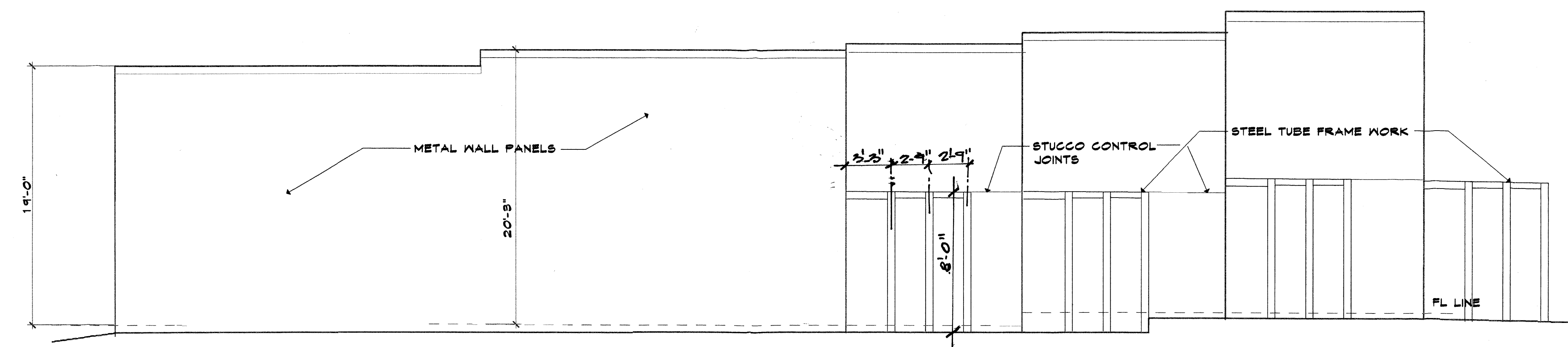
1



JOB NO. 9942
 DATE Mar '00
 REVISION May '00
 DRAWN BY JWM
 CHECKED BY



WEST ELEVATION 3/16" = 1'-0"



EAST ELEVATION 3/16" = 1'-0"



SOUTH ELEVATION 3/16" = 1'-0"



NORTH ELEVATION 3/16" = 1'-0"

SHEET TITLE
BUILDING ELEVATIONS

MILLER AND ASSOCIATES
 ARCHITECTS PLANNERS
 2823 RICHMOND N.E.
 ALBUQUERQUE, NEW MEXICO 87107

JOB TITLE
PROPOSED OFFICE/WAREHOUSE



GRADING/DRAINAGE PLAN

The following items concerning Lot 46 Alameda Business Park (8612 Paseo Alameda NE) are contained hereon:

1. Vicinity Map
2. FEMA Flood Map
3. Drainage Calculations

EXISTING CONDITIONS

As shown by the vicinity map, the site contains .8368 acres and is located south of Alameda Blvd. NE and southeast of Paseo Alameda. The site has been graded to drain from southeast to northwest. According to the Flood Insurance Rate Map Panel 0136D, dated September 20,1996, this site is not located within a designated flood zone.

PROPOSED CONDITIONS

As shown by the Grading/Drainage Plan, the project will consist of six office/warehouse buildings totalling 9472.5 square feet along with associated paved parking and landscaped areas. A Master Drainage Plan was prepared by Bohannon Huston in February of 1999 which was approved by the City Hydrology Department. On-site run-off will be routed through and out by two driveways located on Paseo Alameda. From that point the run-off will travel south into drain inlets within Paseo Alameda which drain into the common pond provided by the Master Drainage Plan(Tract A). The calculations which appear hereon, analyze the existing and proposed conditions for the 100-year; 6-hour rainfall event. The procedure for 40-acres and smaller basins, as set forth in the revision of Section 22.2 Hydrology of the Development Process Manual Volume II, Design Criteria dated 1997, has been used to quantify the peak rate of discharge and volume of run-off generated.

