CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

August 18, 2005

Raymond L. Dennis, P.E.
CDS Inc.
7209 Corte Ocaso NE
Albuquerque, NM 87113

Re: Blue Sky Business Park Drainage Report
Engineer's Stamp dated 7-18-05 (D-16/D2A)

Dear Mr. Dennis,

Based upon the information provided in your submittals dated 7-18-05, the above referenced report cannot be approved for Preliminary Plat or Site Development until the following comments are addressed.

- Every drainage submittal to the City should stand on its own merit. In other words, your narrative should also state that this project routes through the Las Lomitas Industrial Park (D16/D2A) project and then to the Vista del Norte North pond (which is being expanded to handle the runoff from Tract T-4). Usually excerpts from *that* plan should be included with yours but updating your narrative will suffice.

If you have any questions, please call me at 924-3986.

Sincerely,

Bradley L. Bingham

Bradley L. Bingham, PE
Principal Engineer, Planning Dept
Development and Building Services

C: file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

D-16/D2A

PROJECT TITLE: BLUE SKY BUSINESS PARK ZONE MAP/DRG. FILE #: [illegible]
DRB #: 03DRB00232 EPC#: WORK ORDER#:
1002478
LEGAL DESCRIPTION: TRACT T-4 VISTA DEL NORTE
CITY ADDRESS: EL PUEBLO/N. DIVERSION CHANNEL

ENGINEERING FIRM: CDS, INC. CONTACT: R.L. DENNIS
ADDRESS: 7209 CORTE OCASO NE PHONE: 259-9470
CITY, STATE: ABQ. NM ZIP CODE: 87113

OWNER: PASEO PARTNERSHIP CONTACT: JOHN KUSIANOVICH
ADDRESS: 1135 CHIRICAHUA SE PHONE: 350-1743
CITY, STATE: ABQ, NM ZIP CODE: 87123

ARCHITECT: N/A CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

SURVEYOR: CDS, INC CONTACT: R.L. DENNIS
ADDRESS 7209 CORTE OCASO NE PHONE: 259-9470
CITY, STATE: ABQ, NM ZIP CODE: 87113

CONTRACTOR: TO BE DETERMINED CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

CHECK TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL GRADING & DRAINAGE PLAN
X GRADING PLAN
____ EROSION CONTROL PLAN
____ ENGINEER'S CERTIFICATION (HYDROLOGY)
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ ENGINEERS CERTIFICATION (TCL)
____ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
____ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

____ SIA / FINANCIAL GUARANTEE RELEASE
X PRELIMINARY PLAT APPROVAL
X S. DEV. PLAN FOR SUB'D. APPROVAL
____ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
____ SECTOR PLAN APPROVAL
____ FINAL PLAT APPROVAL
____ FOUNDATION PERMIT APPROVAL
____ BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY (PERM.)
____ CERTIFICATE OF OCCUPANCY (TEMP.)
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ WORK ORDER APPROVAL
____ OTHER (SPECIFY)

RECEIVED
JUL 1 5 2005
HYDROLOGY SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED:
X YES
____ NO
____ COPY PROVIDED

DATE SUBMITTED: 7-5-2005 BY: Raymond Lee Dennis, PE

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope ot the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

CDS, Inc.

7209 CORTE OCASO NE
ALBUQUERQUE, NM 87113
Tel. 505-292-2033; Fax. 505-343-1697; Cell 505-259-9470

July ~~5~~ 18, 2005

Ms. Lynn Mazur
AMAFCA
2600 Prospect Ave. NE
Albuquerque, NM 87107

Re: Tr. T-4 Vista del Norte
Grading & Drainage Plan

Dear Ms. Mazur:

Submitted herewith please find a grading and drainage plan relating to Tract T-4, Vista del Norte Subdivision that is presently being developed into the Blue Sky Business Park with 13 new lots. Since the property is adjacent to AMAFCA's North Diversion Channel, City of Albuquerque personnel advise that your review and approval of the proposed grading is required.

Thank you for your cooperation and assistance in this matter. Please call me @ 259-9470 if you need additional information or if you have questions regarding the proposed development and grading.

Respectfully submitted,

Raymond Lee Dennis, PE

Raymond Lee Dennis, PE

Cc: John Kusianovich, Member, Paseo Partnership, 1135 Chiricahua SE, Abq., NM 87123
File

RECEIVED
JUL 19 2005
HYDROLOGY SECTION

CITY OF ALBUQUERQUE

December 21, 2007

Raymond Lee Dennis, P.E.
CDS, Inc.
7209 Corte Ocaso NE
Albuquerque, NM 87113

RE: Blue Sky Business Park, (D-16/D002A)
Engineers Certification for Release of Financial Guaranty, WO#: 66589
Engineers Stamp dated 06/28/2006
Engineers Certification dated 12/19/2007

Mr. Dennis:

Based upon the information provided in your Engineer's Certification Submittal dated 12/19/2007, the above referenced plan is adequate to satisfy the Grading and Drainage Certification for Release of Financial Guaranty.

If you have any questions, you can contact me at 924-3982

Sincerely,

Timothy Sims
Plan Checker-Hydrology
Development and Building Services

C: Marilyn Maldonado, COA # 66589
File

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

D-16/D2A

PROJECT TITLE: BLUE SKY BUSINESS PARK ZONE MAP/DRG. FILE #: [illegible]
DRB #: 03DRB00232 EPC#: WORK ORDER#:
1002478
LEGAL DESCRIPTION: TRACT T-4 VISTA DEL NORTE
CITY ADDRESS: EL PUEBLO / N. DIVERSION CHANNEL

ENGINEERING FIRM: CDS, INC. CONTACT: R. L. DENNIS
ADDRESS: 7209 CORTE OCASO NE PHONE: 259-9470
CITY, STATE: ABQ., NM ZIP CODE: 87113

OWNER: PASEO PARTNERSHIP CONTACT: JOHN KUSIANOVIC
ADDRESS: 1135 CHIRICAHUA SE PHONE: 350-1743
CITY, STATE: ABQ, NM ZIP CODE: 87123

ARCHITECT: N/A CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

SURVEYOR: CDS, INC CONTACT: R. L. DENNIS
ADDRESS 7209 CORTE OCASO NE PHONE: 259-9470
CITY, STATE: ABQ, NM ZIP CODE: 87113

CONTRACTOR: TO BE DETERMINED CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

CHECK TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ____ DRAINAGE PLAN RESUBMITTAL
- ____ CONCEPTUAL GRADING & DRAINAGE PLAN
- X GRADING PLAN
- ____ EROSION CONTROL PLAN
- X ENGINEER'S CERTIFICATION (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT (TCL)
- ____ ENGINEERS CERTIFICATION (TCL)
- ____ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ____ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- X SIA / FINANCIAL GUARANTEE RELEASE
- X PRELIMINARY PLAT APPROVAL
- X S. DEV. PLAN FOR SUB'D. APPROVAL
- ____ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ FOUNDATION PERMIT APPROVAL
- ____ BUILDING PERMIT APPROVAL
- ____ CERTIFICATE OF OCCUPANCY (PERM.)
- ____ CERTIFICATE OF OCCUPANCY (TEMP.)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ OTHER (SPECIFY)

RECEIVED JUN 13 2005 HYDROLOGY SECTION

RECEIVED DEC 19 2007 HYDROLOGY SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- X YES
- ____ NO
- ____ COPY PROVIDED

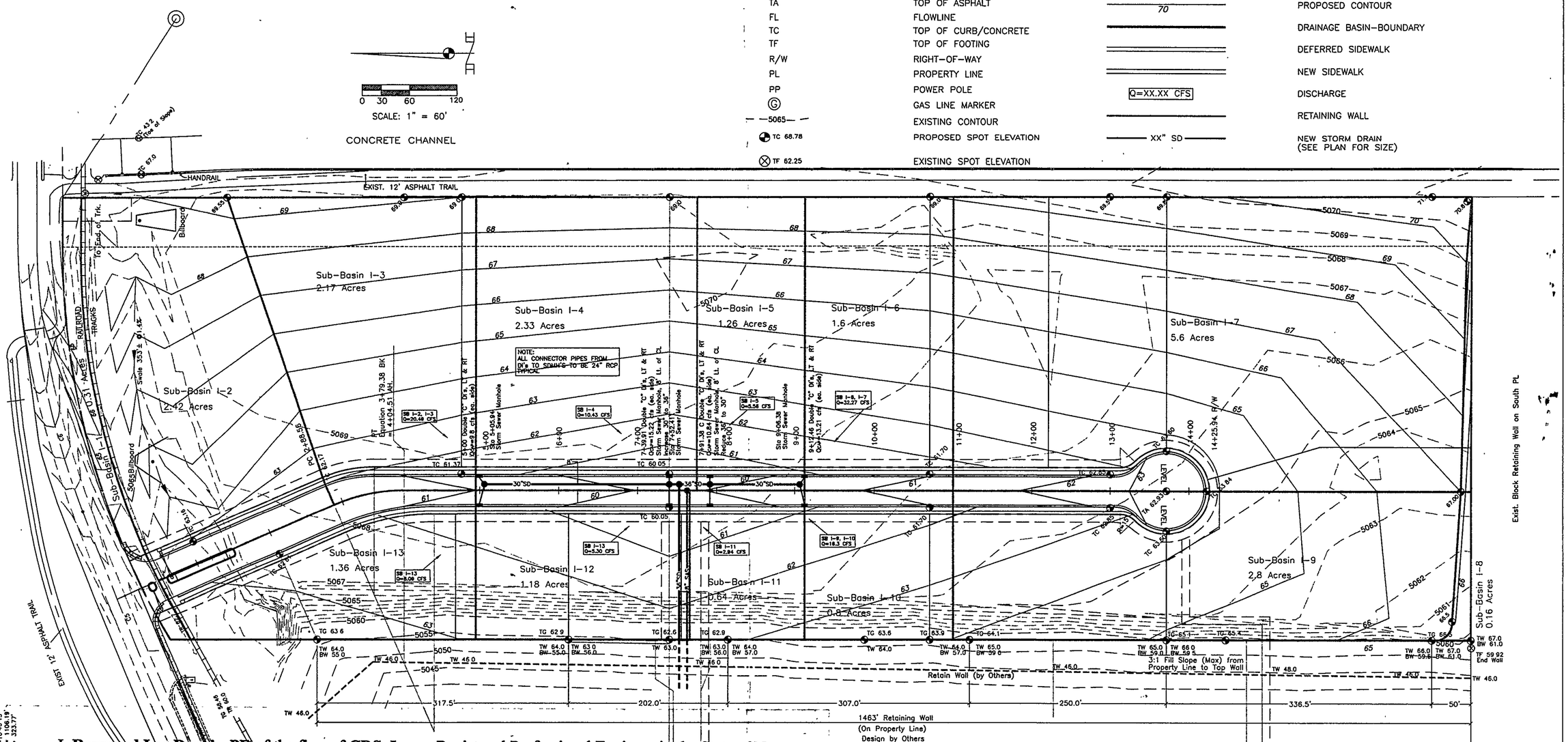
DATE SUBMITTED: 7-5-2005 BY: Raymond Lee Dennis, PE

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drai submittal. The particular nature , location and scope ot the proposed development defines the degree of drainage de One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than fi (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acre more.

GRADING AND DRAINAGE LEGEND:

TA	TOP OF ASPHALT	70	PROPOSED CONTOUR
FL	FLOWLINE		DRAINAGE BASIN–BOUNDARY
TC	TOP OF CURB/CONCRETE		DEFERRED SIDEWALK
TF	TOP OF FOOTING		NEW SIDEWALK
R/W	RIGHT–OF–WAY	Q=XX.XX CFS	DISCHARGE
PL	PROPERTY LINE		RETAINING WALL
PP	POWER POLE	XX" SD	NEW STORM DRAIN (SEE PLAN FOR SIZE)
G	GAS LINE MARKER		
5065	EXISTING CONTOUR		
TC 68.78	PROPOSED SPOT ELEVATION		
TF 62.25	EXISTING SPOT ELEVATION		



EL PUEBLO CL CURVE DATA

C4 D=17°52'31" R= 850.09' L= 265.21'
C5 D=75°13'35" R= 5248.36' L= 361.20'
C6 D=16°46'13" R= 1106.19' L= 323.77'

I, **Raymond Lee Dennis, PE** of the firm of **CDS, Inc.**, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction and survey information provided by **Chris Medina of Terra Land Surveys**, NMPS number **15702.**

Raymond Lee Dennis, PE — 12-19-2007
Raymond Lee Dennis, NMPE 4115 — Date

RECEIVED DEC 19 2007 HYDROLOGY SECTION

BENCH MARKS	AS BUILT INFORMATION	ENGINEER'S SEAL
ACS MONUMENT "NAA-9"	CONTRACTOR:	
Y=1,518,711.30, X=394,134.18	WORK STAKED BY:	
G-G = 0.99967037	INSPECTORS ACCEPTANCE BY:	
Δα =00°12'15", CENTRAL ZONE, (NAD 1927)	FIELD VERIFICATION BY:	
ELEVATION = 5069.27 (SLD 1929)	DRAWINGS CORRECTED BY:	
	MICRO-FILM INFORMATION	
	RECORDED BY DATE NO.	

SURVEY INFORMATION					
FIELD NOTES					
NO.	BY	DATE	NO.	DATE	REMARKS BY
			REVISIONS		
			DESIGN		
			DESIGN: SRW, RLD		DATE: 5/24/06
			DRAWN: SRW, KN		DATE: 5/24/06
			CHECKED: RLD		DATE: 5/24/06

DENNIS ENGINEERING COMPANY
PO Box 909, (38 Cactus Road)
Edgewood, New Mexico 87015 (505) 281-2880

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: BLUE SKY BUSINESS PARK
GRADING AND DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.
Information Only			5/24/06
			6/21/06

CITY PROJECT NO.	ZONE MAP NO.	SHEET
666589	D-16	3 OF 13

PLOTE DATE:
PLOT TIME:
FILE PATH:
FILE NAME:

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

January 17, 2006

Raymond L. Dennis, P.E.
CDS Inc.
7209 Corte Ocaso NE
Albuquerque, NM 87113

Re: Blue Sky Business Park Drainage Report
Engineer's Stamp dated 1-3-06 (D-16/D2A)

Dear Mr. Dennis,

Based upon the information provided in your submittals dated 1-17-06, the above referenced report is approved for Preliminary Plat action by the DRB. It is also approved for Rough Grading.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions about that process, please feel free to call the Municipal Development Department, Hydrology section at 768-3654 (Charles Caruso).

If you have any questions, please call me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept
Development and Building Services

C: Chuck Caruso
file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CDS, Inc.

7209 CORTE OCASO NE
ALBUQUERQUE, NM 87113
Tel. 505-292-2033; Fax. 505-343-1697; Cell 505-259-9470
Email: rld0325@yahoo.com

August 21, 2005

Mr. Bradley L. Bingham, PE
City of Albuquerque, Planning Dept.
Development and Building Services
PO Box 1293
Albuquerque, NM 87103-1293

Fax: 924-3864
Tel: 924-3986

File

Re: Blue Sky Business Park Drainage Report (D-16/D2A)

Dear Mr. Bingham:

I received your letter dated August 18th on Saturday, August 20th and offer the following comments:

24 sets of the plans for subject project are being prepared by Mesa Reprographics for pickup sometime Monday (tomorrow) morning. When the sets are ready for pickup at Mesa they will be delivered to your office by me or by John Kusianovich along with an application cover sheet for Preliminary Plat approval, supporting documents, and a check.

I will be out of state tomorrow morning through Friday afternoon, therefore, I will probably not be able to discuss the matter with you or to make changes to the current drawings until early next week.

We will certainly make whatever changes are needed to the narrative, or submit additional supporting documents, regarding disposal of the storm water runoff from Tract T-4. There is a brief statement on Sheet 2 of 6 sheets (Item I, 3rd paragraph – upper left corner) that states: "This plan analyzes drainage from only Tr. T-4. Runoff will discharge to pond located on Tr. U-1 (Los Lomitas Business Park Subdivision). The storm sewer is sized to accommodate runoff from Tr. T-4", however, this statement does not properly address the issue.

A connection to storm drain and sanitary sewer manholes located in the Los Lomitas Business Park Subdivision is also indicated on the Plan and Profile Sheet 5 of 6 sheets (Storm Drain Outfall Line) and on Sheet 3 of 3 sheets (Sanitary Sewer Outfall Line), however, these connections are not clearly identified.

Thank you for your comments. I will either contact you early tomorrow morning or early next week regarding needed changes.

Sincerely,

Raymond Lee Dennis, PE

Raymond Lee Dennis, PE

Cc: John Kusinanovich, Paseo Partnership, LLC, 5 Pine View Pl., Tijeras, NM 87059
File

Ronald D. Brown, Chair
Daniel F. Lyon, Vice Chair
Tim Eichenberg, Secretary-Treasurer
Janet Sajera, Asst. Secretary-Treasurer
Danny Hernandez, Director

John P. Kelly, P.E.
Executive Engineer

Albuquerque
Metropolitan
Arroyo
Flood
Control
Authority
2600 Prospect N.E., Albuquerque, NM 87107
Phone: (505) 884-2215 Fax: (505) 884-0214

Post-it® Fax Note 7671	Date 8-1	# of pages ▶ 1
To BRAD BINGHAM	From LYNN MAZUR	
Co./Dept. HYDROLOGY	Co. AMAFCA	
Phone #	Phone #	
Fax #	Fax #	

August 1, 2005

Mr. Raymond Dennis, P.E.
CDS, Inc.
7209 Corte Ocaso NE
Albuquerque, NM 87113

Re: Tract T-4; Vista del Norte, Blue Sky Business Park, ZAP D-16
Engineer's Stamp Dated July 18, 2005

Dear Mr. Dennis:

AMAFCA approves the referenced Grading and Drainage Plan with respect to proposed improvements adjacent to the North Diversion Channel (NDC). Construction will be allowed within the AMAFCA Excavation Restriction Easement as long as slopes do not exceed 3:1. It was explained to me that the easement was obtained when this tract was used for gravel mining to protect the NDC from deep, sloped excavations. Any fencing within the easement may be removed, but the fence along the right-of-way must remain.

Since this tract is adjacent to the NDC, AMAFCA will sign the Final Plat. If you have any questions, please call me at 884-2215.

