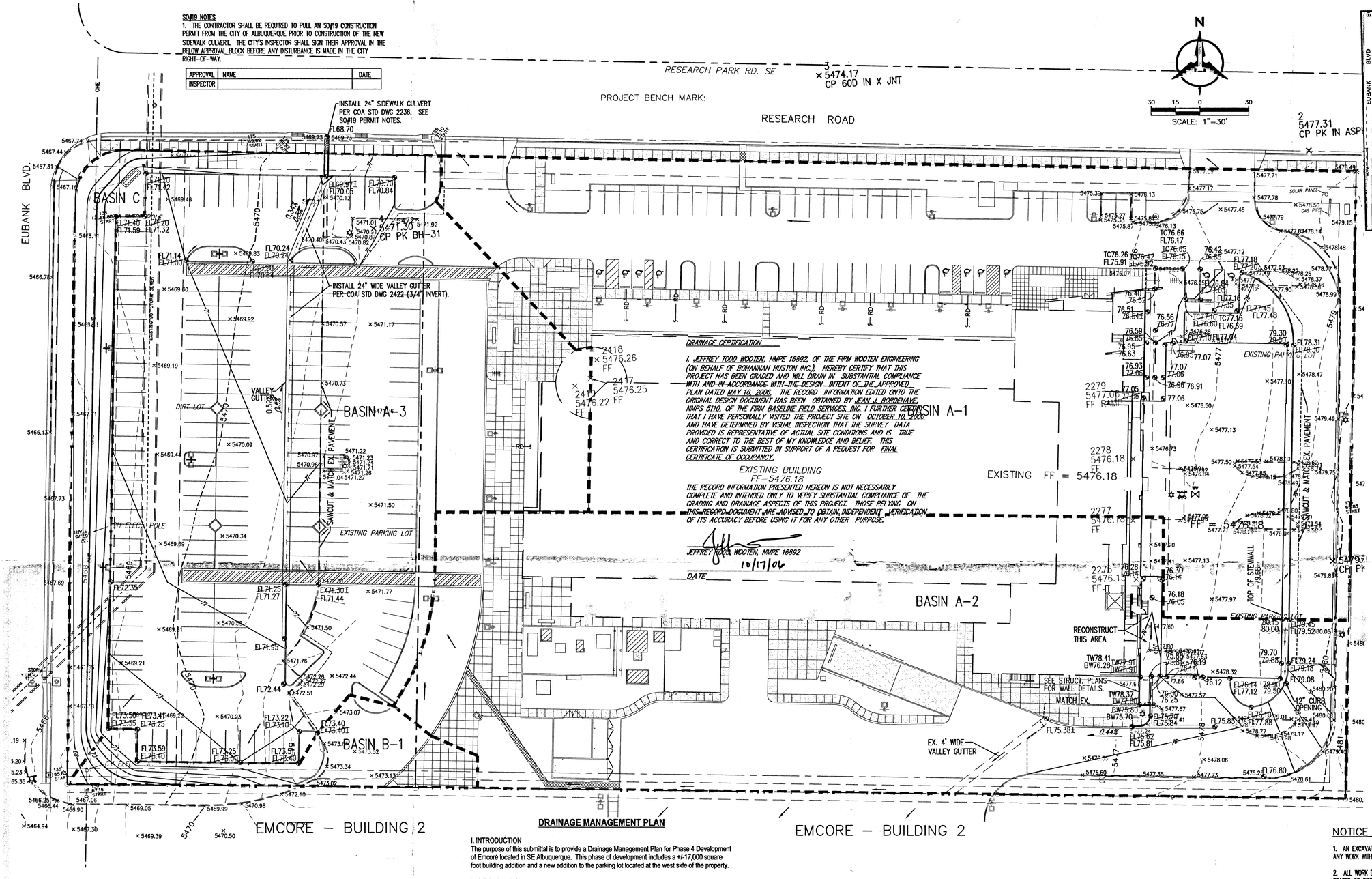
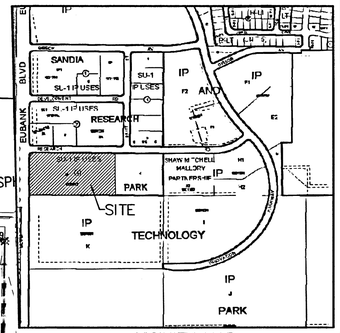
SO#19 NOTES
1. THE CONTRACTOR SHALL BE REQUIRED TO PULL AN SO#19 CONSTRUCTION PERMIT FROM THE CITY OF ALBUQUERQUE PRIOR TO CONSTRUCTION OF THE NEW SIDEWALK CULVERT. THE CITY'S INSPECTOR SHALL SIGN THEIR APPROVAL IN THE BELOW APPROVAL BLOCK BEFORE ANY DISTURBANCE IS MADE IN THE CITY RIGHT-OF-WAY.

APPROVAL	NAME	DATE
INSPECTOR		





VICINITY MAP
COA ZONE ATLAS PAGE M-21-Z

LEGEND

- PROPERTY LINE
- 5040 EXISTING CONTOUR
- 35 PROPOSED INDEX CONTOUR
- 32 PROPOSED INTERMEDIATE CONTOUR
- 32.40 EXISTING SPOT ELEVATION
- 32.40 PROPOSED SPOT ELEVATION
  - FL = FLOWLINE
  - TS = TOP OF SIDEWALK
  - FGH = FINISHED GROUND HIGH SIDE
  - FGL = FINISHED GROUND LOW SIDE
  - TW = TOP OF WALL
- DIRECTION OF FLOW

DRAINAGE CERTIFICATION

I, JEFFREY TODD WOOTEN, NMPE 16892, OF THE FIRM WOOTEN ENGINEERING (ON BEHALF OF BOHANNAN HUSTON INC.), HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED MAY 16, 2006. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY JEAN J. BORDENAVE, NMPS 5110, OF THE FIRM BASELINE FIELD SERVICES, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON OCTOBER 10, 2006 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR FINAL 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 THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

JEFFREY TODD WOOTEN, NMPE 16892
10/17/06
DATE

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
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8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION
The purpose of this submittal is to provide a Drainage Management Plan for Phase 4 Development of Emcore located in SE Albuquerque. This phase of development includes a +/-17,000 square foot building addition and a new addition to the parking lot located at the west side of the property.

II. SITE LOCATION
The site is currently legally described as Lot 2A, Block 4 of Sandia Research Park (+/- 7.0 acres). The site is located within zone atlas map #M-21, and is in hydrologic zone 3. The site is located at the southeast corner of Eubank and Research Rd.

III. EXISTING HYDROLOGIC CONDITIONS
Currently the site (7.0 ac.) is developed as Emcore (through Phase 3). The surrounding streets and infrastructure are in place. For the most part, Drainage from the site flows north to Research Road and ultimately into the Eubank storm drain system (90" RCP). Per the approved Manzano Mesa Master Drainage Study by Smith Engineering Company (August 1996), this fully developed site is allowed to drain into the 90" SD along Eubank via. the curb inlets located in Research.

IV. PROPOSED HYDROLOGIC CONDITIONS
The proposed conditions for the project are shown on this Grading Plan. The hydrologic analysis for this area is based on drainage requirements for the 100-yr, 6-hr storm event. The total site (+/- 7.0 acres) will generate a total of 34.18 cfs under newly developed conditions and consists of approximately 90% D land treatment. Basins A-1, A-2, and A-3 (32.37 cfs) will drain to Research Road and enter the Eubank Storm drain system through existing curb inlets in Research. Basins B-1 (0.74 cfs) will continue to drain to the south onto the Emcore – Building 2 site. Basin C (1.06 cfs) will sheet flow into Eubank and into the existing curb inlet located near the south end of the subject site along Eubank.

V. CONCLUSION
This drainage management plan provides for grading and drainage elements which are capable of safely passing the 100 year storm and which meet city requirements and are in conformance with the previously approved Manzano Mesa Master Drainage Study. With this submittal we are requesting building permit approval.

EMCORE - PHASE 4 EXPANSION
Proposed Conditions Basin Data Table

This table is based on the DPM Section 22.2, Zone: 3

BASIN	Area	Area	Land Treatment Percentages				Q(100)	Q(100)	WT E	$V(100)_{360}$	$V(100)_{1440}$
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PROPOSED CONDITIONS											
A-1	116108	2.67	0.0%	0.0%	10.0%	90.0%	4.86	12.96	2.25	21799	41828
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A-3	84053	1.93	0.0%	0.0%	10.0%	90.0%	4.86	9.38	2.25	15781	30280
B-1	6718	0.15	0.0%	0.0%	15.0%	85.0%	4.78	0.74	2.20	1231	2326
C	9840	0.23	0.0%	0.0%	20.0%	80.0%	4.71	1.06	2.15	1760	3269
TOTAL	306578	7.04	-	-	-	-	4.86	34.18		57442.33	110074

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
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RECEIVED
OCT 24 2006
HYDROLOGY SECTION

Bohannan ▲ Huston INC.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

architecture
interiors
planning
engineering
Dekker Perich Sabatini
6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsabq.com
ARCHITECT

