

LEGAL DESCRIPTION

LOTS 1-6, INCLUSIVE, AND LOT 23, BLOCK 10, FAIRGROUNDS ADDITION

ZONE C-3

ACS STA "5-K18B": A BRASS CAP LOCATED IN THE CONCRETE MEDIAN ON THE WEST SIDE OF THE INTERSECTION OF CENTRAL AVE. AND SAN PEDRO BLVD.
ELEVATION = 5290.33 FT (NAVD 1929)

LOT AREA

LOT 1 AREA	142.21' X 54.37' = 7,732 SQ. FT.	.1775 ACRES
LOT 2 AREA	142.21' X 54.37' = 7,732 SQ. FT.	.1775 ACRES
TOTAL	15,464 SQ. FT.	.355 ACRES

BUILDING USE & TYPE

S-2	LOW HAZARD STORAGE - NON-COMBUSTIBLES
III B	CONSTRUCTION TYPE
4	OCCUPANCY LOAD FACTOR

PARKING CALCULATIONS

ONE SPACE PER 2,000 SQ. FT. NET LEASABLE AREA:	
1,813 SQ. FT.	= 1 CAR
	1 HC SPACE
	1 MOTORCYCLE SPACE

NOTE: TRANSIT REDUCTION AVAILABLE:

THE PARKING REQUIREMENT OF A BUILDING OR USE SHALL BE REDUCED 10% IF IT IS WITHIN 300 FEET OF A REGULAR ALBUQUERQUE TRANSIT SYSTEM ROUTE.

ROUTE #34 IS ON SAN PEDRO AND ROUTE #66 AND RAPID RIDE IS ON CENTRAL AVE. (SEE VICINITY MAP)

SQUARE FOOTAGES

BUILDING AREA	30' X 60'-5" = 1,813 SQ. FT.
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LANDSCAPING CALCULATIONS

LOT 2 AREA	142.21' X 54.37' = 7,732 SQ. FT.
BUILDING AREA	MINUS 30' X 60'-5" = 1,813 SQ. FT.
	5,919 SQ. FT.
REQUIRED	5,919 SQ. FT. X .15% = 888 SQ. FT.

LANDSCAPE AREA (1) (EXISTING)	142.21' X 6' = 853 SQ. FT.
LANDSCAPE AREA (2)	10' X 6' = 60 SQ. FT.
LANDSCAPE AREA (3)	48' X 8' = 388 SQ. FT.
PROVIDED	1,281 SQ. FT.

GENERAL NOTES

A. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.

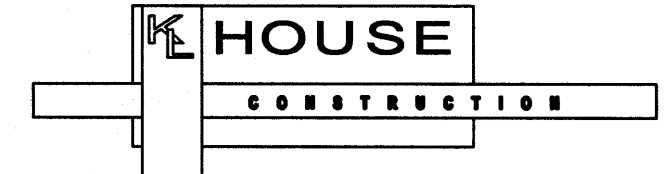
KEYED NOTES

- EXISTING SIDEWALK TO REMAIN
- EXISTING FENCE AND GATE TO REMAIN
- EXISTING FIRE HYDRANT
- CONCRETE CURB
- CONCRETE BUMPERS
- CONCRETE STOOP
- CONCRETE APRON
- CONCRETE SLAB
- GRAVEL SURFACE
- SHOE BOX LIGHT
- RIBBON-STYLE BIKE RACK
- POWER POLE
- MOTORCYCLE PARKING
- EXISTING REFUSE ENCLOSURE

SYMBOL LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING CURB AND GUTTER
X X	EXISTING FENCE
---W---	EXISTING WATER LINE
---SAS---	EXISTING SEWER LINE
---	EXISTING ELECTRICAL OVERHEAD LINE
Y	EXISTING FIRE HYDRANT
+	EXISTING CURB INLET
SW	EXISTING SEWER MANHOLE

CLIENT



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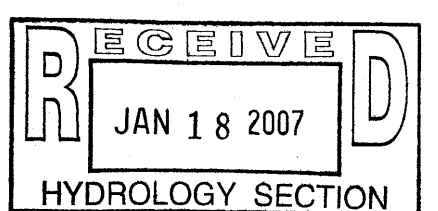
REGISTRATION

ISSUE

MARK	DATE	DESCRIPTION
1	10/02/06	FINAL SUBMITTAL

PROJECT NO:	03201279.0000
DRAWN BY:	TV
CHECKED BY:	AM

KEY PLAN



SHEET TITLE

SITE AND
UTILITY PLAN

C2

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ARIZONA STREET S.E.
(60' R.O.W.)

