

Application **00420-00000-01129**
 CASE NUMBER: **1000624**

This plan is consistent with the specific site development plan approval by the **Environmental Planning Commission (EPC) DRB** on _____ and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

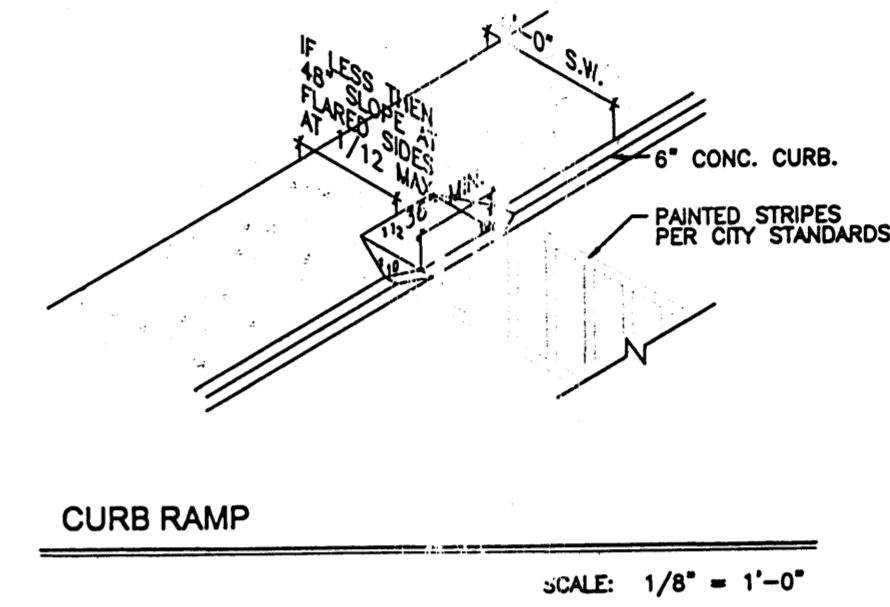
SITE DEVELOPMENT PLAN

Rebel Dantz **8-29-00**
 Traffic Engineer, Transportation Division Date
Adrienne E. Candalaria **8/22/00**
 Park & Recreation Department Date
Roger A. Brown **8-15-00**
 Public Works, Water Utilities Division Date
Frank J. Aguirre **8-22-00**
 City Engineer, Engineering Division/ AMAFCA Date
Meresa Sue Baca **8-30-00**
 Refuse Department Date
 APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.
Jan 3 **9/7/00**
 City Planner, Albuquerque / Bernalillo Date
 County Planning Division

ZONE ATLAS MAP: C-16
 (SEE SHEET C FOR MAP)

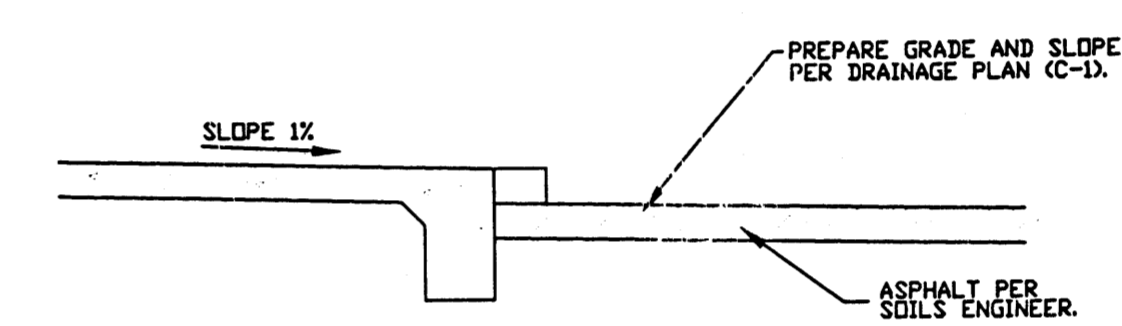
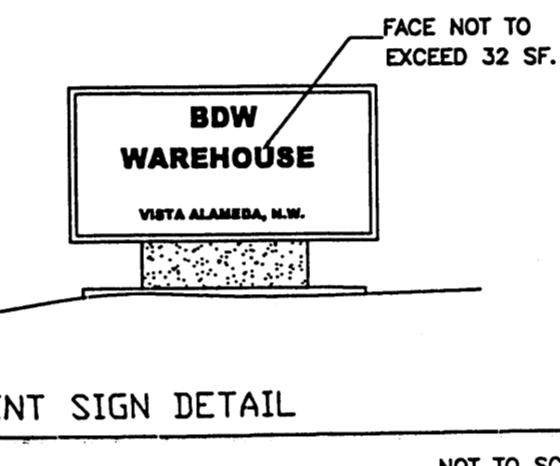
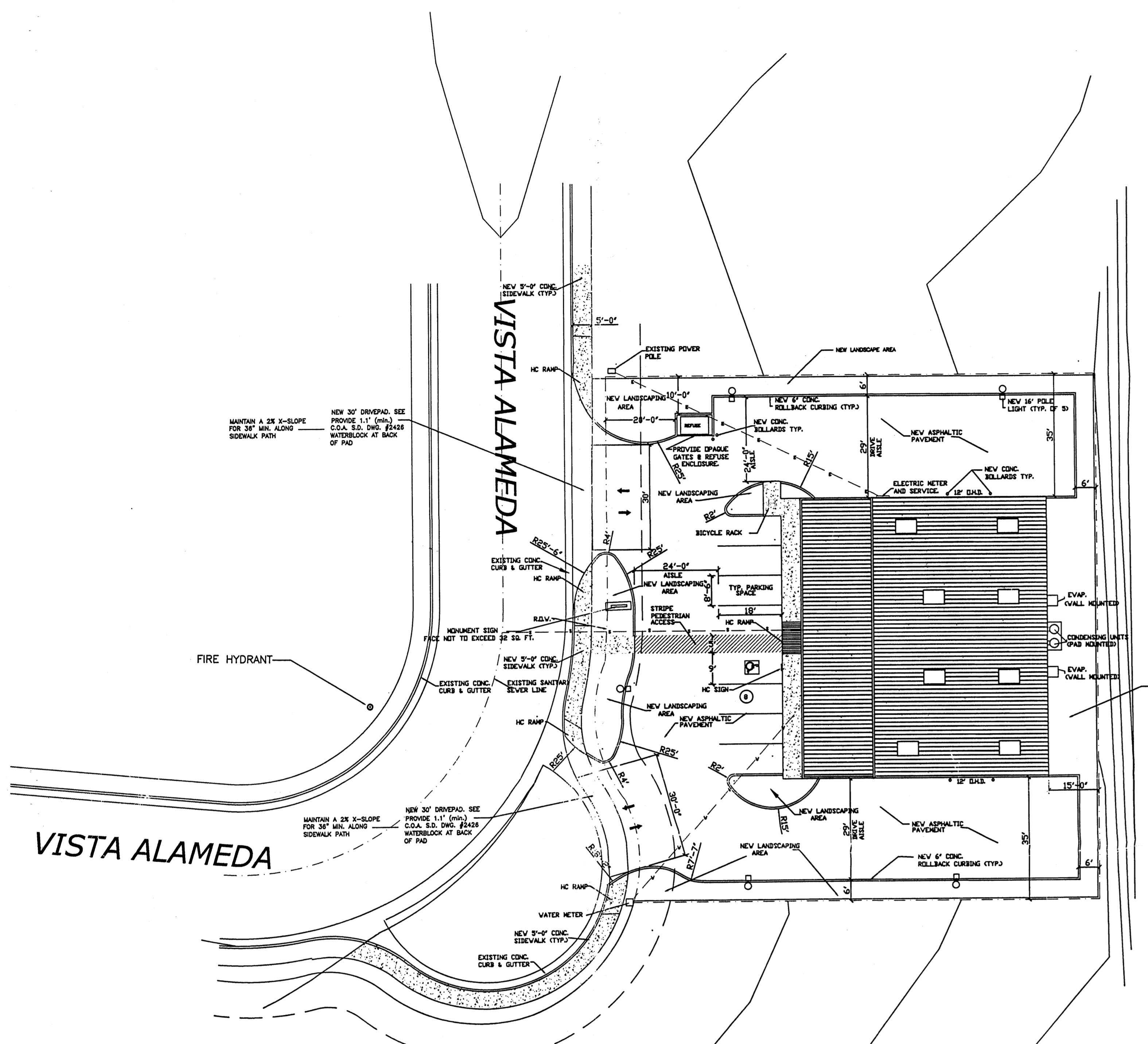
TYP. ASPHALTIC CONCRETE / FOR LIMITED AREAS

