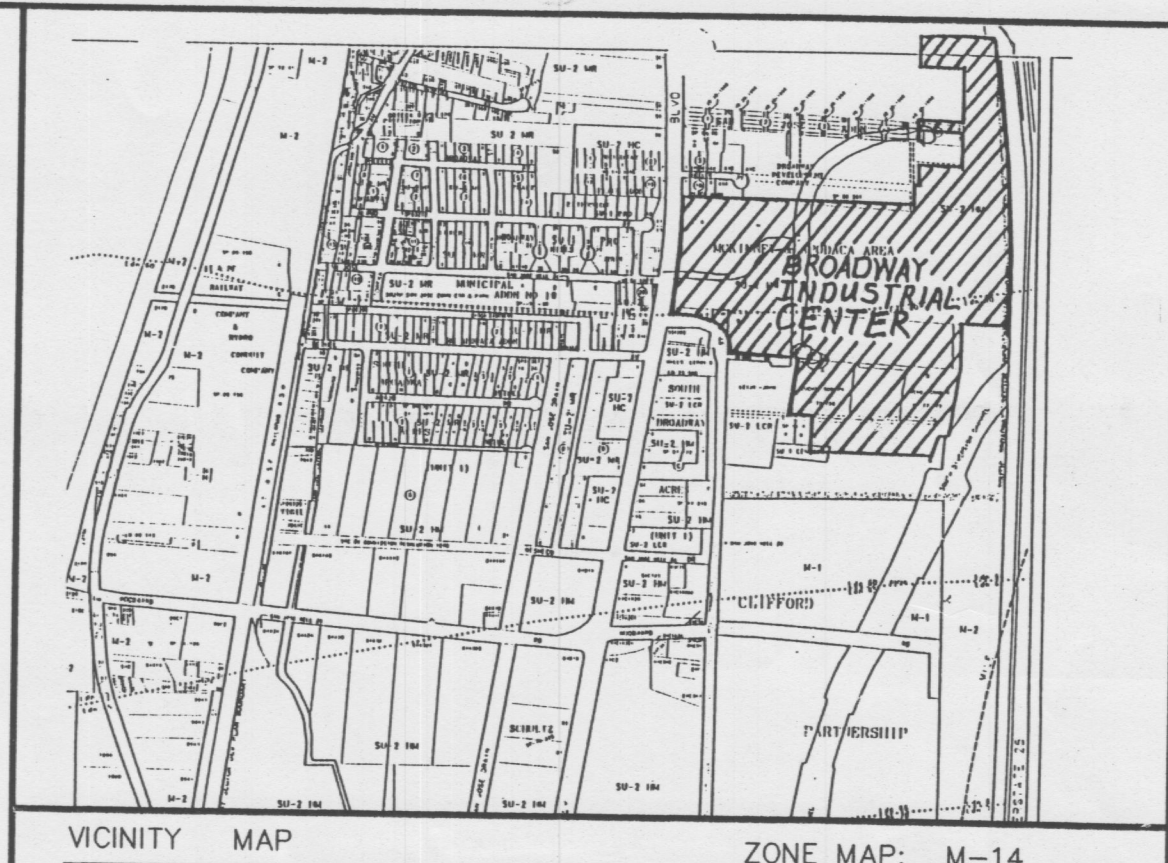
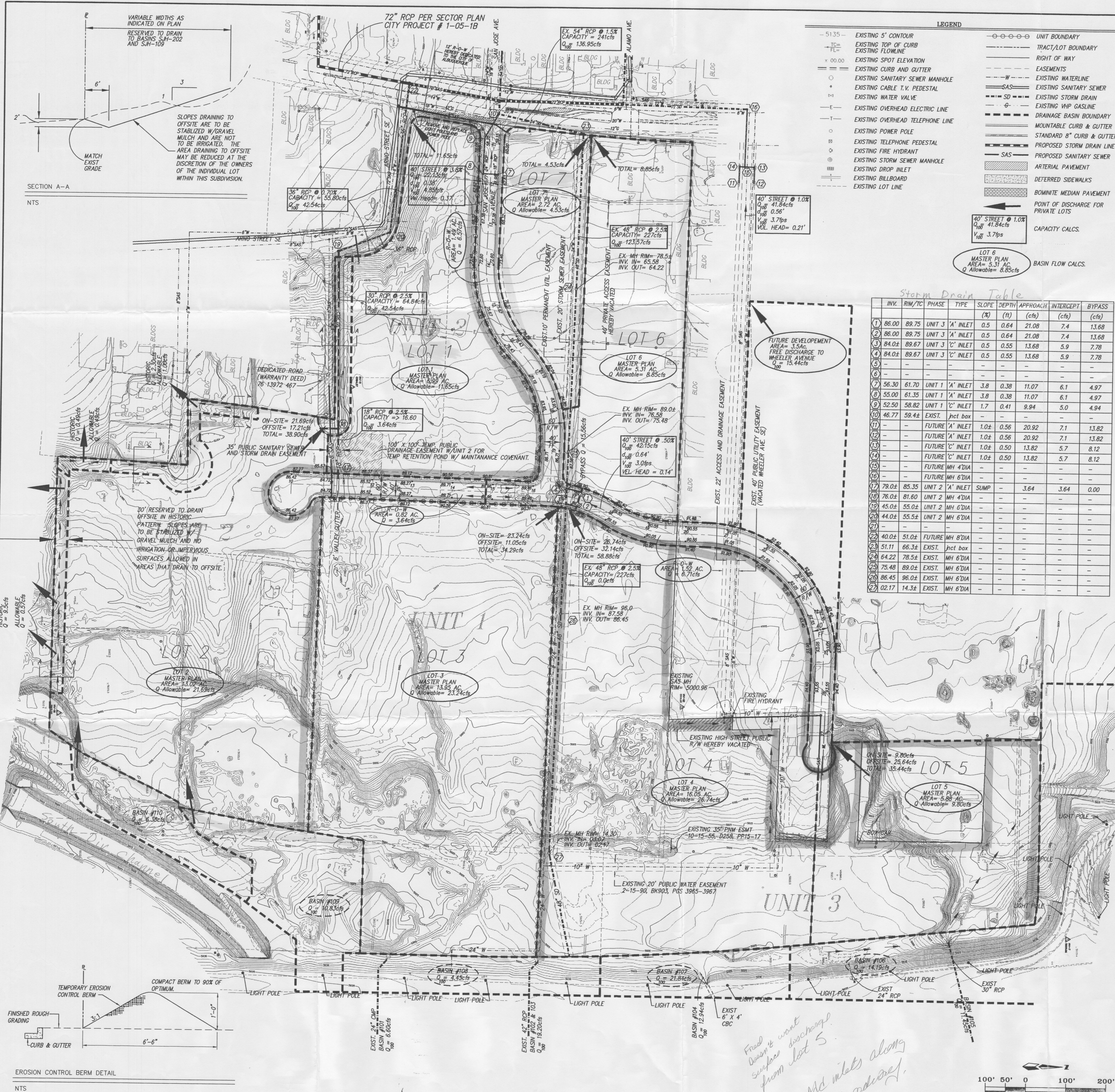




LEGAL DESCRIPTION

A tract of land situate within Sections 28, 29, 32 and 33, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being a portion of TRACT A and B McKINNEY-APODACA AREA 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 March 15, 1960 in Volume C4, Folio 190, together with a portion of LANDS OF HENRY AND SENAIDA PEREA and ALBERTO CANDELARIA 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 January 27, 1953, in Volume C2, Folio 143, together with all of TRACT A, LAND OF GORDON ZUCHT 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 June 8, 1977 in Volume A6, Folio 59, together with TRACT B, LAND OF GORDON ZUCHT 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 June 8, 1977 in Volume A6, Folio 58, together with a portion of PARCEL O, LANDS OF SCHWARTZMAN PACKING COMPANY 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 April 17, 1961 in Volume D2, Folio 133, together with a remaining portion of SMALL HOLDING CLAIM FILE Number 2534 and 2535, PLAT OF SMALL HOLDING CLAIMS as the same is shown and designated on said plat filed in the General Land Office, in Santa Fe, New Mexico, on December 5, 1895 and together with a portion of VACATED HIGH STREET AND ARNO STREET S.E. and containing 60.8423 acres more or less.

PURPOSE

The purpose of this plan is to establish developed drainage patterns for the Master Plan Area. It includes conceptual designs of the on-site public drainage infrastructure, and establishes allowable discharges from private lots. Grading of the private lots is not included in this plan.

