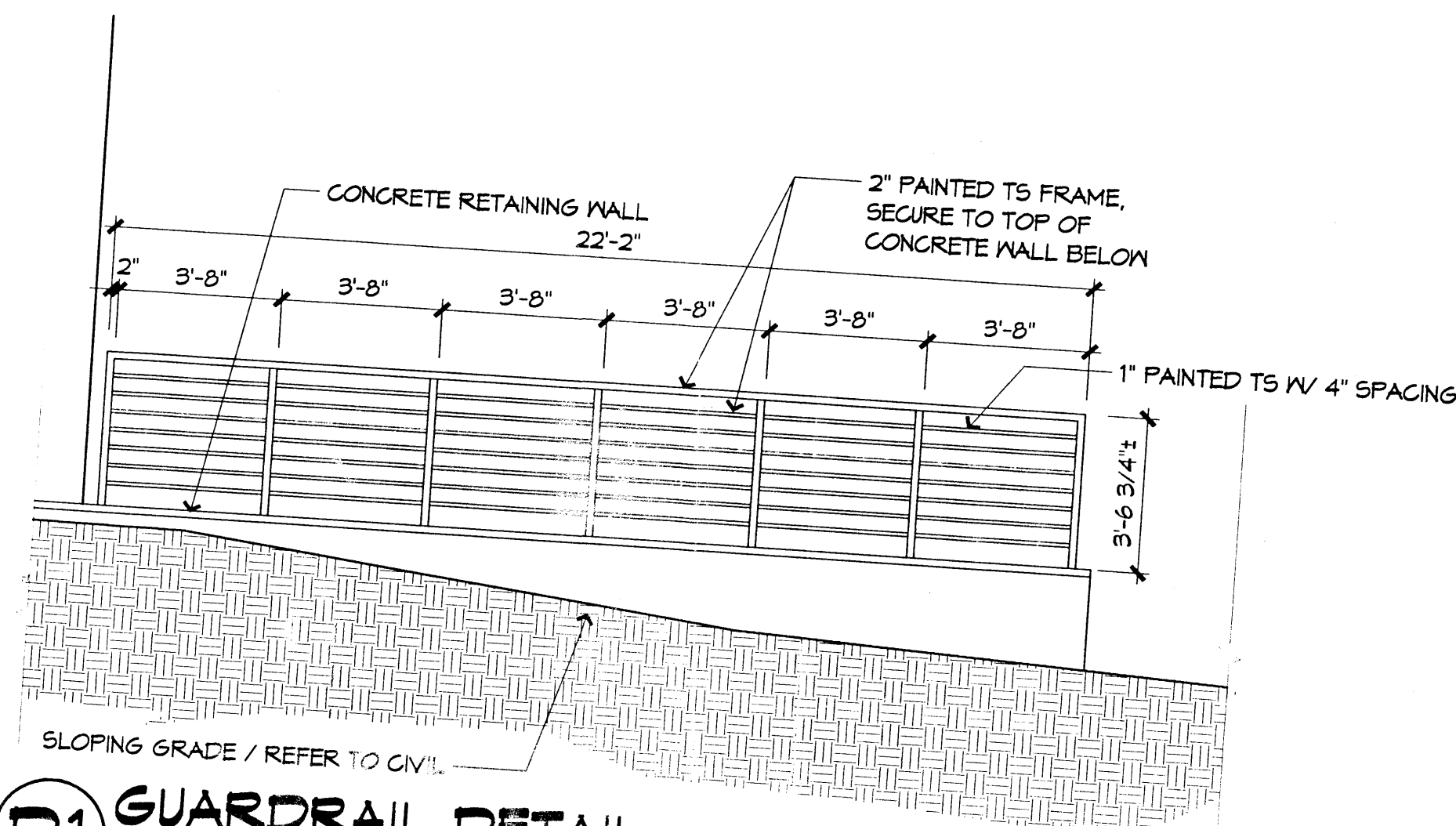
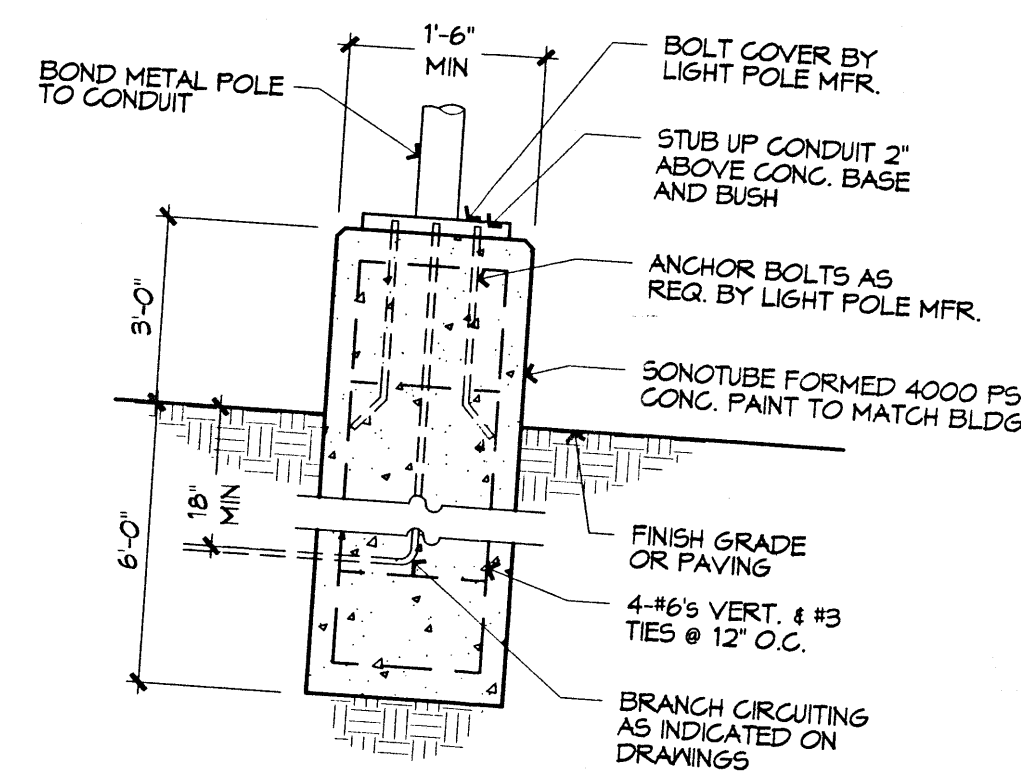


