

PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Size	Water Use
Trees				
2	⊕	<i>Crataegus phaenopyrum</i> Washington Hawthorn	15 GAL	Medium+
14	⊗	<i>Fraxinus velutina 'Modesto'</i> Modesto Ash	2" B&B	Medium +
20	⊙	<i>Gleditsia triacanthos</i> Honeylocust	2" B&B	Medium
Shrubs/Groundcovers				
30	⊗	<i>Ericameria nauseosus</i> Chamisa	1-Gal	Low
23	⊗	<i>Hesperaloe parviflora</i> Red Yucca	1-Gal	Low+
24	⊗	<i>Juniperus sabinna 'Buffalo'</i> Buffalo Juniper (female)	1-Gal	Low +
34	⊗	<i>Perovskia atriplicifolia</i> Russian Sage	1-Gal	Medium
11	⊗	<i>Rosmarinus officinalis</i> Rosemary	1-Gal	Low +
Ornamental Grasses				
20	⊗	<i>Miscanthus sinensis 'Gracillimus'</i> Maiden Grass	1-Gal	Medium

SITE DATA

GROSS LOT AREA	98,750	SF
LESS BUILDING(S)	18,066	SF
NET LOT AREA	80,684	SF
REQUIRED LANDSCAPE	12,102	SF
15% OF NET LOT AREA	13,150	SF
PROPOSED LANDSCAPE	18.2	%
PERCENT OF NET LOT AREA		

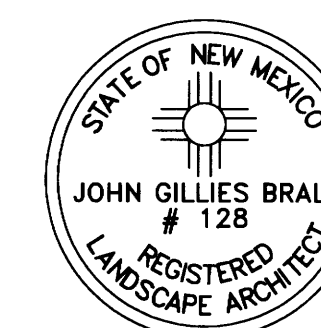
REQUIRED STREET TREES	14
PROVIDED AT 25' O.C. SPACING ALONG STREET	
REQUIRED PARKING LOT TREES	2
PROVIDED AT 1 PER 10 SPACES (16 SPACES/10)	
REQUIRED PERIMETER SCREEN TREES	20
PROVIDED AT 40' O.C. SPACING ALONG PERIMETER	

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 AUTO. DRIP IRRIGATION SYSTEM W/ REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE
- 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 CRUSHER FINES MULCH AT 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 100' FROM A TREE.

