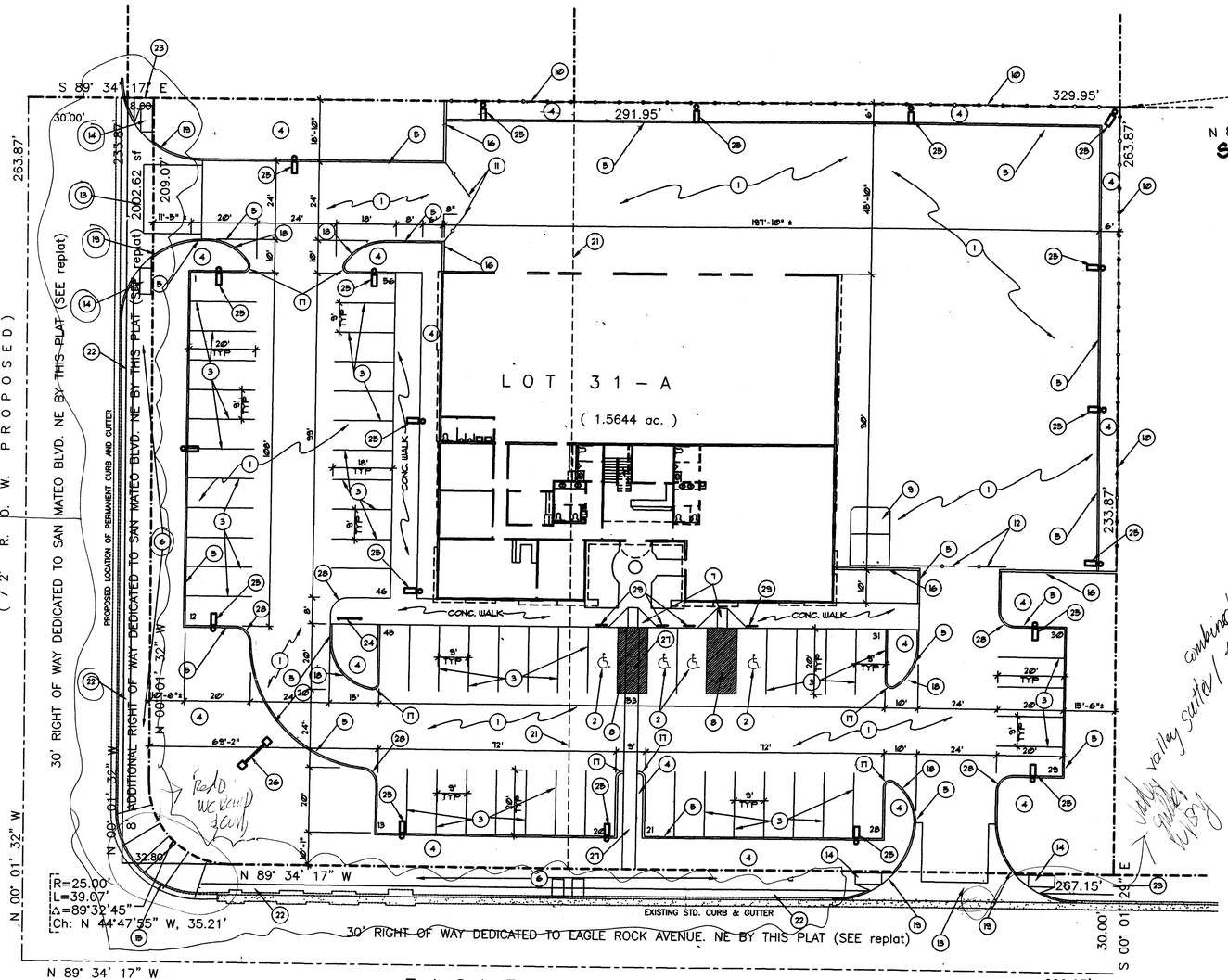
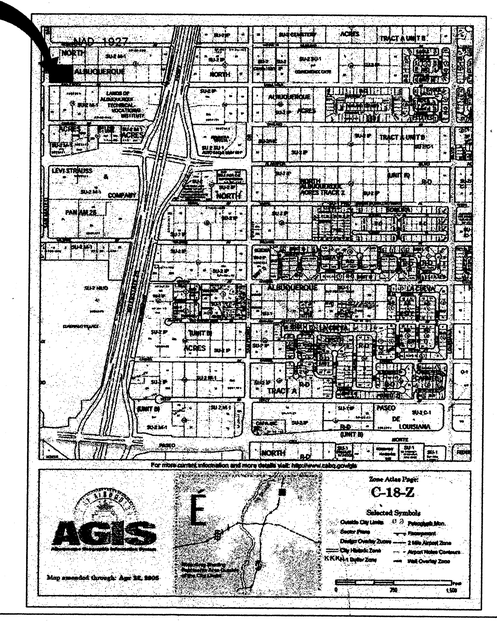




