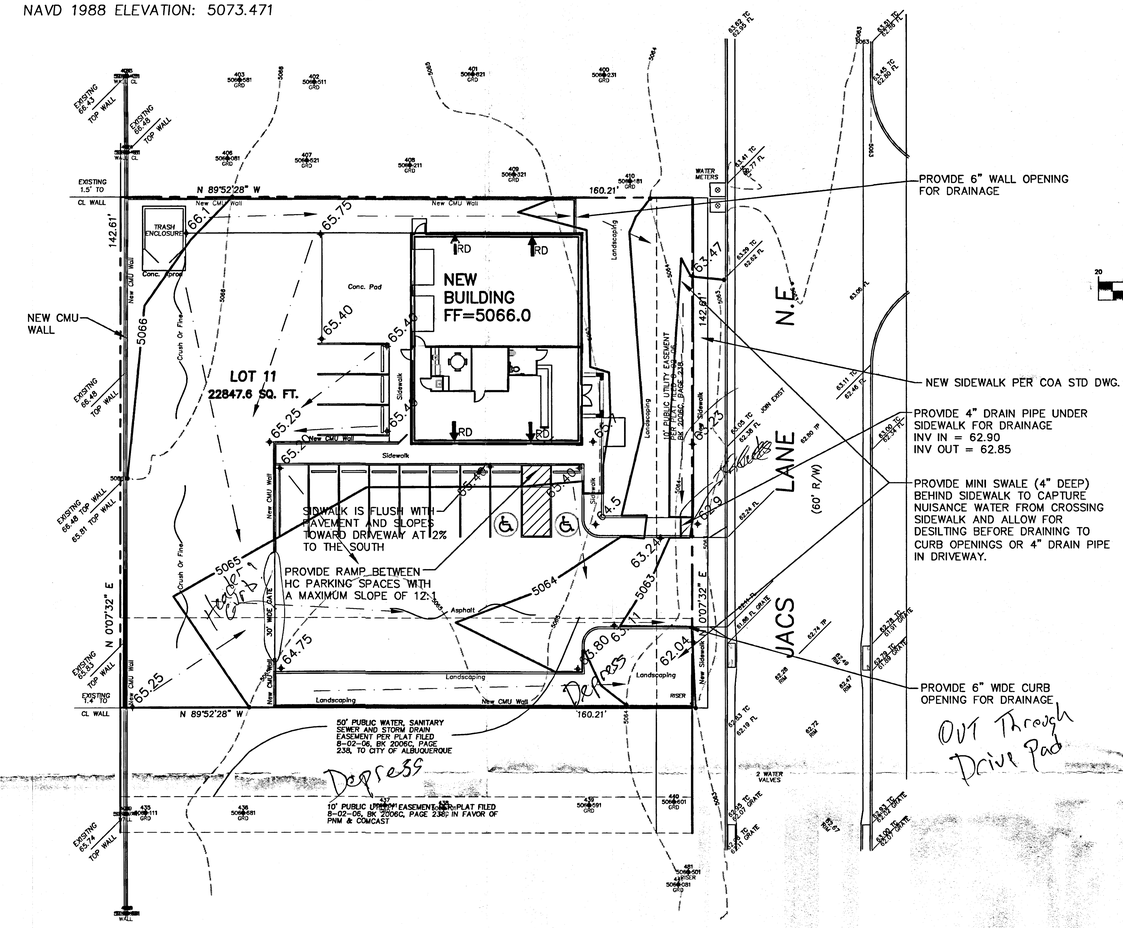
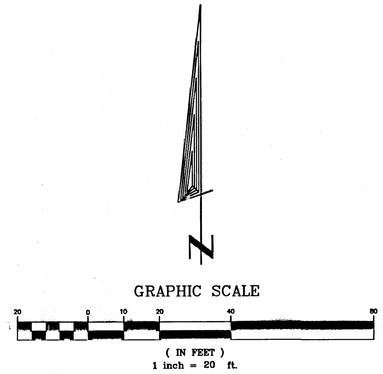
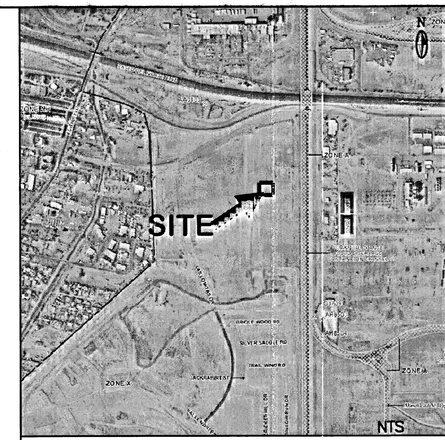
BENCHMARK

