

H-15

1"=750'

VICINITY MAP

SUBDIVISION DATA / NOTES

- Total Number of Existing Tracts: 1
- Total Number of TRACTS created: 5
- Gross Subdivision Acreage: 7.977
- Total Mileage of Full Width Streets Created: 0.00
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:
"BROADBENT BUSINESS PARK", (08-15-86, C31-74)
"BROADBENT BUSINESS PARK", (11-20-90, 90C-285)
all being records of Bernalillo County, New Mexico.
- Date of Survey: June 2005
- Title Report: None provided.
- Address of Property: None provided.
- City Standard Utility Note II:
"City of Albuquerque Water and Sanitary Sewer Service to SUBJECT PROPERTY must be verified and coordinated with the Albuquerque Bernalillo County Water Utility Authority, City of Albuquerque."
- ZONING: M-1

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

CONTINUED ON PAGE 3

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBU., N.M. 87190
505-884-1990

LEGAL DESCRIPTION

A tract of land situate within Section 9, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT F-2A1-D, BROADBENT BUSINESS PARK as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on November 20, 1990 in Volume 90C, Folio 285 and containing 7.9766 acres more or less.

*PROJECTED

DISCLOSURE STATEMENT

The intent of this plat is to subdivide Tract F-2A1-D into five (5) TRACTS and to grant those easements necessary to support said action.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and do hereby certify that this subdivision is their free act and deed.

EXISTING EASEMENTS

- RECIPROCAL ACCESS, UTILITY, DRAINAGE, IRRIGATION, AND LANDSCAPING EASEMENT (ALL OF TRACT F-2A1-D) (05-06-86, BK.MISC. 348A, PGS. 525-533)
 - EXISTING 10' UTILITY EASEMENT (08-15-86, C31-74)
 - EXISTING 10' X 10' PUBLIC WATERLINE EASEMENT (11-20-90, 90C-285)
 - EXISTING 20' PUBLIC WATERLINE EASEMENT (11-20-90, 90C-285)
 - EXISTING 35' PRIVATE DRAINAGE EASEMENT, TO BENEFIT TRACT F-2A1-C AND F-2A1-D. MAINTENANCE IS THE RESPONSIBILITY OF TRACT F-2A1-D WITH TRACT F-2A1-C REIMBURSING TRACT F-2A1-D FOR 50% OF ALL COSTS INCURRED FOR SAID MAINTENANCE (10-20-90; Vol. 90C, Pg. 285)
 - EXISTING 20' C.O.A. SEWER EASEMENT (02-26-65, BK. 769, PGS. 346-348)
 - EXISTING 20' WATERLINE EASEMENT (08-15-86, C31-74)
 - EXISTING 80' DRAINAGE EASEMENT (05-23-79, D9-129)
- SEE SHEET 2 FOR PROPOSED EASEMENTS.

OWNER(S)

WALTER WISZNIA, DECEASED

MARCEL WISZNIA,

A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

ACKNOWLEDGMENT

STATE OF Louisiana }
COUNTY OF Orleans Parish } SS

This instrument was acknowledged before me on August 23, 2005, by Marcel Wisznia, A married man as his sole and separate property and acting as EXECUTOR for WALTER WISZNIA, DECEASED.

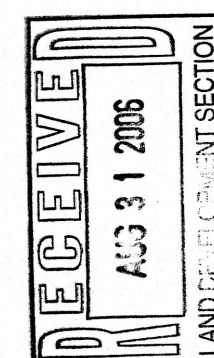
My Commission Expires: February

Notary Public

BPA No 5082

802 PIEDRO STREET, STE 401

NEW ORLEANS, LA 70119



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101505922634910343
PROPER Y OWNER RECORD
Walter Wisznia
BERNALILLO COUNTY TREASURER'S OFFICE
Francisco Rivera
8/10/05

- EXISTING 35' NON-EXCLUSIVE ACCESS, UTILITY & DRAINAGE EASEMENT FOR THE USE OF TRACT F-2A1-C & TRACT F-2A1-D. MAINTENANCE IS THE RESPONSIBILITY OF TRACT F-2A1-D WITH TRACT F-2A1-C REIMBURSING TRACT F-2A1-D FOR 50% OF ALL COST INCURRED FOR SAID MAINTENANCE. (11-27-90; BK 9019, PG 347-354).

- MAINTENANCE OF EXISTING EASEMENT 5 & 5A IS BEING REDEFINED BY THIS PLAT AS BEING THE RESPONSIBILITY OF THE SUB-TRACT CREATED HEREON WHICH BENEFITS FROM THE USE OF THE EASEMENT; BEING FURTHER IDENTIFIED AS TRACT F-2A1-D-1 & TRACT F-2A1-D-2 WITH EXISTING TRACT F-2A1-C REIMBURSING TRACT F-2A1-D-1 & TRACT F-2A1-D-2 FOR 50% OF ALL COST INCURRED FOR SAID MAINTENANCE.

Bradley L. Bingham

AMAFCA

Bradley L. Bingham

CITY ENGINEER

Matson

DRB CHAIRPERSON, PLANNING DEPARTMENT

APPROVALS

DRB PROJECT NO. 1000116
APPLICATION NO. 05DRB-01385
Utility Approvals

Leah D. Munk
PNM ELECTRIC SERVICES DIVISION

9-13-05
DATE

Leah D. Munk
PNM GAS SERVICES DIVISION

9-13-05
DATE

Maureen
QWEST

9-13-05
DATE

Maureen
COMCAST

9-13-05
DATE

City Approvals

Maureen
CITY SURVEYOR

8-29-05
DATE

Maureen
REAL PROPERTY DIVISION

11/02/05
DATE

Maureen
ENVIRONMENTAL HEALTH DEPARTMENT

11/02/05
DATE

Maureen
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

11-2-05
DATE

Maureen
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

11-2-05
DATE

Maureen
PARKS AND RECREATION DEPARTMENT

11/2/05
DATE

Bradley L. Bingham
AMAFCA

11-2-05
DATE

Bradley L. Bingham
CITY ENGINEER

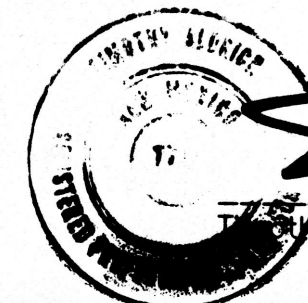
11-2-05
DATE

Matson
DRB CHAIRPERSON, PLANNING DEPARTMENT

11/10/05
DATE

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief."



Timothy Aldrich, P.S. No. 7719

08-24-05

Date

SHEET 1 OF 3

1456-2

PLAT
FOR
TRACTS F-2A1-D-1, F-2A1-D-2,
F-2A1-D-3, F-2A1-D-4, &
F-2A1-D-5
BROADBENT BUSINESS PARK

WITHIN THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 9, T. 10 N, R. 3 E, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST 2005

PROPERTY CORNERS

- FOUND CROSS (TYP)
- FOUND 1/2" REBAR WITH CAP "LS 11394" (TYP)
- FOUND 5/8" REBAR WITH WASHER "LS 11184" (TYP)
- FOUND 5/8" REBAR WITH CAP "LS 3243" (TYP)
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (Typ.)
- SET 5/8" REBAR WITH CAP "ALS LS 7719"

ACS MONUMENT
"9-H15"
Y=1497331.15
X=387015.74
C-C=0.9996738
 $\Delta\alpha=-00^{\circ}13'02''$
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5034.93

CITY OF ALBUQUERQUE
(MENAUL SCHOOL)
STORM WATER DETENTION POND
MRGCD TR. 3-B, MAP 36

PROPOSED EASEMENTS

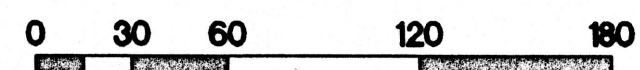
- ⑨ PRIVATE ACCESS & UTILITY EASEMENT GRANTED BY THIS PLAT
 - ⑩ PRIVATE COMMON REFUSE EASEMENT FOR THE BENEFIT OF TR(S) F-2A1-D-3 & F-2A1-D-4 TO BE MAINTAINED EQUALLY BY THE OWNER OF THE SAID PROPERTIES AND GRANTED BY THIS PLAT.
 - ⑪ PUBLIC WATERLINE EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY TOGETHER WITH A PRIVATE SANITARY SEWER EASEMENT FOR THE BENEFIT OF TRACTS F-2A1-D(3,4,&5) BY THIS PLAT.
 - ⑫ 20' PUBLIC WATERLINE EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY BY THIS PLAT.
 - ⑬ 10' PUBLIC WATERLINE EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY BY THIS PLAT.
 - ⑭ PRIVATE SANITARY SEWER EASEMENT GRANTED FOR THE BENEFIT OF TRACTS F-2A1-D-3 & F-2A1-D-4, FOR THE PLACEMENT OF INDIVIDUAL SERVICE LINES AND EACH LINE SHALL BE MAINTAINED BY THE BENEFITING PROPERTY AS GRANTED BY THIS PLAT.
 - ⑮ PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.
 - ⑯ EXISTING 10' PUBLIC UTILITY EASEMENT (11-20-90, 90C-285)
- SEE SHEET 3 FOR CONTINUATION OF PROPOSED EASEMENTS.