SITE PLAN

scale 1" = 20'

(ON SAN MATEO)

NO WO

(14) CONSTRUCT CONCRETE CURB ACCESS RAMP AS PER CITY OF ALBUQUERQUE STD. DTL. NO. 2418 & 2441.

NO WO (15) PUBLIC WALK CURB ACCESS RAMP PER CITY OF ALBUQUERQUE STD. DTL. NO. 2440.

16 6'-0" HIGH 8" THICK SPLIT-FACED CMU WALL FROM NEW BUILDING TO PROPERTY LINE. COLOR TO COMPLEMENT BUILDING COLORS.

17 2' RADIUS.

NO WO 18 15' RADIUS

NO WO (19) 25' RADIUS

20 35' RADIUS

21 EXISTING PROPERTY LINE BETWEEN LOTS 31 & 32 TO BE REMOVED. REFER TO REPLAT.

22 PLANTING STRIP BETWEEN SIDEWALK AND BACK OF CURB.

23 NEW CONCRETE WALK TO END AT PROPERTY LINE. (PUBLIC W.O.)

24 BIKE RACK FOR 3 BIKES. REFER TO DETAIL ON SITE ELEMENT SHEET.

25 SITE LIGHTING FIXTURE. SEE DETAIL ON SITE ELEMENT SHEET.

26 MONUMENT SIGN. REFER TO DETAIL ON SITE ELEMENT SHEET.

27 48" WIDE CONCRETE SIDEWALK WITH BRICK PATTERN FROM BUILING TO PUBLIC WALK.

28 5'-0" RADIUS

29 BLUE AND WHITE HANDICAP PARKING SIGN. REFER TO SITE ELEMENT DETAILS.

32 ft TOWARD WITHIN 1/2 MILE NORTH

NORTH

0 5' 10' 20' 40' 60'

135'

NOTES SPECIFIC TO SHEET

1 ASPHALT PAVING: 2" ASPHALT OVER 4" COMPACTED BASE COURSE PER CITY OF ALBUQUERQUE STANDARDS.

2 BLUE PAINTED HANDICAP SYMBOLS. TYPICAL OF 4.

3 3" WIDE YELLOW STRIPING. (TYPICAL)

4 LANDSCAPE AREA. REFER TO LANDSCAPE PLANS FOR DETAILS AND SIZES.

5 6" STANDUP CONCRETE CURB. REFER TO SITE ELEMENT DETAILS.

6 6' NEW CONCRETE PUBLIC WALK. HOLD TO PROPERTY LINE. (PUBLIC W.O.)

7 HANDICAP RAMP WITH MAXIMUM SLOPE OF 1:12. REFER TO DETAIL ON SITE ELEMENT SHEET.

8 3" WIDE BLUE STRIPING FOR HANDICAP PARKING.

9 CONCRETE DUMPSTER SLAB. REFER TO DETAIL ON SITE ELEMENT SHEET.

10 6'-0" HIGH CHAIN LINK FENCE WITH CONCERTINA WIRE ABOVE. TYPICAL AROUND STORAGE YARD.

