

SITE DATA

TOTAL ACREAGE: 2.6622 AC±(NET)
 BUILDING SF: 24798 SF (3140 SF OFFICE/21658 SF WAREHOUSE)
 FAR: .35
 EXISTING ZONING: SU-2 FOR IP
 PROPOSED ZONING: SU-2 FOR IP
 EXISTING USE: INDUSTRIAL
 PROPOSED USE: TEMPORARY ASPHALT MOTORCYCLE TRAINING FOR LOTS 8, 9, 10/SCHOOL

TABLE OF CONTENTS:

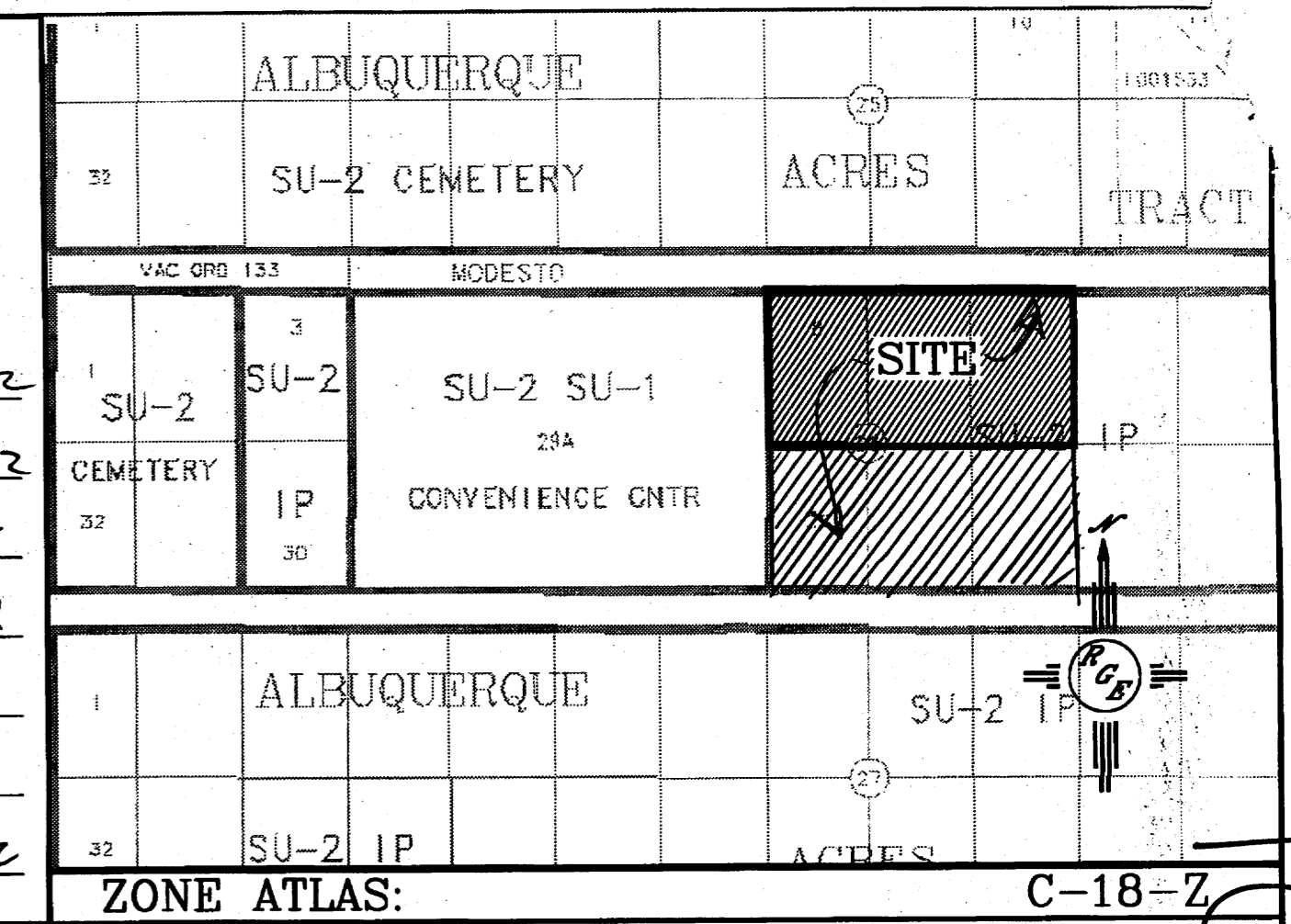
INTERMEDIATE USE (RIDER TRAINING SCHOOL)
 INTERMEDIATE SITE PLAN FOR BUILDING PERMIT 1
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 INTERMEDIATE LANDSCAPE PLAN 3
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PROJECT NUMBER: 1003359
 APPLICATION NUMBER: 11-70962

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRD plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division	3-27-12	Date
Utilities Development	03/27/12	Date
Parks & Recreation Department	3-7-12	Date
City Engineer	3-7-12	Date
Environmental Health Department (conditional)		Date
Solid Waste Management		Date
DRB Chairperson, Planning Department	4-27-12	Date



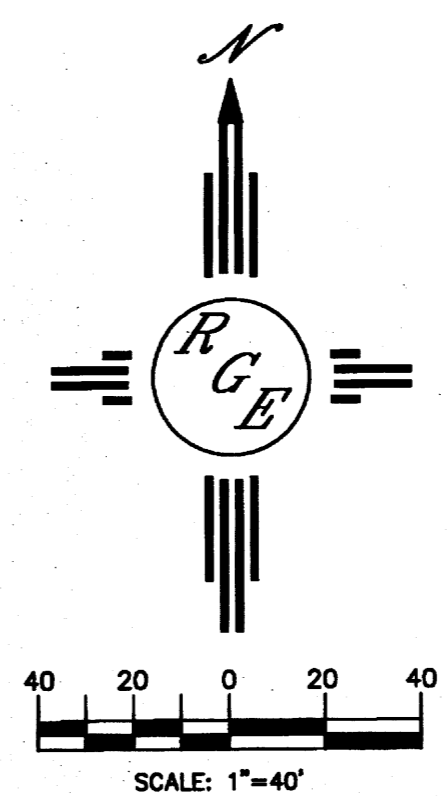
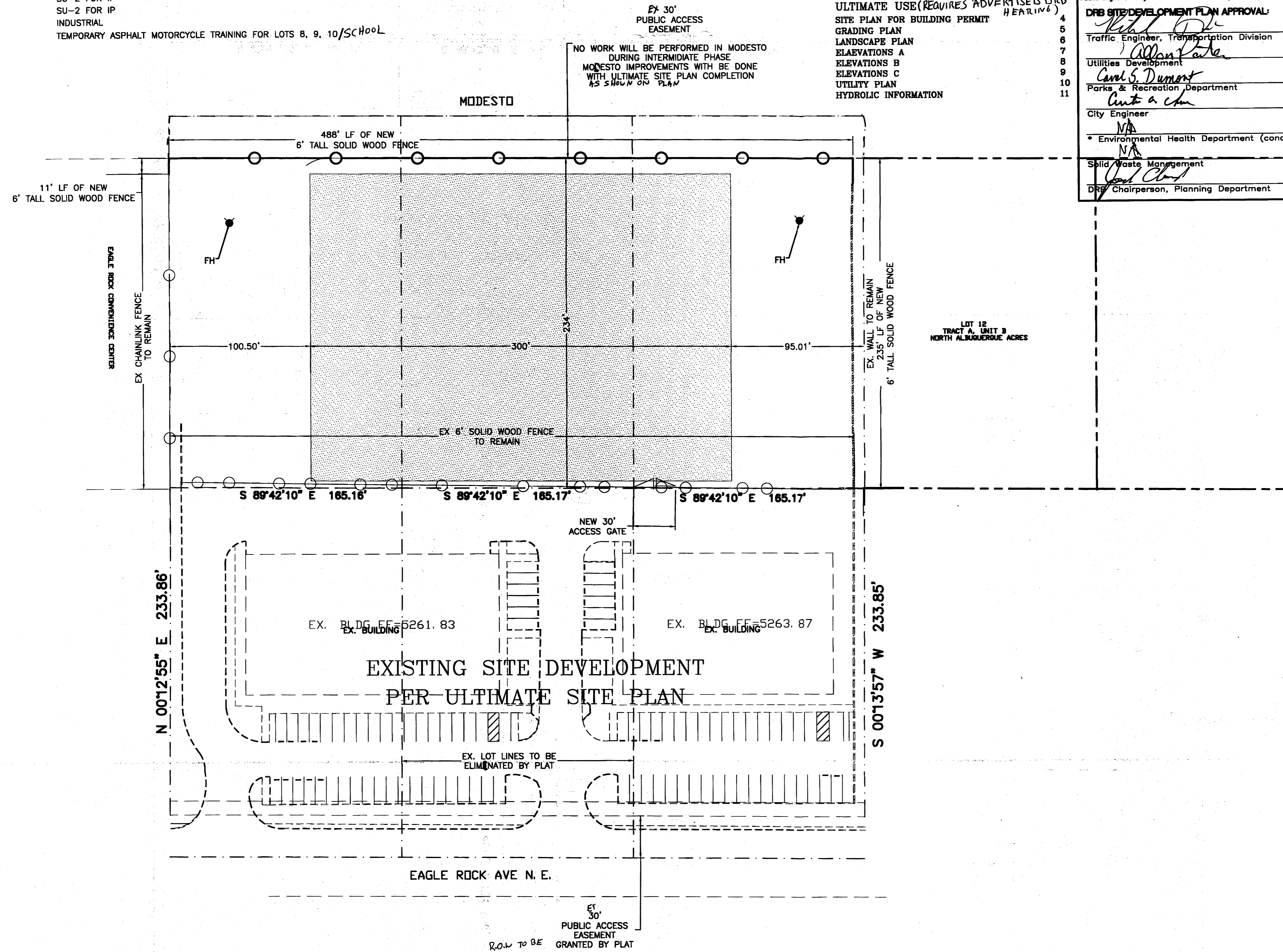
LEGAL DESCRIPTION:
 LT 8,9,10, TRACT A, UNIT B, NORTH ALB ACRES

GENERAL NOTES:

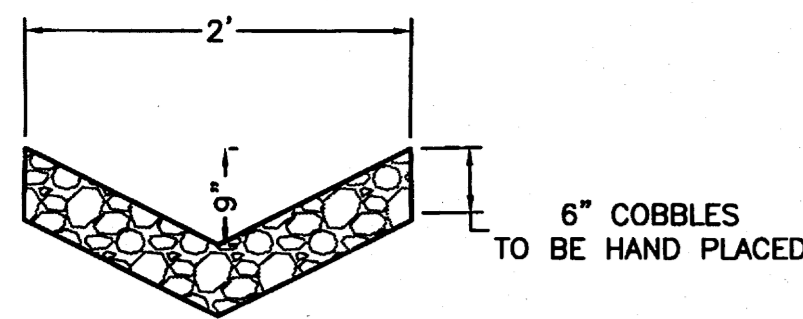
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS.
- CROSS ACCESS & DRAINAGE EASEMENTS FOR ALL PARCELS WILL BE GRANTED WITH THE SITE PLAN AND THE REPLAT.
- NO OFF PREMISE OR POLE MOUNTED SIGNAGE SHALL BE ALLOWED.
- ALL WIRELESS TELECOMMUNICATION FACILITIES SHALL BE CONCEALED AND ARCHITECTURALLY INTEGRATED WITH THE SITE AND SURROUNDING AREA.
- FREE STANDING LIGHTING SHALL INCLUDE UNIFORM 16' HIGH POLES WITH FULLY SHIELDED FIXTURES. ALL FIXTURES SHOULD BE HORIZONTALLY-MOUNTED LENSES SHOULD NOT PROJECT BELOW THE HOUSING. LIGHTING LEVELS MUST CONFORM TO ZONING CODE LIMITATIONS.
- NO ACCESS SHALL BE PROVIDED FROM MODESTO.
- NO OUTDOOR NIGHTTIME ACTIVITY SHALL BE ALLOWED.
- CROSS ACCESS AND DRAINAGE EASEMENTS SHALL BE GRATED ON
- INTERMEDIATE USE SHALL BE FOR A 5 YEAR DURATION FROM APPROVAL.
 1) USE SHALL BE TRAINING SCHOOL

LEGEND

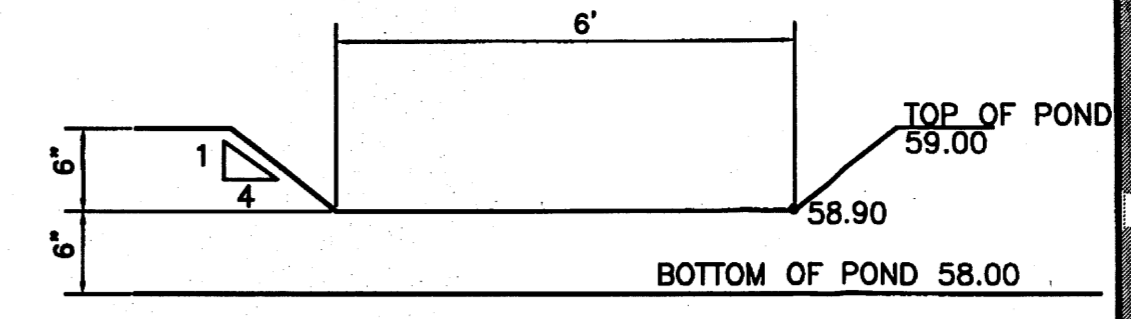
-----	EXISTING CURB & GUTTER
-----	PROPOSED EDGE OF NEW PAVING
-----	BOUNDARY LINE
-----	EXISTING BOUNDARY LINE
-----	CENTERLINE
-----	RIGHT-OF-WAY
-----	PROPOSED BUILDING
-----	EXISTING BUILDING
-----	EXISTING CHAIN LINK FENCE
-----	PROPOSED 2" AC PAVING OVER 12" SUBGRADE PREP



ENGINEER'S SEAL	HARLEY DAVIDSON TEST TRACT / SCHOOL	DRAWN BY WCHJ
	INTERMEDIATE SITE PLAN FOR BUILDING PERMIT	DATE 12-12-11
	Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0996	21142-LAYOUT-12-12-11
DAVID SOULE P.E. #14522		SHEET # 1
		JOB # 21142



COBBLE SWALE DETAIL



6' OVERFLOW DETAIL

ALBUQUERQUE

SU-2 CEMETERY ACRES TRACT

VAC GR 133 MODESTO

SU-2 SU-2 SU-2 SU-1

CEMETERY IP CONVENIENCE CNTR

SITE

ALBUQUERQUE

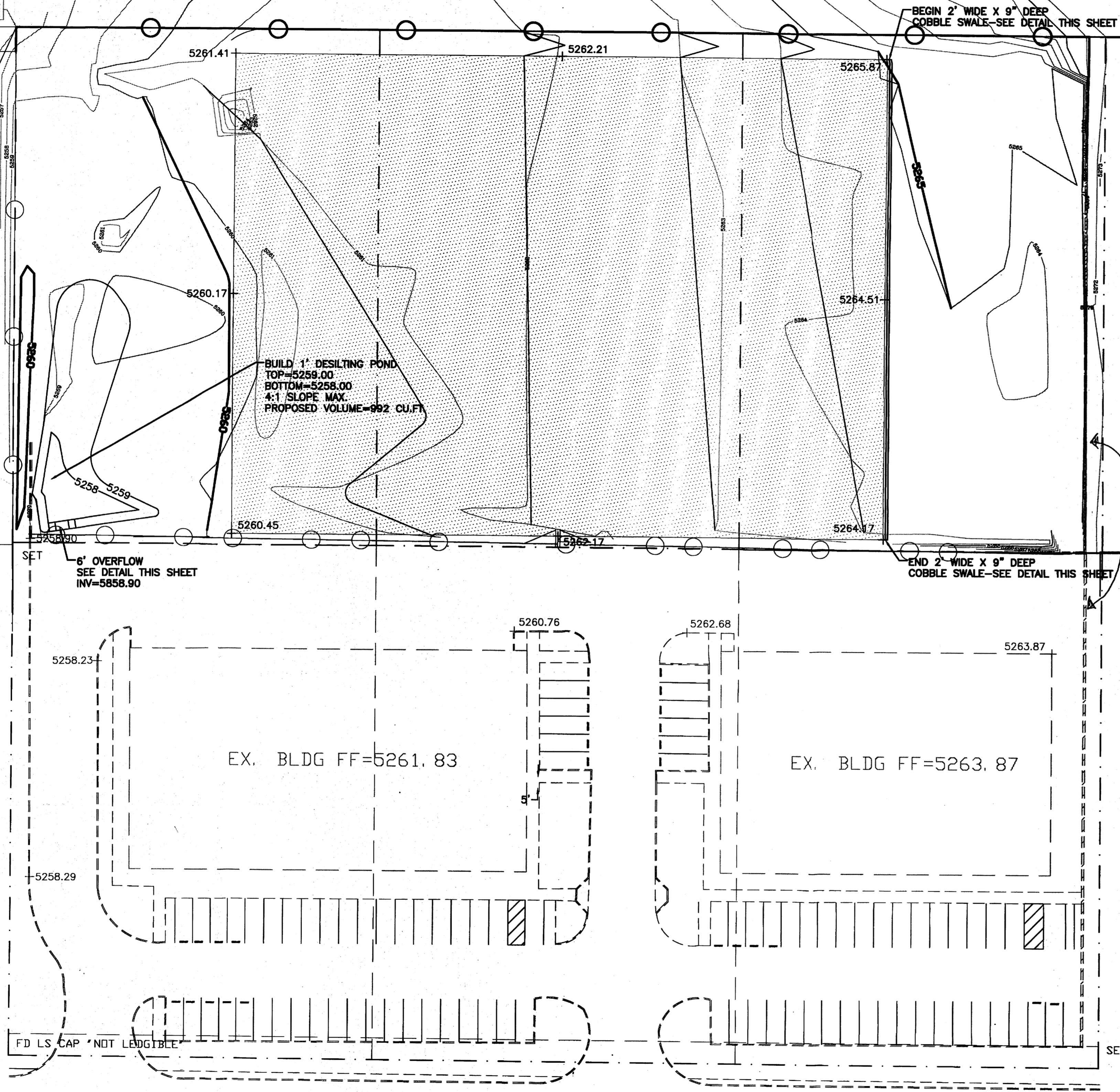
SU-2 IP

ZONE ATLAS: C-18-7

FIRM MAP: 35001C0129F

ACS CONTROL STATION
 9-C18
 N 1524797.624
 E 1542501.428
 Z 5232.470
 NAD 1983 NAVD 1988
 G-G 0.999664563

EAGLE ROCK CONVENIENCE CENTER



TURN BLOCKS EVERY 8'
 AT Grade to allow
 Cross Lot Drainage

LEGAL DESCRIPTION:
 LT 8,9,10, TRACT A, UNIT B, NORTH ALB ACRES

NOTES:
 1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

LEGEND

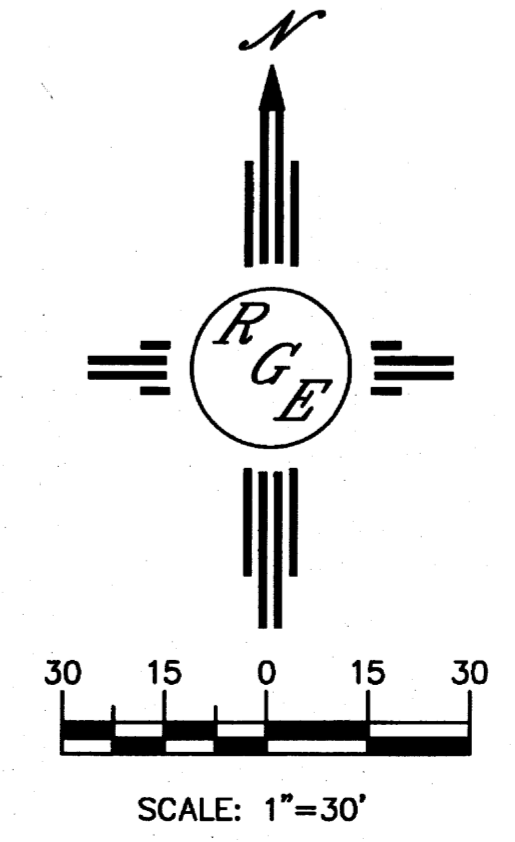
— 5414 —	EXISTING CONTOUR
— 5415 —	EXISTING INDEX CONTOUR
— 5414 —	PROPOSED CONTOUR
— 5415 —	PROPOSED INDEX CONTOUR
▲	SLOPE TIE
1 x 4048.25	EXISTING SPOT ELEVATION
1 x 4048.25	PROPOSED SPOT ELEVATION
---	BOUNDARY
---	LOT LINE
---	EXISTING RETAINING WALL
---	EXISTING EDGE OF ROAD
---	EXISTING BUILDING
---	FLOODPLAIN
---	PROPOSED 2" AC PAVING OVER 12" SUBGRADE PREP

EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

EAGLE ROCK AVE N. E.

