

I, Scott M. McGee, NMPE No. 10519 of the firm Isaacson & Arfman, P.A. 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 09-28-07. The record information edited onto the original design document has been obtained by Andrew S. Medina, NMPS #12649 of the firm Sandia Land Surveying LLC. I further certify that I or a member of my firm under my direct supervision have visited the project site on 8-12-08 and have determined by visual inspection that the survey data provided is representative of 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 permanent Certificate of Occupancy.

AREAS OF MODIFICATION BETWEEN APPROVED DRAINAGE GRADING PLAN AND ACTUAL AS-BUILT

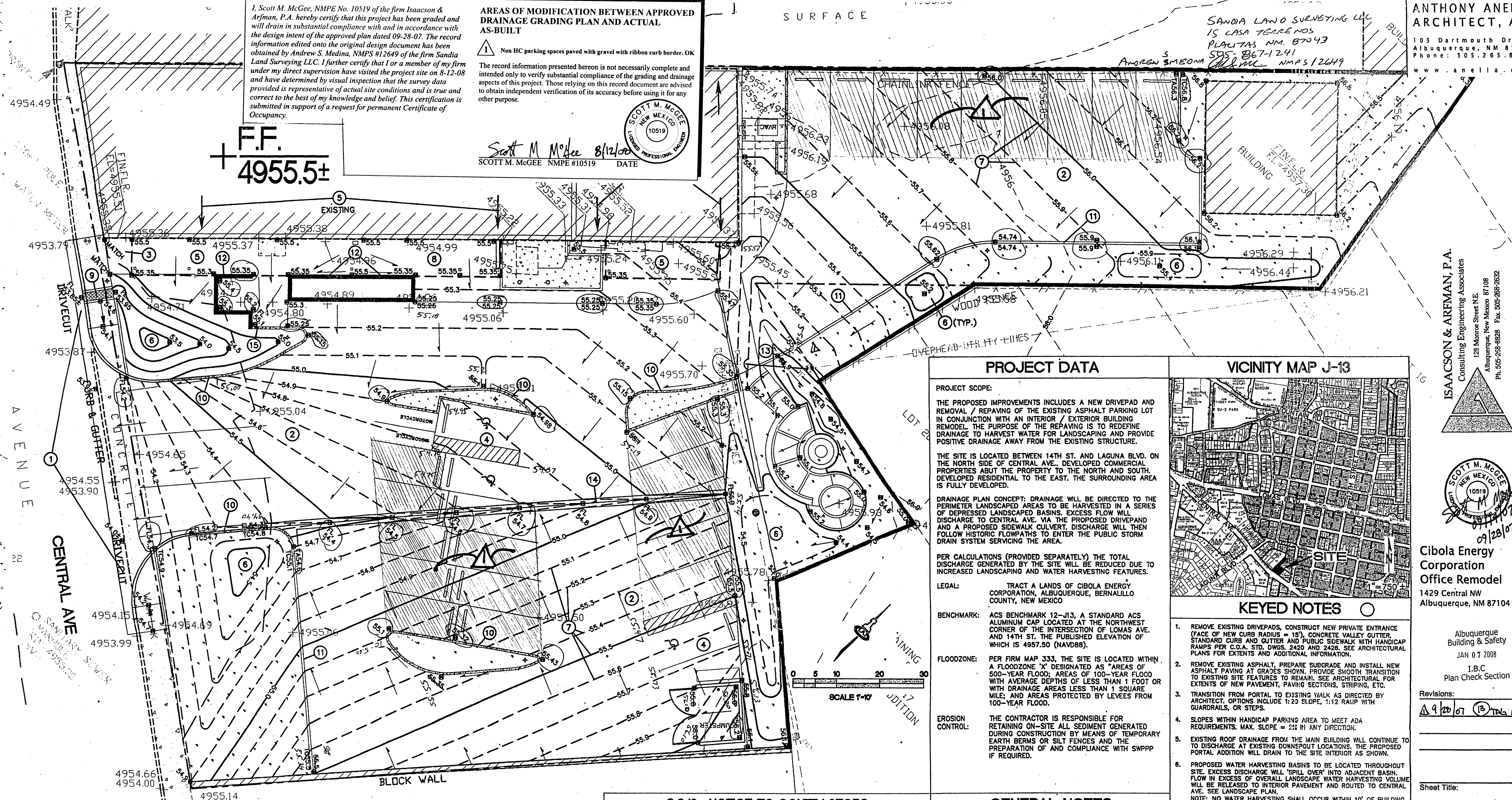
1 Non HC parking spaces paved with gravel with ribbon curb border, OK

