

PROJECT DATA

LEGAL DESCRIPTION: LOTS 4 & 5, BLOCK 3 TRACT A, UNIT B NORTH ALBUQUERQUE ACRES BERNALILLO COUNTY, NEW MEXICO

ADDRESS: 5454 PASADENA AVE. NE, ALBUQ., NM 87113

SITE AREA: 1.766 AC

FLOOD ZONE: 100 YEAR FLOOD ZONE DESIGNATION: ZONE X, AS SHOWN ON F.I.R.M. PANEL 35001C0129G, DATED SEPTEMBER 26, 2008. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN.

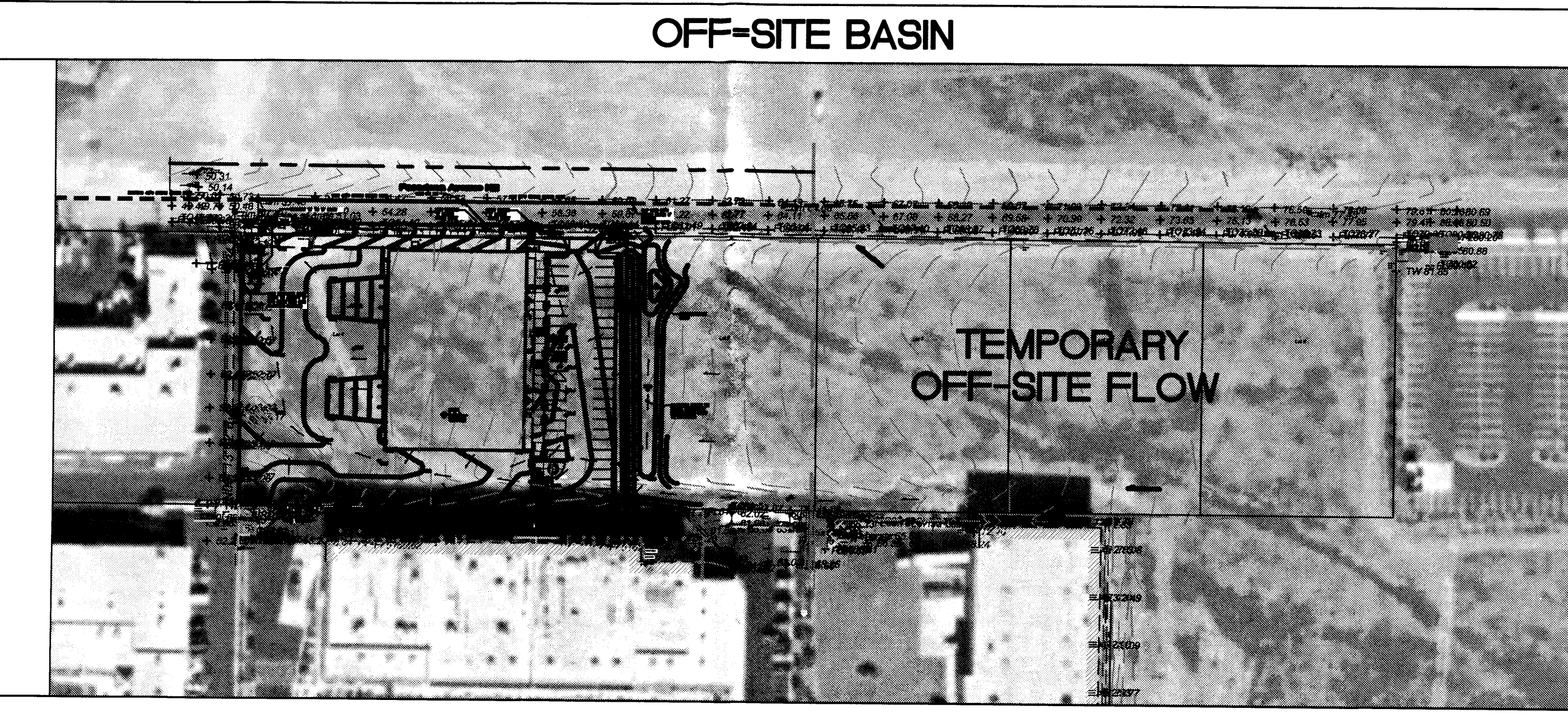
ENGINEER: FRED C. ARFMAN, PE #7322
ISAACSON & ARFMAN, P.A.
128 MONROE ST NE, ALBUQ. NM 87108
PHONE: (505) 268-8828

SURVEYOR: RONALD A. FORSTBAUER: NMPS NO. 6126
FORSTBAUER SURVEYING, L.L.C.
4116 LOMAS BOULEVARD NE
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 268-2112

BENCHMARK: CITY OF ALBUQUERQUE 6-B17. AN ALUMINUM DISK ON CONCRETE CURB, WNW QUADRANT OF SAN MATEO BLVD. NE & SAN DIEGO AVE. NE ELEVATION: 5153.322 NAVD88.

LEGEND

- EXISTING CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- FL FLOWLINE
- INV INVERT ELEVATION
- F.F. FINISH FLOOR ELEVATION



CALCULATIONS

CALCULATIONS: Mechenbier Office / Warehouse : August 23, 2010
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

AREA OF SITE: 76945 SF = 1.8

HISTORIC FLOWS:		DEVELOPED FLOWS:		EXCESS PRECIP:	
Area	Treatment SF %	Area	Treatment SF %	Area	Precip. Zone
Area A	0 0%	Area A	0 0%	EA	0.66
Area B	0 0%	Area B	1924 3%	EB	0.92
Area C	76945 100%	Area C	3847 5%	EC	1.29
Area D	0 0%	Area D	71174 93%	ED	2.36
Total Area	76945 100%	Total Area	76945 100%		

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)
Weighted E = $E_A A_A + E_B A_B + E_C A_C + E_D A_D$
 $A_A + A_B + A_C + A_D$

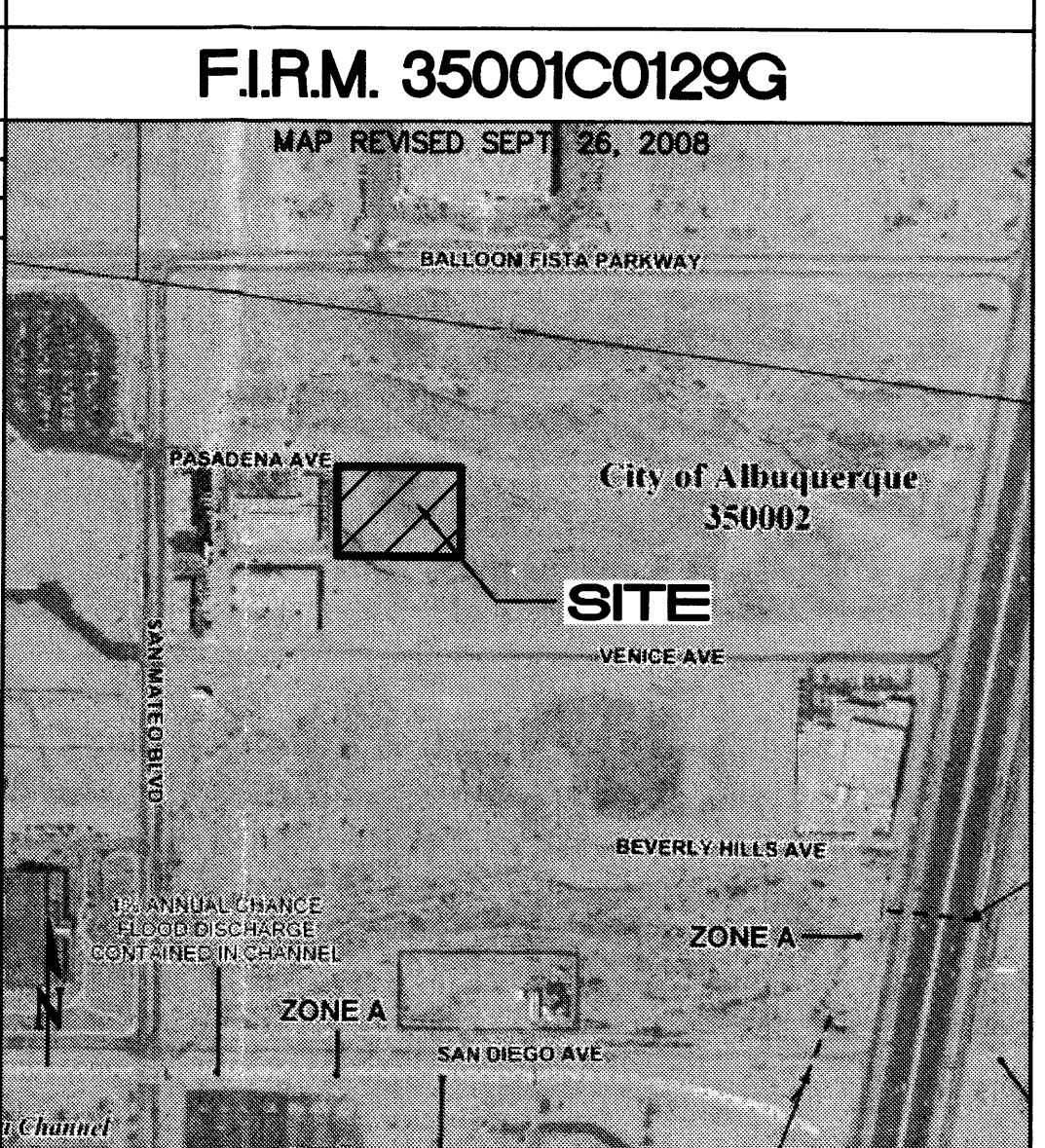
Historic E = 1.29 in. Developed E = 2.27 in.

On-Site Volume of Runoff: $V_{360} = E \cdot A / 12$
Historic $V_{360} = 8272$ CF Developed $V_{360} = 14559$ CF

On-Site Peak Discharge Rate: $Q_p = Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D / 43,560$

Historic Q_p	1.87	Q_{pC}	3.45
	2.60	Q_{pD}	5.02
Historic Q_p	6.1 CFS	Developed Q_p	8.6 CFS

ALL SITE DISCHARGE WILL FREE DISCHARGE TO PASADENA AVE. TO ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM.