CAUTION:
 EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



I DAVID SOULE, HAVE PERSONALLY INSPECTED THE PROPERTY ON 12-02-11. NO EARTHWORK HAS BEEN PERFORMED AND THE SITE IS CONSISTENT WITH THE TOPO SHOWN.

DAVID SOULE P.E. #14522 DATE

ENGINEER'S SEAL HARLEY DAVIDSON TEST TRACT DRAWN BY WCUJ

DATE 12-12-11

GRADING AND DRAINAGE PLAN 21142-LAYOUT-12-12-11

SHEET #

Rio Grande Engineering 1806 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87108 (505) 872-0898

DAVID SOULE P.E. #14522 JOB # 21142

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

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.

Brown Gravel over Filter Fabric to a minimum depth of 3" 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 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will 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.

Water and Power source shall be the responsibility of the Developer/Builder.

NOTE TO CLIENT:

Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

NATIVE SEED MIX-STANDARD COA MIX

COMMON NAME	PLS/ACRE
"PALOMA" INDIAN RICE GRASS	2.0
"YIVA" GALLETIA GRASS	2.0
"NINER" SIDEOATS GRAMA	2.0
"HATCHITA" BLUE GRAMA	3.0
SAND DROPSSEED	1.0
FOURWIND SALTBUSH	1.0
TOTAL RATE	11.0 LBS/AC

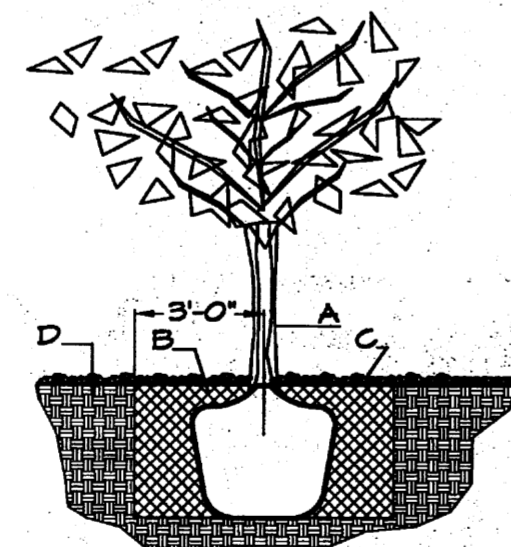
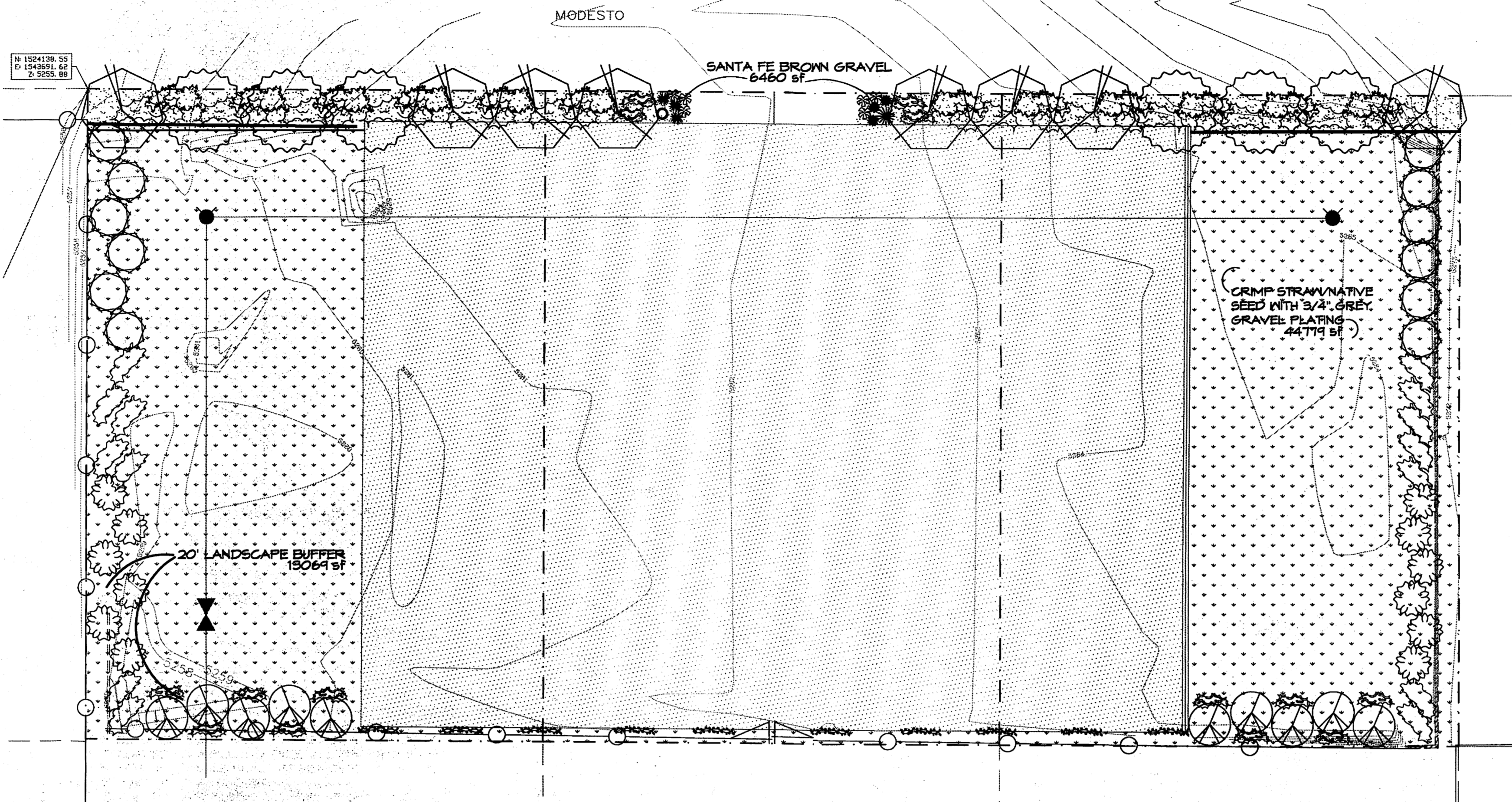
STREET TREE REQUIREMENTS - Minimum 2" Caliper

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Name of Street: **MODESTO**
Required 14 Provided 14

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	116476	square feet
TOTAL BUILDINGS AREA	0	square feet
NET LOT AREA	116476	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	17546	square feet
TOTAL BED PROVIDED (including all buffers)	19529	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	14646	square feet
TOTAL GROUND COVER PROVIDED	14766	square feet
TOTAL PONDING AREA	0	square feet
TOTAL SOD AREA (max. 20% of landscape required)	0	square feet
TOTAL NATIVE SEED AREA	31710	square feet
TOTAL LANDSCAPE PROVIDED	19529	square feet



TREE PLANTING DETAIL

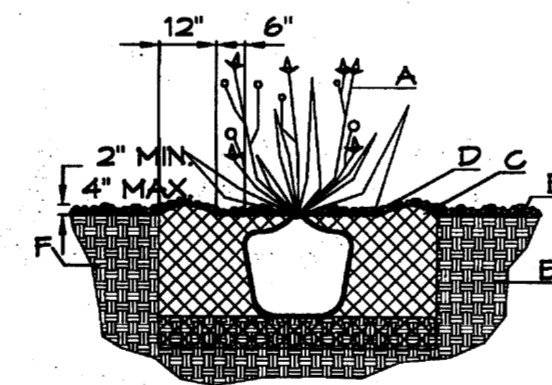
NTS

GENERAL NOTES:

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:

- A. TREE
- B. BACKFILL WITH EXISTING SOIL.
- C. 3" DEPTH OF GRAVEL MULCH.
- D. UNDISTURBED SOIL.



SHRUB PLANTING DETAIL

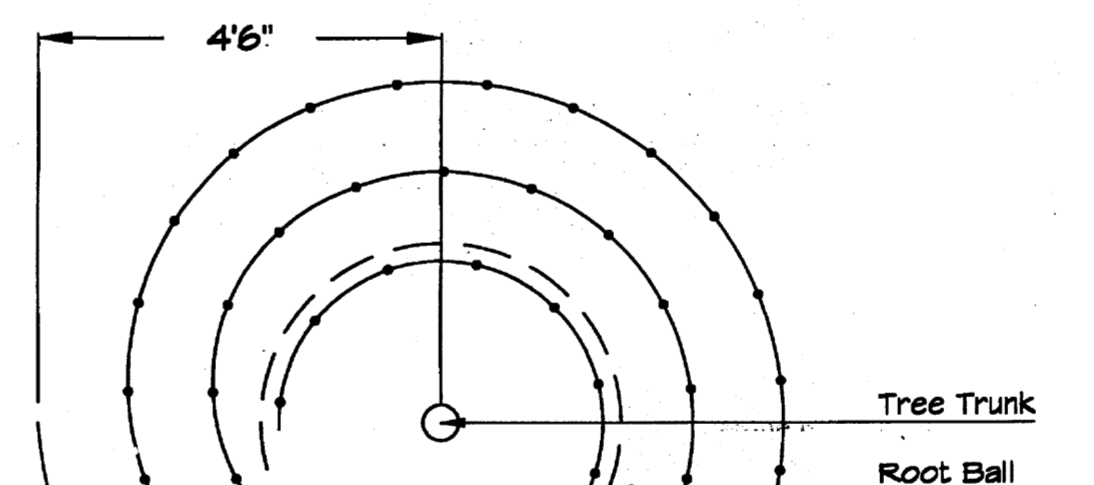
NTS

GENERAL NOTES:

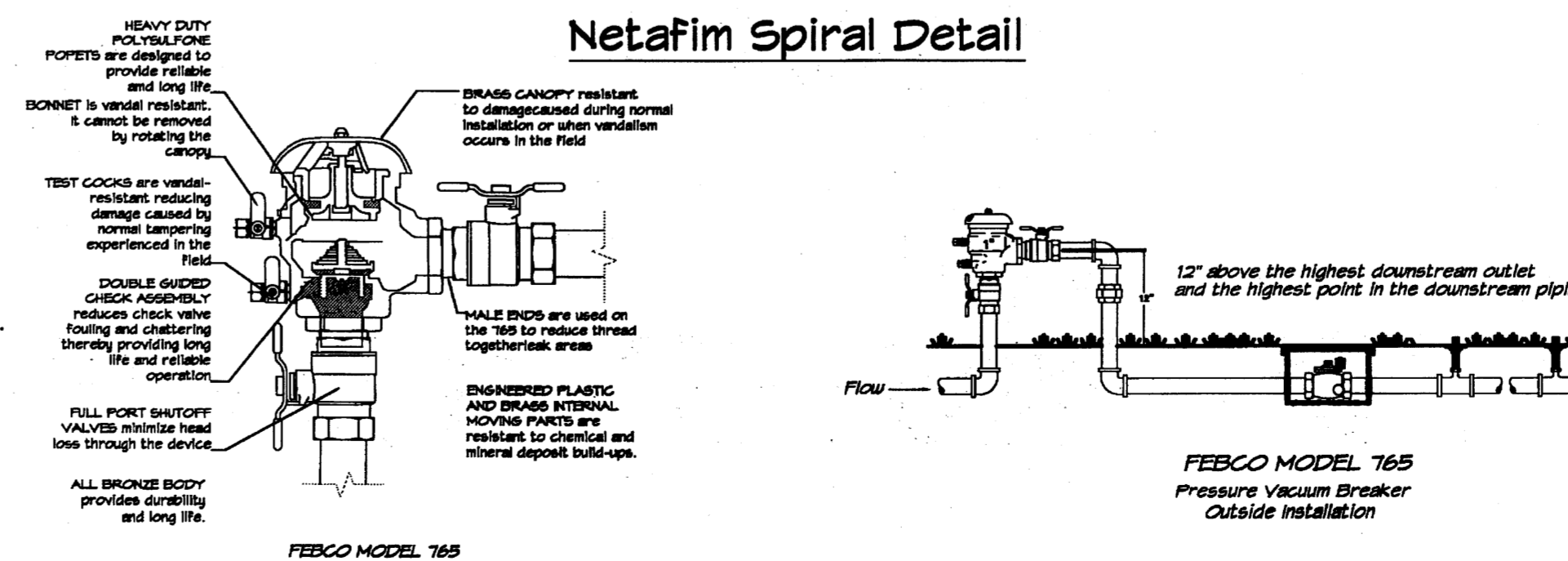
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES:

- A. SHRUB.
- B. BACKFILL WITH EXISTING SOIL.
- C. EARTH BERM AROUND WATER RETENTION BASIN.
- D. 3" DEPTH OF GRAVEL MULCH.
- E. FINISH GRADE.
- F. UNDISTURBED SOIL.



Netafim Spiral Detail



PLANT LEGEND

All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.

SHADE TREES

AUTUMN PURPLE ASH 8
Fraxinus americana
2" Gal., 12-14" Inst./60' x 60' maturity
Water (M) Allergy (H) 0sf

BUR OAK 6
Quercus macrocarpa
2" Gal., 12-14" Inst./60' x 60' maturity
Water (M) Allergy (M) 0sf

DESERT ACCENTS

BEARGRASS 1
Nolina microcarpa
5 Gal., 18-3' Inst./3' x 6' maturity
Water (L-) Allergy (L) 56sf

BLUE SOTOL 3
Dasylirion wheeleri
18-3' Inst./3' x 5' maturity
Water (L-) Allergy (L) 25sf

AGAVE 6
Agave spp.
14-18" Inst./4' x 4' maturity
Water (L-) Allergy (L) 16sf

RED YUCCA 3
Hesperaloe parviflora
5 Gal., 18-3' Inst./3' x 4' maturity
Water (L-) Allergy (L) 16sf

MUGO PINE 1
Pinus mugo
5 Gal., 12-3' Inst./3' x 3' maturity
Water (M) Allergy (L) 4sf

LARGE SHRUBS

WESTERN RED CEDAR 20
Thuja plicata 'Green Giant'
15 Gal., 4-10" Inst./40' x 15' maturity
Water (M) Allergy (L) 225sf

DESERT WILLOW 12
Chilopsis linearis
15 Gal., 4-10" Inst./20' x 25' maturity
Water (L-) Allergy (L) 225sf

VITEX 12
Vitex agnus-castus
15 Gal., 4-10" Inst./20' x 20' maturity
Water (M) Allergy (L) 225sf

GROUNDCOVERS

LADY BANKS ROSE 12
Rosa banksiae
5 Gal., 24-4' Inst./3' x 20' maturity
Water (M) Allergy (L) 400sf
Unstaked Groundcover

TAM JUNIPER 12
Juniperus sabina 'Tamariscifolia'
1 Gal., 6'-15" Inst./4' x 15' maturity
Water (L-) Allergy (L) 225sf
Symbol indicates 3 plants

HONEYSUCKLE 14
Lonicera japonica 'Halliana'
1 Gal., 6'-15" Inst./3' x 12' maturity
Water (M) Allergy (L) 144sf
Unstaked Groundcover

WINTER JASMINE 14
Jasminum nudiflorum
1 Gal., 6'-15" Inst./4' x 12' maturity
Water (L-) Allergy (L) 144sf

VINES

TRUMPET VINE 10
Campsis radicans
1 Gal., 6'-15" Inst./climbing to 40'
Water (M) Allergy (L)

HARDSCAPES

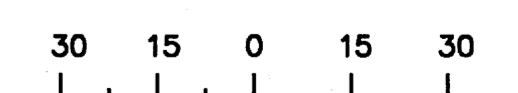
COMMERCIAL GRADE STEEL EDGING

SANTA FE BROWN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH

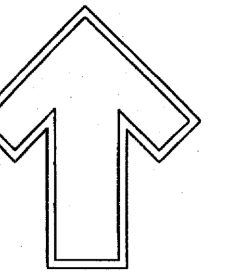
CRIMP STRAW/NATIVE SEED WITH 3/4" GREY GRAVEL PLATING

* DENOTES EVERGREEN PLANT MATERIAL

GRAPHIC SCALE



SCALE: 1"=30'



Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cm@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL



JAMES DE FLON #0007

JAMES DE FLON
HARLEY DAVIDSON
REST TRACK
LANDSCAPE PLAN

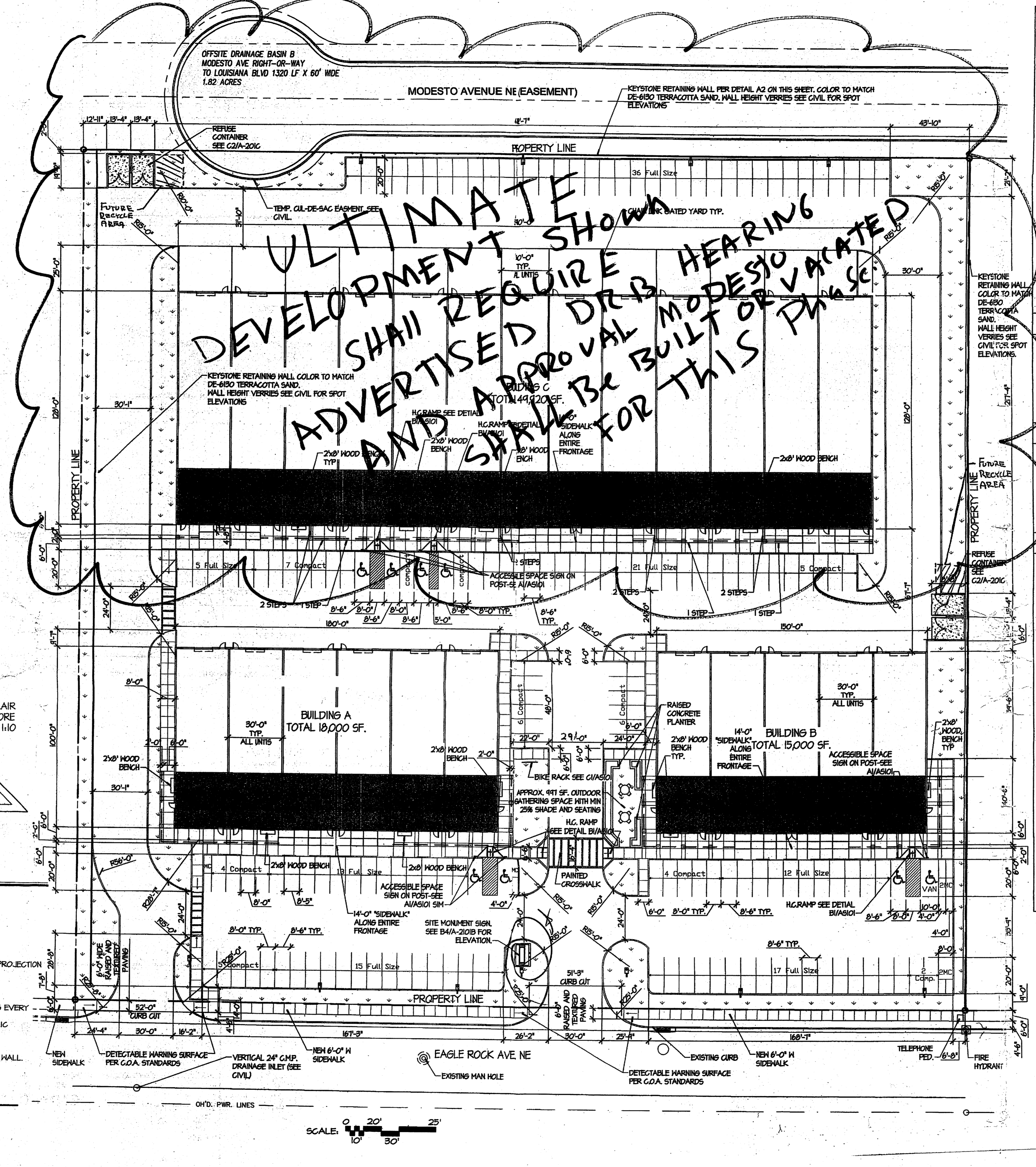
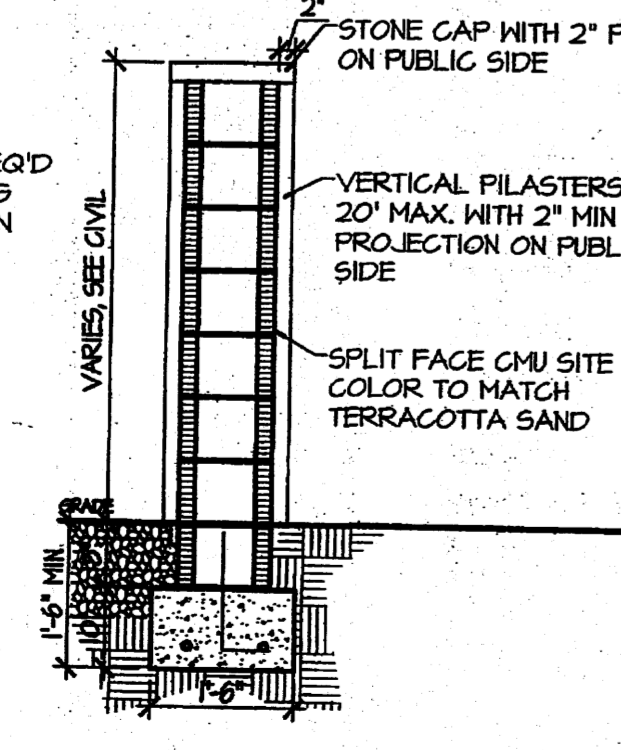
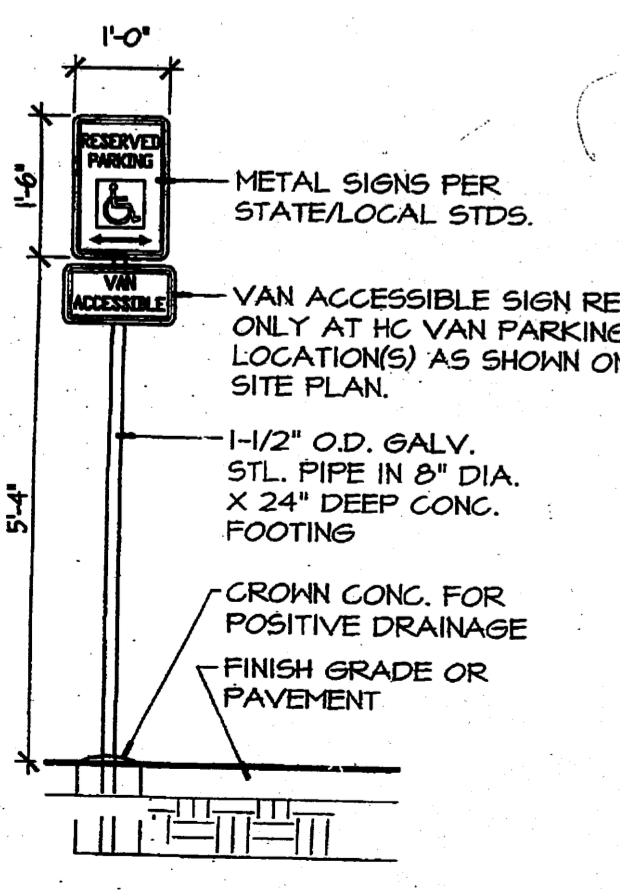
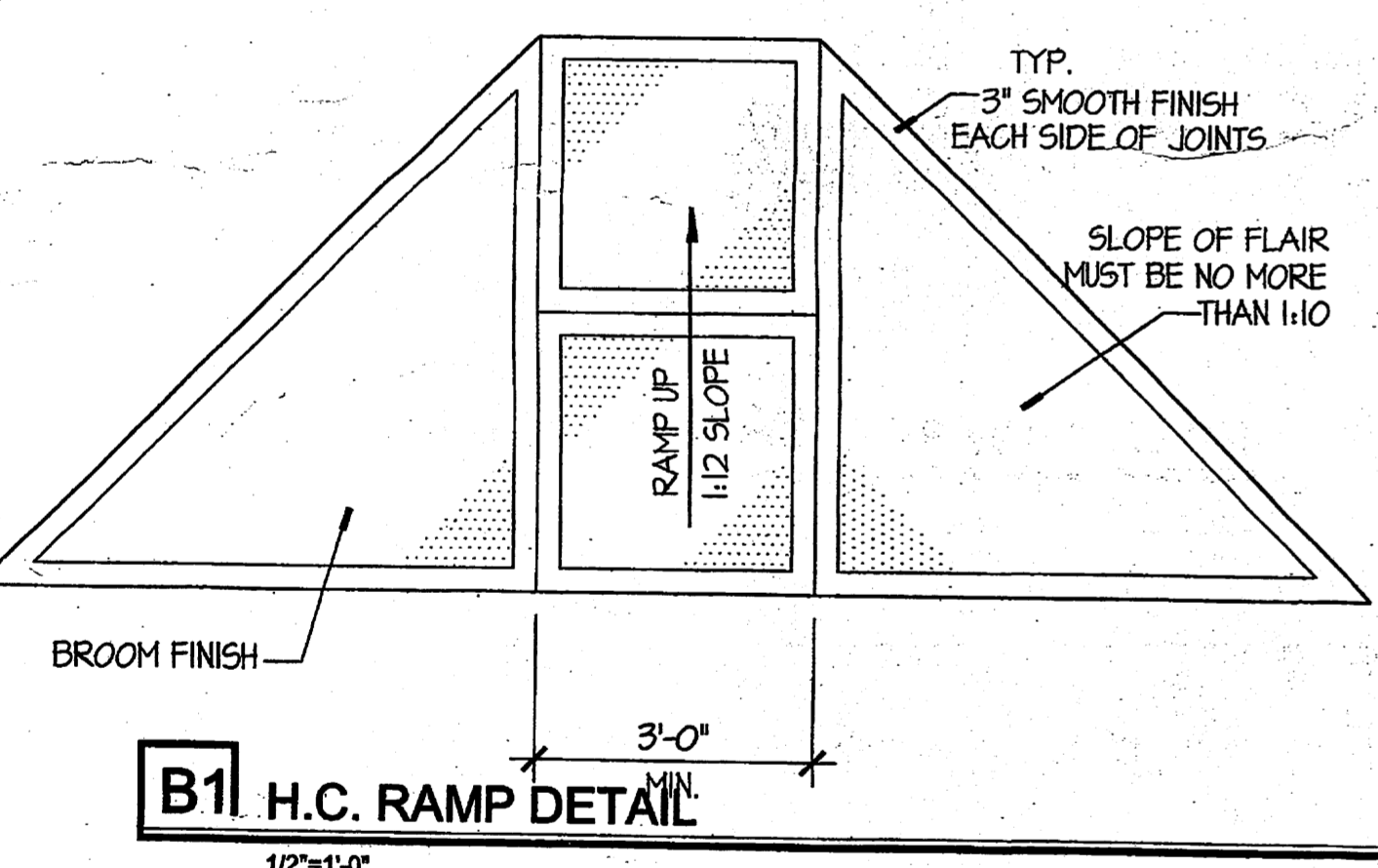
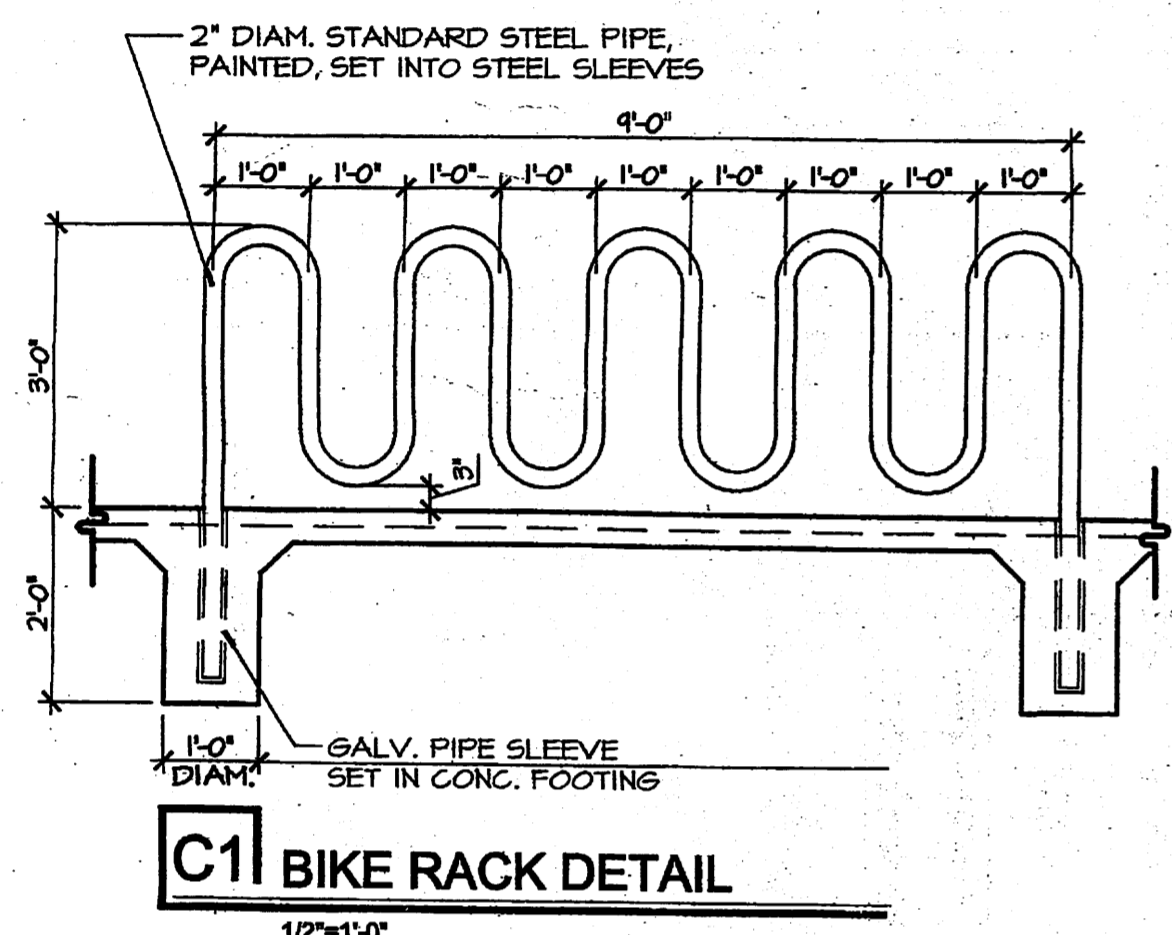
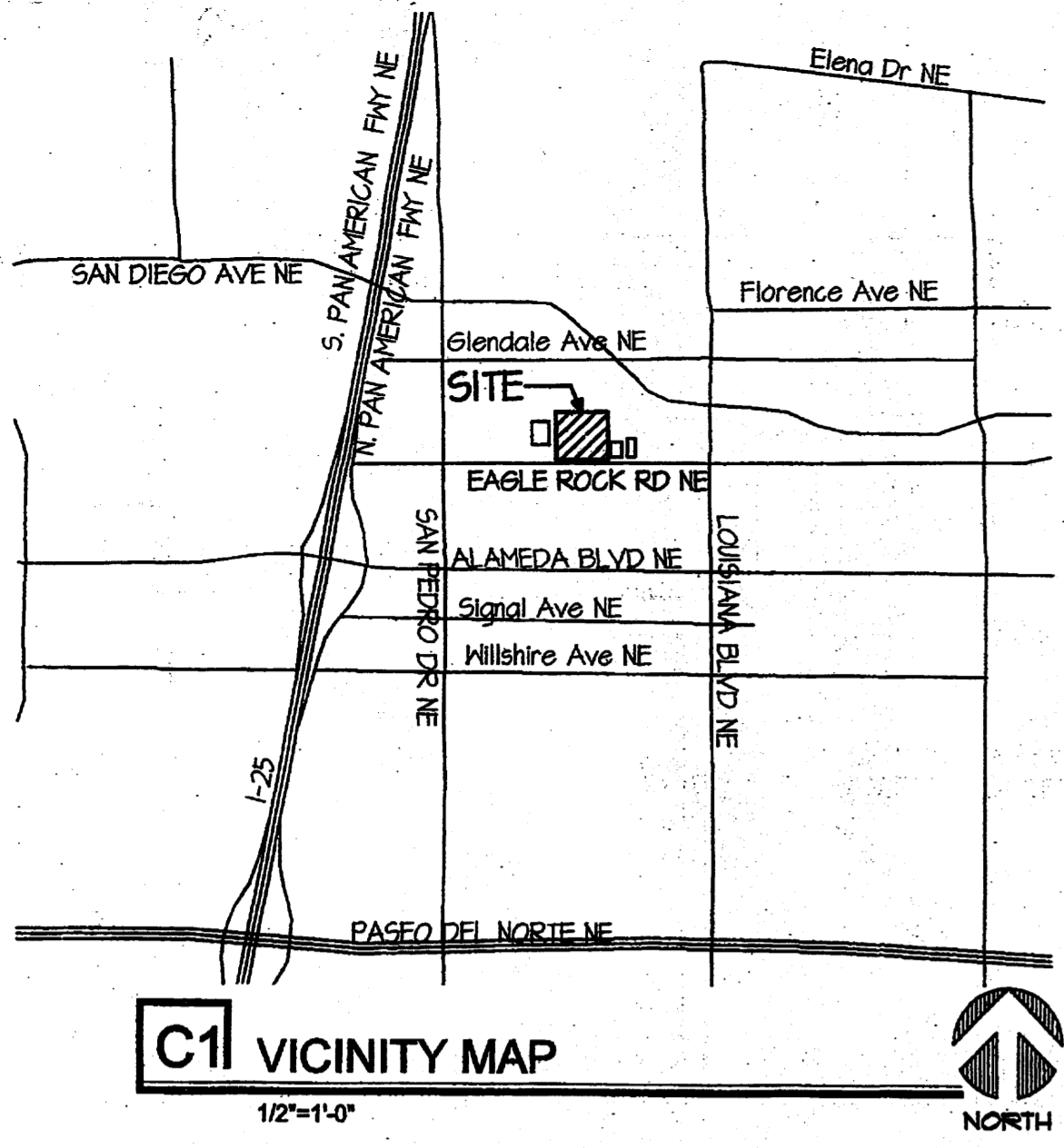
All creative ideas contained herein remain the property of The Hilltop Landscape Architects and are not to be reproduced or used in any other project without the written consent of The Hilltop Landscape Architects. This is an original design and must not be copied or copied unless applicable fees have been paid or job order placed.

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY: CHU
REVISION #
DATE: 12-15-11

SHEET #

3 OF 11



ULTIMATE DEVELOPMENT SHALL REQUIRE DRB HEARING AND APPROVAL MODESTO AVENUE SHALL BE BUILT OR VACATED FOR THIS PHASE

PROJECT NUMBER: 1003359
Application Number: 07DRB-70227

Is an Infrastructure List required? Yes No If yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way for construction of public improvements.

DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT:

Richard D. Durr Traffic Engineering, Transportation Division	9-19-07 Date
Ryan Green ABC/WMA	7-19-07 Date
Christina Sandoval Parks & Recreation Department	9/19/07 Date
Bradley S. Bingham City Engineer	9/19/07 Date
William R. Burch Environmental Health Department (conditional)	9-25-07 Date
Michael Holton Solid Waste Management	9/19/07 Date
Don Wilson DRB Chairperson, Planning Department	9/25/07 Date

DRAWING INDEX

AS101	SITE PLAN FOR BUILDING PERMIT
L-1	LANDSCAPE PLAN
C-101	GRADING AND DRAINAGE PLAN
A-201A	BUILDING AND STRUCTURE ELEVATIONS A
A-201B	BUILDING AND STRUCTURE ELEVATIONS B
A-201C	BUILDING AND STRUCTURE ELEVATIONS C
C-102	SITE UTILITY PLAN

SITE / BUILDING INFORMATION

LOTS 6-10 AND 23-25 BLOCK 26, TRACT A, UNIT B,
NORTH ALBUQUERQUE ACRES
ZONE- SU-2 IP (INDUSTRIAL PARK)
SITE AREA = 6 ACRES
CONSTRUCTION TYPE = 2B

PARKING CALCULATIONS

BUILDINGS A&B TOTAL 11 UNITS	= 3,000 SF.
BUILDINGS A&B UNIT SIZE	= 2,082 SF.
BUILDINGS A&B UNIT WAREHOUSE SIZE	= 918 SF.
BUILDING C TOTAL 13 UNITS	
BUILDING C UNIT SIZE	= 3,840 SF.
BUILDING C UNIT WAREHOUSE SIZE	= 2,922 SF.
BUILDING C UNIT OFFICE SIZE	= 918 SF.
GRASS LEASABLE AREA OFFICE SPACE	= 22,032 SF.
GRASS LEASABLE AREA WAREHOUSE SPACE	= 60,888 SF.
NET LEASABLE AREA	= 82,920 SF.