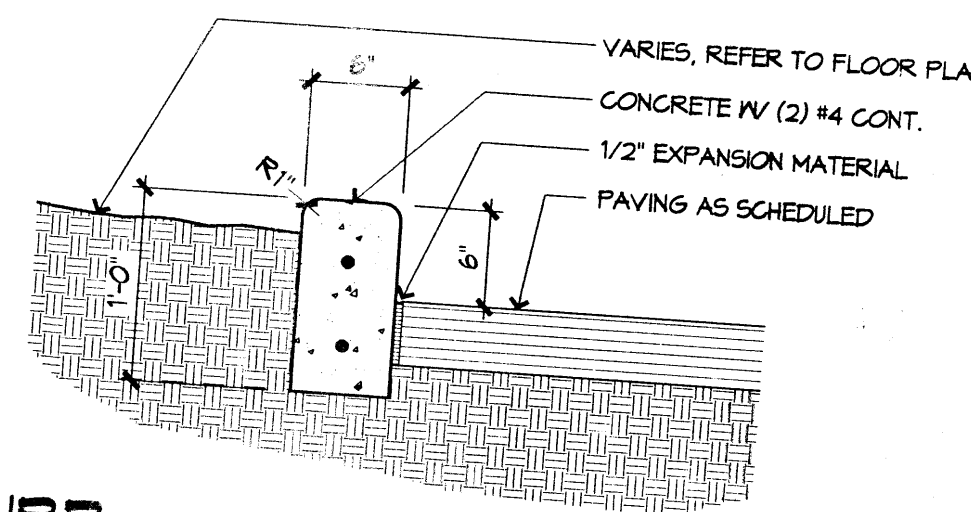
1 SITE PLAN



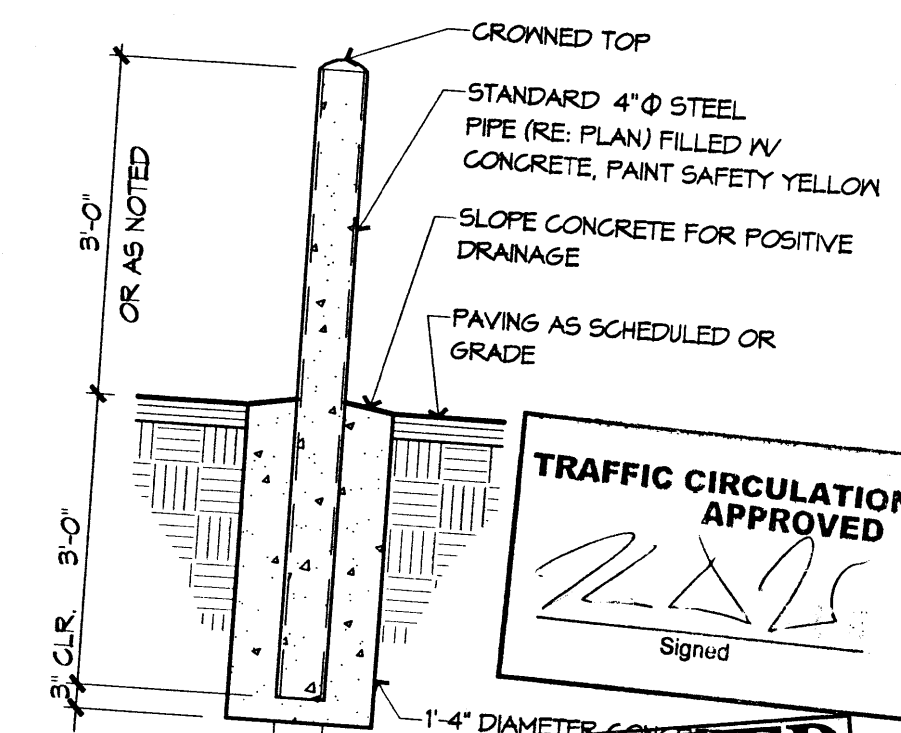
D1 GUARDRAIL DETAIL



D2 LIGHT POLE BASE DETAIL



D3 CURB DETAIL



D4 BOLLARD DETAIL

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MAR 27 2008
HYDROLOGY SECTION