ACOMA ROAD S.E.
(60' R.O.W.)

LOT 2

PROPOSED
STRUCTURE

EXISTING
BONDED CRUSHER FINES

LOT 3-A

EXISTING
SHED

16'-0" WIDE ALLEY
(PAVING BURIED)

ACOMA ROAD S.E.
(60' R.O.W.)

LOT 1

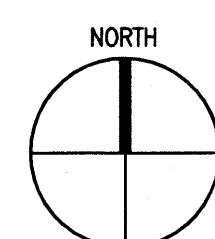
LOT 2
.1775 ACRES
(7,731.96 SQ. FT.)

16'-0" WIDE ALLEY
(PAVING BURIED)

A1 SITE PLAN

C2 REF.

SCALE: 1" = 20'-0"

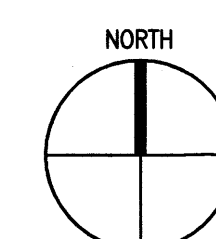


0 10' 20' 40'

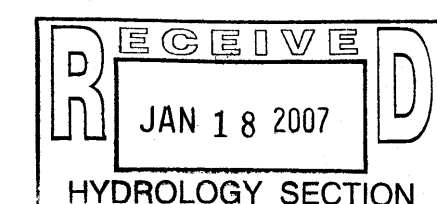
A2 UTILITY PLAN

C2 REF.

SCALE: 1" = 20'-0"



0 10' 20' 40'



DRAINAGE PLAN

I. INTRODUCTION

THIS PROJECT, LOCATED IN THE SOUTH EAST HEIGHTS OF THE ALBUQUERQUE METROPOLITAN AREA, REPRESENTS AN UNDEVELOPED TRACT WITHIN AN INFILL AREA. THE DRAINAGE CONCEPT FOR THIS PROJECT WILL BE IN ACCORDANCE WITH THE INFILL CRITERIA ESTABLISHED IN CHAPTER 22, PAGE 178. THIS IS ADJACENT TO ACOMA ROAD SE WHICH IS DESIGNATED AS A FLOOD HAZARD AO ZONE WITH A DEPTH OF ONE FOOT. THE PROPOSED FINISH FLOOR ADJACENT TO ACOMA WILL BE SET TWO FEET MINIMUM ABOVE THE FLOW LINE IN DESIGNATED FLOOD HAZARD ZONE.

II. PROJECT DESCRIPTION

AS SHOWN BY THE VICINITY MAP, THE LEGAL DESCRIPTION OF THE ENTIRE SITE IS LOTS 1 & 2, BLOCK 10 OF THE FAIRGROUNDS ADDITION ALL OF WHICH ARE OWNED BY THE APPLICANT. THE PROPOSED DEVELOPMENT IS FOR LOT 1 & 2 WHICH IS BORDERED BY ACOMA RD. SE ON THE NORTH, LOT 3-A ON THE EAST, ARIZONA STREET SE. ON THE WEST, AND A PUBLIC ALLEY ON THE SOUTH. AS SHOWN BY PANEL 354 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, REVISED NOVEMBER 19, 2003, THIS SITE LIES ADJACENT TO A DESIGNATED FLOOD HAZARD AO ZONE IN ACOMA DR. SE.

III. BACKGROUND DOCUMENTS

THE FOLLOWING DOCUMENTS WERE USED IN THE PREPARATION OF THIS PLAN:

- DPM, CHAPTER 22, SECTION 2, HYDROLOGY FOR THE CALCULATIONS;
- DPM, CHAPTER 22, SECTION 7, PARE 178 FOR INFILL CRITERIA;
- COA GIS 1999 DIGITAL ORTHO PHOTOGRAPHY TO DETERMINE THE REMAINING DEVELOPABLE LOTS;
- FLOOD INSURANCE RATE MAP 354 OF 825 FOR COA FLOOD HAZARD INFORMATION;
- ALBUQUERQUE MASTER DRAINAGE STUDY (AMDS), SYSTEM 206-01A FOR STORM DRAIN IMPROVEMENTS;
- AND DRAINAGE REPORTS: K18/D38, K18/D57, K18/D16 & K18 D76 TO DETERMINED DRAINAGE REQUIREMENTS (I.E., FREE DISCHARGE IS PREDOMINANT AND APPLICABLE).

