

**LEGAL DESCRIPTION**

LOT NUMBERED FIFTY-NINE OF ALAMEDA BUSINESS PARK (A REPLAT OF TRACT B-1-A-1, LANDS OF SPRINGER BUILDING MATERIALS CORPORATION), ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 29, 1999, IN BOOK 99C, PAGE 167, AS DOC. NO. 19990205494.

**ZONING:**

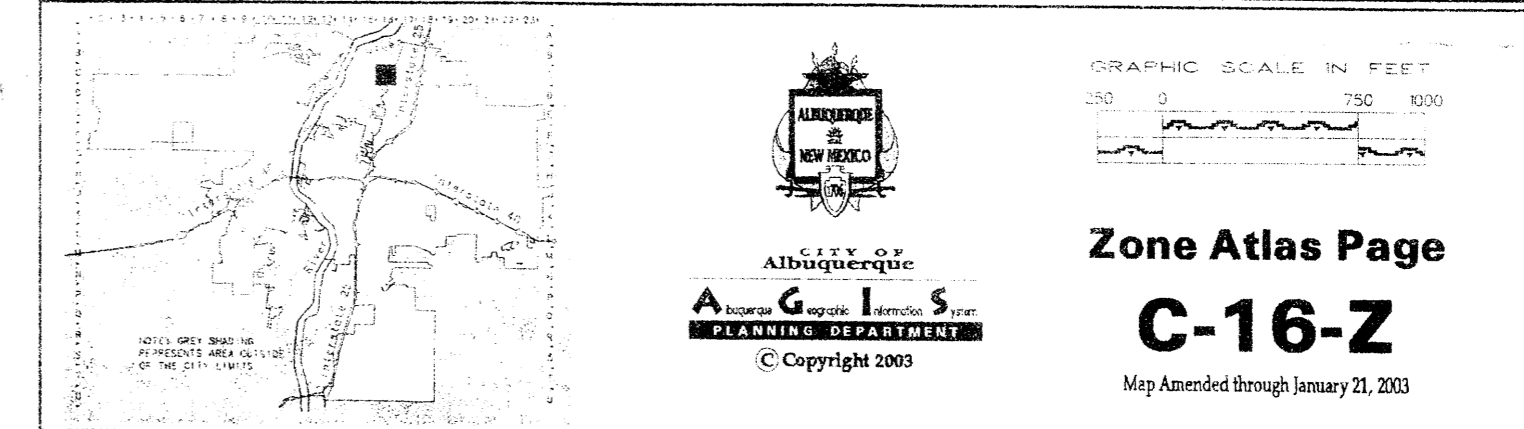
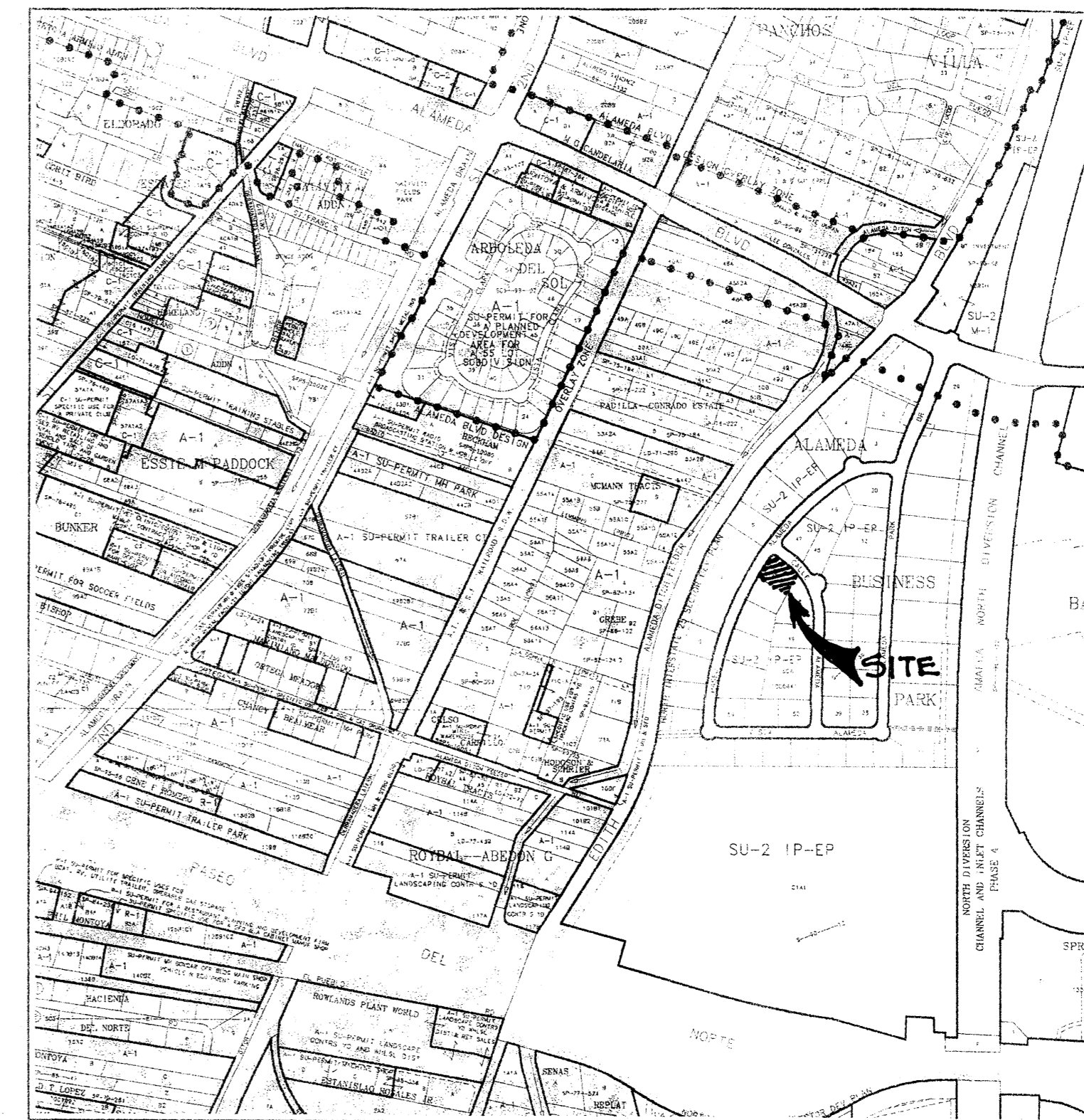
SU-2 IP

**SHEET INDEX**

- C-1 SITE PLAN
- C-2 SITE LANDSCAPING PLAN
- C-3 SITE GRADING PLAN
- A-1 BUILDING ELEVATIONS

**PARKING REQUIREMENTS**

WAREHOUSE - 6300 SF.	1 PARKING SPACE PER 2000 SF.	4 SPACES
TOTAL PROVIDED		4 SPACES
TOTAL PROVIDED	REG CAR	3 SPACES
TOTAL PROVIDED	HANDICAP	1 SPACES
TOTAL PROVIDED		4 SPACES
BICYCLE: 1 SPACE PER 20 CARS TOTAL: 1 REQ. 1 PROVIDED		