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.



Scott M. McGee 8/12/08
SCOTT M. MCGEE NMPE #10519 DATE

F.F.
+4955.5±



PROJECT DATA

PROJECT SCOPE:

THE PROPOSED IMPROVEMENTS INCLUDES A NEW DRIVEPAD AND REMOVAL / REPAVING OF THE EXISTING ASPHALT PARKING LOT IN CONJUNCTION WITH AN INTERIOR / EXTERIOR BUILDING REMODEL. THE PURPOSE OF THE REPAVING IS TO REDEFINE DRAINAGE TO HARVEST WATER FOR LANDSCAPING AND PROVIDE POSITIVE DRAINAGE AWAY FROM THE EXISTING STRUCTURE.

THE SITE IS LOCATED BETWEEN 14TH ST. AND LAGUNA BLVD. ON THE NORTH SIDE OF CENTRAL AVE. DEVELOPED COMMERCIAL PROPERTIES ABUT THE PROPERTY TO THE NORTH AND SOUTH. DEVELOPED RESIDENTIAL TO THE EAST. THE SURROUNDING AREA IS FULLY DEVELOPED.

DRAINAGE PLAN CONCEPT: DRAINAGE WILL BE DIRECTED TO THE PERIMETER LANDSCAPED AREAS TO BE HARVESTED IN A SERIES OF DEPRESSED LANDSCAPED BASINS. EXCESS FLOW WILL DISCHARGE TO CENTRAL AVE. VIA THE PROPOSED DRIVEPAD AND A PROPOSED SIDEWALK CULVERT. DISCHARGE WILL THEN FOLLOW HISTORIC FLOWPATHS TO ENTER THE PUBLIC STORM DRAIN SYSTEM SERVING THE AREA.

PER CALCULATIONS (PROVIDED SEPARATELY) THE TOTAL DISCHARGE GENERATED BY THE SITE WILL BE REDUCED DUE TO INCREASED LANDSCAPING AND WATER HARVESTING FEATURES.

LEGAL: TRACT A LANDS OF CIBOLA ENERGY CORPORATION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BENCHMARK: ACS BENCHMARK 12-J13, A STANDARD ACS ALUMINUM CAP LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF LOMAS AVE. AND 14TH ST. THE PUBLISHED ELEVATION OF WHICH IS 4957.50 (NAVD83).

FLOODZONE: PER FIRM MAP 333, THE SITE IS LOCATED WITHIN A FLOODZONE "X" DESIGNATED AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

EROSION CONTROL: THE CONTRACTOR IS RESPONSIBLE FOR RETAINING ON-SITE ALL SEDIMENT GENERATED DURING CONSTRUCTION BY MEANS OF TEMPORARY EARTH BERMS OR SILT FENCES AND THE PREPARATION OF AND COMPLIANCE WITH SWPPP IF REQUIRED.

