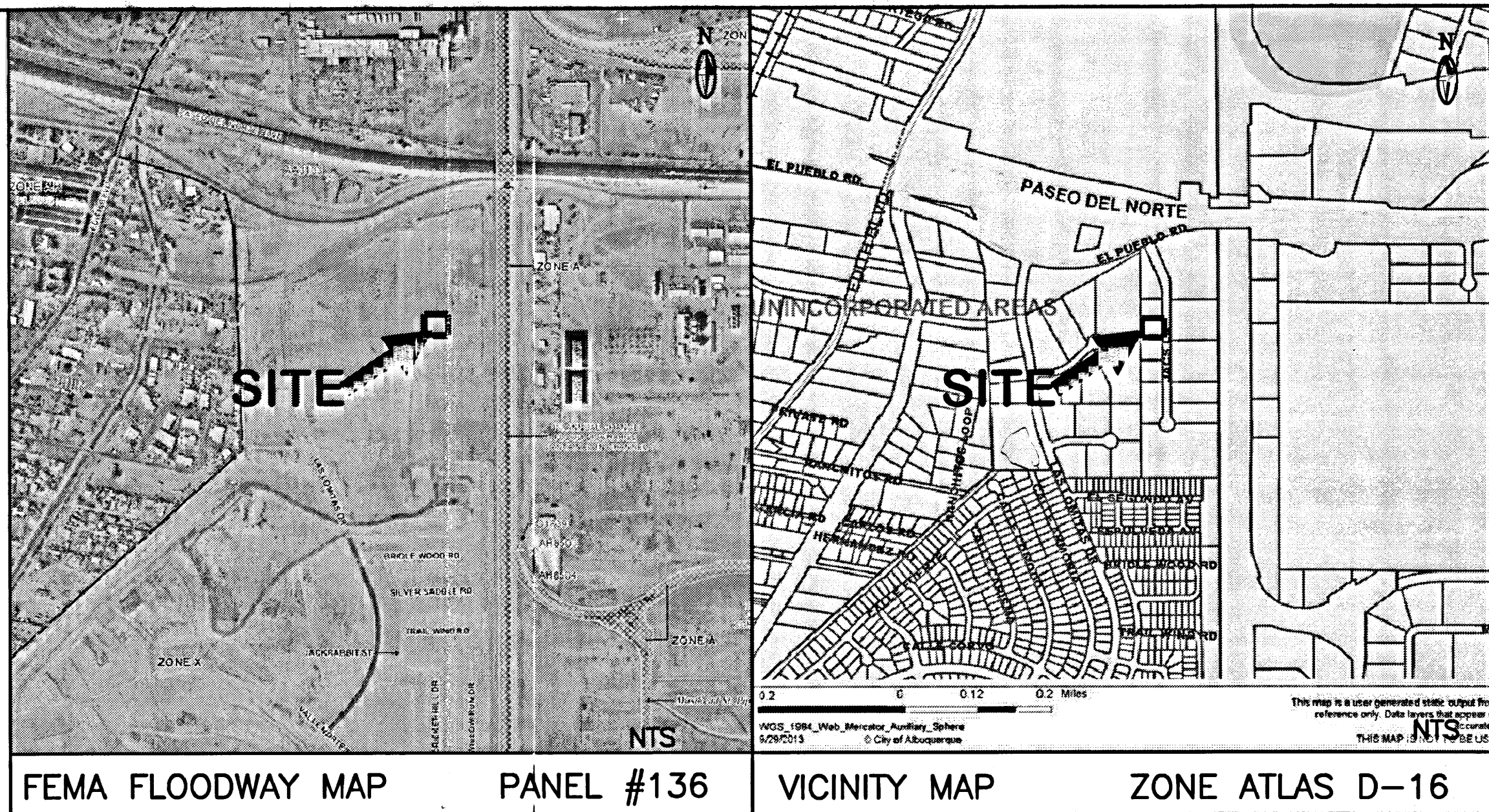
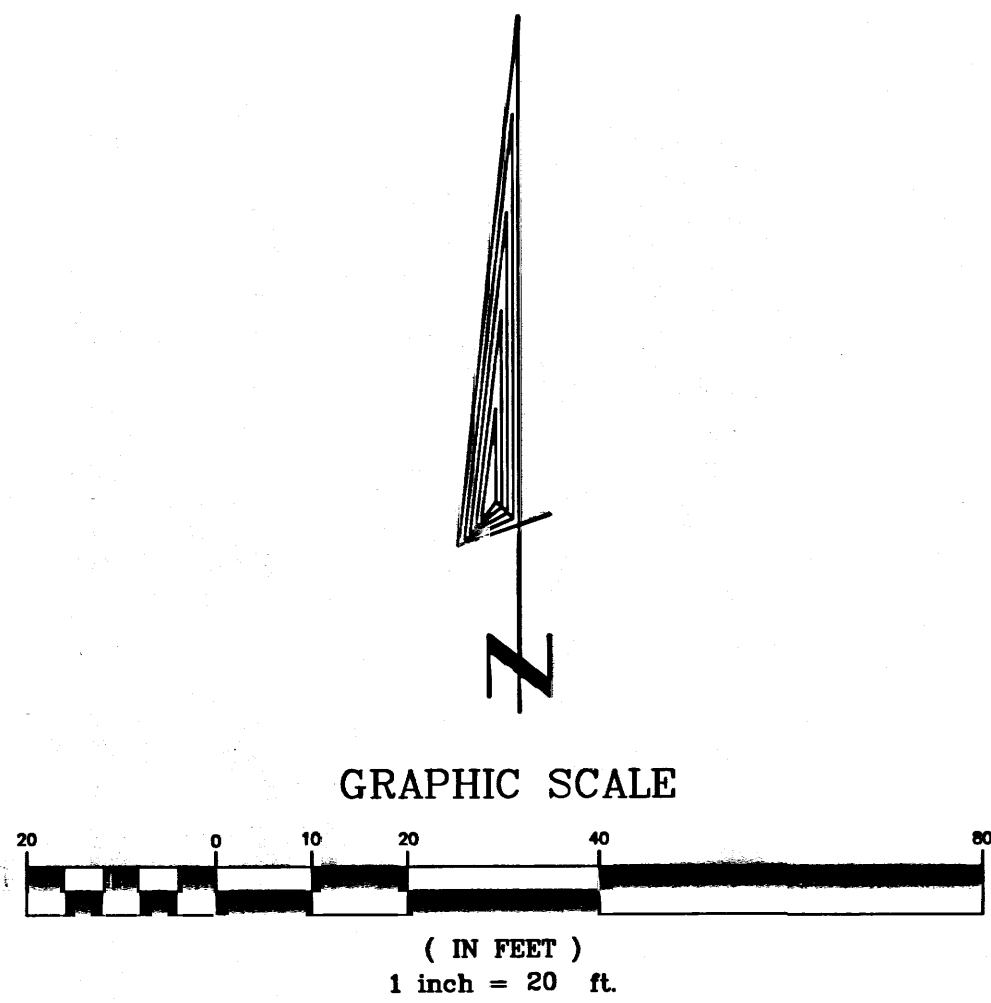
