

MT INVESTMENT
ZONED SU-2
M-1

TRACT A
MT INVESTMENT
ZONED SU-2
IP-EP

EXISTING TRACT C LANDS OF
SPRINGER BUILDING MATERIALS CORP.
(OLD BALLOON FIELD PARK)
ZONED SU-2, PARK

NORTH DIVERSION CHANNEL

ALAMEDA PARK DRIVE

CALLE ALAMEDA

PASEO ALAMEDA

EDFHH BLVD (PAVED)

LEGEND

---	PROPOSED PUBLIC ROADWAY CENTERLINE
- - - -	PROPOSED LOT LINE
- . - . -	PROPOSED EASEMENT LINE P.V.E.
- - - - -	EXISTING EASEMENT LINE
=====	SUBDIVISION BOUNDARY LINE
- - - - -	PROPOSED R.O.W. LINE
- - - - -	EXISTING RAIL SPURS
- - - - -	EXISTING FENCE TO BE REMOVED UNLESS OTHERWISE SPECIFIED
▲	COA SURVEY CONTROL MONUMENT
(16301 ac.)	USABLE LOT AREA (NOT SUBJECT TO SEVERE SLOPES)
(21016 ac.)	GROSS LOT AREA

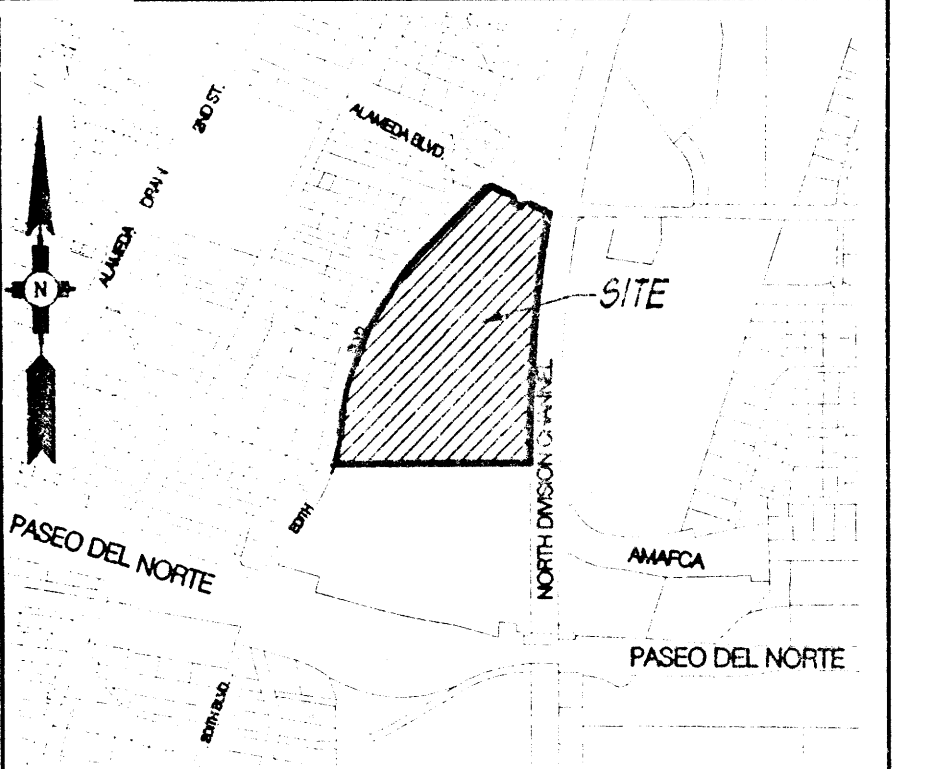
APPROVED AS AMENDED
AMENDMENT

John S. ... 7/28/00
Richard D. ... 7/27/00
Adriana E. ... 7/27/00
Roger A. ... 7/27/00
Man ... 7-27-00

MASTER DEVELOPMENT PLAN FOR ALAMEDA BUSINESS PARK

ALBUQUERQUE, NEW MEXICO

REVISED MARCH 3, 1999
REVISED JULY 2, 1999
REVISED 7/12/00



VICINITY MAP
ZONE ATLAS MAP NO. G-16
N.T.S.

- SITE DEVELOPMENT PLAN NOTES:**
1. EMPLOYED DEVELOPMENT PLAN MUST COMPLY WITH THE REQUIREMENTS OF THE NORTH VALLEY REGIONAL DEVELOPMENT PLAN AND THE ALAMEDA DESIGN OVERLAY ZONE, THE NORTH VALLEY AREA PLAN AND THE IP INDUSTRIAL PARK ZONE.
 2. SITE DEVELOPMENT PLANS AND LANDSCAPE PLANS ARE REQUIRED FOR PERMISSIBLE USES ON ALL LOTS. LOTS 23 AND 14-56 SHALL BE APPROVED BY THE PLANNING DIRECTOR (S. 14-48 AND 37-57) SHALL BE APPROVED BY THE PLANNING DIRECTOR. FOR ADDITIONAL INFORMATION OF AND RESPONSIBILITY FOR THE ALAMEDA NORTH VALLEY NEIGHBORHOOD ASSOCIATION.
 3. ALL PERUSE COLLECTION AND OUTDOOR STORAGE AREAS SHALL BE VISUALLY SCREENED FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT PROPERTY LINES. SCREENING SHALL CONSIST OF OPAQUE MATERIALS, SOLID WALLS OR PERMET FENCING SHALL BE AT LEAST SIX FEET HIGH AND BE CONSTRUCTED OF MATERIALS WHICH BLEND WITH THE ARCHITECTURAL STYLE OF BUILDINGS ON SITE.
 4. ALL LOADING AREAS MUST FOR THE LOADING AND UNLOADING OF COMMERCIAL VEHICLES SHALL BE SET BACK FROM THE PUBLIC RIGHT-OF-WAY LINE AND FROM ALL PROPERTY LINES TO REDUCE THE VISUAL IMPACT OF LARGE COMMERCIAL VEHICLES AND LOADING AREAS.
 5. BUILDING SETBACK REQUIREMENTS:
A) FRONT YARD: NOT LESS THAN 20'
B) SIDE YARD: NOT LESS THAN 10'
C) REAR YARD: NOT LESS THAN 10'
D) LOTS 1 AND 4-13 SHALL HAVE A 10' SETBACK FROM THE TOP OF THE SLOPED PORTION OF THE LOT ADJACENT EDITH BLVD.
 6. STRUCTURE HEIGHT AND WIDTH SHALL FALL WITHIN 45° ANGLE PLANES ORIGIN FROM THE HORIZONTAL AT THE REAR GRADE. ALL THE EACH BOUNDARY OF THE PREMISES, BUT A STRIKING SHALL NOT EXCEED A HEIGHT OF 100 FEET (EXCEPT AS FURTHER SPECIFIED IN THE ZONING CODE).
 7. NO MORE THAN 50% OF THE SURFACE OF ANY LOT SHALL BE COVERED WITH BUILDINGS.
 8. FOR LANDSCAPE BUFFER REQUIREMENTS SEE LANDSCAPE NOTES ON SHEET 2 OF 2.
 9. SEE SHEET 2 OF 2 FOR SIGNAGE, SITE LIGHTING AND ARCHITECTURAL REQUIREMENTS.

DRB 98-223 Project # 1000424
Application # 00450-0000-00853
THIS PLAN IS CONSISTENT WITH THE REQUIREMENTS OF THE NORTH VALLEY SECTOR DEVELOPMENT PLAN AND CITY OF ALBUQUERQUE ZONING ORDINANCE.

PLANNING DEPT.	DATE
TRANSPORTATION DEPT.	DATE
CITY ENGINEER/AMFCA	DATE
UTILITY DEPT.	DATE
CIP	DATE

NOTE:
Amended 7/12/00
Approval of this site development plan is based on the City of Albuquerque Transportation Development Division's based on the Traffic Impact Study (TIS) prepared by Bohannon-Houston, Inc. dated December 24, 1998 and Letter Revision dated March 30, 1999. This trip generation was determined assuming an average overall development rate of 25% office and 75% warehouse storage yards. Any substantial deviation of this assumption, with respect to the actual development of this site, may require an updated TIS and off-site mitigation recommendations.

Bohannon-Houston
Court yard one 7500 JEFFERSON AVE. ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAPHERS SURVEYORS SOFTWARE DEVELOPERS

LANDSCAPE DEVELOPMENT NOTES:

- PROPOSED DEVELOPMENT PLAN MUST CONFORM TO THE REQUIREMENTS OF THE NORTH I-25 SECTOR DEVELOPMENT PLAN, AND THE CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE.
- LANDSCAPING BUFFER AREAS SHALL BE REQUIRED ON EACH LOT.
 - FRONT YARD: 10 FT LANDSCAPING BUFFER
 - SIDE YARD: 6 FT MIN. LANDSCAPING BUFFER, EXCEPT AS FOLLOWS:
 - LOTS WITH SIDE YARDS ABUTTING ALAMEDA BLVD. SHALL HAVE A 10 FT SIDE YARD LANDSCAPING BUFFER REQUIRED ON THE ABUTTING SIDE.
 - REAR YARD: 6' REAR LANDSCAPING BUFFER IS REQUIRED, EXCEPT AS FOLLOWS:
 - LOTS WITH REAR YARDS ABUTTING ALAMEDA BLVD. SHALL HAVE A 10 FT REAR YARD LANDSCAPING BUFFER REQUIRED ON THE ABUTTING SIDE.
 - IF NOT REQUIRED BY COA ZONING ENFORCEMENT STAFF, THIS BUFFER SHALL NOT BE REQUIRED.

3. LOTS 1 AND 4-13 SHALL HAVE A 6' REAR YARD LANDSCAPING BUFFER AT THE TOP OF THE SLOPE. NO ADDITIONAL REAR YARD LANDSCAPING BUFFER SHALL BE REQUIRED AT THE REAR YARD OF LOTS 1 AND 4-13. HOWEVER, EACH LOT SHALL BE REQUIRED TO PLANT AT LEAST ONE SELF-SUSTAINING AND PERENNIAL PLANTING OF SIX (6) INCHES IN HEIGHT ON THE SLOPE TO PROVIDE VISUAL SCREENING OF THE LOT (ABUTTING EDITH BLVD.). THE NATIVE PLANTS SHALL BE SELECTED FROM THE FOLLOWING LIST:

- | | |
|----------------------|---------------------|
| CHRYSOTHYMUS NUBOSUS | CHAMISA |
| FRAXINUS CANADENSIS | FRAXINUS CANADENSIS |
| FALGUS A. PARADOXA | FRAXINUS CANADENSIS |
| RUSCOEPOLYA | FRAXINUS CANADENSIS |

THESE PLANTS SHALL BE RANDOMLY PLANTED ON THE HILL, AND SPACED A MINIMUM OF 10' FROM OTHER PLANTS.

