

## DESIGN NARRATIVE

THE IMPROVEMENTS PROPOSED WITH THIS SUBMITTAL FOR TRACT 1 UNIVERSAL INDUSTRIAL PARK INCLUDE ENCLOSING THE EXISTING CRANE STRUCTURES LOCATED ON THE EAST AND WEST SIDE OF THE EXISTING BUILDINGS. ALTHOUGH THE CRANES HAVE BEEN IN PLACE, THEY HAVE EXPERIENCED SOME DETRIORATION DUE TO EXPOSURE TO THE WEATHER.

WITH THIS SUBMITTAL, MEGA CORP PROPOSES TO ENCLOSE THE 3 CRANE STRUCTURES IN 3 PHASES. THE PURPOSE OF THIS PLAN IS TO MEMORIALIZE THE CHANGES PROPOSED. SINCE THE AREAS THAT THE CRANES ARE IS CURRENTLY IMPERVIOUS, THE HYDROLOGY OF THE SITE DOES NOT CHANGE. THE APPROVED GRADING AND DRAINAGE PLAN PREPARED BY JEFF MORTENSON AND ASSOCIATES IN 1990, AND FURTHER ANALYSIS OF THE POND CAPACITY PERFORMED BY MARK GOODWIN AND ASSOCIATES IN OCTOBER 1996, DEMONSTRATE THAT THE EXISTING DRAINAGE POND ON THE SOUTHWEST CORNER OF THE SITE HAS ENOUGH CAPACITY TO ACCOMMODATE THE SITE IMPROVEMENTS (COA DRAINAGE FILE E-16, D-11).

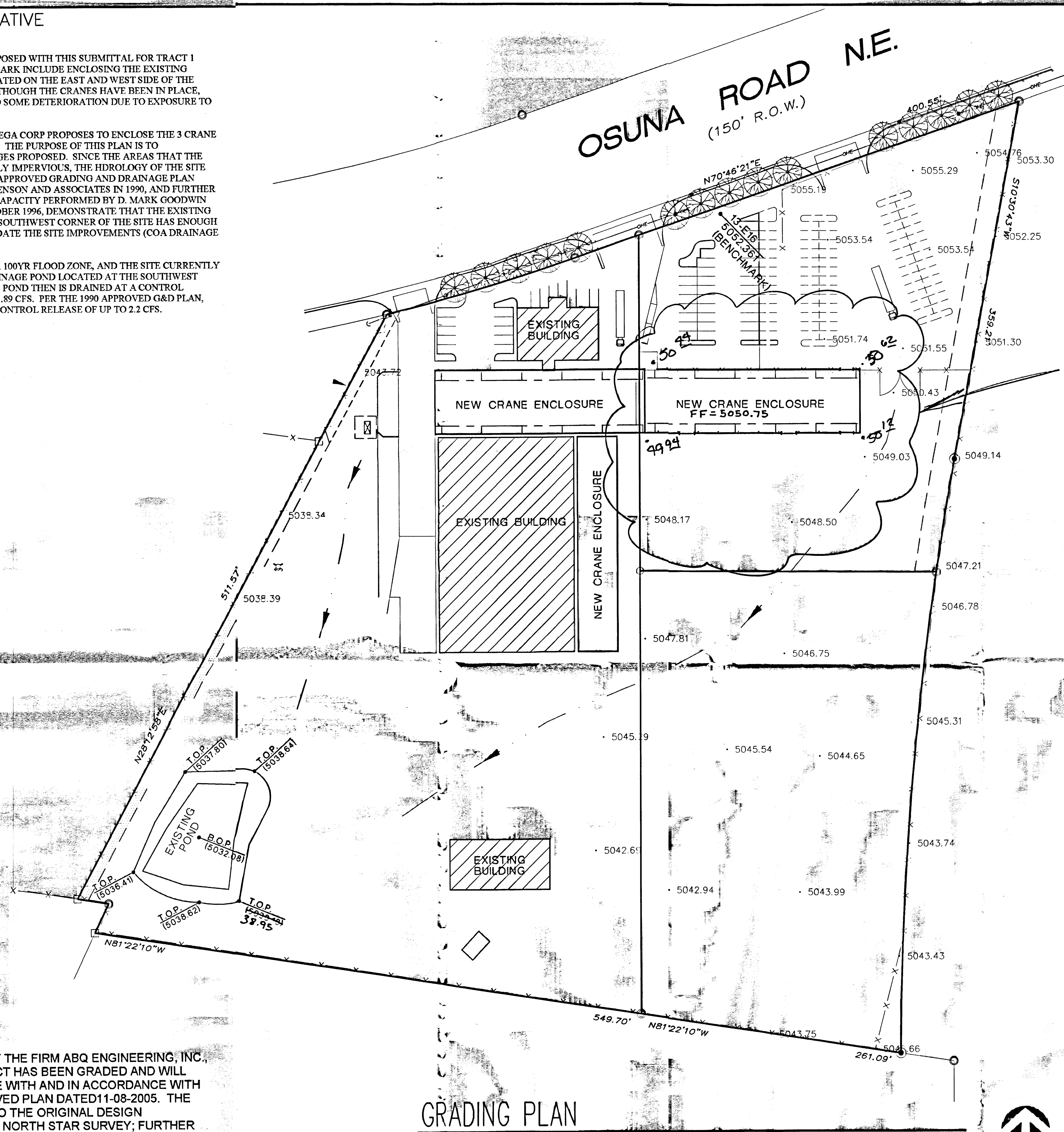
THE SITE IS NOT WITHIN A 100YR FLOOD ZONE, AND THE SITE CURRENTLY DRAINS TO A STORM DRAINAGE POND LOCATED AT THE SOUTHWEST CORNER OF THE SITE, THE POND THEN IS DRAINED AT A CONTROL RELEASE PEAK RATE OF 1.89 CFS. PER THE 1990 APPROVED G&D PLAN, THE SITE IS ALLOWED A CONTROL RELEASE OF UP TO 2.2 CFS.

