

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
FOR

**GE CAPITAL
MODULAR SPACE**
ALBUQUERQUE, NEW MEXICO

MAY, 1998

INDEX

SHEET NO

DESCRIPTION

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L-1	UTILITY PLAN
	LANDSCAPING PLAN

DRB-97-450

BLI
BRASHER & LORENZ, INC.
Consulting Engineers
2201 San Pedro NE Building 1 Suite 210
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

GE CAPITAL
MODULAR SPACE

REVISIONS:

DATE: 4/24/98

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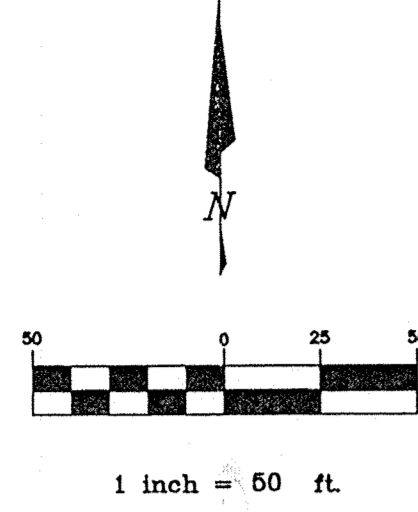
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JOB NO: 7081

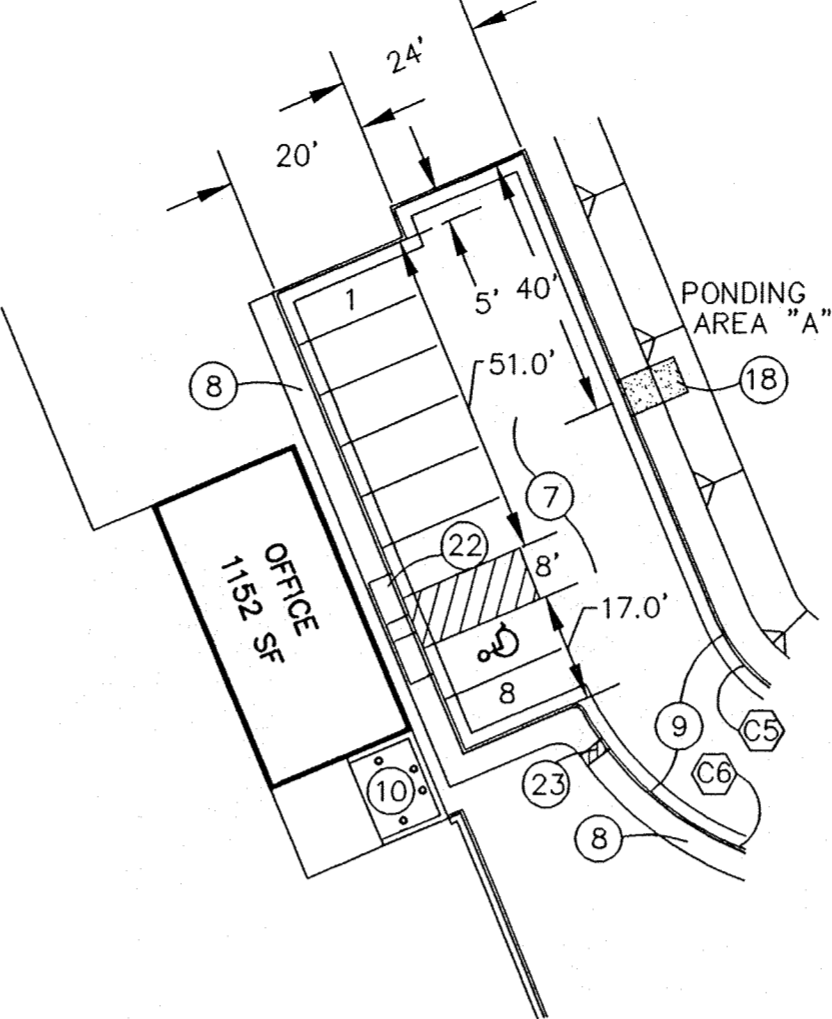
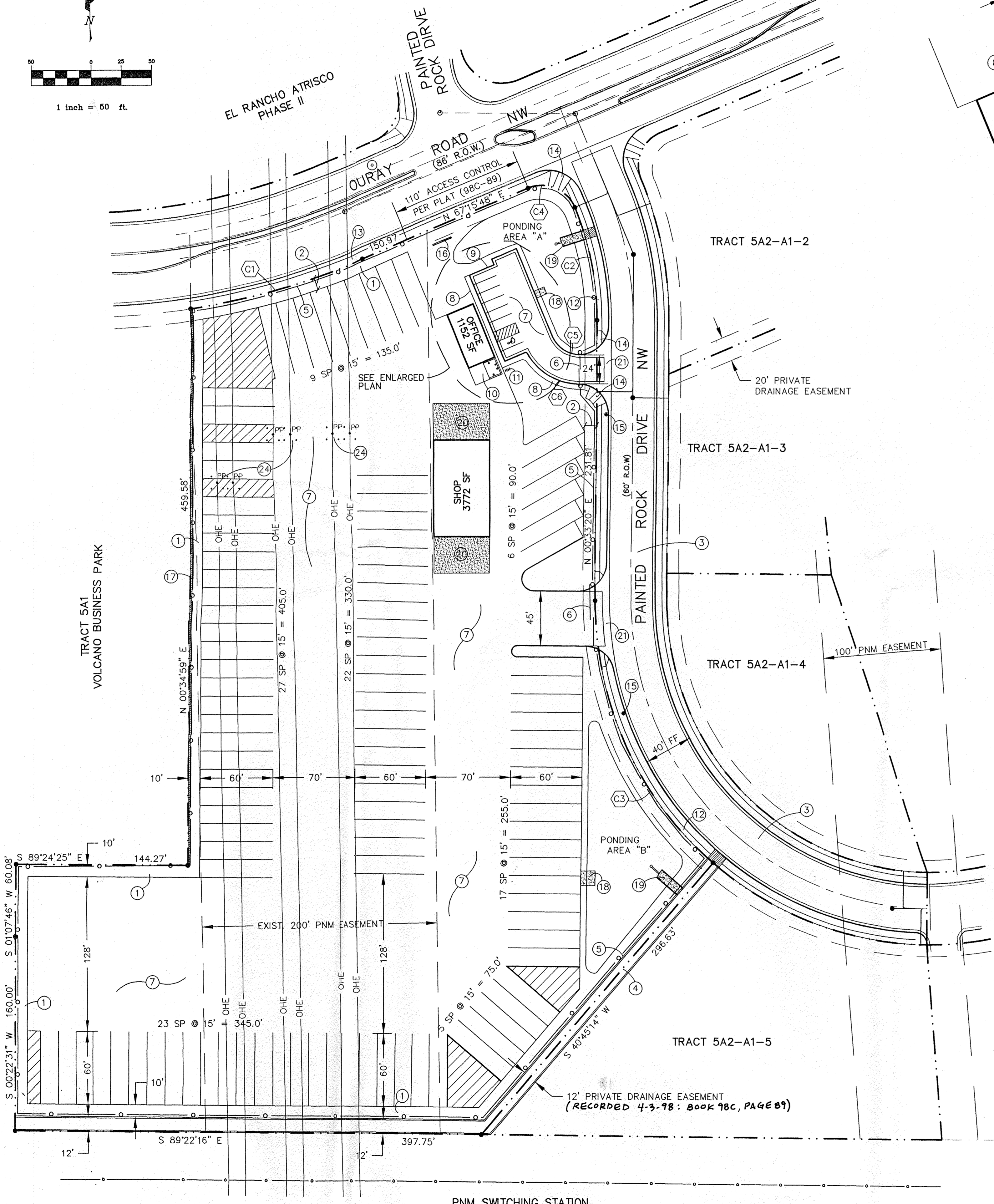
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DRB-97-450



CURVE	RADIUS	LENGTH	DELTA
C1	605.54'	150.41'	14°13'55"
C2	234.63'	95.66'	23°21'37"
C3	281.51'	245.20'	49°54'20"
C4	30.00'	47.09'	89°55'58"
C5	25.00'	61.68'	141°22'12"
C6	49.00'	37.57'	43°55'47"



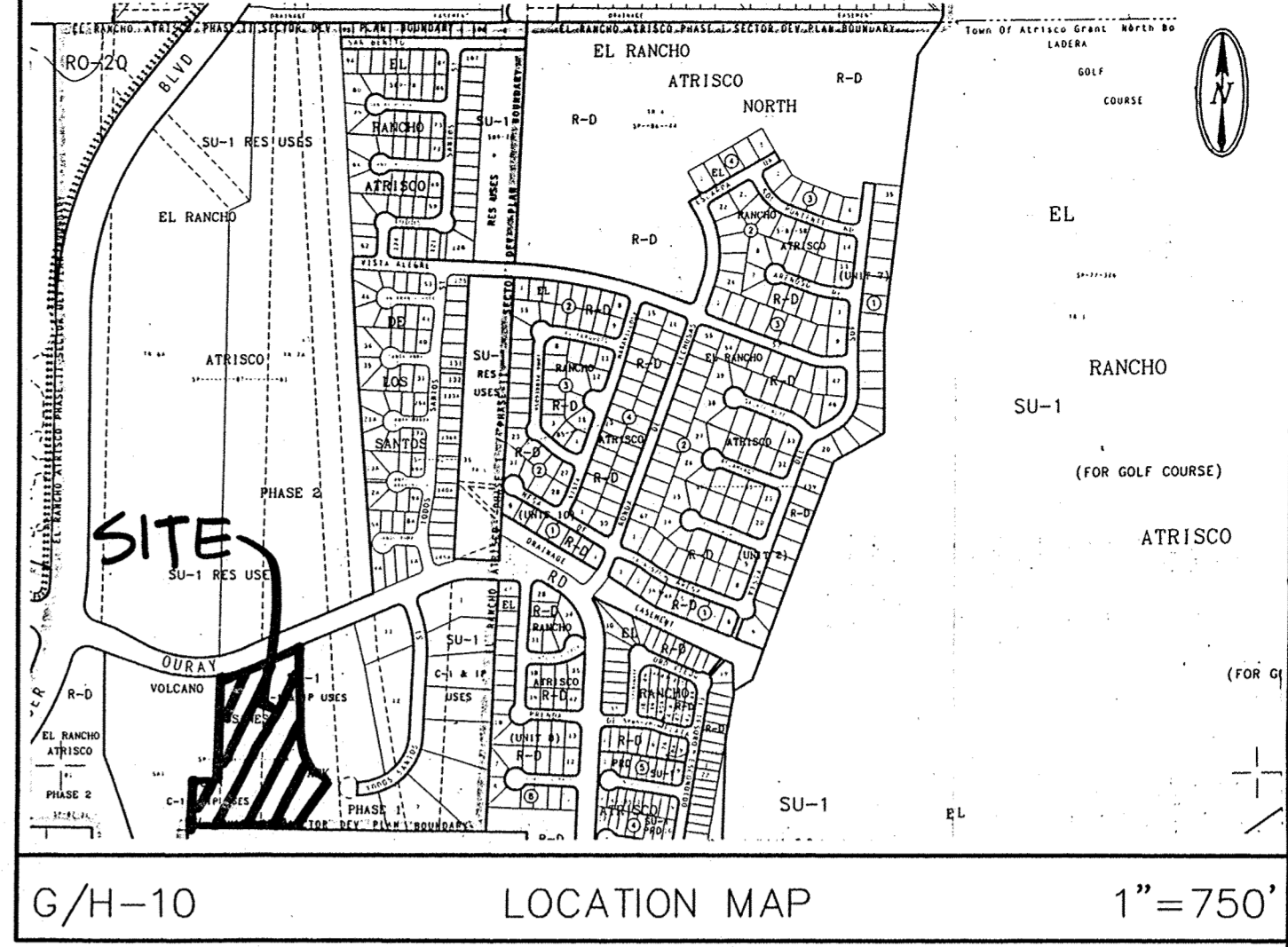
OFFICE - ENLARGED PLAN
1" = 30'

GENERAL NOTES

- ALL FIRE HYDRANTS PROVIDED BY PUBLIC WORK ORDER - PROJECT 585681
- CITY PROJECT 585681 MUST BE ACCEPTED FOR CITY MAINTENANCE PRIOR TO CERTIFICATE OF OCCUPANCY APPROVAL.
- ALL SECURITY GATES MUST BE OPEN DURING BUSINESS HOURS.
- A SINGLE FREE STANDING SIGN NOT TO EXCEED 100 SQUARE FEET AND 26 FEET IN HEIGHT IS ALLOWED.
- OWNER/DEVELOPER SHALL INSTALL PNM APPROVED BARRICADES FOR AFFECTED STRUCTURES AND SHALL INCUR ALL COSTS ASSOCIATED WITH SUCH INSTALLATION.
- SITE LIGHTING STRUCTURES ARE LIMITED TO A MAXIMUM OF 15 FEET IN HEIGHT WITHIN THE 200 FT PNM EASEMENT.
- A 5 FOOT CLEAR ZONE SHALL BE PROVIDED AT EACH POWER POLE.

KEYED NOTES

- 10' LANDSCAPE BUFFER, SEE SHT L-1
- 10' PUBLIC UTILITY EASEMENT
- PROPOSED STREET IMPROVEMENTS BY PUBLIC WORK ORDER NO 5856.81
- CONCRETE DRAINAGE CHANNEL, SEE SHT C-4
- 6' CHAINLINK FENCE
- GATE
- ASPHALT PAVEMENT, SEE SHT C-2
- 4' SIDEWALK
- 6" CONCRETE CURB, SEE SHT C-2
- REFUSE ENCLOSURE, SEE SHT C-2
- BICYCLE RACK, SEE SHT C-2
- 4' PUBLIC SIDEWALK BY PUBLIC WORK ORDER NO. 5856.81
- EXISTING 6' PUBLIC SIDEWALK
- PUBLIC ACCESSIBLE RAMP BY PUBLIC WORK ORDER NO. 5856.81
- FIRE HYDRANT
- PROJECT SIGN - SEE SHT C-2
- CMU WALL WITH CHAIN LINK FENCE, SEE DETAIL (C-5)
- CONCRETE DRAINAGE RUNDOWN SEE SHEET C-4
- POND OULET - SEE SHEET C-4
- CONCRETE APRON
- ENTRY IMPROVEMENTS BY PUBLIC WORK ORDER NO. 5856.81
- ACCESSIBLE RAMP SEE SHEET C-2
- 1 - 24" SIDEWALK CULVERT PER COA STD DWG 2236.
- PROVIDE 4 - STATIONARY BOLLARDS PER COA STD DWG 2250 @ EACH POWER POLE. SEE GENERAL NOTE 5.



PROJECT DATA
LEGAL DESCRIPTION :
 TRACT 5A2-A1-1 VOLCANO BUSINESS PARK, PHASE II
PROPERTY ADDRESS :
 PAINTED ROCK DRIVE NW
ZONING :
 SU-1 for C-1 and I-P uses pursuant to Z80-87-6 as approved by the Environmental Planning Commission on January 15, 1987, and further amended by the Development Review Board pursuant to DRB 95-462 and DRB 97-450.
SITE AREA :

6.693 Acres (291,539 Sq. Ft.)	Gross
0.113 Acres (4,924 Sq. Ft.)	Buildings
6.580 Acres (286,625 Sq. Ft.)	Net

PARKING :

A. OFFICE: Required (1sp/ 200 Sq.Ft.) x 1152 Sq. Ft. = 6 spaces
B. SHOP: Required (1sp/2000 Sq.Ft.) x 3772 Sq. Ft. = 2 spaces
C. PARKING PROVIDED: 7 Standard Spaces
1 Van Accessible Space
8 TOTAL

LANDSCAPING :

Recommend Area = 15% Net Area	= 286,625 Sq.Ft. (x 0.15)
Provided Area = 48,834 Sq.Ft.	= 17% Net Area

LANDSCAPING NOTES:

- Landscape of the nature as to exceed 15 feet in height will not be allowed on any Public Service Company of New Mexico easement.
- Use of introduced and naturalized species should supplement the indigenous plant palette. These "introduced and naturalized" species will be used in areas less exposed to the macro climate and will function as accent treatments.
- Controlled uses of indigenous inorganic materials (i.e. rocks, gravel) to function as ground cover or paving substitutes.
- A ten foot landscape strip will be provided along Ouray Road. Street trees, where allowed, will be planted at a rate of 3 per 100 linear feet and will be set back 15 feet from the back curb.
- Street trees along Ouray Road, Todos Santos Street, and Painted Rock Drive will be of the following:

STREET TREES AND SHRUBS

- Canopy (3 in. minimum caliper):
Plant selection shall comply with those species which have been approved by the City Water Conservation and Landscape Ordinance.
- Understory and accent (2 in. minimum caliper):
Plant selection shall comply with those species which have been approved by the City Water Conservation and Landscape Ordinance.
- Landscaping parking areas will be to City zoning ordinances. However, where parking is in PNM easements, landscaping exceeding 15 feet in height will not be allowed.

