

**DEKKER  
PERICH  
SABATINI**

7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

PROJECT

SITE PLAN FOR SUBDIVISION  
4920 Wilshire Ave. NE  
ALBUQUERQUE NM

100222

**GENERAL NOTES**

- A. NORTH I-25 SECTOR PLAN WILL ACT AS DESIGN STANDARD.
- B. BUILDING FOOTPRINT AND PARKING SHOWN ARE CONCEPTUAL. FINAL CONFIGURATION WILL BE THROUGH A FUTURE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT SUBMITTAL.

**KEYED NOTES**

- 1. EXISTING PROPERTY LINE
- 2. PROPOSED PROPERTY LINE

**SITE DATA**

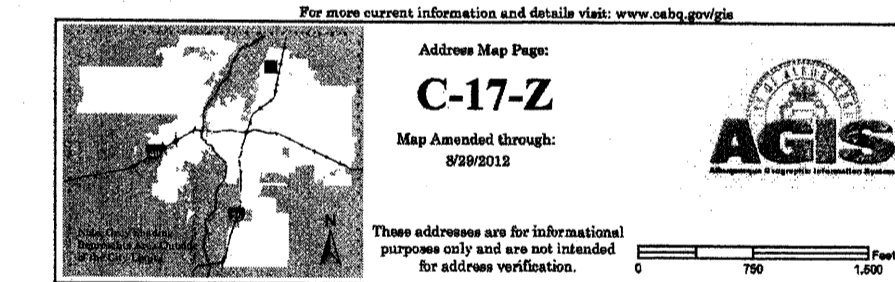
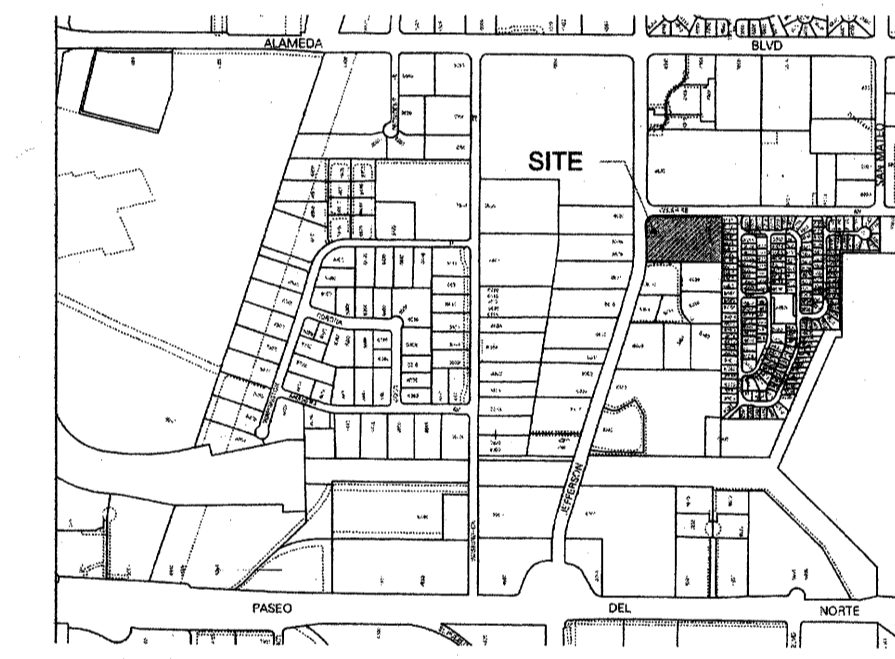
**LEGAL DESCRIPTION:**  
THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING AND COMPRISING ALL OF LOT NUMBERED FIFTEEN (15) OF LOOP INDUSTRIAL DISTRICT UNIT V AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "LOTS 1 THROUGH 15, UNIT V, LOOP INDUSTRIAL DISTRICT", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 26, 1981 IN VOLUME C18, FOLIO 171.