- SLOPED PORTIONS OF LOTS ADJACENT TO EDITH BLVD. SHALL BE SEEDED PER COA SPEC. NO BUILDING SHALL BE CONSTRUCTED WITHIN THIS SIXTY FOOT (60') SLOPED AREA.
- LOTS ABUTTING ALAMEDA BLVD. SHALL PLANT STREET TREES IN ACCORDANCE WITH THE COA STREET TREE ORDINANCE. TREES SHALL BE PLANTED AT THE CURB LINE AND 4 FT FROM THE SIDEWALK. THE SPECIES AND 4 FT FROM THE SIDEWALK SHALL BE AT LEAST 60% OF WHICH SHALL BE EVERGREEN TREES.

- | | |
|--------------------|--------------------|
| ROBINIA AMBACIA | PURPLE HAZE LOCUST |
| PISTACHIA GANENSIS | CHINESE PRUNELLA |
| QUILICUS LINEARIS | ORIENTAL PRUNELLA |
| FRAXINUS VELLUTINA | ARIZONA AGAVE |
| QUERCUS B. MARSHII | SELMER'S RED OAK |

- THE EVERGREEN TREES SHALL BE:
- | | |
|--|------------------|
| CUPRESSOCYPARIS LEYLANDII | LEYLAND CYPRESS |
| JUNIPERUS MONOSPERMA (FEMALE VARIETY ONLY) | ONE SEED JUNIPER |
| PNUS ELDARICA | AFGHAN PINE |
| PNUS INGRA | AUSTRIAN PINE |
| PNUS SYLVESTRIS | SCOTCH PINE |
- THESE TREES SHALL FORM AN OPAQUE VISUAL BUFFER TO THIRTY FEET (30') IN HEIGHT MINIMUM IN A 10-15 YEAR GROWING PERIOD. NO ADDITIONAL STREET TREE PLANTING WILL BE REQUIRED FOR THESE LOTS, EXCEPT LOT 1, WHICH MUST CONFORM TO THE COA STREET TREE ORDINANCE ON ALAMEDA BLVD.

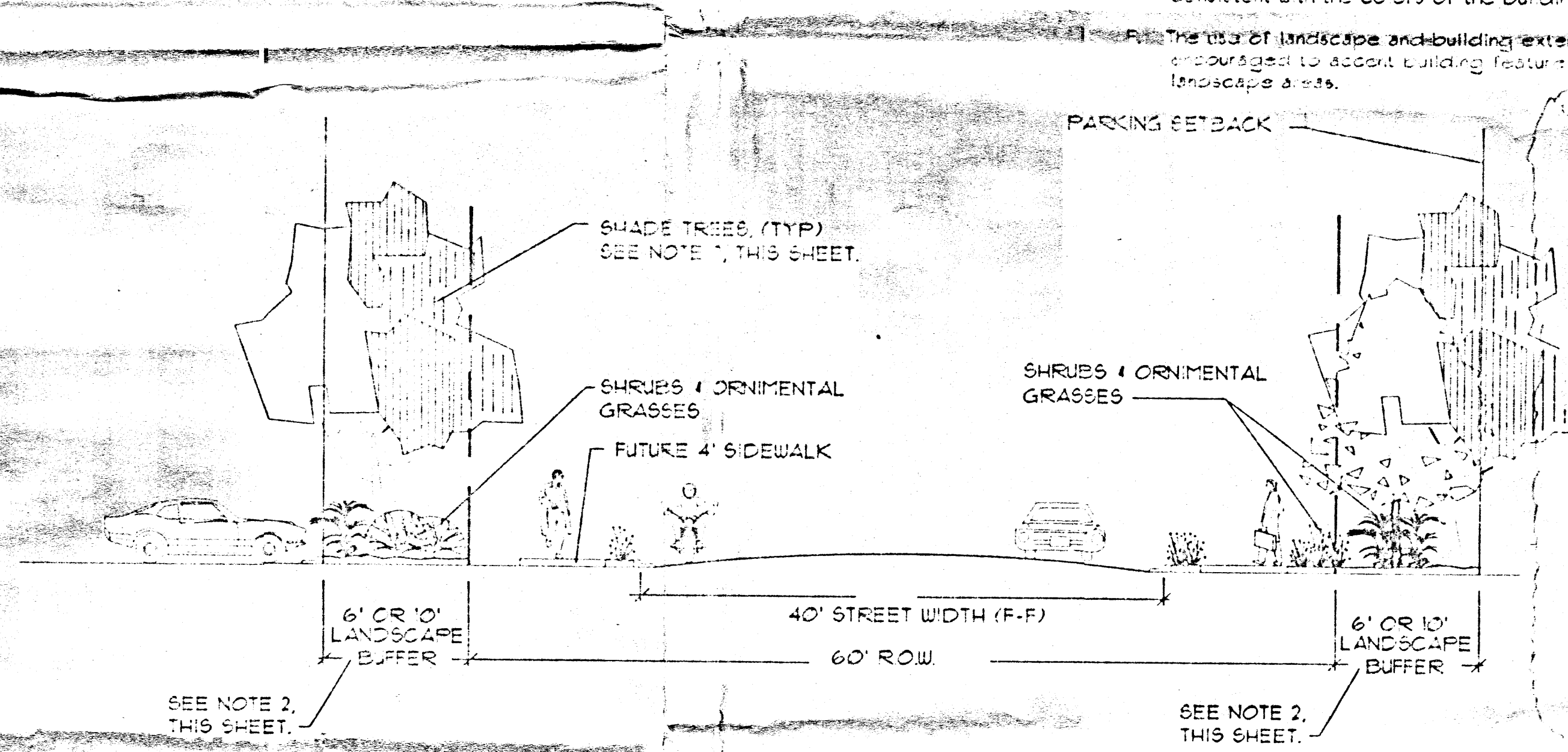
- ALL AREAS USED FOR OFF-STREET PARKING SHALL BE DESIGNED AND LANDSCAPED TO REDUCE THE VISUAL IMPACT OF PARKED CARS. LANDSCAPING SHALL BE IN ACCORDANCE WITH THE OFF-STREET PARKING LANDSCAPING REGULATIONS OF THE COA COMPREHENSIVE ZONING CODE, WITH THE FOLLOWING EXCEPTIONS:
 - ALL AREAS OF PARKING LOTS NOT USED FOR PARKING OR AUTO CIRCULATION MUST BE LANDSCAPED.
 - NO PARKING SPACE MAY BE MORE THAN 50 FT FROM A TREE.
- TREES, SHRUBS, AND VEGETATIVE GROUND COVER SHALL BE SELECTED FROM PLANT LEGEND ON THIS PAGE.
- PLANTINGS SHALL BE PLACED ON SITE TO PROVIDE SHADE FOR ALL PEDESTRIAN AREAS AND BUILDINGS DURING SUMMER MONTHS.
- LANDSCAPING SHALL CONFORM TO TO COA'S WATER CONSERVATION POLICIES.

- PLANTINGS SHALL BE LOCATED WITH RESPECT TO THE CLEAR SIGHT TRIANGLE REQUIREMENTS.
- TREES SHALL NOT BE PLANTED IN PUBLIC UTILITY EASEMENTS.
- ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" LAYER OF 1/2" SANTA ANA TAN GRAVEL. ALL GRAVEL SHALL BE UNDERLINED WITH DE WITT PRO 5, 28 MIL. FILTER FABRIC OR APPROVED EQUAL. EXCLUDE FILTER FABRIC IN GROUND COVER AND PERENNIAL AREAS.
- RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL LIE WITH THE LOT OWNER.
- AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS TO BE DESIGNED AND CONSTRUCTED FOR ALL INSTALLED PLANT MATERIALS. GRASS AREAS SHALL BE SPRAY IRRIGATED. TREES SHALL BE IRRIGATED WITH A LOW FLOW Dripper SYSTEM. SHRUBS AND GROUND COVERS SHALL BE IRRIGATED WITH A DRIP EMITTER SYSTEM.

14. LOTS 1 AND 4-13 SHALL CONSTRUCT A SIX FOOT (6') HIGH FENCE CAPABLE OF SUPPORTING A CLIMBING VINE VEGETATIVE SCREENING AT THE TOP OF THE SLOPED AREA OF THE LOT ABUTTING EDITH BLVD. CLIMBING VINES SHALL BE PLANTED AT A SPACING WHICH WILL RESULT IN COMPLETE COVERAGE OF THE FENCE, AND SHALL BE SELECTED FROM THE FOLLOWING:

- | | |
|----------------------------|---------------------|
| CAMPERS RADICANS | TRUMPET VINE |
| LONICERA JAPONICA HALLIANA | HALL'S HONEY SUCKLE |
| LONICERA SEMPERVIRENS | CORAL HONEY SUCKLE |
| PARTHENOISSUS INSERTA | WOODSINE |
| ROSA BLANCSIAE | ROSE LADY SLAND |

15. PLANTS AND TREES WHICH ARE PERMITTED INCLUDE ALL SPECIES ALLOWED BY THE CITY OF ALBUQUERQUE'S WATER CONSERVATION AND FOLIAGE ORDINANCES, AND MUST BE PLANTED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING CODE, THE NORTH I-25 SECTOR DEVELOPMENT PLAN, AND OTHER REGULATIONS CONTAINED IN THIS DOCUMENT.



STREETSCAPE TYPICAL SECTION
NTS

DEVELOPMENT REQUIREMENTS

Site Signage

- Signage on each lot shall comply with the City of Albuquerque Comprehensive Zoning Code and the following:
 - Lot developments shall be allowed the following:
 - A maximum of one building mounted sign per tenant. Total building mounted signage area per building shall not exceed 15% of the area of the facade.
 - A maximum of one site monument sign.
 - Building mounted signage area will not exceed 15% of the area of the facade on which it is mounted.
 - Projecting signs and roof signs are not allowed.

Site Lighting

- In addition to lighting regulations in the Zoning Code, and the Alameda Design Overlay Zone, the following shall apply:
 - Site lighting of parking lots, drives, plazas and entries will be provided to insure adequate lighting for both vehicular and pedestrian traffic after dark.
 - Site parking lot lighting fixtures will not exceed 24"-0" in height. For lots 1 and 4-13 on the side abutting Edith Blvd, site and building mounted lighting shall be no higher than six feet (6') when located between the west side of the building and the top of the sloped area of the site. Pole mounted lighting shall be placed a minimum distance of thirty feet (30') from the top of the sloped area of the lot.
 - Light fixtures for walkways and plazas will be located between 8'-0" and 16'-0" in height.
 - All parking lot lighting will be high pressure sodium type fixtures.
 - Site and exterior area lighting pole mounted fixtures will be of the "incubator" type with full cut-off fixtures to avoid light from interfering with local or adjacent traffic and nearby residential development. Finish of poles and fixtures are to be consistent with the colors of the building.
 - The use of landscape and building exterior lighting is encouraged to accent building features and highlight site and landscape areas.

