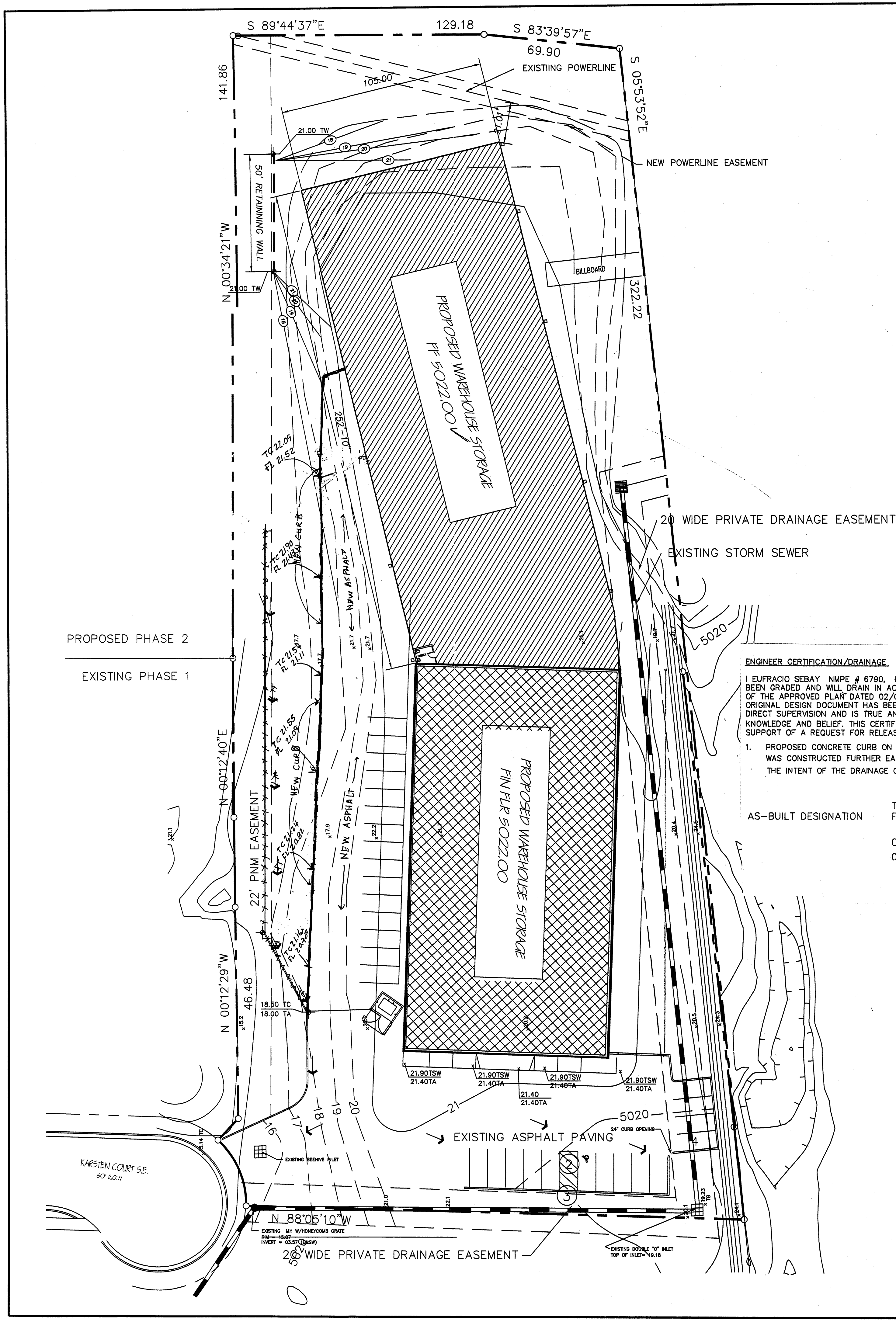




GRADING/DRAINAGE PLAN
THE FOLLOWING ITEMS CONCERNING LOT 9-A-1, UNIT 3, BROADWAY INDUSTRIAL CENTER, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO (2501 KARSTEN COURT S.E. PHASE 2) ARE CONTAINED HEREON:
EXISTING CONDITIONS:
AS SHOWN BY THE VIGNETTE MAP, THE SITE CONTAINS 1.59 ACRES MORE OR LESS (PHASE 2) AND IS LOCATED NORTHEASTERLY OF THE INTERSECTION OF SAN JOSE AVENUE S.E. AND KARSTEN COURT S.E. THE SITE IS PARTIALLY DEVELOPED WITH AN EXISTING 21,000 SQ. FT. METAL BUILDING ALONG WITH PAVED PARKING AND LANDSCAPED AREAS. THE SITE IS FLAT AND SLOPES FROM NORTH TO SOUTH. ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL 0342E, REVISED NOVEMBER 19, 2003, THIS SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE NOR DOES IT CONTRIBUTE TO ANY DOWNSTREAM FLOODING.
PROPOSED CONDITIONS:
AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROPOSED METAL BUILDING WILL BE ATTACHED TO THE EXISTING METAL BUILDING ON SITE. THE PROPOSED PHASE 2 DEVELOPMENT WILL CONSIST OF A 28,000 SQ. FT. METAL BUILDING ALONG WITH PAVED PARKING AND LANDSCAPED AREAS. THE PROPOSED DEVELOPMENT WILL DRAIN ITS DEVELOPED RUN-OFF EASTERLY AND SOUTHERLY. THERE IS AN EXISTING CATCHBASIN LOCATED JUST EAST OF THE PROPOSED BUILDING. THE EASTERLY HALF OF THE ROOF AREA WILL DRAIN ONTO THE INLET. THE WESTERLY PORTION OF THE ROOF AREA WILL DRAIN SOUTH TOWARDS EXISTING INLETS AS SHOWN ON THE DRAINAGE PLAN. THIS LOT IS ALLOWED FULL DEVELOPMENT AT 80% IMPERVIOUS COVER AND FREE DISCHARGE OF ALL STORM WATER RUN-OFF INTO THE POND ON LOT 7 IN ACCORDANCE WITH THE APPROVED UNIT 3 MASTER DRAINAGE PLAN (M14-D4 BY MARK GOODWIN AND ASSOCIATES). THE SITE IS ALLOWED 13.94 CFS OF FREE DISCHARGE ALONG WITH 18.44 CFS OF OFF-SITE FLOWS PER THE APPROVED MASTER PLAN. THE CALCULATIONS WHICH APPEAR HEREON ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE ANALYSIS IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE D.P.M. PROCESS MANUAL, VOLUME 1 DESIGN CRITERIA DATED 1997.

PROJECT AREA = 1.59 ac.
PODS STORAGE WAREHOUSE @ KARSTEN COURT S.E. PHASE 2
ZONE 2
PRECIPITATION:
350 = 2.35 in.
1440 = 2.75 in.
10day = 3.95 in.

TREATMENT	AREA	EXCESS PRECIPITATION	PEAK DISCHARGE
TREATMENT A	0.53 in.	1.56 cfs/ac.	1.56 cfs/ac.
TREATMENT B	0.78 in.	2.28 cfs/ac.	2.28 cfs/ac.
TREATMENT C	1.13 in.	3.14 cfs/ac.	3.14 cfs/ac.
TREATMENT D	2.12 in.	4.70 cfs/ac.	4.70 cfs/ac.

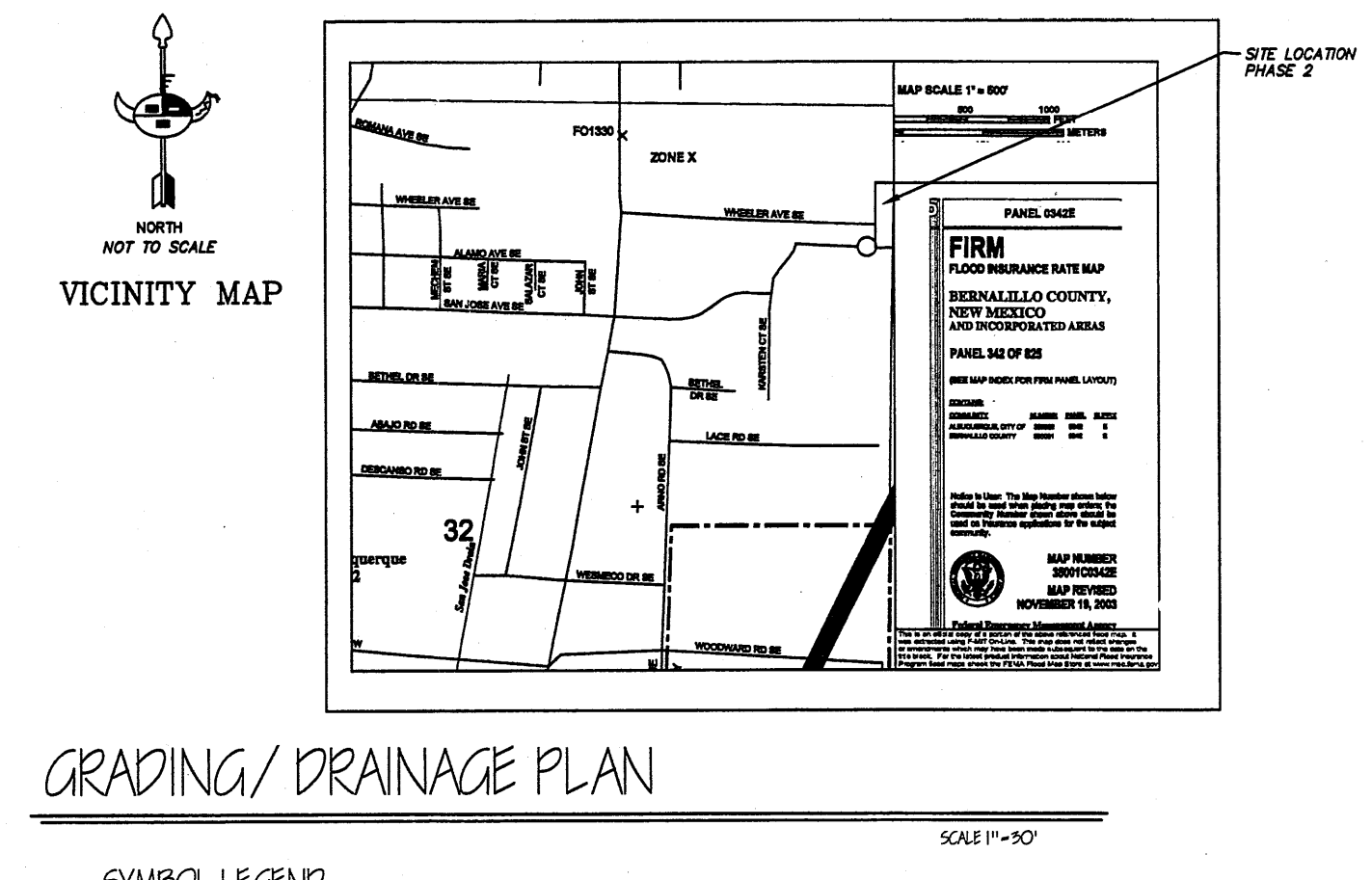
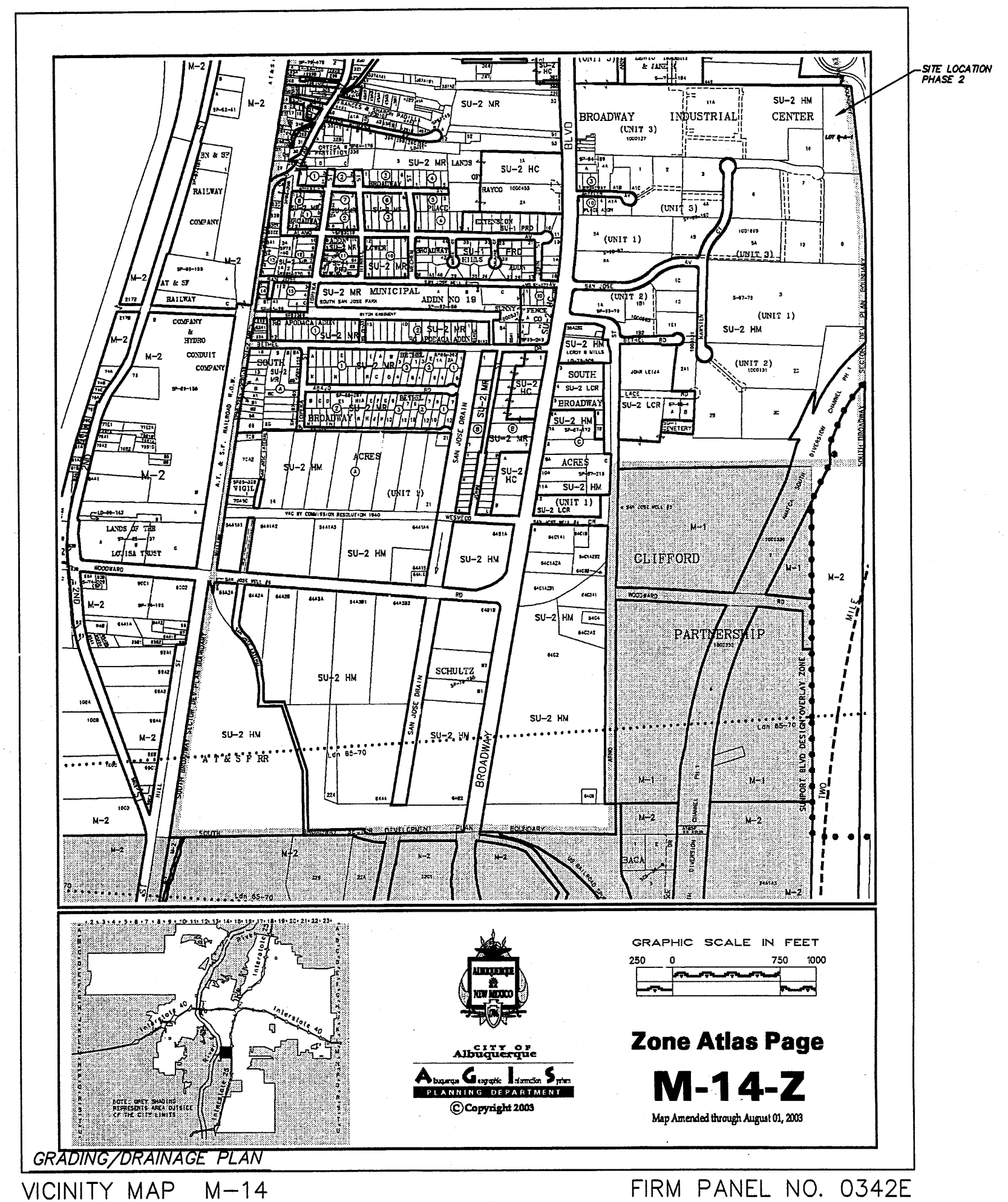
EXISTING EXCESS PRECIPITATION:
Weighted E = (0.53)(0.00) + (0.78)(0.00) + (1.13)(1.59) + (2.12)(0.00) / 1.59 ac. = 1.13 in.
V100-360 = (1.13)(1.59) / 12 = 0.149725 ac-ft = 6522 CF
EXISTING PEAK DISCHARGE:
Q100 = (1.56)(0.00) + (2.28)(0.00) + (3.14)(1.59) + (4.70)(0.00) = 4.99 CFS
PROPOSED EXCESS PRECIPITATION:
Weighted E = (0.53)(0.00) + (0.78)(0.17) + (1.13)(0.70) + (2.12)(0.73) / 1.59 ac. = 1.54 in.
V100-360 = (1.54)(1.59) / 12.0 = 0.204665 ac-ft = 8915 CF
V100-1440 = (0.20)(0.73) + (2.75 - 2.35) / 12 = 0.228854 ac-ft = 9969 CF
V100-10day = (0.20)(0.73) + (3.95 - 2.35) / 12 = 0.301419 ac-ft = 13130 CF
PROPOSED PEAK DISCHARGE:
Q100 = (1.56)(0.00) + (2.28)(0.17) + (3.14)(0.70) + (4.70)(0.73) = 5.60 CFS
INCREASE 5.60 CFS - 4.99 CFS = 0.61 CFS

