

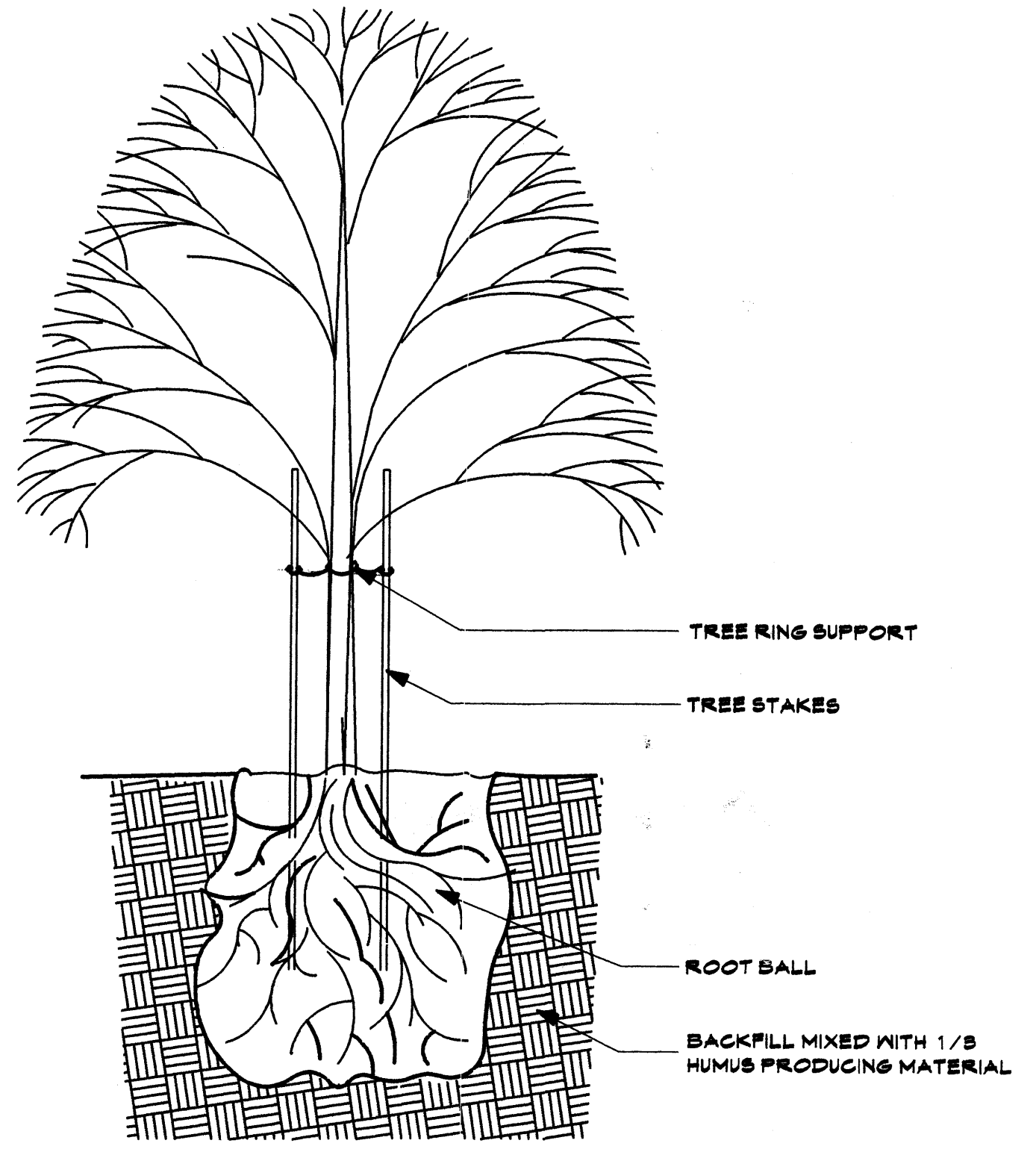
PROPOSED RETAIL / MEETING CENTER

Case No. 01128 01078
 APPL. # 01450-01472
 SITE DEVELOPMENT PLAN

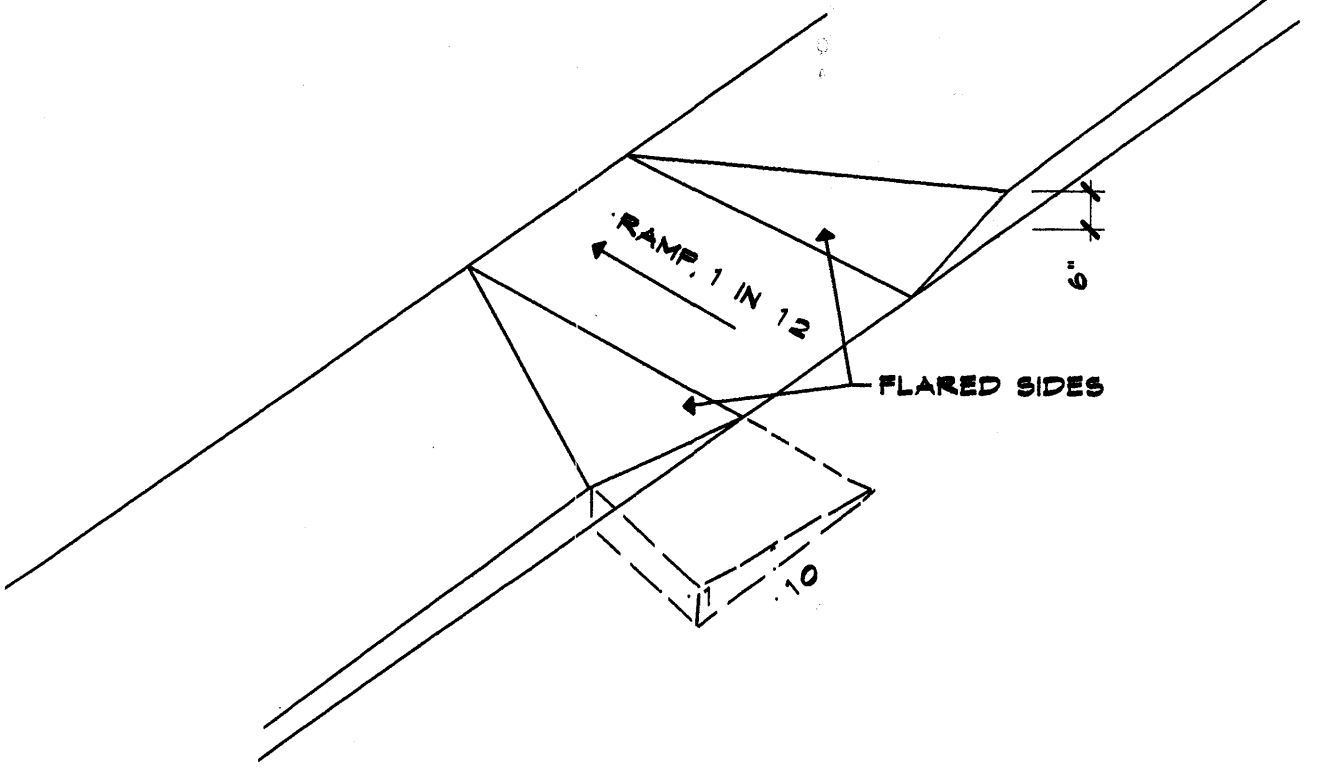
1/3/02 12-27-01
 12-26-01
 10/24/01
 10/24/01
 10/24/01

City Engineer/AM/PCA
 City Engineer/AM/PCA
 Parks & Recreation Department
 Solid Waste Management Department

