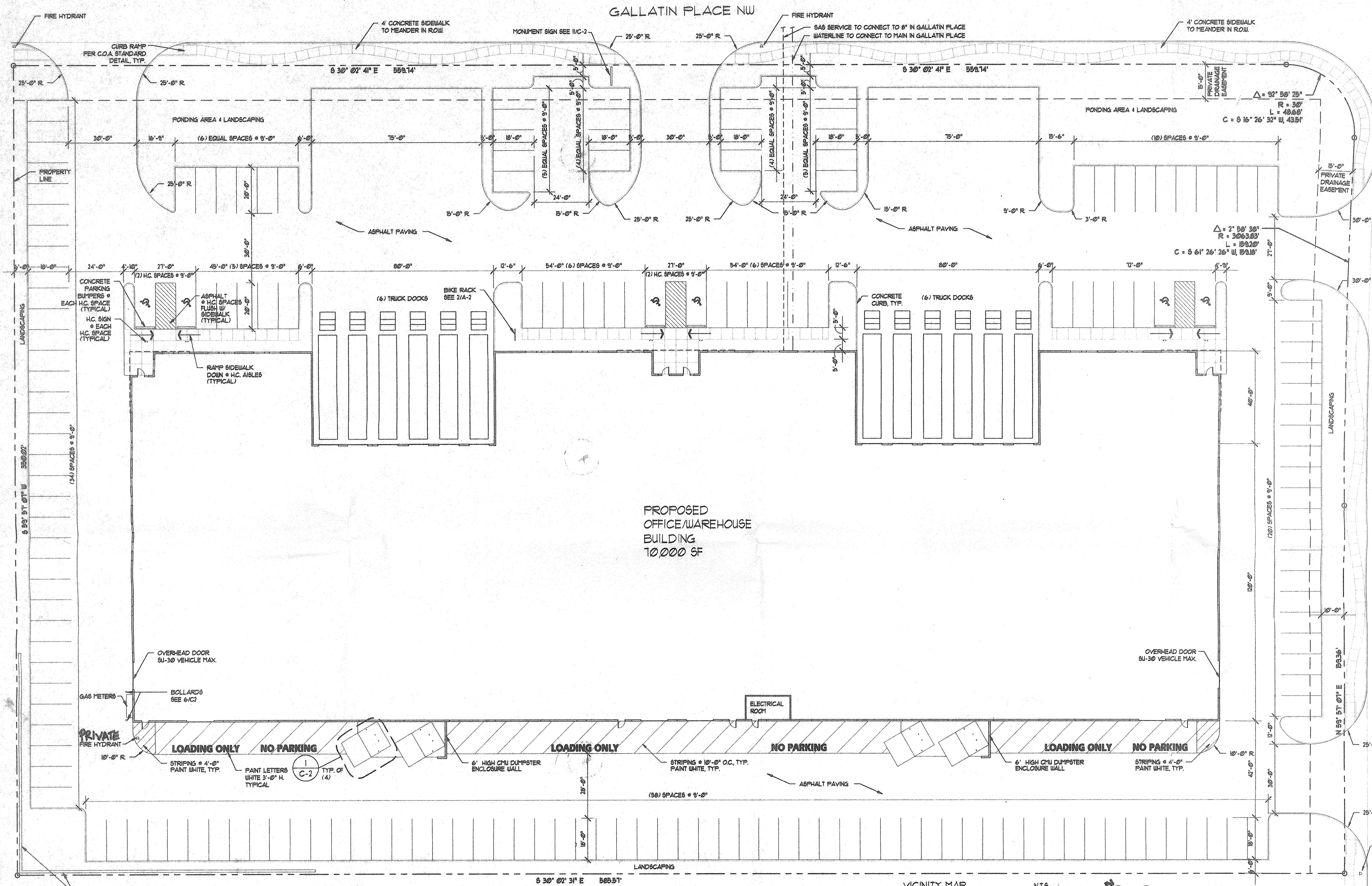


DRB-97-183



SIGNATURE BLOCK	
I CERTIFY THAT THIS PLAN IS CONSISTENT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY ENVIRONMENTAL PLANNING COMMISSION ON	
<i>Kevin L. Davis</i>	10-14-97
PLANNING DIRECTOR	DATE
<i>Richard Davis</i>	5-20-97
TRAFFIC ENGINEER	DATE
<i>Paul J. Jorgensen</i>	10-9-97
AMAPCA	DATE
<i>Therese L. Hargis</i>	5-20-97
PARKS & GENERAL SERVICES	DATE
<i>Paul J. Jorgensen</i>	10-9-97
CITY ENGINEER	DATE
<i>John M. Hargis II</i>	5-20-97
WATER RESOURCES	DATE
NIA	
NEW MEXICO UTILITIES	DATE

JLS  
**ARCHITECTS**  
 414 2nd Street SW  
 Albuquerque, NM 87102 (505) 246-0810