SITE PLAN FOR BUILDING PERMIT CASE NO DRB-98-209 DEVELOPMENT REVIEW BOARD MEMBER APPROVAL:

Kenn L. Tomie 8-7-98
 DEVELOPMENT REVIEW BOARD CHAIR DATE

Paul J. Aguirre 7-19-98
 CITY ENGINEER DATE

Robert W. Kane 7-14-98
 TRANSPORTATION DEVELOPMENT DATE

Robert W. Kane 7-14-98
 UTILITIES DEVELOPMENT DATE

Blaine Jenkins 7/17/98
 DESIGN & DEVELOPMENT DATE

Blaine Jenkins 7/17/98
 PUBLIC SERVICE CO. OF NM DATE

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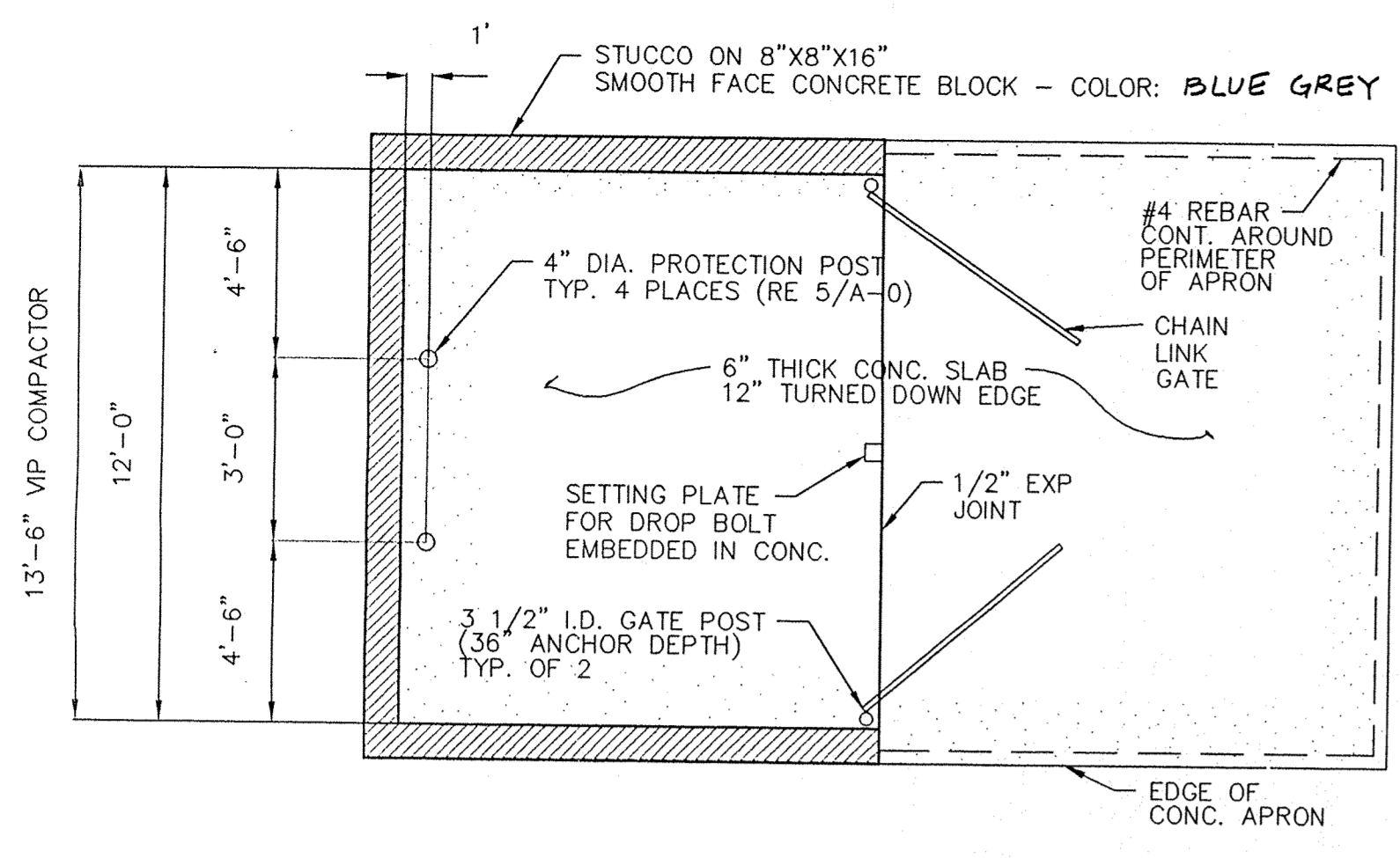
NEW MEXICO PROFESSIONAL ENGINEER
 DENNIS A. LORENZ, P.E.
 9547

GE CAPITAL
 MODULAR SPACE

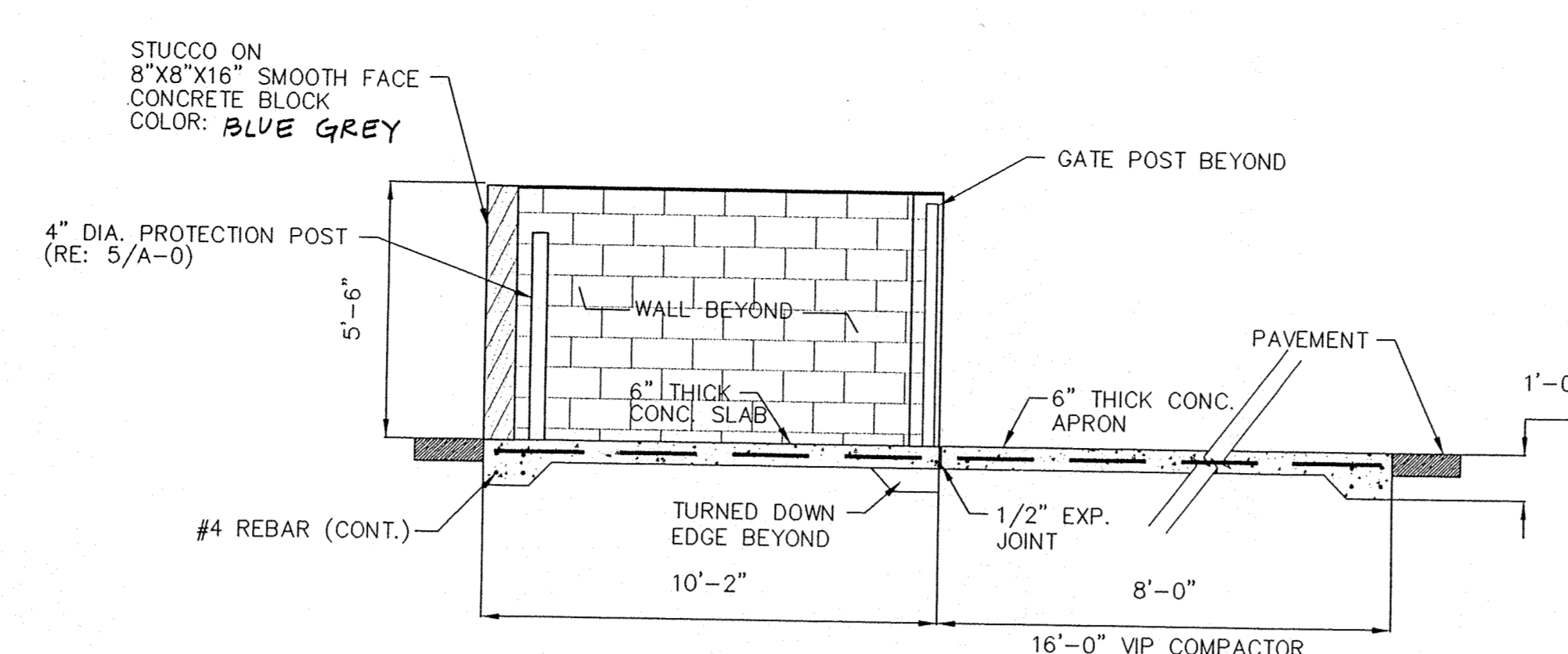
SITE PLAN

REVISIONS:

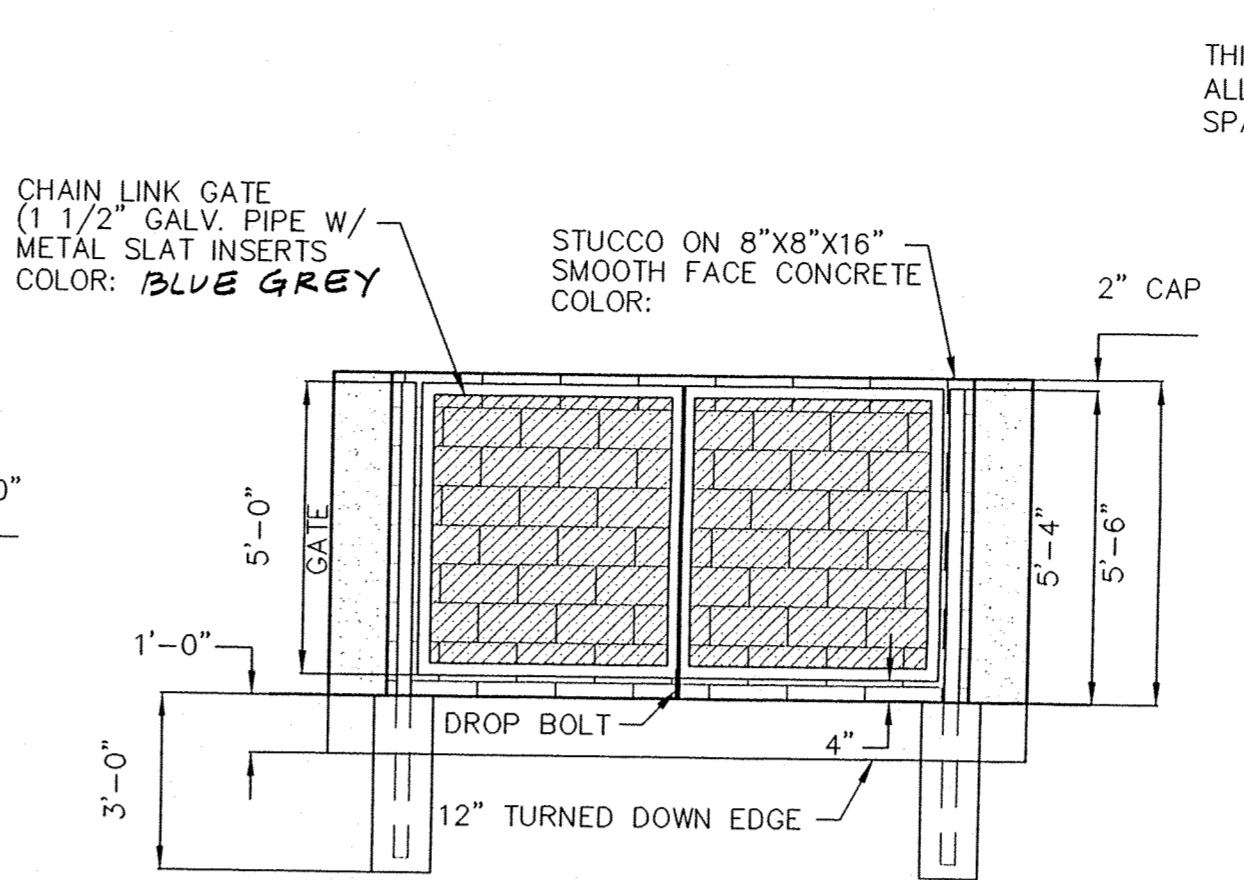
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DRAWN BY:	A.S.C.
JOB NO:	7081
FILE NO:	7081-SIT.DWG
SHEET NO:	C-1



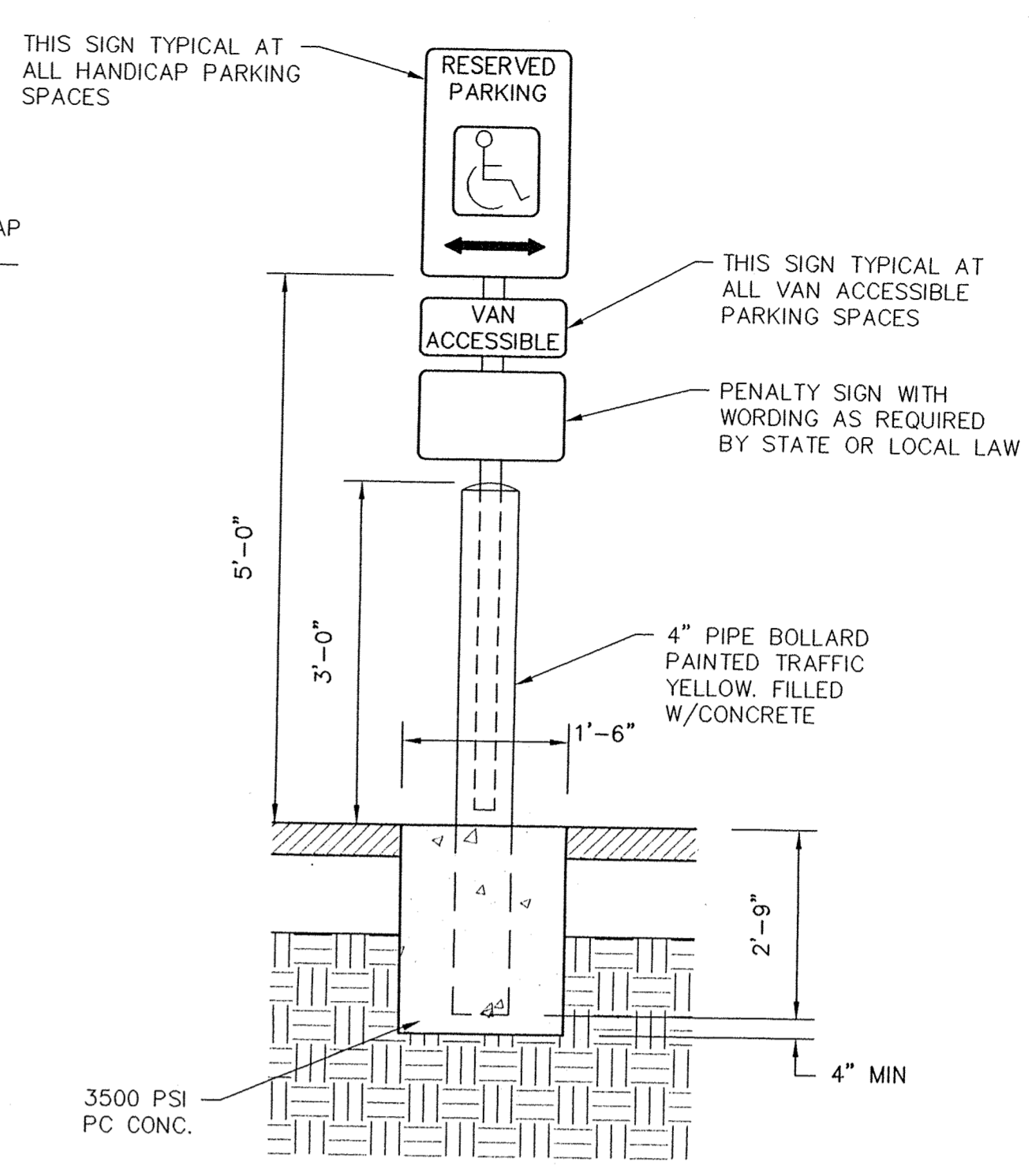
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C-2 TRASH ENCLOSURE PLAN
NOT TO SCALE



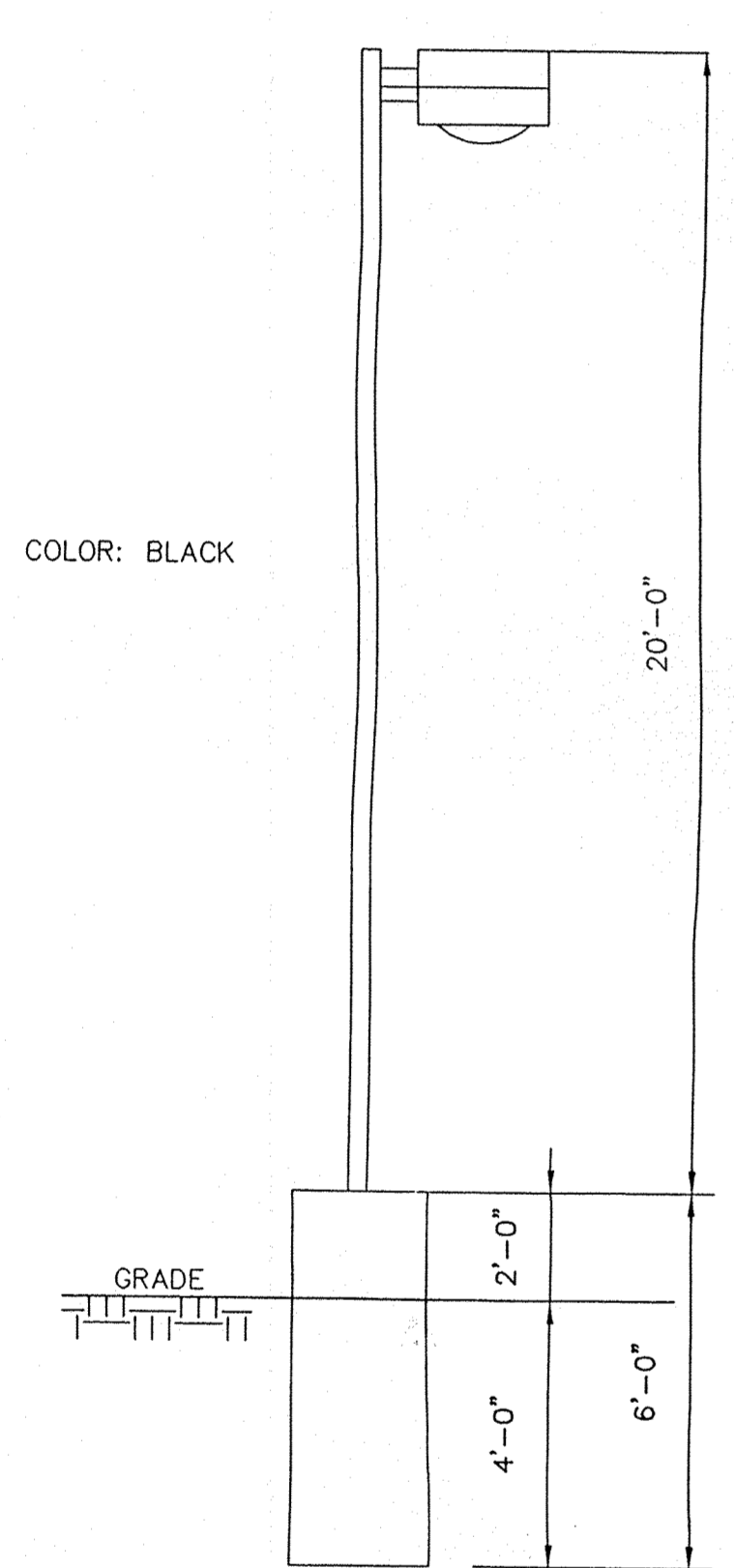
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NOT TO SCALE



