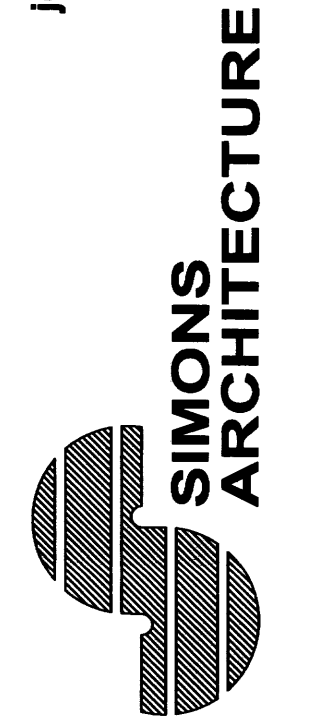


SIGNED
DATED

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nm lic 002890
p.o. box 87408
albuquerque, nm 87103-7408
ph. 505.480.4796
jfs@simonsarchitecture.com



A CLASS JUMBO STORAGE

LOT 5, NORTH SECOND
STREET BUSINESS CENTER

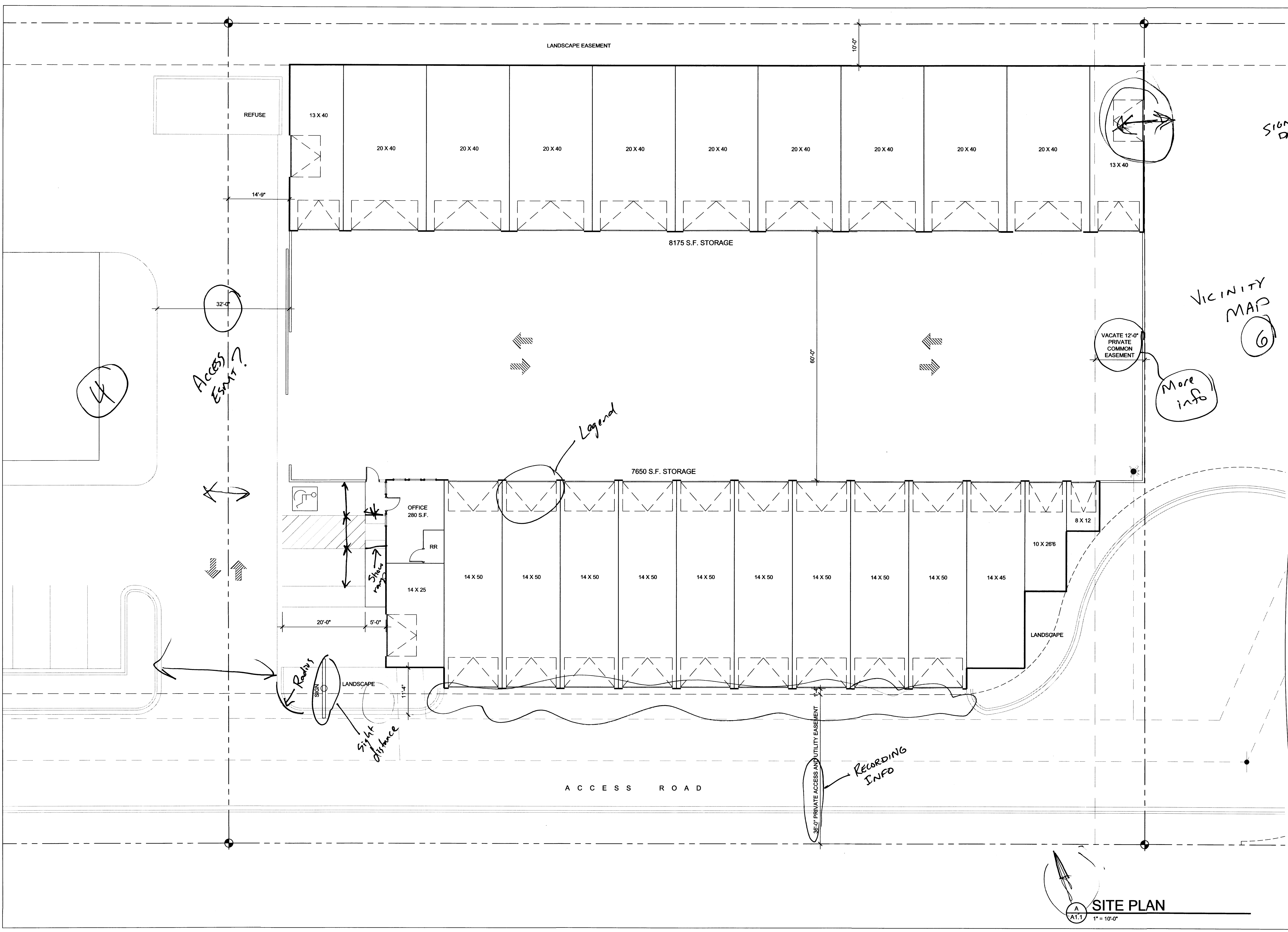
Albuquerque, NM
Bernalillo County

Address

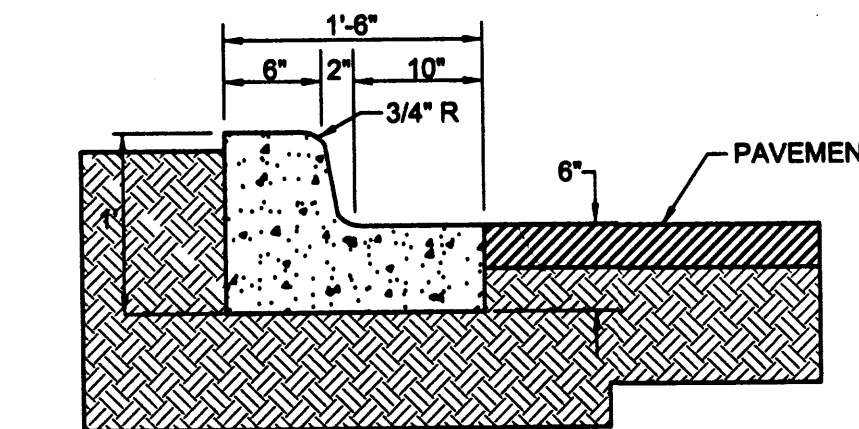
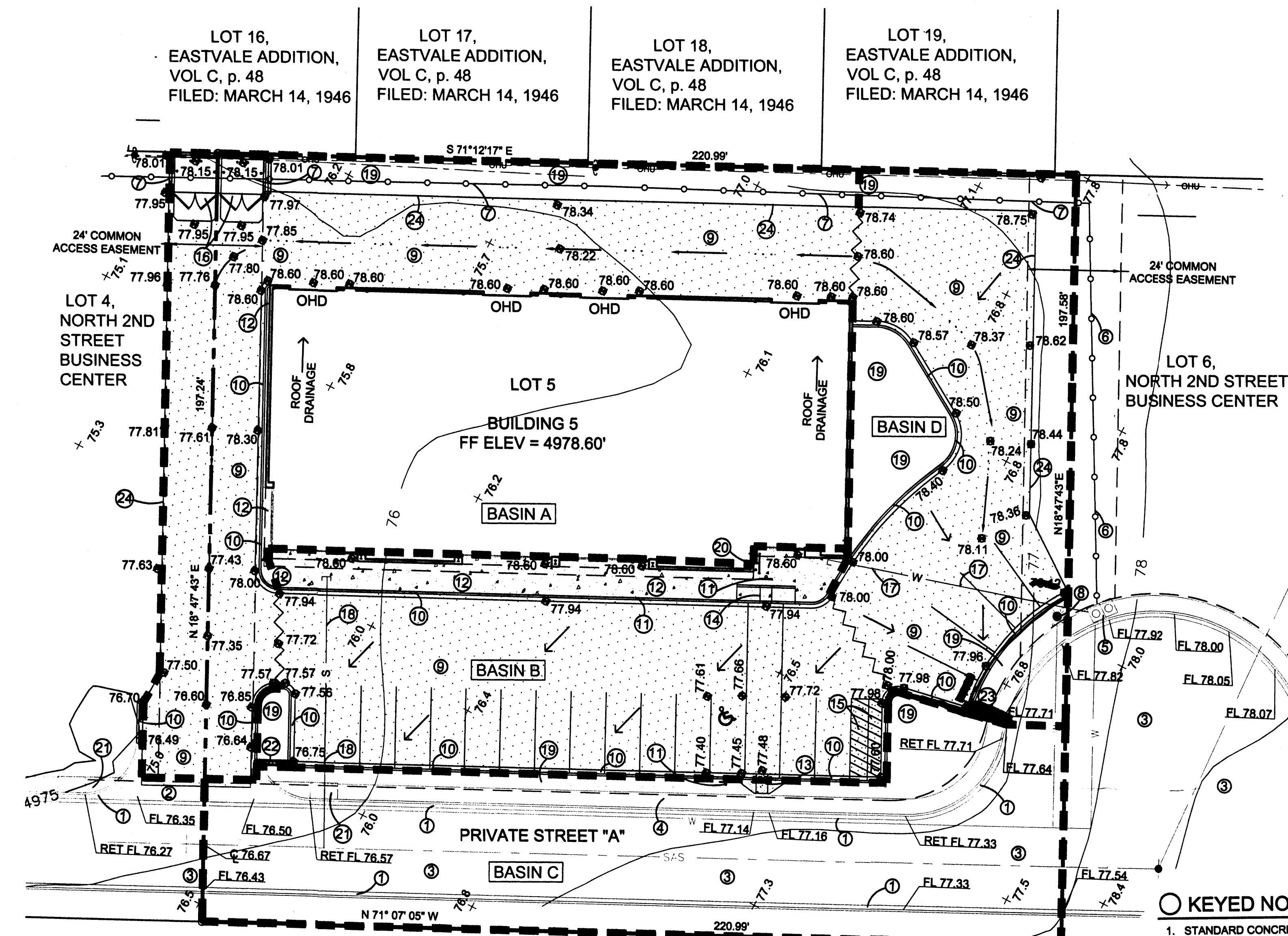
JOB NUMBER
MUR-001
DATE
MAY 28, 2012
REVISIONS
JUNE 5, 2012
JUNE 6, 2012

