

1. LIGHTING WILL CONSIST OF 2-BUILDING-MOUNTED INCANDESCENT LIGHT ON EAST AND WEST ELEVATIONS
2. THE SIGNAGE WILL CONSIST OF A BUILDING MOUNTED SIGN-SEE ELEVATIONS
3. THIS SITE PLAN CONFORMS WITH AND APPROVED SITE PLAN CASE #Z-80-87-6
4. CURRENT ZONING IS SU1-C1 AND IP USES.
5. WATER AND SEWER:
PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SERVICE TO THE SITE MUST BE VERIFIED AND COORDINATED WITH THE CITY OF ALBUQUERQUE UTILITY DEPARTMENT.
6. BUILDINGS:
BUILDING HEIGHT:
BUILDING STRUCTURE SHALL NOT EXCEED 26 FEET IN HEIGHT.
BUILDING TYPES:
BUILDING WILL BE STEEL FRAME PICHED ROOF.
BUILDINGS WILL BE METAL SIDING.
BUILDING COLORS:
TAN ROOF AND SIDES-LIGHT GREEN TRIM-SEE ELEVATIONS.
7. THIS SITE WILL COMPLY WITH THE REQUIREMENTS OF THE STREET TREE ORDINANCE AND APPROVED SITE PLAN CASE #Z-80-87-6
8. THE LANDSCAPING PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.
9. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

1. ENTRANCE PER COA STANDARD DRAWING #2426.
2. EXISTING CURB AND GUTTER.
3. REMOVE EXISTING CURB
4. ASPHALT PAVING

LOT 4, VALCANO BUSINESS PARK, CONTAINING 43,565 S.F. (1.0008 AC)
ZONING: SU1-CI AND IP USES

PROPOSED USAGE:	AUTOMOTIVE MAINTANCE/OFFICE/WAREHOUSE
LOT AREA:	43,585 S.F. (1.0001ACRE)
OFFICE AREA :	275 S.F.
GROSS BUILDING AREA:	3600.00 S.F. PHASE 1 2400.00 S.F. PHASE 2
CONSTRUCTION TYPE:	2N STEEL BUILDING, STEEL FRAME INTERIOR FRAMING

NET LOT AREA 35,420.00 SF ±

LANDSCAPING REQUIRED: ONE STREET TREE PER 100 LINEAL FEET OF FRONTAGE PER
APPROVED SITE PLAN CASE #Z-80-87-6

ONE SPACE /200 SF OFFICE 275 SF -2 REQ'D	
ONE SPACE PER 2000 SF WAREHOUSE 3300 SF - 2 REQUIRED	
ONE HC SPACE VAN ACCESSIBLE-25 AND LESS 1 REQ'D	
ONE HC SPACE VAN ACCESSIBLE-25 AND LESS 1 REQ'D	
TOTAL PARKING PROVIDED:	4 SPACES
TOTAL PARKING REQUIRED:	4 SPACES
HC PARKING REQUIRED:	1 SPACE (1 VAN)
HC PARKING PROVIDED:	1 SPACE (1 VAN)
BICYCLE SPACES REQUIRED:	1 SPACES
BICYCLE SPACES PROVIDED:	1 SPACES

Is an Infrastructure List required? () Yes (X) 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.

