

## LEGAL DESCRIPTION

Lot 13, Coors-Arenal Industrial Park Subdivision, Bernalillo County, New Mexico, as the same as is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico.

## UPC NUMBER

1010-085-400-072-401-20

## DRAINAGE CALCULATIONS

### Lot 13 Coors-Arenal Subdivision

#### Hydrology Calculations

Date: November 11, 2003

Drawn: Section 22.2

Revised: 2, January 1998

Retention Zone	1
100 Year Storm Depth, P (200)	2.2
100 year Storm Depth, P (10 day)	3.67

Treatment Area	A	B	C	D
Excess Precipitation Factors	0.44	0.67	0.99	1.97
Peak Discharge Factors	1.29	2.03	2.87	4.37

Land Treatment Area	Acres	Existing	Proposed
Type "D" (Road)		0.00	0.79
Type "C" (Unpaved Roadway)		0.00	0.00
Type "B" (Impervious Lawn)		0.00	0.19
Type "A" (Undeveloped)		0.90	0.00

Total (Acres)	0.90	0.98
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Excess Precipitation	0.44	1.72
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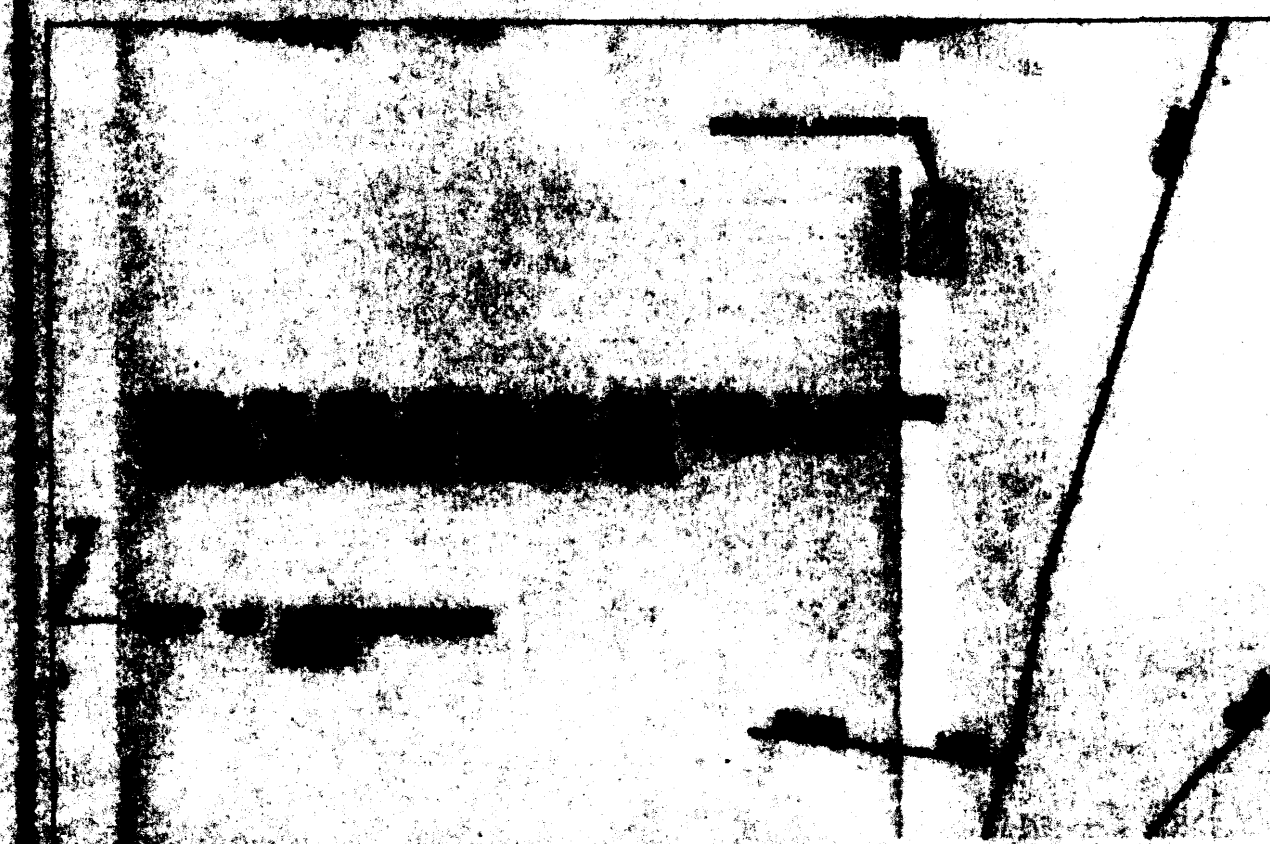
Volume (cu ft) of	1886.26	8104.17
Volume (cu ft) of	1048.72	4089.80
Volume (cu ft) of	1886.26	10319.69
Volume (cu ft) of	1.29	3.08
Volume (cu ft) of	0.85	2.57



ZONE ATLAS MAP

N.T.S.

M-10-Z



FEMA FLOOD ZONE

N.T.S. PANEL 137 OF 825

## Design Narrative

THE DKG BUILDING SITE IS LOCATED ON LOT 13 OF COORS/ARENAL INDUSTRIAL PARK SUBDIVISION. THE SUBDIVISION IS LOCATED AT COORS AND HUSEMAN PLACE IN THE SOUTHWEST VALLEY WITHIN THE CITY OF ALBUQUERQUE. THE SITE IS CURRENTLY UNDEVELOPED. THE STREET ACCESS (HUSEMAN PLACE) IS A PAVED STREET WITH CURB AND GUTTER.

THE GRADING PLAN AS SHOWN HEREIN COMPLIES WITH THE REQUIREMENTS OF THE GRADING PLAN FOR THE SUBDIVISION. SINCE THERE IS NO DOWNSTREAM STORM DRAINAGE INFRASTRUCTURE TO ACCOMMODATE RUNOFF FROM THE INDIVIDUAL LOTS, RETENTION OF THE 100 YR 10-DAY STORM IS REQUIRED. USING THE CRITERIA IDENTIFIED IN THE CITY OF ALBUQUERQUE, DPM, THE REQUIRED RETENTION FOR THIS SITE IS 7029.10 CUBIC FEET. THE POND AS SHOWN WILL ACCOMMODATE THE REQUIRED RETENTION.

THERE IS NO OFF-SITE FLOWS TO THIS PROPERTY.

## Reference

APPROVED GRADING PLAN COORS/ARENAL PARK SUBDIVISION DATED MARCH 1, 2002 FILED 6/13/2002 IN BOOK 2002C PAGE 206, AND ABQ ENGINEERING JOB NO. 21188.

## Ponding Requirements

PONDING VOLUME REQUIRED	7029.10 CU FT
PONDING VOLUME PROVIDED	7700.00 CU FT

## Legend

(4975)	EXISTING SPOT ELEVATION
4975	PROPOSED SPOT ELEVATION
4975	PROPOSED CONTOUR
B.O.P.	BOTTOM OF POND
---	PROPERTY BOUNDARY LINE
---	PROPOSED SWALE
---	ASPHALT PAVING
---	LANDSCAPE

## Landfill Disclosure Statement

THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL CERTAIN PRECAUTIONARY MEASURES HAVE BEEN TAKEN DURING DEVELOPMENT OF THE SUBDIVISION TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1000 FEET OF LANDFILLS") WAS CONSULTED PRIOR TO DEVELOPMENT OF THE SUBDIVISION. INFORMATION IS AVAILABLE AT CITY OF ALBUQUERQUE, ENVIRONMENTAL HEALTH DEPARTMENT.