Architectural Design Criteria

- General
 - Architectural Design Criteria are established to promote a visual and aesthetic consistency within the development and to avoid incompatible design schemes and elements harmful to the overall and individual developments.
- Building Heights
 - Structure height and width shall fall within a 45-degree angle drawn from the horizontal at the mean grade along each boundary of the premises, but a structure shall not exceed 120 feet, except as further defined in the Zoning Code, and clarified for specific lots as follows:
 - For lots 1 and 4-13, structure placement is encouraged to be on the eastern side of the lot. In no case however, shall structure height on these lots exceed 10' and its width and height shall fall within a 45 degree angle drawn from the horizontal at the mean grade along the north, south, and east property lines and the top of the sloped area of the lot.
- Opaque exterior building materials used will be consistent with commonly used materials in Albuquerque and New Mexico. These include stucco, exterior finish and insulation system (EIFS) with synthetic stucco finishes, brick and stone masonry or veneer, concrete masonry with architectural exterior treatment, pre-cast architectural concrete, and metal paneling subject to the terms of the succeeding sentence. Smooth face concrete masonry, metal paneling, ceramic tile veneer or reflective glass shall not be allowed on the front facades of multi-unit lots and on the front facade and the side facade facing the street for corner lots. The roof facade building materials for metal buildings shall wrap around to the sides of the building for a depth of approximately twenty feet (20'). Metal building surfaces shall be natural aluminum and earth tone colors of no, brown, sand, green, white, light tan, or tan. Other colors will be allowed as determined by the approving official upon site plan review.
- Building Colors of major facades are to be muted or pastel rather than bright or brilliant. The use of primary colors for major building walls is prohibited. Architectural accent walls, detached entry walls or colonnades or attached accent elements (entry canopies, window shading devices, mullions, window transoms) may be primary or bright colors.
- Roofs may be either flat or pitched. Flat roofs shall have a perimeter parapet which at no point will be lower than any portion of the roof it surrounds. Pitched roofs are to be of either concrete tiles, clay tiles or pre-finished ribbed metal. Tiles and metal roof colors are to be consistent with the building colors. Metal roofs may not be highly reflective. Metal roofs shall not require a parapet. Metal roofs may not be bright, gaudy colors or reflective metal surfaces. Roofs may be tan, brown, and green. Blue, red, reflective white and grey metal roofs are prohibited.
- Roof Equipment Screens
 - Mechanical equipment on roofs is to be screened from public view as much as practical. Roof equipment screens are to be at least as high as the highest part of the equipment. Roof screens are to be architecturally compatible with the building.
- Building mounted signage will conform to the zoning ordinance and the following:
 - Dimensional height of any portion of the signs shall not exceed 3'-6".
 - No portion of the sign shall protrude more than 6" from the building face on which it is mounted.
 - Direct lot access to Edith Blvd. and/or Alameda Blvd. is not permitted.

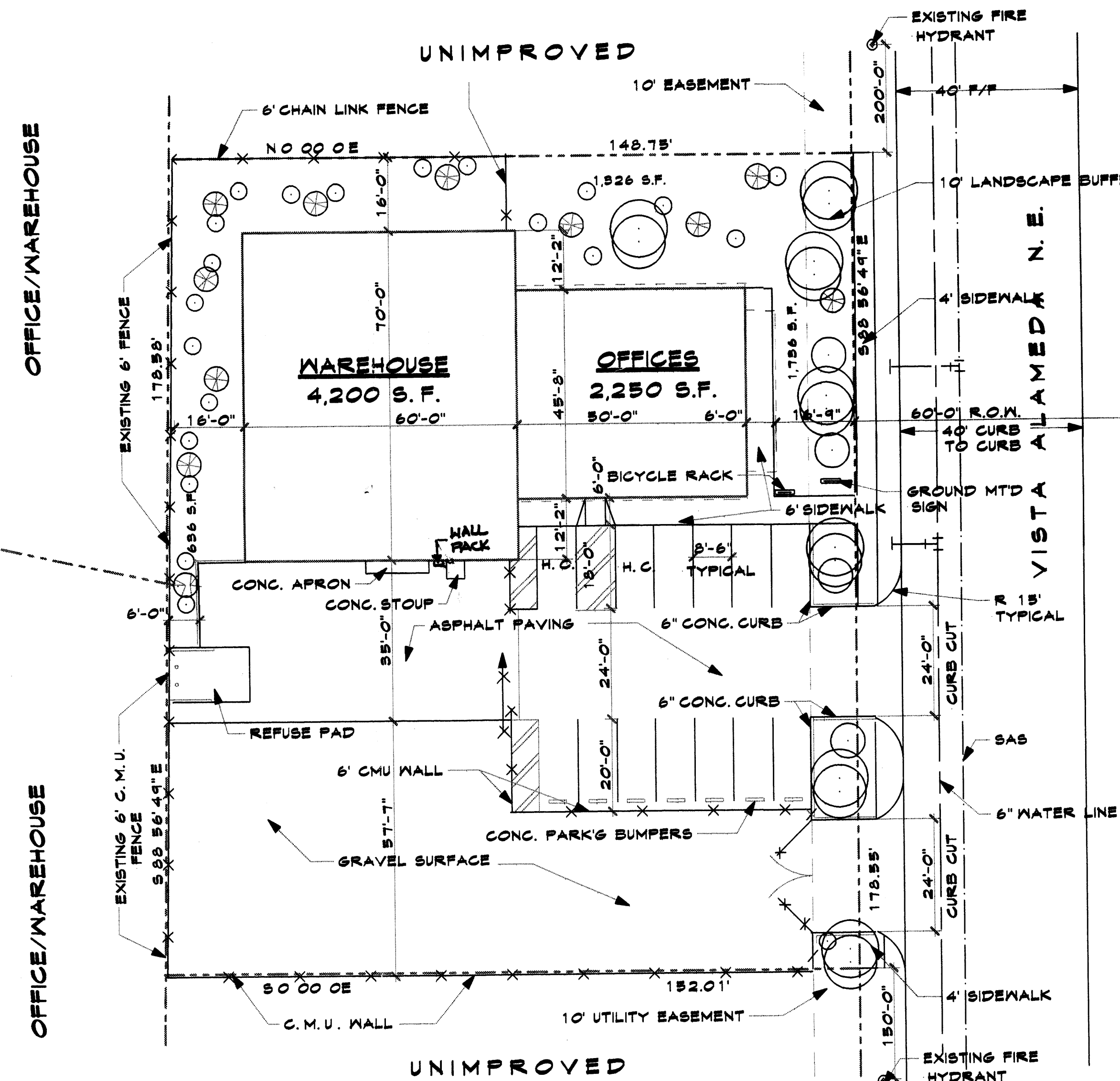
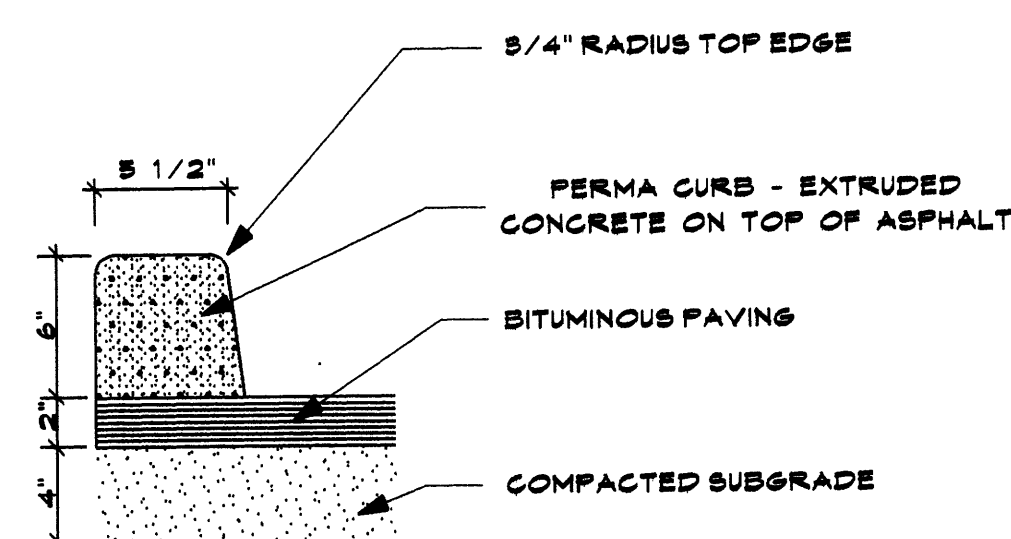
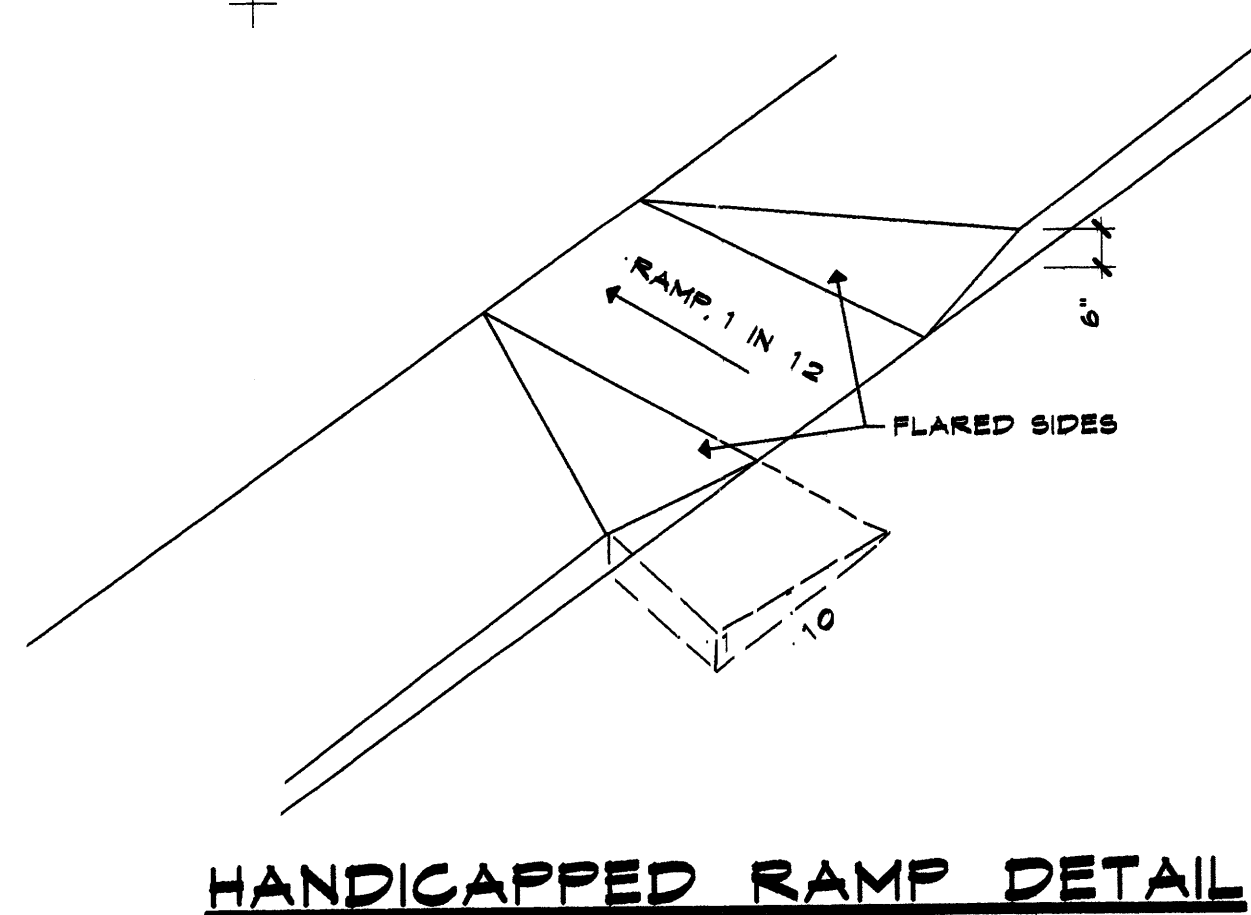
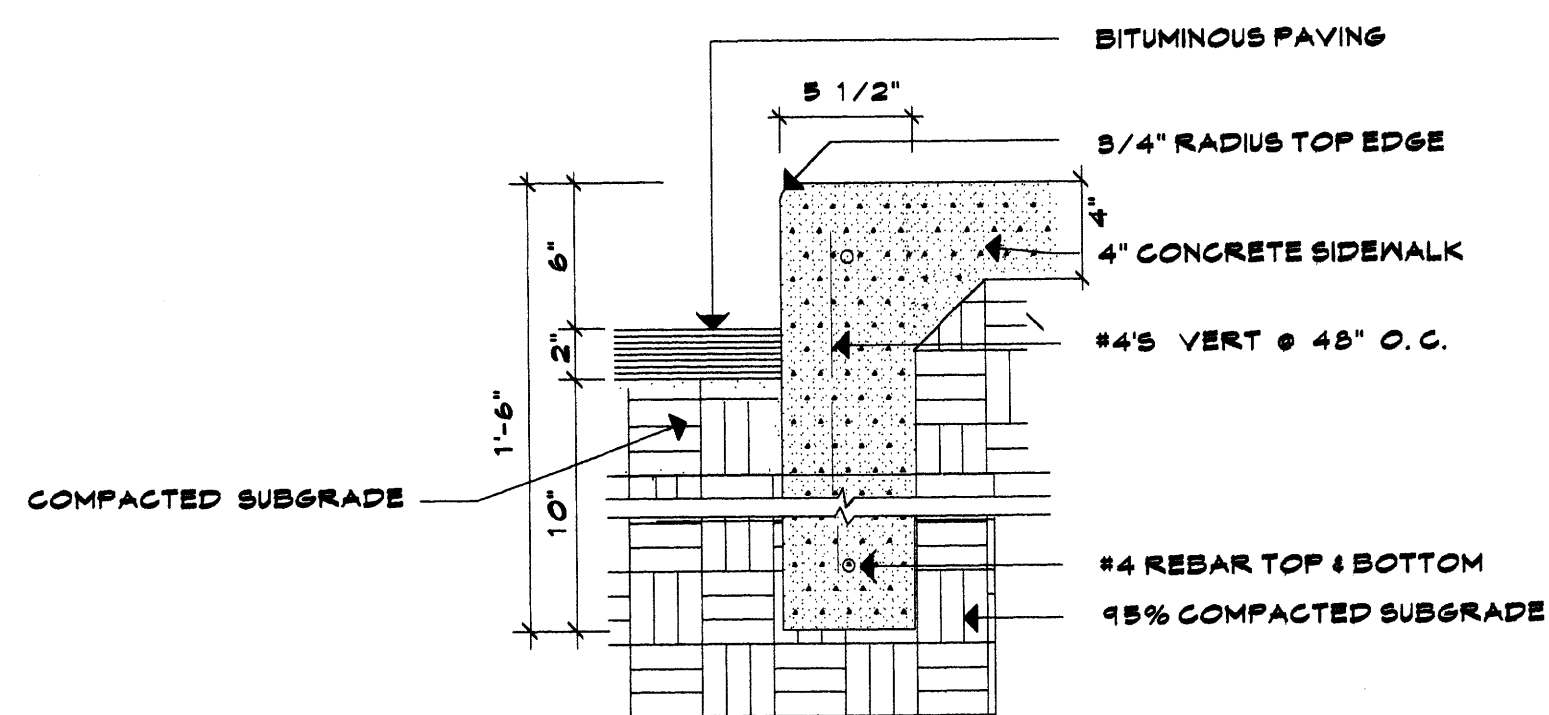
**LANDSCAPING DEVELOPMENT REQUIREMENTS
FOR ALAMEDA BUSINESS PARK**