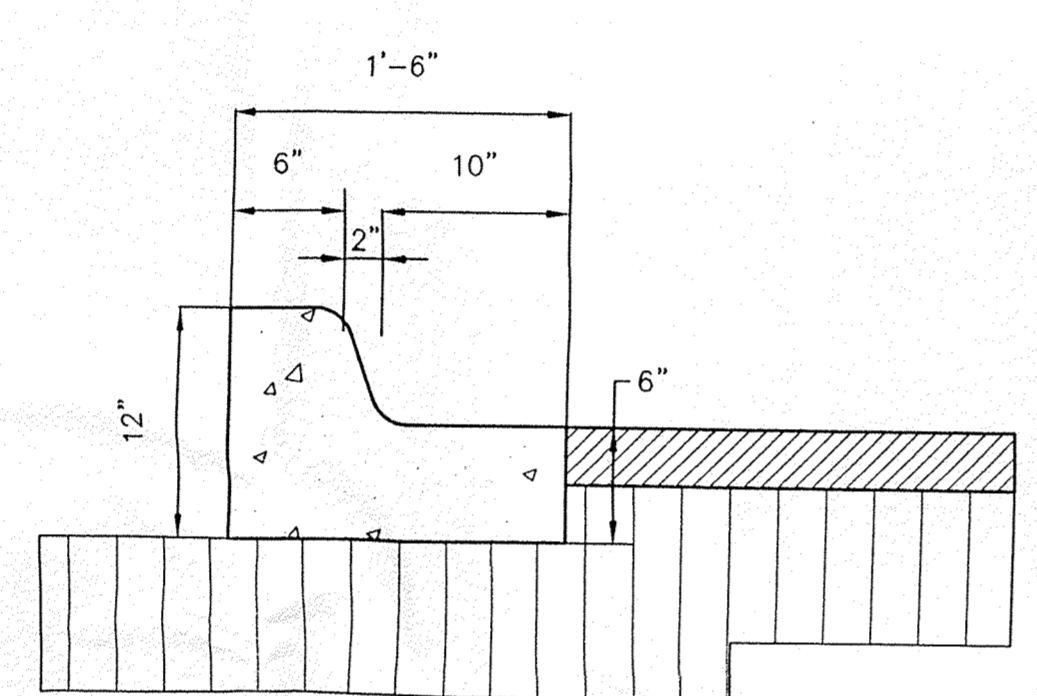
3
C-2 TRASH ENCLOSURE ELEVATION
NOT TO SCALE



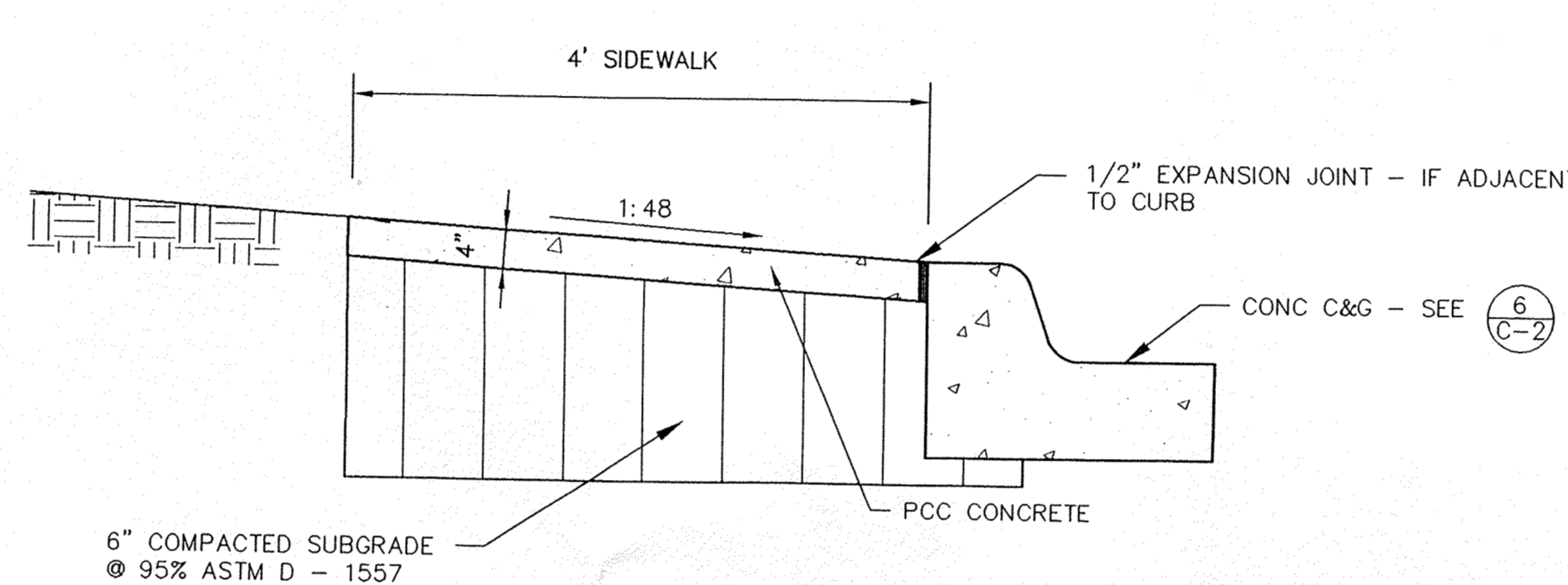
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C-2 HANDICAP SIGN ASSEMBLY DETAIL
NOT TO SCALE



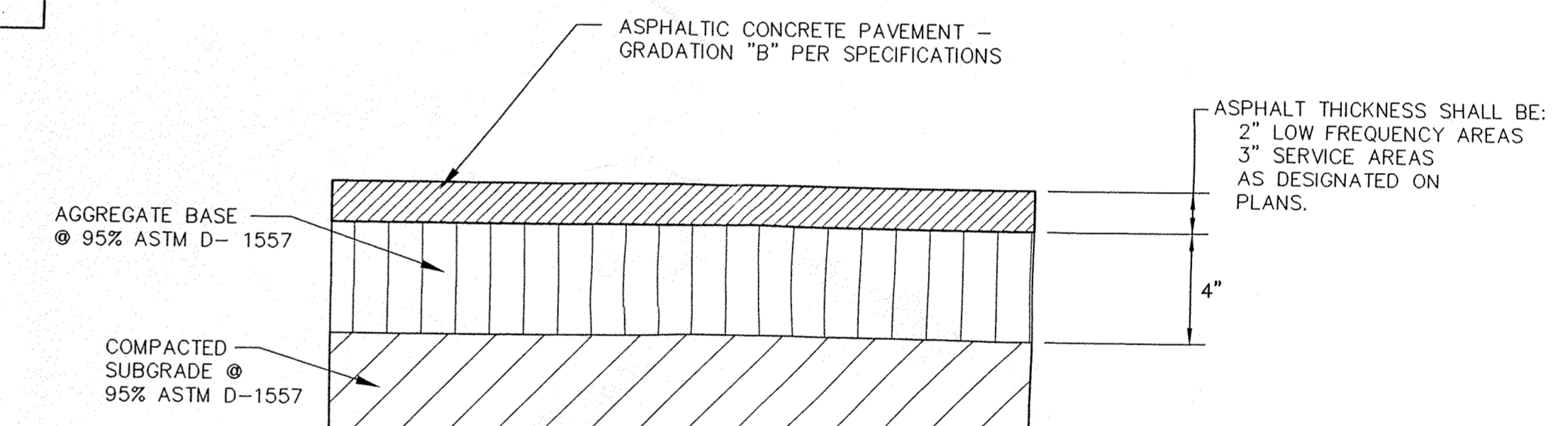
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C-2 SITE LIGHTING DETAIL
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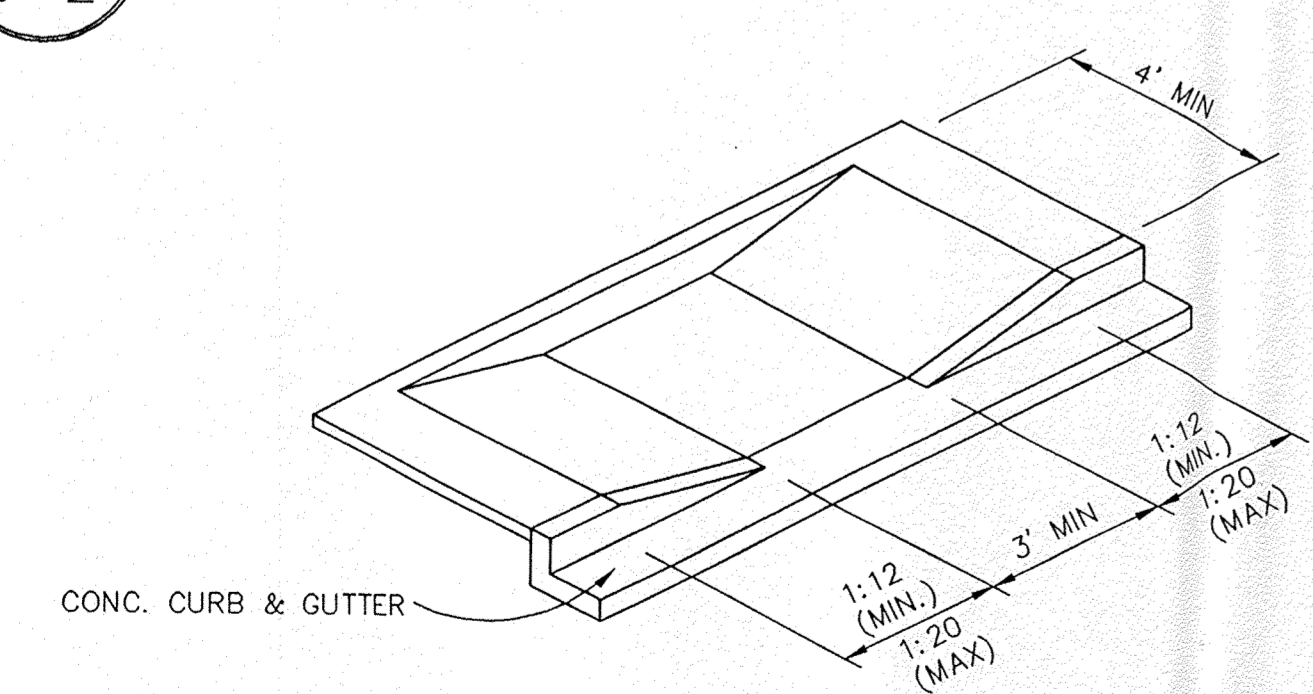
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C-2 CURB & GUTTER DETAIL
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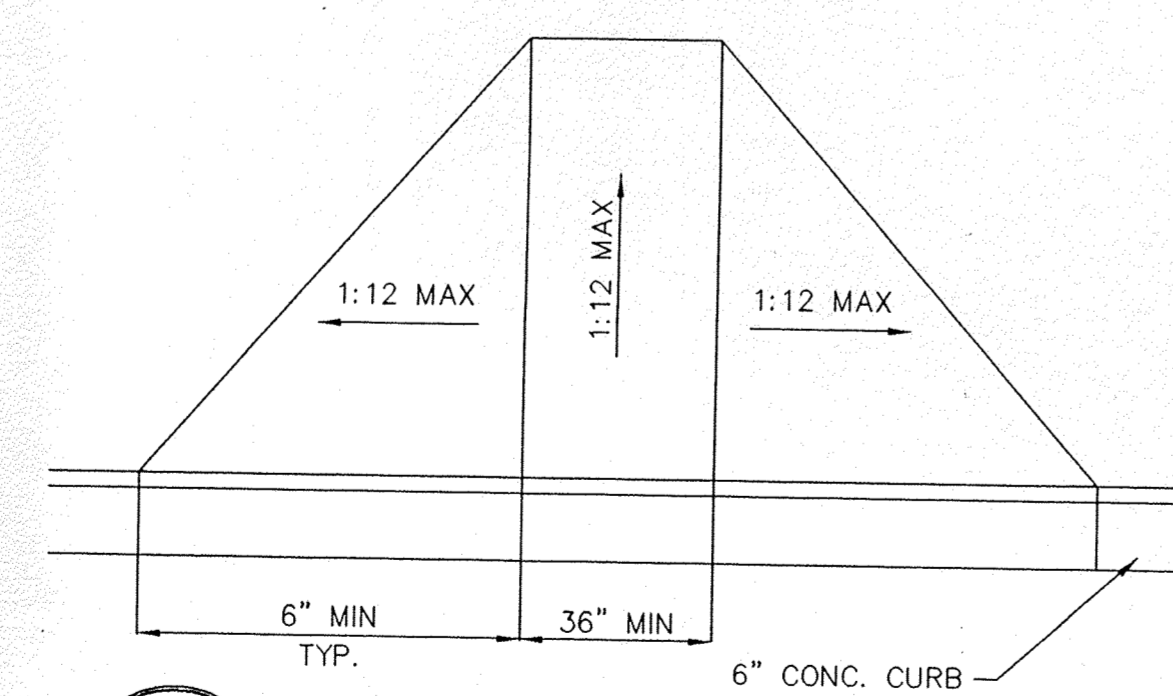
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C-2 SIDEWALK DETAIL
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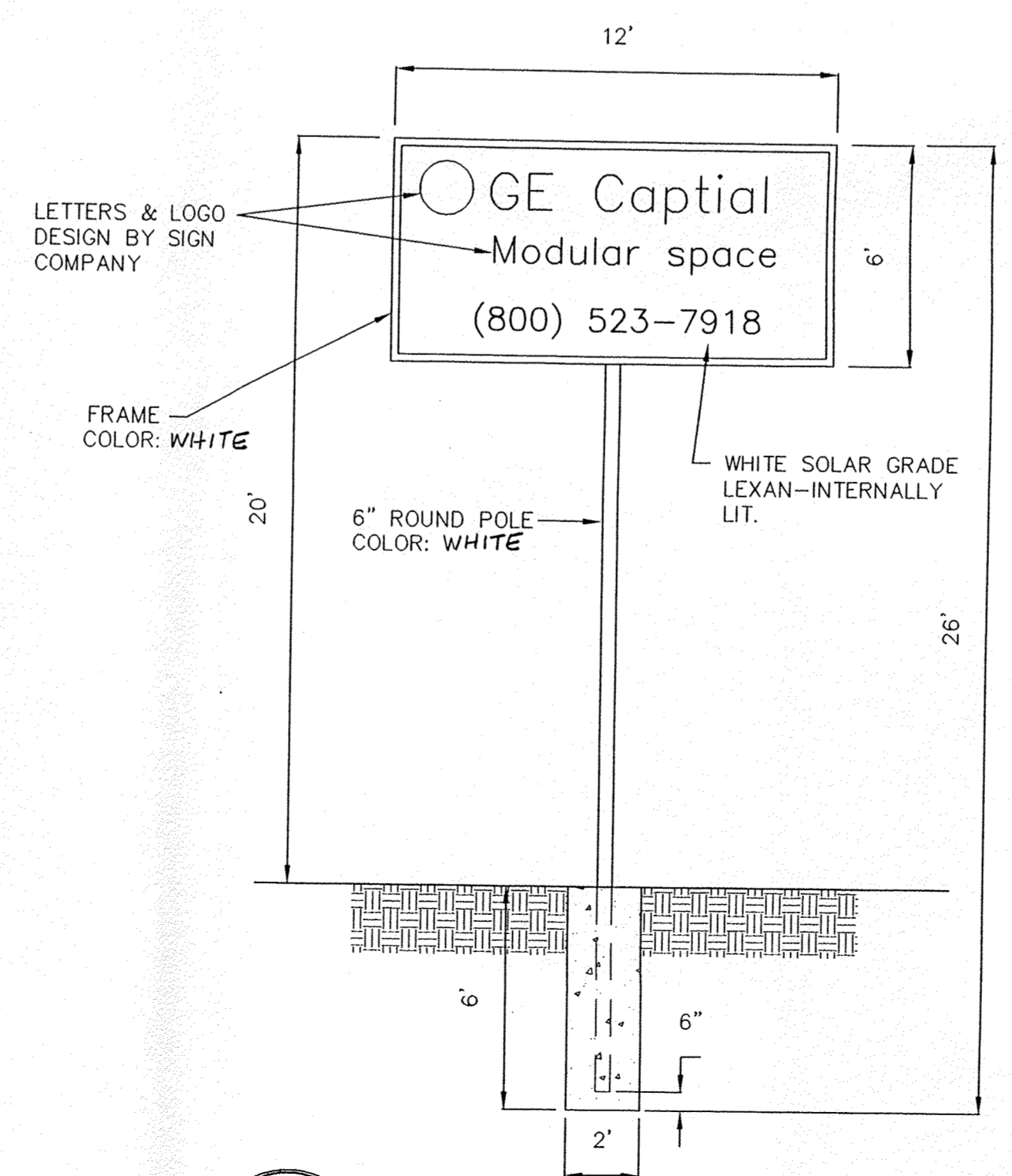
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C-2 ASPHALT PAVEMENT SECTION
NOT TO SCALE