Sincerely,
AMAFCA

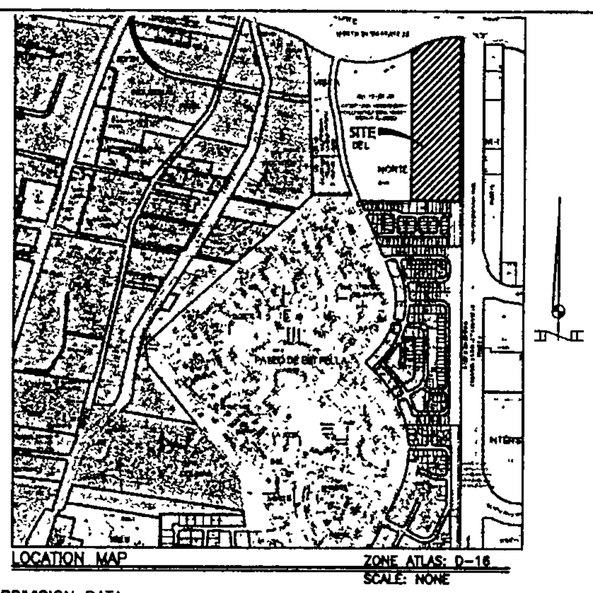
Lynn M. Mazur

Lynn M. Mazur, P.E., C.F.M.
Development Review Engineer

Cc: Brad Bingham, City Hydrology

BLUE SKY BUSINESS PARK

BEING TRACT T-4 OF VISTA DEL NORTE
ELENA GALLEGOS GRANT
PROJECTED SECTION 22 TOWNSHIP 11 NORTH,
RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2005



LOCATION MAP — ZONE ATLAS: D-16
SCALE: NONE

SUBDIVISION DATA

GROSS ACREAGE	22 6539
ZONE ATLAS NO.	D-16-Z
NO OF EXISTING TRACTS/LOTS	1 PARCEL
NO. OF TRACTS/LOTS CREATED	13 TRACTS
NO. OF TRACTS/LOTS ELIMINATED	1 PARCEL
MILES OF FULL WIDTH STREETS CREATED	0 27
AREA DEDICATED TO CITY OF ALBUQUERQUE	INTERIOR STREETS 1.9678 AC
DATE OF SURVEY	3/2003 AND 3/2005
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER	2005-24-06-24
CURRENT AND FINAL ZONING	M-2

PURPOSE OF PLAT

1.) Subdivide Tract "T-4", Vista Del Norte into 13 tracts, dedicate right of way, grant easements and vacate easements as shown hereon.

SURVEY NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances
3. Bearings and Distances are field and (record).
4. Basis of boundary are the following plats (and documents) of record entitled:
   Bulk Plat For "Tracts T-1, T-2, T-3, & T-4, Vista Del Norte", (12/10/99, 99c-331)
   all being records of Bernalillo County, New Mexico.
5. Field Survey Performed March, 2003 and March 2005.
6. Unless otherwise noted all points are set 5/8" Rebar with Cap "LS 4115" (TYP)
7. Title Report: Provided by Fidelity National Title Insurance Company Commitment No.: 03-1026874-B-VG-D (Effective Date. 04-04-05)
8. Address of Property: 4000 Paseo Del Norte
9. City of Albuquerque, New Mexico Zone. M-2
10. Flood Zone Designation: ZONE X, as shown on panel 136 of 825 Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 20, 1996. (This property does not lie within the 100 year flood plain).

PLAT NOTES

1) The City and utility companies have the right to enter upon the utility easements as granted hereon at any time and perform whatever inspection, installation, maintenance, repair modification or removal ("work") it deems appropriate without liability to the City or utility companies. If the work effects any improvements or encroachments made by the grantor, the City or utility company will not be financially or otherwise responsible for rebuilding or repairing of improvements or encroachments If in the opinion of the City or utility company, the work to be performed by the City or utility company could endanger the structural integrity or otherwise damage the improvements or encroachments, the grantor shall, at its own expense, take whatever protective measures are required to safeguard the improvements or encroachments

2) Work within the AMAFCA excavation restriction easement is subject to license agreement from AMAFCA prior to construction. See Easement 8, Sheet 2 of 2

LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 22, Township 11 North, Range 3 East, NMPM, City of Albuquerque, Bernalillo County, New Mexico being all of Tract T-4, VISTA DEL NORTE, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 10, 1999 in Book 99C, Page 331 containing (986,804 sf) 22.6539 acres, more or less

EASEMENTS (See Sheet 2)

1. EXISTING 50' PNM RAILROAD EASEMENT (08-10-56, BK. D359, PGS. 283-288)
2. EXISTING 40' PNM ROADWAY EASEMENT (05-28-57, BK. D387, PGS. 401-403)
3. EXISTING 10' GAS LINE EASEMENT (08-12-58, BK D437, PGS. 351-356)
4. EXISTING 30' PNM GAS PIPELINE AND COMMUNICATION EASEMENT (06-08-98, BK. 9810, PG. 885)
5. EXISTING 100' PNM RAILROAD EASEMENT (05-28-57, BK. D387, PGS. 394-396)
6. EXISTING 200' PNM TRANSMISSION LINE EASEMENT (08-10-56, BK. D359, PGS. 275-282) PRESENTLY 110' (#16)
7. EXISTING 200' PNM TRANSMISSION LINE EASEMENT (05-08-57, BK. D385, PGS. 306-308) PRESENTLY 110' (#16)
8. EXISTING AMAFCA EXCAVATION RESTRICTION EASEMENT, WIDTH VARIES (12-06-67, BK. MISC. 88, PGS. 268-287)
9. EXISTING 30' SANITARY SEWER EASEMENT (03-16-99, 99C-57)
10. EXISTING 30' AMAFCA ACCESS EASEMENT (12-10-99, 99C-331)
11. EXISTING 40' GAS LINE EASEMENT (10-10-55, BK. D329, PG. 539-540)
12. EXISTING 10' PNM ANCHOR EASEMENT (01-17-65, BK D794, PG. 852)
13. EXISTING 30' GAS LINE EASEMENT (11-17-91, BK. 91-18, PG. 4253-4256)
14. DELETED
15. EXISTING 30' GAS LINE EASEMENT (11-3-55, Vol D332, Folio 99 & 6/08/98, BK 9810, PAGE 8852)
16. NORTH 90' OF 200' PNM EASEMENT (#6) VACATED (06-25-03, Bk. A56, Page 8656) CITY OF ALBQ. DRB NUMBER (IF ANY) IS NOT ON FILE AT THE ONE STOP SHOP, 600 SECOND STREET AS OF 07/20/05. RECORDED RELEASE DOES NOT REFER TO A DRB NUMBER.
17. EXISTING 40' PNM ROADWAY EASEMENT (#2) VACATED BY THIS PLAT
18. 10' PNM ELECTRIC SERVICES EASEMENT GRANTED BY THIS PLAT (CENTERLINE SHOWN)
19. EXISTING 10' PNM ANCHOR EASEMENT (#12) VACATED BY THIS PLAT
20. 10' PNM ELECTRIC SERVICES EASEMENT GRANTED BY THIS PLAT (CENTERLINE SHOWN)
21. 10' PNM ANCHOR EASEMENT GRANTED BY THIS PLAT (CENTERLINE SHOWN)
22. 30' PNM GAS LINE EASEMENT GRANTED BY THIS PLAT CROSSING EASEMENTS #1, #2 AND #3

FREE CONSENT AND DEDICATION

The parcel hereon described is subdivided with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant: all public and private easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground and overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

The undersigned owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided and that dedication of public right of way as shown hereon is made to the City of Albuquerque in fee simple with warranty covenants

11/4/2005

PASEO PARTNERSHIP, LLC; JOHN KUSIANOVICH, MEMBER — DATE
A NEW MEXICO LIMITED LIABILITY COMPANY

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on 11-04-05 by JOHN KUSIANOVICH, Member of Paseo Partnership, LLC a New Mexico Limited Liability Corporation on behalf of said Corporation.

Marilyn Ridgway — 05-10-08
NOTARY PUBLIC — MY COMMISSION EXPIRES

PLAT APPROVAL

PROJECT NUMBER: DRB.1002478
Application Number: 03DRB-00232

Utility Approvals:

PNM Electric Services	Leonard D. Martinez — 11-4-05 Date
PNM Gas Services	Leonard D. Martinez — 11-4-05 Date
Qwest Telecommunications	Date
Comcast	Lorraine Barbon — 11-4-05 Date
New Mexico Utilities	Date

City Approvals:

	11-4-05
City Surveyor	Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Department	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATION

"I Raymond L Dennis, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monuments and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico to the best and correct to the best of my knowledge and belief."

Raymond Lee Dennis, Jr
RAYMOND L. DENNIS P.S. No. 4115

RAYMOND LEE DENNIS NEW MEXICO 4115 LAND SURVEYOR REGISTERED PROFESSIONAL ENGINEER

DESIGN:	
DRAWN: JDM, RM	
CHECKED:	
DATE: 05/31/05	
REV: 06/24/05	
REV: 11/03/05	
REV:	
FILE:	

PROJECT: BLUE SKY BUSINESS PARK

TITLE

(SEAL)

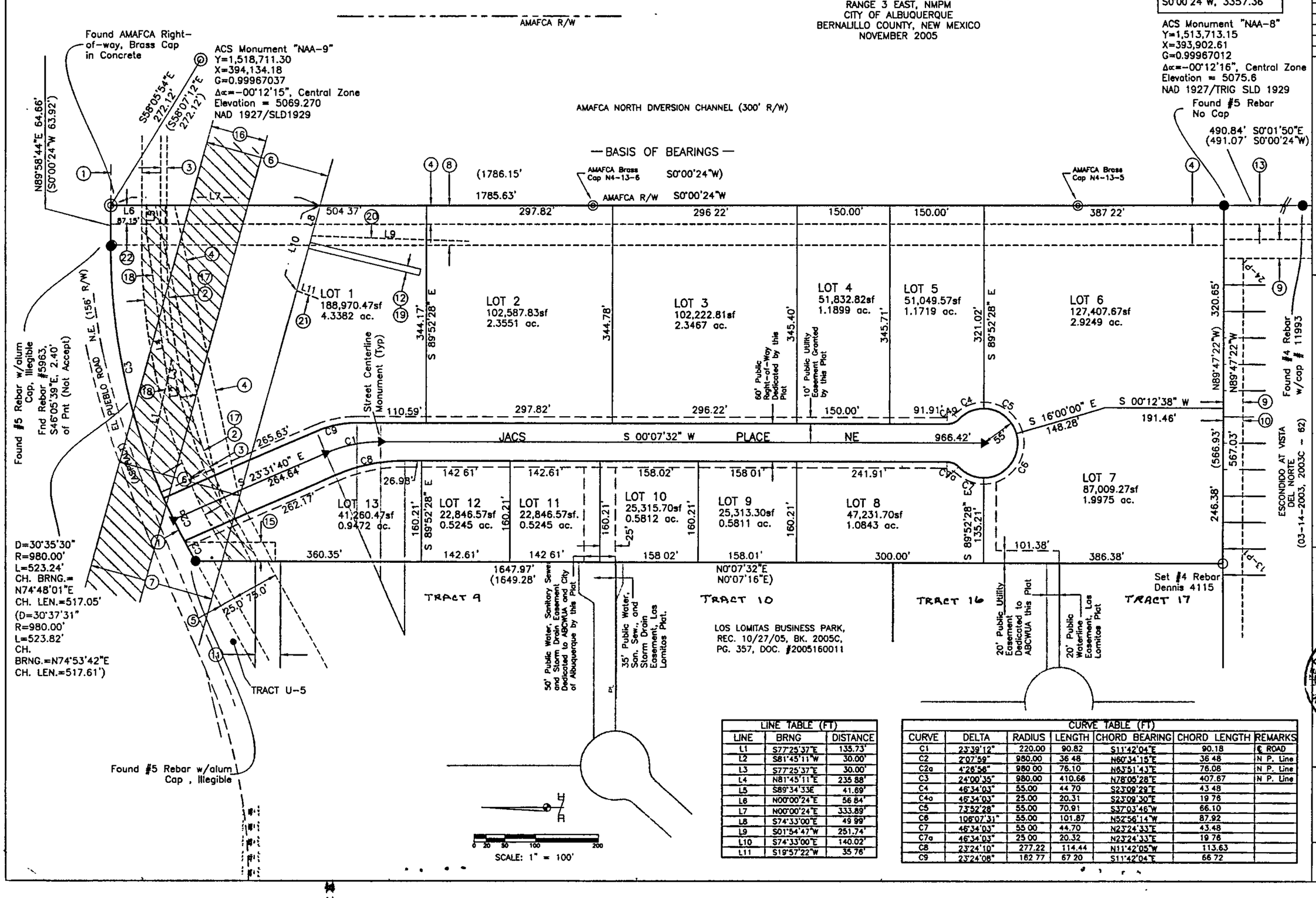
SHEET 1 OF 2

DENNIS ENGINEERING COMPANY
PO Box 909, (38 Cactus Road)
Edgewood, New Mexico 87015 (505) 281-2880

BLUE SKY BUSINESS PARK

BEING TRACT T-4 OF VISTA DEL NORTE
ELENA GALLEGOS GRANT
PROJECTED SECTION 22 TOWNSHIP 11 NORTH,
RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2005

TIE INFORMATION
Tie from SE Cor to ACS Monument "NAA-8"
S0°00'24"W, 3357.36'



LINE TABLE (FT)		
LINE	BRNG	DISTANCE
L1	S77°25'37"E	135.73'
L2	S81°45'11"W	30.00'
L3	S77°25'37"E	30.00'
L4	N81°45'11"E	235.88'
L5	S89°34'33E	41.69'
L6	N00°00'24"E	56.84'
L7	N00°00'24"E	333.89'
L8	S74°33'00"E	49.99'
L9	S01°54'47"W	251.74'
L10	S74°33'00"E	140.02'
L11	S19°57'22"W	35.76'

CURVE TABLE (FT)						
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	REMARKS
C1	23°39'12"	220.00	90.82	S11°42'04"E	90.18	℄ ROAD
C2	2°07'59"	980.00	36.48	N60°34'15"E	36.48	N P. Line
C2a	4°26'56"	980.00	76.10	N63°51'43"E	76.08	N P. Line
C3	24°00'35"	980.00	410.66	N78°05'28"E	407.67	N P. Line
C4	46°34'03"	55.00	44.70	S23°09'29"E	43.48	
C4a	46°34'03"	25.00	20.31	S23°09'30"E	19.76	
C5	73°52'28"	55.00	70.91	S37°03'46"W	66.10	
C6	106°07'31"	55.00	101.87	N52°56'14"W	87.92	
C7	46°34'03"	55.00	44.70	N23°24'33"E	43.48	
C7a	46°34'03"	25.00	20.32	N23°24'33"E	19.76	
C8	23°24'10"	277.22	114.44	N11°42'05"W	113.63	
C9	23°24'08"	162.77	67.20	S11°42'04"E	66.72	

DESIGN:	
DRAWN: JDM, SW	
CHECKED: RLD	
DATE: 05/31/05	
REV: 06/24/05	
REV: 11/03/05	
REV:	
FILE:	

PROJECT: BLUE SKY BUSINESS PARK

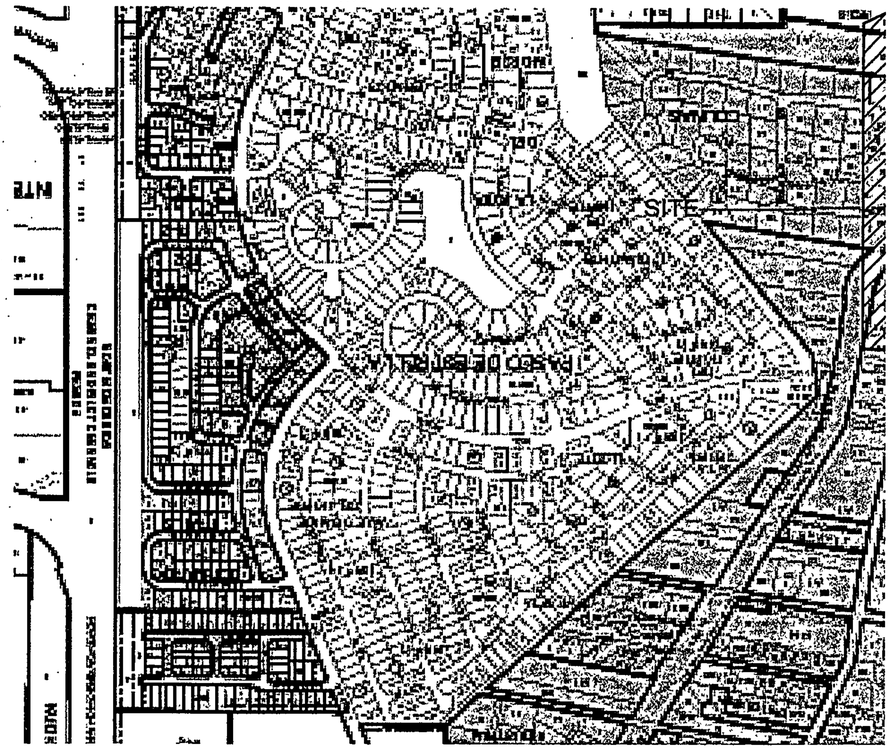
(SEAL)

SHEET 2 OF 2

DENNIS ENGINEERING COMPANY
PO Box 909, (38 Cactus Road)
Edgewood, New Mexico 87015 (505) 281-2880

VICINITY MAP D-16-Z

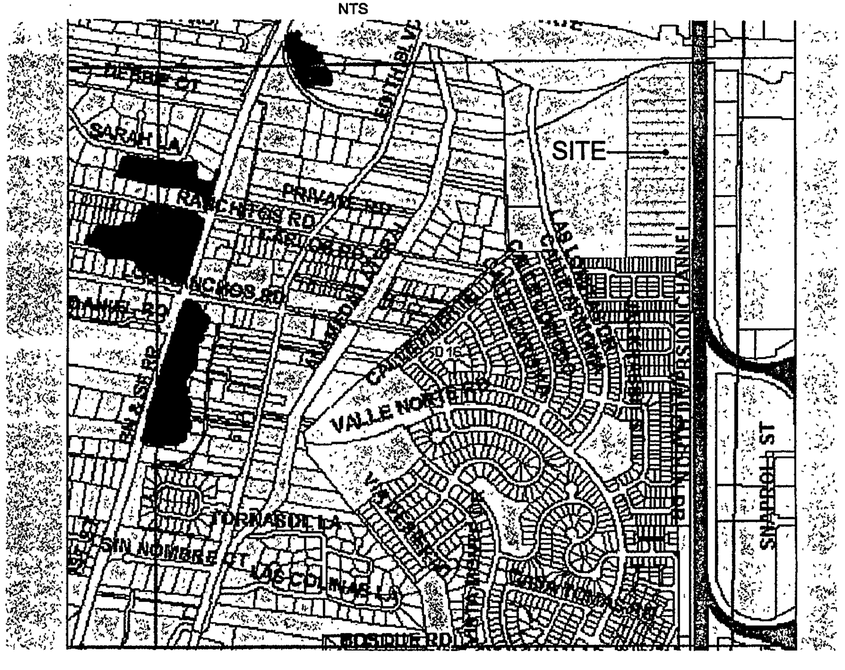
NTS



FLOOD MAP

NTS

PANEL 136 OF 825



EROSION CONTROL MEASURES:

1: THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR INTO PRIVATE PROPERTY.