2885167530
6363592
Page: 2 of 3
11/19/2005 08:55A
Bk-2885C Pg-363

Mary Herrera Bern. Co. PLAT R 17.00

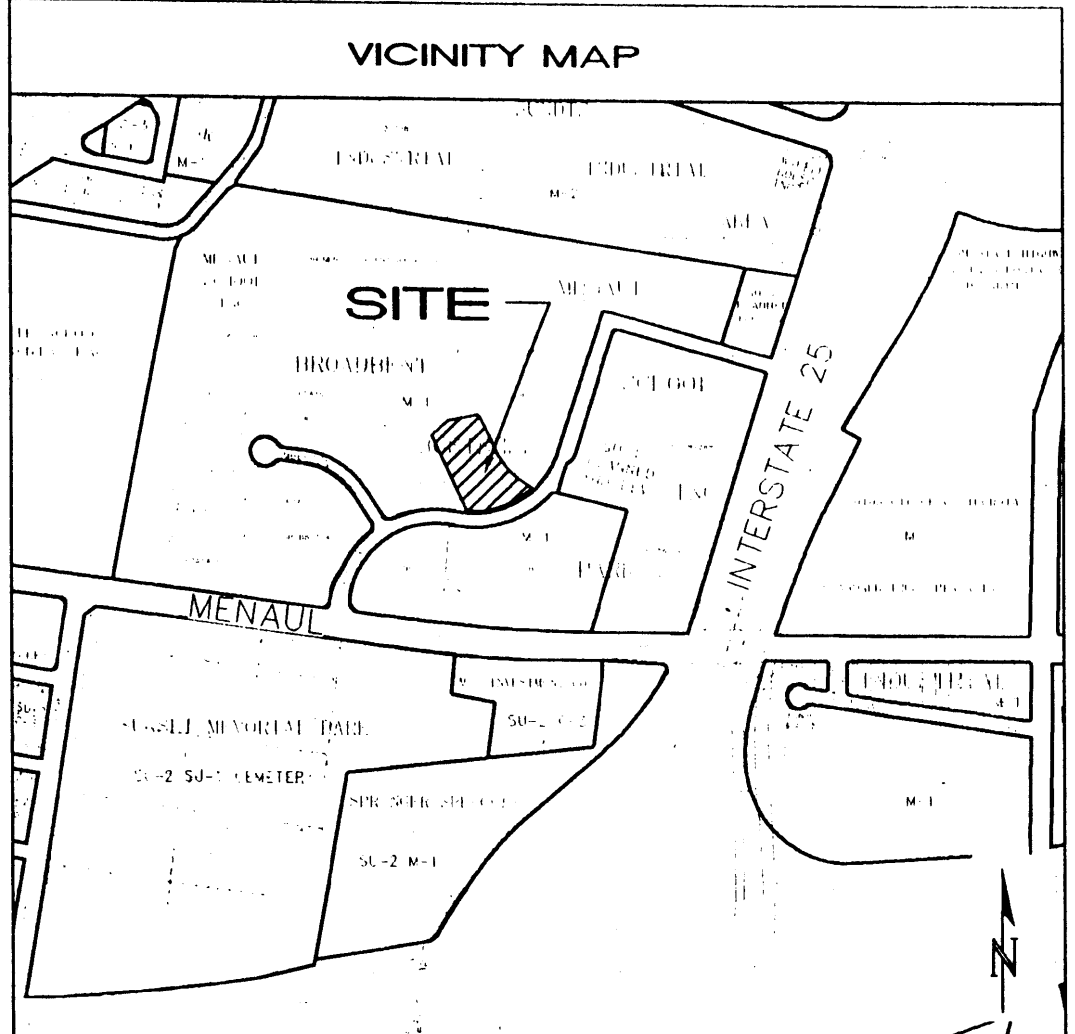
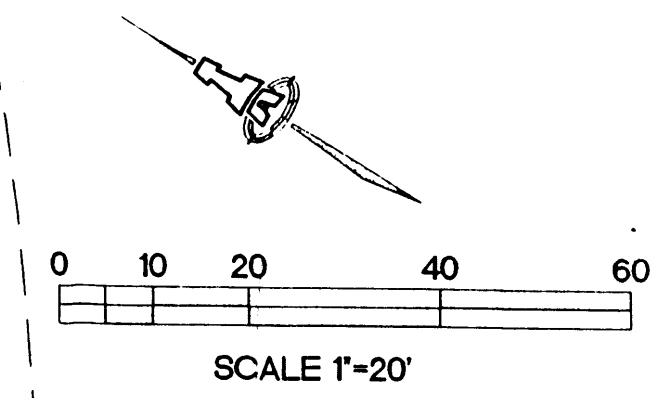
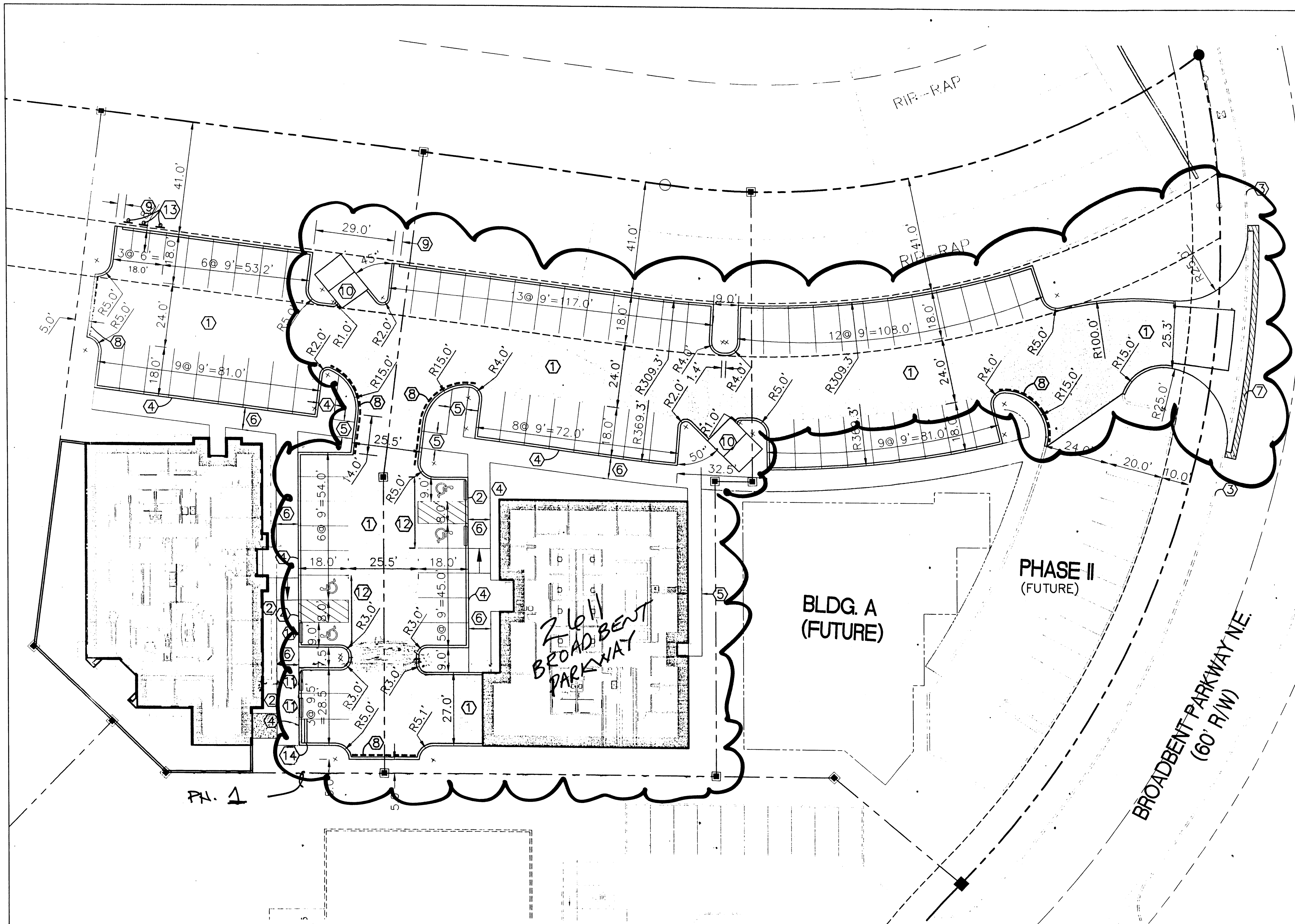
NOTES