ISSUED FOR CONSTRUCTION

ENGINEER
JEFFREY TODD WOOTEN NEW MEXICO 16892 PROFESSIONAL ENGINEER
5/19/06
PROJECT

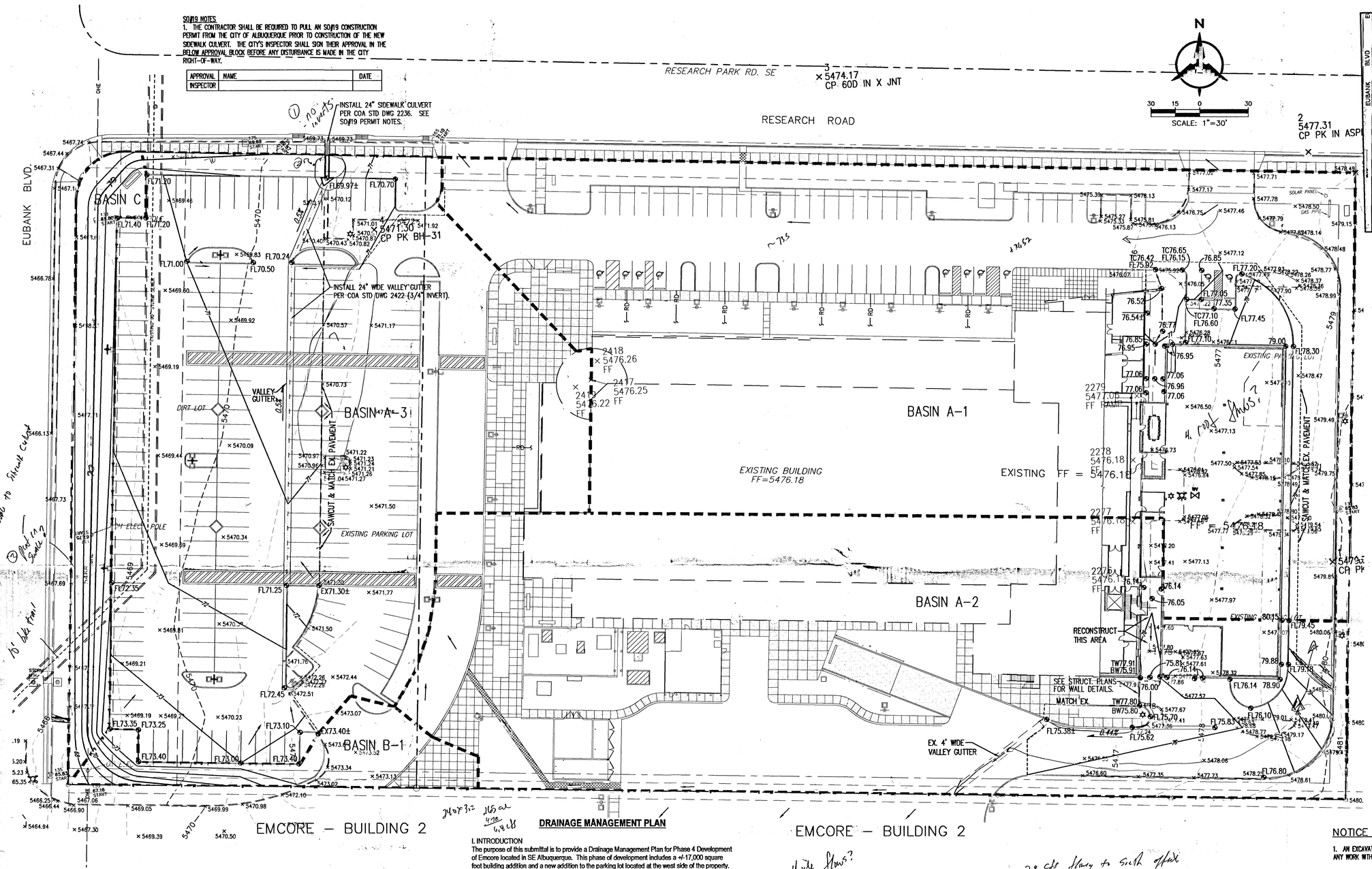
Building 1- Phase 4 Addition
10420 Research Park Road SE
Albuquerque, New Mexico 87123

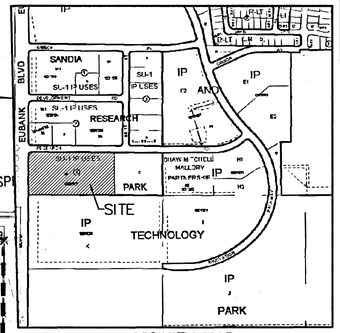
REVISIONS
1
2
3
4

DRAWN BY	BO
REVIEWED BY	JTW
DATE	JUNE 8, 2006
PROJECT NO.	05151

DRAWING NAME
GRADING & DRAINAGE PLAN

SHEET NO.
C100
OF





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Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

architecture
interiors
planning
engineering

Dekker
Perich
Sabatini
6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

ENGINEER
JEFFREY TODD WOOTEN
NEW MEXICO
16892
REGISTERED PROFESSIONAL ENGINEER
5/16/06

PROJECT

Phase 4 - Building 1 Addition
10420 Research Road SE
Albuquerque, New Mexico 87123

REVISIONS
RECEIVED
MAY 16 2006
HYDROLOGY SECTION

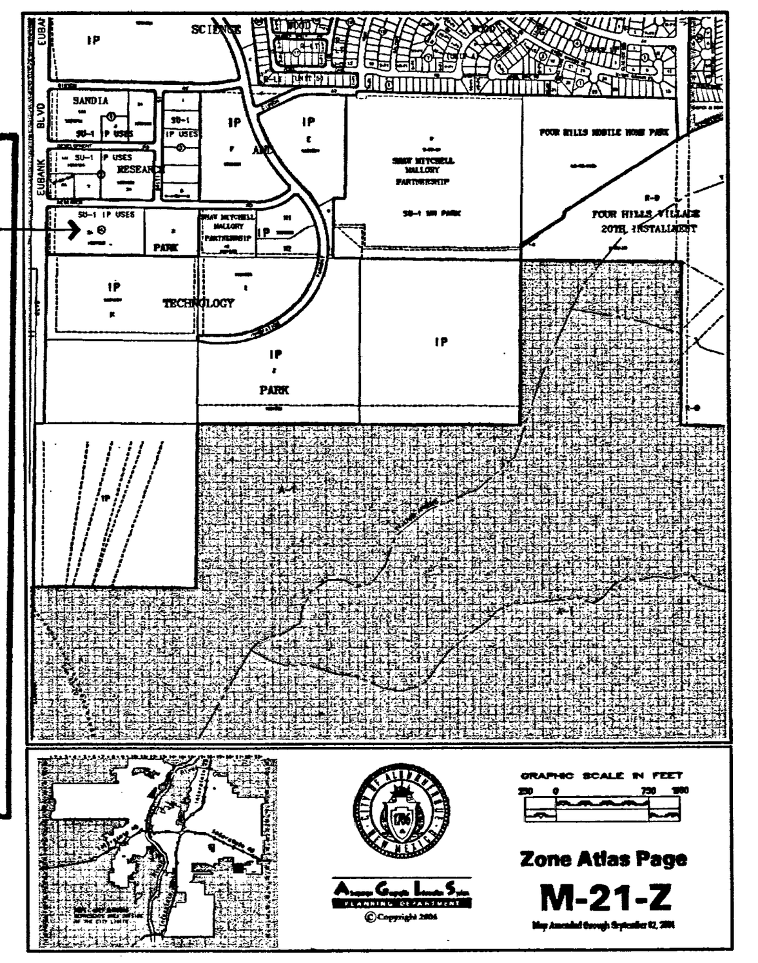
DRAWN BY	BO
REVIEWED BY	JTW
DATE	APRIL 21, 2006
PROJECT NO.	

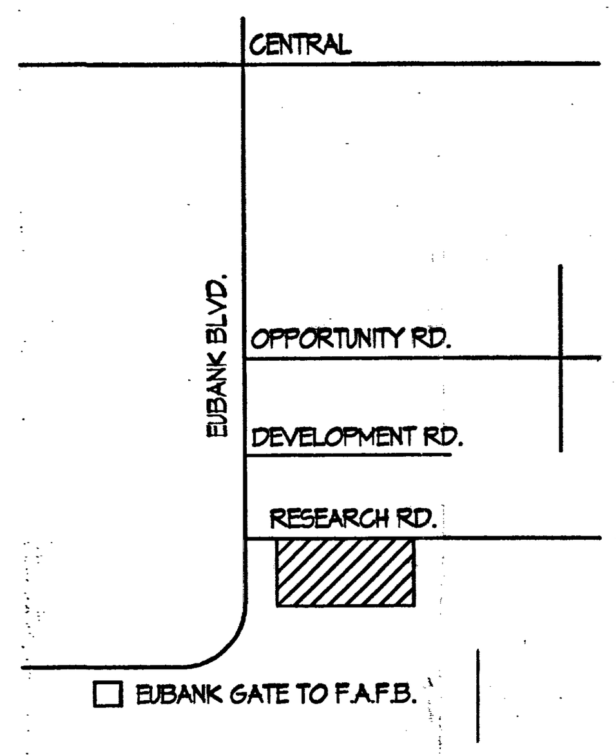
DRAWING NAME
GRADING & DRAINAGE PLAN

SHEET NO.
C100
OF

C:\Project Files\2006007-Emcore\CAD\design\060316gp01.dwg
Tue, 16-May-2006 – 10:54:am, Plotted by: JEFF

ADMINISTRATIVE AMENDMENT
File # 06AA-00352 Project # 1000613
17,000 s.f. addition
APPROVED BY [signature] DATE 23 May '06





PARKING CALCULATIONS

NOTE: PARKING CALCULATIONS ARE BASED ON COMPLETION OF BOTH PHASE 1 & PHASE 2 CONSTRUCTION.

