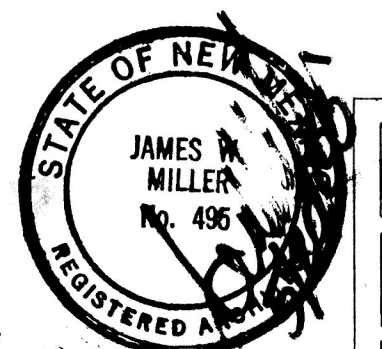


# T. V. M. B. PROPOSED BUILDING

SITE DEVELOPMENT PLAN  
 CITY PLANNING DIRECTOR  
 CITY ENGINEER  
 TRANSPORTATION DEVELOPMENT  
 PARKS AND RECREATION DEPARTMENT  
 SOLID WASTE DISPOSAL

DATE: 8/21/00  
 DATE: 8/16/00  
 DATE: 8-16-00  
 DATE: 8-17-00  
 DATE: 8-17-00  
 DATE: 8-15-00

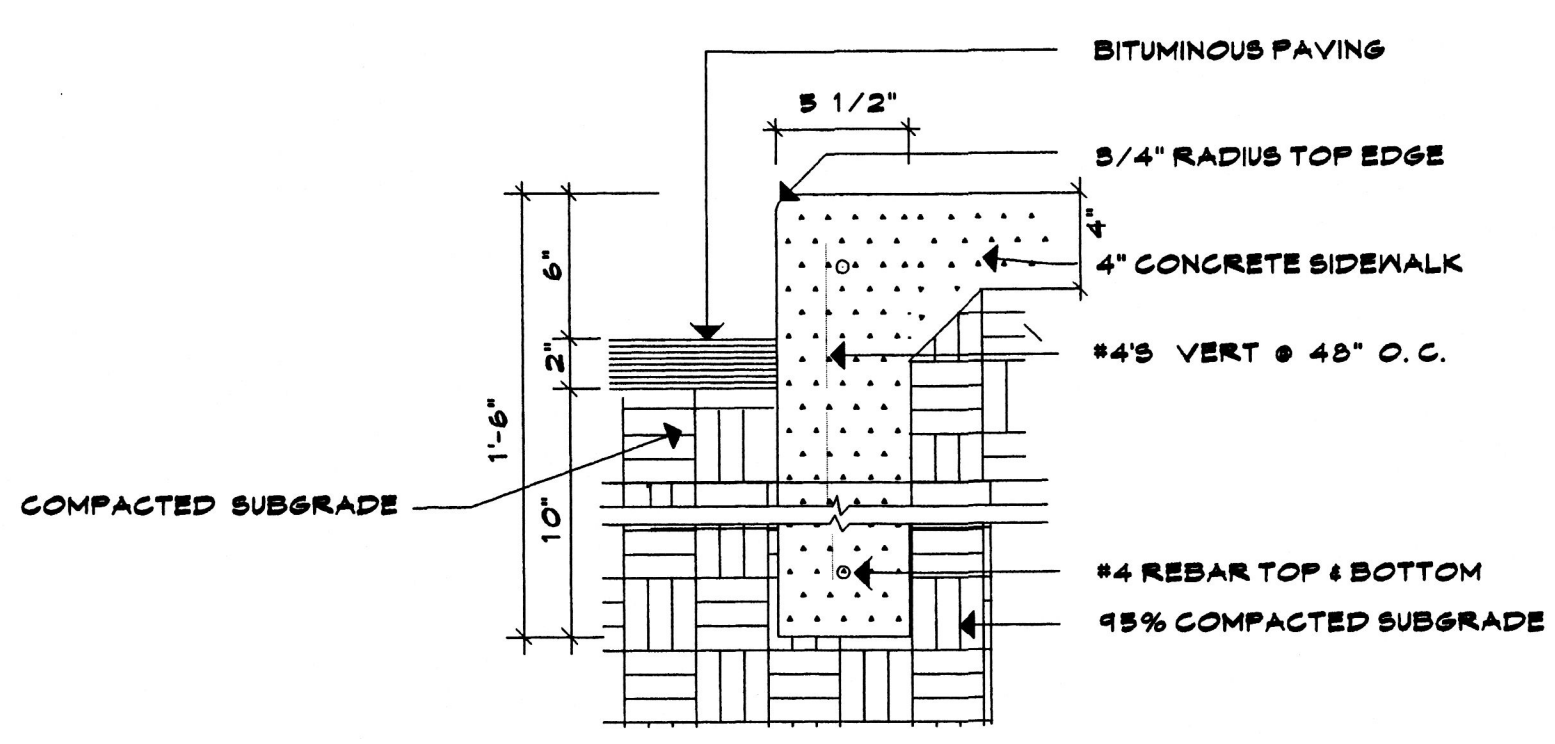
Project 1060452