ENGINEER CERTIFICATION/DRAINAGE
I, EUFRACIO SEBAY NMPE # 6790, HEREBY CERTIFY THAT THE PROJECT HAS BEEN GRADED AND WILL DRAIN IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 02/07/08. 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.
1. PROPOSED CONCRETE CURB ON THE WEST SIDE OF BUILDING WAS CONSTRUCTED FURTHER EAST TO SAVE ON ASPHALT PAVING. THE INTENT OF THE DRAINAGE CONCEPT IS STILL THE SAME.

AS-BUILT DESIGNATION
TC 22.09
FL 21.52
OR
02.50



- 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 BERMS, DIKES, 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 ERODED FROM THE SITE AND DEPOSITED THERE.



SYMBOL LEGEND
PROPERTY LINE
EXISTING CONTOUR
PROPOSED CONTOUR
DESIGNED SPOT ELEVATIONS
EXISTING SPOT ELEVATIONS
DOWN SPOUT
FLOW DIRECTION
ABBREVIATION LEGEND
TOP OF CON. PAD - TOP
TOP OF CURB - TC
TOP OF ASPHALT - TA
FLOWLINE - FL
TOP OF WALL - TW
ROOF FLOWS - RF
TOP OF SIDEWALK - TSF
BENCHMARK:
AMAFCA BRASS CAP "11-2A"
ELEVATION: 5024.20 (SLD 1929)
T.B.M.
TOP OF INLET AT THE SOUTHEAST CORNER OF LOT 9-B AS SHOWN ON PLAN DRAWING
ELEVATION: 5019.18
LEGAL DESCRIPTION
LOT 9-A-1 OF REPLAT OF BROADWAY INDUSTRIAL CENTER, UNIT NO. 3
SCALE: 1"=30.0'

GRADING/DRAINAGE PLAN

SCALE: 1"=30.0'



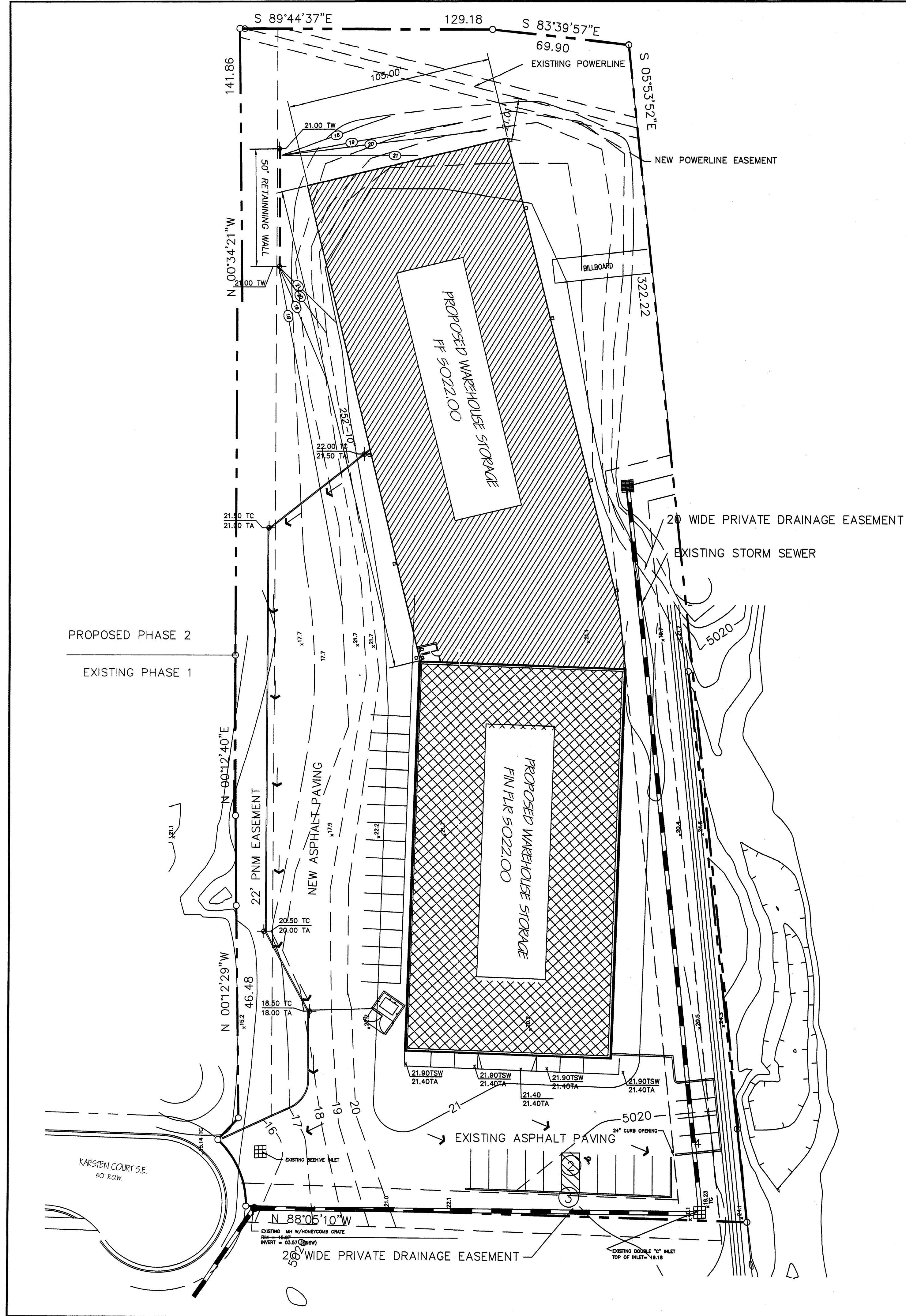
JOB NO.
DATE: JANUARY 2006
REVISIONS

Sheet Title
GRADING/DRAINAGE PLAN
Drawn By: BJM/HTH
Checked By: ES

Project Name
MWS, LLC
PROPOSED PHASE 2 PODS WAREHOUSE
2501-B KARSTEN CT. S.E.
ALBUQUERQUE, NEW MEXICO

Project Name
MWS, LLC
PROPOSED PHASE 2 PODS WAREHOUSE
2501-B KARSTEN CT. S.E.
ALBUQUERQUE, NEW MEXICO

SHEET NO.
RECEIVED
MAY 31 2006
HYDROLOGY SECTION



GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING LOT 9-A-1, UNIT 3, BROADWAY INDUSTRIAL CENTER, BERNALILLO COUNTY, NEW MEXICO (2501 KARSTEN COURT S.E. PHASE 2) ARE CONTAINED HEREON:

EXISTING CONDITIONS:

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 1.59 ACRES MORE OR LESS (PHASE 2) AND IS LOCATED NORTHEASTERLY OF THE INTERSECTION OF SAN JOSE AVENUE S.E. AND KARSTEN COURT S.E. THE SITE IS PARTIALLY DEVELOPED WITH AN EXISTING 21,000 SQ. FT. METAL BUILDING ALONG WITH PAVED PARKING AND LANDSCAPED AREAS. THE SITE IS FLAT AND SLOPES FROM NORTH TO SOUTH. ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL 0342E, REVISED NOVEMBER 19, 2003, THIS SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE NOR DOES IT CONTRIBUTE TO ANY DOWNSTREAM FLOODING.

PROPOSED CONDITIONS:

AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROPOSED METAL BUILDING WILL BE ATTACHED TO THE EXISTING METAL BUILDING ON SITE. THE PROPOSED PHASE 2 DEVELOPMENT WILL CONSIST OF A 28,000 SQ. FT. METAL BUILDING ALONG WITH PAVED PARKING AND LANDSCAPED AREAS. THE PROPOSED DEVELOPMENT WILL DRAIN ITS DEVELOPED RUN-OFF EASTERLY AND SOUTHERLY. THERE IS AN EXISTING CATCHBASIN LOCATED JUST EAST OF THE PROPOSED BUILDING. THE EASTERLY HALF OF THE ROOF AREA WILL DRAIN ONTO THE INLET. THE WESTERLY PORTION OF THE ROOF AREA WILL DRAIN SOUTH TOWARDS EXISTING INLETS AS SHOWN ON THE DRAINAGE PLAN. THIS LOT IS ALLOWED FULL DEVELOPMENT AT 80% IMPERVIOUS COVER AND FREE DISCHARGE OF ALL STORM WATER RUN-OFF INTO THE POND ON LOT 7 IN ACCORDANCE WITH THE APPROVED UNIT 3 MASTER DRAINAGE PLAN (M-14-BY MARK GOODMAN AND ASSOCIATES). THE SITE IS ALLOWED 13.94 CFS OF FREE DISCHARGE ALONG WITH 18.44 CFS OF OFF-SITE FLOWS PER THE APPROVED MASTER PLAN. THE CALCULATIONS WHICH APPEAR HEREON, ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE ANALYSIS IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE D.P.M. PROCESS MANUAL, VOLUME II DESIGN CRITERIA DATED 1997.

PROJECT AREA = 1.59 ac.
PODS STORAGE WAREHOUSE @ KARSTEN COURT S.E. PHASE 2
ZONE 2
PRECIPITATION: 360 = 2.35 in.
1440 = 2.75 in.
10day = 3.95 in.

EXCESS PRECIPITATION: **PEAK DISCHARGE:**

TREATMENT	PRECIPITATION	PEAK DISCHARGE
TREATMENT A	0.53 in.	1.56 cfs/ac.
TREATMENT B	0.78 in.	2.28 cfs/ac.
TREATMENT C	1.13 in.	3.14 cfs/ac.
TREATMENT D	2.12 in.	4.70 cfs/ac.