2: THE CONTRACTOR SHALL PROMPTY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.

3: THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.

4: ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE YARD, EXCAVATED MATERIAL, ETC.) SHALL BE RE-SEEDED ACCORDING TO C.O.A. SPECIFICATION 1012 "NATIVE GRASS SEEDING".

PROJECT BENCHMARK:

ACS MONUMENT "NAA-9" AS SHOWN ON PLAN
ELEVATION=5069.27 FEET (NGVD 29)

LEGAL DESCRIPTION:

TR T-4, VISTA DEL NORTE

LEGEND:

TA	TOP OF ASPHALT
FL	FLOWLINE
TC	TOP OF CURB/CONCRETE
TF	TOP OF FOOTING
R/W	RIGHT-OF-WAY
PL	PROPERTY LINE
PP	POWER POLE
Ⓖ	GAS LINE MARKER
— —5065— —	EXISTING CONTOUR
TC 68.78	PROPOSED SPOT ELEVATION
TF 62.25	EXISTING SPOT ELEVATION
70	PROPOSED CONTOUR
	DRAINAGE BASIN-BOUNDARY

CONSTRUCTION NOTES:

1: TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM 260-1990 (ALBUQUERQUE AREA), 1-800-321-ALERT(2537) (STATE WIDE), FOR LOCATION OF EXISTING UTILITIES.

2: PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.

3: ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

4: ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

5: IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THERFORE, MAKES NO PRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSABILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESURVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNCIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

6: BACKFILL COMPACTION SHALL BE ACCORDING TO CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

7: ALL CUT/FILL SLOPES TO BE 3:1 OR FLATTER, ALL SLOPES SHOWN ON PLAN ARE 3:1.

8: ALL REINFORCED CONCRETE PIPE (RCP) STORM DRAIN SHALL MEET ALL APPLICABLE STANDARDS OF SECTION 123 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS.

INDEX OF SHEETS

GRADING AND DRAINAGE PLANS

SHEET 1 GRADING AND DRAINAGE PLAN GENERAL NOTES
SHEET 2 GRADING AND DRAINAGE REPORT
SHEET 3 GRADING AND DRAINAGE PLAN
SHEET 4 PLAN AND PROFILE, ROADWAY AND STORM SEWER
SHEET 5 PLAN AND PROFILE, STORM SEWER OUTFALL LINE
SHEET 6 SITE CROSS SECTIONS, EARTHWORK CALCULATIONS

ENTRANCE ROAD PLANS (BNSF CROSSING)

SHEET 1 PLAN AND PROFILE EL PUEBLO ROAD AND NEW ENTRANCE ROAD
SHEET 2 EL PUEBLO ROAD AND NEW ENTRANCE ROAD INTERSECTION STRIPING PLAN
SHEET 3 EL PUEBLO ROAD AND NEW ENTRANCE INTERSECTION BNSF DETAILS (NOT INCLUDED)
SHEET TS1 ROADWAY TYPICAL SECTIONS

I, RAYMOND L. DENNIS, REGISTERED PROFESSIONAL ENGINEER NO. 4115 DO HEREBY CERTIFY THAT THE GRADING AND DRAINAGE PLANS NUMBERED SHEET 1 OF 6 THROUGH SHEET 6 OF 6 AND ENTRANCE ROAD PLANS NUMBERED SHEET 1 THROUGH 3 AND SHEET TS1 WERE PREPARED UNDER MY DIRECT SUPERVISON AND DIRECTION AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Raymond Lee Dennis, PE 1-3-06

RAYMOND L. DENNIS, PE# 4115 DATE:

AS BUILT INFORMATION
CONTRACTOR:
WORK STAKED BY:
INSPECTORS ACCEPTANCE BY:
FIELD VERIFICATION BY:
DRAWINGS CORRECTED BY:
MICRO-FILM INFORMATION
RECORDED BY DATE NO.

BENCH MARKS
ACS MONUMENT "NAA-9"
Y=1,518,711.30, X=394,134.18
G-G = 0.99967037
$\Delta\alpha$ =00°12'15", CENTRAL ZONE,
(NAD 1927)
ELEVATION = 5069.27 (SLD 1999)

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
RAYMOND LEE DENNIS NEW MEXICO 4115 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGN: SRW, RLD DATE: 12/22/05
DRAWN: SRW, KN DATE: 12/22/05
CHECKED: RLD DATE: 12/22/05

DENNIS ENGINEERING COMPANY
PO Box 909, (38 Cactus Road)
Edgewood, New Mexico 87015 (505) 281-2880

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: BLUE SKY BUSINESS PARK, GRADING AND DRAINAGE PLAN - GENERAL NOTES

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO/DAY/YR
			12/22/05

CITY PROJECT NO. | ZONE MAP NO. D-16 | SHEET 1 OF 6

PLOTE DATE:
PLOT TIME:
FILE PATH:
FILE NAME:

DRAINAGE (CONCEPTUAL) PLAN

I. INTRODUCTION AND EXECUTIVE SUMMARY

THIS PROJECT, IDENTIFIED AS SUBDIVISION OF TRACT T-4, VISTA DEL NORTE, IS LOCATED IN THE NORTH VALLEY JUST SOUTH OF PASEO DEL NORTE BLVD. AND EL PUEBLO ROAD, AND WEST OF AND ADJACENT TO THE AMAFCA NORTH DIVERSION CHANNEL. TRACT T-4 IS CURRENTLY A VACANT TRACT CONSISTING OF 22.654 ACRES, AND IS PROPOSED TO BE SUBDIVIDED INTO 13 LOTS, RANGING IN SIZE FROM 0.5245 ACRES TO 4.3973 ACRES. THE TRACT IS ZONED M-2.

THIS TRACT WAS IDENTIFIED ON A MASTER DRAINAGE PLAN TO ALLOW DISCHARGE OF THE RUNOFF TO A REGIONAL DETENTION POND LOCATED ON TR U-1, WEST OF TR T-4.

THIS PLAN ANALYZES DRAINAGE FROM ONLY TR T-4, RUNOFF WILL DISCHARGE TO POND LOCATED ON TR U-1 (LAS LOMITAS BUSINESS PARK SUBDIVISION). THE STORM SEWER IS SIZED TO ACCOMODATE RUNOFF FROM TR T-4.

THIS SUBMITTAL IS MADE IN SUPPORT OF SUBDIVISION PLAT, SITE PLAN FOR SUBDIVISION, GRADING PERMIT AND APPROVALS FOR CONSTRUCTION PURPOSES.

II. PROJECT DESCRIPTION

AS SHOWN BY THE VICINITY MAP, THE SITE IS LOCATED ON THE SOUTH SIDE OF PASEO DEL NORTE BLVD. AND EL PUEBLO ROAD, WEST OF AND ADJACENT TO THE AMAFCA NORTH DIVERSION CHANNEL AS SHOWN ON ZONE ATLAS PAGE D-16. THE CURRENT LEGAL DESCRIPTION IS TRACT T-4, VISTA DEL NORTE. AS SHOWN BY PANEL 136 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER 20, 1996, THIS SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE. THE SITE DOES LIE ADJACENT TO THE NORTH DIVERSION CHANNEL, DESIGNATED AS BEING A FLOOD HAZARD ZONE A.

III. EXISTING CONDITIONS

AT PRESENT, THE SITE IS VACANT. THE SITE GENERALLY SLOPES FROM THE NORTHEAST CORNER TO THE WEST AND THE SOUTHWEST. THIS SITE IS NOT SUBJECT TO OFFSITE FLOWS AS THE LANDS TO THE WEST AND SOUTH ARE MUCH LOWER IN ELEVATION THAN THIS SITE, THE NORTH DIVERSION CHANNEL IS LOCATED TO THE EAST, EL PUEBLO ROAD AND THE RAILROAD TRACKS LOCATED NORTH OF THE SITE AT A LOWER ELEVATION THAN THE SITE, AND RUNOFF GENERATED FROM THE ROAD FLOWS TO THE NORTH AND WEST AND WILL NOT IMPACT THIS SITE.

THE LAND TO THE SOUTH HAD BEEN DEVELOPED INTO RESIDENTIAL LOTS, THE LAND TO THE WEST IS CURRENTLY VACANT, BUT IS IN THE PROCESS OF BEING DEVELOPED INTO INDUSTRIAL/COMMERCIAL LOTS.

IV. DEVELOPED CONDITIONS

THE TRACT WILL BE SUBDIVIDED INTO 13 LOTS RANGING IN SIZE FROM 0.5245 ACRES TO 4.3973 ACRES. THE TRACT WILL BE SERVED BY A PRIVATE PAVED ROADWAY EXTENDING FROM THE NORTHWEST CORNER OF THE TRACT THROUGH THE PROPERTY AND TERMINATE AT A CUL-DE-SAC AT THE NORTH EDGE OF LOTS 6&7. THE ROADWAY WILL BE GRADED TO DIRECT RUNOFF FROM THE RAILROAD TRACKS SOUTH TO THE LOW SPOT (ROADWAY STATION 7+39.91) AND FROM THE CUL-DE-SAC NORTH TO THE LOW SPOT. THE SITE WILL BE MASS GRADED TO DIRECT THE RUNOFF FROM THE LOTS TO THE ROADWAY. THE RUNOFF WILL BE INTERCEPTED BY A SERIES OF DROP INLETS AND STORM SEWER PIPING TO DIRECT THE RUNOFF TO THE WEST PROPERTY LINE AS SHOWN ON THE GRADING AND DRAINAGE PLAN.

V. CALCULATIONS

CALCULATIONS ANALYZING THE SITE IN THE DEVELOPED CONDITION FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT HAVE BEEN PREPARED FOR THIS PROJECT. THE PROCEDURE FOR 40 ACRE OR SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY, 1993, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED.

THE SITE WAS SPLIT INTO 13 SUB-BASINS (IDENTIFIED AS SUB-BASIN I-1 THROUGH SUB-BASIN I-13), SUB-BASINS I-1 THRU I-7 ARE LOCATED ON THE EAST SIDE OF THE PROPOSED ROADWAY, SUB-BASINS I-8 THRU I-13 ARE LOCATED ON THE WEST SIDE OF THE PROPOSED ROADWAY. SUB-BASIN I-1 (0.31 AC) IS LOCATED ON THE NORTH PROPERTY LINE OF THE SITE AND INCLUDES A PORTION OF THE RAILROAD RIGHT-OF-WAY. AFTER THE PROPOSED IMPROVEMENTS ARE COMPLETE, THE RUNOFF GENERATED FROM SUB-BASIN I-1 WILL CONTINUE TO RUN OFF-SITE. THE RUNOFF FROM SUB-BASIN I-8 (0.16 AC), LOCATED ON THE SOUTH PROPERTY LINE OF THE SITE, WILL ALSO CONTINUE TO RUN OFF-SITE FOLLOWING THE COMPLETION OF THE IMPROVEMENTS.

100% OF THE RUNOFF FROM SUB-BASIN I-2 THROUGH SUB-BASIN I-7 AND SUB-BASINS I-9 THROUGH I-13 WILL BE INTERCEPTED BY THE PROPOSED ROADWAY AND WILL BE DIRECTED TO THE WEST PROPERTY LINE AND TO THE DETENTION POND DESCRIBED ABOVE.

SUMMARY OF DRAINAGE COMPUTATIONS, DEVELOPED (100YR/6HR)

PRECIPITATION ZONE 2 P_{360} = 2.35 INCHES PEAK AT 1.5 HOURS

DRAINAGE AREA	AREA (acres)	LAND TREATMENT (ACRES) A	B	C	D	Q_{100} (CFS)	V_{100} (AF)
Sub-basin I-1	0.31		0.03		0.28	1.39	0.05
Sub-basin I-2	2.42		0.24		2.18	10.80	0.40
Sub-basin I-3	2.17		0.22		1.95	9.69	0.36
Sub-basin I-4	2.33		0.23		2.10	10.43	0.39
Sub-basin I-5	1.26		0.13		1.13	5.56	0.21
Sub-basin I-6	1.62		0.16		1.44	7.15	0.26
Sub-basin I-7	5.61		0.56		5.04	25.12	0.93
Sub-basin I-8	0.16		0.02		0.14	0.73	0.03
Sub-basin I-9	2.78		0.28		2.52	12.57	0.47
Sub-basin I-10	0.81		0.08		0.72	3.73	0.14
Sub-basin I-11	0.64		0.06		0.58	2.94	0.11
Sub-basin I-12	1.18		0.12		1.06	5.30	0.20
Sub-basin I-13	1.36		0.14		1.22	6.09	0.23
TOTAL	22.65					101.50	
LESS SB I-1 and SB I-8						2.12	(2.0%)
TOTAL SB I-1 THRU I-7 AND I-9 THRU I-13						99.38	(98.0%)

CATCH BASIN CALCULATIONS

CATCH BASIN CALCULATIONS
USE: STORM INLET DOUBLE "C", CURB OPENING = 6.5'

GRATING CAPACITIES FROM PLATE 22.3 D-6 , DPM
CURB INLET CAPACITIES FROM CHART TITLED CAPACITY OF CURB OPENING INLETS (ORIGIN UNKNOWN)

DI's @ STA 9+12.46 Q1 = SUB-BASIN I-6 = 7.15 CFS; SUB-BASIN I-7 = 25.12 CFS; SUB-BASIN I-9 = 12.57 CFS; SUB-BASIN I-10 = 3.73 CFS; COMBINE = 48.57 CFS

= 48.57 CFS => D = 0.58' + 0.15' (DEPRESSED GRATE) = 0.73'

= CURB OPENING CAPACITY + (GRATE CAPACITY - 15%) =>

= [0.43 CFS/FT (6.5') + (12.25 CFS - 1.84 CFS)] X 2 => 26.41 CFS

Q1 OVERFLOW =48.57 CFS - 26.41 CFS = 22.16 CFS

DI's @ STA 7+91.38 Q2 = SUB-BASIN I-5 = 5.56 CFS; SUB-BASIN I-11 = 2.94 CFS; Q1 OVERFLOW = 22.16 CFS; COMBINE = 30.66 CFS

= 30.66 CFS => D = 0.50' + 0.15' (DEPRESSED GRATE) = 0.65'

= [0.36CFS/FT (6.5') + (10.0 - 1.50)] X 2 => 21.68 CFS

Q2 OVERFLOW =30.66 CFS - 21.68 CFS = 8.98 CFS

DI's @ STA 5+00.00 Q3 = SUB-BASIN I-2 = 10.8 CFS; SUB-BASIN I-3 = 9.69 CFS; SUB-BASIN I-13 = 6.09 CFS; COMBINE = 26.58 CFS

= 26.58 D = 0.46' + 0.15' (DEPRESSED GRATE) = 0.61'

= [0.33 CFS/FT (6.5') + (9.0 CFS - 1.35 CFS)] X 2 => 19.59 CFS

Q3 OVERFLOW = 26.58 CFS - 19.59 CFS = 6.99 CFS

DI's @ STA 7+39.91 Q4 = SUB-BASIN I-4 = 10.43 CFS; SUB-BASIN I-12 = 5.30 CFS; Q2 OVERFLOW = 8.98 CFS; Q3 OVERFLOW = 6.99 CFS; COMBINE = 31.70 CFS

= 31.70 CFS => D = 0.49' + 0.15' (DEPRESSED GRATE) (USE 0.79' AVAILABLE)**

= [0.51 CFS/FT (6.5') + (14.0 CFS - 2.10 CFS)] X 2 => 30.43 CFS

OVERFLOW = 30.43 CFS - 31.70 CFS = +1.27 CFS*

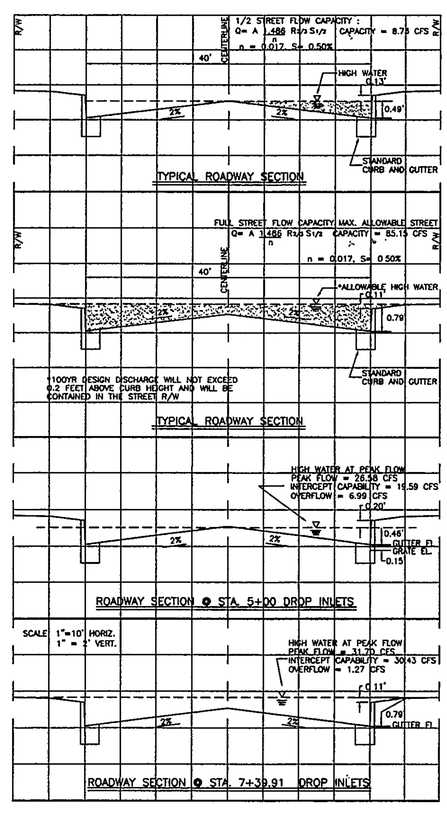
*DI SYSTEM IS CONSIDERED TO HAVE ADEQUATE CAPACITY, THE CALCULATIONS INDICATE AN OVERFLOW OF 1.27 CFS WHICH WILL OCCUR FOR A SHORT DURATION DURING THE PEAK OF THE STORM, THE HEAD OVER THE INLETS MAY RISE ABOVE THE 0.79' INDICATED FOR A VERY SHORT PERIOD, ALTHOUGH THE SYSTEM IS DESIGNED SO THAT THE OVERFLOW WILL NOT RUN OFF OF THE PROPERTY.
** AVAILABLE HEAD R/W to R/W