TRAFFIC CIRCULATION LAYOUT
APPROVED
Signed: [Signature]
Date: 11/3/07

REVISIONS

NO.	DESCRIPTION	DATE
1	AS NOTED	11/3/07

DRAWN BY: [Name]
REVIEWED BY: [Name]
DATE: 10/1/07
PROJECT NO.: [Number]
DRAWING NAME: TRAFFIC CIRCULATION LAYOUT

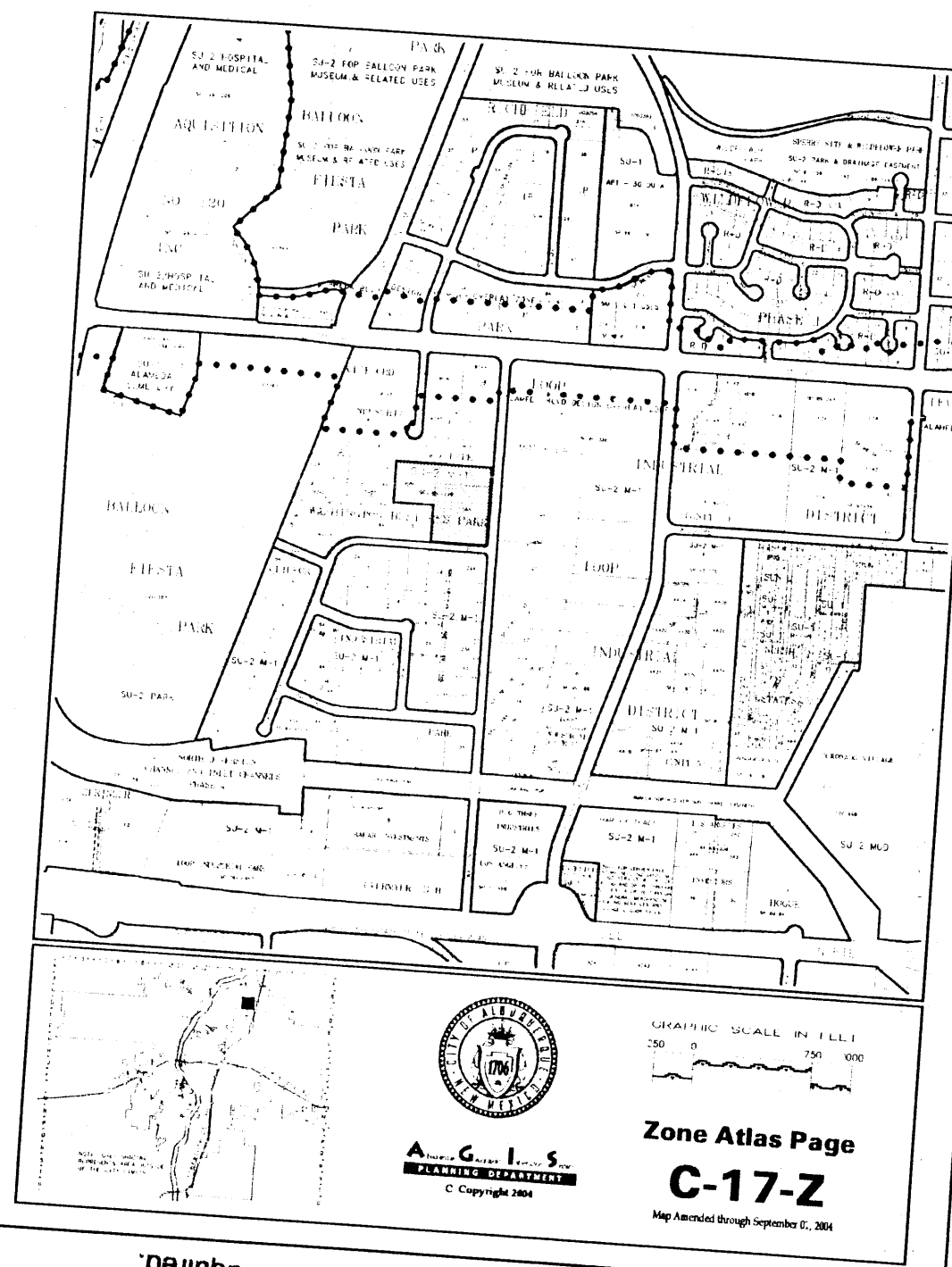
SHEET NO. **A00** OF

GENERAL NOTES

- CONTRACTOR TO COORDINATE ARCH, CIVIL, LANDSCAPE, PLUMBING & ELECTRICAL SITE PLANS.
- REFER TO CIVIL FOR NEW GRADING PLAN.
- REFER TO LANDSCAPE SHEET L1 FOR LOCATION OF ALL REED LANDSCAPE.
- REFER TO PLUMBING SHEET P1001 FOR LOCATION OF NEW LANDSCAPE.
- REFER TO ELECTRICAL SHEET E5101 FOR POWER TO NEW BUILDING AND PARKING LIGHTS.