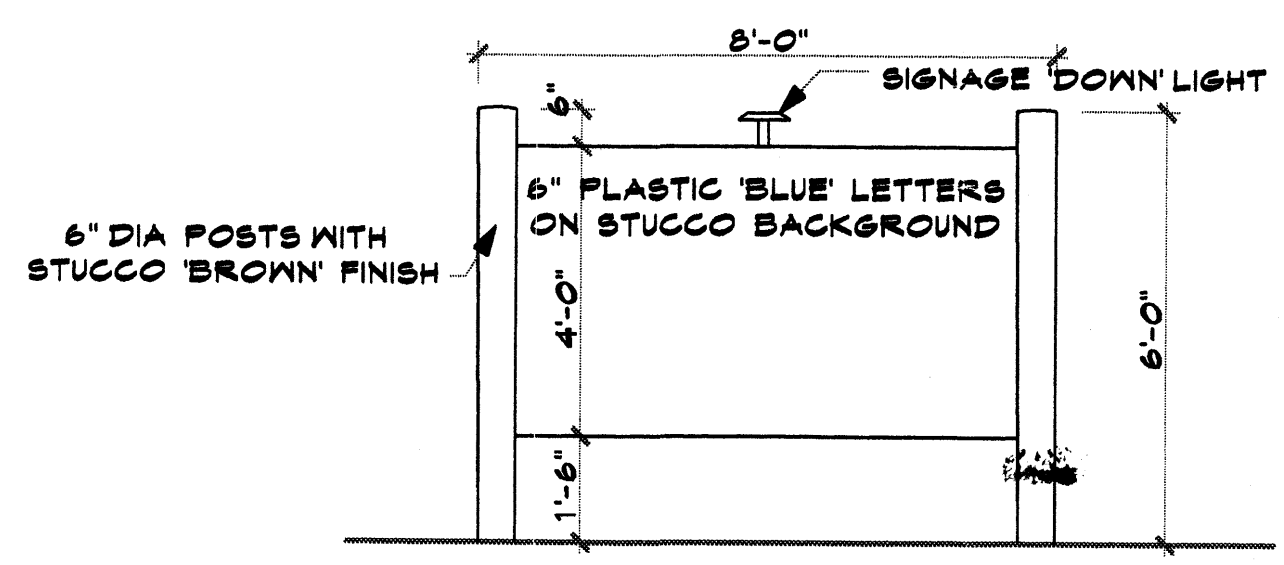
PRJ 1000985



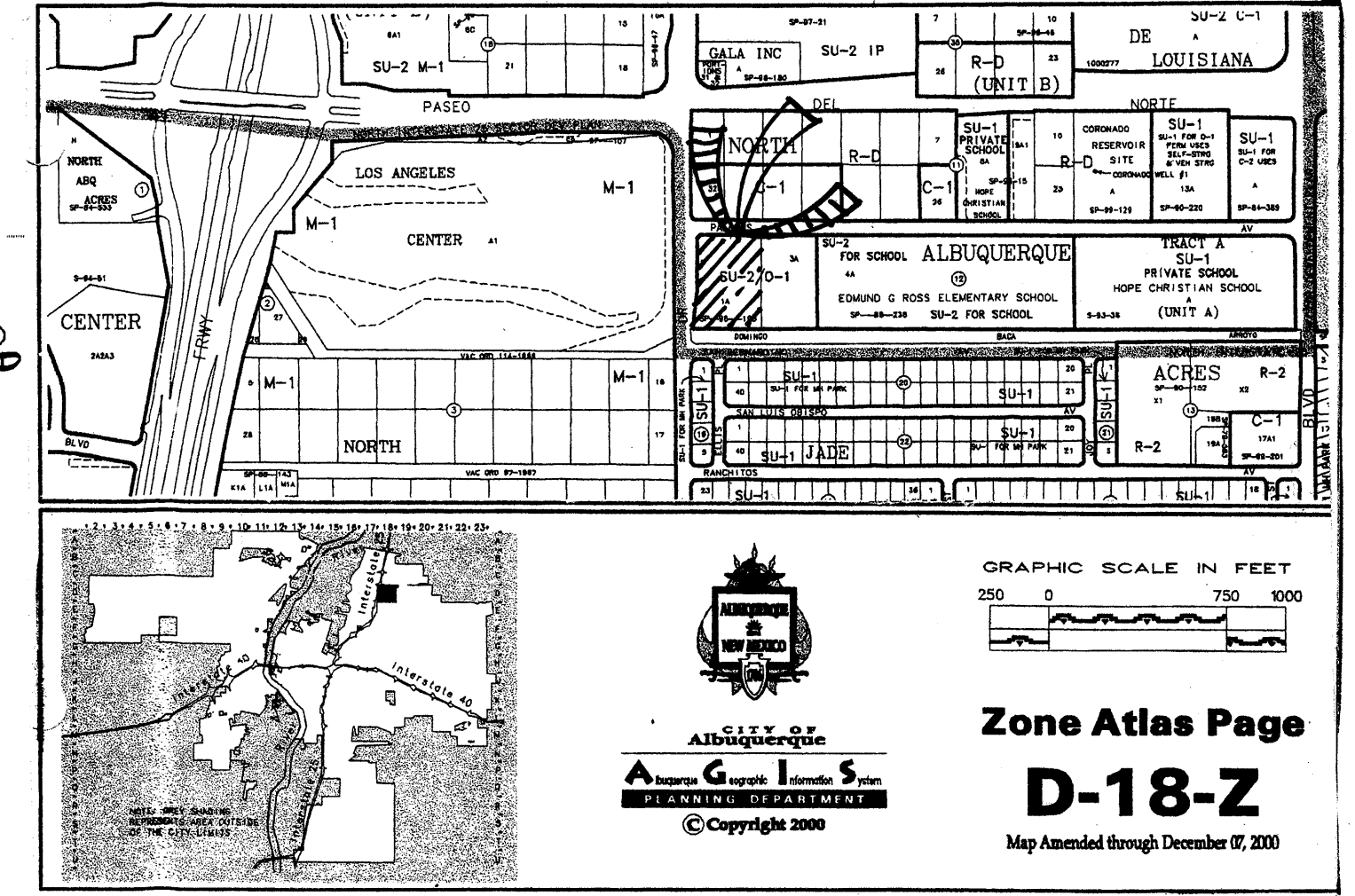
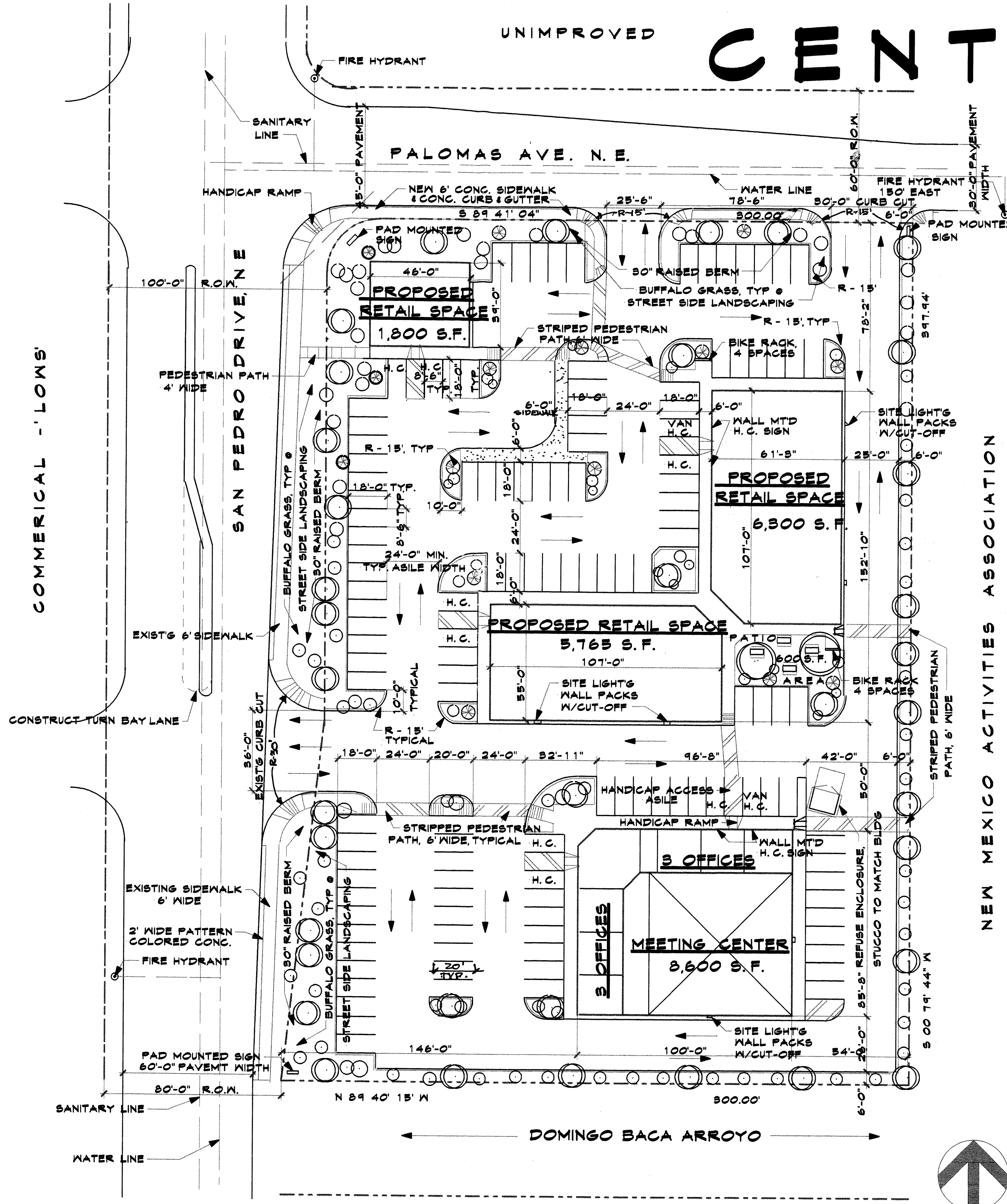
TREE PLANTING DETAIL
 SCALE: 3/8" = 1'-0"



