ENGINEER'S GRADING AND DRAINAGE CERTIFICATION FOR TEMPORARY CERTIFICATE OF OCCUPANCY

I, J. GRAEME MEANS, NMPE 13676, OF THE FIRM JEFF MORTENSEN AND ASSOCIATES, INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND DRAINED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB APPROVED PLAN DATED 01/16/2001. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A TEMPORARY CERTIFICATE OF OCCUPANCY.

THE FOLLOWING EXCEPTIONS TO THE DRB APPROVED SITE PLAN WERE NOTED, BUT HAVE NO ADVERSE AFFECT ON SITE GRADING AND DRAINAGE:

1) THE 6" PRIVATE STORM DRAIN LINES WERE SPECIFIED AS DUCTILE IRON PIPE AND WERE CONSTRUCTED AS PVC. THIS DEVIATION HAS NO ADVERSE EFFECT ON PIPE CAPACITY, BUT THE OWNER MAY EXPERIENCE ADDITIONAL MAINTENANCE AND A REDUCED LIFE CYCLE FOR THE PIPE DUE TO THE ANTICIPATED REPEATED HEAVY TRUCK LOADS.

2) THE GRADES AROUND THE PAVED DETENTION POND SURROUNDING THE SOUTHERNMOST STORM INLET WERE CONSTRUCTED SIGNIFICANTLY HIGHER THAN THOSE ON THE DRB APPROVED PLAN RESULTING IN A 50% REDUCTION IN POND CAPACITY. FORTUNATELY, THE ORIGINAL POND DESIGN WAS CONSERVATIVE AND THE AS-CONSTRUCTED POND VOLUME SATISFIES THE INTENT OF THE APPROVED PLAN AND DOES NOT REQUIRE REMOVAL AND REPLACEMENT OF THE PAVEMENT TO PROVIDE ADDITIONAL CAPACITY.

THE FOLLOWING EXCEPTIONS TO THE DRB APPROVED SITE PLAN REQUIRE CORRECTION AND RECERTIFICATION PRIOR TO ISSUANCE OF PERMANENT CERTIFICATE OF OCCUPANCY:

1) THE CONTRACTOR DID NOT CONSTRUCT THE GRADED FLOWLINE AROUND THE EAST AND NORTH SIDES OF THE BUILDING AS SHOWN ON THE DRB APPROVED PLAN. THIS FLOWLINE WAS REQUIRED BY THE BN&SF RAILROAD TO PREVENT DEVELOPED RUNOFF FROM ENTERING THE RAIL SPUR EASEMENT. THIS FLOWLINE MUST BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLAN AND RE-CERTIFIED.

2) THE CONTRACTOR DID NOT CONSTRUCT THE CURB OPENING AT THE NORTHEAST CORNER OF THE PARKING LOT SHOWN ON THE DRB APPROVED PLAN TO ACCEPT DRAINAGE FROM THE AFOREMENTIONED FLOWLINE. THIS OPENING MUST BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLAN AND RE-CERTIFIED.

3) THE CONTRACTOR DID NOT CONSTRUCT THE HEADER CURB SPECIFIED ALONG THE SOUTH EDGE OF THE PAVEMENT RESULTING IN THE POTENTIAL FOR POND OVERFLOW TO THE PRIVATE PROPERTY TO THE SOUTH INSTEAD OF TO THE PUBLIC STREET TO THE WEST. THE SOUTH CURB MUST BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLAN AND RE-CERTIFIED.

4) THE PRIVATE STORM DRAIN CONNECTION TO THE EXISTING CITY INLET AT THE NORTHWEST CORNER OF THE SITE REQUIRED AN S.O.19 PERMIT AND CITY INSPECTION. A SIGNED COPY OF THE CITY INSPECTOR'S APPROVAL MUST BE PROVIDED PRIOR TO RE-CERTIFICATION.

THIS CERTIFICATION DOES NOT INCLUDE WORK CONSTRUCTED WITHIN THE PUBLIC RIGHT-OF-WAY WHICH WAS INSPECTED BY SEPARATE PROCESS. THE RECORD INFORMATION PRESENTED HEREIN IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT AND DOES NOT ADDRESS COMPLIANCE WITH A.D.A. GUIDELINES. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

J. GRAEME MEANS, NMPE 13676

DATE

J. GRAEME MEANS NEW MEXICO 13676 REGISTERED PROFESSIONAL ENGINEER

ENGINEER'S GRADING AND DRAINAGE CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY

I, J. GRAEME MEANS, NMPE 13676, OF THE FIRM JEFF MORTENSEN AND ASSOCIATES, INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND DRAINED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB APPROVED PLAN DATED 01/16/2001. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT CERTIFICATE OF OCCUPANCY.

THE PREVIOUSLY NOTED EXCEPTIONS TO THE DRB APPROVED SITE PLAN THAT REQUIRE CORRECTION AND RECERTIFICATION HAVE BEEN ADDRESSED AS FOLLOWS:

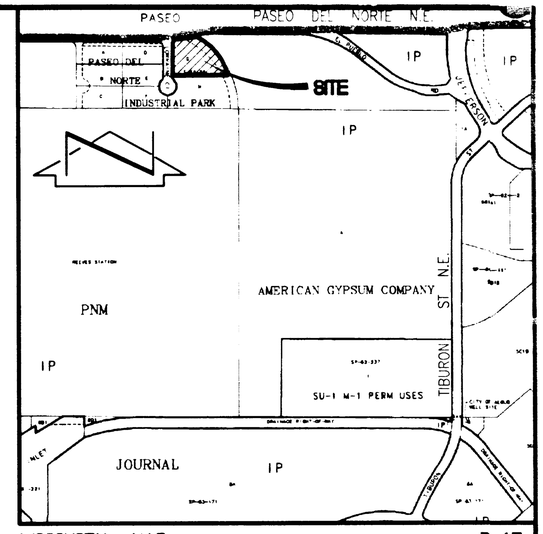
1) THE GRADED FLOWLINE AROUND THE EAST AND NORTH SIDES OF THE BUILDING HAS BEEN CONSTRUCTED AND A STEEL LANDSCAPING EDGE HAS BEEN PROVIDED TO FURTHER PREVENT RUNOFF FROM ENTERING THE RAIL SPUR EASEMENT.
2) THE CURB OPENING AT THE NORTHEAST CORNER OF THE PARKING LOT HAS BEEN CONSTRUCTED.
3) THE SOUTH CURB HAS BEEN RAISED TO THE MINIMUM REQUIRED ELEVATION AND NOW SATISFIES THE INTENT OF THE APPROVED PLAN.
4) THE PRIVATE STORM DRAIN CONNECTION AT THE NORTHWEST CORNER OF THE SITE REQUIRED AN S.O.19 PERMIT AND CITY INSPECTION. A SIGNED COPY OF THE CITY INSPECTOR'S APPROVAL IS PROVIDED HEREWITH.

THIS CERTIFICATION DOES NOT INCLUDE WORK CONSTRUCTED WITHIN THE PUBLIC RIGHT-OF-WAY WHICH WAS INSPECTED BY SEPARATE PROCESS. THE RECORD INFORMATION PRESENTED HEREIN IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT AND DOES NOT ADDRESS COMPLIANCE WITH A.D.A. GUIDELINES. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

J. GRAEME MEANS, NMPE 13676

DATE

J. GRAEME MEANS NEW MEXICO 13676 REGISTERED PROFESSIONAL ENGINEER



VICINITY MAP D-17

SCALE: 1" = 750' (APPROX.)

LEGAL DESCRIPTION

PARCEL G, PASEO DEL NORTE INDUSTRIAL PARK

DRB NO. 1000514

File Path: [illegible] | Plot Date: 10-02-2002
File Name: 00753CERT.DWG | Plot Time: 2:19 pm

JEFF MORTENSEN & ASSOCIATES, INC.
☐ 6010-B MIDWAY PARK BLVD. N.E.
☐ ALBUQUERQUE ☐ NEW MEXICO 87109
☐ ENGINEERS ☐ SURVEYORS (505) 345-4250
☐ FAX: 505 345-4254 ☐ Email: jmainc@swcp.com

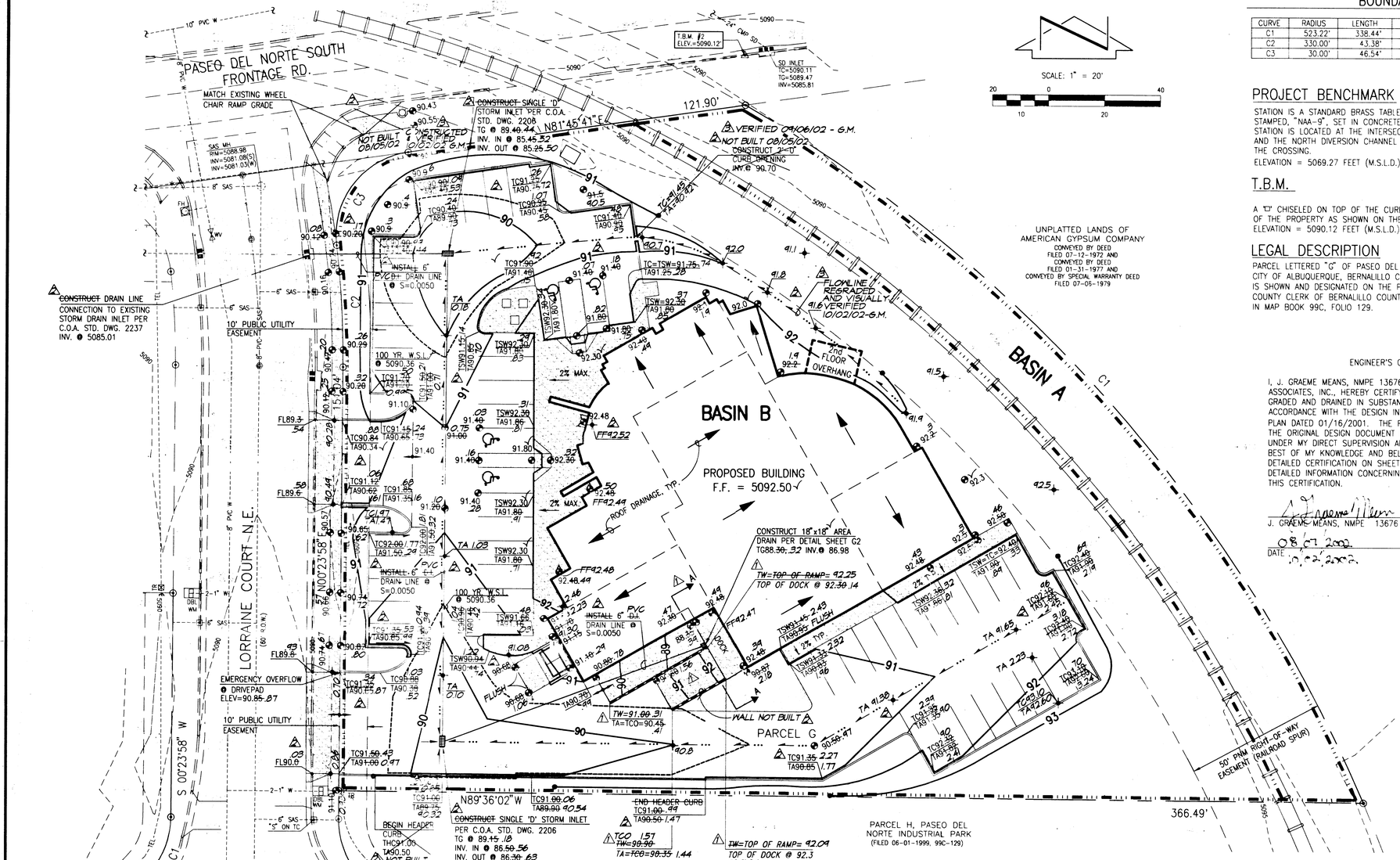
ENGINEER'S GRADING CERTIFICATION

ALBUQUERQUE SAFE CO.