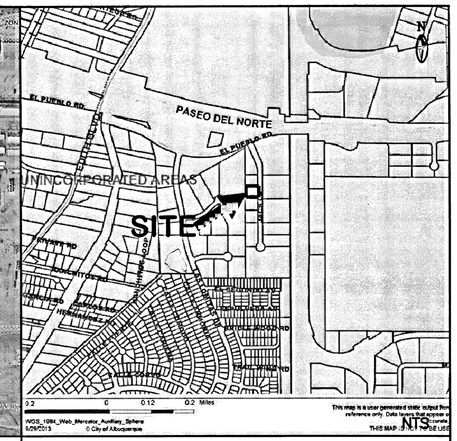
CITY OF ALBUQUERQUE CONTROL STATION 13_D16
NAVD 1988 ELEVATION: 5073.471







FEMA FLOODWAY MAP PANEL #136



VICINITY MAP ZONE ATLAS D-16

LEGEND

	EXISTING	PROPOSED
CONTOUR	6045	6045
PROPERTY LINE		
ROAD		
SETBACK		
WALL		
SPOT ELEVATION		x.x.x

24-Nov-13

SANTA FE TOW
LOT 11

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 day) = V (360) + A (D) * (P10day-P360)/12 in/ft = 0.1007 ac-ft
= 4385 cu-ft

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

JACKIE S. McDOWELL NEW MEXICO 10903 REGISTERED PROFESSIONAL ENGINEER
10-3-13
Rev. 11-25-13

RECEIVED NOV 26 2013 LAND DEVELOPMENT SECTION

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.

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.

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 SEEDED.

GRADING
9-26-13
1=20
BEL0113L

BERNALILLO COUNTY NEW MEXICO

LOT 11
BLUE SKY BUSINESS PARK

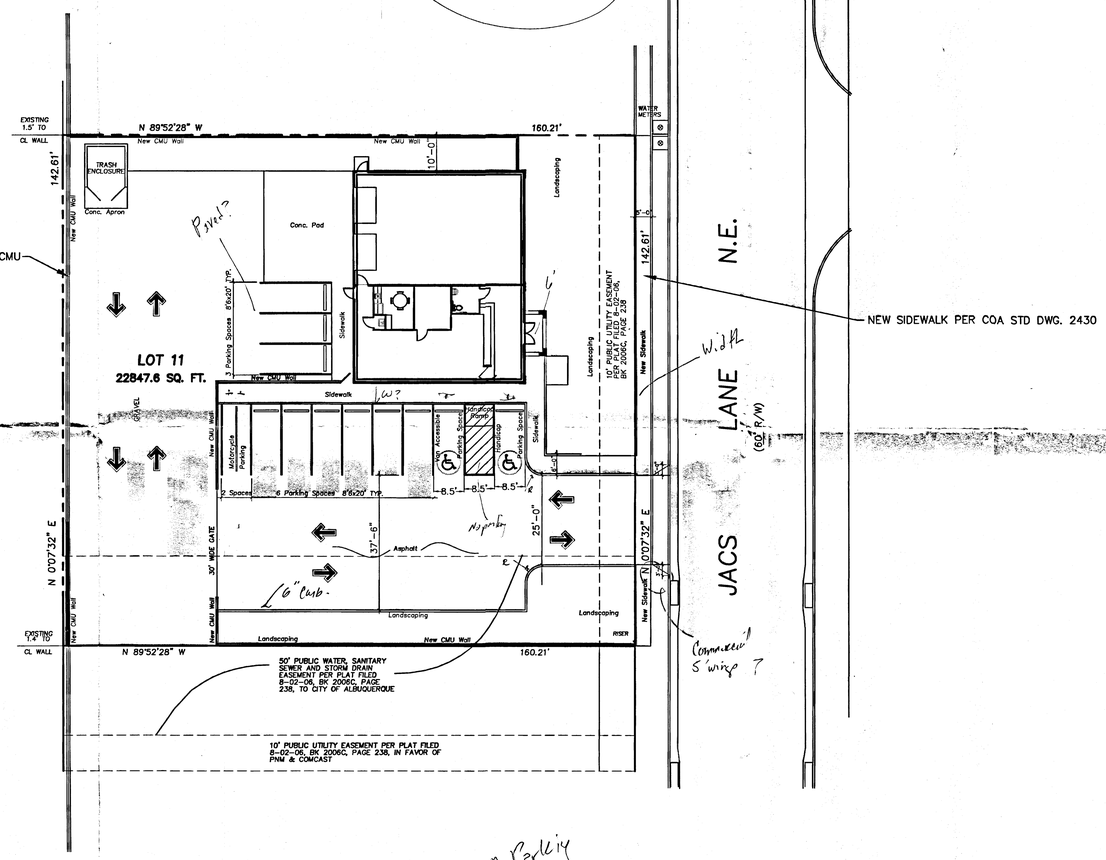
SANTA FE TOW, ARMANDO BELTRAN – GRADING & DRAINAGE PLAN