HANDICAPPED RAMP DETAIL



PAD MT'D SIGN DET. 3/8" = 1'-0"
 (SIGN TO HAVE COLORS TO MATCH BUILDINGS)



PARKING:
 RETAIL & OFFICE = 16,265 / 200 = 81 SPACES
 MEETING AREA = 250 SEATS / 4 = 63 SPACES
 REQUIRED SPACES = 144 LESS 10% = 130 SPACES
 PROVIDED SPACES = 134 SPACES

LANDSCAPING:
 REQUIRED - 130,680 S.F. - 21,800 S.F. OF BLD'G
 = 108,880 X 15% = 16,332 S.F.
 PROVIDED = 17,633 S.F.

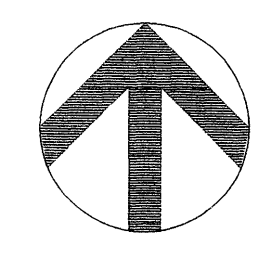
LANDSCAPING: LEGEND:

- MODESTO ASH - 2" CALIPHER
- PURPLE LEAF PLUM - 2' CALIPHER
- AUSTRIAN PINE - 2' CALIPHER
- SHRUBS, A MIXTURE OF THE FOLLOWING:
 CHAMISA, RUSSIAN SAGE, FOUR WING, SALT BUSH, APACHE PLUME & THREE LEAF SUMAC - 5 GAL
- GROUND COVER - 3/4" GRAVEL SANTA FE TAN GRASS - BUFFLO GRASS WHERE SHOWN
- IRRIGATION BY DRIP IRRIGATION SYSTEM AND LAWN SPRINKLER SYSTEM
- MAINTENANCE BY OWNER

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

LEGAL DESCRIPTION:

LOT 1 - A, BLOCK #12, NORTH ALBUQUERQUE ACRES



AFD PLANS CHECKING OFFICE
 924-3611
 APPROVED/DISAPPROVED
 SIGNATURE & DATE

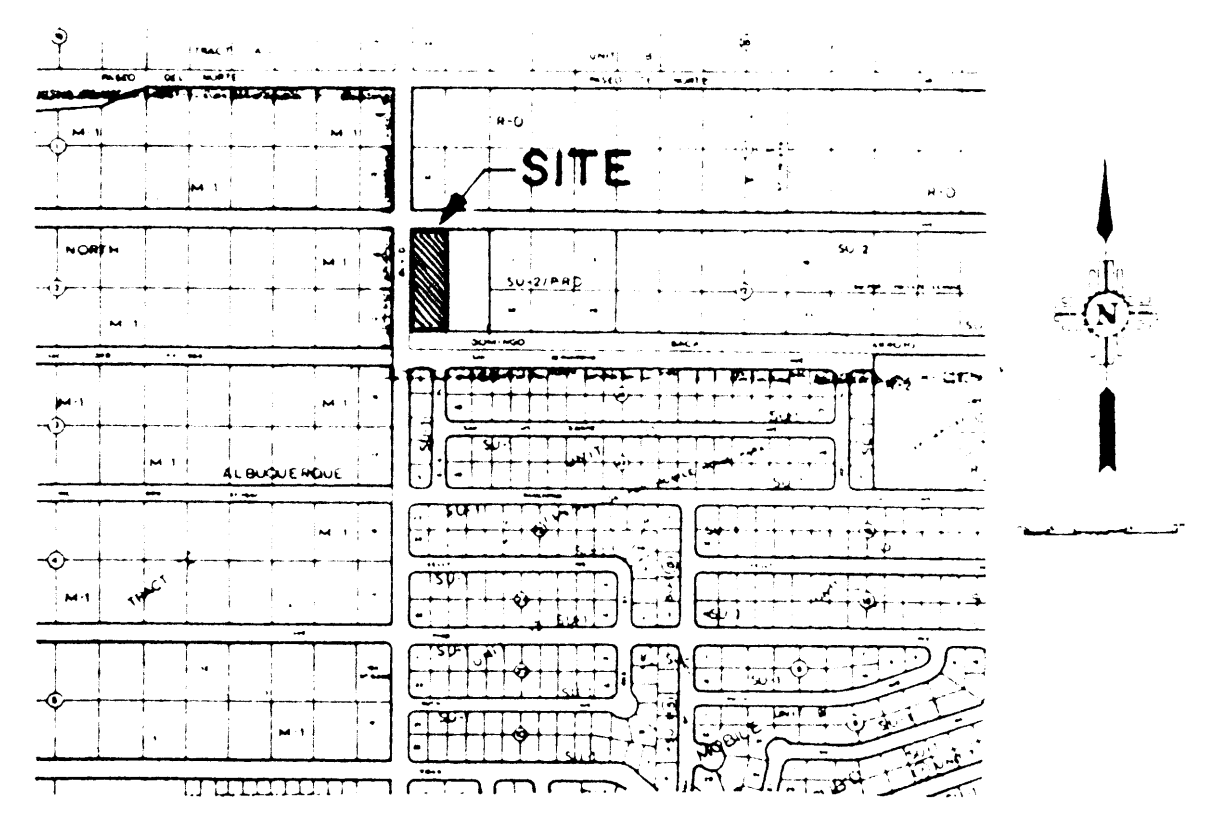
SITE PLAN 1" = 30'