**MERIDIAN BUSINESS PARK**

LOT 6 OFFICE/WAREHOUSE

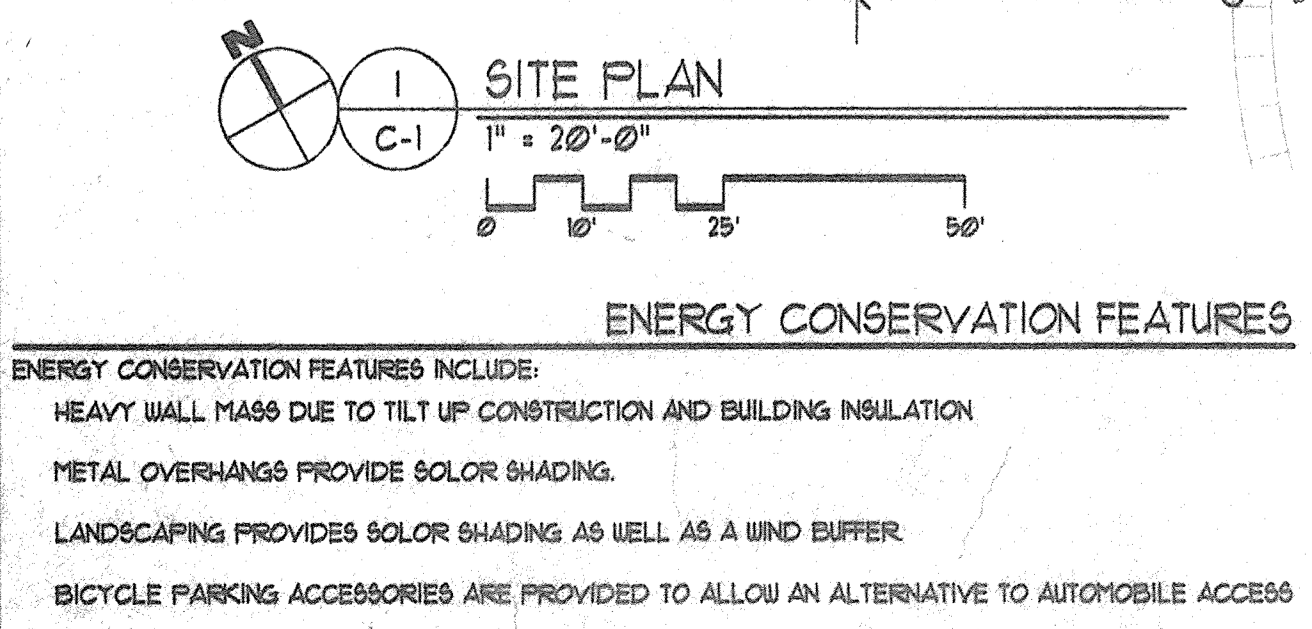
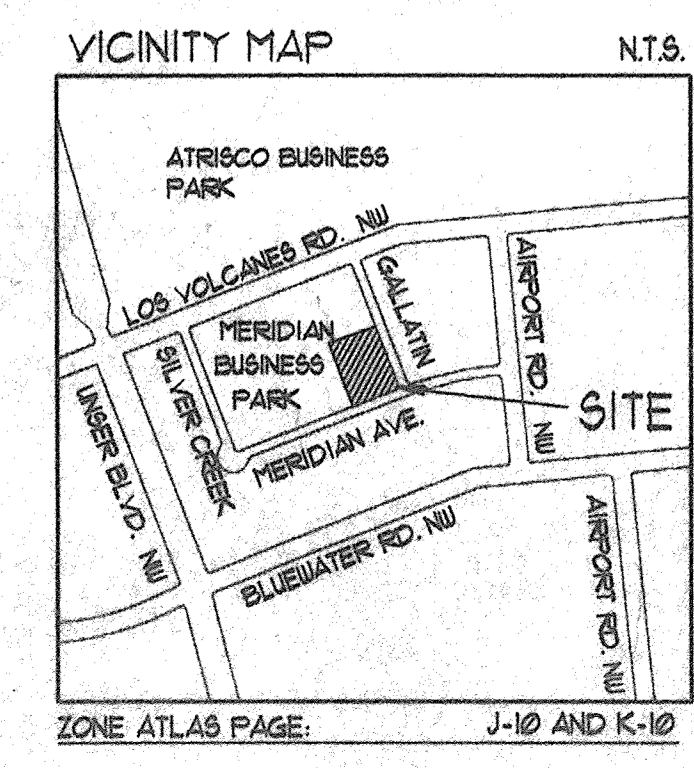
**BRUNACINI**  
 Investment & Development

NOTE:  
 CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL WORK CONTAINED IN CITY OF ALBUQUERQUE WORK ORDER NO. 55918 HAS BEEN COMPLETED.

SITE PLAN

PROJECT DATA

REQUIRED PARKING: 12,000/1,200 sq. SPACE (OFFICE) = 64 SPACES	APPLICABLE CODE: 1991 UBC	LOCATION AND LEGAL DESCRIPTION: LOT 6, MERIDIAN BUSINESS PARK ALBUQUERQUE, NM
REQUIRED PARKING: 51,200/1,200 sq. SPACE (WAREHOUSE) = 29 SPACES	OCCUPANCY GROUP: B-2	OWNER: GEORGE C. BRUNACINI MERIDIAN REALTY P.O. BOX 6363 ALBUQUERQUE, NM 87191
REQUIRED PARKING (TOTAL): 93 SPACES	CONSTRUCTION TYPE: II N SPRINKLED	ARCHITECT: JLS ARCHITECTS 414 2ND STREET SW ALBUQUERQUE, NM 87102
PARKING PROVIDED: 114 SPACES	SEISMIC ZONE: 2B	CURRENT ZONING: IP
REQUIRED H.C. PARKING: 4 SPACES	TOTAL LOT AREA: 205,126 SQ. FT.	
H.C. PARKING PROVIDED: 6 SPACES	BUILDING AREA: (GROSS) 10,000 SQ. FT.	
BICYCLE PARKING PROVIDED: 5 SPACES	ASPHALT PAVED AREA: 96,200 SQ. FT.	
	LANDSCAPE TO PARKING AREA RATIO: 1 TO 25	



ENERGY CONSERVATION FEATURES INCLUDE:  
 HEAVY WALL MASS DUE TO TILT UP CONSTRUCTION AND BUILDING INSULATION  
 METAL OVERHANGS PROVIDE SOLAR SHADING.  
 LANDSCAPING PROVIDES SOLAR SHADING AS WELL AS A WIND BUFFER.  
 BICYCLE PARKING ACCESSORIES ARE PROVIDED TO ALLOW AN ALTERNATIVE TO AUTOMOBILE ACCESS

ARCHITECT: JLS ARCHITECTS  
 ENGINEER: [Signature]  
 DATE: 5-15-97  
 SHEET: C-1 of 4

DRB-97-183

**LOT 6  
MERIDIAN BUSINESS PARK  
GRADING AND DRAINAGE PLAN  
SITE DEVELOPMENT**

**VICINITY MAP** J-10-Z **FIRM MAP** **PLATE 37**

SCALE: 1" = 800'      SCALE: 1" = 1000'

