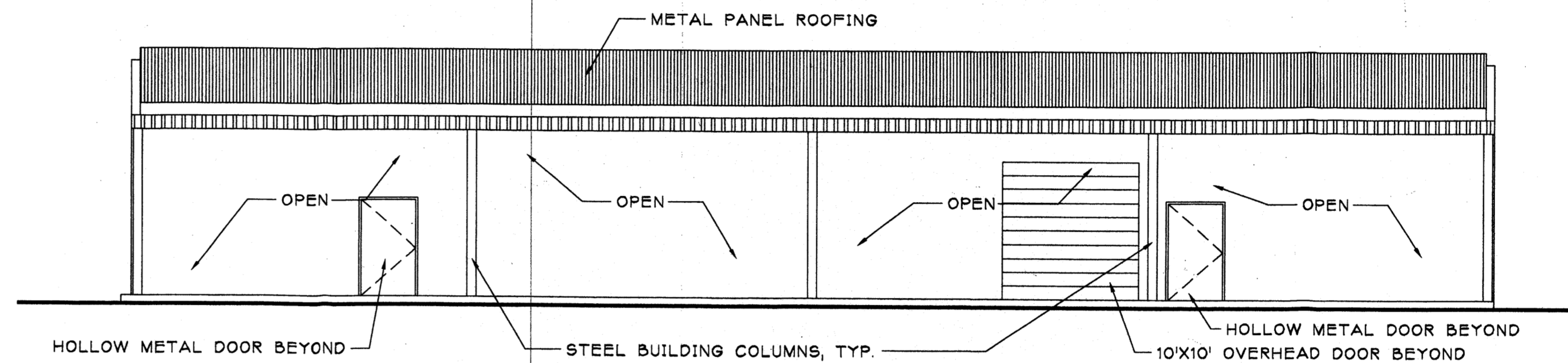
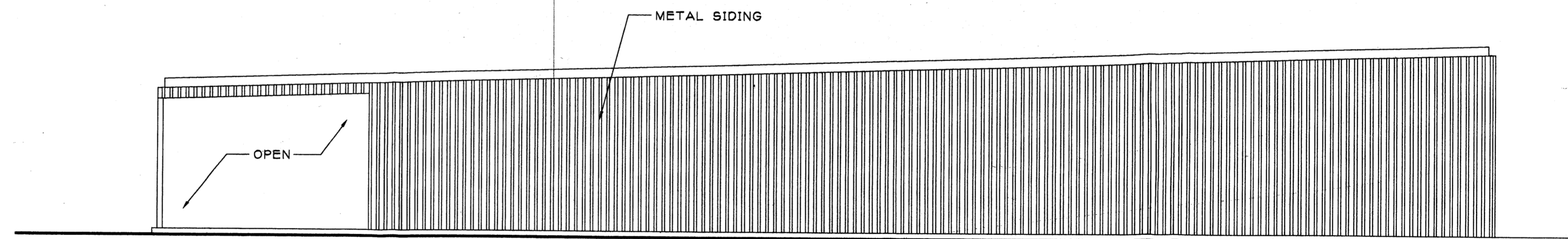


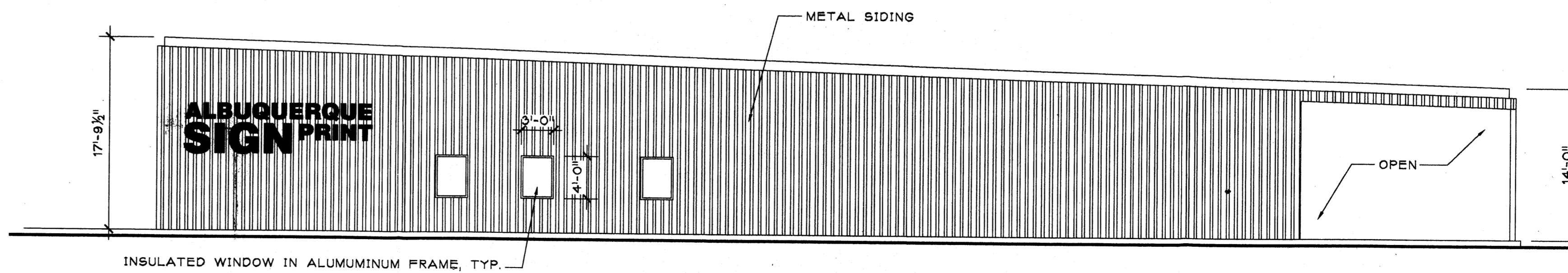
1 NORTH ELEVATION (SIGNAL AVE)
SCALE: 1/8" = 1' - 0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1' - 0"



