

PROJECT 1000 624

APPROVALS:

*Paul D. Dore* 4/25/02  
Traffic Engineer, Transportation Division

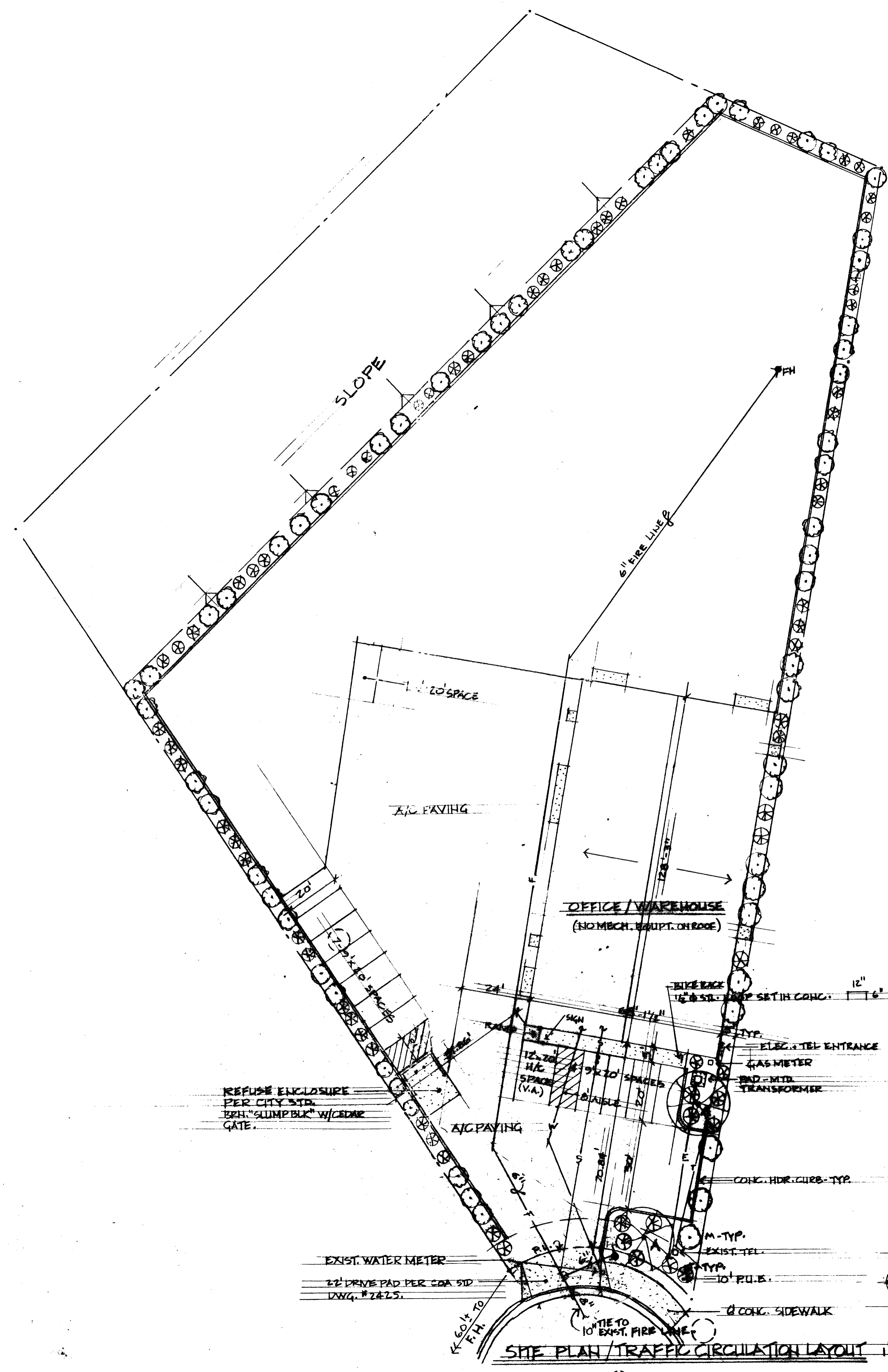
*Michelle E. Cardinale* 4/17/02  
Parks & Recreation Department

*Robert Green* 4/25/02  
Public Works, Utility Division

*Bradley D. Bayhan* 4/17/02  
City Engineer, Engineering Division

*J. J. Argen* 4/25/02  
City Planner

*Theresa Lee Baca* 4/25/02  
Theresa Lee Baca, Solid Waste



~~DELETED - SEE ATTACHED LANDSCAPING PLAN~~

LANDSCAPING LEGEND NOTES				
PLANT MATERIALS				
MARK	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
M	Chamisa	<i>Chrysothamnus Nauseosa</i>	1 gal.	
A	Arizona Ash v. "Rio Grande"	<i>Fraxinus Velutina</i>	2" caliper	8' TALL
J	Bluecarpet Juniper	<i>Juniperus h. "wiltonii"</i>	1 gal.	

Landscaping Notes

- Landscaping to be per Landscaping Development Requirements for Alameda Business Center, Revised 7/12/00
- Irrigation is to be by Owner, with drip irrigation system.
- It is intended that landscaping will cover 75% of area at maturity.
- Ground cover is to be "Santa Fe Brown" gravel over landscaping fabric.

Buffers: install Chamisa and Juniper randomly, no more than 4' o.c.

**SITE LIGHTING:** HID FIXTURES 2012'  
M.T.D. ON BLDG. SHIELD LAMP 50'  
LIGHT IS DOWN & TO WALL.

**EXTERIOR COLORS:**  
STUCCO: DARK & LIGHT BROWN  
M.T. TRIM + GUTTERS: BROWN

INDEX TO DRAWINGS

Sheet No.	Title
1	Site Plan / Traffic Circulation
2	Foundation Plan & Wall Sections
3	Floor Plan & Schedules
4	Exterior Elevations
5	Mechanical
6	Electrical

DESIGN CRITERIA

ZONING: SU-2 IP-EP  
OCCUPANCY: B/S-3  
CONSTRUCTION TYPE: V-N

LEGAL DESCRIPTION  
Lot 4, Alameda Business Center  
Albuquerque, NM

OFF-STREET PARKING/BUILDING AREAS

OFFICE	1712 sq ft + 200 =	9 spaces
WAREHOUSE	6448 sq ft + 2000 =	4 spaces
REQUIRED FURNISHED		13
(including one van-accessible space)		