OFFICE SPACE PARKING:	22,032/200	= 110 SPACES REQUIRED
WAREHOUSE PARKING:	60,888/2000	= 31 SPACES REQUIRED
TOTAL PARKING PROVIDED:		= 141 SPACES PROVIDED
TOTAL PARKING PROVIDED:		= 167 SPACES PROVIDED

COMPACT SPACES PROVIDED = 40 (20% NOTE: ALL COMPACT SPACES TO BE DESIGNATED WITH PAINT ON THE PAVEMENT.)
FULL SIZE SPACES PROVIDED = 119
HC SPACE PROVIDED = 8
HC SPACE PROVIDED = 8
MOTORCYCLE SPACES REQUIRED = 5
MOTORCYCLE SPACES PROVIDED = 6
BIKE SPACE REQUIRED = 9 (# OF BIKES)
BIKE SPACE PROVIDED = 10 (1 RACK WITH 10 BIKE CAPACITY)

6501 Eagle Rock Ave NW

LEGEND

- NEW CONCRETE PER CIVIL
- ASPHALT
- LANDSCAPED AREA
- FULL CUT-OFF LIGHT POLE 15'-0" HIGH WITH 250 WATT METAL HALIDE BULB TYP.
- PROPOSED OFFICE AREA

EDITION
NYN
VNC
VIA
RMO
INCS
MENTAL

142 TRUMAN STREET NE
ALBUQUERQUE, NM 87108
TEL: 505.242.2651 FAX: 505.242.2652

EAGLE ROCK BUSINESS CENTER
6501 EAGLE ROCK AVE. NW
ALBUQUERQUE, NM, 87113



ISSUE: BUILDING PERMIT SET
DRAWN: DMK
CHECKED: KC
DATE: 09.08.07

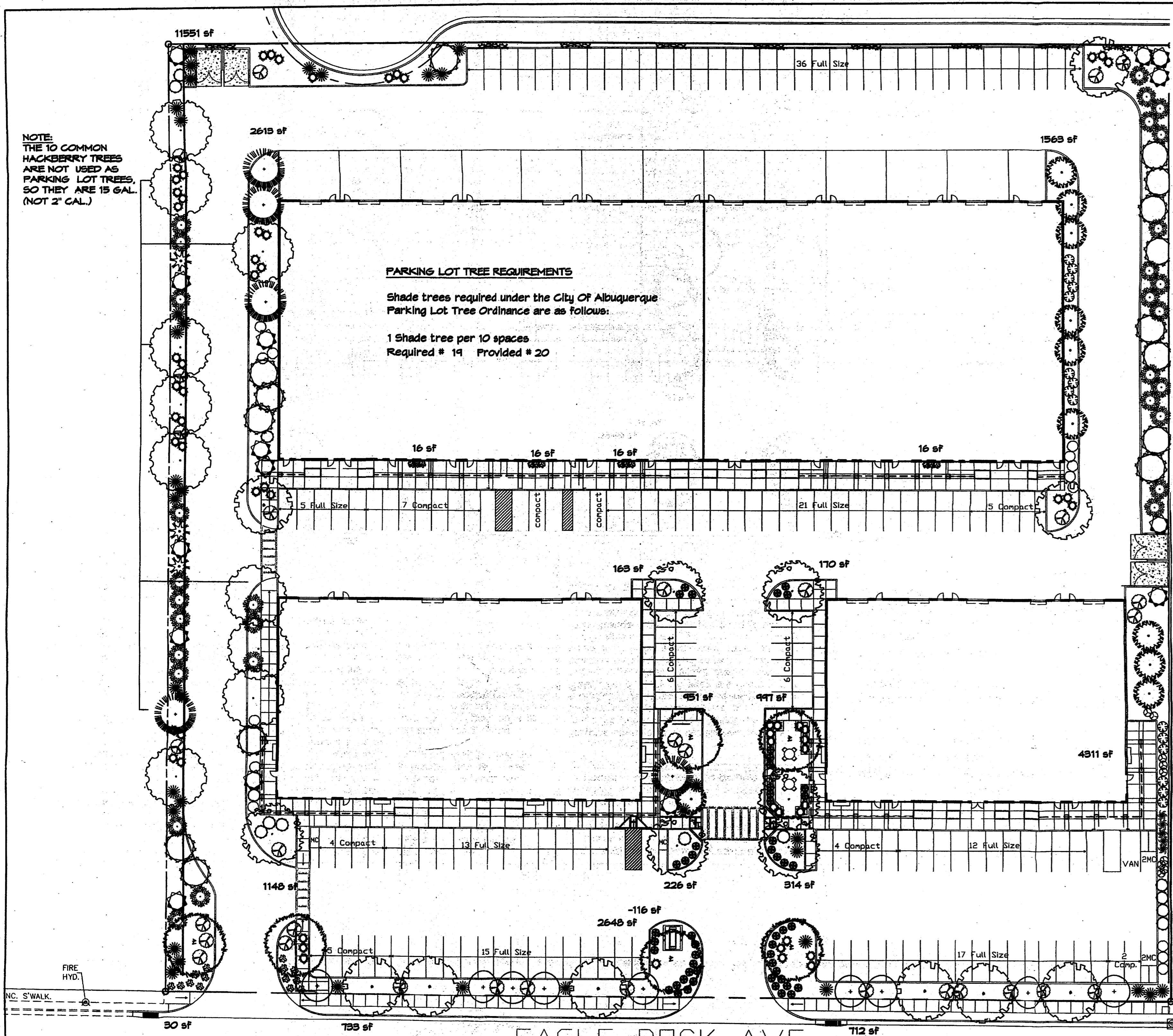
REVISIONS

ULTIMATE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

072J
AS101
4 of 11

The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may need to be taken to ensure health and safety of the public. Recommendation made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the Interim Guidelines for Development within City Designated Landfill Buffer Zones) shall be consulted prior to development of the site.

Angela Burch 9-25-07
Albuquerque Environmental Health Department



NOTE:
THE 10 COMMON HACKBERRY TREES ARE NOT USED AS PARKING LOT TREES, SO THEY ARE 15 GAL. (NOT 2" CAL.)

PARKING LOT TREE REQUIREMENTS
Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance are as follows:
1 Shade tree per 10 spaces
Required # 19 Provided # 20

EAGLE ROCK AVE.

LANDSCAPE NOTES:
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Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will 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.

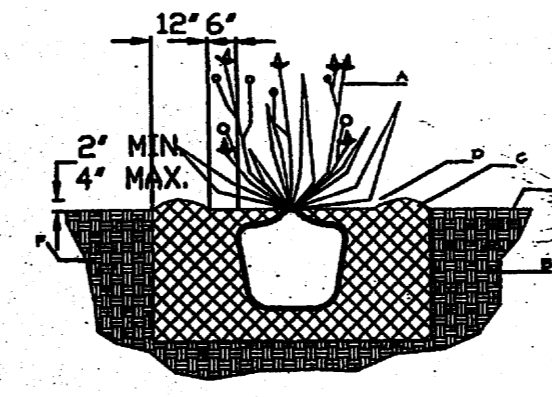
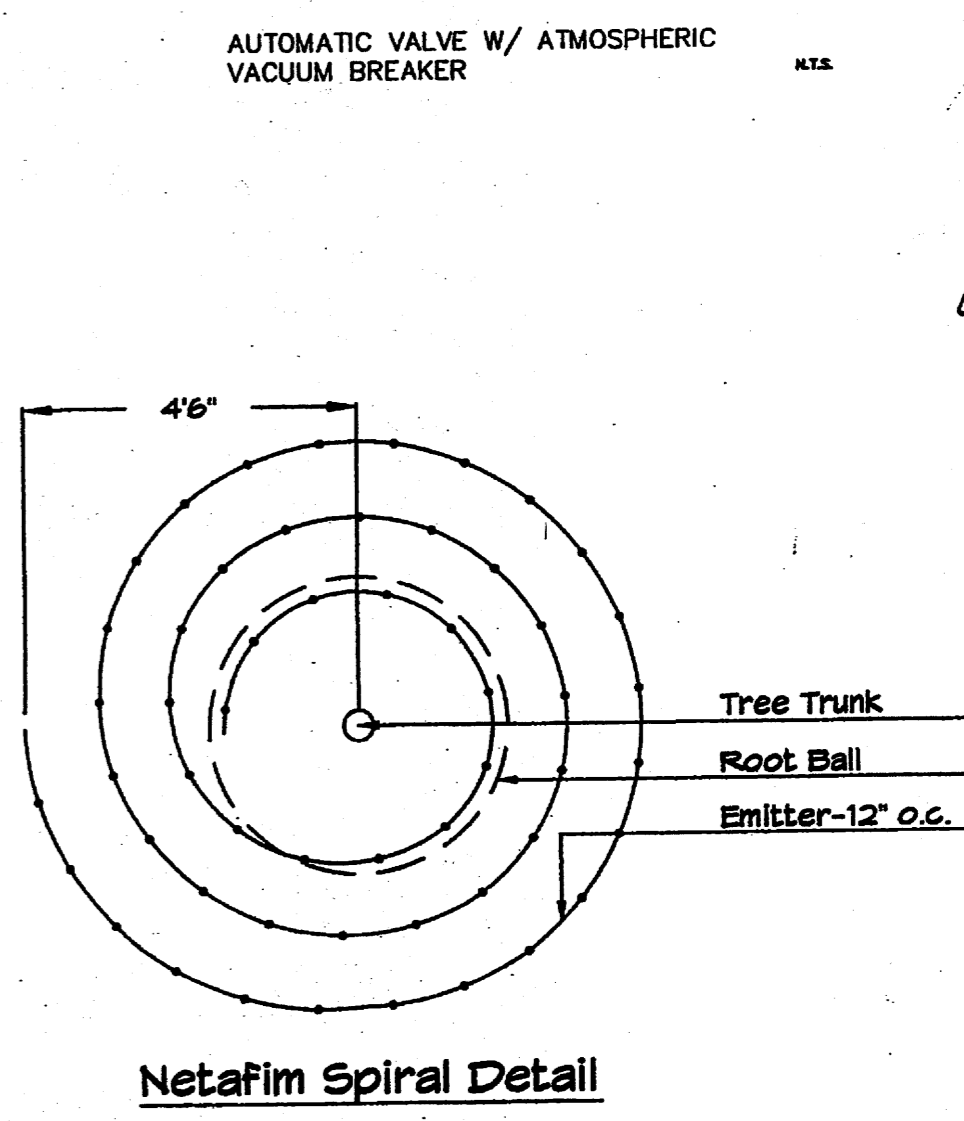
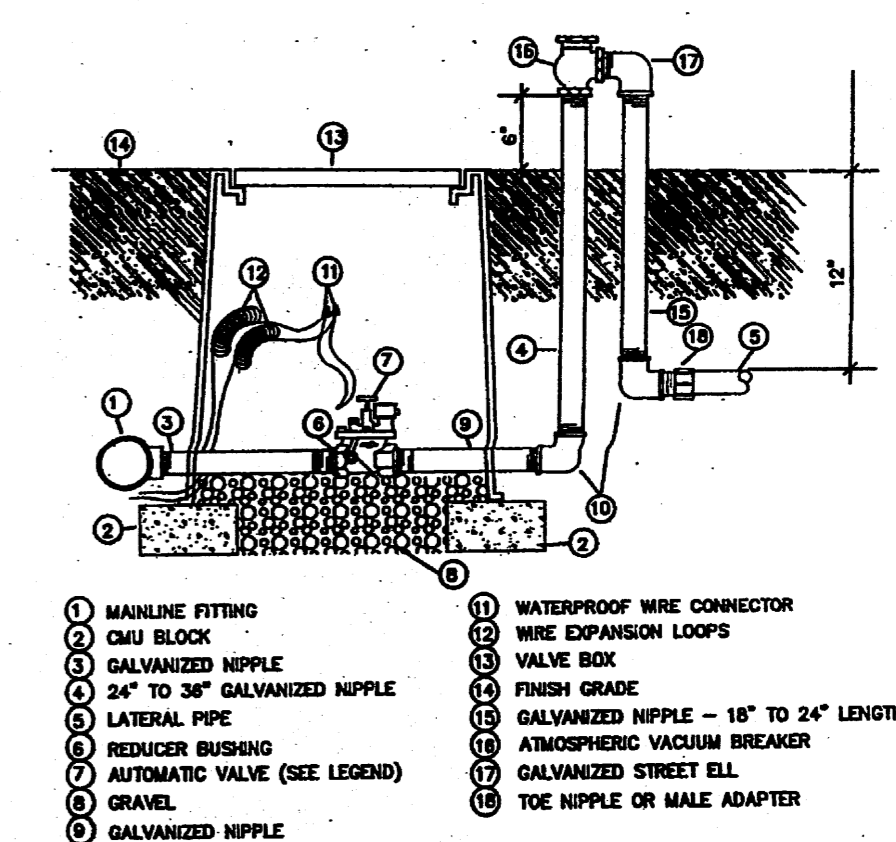
NOTE TO CLIENT:
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an in-field change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.
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.
Water and Power source shall be the responsibility of the Developer/Builder.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	231922	square feet
TOTAL BUILDINGS AREA	82920	square feet
NET LOT AREA	149002	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	22350	square feet
TOTAL BED PROVIDED	28078	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	21058	square feet
TOTAL GROUND COVER PROVIDED	21062 (75%)	square feet
TOTAL SOD AREA (max. 20% of landscape required)	0	square feet
TOTAL LANDSCAPE PROVIDED	28078	square feet

PLANT LEGEND

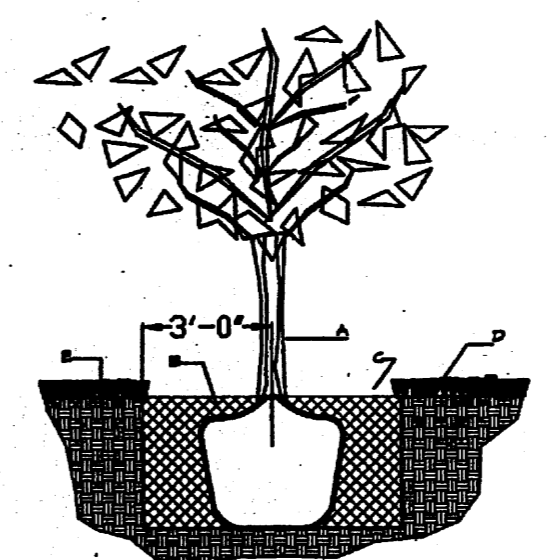
- CHINESE PISTACHE (M) 6
Pistacia chinensis
2" Cal.
- COMMON HACKBERRY (M) 10
Celtis occidentalis
15 Gal.
- AUSTRIAN PINE (M) 5
Pinus nigra
3-4"
- NEW MEXICO OLIVE (L) 4
Forestiera neomexicana
15 Gal. 225sf
- WASHINGTON HAWTHORN (M+) 10
Crataegus phaenopyrum
15 Gal. 225sf
- FERN BUSH (L+) 15
Chamaebotaria millefolium
5 Gal. 25sf
- LENA'S BROOM (M) 60
Cytisus scoparius
5 Gal. 16sf
- WHIRLING BUTTERFLIES (M) 52
Gaura lindheimeri
1 Gal. 16sf
- MAIDENGRASS (M) 5
Miscanthus sinensis
1 Gal. 16sf
- WILDFLOWER 4
1 Gal. 4sf
- THREADGRASS (M) 26
Stipa tenuissima
1 Gal. 4sf
- HONEYSUCKLE (M) 31
Lonicera japonica 'Halliana'
1 Gal. 144sf
Unstaked-Groundcover
- TRUMPET VINE (M) 4
Campsis radicans
1 Gal. 20sf
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH
- SHUMARD OAK (M) 6
Quercus shumardii
2" Cal.
- GHITALPA (M) 4
Chilopsis x Catalpa
2" Cal.
- DESERT MALLOW (L) 15
Chilopsis linearis
5 Gal. 225sf
- ROSE OF SHARON (M) 3
Hibiscus syriacus
5 Gal. 100sf
- BROOM BACCHARIS (L+) 31
Baccharis sarothroides
5 Gal. 100sf
- LITTLELEAF SUMAC (L+) 15
Rhus microphylla
5 Gal. 21sf
- THREE-LEAF SUMAC (L) 15
Rhus trilobata
5 Gal. 36sf
- BEARGRASS (L+) 36
Nolina microcarpa
5 Gal. 36sf
- APACHE PLUME (L) 14
Fallugia paradoxa
5 Gal. 25sf



GENERAL NOTES:

- THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

SHRUB PLANTING DETAIL NTS



CONSTRUCTION NOTES:

- SHRUB.
- BACKFILL WITH EXISTING SOIL.
- EARTH BERM AROUND WATER RETENTION BASIN.
- 4" DEPTH OF BARK MULCH.
- FINISH GRADE.
- UNDISTURBED SOIL.

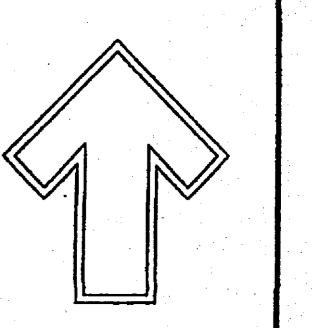
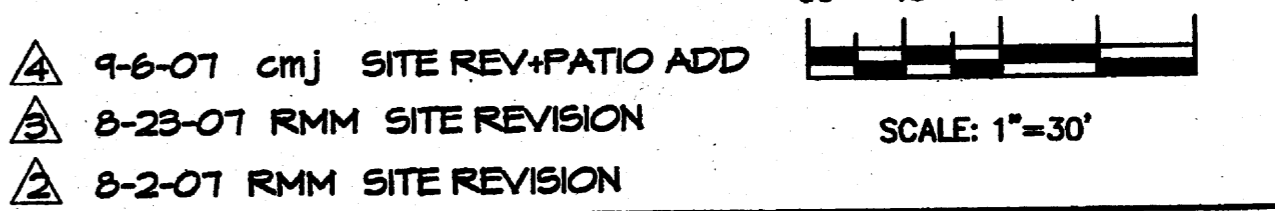
GENERAL NOTES:

- ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
- TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
- PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
- PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:

- TREE
- BACKFILL WITH EXISTING SOIL.
- 4" DEPTH OF BARK MULCH.
- TURF AT FINISH GRADE.
- UNDISTURBED SOIL.

TREE PLANTING DETAIL GRAPHIC SCALE NTS



Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-8690
Fax (505) 898-7377
cm@hilltoplandscaping.com