- 1. DISTANCES IN PARENTHESES ARE RECORD DISTANCES.
- 2. SEE SHEET 3 FOR LINE AND CURVE TABLES.



SCALE 1"=60'

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KEYED CONSTRUCTION NOTES

1. ASPHALT PAVING PER SECTION. THIS SHEET REMOVE & DISPOSE OF EXISTING PAVING & CURB/GUTTER UNLESS OTHERWISE NOTED.
2. TOP OF ASPHALT TO MATCH TOP OF PCC SIDEWALK GRADE.
3. PCC CURB/GUTTER TO REMAIN IN PLACE.
4. MONOLITHIC CURB PLACE W/ PCC SIDEWALK.
5. 6" WIDE 4" THICK PCC SIDEWALK PER COA STD DWG #2430.
6. 8" WIDE, 4" THICK PCC SIDEWALK PER COA STD DWG #2430.
7. SAW-CUT EXISTING ASPHALT AT LIMITS OF NEW PAVING.
8. CURB PAINTED RED WITH SAFETY WHITE LETTERING "FIRE LANE-NO PARKING" AT 12'-0" O.C.
9. 2" CURB OPENING.
10. GARBAGE ENCLOSURE.
11. 6" PCC WHEEL STOP (TYP ALONG FRONT OF BUILDING ONLY).
12. HANDICAP STRIPING PER DETAIL ON THIS SHEET.
13. POST MOUNTED MOTORCYCLE PARKING SIGN.
14. 12" WIDE PAINTED STOP BAR (SAFETY WHITE).

GENERAL NOTES:

1. SEE SHEET C-1 FOR CURB & PAVING GRADES.
2. ALL PROPOSED CURB & GUTTER SHALL BE MEDIAN CURB PER COA STD DWG #2415A UNLESS OTHERWISE NOTED.
3. ALL STRIPING SHALL BE 4" WIDE PAINTED STRIPING (SAFETY WHITE) UNLESS OTHERWISE NOTED.

PARKING INFORMATION:

FLOOR AREA: 12422.54 SF
REQUIRED PARKING: 63 SPACES
REQUIRED HANDICAP PARKING: 4 SPACES
PROPOSED PARKING: 73 SPACES TOTAL
PROPOSED MOTORCYCLE PARKING: 3 SPACES

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1485TCP DWG.dwg 08.22.06

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**BROADBENT CONSULTANTS
OFFICE PARK**
Isaacson & Arfman, P.A.

TRAFFIC CIRCULATION PLAN

Date:	No. Revision:	Date:	Job No.:
04.17.06			1485
Drawn By:			
Ckd By:			SH. OF

TRAFFIC CIRCULATION LAYOUT CERTIFICATION
PHASE I
2.611 BROADBENT PKWY
I, **FRED C. ARFMAN**, NMPE No. 7322, OF THE FIRM **ISAACSON & ARFMAN, P.A.**, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED AND WILL FUNCTION IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED **9-8-06**. 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.

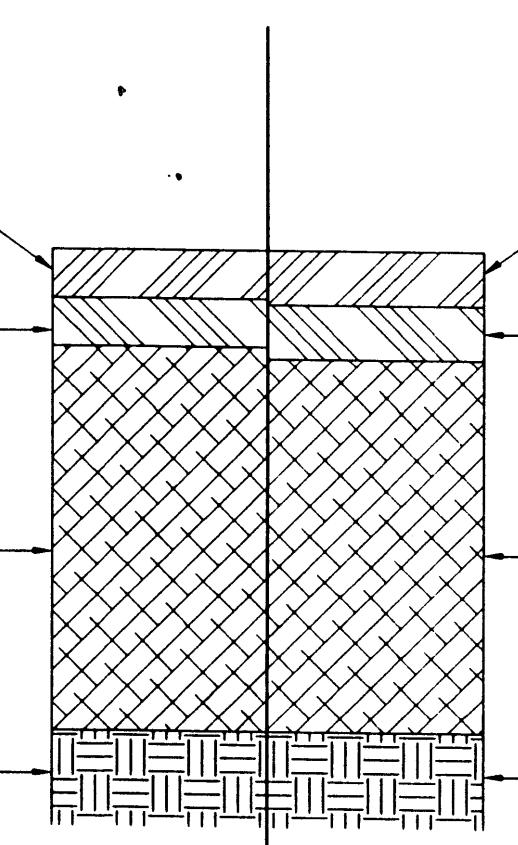
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER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

Fred C. Arfman
DATE **03-12-07**



PARKING STALL

1 1/2" RESIDENTIAL ASPHALT- SP-B
1 1/2" RESIDENTIAL ASPHALT- SP-A
12" SUBGRADE SOIL, R-VALUE >50, COMPACTED TO 95%
SUBGRADE COMPACTED TO 90%