SAID PARCEL CONTAINS 3.3597 ACRES, MORE OR LESS.

ZONE:  
SU-2 FOR M-1

**SITE PLAN LEGEND**

- PEDESTRIAN INGRESS/EGRESS
- VEHICULAR INGRESS/EGRESS
- PROPERTY LINE EXISTING AS NOTED
- PROPERTY LINE PROPOSED AS NOTED



**VICINITY MAP**  
Zone Atlas Map C-17-Z 1" = 20'-0"

FORMER PROJECT NUMBER:

PROJECT NUMBER: 1010 222

APPLICATION NUMBER: 14DRB-70309

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.

**SITE DEVELOPMENT PLAN APPROVAL:**

	10-01-14
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
	10-1-14
PARKS AND RECREATION DEPARTMENT	DATE
	10-1-14
CITY ENGINEER	DATE
	DATE
SOLID WASTE MANAGEMENT	DATE
	11-14-14
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

**REVISIONS**

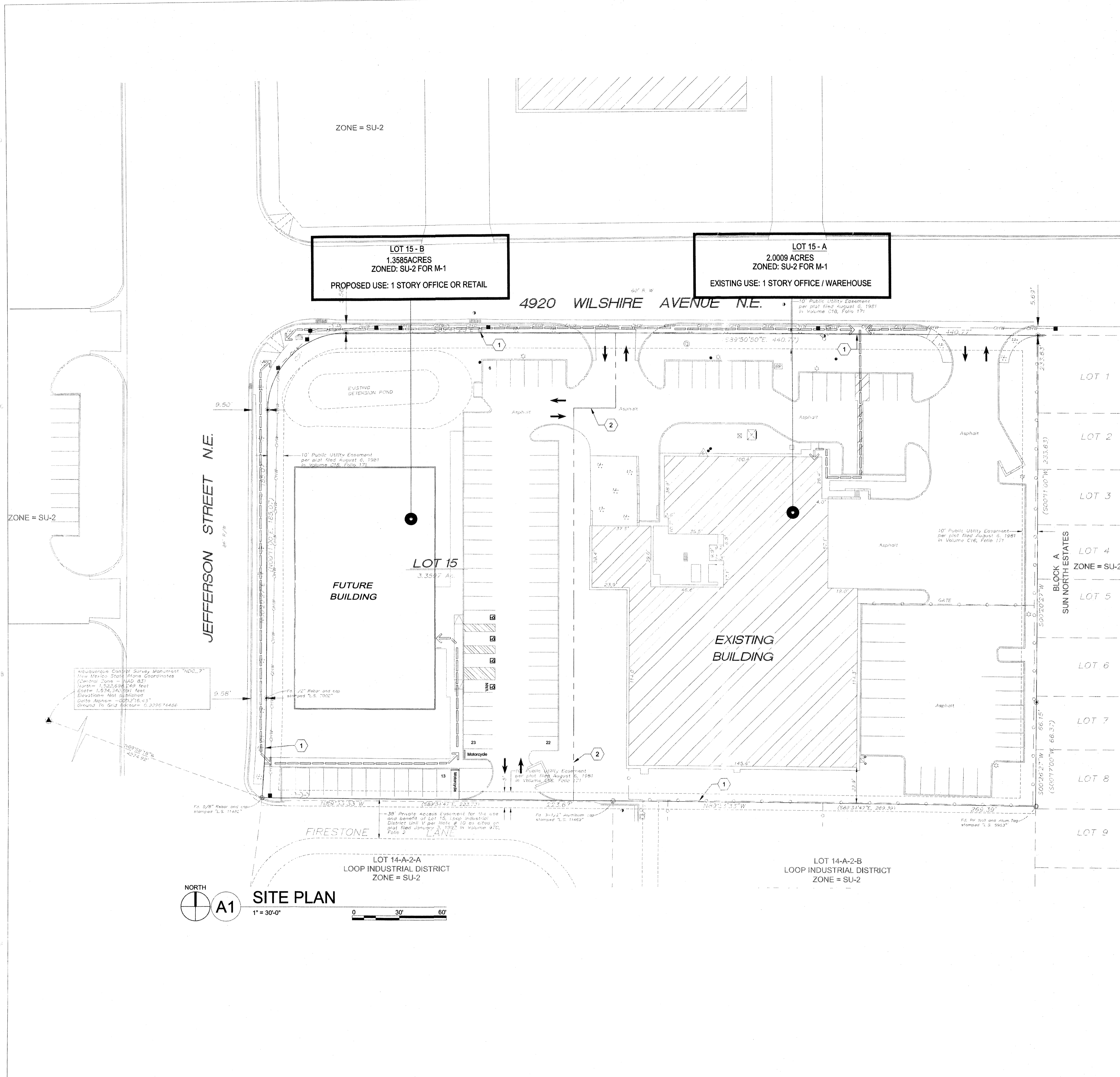
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- △
- △
- △

