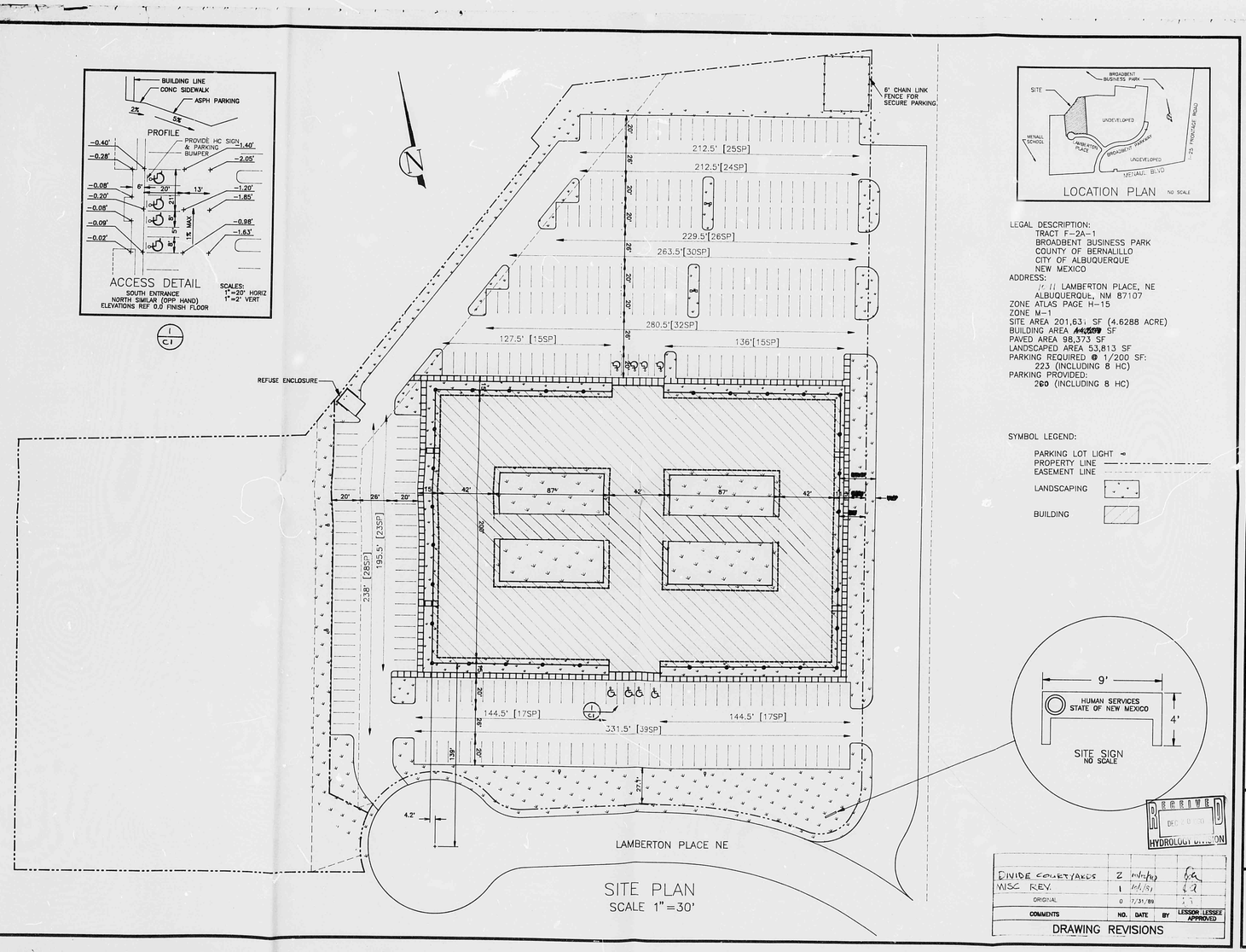
Hydrology File No. H-15/D040C 1 of 2



LOCATION PLAN NO SCALE

LEGAL DESCRIPTION:
TRACT F-2A-1
BROADBENT BUSINESS PARK
COUNTY OF BERNALILLO
CITY OF ALBUQUERQUE
NEW MEXICO

ADDRESS:
711 LAMBERTON PLACE, NE
ALBUQUERQUE, NM 87107

ZONE ATLAS PAGE H-15
ZONE M-1
SITE AREA 201,631 SF (4.6288 ACRE)
BUILDING AREA 44,500 SF
PAVED AREA 98,373 SF
LANDSCAPED AREA 53,813 SF
PARKING REQUIRED @ 1/200 SF:
223 (INCLUDING 8 HC)
PARKING PROVIDED:
260 (INCLUDING 8 HC)