IV. EXISTING CONDITIONS

THE TOPOGRAPHIC DATA PRESENTED HERewith DEMONSTRATES THE EXISTING CONDITIONS OF THE PROJECT SITE. AT PRESENT, THE ENTIRE SITE IS UNDEVELOPED. THE SITE CURRENTLY SLOPES FROM EAST TO WEST WITH MINIMAL SLOPE. THE SITE IS PRESENTLY BEING USED AS AN UNPAVED PARKING AREA. PREVIOUSLY, THE SITE WAS A MOBILE HOME PARK.

V. PROPOSED CONDITIONS

THE PROPOSED CONSTRUCTION CONSISTS OF A PROPOSED WAREHOUSE WITH THE ASSOCIATED PAVING, AND LANDSCAPING. THE RUNOFF FROM THE PARKING LOT AND THE WEST HALF OF THE NEW BUILDING WILL DISCHARGE DIRECTLY INTO ACOMA RD. SE AND THEN INTO THE EXISTING 54" STORM DRAIN LOCATED IMMEDIATELY DOWNSTREAM OF THE SITE. THE EAST HALF OF THE BUILDING WILL DISCHARGE DIRECTLY FROM ROOF LANDSCAPED BUFFER. THE FINISH FLOOR ELEVATION OF THE WAREHOUSE IS SET APPROXIMATELY TWO FEET ABOVE THE FLOW LINE IN ACOMA RD. SE IN ORDER TO MEET THE COA FLOOD HAZARD ORDINANCE REQUIREMENTS. THE TWO PARKING SPACES (ONE HANDICAPPED ACCESSIBLE) WILL BE PAVED WITH CONCRETE.

VI. GRADING PLAN

THE GRADING PLAN SHOWS 1.) EXISTING GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS, 2.) PROPOSED GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS, 3.) THE LIMIT AND CHARACTER OF THE EXISTING IMPROVEMENTS TAKEN FROM THE SURVEY BY JEFF MORTENSEN & ASSOCIATES, 4.) THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS, 5.) CONTINUITY BETWEEN EXISTING AND PROPOSED GRADES.

VII. CALCULATIONS

CALCULATIONS ANALYZING THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT HAVE BEEN PREPARED FOR THIS PROJECT. THE PROCEDURE FOR THE 40 ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY, 1993, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED. AS SHOWN BY THE RESULTS PRESENTED HEREON, THERE WILL BE A MINIMAL INCREASE IN PEAK DISCHARGE AND RUNOFF VOLUME ASSOCIATED WITH THE PROPOSED CONSTRUCTION.

VIII. CONCLUSIONS

THE FREE DISCHARGE OF RUNOFF FROM THIS SITE TO THE EXISTING STORM DRAIN SYSTEM LOCATED IN ACOMA RD. SE IS APPROPRIATE DUE TO THE FOLLOWING FACTORS:

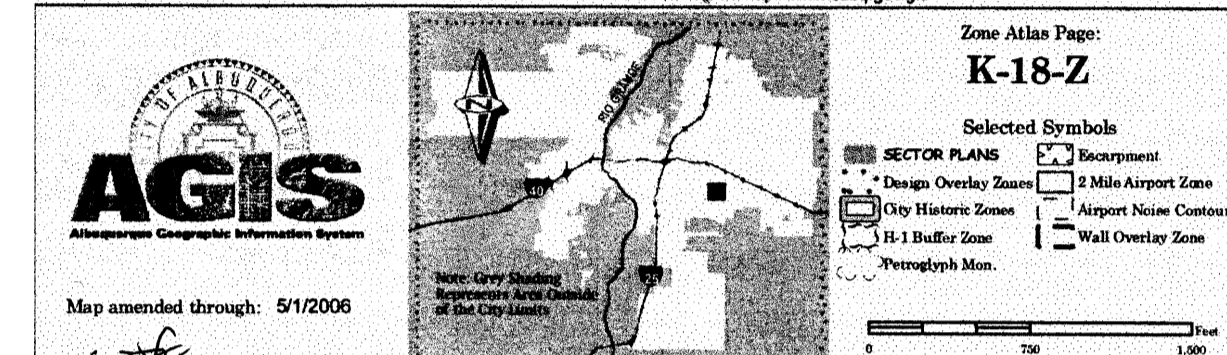
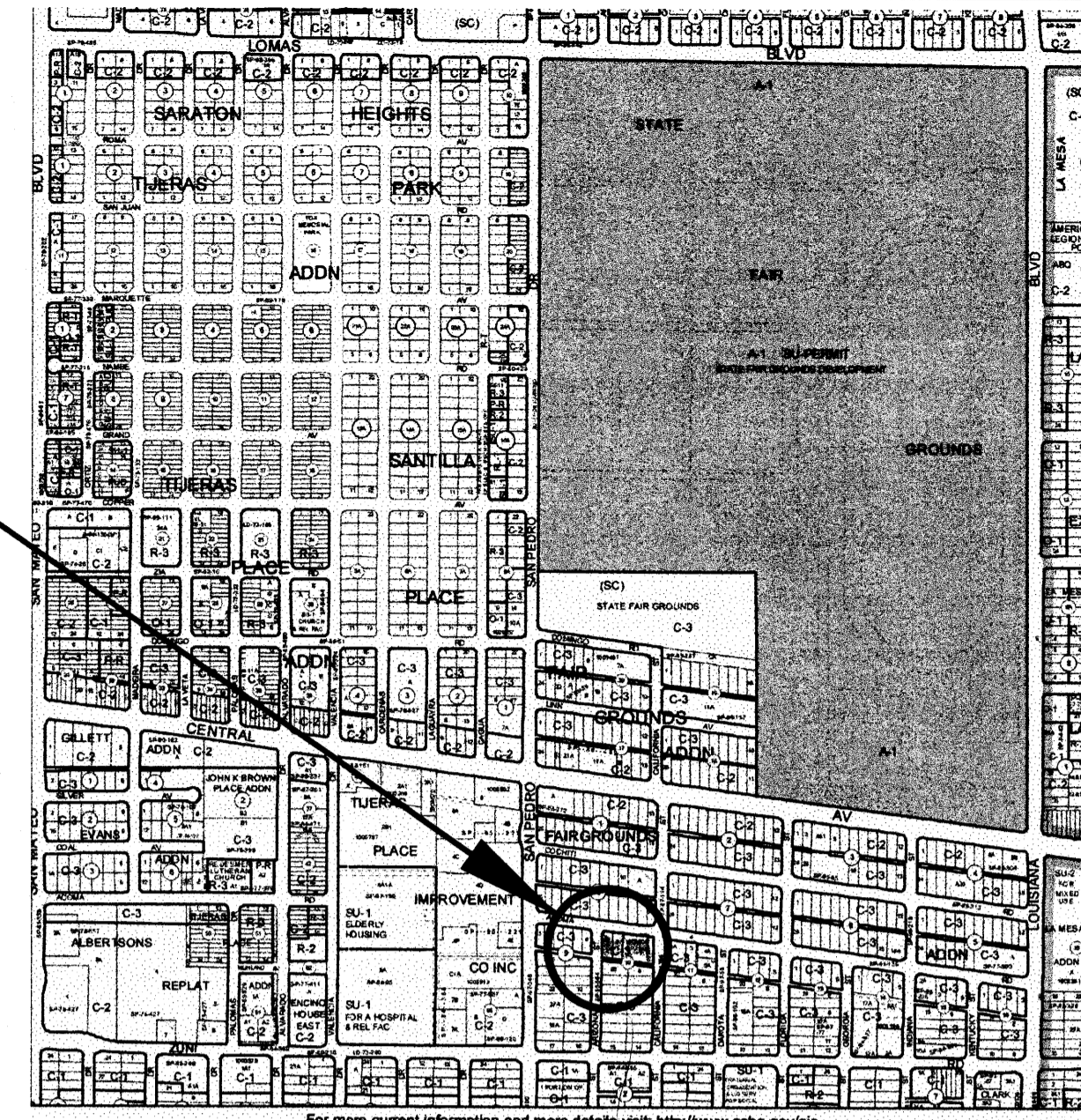
- THE SITE IS A CLASSIC INFILL WITH LIMITED UNDEVELOPED LOTS IN THIS BASIN WHICH COULD ESTABLISH A NEGATIVE PRECEDENT FROM A DRAINAGE RUNOFF STANDPOINT.
- AMDS STORM DRAIN SYSTEM 206-01A WAS CONSTRUCTED DOWNSTREAM TO PREVENT FLOODING AT SOUTHERN AVENUE, TRUMBALL AVENUE, BELL AVENUE, ZUNI ROAD, AND SAN PEDRO DRIVE.
- NO ADVERSE IMPACT ON DOWNSTREAM CAPACITY OR DOWNSTREAM PROPERTIES.
- ADJACENT DEVELOPMENTS HAVE BEEN PERMITTED FREE DISCHARGE. SEE DRAINAGE FILES K18/D76, K18/D16 AND K18 D57.
- THE FINISH FLOOR ELEVATIONS IS SET ONE FOOT MINIMUM ABOVE THE FLOOD HAZARD DEPTH IDENTIFIED IN ACOMA RD. NE. IN ACCORDANCE WITH THE COA FLOOD HAZARD ORDINANCE.
- MINIMAL INCREASE IN RUNOFF VOLUME AND PEAK DISCHARGE.
- THIS PLAN MEETS THE CITY'S REQUIREMENTS FOR BUILDING PERMIT AND SO#19 APPROVAL.
- SEPARATE DRAINAGE SUBMITTALS WILL BE REQUIRED FOR THE DEVELOPMENT OF THE REMAINING LOTS WITHIN THIS SITE.