Traffic Engineering Transportation Division

Utilities Development

Parks and Recreation Department

Brady L. Byles
City Engineer

Michael Holton
Solid Waste Management

Sheran Nelson
DRB Chairperson Planning Department

5-5-04
Date

5/5/04

5/5/04

Date 5/15/11

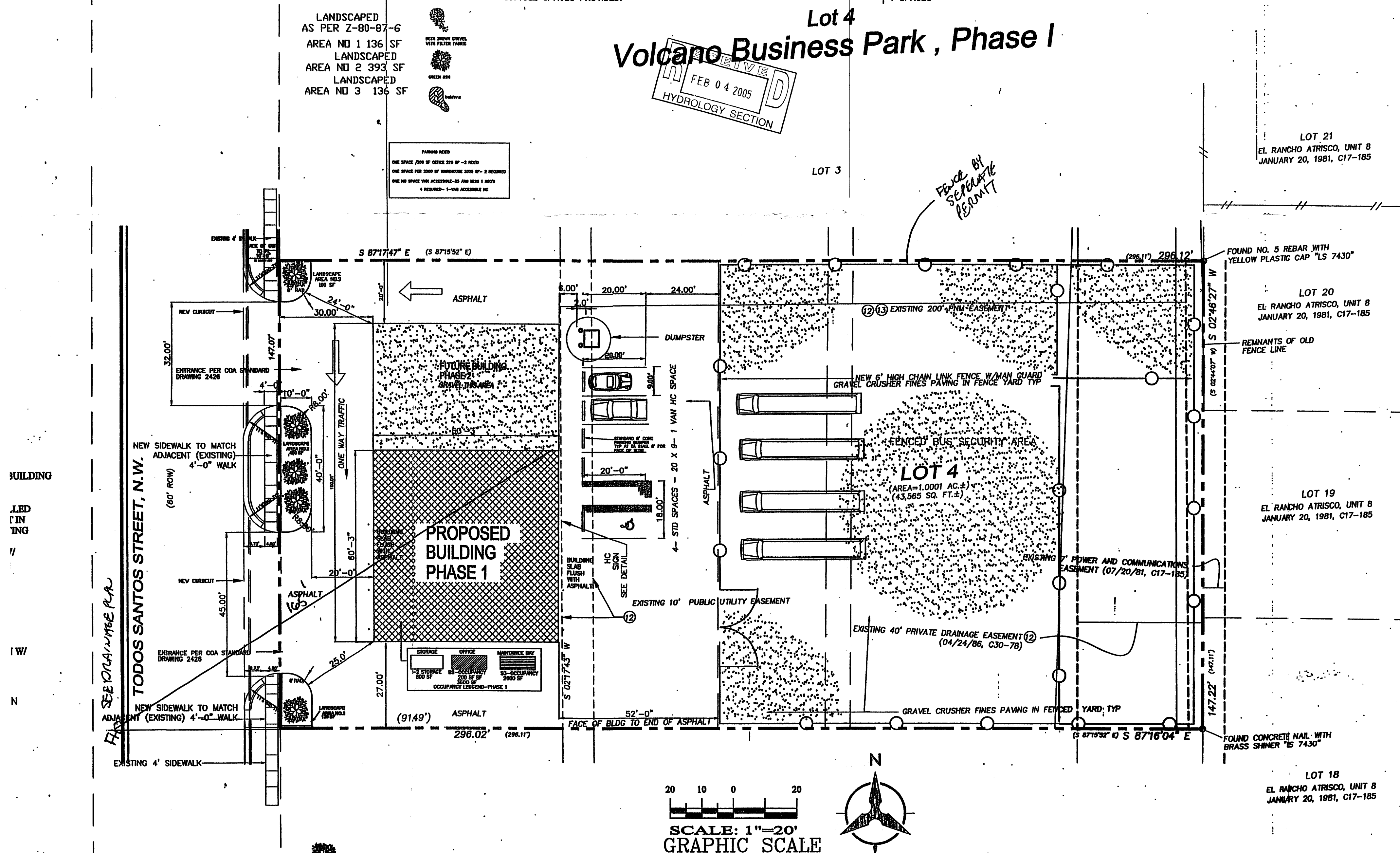
5/5/84
Date

5-5-04

Date _____

5/5/04

Date _____



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

ALBUQUERQUE
BUILDING & SAFETY

MAY 25 2004

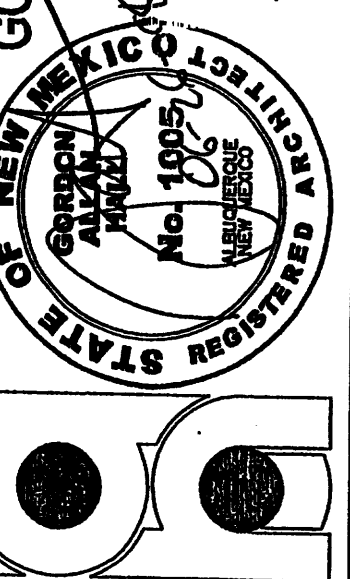
**U.B.C.
PLAN CHECK
SECTION**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
GONZALES BUS
MAINTENANCE FACILITY

DATE
FEB 25 2004
REVISIONS R-5
DRAWN BY
GAH

**GORDON ALLAN HALL
ARCHITECT**
18 TRAILS ROAD EAST
PLACITAS, NEW MEXICO

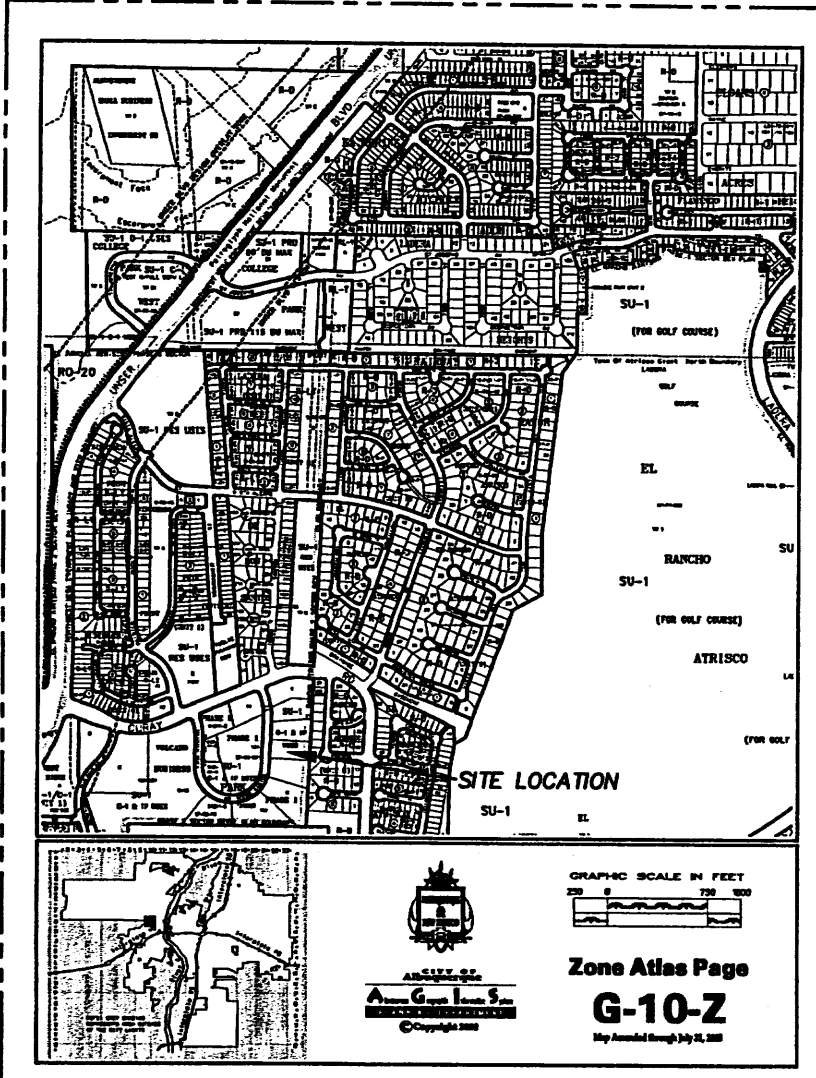
Office (505)450-4707
EMAIL GHALL@TVI.EDU
Mobile 505-450-4707



5

Ultra Designs, Inc.

Dr. David Samstein - Architectural Designer
Phone 505-440-9808 Email dsamstein@bwwonline.com



LOCATION MAP G-10
ZONING DESIGNATION = SU-1; C-1 AND IP USES

FIRM PANEL NO. 0326D

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING LOT 4 VOLCANO BUSINESS PARK SUBDIVISION (3020 TODOS SANTOS STREET N.W.) ARE CONTAINED HEREON:

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 1.0 ACRES AND IS LOCATED SOUTH OF THE INTERSECTION OF TODOS SANTOS STREET N.W. AND QUIRAY ROAD N.W. AND EAST OFF OF TODOS SANTOS STREET N.W. THE SITE IN ITS PRESENT CONDITION IS VACANT AND SLOPES FROM WEST TO EAST TOWARDS THE 40' FOOT PRIVATE DRAINAGE EASEMENT. ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL 0326D, DATED SEPTEMBER 20, 1996, THIS SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

PROPOSED CONDITIONS

AS SHOWN ON THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF A 6000 SQ. FT. METAL BUILDING ALONG WITH ASSOCIATED PAVED PARKING AND LANDSCAPED AREAS. THE BUILDING USE WILL BE FOR A MECHANICS SHOP. THE DEVELOPED RUN-OFF WILL BE DIRECTED EAST TOWARDS THE EXISTING 40' FOOT PRIVATE DRAINAGE EASEMENT. THE EASEMENT IS A WELL DEFINED DIRT SWALE, WHICH SLOPES FROM SOUTH TO NORTH. A DRAINAGE REPORT WAS PREPARED BY LARRY READ & ASSOCIATES FOR ALLRITE ROOFING SYSTEMS (3040 PAINTED ROCK DR. N.W., G10-D29G). THE REPORT INCLUDES AN ANALYSIS OF THE TOTAL BASIN IN WHICH LOT 4 VOLCANO BUSINESS PARK IS A PART OF. INCLUDED WITH THIS SUBMITTAL ARE COPIES FROM THE ABOVE REFERENCED REPORT BY MR. READ. THE 100-YEAR HYDROLOGIC CALCULATIONS PROVIDE A QUANTITATIVE ANALYSIS FOR EACH TRACT OF LAND, FOR THE FULLY DEVELOPED CONDITIONS. ALL THE SITES REFERENCED ON THE REPORT ARE ALLOWED FREE DISCHARGE. THE CALCULATIONS WHICH APPEAR HEREON, ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL VOLUME II, DESIGN CRITERIA DATED 1997, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUN-OFF GENERATED.