## Project Benchmark

THE LOCAL BENCHMARK FOR THIS PROJECT IS THE NORTHEAST CORNER OF PROPERTY. ELEVATION = 4975.40

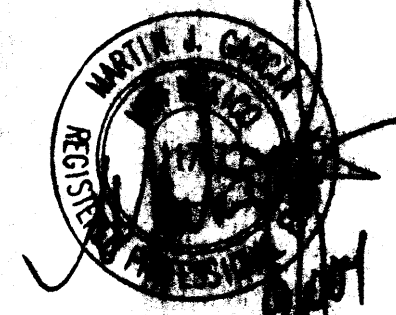
## Drainage Certification

I, MARTIN J. GARCIA, NMPE 11767, OF THE FIRM ABQ ENGINEERING INC. HEREBY CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 1/13/2004. THE RECORD INFORMATION SHOWN WAS PROVIDED BY NORTH STAR SURVEYING AND IS TRUE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

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 THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

MARTIN J. GARCIA, NMPE 11767

DATE



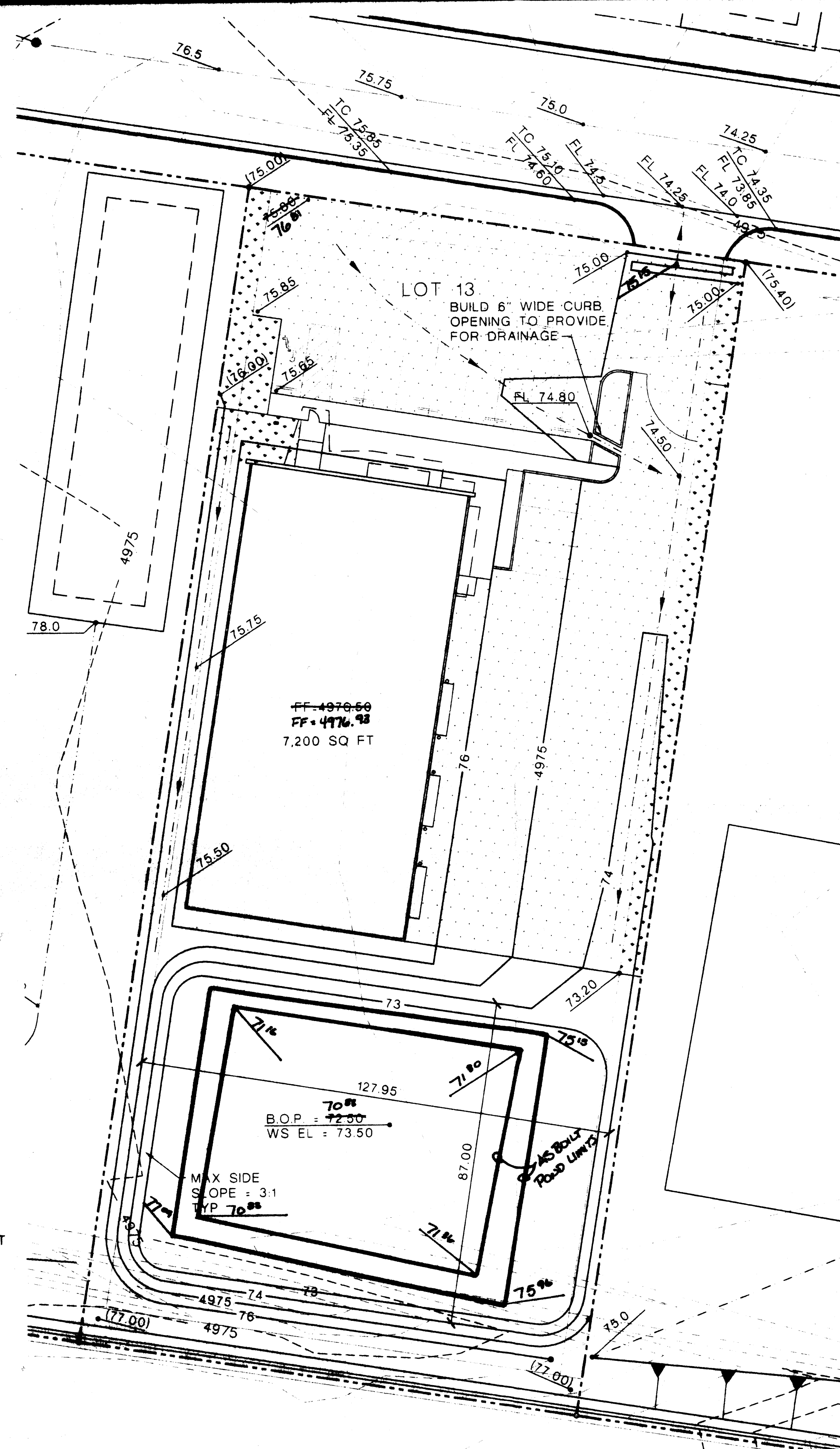
## ENGINEERS STATEMENT

I, the Engineer of record, certify that I have personally visited the site and the existing grades and contours depicted on this plan match what presently exists at the present location.

MARTIN J. GARCIA, N.M.P.E. #11767

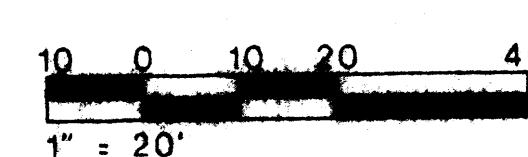
## BENCHMARK

A.C.S. NM-45-6A  
Elevation = 4960.97



## GRADING PLAN

SCALE: 1" = 20'

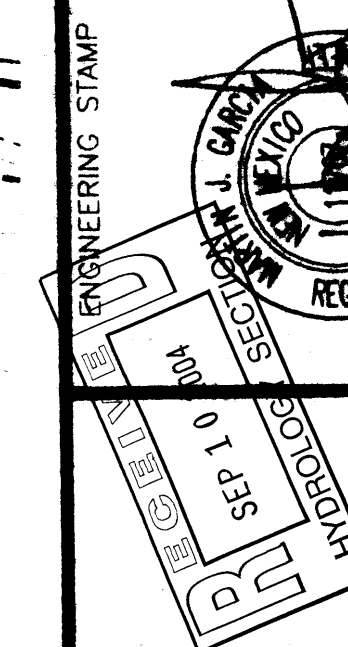


**ABQ**  
ENGINEERING, INC.

1631 EUBANK BLVD NE  
ALBUQUERQUE, NM 87102  
505-255-7802

Engineers • Planners  
Construction Services

ENGINEERING STAMP



COORS/ARENAL PARK - LOT 13  
ALBUQUERQUE, NEW MEXICO

REV NO REV DATE DESCRIPTION

SHEET TITLE

GRADING PLAN

C-101

SHEET of

PROJECT NUMBER: 23161 DATE: JANUARY 13, 2004

DESIGNED BY: M. GARCIA

DRAWN BY: F. PHILLIPS

CHECKED BY: S. KNEE

CAD FILE NAME: 161GRADDWG



## LEGAL DESCRIPTION

Lot Thirteen (13), Coors-Arenal Industrial Park Subdivision  
Albuquerque, Bernalillo County, New Mexico, as the same as  
is shown and designated on the Plat thereof, filed in the  
Office of the County Clerk of Bernalillo County, New Mexico.

## UPC NUMBER

1010-055-480-072-401-20

## DRAINAGE CALCULATIONS

### Lot 13 Coors/Arenal Subdivision

#### Hydrology Calculations

Date: November 11, 2003

DPM - Section 22.2

Volume 2, January 1993

Precipitation Zone	1
100 Year Storm Depth, P (360)	2.2
100 year Storm Depth, P (10 day)	3.67

Treatment Area	A	B	C	D
Excess Precipitation Factors	0.44	0.67	0.99	1.97
Peak Discharge Factors	1.29	2.03	2.87	4.37

Land Treatment Area	Acres	Existing	Proposed
Type "D" (Roof)		0.00	0.42
Type "C" (Unpaved Roadway)		0.00	0.37
Type "B" (Irrigated Lawns)		0.00	0.19
Type "A" (Undeveloped)		0.98	0.00

