



County of Los Alamos

1000 Central Avenue
Los Alamos, NM 87544

Agenda - Final Planning and Zoning Commission

*Terry Priestley, Chair; Beverly Neal-Clinton, Vice-Chair; Melissa
Arias; Jean Dewart; Michelle Griffin; Craig Martin; Neal Martin;
April Wade, and Sean Williams, Commissioners*

Wednesday, January 22, 2020

5:30 PM

1000 Central Avenue
Suite 110, BCC Room

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT

*This section of the agenda is reserved for comments from the public
on items that are not otherwise included in this agenda.*

3. APPROVAL OF AGENDA

4. PUBLIC HEARING(S)

- A. [12721-20](#)** Requests for Site Plan and Waivers approval for the construction of a research & development building totaling 83,798 SF to be located at 4200 W Jemez, Los Alamos Research Park.

Attachments: [SIT-2019-0037 Flex Lab Research Park Staff Report](#)

5. PLANNING AND ZONING COMMISSION BUSINESS

- A. [12720-20](#)** Minutes from the Planning And Zoning Commission Meeting(s) on December 11, 2019.

Attachments: [P&Z Minutes 11-December-2019](#)

6. COMMISSION/DIRECTOR COMMUNICATIONS

A. *Department Report*

- i. Update on Downtown Master-Plan Scope of Work and Chapter 16 Update; Ryan Foster, Principal Planner

B. *Chair's Report*

C. *Commissioners' Comments*

7. PUBLIC COMMENT

8. ADJOURNMENT

PLEASE NOTE: Any action by the Planning and Zoning Commission in granting approval, conditional approval or disapproval of an application may be appealed by the applicant or by persons who have a personal or pecuniary interest adversely affected by the decision as defined by Section 16-454 of the County Code. Such appeals must be filed with the Community Development Department within 15 days of the action in accordance with Section 16-492.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the County Human Resources Division at 505-662-8040 at least one week prior to the meeting or as soon as possible.

Public documents, including the agenda and minutes can be provided in various accessible formats. Please contact the personnel in the Community Development Department Office at 505-662-8006 if a summary or other type of accessible format is needed.



County of Los Alamos

Staff Report

January 22, 2020

Los Alamos, NM 87544
www.losalamosnm.us

Agenda No.: A.

Index (Council Goals):

Presenters:

Legislative File: 12721-20

Title

Requests for Site Plan and Waivers approval for the construction of a research & development building totaling 83,798 SF to be located at 4200 W Jemez, Los Alamos Research Park.

Case Summary

- Case No. SIT-2019-0037, WVR-2019-0086, WVR-2019-0087

Donna Marion, Studio Southwest Architects, requests Site Plan and Waivers approval for the construction of a research & development building totaling 83,798 ft² to be located at 4200 W Jemez, Los Alamos Research Park. The property consists of approximately 38.34 acres; is located adjacent to an existing office building on the property and is zoned Research & Development (R&D). In addition, there is a request for waivers for building height and parking lot landscaping, in association with the Site Plan.

Attachments

A - Staff Report for Flex Lab Research Park



Los Alamos County

Community Development Department

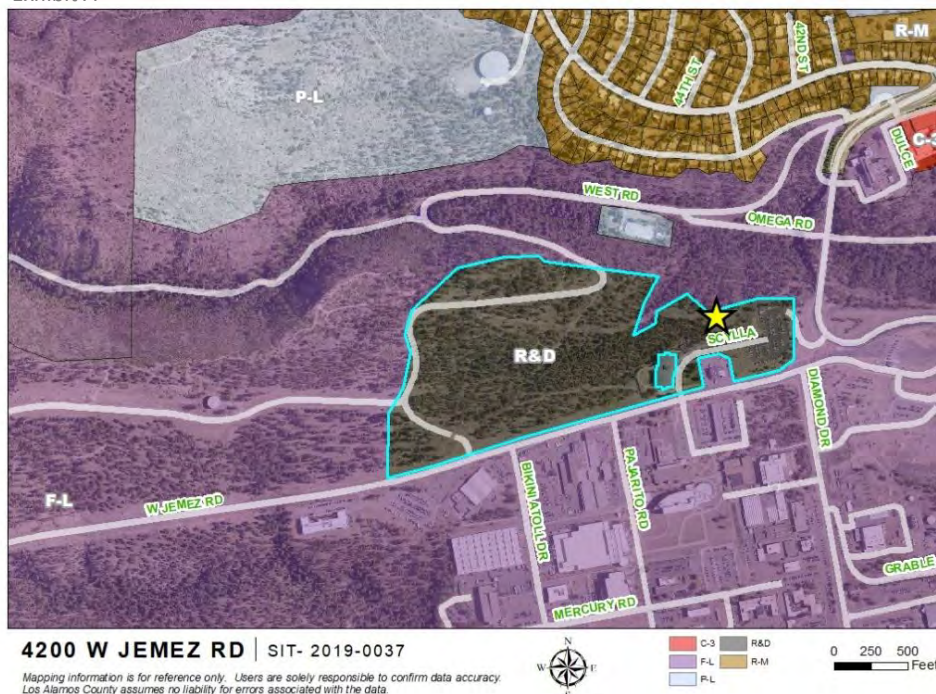
PLANNING & ZONING COMMISSION STAFF REPORT

Public Hearing Date: January 22, 2020
Subject: Case No. SIT-2019-0037, WVR-2019-0086, WVR-2019-0087
Owners/Applicants: Patrick Sullivan, Property Owner/Donna Marion, Applicant
Case Manager: Ryan Foster, AICP, Principal Planner

Case No. SIT-2019-0037, WVR-2019-0086, WVR-2019-0087:

Donna Marion, Studio Southwest Architects, requests Site Plan and Waivers approval for the construction of a research & development building totaling 83,798 SF to be located at 4200 W Jemez, Los Alamos Research Park. The property consists of approximately 38.34 acres; is located adjacent to an existing lab/office building on the property and is zoned Research & Development (R&D), as shown in Exhibit A below. This request also includes separate cases subject to motion, an application to waive the height requirements in accordance with Section 16-537, Site Development Requirements for Commercial Industrial-Special Districts (WVR-2019-0086) and an application to waive the parking lot landscaping requirements in accordance with section 16-574(b), Landscaping performance standards, (WVR-2019-0087).

Exhibit A



Case No. SIT-2019-0037, Motion Option 1:

I move to **approve** Case No. SIT-2019-0037 — request for Site Plan approval for construction of a research & development building totaling 83,798 SF, located at 4200 W Jemez. Approval is based on the reasons stated within the staff report and per testimony entered at the public hearing, subject to the following condition(s):

1. Per Department of Utilities:
 - a. Applicant shall submit final utility plans, stamped by a New Mexico professional engineer, with the application for building permit.
 - b. An Easement Plan dedicating easements for new and existing utilities shall be filed prior to occupying the building.
 - c. See the attached sheets for additional DPU comments.
2. Per County Engineer, Public Works: The applicant shall coordinate with appropriate LANL/Traffic staff ingress/egress and circulation of vehicles, bicycle and pedestrians within the LANL transportation network.
3. Per County Engineer, Public Works: The applicant shall coordinate with appropriate LANL/EM staff for providing storm water management and erosion control measures including, but not limited to the following:
 - a. Divert increased storm water runoff from the proposed development away from an existing SWMU to ensure flow is not increased through the SWMU site;
 - b. Utilize LANL's 2017 Low Impact Development Standards where appropriate; and
 - c. Ensure adjacent trails are not impacted by the proposed development and storm water runoff.
4. Per County Engineer, Public Works: The applicant shall provide the County with confirmation that LANL staff is satisfied with any traffic and storm water mitigation measures proposed.
5. Per Planning Division: Applicant will provide a bond for waived landscaping requirements before a Certificate of Occupancy is issued. The bond is to ensure the parking lot landscaping requirements are met with, or without, construction of a parking garage within 5 years.

I further move to authorize the Chair to sign Findings of Fact for this case and, based on this decision, to be prepared by County staff.

Case No. SIT-2019-0037, Motion Option 2:

I move to **deny** Case No. SIT-2019-0037 — request for Site Plan approval for construction of a research & development building totaling 83,798 SF, located at 4200 W Jemez. Denial is due to the proposal failing to meet the Los Alamos County Code of Ordinances, Chapter 16 — Development Code review criteria within §16-152A, for the following reasons:

1. ...

Case No. WVR-2019-0086, Motion Option 1:

I move to **approve** Case No. WVR-2019-0086 — request for waiver from §16-537, Los Alamos County building height requirements for the research & development building, located at 4200 W Jemez, for the reasons stated in the staff report and per testimony entered at the public hearing, subject to the following condition(s):

1. ...

I further move to authorize the Chair to sign Findings of Fact for this case and, based on this decision, to be prepared by County staff.

Case No. WVR-2019-0086, Motion Option 2:

I move to **deny** Case No. WVR-2019-0086 — request for waiver from Los Alamos County building height requirements for the research & development building, located at 4200 W Jemez, due to failure to meet the Los Alamos County Code, Waiver review criteria within §16-157, for the following reasons:

1. ...

Case No. WVR-2019-0087, Motion Option 1:

I move to **approve** Case No. WVR-2019-0087 — request for waiver from §16-574(b), Los Alamos County parking lot landscaping requirements for the research & development building, located at 4200 W Jemez, for the reasons stated in the staff report and per testimony entered at the public hearing, subject to the following condition(s):

1. ...

I further move to authorize the Chair to sign Findings of Fact for this case and, based on this decision, to be prepared by County staff.

Case No. WVR-2019-0087, Motion Option 2:

I move to **deny** Case No. WVR-2019-0087 — request for waiver from §16-574(b), Los Alamos County parking lot landscaping requirements for the research & development building, located at 4200 W Jemez, due to failure to meet the Los Alamos County Code, Waiver review criteria within §16-157, for the following reasons:

1. ...

SUMMARY AND HISTORY

The Los Alamos Research Park is an approximately 44-acre property leased to the Los Alamos Commerce & Development Corporation by the U.S. Department of Energy through 2054. The Research Park is directly adjacent to the Los Alamos National Laboratory and historically has a close partnership with LANL. The Master Plan for the research park allows for the construction of five buildings, with up to 450,000 SF of space, housing 1,500 employees. Building One was built in 2001, and is the first facility completed as part of the Master Plan, with approximately 83,000 SF of specialty laboratory, office, and computing facilities. Due to demand for laboratory space, this site plan application is a request to construct Building Two, an 83,798 SF flex lab, as the next stage of the Master Plan.

The addition of a second research & development facility will not change the site's use; however, it will increase its intensity for traffic and parking. Exhibit B (below) illustrates the architects site plan showing the footprint of the proposed flex lab building.



On January 2, 2020, the IDRC reviewed the application and unanimously approved to move both the Site Plan and Waiver applications forward to the Planning and Zoning Commission with conditions.

In addition to the conditions noted in Motion Option 1 (p.2), there were additional conditions per the Fire Department that have been met in this application since the January 2, 2020 IDRC meeting:

The following comments are regarding the site plan application for the Flex Lab at Research Park.

- 4

Additional IDRC Comments

Public Works (Streets Division): A section of the parking lot in front of Building 1 has a 7% slope, consider a design for the parking (parallel, angled, etc.) to ensure the parking can be safely utilized, especially since winter conditions could make a 7% slope hazardous on snow and ice.

General IDRC Comment: Consider the location of the existing utility line connecting to Building 2 when planning for the construction of a future parking garage.

VOTING MEMBERS IN ATTENDANCE

Planning Division, Community Development	Ryan Foster, Principal Planner	✓
Building Division, Community Development	Michael Arellano, Chief Building Official	✓
Engineering Division, Public Works	Eric Martinez, P.E., County Engineer	✓
Traffic & Streets Division, Public Works	Juan Rael, Traffic and Streets Mgr.	✓
Community Services	Daniel Erickson, PROS Mgr.	✓

PUBLIC NOTICE

Notice of this public hearing has been given per the requirements of the Los Alamos County Code of Ordinances, Chapter 16, Development Code, Sec. 16-192 (a), and included: U.S. mail to owners of real property within 100 yards (300') of the subject property as shown in Exhibit 3; publication in the Los Alamos Daily Post (published 1/2/20), the County's official newspaper of record; and posting at the Los Alamos County Municipal Building.

SITE PLAN REVIEW CRITERIA

Section 16-152A of the Los Alamos County Development Code states that during the course of the review of any Site Plan, the Planning and Zoning Commission shall utilize the following criteria in making its determination of approval, conditional approval or denial:

- (a) *The site plan shall substantially conform to the comprehensive plan and shall not be materially detrimental to the health, safety and general welfare of the county.***

Applicant Response: The property is zoned as Research & Development, described as follows:

Research and development district (R&D). The R&D research and development district is intended to accommodate scientific research and development establishments, except for those scientific activities which could endanger or become detrimental to persons or property. The building contains laboratories and office spaces which do not incur the production of hazardous waste.

This project design will follow all applicable life safety codes, and conforms to the Los Alamos Comprehensive Plan and the Los Alamos Research Park Master Plan including the following strategies:

- "Promote a strong and diverse economic base by encouraging new business growth"

- The development of this property will support economic development by providing additional jobs in Los Alamos.
- "Collaborate with Los Alamos National Laboratory as the area's #1 employer"
 - The anticipated building tenant is a well established laboratory and research organization that works closely with Los Alamos National Laboratory and aligns with their overall mission. Creating a building that houses their operations is a means of continuing the collaborative relationship with LANL.
- "Trails/Open Space System: provide long term protection of the community's natural and recreational landscapes"
 - The design includes thoughtful integration with nature, maintaining the existing pond and connecting into the existing trails on the site; the building design mimics the sloping topography natural to the site and respecting the context of nearby architecture. Open green spaces are established between the buildings, referred to as "commons" in the master plan. The building also includes a patio area on the west side, overlooking the pond, commons area, and sloping topography adjacent to the site.
- "Create designated safe, convenient, and well-maintained bike and pedestrian pathways and sidewalks"
 - The deep setback is landscaped and pedestrian-oriented, providing a safe and scenic promenade between the buildings in the research park. Retractable bollards between the east and west parking areas maintain the existing security barrier, allowing pedestrian, bike, and emergency vehicle access, while prohibiting vehicular access for the general public.

Staff Response: Staff concurs with the cited sections of the Comprehensive Plan. The site plan substantially conforms to the Comprehensive Plan as the proposed flex lab/research & development building meets the goal of collaborating with the Los Alamos National Laboratory, as well as the County's goals of enhancing recreational use, and promoting a strong and diverse economic base by encouraging new business growth.

(b) *Ingress, egress, traffic circulation and parking on the site shall be accomplished with safety for motorists, bicyclists and pedestrians. Provisions shall be made for the safe ingress, egress and circulation of vehicles, bicyclists and pedestrians.*

Applicant Response: The site design maintains the current vehicular access from Diamond Road and West Jemez Road to the parking areas. Retractable bollards between the two parking areas allow for pedestrian, cyclist, and emergency vehicle access but maintain the existing security barrier and do not allow vehicular access for the general public. Adequate site distance and turning radii are provided throughout the site in order to promote safe pedestrian, vehicular, and emergency vehicle access.

A designated pedestrian pathway is provided through the parking lot to the sidewalk along West Jemez, while a landscaped pedestrian promenade connects the proposed building to the existing building to the west in the research park.

Staff Response: Off-street parking has been provided in accordance with Section 16-370. According to those specifications, the total amount of parking spaces required for the Building #2 site plan is 70, of

Location	Net Usable Area	ADA Required	Total Spaces Required
Building 1 (Existing)	Less 69,689 SF approximately	4	70
Building 2 (Proposed)	69,689 SF	4	70
Total Required Parking Spaces:		8	140
Total Provided Parking Spaces:		16	318

which four (4) are required to be ADA spaces. The site plan also provides parking calculations for Building #1, at 70 spaces with four (4) ADA spaces required, for a required minimum of 140 spaces between the two buildings. The site plan exceeds the parking requirements by providing a total of 318 parking spaces; 235 standard spaces, 16 ADA spaces, and 67 compact spaces.

Ingress and egress to the property remains unchanged, though there will be bollards installed (where concrete jersey barriers are currently) in front of the proposed building in order to control vehicle access from County property to LANL property. The County Fire Department will have access codes/keys to control these bollards and ensure fire department access.

The submitted site plan preserves existing trails to and through the property. In addition, a pedestrian promenade extends from Building #2 to Building #1, with improved sidewalk connections from West Jemez Road, providing pedestrian access from the crosswalk on West Jemez, through the parking lot, to Building #2.

There are two conditions recommended by the Interdepartmental Review Committee (IDRC) in order to meet these criteria:

- Condition of Approval #2 “Per County Engineer, Public Works: The applicant shall coordinate with appropriate LANL/Traffic staff ingress/egress and circulation of vehicles, bicycle and pedestrians within the LANL transportation network”.
- Condition #4: Per County Engineer, Public Works: The applicant shall provide the County with confirmation that LANL staff is satisfied with any traffic and storm water mitigation measures proposed.

(c) *The necessary provisions shall be made for controlling stormwater drainage on-site and off-site as required by the county engineer in accordance with the county’s storm drainage construction standards or such other ordinances or storm water management plans as may exist.*

Applicant Response: A hydrologic analysis of the existing and proposed conditions will be done to assess the peak runoff flow rates in accordance with the County Public Works Design and Construction Standards. For this project we plan to use AHYMO for the analysis. The input parameters for the analysis will be as specified in Section 4 of the County Standards. There is an existing storm drain that will be impacted by the proposed building location. This storm drain intercepts flow from West Jemez. This storm drain will be re-routed around the building and discharge in approximately in the same location as it currently does. No new building or site drainage will be routed to this storm drain.

Development of this site will increase the total impervious area. Onsite detention pond(s) will be designed to reduce the peak flow to at or below the current peak discharge for the overall site. The detention ponds will be located in the northern portion of the site. The drainage management plan contains a narrative and supporting calculations.

Staff Response: All drainage configurations are shown on the site plan and are subject to any technical corrections from the County Engineer. There are two conditions recommended by the Interdepartmental Review Committee (IDRC) in order to meet this criterion:

- Condition #3. “Per County Engineer, Public Works: The applicant shall coordinate with appropriate LANL/EM staff for providing storm water management and erosion control measures including, but not limited to the following:
 - a. Divert increased storm water runoff from the proposed development away from an existing SWMU to ensure flow is not increased through the SWMU site;
 - b. Utilize LANL’s 2017 Low Impact Development Standards where appropriate; and
 - c. Ensure adjacent trails are not impacted by the proposed development and storm water runoff.
- Condition #4. “Per County Engineer, Public Works: The applicant shall provide the County with confirmation that LANL staff is satisfied with any traffic and storm water mitigation measures proposed”.

(d) *The necessary easements shall be provided for both existing and proposed utilities, on-site and off-site. No existing easement shall be terminated without provision of alternate service, and all new services shall be provided.*

Applicant Response: Existing utilities within the project site are within easements. The only new easement that is anticipated is a drainage easement for the realigned storm drain described in Criteria C.

Staff Response: The IDRC recommended condition of approval #1(b) requires an easement plan at the construction phase of the project: “1(b). An Easement Plan dedicating easements for new and existing utilities shall be filed prior to occupying the building”.

(e) *The site plan shall include a conceptual landscape plan that will enhance the site and immediate vicinity and provide adequate screening and buffering, if appropriate, between properties. The final landscape plan shall conform to the requirements set forth in sections 16-574 and 16-575.*

Applicant Response: The landscape improvements for this project offer a modern and geometric aesthetic that responds to the architecture of the building. Further away from the building footprint, the vegetation becomes more natural in appearance to blend into the native surroundings. Much of the planted areas surrounding the site will be from native seed blends derived from local naturalized or native species. Much of the existing vegetation surrounding the parking area consists of mature evergreens that already provide a visual screen. The site plan complies with the landscape ordinances listed with the exception of the requirement for providing vegetation throughout the parking area, addressed in the waiver application. These areas are not vegetated or irrigated due to the proposed parking structure slated for future development (see WVR-2019-0087).

Staff Response: The applicant has submitted a landscape plan in accordance with site plan requirements in Sec. 16-575, with 10.1% total landscape area provided, exceeding the 5% required by Code. Landscape plans may be subject to minor technical corrections prior to building permit. A waiver has been submitted to delay the meeting of the parking landscaping requirements (See WVR-2019-0087). There is a condition recommended by the Interdepartmental Review Committee (IDRC) in order to meet these criteria:

- Condition #5: Per Planning Division: Applicant will provide a bond for waived landscaping requirements before a Certificate of Occupancy is issued. The bond is to ensure the parking lot landscaping requirements are met with, or without, construction of a parking garage within 5 years.

(f) *Parking lots, outside storage areas, outside mechanical equipment and outdoor lighting shall be designed to serve the intended use of the development while minimizing adverse impacts adjacent properties or public right-of-way.*

Applicant Response: The parking lot lighting and any outdoor lighting will be NM Night Sky compliant and is arranged to minimize lighting leaving the site to adjacent properties. The outside mechanical equipment will be designed to serve the intended purpose of the development and will be placed on the north side of the building to minimize adverse impacts of noise and views.

Staff Response: The proposed parking lot is in conformance to lighting standards and additional outdoor lighting shall be in accordance with Sec. 16-276.

(g) *Structures, site grading, and all other aspects of the development shall meet all applicable design standards or guidelines, as may be adopted and made a part of this code, and shall preserve, to the extent practical, outstanding topographical features and natural amenities on the site.*

Applicant Response: The building is designed to resemble the landform as it steps and slopes down towards the east, following the sloping contour of the natural grade along the site. It conforms to the maximum height requirements set forth in the LARP Master Plan, with the exception of the greenhouse which is addressed in the attached waiver. The existing pond on site is preserved and celebrated in this design; a pathway is provided from the building to the trails surrounding the pond, and an outdoor patio overlooks the natural landscape.

The proposed design and siting of the building meets Los Alamos County requirements and applicable codes. The building location and limits of grading minimize impacts to both existing improvements and undeveloped areas; in particular the existing wetland area and trail are preserved. Minor construction activities may be necessary across the trail for drainage conveyance. The trail will be restored to preconstruction condition upon completion of the project.

Staff Response: All site grading is subject to approval by the County Building Safety Division. For the site, all ADA Accessible parking is subject to the State of New Mexico guidelines, as administered by the LAC Chief Building Official.

(h) *The capacity of those public services and facilities required to serve the proposed development (including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, etc.) shall conform with, or if improvements are required, shall be made to conform with the requirements of the county's construction standards.*

Applicant Response: To the best of our knowledge the existing utilities within the project area have adequate capacity to serve the new facility. If it is determined that there are utility capacity issues, then the respective utility will be improved and in conformance with the requirements of the County's Design and Construction Standards.

Staff Response: Detailed drawings of water, sanitary sewer, electrical, gas, storm sewer will demonstrate conformance prior to submittal of building permits should the Planning & Zoning Commission approve the site plan. There is a condition recommended by the Interdepartmental Review Committee (IDRC) in order to meet these criteria:

- Condition #1: Per Department of Utilities:
 - a. Applicant shall submit final utility plans, stamped by a New Mexico professional engineer, with the application for building permit.
 - b. An Easement Plan dedicating easements for new and existing utilities shall be filed prior to occupying the building.
 - c. See the attached sheets for additional DPU comments.
- (i) ***Provisions shall be made to serve the development with tot lots and/or neighborhood parks in accordance with the adopted comprehensive plan. A fee may be paid as approved by county council to accomplish the purpose of the comprehensive plan in lieu of the development of tot lots or neighborhood parks.***

Applicant Response: A new landscaped pedestrian promenade lines the south face of the building, leading to the existing building on the Los Alamos Research Park site. Along this promenade are located two protected south-facing patio areas, oriented towards the promenade, which encourage social interaction along the walkway. A west-facing patio area provides views to the existing pond and natural topography of the site. Newly created walkways connect the promenade and patio areas to the existing trail network to the north and west.

A vegetated "commons" space is provided between the existing and new buildings, enhancing the region surrounding the pond. Re-seeding is proposed in all areas that may be disturbed during the course of construction. Existing trails run through the site, and will be maintained in the new design; the building sitework will connect into the existing trail network.

Staff Response: The proposed landscape plan includes trails, a pedestrian promenade, patios, and landscaped and native vegetation plantings. These elements satisfy the requirements for this criterion.

Under the provisions within Section 16-53 (c)(1)(b), the Planning and Zoning Commission shall have the following power and duties:

(c) Final action.

1. *The planning and zoning commission shall hold a public hearing in accordance with the requirements of article XI and shall have the authority to approve, conditionally approve or disapprove the following applications:*
 - b. *Application for approval of a site plan with waiver where the waiver is part of a site plan application and a separate waiver application has not been filed for a hearing with the board*

of adjustment. The planning and zoning commission may take a single vote to approve the site plan and either approve or deny the waiver. If the planning and zoning commission votes to deny the site plan the waiver shall also be denied. Such powers shall not include the consideration of waiver to design and construction standards promulgated or administered by the public works department as described in section 16-572 nor in association with a special plan (SP) district application.

WAIVER REQUIREMENTS: WVR-2019-0086

The Los Alamos County Code of Ordinances, Chapter 16, Development Code, Sec. 16-157 establishes four (4) criteria upon which to base a decision to approve, approve with conditions and limitations, or deny a waiver request. The decision shall depend upon the extent to which the request meets or fails to meet these criteria:

- (a) *Granting of the waiver will not cause an intrusion into any utility or other easement unless approved by the owner of the easement.***

Applicant Response: The greenhouse is entirely positioned on the lower roof of the proposed building; a waiver for its height has no impact on any existing or proposed utilities or easements.

Staff Response: Waiving the building height requirement will have no practical effect on any utility realignments or other easements.

- (b) *The waiver request is caused by a practical difficulty or hardship inherent in the lot or lot improvements and the difficulty or hardship has not been self-imposed.***

Applicant Response: For the greenhouse to function, it:

1. Must be in reasonable proximity to the laboratory spaces,
2. Can not be shaded, whether by any adjacent structures, existing trees, or topography, and
3. Be constructed to a reasonable height in order to house day-to-day operations and have the roof sloped to drain.

Given these restrictions, it must be close to or incorporated within the building itself, but can not be located at grade in close proximity to the proposed building due to shading. The offset distance required for it to be outside of shaded areas would be prohibitive.

The greenhouse therefore is located on the lower roof area of the proposed building, offset from the higher roof so as not to be shaded by the building structure to the west. The top of the greenhouse can not be lowered below the existing maximum allowable height while still adequately housing greenhouse operations and providing sufficient roof slope to drain.

Staff Response: The waiver for a maximum of 12' over the maximum building height, is a practical difficulty and hardship due to the special nature of the flex lab facility. In order to accommodate a greenhouse for research purposes, and the difficulty in locating a greenhouse close to the main building while avoiding shade from structures, topography, and vegetation, a waiver is requested for the greenhouse to rise above the 50' height limit of the Research & Development District.

- (c) ***Granting of the waiver will not create a health or safety hazard or violate building code requirements.***

Applicant Response: Allowing for the height increase for the greenhouse does not impact other areas of the building or site and will be in compliance with all applicable codes and regulations.

Staff Response: Waiving the building height requirement will not create a health or safety hazard or violate building code requirements.

- (d) ***Granting of the waiver will not create any significant negative physical impacts on property within 100 yards of the subject property such as reduced sight lines, loss of privacy, decreased security, increased noise, objectionable odors, intrusion of artificial light, the casting of unwanted shadows, or similar negative impacts.***

Applicant Response: The greenhouse is not located within close proximity to any adjacent property; therefore the allowance for a maximum height increase will not significantly impact any areas outside the property.

Staff Response: Granting of the waiver will not create negative physical impacts. Research and development land use and federal lands surround the proposed development. Chapter 16 provides requirements for mitigation of all nuisances described above.

WAIVER REQUIREMENTS: WVR-2019-0087

The Los Alamos County Code of Ordinances, Chapter 16, Development Code, Sec. 16-157 establishes four (4) criteria upon which to base a decision to approve, approve with conditions and limitations, or deny a waiver request. The decision shall depend upon the extent to which the request meets or fails to meet these criteria:

- (a) ***Granting of the waiver will not cause an intrusion into any utility or other easement unless approved by the owner of the easement.***

Applicant Response: Striping the parking lot in lieu of paving or landscaping has no impact on any existing or proposed easements or utilities; it does not change the overall configuration of the parking area.