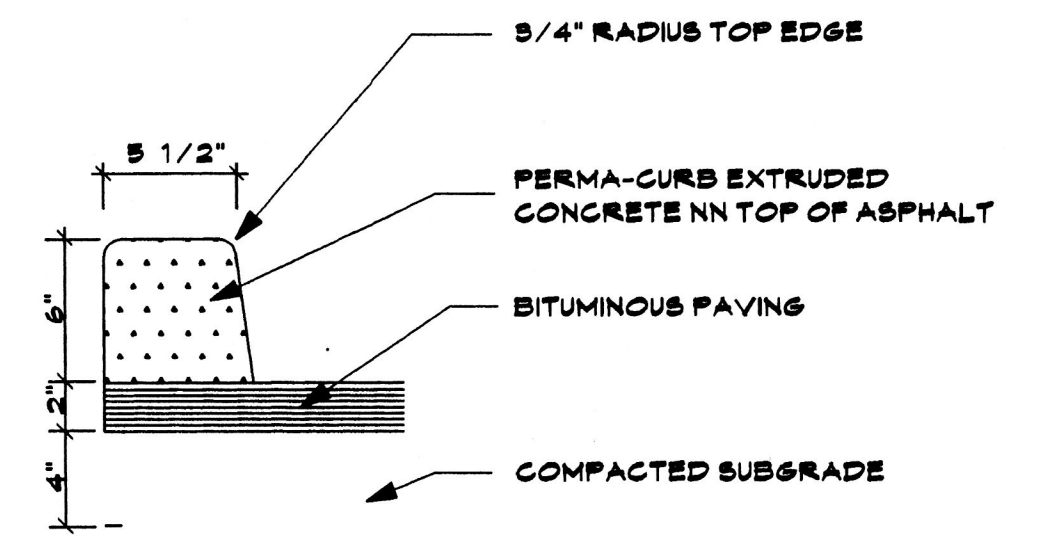
JOB NO. 9740  
 DATE JAN 00  
 REVISION MAR 00  
 DRAWN BY JLM  
 CHECKED BY

SHEET TITLE: SITE PLAN & DETAILS  
 MILLER AND ASSOCIATES ARCHITECTS PLANNERS  
 2323 RICHMOND AVE ALBUQUERQUE, NEW MEXICO 87107

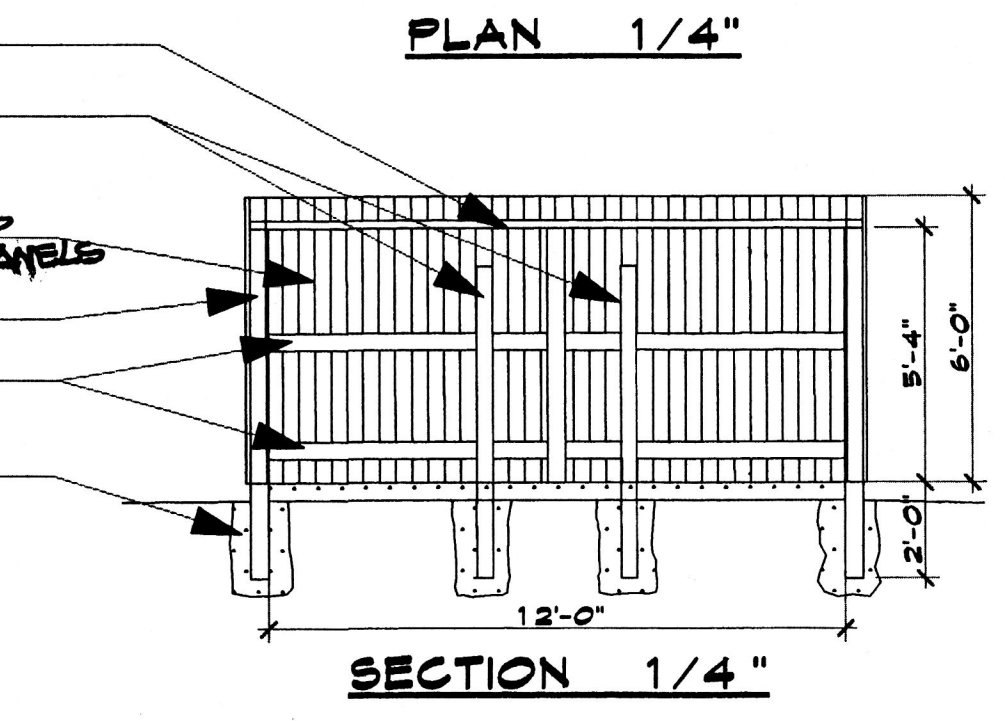
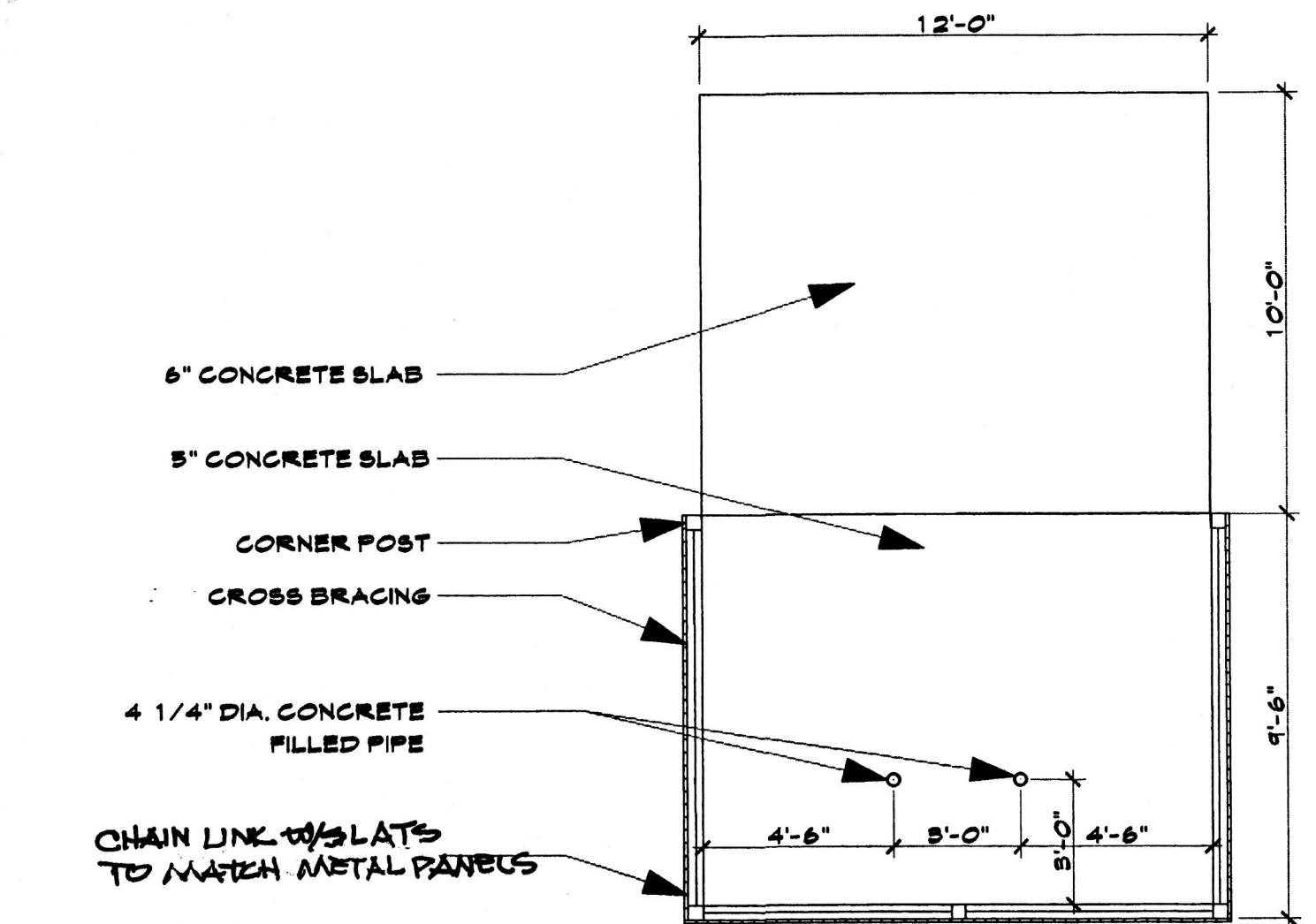
JOB TITLE: PROPOSED OFFICE/WAREHOUSE  
 1