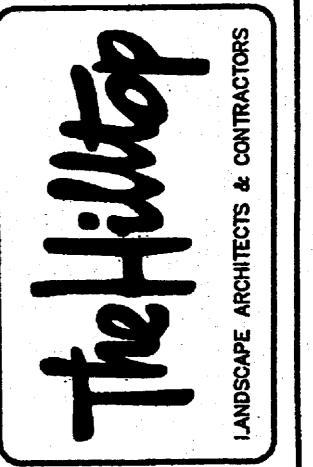
LANDSCAPE ARCHITECT'S SEAL



JAMES DE FLON #0007

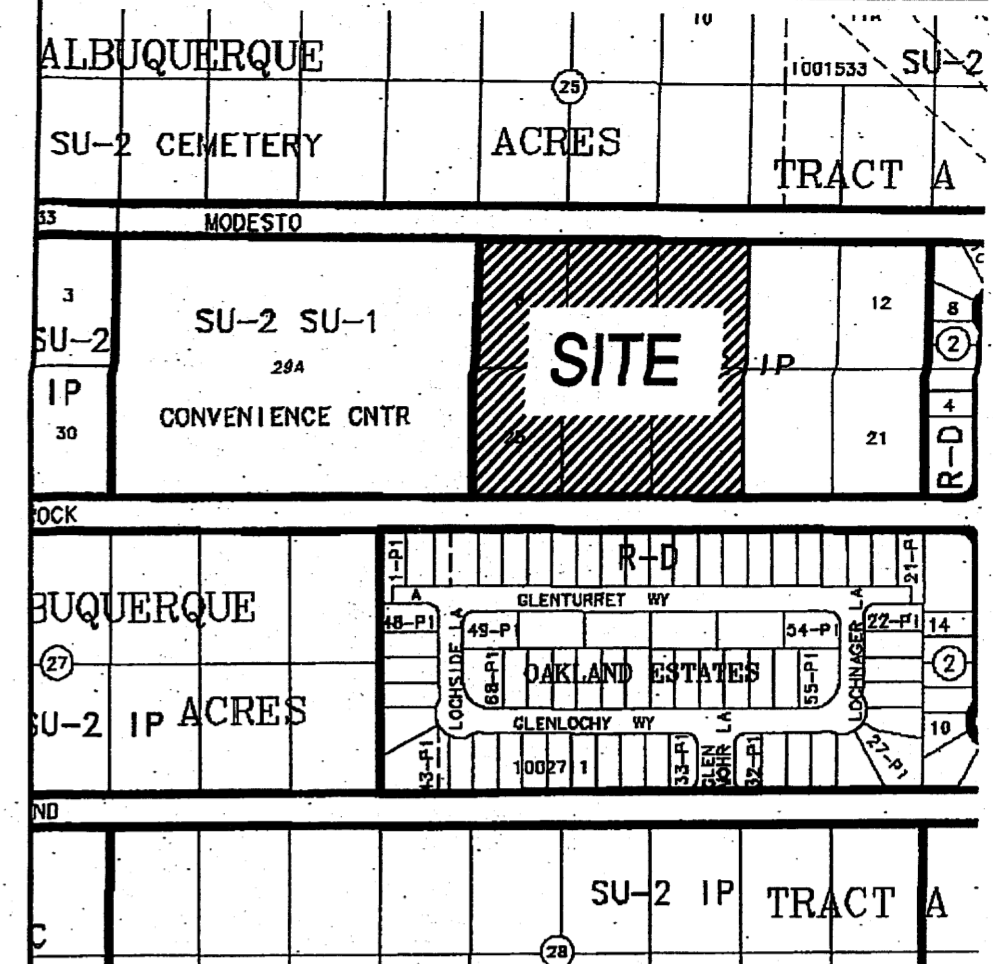
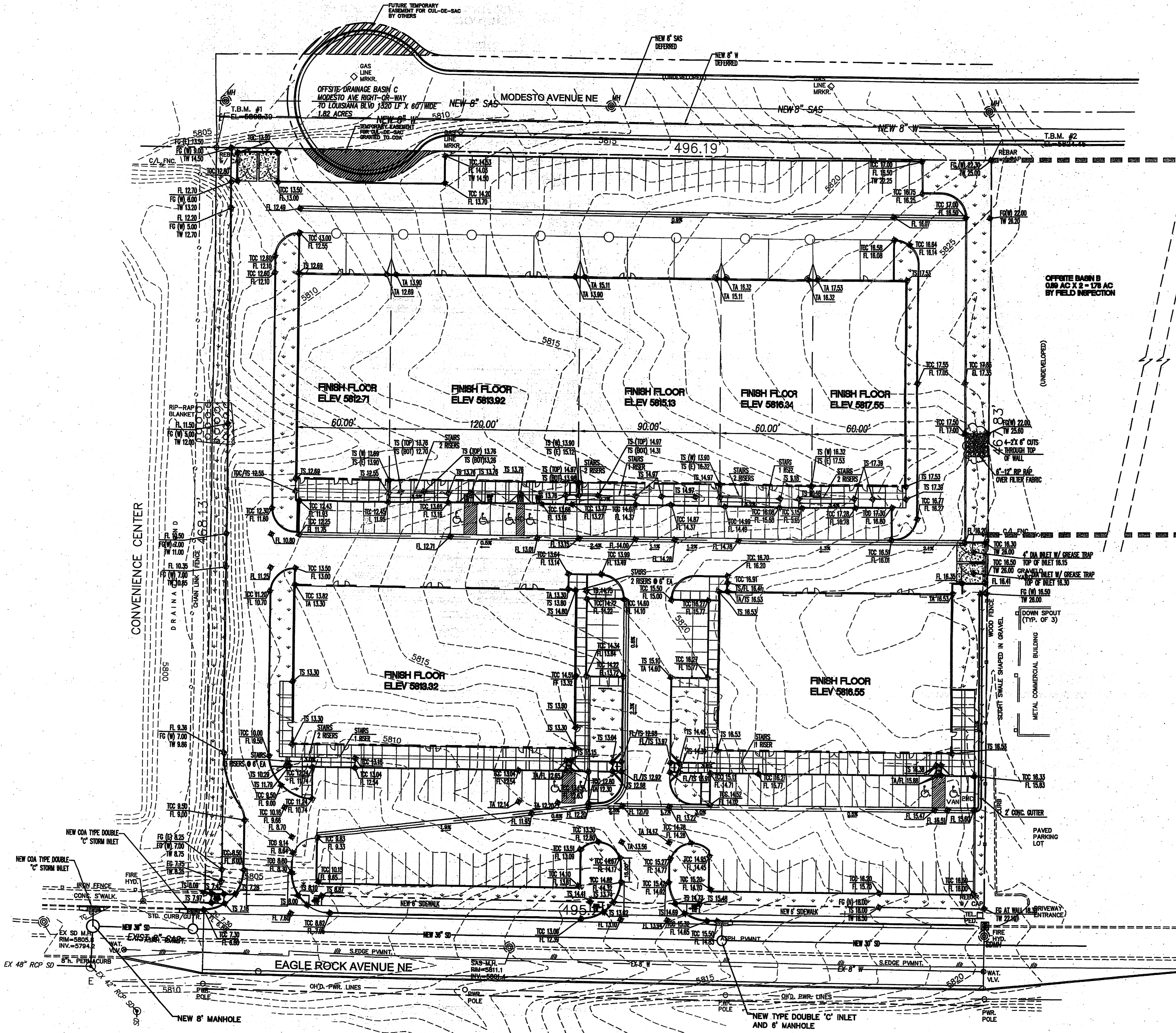
EAGLE ROCK OFFICE/WAREHOUSE
ALBUQUERQUE, NM
LANDSCAPE PLAN

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DRAWN BY RMM
REVISION # 9-6-07
DATE 5-23-07

SHEET # 5 OF 11



VICINITY MAP C-18-Z

LEGAL DESCRIPTION

LOTS 8 - 10 AND 23-25, BLOCK 26, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

ACS BENCHMARK

ACS MONUMENT "10-C18", BEING AN ACS MONUMENT, WITH AN ELEVATION OF 5774.67

SURVEY NOTES

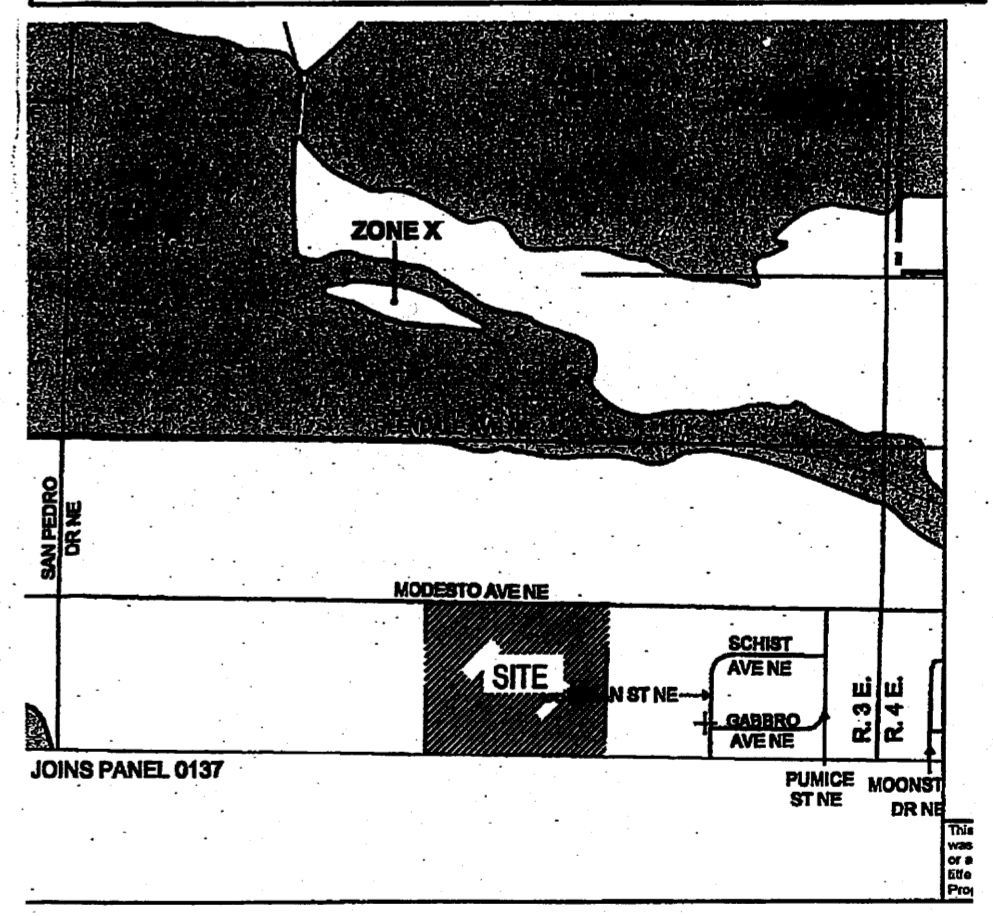
FIELD SURVEY BY: RIO GRANDE SURVEYING CO. SURVEY DATE: MARCH, 2003
 P. O. BOX 5177 ALBUQUERQUE, NM 87194
 PHONE: (505) 764-8891 FAX: (505) 764-8892

LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON INFORMATION SUPPLIED TO THE SURVEYOR BY THE APPROPRIATE UTILITY COMPANIES. SURVEYOR DOES NOT GUARANTEE THESE LOCATIONS NOR THE FACT THAT SOME UTILITIES MIGHT BE LEFT OUT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.

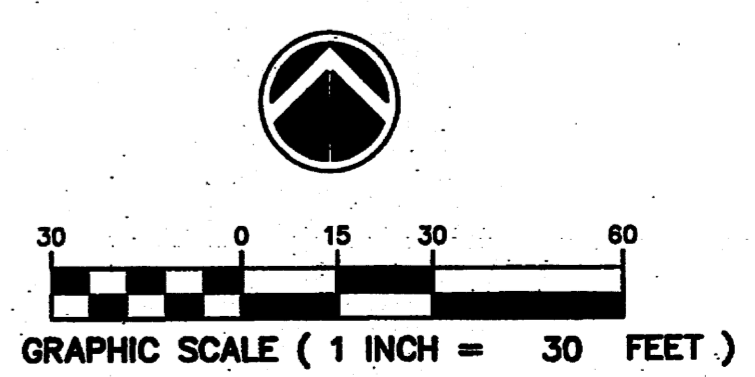
THIS IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE USED BY THE OWNER AS SUCH.

FLOODPLAIN

THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ANY DESIGNATED FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMMUNITY-PANEL NO. 35001C0129 F; EFFECTIVE DATE NOVEMBER 19, 2003 AS SHOWN BELOW



FEMA PANEL 35001C0129 F



LARRY READ & ASSOCIATES
 Civil Engineers
 2430 Midtown Place, N.E. Suite C
 Albuquerque, New Mexico 87107
 (505) 345-0600 Fax (505) 237-8422

NO.	DATE	REVISIONS	DESCRIPTION
1			
2			
3			
4			

CONCEPTUAL GRADING PLAN



EAGLE ROCK BUSINESS 6700 EAGLE ROCK AVE ALBUQUERQUE, NM

DRAWING NAME: PROTEK_PHL.DWG SHEET: **C61** OF **11**

GENERAL NOTES

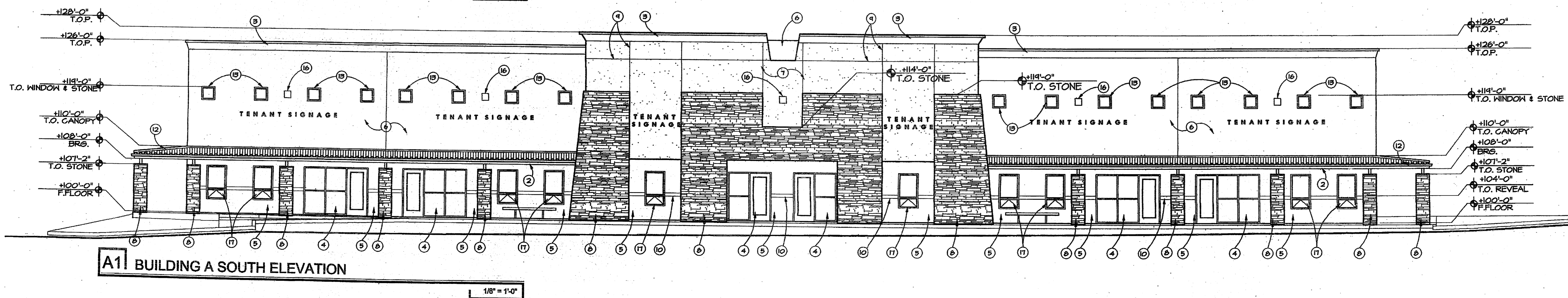
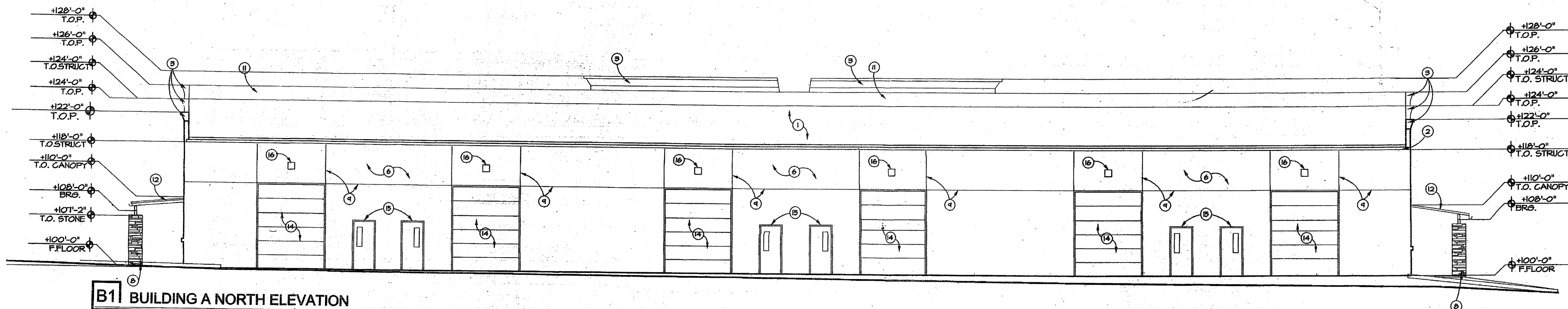
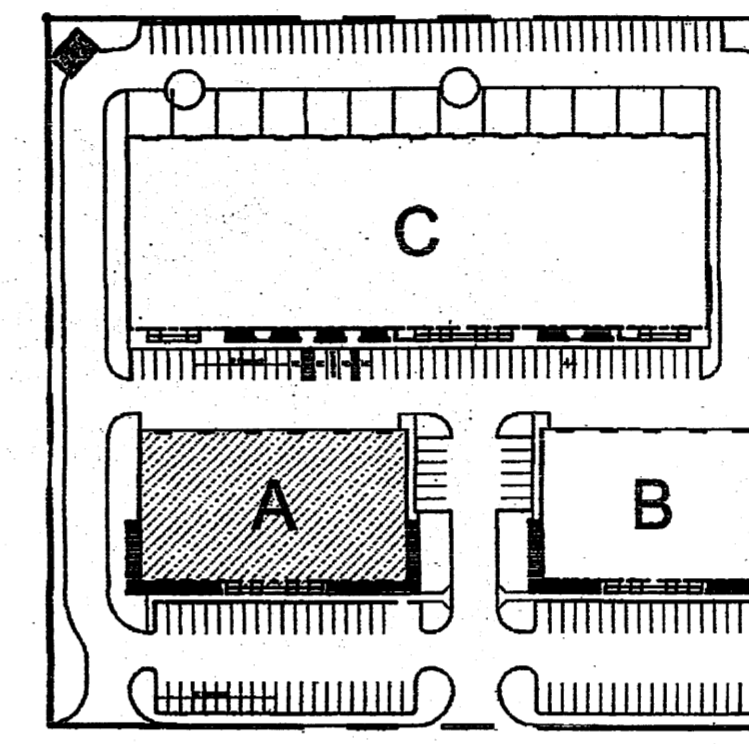
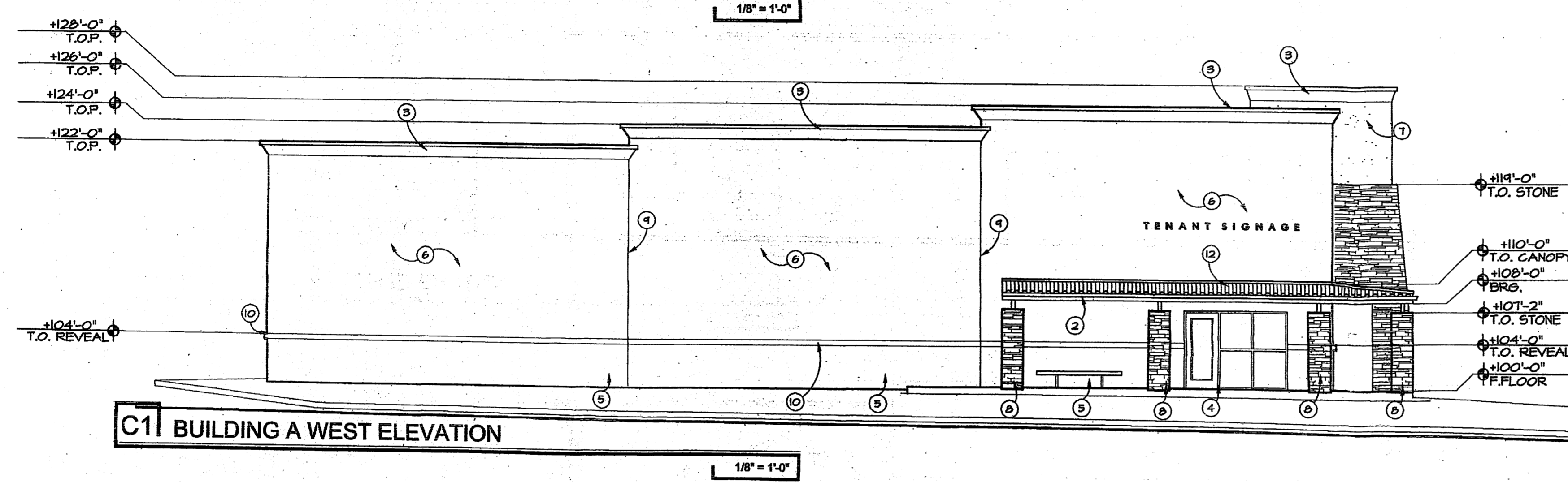
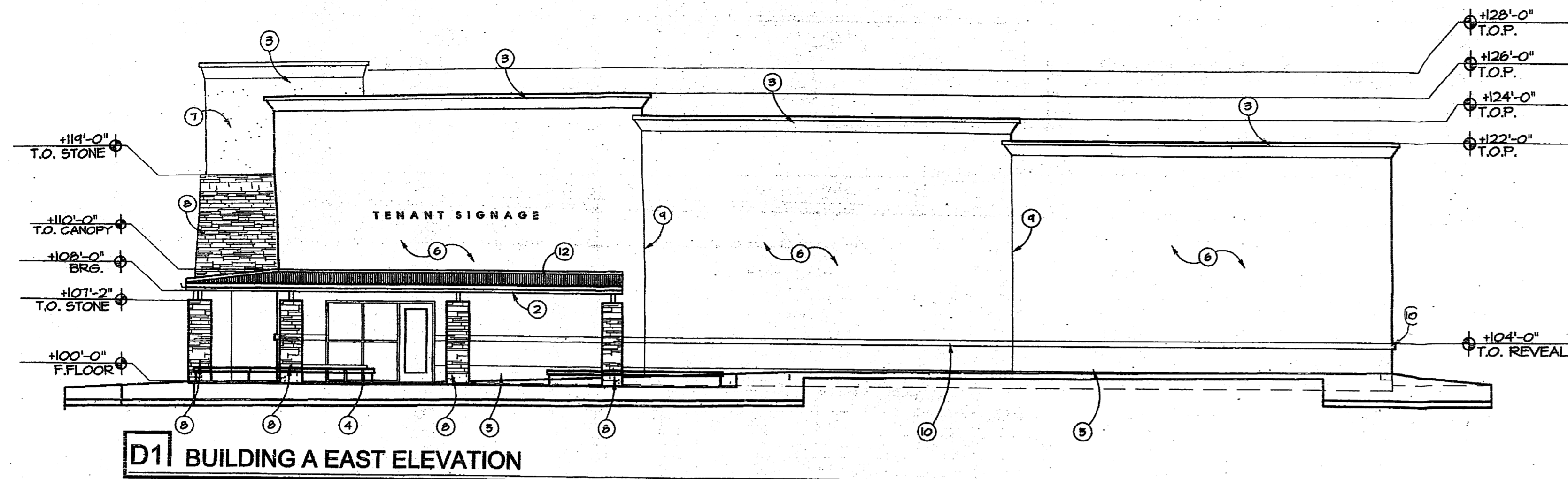
FINAL BUILDING SIGNAGE LOCATION, TYPE AND SIZE TO BE DETERMINED. SIGNAGE TO BE LIMITED TO 2 ELEVATIONS AND A TOTAL OF 100 SQ. FT.

FINAL SELECTION OF MATERIAL MANUFACTURER TO BE DETERMINED. MANUFACTURERS ARE REFERENCED IN KEYED NOTES IN ORDER TO PROVIDE INFORMATION ON INTENDED COLOR OR PRODUCT TYPE.

