

SCALE: 1" = 20'

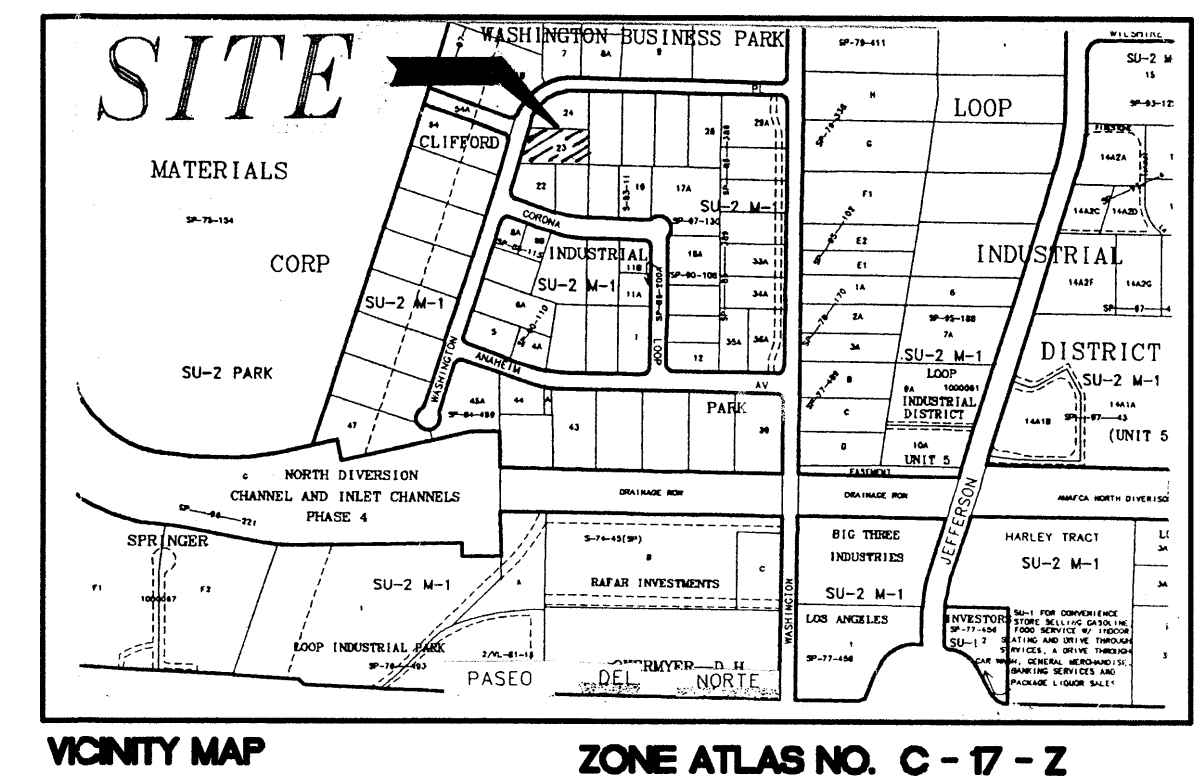
KEYED NOTES:

- EXISTING ASPHALT PAVEMENT
- PROVIDE NEW STRIPING FOR ALL EXISTING PARKING.
- NOT USED.
- OVERHEAD DOORS WILL BE USED ONLY BY FORKLIFTS. THERE IS NO REQUIREMENT FOR TRUCKS TO ENTER THROUGH THE O.H. DOORS. FREQUENCY OF USE BY FORKLIFTS IS 1 TO 20 TIMES DAILY.
- CURB HEIGHT APPROXIMATELY 6" EXCEPT AT O.H. DOORS WHERE IT TAPERS TO ZERO.
- PAVEMENT GRADE NOT TO EXCEED 6" BELOW TOP OF WALL ON PARKING LOT SIDE (EAST SIDE OF WALL). STRIPE OUT AREA TO INDICATE NO PARKING.
- STANDARD PRECAST CONCRETE PARKING BARRIER AT STANDARD LOCATION. (TYP. OF 8)
- STRIPE OUT AREA TO INDICATE ACCESS FOR HANDICAP SPACE. THE ASPHALT PAVEMENT IN SPACE 8 IS FLUSH WITH THE TOP OF SIDEWALK AND THE LONGITUDINAL SLOPE OF SPACE 8 IS LESS THAN 2%.