	ASPHALTIC CONCRETE	AGGREGATE BASE COURSE
AUTOMOBILE PARKING	4"	4"
AUTOMOBILE DRIVEWAYS	4"	4"
AREAS SUBJECT TO SEMI-TRUCKS	6"	6"



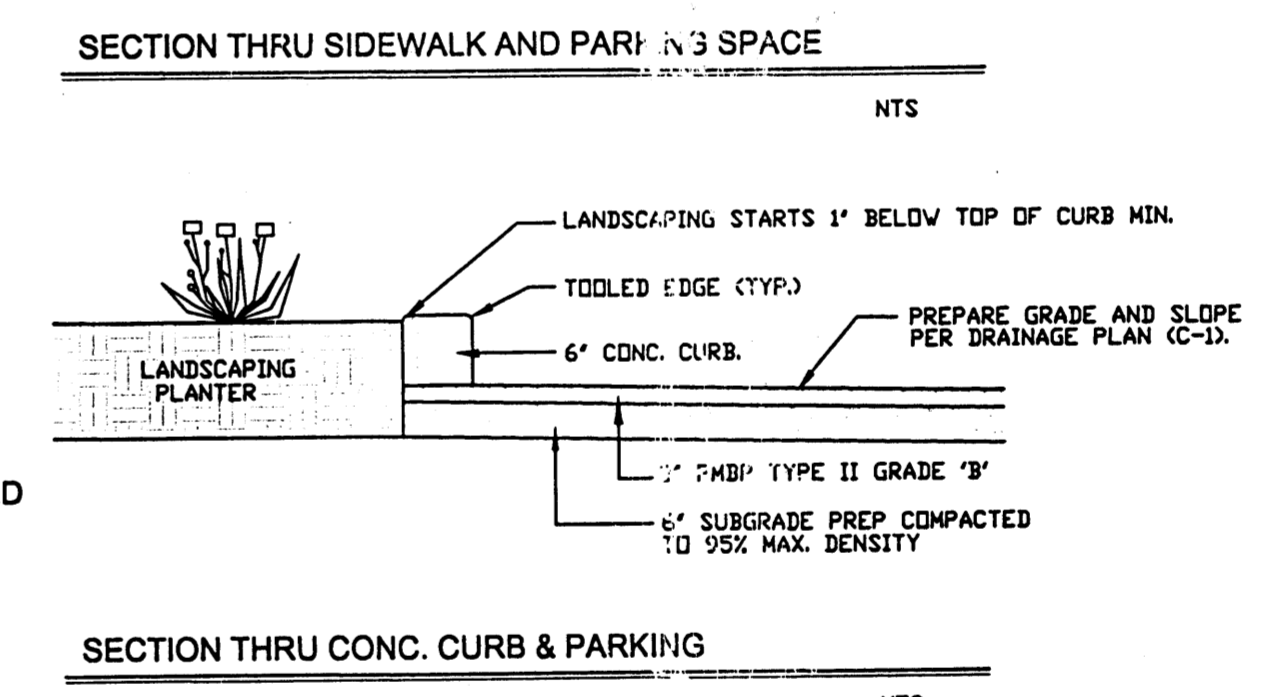
DESIGN DATA

- APPLICABLE CODES AND REGULATIONS:
 UNIFORM BUILDING CODE, 1997
 AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES, 1998
 NFPA, 1998
- BUILDING FLOOR AREA (UBC SEC. 504)
 EAST SIDE - OFFICE 800 SF
 WAREHOUSE 1933 SF
 WEST SIDE - OFFICE 800 SF
 WAREHOUSE 1933 SF
 TOTAL BLDG. AREA 5600 SF
- OCCUPANCY GROUP (UBC TABLE 5A)
 OFFICE B
 WAREHOUSE S-1
- EXTERIOR WALLS AND OPENINGS
 UBC TABLE 5A
- BUILDING HEIGHT
 21'-0" - SINGLE STORY
- TYPE OF CONSTRUCTION
 UBC TABLE 5A: TYPE II-N
- BASIC ALLOWABLE FLOOR AREA
 UBC TABLE 5B: B - 12,000 SF
 S-1 - 12,000 SF
- FIRE RESISTIVE REQUIREMENTS
 UBC TABLE 6-A: TYPE V-N
- OCCUPANT LOAD
 UBC TABLE 10-A
- EXIT REQUIREMENTS
 A. NUMBER OF EXITS: UBC TABLE 10-A
 B. WIDTH: UBC 1003.2.3
- SEISMIC ZONE: 2B
- WIND SPEED: 75 MPH
- EXPOSURE: C
- SOIL BEARING CAP. (ASSUMED) 1500 PSF
- ROOF LOAD(TOTAL) (NON-REDUCIBLE) 40 PSF