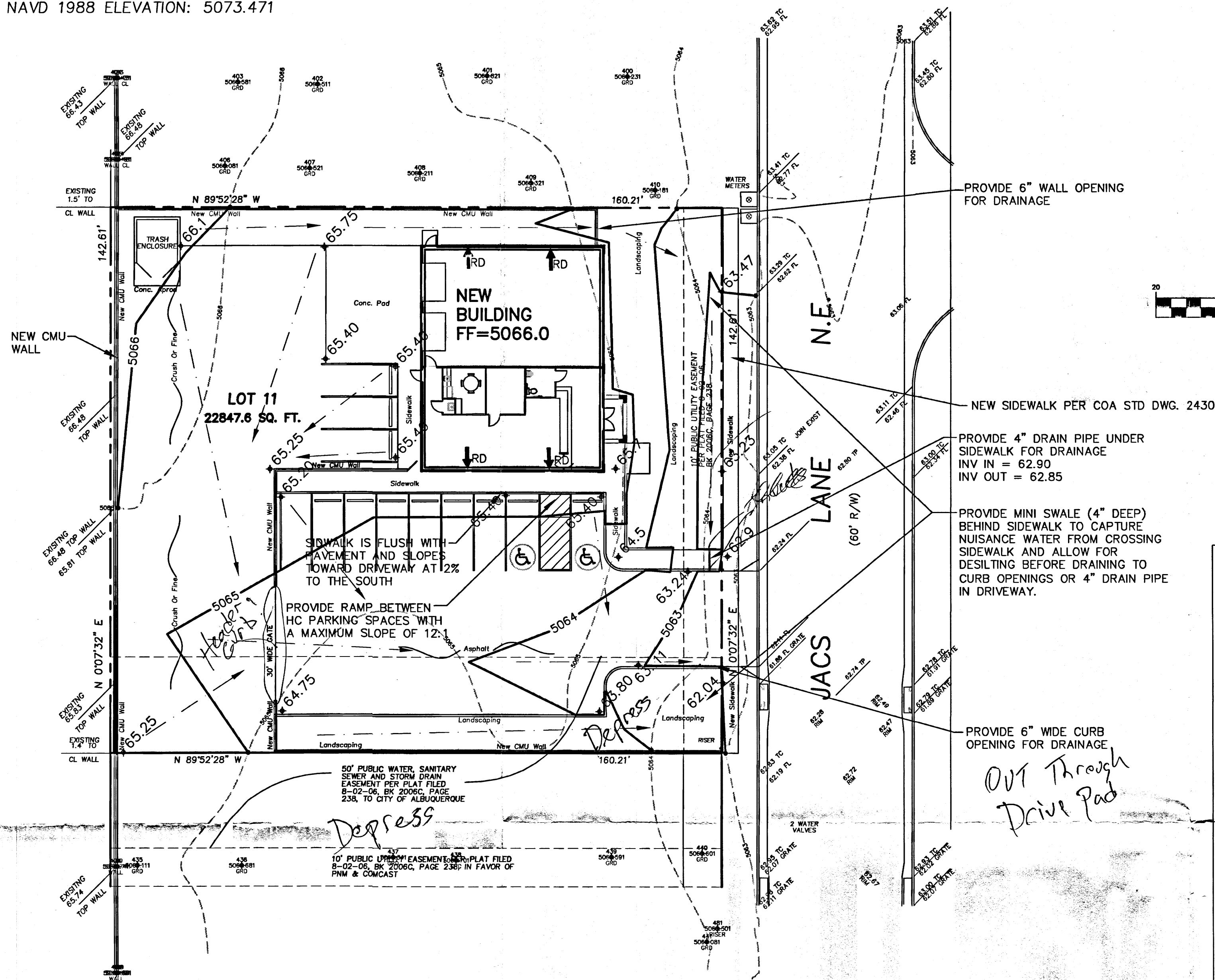