SYMBOL LEGEND:
PARKING LOT LIGHT
PROPERTY LINE
EASEMENT LINE
LANDSCAPING
BUILDING

SITE SIGN
NO SCALE

RECEIVED
DEC 0 3 '90
HYDROLOGY DIVISION

COMMENTS	NO.	DATE	BY	LESSOR/LESSEE APPROVED
DIVIDE COMMERCIALS	2	11/16/90		
MISC REV.	1	10/1/90		
ORIGINAL	0	7/31/89		

DRAWING REVISIONS

ARMSTRONG BROTHERS
PO BOX 25722
ALBUQUERQUE, NM 87125
(505) 842-5992

SITE PLAN

ISD/SSD/LEGAL/APD
ALBUQUERQUE NORTH
DEPT OF HUMAN SERVICES
STATE OF NEW MEXICO

Draft
10/2/90

C1

Rp 21 DATE 2-24-92 OP 8

CITY OF ALBUQUERQUE

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CITY CLERK RECORDER

OFFICIAL SEAL
NORMERTA SANCHEZ
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires May 8, 1994

CITY OF ALBUQUERQUE
THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

PLANS/PLATS ON FILE

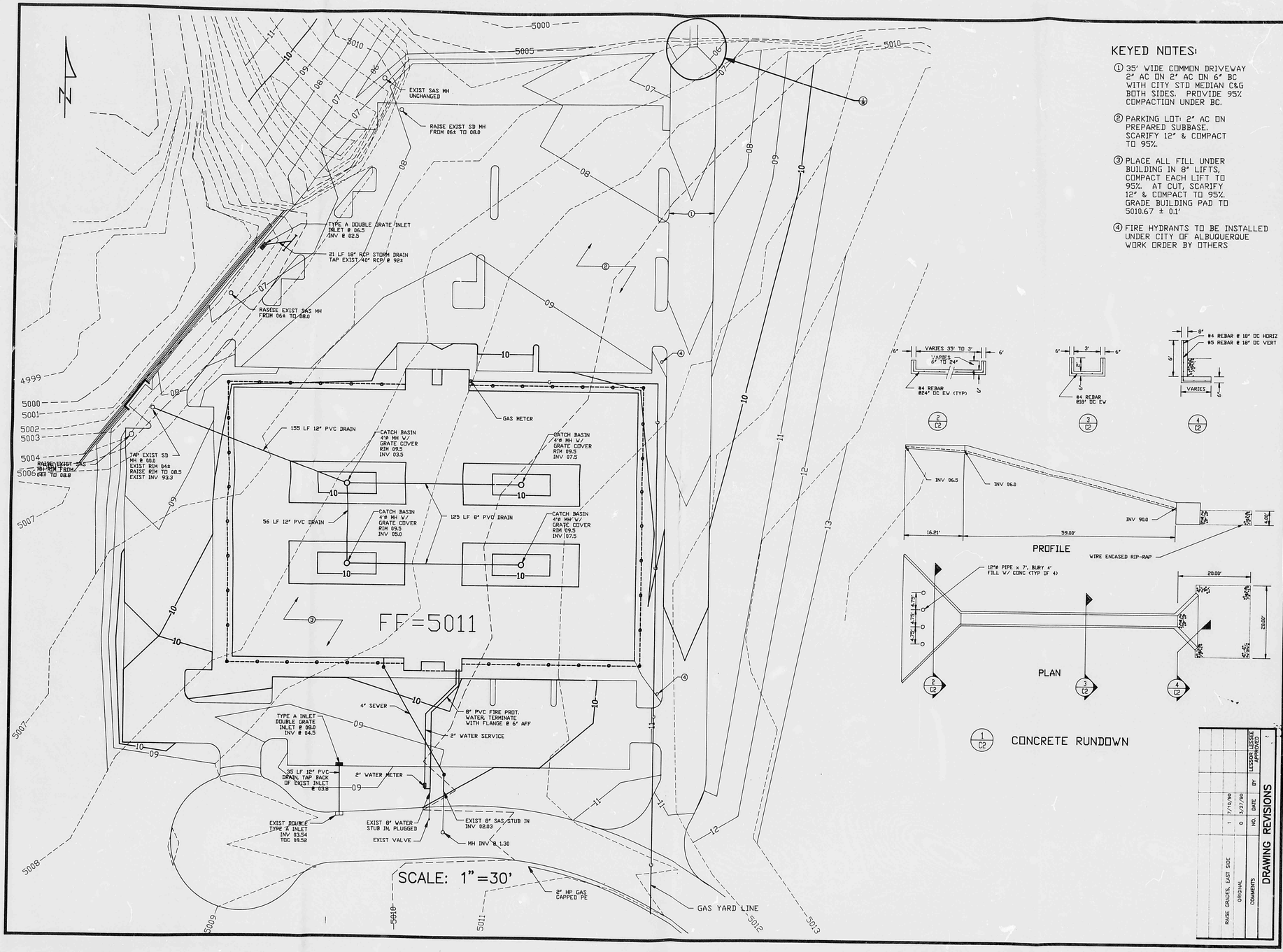
FILE DESC: H-15/D040C

PLANS/PLATS 5

F 30 D 24 C 20 B 16 A 12

CITY OF ALBUQUERQUE

C D F



KEYED NOTES:

1. 35' WIDE COMMON DRIVEWAY 2" AC ON 2' AC ON 6" BC WITH CITY STD MEDIAN C&G BOTH SIDES. PROVIDE 95% COMPACTION UNDER BC.
2. PARKING LOT: 2" AC ON PREPARED SUBBASE. SCARIFY 12" & COMPACT TO 95%.
3. PLACE ALL FILL UNDER BUILDING IN 8" LIFTS, COMPACT EACH LIFT TO 95%. AT CUT, SCARIFY 12" & COMPACT TO 95%. GRADE BUILDING PAD TO 5010.67 ± 0.1'
4. FIRE HYDRANTS TO BE INSTALLED UNDER CITY OF ALBUQUERQUE WORK ORDER BY OTHERS