ALL CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS

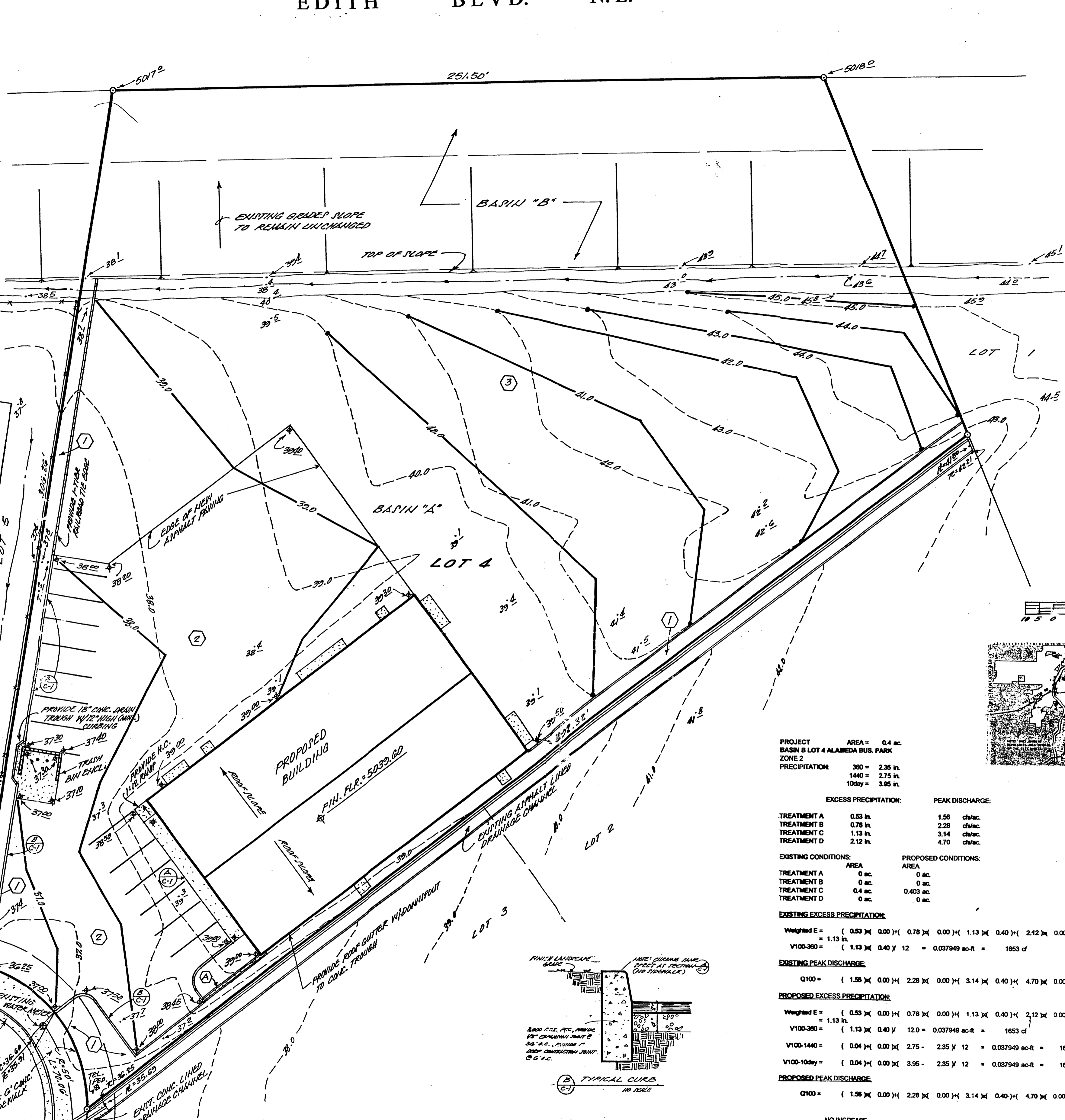
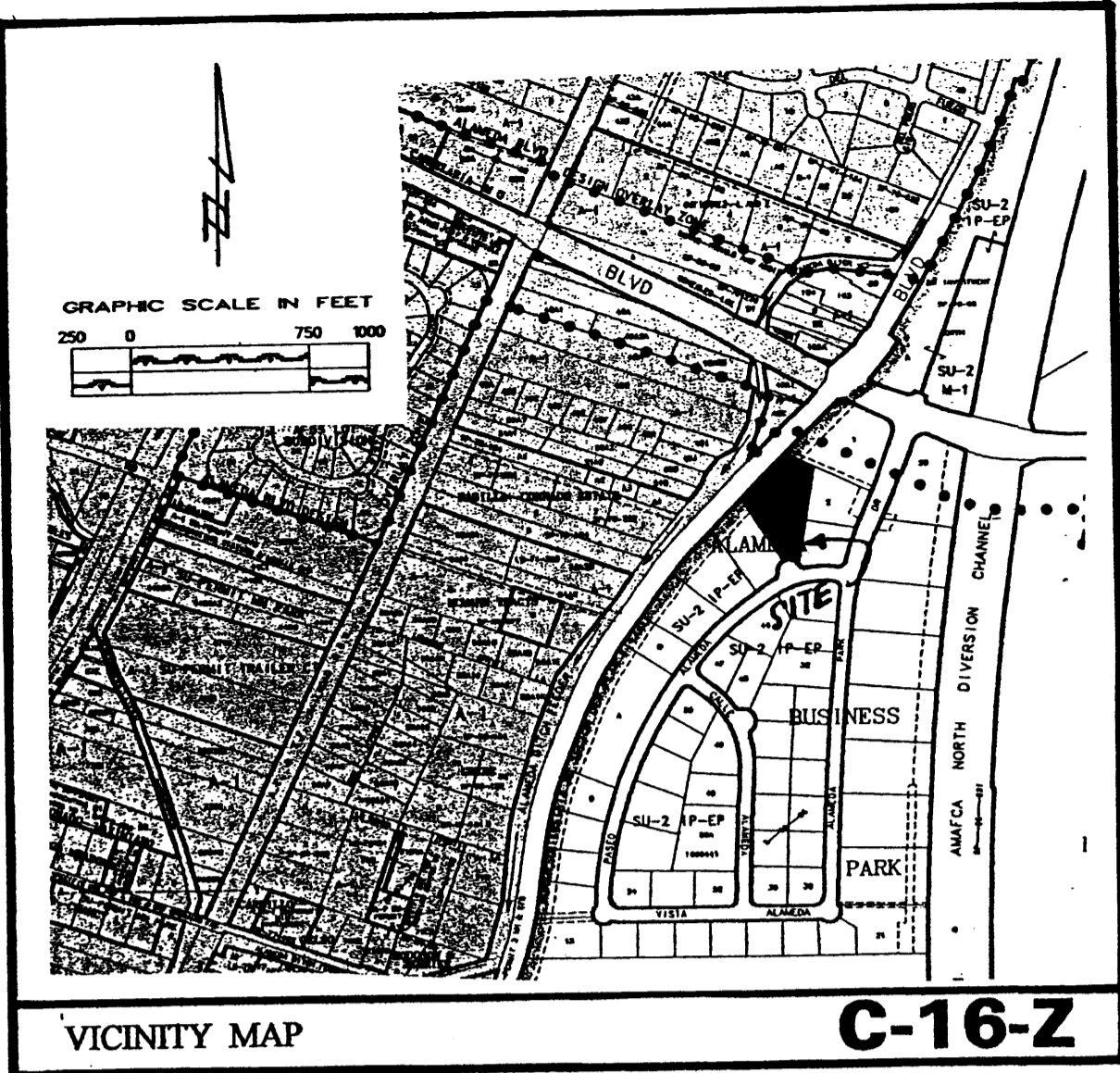
**Zone Atlas Page C-16-Z**  
May Amended through September 15, 1999