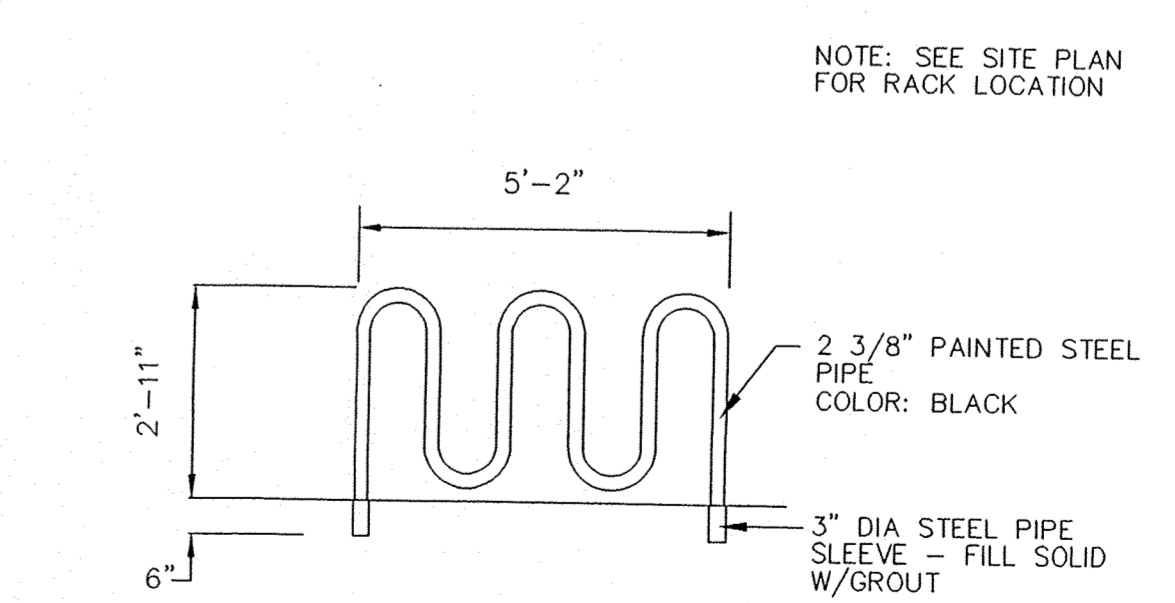
9
C-2 HANDICAP RAMP DETAIL
NOT TO SCALE



10
C-2 HANDICAP RAMP DETAIL
NOT TO SCALE



11
C-2 STANDARD GE POLE SIGN
NOT TO SCALE



12
C-2 RIBBON BICYCLE RACK
NOT TO SCALE

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MODULAR SPACE

SITE DETAILS

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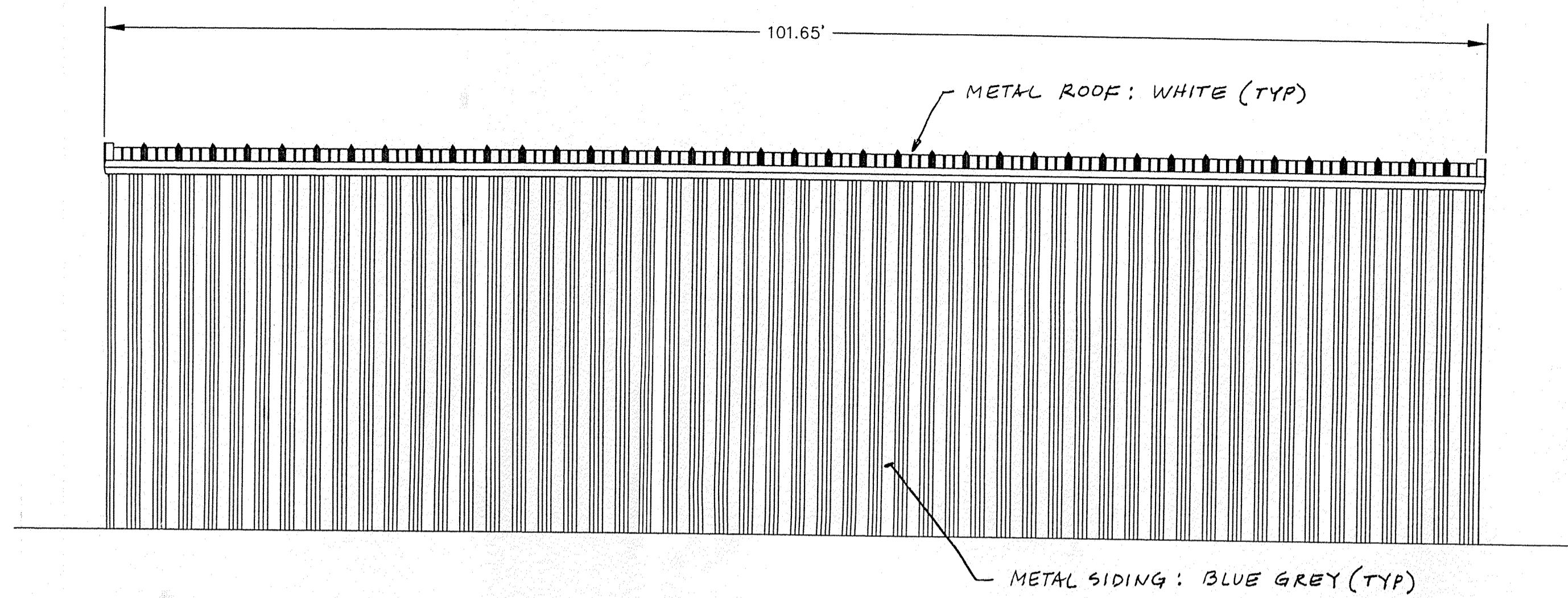
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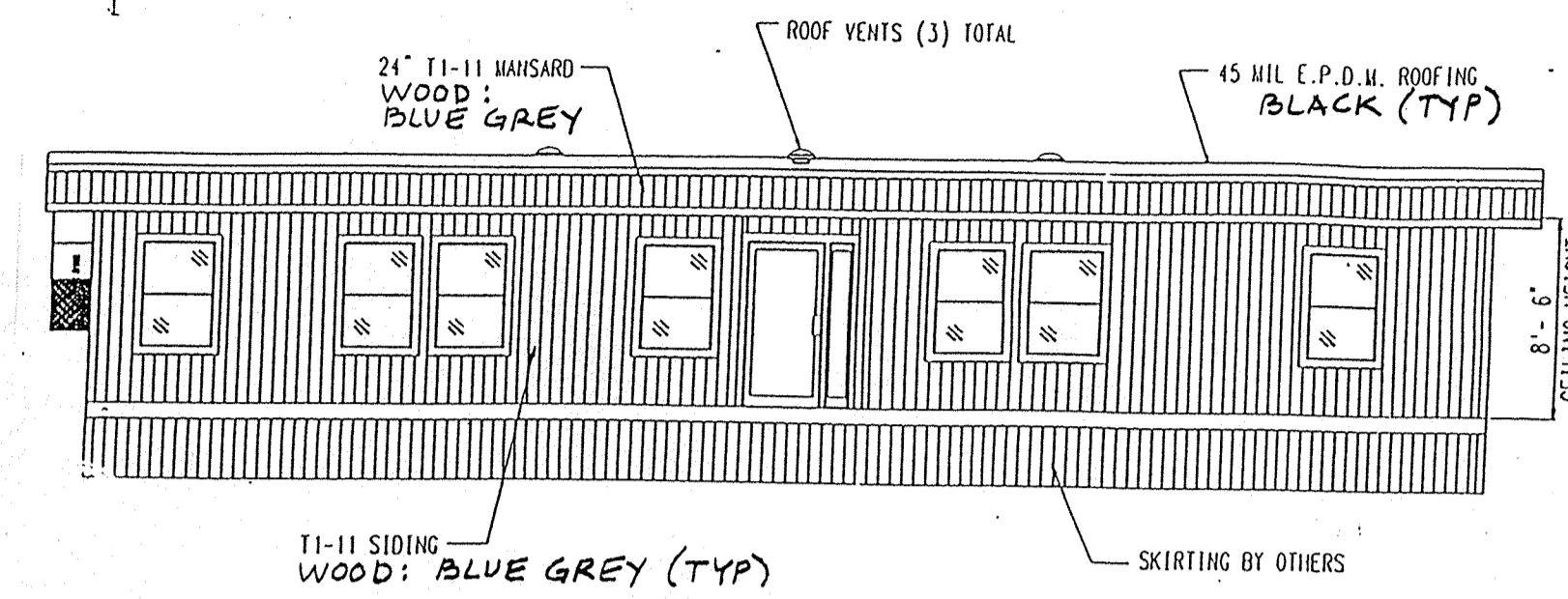
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7081

FILE NO:
7081-DTL.DWG

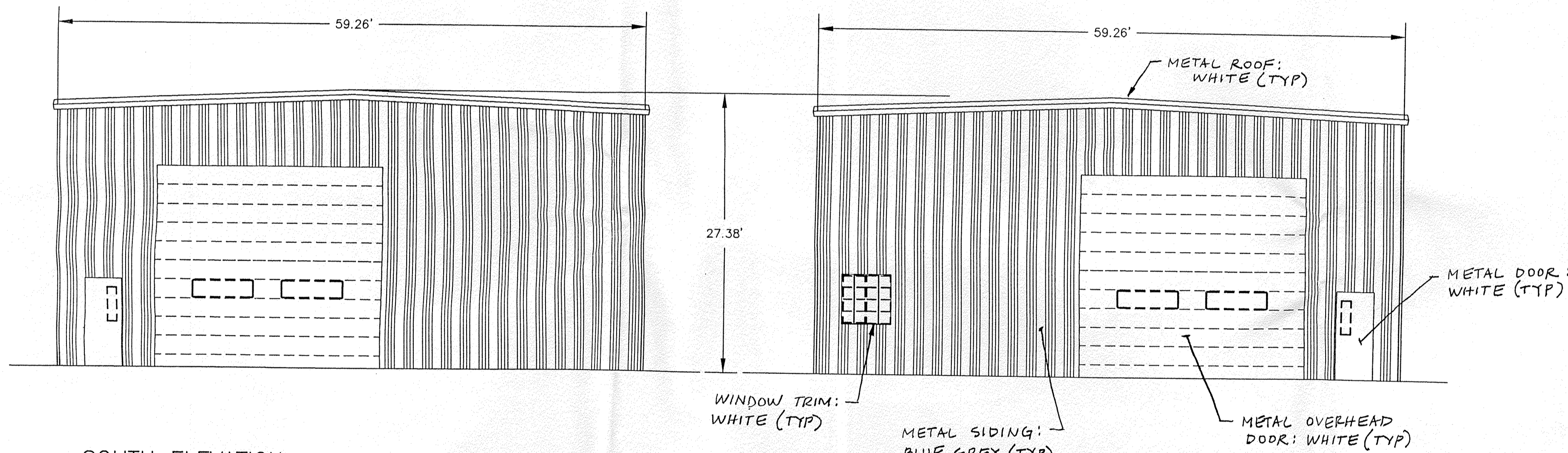
SHEET NO:
C-2



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

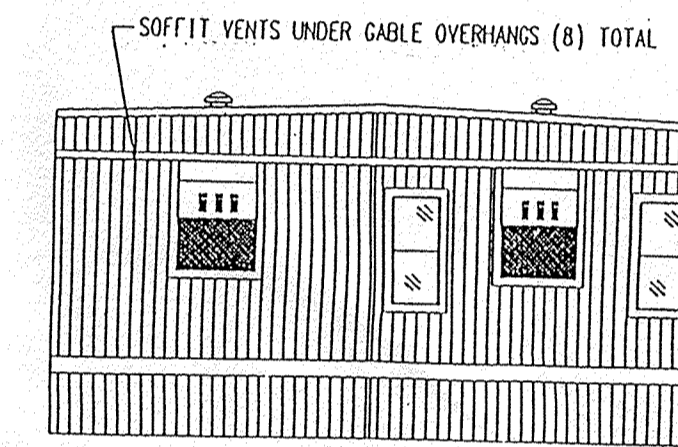


EAST ELEVATION
SCALE: 1" = 8'-0"

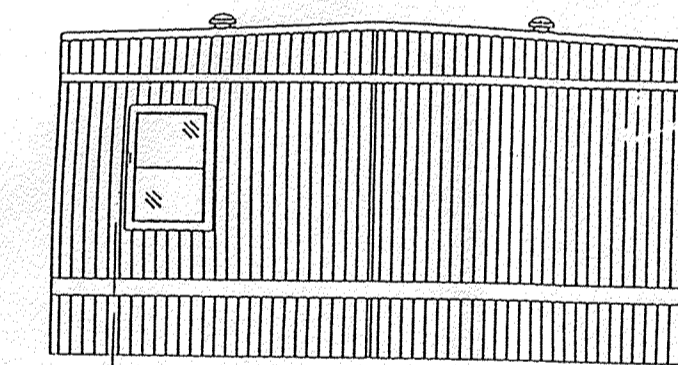


SOUTH ELEVATION
SCALE: 1" = 8'-0"

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

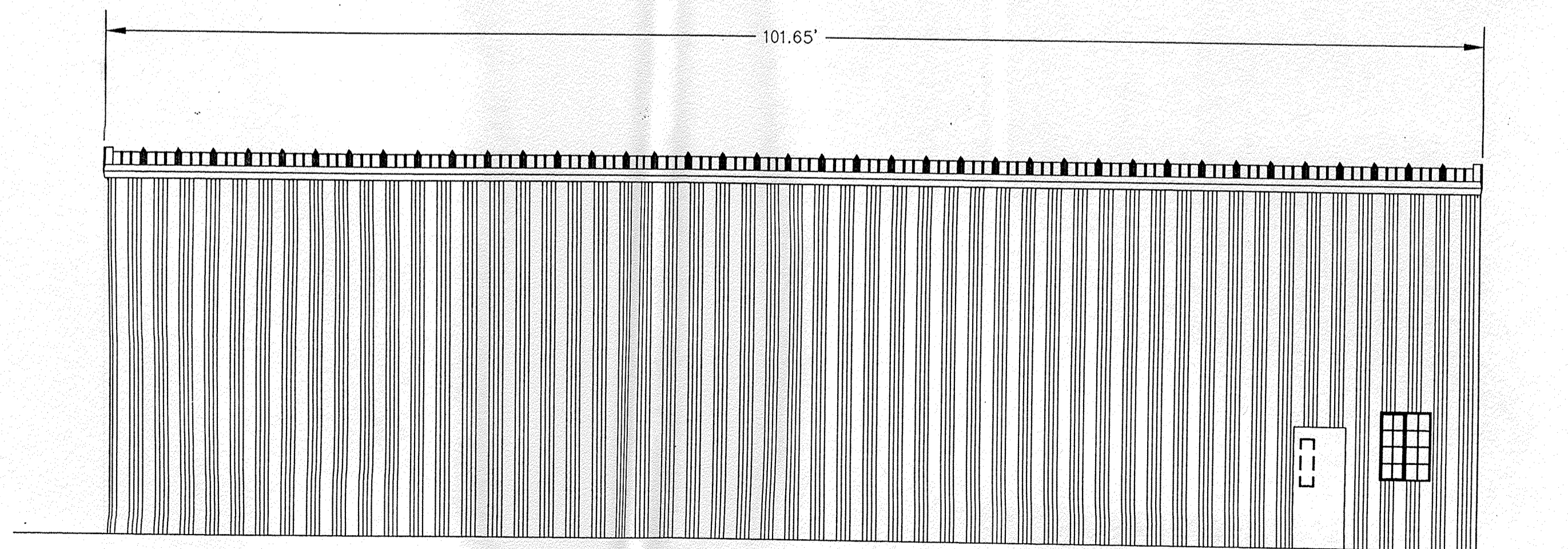


SOUTH ELEVATION
SCALE: 1" = 8'-0"