Separate Grading and Drainage plans are required for the individual lots prior to issuance of building permits. Each lot will be required to temporarily retain all on-site developed storm water runoff (100 yr., 10 day Volume) until the City completes the storm sewer diversion in Broadway Boulevard, from Alamo Avenue to the San Jose Drain in accordance with the South Broadway Sector Drainage Management Plan. After the Broadway storm drain is constructed, the retention ponds may be reduced in size to allow discharge at the rates established by this plan. All on-site public right-of-ways are allowed free discharge. Except that a privately maintained retention pond will be provided for the Southerly end of Karston Court until the Broadway storm sewer is constructed.

- GENERAL NOTES**
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, SHALL GOVERN ALL WORK.
 3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS, AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
 4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, THIS SHEET, AND WETTING THE SOIL TO KEEP IT FROM BLOWING. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
 6. ALL STREET ELEVATIONS SHOWN ARE FINISHED FLOWLINE ELEVATIONS.

ZONING AND SETBACKS

This property is Zoned SU-2, HM By the South Broadway Sector Plan which is equivalent to M-1. The front and street side yard of corner lots is the greater of

A. 5'

B. 11' where a street or driveway intersects a driveway.

BROADWAY INDUSTRIAL CENTER

GRADING AND DRAINAGE MASTER PLAN

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

9-24-97



Lot #	Unit #	Contributing baths	Inc.	Cum.	%	Inc. (Cum.)	Cum. (Cum.)	Inc. (Cum.)	Cum. (Cum.)	Inc. (Cum.)	Cum. (Cum.)	Inc. (Cum.)	Cum. (Cum.)	Inc. (Cum.)	Cum. (Cum.)
1	2		0.0192	90	11.64		30.49		1.1297		1.873		3.423		4.0956
2	2	101. & 110	0.0204	0.0287	90	23.69	38.90	57.37	74.38	2.1843	2.6313	3.4223			
3	1	101. & 108	0.0200	0.0266	90	22.24	34.29	61.28	72.53	2.2503	2.6313	3.6679			4.2888
4a	2		0.0486		90	6.24		17.49		0.6290		1.0238			
4b	2		0.0428		90	4.56		12.03		0.4428		0.7231			
5	1		0.0181		90			5.09		0.1873		0.3045			
6	2		0.0377		90	10.66		10.66		0.3900		0.6143			
7	3		0.0233		90			6.55		0.2410		0.3728			
*4 new	3		0.0219		90	2.34		6.15		0.2266		0.3085			
4 existing	3		0.0222		90	2.36		6.24							
5	3		0.0476		90	5.08		13.38		0.4974		0.9899			
6	3		0.0423		90	4.51		11.89		0.4376		0.7107			
7	3	lots 8, 9, & 10	0.0335	0.0362	90	3.57	59.36	9.42	88.95	0.3466	3.0906	0.5637	4.4278		
8	3	101. & 107	0.0640	0.0167	90	6.82	28.46	17.99	39.83	0.6621	1.3491	1.0748	1.8940		
9	3	101 & 106	0.0496	0.0139	90	5.29	24.73	13.94	33.38	0.5131	1.3311	0.5245	1.9903		
10	3		0.0225		90	2.40		6.32		0.2328		0.3786			
*11	3	106a	0.0860	0.0116	90	9.17	15.37	24.17	36.37	0.8807	1.0797	1.4470	1.6037		
12	3		0.0219	0.0071	90	3.40	11.39	8.97	16.96	0.3300	0.5700	0.5367	0.8007		
total on site	1-3		0.1329		90	121.8		318.98		11.742		18.989			
101			0.0283	60	6.69		6.66		0.2310		0.3353				
102			0.0302	60	7.04		7.04		0.2460		0.3765				
103			0.0592	10	12.16		12.16		0.3730		0.4156				
104			0.0630	10	12.94		12.94		0.3970		0.4424				
105			0.0508	30	11.45		11.45		0.3370		0.4627				
106a			0.0302	10	6.20		6.20		0.1900		0.2217				
106b			0.0389	10	7.99		7.99		0.2450		0.2778				
107			0.0395	30	8.90		8.90		0.2900		0.3753				
108			0.0197	30	4.45		4.45		0.1450		0.1876				
109			0.0527	10	10.83		10.83		0.3320		0.3639				
110			0.0310	10	6.38		6.38		0.1950		0.2173				

* Lots 4 and 11 are split into two downstream drainage basins with existing developed portions of the two lots draining west to Broadway and the newly developing portion draining southerly ultimately to the existing 48" RCP that runs east to west through the middle of the development and temporarily to onsite retention ponds. The existing developed portions of these two lots is excluded from this table and only the newly developing portion is included.

All onsite newly developing areas are modeled at 90% (improvised) Group 'D', 5% Group 'B', and 5% Group 'C'. Offsite basins are modeled as previously documented.

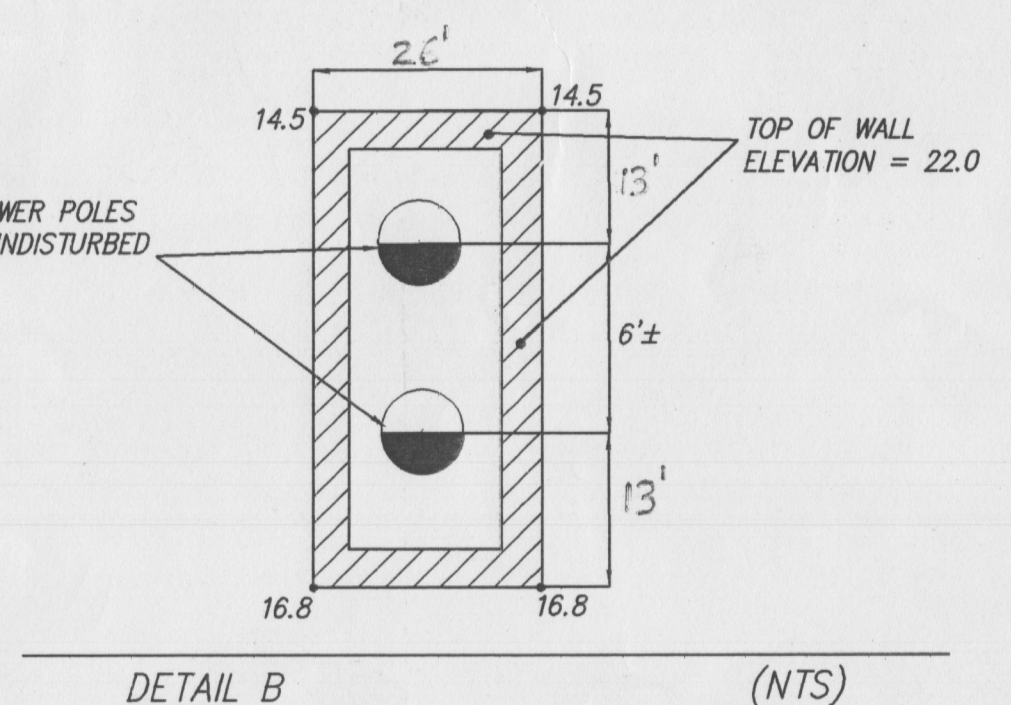
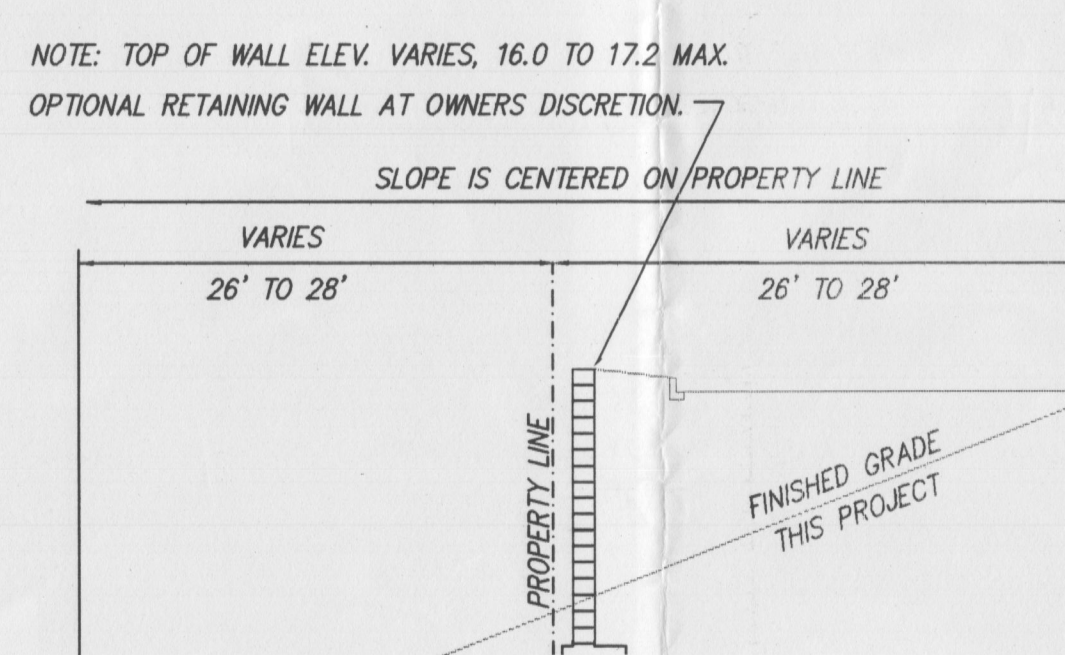
UNIT 3 TEMP. POND VOLUMES

