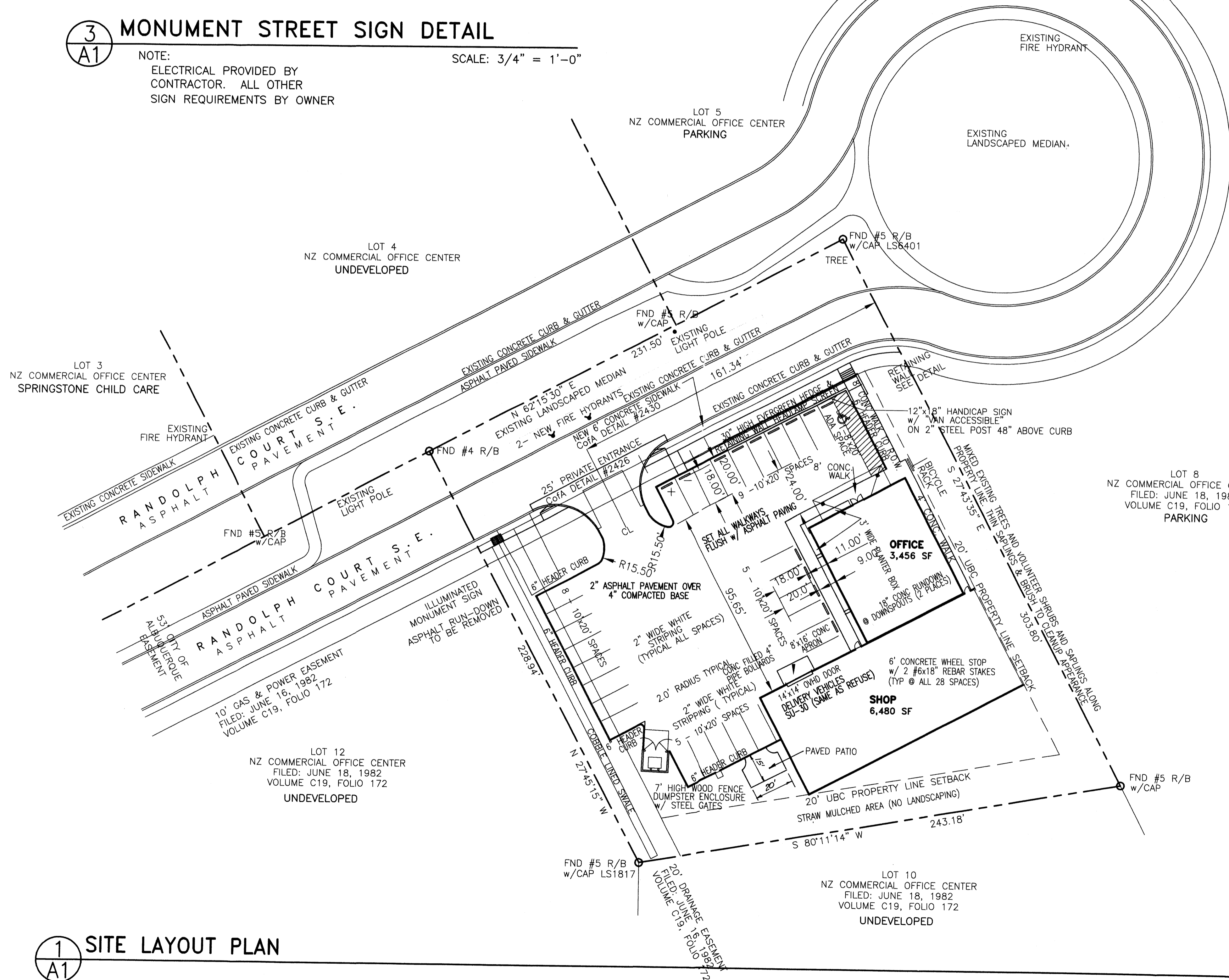


3 MONUMENT STREET SIGN DETAIL
 NOTE: ELECTRICAL PROVIDED BY CONTRACTOR. ALL OTHER SIGN REQUIREMENTS BY OWNER
 SCALE: 3/4" = 1'-0"



