

General Notes

1. The following notes concerning the 2013 Phase IV Conceptual Drainage Plan are contained herein:

2. The proposed improvements as shown by the vicinity map, are located between Randolph Road S.E. and Buena Vista Drive S.E. and west of Buena Vista Drive S.E. At the present time, the site is partially developed. Many of the surrounding parcels are also developed. As shown by Block 1016 of the Albuquerque Master Drainage Study, the site has not been within a designated flood hazard zone. All storm water runoff is contained within the existing concrete lined channel which runs through the project area.

3. This project will assemble several parcels into a larger parcel of land so that the 2013 Conceptual Drainage Plan can be expanded. The site is a locally based subdivision that is expanding the Corporate Development. There will be four buildings or phases in the project. The first three phases are already complete. Phase IV will be the construction of approximately 150,000 sq. ft. of additional office and laboratory space with associated parking and landscaping. The new building will be located on land that is currently utilized for parking. The new parking will be developed on additional tracts of land to the north and west of the current facilities. All of these tracts will be assembled into a single parcel.

4. The project can be divided into four drainage areas. Drainage Basin 1 lies to the north of the concrete lined channel and is currently undeveloped. Drainage Basin 2 will consist primarily of parking and landscaping. All flow from this area will be directed to an existing inlet to the concrete channel. Drainage Basin 3 consists of the existing buildings, parking, and landscaping associated with the site. All runoff from this area is directed to the concrete channel. Drainage Basin 4 is currently undeveloped. Runoff from this area will be directed to flow into the concrete channel. However, due to the grading requirements, the majority of this runoff will be directed into the concrete channel. This area is currently undeveloped, but has been planned for parking and landscaping. The new construction will be primarily in parking and landscaping. Drainage Basin 4 is comprised of lots 4 and 5 of the project. This area is located on the east side of the concrete lined channel. Runoff from this area will continue in this pattern with the future development of the parking and landscaping.

5. While this project departs from the approved site development plans in the location of the buildings, the total project is quite similar to that was proposed for this area and the runoff anticipated from storm water will be similar to that amount previously anticipated. Therefore, runoff from this area will be consistent with previous site development plans.

6. The calculations which appear below analyze both the existing and developed conditions for the 100-year, 4-hour rainfall event. The 100-year rainfall has been used for this analysis to accommodate with the City of Albuquerque Development Process Manual, Volume II. As shown by these calculations, the proposed improvements will result in an increase of runoff discharged from the site in its present condition. However, the developed amount is acceptable and consistent with the storm water runoff anticipated by site development plans for the future development of this area.

Basin 4

Area = 52,712 sq. ft. = 1.2 ac
 Roof Area = 10,000 sq. ft. = 0.23 ac
 Landscaped Area = 12,400 sq. ft. = 0.28 ac
 Area = 30,312 sq. ft. = 0.7 ac
 Composite C_s = 0.70 (0.70)(0.70) = 0.49
 C₁₀₀ = 0.70 (0.70) = 0.49
 V₁₀₀ = 3400 (0.49) = 1665 cu ft

Basin 3

Area = 249,224 sq. ft. = 5.7 ac
 Roof Area = 10,000 sq. ft. = 0.23 ac
 Landscaped Area = 47,224 sq. ft. = 1.08 ac
 Area = 239,224 sq. ft. = 5.47 ac
 Composite C_s = 0.62 (0.62)(0.62) = 0.38
 C₁₀₀ = 0.62 (0.62) = 0.38
 V₁₀₀ = 3400 (0.38) = 1282 cu ft

Basin 2

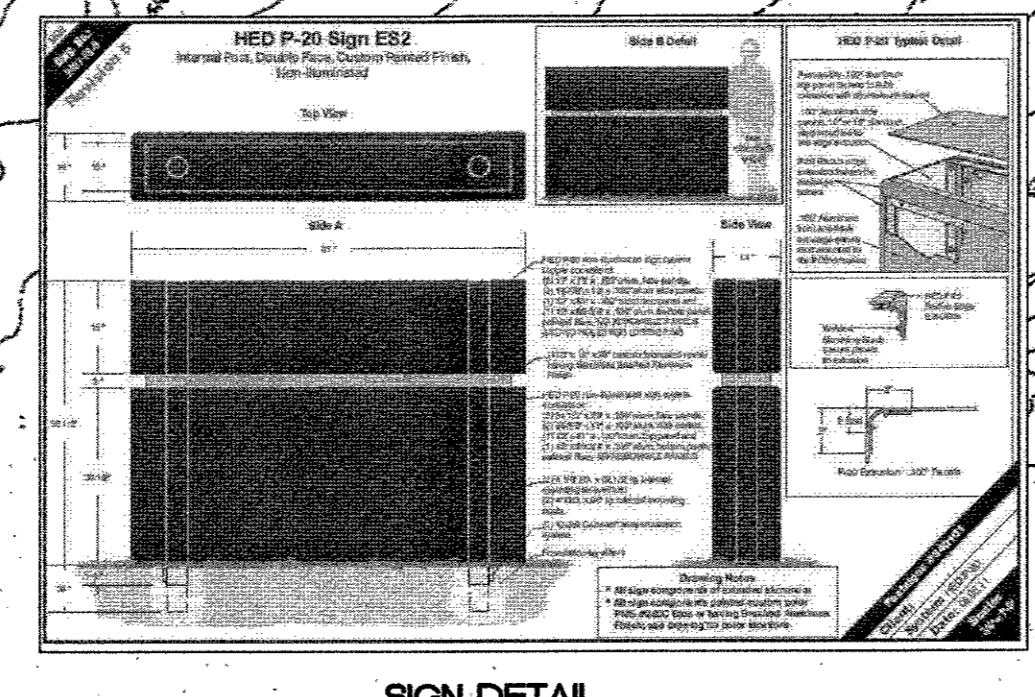
Area = 127,095 sq. ft. = 2.9 ac
 Roof Area = 10,000 sq. ft. = 0.23 ac
 Landscaped Area = 47,095 sq. ft. = 1.07 ac
 Area = 117,095 sq. ft. = 2.67 ac
 Composite C_s = 0.62 (0.62)(0.62) = 0.38
 C₁₀₀ = 0.62 (0.62) = 0.38
 V₁₀₀ = 3400 (0.38) = 1282 cu ft