Staff Response: Waiving the parking lot landscaping requirement will have no practical effect on any utility realignments or other easements.

- (b) ***The waiver request is caused by a practical difficulty or hardship inherent in the lot or lot improvements and the difficulty or hardship has not been self-imposed.***

Applicant Response: Site access has changed since the master plan was originally developed. Due to the events of 9/11 a new security gate was added at West Jemez and Diamond Road. This severely restricts access to the site by virtue of restricting access to West Jemez Road, the intended main access to the site.

Prior to the construction of the security gate, West Jemez Road had provided access along the entire south perimeter of the site and to areas west of the existing building in the research park. This would have

allowed access to portions of site where surface parking or parking structures could have been easily built. Once the security gate was added, and security barriers installed on Casa Grande within the Los Alamos Research Park, it restricted general access such that only the eastern portion of the site can be easily accessed by vehicles.

Between the setbacks and the challenging topography, limited area is available for surface parking. The surface parking as shown is adequate for the existing Building One and the proposed Building Two. The anticipated future laboratory research buildings will require additional parking on the site, which will be necessitate the construction of a parking structure as shown on the attached conceptual phasing diagram. Due to the site and access constraints, the future parking structure will be located in the south portion of the east parking lot, north of West Jemez, with access from Diamond Road. The development anticipates that the design and construction of this parking structure will occur in the near future.

Staff Response: The request for a waiver on the parking lot landscaping is a practical difficulty due to the anticipated construction of a parking garage on the site and avoid the possibility of removing parking lot landscaping soon after being put in place. There is a condition recommended by the Interdepartmental Review Committee (IDRC) in order to ensure the landscaping criteria is eventually met:

- Per Planning Division: Applicant will provide a bond for waived landscaping requirements before a Certificate of Occupancy is issued. The bond is to ensure the parking lot landscaping requirements are met with, or without, construction of a parking garage within 5 years.

(c) *Granting of the waiver will not create a health or safety hazard or violate building code requirements.*

Applicant Response: The granting of the waiver will not create a health or safety hazard or violate building code requirements. The request is that at this time, not to require a curb and gutter, raised pedestrian sidewalks through the parking lot, and required landscape within the parking lot. The perimeter of the proposed parking area will include be landscaped per county requirements.

Pedestrian walkways through the parking lot areas will be clearly designated for pedestrian safety. ADA parking is provided adjacent to the sidewalks. Painted areas will be clearly marked and visually apparent, and will not impact the function of the parking area. The existing parking area is currently painted with no interior curbs or landscape elements and will be updated to designate the new pedestrian walkways.

Staff Response: Waiving the parking lot landscape requirement will not create a health or safety hazard or violate building code requirements.

(d) *Granting of the waiver will not create any significant negative physical impacts on property within 100 yards of the subject property such as reduced sight lines, loss of privacy, decreased security, increased noise, objectionable odors, intrusion of artificial light, the casting of unwanted shadows, or similar negative impacts.*

Applicant Response: The waiver request is very similar to the existing parking lot conditions. Painting and striping in lieu of curbs and planters will not create any significant negative impacts on the property or

surrounding area; the only adjacent property is LANL which will not be affected by this waiver. The dimensions of the parking delineations in plan are the same as they would be with curbs and planters. This decision creates a positive long term impact given that less demolition will be required when the parking structure is constructed in the future.

Staff Response: Granting of the waiver will not create negative physical impacts. Research and development land use and federal lands surround the proposed development. Chapter 16 provides requirements for mitigation of all nuisances described above.

STAFF RECOMMENDATION

Staff has applied the applicable review criteria for both Site Plan and Waivers and recommends approval for the construction of a research & development building totaling 83,798 SF located at 4200 W Jemez. Furthermore, staff recommends that the building height requirements and parking lot landscaping requirements be waived for the subject site.

FINDINGS OF FACT

- The Site Plan application is a request for construction of a research & development building totaling 83,798 SF, located at 4200 W Jemez. The property is zoned Research & Development (R&D).
- In accordance with Sec. 16-53 (c)(1)(b), the Planning Commission has final action authority for approval of a site plan with waiver where the waiver is part of a site plan application.
- The Site Plan application includes a Waiver application from maximum building height requirements per Section 16-537 of the Los Alamos County Development Code.
- The Site Plan application includes a Waiver application from the minimum parking lot landscaping requirements per Section 16-574(b) of the Los Alamos County Development Code.
- The Site Plan review criteria, Section 16-152A, has been applied and was met.
- The Waiver review criteria, Section 16-157, has been applied and is satisfied.
- Notice of this public hearing, setting forth the nature of the request, the specific parcel of property affected, and the date, time and place of the public hearing, was announced and published in The Los Alamos Daily Post, the official newspaper of record; and property owners of real property located within 100 yards of the subject property were notified of this public hearing by U.S. mail, all in accordance with the requirements of §16-192 of the Los Alamos County Development Code.

EXHIBITS

Exhibit 1: Vicinity Map

Exhibit 2: Application Submittal – Site Plan and Waivers & Drainage Report

Exhibit 3: Site Plans

Exhibit 4: Notification Map– 100 yards (300') from site location

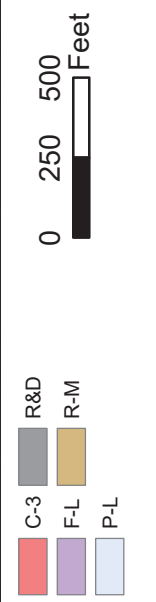
Exhibit 5: Exhibit Renderings

Exhibit 6: IDRC Conditions and Comments



4200 W JEMEZ RD | SIT- 2019-0037

Mapping information is for reference only. Users are solely responsible to confirm data accuracy. Los Alamos County assumes no liability for errors associated with the data.



LOS ALAMOS
Community Development

SITE PLAN APPLICATION

Los Alamos County Community Development Department
1000 Central Ave, Suite 150, Los Alamos NM 87544
(505) 662-8120

Address and Use of Property to which the application applies:

4200 W Jemez Building #2, Los Alamos Research Park, Los Alamos, 87544; Research & Development

Current Use: ☐ Vacant **Other:** A lab/office building is on the same property, located adjacent to the proposed development.

Zoning District: R&D **Acreage:** 38.34 **Lot Coverage:** 31,581 SF **Related Applications (if any):**
See attached waiver applications.

APPLICANT (Unless otherwise specified, all communication regarding this application shall be to Applicant):

Name: Donna Marion **Phone:** (505) 843-9639 **Cell #:** (734) 604-9400
Please Print

Company Name: Studio Southwest Architects

Address: 2101 Mountain Road NW, Albuquerque NM 87104 **Email:** dmarion@studioswarch.com

Donna Marion

Digitally signed by Donna Marion
DN: c=US, E=dmarion@studioswarch.com, OU=, O=Studio Southwest Architects, Inc., CN=Donna Marion
Date: 2019.12.20 10:00:10-0700

SIGNATURE

DATE

PROPERTY OWNER

☐ Check here if same as above

Name: Patrick Sullivan, Los Alamos Commerce & Development Corporation **Phone:** (505) 661-4854 **Cell #:** (469) 438-1328
Please Print

Address: 190 Central Park Square, Los Alamos, NM 87544 **Email:** patrick@losalamos.org
Owner's Address

My signature below indicates that I authorize the Applicant to make this Amendment application on my behalf.

Patrick Sullivan

12/20/2019

SIGNATURE

DATE

Pre-Application Meeting Date(s):

IDRC Date:

December 4, 2019

December 20, 2019

THIS SECTION TO BE COMPLETED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

Date of Submittal: _____

Staff Initial: _____

CDD Application Number: _____

Fees Paid: _____

SITE PLAN REVIEW CRITERIA

The Los Alamos County Code of Ordinances, Chapter 16, Development Code, Sec. 16-152A establishes the following criteria for recommendation by IDRC, or for determination by the CDD Director or P&Z, of approval, conditional approval or denial of the application. Please review each of the criteria listed and provide short comments on how your application meets the criteria in the space provided. (Attach additional sheets if needed.)

- (a) *The site plan shall substantially conform to the comprehensive plan and shall not be materially detrimental to the health, safety and general welfare of the county.*

Refer to attached narrative response document, response Qa.

- (b) *Ingress, egress, traffic circulation and parking on the site shall be accomplished with safety for motorists, bicyclists and pedestrians. Provisions shall be made for the safe ingress, egress and circulation of vehicles, bicyclists and pedestrians.*

Refer to attached narrative response document, response Qb.

- (c) *The necessary provisions shall be made for controlling stormwater drainage on-site and off-site as required by the county engineer in accordance with the county's storm drainage construction standards or such other ordinances or storm water management plans as may exist.*

Refer to attached narrative response document, response Qc.

- (d) *The necessary easements shall be provided for both existing and proposed utilities, on-site and off-site. No existing easement shall be terminated without provision of alternate service, and all new services shall be provided.*

Refer to attached narrative response document, response Qd.

- (e) *The site plan shall include a conceptual landscape plan that will enhance the site and immediate vicinity and provide adequate screening and buffering, if appropriate, between properties. The final landscape plan shall conform to the requirements set forth in sections 16-574 and 16-575.*

Refer to attached narrative response document, response Qe.

- (f) *Parking lots, outside storage areas, outside mechanical equipment and outdoor lighting shall be designed to serve the intended use of the development while minimizing adverse impacts on adjacent properties or public rights-of-way.*

Refer to attached narrative response document, response Qf.

- (g) *The capacity of those public services and facilities required to serve the proposed development (including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, etc.) shall conform with, or if improvements are required, shall be made to conform with the requirements of the county's construction standards.*

Refer to attached narrative response document, response Qg.

- (h) *Structures, site grading, and all other aspects of the development shall meet all applicable design standards or guidelines, as may be adopted and made a part of this code, and shall preserve, to the extent practical, outstanding topographical features and natural amenities on the site.*

Refer to attached narrative response document, Qh.

- (i) *Provisions shall be made to serve the development with tot lots and/or neighborhood parks in accordance with the adopted comprehensive plan. A fee may be paid as approved by county council to accomplish the purpose of a comprehensive plan in lieu of the development of tot lots or neighborhood parks.*

Refer to attached narrative response document, Qi.

SUBMITTALS:

Provide all information necessary for a complete review of the Site Plan request. Check each of the boxes to indicate which information you have provided. Provide two hard copies of all plans and also provide one complete copy of all materials on disk:

- ☒ Agent Authorization, if applicable.
- ☒ Proof of property ownership (Warranty deed, recorded Plat, etc.).
- ☒ Scaleable copies of Site Plan drawings including:
 - ☒ Footprint and square footage of all buildings and structures on the site.
 - ☒ Building/structure elevations.
 - ☒ Existing and proposed lot coverage.
 - ☒ All existing and proposed easements.
 - ☒ All existing and proposed setbacks.
 - ☒ Existing and proposed trails.
- ☒ Preliminary Landscape Plan.
- ☒ Preliminary Grading and Drainage Plan.
- ☒ Preliminary Utilities Plan.

Note: Final construction plan set will be required at Building Permit.

Additionally, per Sec. 16-571, at or before the first IDRC meeting, the County Engineer may require the following Impact Studies:

- ☐ Traffic impact analysis (TIA).
- ☒ Stormwater drainage report.
- ☐ Utility capacity analysis.
- ☐ Soils report.
- ☐ Other. Describe: _____

You are advised to meet with the County Engineer early in the planning process to determine which studies will be required.

Please provide any other information that you believe is relevant to or supports this application.

Site Plan Application Responses

SITE PLAN NARRATIVE RESPONSES

Project Name: FlexLab

Date: 2019.12.20

Project Number: 1906

SITE PLAN APPLICATION:

Qa: The site plan shall substantially conform to the comprehensive plan and shall not be materially detrimental to the health, safety and general welfare of the county.

A: The property is zoned as Research & Development, described as follows:

Research and development district (R&D). The R&D research and development district is intended to accommodate scientific research and development establishments, except for those scientific activities which could endanger or become detrimental to persons or property.

The building contains laboratories and office spaces which do not incur the production of hazardous waste.

This project design will follow all applicable life safety codes, and conforms to the Los Alamos Comprehensive Plan and the Los Alamos Research Park Master Plan including the following strategies:

- *"Promote a strong and diverse economic base by encouraging new business growth"*

The development of this property will support economic development by providing additional jobs in Los Alamos.

- *"Collaborate with Los Alamos National Laboratory as the area's #1 employer"*

The anticipated building tenant is a well established laboratory and research organization that works closely with Los Alamos National Laboratory and aligns with their overall mission. Creating a building that houses their operations is a means of continuing the collaborative relationship with LANL.

- *"Trails/Open Space System: provide long-term protection of the community's natural and recreational landscapes"*

The design includes thoughtful integration with nature, maintaining the existing pond and connecting into the existing trails on the site; the building design mimics the sloping topography natural to the site and respecting the context of nearby architecture. Open green spaces are established between the buildings, referred to as "commons" in the master plan. The building also includes a patio area on the west side, overlooking the pond, commons area, and sloping topography adjacent to the site.

- *"Create designated safe, convenient, and well-maintained bike and pedestrian pathways and sidewalks"*

The deep setback is landscaped and pedestrian-oriented, providing a safe and scenic promenade between the buildings in the research park. Retractable bollards between the east and west parking areas maintain the existing security barrier, allowing pedestrian, bike, and emergency vehicle access, while prohibiting vehicular access for the general public.

Qb: Ingress, egress, traffic circulation and parking on the site shall be accomplished with safety for motorists, bicyclists and pedestrians. Provisions shall be made for the safe ingress, egress and circulation of vehicles, bicyclists and pedestrians.

A: The site design maintains the current vehicular access from Diamond Road and West Jemez Road to the parking areas. Retractable bollards between the two parking areas allow for pedestrian, cyclist, and emergency vehicle

access but maintain the existing security barrier and do not allow vehicular access for the general public. Adequate site distance and turning radii are provided throughout the site in order to promote safe pedestrian, vehicular, and emergency vehicle access.

A designated pedestrian pathway is provided through the parking lot to the sidewalk along West Jemez, while a landscaped pedestrian promenade connects the proposed building to the existing building to the west in the research park.

Qc: The necessary provisions shall be made for controlling stormwater drainage on-site and off-site as required by the county engineer in accordance with the county's storm drainage construction standards or such other ordinances or storm water management plans as may exist.

A: A hydrologic analysis of the existing and proposed conditions will be done to assess the peak runoff flow rates in accordance with the County Public Works Design and Construction Standards. For this project we plan to use AHYMO for the analysis. The input parameters for the analysis will be as specified in Section 4 of the County Standards. There is an existing storm drain that will be impacted by the proposed building location. This storm drain intercepts flow from West Jemez. This storm drain will be re-routed around the building and discharge in approximately in the same location as it currently does. No new building or site drainage will be routed to this storm drain.

Development of this site will increase the total impervious area. Onsite detention pond(s) will be designed to reduce the peak flow to at or below the current peak discharge for the overall site. The detention ponds will be located in the northern portion of the site. The drainage management plan contains a narrative and supporting calculations.

Qd: The necessary easements shall be provided for both existing and proposed utilities, on-site and off-site. No existing easement shall be terminated without provision of alternate service, and all new services shall be provided.

A: Existing utilities within the project site are within easements. The only new easement that is anticipated is a drainage easement for the realigned storm drain described in Criteria C.

Qe: The site plan shall include a conceptual landscape plan that will enhance the site and immediate vicinity and provide adequate screening and buffering, if appropriate, between properties. The final landscape plan shall conform to the requirements set forth in sections 16-574 and 16-575.

A: The landscape improvements for this project offer a modern and geometric aesthetic that responds to the architecture of the building. Further away from the building footprint, the vegetation becomes more natural in appearance to blend into the native surroundings. Much of the planted areas surrounding the site will be from native seed blends derived from local naturalized or native species. Much of the existing vegetation surrounding the parking area consists of mature evergreens that already provide a visual screen. The site plan complies with the landscape ordinances listed with the exception of the requirement for providing vegetation throughout the parking area, addressed in the waiver application. These areas are not vegetated or irrigated due to the proposed parking structure slated for future development.

Qf: Parking lots, outside storage areas, outside mechanical equipment and outdoor lighting shall be designed to serve the intended use of the development while minimizing adverse impacts on adjacent properties or public rights-of-way.

A: The parking lot lighting and any outdoor lighting will be NM Night Sky compliant and is arranged to minimize lighting leaving the site to adjacent properties.

The outside mechanical equipment will be designed to serve the intended purpose of the development and will be placed on the north side of the building to minimize adverse impacts of noise and views.

***Qg:** The capacity of those public services and facilities required to serve the proposed development (including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, etc.) shall conform with, or if improvements are required, shall be made to conform with the requirements of the county's construction standards*

A: To the best of our knowledge the existing utilities within the project area have adequate capacity to serve the new facility. If it is determined that there are utility capacity issues, then the respective utility will be improved and in conformance with the requirements of the County's Design and Construction Standards.

***Qh:** Structures, site grading, and all other aspects of the development shall meet all applicable design standards or guidelines, as may be adopted and made a part of this code, and shall preserve, to the extent practical, outstanding topographical features and natural amenities on the site.*

A: The building is designed to resemble the landform as it steps and slopes down towards the east, following the sloping contour of the natural grade along the site. It conforms to the maximum height requirements set forth in the LARP Master Plan, with the exception of the greenhouse which is addressed in the attached waiver. The existing pond on site is preserved and celebrated in this design; a pathway is provided from the building to the trails surrounding the pond, and an outdoor patio overlooks the natural landscape.

The proposed design and siting of the building meets Los Alamos County requirements and applicable codes. The building location and limits of grading minimize impacts to both existing improvements and undeveloped areas; in particular the existing wetland area and trail are preserved. Minor construction activities may be necessary across the trail for drainage conveyance. The trail will be restored to preconstruction condition upon completion of the project.

***Qi:** Provisions shall be made to serve the development with tot lots and/or neighborhood parks in accordance with the adopted comprehensive plan. A fee may be paid as approved by county council to accomplish the purpose of a comprehensive plan in lieu of the development of tot lots or neighborhood parks.*

A: A new landscaped pedestrian promenade lines the south face of the building, leading to the existing building on the Los Alamos Research Park site. Along this promenade are located two protected south-facing patio areas, oriented towards the promenade, which encourage social interaction along the walkway. A west-facing patio area provides views to the existing pond and natural topography of the site. Newly created walkways connect the promenade and patio areas to the existing trail network to the north and west.

A vegetated "commons" space is provided between the existing and new buildings, enhancing the region surrounding the pond. Re-seeding is proposed in all areas that may be disturbed during the course of construction. Existing trails run through the site, and will be maintained in the new design; the building sitework will connect into the existing trail network.



**LOS ALAMOS
RESEARCH PARK**

July 31, 2019

To Whom It May Concern,

LACDC authorizes Studio Southwest Architects to act as an authorized agent for the development project to be constructed in the Los Alamos Research Park, northwest of the intersection of Diamond Rd and West Jemez Rd in Los Alamos, NM. Studio Southwest Architects shall be authorized to act on all matters regarding this property.

Sincerely,

Patrick Sullivan,

LACDC Executive Director

PLAT

Document #	137811
Book	7
Page	43
Surveyor (Grantor)	LANL
Owner (Grantee)	LACDC
Lot	
Tract	
Subdivision	RESEARCH PARK
Date	3/5/1999
Time	2:20 PM
Envelope	178A2
ADD	ENTIRE SUBDIVISION

RESEARCH PARK SURVEY

LOS ALAMOS COUNTY, NEW MEXICO

SUMMARY PLAT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the Department of Energy has created a Division of Lands, known as the Division of Lands, and has transferred to it the Survey of the Branch Park Survey for Parcel A, Parcel B, and Parcel C, that said division of lands is made with the free consent and in accordance with the desires of the undersigned owner and proprietor thereof, utility corridors and easements, and the right to install, construct, operate, maintain, replace, repair, relocate, and remove public utility type facilities. The utility corridors will include the rights of ingress and egress, together with the rights to remove any and all obstructions, and the right to use any easements or other rights necessary for the purposes for which these utility corridors are identified.

NOTARY PUBLIC

STATE OF NEW MEXICO)
COUNTY OF)
Los Alamos) 54

The foregoing instrument was acknowledged before me this 18 9 4 day of February, 1994, by Robert T. Dumble on behalf of the Department of Energy, by authority of described Department of Energy

Robert T. Dumble
NOTARY PUBLIC

My Commission Expires 4/1/03



APPROVAL

THIS PLAT IS HEREBY APPROVED AS OF THIS DAY OF 1999

PLANNING DIRECTOR

COUNTY CLERK AND RECORDERS STATEMENT

STATE OF NEW MEXICO
COUNTY OF LOS ALAMOS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AS
ORIGINAL INSTRUMENT ON JANUARY 11, 1999
AT 2:30 O'CLOCK P.M. AND DAILY RECORDED NUMBER
PLAT BOOK 7 PAGE 54 OF THE RECORDS OF SAID
COUNTY.

COUNTY CLERK

Robert T. Dumble

NOTES

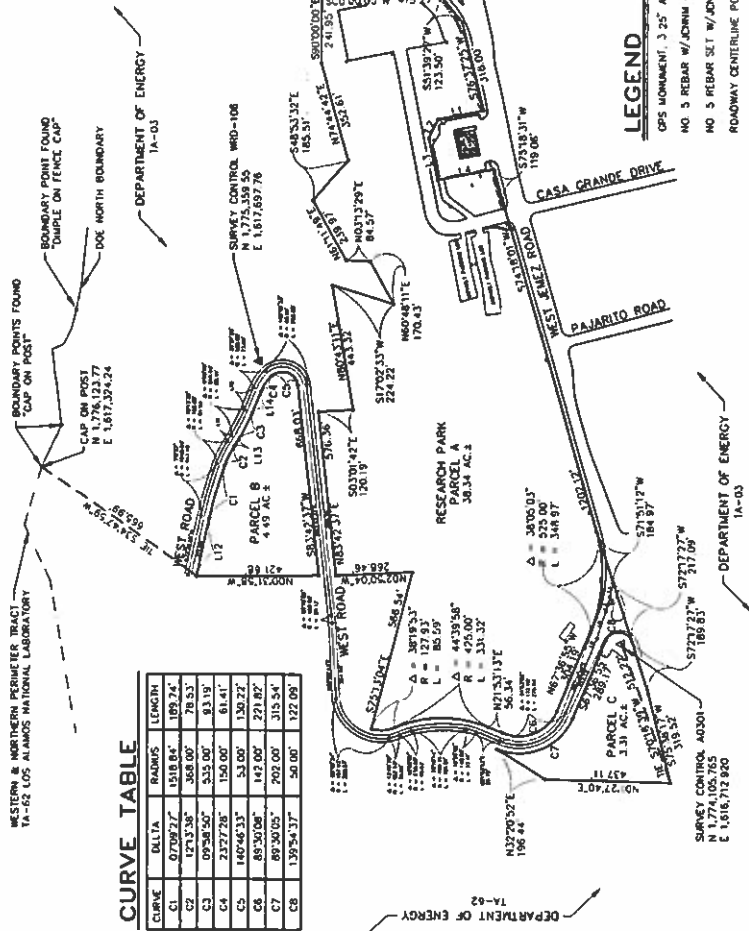
1. All coordinates are Mod 83 New Mexico State Plane (Central Zone).
2. All bearings are grid.
3. Geodetic azimuth = grid azimuth + delta alpha examples: The average delta alpha for sheet SUI 2 is -0 02 32 28" and the grid azimuth for the research park = 77 48 29". Therefore the geodetic azimuth equals 77 45 57".
4. All distances are grid.
5. Project average combined grid factor = 0.99854820. The reduction of combined factors for monuments A0301 and A0303.

Johnson Controls		RESEARCH PARK SURVEY TITLE SHEET	
DATE	REV	DATE	REV
10-83	1	10-83	1
APPROVED FOR RELEASE		APPROVED FOR RELEASE	
ROBERT T. DUMBLE		ROBERT T. DUMBLE	
Los Alamos National Laboratory Los Alamos, New Mexico 87545		Los Alamos National Laboratory Los Alamos, New Mexico 87545	
PROJECT NO.		PROJECT NO.	
N/A		N/A	
DRAWING NO.		DRAWING NO.	
N/A		N/A	

Plat Dec 7 page 45 Encl. 178A-2

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	07°09'27"	1518.84'	189.74'
C2	12°13'38"	368.00'	78.53'
C3	09°58'50"	535.00'	93.19'
C4	23°27'28"	150.00'	61.41'
C5	140°46'33"	54.00'	130.22'
C6	85°30'08"	147.00'	221.82'
C7	89°30'02"	202.00'	315.54'
C8	139°54'37"	50.00'	122.00'



SUMMARY PLAT
SCALE: 1" = 200'

RESEARCH PARK PARCEL "B" DESCRIPTION

A parcel of land lying and being situated within the Lands of the United States of America and under the administrative jurisdiction of the United States Department of Energy, in Section 17, T.19 N. R. 6 E. N.M.P.M., County of Los Alamos, State of New Mexico, being particularly described as follows:

Beginning at a found point marked by a cap on post having coordinates N = 1,774,123.77 feet and E = 1,617,394.24 feet, thence S 34°47'59" W a distance of 685.95 feet to the northeast corner of Tract B, the true point and place of beginning;

Thence S 77°35'10" E a distance of 208.84 feet;

Thence along a curve to the right Delta = 07°09'27", Radius = 1518.84 feet, and a length of 189.74 feet;

Thence S 57°57'48" E a distance of 78.53 feet;

Thence S 72°13'38" E a distance of 26.53 feet;

Thence S 67°56'38" E a distance of 93.19 feet;

Thence S 67°56'38" E a distance of 93.19 feet;

Thence along a curve to the right Delta = 09°58'50", Radius = 535.00 feet, and a length of 93.19 feet;

Thence along a curve to the right Delta = 23°27'28", Radius = 150.00 feet, and a length of 61.41 feet;

Thence along a curve to the right Delta = 140°46'33", Radius = 54.00 feet, and a length of 130.22 feet;

Thence S 85°30'08" E a distance of 221.82 feet;

Thence S 89°30'02" E a distance of 315.54 feet to the true point and place of beginning, the Northeast corner of Tract B.

Said Tract B contains 4.49 acres more or less, and is subject to all utility corridors.

LINE TABLE

LINE#	BEARING	DISTANCE
L1	N11°15'51"W	160.00'
L2	N64°08'49"W	74.37'
L3	S77°43'33"W	148.68'
L4	S11°15'51"E	197.62'
L5	N76°46'08"W	50.74'
L6	N74°13'40"W	26.89'
L7	N1°33'02"W	25.45'
L8	N7°00'25"W	99.10'
L9	N68°00'08"W	55.59'
L10	N67°56'38"W	83.17'
L11	N67°57'48"W	26.53'
L12	S77°35'10"E	209.84'
L13	S57°57'48"E	26.53'
L14	S67°56'38"E	83.17'

RESEARCH PARK PARCEL "A" DESCRIPTION

A parcel of land lying and being situated within the Lands of the United States of America and under the administrative jurisdiction of the United States Department of Energy, in Section 17, T.19 N. R. 6 E. N.M.P.M., County of Los Alamos, State of New Mexico, being particularly described as follows:

Beginning at Survey Control AD305 marked by a 3-1/4" aluminum cap stamped "JAN SURVEY CONTROL MONUMENT NO. AD305 dated 1992, set by N.M.P.S. 11457, having coordinates of N = 1,774,608.688 feet and E = 1,619,034.076 feet, thence N 05°12'15" W a distance of 542.65 feet to the northeast corner of Parcel A, the true point and place of beginning;

Thence South a distance of 415.27 feet to the southeast corner of Tract A,

Thence S 51°38'27" W a distance of 123.50 feet;

Thence S 76°37'25" W a distance of 318.00 feet;

Thence S 11°15'31" E a distance of 197.62 feet;

Thence S 77°43'33" W a distance of 148.68 feet;

Thence S 11°15'31" E a distance of 197.62 feet;

Thence S 77°43'33" W a distance of 148.68 feet;

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Thence S 77°43'33" W a distance of 148.68 feet;

Thence S 77°43'33" W a distance of 148.68 feet;

SURVEYORS CERTIFICATE

I, Salvador R. Vigil, a New Mexico Professional Surveyor, hereby certify that the boundary and division of lands was prepared from an actual ground field survey performed by me or under my supervision; that I am responsible for the accuracy of the survey; that the survey was conducted in accordance with the standards and procedures of the Surveying and Mapping Department of the State of New Mexico; and that the survey was conducted in accordance with the standards and procedures of the Surveying and Mapping Department of the State of New Mexico.