Total (Acres)	0.98	0.98
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Excess Precipitation(in)	0.44	1.35
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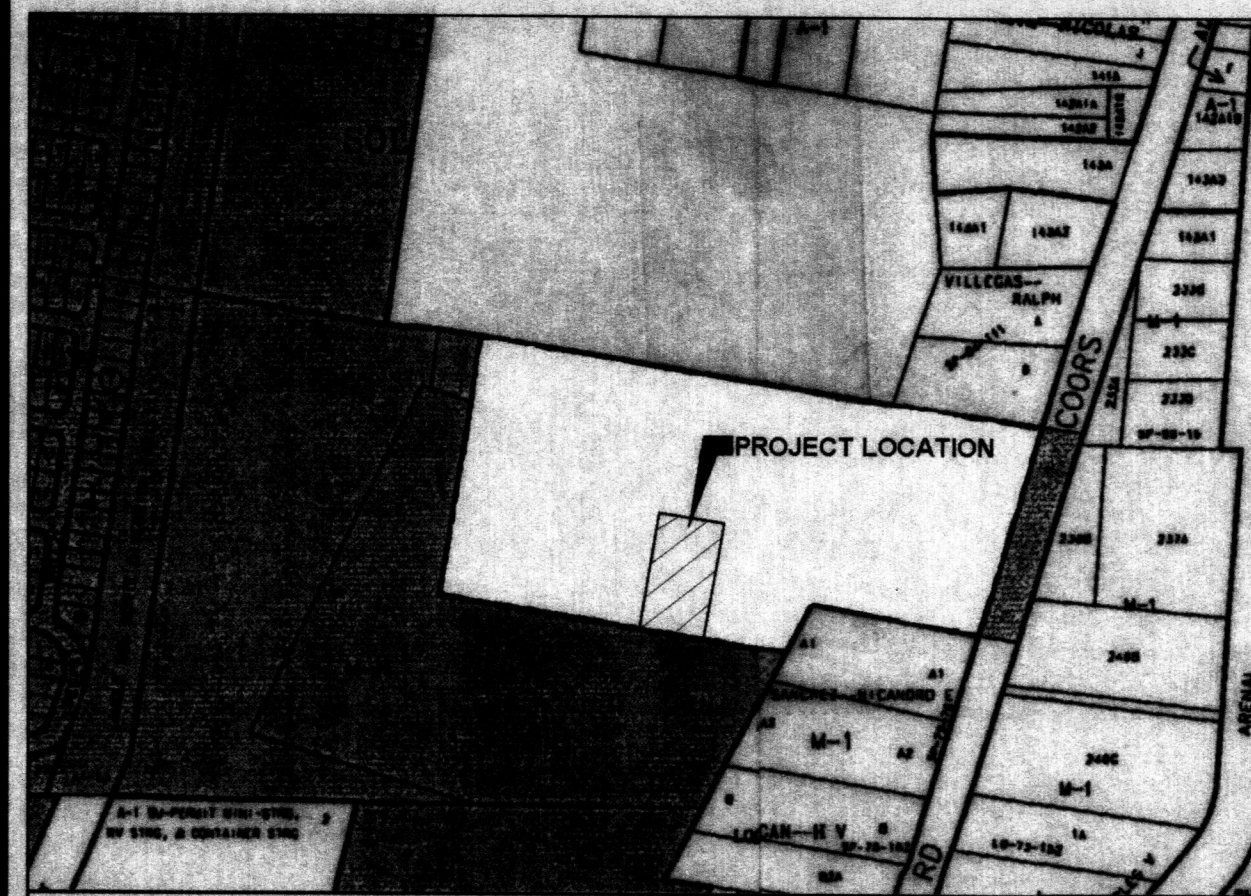
Volume (100), cf	1565.26	4787.93
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Volume (10), cf	1048.72	3207.92
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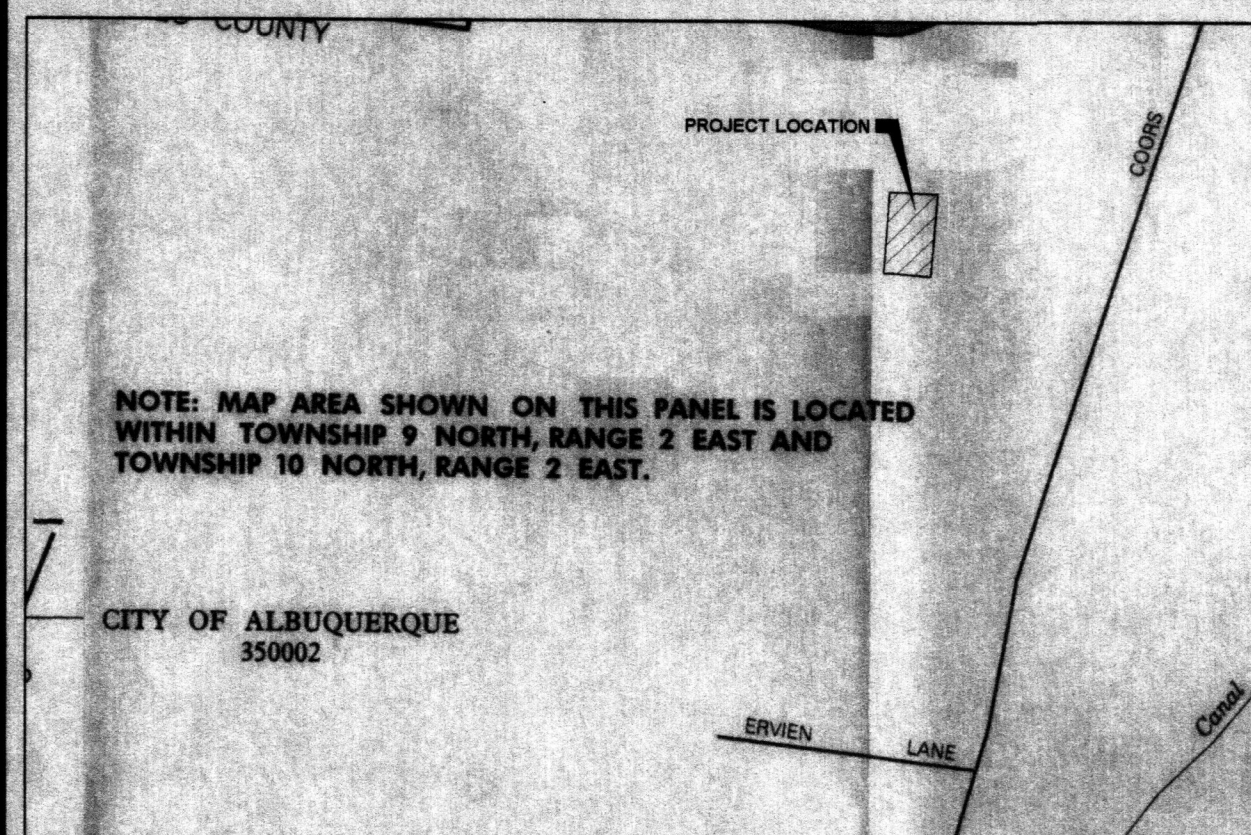
Volume (100, 10 day), cf	1565.26	7029.10
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Q (100), cfs	1.26	3.28
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Q (10), cfs	0.85	2.20
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ZONE ATLAS MAP N.T.S. M-10-Z