EXISTING CONDITIONS: **PROPOSED CONDITIONS:**

TREATMENT	AREA	AREA
TREATMENT A	0 ac.	0 ac.
TREATMENT B	0 ac.	0.16286 ac.
TREATMENT C	1.09 ac.	0.68638 ac.
TREATMENT D	0 ac.	0.72585 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = (0.53)(0.00) + (0.78)(0.00) + (1.13)(1.59) + (2.12)(0.00) / 1.59 ac.
= 1.13 in.
V100-360 = (1.13)(1.59) / 12 = 0.149725 ac-ft = 6522 CF

EXISTING PEAK DISCHARGE:

Q100 = (1.56)(0.00) + (2.28)(0.00) + (3.14)(1.59) + (4.70)(0.00) = 4.99 CFS

PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.53)(0.00) + (0.78)(0.17) + (1.13)(0.70) + (2.12)(0.73) / 1.59 ac.
= 1.54 in.
V100-360 = (1.54)(1.59) / 12.0 = 0.204665 ac-ft = 8915 CF

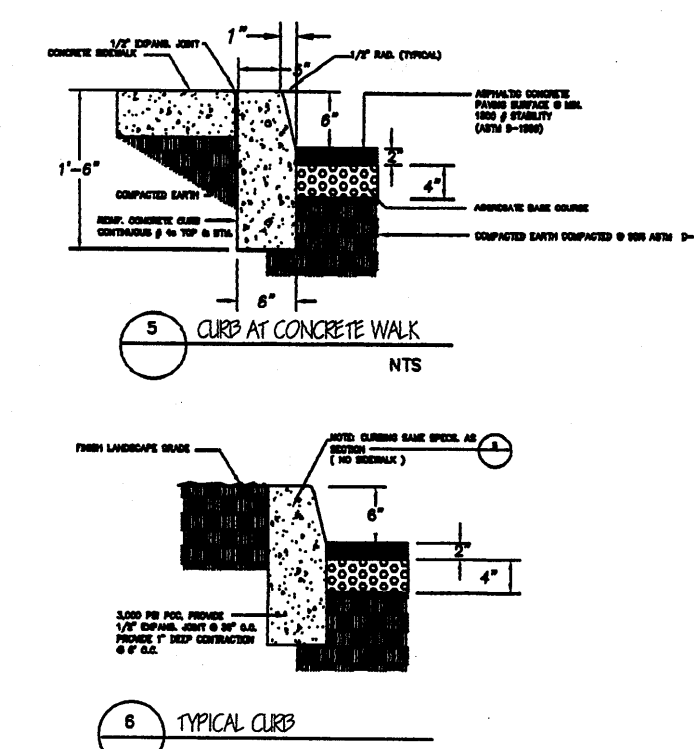
V100-1440 = (0.20) + (0.73)(2.75 - 2.35) / 12 = 0.228854 ac-ft = 9969 CF

V100-10day = (0.20) + (0.73)(3.95 - 2.35) / 12 = 0.301419 ac-ft = 13130 CF

PROPOSED PEAK DISCHARGE:

Q100 = (1.56)(0.00) + (2.28)(0.17) + (3.14)(0.70) + (4.70)(0.73) = 5.60 CFS

INCREASE 5.60 CFS - 4.99 CFS = 0.61 CFS

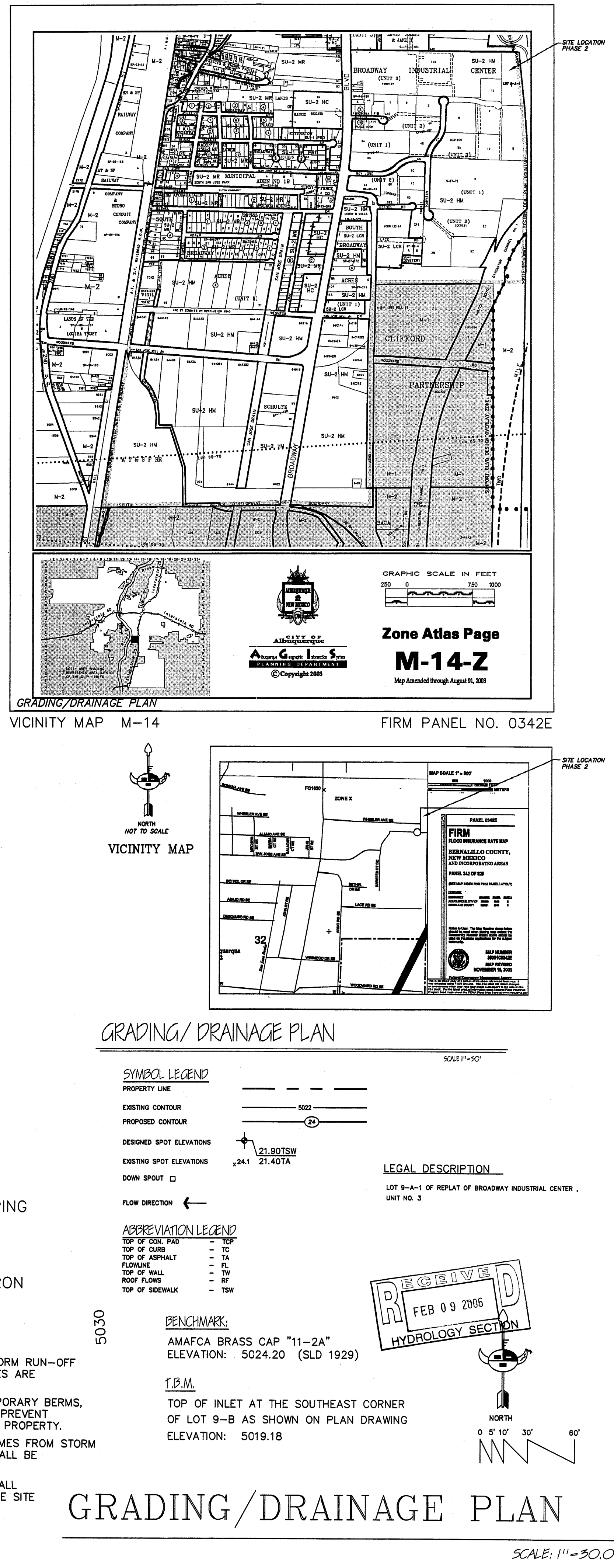


KEYED NOTES

- 1 6" WIDE HEADER CURB
- 2 PAINTED PARKING STRIPING
- 3 HANDICAPPED SIGN
- 4 REFUSE BIN
- 5 8' WIDE CONCRETE APRON
- 6 EXISTING FIREHYDANT
- 7 PROPOSED FIREHYDANT

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 BERMS, DIKES, 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 ERODED FROM THE SITE AND DEPOSITED THERE.



Project Name
MWS, LLC
PROPOSED PHASE 2 PODS WAREHOUSE
2501-B KARSTEN CT. S.E.
ALBUQUERQUE, NEW MEXICO

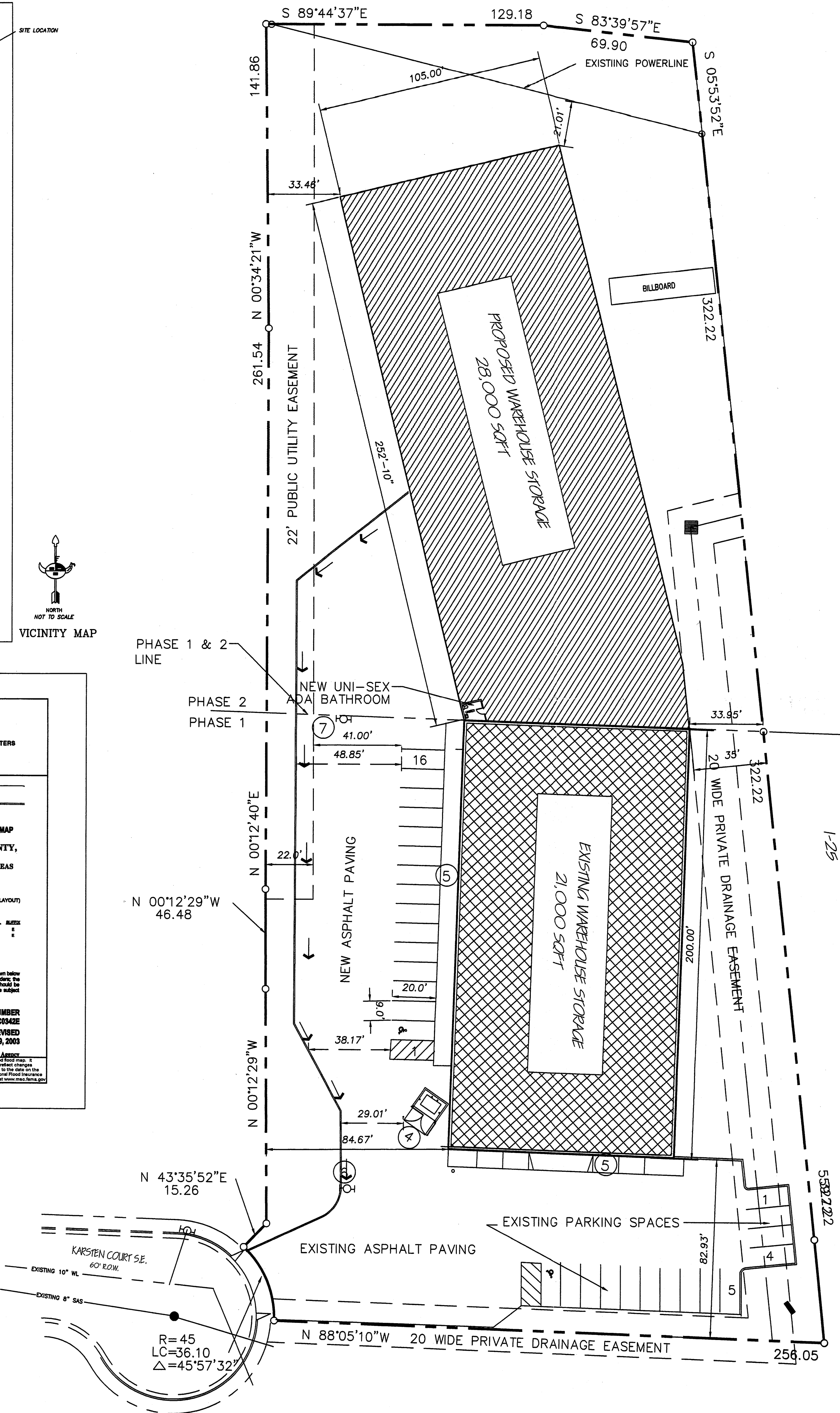
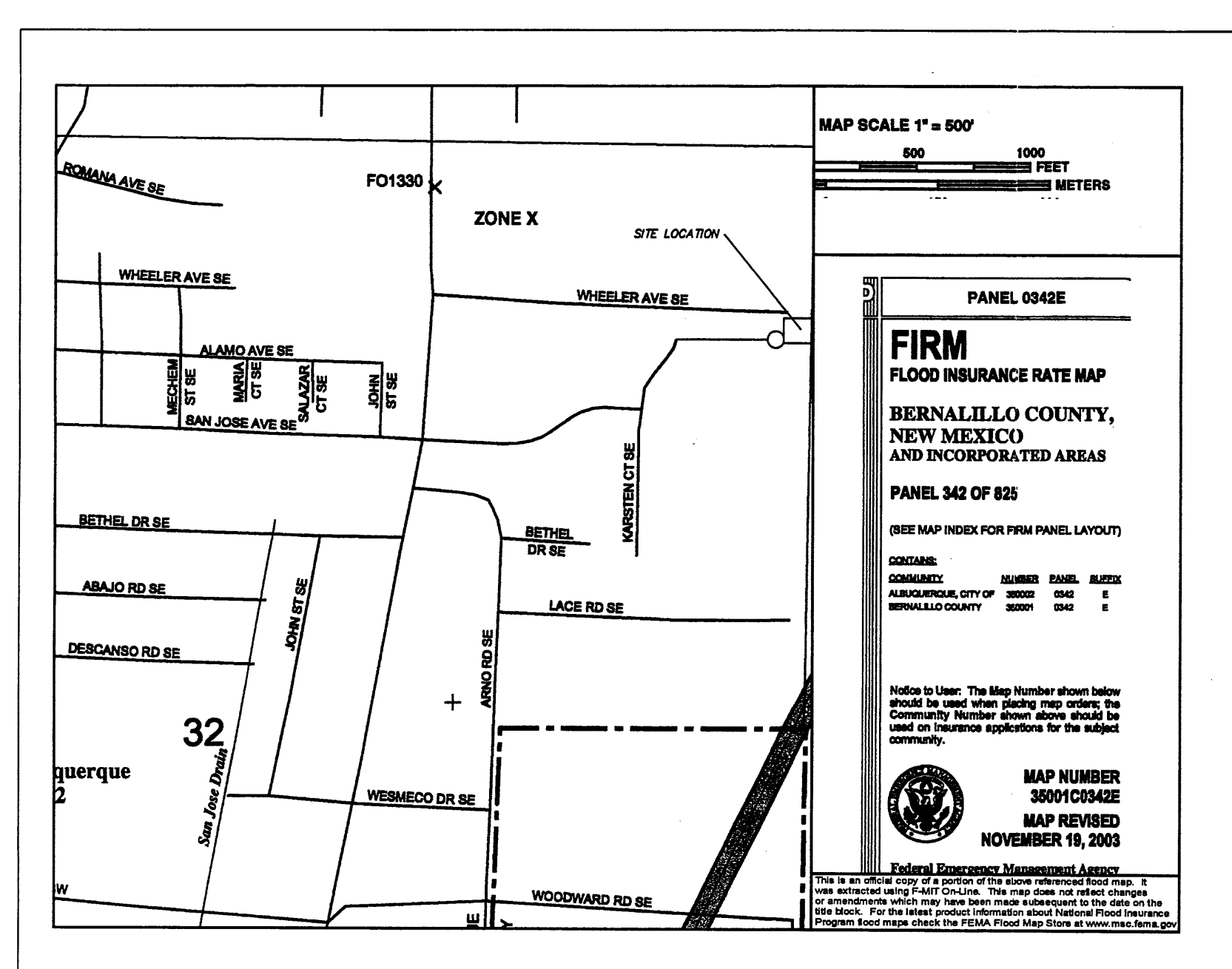
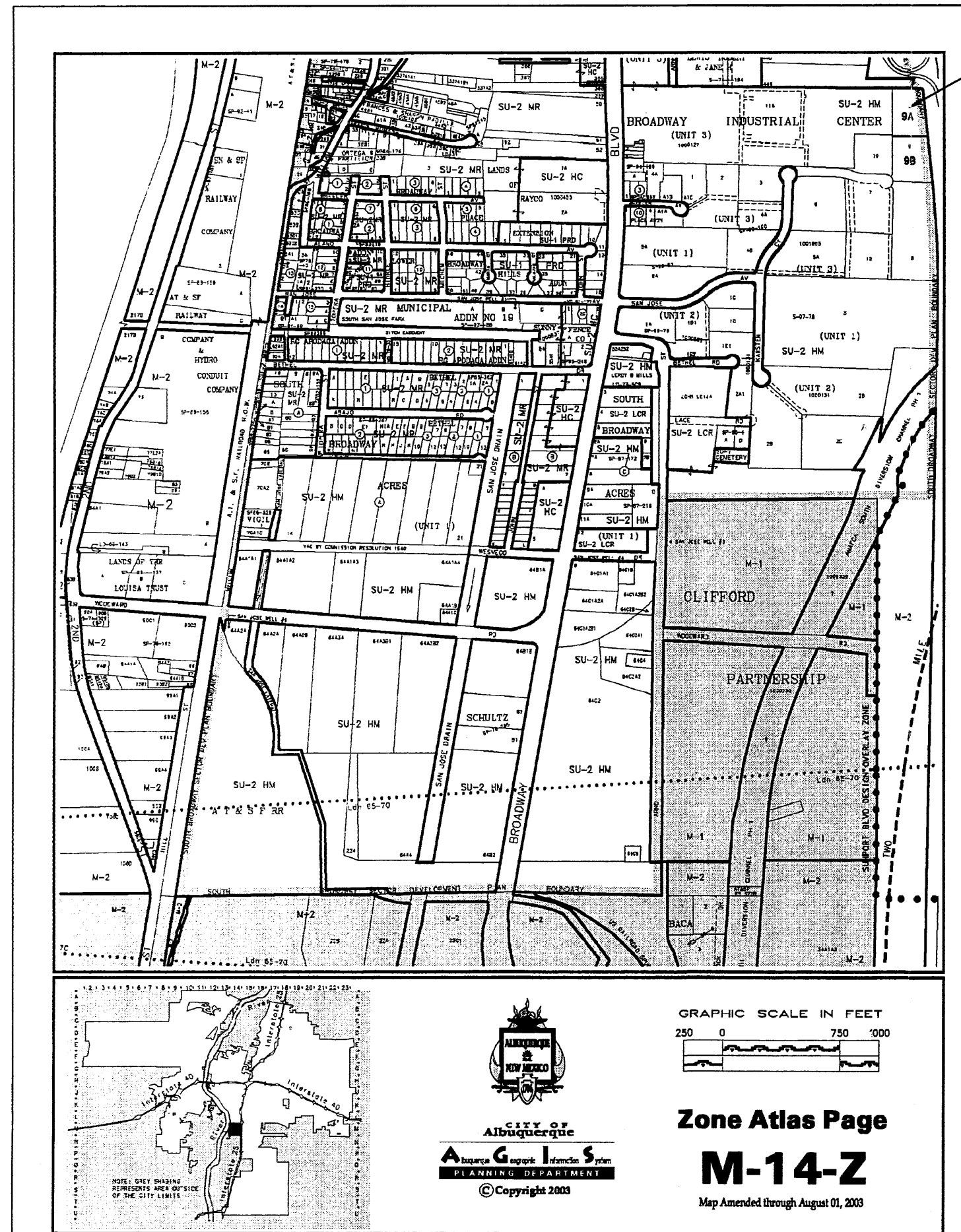
Sheet Title
GRADING/DRAINAGE PLAN
Drawn By: B.J.M./H.T.H. Checked By: E.S.