**LEGAL DESCRIPTION**

LOT 6, MERIDIAN BUSINESS PARK

**ADDRESS**

531 GALLATIN PLACE N.W.

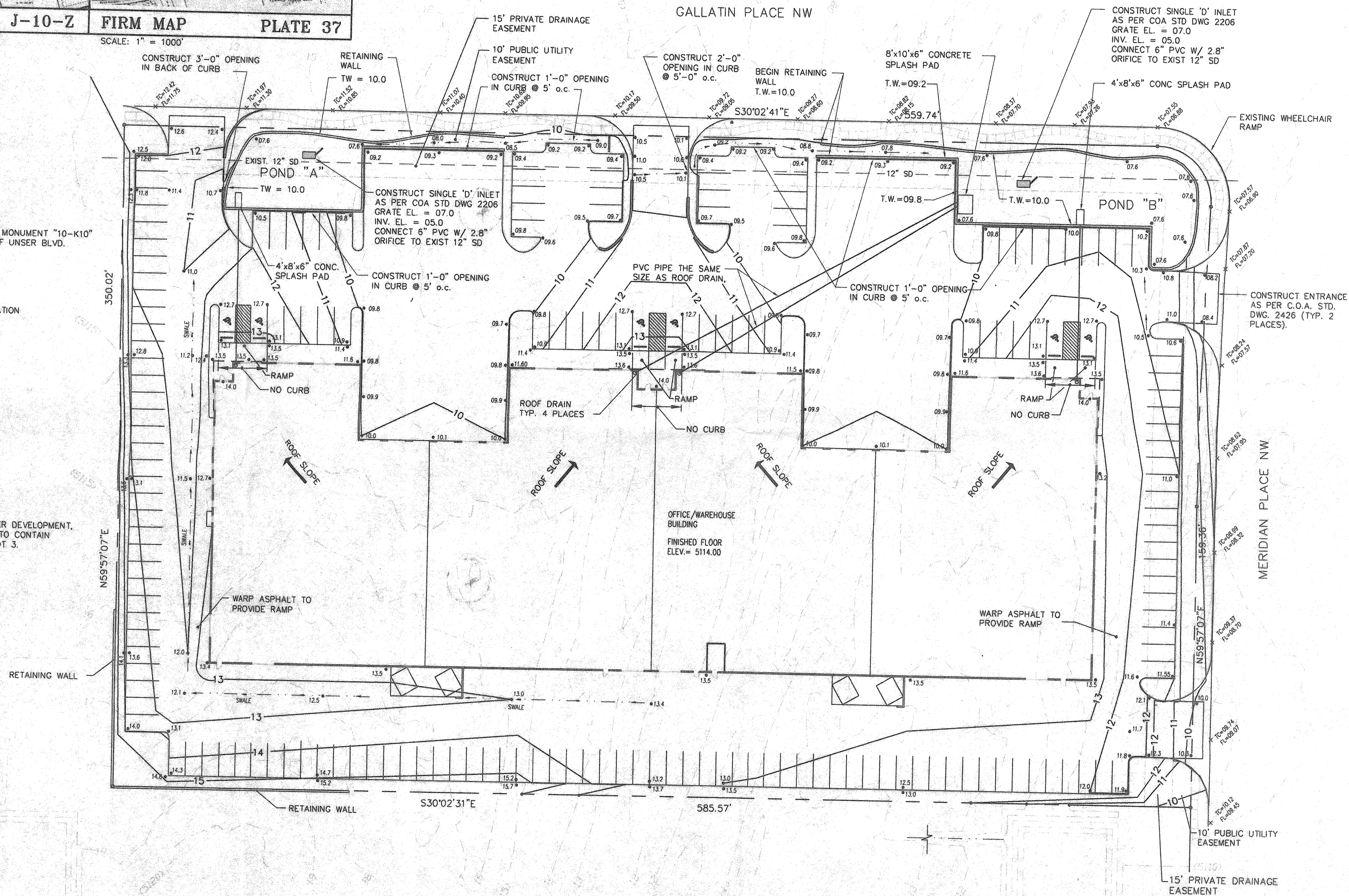
**BENCHMARK**

ALBUQUERQUE CONTROL SURVEY MONUMENT "10-K10" LOCATED AT THE S.E. CORNER OF UNSER BLVD. AND LOS VOLCANES ROAD N.W. ELEVATION = 5142.79 (SLD 1929)

**LEGEND**

- EXISTING SPOT ELEVATION
- 62.50 NEW SPOT ELEVATION
- EXISTING CONTOUR
- 61 NEW CONTOUR
- SWALE
- ✓ VERIFIED ELEVATION
- 62.7 AS-BUILT ELEVATION

LOT 3 CURRENTLY UNDER DEVELOPMENT. SITE IS GRADED TO CONTAIN RUNOFF FROM LOT 3.



**DRAINAGE PLAN**  
The following items concerning the Brunocini Warehouse Grading and Drainage Plan are contained herein:

1. Vicinity Map
2. Grading Plan
3. Calculations

The proposed improvements, as shown by the Vicinity Map, are located on the west side of Gallatin Drive NW just south of Los Volcanes Road NW. The site is undeveloped. The existing land slopes from west to east at a slope of approximately 2 percent. An arroyo passes through the site, flowing from west to east. The site is technically in a flood plain. However, the Unser Diversion Channel construction is substantially complete and the purpose of that project this and other nearby sites from the flood plain.

The Master Drainage Plan for the Meridian Subdivision was prepared by Esterling and Associates, Inc. That plan established a discharge rate of 0.10 cfs per acre. The Master Drainage Plan and subsequent construction drawings indicate that temporary diversion ditches and ponds will be constructed on Lots 2, 3 and 5 which will deter runoff from upland sites from entering this site. Therefore, off site runoff will be negligible.

The Grading Plan shows 1) existing and proposed grades, indicated by spot elevations and contours at 1'0" intervals, 2) continuity between existing and proposed elevations, 3) the limit and character of existing improvements and 4) the limit and character of proposed improvements. As shown by this plan, the proposed improvements consist of a warehouse, offices, associated parking and dock areas and landscaping. The site will be graded to drain into ponds in front of the warehouse. The roof drains will be piped directly to the ponds. Inlets at the end of the roof drain lines will act to dissipate the energy of the roof drains while the ponds are filling and then allow the flow to enter the private storm drain system. An orifice in the discharge line will limit the discharge rate to 0.10 cfs per acre in accordance with the Master Drainage Plan.

The Calculations, which appear below, analyze the existing and proposed conditions for the 6 hour, 100 year rainfall event. The analysis is in accordance with the City of Albuquerque Development Process Manual, Volume II. As shown by these calculations, the rate and volume of runoff will increase. The increased runoff will be detained in ponds and released at a rate of 0.10 cfs per acre. This plan conforms with the requirements of the Master Drainage Plan.

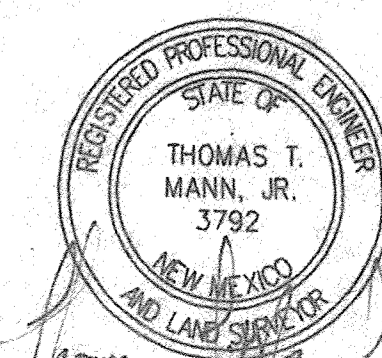
**CALCULATIONS**

Precipitation Zone = 1  
Area = 4.71 acres  
Existing Conditions  
Land Treatment A = 100%  
E = 0.44+1.00 = 0.44 inches  
V = 0.44+4.71/12 = 0.17 acre feet  
Q = 1.29+4.71 = 6.08 cfs

Developed Condition  
Land Treatment B = 14% D = 86%  
E = 0.67+0.14+1.97+0.86 = 1.79 inches  
V = 1.79+4.71/12 = 0.70 acre feet  
Q = (2.03+0.14+4.37+0.86)+4.71 = 19.04 cfs\*  
\* Discharge Rate = 0.10 cfs/acre per Master Drainage Plan  
VA = 0.29 acre feet. VB = 0.41 acre feet. VT = 0.70 acre feet.

Pond Volumes  
A = (7.1X2.4+41.0X0.4)400/43560 = 0.31 acre feet.  
B = (15.8X2.4+15.8X0.3+41.0X0.4)400/43560 = 0.54 acre feet  
Total Volume = 0.85 acre feet @ WS El. = 5110.0+0.70 acre feet  
Orifice Diameter  
Q = CA(2GH)<sup>0.5</sup> where Q = 0.47 cfs and H = 5.0'  
Dia = 2.80"

DRAWING SCALE: 1" = 30'

