

**PROJECT NUMBER:** PR-2019-003888  
**APPLICATION NUMBER:** SD-2019-00478

Is an Infrastructure List required? ( ) Yes (X) No  
 If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DRB SITE DEVELOPMENT PLAN APPROVAL:**

Traffic Engineer, Transportation Division	Date
ABCWUA	02-26-20
Parks & Recreation Department	Date
City Engineer/Hydrology	02-26-20
Code Enforcement	2-26-2020
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

\* Environmental Health, if necessary

10-15-16  
 #6 of 6

**CONCEPTUAL DRAINAGE PLAN**

The following items concerning the SD Phase IV Conceptual Drainage Plan are contained hereon:

1. Vicinity Map
2. Grading Plan
3. Calculations

The proposed improvements as shown by the Vicinity Map, the Grading Plan and the Calculations are located between Randolph Road, SE and Renard Place, SE and west of Buena Vista Drive, SE. At the present time, the site is partially developed. Many of the surrounding parcels are also developed. It is shown by these Calculations, the proposed improvements will provide for the site to be developed as a single parcel. The proposed improvements will provide for the site to be developed as a single parcel. The proposed improvements will provide for the site to be developed as a single parcel.

**Basin 4**

Basin Area = 27,272 sq ft = 1.2 Ac  
 Paved Area = 17,000 sq ft = 0.39 Ac  
 Landscaped Area = 10,272 sq ft = 0.23 Ac  
 C = 0.35 (Weighted average per Emergency Rule, 1/14/84)  
 Q<sub>100</sub> = 158,700 cfs @ 1.25 ft above curb  
 Q<sub>10</sub> = 158,700 cfs @ 1.25 ft above curb  
 Q<sub>1</sub> = 158,700 cfs @ 1.25 ft above curb  
 S<sub>100</sub> = 1.5 in (SDS Plate 22.3 C-4)  
 S<sub>10</sub> = 1.5 in (SDS Plate 22.3 C-4)  
 S<sub>1</sub> = 1.5 in (SDS Plate 22.3 C-4)

**Basin 3**

Basin Area = 227,000 sq ft = 5.2 Ac  
 Paved Area = 157,400 sq ft = 3.58 Ac  
 Landscaped Area = 69,600 sq ft = 1.6 Ac  
 C = 0.35 (Weighted average per Emergency Rule, 1/14/84)  
 Q<sub>100</sub> = 1,010,000 cfs @ 1.25 ft above curb  
 Q<sub>10</sub> = 1,010,000 cfs @ 1.25 ft above curb  
 Q<sub>1</sub> = 1,010,000 cfs @ 1.25 ft above curb  
 S<sub>100</sub> = 1.5 in (SDS Plate 22.3 C-4)  
 S<sub>10</sub> = 1.5 in (SDS Plate 22.3 C-4)  
 S<sub>1</sub> = 1.5 in (SDS Plate 22.3 C-4)