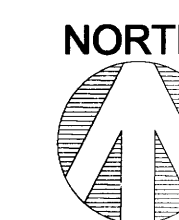


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LANDSCAPE PLAN

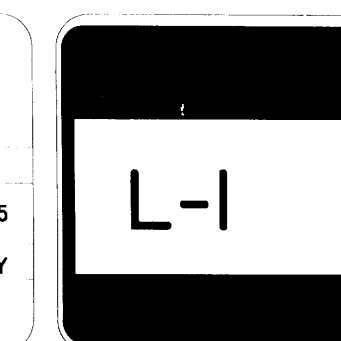
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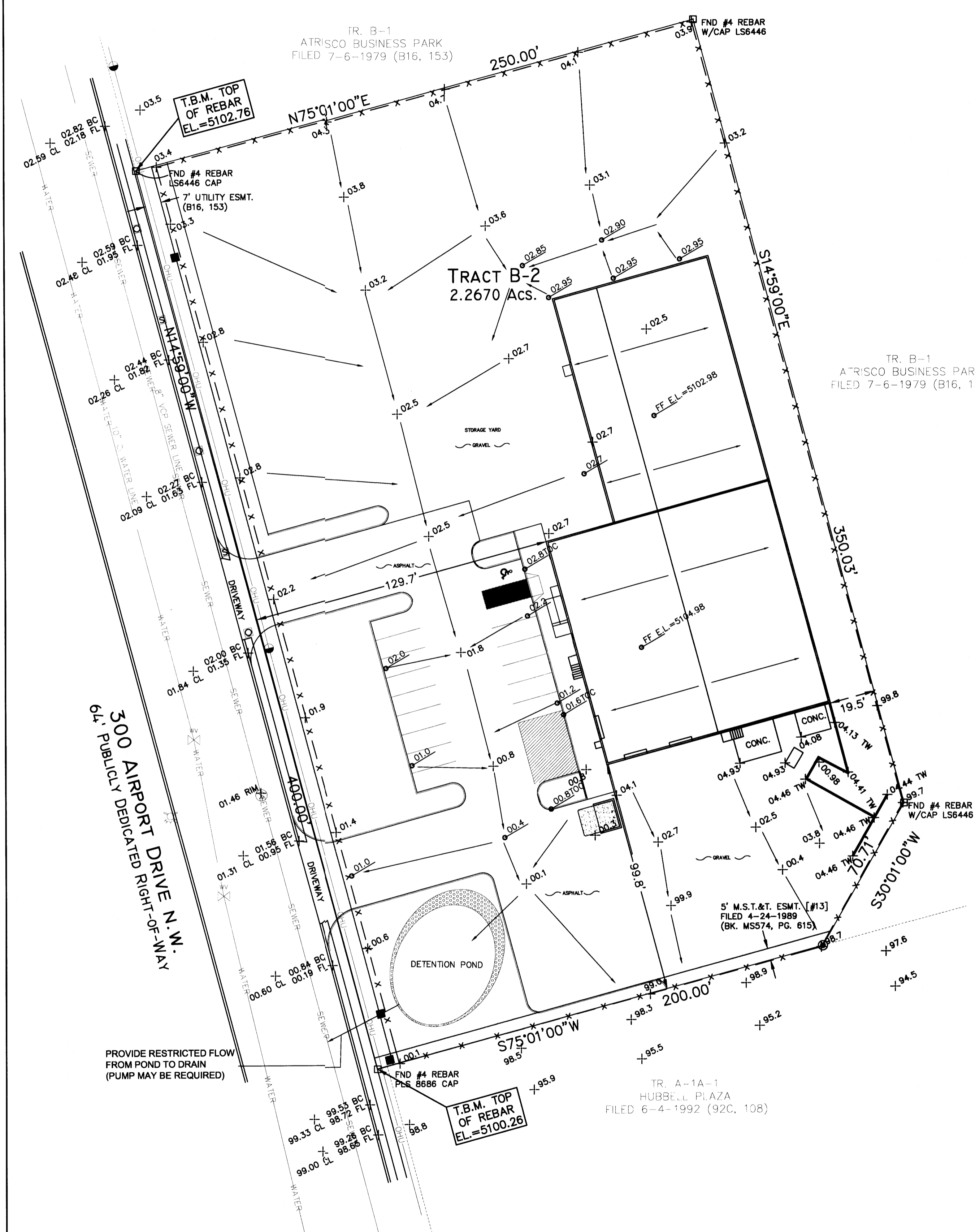


0 15 30 60
feet

HLB
HAROLD L. BENNETT
P.E.