FEMA FLOOD ZONE N.T.S. PANEL 137 OF 825

## Design Narrative

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## Legend

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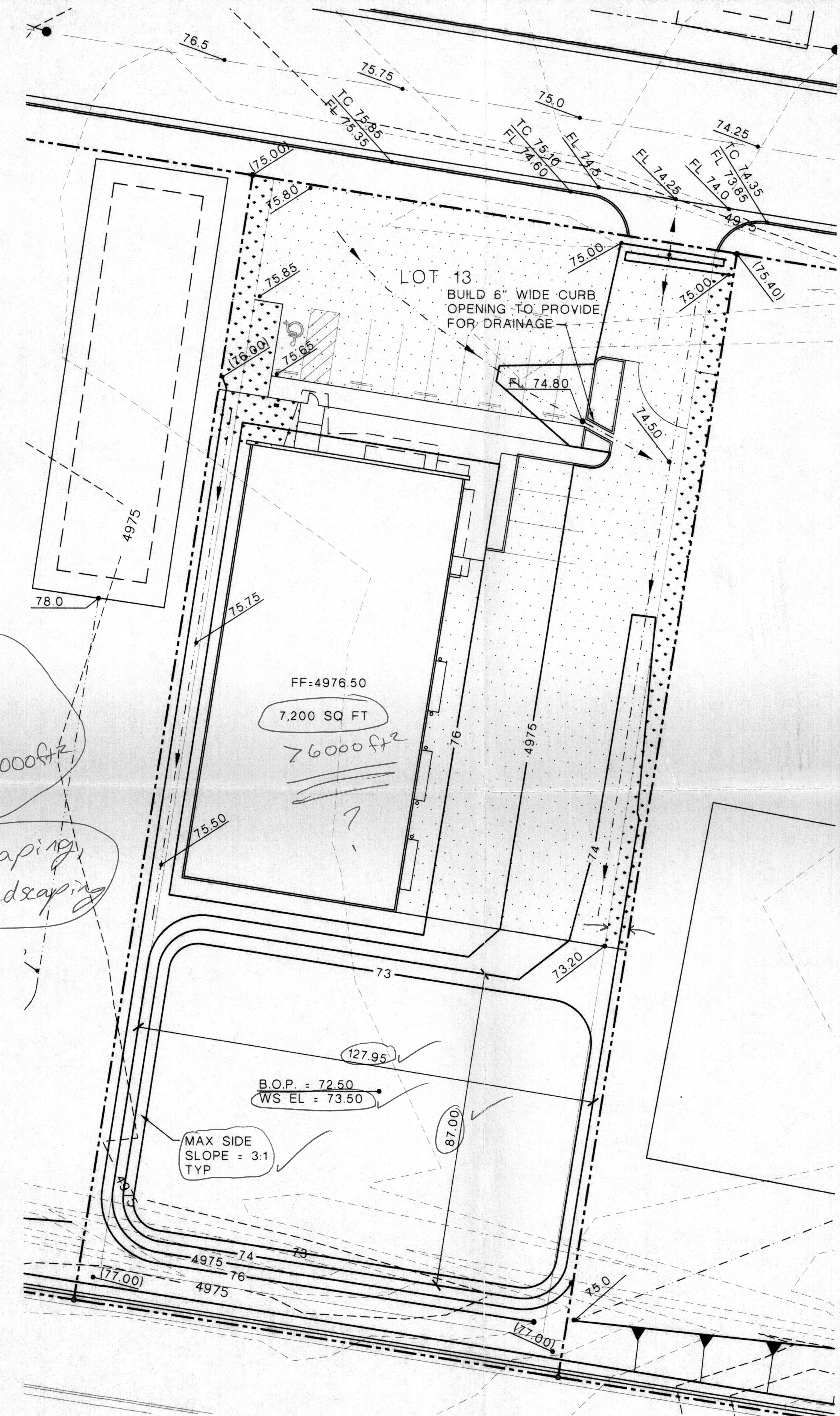
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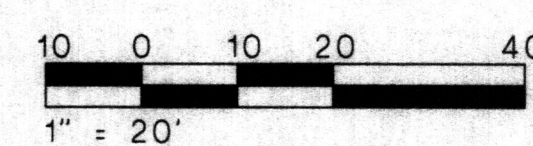
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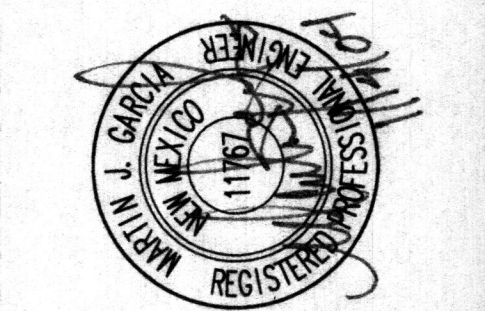


## GRADING PLAN

SCALE: 1" = 20'



**ABQ**  
ENGINEERING, INC.  
1631 EUBANK BLVD NE  
ALBUQUERQUE, NM 87112  
505-266-7602  
•Engineers • Planners  
•Construction Services



COORS/ARENAL PARK - LOT 13  
GRADING PLAN  
ALBUQUERQUE, NEW MEXICO

REV	NO	REV DATE	DESCRIPTION
1	1	1/13/2004	DATE: JANUARY 13, 2004
2	2	1/13/2004	PROJECT NUMBER: 23161
3	3	1/13/2004	DESIGNED BY: M GARCIA
4	4	1/13/2004	DRAWN BY: F PHILLIPS
5	5	1/13/2004	CHECKED BY: S KNEE
6	6	1/13/2004	CAD FILE NAME: 161GRADDWG