- CONSTRUCTION NOTES:**
- Two (2) working days prior to any excavation, Contractor must contact line-locating service at 260-1990 for the actual field location of the existing surface of sub-surface utilities.
  - Prior to construction, the Contractor shall excavate and verify the horizontal and vertical location(s) of all potential obstructions. Should a conflict exist, the Contractor shall notify the Engineer so that the conflict can be resolved with a minimum of delay.
  - All work on this project shall be performed in accordance with all applicable federal, state, and local laws, rules and regulations concerning construction safety and health.
  - All construction within public street right-of-way(s) shall be performed in accordance with applicable City of Albuquerque/Bernalillo County standards and procedures.

OFFICE / WAREHOUSE Lot 4, Alameda business Center Albuquerque, NM		#01-27
SITE PLAN / TRAFFIC CIRCULATION BILL BURK, THIRD, ARCHITECT 9617 La Playa NE Albuquerque, NM 87111 (505) 292-6566		1 1/

#22-02 REVISIONS PER DRB.

EDITH BLVD. N.E.



**TABLE A-1. PRECIPITATION ZONES**

ZONE	LOCATION
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Edbank, North of Interstate 40, and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Edbank, North of Interstate 40, and East of the East boundary of Range 4 East, South of Interstate 40

**TABLE A-4. LAND TREATMENTS**

Treatment	Land Condition
A	Soil unimpacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundcover and infiltration capacity. Crophands. Unleaded Arroyos.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil unimpacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil unimpacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vacant lots. Gravel or soil on plants (short landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds, and shrubs, and soil unimpacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.

**TABLE A-1A. PEAK INTENSITY (INCH AT 1-HOUR)**

Zone	Intensity	100-YR (2-YR, 10-YR)
1	4.70	(1.84, 3.14)
2	3.05	(2.04, 3.41)
3	3.38	(2.31, 4.65)
4	5.61	(2.34, 3.83)

**TABLE A-9. PEAK DISCHARGE (cfs/acre)**

Zone	Treatment			
	A	B	C	D
1	1.50 (0.00, 0.24)	2.03 (0.33, 0.76)	3.87 (0.47, 1.49)	4.37 (1.69, 2.94)
2	1.56 (0.00, 0.38)	2.28 (0.08, 0.95)	3.14 (0.60, 1.71)	4.70 (0.60, 3.14)
3	1.87 (0.00, 0.58)	2.60 (0.21, 1.19)	3.45 (0.78, 2.00)	5.02 (2.04, 3.39)
4	2.30 (0.05, 0.87)	3.93 (0.38, 1.45)	5.73 (1.00, 2.26)	8.25 (2.11, 3.57)

- GENERAL NOTES:**
- NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
  - NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HEREON.
- EROSION CONTROL MEASURES:**
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION; HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:
- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
  - ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
  - THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.
- CONSTRUCTION NOTES:**
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 269-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
  - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) OF ALL POTENTIAL OBSTRUCTIONS; SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
  - ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
  - ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

**LEGEND:**

TOP OF CURB ELEVATION = 72+36.10  
 CURB FLOWLINE ELEVATION = 12+35.41  
 EXISTING SPOT ELEVATION = 36.5  
 EXISTING CONTOUR ELEVATION = 38.0  
 PROPOSED SPOT ELEVATION = 38.5  
 PROPOSED CONTOUR ELEVATION = 38.0  
 PROPOSED OR EXISTING CONCRETE SURFACE = [Symbol]  
 EXISTING FENCE LINE = [Symbol]

- Proposed Landscaped Area(s)
- Proposed New Asphalt Paved Area
- Proposed Graveled Area

**GRADING/DRAINAGE PLAN**

THE FOLLOWING ITEMS CONCERNING LOT 4 ALAMEDA BUSINESS PARK (8633 PASEO ALAMEDA N.E.) ARE CONTAINED HEREON:

**EXISTING CONDITIONS** AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 1.7591 ACRES AND IS LOCATED SOUTHWEST OF THE INTERSECTION OF ALAMEDA PARK DR. N.E. AND PASEO ALAMEDA N.E. ON THE WEST SIDE OF PASEO ALAMEDA N.E. THE SITE HAS BEEN GRADED TO DRAIN FROM NORTHWEST TO SOUTHEAST INTO PASEO ALAMEDA N.E. ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL 0136J, 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 A 8160 SQ. FT. OFFICE/WAREHOUSE BUILDING ALONG WITH ASSOCIATED PAVED PARKING AND LANDSCAPED AREAS. A MASTER DRAINAGE PLAN PREPARED BY BOHANNAN HUSTON IN FEBRUARY OF 1999 AND APPROVED BY THE CITY HYDROLOGY DEPT. IS THE BASIS FOR THE DESIGN OF THIS LOT. ON-SITE DEVELOPED RUN-OFF WILL BE ROUTED THROUGH AND OUT THE PROPOSED DRIVEPAD LOCATED ON PASEO ALAMEDA N.E. FROM THAT POINT THE RUN-OFF WILL TRAVEL SOUTHWESTERLY ALONG PASEO ALAMEDA AND INTO THE COMMON PONDING AREA (TRACT A) PROVIDED BY THE MASTER DRAINAGE PLAN. NO OFF-SITE FLOWS ENTER THE SITE FROM ANY DIRECTION. THE CALCULATIONS, WHICH APPEAR HEREON, ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. 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**

FOR THE APPROVED MASTER DRAINAGE PLAN FOR ALAMEDA BUSINESS PARK, FREE DISCHARGE IS ALLOWED BECAUSE OF THE COMMON DRAINAGE POND PROVIDED.