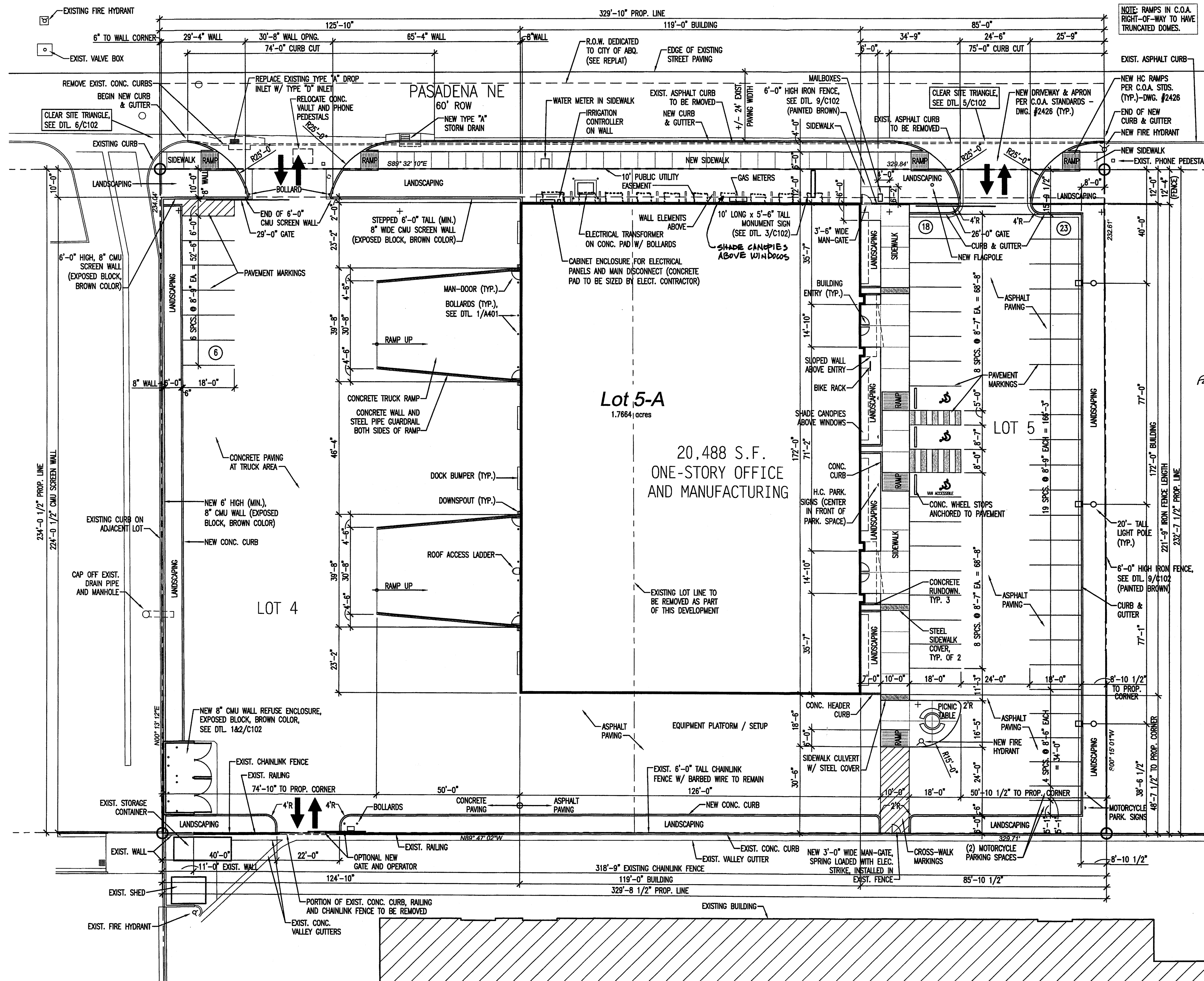
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2832

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

MECHENBIER
CONSTRUCTION INC
OFFICE/ WAREHOUSE
DEVELOPMENT AT
5454 PASADENA N.E.

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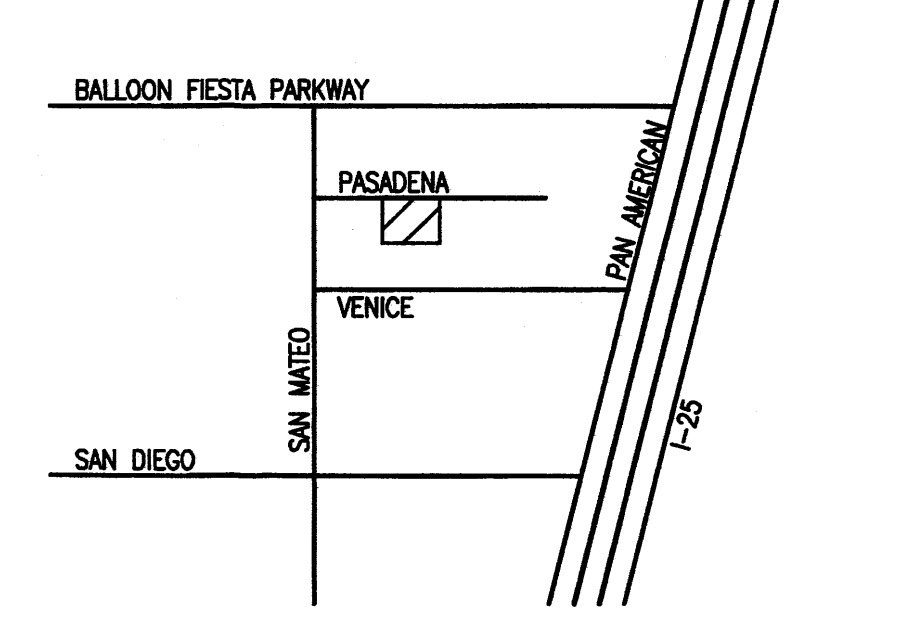


1 SITE PLAN
 1" = 20'-0"

SIGNATURE BLOCK

PROJECT NUMBER **1008493**
 APPLICATION NUMBER
 Is an infrastructure list required? **Yes** () No () If yes, then a set of approved DRG plans with a work order is required for any construction within public right-of-way or for construction of public improvements.
 TRAFFIC ENGINEERING TRANSPORTATION DIVISION DATE: **11/10/10**
 UTILITIES DEVELOPMENT DATE: **11/10/10**
 PARKS AND RECREATION DATE: **11/10/10**
 CITY ENGINEER **Bradley B. Bryan** DATE: **11/5/11**
 ENVIRONMENTAL HEALTH DEPT. (if required) DATE: **10-26-2010**
 SOLID WASTE MANAGEMENT DATE:
 DRP CHAIRPERSON, PLANNING DEPARTMENT **Paul Chas** DATE: **1-5-11**

ZONING ENFORCEMENT
 City of Albuquerque
 Approved - **11/5/11**
 For Compliance w/ SBP & zoning Code
VICINITY MAP
 ZONE MAP B-18



GENERAL NOTES

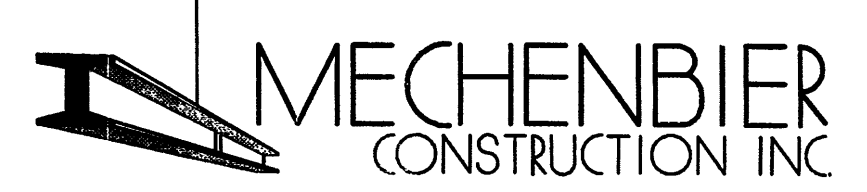
1. VERIFY SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS
2. CURBS DIMENSIONED TO FACE OF CURB U.N.O.
3. PATCH & REPAIR OR REPLACE EXISTING CURB & GUTTER ALONG STREET FRONTAGES AS NECESSARY IN COORDINATION W/ DRIVEWAY CONSTRUCTION
4. VERIFY ALL NEW DRIVEWAY REQ.'S W/ CITY OF ALBUQUERQUE STANDARDS
5. SITE LIGHTING LIGHTING PROVIDED FROM BUILDING FACADES TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS.
6. MAX. SLOPE 1:12 FOR ALL NEW RAMPS.

DRB SUBMITTAL DRAWING INDEX

C101	SITE PLAN, VICINITY MAP AND SITE DATA
C102	SITE DETAILS
L101	LANDSCAPE PLAN
CG-101	GRADING AND DRAINAGE PLAN
U100	SITE UTILITY PLAN
A201	EXTERIOR BUILDING ELEVATIONS

SITE DATA

LOCATION: 5454 PASADENA AVE. NE ALBUQUERQUE, NM 87113
 OWNER: MECHEMBIER CONSTRUCTION, INC. 8500 WASHINGTON ST. NE, SUITE A-6 ALBUQUERQUE, NM 87113
 LEGAL DESCRIPTION: LOTS 4 AND 5, BLOCK 3, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES (LOT 4) 101806505929920123 (LOT 5) 101806507429920122
 CURRENT ZONING: IP
 ZONE ATLAS PAGE: B-18
 CONSTRUCTION TYPE: 2-B, SPRINKLERED
 APPLICABLE CODE: 2006 IBC
 TOTAL LOT AREA: (1.766 AC) 76,945 S.F.
 BUILDING FOOTPRINT AREA: 20,488 S.F.
 NET LOT AREA: 56,457 S.F.
 LANDSCAPE AREA: 8,513 S.F.
 LANDSCAPE % OF NET LOT AREA: 15.08 %
 REQUIRED PARKING: 41 SPACES
 OFFICE (33%): 6,829 SF / 200 = 34 SPACES
 WAREHOUSE (66%): 13,659 SF / 2000 = 7 SPACES
 PARKING PROVIDED: 47 SPACES
 H.C. PARKING PROVIDED (3 REQUIRED): 3 SPACES
 REQUIRED BICYCLE PARKING (3 REQUIRED): 3 SPACES
 MOTORCYCLE PARKING PROVIDED (2 REQUIRED): 2 SPACES



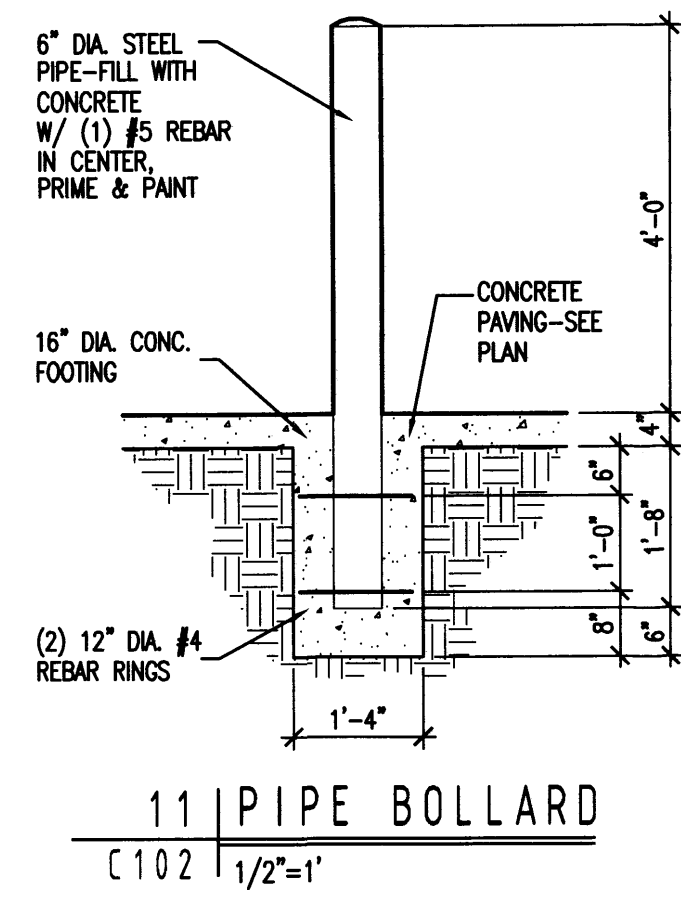
OFFICE/ WAREHOUSE DEVELOPMENT AT 5454 PASADENA N.E.

