

FIRM MAP PANEL # 351 F

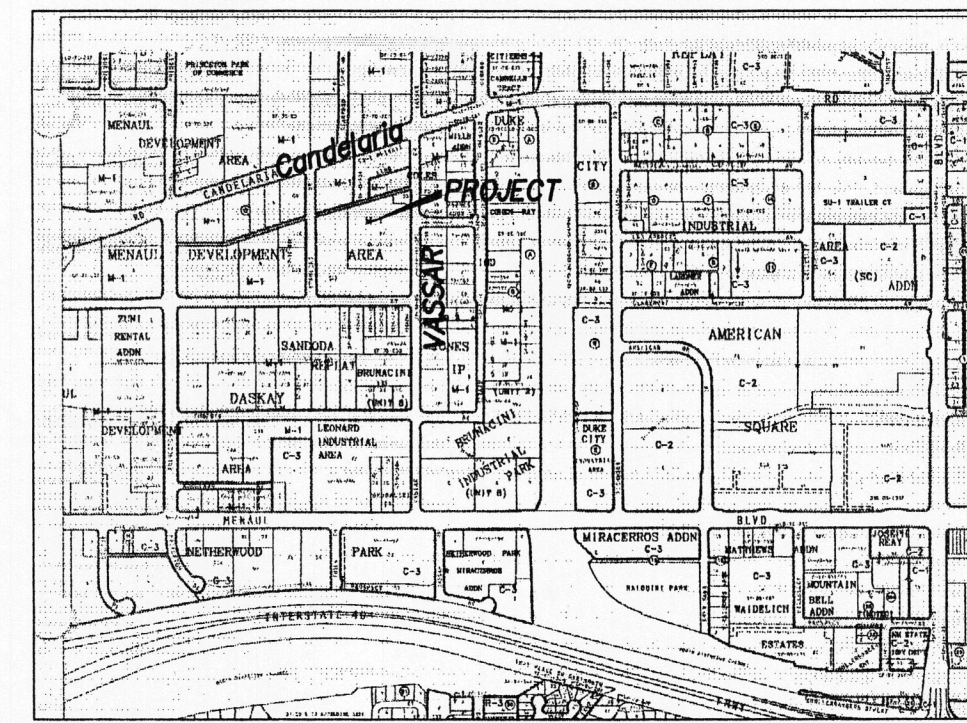
GRADING & DRAINAGE PLAN

THE PROPOSED COMMERCIAL PROJECT IS LOCATED IN THE CANDELARIA-25 INDUSTRIAL AREA OF THE CITY OF ALBUQUERQUE. THE GRADING AND DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE BERNALILLO COUNTY FLOOD HAZARD ORDINANCE, NO.88-46, AND THE CITY STORM DRAINAGE ORDINANCE. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR BUILDING PERMIT. THE PLAN SHOWS:

1. EXISTING CONTOURS, AND SPOT ELEVATIONS AND EXISTING DRAINAGE PATTERNS AND IMPROVEMENTS, AND STRUCTURES TO BE REMOVED.
2. PROPOSED IMPROVEMENTS: A 22,000 SF BUILDING, PRIVATE ASPHALT DRIVEWAY AND PARKING, NEW GRADE ELEVATIONS, AND LANDSCAPING IMPROVEMENTS.
3. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
4. QUANTIFICATION OF DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS WHICH CONTRIBUTE TO THE EXISTING FLOWS.

PRESENTLY, THE SITE IS ESTABLISHED AND USED AS A LARGE TRUCK REPAIR FACILITY FOR PRIVATE AND PUBLIC TRUCKS. A LARGE HARDPAN DIRT AREA AND GRADED SURFACE IS LOCATED IN THE SOUTHERN AREA. THE SITE IS BOUNDED BY DEVELOPED COMMERCIAL PROPERTY. VASSAR DRIVE/ROAD ON THE EAST IS A 40 FEET WIDE PAVED CITY MAINTAINED COLLECTOR STREET WITH ACHDED SIDEWALK. THE SITE TERRAIN SLOPES FROM EAST TO WEST AT LEAST 2%. A DEGRADED ASPHALT 25 FEET WIDE PUBLIC ALLEY IS ADJACENT ON THE NORTH.