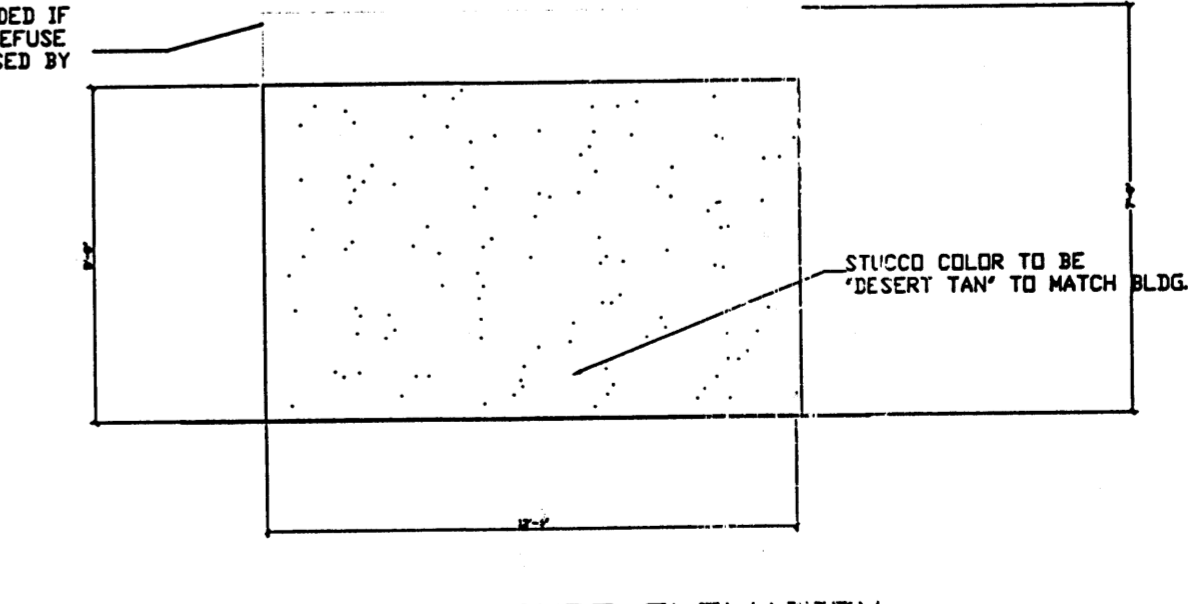
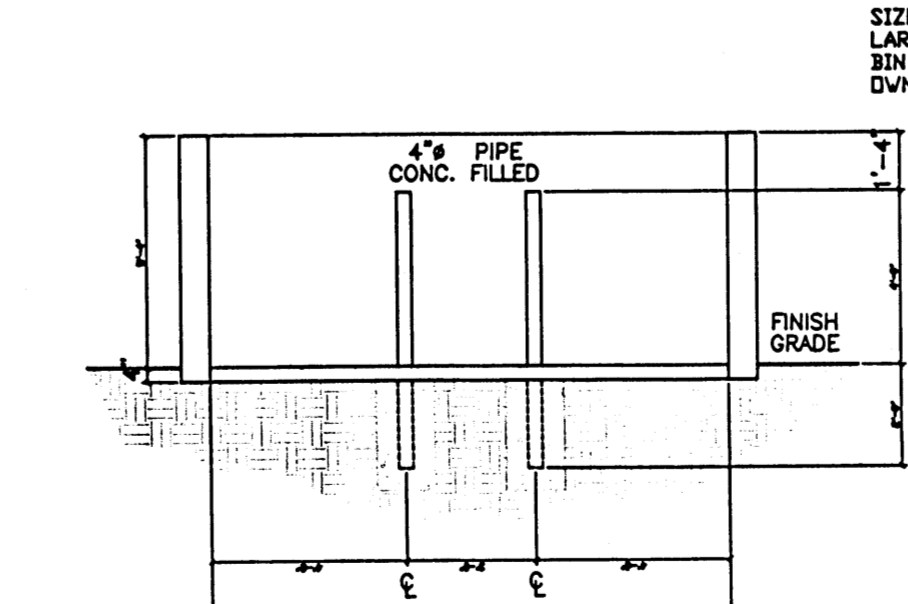


TRAFFIC REQUIRED NOTES

- THE SITE HAS BEEN APPROVED AND ACCEPTED BY ALL PARTIES. ANY FIELD CHANGES NOT ACCEPTED BY TRAFFIC ENGINEER AFTER APPROVAL WILL RESULT IN: 1.) UNTIMELY DELAY OF INITIAL INSPECTION FOR TEMPORARY C.O. IN ORDER TO CORRECT UNAPPROVED WORK, AND 2.) INCREASE IN CONST. COSTS TO RESPONSIBLE PARTIES.
- THE RESPONSIBLE PARTY MUST RECTIFY ALL UNAPPROVED CONSTRUCTION RESULTING FROM ERRORS ON THE APPROVED SITE PLAN.
- ALL ASPHALT AND CONCRETE CONSTRUCTION MUST BE 100% COMPLETE BEFORE INITIAL INSPECTION AND BEFORE TEMP. C.O. WILL BE SCHEDULED
- ALL PARKING SPACES ARE TYPICAL (8'-6" X 20') UNLESS OTHERWISE NOTED.
- *THE DESIGNER OF RECORD'S CERTIFICATION REQUIRED BY TRANSPORTATION DEVELOPMENT SERVICES MUST INCLUDE CERTIFICATION THAT THE SITE HAS BEEN CONSTRUCTED WITH THE TCL BEFORE A CO IS RELEASED.*



CONCRETE SLAB:	4" THICK; 3,000 PSI, 3/4" AGG., W/6X6-10/10 W/M OR EQUAL SLOPE TO DRAIN 1/8" PER FOOT.	FOOTING:	AS REQUIRED BY DESIGN
APRON:	6" THICK; 3,000 PSI, 3/4" AGG., W/6X6-10/10 W/M OR EQUAL 12'-0" X 8'-0" X 6" WITH 1/2" EXPANSION JOINT.	ENCLOSURE WALLS:	5'-4" HIGH; FOR A 4 CUBIC YARD LIFT-BIN; AND 8'-0" HIGH; FOR A 6 CUBIC YARD LIFT-BIN; OPAQUE MATERIAL TO BLEND WITH ARCHITECTURAL STYLE OF BUILDING



PARKING REQUIREMENTS

NET OFFICE AREA: 1,210 SF
 1,210 / 200 = 6.05
 = 6 REQUIRED PARKING SPACES

NET WAREHOUSE AREA: 3,782 SF
 3,782 / 2000 = 1.89
 = 2 REQUIRED PARKING SPACES

PARKING REQUIREMENTS
 BERNALILLO COUNTY - OFFICE
 SURFACE PARKING:
 HANDICAPPED 1 CAR
 REGULAR AND COMPACT 7 CARS
 TOTAL ON SITE PARKING PROVIDED 8 CARS
 TOTAL REQUIRED PARKING: 8 CARS