**PROJECT AREA = 0.4 ac**  
**BASIN B LOT 4 ALAMEDA BUS. PARK**  
**ZONE 2**

PRECIPITATION: 360 = 2.35 in.  
 1440 = 2.75 in.  
 10day = 3.95 in.

**EXCESS PRECIPITATION:**

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:**

TREATMENT A	0 ac.	0 ac.
TREATMENT B	0 ac.	0 ac.
TREATMENT C	0.4 ac.	0.403 ac-ft
TREATMENT D	0 ac.	0 ac.

**EXISTING EXCESS PRECIPITATION:**

Weighted E = (0.53)(0.00)(0.78)(0.00)(1.13)(0.40)(2.12)(0.00) = 1.13 in.  
 V100-360 = (1.13)(0.40) 12 = 0.037949 ac-ft = 1653 cf

**EXISTING PEAK DISCHARGE:**

Q100 = (1.56)(0.00)(2.28)(0.00)(3.14)(0.40)(4.70)(0.00) = 1.27

**PROPOSED EXCESS PRECIPITATION:**

Weighted E = (0.53)(0.00)(0.78)(0.00)(1.13)(0.40)(2.12)(0.00) = 1.13 in.  
 V100-360 = (1.13)(0.40) 12.0 = 0.037949 ac-ft = 1653 cf

**PROPOSED PEAK DISCHARGE:**

Q100 = (1.56)(0.00)(2.28)(0.00)(3.14)(0.40)(4.70)(0.00) = 1.27

**PROJECT AREA = 1.36 ac**  
**BASIN A LOT 4 ALAMEDA BUS. PARK**  
**ZONE 2**

PRECIPITATION: 360 = 2.35 in.  
 1440 = 2.75 in.  
 10day = 3.95 in.

**EXCESS PRECIPITATION:**

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:**

TREATMENT A	0 ac.	0 ac.
TREATMENT B	0 ac.	0 ac.
TREATMENT C	1.36 ac.	0.979 ac-ft
TREATMENT D	0 ac.	0.377 ac.

**EXISTING EXCESS PRECIPITATION:**

Weighted E = (0.53)(0.00)(0.78)(0.00)(1.13)(1.36)(2.12)(0.00) = 1.36 in.  
 V100-360 = (1.13)(1.36) 12 = 0.127690 ac-ft = 5592 cf

**EXISTING PEAK DISCHARGE:**

Q100 = (1.56)(0.00)(2.28)(0.00)(3.14)(1.36)(4.70)(0.00) = 4.26

**PROPOSED EXCESS PRECIPITATION:**

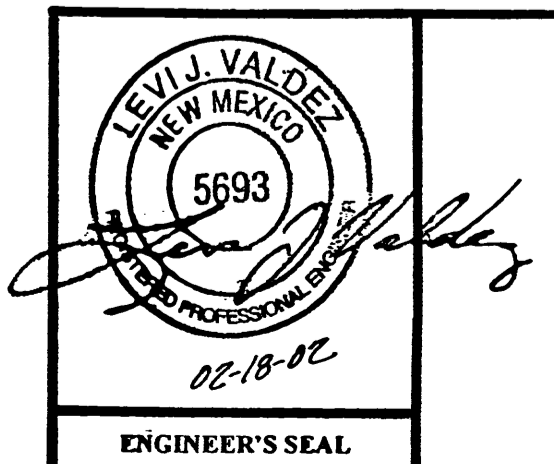
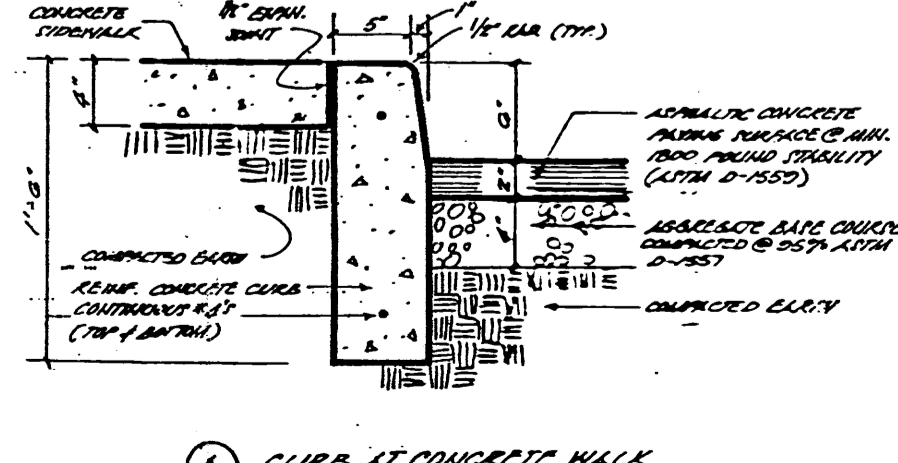
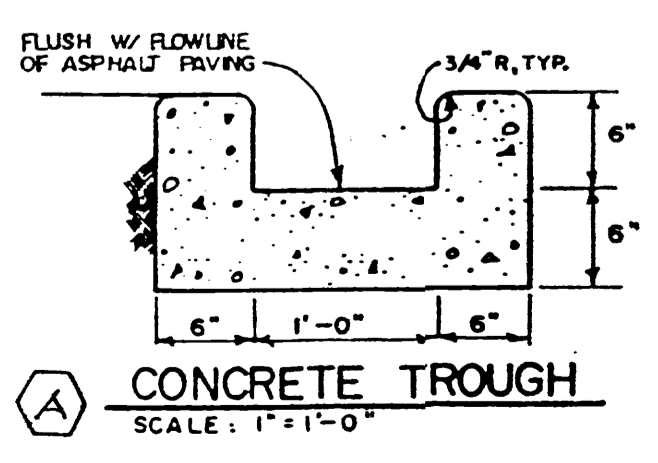
Weighted E = (0.53)(0.00)(0.78)(0.00)(1.13)(0.98)(2.12)(0.38) = 1.36 in.  
 V100-360 = (1.41)(1.36) 12.0 = 0.168793 ac-ft = 6917 cf