THE SITE IS NOT WITHIN OR ADJACENT TO A DESIGNATED FEMA FLOOD HAZARD ZONE. DEVELOPED LOT RUNOFF WILL BE PERMITTED TO DRAIN TO THE FOREMENTIONED ALLEY TO THE NORTHWEST. HISTORICAL OUTFALL LOCATIONS WILL REMAIN UNCHANGED WITH DEVELOPMENT. FREE DISCHARGE OF ROCKET RUNOFF IS ACCEPTABLE SINCE DOWNSTREAM DRAINAGE FACILITIES EXIST. A PORTION OF SITE RUNOFF IS ROUTED THROUGH PROPOSED LANDSCAPING AS POINT RAINFALL.



VICINITY MAP ZONE H-16

NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 7TH EDITION W/ UPDATES.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
3. 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.
4. ALL LANDSCAPING AREA SHALL BE SOFT-LINED WITH NATIVE VEGETATION AND/OR GRAVEL.
5. CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
6. REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1011, NATIVE SEED MIX.
7. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3 HORIZONTAL TO 1 VERTICAL, 3:1.
8. NEW ASPHALT PAVEMENT SHALL CONSIST OF 3" ASPHALT CONCRETE OVER 6" AGGREGATE BASE COURSE ON 8" COMPACTED SUBGRADE, 95% PROCTOR, ASTM D-1557.

LEGEND

+24.0	EXIST. SPOT ELEVATION
-10	EXIST. CONTOUR
24.0	NEW SPOT ELEVATION
54	NEW CONTOUR
---	NEW SWALE
---	DRAINAGE DIRECTION, EXISTING
FL	FLOWLINE
OPP	EXISTING POWER POLE
NG OR G	NATURAL GROUND, EXISTING
TB	TOP OF BERM, EXISTING
R/C	REBAR AND CAP, EXISTING
CLF	CHAIN LINK FENCE, EXISTING
---	NEW P.C.C., CONCRETE
TG	TOP OF GRATE (W/ ELEV.)

PROJECT DATA

LEGAL DESCRIPTION

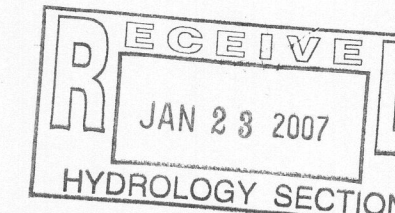
TRACT "U-2" OF MENAUL DEVELOPMENT AREA AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 30, 1987.

PROJECT BENCHMARK

TOP OF CURB AT THE PROJECTION OF PROJECT SOUTHEAST CORNER SEE PLAN, ELEVATION = 5106.93, AS TIED FROM ACS CONTROL MONUMENT 11-116 (ELEV. 5097.38)

TOPOGRAPHIC DESIGN SURVEY

PERFORMED BY HARRIS SURVEYING, INC. OCTOBER 2006.



Clark Consulting Engineers

19 Ryan Road
Edgewood, New Mexico 87015
Tele: (505) 281-2444 Fax: (505) 281-2444

DATE	REVISION	DESCRIPTION
		TR. U-2 OF MENAUL DEVELOPMENT AREA ALBUQUERQUE, NEW MEXICO 2929 VASSAR DRIVE, NE
		Grading & Drainage Plan
DESIGNED BY: PWC	DRAWN BY: CCE	JOB #WEAVER_VASS
CHECKED BY: PWC	DATE: 1/12/07	FILE #: G/D

CALCULATIONS

DESIGN CRITERIA

HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM) REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE, ADOPTED BY THE COUNTY OF BERNALILLO DISCHARGE RATE: $Q = Q_{PEAK} \times AREA$, Peak Discharge Rates For Small Watersheds
VOLUMETRIC DISCHARGE: $VOLUME = E_{WEIGHTED} \times AREA$
 $P100 = 2.35$ Inches, Zone 2 Time of Concentration, $TC = 10$ Minutes
DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [] = 10 YEAR VALUES

EXISTING CONDITIONS

71% D, 27% HARDPAN 'C', 2% B
LOT AREA = 3.95 ACRES, WHERE EXCESS PRECIP. 'W' = 1.82 in. [1.1]
PEAK DISCHARGE, $Q100 = 16.6$ CFS [10.7] WHERE UNIT PEAK DISCHARGE = 4.2 CFS/AC. [2.7]
THEREFORE: $VOLUME 100 = 26096$ CF [15772]

DEVELOPED CONDITIONS (Includes Paved Parking)

DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA

AREA	LAND TREATMENT	Q_{PEAK}	E
UNDEVELOPED	0.00 Ac. (0%)	1.56 [0.38]	0.53 [0.13]
LANDSCAPING/POND	0.22 Ac. (6%)	2.28 [0.95]	0.78 [0.28]
GRAVEL & COMPACTED SOIL	0.22 Ac. (6%)	3.14 [1.71]	1.13 [0.52]
ROOF - PAVEMENT	3.50 Ac. (89%)	4.70 [3.14]	2.12 [1.34]

THEREFORE: $E_{WEIGHTED} = 1.98$ in. [1.23] &

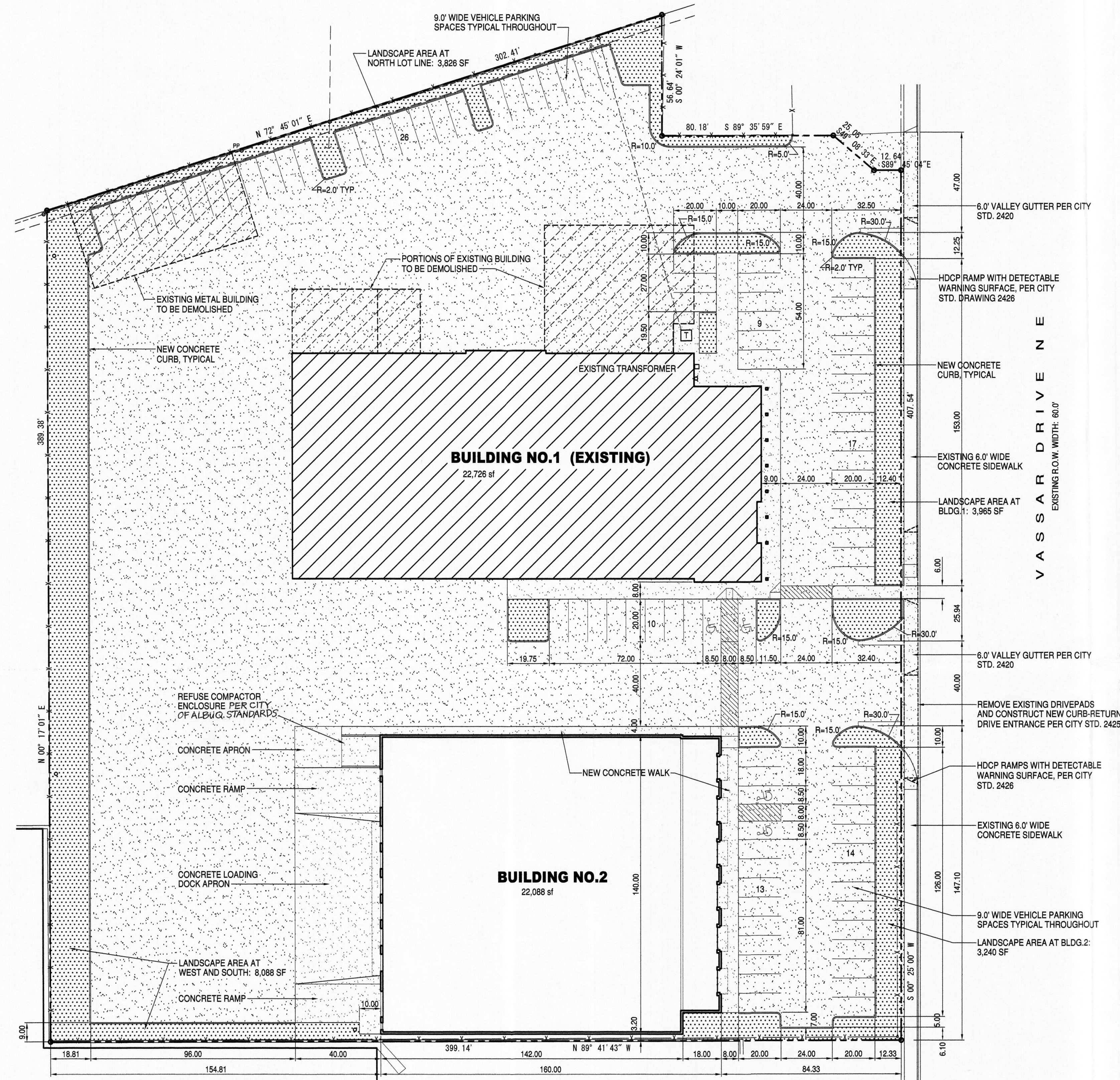
$Q100 = 17.6$ CFS
 $Q10 = 11.6$ CFS
 $VOLUME 100 = 28390$ CF
 $VOLUME 10 = 17636$ CF

DOWNSTREAM ANALYSIS

THE INCREASE OF RUNOFF RATE IS CONSIDERED MINIMAL FROM THE EXISTING CONDITIONS (1 CFS); IN ADDITION THAT THE TIME TO PEAK OF THE PROJECT IS MUCH SMALLER THAN THE CONTRIBUTING BASIN.