DRAWN BY	MRM
REVIEWED BY	CG
DATE	9/01/2014
PROJECT NO.	14-0075
DRAWING NAME	

**SITE DEVELOPMENT  
PLAN FOR  
SUBDIVISION**

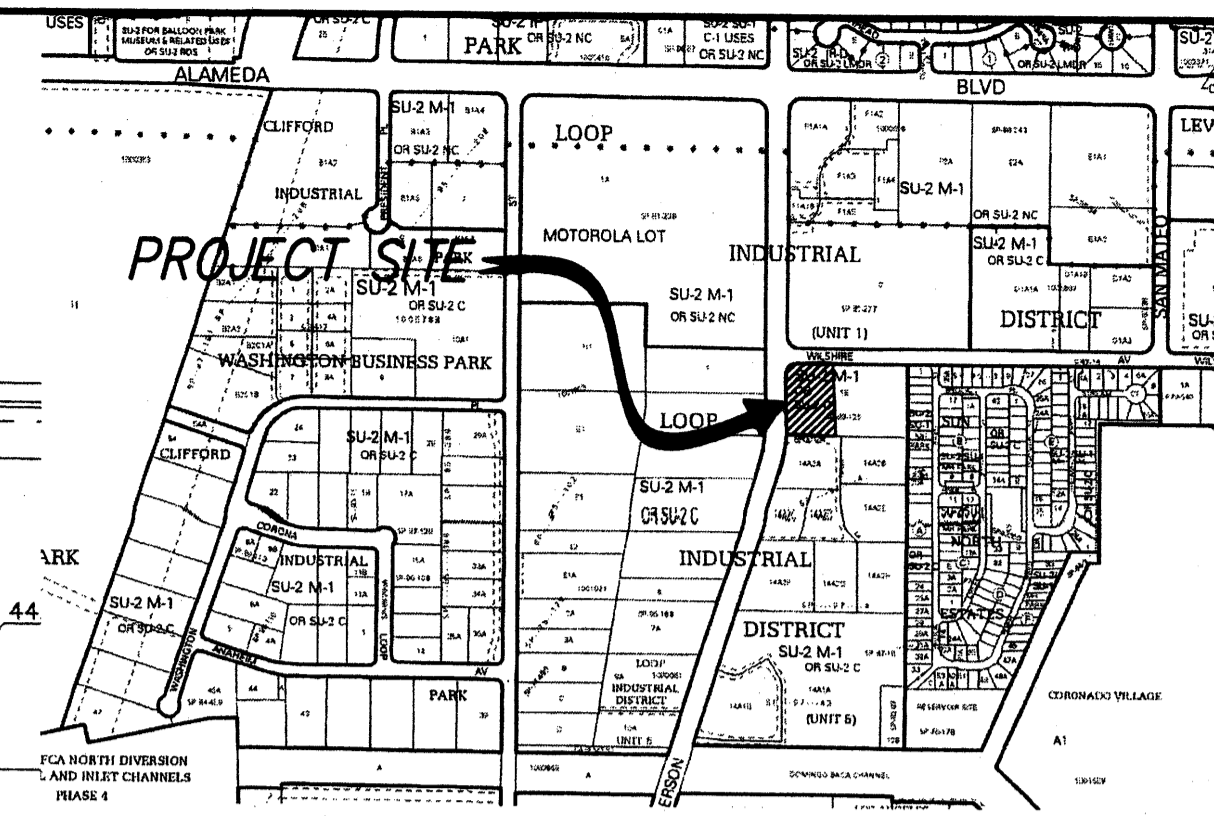
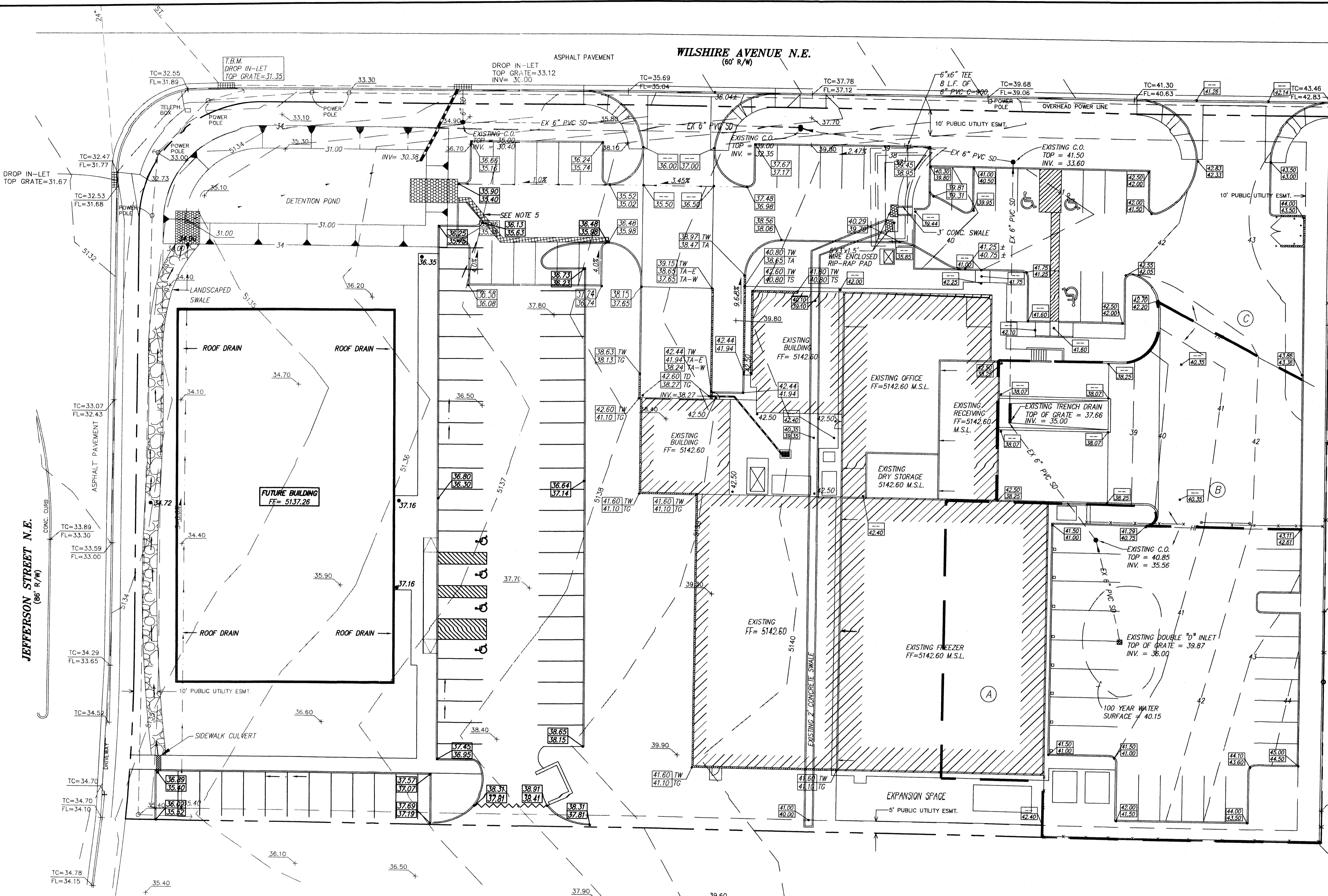
SHEET NO.