DESIGNED & DRAWN BY
JFS

A1.1

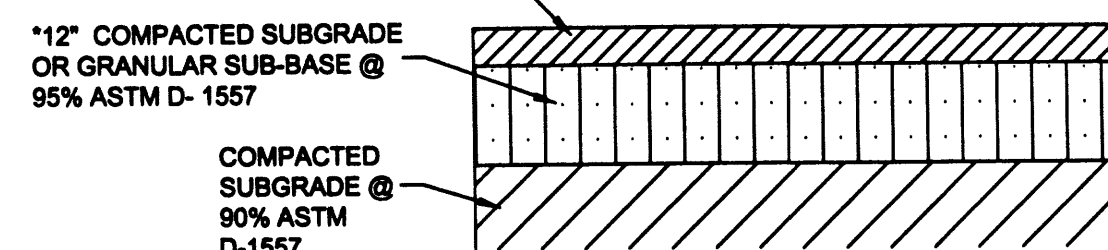


SITE PLAN

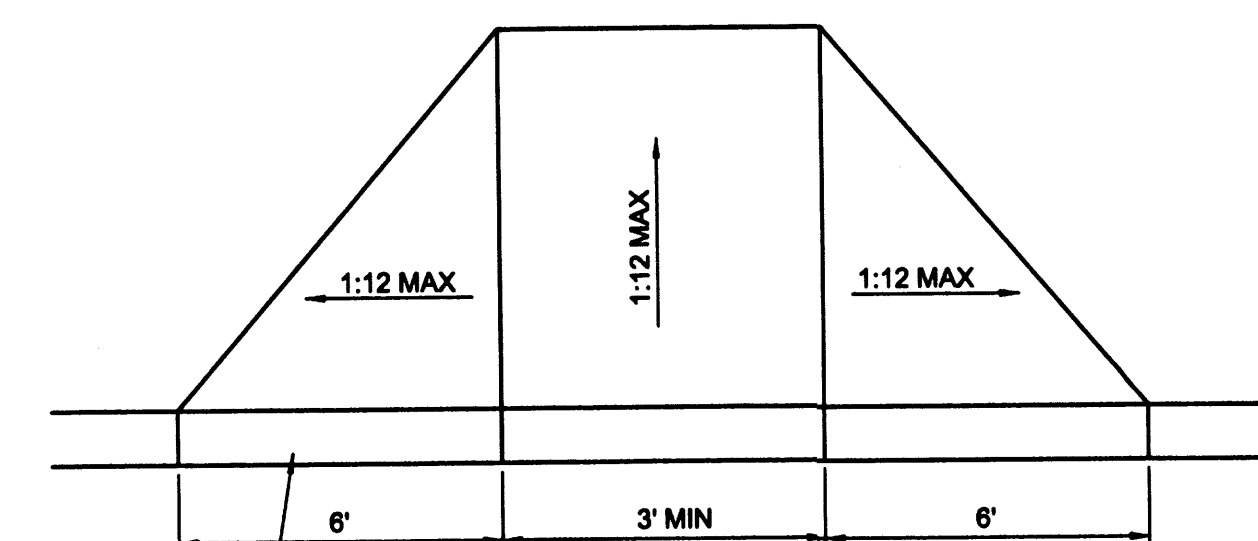


6" CURB AND GUTTER DETAIL

3" - ASPHALTIC CONCRETE PAVEMENT
GRADATION "B" PER SPECIFICATIONS

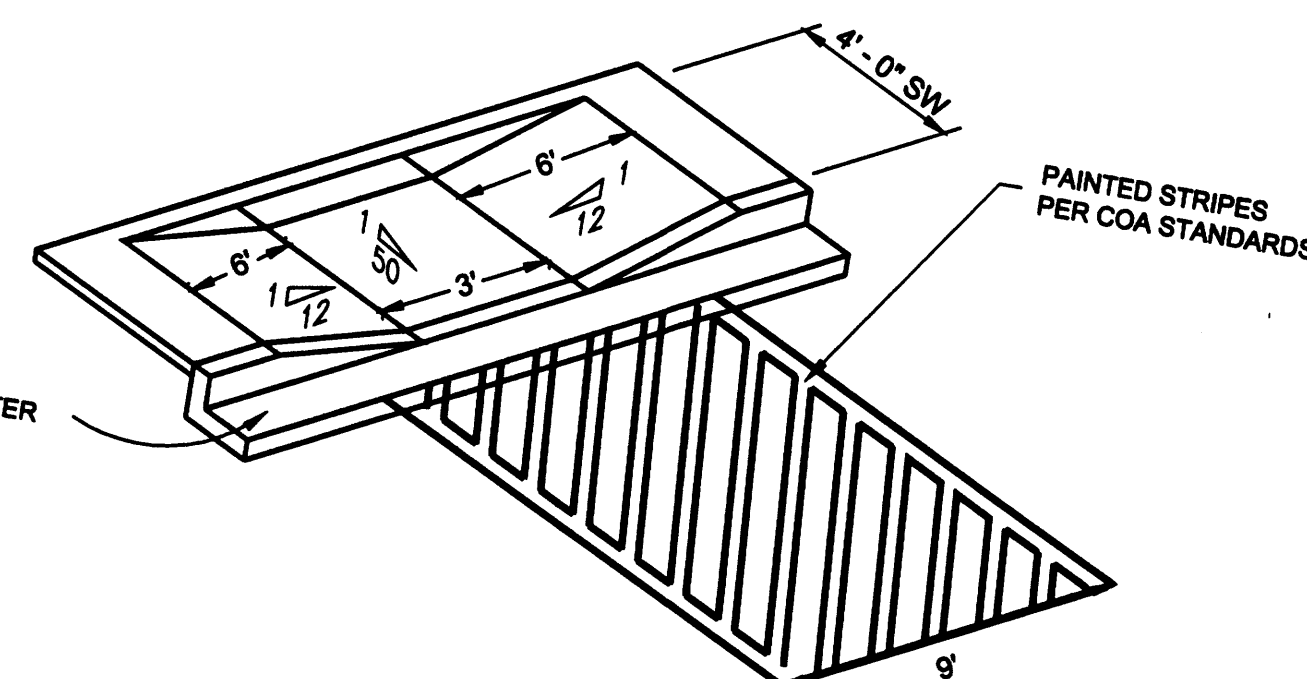


ASPHALT PAVEMENT SECTION
AUTOMOBILE PARKING



HANDICAP RAMP DETAIL

TRACT 1-A,
COUNTY JUVENILE JUSTICE CENTER,
Bk. 95c, p. 205
FILED: JUNE 9, 1995



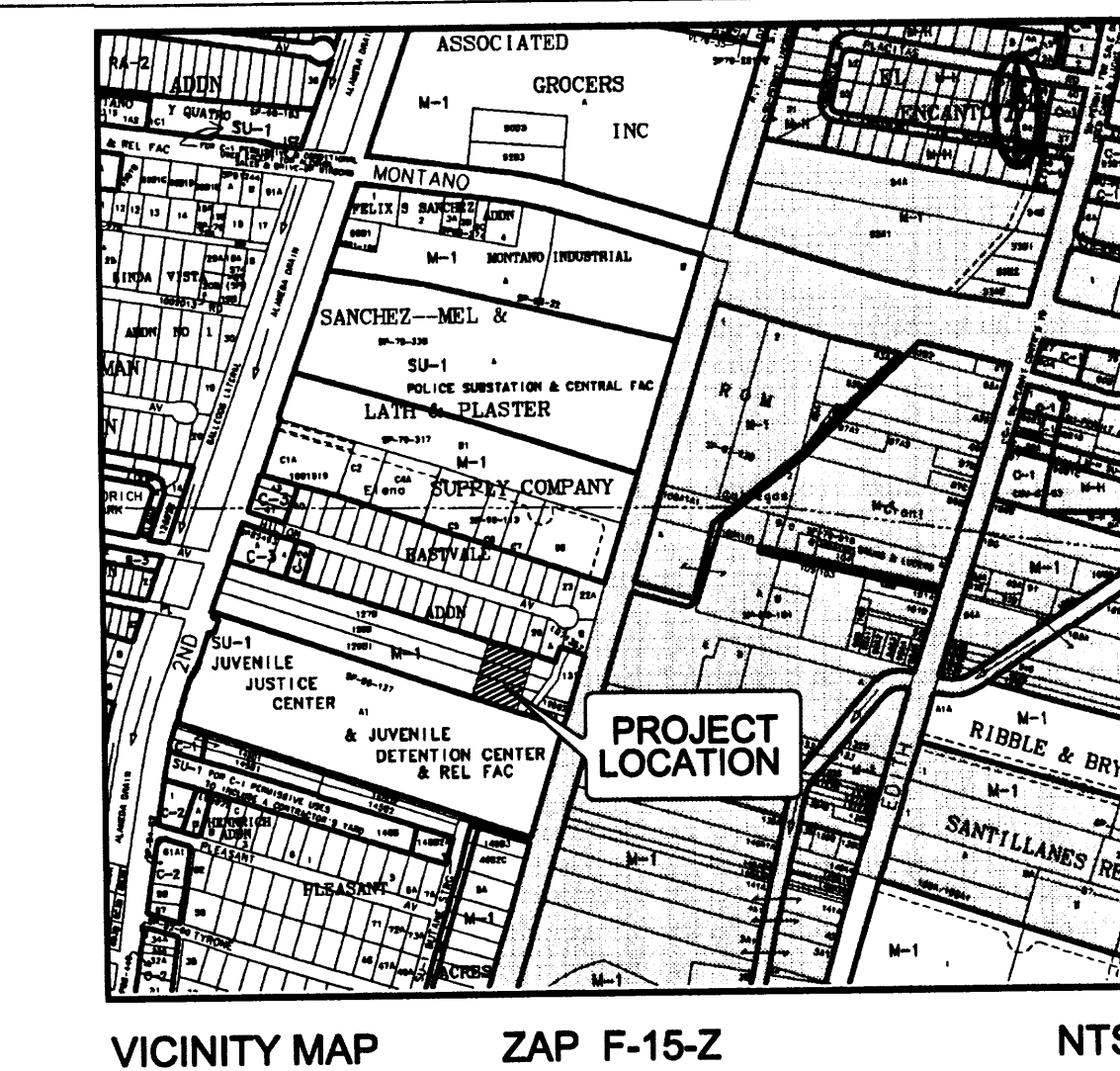
HANDICAP RAMP DETAIL

GRADING AND DRAINAGE PLAN
SCALE: 1" = 20'-0"

PROJECT DATA

PROPERTY ADDRESS
5124 SECOND STREET NW
LEGAL DESCRIPTION
LOT 5, NORTH SECOND STREET
BUSINESS CENTER
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NM
PROPERTY ZONING
M-1

MAPPING
ALL PROJECT SURVEYING
BY THOMAS JOHNSTON,
NMPLS 14269, JUNE 2007
PROJECT BENCHMARK
ACS STATION "B-F15"
ELEV = 4973.196'
NGVD 1988



GRADING & DRAINAGE PLAN

PURPOSE AND SCOPE

PURSUANT TO THE ESTABLISHED DRAINAGE ORDINANCE OF THE CITY OF ALBUQUERQUE AND THE DEVELOPMENT PROCESS MANUAL, THIS GRADING AND DRAINAGE PLAN OUTLINES THE DRAINAGE MANAGEMENT CRITERIA FOR CONTROLLING DEVELOPED RUNOFF FROM THE PROJECT SITE. THE PROJECT CONSISTS OF THE DEVELOPMENT OF THE EXISTING PROPERTY BY CONSTRUCTING A NEW COMMERCIAL BUILDING AND PARKING LOT. PROPOSED SITE IMPROVEMENTS INCLUDE PAVING, UTILITY, LANDSCAPING, AND GRADING AND DRAINAGE IMPROVEMENTS. THIS GRADING PLAN AND A GRADING/TRAFFIC CIRCULATION CERTIFICATION IS PREPARED TO SUPPORT A BUILDING PERMIT APPLICATION.