3 EAST ELEVATION
SCALE: 1/8" = 1' - 0"



4 WEST ELEVATION
SCALE: 1/8" = 1' - 0"

DORMAN and BREEN
LAURENCE BREEN A.I.A.
SANTA FE, NM 505-982-9196

R + B
RICHARD DORMAN F.A.I.A.
ALBUQUERQUE, NM 505-299-5940

ALBUQUERQUE
SIGN PRINT, INC.
SIGNAL AVE.
ALBUQUERQUE, NM

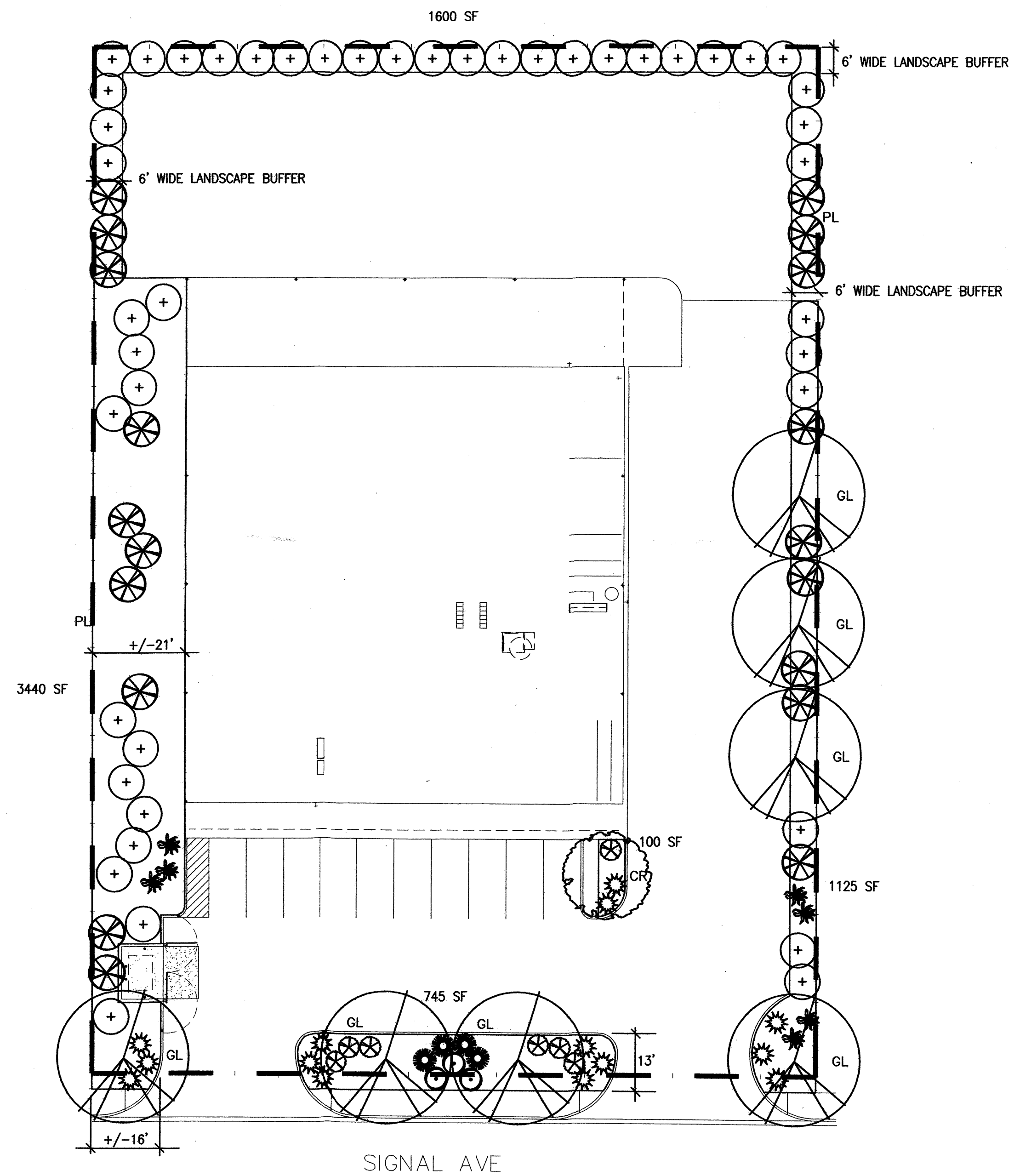
SHEET TITLE:
BUILDING
ELEVATIONS &
SECTION

JOB NUMBER:
0330

DATE:
7/1/04

REVISIONS:	DATE:

SHEET:
A-2.1
2 OF 002



PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
GL	7	GLEDITSIA	HONEY LOCUST	2" CAL	H
CR	1	CRATAEGUS	HAWTHORN	15 GAL	M
+	45	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL	M
⊗	14	ROSMARINUS PRO.	CREEPING ROSEMARY	5 GAL	M
⊗	7	RAPHIOLEPIS INDICA	INDIA HAWTHORN	5 GAL	M
⊗	19	BUDDLEIA DAVIDII	BUTTERFLY BUSH	5 GAL	M
⊗	3	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL	M
⊗	4	MISCANTHUS SINENSIS	MAIDEN GRASS	5 GAL	M
⊗	7	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	M

SITE DATA

GROSS LOT AREA	38,585 SF
LESS BUILDING	10,000 SF
NET LOT AREA	28,585 SF
REQUIRED LANDSCAPE	4,287 SF
15% OF NET LOT AREA	
PROPOSED LANDSCAPE	7,010 SF
PERCENT OF NET LOT AREA	24.5%

PLANTING RESTRICTIONS APPROACH

A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS
 A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

NOTE

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY COMPLETE AUTO. DRIP IRRIGATION SYSTEM. TREES TO RECEIVE 6-1 GPH AND SHRUBS TO RECEIVE 2-1 GPH EMMITERS TIED TO 3/4" POLY DRIP LINE WITH FLUSH CAPS AT ENDS.

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

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

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

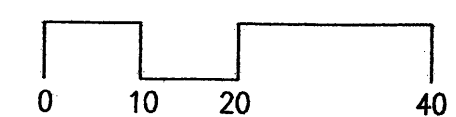
LANDSCAPE AREAS TO BE MULCHED WITH SANTA FE BROWN CRUSHER FINES AT 2"-3" DEPTH

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE

TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS

NO PARKING SPACE SHALL BE MORE THEN 50' FROM A TREE.

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.



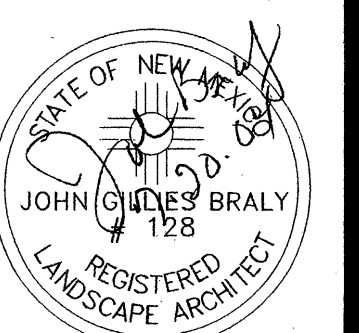
LANDSCAPE PLAN

SCALE: 1" = 20' - 0"



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SHEET TITLE:
 LANDSCAPE
 PLAN

JOB NUMBER:

0330

DATE:

7/20/04

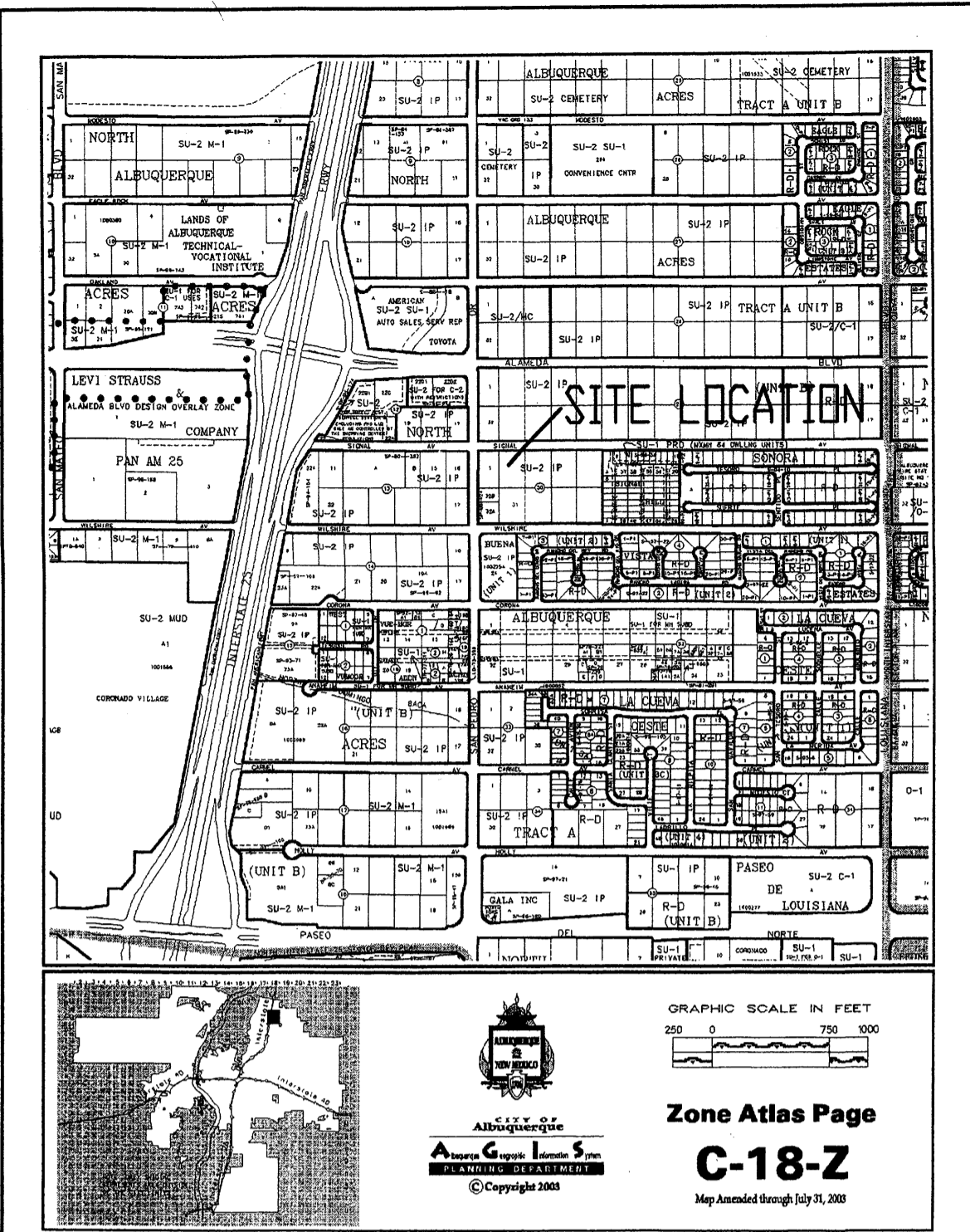
REVISIONS:

DATE:

SHEET:

L-1.1
 3 OF 005

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



VICINITY MAP C-18 FIRM PANEL 0137D

GRADING/DRAINAGE PLAN

THE PURPOSE OF THIS GRADING/DRAINAGE PLAN IS TO OBTAIN A BUILDING PERMIT AND SO 19 APPROVALS FOR LOT 2, BLOCK 30, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, CITY OF ALBUQUERQUE, BERNALILLO COUNTY.

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE IS LOCATED ON THE SOUTH SIDE OF SIGNAL AVENUE N.E. AND IS THE SECOND LOT EAST OF SAN PEDRO DRIVE N.E. THE SITE IS CURRENTLY ZONED SU-2 IP AND IS THEREFORE NOT SUBJECT TO SITE PLAN CONTROL AT PRESENT. THE RUN-OFF GENERATED BY THIS SITE DRAINS FROM EAST TO WEST VIA SURFACE FLOW. THE SITE IS CURRENTLY UNDEVELOPED.

DEVELOPED CONDITIONS

AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF AN OFFICE/WAREHOUSE TYPE BUILDING ALONG WITH ASSOCIATED PAVED PARKING AND LANDSCAPED AREAS. THERE EXISTS NO PREVIOUSLY APPROVED DRAINAGE PLAN FOR THIS SITE. HOWEVER, REVIEW OF THE ADJACENT SITE TO THE EAST (GRADING/DRAINAGE PLAN FOR EARTHRAIN BAKERY PARKING LOT) INDICATES THE ALLOWABLE DESIGN CRITERIA FOR THIS AREA AS SET FORTH IN THE DRAINAGE REPORT FOR SIGNAL HILLS SUBDIVISION (BY AVID ENGINEERING DATED 9/27/1996) OF 1.41 CFS/ACRE. FURTHERMORE, THE DISCHARGE RATE FOR SIGNAL AVENUE FRONTAGE SHOULD BE CALCULATED AND THEN SUBTRACTED FROM THE 1.41 CFS/ACRE IN ORDER TO DETERMINE THE NET ALLOWABLE DISCHARGE RATE FOR THIS SITE. THIS SITE WILL BE GRADED SO AS TO POND THE REQUIRED VOLUME AFTER THE ALLOWABLE RELEASE FLOWRATE HAS BEEN ACCOUNTED FOR. THE CALCULATIONS CONTAINED HEREIN, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 8-HOUR RAINFALL EVENT. THE PROCEDURE FOR A-CREES AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA DATED 1997, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME GENERATED. ALSO CONTAINED HEREON ARE CALCULATIONS FOR THE HYDROGRAPH PER SECTION A-8, HYDROGRAPH FOR SMALL WATERSHEDS, AS DEMONSTRATED BY THESE CALCULATIONS AS WELL AS THOSE FOR INLET, GRATE AND DISCHARGE CAPACITY. THE INCREASE IN RUN-OFF GENERATED BY THE PROPOSED IMPROVEMENTS WILL BE HANDLED THROUGH THE USE OF AN ADEQUATELY SIZED PONDING AREA WITHIN THE PAVED PARKING AREA TO THE NORTH. IN ADDITION, THE FLOWS EXITING THE SITE WILL BE REGULATED THROUGH THE USE OF A 4" ORFICE PLATE THAT RESULTS IN FLOWS WELL BELOW THE ALLOWABLE DISCHARGE RATE.