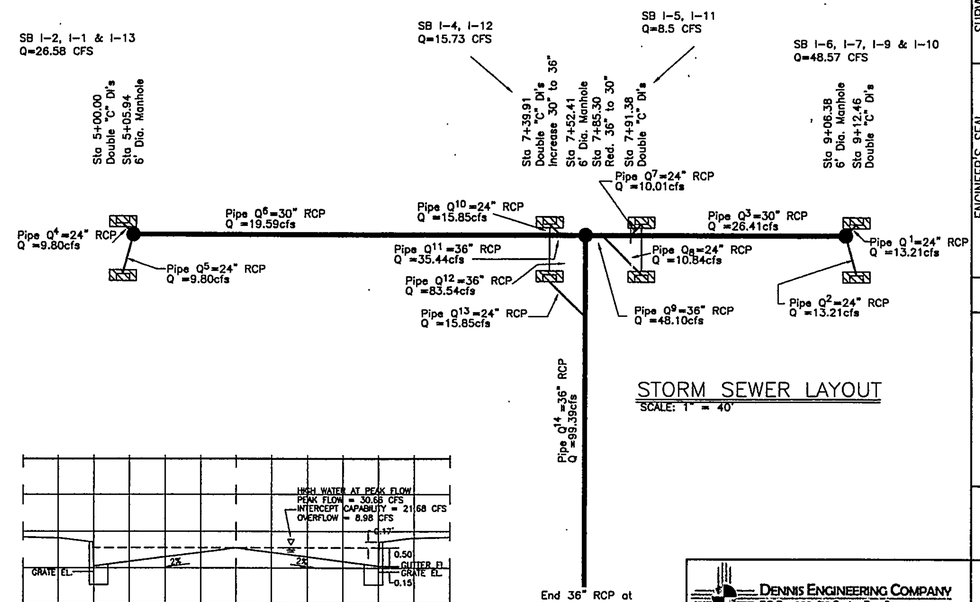
PIPE CALCULATIONS

Mannings Equation

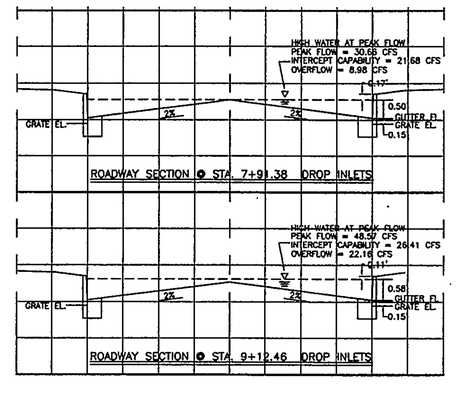
Pipe Q1: m = 2.16; Q1 (ft3/s) = 13.21; n = 0.013; S = 0.005; D1 (ft) = 1.86; D1 (in) =22.3424
Pipe Q2: m = 2.16; Q2 (ft3/s) = 13.21; n = 0.013; S = 0.005; D2 (ft) = 1.86; D2 (in) =22.34 24
Pipe Q3: m = 2.16; Q3 (ft3/s) = 26.41; n = 0.013; S = 0.005; D3 (ft) = 2.41; D3 (in) =28.9730
Pipe Q4: m = 2.16; Q4 (ft3/s) = 9.80; n = 0.013; S = 0.005; D4 (ft) = 1.66; D4 (in) = 19.97 24
Pipe Q5: m = 2.16; Q5 (ft3/s) = 9.8; n = 0.013; S = 0.005; D5 (ft) = 1.66; D5 (in) =19.9724
Pipe Q6: m = 2.16; Q6 (ft3/s) = 19.59; n = 0.013; S = 0.005; D6 (ft) = 2.16; D6 (in) =25.90 30
Pipe Q7: m = 2.16; Q7 (ft3/s) = 10.84; n = 0.013; S = 0.005; D7 (ft) = 1.73; D7 (in) =20.7424
Pipe Q8: m = 2.16; Q8 (ft3/s) = 10.84; n = 0.013; S = 0.005; D8 (ft) = 1.73; D8 (in) =20.74 24
Pipe Q9: m = 2.16; Q9 (ft3/s) = 48.1; n = 0.013; S = 0.005; D9 (ft) = 3.02; D9 (in) =36.2736
Pipe Q10: m = 2.16; Q10 (ft3/s) = 15.85; n = 0.013; S = 0.005; D10 (ft) = 1.99; D10 (in) = 23.92 24
Pipe Q11: m = 2.16; Q11 (ft3/s) = 35.44; n = 0.013; S = 0.005; D11 (ft) =2.70; D11 (in) =32.35 36
Pipe Q12: m = 2.16; Q12 (ft3/s) = 83.54; n = 0.013; S = 0.038; D12 (ft) = 2.54; D12 (in) = 30.50 36
Pipe Q13: m = 2.16; Q13 (ft3/s) = 15.85; n = 0.013; S = 0.005; D13 (ft) =1.99; D13 (in) =23.92 24
Pipe Q14: m = 2.16; Q14 (ft3/s) = 99.39; n = 0.013; S = 0.038; D14 (ft) = 2.71; D14 (in) = 32.56 36

Q = 1.486/n*A*R2/3*S1/2
Solved for D = [(m*Q*n)/S1/2]3/8





STORM SEWER LAYOUT
SCALE: 1" = 40'



AS BUILT INFORMATION
CONTRACTOR:
WORK STAKED BY:
INSPECTORS ACCEPTANCE BY:
FIELD VERIFICATION BY:
DRAWINGS CORRECTED BY:
MICRO-FILM INFORMATION
REVIEWED BY: DATE: NO.

BENCH MARKS
ACS MONUMENT "NAA-9"
Y=1,518,711.30, X=394,134.18
G-G = 0.99967037
Δα =00°12'15", CENTRAL ZONE.
(NAD 1927)
ELEVATION = 5069.27 (SLD 1929)

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
RAYMOND LEE DENNIS NEW MEXICO 14416 PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGN: SRW, RLD DATE: 12/22/05
DRAWN: SRW, KN DATE: 12/22/05
CHECKED: RLD DATE: 12/22/05

DENNIS ENGINEERING COMPANY
PO Box 909, (38 Cactus Road)
Edgewood, New Mexico 87015 (505) 281-2880

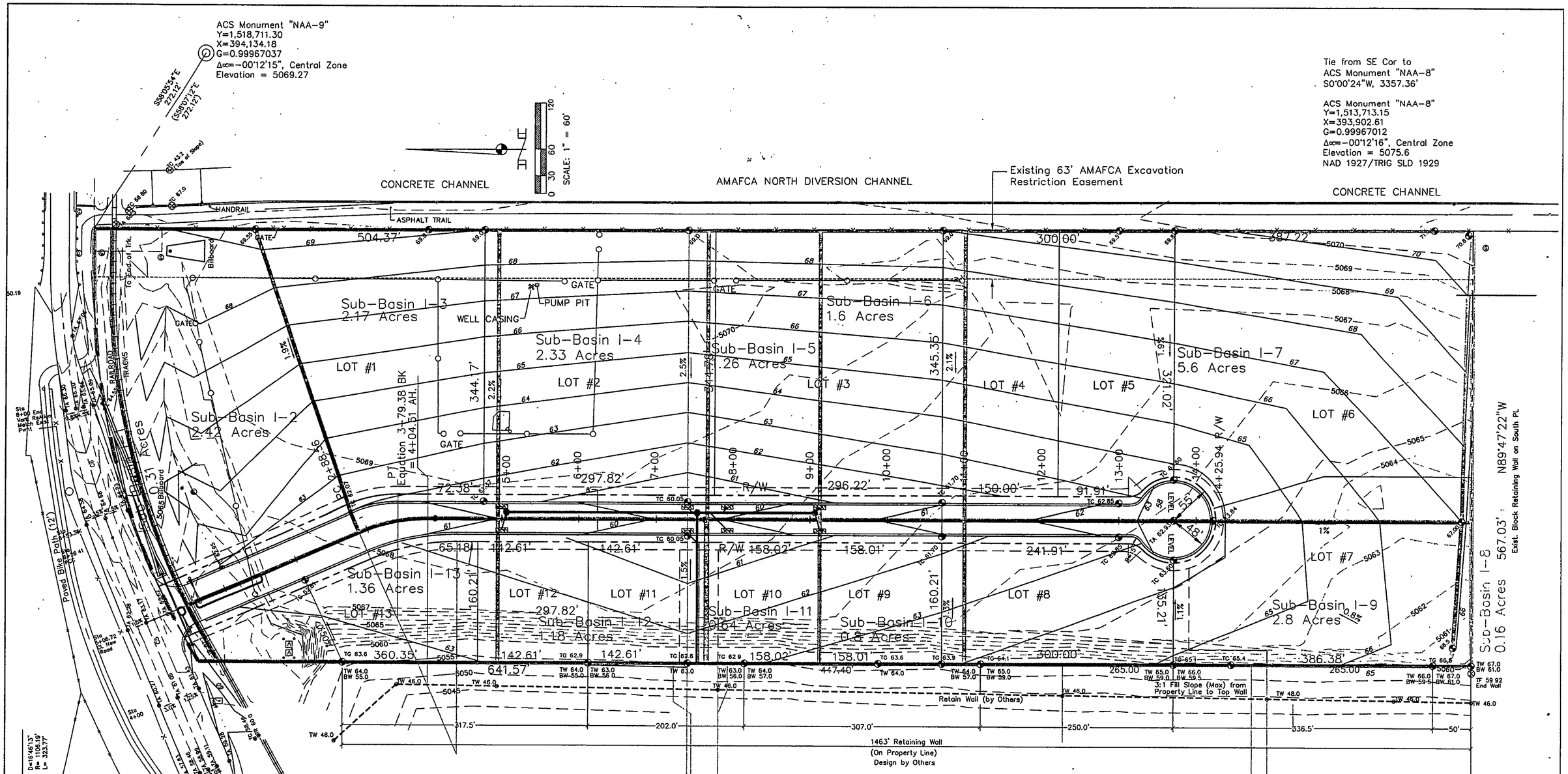
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: BLUE SKY BUSINESS PARK GRADING AND DRAINAGE REPORT AND CALCULATIONS

DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | LAST DESIGN UPDATE MO./DAY/YR. 12/22/05

CITY PROJECT NO. | ZONE MAP NO. D-16 | SHEET 2 OF 6

PLOTE DATE:
PLOT TIME:
FILE PATH:
FILE NAME:



PASEO PARTNERSHIP, LLC, DEVELOPER OF TRACT T-4, HAS COMMITTED TO CONSTRUCT AND MAINTAIN A DECORATIVE MASONRY WALL WITH A MINIMUM HEIGHT OF SIX (6') FEET ALONG THE SOUTH AND WEST PERIMETER OF SAID PROPERTY PER A LANDSCAPING AGREEMENT DATED MAY 5, 2005 AND EXECUTED BY PASEO PARTNERSHIP, LLC, VISTA DEL NORTE, LLC AND VISTA DEL NORTE HOMEOWNERS ASSOCIATION INC. THE REQUIRED DECORATIVE MASONRY WALL WILL BE CONSTRUCTED AT THE TIME EACH INDIVIDUAL LOT WITHIN THE BLUE SKY BUSINESS PARK IS DEVELOPED.

PERIMETER WALLS ARE NOT PLANNED ALONG THE NORTH AND EAST PROPERTY LINES.

BENCH MARKS	AS BUILT INFORMATION	ENGINEER'S SEAL
ACS MONUMENT "NAA-9"	CONTRACTOR:	
Y=1,518,711.30, X=394,134.18	WORK STAKED BY:	
G-G = 0.99967037	INSPECTORS ACCEPTANCE BY:	
Δα =00°12'15", CENTRAL ZONE, (NAD 1927)	FIELD VERIFICATION BY:	
ELEVATION = 5069.27 (SLD 1929)	DRAWINGS CORRECTED BY:	
	MICRO-FILM INFORMATION	
	RECORDED BY / DATE / NO.	

RAYMOND L. DENNIS, NEW MEXICO, 4116, REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR

SURVEY INFORMATION					
FIELD NOTES					
NO.	BY	DATE	NO.	DATE	REMARKS / BY
			REVISIONS		
			DESIGN		
			DESIGN: SRW, RLD		DATE: 12/22/05
			DRAWN: SRW, KN		DATE: 12/22/05
			CHECKED: RLD		DATE: 12/22/05

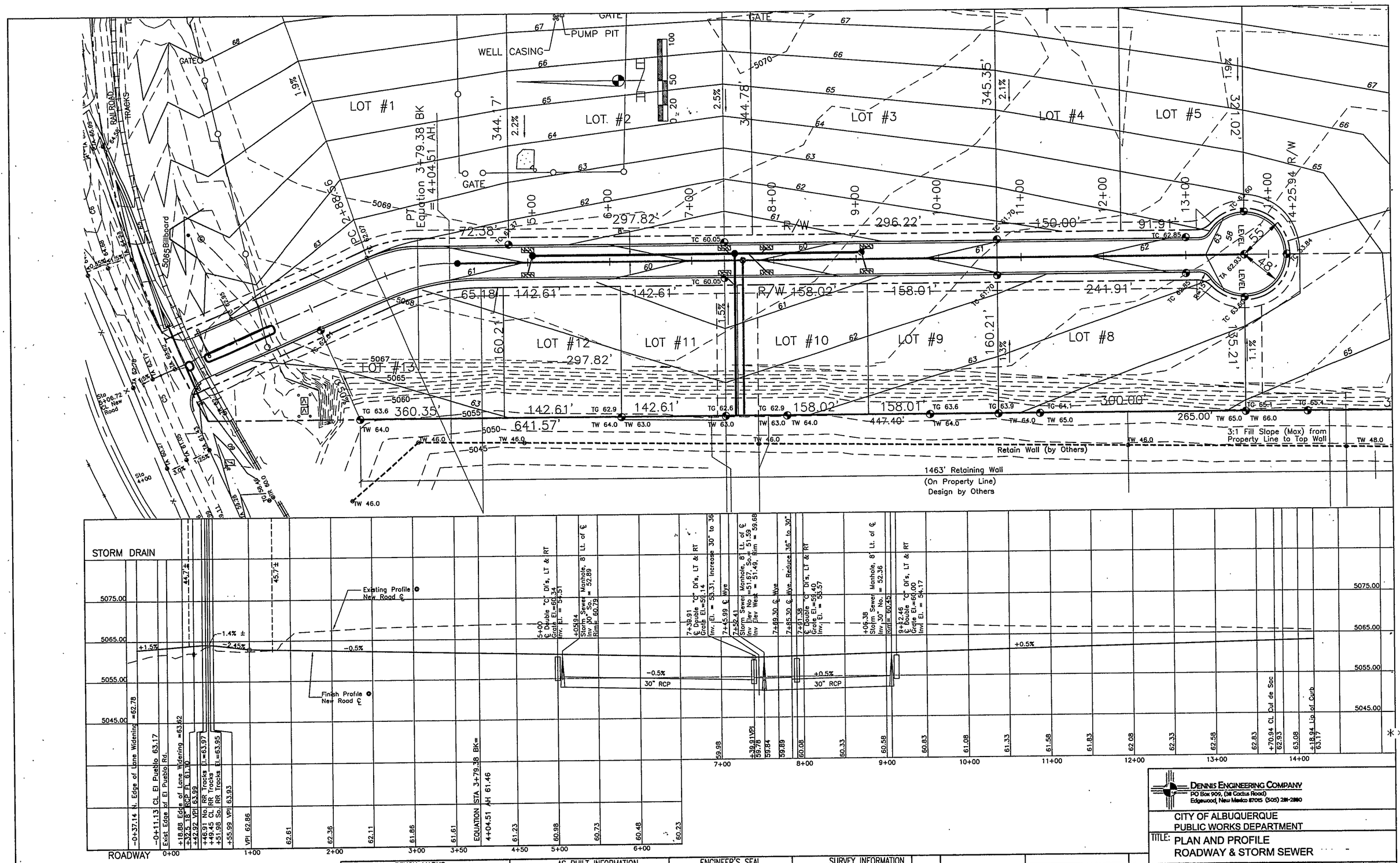
DENNIS ENGINEERING COMPANY
PO Box 909, (38 Cactus Road)
Edgewood, New Mexico 87015 (505) 281-2880

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: BLUE SKY BUSINESS PARK
GRADING AND DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.
			12/22/05
CITY PROJECT NO.	ZONE MAP NO. D-16	SHEET	3 OF 6

FILE PATH:
FILE NAME:
PLOTE DATE:
PLOT TIME:



DENNIS ENGINEERING COMPANY
PO Box 909, (Bill Cactus Road)
Edgewood, New Mexico 87015 (505) 281-2880

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: PLAN AND PROFILE
ROADWAY & STORM SEWER

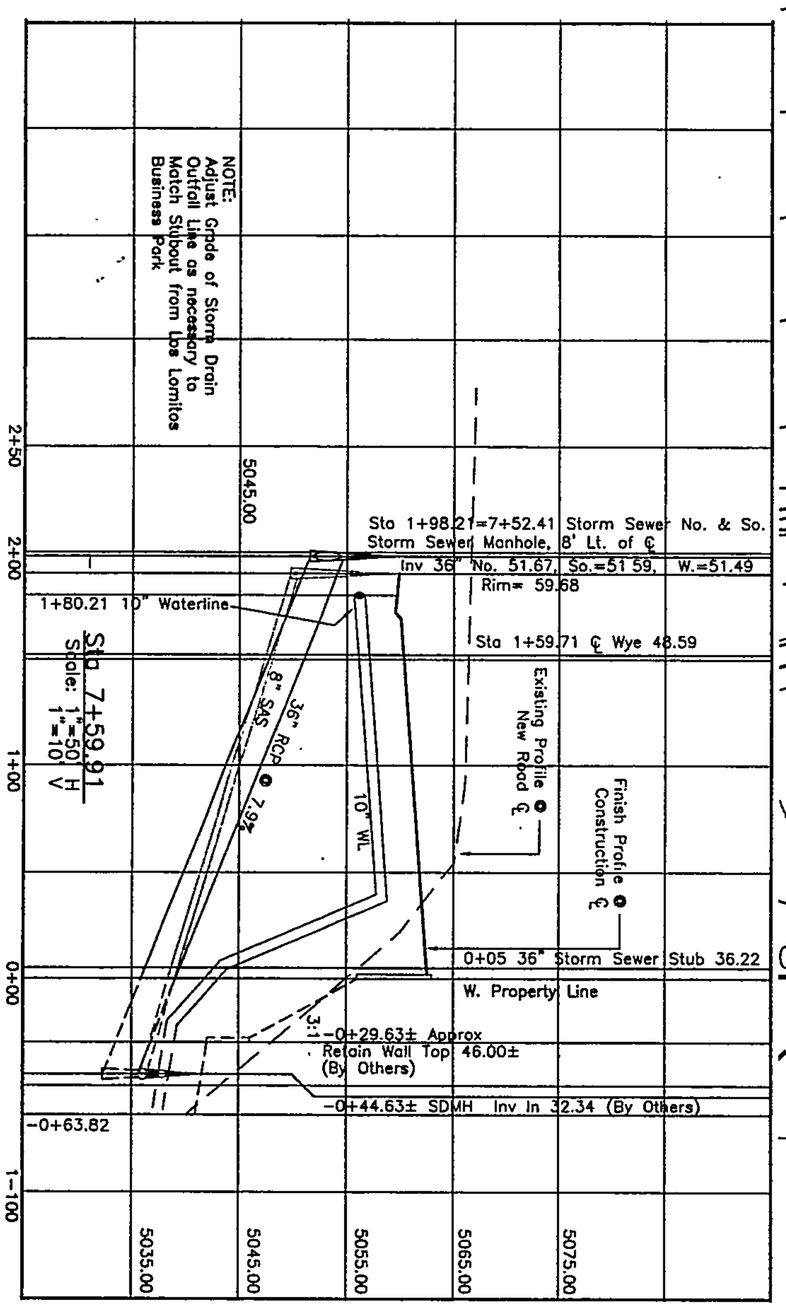
BENCH MARKS
ACS MONUMENT "NAA-9"
Y=1,518,711.30, X=394,134.18
G-G = 0.99967037
Δα =00°12'15", CENTRAL ZONE, (NAD 1927)
ELEVATION = 5069.27 (SLD 1929)