PROJECT AREA = 1.0015 ac.
BUS MAINTENANCE FACILITY
ZONE
PRECIPITATION: 360 = 2.20 in.
1440 = 2.66 in.
10day = 3.67 in.

EXCESS PRECIPITATION:

TREATMENT A 0.44 in. 1.29 cfs/ac.
TREATMENT B 0.67 in. 2.03 cfs/ac.
TREATMENT C 0.89 in. 2.87 cfs/ac.
TREATMENT D 1.97 in. 4.37 cfs/ac.

PEAK DISCHARGE:

EXISTING CONDITIONS: PROPOSED CONDITIONS:
AREA
TREATMENT A 1.0015 ac. 0.1685 ac.
TREATMENT B 0 ac. 0.014 ac.
TREATMENT C 0 ac. 0.416 ac.
TREATMENT D 0 ac. 0.402 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = (0.44 x 1.00) + (0.67 x 0.00) + (0.89 x 0.00) + (1.97 x 0.00) / 1.00 ac.
= 0.44 in.

V100-360 = (0.44 x 1.00) / 12 = 0.036722 ac-ft = 1600 CF

EXISTING PEAK DISCHARGE:

Q100 = (1.29 x 1.00) + (2.03 x 0.00) + (2.87 x 0.00) + (4.37 x 0.00) = 1.29 CFS

PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.44 x 0.17) + (0.67 x 0.01) + (0.89 x 0.42) + (1.97 x 0.40) / 1.00 ac.
= 1.29 in.

V100-360 = (1.29 x 1.00) / 12.0 = 0.107275 ac-ft = 4673 CF

V100-1440 = (0.11) + (0.40 x 2.66 - 2.20) / 12 = 0.122685 ac-ft = 5344 CF

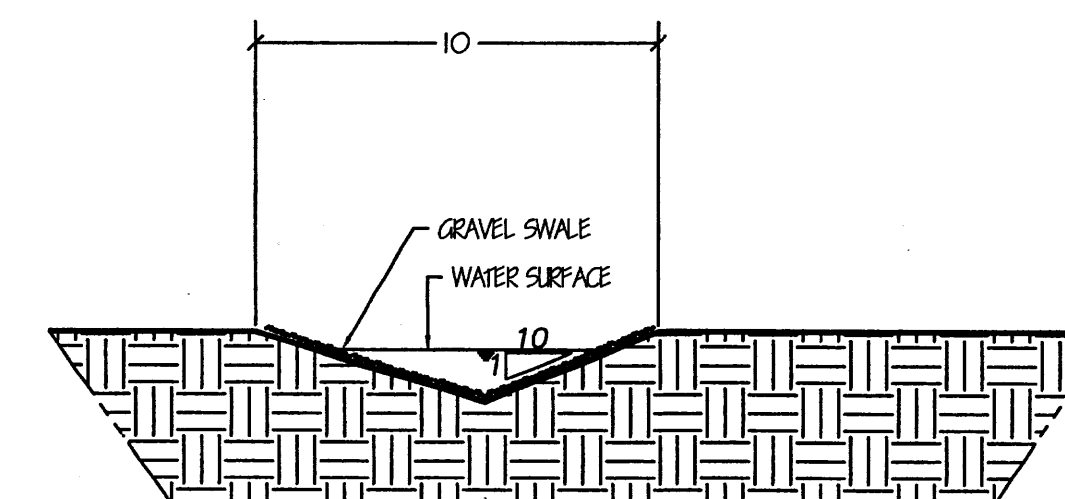
V100-10day = (0.11) + (0.40 x 3.67 - 2.20) / 12 = 0.156520 ac-ft = 6818 CF

PROPOSED PEAK DISCHARGE:

Q100 = (1.29 x 0.17) + (2.03 x 0.01) + (2.87 x 0.42) + (4.37 x 0.40) = 3.51 CFS

INCREASE 3.51 CFS - 1.29 CFS = 2.22 CFS

GRADING AND DRAINAGE PLAN Lot 4 Volcano Business Park, Phase I



SECTION A-A (Typical)

not scale

SYMBOL LEGEND

EXISTING CONTOUR --- 5136 ---
EXISTING CONTOUR --- 36 ---
DESIGNED SPOT ELEVATION 38.50 TC
PROPERTY LINE ---
EASEMENT LINE ---
FLOW DIRECTION ←
EXISTING SPOT ELEVATION +36.1
DOWN SPOUT □

ABBREVIATION LEGEND

TOP OF CON. PAD --- TCP
TOP OF CURB --- TC
TOP OF ASPHALT --- TA
FLOWLINE --- FL
TOP OF WALL --- TW

- DESCRIPTION
- A TEN (10') FOOT PUBLIC UTILITY EASEMENT TRAVERSING ACROSS THE INSURED LAND FROM NORTH TO SOUTH. A PUBLIC DRAINAGE EASEMENT RESERVED ACROSS THE EASTERLY FORTY (40) FEET OF THE INSURED LAND AND A PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT RESERVED ACROSS THE EASTERLY TWO HUNDRED (200) FEET OF THE INSURED LAND, AS SHOWN ON THE RECORDED PLAT FILED APRIL 24, 1996, IN VOLUME C30, FOLIO 78. AFFECTS SUBJECT PROPERTY - AS SHOWN (DRAINAGE EASEMENT IS DESIGNATED AS PRIVATE ON RECORD PLAT)
 - EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO FILED DECEMBER 8, 1990, RECORDED IN BOOK D 818, PAGE 312, AS DOCUMENT NO. 32287, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PROPERTY - AS SHOWN
 - NEW MEXICO FILED MARCH 20, 1996, RECORDED IN BOOK MSC. 333A, PAGE 202, AS DOCUMENT NO. 8004848, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PROPERTY - AS SHOWN
 - DRAINAGE COVENANT WITH THE CITY OF ALBUQUERQUE, FILED JULY 13, 1995, RECORDED IN BOOK BOR 85-18, PAGE 8304, AS DOCUMENT NO. 80068848, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PROPERTY - AS SHOWN

NOTE TO CONTRACTOR

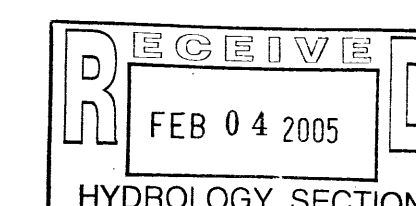
- An excavation/construction permit will be required before beginning any work within the City right-of-way. Approved copy of this plan must be submitted at the time of application for permit.
- All work detailed in this plan to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with City of Albuquerque Standard Specification for Public Works Construction.
- Two working days prior to any excavation, contractor must contact line locating Services at (505) 260-1990 for locating existing utilities.
- Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all construction. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
- Backfill compaction shall be according to residential use.
- All work on this project shall be performed in accordance with applicable Federal, State and local laws, rules and regulations concerning construction safety and health.