DOWN STREAM CAPACITY

Per the approved Master Drainage Plan, free discharge has been allowed because of the common ponding area provided per the Master Drainage Pond (Alameda Business Park)

LOT 46 A.B.P AREA 0.84ac.
 OFFICES/WAREHOUSES
 ZONE 2
 PRECIPITATION: 360=2.35in.
 1440=2.75in.
 10day=3.95in.

EXCESS PRECIPITATION PEAK DISCHARGE:

TREATMENT A	0.53in.	1.56 cfs/ac.
TREATMENT B	0.78in.	2.28 cfs/ac.
TREATMENT C	1.13in.	3.14 cfs/ac.
TREATMENT D	2.12in.	4.70 cfs/ac.

EXISTING CONDITIONS:	PROPOSED CONDITIONS:
AREA	AREA
TREATMENT A	0ac.
TREATMENT B	0ac.
TREATMENT C	0.84ac.
TREATMENT D	0ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = 0.53(0.00)+0.78(0.00)+1.13(0.84)+2.12(0.00)0.8ac.
 = 1.13
 $V_{100-360} = (1.13)(0.84)/12 = 0.0787ac-f = 3432 \text{ cf}$

EXISTING PEAK DISCHARGE:

$Q_{100} = 1.56(0.00)+2.28(0.00)+3.14(0.84)+4.70(0.00)=2.6cfs$

PROPOSED EXCESS PRECIPITATION:

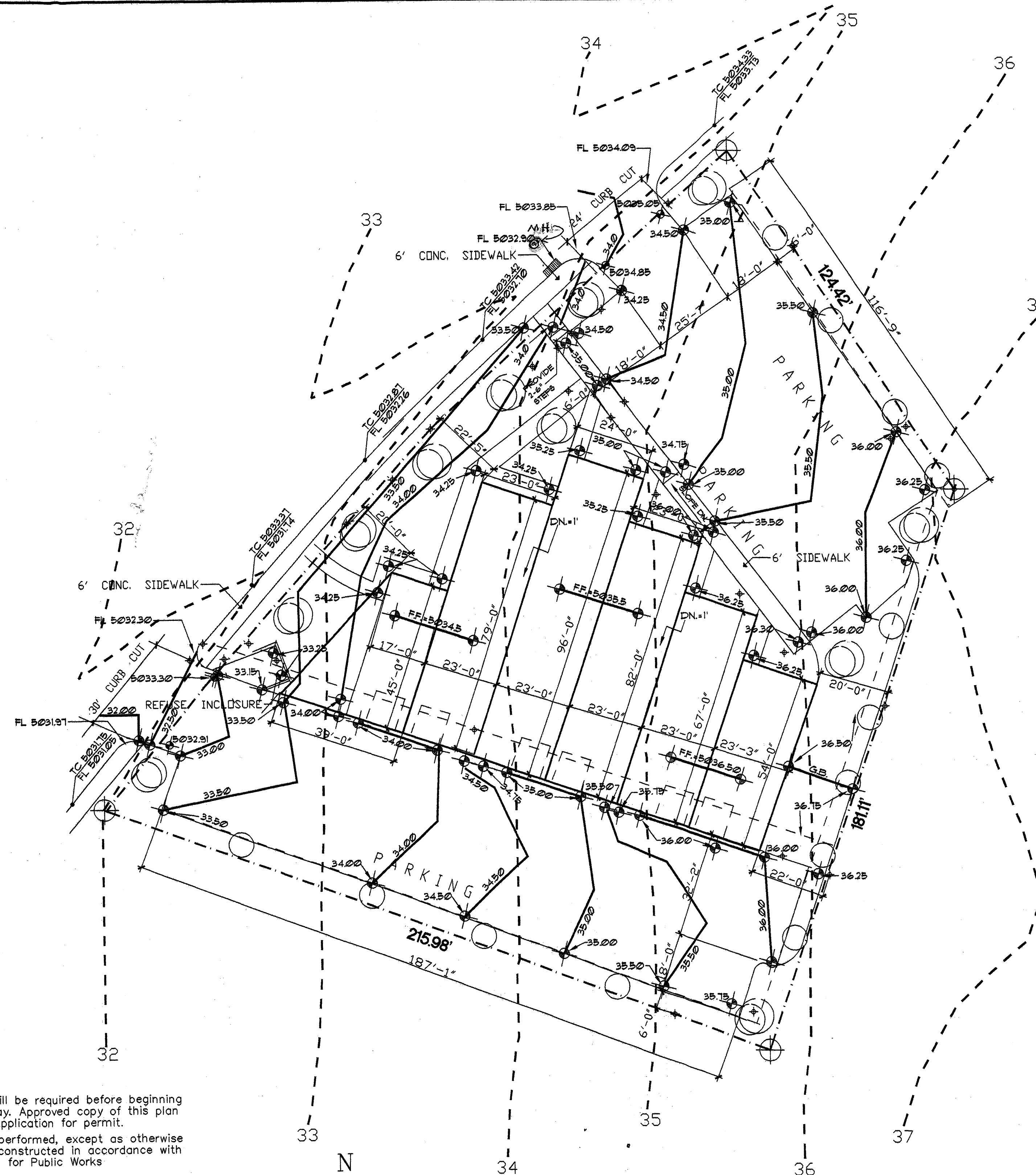
Weighted E = 0.53(0.00)+0.78(0.00)+1.13(0.15)+2.12(0.69)0.8ac.
 = 1.95
 $V_{100-360} = (1.95)(0.84)/12.0 = 0.1358ac-f = 5917 \text{ cf}$