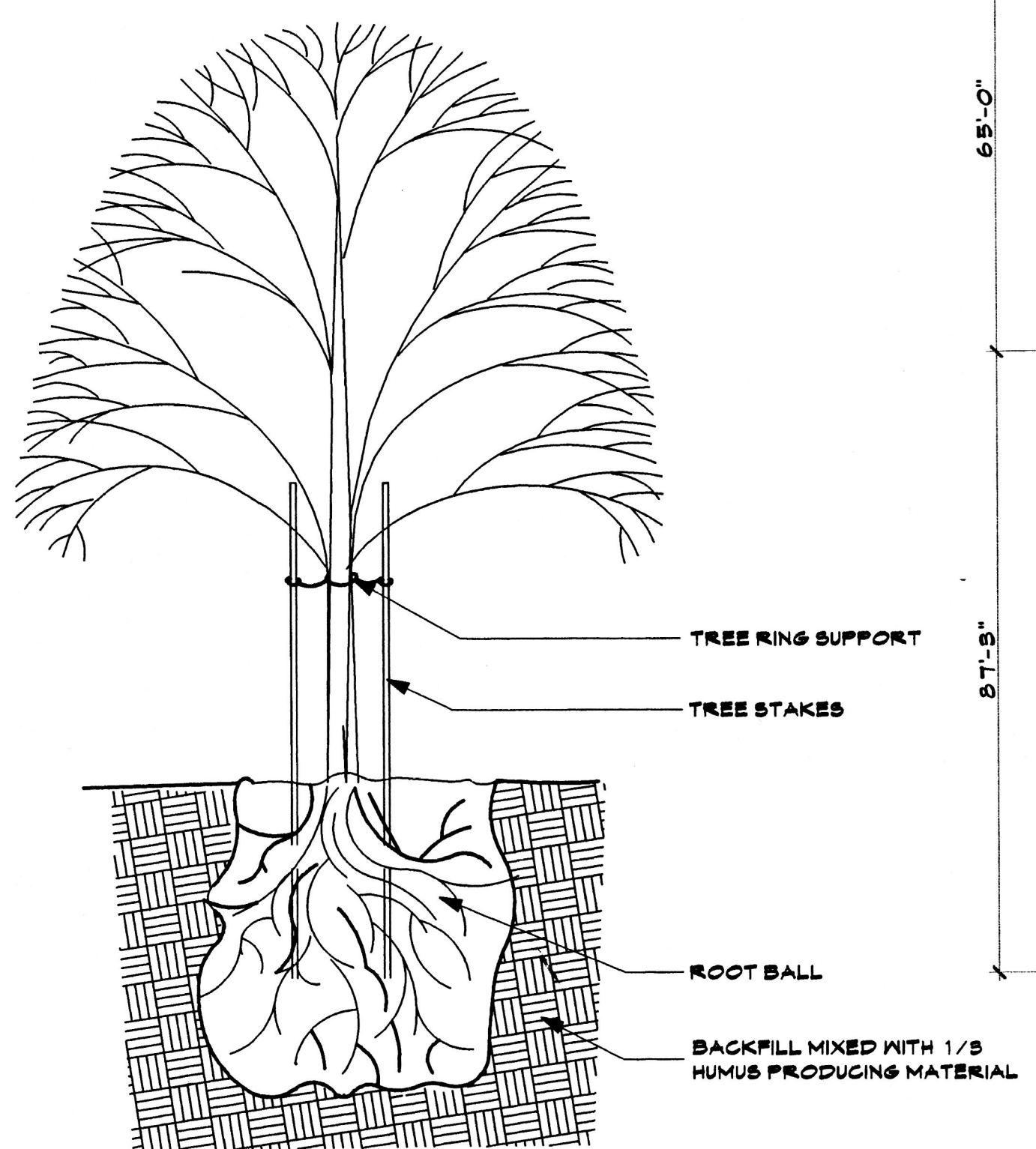
2 CONCRETE CURB  
 SCALE: 1 1/2" = 1'-0"



