

SITE LOCATION: ZONE 2
FRECIPITATION: P = 2.60 inches

LAND TREATMENT: INCOMPACTED SOIL - TREATMENT A ANDSCAPE - TREATMENT B COMPACTED SOIL - TREATMENT C EUILDINGS & PAVING - TREATMENT D

EXCESS PRECIPITATION: TREATMENT A E = 0.53 inches TREATMENT B E = 0.78 inches TREATMENT C E = 1.13 inches TREATMENT D E = 2.12 inches

FEAK DISCHARGE: TREATMENT A = 1.56 cfs/acre **TREATMENT** B = 2.28 cfs/acre TREATMENT C = 3.14 cfs/acreTREATMENT D = 4.70 cfs/acre

### AREA DRAINING TO LUMBER

| · .         |    |            | EXISTING | PRO        | POSED          |
|-------------|----|------------|----------|------------|----------------|
| TOTAL AREA  | =  | 4.68 AC.   |          |            |                |
| "REATMENT A | =  | 0.00 AC. = | 0.0%     | 0.00 AC. = |                |
| "REATMENT B | == | 0.00 AC. = | 0.0%     | 0.70 AC. = | 15.0% (ASSUMED |
| TREATMENT C | =  | 4.68 AC. = | 100.0%   | 0.00 AC. = | 0.0%           |
| TREATMENT D |    | 0.00 AC. = |          | 3.98 AC. = | 85.0% (ASSUMED |
|             |    |            |          |            | •              |
|             |    |            |          |            |                |

ONSITE - EXCESS PRECIPITATION & VOLUMETRIC RUNOFF: **EXISTING RUNOFF:** 

WEIGHTED E=[(0.53)(0.00)+(0.78)(0.00)+(1.13)(4.68)+(2.12)(0.00)]/4.68= 1.13 inches

V100-6hr = (1.13)(4.683)/12 = 0.441acre ft = 19,200 cf**DEVELOPED RUNOFF:** 

WEIGHTED E=[(0.53)(0.00)+(0.78)(0.70)+(1.13)(0.00)+(2.12)(3.98)]/4.68= 1.92 inches

V100-6hr = (1.92)(4.68)/12 = 0.749 acre ft = 32,600 cf

ONSITE - PEAK DISCHARGE:

**EXISTING DISCHARGE:** Q100 = (1.56)(0.00) + (2.28)(0.00) + (3.14)(4.68) + (4.70)(0.00) = 14.7 cfsDEVELOPED DISCHARGE:

Q100 = (1.56)(0.00) + (2.28)(0.70) + (3.14)(0.00) + (4.70)(3.98) = 20.3 cfs

**RESULTS:** 

DEVELOPED VOLUMETRIC RUNOFF: 32,600 - 19,200 = 13,400 cf INCREASE IN RUNOFF VOLUME DEVELOPED PEAK DISCHARGE:

20.3 - 14.7 = 5.6 cfs INCREASE IN PEAK DISCHARGE

#### BENCH MARK

SCALE: 1" = 50'

DDODOCED

A.C.S. BENCHMARK REFERENCE: STATION "9-F18", A BRASS CAP IN MEDIAN ON SAN MATEO BLVD. NORTH OF MONTGOMERY ROAD. ELEVATION = 5209.56

# LEGAL DESCRIPTION

BLOCK G OF THE PLAT OF CASHWAY BUILDING MATERIALS, INC., ALLWOODS SUBDIVISION.

### AREA DRAINING TO MCLEOD

| TOTAL AREA  | = | 1.45 AC.   |          |                              |
|-------------|---|------------|----------|------------------------------|
| TREATMENT A | - | 0.00 AC. = | 0.0%     | 0.00  AC. = 0.0%             |
| TREATMENT B | = | 0.00 AC. = | 0.0%     | 0.22  AC. = 15.0%  (ASSUMED) |
| TREATMENT C | = | 1.45 AC. = | 100.0%   | 0.00  AC. = 0.0%             |
| TREATMENT D | = | 0.00 AC. = | 0.0%     | 1.23  AC. = 85.0%  (ASSUMED) |
|             |   |            | EVICTINO | PPOPOCED                     |

ONSITE - EXCESS PRECIPITATION & VOLUMETRIC RUNOFF: PROPOSED **EXISTING RUNOFF:** 

WEIGHTED E=[(0.53)(0.00)+(0.78)(0.00)+(1.13)(1.45)+(2.12)(0.00)]/1.45= 1.13 inches V100-6hr = (1.13)(1.45)/12 = 0.136 acre ft = 5,950 cf

DEVELOPED RUNOFF: WEIGHTED E=[(0.53)(0.00)+(0.78)(0.22)+(1.13)(0.00)+(2.12)(1.23)]/1.45

= 1.92 inches V100-6hr = (1.92)(1.45)/12 = 0.232 acre ft = 10,100 cf

ONSITE - PEAK DISCHARGE:

**EXISTING DISCHARGE:** Q100 = (1.56)(0.00) + (2.28)(0.00) + (3.14)(1.45) + (4.70)(0.00) = 4.6 cfsDEVELOPED DISCHARGE:

Q100 = (1.56)(0.00) + (2.28)(0.22) + (3.14)(0.00) + (4.70)(1.23) = 6.3 cfs**RESULTS:** 

DEVELOPED VOLUMETRIC RUNOFF:

10,100 - 5,950 = 4,150 cf INCREASE IN RUNOFF VOLUME DEVELOPED PEAK DISCHARGE: 6.3 - 4.6 = 1.7 cfs INCREASE IN PEAK DISCHARGE

