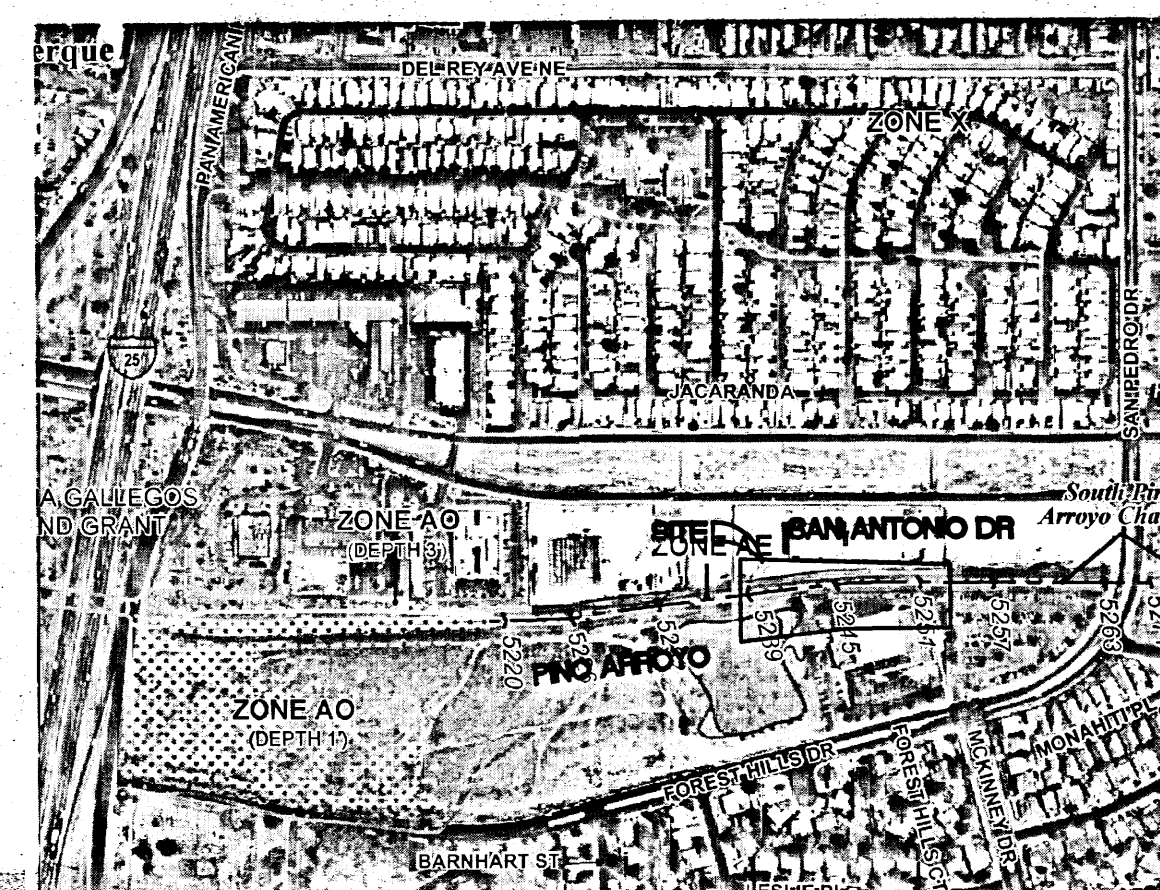
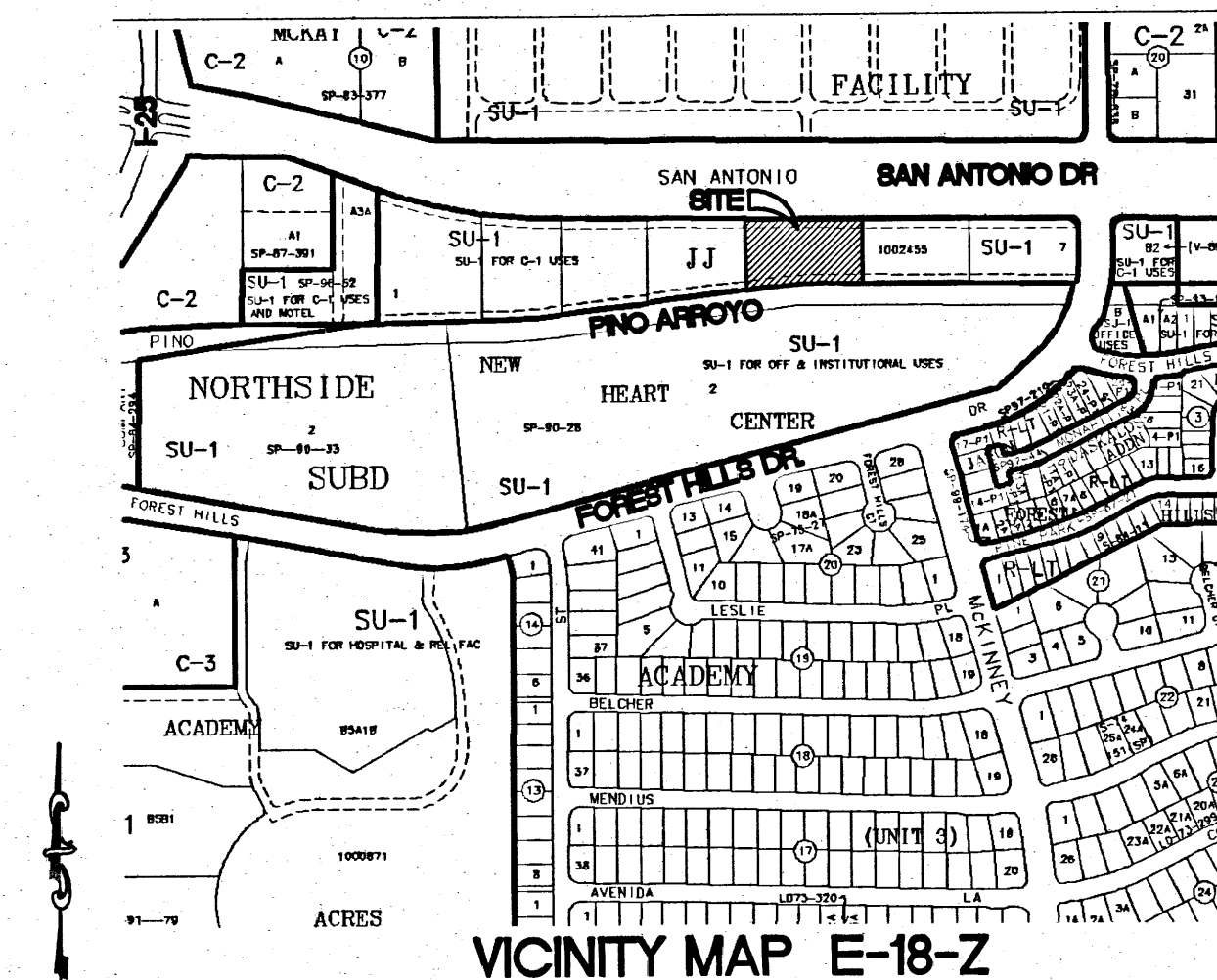
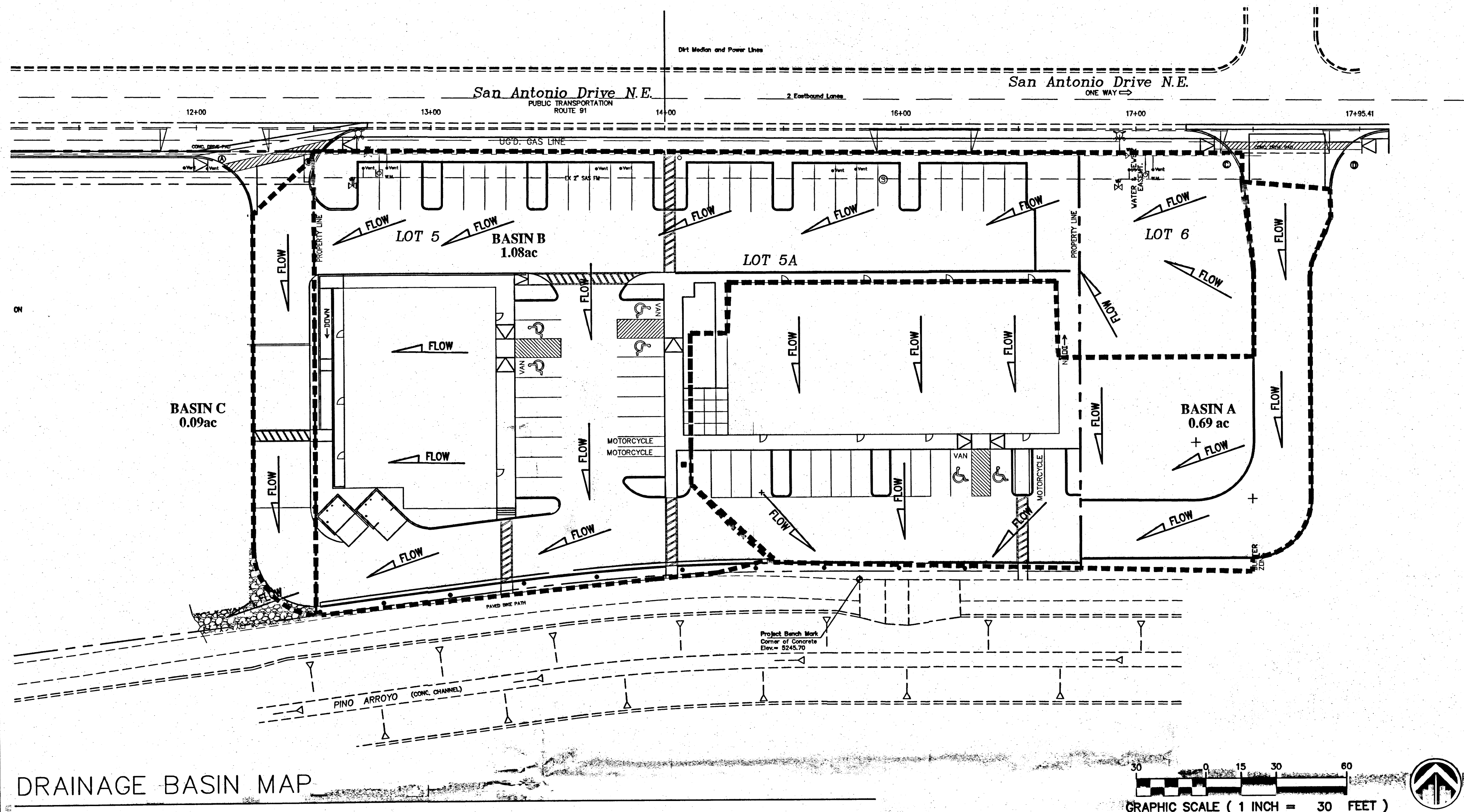




FIRM PANEL 35001C0137H

DRAINAGE BASIN MAP

DRAINAGE DISCUSSION

LOCATION & DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO PROVIDE ADDITIONAL PARKING FOR THE EXISTING OFFICE/RETAIL DEVELOPMENT ON PARCEL 5A. THE DEVELOPMENT IS NAMED SAN ANTONIO COMMONS WITH A STREET ADDRESS OF 5700 SAN ANTONIO DRIVE, NE. PARCEL 5A IS APPROXIMATELY 1.37 ACRES. HOWEVER, THE PROPOSED SITE PLAN AMENDMENT WILL ADD ABOUT 0.29 ACRES TO THE EAST END OF THE PARCEL WHERE THE NEW PARKING IS PROPOSED. PARCELS 4A, 5A, 6A, AND 7 ARE ALL UNDER THE SAME OWNERSHIP. THEY ARE ALSO INTERCONNECTED WITH SHARED ACCESS PARKING, AND DRAINAGE AGREEMENTS. AS SUCH, THIS PLAN INCLUDES PARTS OF THE ACCESS ROAD TO THE EAST AND TO THE WEST OF PARCEL 5A SINCE THERE IS NO PRACTICAL METHOD OF SEPARATING THE FLOWS. SINCE THE ORIGINAL DEVELOPMENT OF THIS SITE ABOUT 10-YEARS AGO THE CITY HAS IMPLEMENTED A REQUIREMENT TO CONTROL THE QUALITY OF RUNOFF DISCHARGED FROM THE SITE. DO TO THIS REQUIREMENT, WE HAVE PROPOSED TWO NEW PONDS.

FLOODPLAIN STATUS

THIS PROPERTY, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0137 H, DATED August 16, 2012 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN.

METHODOLOGY

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE QUICK CALCULATIONS OF THE JUNE 1997 RELEASE OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

PRECIPITATION

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2. TABLES WITHIN THIS SECTION WAS USED TO ESTABLISH THE 6-HOUR PRECIPITATION, EXCESS PRECIPITATION, AND PEAK DISCHARGE.

EXISTING DRAINAGE

AS DISCUSSED ABOVE, THE PARCEL IS DEVELOPED WITH TWO OFFICE/RETAIL BUILDINGS AND PAVED PARKING. THERE ARE TWO DISCHARGE POINTS. THE FIRST IS THE EXISTING SIDE CHANNEL INLET DIRECTLY SOUTH OF THE EAST BUILDING. THE SECOND DISCHARGE IS AT THE SOUTHWEST CORNER OF THE SITE WHERE THE RUNOFF FROM THE NORTH AND WEST PORTION OF THE SITE COMBINE WITH RUNOFF FROM THE WEST ACCESS ROAD AND DISCHARGE TO PARCEL 4A. ALL RUNOFF FROM THE SITE, REGARDLESS OF PATH, ENDS UP IN THE LINED ARROYO (PINO ARROYO) SOUTH OF THE SITE.

DEVELOPED CONDITION

THE PROPOSED GRADING PLAN WILL MAINTAIN THE EXISTING DRAINAGE PATTERNS AND DISCHARGE POINTS FROM THE SITE. APPROXIMATELY 1/3 OF THE AREA OF THE NEW PAVED PARKING WILL CONTRIBUTE TO EACH DISCHARGE POINT. HOWEVER, THE INCREASE IN DISCHARGE WILL ONLY BE FROM THE COMPACTED SOIL TO IMPERVIOUS PAVEMENT SINCE THE AREA WAS ALREADY ACCOUNTED FOR IN THE ORIGINAL ANALYSIS. SINCE THE SITE IS ON TOP OF AN OLD LANDFILL WE WERE NOT ABLE TO PROVIDE THE WATER QUALITY PONDING CURRENTLY REQUIRED BY THE CITY OF ALBUQUERQUE BECAUSE ADDING WATER TO THE TRASH/LOADABLES TRAP AT THE SOUTHWEST CORNER OF LOT 4A TO THE WEST OF THIS SITE. THIS LOCATION WAS PROPOSED BECAUSE BOTH PARCELS ARE UNDER THE SAME OWNERSHIP, LOT 4A IS UNDEVELOPED AND CURRENTLY UTILIZES THE SAME SWALE TO DISCHARGE RUNOFF, AND THIS IS THE POINT THE SWALE DISCHARGES TO PAVEMENT ON LOT 3. IN ADDITION TO THE TRAP, THE SWALE IS LINED WITH LARGE ANGULAR ROCK THAT WILL HELP SETTLE SEDIMENT FROM THE RUNOFF AND THE ROCK IN ON A 45 MIL HDPE LINER TO HELP STOP INFILTRATION INTO THE TRASH UNDERNEATH.

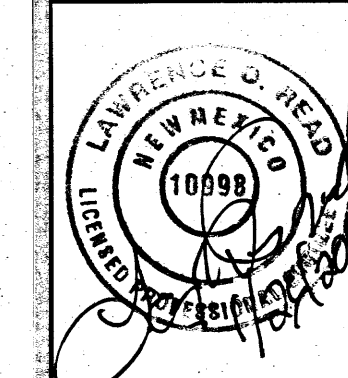
100-YEAR HYDROLOGIC CALCULATIONS											
BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED E (in)	V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V(10 day) (acre-ft)	V(10 day) (cu-ft)	Q (cfs)
		A (%)	B (%)	C (%)	D (%)						
PROPOSED CONDITIONS											
BASIN A	0.6900	0.00	0.00	8.00	92.00	2.27	0.13	5,697	0.25	10,997	3.38
BASIN B	1.0800	0.00	0.00	11.70	88.30	2.23	0.20	8,761	0.38	16,723	5.22
BASIN C	0.0900	0.00	0.00	0.00	100.00	2.36	0.02	771	0.03	1,522	0.45
ONSITE TOTAL	0.0000						0.22	9532.36	0.42	18245.71	5.68
EXCESS PRECIP.		0.66	0.92	1.29	2.36	EI (in)					
PEAK DISCHARGE		1.87	2.6	3.45	5.02	QPI (cfs)					
WEIGHTED E (in) = (EA)(A) + (EB)(B) + (EC)(C) + (ED)(D)							ZONE = 3				
V6-HR (acre-ft) = WEIGHTED E(AREA)/12							P6-HR (in.) 2.60				
V10DAY (acre-ft) = V6-HR + (AD)(P10DAY - P6-HR)/12							P24-HR (in.) 3.10				
Q (cfs) = (QPA)(A) + (QPB)(B) + (QPC)(C) + (QPD)(D)							P10DAY (in.) 4.90				

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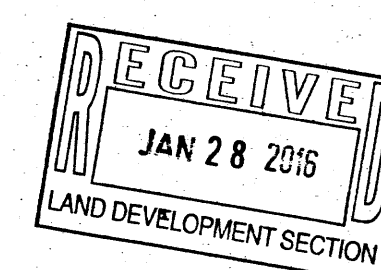
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4			

DRAINAGE BASIN MAP
DRAINAGE CALCULATIONS

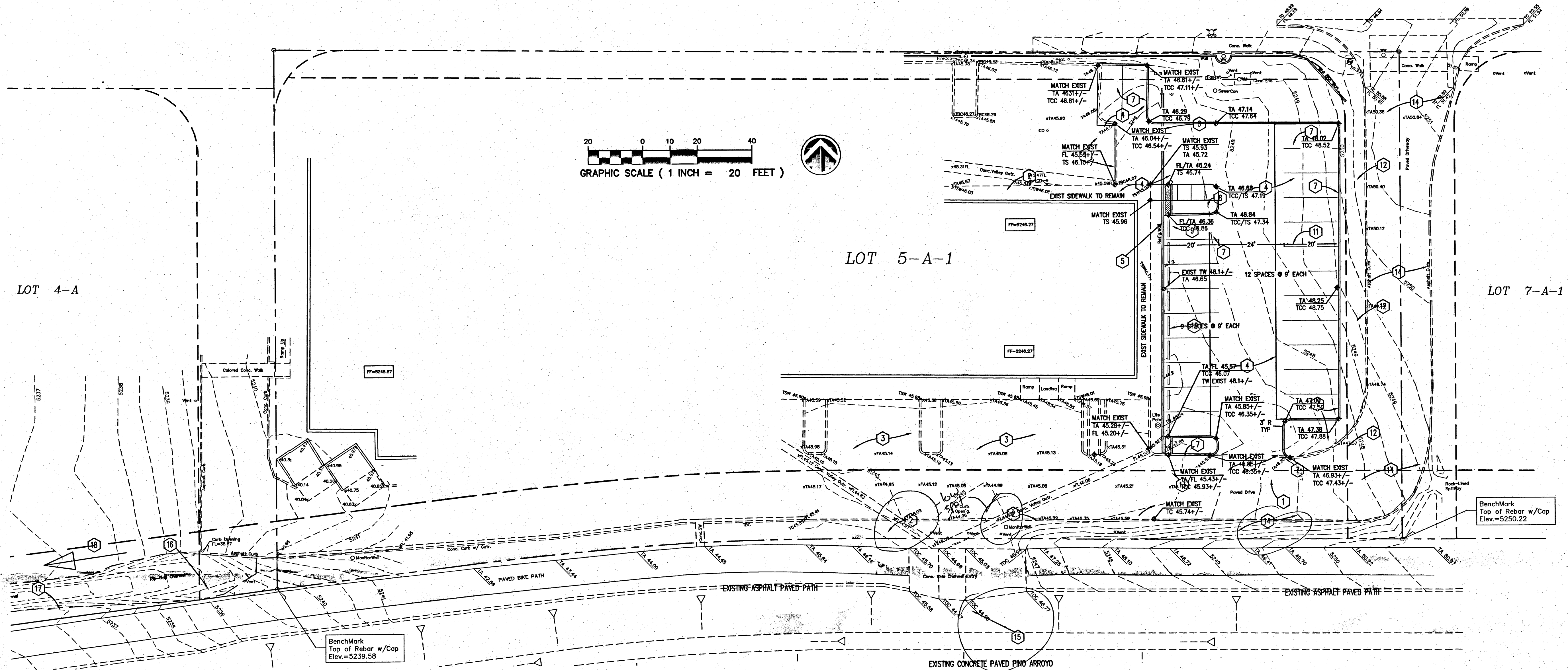


SAN ANTONIO COMMONS

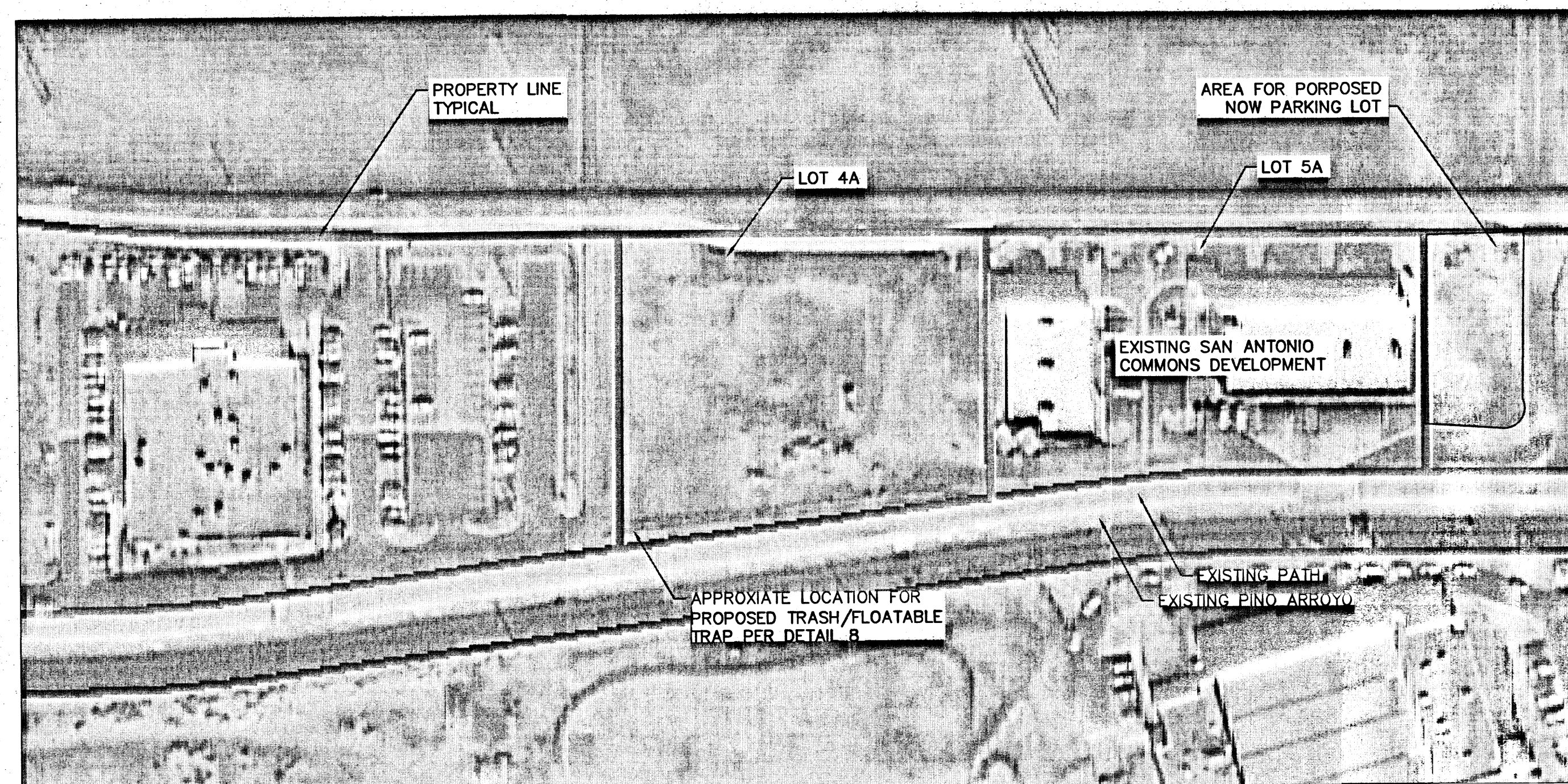
5700 SAN ANTONIO DRIVE, NE
LOS RANCHOS, NEW MEXICO



San Antonio Drive N.E.



