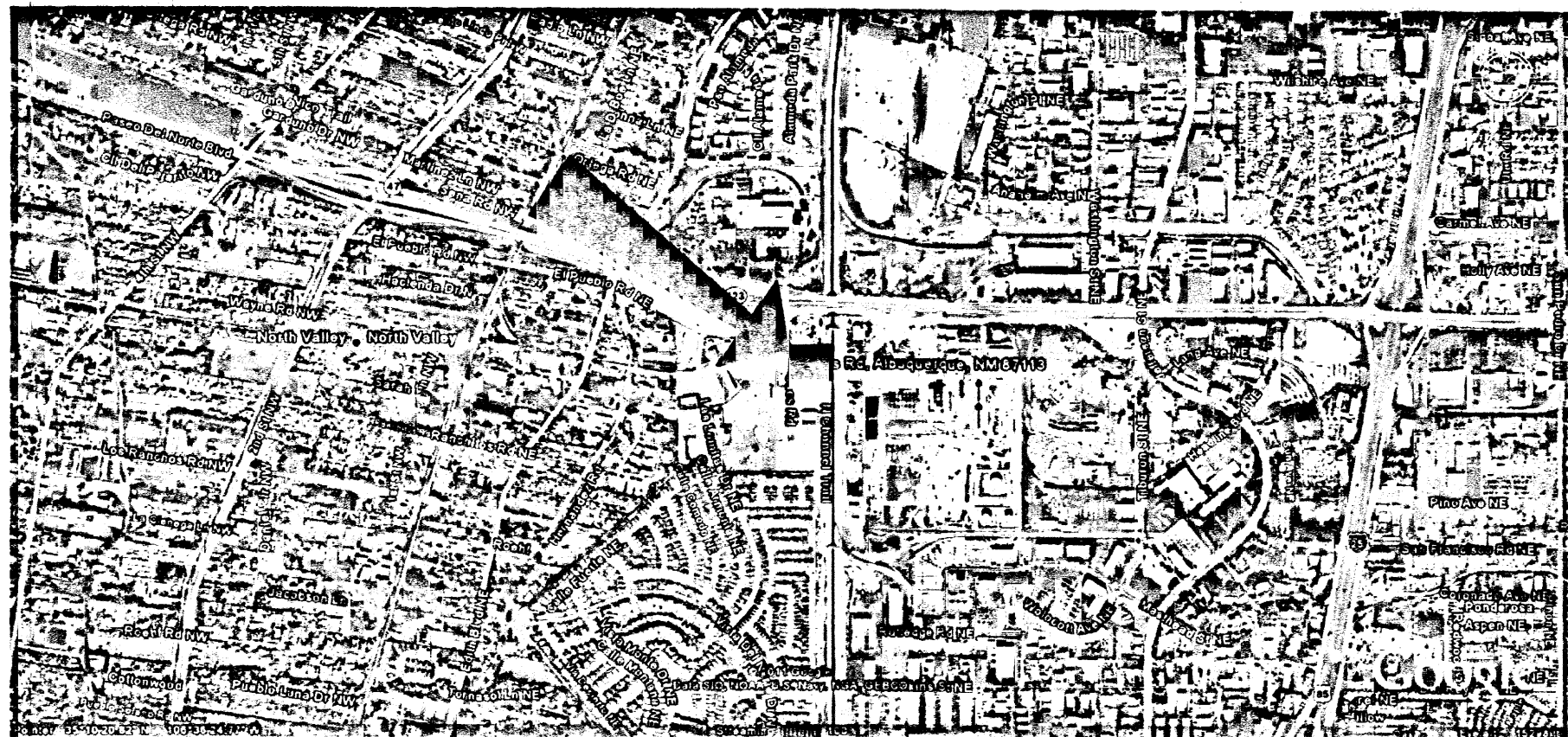


# VICINITY MAP 8000 Jacs Rd. Albuquerque, NM



Zone Atlas D-16

## KEY NOTES

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## KEYED NOTES

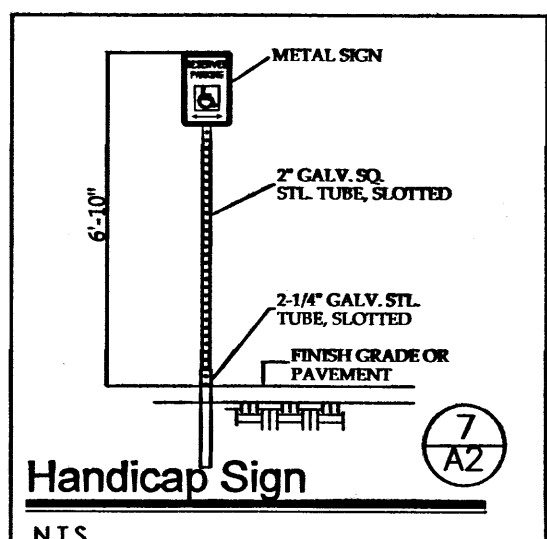
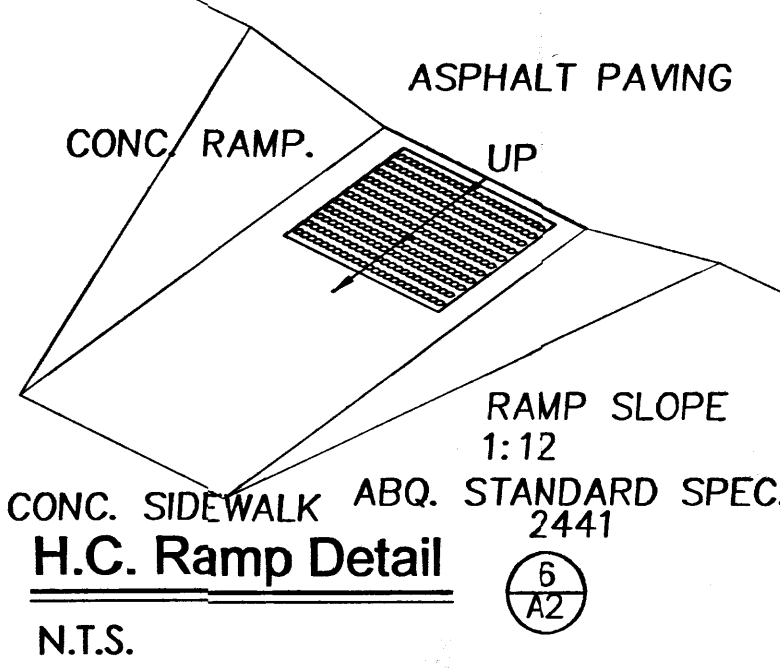
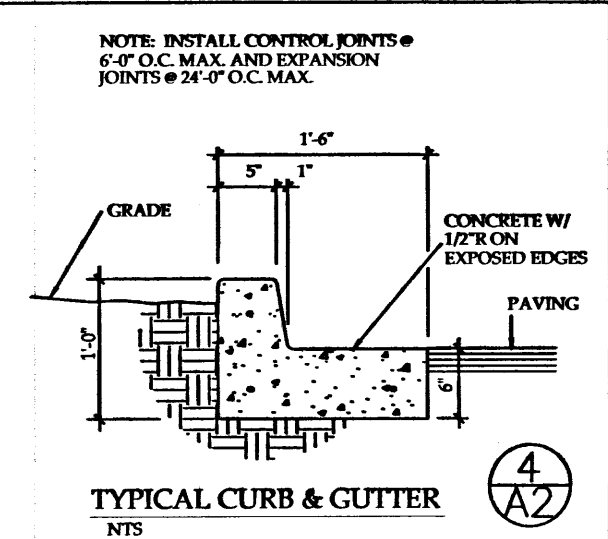
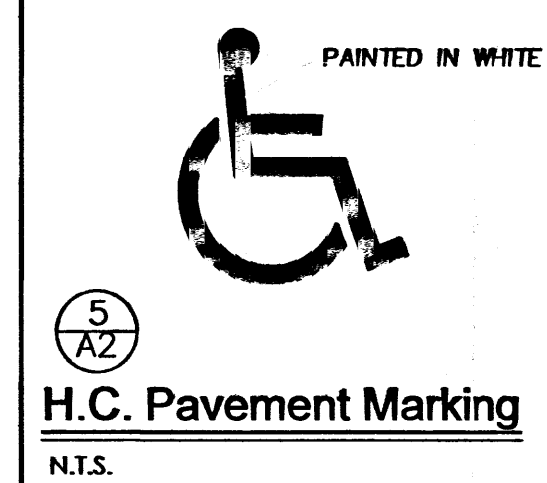
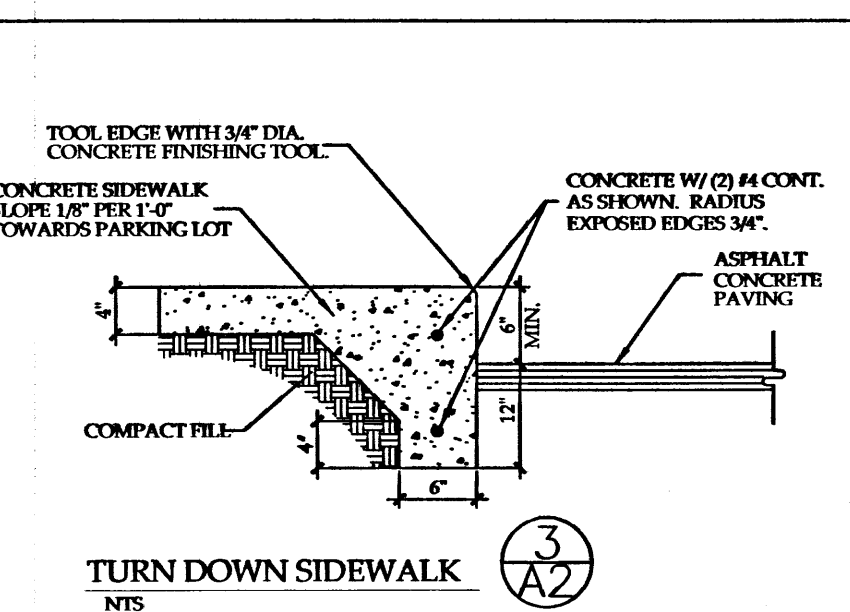
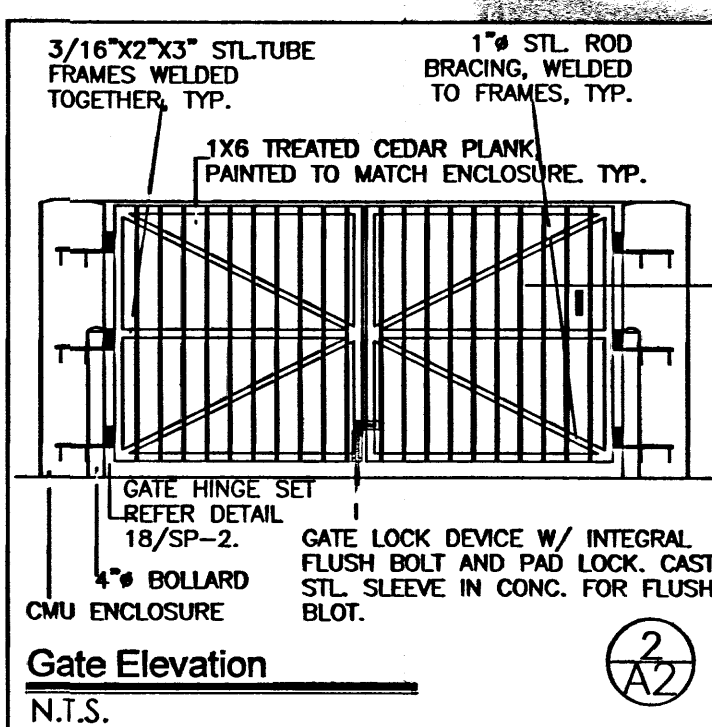
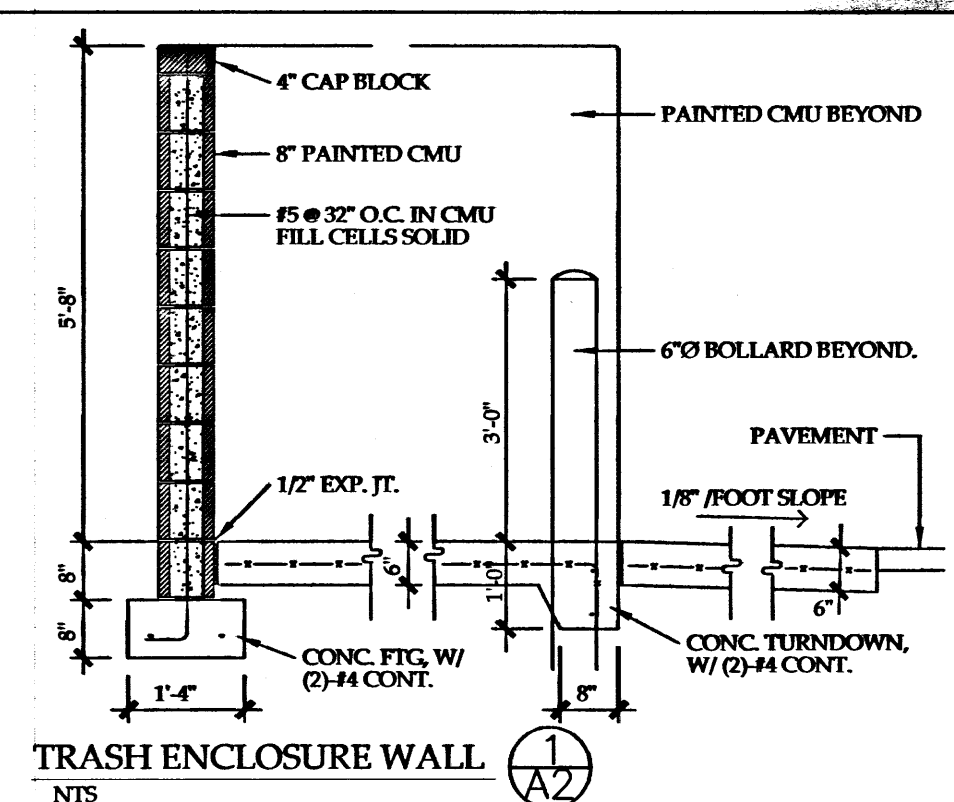