ADJUSTED RESULTS PER PLAN TOTAL FLOWRATE TO LUMBER = 22.0 cfs (20.3+1.7) TOTAL FLOWRATE TO McLEOD = 4.6 cfs

## GENERAL LEGEND

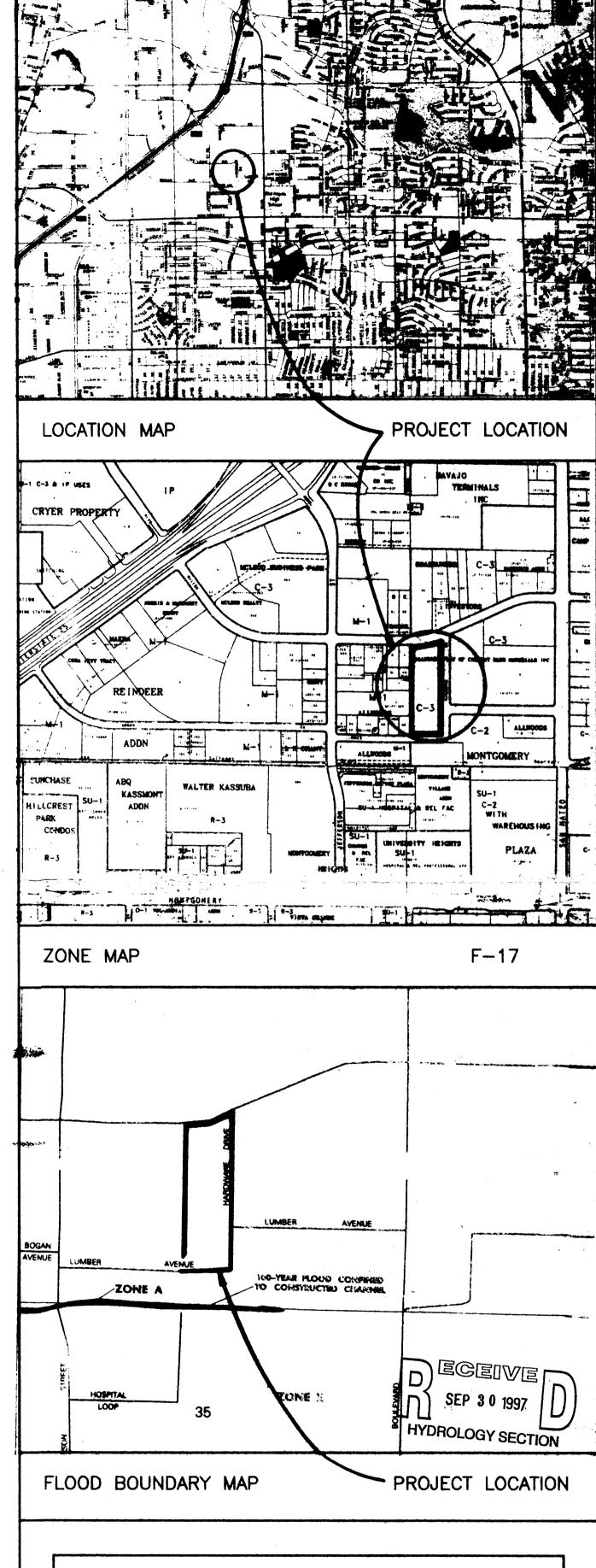
| EXISTING CONTOUR        | 75            |
|-------------------------|---------------|
| PROPOSED CONTOUR -      | <del>77</del> |
| EXISTING SPOT ELEVATION | × 48.55       |
| PROPOSED SPOT ELEVATION | 56.4          |
| FLOWLINE -              |               |
| FLOW DIRECTION ARROW    |               |
| TOP OF CURB ELEVATION   | тс            |
| TOP OF WALL ELEVATION   | TW            |
| FLOWLINE ELEVATION      | FL            |
| TOP OF ASPHALT          | TA            |
| POWER POLE              | PP            |

### DRAINAGE PLAN

CURRENTLY THE SUBJECT SITE IS UNDEVELOPED. APPROXIMATELY 75 PERCENT OF THE SITE DRAINS TO LUMBER AVE AND THE REMAINING 25 PERCENT DRAINS TO McLEOD ROAD. (SEE CALCULATIONS PROVIDED). DUE TO LIMITED DOWNSTREAM CAPACITIES, DISCHARGE TO MCLEOD SHALL BE LIMITED TO 4.6 cfs AS SHOWN. ALL OTHER RUNOFF CREATED BY FUTURE DEVELOPMENT SHALL BE CONVEYED TO LUMBER AVE. FUTURE GRADING AND DRAINAGE PLANS FOR DEVELOPMENT OF EACH INDIVIDUAL PARCEL WILL BE REQUIRED AND SHALL ACCEPT AND CONVEY ADJACENT FLOWS AS SHOWN ABOVE. EACH PLAN SHALL INCLUDE SEDIMENT CONTROL MEASURES TO LIMIT EROSION POTENTIAL.

THE CALCULATION PROVIDED HEREON ARE BASED ON AN ASSUMPTION OF A DEVELOPED CONDITION OF 85% IMPERVIOUS AND 15% LANDSCAPE. AS LOTS ARE PURCHASED AND DEVELOPED, EACH LOT WILL BE REQUIRED TO SUBMIT A DETAILED GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT.

THE EXISTING SURVEY INFORMATION SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY DONE BY RIO GRANDE SURVEYING CO., INC., IN AUGUST OF 1997. A SUBSEQUENT FIELD REVIEW BY THIS OFFICE REVEALED THAT THE INFORMATION SHOWN HEREON IS CONSISTENT WITH THE ACTUAL CONDITIONS THAT EXIST IN THE FIELD.