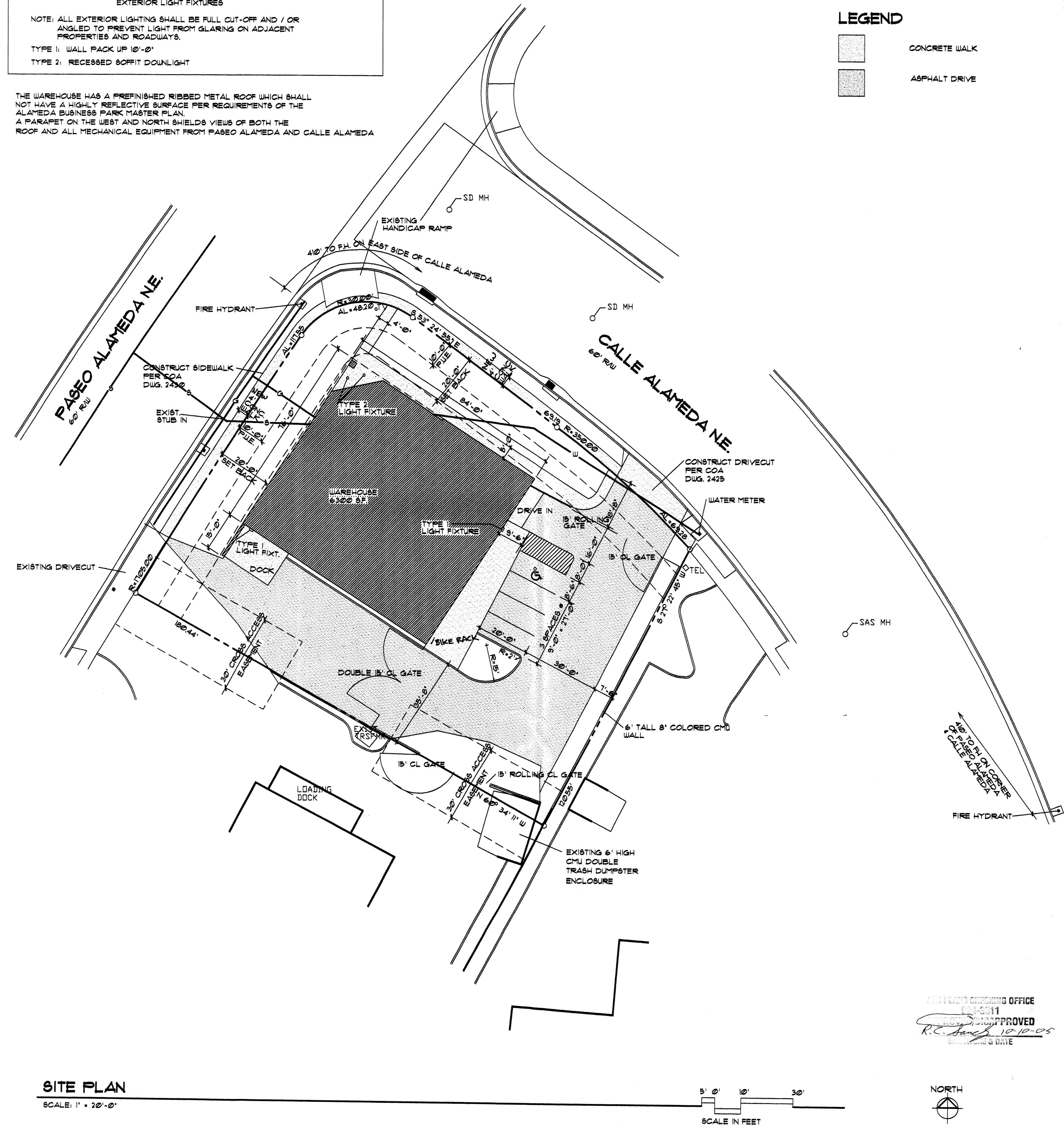


**EXTERIOR LIGHT FIXTURES**  
 NOTE: ALL EXTERIOR LIGHTING SHALL BE FULL CUT-OFF AND / OR ANGLED TO PREVENT LIGHT FROM GLARING ON ADJACENT PROPERTIES AND ROADWAYS.  
 TYPE 1: WALL PACK UP 10'-0"  
 TYPE 2: RECESSED SOFFIT DOWNLIGHT

THE WAREHOUSE HAS A PREFINISHED RIBBED METAL ROOF WHICH SHALL NOT HAVE A HIGHLY REFLECTIVE SURFACE PER REQUIREMENTS OF THE ALAMEDA BUSINESS PARK MASTER PLAN.  
 A PARAPET ON THE WEST AND NORTH SHIELDS VIEWS OF BOTH THE ROOF AND ALL MECHANICAL EQUIPMENT FROM PASEO ALAMEDA AND CALLE ALAMEDA

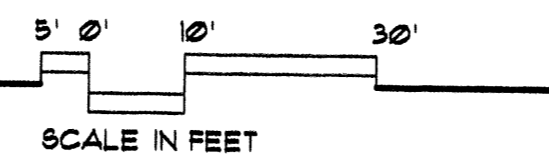
**LEGEND**

- CONCRETE WALK
- ASPHALT DRIVE



**SITE PLAN**

SCALE: 1" = 20'-0"



CITY PLANNING CHECKING OFFICE  
 505-5011  
 APPROVED  
 R.E. JAMES 10-10-05  
 CHECKED DATE



PROJECT NUMBER 1004478 APPLICATION NUMBER 05-DRB-01581

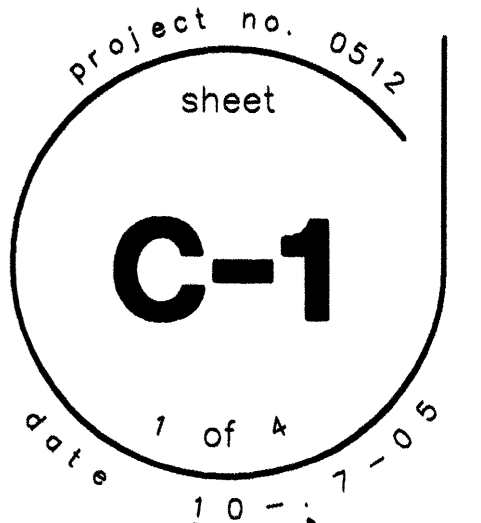
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_ and the Findings and Conditions in the Official Notification of Decisions are satisfied.

