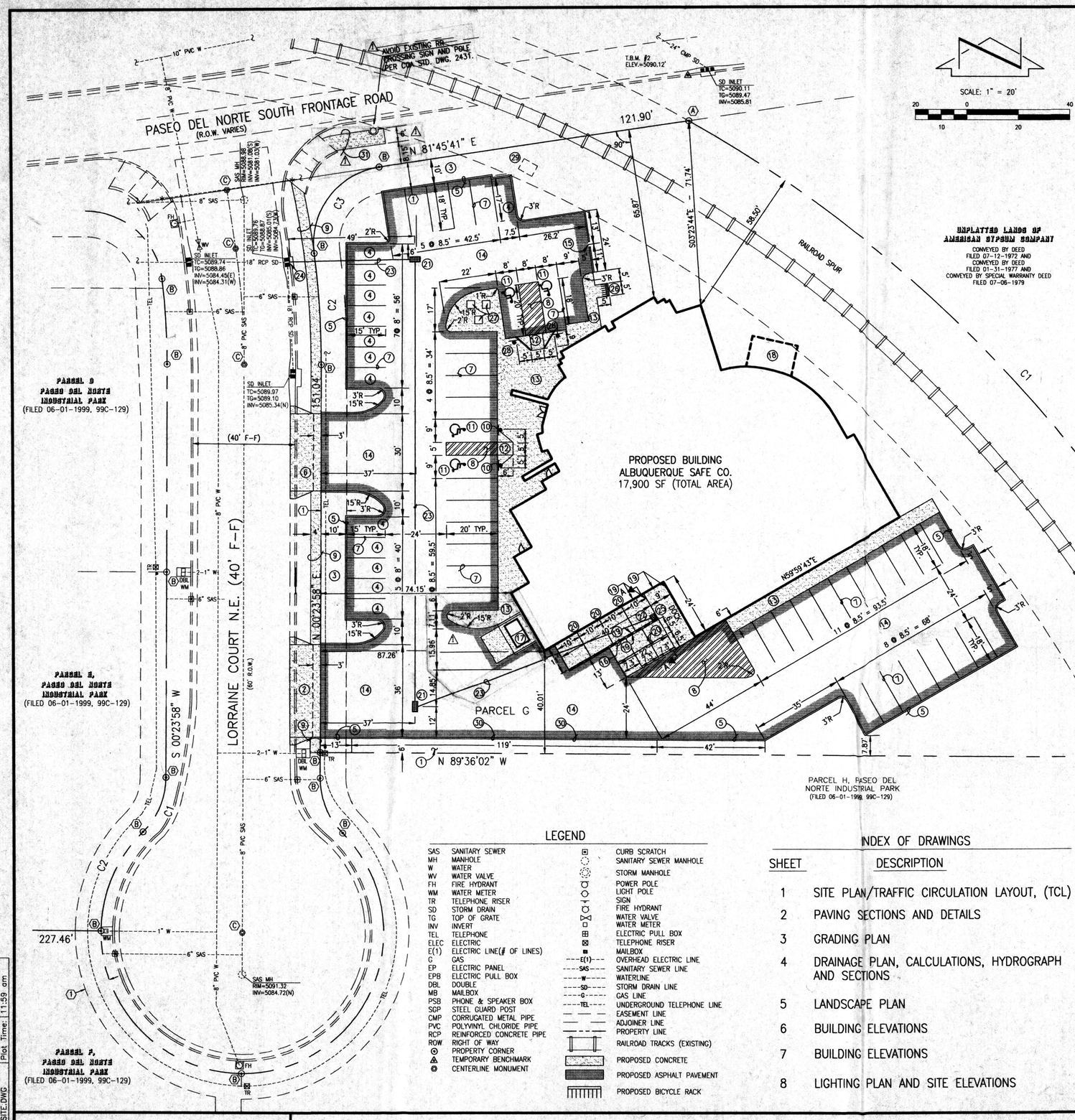


BOUNDARY TABLES

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	523.22'	338.44'	332.57'	S 41°50'43" E	37°03'40"
C2	330.00'	43.38'	43.35'	N 03°22'00" W	07°31'56"
C3	30.00'	46.54'	42.02'	N 37°18'51" E	88°53'39"

SITE INFORMATION

1. LEGAL DESCRIPTION: PARCEL 'G' PASEO DEL NORTE INDUSTRIAL PARK IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 01, 1999, IN MAP BOOK 99C, FOLIO 129
2. SITE: 1.5427 ACRES / 67,200 SF
   BUILDING FOOTPRINT: 0.3028 ACRES / 13,190 SF
3. ZONING IP (NO DEVELOPMENT PLAN EXISTS)
4. PARKING ANALYSIS
   A. REQUIRED

2750 SF 1ST FLOOR OFFICE (1/200)	14
2730 SF 2ND FLOOR OFFICE (1/300)	10
4892 SF SHOWROOM (1/200)	25
4295 WAREHOUSE & MEZZANINE (1/2000)	3
TOTAL:	52

(3 OF WHICH MUST BE HANDICAP SPACES)
(3 BICYCLE SPACES REQUIRED)

   B. PROVIDED

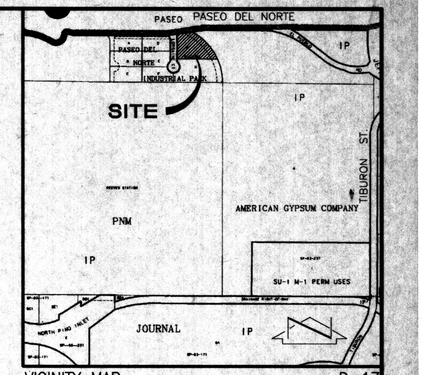
STANDARD SPACES	49
HANDICAP SPACES	4
(BICYCLE RACK W/MINIMUM OF 3 SPACES	1)
TOTAL:	53

13 SMALL CAR SPACES = 25% OF TOTAL

5. PROPOSED USE
   OFFICE / WAREHOUSE / SHOWROOM

NOTE:

THE CONSTRUCTION OF TRAFFIC CIRCULATION ELEMENTS SHOWN ON THIS PLAN MUST BE CERTIFIED BY THE ENGINEER OF RECORD PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



VICINITY MAP D-17
SCALE: 1" = 750' ±

EASEMENT KEYED NOTES

(1) 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 99C-129
(2) ORIGINAL 50' P.N.M. RIGHT-OF-WAY EASEMENT (RAILROAD SPUR) GRANTED BY DOCUMENT FILED 08-10-1956, BOOK D359, PAGES 283-288, COC. #3175.
(3) AMENDED 50' P.N.M. RIGHT-OF-WAY EASEMENT (RAILROAD SPUR) GRANTED BY DOCUMENT FILED 10-15-1956, BOOK D365, PAGES 383-388, DOC. #9158.
(4) AMENDED 50' P.N.M. RIGHT-OF-WAY EASEMENT (RAILROAD SPUR) GRANTED BY DOCUMENT FILED 05-28-1957, BOOK D387, PAGES 397-399, DOC. #30315

MONUMENTATION KEYED NOTES

(A) #5 REBAR WITH CAP STAMPED "WEAVER LS 6544" TAGGED WITH WASHER STAMPED "NMPS 11184"
(B) #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
(C) ALUMINUM DISK, C.O.A. CENTERLINE MONUMENT STAMPED "NMPS 11184, 1999"

SITE KEYED NOTES

(1) 6' SIDEYARD LANDSCAPING BUFFER
(2) CONSTRUCT ADA COMPLIANT 36' CONCRETE DRIVEPAD PER C.O.A. STD DWG. 2425
(3) 10' FRONTYARD LANDSCAPING BUFFER
(4) STENCIL "COMPACT CAR" OR "SMALL CAR" DESIGNATION WITH WHITE PAINTED LETTERING
(5) INSTALL EXTRUDED CONCRETE CURB PER TYPICAL SECTION, SHEET 2
(6) CONSTRUCT ADA COMPLIANT 30' CONCRETE DRIVEPAD PER C.O.A. STD. DWG. 2425.
(7) PAINT 4" WIDE WHITE PARKING STRIPE, TYPICAL
(8) PAINT 4" WIDE WHITE CROSS-HATCH PAVEMENT MARKINGS.
(9) CONSTRUCT 4' CONCRETE SIDEWALK AT PROPERTY LINE PER C.O.A. STD. DWG. 2430.
(10) INSTALL ADA APPROVED HANDICAP PARKING SIGN
(11) PAINT ADA APPROVED HANDICAP SYMBOL
(12) CONSTRUCT NEW CONCRETE HANDICAP RAMP. RAMP NOT TO EXCEED 1:12, SIDE FLARES NOT TO EXCEED 1:10.
(13) CONSTRUCT 6" TURNDOWN SIDEWALK PER TYPICAL SECTION, SHEET 2.
(14) CONSTRUCT NEW ASPHALT PAVING PER TYPICAL PAVEMENT SECTION, SHEET 2.
(15) 2'-0" CURB OPENING
(16) RETAINING WALL WITH HANDRAIL PER SECTION A-A, SHEET 2.
(17) CONSTRUCT REFUSE PAD AND APRON WITH SCREEN WALL PER C.O.A. SOLID WASTE DEPARTMENT STANDARDS.
(18) SECOND FLOOR BUILDING OVERHANG, ENCROACHMENT ADDRESSED BY ENCROACHMENT AGREEMENT BETWEEN PROPERTY OWNER AND P.N.M.
(19) EXPANSION JOINT
(20) 1/2" CONTRACTION JOINT
(21) SINGLE 'D' STORM INLET (SEE GRADING PLAN, SHEET 3)
(22) 18"x18" AREA DRAIN (SEE GRADING PLAN, SHEET 3)
(23) 6" D.I. DRAIN LINE (SEE GRADING PLAN, SHEET 3)
(24) DRAIN LINE CONNECTION TO EXISTING STORM DRAIN INLET (SEE GRADING PLAN, SHEET 3).
(25) LOADING DOCK PER ARCHITECTURAL PLANS.
(26) BICYCLE RACK (MINIMUM OF 3 SPACES).
(27) 3'x3' TREE WELL, TYPICAL OF 3.
(28) INSTALL ADA APPROVED HANDICAP PARKING SIGN WITH VAN ACCESSIBLE PLACARD.
(29) EXISTING RAILROAD CROSSING CONTROL BUILDING.
(30) CONSTRUCT CONCRETE HEADER CURB (PER TYPICAL SECTION SHEET 2)
(31) CONSTRUCT 6' WIDE CONCRETE SIDEWALK PER C.O.A. STD. DWG. 2430. TERMINATE SIDEWALK WITH SQUARED END AT EDGE OF RIGHT-OF-WAY EASEMENT.