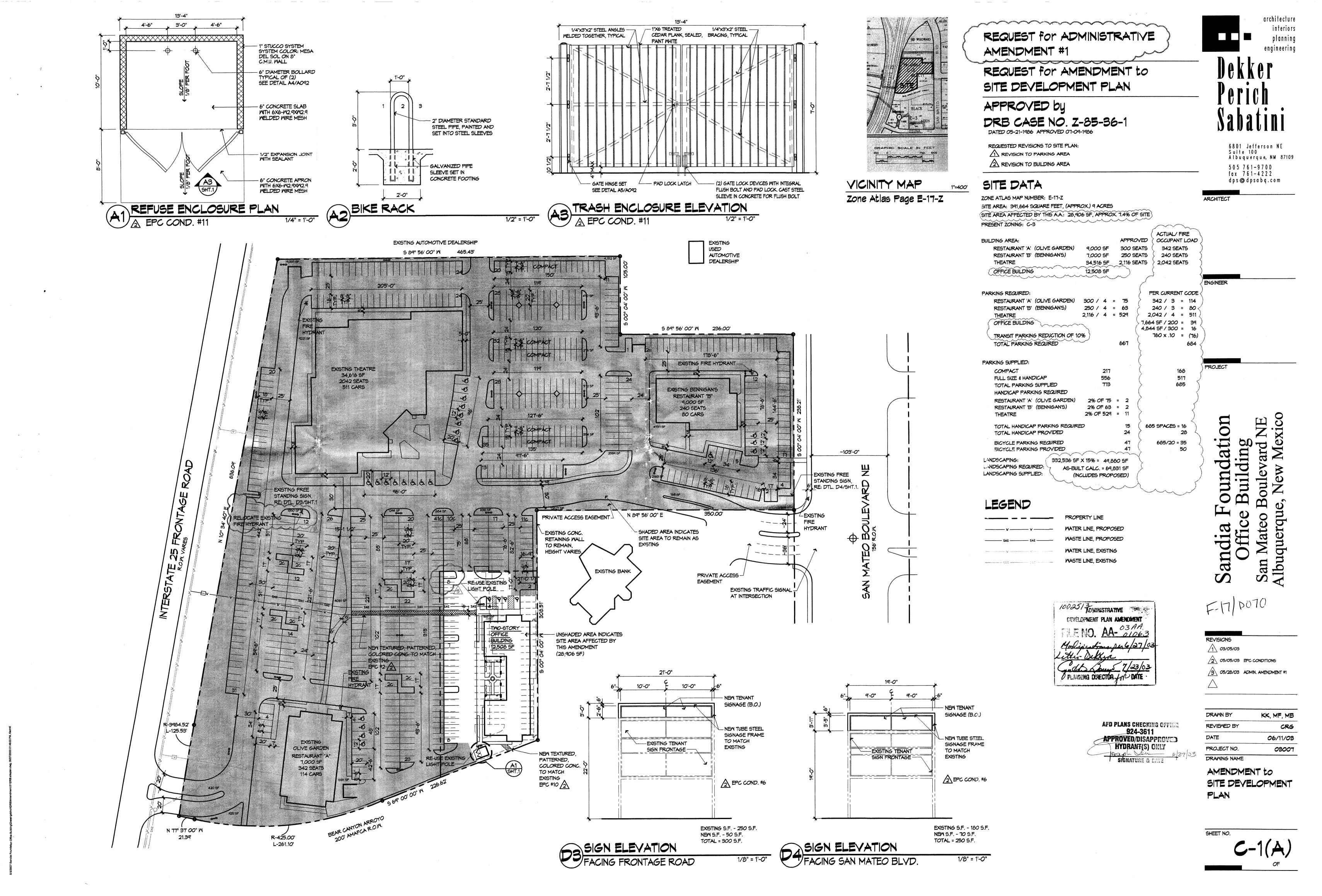


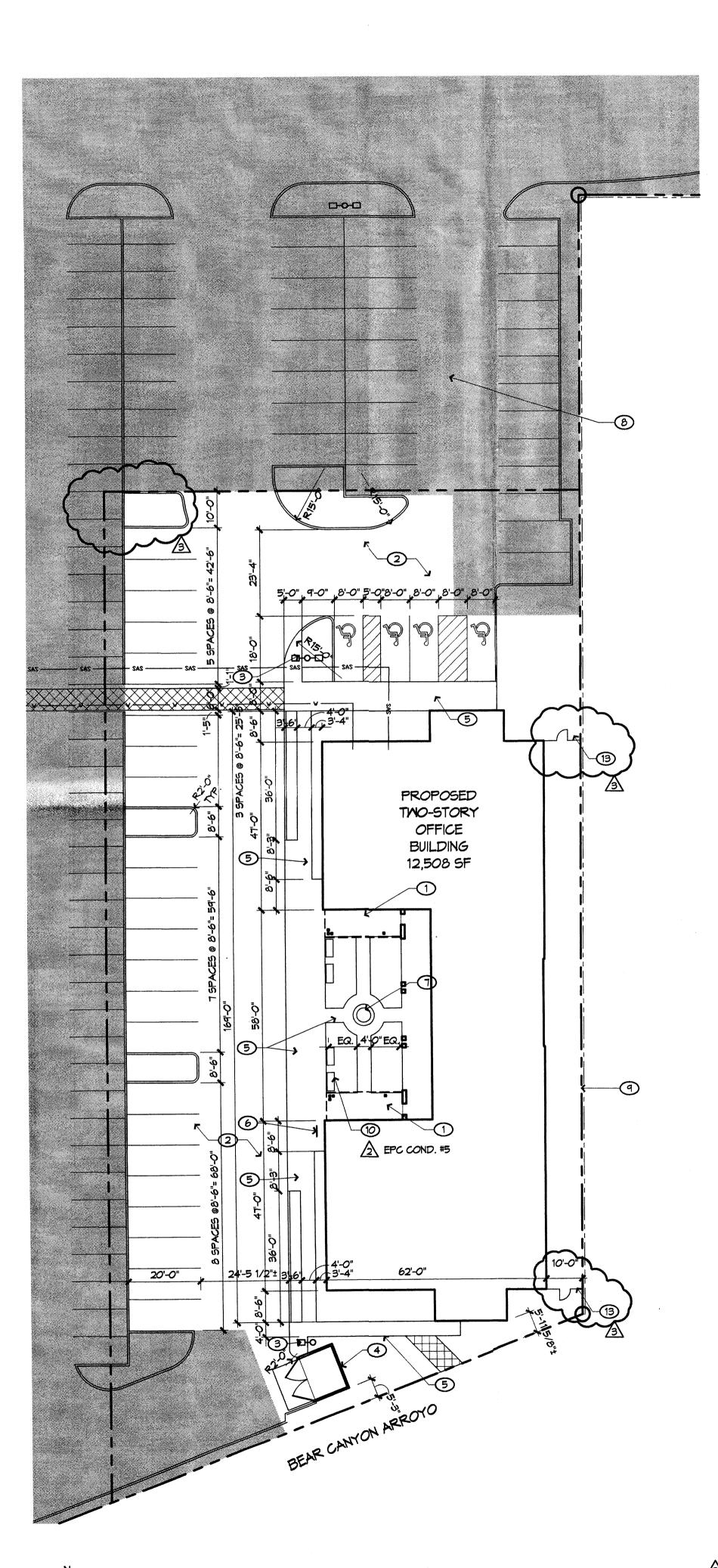
BLOCK G ALLWOODS SUBDIVISION CONCEPTUAL GRADING AND DRAINAGE PLAN

# KEMPER-VAUGHAN