EXISTING CONDITIONS

THE PROJECT SITE CONTAINS APPROXIMATELY 1.00 ACRES AND IS LOCATED AT 5124 2ND STREET NW. THE SITE IS PRESENTLY UNDEVELOPED. IT IS BOUNDED TO THE NORTH BY LOTS 18, 19 AND 20, EASTVALE ADDITION, TO THE SOUTH BY A PROPOSED PRIVATE ACCESS ROAD, TO THE WEST BY LOT 4, NORTH 2ND STREET BUSINESS CENTER AND TO THE EAST BY LOT 6, NORTH 2ND STREET BUSINESS CENTER. CURRENTLY, ON-SITE RUNOFF DRAINS ONTO 2ND STREET. NO OFFSITE FLOW IMPACTS THE SITE.

AS SHOWN BY THE FIRM PANEL FOR THIS AREA, THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE.

PROPOSED CONDITIONS

AS SHOWN BY THE PLAN, THE PROPERTY IS TO BE DEVELOPED BY CONSTRUCTING A COMMERCIAL BUILDING AND ASSOCIATED SITE IMPROVEMENTS.

ALL DRAINAGE FLOWS WILL BE MANAGED BY ON-SITE SWALES, CONVEYING RUNOFF TO PRIVATE STREET "A". THE PLAN SHOWS THE ELEVATIONS REQUIRED TO PROPERLY GRADE AND CONSTRUCT THE RECOMMENDED IMPROVEMENTS. FLOW ARROWS ARE GIVEN TO DEMONSTRATE THE DIRECTION OF DRAINAGE FLOWS, AND PROJECT HYDROLOGY IS GIVEN FOR BOTH EXISTING AND DEVELOPED CONDITIONS. SINCE THIS IS AN INFILL SITE, NO ON-SITE PONDING IS REQUIRED.

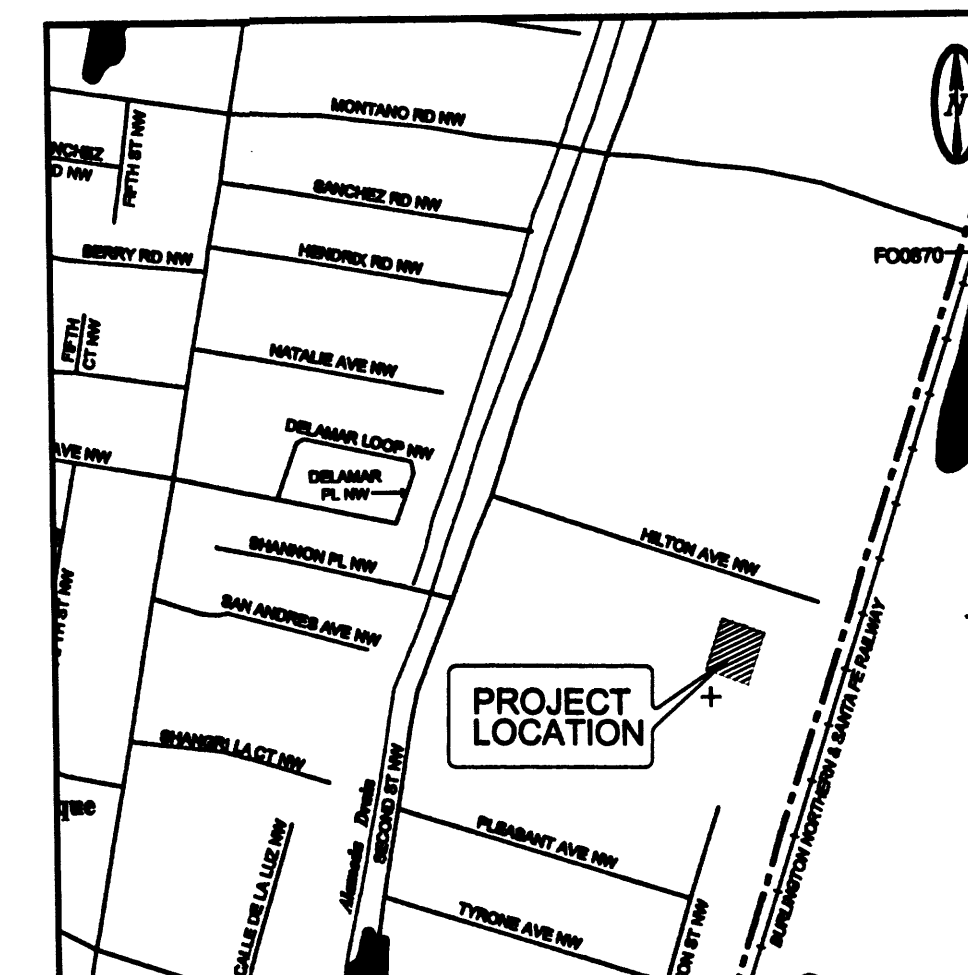
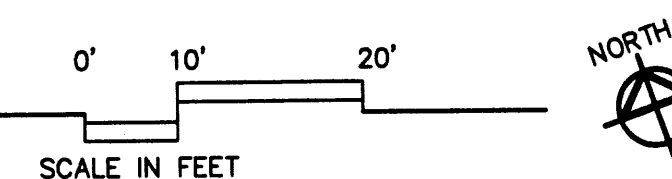
TEMPORARY EROSION CONTROL

TEMPORARY EROSION CONTROL MEASURES WILL BE IMPLEMENTED DURING CONSTRUCTION TO LIMIT THE DISCHARGE OF SEDIMENT FROM THE SITE TO ADJACENT PROPERTIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES UNTIL COMPLETION OF ALL SITE PAVING, GRADING, DRAINAGE AND LANDSCAPING IMPROVEMENTS. SINCE THE SITE CONTAINS MORE THAN 1.0 ACRES, A SWPPP IS REQUIRED. SWPPP IS TO BE PREPARED BY OTHERS.