CONCLUSION

THIS PROPOSED GRADING/DRAINAGE PLAN IS CONSISTENT WITH OTHERS IN THE AREA AND HAS FOLLOWED REQUIREMENTS SET FORTH BY THE HYDROLOGY DEPARTMENT.

ALLOWABLE DISCHARGE

1.41 CFS/ACRE - ROAD FRONTAGE RUN-OFF
 1.41 CFS/ACRE - 0.40 CFS X 0.88521 ACRES = 0.8941 CFS

DETENTION PONDING CALCULATIONS

A. INLET CONDITION (MAX W.S.L. = 5238.0)
 $Q = CA (2gh)^{1/2}$
 $C = 0.60 \quad g = 32.2 \quad h = 2.8' \quad A = 2.28 \text{ (half clogged)}$
 $Q = (.60)(2.28)(2 \times 32.2 \times 2.8)^{1/2}$
 $Q = 15.71 \text{ CFS} \gg Q_{100} = 3.74 \text{ CFS}$

B. ENTRANCE CONDITION (4" ORFICE)
 $Q = CA (2gh)^{1/2}$
 $C = 0.60 \quad g = 32.2 \quad h = 2.75' \quad A = 0.09 \text{ sf}$
 $Q = (.60)(0.09)(2 \times 32.2 \times 2.75)^{1/2}$
 $Q = 0.72 \text{ CFS} = Q_{\text{RELEASE}} \ll Q_{\text{ALLOWABLE}} 0.8941 \text{ CFS}$

C. POND VOLUME = 4100.0 CF

PROJECT AREA = 0.88581 ac.
 ALBUQUERQUE SIGN PRINT
 ZONE 3
 PRECIPITATION: 360 = 2.60 in.
 1440 = 3.1 in.
 10day = 4.9 in.

TREATMENT	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	2.36 in.	5.02 cfs/ac.

TREATMENT	EXISTING CONDITIONS:	PROPOSED CONDITIONS:
TREATMENT A	0 ac.	0 ac.
TREATMENT B	0 ac.	0.051 ac.
TREATMENT C	0.88581 ac.	0.289 ac.
TREATMENT D	0 ac.	0.5458 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = (0.66)(0.00) + (0.92)(0.00) + (1.29)(0.89) + (2.36)(0.00) / 0.89 ac.
 = 1.29 in.
 $V_{100-360} = (1.29)(0.89) / 12 = 0.095225 \text{ ac-ft} = 4148 \text{ CF}$

EXISTING PEAK DISCHARGE:

$Q_{100} = (1.87)(0.00) + (2.60)(0.00) + (3.45)(0.89) + (5.02)(0.00) = 3.06 \text{ CFS}$

PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.66)(0.00) + (0.92)(0.05) + (1.29)(0.29) + (2.36)(0.55) / 0.89 ac.
 = 1.93 in.
 $V_{100-360} = (1.93)(0.89) / 12.0 = 0.142316 \text{ ac-ft} = 6199 \text{ CF}$

$V_{100-1440} = (0.14) + (0.55)(3.10 - 2.60) / 12 = 0.165060 \text{ ac-ft} = 7190 \text{ CF}$

$V_{100-10day} = (0.14) + (0.55)(4.90 - 2.60) / 12 = 0.246930 \text{ ac-ft} = 10756 \text{ CF}$

PROPOSED PEAK DISCHARGE:

$Q_{100} = (1.87)(0.00) + (2.60)(0.05) + (3.45)(0.29) + (5.02)(0.55) = 3.74 \text{ CFS}$