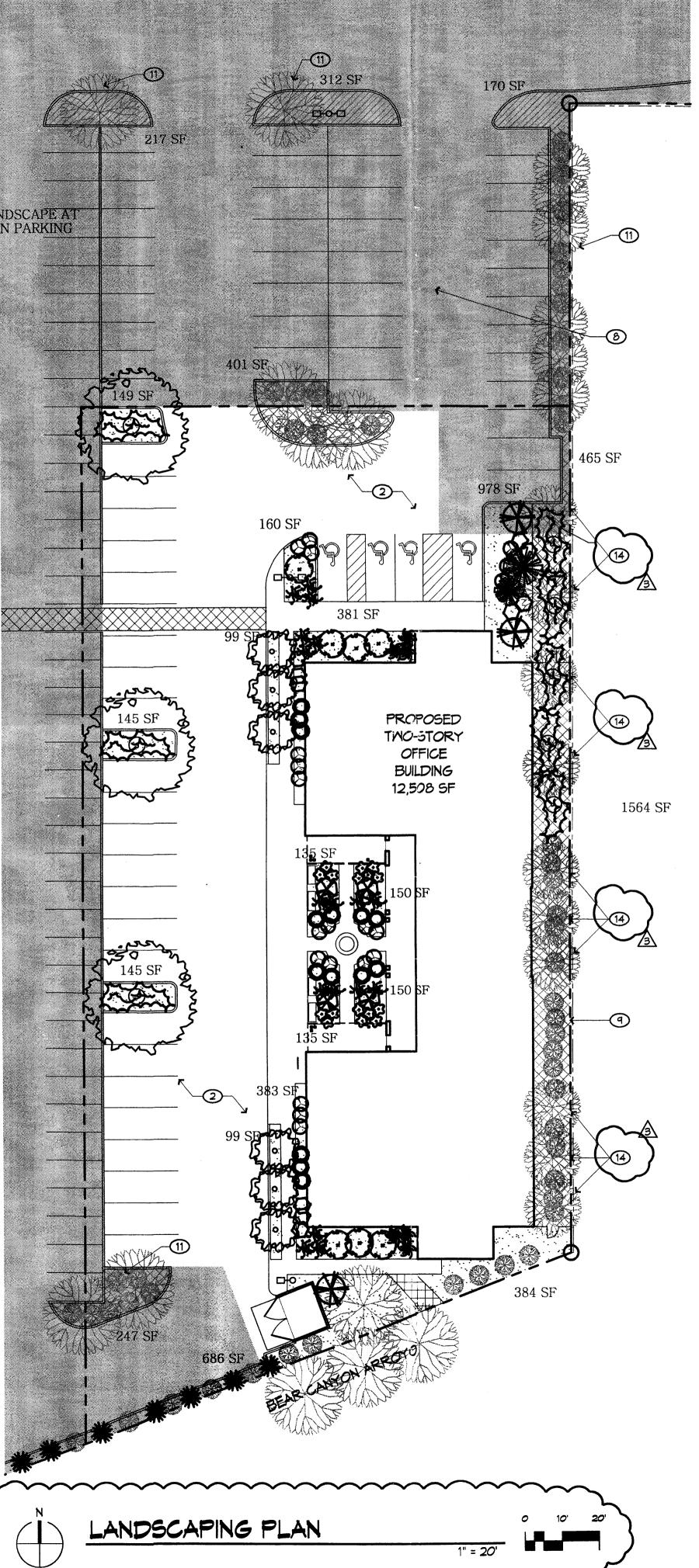
CONSULTING ENGINEERS

3700 COORS RD. N.W. . ALBUQUERQUE, NEW MEXICO 87120 . (505) 831-4520 Checked KRK Designed KRK Drawn Date AUGUST 1997 LIMBER