LEGEND

SAS	SANITARY SEWER		CURB SCRATCH
MH	MANHOLE		SANITARY SEWER MANHOLE
W	WATER		STORM MANHOLE
WV	WATER VALVE		POWER POLE
FH	FIRE HYDRANT		LIGHT POLE
WM	WATER METER		SIGN
TR	TELEPHONE RISER		FIRE HYDRANT
SD	STORM DRAIN		WATER VALVE
TG	TOP OF GRATE		WATER METER
INV	INVERT		ELECTRIC PULL BOX
TEL	TELEPHONE		TELEPHONE RISER
ELEC	ELECTRIC		MAILBOX
E(1)	ELECTRIC LINE(# OF LINES)	E(1)	OVERHEAD ELECTRIC LINE
G	GAS	SAS	SANITARY SEWER LINE
EP	ELECTRIC PANEL	W	WATERLINE
EPB	ELECTRIC PULL BOX	SD	STORM DRAIN LINE
DBL	DOUBLE	G	GAS LINE
MB	MAILBOX	TEL	UNDERGROUND TELEPHONE LINE
PSB	PHONE & SPEAKER BOX		EASEMENT LINE
SGP	STEEL GUARD POST		ADJOINER LINE
CMP	CORRUGATED METAL PIPE		PROPERTY LINE
PVC	POLYVINYL CHLORIDE PIPE		RAILROAD TRACKS (EXISTING)
RCP	REINFORCED CONCRETE PIPE		PROPOSED CONCRETE
ROW	RIGHT OF WAY		PROPOSED ASPHALT PAVEMENT
	PROPERTY CORNER		PROPOSED BICYCLE RACK
	TEMPORARY BENCHMARK		
	CENTERLINE MONUMENT		

INDEX OF DRAWINGS

SHEET	DESCRIPTION
1	SITE PLAN/TRAFFIC CIRCULATION LAYOUT, (TCL)
2	PAVING SECTIONS AND DETAILS
3	GRADING PLAN
4	DRAINAGE PLAN, CALCULATIONS, HYDROGRAPH AND SECTIONS
5	LANDSCAPE PLAN
6	BUILDING ELEVATIONS
7	BUILDING ELEVATIONS
8	LIGHTING PLAN AND SITE ELEVATIONS

Project # 1000514
Application # 01450000000-00004

CASE NO:

PLANNING DIRECTOR, CITY OF ALBUQUERQUE	1/19/01 DATE
TRANSPORTATION DEVELOPMENT, CITY OF ALBUQUERQUE	1-17-01 DATE
CITY ENGINEER, CITY OF ALBUQUERQUE	1/10/01 DATE
UTILITY DEVELOPMENT, CITY OF ALBUQUERQUE	1/10/01 DATE
PARKS ~~DESIGN~~ AND ~~DEVELOPMENT~~, C.I.P., CITY OF ALBUQUERQUE Recreation	1/10/01 DATE

Solid Waste 12-28-00

DRB NO. 1000514

REVISED 12-21-2000
01-16-2001

JEFFREY G. MORTENSEN NEW MEXICO 8547 REGISTERED PROFESSIONAL ENGINEER
12-21-2000
01-16-2001

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
FAX: 505 345-4254 Email: jmainc@swcp.com

SITE PLAN / TRAFFIC CIRCULATION LAYOUT (TCL)
ALBUQUERQUE SAFE CO.

DESIGNED BY	J.A.P.
DRAWN BY	J.Y.R./S.G.H.
APPROVED BY	J.G.M./G.M.

NO.	DATE	BY	REVISIONS
1	01/01	J.A.P.	ADD SIDEWALK ON N. SIDE OF SITE, RELOCATE REFUSE PAD, APRON AND SCREEN WALL.

JOB NO. 2000.075.1
DATE 12-2000
SHEET 1 OF 8
(TCL SHEET 1 OF 2)

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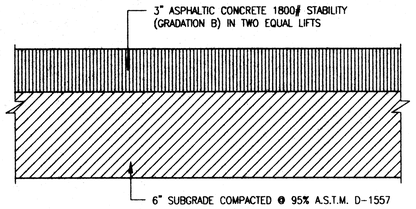
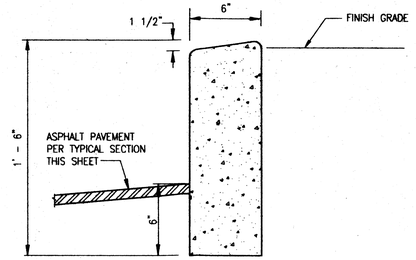
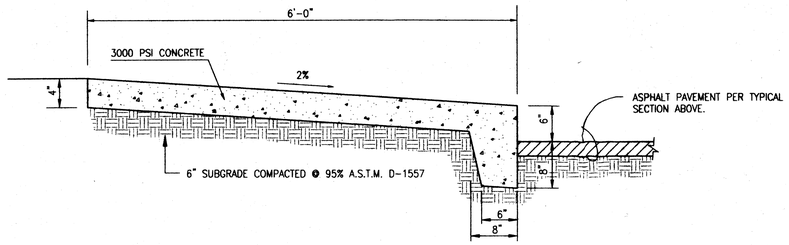
Plot Time: 11:59 am



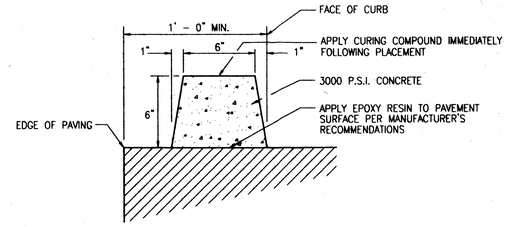
TYPICAL PAVEMENT SECTION
SCALE: 1" = 5"



TYPICAL HEADER CURB SECTION
SCALE: 1" = 6"



TURNDOWN SIDEWALK SECTION
SCALE: 1" = 1'-0"



TYPICAL EXTRUDED CONCRETE CURB SECTION
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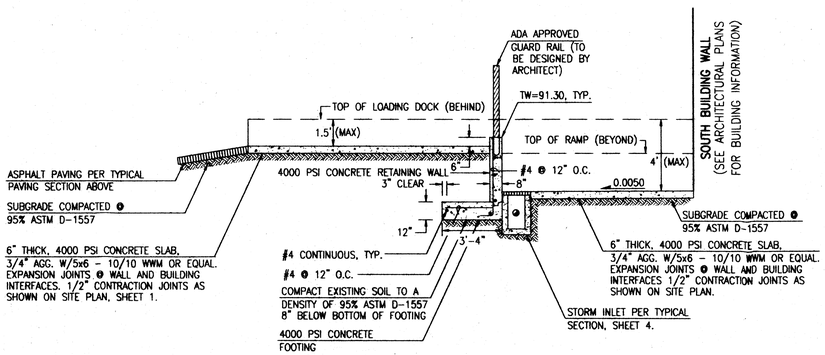
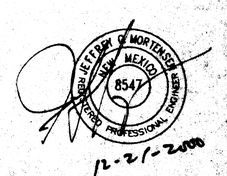


SECTION A-A
SCALE: 1"=4'-0"



JEFF MORTENSEN & ASSOCIATES, INC.
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ENGINEERS SURVEYORS (505) 345-4250
FAX 505 345-4254 Email jmainc@swcp.com

PAVING SECTIONS AND DETAILS
ALBUQUERQUE SAFE CO.

DESIGNED BY	J.A.P.
DRAWN BY	S.G.H./J.Y.R.
APPROVED BY	J.G.M./G.M.