ALBUQUERQUE, NEW MEXICO
 REVISED MARCH 3, 1999
 REVISED JULY 2, 1999
 REVISED 7/12/00

PROPOSED OFFICE / WAREHOUSE PECK-TRASK INVESTMENTS, LLC

JOB NO. 0325
DATE Jul '03'
REVISION
DRAWN BY J.W.M.
CHECKED BY

SITE PLAN, NOTES & DETAILS

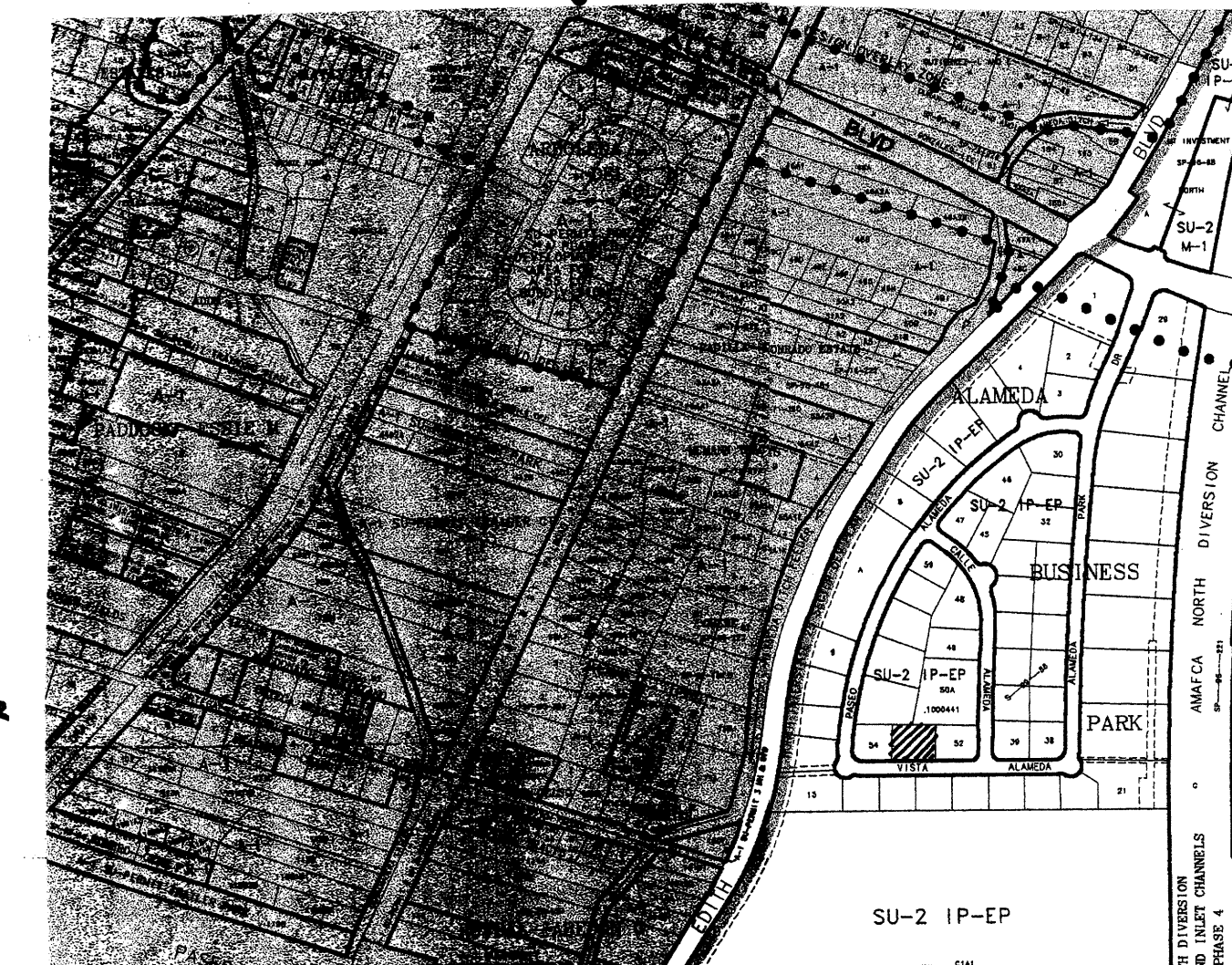


DESIGN DATA:

OCCUPANCY GROUP	'B'
CONSTRUCTION TYPE	VN
WIND PRESSURE	24 PSF
SEISMIC ZONE	2 B
ROOF LOAD	20 PSF
CONC. STRENGTH	
STRUCTURAL	3,000 PSI
FLATWORK	2,500 PSI
FLOOR AREA:	
OFFICE	= 2,250 S.F.
WAREHOUSE	= 4,200 S.F.

PARKING DATA:

OFFICE AREA	2,250 S.F. / 200 = 11 SPACES
WAREHOUSE	= 4,200 S.F. / 2,000 = 2 SPACES
TOTAL SPACES REQ'D	= 13 SPACES
TOTAL SPACES PROVIDED	= 13 SPACES



GRAPHIC SCALE IN FEET
250 0 750 1000
Zone Atlas Page C-16-Z
Map Amended through December 07, 2000

PROJECT NUMBER	_____
APPLICATION NO.	_____
DRB SITE DEVELOPMENT PLAN APPROVAL	_____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE _____
UTILITIES DEVELOPMENT	DATE _____
PARKS AND RECREATION DEPARTMENT	DATE _____
CITY ENGINEER	DATE _____
<i>Reggie Ruess</i> SOLID WASTE MANAGEMENT	DATE <i>1/2/03</i>
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE _____