EROSION CONTROL MEASURES

- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION. HE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE:
A) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BARRIERS, DICES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.
B) ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN CROOKED FROM THE SITE AND DEPOSITED THERE.

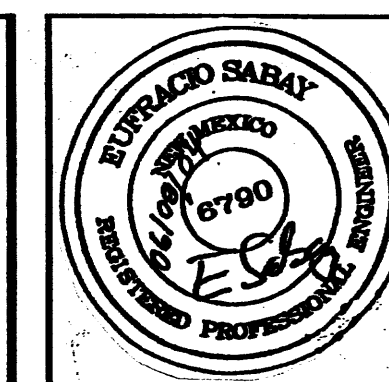
BENCHMARK INFORMATION

C.O.A. BENCHMARK USED 4-510 LOCATED WITHIN THE PUBLIC DRAINAGE RUN, SOUTHWEST CORNER OF LOT 12A EL RANCHO ATREDO DE LOS SANTOS ELEVATION: 5123.402
T.B.M. LOCATED AT THE TOP OF CURB IN THE PROJECTION OF THE EAST-WEST PROPERTY LINE. SQUARE MARK PAINTED ELEVATION: 5138.36 SEE PLAN DRAWING



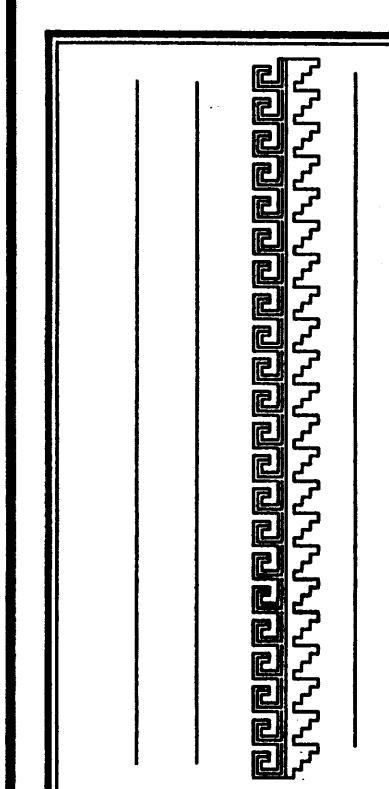
Legal Description

LOT NUMBERED FOUR (4) OF VOLCANO BUSINESS PARK PHASE I, A SUBDIVISION IN ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1996, IN PLAT BOOK C30, FOLIO 78.



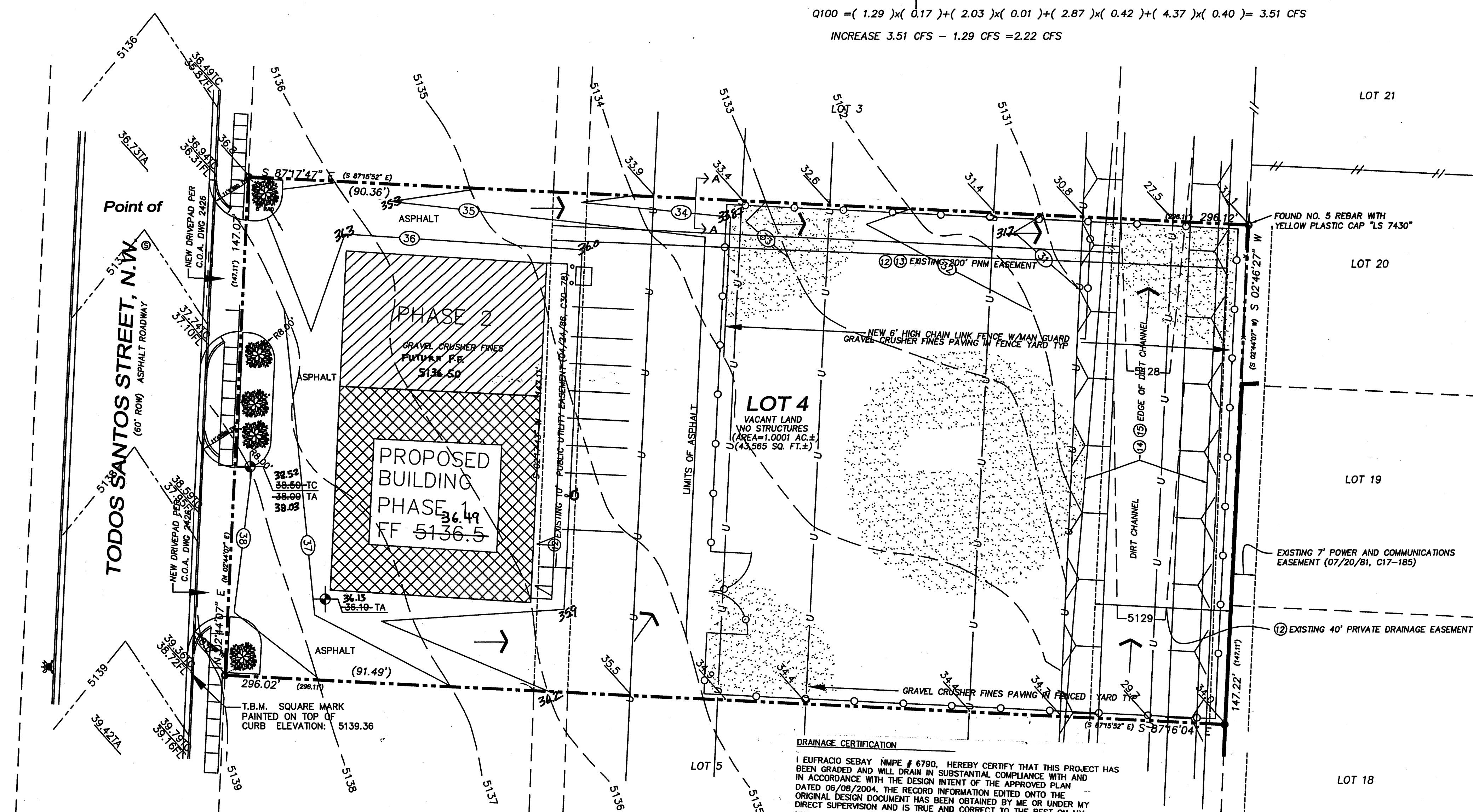
JOB NO: XXXXXXXX
DATE: JUNE 2004
REVISIONS

Sheet Title
GRADING & DRAINAGE PLAN
Drawn By: H Hood & B.M.
Checked By: B.M.