ENLARGED SITE DEVELOPMENT PLAN



#### GENERAL NOTES

- A. PLANTING AND IRRIGATION SHALL COMPLY WITH THE INTENT OF THE CITY OF ALBUQUERQUE WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE.
- B. TURF: THERE IS NO HIGH WATER USE TURF INCLUDED IN THE LANDSCAPE PLAN..
- C. MAINTENANCE OF PLANTING AND IRRIGATION SHALL BE THER RESPONSIBILITY OF THE PROPERTY OWNER.
- D. ALL PLANTING AREAS SHALL BE COVERED WITH SANTA ANA TAN GRAVEL MULCH, UNLESS OTHERWISE NOTED ON THE PLANS.
- . NATIVE GRASS SEEDING SHALL BE APPLIED OVER GRAVEL MULCH INSTALLATION. CONTRACTOR SHALL EVENLY DISTRIBUTE GRASS SEED BY HAND, AND THEN SOW WILDFLOWER SEED MIX THROUGHOUT AREA WITH CONCENTRATIONS IN SWALES AND WATER HARVESTING AREAS. CONTRACTOR SHALL RAKE SEED INTO THE GRAVEL MULCH AND THEN THROUGHLY WATER THE SEEDED AREA.
- WATER SHALL BE APPLIED TO THE LANDSCAPING VIA A FULLY AUTOMATED IRRIGATION SYSTEM.
- ALL IRRIGATION ZONES SHALL BE DRIP. THE RUN TIMES FOR THE VARIOUS ZONES SHALL BE APPROXIMATELY 30 MINUTES. RUN TIMES SHALL BE ADJUSTED ACCORDING TO SEASON. THE POINT OF CONNECTION FOR THE IRRIGATION SYSTEM SHALL BE COORDINATED WITH THE OVERALL WATER SERVICE TO THE PROPERTY
- H. EXISTING TREES AWAY FROM THE PROPOSED BUILDING WILL BE PROTECTED DURING CONSTRUCTION. EXISTING TREES ADJACENT TO THE NEW BUILDING WILL BE PROTECTED AND PRESERVED WHERE FEASIBLE. PLANT LEGEND

### OKEYED NOTES

- 1. COVERED PORTAL
- 2. ASPHALT PAVING RELOCATED EXISTING SITE LIGHTING
- REFUSE ENGLOSER PER COA STANDARDS 6" THICK CONCRETE SIDEMALK
- 3 SPACE BICYCLE RACK, 1:20 AUTOS, RE: DTL. A2/5HT.1 DECORATIVE FOUNTAIN
- 8. SHADED AREA INDICATES SITE AREA TO REMAIN AS EXISTING EXISTING CONCRETE RETAINING WALL ALONG EAST
  - PROPERTY LINE, VARIES IN HEIGHT 3'-7'
- 10. 5'-0" LONG BENCH, TYP. (4) 11. EXISTING TREE TO REMAIN
- 12. NOT USED
- EPC COND. #12
- 13. STEEL SECURITY FENCE WITH 3'-O" WIDE GATE. 14. EXISTING TREE TO BE REMOVED



architecture

interiors

planning

engineering

6801 Jefferson NE Suite 100 Albuquerque, NM 87109 505 761-9700 fax 761-4222 dps@dpsabq.com

ARCHITECT

POTENTILLA (M) 16 Potentilla fruticosa 2 Gal.

AUTUMN SAGE (M) 10

Spiraea japonica 5 Gal. Salvia greggii RED TIP PHOTINIA (M) 3 Photinia fraseri 5 Gal. 64sf

TAM JUNIPER (M) 24 Juniperus sabina 5 Gal. 225sf

Symbol indicates 3 plants

SYCAMORE (M) 3

PURPLE-LEAF PLUM (M) 6

INDIAN HAWTHORN (M) 4

SHIROBANA SPIRAEA (H) 7

Raphiolepis indica

Platanus spp.

Prunus spp. 1 1/2" Cal.

SANTE FE BROWN GRAVEL WITH FILTER FABRIC

EXISTING SOD

**EXISTING GRAVEL** TO BE FRESHEN-UP

LANDSCAPE NOTES: Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

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.

S.F. Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

| FU | Š |
|----|---|
|    |   |

PALM YUCCA (L) 2

**EXISTING TREES & SHRUBS** 

ROSEMARY (M) 14 Rosmarinus officianalis 2 Gal. 36sf

GAURA (M) 17

1 Gal.

PAMPUS GRASS (M) 7 Cortaderia selloana

Gaura lindheimeri

FOUNTAIN GRASS (M) 6 Pennisetum aloepecuroides

OVERSIZED GRAVEL & 3 BOULDERS

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 fied to 1/2" polypipe with flush caps at each end.

WILDFLOWER 21

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.

# LANDSCAPE CALCULATIONS

#### NET LANDSCAPE AREA

| TOTAL LOT AREA              | 51979 | square fee  |
|-----------------------------|-------|-------------|
| TOTAL BUILDINGS AREA        | 12508 | square fee  |
| OFFSITE AREA                | 0     | square fee  |
| NET LOT AREA                | 39471 | square fee  |
| LANDSCAPE REQUIREMENT       | 15%   | <del></del> |
| TOTAL LANDSCAPE REQUIREMENT | 5920  | square fee  |
| TOTAL LANDSCAPE PROVIDED    | 7555  | square fee  |
| TOTAL BED PROVIDED          | 4179  | square fee  |
| TOTAL SOD PROVIDED          | 0     | square fee  |
| TOTAL NATIVE SEED PROVIDED  | 0     | square fee  |
| TOTAL EXISTING LANDSCAPE    | 3376  | square fee  |