DESIGNED BY G.M.
DRAWN BY S.G.H.
APPROVED BY G.M.

NO.	DATE	BY	REVISIONS
3	10/02	G.M.	CERTIFY FOR PERMANENT C.O.

JOB NO. 2000.075.3
DATE 08-2002
SHEET 1 OF 3



SCALE: 1" = 20'

BOUNDARY TABLES

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	523.22'	338.44'	332.57'	S 41°50'45" E	37°03'40"
C2	330.00'	43.38'	43.35'	N 03°22'00" W	07°31'56"
C3	30.00'	46.54'	42.02'	N 37°18'51" E	88°53'39"

PROJECT BENCHMARK

STATION IS A STANDARD BRASS TABLET (AMAFCA RIGHT-OF-WAY MARKER) STAMPED, "NAA-9", SET IN CONCRETE PROJECTING 0.3 FEET. THE STATION IS LOCATED AT THE INTERSECTION OF LOS ANGELES BLVD. N.E. AND THE NORTH DIVERSION CHANNEL IN THE SOUTHEAST QUADRANT OF THE CROSSING.
ELEVATION = 5069.27 FEET (M.S.L.D.)

T.B.M.

A "D" CHISELED ON TOP OF THE CURB NEAR THE NORTHEAST CORNER OF THE PROPERTY AS SHOWN ON THE DRAWING.
ELEVATION = 5090.12 FEET (M.S.L.D.)

LEGAL DESCRIPTION

PARCEL LETTERED "G" OF PASEO DEL NORTE INDUSTRIAL PARK IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 01, 1999 IN MAP BOOK 99C, FOLIO 129.

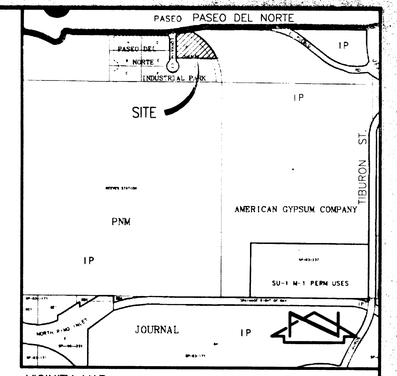
ENGINEER'S CERTIFICATION

I, J. GRAEME MEANS, NMPE 13676, OF THE FIRM JEFF MORTENSEN & ASSOCIATES, INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND DRAINED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB APPROVED PLAN DATED 01/16/2001. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. PLEASE REFER TO THE DETAILED CERTIFICATION ON SHEET 1 OF THIS SUBMITTAL FOR DETAILED INFORMATION CONCERNING THE DIFFERENT ASPECTS OF THIS CERTIFICATION.

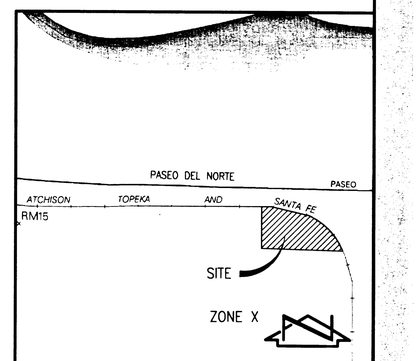
J. GRAEME MEANS, NMPE 13676

DATE 08.07.2002.

J. GRAEME MEANS NEW MEXICO 13676 REGISTERED PROFESSIONAL ENGINEER



VICINITY MAP D-17
SCALE: 1" = 750' ±



FLOODPLAIN MAP PANEL 136 of 825
SCALE: 1" = 500' ±

LEGEND

SAS	SANITARY SEWER		CURB SCRATCH
MH	MANHOLE		SANITARY SEWER MANHOLE
W	WATER		
WV	WATER VALVE		STORM MANHOLE
FH	FIRE HYDRANT		POWER POLE
WM	WATER METER		LIGHT POLE
TR	TELEPHONE RISER		SIGN
SD	STORM DRAIN		FIRE HYDRANT
TG	TOP OF GRATE		WATER VALVE
INV	INVERT		WATER METER
TEL	TELEPHONE		ELECTRIC PULL BOX
ELEC	ELECTRIC		TELEPHONE RISER
E(1)	ELECTRIC LINE(# OF LINES)		MAILBOX
G	GAS	E(1)	OVERHEAD ELECTRIC LINE
EP	ELECTRIC PANEL	SAS	SANITARY SEWER LINE
EPB	ELECTRIC PULL BOX	W	WATERLINE
DBL	DOUBLE	SD	STORM DRAIN LINE
MB	MAILBOX	G	GAS LINE
PSB	PHONE & SPEAKER BOX	TEL	UNDERGROUND TELEPHONE LINE
SGP	STEEL GUARD POST		EASEMENT LINE
CMP	CORRUGATED METAL PIPE		ADJOINER LINE
PVC	POLYVINYL CHLORIDE PIPE		PROPERTY LINE
RCP	REINFORCED CONCRETE PIPE		RAILROAD TRACKS
ROW	RIGHT OF WAY		PROPOSED CONCRETE
	PROPERTY CORNER		PROPOSED ASPHALT PAVEMENT
	TEMPORARY BENCHMARK	91.27	PROPOSED SPOT ELEVATION
	CENTERLINE MONUMENT	90	PROPOSED CONTOUR
			PROPOSED BASIN BOUNDARY
			PROPOSED DIRECTION OF FLOW
			PROPOSED HIGH POINT
			PROPOSED RETAINING WALL
			PROPOSED ROOF DRAINAGE
			RECORD INFORMATION
			RECORD INFORMATION= AS DESIGNED
		90.38 91.27	RECORD INFORMATION

RECEIVED OCT 04 2002 DRAINAGE SECTION

ORIGINAL SIGNED BY JEFFREY G. MORTENSEN 02-08-2001 AND 03-25-2002

JEFFREY G. MORTENSEN NEW MEXICO 13676 PROFESSIONAL ENGINEER

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) (STATEWIDE), 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, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. 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. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
7. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
8. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
9. THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.