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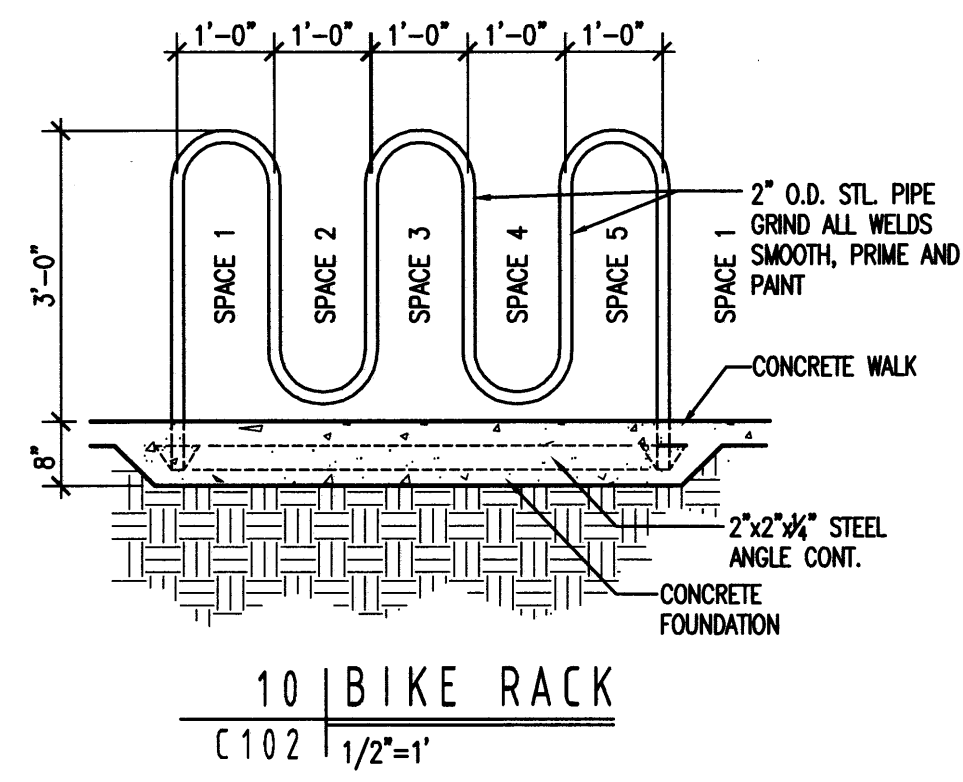
SITE PLAN AND SITE DATA

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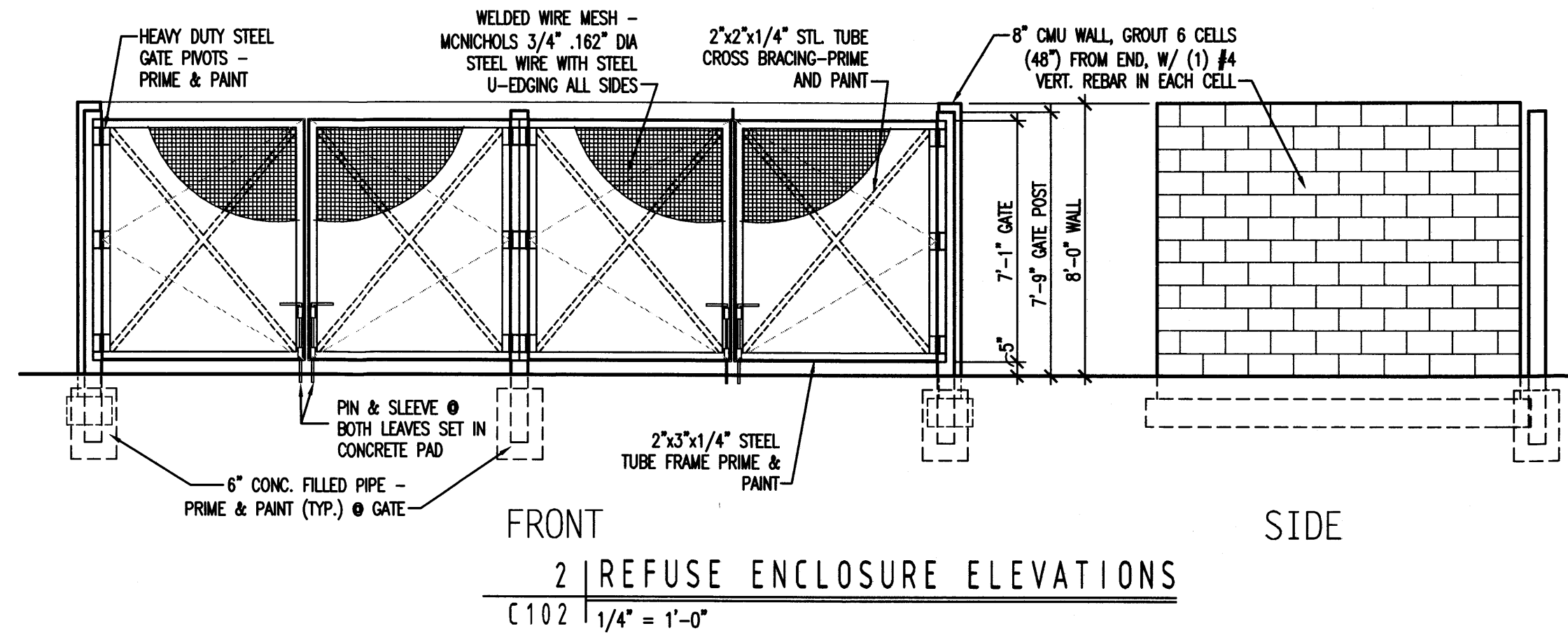
revisions:
 1030gmm
 IIB/spmk
 1 Fire Hydrant
 date: **10/22/10**
 sheet: **C101**



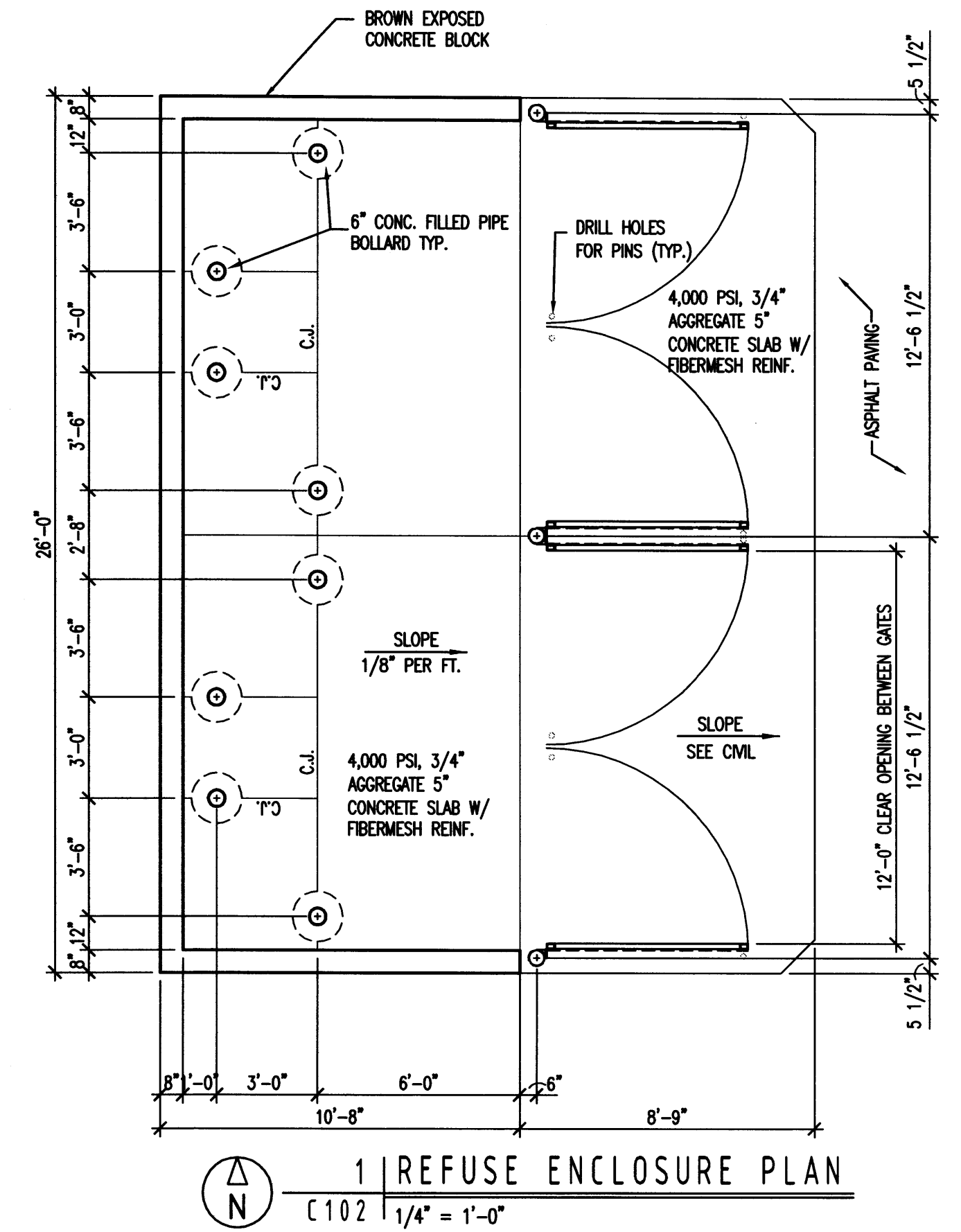
11 PIPE BOLLARD
C102 1/2" = 1'