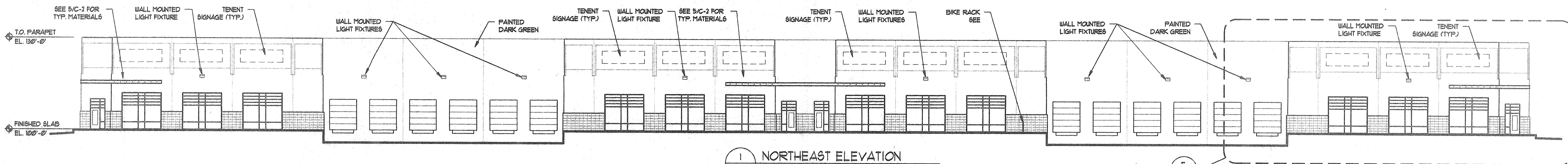


**Engineering & Surveying Associates, Inc.**  
5312 Noreen Drive NE • Albuquerque, NM 87111  
(505) 298-4551

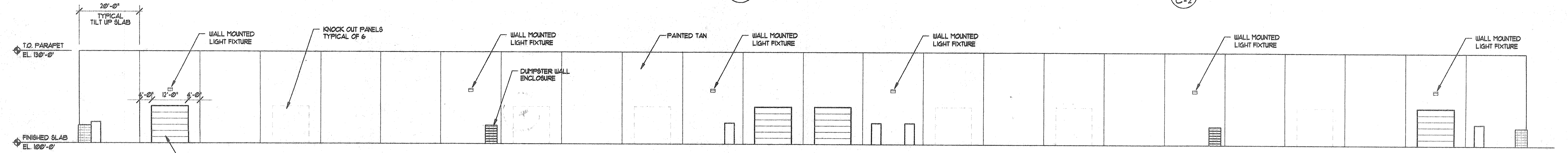
**G1**

SHEET NO.

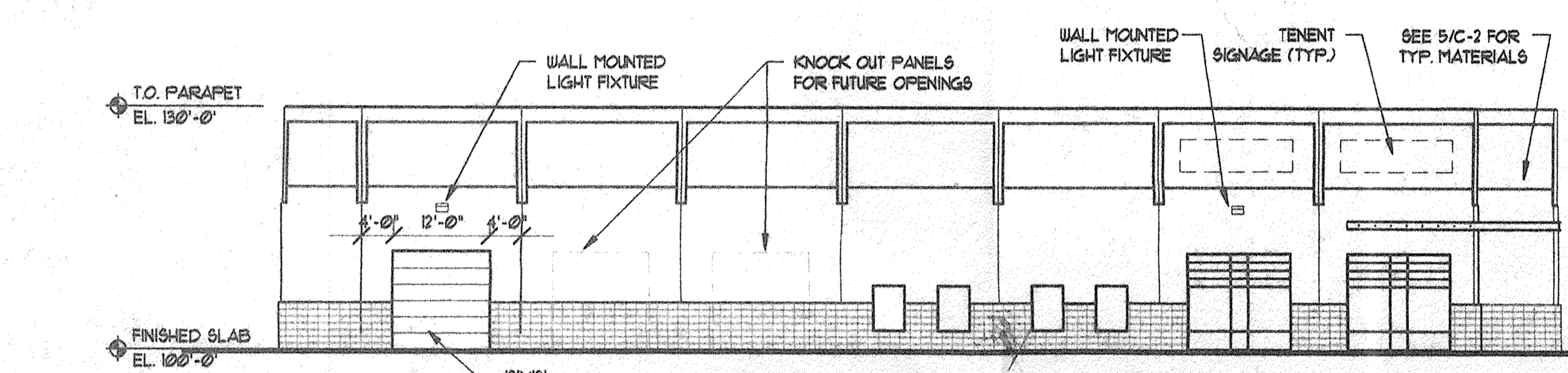
FILE: D:\V\MERIDIAN\ANG P\Jettad Mon Jun 2 12:13:02 1997  
 Plot: Lwg1 Technical Drawing Services, Inc.



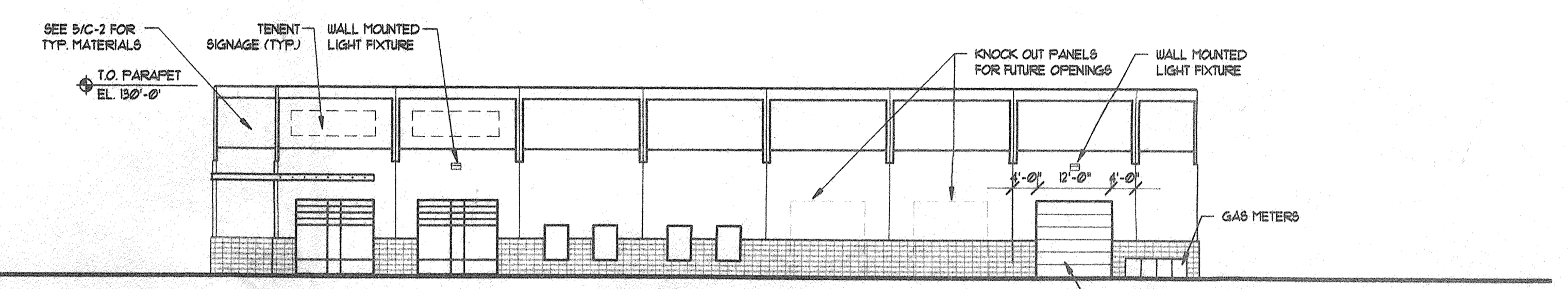
1 NORTHEAST ELEVATION  
C-2 1/16" = 1'-0"



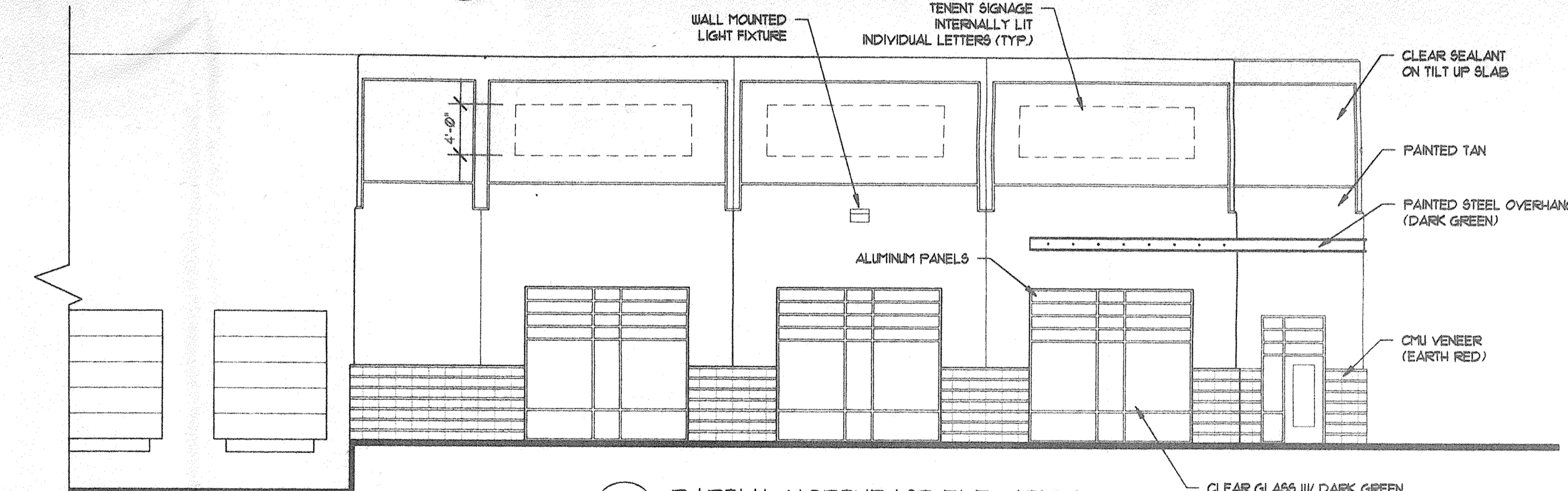
2 SOUTHWEST ELEVATION  
C-2 1/16" = 1'-0"