EROSION CONTROL MEASURES:

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO 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". THIS WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.

File Path: I:\DWG\0075\ | Plot Date: 10-02-2002
File Name: 0751GP2B.DWG | Plot Time: 1:44 pm

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
FAX: 505 345-4254 Email: jmainc@swcp.com

GRADING PLAN
ALBUQUERQUE SAFE CO.

APPROVALS	NAME	DATE
HYDROLOGY		
SIDEWALK INSPECTOR		
STORM DRAIN MAINTENANCE		

DESIGNED BY J.A.P.
DRAWN BY J.Y.R./S.G.
APPROVED BY J.G.M./G.M.

NO	DATE	BY	REVISIONS
1	03/02	J.G.M.	REGRADE S.DOCK AS A RAMP
2	08/02	G.M.	CERTIFY FOR TEMPORARY C.O.
3	10/02	G.M.	CERTIFY FOR PERMANENT C.O.

JOB NO. 2000.075.3
DATE 02-2001
SHEET G1 2 OF 3

ENGINEER'S TCL CERTIFICATION FOR TEMPORARY CERTIFICATE OF OCCUPANCY

I, J. GRAEME MEANS, NMPE 13676, OF THE FIRM JEFF MORTENSEN AND ASSOCIATES, INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB APPROVED PLAN DATED 01/16/2001. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A TEMPORARY CERTIFICATE OF OCCUPANCY.

THE FOLLOWING EXCEPTIONS TO THE DRB APPROVED SITE PLAN WERE NOTED, BUT HAVE NO ADVERSE AFFECT ON TRAFFIC CIRCULATION:

1) THE CONTRACTOR DID NOT CONSTRUCT THE "JOG" IN THE CURB AT THE NORTHEAST CORNER OF THE PARKING LOT. THIS JOG WAS INTENDED TO AVOID A POTENTIAL ENCROACHMENT INTO THE EXISTING RAIL SPUR EASEMENT. THIS DEVIATION HAS NO ADVERSE EFFECT ON TRAFFIC CIRCULATION AND EVALUATION OF THIS POTENTIAL ENCROACHMENT IS BEYOND THE SCOPE OF THIS CERTIFICATION.

2) THE CONTRACTOR DID NOT CONSTRUCT THE 2'-0" CURB OPENING (KEYED NOTE 15) AT THE EAST END OF THE DRIVE AISLE KEYWAY NORTH OF THE BUILDING. THIS DEVIATION HAS NO ADVERSE EFFECT ON TRAFFIC CIRCULATION, AND WILL BE ADDRESSED BY THE GRADING AND DRAINAGE CERTIFICATION TO BE PREPARED BY THIS OFFICE.

3) THE CONTRACTOR DID NOT CONSTRUCT THE CONCRETE HEADER CURB (KEYED NOTE 30) ALONG THE SOUTHERN EDGE OF THE SITE AND INSTALLED EXTRUDED CURB IN ITS PLACE. THIS DEVIATION HAS NO ADVERSE EFFECT ON TRAFFIC CIRCULATION, AND WILL BE ADDRESSED BY THE GRADING AND DRAINAGE CERTIFICATION TO BE PREPARED BY THIS OFFICE.

4) THE 6" PRIVATE STORM DRAIN LINES WERE SPECIFIED AS DUCTILE IRON PIPE AND WERE CONSTRUCTED AS PVC. THIS DEVIATION HAS NO ADVERSE EFFECT ON TRAFFIC CIRCULATION, BUT THE OWNER MAY EXPERIENCE ADDITIONAL MAINTENANCE AND A REDUCED LIFE CYCLE FOR THE PIPE DUE TO THE ANTICIPATED REPEATED HEAVY TRUCK LOADS.

THE FOLLOWING EXCEPTIONS TO THE DRB APPROVED SITE PLAN REQUIRE CORRECTION AND RECERTIFICATION PRIOR TO ISSUANCE OF PERMANENT CERTIFICATE OF OCCUPANCY:

1) THE CONTRACTOR DID NOT CONSTRUCT THE PIECE OF 6' WIDE CONCRETE SIDEWALK FRONTING EL PUEBLO ROAD (KEYED NOTE 31). THIS SIDEWALK MUST BE CONSTRUCTED IN ACCORDANCE WITH THE DRB APPROVED PLAN.

2) THE CONTRACTOR DID NOT INSTALL THE "SMALL CAR" STENCILING (KEYED NOTE 4) IN THE SMALL CAR SPACES. THESE MARKINGS MUST BE INSTALLED IN ACCORDANCE WITH THE DRB APPROVED PLAN.