JOB NO.
 DATE
 REVISION
 DRAWN BY
 CHECKED BY

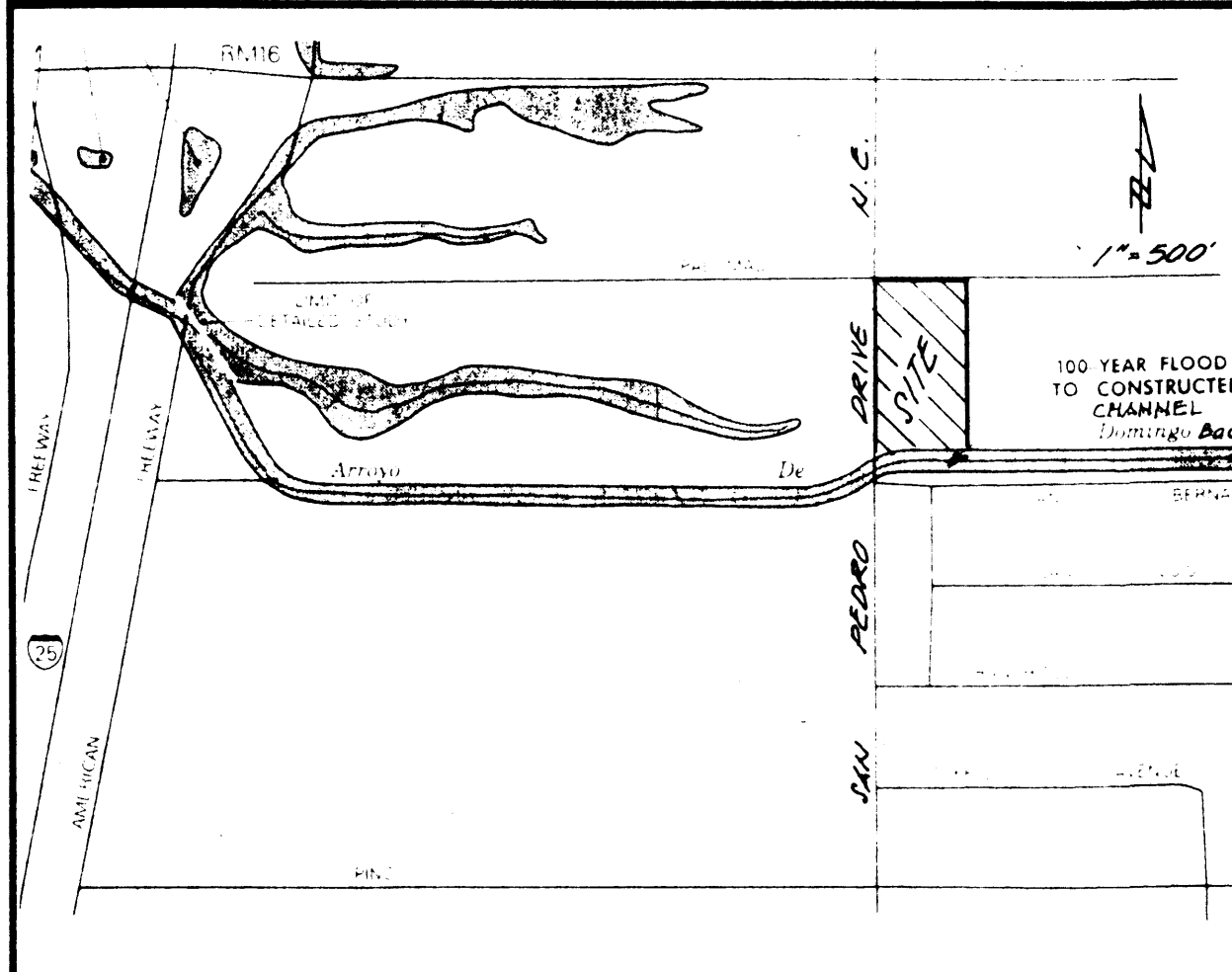
SHEET TITLE
SITE PLAN & SITE DETAILS

MILLER AND ASSOCIATES
 ARCHITECTS PLANNERS
 3823 REVENOM, N.E.
 ALBUQUERQUE, NEW MEXICO 87107

JOB TITLE
**PROPOSED
 RETAIL / MEETING CENTER
 7900 SAN PEDRO N.E.
 ALBUQUERQUE, NEW MEXICO**



VICINITY MAP ZONE ATLAS MAP NO. D-18



FLOOD HAZARD MAP (137 OF 825) & OFF-SITE FLOWS FROM F.E.M.A.

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 FRODDED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

CONSTRUCTION NOTES:

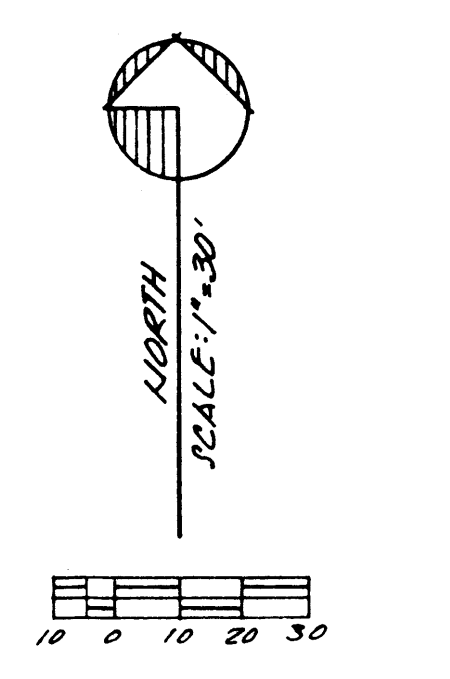
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) OF ALL POTENTIAL 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-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE, BERNALILLO COUNTY STANDARDS AND PROCEDURES.

LEGEND:

- TOP OF CURB ELEVATION - $T.C. = 32.28$
- CURB FLOW LINE ELEVATION - $F.L. = 31.71$
- EXISTING SPOT ELEVATION - $\bullet = 32.5$
- EXISTING CONTOUR ELEVATION - $- - - 36.0$
- PROPOSED SPOT ELEVATION - $\blacklozenge = 36.00$
- PROPOSED CONTOUR ELEVATION - $- - - 38.0$
- PROPOSED OR EXISTING CONCRETE SURFACE - $====$
- EXISTING FENCE LINE - $---x---$

GENERAL NOTES:

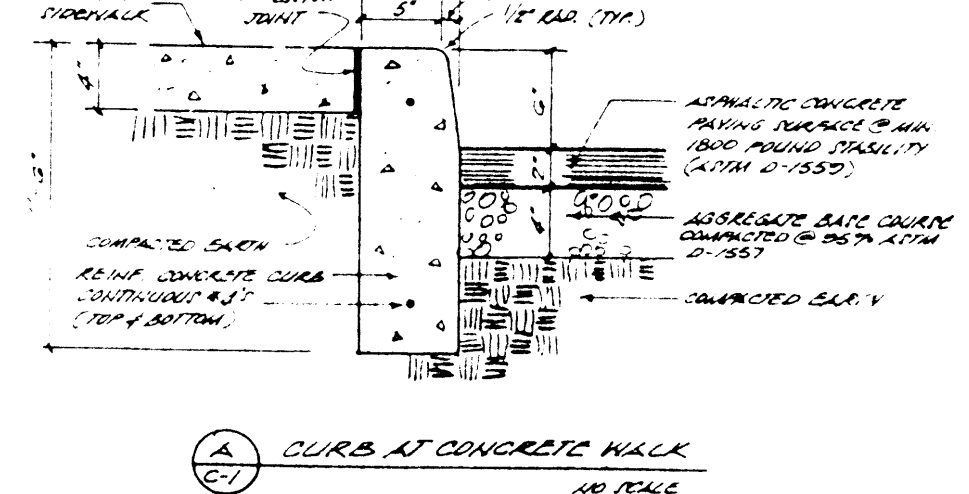
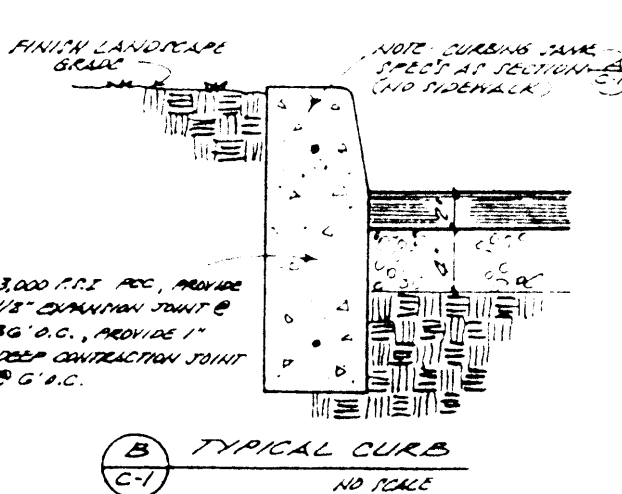
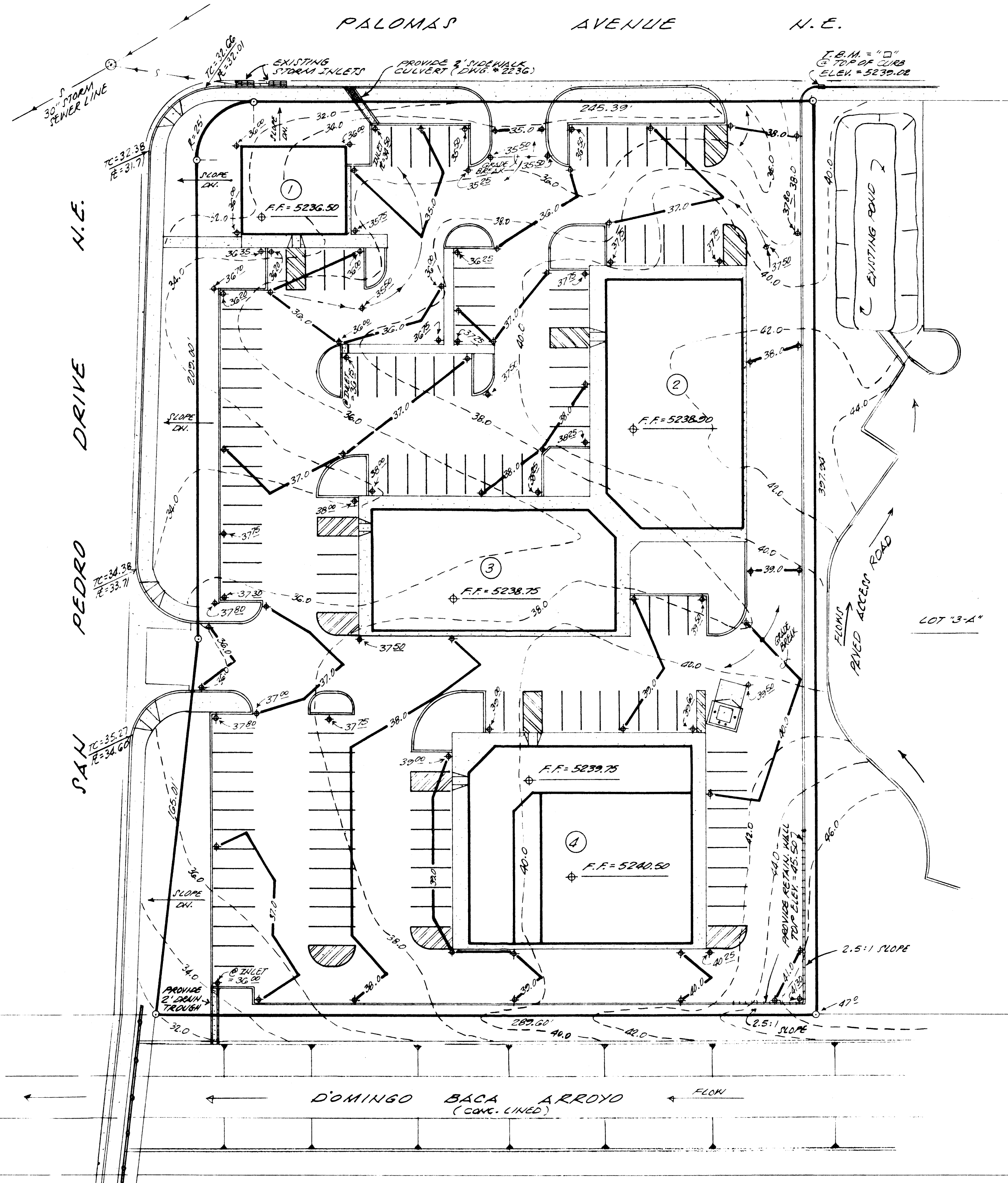
- NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
- NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HEREON.