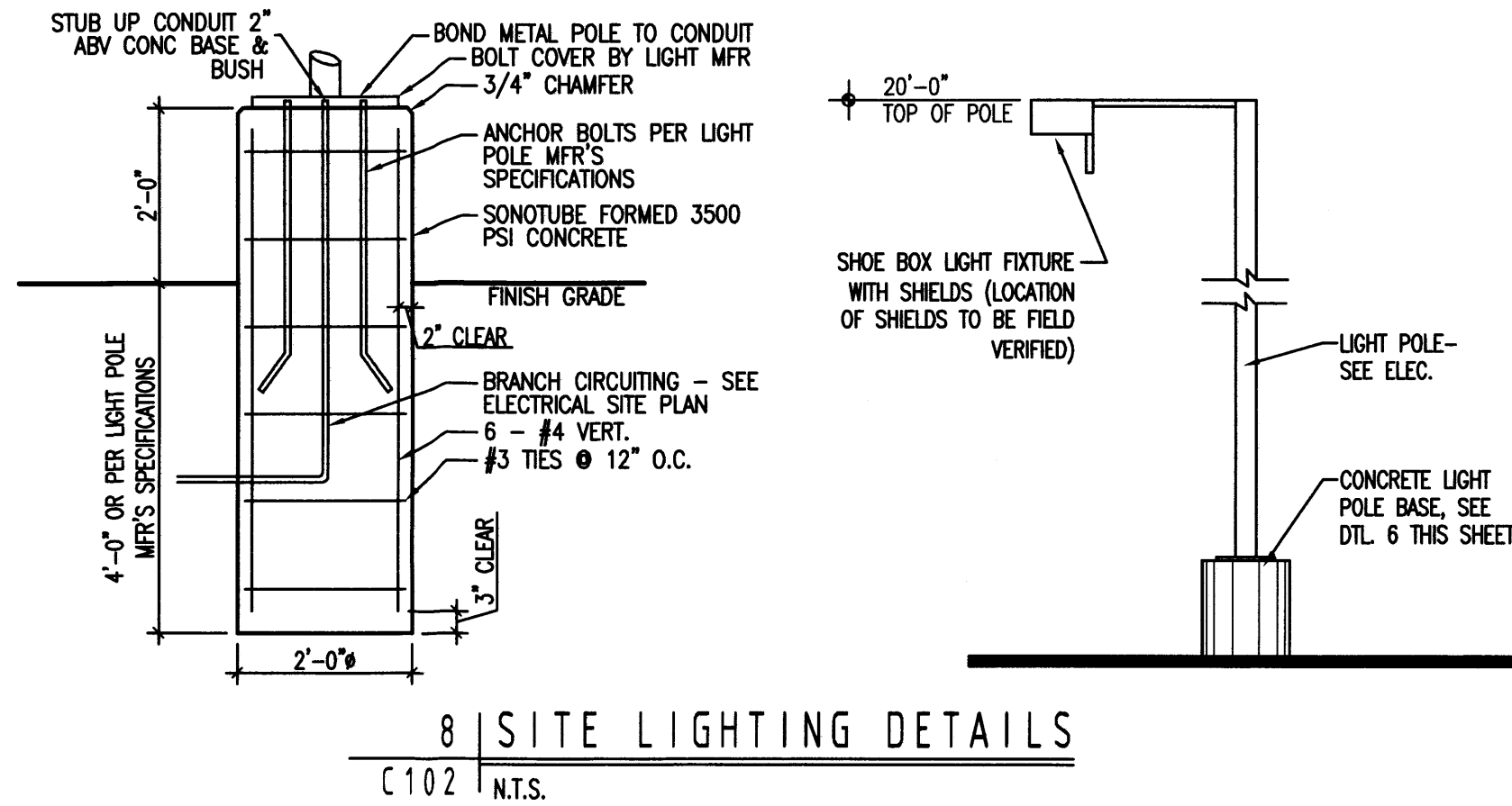
10 BIKE RACK
C102 1/2" = 1'



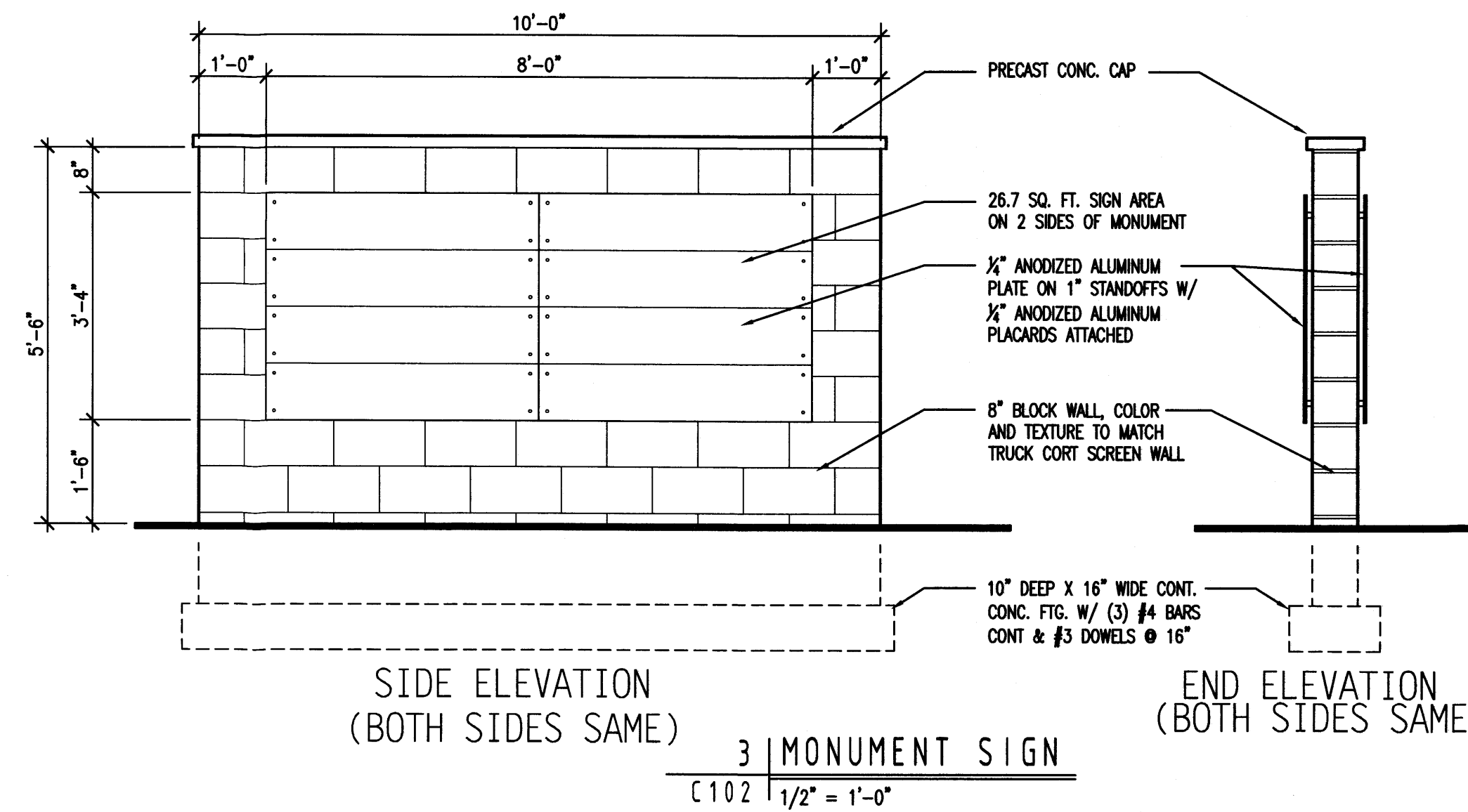
2 REFUSE ENCLOSURE ELEVATIONS
C102 1/4" = 1'-0"



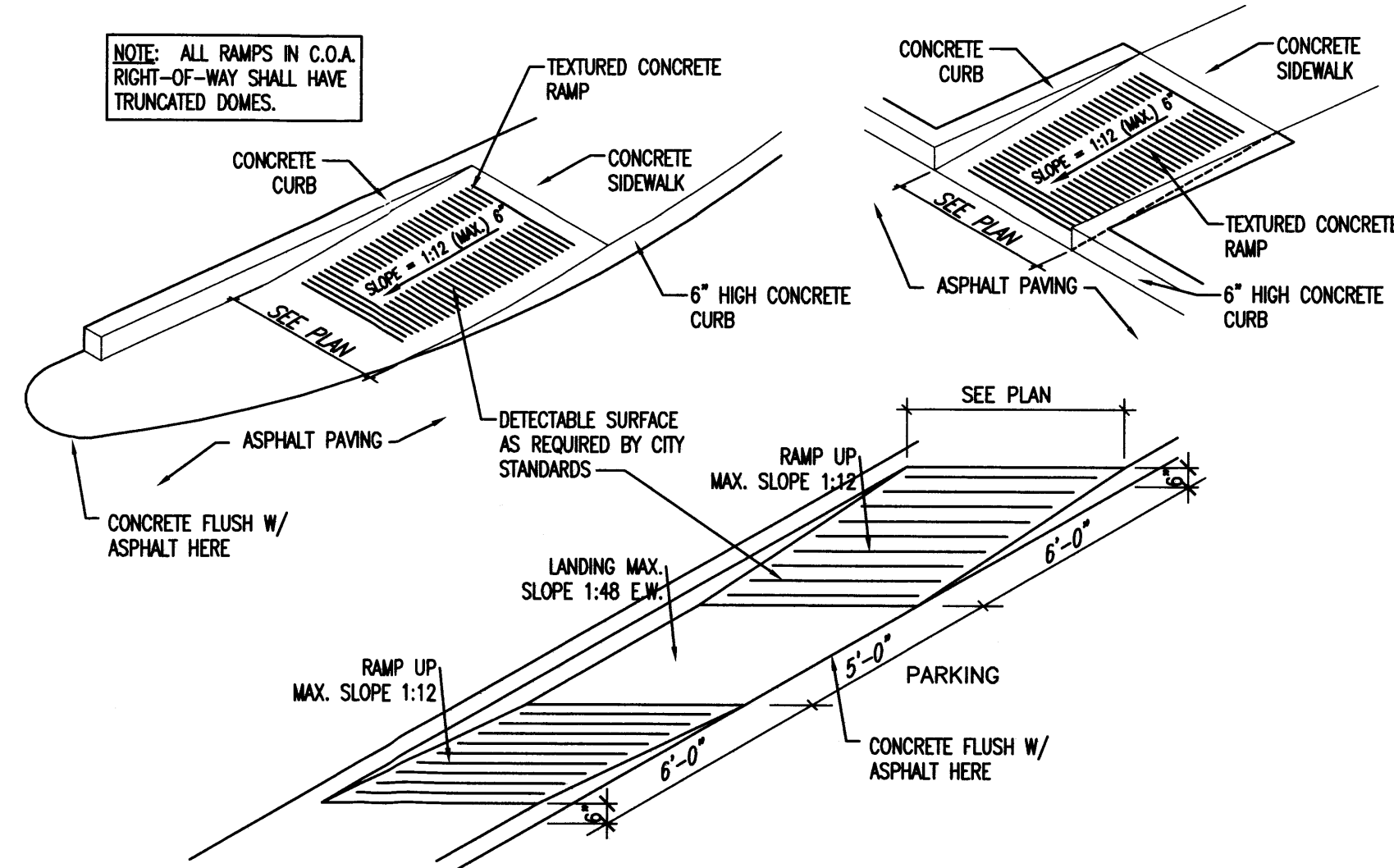
1 REFUSE ENCLOSURE PLAN
C102 1/4" = 1'-0"