Salvador R. Vigil
P.O. Box 4384
Alamosa, New Mexico 87502-4384
(505) 367-3293

Said Tract A contains 38.34 acres more or less, and is subject to all utility corridors.

RESEARCH PARK PARCEL "C" DESCRIPTION

A parcel of land lying and being situated within the Lands of the United States of America and under the administrative jurisdiction of the United States Department of Energy, in Section 17, T.19 N. R. 6 E. N.M.P.M., County of Los Alamos, State of New Mexico, being particularly described as follows:

Beginning at Survey Control AD301 marked by a 3-1/4" aluminum cap stamped "JAN SURVEY CONTROL MONUMENT NO. AD301 dated 1992, set by N.M.P.S. 11457, having coordinates of N = 1,774,105.76 feet and E = 1,616,712.52 feet, thence S 70°18'39" W a distance of 177.41 feet to the southwest corner of Research Park Parcel C, the true point and place of beginning;

Thence N 01°27'40" E a distance of 437.11 feet;

Thence along a curve to the right Delta = 89°30'08", Radius = 202.00 feet, and a length of 202.00 feet;

Thence S 72°13'38" E a distance of 26.53 feet;

Thence S 67°56'38" E a distance of 93.19 feet;

Thence S 67°56'38" E a distance of 93.19 feet;

Thence S 67°56'38" E a distance of 93.19 feet;

Thence S 67°56'38" E a distance of 93.19 feet;

Thence S 67°56'38" E a distance of 93.19 feet;

Thence S 67°56'38" E a distance of 93.19 feet;

Thence S 67°56'38" E a distance of 93.19 feet;

Thence S 67°56'38" E a distance of 93.19 feet;

Thence S 67°56'38" E a distance of 93.19 feet;

Thence S 67°56'38" E a distance of 93.19 feet;

Thence S 67°56'38" E a distance of 93.19 feet;

Thence S 67°56'38" E a distance of 93.19 feet;

Thence S 67°56'38" E a distance of 93.19 feet;

Thence S 67°56'38" E a distance of 93.19 feet;

Said Tract C contains 3.31 acres more or less, and is subject to all utility corridors.

12.1 DRAINAGE REPORT INFORMATION SHEET

Project Title: Los Alamos Research Park Flex Lab

Project Address: _____

Legal Description: Research Park Parcel A

Engineering Firm: Bohannon Huston, Inc. Contact: Glenn Broughton

Address: 7500 Jefferson NE Phone: 505-798-7872

Owner: _____ Contact: _____

Address: _____ Phone: _____

Architect: Studio Southwest Architects Contact: Donna Marion

Address: 2101 Mountain Phone: 505-843-9639

Surveyor: _____ Contact: _____

Address: _____ Phone: _____

Pre-Design Meeting:

☒ No

☐ Yes

☐ Copy of meeting minutes attached

Date Submitted: 12/20/19

Submitted by:  BH-E

Name

Title

DRAINAGE REPORT FOR LOS ALAMOS RESEARCH PARK FLEX LAB *DRAFT*

DECEMBER 20, 2019

Prepared for:

**Studio Southwest Architects
2102 Mountain Road, NW
Albuquerque, NM 87104**

Prepared by:

Bohannon  Huston

Engineering

Spatial Data

Advanced Technologies



**DRAINAGE REPORT
FOR
LOS ALAMOS RESEACH PARK FLEX LAB
LOS ALAMOS, NM**

DECEMBER 20, 2019

Prepared for:

**STUDIO SOUTHWEST ARCHITECTS
2102 MOUNTAIN ROAD, NW
ALBUQUERQUE, NM 87104**

Prepared by:

**BOHANNAN HUSTON, INC.
COURTYARD I
7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109**

Prepared by:

Glenn Broughton, P.E. Date

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APPENDICES

APPENDIX A: EXISTING PUBLIC STORM DRAIN ANALYSIS
APPENDIX B: AHYMO INPUT AND OUTPUT FILES
APPENDIX C: FEMA FLOOD ZONE MAP

EXHIBITS

EXHIBIT 1: EXISTING CONDITIONS BASIN MAP
EXHIBIT 2: PROPOSED DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION

This drainage report summarizes hydrologic and hydraulic analysis for existing and proposed site conditions for the Los Alamos Research Park Flex Lab. The site is located on the north side of West Jemez Road, east of Diamond Drive.

The total site is approximately 3 acres and generally slopes from the southwest to the north - northeast. Elevations in the project area vary between 7,410 and 7,360 feet above sea level. The southern portion of the site is developed with paved parking. The northern portion of the site is undeveloped with conifers, shrubs and grasses.

II. HYDROLOGIC ANALYSIS

The hydrologic analysis was performed to quantify surface water runoff rates for existing and proposed conditions. The methodology, basin characteristics, and results of the hydrologic analysis are discussed in the following sections.

A. METHODOLOGY

The methodology selected to compute runoff volumes, peak flow rates, and runoff hydrographs in small watershed basins is an Arid Lands Hydrologic Model (AHYMO). The site was analyzed for the 100 year, 24-hour design storm event. Rainfall values for the site were obtained from the Los Alamos County Design and Construction Standards. This methodology utilizes coefficients based on four different hydrologic land treatments: A, B, C, and D. Hydrologic Land Treatments are used to describe land conditions associated with each type. Hydrologic Group "A" is for natural ground cover with slopes less than 10%, Group "B" is for grassed areas (lawns, parks, etc.) or natural ground cover with slopes between 10% to 20%, Group "C" is for gravel paving, trails, dirt roads and otherwise areas disturbed by human activity, and Group "D" is pavement, sidewalk, and otherwise impervious areas.

1. PRECIPITATION DEPTHS

A 100-year, 24-hour rainfall distribution based on SCS II-A with a peak at 6 hours will be used. AHYMO input data is a Type 5 rainfall distribution with rainfall depths for the quarter hour, 1-hour, 6-hour and 24-hour storm duration are 1.87, 2.35, 2.80 and 2.90 inches respectively.

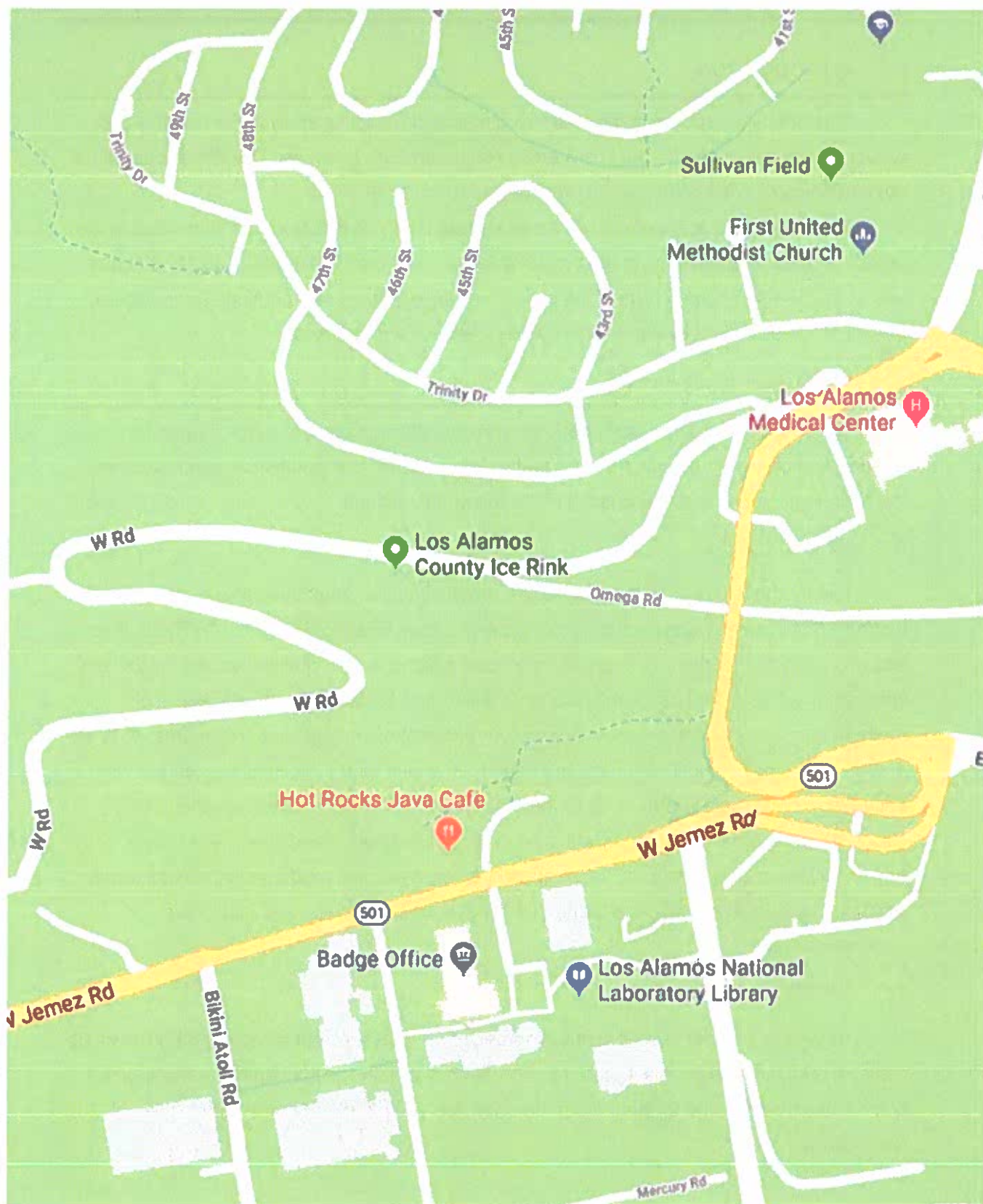


Figure 1—Vicinity Map

B. BASIN CHARACTERISTICS

1. EXISTING BASIN AREA

The developed portion of the site slopes to the northeast corner and is intercepted by a slotted drain and storm drain inlet. The pipe drains to the north and discharges into the canyon. The northern part of site is undeveloped and generally slopes north and also drains into the canyon. An existing fire station site is located south of the project area. The fire station slopes down to the north. Runoff from the site is intercepted in a culvert which conveys runoff under the existing site parking access road. Runoff from this area drains north to a small retention pond. A public storm drain which intercepts runoff from West Jemez Road crosses the site as well. This storm drain free discharge to the canyon. The total peak discharge from the site in the existing condition is 50.1 cfs. This peak flow rate includes the fire station, or the public storm drain mentioned above. The existing onsite basins, land treatments and peak flow rates are shown on **EXHIBIT 1**.

III. HYDRAULIC ANALYSIS

A. EXISTING CONDITIONS DRAINAGE ANALYSIS

Information on the existing public storm drain was not available. Survey data was obtained for the downstream storm drain inlet in West Jemez and the outfall of the storm drain pipe. This storm drain is an 18" CMP. The maximum capacity of the downstream reach of the storm drain system was estimated based on a maximum water surface at the top of grate and pipe flowing full. The estimated capacity of the pipe is 9 cfs, see **APPENDIX A** for calculations. The proposed building will require that this storm drain be realigned. The realigned storm drain will be designed based on the peak flow calculated for the existing pipe.

B. PROPOSED CONDITIONS DRAINAGE ANALYSIS

The site has been divided into 7 basins. Basin 1 drains to Detention Pond 1. Pond 1 enlarges the existing retention pond and converts it to a detention pond. The pond outfall discharges to the north and ultimately into the canyon north of the site. The offsite basin OS1 (Fire Station), Basins B3, B4 and B5 are also conveyed to Pond 1. Basin 6 free discharge from the site. Basin 7 drains to a detention pond (Pond 2) located north of the existing paved parking and east of the proposed building. The outlet for Pond 2 discharges to the north and ultimately into the canyon to the north. Basin 2, which drains to the existing

storm drain at the northwest corner of the site is slightly smaller in the developed condition and the peak flow to the storm drain is reduced from 23.4 cfs to 22.2 cfs.

Pond volumes were analyzed and calculated using a volume per elevation analysis in AutoCAD Civil3D. This data was used to create the storage discharge table utilized on the AHYMO model. This information is shown on **EXHIBIT 2**.

Basin 1 is located in the western portion of the site and flows northwest on the surface to Pond 1. Basin 3 and 4 is the building roof area. Basin 5 is an area north of the building. The basins describe, offsite basin 1 and public storm drain are routed to Pond 1. Pond 1 has a total storage volume of 0.25 Ac-Ft. The peak discharge is 20.1 cfs and a maximum water surface elevation of 7376.7. The spillway elevation is 7377.0 which provides 0.3 feet of free board.

Basin 7 includes a portion of the new parking lot. The basin is routed through Pond. Pond 2 has a total storage volume 0.05 Ac-Ft. The peak discharge from Pond 2 is 1.2 cfs with a required detention volume of 0.03 Ac-Ft and a maximum water surface elevation of 7366.75. The pond spillway elevation is 7367.5 which provides 0.75 feet of freeboard.

The outlet pipes for the detention ponds were analyzed as an orifice and controls the discharge flow rate from the ponds. See **EXHIBIT 2** for more information detention ponds storage discharge table.

The total peak discharge from the site is 43.9 cfs which is approximately 6.2 cfs less than peak discharge rate from the existing undeveloped site. AHYMO input and output files are located in **APPENDIX B**.

IV. FEMA FLOOD HAZARD AREA

The site is not located within a FEMA Flood Hazard Area. A portion of the FEMA Flood Insurance Rate Map (FIRM) Number 35028C0040C dated July 18, 2011 showing the site has been included in this report as **APPENDIX C**.

V. RESULTS AND RECOMMENDATIONS

With the development of this site the peak flow rate discharge will be slightly less than the 100-year, 24-hour peak flow rate in the existing condition. This drainage management plan demonstrates that the onsite storm drain system and detention pond design will mitigate the peak flow from the 100 year, 24-hour storm event in accordance with the Los Alamos County requirements.

APPENDIX A:
EXISTING PUBLIC STORM DRAIN ANALYSIS

Culvert Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Tuesday, Dec 10 2019

Circular Culvert

Invert Elev Dn (ft) = 78.42
 Pipe Length (ft) = 319.00
 Slope (%) = 1.10
 Invert Elev Up (ft) = 81.92
 Rise (in) = 18.0
 Shape = Circular
 Span (in) = 18.0
 No. Barrels = 1
 n-Value = 0.024
 Culvert Type = Circular Corrugate Metal Pipe
 Culvert Entrance = Headwall
 Coeff. K,M,c,Y,k = 0.0078, 2, 0.0379, 0.69, 0.5

Embankment

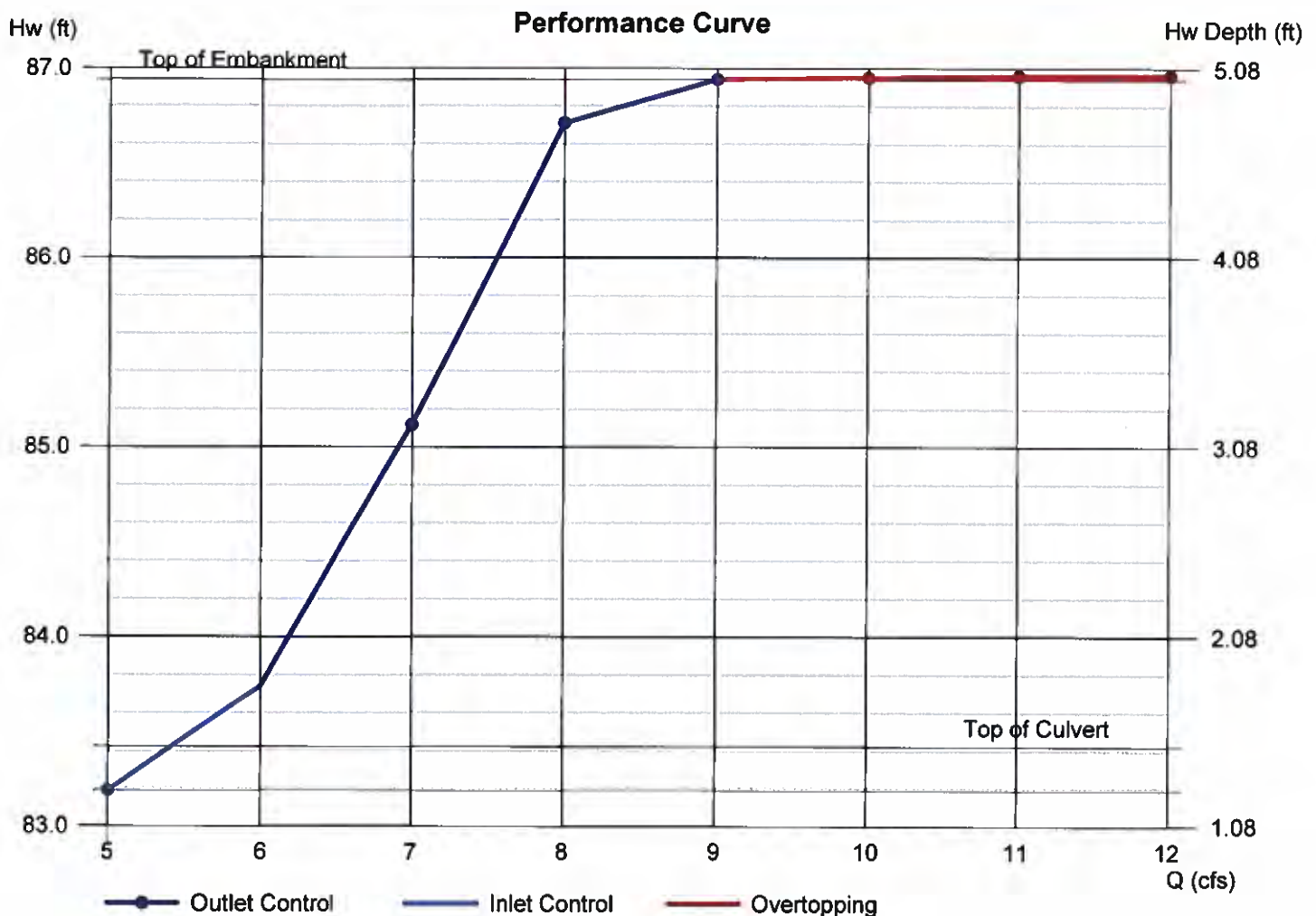
Top Elevation (ft) = 86.94
 Top Width (ft) = 300.00
 Crest Width (ft) = 300.00

Calculations

Qmin (cfs) = 5.00
 Qmax (cfs) = 12.00
 Tailwater Elev (ft) = Crown

Highlighted

Qtotal (cfs) = 5.00
 Qpipe (cfs) = 5.00
 Qovertop (cfs) = 0.00
 Veloc Dn (ft/s) = 2.83
 Veloc Up (ft/s) = 4.77
 HGL Dn (ft) = 79.92
 HGL Up (ft) = 82.78
 Hw Elev (ft) = 83.19
 Hw/D (ft) = 0.85
 Flow Regime = Inlet Control



Q			Veloc		Depth
Total	Pipe	Over	Dn	Up	Dn
(cfs)	(cfs)	(cfs)	(ft/s)	(ft/s)	(in)
5.00	5.00	0.00	2.83	4.77	18.00
6.00	6.00	0.00	3.40	3.40	18.00
7.00	7.00	0.00	3.96	3.96	18.00
8.00	8.00	0.00	4.53	4.53	18.00
9.00	8.13	0.87	4.60	4.60	18.00
10.00	8.14	1.86	4.61	4.61	18.00
11.00	8.15	2.85	4.61	4.61	18.00
12.00	8.15	3.85	4.61	4.61	18.00

Depth	HGL			
Up	Dn	Up	Hw	Hw/D
(in)	(ft)	(ft)	(ft)	
10.32	79.92	82.78	83.19	0.85
18.00	79.92	83.47	83.74	1.21
18.00	79.92	84.75	85.12	2.13
18.00	79.92	86.23	86.71	3.19
18.00	79.92	86.45	86.94	3.35
18.00	79.92	86.45	86.95	3.35
18.00	79.92	86.46	86.96	3.36
18.00	79.92	86.47	86.96	3.36

APPENDIX A: EXISTING 18" CMP PUBLIC STORM DRAIN HYDRAULIC ANALYSIS

#Line	Pipe	From	To	BD Length - Center to Center (ft)	Known Q (cu. ft/sec)	Total Q (cu. ft/sec)	Pipe Dia. (ft)	Full Q (cu. ft/sec)	Velocity (ft/s)	Invert Elevation (ft)	US Invert Elevation (ft)	Dis Crown Drop (ft)	Slope
1	SD2	SDMH4	SDMH3	310.0	0	9.0	1.5	6.52	3.69	5.09	81.84	78.43	1 10%
2	SD1	SDMH2	SDMH4	7.5	9	9.0	1.5	6.52	3.69	5.09	81.92	81.84	1 10%

#Line	Struct. ID	D (ft)	Q (cu. ft/sec)	L (ft)	V (ft/s)	d (ft)	dc (ft)	v ² /2g (ft)	EGLo (ft)	HGLo (ft)	Sf	Total Pipe Loss (ft)	EGLi (ft)	HGLi (ft)	Ea (ft)	EGLa (ft)	US TOC Surface Elev. (ft)
1	JCT2	1.5	9.0	310.0	5.09	1.5	0	0.40	80.33	79.93	0.02	6.52	86.85	86.45	5.09	86.93	83.34
2	JCT1	1.5	9.0	7.5	5.09	1.5	0	0.40	87.09	86.69	0.02	0.16	87.25	86.85	5.41	87.33	87.22

APPENDIX B:

AHYMO INPUT AND OUTPUT FILES

```

                                100YR.HYM
*S      AHYMO FILE FOR LARP FLEX LAB -  LOS ALAMOS,NM , BH PROJ # 20200128
*S      100 YEAR - 24 HOUR STORM
*S
*S      INPUT FILE -- P:\20200128\CDP\HYDRO\AHYMO\100YR.HYM
*
*S      OUTPUT FILE -- P:\20200128\CDP\HYDRO\AHYMO\100YR.OUT
*
*AHYMO FOR EXISTING CONDITION.
*
*
*      CONVERT TO SFHYMO
START   TIME=0.0 HR      PUNCH CODE=0
***** LOCATION          SANTA FE,
NEW MEXICO
*
*****
*
*      24 HR RAINFALL TABLE
*
*****
*100 YEAR - 24 HOUR
RAINFALL          TYPE=5  RAIN QUARTER=1.87
                   RAIN ONE=2.35 IN  RAIN SIX=2.80 IN
                   RAIN DAY=2.90 IN    DT=0.05 HRS
*S
*S*****
*S-----
*S-----
*S*      COMPUTE BASIN EXISTING CONDITIONS
*S-----
*S-----
*S
*S
*COMPUTE NM HYD  ID=1    HYD=OSB1  AREA=.000730SQ MI
                        PER A=0  PER B=0  PER C=6  PER D=94
                        TP=0.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1    CODE=20
*
*COMPUTE NM HYD  ID=2    HYD=EXB1  AREA=.0021028SQ MI
                        PER A=0  PER B=37  PER C=33  PER D=30
                        TP=0.1333 HR  MASS RAIN=-1
PRINT HYD            ID=2    CODE=20
*
*COMPUTE NM HYD  ID=3    HYD=EXB2  AREA=.005345SQ MI
                        PER A=0  PER B=0  PER C=28  PER D=72
                        TP=0.1333 HR  MASS RAIN=-1
PRINT HYD            ID=3    CODE=20

```

100YR.HYM

```

*
COMPUTE NM HYD ID=4 HYD=EXB3 AREA=.001498SQ MI
PER A=0 PER B=65 PER C=35 PER D=0
TP=0.1333 HR MASS RAIN=-1
PRINT HYD ID=4 CODE=20
*
COMPUTE NM HYD ID=5 HYD=EXB4 AREA=.000513SQ MI
PER A=0 PER B=65 PER C=35 PER D=0
TP=0.1333 HR MASS RAIN=-1
PRINT HYD ID=5 CODE=20
*
*S*****
*S-----
*S-----
*S* COMPUTE BASIN DEVELOPED CONDITIONS
*S-----
*S-----
*S
*S
*S
COMPUTE NM HYD ID=6 HYD=B1 AREA=.0022045SQ MI
PER A=0 PER B=0 PER C=45 PER D=55
TP=0.1333 HR MASS RAIN=-1
PRINT HYD ID=6 CODE=20
*
COMPUTE NM HYD ID=8 HYD=B2 AREA=.0050025SQ MI
PER A=0 PER B=0 PER C=22 PER D=78
TP=0.1333 HR MASS RAIN=-1
PRINT HYD ID=8 CODE=20
*
COMPUTE NM HYD ID=9 HYD=B3 AREA=.0005118SQ MI
PER A=0 PER B=0 PER C=0 PER D=100
TP=0.1333 HR MASS RAIN=-1
PRINT HYD ID=9 CODE=20
*
COMPUTE NM HYD ID=10 HYD=B4 AREA=.0006045SQ MI
PER A=0 PER B=0 PER C=0 PER D=100
TP=0.1333 HR MASS RAIN=-1
PRINT HYD ID=10 CODE=20
*
COMPUTE NM HYD ID=11 HYD=B5 AREA=.0001399SQ MI
PER A=0 PER B=0 PER C=89 PER D=11
TP=0.1333 HR MASS RAIN=-1
PRINT HYD ID=11 CODE=20
*
COMPUTE NM HYD ID=12 HYD=B6 AREA=.0000987SQ MI
PER A=0 PER B=0 PER C=100 PER D=0
TP=0.1333 HR MASS RAIN=-1

```

```

                                100YR.HYM
PRINT HYD                      ID=12  CODE=20
*
COMPUTE NM HYD  ID=13  HYD=B7  AREA=.0006103SQ MI
                        PER A=0 PER B=0  PER C=37 PER D=63
                        TP=0.1333 HR  MASS RAIN=-1
PRINT HYD                      ID=13  CODE=20
*
*S THIS IS BASIN IS SIMULATING THE OFFSITE PUBLIC STORM DRAIN WITH 9 CFS.
COMPUTE NM HYD  ID=14  HYD=OFFSITE  AREA=.00193SQ MI
                        PER A=0 PER B=0  PER C=0 PER D=100
                        TP=0.1333 HR  MASS RAIN=-1
PRINT HYD                      ID=14  CODE=20
*
* ADD HYDROGRAPH FROM BASIN B1 AND OFFSITE BASIN OSB1 (FIRE STATION)
ADD HYD          ID=30  HYD=SUM  ID I=6  ID II=1
PRINT HYD        ID=30  CODE=20
*
* ADD HYDROGRAPH FROM B3 AND B4
ADD HYD          ID=35  HYD=SUM  ID I=9  ID II=10
PRINT HYD        ID=35  CODE=20
*
* ADD HYDROGRAPH FROM B3, B4 AND B5
ADD HYD          ID=40  HYD=SUM  ID I=35  ID II=11
PRINT HYD        ID=40  CODE=20
*
*
* ADD HYDROGRAPH FROM B1, OS1 AND B3, B4, B5
ADD HYD          ID=45  HYD=SUM  ID I=30  ID II=40
PRINT HYD        ID=45  CODE=20
*
*
* ADD HYDROGRAPH FROM B1, OS1, B3, B4, B5 AND OFFSITE PUBLIC STORM DRAIN
ADD HYD          ID=45  HYD=SUM  ID I=45  ID II=14
PRINT HYD        ID=45  CODE=20

*S ROUTE BASIN B1, OFFSITE BASIN OSB1 (FIRE STATION), B3, B4, B5
*AND PUBLIC STORM DRAIN INTO POND 1. OUTFLOW BASED ON 24" ORIFICE
*
ROUTE RESERVOIR ID=50  HYD=POND1  INFLOW ID=45 CODE=20
                        OUTFLOW (CFS)  STORAGE(AC-FT)  ELEV (FT)
                        0.0             0.00           7374.0
                        7.0             0.06           7375.0
                        15.6            0.14           7376.0
                        22.1            0.25           7377.0

PRINT HYD          ID=50  CODE=20
*