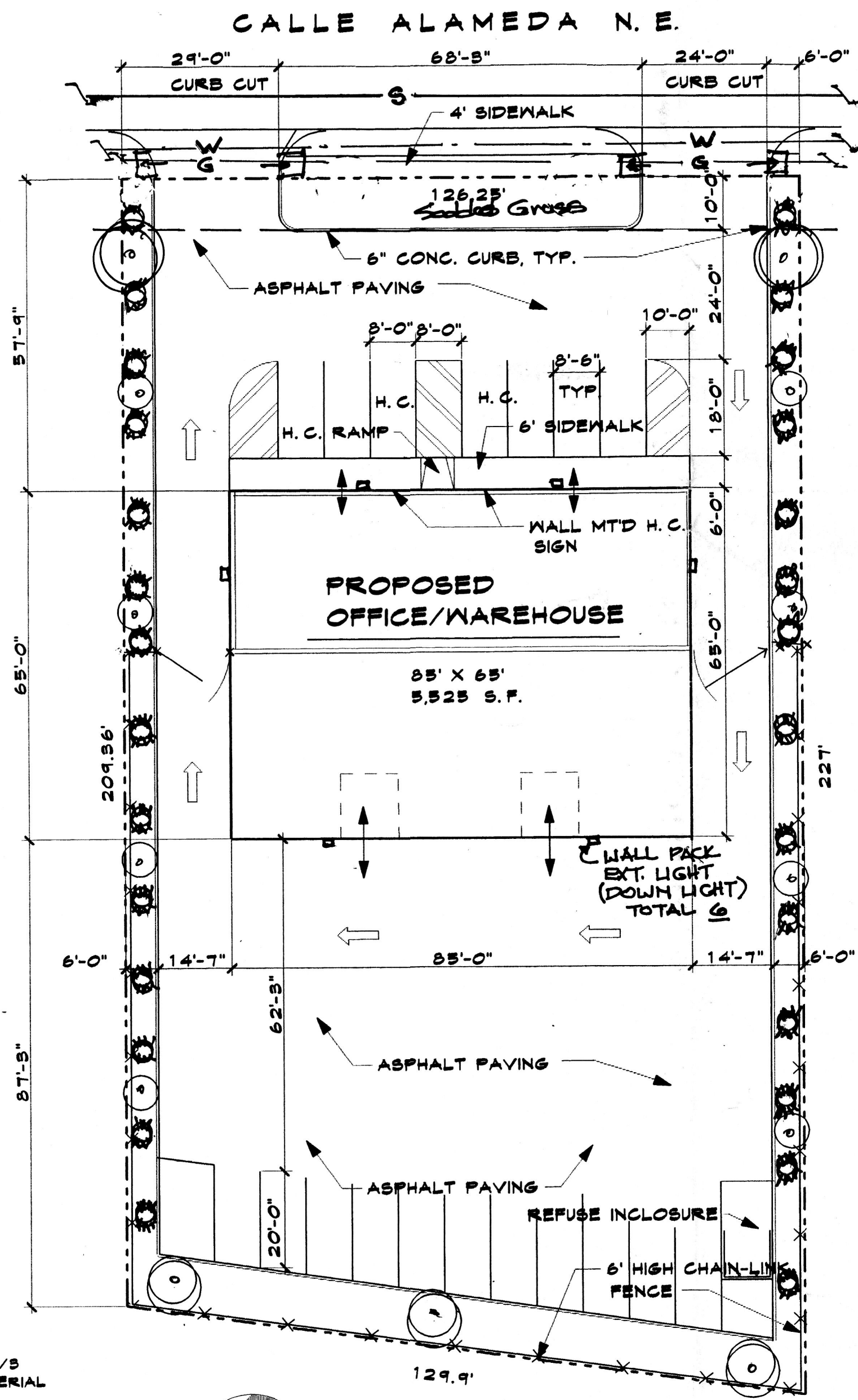
1 PERMA-CURB DETAIL  
 SCALE: 3/4" = 1'-0"