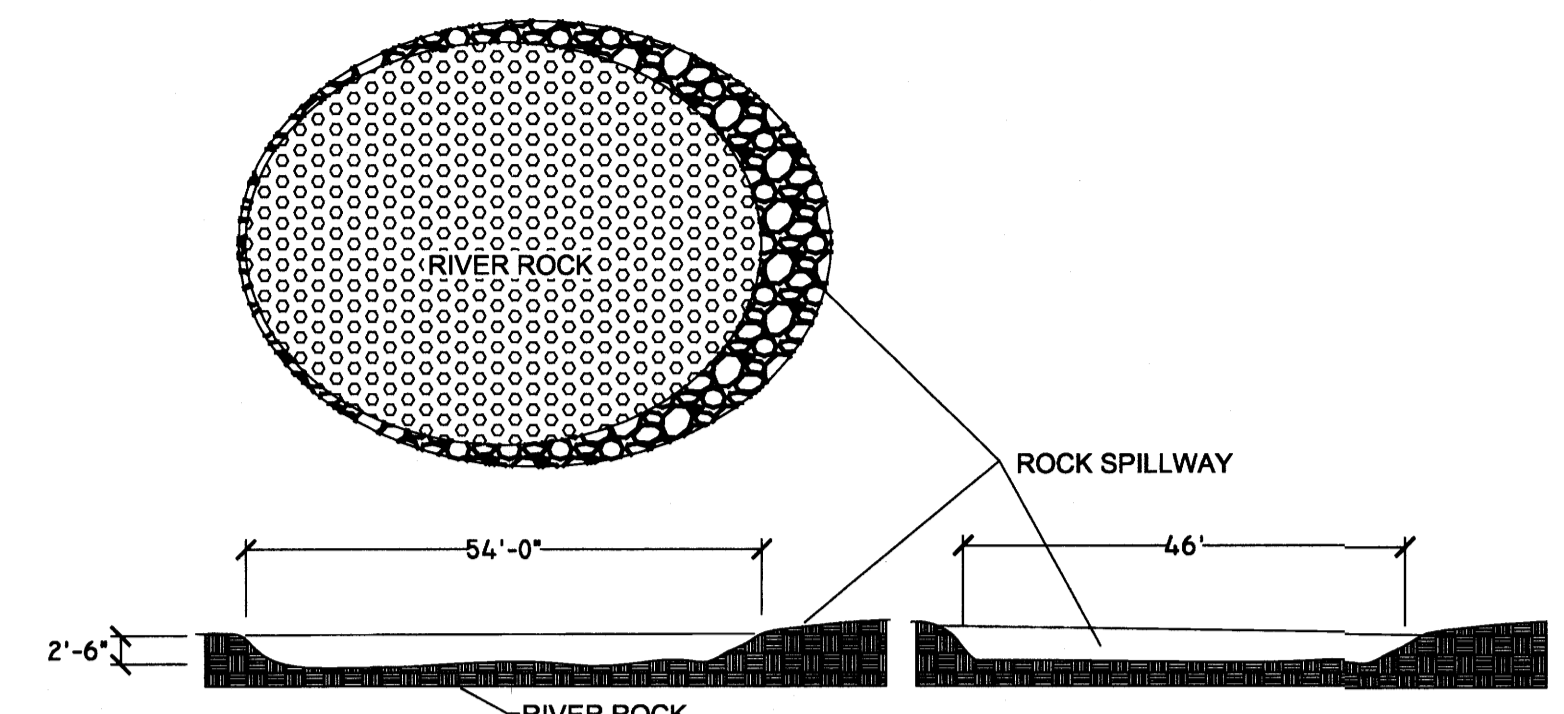
JOB TITLE:	ALB-VAULT		
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GRADING PLAN