Basin 1

Area = 336,020 sq. ft. = 7.7 ac
 Roof Area = 10,000 sq. ft. = 0.23 ac
 Landscaped Area = 28,020 sq. ft. = 0.64 ac
 Area = 326,020 sq. ft. = 7.47 ac
 Composite C_s = 0.62 (0.62)(0.62) = 0.38
 C₁₀₀ = 0.62 (0.62) = 0.38
 V₁₀₀ = 3400 (0.38) = 1282 cu ft

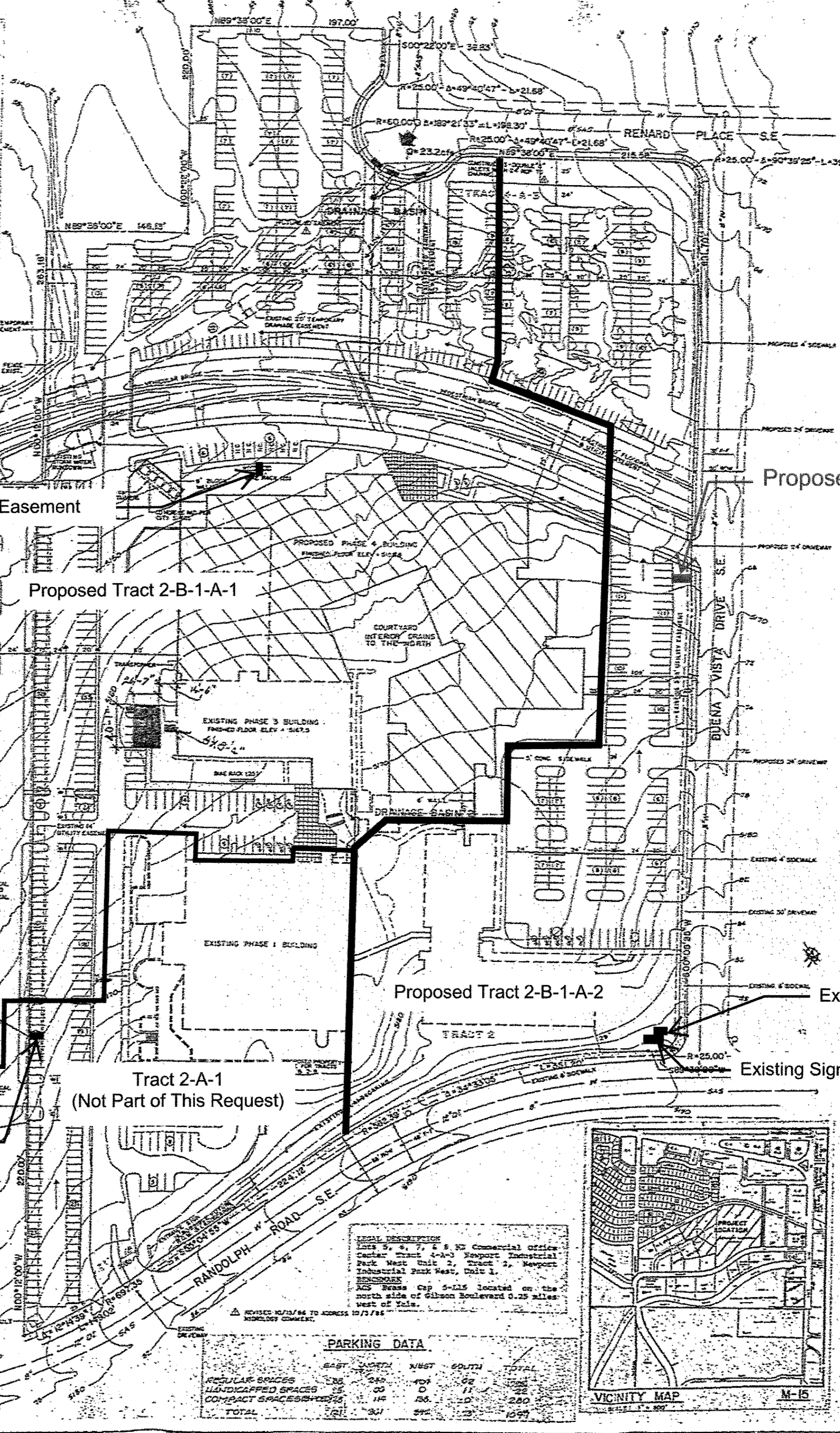
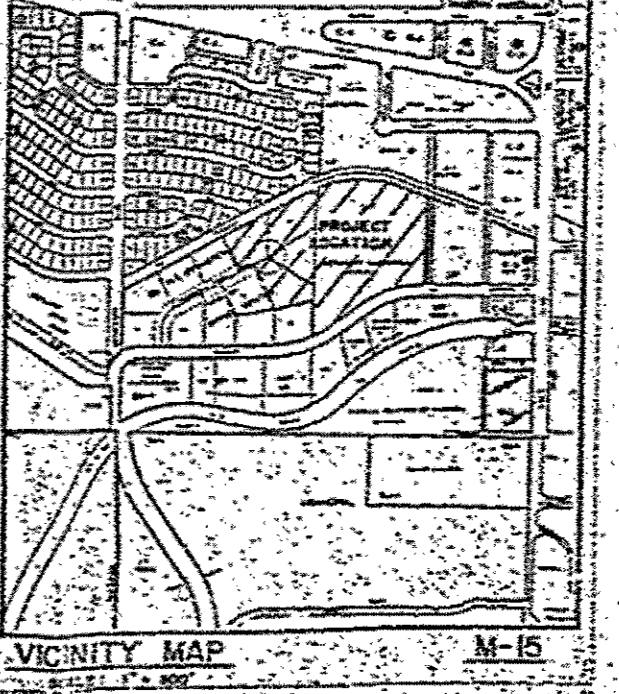
LEGEND