4 TRASH ENCLOSURE  
 SCALE: 1/4" = 1'-0"

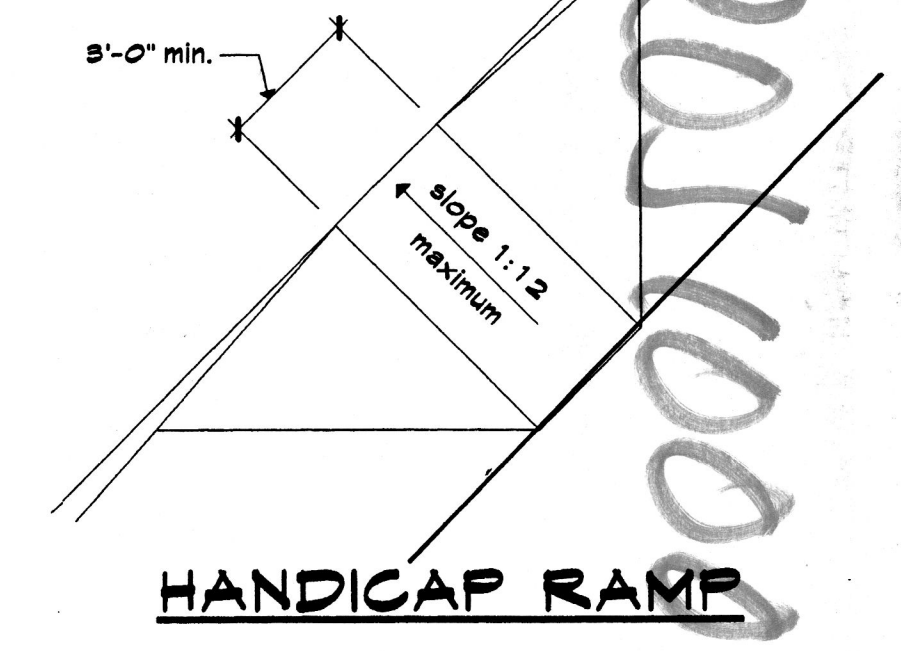


3 TREE PLANTING DETAIL  
 SCALE: 3/8" = 1'-0"



5 SITE PLAN 1' = 20"

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



DESIGN DATA:

OCCUPANCY GROUP B  
 CONSTRUCTION TYPE VN  
 SEISMIC ZONE 2B  
 SOIL BEARING 1,500 PSF  
 WIND PRESSURE 75 MPH  
 ZONE M - 1  
 CONCRETE FOUNDATION 3,000 PSI  
 FLATWORK 2,500 PSI

PARKING:

OFFICE AREA = 1,792 SF / 200 = 9 SPACES  
 WAREHOUSE = 2,376 SF / 2,000 = 3 SPACES  
 TOTAL REQUIRED = 12 SPACES  
 TOTAL PROVIDED = 17 SPACES

LANDSCAPING

REQUIRED:  
 LAND AREA = 27,523 S.F.  
 BLDG AREA = 5,525 S.F.  
 REQD = 0.15 X 21,997 = 3,299 S.F.

PROVIDED:  
 1,260 + 871 + 1,380 + 750 = 4,261 SF

- MODESTO ASH 1 1/2" CALIPHER
- SHREWS, CHAMISA, GALTUSH, LUMAC & PLUMB 5 GAL.
- AUSTRAIN PINE, 1 1/2" CALIPHER

GROUND COVER TO BE 4" TAN SAND ANA TAN GRAVEL UNDER W/OE WITH 5/8" MIL. FILTER FABRIC IRRIGATION BY DRIP SYSTEM MAINTENANCE BY OWNER GRASS IRRIGATED W/SPRAY SYSTEM