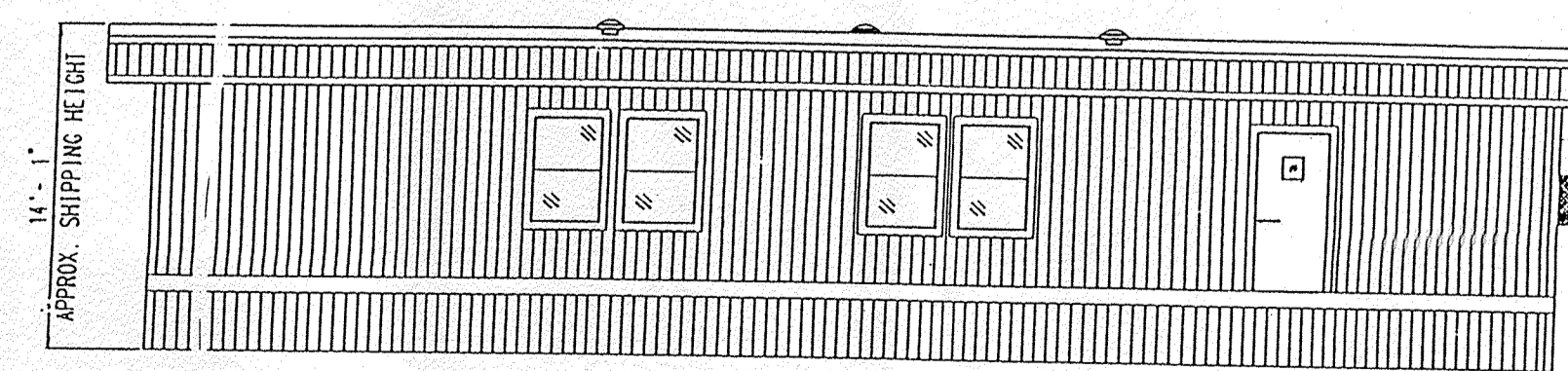


NORTH ELEVATION
SCALE: 1" = 8'-0"

NOTE: ALL BUILDING SETBACKS SHALL COMPLY WITH I-P ZONING



EAST ELEVATION
SCALE: 1" = 8'-0"



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

SHOP ELEVATIONS

OFFICE ELEVATIONS

REVISIONS:

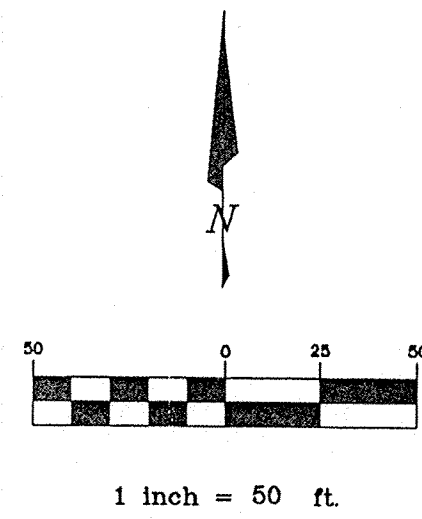
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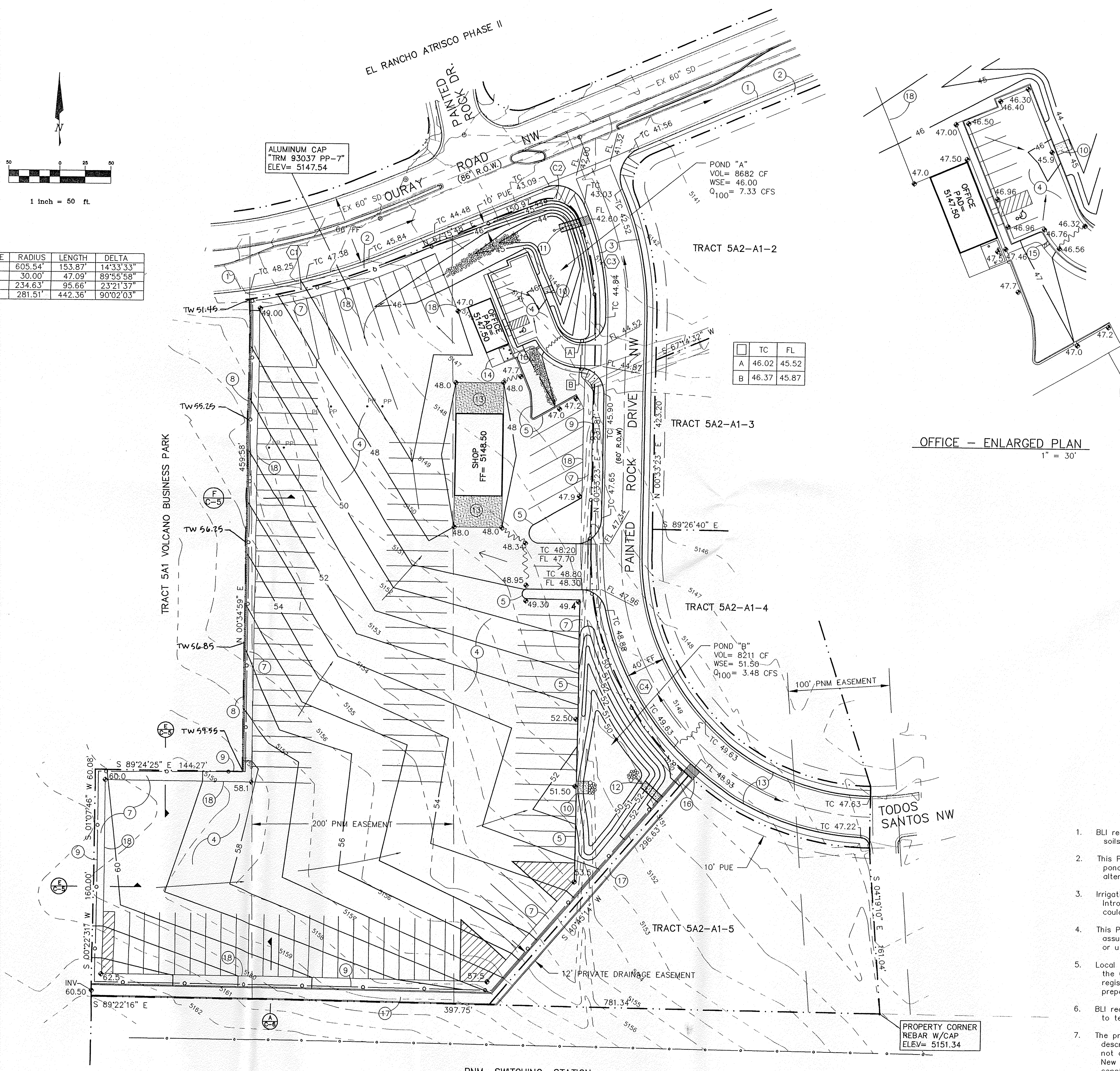
JOB NO:
7081

FILE NO:
7081-ELV.DWG

SHEET NO:



CURVE	RADIUS	LENGTH	DELTA
C1	605.54'	153.87'	14°33'33"
C2	30.00'	47.09'	89°55'58"
C3	234.63'	95.66'	23°21'37"
C4	281.51'	442.36'	90°02'03"



OFFICE - ENLARGED PLAN
1" = 30'

KEYED NOTES

- EXISTING CURB & GUTTER
- EXISTING 6' SIDEWALK
- PROPOSED STREET IMPROVEMENTS BY CITY PROJECT NO. 5856.81
- ASPHALT PAVEMENT
- 6" CONCRETE CURB
- 4' SIDEWALK
- LANDSCAPING
- CMU WALL
- 6' CHAINLINK FENCE
- CONCRETE DRAINAGE RUNDOWN SEE SHEET C-5
- POND "A" OULET WORKS SEE SHEET C-5
- POND "B" OULET WORKS SEE SHEET C-5
- CONCRETE SLAB
- REFUSE ENCLOSURE SEE SHEET C-2
- CONSTRUCT 1-24" SIDEWALK CULVERT PER C.O.A. STANDARD DRAWING 2236
- PRIVATE CHANNEL OULET PER CITY PROJECT NO. 5856.81
- PRIVATE CHANNEL SEE SHEET C-6
- EDGE OF PAVEMENT

LEGEND

- 6001 — EXISTING CONTOUR ELEVATION
- 02.5 x EXISTING SPOT ELEVATION
- 01 — PROPOSED CONTOUR ELEVATION
- — — — — PROPERTY LINE
- 01.5 ♦ PROPOSED SPOT ELEVATION
- ← DIRECTION OF FLOW
- — — — — DRAINAGE SWALE
- — — — — DRAINAGE BASIN DIVIDE
- ~ ~ ~ ~ ~ WATER BLOCK
- — ○ — CHAINLINK FENCE

PROPERTY ADDRESS

Painted Rock Drive NW.

LEGAL DESCRIPTION

Volcano Business Park, Phase I, Tract 5A2-A1-1

PROJECT BENCHMARK

Located in the PNM easement between Todos Santos St. NW, & Prenda De Plata NW, a 60 penny nail in south side of power pole No. WN273, on the east pole of a double pylon, projecting 1.0ft above ground
Elevation= 5123.40 ft

SURVEY

Topographic Measurements by Brasher & Lorenz, Inc. Dated March, 1998

DRAINAGE PLAN NOTES

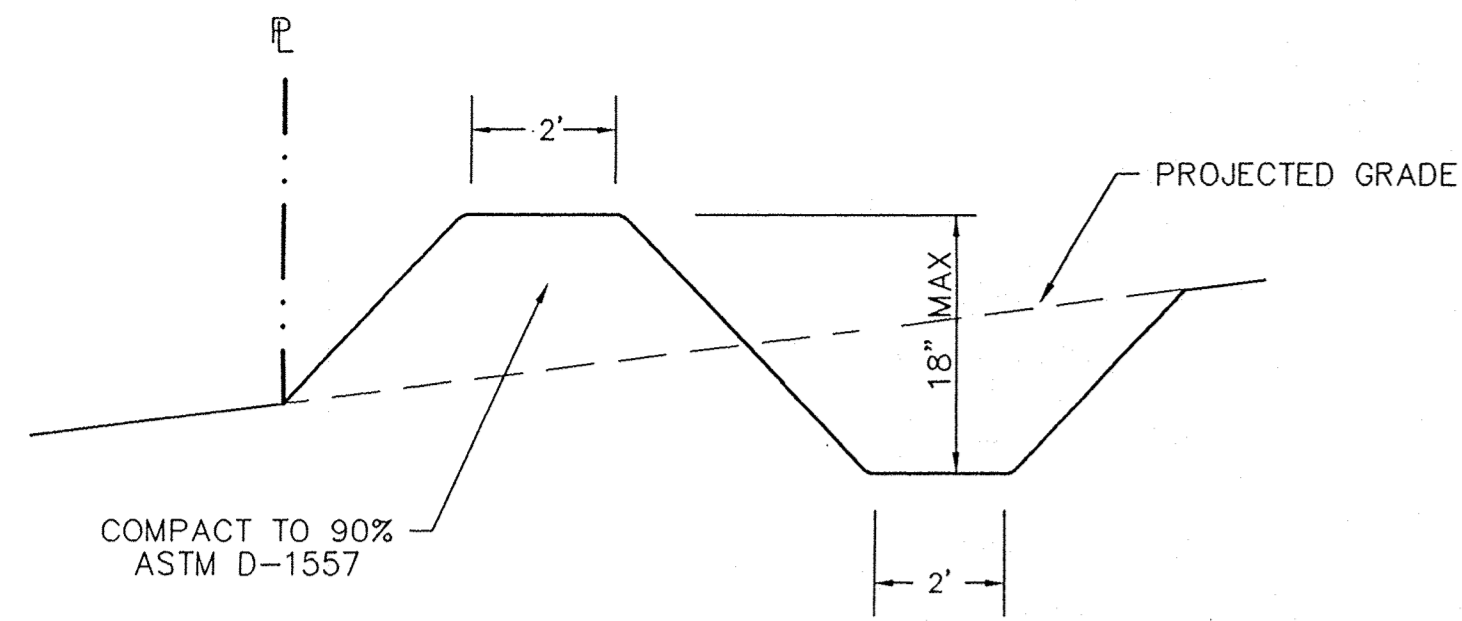
- BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
- This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
- 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.
- 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.
- 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.
- BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
- The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown herein does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.

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MODULAR SPACE

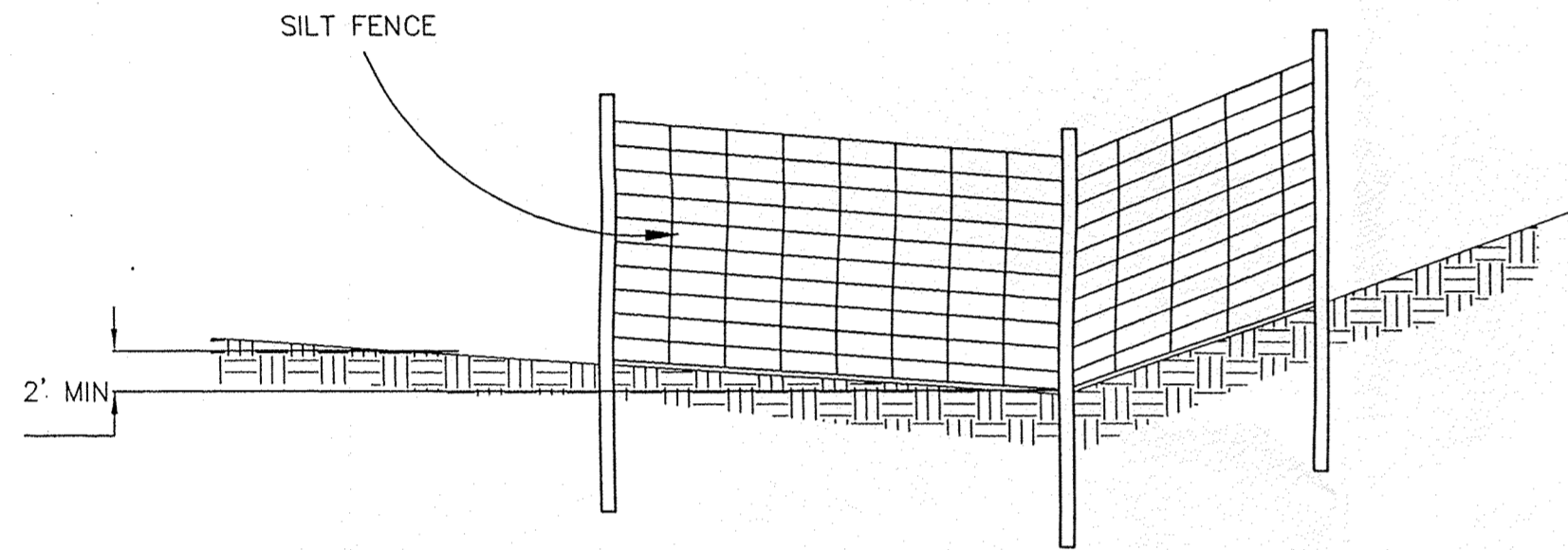
GRADING &
DRAINAGE PLAN

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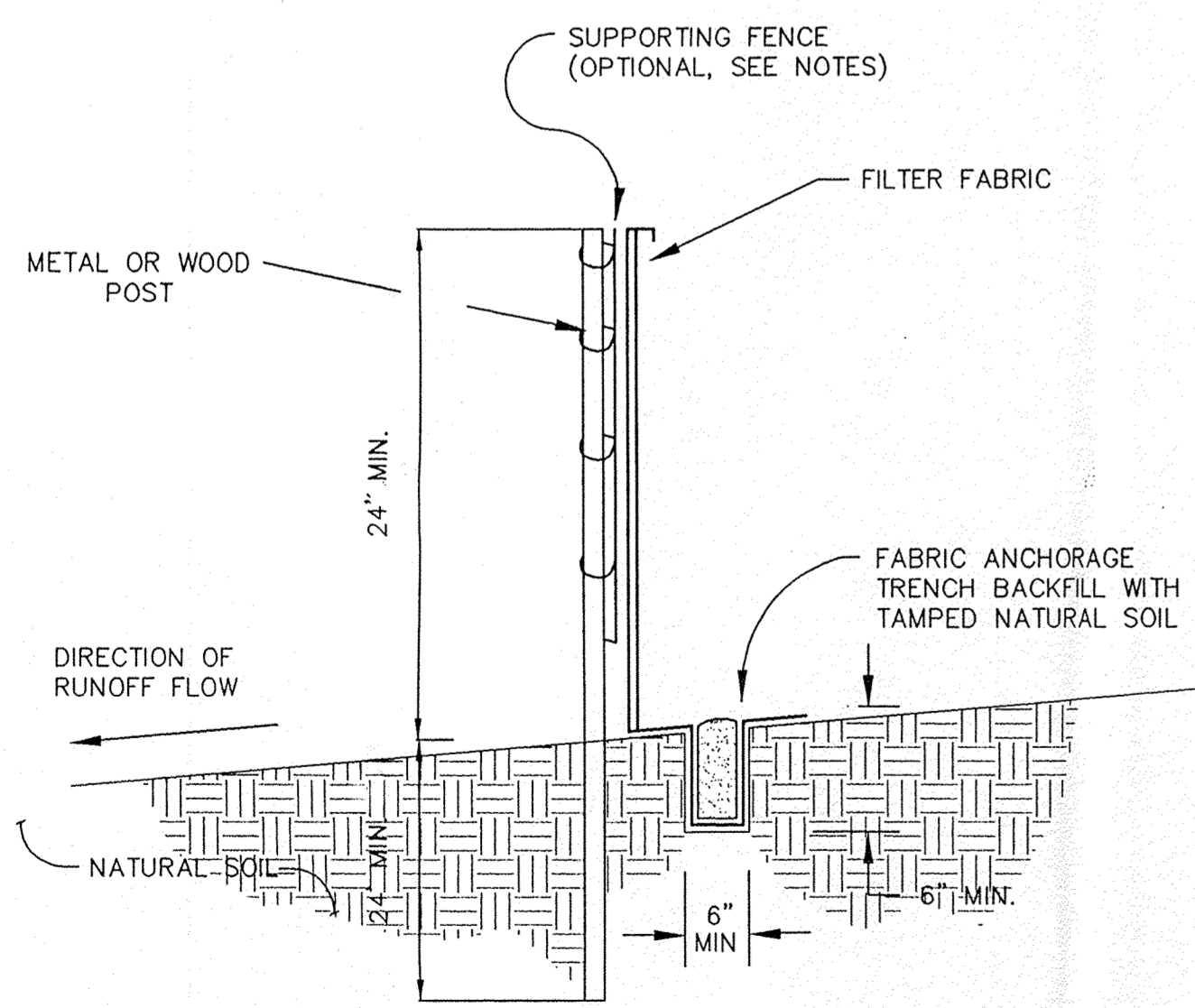