GRADING PLAN



AREA PLAN

SCALE: 1" = 100' +/-

KEYED NOTES:

1. SAWCUT AND REMOVE ASPHALTIC PAVEMENT TO THE LIMITS SHOWN. MATCH WITH NEW ASPHALT PAVEMENT SECTION PER GEOTECH REPORT.
2. EXISTING CONCRETE VALLEY GUTTER TO REMAIN.
3. EXISTING ASPHALT PAVED PARKING TO REMAIN.
4. NEW ASPHALTIC PARKING LOT. PAVEMENT SECTION PER GEOTECH REPORT.
5. BEGIN DEMOLITION OF EXISTING RETAINING WALL.
6. EXISTING RETAINING WALL TO BE DEMOLISHED.
7. BUILD NEW CONCRETE HEADER CURB PER DETAIL 4.
8. BUILD NEW CONCRETE SIDEWALK WITH TURNDOWN PER DETAIL 7.
9. BUILD NEW 24" SIDEWALK CULVERT PER DETAIL 6.
10. INSTALL PRECAST CONCRETE WHEEL STOPS ALL SPACES ALONG FACE OF WALL.
11. 4" WIDE WHITE PARKING STALL PAINT STRIPE - TYPICAL.
12. GRADE FROM TOP OF EXISTING ACCESS DRIVE CURB TO TOP OF NEW PARKING LOT CURB. NOTE SLOPE DOES NOT EXCEED 3:1.
13. BUILD 24" WIDE CONCRETE RUNDOWN PER DETAIL 5.
14. EXISTING ASPHALT PAVED ACCESS DRIVE TO REMAIN.
15. EXISTING SIDE CHANNEL SPILLWAY TO REMAIN. DO NOT DISTURB.
16. EXISTING RIPRAP COLLECTION AREA TO REMAIN. THIS IS WHERE RUNOFF SPILLS FROM PARKING LOT.
17. EXISTING LINED SWALE. LINING CONSISTS OF CRUSHED ROCK RIPRAP OVER 45 MIL HDPE LINER. DO NOT DISTURB.
18. APPROXIMATELY 310' WEST AT THE SOUTHWEST CORNER OF LOT 4A (THE SAME OWNER AS LOT 5A) CONSTRUCT A TRASH/FLOATABLES TRAP ACROSS THE SWALE PER DETAIL 8.

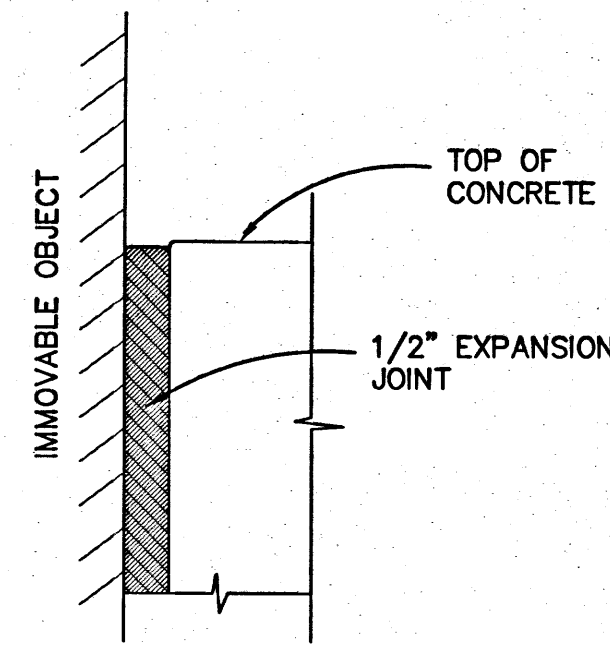
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GRADING & DRAINAGE
PLAN

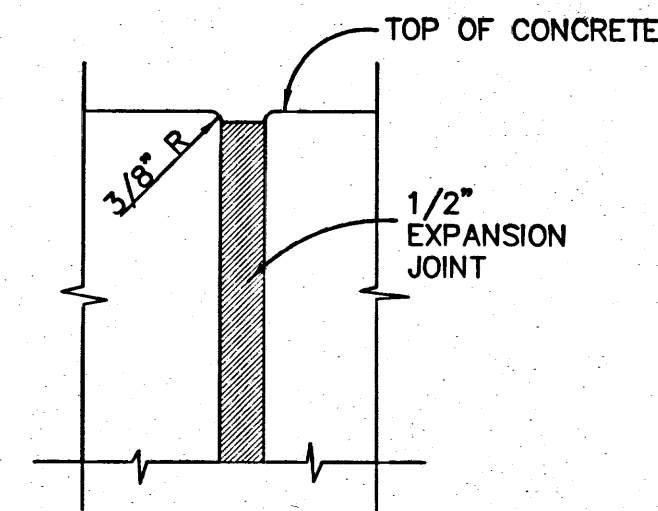


SAN ANTONIO COMMONS

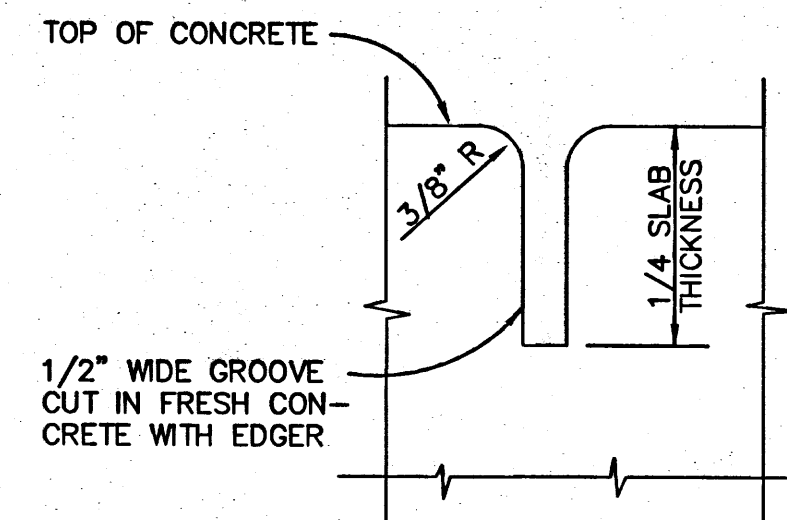
5700 SAN ANTONIO DRIVE, NE
LOS RANCHOS, NEW MEXICO



1 EXPANSION JOINT AT IMMOVABLE OBJECT
N. T. S.



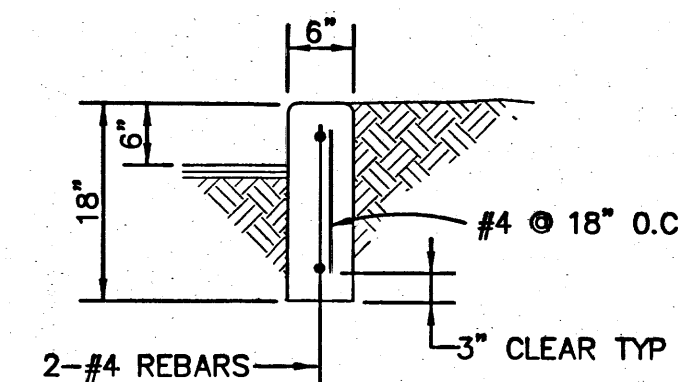
2 EXPANSION JOINT DETAIL
N. T. S.



3 CONTRACTION JOINT DETAIL
N. T. S.

CONSTRUCTION NOTES:

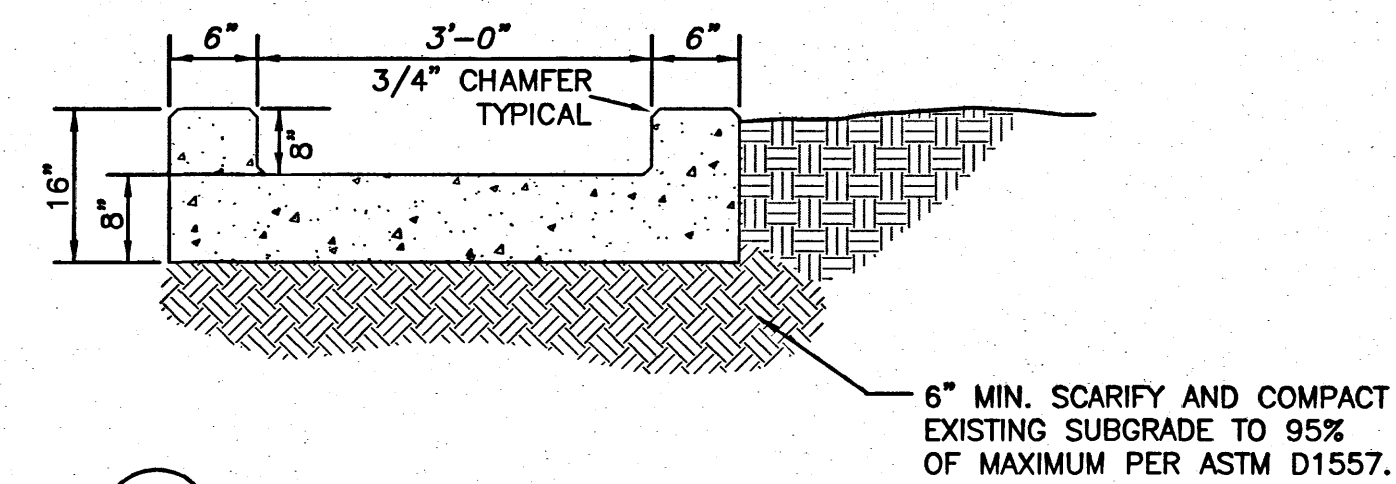
1. PROVIDE 1/2" EXPANSION JOINTS AT 18' O.C., AT IMMOVABLE OBJECTS, AND AT THE BEGINNING AND END OF CURVES.
2. PROVIDE CONTRACTION JOINTS @ 6' O.C.
3. ALL EXPOSED CONCRETE CORNERS TO HAVE 3/4" RADII.



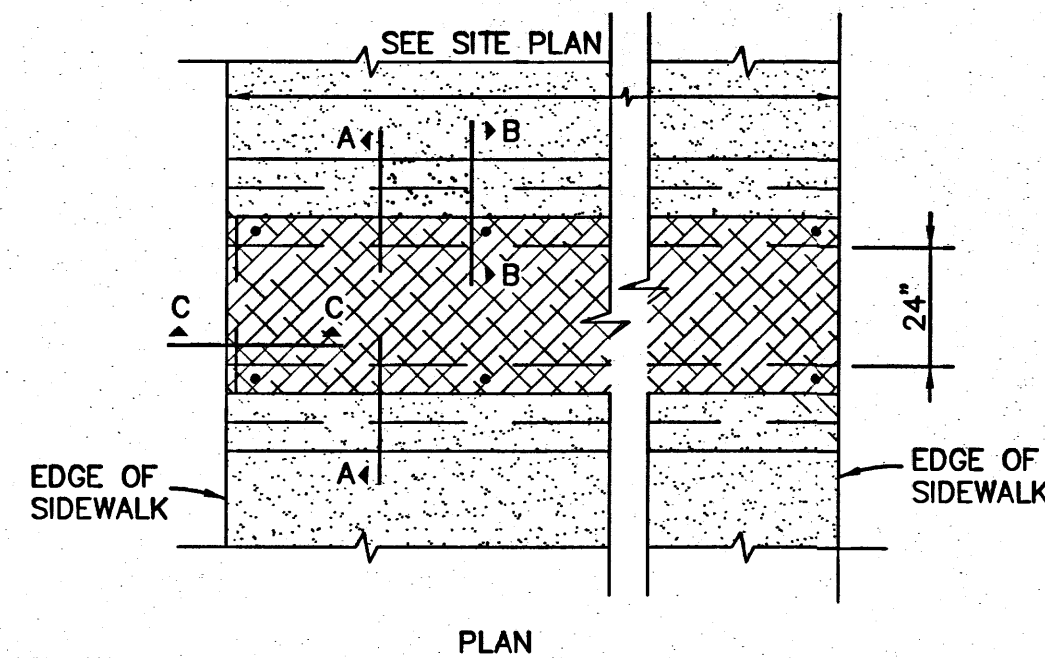
4 CONCRETE HEADER CURB DETAIL
N. T. S.

CONSTRUCTION NOTES:

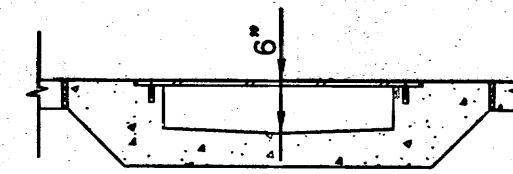
1. USE 4000 PSI PCC AT 28 DAYS.
2. PROVIDE 3/4" EXPANSION JOINTS AT 36' O.C., AT IMMOVABLE OBJECTS AND AT PERPENDICULAR CURBS.
3. PROVIDE CONSTRUCTION JOINTS @ 6' O.C.
4. ALL EXPOSED CONCRETE CORNERS TO HAVE 3/4" CHAMFER.



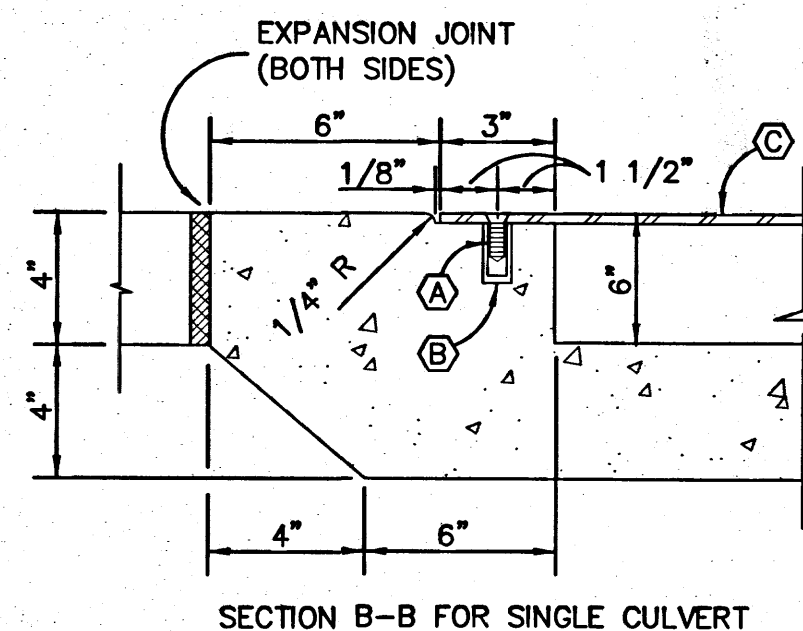
5 CONCRETE RUNDOWN
N. T. S.



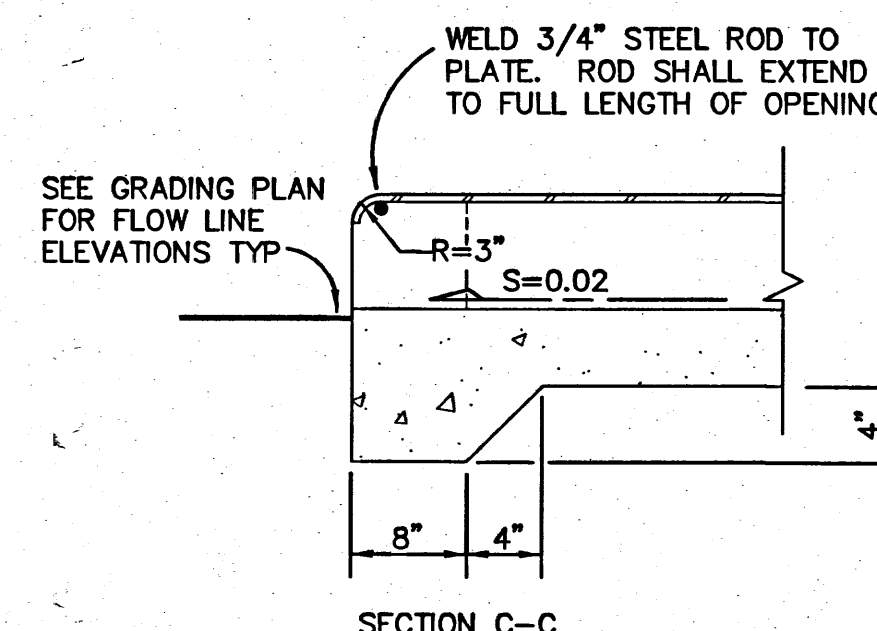
6 SIDEWALK DRAIN
N. T. S.



SECTION A-A



SECTION B-B FOR SINGLE CULVERT



SECTION C-C

CONSTRUCTION NOTES:

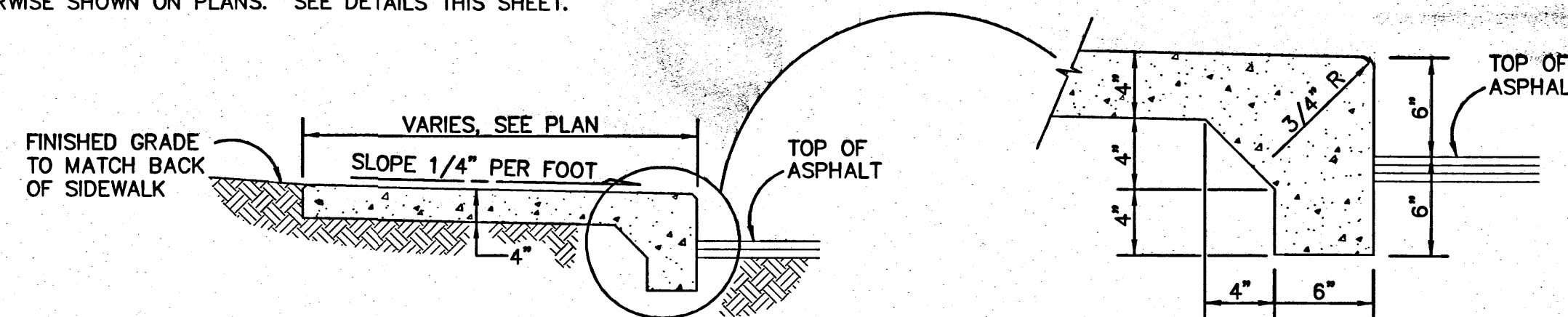
1. CULVERT SHALL BE POURED MONOLITHICALLY.
2. THE INVERT SHALL BE TROWELED TO PRODUCE A HARD POLISHED SURFACE.
3. ALL EXPOSED CONCRETE SURFACES SHALL MATCH GRADE, COLOR, FINISH AND SCORING OF ADJACENT CURB AND SIDEWALK.
4. PLATES SHALL NOT EXCEED 300 POUNDS AND SHALL BE STRESS RELIEVED AFTER FABRICATION. CLEAN SURFACE OF PLATE AND FRAMING MEMBERS AND PAINT WITH ONE COAT OF RED OXIDE AND TWO FINISH COATS OF ALUMINUM PAINT (AASHTO A-69).

KEYED NOTES:

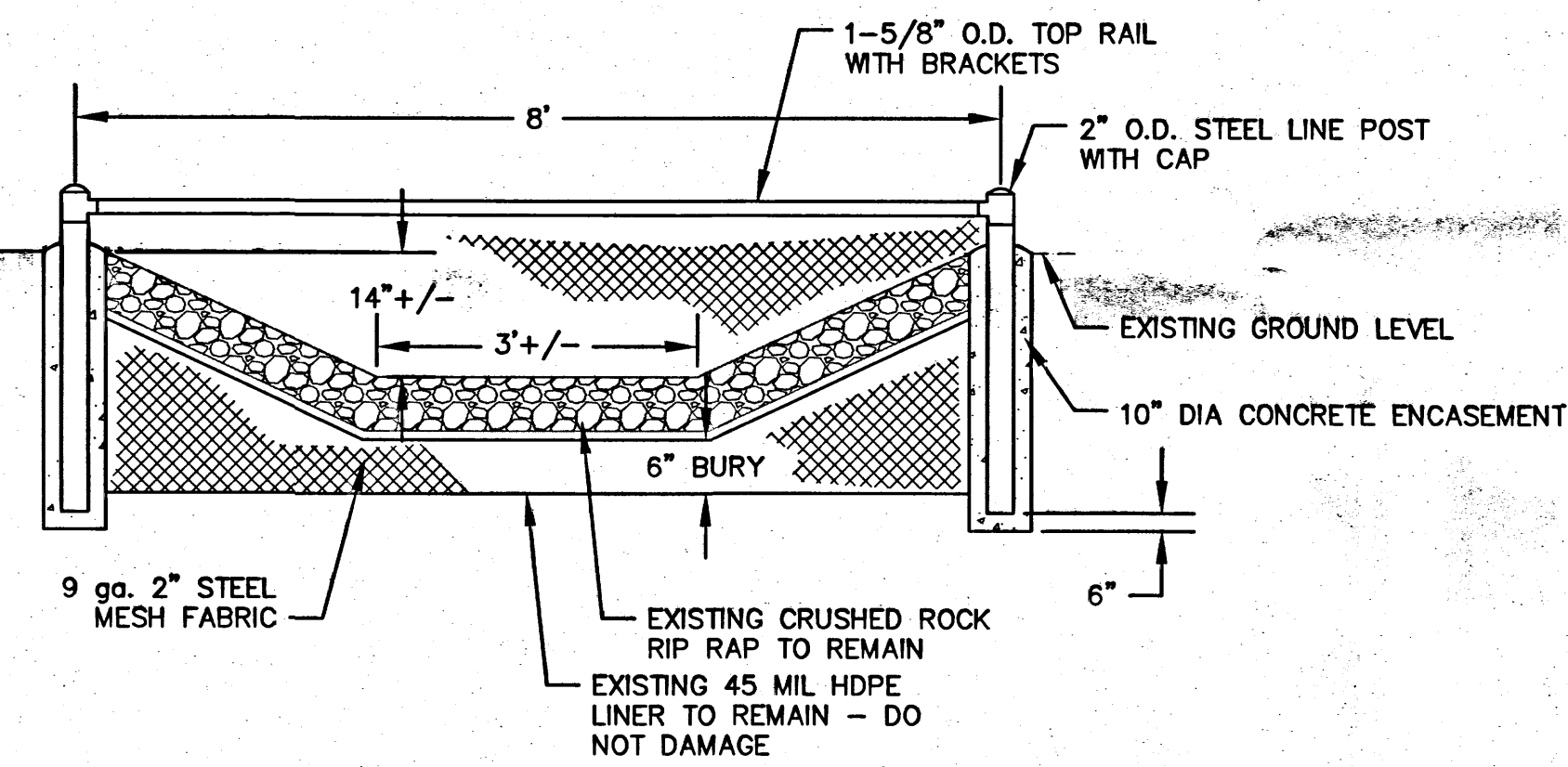
- A 3/8" - 16 X 1 1/4" COUNTERSUNK, F.H., STAINLESS STEEL MACHINE SCREW.
- B 1" X 5" S.S. ROD ANCHORS. INSTALL PER MANUFACTURE'S INSTRUCTIONS AT A MAXIMUM OF 24" O.C. (ON EACH SIDE) AND WITHIN 3" OF EACH END.
- C 1/2" CHECKERED STEEL PLATE.