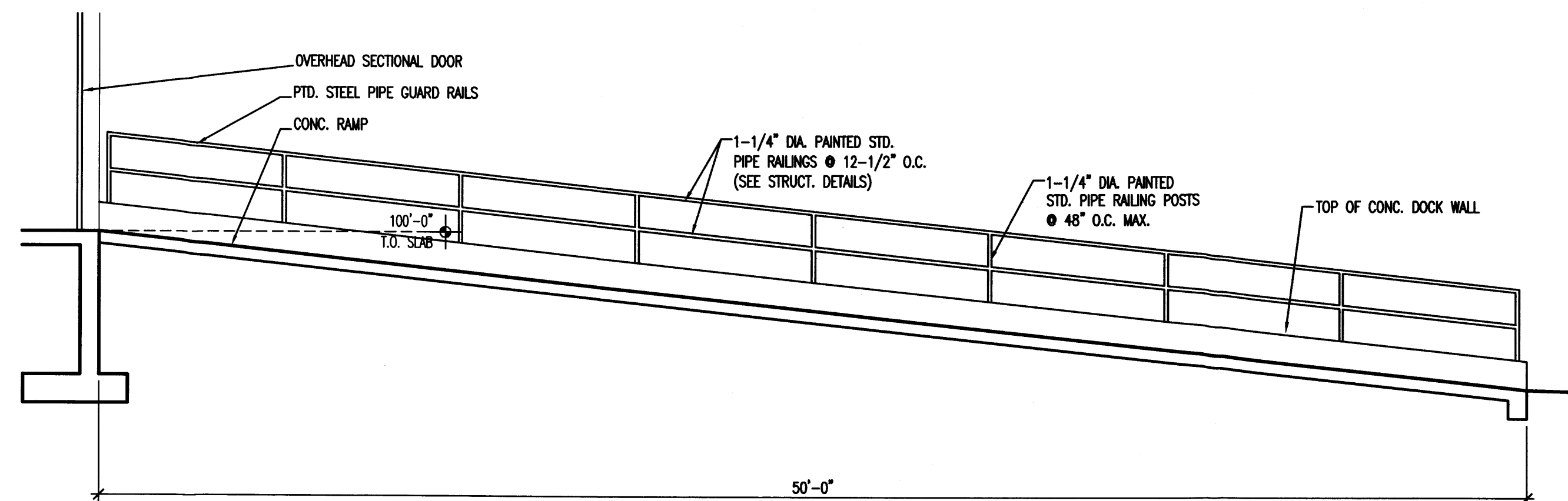
8 SITE LIGHTING DETAILS
C102 N.T.S.



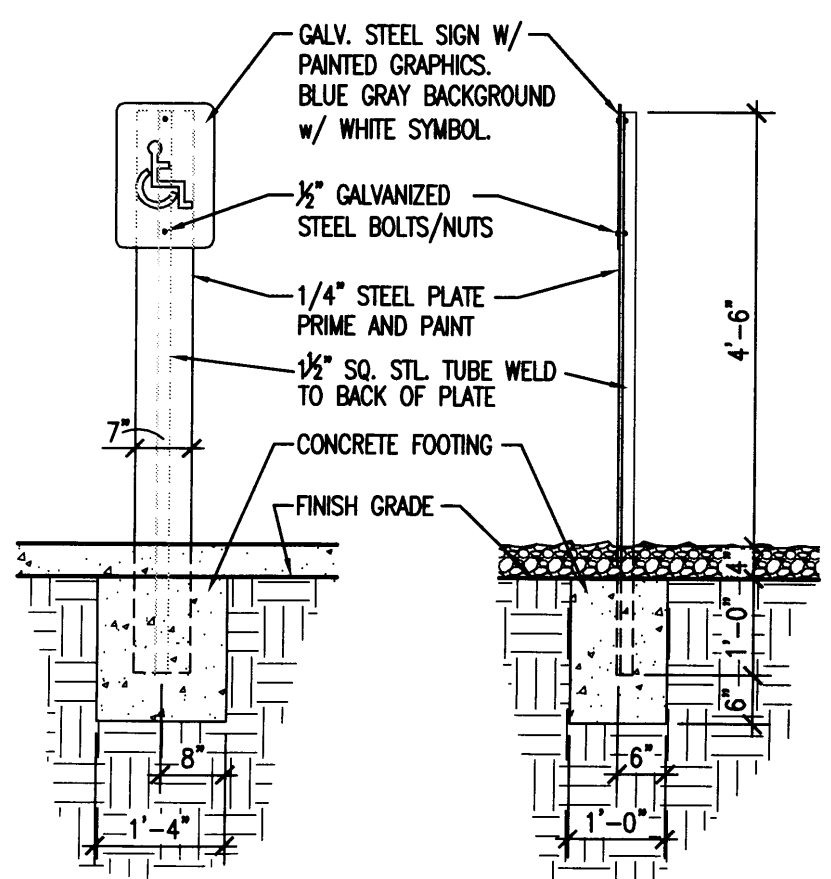
3 MONUMENT SIGN
C102 1/2" = 1'-0"



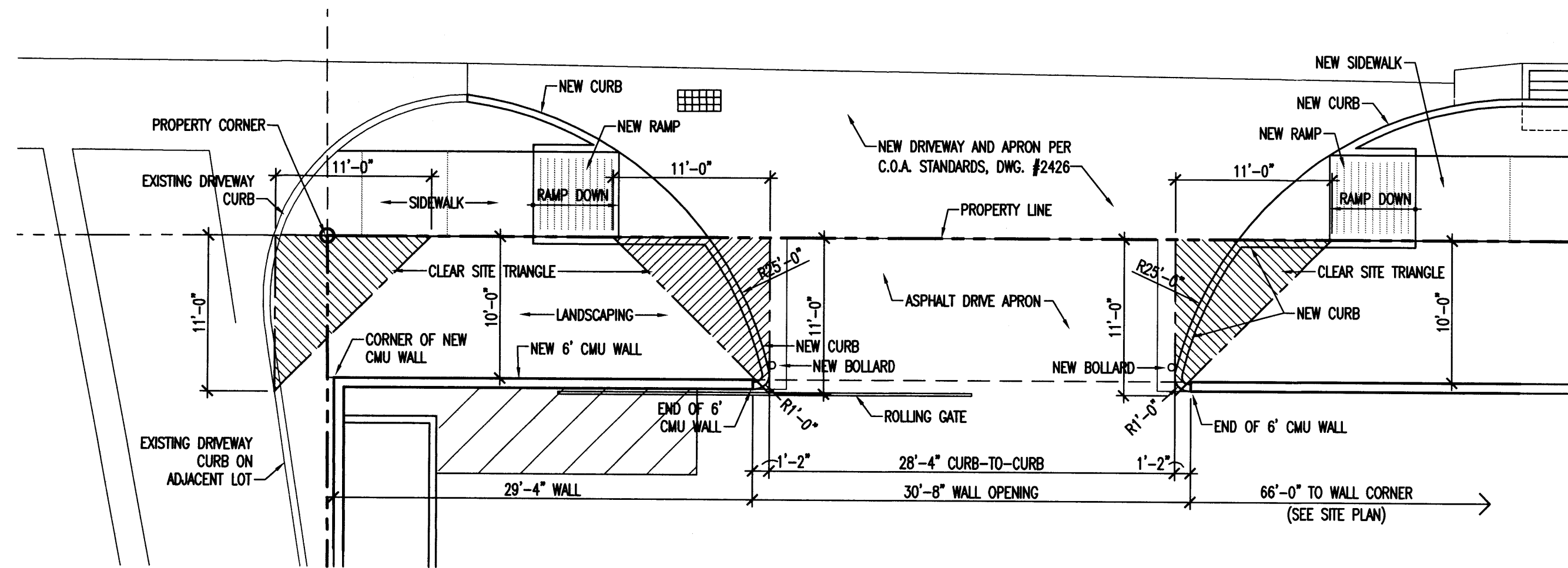
7 HC RAMP DETAILS
C102 N.T.S.



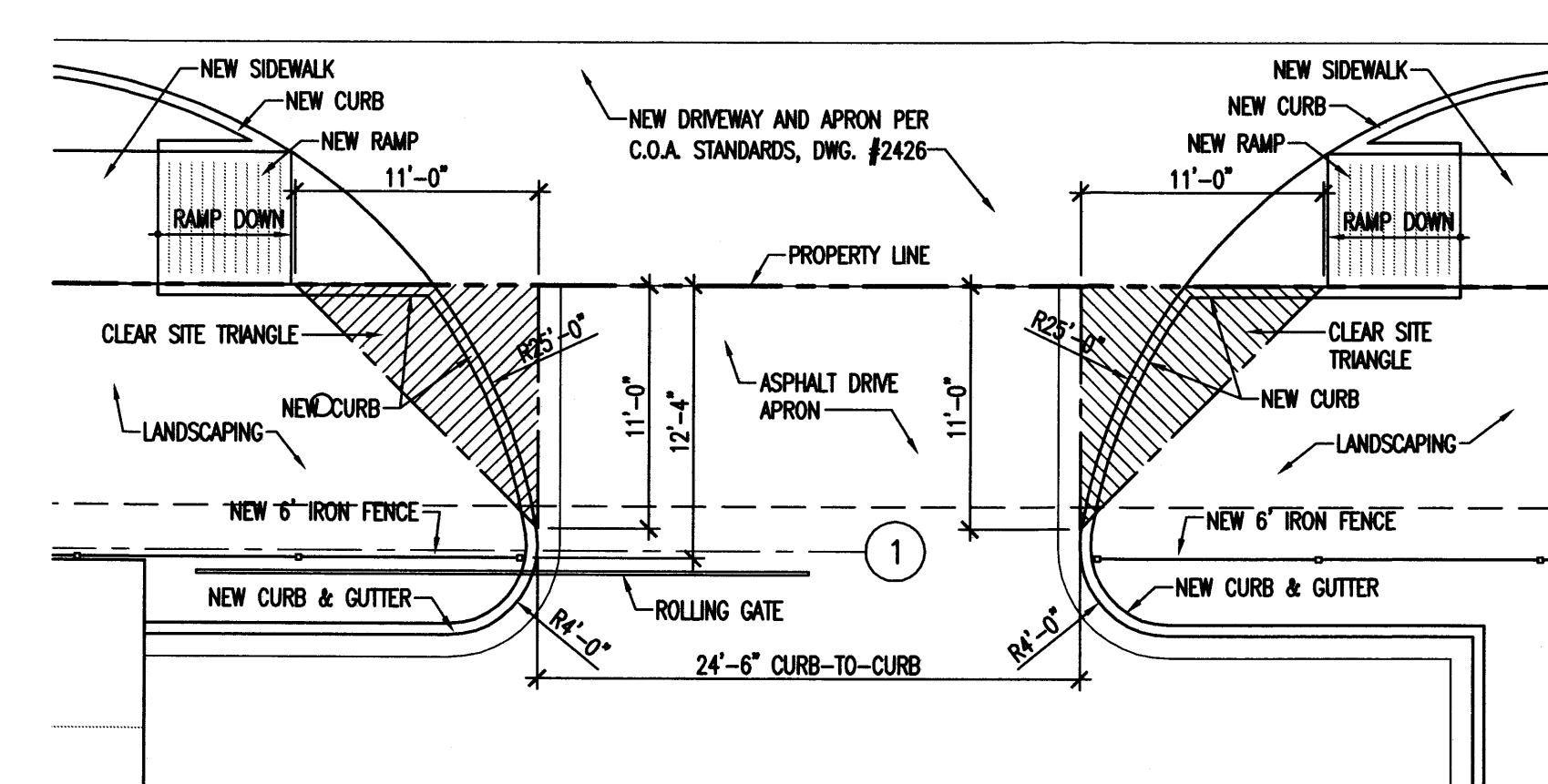
4 TRUCK RAMP RAILING DETAIL
C102 1/4" = 1'-0"