REVISIONS 03/05/03

2 05/05/03 EPC CONDITIONS 3 05/28/03 ADMIN. AMENDMENT #1

Build

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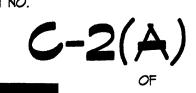
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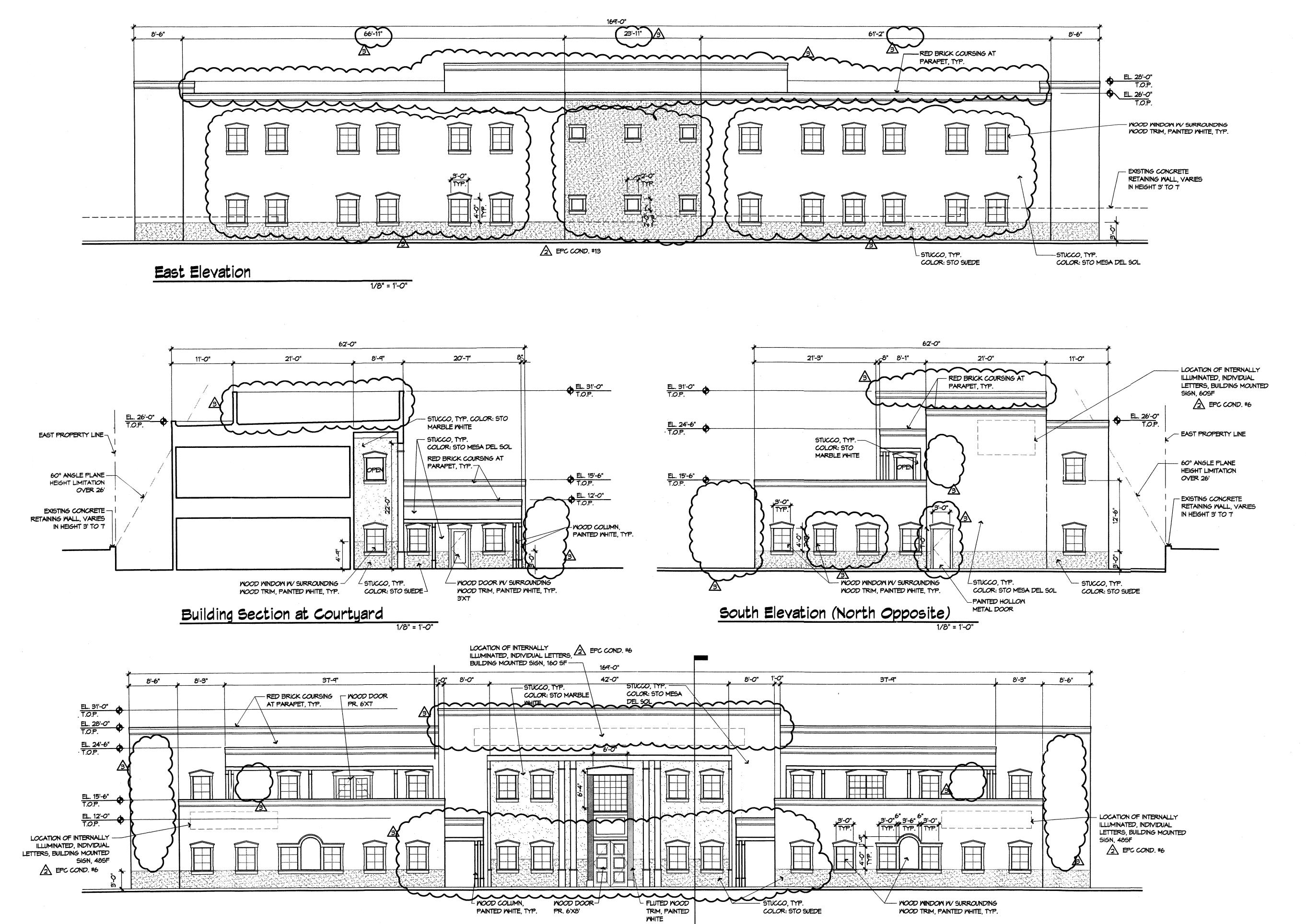
San Mateo I Albuquerque

DRAWN BY KK, MF, MB REVIEWED BY

DATE 06/11/03 PROJECT NO. 03007 DRAWING NAME

ENLARGED SITE DEVELOPMENT PLAN & LANDSCAPE PLAN





West Elevation

1/8" = 1'-0"



ENGINEER

ARCHITECT

PROJEC

Sandia Foundation Office Building San Mateo Boulevard NE Albuquerque, New Mexico

| REVIS       |          |                     |
|-------------|----------|---------------------|
|             | 03/05/03 | EPC CONDITIONS      |
|             |          | ADMIN. AMENDMENT #1 |
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|             |          |                     |

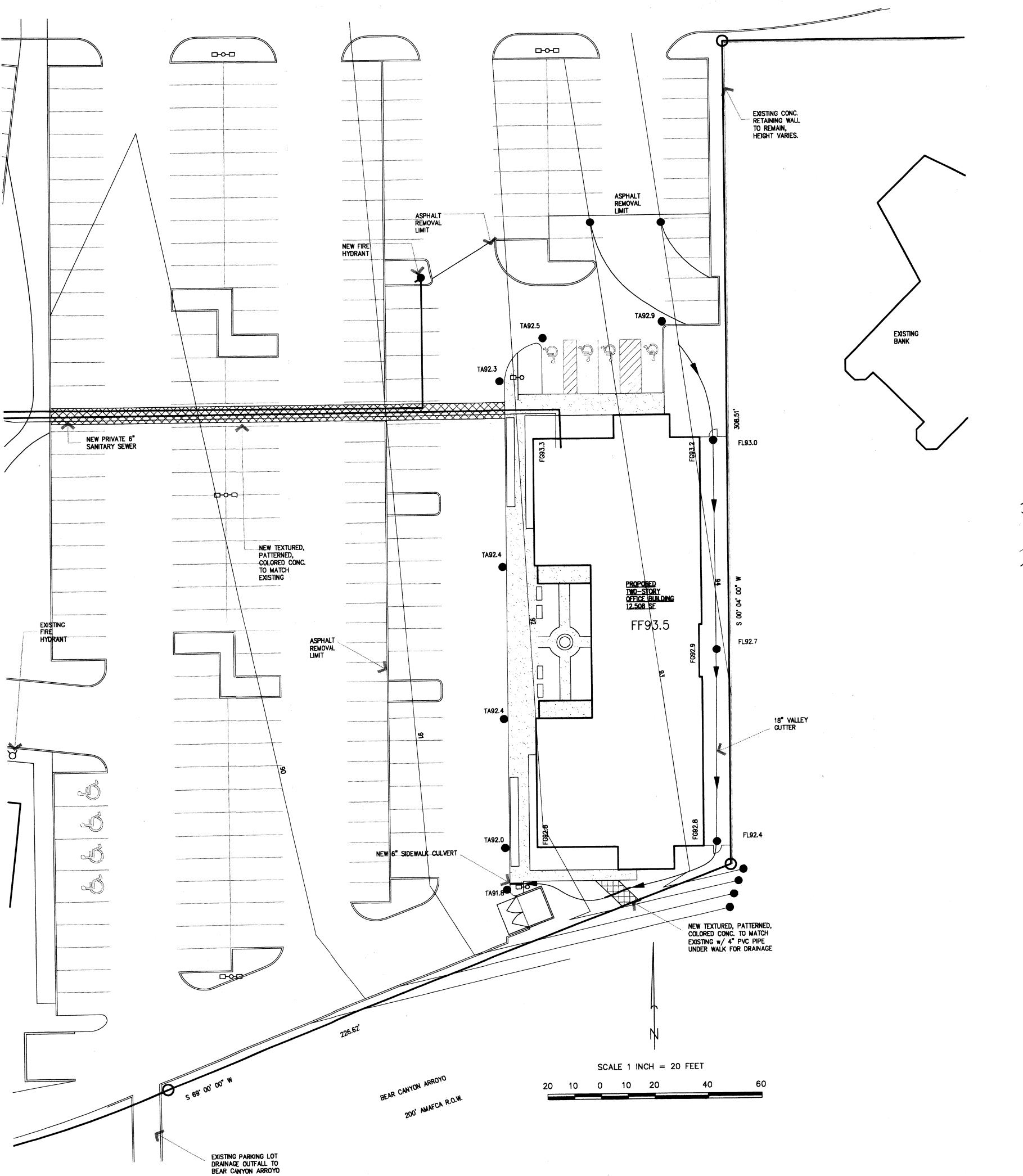
| DRAWN BY     | KK, MF, MB |
|--------------|------------|
| REVIEWED BY  | CRG        |
| DATE         | 06/11/03   |
| PROJECT NO.  | 03007      |
| DRAWING NAME |            |