LEGAL DESCRIPTION  
 LOT #49, ALAMEDA BUSINESS PARK

PROJ 1060452

AFD PLANS CHECKING OFFICE  
 APPROVED APPROVED  
 SIGNATURE & DATE



JOB NO.  
**9940**  
DATE  
**JAN 00'**  
REVISION  
**MAR 00'**  
DRAWN BY  
**JWM**  
CHECKED BY

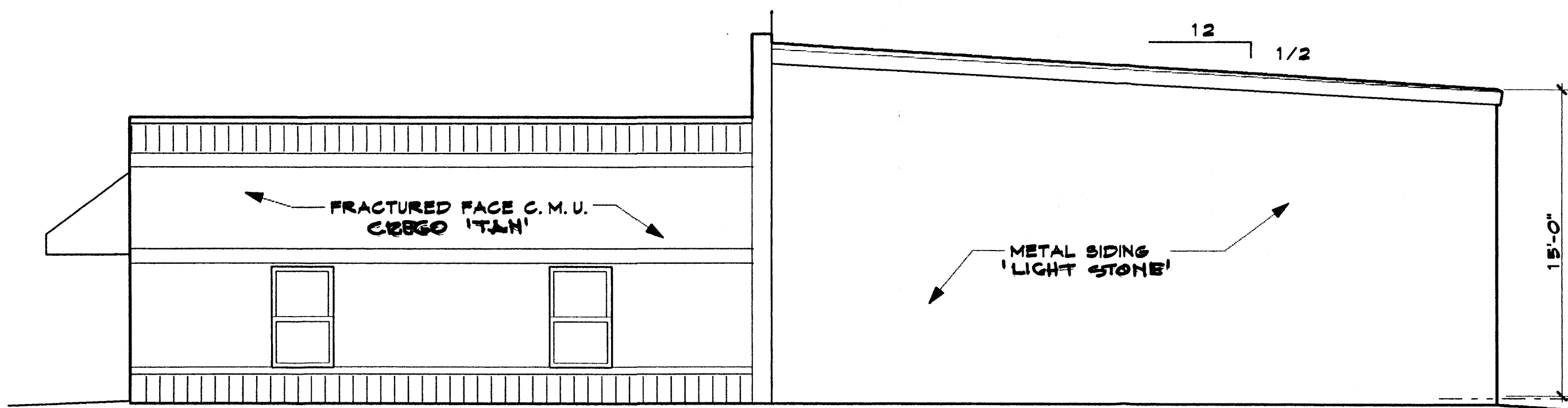
SHEET TITLE  
**BUILDING ELEVATIONS**

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

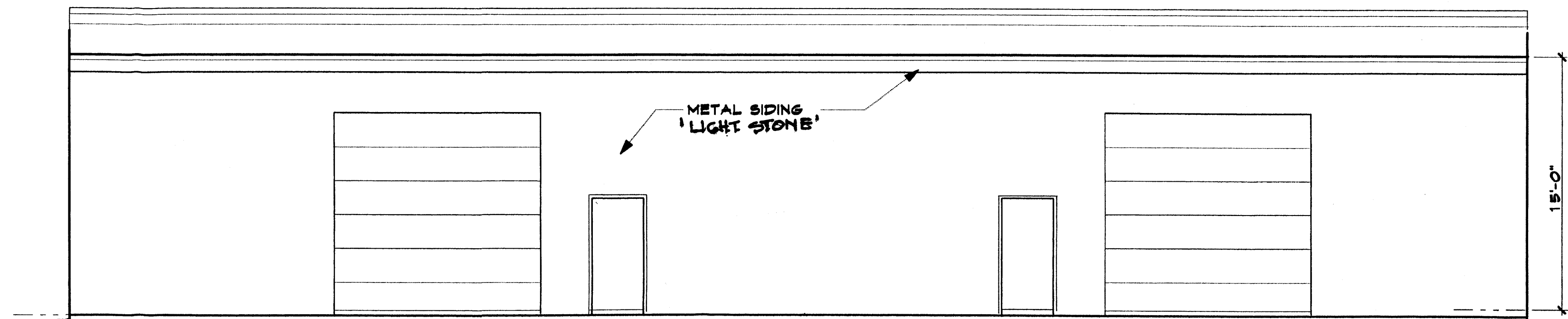
PROPOSED  
OFFICE / WAREHOUSE

JOB TITLE

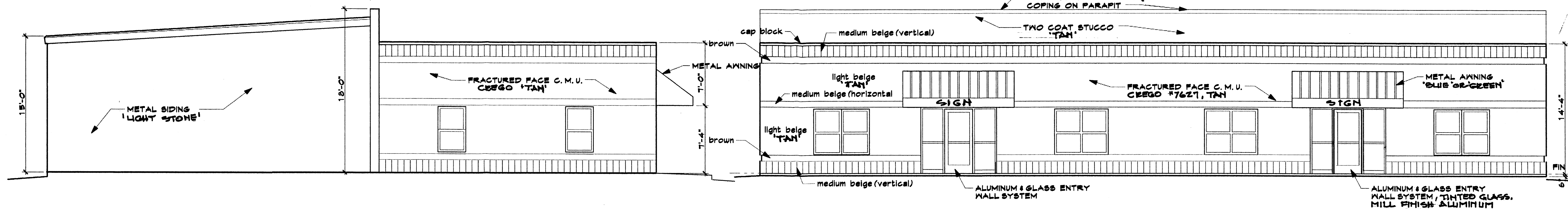
**5**



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



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



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

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

**GRADING/DRAINAGE PLAN**

The following items concerning Calle Alameda NE (lot 49 Alameda Business Park) are contained hereon:

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

**EXISTING CONDITIONS**

As shown by the vicinity map, the site contains .64 acres and is located south of Alameda Blvd. NE and west of Calle Alameda NE. The site drains from east to west. According to the Flood Insurance Rate Map Panel 0136-D, dated September 20, 1996, the site is not located within a 100-year flood zone.

**PROPOSED CONDITIONS**

As shown by the Grading/Drainage Plan, the project will consist of 5525 sf office/warehouse building with associated paved parking and landscape areas. A Master Drainage Plan was prepared by Bohannon-Huston on February 1999. The Master Plan has provided for a 10' foot drainage easement along the west property line, which will drain the developed run-off onto Paseo Alameda and into inlets which will drain into the common pond located west of Paseo Alameda NE. The site will be graded to drain to the west into the drainage easement provided by the Master Drainage Plan. 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 basin, as set for 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.

**DOWNSTREAM CAPACITY**

Per the approved Master Drainage Plan, free discharge has been allowed into the common ponding area provided by the Alameda Business Park Master Drainage Plan.

MIKE BAKER CONS. AREA 0.64ac.

PROJECT

ZONE 2

PRECIPITATION: 360=2.35in.

PRECIPITATION: 1440=2.75in.

PRECIPITATION: 10 DAY=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.	0ac.
TREATMENT B 0ac.	0ac.
TREATMENT C 0.64ac.	0.14ac.
TREATMENT D 0ac.	0.5ac.

**EXISTING EXCESS PRECIPITATION:**

Weighted E =  $(0.53)(0.00) + (0.78)(0.00) + (1.13)(0.64) + (2.12)(0.00) = 0.6ac.$   
 $= 1.13$

$V_{100-360} = (1.13)(0.64)/12 = 0.0602ac-f = 2625 cf$

**EXISTING PEAK DISCHARGE:**

$Q_{100} = (1.56)(0.00) + (2.28)(0.00) + (3.14)(0.64) + (4.70)(0.00) = 2.01cfs$

**PROPOSED EXCESS PRECIPITATION:**

Weighted E =  $(0.53)(0.00) + (0.78)(0.00) + (1.13)(0.14) + (2.12)(0.50) = 0.6ac.$   
 $= 1.90$