**AS-101**



**SITE PLAN**  
1" = 30'-0"  
0 30' 60'





VICINITY MAP

- LEGEND**
- — — — — PROPERTY LINE
  - - - - - EXISTING CONTOUR
  - + 2050 EXISTING SPOT ELEVATION
  - EXISTING FLOW ARROW, (TYP)
  - TC 42.50  
FL 42.00 EXISTING SPOT ELEVATION
  - EXISTING BASIN BOUNDARY
  - (A) EXISTING DRAINAGE BASIN DESIGNATION
  - 00.00  
00.00 PROPOSED TOP OF CURB ELEVATION  
PROPOSED FLOW LINE ELEVATION
  - 00.00 TW  
00.00 TG PROPOSED TOP OF WALL ELEVATION  
PROPOSED TOP OF GROUND ELEVATION
  - 00.00 TD  
00.00 TS PROPOSED TOP OF DOCK ELEVATION  
PROPOSED TOP OF SIDEWALK ELEVATION
  - 00.00 PROPOSED SPOT ELEVATION
  - 1.0% PROPOSED FLOW
  - PROPOSED INLET
  - PROPOSED STORM DRAIN PIPE
  - PROPOSED SWALE
  - ▲ PROPOSED 3:1 SLOPE
  - PROPOSED WALL/STEM WALL

**DRAINAGE CALCULATIONS**

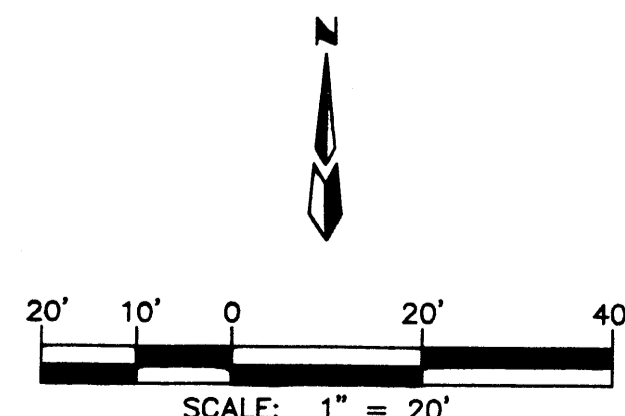
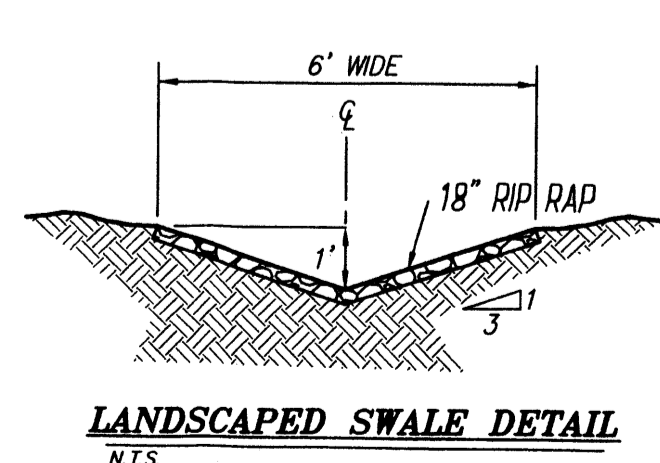
THE INTENT OF THIS PLAN IS TO DETAIN THE 100 YEAR - 24 HOUR STORM.