EXTERIOR LIGHTING TO COMPLY WITH APPLICABLE NIGHT SKY ORDINANCES AND GUIDELINES

KEYED NOTES

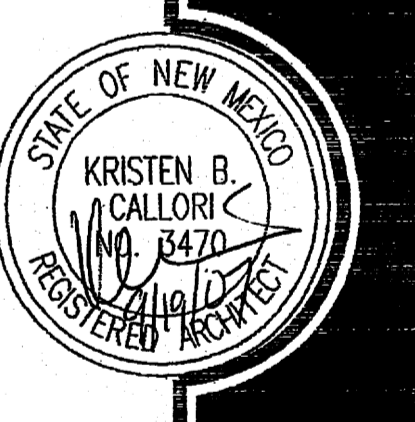
1. FULLY ADHEARED TPO (WHITE) ROOFING SYSTEM.
2. 4"x4" GUTTER AND DOWNSPOUT. COLOR TO BE SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
3. STUCCOED LASER CUT STYROFOAM COPING, STUCCO COLOR TO MATCH DUNN EDWARDS DECG106 ROSE WOOD.
4. CLEAR ANODIZED ALUMINUM STOREFRONT FRAME CLEAR GLAZING WITH LOW E COATING SHADING COEFFICIENT = .71
5. STUCCO COLOR #1 - COLOR TO MATCH DUNN EDWARDS DECG106 ROSE WOOD.
6. STUCCO COLOR #2- COLOR TO MATCH DUNN EDWARDS DEB136 TERRACOTTA SAND.
7. STUCCO COLOR #3- COLOR TO MATCH SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
8. "PECAN" COLORED CULTURED STONE VENEER BY PAINTED DESERT INDUSTRIES.
9. CONTROL JOINT.
10. REVEALS.
11. PARAPET WALL BEYOND STUCCO TO MATCH COPING.
12. 3" EXPOSED GALVANIZED METAL CANOPY WITH PAINTED STEEL BEAMS, COLUMNS, AND GUTTER. PAINT TO BE SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
13. 2'x2' ANODIZED ALUMINUM FIXED WINDOW FRAME WITH CLEAR GALAZING.
14. 10' W X12' H METAL OVERHEAD SECTIONAL DOOR. HOLLOW METAL FRAME TO BE PAINTED SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
15. HOLLOW METAL DOOR AND FRAME WITH CLEAR GLAZING. DOOR AND FRAMES TO BE PAINTED SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
16. FULL CUT-OFF WALL MOUNT LIGHT FIXTURE BY LUMARK. MHP-T-175-120.
17. 5'-2 1/4" x 3'-0" FIXED WINDOW WITH ANNING BELOW. FRAME COLOR TO MATCH STOREFRONT, GLAZING TO BE CLEAR WITH LOW E COATING SHADING COEFFICIENT = .71



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M E N T A L

142 TRUMAN STREET NE
ALBUQUERQUE, NM 87108
TEL: 505.242.2851 FAX: 505.242.2852

**EAGLE ROCK
BUSINESS CENTER**
6401 EAGLE ROCK AVE., NW
ALBUQUERQUE NM, 87113



ISSUE:	
BUILDING PERMIT SET	
DRAWN:	DMK
CHECKED:	KC
DATE:	08.06.07

REVISIONS

EXTERIOR
ELEVATIONS
BUILDING
A

0720
A-201A
3 OF XX

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GENERAL NOTES

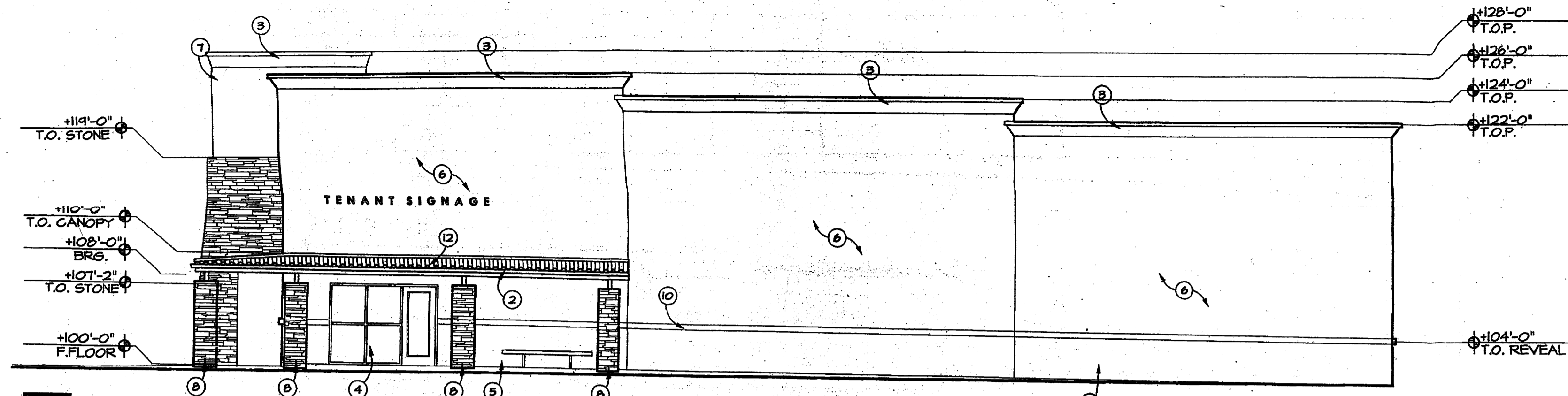
FINAL BUILDING SIGNAGE LOCATION, TYPE AND SIZE TO BE DETERMINED. TENANT SIGNS TO BE WALL MOUNTED AT A MIN 15'-0" A.F.F. EACH TENANTS SIGNAGE WILL BE LIMITED TO 2 ELEVATIONS AND A TOTAL OF 40 SQ FT.

FINAL SELECTION OF MATERIAL MANUFACTURER TO BE DETERMINED. MANUFACTURERS ARE REFERENCED IN KEYED NOTES IN ORDER TO PROVIDE INFORMATION ON INTENDED COLOR OR PRODUCT TYPE.

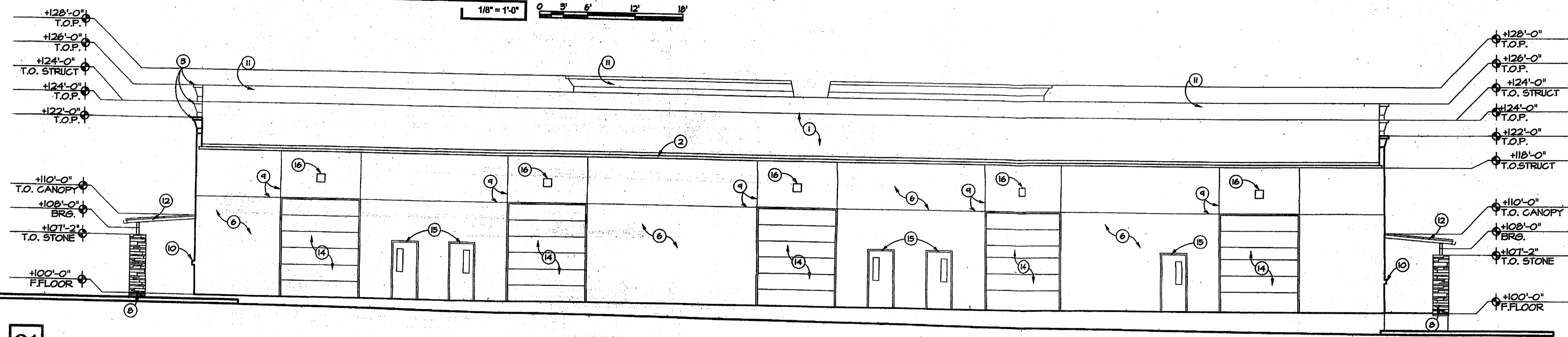
EXTERIOR LIGHTING TO COMPLY WITH APPLICABLE NIGHT SKY ORDINANCES AND GUIDELINES

KEYED NOTES

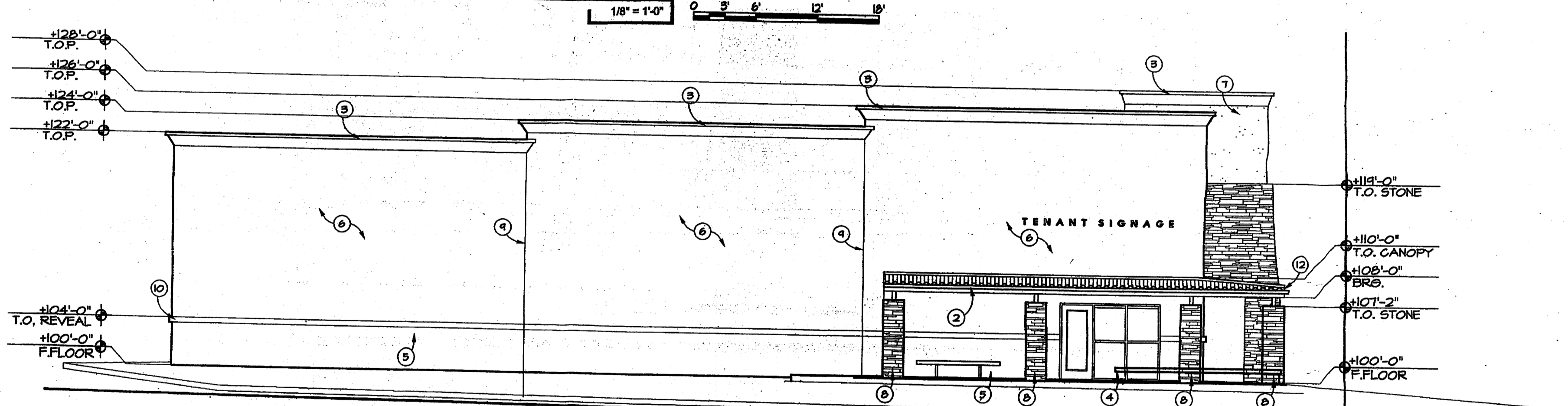
1. FULLY ADHEARED TPO (WHITE) ROOFING SYSTEM.
2. 4"x4" GUTTER AND DOWNSPOUT. COLOR TO BE SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
3. STUCCO LASER CUT STYROFOAM COPING, STUCCO COLOR TO MATCH DUNN EDWARDS DEC610 RICE BOWL.
4. CLEAR ANODIZED ALUMINUM STOREFRONT FRAME CLEAR GLAZING WITH LOW E COATING SHADING COEFFICIENT = .71
5. STUCCO COLOR #1 - COLOR TO MATCH DUNN EDWARDS DEC706 ROSE WOOD.
6. STUCCO COLOR #2- COLOR TO MATCH DUNN EDWARDS DE6136 TERRACOTTA SAND.
7. STUCCO COLOR #3- COLOR TO MATCH SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
8. "PEGAN" COLORED CULTURED STONE VENEER BY PAINTED DESERT INDUSTRIES.
9. CONTROL JOINT.
10. REVEALS.
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13. 2"x2" ANODIZED ALUMINUM FIXED WINDOW FRAME WITH CLEAR GALAZING.
14. 10' W X12' H METAL OVERHEAD SECTIONAL DOOR. HOLLOW METAL FRAME TO BE PAINTED SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
15. HOLLOW METAL DOOR AND FRAME WITH CLEAR GLAZING. DOOR AND FRAMES TO BE PAINTED SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
16. FULL CUT-OFF WALL MOUNT LIGHT FIXTURE BY LUMARK. MHIP-T-115-120.
17. 5'-2 1/4" x 3'-0" FIXED WINDOW WITH AWNING BELOW. FRAME COLOR TO MATCH STOREFRONT, GLAZING TO BE CLEAR WITH LOW E COATING SHADING COEFFICIENT = .71



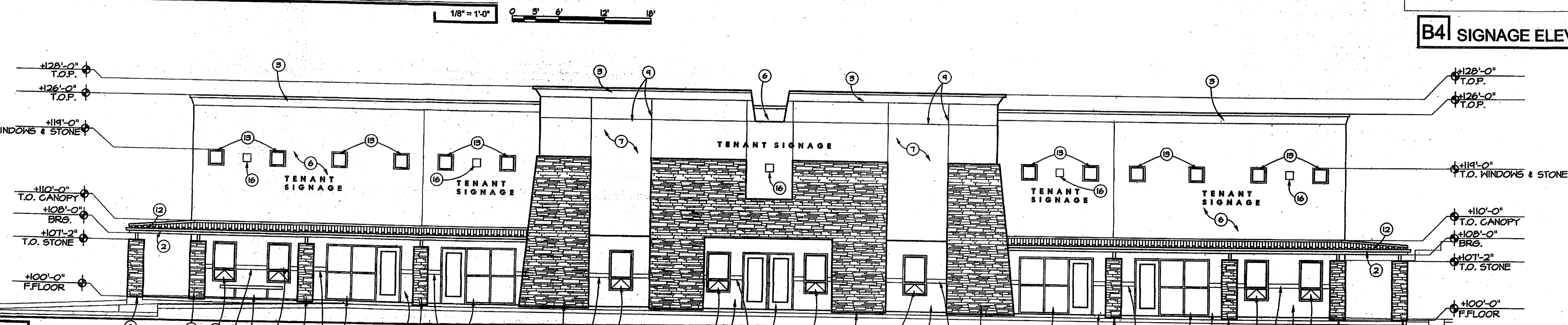
D1 BUILDING B EAST ELEVATION



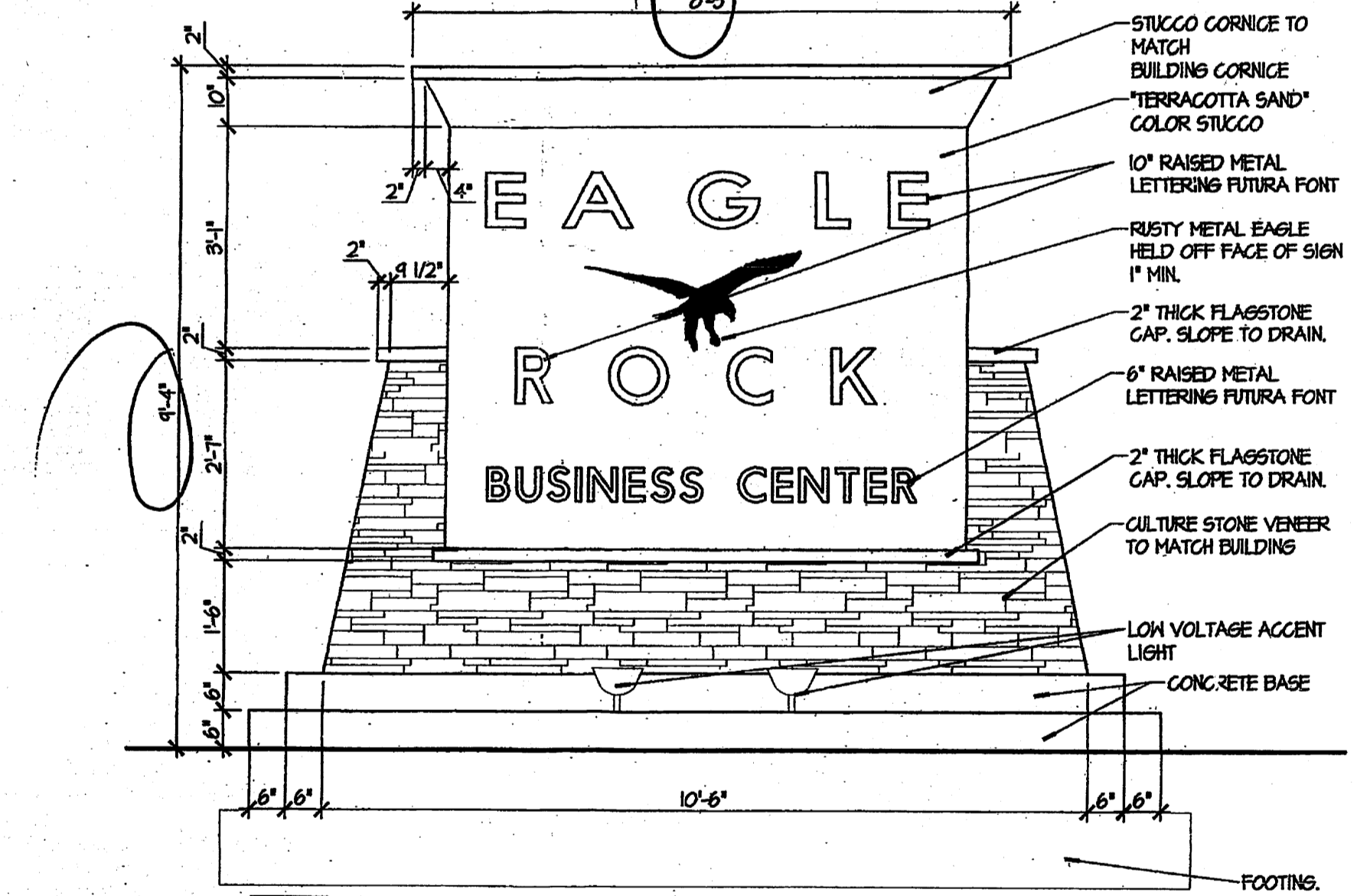
C1 BUILDING B NORTH ELEVATION



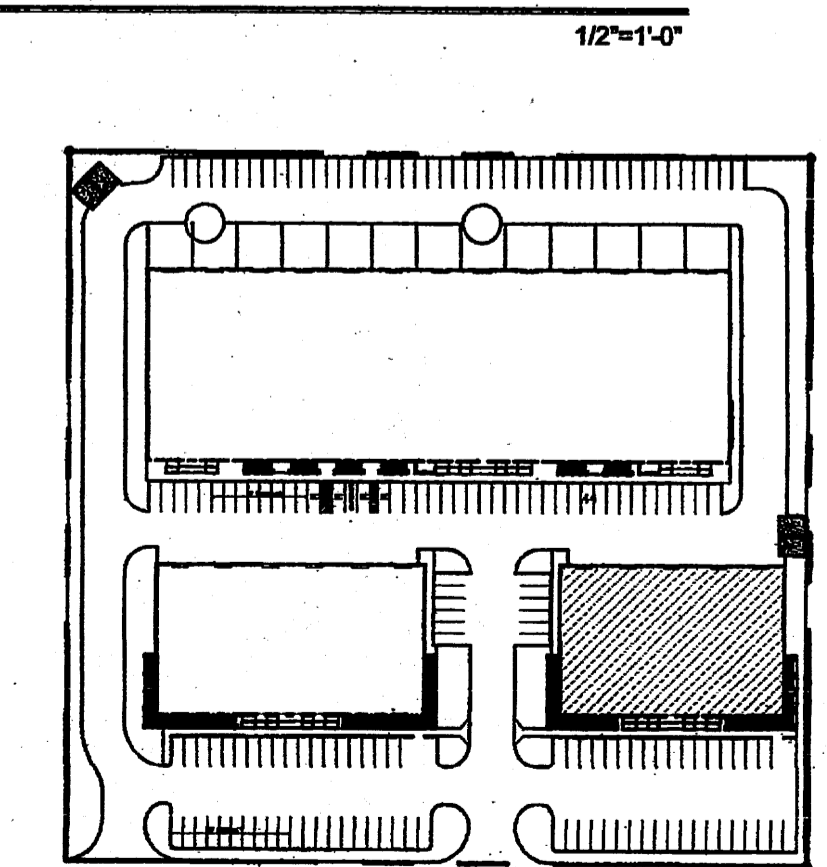
B1 BUILDING B WEST ELEVATION



A1 BUILDING B SOUTH ELEVATION



B4 SIGNAGE ELEVATION



B4 KEY PLAN



EN
NYNC
VNC
IAR
MOINC
S
MENTAL

142 TRUMAN STREET NE
ALBUQUERQUE, NM 87108
TEL: 505.242.2851 FAX: 505.242.2852

**EAGLE ROCK
BUSINESS CENTER**

6401 EAGLE ROCK AVE. NW
ALBUQUERQUE, NM, 87113



ISSUE:
BUILDING PERMIT SET

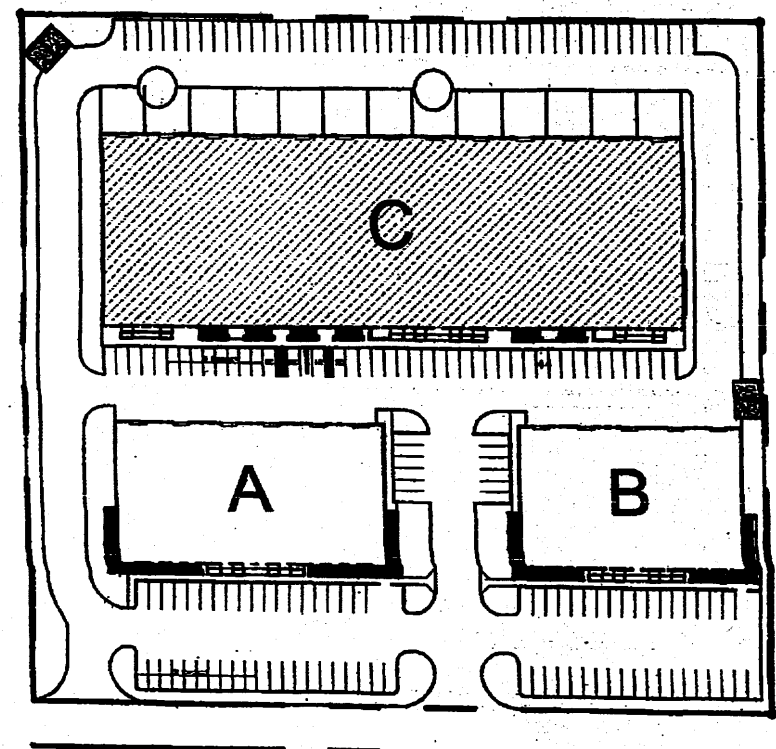
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CHECKED: KC
DATE: 09.06.07