TEMPORARY EROSION CONTROL
(DITCH/DIKE OPTION) NTS (A)
C-5

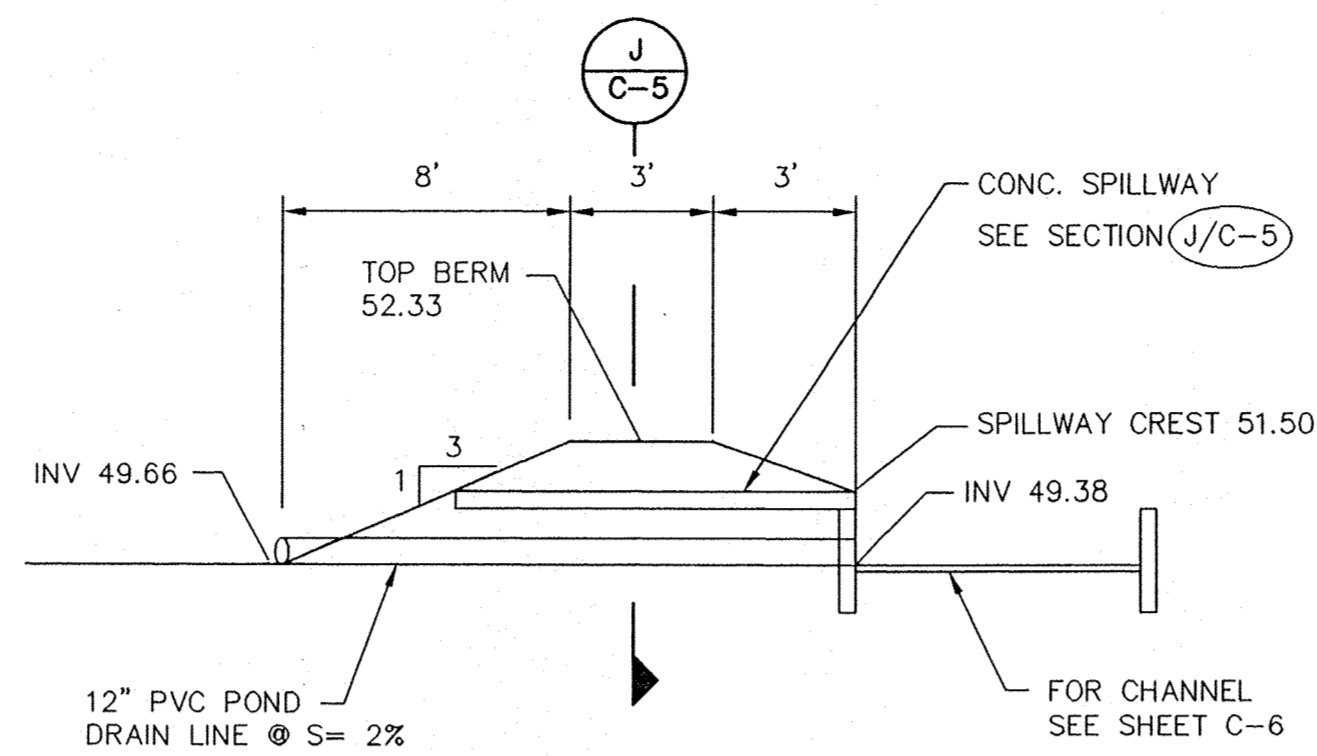
NOTE: WHEN SILT FENCE IS USED FOR FILTER DAM
INSTALLED IN DITCHES A SUPPORTING FENCE
SHALL BE PROVIDED AND THE POST SPACING
SHALL BE 10' MAXIMUM.



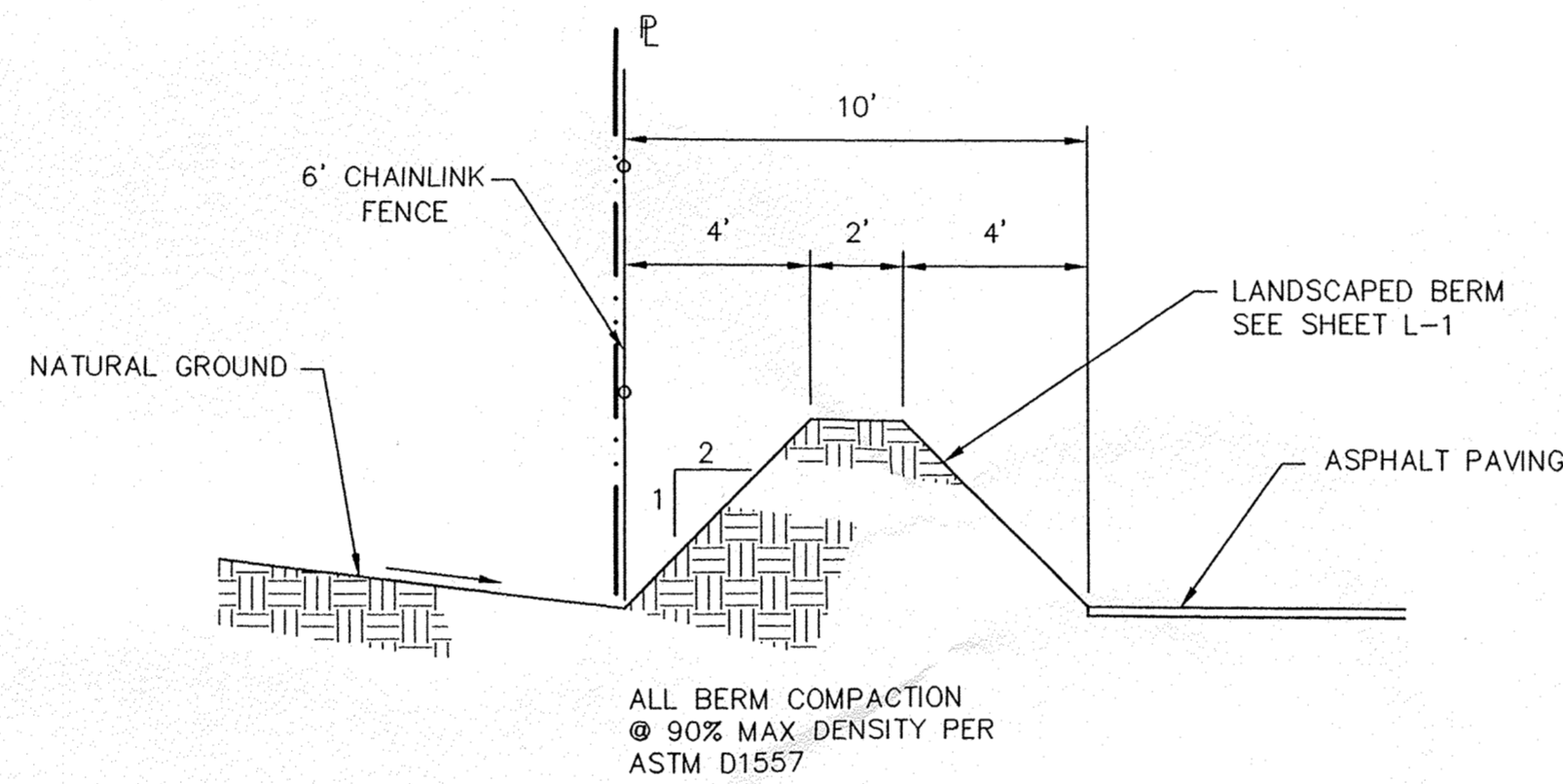
TEMPORARY EROSION CONTROL
(SILT FENCE OPTION) NTS (B)
C-5



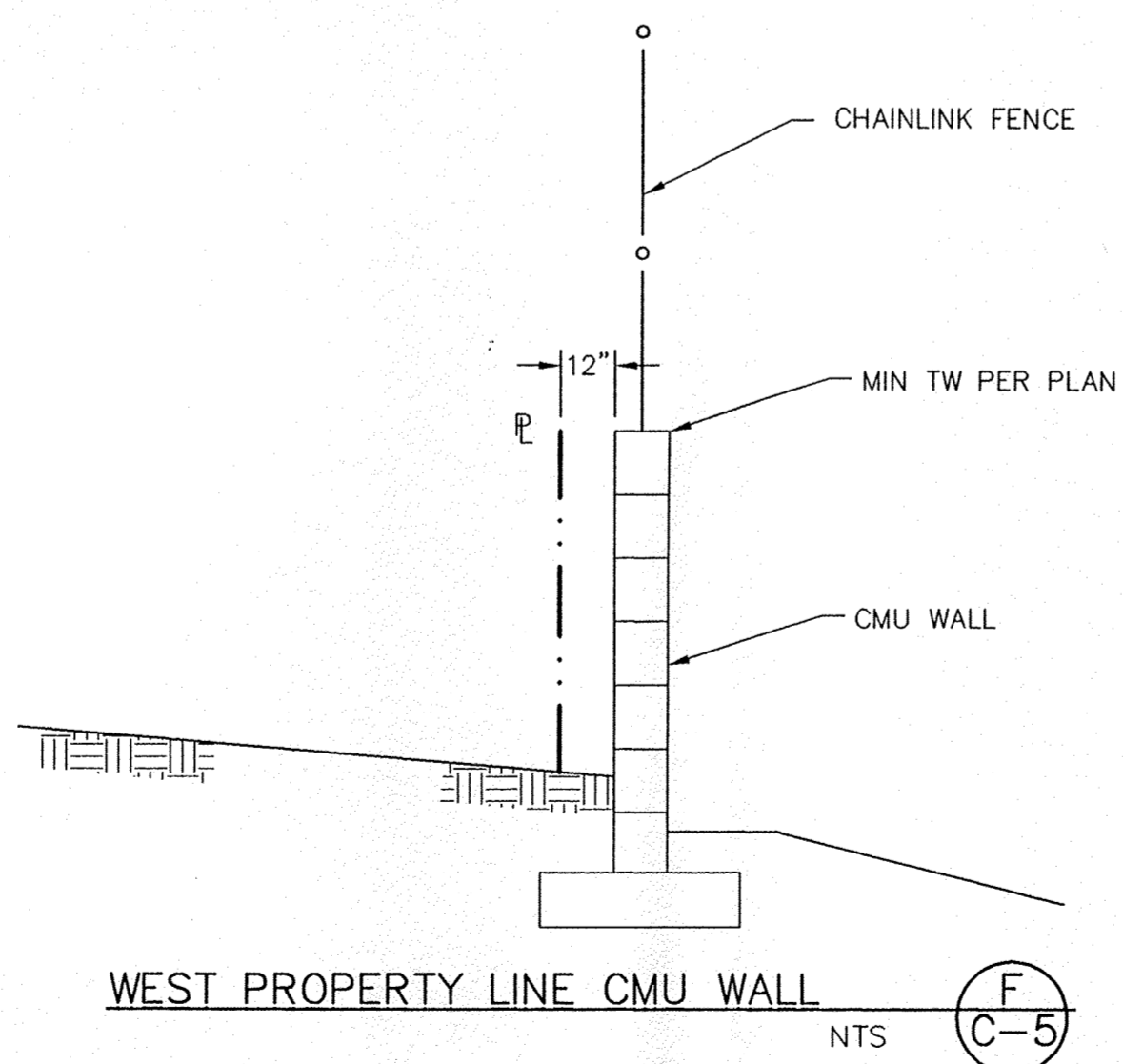
TEMPORARY EROSION CONTROL
(SILT FENCE OPTION) NTS (C)
C-5



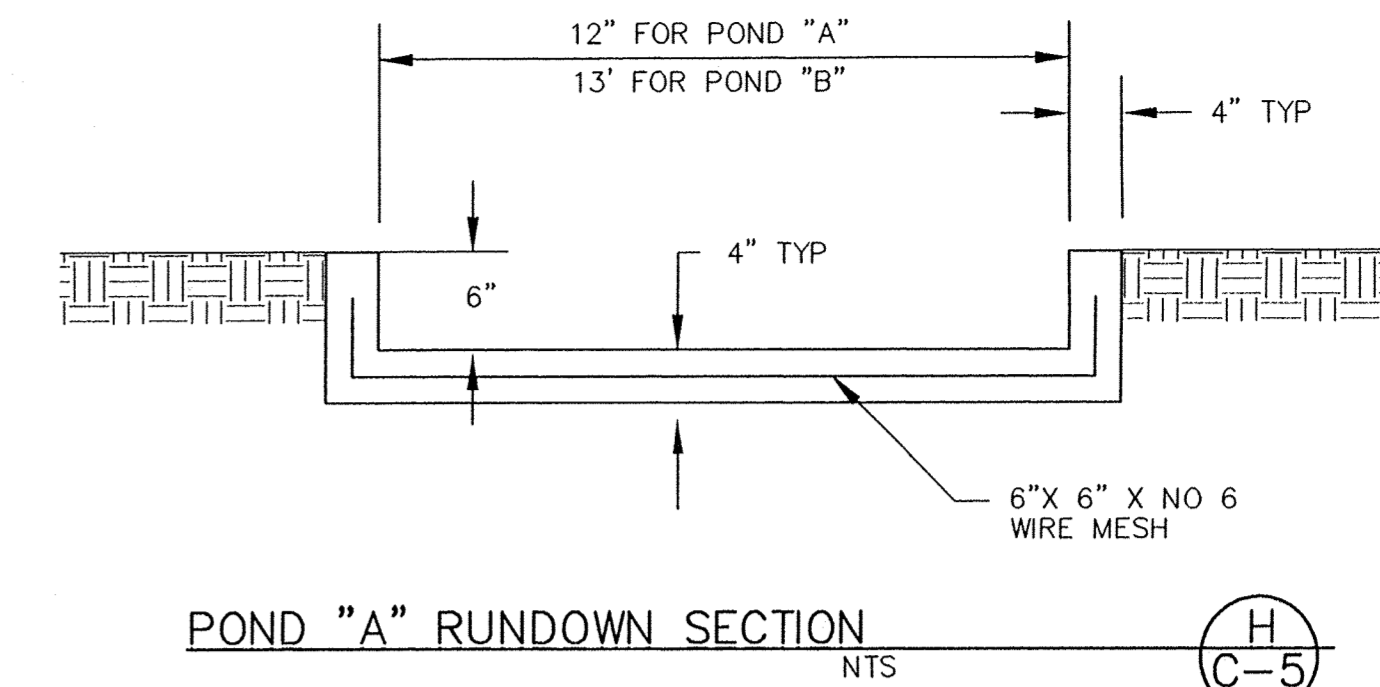
POND "B" OVERFLOW SPILLWAY SECTION NTS (D)
C-5