1 SITE LAYOUT PLAN

SCALE: 1" = 30'-0"
 N

LEGAL DESCRIPTION:

LOT 11, NZ COMMERCIAL CENTER
 REPLAT OF TRACT 3
 AMENDED NEWPORT INDUSTRIAL PARK WEST UNIT 1
 ALBUQUERQUE, NEW MEXICO
 SURVEY BY:
 Anthony L. Harris, N.M.P.S. #11463 HARRIS SURVEYING, INC.
 2412-D Monroe Street, NE Albuquerque, New Mexico 87110
 Telephone (505) 889-8056 FAX (505) 889-8645

PARKING CALCULATIONS:

REQUIRED FOR		
OFFICES	3,456 GSF / 200 GSF	18 SPACES
SHOP	6,480 GSF / 1/3 LARGEST SHIFT	5 SPACES
TOTAL		23 SPACES
ACCESSIBLE SPACES < 25 REQD = 1 SPACE (VANS INCLUDED 1)		
ACTUAL PROVIDED:		23 SPACES

LANDFILL DISCLOSURE STATEMENT

The following statement is required by the City of Albuquerque, Environmental Health Department, Interim Guidelines for Development within 1000 Feet of Landfills (revised August 28, 2001):
 "The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public.
 Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development within 1000 feet of Landfills") shall be consulted prior to development of this site."

APD PLANS CHECKING OFFICE
 924-3811
 APPROVED/DISAPPROVED
 HYDRANT(S) ONLY
 R.C. [Signature] 2-24-03
 SIGNATURE & DATE

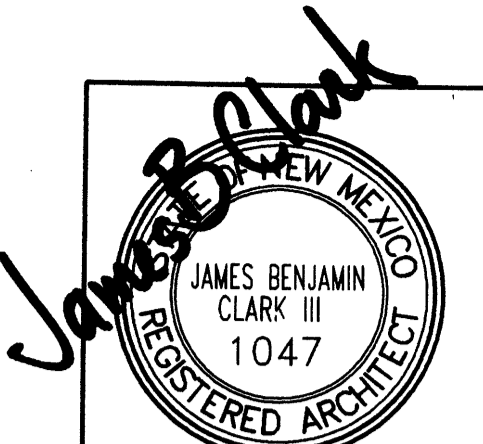
Project Number: _____
 Application Number: _____

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated _____ and that the findings and conditions in the Official Notice of Decision have been complied with.

SITE DEVELOPMENT PLAN APPROVAL:

*Environmental Health Department - conditional	_____	Date _____
Solid Waste Management	_____	Date _____
Traffic Engineering, Transportation Division	_____	Date _____
Utilities Development	_____	Date _____
Parks and Recreation Department	_____	Date _____
City Engineer	_____	Date _____

APPROVAL AND CONDITION ACCEPTANCE: as specified by the Development Process Manual
 City Planner, Planning Department _____ Date _____