Lot #	10 day Volume	DEPTH	BOTTOM	TOP	VOLUME PROVIDED
Lot #	AC*FT	FT.	FT.	FT.	AC*FT
1	0.3845	10	10.10	76.70	0.44
2	0.4243	10	21.20	76.80	0.44
3	0.3920	10	10.10	76.70	0.44
4	0.3685	10	10.10	76.70	0.44
5	0.3015	10	30.20	76.90	0.50
6	0.7117	10	20.20	76.90	0.76
7	0.5637	10	4.00	76.80	0.64
8	0.5341	10	0.00	76.80	0.64

* Note: Top may require more area to daylight above normal pond elevation to include 1 foot minimum freeboard and grade changes around pond. Each pond is to be rough graded as necessary to provide 3:1 slopes both below and above the normal water.

SUMMARY OF 48" PIPE FLOWS EAST OF BROADWAY BLVD.

Basin / Lot #	CONTRIBUTING	FLOW TYPE
Basins 102 & 103	12.09 cfs	Free Discharge
Basins 104, 105, 106 & 107 and Lots 7, 8, 9, & 10	14.32 cfs	Allowable after ponding
Lot 12, Unit 3	8.95 cfs	Free Discharge
Lot 11, Unit 3	15.37 cfs	Free Discharge
Lot 6, Unit 3	11.89 cfs	Free Discharge
Lot 5, Unit 3	13.40 cfs	Free Discharge
Lot 3, Unit 1	34.29 cfs	Allowable after ponding
Lot 4, Unit 3	6.15 cfs	Free Discharge
TOTAL	123.57 CFS	



PURPOSE

The purpose of this plan is to establish developed drainage patterns for the Master Plan Area. It includes conceptual designs of the on-site public drainage infrastructure, and establishes allowable discharges from private lots. Grading of the private lots is not included in this plan.

Separate Grading and Drainage plans are required for the individual lots prior to issuance of building permits. Each lot will be required to temporarily retain all on-site developed storm water runoff (100 yr., 10 day Volume) until the City completes the storm sewer diversion in Broadway Boulevard, from Alma Avenue to the San Jose Drain in accordance with the South Broadway Sector Drainage Management Plan. After the Broadway storm drain is constructed, the retention ponds may be reduced in size to allow discharge at the rates established by this plan. All on-site public right-of-ways are allowed free discharge and the initial increase in downstream flows is offset by the ponding requirements on the individual lots such that there will be no significant adverse impact to the downstream property. A privately maintained retention pond will be provided for the Southerly end of Karsten Court until the Broadway storm sewer is constructed.

The "Unit 3 Revision" maintains the same allowable flow of 123.57 cfs in the existing 48" pipe just east of Broadway Blvd., while expanding the contributing area to include 5.5 acres in lot 11 at the same allowable discharge rate of 1.667 cfs/acre as established in the report and while allowing free discharge from all of the Unit 3 lots below lot 7 by creating a large pond on lot 7. The pond on lot 7 overdetains incoming flows from lots 8, 9, 10 and offsite areas such that free discharge from the lower portion of the basin plus the increased area on lot 11 does not exceed the original 123.57 cfs allowable discharge rate as established by the previously approved version of this plan and in accordance with the South Broadway Sector Drainage Management Plan. This plan also identifies rough grading of pad sites and temporary retention ponds on each of the Unit 3 lots except lot 11. The temporary retention ponds may be adjusted at the time of building permit for each lot but must remain until the 72" pipe is constructed in Broadway per project # 1-05-18. The detention pond on lot 7 will be temporarily oversized as a retention pond to serve development of lots 5, 9, & 10.

1-14-D-12

INV. RM/TC PHASE TYPE SLOPE DEPTH APPROACH INTERCEPT BYPASS

INV.	RM/TC	PHASE	TYPE	SLOPE	DEPTH	APPROACH	INTERCEPT	BYPASS	
(ft)	(ft)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	
1	---	---	---	---	---	---	---	---	
2	---	---	---	---	---	---	---	---	
3	---	---	---	---	---	---	---	---	
4	---	---	---	---	---	---	---	---	
5	---	---	---	---	---	---	---	---	
6	---	---	---	---	---	---	---	---	
7	56.30	61.70	UNIT 1	A' INLET	3.8	0.33	6.64	4.0	2.64
8	55.00	61.35	UNIT 1	A' INLET	3.8	0.33	6.64	4.0	2.64
9	52.50	58.82	UNIT 1	C' INLET	1.7	0.30	5.28	3.5	1.78
10	46.77	59.44	EXIST.	pad box	---	---	---	---	---
11	---	---	FUTURE	A' INLET	1.04	0.56	20.92	7.1	13.82
12	---	---	FUTURE	A' INLET	1.04	0.56	20.92	7.1	13.82
13	---	---	FUTURE	C' INLET	1.04	0.50	13.82	5.7	8.12
14	---	---	FUTURE	C' INLET	1.04	0.50	13.82	5.7	8.12
15	---	---	FUTURE	MH 4' DIA	---	---	---	---	---
16	---	---	FUTURE	MH 4' DIA	---	---	---	---	---
17	79.04	85.35	UNIT 2	A' INLET	SUMP	---	3.64	3.64	0.00
18	76.04	81.60	UNIT 2	MH 4' DIA	---	---	---	---	---
19	45.04	55.04	UNIT 2	MH 4' DIA	---	---	---	---	---
20	44.04	55.54	UNIT 2	MH 4' DIA	---	---	---	---	---
21	---	---	---	---	---	---	---	---	---
22	40.04	51.04	FUTURE	MH 4' DIA	---	---	---	---	---
23	51.71	66.34	EXIST.	pad box	---	---	---	---	---
24	64.22	78.54	EXIST.	MH 4' DIA	---	---	---	---	---
25	75.48	89.04	EXIST.	MH 4' DIA	---	---	---	---	---
26	86.45	96.04	EXIST.	MH 4' DIA	---	---	---	---	---
27	92.17	14.34	EXIST.	MH 4' DIA	---	---	---	---	---

LEGEND

- 5135- EXISTING 5' CONTOUR
- 1- EXISTING TOP OF CURB
- 1- EXISTING FLOWLINE
- 1- EXISTING SPOT ELEVATION
- 1- EXISTING CURB AND GUTTER
- 1- EXISTING SANITARY SEWER MANHOLE
- 1- EXISTING CABLE T.V. PEDESTAL
- 1- EXISTING WATER VALVE
- 1- EXISTING OVERHEAD ELECTRIC LINE
- 1- EXISTING OVERHEAD TELEPHONE LINE
- 1- EXISTING POWER POLE
- 1- EXISTING TELEPHONE PEDESTAL
- 1- EXISTING FIRE HYDRANT
- 1- EXISTING STORM SEWER MANHOLE
- 1- EXISTING DROP INLET
- 1- EXISTING BILLBOARD
- 1- EXISTING LOT LINE

UNIT BOUNDARY

TRACT/LOT BOUNDARY

RIGHT OF WAY

PROPOSED FIRE HYDRANT EASEMENTS

PROPOSED WATERLINE

EXISTING SANITARY SEWER

EXISTING WATER VALVE

EXISTING STORM DRAIN

EXISTING MPH GASLINE

DRAINAGE BASIN BOUNDARY

MOUNTABLE CURB & GUTTER

STANDARD 6" CURB & GUTTER

PROPOSED STORM DRAIN LINE

PROPOSED SANITARY SEWER

ARTERIAL PAVEMENT

DEFERRED SIDEWALKS

BONINTE MEDIAN PAVEMENT

POINT OF DISCHARGE FOR PRIVATE LOTS

TEMP. RETENTION POND DIMENSION (Note: 1' min. Freeboard Required but not included in dimensions)

40' STREET @ 1.0% Q₁₀ 41.84 cfs V₁₀ 3.78 ps

CAPACITY CALCS.