DIRECTION VEHICULAR TRAFFIC



FIRE HYDRANT

Gas Line 1-1/2" GAS — GAS — GAS — GAS — GAS  
Sewer Line 4" Sewer Line — Sewer Line — Sewer Line — Sewer Line  
Easement Line — — — — —  
Overhead — — — — —  
Property Line — — — — —

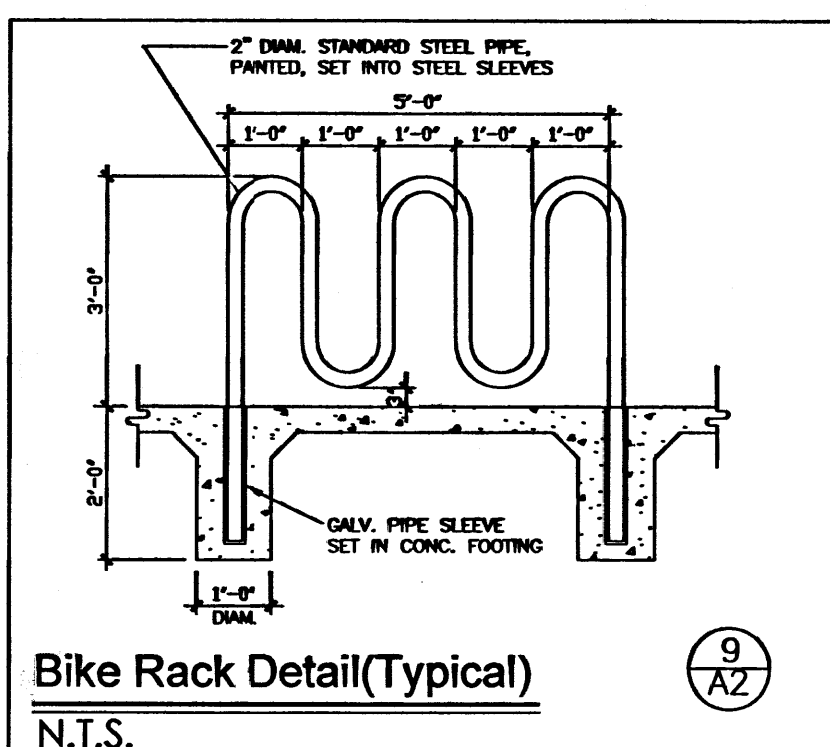


## GENERAL NOTES:

- MACHINE CAST
- STEEL REINFORCING
- 5,500 P.S.I.
- 205 LBS.
- 3/4" PIN HOLES
- 8" WIDE DRAIN SLOTS

## PARKING CALCULATIONS

2,380 / 200 = 12 SPACES FOR OFFICE  
2,900 / 500 = 6 SPACES FOR WAREHOUSE  
18 TOTAL SPACES REQUIRED  
1 ACCESSIBLE VAN SPACE  
MOTORCYCLE PARKING  
BICYCLE RACK



## NEW PLANT LEGEND

- FLOWERING PEAR (M) = 26  
Pyrus calleryana 2" Cal.
- OCOTILLO (L) = 54  
Fouquieria splendens
- CHAMISA (L) = 17  
Chrysothamnus nauseosus 1 Gal.
- WILDFLOWER = 49  
Gal

Total = 146

Total Lot Area: = 102,588sqft  
Total Building Area: = 5,640 sqft  
Net Lot Area: = 96,948 sqft  
Total Landscape Rec(25%): = 25,647 sqft  
Landscape Area Provided: = 26,034 sqft

## LANDSCAPE NOTES:

1. Landscape maintenance shall be the responsibility of the Property Owner.
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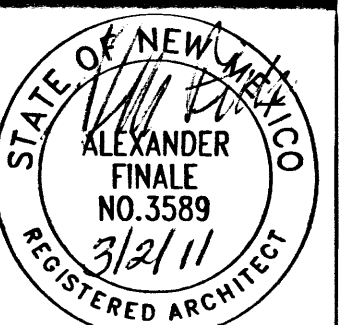
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Total Landscape Area is 26,034 Square Feet And Exceeds The 25% Min. Requirement.

## SITE PLAN

SCALE: 1" = 20'



RON MONTOYA DESIGNS, INC.  
CUSTOM RESIDENTIAL & COMMERCIAL DESIGN SERVICES  
P: 505-823-6474  
F: 505-823-6487  
8724 ALAMEDA NE SUITE A  
ALBUQUERQUE, NEW MEXICO 87113

©RON MONTOYA DESIGNS, INC. 2009

## Site Plan/TCL

New Construction Project  
Santa Fe Tow - Armando Beltran  
8000 Jacs Rd. Albuquerque, NM

Date:	12/30/10
Revision:	
Rev. No. By:	Date:

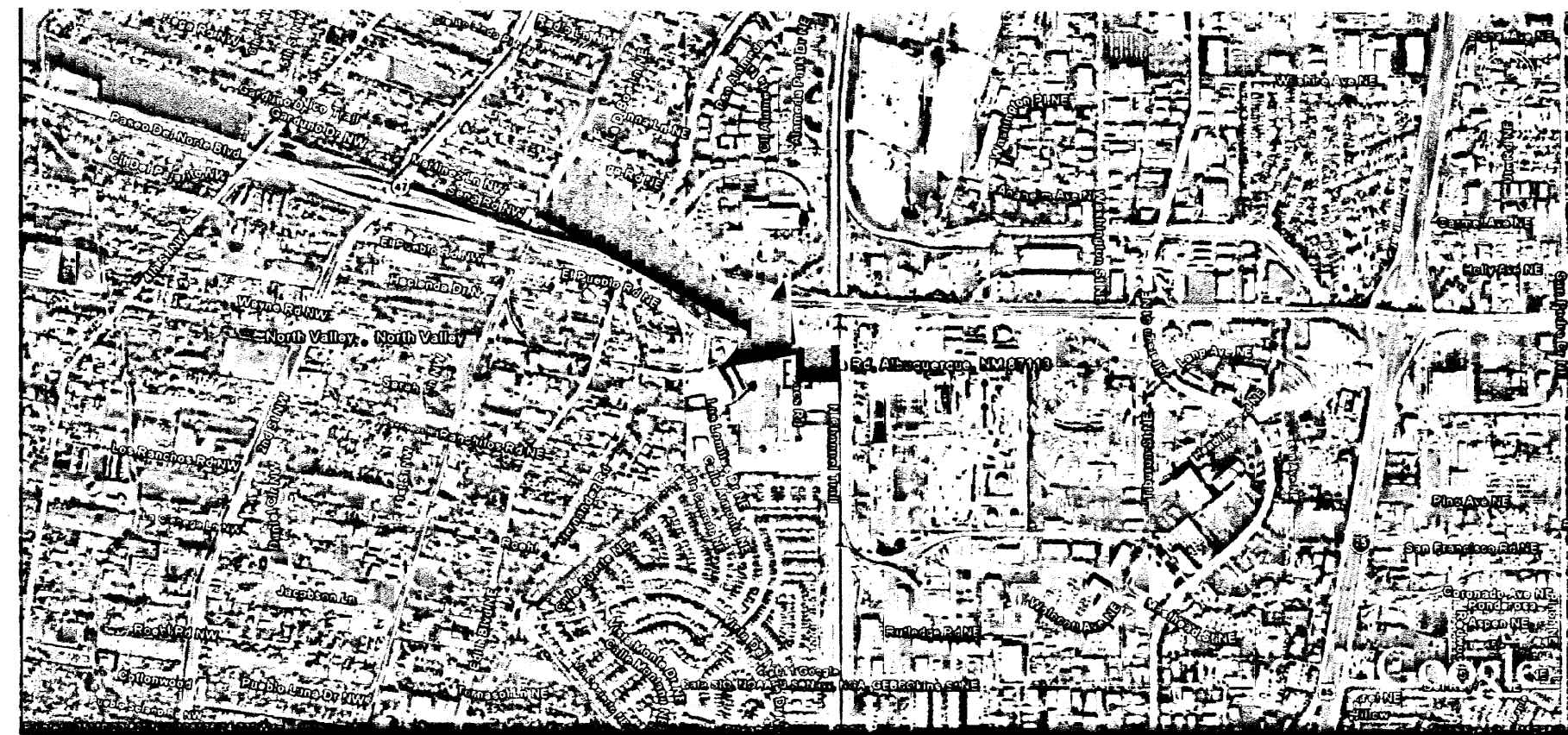
Sheet:

A-2

Sheet 2 Of 14



# VICINITY MAP 8000 Jacs Rd. Albuquerque, NM



Zone Atlas D-16

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FIRE HYDRANT

Gas Line 1-1/2"