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

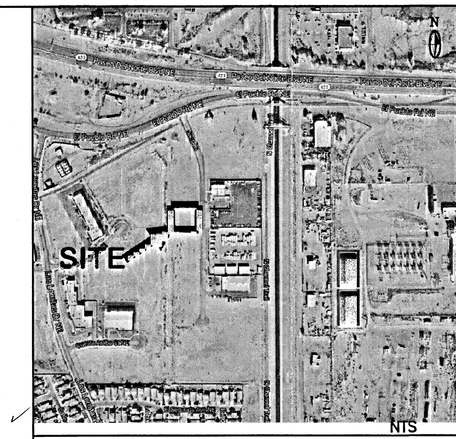
Designed	Drawn	Checked	Sheet	of
JSM	STAFF	JSM	1	1
File BEL0113L	Date SEPTEMBER,2013			

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

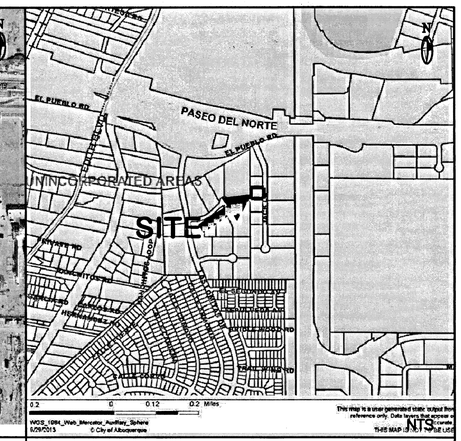
Parking Req. Provided



Attach ADA Parking



AERIAL PHOTO MAP



VICINITY MAP ZONE ATLAS D-16

LEGEND

	EXISTING	PROPOSED
CONTOUR	6045	6045
PROPERTY LINE		
ROAD		
SETBACK		
WALL		
SPOT ELEVATION	401 5068.821 GFD	639 FF 639.75 FG

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

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

2-9-14

TCL
2-1-14
1=20
BEL0214T

BERNALILLO COUNTY NEW MEXICO

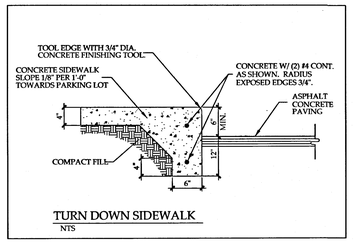
LOT 11
BLUE SKY BUSINESS PARK

SANTA FE TOW, ARMANDO BELTRAN – TRAFFIC CIRCULATOIN LAYOUT(TCL)

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

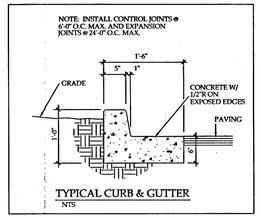
Designed	Drawn	Checked	Sheet	of
JSM	STAFF	JSM	1	1
File BEL0214T	Date JANUARY,2014			

RECEIVED
FEB 05 2014
LAND DEVELOPMENT SECTION



TURN DOWN SIDEWALK

NTS

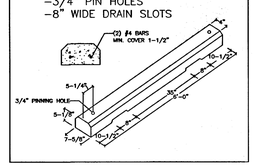


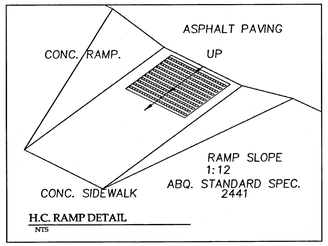
TYPICAL CURB & GUTTER

NTS

GENERAL NOTES:

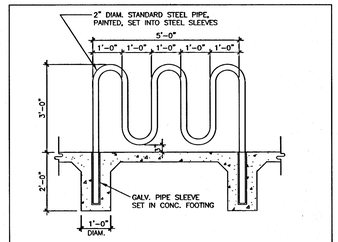
- MACHINE CAST
- STEEL REINFORCING
- 5,500 P.S.I.
- 205 lbs.
- 3/4" PIN HOLES
- 8" WIDE DRAIN SLOTS





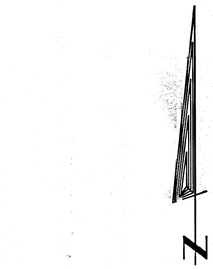
H.C. RAMP DETAIL

NTS



Bike Rack Detail(Typical)

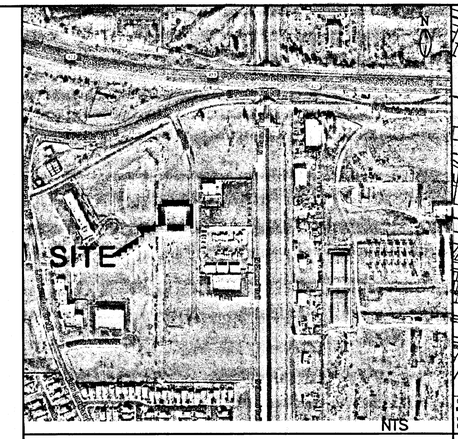
N.T.S.



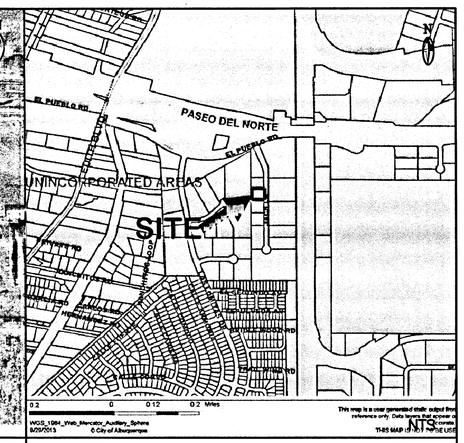
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



AERIAL PHOTO MAP

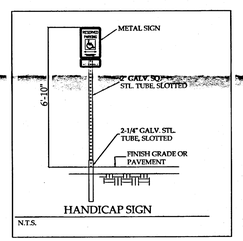


VICINITY MAP

ZONE ATLAS D-16

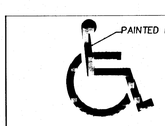
LEGEND

	EXISTING	PROPOSED
CONTOUR	6045	6045
PROPERTY LINE		
ROAD		
SETBACK		
WALL		
SPOT ELEVATION	406 5066621 GRID	XX.X



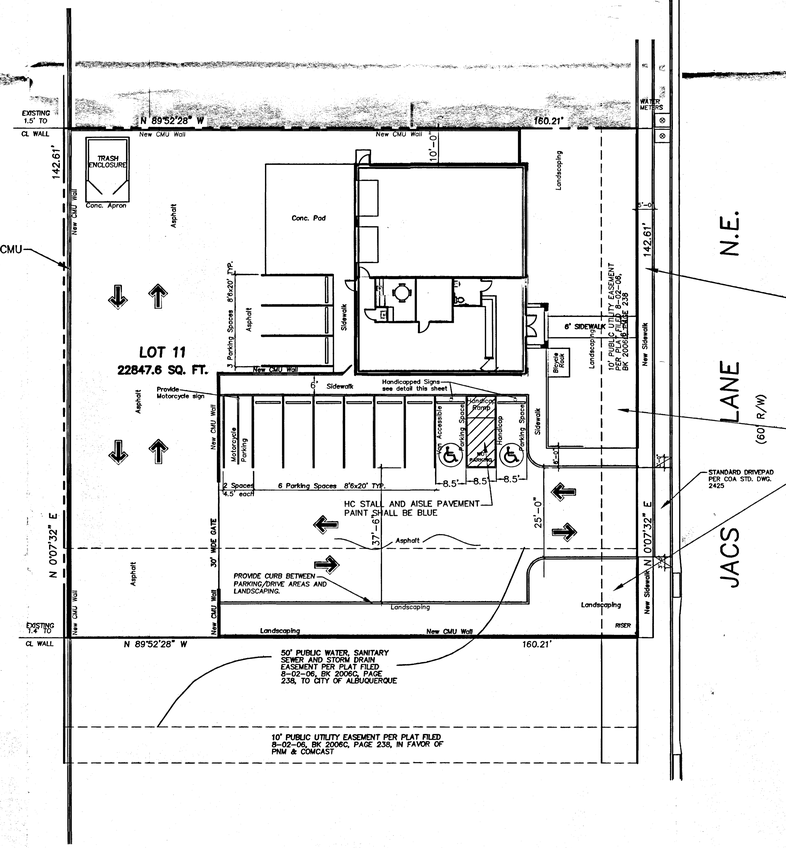
HANDICAP SIGN

N.T.S.