NO.	DATE	BY	REVISIONS

JOB NO.	2000.075.1
DATE	12-2000
SHEET	2 OF 8

(TCL SHEET 2 OF 8)

File Path: [illegible]
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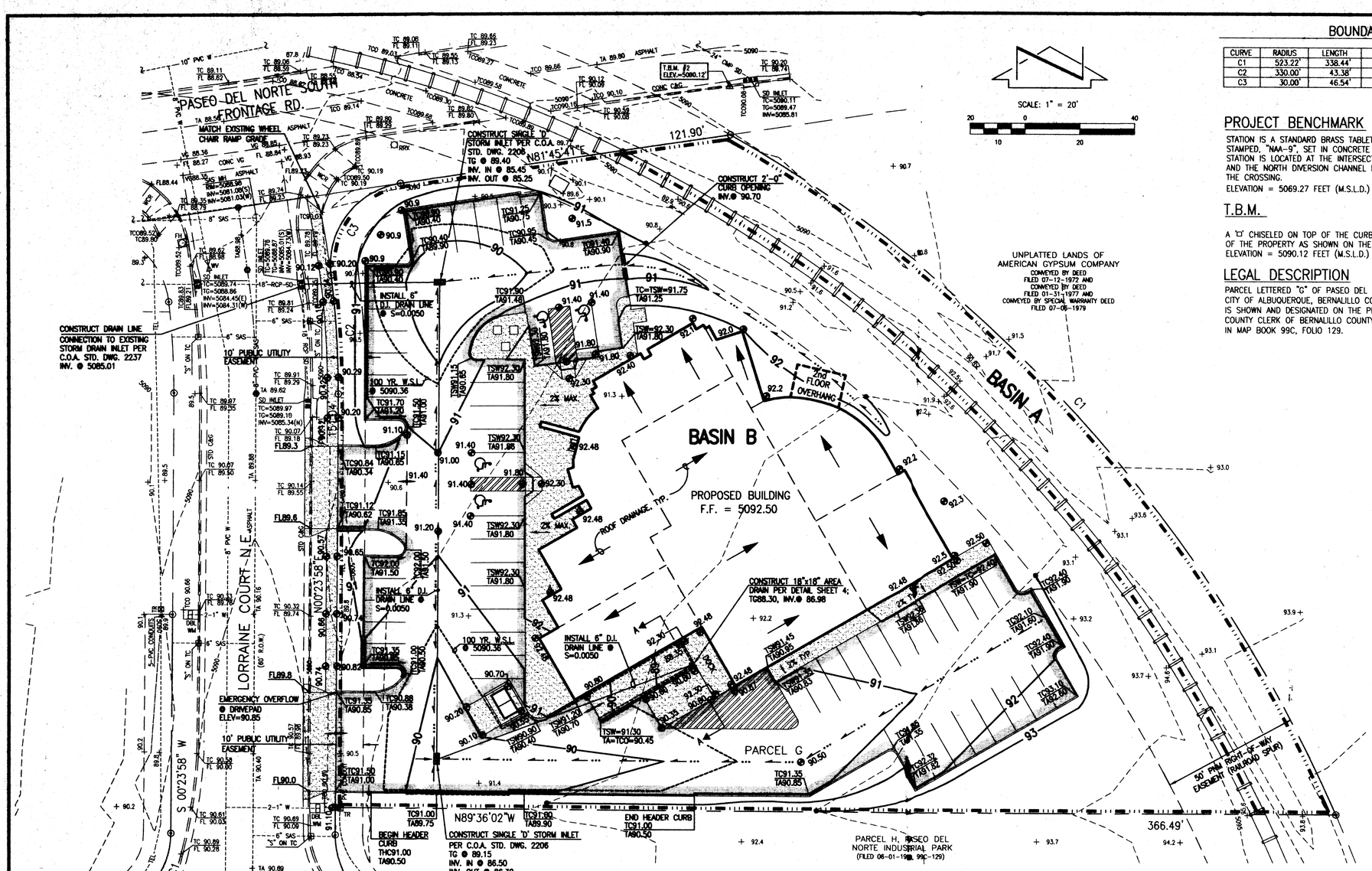
Plot Date: 12-20-2000
Plot Time: 12:01 pm



BOUNDARY TABLES

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	523.22'	338.44'	332.57'	S 41°50'43" E	37°03'40"
C2	330.00'	43.38'	43.35'	N 03°22'00" W	07°31'56"
C3	30.00'	46.54'	42.02'	N 37°18'51" E	88°53'39"

PROJECT BENCHMARK

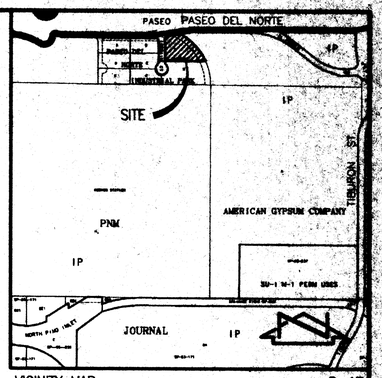
STATION IS A STANDARD BRASS TABLET (AMAFCA RIGHT-OF-WAY MARKER) STAMPED, "NAA-9", SET IN CONCRETE PROJECTING 0.3 FEET. THE STATION IS LOCATED AT THE INTERSECTION OF LOS ANGELES BLVD. N.E. AND THE NORTH DIVERSION CHANNEL IN THE SOUTHEAST QUADRANT OF THE CROSSING.
ELEVATION = 5069.27 FEET (M.S.L.D.)

T.B.M.

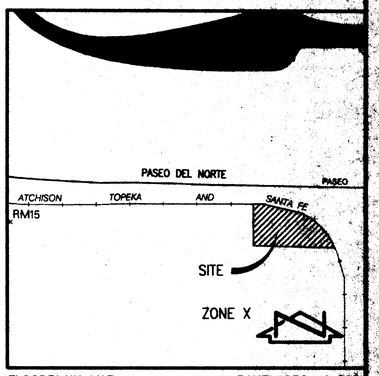
A 'D' CHISELED ON TOP OF THE CURB NEAR THE NORTHEAST CORNER OF THE PROPERTY AS SHOWN ON THE DRAWING.
ELEVATION = 5090.12 FEET (M.S.L.D.)

LEGAL DESCRIPTION

PARCEL LETTERED "G" OF PASEO DEL NORTE INDUSTRIAL PARK IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 01, 1999 IN MAP BOOK 99C, FOLIO 129.



VICINITY MAP D-17
SCALE: 1" = 750' ±



FLOODPLAIN MAP PANEL 136 of 825
SCALE: 1" = 500' ±

LEGEND

SAS	SANITARY SEWER		CURB SCRATCH
MH	MANHOLE		SANITARY SEWER MANHOLE
W	WATER		STORM MANHOLE
WV	WATER VALVE		POWER POLE
FH	FIRE HYDRANT		LIGHT POLE
WM	WATER METER		SIGN
TR	TELEPHONE RISER		FIRE HYDRANT
SD	STORM DRAIN		WATER VALVE
TG	TOP OF GRATE		WATER METER
INV	INVERT		ELECTRIC PULL BOX
TEL	TELEPHONE		TELEPHONE RISER
ELEC	ELECTRIC		MAILBOX
E(1)	ELECTRIC LINE(# OF LINES)		OVERHEAD ELECTRIC LINE
G	GAS		SANITARY SEWER LINE
EP	ELECTRIC PANEL		WATERLINE
EPB	ELECTRIC PULL BOX		STORM DRAIN LINE
DBL	DOUBLE		GAS LINE
MB	MAILBOX		UNDERGROUND TELEPHONE LINE
PSB	PHONE & SPEAKER BOX		EASEMENT LINE
SGP	STEEL GUARD POST		ADJOINER LINE
CMP	CORRUGATED METAL PIPE		PROPERTY LINE
PVC	POLYVINYL CHLORIDE PIPE		RAILROAD TRACKS
RCP	REINFORCED CONCRETE PIPE		PROPOSED CONCRETE
ROW	RIGHT OF WAY		PROPOSED ASPHALT PAVEMENT
	PROPERTY CORNER	91.27	PROPOSED SPOT ELEVATION
	TEMPORARY BENCHMARK	90	PROPOSED CONTOUR
	CENTERLINE MONUMENT		PROPOSED BASIN BOUNDARY
			PROPOSED DIRECTION OF FLOW
			PROPOSED HIGH POINT
			PROPOSED RETAINING WALL
			PROPOSED ROOF DRAINAGE

CONSTRUCTION NOTES:

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM 260-1990 (ALBUQUERQUE AREA), 1-800-321-ALERT (2537) (STATEWIDE), FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
3. 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.
4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
5. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
6. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN RIGHT-OF-WAY. AN APPROVED COPY OF CITY THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
7. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
8. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
9. THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.

EROSION CONTROL MEASURES:

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
3. THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
4. ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE YARD, EXCAVATED MATERIAL, ETC.) SHALL BE RE-SEEDED ACCORDING TO C.O.A. SPECIFICATION 1012 "NATIVE GRASS SEEDING". THIS WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.

File Path: D:\WORK\7051GP\ Plot Date: 12-12-2000
File Name: 7051GP.DWG Plot Time: 3:34 pm

JEFF MORTENSEN & ASSOCIATES, INC.
6400-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
FAX 505 345-4254 Email: jmainc@swcp.com

GRADING PLAN
ALBUQUERQUE SAFE CO.

APPROVALS	NAME	DATE
HYDROLOGY		
SIDEWALK INSPECTOR		
STORM DRAIN MAINTENANCE		

DESIGNED BY J.A.P.
DRAWN BY J.Y.R./S.G.H.
APPROVED BY J.G.M./G.M.

NO.	DATE	BY	REVISIONS

JOB NO. 2000.075.2
DATE 12-2000
SHEET 3 OF 4
(GRADING AND DRAINAGE SHEET 1 OF 1)

CALCULATIONS

I. PRECIPITATION ZONE = 2

II. $P_{6,100} = P_{360} = 2.35$ IN.

III. TOTAL AREA (A_T) = 67,180 SF / 1.54 AC

IV. EXISTING LAND TREATMENT

A. BASIN A (A_T = 8,840 SF / 0.20 AC)

TREATMENT	AREA (SF/AC)	%
C	8,840/0.20	100

B. BASIN B (A_T = 58,340 SF / 1.34 AC)

TREATMENT	AREA (SF/AC)	%
C	58,340/0.25	100 100

V. DEVELOPED LAND TREATMENT

A. BASIN A (A_T = 8,840 SF / 0.20 AC)

TREATMENT	AREA (SF/AC)	%
C	C 8,840/0.20	100

B. BASIN B (A_T = 58,340 SF / 1.34 AC)

TREATMENT	AREA (SF/AC)	%
B	7,730/0.18	13
C	10,790/0.25	19
D	39,820/0.91	68

VI. EXISTING CONDITION

A. BASIN A

1. VOLUME

$E_W = (E_AA_A+E_BA_B+E_CA_CE_DA_D)/A_T$

$E_W = [(1.13)(0.20)]/0.20 = 1.13$ IN.