Is an infrastructure list required? ( ) yes (X) no If yes, then a set of approved DRP plans with a work order is required for any construction within the Public Right-of-Way or for construction of public improvements

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

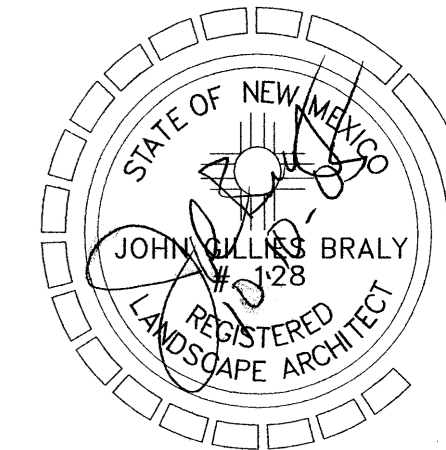
<u>N/A</u>	Date	<u>Michael Helton</u> (seal)	10/10/05
Environmental Health	Date	<u>Paula Waste Management</u>	Date
<u>Mike Noy</u>	10-19-05	<u>Roger Allen</u>	10/19/05
Traffic Engineering	Date	Utilities Development	Date
<u>Christina Sandoval</u>	10/19/05	<u>Bradley D. Bigham</u>	10/19/05
Parks & Recreation Dept.	Date	City Engineer	Date
<u>Andrew Garcia</u>	10/19/05		
DRB Chairperson, Planning Department	Date		signature block 5/13/05

**ROMAN FOUNTAIN WAREHOUSE**  
**LOT 59 ALAMEDA BUSINESS PARK**  
**ALBUQUERQUE, NEW MEXICO**  
**SANDERS & ASSOCIATES ARCHITECTS, P.C.** | 5921 LOMAS BLVD. N.E. SUITE B ALBUQUERQUE, N.M. 87110 | 255-5040 FAX (505) 255-5040



PROJECT # 1004478

C:\Drawings\Arch\Drawings 2005\0512 Roman Fountain Warehouse\DRB submittal\SITE PLAN.dwg, 10/17/2005 12:17:09 PM, HP designnet 130



**Crowning Better Up Heads**  
 LANDSCAPE CONTRACTORS  
 www.headsuplandscape.com  
 P.O. BOX 10597  
 Albuquerque, NM 87184  
 505.898.9818  
 505.898.2105 (fax)  
 design@hulc.com

**PLANT LEGEND**

Qty.	Symbol	Scientific Name Common Name	Size	Water Use	Coverage Area
<b>Trees</b>					
6	(Symbol)	Fraxinus velutina 'Modesto' Modesto Ash	2" Cal	Medium +	
3	(Symbol)	Pryus calleryana Flowering Pear	15 Gal	Medium +	
7	(Symbol)	Caesalpinia Bird of Paradise	5 Gal	Low +	50 SF X 7=350 SF
<b>Shrubs/Groundcovers</b>					
4	(Symbol)	Buddleia davidii Butterfly Bush	1-Gal	Medium	20 SF X 4=80 SF
8	(Symbol)	Cercocarpus ledifolios Curl-leaf Mtn. Mahogany	1-Gal	Low +	50 SF X 8=400 SF
5	(Symbol)	Hesperaloe parviflora Red Yucca	1-Gal	Low+	15 SF X 5=75 SF
15	(Symbol)	Lavandula angustifolia English Lavender	1-Gal	Low	12 SF X 15=180 SF
13	(Symbol)	Rosmarinus pro. Creeping Rosemary	1-Gal	Low+	30 SF X 13=390 SF
5	(Symbol)	Rhaphiolepis indica India Hawthorn	1-Gal	Medium	30 SF X 5=150 SF
5	(Symbol)	Rosmarinus officinalis Rosemary	1-Gal	Low +	30 SF X 5=150 SF
18	(Symbol)	Santolina Santolina	1-Gal	Low+	20 SF X 18=360 SF
<b>Ornamental Grasses</b>					
5	(Symbol)	Miscanthus sinensis 'Gracillimus' Maiden Grass	1 Gal	Medium	20 SF X 5=100 SF
19	(Symbol)	Muhlenbergia Regal Mist Grass	1 Gal	Medium	20 SF X 19=380 SF
					TOTAL COVERAGE=2615 SF

**SITE DATA**

GROSS LOT AREA	± 23,700 SF
LESS BUILDING(S)	6,300 SF
NET LOT AREA	17,400 SF
REQUIRED LANDSCAPE	
15% OF NET LOT AREA	2,610 SF
PROPOSED LANDSCAPE	6,600 SF
PERCENT OF NET LOT AREA	37 %
PROPOSED LANDSCAPE AREA COVERAGE	
MIN. 75% OF REQUIRED LANDSCAPE AREA	2610 SF X .75=1957 SF
PROPOSED LANDSCAPE AREA COVERAGE=2615 SF (100%)	