CONSTRUCTION NOTES:

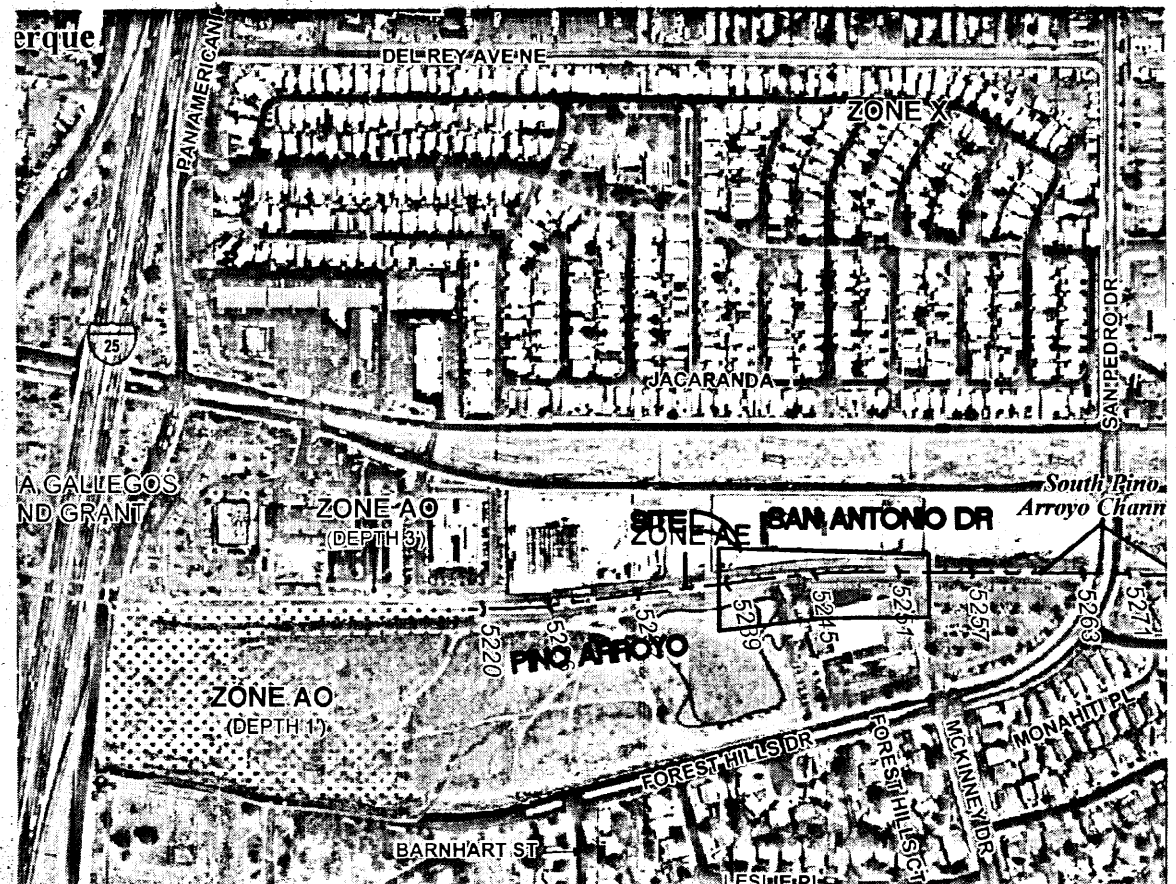
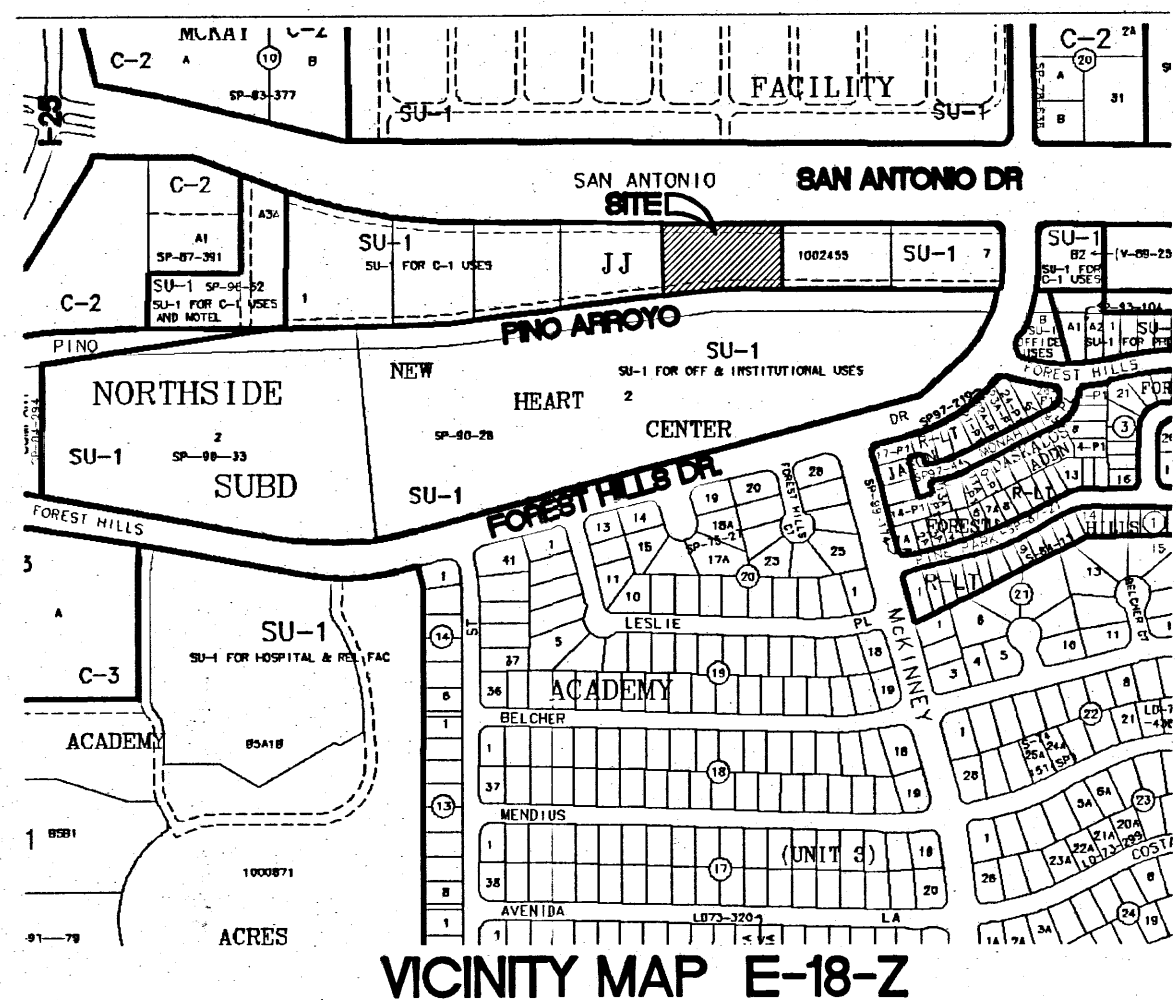
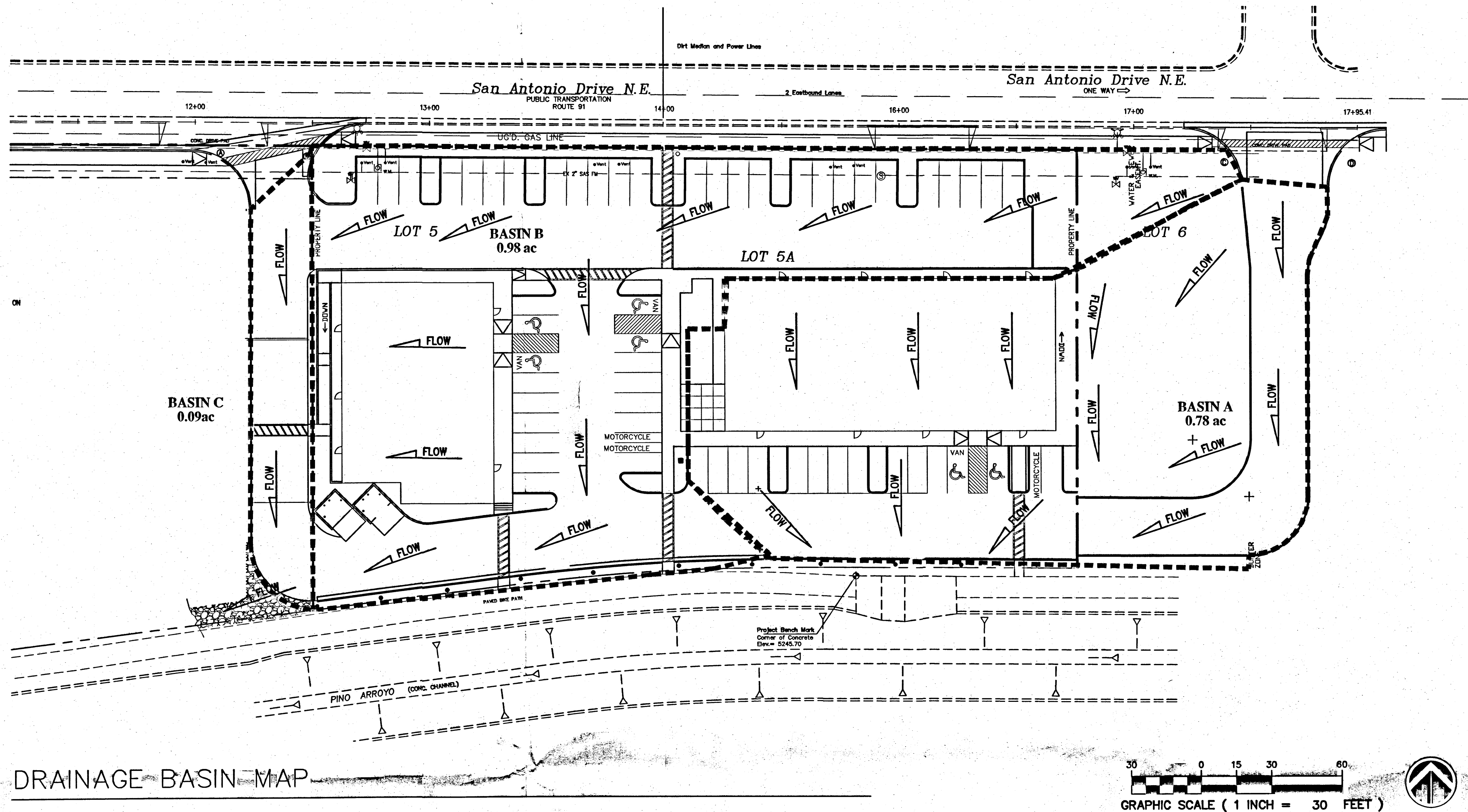
1. A CROSS SLOPE OF 1/4" PER FOOT SHALL BE PROVIDED AND SHALL SLOPE TOWARDS THE DIRECTION OF THE DRAINAGE AREA.
2. CONCRETE WALKS SHALL HAVE CONTRACTION JOINTS AT 6' INTERVALS. 1/2" EXPANSION JOINTS SHALL BE INSTALLED EVERY 18', UNLESS OTHERWISE SHOWN ON PLANS. SEE DETAILS THIS SHEET.
3. 1/2" EXPANSION JOINTS SHALL BE INSTALLED WHERE WALKS ABUT RIGID STRUCTURES, SUCH AS CURBS, BUILDINGS, OR LIGHT STANDARDS. SEE DETAIL THIS SHEET.



7 SIDEWALK DETAIL WITH TURNDOWN
N. T. S.



8 TRASH/FLOATABLE TRAP
N. T. S.



DRAINAGE BASIN MAP DRAINAGE DISCUSSION

LOCATION & DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO PROVIDE ADDITIONAL PARKING FOR THE EXISTING OFFICE/RETAIL DEVELOPMENT ON PARCEL 5A. THE DEVELOPMENT IS NAMED SAN ANTONIO COMMONS WITH A STREET ADDRESS OF 5700 SAN ANTONIO DRIVE, NE. PARCEL 5A IS APPROXIMATELY 1.37 ACRES. HOWEVER, THE PROPOSED SITE PLAN AMENDMENT WILL ADD ABOUT 0.29 ACRES TO THE EAST END OF THE PARCEL WHERE THE NEW PARKING IS PROPOSED. PARCELS 4A, 5A, 6A, AND 7 ARE ALL UNDER THE SAME OWNERSHIP. THEY ARE ALSO INTERCONNECTED WITH SHARED ACCESS PARKING, AND DRAINAGE AGREEMENTS. AS SUCH, THIS PLAN INCLUDES PARTS OF THE ACCESS ROAD TO THE EAST AND TO THE WEST OF PARCEL 5A SINCE THERE IS NO PRACTICAL METHOD OF SEPARATING THE FLOWS. SINCE THE ORIGINAL DEVELOPMENT OF THIS SITE ABOUT 10-YEARS AGO THE CITY HAS IMPLEMENTED A REQUIREMENT TO CONTROL THE QUALITY OF RUNOFF DISCHARGED FROM THE SITE. DO TO THIS REQUIREMENT, WE HAVE PROPOSED TWO NEW PONDS.

FLOODPLAIN STATUS

THIS PROPERTY, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0137 H, DATED August 16, 2012 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN.

METHODOLOGY

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE QUICK CALCULATIONS OF THE JUNE 1997 RELEASE OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

PRECIPITATION

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2. TABLES WITHIN THIS SECTION WAS USED TO ESTABLISH THE 6-HOUR PRECIPITATION, EXCESS PRECIPITATION, AND PEAK DISCHARGE.

EXISTING DRAINAGE

AS DISCUSSED ABOVE, THE PARCEL IS DEVELOPED WITH TWO OFFICE/RETAIL BUILDINGS AND PAVED PARKING. THERE ARE TWO DISCHARGE POINTS. THE FIRST IS THE EXISTING SIDE CHANNEL INLET DIRECTLY SOUTH OF THE EAST BUILDING. THE SECOND DISCHARGE IS AT THE SOUTHWEST CORNER OF THE SITE WHERE THE RUNOFF FROM THE NORTH AND WEST PORTION OF THE SITE COMBINE WITH RUNOFF FROM THE WEST ACCESS ROAD AND DISCHARGE TO PARCEL 4A. ALL RUNOFF FROM THE SITE, REGARDLESS OF PATH, ENDS UP IN THE LINED ARROYO (PINO ARROYO) SOUTH OF THE SITE.

DEVELOPED CONDITION

THE PROPOSED GRADING PLAN WILL MAINTAIN THE EXISTING DRAINAGE PATTERNS AND DISCHARGE POINTS FROM THE SITE. THE INCREASE IN DISCHARGE FROM THE NEW PAVED PARKING WILL ONLY BE FROM COMPACTED SOIL TO IMPERVIOUS PAVEMENT SINCE THE AREA WAS ALREADY ACCOUNTED FOR IN THE ORIGINAL ANALYSIS. SINCE THE SITE IS ON TOP OF AN OLD LANDFILL WE WERE NOT ABLE TO PROVIDE THE WATER QUALITY PONDING CURRENTLY REQUIRED BY THE CITY OF ALBUQUERQUE BECAUSE ADDING WATER TO THE TRASH ACCELERATES SETTLEMENT AND INCREASES THE OFF-GASING. INSTEAD WE HAVE PROPOSED TWO TRASH/FLOATABLES TRAPS. ONE IS AT THE SOUTHWEST CORNER OF LOT 4A TO THE WEST OF THIS SITE. THIS LOCATION WAS PROPOSED BECAUSE BOTH PARCELS ARE UNDER THE SAME OWNERSHIP, LOT 4A IS UNDEVELOPED AND CURRENTLY UTILIZES THE SAME SWALE TO DISCHARGE RUNOFF, AND THIS IS THE POINT THE SWALE DISCHARGES TO EXISTING PAVEMENT ON LOT 3. IN ADDITION TO THE TRAP, THE SWALE IS LINED WITH LARGE ANGULAR ROCK THAT WILL HELP SETTLE SEDIMENT FROM THE RUNOFF AND THE ROCK IN ON A 45 MIL HDPE LINER TO HELP STOP INFILTRATION INTO THE TRASH UNDERNEATH.

THE SECOND IS ON THE SOUTH PROPERTY LINE ACROSS THE EXISTING SIDE CHANNEL INLET. SINCE THERE HAS BEEN SOME SETTLEMENT IN THE PAVEMENT IN THE SOUTH PARKING LOT IN THIS AREA, THERE IS AN AREA THAT WILL NOT DRAIN. TO HELP ALLEVATE THE PONDING WE HAVE PROPOSED A SMALL DRAIN BOX WITH 4" PVC DRAIN WEST TO THE EXISTING SWALE ON LOT 4A. THE ENTIRE LENGTH OF PVC IS WITHIN THE EXISTING DRAINAGE EASEMENT.

100-YEAR HYDROLOGIC CALCULATIONS											
BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED E (in)	V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V(10 day) (acre-ft)	V(10 day) (cu-ft)	Q (cfs)
		A (%)	B (%)	C (%)	D (%)						
PROPOSED CONDITIONS											
BASIN A	0.7800	0.00	0.00	8.00	92.00	2.27	0.15	6,440	0.29	12,431	3.82
BASIN B	0.9800	0.00	0.00	11.70	88.30	2.23	0.18	7,950	0.35	15,175	4.74
BASIN C	0.0900	0.00	0.00	0.00	100.00	2.36	0.02	771	0.03	1,522	0.45
ONSITE TOTAL	0.0000						0.20	8721.13	0.38	16697.26	5.19
EXCESS PRECIP.											
PEAK DISCHARGE		0.66	0.92	1.29	2.36	Ei (in)					
		1.87	2.6	3.45	5.02	QPI (cfs)					
WEIGHTED E (in) = (EA)(%A) + (EB)(%B) + (EC)(%C) + (ED)(%D)							ZONE = 3				
V6-HR (acre-ft) = (WEIGHTED E)(AREA)/12							P6-HR (in.) = 2.60				
V10DAY (acre-ft) = V6-HR + (AD)(P10DAY - P6-HR)/12							P24-HR (in.) = 3.10				
Q (cfs) = (QPA)(AA) + (QPB)(AB) + (QPC)(AC) + (QPD)(AD)							P10DAY (in.) = 4.90				

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Albuquerque, New Mexico 87107
(505) 237-8421 Fax (505) 237-8422

NO.	DATE	REVISIONS DESCRIPTION	BY
1	XX	XX	XX
2	XX	XX	XX
3			
4			

DRAINAGE BASIN MAP
DRAINAGE CALCULATIONS



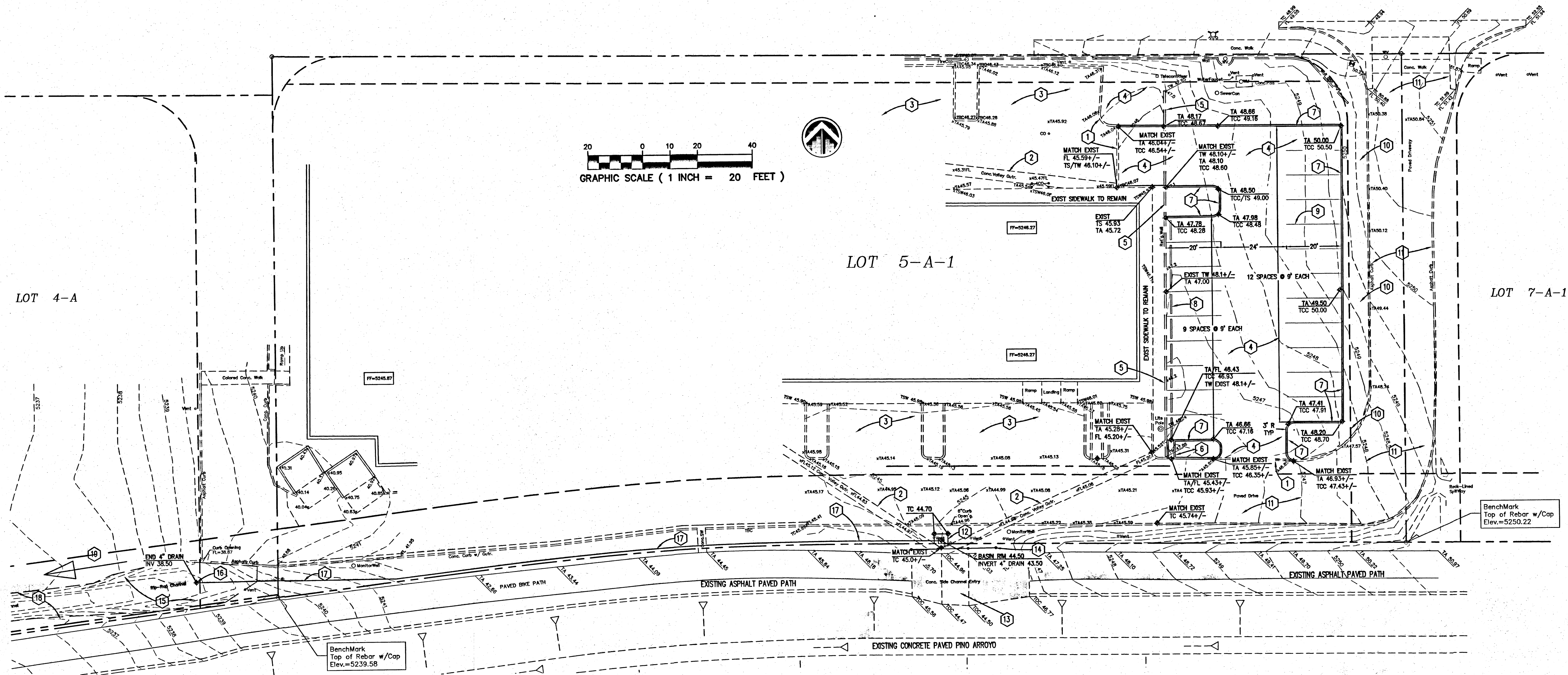
SAN ANTONIO COMMONS

5700 SAN ANTONIO DRIVE, NE
LOS RANCHOS, NEW MEXICO

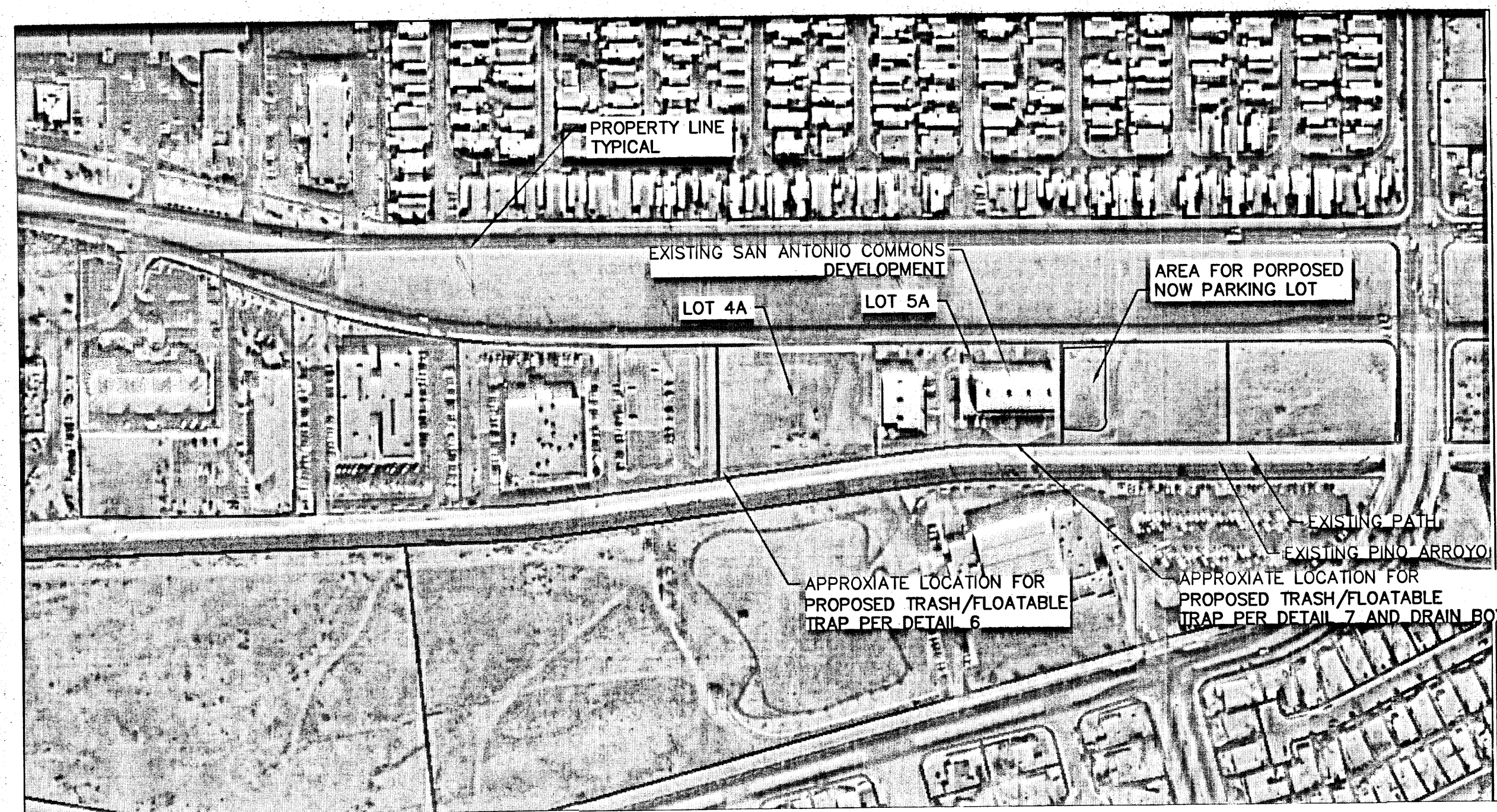


DRAWING NAME: XL000
SHEET
1 OF 3

San Antonio Drive N.E.