- Number of parking spaces
- Proposed spot elevation
- Existing spot elevation
- Proposed contour
- Existing contour
- Scale
- Property line
- Concrete
- Proposed asphalt
- Proposed fence
- Utility fence
- Top of cloud
- Highline



PARKING DATA

REQUIREMENTS	EST. SPACES	REMARKS
MINIMUM SPACES	25	AS PER CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL
UNDEVELOPED SPACES	0	
COMPACT SPACES	110	
TOTAL	135	



Craddock DEVELOPMENT COMPANY ALBUQUERQUE, NEW MEXICO

baum P.C. ARCHITECTURE, INTERIORS, & PLANNING WASHINGTON, DC

HELLMUTH, OBATA & KASSABAUM ARCHITECTS ARCHITECTURE, INTERIORS, & PLANNING WASHINGTON, DC

REGIONAL ALBUQUERQUE PHASE FOUR SUBMITTAL - 5 NOV. 1986

BDM

DATE: 3/21/86 BY: [Signature]

CITY OF ALBUQUERQUE
 THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION OF THE ORIGINAL DOCUMENT.

CITY OF ALBUQUERQUE
 This microimage is certified to be a complete and accurate copy of the original as it appears in the files of the Planning Department and was created in the normal course of business.

The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (ANSI Z39.18-1977)

[Signature]
 DIRECTOR

NOTARY PUBLIC
 OFFICIAL SEAL
 APRI GARCIA-PIA
 Notary Public
 State of New Mexico
 Commission Expires 6/30/87

Parking Calculations based on office use and utilizing requirements prior to IDO implementation per Section 5-5(B)(3).

Parking Calculations:

Tract 2-B-1-A-1
 2301 Buena Vista
 1st Floor 53,680 SF @ 1 space per 200 SF = 268
 2nd & 3rd Floor 107,360 SF @ 1 space per 300 SF = 358
 Parking reduction for Transit Credit of 10% = 63
 Parking spaces required = 563

1801A Randolph
 1st Floor 11,608 SF @ 1 space per 200 SF = 58
 2nd Floor 11,608 SF @ 1 space per 300 SF = 39
 Warehouse 4,822 SF @ 1 space per 2,000 SF = 2
 Parking Reductions for Transit Credit of 10% = 10
 Parking spaces required = 90

Total parking required = 653 spaces
Total parking provided = 789 spaces
Total ADA spaces required = 16 (3 van)
Total ADA spaces provided = 10 (5 van)

Tract 2-B-1-A-2
 2501 Buena Vista
 1st Floor 9180 SF @ 1 space per 200 SF = 46
 2nd-4th Floor 63,798 @ 1 space per 300 SF = 210
 Parking reduction for Transit Credit of 10% = 26
 Parking spaces required = 230

Parking provided = 250 spaces (on-site)
= 32 spaces (street)
Total parking provided = 282
Total ADA spaces required = 8 (2 van)
Total ADA spaces provided = 21 (5 van)

Both parcels have an existing reciprocal access and parking easement as shown on the plat.