CALCULATIONS

THE CALCULATIONS SHOWN HEREON DEFINE THE 100 YEAR/8 HOUR DESIGN STORM IMPACTING THE SITE AND CONTRIBUTING OFF-SITE DRAINAGE BASINS UNDER EXISTING AND DEVELOPED CONDITIONS. THE AHYMO METHOD OF ESTIMATING PEAK RUNOFF IS PRESENTED AS OUTLINED IN THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, SECTION 22.2, PART 'A', UPDATED JULY 1997.

PROJECT HYDROLOGY									
AHYMO									
LOT 5									
ZONE:	2								
P ₂ HOUR	2.35"								
P ₁₀ DAY	3.95"								
UNDEVELOPED:									
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)	
1	1.00	0.00	0.00	0.90	0.10	1.23	3.3	0.102	
DEVELOPED (PROPOSED):									
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)	
A	0.45	0.00	0.00	0.03	0.42	2.05	2.1	0.077	
B	0.20	0.00	0.00	0.00	0.20	2.12	0.9	0.035	
C	0.22	0.00	0.00	0.08	0.18	1.85	0.9	0.034	
D	0.18	0.00	0.00	0.05	0.13	1.85	0.8	0.027	
		0.00	0.00	0.14	0.86	1.98		0.165	



FIRM PANEL 35001C0119E

NTS

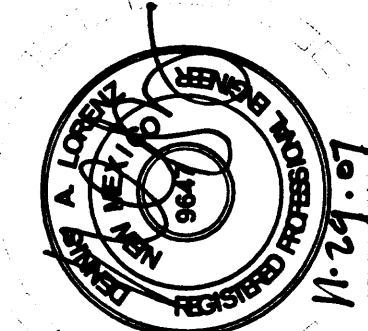
LEGEND

ITEM	EXISTING	PROPOSED
CURB AND GUTTER		
SPOT ELEV.	x 16.7	16.7
FIRE HYDRANT		
FLOWLINE ELEVATION	FL 16.20	RET FL 16.20
CONTOUR W/ ELEVATION	92	92
	4990	90
BASIN DIVIDE		
ASPHALT PAVING		
DRAINAGE SWALE		
DIRECTION OF FLOW		
ACCESSIBLE AREA		
MOTORCYCLE PARKING		
CONCRETE		
POWER POLE WITH ANCHOR		
OVERHEAD UTILITY WITH POWER POLE		
FENCE		
EASEMENT		
OVER HEAD DOOR		
BASIN BOUNDARY		

DRAINAGE PLAN NOTES

- BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
- This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
- Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
- This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
- Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
- BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
- The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.
- All spot elevations are top of pavement unless noted otherwise.

ALL ACCESSIBLE IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. FAILURE TO DO SO MAY RESULT IN REJECTION OF CERTIFICATE OF OCCUPANCY.