Gas Gas Gas Gas Gas

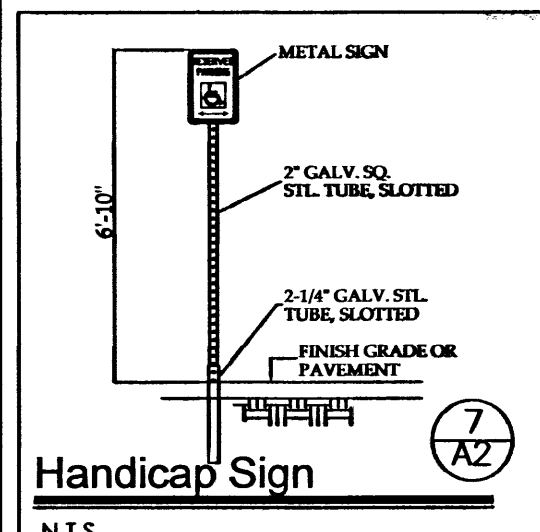
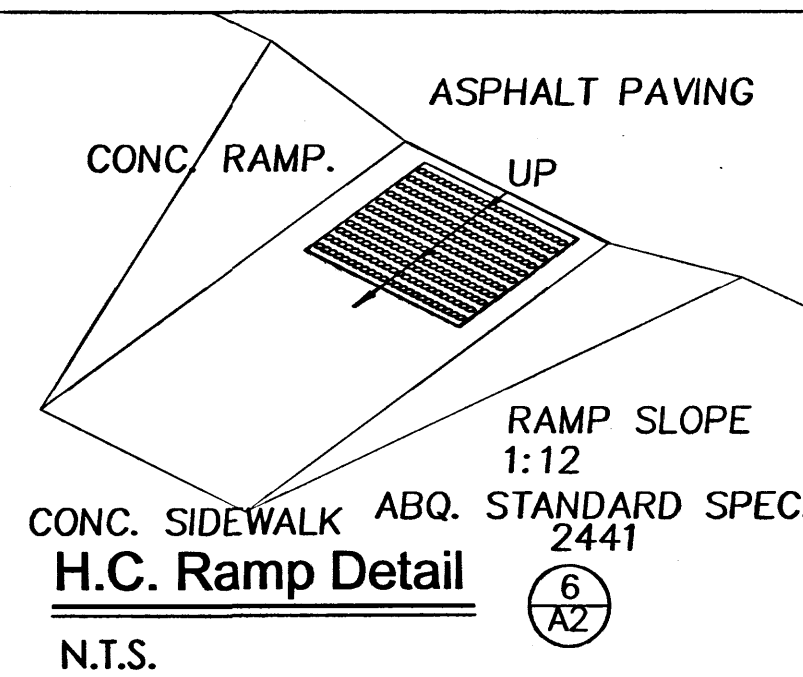
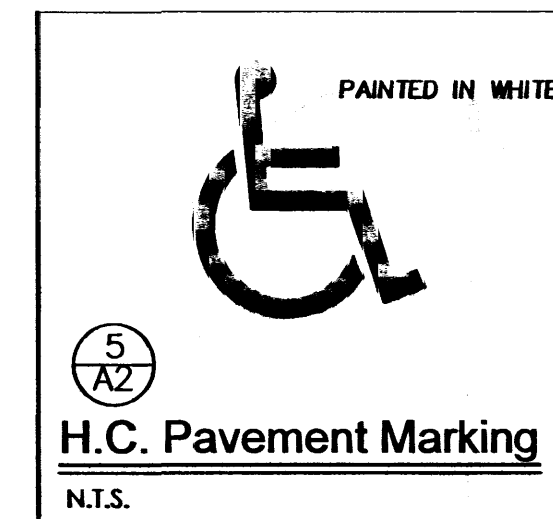
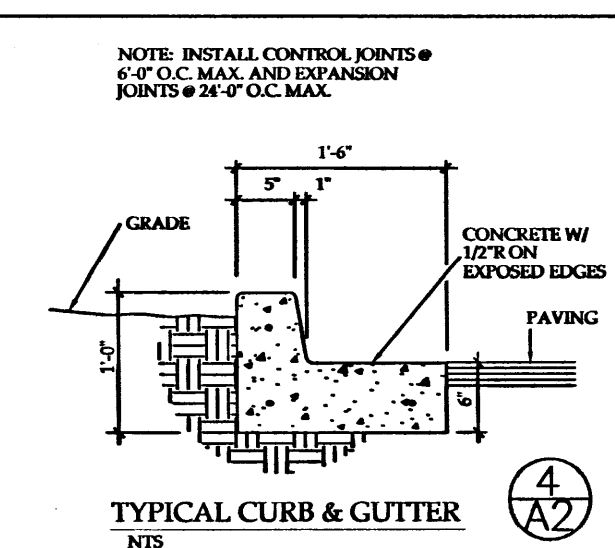
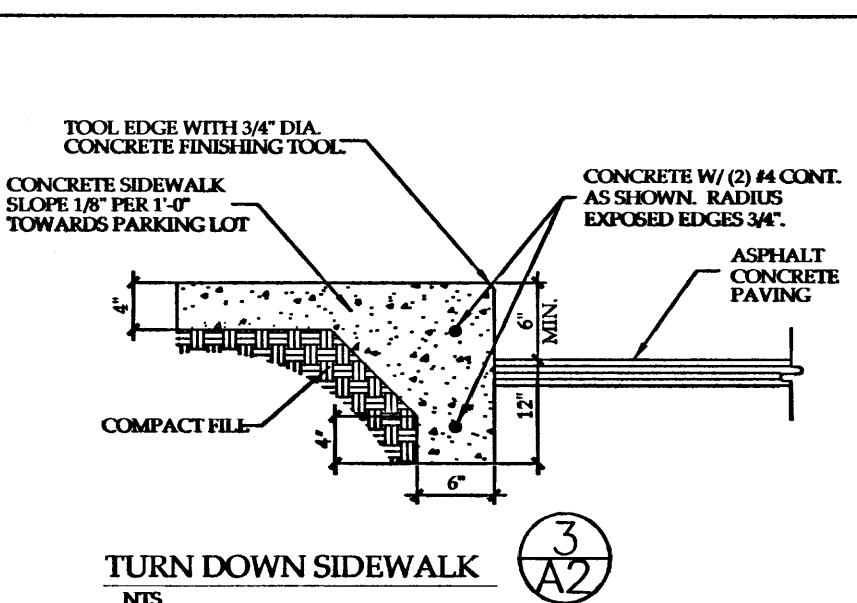
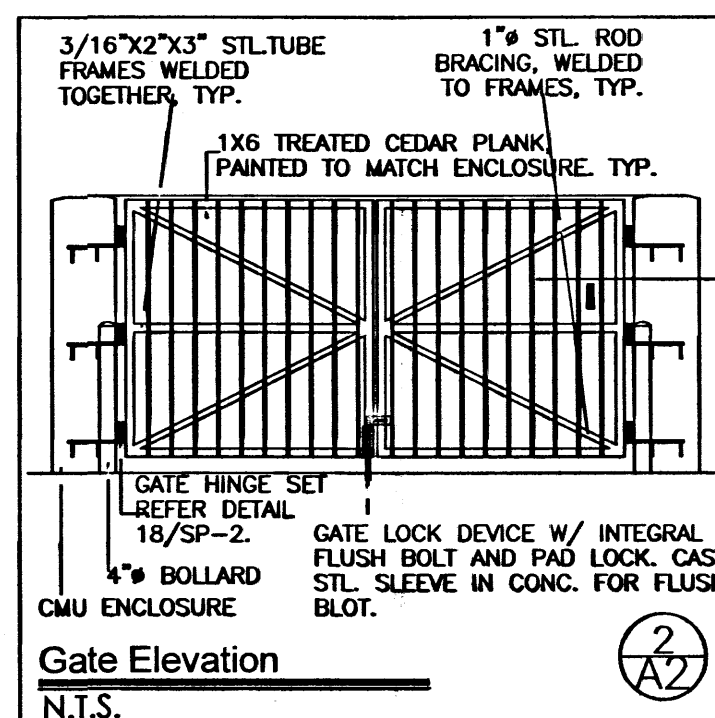
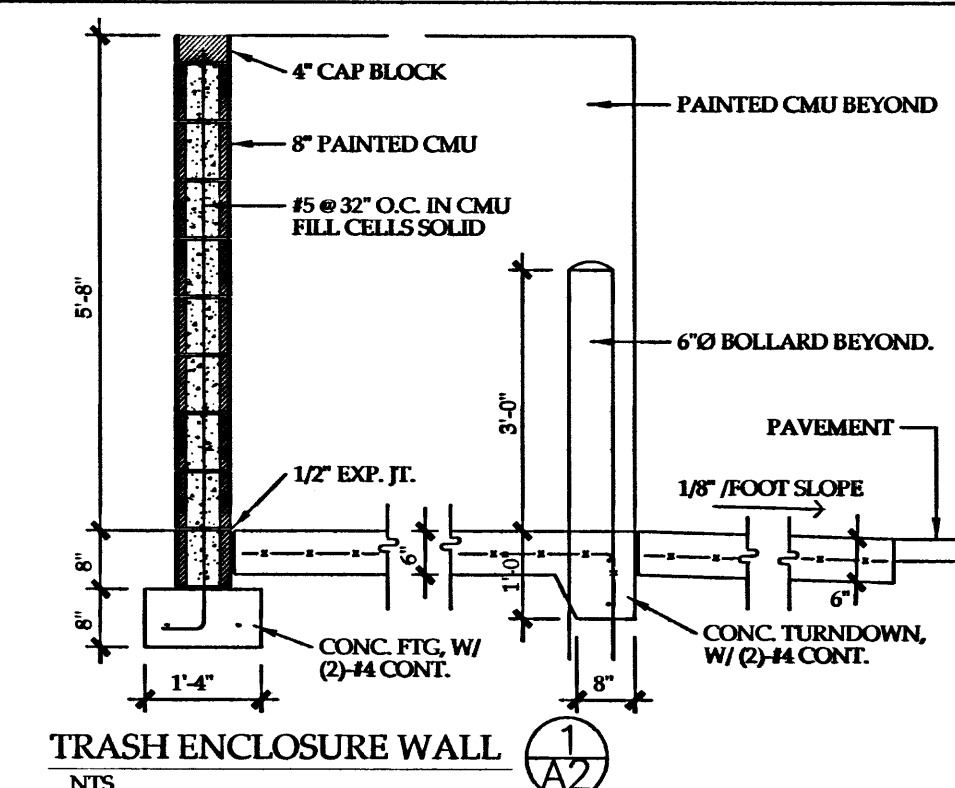
Sewer Line 4"

Sewer Line Sewer Line Sewer Line

Easement Line

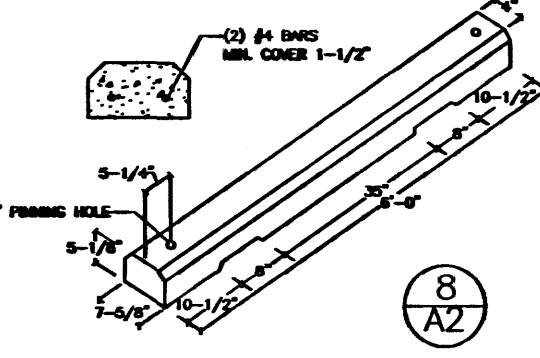
Overhead

Property Line



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only 16 spaces provided

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- OCOTILLO (L) = 54  
Fouquieria splendens
- CHAMISA (L) = 17  
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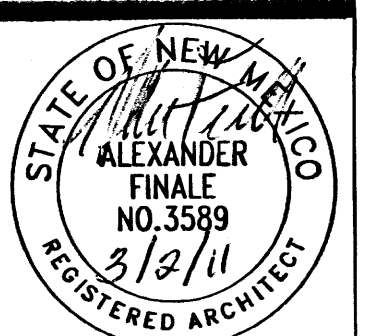
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SCALE: 1" = 20'



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Site Plan/TCL

New Construction Project  
Santa Fe Tow - Armando Beltran  
8000 Jacs Rd. Albuquerque, NM

Date:	12/30/10
Revised:	
Rev. No. By:	Date:

Sheet:

A-2

Sheet 2 Of 14



# GENERAL NOTES:

1. It is the applicants responsibility to obtain all other appropriate Federal, State, and Local permits.
2. Any changes to this drainage plan would have to be approved by the design engineer and the City of Albuquerque.
3. Sidewalk culverts in the COA ROW are required to be permitted by an S019 Permit and built per COA Std. Dwg. 2236.
4. See Architectural drawings for all dimensions not shown.

## PROCEDURE AND HYDRAULIC CALCULATIONS FOR 40 ACRE AND SMALLER CONTRIBUTORY WATERSHEDS.

### REFERENCE:

Volume 2, City of Albuquerque Development Process Manual, Section 22.2, Hydrology.

### CRITERIA:

Precipitation Zone: 2  
Design Storm: 10 year - 6-hour event; Storm depth = 1.57 inches  
Design Storm: 100 year - 6-hour event; Storm depth = 2.35 inches

### EXISTING CONDITIONS:

The site is located on the east side of Jacs Lane NE, south of Paseo del Norte and west of the AMAFCA North Diversion Channel. Presently the site is undeveloped. Jacs Lane is an existing 60' R.O.W paved street with curb and gutter and storm sewer inlets. No offsite flows impact this site. The site has a natural slope from the east (back of the lot) to the west. This lot is identified as Sub-basin 1-4 on the Master Drainage Plan for Blue Sky Business Park, file number D16/D2A. The allowable storm water discharge for this sub-basin, 100 yr. Qp = 10.43 cfs.

### PROPOSED CONDITIONS:

A commercial building and associated improvements are proposed for this site. There will be a combination of concrete sidewalks, curbs, and asphalt paving over the majority of the site. The PNM utility easement at the east end of the site will remain unpaved. All runoff from this site will be carried off the site and directed into the paved city street.

## DRAINAGE CALCULATIONS

	LAND TREATMENTS				
	A	B	C	D	TOTAL
EXISTING CONDITIONS	0 SF	0 SF	102,670 SF	0 SF	102,670 SF
PROPOSED CONDITIONS	0 SF	0 SF	84,251 SF	18,419 SF	102,670 SF
	RUNOFF			PEAK DISCHARGE	
	E*	OFFSITE	ONSITE	OFFSITE	ONSITE
EXISTING CONDITIONS	10 yr. 0.52	0	4449 CF	0	4.03 CFS
	100 yr. 1.13	0	9668 CF	0	7.40 CFS
PROPOSED CONDITIONS	E*				
	10 yr. 1.28	0	5708 CF	0	4.64 CFS
	100 yr. 2.05	0	11,188 CF	0	8.06 CFS
ADDITIONAL RUNOFF: 1520 CF			ADDITIONAL DISCHARGE: 0.66 CFS		

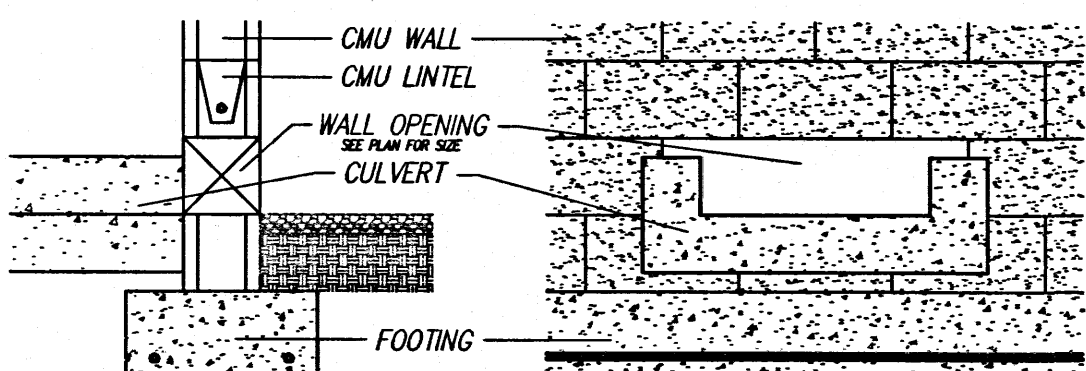
### Drainage Facilities within City ROW Notice to Contractor

1. An excavation permit will be required before beginning any work within City ROW.
2. All work on this project shall be performed in accordance with applicable federal, state and local laws concerning construction safety and health.
3. Two working days prior to any excavation, the contractor must contact the line locating service, NM One Call 260-1990, (NM One Call 701) for the location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the location of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to traffic/street use.
6. Maintenance of the facility shall be the responsibility of the owner of the property being served.
7. Work on arterial streets shall be performed on a 24-hour basis.