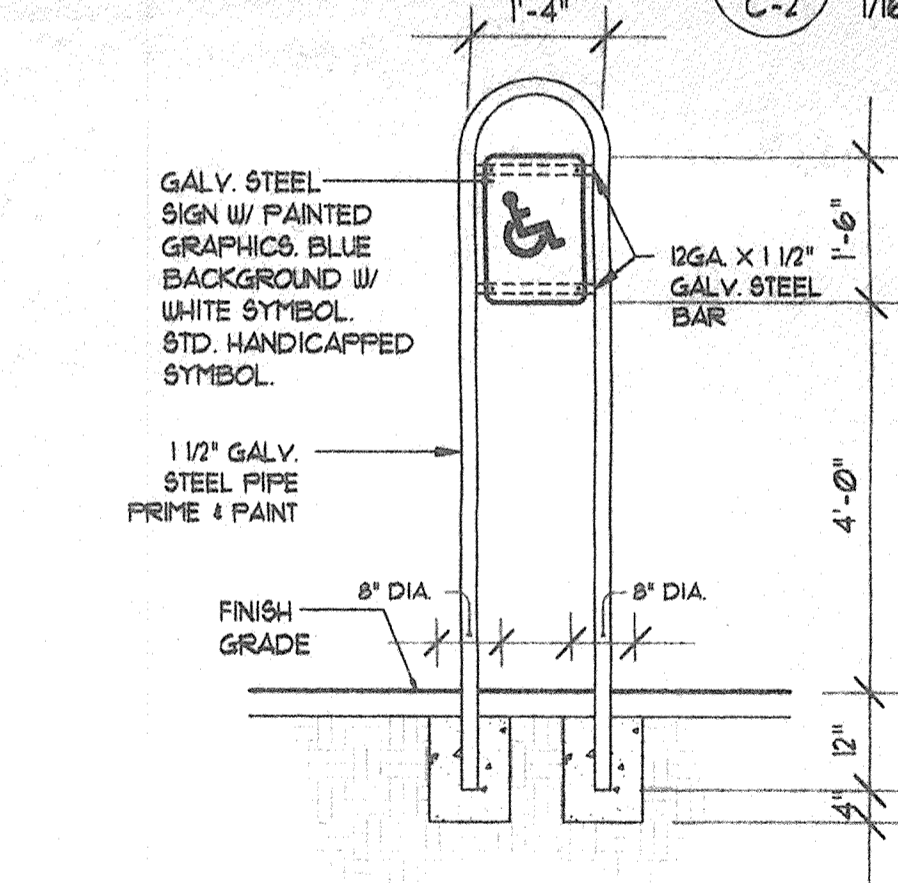
3 SOUTHEAST ELEVATION  
C-2 1/16" = 1'-0"



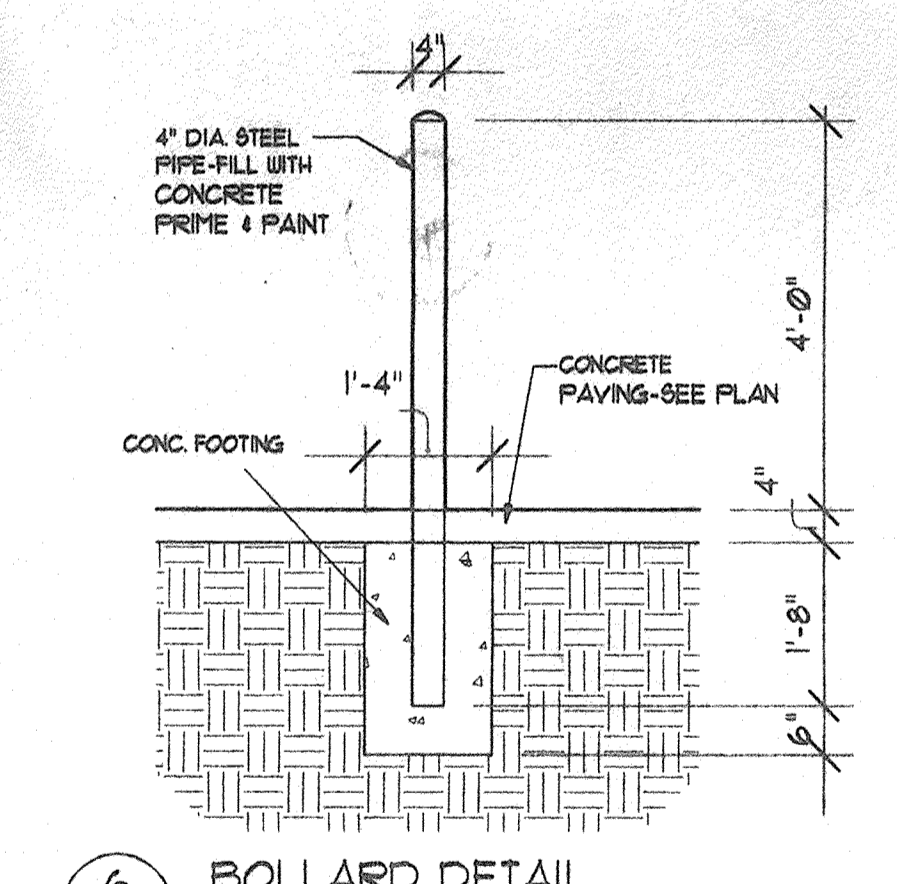
4 NORTHWEST ELEVATION  
C-2 1/16" = 1'-0"