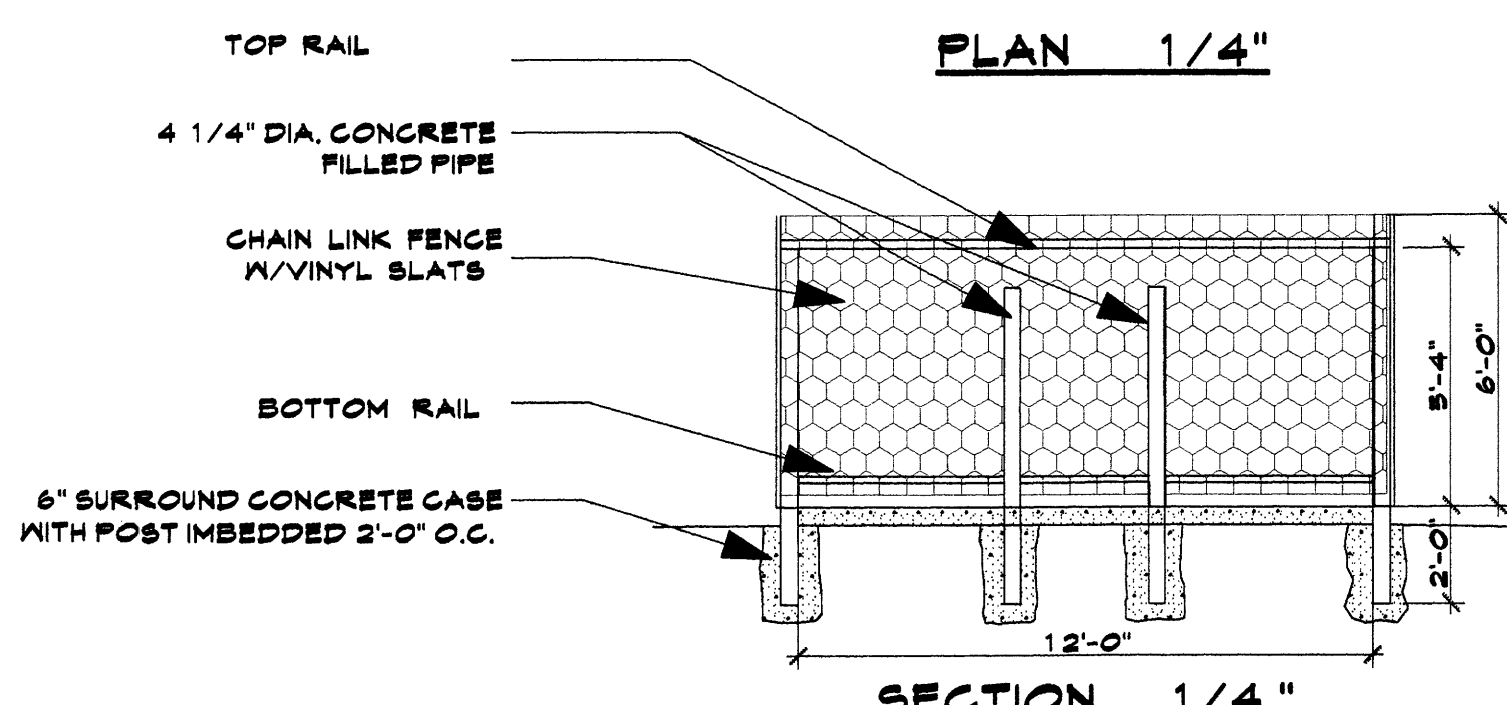
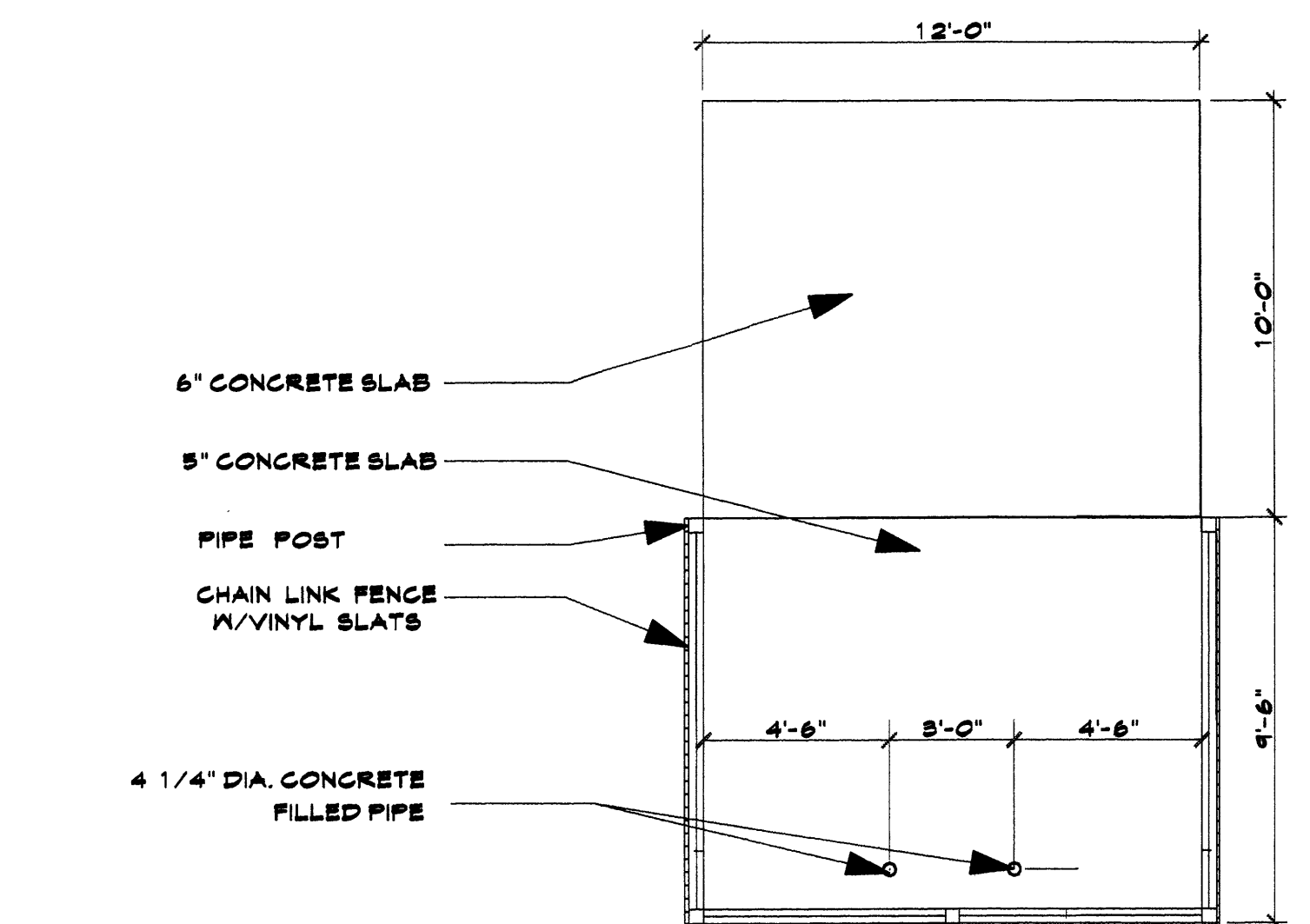
LEGAL DESCRIPTION:

LOT #58, ALAMEDA BUSINESS PARK, BERNALILLO COUNTY, NEW MEXICO

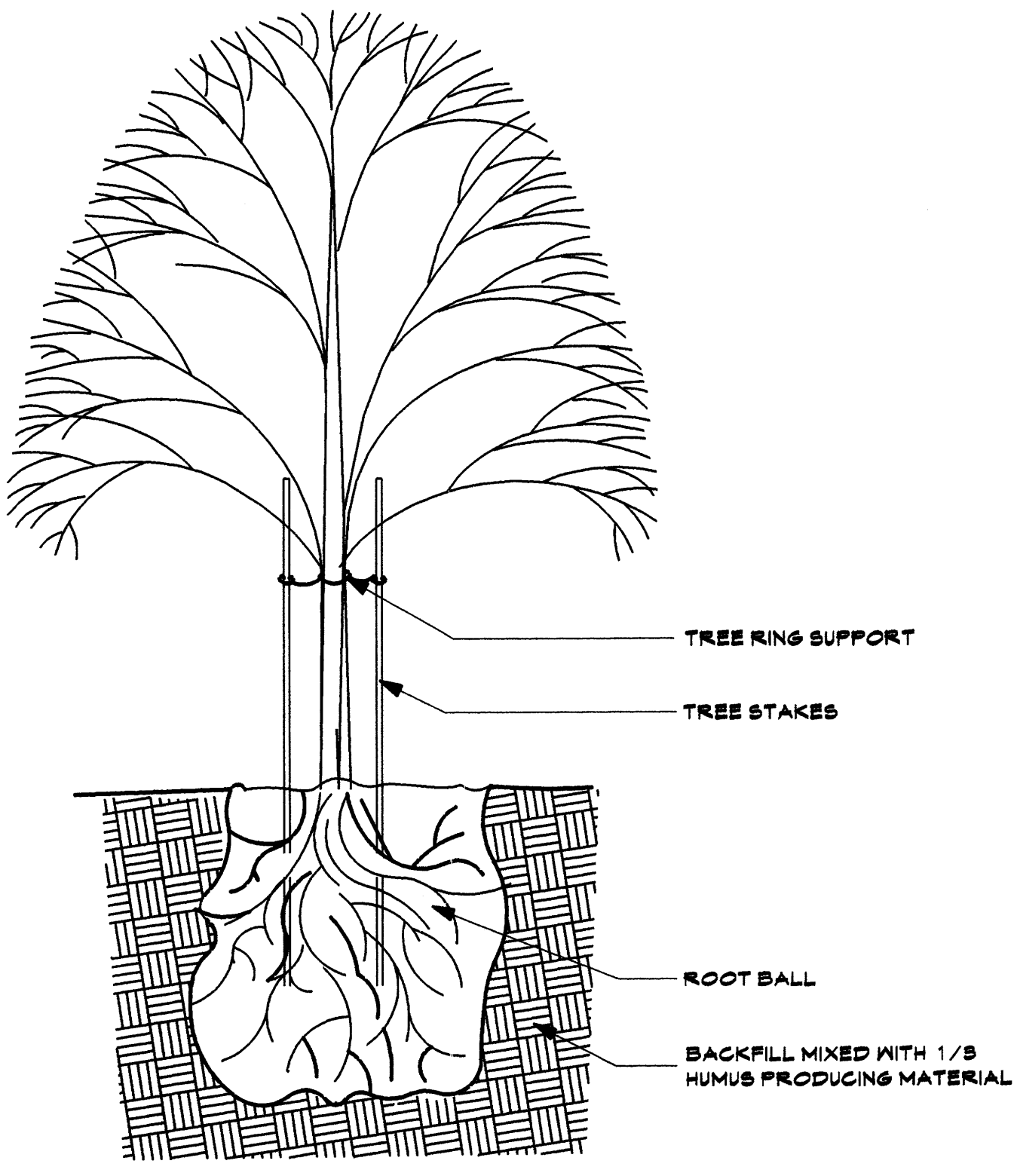
MILLER AND ASSOCIATES ARCHITECTS PLANNERS
5220 SECOND STREET, N.W.
ALBUQUERQUE, NEW MEXICO
505/545-1512