NO.	DATE	BY	
1	7/10/90		LESSOR
0	3/27/90		LESSEE
ORIGINAL			APPROVED
COMMENTS			

DRAWING REVISIONS

RAISE GRADES, EAST SIDE

ARMSTRONG BROTHERS
PO BOX 25722
ALBUQUERQUE, NM 87125
(505) 842-5992

GRADING UTILITIES

ISD/SSD/LEGAL/APD
ALBUQUERQUE NORTH
DEPT OF HUMAN SERVICES
STATE OF NEW MEXICO

C2

R# 21 DATE 12453 OP KSP

CITY OF ALBUQUERQUE

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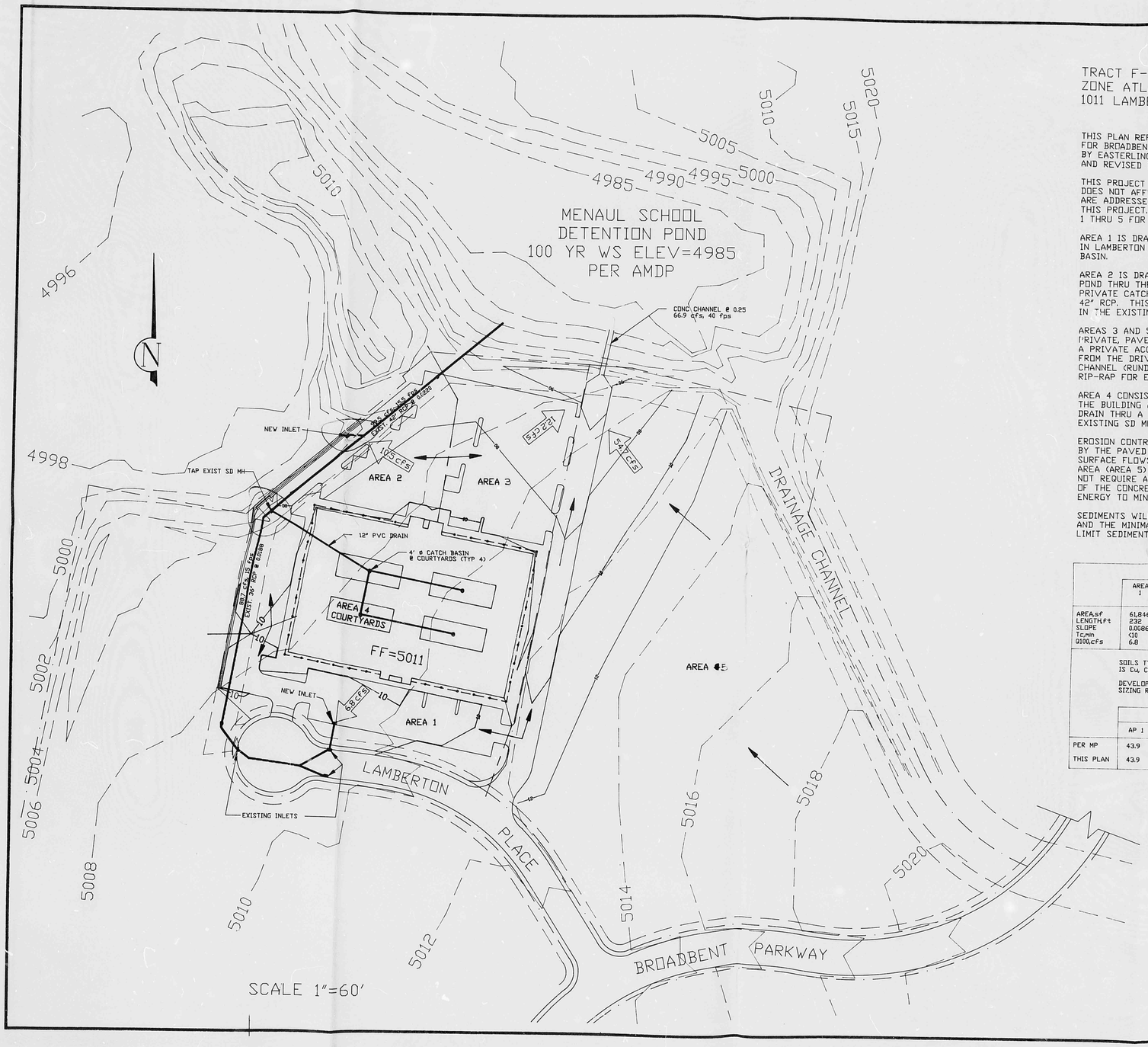
Karen Aiken
CITY CLERK RECORDER

OFFICIAL SEAL
NORBERTA SANCHEZ
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commision Expires MAY 8, 1995
Norberta Sanchez

D 24 C 20 B 16 A 12

CITY OF ALBUQUERQUE

C D



TRACT F-2A-1 BROADBENT BUSINESS PARK
ZONE ATLAS MAP H-15
1011 LAMBERTON PLACE NE

THIS PLAN REFERS TO THE MASTER DRAINAGE PLAN FOR BROADBENT BUSINESS PARK TRACT F-2 PREPARED BY EASTERLING & ASSOCIATES, INC. DATED 10/16/85 AND REVISED 11/13/85. ABBREVIATED HERE BY MP.

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AREA 2 IS DRAINED TO THE MENAUL SCHOOL DETENTION POND THRU THE EXISTING STORM DRAIN THRU A NEW PRIVATE CATCH BASIN WHICH TAPS THE EXISTING 42" RCP. THIS PLAN WILL REDUCE THE FLOW, Q100, IN THE EXISTING SD TO 99.5 CFS FROM 127.0 CFS PER THE MP.

AREAS 3 AND 5 ARE DRAINED TO THE POND THRU A PRIVATE, PAVED DRIVEWAY LOCATED WITHIN A PRIVATE ACCESS AND DRAINAGE EASEMENT. DISCHARGE FROM THE DRIVEWAY TO THE POND IS THRU A CONCRETE CHANNEL (RUNDOWN) WHICH TERMINATES IN WIRE ENCLOSED RIP-RAP FOR EROSION CONTROL WITHIN THE POND.

AREA 4 CONSISTS OF THE 4 INTERIOR COURTYARDS OF THE BUILDING AND IS DRAINED TO THE EXISTING STORM DRAIN THRU A DRAIN PIPE WHIDH WILL TAP THE EXISTING SD MH.