$V_{100,6-HR} = (E_W/12)A_T$

$V_{100,6-HR} = (1.13/12)0.20 = 0.0188$ AC. FT. / 820 CF

2. PEAK DISCHARGE

$Q_P = Q_{PA}A_A+Q_{PB}A_B+Q_{PC}A_C + Q_{PD}A_D$

$Q_P = Q_{100} = (3.14)(0.20) = 0.6$ CFS

B. BASIN B

1. VOLUME

$E_W = (E_AA_A+E_BA_B+E_CA_CE_DA_D)/A_T$

$E_W =[(1.13)(1.34)]/1.34 = 1.13$ IN.

$V_{100,6-HR} = (E_W/12)A_T$

$V_{100,6-HR} = (1.13/12)1.34 = 0.1262$ AC. FT. / 5,500 CF

2. PEAK DISCHARGE

$Q_P = Q_{PA}A_A+Q_{PB}A_B+Q_{PC}A_C + Q_{PD}A_D$

$Q_P = Q_{100} = (3.14)(1.34) = 4.2$ CFS

VII. DEVELOPED CONDITION

A. BASIN A

1. VOLUME

$E_W = (E_AA_A+E_BA_B+E_CA_CE_DA_D)/A_T$

$E_W = [(1.13)(0.20)]/0.20 = 1.13$ IN.

$V_{100,6-HR} = (E_W/12)A_T$

$V_{100,6-HR} = (1.13/12)0.20 = 0.0188$ AC. FT. / 820 CF

2. PEAK DISCHARGE

$Q_P = Q_{PA}A_A+Q_{PB}A_B+Q_{PC}A_C + Q_{PD}A_D$

$Q_P = Q_{100} = (3.14)(0.20) = 0.6$ CFS

B. BASIN B

1. VOLUME

$E_W = (E_AA_A+E_BA_B+E_CA_CE_DA_D)/A_T$

$E_W =[(0.78)(0.18)+(1.13)(0.25)+(2.12)(0.91)]/1.34 = 1.76$ IN.

$V_{100,6-HR} = (E_W/12)A_T$

$V_{100,6-HR} = (1.76/12)1.34 = 0.1960$ AC. FT. / 8,540 CF

2. PEAK DISCHARGE

$Q_P = Q_{PA}A_A+Q_{PB}A_B+Q_{PC}A_C + Q_{PD}A_D$

$Q_P = Q_{100} = (2.28)(0.18)+(3.14)(0.25)+(4.70)(0.91) = 5.5$ CFS

3. DISCHARGE CALCULATIONS

a. INLET CAPACITY (SINGLE 'D' STORM INLET) USING ORIFICE EQUATION

$Q=CA\ (2gh)^{1/2}$

WHERE:

A = 2.28 SF (SINGLE 'D' STORM INLET HALF CLOGGED)
g = 32.2 FPS
C = 0.6
h = 1.6 FT
Q = 13.9 CFS

CALCULATIONS (CONTINUED)

b. PIPE INLET CAPACITY (ORIFICE EQUATION)

$Q=CA\ (2gh)^{1/2}$

WHERE:

A = 0.20 SF (6" PIPE)
g = 32.2 FPS
C = 0.6
h = 5.0 FT
Q = 2.2 CFS

c. PIPE DISCHARGE CAPACITY (USING FLOWMASTER BY HAESTAD METHODS WITH HAZEN-WILLIAMS EQUATION)

WHERE:

P_1 = 0
P_2 = 0
Z_1 = 90.30
Z_2 = 85.01
L = 50 FT
C = 130.0
Q = 2.5 CFS

*THEREFORE PIPE INLET CAPACITY GOVERNS

4. HYDROGRAPH CALCULATIONS

a. BASE TIME

$t_B = 2.107E(A_T / Q_P) - 0.25(A_D / A_T)$

E = 1.76 IN.
A_T = 1.34 AC.
Q_P = 5.5 CFS
A_D = 0.91 AC.
t_B = 0.74 HR. = 44 MIN.

b. TIME TO PEAK

$t_P = 0.7\ t_C + (1.6 - A_D / A_T)/12$

t_C = 0.2 HR.
A_D = 0.91 AC.
A_T = 1.34 AC.
t_P = 0.22 HR. = 13 MIN.

c. TIME OF PEAK

$t_{PK} = 0.25(A_D / A_T)$

A_D = 0.91 AC.
A_T = 1.34 AC.
t_{PK} = 0.17 HR. = 10 MIN.

5. POND VOLUME CALCULATIONS (AVERAGE END AREA METHOD)

a. SOUTH POND

ELEVATION	AREA (SF)	VOLUME (CF)	Σ VOLUME (CF)
89.15	0		
		700	700
90.00	1650		
		4080	4780
90.85	7950		

b. LOADING DOCK

ELEVATION	AREA (SF)	VOLUME (CF)	Σ VOLUME (CF)
88.30	0		
		50	50
89.00	150		
		250	300
90.00	350		
		115	415
90.30	420		

c. NORTH POND

ELEVATION	AREA (SF)	VOLUME (CF)	Σ VOLUME (CF)
89.40	0		
		330	330
90.00	1090		
		2200	2530
90.85	4090		

d. Σ PONDS = 4780 + 415 + 2530 = 7725CF > $V_{RQRD.}$

100 YEAR WATER SURFACE LEVEL (WSL) = 5090.36

VIII. COMPARISON

A. BASIN A

ΔV_{100} = 820 − 820 = 0 CF / 0.0 AC. FT. (NO CHANGE)
ΔQ_{100} = 0.6 − 0.6 = 0.0 CFS (NO CHANGE)

B. BASIN B

ΔV_{100} = 8,540 − 5,500 = 3,040 CF / 0.0698 AC. FT. (INCREASE)
ΔQ_{100} = 4.2 − 2.3 = 1.7 CFS (DECREASE)

C. Σ BASINS (ENTIRE SITE)

ΔV_{100} = [(8,540 + 820) − (5,500 + 820)
= 3,040 CF / 0.0698 AC. FT. (INCREASE)

ΔQ_{100} = [(4.2 + 0.6) − (2.2 + 0.6)]
= 2.0 CFS (DECREASE)

DRAINAGE PLAN

INTRODUCTION AND EXECUTIVE SUMMARY

THIS SUBMITTAL IS MADE IN SUPPORT OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT, BUILDING PERMIT AND SO-19 APPROVALS FOR THE PROPOSED ALBUQUERQUE SAFE COMPANY SITE. THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF A TWO-STORY, 17,900 SQUARE FOOT BUILDING, A 53 SPACE ASPHALT PAVED PARKING LOT WITH TWO DRIVEPAD ENTRANCES TO LORRAINE COURT NE, AS WELL AS ASSOCIATED LANDSCAPING IMPROVEMENTS. THE SITE, LOCATED ON LORRAINE COURT IN THE PASEO DEL NORTE INDUSTRIAL PARK IN ALBUQUERQUE'S NORTHEAST HEIGHTS, IS SOUTH OF PASEO DEL NORTE AND WEST OF JEFFERSON STREET. THE PROPOSED IMPROVEMENTS ARE IN ACCORDANCE WITH A PREVIOUSLY APPROVED MASTER DRAINAGE PLAN. THE DESIGNED OUTFALL, VIA CONTROLLED DISCHARGE, IS TO AN EXISTING STORM DRAIN LOCATED AT THE NORTHWEST CORNER OF THE SITE. THERE WILL BE AN EXCHANGE OF CURRENTLY UNDEVELOPED LAND FOR AN AREA OF IMPERVIOUS PAVING AND BUILDING IMPROVEMENTS. AS A RESULT, THE HYDROLOGY OF THE SITE WILL BE IMPACTED AS DEMONSTRATED IN THE DRAINAGE CALCULATIONS CONTAINED HEREON. WITH A DECREASE OF 2.0 CFS IN PEAK DISCHARGE DUE TO PROPOSED DETENTION PONDING. THERE WILL BE NO DOWNSTREAM IMPACT EXPERIENCED AS DISCHARGE FROM THIS SITE WILL REMAIN WITHIN THE ALLOWABLE DISCHARGE ESTABLISHED BY THE MASTER DRAINAGE PLAN AS WELL AS PREVIOUS SUBMITTALS IN THIS AREA. A DRAINAGE INFORMATION SHEET IS INCLUDED WITH THIS SUBMITTAL. NO INFRASTRUCTURE IS ANTICIPATED, HENCE AN INFRASTRUCTURE LIST IS NOT INCLUDED WITH THIS SUBMITTAL. FURTHERMORE, NO PLATTING IS PROPOSED.

REFERENCES AND BACKGROUND DOCUMENTS

THE FOLLOWING IS A BRIEF LIST OF DRAINAGE PLANS RELEVANT TO THE DEVELOPMENT OF THIS SITE:

1. MASTER DRAINAGE PLAN, PASEO DEL NORTE INDUSTRIAL PARK, DATED 11-18-98, PREPARED BY JEFF MORTENSEN AND ASSOCIATES INC. (D-17/D-67). THIS PLAN ESTABLISHES THE ALLOWABLE DISCHARGE FROM THE SUBJECT PROPERTY TO BE 2.5 CFS. THIS VALUE IS A RESULT OF PRIOR DOWNSTREAM CAPACITY ANALYSIS.
2. ENGINEER'S CERTIFICATION, MASTER DRAINAGE PLAN, PASEO DEL NORTE INDUSTRIAL PARK, DATED 01-28-99, PREPARED BY JEFF MORTENSEN AND ASSOCIATES INC. (D-17/D-67). THIS PLAN ILLUSTRATES CONFORMANCE WITH THE IMPROVEMENTS PROPOSED AS PART OF THE CONCEPTUAL GRADING PLAN AND MASTER DRAINAGE PLAN.
3. TRULY NOLEN GRADING AND DRAINAGE PLAN, DATED 05-05-00, PREPARED BY JEFF MORTENSEN AND ASSOCIATES INC. (D17/D67C). THIS PLAN ILLUSTRATES CONFORMANCE WITH THE MASTER DRAINAGE PLAN FOR THIS AREA.