OFFICE / WAREHOUSE
PTI ELECTRICAL CONTRACTORS
ALBUQUERQUE, NEW MEXICO

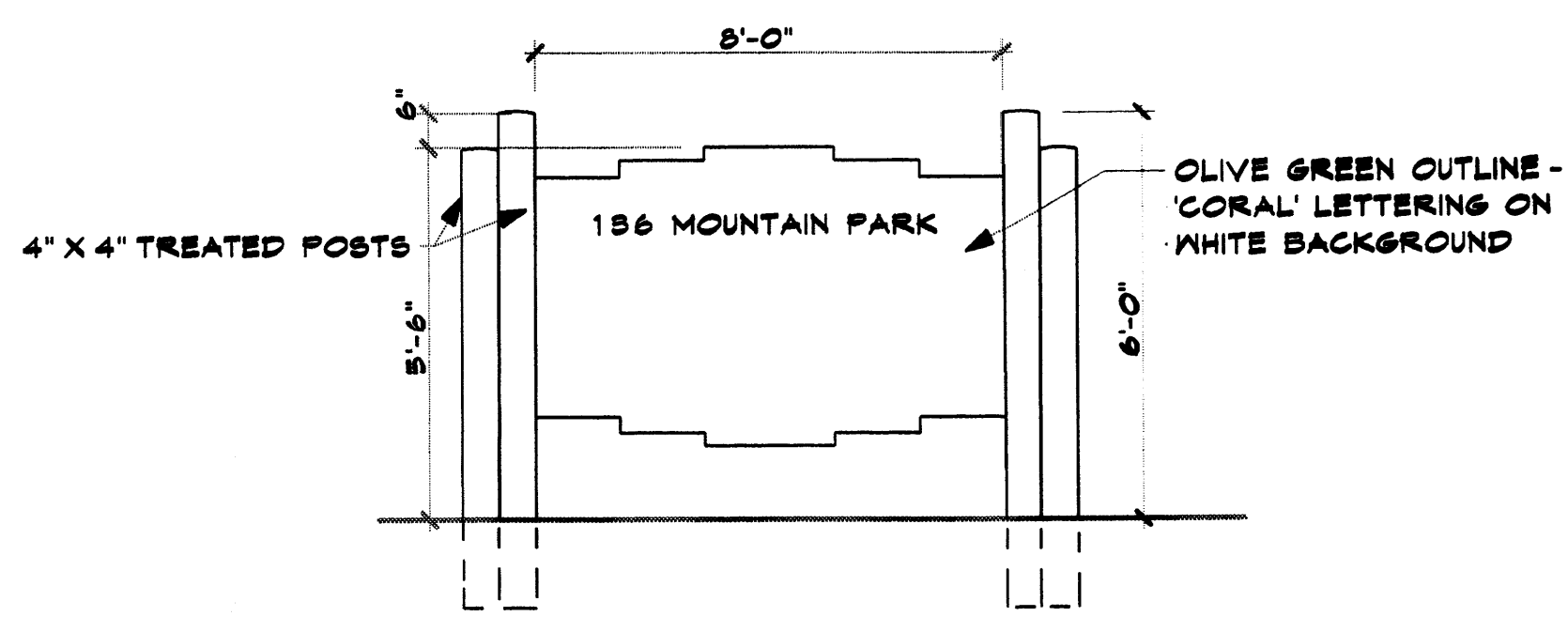
JOB TITLE
T



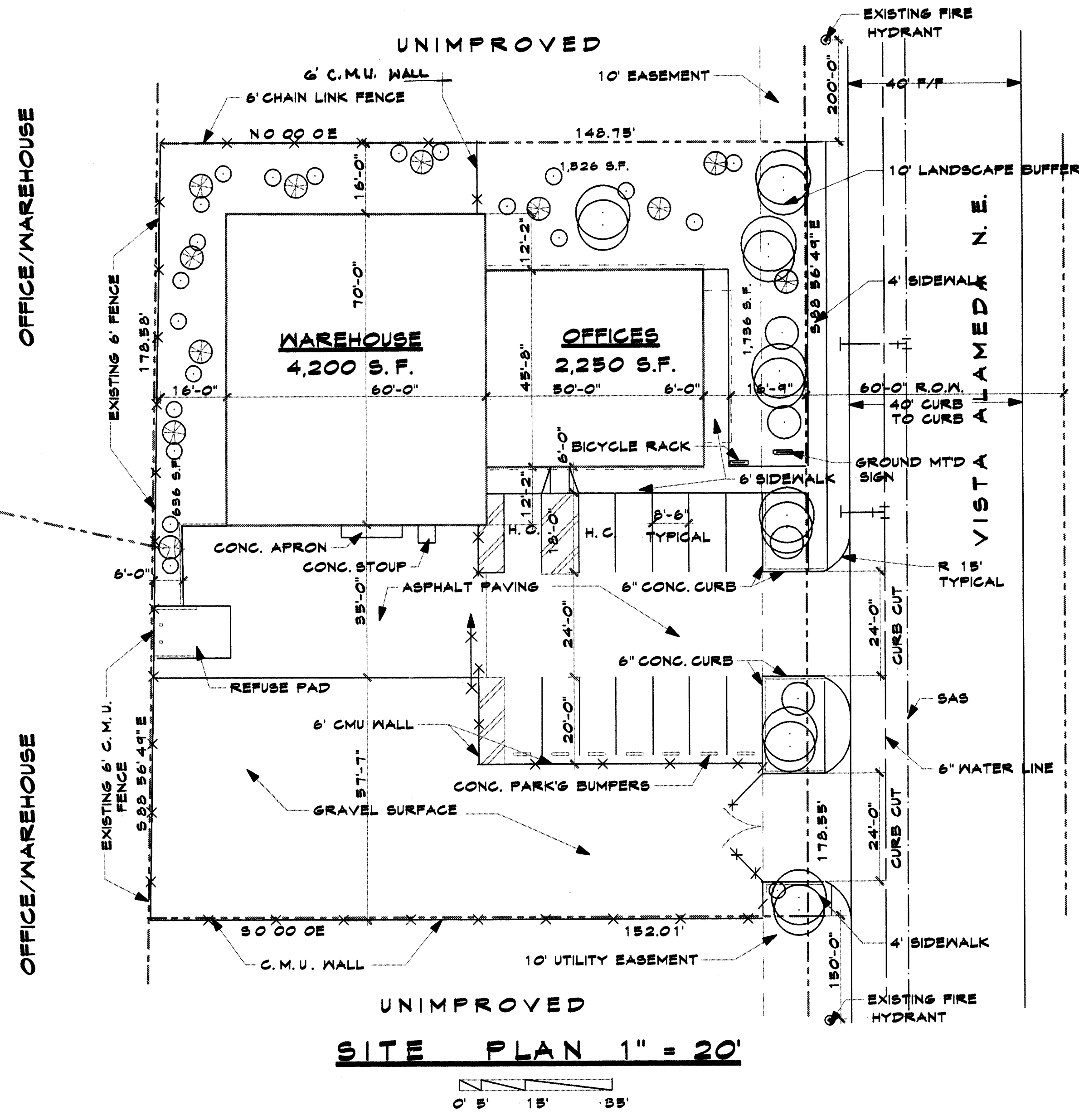
4
1 TRASH ENCLOSURE



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



PAD MTD SIGN DET. 3/8" = 1'-0"



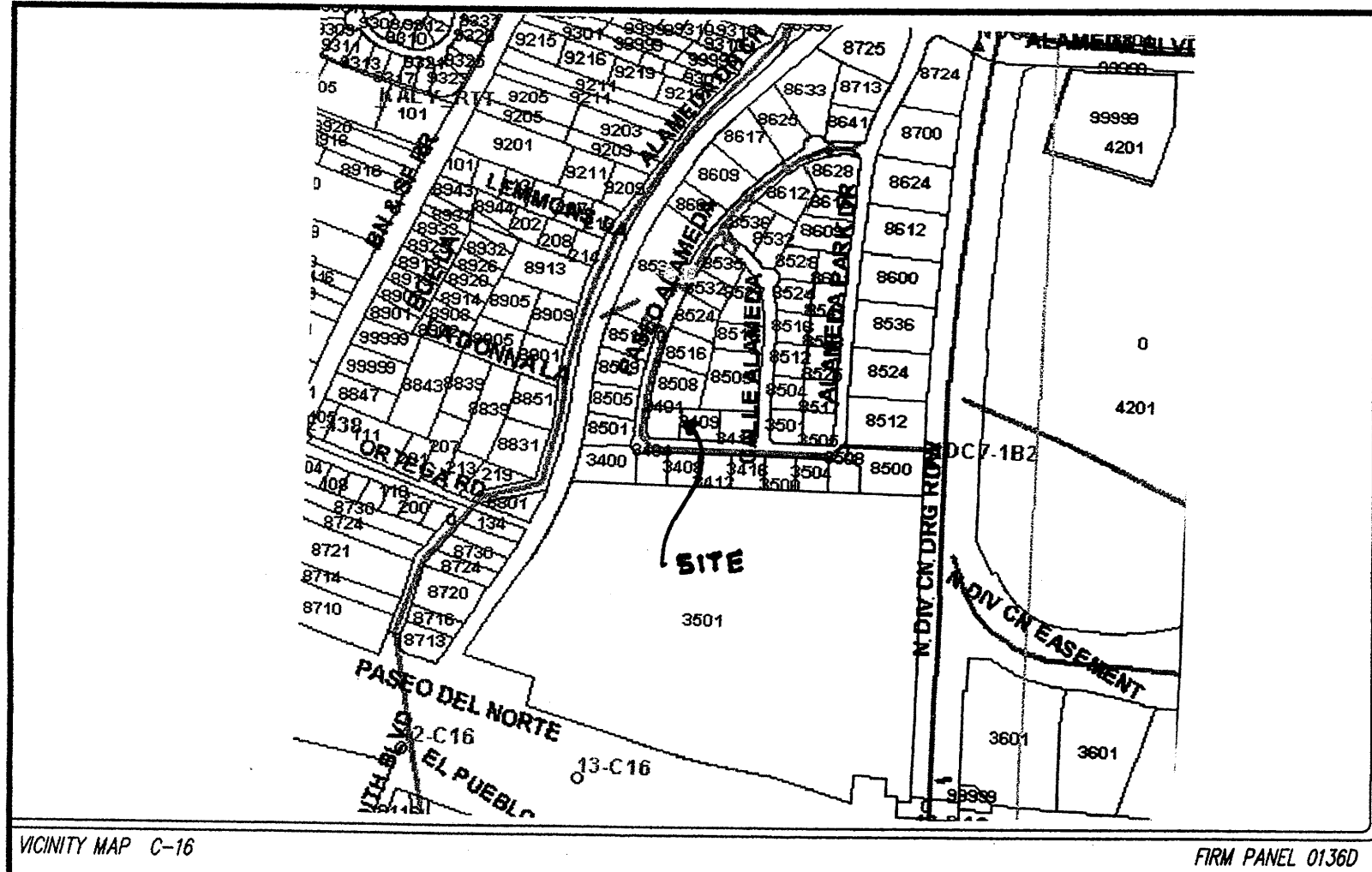
UNIMPROVED
SITE PLAN 1" = 20"

- LANDSCAPING:**
- ⊙ MODESTO ASH - 2" CALIPHER
 - ⊗ CHAMISA - 5 GAL
 - SPANISH BROOM - 5 GAL
- GROUND COVER - 3/4" GRAVEL SANTA FE TAN
IRRIGATION BY DRIP IRRIGATION 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

JOB NO. 0325
DATE Jul '08
REVISION
DRAWN BY JWM
CHECKED BY
SHEET TITLE LANDSCAPE PLAN, NOTES & DETAILS
MILLER AND ASSOCIATES ARCHITECTS PLANNERS 5220 SECOND STREET N.W. ALBUQUERQUE, NEW MEXICO 8057 348-1912
JOB TITLE OFFICE/WAREHOUSE CONTRACTOR PTE ELECTRICAL CONTRACTOR ALBUQUERQUE, NEW MEXICO





VICINITY MAP C-16 FROM PANEL 0136D

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING LOT 53 ALAMEDA BUSINESS PARK (3409 VISTA ALAMEDA N.E.) ARE CONTAINED HEREON:

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 0.6164 ACRES AND IS LOCATED WEST OF THE INTERSECTION OF CALLE ALAMEDA N.E. AND VISTA ALAMEDA N.E., ON THE NORTHSIDE OF VISTA ALAMEDA N.E. ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL 0136D, 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 2300 SQ. FT. OFFICE AND A 4290 SQ. FT. WAREHOUSE BUILDING ALONG WITH ASSOCIATED PAVED PARKING AND LANDSCAPED AREAS. A MASTER DRAINAGE PLAN WAS PREPARED BY BOHANNAN & HUSTON IN FEBRUARY OF 1999 AND APPROVED BY THE CITY HYDROLOGY SECTION. ON-SITE RUN-OFF WILL BE ROUTED THROUGH AND OUT THE PROPOSED DRIVEPADS LOCATED ON VISTA ALAMEDA N.E. FROM THAT POINT THE RUN-OFF WILL TRAVEL WEST ON VISTA ALAMEDA AND NORTHEAST ON PASEO ALAMEDA AND INTO THE COMMON PONDING AREA (TRACT A) PROVIDED BY THE MASTER DRAINAGE PLAN. NO OFF-SITE FLOWS ARE BLOCKED NOR ENTER THE SITE FROM ANY DIRECTION. THE CALCULATIONS WHICH APPEAR HEREON, ANALYZE THE EXISTING AND PROPOSED CONDITION 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 OF RUN-OFF GENERATED.