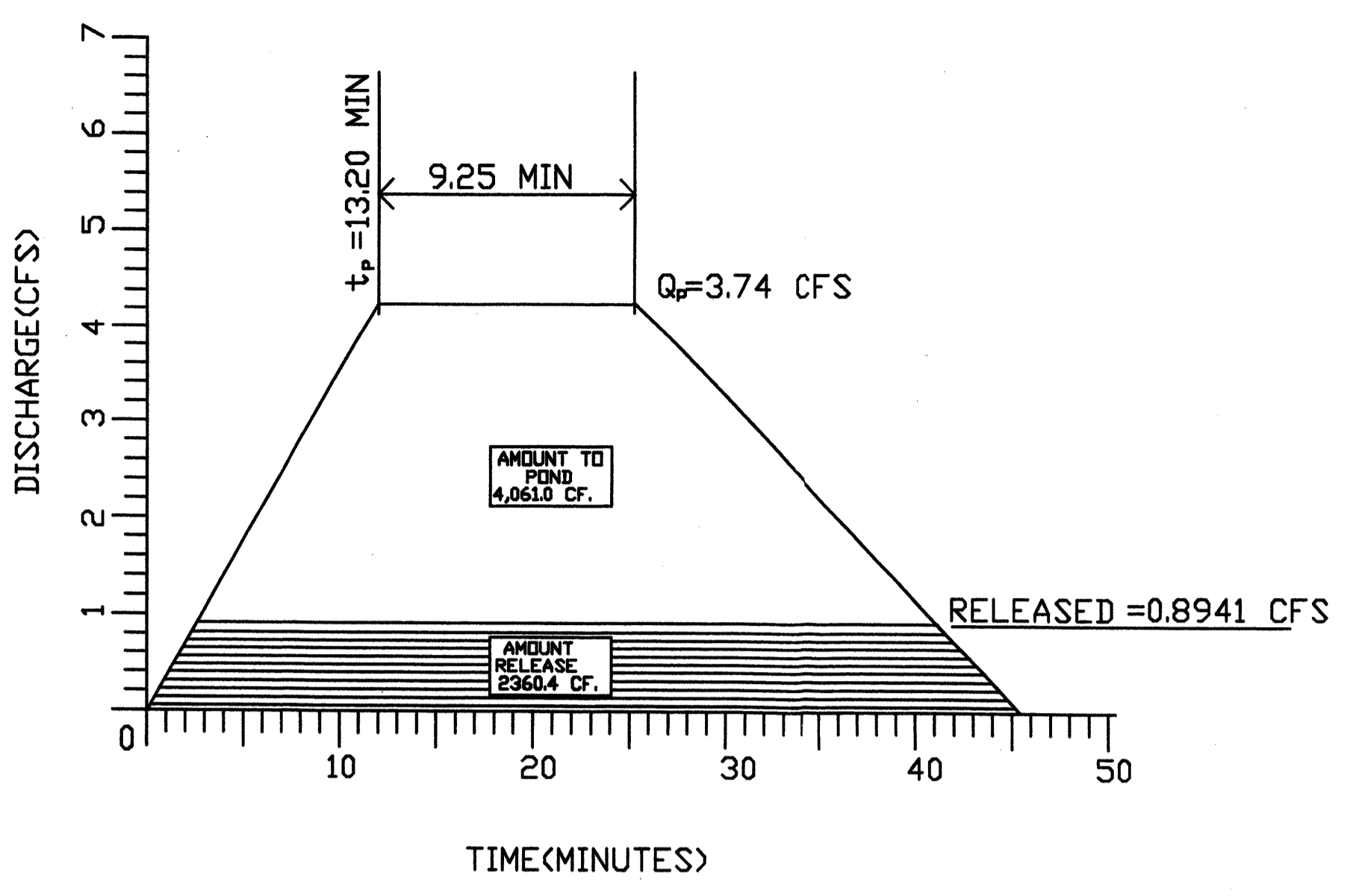
INCREASE 3.74 CFS - 3.06 CFS = 0.88 CFS

SO 19 APPROVAL BLOCK

APPROVALS	NAME	DATE
HYDROLOGY		

NOTE TO CONTRACTOR:

1. 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.
2. 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.
3. Two working days prior to any excavation, contractor must contact line locating Services (760-1990) for locating existing sub-surface utilities.
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all potential constructions; Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay to the subject project.
5. Backfill compaction shall be according to commercial use or soils report(s) recommendations.
6. 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.
7. Maintenance of this facilities shall be the responsibility of the owner of the property it serves



HYDROGRAPH CALCULATIONS

GIVEN

$Q_p = 3.74 \text{ CFS} \quad E = 1.93 \text{ IN}$
 $A_p = 0.546 \text{ AC} \quad t_c = 0.2 \text{ HRS}$
 $A_T = 0.88521 \text{ AC}$

TIME TO PEAK

$t_p = (0.7)(0.2) + 1.6 - A_p/A_T \times 12$
 $t_p = (0.7)(0.2) + 1.6 - (0.546/0.88521) \times 12$
 $t_p = (0.22)(60)$
 $t_p = 13.20 \text{ MIN}$