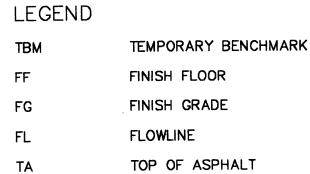
ELEVATIONS

0 4' 8' 10 SCALE: 1/8" = 1'-0"

SHEET NO.

C-3(A)





TCP TOP OF CONCRETE TOP OF CURB TOP OF EARTH PAD

TOP OF SIDEWALK TOP OF WALL FIRE HYDRANT

WATER METER WATER VALVE

MANHOLE CATCH BASIN GRATE

GAS MATER GAS VALVE LIGHT POLE

POWER POLE **GUY WIRE** 

PED ELEC. OR TEL. PEDESTAL

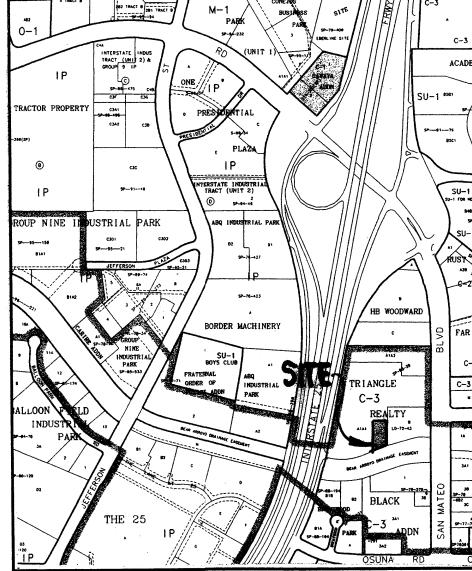
RD ROOF DRAINAGE POINT

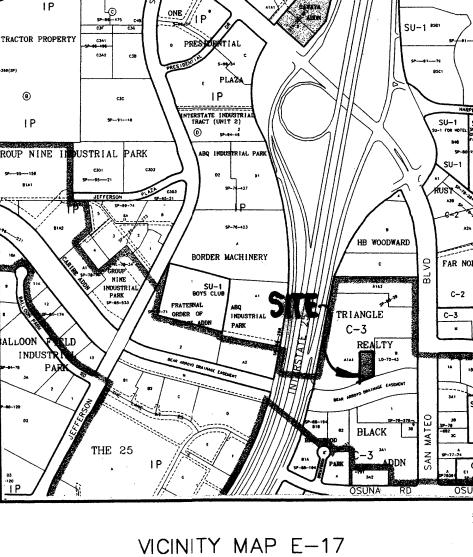
FEMA FLOODPLAIN BOUNDARY DRAINAGE BASIN BOUNDARY EROSION SETBACK LINE

EXISTING SPOT ELEVATION XX.XX

PROPOSED SPOT ELEVATION •XX.XX -XX.XX-RECORD SPOT ELEVATION XX.XX

EXISTING CONTOUR





# DRAINAGE NOTES

EXISTING SITE CONDITIONS The proposed development is located in the "San Mateo Theater/Restaurant Complex". The proposed site is presently developed as a paved parking lot. The existing project is filed in the PWD/Hydrology system as file È-17/D18. The existing grading and drainage plan was approved on Sept. 3, 1986. The plan is based on a direct discharge scheme. The discharge is directed to the Bear Canyon Arroyo which is adjacent to the site.

#### PROPOSED SITE CONDITIONS

The proposed drainage scheme is in comformance with the existing conditions.

An area of paving a bit larger than the proposed building will be removed and regraded slightly to provide drainage away from the building and onto the existing asphalt pavement. The existing drainage pattern will not be disturbed and the drainage volume and peak discharge, while slightly smaller due to increased landscaping, will essentially be the same as present conditions.