DOWNSRTEAM CAPACITY

PER THE APPROVED MASTER DRAINAGE PLAN FOR ALAMEDA BUSINESS PARK, FREE DISCHARGE IS ALLOWED BECAUSE OF THE CONSTRUCTION OF THE COMMON POND WITHIN THE SUBDIVISION.

PROJECT AREA = 0.6164 ac.
LOT 53 ALAMEDA BUSINESS PARK
ZONE 2

PRECIPITATION: 360 = 2.35 in.
1440 = 2.75 in.
10day = 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:	PROPOSED CONDITIONS:
AREA	AREA
TREATMENT A 0 ac.	0 ac.
TREATMENT B 0 ac.	0 ac.
TREATMENT C 0.6164 ac.	0.23378 ac.
TREATMENT D 0 ac.	0.34236 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = (0.53 x 0.00) + (0.78 x 0.00) + (1.13 x 0.62) + (2.12 x 0.00) / 0.62 ac. = 1.13 in.

V100-360 = (1.13 x 0.62) / 12 = 0.058044 ac-ft = 2528 CF

EXISTING PEAK DISCHARGE:

Q100 = (1.56 x 0.00) + (2.28 x 0.00) + (3.14 x 0.62) + (4.70 x 0.00) = 1.94 CFS

PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.53 x 0.00) + (0.78 x 0.00) + (1.13 x 0.23) + (2.12 x 0.34) / 0.62 ac. = 1.61 in.

V100-360 = (1.61 x 0.62) / 12.0 = 0.082498 ac-ft = 3594 CF

V100-1440 = (0.08) + (0.34 x 2.75 - 2.35) / 12 = 0.093910 ac-ft = 4091 CF

V100-10day = (0.08) + (0.34 x 3.95 - 2.35) / 12 = 0.128146 ac-ft = 5582 CF

PROPOSED PEAK DISCHARGE:

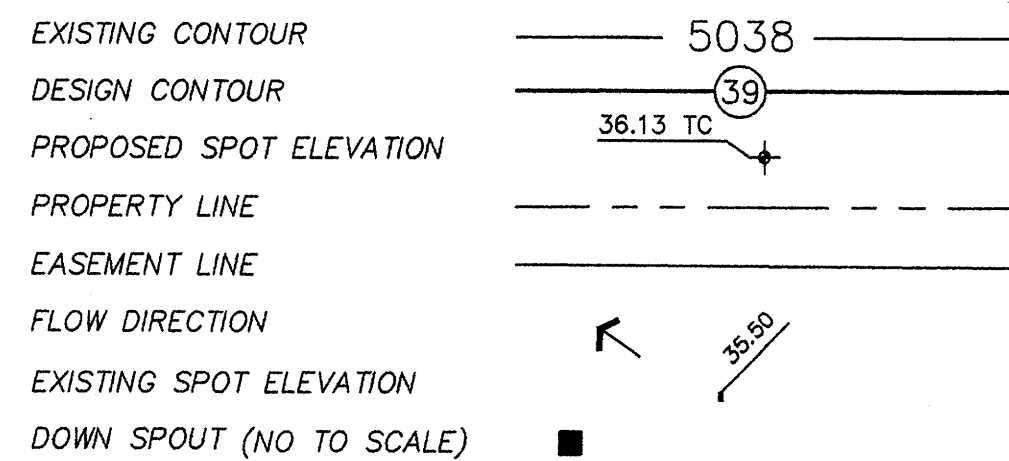
Q100 = (1.56 x 0.00) + (2.28 x 0.00) + (3.14 x 0.23) + (4.70 x 0.34) = 2.34 CFS

INCREASE 2.34 CFS - 1.94 CFS = 0.40 CFS

NOTICE TO CONTRACTOR

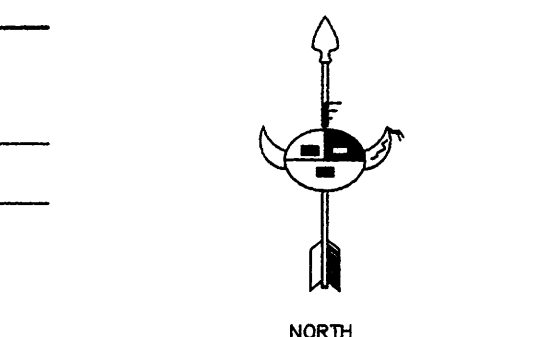
- An excavation/construction permit will be required before beginning any work within the City right-of-way. Approved copy of this plan must be submitted at the time of application for permit.
- All work detailed in this plan to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with City of Albuquerque Standard Specification for Public Works Construction.
- Two working days prior to any excavation, contractor must contact line locating Services for locating existing utilities, (260-1990).
- 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.
- Backfill compaction shall be according to Commercial use.
- 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.
- Maintenance of this facilities shall be the responsibility of the owner of the property served.

SYMBOL LEGEND

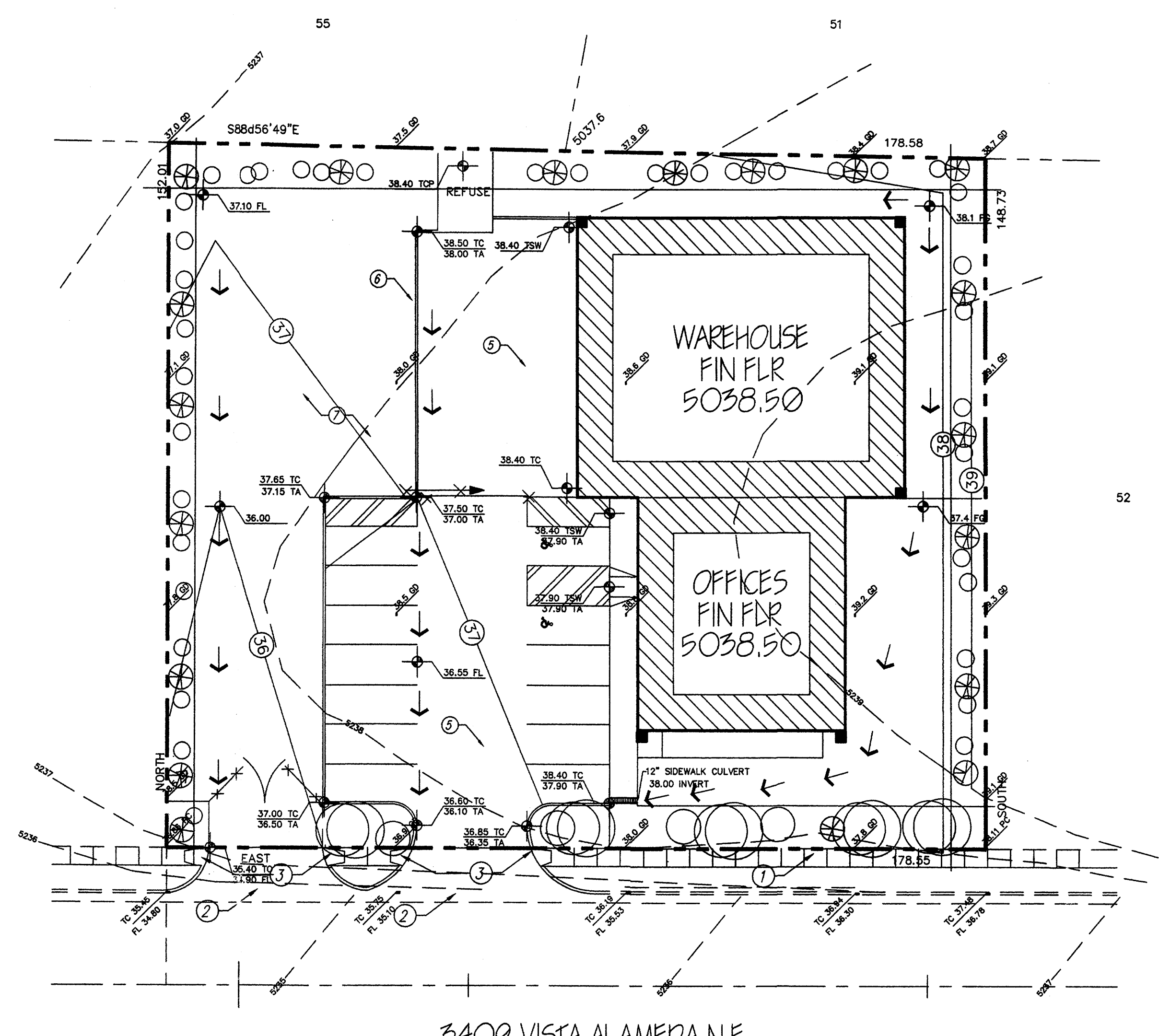


ABBREVIATION LEGEND

TOP OF CONC PAD	- TCP
TOP OF CURB	- TC
TOP OF ASPHALT	- TA
TOP OF CURB	- TC
TOP OF ASPHALT	- TA
FLOWLINE	- FL



GRADING & DRAINAGE PLAN



KEYED NOTES:

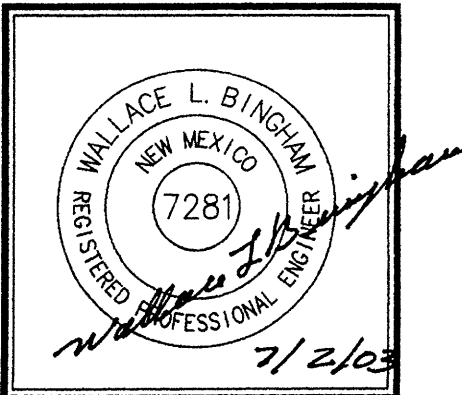
- NEW 4' SIDE WALK
- NEW DRIVE PAD (REFER TO SITE PLAN)
- HC RAMP
- PAINTED PARKING STRIPES
- NEW ASPHALT
- 6" HIGH CONCRETE HEADER CURB
- GRAVEL PARKING AREA
- EXISTING CURB & GUTTER