KEYED NOTES

- MATCH TO EXISTING ASPHALT PAVEMENT EDGE.
 - LIMITS OF GRADING.
 - NEW 4" BOLLARD, TYPICAL OF (20) / RE: D4/A001.
 - RETAINING WALL FOR BUILT-UP SLOPE, WITH GUARDRAIL ON NORTHWEST CORNER / RE: D1/A001.
 - DETENTION POND FOR WATER RUN-OFF / REFER TO L1 FOR EXTENTS.
 - NEW LANDSCAPING TO BE ADDED / REFER TO L1 FOR EXTENTS.
 - ADJACENT PROPERTY OWNER FENCING TO REMAIN.
 - NEW WATER METER / REFER TO CIVIL.
 - LOCATION OF RELOCATED GATE.
 - EXISTING FIRE HYDRANT LOCATION.
 - NEW FIRE HYDRANT / REFER TO CIVIL.
 - TERMINATION LINE FOR ASPHALT PAVEMENT.
 - NEW 6" CONCRETE CURB / RE: D3/A001.
 - RETAINING WALL / REFER TO CIVIL.
 - 6" CONCRETE CURB PAINTED RED "FIRE LANE" STENCILED PER FIRE DEPARTMENT STANDARDS.
 - EXISTING PARKING LIGHTS TO REMAIN.
 - CONCRETE RUNDOWN.
 - LOCATION OF NEW AND RELOCATED PARKING LIGHT / RE: D2/A001.
 - NEW 8'-0" FENCE TO TIE IN WITH EXISTING FENCE ON NORTH FACADE, AND FOLLOW.
 - NEW RIDGE DRAIN / REFER TO CIVIL.
 - NEW 6'-0" WIDE SIDEWALK AS PER CGA DRAWING #2430.
 - EXISTING SIDEWALK & RAMP TO REMAIN.
 - STRIPPED PEDESTRIAN PATH WAY BETWEEN BUILDINGS.
 - ENTRANCE CURB PER CGA DRAWING WITH TRUNCATED DOMES.
 - DO NOT ENTER SIGNAGE - MOUNTED TO BUILDING.
 - DO NOT ENTER SIGNAGE - EXIST ONLY.
 - DIRECTIONAL ONE-WAY ARROWS PAINTED ON ASPHALT SIDEWALK EASMENT AS SHOWN ON RE-PLAN.
- TRACT 1
TRACT LETTERED "B-3-A-1" OF WASHINGTON BUSINESS PARK, ALBUQUERQUE, NEW MEXICO
AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF
THE COUNTY CLERK OF BERNILLO COUNTY, NEW MEXICO ON JULY 26TH, 1991 IN MAP BOOK
94C, FOLIO 204.
- TRACT 2
LOT 10-A PLAT OF TRACT B-3-A-1 AND LOT 10-A WASHINGTON BUSINESS PARK.
- PARKING REQUIREMENTS FOR ENTIRE SITE INCLUDING NEW - EXISTING BUILDING
CITY OF ALBUQUERQUE ZONING CODE
SECTION 14-16-3-1 OFF STREET PARKING REGULATIONS
WAREHOUSE ONE SPACE PER 2000 SQUARE FEET. 34,314 / 2000 = 17
OFFICE ONE SPACE PER 200 SQUARE FEET. 14,411 / 200 = 72
REQUIRED: 89
PROVIDED: 103
- DESIGNATED DISABLED PARKING SPACES
51 - 100 MINIMUM DESIGNATED PARKING SPACES: 4 REQUIRED
4 PROVIDED
- MOTORCYCLE PARKING
51 - 100 REQUIRED PARKING SPACES 3 REQUIRED
3 PROVIDED



Yearout Mechanical, Inc.
Warehouse
8501 Washington Street N.E.