GRADING PLAN:



AREA PLAN

SCALE: 1" = 200' +/-

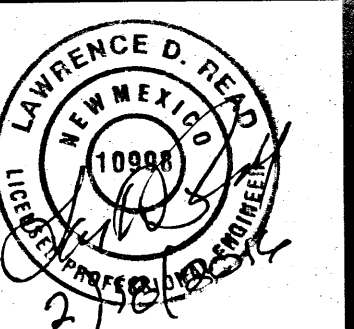
KEYED NOTES:

1. SAWCUT AND REMOVE ASPHALTIC PAVEMENT TO THE LIMITS SHOWN. MATCH WITH NEW ASPHALT PAVEMENT SECTION PER GEOTECH REPORT.
2. EXISTING CONCRETE VALLEY GUTTER TO REMAIN.
3. EXISTING ASPHALT PAVED PARKING TO REMAIN.
4. NEW ASPHALTIC PARKING LOT. PAVEMENT SECTION PER GEOTECH REPORT.
5. EXISTING RETAINING WALL TO REMAIN.
6. BUILD A 24" WIDE CONCRETE RUNDOWN PER DETAIL 5.
7. BUILD NEW CONCRETE HEADER CURB PER DETAIL 4.
8. INSTALL PRECAST CONCRETE WHEEL STOPS ALL SPACES ALONG FACE OF WALL.
9. PAINT 4" WIDE WHITE PARKING STALL STRIPE TYPICAL.
10. GRADE FROM TOP OF EXISTING ACCESS DRIVE CURB TO TOP OF NEW PARKING LOT CURB. SLOPE NOT TO EXCEED 3:1.
11. EXISTING ASPHALT PAVED ACCESS DRIVE TO REMAIN.
12. BUILD 18" X 18" X 12" DEEP, CLOSED BOTTOM, CONCRETE BOX WITH 18" WIDE, 4" THICK CONCRETE APRON ALL AROUND. PROVIDE FOR 4" PVC DRAIN TO THE WEST.
13. EXISTING CONCRETE LINED SIDE CHANNEL SPILLWAY. DO NOT DISTURB.
14. INSTALL CHAIN LINK FLOATABLE / TRASH RACK AT EDGE OF CONCRETE PER DETAIL 7.
15. EXISTING RIPRAP COLLECTION AREA TO REMAIN. THIS IS WHERE RUNOFF SPILLS FROM PARKING LOT.
16. END NEW 4" PVC DRAIN ON TOP OF HDPE LINER AND RIPRAP.
17. INSTALL 272' +/- 4" SCHEDULE 40 PVC STORM DRAIN. APPROX SLOPE 1.8%.
18. EXISTING LINED SWALE. LINING CONSISTS OF CRUSHED ROCK RIPRAP OVER 45 MIL HDPE LINER. DO NOT DISTURB.
19. APPROXIMATELY 310' WEST AT THE SOUTHWEST CORNER OF LOT 4A (THE SAME OWNER AS LOT 5A) CONSTRUCT A TRASH/FLOATABLES TRAP ACROSS THE SWALE PER DETAIL 6.

LARRY READ & ASSOCIATES
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Albuquerque, New Mexico 87107
(505) 237-8421 Fax (505) 237-8422

NO.	DATE	REVISIONS	DESCRIPTION	BY
1	XX	XX	XX	XX
2	XX	XX	XX	XX
3				
4				

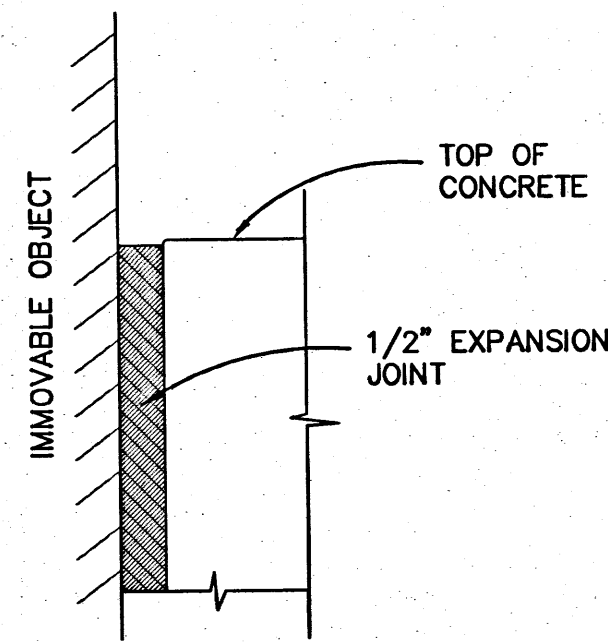
GRADING & DRAINAGE
PLAN



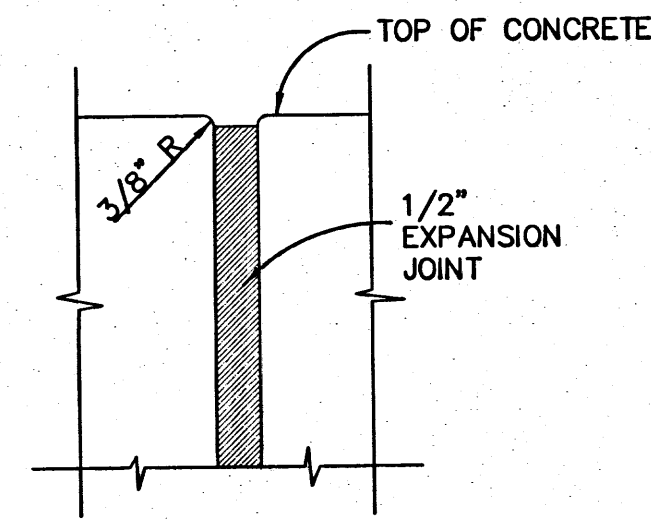
SAN ANTONIO COMMONS

5700 SAN ANTONIO DRIVE, NE
LOS RANCHOS, NEW MEXICO

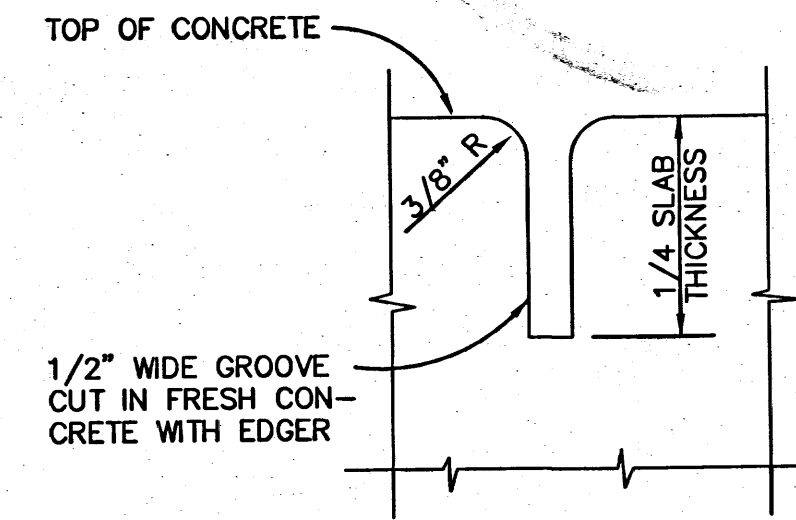
DRAWING NAME: XL.DWG
SHEET
2 OF 3



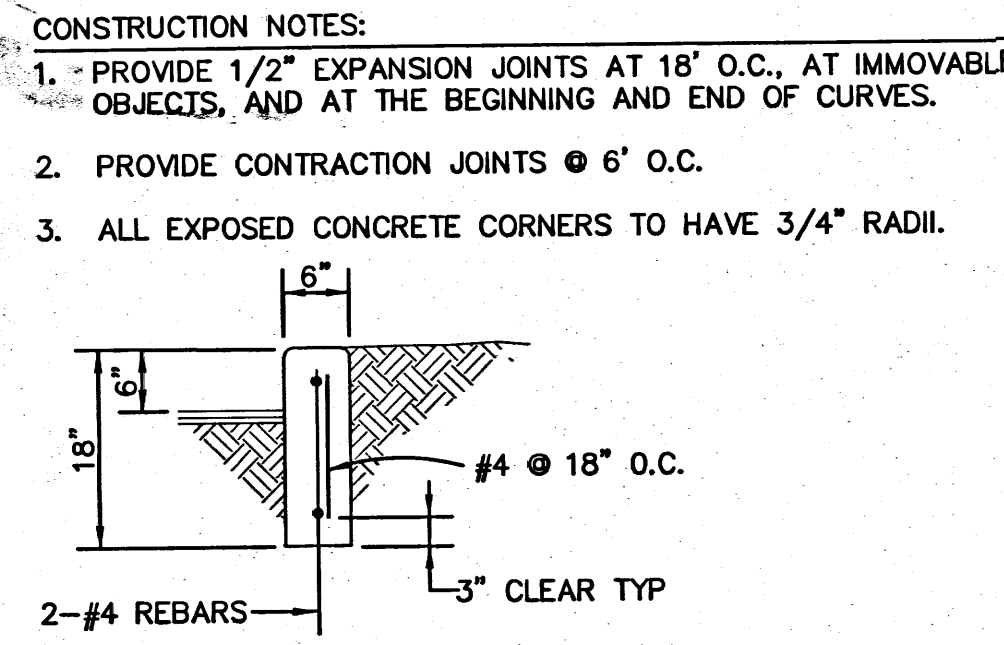
1 EXPANSION JOINT AT
IMMOVABLE OBJECT
N. T. S.



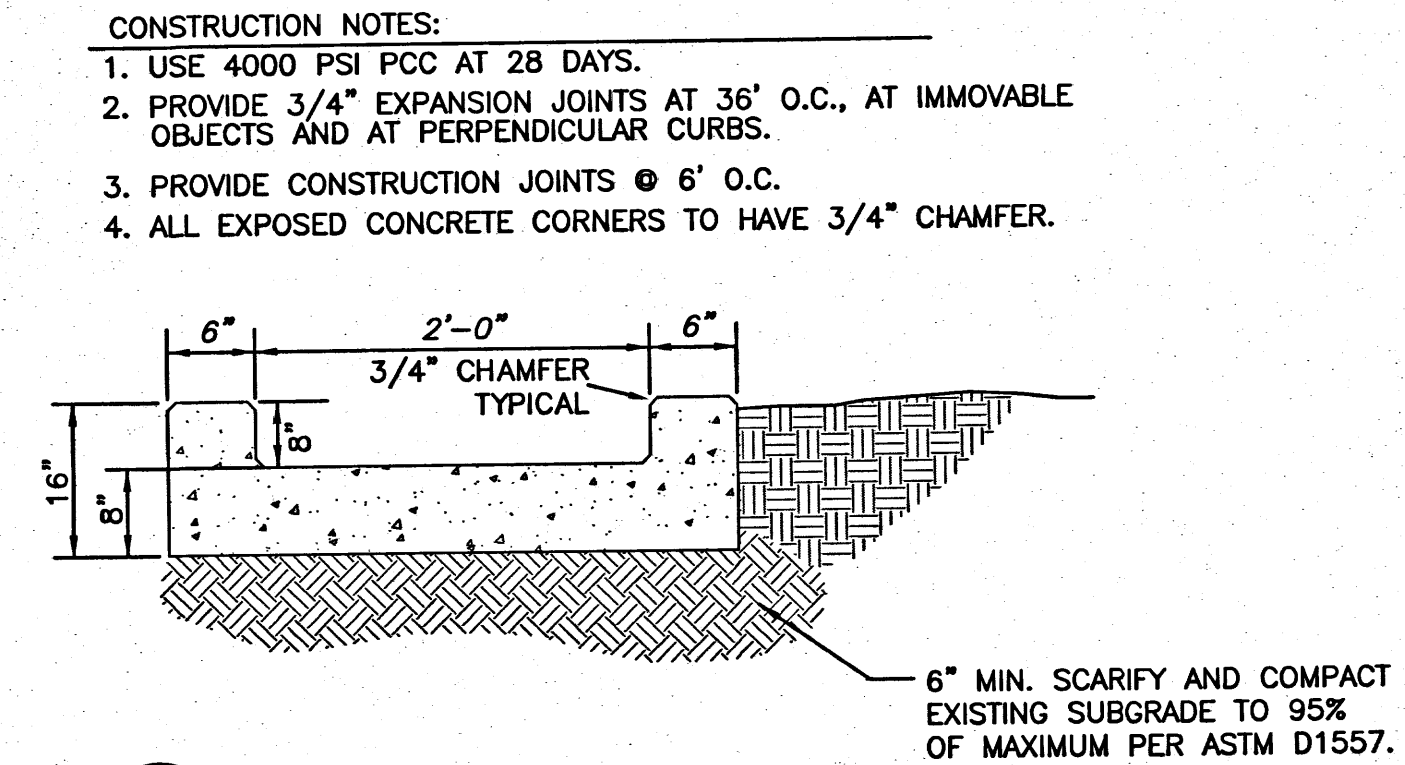
2 EXPANSION JOINT DETAIL
N. T. S.



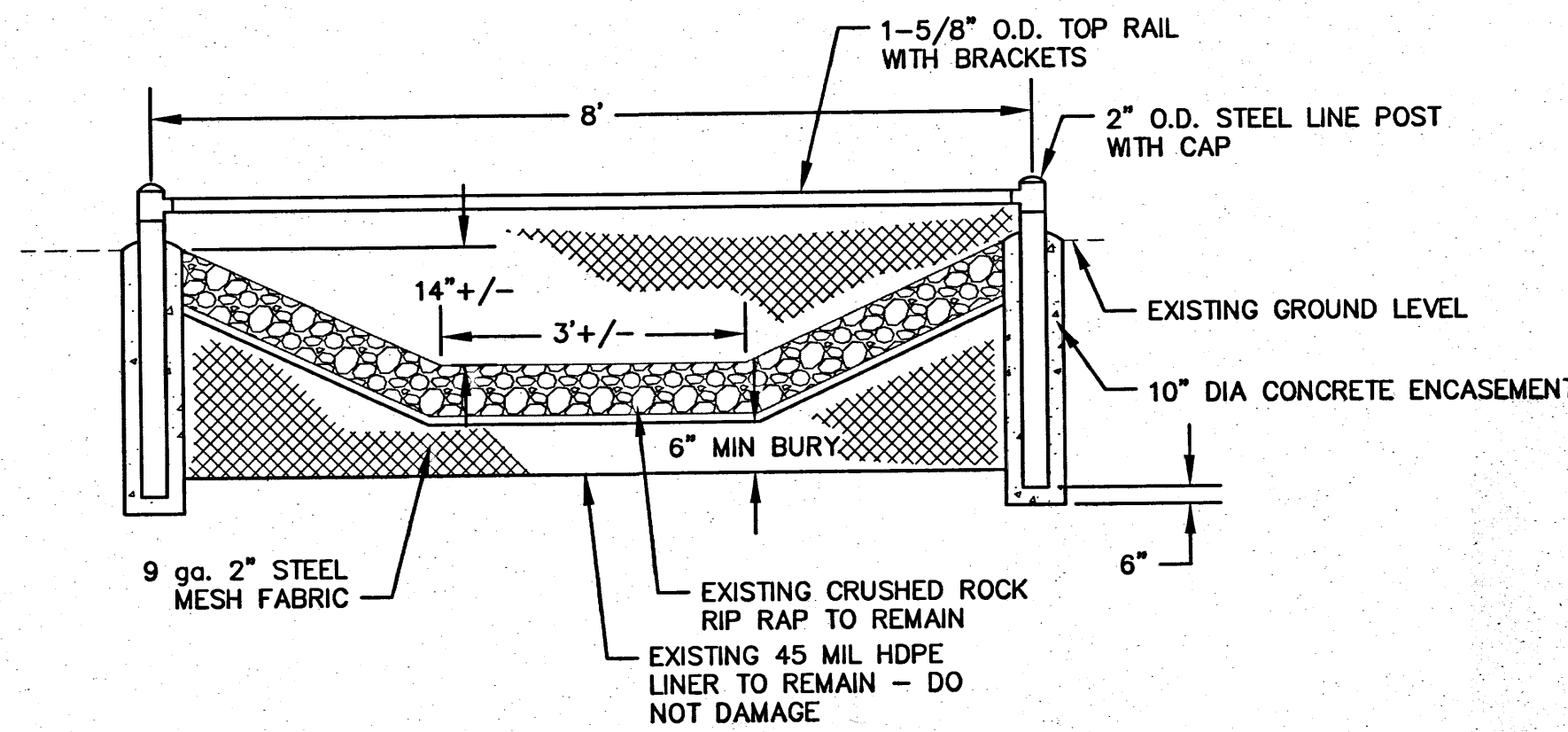
3 CONTRACTION JOINT DETAIL
N. T. S.



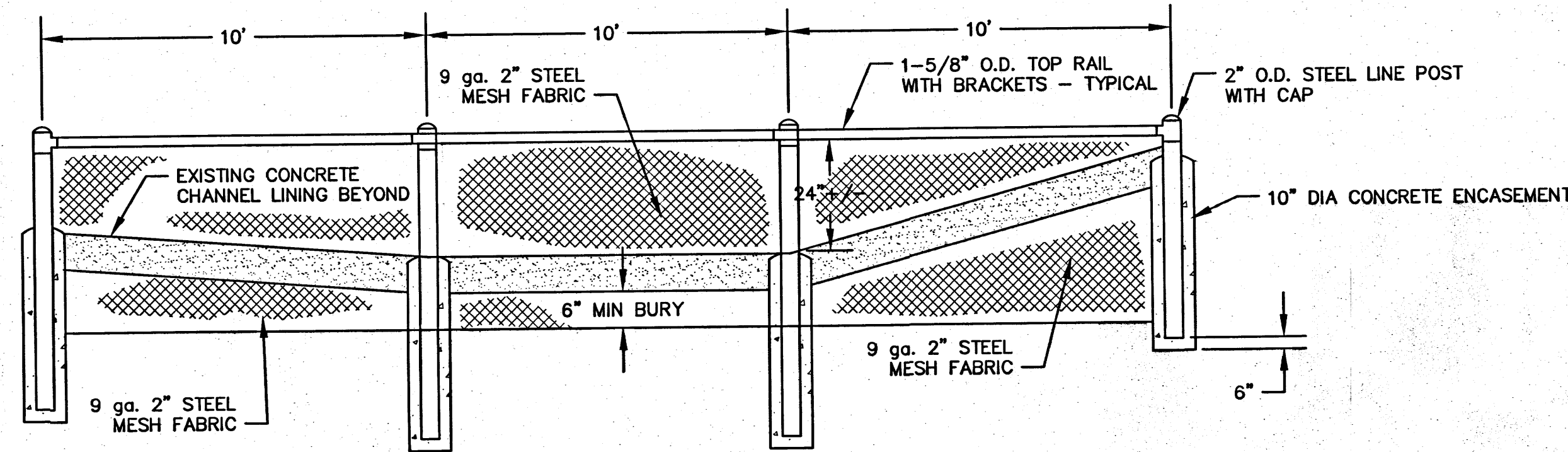
4 CONCRETE HEADER CURB DETAIL
N. T. S.



5 CONCRETE RUNDOWN
N. T. S.



6 TRACH/FLOATABLE TRAP - WEST LOCATION
N. T. S.



7 TRACH/FLOATABLE TRAP - EAST LOCATION
N. T. S.

CONSTRUCTION NOTES:

1. PROVIDE 1/2" EXPANSION JOINTS AT 18' O.C., AT IMMOVABLE OBJECTS, AND AT THE BEGINNING AND END OF CURVES.
2. PROVIDE CONTRACTION JOINTS @ 6' O.C.
3. ALL EXPOSED CONCRETE CORNERS TO HAVE 3/4" RADII.

CONSTRUCTION NOTES:

1. USE 4000 PSI PCC AT 28 DAYS.
2. PROVIDE 3/4" EXPANSION JOINTS AT 36' O.C., AT IMMOVABLE OBJECTS AND AT PERPENDICULAR CURBS.
3. PROVIDE CONSTRUCTION JOINTS @ 6' O.C.
4. ALL EXPOSED CONCRETE CORNERS TO HAVE 3/4" CHAMFER.