PROJECT DESCRIPTION

AS SHOWN BY THE VICINITY MAP, THE SITE IS LOCATED AT THE SOUTHEAST CORNER OF LORRAINE COURT AND THE PASEO DEL NORTE SOUTH FRONTAGE ROAD APPROXIMATELY 800 FEET WEST OF JEFFERSON STREET NE. THE SITE IS ZONED IP. THE LEGAL DESCRIPTION IS: PARCEL G, PASEO DEL NORTE INDUSTRIAL PARK. AS SHOWN BY PANEL 136 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS, BERNALILLO COUNTY, NEW MEXICO, AND INCORPORATED AREAS, DATED SEPTEMBER 20, 1996, THIS SITE DOES NOT LIE WITHIN, NOR UPSTREAM OF A DESIGNATED FLOOD HAZARD ZONE. THE PROPOSED IMPROVEMENTS INCLUDE CONSTRUCTION OF A TWO-STORY, 17,900 SQUARE FOOT BUILDING, A 53 SPACE ASPHALT PAVED PARKING LOT WITH TWO DRIVEPAD ENTRANCES TO LORRAINE COURT NE, AS WELL AS ASSOCIATED LANDSCAPING IMPROVEMENTS. A SITE VISIT CONDUCTED BY THIS OFFICE CONFIRMED THAT THE SITE APPEARS AS IS ILLUSTRATED ON THE A.L.T.A./A.C.S.M. LAND TITLE SURVEY PREPARED BY JEFF MORTENSEN AND ASSOCIATES, INC. SEPTEMBER 1999.

EXISTING CONDITIONS

AT PRESENT, THIS SITE IS UNDEVELOPED AND CONSISTS OF TWO DRAINAGE BASINS, BASINS A AND B AS ILLUSTRATED ON THE ACCOMPANYING GRADING PLAN. BASIN A CONSISTS OF THAT PORTION OF THE PROPERTY WHICH LIES EAST OF THE EXISTING RAILROAD SPUR AT THE EAST END OF THE SITE. THIS AREA DRAINS SOUTHEAST TO NORTHWEST VIA A GRADED FLOWLINE INTO THE PASEO DEL NORTE SOUTH FRONTAGE ROAD AND INTO THE EXISTING STORM DRAIN INLET LOCATED THEREIN. BASIN B CONSISTS OF THAT PORTION OF THE PROPERTY WEST OF THE RAILROAD SPUR. THIS AREA DRAINS SOUTHEAST TO NORTHWEST VIA SHEETFLOW AND EXPERIENCES FREE DISCHARGE INTO LORRAINE COURT AND THE STORM DRAIN INLETS LOCATED THEREIN. PRELIMINARY ROUGH GRADING WAS ACCOMPLISHED IN CONJUNCTION WITH THE CONSTRUCTION OF THE PASEO DEL NORTE INDUSTRIAL PARK. AN EXISTING 18" PUBLIC STORM DRAIN, WITH A SINGLE TYPE 'C' AND SINGLE TYPE 'A' STORM INLET, IS LOCATED AT THE WEST END OF THE SITE WITHIN THE LORRAINE COURT RIGHT-OF-WAY. THIS DRAINAGE FACILITY WAS CONSTRUCTED IN ACCORDANCE WITH THE MASTER DRAINAGE PLAN FOR THE PURPOSE OF PROVIDING AN OUTFALL FOR DEVELOPED RUNOFF FROM THE PASEO DEL NORTE INDUSTRIAL PARK. OFFSITE FLOWS DO NOT ENTER THE SITE FROM LORRAINE COURT OR THE PASEO DEL NORTE SOUTH FRONTAGE ROAD TO THE WEST AND NORTH RESPECTIVELY, WHICH ARE DEVELOPED STREETS WITH CURB AND GUTTER. OFFSITE FLOWS DO NOT ENTER THE SITE FROM PARCEL H TO THE SOUTH WHICH EXHIBITS PARALLEL TOPOGRAPHY AND IS SEPARATED BY AN EARTHEN BERM AT THE PROPERTY LINE. OFFSITE FLOWS DO NOT ENTER THE SITE FROM THE EAST AS AN EXISTING RAISED RAILROAD SPUR SERVING PNM SEPARATES THE EAST PORTION OF THE SITE FROM THE PROPERTIES ADJACENT TO THE EAST. AS ILLUSTRATED ON THE CONCEPTUAL GRADING PLAN AND IN THE MASTER DRAINAGE PLAN FOR THIS SITE, THE ALLOWABLE DISCHARGE FROM THIS SITE INTO THE AFOREMENTIONED STORM DRAIN IS 2.5 CFS. WITH FREE DISCHARGE FROM THE SITE, THIS ALLOWABLE DISCHARGE IS CURRENTLY EXCEEDED.

DEVELOPED CONDITIONS

THE PROPOSED DEVELOPMENT CONSISTS OF NEW BUILDING CONSTRUCTION WITH ASSOCIATED PARKING AND LANDSCAPING IMPROVEMENTS. RUNOFF FROM BASIN A WILL CONTINUE IN HISTORIC FLOWPATHS FROM SOUTHEAST TO NORTHWEST AND INTO THE STORM DRAIN INLET AND ASSOCIATED STORM DRAIN SYSTEM WITHIN THE PASEO DEL NORTE SOUTH FRONTAGE ROAD. DEVELOPED AND UNDEVELOPED RUNOFF FROM BASIN B WILL BE DIRECTED TO ONE OF THREE PROPOSED STORM DRAIN INLETS. AN AREA DRAIN AT THE BOTTOM OF THE LOADING DOCK RAMP AT THE SOUTHWEST CORNER OF THE BUILDING WILL CONVEY RUNOFF FROM THE RAMP AREA TO A SECOND STORM INLET VIA A 6" DRAIN LINE. THIS SECOND STORM DRAIN INLET, LOCATED NEAR THE SOUTHWEST CORNER OF THE SITE WILL ACCEPT RUNOFF FROM THE SOUTH PORTION OF THE SITE AS WELL AS APPROXIMATELY HALF OF THE WEST PORTION OF THE SITE. IN ADDITION TO THAT RUNOFF FROM THE LOADING DOCK AREA, THIS STORM DRAIN INLET IN TURN CONVEYS RUNOFF TO THE THIRD STORM DRAIN INLET LOCATED NEAR THE NORTHWEST CORNER OF THE SITE. THIS INLET ACCEPTS THE PREVIOUSLY DISCUSSED RUNOFF FROM THE FIRST TWO INLETS IN ADDITION TO RUNOFF FROM THE NORTHWEST CORNER OF THE SITE. A GRADED FLOWLINE ON THE WEST SIDE OF THE RAILROAD SPUR WILL CONVEY UNDEVELOPED RUNOFF INTO THE IMPROVED ASPHALT PAVED PARKING LOT AND INTO THE THIRD STORM DRAIN INLET. RUNOFF FROM THIS INLET EXITS, VIA CONTROLLED DISCHARGE THROUGH A 6" DRAIN LINE, INTO THE BACK OF AN EXISTING STORM DRAIN INLET WITHIN LORRAINE COURT. SURROUNDING EACH OF THE THREE INLETS ARE DETENTION PONDING AREAS VARYING IN SIZE FROM 415 TO 2040 CUBIC FEET IN VOLUME. COMBINED, THESE PONDING AREAS ARE LARGER THAN THE REQUIRED POND VOLUME CALCULATED AS PART OF THE HYDROGRAPH CALCULATIONS CONTAINED HEREON. IF THE DISCHARGE TO THE EXISTING STORM DRAIN INLET WERE TO BECOME CLOGGED, RUNOFF WOULD OVERFLOW INTO LORRAINE COURT AND INTO THE EXISTING PUBLIC STORM DRAIN INLET.

DRAINAGE PLAN (CONTINUED)

GRADING PLAN

THE GRADING PLAN SHOWS: 1) EXISTING GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'0" INTERVALS AS TAKEN FROM THE A.L.T.A./A.C.S.M. SURVEY PREPARED BY JEFF MORTENSEN AND ASSOCIATES, INC. IN SEPTEMBER OF 1999 2) PROPOSED GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'0" INTERVALS, 3) THE LIMIT AND CHARACTER OF THE EXISTING IMPROVEMENTS, 4) THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS, AND 5) CONTINUITY BETWEEN EXISTING AND PROPOSED GRADES. THE GRADING PLAN APPEARS ON SHEET 1 OF 2 OF THIS SUBMITTAL.