Dekl Peri Saba

7601 Jefferson
Albuquerque
505 761-97
fax 761-42;
dps@dpsdes
ARCHITECT

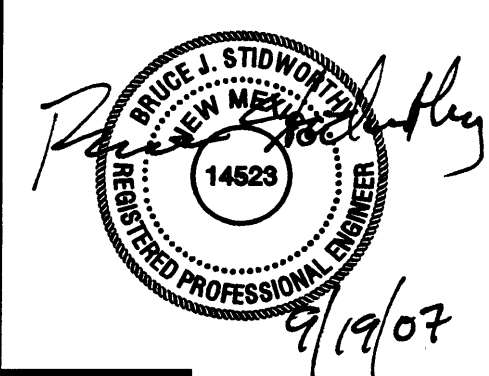
ENGINEER

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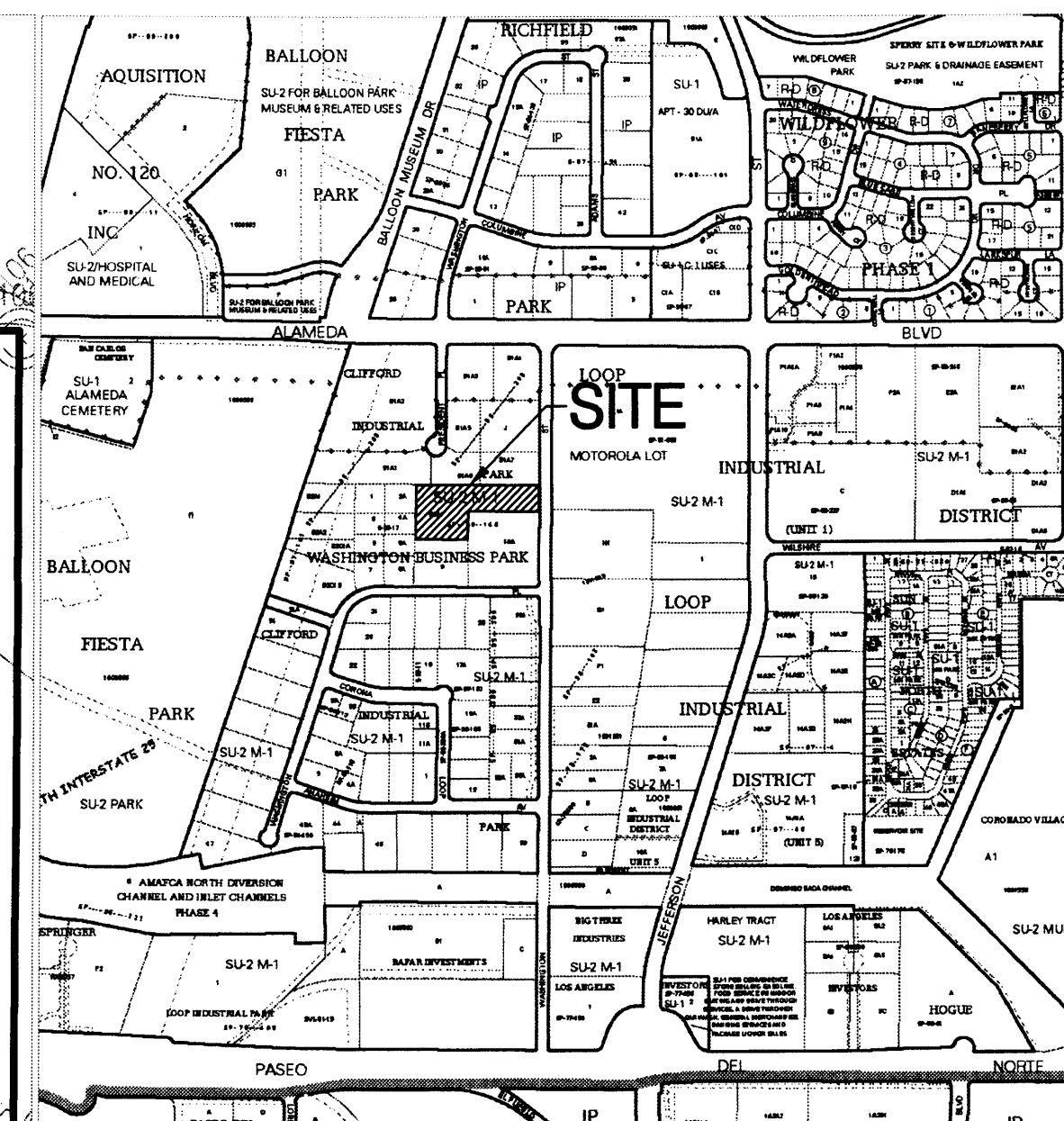
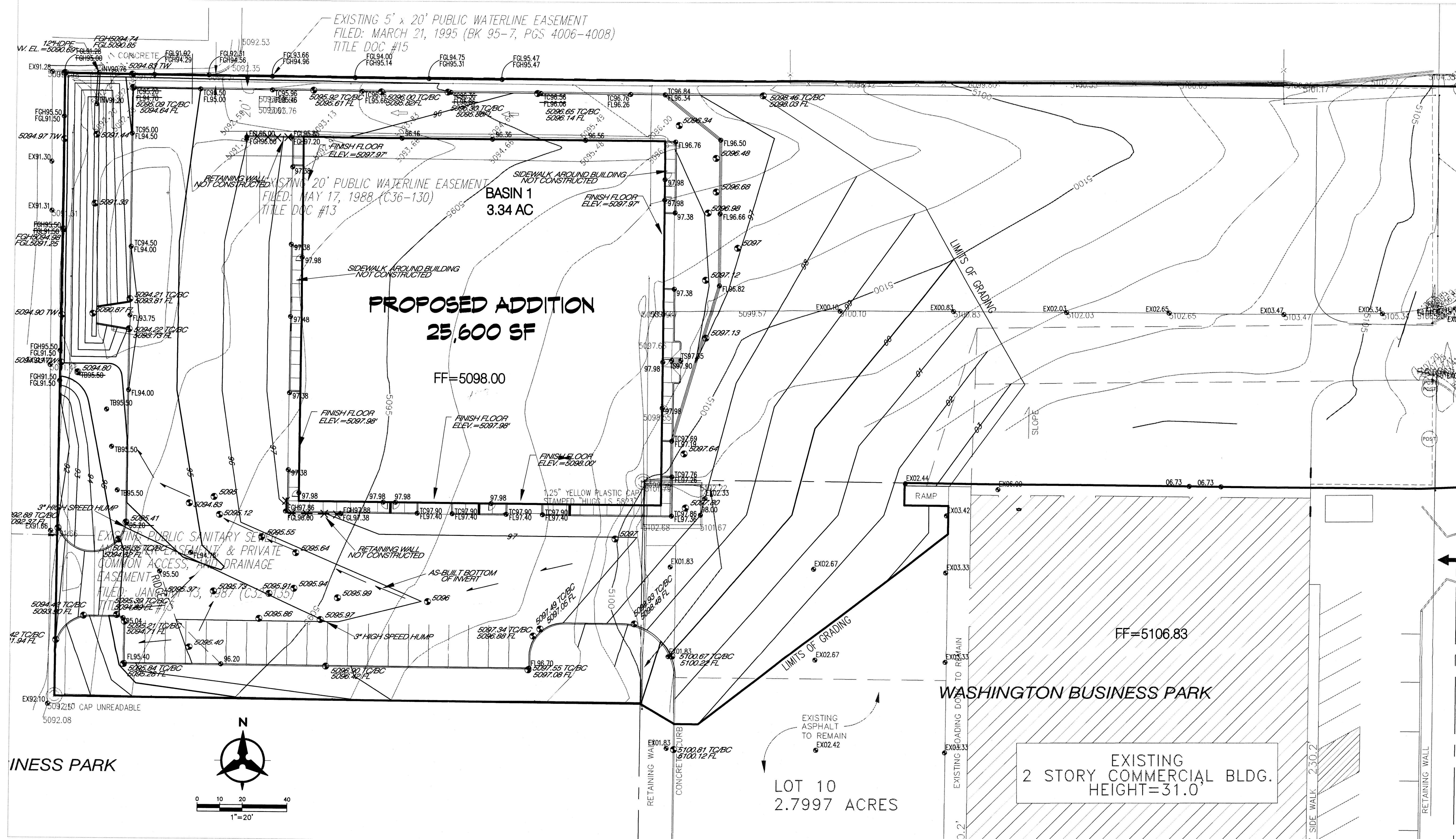
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ENGINEER