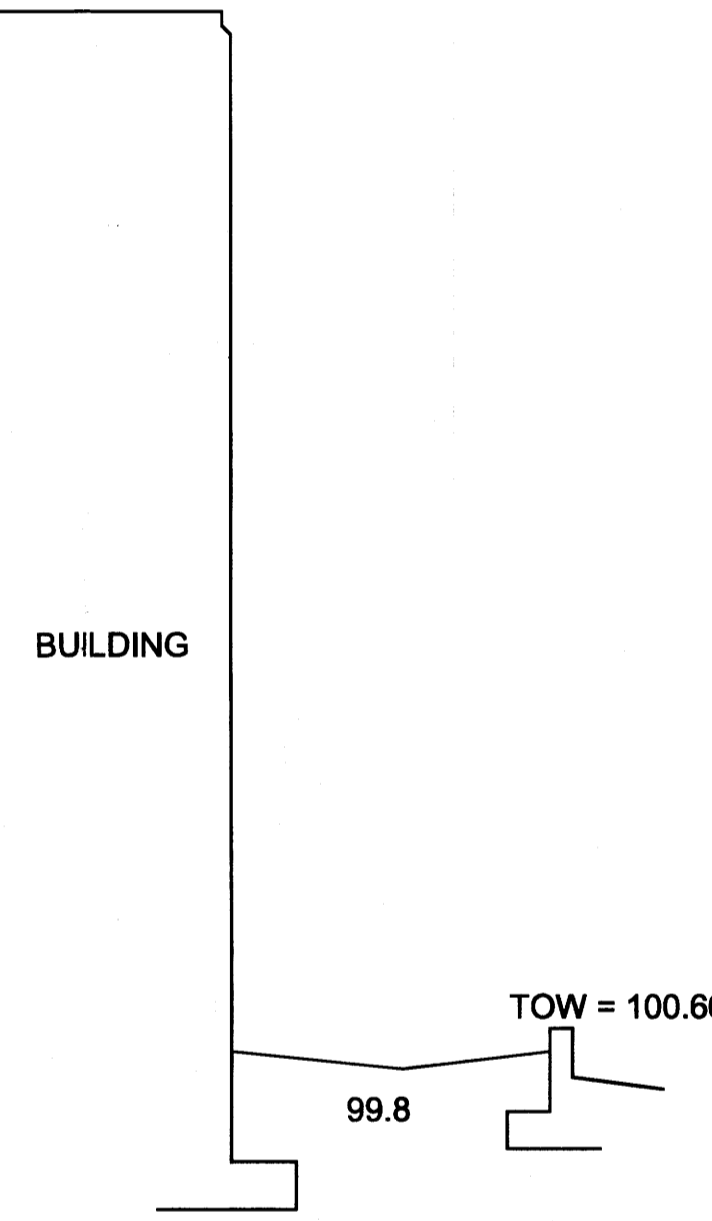
SCALE: 1"=30'-0"
 NOTE: FF 00.0' = +5100.00' AMSL



RETENTION POND SECTIONS

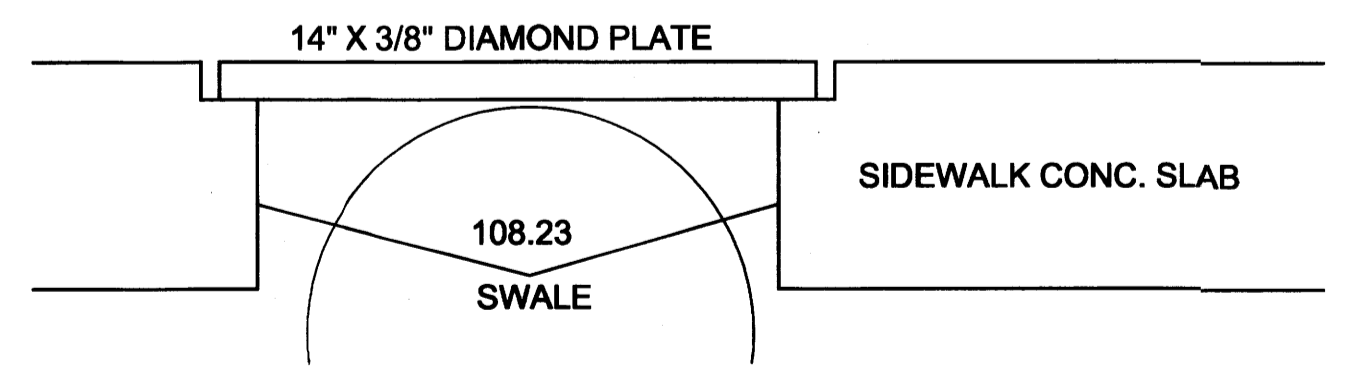
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DRAINAGE TO RETENTION POND CALCULATIONS:
 AREA OF STATE OWNED PROPERTY = 9490 SF = 0.21 ACRES
 AREA IN CONSTRUCTION SITE TO DRAIN INTO RETENTION POND = 0.2507 ACRES
 TOTAL AREA INTO RETENTION BASIN = 0.4696 ACRES
 $E = 0.86 (0) - 0.92 (0) + 1.29 (47) + 5.02 (0) = 0.6049 \text{ IN.}$
 $V_{100} = 360 - 0.6049 (46) / 12 = 0.232 \text{ AC.-FT./ SEC.}$
 $X 43560 = 1010 \text{ CU. FT.}$
 VOLUME OF POND: $(80' \times 95') / 2 (1.5) \times (0.75) = 4275 \text{ CU.FT.} > 1010 \text{ CU.FT.}$