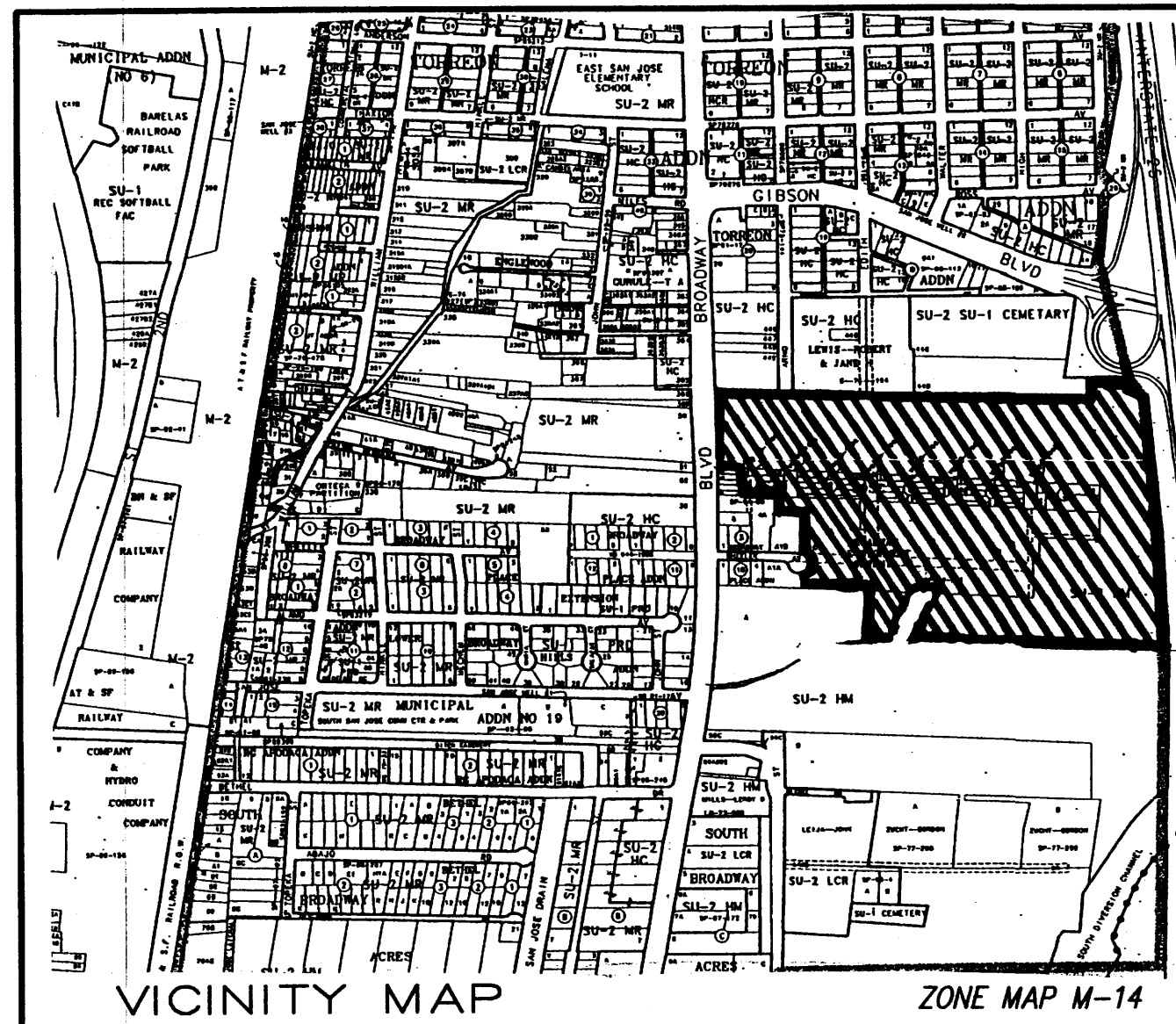
APR 29 2004

HYDROLOGY SECTION

BROADWAY INDUSTRIAL CENTER

UNIT 3 REVISION TO THE

PRELIMINARY
PLAT FOR
**BROADWAY INDUSTRIAL CENTER
SUBDIVISION
UNIT 3**
WITHIN
PROJECTED SECTION 28, 29, 32, & 33
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 1998
January 1999