$V_{100-1440} = (0.14)(0.69)(2.75- 2.35)/12 = 0.1588ac-f=6920 \text{ cf}$

$V_{100-10day} = (0.14)(0.69)(3.95- 2.35)/12 = 0.2279ac-f=9930 \text{ cf}$

PROPOSED PEAK DISCHARGE:

$Q_{100} = 1.56(0.00)+2.28(0.00)+3.14(0.15)+4.70(0.69)=3.7cfs$



NOTE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within the City right-of-way. Approved copy of this plan must be submitted at the time of application for permit.
2. All work detailed in this plan to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with City of Grants Standard Specification for Public Works Construction.
3. Two working days prior to any excavation, contractor must contact line locating Services for locating existing utilities.
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all construction. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to residential use.
6. All work on this project shall be performed in accordance with applicable Federal, State and local laws, rules and regulations concerning construction safety and health.

EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION, HE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE
 1. ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, DIKES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.
 2. ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.
2. THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN ERODED FROM THE SITE AND DEPOSITED THERE.



DRAINAGE PLAN 1" = 20'

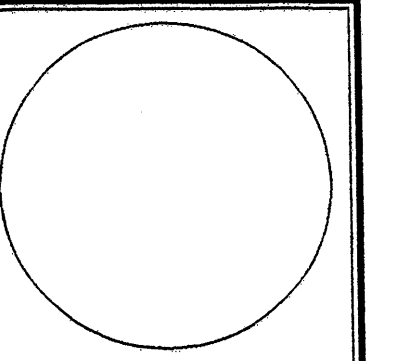
- EXISTING CONTOUR - - - 5035
- PROPOSED CONTOUR - - - - -
- DESIGNED SPOT ELEVATION - - - - -
- PROPERTY LINE - - - - -
- EASEMENT LINE - - - - -
- FLOW DIRECTION ←
- DOWN SPOUT □

- TOP OF CON. PAD - - - - - TCP
- TOP OF CURB - - - - - TC
- TOP OF ASPHALT - - - - - TA
- FLOWLINE - - - - - FL
- TOP OF WALL - - - - - TW

LEGAL DESCRIPTION
 LOT 49 ALAMEDA BUSINESS PARK
 BERNALILLO COUNTY, ALBUQUERQUE
 NEW MEXICO

BENCHMARK:

TOP OF STORM SEWER MANHOLE ADJACENT
 TO THE INLET AT THE NORTHEAST CORNER
 OF THE SITE ELEVATION 5035.49



JOB NO.	
DATE	
REVISIONS	

Sheet Title
GRADING + DRAINAGE PLAN
 Drawn By: BUM
 Checked By:

BUM DEVELOPMENT CONSULTANT

Project Name

SHEET NO.
GD