SHEET TITLE

GRADING PLAN

C-101

SHEET of



LEGAL DESCRIPTION

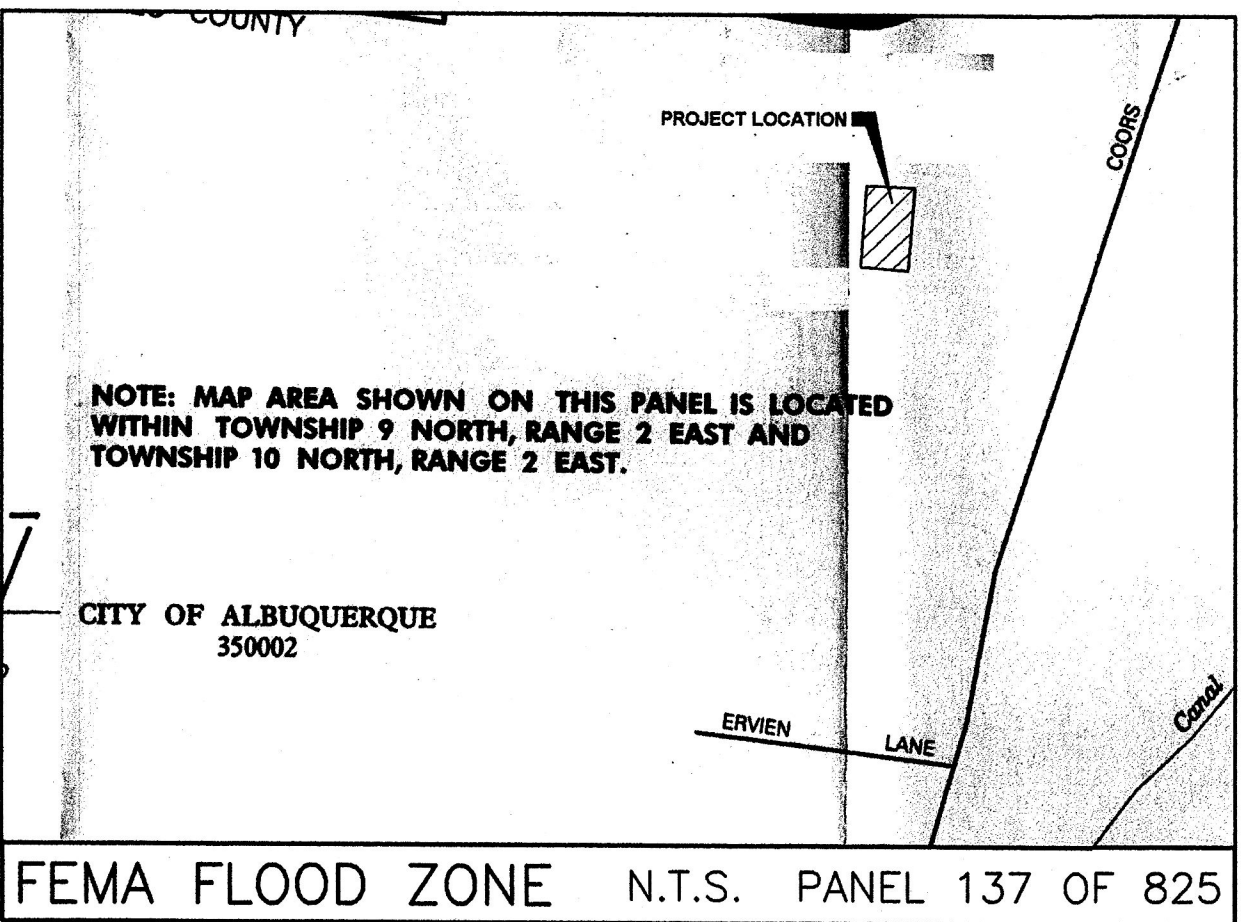
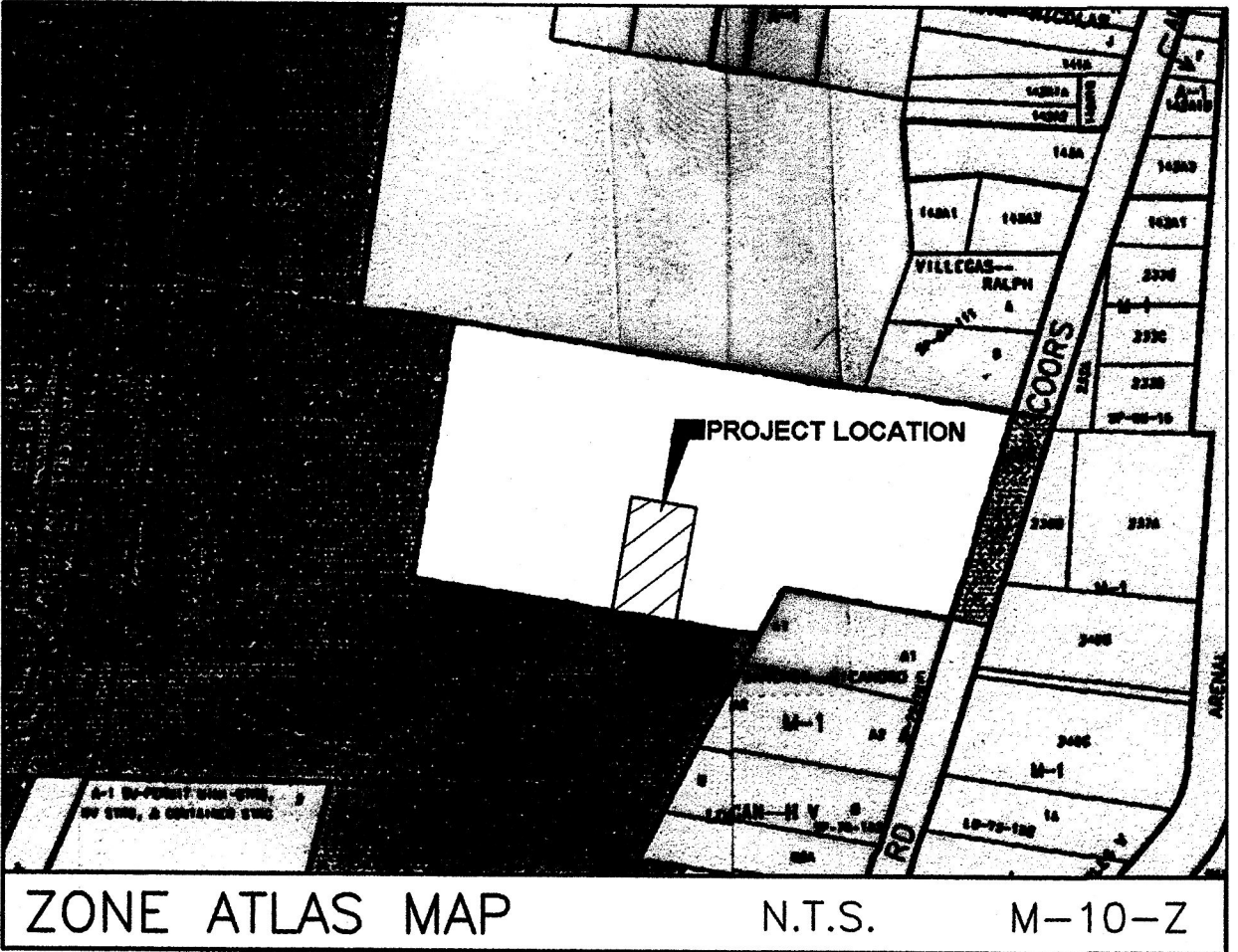
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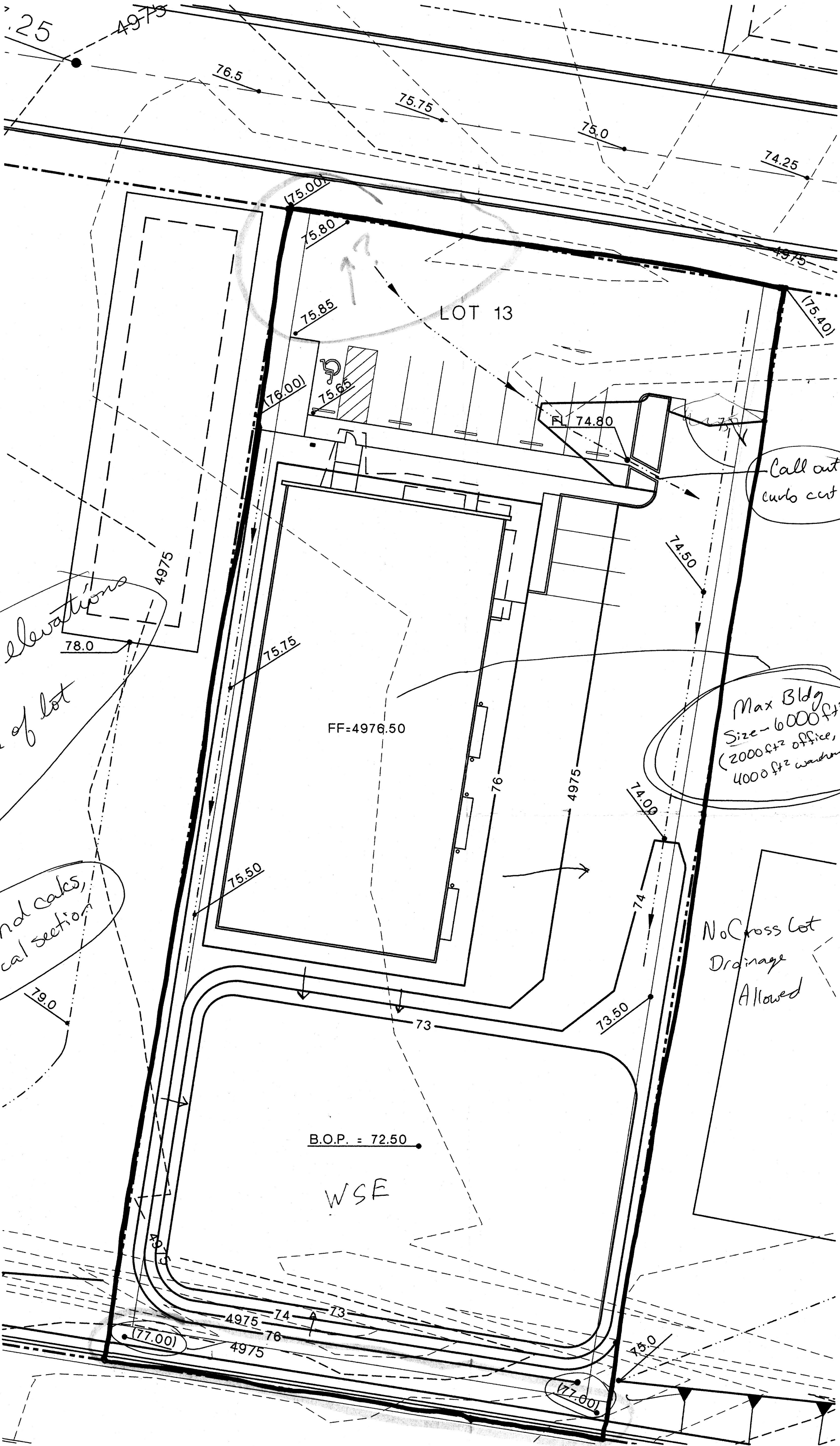
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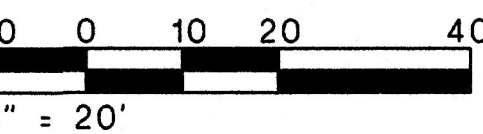
BENCHMARK

A.C.S. NM-45-6A  
Elevation = 4960.97



GRADING PLAN

SCALE: 1" = 20'



ABQ  
ENGINEERING, INC.