EXISTING REQUIRED PHASE 1:

MANUFACTURING	20 (1:3 EMPLOYEES, 60 EMPLOYEES/SHIFT)
OFFICE	35 (7,000S.F. @ 1:200S.F.)

EXISTING REQUIRED PHASE 2:

MANUFACTURING	20 (1:3 EMPLOYEES, 60 EMPLOYEES/SHIFT > 12,945S.F. @ 1:1000S.F.)
OFFICE	70 (13,845S.F. @ 1:200S.F.)

NEW REQUIRED PHASE 3:

MANUFACTURING	17 (17,000 S.F. @ 1:1000S.F.)

TOTL REQ'D	162 SPACES
H.C.	8 SPACES (2 VAN ACCESSIBLE)
TOTL PROVIDED	238 SPACES
H.C.	10 SPACES (2 VAN ACCESSIBLE)

SITE DATA

LOT DESCRIPTION: LOT 1 AND LOT 2 IN BLOCK 4 SANDIA RESEARCH PARK, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE BERNALILLO COUNTY, NEW MEXICO ON MAY 6, 1988 IN BOOK C36, PAGE 115.

TOTAL LOT AREA: 7.04 ACRES 306,641 S.F.

CURRENT SITE ZONINGSU-1 IP

BUILDING DATA

PHASE 1
50,000S.F. ONE STORY MANUFACTURING WITH SUPPORTING OFFICES. TYPE II-N CONSTRUCTION, SPRINKLERED. OCCUPANCY TYPE H-6.

PHASE 2
35,000S.F. TWO STORY MANUFACTURING WITH SUPPORTING OFFICES. TYPE II-N CONSTRUCTION, SPRINKLERED. OCCUPANCY TYPE H-6.

PHASE 3
BUILDING 2 - NOT PART OF THIS PROJECT.

PHASE 4
17,000 S.F. ONE STORY MANUFACTURING WITH SUPPORTING CONF. ROOM, RESTROOMS. TYPE II-N CONSTRUCTION, SPRINKLERED. OCCUPANCY TYPE S-2..

GENERAL NOTES

A. RADII CENTER POINTS TO BE LOCATED BY MEASURING PERPENDICULAR TO THE ADJACENT STRAIGHT CURB LINE.
B. DIMENSIONS ARE TO FACE OF CURB.
C. IF LAYOUT DIFFERS SIGNIFICANTLY FROM CIVIL DRAWINGS, NOTIFY ARCHITECT IMMEDIATELY.

KEYED NOTES

1. STRIPED PEDESTRIAN CROSSING, PAINT : WHITE
2. SIDEWALK WITH CONTROL JOINTS EVERY 5'-0", SEE DETAIL D4/A091.
3. MONUMENT SIGN, SEE DETAILC4/A091.
4. LIGHT POLES, REFER TO ELECTRICAL DRAWINGS AND E2/A091 & C5/A091.
5. ASPHALTIC PAVING OVER PREPARED SUBGRADE, REFER TO CIVIL
6. ACCESSIBLE SIDEWALK RAMP, REF. TO D3/A091
7. LANDSCAPED AREA, REF. TO LANDSCAPE PLANS
8. CONCRETE WALK, REFER E4/A091.
9. EXISTING LIGHT POLE TO REMAIN
10. 3/8" CHECKERED STEEL PLATE DRAIN TRENCH COVER, REF. TO B5/A091.
11. EXISTING POWER POLE TO REMAIN
12. CUT THROUGH EXISITNG PLANTER AND ADD CURBS TO ALLOW FOR ACCESSIBLE PEDESTIAN ROUTE.
13. DEMOLISH EXISTING FENCE AND CONC. FOOTINGS
14. RETAINING WALL, STUCCO TO MATCH BUILDING. REFER TO STRUCTURAL.
15. EXISTING CURB TO REMAIN
16. NEW CURB AND GUTTER, REF. E3/A091.
17. EXISTING BIKE RACK TO REMAIN
18. CONCRETE BUMPER, TYP. OF 2
19. HC PARKING SIGN, REFER TO E5/A091.
20. ADA PAVEMENT SIGNAGE, REFER TO D5/A091.
21. NEW FIRE HYDRANT, REFER TO CIVIL
22. RELOCATED FIRE HYDRANT, REFER TO CIVIL.
23. 6" CONC. FILLED PIPE BOLLARD, REF. D2/A091, TYP. OF 5
24. ASPHALT CURB ALONG PARKING STALLS FOR PEDESTRIAN CROSSING
25. LABEL SPACE "SMALL CAR" PER COA STANDARDS.

Request For Administrative Amendment #6

Approved By DRB Case Number 98-59

Admin. Amend. #1 AA-98-66	dated 5/14/98 approved 5/21/98
Admin. Amend. #2 AA-98-132	dated 9/10/98 approved 9/24/98
Admin. Amend. #3 AA-00134000000838 Project #1000613	dated 6/16/00 approved 6/21/00
Admin. Amend. #4 AA-00236-00000-01700 Project #1000613	dated 11/20/00 approved 12/15/00
Admin. Amend. #5 AA-04AA-01401 Project #1000613	dated 09/01/04 approved 10/13/04

REQUESTED REVISIONS TO SITE PLAN:
△1 ADD 17,00 SF BUILDING ADDITION AND ASSOCIATED PARKING LOT.

Symbols Legend

- POLE MOUNTED SITE LIGHTING, W/ DOUBLE 16" CUT OFF, FORWARD THROW 250W HPS FIXTURE REFER DETAIL THIS SHEET
- POLE MOUNTED SITE LIGHTING, W/ SINGLE 16" CUT OFF, FORWARD THROW 250W HPS FIXTURE REFER DETAIL THIS SHEET
- F. H. PRIVATE FIRE HYDRANT (U.N.O.)
- BICYCLE PARKING

architecture
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6801 Jefferson NE
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505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

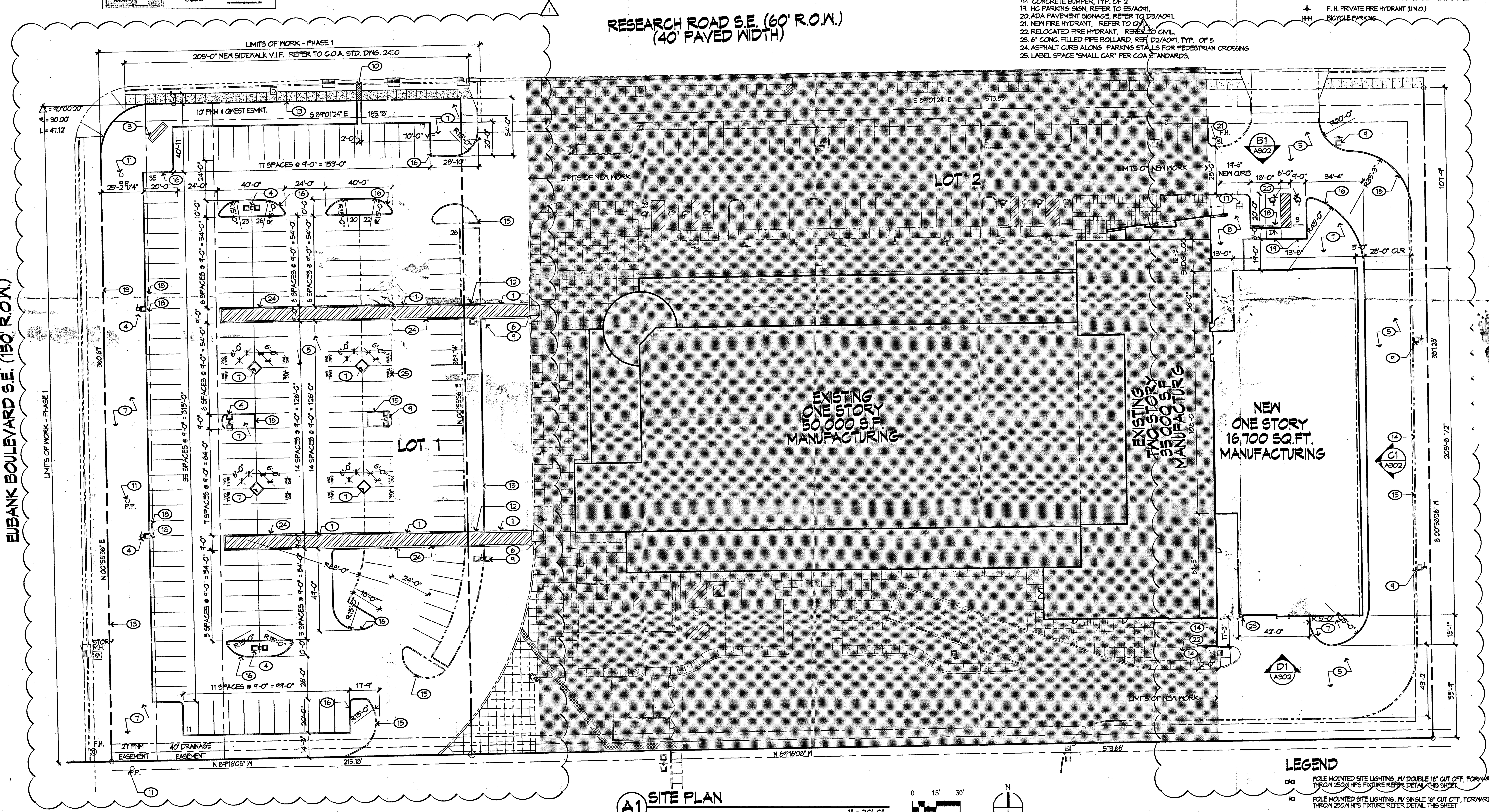
STATE OF NEW MEXICO CHRISTOPHER R. GUNNING No. 3203 5/1/06 REGISTERED ARCHITECT

ENGINEER

Administrative
Amendment

PROJECT

Building 1 - Phase 4 Addition
10420 Research Park Road SE
Albuquerque, New Mexico 87123