11 TWO 12'-0" WIDE WROUGHT IRON SWINGING GATES.

12 TWO 12'-0" WIDE WROUGHT IRON GATES ON ROLLERS.

NO WO (13) NEW CONCRETE PAVING PRIVATE ENTRANCES PER CITY OF ALBUQUERQUE DETAIL NO. 2426.

SITE DATA

GROSS LOT AREA	1.5644 ACREA	(68,148 SQ. FT.)
BUILDING FOOTPRINT		11,721 SQ. FT.
NET LOT AREA		56,418 SQ. FT.

BUILDING AREA SUMMARY

WAREHOUSE AREA	6,240	SQ. FT.
FIRST LEVEL LEASABLE	5,208	SQ. FT.
SECOND LEVEL LEASABLE	4,333	SQ. FT.
TOTAL LEASABLE	15,581	SQ. FT.

PARKING CALCULATIONS

WAREHOUSE	6,240/2000 = 4	
OFFICES LEASABLE	9,741/200 = 49 SPACES	
PARKING REQUIRED		53 SPACES INCLUDING 4 HANDICAP
PARKING PROVIDED		56 SPACES INCLUDING 4 HANDICAP

PROJECT NUMBER: 1004300

Application Number: 05 DRB- -01080

Is an Infrastructure List required? (X) Yes ( ) 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 Engineering, Transportation Division	8-24-05 Date
Water Utility Department	8-24-05 Date
Parks and Recreation Department	8/24/05 Date
City Engineer	8-24-05 Date
* Environmental Health Department (conditional)	09-06-05 Date
Solid Waste Management	8/24/05 Date
DRB Chairperson, Planning Department	9/06/05 Date

*Environmental Health, if necessary

5-13-05

RECEIVED NOV 2 0 2006 HYDROLOGY SECTION

Landfill Gas Note:
The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the Interim Guidelines for Development within City Designated Landfill Buffer Zones) shall be consulted prior to development of the site

STATE OF NEW MEXICO JAMES A. MEDLEY No. 2040 8/19/05 REGISTERED ARCHITECT

JIM MEDLEY, Architect
NCARB Certificate No. 35,895
3100 Christine N. E. Albuquerque, NM 87111
email: jmedley@jm-medley-architect.com
Phone (505) 292-3314 Fax (505) 294-5593

Plan No. 04025
Date: August '05
Drawn by: JMM
Checked by: JMM

Project: OFFICE/WAREHOUSE
Robert Navarrette
Elite Dri-Wall
Albuquerque, New Mexico

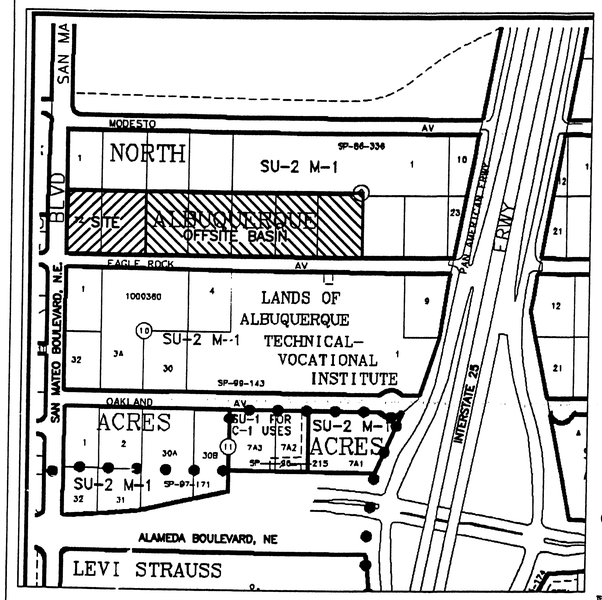
No.	Revision / Issue	Date:

Sheet Description: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Sheet: C1

D:\Elite Dri-Wall\C1 site plan.dwg, 8/19/2005 1:24:28 PM

VICINITY MAP (C-18-Z) AND OFFSITE BASIN



BENCH MARK

BENCH MARK IS ACS STA. "10-C17" ACS Aluminum disk epoxied to top of drop inlet, ENE quadrant of Alameda Blvd. & Jefferson Street, NE
ELEV. 5179.24 (NAVD 88)

TBM
P-K Nail & disk "8686" set in asphalt curbing at SE corner of site
ELEV. 5157.89

DRAINAGE NOTES:

- ROOF DRAINAGE CONVEYED TO NORTH AND SOUTH PARKING LOTS VIA GUTTER AND DOWNSPOUT. SEE ROOF PLAN FOR LOCATIONS.
- ALL ELEVATIONS GIVEN ARE TO TOP OF PROPOSED GRADE
- ALL IMPROVEMENTS IN SAN MATEO BOULEVARD, NE MUST BE CONSTRUCTED BY CITY OF ALBUQUERQUE WORK ORDER.

LEGAL DESCRIPTION / FLOOD NOTE

Lots numbered Thirty-one (31) and Thirty-two (32), in Block numbered Nine (9), Tract A, Unit B, NORTH ALBUQUERQUE ACRES, Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on said plat, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 24, 1936.

The above described property is located within Zone X _____. Community Panel No. 350002 0129 E, dated November 19, 2003, and is located within a Special Flood Hazard Boundary indicated by FEMA Flood Insurance Rate Maps. Determination of Flood Hazard is by graphic plotting only.

DRAINAGE CONCEPT:

THIS SITE CURRENTLY FREE DISCHARGES TO THE CULVERT THAT DRAINS INTO THE SOUTH LA CUEVA CHANNEL. THE PROPOSED DRAINAGE CONCEPT IS TO CONTINUE TO FREE DISCHARGE DRAIN TO THE SOUTH LA CUEVA CHANNEL VIA EXISTING STORM DRAINS LOCATED WITHIN SAN MATEO BOULEVARD, NE. OFFSITE FLOWS WILL BE ACCOMMODATED VIA A SWALE THROUGH THE PARKING LOT. THE ULTIMATE BUILDOUT ON THE OFFSITE CONTRIUTORY FLOWS WILL CONTRIBUTE A TOTAL OF 27.9 CFS TO THE SUBJECT SITE. THESE FLOWS WILL BE CONTAINED IN A TRIANGULAR CHANNEL WITH 6:1 SIDE SLOPES. DEPTH OF THE CHANNEL WILL BE 0.5 FEET AND TOP WIDTH OF THE CHANNEL AT 100 YEAR FLOOD CONDITIONS WILL BE 10.3 FEET. BOTH THE ONSITE AND OFFSITE FLOWS WILL BE DIRECTED INTO TYPE A INLETS LOCATED AT THE NW CORNER OF THE PROPERTY THAT WILL DRAIN INTO THE EXISTING 42" PIPE IN PLACE.