TYP. SWALE DETAIL

SCALE: 3/16" = 1'-0"



SIDEWALK SECTION W/DIAMOND PLATE

SCALE: NTS
 SEE COA DRWG. # 2236

GENERAL NOTES

- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
- ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE, MAKES NO REPRESENTATION THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONTAINED HEREON:
 1. VICINITY MAP
 2. DRAINAGE CALCULATIONS

ATRISCO BUSSINESS PARK, UNIT 1

BUILDING AREA = 0.41 ACRES (18,066SF)
 LANDSCAPE AREA = 0.30 ACRES (13,150SF)
 PARKING/ASPHALT AREA = 1.55 ACRES (67,544SF)
 TOTAL SITE = 2.27ACRES (98,760SF)

PRECIPITATION: 360 = 2.35 IN.
 1440 = 2.75 IN.
 10DA = 3.95 IN.

EXISTING CONDITIONS: PROPOSED CONDITIONS:

TREATMENT A 0.06 AC.
 TREATMENT B 0 AC.
 TREATMENT C 0 AC.
 TREATMENT D 0 AC.

0 AC.
 0.31 AC.
 0 AC.
 1.96 AC.

EXCESS PRECIPITATION: PEAK DISCHARGE:

TREATMENT A 0.53 IN.
 TREATMENT B 0.78 IN.
 TREATMENT C 1.13 IN.
 TREATMENT D 2.12 IN.

CFS/AC. 1.56
 CFS/AC. 2.28
 CFS/AC. 3.14
 CFS/AC. 4.07

EXISTING EXCESS PRECIPITATION:

WEIGHTED E = $(0.53 \times 0) + (0.78 \times 1.13) + (1.13 \times 0) + (2.12 \times 4.22) = 1.034 \text{ IN.}$
 $V_{100} = 1.04(0.6/12) = 0.517 \text{ AC.FT.}$

EXISTING DISCHARGE:

WEIGHTED E = $0.6(0.53) = 0.4 \text{ CFS}$
 $V_{100} = 4(0.6/12) = 0.05 \text{ AC.FT.}$

PROPOSED PEAK DISCHARGE

$Q_{100} = 0 + 0.178(2.28) + 0 + 4.22(4.7) = 2.39 \text{ CFS}$

BENCHMARK:

PROJECT BENCHMARK OF 5100.26 LOCATED ON CURB @ SOUTHWEST CORNER OF PROPERTY

EROSION CONTROL MEASURES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION, HE/SHE 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 PROPERTY.
 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.

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 2.67 ACRES AND IS LOCATED EAST OF AIRPORT ST
 THE SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

PROPOSED CONDITIONS

PROJECT TO DRAIN CONTROL FLOW DISCHARGE WEST TO AIRPORT DR. DISCHARGE GOES TO CITY STORM DRAINS AND AMAFCA STORM DRAINS, LOCATED SOUTH OF SUBJECT PROPERTY ON EAST SIDE OF AIRPORT DR.