**PROPOSED PEAK DISCHARGE:**

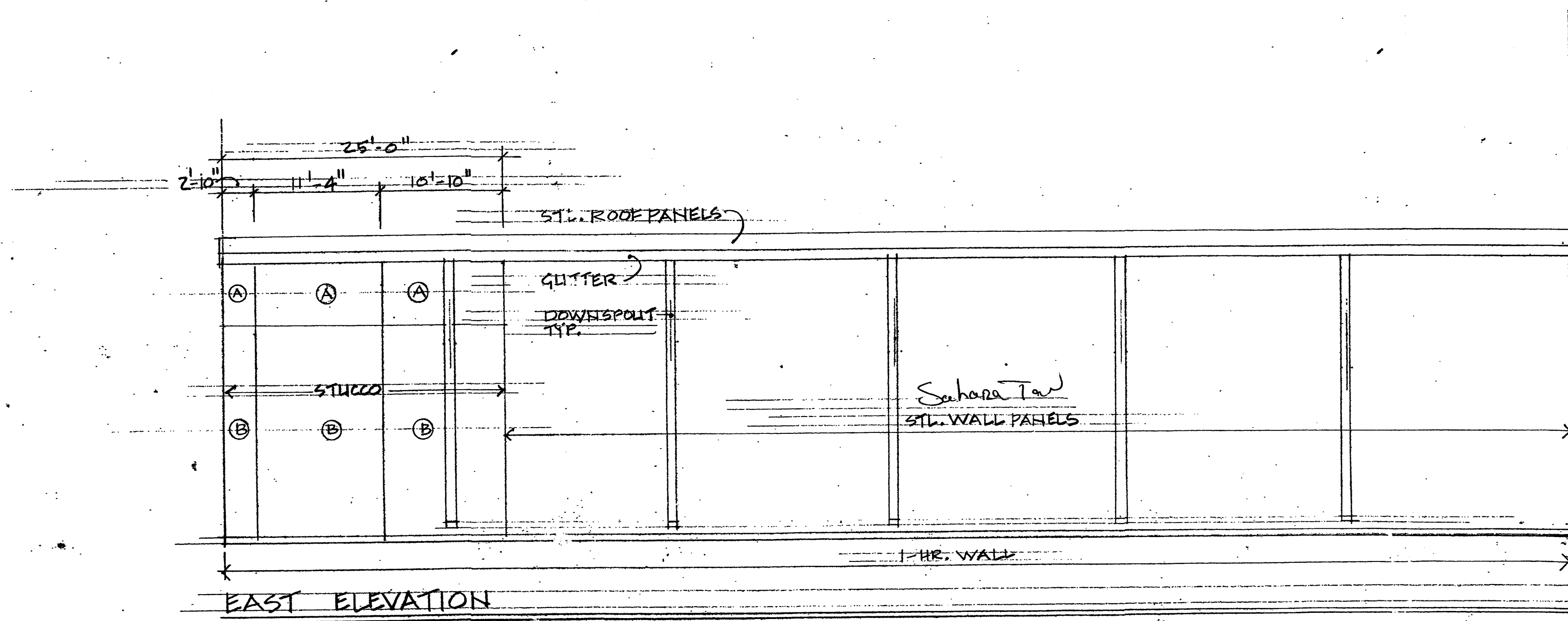
Q100 = (1.56)(0.00)(2.28)(0.00)(3.14)(0.98)(4.70)(0.38) = 4.85

INCREASE 4.85 CFS - 4.26 CFS = 0.59 CFS

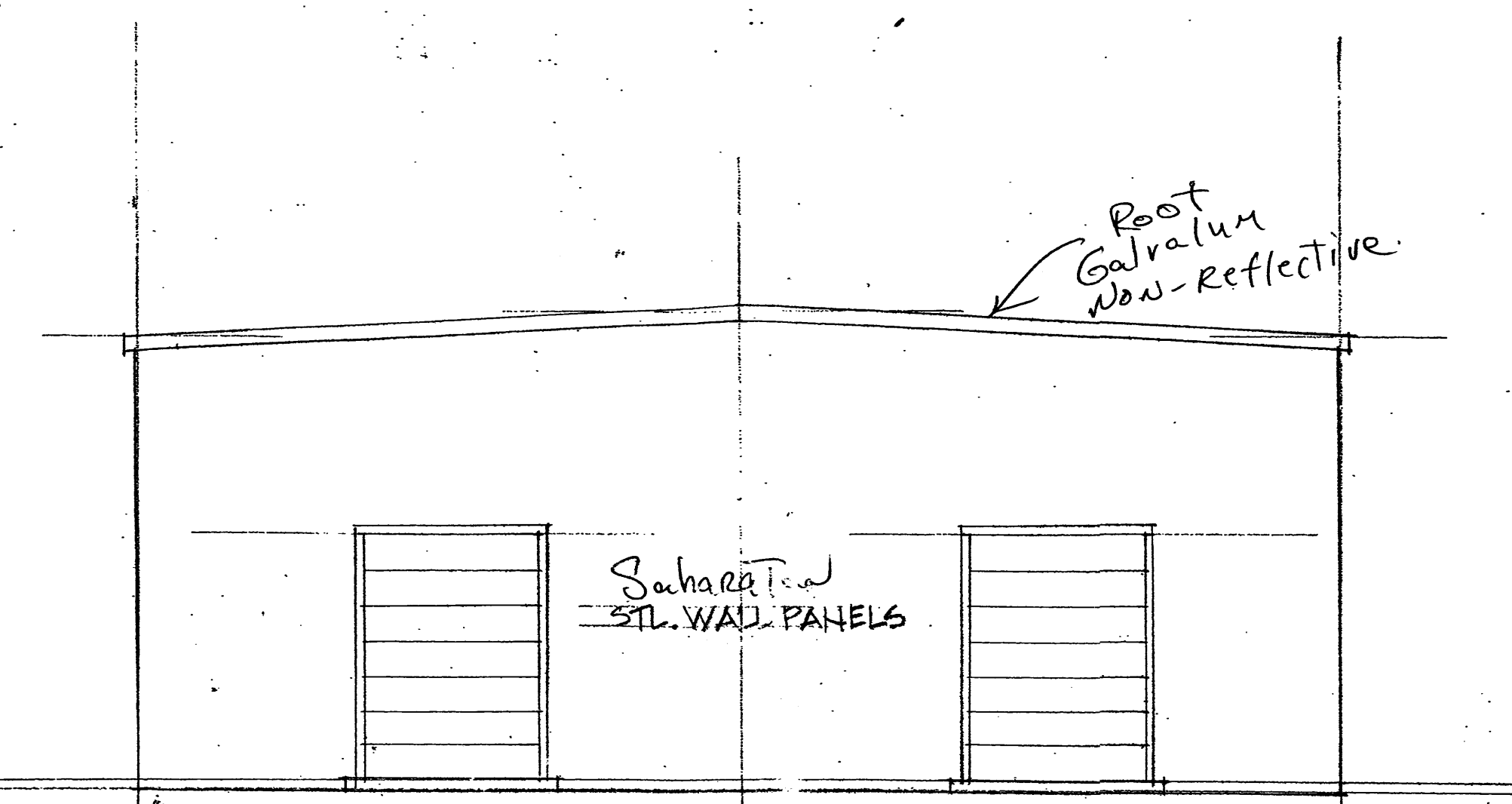
8633 PASEO ALAMEDA N.E.