Project Name
PROPOSED BUS MAINTENANCE FACILITY
3020 TODOS SANTOS ST. NW
ALBUQUERQUE, NEW MEXICO

SHEET NO.
GD



DRAINAGE CERTIFICATION

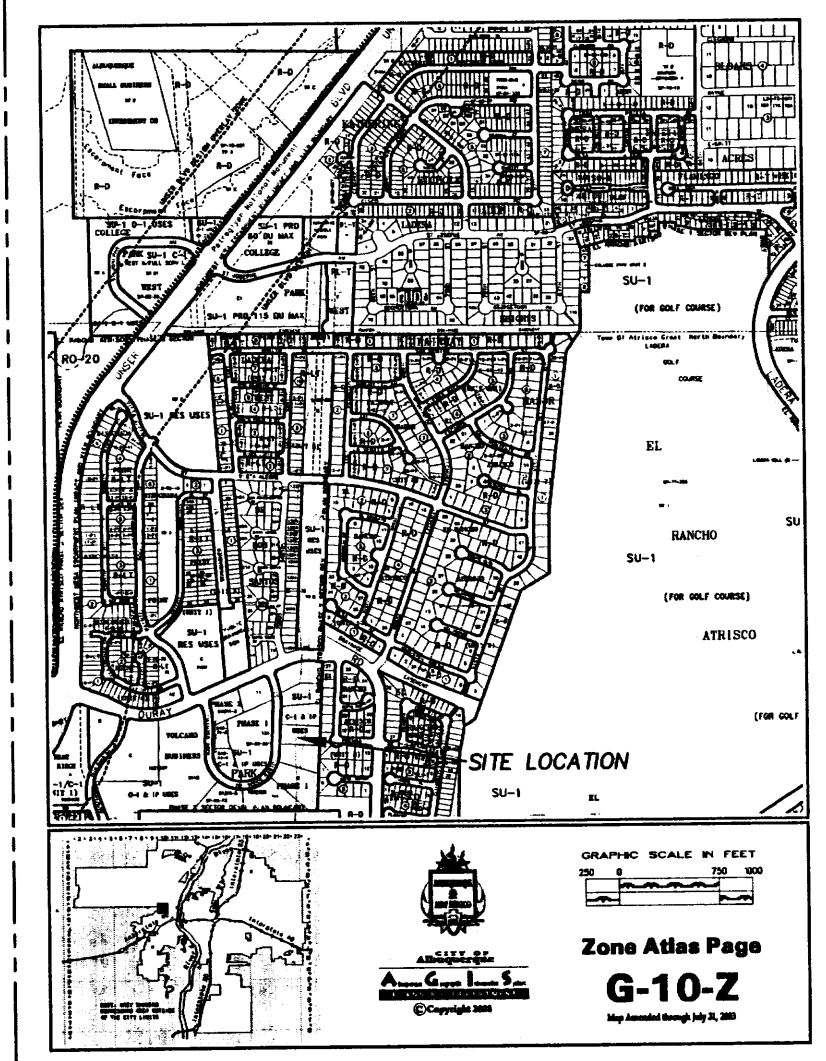
I EUFRAZIO SEBAY NMPE # 6790, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADDED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 06/08/2004. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR RELEASE OF CERTIFICATE OCCUPANCY.

NOTE:

- PROPOSED 6" CURB ON THE WEST HAS BEEN MOVED TO THE WEST PROPERTY LINE. AS SHOWN ON THE PLAN DRAWING

AS-BUILT DESIGNATION
38.50
38.00
OR
38.50





LOCATION MAP G-10
ZONING DESIGNATION = SU-1; C-1 AND IP USES

FIRM PANEL NO. 0326D

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING LOT 4 VOLCANO BUSINESS PARK SUBDIVISION (3020 TODOS SANTOS STREET N.W.) ARE CONTAINED HEREON:

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 1.0 ACRES AND IS LOCATED SOUTH OF THE INTERSECTION OF TODOS SANTOS STREET N.W. AND OURAY ROAD N.W. AND EAST OFF OF TODOS SANTOS STREET N.W. THE SITE IN ITS PRESENT CONDITION IS VACANT AND SLOPES FROM WEST TO EAST TOWARDS THE 40' FOOT PRIVATE DRAINAGE EASEMENT. ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL 0326D, DATED SEPTEMBER 20,1996, THIS SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

PROPOSED CONDITIONS

AS SHOWN ON THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF A 6000 SQ. FT. METAL BUILDING ALONG WITH ASSOCIATED PAVED PARKING AND LANDSCAPED AREAS. THE BUILDING USE WILL BE FOR A MECHANICS SHOP. THE DEVELOPED RUN-OFF WILL BE DIRECTED EAST TOWARDS THE EXISTING 40' FOOT PRIVATE DRAINAGE EASEMENT. THE EASEMENT IS A WELL DEFINED DIRT SWALE, WHICH SLOPES FROM SOUTH TO NORTH. A DRAINAGE REPORT WAS PREPARED BY LARRY READ & ASSOCIATES FOR ALLRITE ROOFING SYSTEMS (3040 PAINTED ROCK DR. N.W., G10-D29G). THE REPORT INCLUDES AN ANALYSIS OF THE TOTAL BASIN IN WHICH LOT 4 VOLCANO BUSINESS PARK IS A PART OF, INCLUDED WITH THIS SUBMITTAL ARE COPIES FROM THE ABOVE REFERENCED REPORT BY MR. READ. THE 100-YEAR HYDROLOGIC CALCULATIONS PROVIDE A QUANTITATIVE ANALYSIS FOR EACH TRACT OF LAND, FOR THE FULLY DEVELOPED CONDITIONS. ALL THE SITES REFERENCED ON THE REPORT ARE ALLOWED FREE DISCHARGE. THE CALCULATIONS WHICH APPEAR HEREON, ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRE AND SMALLER BASINS; AS SET FORTH IN THE REVISION OF SECTION 22.2 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL VOLUME II, DESIGN CRITERIA DATED 1997, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUN-OFF GENERATED.