BENCHMARK

CITY OF ALBUQUERQUE CONTROL STATION 13_D16
NAVD 1988 ELEVATION: 5073.471



LEGEND	
EXISTING	PROPOSED
CONTOUR	6045
PROPERTY LINE	
ROAD	
SETBACK	
WALL	
SPOT ELEVATION	

24-Nov-13
Calculations: Total Basin
Calculations are based on "Section 22.2 Hydrology of the Development Process Manual, Volume 2, Design Criteria for the City of Albuquerque, New Mexico, latest edition - basins < 40 acres".

Precipitation Zone = 2
Depth at 100-year, 6-hour storm: (Table A-2)
P(360) = 2.35 inches
P(10 day) = 3.95 inches

Land Treatments:
From Table 5 - Percent Treatment D
Single Family Residential =
7 * SQR(N/N) + (5 * N)
where N = units/acre
N = , ok < 6

Areas (acres)	Existing	Proposed
Treatment A	0.00	0.00
Treatment B	0.00	0.11
Treatment C	0.53	0.17
Treatment D	0.00	0.25
Total (acres) =	0.53	0.53

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.050	0.067	0.023	0.038	0.007	0.019
Volume (cubic feet) =	2,174	2,933	1,000	1,649	289	817

Total Q(p), cfs:	100 year Existing Q(p)*A	100 year Proposed Q(p)*A	10 year Existing Q(p)*A	10 year Proposed Q(p)*A	2 year Existing Q(p)*A	2 year Proposed Q(p)*A
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00
Treatment B	0.00	0.25	0.00	0.10	0.00	0.01
Treatment C	1.66	0.53	0.91	0.29	0.32	0.10
Treatment D	0.00	1.18	0.00	0.79	0.00	0.47
Total Q (cfs) =	1.66	1.96	0.91	1.18	0.32	0.58

$$V(10 \text{ day}) = V(360) + A(D) * (P10day - P360) * 12 \text{ in/ft} = 0.1007 \text{ ac-ft} = 4385 \text{ cu-ft}$$

DRAINAGE PLAN

SCOPE:

Pursuant to the latest Bernalillo County Ordinance, the Drainage Plan shown hereon outlines the drainage management criteria for controlling developed runoff on and exiting the project site. One building is proposed for the subject property, with associated parking, access, landscaping, and utility improvements.

EXISTING CONDITIONS:

Presently, the 0.525 acre site is undeveloped. The site is bounded on the west, south, and north by private property and on the east by Jacs Lane NE. The site is relatively level with sand and gravel. Site topography slopes from the northwest to the southeast. As shown on FEMA Panel #136 the site is not located in a flood plain. This plan follows the approved Drainage Report for this development which allows for free discharge from the developed site as the necessary infrastructure was completed with development of the Blue Sky Business Park.

PROPOSED CONDITIONS:

As shown by the plan, the building is located within the northeast corner of the lot. No off-site flows enter the site. On site flows will drain around the structure via swales, and flow to the east and southeast to Jacs Lane where runoff is intercepted by inlets near the site. All roof drainage will discharge from the roof to the lot and be directed around the structure to the drainage paths. Access will be taken from Jacs Lane NE. This road is currently improved.

Supplemental calculations are shown as part of this Grading and Drainage plan.

CALCULATIONS:

The calculations shown hereon define the 100 year-6 hour design storm falling within the project area under existing and developed conditions. The Hydrology is per "Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque, New Mexico in cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority.

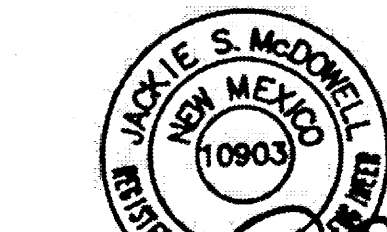
PROPERTY ADDRESS:

Jacs Lane NE

TOPOGRAPHY:

Topographic information provided by Mike Shook dated September, 2013.

STANDARD GRADING NOTE: THE MAXIMUM GRADED SIDE SLOPE SHALL NOT EXCEED 3 FEET (HORIZONTALLY) TO 1 FOOT (VERTICALLY). AREAS DISTURBED BY GRADING WHICH WILL NOT BE TREATED WITH LANDSCAPING SHALL BE SEED.