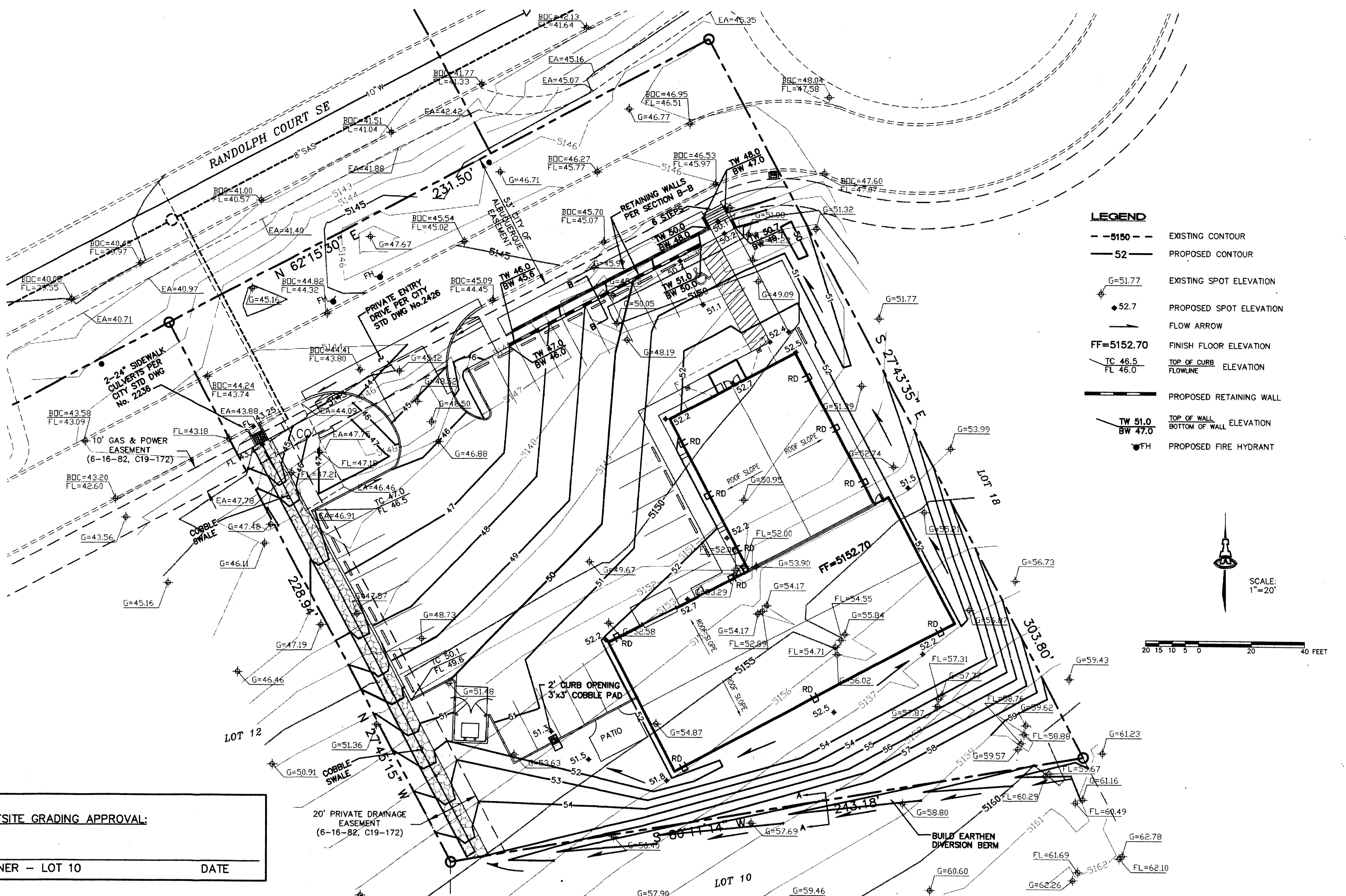
MASTERWORKS ARCHITECTS, INC.
 516 ELEVENTH ST. NW 242-1866
 ALBUQUERQUE, NM 87102-2-1806