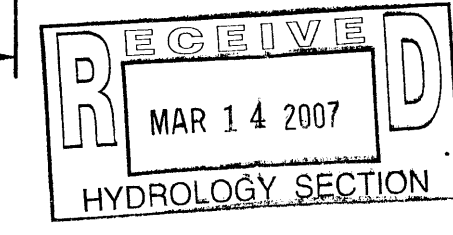
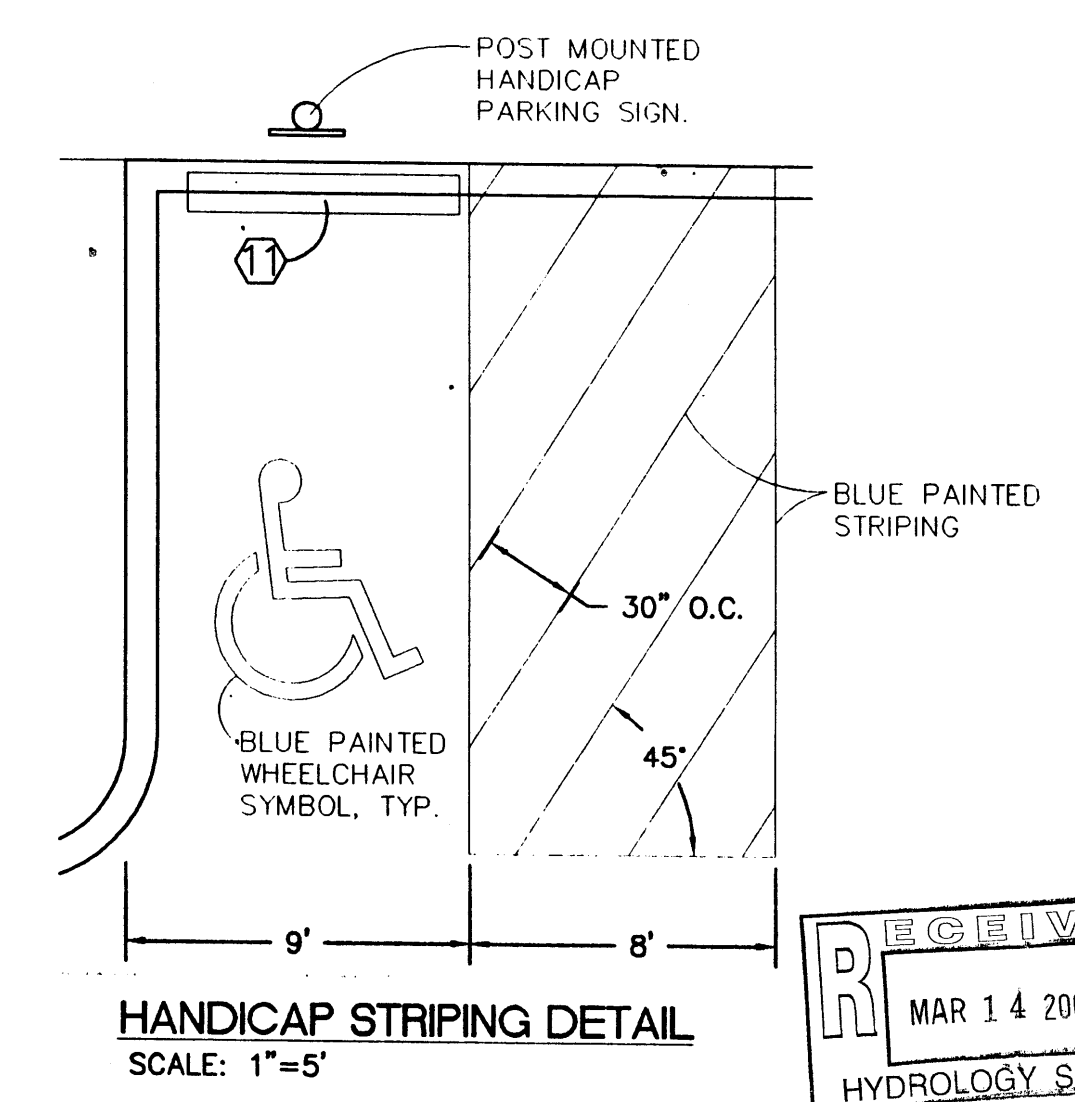


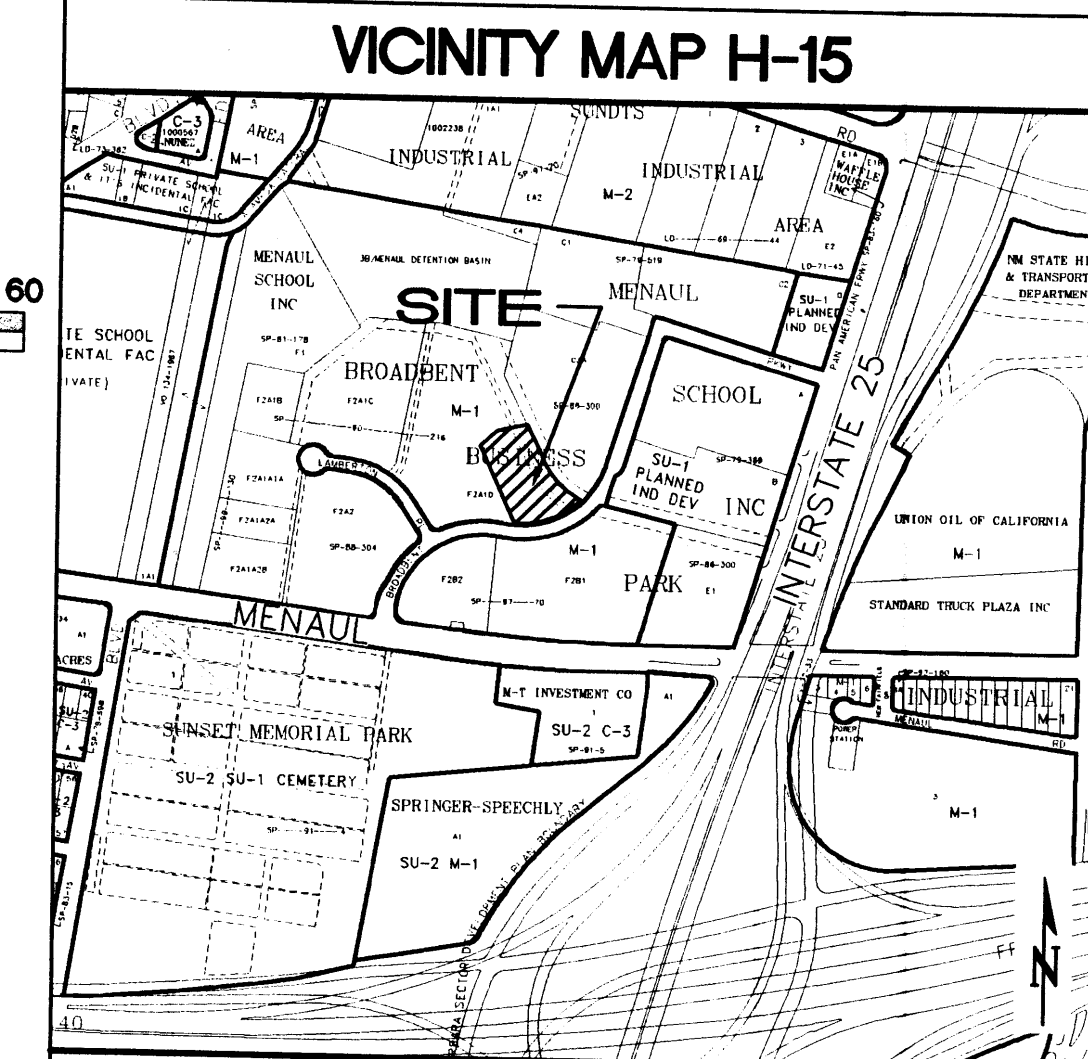
ACCESS AISLES

2" RESIDENTIAL ASPHALT- SP-B TYPE B GRADATION
2" RESIDENTIAL ASPHALT- SP-A
12" SUBGRADE SOIL, R-VALUE >50, COMPACTED TO 95%
SUBGRADE COMPACTED TO 90%

ASPHALT PAVING SECTIONS
NTS

TRAFFIC CIRCULATION LAYOUT
APPROVED
45 9/8/06
Signed _____ Date _____





KEYED NOTES

- 1 CONSTRUCT SITE ENTRANCE PER C.O.A. STANDARDS. MATCH EXISTING FLOWLINE ELEVATIONS TO PROVIDE A SMOOTH RIDING TRANSITION. CONSTRUCT CONCRETE VALLEY GUTTER (PER C.O.A. STD. DWG. 2426) MATCHING EXISTING TOP OF CURB AND FLOWLINE ELEVATIONS. TRANSITION CURB HEIGHT FROM 8" TO 6" OVER LENGTH OF RADIUS. SEE ARCHITECTURAL FOR DIMENSIONS / DETAILS / DEMOLITION OF EXISTING CURBS.
- 2 PROPOSED ASPHALT PAVING. SEE ARCHITECTURAL FOR SECTIONS, PARKING LAYOUT, DIMENSIONS, STRIPING, ETC.
- 3 CONSTRUCT 6" HIGH MEDIAN CURB AND GUTTER PER C.O.A. STD. DWG. 2415 (TYPICAL) UNLESS NOTED OTHERWISE.
- 4 CONSTRUCT TURNED DOWN CONCRETE WALK THIS AREA. TOP OF WALK TO BE 6" ABOVE TOP OF ADJACENT PAVEMENT (TYPICAL). SEE ARCHITECTURAL FOR RAMP LOCATIONS / DIMENSIONS AND ADDITIONAL INFORMATION.
- 5 FUTURE PHASE BLDG. / ACCESS / PARKING / DRAINAGE FEATURES N.I.C.
- 6 HIGH POINT THIS AREA.
- 7 CONSTRUCT PRIVACY WALLS WITH UP TO 24" EARTH RETENTION TO ACHIEVE GRADE DIFFERENCES SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION (DESIGN BY OTHERS).
- 8 PROVIDE 2' WIDE OPENING IN CURB TO PASS DEVELOPED FLOW TO CHANNEL (TWO LOCATIONS). CONSTRUCT 2' WIDE (BOTTOM WIDTH) 'U' SHAPED CONCRETE CHANNEL FROM EDGE OF CURB TO CHANNEL BOTTOM. SEE DETAIL THIS SHEET.
- 9 ROOF FLOW THIS BLDG. TO BE COLLECTED AND RELEASED TO WEST SIDE LANDSCAPED AREA.
- 10 EXISTING DRAINAGE CHANNEL
- 11 CONSTRUCT 2' WIDE CONCRETE SWALE AT FLOWLINE ELEVATIONS SHOWN. PROVIDE 2' WIDE X 6" HIGH OPENING IN NORTH WALL TO PASS FLOW TO PROPOSED 2' WIDE (BOTTOM WIDTH) 'U' SHAPED CONCRETE CHANNEL TO DELIVER FLOW TO PAVEMENT.