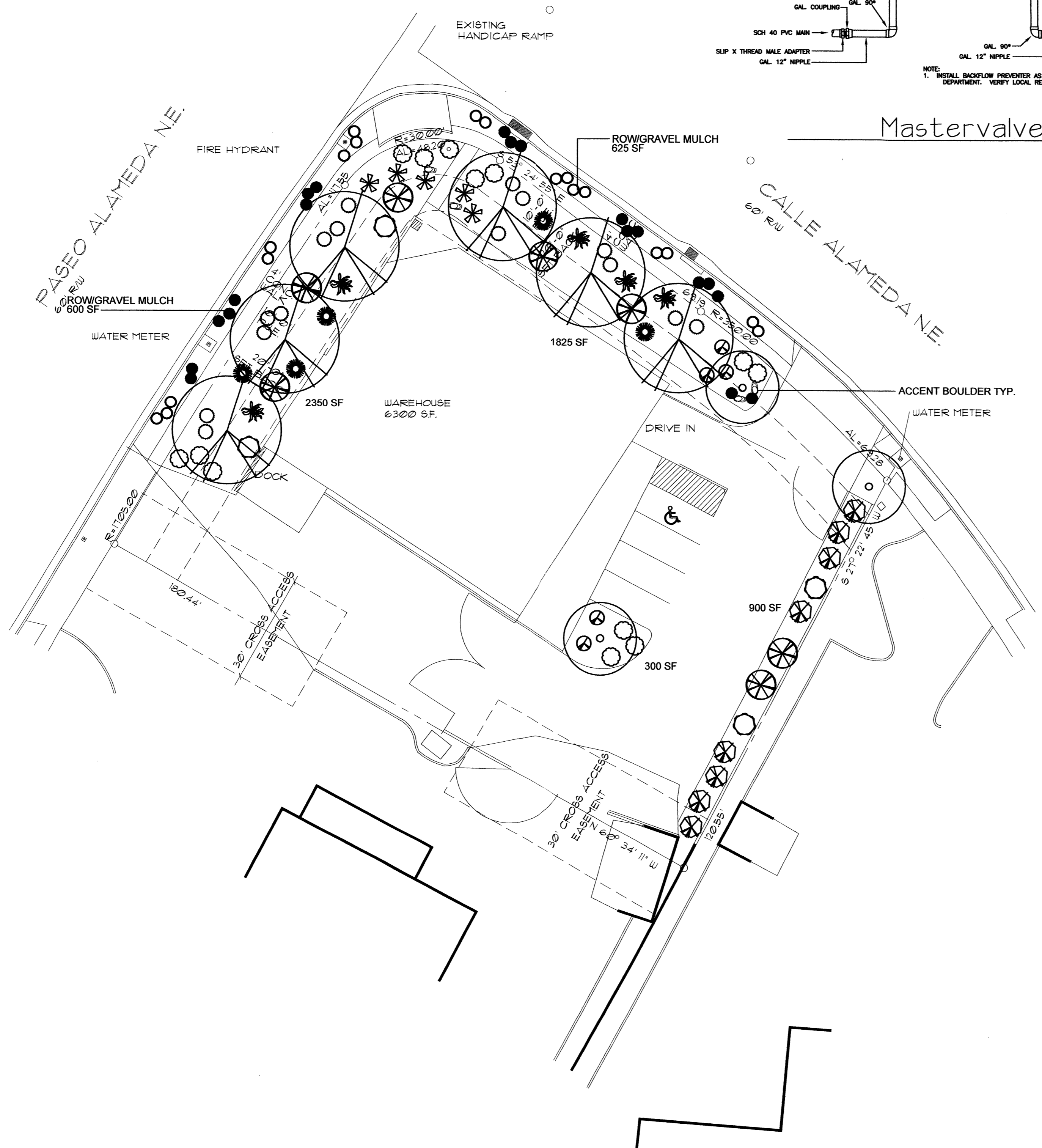
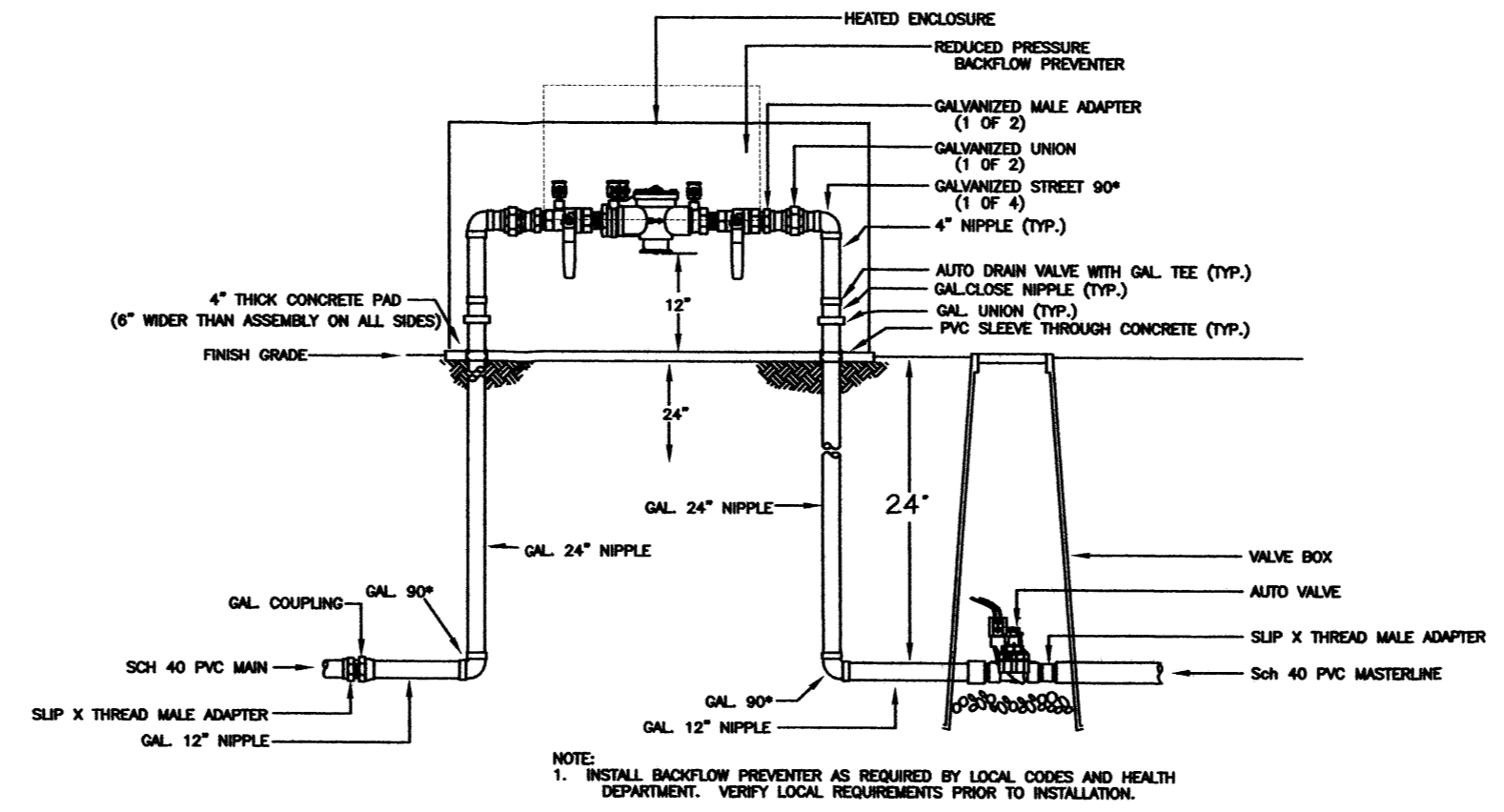
REQUIRED STREET TREES  
 PROVIDED AT 30' O.C. SPACING ALONG STREET 8  
 REQUIRED PARKING LOT TREES  
 PROVIDED AT 1 PER 10 SPACES (4 SPACES/10) 1

**PLANTING RESTRICTIONS APPROACH**

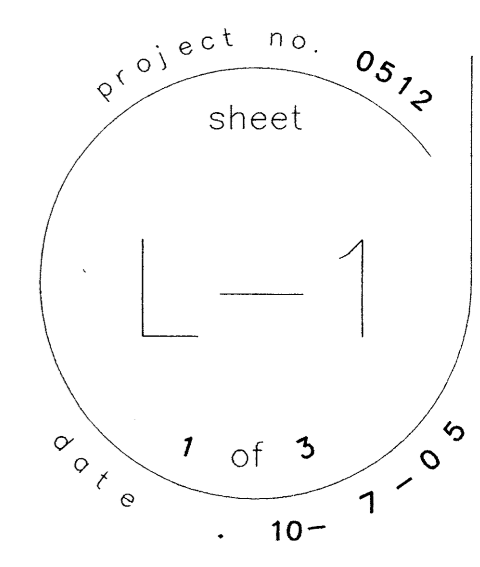
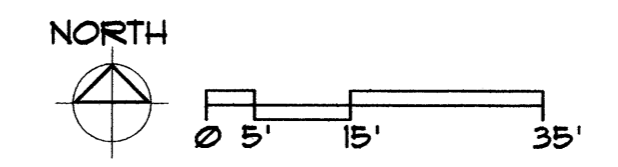
A MINIMUM OF 80% OF THE PLANTINGS TO BE  
 LOW OR MEDIUM WATER USE PLANTS  
 A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE  
 HIGH WATER USE TURF

**NOTE**

MAINTENANCE OF LANDSCAPE AND IRRIGATION PROVIDED BY OWNER  
 PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION  
 PER CITY OF ALBUQUERQUE  
 SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER (WILKINS MODEL 975)  
 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 3/4" SANTA ANA  
 TAN GRAVEL MULCH AT 2" DEPTH OVER FILTER FABRIC  
 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 10'  
 FROM A TREE.