FILE # 0283dSITE
 9 DEC 02
 REVISED:
 14 FEB 03

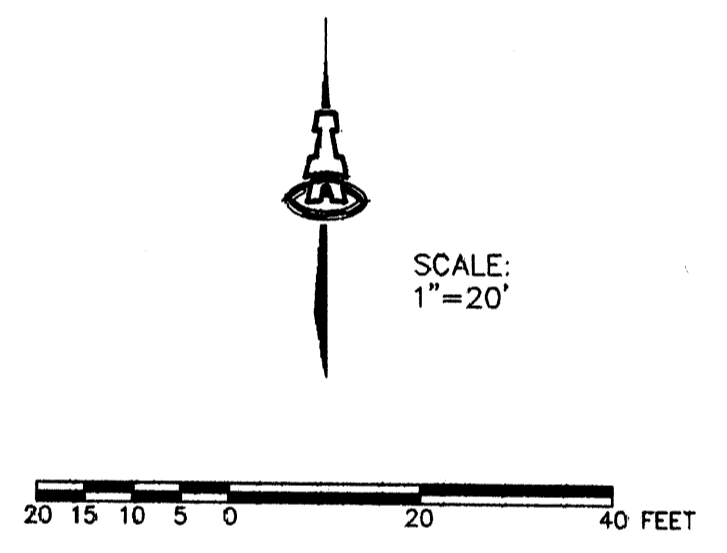
NEW OFFICE/SHOP FOR
R.N.G. LLC
 1710 RANDOLPH COURT SE
 ALBUQUERQUE, NEW MEXICO

**SITE LAYOUT PLAN
 SIGNATURE BLOCK**

SHEET
A1
 OF 02

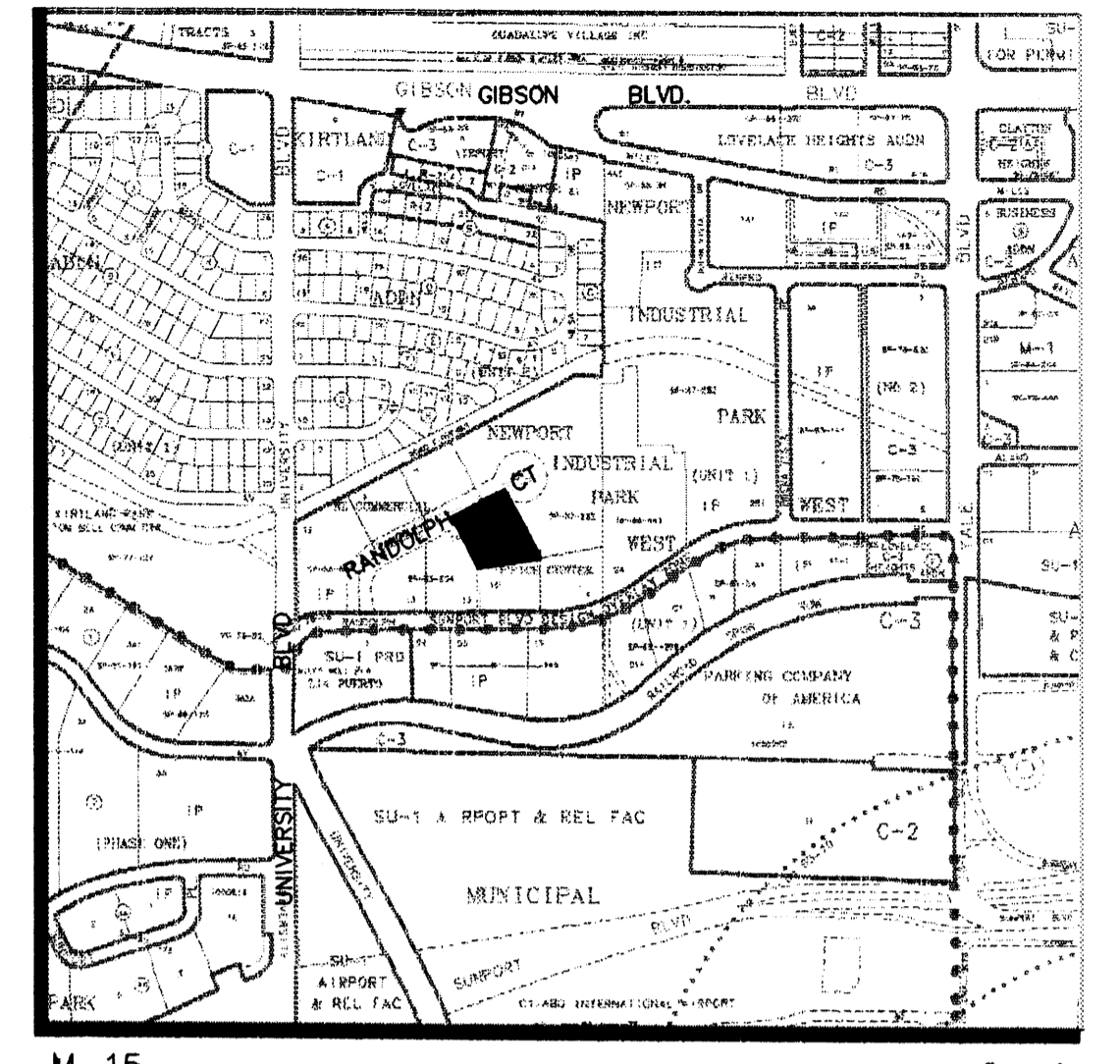


- LEGEND**
- - 51.50 - - EXISTING CONTOUR
 - - 52 - - PROPOSED CONTOUR
 - G=51.77 EXISTING SPOT ELEVATION
 - ◆ 52.7 PROPOSED SPOT ELEVATION
 - FLOW ARROW
 - FF=5152.70 FINISH FLOOR ELEVATION
 - TC 46.5 TOP OF CURB ELEVATION
 - FL 46.0 FLOWLINE
 - PROPOSED RETAINING WALL
 - TW 51.0 TOP OF WALL ELEVATION
 - BW 47.0 BOTTOM OF WALL ELEVATION
 - FH PROPOSED FIRE HYDRANT



OFFSITE GRADING APPROVAL:

OWNER - LOT 10	DATE
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LEGAL DESCRIPTION: LOT 11, NZ COMMERCIAL OFFICE CENTER

AREA: 1.416 ACRES (GROSS) 1.149 ACRES (NET)

BENCHMARK: CITY OF ALBUQUERQUE BENCHMARK "G-9A", AN ALUMINUM TABLET SET FLUSH IN THE CONCRETE GUTTER IN GIBSON BLVD, SE 920 FEET WEST OF BUENA VISTA SE. ELEVATION = 5143.07