- PROPOSED BUILDINGS:**
- PROPOSED RETAIL SPACE
 - PROPOSED RETAIL SPACE
 - PROPOSED RETAIL SPACE
 - PROPOSED OFFICES AND AUDITORIUM

LEGAL DESCRIPTION: LOT "1-A", BLOCK 12, TRACT "A", UNIT "A", NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

BENCH MARK REFERENCE: ACS STATION "11-D18", LOCATED AT THE INTERSECTION OF PASEO BLVD. N.E. AND SAN PEDRO DRIVE N.E.; ELEV. = 5235.67, (PROJECT T.B.M. AS SHOWN ON THE PLAN HEREON).



PRECIPITATION ZONES

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 Eubank, North of Interstate 40 and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40 and East of the East boundary of Range 4 East, South of Interstate 40

TABLE A-10. PEAK INTENSITY (IN/HR at 1.02 hour)

Zone	Intensity
1	4.75
2	11.84 (3.14)
3	5.00
4	12.44 (3.21)
5	7.58
6	12.71 (3.65)
7	5.72
8	12.14 (3.41)

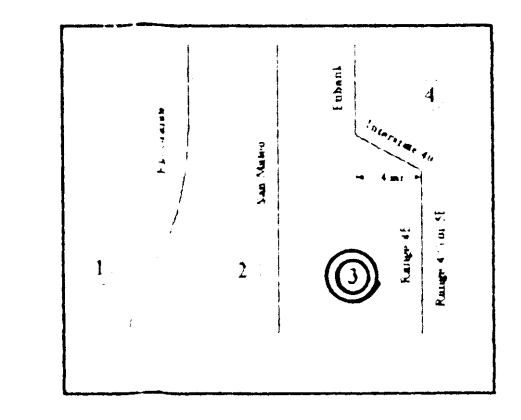


TABLE A-4. LAND TREATMENTS

Treatment	Land Condition
A	Soil uncompacted by human activity with 10 to 15 percent slopes. Native grasses, weeds and shrubs in great densities with minimal disturbance to grading, groundcover and infiltration capacity. (Grasslands)
B	Irrigated lawns, parks and golf courses with 10 to 15 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil uncompacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vacant lots (gravel or rock on plastic sheet landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds and shrubs, and soil uncompacted 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 13.
D	Impervious areas, pavement and roofs

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

Zone	Treatment			
	A	B	C	D
1	1.75	2.73	2.87	3.75
2	10.80 (3.24)	11.31 (3.27)	11.47 (3.29)	11.69 (3.28)
3	1.86	2.28	2.15	4.70
4	11.60 (3.38)	11.88 (3.35)	11.91 (3.34)	12.14 (3.41)
5	1.86	2.10	1.85	3.12
6	11.60 (3.38)	11.91 (3.34)	12.09 (3.39)	12.25 (3.42)
7	1.86	2.10	1.85	3.12
8	11.60 (3.38)	11.88 (3.35)	11.91 (3.34)	12.14 (3.41)

GRADING/DRAINAGE PLAN
THE FOLLOWING ITEMS CONCERNING LOT 1-A, BLOCK 12 TRACT A UNIT A NORTH ALBUQUERQUE ACRES, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO ARE CONTAINED HEREON:

EXISTING CONDITIONS
AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 2.5027 ACRES AND IS LOCATED AT THE SOUTH-EAST QUADRANT OF THE INTERSECTION OF SAN PEDRO DRIVE AND PALOMAS AVENUE NE. THE SITE SLOPES FROM EAST TO WEST AND SOUTH TO NORTH. ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL 0137D, 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 FOUR BUILDINGS TOTALING 17,615 SQ. FT. ALONG WITH ASSOCIATED PAVED PARKING AND LANDSCAPED AREAS. ON-SITE RUN-OFF WILL BE ROUTED TO THE DOMINGO BACA ARROYO AND INTO SAN PEDRO DRIVE. THE CALCULATIONS SHOWN HEREON, ANALYZE BOTH THE EXISTING AND DEVELOPED 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 GENERATED.

DOWN STREAM CAPACITY
THERE IS SOME EXISTING STORM INLETS LOCATED AT THE RETURNS ON PALOMAS AVENUE WHICH RETURN ARE TIED TO A STORM LINE WHICH DISCHARGES INTO THE DOMINGO BACA ARROYO. THEREFORE FREE DISCHARGE IS ALLOWED.