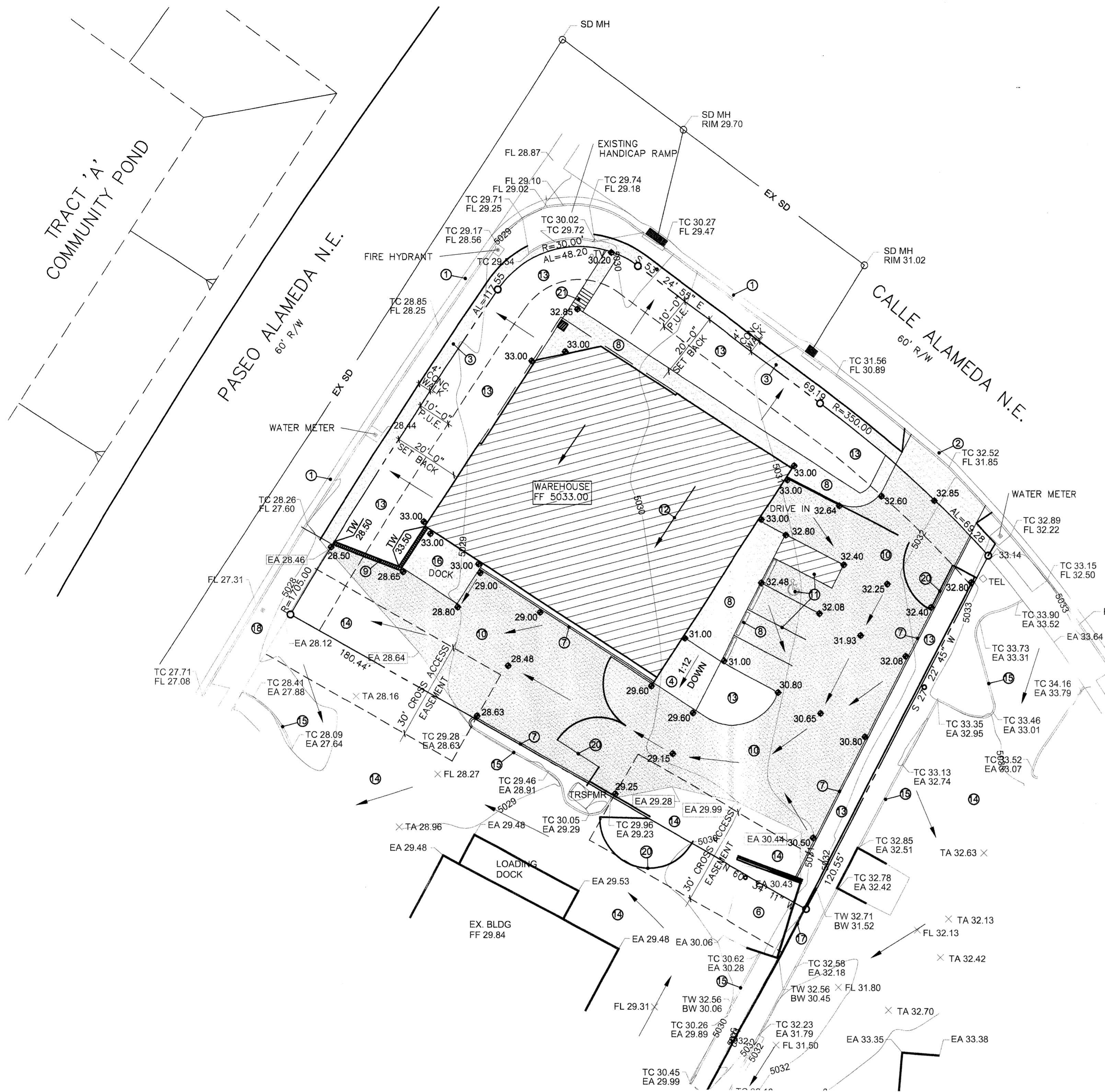


LANDSCAPE PLAN  
 SCALE: 1" = 20'-0"



SANDERS & ASSOCIATES ARCHITECTS, P.C. 600 CENTRAL AVE. S.W. SUITE 111 ALBUQUERQUE N.M. 87102 (505) 842-8413 FAX (505) 242-2280

ROMAN FOUNTAIN WAREHOUSE  
 LOT 59 ALAMEDA BUSINESS PARK  
 ALBUQUERQUE, NEW MEXICO



**GRADING AND DRAINAGE PLAN**

**PURPOSE AND SCOPE**

Pursuant to the established Drainage Ordinance for the City of Albuquerque and the Development Process Manual, this Grading and Drainage Plan outlines the drainage management criteria for controlling developed runoff from the project site. The project consists of the construction of Roman Fountains located at 8540 Paseo Alameda NE. Proposed site improvements include paving, landscaping, utility, grading, and drainage improvements.

**EXISTING CONDITIONS**

The project site is approximately 0.54 acres in size and is located at 8540 Paseo Alameda NE at Calle Alameda. The project site is particularly described as Lot 59, Alameda Business Park. The site is bounded by industrial properties on the east and south, Calle Alameda on the north and Paseo Alameda on the west. Site topography slopes from east to west at approximately 2 percent, draining to Paseo Alameda. As a result of a shared access agreement, Lots 58 and 59 share the existing driveway at Paseo Alameda. Off-site flows from lot 58 drain internally and exit thru a sidewalk culvert into Paseo Alameda. No off-site flows enter the project site. All on-site and off-site runoff drains to masterplan storm drainage improvements provided by Alameda Business Park. Masterplan drainage improvements constructed for the development convey all runoff to an existing retention pond located to the north on Tract A. The retention pond drains by a lift station to the AMAFCA North Diversion Channel.

As shown by the attached FIRM Panel, this site is not impacted by a Flood Hazard Zone.

**PROPOSED CONDITIONS**

As shown by the Plan, the project consists of the construction of an office warehouse for Roman Fountains, with associated site improvements. The Plan shows the contours and elevations required to properly grade and construct the required paving and drainage improvements. Flow arrows give the direction of drainage flows and the project hydrology is tabulated for both existing and proposed conditions. The drainage criteria for the site was established by the Drainage Masterplan for Alameda Business Park, prepared by Bohannon Huston, dated February 19, 1999.

All drainage flows will be managed on-site and discharge to the Masterplan drainage improvements that convey all runoff to an existing retention pond located to the north. The site drains to Paseo Alameda thru the existing west driveway.

**EROSION CONTROL**

Temporary erosion control will be required during the construction phase to protect downstream property and improvements from sediment and uncontrolled runoff. This Plan recommends the placement of silt fencing along the construction boundaries to mitigate sediment deposition into the adjoining properties and public streets. It is the contractor's responsibility to properly maintain these facilities during the construction phase of the project. Since the site proposes to disturb less than 1.0 acres, a Storm Water Pollution Prevention Plan is not required.

**CALCULATIONS**

Calculations are provided which define the 100-year/6 hour design storm falling with the project area under existing and proposed condition. Hydrology is per "Section 22.2, Part A, DPM, Vol 2" updated July 1997.