LEGAL DESCRIPTION:
LOT 23, CLIFFORD INDUSTRIAL PARK.

LEGEND:

EXISTING	NEW	DESCRIPTION
---	---	PROPERTY LINE
---	---	STANDARD CURB & GUTTER
---	---	STREET CENTERLINE



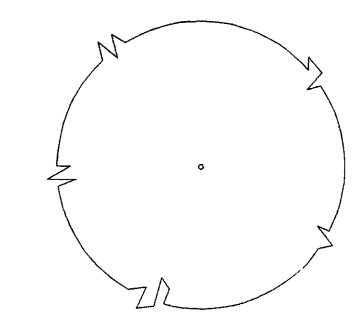
VICINITY MAP

ZONE ATLAS NO. C-17-Z

GENERAL NOTES:

- FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO SUBMITTING BIDS.
- TRENCH COMPACTION NOTE: ALL UTILITY TRENCHES UNDER THE BUILDING SLABS AND FOOTINGS SHALL BE BACKFILLED WITH MATERIALS COMPACTED TO 95% OF MAXIMUM DENSITY PER ASTM D1557.
- CURB HEIGHT APPROX. 6" EXCEPT AT OVERHEAD DOOR WHERE IT TAPERS TO ZERO.
- WALL HEIGHT NOT TO EXCEED 6' ABOVE GRADE ON EAST SIDE TO ALLOW 2' OVERHANG.