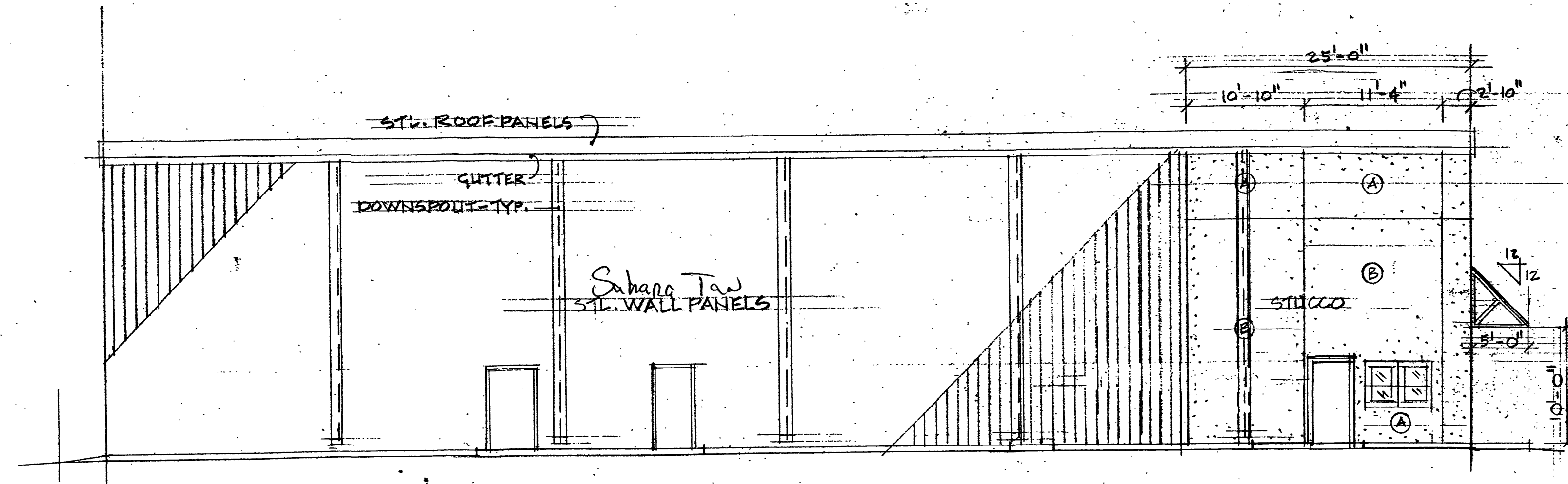
A PROPOSED GRADING AND DRAINAGE PLAN FOR OFFICE/WAREHOUSE  
 8633 PASEO ALAMEDA N.E.  
 ALBUQUERQUE, NEW MEXICO  
 FEBRUARY, 2002



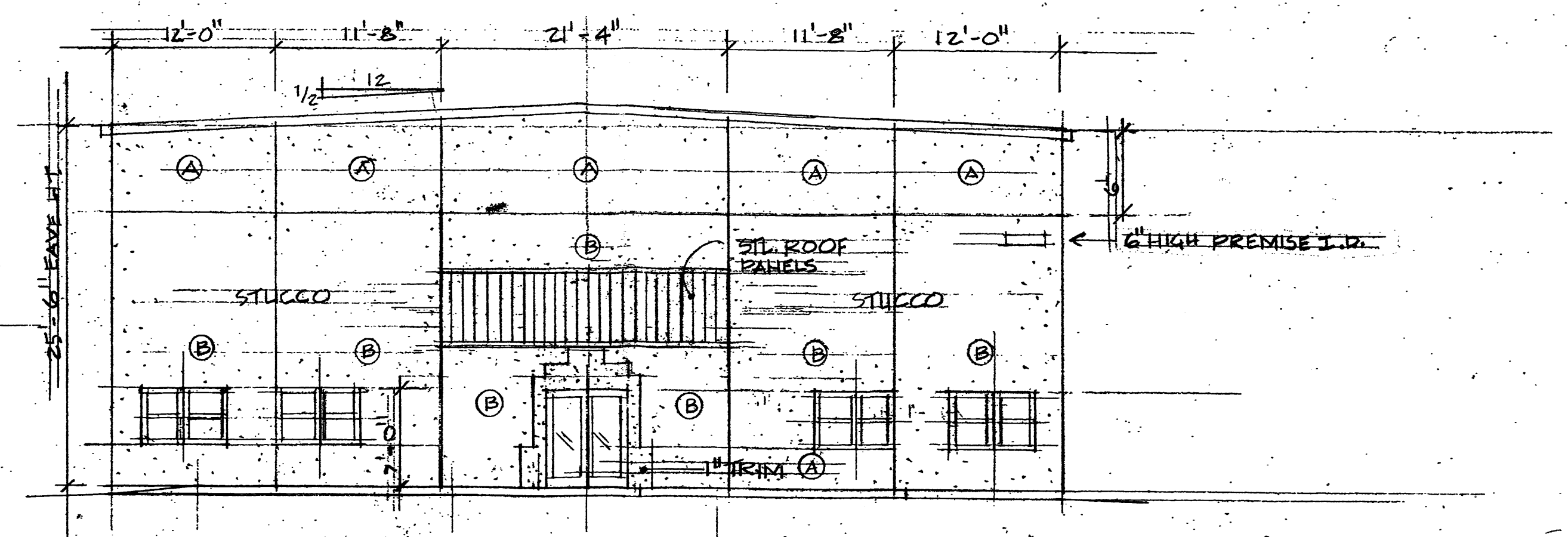
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