Job No.
DATE: JANUARY 2006
REVISIONS

Professional Engineer
B. J. M. / H. T. H.
Professional Engineer
No. 0000000000

RECEIVED
FEB 09 2006
HYDROLOGY SECTION

SHEET NO.
4



CITY ADDRESS
2501-B KARSTEN CT S.E.
ALBUQUERQUE, NEW MEXICO

LEGAL DESCRIPTION
LOT 9-A-1 OF PLAT OF BROADWAY INDUSTRIAL CENTER SUBDIVISION
UNIT NO. 3, WITHIN THE PROJECTED SECTION 28 AND 33, TOWNSHIP 10 NORTH
RANGE 3 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO,

ZONING DESIGN DATA

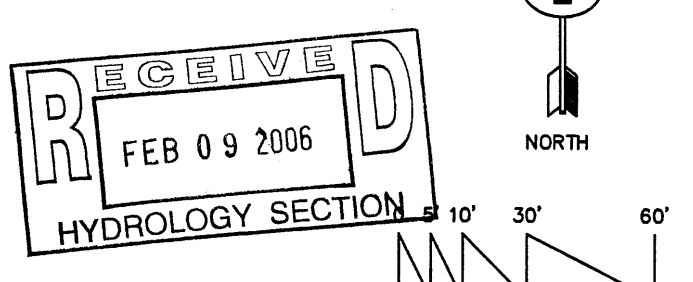
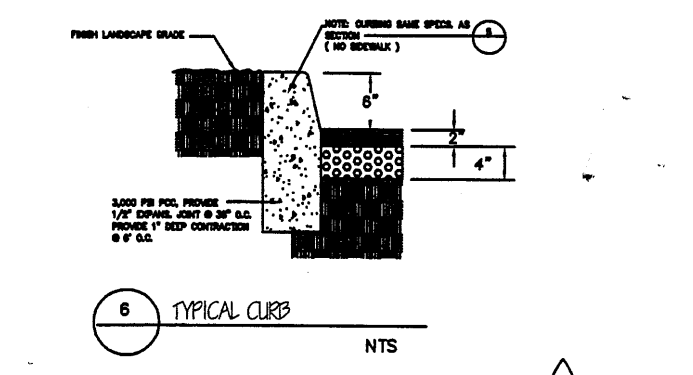
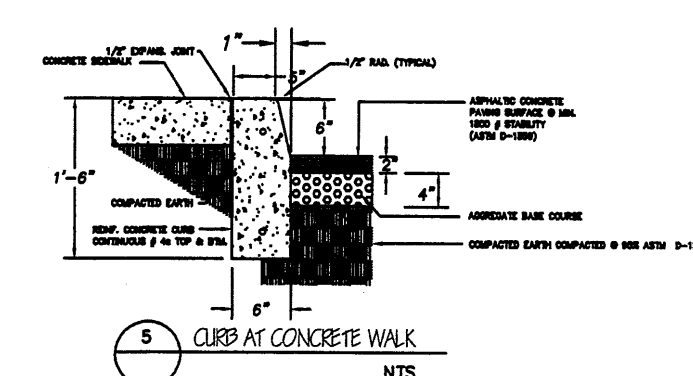
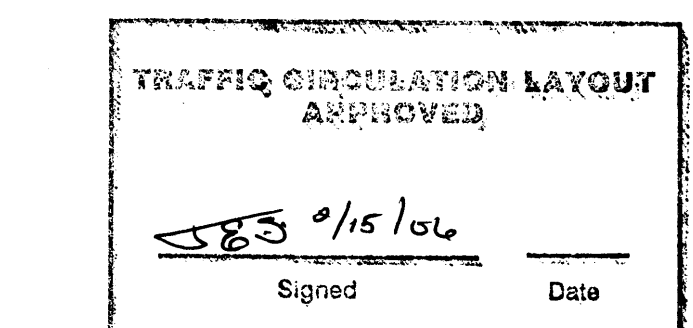
ZONING	= M-1	
LOT AREA PHASE 2	= 69,260.40 SQ. FT.	1.59 ACRES
TOTAL BUILDING AREA	= 28,000.0 SF	
NEW LOT AREA	= 41,260.40 SQ. FT.	
LANDSCAPING REQUIRED	= 6,189.06 SF	
LANDSCAPING PROVIDED	= 7,316.55 SQ. FT.	
PARKING REQUIRED	= 14 TOTAL SPACES.	
PARKING PROVIDED	= 14 TOTAL SPACES.	

PARKING CALCULATION

OFFICE AREA NO OFFICE REQUIRED
WAREHOUSE AREA 28,000 S.F. /2000 = 14.0 SPACES
Subtotal = 14 cars
Total car spaces required = 14 spaces
Total spaces provided: 16
15 are full size spaces
1 are handicapped/ADA spaces

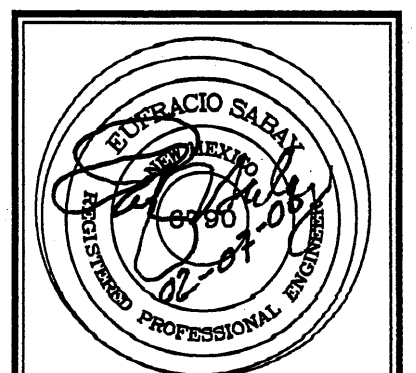
KEYED NOTES

- 1 6" WIDE HEADER CURB
- 2 PAINTED PARKING STRIPPING
- 3 HANDICAPPED SIGN
- 4 REFUSE BIN
- 5 8' WIDE CONCRETE APRON
- 6 EXISTING FIREHYDANT
- 7 NEW FIREHYDANT



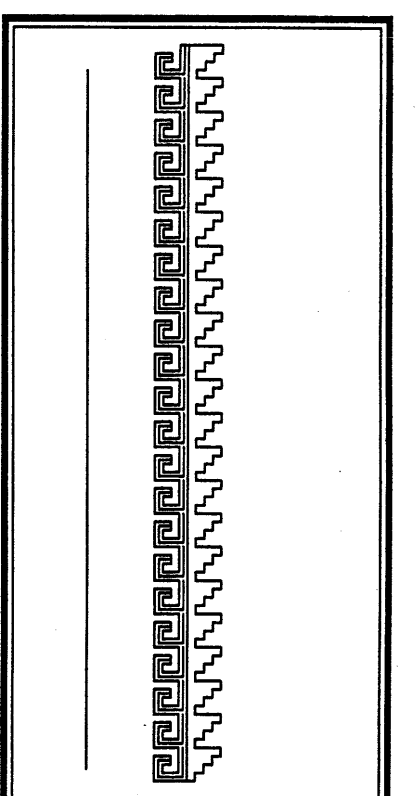
TRAFFIC CIRCULATION PLAN

SCALE: 1"=30.0'



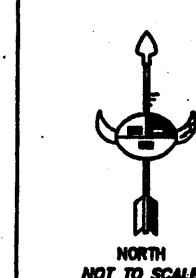
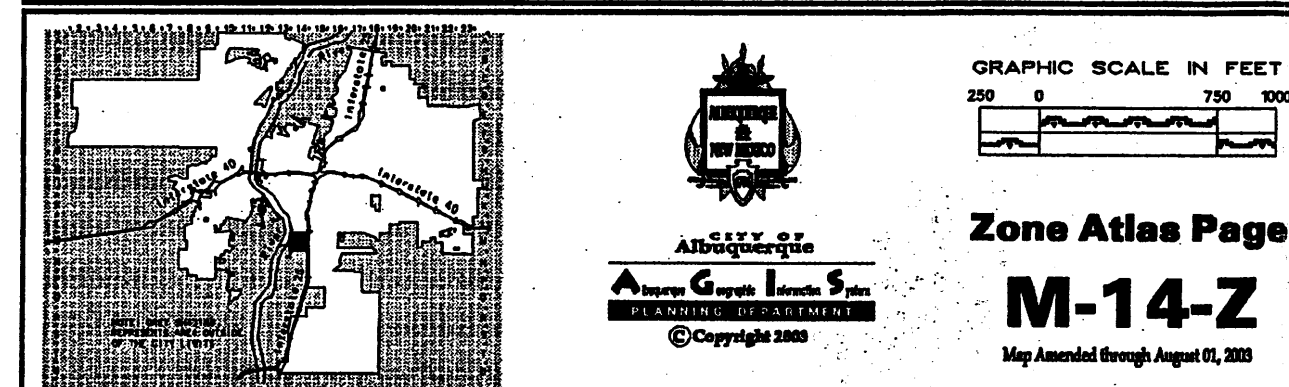
JOB NO. _____
DATE: JANUARY 2006
REVISIONS