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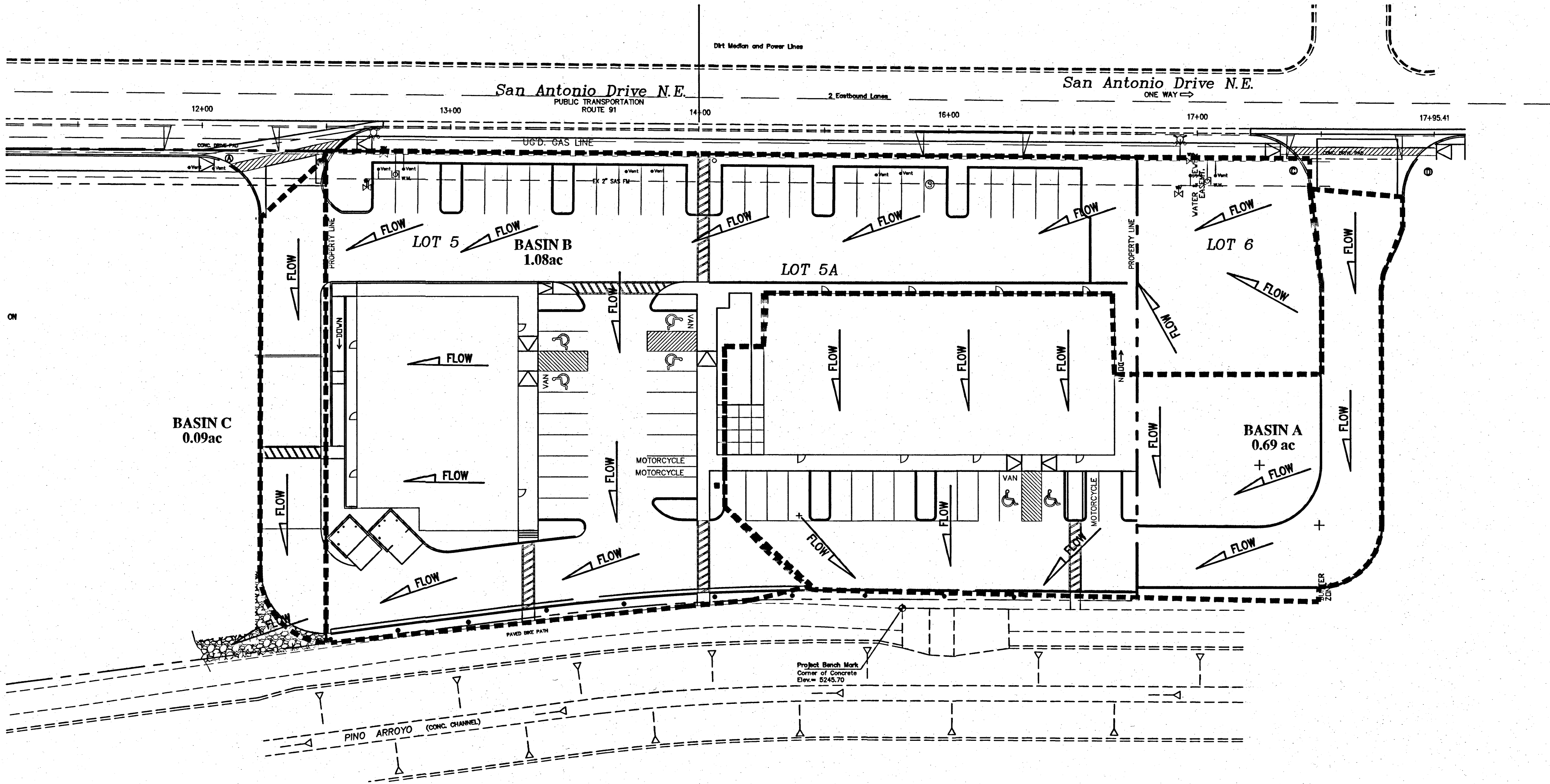
DETAILS



SAN ANTONIO COMMONS

5700 SAN ANTONIO DRIVE, NE
LOS RANCHOS, NEW MEXICO

DRAWING NAME: XX.DWG
SHEET
3 OF 3



DRAINAGE BASIN MAP

DRAINAGE DISCUSSION

LOCATION & DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO PROVIDE ADDITIONAL PARKING FOR THE EXISTING OFFICE /RETAIL DEVELOPMENT ON PARCEL 5A NAMED SAN ANTONIO COMMONS AT 5700 SAN ANTONIO DRIVE, NE. PARCEL 5A IS APPROXIMATELY 1.37 ACRES HOWEVER, THE PROPOSED SITE PLAN AMENDMENT WILL ADD ABOUT 0.29 ACRES TO THE EAST END OF THE PARCEL WHERE THE NEW PARKING IS PROPOSED. PARCELS 4, 5A, 6, AND 7 ARE ALL UNDER THE SAME OWNERSHIP. THEY ARE ALSO INTERCONNECTED WITH SHARED ACCESS PARKING, AND DRAINAGE. AS SUCH, THIS PLAN INCLUDES PARTS OF THE ACCESS ROAD TO THE EAST AND TO THE WEST OF PARCEL 5A SINCE THERE IS NO PRACTICAL METHOD OF SEPARATING THE FLOWS. SINCE THE ORIGINAL DEVELOPMENT OF THIS SITE ABOUT 10-YEARS AGO THE CITY HAS IMPLEMENTED A REQUIREMENT TO CONTROL THE QUALITY OF RUNOFF DISCHARGED FROM THE SITE. DO TO THIS REQUIREMENT, WE HAVE PROPOSED TWO NEW PONDS.

FLOODPLAIN STATUS

THIS PROPERTY, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0137 H, DATED August 16, 2012 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN.

METHODOLOGY

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE QUICK CALCULATIONS OF THE JUNE 1997 RELEASE OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

PRECIPITATION

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2. TABLES WITHIN THIS SECTION WAS USED TO ESTABLISH THE 6-HOUR PRECIPITATION, EXCESS PRECIPITATION, AND PEAK DISCHARGE.

EXISTING DRAINAGE

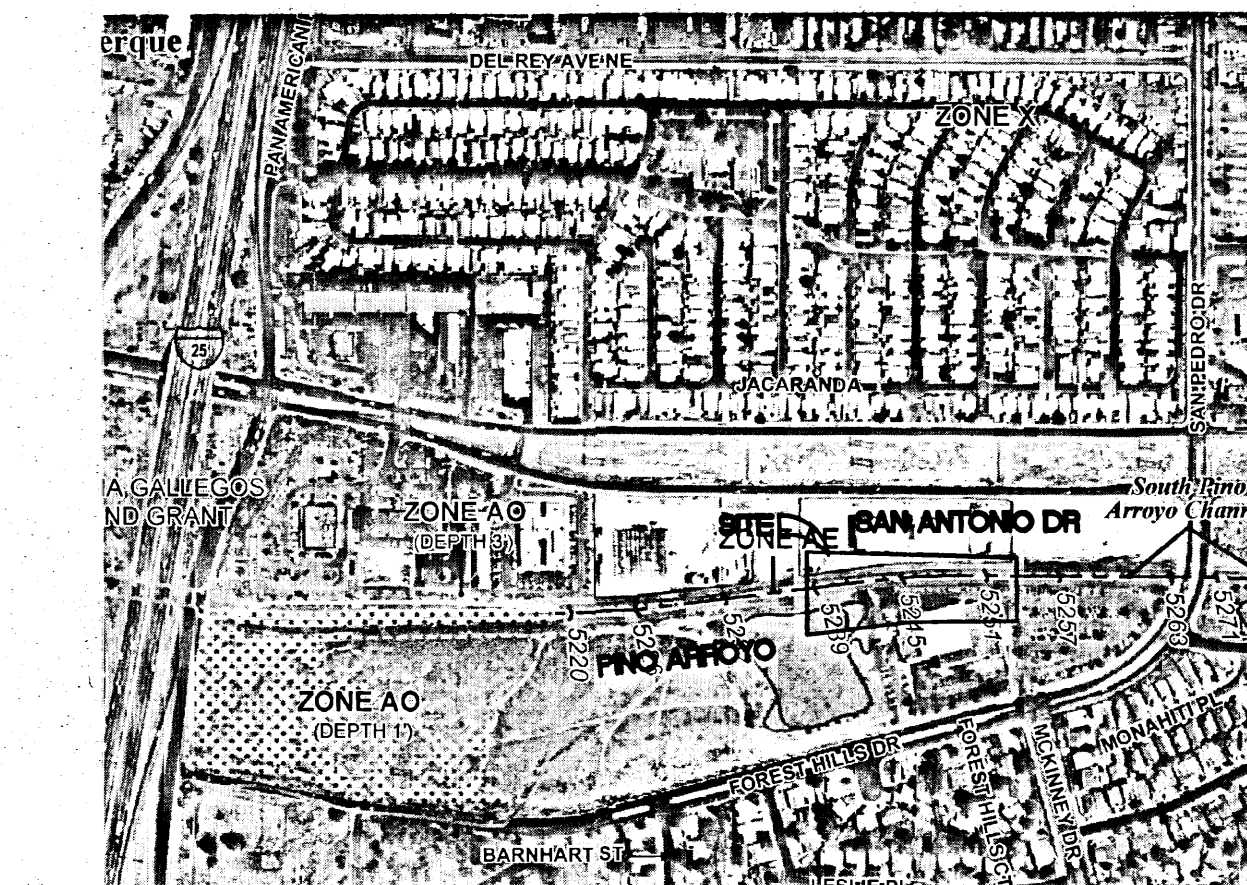
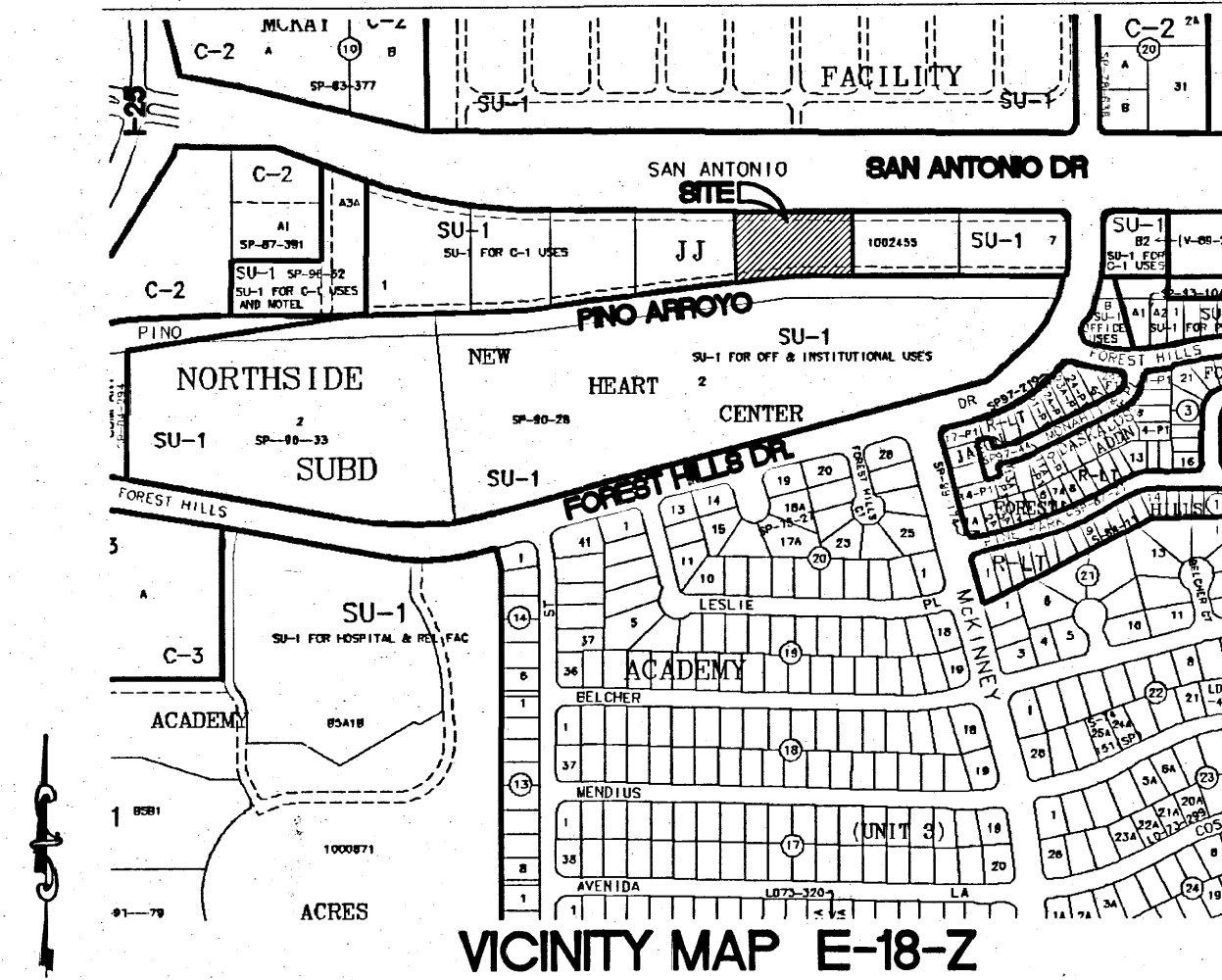
AS DISCUSSED ABOVE, THE PARCEL IS DEVELOPED WITH TWO OFFICE/RETAIL BUILDINGS AND PAVED PARKING. THERE ARE TWO DISCHARGE POINTS. THE FIRST IS THE EXISTING SIDE CHANNEL INLET DIRECTLY SOUTH OF THE EAST BUILDING. THE SECOND DISCHARGE IS AT THE SOUTHWEST CORNER OF THE SITE WHERE THE RUNOFF FROM THE NORTH AND WEST PORTION OF THE SITE COMBINE WITH RUNOFF FROM THE WEST ACCESS ROAD AND DISCHARGE TO PARCEL 4. ALL RUNOFF FROM THE SITE, REGARDLESS OF PATH, ENDS UP IN THE LINED ARROYO SOUTH OF THE SITE.

DEVELOPED CONDITION

THE PROPOSED GRADING PLAN WILL MAINTAIN THE EXISTING DRAINAGE PATTERNS AND DISCHARGE POINTS FROM THE SITE. APPROXIMATELY 1/4 OF THE AREA OF THE NEW PAVED PARKING WILL CONTRIBUTE TO EACH DISCHARGE POINT HOWEVER THE INCREASE IN DISCHARGE WILL ONLY BE FROM COMPACTED SOIL TO IMPERVIOUS PAVEMENT SINCE THE ARE WAS ALREADY ACCOUNTED FOR IN THE ORIGINAL ANALYSIS. WE HAVE PROPOSED TWO "WATER QUALITY" PONDS FOR THE SITE. THE FIRST IS A LONG LINEAR POND SOUTH OF THE EAST BUILDING BETWEEN THE EXISTING CURB AND SOUTH PROPERTY LINE. THE POND IS FORMED WITH TWO VERTICAL CONCRETE WALLS (OR CMU) WITH A CONCRETE BOTTOM. THIS POND, POND 1, PROVIDES 1,113 CUBIC FEET OF STORAGE (1,102 CUBIC FEET REQUIRED) FOR THE FIRST FLUSH RUNOFF. POND 2 AT THE SOUTHWEST CORNER OF THE SITE. IT INTERCEPTS RUNOFF FROM BASINS B AND C AND PROVIDES 1,910 CUBIC FEET OF STORAGE VS. 1,869 CUBIC FEET OF STORAGE THAT IS REQUIRED.

100-YEAR HYDROLOGIC CALCULATIONS										
BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED E (in)	V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V(10 day) (acre-ft)	V(10 day) (cu-ft)
		A (%)	B (%)	C (%)	D (%)					
BASIN A	0.6900	0.00	0.00	8.00	92.00	2.27	0.13	5,697	0.25	10,997
BASIN B	1.0800	0.00	0.00	11.70	88.30	2.23	0.20	8,761	0.38	16,723
BASIN C	0.0900	0.00	0.00	0.00	100.00	2.36	0.02	771	0.03	1,522
ONSITE TOTAL	0.0000						0.22	9532.36	0.42	18245.71
EXCESS PRECIP.		0.66	0.92	1.29	2.36	Ei (in)				
PEAK DISCHARGE		1.87	2.6	3.45	5.02	QPi (cfs)				
WEIGHTED E (in) = (EA)(%A) + (EB)(%B) + (EC)(%C) + (ED)(%D)							ZONE = 3			
V6-HR (acre-ft) = (WEIGHTED E)(AREA)/12							P6-HR (in.) = 2.60			
V10DAY (acre-ft) = V6-HR + (AD)(P10DAY - P6-HR)/12							P24-HR (in.) = 3.10			
Q (cfs) = (QPA)(AA) + (QPB)(AB) + (QPC)(AC) + (QPD)(AD)							P10DAY (in.) = 4.90			

WATER QUALITY PONDING				
POND ID	BASIN ID	CONTRIBUTING AREA (SQ-FT)	REQUIRED PONDING (IN)	PONDING VOLUME (0.44/12*AREA) (CU-FT)
POND 1	A	30,056	0.44	1,102
TOTAL		30,056		1,113
	B	47,045	0.44	1,725
POND 2	C	3,920	0.44	144
TOTAL		50,965		1,869

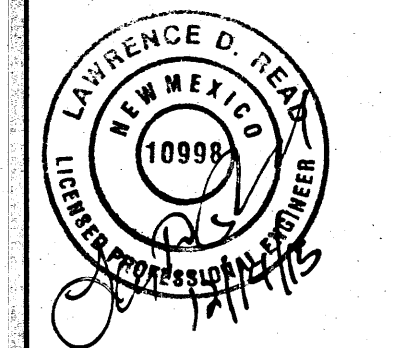


FIRM PANEL 35001C0137H

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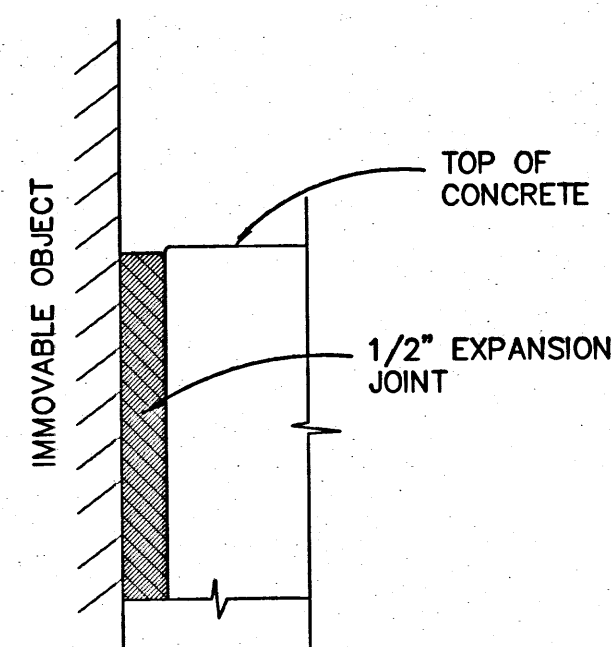
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DRAINAGE BASIN MAP
DRAINAGE CALCULATIONS

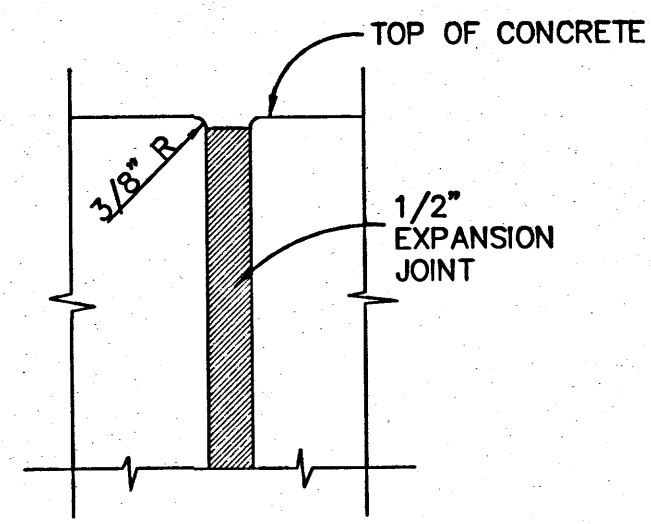


SAN ANTONIO COMMONS
5700 SAN ANTONIO DRIVE, NE
LOS RANCHOS, NEW MEXICO

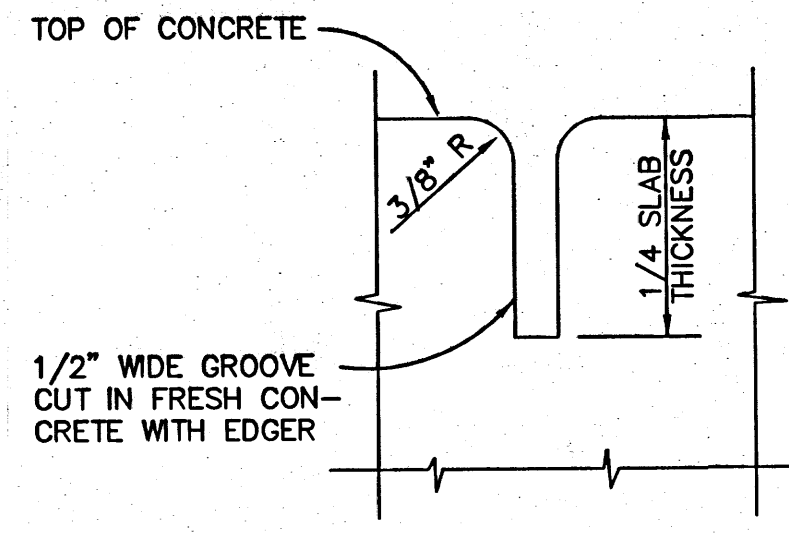
DRAWING NAME: XL.DWG
SHEET
1 OF 3



1 EXPANSION JOINT AT IMMOVABLE OBJECT
N. T. S.



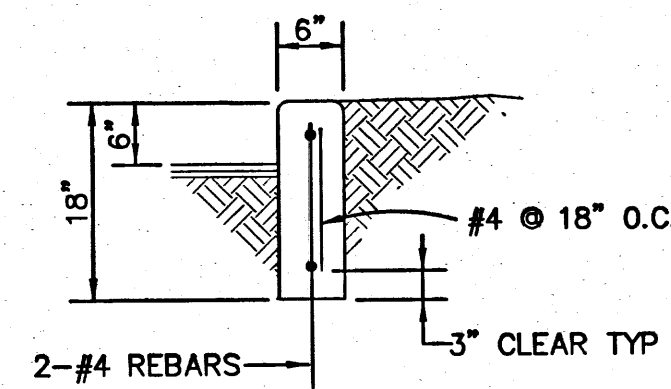
2 EXPANSION JOINT DETAIL
N. T. S.



3 CONTRACTION JOINT DETAIL
N. T. S.

CONSTRUCTION NOTES:

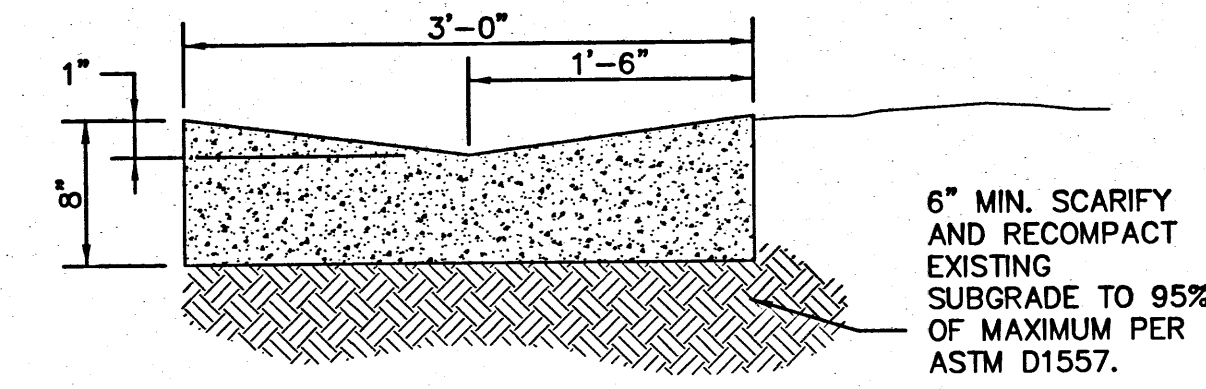
1. PROVIDE 1/2" EXPANSION JOINTS AT 18' O.C., AT IMMOVABLE OBJECTS, AND AT THE BEGINNING AND END OF CURVES.
2. PROVIDE CONTRACTION JOINTS @ 6' O.C.
3. ALL EXPOSED CONCRETE CORNERS TO HAVE 3/4" RADII.