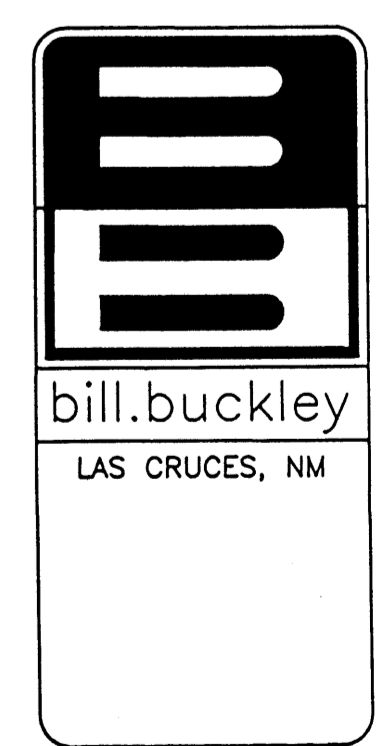
SITE PLAN

LEGAL: LOT 14 ALAMEDA BUSINESS PARK 0.5134 22,364 SF
 STREET ADDRESS: VISTA ALAMEDA

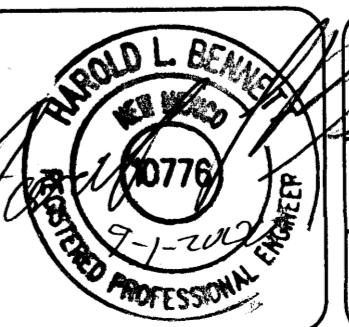


GRAPHIC SCALE
 0 10 20

SCALE: 1"=20'-0"