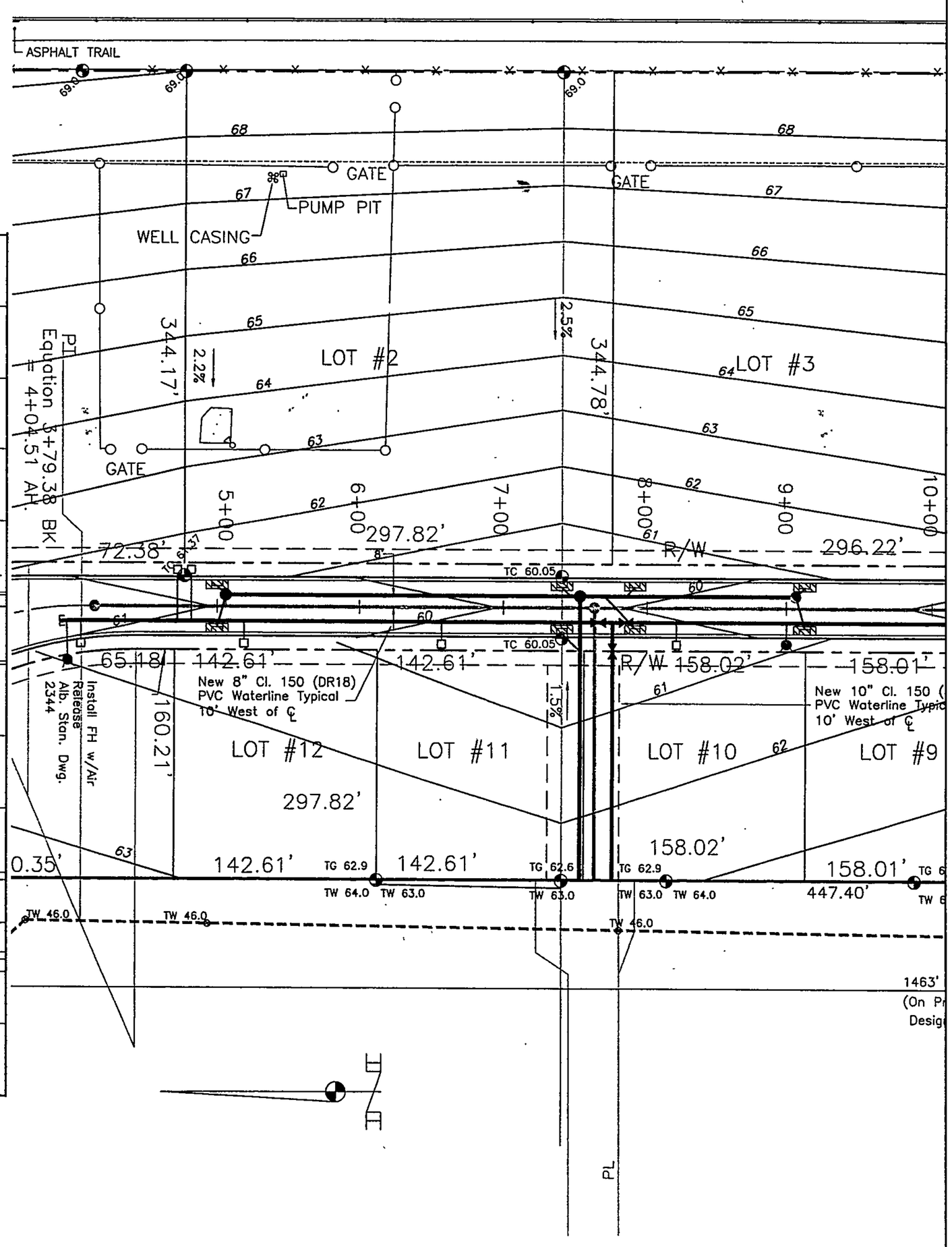
AS BUILT INFORMATION
CONTRACTOR:
WORK STAKED BY:
INSPECTORS ACCEPTANCE BY:
FIELD VERIFICATION BY:
DRAWINGS CORRECTED BY:
MICRO-FILM INFORMATION
RECORDED BY DATE NO.

ENGINEER'S SEAL
RAYMOND LEE DENNIS NEW MEXICO 4175 REGISTERED PROFESSIONAL SURVEYOR ENGINEER
Raymond L. Dennis 1-03-06

SURVEY INFORMATION					
FIELD NOTES					
NO.	BY	DATE	NO.	DATE	REMARKS BY
			REVISIONS		
			DESIGN		
			DESIGN: SRW, RLD		DATE: 12/22/05
			DRAWN: SRW, KN		DATE: 12/22/05
			CHECKED: RLD		DATE: 12/22/05

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.
			12/22/05
CITY PROJECT NO.	ZONE MAP NO. D-16	SHEET	4 OF 6





CITY PROJECT NO.					
ZONE MAP NO. D-16					
SHEET 5 OF 6	LAST DESIGN UPDATE				
					MO./DAY/YR. 12/22/05
	DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL			

TITLE: PLAN AND PROFILE
STORM DRAIN OUTFALL LINE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

DENNIS ENGINEERING COMPANY
PO Box 909, (98 Cactus Road)
Edgewood, New Mexico 87015 (505) 281-2860

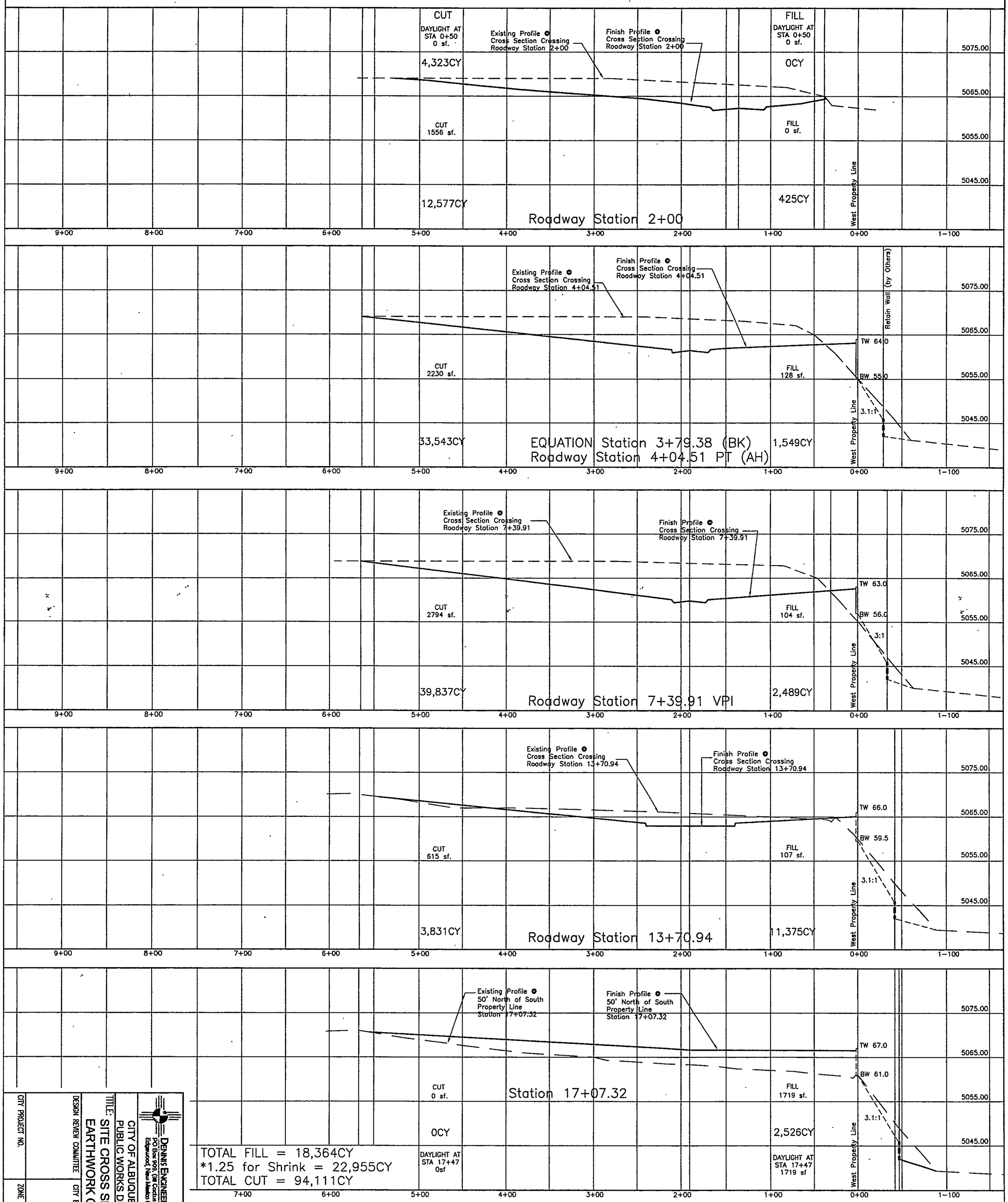
NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
DESIGN: SRW, RLD		DATE: 12/22/05	
DRAWN: SRW, KN		DATE: 12/22/05	
CHECKED: RLD		DATE: 12/22/05	

ENGINEER'S SEAL
RAYMOND LEE DENNIS
NEW MEXICO
4116
REGISTERED PROFESSIONAL ENGINEER
LAND SURVEYOR

SURVEY INFORMATION		
FIELD NOTES		
NO.	BY	DATE

BENCH MARKS
ACS MONUMENT "NAA-9"
Y=1,518,711.30, X=394,134.18
G-G = 0.99967037
Δα =00°12'15", CENTRAL ZONE,
(NAD 1927)
ELEVATION = 5069.27 (SLD 1929)

AS BUILT INFORMATION
CONTRACTOR:
WORK STAKED BY:
INSPECTORS ACCEPTANCE BY:
FIELD VERIFICATION BY:
DRAWINGS CORRECTED BY:
MICRO-FILM INFORMATION
RECORDED BY DATE NO.



TOTAL FILL = 18,364CY
*1.25 for Shrink = 22,955CY
TOTAL CUT = 94,111CY

DENNIS ENGINEERING COMPANY
PO Box 909, (38 Cactus Road)
Edgewood, New Mexico 87015 (505) 281-2880

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: SITE CROSS SECTIONS
EARTHWORK CALCULATIONS

DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN UPDATE
MO./DAY/YR. 12/22/05

CITY PROJECT NO.
ZONE MAP NO. D-16
SHEET 6 OF 6

NO.	DATE	REMARKS	BY
REVISIONS			
DESIGN			
DESIGN: SRW, RLD		DATE: 12/22/05	
DRAWN: SRW, KN		DATE: 12/22/05	
CHECKED: RLD		DATE: 12/22/05	

ENGINEER'S SEAL
RAYMOND LEE DENNIS
NEW MEXICO
14115
LAND SURVEYOR
REGISTERED PROFESSIONAL ENGINEER

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS
ACS MONUMENT "NAA-9"
Y=1,518,711.30, X=394,134.18
G-G = 0.99967037
Δα =00°12'15", CENTRAL ZONE,
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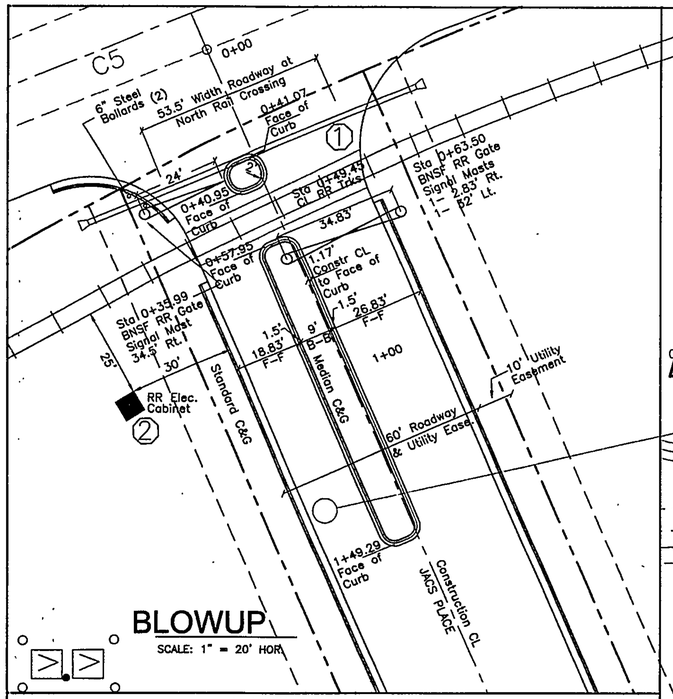
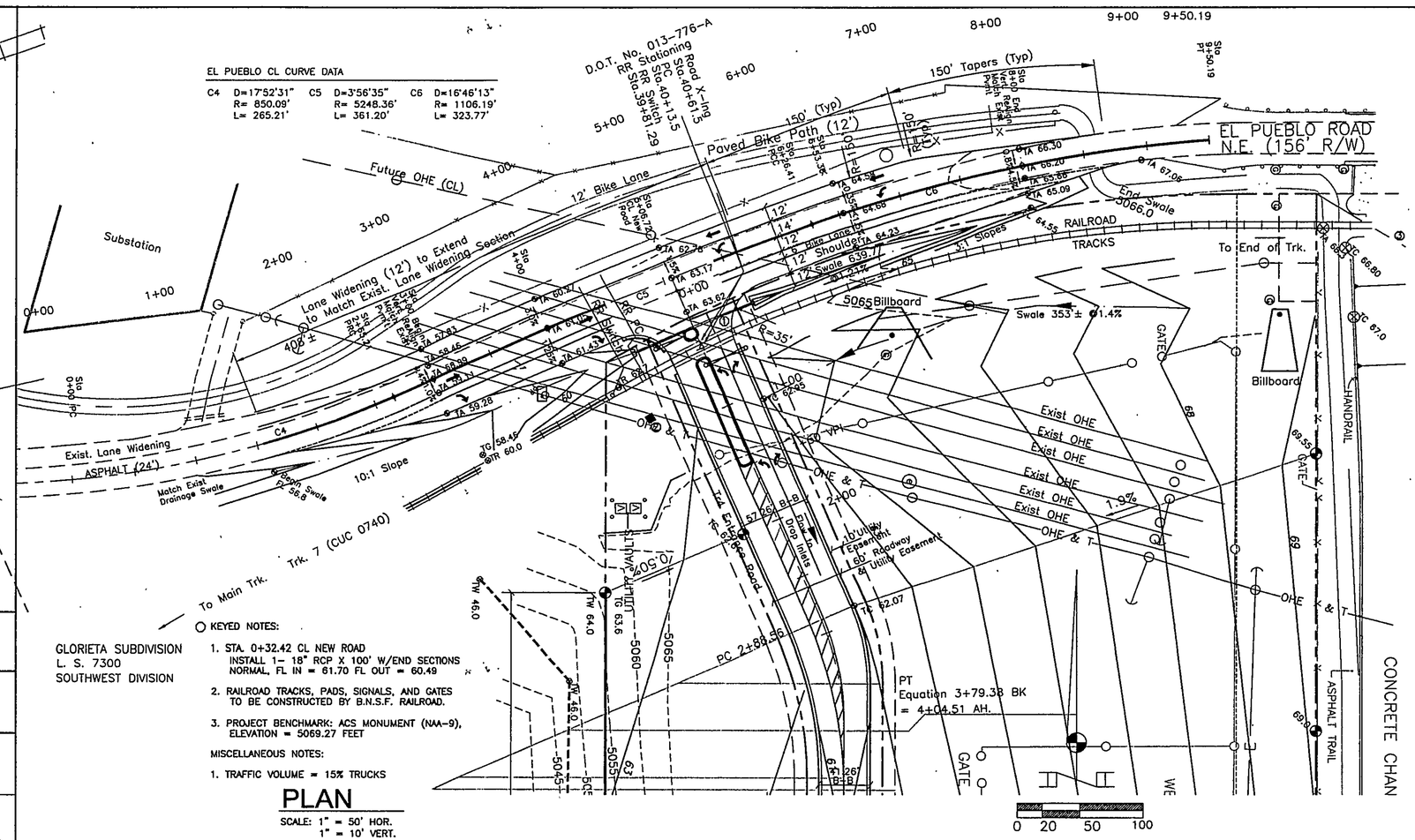
CONTRACTOR:
WORK STAKED BY:
INSPECTORS ACCEPTANCE BY:
FIELD VERIFICATION BY:
DRAWINGS CORRECTED BY:
MICRO-FILM INFORMATION
RECORDED BY DATE NO.