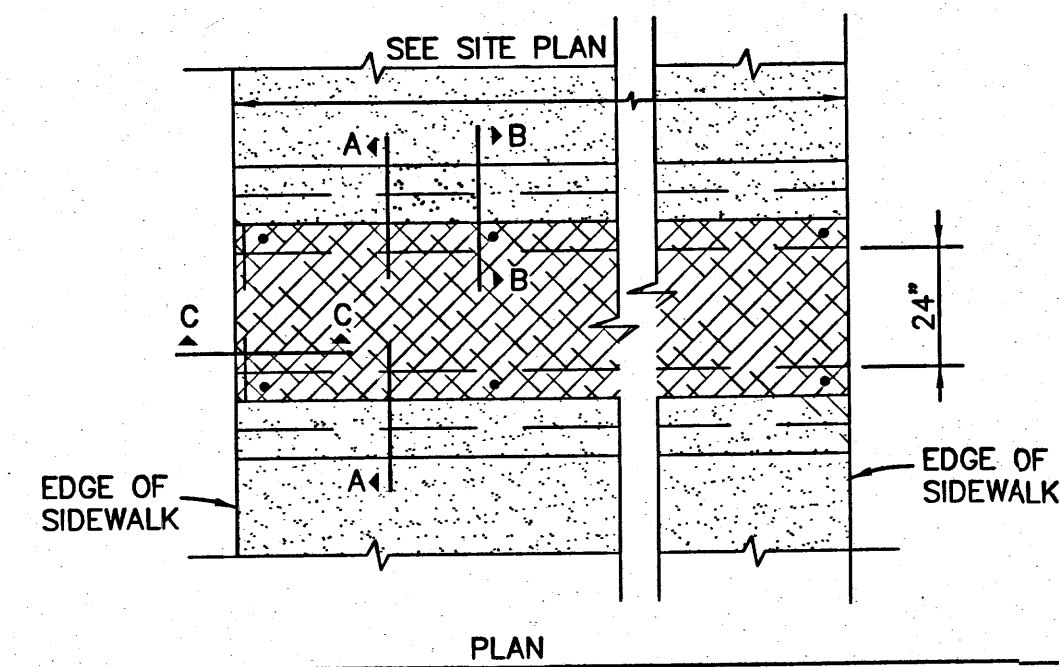
4 CONCRETE HEADER CURB DETAIL
N. T. S.

CONSTRUCTION NOTES:

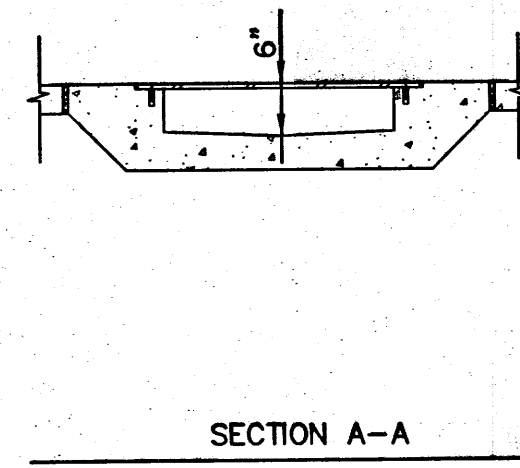
1. PROVIDE 1/2" EXPANSION JOINTS AT 18' O.C., AT IMMOVABLE OBJECTS AND AT PERPENDICULAR CURBS PER DETAIL THIS SHEET
2. PROVIDE CONTRACTION JOINTS @ 6' O.C. PER DETAIL THIS SHEET



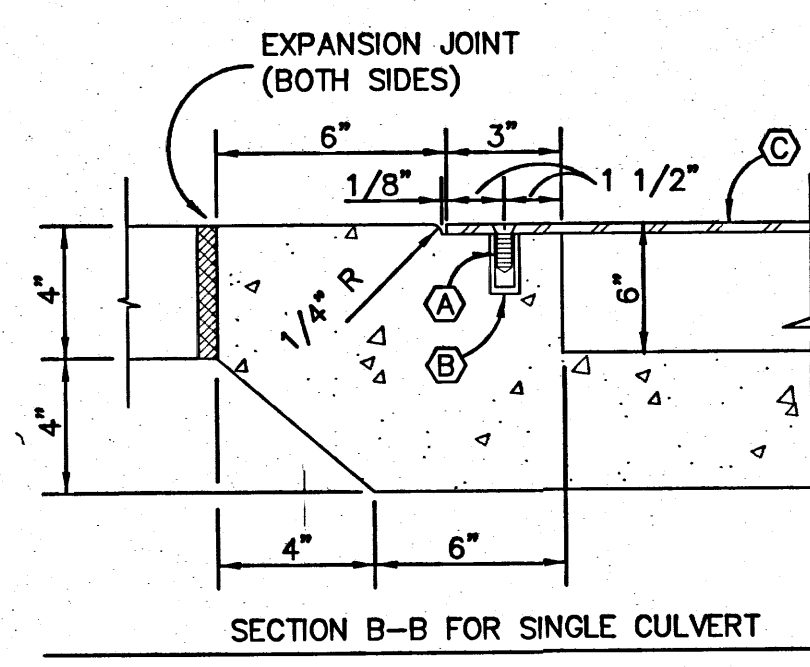
5 CONCRETE VALLEY GUTTER
N. T. S.



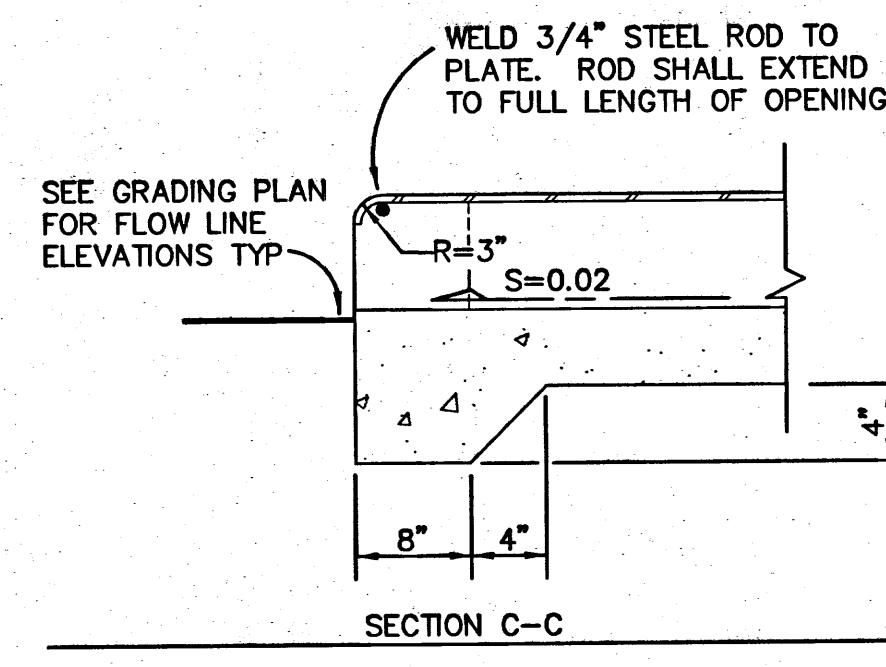
6 SIDEWALK DRAIN
N. T. S.



SECTION A-A



SECTION B-B FOR SINGLE CULVERT



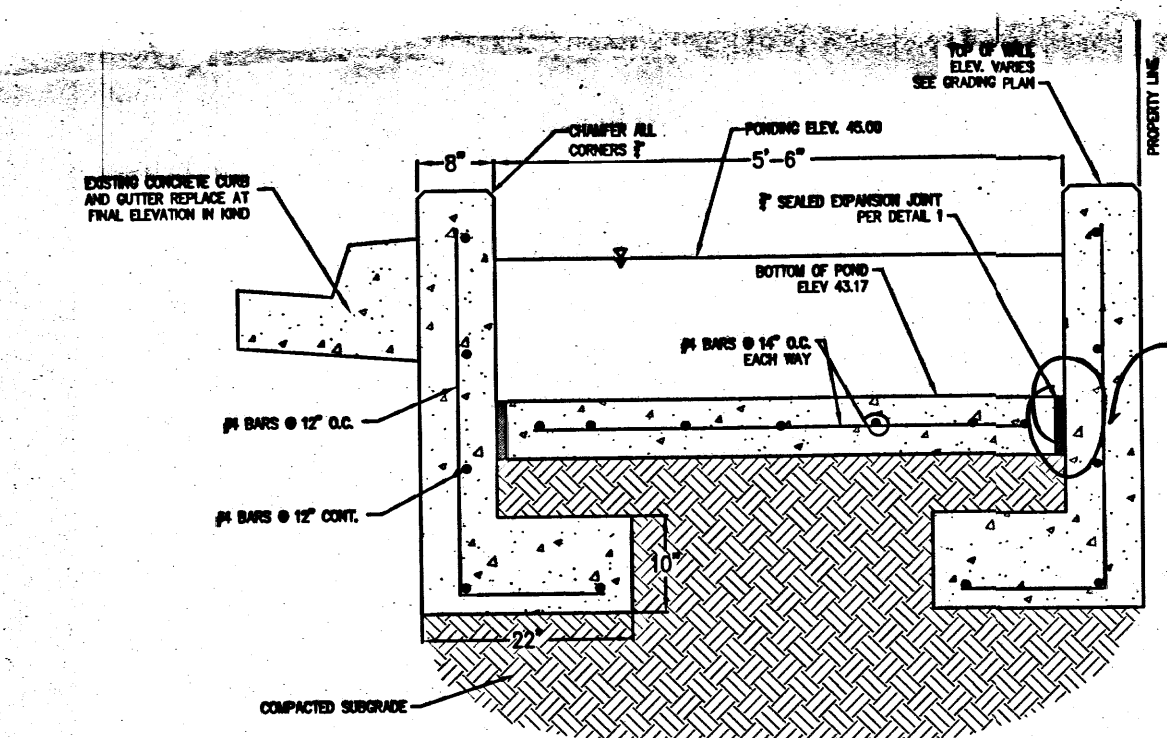
SECTION C-C

CONSTRUCTION NOTES:

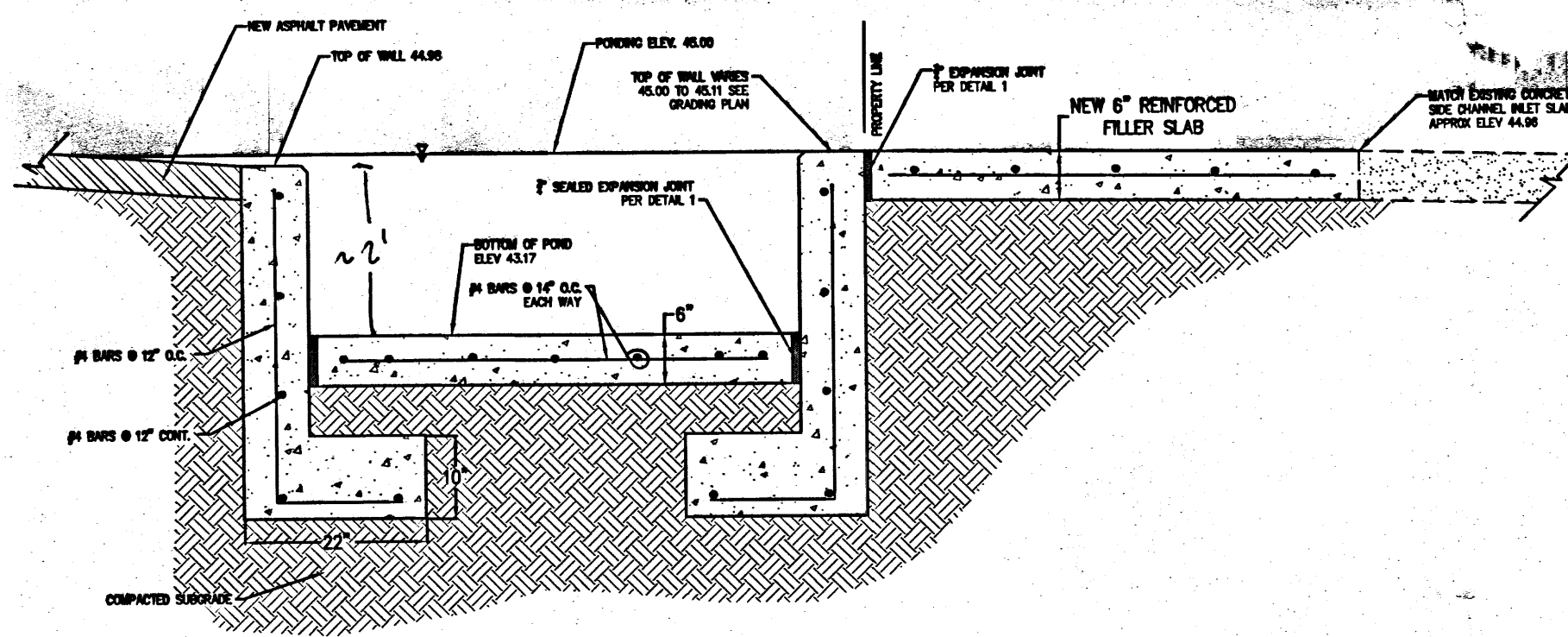
1. CULVERT SHALL BE POURED MONOLITHICALLY.
2. THE INVERT SHALL BE TROWELED TO PRODUCE A HARD POLISHED SURFACE.
3. ALL EXPOSED CONCRETE SURFACES SHALL MATCH GRADE, COLOR, FINISH AND SCORING OF ADJACENT CURB AND SIDEWALK.
4. PLATES SHALL NOT EXCEED 300 POUNDS AND SHALL BE STRESS RELIEVED AFTER FABRICATION. CLEAN SURFACE OF PLATE AND FRAMING MEMBERS AND PAINT WITH ONE COAT OF RED OXIDE AND TWO FINISH COATS OF ALUMINUM PAINT (AASHTO A-69).

KEYED NOTES:

- A 3/8" - 16 X 1 1/4" COUNTERSUNK, F.H., STAINLESS STEEL MACHINE SCREW.
- B 1" X 5" S.S. ROD ANCHORS. INSTALL PER MANUFACTURE'S INSTRUCTIONS AT A MAXIMUM OF 24" O.C. (ON EACH SIDE) AND WITHIN 3" OF EACH END.
- C 1/2" CHECKERED STEEL PLATE.



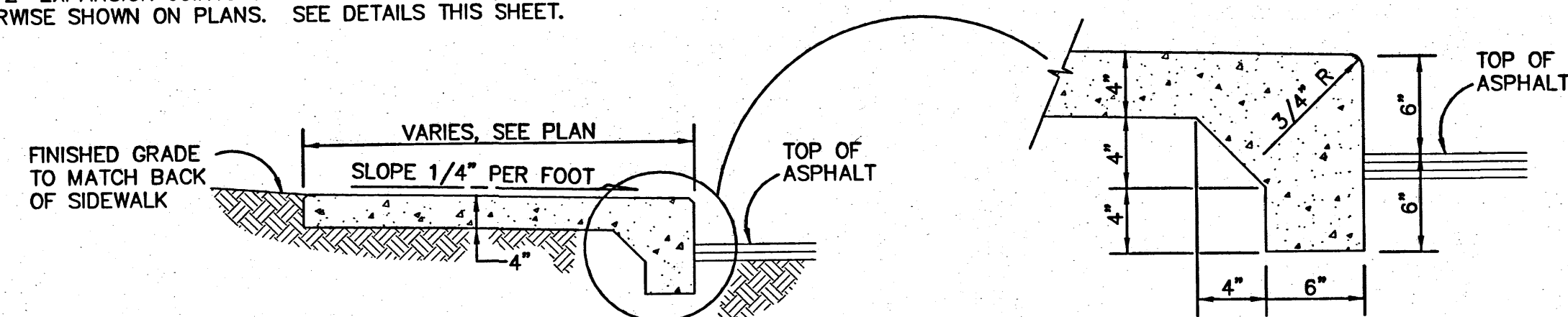
7 SECTION A-A POND 1
N. T. S.



8 SECTION B-B POND 1
N. T. S.

CONSTRUCTION NOTES:

1. A CROSS SLOPE OF 1/4" PER FOOT SHALL BE PROVIDED AND SHALL SLOPE TOWARDS THE DIRECTION OF THE DRAINAGE AREA.
2. CONCRETE WALKS SHALL HAVE CONTRACTION JOINTS AT 6' INTERVALS. 1/2" EXPANSION JOINTS SHALL BE INSTALLED EVERY 18', UNLESS OTHERWISE SHOWN ON PLANS. SEE DETAILS THIS SHEET.
3. 1/2" EXPANSION JOINTS SHALL BE INSTALLED WHERE WALKS ABUT RIGID STRUCTURES, SUCH AS CURBS, BUILDINGS, OR LIGHT STANDARDS. SEE DETAIL THIS SHEET.



9 SIDEWALK DETAIL WITH TURNDOWN
N. T. S.

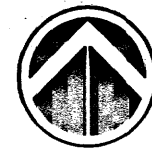
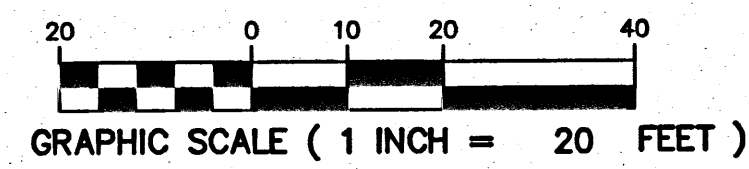
This development is in a land fill site, Enviro Health recommends not allowing any on-site first flush mitigation due to settling. (Paul Olson)

Ac 1/10/10

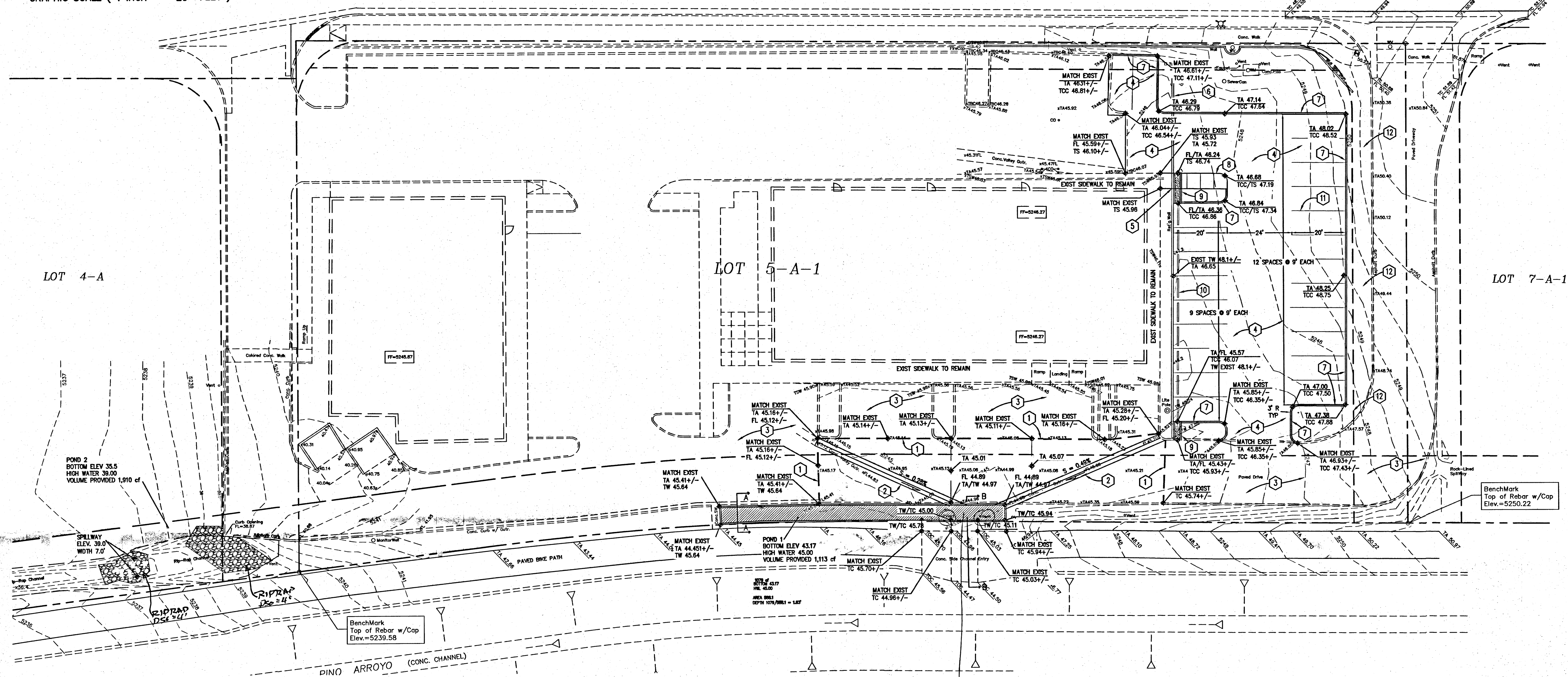
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DETAILS





San Antonio Drive N.E.



KEYED NOTES:

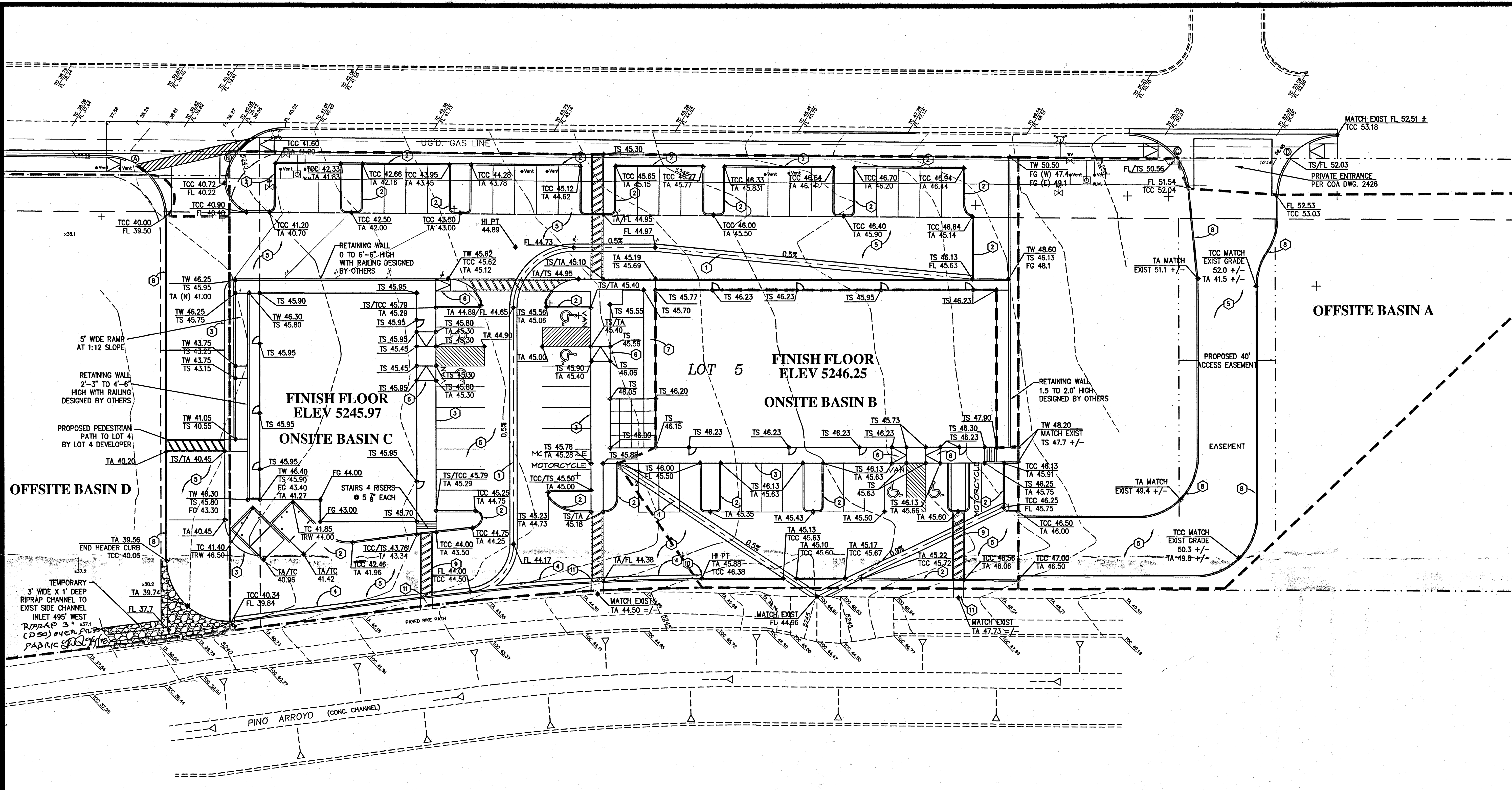
1. SAWCUT AND REMOVE ASPHALTIC PAVEMENT TO THE LIMITS SHOWN. REGRADE TO SPOTS SHOWN AND REPAVE WITH ASPHALT PAVEMENT SECTION PER GEOTECH REPORT..
2. REMOVE EXISTING CONCRETE VALLEY GUTTER TO THE LIMITS SHOWN. CONSTRUCT NEW CONCRETE VALLEY GUTTER TO NEW ELEVATIONS SHOWN.
3. EXISTING ASPHALT PAVEMENT TO REMAIN.
4. NEW ASPHALTIC PARKING LOT PAVEMENT PER GEOTECH REPORT.
5. BEGIN DEMOLITION OF EXISTING RETAINING WALL.
6. EXISTING RETAINING WALL TO BE DEMOLISHED.
7. BUILD NEW CONCRETE HEADER CURB PER DETAIL 4.
8. BUILD NEW CONCRETE SIDEWALK WITH TURNDOWN PER DETAIL 9.
9. BUILD NEW 24" SIDEWALK CULVERT PER DETAIL 6.
10. INSTALL PRECAST CONCRETE WHEEL STOPS ALL SPACES ALONG FACE OF WALL.
11. 4" WIDE WHITE PARKING STALL PAINT STRIPE - TYPICAL.
12. GRADE FROM TOP OF EXISTING ACCESS DRIVE CURB TO TOP OF NEW PARKING LOT CURB. NOTE SLOPE DOES NOT EXCEED 3:1.