DESIGN COLLABORATIVE THE ART AND SCIENCE OF MODERN BUILDINGS

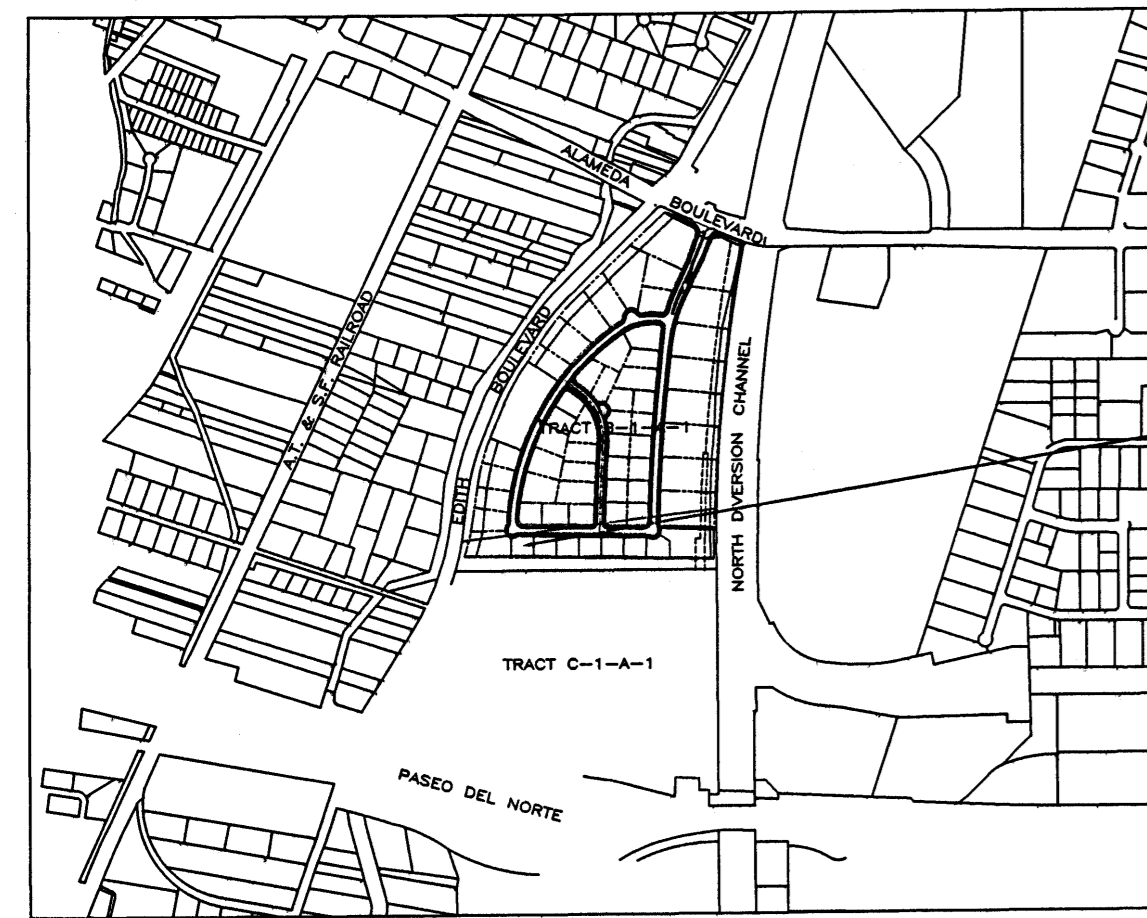


JOB TITLE: **BDW OFFICE/WAREHOUSE**

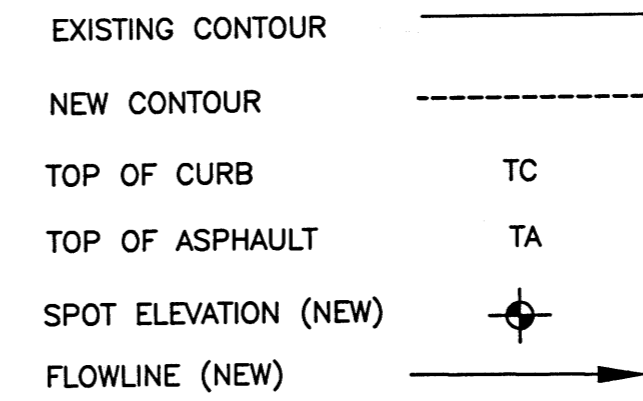
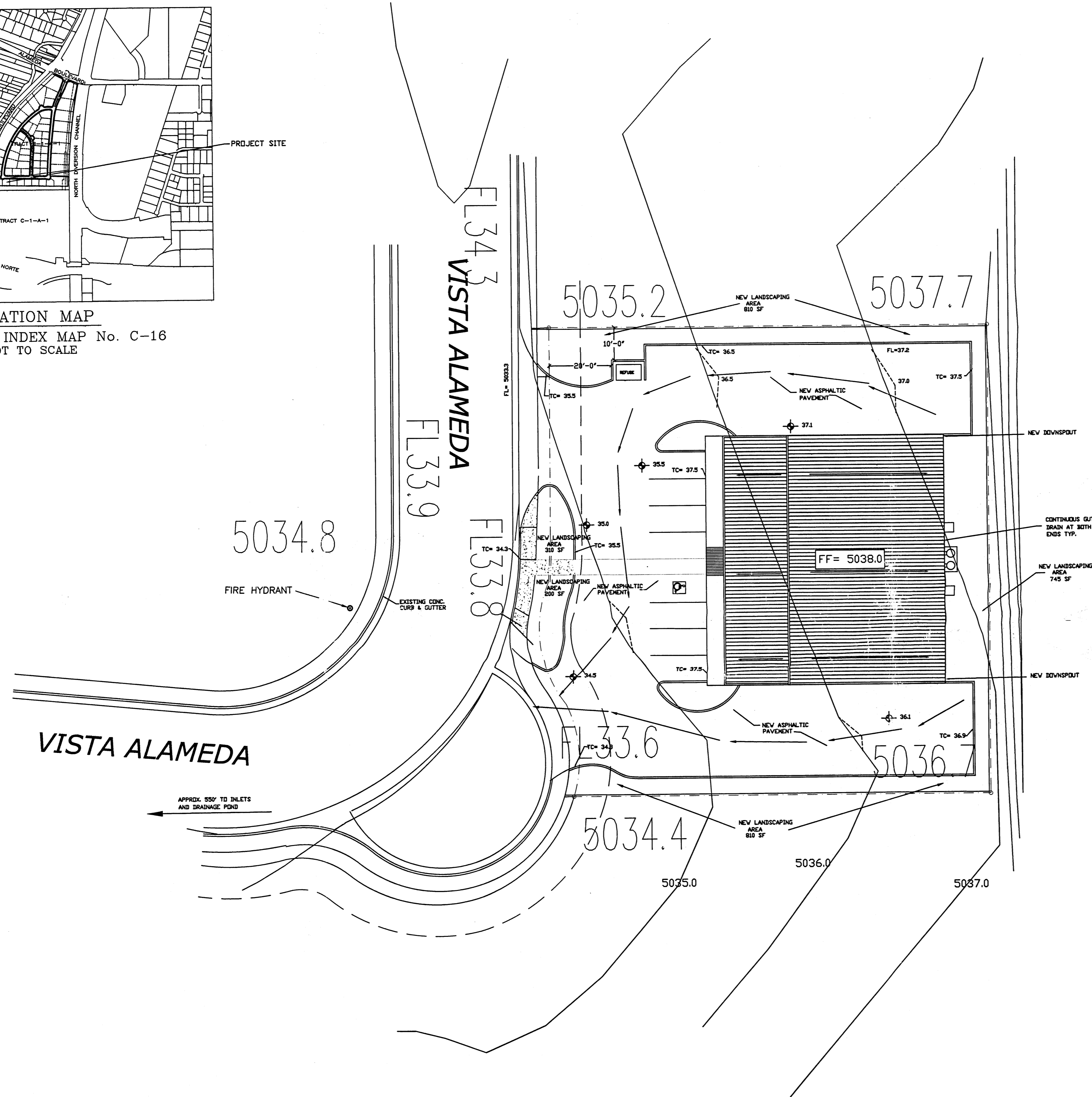
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	BDW-A1		8/24/00
SHEET TITLE:	JOB NO.		DRAWN BY
SITE PLAN			REZ



SP-99052517000641



LOCATION MAP
ZONE ATLAS INDEX MAP No. C-16
NOT TO SCALE



GRADING/DRAINAGE PLAN
THE FOLLOWING ITEMS CONCERNING LOT 14 ALAMEDA BUSINESS PARK ARE CONTAINED HEREON:
1. VICINITY MAP
2. DRAINAGE CALCULATIONS

TH-STAR BUILDING AREA = 0.5134 ACRES
ALAMEDA BUS. PARK
ZONE 2
PRECIPITATION: 360 = 2.35 IN.
1440 = 2.75 IN.
10DA = 3.95 IN.

EXCESS PRECIPITATION:	PEAK DISCHARGE:
TREATMENT A 0.53 IN.	1.56 CFS/AC.
TREATMENT B 0.78 IN.	2.28 CFS/AC.
TREATMENT C 1.13 IN.	3.14 CFS/AC.
TREATMENT D 2.12 IN.	4.70 CFS/AC.

EXISTING CONDITIONS:	AREA	PROPOSED CONDITIONS:	AREA
TREATMENT A	0 AC.	0 AC.	
TREATMENT B	0 AC.	0 AC.	
TREATMENT C	0.514 AC.	0.4406 AC.	
TREATMENT D	0 AC.	0.0734 AC.	

EXISTING EXCESS PRECIPITATION:
WEIGHTED E = 0.53 (0.00) + 0.78 (0.00) + 1.13 (2.01) + 2.12 (0.00) / 2.01 AC.
= 1.13 IN.
V100 -360 = 1.13 (2.01) / 12 = 0.183 ACFT. = 8244 CFS

EXISTING PEAK DISCHARGE:
Q100 = 1.56 (0.00) + 2.28 (0.00) + 3.14 (2.01) + 4.70 (0.00)
= 6.311 CFS

PROPOSED EXCESS PRECIPITATION:
WEIGHTED E = 0.53 (0.00) + 0.78 (0.00) + 1.13 (0.0734) + 2.12 (4.406) / 2.01 AC.
= 0.506 IN.
V100 -360 = .506 (2.01) / 12 = 0.1301 ACFT = 8281 CFS
V100 -1440 = 0.19 + .0734 X (2.75 - 2.35) / 12 = 0.0024 ACFT = 206 CFS
V100 -1440 = 0.19 + .0734 X (3.85 - 2.35) / 12 = 0.0636 ACFT = 2771 CFS

BENCHMARK:
THE STATION IS LOCATED 0.35 MILES NORTH OF THE RICHFIELD ROAD BRIDGE OVER THE AMAFCA NORTH DIVERSION CHANNEL.
STATION IS AMAFCA BRASS TABLE STAMPED "NDC 7-1A," SET ON A CONCRETE POST PROJECTED 0.3 FEET ABOVE GROUND ELEVATION: 5053.10

EROSION CONTROL MEASURES
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION. HE/SHE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE TAKEN
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.