2" BASE COURSE LAYER  
COMPACTED SUB-GRADE

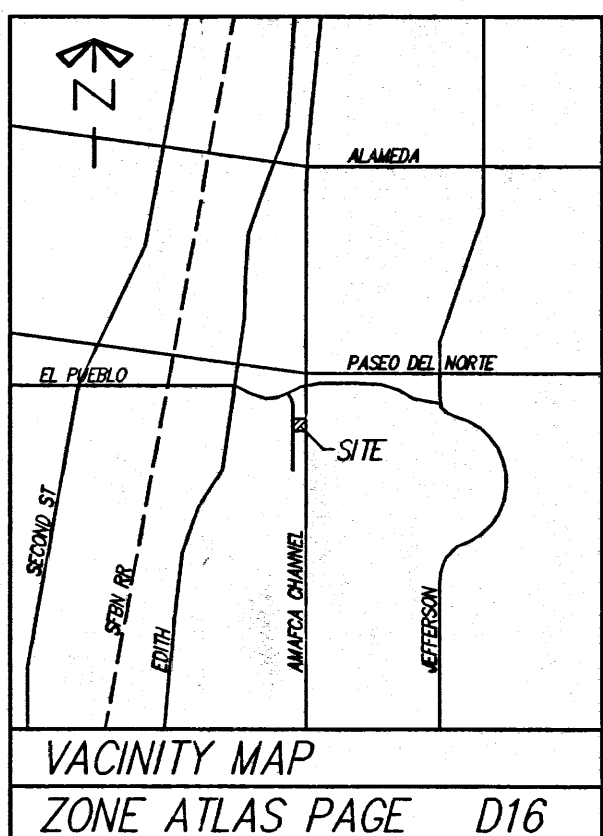
TYP. STORAGE YARD PAVING SECTION

SCALE: N.T.S.



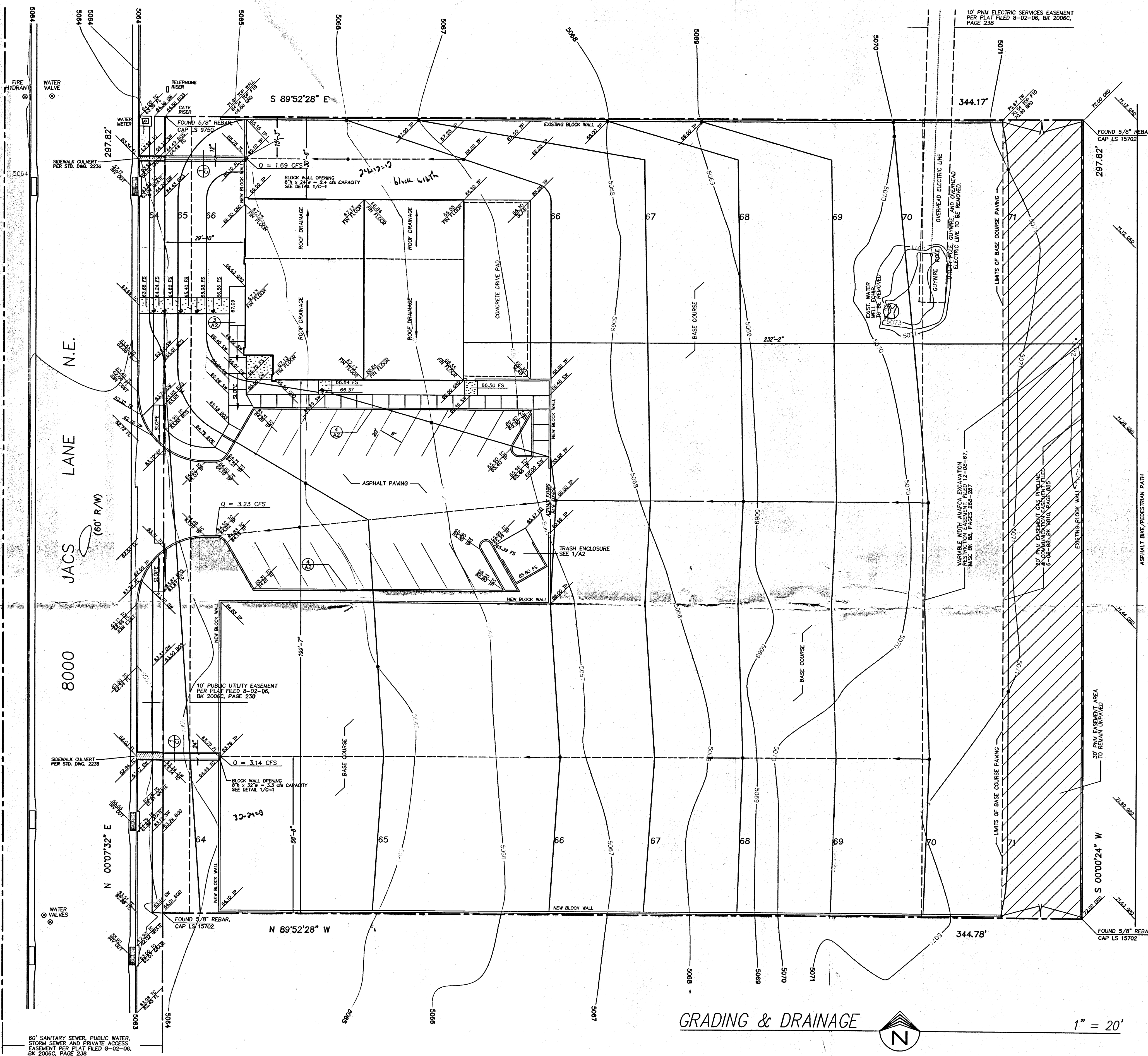
1 CULVERT SECTION

SCALE: N.T.S.



VACINITY MAP

ZONE ATLAS PAGE D16



GRADING & DRAINAGE



1" = 20'

### LEGAL DESCRIPTION

LOT 2, BLUE SKY BUSINESS PARK, ALBUQUERQUE, NM

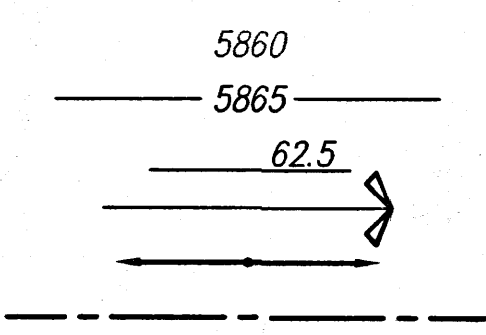
### PROPERTY ADDRESS

8000 JACS LANE NE - ALBUQUERQUE, NM

UPC NO: 101 606 346 546 610 231

### LEGEND

EXISTING ELEVATION  
NEW CONTOUR  
SPOT ELEVATION  
FLOWLINE  
DRAINAGE SWALE  
PROPERTY LINE



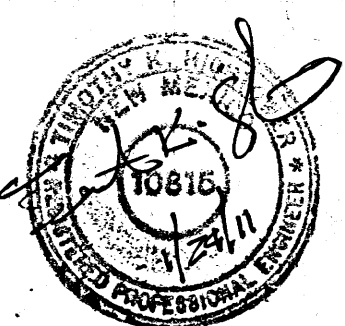
### BENCH MARK:

C.O.A. MONUMENT 13-D16 EL = 5073.471

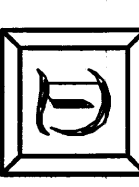
### TEMPORARY BENCH MARK:

TOP OF CURB, NW PROPERTY CORNER  
ELEVATION: 5064.06

I, TIM HIGHTOWER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, HAVE PERSONALLY INSPECTED THE LOT REFERED TO IN THIS DRAINAGE PLAN. THIS LOT WAS FOUND TO BE IN AN UNIMPROVED STATE. IT APPEARED THAT ROUGH GRADING HAD BEEN DONE DURING THE DEVELOPMENT IMPROVEMENTS. RE-GRADING WILL BE NECESSARY TO DIRECT ALL ONSITE FLOWS TO THE STREET.



THAMES  
ENGINEERING AND DESIGN



10212 ARROYO BEND NW • ALBUQUERQUE, NEW MEXICO 87114 • 505-944-6216

Grading & Drainage  
Plan

New Construction For  
Santa Fe Tow - Armando Beltran  
8000 Jacs Rd. Albuquerque, NM

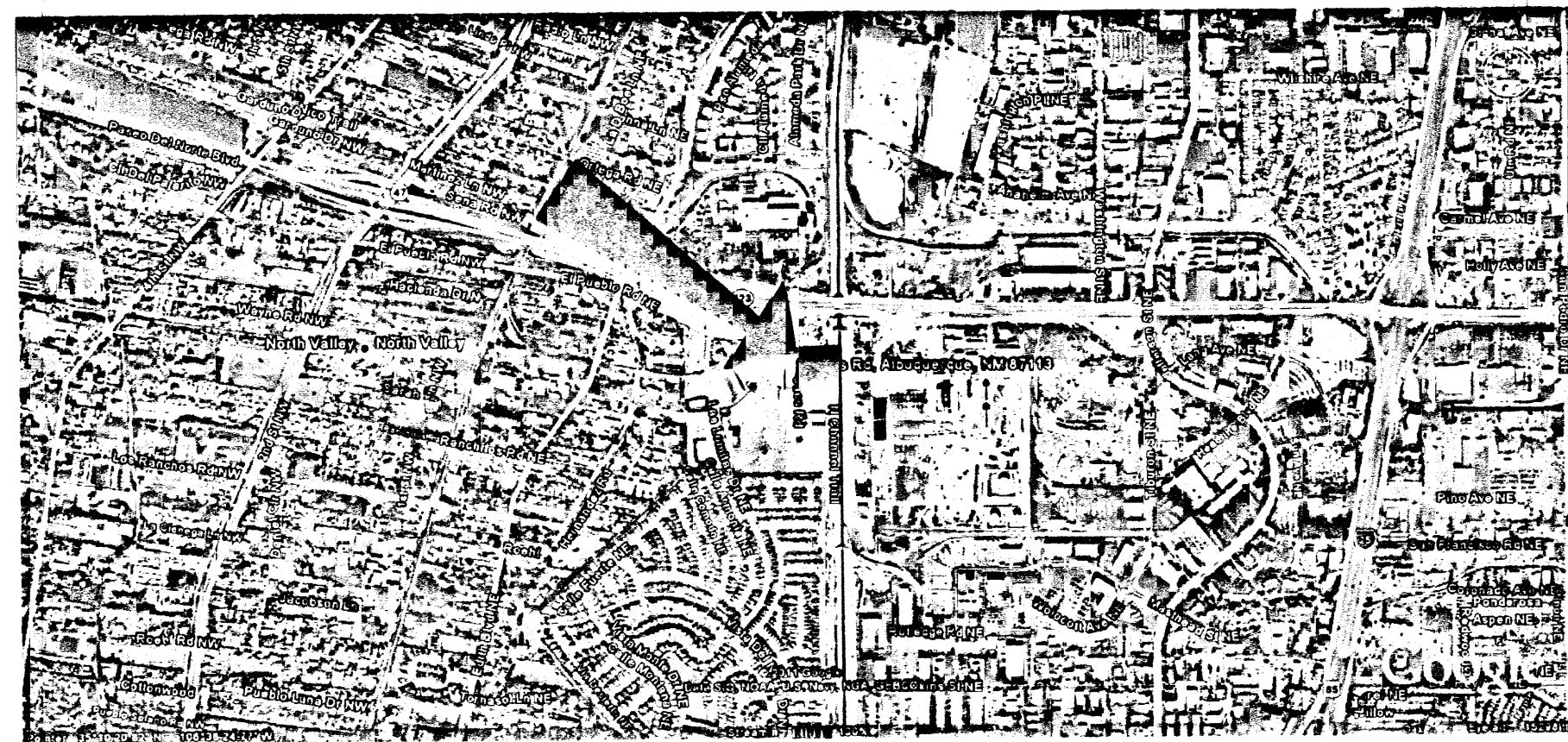
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C-1