PROJECT AREA = 1.0015 ac.
BUS MAINTENANCE FACILITY
ZONE 1
PRECIPITATION: 360 = 2.20 in.
1440 = 2.66 in.
10day = 3.67 in.

EXCESS PRECIPITATION:

TREATMENT A 0.44 in.
TREATMENT B 0.67 in.
TREATMENT C 0.99 in.
TREATMENT D 1.97 in.

PEAK DISCHARGE:

1.29 cfs/ac.
2.03 cfs/ac.
2.87 cfs/ac.
4.37 cfs/ac.

EXISTING CONDITIONS:

TREATMENT A 1.0015 ac.
TREATMENT B 0 ac.
TREATMENT C 0 ac.
TREATMENT D 0 ac.

PROPOSED CONDITIONS:

AREA 0.1685 ac.
0.014 ac.
0.416 ac.
0.402 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = (0.44 x 1.00) + (0.67 x 0.00) + (0.99 x 0.00) + (1.97 x 0.00) / 1.00 ac.
= 0.44 in.
V100-360 = (0.44 x 1.00) / 12 = 0.036722 ac-ft = 1600 CF

EXISTING PEAK DISCHARGE:

Q100 = (1.29 x 1.00) + (2.03 x 0.00) + (2.87 x 0.00) + (4.37 x 0.00) = 1.29 CFS

PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.44 x 0.17) + (0.67 x 0.01) + (0.99 x 0.42) + (1.97 x 0.40) / 1.00 ac.
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V100-360 = (1.29 x 1.00) / 12.0 = 0.107275 ac-ft = 4673 CF

V100-1440 = (0.11) + (0.40 x 2.66 - 2.20) / 12 = 0.122685 ac-ft = 5344 CF

V100-10day = (0.11) + (0.40 x 3.67 - 2.20) / 12 = 0.156520 ac-ft = 6818 CF

PROPOSED PEAK DISCHARGE:

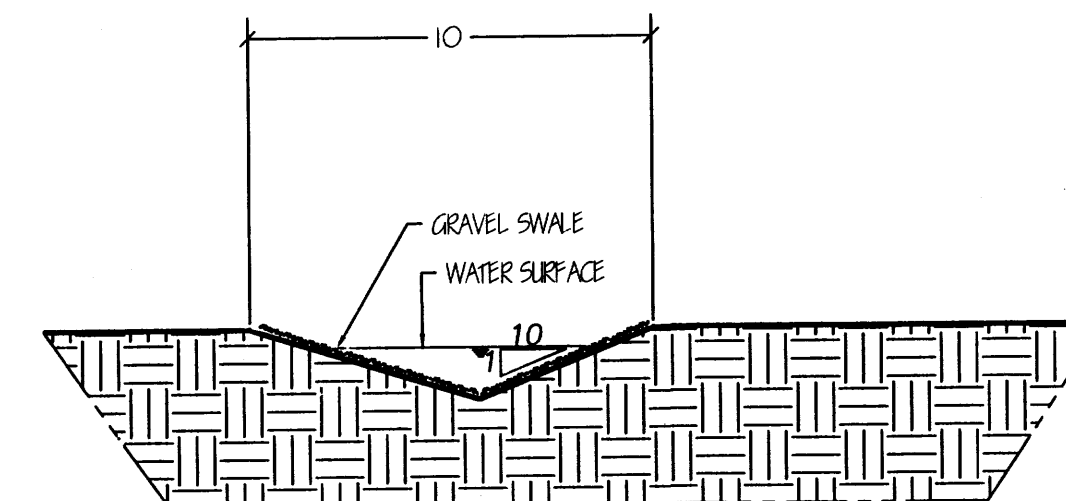
Q100 = (1.29 x 0.17) + (2.03 x 0.01) + (2.87 x 0.42) + (4.37 x 0.40) = 3.51 CFS

INCREASE 3.51 CFS - 1.29 CFS = 2.22 CFS

GRADING AND DRAINAGE PLAN

Lot 4

Volcano Business Park , Phase I



SECTION A-A (Typical)

not scale

SYMBOL LEGEND

EXISTING CONTOUR	---	5136
EXISTING CONTOUR	---	36
DESIGNED SPOT ELEVATION	36.50 TC 36.00	
PROPERTY LINE	---	
EASEMENT LINE	---	
FLOW DIRECTION	←	
EXISTING SPOT ELEVATION	+36.1	
DOWN SPOUT	□	
ABBREVIATION LEGEND		
TOP OF CON. PAD	-	TCP
TOP OF CURB	-	TC
TOP OF ASPHALT	-	TA
FLOWLINE	-	FL
TOP OF WALL	-	TW

DESCRIPTION

- A TEN (10') FOOT PUBLIC UTILITY EASEMENT TRAVERSING ACROSS THE INSURED LAND FROM NORTH TO SOUTH, A PUBLIC DRAINAGE EASEMENT RESERVED ACROSS THE EASTERLY FORTY (40) FEET OF THE INSURED LAND AND A PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT RESERVED ACROSS THE EASTERLY TWO HUNDRED (200) FEET OF THE INSURED LAND, AS SHOWN ON THE RECORDED PLAT FILED APRIL 24, 1986, IN VOLUME C30, FOLIO 78. AFFECTS SUBJECT PROPERTY - AS SHOWN (DRAINAGE EASEMENT IS DESIGNATED AS PRIVATE ON RECORD PLAT)
- EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO FILED DECEMBER 6, 1986, RECORDED IN BOOK D 816, PAGE 312, AS DOCUMENT NO. 32287, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PROPERTY - AS SHOWN
- NEW MEXICO, FILED MARCH 20, 1986, RECORDED IN BOOK MSC. 333A, PAGE 202, AS DOCUMENT NO. 86024248, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PROPERTY - AS SHOWN
- DRAINAGE COVENANT WITH THE CITY OF ALBUQUERQUE, FILED JULY 13, 1985, RECORDED IN BOOK BOR 95-16, PAGE 6304, AS DOCUMENT NO. 85068849, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PROPERTY - AS SHOWN

NOTE TO CONTRACTOR

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- All work detailed in this plan to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with City of Albuquerque Standard Specification for Public Works Construction.
- Two working days prior to any excavation, contractor must contact line locating Services at (505) 260-1990 for locating existing utilities.
- Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all construction. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
- Backfill compaction shall be according to residential use.
- All work on this project shall be performed in accordance with applicable Federal, State and local laws, rules and regulations concerning construction safety and health.

EROSION CONTROL MEASURES

- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION. THE FOLLOWING MEASURES ARE REQUIRED:
 - ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERM, DIRT, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.
 - ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN CROD FROM THE SITE AND DEPOSITED THERE.