**Basin 2**

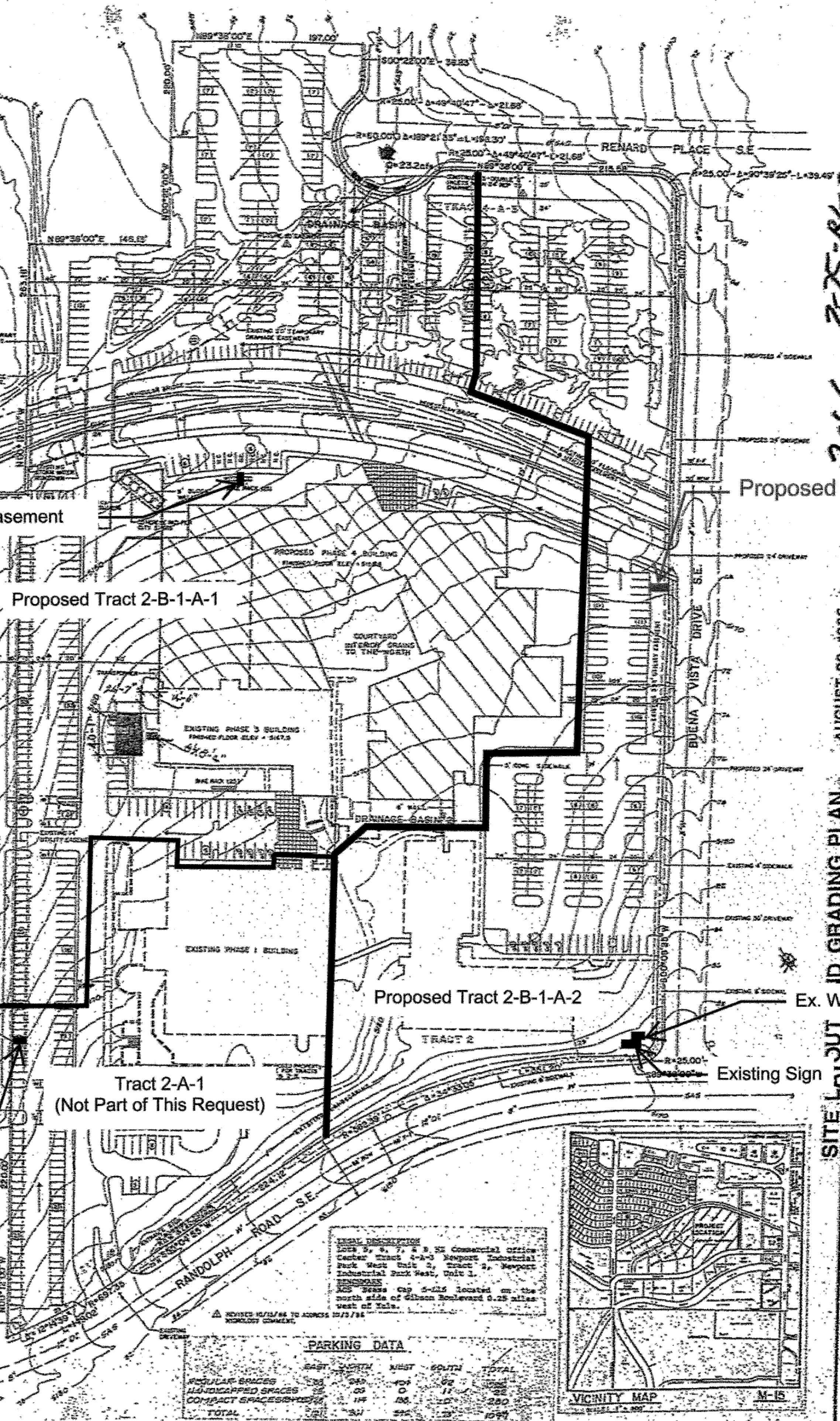
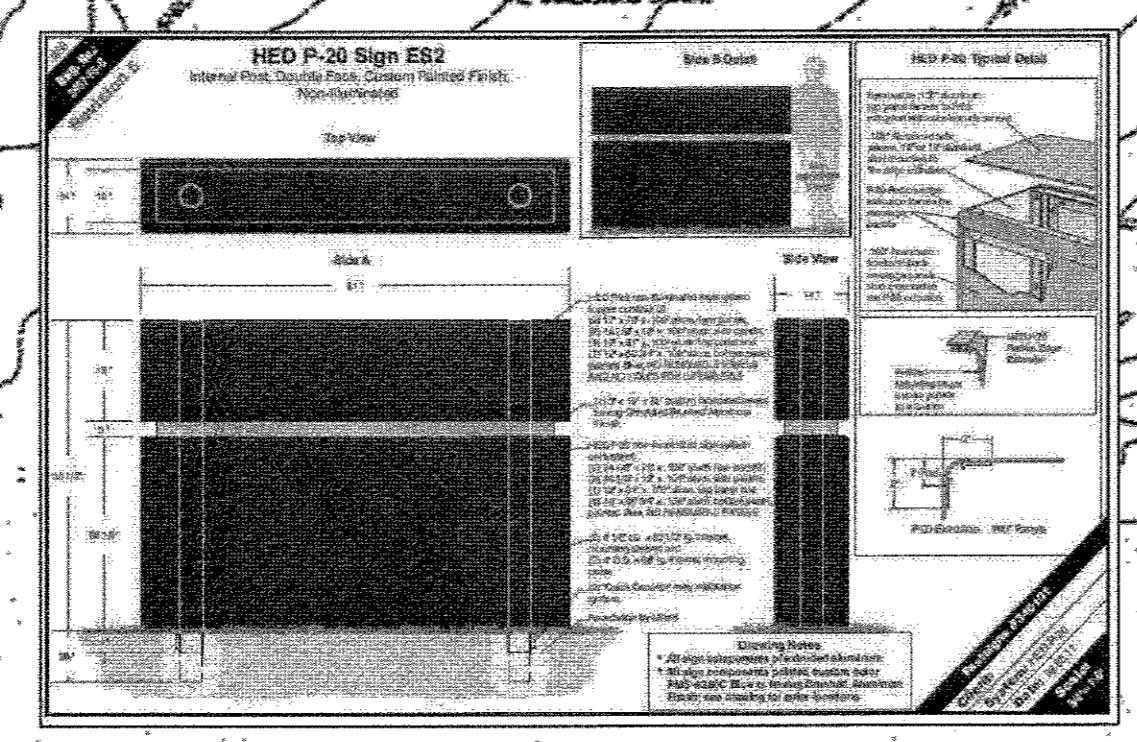
Basin Area = 229,284 sq ft = 5.2 Ac  
 Paved Area = 157,400 sq ft = 3.58 Ac  
 Landscaped Area = 71,884 sq ft = 1.64 Ac  
 C = 0.35 (Weighted average per Emergency Rule, 1/14/84)  
 Q<sub>100</sub> = 1,010,000 cfs @ 1.25 ft above curb  
 Q<sub>10</sub> = 1,010,000 cfs @ 1.25 ft above curb  
 Q<sub>1</sub> = 1,010,000 cfs @ 1.25 ft above curb  
 S<sub>100</sub> = 1.5 in (SDS Plate 22.3 C-4)  
 S<sub>10</sub> = 1.5 in (SDS Plate 22.3 C-4)  
 S<sub>1</sub> = 1.5 in (SDS Plate 22.3 C-4)