Sheet of



# VICINITY MAP 8000 Jacs Rd. Albuquerque, NM



Zone Atlas D-16

## KEYED NOTES



DIRECTION VEHICULAR TRAFFIC



FIRE HYDRANT

Gas Line 1-1/2"

GAS — GAS — GAS — GAS — GAS

Sewer Line 4"

Sewer Line — Sewer Line — Sewer Line

Easement Line

Overhead

Property Line

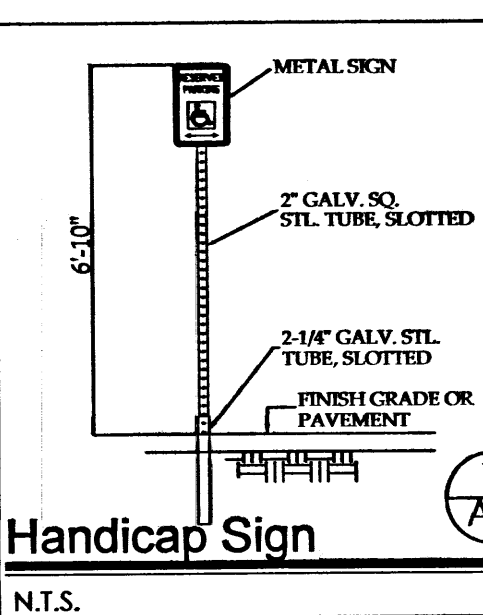
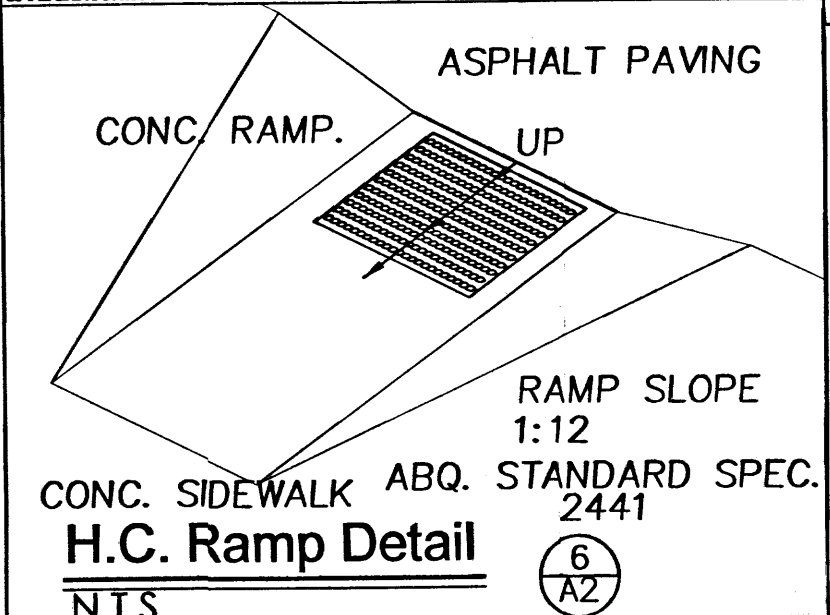
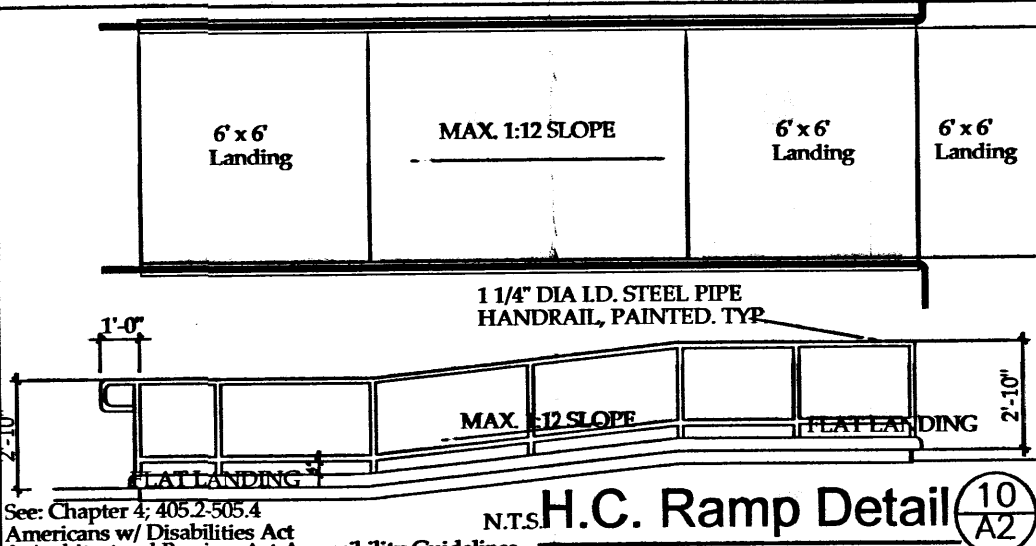
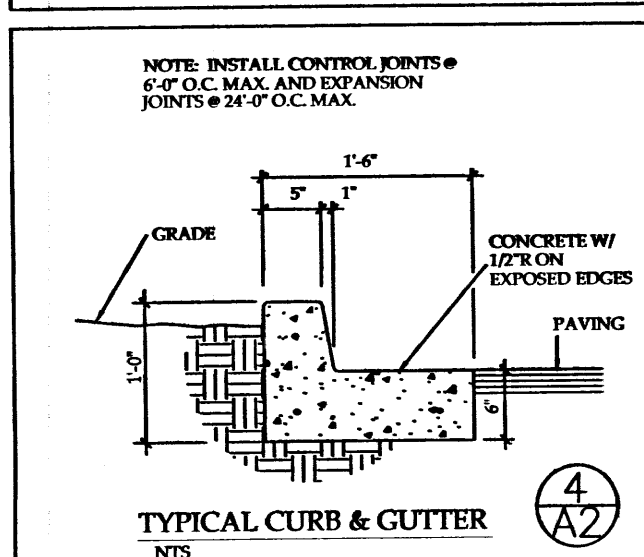
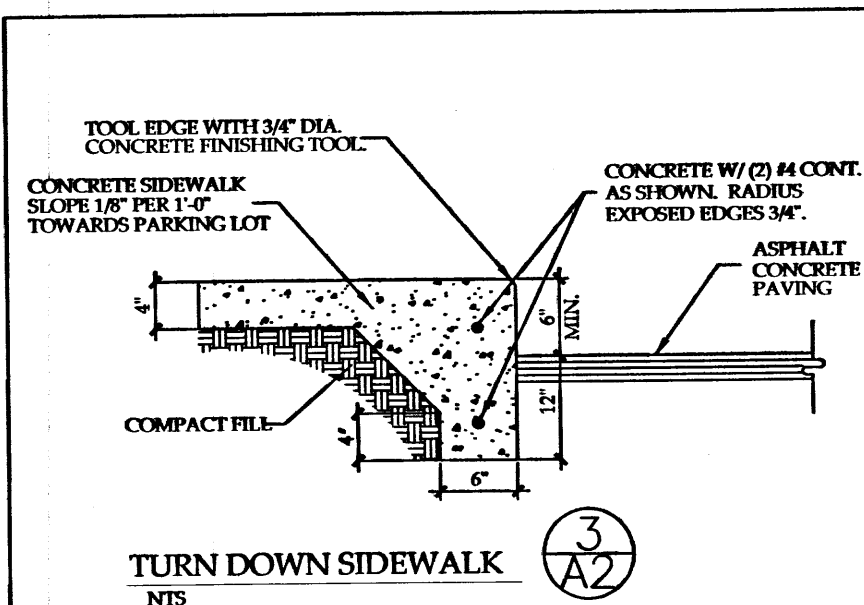
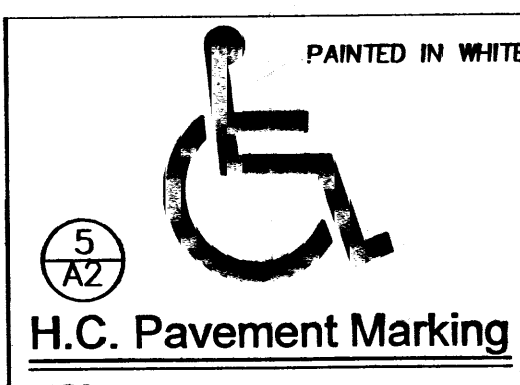
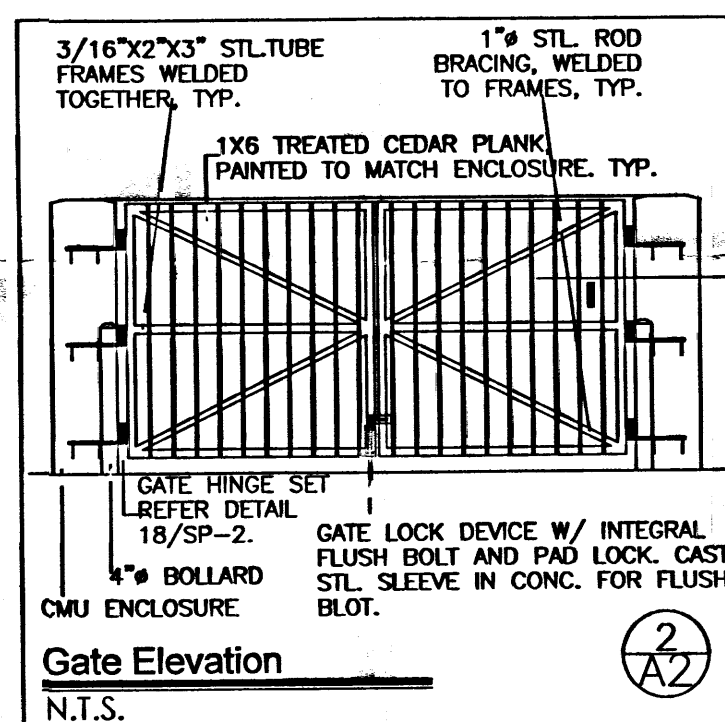
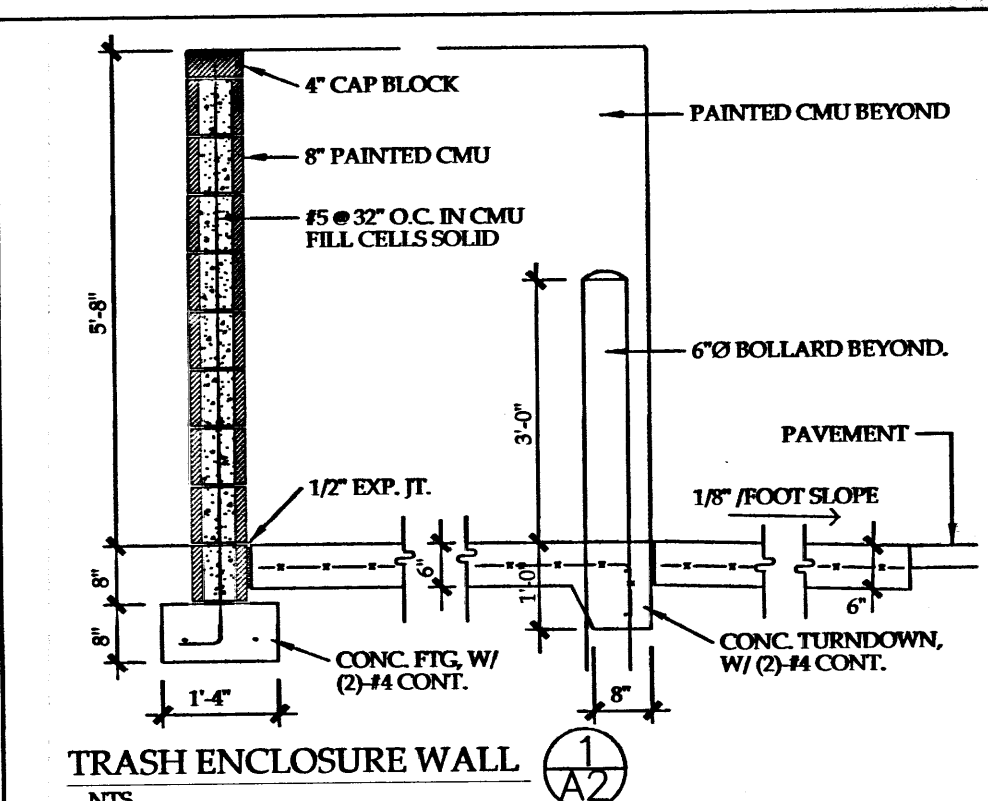
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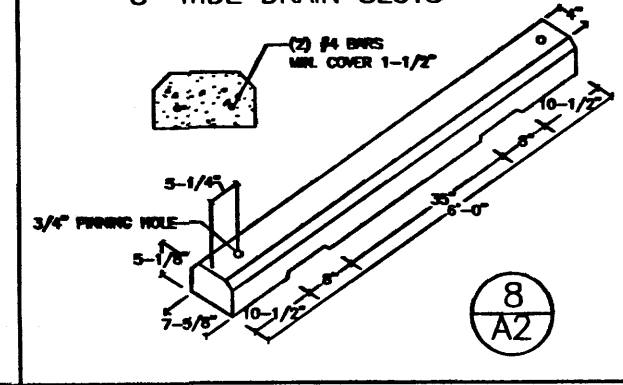
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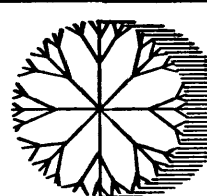
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- Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.
- All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.
- Plant beds shall achieve 75% live ground cover at maturity.
- SFBrown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

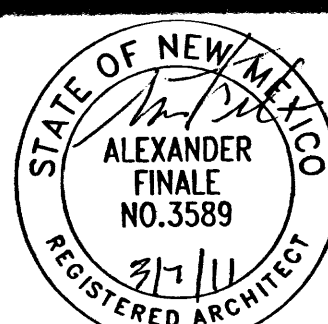
### IRRIGATION NOTES:

- Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.
- Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.
- Point of connection for irrigation system is unknown at current time and will be coordinated in the field.
- Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.
- Irrigation maintenance shall be the responsibility of the Property Owner.
- FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

Total Landscape Area is 26,034 Square Feet And Exceeds The 25% Min. Requirement.