A1 SITE PLAN
1" = 30'-0"

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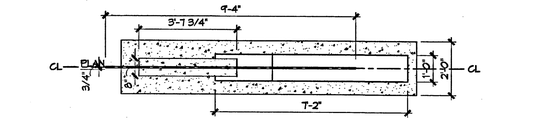
REVISIONS

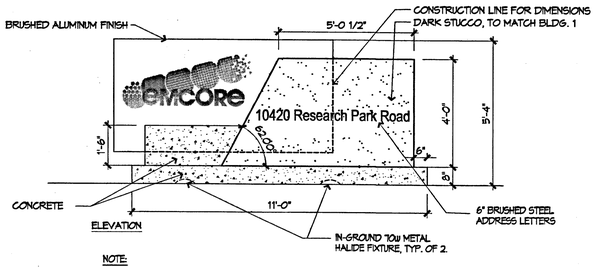
△1	5/1/06	TRANSPORTATION COMMENTS
△		
△		
△		

DRAWN BY	amd
REVIEWED BY	
DATE	March 14, 2006
PROJECT NO.	05151
DRAWING NAME	SITE PLAN

RECEIVED OCT 18 2006 HYDROLOGY SECTION

SHEET NO.
A001
OF

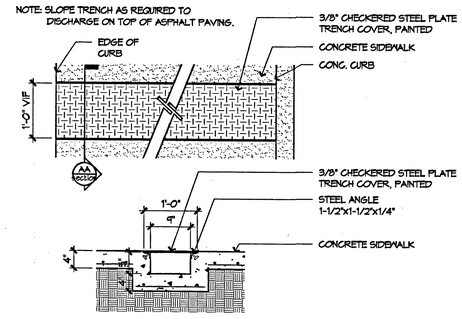




NOTE:
SIGN TO BE EXTERNALLY LIT.
REFER TO STRUCTURAL FOR FOOTING DESIGN.

C4 MONUMENT SIGNAGE ALONG EUBANK AND RESEARCH PARK

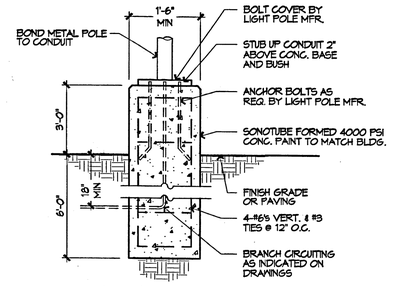
3/8" = 1'-0"



AA Section

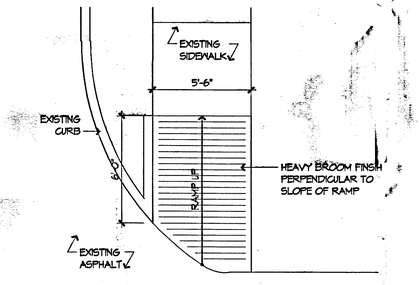
B5 TRENCH DRAIN COVER DETAIL

3/4" = 1'-0"



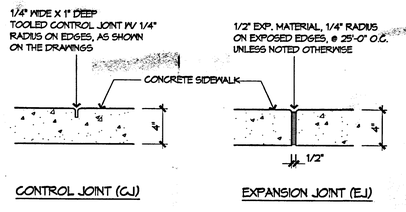
C5 LIGHT POLE BASE DETAIL

1/2" = 1'-0"



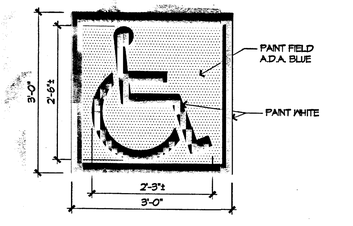
D3 SIDEWALK RAMP DETAIL

1/4" = 1'-0"



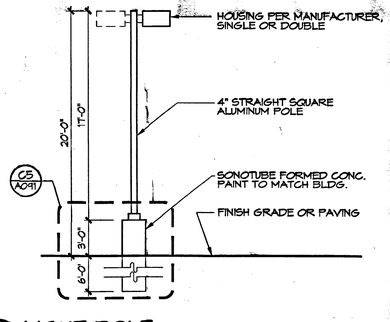
D4 CONCRETE JOINT DETAILS

1 1/2" = 1'-0"



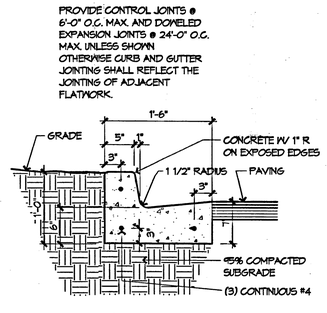
D5 A.D.A. PAVEMENT SIGNAGE DETAIL

3/4" = 1'-0"



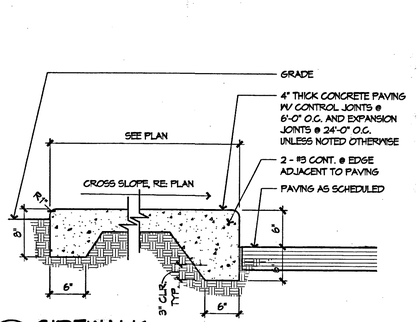
E2 LIGHT POLE DETAIL

1/8" = 1'-0"



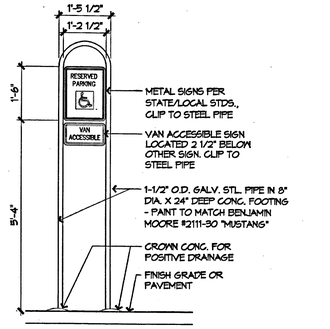
E3 CONCRETE CURB & GUTTER curb01

1" = 1'-0"



E4 SIDEWALK DETAIL

1" = 1'-0"



E5 POLE MOUNTED H.C. SIGNAGE DETAIL

1/2" = 1'-0"

architecture
interiors
planning
engineering

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ARCHITECT

STATE OF NEW MEXICO
CHRISTOPHER R. GUNNING
No. 3203
3/19/06
REGISTERED ARCHITECT

ENGINEER

Administrative
Amendment

PROJECT

Phase 4 - Building 1 Addition
10420 Research Park Road SE
Albuquerque, New Mexico 87123

REVISIONS
1
2
3
4

DRAWN BY	amd
REVIEWED BY	amd
DATE	March 14, 2006
PROJECT NO.	05151

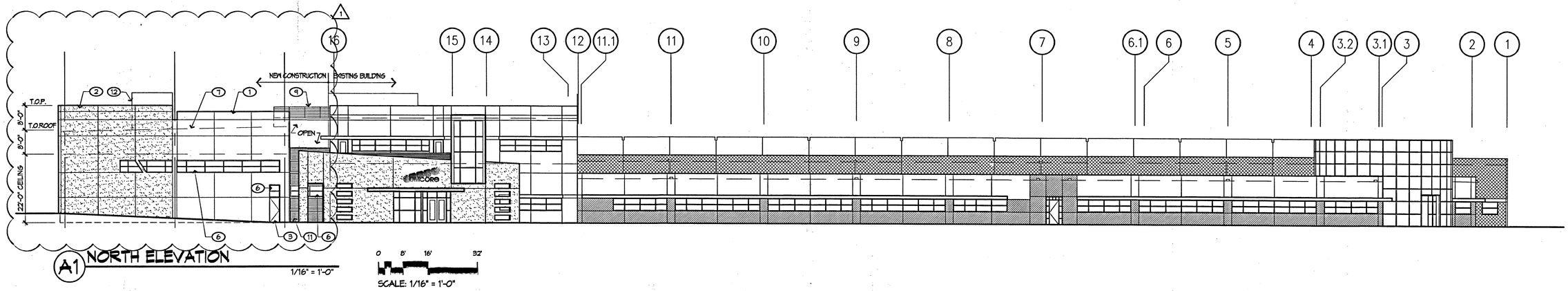
DRAWING NAME

SITE DETAILS

SHEET NO.