9 HCP & MOTORCYCLE SIGN
C102 N.T.S.



6 CLEAR SITE TRIANGLE AT WEST DRIVEWAY
C102 1/8" = 1'-0"



5 CLEAR SITE TRIANGLE AT EAST DRIVEWAY
C102 1/8" = 1'-0"

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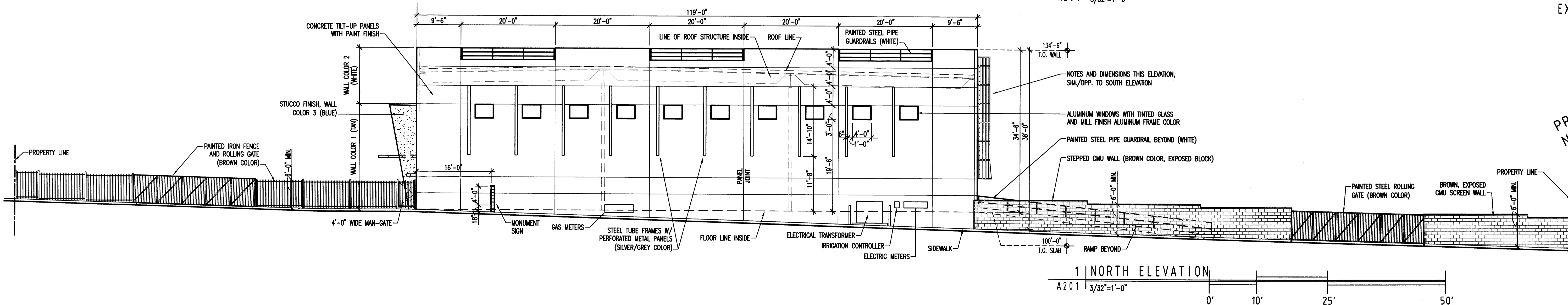
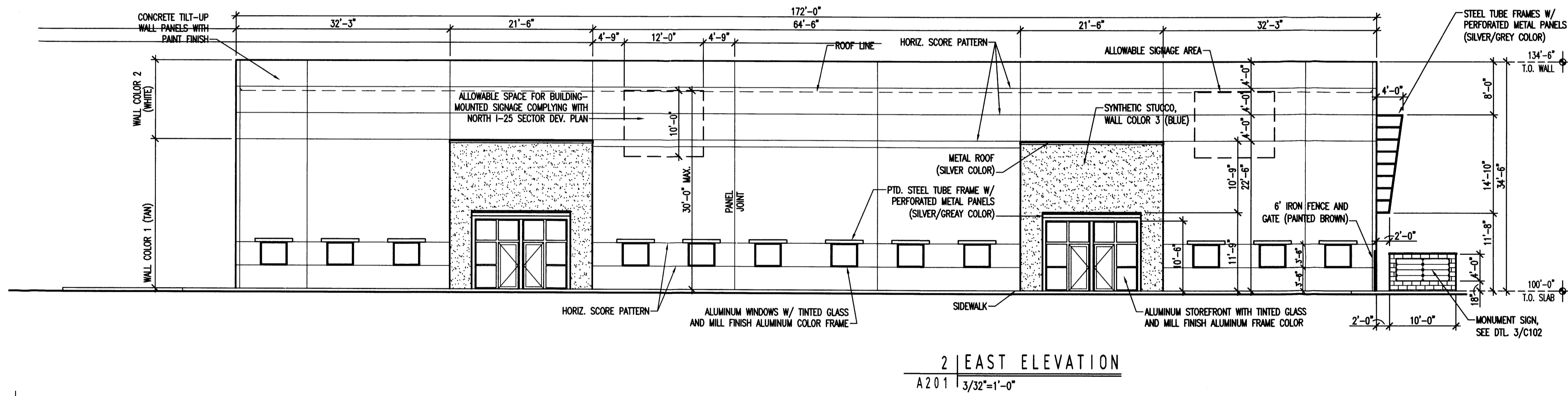
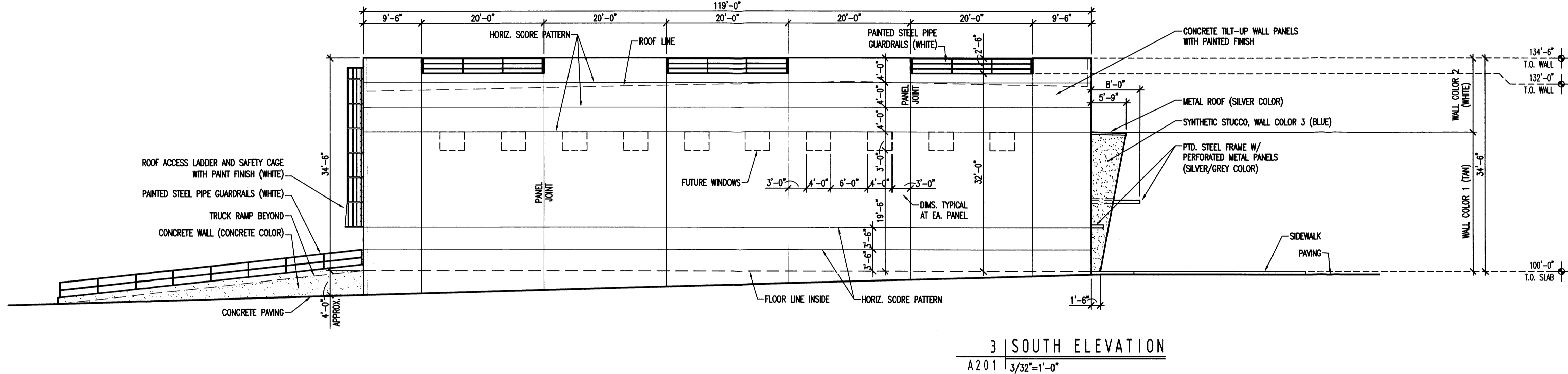
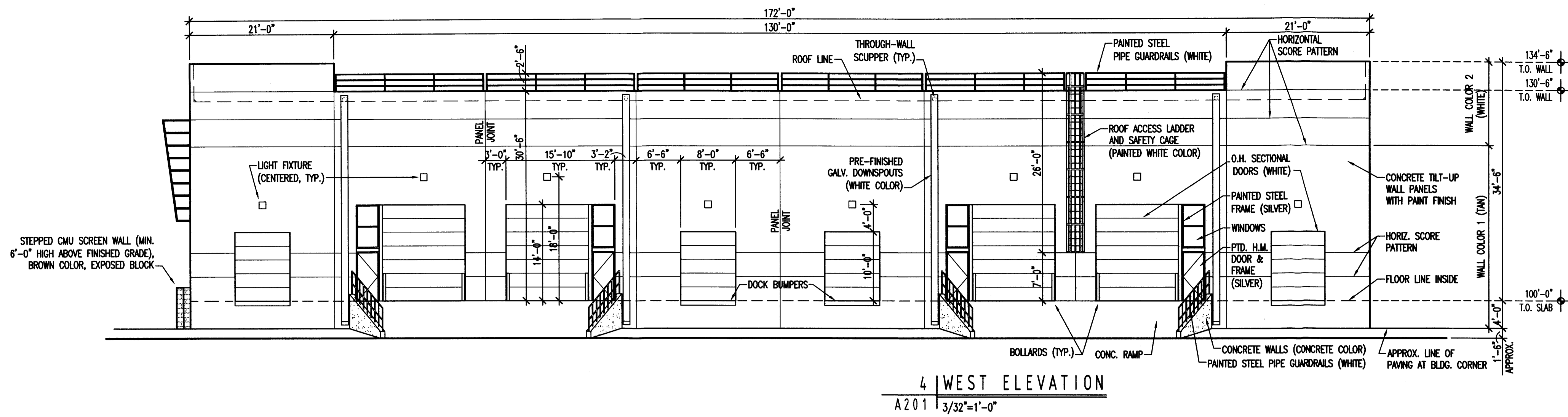
SITE DETAILS

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revisions:

date:
10/22/10
sheet:

C102



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EXTERIOR ELEVATIONS

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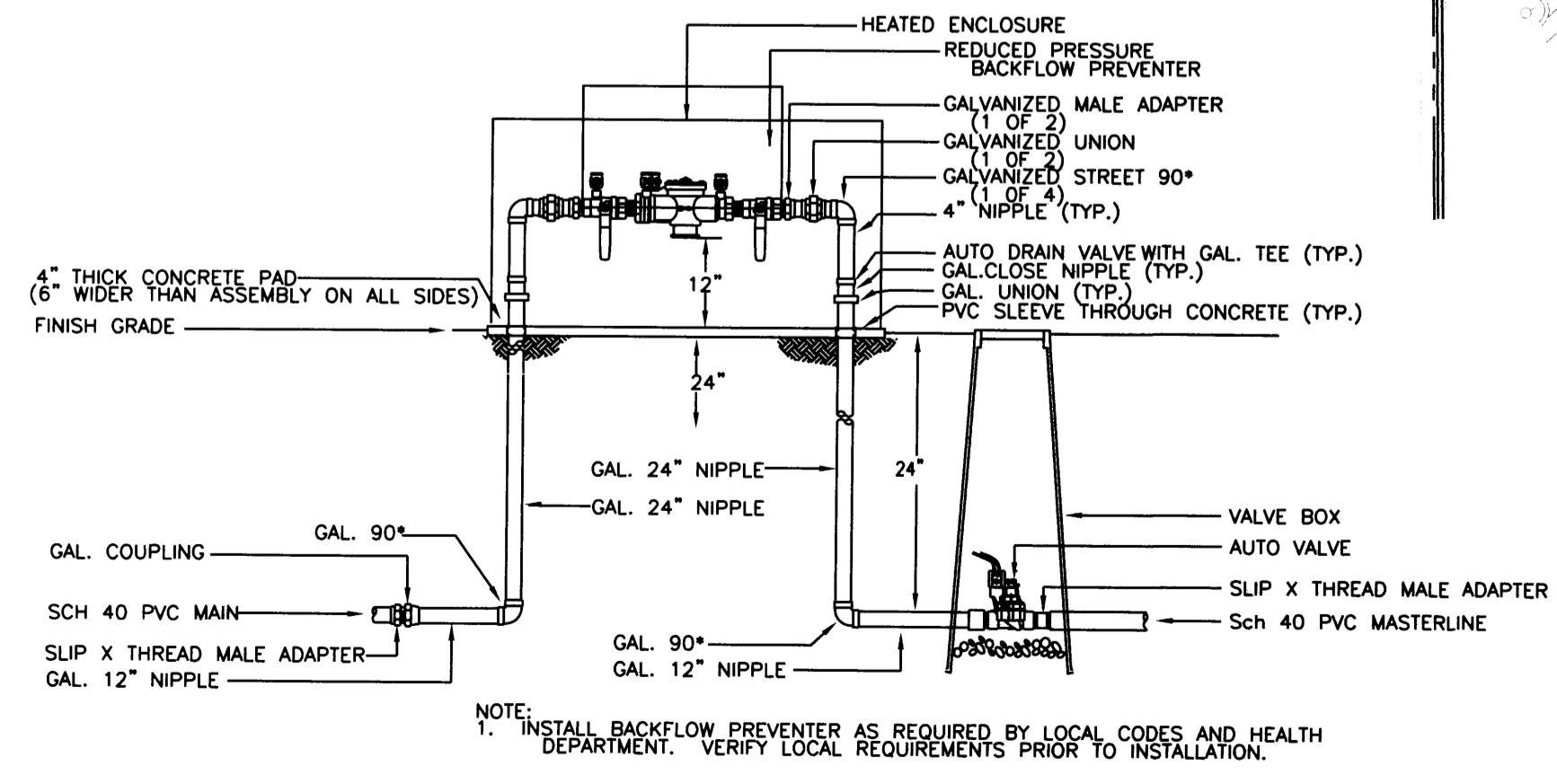
A201

PLANT LEGEND

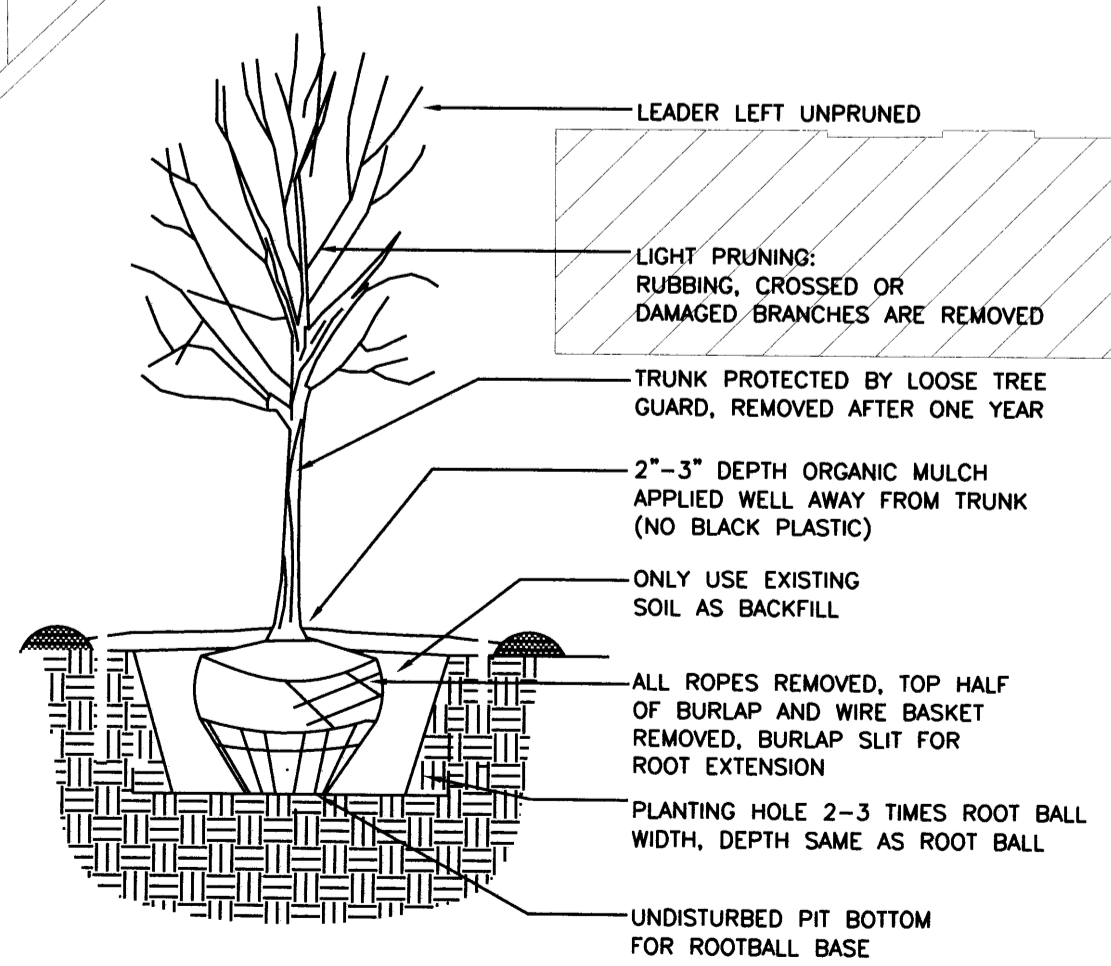
Qty.	Symbol	Scientific Name Common Name	Installed Size	Mature Height/Spread	Landscape Coverage	Water Use	Drip Emitters Per Plant (see note)
4	⊗	Chilopsis linearis Desert Willow	2" B&B	20'/25'		Low +	4-2 gph
8	⊙	Robinia 'Idaho' Locust	2" B&B	40'/30'		Medium	6-2 gph
3	⊙	Pinus nigra Austrian Pine	2" B&B	35'/25'		Medium	6-2 gph
3	⊗	Vitex agnus-castus Chaste Tree	2" B&B	20'/20'		Medium	6-2 gph
2	⊗	Cedrus atlantica glauca Weeping Blue Atlas Cedar	15-Gal	5/8'		Medium+	6-2 gph
Shrubs/Groundcovers							
5	●	Origanum Oregano	1-Gal	1/3'	10 sf=50 sf	Medium	2-2 gph
39	⊗	Caryopteris clandonensis Blue Mist	1-Gal	3/3'	32 sf=1216 sf	Medium	2-2 gph
39	⊗	Elaeagnus pungens Silverberry	5-Gal	10'/10'	50 sf=1950 sf	Medium	2-2 gph
8	⊙	Cotoneaster buxifolius Gray Cotoneaster	5-Gal	2/9'	18 sf=144 sf	Medium	2-2 gph
16	⊙	Ericameria nauseosus Chamisa	1-Gal	5/5'	32 sf=512 sf	Low	2-1 gph
9	⊙	Fallugia paradoxa Apache Plume	5-Gal	6/7'	25 sf=225 sf	Low	2-1 gph
6	⊗	Hesperaloe parviflora Red Yucca	5-Gal	3/4'	15 sf=90 sf	Low+	2-1 gph
12	⊙	Juniperus horizontalis Blue Chip Juniper	5-Gal	1/8'	50 sf=600 sf	Low +	2-1 gph
6	⊙	Gaura Gaura	1-Gal	4/4'	20 sf=120 sf	Medium	2-2 gph
3	⊙	Pinus mugo Mugo Pine	5-Gal	4/4'	30 sf=90 sf	Medium	2-2 gph
20	⊗	Rhaphiolepis indica India Hawthorn	5-Gal	3/4'	30 sf=600 sf	Medium	2-2 gph
6	⊗	Rosmarinus officinalis Rosemary	5-Gal	6/6'	30 sf=180 sf	Low	2-1 gph
10	⊙	Sedum spectabile Stonecrop	1-Gal	2/2'	25 sf=250 sf	Low	2-1 gph
Ornamental Grasses							
18	✱	Muhlenbergia rigens Deer Grass	1-Gal	4/4'	20 sf=360 sf	Medium	2-2 gph

Total landscape coverage=6,387 sf

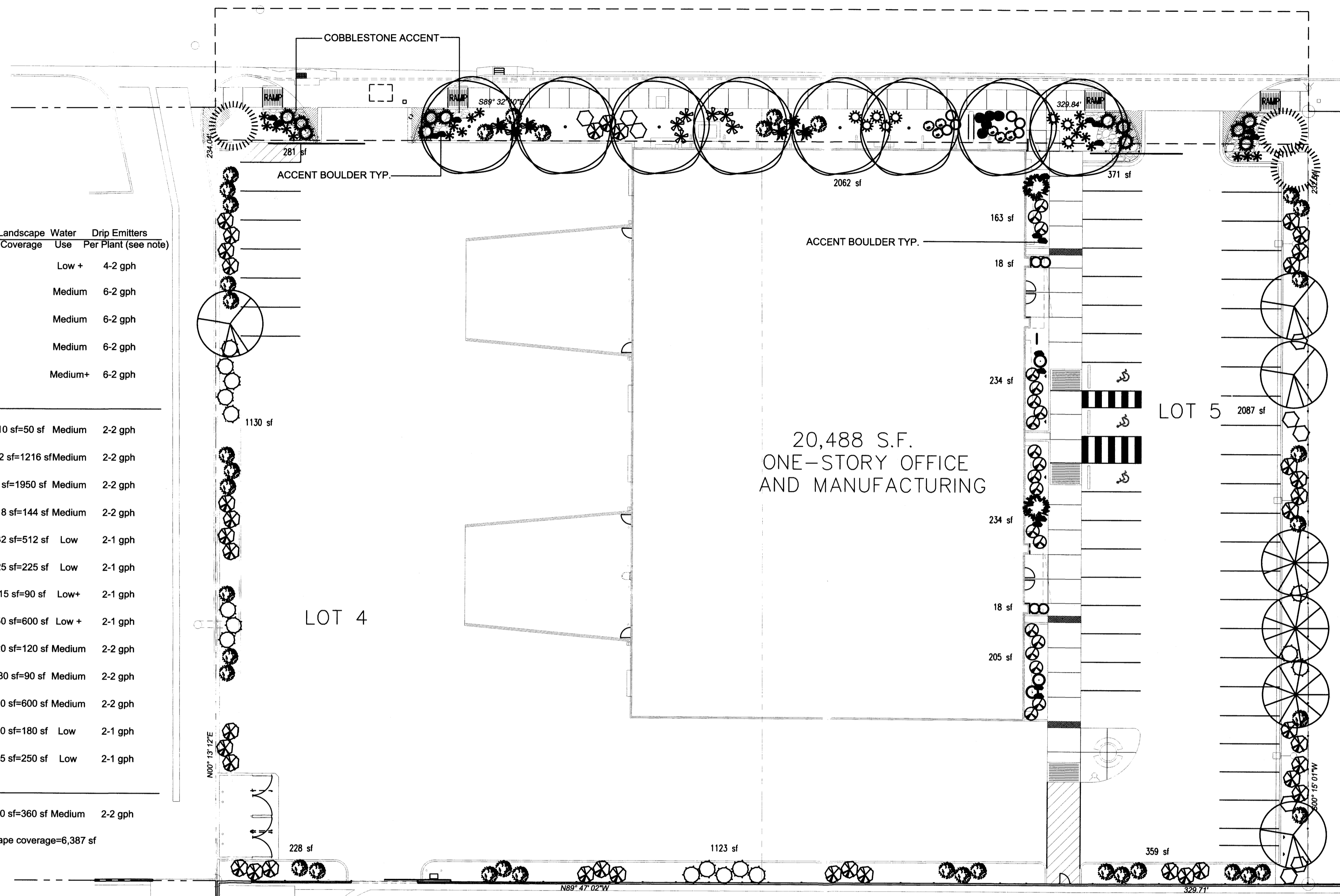
NOTE
DRIP SYSTEM RUN CYCLES:
ESTABLISHMENT AND SUMMER:
1 HOUR/4 DAYS A WEEK
SPRING:
1 HOUR/2-3 DAYS A WEEK
FALL:
1 HOUR/2-3 DAYS A WEEK
WINTER:
1 HOUR/2 DAYS PER MONTH