A Conceptual Grading and Drainage Plan dated March 05, 2003 was submitted to and approved by PWD/Hydrology. This plan is to intended to replace that plan. The primary differences in the two plans being that this plan has a finish floor six inches higher than the approved plan and this plan has lowered the earth surface behind the building so that it is below the finished floor elevation. Since the differences are both positive in nature it is respectively requested that this plan be approved as the Conceptual Grading and Drainage Plan for the subject project.



architecture

PROJECT

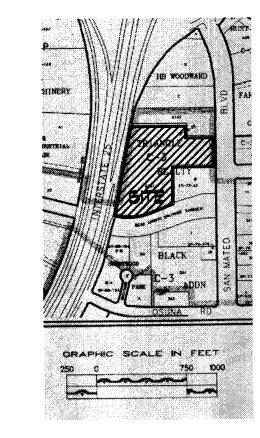
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Building Boulevie, New San Mateo Bo Albuquerque, Sandia F Office

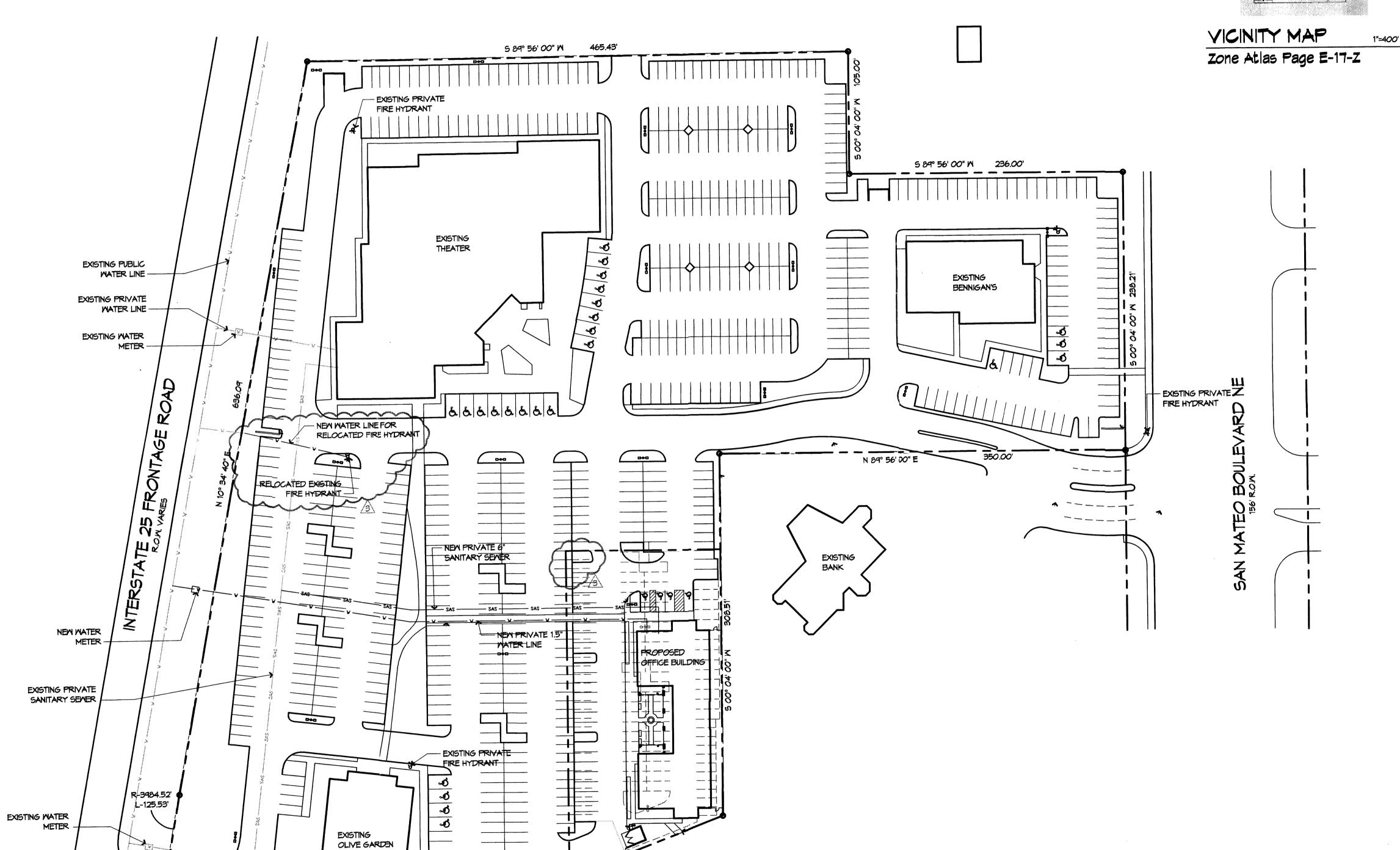
| REVISIONS   |                         |
|-------------|-------------------------|
| 06/03/03    | GRADING AROUND BUILDING |
| $\triangle$ |                         |
| $\triangle$ |                         |
| $\wedge$    |                         |
|             |                         |

DRAWN BY JJB REVIEWED BY JJB DATE 06/03/03 PROJECT NO. DRAWING NAME

CONCEPTUAL GRADING AND DRAINAGE PLAN

SHEET NO.





EXISTING PRIVATE WATER LINE

EXISTING SAS MANHOLE -

> N "77° 37' 00" M 21.39"

EXISTING PRIVATE
SANITARY SEMER

SITE DEVELOPMENT PLAN

LEGEND

PROPERTY LINE

WATER LINE, PROPOSED

WASTE LINE, EXISTING

WASTE LINE, EXISTING

architecture interiors planning engineering

Dekker Perich Sabatini

> 6801 Jefferson NE Suite 100 Albuquerque, NM 87109 505 761-9700 fax 761-4222 dps @ dpsabq.com

ARCHITEC

220 15

San Mateo Boulevard NE

REVISIONS

1 03/05/03

2 05/05/03 EPC CONDITIONS
3 05/28/03 ADMIN. AMENDMENT #1

DRAWN BY KK, MF, MB
REVIEWED BY CRG
DATE 06/11/03
PROJECT NO. 03007

AMENDMENT to CONCEPTUAL UTILITIES PLAN

DRAWING NAME

SHEET NO.

C201