H.C. Pavement Marking

N.T.S.



TRAFFIC CIRCULATION LAYOUT APPROVED

CKB 19 Feb 14
Signed Date

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

Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.

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

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 SPCAES 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

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

BERNALILLO COUNTY — NEW MEXICO

LOT 11
BLUE SKY BUSINESS PARK

SANTA FE TOW, ARMANDO BELTRAN – TRAFFIC CIRCULATOIN LAYOUT(TCL)

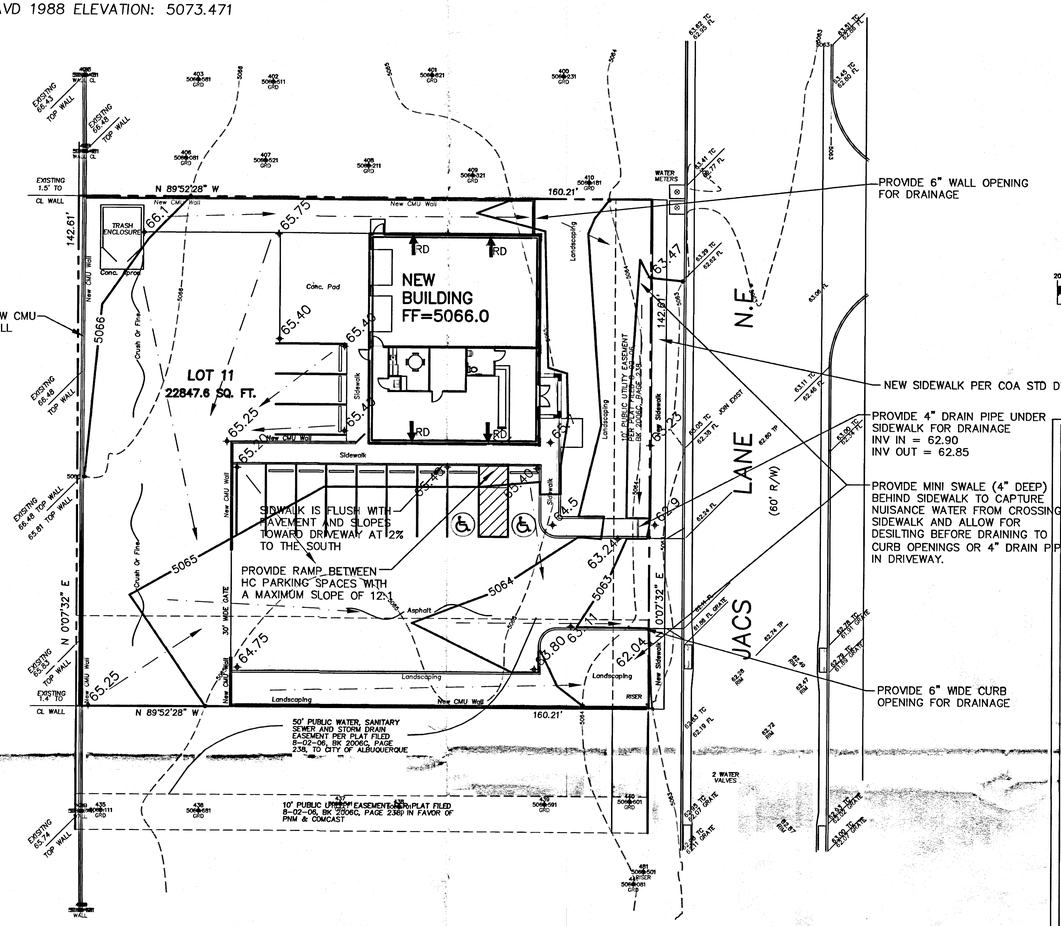
McDowell Engineering, Inc.
7820 BEVERLY HILLS AVE. NE • ALBUQUERQUE, NM 87122
TELE: 505-828-2430 • FAX: 505-821-4857