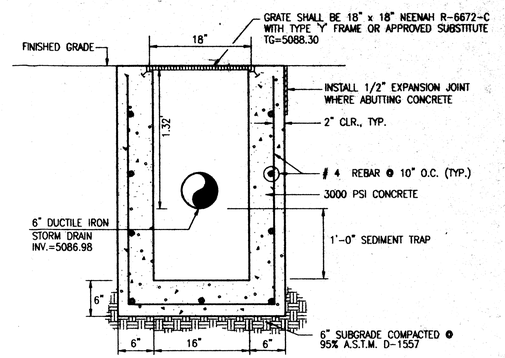
CALCULATIONS

THE CALCULATIONS CONTAINED HEREIN ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100 YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY, 1993, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED. ALSO CONTAINED HEREIN ARE CALCULATIONS FOR POND VOLUME, UTILIZING THE AVERAGE END AREA METHOD, PIPE INLET CAPACITY, UTILIZING THE ORIFICE EQUATION, PIPE DISCHARGE CAPACITY UTILIZING THE HAZEN-WILLIAMS EQUATION, AS WELL AS CALCULATIONS FOR A HYDROGRAPH PER SUBSECTION A-8, HYDROGRAPH FOR SMALL WATERSHED. AS DEMONSTRATED BY THESE CALCULATIONS THERE WILL BE A GROSS INCREASE IN THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED BY THIS SITE. AS FURTHER DEMONSTRATED BY HYDROGRAPH AND ORIFICE CALCULATIONS, THE PROPOSED DETENTION POND WILL RESTRICT THE PEAK RATE OF DISCHARGE FROM THIS SITE TO 2.2 CFS WHICH IS A NET DECREASE IN THE PEAK RATE OF RUNOFF GENERATED BY THIS SITE.

CONCLUSION

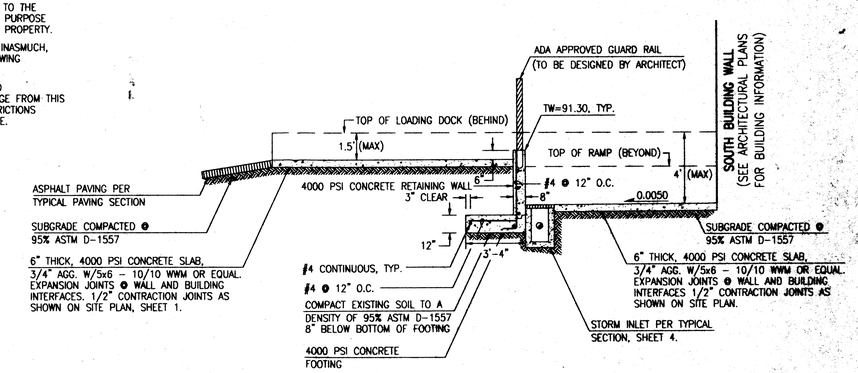
THE PROPOSED CONTROLLED DISCHARGE OF RUNOFF FROM THIS SITE TO THE DOWNSTREAM DRAINAGE FACILITY IS APPROPRIATE DUE TO THE FOLLOWING FACTORS:

1. THIS PLAN IS CONSISTENT WITH THE REQUIREMENTS ESTABLISHED BY THE PREVIOUSLY APPROVED CONCEPTUAL GRADING AND MASTER DRAINAGE PLAN FOR THIS SITE, AS WELL AS WITH GRADING AND DRAINAGE PLANS FOR NEARBY PROPERTIES WITHIN THE PASEO DEL NORTE INDUSTRIAL PARK.
2. DEVELOPED AND UNDEVELOPED RUNOFF WILL BE CONVEYED TO THE DRAINAGE FACILITIES DESIGNED AND CONSTRUCTED FOR THE PURPOSE OF PROVIDING AN OUTFALL FOR STORM RUNOFF FROM THIS PROPERTY.
3. THERE ARE NO IMPROVEMENTS PROPOSED WITHIN BASIN A. INASMUCH, THIS BASIN REMAINS UNAFFECTED BY THIS SUBMITTAL, ALLOWING HISTORIC DRAINAGE PATTERNS TO CONTINUE UNALTERED.
4. THE COMBINATION OF DETENTION PONDING AND CONTROLLED DISCHARGE RESULTS IN A NET DECREASE IN PEAK DISCHARGE FROM THIS SITE, BRINGING THE SITE INTO COMPLIANCE WITH THE RESTRICTIONS ESTABLISHED BY THE MASTER DRAINAGE PLAN FOR THIS SITE.



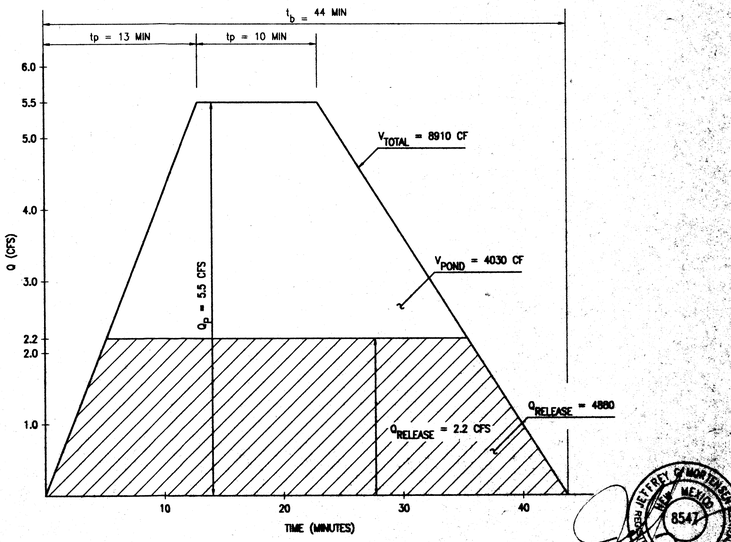
TYPICAL STORM INLET SECTION

SCALE: 1" = 1' - 0"



SECTION A-A

SCALE: 1"=4'-0"



HYDROGRAPH

JEFFREY G. MORTENSEN NEW MEXICO 8547 REGISTERED PROFESSIONAL ENGINEER
12-19-2000

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File Name: 0752J1.DWG | Plot Time: 3:39 pm

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
FAX: 505 345-4254 Email: jmainc@swcp.com

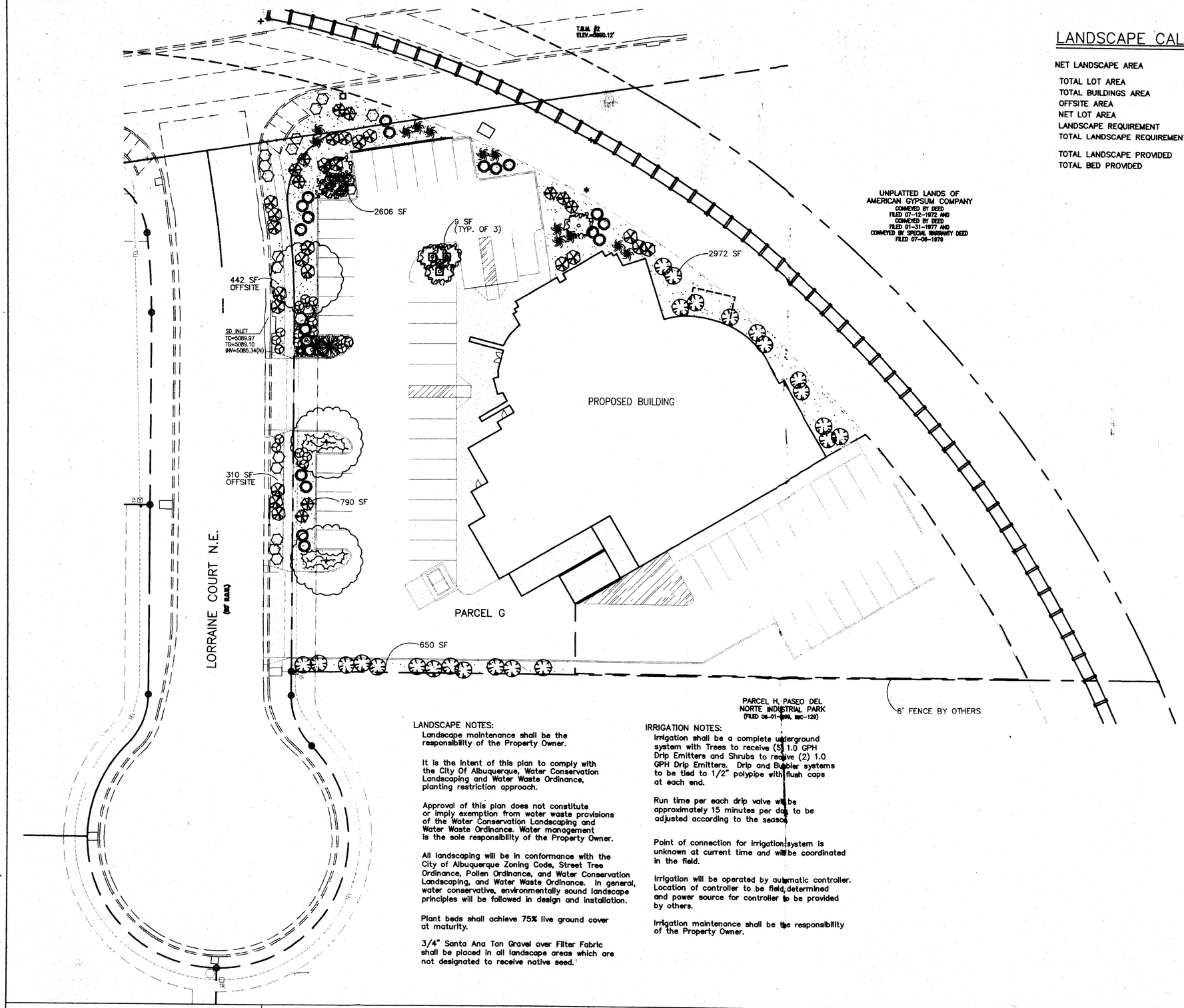
DRAINAGE PLAN, CALCULATIONS, HYDROGRAPH AND SECTIONS
ALBUQUERQUE SAFE CO.

DESIGNED BY J.A.P.
DRAWN BY J.Y.R.
APPROVED BY J.G.M./G.M.