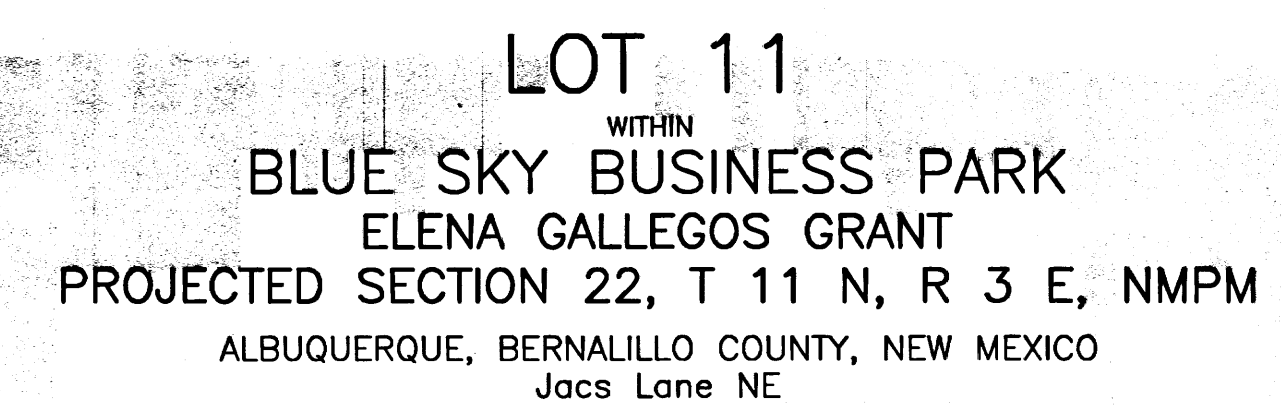
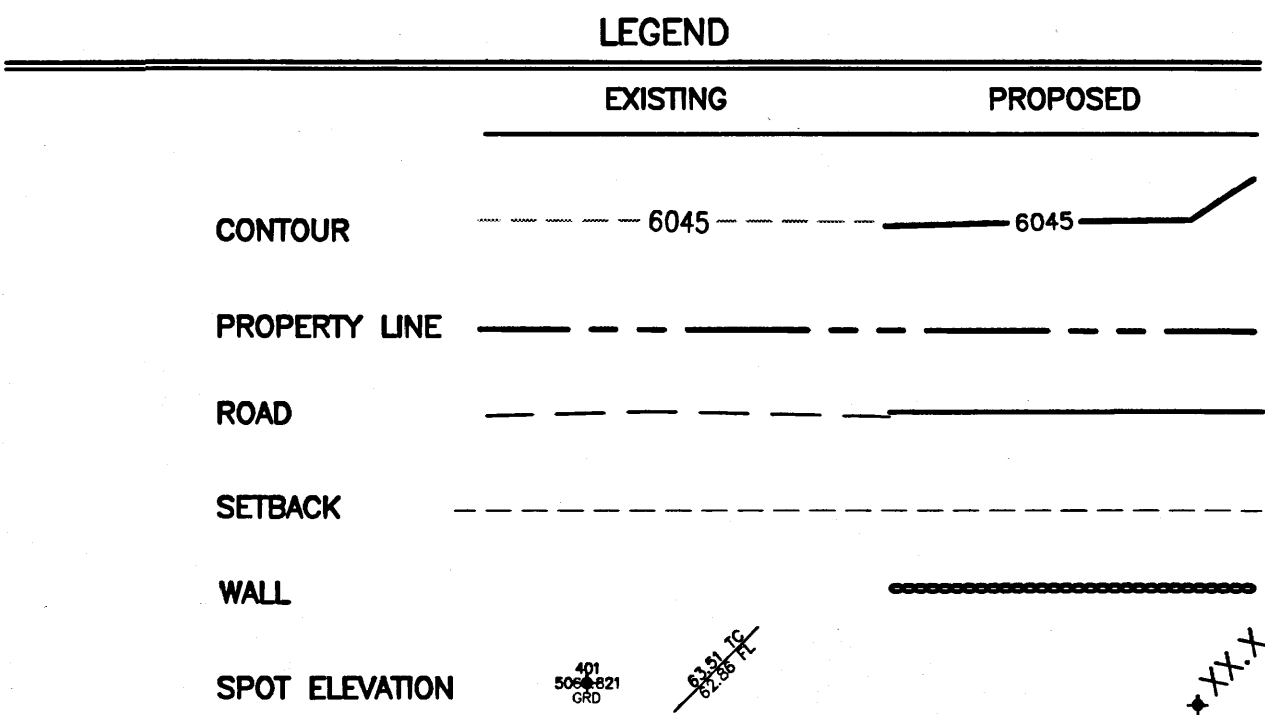
10-3-13
Rev. 11-25-13

ENGINEER'S CERTIFICATION:

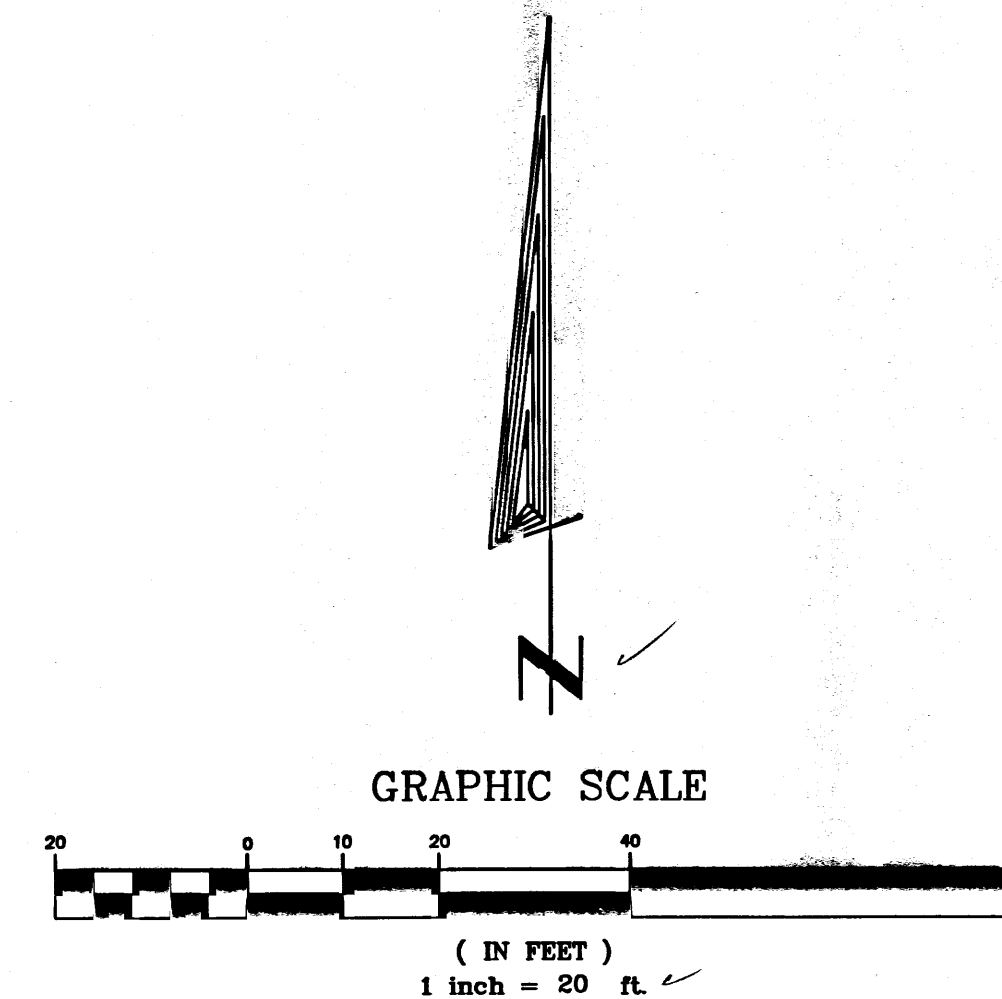
I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on September 26, 2013 and as of that date it appeared that no filling, grading, or excavation had occurred thereon since completion of the topographic survey used to prepare this plan.

BERNALILLO COUNTY	NEW MEXICO
LOT 11 BLUE SKY BUSINESS PARK	
SANTA FE TOW, ARMANDO BELTRAN -- GRADING & DRAINAGE PLAN	
McDowell Engineering, Inc.	
7820 BEVERLY HILLS AVE. NE • ALBUQUERQUE, NM 87122 TELE: 505-828-2430 • FAX: 505-821-4857	
Designed JSM	Drawn STAFF
Checked JSM	Sheet of
File BELO113L	Date SEPTEMBER, 2013 1 1