Sheet Title
TRAFFIC CIRCULATION PLAN
Drawn By: BM/HTH Checked By: EB

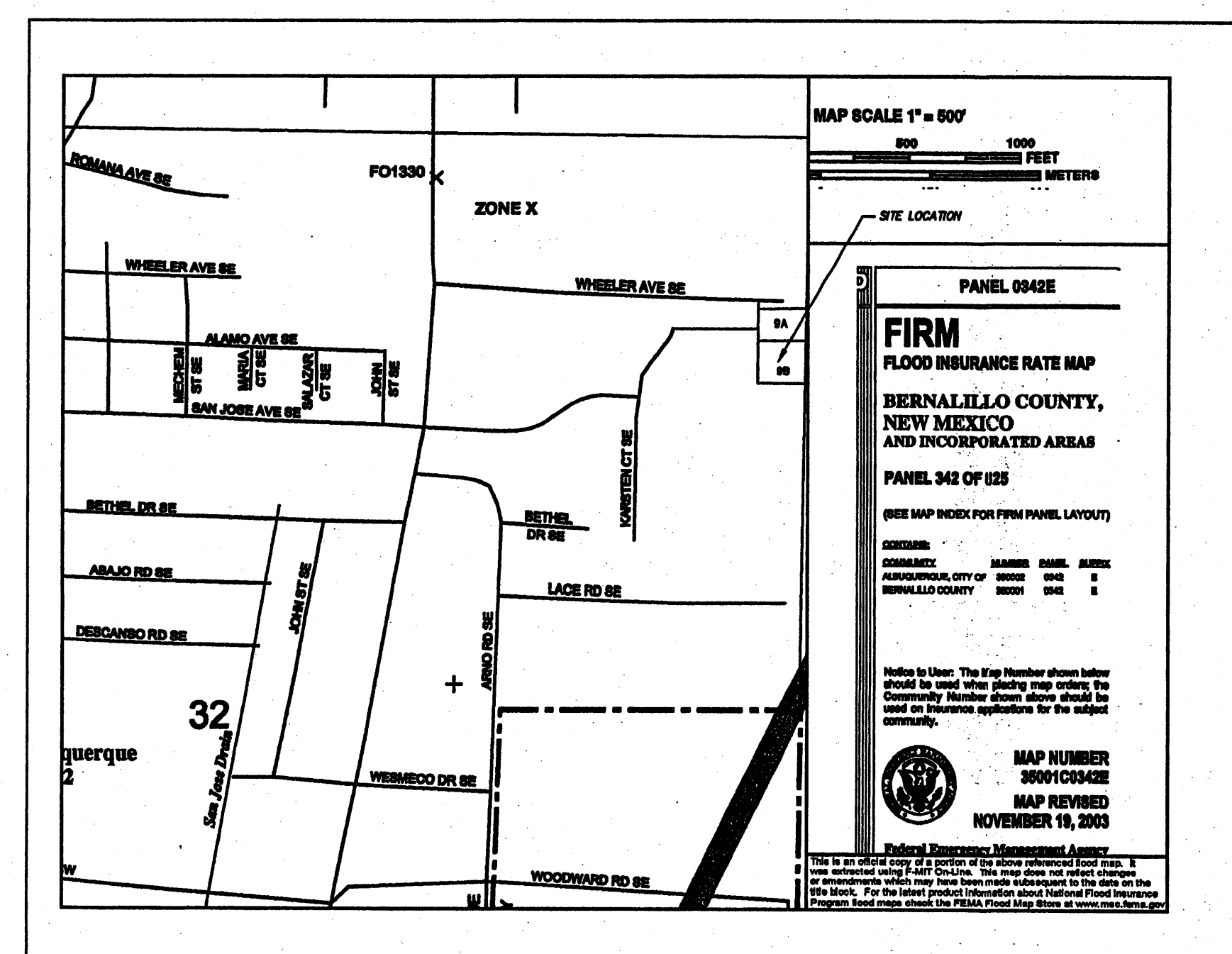


Project Name
MWS, LLC
PROPOSED PODS WAREHOUSE PHASE 2
2501-B KARSTEN CT. S.E.
ALBUQUERQUE, NEW MEXICO

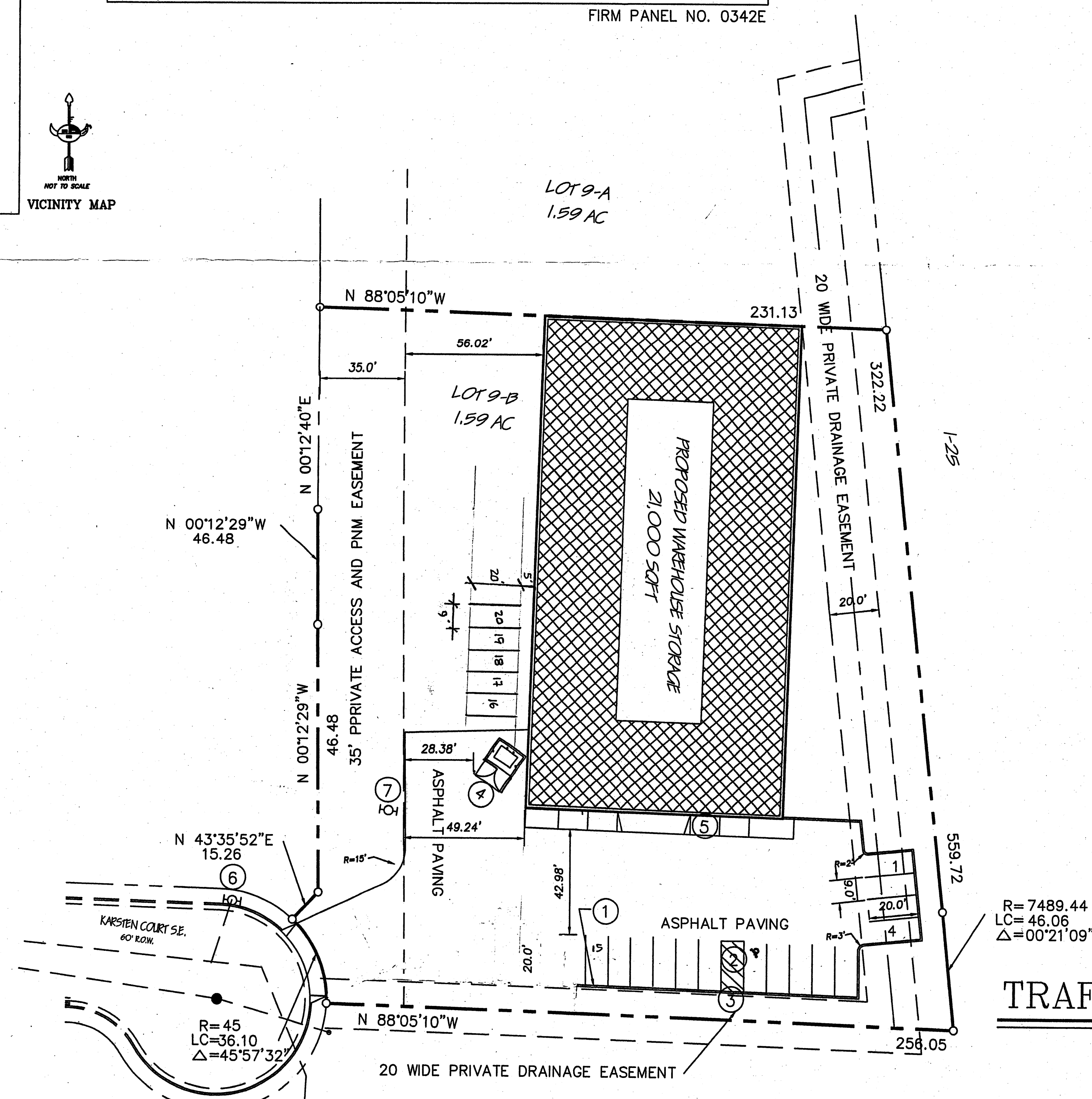
SHEET NO.
5



VICINITY MAP



FIRM PANEL NO. 0342F



TRAFFIC CIRCULATION LAYOUT CERTIFICATION

I EFRACIO SEBASTI NME # 6790, HEREBY CERTIFY THAT THE TRAFFIC CIRCULATION LAYOUT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 11/16/2004. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL CERTIFICATE DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST ON MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR RELEASE OF CERTIFICATE OCCUPANCY.

NOTE:

1. FIVE PARKING SPACES HAVE BEEN RELOCATED TO THE WEST OF THE BUILDING BECAUSE OF THE TURNING RADIUS OF THE LARGE TRUCKS.



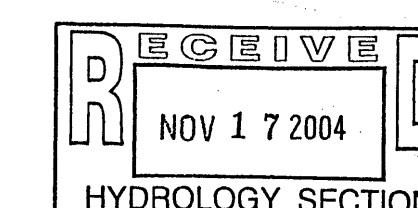
CITY ADDRESS
2501-B KARSTEN CT S.E.
ALBUQUERQUE, NEW MEXICO

LEGAL DESCRIPTION

LOT 9-B OF PLAT OF BROADWAY INDUSTRIAL CENTER SUBDIVISION
UNIT NO. 3, WITHIN THE PROJECTED SECTION 28 AND 33, TOWNSHIP 10 NORTH
RANGE 3 EAST, NMPH, CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO,
AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED
IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO, EWM MEXICO ON 12/29/2003,
PLAT BOOK 2003C, FOLIO PAGE 385.

ZONING DESIGN DATA

ZONING	=	M-1	
LOT AREA	=	69,260.40 SQ. FT.	1.59 ACRES
TOTAL BUILDING AREA	=	21,000 SF	
NEW LOT AREA	=	48,260.40 SQ. FT.	
LANDSCAPING REQUIRED	=	7,239.06 SQ. FT.	
LANDSCAPING PROVIDED	=	7,300.00 SQ. FT.	
PARKING REQUIRED	=	20 TOTAL SPACES.	
PARKING PROVIDED	=	20 TOTAL SPACES.	



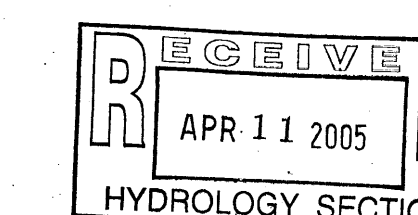
PARKING CALCULATION

OFFICE AREA 10% OF 21,000 S.F. = 2,100 / 200 = 10.5 PARKING SPACES
WAREHOUSE AREA 18,300 S.F. / 2000 = 9.45 SPACES

Subtotal = 19.95 cars

Total car spaces required = 20 spaces

Total spaces provided: 20
19 are full size spaces
1 are handicapped/ADA spaces



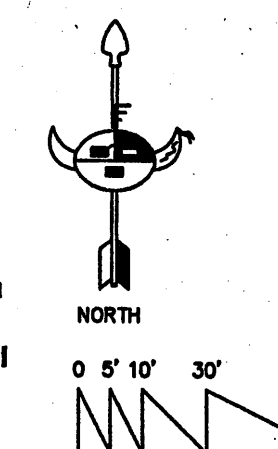
**TRAFFIC CIRCULATION LAYOUT
APPROVED**

K. D. Z. 11/2
Signed Da

KEYED NOTES

- ① 6" WIDE HEADER CURB
- ② PAINTED PARKING STRIPING
- ③ HANDICAPPED SIGN
- ④ REFUSE BIN
- ⑤ 8' WIDE CONCRETE APRON
- ⑥ EXISTING FIREHYDRANT
- ⑦ PROPOSED FIREHYDRANT

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



TRAFFIC CIRCULATION PLAN

SCALE: 1"=30.0



JOB NO:

DATE: NOVEMBER 2004

REVISIONS:

Sheet	Title
	TRAFFIC CIRCULATION PLAN

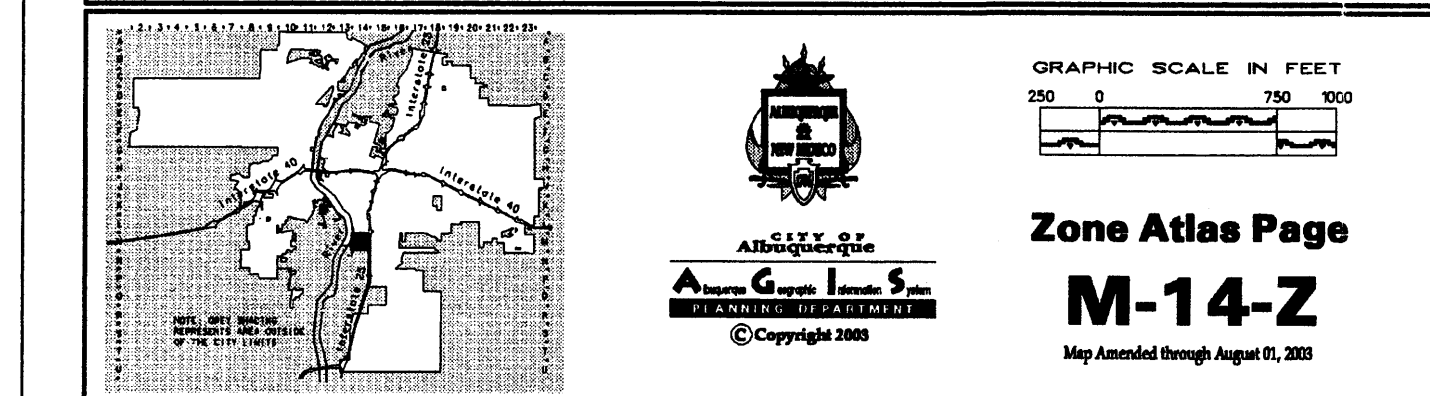
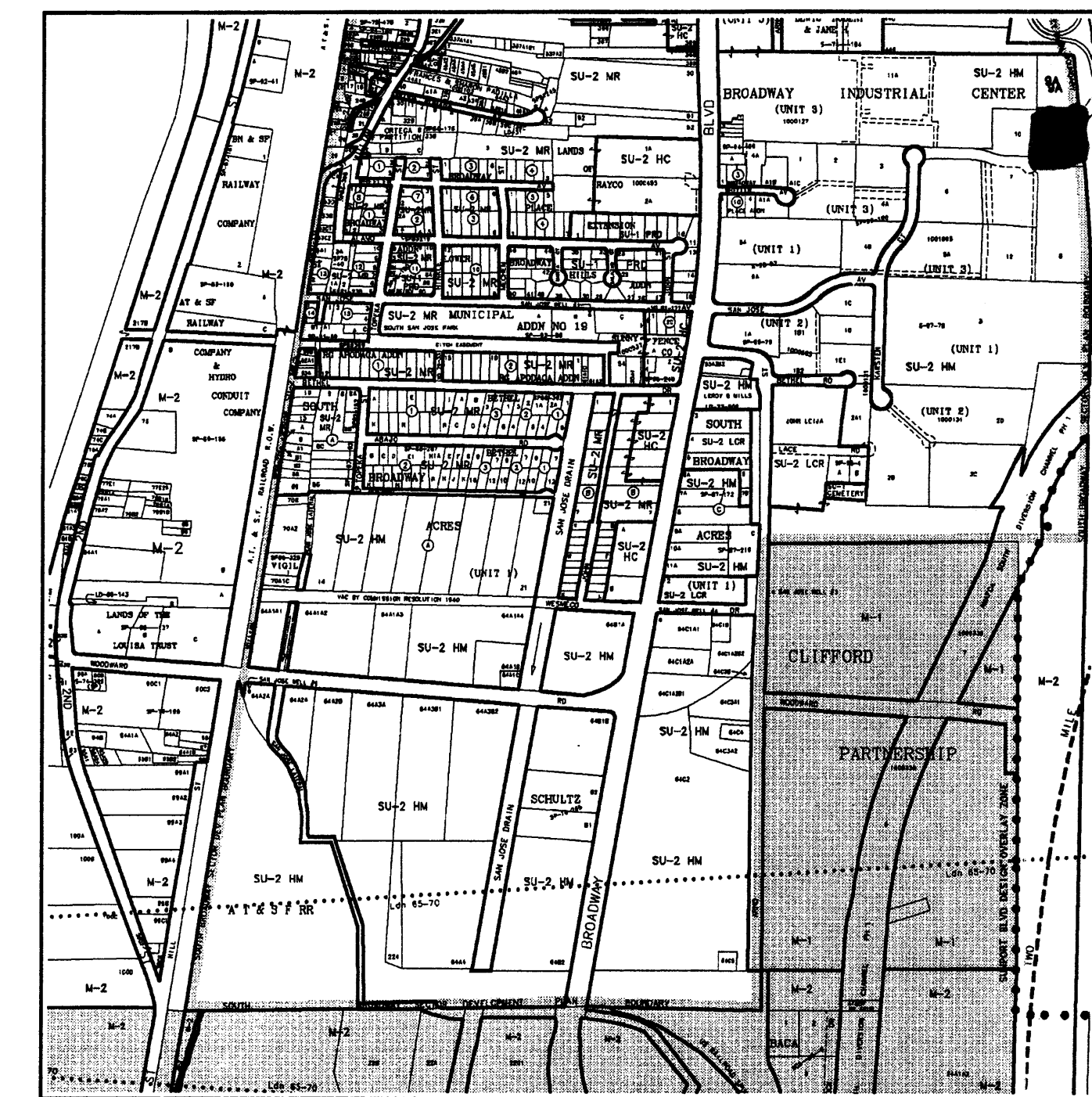
Drawn By: BJM/HTH Checked By: ES

ALBUQUERQUE, NEW MEXICO

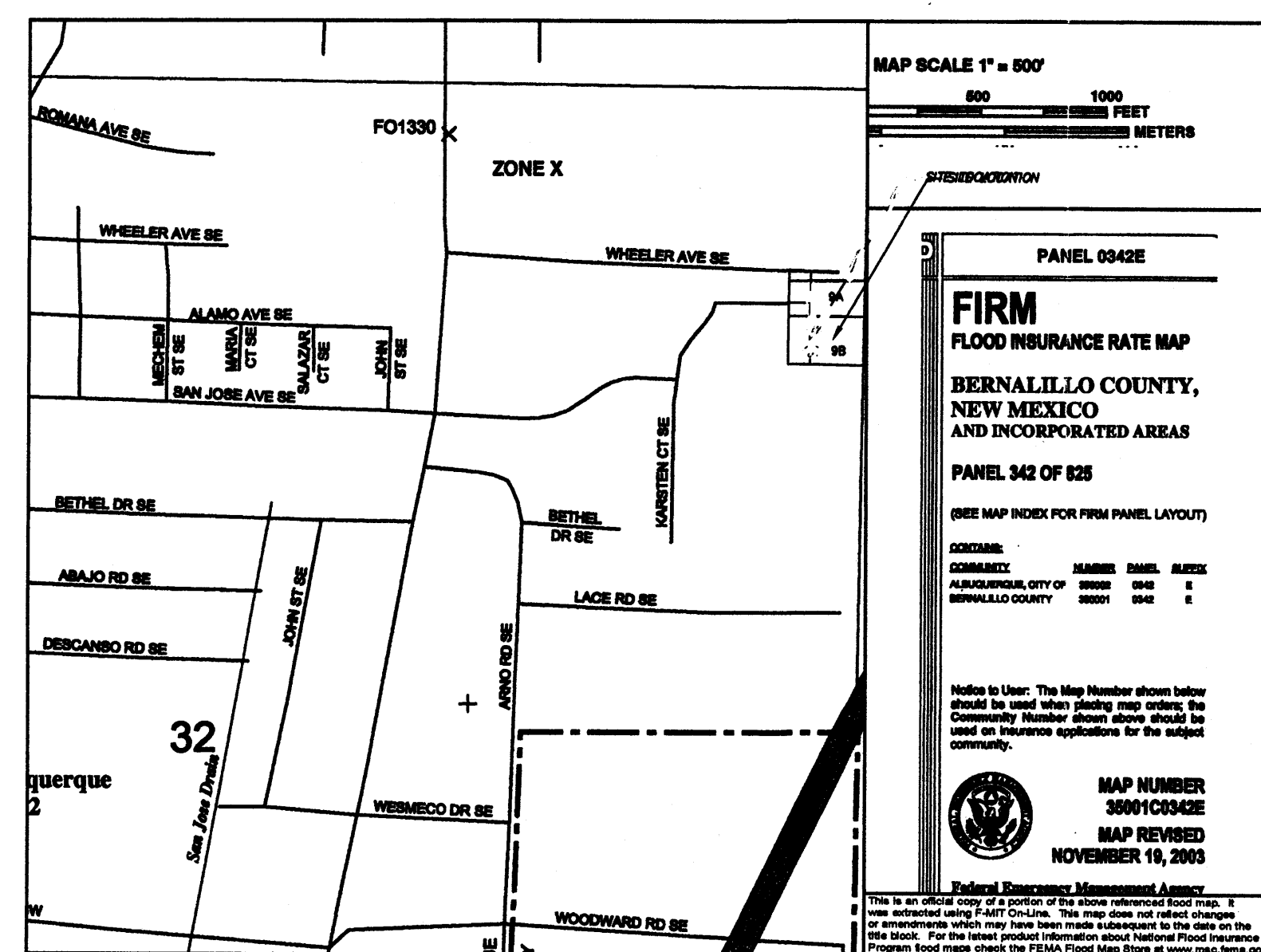
Project Name
MMWS, LLC PROPOSED PODS WAREHOUSE 2501-B KARSTEN CT. S.E. ALBUQUERQUE, NEW MEXICO

SHEET NO.

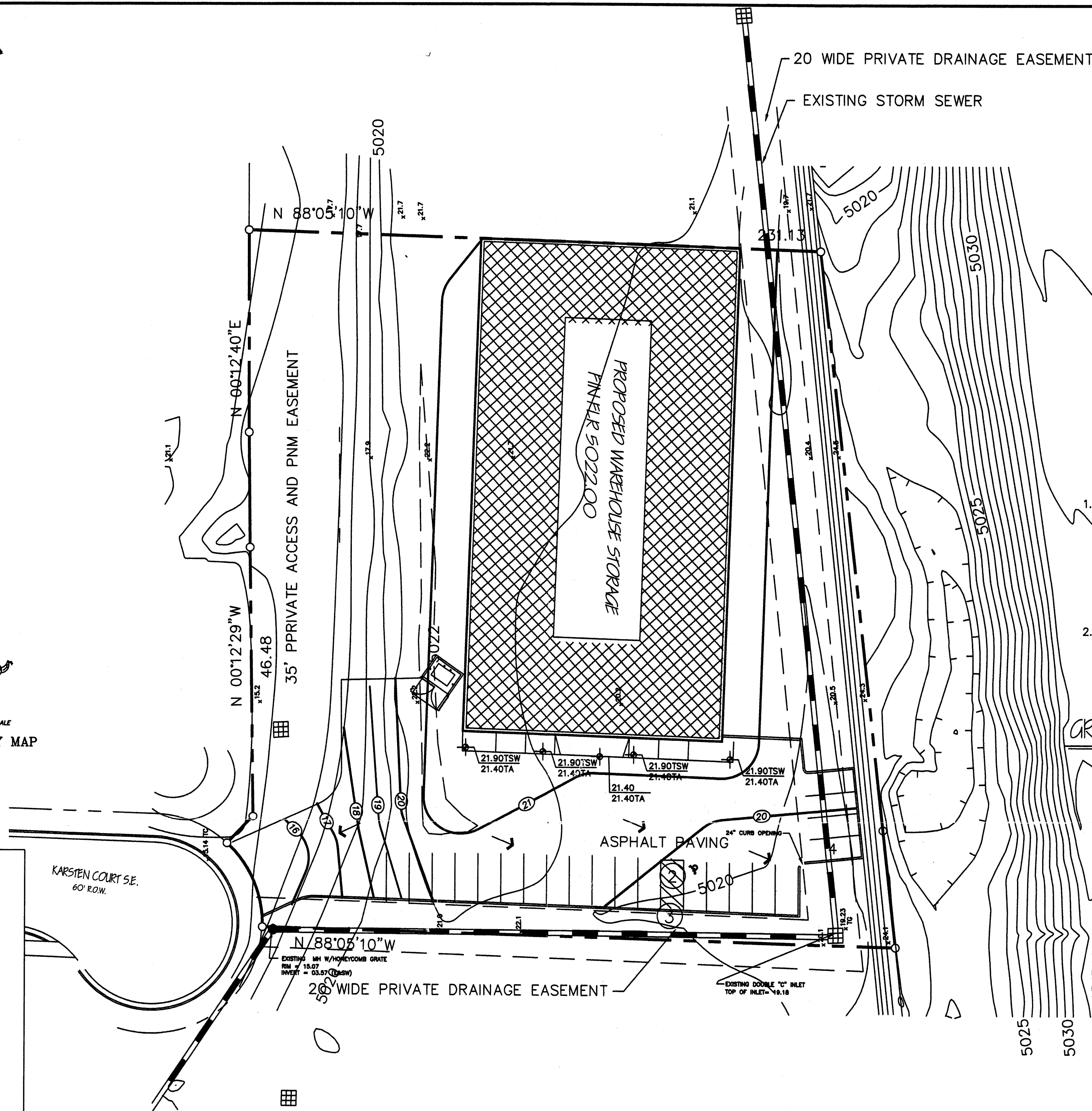
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GRADING/DRAINAGE PLAN
VICINITY MAP M-14



FIRM PANEL NO. 0342E



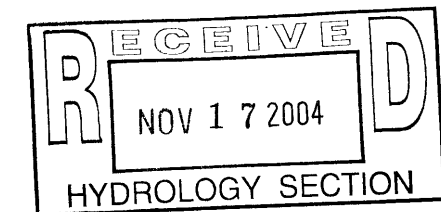
CITY ADDRESS
2501-B KARSTEN CT S.E.
ALBUQUERQUE, NEW MEXICO

LEGAL DESCRIPTION

LOT 9-B OF PLAT OF BROADWAY INDUSTRIAL CENTER SUBDIVISION
UNIT NO. 3, WITHIN THE PROJECTED SECTION 28 AND 33, TOWNSHIP 10 NORTH
RANGE 3 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO,
AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED
IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO, EWM MEXICO ON 12/29/2003,
PLAT BOOK 20C3C, FOLIO PAGE 385.