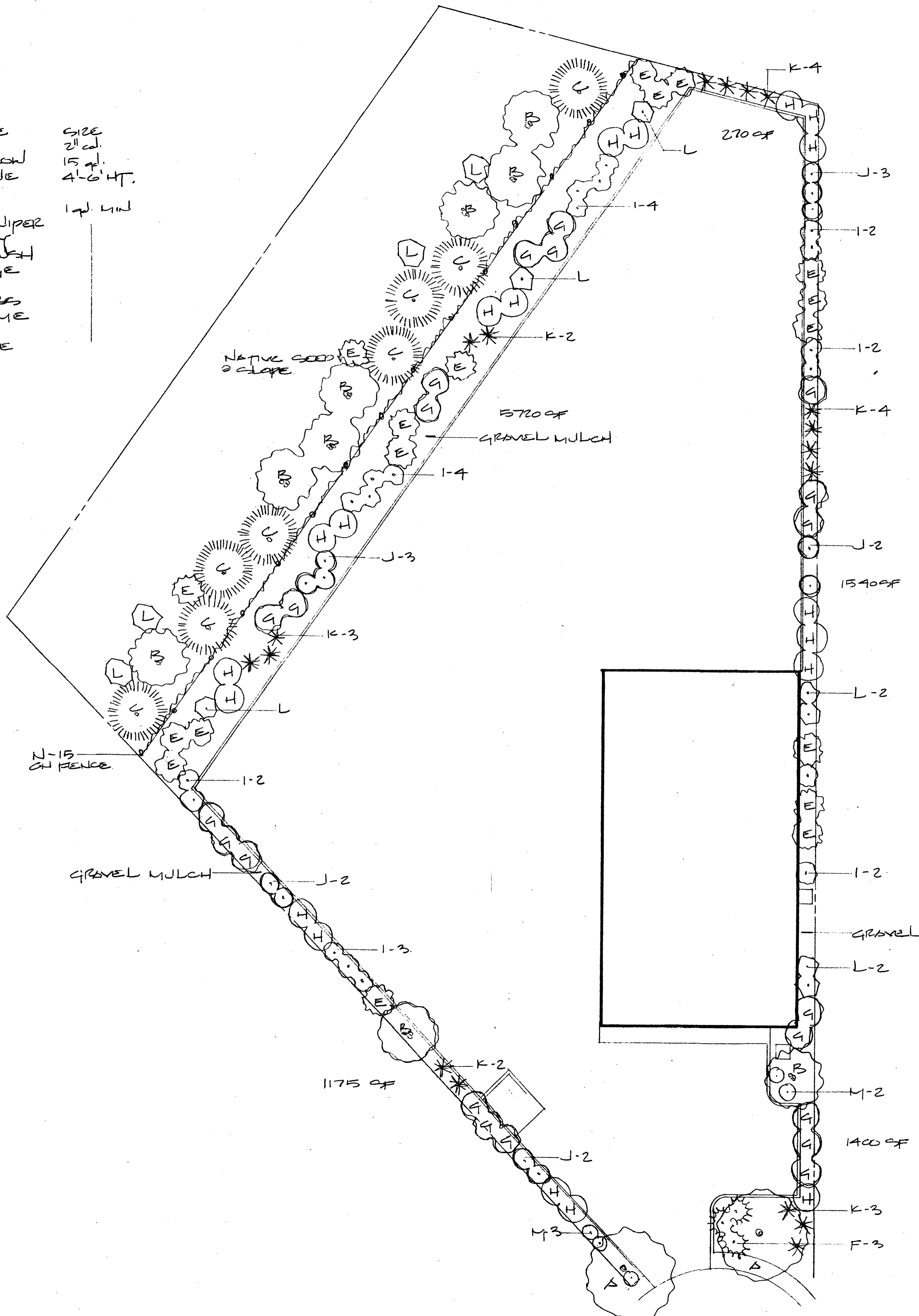
- Ⓐ DARK STUCCO COLOR: Buckskin
- Ⓑ LIGHT STUCCO COLOR: Sand

ALBUQUERQUE  
BLDG. DEPT.  
JAN 23 2002  
U.S.G.  
PLAN CHECK  
SECTION

OFFICE / WAREHOUSE Lot 4, Alameda business Center Albuquerque, NM <b>EXTERIOR ELEVATIONS</b> BILL BURK, THIRD, ARCHITECT. 9617 La Playa NE Albuquerque, NM 87111 (505) 292-6666		#01-27 4
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**PLANT LEGEND**

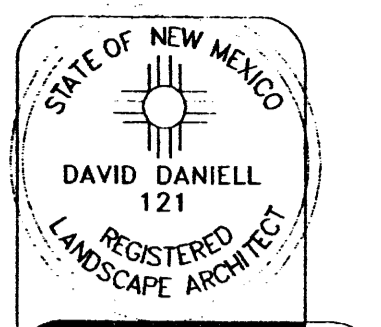
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
A	2	FRAXINUS	ASH	2 1/2" cal.
B	9	CHILIPSYIS	DESERT WILLOW	15 gal.
C	8	PINUS NIGRA	SUCRIFIAL PINE	4'-6" HT.
E	10	CHRYSOTHAMNUS	CHALKER	1 gal. MIN
F	3	JUNIPERUS SPARTANA	BUFFALO JUNIPER	
G	21	ELAEAGNUS RUGENS	SILVERCHERRY	
H	19	FRAXINUS	BUTTERFLY BUSH	
I	19	PEROVSKIA	RUSSIAN SAGE	
J	12	ROSMARINUS	ROSEMARY	
K	18	MISCANTHUS	LYON'S GRASS	
L	11	FALLOPIA	ARCTIC PLUME	
M	5	LANCICERA	LAVERNER	
N	15	LANCICERA	HANESKITTLE	



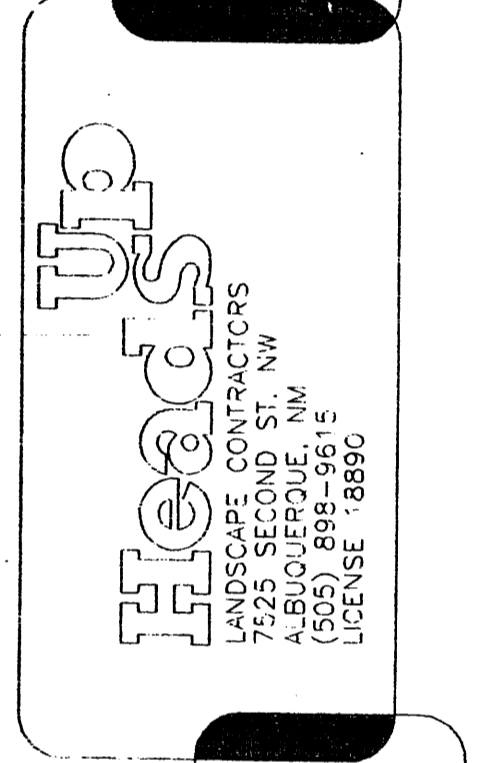
**NOTE**  
 MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER  
 PLANTINGS TO BE WATERED BY AUTO. IRRIGATION SYSTEM  
 WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER  
 THIS PLAN IS TO COMPLY WITH C.O.S. LANDSCAPE + WATER WASTE ORDINANCE.  
 PLANTING RESTRICTIONS APPROACH IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY  
 LANDSCAPE AREAS TO BE MULCHED WITH SANDS AND TAN GRAVEL 2"-3" DEPTH OVER FILTER FABRIC  
 APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.S. LANDSCAPE AND WATER WASTE ORDINANCE  
 TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS  
 NO PARKING SPACE SHALL BE MORE THAN 6' FROM A TREE