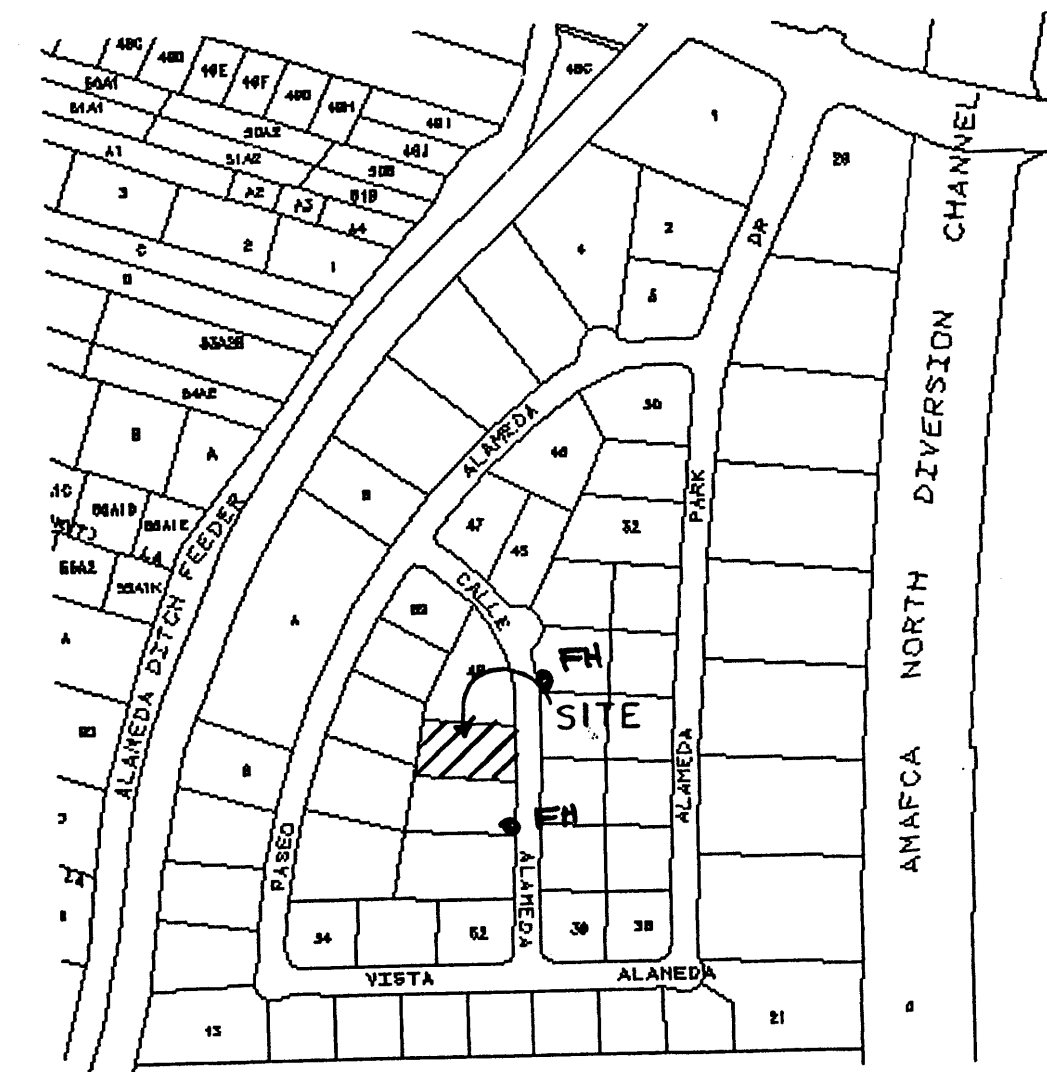
$V_{100-360} = (1.90)(0.64)/12.0 = 0.1012ac-f = 4411 cf$

$V_{100-1440} = (0.10)(0.50)(2.75 - 2.35)/12 = 0.1178ac-f = 5133 cf$

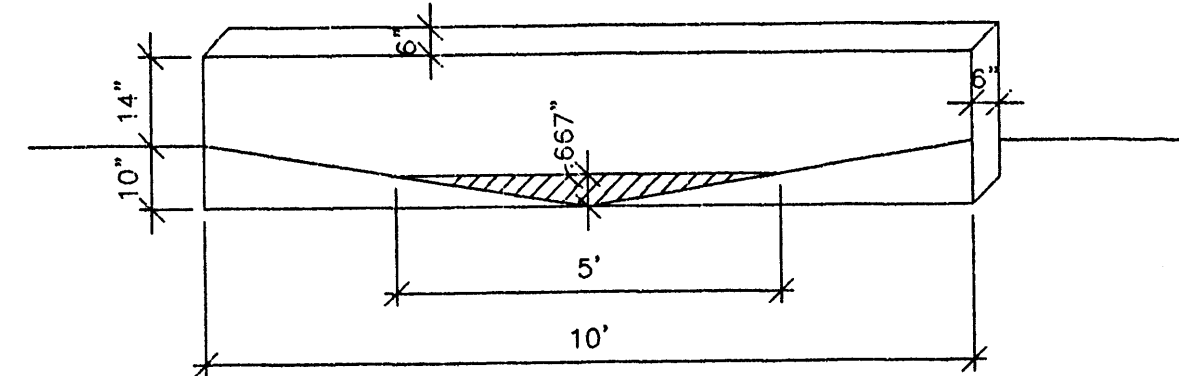
$V_{100-10day} = (0.10)(0.50)(3.95 - 2.35)/12 = 0.1675ac-f = 7298 cf$

**PROPOSED PEAK DISCHARGE:**

$Q_{100} = (1.56)(0.00) + (2.28)(0.00) + (3.14)(0.14) + (4.70)(0.50) = 2.79cfs$



VICINITY MAP C-16  
FIRM PANEL 0136 D



**STRUCTURE DETAIL**

N.T.S.