EROSION CONTROL FOR THE DEVELOPED AREA IS PROVIDED BY THE PAVED AND LANDSCAPED AREAS OVER WHICH ALL SURFACE FLOWS OCCUR. THE REMAINING UNDEVELOPED AREA (AREA 5) HAS AN AVERAGE SLOPE 0.0173 AND SHOULD NOT REQUIRE ANY FURTHER ACTION. THE RIP-RAP TERMINATION OF THE CONCRETE RUNDOWN WILL DISBURSE SUFFICIENT ENERGY TO MINIMIZE EROSION OF THE POND BOTTOM.

SEDIMENTS WILL BE MINIMAL FROM THE DEVELOPED AREAS AND THE MINIMAL SLOPE OF THE UNDEVELOPED AREA SHOULD LIMIT SEDIMENTS FROM THAT AREA UNTIL DEVELOPED.

HYDROLOGY

	AREA 1	AREA 2	AREA 3	AREA 4	AREA 5 UNDEVLPD	AREA 5 DEVLPD
AREA,sf	61,846	62,682	67,164	10,976	301,170	301,170
LENGTH,ft	232	242	297	50	867	867
SLOPE	0.0086	0.0145	0.0135	0.0200	0.0173	0.0173
T.c,min	<10	<10	<10	<10	<10	<10
Q100,cfs	6.8	10.5	12.2	0.3	9.2	54.7