DRAINAGE CALCULATIONS

EXISTING DRAINAGE CONDITIONS				DEVELOPED DRAINAGE CONDITIONS			
ZONE 3	TREATMENT	VOL. 100 (cu ft)	Q 100 (cfs)	TREATMENT	VOL. 100 (cu ft)	Q 100 (cfs)	
DRAINAGE AREA	0.355 ACRES C	0.038	1.22	0.023 ACRES B	0.288 ACRES C	0.041	1.27
				0.044 ACRES D			

PROJECT LOCATION

VICINITY MAP
MAP NO. K-18-Z



GENERAL NOTES

- A. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.

LEGAL DESCRIPTION

LOTS 1-6, INCLUSIVE, AND LOT 23, BLOCK 10, FAIRGROUNDS ADDITION ZONE C-3

ACS STA "5+K188" A BRASS CAP LOCATED IN THE CONCRETE MEDIAN ON THE WEST SIDE OF THE INTERSECTION OF CENTRAL AVE. AND SAN PEDRO BLVD. ELEVATION = 5290.33 FT (NAVD 1929)

LOT AREA

LOT 1 AREA	142.21' X 54.37' = 7,732 SQ. FT.	.1775 ACRES
LOT 2 AREA	142.21' X 54.37' = 7,732 SQ. FT.	.1775 ACRES
TOTAL	15,464 SQ. FT.	.355 ACRES

KEYED NOTES

- EXISTING TREE
- 6'-0" X 6'-0" CONCRETE STOOP
- 2'-0" X 12'-0" CONCRETE APRON
- CONCRETE CURB
- CONCRETE SLAB
- CONCRETE BUMPERS
- BICYCLE RACK
- SHOE BOX LIGHT
- LANDSCAPING

KEYED NOTES

- PROPERTY LINE
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING CURB, CONCRETE & ASPHALT
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED CONTOURS
- PROPOSED BUILDING
- DRAINAGE BOUNDARY
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATIONS
- EXISTING STORM DRAIN

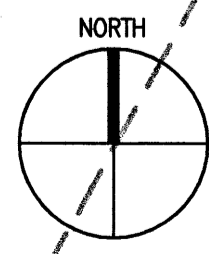
ARIZONA STREET S.E.
(60' R.O.W.)

CALIFORNIA STREET S.E.
(60' R.O.W.)

C1 GRADING AND DRAINAGE PLAN

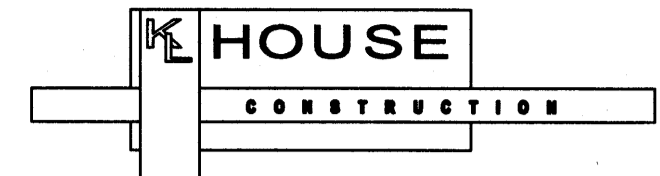
C1 REF.

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0 10' 20' 40'

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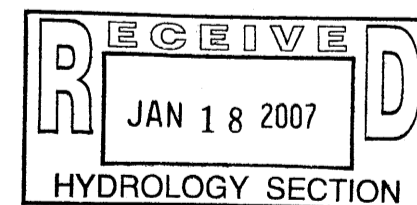
REGISTRATION

ISSUE

1	10/02/06	FINAL SUBMITTAL
MARK	DATE	DESCRIPTION

PROJECT NO:	03201279.0000
DRAWN BY:	MT
CHECKED BY:	DL

KEY PLAN



SHEET TITLE

GRADING AND DRAINAGE PLAN

C1