VICINITY MAP J-13



KEYED NOTES

- REMOVE EXISTING DRIVEPADS, CONSTRUCT NEW PRIVATE ENTRANCE (FACE OF NEW CURB RADIUS = 15'), CONCRETE VALLEY GUTTER, STANDARD CURB AND GUTTER AND PUBLIC SIDEWALK WITH HANDICAP RAMPS PER C.O.A. STD. DWGS. 2420 AND 2426. SEE ARCHITECTURAL PLANS FOR EXTENTS AND ADDITIONAL INFORMATION.
- REMOVE EXISTING ASPHALT, PREPARE SUBGRADE AND INSTALL NEW ASPHALT PAVING AT GRADES SHOWN. PROVIDE SMOOTH TRANSITION TO EXISTING SITE FEATURES TO REMAIN. SEE ARCHITECTURAL PLANS FOR EXTENTS AND ADDITIONAL INFORMATION.
- TRANSITION FROM PORTAL TO EXISTING WALK AS DIRECTED BY ARCHITECT. OPTIONS INCLUDE 1:23 SLOPE, 1:12 RAMP WITH GUARDRAILS, OR STEPS.
- SLOPES WITHIN HANDICAP PARKING AREA TO MEET ADA REQUIREMENTS. MAX. SLOPE = 2% IN ANY DIRECTION.
- EXISTING ROOF DRAINAGE FROM THE MAIN BUILDING WILL CONTINUE TO TO DISCHARGE AT EXISTING DOWNSPOUT LOCATIONS. THE PROPOSED PORTAL ADDITION WILL DRAIN TO THE SITE INTERIOR AS SHOWN.
- PROPOSED WATER HARVESTING BASINS TO BE LOCATED THROUGHOUT SITE. EXCESS DISCHARGE WILL "SPILL OVER" INTO ADJACENT BASIN. FLOW IN EXCESS OF OVERALL LANDSCAPE WATER HARVESTING VOLUME WILL BE RELEASED TO INTERIOR PAVEMENT AND ROUTED TO CENTRAL AVE. SEE LANDSCAPE PLAN.
- PROPOSED CONTOURS SHOWN ARE AT 0.1' INCREMENTS TO CLEARLY DELINEATE DRAINAGE PATTERNS. TYPICAL.
- SLOPE NEW COVERED PORTAL FLOOR AT 2% TO DRAIN AWAY FROM BUILDING.
- CONSTRUCT 2.0' WIDE CONCRETE SIDEWALK CULVERT WITH STEEL PLATE TOP PER C.O.A. STD. DWG. 2236 TO PASS FLOW TO STREET. SEE LANDSCAPE PLAN FOR EROSION PROTECTION AND DETAILED GRADES. SEE S.O.19 NOTICE THIS SHEET.
- CONSTRUCT CONCRETE MEDIAN CURB & GUTTER AT ALL CURB LOCATIONS (SHOWN HATCHED) UNLESS NOTED. SEE DETAIL THIS SHEET.
- CONSTRUCT CONCRETE RIBBON CURB FLUSH WITH ASPHALT THIS AREA. SEE SITE PLAN FOR EXTENTS. SEE DETAIL THIS SHEET.
- SLOPE PORTAL FLOOR ADJACENT TO GARDEN WALL @ 1% MIN. TO ENSURE DRAINAGE.
- DIP RIBBON CURB AT FLOWLINE TO PASS FLOW TO LANDSCAPING.
- CONSTRUCT 2' WIDE CONCRETE ALLEY GUTTER PER C.O.A. STD. DWG. 2415. SLOPE = 0.5% MIN. TOP OF ADJACENT ASPHALT @ 0.2% ABOVE EDGE OF CONCRETE ALLEY GUTTER TO ALLOW DISCHARGE TO ENTER.
- PROVIDE 1' WIDE OPENING IN CURB THIS AREA TO PASS FLOW TO LANDSCAPING.