3) THE CONTRACTOR CONSTRUCTED THE SMALL CAR PARKING SPACES BETWEEN THE TWO DRIVEPADS 18' DEEP INSTEAD OF 15' DEEP AS SHOWN ON THE DRB APPROVED PLAN. THIS DEVIATION RESULTS IN PARKING SPACES WITH FULL SIZED DEPTH AND SMALL CAR WIDTH AND MUST BE CORRECTED TO CONFORM WITH THE DRB APPROVED PLAN. THE ADDITIONAL PARKING SPACE DEPTH PROVIDED SUBTRACTS FROM THE LANDSCAPING BUFFER DEPTH WHICH WAS SPECIFIED AS 10' AND CONSTRUCTED AS 6', POTENTIALLY CAUSING A ZONING VIOLATION.

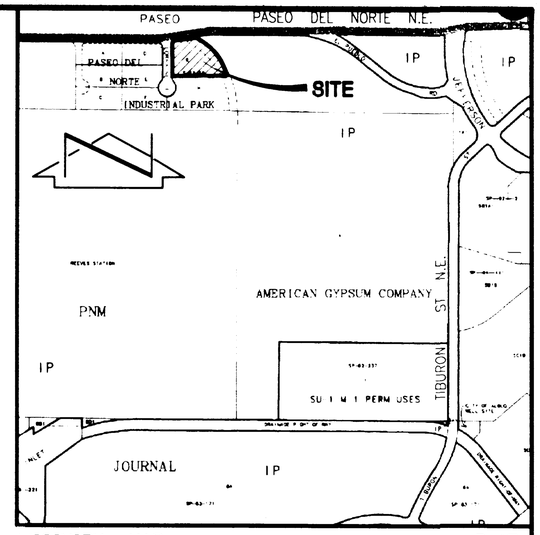
4) THE CONTRACTOR HAS CONSTRUCTED THE ACCESSIBLE PARKING SPACES NORTH AND WEST OF THE BUILDING AT SLOPES VARYING BETWEEN 2.9% AND 4% WHICH EXCEED THE MAXIMUM 2% SLOPE IDENTIFIED IN A.D.A. GUIDELINES AND SPECIFIED ON THE DRB APPROVED PLAN. THESE SPACES MUST BE CORRECTED TO CONFORM WITH A.D.A. GUIDELINES.

THE RECORD INFORMATION PRESENTED HEREIN IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC CIRCULATION LAYOUT 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.

J. GRAEME MEANS, NMPE 13676

08.07.2002
DATE

J. GRAEME MEANS NEW MEXICO 13676 REGISTERED PROFESSIONAL ENGINEER



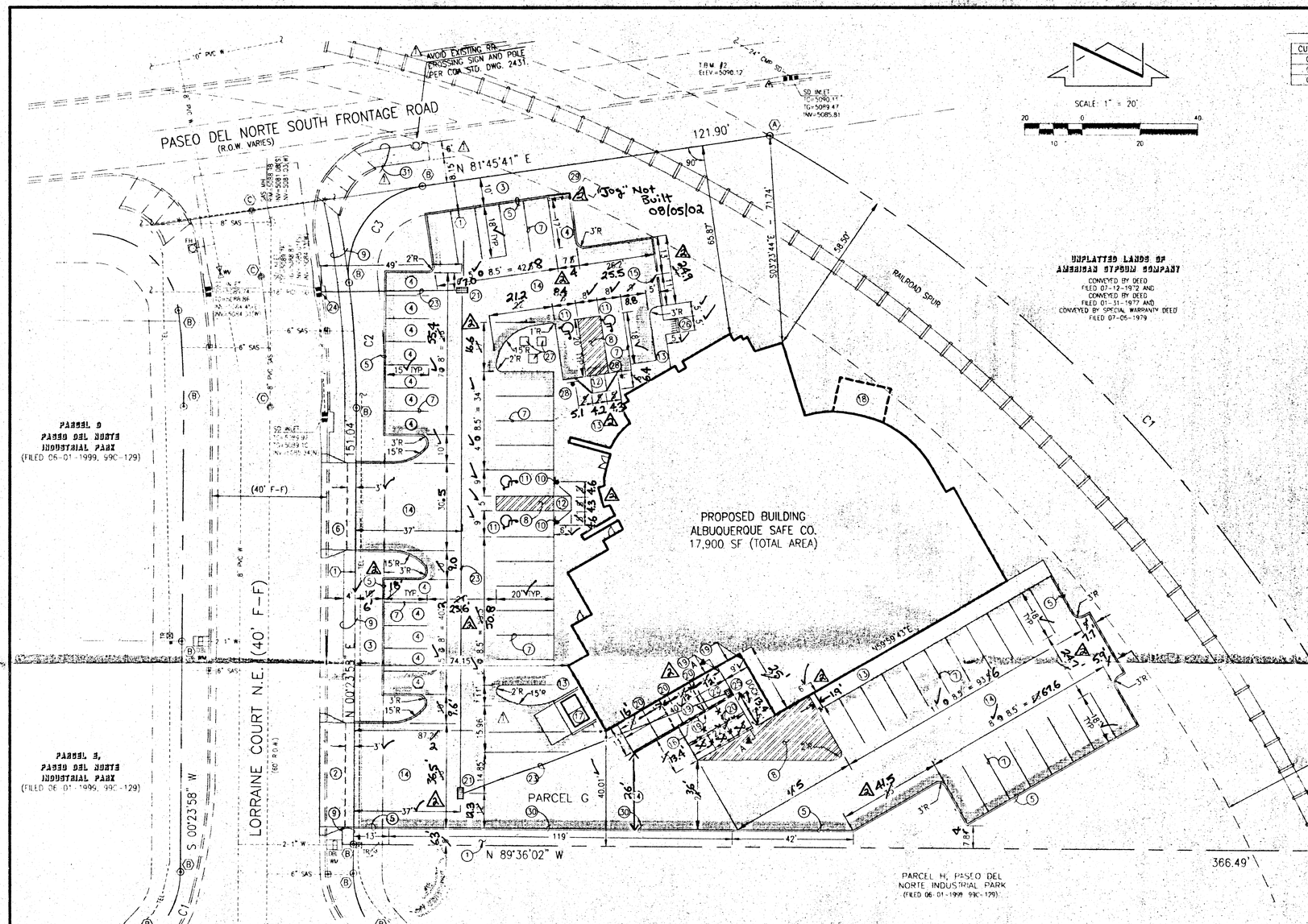
VICINITY MAP
SCALE: 1" = 750' (APPROX.)