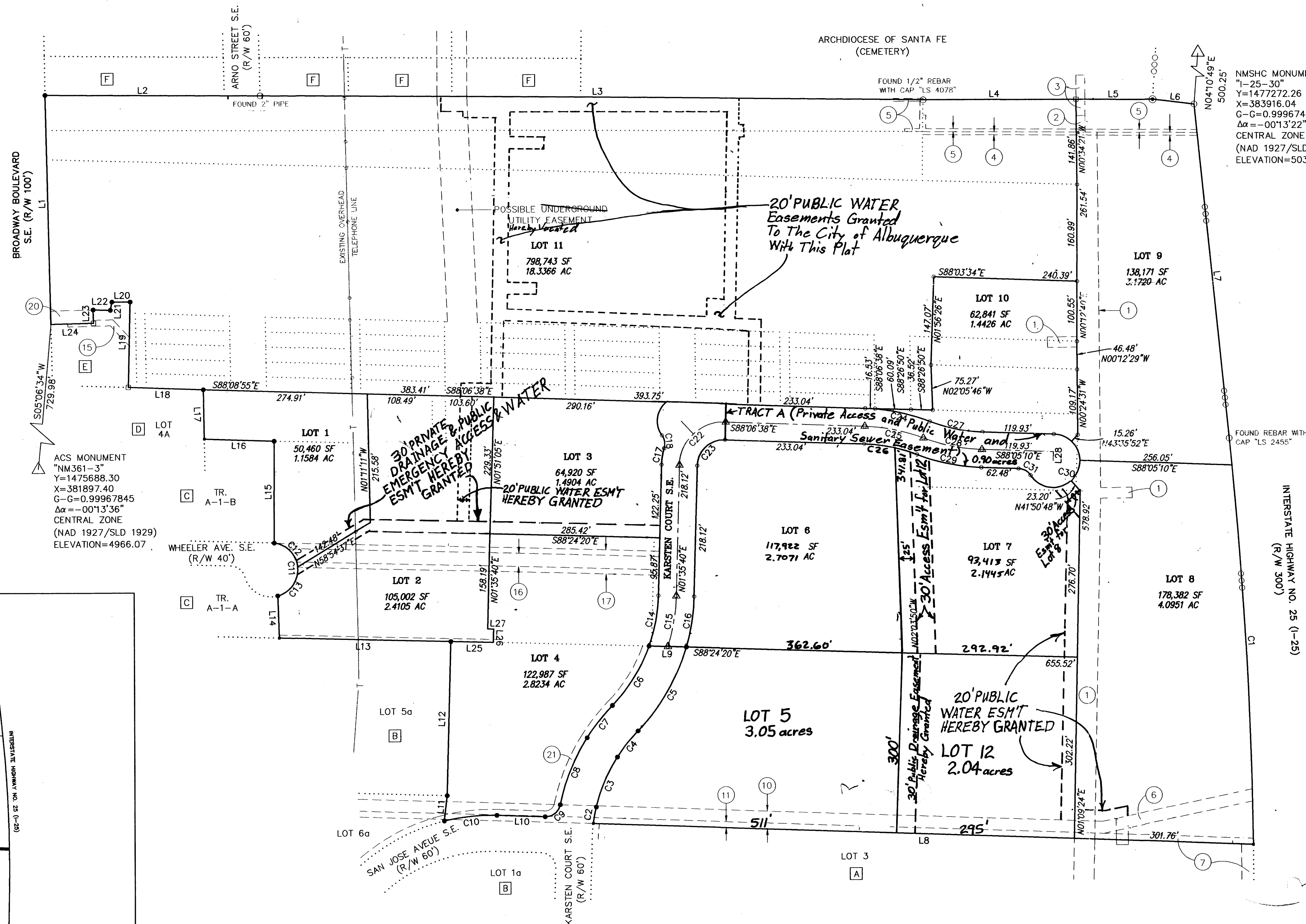
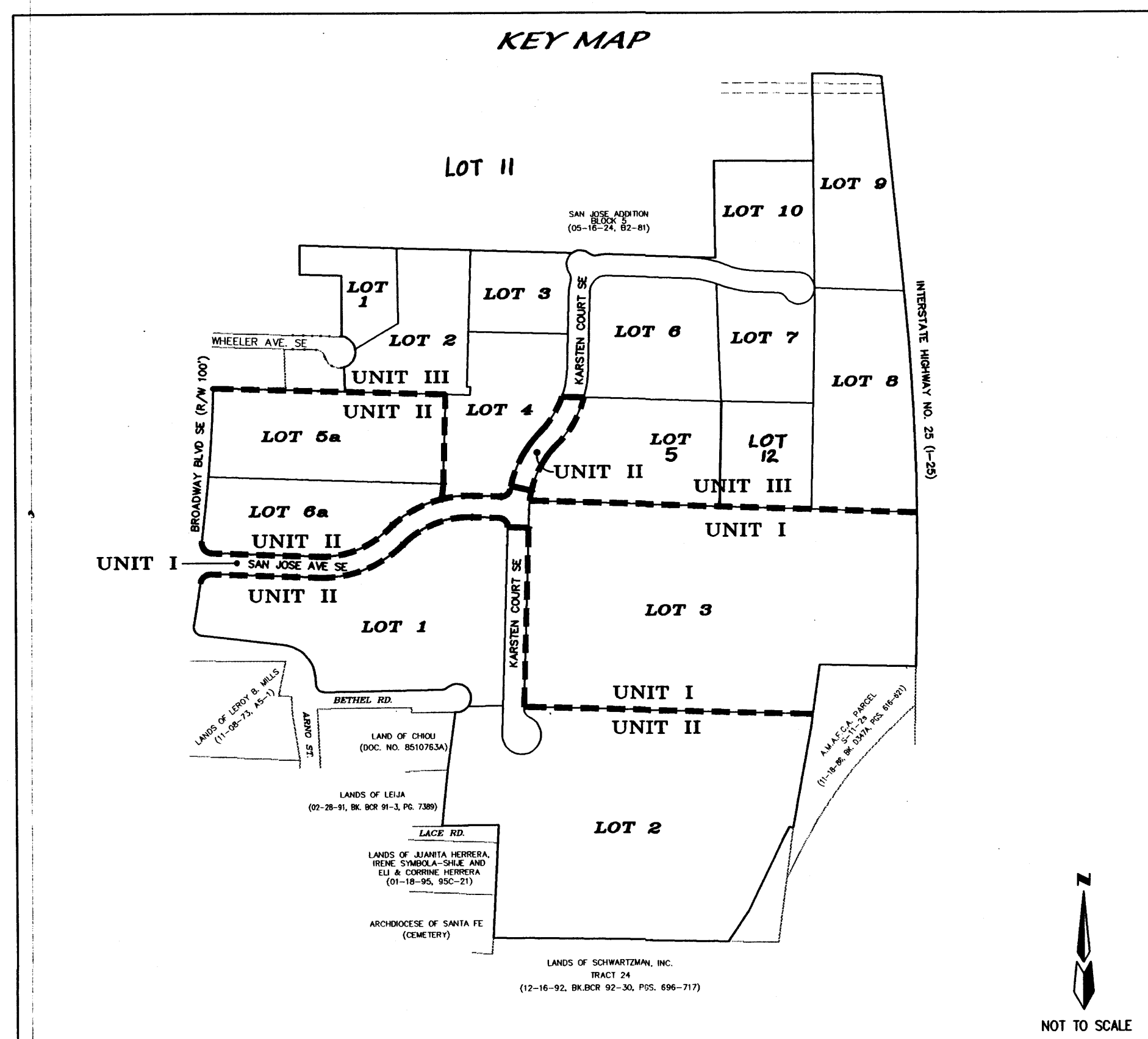
NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS "o" SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED PS#7719.
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS "Δ", WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION" "DO NOT DISTURB" PS#7719
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

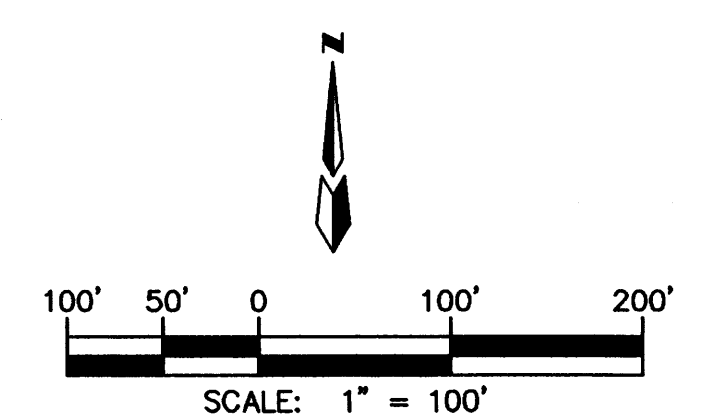
APPROVED FOR MONUMENTATION AND STREET NAMES

Handwritten signature
City Surveyor, City of Albuquerque, N.M.

09/15/98
Date



NMSHC MONUMENT
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Y=1477272.26
X=383916.04
G=0.99967444
Δα=-001°3'22"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5038.51



dwg: 8027PLXX	Drawn: <i>Handwritten initials</i>	Checked: ALS	Sheet 1 of 1
Scale: 1" = 100'	Date: 8-18-98	Job: 98027	