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GRADING & DRAINAGE
PLAN



SAN ANTONIO COMMONS
5700 SAN ANTONIO DRIVE, NE
LOS RANCHOS, NEW MEXICO

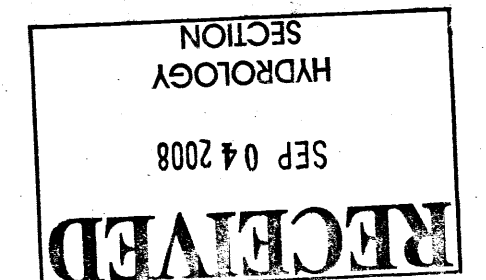
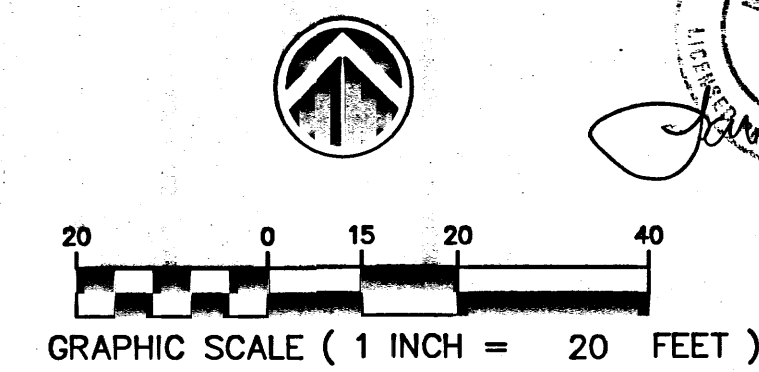


KEYED NOTES

- 1 CONSTRUCT CONCRETE VALLEY GUTTER PER DETAIL 1 (DWG. C2). S = 0.5%.
- 2 BUILD CONCRETE HEADER CURB PER DETAIL 2 (DWG C2)
- 3 BUILD SIDEWALK WITH TURNDOWN PER DETAIL 3 (DWG C2)
- 4 BUILD STANDARD CURB AND GUTTER PER COA STD DWG 2415A.
- 5 BUILD ASPHALT PAVEMENT PER ARCHITECT'S DESIGN.
- 6 CONSTRUCT HANDICAP RAMP WITH SLOPE OF 1:12.
- 7 BUILD SIDEWALK PER DETAIL 4 (DWG C2)
- 8 TEMPORARY 6" ASPHALT CURB
- 9 PAINTED CROSS-WALK. SIGN "NOT ADA ACCESSIBLE".
- 10 BEGIN STANDARD CURB AND GUTTER.
- 11 BUILD CONCRETE RAMP FROM PAINTED CROSS-WALK TO PATH.

GENERAL NOTES

1. REFER TO SHEET C1 FOR GENERAL INFORMATION.
2. REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS.
3. ALL RAMPS WILL COMPLY WITH ADA RULES AND REGULATIONS.
4. ALL VALLEY GUTTERS SHOULD BE STRAIGHT LINE SLOPED BETWEEN NOTED SPOT ELEVATIONS.



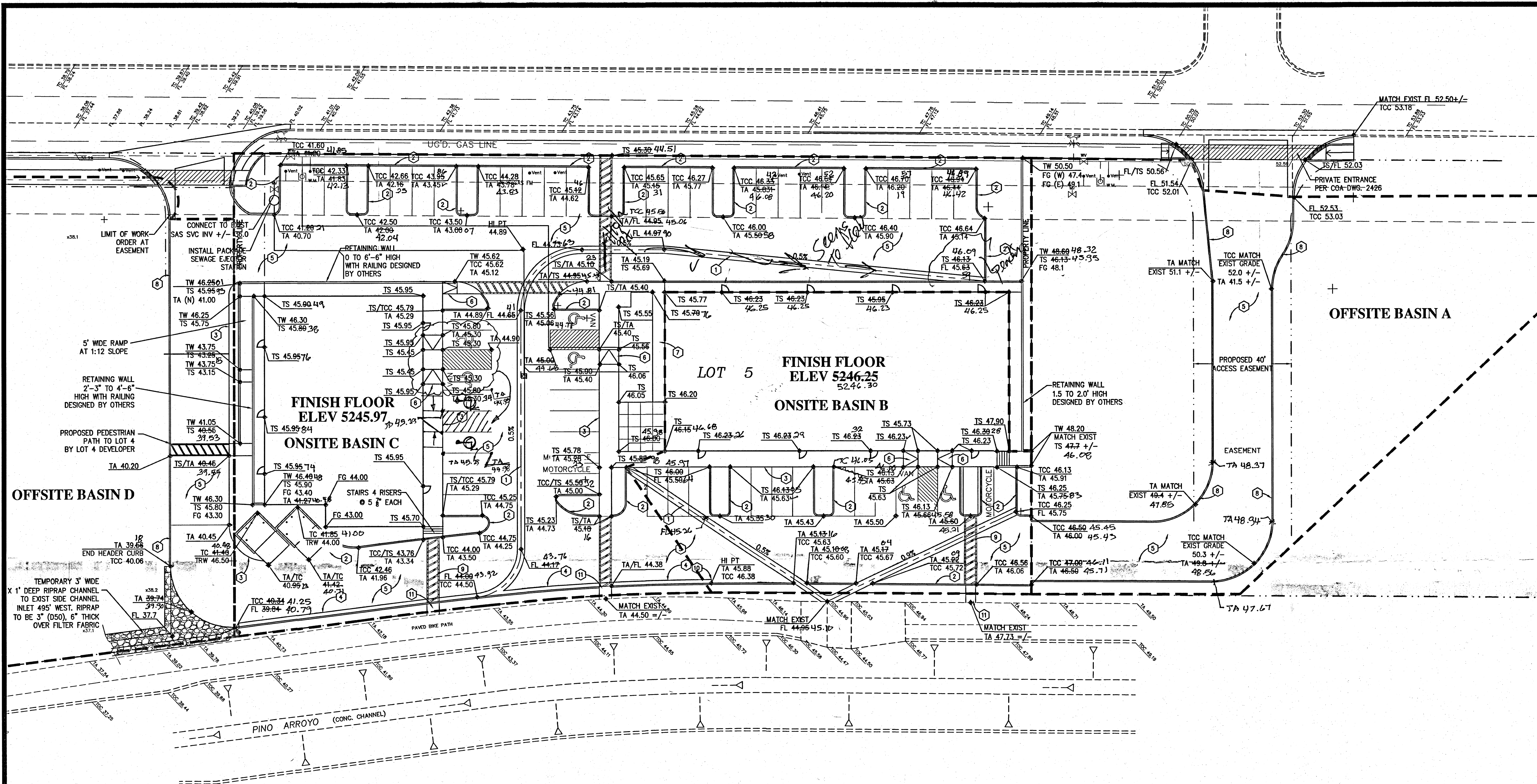
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GRADING AND DRAINAGE PLAN

**SAN ANTONIO
OFFICE/RETAIL**

DRAWING NAME
SAN ANTONIO
SHEET
C1
OF
2



DRAINAGE CERTIFICATION

I, Larry D. Read, NMPE 10998, of the firm Larry Read & Associates, 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 September 4, 2008. The record information edited onto the original design document has been obtained by Brian Martinez, NMPS 18374, of the firm Cartesian Surveys. I further certify that I have personally visited the project site on May 29, 2014 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 Certificate of Occupancy.

Exceptions: The handicap spaces on the west building have been relocated south as shown on the drawing.

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.

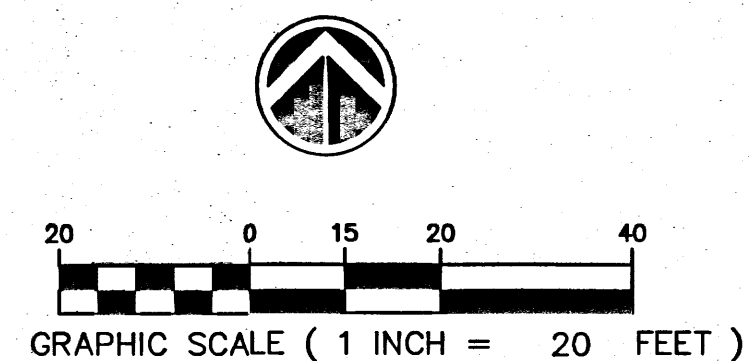


KEYED NOTES

1. CONSTRUCT CONCRETE VALLEY GUTTER PER DETAIL 1 (DWG. C2). S = 0.5%.
2. BUILD CONCRETE HEADER CURB PER DETAIL 2 (DWG C2)
3. BUILD SIDEWALK WITH TURNDOWN PER DETAIL 3 (DWG C2)
4. BUILD STANDARD CURB AND GUTTER PER COA STD DWG 2415A.
5. BUILD ASPHALT PAVEMENT PER ARCHITECT'S DESIGN.
6. CONSTRUCT HANDICAP RAMP WITH SLOPE OF 1:12.
7. BUILD SIDEWALK PER DETAIL 4 (DWG C2)
8. TEMPORARY 6" ASPHALT CURB
9. PAINTED CROSS-WALK. SIGN "NOT ADA ACCESSIBLE".
10. BEGIN STANDARD CURB AND GUTTER.
11. BUILD CONCRETE RAMP FROM PAINTED CROSS-WALK TO PATH.

GENERAL NOTES

1. REFER TO SHEET C1 FOR GENERAL INFORMATION.
2. REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS.
3. ALL RAMPS WILL COMPLY WITH ADA RULES AND REGULATIONS.
4. ALL VALLEY GUTTERS SHOULD BE STRAIGHT LINE SLOPED BETWEEN NOTED SPOT ELEVATIONS.



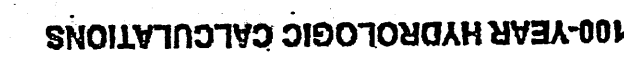
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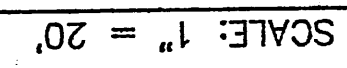
GRADING AND DRAINAGE PLAN

SAN ANTONIO COMMONS
OFFICE/RETAIL

DRAWING NAME: SAN ANTONIO.DWG
SHEET
C1 OF 2



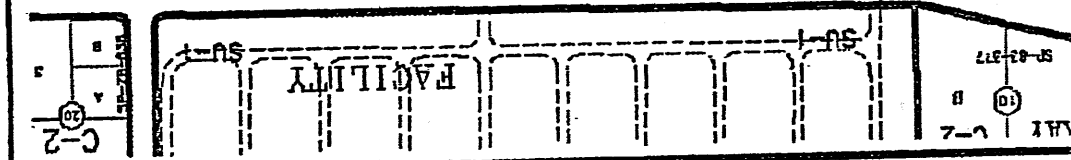
DRAINAGE INFORMATION



THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ANY DESIGNATED FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. COMMUNITY-PANEL NO. 35001C01037 ; EFFECTIVE DATE NOVEMBER 19, 2003.

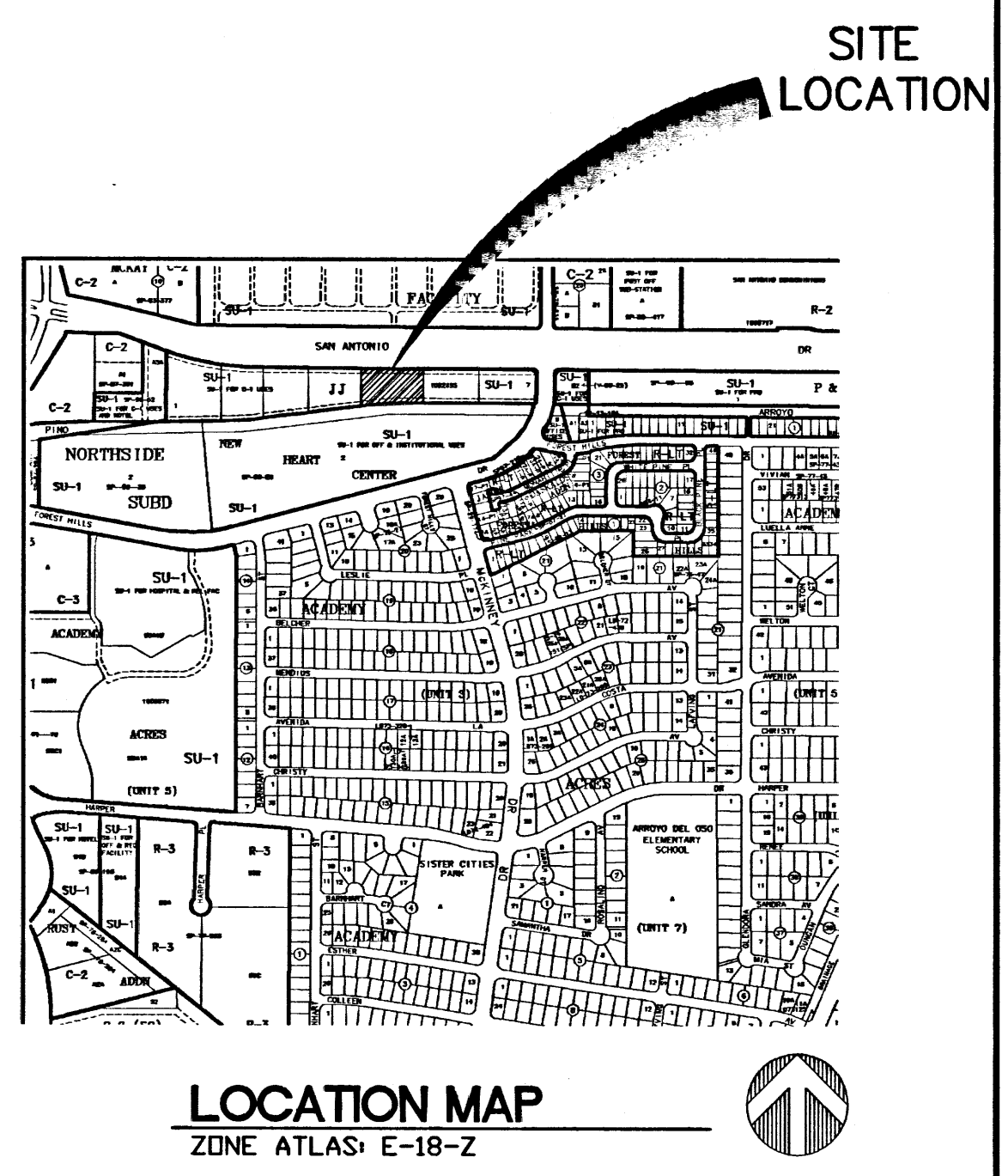
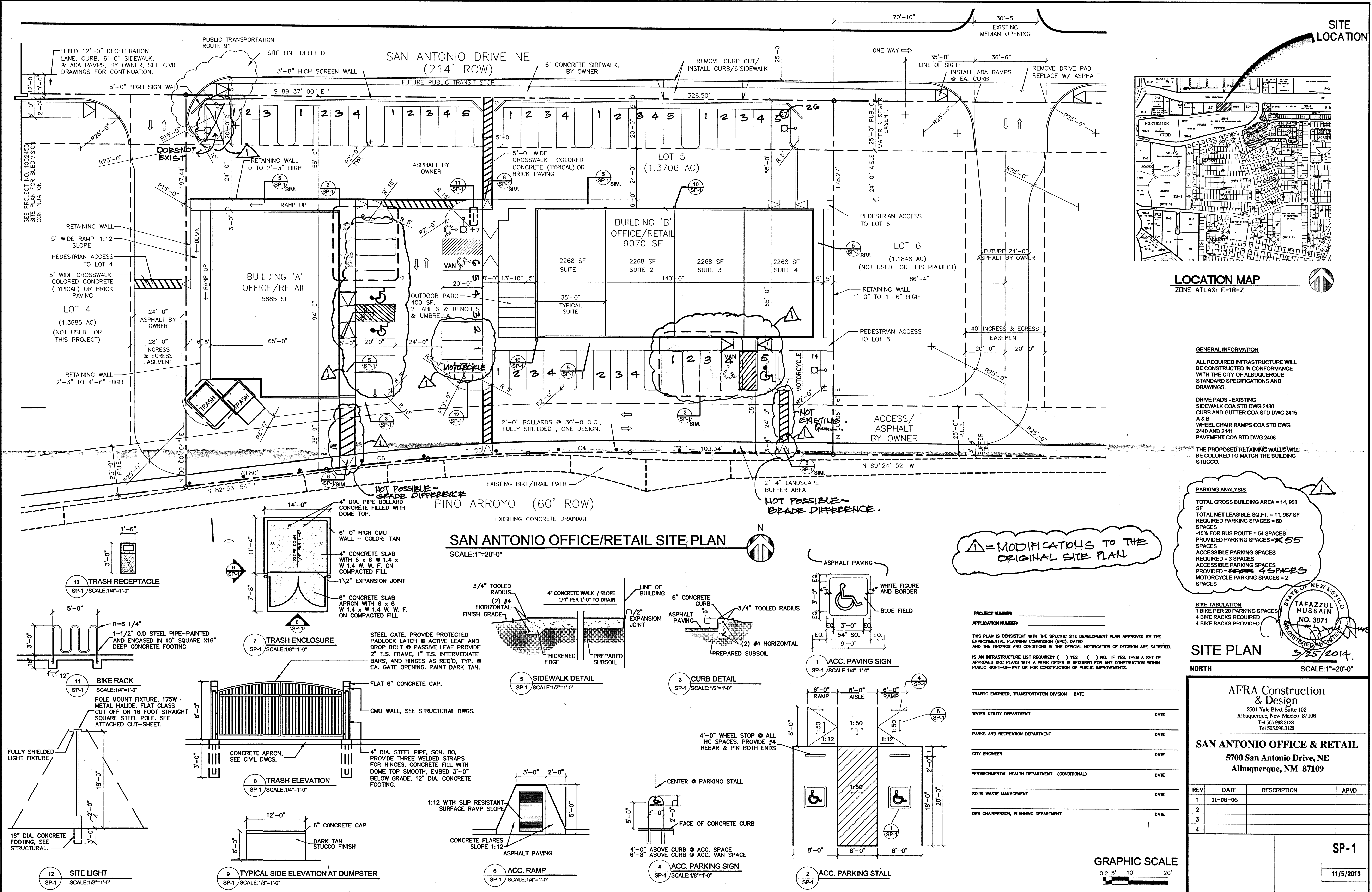
LOT 5, J-GROUP ADDITION
BERNALILLO COUNTY, NEW MEXICO

VICINITY MAP E-18-Z



LARRY READ & ASSOCIATES, Inc.
Civil Engineers
2430 Midtown Place NE, Suite C
Albuquerque, New Mexico 87107
(505) 237-8421

Approved 6 AD
11-20-06



GENERAL INFORMATION

ALL REQUIRED INFRASTRUCTURE WILL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS AND DRAWINGS.

DRIVE PADS - EXISTING
SIDEWALK COA STD DWG 2430
CURB AND GUTTER COA STD DWG 2415
A & B
WHEEL CHAIR RAMPS COA STD DWG 2440 AND 2441
PAVEMENT COA STD DWG 2408

THE PROPOSED RETAINING WALLS WILL BE COLORED TO MATCH THE BUILDING STUCCO.