ZONING DESIGN DATA

ZONING	= M-1	
LOT AREA	= 69,260.40 SQ. FT.	1.59 ACRES
TOTAL BUILDING AREA	= 21,000 SF	
NEW LOT AREA	= 48,260.40 SQ. FT.	
LANDSCAPING REQUIRED	= 7,239.06 SQ. FT.	
LANDSCAPING PROVIDED	= 7,300.00 SQ. FT.	
PARKING REQUIRED	= 20 TOTAL SPACES.	
PARKING PROVIDED	= 20 TOTAL SPACES.	



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 BERMS, DIKES, 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 ERODED FROM THE SITE AND DEPOSITED THERE.

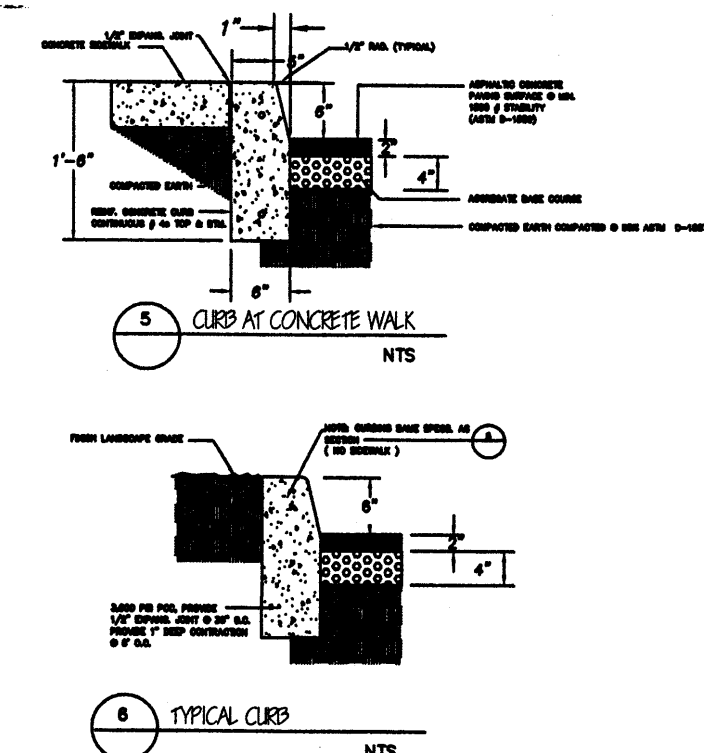
GRADING/ DRAINAGE PLAN

SYMBOL LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DESIGNED SPOT ELEVATIONS
- EXISTING SPOT ELEVATIONS
- DOWN SPOUT
- FLOW DIRECTION

ABBREVIATION LEGEND

- TOP OF CONC. PAD
- TOP OF CURB
- TOP OF ASPHALT
- FLOORING
- TOP OF WALL
- ROOF FLOWS
- TOP OF SIDEWALK



KEYED NOTES

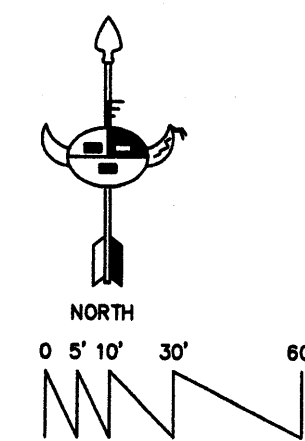
- ① 6" WIDE HEADER CURB
- ② PAINTED PARKING STRIPING
- ③ HANDICAPPED SIGN
- ④ REFUSE BIN
- ⑤ 8' WIDE CONCRETE APRON
- ⑥ EXISTING FIREHYDANT
- ⑦ PROPOSED FIREHYDANT

BENCHMARK

AMAFCA BRASS CAP "11-2A"
ELEVATION: 5024.20 (SLD 1929)

T.P.M.

TOP OF INLET AT THE SOUTHEAST CORNER
OF LOT 9-B AS SHOWN ON PLAN DRAWING
ELEVATION: 5019.18



GRADING/ DRAINAGE PLAN

SCALE: 1"=30.0'

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING LOT 9-B, UNIT 3,
BROADWAY INDUSTRIAL CENTER, BERNALILLO COUNTY, ALBUQUERQUE,
NEW MEXICO (2501-B KARSTEN COURT S.E.) ARE CONTAINED HEREON:

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP THE SITE CONTAINS 1.59 ACRES MORE OR LESS AND IS LOCATED NORTHEASTERLY OF THE INTERSECTION OF SAN JOSE AVENUE S.E. AND KARSTEN COURT S.E. THE SITE IN ITS NATURAL CONDITION IS FLAT AND SLOPES FROM NORTH TO SOUTH. ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL 0342E, DATED NOVEMBER 19, 2003, THIS SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE NOR DOES IT CONTRIBUTE TO ANY DOWNSTREAM FLOODING.

PROPOSED CONDITIONS

AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROPOSED DEVELOPMENT WILL CONSIST OF A 21,000 SQ. FT. METAL BUILDING ALONG WITH PAVED PARKING AND LANDSCAPED AREAS. THE PROPOSED DEVELOPMENT WILL DRAIN ITS DEVELOPED RUN-OFF INTO THE EXISTING CATCHBASIN AT THE SOUTHEAST CORNER OF THE SITE AND INTO THE EXISTING MANHOLE W/HONEYCOMB GRATE AT THE SOUTHWEST CORNER OF THE SITE AS SHOWN ON THE PLAN DRAWING. THIS LOT IS ALLOWED FULL DEVELOPMENT AT 90% IMPERVIOUS COVER AND FREE DISCHARGE OF ALL STORM WATER RUN-OFF INTO THE POND ON LOT 7 IN ACCORDANCE WITH THE APPROVED UNIT 3 MASTER DRAINAGE PLAN (M14-D4). THE SITE IS ALLOWED 13.94 CFS OF FREE DISCHARGE ALONG WITH 19.44 CFS OF OFF-SITE FLOWS, PER THE APPROVED MASTER PLAN. THE CALCULATIONS, WHICH APPEAR HEREON, ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE ANALYSIS IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE D.P.M. PROCESS MANUAL, VOLUME II DESIGN CRITERIA DATED 1997.

PROJECT AREA = 1.59 ac.
STORAGE WAREHOUSE @ 2501-B KARSTEN COURT S.E.
ZONE 2
PRECIPITATION: 380 = 2.35 in.
1440 = 2.75 in.
10day = 3.95 in.

EXCESS PRECIPITATION: PEAK DISCHARGE:
TREATMENT A 0.53 in. 1.56 cfs/ac.
TREATMENT B 0.78 in. 2.28 cfs/ac.
TREATMENT C 1.15 in. 3.14 cfs/ac.
TREATMENT D 2.12 in. 4.70 cfs/ac.

EXISTING CONDITIONS: PROPOSED CONDITIONS:
AREA AREA
TREATMENT A 0 ac. 0 ac.
TREATMENT B 0 ac. 0.16798 ac.
TREATMENT C 1.59 ac. 0.57092 ac.
TREATMENT D 0 ac. 0.85111 ac.

EXISTING EXCESS PRECIPITATION:
Weighted E = (0.53)(0.00) + (0.78)(0.00) + (1.15)(1.59) + (2.12)(0.00) / 1.59 ac. = 1.13 in.
V100-380 = (1.13)(1.59) / 12 = 0.149725 ac-ft = 6522 CF

EXISTING PEAK DISCHARGE:
Q100 = (1.56)(0.00) + (2.28)(0.00) + (3.14)(1.59) + (4.70)(0.00) = 4.99 CFS

PROPOSED EXCESS PRECIPITATION:
Weighted E = (0.53)(0.00) + (0.78)(0.17) + (1.15)(0.57) + (2.12)(0.85) / 1.59 ac. = 1.62 in.
V100-380 = (1.62)(1.59) / 12.0 = 0.215042 ac-ft = 9367 CF

V100-1440 = (0.22)(0.85) + (2.75 - 2.35) / 12 = 0.243412 ac-ft = 10603 CF

V100-10day = (0.22)(0.85) + (3.95 - 2.35) / 12 = 0.328523 ac-ft = 14310 CF

PROPOSED PEAK DISCHARGE:

Q100 = (1.56)(0.00) + (2.28)(0.17) + (3.14)(0.57) + (4.70)(0.85) = 5.79 CFS

INCREASE 5.79 CFS - 4.99 CFS = 0.80 CFS

Allowable
Off-site
Flow = 19.44 cfs
(no actual
off-site flow)