**Basin 1**

Basin Area = 249,284 sq ft = 5.7 Ac  
 Paved Area = 157,400 sq ft = 3.58 Ac  
 Landscaped Area = 91,884 sq ft = 2.1 Ac  
 C = 0.35 (Weighted average per Emergency Rule, 1/14/84)  
 Q<sub>100</sub> = 1,010,000 cfs @ 1.25 ft above curb  
 Q<sub>10</sub> = 1,010,000 cfs @ 1.25 ft above curb  
 Q<sub>1</sub> = 1,010,000 cfs @ 1.25 ft above curb  
 S<sub>100</sub> = 1.5 in (SDS Plate 22.3 C-4)  
 S<sub>10</sub> = 1.5 in (SDS Plate 22.3 C-4)  
 S<sub>1</sub> = 1.5 in (SDS Plate 22.3 C-4)

**LEGEND**

- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SCALE
- PROPERTY LINE
- CONCRETE
- PROPOSED ASPHALT
- PROPOSED FENCE
- EXISTING FENCE
- TOP OF CURB
- FLOW LINE



ID GRADING PLAN - AUGUST 29, 1986  
 SITE LAYOUT  
 REGIONAL ALBUQUERQUE PHASE FOUR  
 BDM  
 DRAWING NO. 1515 SUBMITTAL - 3 NOV. 1986  
 HELLMUTH, OBATA & KASSABAUM P.C.  
 ARCHITECTURE, INTERIORS & PLANNING  
 WASHINGTON, DC  
 RAO & ASSOCIATES  
 DEVELOPMENT COMPANY  
 ALBUQUERQUE, NEW MEXICO

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.