```

100YR.HYM

*

*S ROUTE BASIN B7 INTO POND 2. OUTFLOW BASED ON 6" ORIFICE

*

ROUTE RESERVOIR ID=55	HYD=POND1	INFLOW ID=13 CODE=20	
	OUTFLOW (CFS)	STORAGE(AC-FT)	ELEV (FT)
	0.0	0.00	7365.0
	0.8	0.01	7366.0
	1.3	0.04	7367.0
	1.6	0.05	7367.5

PRINT HYD ID=55 CODE=20

***** FINISH

*

47

0.0336	0.0347	0.0359	0.0371	0.0382	0.0394	0.0406
0.0419	0.0431	0.0443	0.0456	0.0469	0.0482	0.0495
0.0508	0.0522	0.0536	0.0549	0.0563	0.0578	0.0592
0.0607	0.0622	0.0637	0.0652	0.0668	0.0684	0.0700
0.0716	0.0733	0.0749	0.0767	0.0784	0.0802	0.0820
0.0838	0.0857	0.0876	0.0896	0.0916	0.0936	0.0957
0.0978	0.1000	0.1022	0.1044	0.1068	0.1091	0.1116
0.1141	0.1166	0.1193	0.1220	0.1247	0.1276	0.1306
0.1336	0.1367	0.1400	0.1434	0.1469	0.1505	0.1542
0.1582	0.1623	0.1665	0.1710	0.1757	0.1807	0.1859
0.1915	0.1974	0.2037	0.2105	0.2179	0.2258	0.2363
0.2476	0.2596	0.2727	0.2869	0.7157	1.1445	1.5733
2.0021	2.4309	2.4636	2.4867	2.5047	2.5196	2.5321
2.5431	2.5528	2.5616	2.5695	2.5768	2.5837	2.5899
2.5957	2.6011	2.6062	2.6110	2.6154	2.6197	2.6237
2.6275	2.6312	2.6347	2.6381	2.6413	2.6444	2.6474
2.6502	2.6530	2.6557	2.6583	2.6608	2.6633	2.6657
2.6680	2.6702	2.6724	2.6746	2.6766	2.6787	2.6807
2.6826	2.6845	2.6863	2.6882	2.6899	2.6917	2.6934
2.6950	2.6967	2.6983	2.6999	2.7014	2.7029	2.7044
2.7059	2.7073	2.7088	2.7101	2.7115	2.7129	2.7142
2.7155	2.7168	2.7181	2.7193	2.7206	2.7218	2.7230
2.7242	2.7254	2.7265	2.7276	2.7288	2.7299	2.7310
2.7321	2.7331	2.7342	2.7352	2.7363	2.7373	2.7383
2.7393	2.7403	2.7412	2.7422	2.7432	2.7441	2.7450
2.7460	2.7469	2.7478	2.7487	2.7496	2.7504	2.7513
2.7522	2.7530	2.7539	2.7547	2.7555	2.7564	2.7572
2.7580	2.7588	2.7596	2.7604	2.7611	2.7619	2.7627
2.7634	2.7642	2.7649	2.7657	2.7664	2.7671	2.7679
2.7686	2.7693	2.7700	2.7708	2.7715	2.7723	2.7730
2.7738	2.7745	2.7753	2.7760	2.7767	2.7775	2.7782
2.7789	2.7797	2.7804	2.7811	2.7818	2.7826	2.7833
2.7840	2.7847	2.7854	2.7861	2.7868	2.7875	2.7882
2.7889	2.7896	2.7903	2.7910	2.7917	2.7923	2.7930
2.7937	2.7944	2.7951	2.7957	2.7964	2.7971	2.7977
2.7984	2.7991	2.7997	2.8004	2.8010	2.8017	2.8023
2.8030	2.8036	2.8043	2.8049	2.8055	2.8062	2.8068

Page 2

	100yr.out					
2.8074	2.8081	2.8087	2.8093	2.8100	2.8106	2.8112
2.8118	2.8124	2.8130	2.8137	2.8143	2.8149	2.8155
2.8161	2.8167	2.8173	2.8179	2.8185	2.8191	2.8197
2.8203	2.8209	2.8215	2.8221	2.8226	2.8232	2.8238
2.8244	2.8250	2.8255	2.8261	2.8267	2.8273	2.8278
2.8284	2.8290	2.8295	2.8301	2.8307	2.8312	2.8318
2.8324	2.8329	2.8335	2.8340	2.8346	2.8351	2.8357
2.8362	2.8368	2.8373	2.8379	2.8384	2.8389	2.8395
2.8400	2.8406	2.8411	2.8416	2.8422	2.8427	2.8432
2.8437	2.8443	2.8448	2.8453	2.8458	2.8464	2.8469
2.8474	2.8479	2.8484	2.8489	2.8495	2.8500	2.8505
2.8510	2.8515	2.8520	2.8525	2.8530	2.8535	2.8540
2.8545	2.8550	2.8555	2.8560	2.8565	2.8570	2.8575
2.8580	2.8585	2.8590	2.8595	2.8599	2.8604	2.8609
2.8614	2.8619	2.8624	2.8628	2.8633	2.8638	2.8643
2.8647	2.8652	2.8657	2.8662	2.8666	2.8671	2.8676
2.8680	2.8685	2.8690	2.8694	2.8699	2.8704	2.8708
2.8713	2.8718	2.8722	2.8727	2.8731	2.8736	2.8740
2.8745	2.8749	2.8754	2.8758	2.8763	2.8767	2.8772
2.8776	2.8781	2.8785	2.8790	2.8794	2.8799	2.8803
2.8807	2.8812	2.8816	2.8820	2.8825	2.8829	2.8834
2.8838	2.8842	2.8846	2.8851	2.8855	2.8859	2.8864
2.8868	2.8872	2.8876	2.8881	2.8885	2.8889	2.8893
2.8898	2.8902	2.8906	2.8910	2.8914	2.8918	2.8923
2.8927	2.8931	2.8935	2.8939	2.8943	2.8947	2.8951
2.8956	2.8960	2.8964	2.8968	2.8972	2.8976	2.8980
2.8984	2.8988	2.8992	2.8996	2.9000		

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 S COMPUTE BASIN EXISTING CONDITIONS
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100yr.out

*5

COMPUTE NM HYD ID=1 HYD=OSB1 AREA=.0007305Q MI.
PER A=0 PER B=0 PER C=6 PER D=94
TP=0.1333 HR MASS RAIN=-1

K = 0.072649HR TP = 0.133300HR K/TP RATIO = 0.545000 SHAPE CONSTANT, N = 7.106428
UNIT PEAK = 2.7092 CFS UNIT VOLUME = 0.9951 B = 526.28 P60 = 2.3500
AREA = 0.000686 SQ MI IA = 0.10000 INCHES INF = 0.04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

K = 0.111281HR TP = 0.133300HR K/TP RATIO = 0.834817 SHAPE CONSTANT, N = 4.271266
UNIT PEAK = 0.12252 CFS UNIT VOLUME = 0.9002 B = 372.87 P60 = 2.3500
AREA = 0.000044 SQ MI IA = 0.35000 INCHES INF = 0.83000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

PRINT HYD ID=1 CODE=20

HYDROGRAPH FROM AREA OSB1

TIME	FLOW	TIME	FLOW	TIME	FLOW
HRS	CFS	HRS	CFS	HRS	CFS
20.000	0.0	5.000	0.0	10.000	0.0
21.000	0.0	6.000	3.4	11.000	0.0
22.000	0.0	7.000	0.0	12.000	0.0
23.000	0.0	8.000	0.0	13.000	0.0
24.000	0.0	9.000	0.0	14.000	0.0
				15.000	0.0
				16.000	0.0
				17.000	0.0
				18.000	0.0
				19.000	0.0

RUNOFF VOLUME = 2.71874 INCHES = 0.1058 ACRE-FEET
PEAK DISCHARGE RATE = 3.40 CFS AT 6.050 HOURS BASIN AREA = 0.0007 SQ. MI.

*

```

COMPUTE NM HYD      ID=2      HYD=EXB1      AREA=.00210285Q MI
PER A=0 PER B=37 PER C=33 PER D=30
TP=0.1333 HR      MASS RAIN=-1

K = 0.072649HR      TP = 0.133300HR      K/TP RATIO = 0.545000      SHAPE CONSTANT, N = 7.106428
UNIT PEAK = 2.4906 CFS      UNIT VOLUME = 0.9951 B = 526.28 P60 = 2.3500
AREA = 0.000631 SQ MI      IA = 0.10000 INCHES      INF = 0.04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

K = 0.124447HR      TP = 0.133300HR      K/TP RATIO = 0.933585      SHAPE CONSTANT, N = 3.788546
UNIT PEAK = 3.7635 CFS      UNIT VOLUME = 0.9977 B = 340.82 P60 = 2.3500
AREA = 0.001472 SQ MI      IA = 0.42929 INCHES      INF = 1.05200 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

```

PRINT HYD

ID=2 CODE=20

HYDROGRAPH FROM AREA EXB1

TIME	FLOW	TIME	FLOW	TIME	FLOW	TIME	FLOW
HRS	CFS	HRS	CFS	HRS	CFS	HRS	CFS
20.000	0.0	5.000	0.0	10.000	0.0	15.000	0.0
	0.0						
21.000	0.0	6.000	7.7	11.000	0.0	16.000	0.0
	0.0						
22.000	0.0	7.000	0.1	12.000	0.0	17.000	0.0
	0.0						
23.000	0.0	8.000	0.0	13.000	0.0	18.000	0.0
	0.0						
24.000	0.0	9.000	0.0	14.000	0.0	19.000	0.0
	0.0						

100yr.out

RUNOFF VOLUME = 2.06095 INCHES = 0.2311 ACRE-FEET
PEAK DISCHARGE RATE = 7.78 CFS AT 6.050 HOURS BASIN AREA = 0.0021 SQ. MI.

*

COMPUTE NM HYD ID=3 HYD=EXB2 AREA=.005345SQ MI
PER A=0 PER B=0 PER C=28 PER D=72
TP=0.1333 HR MASS RAIN=-1

K = 0.072649HR TP = 0.133300HR K/TP RATIO = 0.545000 SHAPE CONSTANT, N = 7.106428
UNIT PEAK = 15.194 CFS UNIT VOLUME = 0.9985 B = 526.28 P60 = 2.3500
AREA = 0.003848 SQ MI IA = 0.10000 INCHES INF = 0.04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

K = 0.111281HR TP = 0.133300HR K/TP RATIO = 0.834817 SHAPE CONSTANT, N = 4.271266
UNIT PEAK = 4.1863 CFS UNIT VOLUME = 0.9991 B = 372.87 P60 = 2.3500
AREA = 0.001497 SQ MI IA = 0.35000 INCHES INF = 0.83000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

PRINT HYD

ID=3 CODE=20

HYDROGRAPH FROM AREA EXB2

TIME	FLOW	TIME	FLOW	TIME	FLOW
HRS	CFS	HRS	CFS	HRS	CFS
20.000	0.000	5.000	0.2	10.000	0.1
	0.0				
21.000	1.000	6.000	23.2	11.000	0.0
	0.0				
22.000	2.000	7.000	0.4	12.000	0.0
	0.0				
	3.000	8.000	0.1	13.000	0.0
				18.000	0.0

23.000	0.0	100yr.out			
4.000	0.0	0.0	9.000	0.1	14.000
24.000	0.0				0.0

RUNOFF VOLUME = 2.52232 INCHES = 0.7190 ACRE-FEET
 PEAK DISCHARGE RATE = 23.40 CFS AT 6.050 HOURS BASIN AREA = 0.0053 SQ. MI.

*
 COMPUTE NM HYD ID=4 HYD=EXB3 AREA=.001498SQ MI
 PER A=0 PER B=65 PER C=35 PER D=0
 TP=0.1333 HR MASS RAIN=-1
 K = 0.127471HR TP = 0.133300HR K/TP RATIO = 0.956275 SHAPE CONSTANT, N = 3.695186
 UNIT PEAK = 3.7570 CFS UNIT VOLUME = 0.9978 B = 334.31 P60 = 2.3500
 AREA = 0.001498 SQ MI IA = 0.44750 INCHES INF = 1.10300 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

PRINT HYD ID=4 CODE=20

HYDROGRAPH FROM AREA EXB3

TIME	FLOW	TIME	FLOW	TIME	FLOW
HRS	CFS	HRS	CFS	HRS	CFS
0.000	0.0	2.000	0.0	4.000	0.0
1.000	0.0	3.000	0.0	5.000	0.0
				6.000	4.7
				7.000	0.1

RUNOFF VOLUME = 1.72831 INCHES = 0.1381 ACRE-FEET
 PEAK DISCHARGE RATE = 4.80 CFS AT 6.050 HOURS BASIN AREA = 0.0015 SQ. MI.

*
 COMPUTE NM HYD ID=5 HYD=EXB4 AREA=.000513SQ MI
 Page 7

PER A=0 PER B=65 PER C=35 PER D=0
TP=0.1333 HR MASS RAIN=-1

```

K = 0.127471HR      TP = 0.133300HR      K/TP RATIO = 0.956275      SHAPE CONSTANT, N = 3.695186
UNIT PEAK = 1.2866      CFS      UNIT VOLUME = 0.9912      B = 334.31      P60 = 2.3500
AREA = 0.000513 SQ MI      IA = 0.44750 INCHES      INF = 1.10300 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

```

PRINT HYD ID=5 CODE=20

HYDROGRAPH FROM AREA EXB4

TIME	FLOW		TIME		FLOW		TIME		FLOW	
	HRS	CFS	HRS	CFS	HRS	CFS	HRS	CFS	HRS	CFS
HRS	0.000	0.0	2.000	0.0	4.000	0.0	6.000	1.6		
	1.000	0.0	3.000	0.0	5.000	0.0	7.000	0.0		

RUNOFF VOLUME = 1.72831 INCHES = 0.0473 ACRE-FeET
PEAK DISCHARGE RATE = 1.65 CFS AT 6.050 HOURS BASIN AREA = 0.0005 SQ. MI.

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COMPUTE NM HYD ID=6 HYD=B1 AREA=.0022045SQ MI
PER A=0 PER B=0 PER C=45 PER D=55
TP=0.1333 HR MASS RAIN=-1

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100yr.out

K = 0.072649HR TP = 0.133300HR K/TP RATIO = 0.545000 SHAPE CONSTANT, N = 7.106428
 UNIT PEAK = 4.7869 CFS UNIT VOLUME = 0.9971 B = 526.28 P60 = 2.3500
 AREA = 0.001212 SQ MI IA = 0.10000 INCHES INF = 0.04000 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

K = 0.111281HR TP = 0.133300HR K/TP RATIO = 0.834817 SHAPE CONSTANT, N = 4.271266
 UNIT PEAK = 2.7749 CFS UNIT VOLUME = 0.9975 B = 372.87 P60 = 2.3500
 AREA = 0.000992 SQ MI IA = 0.35000 INCHES INF = 0.83000 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

PRINT HYD ID=6 CODE=20

HYDROGRAPH FROM AREA B1

TIME	FLOW	TIME	FLOW	TIME	FLOW
HRS	CFS	HRS	CFS	HRS	CFS
20.000	0.0	5.000	0.0	10.000	0.0
	0.0			15.000	0.0
21.000	0.0	6.000	9.2	16.000	0.0
	0.0			17.000	0.0
22.000	0.0	7.000	0.2	18.000	0.0
	0.0			19.000	0.0
23.000	0.0	8.000	0.0		
	0.0				
24.000	0.0	9.000	0.0		

RUNOFF VOLUME = 2.37055 INCHES = 0.2787 ACRE-Feet
 PEAK DISCHARGE RATE = 9.26 CFS AT 6.050 HOURS BASIN AREA = 0.0022 SQ. MI.

*

100yr.out
 COMPUTE NM HYD ID=8 HYD=B2 AREA=.0050025SQ MI
 PER A=0 PER B=0 PER C=22 PER D=78
 TP=0.1333 HR MASS RAIN=-1

K = 0.072649HR TP = 0.133300HR K/TP RATIO = 0.545000 SHAPE CONSTANT, N = 7.106428
 UNIT PEAK = 15.405 CFS UNIT VOLUME = 0.9985 B = 526.28 P60 = 2.3500
 AREA = 0.003902 SQ MI IA = 0.10000 INCHES INF = 0.04000 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

K = 0.111281HR TP = 0.133300HR K/TP RATIO = 0.834817 SHAPE CONSTANT, N = 4.271266
 UNIT PEAK = 3.0785 CFS UNIT VOLUME = 0.9981 B = 372.87 P60 = 2.3500
 AREA = 0.001101 SQ MI IA = 0.35000 INCHES INF = 0.83000 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

PRINT HYD ID=8 CODE=20

HYDROGRAPH FROM AREA B2

TIME	FLOW	TIME	FLOW	TIME	FLOW
HRS	CFS	HRS	CFS	HRS	CFS
20.000	0.0	5.000	0.2	10.000	0.1
21.000	0.0	6.000	22.0	11.000	0.0
22.000	0.0	7.000	0.4	12.000	0.0
23.000	0.0	8.000	0.1	13.000	0.0
24.000	0.0	9.000	0.1	14.000	0.0
				15.000	0.0
				16.000	0.0
				17.000	0.0
				18.000	0.0
				19.000	0.0

RUNOFF VOLUME = 2.57589 INCHES = 0.6872 ACRE-FEET
 PEAK DISCHARGE RATE = 22.23 CFS AT 6.050 HOURS BASIN AREA = 0.0050 SQ. MI.

*

COMPUTE NM HYD ID=9 HYD=B3 AREA=.0005118SQ MI
 PER A=0 PER B=0 PER C=0 PER D=100
 TP=0.1333 HR MASS RAIN=-1
 K = 0.072649HR TP = 0.133300HR K/TP RATIO = 0.545000 SHAPE CONSTANT, N = 7.106428
 UNIT PEAK = 2.0206 CFS UNIT VOLUME = 0.9941 B = 526.28 P60 = 2.3500
 AREA = 0.000512 SQ MI IA = 0.10000 INCHES INF = 0.04000 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

PRINT HYD ID=9 CODE=20

HYDROGRAPH FROM AREA B3

TIME	FLOW	TIME	FLOW	TIME	FLOW
HRS	CFS	HRS	CFS	HRS	CFS
20.000	0.0	5.000	0.0	10.000	0.0
	0.0				
21.000	0.0	6.000	2.4	11.000	0.0
	0.0				
22.000	0.0	7.000	0.0	12.000	0.0
	0.0				
23.000	0.0	8.000	0.0	13.000	0.0
	0.0				
24.000	0.0	9.000	0.0	14.000	0.0
				15.000	0.0
				16.000	0.0
				17.000	0.0
				18.000	0.0
				19.000	0.0

RUNOFF VOLUME = 2.77230 INCHES = 0.0757 ACRE-Feet
 PEAK DISCHARGE RATE = 2.41 CFS AT 6.050 HOURS BASIN AREA = 0.0005 SQ. MI.

*

100yr.out

COMPUTE NM HYD ID=10 HYD=B4 AREA=.0006045SQ MI
 PER A=0 PER B=0 PER C=0 PER D=100
 TP=0.1333 HR MASS RAIN=-1

K = 0.072649HR TP = 0.133300HR K/TP RATIO = 0.545000 SHAPE CONSTANT, N = 7.106428
 UNIT PEAK = 2.3866 CFS UNIT VOLUME = 0.9951 B = 526.28 P60 = 2.3500
 AREA = 0.000605 SQ MI IA = 0.10000 INCHES INF = 0.04000 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

PRINT HYD ID=10 CODE=20

HYDROGRAPH FROM AREA B4

TIME	FLOW	TIME	FLOW	TIME	FLOW	TIME	FLOW
HRS	CFS	HRS	CFS	HRS	CFS	HRS	CFS
20.000	0.000	0.000	0.000	10.000	0.000	15.000	0.000
21.000	1.000	0.000	2.800	11.000	0.000	16.000	0.000
22.000	2.000	0.000	0.000	12.000	0.000	17.000	0.000
23.000	3.000	0.000	0.000	13.000	0.000	18.000	0.000
24.000	4.000	0.000	0.000	14.000	0.000	19.000	0.000

RUNOFF VOLUME = 2.77230 INCHES = 0.0894 ACRE-FEET
 PEAK DISCHARGE RATE = 2.84 CFS AT 6.050 HOURS BASIN AREA = 0.0006 SQ. MI.

*

COMPUTE NM HYD ID=11 HYD=B5 AREA=.0001399SQ MI
 PER A=0 PER B=0 PER C=89 PER D=11
 TP=0.1333 HR MASS RAIN=-1

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100yr.out

K = 0.072649HR TP = 0.133300HR K/TP RATIO = 0.545000 SHAPE CONSTANT, N = 7.106428
UNIT PEAK = 0.60757E-01CFS UNIT VOLUME = 0.8994 B = 526.28 P60 = 2.3500
AREA = 0.000015 SQ MI IA = 0.10000 INCHES INF = 0.04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

K = 0.111281HR TP = 0.133300HR K/TP RATIO = 0.834817 SHAPE CONSTANT, N = 4.271266
UNIT PEAK = 0.34828 CFS UNIT VOLUME = 0.9662 B = 372.87 P60 = 2.3500
AREA = 0.000125 SQ MI IA = 0.35000 INCHES INF = 0.83000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

PRINT HYD ID=11 CODE=20

HYDROGRAPH FROM AREA B5

TIME HRS	FLOW		TIME		FLOW		TIME		FLOW	
	HRS	CFS	HRS	CFS	HRS	CFS	HRS	CFS	HRS	CFS
0.000	0.0	0.0	2.000	0.0	4.000	0.0	6.000	0.0	0.5	
1.000	0.0	0.0	3.000	0.0	5.000	0.0				

RUNOFF VOLUME = 1.97771 INCHES = 0.0148 ACRE-FEET
PEAK DISCHARGE RATE = 0.54 CFS AT 6.050 HOURS BASIN AREA = 0.0001 SQ. MI.

*

COMPUTE NM HYD ID=12 HYD=B6 AREA=.0000987SQ MI
PER A=0 PER B=0 PER C=100 PER D=0
TP=0.1333 HR MASS RAIN=-1

K = 0.111281HR TP = 0.133300HR K/TP RATIO = 0.834817 SHAPE CONSTANT, N = 4.271266
UNIT PEAK = 0.27608 CFS UNIT VOLUME = 0.9538 B = 372.87 P60 = 2.3500
AREA = 0.000099 SQ MI IA = 0.35000 INCHES INF = 0.83000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

PRINT HYD

ID=12 CODE=20

HYDROGRAPH FROM AREA B6

TIME	FLOW	TIME	FLOW	TIME	FLOW
HRS	CFS	HRS	CFS	HRS	CFS
0.000	0.0	2.000	0.0	4.000	0.0
1.000	0.0	3.000	0.0	5.000	0.0

RUNOFF VOLUME = 1.87951 INCHES = 0.0099 ACRE-FEET
 PEAK DISCHARGE RATE = 0.37 CFS AT 6.050 HOURS BASIN AREA = 0.0001 SQ. MI.

*

COMPUTE NM HYD ID=13 HYD=B7 AREA=.0006103SQ MI

PER A=0 PER B=0 PER C=37 PER D=63
 TP=0.1333 HR MASS RAIN=-1

K = 0.072649HR TP = 0.133300HR K/TP RATIO = 0.545000 SHAPE CONSTANT, N = 7.106428
 UNIT PEAK = 1.5180 CFS UNIT VOLUME = 0.9928 B = 526.28 P60 = 2.3500
 AREA = 0.000384 SQ MI IA = 0.10000 INCHES INF = 0.04000 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

K = 0.111281HR TP = 0.133300HR K/TP RATIO = 0.834817 SHAPE CONSTANT, N = 4.271266
 UNIT PEAK = 0.63164 CFS UNIT VOLUME = 0.9823 B = 372.87 P60 = 2.3500
 AREA = 0.000226 SQ MI IA = 0.35000 INCHES INF = 0.83000 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

PRINT HYD

ID=13 CODE=20

HYDROGRAPH FROM AREA B7

		100yr.out			
TIME	FLOW	TIME	FLOW	TIME	FLOW
HRS	CFS	HRS	CFS	HRS	CFS
20.000	0.0	5.000	0.0	10.000	0.0
21.000	0.0	6.000	2.6	11.000	0.0
22.000	0.0	7.000	0.0	12.000	0.0
23.000	0.0	8.000	0.0	13.000	0.0
24.000	0.0	9.000	0.0	14.000	0.0

RUNOFF VOLUME = 2.44197 INCHES = 0.0795 ACRE-FEET
 PEAK DISCHARGE RATE = 2.64 CFS AT 6.050 HOURS BASIN AREA = 0.0006 SQ. MI.

*

*S THIS IS BASIN IS SIMULATING THE OFFSITE PUBLIC STORM DRAIN WITH 9 CFS.

COMPUTE NM HYD ID=14 HYD=OFFSITE AREA=.001935Q MI
 PER A=0 PER B=0 PER C=0 PER D=100
 TP=0.1333 HR MASS RAIN=-1

K = 0.072649HR TP = 0.133300HR K/TP RATIO = 0.545000 SHAPE CONSTANT, N = 7.106428
 UNIT PEAK = 7.6197 CFS UNIT VOLUME = 0.9978 B = 526.28 P60 = 2.3500
 AREA = 0.001930 SQ MI IA = 0.10000 INCHES INF = 0.04000 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

PRINT HYD ID=14 CODE=20

HYDROGRAPH FROM AREA OFFSITE

TIME	FLOW	TIME	FLOW	TIME	FLOW
TIME	FLOW	TIME	FLOW	TIME	FLOW

HRS	HRS	100yr.out				CFS		
		CFS	HRS	CFS	HRS			
20.000	0.000	0.0	5.000	0.1	10.000	0.0	15.000	0.0
21.000	1.000	0.0	6.000	8.9	11.000	0.0	16.000	0.0
22.000	2.000	0.0	7.000	0.2	12.000	0.0	17.000	0.0
23.000	3.000	0.0	8.000	0.1	13.000	0.0	18.000	0.0
24.000	4.000	0.0	9.000	0.0	14.000	0.0	19.000	0.0

RUNOFF VOLUME = 2.77230 INCHES = 0.2854 ACRE-Feet
PEAK DISCHARGE RATE = 9.04 CFS AT 6.050 HOURS BASIN AREA = 0.0019 SQ. MI.

24.000 4.000 0.0 9.000 0.0 14.000 0.0 19.000 0.0
100yr.out
0.0

RUNOFF VOLUME = 2.45698 INCHES = 0.3845 ACRE-Feet
PEAK DISCHARGE RATE = 12.66 CFS AT 6.050 HOURS BASIN AREA = 0.0029 SQ. MI.

*
* ADD HYDROGRAPH FROM B3 AND B4
ADD HYD ID=35 HYD=SUM ID I=9 ID II=10
PRINT HYD ID=35 CODE=20

HYDROGRAPH FROM AREA SUM

TIME	FLOW	TIME	FLOW	TIME	FLOW
HRS	CFS	HRS	CFS	HRS	CFS
20.000	0.000	5.000	0.0	10.000	0.0
	0.0				
21.000	1.000	6.000	5.2	11.000	0.0
	0.0				
22.000	2.000	7.000	0.1	12.000	0.0
	0.0				
23.000	3.000	8.000	0.0	13.000	0.0
	0.0				
24.000	4.000	9.000	0.0	14.000	0.0
	0.0				

RUNOFF VOLUME = 2.77193 INCHES = 0.1650 ACRE-Feet
PEAK DISCHARGE RATE = 5.25 CFS AT 6.050 HOURS BASIN AREA = 0.0011 SQ. MI.