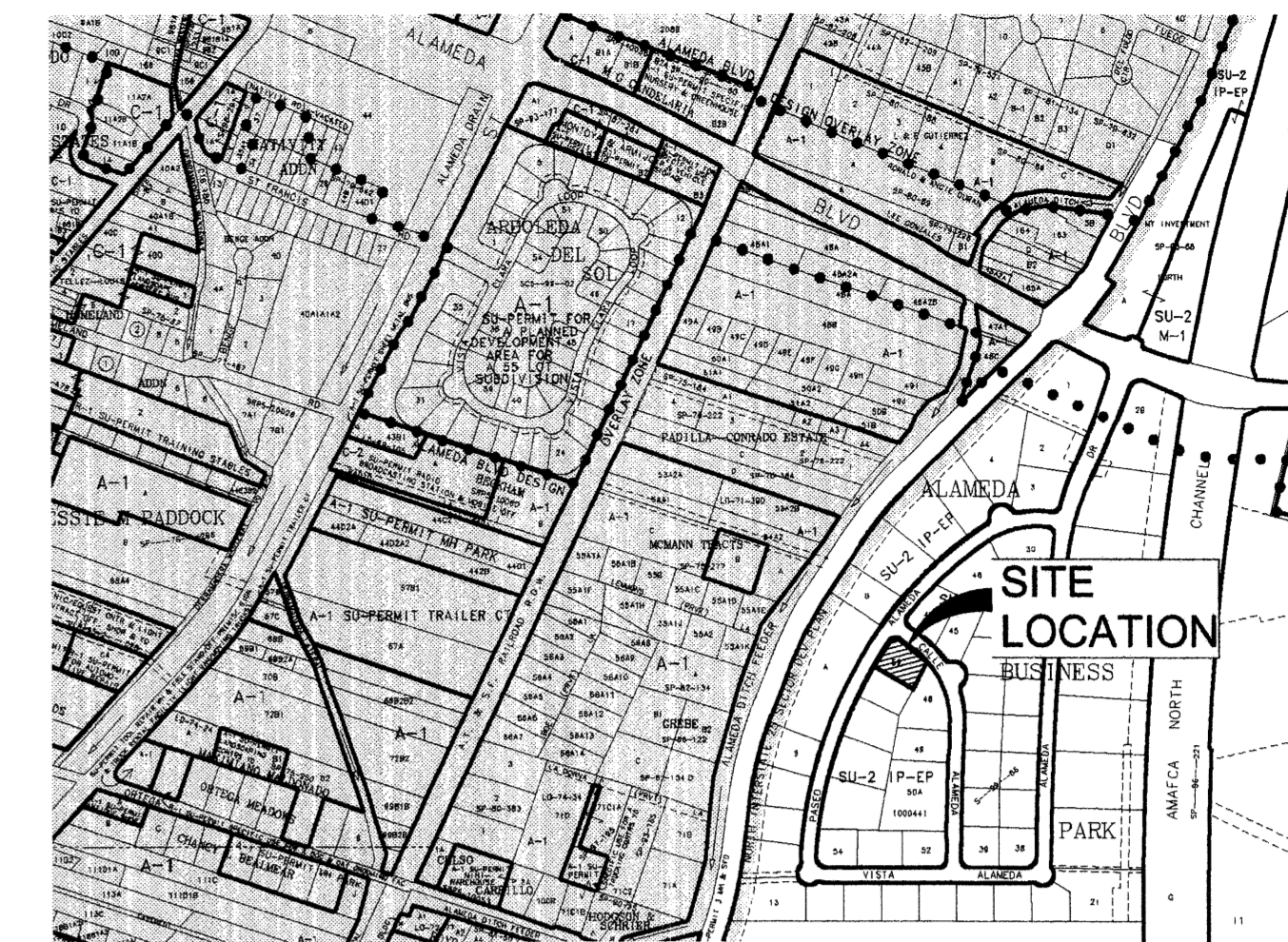
HYDROLOGY - AHYMO								
Precipitation Zone 2		P380 = 2.35 in						
Basin	Basin	Land Treatment (acre)	Ew	V100	Q100			
area (Ac)	A	B	C	D	(in)	(af)	(cfs)	
<b>Existing Conditions</b>								
SITE	0.54	0.00	0.00	0.54	0.00	1.13	0.0509	1.70
<b>Developed Conditions</b>								
SITE	0.54	0.00	0.00	0.11	0.45	1.95	0.0900	2.50

**DRAINAGE PLAN NOTES**

- soils prior to foundation/structural design.
- 1. BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site ponding of runoff which may cause structural settlement. Future
- 2. This Plan recommends positive drainage away from all structures to prohibit alteration of grades adjacent to the proposed structures is not recommended.
- 3. Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
- 4. This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
- 5. Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill. To test and inspect all earthwork aspects of the project.
- 6. BLI recommends that the Owner obtain the services of a Geotechnical Engineer
- 7. The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.
- 8. All spot elevations are top of pavement or finish grade unless noted otherwise.