## SITE PLAN

SCALE: 1" = 20'



RON MONTOYA DESIGNS, INC.  
CUSTOM RESIDENTIAL & COMMERCIAL DESIGN SERVICES  
P: 505-823-6474  
F: 505-823-6487  
8724 ALAMEDA NE SUITE A  
ALBUQUERQUE, NEW MEXICO 87113

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### Site Plan/TCL

New Construction Project  
Santa Fe Tow - Armando Beltran  
8000 Jacs Rd. Albuquerque, NM

Date:	12/30/10
Revision:	
Rev. No. By:	Date:

Sheet:

A-2

Sheet 2 Of 14







# KEY NOTES

1. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO REQUIRE AND TO INCLUDE ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY FOR THE WORK. THE CONTRACTOR SHALL INSPECT AND VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, DETAILS, UTILITY SERVICES, AND ACCESS TO THE SITE. IF ANY DISCREPANCIES ARE FOUND, REPORT IMMEDIATELY TO THE OWNER OR HIS DESIGNATED REPRESENTATIVE.
2. OWNER AND ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS, OR FOR CONTRACTORS' FAILURE TO CARRY OUT THE WORK IN STRICT ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.
3. CONTRACTOR SHALL DESIGN AND PROVIDE A TEMPORARY SHORING, BRACING, ETC. AS NEEDED FOR THE WORK SO AS TO NOT ENDANGER ANY EXISTING STRUCTURAL INTEGRITY.
4. NO UTILITIES MAY BE DISCONNECTED WITHOUT PRIOR APPROVAL OF OWNER OR HIS DESIGNATED REPRESENTATIVE.

## LANDSCAPE NOTES:

1. Landscape maintenance shall be the responsibility of the Property Owner.
2. It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.
3. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.
4. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.
5. Plant beds shall achieve 75% live ground cover at maturity.
6. SFBrown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

## IRRIGATION NOTES:

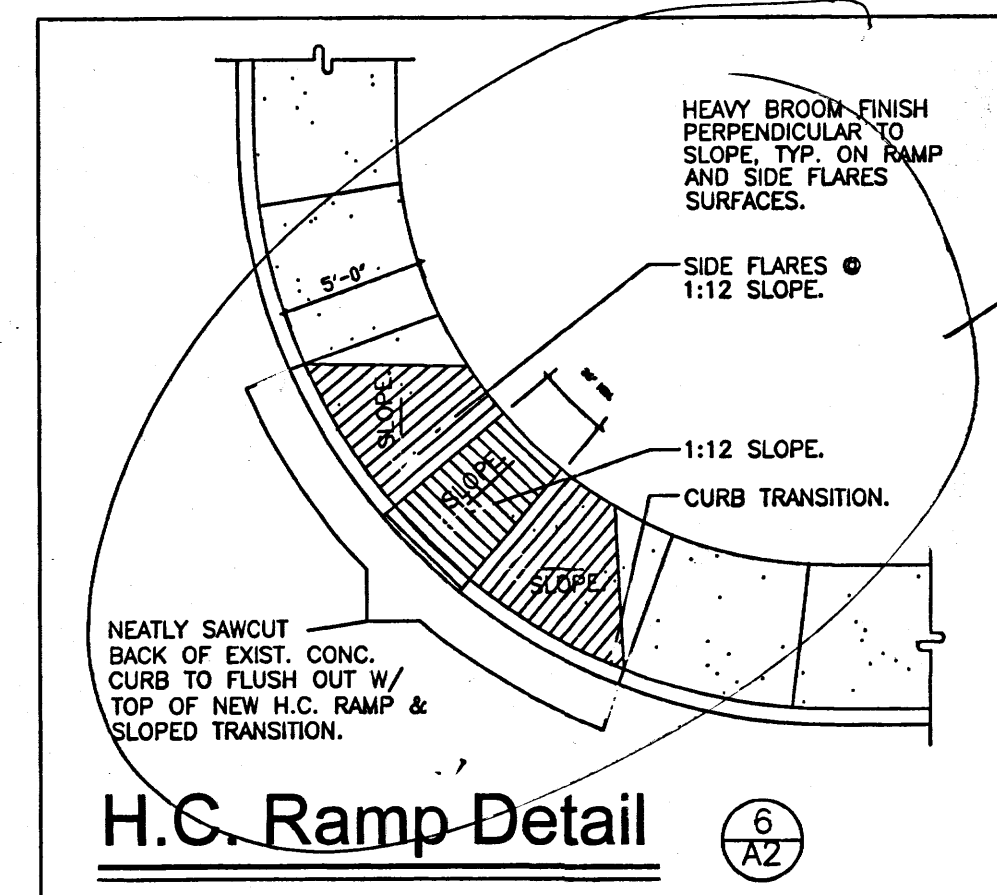
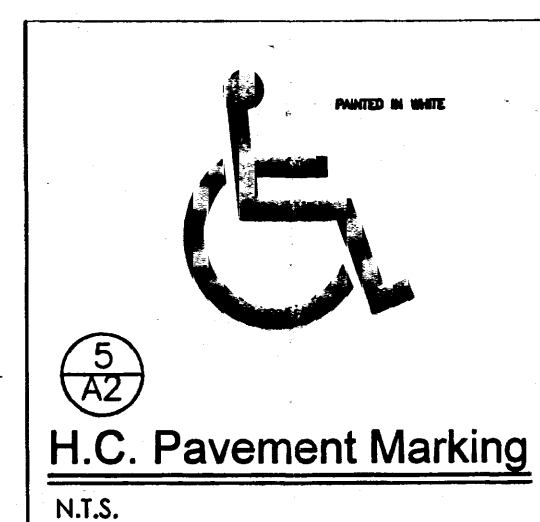
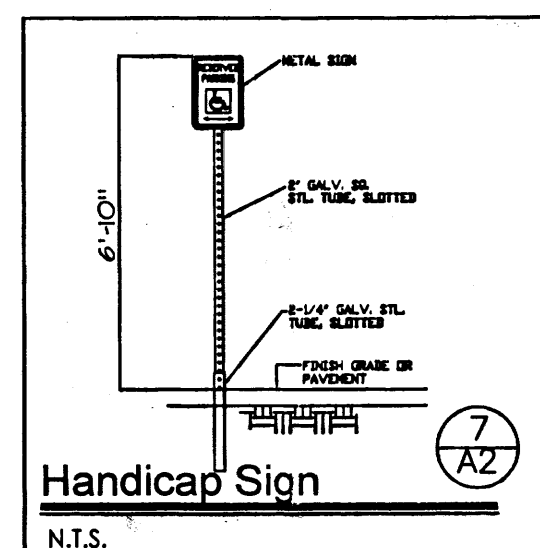
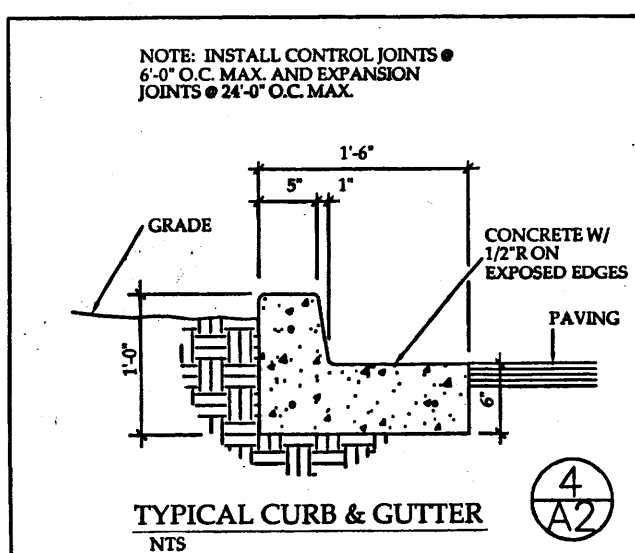
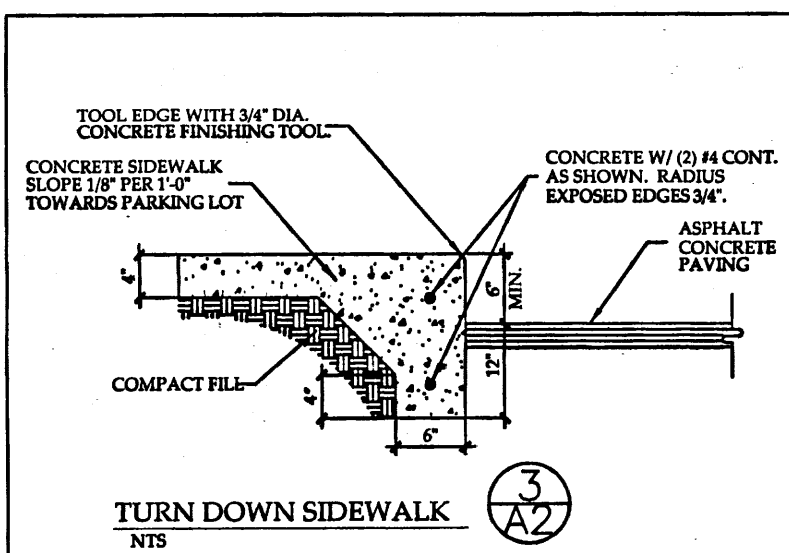
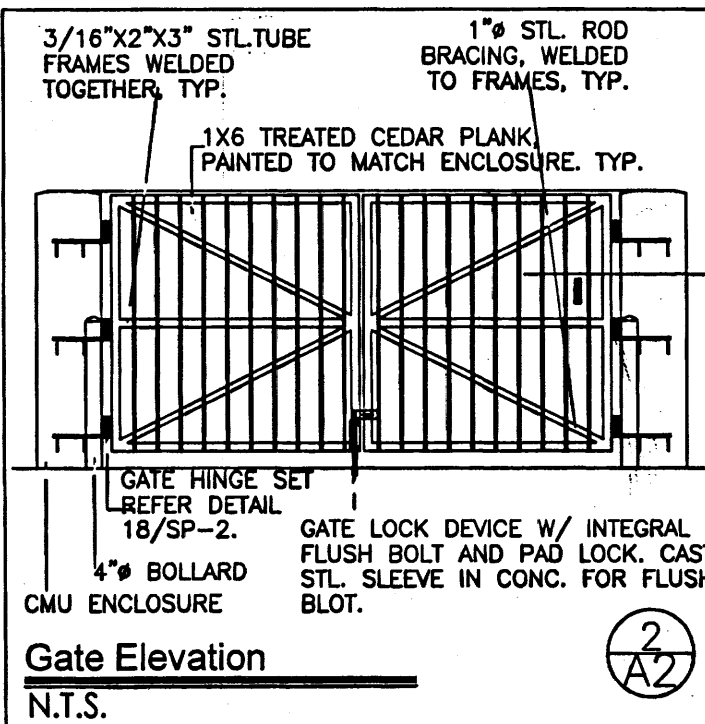
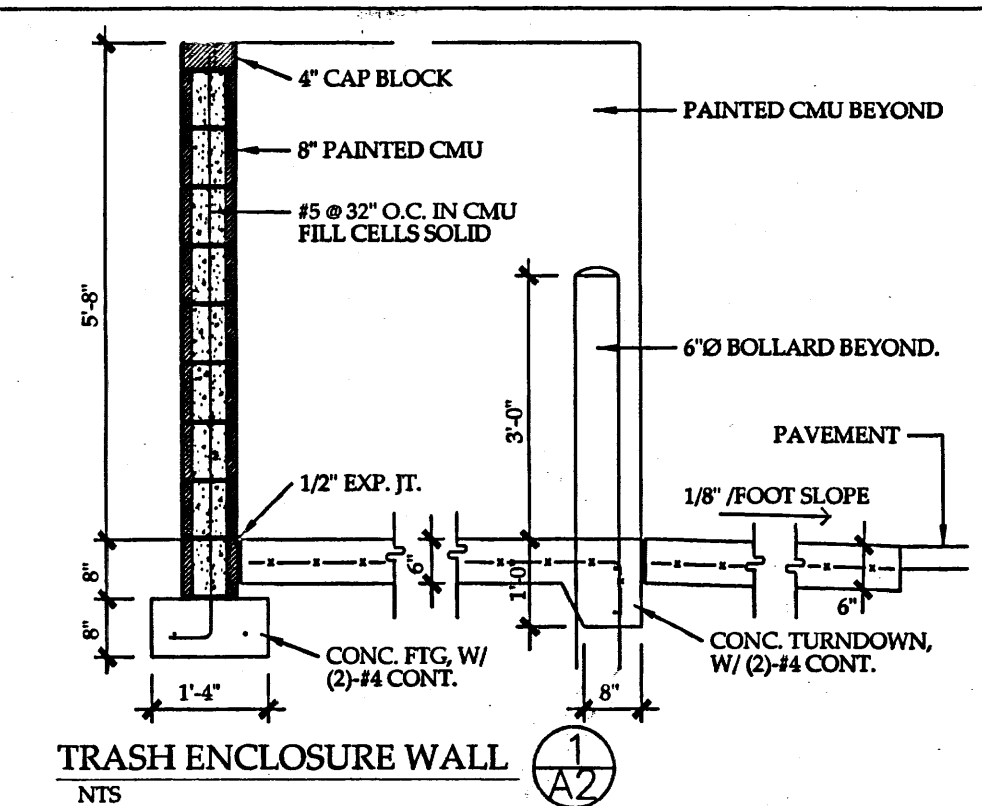
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5. Irrigation maintenance shall be the responsibility of the Property Owner.
6. FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