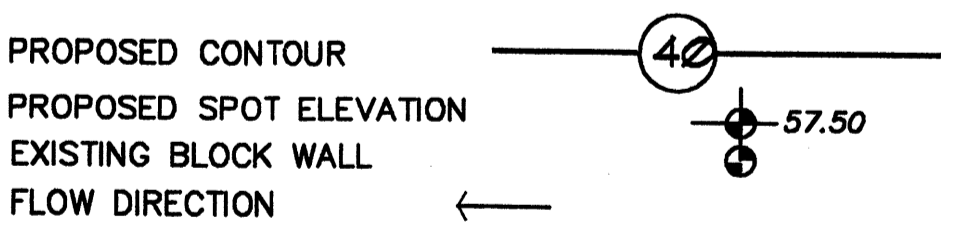
CONTINUE THE PEAK CALCULATION

$0.25 \times A_p/A_T$
 $0.25 \times 0.546/0.88521$
 $0.154(60)$
 9.25 MIN

DURATION OF PEAK

$2.107 \times 1.93 \times 0.88521/3.74 - (0.25 \times 0.546/0.88521)$
 $2.107 \times 1.93 \times 0.88521/3.74 - (0.154)$
 48.54 MIN

SYMBOL LEGEND



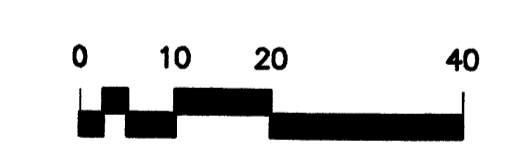
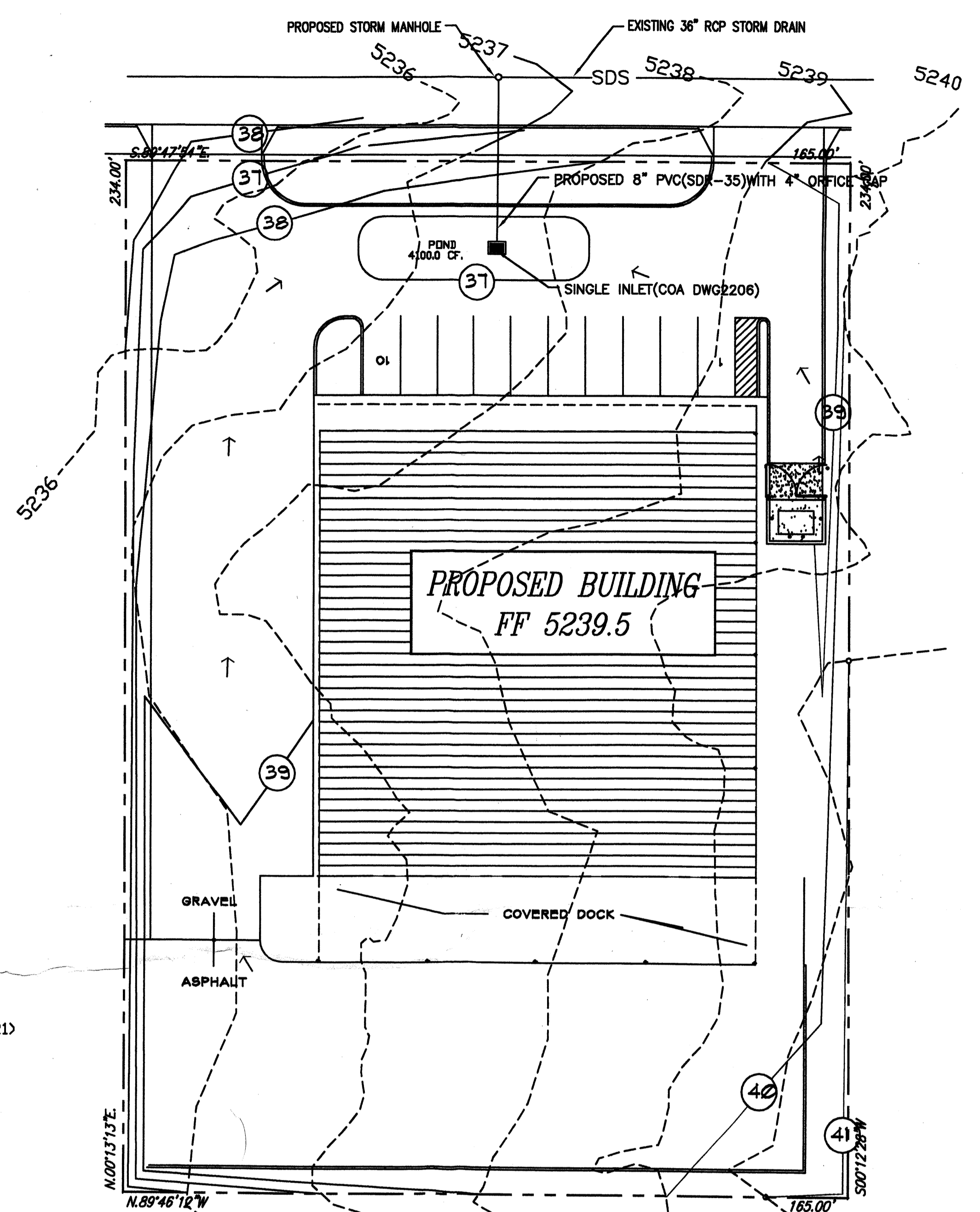
ABBREVIATION LEGEND