S.O.19 : NOTICE TO CONTRACTORS

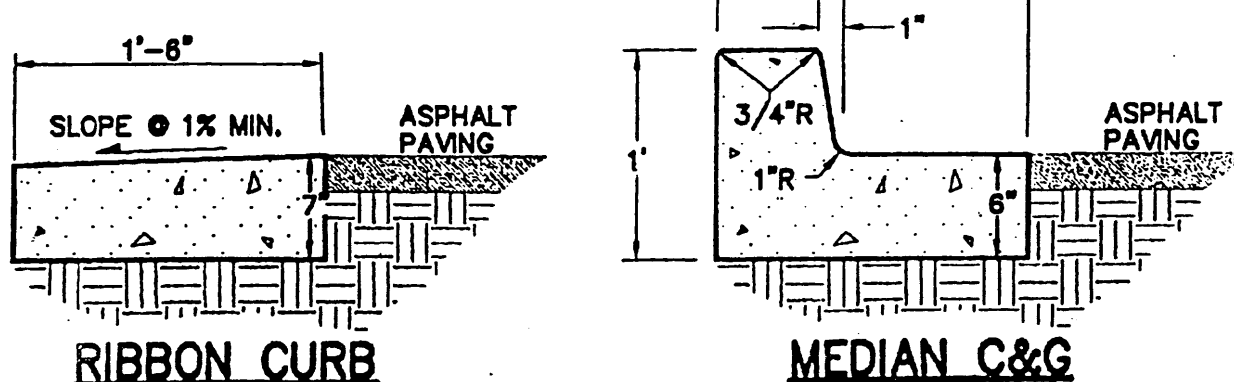
1	AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.	
2	ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7 AMENDMENT 1.	
3	TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.	
4	PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.	
5	BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC / STREET USE.	
6	MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.	
7	WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.	
APPROVAL	NAME	DATE
INSPECTOR		

GENERAL NOTES

- COORDINATE WORK WITH SITE, DEMOLITION, AND LANDSCAPE PLANS.
- DO NOT SCALE THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS AND THE LOCATIONS OF ALL ITEMS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT AND VERIFY THE ARCHITECT'S INTENT BEFORE PROCEEDING.
- NEW PAVEMENT SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS. WHERE PROPOSED CONSTRUCTION MEETS EXISTING, TRANSITION SHALL BE SMOOTH AND LEVEL.
- FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS MATERIAL THICKNESS.
- ADJUST EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. TYPICAL CONTRACTOR TO FIELD VERIFY AND PROTECT ALL EXISTING UTILITIES WITHIN AREA TO BE IMPROVED.

LEGEND

---	EXISTING CONTOUR
- - -	PROPOSED CONTOUR
+	PROPOSED SPOT ELEVATION
→	FLOW ARROW
FF = 4957.5	FINISH FLOOR ELEVATION
---	SIDEWALK CULVERT
INV = 72.5	INVERT ELEVATION
TC	TOP OF CURB ELEVATION
TA	TOP OF ASPHALT
INV.	DRAINAGE STRUCTURE: FLOWLINE INVERT
TG	TOP OF GRATE
FL	FLOWLINE ELEVATION
NG	NEW TOP OF GRADE ELEVATION



- PROVIDE CONST. CONTROL JOINTS @ 6' O.C. MAX. AND 1/2" EXPANSION JOINTS @ 48' O.C. MAX
- EDGES SHOULD BE REMOVED WITH 3/8" EDGING TOOL
- MEDIAN C & G REQUIRE FULL FORM ON ALL FACES

CONCRETE CURBS

ANTHONY ANELLA
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Albuquerque
Building & Safety
JAN 07 2008

I.B.C.
Plan Check Section

Revisions:

Δ 9/20/07 (B) T&G ADDED

Sheet Title:

GRADING AND DRAINAGE PLAN

Scale: 1" = 10'