GLORIETA SUBDIVISION
L. S. 7300
SOUTHWEST DIVISION

KEYED NOTES:

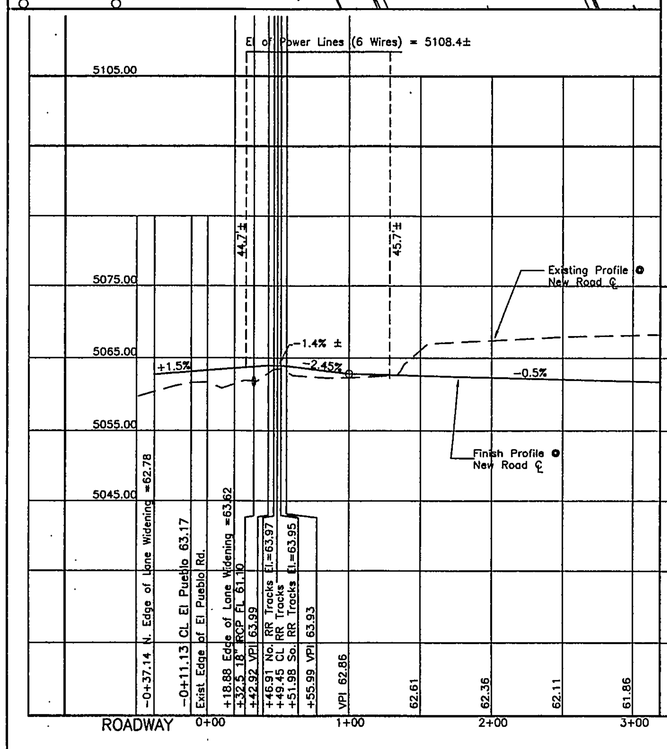
1. STA. 0+32.42 CL NEW ROAD
   INSTALL 1- 18" RCP X 100' W/END SECTIONS
   NORMAL, FL IN = 61.70 FL OUT = 60.49
2. RAILROAD TRACKS, PADS, SIGNALS, AND GATES TO BE CONSTRUCTED BY B.N.S.F. RAILROAD.
3. PROJECT BENCHMARK: ACS MONUMENT (NAA-9), ELEVATION = 5069.27 FEET

MISCELLANEOUS NOTES:

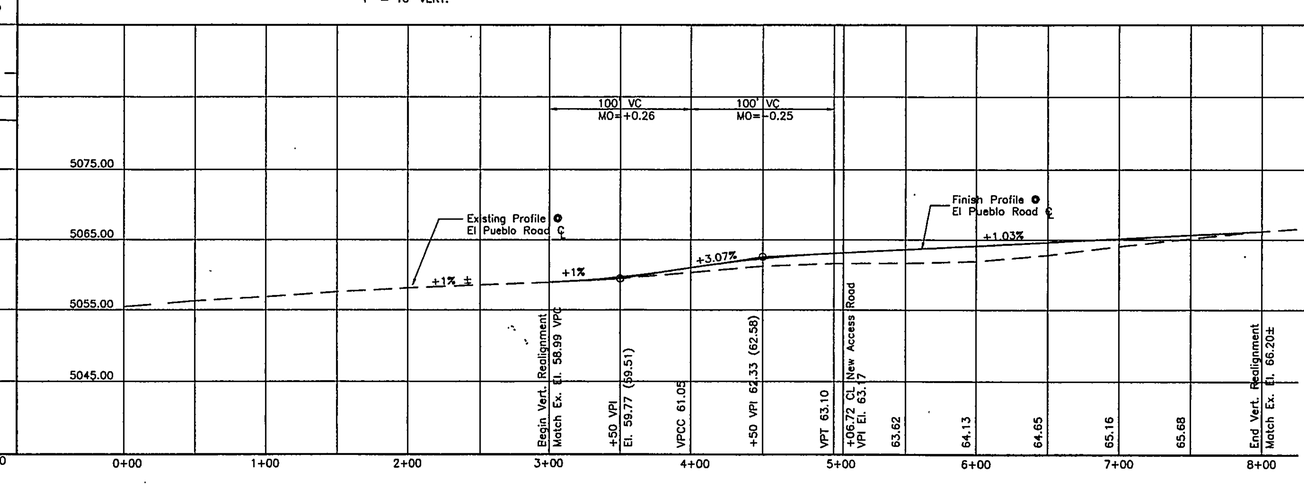
1. TRAFFIC VOLUME = 15% TRUCKS

PLAN

SCALE: 1" = 50' HOR.
1" = 10' VERT.



PROFILE ENTRANCE ROAD



PROFILE EL PUEBLO ROAD

AS BUILT INFORMATION
CONTRACTOR:
WORK STAKED BY:
INSPECTORS ACCEPTANCE BY:
FIELD VERIFICATION BY:
DRAWINGS CORRECTED BY:
MICRO-FILM INFORMATION
RECORDED BY DATE NO.

BENCH MARKS
ACS MONUMENT "NAA-9"
Y=1,518,711.30, X=394,134.18
C-G = 0.99967037
Δα =00°12'15" CENTRAL ZONE.
(NAD 1927)
ELEVATION = 5069.27 (SLD 1929)

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
RAYMOND LEE DENNIS NEW MEXICO 4116 REGISTERED PROFESSIONAL ENGINEER
12/22/05

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

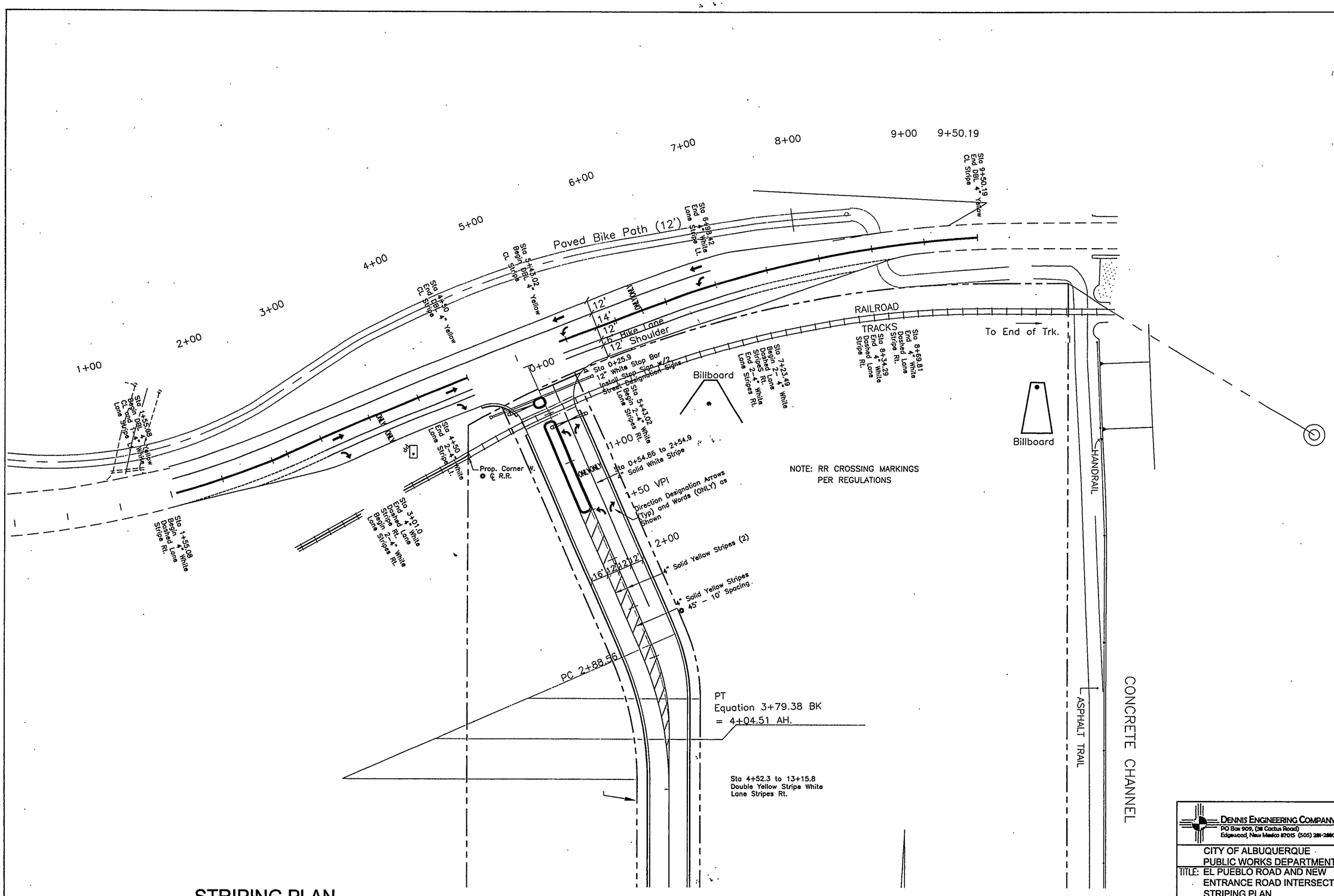
DESIGN: SRW, RLD DATE: 12/22/05
DRAWN: SRW, KN DATE: 12/22/05
CHECKED: RLD DATE: 12/22/05

DENNIS ENGINEERING COMPANY
PO Box 909, (36 Cactus Road)
Edgewood, New Mexico 87015 (505) 281-2880

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TITLE: PLAN AND PROFILE
EL PUEBLO ROAD AND
NEW ENTRANCE ROAD

DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | LAST DESIGN UPDATE MO./DAY/YR. 12/22/05

CITY PROJECT NO. | ZONE MAP NO. D-16 | SHEET 1 OF 3



STRIPING PLAN

SCALE: 1" = 40' HOR.

AS BUILT INFORMATION

CONTRACTOR:

WORK STAKED BY:

INSPECTORS ACCEPTANCE BY:

FIELD VERIFICATION BY:

DRAWINGS CORRECTED BY:

MICRO-FILM INFORMATION

RECORDED BY | DATE | NO.

BENCH MARKS

ACS MONUMENT "NAA-9"
Y=1,518,711.30, X=394,134.18
G-G = 0.99967037
Δα =00°12'15", CENTRAL ZONE,
(NAD 1927)
ELEVATION = 5069.27 (SLD 1929)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

RAYMOND L. DENNIS
NEW MEXICO
4319
PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN: SRW, RLD DATE: 12/22/05
DRAWN: SRW, KN DATE: 12/22/05
CHECKED: RLD DATE: 12/22/05

DENNIS ENGINEERING COMPANY
PO Box 909, (38 Cactus Road)
Edgewood, New Mexico 87015 (505) 281-2880

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

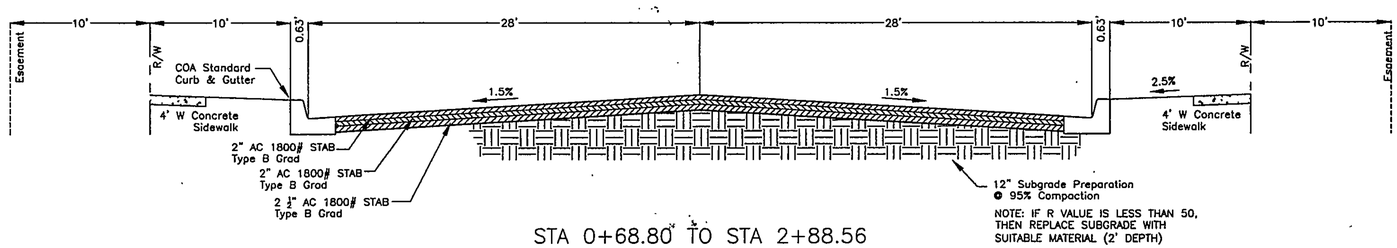
TITLE: EL PUEBLO ROAD AND NEW ENTRANCE ROAD INTERSECTION STRIPING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.
			12/22/05

CITY PROJECT NO. | ZONE MAP NO. D-16 | SHEET 2 OF 3

0+18.88 MATCH NEW PAVEMENT EDGE EL PUEBLO

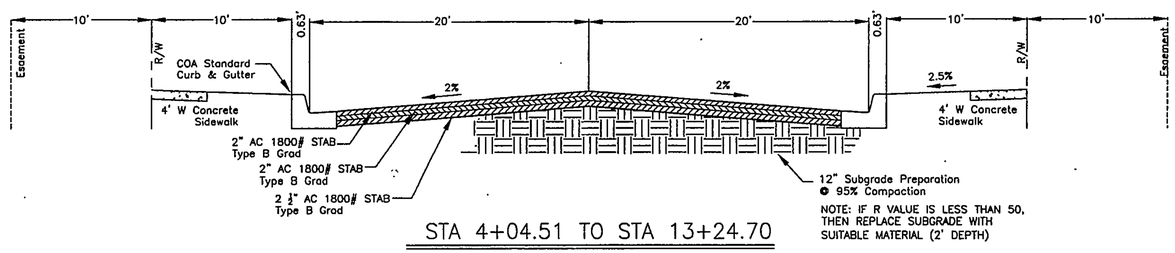
STA 0+18.88 TO STA 0+66.80 TRANSITION FROM EDGE OF EL PUEBLO TO 1.5% CROWN



STA 0+68.80 TO STA 2+88.56

STA 2+88.56 TO EQUATION STA 3+79.38 BK = STA 4+04.51 AH. TRANSITION FROM 56' F.F, 1.5% CROWN TO 40' F.F, 2% CROWN.

STA 2+88.56 TO STA 4+42.72 AH. RIGHT OF WAY TRANSITIONS FROM 76' WIDE TO 60' WIDE.



STA 4+04.51 TO STA 13+24.70

STA 13+24.70 TO 14+18.94 CUL-DE-SAC SEE ROADWAY PLAN & PROFILE

NOTE: PAVEMENT DESIGN, SEE VINEYARD & ASSOCIATES, INC. PAVEMENT DESIGN DATED JULY 13, 2005.

AS BUILT INFORMATION
CONTRACTOR:
WORK STAKED BY:
INSPECTORS ACCEPTANCE BY:
FIELD VERIFICATION BY:
DRAWINGS CORRECTED BY:
MICRO-FILM INFORMATION
RECORDED BY: DATE: NO.

BENCH MARKS
ACS MONUMENT "NAA-9"
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C-C = 0.99967037
Δα =00°12'15" CENTRAL ZONE.
(NAD 1927)
ELEVATION = 5069.27 (SLD 1929)

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
RAYMOND LEE DENNIS NEW MEXICO 4146 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGN: SRW, RLD DATE: 12/22/05
DRAWN: SRW, KN DATE: 12/22/05
CHECKED: RLD DATE: 12/22/05

DENNIS ENGINEERING COMPANY
PO Box 909, (98 Cactus Road)
Edgewood, New Mexico 87015 (505) 281-2880

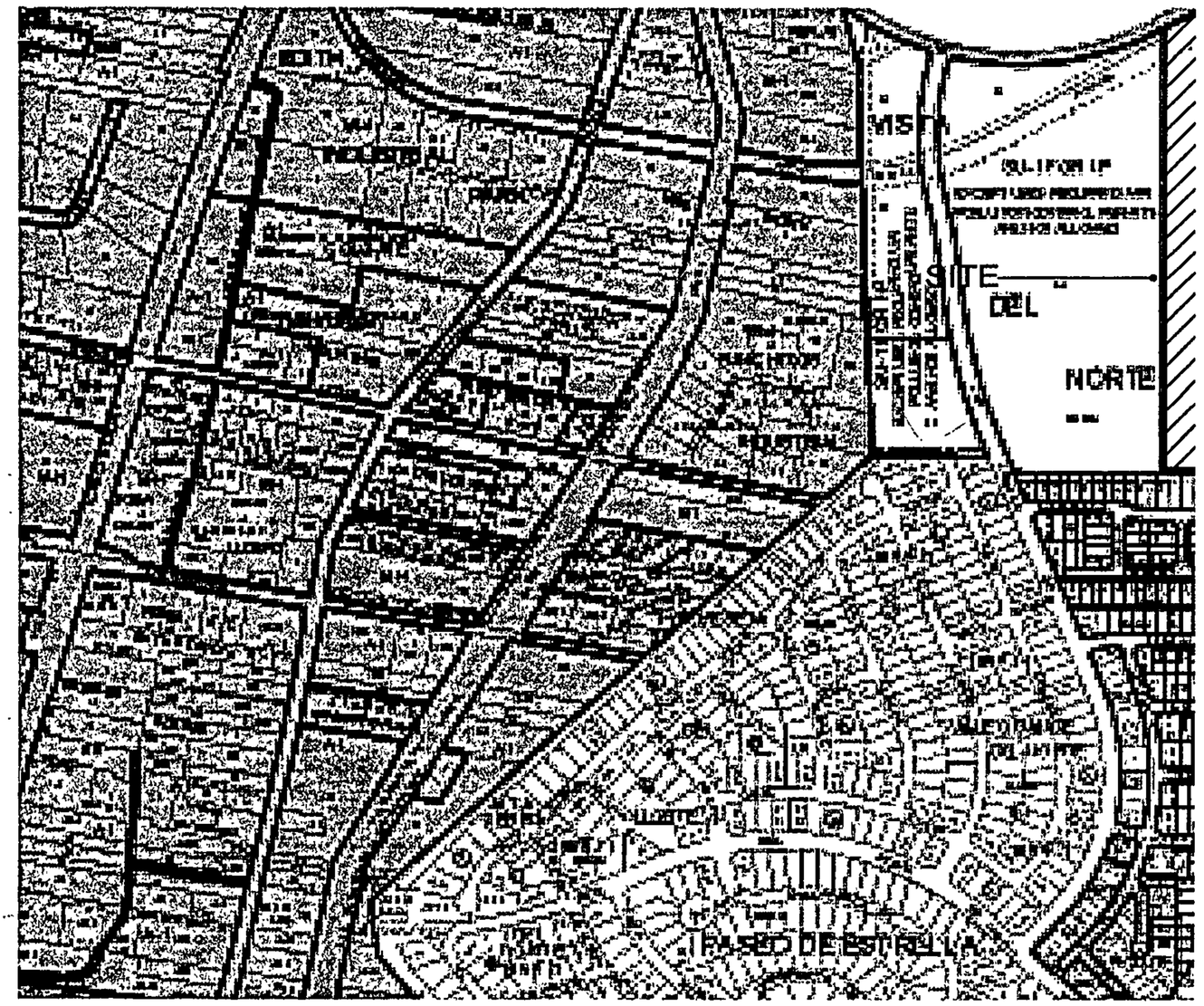
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE:
TYPICAL ROAD SECTIONS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.
			12/22/05
CITY PROJECT NO.	ZONE MAP NO. D-16	SHEET	TS1

VICINITY MAP D-16-Z

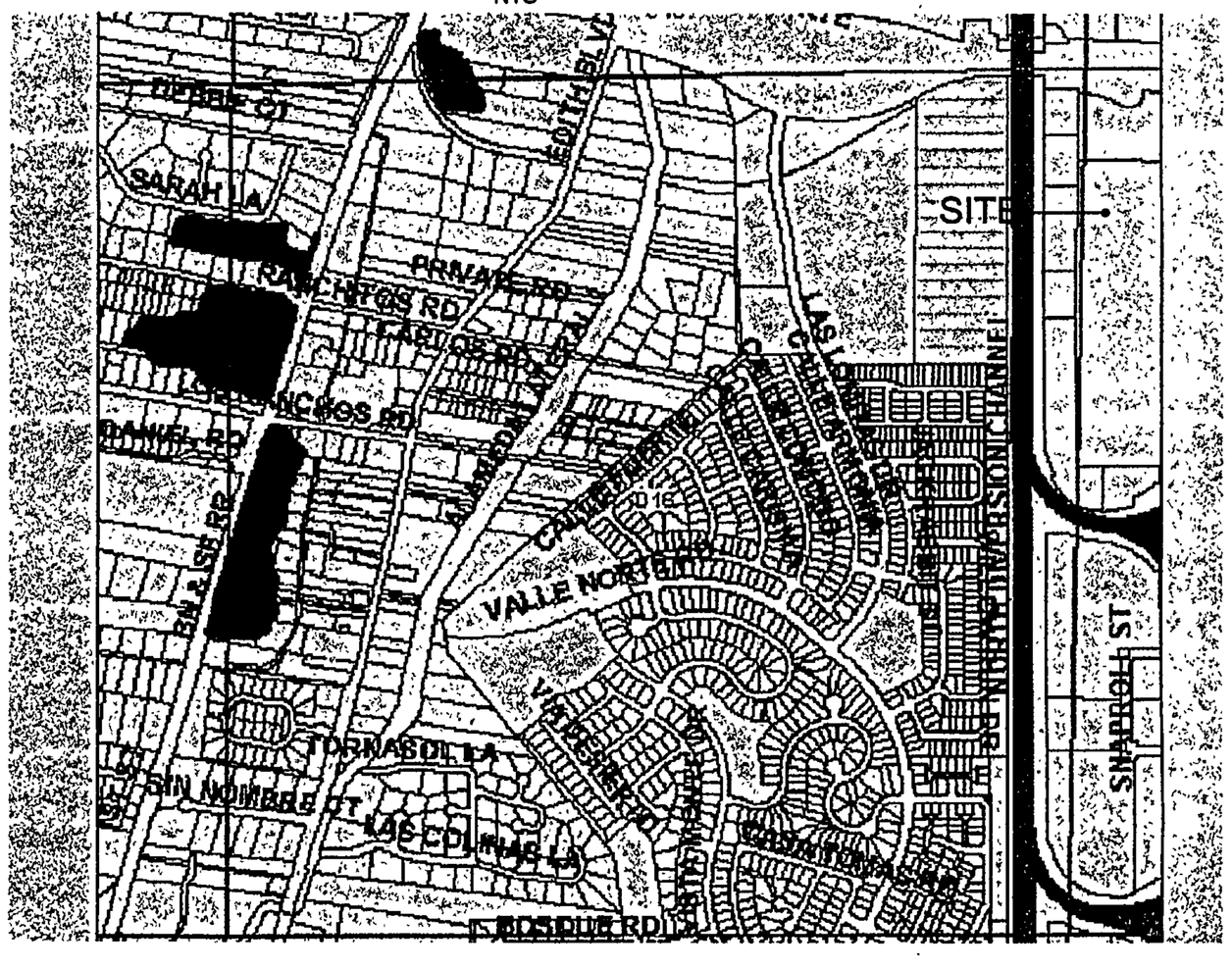
NTS



FLOOD MAP

NTS

PANEL 136 OF 825



EROSION CONTROL MEASURES:

1: THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR INTO PRIVATE PROPERTY.