SOILS TYPE FROM SOIL SURVEY, BERNALILLO COUNTY - SCS, IS Cu, CUT AND FILL LAND, HYDROLOGIC SOIL GROUP - A

DEVELOPED AREA 5 IS ASSUMED 95% IMPERVIOUS FOR SIZING RUNDOWN TO POND.

FLOW SUMMARY

	AP 1	AP 2	AP 3	AP 4	AP A	TOTAL TO POND
PER MP	43.9	81.9	46.0	127.9		127.9
THIS PLAN	43.9	10.5	10.5	24.4	66.9	166.4

REV 0 - 11/2/90

ARMSTRONG BROTHERS
PO BOX 25722
ALBUQUERQUE, NM 87125
(505) 842-5992

DRAINAGE

ISD/SSD/LEGAL/APD
ALBUQUERQUE NORTH
DEPT OF HUMAN SERVICES
STATE OF NEW MEXICO

D1

R# 21 DATE 6-24-93 OP. 1 OF 1
CITY OF ALBUQUERQUE
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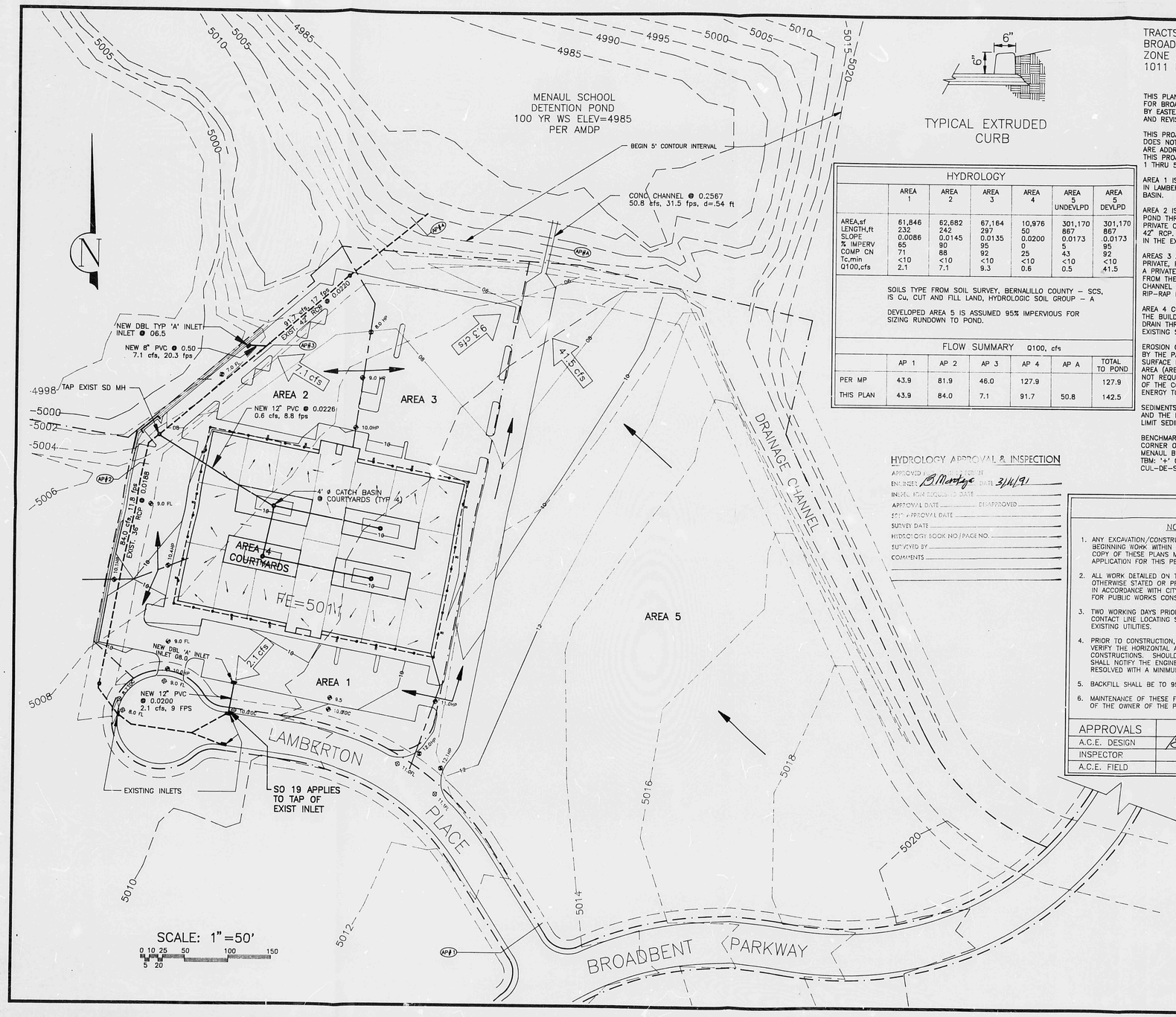
CITY CLERK RECORDER
OFFICIAL SEAL
NORBERTA SANCHEZ
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires MAY 8 1996