REVISIONS

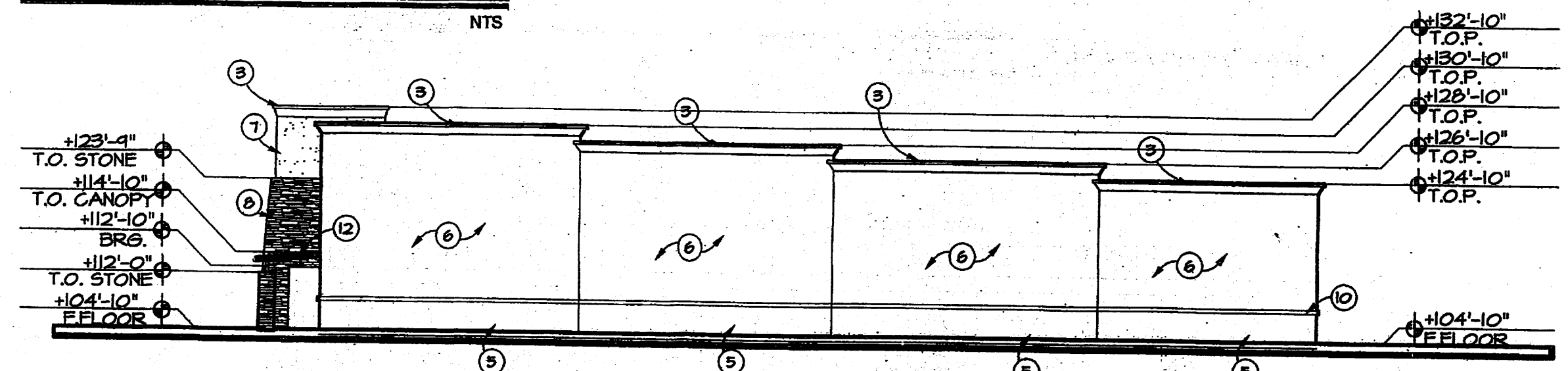
EXTERIOR
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BUILDING
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A-201B
of XX

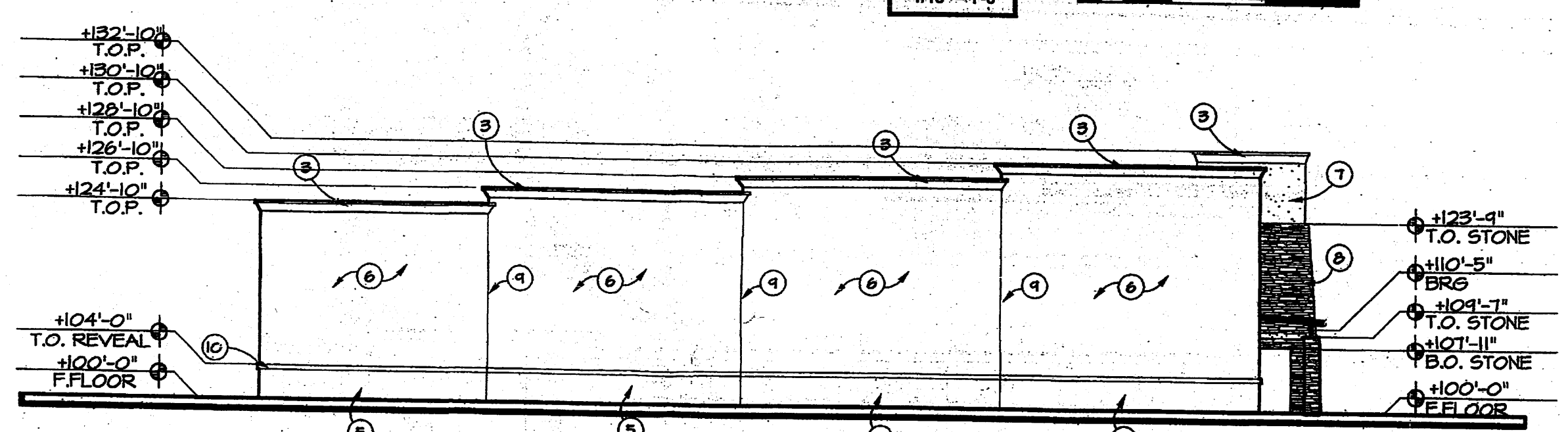
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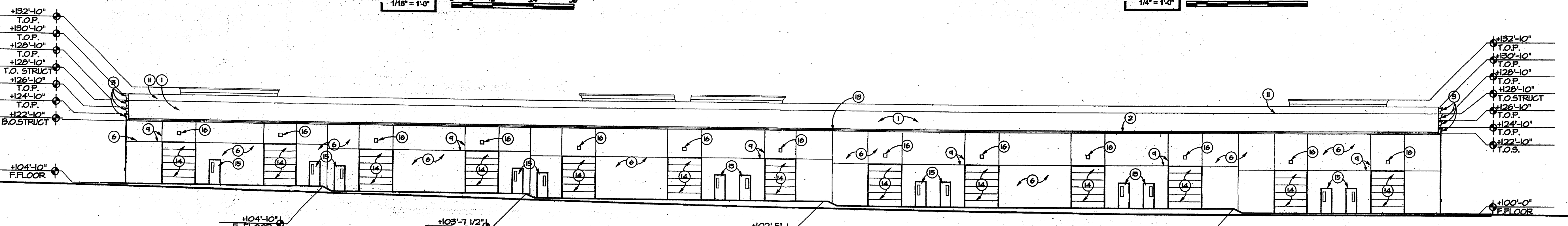
E1 KEY PLAN



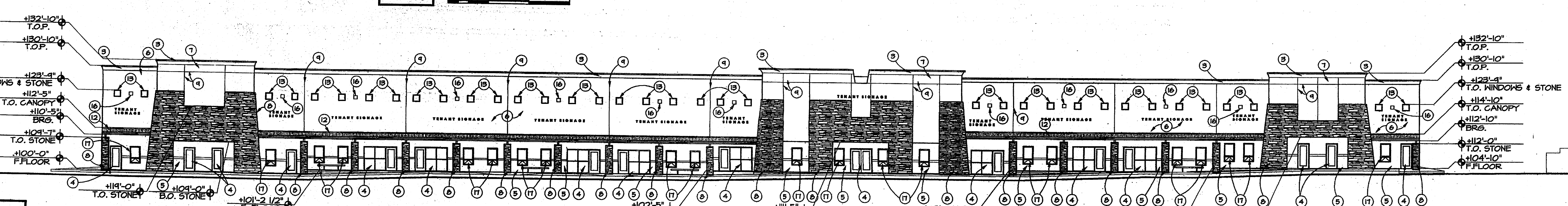
D1 BUILDING C EAST ELEVATION



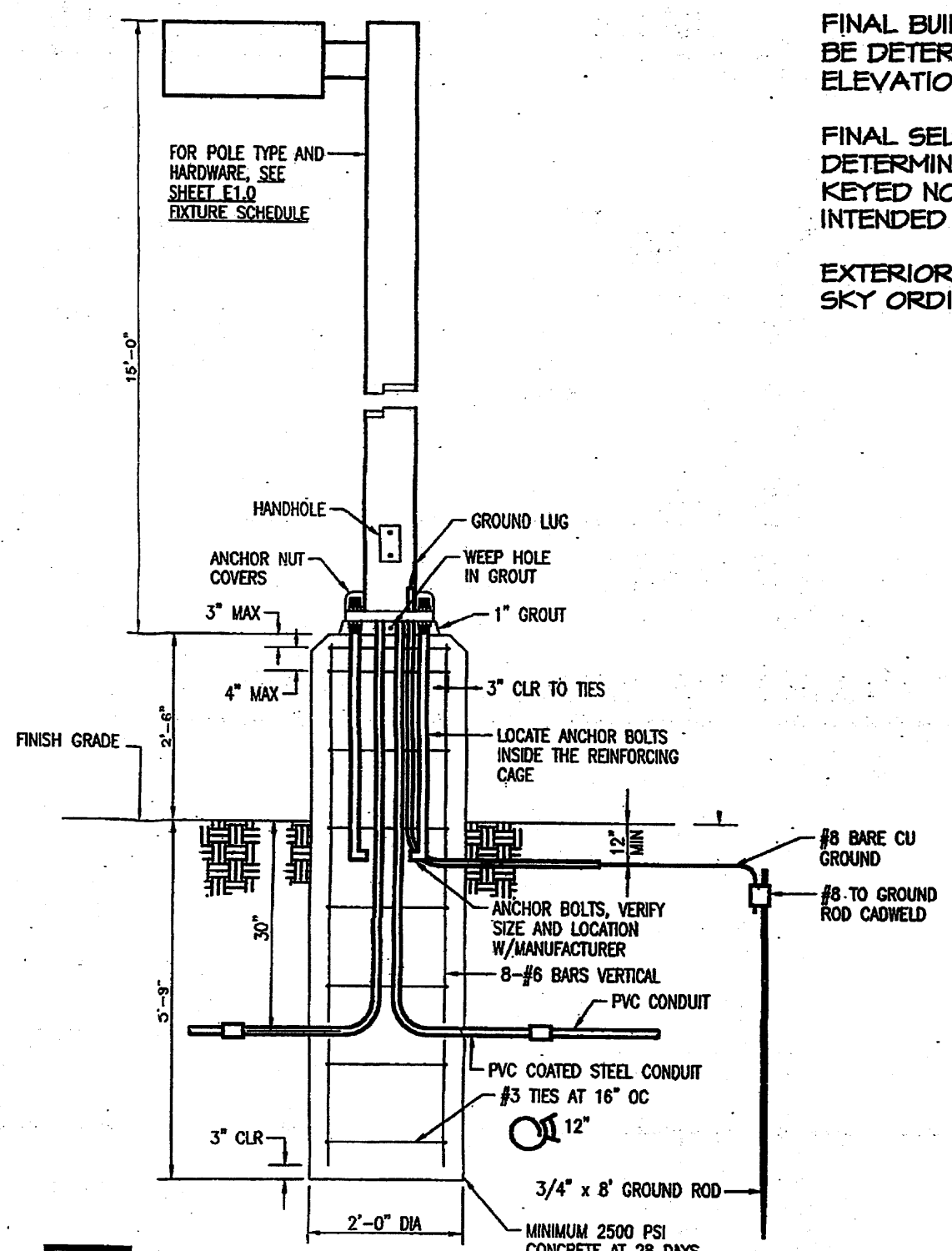
C1 BUILDING C WEST ELEVATION



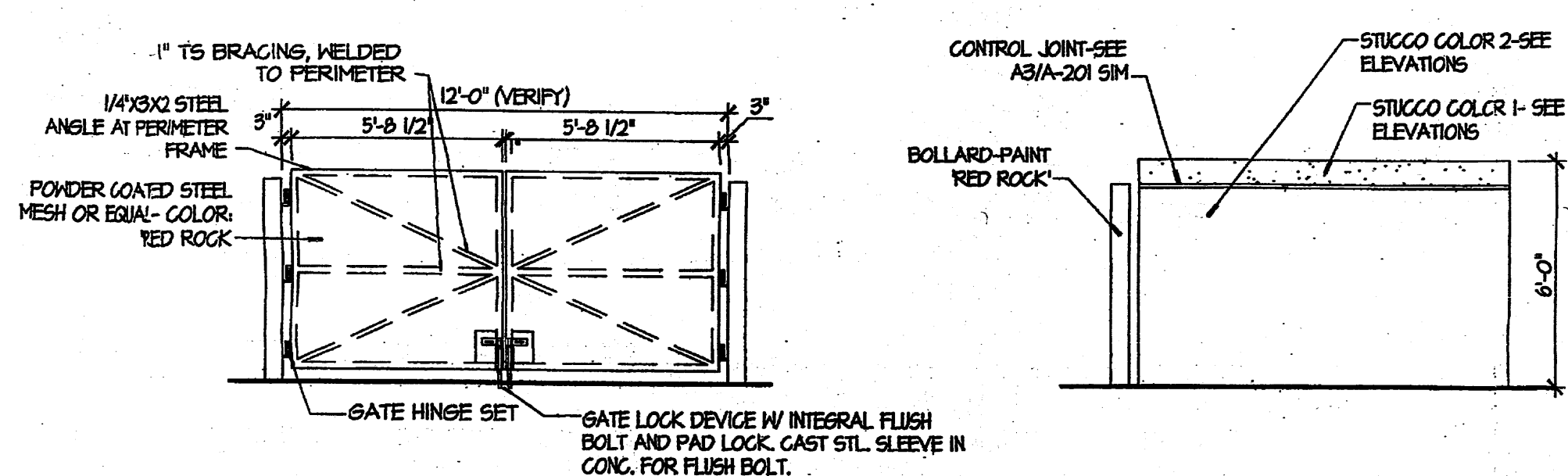
B1 BUILDING C NORTH ELEVATION



A1 BUILDING C SOUTH ELEVATION



D2 SITE LIGHTING POLE DETAIL



C2 DUMPSTER ENCLOSURE GATE ELEVATION

GENERAL NOTES

FINAL BUILDING SIGNAGE LOCATION, TYPE AND SIZE TO BE DETERMINED. SIGNAGE TO BE LIMITED TO 2 ELEVATIONS AND A TOTAL OF 100 SQ FT.
 FINAL SELECTION OF MATERIAL MANUFACTURER TO BE DETERMINED. MANUFACTURERS ARE REFERENCED IN KEYED NOTES IN ORDER TO PROVIDE INFORMATION ON INTENDED COLOR OR PRODUCT TYPE.
 EXTERIOR LIGHTING TO COMPLY WITH APPLICABLE NIGHT SKY ORDINANCES AND GUIDELINES

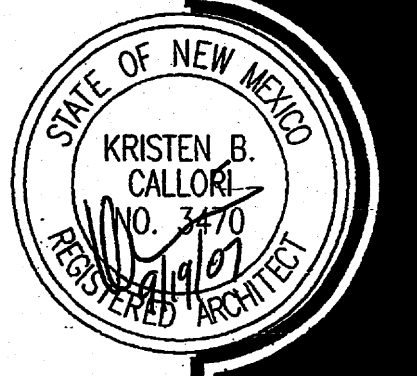
KEYED NOTES

- FULLY ADHEARED TPO (WHITE) ROOFING SYSTEM.
- 4"x4" GUTTER AND DOWNSPOUT. COLOR TO BE SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- STUCCO LASER CUT STYROFOAM COPING, STUCCO COLOR TO MATCH DUNN EDWARDS DEC610 RICE BOWL.
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- "PEGAN" COLORED CULTURED STONE VENEER BY PAINTED DESERT INDUSTRIES.
- CONTROL JOINT.
- REVEALS.
- PARAPET WALL BEYOND STUCCO TO MATCH COPING.
- 3" EXPOSED GALVANIZED METAL CANOPY WITH PAINTED STEEL BEAMS, COLUMNS, AND GUTTER. PAINT TO BE SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- 2'X2' ANODIZED ALUMINUM FIXED WINDOW FRAME WITH CLEAR GLAZING.
- 10' W X 12' H METAL OVERHEAD SECTIONAL DOOR. HOLLOW METAL FRAME TO BE PAINTED SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- HOLLOW METAL DOOR AND FRAME WITH CLEAR GLAZING. DOOR AND FRAMES TO BE PAINTED SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- FULL CUT-OFF WALL MOUNT LIGHT FIXTURE BY LUMARK. MHIP-T-175-120.
- 5'-2"H x 3'-0" FIXED WINDOW WITH AWNING BELOW. FRAME COLOR TO MATCH STOREFRONT, GLAZING TO BE CLEAR WITH LOW E COATING SHADING COEFFICIENT = .71



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 E N T A L

EAGLE ROCK BUSINESS CENTER
 6401 EAGLE ROCK AVE. NW
 ALBUQUERQUE, NM, 87113

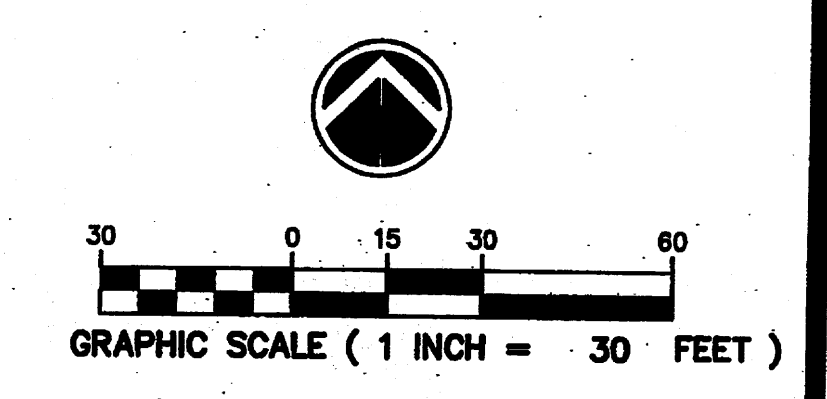
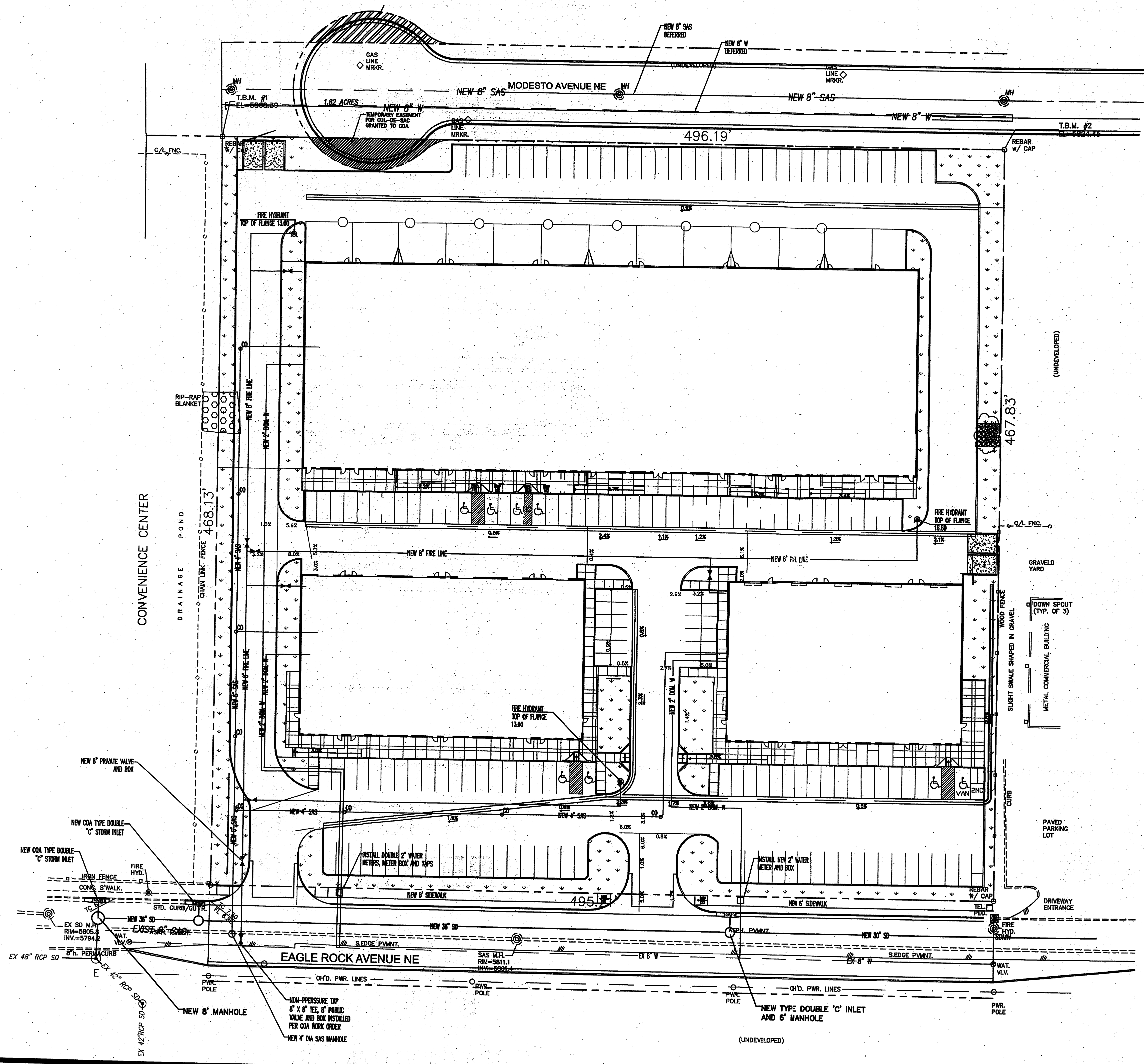