Date: 14-Sep-07

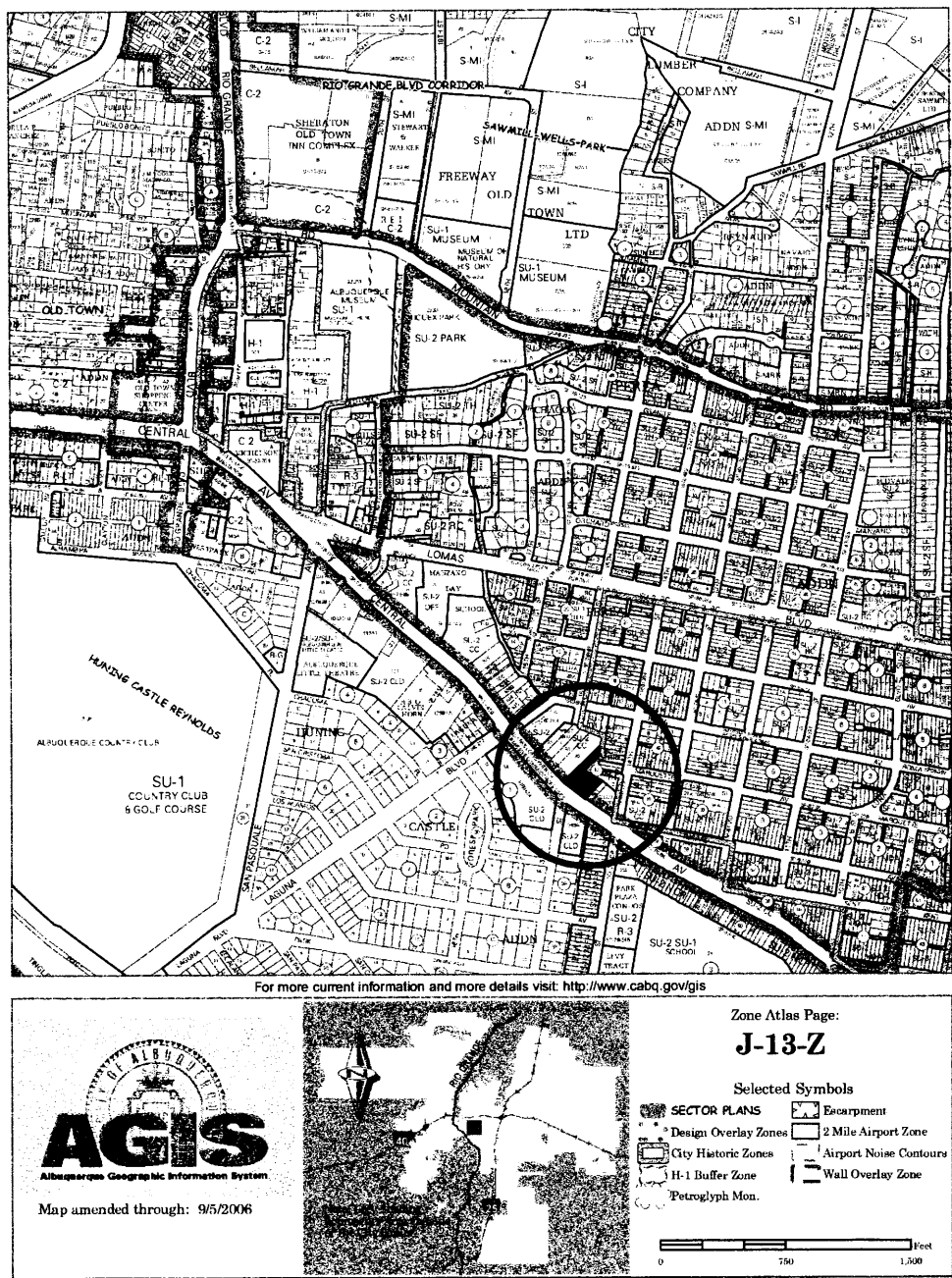
Drawn: BJB

Checked: SMM

Drawings and specifications, as instruments of professional service, are and shall remain the property of the Architect. These documents shall not be used, in whole or in part, for any other project or by any other parties than those properly authorized by the Architect, AIA.