*
* ADD HYDROGRAPH FROM B3, B4 AND B5

100yr.out

ADD HYD ID=40 HYD=SUM ID I=35 ID II=11
PRINT HYD ID=40 CODE=20

HYDROGRAPH FROM AREA SUM

TIME	TIME	FLOW	TIME	FLOW	TIME	FLOW
HRS	HRS	CFS	HRS	CFS	HRS	CFS
20.000	0.000	0.0	5.000	0.0	10.000	0.0
	0.0					
21.000	1.000	0.0	6.000	5.7	11.000	0.0
	0.0					
22.000	2.000	0.0	7.000	0.1	12.000	0.0
	0.0					
23.000	3.000	0.0	8.000	0.0	13.000	0.0
	0.0					
24.000	4.000	0.0	9.000	0.0	14.000	0.0
	0.0					

RUNOFF VOLUME = 2.67986 INCHES = 0.1795 ACRE-FEET
PEAK DISCHARGE RATE = 5.79 CFS AT 6.050 HOURS BASIN AREA = 0.0013 SQ. MI.

*
*

* ADD HYDROGRAPH FROM B1, OS1 AND B3, B4, B5

ADD HYD ID=45 HYD=SUM ID I=30 ID II=40
PRINT HYD ID=45 CODE=20

HYDROGRAPH FROM AREA SUM

TIME	TIME	FLOW	TIME	FLOW	TIME	FLOW
HRS	HRS	CFS	HRS	CFS	HRS	CFS

	0.000	0.0	5.000	0.1	10.000	0.0	15.000	0.0
20.000	0.0							
	1.000	0.0	6.000	18.3	11.000	0.0	16.000	0.0
21.000	0.0							
	2.000	0.0	7.000	0.3	12.000	0.0	17.000	0.0
22.000	0.0							
	3.000	0.0	8.000	0.1	13.000	0.0	18.000	0.0
23.000	0.0							
	4.000	0.0	9.000	0.1	14.000	0.0	19.000	0.0
24.000	0.0							

RUNOFF VOLUME = 2.52379 INCHES = 0.5641 ACRE-FEET
 PEAK DISCHARGE RATE = 18.45 CFS AT 6.050 HOURS BASIN AREA = 0.0042 SQ. MI.

*
 *
 * ADD HYDROGRAPH FROM B1, OS1, B3, B4, B5 AND OFFSITE PUBLIC STORM DRAIN
 ADD HYD ID=45 HYD=SUM ID I=45 ID II=14
 PRINT HYD ID=45 CODE=20

HYDROGRAPH FROM AREA SUM								
TIME	FLOW	TIME	FLOW	TIME	FLOW	TIME	FLOW	TIME
HRS	CFS	HRS	CFS	HRS	CFS	HRS	CFS	HRS
20.000	0.000	0.0	0.2	10.000	0.1	15.000	0.0	0.0
	0.0							
21.000	1.000	0.0	27.2	11.000	0.1	16.000	0.0	0.0
	0.0							
22.000	2.000	0.0	0.4	12.000	0.0	17.000	0.0	0.0
	0.0							
23.000	3.000	0.0	0.1	13.000	0.0	18.000	0.0	0.0
	0.0							
24.000	4.000	0.0	0.1	14.000	0.0	19.000	0.0	0.0

100yr.out

9.00	0.09	7374.01	0.001	0.09
10.00	0.07	7374.01	0.001	0.07
11.00	0.06	7374.01	0.000	0.06
12.00	0.05	7374.01	0.000	0.05
13.00	0.05	7374.01	0.000	0.05
14.00	0.04	7374.01	0.000	0.04
15.00	0.04	7374.01	0.000	0.04
16.00	0.04	7374.01	0.000	0.04
17.00	0.04	7374.00	0.000	0.04
18.00	0.03	7374.00	0.000	0.03
19.00	0.03	7374.00	0.000	0.03
20.00	0.03	7374.00	0.000	0.03
21.00	0.03	7374.00	0.000	0.03
22.00	0.03	7374.00	0.000	0.03
23.00	0.03	7374.00	0.000	0.03
24.00	0.03	7374.00	0.000	0.03

PEAK DISCHARGE = 20.078 CFS - PEAK OCCURS AT HOUR 6.10
 MAXIMUM WATER SURFACE ELEVATION = 7376.689
 MAXIMUM STORAGE = 0.2158 AC-FT INCREMENTAL TIME= 0.050000HRS

PRINT HYD ID=50 CODE=20

HYDROGRAPH FROM AREA POND1

TIME	FLOW	TIME	FLOW	TIME	FLOW
HRS	CFS	HRS	CFS	HRS	CFS
20.000	0.0	5.000	0.2	10.000	0.1
21.000	0.0	6.000	16.6	11.000	0.1
22.000	0.0	7.000	0.6	12.000	0.0
23.000	0.0	8.000	0.1	13.000	0.0
		9.000	0.1	14.000	0.0
				15.000	0.0
				16.000	0.0
				17.000	0.0
				18.000	0.0
				19.000	0.0

24.000

RUNOFF VOLUME = 2.60210 INCHES = 0.8494 ACRE-FEET
PEAK DISCHARGE RATE = 20.08 CFS AT 6.100 HOURS BASIN AREA = 0.0061 SQ. MI.

* *

***S ROUTE BASIN B7 INTO POND 2. OUTFLOW BASED ON 6" ORIFICE**

```

ROUTE RESERVOIR      ID=55  HYD=POND1  INFLOW ID=13  CODE=20
                        OUTFLOW (CFS)  STORAGE(AC-FT)  ELEV (FT)
                        0.00          0.00          7365.0

```

0.8	0.01	7366.0
-----	------	--------

1.3	0.00	7367.0
-----	------	--------

1.6	0.05	7367.5
-----	------	--------

*
*
*
*
*
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*
*
*
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*
*
*
*

TIME (HRS)	INFLOW (CFS)	ELEV (FEET)	VOLUME (AC-FT)	OUTFLOW (CFS)
0.00	0.00	7365.00	0.000	0.00
1.00	0.00	7365.00	0.000	0.00
2.00	0.00	7365.00	0.000	0.00
3.00	0.00	7365.00	0.000	0.00
4.00	0.00	7365.00	0.000	0.00
5.00	0.02	7365.02	0.000	0.01
6.00	2.61	7366.29	0.019	0.94
7.00	0.03	7365.13	0.001	0.10
8.00	0.01	7365.01	0.000	0.01
9.00	0.01	7365.01	0.000	0.01

Page 22

10.00 0.01 7365.01 0.000 0.01 100yr.out
 11.00 0.00 7365.01 0.000 0.00
 PEAK DISCHARGE = 1.175 CFS - PEAK OCCURS AT HOUR 6.15
 MAXIMUM WATER SURFACE ELEVATION = 7366.750
 MAXIMUM STORAGE = 0.0325 AC-FT INCREMENTAL TIME= 0.050000HRS

PRINT HYD ID=55 CODE=20

HYDROGRAPH FROM AREA POND1

TIME	FLOW	TIME	FLOW	TIME	FLOW
HRS	CFS	HRS	CFS	HRS	CFS
20.000	0.000	0.0	0.0	10.000	0.0
21.000	1.000	0.0	0.9	11.000	0.0
22.000	2.000	0.0	0.1	12.000	0.0
23.000	3.000	0.0	0.0	13.000	0.0
24.000	4.000	0.0	0.0	14.000	0.0
				15.000	0.0
				16.000	0.0
				17.000	0.0
				18.000	0.0
				19.000	0.0

RUNOFF VOLUME = 2.44163 INCHES = 0.0795 ACRE-FEET
 PEAK DISCHARGE RATE = 1.18 CFS AT 6.150 HOURS BASIN AREA = 0.0006 SQ. MI.

***** FINISH
 *

APPENDIX C:
FEMA FLOOD ZONE MAP

EXHIBIT 1:
EXISTING CONDITIONS BASIN MAP

Basin ID	Area (Ac.)	FSC, FT	Land Treatment Percentages				Q100 (cfs)	Q100 (cfs)	WT E (inches)	V10000 (cfs)
			A	B	C	D				
CHS1	26348	3.47	0.0%	0.0%	0.0%	7.22	2.4	3.72		
CHS2	26348	3.47	0.0%	0.0%	0.0%	7.22	2.4	3.72		
CHS3	186117	3.45	0.0%	0.0%	28.9%	6.86	23.4	25.2	371500	
ED33	41764	0.86	0.0%	0.0%	35.9%	0.0%	8.62	4.5	1.72	50000
ED34	41764	0.86	0.0%	0.0%	35.9%	0.0%	8.62	4.5	1.72	50000
Total	265009	0.82						41.9		147000

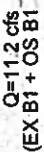
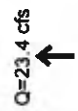


EXHIBIT 1

EXHIBIT 2:
PROPOSED DRAINAGE MANAGEMENT PLAN

WAIVER APPLICATION

Los Alamos County Community Development Department

1000 Central Ave, Suite 150, Los Alamos NM 87544

(505) 662-8120

Note: The Board of Adjustment considers Applications for Waivers at a public hearing. Waiver means an adjustment of dimensional requirements, parking regulations, or design standards contained in the Land Development Code. Waivers shall not apply to regulations controlling density or land use.

Describe the Waiver request:

Address of Property to which the Waiver Request applies:

Zoning District: _____ **Acreage:** _____ **Lot Coverage:** _____ **Related Applications (if any):**

APPLICANT (Unless otherwise specified, all communication regarding this application shall be to Applicant):

Name: _____ Phone: _____ Cell #: _____
Please Print

Address: _____ Email: _____

SIGNATURE

DATE

PROPERTY OWNER (If different from Applicant)

☐ **Check here if same as above**

Name: _____ Phone: _____ Cell #: _____
Please Print

Address: _____ Email: _____
Owner's Address

My signature below indicates that I authorize the Applicant to make this Waiver application on my behalf.

SIGNATURE

DATE

THIS SECTION TO BE COMPLETED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

For County Use:

Date of Submittal: _____

Staff Initial: _____

CDD Application Number: _____

Fees Paid: _____

WAIVER REVIEW CRITERIA:

The Los Alamos County Code of Ordinances, Chapter 16, Development Code, Sec. 16-157 establishes four (4) criteria upon which the Board of Adjustment shall base its decision to approve, approve with conditions and limitations, or deny the waiver request. The Board's decision shall depend upon the extent to which the request meets or fails to meet these criteria. Please review each of the criteria listed and provide short comments on how your application meets the criteria in the space provided. (Attach additional sheets if needed.)

- (a) *Granting of the waiver will not cause an intrusion into any utility or other easement unless approved by the owner of the easement; and***

Refer to attached Greenhouse Waiver response document, response Qa.

- (b) *The waiver request is caused by a practical difficulty or hardship inherent in the lot or lot improvements and the difficulty or hardship has not been self-imposed; and***

Refer to attached Greenhouse Waiver response document, response Qb.

- (c) *Granting of the waiver will not create a health or safety hazard or violate building code requirements; and***

Refer to attached Greenhouse Waiver response document, response Qc.

- (d) *Granting of the waiver will not create any significant negative physical impacts on property within 100 yards of the subject property such as reduced sight lines, loss of privacy, decreased security, increased noise, objectionable odors, intrusion of artificial light, the casting of unwanted shadows, or similar negative impacts.***

Refer to attached Greenhouse Waiver response document, response Qd.

SUBMITTALS:

Provide all information necessary for a complete review of the Waiver request. Check each of the boxes to indicate which information you have provided, and, if possible, also provide one complete copy of all materials on disk:

- ☐ Proof of property ownership.
- ☐ A scaleable drawing including all information pertinent to the waiver request:
 - ☐ Existing and proposed lot coverage.
 - ☐ Show and label the footprint of all existing buildings and structures on the site.
 - ☐ Show, dimension and label all existing and proposed easements.
 - ☐ Show, dimension and label all existing and proposed setbacks.
 - ☐ Show, dimension and label building/structure elevations.
- ☐ Other. Describe: _____

Waiver Response – GreenHouse Height

NARRATIVE RESPONSES

Project Name: FlexLab

Date: 2019.12.20

Project Number: 1906

WAIVER APPLICATION [GREENHOUSE HEIGHT]:

***Qa:** Granting of the waiver will not cause an intrusion into any utility or other easement unless approved by the owner of the easement; and*

A: The greenhouse is entirely positioned on the lower roof of the proposed building; a waiver for its height has no impact on any existing or proposed utilities or easements.

***Qb:** The waiver request is caused by a practical difficulty or hardship inherent in the lot or lot improvements and the difficulty or hardship has not been self-imposed; and*

A: For the greenhouse to function, it:

1. Must be in reasonable proximity to the laboratory spaces,
2. Can not be shaded, whether by any adjacent structures, existing trees, or topography, and
3. Be constructed to a reasonable height in order to house day-to-day operations and have the roof sloped to drain.

Given these restrictions, it must be close to or incorporated within the building itself, but can not be located at grade in close proximity to the proposed building due to shading. The offset distance required for it to be outside of shaded areas would be prohibitive.

The greenhouse therefore is located on the lower roof area of the proposed building, offset from the higher roof so as not to be shaded by the building structure to the west. The top of the greenhouse can not be lowered below the existing maximum allowable height while still adequately housing greenhouse operations and providing sufficient roof slope to drain.

***Qc:** Granting of the waiver will not create a health or safety hazard or violate building code requirements; and*

A: Allowing for the height increase for the greenhouse does not impact other areas of the building or site and will be in compliance with all applicable codes and regulations.

***Qd:** Granting of the waiver will not create any significant negative physical impacts on property within 100 yards of the subject property such as reduced sight lines, loss of privacy, decreased security, increased noise, objectionable odors, intrusion of artificial light, the casting of unwanted shadows, or similar negative impacts.*

A: The greenhouse is not located within close proximity to any adjacent property; therefore the allowance for a maximum height increase will not significantly impact any areas outside the property.

WAIVER APPLICATION

Los Alamos County Community Development Department

1000 Central Ave, Suite 150, Los Alamos NM 87544

(505) 662-8120

Note: The Board of Adjustment considers Applications for Waivers at a public hearing. Waiver means an adjustment of dimensional requirements, parking regulations, or design standards contained in the Land Development Code. Waivers shall not apply to regulations controlling density or land use.

Describe the Waiver request:

Address of Property to which the Waiver Request applies:

Zoning District: _____ **Acreage:** _____ **Lot Coverage:** _____ **Related Applications (if any):**

APPLICANT (Unless otherwise specified, all communication regarding this application shall be to Applicant):

Name: _____ Phone: _____ Cell #: _____
Please Print

Address: _____ Email: _____

SIGNATURE

DATE

PROPERTY OWNER (If different from Applicant)

☐ **Check here if same as above**

Name: _____ Phone: _____ Cell #: _____
Please Print

Address: _____ Email: _____
Owner's Address

My signature below indicates that I authorize the Applicant to make this Waiver application on my behalf.

SIGNATURE

DATE

THIS SECTION TO BE COMPLETED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

For County Use:

Date of Submittal: _____

Staff Initial: _____

CDD Application Number: _____

Fees Paid: _____

WAIVER REVIEW CRITERIA:

The Los Alamos County Code of Ordinances, Chapter 16, Development Code, Sec. 16-157 establishes four (4) criteria upon which the Board of Adjustment shall base its decision to approve, approve with conditions and limitations, or deny the waiver request. The Board's decision shall depend upon the extent to which the request meets or fails to meet these criteria. Please review each of the criteria listed and provide short comments on how your application meets the criteria in the space provided. (Attach additional sheets if needed.)

- (a) *Granting of the waiver will not cause an intrusion into any utility or other easement unless approved by the owner of the easement; and***

Refer to attached Parking Landscape response document, response Qa.

- (b) *The waiver request is caused by a practical difficulty or hardship inherent in the lot or lot improvements and the difficulty or hardship has not been self-imposed; and***

Refer to attached Parking Landscape response document, response Qb.

- (c) *Granting of the waiver will not create a health or safety hazard or violate building code requirements; and***

Refer to attached Parking Landscape response document, response Qc.

- (d) *Granting of the waiver will not create any significant negative physical impacts on property within 100 yards of the subject property such as reduced sight lines, loss of privacy, decreased security, increased noise, objectionable odors, intrusion of artificial light, the casting of unwanted shadows, or similar negative impacts.***

Refer to attached Parking Landscape response document, response Qd.

SUBMITTALS:

Provide all information necessary for a complete review of the Waiver request. Check each of the boxes to indicate which information you have provided, and, if possible, also provide one complete copy of all materials on disk:

- ☐ Proof of property ownership.
- ☐ A scaleable drawing including all information pertinent to the waiver request:
 - ☐ Existing and proposed lot coverage.
 - ☐ Show and label the footprint of all existing buildings and structures on the site.
 - ☐ Show, dimension and label all existing and proposed easements.
 - ☐ Show, dimension and label all existing and proposed setbacks.
 - ☐ Show, dimension and label building/structure elevations.
- ☐ Other. Describe: _____

Waiver Response – Parking Landscape

NARRATIVE RESPONSES

Project Name: FlexLab

Date: 2019.12.20

Project Number: 1906

WAIVER APPLICATION [PARKING LANDSCAPE]:

***Qa:** Granting of the waiver will not cause an intrusion into any utility or other easement unless approved by the owner of the easement; and*

A: Striping the parking lot in lieu of paving or landscaping has no impact on any existing or proposed easements or utilities; it does not change the overall configuration of the parking area.

***Qb:** The waiver request is caused by a practical difficulty or hardship inherent in the lot or lot improvements and the difficulty or hardship has not been self-imposed; and*

A: Site access has changed since the master plan was originally developed. Due to the events of 9/11 a new security gate was added at West Jemez and Diamond Road. This severely restricts access to the site by virtue of restricting access to West Jemez Road, the intended main access to the site.

Prior to the construction of the security gate, West Jemez Road had provided access along the entire south perimeter of the site and to areas west of the existing building in the research park. This would have allowed access to portions of site where surface parking or parking structures could have been easily built. Once the security gate was added, and security barriers installed on Casa Grande within the Los Alamos Research Park, it restricted general access such that only the eastern portion of the site can be easily accessed by vehicles.

Between the setbacks and the challenging topography, limited area is available for surface parking. The surface parking as shown is adequate for the existing Building One and the proposed Building Two. The anticipated future laboratory research buildings will require additional parking on the site, which will be necessitate the construction of a parking structure as shown on the attached conceptual phasing diagram. Due to the site and access constraints, the future parking structure will be located in the south portion of the east parking lot, north of West Jemez, with access from Diamond Road. The development anticipates that the design and construction of this parking structure will occur in the near future.

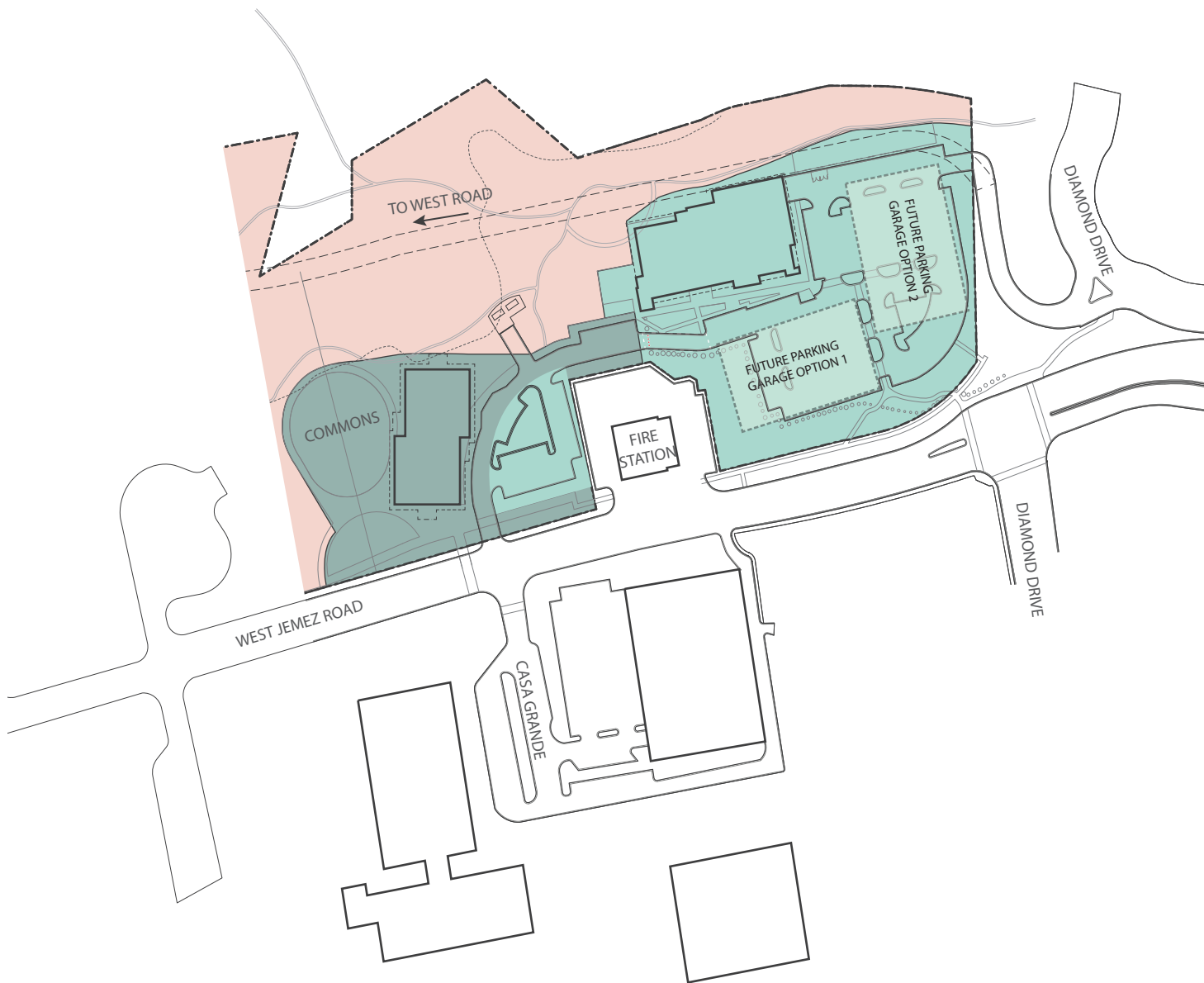
***Qc:** Granting of the waiver will not create a health or safety hazard or violate building code requirements; and*

A: The granting of the waiver will not create a health or safety hazard or violate building code requirements. The request is that at this time, not to require a curb and gutter, raised pedestrian sidewalks through the parking lot, and required landscape within the parking lot. The perimeter of the proposed parking area will include be landscaped per county requirements.

Pedestrian walkways through the parking lot areas will be clearly designated for pedestrian safety. ADA parking is provided adjacent to the sidewalks. Painted areas will be clearly marked and visually apparent, and will not impact the function of the parking area. The existing parking area is currently painted with no interior curbs or landscape elements and will be updated to designate the new pedestrian walkways.

***Qd:** Granting of the waiver will not create any significant negative physical impacts on property within 100 yards of the subject property such as reduced sight lines, loss of privacy, decreased security, increased noise, objectionable odors, intrusion of artificial light, the casting of unwanted shadows, or similar negative impacts.*

A: The waiver request is very similar to the existing parking lot conditions. Painting and striping in lieu of curbs and planters will not create any significant negative impacts on the property or surrounding area; the only adjacent property is LANL which will not be affected by this waiver. The dimensions of the parking delineations in plan are the same as they would be with curbs and planters. This decision creates a positive long term impact given that less demolition will be required when the parking structure is constructed in the future.



LEGEND

- PHASE A : COMPLETE
- PHASE B
- PHASE C
- NO DEVELOPMENT

CONCEPTUAL PHASING



LACDC FLEXLAB 1

DECEMBER 20, 2019
SITE PLAN APPLICATION



NOTE:
IMAGE IS CONCEPTUAL IN NATURE AND MAY NOT REFLECT THE EXACT APPEARANCE OF THE DRAWINGS AND SPECIFICATIONS

DRAWING INDEX

Sheets 000 - General - Shell		Sheets 500 - Architectural Site	
G-001	COVER SHEET, PROJECT DIRECTORY	AS-101	SITE PLAN - OVERALL
SHEETS - CIVIL		Sheets 510 - Architectural	
C-100	OVERALL GRADING & DRAINAGE PLAN	A-201	EXTERIOR BUILDING ELEVATIONS
C-101	GRADING & DRAINAGE PLAN	A-202	EXTERIOR BUILDING ELEVATIONS
C-102	GRADING & DRAINAGE PLAN	A-210	HEIGHT RESTRICTIONS
C-103	GRADING & DRAINAGE PLAN		
C-104	GRADING & DRAINAGE PLAN		
C-105	GRADING & DRAINAGE PLAN		
C-106	GRADING & DRAINAGE PLAN		
C-107	GRADING & DRAINAGE PLAN		
C-108	GRADING & DRAINAGE PLAN		
C-109	GRADING & DRAINAGE PLAN		
C-110	GRADING & DRAINAGE PLAN		
C-111	GRADING & DRAINAGE PLAN		
C-112	GRADING & DRAINAGE PLAN		
C-113	GRADING & DRAINAGE PLAN		
C-114	GRADING & DRAINAGE PLAN		
C-115	GRADING & DRAINAGE PLAN		
C-116	GRADING & DRAINAGE PLAN		
C-117	GRADING & DRAINAGE PLAN		
C-118	GRADING & DRAINAGE PLAN		
C-119	GRADING & DRAINAGE PLAN		
C-120	GRADING & DRAINAGE PLAN		
C-121	GRADING & DRAINAGE PLAN		
C-122	GRADING & DRAINAGE PLAN		
C-123	GRADING & DRAINAGE PLAN		
C-124	GRADING & DRAINAGE PLAN		
C-125	GRADING & DRAINAGE PLAN		
C-126	GRADING & DRAINAGE PLAN		
C-127	GRADING & DRAINAGE PLAN		
C-128	GRADING & DRAINAGE PLAN		
C-129	GRADING & DRAINAGE PLAN		
C-130	GRADING & DRAINAGE PLAN		
C-131	GRADING & DRAINAGE PLAN		
C-132	GRADING & DRAINAGE PLAN		
C-133	GRADING & DRAINAGE PLAN		
C-134	GRADING & DRAINAGE PLAN		
C-135	GRADING & DRAINAGE PLAN		
C-136	GRADING & DRAINAGE PLAN		
C-137	GRADING & DRAINAGE PLAN		
C-138	GRADING & DRAINAGE PLAN		
C-139	GRADING & DRAINAGE PLAN		
C-140	GRADING & DRAINAGE PLAN		
C-141	GRADING & DRAINAGE PLAN		
C-142	GRADING & DRAINAGE PLAN		
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C-145	GRADING & DRAINAGE PLAN		
C-146	GRADING & DRAINAGE PLAN		
C-147	GRADING & DRAINAGE PLAN		
C-148	GRADING & DRAINAGE PLAN		
C-149	GRADING & DRAINAGE PLAN		
C-150	GRADING & DRAINAGE PLAN		
C-151	GRADING & DRAINAGE PLAN		
C-152	GRADING & DRAINAGE PLAN		
C-153	GRADING & DRAINAGE PLAN		
C-154	GRADING & DRAINAGE PLAN		
C-155	GRADING & DRAINAGE PLAN		
C-156	GRADING & DRAINAGE PLAN		
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C-158	GRADING & DRAINAGE PLAN		
C-159	GRADING & DRAINAGE PLAN		
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C-162	GRADING & DRAINAGE PLAN		
C-163	GRADING & DRAINAGE PLAN		
C-164	GRADING & DRAINAGE PLAN		
C-165	GRADING & DRAINAGE PLAN		
C-166	GRADING & DRAINAGE PLAN		
C-167	GRADING & DRAINAGE PLAN		
C-168	GRADING & DRAINAGE PLAN		
C-169	GRADING & DRAINAGE PLAN		
C-170	GRADING & DRAINAGE PLAN		
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C-173	GRADING & DRAINAGE PLAN		
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C-177	GRADING & DRAINAGE PLAN		
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C-179	GRADING & DRAINAGE PLAN		
C-180	GRADING & DRAINAGE PLAN		
C-181	GRADING & DRAINAGE PLAN		
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C-449			