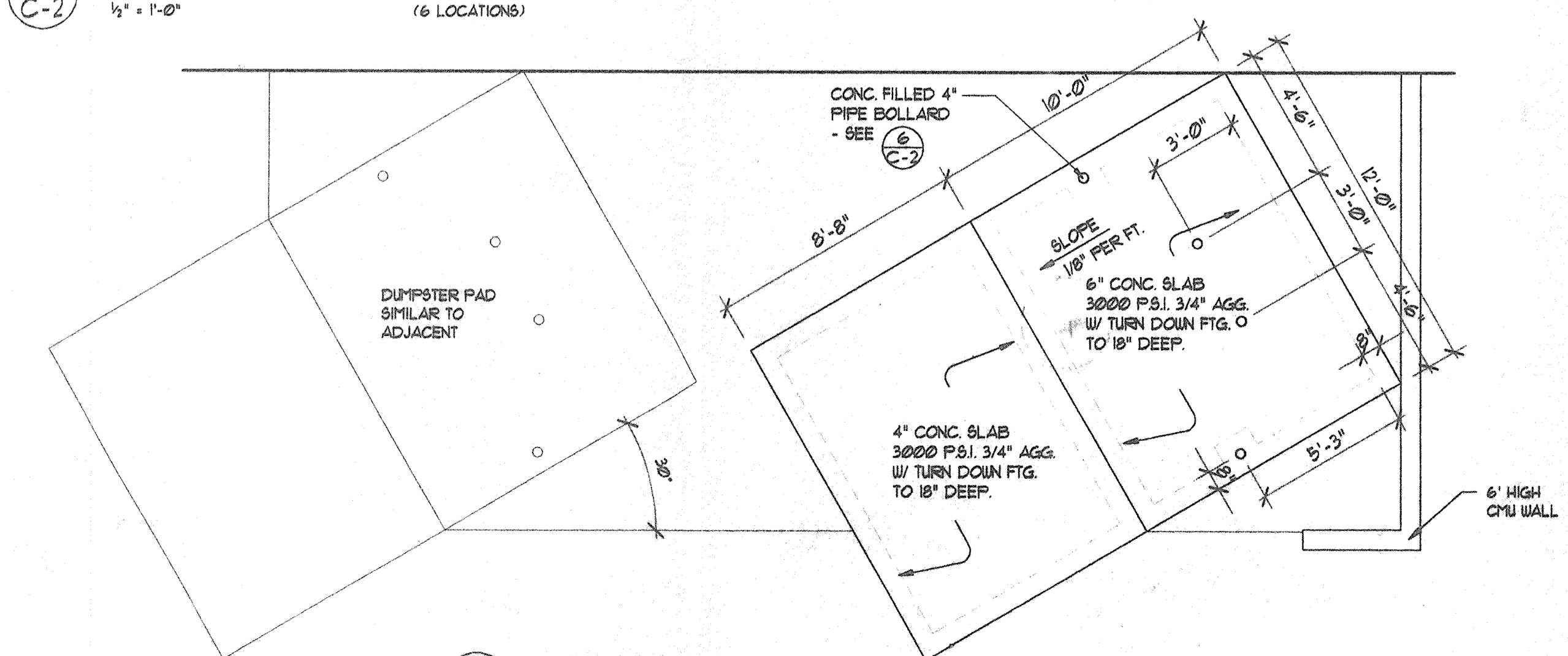
5 PARTIAL NORTHEAST ELEVATION  
C-2 1/8" = 1'-0"



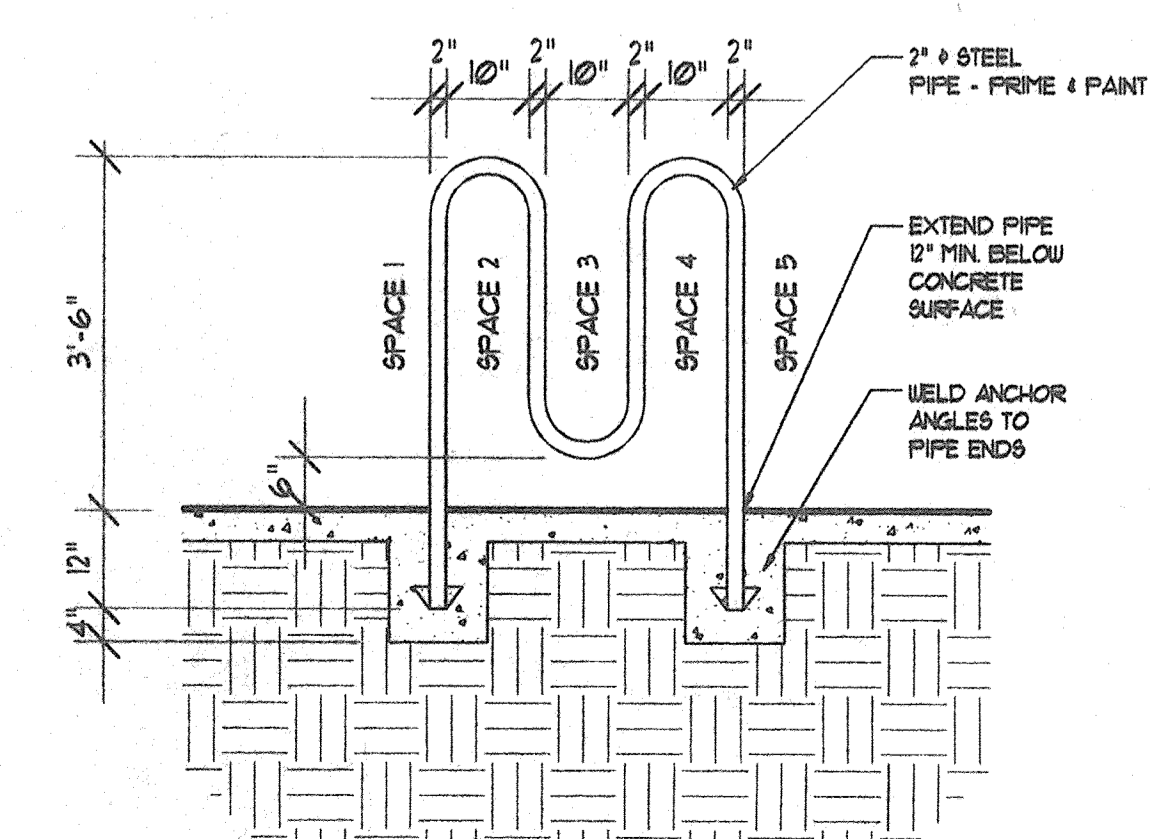
8 H.C. PARKING SIGN  
C-2 1/2" = 1'-0" (6 LOCATIONS)



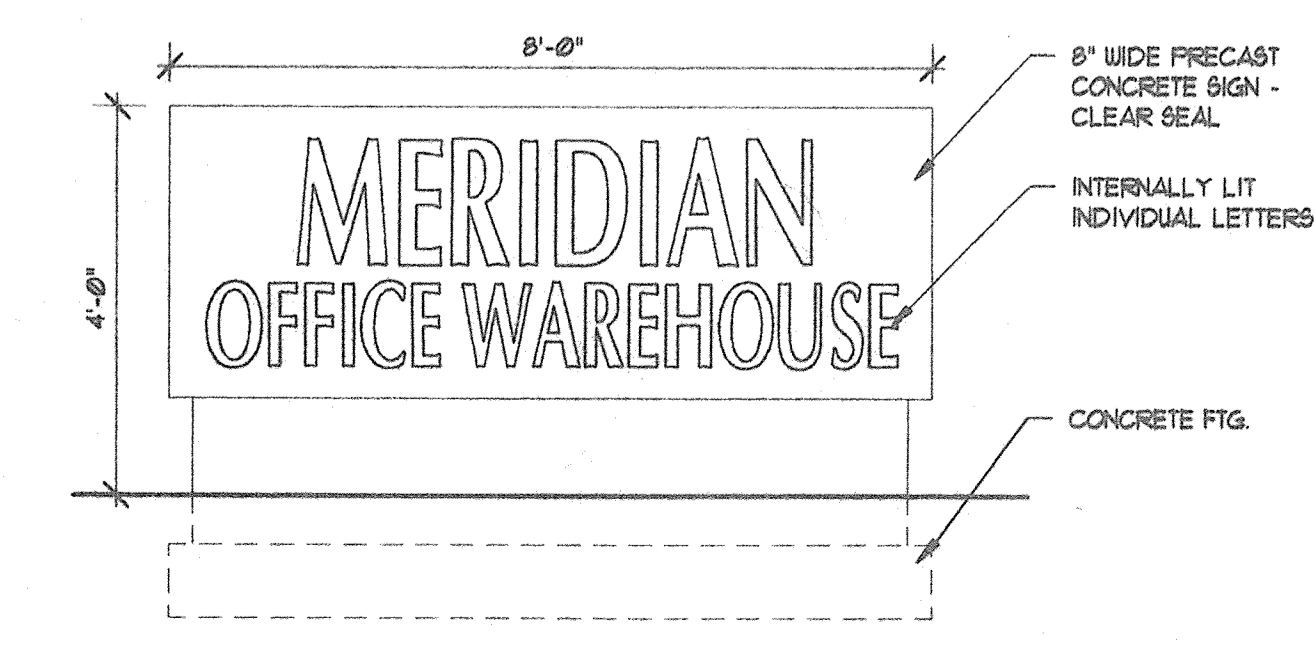
6 BOLLARD DETAIL  
C-2 1/2" = 1'-0"