LAND TREATMENT B = 32%  
 LAND TREATMENT D = 68%  
 P(100YR - 24HR) = 2.79 IN.  
 $Q_{max} = 5.44$  cfs  
 $V_{0.05} = 12,084$  cf

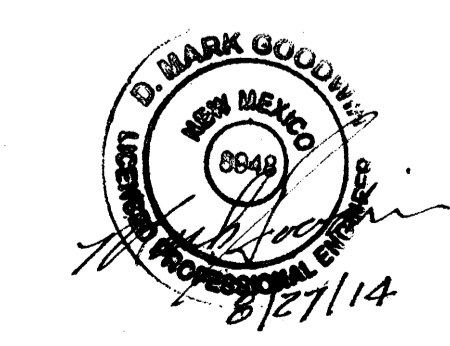
FIRST FLUSH VOL. = 1,148 OF LOWER POND BOTTOM 0.40"

THIS SITE IS NOT IN THE 100 YEAR FLOOD PLAIN. THERE ARE OFF-SITE FLOWS THAT ENTER THIS SITE FROM THE PROPERTY TO THE EAST. THE FLOW FOR THIS SITE PRIOR TO ANY DEVELOPMENT IS 4.36 cfs. THE FLOW FOR THIS SITE AFTER THIS THIRD PHASE OF DEVELOPMENT IS 5.56 cfs.

THE DETENTION POND IS DESIGNED TO RELEASE LESS THAN THE PRE-DEVELOPMENT RATE (5.56 cfs). THE ACTUAL MAXIMUM RATE OF RELEASE IS 5.45 cfs. THE NECESSARY VOLUME OF THE POND IS 0.2774 ac-ft. THE ACTUAL VOLUME OF THE POND IS 0.2916 ac-ft. THE MAXIMUM WATER SURFACE ELEVATION IS 33.80 ft.



- NOTES:**
1. ALL CONCRETE TO BE 3000 PSI @ 28 DAYS.
  2. SEE ARCHITECTURAL SITE PLAN FOR TRUE DIMENSIONS.
  3. CITY OF ALBUQUERQUE STANDARD DETAILS SHALL BE USED WHEN APPLICABLE.
  4. OFFSITE FLOWS ENTER THE PROPERTY FROM PAST PHASES.
  5. MATCH EXISTING PAVEMENT WITH NEW PAVEMENT.