A091

OF

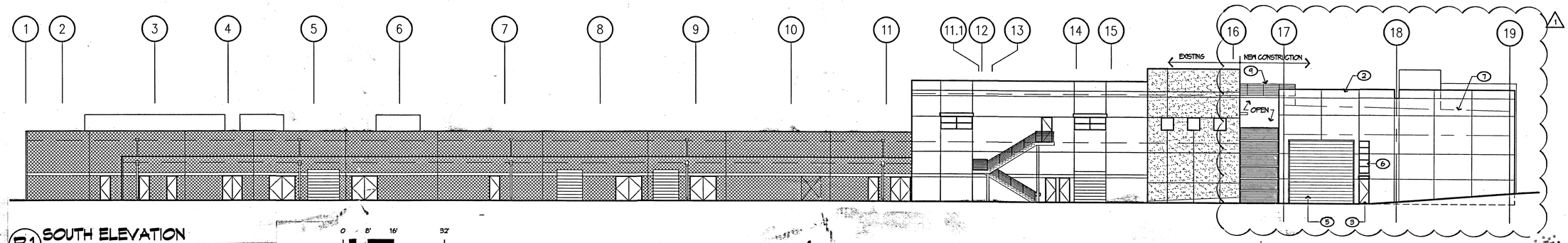


A1 NORTH ELEVATION

1/16" = 1'-0"

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

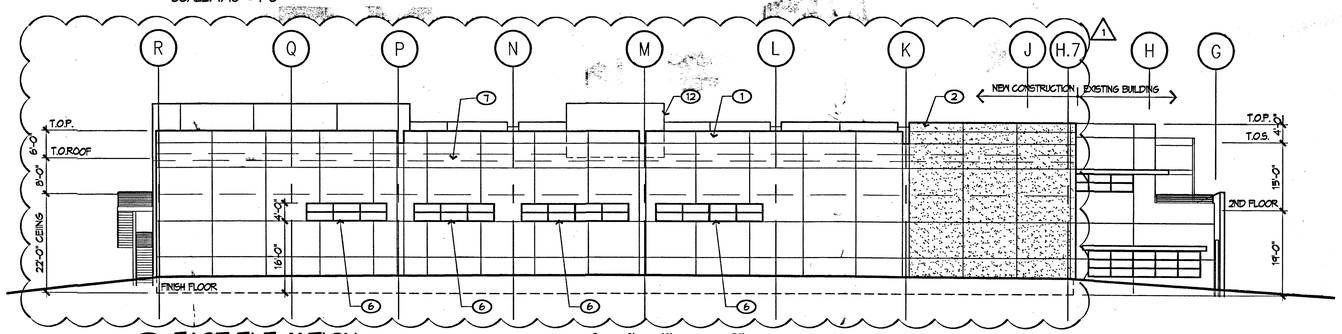


B1 SOUTH ELEVATION

1/16" = 1'-0"

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

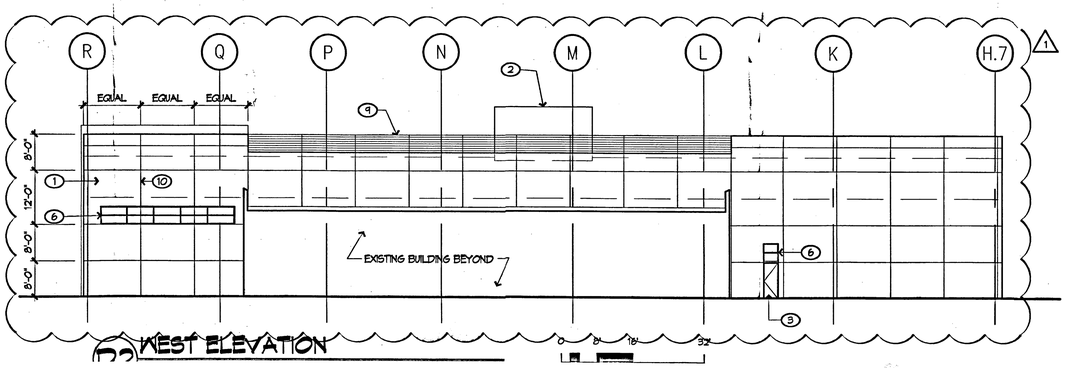


C2 EAST ELEVATION

1/16" = 1'-0"

0 8' 16' 32'

SCALE: 1/16" = 1'-0"



D2 WEST ELEVATION

Keyed Notes

1. STUCCO COLOR #2 - BEIGE - MATCH EXISTING
2. STUCCO COLOR #3 -CINNAMON - MATCH EXISTING
3. PAINTED H.M. DOOR & FRAME, COLOR #2 - BEIGE MATCHING EXISTING..
4. PAINTED H.M. DOOR & FRAME, COLOR #3 - CINNAMON - MATCHING EXISTING..
5. PAINTED COILING OVER HEAD DOOR & FRAME, COLOR #2 - BEIGE MATCHING EXISTING..
6. REFLECTIVE 1" INSULATING GLASS IN LEAR ANODIZED ALUMINUM FRAMES.
7. LINE OF ROOF BEYOND.
8. STUCCO CONTROL JOINT, TYP.
9. STEEL GUARDRAIL, PAINTED TURQUOISE TO MATCH EXIST. METAL WORK.
10. STUCCO REVEAL, TYP.
11. CORREGATED METAL SIDING PAINTED TURQUOISE TO MATCH EXISTING METAL WORK.
12. MECHANICAL UNIT

Request For Administrative Amendment #6

Approved By DRB Case Number 98-54

Admin. Amend. #1 AA-98-66 dated 5/14/98 approved 5/21/98

Admin. Amend. #2 AA-98-132 dated 9/10/98 approved 9/24/98

Admin. Amend. #3 AA-0013400000838
Project #1000613 dated 6/16/00 approved 6/21/00

Admin. Amend. #4 AA-00236-00000-01100
Project #1000613 dated 11/20/00 approved 12/15/00

Admin. Amend. #5 AA-04AA-01401
Project #1000613 dated 09/01/04 approved 10/13/04

REQUESTED REVISIONS TO SITE PLAN:
1 ADD 11,00 SF BUILDING ADDITION AND ASSOCIATED PARKING LOT.

Hatch Legend

- EXISTING CONC. PANEL #1
- EXISTING CONC. PANEL #2
- STUCCO, COLOR #1
- STUCCO, COLOR #2 - BEIGE
- STUCCO, COLOR #3 - CINNAMON

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interiors
planning
engineering

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Perich
Sabatini

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ARCHITECT

STATE OF NEW MEXICO
CHRISTOPHER R. GUNNING
No. 3203
3/13/06
REGISTERED ARCHITECT

ENGINEER

Administrative
Amendment

PROJECT

Phase 4 - Building 1 Addition
10420 Research Park Road SE
Albuquerque, New Mexico 87123

encore

REVISIONS
1
2
3
4

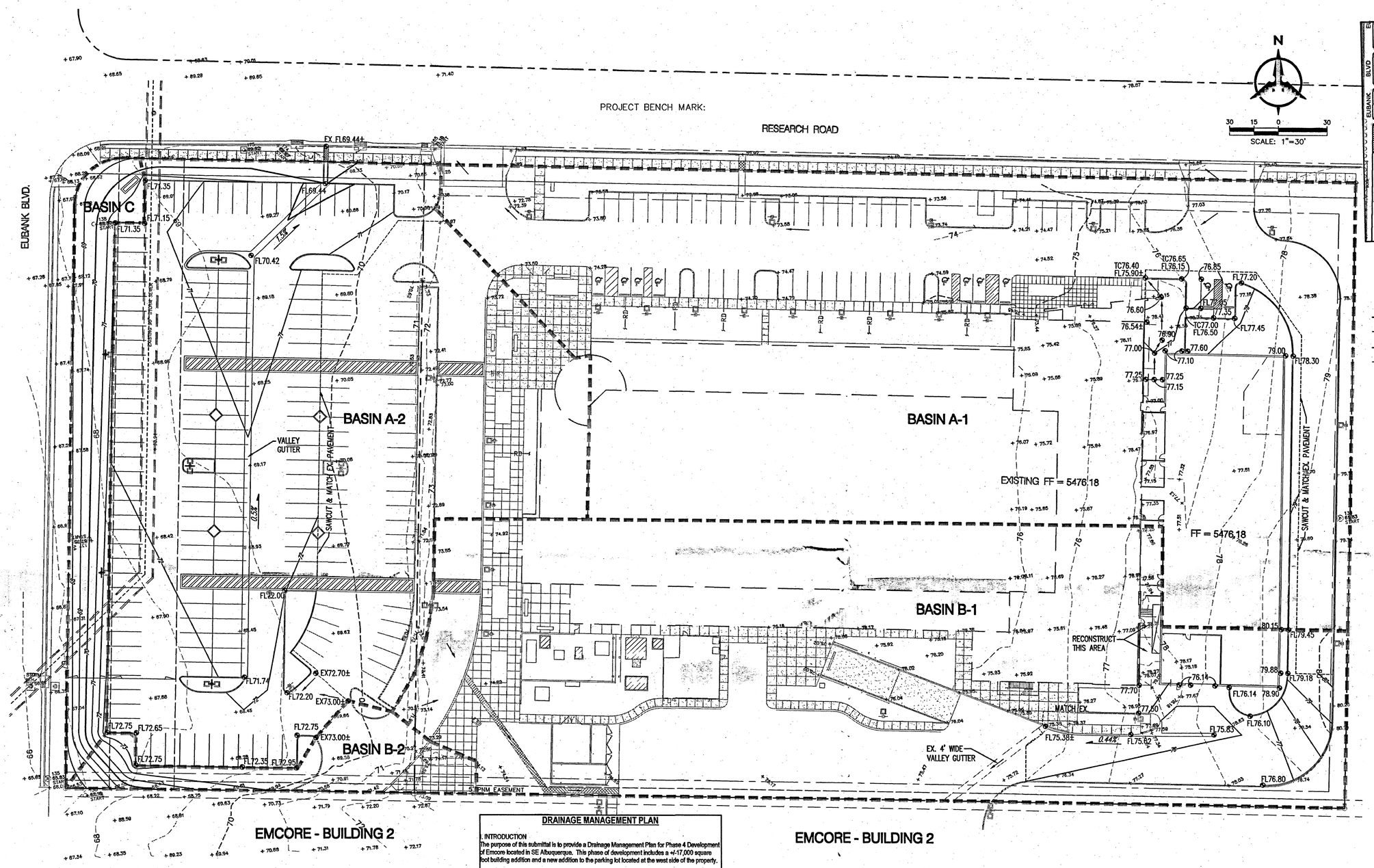
DRAWN BY	
REVIEWED BY	
DATE	March 14, 2006
PROJECT NO.	05131

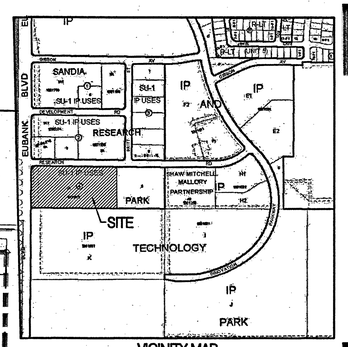
DRAWING NAME

ELEVATIONS

SHEET NO.