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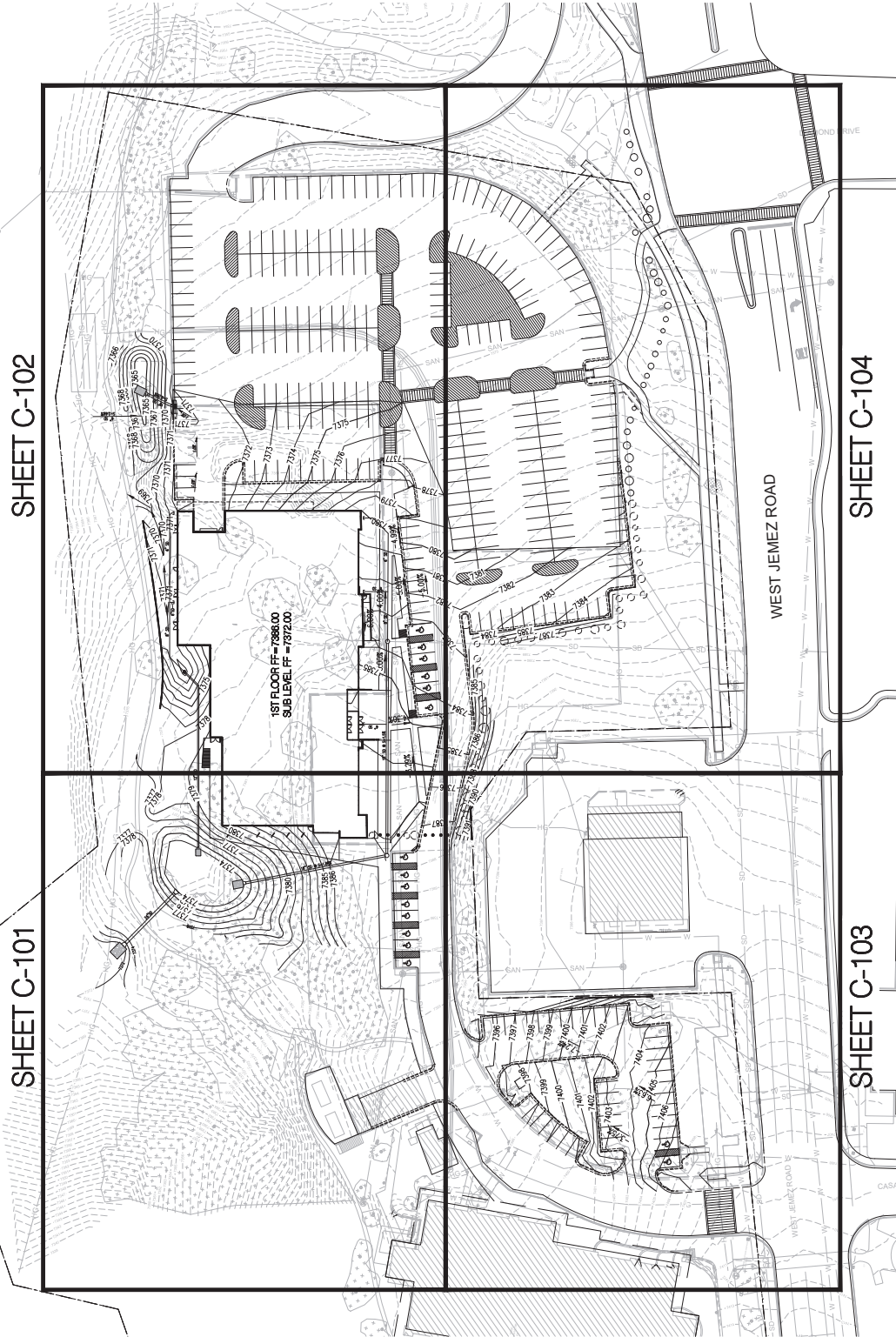


VICINITY MAP LOCATION MAP
NTS

1	07/10/2019	DELETED POND
No	Date	Description
Revision Schedule		
ISSUE: SITE PLAN APPLICATION		
PROJECT NUMBER: 1406		
FILE:		
DRAWN BY: BO		
CHECKED BY: GSR		
DATE: DECEMBER 20TH, 2019		

SHEET TITLE	OVERALL GRADING & DRAINAGE PLAN
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C-100



No.	Date	Description
1		Revision Schedule
2		ISSUE
3		PROJECT NUMBER: 2008
4		FILE: 2008
5		DRAWN BY: BO
6		CHECKED BY: GSB
7		DATE: DECEMBER 20TH, 2019

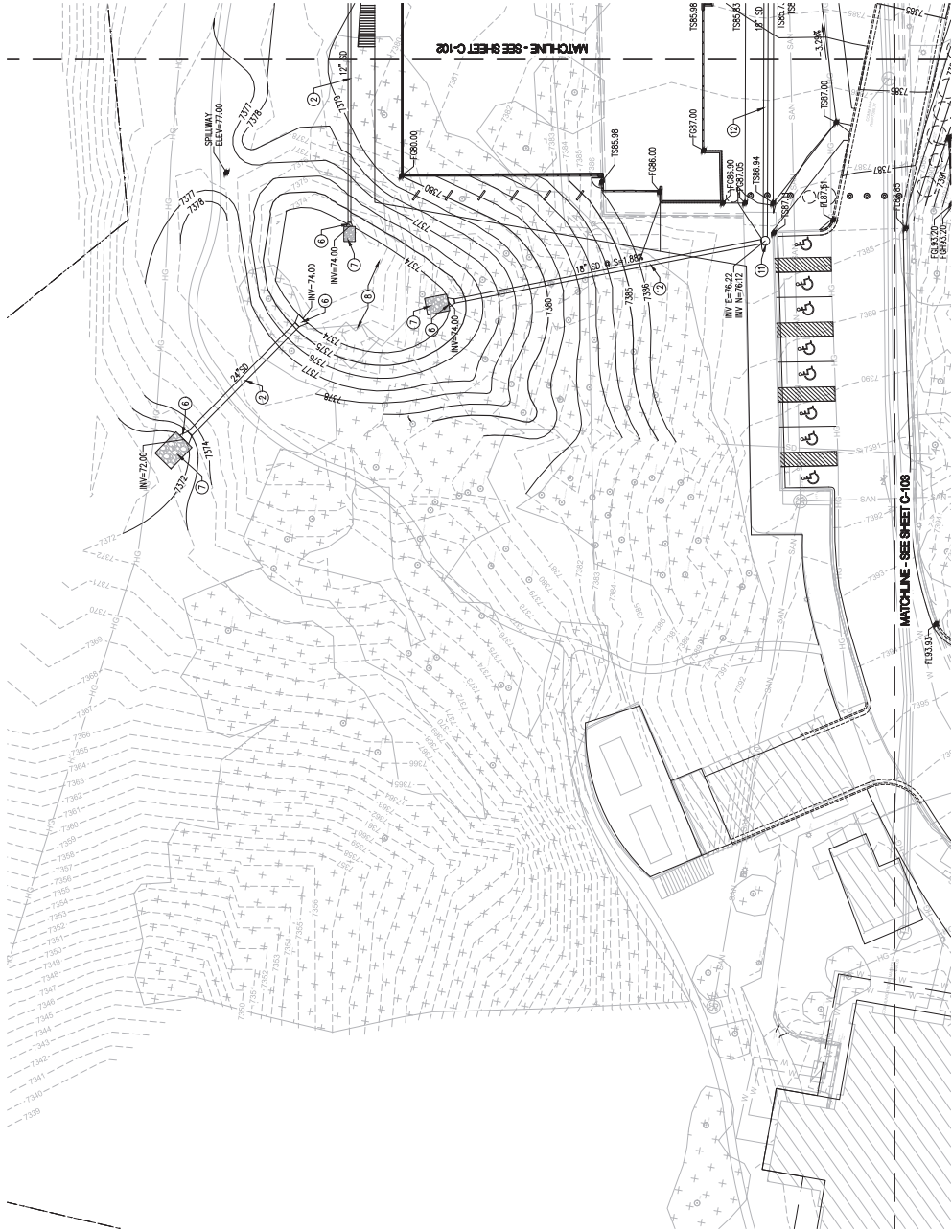
SHEET TITLE
GRADING & DRAINAGE PLAN

C-101

○ KEYED NOTES

1. INSTALL RETAINING WALL.
2. INSTALL PRIVATE STORM DRAIN PIPE.
3. CONSTRUCT PRIVATE STORM DRAIN INLET.
4. CONSTRUCT PUBLIC STORM DRAIN MANHOLE AT EXISTING PUBLIC STORM DRAIN PIPE.
5. INSTALL PRIVATE STORM DRAIN PIPE TO WITHIN 5' OF BUILDING.
6. INSTALL END SECTION.
7. INSTALL RP-RAP PAD.
8. CONSTRUCT DRAINAGE POND.
9. NOT USED.
10. CONSTRUCT CURB OPENING FOR DRAINAGE.
11. CONSTRUCT PUBLIC STORM DRAIN MANHOLE.
12. INSTALL PUBLIC STORM DRAIN PIPE.

NOTE: NOT ALL KEYED NOTES MAY APPLY TO THIS SHEET.



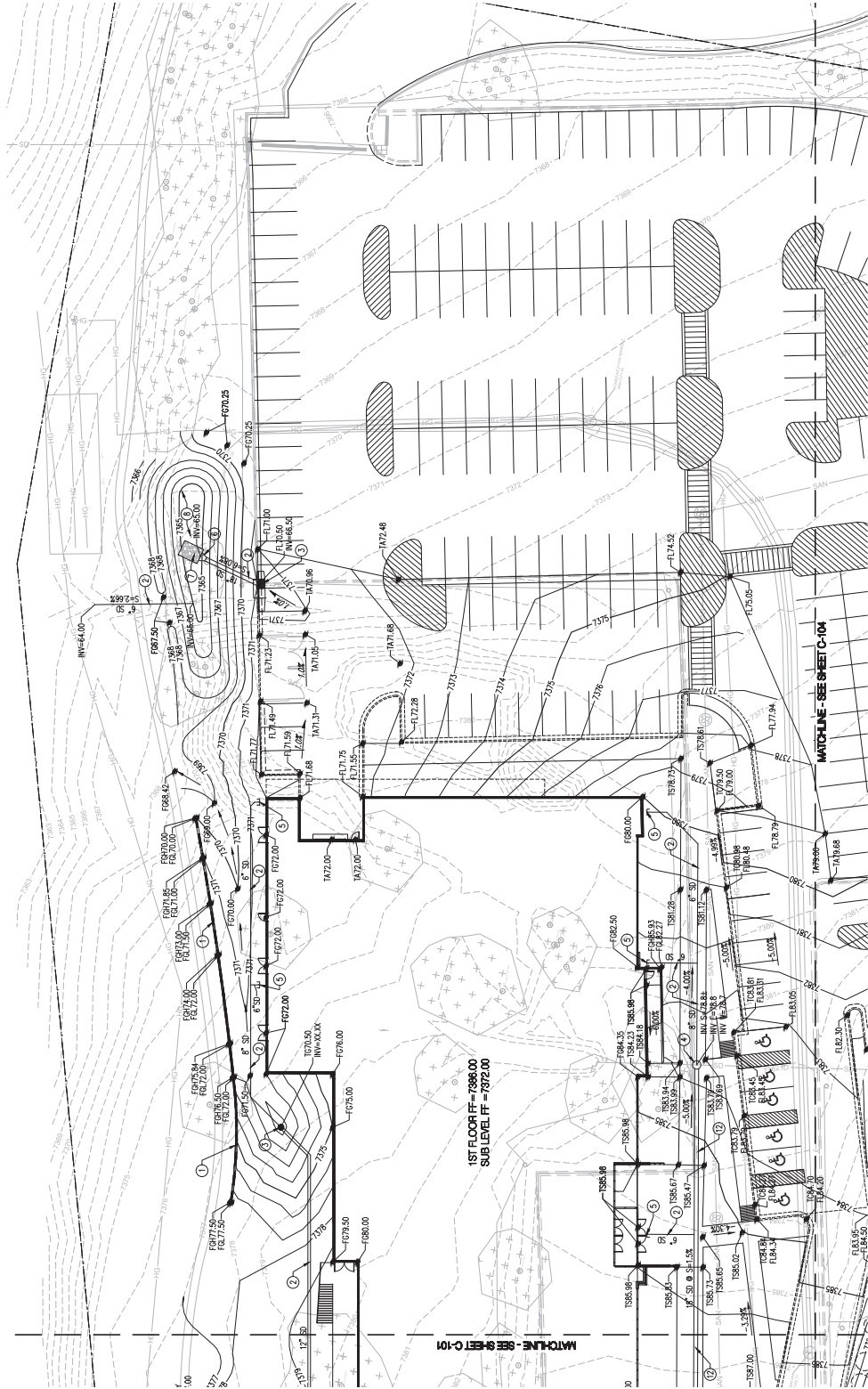
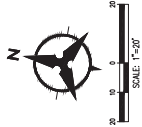
No.	Date	Description
1		Revision Schedule
2		SHEET PLAN APPLICATION
3		PROJECT NUMBER: 2008
4		FILE: 2008
5		DRAWN BY: BO
6		CHECKED BY: GSB
7		DATE: DECEMBER 20TH, 2019

SHEET TITLE
GRADING & DRAINAGE PLAN

○ KEYED NOTES

1. INSTALL RETAINING WALL.
2. INSTALL PRIVATE STORM DRAIN PIPE.
3. CONSTRUCT PRIVATE STORM DRAIN INLET.
4. CONSTRUCT PUBLIC STORM DRAIN MANHOLE AT EXISTING PUBLIC STORM DRAIN PIPE.
5. INSTALL PRIVATE STORM DRAIN PIPE TO WITHIN 3' OF BUILDING.
6. INSTALL END SECTION.
7. INSTALL RP-RAP PAD.
8. CONSTRUCT DRAINAGE POND.
9. NOT USED.
10. CONSTRUCT CURB OPENING FOR DRAINAGE.
11. CONSTRUCT PUBLIC STORM DRAIN MANHOLE.
12. INSTALL PUBLIC STORM DRAIN PIPE.

NOTE: NOT ALL KEYED NOTES MAY APPLY TO THIS SHEET.

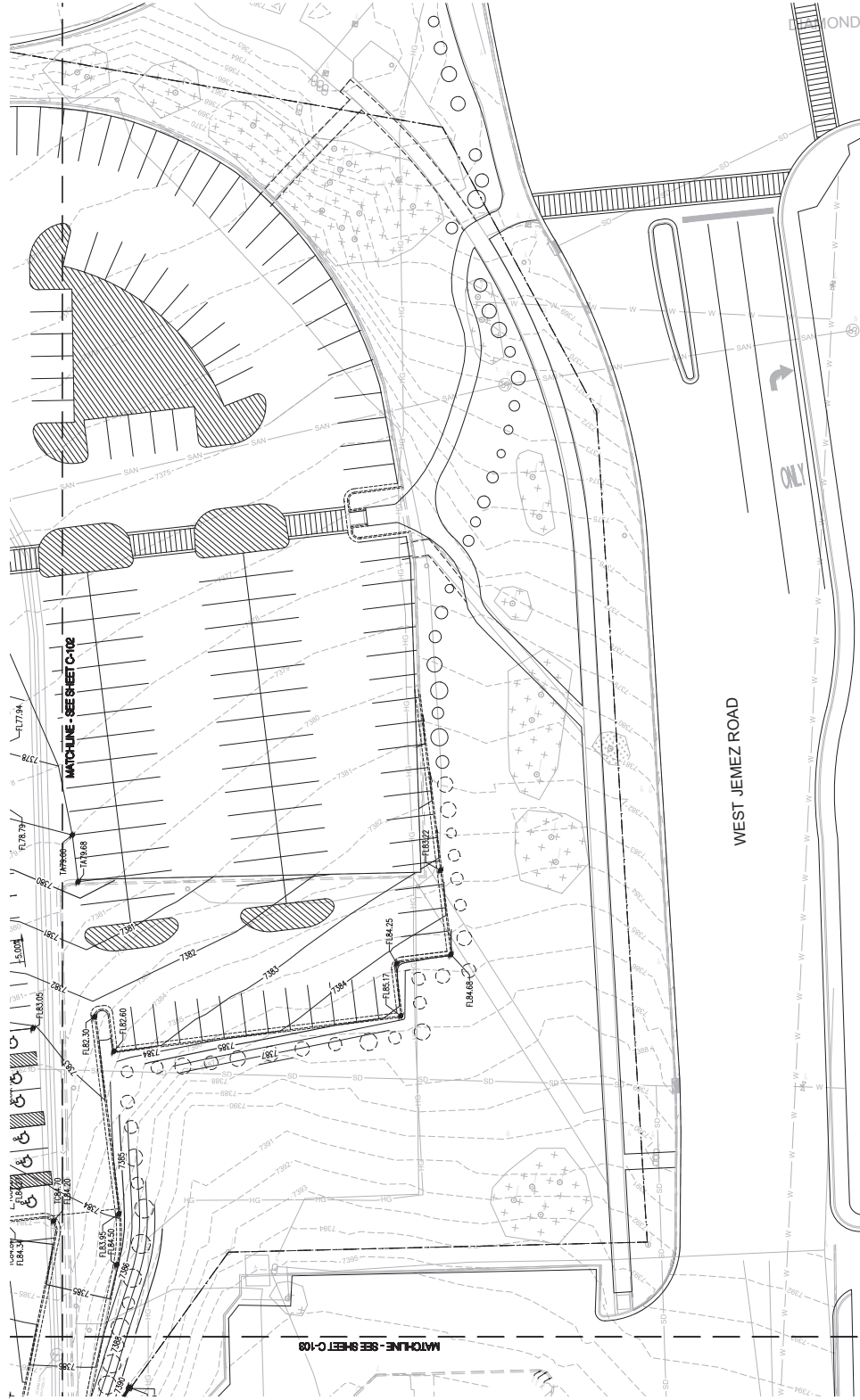
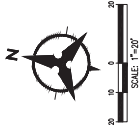


No.	Date	Description
Revision Schedule		
ISSUE	DATE	DESCRIPTION
PROJECT NUMBER: 2008		
FILE:		
DRAWN BY: BO		
CHECKED BY: GSB		
DATE:	DECEMBER 20TH, 2019	

KEYED NOTES

1. INSTALL RETAINING WALL.
2. INSTALL PRIVATE STORM DRAIN PIPE.
3. CONSTRUCT PRIVATE STORM DRAIN INLET.
4. CONSTRUCT PUBLIC STORM DRAIN MANHOLE AT EXISTING PUBLIC STORM DRAIN PIPE.
5. INSTALL PRIVATE STORM DRAIN PIPE TO WITHIN 5' OF BUILDING.
6. INSTALL END SECTION.
7. INSTALL RIP-RAP PAD.
8. CONSTRUCT DRAINAGE POND.
9. NOT USED.
10. CONSTRUCT CURB OPENING FOR DRAINAGE.
11. CONSTRUCT PUBLIC STORM DRAIN MANHOLE.
12. INSTALL PUBLIC STORM DRAIN PIPE.

NOTE: NOT ALL KEYED NOTES MAY APPLY TO THIS SHEET.



No	Date	Description
Revision Schedule		
ISSUE:	SITE PLAN APPLICATION	
PROJECT NUMBER:	1906	
FILE:		
DRAWN BY:	BO	
CHECKED BY:	GSR	
DATE:	DECEMBER 28TH, 2019	

SHEET TITLE

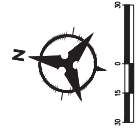
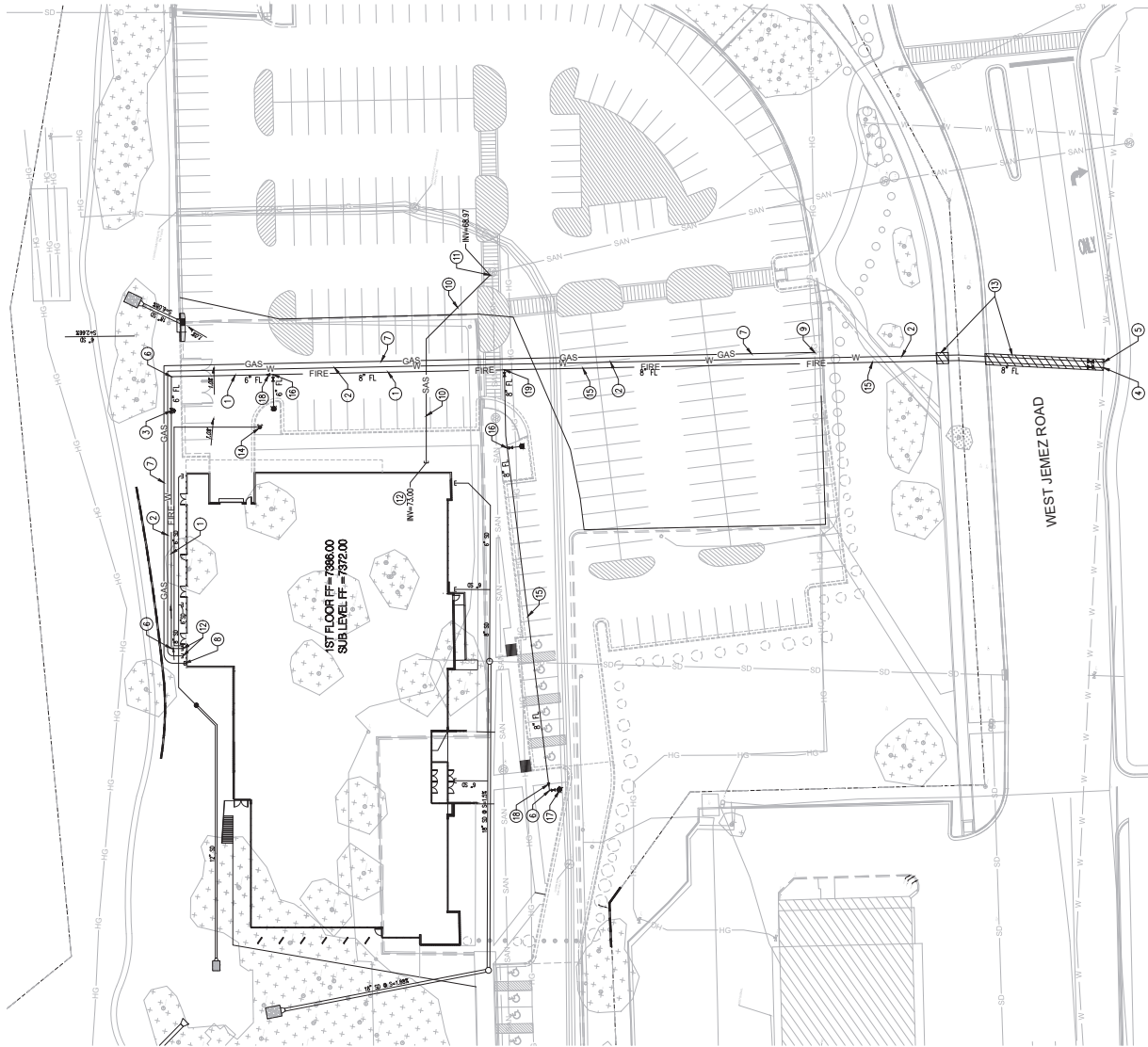
CITY OF PITTSBURGH

C-201

○ KEYED NOTES

1. INSTALL 6" Ø900 PVC FIRE WATER LINE.
2. INSTALL 3" DOMESTIC WATER SERVICE LINE.
3. INSTALL 6" GATE VALVE WITH POST INDICATOR (PVI).
4. CONNECT TO EXISTING 14" WATER LINE. INSTALL 10' 410"x8" TEE & 6" GATE VALVE WITH BOX & LID.
5. CONNECT TO EXISTING 10" WATER LINE WITH 5" TAPPING SAUSAGE. INSTALL 3" GATE VALVE WITH BOX & LID.
6. INSTALL 90° BEND WITH RESTRAINED JOINTS.
7. INSTALL 2" GAS LINE.
8. GAS REGULATOR.
9. CONNECT TO EXISTING 10" GAS LINE.
10. INSTALL 6" SDR 35 PVC SANITARY SEWER SERVICE LINE.
11. CONNECT TO EXISTING SANITARY SEWER MANHOLE.
12. EXTEND UTILITY SERVICE LINE TO WITHIN 5' OF BUILDING.
13. RUN OUTSIDE SERVICE LINE FROM MAINLINE TO PROPERTY LINE. CUT OFF AND REMOVE EXISTING SERVICE FROM LOT. MATCH EXISTING PAYMENT SECTION.
14. REMOTE FIRE DEPARTMENT CONNECTION.
15. INSTALL 6" Ø900 PVC FIRE WATER LINE.
16. INSTALL 8"x6"x8" TEE, 6" GATE VALVE WITH BOX & LID AND 1 - FREEDRANT.
17. INSTALL 6" GATE VALVE WITH BOX & LID AND 1 - FREEDRANT.
18. INSTALL 8"x6" REDUCER.
19. INSTALL 8"x6"x8" TEE, 6" GATE VALVE WITH BOX & LID.

**NOTE: LOWER LEVEL WILL REQUIRE
SOME VERY SERIOUS THINKING**



No.	Date	Description
Revision Schedule		
1	08/14/2019	ISSUE
2	08/14/2019	REVISION
3	08/14/2019	PROJECT NUMBER - 2008
4	08/14/2019	FILE
5	08/14/2019	DRAWN BY: BO
6	08/14/2019	CHECKED BY: GSB
7	08/14/2019	DATE

SHEET TITLE
UTILITY CORRIDOR & EASEMENT EXHIBIT

LEGEND

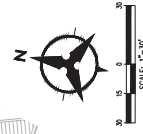
PROPERTY LINE	SANITARY SEWER CORRIDOR
GAS CORRIDOR	ELECTRIC CORRIDOR
STORM SEWER CORRIDOR	WATER CORRIDOR
STEAM CORRIDOR	PROPOSED 10' WIDE PUBLIC STORM DRAIN EASEMENT

NOTE: RESEARCH PARK SUMMARY PLAT SHOWS NO EXISTING UTILITY EASEMENTS ON THE PROPERTY. UTILITY CORRIDORS SHOWN ARE FOR INFORMATION ONLY AND WERE LOCATED BY CONDUCTING AS-BUILT SURVEYING USING SUB-METER ACCURACY GPS (GLOBAL POSITIONING SYSTEM).