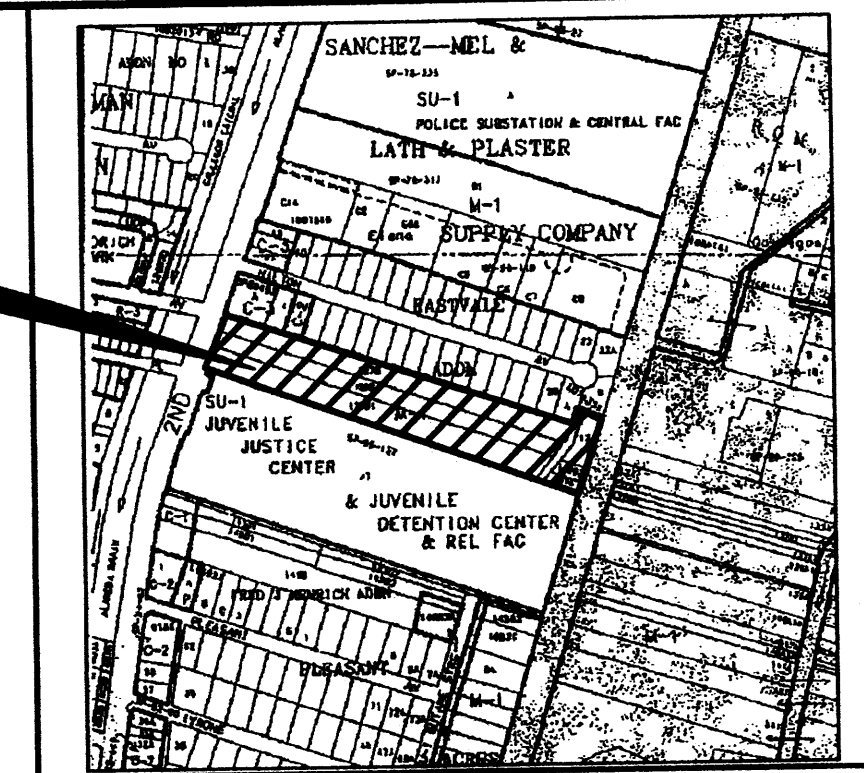
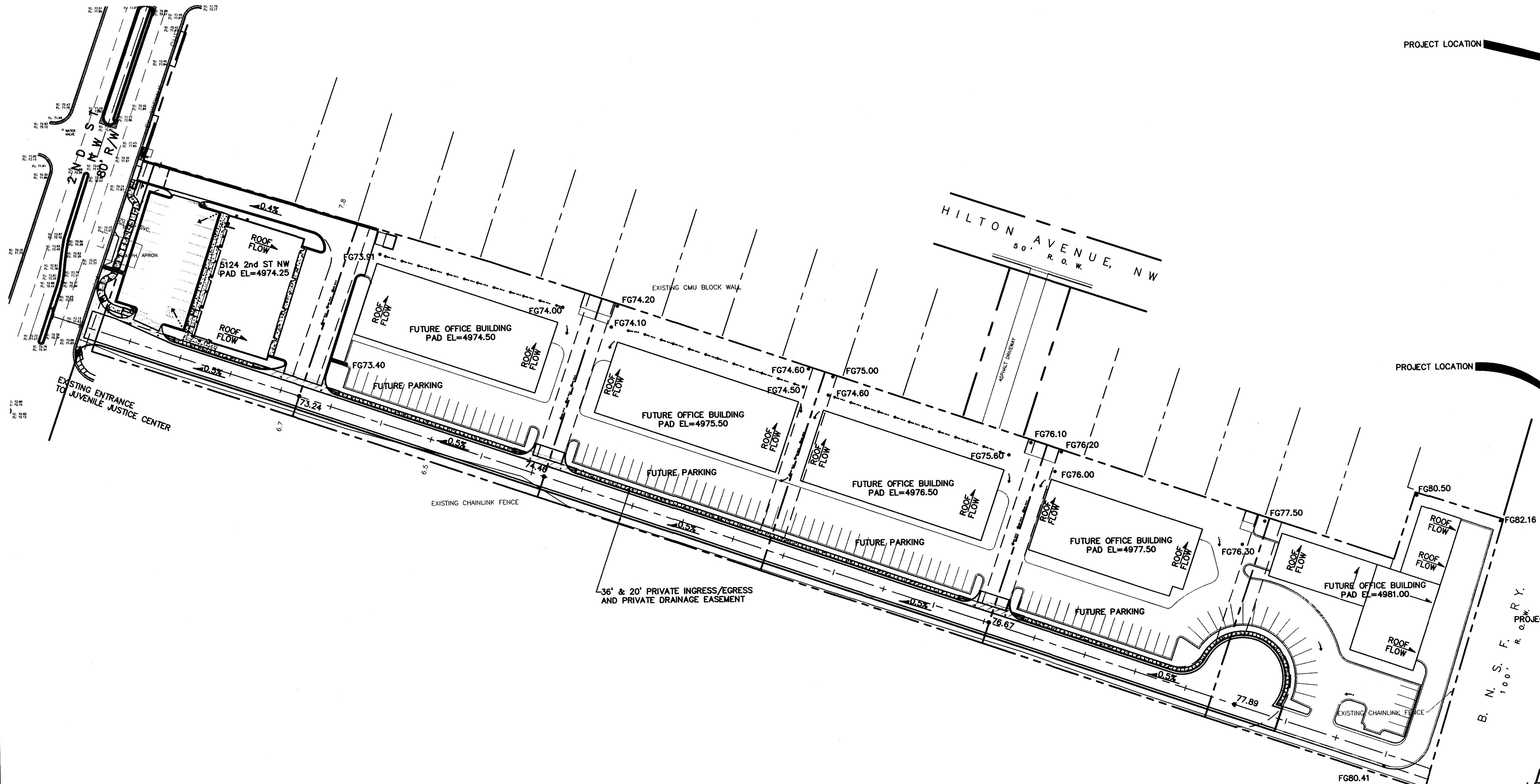
BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro NE Building 1 Suite 1300
Albuquerque, New Mexico 87110
PH: 505-888-6088 FAX: 505-888-6168

NORTH SECOND STREET BUSINESS CENTER BLDG 5

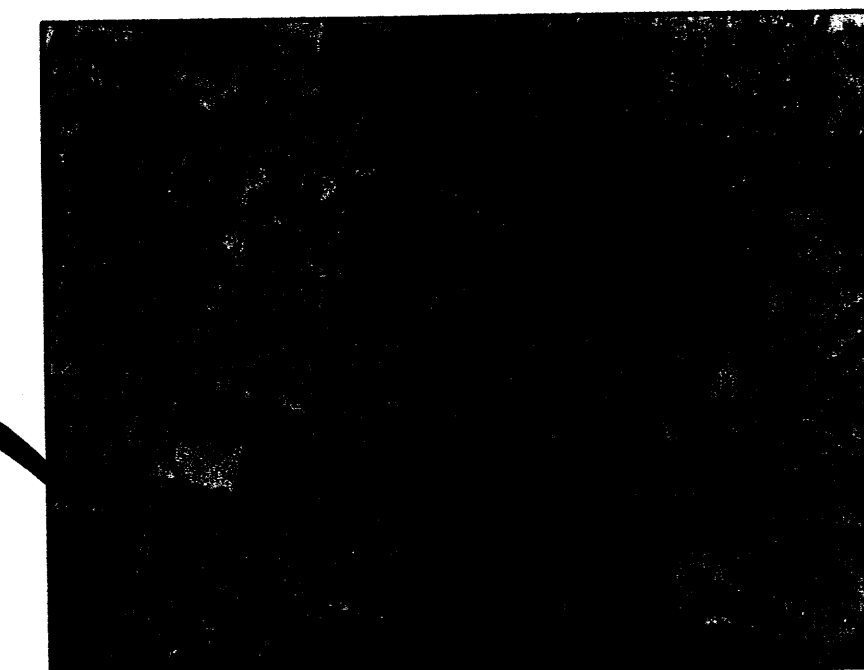
NORTH 2ND STREET
ALBUQUERQUE, NEW MEXICO

SANDERS & ASSOCIATES ARCHITECTS, P.C.