NO OFFSITE FLOWS

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY
- ALL WORK DETAILED ON THE SE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATION SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. 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 TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

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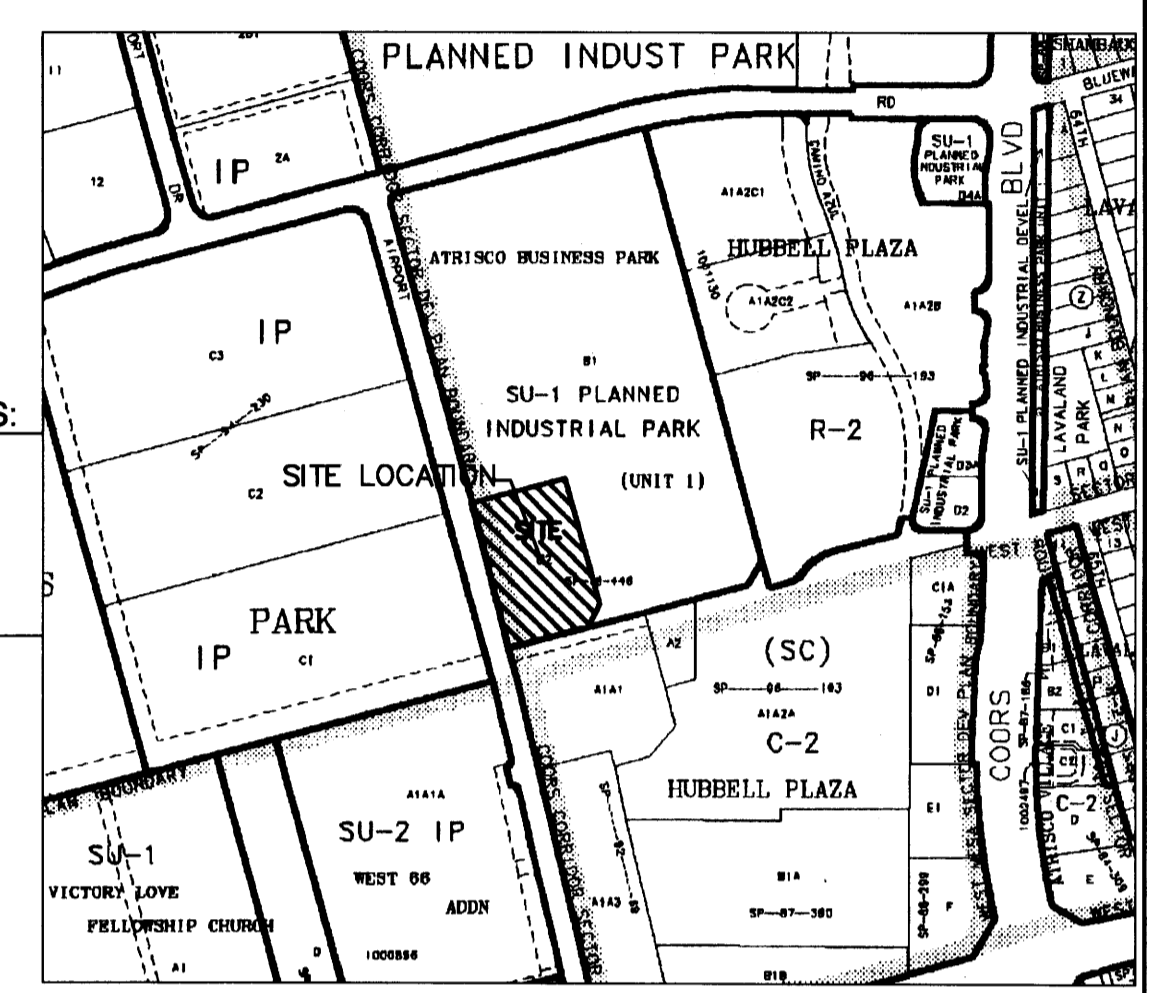
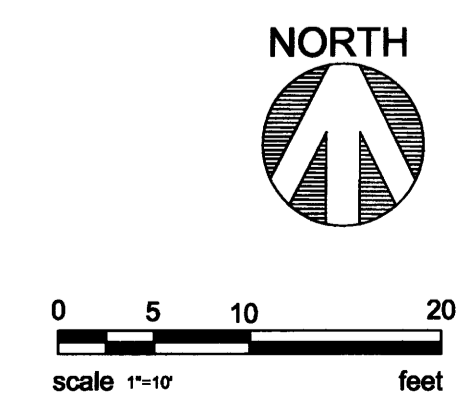