I, PHILIP W. CLARK, A PROFESSIONAL ENGINEER LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE VISITED THE SITE SHOWN HEREON, AND THAT THE CONTOURS SHOWN REPRESENT THE EXISTING GROUND CONDITIONS, AND DO FURTHER CERTIFY THAT NO EARTHWORK OF ANY KIND, NOR ANY DISTURBANCE OF THE EXISTING GROUND HAS OCCURRED ON THIS SITE SINCE THE CONTOURS WERE DETERMINED.

PHILIP W. CLARK
NMPE #10265



TCL PLAN

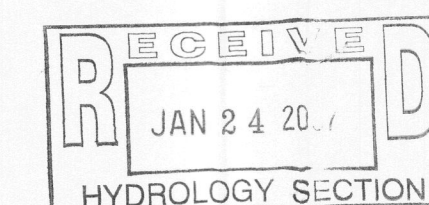
1" = 30'-0"



LEGEND

- NEW CONCRETE PAVING
- NEW ASPHALT PAVING
- NEW LANDSCAPING AREA

Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.



PROJECT DATA

PROJECT DESCRIPTION

THIS PROJECT INCLUDES A NEW 22,088 SF WAREHOUSE BUILDING (BUILDING NO.2) AND SITE IMPROVEMENTS (NEW PAVING AND LANDSCAPING), ON THE SAME LOT WITH AN EXISTING 22,726 SF COMMERCIAL BUILDING (BUILDING NO.1).

LEGAL DESCRIPTION OF SITE PROPERTY

NORTHERLY PORTION OF TRACT U, MENAUL DEVELOPMENT AREA, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

ZONING CLASSIFICATION: M-1

(ZONE ATLAS PAGE H-16)

OCCUPANCY GROUP CLASSIFICATION: S-1

CONSTRUCTION TYPE: II-B (FULLY SPRINKLERED)

FLOOR AREA CALCULATIONS

BUILDING NO.1

OFFICE USE 2,838 sf
WAREHOUSE USE 19,888 sf
TOTAL BUILDING NO.1 (EXISTING) 22,726 sf

BUILDING NO.2

OFFICE USE 2,208 sf
WAREHOUSE USE 19,880 sf
TOTAL BUILDING NO.2 22,088 sf

PARKING CALCULATIONS

TOTAL OFFICE USE AREA 5046 sf x 1/200 = 25.23 cars
TOTAL WAREHOUSE USE AREA 39,768 sf x 1/2000 = 19.88 cars

TOTAL PARKING SPACES REQUIRED = 45.11 (46 cars)

TOTAL PARKING SPACES PROVIDED = 89 cars
(INCL 4 HDOP SPACES)

LANDSCAPE AREA CALCULATIONS

TOTAL LOT AREA 172,232 sf
TOTAL BUILDING AREA 44,814 sf
NET LOT AREA 127,418 sf
LANDSCAPE AREA REQUIRED (15%) 19,113 sf
LANDSCAPE AREA PROVIDED 19,119 sf

TRAFFIC CIRCULATION LAYOUT APPROVED

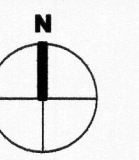
Signed: [Signature] Date: 2/5/07



LOCATION PLAN

(NOT TO SCALE)

ZONE ATLAS PAGE H-11

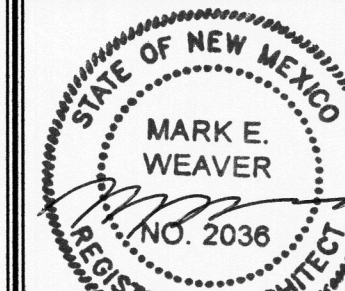


WAREHOUSE BUILDING
2929 VASSAR DR NE
ALBUQUERQUE, NEW MEXICO

1245 PRINCETON DR. NE
ALBUQUERQUE, NM 87106
(505) 255-8046

DATE:
24 JAN. 2007

REVISIONS:



SHEET NUMBER

TCL

NO. / OF /