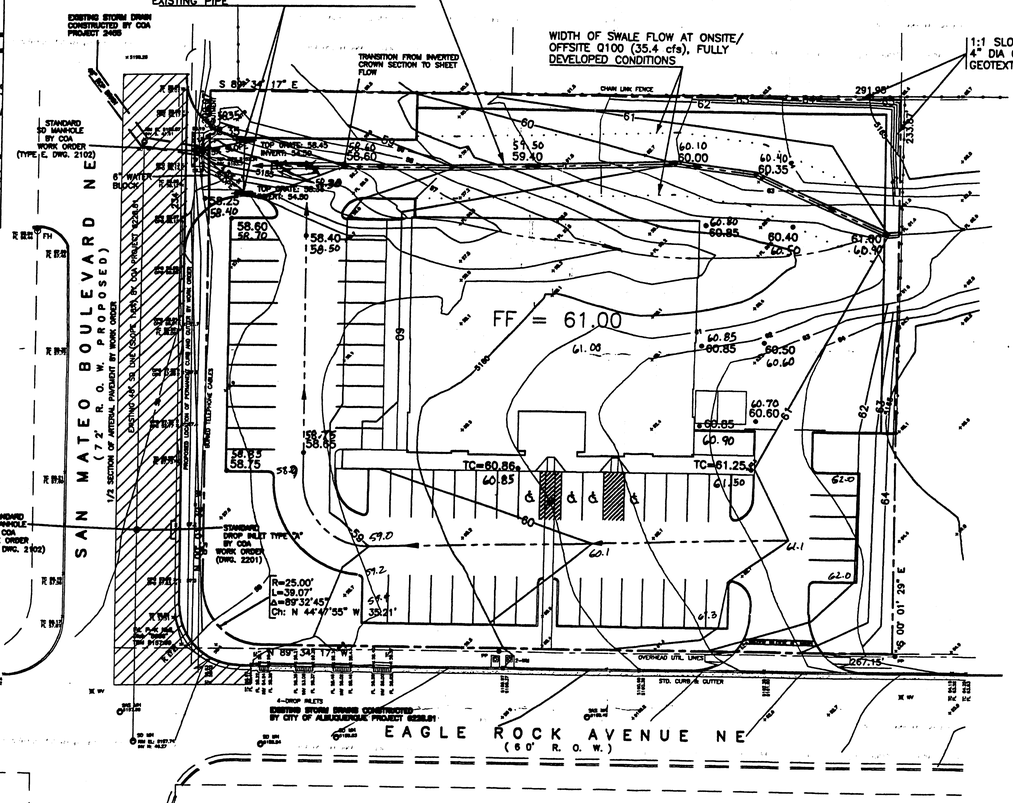
ORIFICE EQUATION FOR ON-SITE TYPE A INLETS: Q = A(Cv)(sqrt(2gh))
Q=13.95 cfs/INLET; A=725 sq.in. (5.03 sf); Cv: 0.5 FOR SILT
DEPTH OF WATER IN INLET FOR 100-YEAR STORM: 0.47 FEET
DEPTH OF 18" PIPE AT 100-YEAR STORM CONDITIONS: 0.85 FEET;
NO BACKWATER CONDITION

ONSITE HYDROLOGY

DRAINAGE DATA - Elite Dri-Wall
THIS SITE LIES WITHIN PRECIPITATION ZONE 3

Condition	Storm Return Period, Table 4 (Years)	Treatment Type	Treatment Area (sq. ft.)	Excess Precip. Table A-8 (in.)	Peak Runoff Table A-9 (cfs/ac)	Runoff Volume (cu. Ft.)	Runoff Rate (cfs)
EXISTING	100	A	0	0.66	1.87	0.0	0.00
		B	70,198	0.92	2.60	5,381.8	4.19
		C	0	1.29	3.45	0.0	0.00
		D	0	2.36	5.02	0.0	0.00
EXISTING	10	A	0	0.19	0.58	0.0	0.00
		B	70,198	0.36	1.19	2,105.9	1.92
		C	0	0.62	2.00	0.0	0.00
		D	0	1.50	3.39	0.0	0.00
DEVELOPED	100	A	0	0.66	1.87	0.0	0.00
		B	10,771	0.92	2.60	825.8	0.64
		C	0	1.29	3.45	0.0	0.00
		D	59,427	2.36	5.02	11,687.4	6.85
DEVELOPED	10	A	0	0.19	0.58	0.0	0.00
		B	10,771	0.36	1.19	323.1	0.29
		C	0	0.62	2.00	0.0	0.00
		D	59,427	1.50	3.39	7,428.4	4.62
TOTAL (EXT)	100					5,381.8	4.2
	10					2,105.9	1.9
TOTAL (DEV)	100					12,513.2	7.5
	10					7,751.6	4.9

FLOW RATE WILL INCREASE BY 2.6 CFS AND 3.0 CFS FOR THE 100-YEAR AND 10 YEAR STORMS MAY BE EXPECTED. THE 6-HOUR RUNOFF VOLUMES WILL INCREASE BY 7131 CUBIC FEET FOR THE 100-YEAR STORM & 5646 CUBIC FEET FOR THE 10-YEAR STORM.