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COORS/ARENAL PARK - LOT 13  
GRADING PLAN  
ALBUQUERQUE, NEW MEXICO

REV NO | REV DATE | DESCRIPTION

PROJECT NUMBER: 23161  
DESIGNED BY: M GARCIA  
DRAWN BY: F PHILLIPS  
CHECKED BY: S KNEE  
CAD FILE NAME: 161GRAD.DWG  
DATE: 11/18/2003

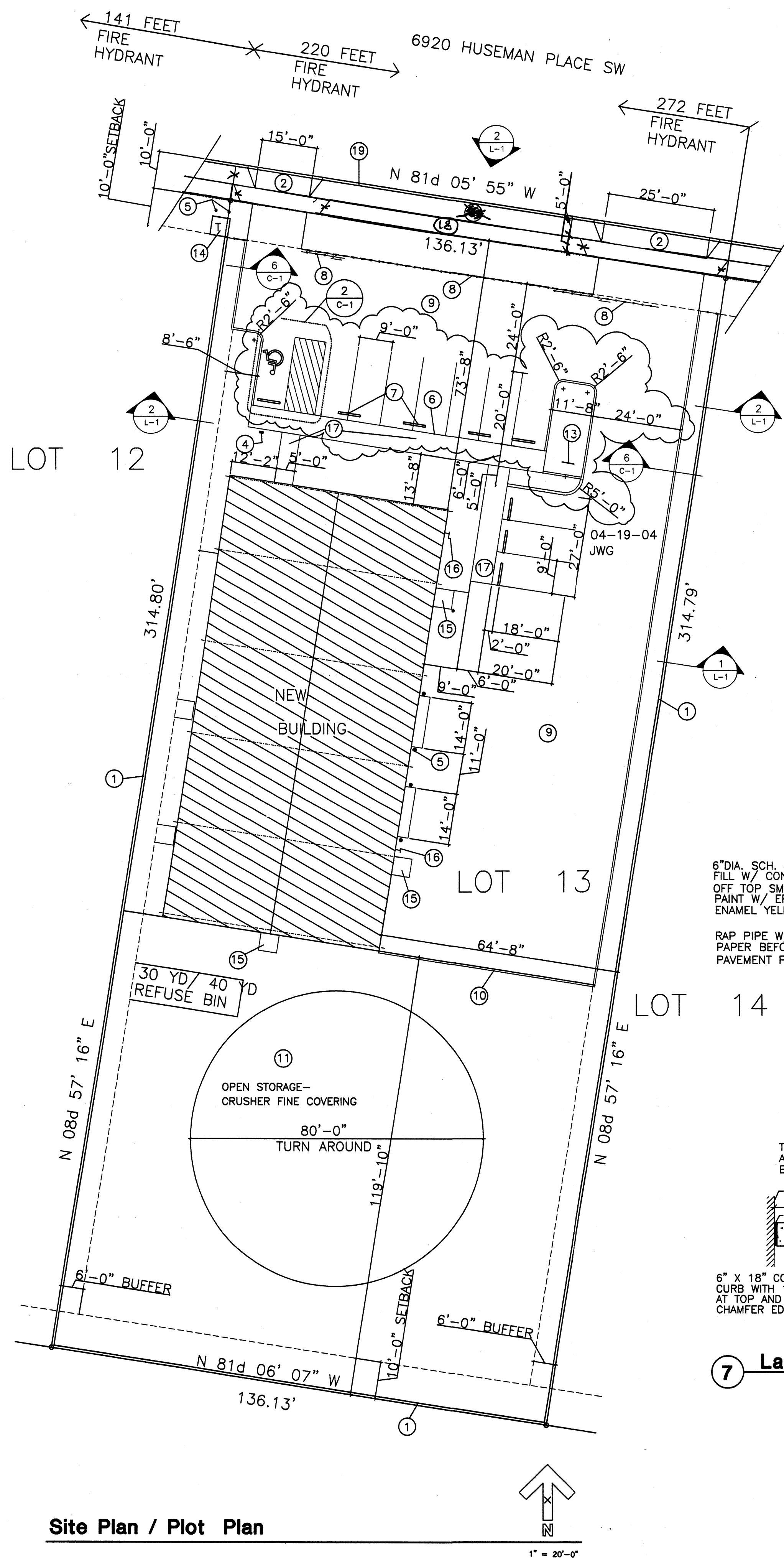
SHEET TITLE

GRADING PLAN

C-101

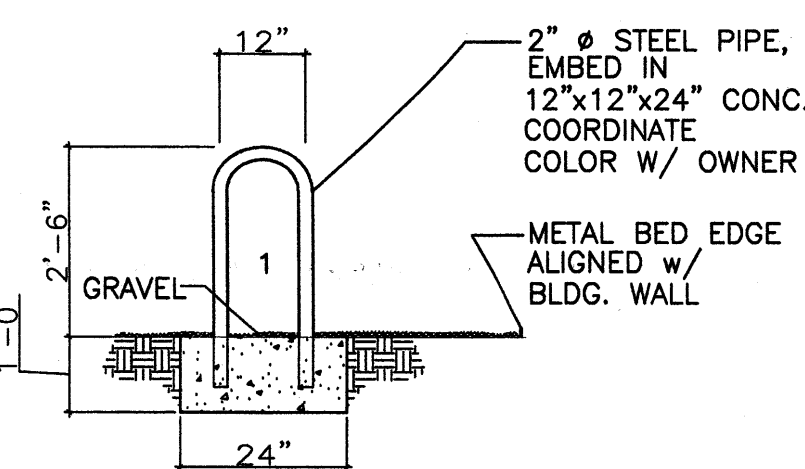
SHEET of



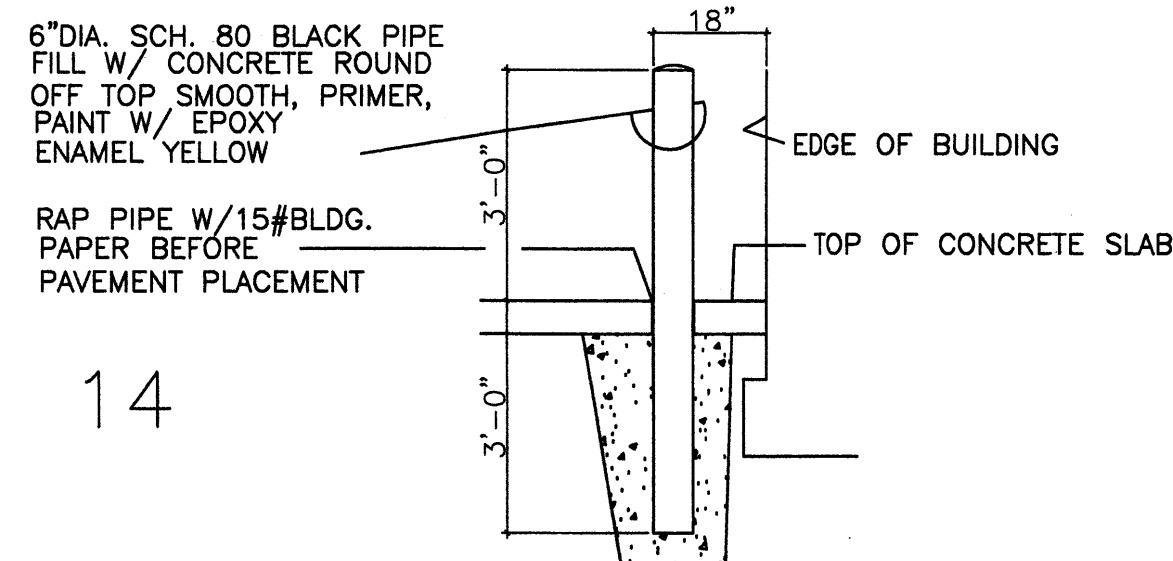


Site Plan / Plot Plan

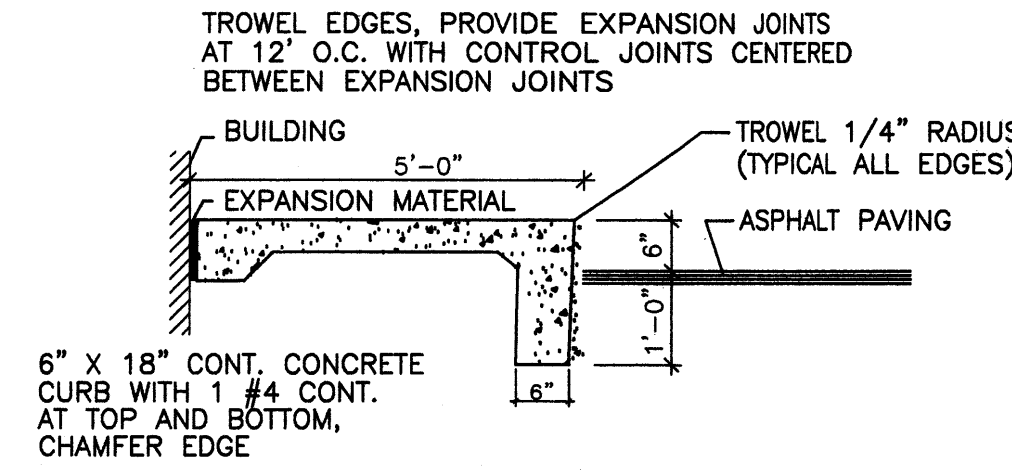
**1 Van Accessible Signage** N.T.S.  
NOTE: USE SAME HEIGHT DIMENSIONS TO ATTACH TO FENCE.