LEGAL DESCRIPTION

LOT 53
ALAMEDA BUSINESS PARK

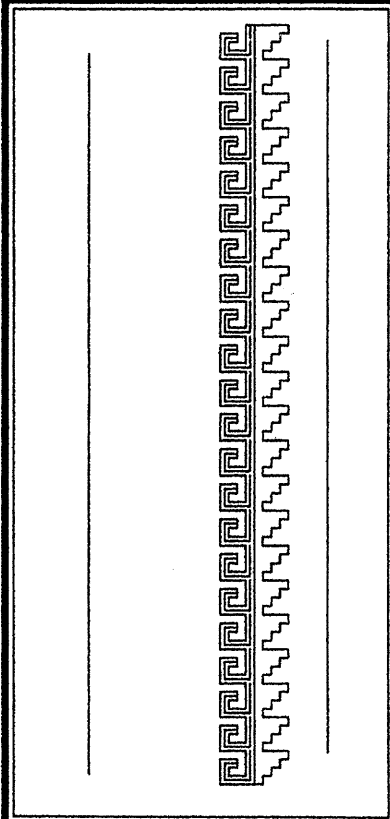
BENCHMARK:

STATION IS AN AMAFCA BRASS TABLET STAMPED "NDC- 1-71A" SET ON CONCRETE POST PROJECTED 0.3 FEET ABOVE GROUND ELEVATION: 5053.10
T.B.M. SOUTHEAST PROPERTY CORNER OF LOT 53
TOP OF YELLOW SURVEY CAP ELEVATION: 5038.11



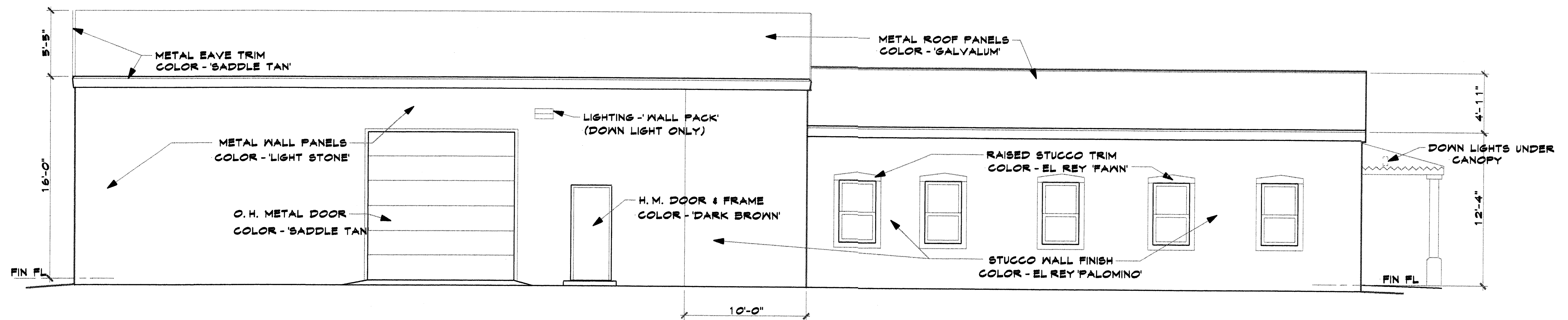
JOB NO:	XXXXXXXX
DATE:	JUNE 2003
REVISIONS:	

GRADING & DRAINAGE PLAN
 Drawn By: H. H. H. & B. J. Montoya
 Checked By: B. J. M.

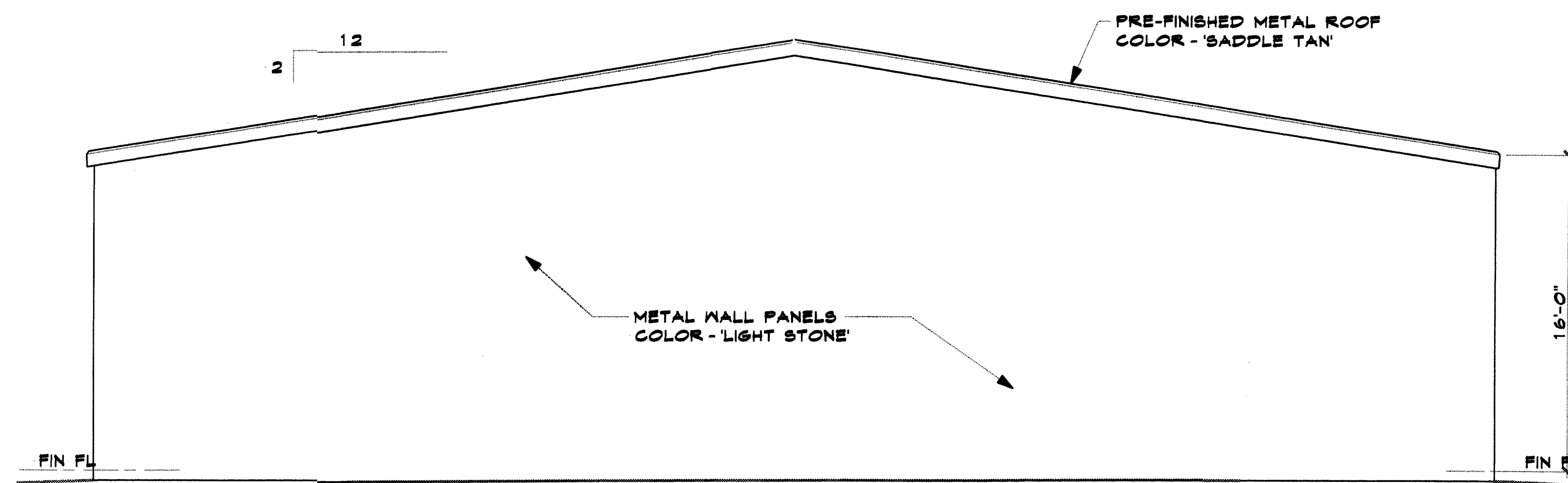


Project Name:
 ALAMEDA OFFICE / WAREHOUSE
 3409 VISTA ALAMEDA NE
 ALBUQUERQUE, NEW MEXICO

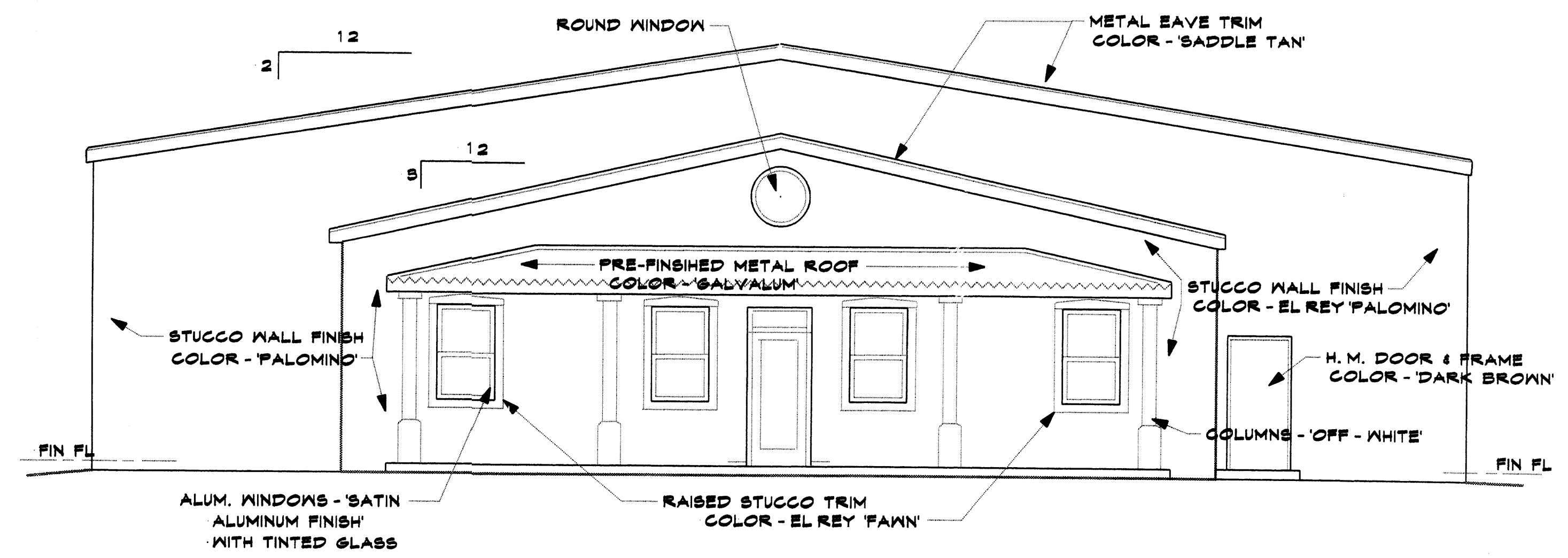
SHEET NO.
GD



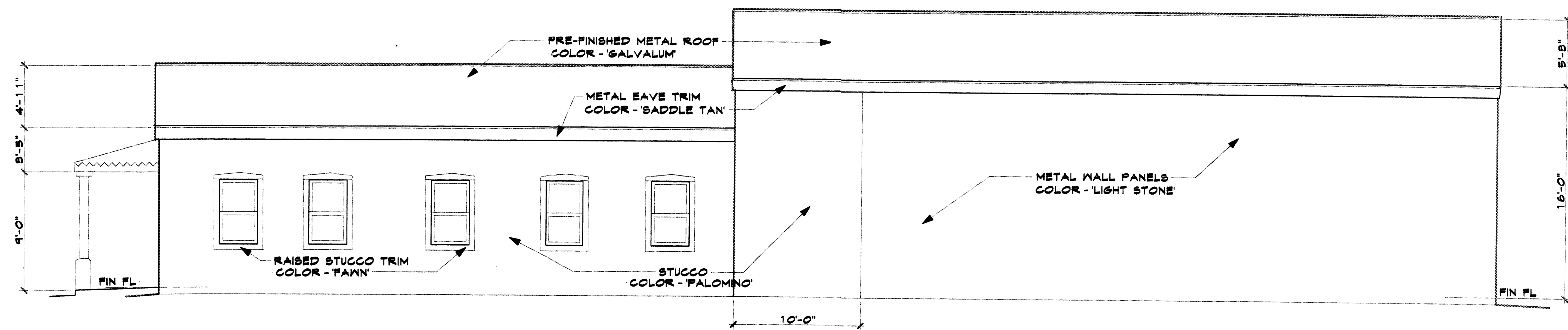
WEST ELEVATION 3/16" = 1'-0"



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



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



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

JOB NO. 0825
 DATE Jul '03
 REVISION
 DRAWN BY J.W.M.
 CHECKED BY
 SHEET TITLE BUILDING ELEVATIONS
 MILLER AND ASSOCIATES ARCHITECTS PLANNERS
 5220 SECOND STREET N.W. ALBUQUERQUE, NEW MEXICO 805/945-1312
 JOB TITLE PTI ELECTRICAL CONTRACTOR ALBUQUERQUE, NEW MEXICO
 E