NO.	DATE	BY	REVISIONS

JOB NO. 2000.075.2
DATE 12-2000
SHEET 4 OF 8

(GRADING AND DRAINAGE SHEET 2 OF 2)



LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA

TOTAL LOT AREA	67,200	square feet
TOTAL BUILDINGS AREA	17,913	square feet
OFFSITE AREA	1,552	square feet
NET LOT AREA	47,735	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	7,160	square feet
TOTAL LANDSCAPE PROVIDED	7,770	square feet
TOTAL BED PROVIDED	7,770	square feet

PLANT LEGEND

- ASH (H) OR HONEY LOCUST (H) 4
  Fraxinus pennsylvanica
  Gleditsia triacanthos
  2" Cal.
- WASHINGTON HAWTHORN (H) 6
  Crataegus phaenopyrum
  15 Gal.
- PALM YUCCA (L) 2
- MAIDENGRASS (M) 12
  Miscanthus sinensis
  5 Gal.
- ROSEMARY (M) 20
  Rosmarinus officianalis
  5 Gal.
- INDIAN HAWTHORN (M) 22
  Raphiolepis indica
  5 Gal.
- PHOTINIA (M) 10
  Photinia frasera
  5 Gal.
- TAM JUNIPER (M) 6
  Juniperus sabina
  5 Gal.
- AUTUMN SAGE (M) 20
  Salvia greggii
  2 Gal.
- CHAMISA (L) 24
  Chrysothamnus nauseosus
  1 Gal.
- WILDFLOWER 18
  1 Gal.
- OVERSIZED GRAVEL
  & BOULDERS
- 3/4" SANTA ANA GRAVEL
  WITH FILTER FABRIC
- RAKED EARTH
- COMMERCIAL GRADE
  STEEL EDGING

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 Ana Tan 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 and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe 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.

SCALE: 1" = 20'

20 0 40
10 20

STATE OF NEW MEXICO
CRAIG E. SLETHER
#67
REGISTERED
LANDSCAPE
ARCHITECT
12-29-00

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
it@hilltoplandscaping.com

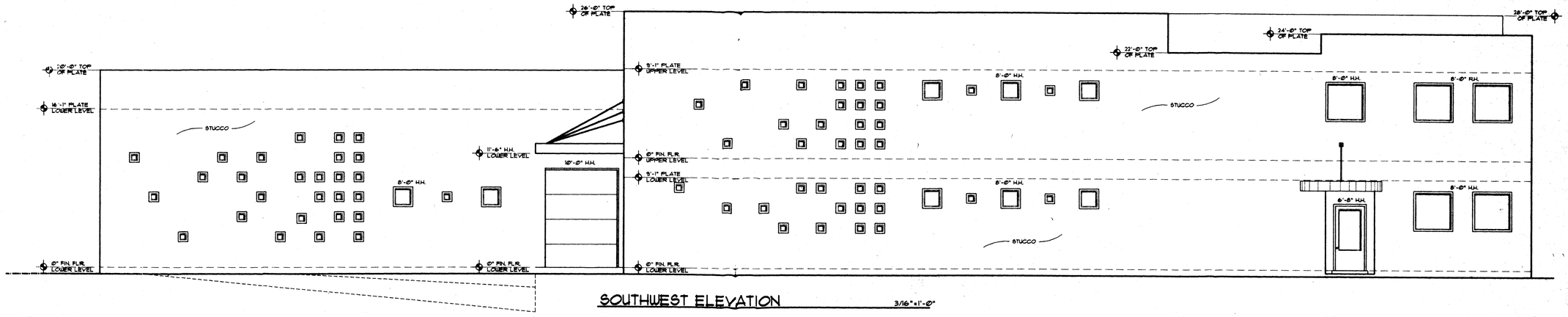
LANDSCAPE PLAN
ALBUQUERQUE SAFE CO.

DESIGNED BY: JLF
DRAWN BY: JLF
APPROVED BY: JD

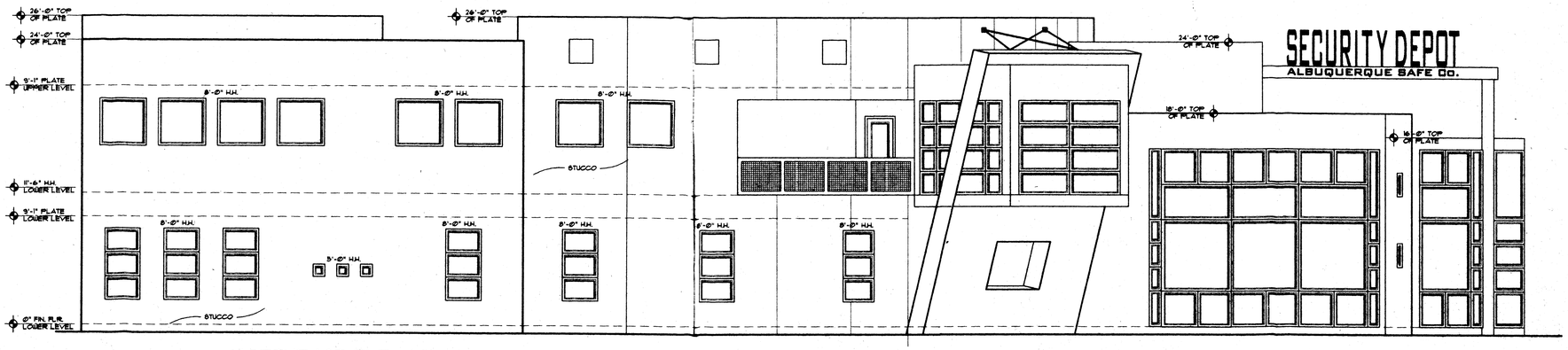
NO.	DATE	BY	REVISIONS

JOB NO. 2000.075.1
DATE 11-2000
SHEET 5 OF 8

File: \\Hilltop\HOME\JOBS\COMMERCIAL\Albuquerque Safe Co\12-29-00\LS1.dwg Plotted: 2000-12-29 11:41:47



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



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

STATE OF NEW MEXICO
PAUL R. McDONALD
NO. 2396
REGISTERED ARCHITECT
10/19/00

BUILDING ELEVATIONS

6 OF 8

Tomenstock
Complete Design & Drafting Services
Tom Burnett
Phone 898-2536

Koinonia Architects
ARCHITECT + GENERAL CONTRACTOR
3601 EUBANK NE, Albuquerque, NM 87111
(505) 293-1251 FAX (505) 293-9971

ALL MEASUREMENTS + DIMENSIONS TO BE CHECKED + CONFIRMED BY OWNER AND CONTRACTOR PRIOR TO CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR AND OWNER ASSUME THE RESPONSIBILITY OF THE CONSTRUCTION AND OWNER

ELEVATION PLAN

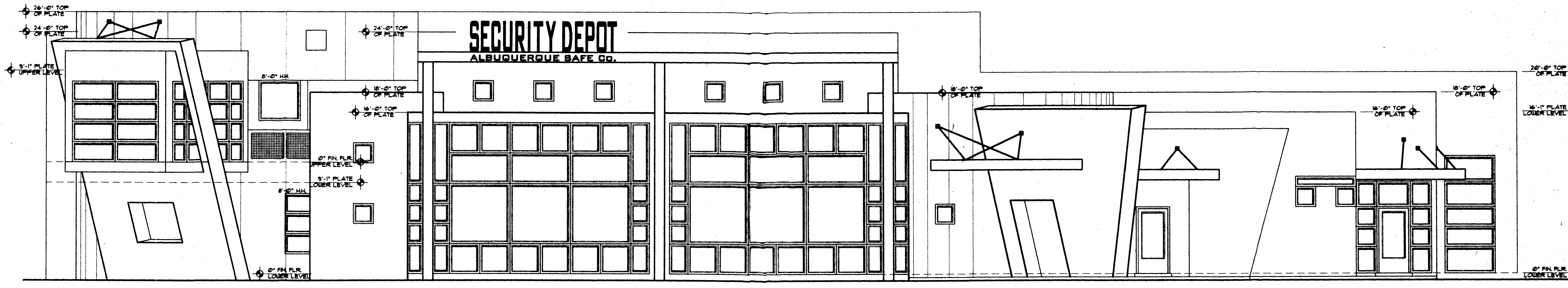
SHEET No. 8 OF 14
DATE 10/19/00

Albuquerque Safe Co.
PARCEL "G"
LORRAINE COURT N.E.
ALBUQUERQUE, NEW MEXICO

DRAWN BY:	CHECKED BY:	REVIEWED BY:
TB	PAUL PM	OWNER

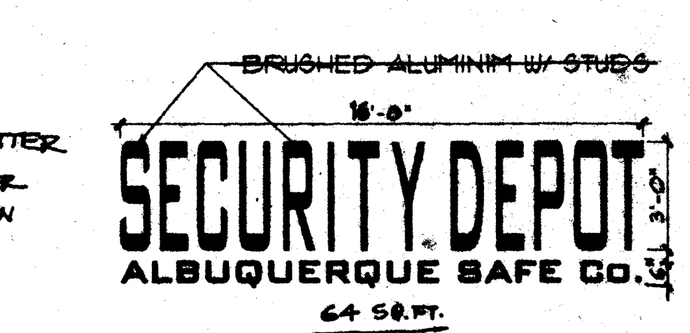
REVISIONS	DATE: 8/2/00	8/7/00	8/14/00	8/22/00	9/01/00	9/13/00	9/14/00	9/18/00