2: THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.

3: THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.

4: ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE YARD, EXCAVATED MATERIAL, ETC.) SHALL BE RE-SEEDED ACCORDING TO C.O.A. SPECIFICATION 1012 "NATIVE GRASS SEEDING".

PROJECT BENCHMARK:

ACS MONUMENT "NAA-9" AS SHOWN ON PLAN
ELEVATION=5069.27 FEET (NGVD 29)

LEGAL DESCRIPTION:

TR T-4, VISTA DEL NORTE

LEGEND:

	NEW SANITARY SEWER MANHOLE & 8" SDR 35 SEWER LINE
	NEW 4" SDR 35 SANITARY SEWER SERVICE LINE CONNECTION
10" or 8"	NEW 10" or 8" Cl. 150 (DR18) WATER LINE (See Plan for Size)
	NEW WATER SERVICE AND METER LOCATION
	NEW MAIN LINE WATER VALVE
	NEW FIRE HYDRANT

CONSTRUCTION NOTES:

1: TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM 260-1990 (ALBUQUERQUE AREA), 1-800-321-ALERT(2537) (STATE WIDE), FOR LOCATION OF EXISTING UTILITIES.

2: PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.

3: ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

4: ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

5: IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THERFORE, MAKES NO PRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSABILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

6: BACKFILL COMPACTION SHALL BE ACCORDING TO CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

INDEX OF SHEETS

SHEET 1 UTILITY PLAN GENERAL NOTES
SHEET 2 PLAN & PROFILE UTILITIES
SHEET 3 PLAN AND PROFILE SANITARY SEWER OUTFALL LINE

I, RAYMOND L. DENNIS, REGISTERED PROFESSIONAL ENGINEER NO. 4115 DO HEREBY CERTIFY THAT THE PLANS NUMBERED SHEET 1 OF 3 THROUGH SHEET 3 OF 3 WERE PREPARED UNDER MY DIRECT SUPERVISON AND DIRECTION AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Raymond Lee Dennis, PE — 1-3-06

RAYMOND L. DENNIS, PE# 4115 — DATE:

RAYMOND LEE DENNIS NEW MEXICO 4115 LAND SURVEYOR REGISTERED PROFESSIONAL ENGINEER

AS BUILT INFORMATION

CONTRACTOR:
WORK STAKED BY:
INSPECTORS ACCEPTANCE BY:
FIELD VERIFICATION BY:
DRAWINGS CORRECTED BY:
MICRO-FILM INFORMATION
RECORDED BY DATE NO.

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$\Delta\alpha$ =00°12'15", CENTRAL ZONE.
(NAD 1927)
ELEVATION = 5069.27 (SLD 1929)

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

RAYMOND LEE DENNIS NEW MEXICO 4115 LAND SURVEYOR REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGN: SRW, RLD — DATE: 12/22/05
DRAWN: SRW, KN — DATE: 12/22/05
CHECKED: RLD — DATE: 12/22/05

****

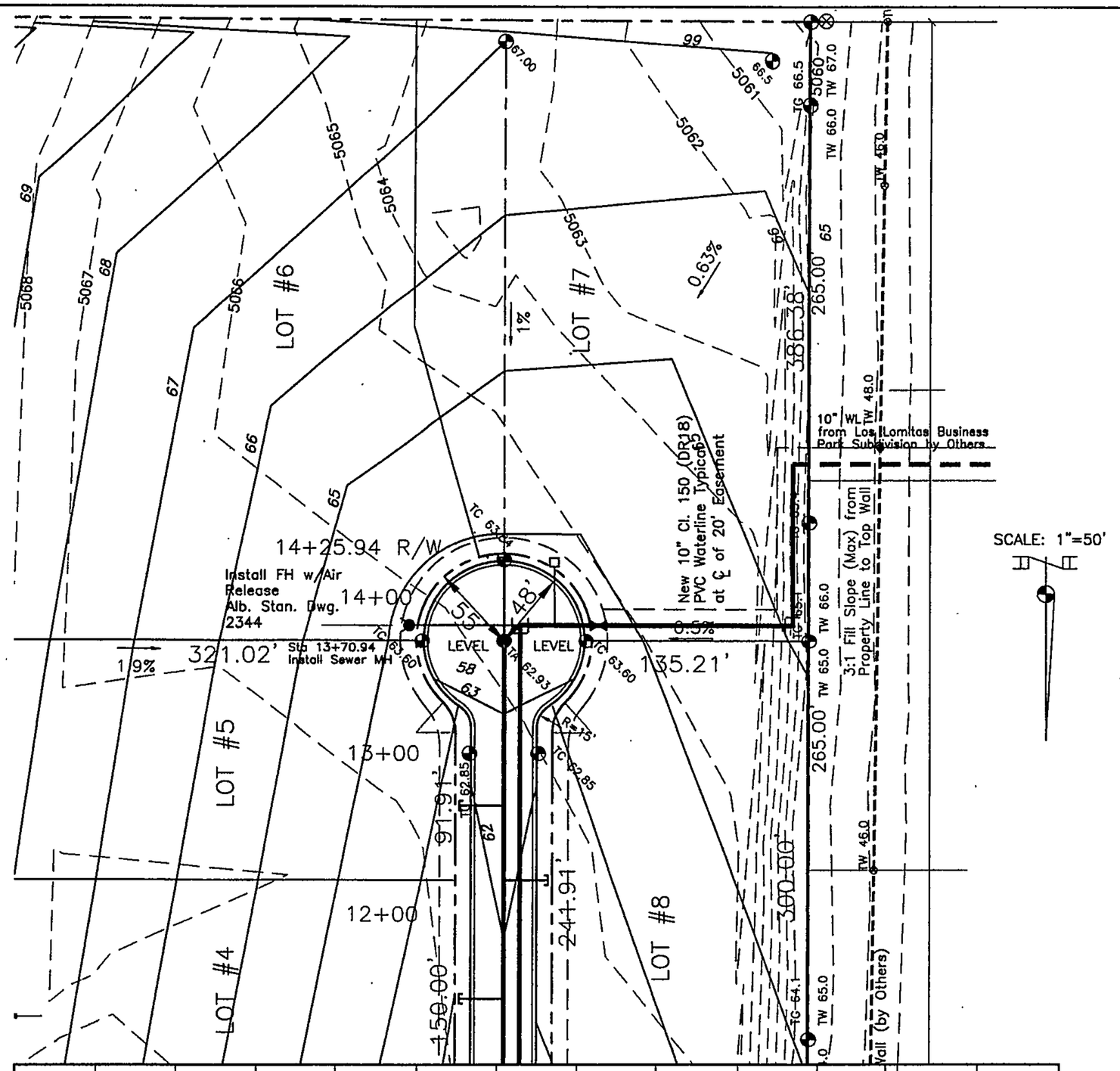
DENNIS ENGINEERING COMPANY
PO Box 909, (38 Cactus Road)
Edgewood, New Mexico 87015 (505) 281-2880

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

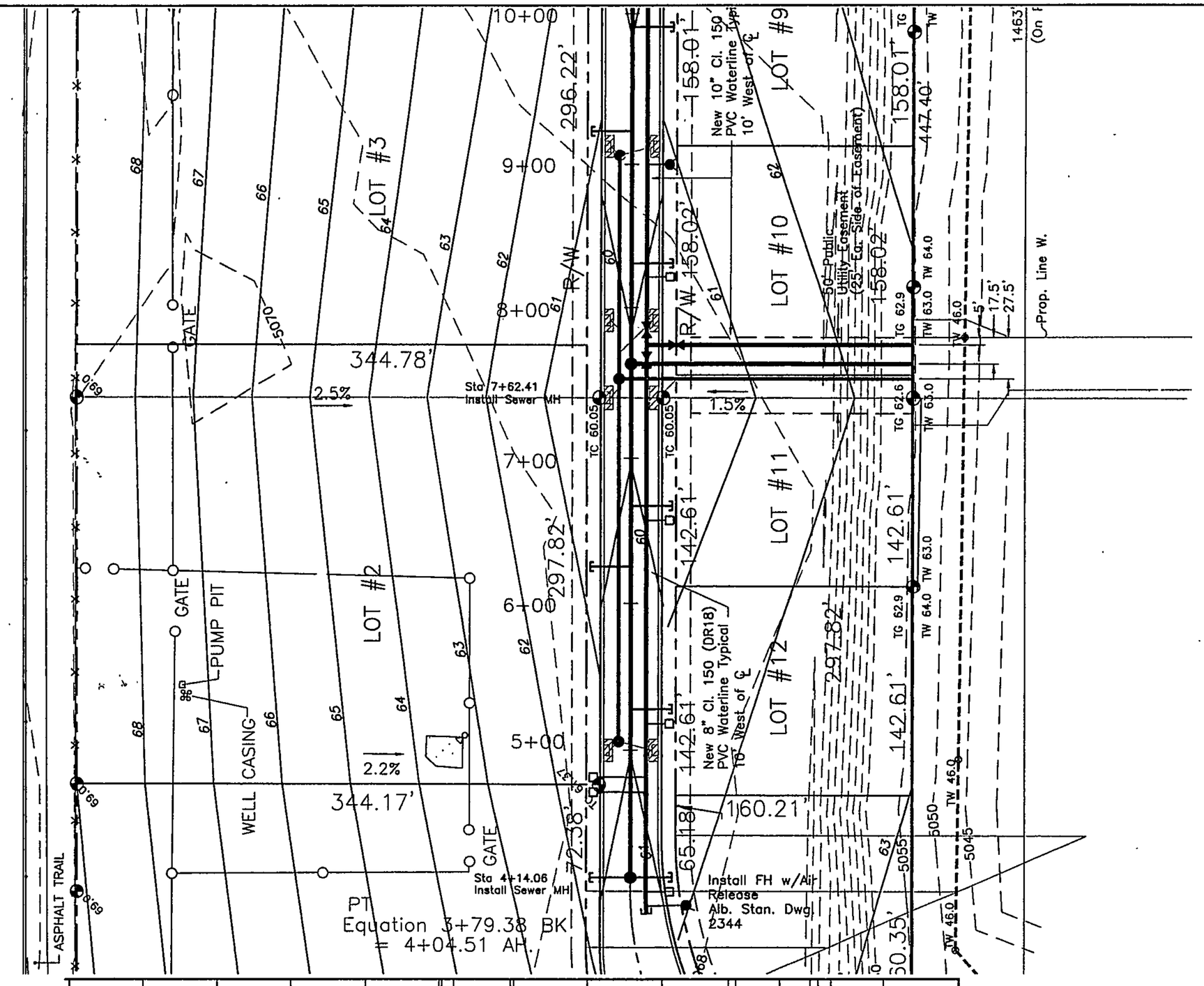
TITLE: BLUE SKY BUSINESS PARK
UTILITY PLAN - GENERAL NOTES

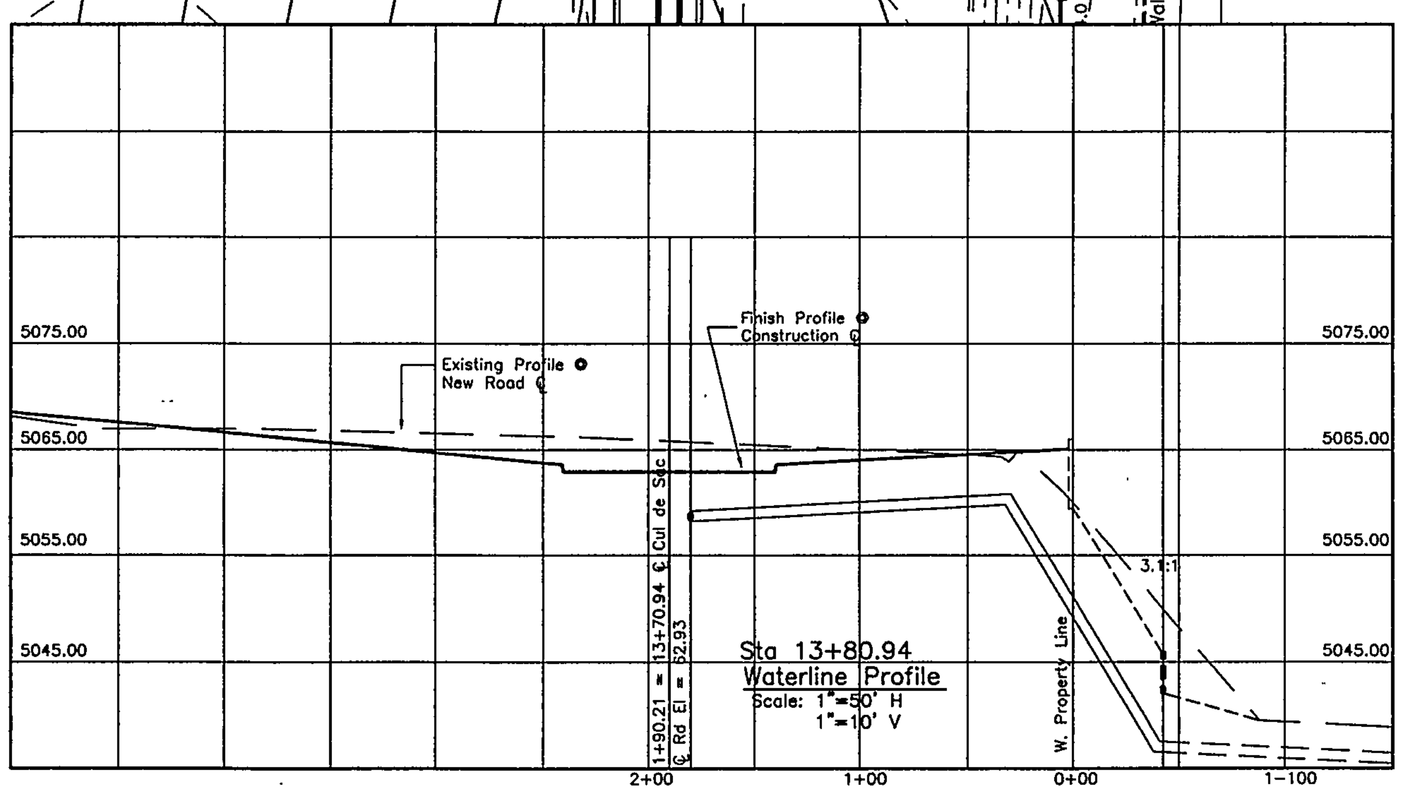
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR. 12/22/05
CITY PROJECT NO.	ZONE MAP NO. D-16	SHEET	1 OF 3

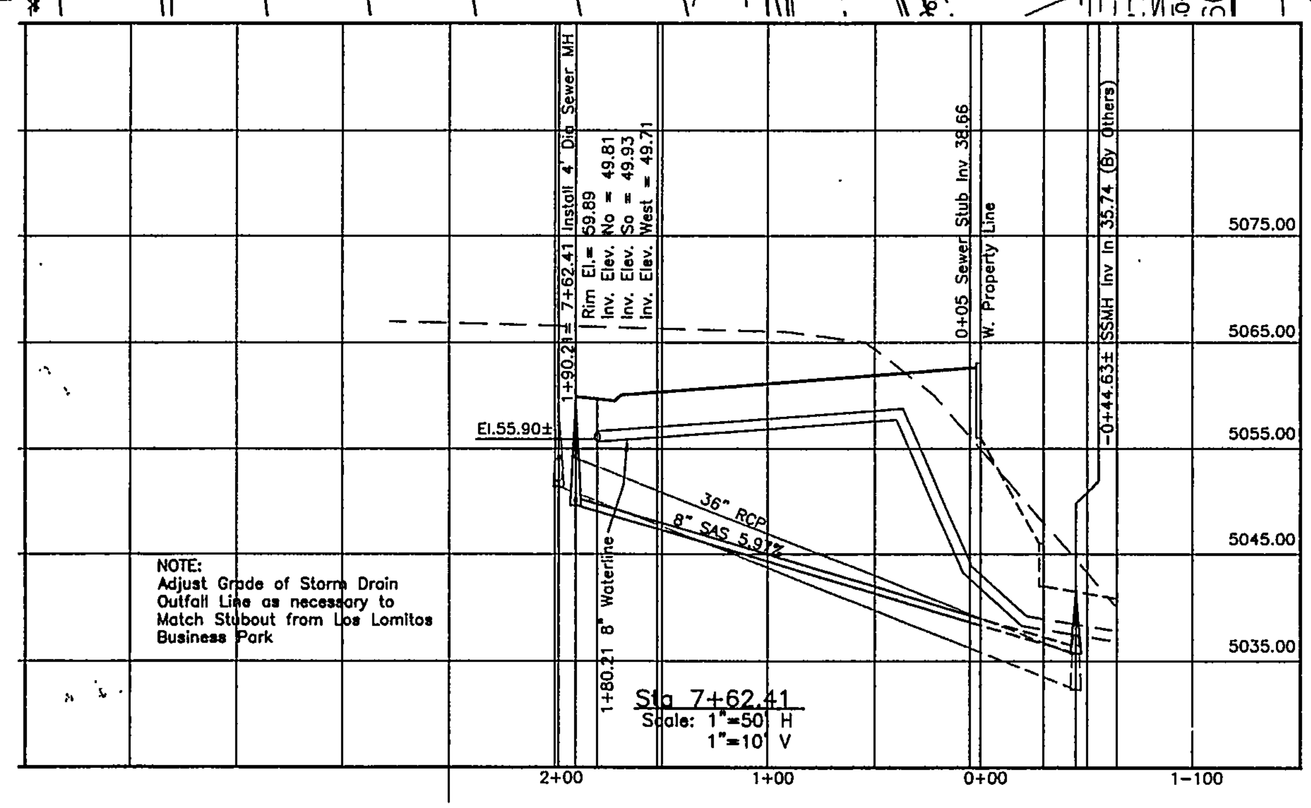
FILE PATH:
FILE NAME:
PLOTE DATE:
PLOT TIME:



SCALE: 1"=50'







NOTE:
Adjust Grade of Storm Drain Outfall Line as necessary to Match Stubout from Los Lomitos Business Park

AS BUILT INFORMATION
CONTRACTOR:
WORK STAKED BY:
INSPECTORS ACCEPTANCE BY:
FIELD VERIFICATION BY:
DRAWINGS CORRECTED BY:
MICRO-FILM INFORMATION
RECORDED BY DATE NO.