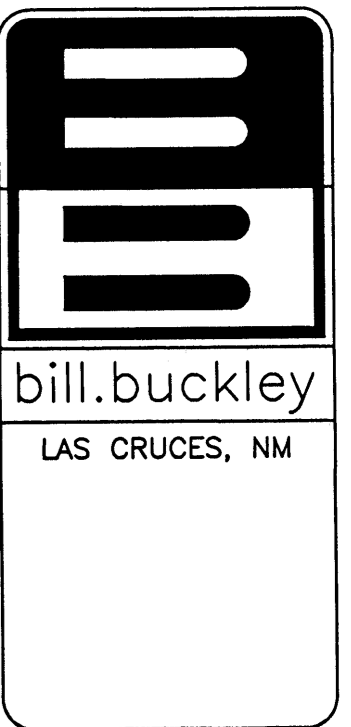
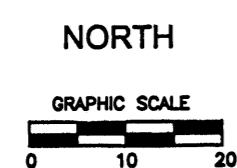
EXISTING CONDITIONS
AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 0.5134 ACRES AND IS LOCATED SOUTH OF VISTA ALAMEDA BLVD., ONE LOT EAST OF EDITH BOULEVARD.
THE SITE HAS BEEN GRADED TO DRAIN FROM SOUTH TO NORTH. ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL 01560, DATED SEPTEMBER 20, 1996, THE SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

PROPOSED CONDITIONS
AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF ONE OFFICE/WAREHOUSE BUILDING TOTALING 5,600 SQ. FT. ALONG WITH ASSOCIATED PAVED PARKING AND LANDSCAPED AREAS. A MASTER DRAINAGE PLAN WAS PREPARED BY BOHANNAN-HOUSTON IN FEBRUARY OF 1999. ON-SITE RUN-OFF WILL TRAVEL ON VISTA ALAMEDA AND INTO INLETS WHICH DRAIN INTO A 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 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 CONDITIONS
PER THE APPROVED MASTER DRAINAGE PLAN, FREE DISCHARGE HAS BEEN ALLOWED INTO A COMMON POND PROVIDED BY THE ALAMEDA BUSINESS PARK MASTER DRAINAGE PLAN.

GRADING & DRAINAGE PLAN

SCALE: 1"=20'-0"

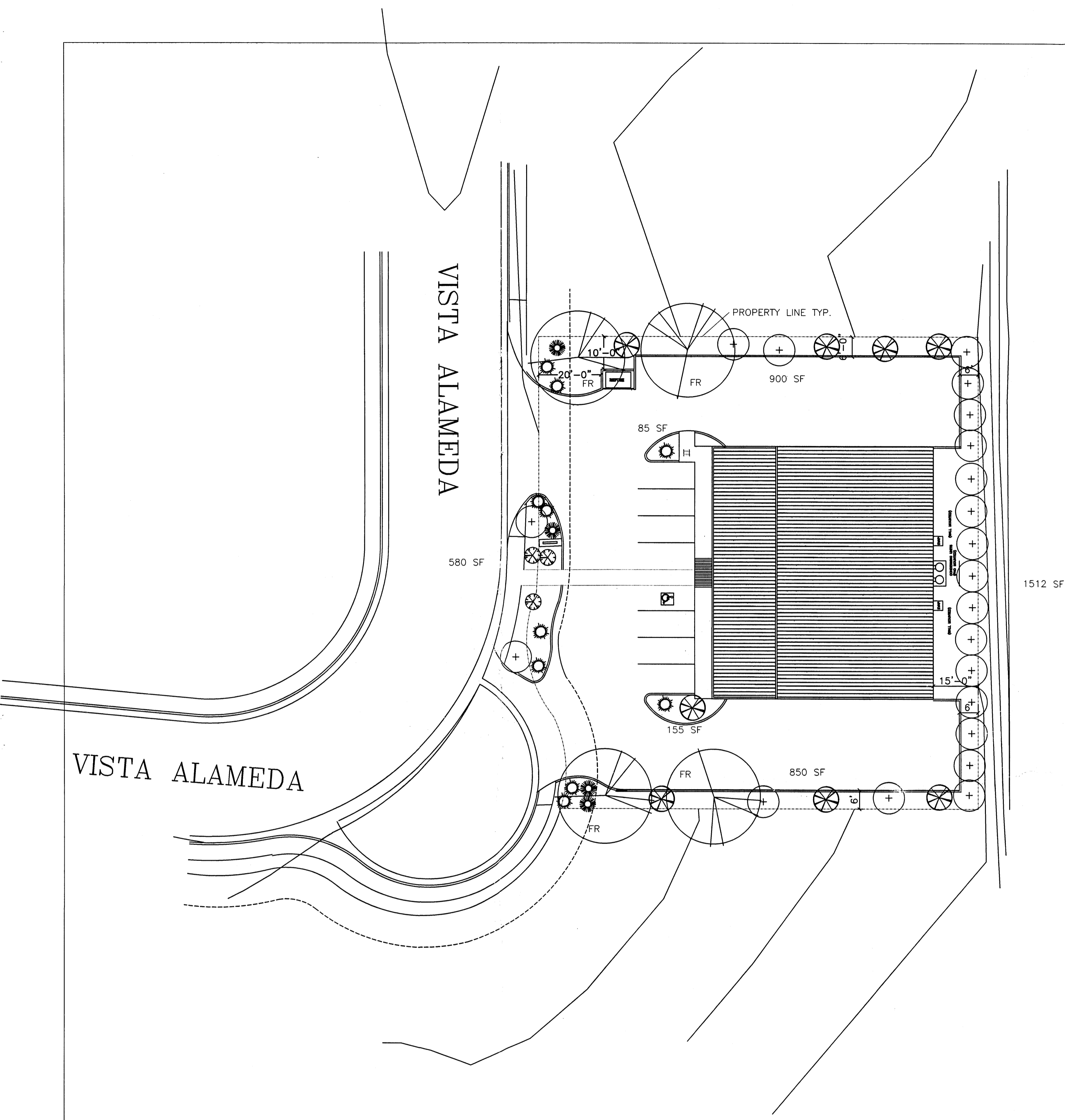


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JOB TITLE: BDW OFFICE/WAREHOUSE			
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SHEET TITLE: GRADING & DRAINAGE PLAN		DRAWN BY: REZ	





PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
FR	4	FRAXINUS	ASH	2" CAL
+	21	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL
⊗	11	JUNIPERUS SABINA	BUFFALO JUNIPER	
⊗	7	BUDDLEIA DAVIDII	BUTTERFLY BUSH	
⊗	3	CARYOPTERIS X CLADONENSIS	BLUE MIST	
⊗	2	ROSMARINUS OFFICINALIS	ROSEMARY	
⊗	4	MISCANTHUS SINENSIS	MAIDEN GRASS	

SITE DATA

GROSS LOT AREA	22,364 SF
LESS BUILDING	5,600 SF
NET LOT AREA	16,734 SF
REQUIRED LANDSCAPE	2,510 SF
15% OF NET LOT AREA	
PROPOSED LANDSCAPE	4,062 SF
PERCENT OF NET LOT AREA	22%

REQUIRED STREET TREES PROVIDED AT 30' 0.0. SPACING ALONG STREET FRONTAGE

NOTE

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY

PLANTING AREAS TO BE MULCHED WITH 3" LAYER OF 1-1/2" SANTA ANA TAN GRAVEL OVER FILTER FABRIC PER ALAMEDA BUSINESS PARK MASTER PLAN.

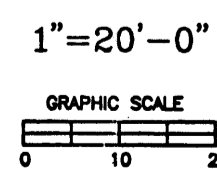
TREES SHALL NOT BE PLANTED IN 10' PUBLIC UTILITY EASEMENT ALONG FRONT OF PROPERTY.