C-2



LOCATION MAP
ZONE ATLAS MAP NO. F-15



SOILS MAP
REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY
SHEET NO. 21



FLOOD INSURANCE MAP
REFERENCE: FLOOD INSURANCE STUDY
PANEL 35001C0119E

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE IN PROJECTED SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISED OF PARCEL 2 TRACT 127B, MRGCD MAP 32; PARCEL 3, TRACT 128B, MRGCD MAP 32; PARCEL 4, TRACTS 129 B-2, 131 AND 131A, MRGCD MAP 32, AND A PORTION OF THE VACATED GALLEGOS LATERAL (FILED AUGUST 29, 1975, BOOK MISC. 437, PP. 740, 741).

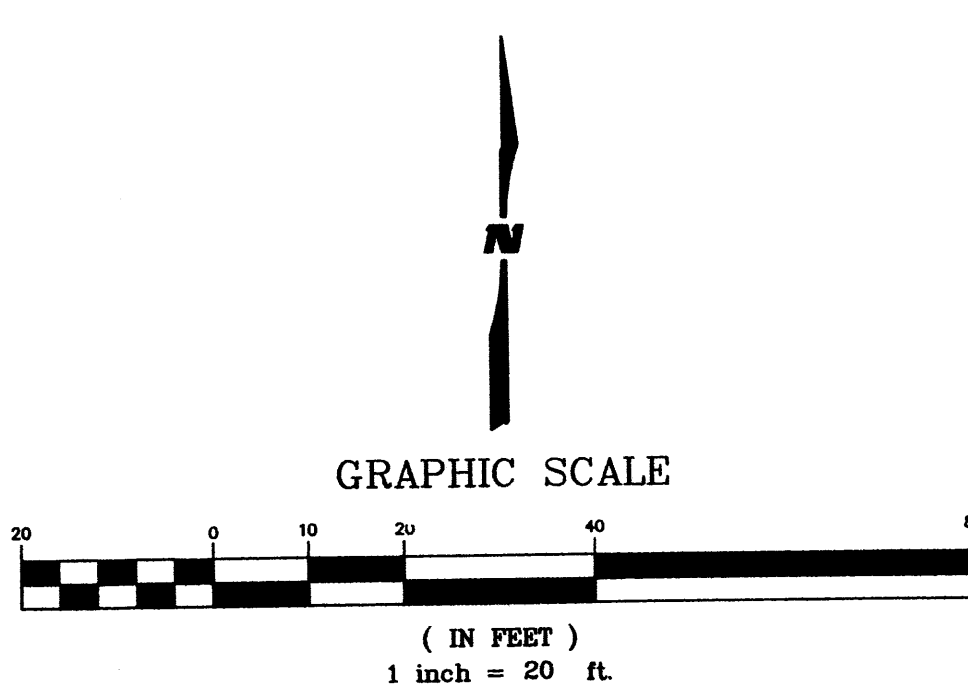
BENCH MARK

ACS STATION 8-F15 1 3/4" ALUMINUM DISK EPOXIED TO THE TOP OF A CONCRETE BASE OF A GALVANIZED STEEL ELECTRIC TRANSMISSION LINE POLE, APPROXIMATELY 10' NORTH OF THE NORTHWEST OF THIS PROPERTY. ELEVATION 4973.196 (NGVD 1988)

LEGEND

WV	WATER VALVE	FL	FLOWLINE
WM	WATER METER	---	METAL FENCE
FH	FIRE HYDRANT	---	CHAIN LINK FENCE
MH	SANITARY SEWER MANHOLE	---	WIRE OR WOOD FENCE
WM	WATER METER	---	CONCRETE BLOCK WALL
PP	POWER POLE	---	EXISTING CONTOURS @ 1 FT. INTERVALS
ANCH	ANCHOR	---	INDEX CONTOURS @ 5 FT. INTERVALS
LP	LIGHT POLE	---	PROPOSED 3" ASPHALT
PYL	STEEL TRANSMISSION LINE PYLON	---	BASIN (101) EXISTING BASIN DESIGNATION
CATV	CABLE TELEVISION RISER	---	BASIN (201) PROPOSED BASIN DESIGNATION
---	OVERHEAD POWER LINE	---	EXISTING BASIN BOUNDARY
SPOT ELEVATION	UNLESS OTHERWISE INDICATED, SPOT ELEVATIONS ARE TO NATURAL GRADE	---	PROPOSED BASIN BOUNDARY
EC	EDGE OF CONCRETE	---	ROOF DRAIN FLOW DIRECTION
TC	TOP OF CURB	---	SWALE/DIRECTION OF SURFACE FLOW
		---	PROPERTY LINE

Bradley L. Bisher 11/2/07
APPROVED FOR ROUGH GRADING



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
NORTH 2ND STREET BUSINESS CENTER			
OVERALL GRADING & DRAINAGE PLAN			
DESIGN	MJI	WCEA NO. 06600090	DATE APR 2007
DRAWN	STAFF	PROJECT NO. N/A	SHEET NO. C-103A
CHECK	MJI		