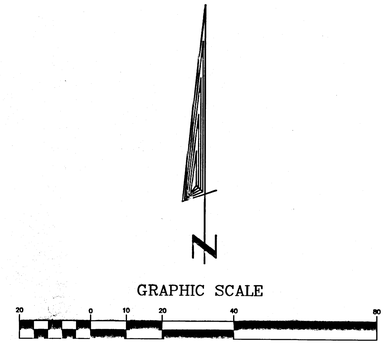
Designed	Drawn	Checked	Sheet	of
JSM	STAFF	JSM	1	1
File BEL0214T	Date JANUARY,2014			

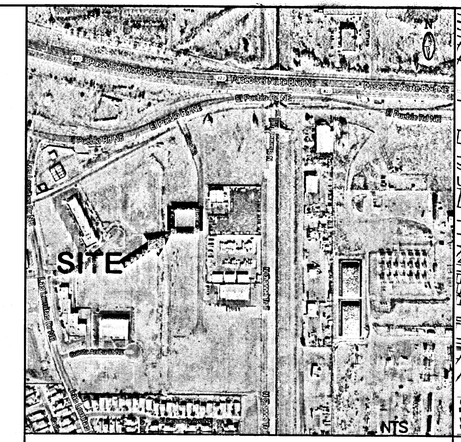
TCL
2-1-14
1=20
BEL0214T

BENCHMARK

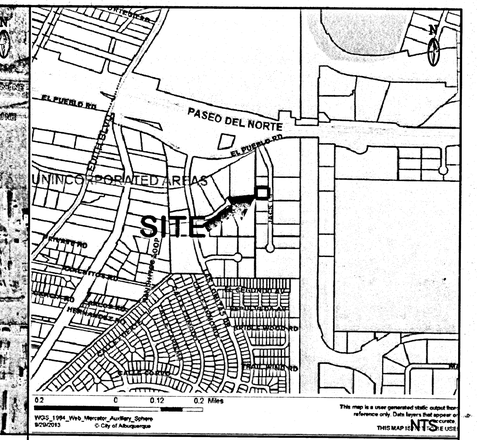
CITY OF ALBUQUERQUE CONTROL STATION 13_D16
NAVD 1988 ELEVATION: 5073.471



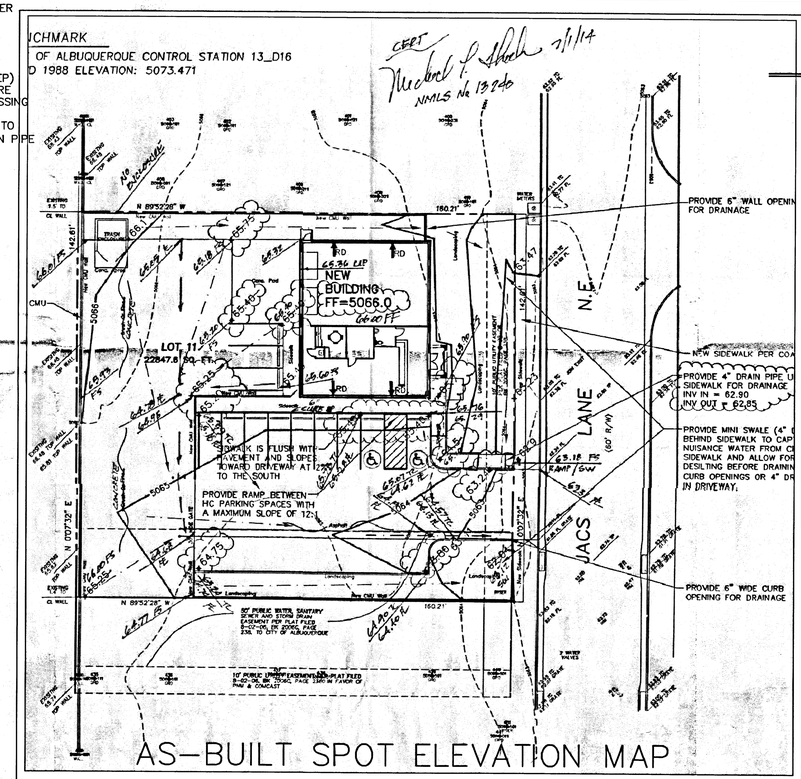




FEMA FLOODWAY MAP PANEL #136



VICINITY MAP ZONE ATLAS D-16



LEGEND

	EXISTING	PROPOSED
CONTOUR	6045	6045
PROPERTY LINE		
ROAD		
SETBACK		
WALL		
SPOT ELEVATION		×XX.X

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

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 SEEDED.