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 SACRAMENTO, CALIFORNIA

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**DRB SITE DEVELOPMENT PLAN APPROVAL:**

Signature: <i>[Signature]</i>	Date: 02-26-20
Traffic Engineer, Transportation Division	Date: 02-26-20
Signature: <i>[Signature]</i>	Date: 02-26-20
Parks & Recreation Department	Date: 02-26-20
Signature: <i>[Signature]</i>	Date: 2-26-20
Code Enforcement	Date: 2-26-20
*Environmental Health Department (conditional)	Date:
Solid Waste Management	Date:
DRB Chairperson, Planning Department	Date:

\* Environmental Health, if necessary

93-310  
#6 of 6

**CONCEPTUAL DRAINAGE PLAN**

The following items concerning the SD Phase IV Conceptual Drainage Plan are contained hereon:

1. Vicinity Map
2. Grading Plan
3. Calculations

The proposed improvements as shown by the Vicinity Map, the Grading Plan and the Calculations are located between Randolph Road, S.E. and Renard Place, 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. It is shown by these Calculations, the proposed improvements will include a drainage easement and a drainage easement. All other water runoff is maintained within the existing concrete lined channels since such is shown on the project site.

The proposed improvements will consist of a drainage easement and a drainage easement. The drainage easement will be developed on the east side of the site and the drainage easement will be developed on the west side of the site. The drainage easement will be developed on the east side of the site and the drainage easement will be developed on the west side of the site.

**Basin 4**

Basin 4 = 27,272 sq ft = 1.2 ac  
 Paved area = 17,000 sq ft = 0.4 ac  
 Landscaped area = 10,272 sq ft = 0.2 ac  
 C = 0.35 (Weighted average per Emergency Rule, 1/14/82)  
 Q<sub>100</sub> = 158,700 cfs @ 1.2 ac  
 Q<sub>10</sub> = 158,700 cfs @ 1.2 ac  
 Q<sub>1</sub> = 158,700 cfs @ 1.2 ac  
 S<sub>100</sub> = 2.5 in (SDS Plate 22.3 C-4)  
 S<sub>10</sub> = 3.0 in (SDS Plate 22.3 C-4)  
 S<sub>1</sub> = 3.0 in (SDS Plate 22.3 C-4)

**Basin 5**

Basin 5 = 27,272 sq ft = 1.2 ac  
 Paved area = 17,000 sq ft = 0.4 ac  
 Landscaped area = 10,272 sq ft = 0.2 ac  
 C = 0.35 (Weighted average per Emergency Rule, 1/14/82)  
 Q<sub>100</sub> = 158,700 cfs @ 1.2 ac  
 Q<sub>10</sub> = 158,700 cfs @ 1.2 ac  
 Q<sub>1</sub> = 158,700 cfs @ 1.2 ac  
 S<sub>100</sub> = 2.5 in (SDS Plate 22.3 C-4)  
 S<sub>10</sub> = 3.0 in (SDS Plate 22.3 C-4)  
 S<sub>1</sub> = 3.0 in (SDS Plate 22.3 C-4)

**Basin 6**

Basin 6 = 27,272 sq ft = 1.2 ac  
 Paved area = 17,000 sq ft = 0.4 ac  
 Landscaped area = 10,272 sq ft = 0.2 ac  
 C = 0.35 (Weighted average per Emergency Rule, 1/14/82)  
 Q<sub>100</sub> = 158,700 cfs @ 1.2 ac  
 Q<sub>10</sub> = 158,700 cfs @ 1.2 ac  
 Q<sub>1</sub> = 158,700 cfs @ 1.2 ac  
 S<sub>100</sub> = 2.5 in (SDS Plate 22.3 C-4)  
 S<sub>10</sub> = 3.0 in (SDS Plate 22.3 C-4)  
 S<sub>1</sub> = 3.0 in (SDS Plate 22.3 C-4)

**Basin 7**

Basin 7 = 27,272 sq ft = 1.2 ac  
 Paved area = 17,000 sq ft = 0.4 ac  
 Landscaped area = 10,272 sq ft = 0.2 ac  
 C = 0.35 (Weighted average per Emergency Rule, 1/14/82)  
 Q<sub>100</sub> = 158,700 cfs @ 1.2 ac  
 Q<sub>10</sub> = 158,700 cfs @ 1.2 ac  
 Q<sub>1</sub> = 158,700 cfs @ 1.2 ac  
 S<sub>100</sub> = 2.5 in (SDS Plate 22.3 C-4)  
 S<sub>10</sub> = 3.0 in (SDS Plate 22.3 C-4)  
 S<sub>1</sub> = 3.0 in (SDS Plate 22.3 C-4)