SPECIAL NOTE:

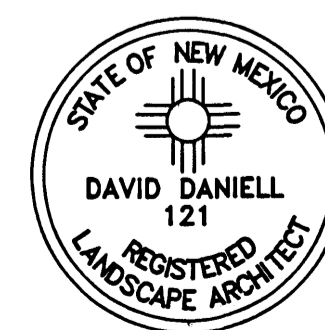
APPROACH USED FOR LANDSCAPE CALCULATIONS IS THE PLANTING RESTRICTIONS APPROACH PER WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE (ARTICLE 6-1-1).

LANDSCAPE PLAN

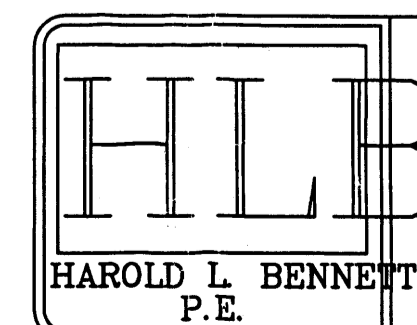
SCALE: 1"=20'-0"



LOT 14
ALAMEDA BUSINESS PARK
0.5134
22,364 SF

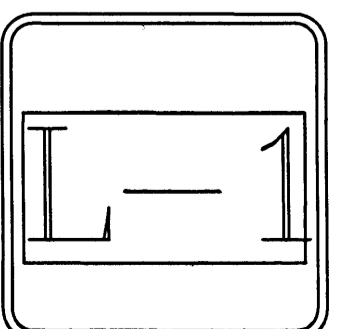
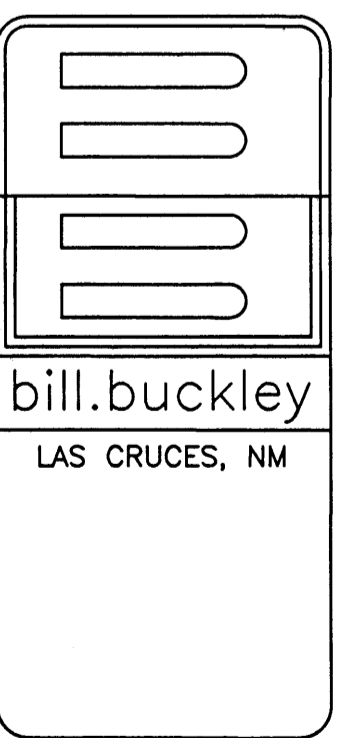


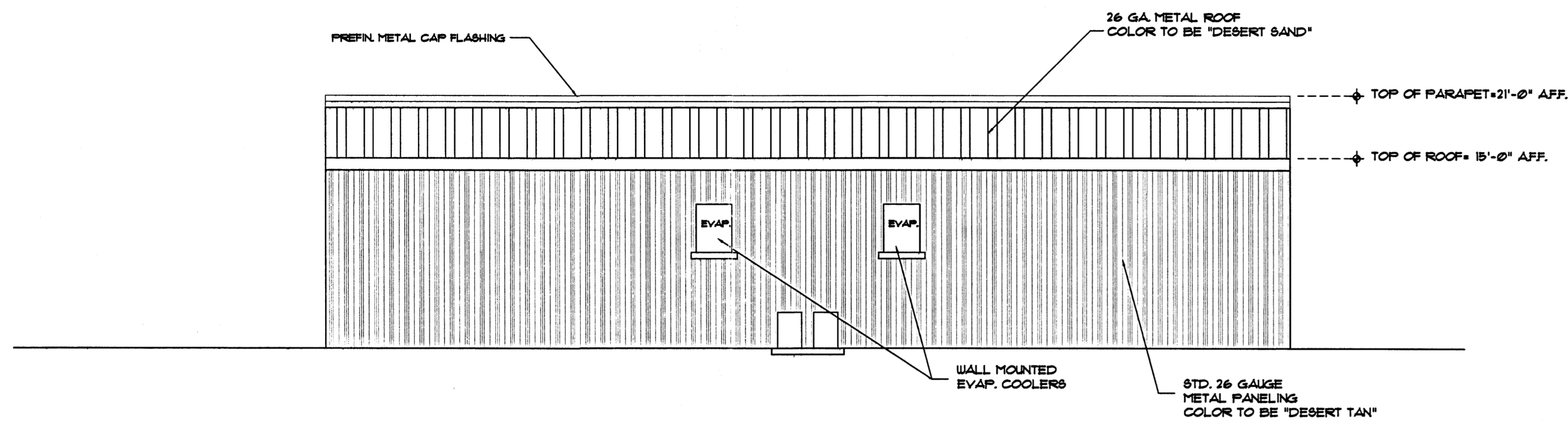
HeadsUp
LANDSCAPE CONTRACTORS
7525 SECOND ST. NW
ALBUQUERQUE, NM
(505) 898-9615
LICENSE 18890
www.headsuplandscape.com



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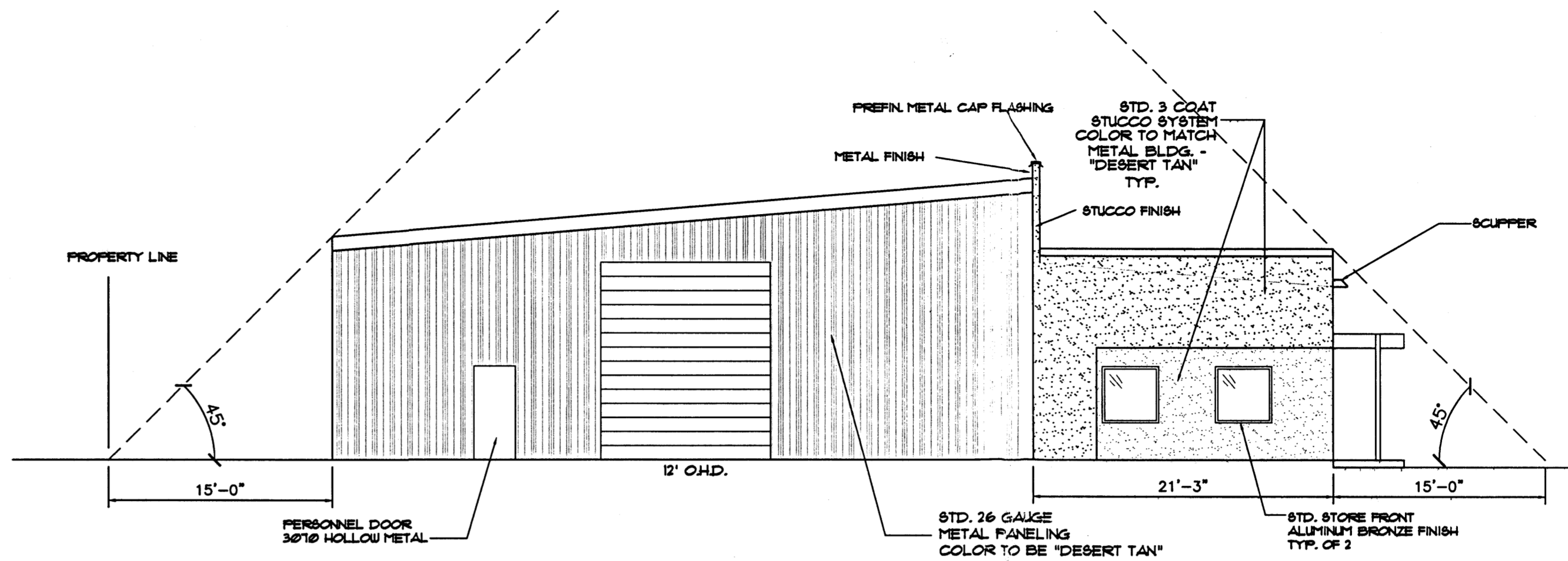
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REVISION: 8/3/00	FILE NAME BDW-A1	JOB NO. DATE 8/24/00
SHEET TITLE: LANDSCAPE PLAN		DRAWN BY JRC