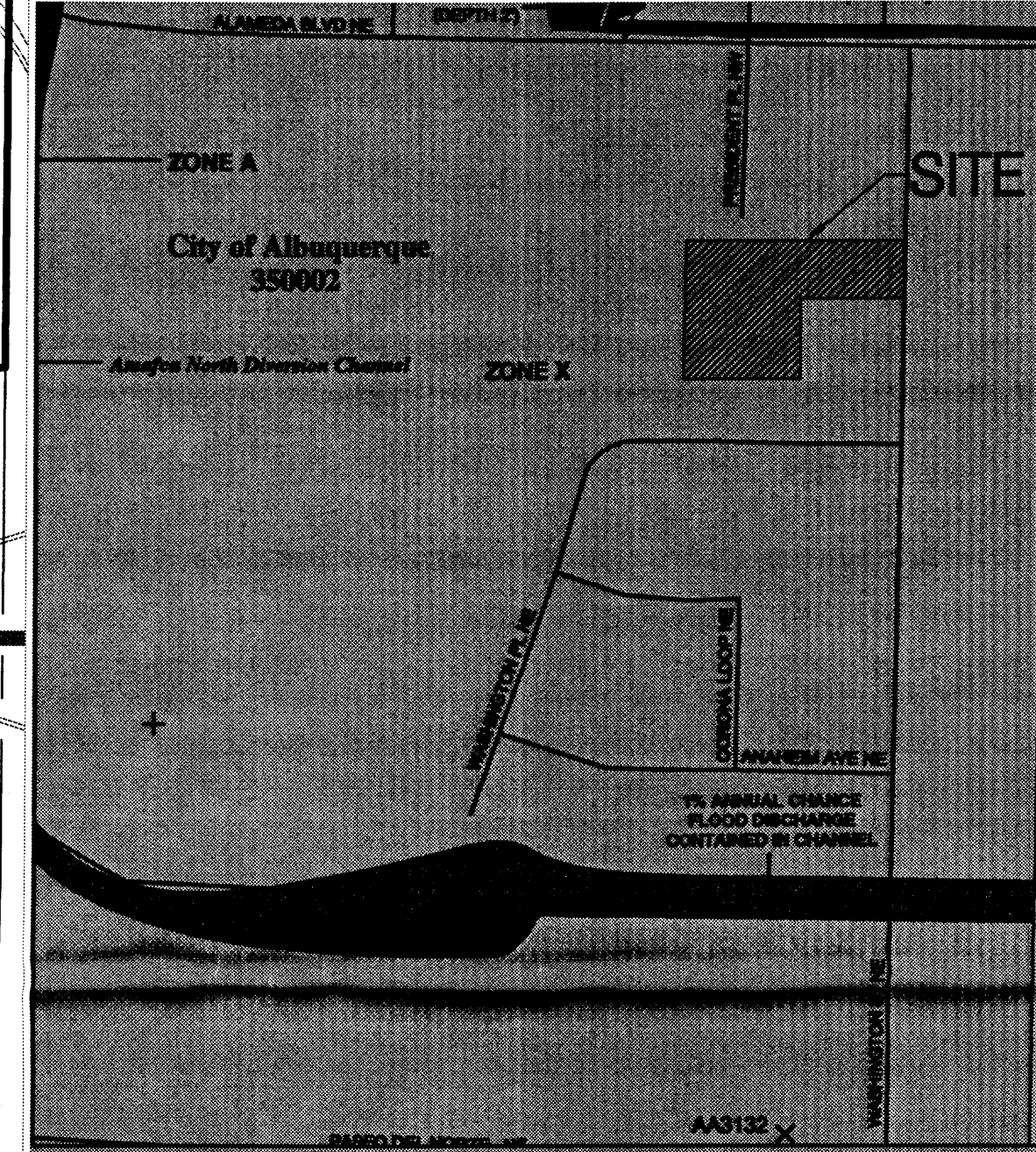
PROJECT

Yearout Mechanical, Inc.
Warehouse Addition
8501 Washington Street NE
Albuquerque, NM 87113