A301





VICINITY MAP
COA ZONE ATLAS PAGE M-21-Z

N

30 15 0 30
SCALE: 1"=30'

LEGEND

- PROPERTY LINE
- 5040 EXISTING CONTOUR
- 35 PROPOSED INDEX CONTOUR
- 32 PROPOSED INTERMEDIATE CONTOUR
- 32.40 EXISTING SPOT ELEVATION
- 32.40 PROPOSED SPOT ELEVATION
  - FL = FLOWLINE
  - TS = TOP OF SIDEWALK
  - FGH = FINISHED GROUND HIGH SIDE
  - FGL = FINISHED GROUND LOW SIDE
  - TW = TOP OF WALL
- DIRECTION OF FLOW

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION
The purpose of this submittal is to provide a Drainage Management Plan for Phase 4 Development of Emcore located in SE Albuquerque. This phase of development includes a +/-17,000 square foot building addition and a new addition to the parking lot located at the west side of the property.

II. SITE LOCATION
The site is currently legally described as Lot 2A, Block 4 of Sandia Research Park (+/- 7.0 acres). The site is located within zone atlas map #M-21, and is in hydrologic zone 3. The site is located at the southeast corner of Eubank and Research Rd.

III. EXISTING HYDROLOGIC CONDITIONS
Currently the site (7.0 ac.) is developed as Emcore (through Phase 3). The surrounding streets and infrastructure are in place. Drainage from the site is currently split. The north portion of the site drains to Research Road and ultimately into the Eubank storm drain system (90" RCP). The south portion of the site drains to Emcore, Building 2 located south of the subject site. Per the approved Manzano Mesa Master Drainage Study by Smith Engineering Company (August 1996), this fully developed site is allowed to drain into the 90" SD along Eubank via. the curb inlets located in Research. However, current drainage patterns for the site show that the southern portion of the site outfalls to the Emcore – Building 2 site to the south, which has a detention pond capable of handling the flow. This 'diversion' potentially reduces the impact that the subject site has to the Eubank system.

IV. PROPOSED HYDROLOGIC CONDITIONS
The proposed conditions for the project are shown on this Grading Plan. The hydrologic analysis for this area is based on drainage requirements for the 100-yr, 6-hr storm event. The total site (+/- 7.0 acres) will generate a total of 34.18 cfs under newly developed conditions and consists of approximately 90% D land treatment. Basins A-1 and A-2 (22.34 cfs) will drain to Research Road and enter the Eubank Storm drain system through existing curb inlets in Research. Basins B-1 and B-2 (10.77 cfs) will continue to drain to the south onto the Emcore – Building 2 site and ultimately into the detention pond located at the south end of that site. Basin C (1.06 cfs) will sheet flow into Eubank and into the existing curb inlet located near the south end of the subject site along Eubank.

V. CONCLUSION
This drainage management plan provides for grading and drainage elements which are capable of safely passing the 100 year storm and which meet city requirements and are in conformance with the previously approved Manzano Mesa Master Drainage Study. With this submittal we are requesting rough grading, foundation, and paving permit approval.

EMCORE - PHASE 4 EXPANSION
Proposed Conditions Basin Data Table

This table is based on the DPM Section 22.2, Zone: 3

BASIN ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages A	B	C	D	Q(100) (cfs/ac.)	Q(100) (csf)	WT E (inches)	$V(100)_{360}$ (CF)	$V(100)_{1440}$ (CF)
PROPOSED CONDITIONS											
A-1	116108	2.67	0.0%	0.0%	10.0%	90.0%	4.86	12.96	2.25	21799	41828
A-2	84053	1.93	0.0%	0.0%	10.0%	90.0%	4.86	9.38	2.25	15781	30280
B-1	89859	2.06	0.0%	0.0%	10.0%	90.0%	4.86	10.03	2.25	16871	32372
B-2	6718	0.15	0.0%	0.0%	15.0%	85.0%	4.78	0.74	2.20	1231	2326
C	9840	0.23	0.0%	0.0%	20.0%	80.0%	4.71	1.06	2.15	1760	3269
TOTAL	306578	7.04	-	-	-	-	4.86	34.18		57442.33	110074

architecture
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engineering

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Perich
Sabatini

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ARCHITECT

ENGINEER

JEFFREY TODD WOOTEN
NEW MEXICO
16892
REGISTERED PROFESSIONAL ENGINEER
3/9/06

PROJECT

Phase 4 - Building 1 Addition
10420 Research Road SE
Albuquerque, New Mexico 87123

REVISIONS
△
△
△
△

DRAWN BY	BO
REVIEWED BY	JTW
DATE	MARCH 9, 2006
PROJECT NO.	
DRAWING NAME	

GRADING & DRAINAGE PLAN

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

SHEET NO.
C100
OF

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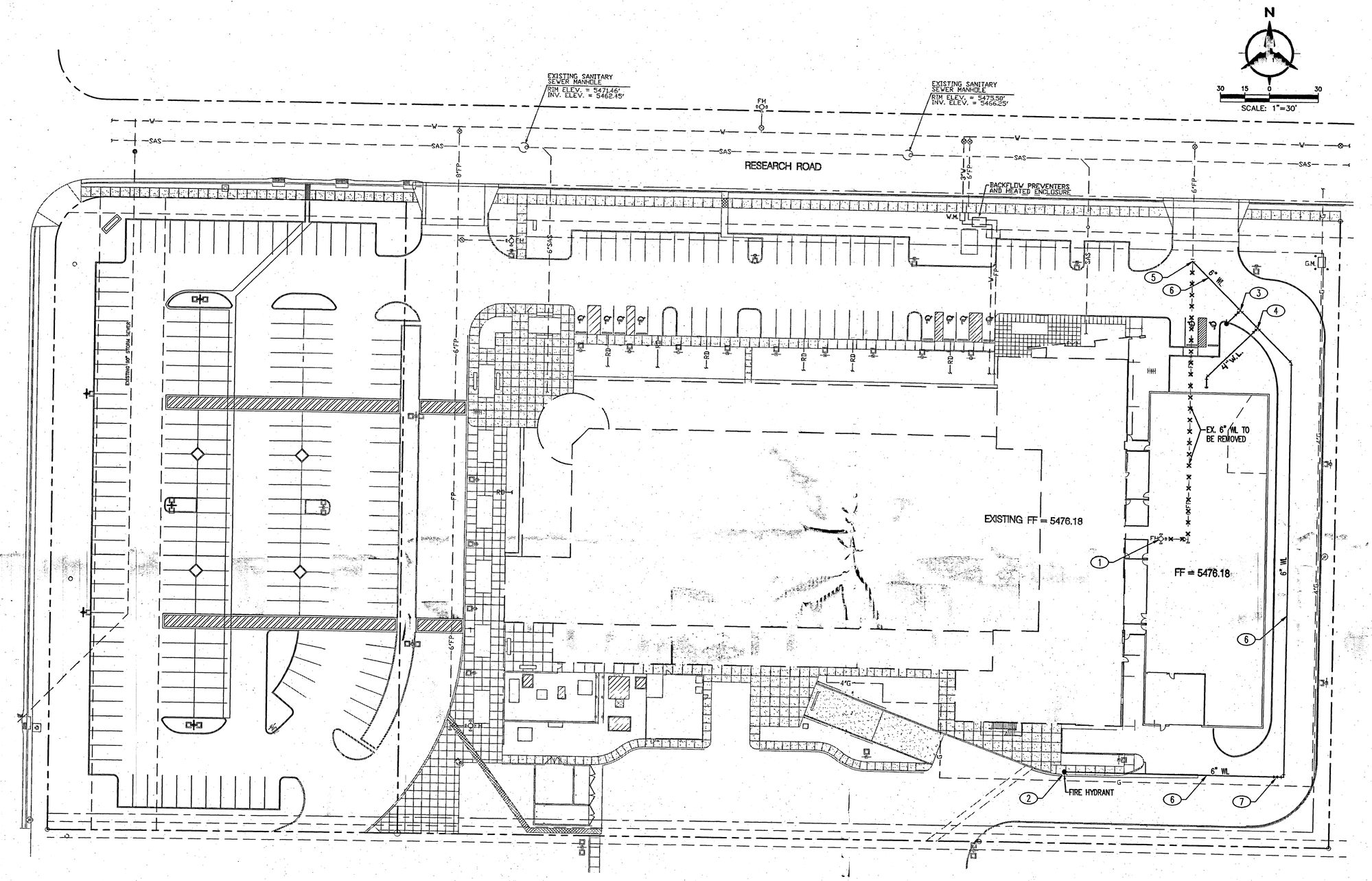
Thu, 9-Mar-2006 - 11:33:am, Plotted by: JWOOTEN



UTILITY NOTES

1. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.