SOUTH ELEVATION

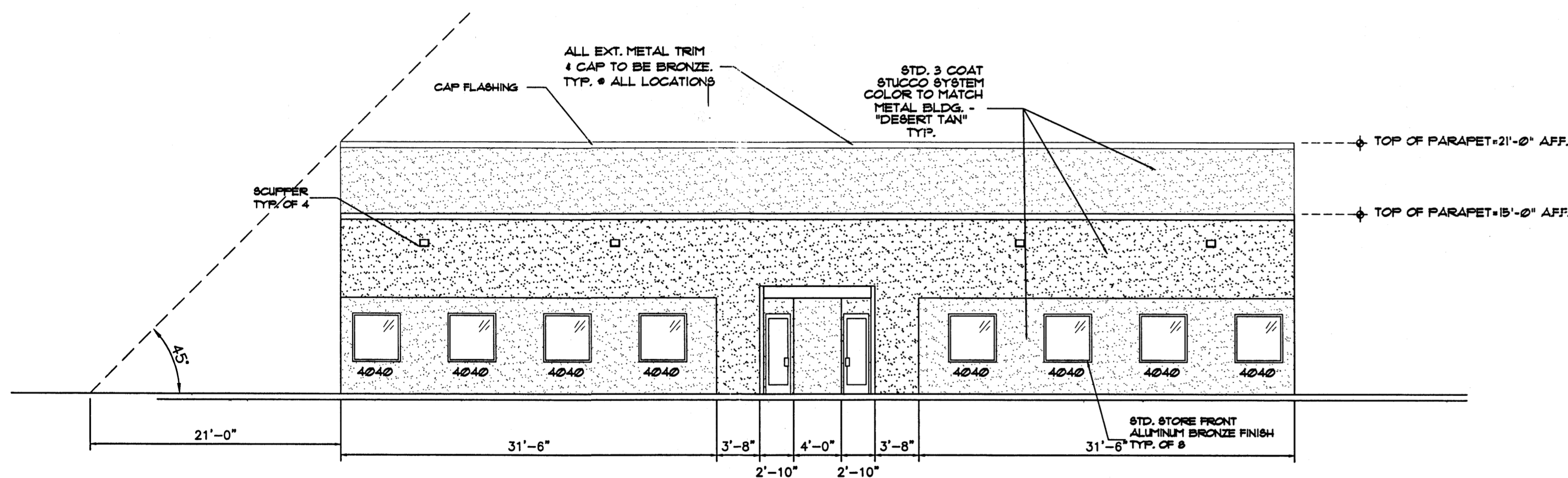
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EAST ELEVATION

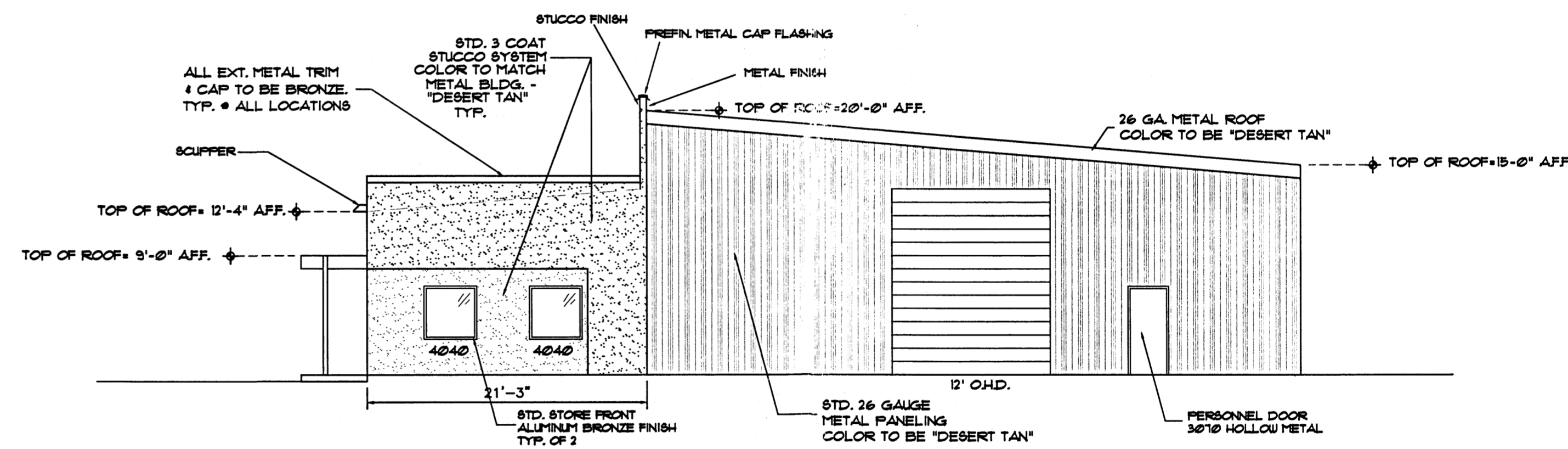
SCALE: 1/8"=1'-0"

NOTE: STUCCO COLOR TO BE "DESERT TAN" TYP. AT ALL STUCCO LOCATIONS.



NORTH ELEVATION

SCALE: 1/8"=1'-0"



WEST ELEVATION

SCALE: 1/8"=1'-0"

bill.buckley
LAS CRUCES, NM



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HAROLD L. BENNETT
P.E.

JOB TITLE: BDW WAREHOUSE		
REVISION:	FILE NAME	JOB NO.
	BDW-A3	
SHEET TITLE: ELEVATIONS		DATE 8/24/00
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