LANDSCAPE LEGEND



SYCAMORE 2" CALIPER

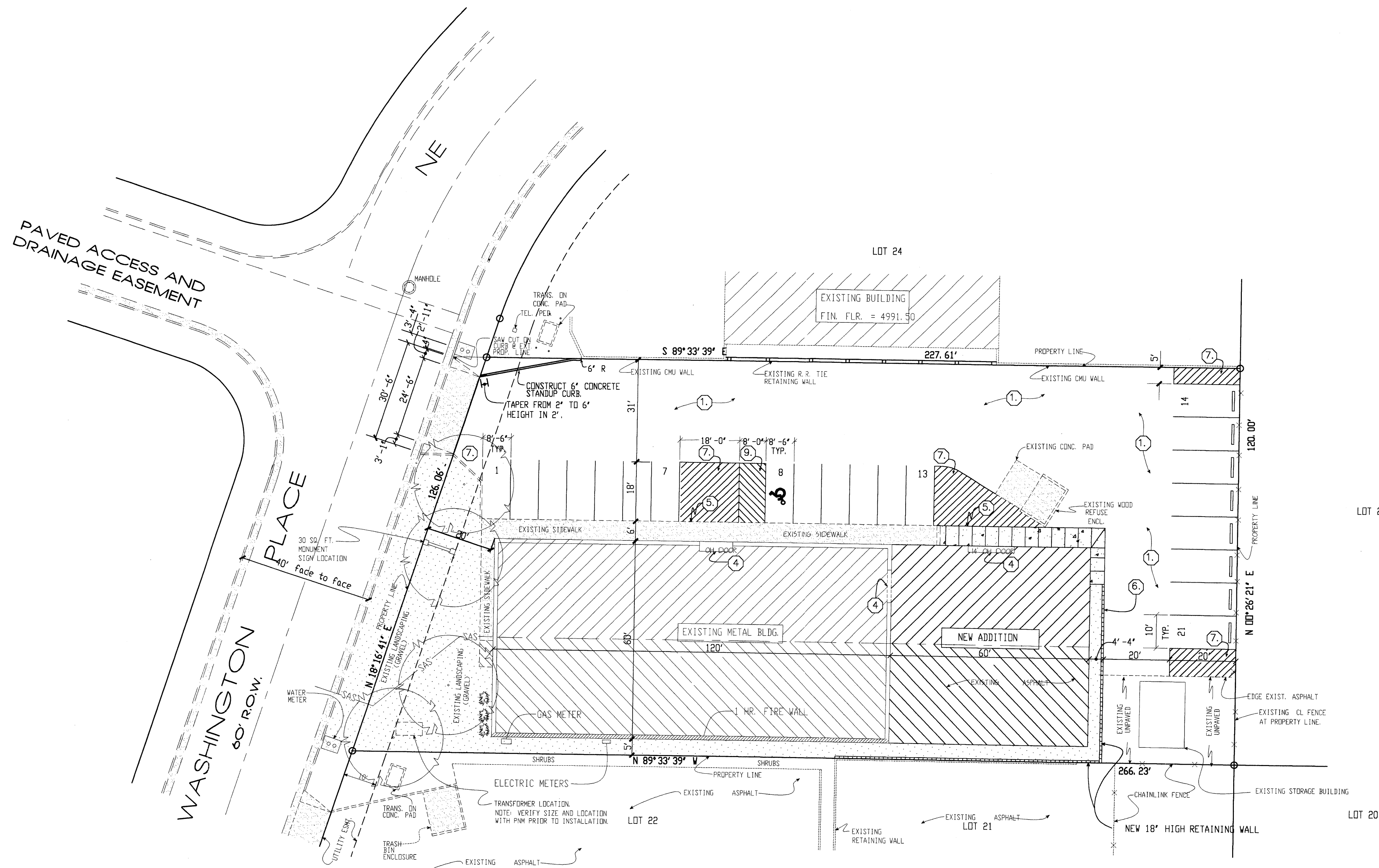
TAM JUNIPER - 5 GAL

GRAVEL

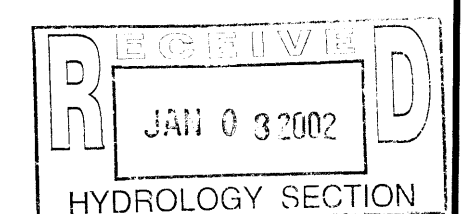
NOTE: LANDSCAPE SHALL BE WATERED BY SPRINKLER & BUBBLER

GENERAL INFORMATION:

- SITE LOCATION: SEE SITE PLAN INSET.
- ADDRESS: 8406 WASHINGTON PLACE, N.E.
- LEGAL DESCRIPTION: LOT 23, CLIFFORD INDUSTRIAL PARK.
- REQUESTS FOR VARIANCES: NONE.
- TYPE OF DEVELOPMENT: LIGHT MANUFACTURING.
- SIZE OF DEVELOPMENT: A. LOT AREA = 29,630 SF
B. BLDG. ADD'N. - 3,600 SF
- PARKING SPACES: A. REQUIRED: 20
A. PROVIDED: 21
- EXECUTIVE SUMMARY:
 - General project location: (See Vicinity Map)
 - Development concept for the site: Construct a 3,600 sf addition to the existing building.
 - Traffic circulation concept for the site: Aisle on North side of building to be 31' wide, acceptable for 2-way traffic. Aisle on the East side of the proposed addition to be 20' wide, with 10-foot-wide by 20-foot-long parking spaces to compensate for the narrower aisle width. Retaining wall next to the building will allow a 2' overhang.
 - Impact on adjacent sites: None. There are fences or retaining walls at property line.
 - Applicable traffic impact studies (TIS): None.



SITE PLAN — 8406 WASHINGTON PLACE, N.E.



SITE PLAN
DARCO PRODUCTS, INC.
8406 WASHINGTON PLACE, N.E.
ALBUQUERQUE, NEW MEXICO 87113

FRANK D. LOVELADY, P.E.