GRADING
9-26-13
1=20
BEL0113L

DRAINAGE CERTIFICATION

I, Jackie S. McDowell, NMPE 10903, of McDowell Engineering, Inc., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 11-25-13. The record information added to the original/approved design document was obtained by Mike Shook, NMPS #13240, of the firm Advantage Surveying. I further certify that I have personally visited the project site on July 7, 2014 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for a Certificate of Occupancy.

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

Jackie S. McDowell, NMPE #10903

7-7-14
Date

JACKIE S. McDOWELL NEW MEXICO 10903 REGISTERED PROFESSIONAL ENGINEER

CERT
Michael L. Shook 7/7/14
NMLS No. 13240

JACKIE S. McDOWELL NEW MEXICO 10903 REGISTERED PROFESSIONAL ENGINEER

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

RECEIVED
JUL 07 2014
DEVELOPMENT SECTION

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.

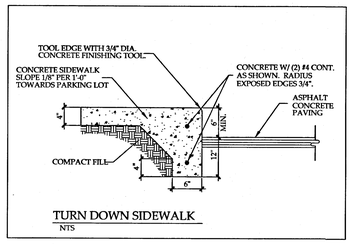
BERNALILLO COUNTY NEW MEXICO

LOT 11
BLUE SKY BUSINESS PARK

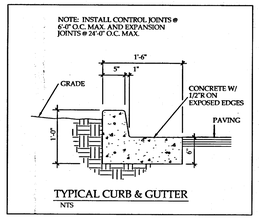
SANTA FE TOW, ARMANDO BELTRAN – GRADING & DRAINAGE PLAN

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

Designed	Drawn	Checked	Sheet	of
JSM	STAFF	JSM	1	1
File BEL0113L	Date SEPTEMBER,2013			



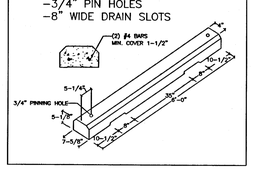
TURN DOWN SIDEWALK
NTS

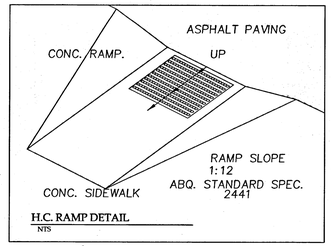


TYPICAL CURB & GUTTER
NTS

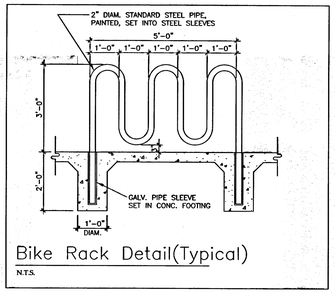
GENERAL NOTES:

- -MACHINE CAST
- -STEEL REINFORCING
- -5,500 P.S.I.
- -205 lbs.
- -3/4" PIN HOLES
- -8" WIDE DRAIN SLOTS

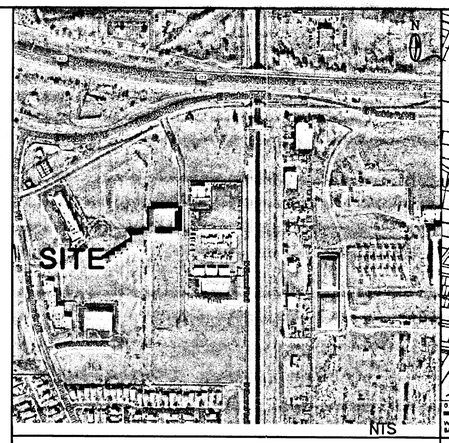




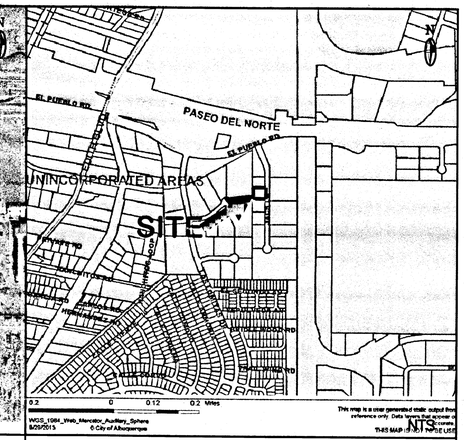
H.C. RAMP DETAIL
NTS



Bike Rack Detail(Typical)
N.T.S.