ISSUE:
 BUILDING PERMIT SET
 DRAWN: DMK
 CHECKED: KC
 DATE: 09.08.07

REVISIONS

EXTERIOR ELEVATIONS
 BUILDING C

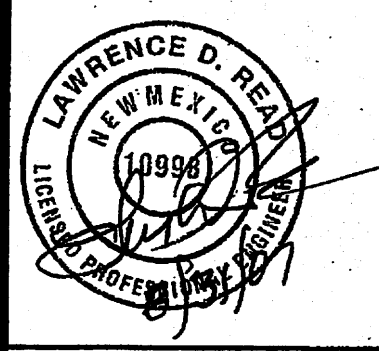
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NO.	DATE	REVISIONS DESCRIPTION	BY
1			
2			
3			
4			

**CONCEPTUAL
 UTILITY PLAN**



**EAGLE ROCK BUSINESS
 6700 EAGLE ROCK AVE
 ALBUQUERQUE, NM**

**CONCEPTUAL UTILITY PLAN
 SCALE 1" = 30'**

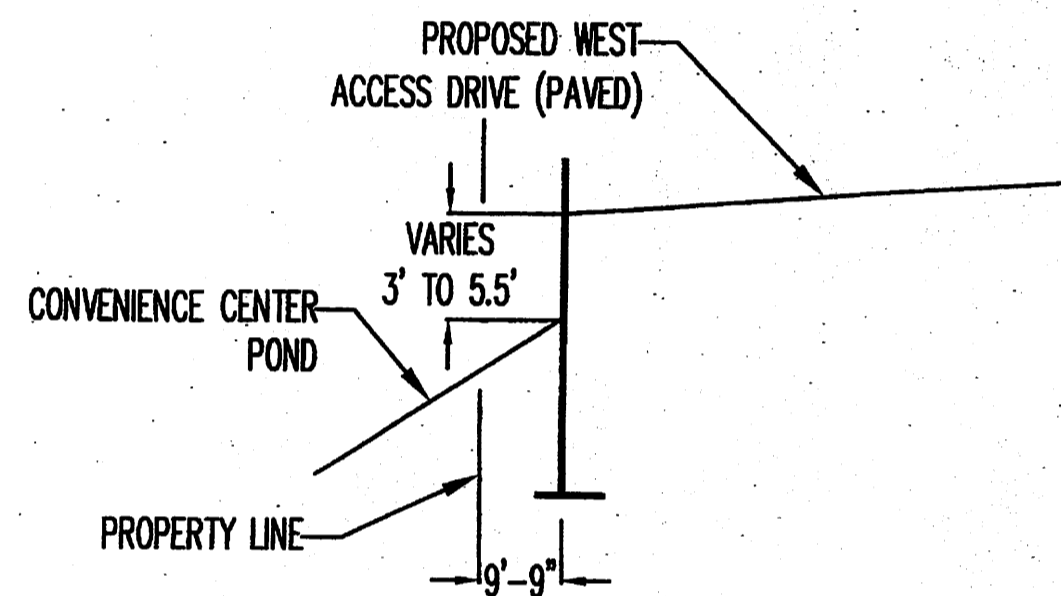
DRAWING NAME: PROTEK-PHIL.DWG SHEET 10 OF 11

EAGLE ROCK BUSINESS CENTER

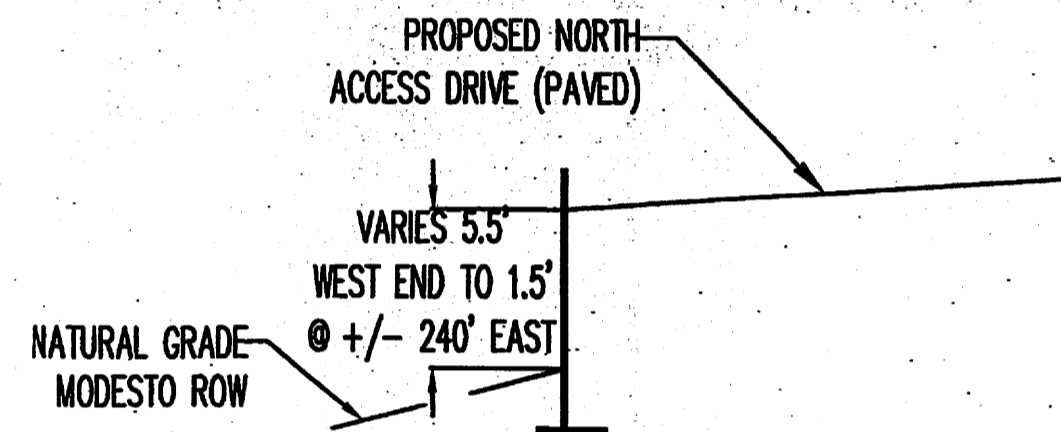
LOTS 8-10 AND 23-25

BLOCK 26, TRACT A, UNIT B

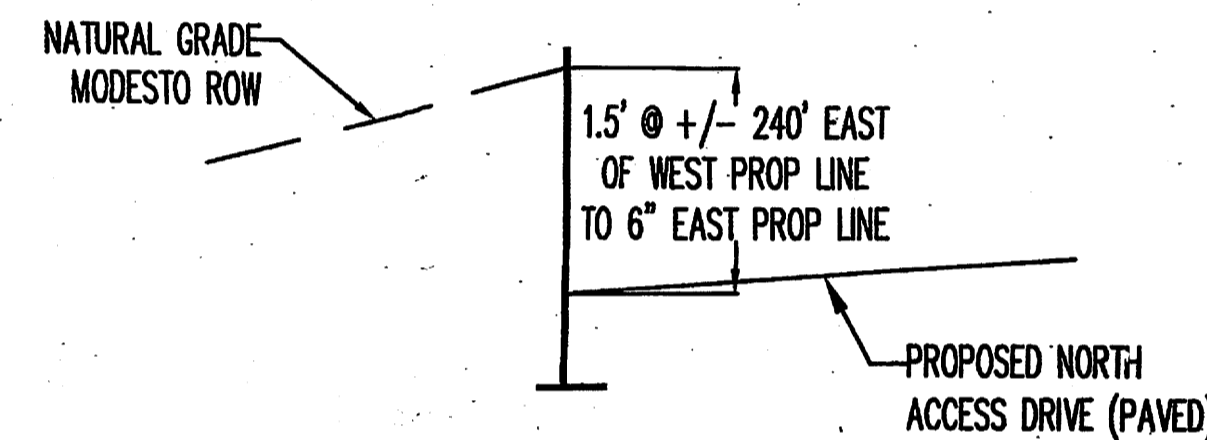
CONCEPTUAL GRADING AND DRAINAGE



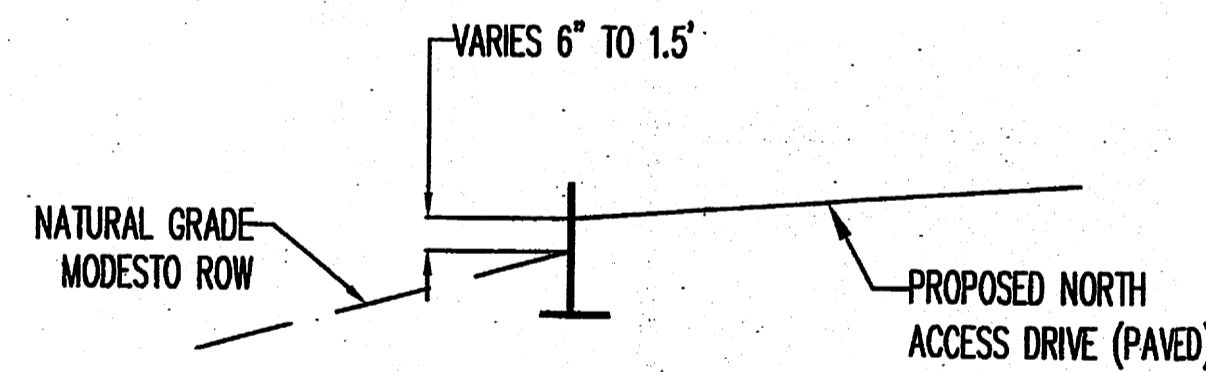
RETAINING WALL - WEST PROPERTY LINE SCHEMATIC DIAGRAM



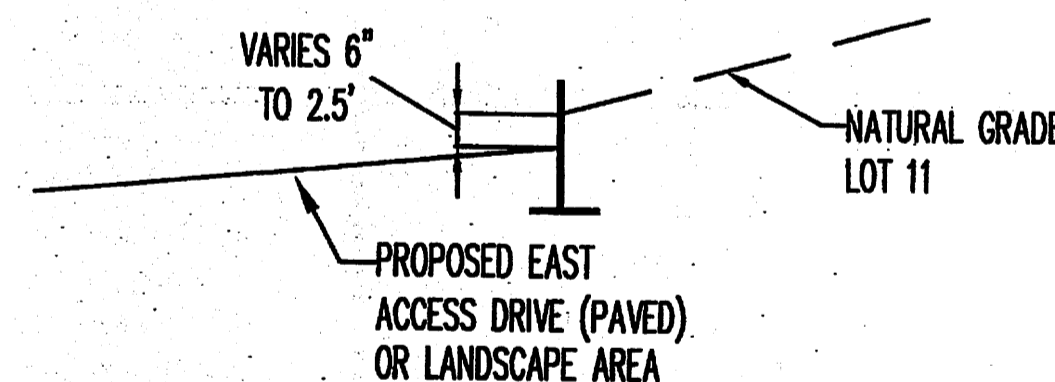
RETAINING WALL - WEST END OF THE NORTH PROPERTY LINE SCHEMATIC DIAGRAM



RETAINING WALL - EAST END OF THE NORTH PROPERTY LINE SCHEMATIC DIAGRAM



RETAINING WALL - NORTH END OF EAST RETAINING WALL SCHEMATIC DIAGRAM



RETAINING WALL - EAST RETAINING WALL SCHEMATIC DIAGRAM

DRAINAGE INFORMATION

LOCATION & DESCRIPTION

THE PROPOSED SITE IS 5.34 ACRES LOCATED ON THE NORTH SIDE OF EAGLE ROCK AVENUE NE AND BETWEEN LOUISIANA BOULEVARD NE AND SAN PEDRO DRIVE NE AS SHOWN ON THE VICINITY MAP. THE PROPOSED DEVELOPMENT IS AN INDUSTRIAL OFFICE/WAREHOUSE FACILITY WITH PAVED PARKING. THE SITE IS CURRENTLY UNDEVELOPED. PARCELS TO THE WEST (COA CONVENIENCE CENTER) AND THE EAST (OFFICE WAREHOUSE) ARE DEVELOPED.

FLOODPLAIN STATUS

THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0129 F, DATED NOVEMBER 19, 2003 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE QUICK CALCULATIONS OF THE JUNE 1997 RELEASE OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

PRECIPITATION

THE 100-YR 10-DAY DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS SINCE RETENTION PONDING IS PROPOSED. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2. TABLES WITHIN THIS SECTION WERE USED TO ESTABLISH THE 6-HOUR AND 10-DAY PRECIPITATION, EXCESS PRECIPITATION, AND PEAK DISCHARGE.

EXISTING DRAINAGE

THIS SITE CURRENTLY SLOPES FROM EAST TO WEST AT AN AVERAGE SLOPE OF 3.3% AS IS STANDARD IN THE NORTH ALBUQUERQUE ACRES AREA. THERE ARE TWO SWALES TRAVERSING THE SITE FROM EAST TO WEST THAT CONCENTRATE RUNOFF FROM THE PARCEL AND OFFSITE BASIN B AND DIRECT IT WEST INTO THE EXISTING SOLIDWASTE CONVENIENCE CENTER DETENTION POND. THE PONDING RUNOFF IS THEN DISCHARGED INTO A 24" CMP STORM DRAIN RUNNING WEST ON EAGLE ROCK.

THIS SITE ACCEPTS OFFSITE RUNOFF FROM TWO UNDEVELOPED PARCELS TO THE EAST. THESE TWO PARCELS, LOTS 11 AND 12 IN OFFSITE BASIN B, ARE UNDEVELOPED.

THE FIRST 600 FEET OF MODESTO AVE WEST OF LOUISIANA HAS THE SOUTHERN HALF OF THE STREET AND SOUTH SIDEWALKS CONSTRUCTED. THE REMAINDER OF MODESTO, INCLUDING THE PORTION NORTH OF THIS SITE ARE UNIMPROVED. THE EXISTING SLOPE OF THE ROW IS TOWARD THE WEST NORTHWEST AWAY FROM THIS PARCEL SO MODESTO AVENUE RIGHT-OF-WAY DOES NOT IMPACT THIS SITE.

DEVELOPED CONDITION

THE PROPOSED DEVELOPMENT ON THIS SITE IS ABOUT 82,000 SQUARE FEET OF OFFICE/WAREHOUSE SPACE THAT IS DIVIDED INTO THREE BUILDINGS. THE PAVED PARKING AREAS SURROUND THE BUILDING ENVELOPES AS SHOWN ON THE GRADING PLAN. RUNOFF GENERATED ONSITE IS ROUTED THROUGH THE DRIVE AISLES TOWARD THE SOUTHWEST CORNER OF THE SITE WHERE IT WILL DISCHARGE, THROUGH THE DRIVEPAD, INTO EAGLE ROCK AVE. A STORM DRAIN IS PLANNED IN EAGLE ROCK CONNECTING TO THE EXISTING CAPPED 30" STORM DRAIN EAST OF THIS SITE NEAR THE CORNER OF OBSIDIAN ROAD AND EAGLE ROCK EXTENDING WEST IN EAGLE ROCK TO CONNECT TO THE EXISTING 48" STORM DRAIN FROM OAKLAND ESTATES THAT IS STUBBED OUT JUST WEST OF THIS SITE. THIS PROJECT WILL CONSTRUCT THE STORM DRAIN ACROSS THE FRONTAGE OF THIS PARCEL WITH THE REQUIRED STORM INLETS. THE STORM DRAIN IS CONCEPTUALLY DESIGNED TO BE 30 AND 36" RCP AND AT LEAST TWO STORM INLETS WERE ANTICIPATED IN THE CONCEPTUAL DESIGN. THIS GRADING PLAN HAS PROPOSED TWO DOUBLE 'C' INLETS NEAR THE WEST PROPERTY LINE TO QUICKLY INTERCEPT THE STORMWATER DISCHARGE FROM THIS SITE.

THE PROPOSED GRADING PLAN CONTINUES TO ALLOW UNDEVELOPED RUNOFF FROM LOTS 11 AND 12 (OFFSITE BASIN B) TO ENTER THIS SITE THROUGH OPENINGS IN THE EAST WALL. THIS RUNOFF JOINS THE RUNOFF GENERATED ONSITE AND IS DISCHARGED INTO EAGLE ROCK WITH THE ONSITE RUNOFF. THIS GRADING PLAN ALSO ELIMINATES THE RUNOFF FROM THIS SITE PLUS BASIN B THAT IS NOW COLLECTED IN THE CONVENIENCE CENTER DETENTION POND.

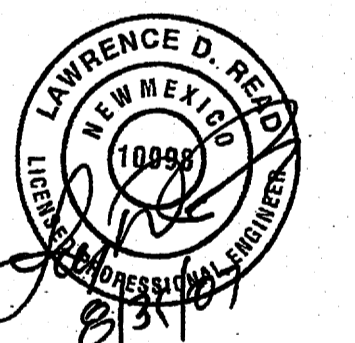
100-YEAR HYDROLOGIC CALCULATIONS

BASIN #	AREA (acre)	LAND TREATMENT					WEIGHTED E (in)	V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V (24 hour) (acre-ft)	V (24 hour) (cu-ft)	Q (cfs)
		A (%)	B (%)	C (%)	D (%)	E (%)						
EXISTING CONDITIONS												
SITE	5.2737	100.00	0.00	0.00	0.00	0.66	0.29	12,635	0.29	12,635	9.86	
OFFSITE BASIN B	1.7800	100.00	0.00	0.00	0.00	0.66	0.10	4,285	0.10	4,285	3.33	
MODESTO ROW	1.8200	78.40	0.00	0.00	21.60	1.03	0.16	6,786	0.17	7,500	4.84	
PROPOSED CONDITIONS												
SITE	5.2737	0.00	0.00	11.60	88.40	2.24	0.98	42,803	1.18	51,284	25.51	
OFFSITE BASIN B	1.7800	0.00	0.00	0.00	100.00	2.36	0.35	15,249	0.42	18,480	8.94	
MODESTO ROW	1.8200	78.40	0.00	0.00	21.60	1.03	0.16	6,786	0.17	7,500	4.84	
EXCESS PRECIP.		0.66	0.92	1.29	2.36	E_i (in)						
PEAK DISCHARGE		1.87	2.6	3.45	5.02	Q_p (cfs)						
WEIGHTED E (in) = (E_A)(%A) + (E_B)(%B) + (E_C)(%C) + (E_D)(%D)							ZONE = 3					
V_{6HR} (acre-ft) = (WEIGHTED E)(AREA)/12							P_{6HR} (in.) = 2.60					
V_{24HR} (acre-ft) = V_{6HR} + (A_n)(P_{24HR} - P_{6HR})/12							P_{24HR} (in.) = 3.10					
Q (cfs) = (Q_{pA})(A_A) + (Q_{pB})(A_B) + (Q_{pC})(A_C) + (Q_{pD})(A_D)							P_{10DAY} (in.) = 4.90					

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NO.	DATE	DESCRIPTION
1		
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CONCEPTUAL HYDROLOGY INFO



EAGLE ROCK BUSINESS
6700 EAGLE ROCK AVE
ALBUQUERQUE, NM

DRAWING NAME: PROTEK_PHD.DWG SHEET 11