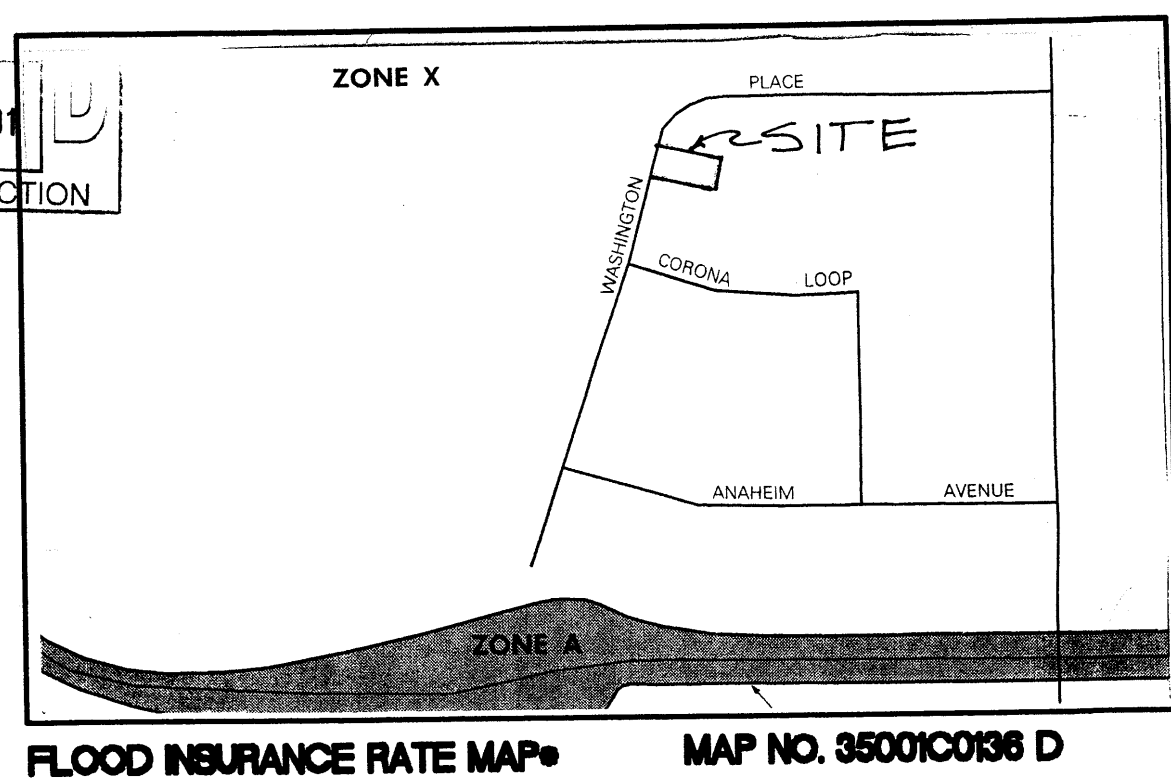
JOB NO: 625

DATE: JANUARY 8, 2002

REVISIONS

SHEET NO.

1 OF 1



GENERAL NOTES:

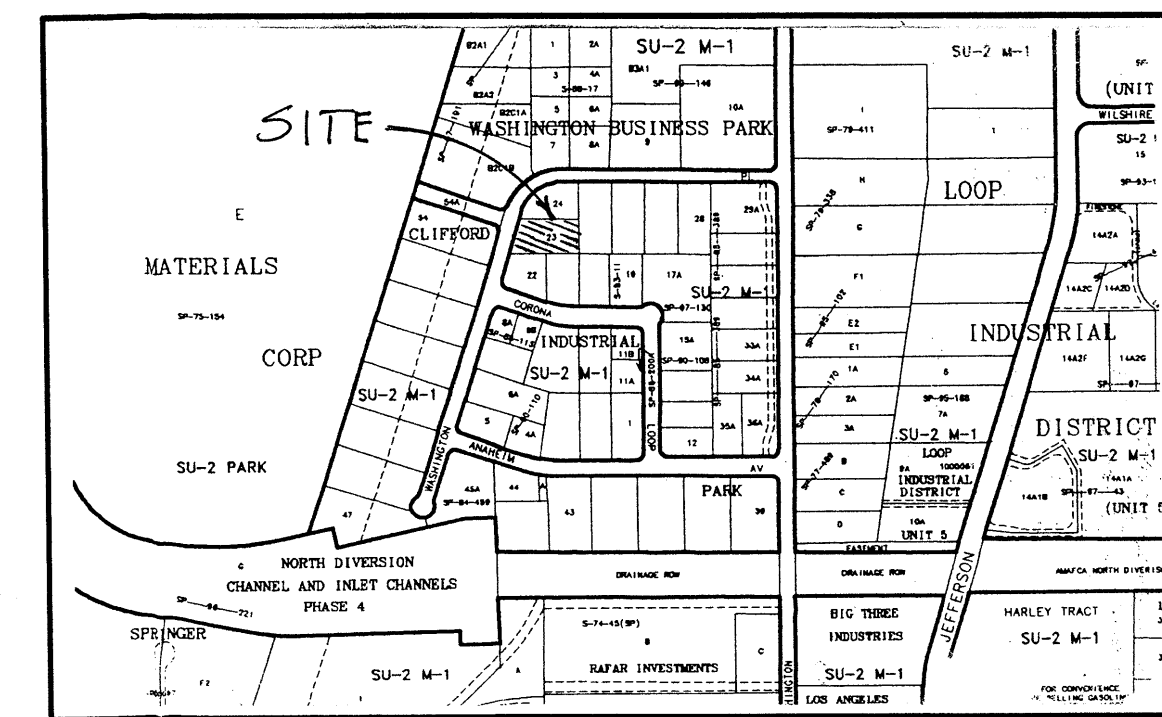
1. ADD 4900 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
2. CONTOUR INTERVAL IS ONE (1) FOOT.
3. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "8-C17", HAVING AN ELEVATION OF 5111.029.
4. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATIONS BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
5. THE TOPOGRAPHIC SURVEY SHOWN ON THIS PLAN IS NOT A BOUNDARY SURVEY. DISTANCES SHOWN ARE FROM THE PLAT OF RECORD AND ARE FOR REFERENCE ONLY.
6. SEE SITE PLAN FOR DIMENSIONS OF BUILDING LAYOUT.

LEGAL DESCRIPTION:

LOT 23, CLIFFORD INDUSTRIAL PARK.

LEGEND:

EXISTING	NEW	DESCRIPTION
		CONTOUR
		SPOT ELEVATION
		PROPERTY LINE
		SWALE
		SHEET FLOW
		ROOF GUTTER
		DOWNSPOUT
		TC
		TA
		FL
		TW



DRAINAGE CALCULATIONS:

EXISTING CONDITIONS:

The site is located on the East side of Washington Place which is paved with standard curb and gutter. All property adjacent on the North, East and South is developed. There is an existing building on the site and nearly all of the remaining area is covered with asphalt pavement. Roof runoff flows to the North and South. On the North side, roof runoff is conveyed into the parking lot by a system of gutters and downspouts which conveys the runoff to the asphalt parking lot. On the South side roof gutters and downspouts conveys the runoff to a swale between the building and property line. From there it is conveyed via a channel to the parking lot and the runoff leaves the site through the driveway. Free discharge is allowed per the Clifford Industrial Park Master Plan.

PROPOSED CONDITIONS:

It is proposed to construct a 60' x 60' addition to the existing building as shown. The roof will slope to the North and to the South, as the existing building roof does. Runoff from the South half of the addition will be collected in gutters and downspouts that discharge into the swale between building and property line. This swale must slope at 0.0050 ft/ft minimum slope. Therefore, the swale will require reconstruction since the length is being extended by 60 feet. Runoff from the north side of the building will be routed by gutters and downspouts through the sidewalk into the parking lot and then out through the driveway.