PROPOSED RETAIL/MEETING CENTER

Zone	Area	Area
3	380 = 2.60 ac	
PRECIPITATION	1440 = 3.1 in	
	10day = 4.9 in	

EXCESS PRECIPITATION	PEAK DISCHARGE
TREATMENT A 0.66 in	1.87 cfs/ac
TREATMENT B 0.92 in	2.6 cfs/ac
TREATMENT C 1.29 in	3.45 cfs/ac
TREATMENT D 1.30 in	5.02 cfs/ac

EXISTING CONDITIONS	PROPOSED CONDITIONS
TREATMENT A 0 ac	0 ac
TREATMENT B 0 ac	0 ac
TREATMENT C 2.5 ac	0.2 ac
TREATMENT D 0 ac	2.3 ac

EXISTING EXCESS PRECIPITATION

Weighted E = (0.66)(0.00) + (0.92)(0.00) + (1.29)(2.50) + (1.30)(0.00) = 2.50
 V100-360 = (1.29)(2.50) / 12 = 0.26940 ac-ft = 11719 cf

EXISTING PEAK DISCHARGE

Q100 = (1.87)(0.00) + (2.60)(0.00) + (3.45)(2.50) + (5.02)(0.00) = 8.63

PROPOSED EXCESS PRECIPITATION

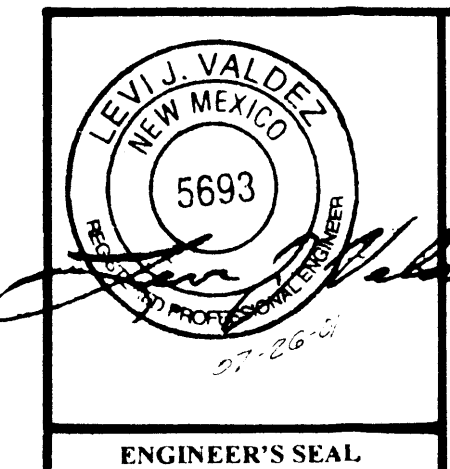
Weighted E = (0.66)(0.00) + (0.92)(0.00) + (1.29)(0.20) + (1.30)(2.30) = 2.50
 V100-360 = (1.29)(2.50) / 12.0 = 0.473833 ac-ft = 20640 cf

V100-1440 = (0.47)(2.30)(3.10 - 2.60) / 12 = 0.569667 ac-ft = 24815 cf

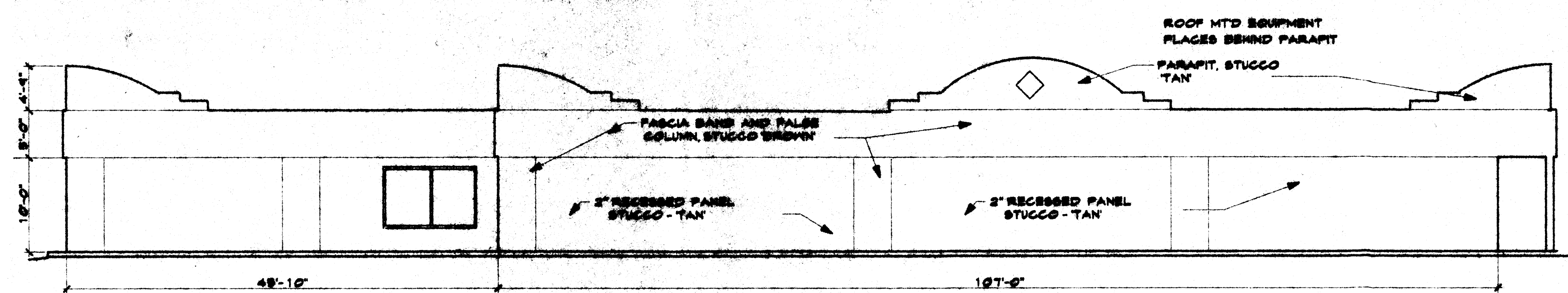
V100-10day = (0.47)(2.30)(4.90 - 2.60) / 12 = 0.914667 ac-ft = 38643 cf

PROPOSED PEAK DISCHARGE

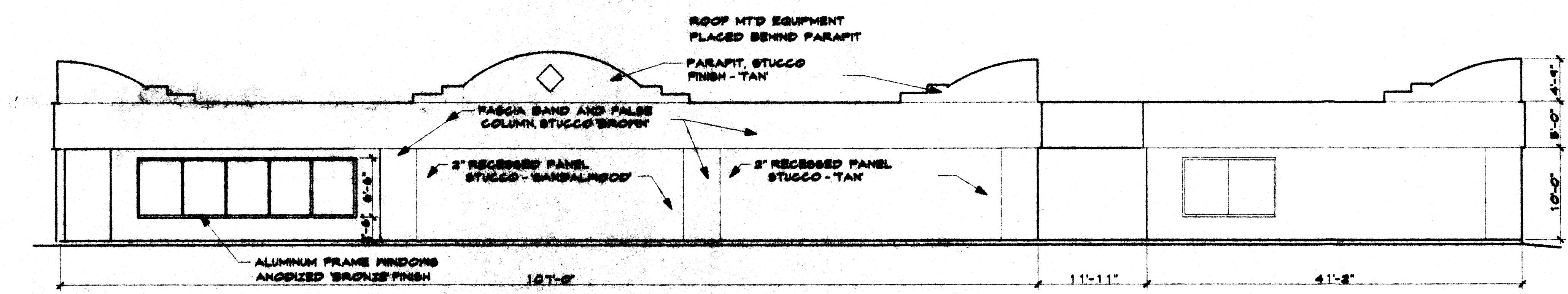
Q100 = (1.87)(0.00) + (2.60)(0.00) + (3.45)(0.20) + (5.02)(2.30) = 12.24
 INCREASE 12.24 CFS - 8.63 CFS = 3.61 CFS



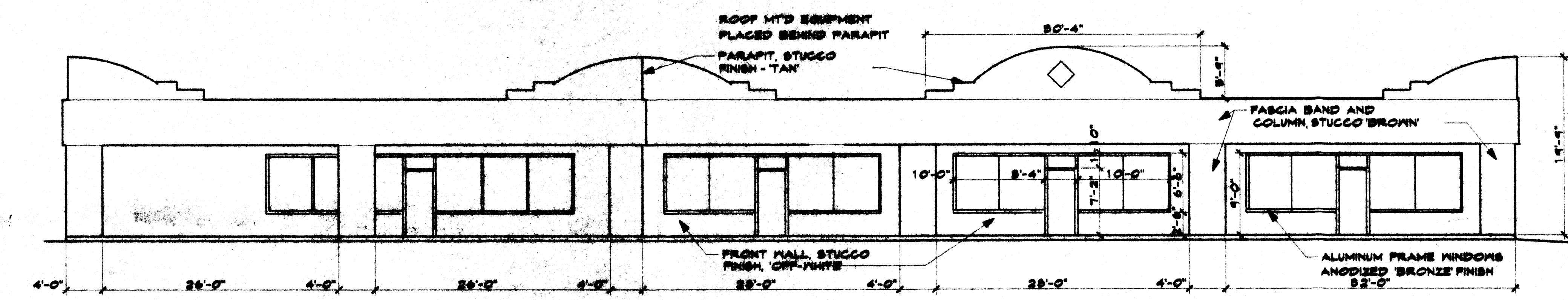
- CONCEPTUAL PLAN -
A PROPOSED GRADING & DRAINAGE PLAN FOR A RETAIL AND MEETING CENTER (SAN PEDRO N.E. & PALOMAS N.E.) ALBUQUERQUE, NEW MEXICO JULY, 2001



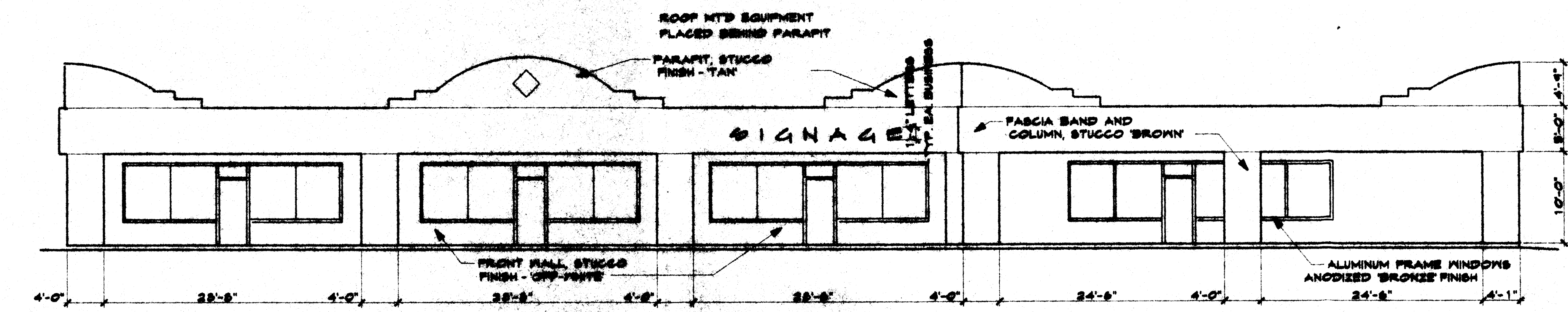
EAST ELEVATION 1/8" = 1'-0"