LEGEND

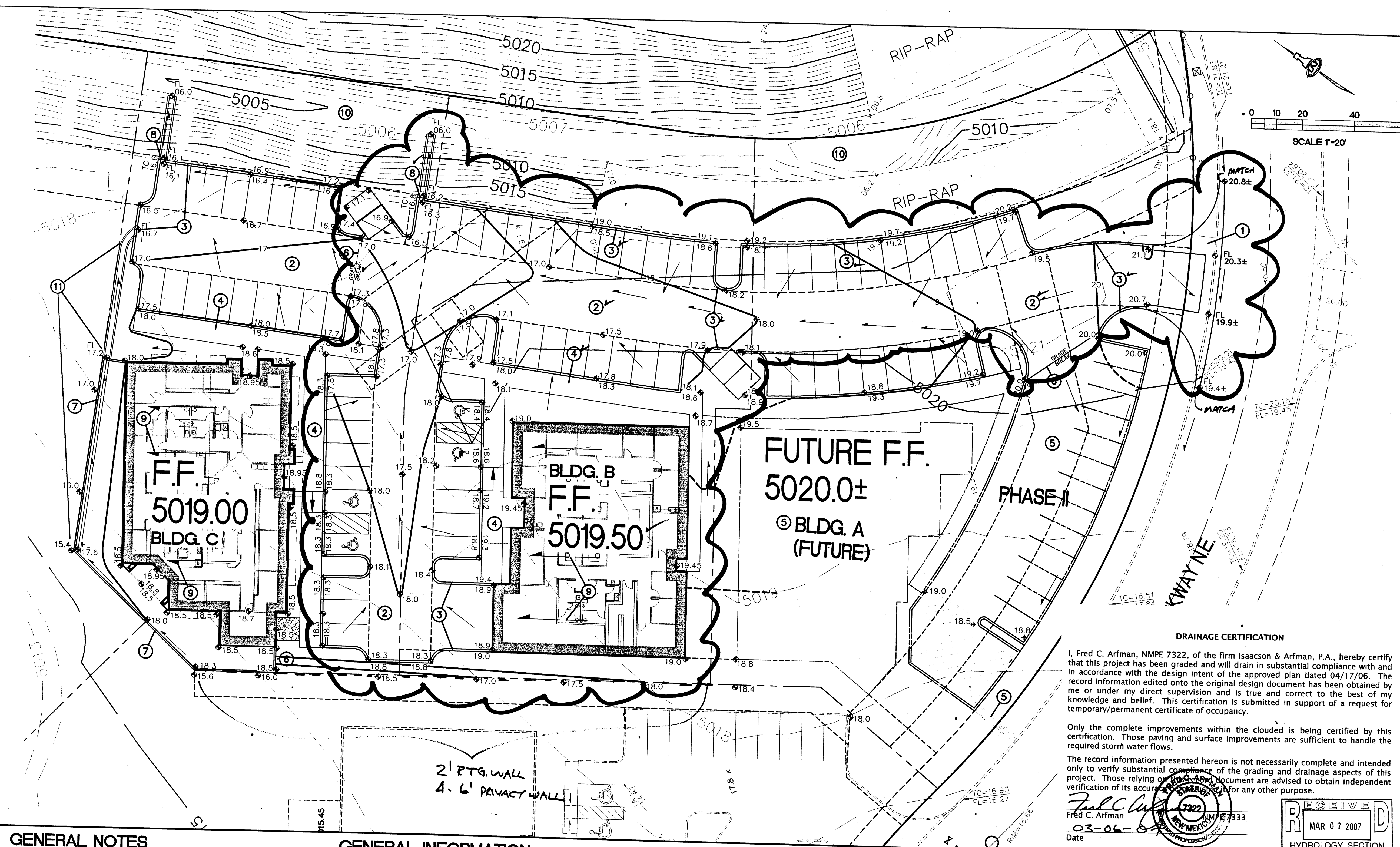
---	SIDEWALK, CURB and GUTTER, ETC. (EXISTING, PROPOSED)
+ 53.7	EXISTING SPOT ELEVATION
5092	EXISTING CONTOUR
54.5	PROPOSED SPOT ELEVATION
55	PROPOSED CONTOUR
FL	FLOW LINE
FF	FINISHED FLOOR
FH	PROPOSED FIRE HYDRANT

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1485GRD.DWG.BJ 04.17.06

BROADBENT CONSULTANTS
OFFICE PARK
Isaacson & Arfman, P.A.

GRADING & DRAINAGE PLAN

Date:	No.:	Revision:	Date:	Job No.:
04.17.06				1485
Drawn By:				
BJB				C-1
Chk By:				
FCA				SH OF



GENERAL NOTES

- A. SITE ACCESS, SIDEWALKS, HANDICAP RAMPS, CURB AND GUTTER AND VALLEY GUTTER WITHIN C.O.A. R.O.W. TO BE CONSTRUCTED TO C.O.A. STANDARD DRAWINGS AND SPECIFICATIONS. MATCH EXISTING FL AND TC ELEVATIONS TO PROVIDE SMOOTH TRANSITION.
- B. COORDINATE ALL WORK WITH SITE PLAN, DEMOLITION PLAN, UTILITY PLAN AND LANDSCAPE PLAN.
- C. BECAUSE THIS SITE DEVELOPMENT DISTURBS MORE THAN 1 ACRE OF LAND IN BERNALILLO COUNTY, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) INCLUDING A COPY OF THE NOI SUBMITTED TO EPA, MUST BE SUBMITTED TO BERNALILLO COUNTY FOR ACCEPTANCE PRIOR TO ISSUANCE OF A GRADING OR PAVING PERMIT.

A SOIL EROSION CONTROL PLAN WILL SHOW INTERIM "MINIMUM CONTROL MEASURES" EMPLOYED TO PROTECT STORM WATER AND OTHER WATER RUNOFF QUALITY DURING CONSTRUCTION USING "BEST MANAGEMENT PRACTICES". THE SOIL EROSION CONTROL PLAN WILL INCLUDE THE RUSLE 1.06 ANALYSIS OR OTHER APPROPRIATE ANALYSIS AND NEEDS TO BE INCLUDED WITH THE SWPPP.

CONTRACTOR TO PROVIDE THIS INFORMATION AND PAY ALL APPLICABLE APPLICATION AND PERMIT FEES TO OBTAIN GRADING / PAVING PERMITS.
- D. GRADES SHOWN WITHIN LANDSCAPED AND PONDING AREAS INDICATE TOP OF LANDSCAPE MATERIAL. SUBGRADE TO BE GRADED TO ELEVATION SHOWN MINUS LANDSCAPE MATERIAL THICKNESS.

GENERAL INFORMATION

LEGAL: A PORTION OF LOT F2A10, BROADBENT BUSINESS PARK, ALBUQUERQUE, NEW MEXICO

ADDRESS: BROADBENT PARKWAY N.E.