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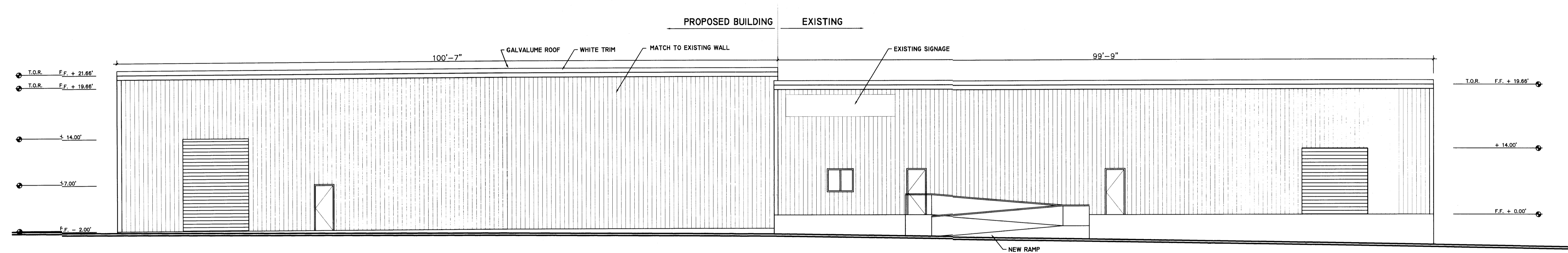
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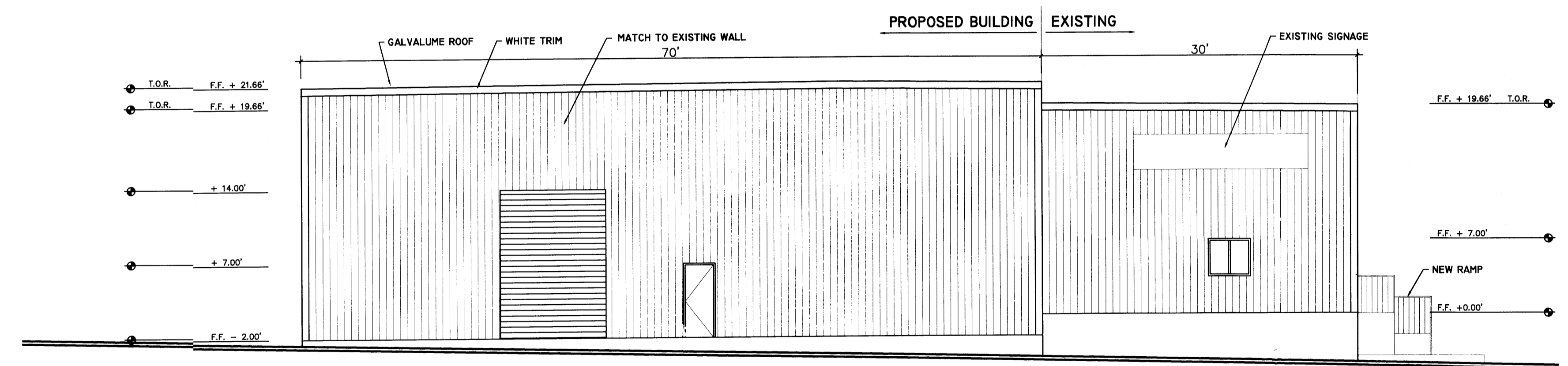
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VICINITY MAP (B-17)
 NOT TO SCALE



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



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

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