BENCHMARK INFORMATION

C.O.A. BENCHMARK USED 4-G10, LOCATED WITHIN THE PUBLIC DRAINAGE R/W, SOUTHWEST CORNER OF LOT 13A E. RANCHO ATRISCO DE LOS SANTOS, ELEVATION: 5123.402
T.B.M. LOCATED AT THE TOP OF CURB IN THE PROJECTION OF THE EAST-WEST PROPERTY LINE. SQUARE MARK, PAINTED. ELEVATION: 5130.36 SEE PLAN DRAWING

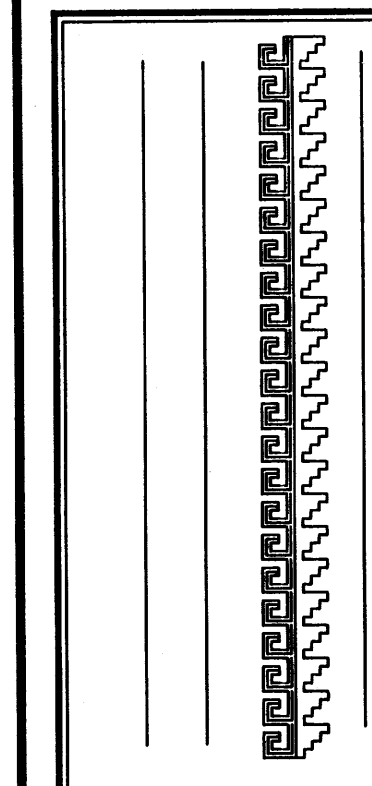
Legal Description

LOT NUMBERED FOUR (4) OF VOLCANO BUSINESS PARK PHASE I, A SUBDIVISION IN ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1986, IN PLAT BOOK C30, FOLIO 78.



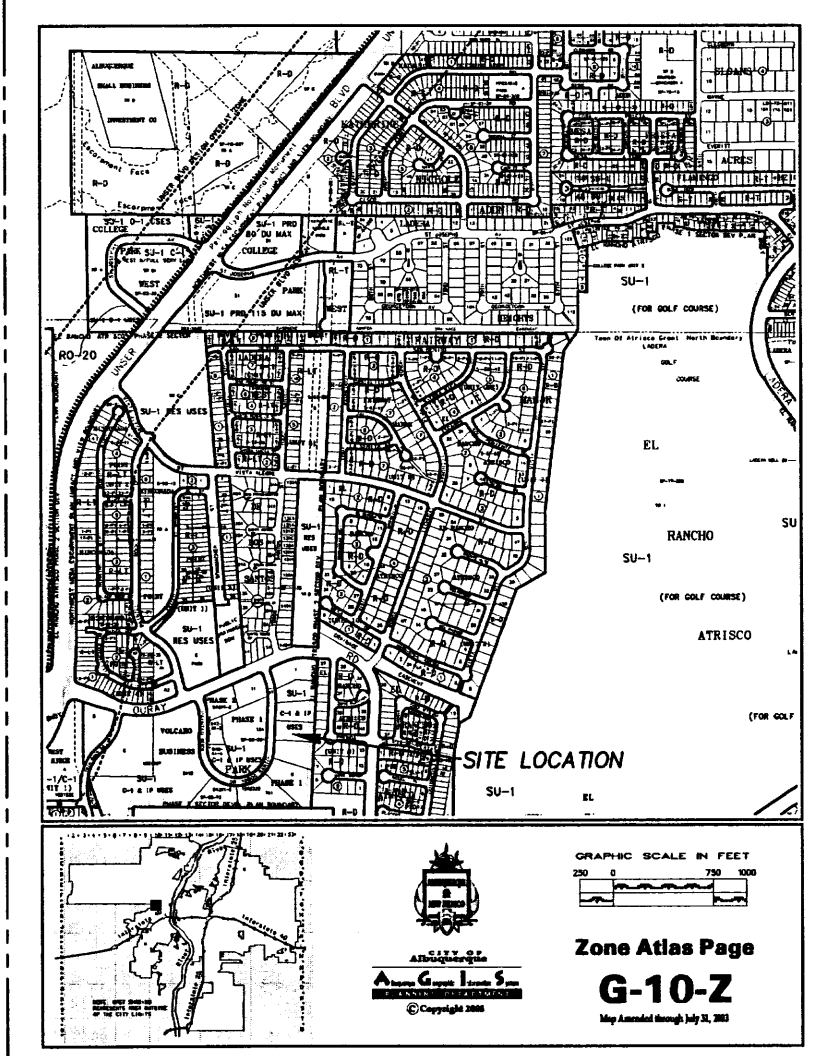
JOB NO:	XXXXXXX
DATE:	JUNE 2004
REVISIONS	

Sheet Title	GRADING & DRAINAGE PLAN
Drawn By:	H Hood & BJM
Checked By:	BJM



Project Name	PROPOSED BUS MAINTENANCE FACILITY 3020 TODOS SANTOS ST. NW ALBUQUERQUE, NEW MEXICO
--------------	--

SHEET NO.	GD
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LOCATION MAP G-10

ZONING DESIGNATION = SU-1; C-1 AND IP USES

FIRM PANEL NO. 0326D

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING LOT 4 VOLCANO BUSINESS PARK SUBDIVISION (3020 TODOS SANTOS STREET N.W.) ARE CONTAINED HEREON:

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 1.0 ACRES AND IS LOCATED SOUTH OF THE INTERSECTION OF TODOS SANTOS STREET N.W. AND O'RAY ROAD N.W. AND EAST OFF OF TODOS SANTOS STREET N.W. THE SITE IN ITS PRESENT CONDITION IS VACANT AND SLOPES FROM WEST TO EAST TOWARDS THE 40' FOOT PRIVATE DRAINAGE EASEMENT. ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL 0326D, DATED SEPTEMBER 20,1996, THIS SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

PROPOSED CONDITIONS

AS SHOWN ON THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF A 6000 SQ. FT. METAL BUILDING ALONG WITH ASSOCIATED PAVED PARKING AND LANDSCAPED AREAS. THE BUILDING USE WILL BE FOR A MECHANICS SHOP. THE DEVELOPED RUN-OFF WILL BE DIRECTED EAST TOWARDS THE EXISTING 40' FOOT PRIVATE DRAINAGE EASEMENT. THE EASEMENT IS A WELL DEFINED DIRT SWALE, WHICH SLOPES FROM SOUTH TO NORTH. A DRAINAGE REPORT WAS PREPARED BY LARRY READ & ASSOCIATES FOR ALLRITE ROOFING SYSTEMS (3040 PAINTED ROCK DR. N.W., G10-D29G). THE REPORT INCLUDES AN ANALYSIS OF THE TOTAL BASIN IN WHICH LOT 4 VOLCANO BUSINESS PARK IS A PART OF. INCLUDED WITH THIS SUBMITTAL ARE COPIES FROM THE ABOVE REFERENCED REPORT BY MR. READ. THE 100-YEAR HYDROLOGIC CALCULATIONS PROVIDE A QUANTITATIVE ANALYSIS FOR EACH TRACT OF LAND, FOR THE FULLY DEVELOPED CONDITIONS. ALL THE SITES REFERENCED ON THE REPORT ARE ALLOWED FREE DISCHARGE. THE CALCULATIONS WHICH APPEAR HEREON, ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL VOLUME II, DESIGN CRITERIA DATED 1997, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUN-OFF GENERATED.