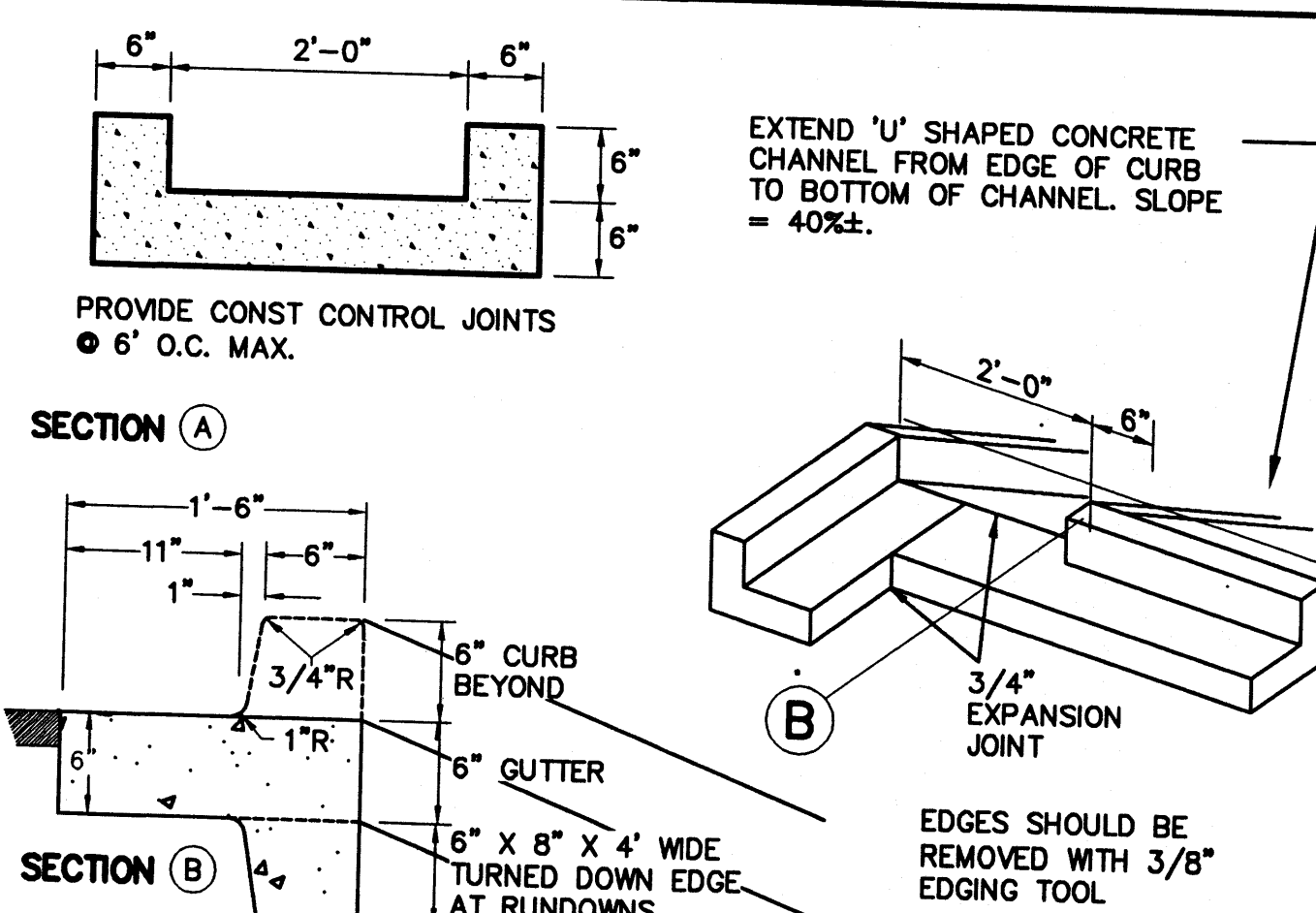
SURVEYOR: ALDRICH LAND SURVEYING

BENCHMARK: CITY OF ALBUQUERQUE MONUMENT "9-H15". A STANDARD BRASS TABLET LOCATED ON A MEDIAN 0.24 MILES SOUTHWEST OF THE INTERSECTION OF CANDELARIA AND LOCUST ST. N.E. (NAD 1927/SLD 1929) ELEVATION=5034.93

OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #332, A PORTION OF THE SITE IS LOCATED WITHIN FLOODZONE 'AO' DESIGNATED AS AREAS WITH FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN; AVERAGE DEPTH DETERMINED TO BE 1'). THIS FLOODZONE IS CONTAINED WITHIN A 10'± DEEP GRADED CHANNEL ALONG THE NORTHEAST PROPERTY LINE.

EROSION CONTROL: THE CONTRACTOR IS RESPONSIBLE FOR RETAINING ON-SITE ALL SEDIMENT GENERATED DURING CONSTRUCTION BY MEANS OF TEMPORARY EARTH BERMS OR SILT FENCES AT THE LOW POINTS ON THE WEST AND NORTH PROPERTY LINES.



CURB OPENING TRANSITION

TO PASS SITE DISCHARGE TO EXISTING CHANNEL TWO LOCATIONS AS NOTED

N.T.S.

PROJECT SCOPE

THE PROPOSED IMPROVEMENTS INCLUDE TWO COMMERCIAL BUILDINGS (BLDG. B AND BLDG. C) WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING AND LANDSCAPING.