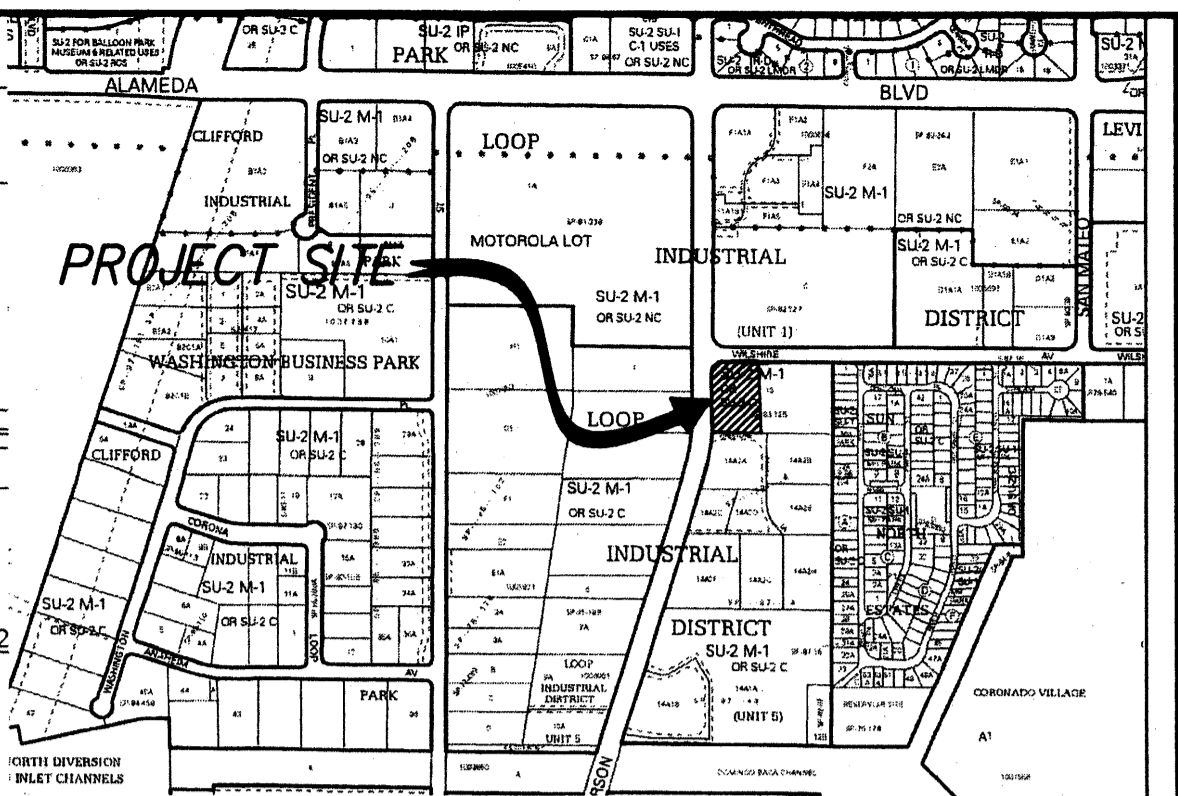
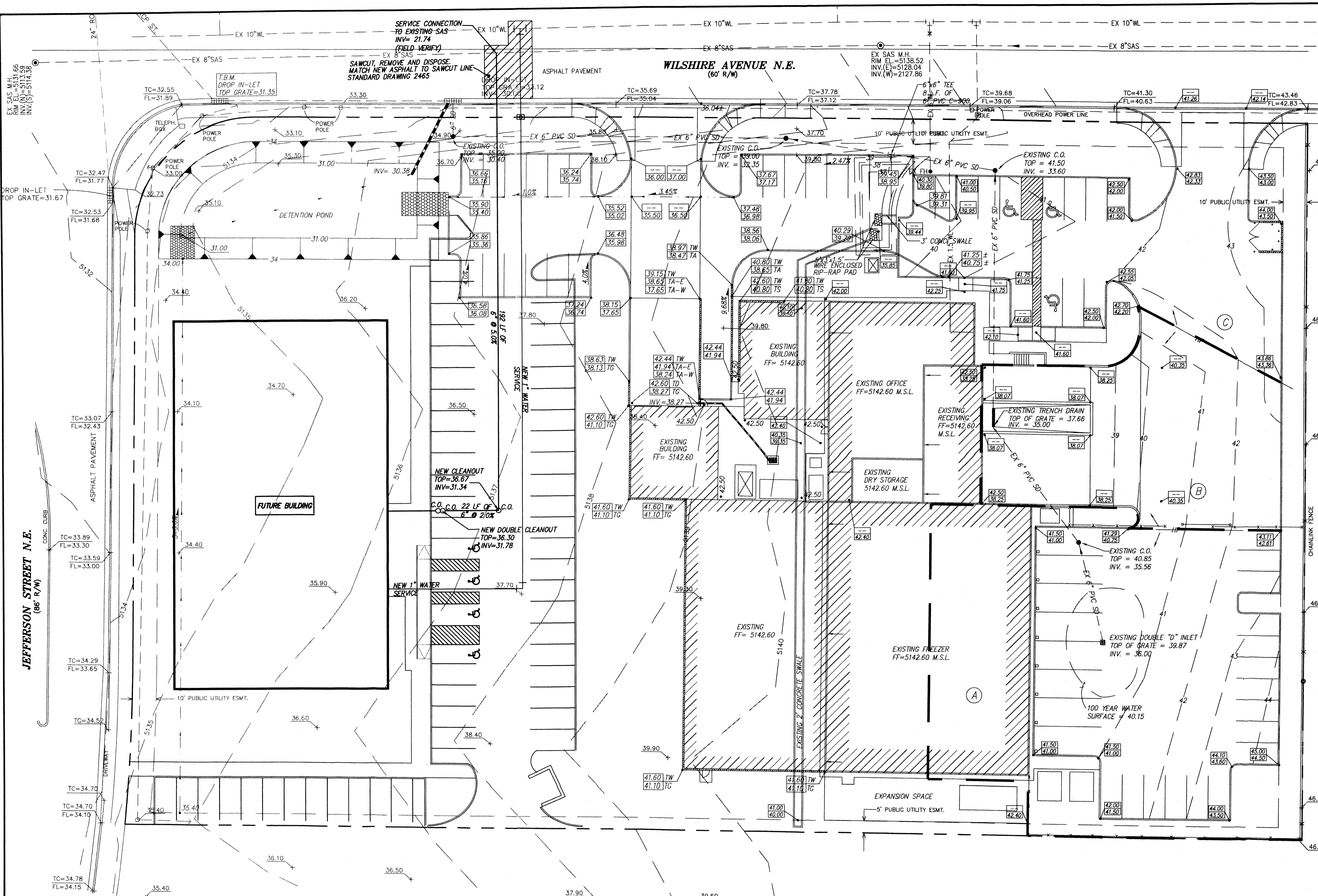
**HELLER DISTRIBUTION-PHASE 3**