JOB NUMBER:

C101



PARKING ANALYSIS

This building was built prior to 1995 and only needs to supply parking to the extent that on-premise ground space is available.

CIBOLA ENERGY CORPORATION OFFICES			
FIRST FLOOR AREA	3586.00	SQ. FT.	
SECOND FLOOR AREA	1480.00	SQ. FT.	
BASEMENT STORAGE AREA	2222.00	SQ. FT.	(EXCLUDED FROM CALCULATIONS)
TOTAL FLOOR AREA	5088.00	SQ. FT.	

1 Space Per 200 SQ. FT. FIRST FLOOR	17.93	SPACES
1 Space per 300 SQ. FT. SECOND FLOOR	4.93	SPACES
Spaces Required	22.86	SPACES
Minus 10% due to bus line proximity	20.56	SPACES
CIBOLA ENERGY CORP. Spaces Required	21	SPACES

FUTURE LEASABLE			
FLOOR AREA	2052.00	SQ. FT.	
1 Space per 200 SQ. FT.	10.26	SPACES	
Minus 10% due to bus line proximity	9.23	SPACES	
LEASABLE AREA Spaces Required	10	SPACES	

TOTAL SPACES REQUIRED	31 SPACES	(see note above)
SPACES PROVIDED	28 SPACES	

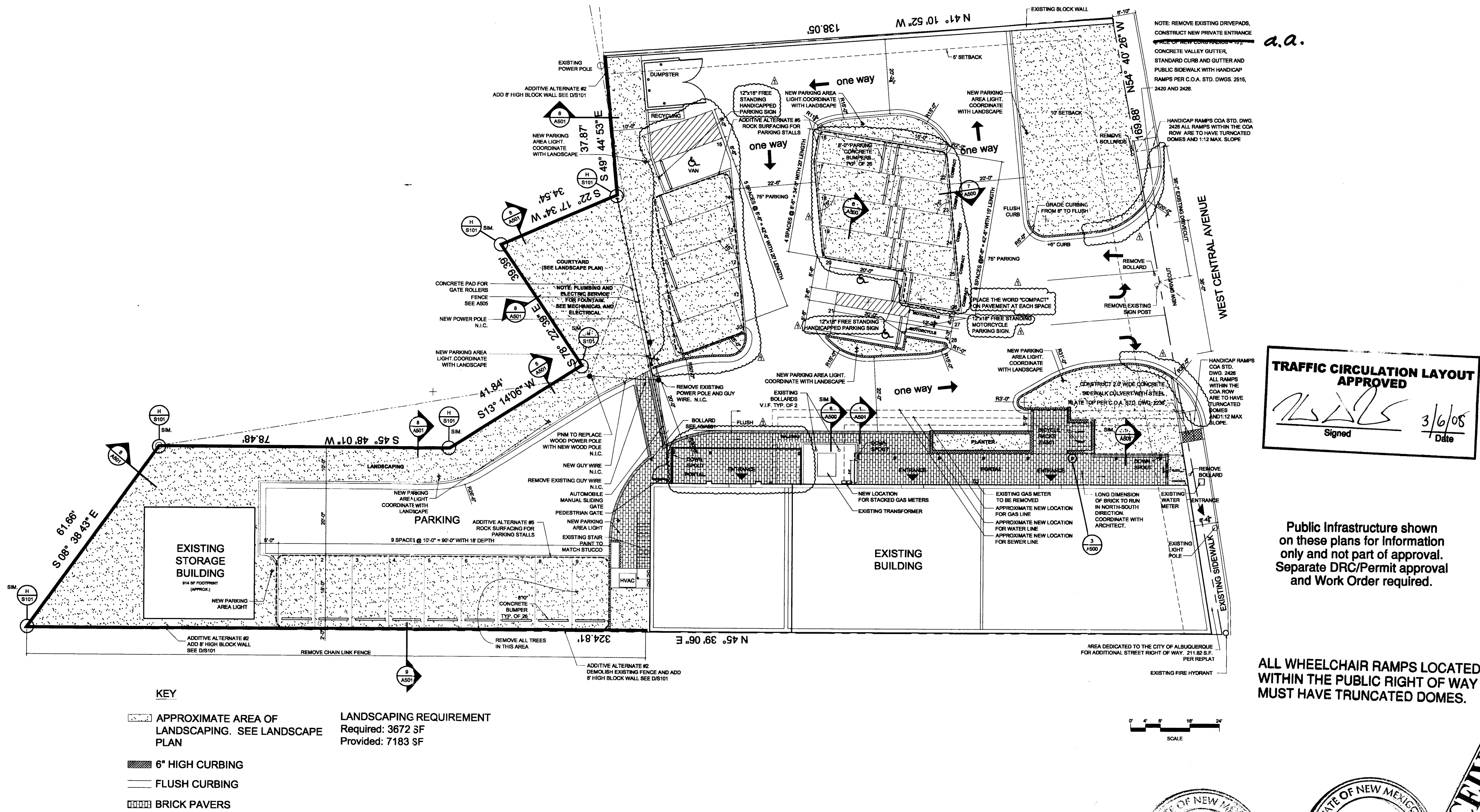
LEGAL DESCRIPTION

PARCEL 4
A PORTION OF LOT 21, BLOCK 17, PEREA ADDITION
A certain parcel of land situate in the City of Albuquerque, Bernalillo County, New Mexico, being and comprising that portion of Lot numbered Twenty-one (21) in Block numbered Seventeen (17) of Perea Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 1, 1891 in Volume C2, page 43, being more particularly described as follows:

BEGINNING at the Northwest corner of the parcel herein described, being a found 1/2-inch rebar with cap stamped "PS 7240", from which point ACS Monument "12-J13" (X=376922.94, Y=1489212.34, New Mexico Central Zone, NAD 1927) bears N17°46'06" E, a distance of 1175.65 feet, and running thence, S22°17'34" W, a distance of 34.54 feet to the Southeast corner of the parcel herein described, being a point on the Southerly line of said Lot 21; thence, along said Southerly line, N 48°57'55" W, a distance of 69.17 feet to the Western corner of the parcel herein described, said corner being a point on the Westerly line of the Perea Addition; thence, along the Northerly line of said Lot 21, S 78°21'31" E, a distance of 66.64 feet to the Northeast corner of the parcel herein described and the place of beginning, containing 0.0260 acrea, more or less.

EXISTING CONDITIONS

See the survey for existing site plan. Note that there is currently no formal parking or landscaping on this site.



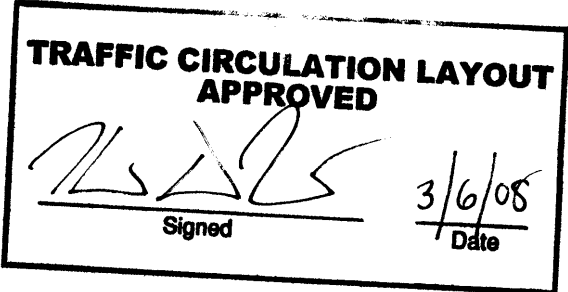
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Public Infrastructure shown
on these plans for information
only and not part of approval.
Separate DRG/Permit approval
and Work Order required.

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.

Revisions:
1 19-FEB-08

Sheet Title:

SITE PLAN

Scale: 1" = 20'
Date: 7-Nov-07
Drawn: B. Panasiti
Checked: A. Anella

Drawings and specifications, as instruments of professional service, are and shall remain the property of the Architect. These documents are not to be used, in whole or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of ANTHONY ANELLA ARCHITECT, AIA.

JOB NUMBER: 0505

A100