D 24 C 20 B 16 A 12 CITY OF ALBUQUERQUE C D



TYPICAL EXTRUDED
CURB

HYDROLOGY						
	AREA 1	AREA 2	AREA 3	AREA 4	AREA 5 UNDEVLPD	AREA 5 DEVLPD
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LENGTH,ft	232	242	297	50	867	867
SLOPE	0.0086	0.0145	0.0135	0.0200	0.0173	0.0173
% IMPERV	65	90	95	0	5	95
COMP CN	71	88	92	25	43	92
Tc,min	<10	<10	<10	<10	<10	<10
Q100,cfs	2.1	7.1	9.3	0.6	0.5	41.5

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FLOW SUMMARY Q100, cfs						
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PER MP	43.9	81.9	46.0	127.9		127.9
THIS PLAN	43.9	84.0	7.1	91.7	50.8	142.5

HYDROLOGY APPROVAL & INSPECTION

APPROVED FOR CONSTRUCTION
ENGINEER B. Montoya DATE 3/14/91
INSPECTION REQUIRED DATE
APPROVAL DATE DISAPPROVED
SOIL APPROVAL DATE
SURVEY DATE
HYDROLOGY BOOK NO / PAGE NO.
SURVEYED BY
COMMENTS

TRACTS F–2A1–C AND F–2A1–D
BROADBENT BUSINESS PARK
ZONE ATLAS MAP H–15
1011 LAMBERTON PLACE NE

THIS PLAN REFERS TO THE MASTER DRAINAGE PLAN FOR BROADBENT BUSINESS PARK TRACT F–2 PREPARED BY EASTERLING & ASSOCIATES, INC. DATED 10/18/85 AND REVISED 11/13/85. ABBREVIATED HERE BY MP.

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BENCHMARK: NMSHC STATION I–25–23 LOCATED AT THE SW CORNER OF THE SOUTHBOUND I–25 BRIDGE CROSSING MENAUL BLVD. ELEV 5049.40
TBM: '+' CHISELED IN TOP OF CURB AT NORTH SIDE OF CUL–DE–SAC AT LAMBERTON PLACE, ELEV 5010.0

SO–19

NOTICE TO CONTRACTOR

1. ANY EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING WORK WITHIN THE CITY RIGHT OF WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260–1990, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
5. BACKFILL SHALL BE TO 95% PER ASTM D1557
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