SOUTH ELEVATION 1/8" = 1'-0"



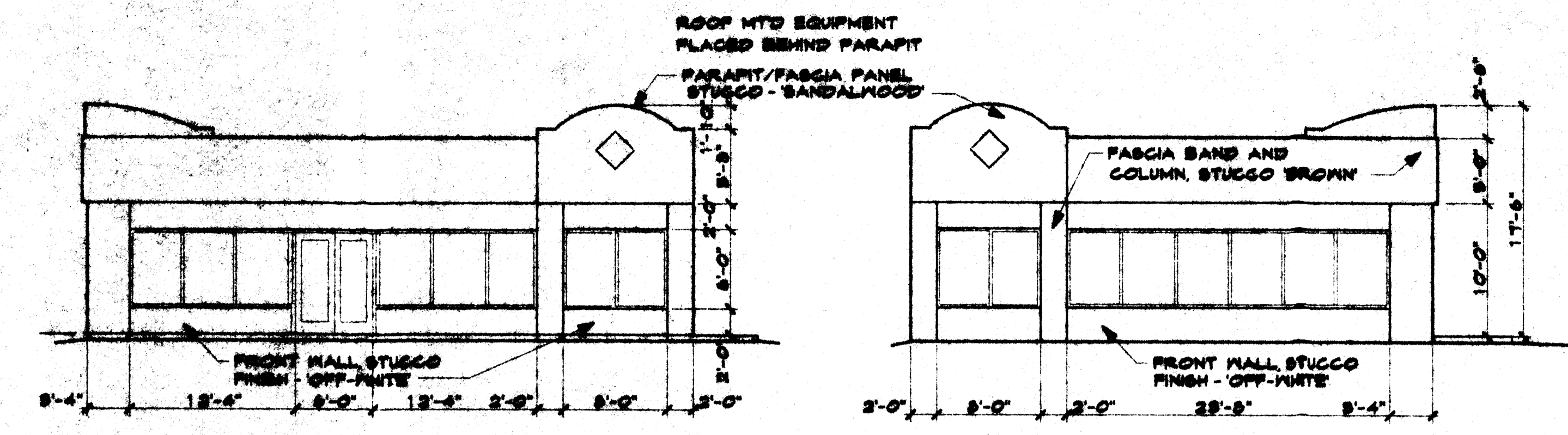
NORTH ELEVATION 1/8" = 1'-0"



WEST ELEVATION 1/8" = 1'-0"

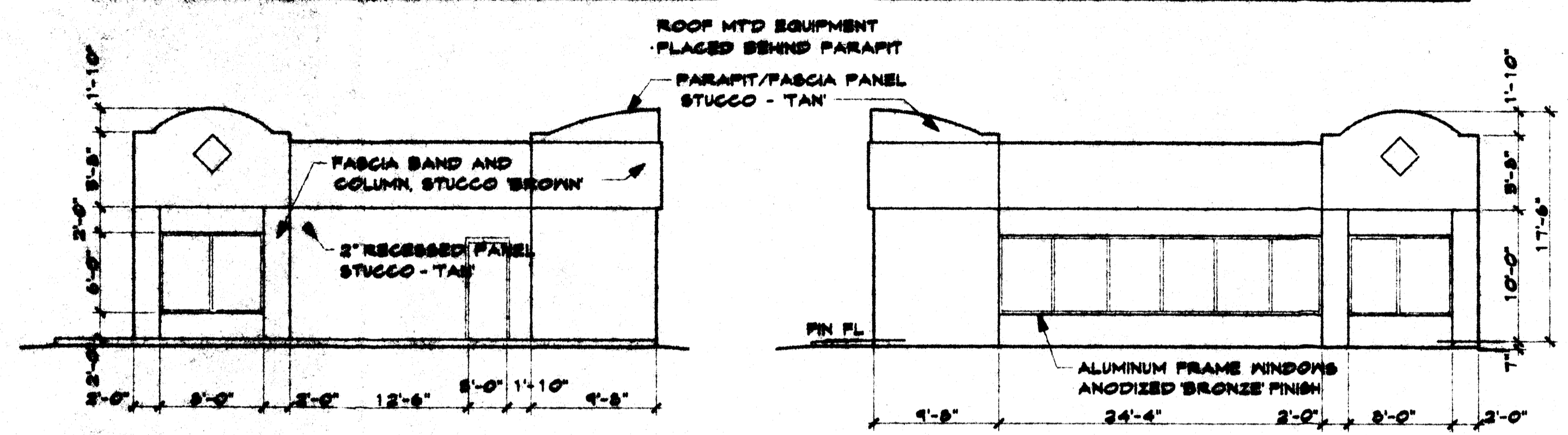
RETAIL BUILDING ELEVATIONS

JOB NO. 0125
 DRAWN BY JLM
 CHECKED BY
 SHEET TITLE **BUILDING ELEVATIONS**
 MILLER AND ASSOCIATES ARCHITECTS PLANNERS
 2000 BOWLING GREEN ALBUQUERQUE, NEW MEXICO 87102
 PROPOSED RETAIL/MEETING CENTER ALBUQUERQUE, NEW MEXICO
 JOB TITLE **1**



SOUTH ELEVATION 1/8" = 1'-0"

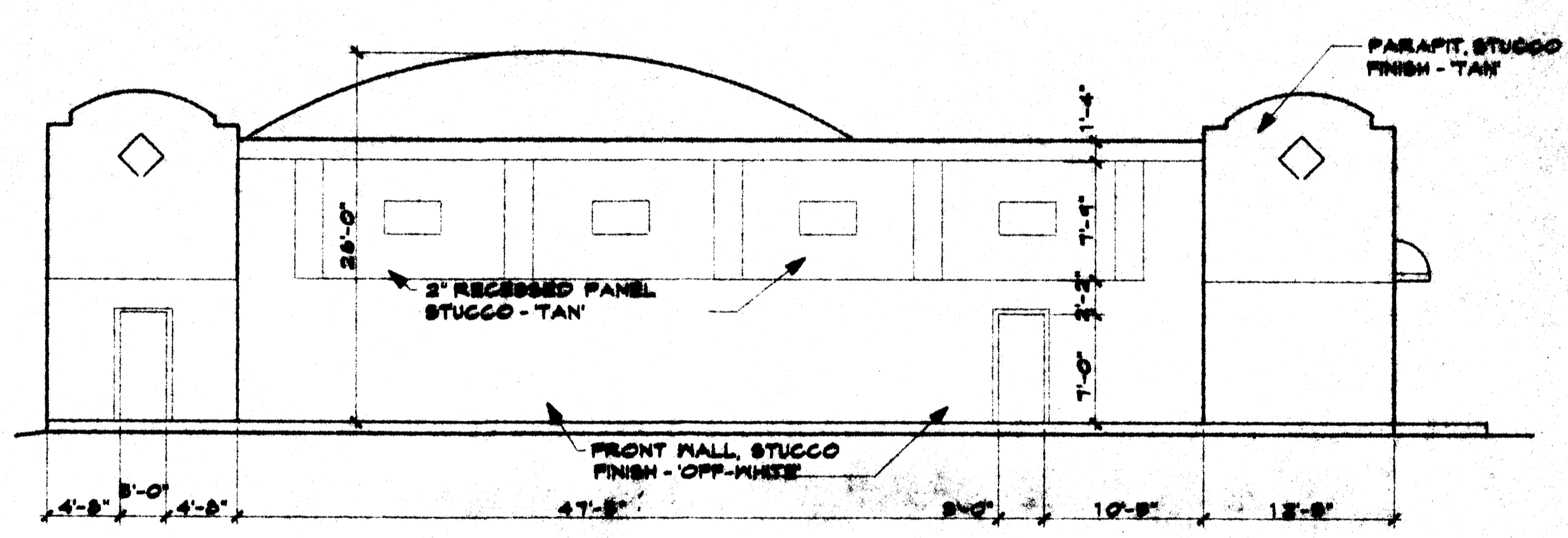
WEST ELEVATION 1/8" = 1'-0"