9 DUMPSTER PAD  
C-2 1/4" = 1'-0"



10 BICYCLE RACK DETAIL  
C-2 1/2" = 1'-0"



11 MONUMENT SIGN  
C-2 1/2" = 1'-0"

JLS  
ARCHITECTS  
414 2nd Street SW  
Albuquerque, NM 87102 (505) 246-0810

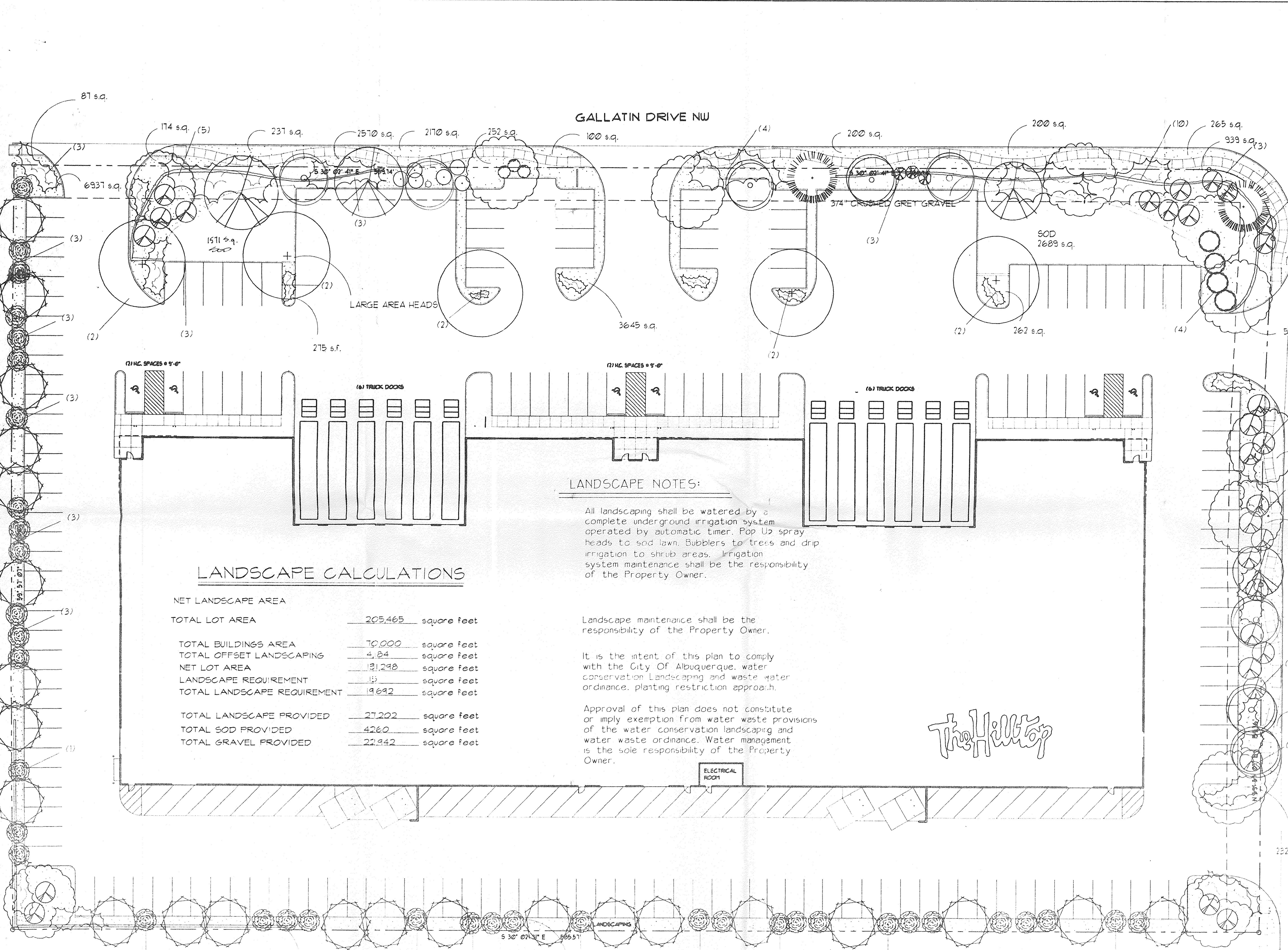
MERIDIAN  
BUSINESS PARK  
LOT 6 OFFICE/WAREHOUSE