PARKING ANALYSIS

TOTAL GROSS BUILDING AREA = 14,958 SF
TOTAL NET LEASABLE SQ.FT. = 11,967 SF
REQUIRED PARKING SPACES = 60 SPACES
-10% FOR BUS ROUTE = 54 SPACES
PROVIDED PARKING SPACES = 55 SPACES
ACCESSIBLE PARKING SPACES REQUIRED = 3 SPACES
ACCESSIBLE PARKING SPACES PROVIDED = 4 SPACES
MOTORCYCLE PARKING SPACES = 2 SPACES

BIKE TABULATION
1 BIKE PER 20 PARKING SPACES
4 BIKE RACKS REQUIRED
4 BIKE RACKS PROVIDED

SITE PLAN

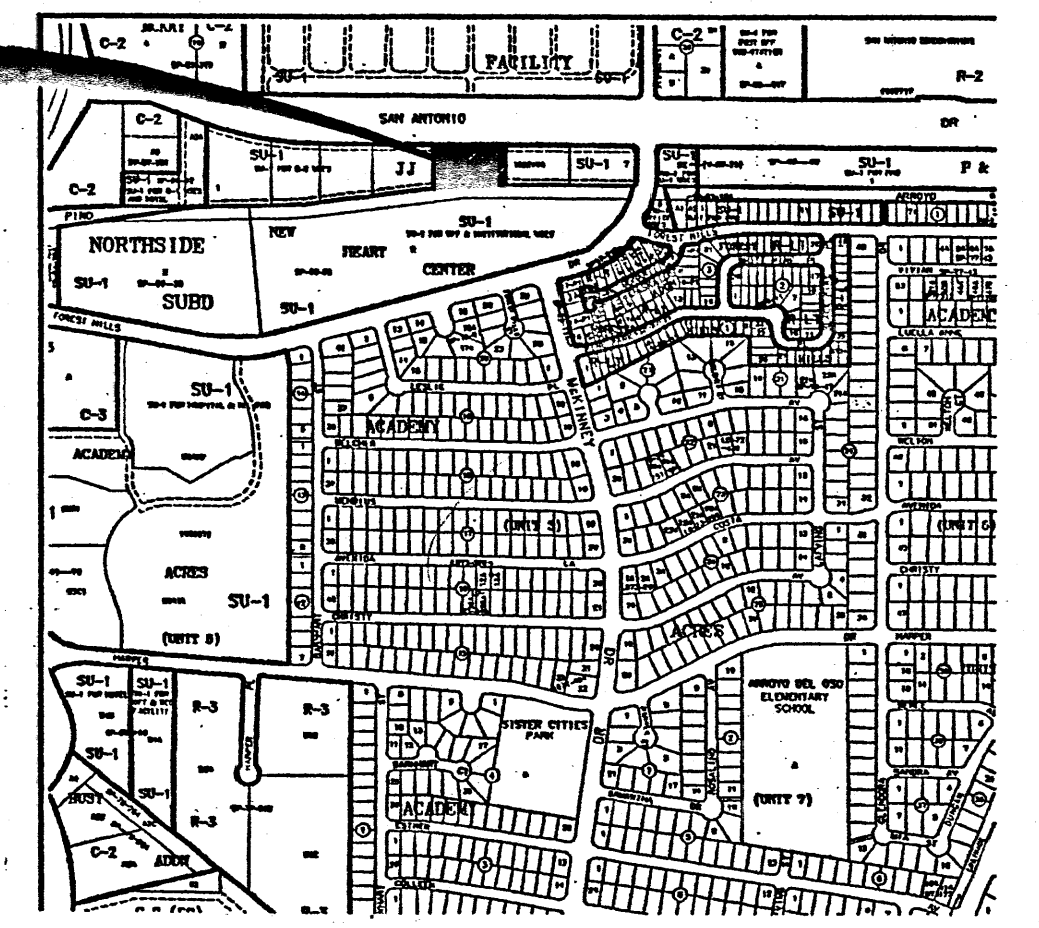
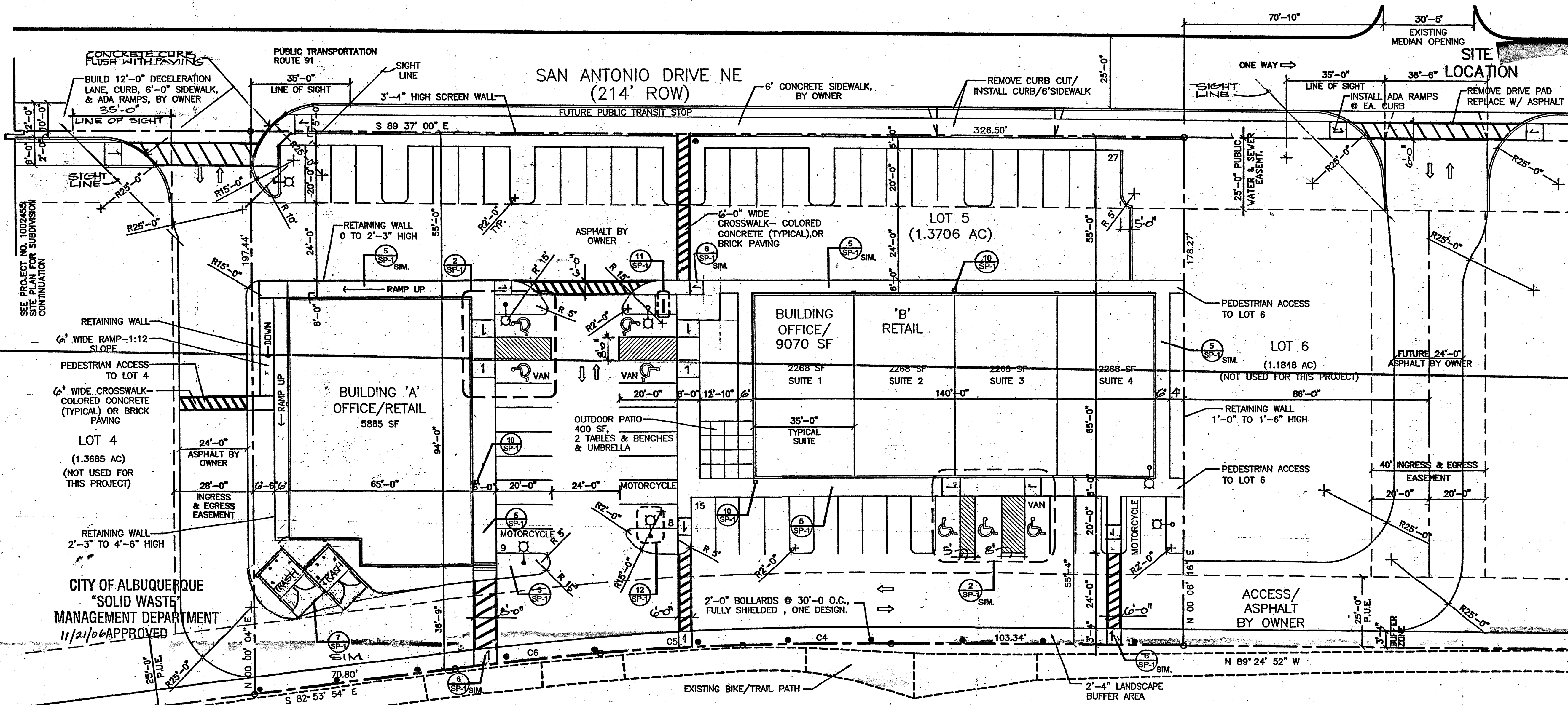
NORTH
SCALE: 1"=20'-0"

AFRA Construction & Design
2501 Yale Blvd, Suite 102
Albuquerque, New Mexico 87106
Tel 505.998.3128
Tel 505.998.3129

SAN ANTONIO OFFICE & RETAIL
5700 San Antonio Drive, NE
Albuquerque, NM 87109

REV	DATE	DESCRIPTION	APVD
1	11-08-06		
2			
3			
4			

SP-1
11/5/2013



LOCATION MAP

ZONE: ATLAS E-18-Z
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 health and safety of the public. Recommendation 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.

Jananne Busch
Albuquerque Environmental Health Department

PROJECT NUMBER: 1002455
APPLICATION NUMBER: 06-01649

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATE 11/21/06 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

DRE SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>Michael Holton</i> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	6/18/08 DATE
<i>Roger A. Green</i> UTILITIES DEVELOPMENT/ABCWA	6-18-08 DATE
<i>Christina Sandoval</i> PARKS AND RECREATION DEPARTMENT	6/18/08 DATE
<i>Rita D. Davis</i> CITY ENGINEER	7-17-08 DATE
<i>Jananne Busch</i> ENVIRONMENTAL HEALTH DEPARTMENT	7-17-08 DATE

<i>Michael Holton</i> SOLID WASTE MANAGEMENT	11/21/06 DATE
<i>Michael Holton</i> DR/CHAIRPERSON, PLANNING DEPARTMENT	8-7-08 DATE

**SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT**

SCALE: 1"=20'-0"

GENERAL INFORMATION

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A & B
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PAVEMENT COA STD DWG 2408

THE PROPOSED RETAINING WALLS WILL BE COLORED TO MATCH THE BUILDING STUCCO.

PARKING ANALYSIS

TOTAL GROSS BUILDING AREA = 14,955 SF
TOTAL NET LEASABLE SQ. FT. = 11,967 SF
REQUIRED PARKING SPACES = 60 SPACES
-10% FOR BUS ROUTE = 54 SPACES
PROVIDED PARKING SPACES = 60 SPACES
ACCESSIBLE PARKING SPACES
REQUIRED = 4 SPACES
ACCESSIBLE PARKING SPACES
PROVIDED = 5 SPACES
MOTORCYCLE PARKING SPACES = 2 SPACES

BIKE TABULATION

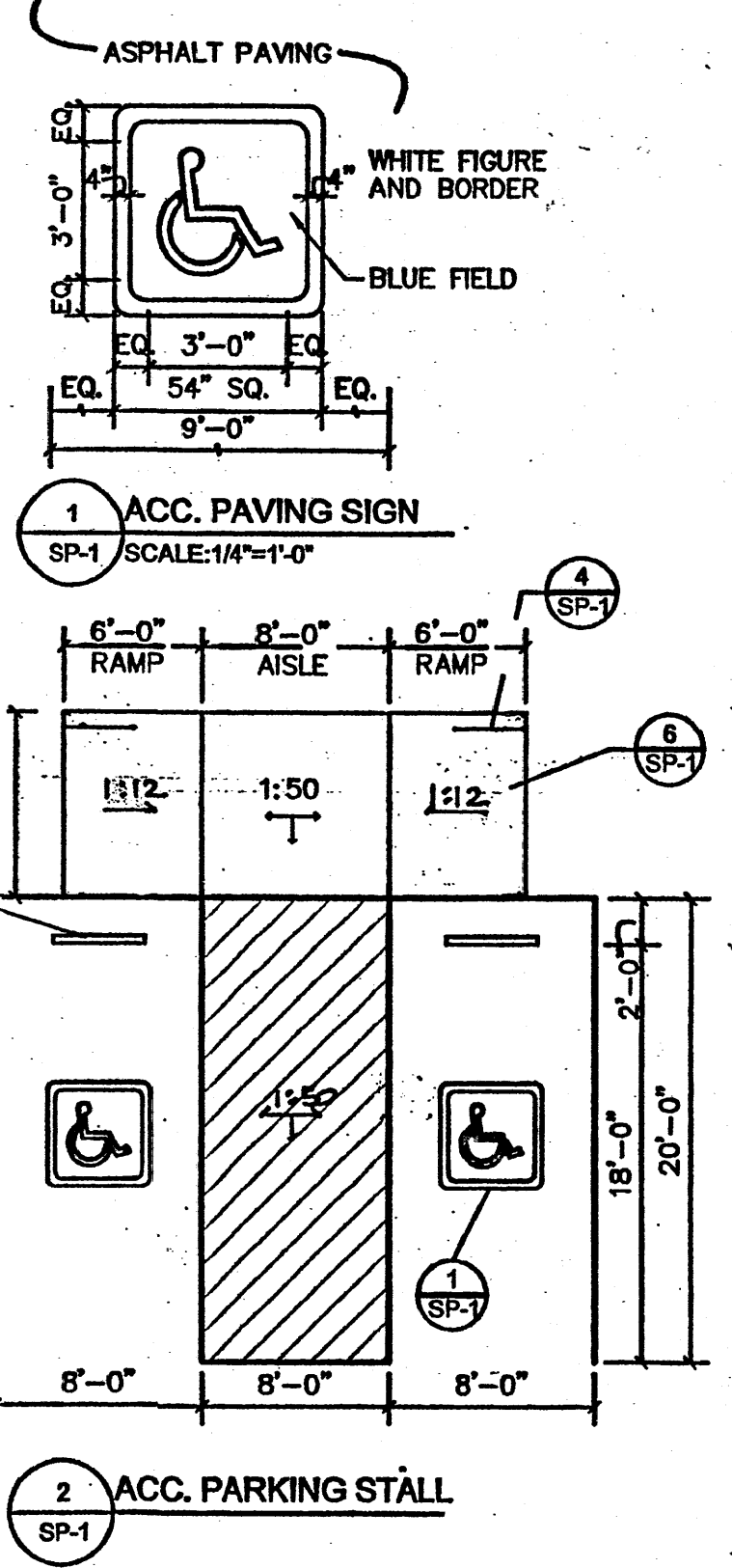
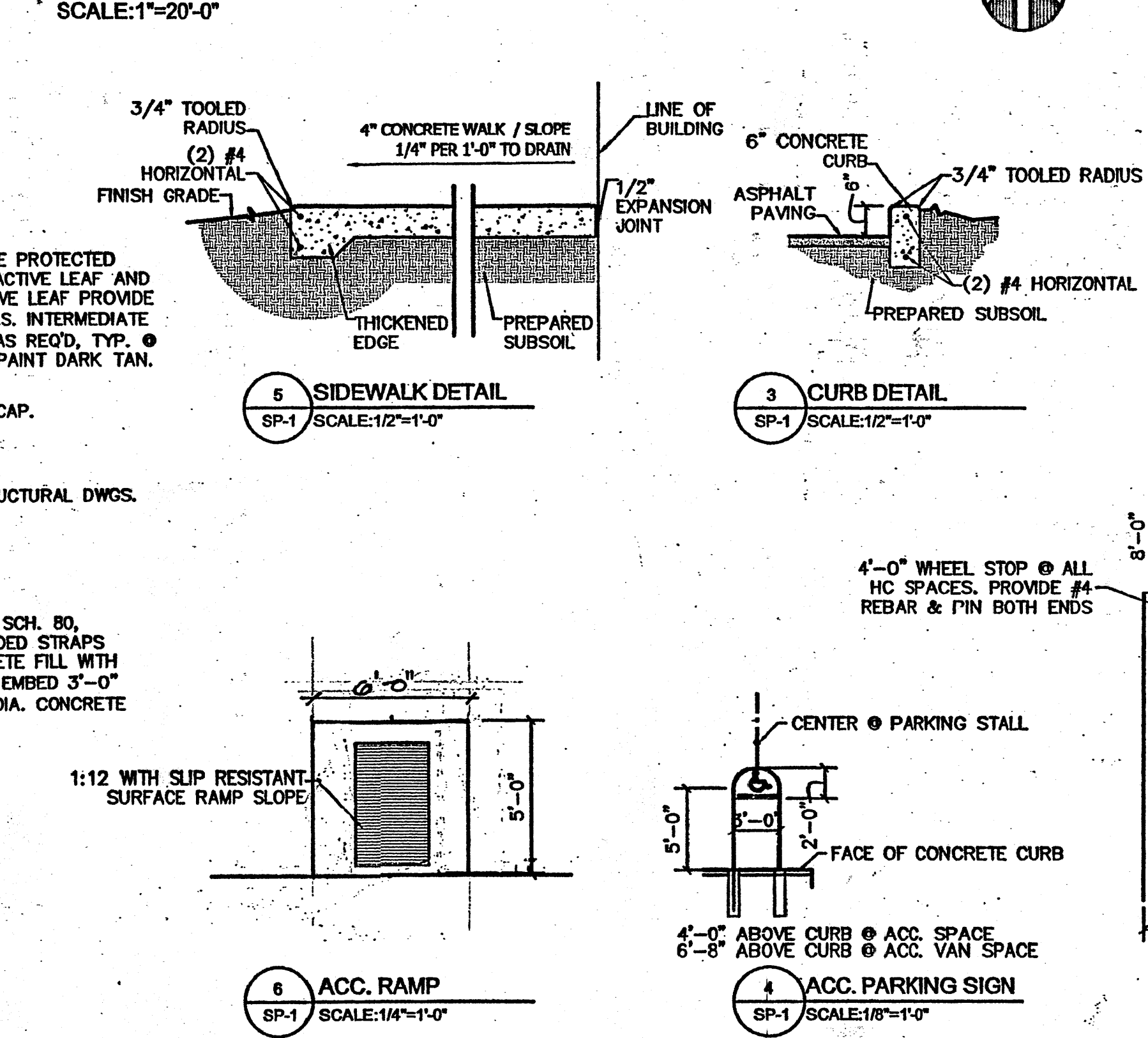
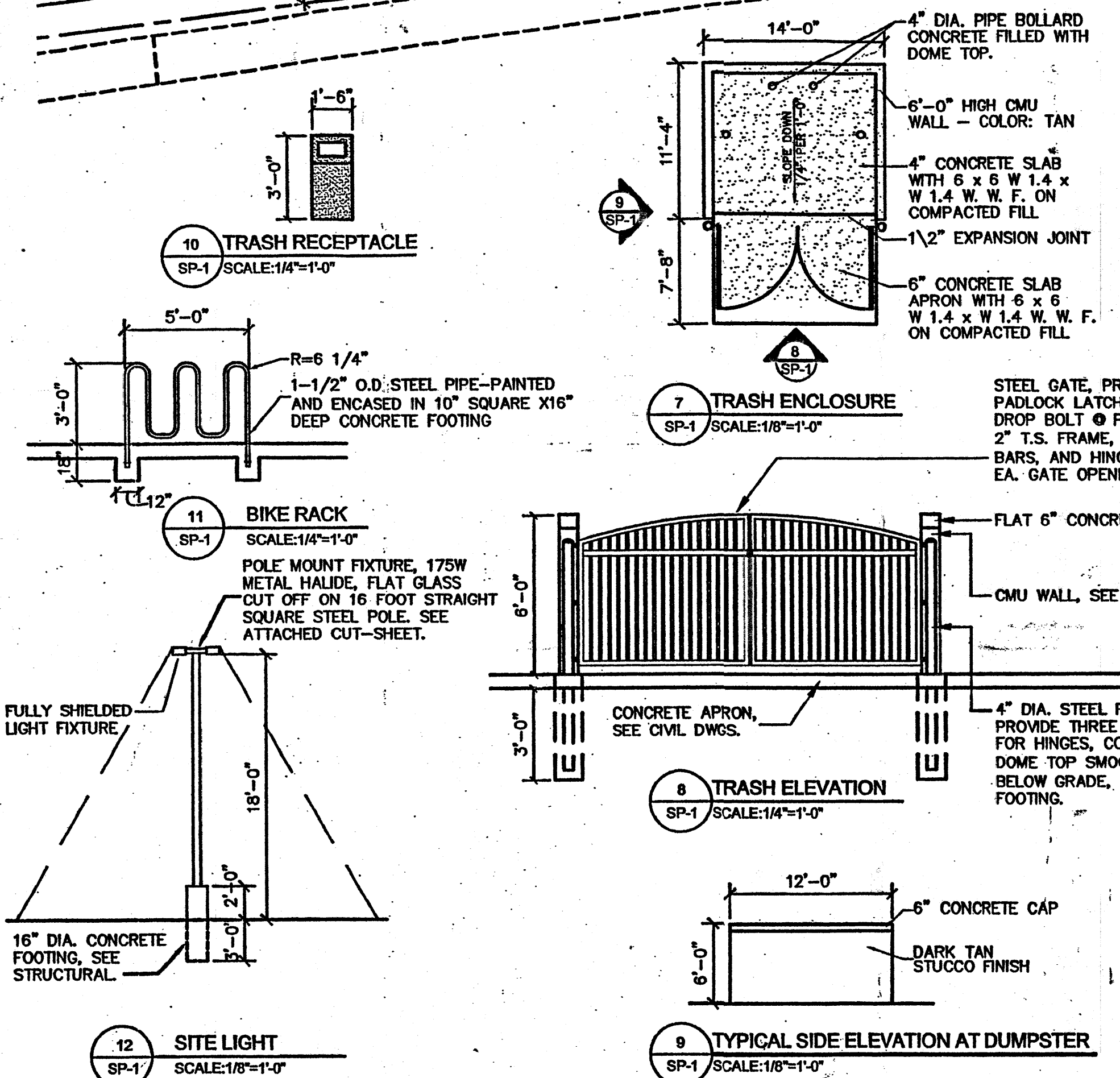
1 BIKE PER 20 PARKING SPACES
4 BIKE RACKS REQUIRED
4 BIKE RACKS PROVIDED

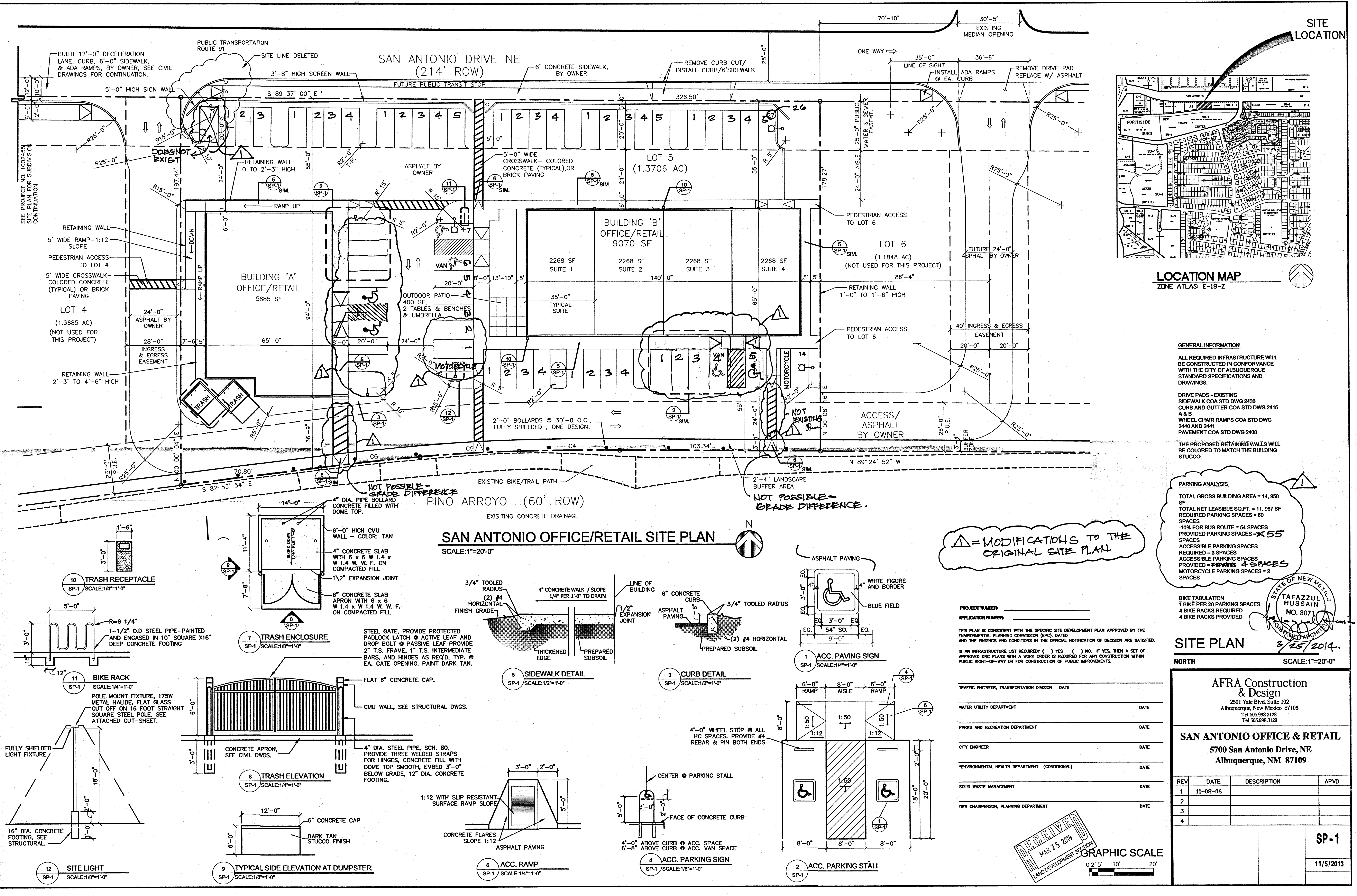
Fire Access Only
AFD PLANS CHECKING OFFICE
924-8844
APPROVED 11/21/06



GRAPHIC SCALE
0' 5' 10' 20'

SAN ANTONIO OFFICE/RETAIL SITE PLAN
SCALE: 1"=20'-0"





LOCATION MAP
ZONE ATLAS E-18-Z

GENERAL INFORMATION

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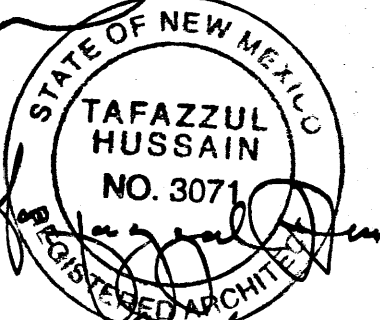
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PARKING ANALYSIS

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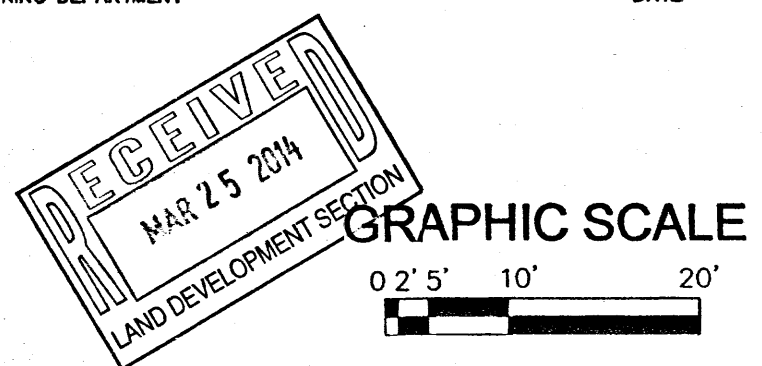


SITE PLAN
NORTH
SCALE: 1"=20'-0"

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PARKING ANALYSIS

TOTAL GROSS BUILDING AREA = 14, 958 SF
TOTAL NET LEASIBLE SQ.FT. = 11, 967 SF
REQUIRED PARKING SPACES = 60 SPACES
-10% FOR BUS ROUTE = 54 SPACES
PROVIDED PARKING SPACES = ~~54~~ 55 SPACES
ACCESSIBLE PARKING SPACES
REQUIRED = 3 SPACES
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& Design**

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