**SITE DATA**

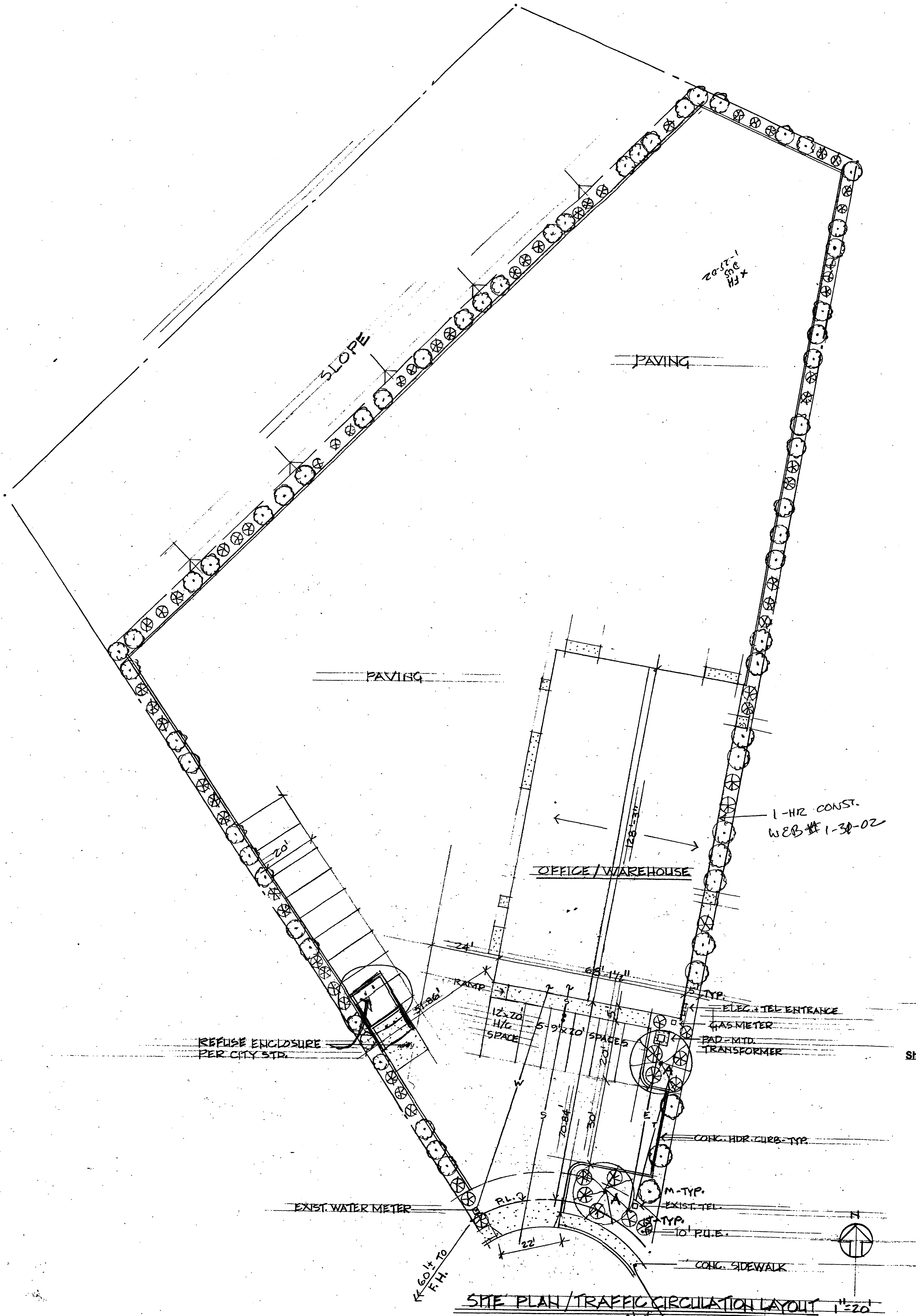
GROSS LOT AREA	75,500 SF
LESSS BUILDING	8,100 SF
NET LOT AREA	67,400 SF
REQUIRED LANDSCAPE	10,101 SF
15% OF NET LOT AREA	
PROPOSED LANDSCAPE	10,105 SF
15% OF NET LOT AREA	



scale  
 1" = 20'-0"  
 0 5 10 20 30  
 North  
 date 3.14.02  
 revisions



OFFICE/WAREHOUSE  
 LOT 4  
 ALAMOGOSA BUSINESS CENTER  
 ALP.



**LANDFILL DISCLOSURE STATEMENT**

August 28, 2001

The subject property is located (near, on) a (former, existing) landfill. Due to the subject property being (on, near) a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by a *Interim Guidelines for Development Within 1000 Feet of Landfills* revised August 28, 2001) shall be consulted prior to development of the site.

LANDSCAPING LEGEND NOTES				
PLANT MATERIALS				
MARK	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
M	Chamisa	<i>Chrysothamnus Nauseosa</i>	1 gal	
A	Arizona Ash v. "Rio Grande"	<i>Fraxinus Velutina</i>	2" caliper	
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Landscaping Notes

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- It is intended that landscaping will cover 75% of area at maturity.
- Ground cover is to be "Santa Fe Brown" gravel over landscaping fabric.

Buffers: install Chamisa and Juniper randomly, no more than 4' o.c.

Allow area = 8,000 sq ft  
 WEB # 1/31/02  
 2 side increase 12,000 sq ft

DESIGN CRITERIA	
ZONING:	SU-2 IP-EP
OCCUPANCY:	8.5-2 (S-1) WEB # 1/31/02
CONSTRUCTION TYPE:	V-N
LEGAL DESCRIPTION	
Lot 4, Alameda Business Center Albuquerque, NM	
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5	Mechanical
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 PLAN CHECK  
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