VICINITY MAP
ZONE ATLAS MAP C-17

LEGAL DESCRIPTION
TRACT B-3-A-1 OF WASHINGTON BUSINESS PARK
ALBUQUERQUE, NEW MEXICO



FLOOD INSURANCE RATE MAP
PANEL 136 OF 825 REVISED NOV 19, 2003

Detention Pond Volume Calculations

ASSUMPTIONS:
1. Area less than 40 acres (simplified hydrograph method)
2. 100-year, 6-hour storm event

Zone	A	B	C	D
1	1.56	2.03	3.14	4.7
2	1.87	2.8	3.45	5.02
3	2.2	2.92	3.73	5.25

Basin Name: Yearout
Choose Zone (1-4): 2
Basin Area = (acres) 3.34

Historic Conditions				Proposed Conditions			
Treatment	Percentage	Area	G (cfs)	Treatment	Percentage	Area	G (cfs)
A	50.0%	1.67	2.51	A	75.0%	2.50	3.52
B	0.0%	0.00	0.00	B	10.0%	0.33	0.75
C	50.0%	1.67	2.51	C	12.0%	0.40	1.26
D	0.0%	0.00	0.00	D	78.0%	2.61	32.25
Q Peak = 883.2				Q Peak = 883.2			
Peak Q (cfs) = 7.68				Peak Q (cfs) = 7.68			

Use my calculated ext cond. flow as the peak controlled discharge (1 = yes, or N) ☐ N ☒ Y
If No, what is the maximum allowable discharge? 7.68

Zone	A	B	C	D
1	0.44	0.57	0.96	1.97
2	0.53	0.76	1.13	2.12
3	0.68	0.92	1.39	2.36
4	0.8	1.08	1.46	2.64

Determine Developed E (avg excess precipitation for the developed basin)
No E = 0.00
% E = 0.08
% E = 0.14
% E = 0.85
Avg E (in) = 1.87

Determine T_b (hours)
T_b = 0.728

Determine T_c (hr): T_c is assumed to be 0.2 hours, this should be checked using DPM 22.2.B.2
T_c = 0.2

Determine T_p and Duration of Peak (hour)
T_p = 0.26833
Peak Duration = 0.195

Compute the required retention volume using the simple hydrograph, Figure A-3 in DPM Section 22.2

Time to Control Q (hrs) = 0.112
Time to end of Control Q (hrs) = 0.85246
Duration of Control Q (hrs) = 0.440

Required Detention Volume (CF) = 7826.2

Pond Volume Calculation - Average End Area Method

SUBJECT: Pond 1

ELEV. (FT)	AREA (SF)	AVG. AREA (SF)	HEIGHT (FT)	VOLUME (CF)	TOTAL VOLUME (CF)
91	205.9862				0.0
		587.928	1	587.9	
92	969.8702				587.9
		1393.85	1	1393.9	
93	1817.8381				1981.8
		2283.37	1	2283.4	
94	2748.9064				4265.2
		3106.18	0.66	2050.1	
94.66	3463.4633				6315.2
		6079.01	0.34	2066.9	
95	8694.5658				8382.1

Pond Volume Provided = 8382 cf > Pond Volume Required = 7525 cf

Outlet Analysis

Analysis of water entrance into end of pipe by orifice equation

Orifice Eqn: $Q = 62 \cdot A \cdot (2gH)^{0.5}$

Pipe Dia	12 inches
A	0.7854 sq. ft
WP	3.1416 ft.
R	0.25 ft.
Slope	3.1792%
n	0.013
Head	3.3 feet to middle of pipe
Q	7.099

AS-BUILT POND VOLUME

ELEV. (FT)	AREA (SF)	AVG. AREA (SF)	HEIGHT (FT)	VOLUME (CF)	TOTAL VOLUME (CF)
91	27				0.0
		403.75	1	403.8	
92	780.5				403.8
		1282.5	1	1282.5	
93	1784.5				1686.3
		2547.3	1	2547.3	
94	3310.1				4233.6
		5252.2	0.9	4727.0	
*94.9	7194.3				8960.5

Pond Volume Provided = 8960 cf > Pond Volume Required = 7525 cf

*Top of retaining wall elevation

DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION

The purpose of this submittal is to present a Drainage Management Plan for a proposed additional warehouse building at the Yearout Mechanical property in the Washington Business Park. The project will include a 25,600 square foot warehouse and associated parking and landscaped areas. This submittal is in support of Building Permit Approval.

II. SITE LOCATION

The site is located within zone atlas map # C-17-2. In reference to the Federal Emergency Management Agency map #35001C0136 F there is not a flood zone within proximity to the site. There are no offsite flows that affect the site.

III. EXISTING HYDROLOGIC CONDITIONS

The new site is approximately 3.34 acres and was previously rough graded. Slopes for the site range between 1% and 3% to the west and there is sparse vegetation cover. Currently the majority of the site drains to the west via surface flow to an existing pond. This flow is then discharged to an existing concrete drain. The existing Grading and Drainage plan, prepared by Isaacson & Arforn, PA with engineer stamp date of 01-15-04 (C17/D1010), shows that the existing conditions discharge is limited to 2.3cfs/acre. The analysis of the existing hydrology was performed in accordance with section 22.2 of the Development Process Manual.