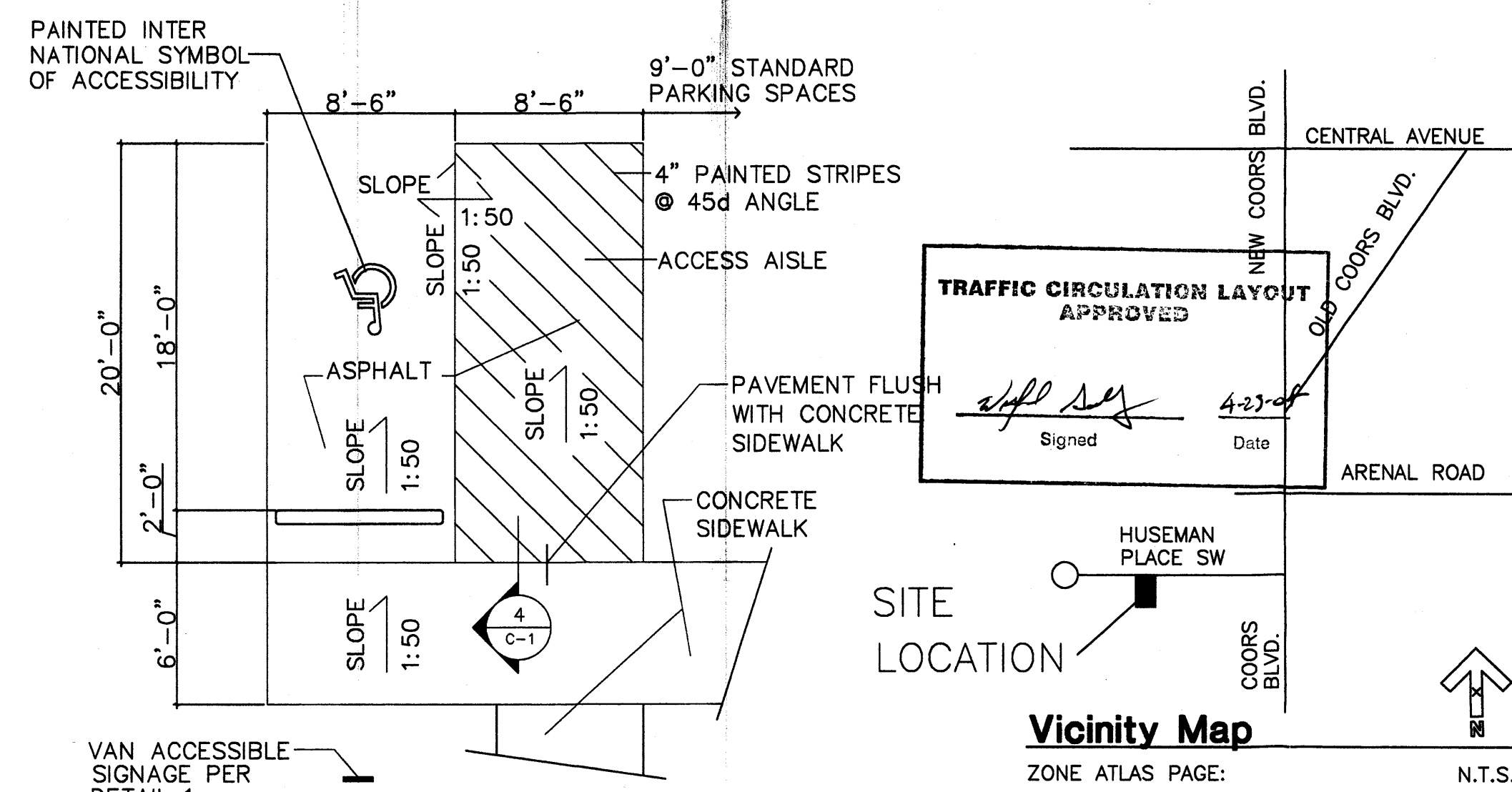
**3 Elevation at Bike Rack** 3/8"=1'-0"



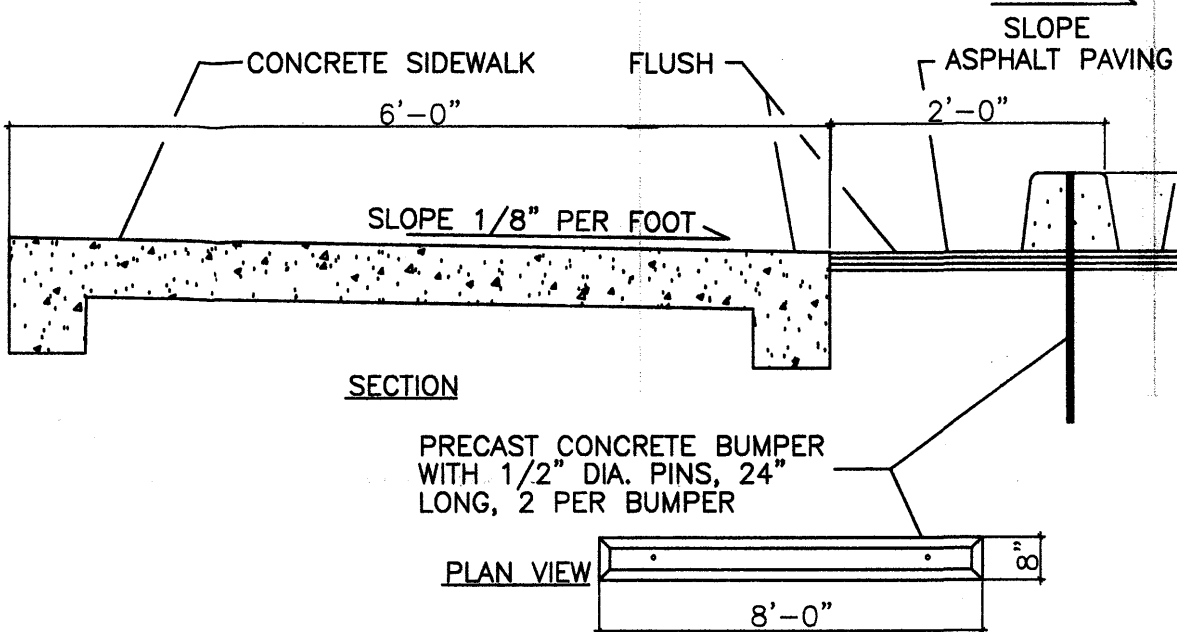
**5 Bollard Detail Section** N.T.S.