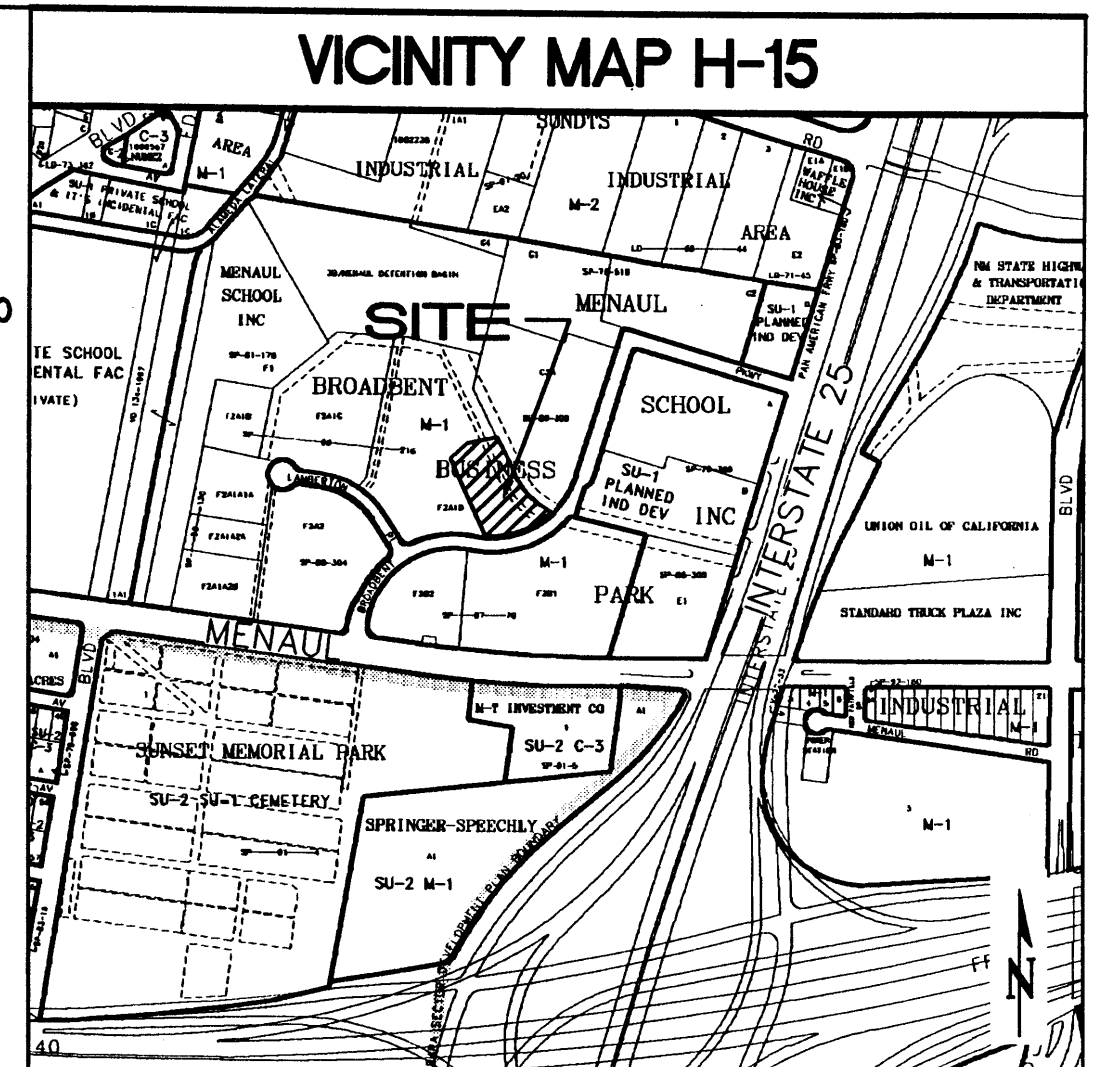
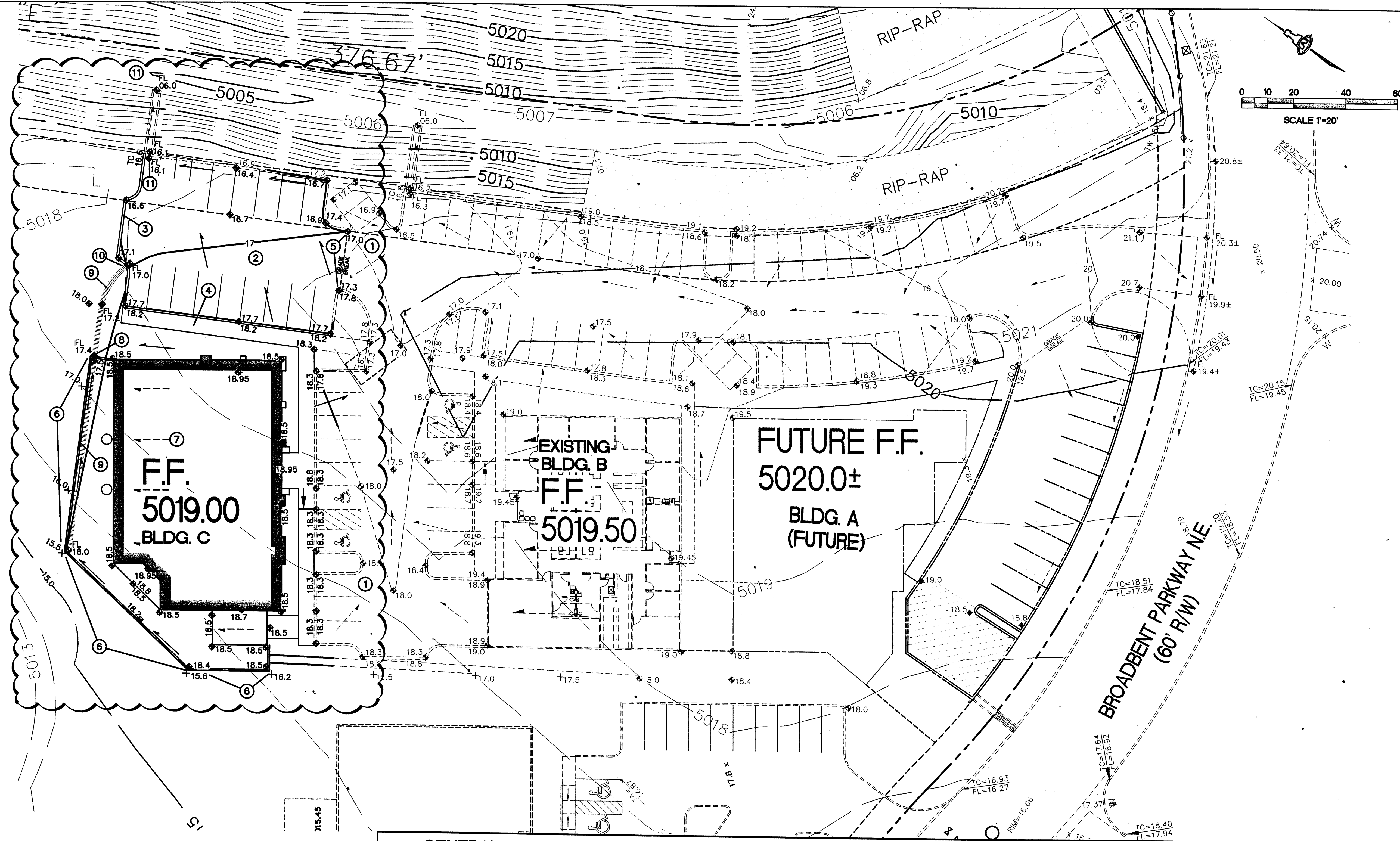
THE SITE IS AN UNDEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP H-15 (SEE INSERT ABOVE). THE SITE IS BOUND TO THE NORTHEAST BY AN UNLINED DRAINAGE CHANNEL, TO THE SOUTH BY BROADBENT PARKWAY, N.E. AND TO THE WEST BY A DEVELOPED COMMERCIAL PROPERTY.

THE INTENT OF THIS PLAN IS TO SHOW:

- * GRADING RELATIONSHIPS BETWEEN THE EXISTING GROUND ELEVATIONS AND PROPOSED FINISHED ELEVATIONS IN ORDER TO FACILITATE POSITIVE DRAINAGE TO DESIGNATED DISCHARGE POINTS.
- * THE EXTENT OF PROPOSED SITE IMPROVEMENTS, INCLUDING BUILDINGS, WALKS AND PAVEMENT.
- * THE FLOW RATE/VOLUME OF RAINFALL RUNOFF ACROSS OR AROUND THESE IMPROVEMENTS AND METHODS OF HANDLING THESE FLOWS TO MEET CITY OF ALBUQUERQUE REQUIREMENTS FOR DRAINAGE MANAGEMENT.
- * THE RELATIONSHIP OF ON-SITE IMPROVEMENTS WITH EXISTING NEIGHBORING PROPERTY TO INSURE AN ORDERLY TRANSITION BETWEEN PROPOSED AND SURROUNDING GRADES.

DRAINAGE PLAN CONCEPT:

THE OVERALL PROPERTY IS DIVIDED INTO FIVE SEPARATE SUB-BASINS. SUB-BASIN 1 (THE EXISTING CHANNEL) WILL NOT BE DISTURBED DURING DEVELOPMENT OTHER THAN TO PASS CONCENTRATED FLOW FROM SUB-BASINS 2, 3 AND 4 WHICH SURFACE DRAIN TO PROPOSED CURB OPENINGS AS SHOWN. SUB-BASIN 5 (FUTURE) WILL DISCHARGE TO BROADBENT PARKWAY N.E. SEE SUPPLEMENTAL INFORMATION PACKET FOR CALCULATIONS.



- ### KEYED NOTES
- EXISTING ASPHALT PAVING.
 - PROPOSED ASPHALT PAVING. SEE ARCHITECTURAL FOR SECTIONS, PARKING LAYOUT, DIMENSIONS, STRIPING, ETC.
 - CONSTRUCT 6" HIGH MEDIAN CURB AND GUTTER PER C.O.A. STD. DWG. 2415 (TYPICAL) UNLESS NOTED OTHERWISE.
 - CONSTRUCT TURNED DOWN CONCRETE WALK THIS AREA. TOP OF WALK TO BE 6" ABOVE TOP OF ADJACENT PAVEMENT (TYPICAL). SEE ARCHITECTURAL FOR RAMP LOCATIONS / DIMENSIONS AND ADDITIONAL INFORMATION.
 - HIGH POINT THIS AREA.
 - CONSTRUCT PRIVACY WALLS WITH UP TO 24" GRADE RETENTION TO ACHIEVE GRADE DIFFERENCES SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION (DESIGN BY OTHERS).
 - ROOF FLOW THIS BLDG. TO BE COLLECTED AND RELEASED TO WEST SIDE LANDSCAPED AREA.
 - PROVIDE TURNED CONCRETE BLOCK OR TWO 6" DIA. PIPES THROUGH WALL AT FLOWLINE ELEVATION TO PASS DISCHARGE (Q FOR 100-YEAR, 6-HR. = 0.8 CFS).
 - CONSTRUCT 2' WIDE FRACTURED FACE COBBLE SWALE TO DIRECT CONCENTRATED FLOW AT ELEVATIONS SHOWN. SEE DETAIL THIS SHEET.
 - PROVIDE 2' WIDE OPENING IN CURB AT FLOWLINE ELEVATION SHOWN TO PASS FLOW TO PAVEMENT.
 - PROVIDE 2' WIDE OPENING IN CURB TO PASS DEVELOPED FLOW TO EXISTING CHANNEL RUNDOWN.
 - EXISTING DRAINAGE CHANNEL