## NEW PLANT LEGEND

- FLOWERING PEAR (M) = 6  
Pyrus calleryana 2" Cal.
- OCOTILLO (L) = 19  
Fouquieria splendens
- CHAMISA (L) = 7  
Chrysothamnus nauseosus 1 Cal.
- WILDFLOWER = 22  
Cal.

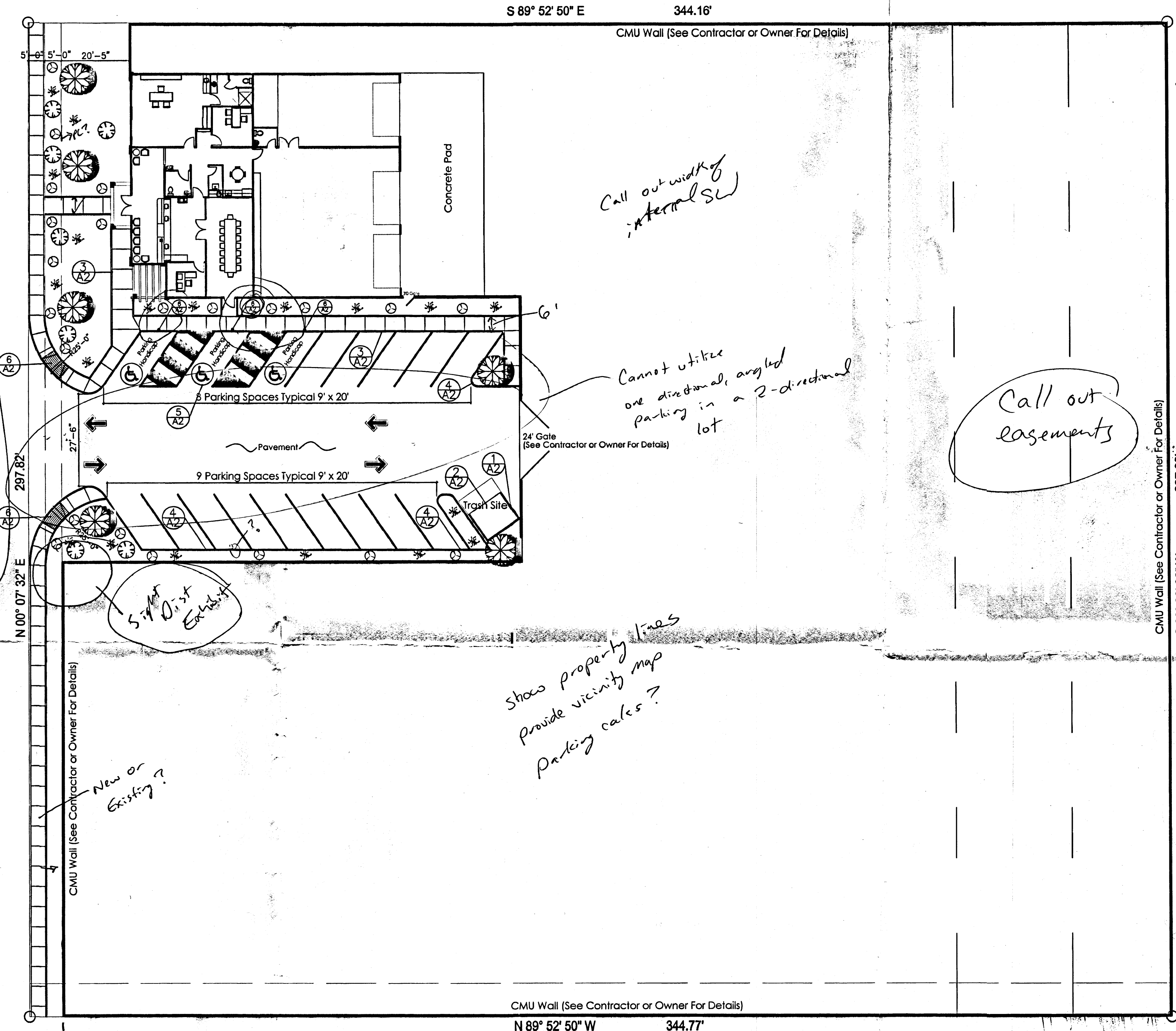
Total = 54

Truncated Domes?



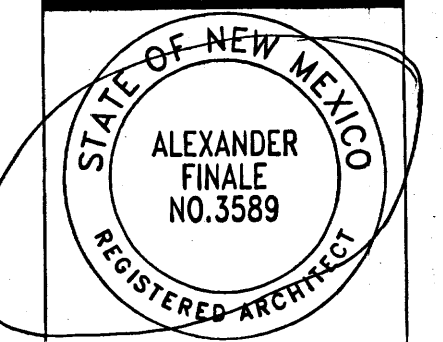
## KEYED NOTES

↑ DIRECTION VEHICULAR TRAFFIC



## SITE PLAN

SCALE: 1" = 20'



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## Site Plan

**New Construction Project**  
**Santa Fe Tow - Armando Beltran**  
8000 Jacs Rd. Albuquerque, NM

Date:	11/23/10
Revision:	
Rev. No. By:	Date:

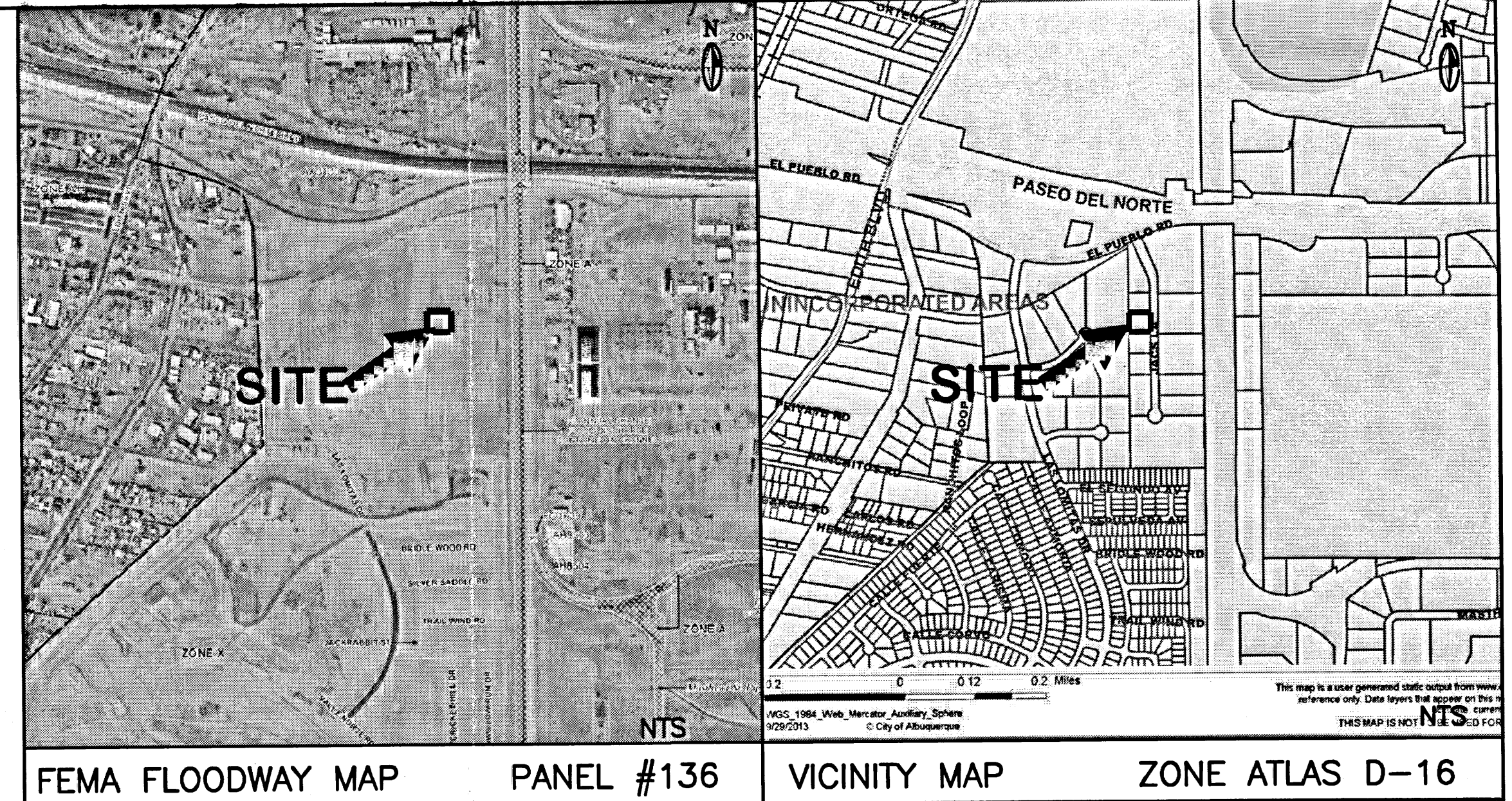
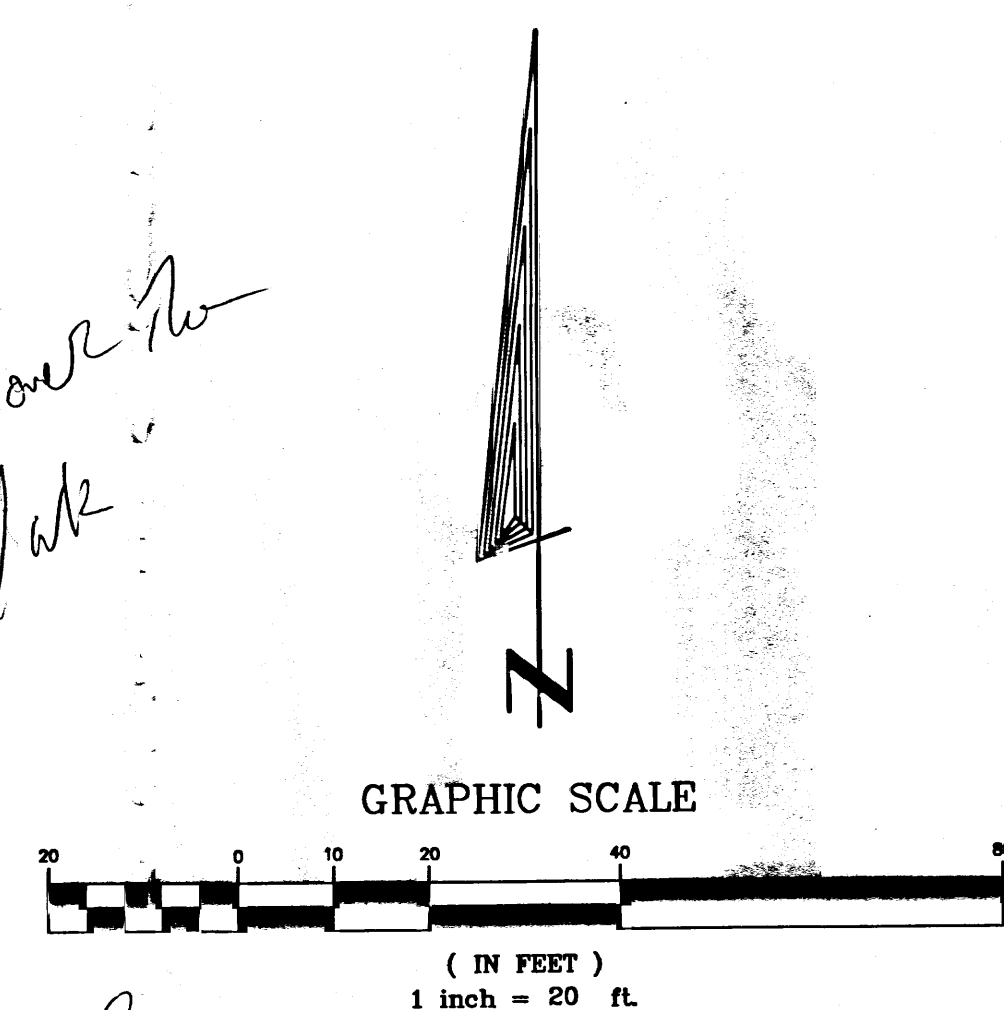
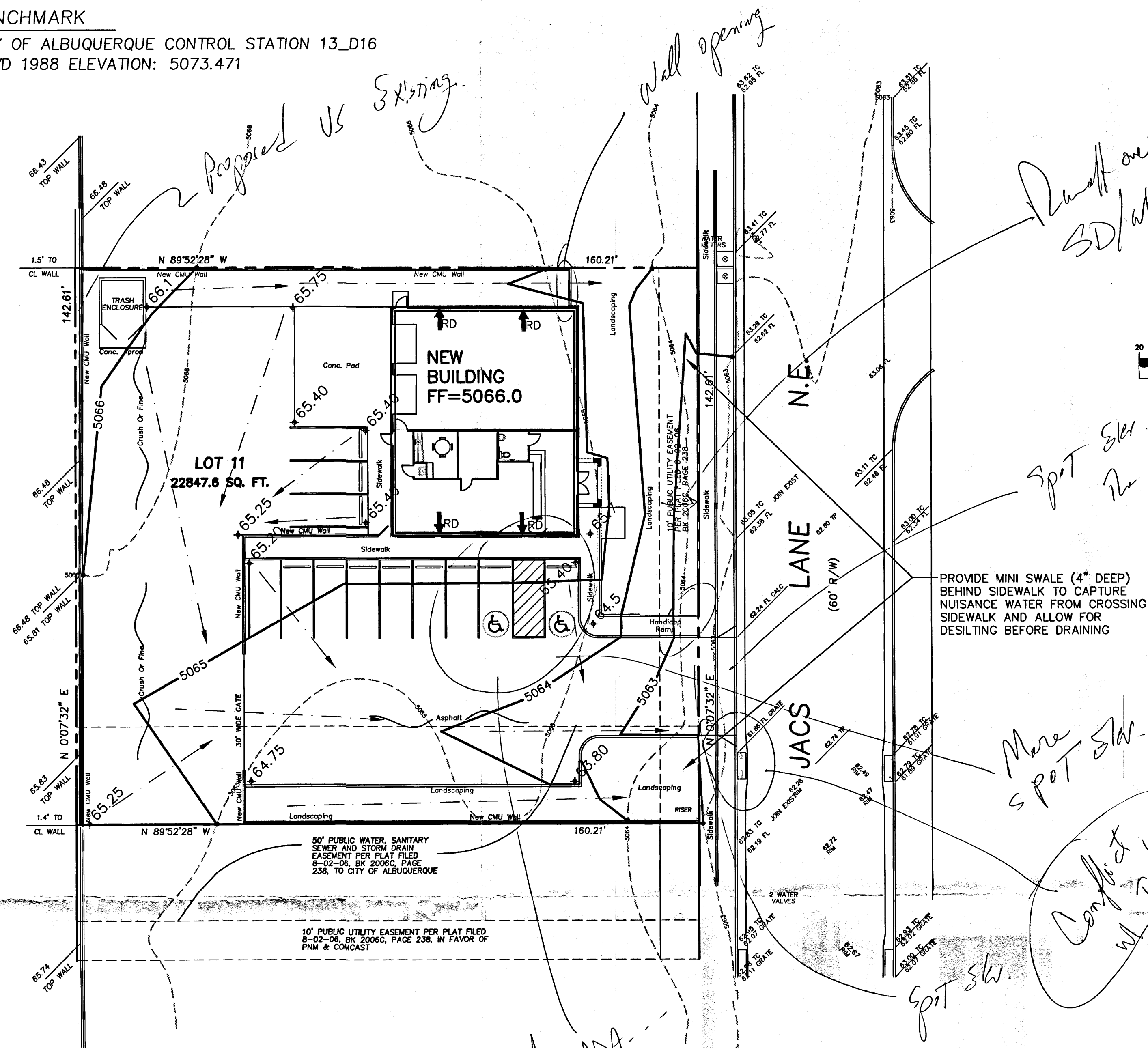
Sheet:

**A-2**

Sheet 2 Of 14



BENCHMARK  
CITY OF ALBUQUERQUE CONTROL STATION 13\_D16  
NAVD 1988 ELEVATION: 5073.471



**DRAINAGE PLAN**  
**SCOPE:**  
Pursuant to the latest Bernalillo County Ordinance, the Drainage Plan shown hereon outlines the drainage management criteria for controlling developed runoff on and exiting the project site. One building is proposed for the subject property, with associated parking, access, landscaping, and utility improvements.

**EXISTING CONDITIONS:**  
Presently, the 0.525 acre site is undeveloped. The site is bounded on the west, south, and north by private property and on the east by Jacs Lane NE. The site is relatively level with sand and gravel. Site topography slopes from the northwest to the southeast. As shown on FEMA Panel #136 the site is not located in a flood plain. This plan follows the approved Drainage Report for this development which allows for free discharge from the developed site as the necessary infrastructure was completed with development of the Blue Sky Business Park.

**PROPOSED CONDITIONS:**  
As shown by the plan, the building is located within the northeast corner of the lot. No off-site flows enter the site. On site flows will drain around the structure via swales, and flow to the east and southeast to Jacs Lane where runoff is intercepted by inlets near the site. All roof drainage will discharge from the roof to the lot and be directed around the structure to the drainage paths. Access will be taken from Jacs Lane NE. This road is currently improved.

Supplemental calculations are shown as part of this Grading and Drainage plan.

**CALCULATIONS:**  
The calculations shown hereon define the 100 year-6 hour design storm falling within the project area under existing and developed conditions. The Hydrology is per "Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque, New Mexico in cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority.

**PROPERTY ADDRESS:**  
Jacs Lane NE

**TOPOGRAPHY:**  
Topographic information provided by Mike Shook dated September, 2013.

03-Oct-13  
Calculations: Total Basin  
Calculations are based on "Section 22.2 Hydrology of the Development Process Manual, Volume 2, Design Criteria for the City of Albuquerque, New Mexico, latest edition - basins < 40 acres".

Precipitation Zone = 2  
Depth at 100-year, 6-hour storm: (Table A-2)

Land Treatments:  
From Table 5 - Percent Treatment D  
Single Family Residential =  
 $7 \times \text{SOR}((N \times N) + (5 \times N))$   
where N = units/acre  
N = \_\_\_\_\_, ok < 6

**Areas: (acres)**

	Existing	Proposed
Treatment A	0.53	0.00
Treatment B	0.00	0.11
Treatment C	0.00	0.17
Treatment D	0.00	0.25
Total (acres) =	0.53	0.53

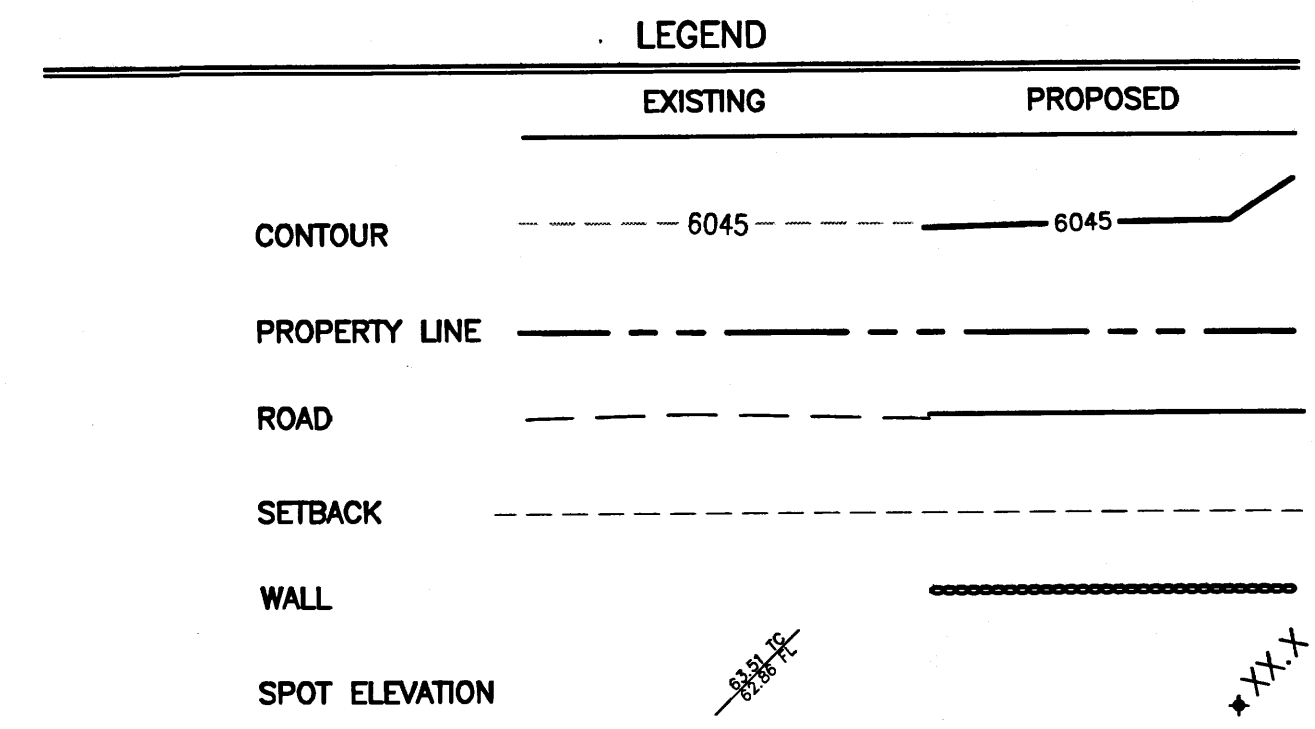
**Volume**

	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.023	0.067	0.006	0.038	0.000	0.019
Volume (cubic feet) =	1,010	2,912	248	1,639	0	815

**Total Q(p), cfs:**

	100 year Existing Q(p)*A	100 year Proposed Q(p)*A	10 year Existing Q(p)*A	10 year Proposed Q(p)*A	2 year Existing Q(p)*A	2 year Proposed Q(p)*A
Treatment A	0.82	0.00	0.20	0.00	0.00	0.00
Treatment B	0.00	0.25	0.00	0.10	0.00	0.01
Treatment C	0.00	0.52	0.00	0.28	0.00	0.10
Treatment D	0.00	1.18	0.00	0.79	0.00	0.47
Total Q (cfs) =	0.82	1.94	0.20	1.17	0.00	0.57

$V(10 \text{ day}) = V(360) + A(D) * (P(10\text{day}) - P(360)) / 12 \text{ in/ft} = 0.1002 \text{ ac-ft}$   
 $= 4364 \text{ cu-ft}$



**LOT 11**  
WITHIN  
**BLUE SKY BUSINESS PARK**  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 22, T 11 N, R 3 E, NMPM  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
Jacs Lane NE

JACKIE S. McDOWELL  
NEW MEXICO  
10903  
10-3-13

RECEIVED  
OCT 03 2013  
LAND DEVELOPMENT SECTION

**ENGINEER'S CERTIFICATION:**  
I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on September 26, 2013 and as of that date it appeared that no filling, grading, or excavation had occurred thereon since completion of the topographic survey used to prepare this plan.

BERNALILLO COUNTY		NEW MEXICO	
LOT 11 BLUE SKY BUSINESS PARK			
SANTA FE TOW, ARMANDO BELTRAN - GRADING & DRAINAGE PLAN			
<b>McDowell Engineering, Inc.</b>			
7820 BEVERLY HILLS AVE. NE • ALBUQUERQUE, NM 87122 TELE: 505-828-2430 • FAX: 505-821-4857			
Designed JSM	Drawn STAFF	Checked JSM	Sheet of
File BEL0113L	Date SEPTEMBER, 2013		1 1

STANDARD GRADING NOTE: THE MAXIMUM GRADED SIDE SLOPE SHALL NOT EXCEED 3 FEET (HORIZONTALLY) TO 1 FOOT (VERTICALLY). AREAS DISTURBED BY GRADING WHICH WILL NOT BE TREATED WITH LANDSCAPING SHALL BE SEEDED.