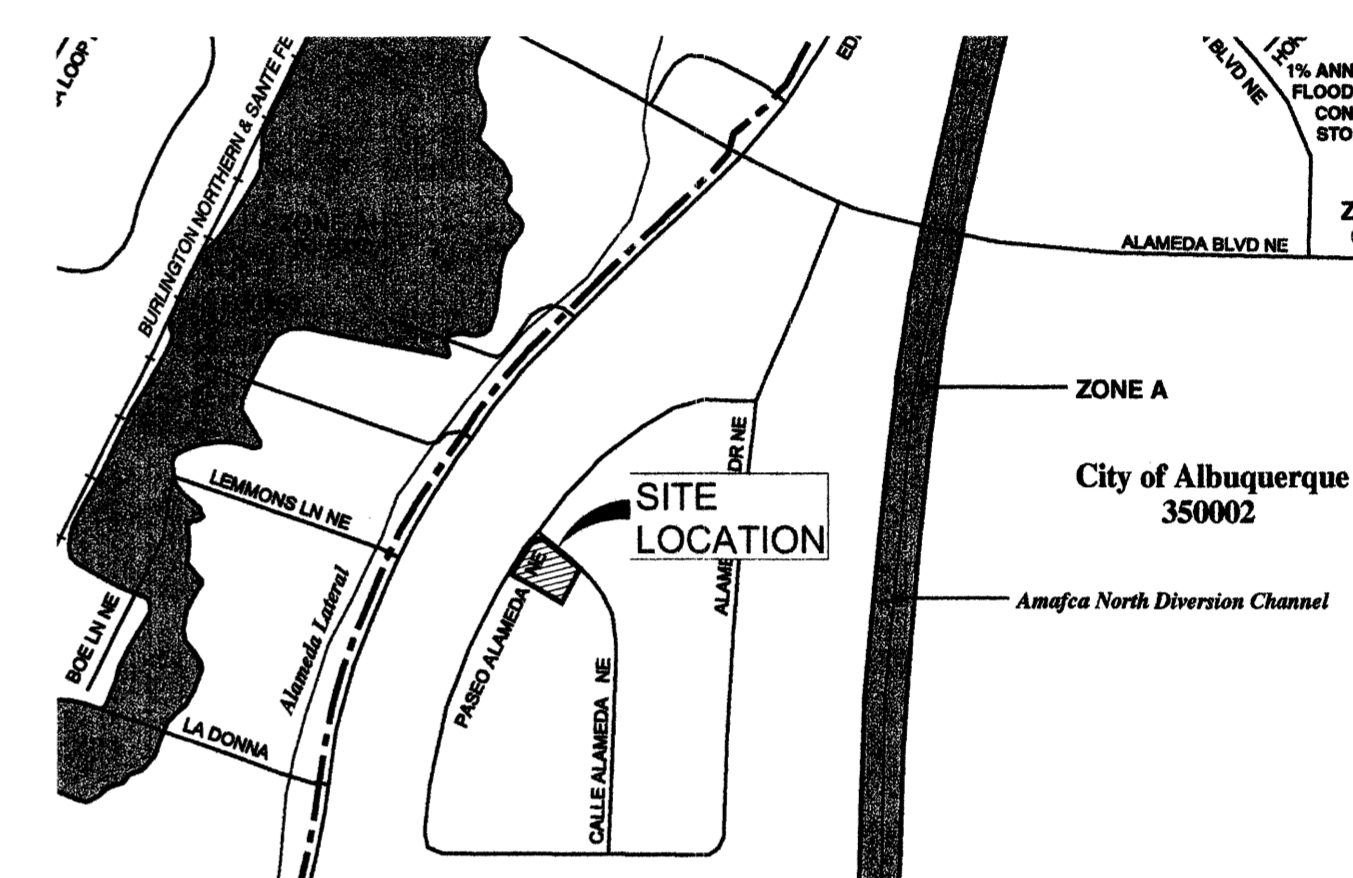
**KEYED NOTES**

- 1. EXISTING STD CURB & GUTTER
- 2. SAWCUT EXIST STD C & G. CONSTRUCT 30' DRIVEPAD PER COA STD DWG 2425
- 3. CONSTRUCT 4' SIDEWALK
- 4. CONSTRUCT HANDICAP RAMP.
- 5. NO CURB AT ACCESSIBLE AREA. PROVIDE CONCRETE TIRE STOP AS SHOWN
- 6. EXISTING REFUSE ENCLOSURE.
- 7. CONSTRUCT 6" EXTRUDED CONCRETE CURB
- 8. CONSTRUCT SIDEWALK. SEE SITE PLAN
- 9. CONSTRUCT RETAINING WALL. DESIGN BY OTHERS
- 10. CONSTRUCT ASPHALT PAVEMENT.
- 11. PAINTED STRIPING PER COA CRITERIA
- 12. DIRECTION OF ROOF DRAINAGE
- 13. LANDSCAPING
- 14. EXISTING ASPHALT PAVING TO REMAIN
- 15. EXISTING CURB TO REMAIN
- 16. RAISED CONCRETE LOADING DOCK. DESIGN BY OTHERS.
- 17. EXISTING RETAINING WALL
- 18. EXISTING CONC DRIVEPAD TO REMAIN
- 19. EXISTING ASPHALT CHANNEL
- 20. INSTALL GATE - SEE SITE PLAN
- 21. CONSTRUCT STEPS AT FRONT ENTRY - SEE SITE PLAN



LOCATION MAP

ZONE ATLAS MAP C16  
NOT TO SCALE



FIRM PANEL

35001C0136  
SCALE: 1"=500'

**LEGEND**

ITEM	EXISTING	PROPOSED
MOUNTABLE CURB	---	==
STD CURB & GUTTER	---	==
DROP INLET	---	---
OVERHEAD ELEC	OHU	---
UNDERGROUND ELEC, GASTEL, TV	UGT	---
FLOWLINE ELEV.	FL 0.14	FL 0.14
TOP OF CURB ELEV.	TC 99.30 FL 98.80	TC 99.30 FL 98.80
SPOT ELEV.	X 16.7	● 16.7
SEWER SERVICE	---	---
POWER POLE (GUYED)	PP	---
CENTERLINE	---	---
RETAINING WALL	---	---
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
STREET LIGHT	---	☆
DIRECTION OF FLOW	---	---
DRAINAGE SWALE	---	---
DRAINAGE BASIN DIVIDE	---	---
PROPOSED ASPHALT	---	---

**PROPERTY ADDRESS**

8540 Paseo Alameda NE

**LEGAL DESCRIPTION**

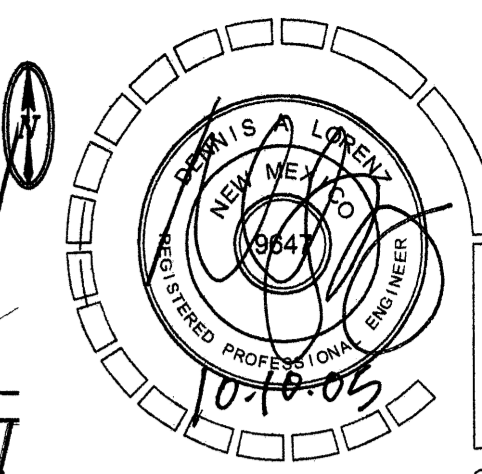
Lot 59, Alameda Business Park

**MAPPING**

Topographic and Field Measurements by Brasher & Lorenz  
Dated October, 2005

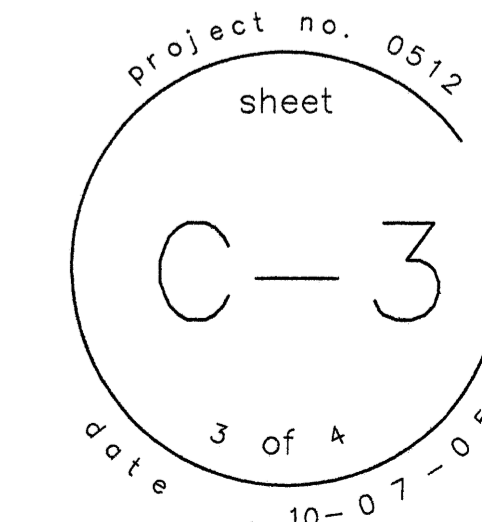
**PROJECT BENCHMARK**

AMAFCA BRASS TABLET "NDC-7-1B2" station is located along NDC west frontage road at STA 150+55, approx 0.4 mile south of Alameda Blvd. ELEV = 5064.40 feet MSLD



**BRASHER & LORENZ**  
CONSULTING ENGINEERS  
2201 San Pedro NE Building 1 Suite 1200  
Albuquerque, New Mexico 87110  
Ph: 505-888-6088 Fax: 505-888-6188