1ST FLOOR FF = 7380.00
SUB LEVEL FF = 7372.00

PROPOSED 10' WIDE PUBLIC STORM DRAIN EASEMENT

WEST JEMEZ ROAD





SITES
SOUTHWEST

121 Jefferson Avenue NE Suite 3100 Albuquerque NM 87102
505.843.4637 www.sites-southwest.com

NOT FOR
CONSTRUCTION

LACDC FLEXLAB 1

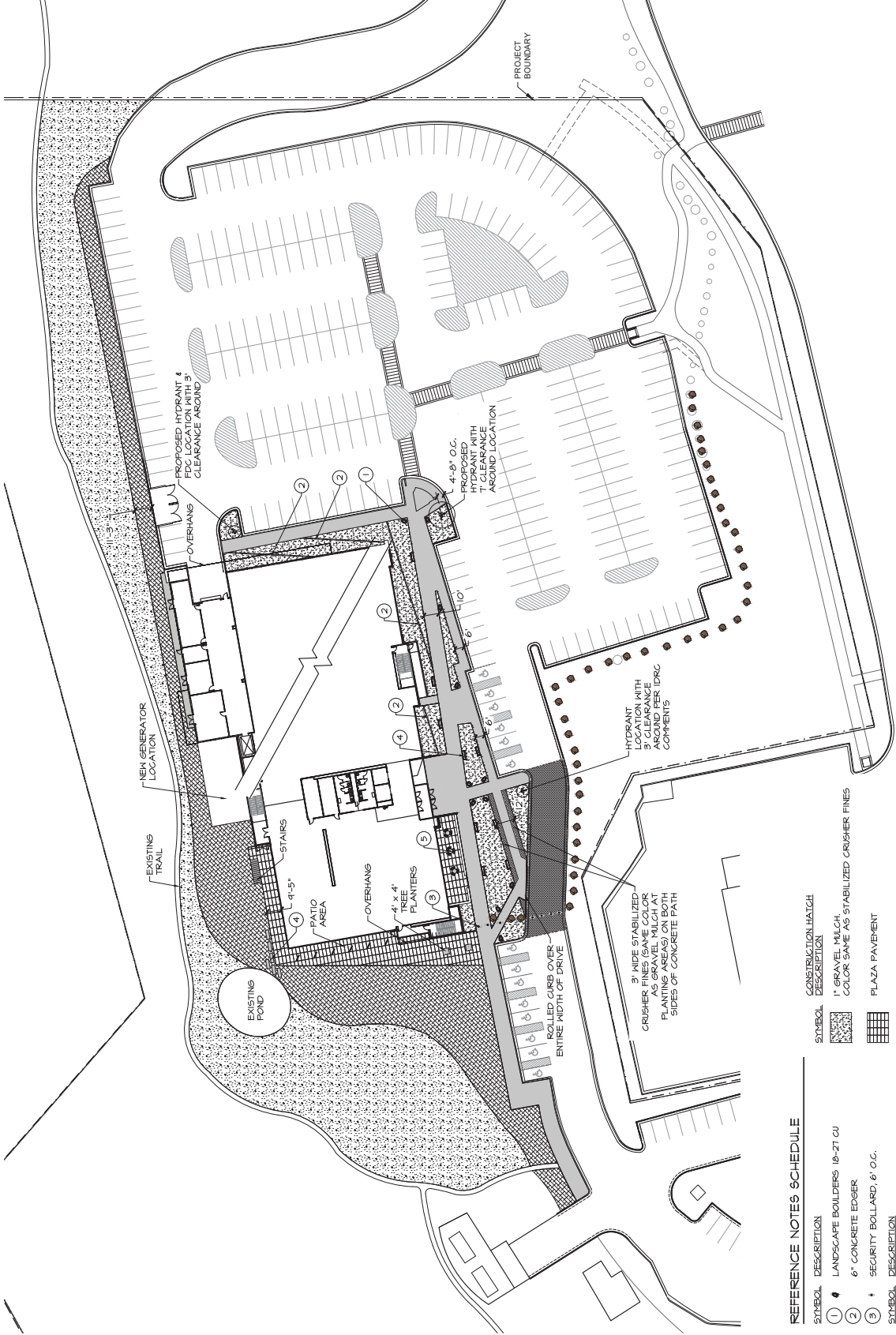
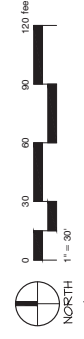
PROJECT ADDRESS
ALBUQUERQUE, NM

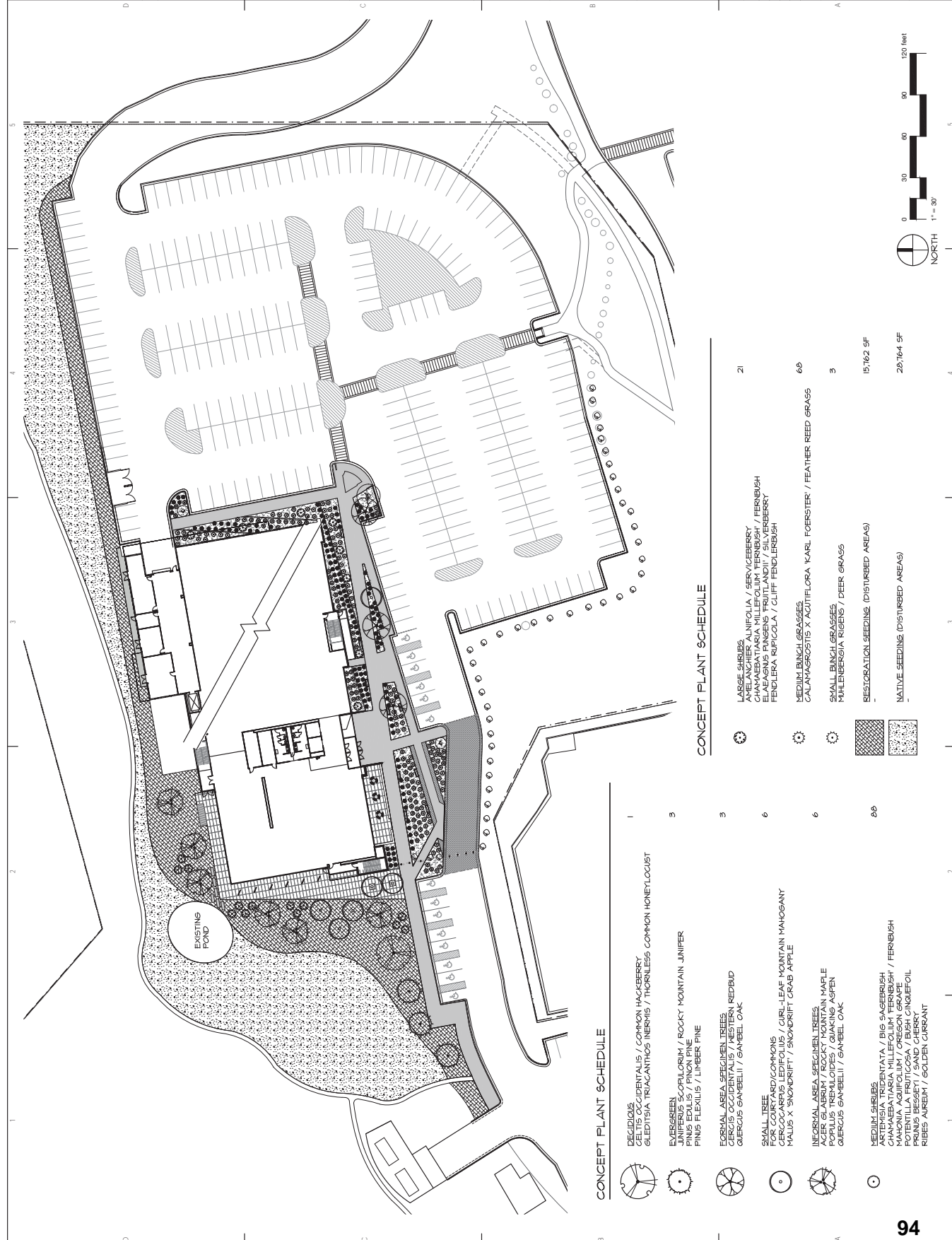
Key Plan
N/S

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	LANDSCAPE BOLLARDS 18"-21" O.U.
2	6" CONCRETE EDGER
3	SECURITY BOLLARD, 6' O.C.
4	LANDSCAPE FORMS, STAY-IN-PLACE CONSTRUCTION WITH STEEL STRAP SEATING
5	THOMAS STEEL CRTC-3-F CARNIVAL SERIES TABLE, 24"X15" HEIGHT, 36" TABLE DIAMETER AND 61.25" OVERALL WIDTH, SPIN STEEL SOLID TOP AND STRAP SEATING
6	STEPPING STONES

SYMBOL	DESCRIPTION
1	CONSTRUCTION HATCH 1" GRAVEL MULCH, COLOR SAME AS STABILIZED CRUSHER FINES
2	CONSTRUCTION HATCH PLAZA PAVEMENT
3	CONSTRUCTION HATCH CONCRETE PAVEMENT
4	CONSTRUCTION HATCH 3/8" STABILIZED CRUSHER FINES, 4" DEPTH, COLOR SAME AS GRAVEL MULCH FOR PLANTING
5	RELOCATED EXISTING SECURITY BOLLARDS







SITES
SOUTHWEST

121 Jefferson Avenue NE Suite 3100 Albuquerque NM 87102
505.843.4320 www.sites-southwest.com

ARCHITECT

ENGINEER

**NOT FOR
CONSTRUCTION**

LACDC FLEXLAB 1

PROJECT ADDRESS
ALBUQUERQUE, NM

Key Plan
NTS

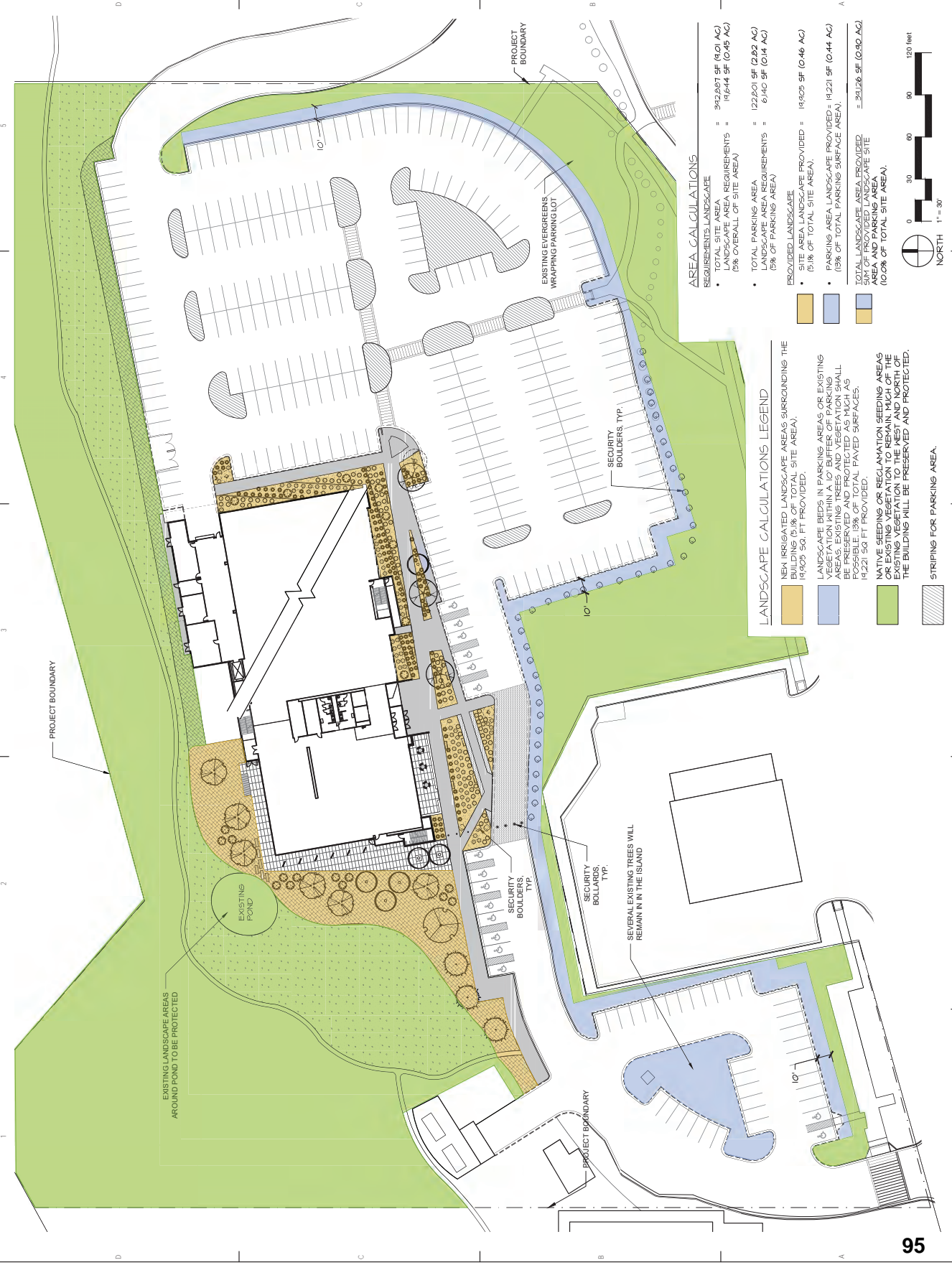
Revision Schedule

ISSUE	SHEET DESCRIPTION
PROJECT NUMBER: 1801	
FILE: 1801-01	
DATE: 01/10/20	
CHECKED BY: JCB	
DATE: JANUARY 10, 2020	

SHEET TITLE

**LANDSCAPE
SITE PLAN
CALCULATIONS**

LP-102



AREA CALCULATIONS

- REQUIREMENTS LANDSCAPE**
- TOTAL SITE AREA = 392,257 SF (9.01 AC)
 - LANDSCAPE AREA REQUIREMENTS = 19,614 SF (0.45 AC)
 - (5% OVERALL OF SITE AREA)
- TOTAL PARKING AREA**
- TOTAL PARKING AREA = 122,801 SF (2.82 AC)
 - LANDSCAPE AREA REQUIREMENTS = 6,140 SF (0.14 AC)
 - (5% OF PARKING AREA)
- EXISTING LANDSCAPE**
- SITE AREA LANDSCAPE PROVIDED = 19,505 SF (0.46 AC)
 - (5.1% OF TOTAL SITE AREA)
- PARKING AREA LANDSCAPE PROVIDED = 14,221 SF (0.44 AC)**
- (10% OF TOTAL PARKING SURFACE AREA)
- TOTAL LANDSCAPE AREA PROVIDED**
- SUM OF PROVIDED LANDSCAPE SITE AREA AND PARKING AREA = 33,726 SF (0.90 AC)
 - (10.0% OF TOTAL SITE AREA)

LANDSCAPE CALCULATIONS LEGEND

- NEW IRRIGATED LANDSCAPE AREAS SURROUNDING THE BUILDING (5.1% OF TOTAL SITE AREA). 19,505 SQ. FT. PROVIDED.
- LANDSCAPE BEDS IN PARKING AREAS OR EXISTING VEGETATION WITHIN A 10' BUFFER OF PARKING AREAS. EXISTING TREES AND VEGETATION SHALL BE PRESERVED AND PROTECTED AS MUCH AS POSSIBLE. 10% OF TOTAL PAVED SURFACES. 14,221 SQ. FT. PROVIDED.
- NATIVE SEEDLINGS OR RECLAMATION SEEDING AREAS OR EXISTING VEGETATION TO REMAIN. MUCH OF THE EXISTING VEGETATION TO THE WEST AND NORTH OF THE BUILDING WILL BE PRESERVED AND PROTECTED.
- STRIPING FOR PARKING AREA.



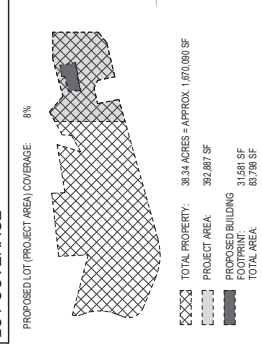
GENERAL NOTES

- A. COORDINATE WITH CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND LANDSCAPE.
- B. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
- C. PROVIDE CONTINUED ACCESS TO THE SITE FROM THE EXISTING ACCESS ROAD.
- D. PROVIDE CRITICAL AND HORIZONTAL LOCATION, ALL CAPED DUTY LINES.
- E. PROVIDE CRITICAL AND HORIZONTAL LOCATION, ALL CAPED DUTY LINES.
- F. AN APPROVED WATER SUPPLY FIRE PROTECTION SYSTEM SHALL BE AVAILABLE ON THE SITE PRIOR TO CONSTRUCTION. DEVELOPMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ALAMOS FIRE DEPARTMENT CONSTRUCTION STANDARDS FOR FIRE PROTECTION (SECTION 14.0).
- G. REFER TO CIVIL FOR THE FLOOD AND CONTIGUOUS INCLUDING GRADING AND DRAINAGE AND SITE DRAINAGE.
- H. REFER TO LANDSCAPE PLAN A1 / L-100 FOR LANDSCAPING.

KEYNOTES

- 1. EXISTING ROAD TO REMAIN
- 2. EXISTING TRAIL TO BE MAINTAINED AND PRESERVED
- 3. EXISTING ELECTRICAL EQUIPMENT TO REMAIN
- 4. EXISTING ELECTRICAL EQUIPMENT TO REMAIN
- 5. EXISTING ELECTRICAL EQUIPMENT TO REMAIN
- 6. EXISTING ELECTRICAL EQUIPMENT TO REMAIN
- 7. EXISTING ELECTRICAL EQUIPMENT TO REMAIN
- 8. EXISTING ELECTRICAL EQUIPMENT TO REMAIN
- 9. EXISTING ELECTRICAL EQUIPMENT TO REMAIN
- 10. EXISTING ELECTRICAL EQUIPMENT TO REMAIN
- 11. EXISTING ELECTRICAL EQUIPMENT TO REMAIN
- 12. EXISTING ELECTRICAL EQUIPMENT TO REMAIN
- 13. EXISTING ELECTRICAL EQUIPMENT TO REMAIN
- 14. EXISTING ELECTRICAL EQUIPMENT TO REMAIN
- 15. EXISTING ELECTRICAL EQUIPMENT TO REMAIN
- 16. EXISTING ELECTRICAL EQUIPMENT TO REMAIN
- 17. EXISTING ELECTRICAL EQUIPMENT TO REMAIN
- 18. EXISTING ELECTRICAL EQUIPMENT TO REMAIN
- 19. EXISTING ELECTRICAL EQUIPMENT TO REMAIN
- 20. EXISTING ELECTRICAL EQUIPMENT TO REMAIN
- 21. EXISTING ELECTRICAL EQUIPMENT TO REMAIN
- 22. EXISTING ELECTRICAL EQUIPMENT TO REMAIN

LOT COVERAGE



PARKING CALCULATIONS

REQUIRED PER MASTER PLAN:
1 PARKING SPOT PER EMPLOYEE
1 GUEST SPACE PER 15 EMPLOYEE SPACES

BUILDING ONE: 154 EMPLOYEE SPACES + 11 GUEST SPACES = 165 TOTAL
BUILDING TWO: 117 EMPLOYEES + 8 GUEST SPACES = 125 TOTAL

MASTER PLAN REQUIRED PARKING: 290 SPACES

REQUIRED PER LOS ALAMOS MUNICIPAL CODE:
1 SPACE PER 100 SF OF NET USABLE AREA
1 SPACE PER 100 SF OF NET USABLE AREA

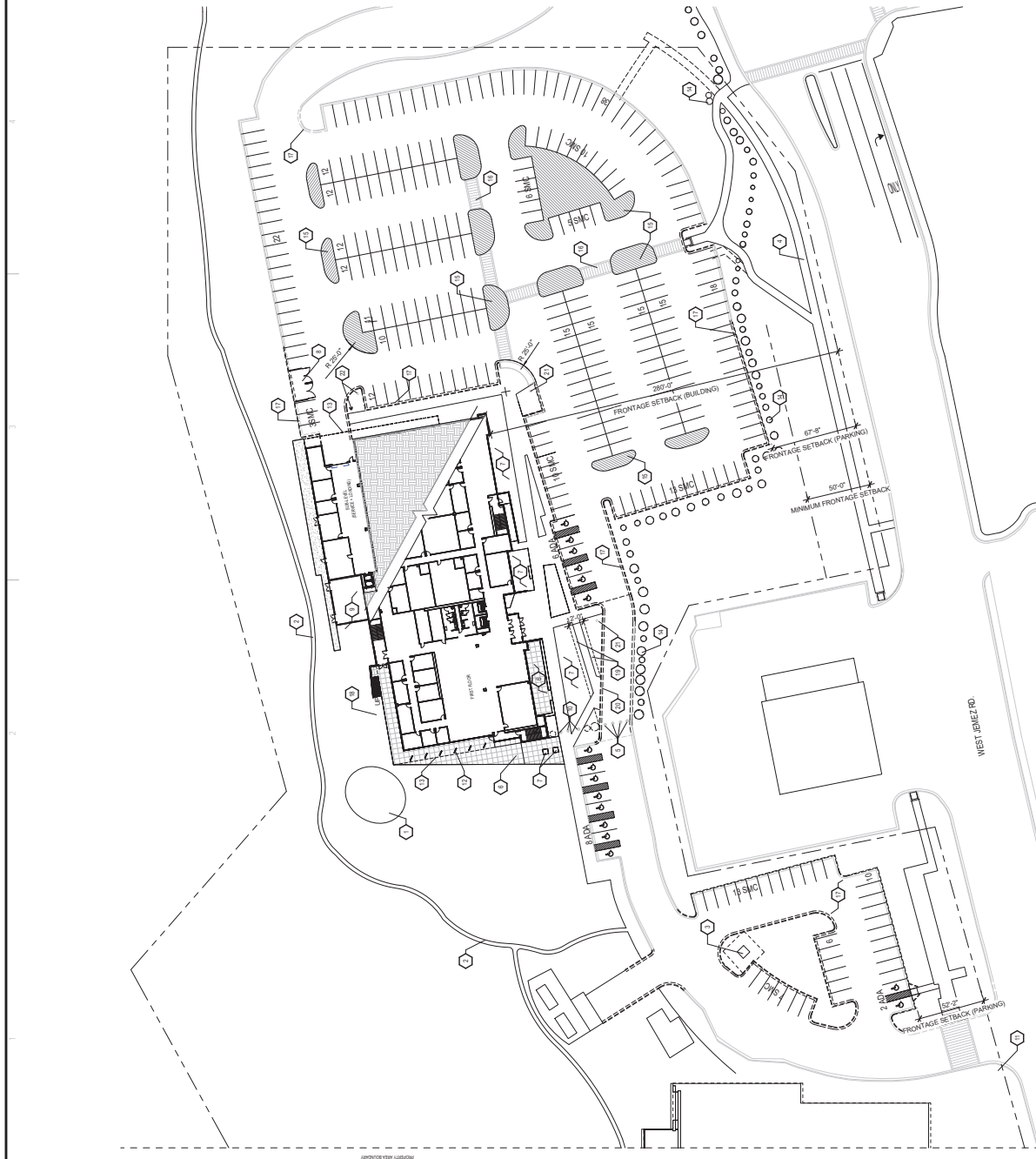
BUILDING TWO: NET USABLE AREA
SUB-LEVEL 0: 28,750 SF
LEVEL 01: 28,750 SF
LEVEL 02: 28,750 SF
LEVEL 03: 28,750 SF
TOTAL: 115,000 SF

LOS ALAMOS REQUIRED PARKING: 115,000 SF / 100 SF = 115 SPACES

BUILDING ONE HAS LESS NET USABLE AREA THAN BUILDING TWO. ALLOCATING FOR AN ADDITIONAL 70 SPACES FOR BUILDING ONE. THE PROPOSED PARKING COUNT EXCEEDS THE REQUIRED MINIMUM (140).

PROVIDED PARKING COUNTS

TYPE	NUMBER
SMALL CAR	67
ADA	16
STANDARD	205
TOTAL	319



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CONSULTANTS

Architect

Engineer

NOT FOR CONSTRUCTION

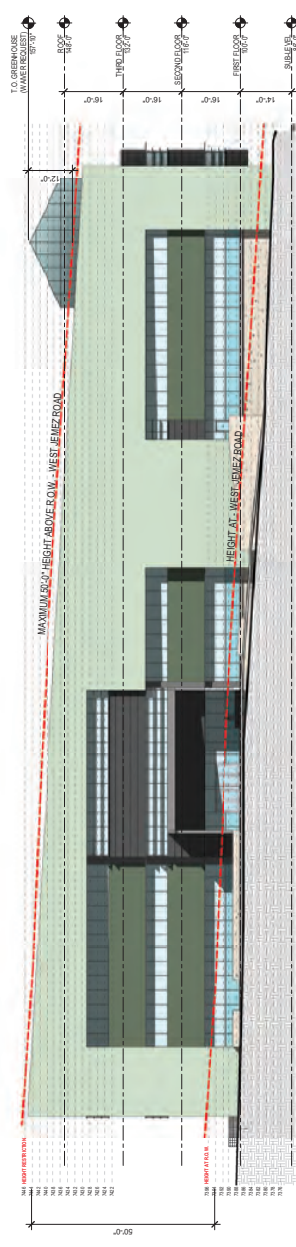
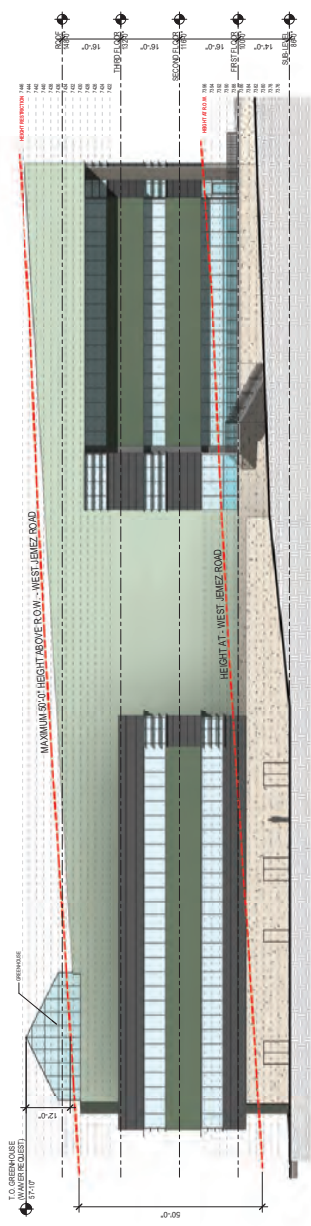
LACDC FLEXLAB 1

LOS ALAMOS, NM

No	Date	Description
Revision Schedule		
ISSUE: STEP/PLAN APPLICATION		
PROJECT NUMBER: 1908		
FILE: 1908_LA_OCHRE/SLAB1_Central.rvt		
DRAWN BY: Admin		
CHECKED BY: Oshkeri		
DATE: DECEMBER 20, 2019		

SHEET TITLE
HEIGHT RESTRICTIONS

A-210



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CONSULTANTS

Architect
Engineer
NOT FOR CONSTRUCTION

LACDC FLEXLAB 1

LOS ALAMOS, NM

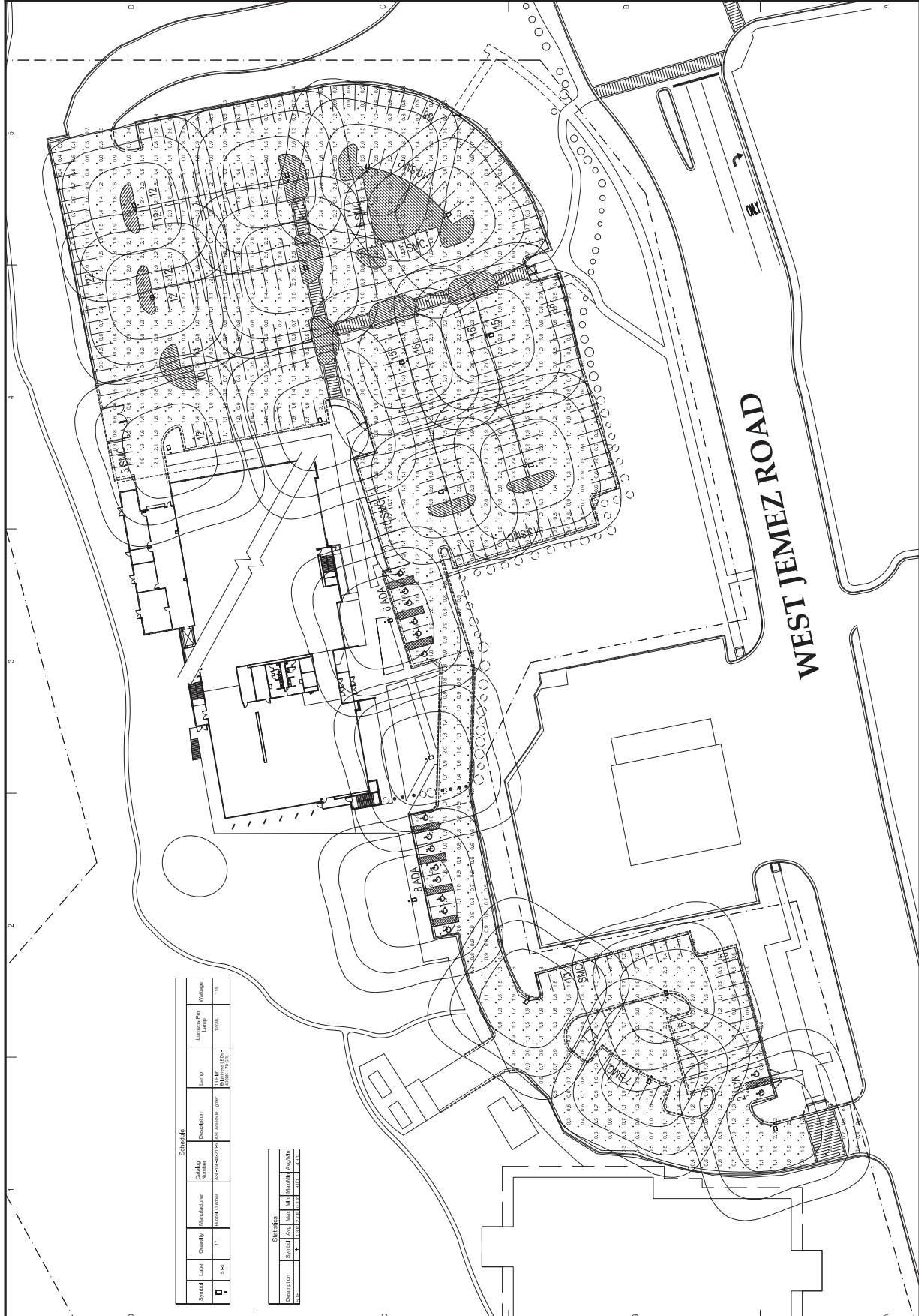


Key Plan
NTS

No.	Date	Description
Revision Schedule		
ISSUE:	SITE PLAN APPLICATION	
PROJECT NUMBER:	000	
FILE:	000	
DRAWN BY:	TN	
CHECKED BY:	MH	
DATE:	12/03/2019	