Packing Rec.
" Provided



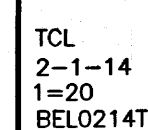
Attach ADA Parking

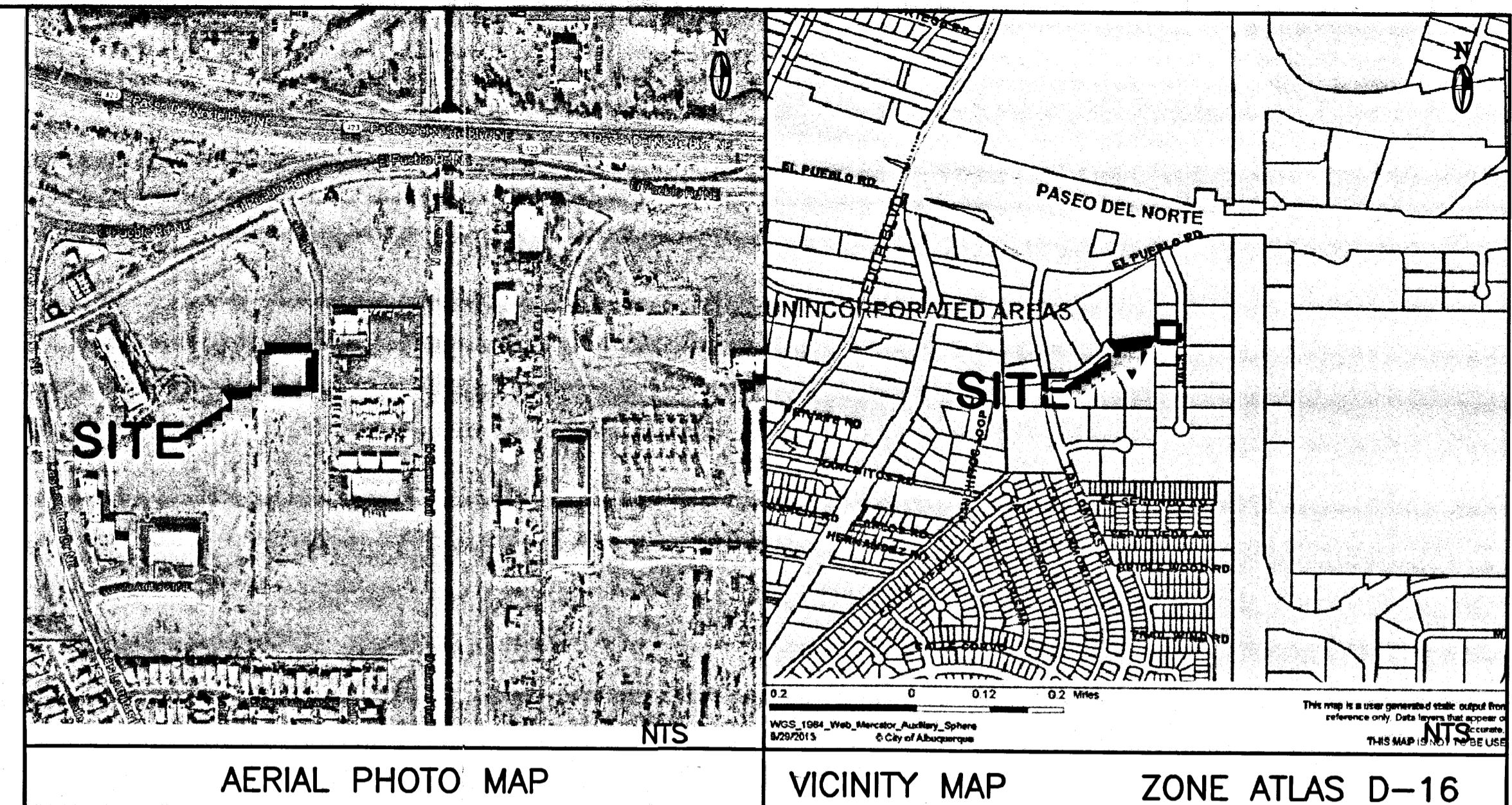
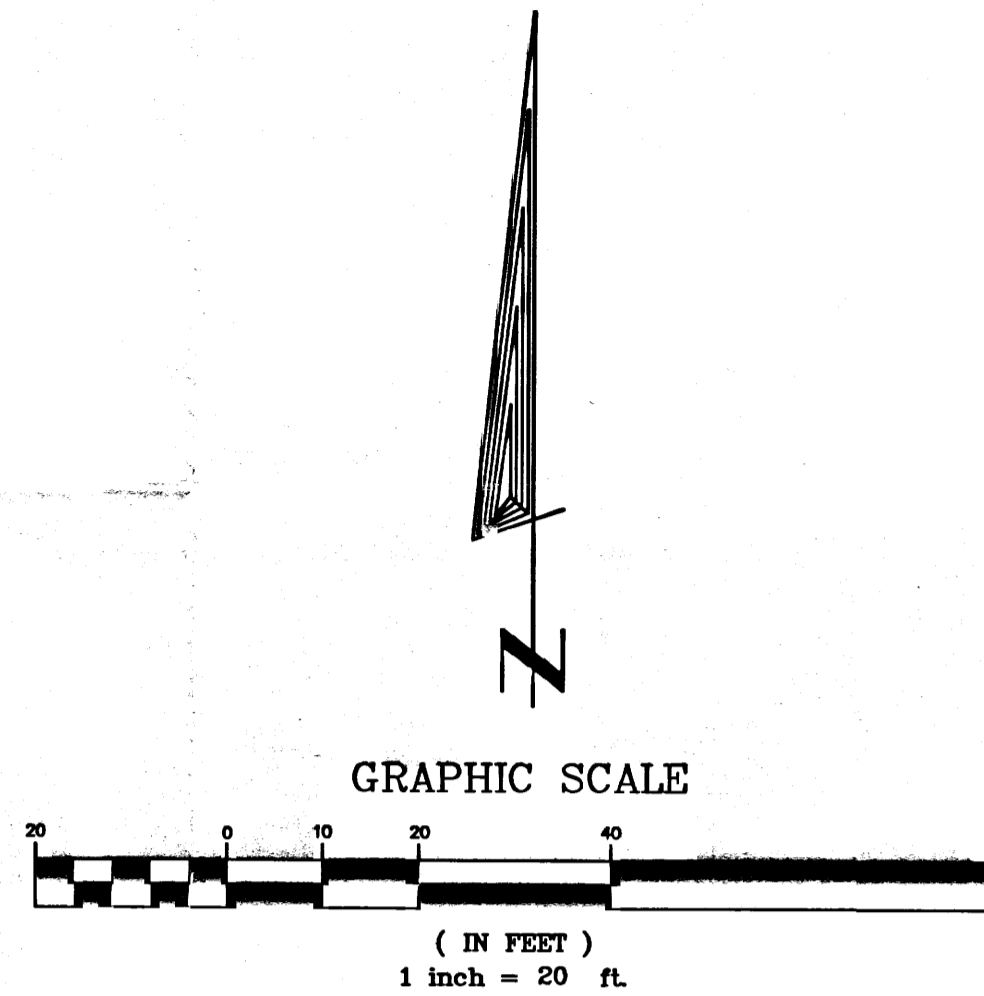