JOB NO.
DATE: NOVEMBER 2004

REVISIONS

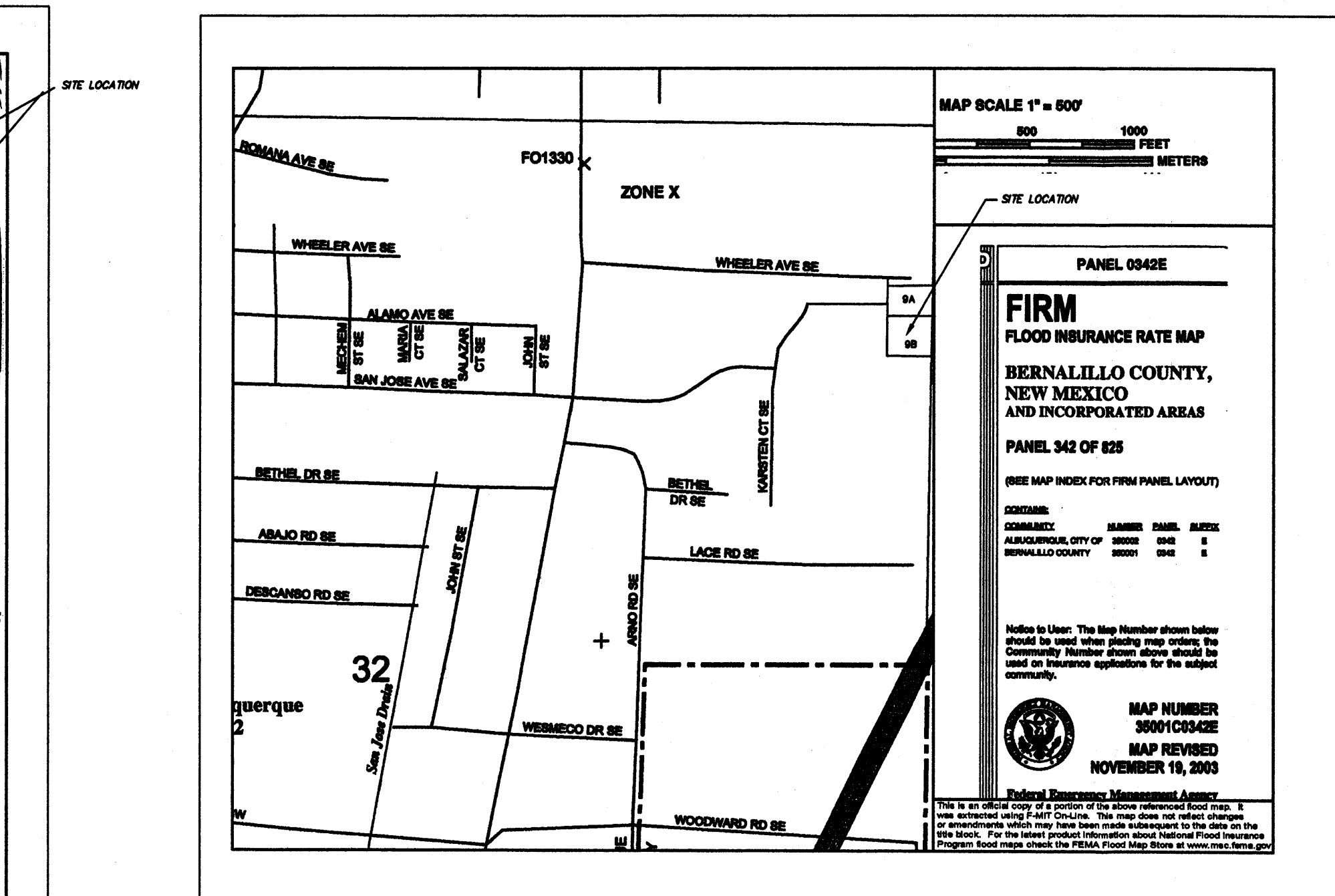
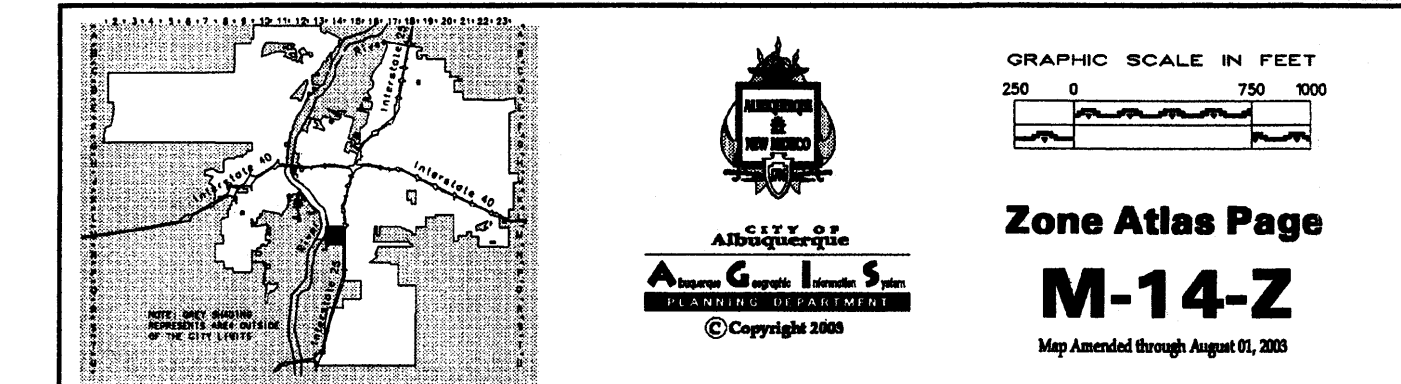
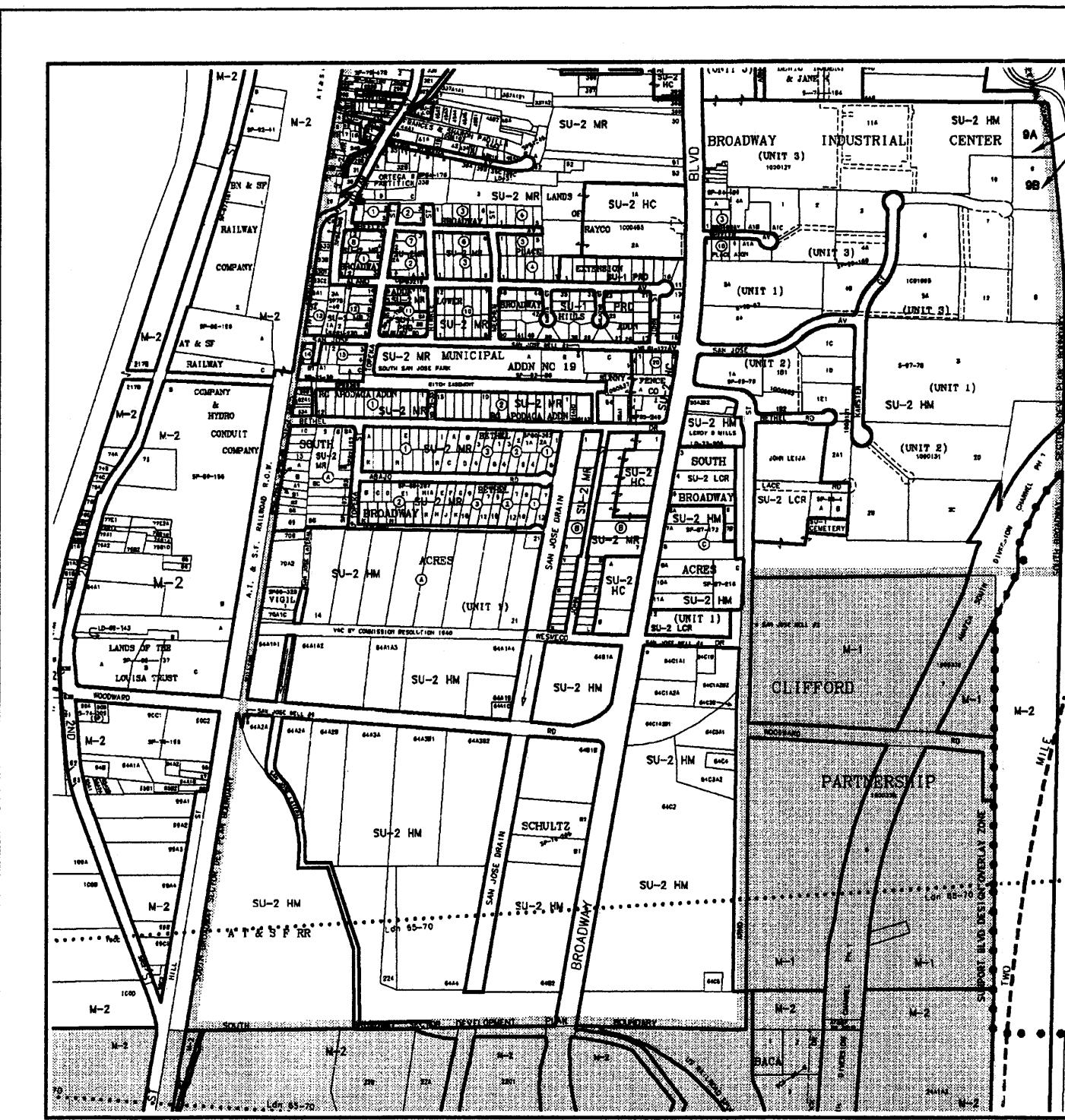
Sheet Title
GRADING/DRAINAGE PLAN
Drawn By: BM/HTH
Checked By: ES

ALBUQUERQUE, NEW MEXICO

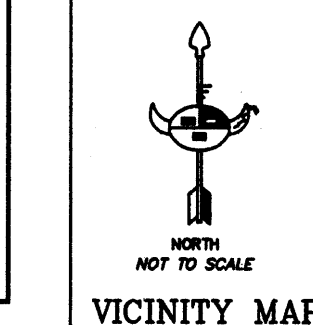
Project Name
MWS, LLC
PROPOSED PODS WAREHOUSE
2501-B KARSTEN CT. S.E.
ALBUQUERQUE, NEW MEXICO

SHEET NO.

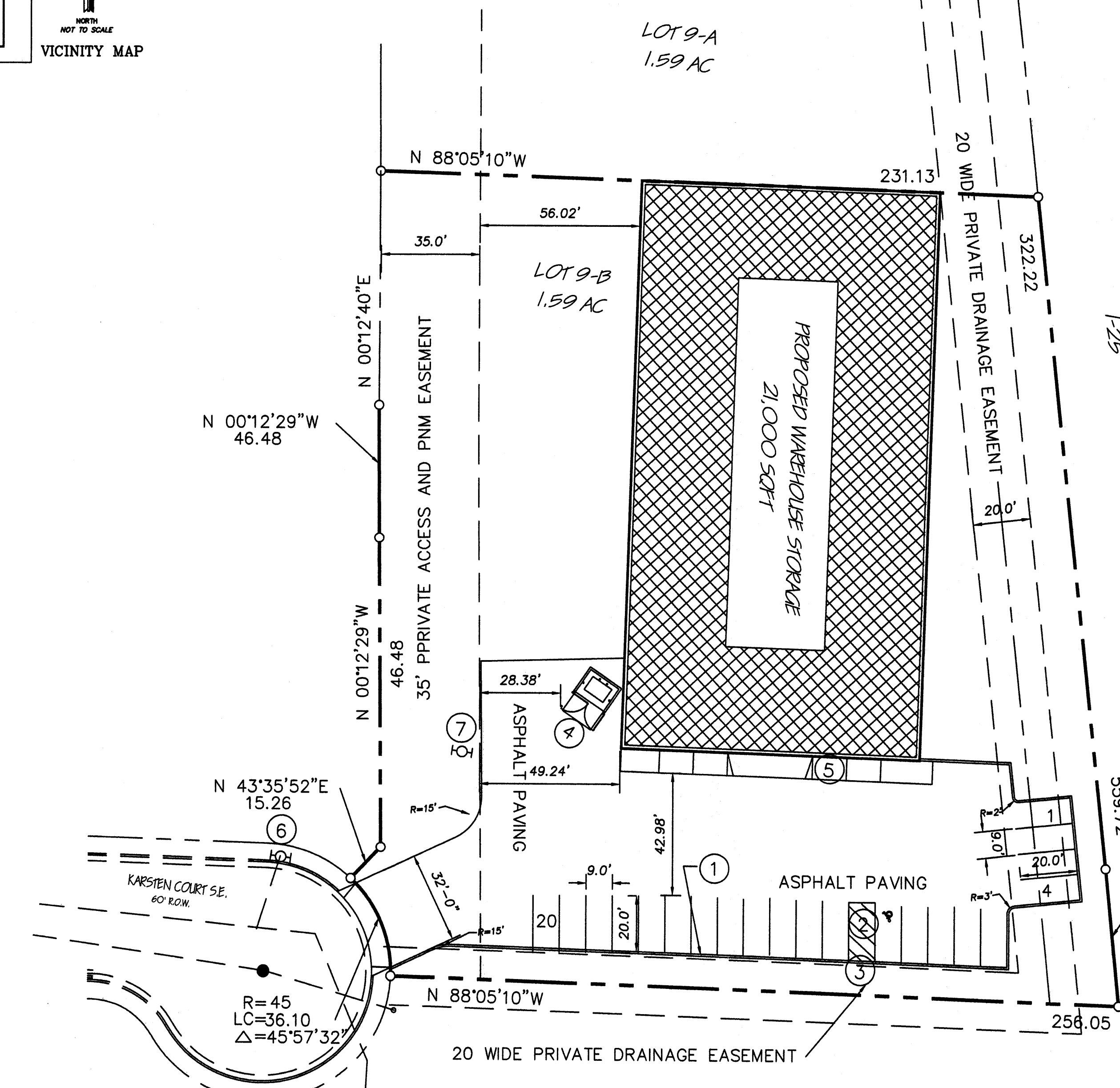
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FIRM PANEL NO. 0342E



VICINITY MAP



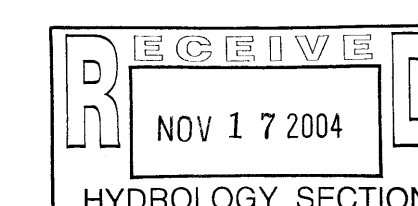
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LEGAL DESCRIPTION

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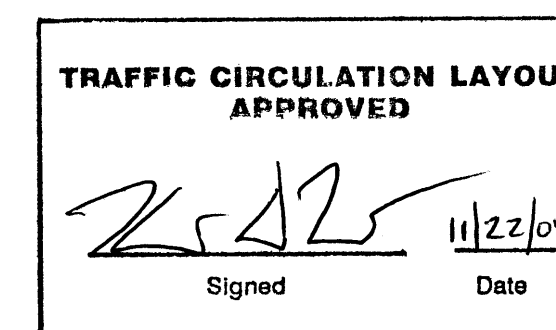


PARKING CALCULATION

OFFICE AREA 10% OF 21,000 S.F. = 2,100 / 200 = 10.5 PARKING SPACES
WAREHOUSE AREA 18,900S.F. /2000 = 9.45 SPACES

Subtotal = 19.95 cars

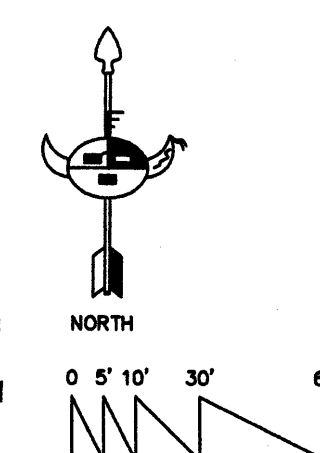
Total car spaces required = 20 spaces
Total spaces provided: 20
19 are full size spaces
1 are handicapped/ADA spaces



KEYED NOTES

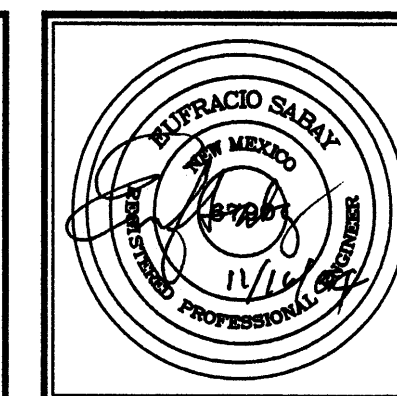
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- 6 EXISTING FIREHYDRANT
- 7 PROPOSED FIREHYDANT

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



TRAFFIC CIRCULATION PLAN

SCALE: 1"=30.0'



JOB NO:	
DATE:	NOVEMBER 2004
REVISIONS	

Sheet Title	TRAFFIC CIRCULATION PLAN
Drawn By:	BJM/HTH
Checked By:	ES

Project Name	MWS, LLC PROPOSED PODS WAREHOUSE 2501-B KARSTEN CT. S.E. ALBUQUERQUE, NEW MEXICO
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Project Name	MWS, LLC PROPOSED PODS WAREHOUSE 2501-B KARSTEN CT. S.E. ALBUQUERQUE, NEW MEXICO
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SHEET NO.	5
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