1-12-99

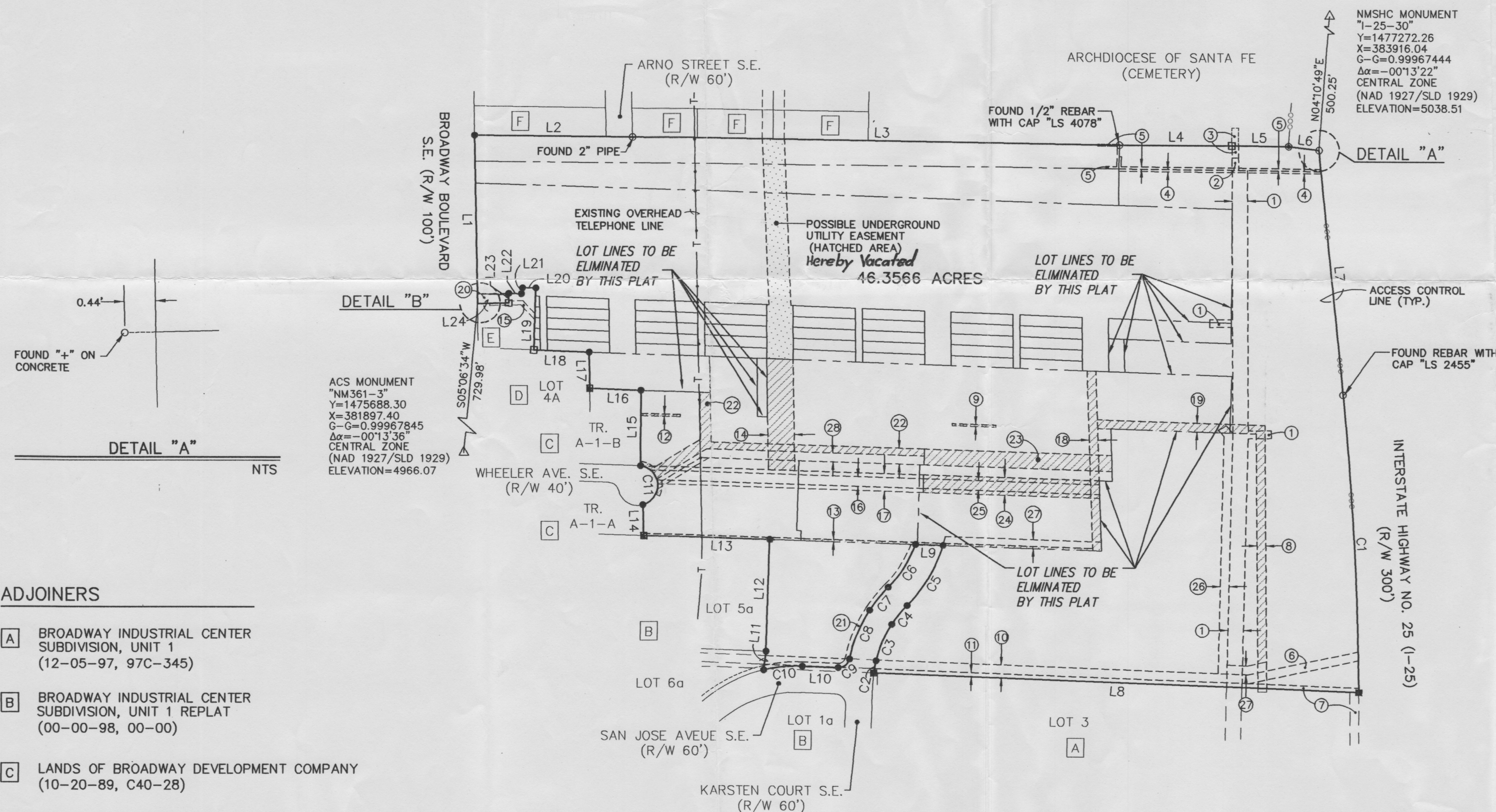
EASEMENT DATA

- | | | |
|--|--|---|
| <p>① EXISTING 35' P.N.M. EASEMENT (10-15-53, BK. D258, PGS. 15-17)</p> <p>② EXISTING 15' P.N.M. & M.S.T.&T. EASEMENT (11-24-53, BK. D261, PGS. 265-267)</p> <p>③ EXISTING 15' P.N.M. & M.S.T.&T. EASEMENT (01-05-54, BK. D265, PGS. 158-160)</p> <p>④ EXISTING 5' P.N.M. & M.S.T.&T. EASEMENT (11-20-53, BK. D261, PGS. 69-70)</p> <p>⑤ EXISTING 5' P.N.M. & M.S.T.&T. EASEMENT (10-05-53, BK. D256, PG. 629)</p> <p>⑥ EXISTING 20' C.O.A. STORM SEWER EASEMENT (05-29-61, BK. D596, PGS. 549-550)</p> <p>⑦ EXISTING C.O.A. WATERLINE, SANITARY SEWER AND PUBLIC UTILITY EASEMENT (03-04-74, BK. MISC.356, PGS. 550-551)</p> <p>⑧ PORTION OF EXISTING 20' C.O.A. WATERLINE EASEMENT (02-15-90, BK. BCR 90-3, PGS. 3965-3967) TO BE VACATED BY THIS PLAT ()</p> <p>⑨ EXISTING 5' P.N.M. AND M.S.T.&T. EASEMENT (03-17-61, BK. D586, PG. 641) TO BE VACATED BY THIS PLAT ()</p> <p>⑩ EXISTING 20' C.O.A. STORM SEWER EASEMENT (08-11-61, BK. D606, PGS. 537-540)</p> | <p>⑪ EXISTING 10' C.O.A. WATERLINE EASEMENT (03-16-77, BK. MISC. 524, PGS. 959-960)</p> <p>⑫ EXISTING 5' PNM AND M.S.T.&T. EASEMENT (02-17-61, BK. D583, PG. 111) TO BE VACATED BY THIS PLAT ()</p> <p>⑬ PORTION OF EXISTING 5' P.N.M. & M.S.T.&T. EASEMENT (01-03-61, BK. D577, PGS. 13-14) TO BE VACATED BY THIS PLAT ()</p> <p>⑭ EXISTING 60' PUBLIC UNDERGROUND UTILITY EASEMENT (11-17-60, BK. D571, PGS. 331-332) TO BE VACATED BY THIS PLAT ()</p> <p>⑮ EXISTING 10' DRAINAGE EASEMENT (07-08-85, BK.MISC. 246A, PGS. 698-700)</p> <p>⑯ EXISTING 22' PRIVATE ACCESS & DRAINAGE EASEMENT (09-26-85, C28-86)</p> <p>⑰ EXISTING 40' UTILITY EASEMENT (09-26-85, C28-86)</p> <p>⑱ EXISTING 20' PUBLIC WATERLINE EASEMENT (09-26-85, C28-86) TO BE VACATED BY THIS PLAT ()</p> <p>⑲ EXISTING 20' PUBLIC WATERLINE EASEMENT (10-20-89, C40-28) TO BE VACATED BY THIS PLAT ()</p> | <p>⑳ EXISTING ACCESS EASEMENT (09-22-76, BK. D15A, PGS. 264-265)</p> <p>㉑ EXISTING 10' PUE ()</p> <p>㉒ PORTION OF EXISTING PRIVATE ACCESS AND LANDSCAPE EASEMENT (11-06-96, DOC. NO. 96121592)</p> <p>㉓ PORTION OF EXISTING PRIVATE ACCESS AND LANDSCAPE EASEMENT (11-06-96, DOC. NO. 96121592) TO BE VACATED BY THIS PLAT ()</p> <p>㉔ PORTION OF EXISTING 40' UTILITY EASEMENT (09-26-85, C28-86) TO BE VACATED BY THIS PLAT ()</p> <p>㉕ PORTION OF EXISTING 22' PRIVATE ACCESS & DRAINAGE EASEMENT (09-26-85, C28-86) TO BE VACATED BY THIS PLAT ()</p> <p>㉖ 20' PUBLIC WATERLINE EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE ()</p> <p>㉗ 20' PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE ()</p> <p>㉘ 20' PRIVATE DRAINAGE AND PUBLIC EMERGENCY ACCESS EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE ()</p> |
|--|--|---|

Vacation Exhibit for
PRELIMINARY
PLAT FOR
**BROADWAY INDUSTRIAL CENTER
SUBDIVISION
UNIT 3**
WITHIN
PROJECTED SECTION 28, 29, 32, & 33
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 1998

PROPERTY CORNERS

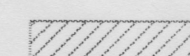
- SET 5/8" REBAR WITH CAP "ALS LS 7719"
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719"
- FOUND 5/8" REBAR
- FOUND "T-RAIL"
- FOUND 5/8" REBAR WITH CAP "LS 11184"



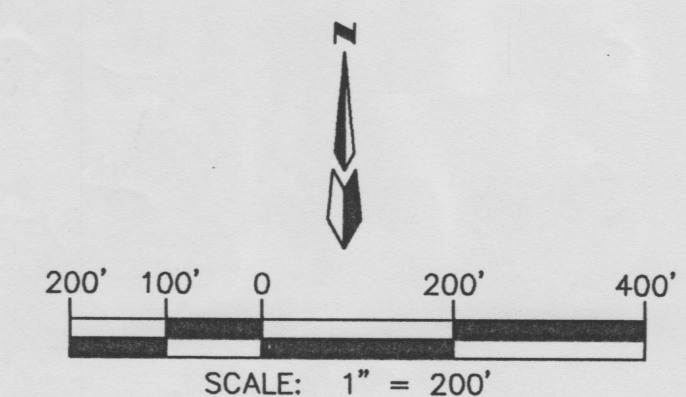
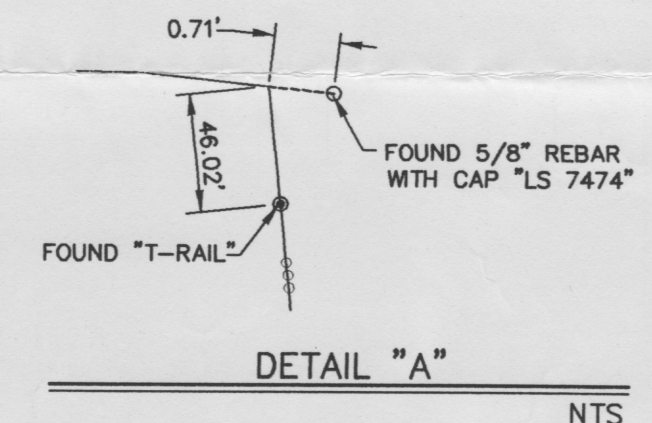
ADJOINERS