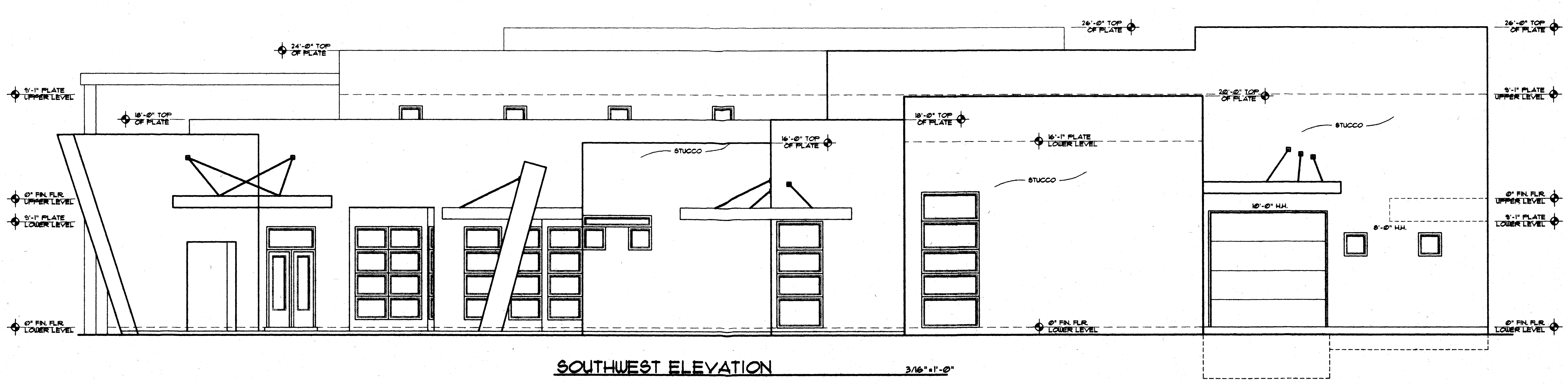
albuquerque OCT 19, 2000 7:59 AM



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

6" DEEP LIGHTED MTL. CAN LETTER BLUE WITH WHITE LEXAN COVER ATTACHED TO "I" BEAM AS SHOWN





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

albsave.dwg OCT 19, 2000 7:59 AM

Tomenstock
Computer Designed Homes & Drafting Services
Tom Buttrey

Koinonia Architects
ARCHITECT & GENERAL CONTRACTOR
Albuquerque, NM 87112

ALL MEASUREMENTS & DIMENSIONS TO BE CHECKED & CONFIRMED BY OWNER AND CONTRACTOR. THE STRUCTURAL INTEGRITY OF THIS PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER

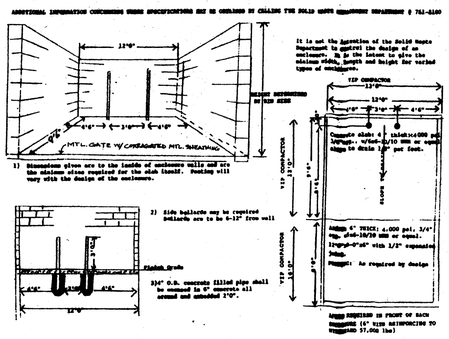
ELEVATION PLAN

SHEET No. 9 OF 14
DATE: 10/13/00

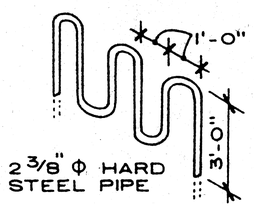
Albuquerque Safe Co.
PARCEL "G"
LORRAINE COURT NE.
ALBUQUERQUE, NEW MEXICO

DRAWN BY: TB
CHECKED BY: DB/PH
REVISED BY: OWNER
REVISIONS DATE: 6/12/00, 8/7/00, 8/16/00, 8/21/00, 9/22/00, 10/11/00, 10/12/00, 10/14/00, 10/19/00

STATE OF NEW MEXICO
PAUL R. McDONALD
NO. 2396
REGISTERED ARCHITECT



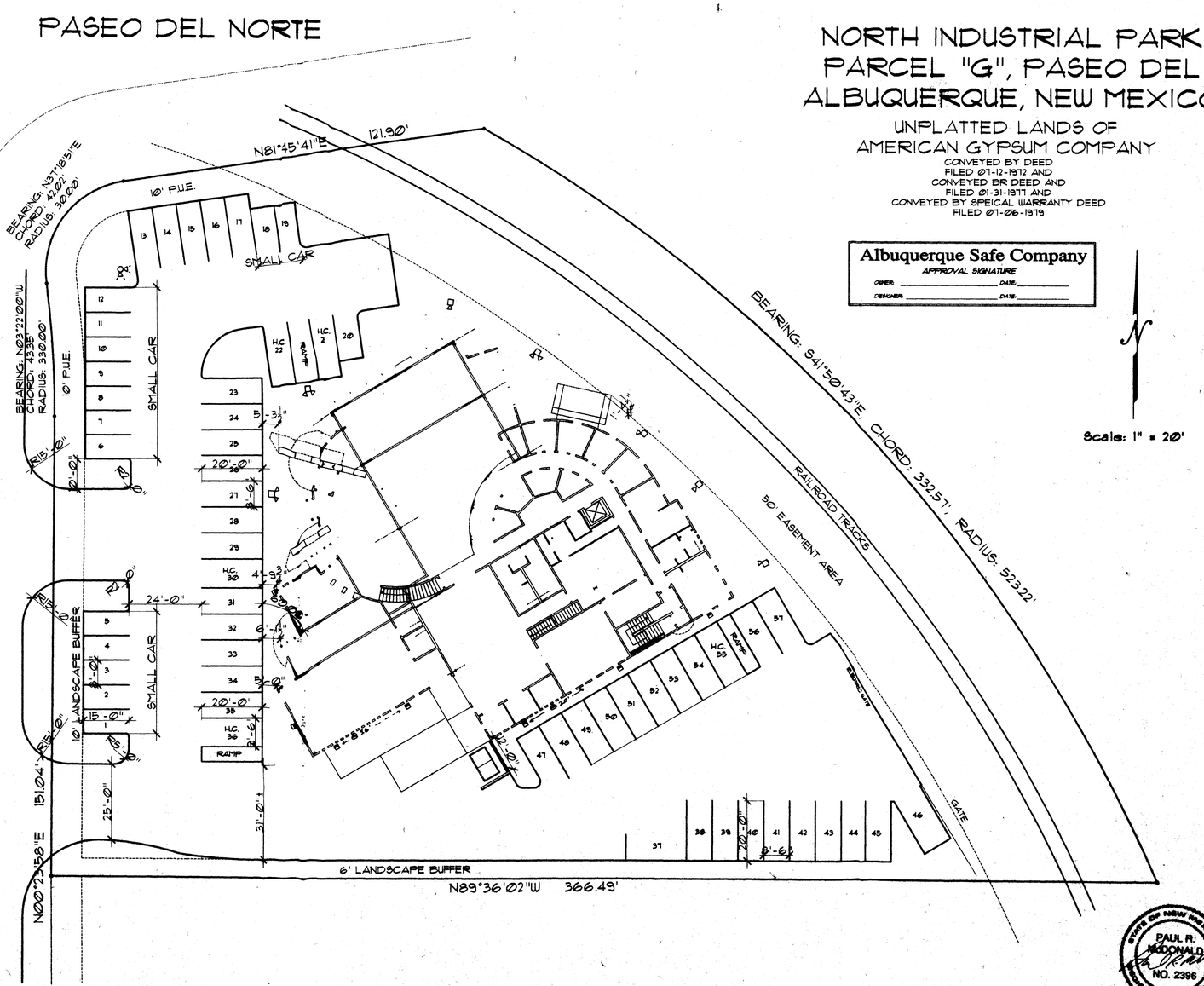
RIBBON RACK



NOTE:
THE INTENT OF THIS DRAWING IS TO ILLUSTRATE THE LOCATION OF LIGHTING FIXTURES FOR THE SITE. THIS PLAN DOES NOT REPRESENT THE SITE PLAN FOR REVIEW AND APPROVAL PURPOSES. FOR SITE PLAN INFORMATION, REFER TO SHEET 1 OF 8.

LIGHTING PLAN LEGEND

- 175 W Metal Halide (MH) ground-mounted wall-wash fixture with barn doors
- 175 W Metal Halide (MH) adjustable flood fixture (@ 16' & 20') w/ visor to comply with lighting code
- 2- 250 W Metal Halide (MH) 20' pole-mounted adjustable flood fixture w/ visor to comply with lighting code



NORTH INDUSTRIAL PARK PARCEL "G", PASEO DEL ALBUQUERQUE, NEW MEXICO

UNPLATTED LANDS OF
AMERICAN GYPSUM COMPANY
CONVEYED BY DEED
FILED 01-12-1972 AND
CONVEYED BY DEED AND
FILED 01-31-1977 AND
CONVEYED BY SPECIAL WARRANTY DEED
FILED 01-26-1979

Albuquerque Safe Company
APPROVAL SIGNATURE
OWNER: _____ DATE: _____
DESIGNER: _____ DATE: _____

PAUL R. McDONALD
NO. 2396
REGISTERED ARCHITECT
STATE OF NEW MEXICO
10/9/00

LIGHTING PLAN AND SITE ELEVATIONS

Tomenstock Drilling Services
Tom Burkhalter

Komonia Architects
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SITE PLAN
SHEET NO. 1 OF 1
DATE 10/19/00
Albuquerque Safe Co.
PARCEL "G"
LORRAINE COURT N.E.
ALBUQUERQUE, NEW MEXICO
DRAWN BY: TB
CHECKED BY: PRM
CHECKED BY: PRM
CHECKED BY: PRM
REVISIONS
DATE/DESCRIPTION

8 OF 8

STOKPLOT.DWG Oct 19, 2000 8:55:08am