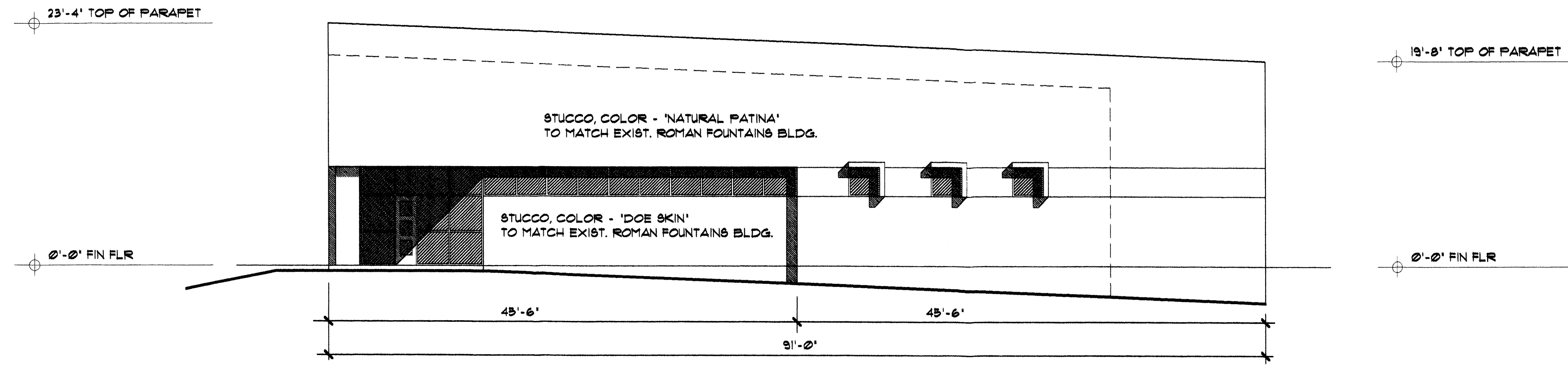
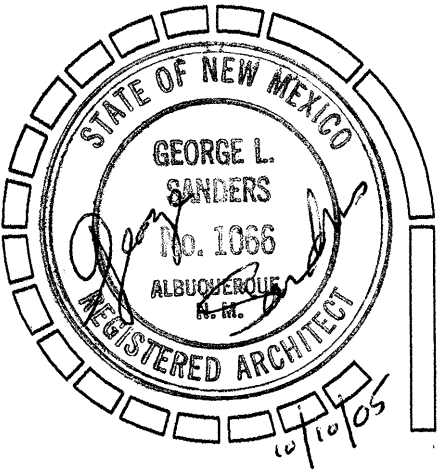
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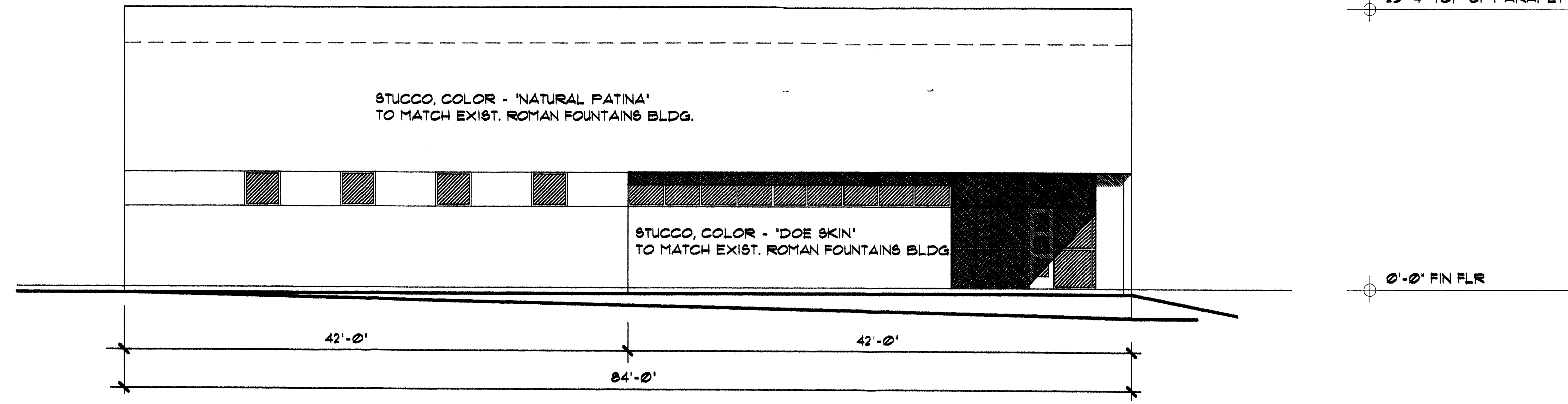
**GRADING AND DRAINAGE PLAN**

SCALE: 1" = 20'-0"

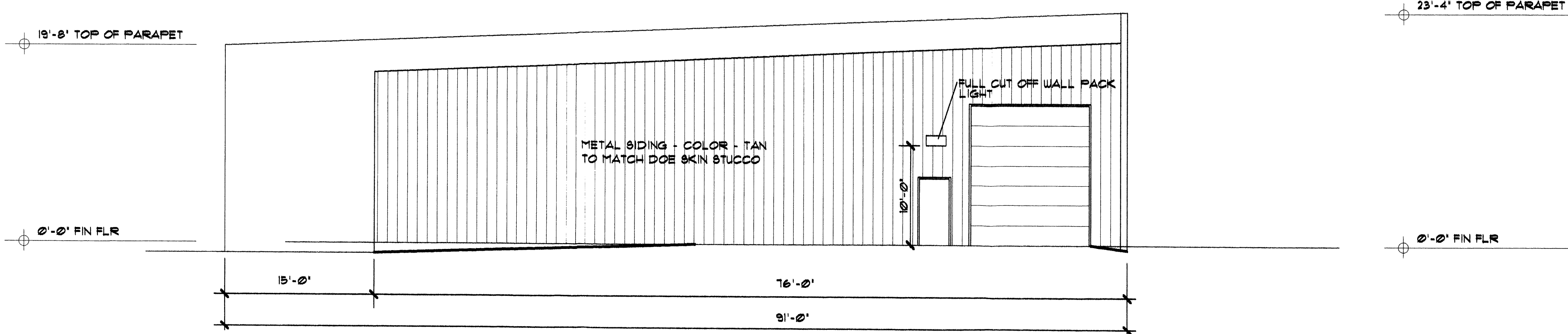




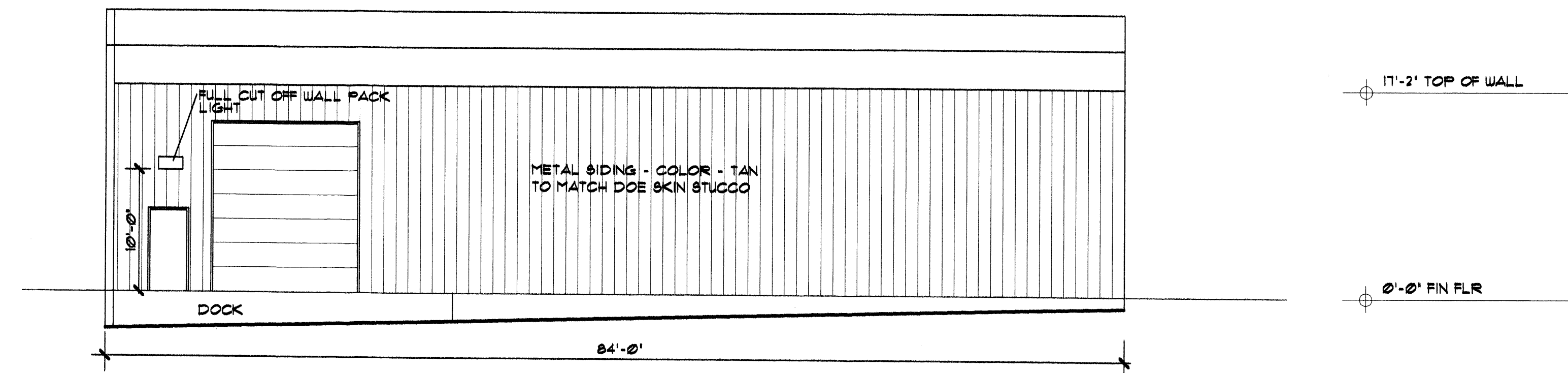
**1 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



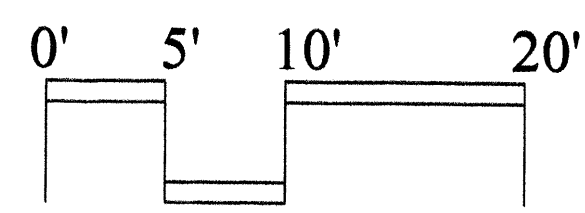
**2 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



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



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



**ROMAN FOUNTAINS WAREHOUSE**  
**LOT 59 ALAMEDA BUSINESS PARK**  
**ALBUQUERQUE, NEW MEXICO**

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Project no. 0512  
sheet  
**A-1**  
4 of 4  
date 10-17-05