FLOOD ZONE DESIGNATION: THIS SITE IS WITHIN ZONE X (DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) AS SHOWN ON FEMA PANEL 0342.

EXISTING CONDITIONS: THIS UNDEVELOPED SITE SLOPES TO THE NORTHWEST AT 6% RUNOFF ENTERS RANDOLPH COURT VIA AN EXISTING ASPHALT RUNDOWN.

EXISTING HYDROLOGY:
 Precipitation Zone: 2
 Land Treatment: 87% A & 13% D
 $Q_{1000} = (1.263)(1.56) + (.153)(4.70) = 2.7$ CFS

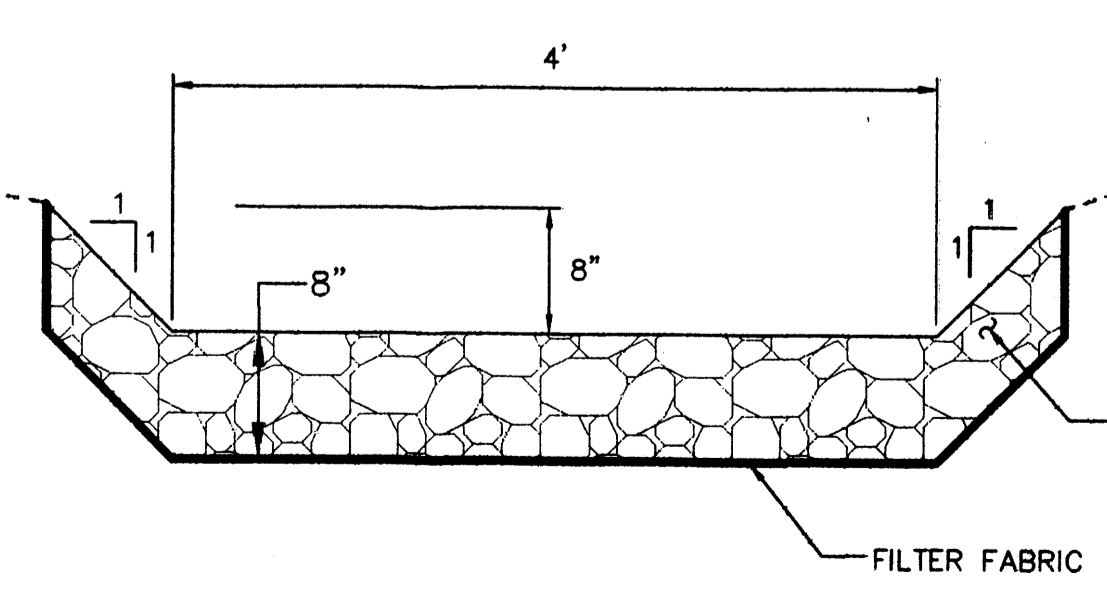
OFFSITE FLOW: LOT 10 DRAINS NORTHWARD THROUGH THIS SITE AND ONTO RANDOLPH COURT SE. THIS SITE WILL CONTINUE TO ACCEPT THIS RUNOFF WITHIN THE EXISTING 20' DRAINAGE EASEMENT SHOWN ALONG THE WEST SIDE OF LOT 11. $Q = 1.7$ cfs FOR THIS UNDEVELOPED 1.10 ACRE LOT. FUTURE DEVELOPED FLOW RATE (BASED ON 85% IMPERVIOUS WITH 15% LANDSCAPING) IS: $Q = [(2.28)(.05) + (3.14)(.10) + (4.70)(.85)](1.10) = 4.9$ cfs.