SHEET TITLE
SITE LIGHTING PLAN

E-101

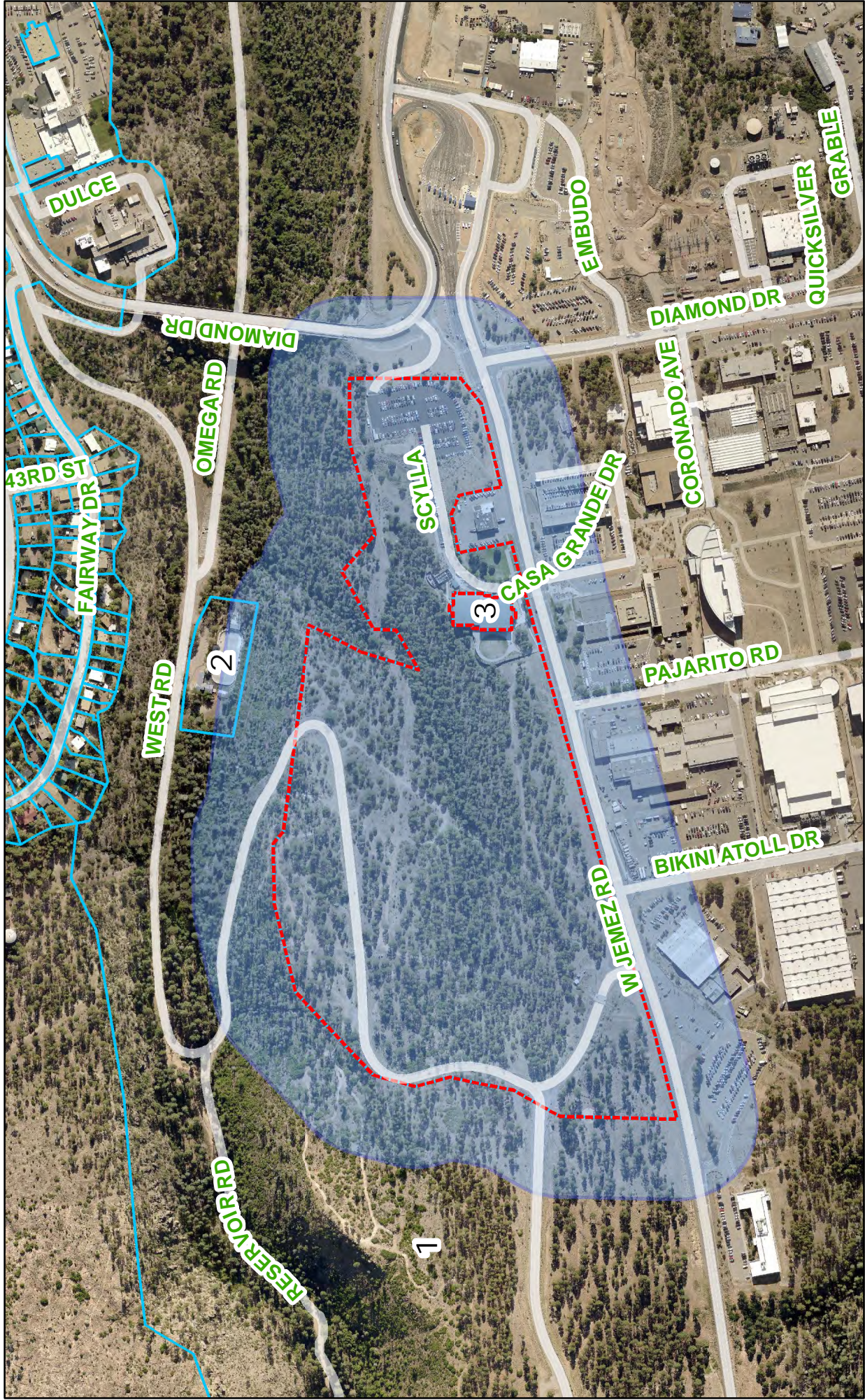


WEST JEMEZ ROAD

Symbol	Label	Quantity	Manufacturer	Fixture Number	Description	Lamp	Control	Wattage
□	1-100	17	Acuity	AS-CFL-100/100	AS-CFL-100/100	100W	0-10V	175

Quantity	Symbol	Label	Manufacturer	Fixture Number	Description	Lamp	Control	Wattage
17	□	1-100	Acuity	AS-CFL-100/100	AS-CFL-100/100	100W	0-10V	175

SITE LIGHTING PLAN
SCALE: 1" = 30'-0"



4200 W JEMEZ RD

- 1. LOS ALAMOS NATIONAL LABORATORY, PO BOX 1663, LOS ALAMOS, NM 87547
- 2. INCORPORATED COUNTY OF LOS ALAMOS, PO BOX 30, LOS ALAMOS, NM 87544
- 3. LOS ALAMOS COMMERCE & DEVELOPMENT CORPORATION, 190 CENTRAL PARK SQUARE, LOS ALAMOS, NM 87544

Mapping information is for reference only. Users are solely responsible to confirm data accuracy. Los Alamos County assumes no liability for errors associated with the data.

January 6, 2020

Dear Property Owner:

This is to inform you that the Los Alamos County has scheduled a public hearing before the Planning and Zoning Commission to be held on Wednesday, January 22, 2020, beginning at **5:30 p.m.** in the Los Alamos County Municipal Building, located at 1000 Central Ave., Los Alamos, New Mexico, to discuss and act on the following case:

**Case No. SIT-2019-0037, WVR-2019-0086, WVR-2019-0087:
Site Plans and Waivers for Research & Development Building**

Donna Marion, Studio Southwest Architects, requests Site Plan and Waivers approval for the construction of a research & development building totaling 83,798 ft² to be located at 4200 W Jemez, Los Alamos Research Park. The property consists of approximately 38.34 acres; is located adjacent to an existing lab/office building on the property and is zoned Research & Development (R&D). In addition, there is a request for waivers for building height and parking lot landscaping, in association with the Site Plan.

As a property owner within 100 yards of the of the subject site, you are invited to attend the meeting and provide comments; ask questions and voice any opposition or support you may have for the request. Your personal testimony has the most bearing in a given case; more so than written comments.

Please be advised that Planning & Zoning Commission hearings follow parliamentary procedures and rules of conduct. Land-Use cases — including reviewing and approving Site Plans — are treated with a certain level of formality. As such, staff, applicants and concerned citizens, who will be testifying, will be required to be sworn-in and is subject to cross-examination. This is not meant to discourage attendance or participation but is the quasi-judicial process.

If you have any comments or questions that could be answered by County staff, please contact the Community Development Department in advance of the meeting so that a response can be prepared.

Ryan Foster, Principal Planner
(505) 662-8120
planning@lacnm.us

1888

-

[illegible]

- [illegible]

A1 SITE PLAN
1" = 40' OF

The site plan shows a rectangular building footprint with a central courtyard. To the north of the building is a parking lot with 10 spaces. To the east is a parking lot with 10 spaces. To the south is a parking lot with 10 spaces. The building is situated between 1st Street to the north and 2nd Street to the south. The site is bounded by 1st Street to the north, 2nd Street to the south, 3rd Street to the east, and 4th Street to the west. A north arrow is located in the upper right corner. A scale bar indicates 0, 20, 40, and 80 feet. The text 'Site North' is written vertically along the right edge of the plan.

ITS	0
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1



STUDIO SOUTHWEST
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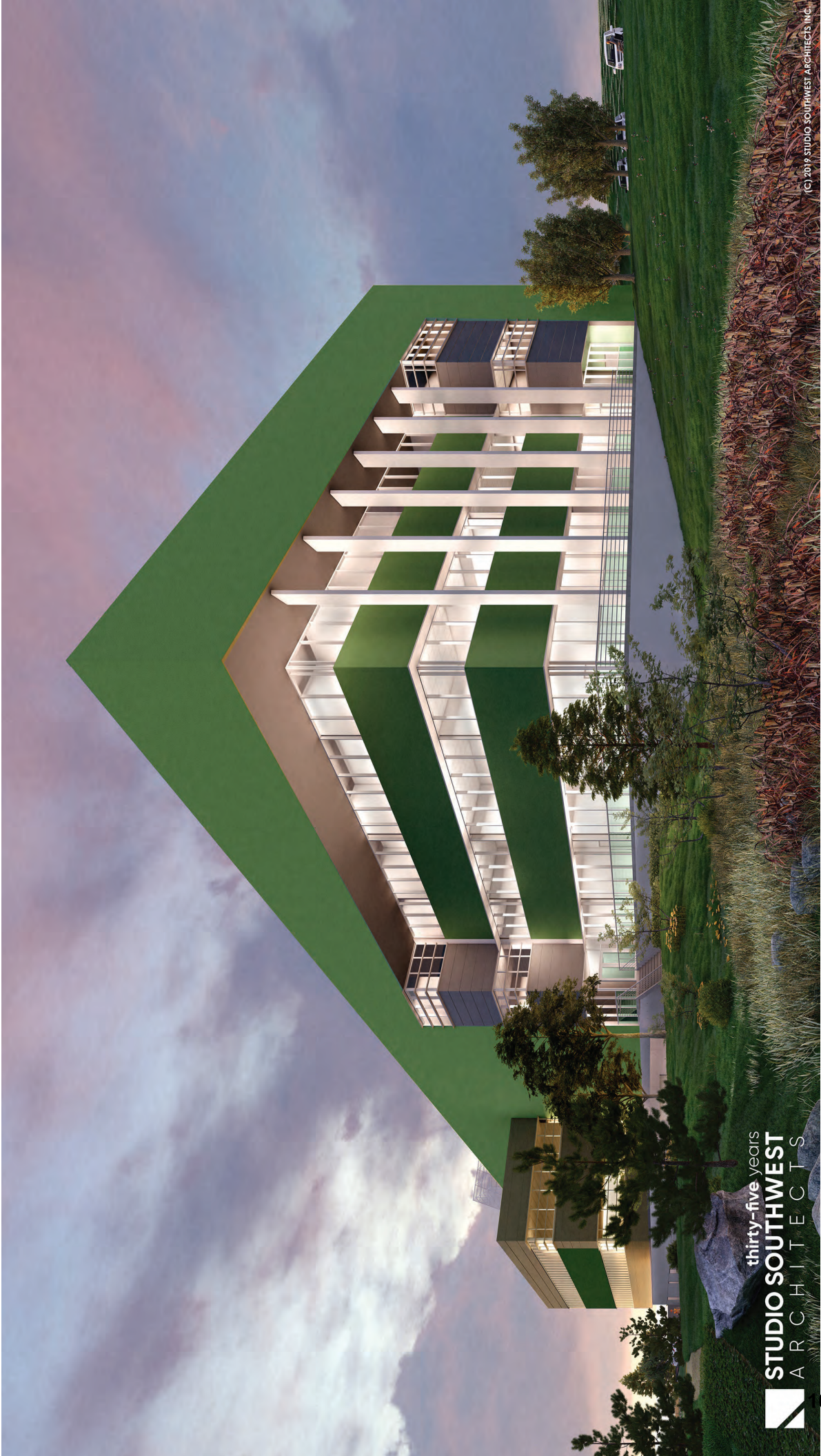
thirty-five years
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thirty-five years
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IDRC CONDITIONS & COMMENTS: Flex Lab, January 2, 2020

CONDITIONS FOR SITE PLAN APPROVAL

1	<p><u>Per Department of Utilities:</u></p> <ol style="list-style-type: none"> 1. Applicant shall submit final utility plans, stamped by a New Mexico professional engineer, with the application for building permit. 2. An Easement Plan dedicating easements for new and existing utilities shall be filed prior to occupying the building. 3. See the attached sheets for additional DPU comments.
3	<p><u>Per County Engineer, Public Works:</u></p> <p>The applicant shall coordinate with appropriate LANL/Traffic staff ingress/egress and circulation of vehicles, bicycle and pedestrians within the LANL transportation network.</p>
4	<p><u>Per County Engineer, Public Works:</u></p> <p>The applicant shall coordinate with appropriate LANL/EM staff for providing storm water management and erosion control measures including, but not limited to the following:</p> <ul style="list-style-type: none"> ▪ Divert increased storm water runoff from the proposed development away from an existing SWMU to ensure flow is not increased through the SWMU site; ▪ Utilize LANL's 2017 Low Impact Development Standards where appropriate; and ▪ Ensure adjacent trails are not impacted by the proposed development and storm water runoff.
5	<p><u>Per County Engineer, Public Works:</u></p> <p>The applicant shall provide the County with confirmation that LANL staff is satisfied with any traffic and storm water mitigation measures proposed.</p>
6	<p><u>Per Fire Department:</u></p> <p>The following comments are regarding the site plan application for the Flex Lab at Research Park. (see attached sheet related to the comments below).</p> <ol style="list-style-type: none"> 1. A Fire Hydrant and the Fire Department Connection for the fire sprinkler system need to be shown as located in the parking island that is the closet one to the loading dock on the NE corner of the building. 2. The sidewalk shown in the landscape area on the south side of the building at the SW corner will need to be constructed as a stabilized surface 12 feet wide with a drive over curb that allows for an approach from the west after passing through the retractable bollards.

	<p>3. A second fire hydrant needs to be installed in the landscape area at the curb directly south from the front doors.</p> <p>4. The landscape plan needs to be adjusted to indicate no trees in the area between the stabilized surface and the building or a minimum distance of 20 feet from all sides of the stabilized surface.</p> <p>5. A third fire hydrant needs to be indicated in the island at the SE corner of the building.</p>
7	<p><u>Per Planning Division:</u> Applicant will provide a bond for waived landscaping requirements before a Certificate of Occupancy is issued. The bond is to ensure the parking lot landscaping requirements are met with, or without, construction of a parking garage within 5 years.</p>

ADDITIONAL COMMENTS TO CONSIDER

1	<p><u>Public Works (Streets Division):</u> A section of the parking lot in front of Building 1 has a 7% slope, consider a design for the parking (parallel, angled, etc.) to ensure the parking can be safely utilized, especially since winter conditions could make a 7% slope hazardous on snow and ice.</p>
2	<p><u>General IDRC Comment:</u> Consider the location of the existing utility line connecting to Building 2 when planning for the construction of a future parking garage.</p>

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Bohannon & Huston
www.bhinc.com
505.877.5533

CONSULTANTS

Engineer
NOT FOR CONSTRUCTION

LACDC FLEXLAB 1

USA ALAMOS NM

Key Plan
NTS

No.	Date	Description
Revision Schedule		
ISSUE:	SITE PLAN APPLICATION	
PROJECT NUMBER:	1906	
FILE:	DO	
DRAWN BY:	GMB	
CHECKED BY:	GMB	
DATE:	DECEMBER 20TH, 2019	

SHEET TITLE

SITE UTILITY PLAN

J. NUNO 12/31/19

C-201

KEYED NOTES

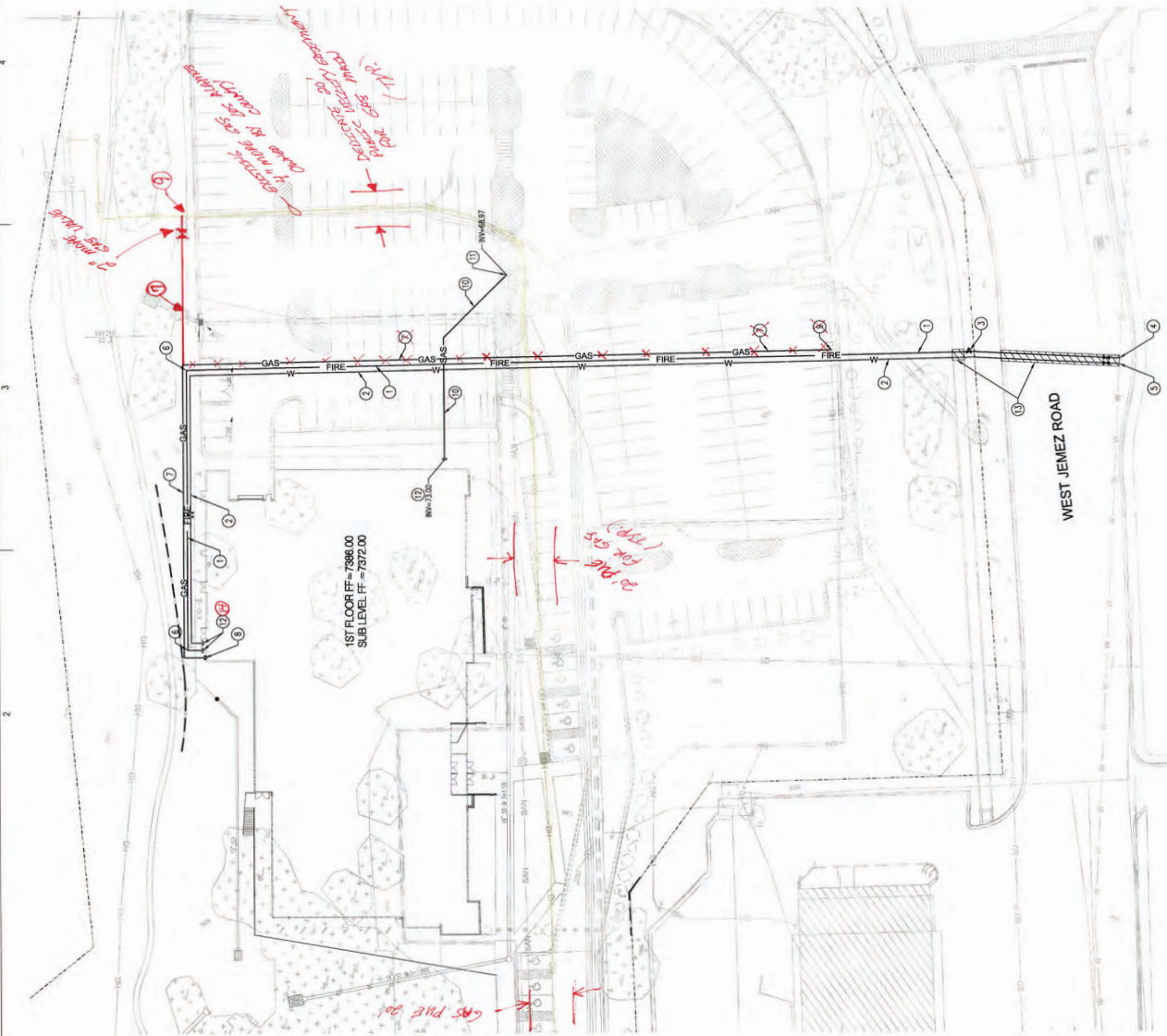
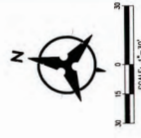
1. INSTALL 6" CS900 PVC FIRE WATER LINE.
2. INSTALL 3" DOMESTIC WATER SERVICE LINE.
3. INSTALL 6" GATE VALVE WITH POST INDICATOR (PIV).
4. CONNECT TO EXISTING 10" WATER LINE. INSTALL 10"x10"x45" TEE & 6" GATE VALVE WITH BOX & LID.
5. CONNECT TO EXISTING 10" WATER LINE WITH 3" TAPPING SADDLE.
6. INSTALL 3" GATE VALVE WITH BOX & LID.
7. INSTALL 2" GAS LINE.
8. GAS ~~REGULATOR~~ *WATER*.
9. CONNECT TO EXISTING 10" GAS LINE.
10. INSTALL 6" SIPR 35 PVC SANITARY SEWER SERVICE LINE.
11. CONNECT TO EXISTING SANITARY SEWER MANHOLE.
12. EXTEND UTILITY SERVICE LINE TO WITHIN 5' OF BUILDING.
13. SHUT-OUT REMOVE & REPLACE EXISTING ASPHALT PAVEMENT. REPAIR AND REFINISH FOR UTILITY TRENCH. MATCH EXISTING PAVEMENT SECTION.

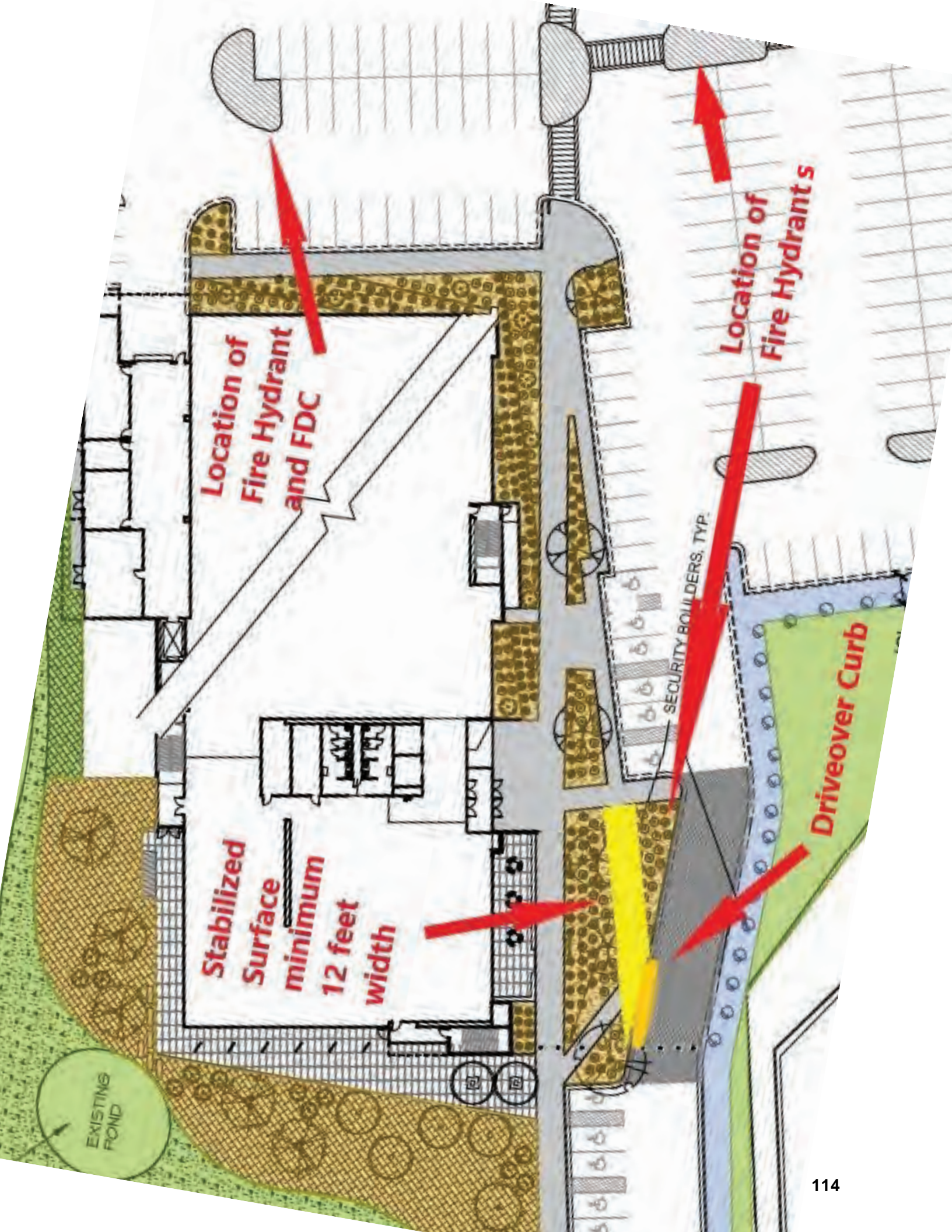
14. INSTALL 2" WATER SERVICE PER LAS ALAMOS COUNTY DEPARTMENT OF PUBLIC UTILITIES STAPLED DETAIL. X-1111

NOTE: LOWER LEVEL WILL REQUIRE SANITARY SEWER SLUMP PUMP

1. ALL GAS UTILITY CONSTRUCTION SHALL COMPLY WITH LACDC UTILITY CONSTRUCTION STANDARDS.
2. COORDINATE GAS INSTALLATION WITH SET AND STEEL WITH LAS ALAMOS COUNTY DEPARTMENT OF PUBLIC UTILITIES.
3. COORDINATE WATER SERVICE WITH LAS ALAMOS COUNTY DEPARTMENT OF PUBLIC UTILITIES.

FVI - LAC WILL OWN THE GAS/BOC/WATER METERS. LAC SHALL FEE FOR THESE.







County of Los Alamos

Staff Report

January 22, 2020

Los Alamos, NM 87544
www.losalamosnm.us

Agenda No.: A.

Index (Council Goals):

Presenters:

Legislative File: 12720-20

Title

Minutes from the Planning And Zoning Commission Meeting(s) on December 11, 2019.

Recommended Action

I move that the Commission approve the Minutes for December 11, 2019.

Attachments

A - Draft Minutes for December 11, 2019



County of Los Alamos

Minutes

Planning and Zoning Commission

1000 Central Avenue
Los Alamos, NM 87544

Terry Priestley, Chair; Beverly Neal-Clinton, Vice-Chair; Melissa Arias; Jean Dewart; Michelle Griffin; Craig Martin; Neal Martin; April Wade, and Sean Williams, Commissioners

Wednesday, December 11, 2019

5:30 PM

Council Chambers
1000 Central Avenue

1. CALL TO ORDER/ROLL CALL

Present 8 - Commissioner Martin, Commissioner Arias, Commissioner Martin, Commissioner Priestley, Commissioner Dewart, Commissioner Wade, Commissioner Williams and Commissioner Griffin

Absent 1 - Commissioner Neal-Clinton

2. PUBLIC COMMENT

3. APPROVAL OF AGENDA

4. PUBLIC HEARING(S)

A. Case No.SUB-2019-0009: A Preliminary and Final Subdivision Request for 4015 Arkansas- Homes at North Community

A motion was made by Member Dewart, seconded by Member Arias, that this item be Approval. The motion passed by the following vote:

Yes: 8 - Commissioner Arias, Commissioner N. Martin, Commissioner Dewart, Commissioner Wade, Commissioner C. Martin, Commissioner Priestley, Commissioner Griffin and Commissioner Williams

Absent: 1 - Commissioner Neal-Clinton

B. Case No. SIT-2019-0041: A Site Plan Amendment for the Aquatic Center Addition of a Kiddie Pool.

A motion was made by Griffin, seconded by Member Martin, that this item be The motion passedwith the following vote:

Yes: 8- Commissioner Arias, Commissioner N. Martin, Commissioner Dewart, Commissioner Wade, Commissioner C. Martin, Commissioner Priestley, Commissioner Griffin and Commissioner Williams.

Absent: 1 - Commissioner Neal-Clinton

5. PLANNING AND ZONING COMMISSION BUSINESS

A. Minutes from the Planning And Zoning Commission Meeting on November

13, 2019.

I move that the Commission approve the Minutes for November 13, 2019.

Yes: 8 - Commissioner Arias, Commissioner Wade, Commissioner Priestley, Commissioner Priestley, Commissioner Priestley, Commissioner Priestley, Commissioner Griffin and Commissioner Williams

Abstain: 3 - Commissioner Martin, Commissioner Dewart and Commissioner Martin

Absent: 1 - Commissioner Neal-Clinton

6. COMMISSION/DIRECTOR COMMUNICATIONS

A. Department Report

B. Chair's Report

C. Commissioners' Comments

7. PUBLIC COMMENT

8. ADJOURNMENT

PLEASE NOTE: Any action by the Planning and Zoning Commission in granting approval, conditional approval or disapproval of an application may be appealed by the applicant or by persons who have a personal or pecuniary interest adversely affected by the decision as defined by Section 16-454 of the County Code. Such appeals must be filed with the Community Development Department within 15 days of the action in accordance with Section 16-492.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the County Human Resources Division at 505-662-8040 at least one week prior to the meeting or as soon as possible.

Public documents, including the agenda and minutes can be provided in various accessible formats. Please contact the personnel in the Community Development Department Office at 505-662-8006 if a summary or other type of accessible format is needed.