1011 Lamberton Place NE

APPROVALS	NAME	DATE
A.C.E. DESIGN	Bonny Montoya	3/14/91
INSPECTOR		
A.C.E. FIELD		

SYMBOL LEGEND

EASEMENT LINE
PROPERTY LINE
EXIST MH
EXIST SAS — SAS
EXIST SD — SD
NEW SD — SD
EXIST GRADE — 5010
FINISH GRADE — 10

	NEW	EXIST
SPOT ELEVATIONS	10.0	10.0
HIGH POINT	10.0HP	10.0HP
FLOW LINE	10.0FL	10.0FL
TOP OF CURB	10.0TOC	10.0TOC

REV 0 – 11/2/90
REV 1 – 1/30/91

ARMSTRONG BROTHERS
PO BOX 25722
ALBUQUERQUE, NM 87125
(505) 842–5992

DRAINAGE

ISD/SSD/LEGAL/APD
ALBUQUERQUE NORTH
DEPT OF HUMAN SERVICES
STATE OF NEW MEXICO

DANIEL R. ARMSTRONG
NEW MEXICO
6984
REGISTERED PROFESSIONAL ENGINEER
3/14/91

D1

CITY OF ALBUQUERQUE
THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

REF 21 DATE 2-24-93 OP ESP
CITY OF ALBUQUERQUE
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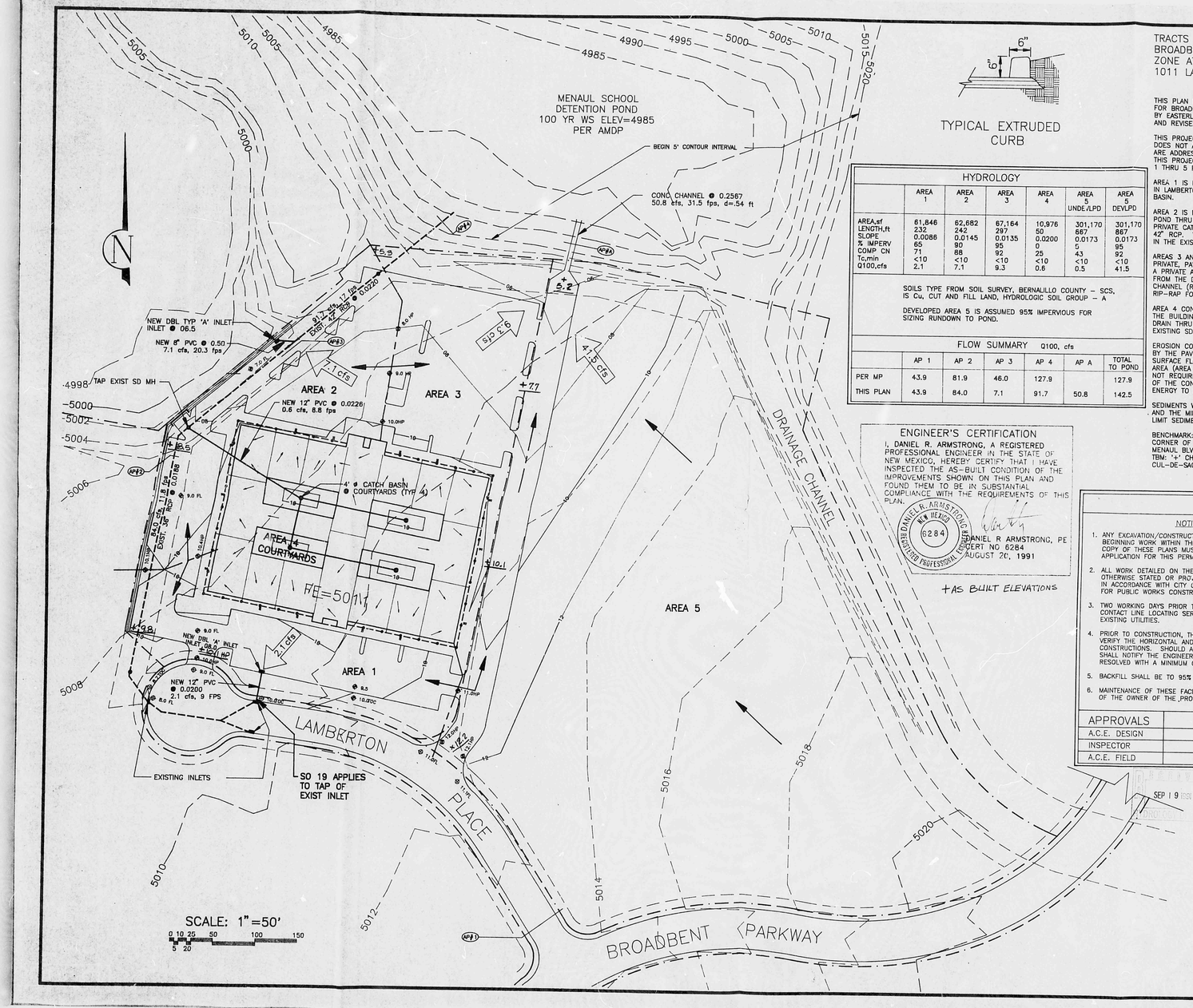
CITY CLERK RECORDER