## LEGAL DESCRIPTION

Tracts 1, 2A and 3A Universal Industrial Park Albuquerque, Bernalillo County, New Mexico, as the same as is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico

## UFC NUMBER

1-04-056-142-133-374-03



# GRADING PLAN

SCALE: 1" = 60'

## PROJECT & LOCAL BENCHMARK

A.C.S. 13-E16  
Elevation = 5052.361

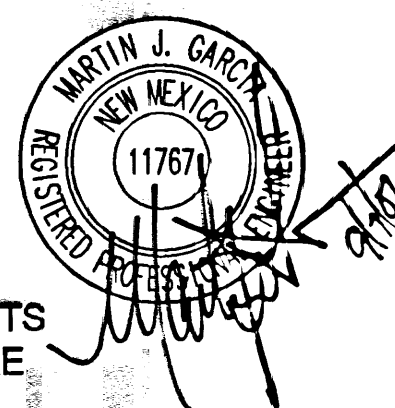
## ENGINEERS STATEMENT

I, the Engineer of record, certify that I have personally visited the site and the existing grades and contours depicted on this plan match what presently exists at the present location

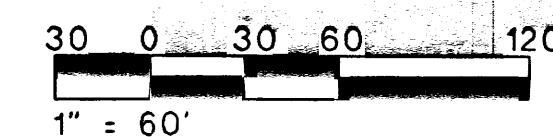
Martin J. Garcia, NMPE# 11767

I, MARTIN J. GARCIA, NMPE 11767, OF THE FIRM ABQ 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 11-08-2005. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY NORTH STAR SURVEY; FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON SEPTEMBER 6, 2007 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE HAVE 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 CERTIFICATION OF OCCUPANCY.

THE RECORDED INFORMATION PRESENTED HERE ON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



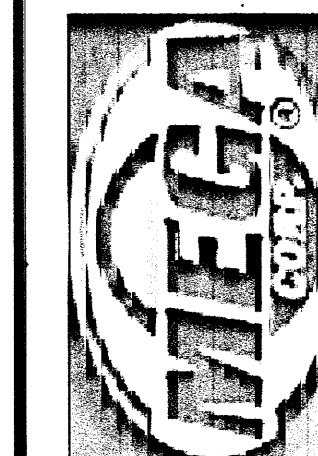
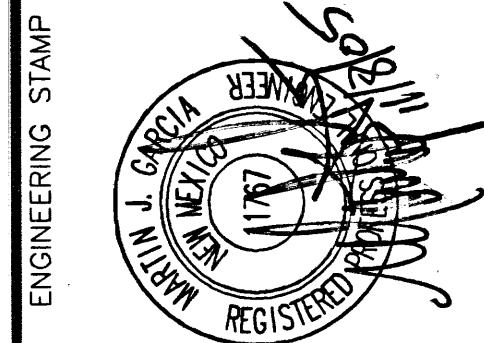
NORTH



**ABQ**  
ENGINEERING, INC.

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505-255-7802

•Engineers • Planners  
•Construction Services



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ALBUQUERQUE, NEW MEXICO

[illegible]

SHEET TITLE

## GRADING PLAN

C-101

SHEET of