TOP OF CURB - TC = 57.25
 FLOWLINE - FL = 56.57
 TOP OF WALL - TW = 59.00
 EXISTING OR PROPOSED CONCRETE SURF

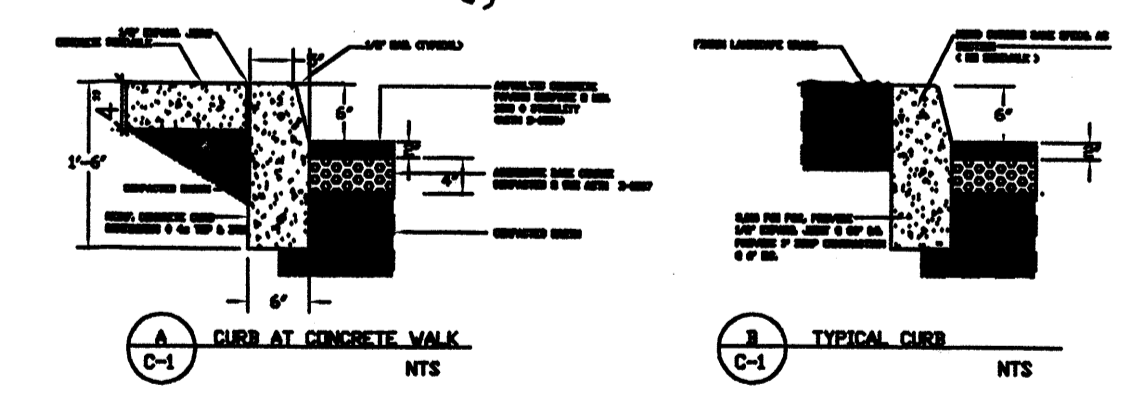
EROSION CONTROL MEASURES:

1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION, HE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE TAKEN:
 - A. ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, DIKES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTIES.
 - B. ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.
2. THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN ERODED FROM THE SITE AND DEPOSITED THEREON.

SIGNAL AVENUE N. E.
 60.00' RIGHT OF WAY

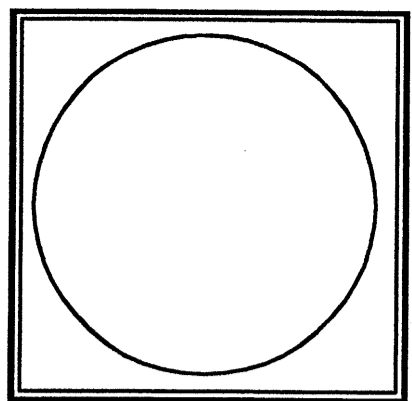


SCALE: 1" = 20'



LEGAL DESCRIPTION

LOT NUMBERED TWO (2) IN BLOCK NUMBERED THIRTY (30) OF TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO.
BENCHMARK:
 AN ACS ALUMINUM CAP STAMPED "9-C18" LOCATED IN THE S.W. QUADRANT OF THE INTERSECTION OF WILSHIRE AVE. AND SAN PEDRO N.E. ELEVATION 5229.79
I.B.M.
 STORM DRAIN MANHOLE RIM LOCATED WITHIN SIGNAL AVE. APPROX. 45' FEET NORTHEAST OF THE NORTHEAST PROPERTY CORNER OF LOT 2 ELEVATION: 5237.49'



JOB NO. _____
 DATE: JULY 2004
 REVISIONS

Sheet Title
GRADING/DRAINAGE PLAN
 Drawn By: BJM
 Checked By:

Albuquerque, New Mexico

Project Name
 ALBUQUERQUE SIGN PRINT
 SIGNAL AVENUE N.E.
 ALBUQUERQUE, NEW MEXICO 87111

SHEET NO.
 CP