2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.

3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE IAPMO UNIFORM PLUMBING CODE, LATEST EDITION.

4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.

5. ROUGH GRADING OF SITE (±0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.

6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING DRAIN LINES AND ALL NECESSARY FITTINGS.

7. ALL VALVES SHALL BE ANCHORED PER COA STANDARD DWG. 2333.

8. FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. OWNER SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.

10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.

UTILITY KEYED NOTES

1. EXISTING FIRE HYDRANT TO BE RELOCATED.

2. INSTALL RELOCATED FIRE HYDRANT (PRIVATE) PER COA STD DWG 2340, WITH 4' BURY AND FULLY RESTRAINED.

3. INSTALL 6"x6" TEE, 6" GATE VALVE, AND FIRE HYDRANT (PRIVATE) PER COA STD DWGS. FH PER COA STD DWG 2340, WITH 4 FT BURY AND FULLY RESTRAINED.

4. INSTALL 6"x4" TEE, 4" VALVE, AND 4" PRIVATE FIRE LINE SERVICE FOR BUILDING SPRINKLERS. BACKFLOW PREVENTER TO BE INSTALLED INSIDE MECHANICAL ROOM. FDC TO BE LOCATED ON BUILDING WALL. REMOVE AND REPLACE EXISTING ASPHALT PAVEMENT AS REQUIRED FOR INSTALLATION. NEW PAVEMENT TO MEET OR EXCEED EXISTING.

5. CONNECTION TO EXISTING PRIVATE 6" FIRE LINE STUB.

6. INSTALL 6" PRIVATE FIRE LINE. REMOVE AND REPLACE EXISTING ASPHALT PAVEMENT AS REQUIRED FOR INSTALLATION. NEW PAVEMENT TO MEET OR EXCEED EXISTING.

7. INSTALL NEW 6" GATE VALVE.

Bohannan ▲ Huston INC.
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ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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ARCHITECT

ENGINEER

PROJECT

Phase 4 - Building 1 Addition
10420 Research Road SE
Albuquerque, New Mexico 87123

REVISIONS	
△	
△	
△	
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DRAWN BY	BO
REVIEWED BY	JTW
DATE	MARCH 9, 2006
PROJECT NO.	
DRAWING NAME	CONCEPTUAL UTILITY PLAN
SHEET NO.	C200
OF	

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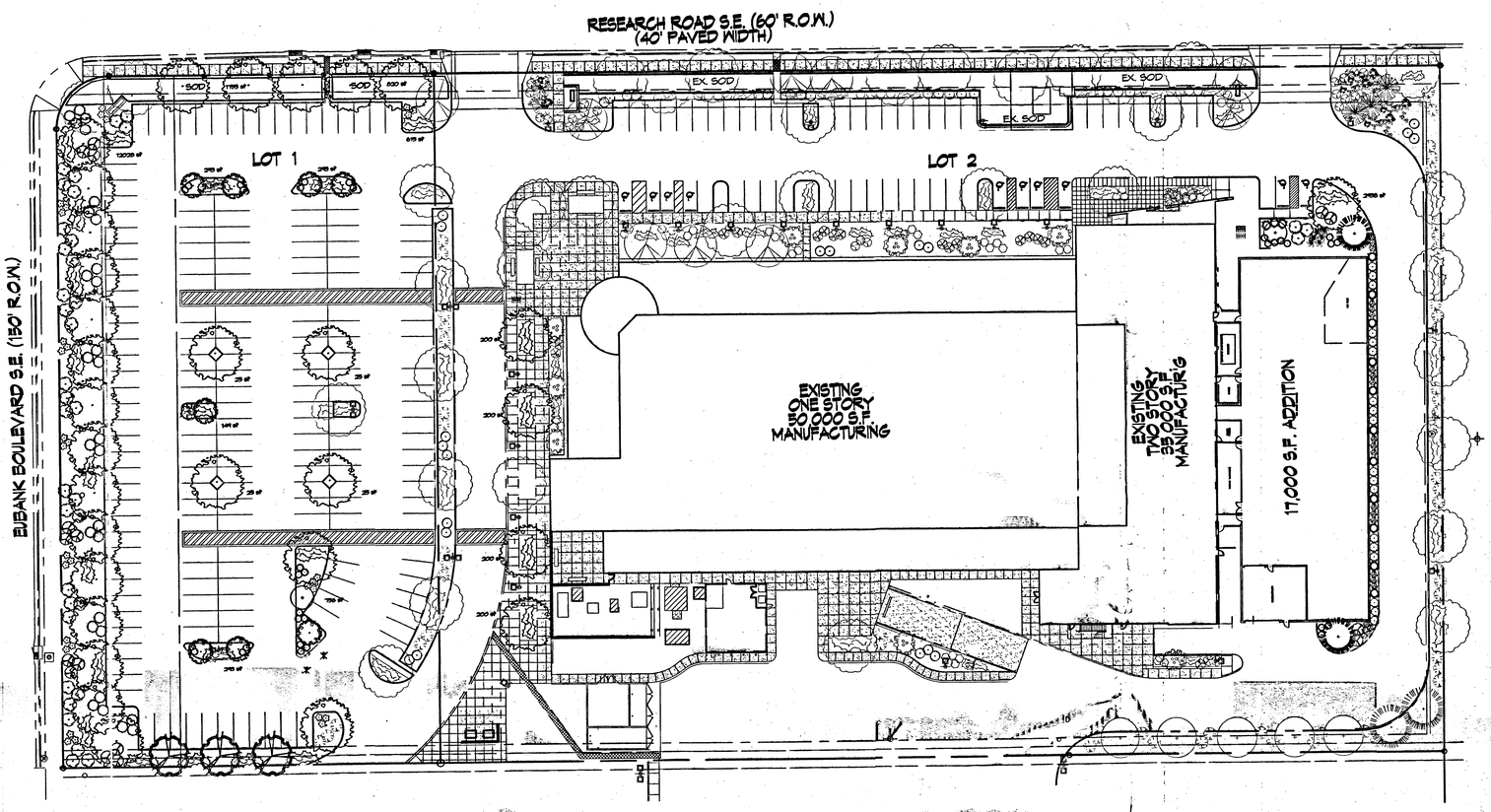
Thu, 9-Mar-2006 - 9:43:am, Plotted by: JWOOTEN



All Shaded Symbols Represent Existing Plants per 11/20/2000 Landscape Plan.

PLANT LEGEND

- MODESTO ASH (M) 51 — Fraxinus velutina — 2" Cal.
- AUSTRIAN PINE (M) 2 — Pinus nigra — 6'-8'
- NEW MEXICO OLIVE (L) 2 — Foresteiera neomexicana — 15 Gal. 225sf
- BUTTERFLY BUSH (M) 37 — Buddleia davidii — 5 Gal. 100sf
- INDIAN HAWTHORN (M) 18 — Raphiolepis indica — 5 Gal. 36sf
- RUSSIAN SAGE (M) 29 — Perovskia atriplicifolia — 5 Gal. 36sf
- MAIDENGRASS (M) 6 — Miscanthus sinensis — 5 Gal. 16sf
- APACHE PLUME (L) 14 — Fallugia paradoxa — 5 Gal. 25sf
- SOD — SOD
- FLOWERING PEAR (M+) 5 — Pyrus calleryana — 2" Cal.
- LEYLANDII CYPRESS (M) 3 — Cupressocyparis leylandii — 15 Gal.
- AUTUMN SAGE (M) 51 — Salvia greggii — 2 Gal. 45sf
- HONEYSUCKLE (M) 16 — Lonicera sempervirens — 1 Gal. 200sf — Unstaked-Groundcover
- THREADGRASS (M) 24 — Stipa tennisima — 1 Gal. 4sf
- WILDFLOWER 32 — 1 Gal. 4sf
- CREEPING ROSEMARY (L) 72 — Rosmarinus officinalis 'Prostrata' — 1 Gal. 36sf — Symbol indicates 3 plants
- SANTA ANA TAN GRAVEL WITH FILTER FABRIC
- COMMERCIAL GRADE STEEL EDGING

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	305812	square feet
TOTAL BUILDINGS AREA	102000	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	203812	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	30572	square feet
TOTAL BED PROVIDED	18265	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	13699	square feet
TOTAL GROUNDCOVER PROVIDED	13708	square feet
TOTAL EXISTING LANDSCAPE AREA	40424	square feet
TOTAL SOD AREA (max. 20% of landscape required)	2575 (5%)	square feet
TOTAL LANDSCAPE PROVIDED	61264	square feet

STREET TREE REQUIREMENTS

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Name of Street	Eubank Blvd
Required # 13	Provided # 14

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Ana Tan Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

New irrigation to be tied into existing system. Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

GRAPHIC SCALE
40 20 0 20 40
SCALE: 1"=40'

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Fax (505) 898-7737
cmd@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL

STATE OF NEW MEXICO — JAMES DE FLON 0007 — REGISTERED LANDSCAPE ARCHITECT

JAMES DE FLON #0007

EMCORE
EUBANK BLVD SE AND RESEARCH RD SE
ALBUQUERQUE, NM

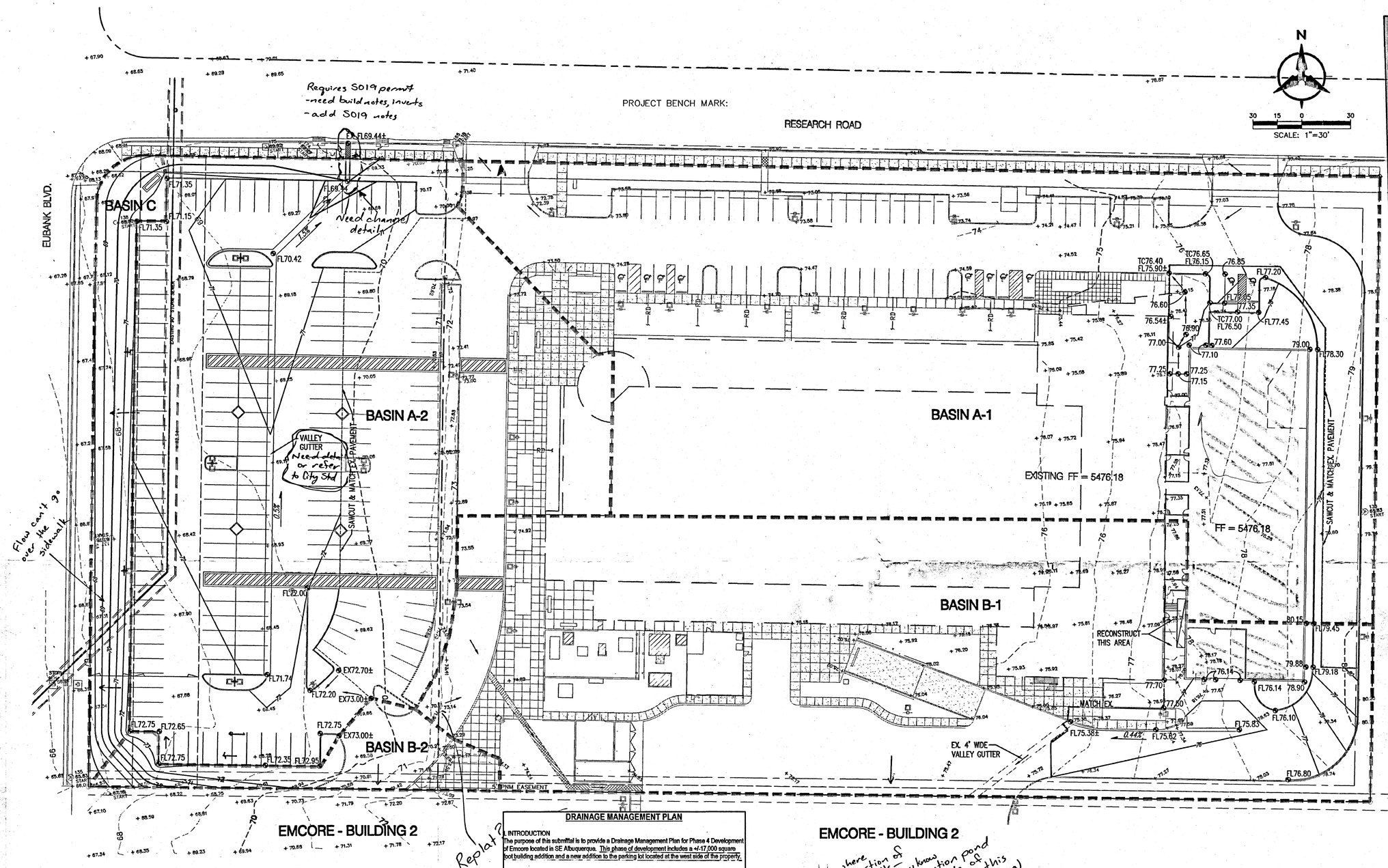
PHASE 3
LANDSCAPE PLAN

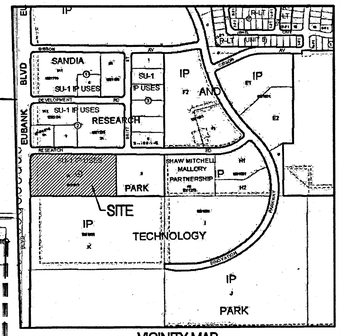
All creative ideas contained herein remains the property of The Hilltop and may not be used. Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or prior consent.

The Hilltop — LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY	REVISION #	DATE
JDF	-	3/6/06

SHEET # L1 OF L1





VICINITY MAP
COA ZONE ATLAS PAGE M-21-Z

LEGEND

- PROPERTY LINE
- 5040 EXISTING CONTOUR
- 35 PROPOSED INDEX CONTOUR
- 32 PROPOSED INTERMEDIATE CONTOUR
- 32.40 EXISTING SPOT ELEVATION
- 32.40 PROPOSED SPOT ELEVATION
  FL = FLOWLINE
  TS = TOP OF SIDEWALK
  FGH = FINISHED GROUND HIGH SIDE
  FGL = FINISHED GROUND LOW SIDE
  TW = TOP OF WALL
- DIRECTION OF FLOW

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION
The purpose of this submittal is to provide a Drainage Management Plan for Phase 4 Development of Emcore located in SE Albuquerque. This phase of development includes a +/-17,000 square foot building addition and a new addition to the parking lot located at the west side of the property.

II. SITE LOCATION
The site is currently legally described as Lot 2A, Block 4 of Sandia Research Park (+/- 7.0 acres). The site is located within zone atlas map #M-21, and is in hydrologic zone 3. The site is located at the southeast corner of Eubank and Research Rd.

III. EXISTING HYDROLOGIC CONDITIONS
Currently the site (7.0 ac.) is developed as Emcore (through Phase 3). The surrounding streets and infrastructure are in place. Drainage from the site is currently split. The north portion of the site drains to Research Road and ultimately into the Eubank storm drain system (90" RCP). The south portion of the site drains to Emcore, Building 2 located south of the subject site. Per the approved Manzano Mesa Master Drainage Study by Smith Engineering Company (August 1996), this fully developed site is allowed to drain into the 90" SD along Eubank via. the curb inlets located in Research. However, current drainage patterns for the site show that the southern portion of the site outfalls to the Emcore – Building 2 site to the south, which has a detention pond capable of handling the flow. This 'diversion' potentially reduces the impact that the subject site has to the Eubank system.

IV. PROPOSED HYDROLOGIC CONDITIONS
The proposed conditions for the project are shown on this Grading Plan. The hydrologic analysis for this area is based on drainage requirements for the 100-yr, 6-hr storm event. The total site (+/- 7.0 acres) will generate a total of 34.18 cfs under newly developed conditions and consists of approximately 90% D land treatment. Basins A-1 and A-2 (22.34 cfs) will drain to Research Road and enter the Eubank Storm drain system through existing curb inlets in Research. Basins B-1 and B-2 (10.77 cfs) will continue to drain to the south onto the Emcore – Building 2 site and ultimately into the detention pond located at the south end of that site. Basin C (1.06 cfs) will sheet flow into Eubank and into the existing curb inlet located near the south end of the subject site along Eubank.

V. CONCLUSION
This drainage management plan provides for grading and drainage elements which are capable of safely passing the 100 year storm and which meet city requirements and are in conformance with the previously approved Manzano Mesa Master Drainage Study. With this submittal we are requesting rough grading, foundation, and paving permit approval.

Must show where southern portion of site outfalls – how do you know the detention pond is capable of handling this additional flow?

EMCORE - PHASE 4 EXPANSION
Proposed Conditions Basin Data Table

This table is based on the DPM Section 22.2, Zone: 3

BASIN ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages A	B	C	D	Q(100) (cfs/ac.)	Q(100) (csf)	WT E (inches)	V(100)$_{360}$ (CF)	V(100)$_{10d}$ (CF)
PROPOSED CONDITIONS											
A-1	116108	2.67	0.0%	0.0%	10.0%	90.0%	4.86	12.96	*2.25*	*21799*	*41828*
A-2	84053	1.93	0.0%	0.0%	10.0%	90.0%	4.86	9.38	*2.25*	*15781*	*30280*
B-1	89859	2.06	0.0%	0.0%	10.0%	90.0%	4.86	10.03	*2.25*	*16871*	*32372*
B-2	6718	0.15	0.0%	0.0%	15.0%	85.0%	4.78	0.74	*2.20*	*1231*	*2326*
C	9840	0.23	0.0%	0.0%	20.0%	80.0%	4.71	1.06	*2.15*	*1760*	*3269*
TOTAL	306578	7.04	-	-	-	-	4.86	34.18		57442.33	*110074*

Where are the existing flow calculations?
$\Delta Q = ?$

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ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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ARCHITECT

ENGINEER
JEFFREY TODD WOOTEN NEW MEX.CO 16892 LICENSED PROFESSIONAL ENGINEER
3/9/06
PROJECT

EMCORE

Phase 4 - Building 1 Addition
10420 Research Road SE
Albuquerque, New Mexico 87123

REVISIONS
1
2
3
4

DRAWN BY	BO
REVIEWED BY	JTW
DATE	MARCH 9, 2006
PROJECT NO.	
DRAWING NAME	GRADING & DRAINAGE PLAN

RECEIVED
MAR 13 2006
HYDROLOGY SECTION

SHEET NO.
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Thu, 9-Mar-2006 – 11:33:am, Plotted by: JWOOTEN