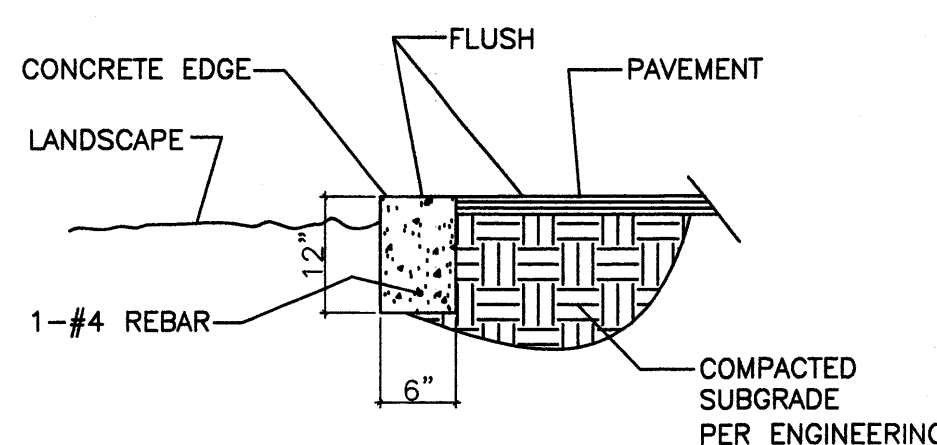
**7 Detail At Building** 1/2"=1'-0"



**2 Accessible Parking Detail** N.T.S.  
SLOPE NOT TO EXCEED 1:50 IN ANY DIRECTION



**4 Parking Bumper With Accessible Sidewalk** N.T.S.  
NOTE: AT OTHER PARKING SPACES, ASPHALT DOES NOT REQUIRE TO BE SLOPED @ 1:50.



**6 Owner Option Concrete Edge** N.T.S.

### Keyed Notes

- INSTALL 6'-0" HIGH CONCRETE BLOCK WALL, SEE DRAWING L-1.
- INSTALL NEW CONCRETE DRIVEPAD PER CITY OF ALBUQUERQUE STANDARDS, SEE DRAWING 2425.
- CONTRACTOR TO CONTACT TELEPHONE COMPANY TO DIRECT BURY LINES
- ACCESSIBLE SIGNAGE PER ADA STANDARDS, SEE DETAIL 1
- 6" dia. SCH. 80 PIPE BOLLARD, FILL WITH CONCRETE WITH CONCRETE DOME CAP, PAINT YELLOW, SEE DETAIL 5
- ASPHALT PAVEMENT FLUSH WITH CONCRETE SIDEWALK.
- CONCRETE PARKING BUMPER, SEE DETAIL 4
- 6'-0" HIGH WROUGHT IRON FENCE AND ROLL-AWAY GATE WITH ELECTRIC REMOTE MOTOR, SEE DRAWING L-1.
- 2" ASPHALTIC CONCRETE MIX ON 6" COMPACTED STRUCTURAL FILL SUBGRADE.
- ASPHALT CRUSHER LINE, SEE DETAIL 6- SIMILAR
- CRUSHER FINES ON ROLLED COMPACTED SOIL.
- METAL PANELING PORTAL OVERHANG
- BIKE RACK, SEE DETAIL 3
- ELECTRICAL TRANSFORMER
- CONCRETE LANDING, HEAVY BROOM FINISH, SEE DETAIL 7.
- 3/4" FREEZE PROTECTED HOSE BIB.
- CONCRETE SIDEWALK, 1/8"per12" SLOPE TOWARDS PARKING, HEAVY BROOM FINISH, SEE DETAIL 4/C-1.
- 5'-0" WIDE CONCRETE SIDEWALK, 1/8"per12" SLOPE TOWARDS STREET. SEE DETAIL 4/C-1, SIMILAR.
- EXISTING CURB AND GUTTER.

### Index to Drawings

Foundation Submittal #0318818, 12/17/03  
Drawings C-1, C-101, & S-1 Included for Clarity.

- C-1 Site Plan / Project Data
- C-101 Grading & Drainage Plan
- S-1 Foundation Plan/ Details/ Notes
- L-1 Landscape Plan
- S-2 Mezzanine Framing Plan/ Details
- S-2 Roof Framing Plan/ Details by others
- A-1r Floor Plan/ Details
- A-2r Enlarged Plan/ Interior Elevations/ Door & Window Schedules/ Details
- A-3r Building Elevations/ Details
- A-4 Delete
- A-5r Reflected Ceiling Plan
- A-6r Roof Plan

### Revision

- 03-22-04 JWG
- 1. MOVE ELECTRICAL TRANSFORMER
- 2. REMOVE AIR LOCK, OVERHANG, WORK ROOM
- 3. DELETE DRAWING A-4
- 04-19-04 JWG
- 1. CHANGE ADA SPACE & DETAIL, DRIVE WIDTH, KEYWAY DIM.
- 04-22-04 JWG
- 1. ADD 5'-0" CONCRETE SIDEWALK, CHANGE DRIVE WIDTH, ADD BUMPERS.

### Project Data

PROJECT DESCRIPTION: NEW OFFICE AND WAREHOUSE IN A INDUSTRIAL PARK SUBDIVISION

LEGAL DESCRIPTION: LOT 13 OF COORS-ARENAL INDUSTRIAL PARK SUBDIVISION ALBUQUERQUE, NM

OWNER: DKG & ASSOCIATES, INC. 6104 CAROUSAL NW ALBUQUERQUE, NEW MEXICO 87120

CONTRACTOR: NEW MEXICO DIVERSIFIED, INC. P.O. BOX 15803 RIO RANCHO, NEW MEXICO 87174 505- 480- 5644

ARCHITECT: JAMES W. GREEN ARCHITECT, P.C. 10421 CAMINO DEL OSO NE ALBUQUERQUE, NEW MEXICO 87111 505- 296-1456

BUILDING ADDRESS: DKG & ASSOCIATES, INC. 6920 HUSEMAN PLACE SW ALBUQUERQUE, NEW MEXICO

ZONE ATLAS PAGE: M-10- Z

ZONING: M-1

### Code Data

USAGE: OFFICE AND WAREHOUSE = 7200 SF.

CONSTRUCTION TYPE: VN

OCCUPANCY: B & S-1

AREA (USF)	USF FACTOR	OCCUPANT LOAD
OFFICE ( B OCCUPANCY)	= 700 1/100	7
WAREHOUSE ( S1 OCCUPANCY)	= 5935 1/500	12
MEZZANINE	= 1180 1/500	2
ACCESSORY	= 347 N/A	0
TOTAL	= 8,162	21

EXITS: 1 EXIT REQUIRED, 4 PROVIDED

NOTE: OCCUPANCY LOAD AND AREAS SHOWN ARE FOR UBC EXITING REQUIREMENT ANALYSIS ONLY.

### Parking Analysis

OFFICE USE 1:200.....700 SF / 200 = 4 REQ.

WAREHOUSE 1:1000.....5,935 SF / 1000 = 6 REQ.

1 BIKE RACK IS REQUIRED, 1 PROVIDED 11 PROVIDED

### Plumbing Fixtures Analysis

GROUP (B) OFFICE USES 700 SF / 200 = 3.5

(S) WAREHOUSE 5,935 SF / 5000 = 1.2

REQUIRED # OF W.C. & LAV. = 3 & 3 4.7

PROVIDED: 1 UNISEX TOILET, 1 EMPLOYEE TOILET AND 1 PRIVATE BATH

### Landscape Requirements

15% OF SITE AREA LESS BUILDING AREA 42,853 SF - 7200 SF = 35,653 SF x .15 = 5,348 SF

5,348 SF REQUIRED LANDSCAPE AREA, 8147 SF AVAILABLE

### Landfill Disclosure Statement

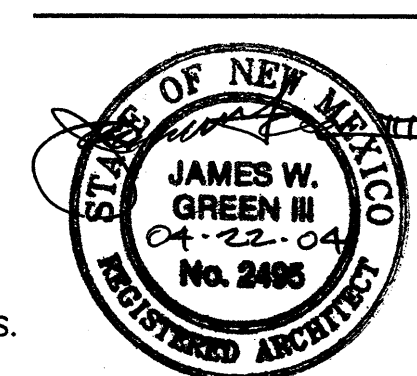
THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL CERTAIN PRECAUTIONARY MEASURES HAVE BEEN TAKEN DURING DEVELOPMENT OF THE SUBDIVISION TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1000 FEET OF LANDFILLS") WAS CONSULTED PRIOR TO DEVELOPMENT OF THE SUBDIVISION. INFORMATION IS AVAILABLE AT CITY OF ALBUQUERQUE, ENVIRONMENTAL HEALTH DEPARTMENT.

INTERA INC. FOR 12/17/03  
CITY OF ALBUQUERQUE, ENVIRONMENTAL HEALTH DEPARTMENT DATE

22 April 2004

James W. Green Architect, P.C.  
ARCHITECTURE AND PLANNING

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C-1