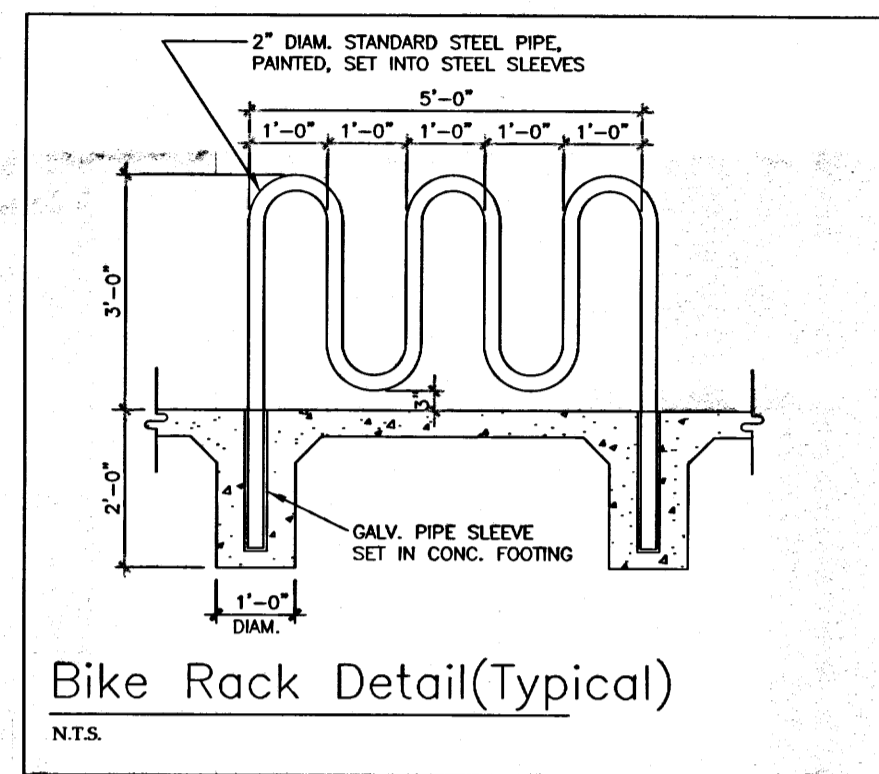
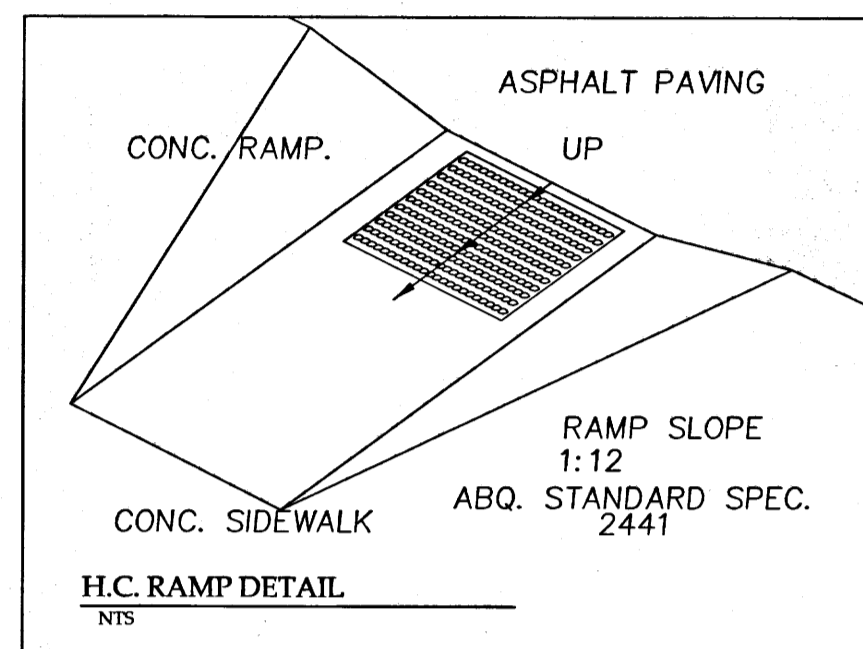
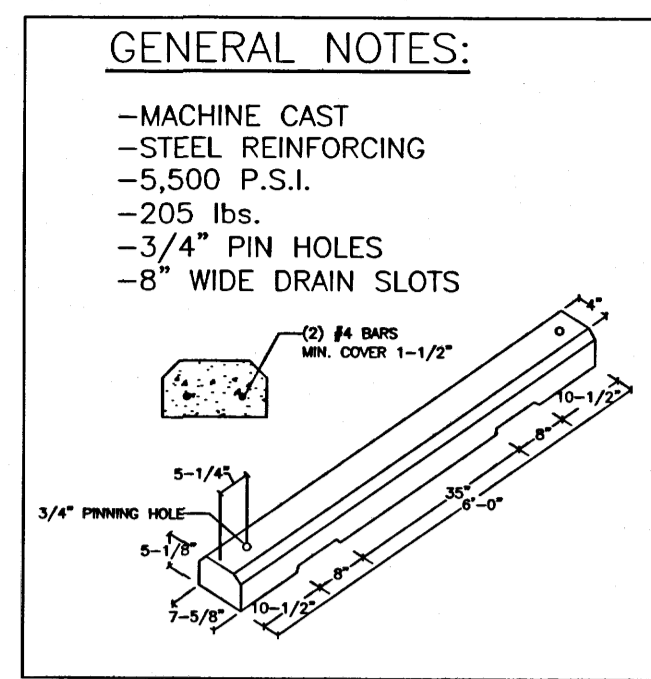
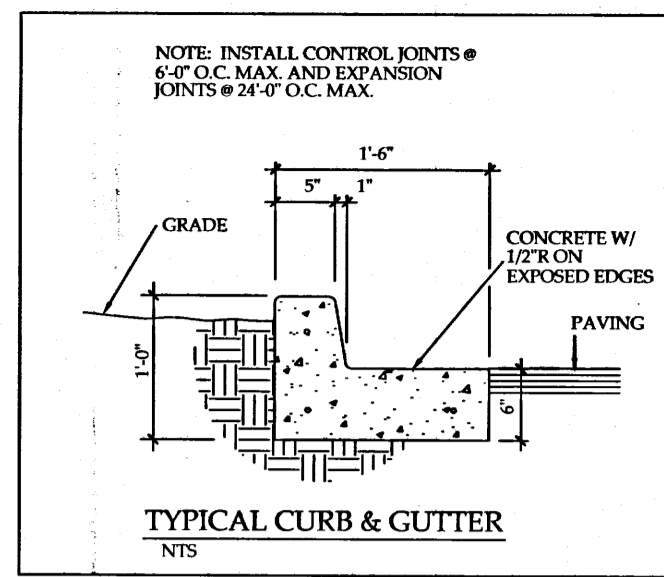
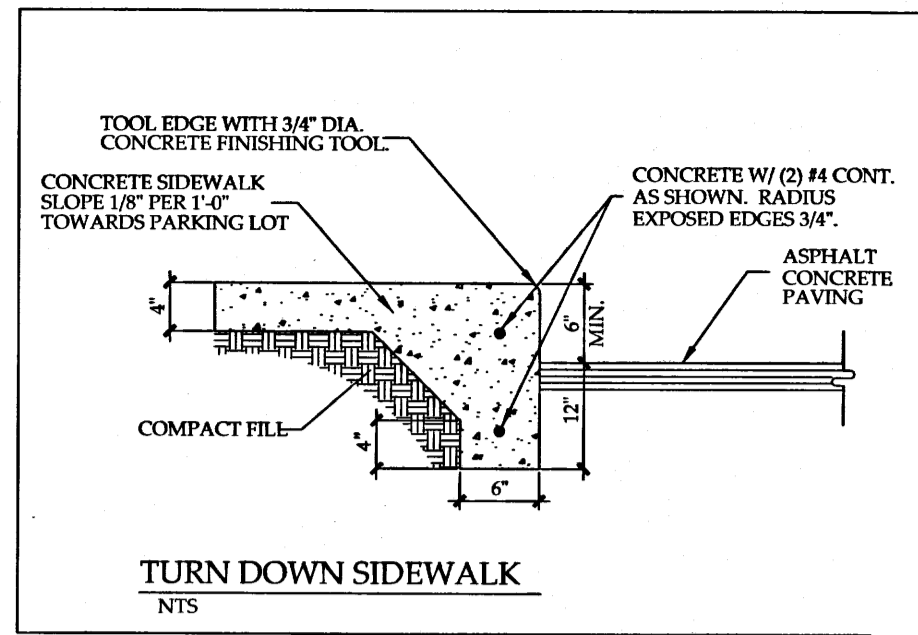