D-17

LEGAL DESCRIPTION
PARCEL G, PASEO DEL NORTE INDUSTRIAL PARK

DRB NO. 1000514

Plot Date: 08-07-2002
Plot Time: 07:56 am
L.DWG



BOUNDARY TABLES

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	523.22'	338.44'	332.57'	S 41°50'43" E	37°03'40"
C2	330.00'	43.38'	43.35'	N 03°22'00" W	07°31'56"
C3	30.00'	46.54'	42.02'	N 37°18'51" E	88°53'39"

SITE INFORMATION

1. LEGAL DESCRIPTION: PARCEL 'G' PASEO DEL NORTE INDUSTRIAL PARK IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 01, 1999, IN MAP BOOK 99C, FOLIO 129
2. SITE: 1.5427 ACRES / 67,200 SF
   BUILDING FOOTPRINT: 0.3028 ACRES / 13,190 SF
3. ZONING IP (NO DEVELOPMENT PLAN EXISTS)
4. PARKING ANALYSIS
   A. REQUIRED

2750 SF 1ST FLOOR OFFICE (1/200)	14
2730 SF 2ND FLOOR OFFICE (1/300)	10
4892 SF SHOWROOM (1/200)	25
4295 WAREHOUSE & MEZZANINE (1/2000)	3
TOTAL	52

   (3 OF WHICH MUST BE HANDICAP SPACES)
   (3 BICYCLE SPACES REQUIRED)

   B. PROVIDED

STANDARD SPACES	~~48~~
HANDICAP SPACES	4
(BICYCLE RACK W/MINIMUM OF 3 SPACES	1)
TOTAL	~~52~~

   13 SMALL CAR SPACES = 25% OF TOTAL
5. PROPOSED USE:
   OFFICE / WAREHOUSE / SHOWROOM

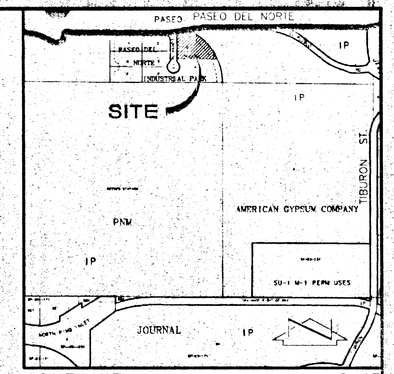
NOTE:
THE CONSTRUCTION OF TRAFFIC CIRCULATION ELEMENTS SHOWN ON THIS PLAN MUST BE ~~ACCEPTED~~ BY THE ENGINEER OF ~~RECORD~~ PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

⚠ ENGINEER'S CERTIFICATION

I, J. GRAEME MEANS, NMPE 13676, OF THE FIRM JEFF MORTENSEN & ASSOCIATES, INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB APPROVED PLAN DATED 01/16/2001. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. PLEASE REFER TO THE DETAILED CERTIFICATION ON SHEET 1 OF THIS SUBMITTAL FOR DETAILED INFORMATION CONCERNING THE DIFFERENT ASPECTS OF THIS CERTIFICATION.

J. Graeme Means 08/01/02

J. GRAEME MEANS STATE OF NEW MEXICO 13676 REGISTERED PROFESSIONAL ENGINEER



VICINITY MAP D-17
SCALE: 1" = 750' ±

EASEMENT KEYED NOTES

(1) 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 99C-129
(2) ORIGINAL 50' P.N.M. RIGHT-OF-WAY EASEMENT (RAILROAD SPUR) GRANTED BY DOCUMENT FILED 08-10-1956, BOOK D359, PAGES 283-288, DOC. #3175.
(3) AMENDED 50' P.N.M. RIGHT-OF-WAY EASEMENT (RAILROAD SPUR) GRANTED BY DOCUMENT FILED 10-15-1956, BOOK D365, PAGES 383-388, DOC. #9158.
(4) AMENDED 50' P.N.M. RIGHT-OF-WAY EASEMENT (RAILROAD SPUR) GRANTED BY DOCUMENT FILED 05-28-1957, BOOK D387, PAGES 397-399, DOC. #30315

MONUMENTATION KEYED NOTES

(A) #5 REBAR WITH CAP STAMPED "WEAVER LS 6544" TAGGED WITH WASHER STAMPED "NMPS 11184"
(B) #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
(C) ALUMINUM DISK, C.O.A. CENTERLINE MONUMENT STAMPED "NMPS 11184, 1999"