**Basin 8**

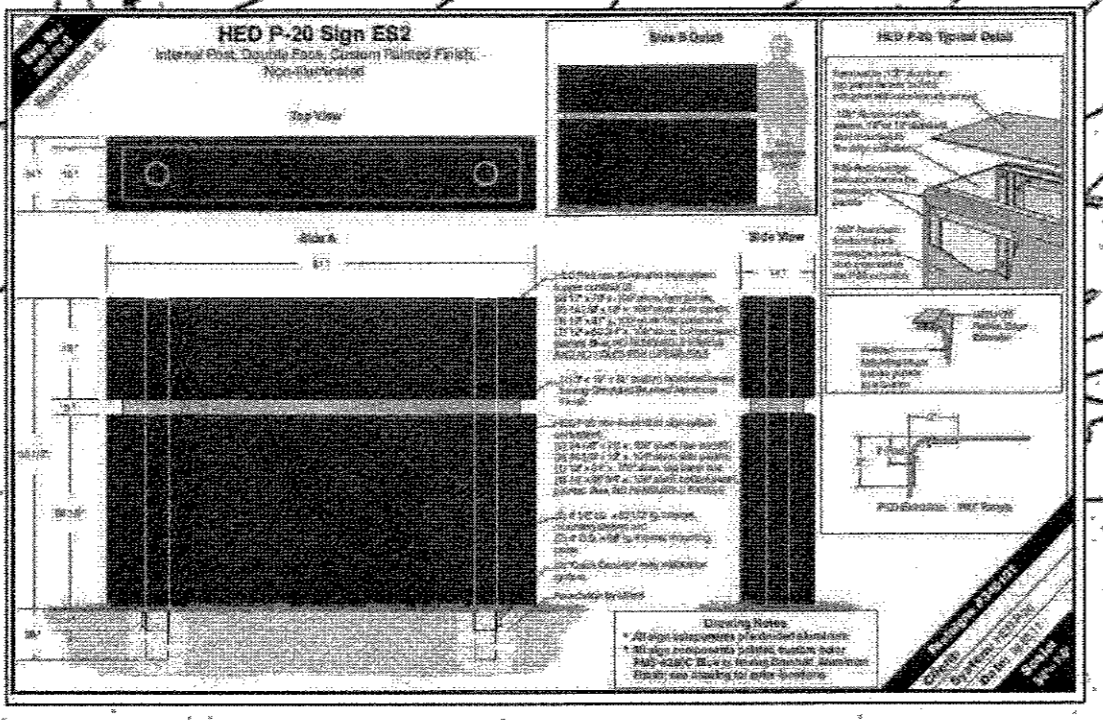
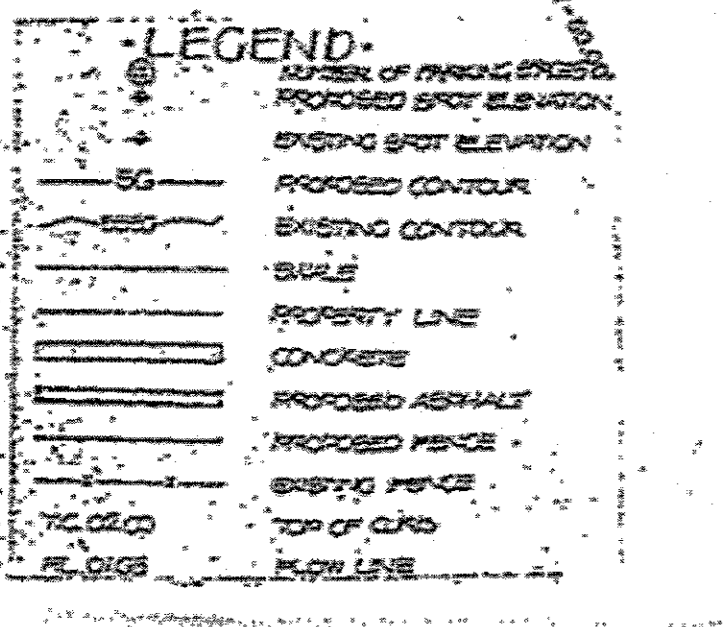
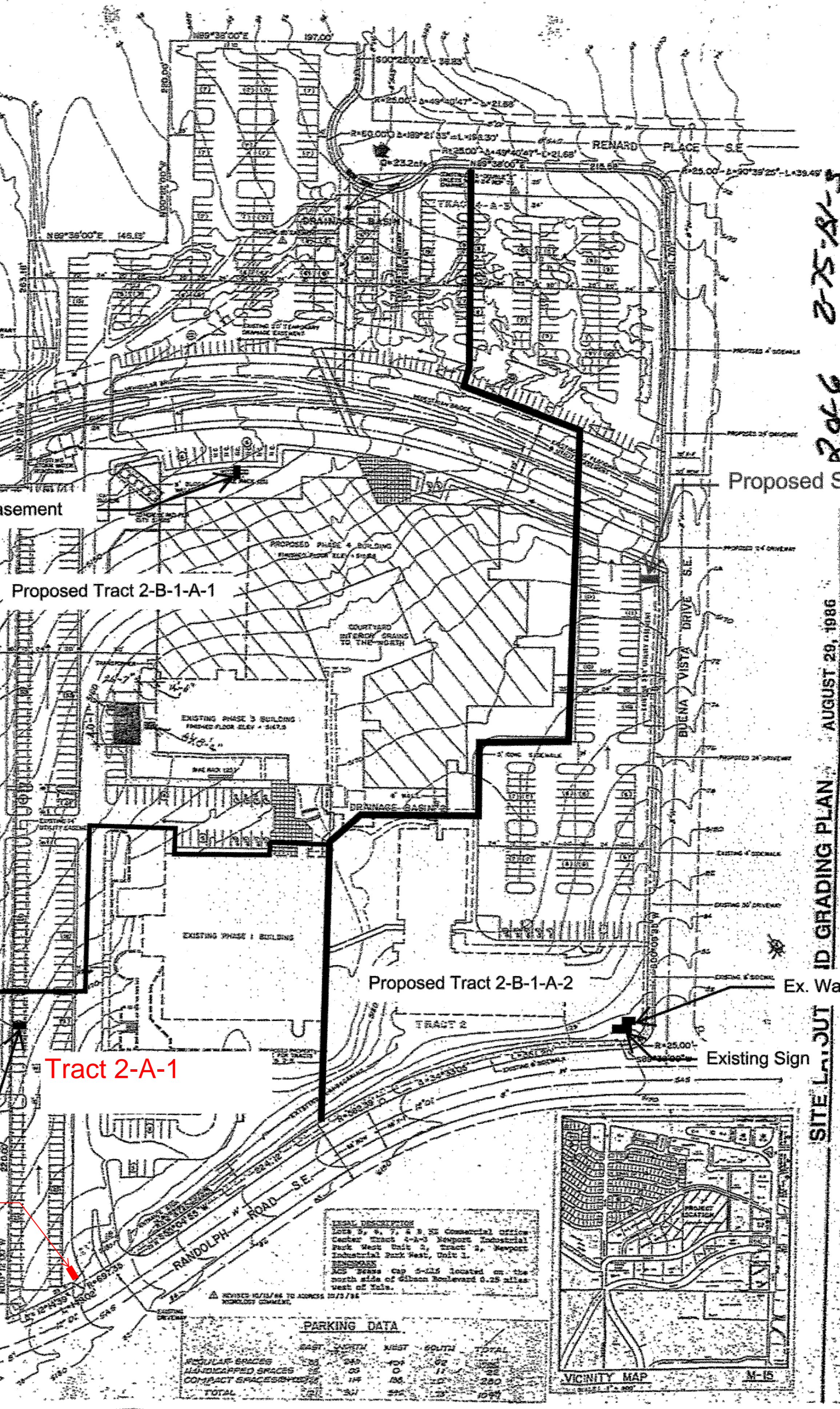
Basin 8 = 27,272 sq ft = 1.2 ac  
 Paved area = 17,000 sq ft = 0.4 ac  
 Landscaped area = 10,272 sq ft = 0.2 ac  
 C = 0.35 (Weighted average per Emergency Rule, 1/14/82)  
 Q<sub>100</sub> = 158,700 cfs @ 1.2 ac  
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 S<sub>10</sub> = 3.0 in (SDS Plate 22.3 C-4)  
 S<sub>1</sub> = 3.0 in (SDS Plate 22.3 C-4)