PROPOSED CONDITIONS: A 10,000 SF OFFICE/WAREHOUSE BUILDING IS PROPOSED WITH ASSOCIATED PAVED PARKING & LANDSCAPING AREAS. SITE RUNOFF WILL BE DISCHARGE TO RANDOLPH CT SE THROUGH THE PROPOSED DRIVEPAD. AN EXISTING CATCH BASIN (300' WEST) ACCEPTS RUNOFF IN RANDOLPH SE.

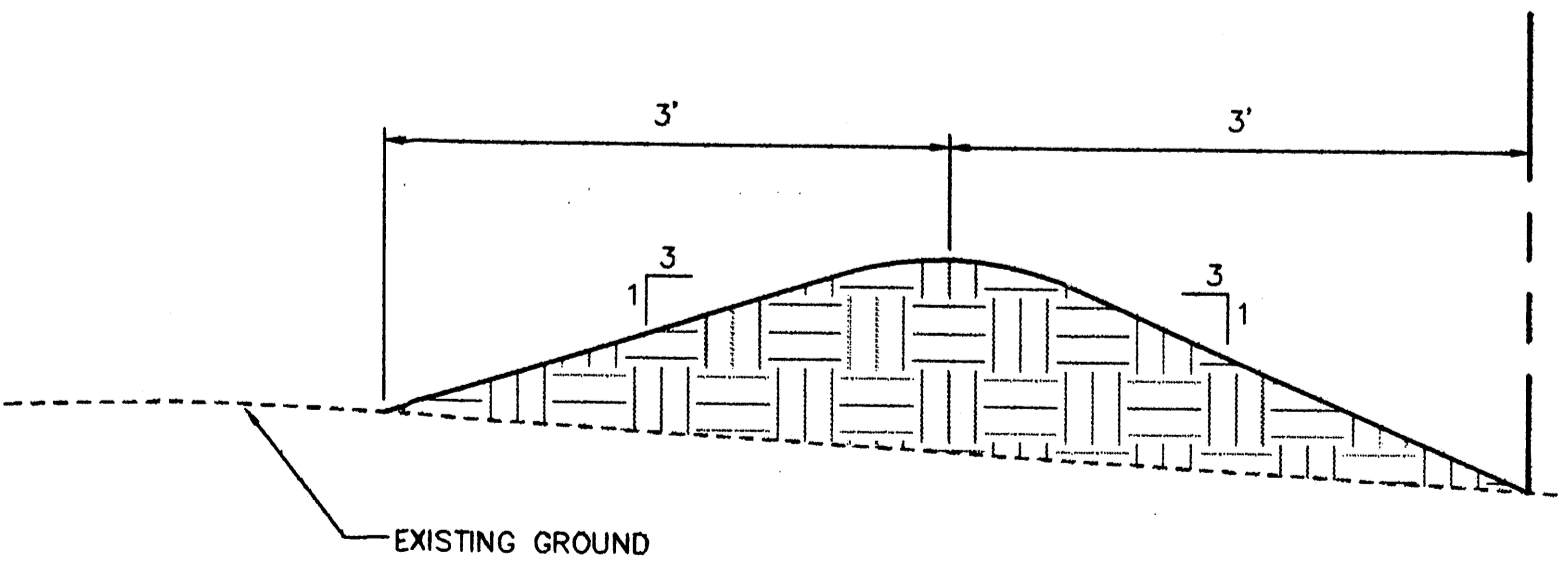
PROPOSED HYDROLOGY:
 Precipitation Zone: 2
 Land Treatment: 14% B, 31% C & 55% D
 $Q_{1000} = (.200)(2.28) + (.439)(3.14) + (.777)(4.70) = 5.5$ cfs