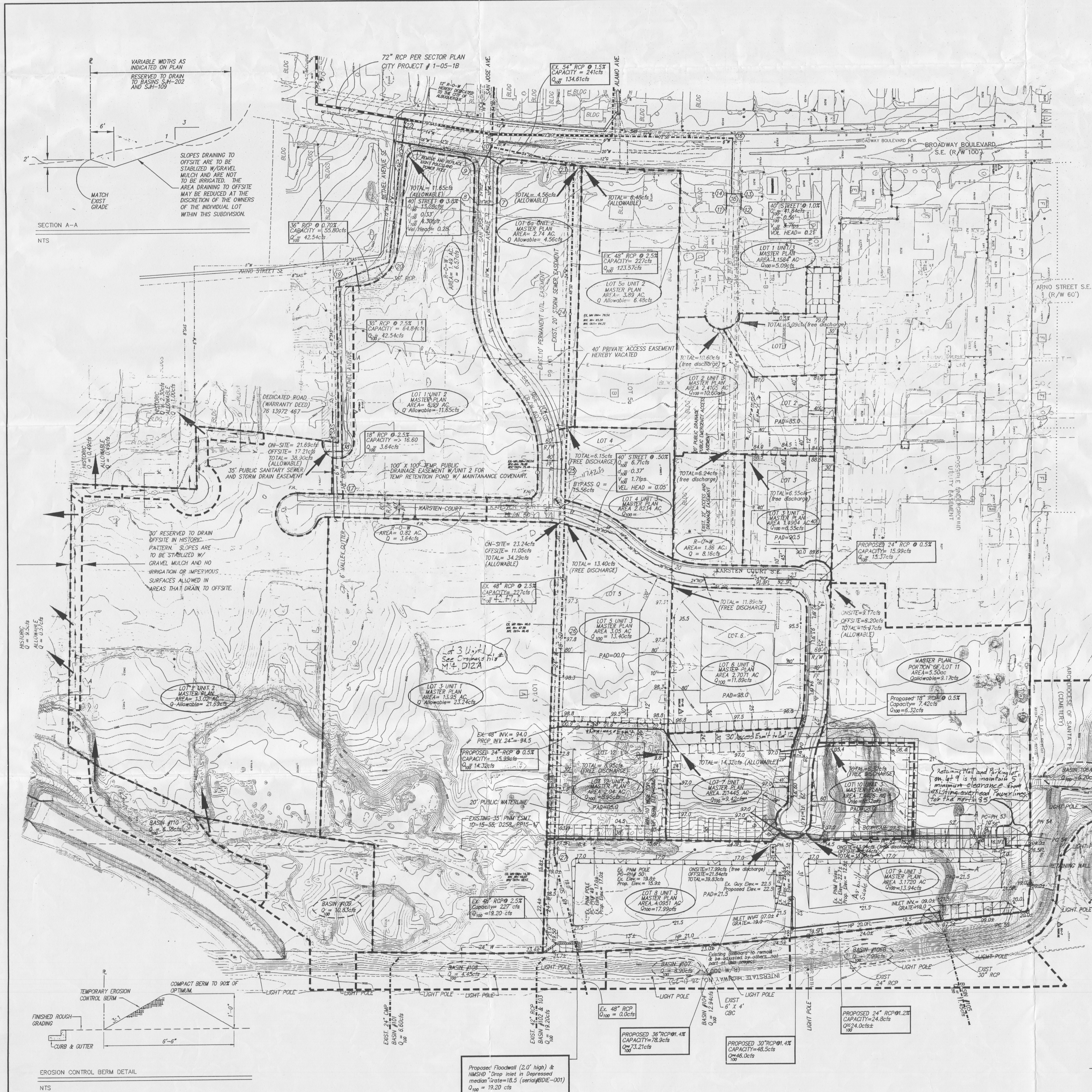
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|--|
| <p>A BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 1 (12-05-97, 97C-345)</p> <p>B BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 1 REPLAT (00-00-98, 00-00)</p> <p>C LANDS OF BROADWAY DEVELOPMENT COMPANY (10-20-89, C40-28)</p> <p>D BROADWAY PLACE ADDITION, BLOCK 3 (05-12-94, 94C-157)</p> <p>E C.O.A. PUBLIC WORKS DEPARTMENT SOILS TESTING LABORATORY (09-22-76, D15A, 264-265)</p> <p>F PORTIONS OF TRACT 369 M.R.G.C.D. MAP NO. 41</p> |
|--|

LEGEND



INDICATES A PORTION OF AN EXISTING EASEMENT HEREBY VACATED BY THIS PLAT





Summary of Required Temporary Pond Volumes

(This table is to summarize volume calculations only... not flow rates "G". Future flow rates are shown next to the discharge point on each lot)

Lot #	Unit #	Countertopping bottle	AREA sq. m.	Ceram. %	Grout %	Allowable				Free Overlay				Volume cbr.		Volume m ³	
Lot #	Unit #	Countertopping bottle				Ceram.	Ceram.	Ceram.	Ceram.	Ceram.	Ceram.	Ceram.	Ceram.	Ceram.	Ceram.	Ceram.	
1	2		.01092	99	11.64		36.69		1.1397					1.8737			
2	1	109, & 108	.03354	0.8287	99	21.67	38.98	57.17	74.18	2.1843	2.6513	3.4223	4.0888				
3	1	101 & 101	.01256	99	13.24	24.39	61.38	72.33		3.5523	3.6513	3.6429	4.3088				
5a	2		.06408	99	6.48		17.09		0.6299	1.0039							
6a	2		.04128	99	4.56		12.33		0.4828	0.8338				0.7281			
1	3		.01101	99			5.09		0.1973								
2	3		.02777	99	10.69		18.40		0.3588	0.6458				0.9458			
3	3		.02123	99			6.15		0.2266					0.3485			
*4 new	3		.02123	99			6.15		0.2266					0.3485			
4 existing	3		.02123	99			6.15		0.2266					0.3485			
5	3		.01676	99	5.08		12.38		0.4924					0.8007			
6	3		.02123	99	4.81		11.39		0.4776					0.7819			
7	3	lot 8 & 7, 19	.02125	0.8042	99	3.87	59.24	9.42	88.95	0.1466	3.0586	0.1627	4.4517				
8	3	104 & 107	.06410	0.8167	99	8.62	28.66	17.59	29.83	0.6121	1.3491	0.1748	1.8184				
9	3	105 & 106b	.08496	0.8129	99	5.29	24.73	13.84	25.38	0.5151	1.3311	0.3545	1.5986				
10	3		.02125	99	2.49		6.21		0.2328								
*11	3	106a	.06404	0.8116	99	9.17	18.37	11.37	26.37	0.3897	1.8977	1.1478	1.6075				
12	3		.04019	0.8071	99	3.49	11.39	8.97	84.96	0.3598	0.5750	0.5747	8.8971				
Total on site	1-3		1.11029	99	221.0		318.98		117.42					12.809			
101		.02153	01	6.60		6.60		0.2348					0.3532				
102		.03392	02	7.84		7.84		0.2461					0.3762				
103		.01592	10	12.14		12.14		0.7250					0.1126				
104		.06310	18	12.74		12.74		0.3970					0.4451				
105		.03708	38	11.45		11.45		0.2755					0.3827				
106a		.03102	10	6.29		6.29		0.1998					0.2317				
106b		.03102	10	7.99		7.99		0.2430					0.2730				
106c		.03102	30	8.90		8.90		0.2809					0.3753				
107		.03102	30	4.45		4.45		0.1479					0.1876				
108		.03102	10	10.83		10.83		0.3521					0.3639				
109		.02110	10	6.38		6.38		0.1950					0.2112				

* Lots 4 and 11 are split into two downstream drainage basins with existing developed portions of the two lots draining west to Broadway and the new developing portion draining southerly ultimately to the existing 48" RCP that runs east to west through the middle of the development and temporarily to onsite retention ponds. The existing developed portions of these two lots is excluded from this table and only the newly developing portions are included.

All onsite newly developing areas are modeled at 90% (impervious) Group 'D', 5% Group 'B', and 5% Group 'C'. Offsite basins are modeled as impervious, unshaded.