**Basin 9**

Basin 9 = 27,272 sq ft = 1.2 ac  
 Paved area = 17,000 sq ft = 0.4 ac  
 Landscaped area = 10,272 sq ft = 0.2 ac  
 C = 0.35 (Weighted average per Emergency Rule, 1/14/82)  
 Q<sub>100</sub> = 158,700 cfs @ 1.2 ac  
 Q<sub>10</sub> = 158,700 cfs @ 1.2 ac  
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 S<sub>10</sub> = 3.0 in (SDS Plate 22.3 C-4)  
 S<sub>1</sub> = 3.0 in (SDS Plate 22.3 C-4)

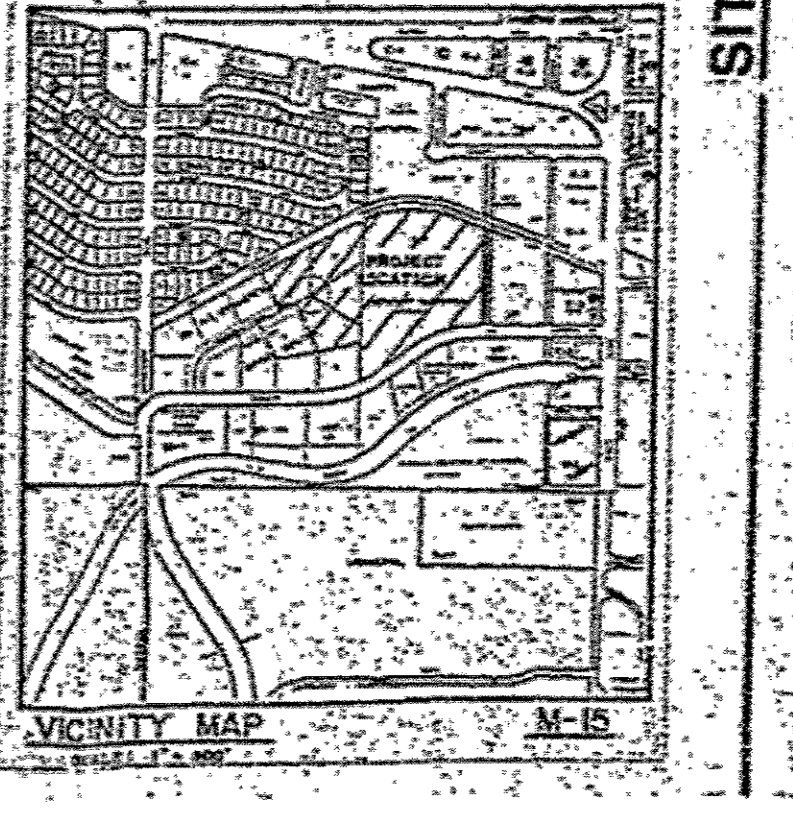
**Basin 10**

Basin 10 = 27,272 sq ft = 1.2 ac  
 Paved area = 17,000 sq ft = 0.4 ac  
 Landscaped area = 10,272 sq ft = 0.2 ac  
 C = 0.35 (Weighted average per Emergency Rule, 1/14/82)  
 Q<sub>100</sub> = 158,700 cfs @ 1.2 ac  
 Q<sub>10</sub> = 158,700 cfs @ 1.2 ac  
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 S<sub>1</sub> = 3.0 in (SDS Plate 22.3 C-4)



**PARKING DATA**

	EAST	SOUTH	TOTAL
REGULAR SPACES	100	100	200
UNASSIGNED SPACES	100	100	200
COMPACT SPACES	100	100	200
TOTAL	300	300	600



ID GRADING PLAN - AUGUST 29, 1986  
 SITE LAYOUT  
 REGIONAL ALBUQUERQUE PHASE FOUR  
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 DRAWING NO. 15-1515 SUBMITTAL - 3 NOV. 1986  
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 ALBUQUERQUE, NEW MEXICO

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

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

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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.

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*[Signature]*  
DIRECTOR

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 APAS CADELLA  
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 Albuquerque, N.M. 87102