RANDOLPH CT SE WILL CONVEY THIS RUNOFF TO THE EXISTING CATCH BASIN.

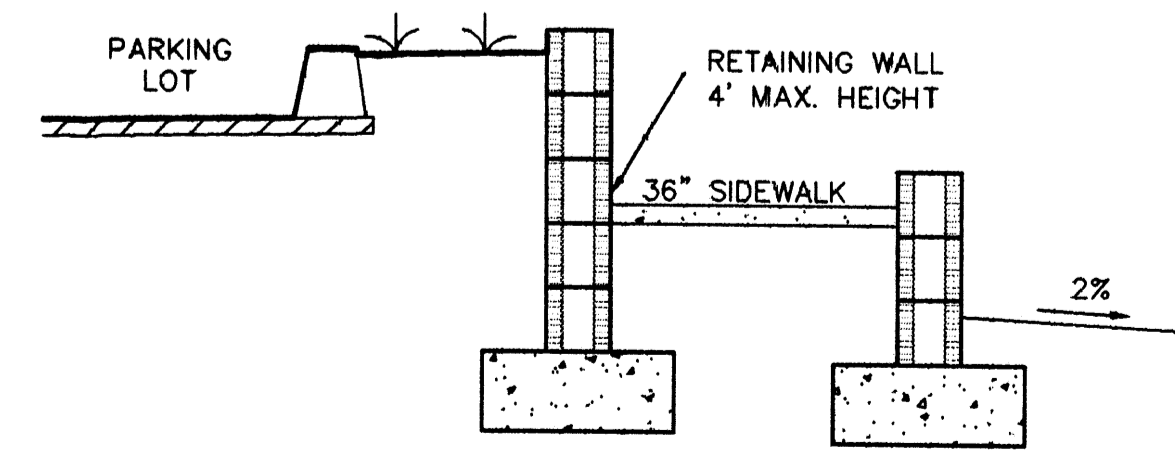
AFD PLANS CHECKING OFFICE
 924-3611
 APPROVED/DISAPPROVED
 HYDRANT(S) ONLY
 R.C. July 2-24-03
 SIGNATURE & DATE



FOR 4" DEPTH: $Q = 1.49(1.33)(0.434)(0.235) = 6.7$ cfs (> 4.9 cfs - OK)
COBBLE SWALE
 SCALE: 1"=1'



**SECTION A-A
 EARTH BERM**
 SCALE: 1"=1'



**SECTION B-B
 SCALE: 1"=2'**

**LOT 11
 NZ COMMERCIAL OFFICE CENTER
 1710 RANDOLPH CT SE
 GRADING & DRAINAGE
 PLAN**

**SCOTT M. MCGEE
 NEW MEXICO
 10519
 LICENSED PROFESSIONAL ENGINEER**

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque New Mexico

12530RD.DWG.rh 02/14/03

SHEET 1