PROJECT AREA = 1.0015 ac.
MECHANIC SHOP FOR JOE GONZALES
ZONE 1
PRECIPITATION: 360 = 2.20 in.
1440 = 2.66 in.
10day = 3.67 in.

EXCESS PRECIPITATION:

TREATMENT A 0.44 in.
TREATMENT B 0.67 in.
TREATMENT C 0.99 in.
TREATMENT D 1.97 in.

PEAK DISCHARGE:

1.29 cfs/ac.
2.03 cfs/ac.
2.87 cfs/ac.
4.37 cfs/ac.

EXISTING CONDITIONS:

AREA
TREATMENT A 1.0015 ac.
TREATMENT B 0 ac.
TREATMENT C 0 ac.
TREATMENT D 0 ac.

PROPOSED CONDITIONS:

AREA
0 ac.
0.02078 ac.
0.5916 ac.
0.44156 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = (0.44)x(1.00)+(0.67)x(0.00)+(0.99)x(0.00)+(1.97)x(0.00)/ 1.00 ac. = 0.44 in.

V100-360 = (0.44)x(1.00)/ 12 = 0.036722 ac-ft = 1600 CF

EXISTING PEAK DISCHARGE:

Q100 = (1.29)x(1.00)+(2.03)x(0.00)+(2.87)x(0.00)+(4.37)x(0.00) = 1.29 CFS

PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.44)x(0.00)+(0.67)x(0.02)+(0.99)x(0.59)+(1.97)x(0.44)/ 1.00 ac. = 1.47 in.

V100-360 = (1.47)x(1.00)/ 12.0 = 0.122457 ac-ft = 5334 CF

V100-1440 = (0.12)+(0.44)x(2.66 - 2.20)/ 12 = 0.139383 ac-ft = 6072 CF

V100-10day = (0.12)+(0.44)x(3.67 - 2.20)/ 12 = 0.176548 ac-ft = 7690 CF

PROPOSED PEAK DISCHARGE:

Q100 = (1.29)x(0.00)+(2.03)x(0.02)+(2.87)x(0.59)+(4.37)x(0.44) = 3.63 CFS

INCREASE 3.63 CFS - 1.29 CFS = 2.34 CFS

GRADING AND DRAINAGE PLAN

Lot 4

Volcano Business Park , Phase I

Albuquerque, Bernalillo County, New Mexico

February 2004

BENCHMARK INFORMATION

C.O.A. BENCHMARK USED 4-010 LOCATED WITHIN THE PUBLIC DRAINAGE R/W. SOUTHWEST CORNER OF LOT 12A EL RANCHO ATISCO DE LOS SANTOS ELEVATION: 5183.402
T.B.M. LOCATED AT THE TOP OF CURB IN THE PROJECTION OF THE EAST-WEST PROPERTY LINE. SQUARE MARK PAINTED ELEVATION: 5139.36 SEE PLAN DRAWING

SYMBOL LEGEND

EXISTING CONTOUR --- 5136 ---
EXISTING CONTOUR --- 36.50 TC ---
DESIGNED SPOT ELEVATION 36.00 TA
PROPERTY LINE ---
EASEMENT LINE ---
FLOW DIRECTION ←
EXISTING SPOT ELEVATION +36.1
DOWN SPOUT □

ABBREVIATION LEGEND

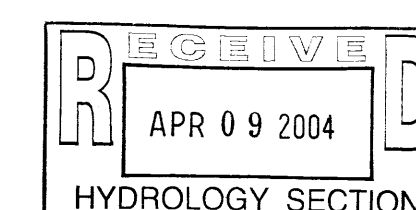
TOP OF CON. PAD --- TCP
TOP OF CURB --- TC
TOP OF ASPHALT --- TA
FLOWLINE --- FL
TOP OF WALL --- TW

NOTE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within the City right-of-way. Approved copy of this plan must be submitted at the time of application for permit.
2. All work detailed in this plan to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with City of Albuquerque Standard Specification for Public Works Construction.
3. Two working days prior to any excavation, contractor must contact line locating Services at (505) 260-1990 for locating existing utilities.
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all construction. 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 residential use.
6. All work on this project shall be performed in accordance with applicable Federal, State and local laws, rules and regulations concerning construction safety and health.

EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION. HE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE:
A) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERM, DICES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.
B) ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.
2. THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN CROSSED FROM THE SITE AND DEPOSITED THERE.



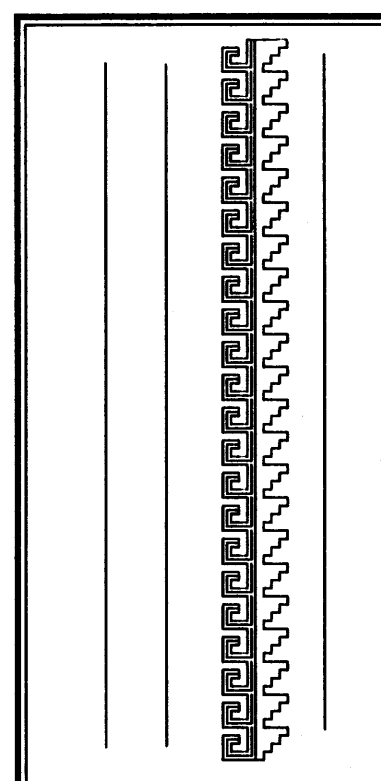
Legal Description

LOT NUMBERED FOUR (4) OF VOLCANO BUSINESS PARK PHASE I, A SUBDIVISION IN ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1986, IN PLAT BOOK C30, FOLIO 78.



JOB NO:	XXXXXXX
DATE:	APRIL 2004
REVISIONS	

Sheet Title	GRADING & DRAINAGE PLAN
Drawn By:	H Hood & BUM
Checked By:	BUM



Project Name	PROPOSED BUS MAINTENANCE FACILITY
	3020 TODOS SANTOS ST. NW
	ALBUQUERQUE, NEW MEXICO

SHEET NO.	GD
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