BENCH MARKS
ACS MONUMENT "NAA-9"
Y=1,518,711.30, X=394,134.18
G-G = 0.99967037
Δα =00°12'15" CENTRAL ZONE.
(NAD 1927)
ELEVATION = 5069.27 (SLD 1929)

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
RAYMOND E. DENNIS
NEW MEXICO
9416
PROFESSIONAL ENGINEER
NEW MEXICO PROFESSIONAL LAND SURVEYOR

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGN: SRW, RCD DATE: 12/22/05
DRAWN: SRW, KI DATE: 12/22/05
CHECKED: RLD DATE: 12/22/05

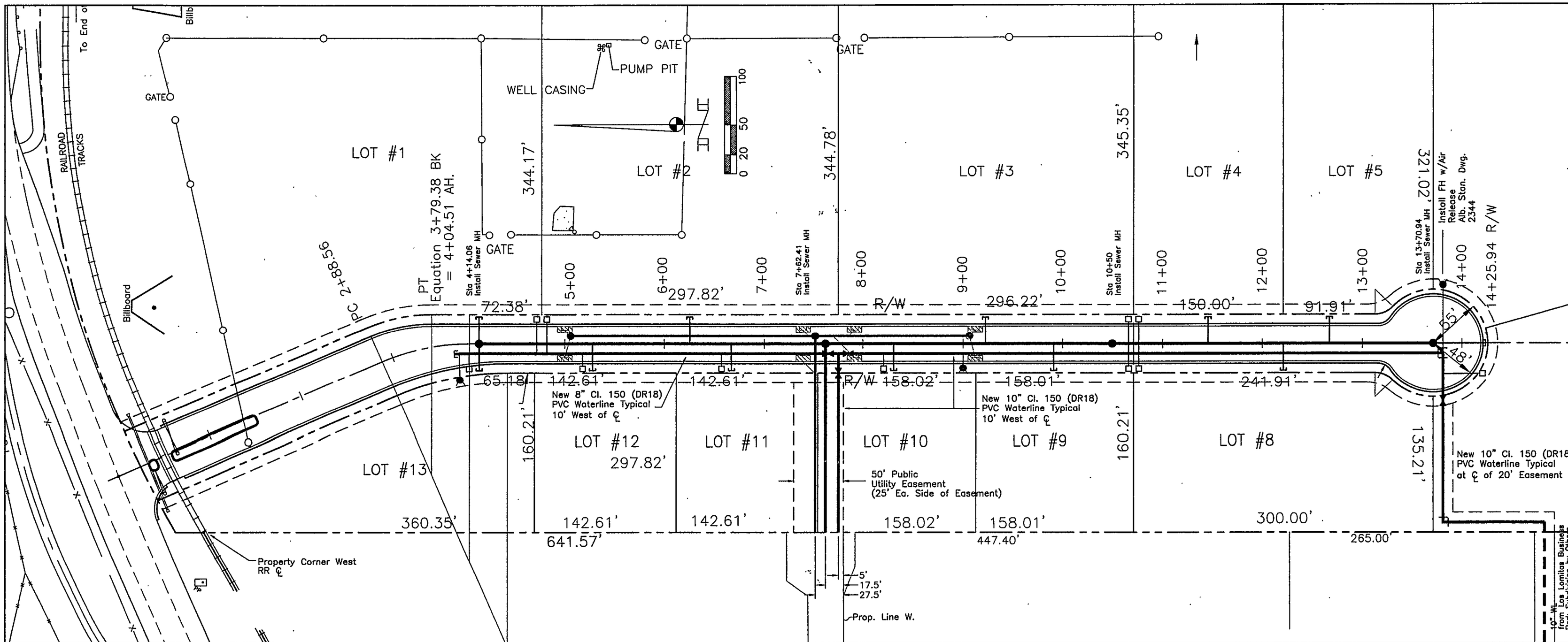
DENNIS ENGINEERING COMPANY
PO Box 909, (38 Cactus Road)
Edgewood, New Mexico 87015 (505) 281-2880

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: PLAN AND PROFILE
SANITARY SEWER
OUTFALL LINE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.
			12/22/05

CITY PROJECT NO. | ZONE MAP NO. D-16 | SHEET 3 OF 3



AS BUILT INFORMATION

CONTRACTOR:
WORK STAKED BY:
INSPECTORS ACCEPTANCE BY:
FIELD VERIFICATION BY:
DRAWINGS CORRECTED BY:

MICRO-FILM INFORMATION

RECORDED BY: DATE: NO.

BENCH MARKS

ACS MONUMENT "NAA-9"
Y=1,518,711.30, X=394,134.18
G-G = 0.9996/037
Δα =00°12'15", CENTRAL ZONE,
(NAD 1927)
ELEVATION = 5069.27 (SLD 1929)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

RAYMOND LEE DENNIS
NEW MEXICO
4416
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGN: SRW, RLD DATE: 12/22/05
DRAWN: SRW, KN DATE: 12/22/05
CHECKED: RLD DATE: 12/22/05

DENNIS ENGINEERING COMPANY
PO Box 909, (38 Cactus Road)
Edgewood, New Mexico 87015 (505) 281-2880

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: PLAN AND PROFILE
UTILITIES

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.
			12/22/05
CITY PROJECT NO.	ZONE MAP NO. D-16	SHEET	2 OF 3

Project Number: 1002478

FIGURE 12

Date Submitted: 8/22/05
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1002478
DRB Application No.: ~~1002478~~ 05-01345
ATTACHMENT #4

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

BLUE SKY BUSINESS PARK
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT T-4 VISTA DEL NORTE
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		40' F-F (VARIES	PERM. PVMT. w/ STD. C&G w/ STRIPING @ RR	JACS PLACE	EL PUEBLO	CUL-DE SAC 1,400'±	1	1	1
		24'-56' VARIES	PERM. PVMT w/o C&G GRADE CHANGE	EL PUEBLO	Δ 1+50 ~~3+00~~ Δ720 ~~500~~'±	Δ 8+67 ~~8+00~~	1	1	1
		L=50'	RAILROAD XING BY BNSF RR	JACS PL. @ EL PUEBLO (RR ROW)			1	1	1
		Δ ~~18"~~	~~RCP-SD~~ ~~PVC~~ ~~L=250'~~	~~JACS PL. @ EL PUEBLO~~			1	1	1
		8"	SANITARY SEWER	JACS PL. & TO WEST PROP. LINE (1 LOC.)		1,147'±	1	1	1
		8"	WATER LINE	JACS PL.	NORTH END	386'±	1	1	1
		10"	WATER LINE	JACS PL. & TO WEST PROP. LINE (2 LOC)		1,058'±	1	1	1
		30" & 36"	RCP STORM DRAIN w/ DROP INLETS (8 EA) & CONN.	JACS PL. & TO WEST PROP. LINE (1 LOC)		605'±	1	1	1
							1	1	1

#4

SIA Sequence	COA DRC Project #	Size	Type of Improvement	Location From	To	Private Inspector	City Inspector	City Cnst Engineer
****		4'	Δ deferred SIDEWALK	BOTH SIDES JACS PLACE		1	1	1
			RAILROAD CROSSING	SD OF EL PUEBLO	PER BNSF	1	1	1
						1	1	1
						1	1	1

ORIGINAL

NOTES

1 OFF SITE (WEST OF BLUE SKY BUSINESS PARK & ACROSS LAS LOMITAS BUSINESS PARK) WATER, SANITARY SEWER & STORM DRAIN TO BE INSTALLED BY LAS LOMITAS BUSINESS PARK DEVELOPERS.

2 ~~ENGINEER & CERTIFICATION OF GRADING PLAN REQ'D FOR RELEASE OF SIA~~

3

AGENT / OWNER

JOHN KUSIANOVICH
NAME (print)

PASEO PARTNERSHIP, LLC
FIRM

SIGNATURE - date 7-29-05

Member
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

9/21/05
DRB CHAIR - date

9/21/05 Christina Sandoval
PARKS & GENERAL SERVICES - date

9-21-05
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

9/21/05
UTILITY DEVELOPMENT - date

_____ - date

Bradley L. Bingham 9/21/05
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
Δ	6-14-06		Brad Bingham / Jeff Soy	Raymond Lee Dennis

Sims, Timothy E.

From: Maldonado, Marilyn E.
Sent: Tuesday, December 11, 2007 10:25 AM
To: Sims, Timothy E.
Subject: 666589

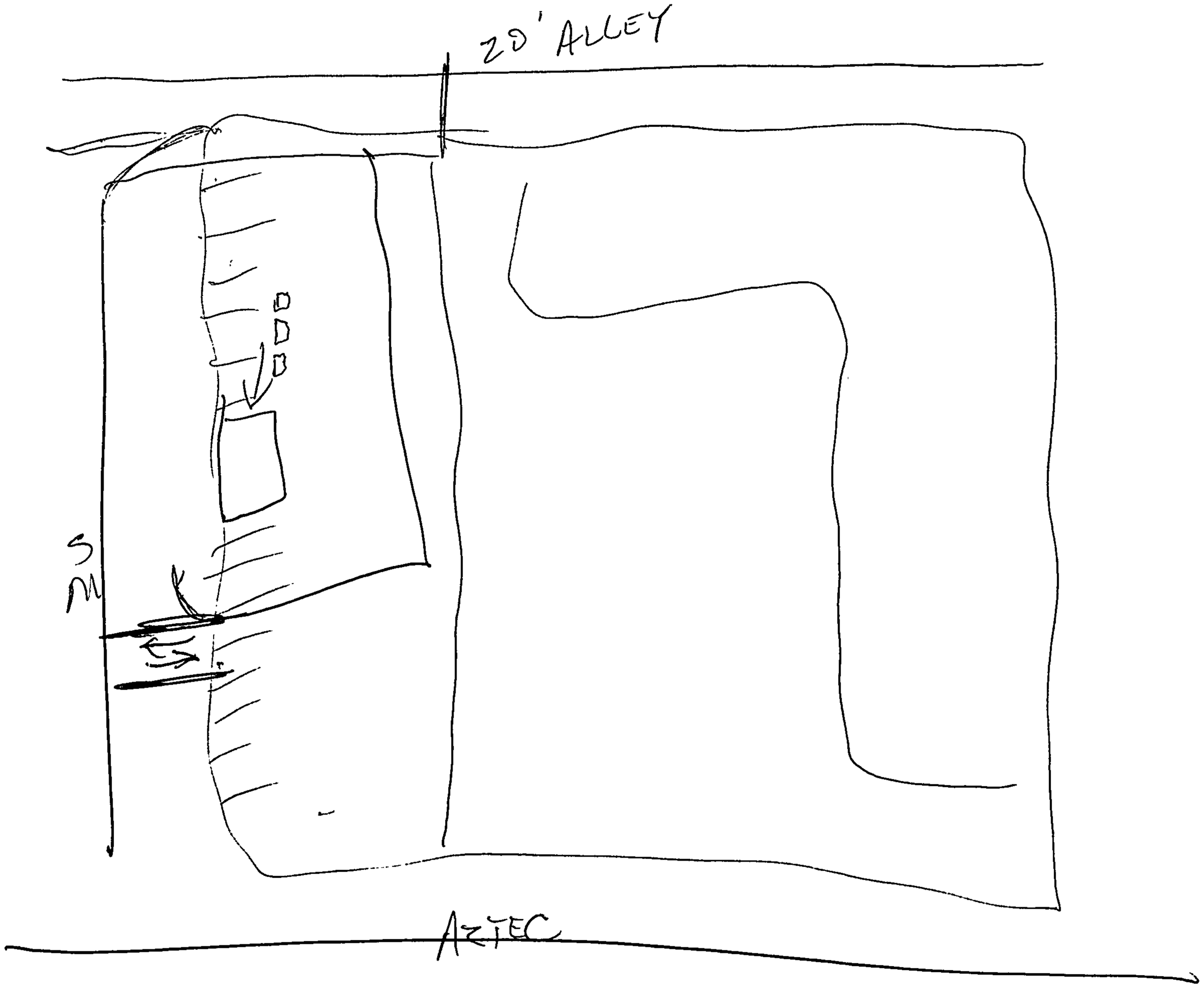
Tim,

I have received the close out package for Blue Sky Business Park Project # 666589, however I cannot release financial Guaranty without the Grading & Drainage Certification. Do you have a G & D for this project?

Marilyn Maldonado
Construction Contract Specialist
Planning Department/Design Review
Phone: 924-3997
Fax: 924-3440

DFB: 1002478
TRACT T-4
VISTA DEL NORTE

****


20' ALLEY
S
M
AZTEC

Mesa Reprographics
5901 Lomas Blvd. NE
262-2046 office
256-9435 fax

Date: Oct. 11, 07

PLEASE CALL/DELIVER COPIES & INVOICE TO:
BAUMAN, DOW, & LEÓN – 883-3191

PLEASE RETURN ORIGINALS

TO: **City Of Albuquerque**
Planning Department /Publications
2nd Level (on the west side from the entry area)
600 2nd St. NW Suite 201

CONTACT: Sandy Handley @ 924-3861 or
~~Joseph Perea~~ @ ~~924-3895~~
Linda Evans @ 924-3979

DOCUMENT: D16/D2A BLUE SKY BUSINESS PARK

RELEASED TO: _____

DATE: _____

RETURNED TO: _____

DATE: _____

*****

6. All correspondence with any governmental authorities having ownership, control and/or oversight over the drainage systems servicing Tract T-4 Vista del Norte;
7. Any contracts for the maintenance of the drainage systems servicing Tract 4 Vista del Norte;
8. Any correspondence relating to the maintenance of the drainage systems servicing Tract-4 Vista del Norte.

Please let me know if you have any questions. Thank you for your prompt attention to this matter.

Sincerely,

BAUMAN, DOW & LEÓN, P.C

By_____
Christopher P. Bauman

CPB/pfs
cc: Client

****

Received Oct 3, 2007

Christopher P. Bauman
Mark C. Dow
Alberto A. León
Lalita Devarakonda
Simone M. Seiler
Molly C. McIntosh, Of Counsel

BAUMAN, DOW & LEÓN
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

Telephone: 505.883.3191
Fax: 505.883.3194
E-Mail: cpbl@bdllawfirm.com

Street Address:
7309 Indian School Rd., NE
Albuquerque, NM 87110

Mailing Address:
Post Office Box 30684
Albuquerque, NM 87190-0684

September 27, 2007

VIA FACSIMILE AND US MAIL

Mr. Richard Dineen
Planning Director
City of Albuquerque Planning Department
FAX #: (505) 924-3339

Kevin Curran, Esq.
City Attorney
City of Albuquerque Planning Department
600 Second Street NW
Albuquerque, NM 87102
FAX #: (505) 924-3440

RE: Custodian of Public Records

Gentlemen:

Pursuant to the New Mexico Public Records Act (§§14-2-1 et seq. NMSA 1978), request is made for inspection and copying of all records relating to the improvements made to

Tract T-4 Vista Del Norte (Blue Sky Business Park)
Project NO. 666589 / City Engineer

Without limiting the breadth of this request, the following documents are specifically requested:

1. All engineering studies;
2. All drainage plans and studies;
3. All contracts with contractors, engineers and other professionals relating to the construction of the road improvements and for the provision of drainage for said improvements;
4. All correspondence relating to the construction of the road improvements and drainage contiguous to said improvements;
5. All agreements with any governmental authorities which own, control and/or have oversight over the drainage systems servicing Tract T-4 Vista del Norte;

orlando

***

Mesa Reprographics
5901 Lomas Blvd. NE
262-2046 office
256-9435 fax

Date: 9/26/07

PLEASE CALL/DELIVER COPIES & INVOICE TO:
BAUMAN, DOW & LEON, PC
7309 INDIAN SCHOOL RD. NE
DLB 87110

PLEASE RETURN ORIGINALS

TO: **City Of Albuquerque**
Planning Department /Publications
2nd Level (on the west side from the entry area)
600 2nd St. NW Suite 201

CONTACT: Sandy Handley @ 924-3861 or
Joseph Perea @ 924-3895

2. 4th fl. file - DRC - 666589

DOCUMENT: Blue Sky Business Park - Drainage
D16/D2A

RELEASED TO: PHILIPPA SCHWENDIMANN

DATE: 9/26/07

RETURNED TO: _____

DATE: _____

***