**CONCEPTUAL GRADING & DRAINAGE PLAN**

**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505)828-2200, FAX (505)797-9539

Designed: DMG	Drawn: MJS	Checked: DMG	Sheet of 2
Scale: 1" = 20'	Date: 8/22/14	Job: A14032	





VICINITY MAP

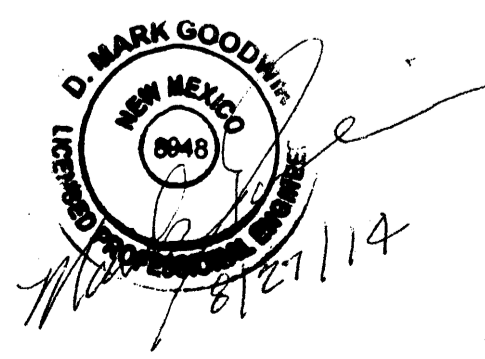
LEGEND

- — — — — PROPERTY LINE
- - - - - EXISTING CONTOUR
- + 2050 EXISTING SPOT ELEVATION
- EXISTING FLOW ARROW, (TYP)
- TC=40.50  
FL=40.00 EXISTING SPOT ELEVATION
- — — — — EXISTING BASIN BOUNDARY
- (A) EXISTING DRAINAGE BASIN DESIGNATION
- 00.00  
00.00 PROPOSED TOP OF CURB ELEVATION  
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- 1.0% PROPOSED FLOW
- PROPOSED INLET
- — — — — PROPOSED STORM DRAIN PIPE
- — — — — PROPOSED SWALE
- ▶ PROPOSED 3:1 SLOPE
- — — — — PROPOSED WALL/SYSTEM WALL
- NEW SANITARY SEWER LINE
- NEW SANITARY SEWER MANHOLE
- C.O. NEW SAS CLEANOUT
- C.C.O. NEW SAS DOUBLE CLEANOUT
- NEW WATER METER
- — — — — NEW WATER LINE

JEFFERSON STREET N.E. (86' R/W)

WILSHIRE AVENUE N.E. (60' R/W)

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HELLER DISTRIBUTION-PHASE 3  
CONCEPTUAL  
UTILITY PLAN

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Scale: 1" = 20' Date: 8/22/14 Job: A14032