**ORFICE EQUATION CALCULATIONS FOR STRUCTURE TO PASS FLOWS**

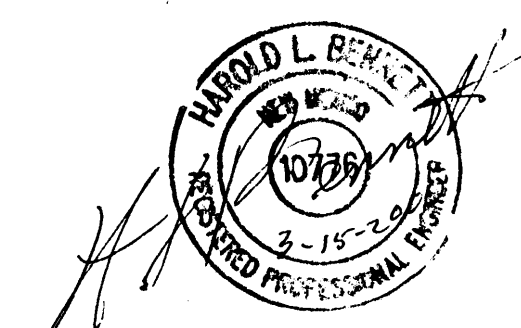
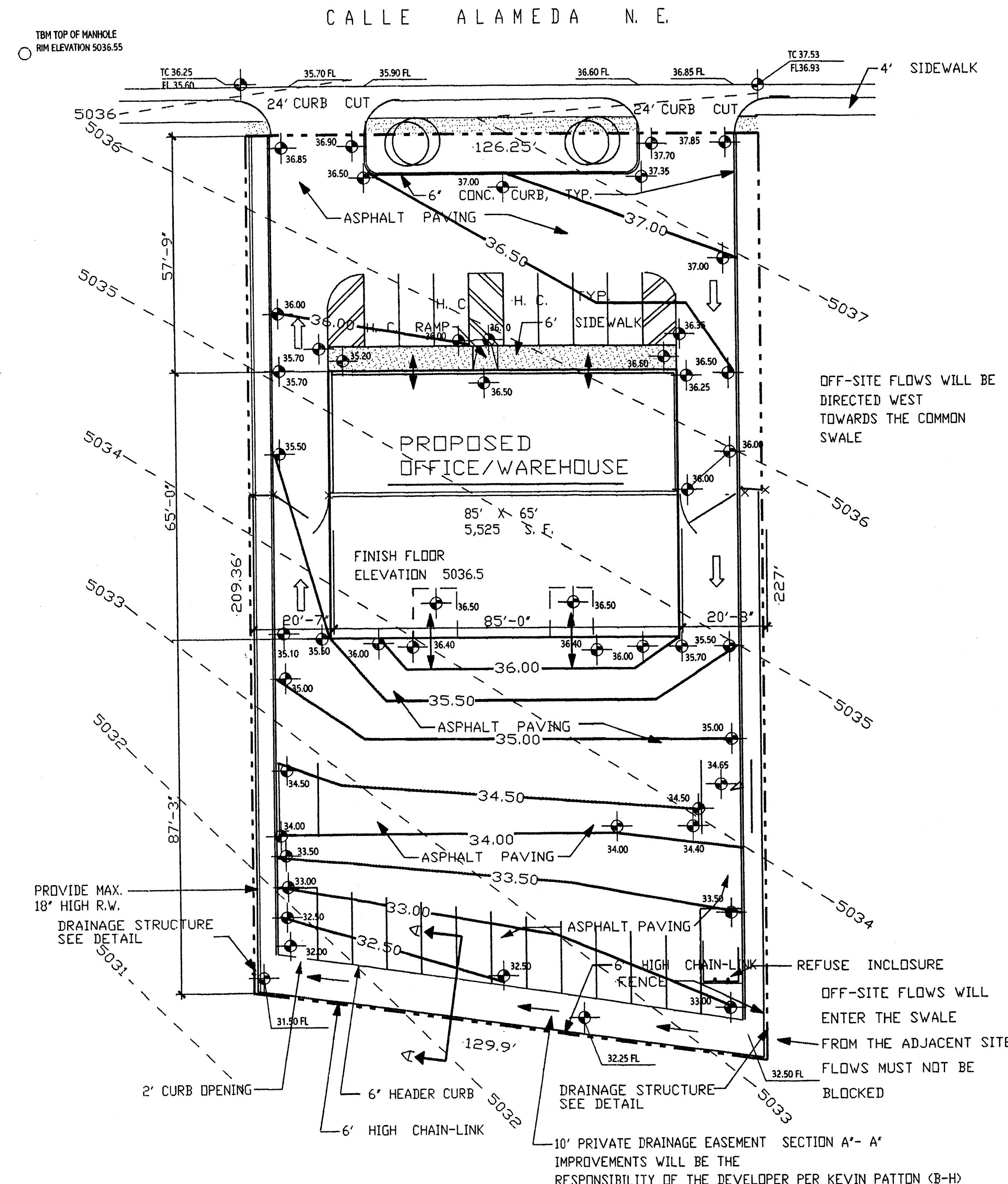
$Q = C_a (2gh)^{1/2}$   
 $Q = (.86)(1.67)(6.55)$   
 $Q = 9.40 cfs > 7.42 cfs$  off-site flows entering from the south

**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.



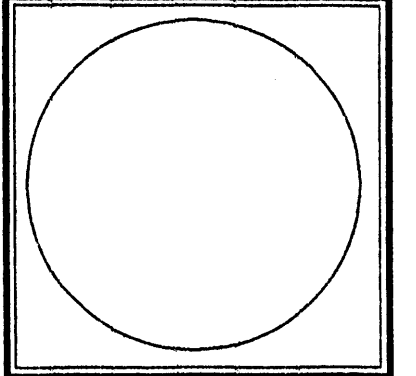
GRADING/DRAINAGE P L A N 1" = 20'

**SYMBOL LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- DESIGNED SPOT ELEVATION
- PROPERTY LINE
- EASEMENT LINE
- FLOW DIRECTION
- EXISTING SPOT ELEVATION
- DOWN SPOUT
- ABBREVIATION LEGEND
- 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 EXISTING MANHOLE JUST NORTH OF SITE  
 Elevation: 5036.55



JOB NO:  
 DATE: MARCH 3, 2000  
 REVISIONS

Sheet Title  
**GRADING + DRAINAGE PLAN**  
 Drawn By: BJM  
 Checked By:

**BJM DEVELOPMENT CONSULTANT**  
 DESIGN - PLANNER  
 Albuquerque, New Mexico

Project Name  
**LOT 49, MIKE BAKER SITE**  
 ALBUQUERQUE, NEW MEXICO

SHEET NO.  
**GD**