OFFICIAL SEAL
NORBERTA SANCHEZ
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires MAY 8 1994

D 24 C 20 B 16 A 12

CITY OF ALBUQUERQUE

C D



TYPICAL EXTRUDED CURB

HYDROLOGY						
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SOILS TYPE FROM SOIL SURVEY, BERNALILLO COUNTY – SCS, IS Cu, CUT AND FILL LAND, HYDROLOGIC SOIL GROUP – A

DEVELOPED AREA 5 IS ASSUMED 95% IMPERVIOUS FOR SIZING RUNDOWN TO POND.

FLOW SUMMARY Q100, cfs						
	AP 1	AP 2	AP 3	AP 4	AP A	TOTAL TO POND
PER MP	43.9	81.9	46.0	127.9		127.9
THIS PLAN	43.9	84.0	7.1	91.7	50.8	142.5

ENGINEER'S CERTIFICATION

I, DANIEL R. ARMSTRONG, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT I HAVE INSPECTED THE AS-BUILT CONDITION OF THE IMPROVEMENTS SHOWN ON THIS PLAN AND FOUND THEM TO BE IN SUBSTANTIAL COMPLIANCE WITH THE REQUIREMENTS OF THIS PLAN.

NEW MEXICO 6284 REGISTERED PROFESSIONAL ENGINEER DANIEL R. ARMSTRONG

DANIEL R ARMSTRONG, PE
CERT NO 6284
AUGUST 20, 1991

+AS BUILT ELEVATIONS

TRACTS F-2A1-C AND F-2A1-D
BROADBENT BUSINESS PARK
ZONE ATLAS MAP H-15
1011 LAMBERTON PLACE NE

THIS PLAN REFERS TO THE MASTER DRAINAGE PLAN FOR BROADBENT BUSINESS PARK TRACT F-2 PREPARED BY EASTERLING & ASSOCIATES, INC. DATED 10/16/85 AND REVISED 11/13/85. ABBREVIATED HERE BY MP.

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SO-19

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APPROVALS	NAME	DATE
A.C.E. DESIGN		
INSPECTOR		
A.C.E. FIELD		

SEP 19

SYMBOL LEGEND

EASEMENT LINE
PROPERTY LINE
EXIST MH
EXIST SAS — SAS —
EXIST SD — SD —
NEW SD — SD —
EXIST GRADE — 5010 —
FINISH GRADE — 10 —

SPOT ELEVATIONS	NEW	EXIST
	⊕ 10.0	⊕ 10.0
HIGH POINT	⊕ 10.0HP	⊕ 10.0HP
FLOW LINE	⊕ 10.0FL	⊕ 10.0FL
TOP OF CURB	⊕ 10.0TOC	⊕ 10.0TOC

REV 0 – 11/2/90
REV 1 – 1/30/91
AS BUILT - 8/20/91

ARMSTRONG BROTHERS
PO BOX 25722
ALBUQUERQUE, NM 87125
(505) 842-5992

DRAINAGE

ISD/SSD/LEGAL/APD
ALBUQUERQUE NORTH
DEPT OF HUMAN SERVICES
STATE OF NEW MEXICO

NEW MEXICO 6284 REGISTERED PROFESSIONAL ENGINEER DANIEL R. ARMSTRONG

D1

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REF 21 DATE 12-23-92 OP 188
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Karen Aune
CITY CLERK RECORDER

OFFICIAL SEAL
NORBERTA SANCHEZ
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires MAY 8 1995
Norberta Sanchez

D 24 C 20 B 16 A 12

CITY OF ALBUQUERQUE

C D