IV. PROPOSED HYDROLOGIC CONDITIONS

Based on the existing approved plan the allowable discharge from the site is 7.68 cfs. Although the new building will disturb portions of the existing Yearout Mechanical site, these modifications will not change the drainage intent as described in the approved grading and drainage plan.

The site has been graded such that runoff will flow to the west around the new warehouse. The flow will then be directed to the detention pond. The pond has been reconfigured to ensure that the site discharges less than the allowable 7.68 cfs. Please see the "Detention Pond Volume Calculations" table located on this sheet. The calculations show that the volume required is 7525 cubic feet. We have provided approximately 8382 cubic feet of volume. The outlet will be a 12" storm drain pipe that allows flow into the existing concrete drain. As shown in the "Outlet Analysis" table, the flow out of the pipe at full depth of the pond is 7.1 cfs. This flow is less than the allowable flow of 7.68 cfs. The volume and flows were computed in accordance with section 22.2 of the Development Process Manual.

V. CONCLUSION

The final drainage management plan proposes concepts which are capable of safely passing the 100 year storm and which meet city requirements. The peak discharge for this site is lower than the allowable described in the approved drainage plan. With this submittal we are seeking Building Permit Approval.

DRAINAGE CERTIFICATION

I, BRUCE J. STIDWORTHY, NMPE 14523, OF THE FIRM BOHANNAN HUSTON INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 08/19/07. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CHRISTOPHER MEDINA, NMPS 15702, OF THE FIRM TERRA LAND SURVEYS, LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 04/07/08 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT C.O.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

DATE 4/7/08
NMPE



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APR 8 2008
HYDROLOGY
SECTION

REVISIONS
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DRAWN BY

REVIEWED BY

DATE 8-18-07

PROJECT NO. 07021

DRAWING NAME

DRAINAGE
MANAGEMENT
PLAN

SHEET NO.

C100

OF

**Dekker
Perich
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Suite 100
Albuquerque, NM 87109
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dps@dpdesign.com

ARCHITECT

ENGINEER



PROJECT

Yearout Mechanical, Inc.
Warehouse Addition
8501 Washington Street NE
Albuquerque, NM 87113

GRADING NOTES

1. EXCEPT AS PROVIDED HEREON, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOLOGICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BARRIERS OR SLOTTED FENCES AT THE PROPERTY LINES AND METTING THE SOIL TO PROTECT IT FROM WIND EROSION.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAIL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDANS AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

GRADING KEYED NOTES

1. MATCH TO EXISTING ASPHALT PAVING.
2. REMOVE AND REPLACE ASPHALT PAVEMENT.
3. 24" VALLEY GUTTER.
4. RETAINING WALL, NOT TO EXCEED 4'.
5. EXISTING ASPHALT PAVEMENT EDGE.
6. 12" STORM DRAIN PIPE @ 0.5% SLOPE.
7. CONCRETE RUNDOWN.
8. EXISTING ASPHALT TO REMAIN.
9. CHAIN LINK FENCE TO BE MOVED.
10. SAWCUT, REMOVE AND REPLACE CONCRETE DRAINAGE STRUCTURE FOR STORM DRAIN OPENING.
11. EXISTING LOT LINE TO BE ELIMINATED IN PENDING RE-PLAT.

LEGEND

- RETAINING WALL
- XX.XX
NEW SPOT ELEVATION
TC = TOP OF CURB
FG = FINISHED GRADE
TS = TOP OF SIDEWALK
FL = FLOOR LINE
FGH = FINISHED GRADE
-HIGH SIDE OF WALL
FGL = FINISHED GRADE
-LOW SIDE OF WALL
TB = TOP OF BURM
EX = EXISTING
AS-BUILT ELEVATION

DRAINAGE CERTIFICATION

I, BRUCE J. STOWORTH, N.M.P.E. 14523, OF THE FIRM BOHANNAN HUSTON INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 04/07/08. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CHRISTOPHER MEDINA, N.M.P.S. 15702, OF THE FIRM TERRA LAND SURVEYS, LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 04/07/08 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT C.O.

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Bruce J. Stoworth, N.M.P.E.
DATE 4/7/08



REVISIONS

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REVIEWED BY

DATE

PROJECT NO.

DRAWING NAME

RECEIVED

APR 9 7 2008

HYDROLOGY SECTION

SHEET NO.

C200

OF

AS-BUILT POND VOLUME					
ELEV. (FT)	AREA (SF)	AVG. AREA (SF)	HEIGHT (FT)	VOLUME (CF)	TOTAL VOLUME (CF)
91	27	403.75	1	403.8	0.0
92	780.5	1282.5	1	1282.5	403.8
93	1784.5	2547.3	1	2547.3	1686.3
94	3310.1	5252.2	0.9	4727.0	4233.6
*94.9	7194.3				8960.5
Pond Volume Provided = 8960 cf > Pond Volume Required = 7525 cf					
*Top of retaining wall elevation					

EXISTING 10' PUBLIC UTILITY EASEMENT
FILED: APRIL 21, 1993
(C21-44)

CLIFFORD INDUSTRIAL PARK