OFFSITE FLOW INFORMATION

OFFSITE CONTRIBUTORY FLOW TO THE PROPERTY IS A BASIN OF APPROXIMATELY 6 ACRES. OFFSITE FLOWS ARE BASED UPON FULLY DEVELOPED CONDITIONS WITH A MAXIMUM 85% IMPERMEABLE SURFACE AND 15% LANDSCAPING. A FLOW INCREASE OF 12.3 CFS IS EXPECTED AT FULLY DEVELOPED CONDITIONS. DRAINAGE SWALE AND DROP INLETS ARE DESIGNED TO FULLY DEVELOPED CONDITIONS OF 27.9 CFS. PER MASTER DRAINAGE PLAN BY JEAN BORDENAVE, APPROVED 2/24/1997, ALLOWABLE DISCHARGE INCREASE IS 1.76 CFS/ACRE. FLOWRATES FALL WITHIN DESIGN PARAMETERS FOR MASTER DRAINAGE PLAN.

DRAINAGE DATA - Offsite flows, Elite Dri-Wall
THIS SITE LIES WITHIN PRECIPITATION ZONE 3

Condition	Storm Return Period, Table 4 (Years)	Treatment Type	Treatment Area (sq. ft.)	Excess Precip. Table A-8 (in.)	Peak Runoff Table A-9 (cfs/ac)	Runoff Volume (cu. Ft.)	Runoff Rate (cfs)
EXISTING	100	A	0	0.66	1.87	0.0	0.00
		B	261,360	0.92	2.60	20,037.6	15.60
		C	0	1.29	3.45	0.0	0.00
		D	0	2.36	5.02	0.0	0.00
EXISTING	10	A	0	0.19	0.58	0.0	0.00
		B	261,360	0.36	1.19	7,840.8	7.14
		C	0	0.62	2.00	0.0	0.00
		D	0	1.50	3.39	0.0	0.00
DEVELOPED	100	A	0	0.66	1.87	0.0	0.00
		B	39,204	0.92	2.60	3,005.6	2.34
		C	0	1.29	3.45	0.0	0.00
		D	222,156	2.36	5.02	43,690.7	25.60
DEVELOPED	10	A	0	0.19	0.58	0.0	0.00
		B	39,204	0.36	1.19	1,176.1	1.07
		C	0	0.62	2.00	0.0	0.00
		D	222,156	1.50	3.39	27,769.5	17.29
TOTAL (EXT)	100					20,037.6	15.6
	10					7,840.8	7.1
TOTAL (DEV)	100					46,696.3	27.9
	10					28,945.6	18.4

FLOW RATE WILL INCREASE BY 12.3 CFS AND 11.3 CFS FOR THE 100-YEAR AND 10 YEAR STORMS MAY BE EXPECTED. THE 6-HOUR RUNOFF VOLUMES WILL INCREASE BY 26659 CUBIC FEET FOR THE 100-YEAR STORM & 21105 CUBIC FEET FOR THE 10-YEAR STORM.

DRAINAGE CERTIFICATE

I, Thomas D. Johnston, NMPE 17158, of the firm of TOC ENGINEERING 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 12-02-2005. The record information edited onto the original design document has been obtained by Thomas D. Johnston, NMPS 14269, of the firm of WAYJOHN SURVEYING INC. I further certify that I have personally visited the project site on November 9, 2006 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 temporary Certificate of Occupancy. 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.

THOMAS D. JOHNSTON NEW MEXICO 17158 LICENSED PROFESSIONAL ENGINEER

11-16-06

Thomas D. Johnston, NMPE 17158

I, THOMAS D. JOHNSTON, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 17158, DO HEREBY CERTIFY THAT I INSPECTED THIS SITE ON MAY 15, 2005, AND THAT, AS OF THAT DATE, THERE HAD BEEN NO RECENT ALTERATION OF GRADE OR EVIDENCE OF GRADING OPERATIONS ON THIS SITE.