2-9-14

BERNALILLO COUNTY		NEW MEXICO	
<p style="text-align: center;">LOT 11</p> <p style="text-align: center;">BLUE SKY BUSINESS PARK</p>			
SANTA FE TOW, ARMANDO BELTRAN - TRAFFIC CIRCULATOIN LAYOUT(TCL)			
<p style="text-align: center;">McDowell Engineering, Inc.</p> <p style="text-align: center;">7820 BEVERLY HILLS AVE. NE • ALBUQUERQUE, NM 87122</p> <p style="text-align: center;">TELE: 505-828-2430 FAX: 505-821-4857</p>			
Designed JSM	Drawn STAFF	Checked JSM	Sheet of
File BELO214T	Date JANUARY, 2014	1 1	

TCL
2-1-14
1=20
BE0214T





LEGEND	
EXISTING	PROPOSED
CONTOUR	6045
PROPERTY LINE	
ROAD	
SETBACK	
WALL	
SPOT ELEVATION	

TRAFFIC CIRCULATION LAYOUT (TCL) CERTIFICATION

I, Jackie McDowell, NMPE #10903, McDowell Engineering, Inc., hereby certified that this project is in substantial compliance with the design intent of the approved plan dated 2-19-14. I certify that I have personally visited the project site on March 4, 2015 and have determined by visual inspection that the actual site conditions are correct to the best of my knowledge and belief.

This certification is submitted in support of a request for certificate of occupancy.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of it's accuracy before using it for any other purpose.

Jackie S. McDowell, NMPE #10903
Date 3-5-15

LOT 11
WITHIN
BLUE SKY BUSINESS PARK
ELENA GALLEGOS GRANT
PROJECTED SECTION 22, T 11 N, R 3 E, NMPM
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
Jacs Lane NE

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY.
MUST HAVE TRUNCATED DOMES.



2-9-14
Rev. 2-16-14
Rev. 2-19-14

Public Information shown
on these plans is information
only and not for approval.
Separate engineering approval
and stamp required.

TCL Approved Stamp

BENCHMARK
CITY OF ALBUQUERQUE CONTROL STATION 13_D16
NAVD 1988 ELEVATION: 5073.471

PARKING CALCULATIONS

1,320 / 200 = 7 SPACES FOR OFFICE
1,512 / 500 = 3 SPACES FOR WAREHOUSE
10 TOTAL SPACES REQUIRED AND PROVIDED
1 ACCESSIBLE VAN SPACE REQUIRED AND PROVIDED
MOTORCYCLE PARKING REQUIRED AND PROVIDED
BICYCLE RACK REQUIRED AND PROVIDED

TRAFFIC CIRCULATION LAYOUT
APPROVED
19 Feb 14
BERNALILLO COUNTY

RECEIVED
FEB 19 2014
LAND DEVELOPMENT SECTION

LOT 11
BLUE SKY BUSINESS PARK

SANTA FE TOW, ARMANDO BELTRAN - TRAFFIC CIRCULATION LAYOUT(TCL)

McDowell Engineering, Inc.
7820 BEVERLY HILLS AVE. NE • ALBUQUERQUE, NM 87122
TELE: 505-828-2430 • FAX: 505-821-4857

Designed JSM Drawn STAFF Checked JSM Sheet of
File BEL0214T Date JANUARY, 2014 1 1