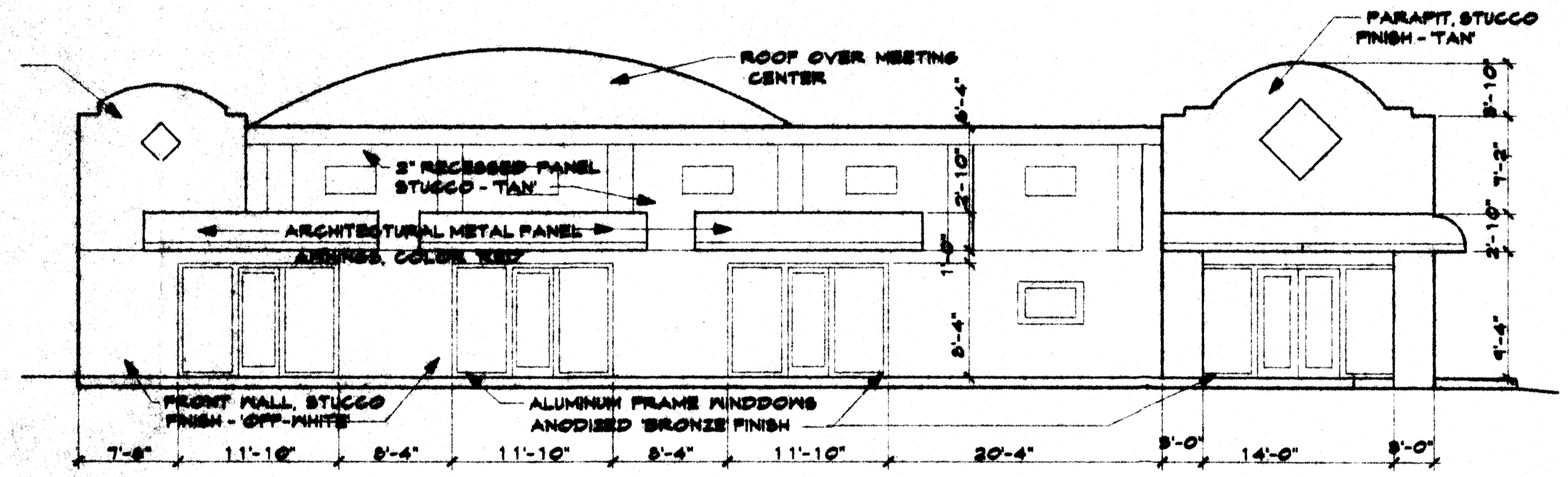
EAST ELEVATION 1/8" = 1'-0"

NORTH ELEVATION 1/8" = 1'-0"

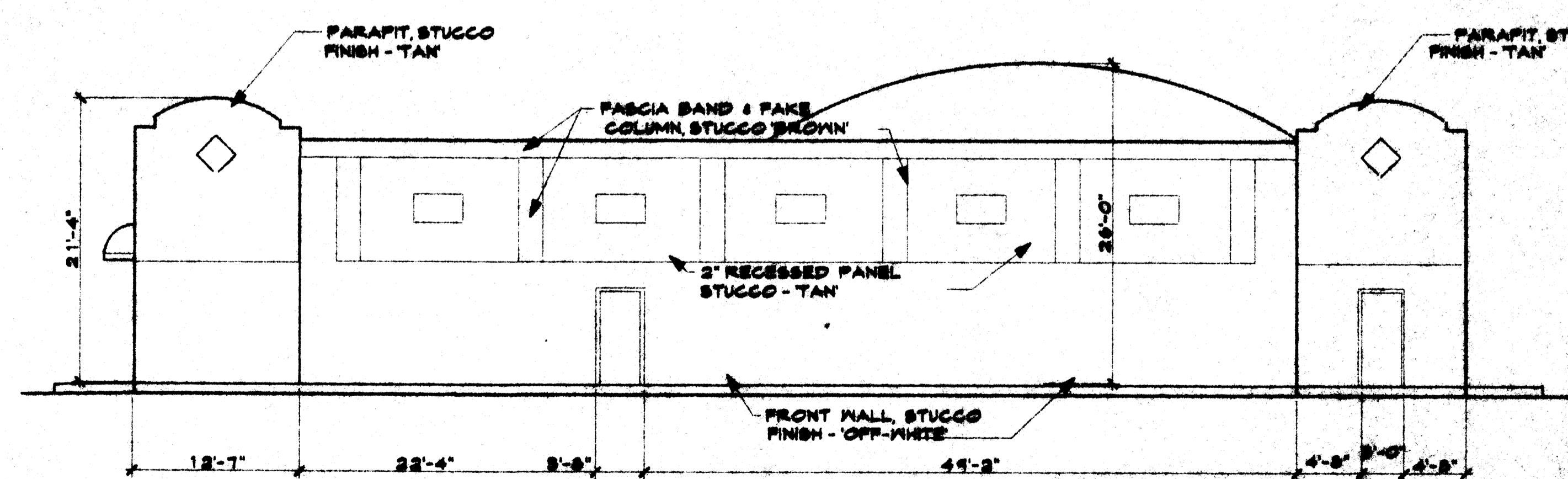
CORNER BUILDING ELEVATIONS



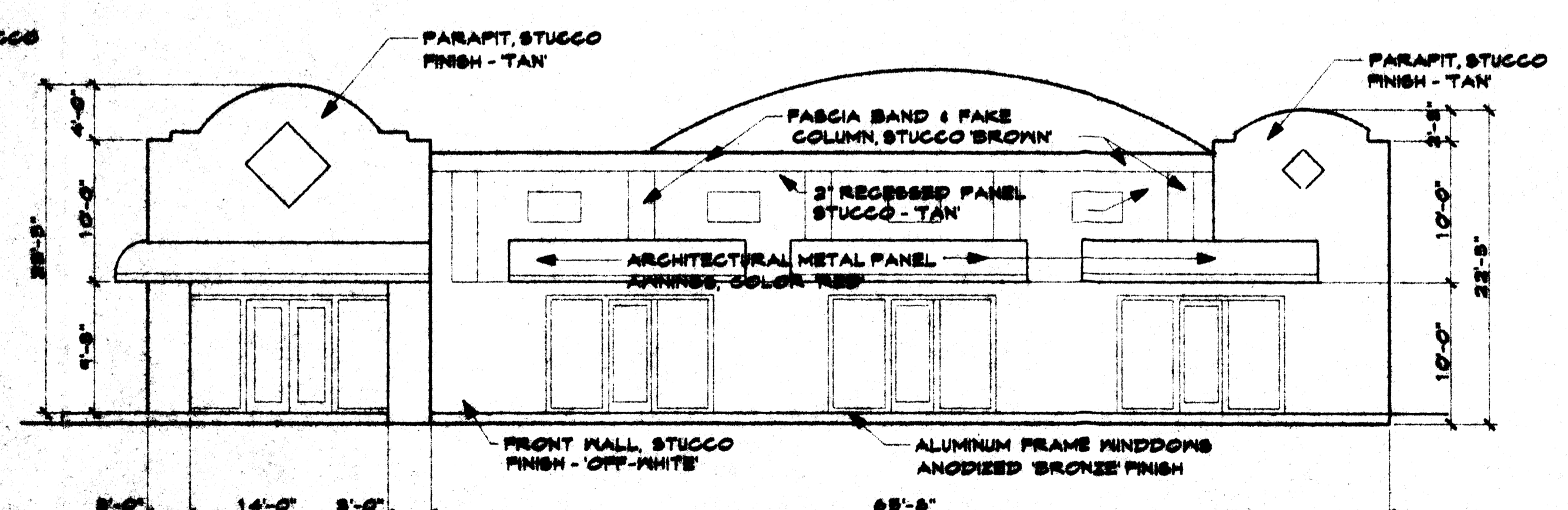
EAST ELEVATION 1/8" = 1'-0"



NORTH ELEVATION 1/8" = 1'-0"



SOUTH ELEVATION 1/8" = 1'-0"



WEST ELEVATION 1/8" = 1'-0"

MEETING CENTER ELEVATIONS

SHEET TITLE
EXTERIOR ELEVATIONS
 MILLER AND ASSOCIATES ARCHITECTS
 PLANNERS
 2413 ESCOBAR BLVD
 ALBUQUERQUE, NEW MEXICO 87107
 PROPOSED
RETAIL/MEETING CENTER
ALBUQUERQUE, NEW MEXICO
 FOR TITLE