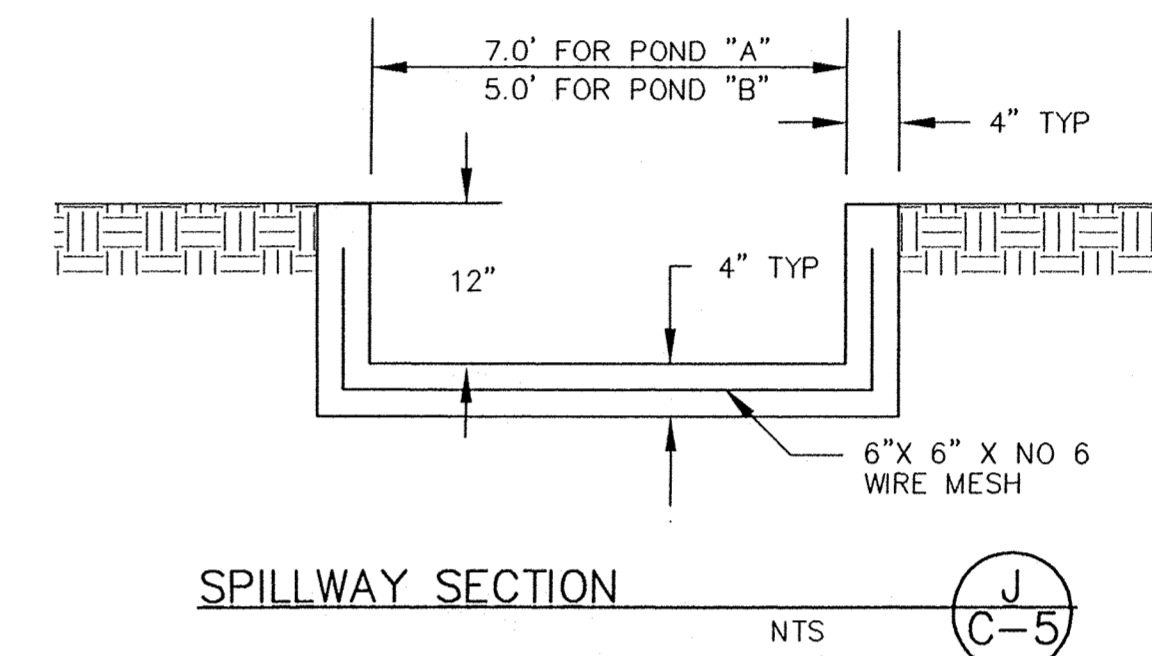
WEST PROPERTY LINE BERM SECTION NTS (E)
C-5



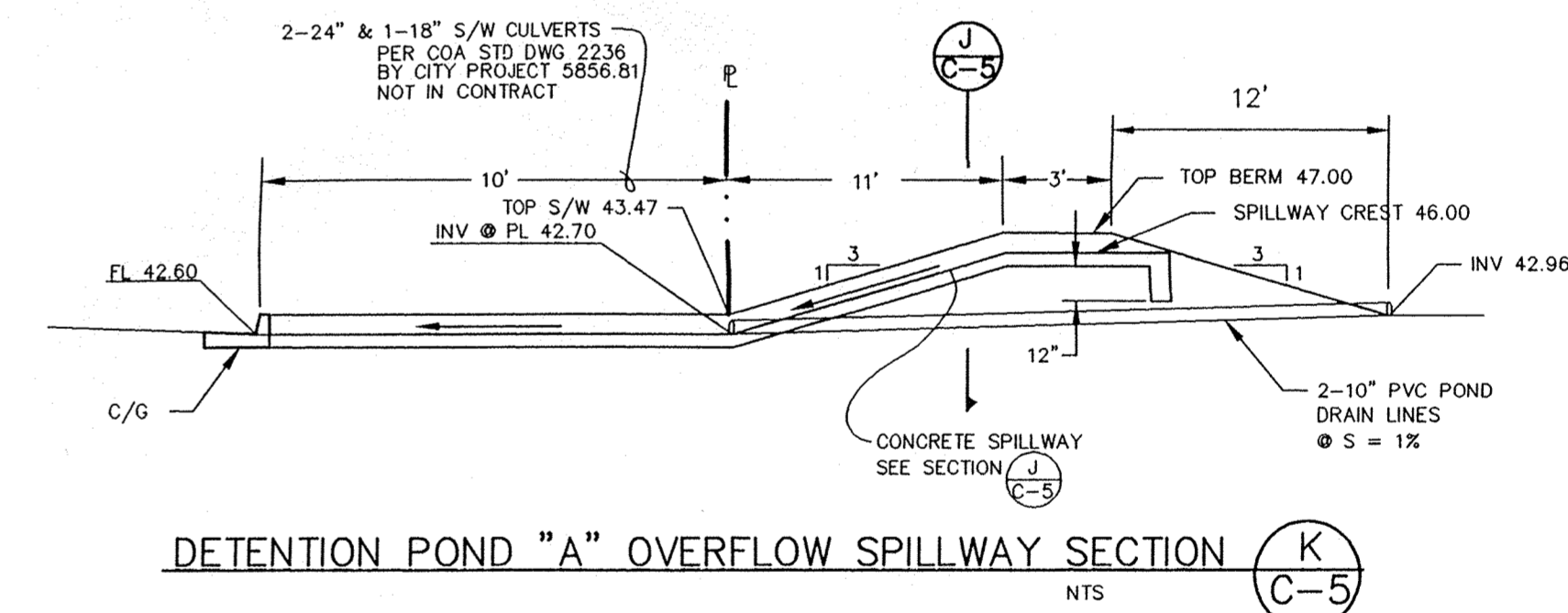
WEST PROPERTY LINE CMU WALL NTS (F)
C-5



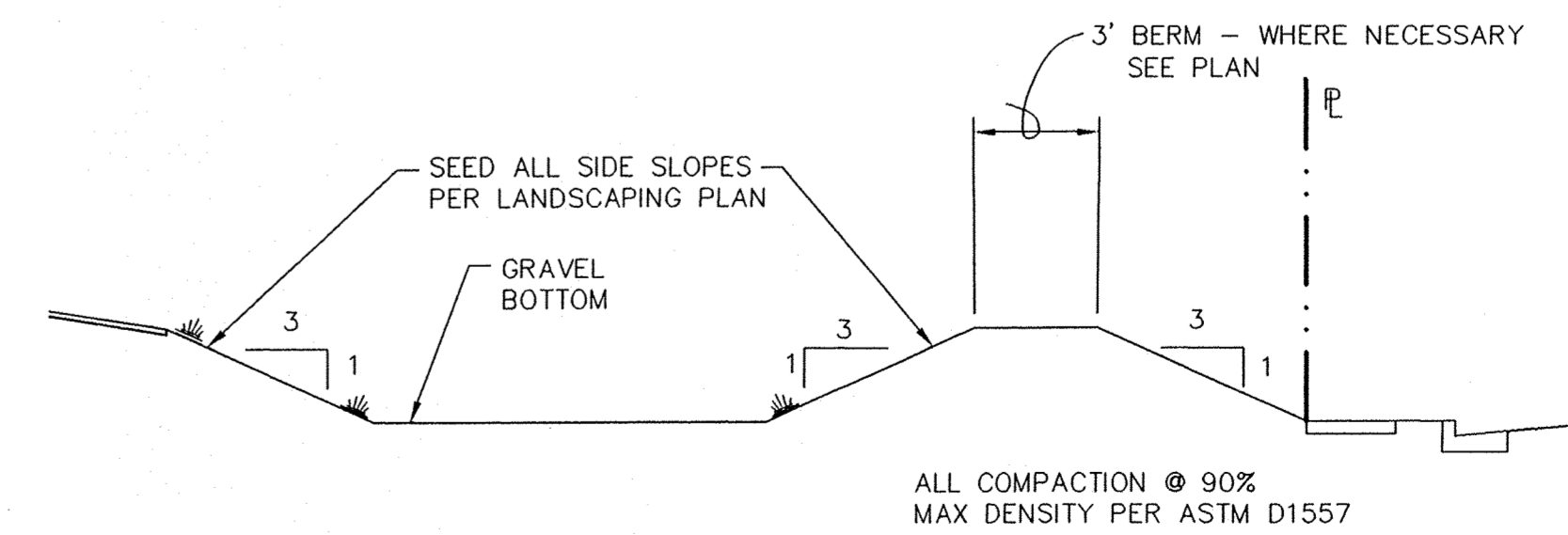
POND "A" RUNDOWN SECTION NTS (H)
C-5



SPILLWAY SECTION NTS (J)
C-5

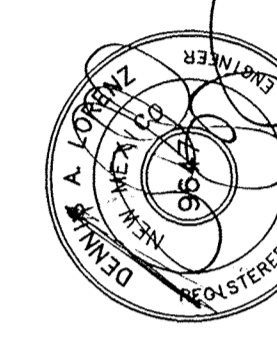


DETENTION POND "A" OVERFLOW SPILLWAY SECTION NTS (K)
C-5



TYPICAL DETENTION POND SECTION NTS (L)
C-5

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GRADING &
DRAINAGE DETAILS

REVISIONS:

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D.A.L.

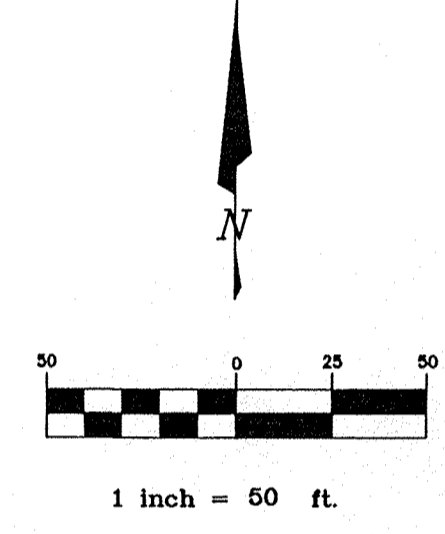
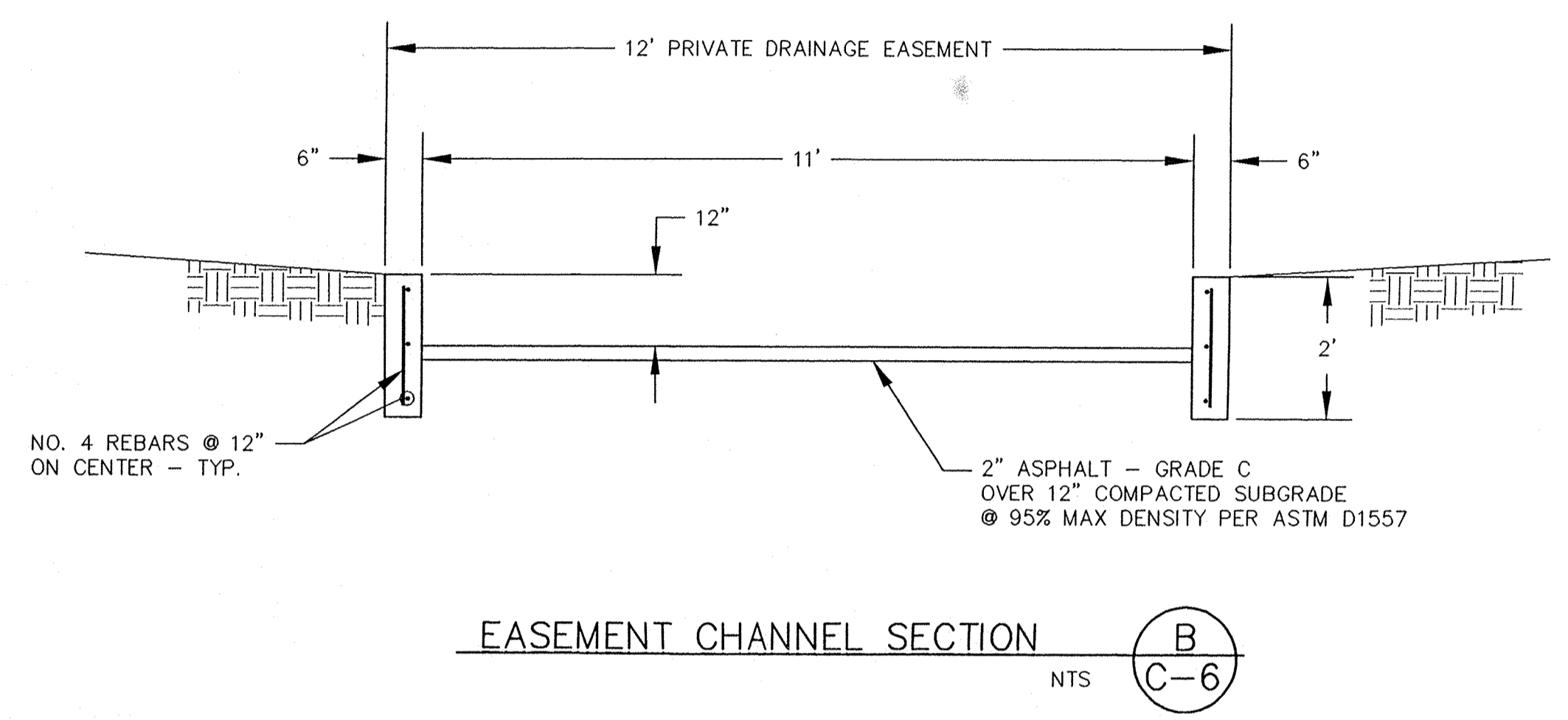
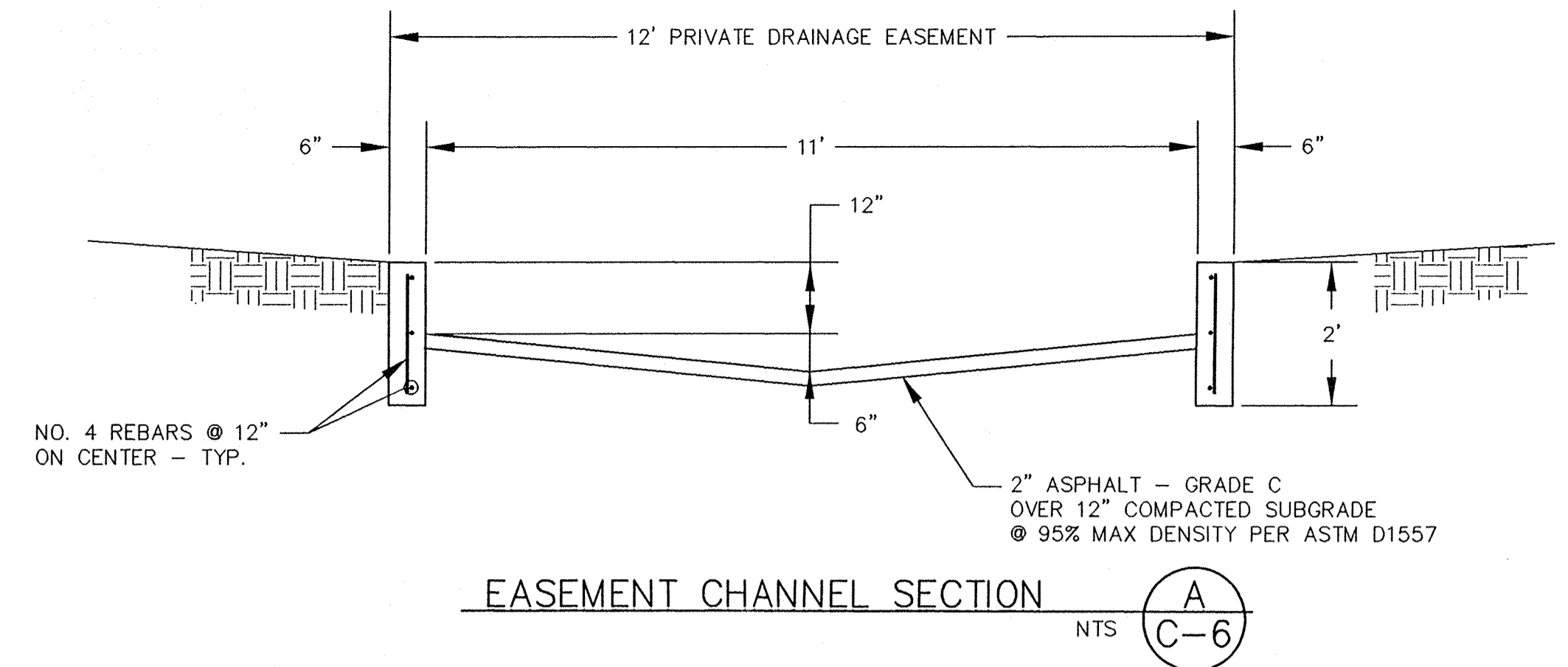
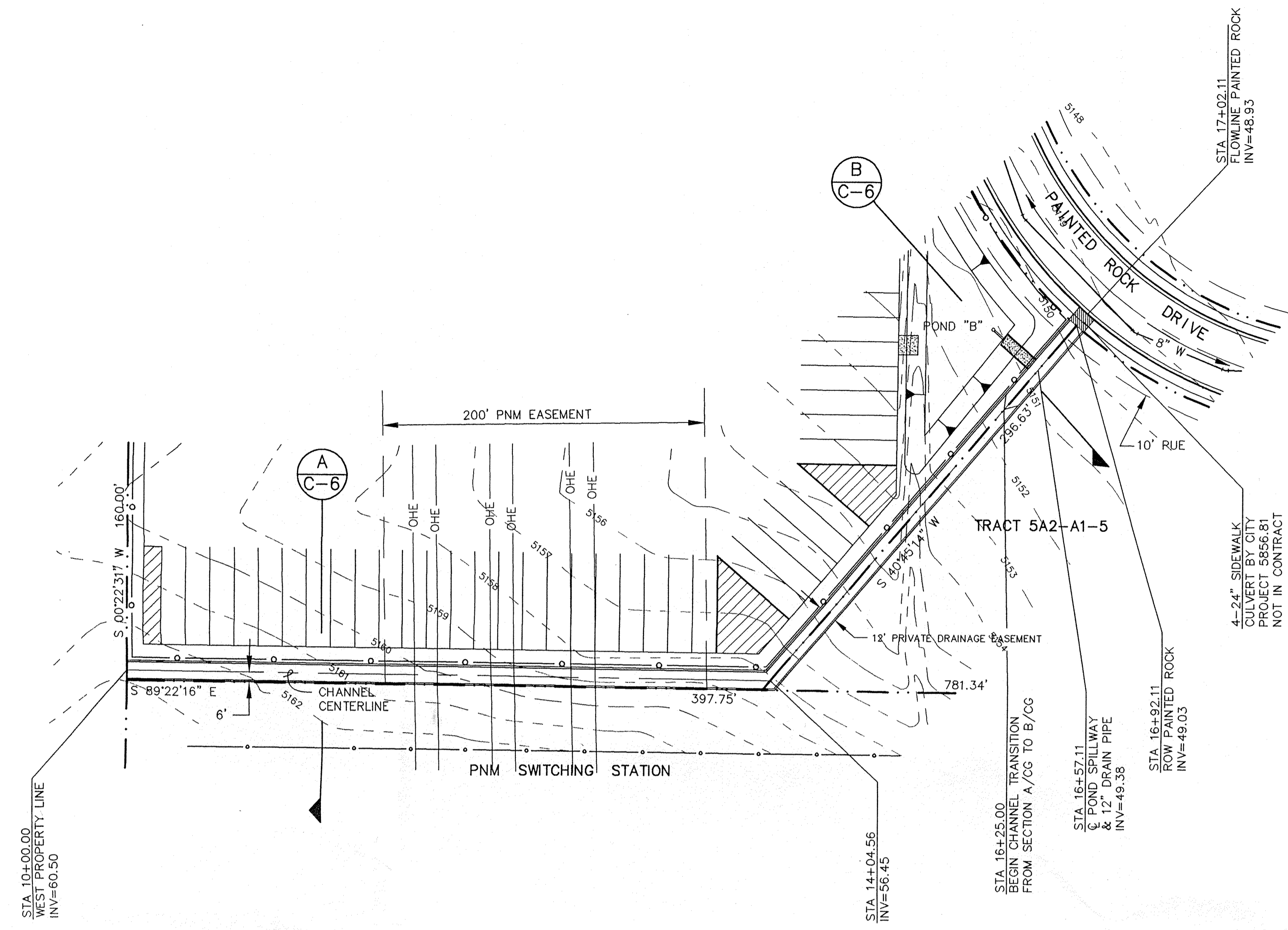
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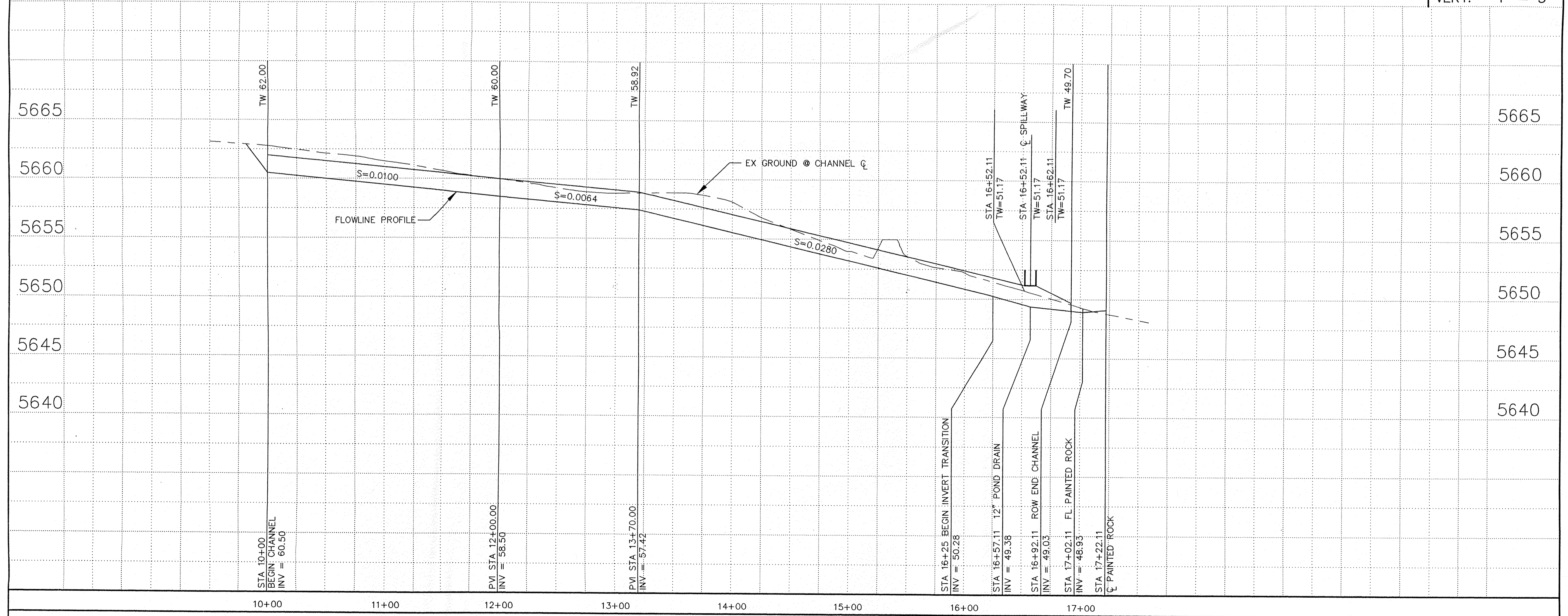
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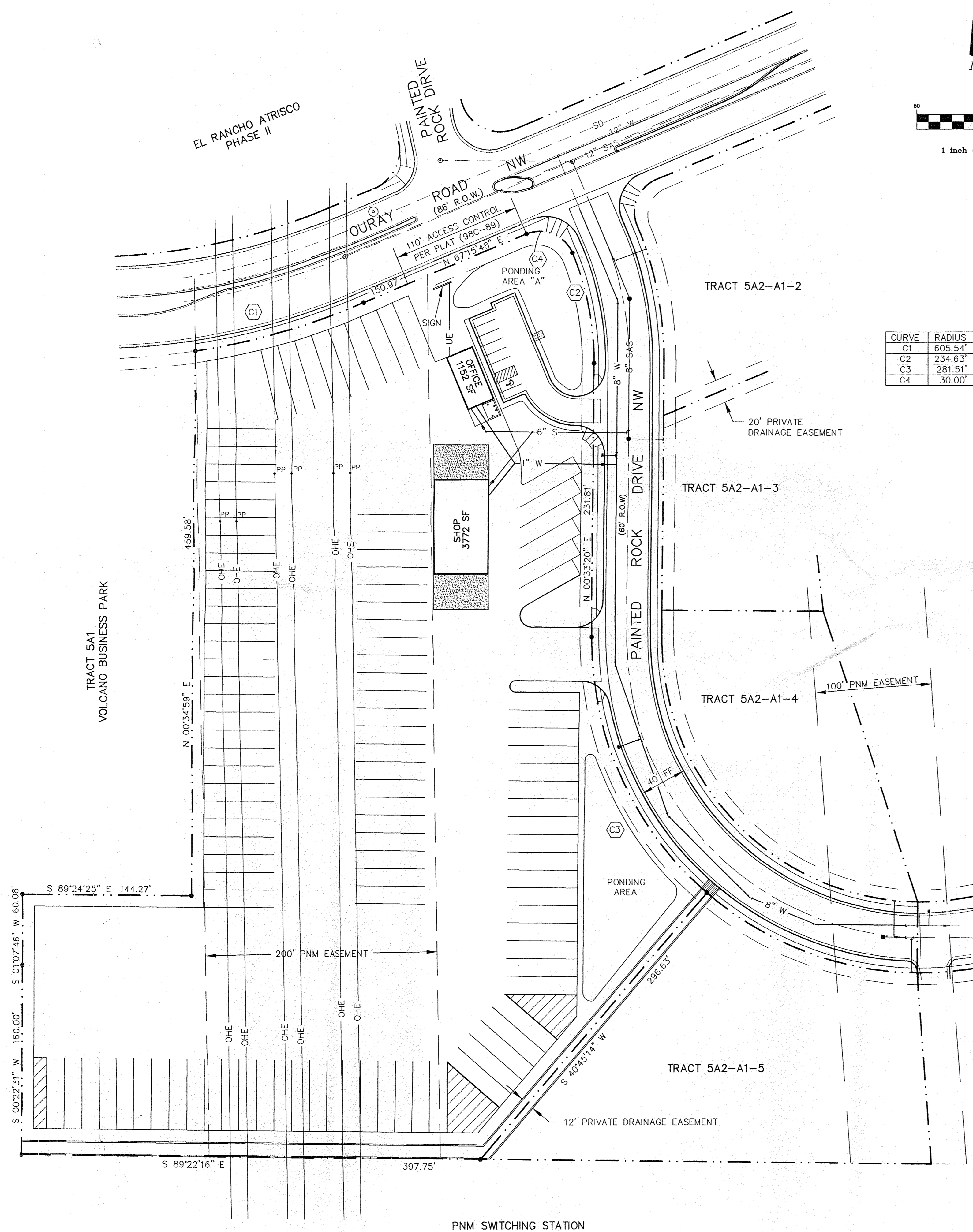
C-5