SITE KEYED NOTES

(1) 6' SIDEYARD LANDSCAPING BUFFER
(2) CONSTRUCT ADA COMPLIANT 36" CONCRETE DRIVEPAD PER C.O.A. STD. DWG. 2425.
(3) 6' FRONTYARD LANDSCAPING BUFFER
(4) STENCIL "COMPACT CAR" OR "SMALL CAR" DESIGNATION WITH WHITE PAINTED LETTERING. ~~Not Done 08/05/2002~~
(5) INSTALL EXTRUDED CONCRETE CURB PER TYPICAL SECTION, SHEET 2.
(6) CONSTRUCT ADA COMPLIANT 30' CONCRETE DRIVEPAD PER C.O.A. STD. DWG. 2425.
(7) PAINT 4" WIDE WHITE PARKING STRIPE, TYPICAL
(8) PAINT 4" WIDE WHITE CROSS-HATCH PAVEMENT MARKINGS.
(9) CONSTRUCT 4' CONCRETE SIDEWALK AT PROPERTY LINE PER C.O.A. STD. DWG. 2430.
(10) INSTALL ADA APPROVED HANDICAP PARKING SIGN
(11) PAINT ADA APPROVED HANDICAP SYMBOL
(12) CONSTRUCT NEW CONCRETE HANDICAP RAMP. RAMP NOT TO EXCEED 1:12, SIDE FLARES NOT TO EXCEED 1:10.
(13) CONSTRUCT 6" TURNDOWN SIDEWALK PER TYPICAL SECTION, SHEET 2.
(14) CONSTRUCT NEW ASPHALT PAVING PER TYPICAL PAVEMENT SECTION, SHEET 2.
(15) ~~2'-0" CURB OPENING~~ Not Built 08/05/2002
(16) RETAINING WALL WITH HANDRAIL PER SECTION A-A, SHEET 2.
(17) CONSTRUCT REFUSE PAD AND APRON WITH SCREEN WALL PER C.O.A. SOLID WASTE DEPARTMENT STANDARDS.
(18) SECOND FLOOR BUILDING OVERHANG, ENCROACHMENT ADDRESSED BY ENCROACHMENT AGREEMENT BETWEEN PROPERTY OWNER AND P.N.M.
(19) EXPANSION JOINT
(20) 1/2" CONTRACTION JOINT
(21) SINGLE 'D' STORM INLET (SEE GRADING PLAN, SHEET 3)
(22) 18"x18" AREA DRAIN (SEE GRADING PLAN, SHEET 3)
(23) 6" PVC DRAIN LINE (SEE GRADING PLAN, SHEET 3)
(24) DRAIN LINE CONNECTION TO EXISTING STORM DRAIN INLET (SEE GRADING PLAN, SHEET 3)
(25) LOADING DOCK PER ARCHITECTURAL PLANS.
(26) BICYCLE RACK (MINIMUM OF 3 SPACES).
(27) 3'x3' TREE WELL, TYPICAL OF 3.
(28) INSTALL ADA APPROVED HANDICAP PARKING SIGN WITH VAN ACCESSIBLE PLACARD.
(29) EXISTING RAILROAD CROSSING CONTROL BUILDING.
(30) CONSTRUCT CONCRETE HEADER CURB (PER TYPICAL SECTION SHEET 2)
(31) CONSTRUCT 6' WIDE CONCRETE SIDEWALK PER C.O.A. STD. DWG. 2430. TERMINATE SIDEWALK WITH SQUARED END AT EDGE OF RIGHT-OF-WAY EASEMENT. ~~Not Built 08/05/2002~~

LEGEND

SAS	SANITARY SEWER		CURB SCRATCH
MH	MANHOLE		SANITARY SEWER MANHOLE
W	WATER		STORM MANHOLE
WV	WATER VALVE		POWER POLE
FH	FIRE HYDRANT		LIGHT POLE
WM	WATER METER		SIGN
TR	TELEPHONE RISER		FIRE HYDRANT
SD	STORM DRAIN		WATER VALVE
TG	TOP OF GRATE		WATER METER
INV	INVERT		ELECTRIC PULL BOX
TEL	TELEPHONE		TELEPHONE RISER
ELEC	ELECTRIC		MAILBOX
E(1)	ELECTRIC LINE(# OF LINES)	E(1)	OVERHEAD ELECTRIC LINE
G	GAS	SAS	SANITARY SEWER LINE
EP	ELECTRIC PANEL	W	WATERLINE
EPB	ELECTRIC PULL BOX	SD	STORM DRAIN LINE
DB	DOUBLE	G	GAS LINE
MB	MAILBOX	TEL	UNDERGROUND TELEPHONE LINE
PSB	PHONE & SPEAKER BOX		EASEMENT LINE
SGP	STEEL GUARD POST		ADJOINER LINE
CMP	CORRUGATED METAL PIPE		PROPERTY LINE
PVC	POLYVINYL CHLORIDE PIPE		RAILROAD TRACKS (EXISTING)
RCP	REINFORCED CONCRETE PIPE		PROPOSED CONCRETE
ROW	RIGHT OF WAY		PROPOSED ASPHALT PAVEMENT
⊙	PROPERTY CORNER		PROPOSED BICYCLE RACK
⚠	TEMPORARY BENCHMARK		
⊕	CENTERLINE MONUMENT		

INDEX OF DRAWINGS

SHEET	DESCRIPTION
1	SITE PLAN/TRAFFIC CIRCULATION LAYOUT, (TCL)
2	PAVING SECTIONS AND DETAILS
3	GRADING PLAN
4	DRAINAGE PLAN, CALCULATIONS, HYDROGRAPH AND SECTIONS
5	LANDSCAPE PLAN
6	BUILDING ELEVATIONS
7	BUILDING ELEVATIONS
8	LIGHTING PLAN AND SITE ELEVATIONS

Project # 1000514
Application # 01450-00000-00004

CASE NO:

PLANNING DIRECTOR, CITY OF ALBUQUERQUE	1/19/01 DATE
TRANSPORTATION DEVELOPMENT, CITY OF ALBUQUERQUE	1-17-01 DATE
CITY ENGINEER, CITY OF ALBUQUERQUE	1/16/01 DATE
UTILITY DEVELOPMENT, CITY OF ALBUQUERQUE	1/16/01 DATE
PARKS ~~DESIGN~~ AND DEVELOPMENT, C.P. CITY OF ALBUQUERQUE	1/16/01 DATE

Recreation

DRB NO. 1000514

RECEIVED
AUG 07 2002
HYDROLOGY SECTION

JEFFREY G. MORTENSEN NEW MEXICO 8547 REGISTERED PROFESSIONAL ENGINEER
12-21-00
01-16-2001

File Path: L:\AUTOCAD\2000\2000.075\SITE.DWG | Plot Date: 12-20-2000 | Plot Time: 11:59 am

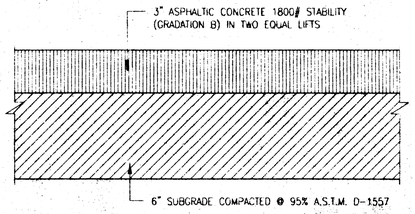
JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS (O) SURVEYORS (505) 345-4250
FAX: 505 345-4254 Email: jmainc@swcp.com

SITE PLAN / TRAFFIC CIRCULATION LAYOUT (TCL)
ALBUQUERQUE SAFE CO.