AERIAL PHOTO MAP



VICINITY MAP ZONE ATLAS D-16

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

	EXISTING	PROPOSED
CONTOUR	6045	6045
PROPERTY LINE		
ROAD		
SETBACK		
WALL		
SPOT ELEVATION	401 5088021 GID	XX.X

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.

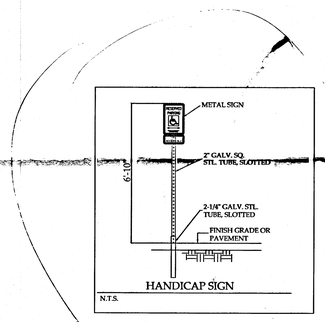
This certification is submitted in support of a request for certificate of occupancy.

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

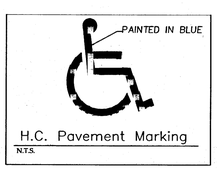
3-5-15
Date

JACKIE S. McDOWELL NEW MEXICO 10903 REGISTERED PROFESS IONAL ENGINEER

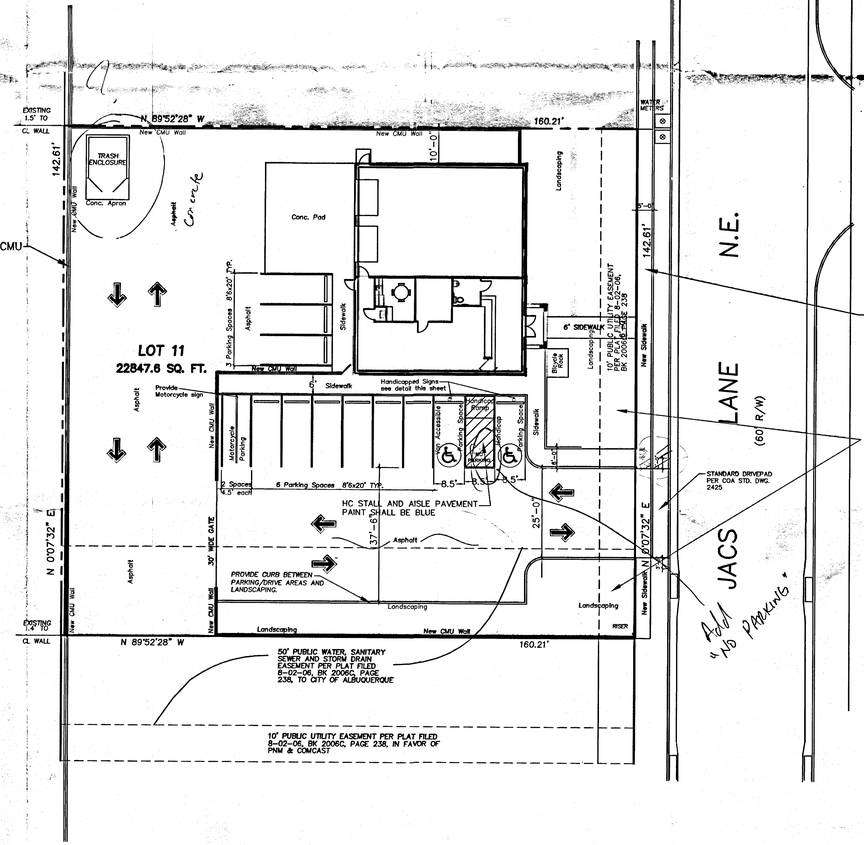


HANDICAP SIGN
N.T.S.

Check Depth Not Approved



H.C. Pavement Marking
N.T.S.



Add "No Parking"

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 Infrastructure shown on these plans is information only and not for approval. Separate DRC submittal required. See and Work Order required.

TCL Approval Stamp.

RECEIVED
FEB 19 2014
LAND DEVELOPMENT SECTION

TRAFFIC CIRCULATION LAYOUT APPROVED
CLB 19 Feb 14
BERNALILLO COUNTY Date NEW MEXICO

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 SPCAES 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

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

LOT 11
BLUE SKY BUSINESS PARK
SANTA FE TOW, ARMANDO BELTRAN – TRAFFIC CIRCULATOIN 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 1 of 1
File BEL0214T	Date JANUARY,2014		

TCL
2-1-14
1=20
BEL0214T