LEGEND

---	SIDEWALK, CURB and GUTTER, ETC. (EXISTING, PROPOSED)
+ 93.7	EXISTING SPOT ELEVATION
- 5093	EXISTING CONTOUR
◆ 54.5	PROPOSED SPOT ELEVATION
- 55	PROPOSED CONTOUR
FL	FLOW LINE
FF	FINISHED FLOOR
FH	PROPOSED FIRE HYDRANT

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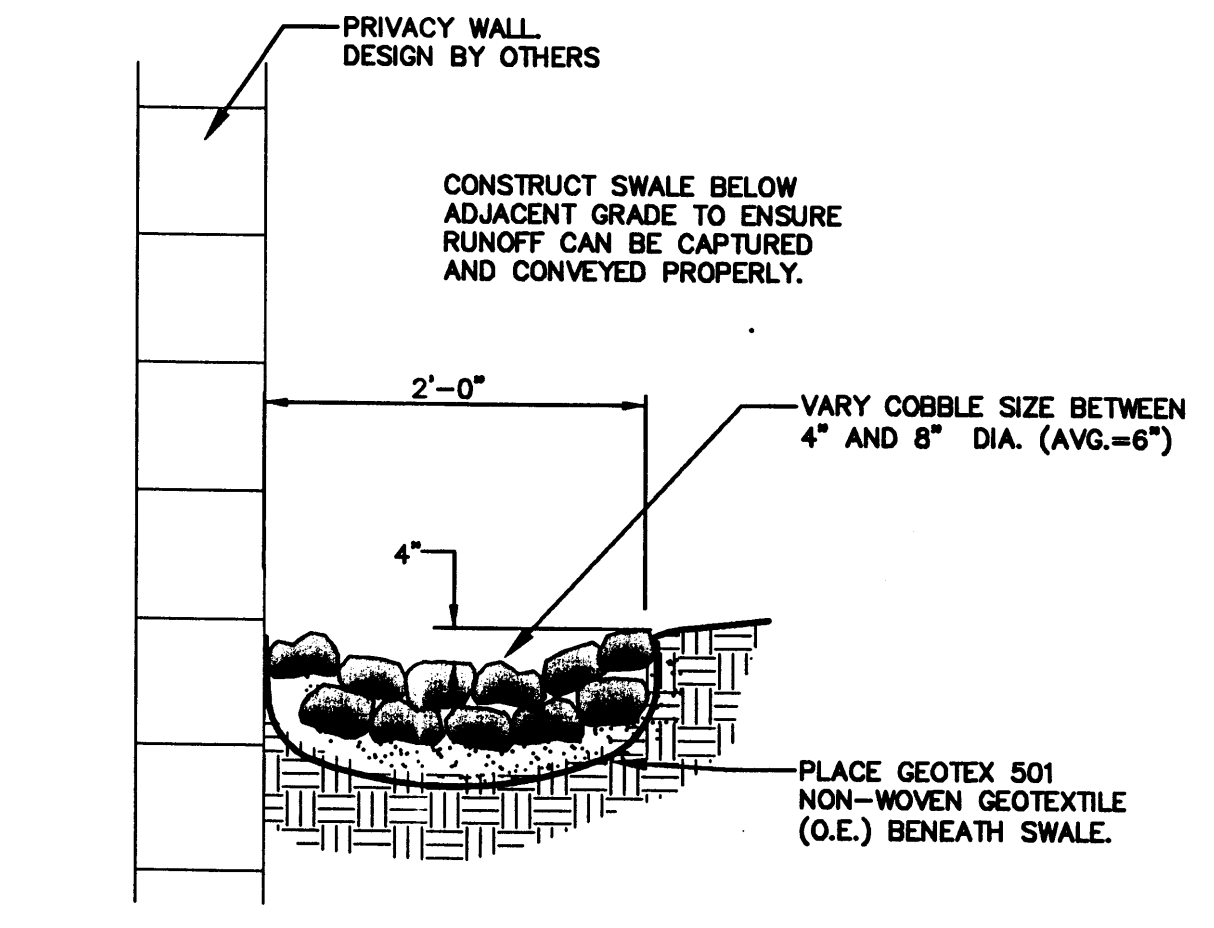
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BLDG. C GRADING & DRAINAGE PLAN

Date:	12-08-08	No.:	Revision	Date:		Job No.:	1485
Drawn By:	BJB						C-1
Chk By:	FCA						SH. OF

HYDROLOGY SECTION



FRACTURED FACE COBBLE SWALE
 NTS

GENERAL NOTES	GENERAL INFORMATION	PROJECT SCOPE
<p>A. COORDINATE ALL WORK WITH SITE PLAN, DEMOLITION PLAN, UTILITY PLAN AND LANDSCAPE PLAN.</p> <p>B. GRADES SHOWN WITHIN LANDSCAPED AND PONDING AREAS INDICATE TOP OF LANDSCAPE MATERIAL. SUBGRADE TO BE GRADED TO ELEVATION SHOWN MINUS LANDSCAPE MATERIAL THICKNESS.</p>	<p>LEGAL: A PORTION OF LOT F2A1D, BROADBENT BUSINESS PARK, ALBUQUERQUE, NEW MEXICO</p> <p>ADDRESS: BROADBENT PARKWAY N.E.</p> <p>SURVEYOR: ALDRICH LAND SURVEYING</p> <p>BENCHMARK: CITY OF ALBUQUERQUE MONUMENT "9-H15". A STANDARD BRASS TABLET LOCATED ON A MEDIAN 0.24 MILES SOUTHWEST OF THE INTERSECTION OF CANDELARIA AND LOCUST ST. N.E. (NAD 1927/SLD 1929) ELEVATION=5034.93</p> <p>OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.</p> <p>FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #332, A PORTION OF THE SITE IS LOCATED WITHIN FLOODZONE 'AO' DESIGNATED AS AREAS WITH FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN; AVERAGE DEPTH DETERMINED TO BE 1'). THIS FLOODZONE IS CONTAINED WITHIN A 10'-4" DEEP GRADED CHANNEL ALONG THE NORTHEAST PROPERTY LINE.</p> <p>EROSION CONTROL: THE CONTRACTOR IS RESPONSIBLE FOR RETAINING ON-SITE ALL SEDIMENT GENERATED DURING CONSTRUCTION BY MEANS OF TEMPORARY EARTH BERMS OR SILT FENCES AT THE LOW POINTS ON THE WEST AND NORTH PROPERTY LINES.</p>	<p>THE PROPOSED IMPROVEMENTS INCLUDE A COMMERCIAL BUILDING (BLDG. C) WITH ASSOCIATED LANDSCAPING AND ASPHALT PARKING.</p> <p>THE SITE IS AN UNDEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP H-15 (SEE INSERT ABOVE). THE SITE IS BOUND TO THE NORTHEAST BY AN UNLINED DRAINAGE CHANNEL, TO THE SOUTH BY BROADBENT PARKWAY, N.E. AND TO THE WEST BY A DEVELOPED COMMERCIAL PROPERTY.</p> <p>DRAINAGE PLAN CONCEPT:</p> <p>PER THE APPROVED DRAINAGE AND GRADING PLAN FOR BROADBENT PARKWAY (H15/DA04H), A PORTION OF THE PROPOSED DEVELOPMENT FALLS WITHIN SUB-BASIN 2 WITH THE MAJORITY DEFINING SUB-BASIN 3. THIS DEVELOPMENT IS PERMITTED FREE DISCHARGE TO THE EXISTING CHANNEL. SEE COPY OF APPROVED SUPPLEMENTAL INFORMATION PACKET PROVIDED SEPARATELY.</p>