EASEMENT CHANNEL

HORIZ: 1" = 50'
VERT: 1" = 5'

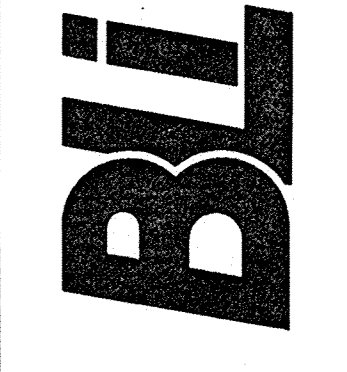




CURVE	RADIUS	LENGTH	DELTA
C1	605.54'	150.41'	14°13'55"
C2	234.63'	95.66'	23°21'37"
C3	281.51'	245.20'	49°54'20"
C4	30.00'	47.09'	89°55'58"

NOTES: PUBLIC WATER AND SANITARY SEWER IMPROVEMENTS WITHIN PAINTED ROCK DRIVE TO BE PROVIDED BY CITY PROJECT NO. 5856.81

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GE CAPITAL
MODULAR SPACE

UTILITY PLAN

REVISIONS:

CHECKED BY:
D.A.L.

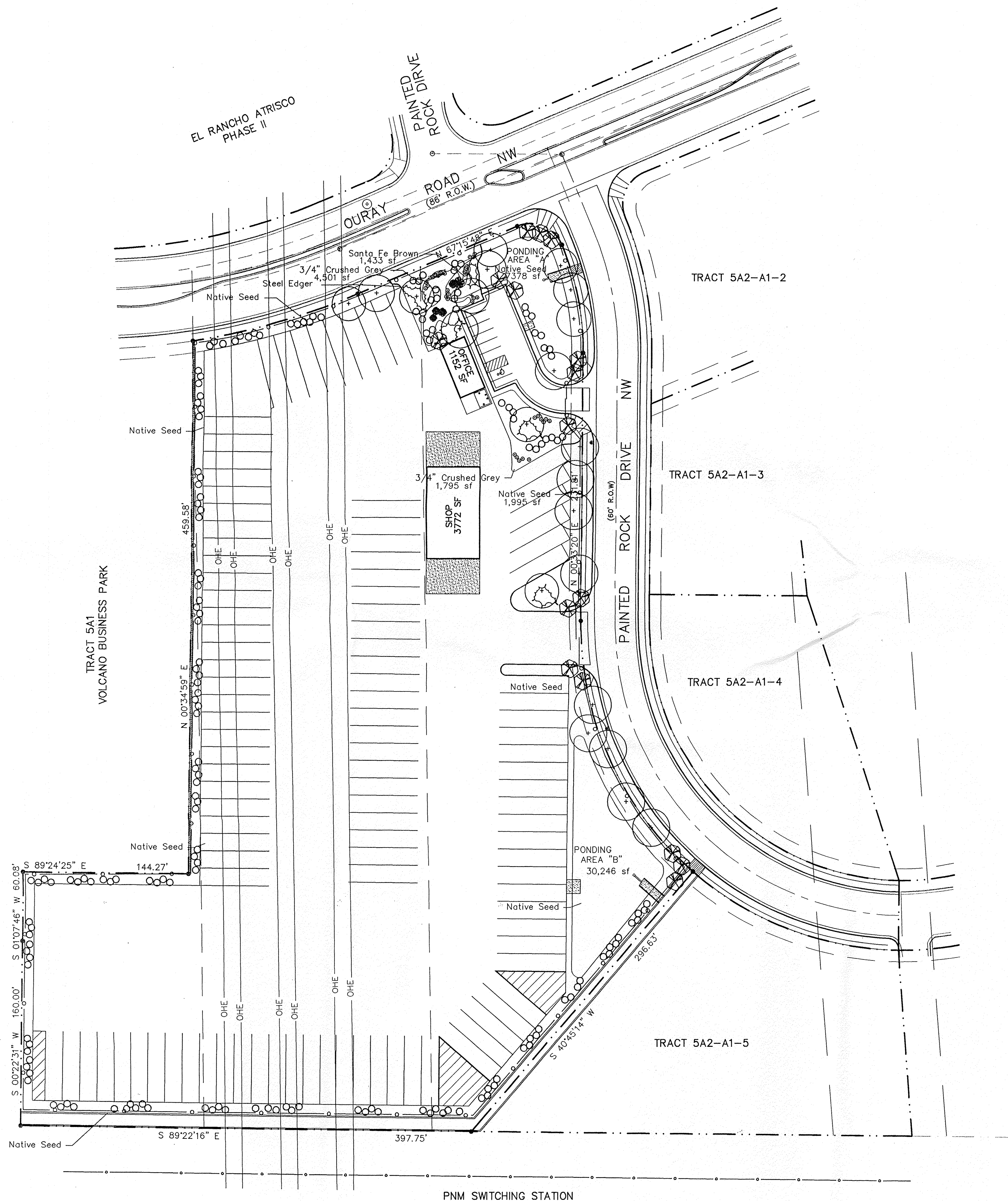
DRAWN BY:
A.S.C.

JOB NO:
7081

FILE NO:
7081-UTL.DWG

SHEET NO:

C-7



LANDSCAPE LEGEND

- 3" Cal Shade Trees 22 Total
Honeylocust or Ash
 - 2" Cal Ornamental Trees 16 Total
Bradford Pear, Crabapple, Purpleleaf Plum
 - 5 Gallon Native Shrubs 175 Total
Chamisa, Apache Plume, Russian Sage, Four-wing
Saltbush, Bluemist Spiraea,
 - 1 Gallon Perennials 33 total
Cherry Sage, Penstemon, Coreopsis, Chocolate Flower,
Wallflower
 - 5 Gallon Juniper 35 Total
Tam, Buffalo, or Blue Rug
- Commercial Grade Steel Edging
- 3/4" Crushed Grey Gravel over Filter Fabric
- 7/8" Santa Fe Brown Gravel over Filter Fabric
- Native Seed— Seed mix shall be standard City of Albuquerque Seed mix
With Four Wing Saltbush, Chamisa, Apache Plume shrub seed
added into the seed mix and seeded at the recommended rate
per the standard specifications, COA.

Irrigation Notes

All perennials, shrubs, and trees shall be irrigated with a complete underground irrigation system operated by automatic timer.

Trees shall be irrigated by bubblers and placed on a separate zone at the controller.

Shrubs shall be irrigated by drip irrigation. One 4gph drip emitter per shrub and zoned separately from trees.

Perennials shall be irrigated by drip irrigation. One 2gph drip emitter per perennial and zoned together with shrubs.

Irrigation controller shall be a hybrid controller capable of dual programming to irrigate shrubs, perennials and trees separately.

Landscape contractor shall provide owner with a complete as-built irrigation drawing for the project indicating all buried lines Zones. Contractor shall also provide to the owner an irrigation schedule indicating watering times for all zones.

Native seed areas will not be watered.

Irrigation system maintenance shall be the responsibility of the owner.

Landscape Notes

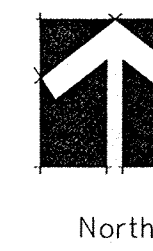
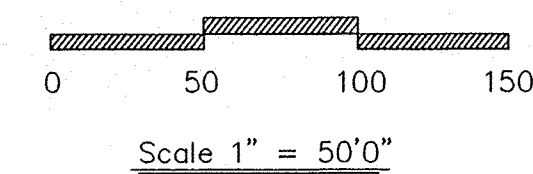
It is the intent of this plan to comply with the City of Albuquerque Water Conservation and Landscape Ordinance. Street trees have been provided where possible but not within the PNM easement.

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 maintenance shall be the responsibility of the owner.

Landscape Calculations

Total Site Area	6.693 AC	291,539 sf
Total Building	-	4,924 sf
Total Screened Storage	3.980 AC	173,356 sf
Net Lot Area	2.600 AC	113,259 sf
Landscape Requirement		x 15%
Total Landscape Required		16,989 sf
Total Landscape Provided		
Total Bed Area		7,727 sf
Total Native Seed Area		41,107 sf
Total Landscape Area		48,834 sf



Westwind Landscape Construction Inc.
Landscape Architects and Contractors

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GE CAPITAL
MODULAR SPACE

LANDSCAPE PLAN

REVISIONS:

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