THOMAS D. JOHNSTON, NMPE NO. 17158

THOMAS D. JOHNSTON NEW MEXICO 17158 REGISTERED PROFESSIONAL ENGINEER

12-02-05

LEGEND

- WV WATER VALVE
- WM WATER METER
- MH SANITARY SEWER MANHOLE
- SAS SANITARY SEWER DROP
- W WATER TAP
- IRR IRRIGATION CONTROL VALVE
- TS TRAFFIC SIGNAL / BOX
- PP POWER POLE
- ANCH ANCHOR
- LP LIGHT POLE
- TC CALIPER NOTED
- 4958 EXISTING INDEX CONTOURS @ 5 FT. INTERVALS
- 4958 EXISTING CONTOURS @ 1 FT. INTERVALS
- 56 PROPOSED CONTOURS @ 1.0' INTERVALS
- 58.0 PROPOSED SPOT ELEVATION
- FLOW LINE
- PROPOSED RETAINER
- TC TOP OF CONCRETE
- FL FLOW LINE
- TSW TOP OF SIDEWALK
- RIM TOP OF MANHOLE
- BURIED TELEPHONE LINE
- 5157.12 SPOT ELEVATION UNLESS OTHERWISE INDICATED, SPOT ELEVATIONS ARE TO ASPHALT SURFACE
- FH FIRE HYDRANT
- EA EDGE OF ASPHALT
- TC TOP OF CURB / CONCRETE
- FL FLOWLINE
- BSW BACK OF SIDEWALK
- CHAIN LINK FENCE
- CONCRETE BLOCK WALL
- RR TIE LANDSC. RETAINER
- OVERHEAD POWER LINE

NOTICE TO CONTRACTOR

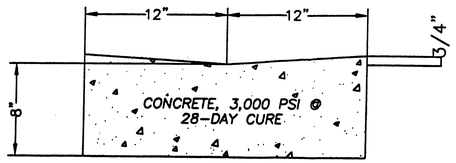
PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACES AND ARE PROVIDED FOR THE PURPOSE OF SHOWING FLOW ROUTING.

CONTRACTOR IS RESPONSIBLE FOR THE ABATEMENT OF SEDIMENT ONTO ADJOINING PUBLIC RIGHTS-OF-WAY DURING CONSTRUCTION AND FOR THE REMOVAL OF ANY SEDIMENT DEPOSITED IN PUBLIC RIGHT-OF-WAY.

CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY GRADING OR CONSTRUCTION.

SITE IS SUBJECT TO NPDES SWPPP REQUIREMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ACQUIRING THE NECESSARY PERMITS FROM THE EPA.

ALL IMPROVEMENTS WITHIN CITY OF ALBUQUERQUE RIGHT OF WAY MUST BE CONSTRUCTED BY CITY OF ALBUQUERQUE WORK ORDER.



DETAIL "A"
CONCRETE CENTER CHANNEL
NO SCALE

SCALE: 1 INCH = 30 FEET

DRAINAGE AND GRADING PLAN
ELITE DRI-WALL

TOC ENGINEERING, INC.
330 LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87108
(505)266-7256
Fax: (505) 255-2887

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AUG 14 2008
HYDROLOGY SECTION

SHEET 3 OF 6

STATE OF NEW MEXICO
JAMES N. MEDLEY
No.2042
9/15/06
REGISTERED ARCHITECT

JM MEDLEY, Architect
3100 Cornelius N. E. Albuquerque, NM 87111
Phone (505) 292-3014 Fax (505) 294-5583

Plan No. 04103
Date: September '06
Drawn by: JNM
Checked by: JNM

Project: OFFICE/WAREHOUSE
Robert Navarrette
Elite Dri-Wall
Albuquerque, New Mexico

No.	Revision / Issue	Date:

Sheet Description

Sheet:

MAX-G20-062B