RP BACKFLOW/MASTER VALVE DETAIL
PER COA



TREE PLANTING DETAIL
PER COA FORESTER



LANDSCAPE DATA

GROSS LOT AREA	76,945 SF
LESS BUILDING(S)	20,488 SF
NET LOT AREA	56,457 SF
REQUIRED LANDSCAPE	
15% OF NET LOT AREA	8,513 SF
PROPOSED LANDSCAPE	8,513 SF
PERCENT OF NET LOT AREA	15 %

HIGH WATER USE TURF
NONE PROPOSED

REQUIRED STREET TREES
PROVIDED AT 20'/30' O.C. SPACING STREET 10
REQUIRED PARKING LOT TREES
PROVIDED AT 1 PER 10 SPACES (47 SPACES/10) 5

TOTAL REQUIRED TREES 15
TOTAL PROPOSED TREES (2" CAL.) 18

REQUIRED LANDSCAPE COVERAGE
75% LIVE VEGETATIVE MATERIAL
(8,513 SF x 75%) 6,384 SF MIN.
PROVIDED LANDSCAPE COVERAGE 6,387 SF (75%)

NOTE

MAINTENANCE OF LANDSCAPE AND IRRIGATION IS THE RESPONSIBILITY OF THE OWNER
PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM SUPPLIED BY EXTENDING EXISTING DRIP IRRIGATION SYSTEM AND PROTECTED WITH REDUCED PRESSURE BACKFLOW PREVENTER (WILKINS MODEL 975) 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 AND POLLEN ORDINANCE

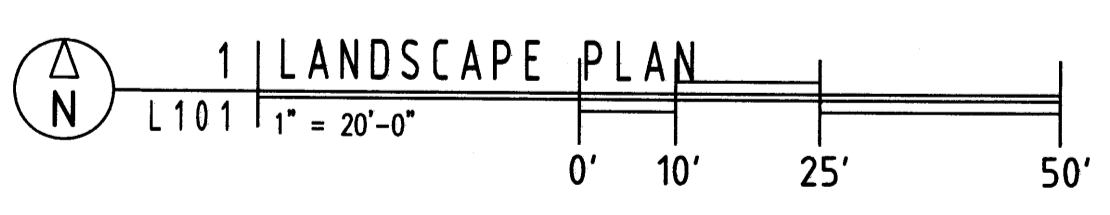
THIS PLAN SHALL PROVIDE AT MINIMUM
75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY

LANDSCAPE AREAS TO BE MULCHED WITH 3/4" SANTA ANA TAN GRAVEL MULCH AT 3" 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 100' FROM A TREE.



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LANDSCAPE PLAN

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date:
10/20/10
sheet:
L101

GENERAL NOTES:

A. ALL UTILITY TRENCHES TO BE COMPACTED TO 95% MINIMUM.

KEYED NOTES:

- W1. CONNECT TO NEW 1" WATER METER/SERVICE.
- W2. CONNECT TO 6" WATER LINE STUBBED INTO LOT FOR BUILDING FIRE PROTECTION SYSTEM.
- W3. 1 1/4" WIRSBO/AQUAPIX.
- W4. FIRE PROTECTION LINE SIZED AS NOTED ON PLAN.
- W5. 6" 45° ELBOW. (NOT USED.)
- W6. INSTALL A NEW PRIVATE FIRE HYDRANT.
- W7. INSTALL NEW PUBLIC FIRE HYDRANT PER COA STANDARDS.
- W8. EXISTING PUBLIC FIRE HYDRANT.
- W9. 6" VALVE WITH BOX.
- W10. 8" VALVE WITH BOX.
- W11. 6" STUB 1" A.F.F. FOR FIRE SPRINKLERS 2" INSIDE OF BOTH WALLS.
- W12. INSTALL REDUCED PRESSURE BACKFLOW PREVENTER (WATTS #909 O.A.E.) @ POTABLE WATER SERVICE WITH A 3" DRAIN TO OUTSIDE.
- W13. 1 1/4" X 1 1/4" X 1" TEE. TERMINATE SPRINKLER STUB WITH A 1" FIP ADP. PUGGED. LANDSCAPE CONTRACTOR TO INSTALL A VACUUM BREAKER ON IRRIGATION LINE. WATTS SERIES 188A.
- W14. 8" X 6" X 6" TEE WITH 6" STUB TO FIRE HYDRANT.
- W15. NOT USED.
- W16. NOT USED.
- W17. NOT USED.
- S1. 4" 2-WAY SANITARY CLEANOUT.
- S2. CONNECT TO 4" SANITARY SEWER STUBBED INTO SITE.
- S3. 4" 1-WAY CLEANOUT.
- G1. GAS METERS. FOUR (4) METERS TOTAL.
- RD1. ROUTE 4" ROOF DRAIN AND OVERFLOW TO SIDEWALK CULVERT, TYPICAL AT 3 LOCATIONS. REFER TO ARCHITECTURAL.

REVISIONS:

SCALE:
SEE PLAN

PLAN DATE:
OCT 11, 2010

FILENAME:
U100-SITE

DRAWN BY:
L. KUENN

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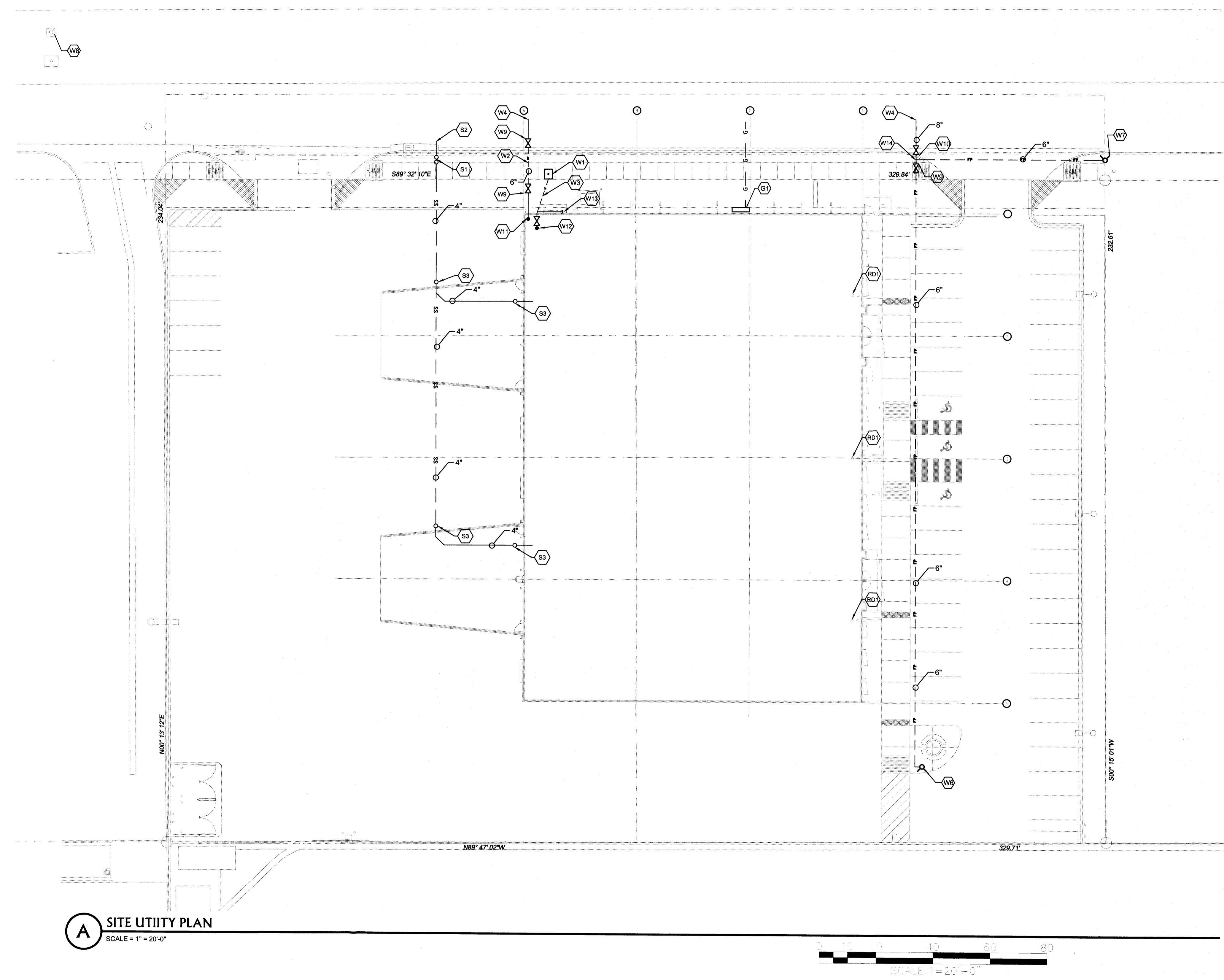
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ALBUQUERQUE, NM 87113

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PRELIMINARY SET

SITE UTILITY PLAN



A SITE UTILITY PLAN
SCALE = 1" = 20'-0"