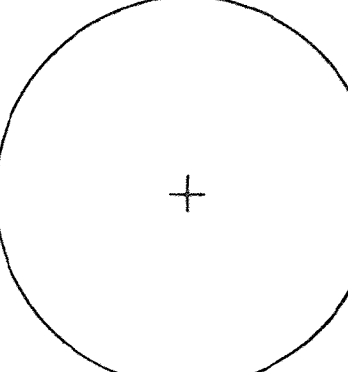
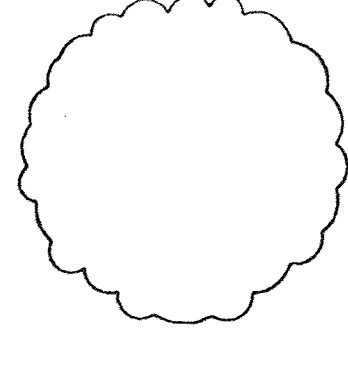
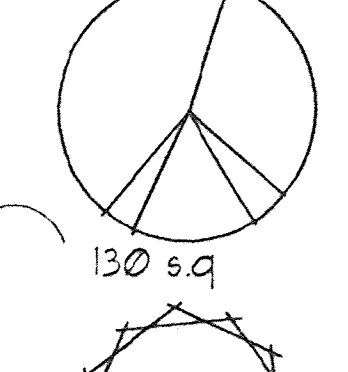
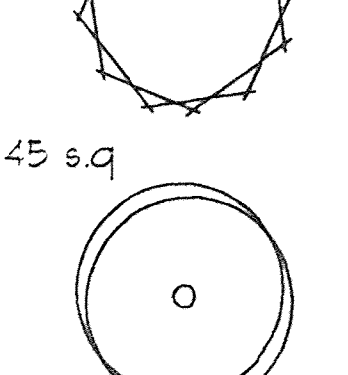
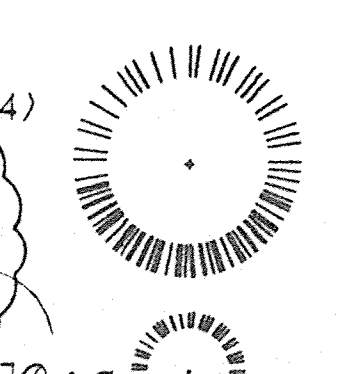
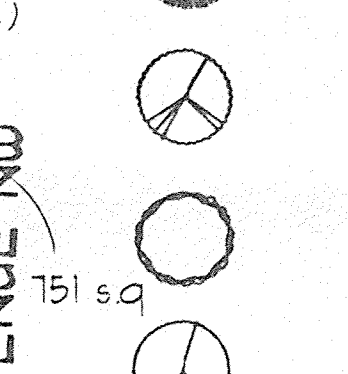
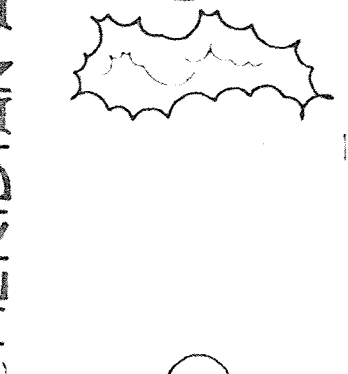
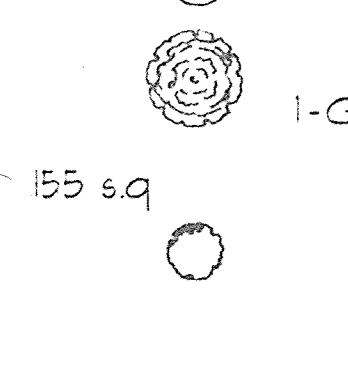
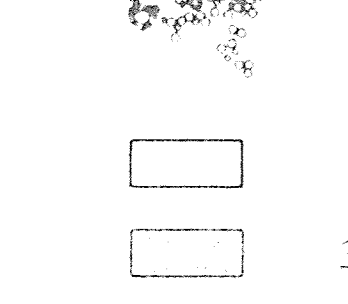
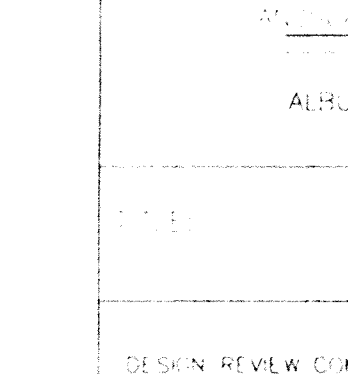
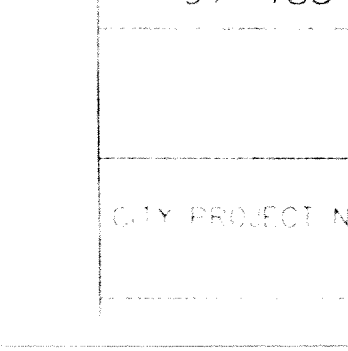
BRUNACINI  
Investment  
&  
Development

ELEVATIONS

ARCHITECT: ENGINEER:  
STATE OF NEW MEXICO  
REGISTERED ARCHITECT  
No. 2284

DATE: SHEET:  
4-17-91 C-2 of 4



-  SYCAMORE(5XH)  
Platanus wrightii  
2"-Cal
-  ASH(10XH)  
Fraxinus pennsylvanica  
2 1/2 - 3"-Cal
-  FLOWERING PEAR(4XH)  
Fyrus calleryana  
3"-Cal
-  MODESTO ASH(23XL)  
Fraxinus velutina  
5 GAL.
-  PURPLE PLUM(7)XH)  
1/2"-Cal
-  AUSTRIAN PINE(2XM)  
Pinus nigra  
6-8'
-  PINON PINE(1XM)  
Pinon edulis  
6-8'
-  MAIDEN GRASS(16XM)  
5 GAL Miscanthus sinensis
-  FOURING SALT BUSH(4XL)  
5 GAL Fouring Saltbush
-  ELAEAGNUS(14XM)  
5 GAL Elaeagnus pungens
-  WILDFLOWERS(62XM)  
1-Gal M. EVENING PRIMROSE  
1-Gal PLAINS COREOPSIS  
1-Gal CONE FLOWER  
APACHE PLUME(6XL)  
1-Gal Fallugia paradoxa  
CHAMISA(38XL)  
1-GAL Crysothamnus nauseosus
-  POTENTILLA(3XH)  
1 GAL Potentilla fruticosa
-  OVERSIZED GRAVEL  
& BOULDERS(7)
-  SOD
-  3/4 CRUSHED GREY GRAVEL

GALLATIN DRIVE NW

MERIDIAN AVENUE NW

LANDSCAPE NOTES:

All landscaping shall be watered by a complete underground irrigation system operated by automatic timer. Pop Up spray heads to sod lawn. Bubblers to trees and drip irrigation to shrub areas. Irrigation system maintenance shall be the responsibility of the Property Owner.

Landscape maintenance shall be the responsibility of the Property Owner.

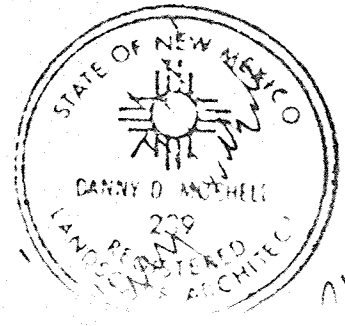
It is the intent of this plan to comply with the City Of Albuquerque, water conservation landscaping and waste water ordinance, planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and water waste ordinance. Water management is the sole responsibility of the Property Owner.

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	
TOTAL LOT AREA	205,465 square feet
TOTAL BUILDINGS AREA	70,000 square feet
TOTAL OFFSET LANDSCAPING	4,84 square feet
NET LOT AREA	131,298 square feet
LANDSCAPE REQUIREMENT	13 square feet
TOTAL LANDSCAPE REQUIREMENT	14692 square feet
TOTAL LANDSCAPE PROVIDED	27,222 square feet
TOTAL SOD PROVIDED	4260 square feet
TOTAL GRAVEL PROVIDED	22,942 square feet

The Hilltop



LANDSCAPE  
C-1 1"=20'

THE HILLTOP 7500 UNIVERSITY BLVD. N.E. ALBUQUERQUE, N.M. 87109 505.998.1000	
<b>LOT 6 MERIDIAN BUSINESS PARK</b>	
DESIGN REVIEW COMMITTEE: 97-183	DATE: 05/20/97
CITY PROJECT NO.	ZONE MAP NO.
000000	0-00-0