DESIGNED BY: J.A.P.
DRAWN BY: J.Y.R./S.G.H.
APPROVED BY: J.G.M./G.M.

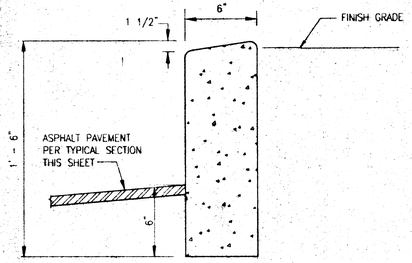
NO	DATE	BY	REVISIONS
1	01/01	J.A.P.	ADD SIDEWALK ON N. SIDE OF SITE, RELOCATE REFUSE PAD, APRON AND SCREEN WALL.
2	01/02	G.M.	CERTIFY FOR TEMP. C.O.

JOB NO. 2000.075.1
DATE 12-2000
SHEET 1 OF 2 83



TYPICAL PAVEMENT SECTION

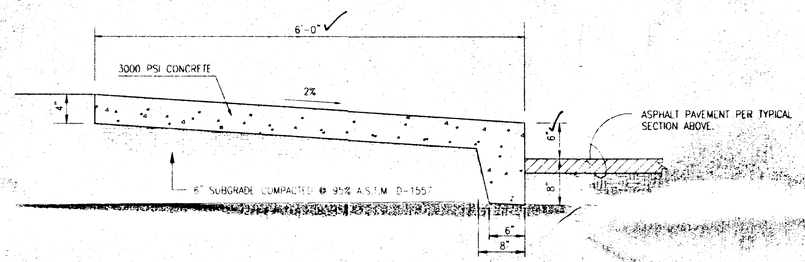
SCALE: 1" = 5"



⚠2 Not Built 08/05/02

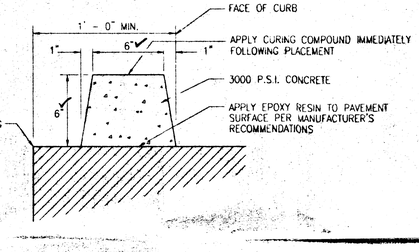
TYPICAL HEADER CURB SECTION

SCALE: 1" = 6"



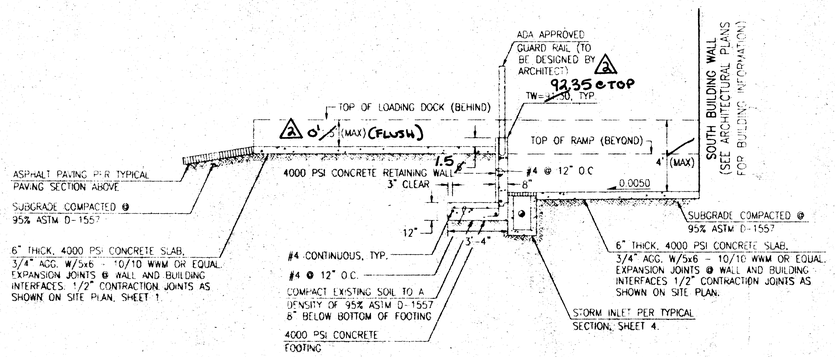
TURNDOWN SIDEWALK SECTION

SCALE: 1" = 1'-0"



TYPICAL EXTRUDED CONCRETE CURB SECTION

SCALE: 1" = 6"



SECTION A-A

SCALE: 1"=4'-0"

2 ENGINEER'S CERTIFICATION

I, J. GRAEME MEANS, NMPE 13676, OF THE FIRM JEFF MORTENSEN & ASSOCIATES, INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB APPROVED PLAN DATED 01/16/2001. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. PLEASE REFER TO THE DETAILED CERTIFICATION ON SHEET 1 OF THIS SUBMITTAL FOR DETAILED INFORMATION CONCERNING THE DIFFERENT ASPECTS OF THIS CERTIFICATION.

J. Graeme Means 08/07/02

J. GRAEME MEANS STATE OF NEW MEXICO 13676 REGISTERED PROFESSIONAL ENGINEER

RECEIVED AUG 07 2002 HYDROLOGY SECTION

JEFFREY G. MORTENSEN NEW MEXICO 8547 REGISTERED PROFESSIONAL ENGINEER

12-21-2000

File Path: I:\WORK\07520\A\
File Name: 07520T.DWG
Plot Date: 12-20-2000
Plot Time: 12:01 pm

JEFF MORTENSEN & ASSOCIATES, INC.
6200-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
FAX: 505 345-4254 Email: jmsurvey@swcp.com

PAVING SECTIONS AND DETAILS
ALBUQUERQUE SAFE CO.

DESIGNED BY J.A.P.
DRAWN BY S.G.H./J.Y.R.
APPROVED BY J.G.M./G.M.

NO	DATE	BY	REVISIONS
⚠2	08/02	G.M.	CERTIFY FOR TEMP. C.O.

JOB NO. 2000.075.1
DATE 12-2000
SHEET 23 OF 83

(TOTAL SHEET 2 OF 2)