DRAINAGE CRITERIA:

The calculations shown on this plan were prepared in accordance with Section 22.2, Hydrology, of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque in cooperation with Bernalillo County, New Mexico and the Metropolitan Arroyo Flood Control Authority, January, 1993.

PRECIPITATION ZONE:

The site is between the Rio Grande River and San Mateo Blvd. and is, therefore, in Precipitation Zone 2.

LAND TREATMENT AREAS, EXCESS PRECIPITATION AND UNIT PEAK DISCHARGE:

The peak discharge per acre and excess precipitation are shown for the four land treatments in Zone 2 in the table below, and the values shown are from the City of Albuquerque D.P.M. Also shown are the existing and proposed land treatment areas.

LAND TREAT	100-yr. 10-yr. 100-yr. 10-yr.	Existing Site Areas	Developed Site Areas
	q(cfs/acre) E (in) % Sq. Ft. Acres	% Sq. Ft. Acres	% Sq. Ft. Acres
A	1.56 0.38 0.53 0.13	0.0 0 0.0000	0.0 0 0.0000
B	2.28 0.95 0.78 0.28	8.4 2,480 0.0569	8.4 2,480 0.0569
C	3.14 1.71 1.13 0.52	4.8 1,420 0.0326	6.6 1,950 0.0448
D	4.70 3.14 2.12 1.34	86.8 25,730 0.5907	85.0 25,200 0.5785
Totals		100.0 29,630 0.6802	100.0 29,630 0.6802

PEAK DISCHARGE:

EXISTING CONDITIONS:
 $Q_{100} = 0.0569 \times 2.28 + 0.0326 \times 3.14 + 0.5907 \times 4.70 = 3.01 \text{ cfs}$
 $Q_{10} = 0.0569 \times 0.95 + 0.0326 \times 1.71 + 0.5907 \times 3.14 = 1.96 \text{ cfs}$
DEVELOPED CONDITIONS:
 $Q_{100} = 0.0569 \times 2.28 + 0.0448 \times 3.14 + 0.5785 \times 4.70 = 2.99 \text{ cfs}$
 $Q_{10} = 0.0569 \times 0.95 + 0.0448 \times 1.71 + 0.5785 \times 3.14 = 1.95 \text{ cfs}$

VOLUME, 100-YEAR AND 10-YEAR, 6-HOUR:

EXISTING CONDITIONS:
 $V_{100} = (2,480 \times 0.78 + 1,420 \times 1.13 + 25,730 \times 2.12) / 12 = 4,841 \text{ cf}$
 $V_{10} = (2,480 \times 0.28 + 1,420 \times 0.52 + 25,730 \times 1.34) / 12 = 2,993 \text{ cf}$
DEVELOPED CONDITIONS:
 $V_{100} = (2,480 \times 0.78 + 1,950 \times 1.13 + 25,200 \times 2.12) / 12 = 4,797 \text{ cf}$
 $V_{10} = (2,480 \times 0.28 + 1,950 \times 0.52 + 25,200 \times 1.34) / 12 = 2,956 \text{ cf}$

SUMMARY OF ON-SITE VOLUMES AND PEAK DISCHARGE RATES:

	V100(CF)	V10(CF)	Q100(CFS)	Q10(CFS)
EXISTING	4,841	2,993	3.01	1.96
DEVELOPED	4,797	2,956	2.99	1.95
DECREASE	44	37	0.02	0.01

ANALYSIS OF DOWNSTREAM CAPACITY:

Runoff from the site flows into Washington Place. From there it flows West in the access and drainage easement to a swale on the West side of the subdivision. This swale flows South, parallel to the West boundary of the subdivision, and then West, across Ballon Fiesta Park, to the North Diversion Channel.

SCALE: 1" = 20'