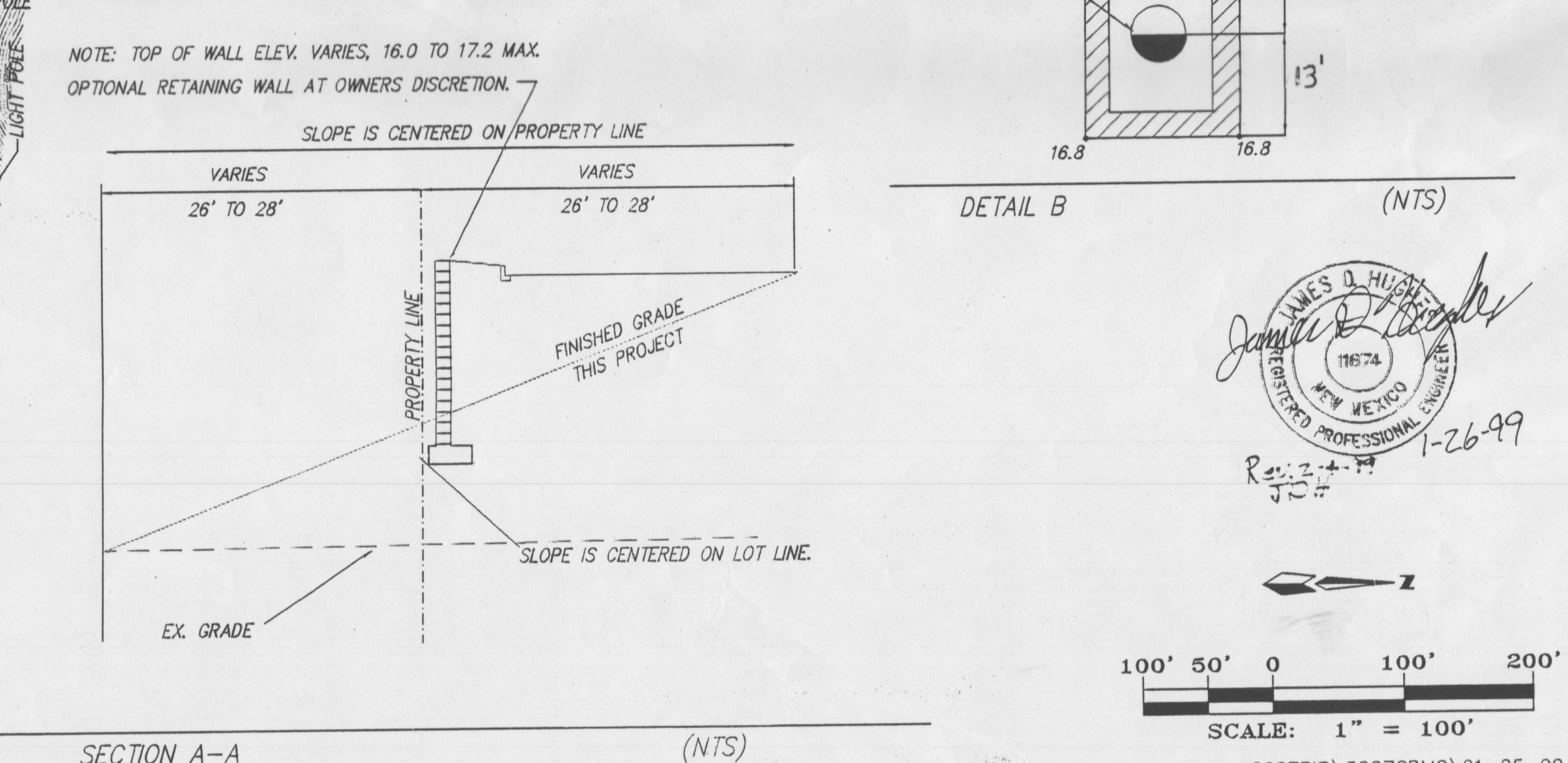
UNIT 3 TEMP AND VOLUMES ^{Retention}

Lot #	10-day Volume	DEPTH	BOTTOM	TOP*	VOLUME PROVIDED
Cont. #	10-MFT	FT.	FT.	FT.	10-MFT
1	0.3405	10	10119	70474	0.42
2	0.6343	10	29420	90180	0.62
3	0.7929	10	10910	70476	0.64
4	0.5685	10	10910	70470	0.44
5	0.8015	10	29430	90490	0.64
6	0.7117	10	29430	90490	0.70
7	0.5617	10	60287	90180	0.64
13	0.5164	10	60287	90180	0.64

Note: Top may require more area to daylight above normal pond elevation to include 1 foot minimum freeboard and grade changes around pond. Each pond is to be rough graded as necessary to provide 2 ft elevation both below and above the normal water.

SUMMARY OF 48" PIPE FLOWS EAST OF BROADWAY BLVD.

Basin / Lot #	Contributing Flow	Flow Type
Basins 102 & 103	19.2 cfs	Free Discharge
Basins 104, 105, 106B & 107 and Lots 7, 8, 9, & 10	14.32 cfs	Allowable after ponding
Lot 12, Unit 3	8.95 cfs	Free Discharge
Lot 11, Unit 3	15.37 cfs	Free Discharge
Lot 6, Unit 3	11.89 cfs	Free Discharge
Lot 5, Unit 3	13.40 cfs	Free Discharge
Lot 3, Unit 1	34.29 cfs	Allowable after ponding
Lot 4, Unit 3	6.15 cfs	Free Discharge
TOTAL	127.67 CFS	



PURPOS

The purpose of this plan is to establish development drainage patterns for the Master Plan Area. It includes conceptual designs of the on-site public drainage infrastructure and the off-site public drainage infrastructure discharges from private lots. Grading of the private lots is not included in this plan.

Reported Grading and Drainage plans are required for the individual lots prior to issuance of building permits. Each lot will be required to submit a preliminary report to the City of San Jose (100 year, 10 day Volume) until the City completes the storm sewer diversion in Broadway Boulevard from Alamo Avenue to the San Jose Water Company's existing storm sewer system.

Management Plan. After the Broadway storm drain is constructed, the retention ponds may be reduced in size to 100 year, 10 day volumes. The retention ponds will be reduced in size if the public right-of-ways are allowed free discharge and the initial increase in downstream flows is offset by the reduction in the retention pond storage. If the retention ponds are reduced in size, there will be no significant adverse impact to the downstream property. A privately maintained retention pond will be provided for the Southwestern end of the Broadway storm drain.

The "Unit 3 Revision" maintains the same allowable flow of 123.57cfs in the existing 48" pipe just east of the area to be excavated in lot 11 at the same allowable discharge rate of 1.667cfs/acre on site as established in the report and drawings showing the original 1.667cfs allowable discharge rate on lot 7. The revision is creating a large pond on lot 7. The pond on lot 7 overdrains incoming flows from lots 9,10 and offsite areas such that free discharge from the lower portion of the basin plus the increased discharge rate from the pond will equal the original 1.667cfs allowable discharge rate as established by the previously approved version of this plan and in accordance with the South Broadway Sector Drainage Management Plan. This plan also identifies roughed in drainage and site plan details for the pond on lot 7 and the retention ponds on lots 9 and 10. The temporary retention ponds may be adjusted at the time of building permit for each lot but must remain until the 72" pipe is installed and the detention basin is constructed. The detention basin on lot 7 will be temporarily oversized as a retention pond to serve development

of lots 8, 9, & 10.

- GENERAL NOTES
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, SHALL GOVERN ALL WORK.
 3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS, AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPROVALS AND APPROVALS.
 4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTION TEMPORARY BARRIERS AS PER DETAIL SHEET, AND WEETING THE SOIL TO KEEP IT FROM ENTERING THE CURB. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT SEES INTO EXISTING RIGHT-OF-WAY.
 5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
 6. ALL STREET ELEVATIONS SHOWN ARE FINISHED FLOWLINE ELEVATIONS.
 7. CROSSTOD DRAINAGE IS TO BE PREVENTED BY THE CONTRACTORS CONSTRUCTION OF DITCHES CUT INTO THE ROUGH GRADES TOGETHER WITH BARRIERS CREATED FROM THE EXCESS MATERIAL FROM THE DITCHES, SUCH THAT THE ULTIMATE DRAINAGE PATTERN SHALL BE SHOWN AND MAINTAINED TEMPORARILY ESTABLISHED TO THE SATISFACTION OF THE INSPECTING ENGINEER.
(10" AVERAGE DITCH DEPTH, 12" AVERAGE COMPACTED BENEATH HEIGHT, 30" TOTAL AVERAGE HEIGHT)

AVERAGE HEIGHT.)

This property is Zoned SU-2, HM By the South Broadway Sector Plan which is equivalent to M-1. The front and street side yard of corner lots is the greater of

A. 5'

- | LEGEND | | |
|---|----------------------------------|---|
| -51.35 | EXISTING 5' CONTOUR |  UNIT BOUNDARY |
| 70.0 | EXISTING TOP OF CURB |  TRACT BOUNDARY |
| 100.00 | EXISTING FLOWLINE |  RIGHT OF WAY |
| 100.00 | EXISTING SPOT ELEVATION |  PROPOSED FIRE HYDRANT |
|  | EXISTING GAS |  EASEMENT |
|  | EXISTING STORM SEWER MANHOLE |  EXISTING CENTERLINE |
|  | EXISTING CURB & V. PEDESTAL |  PROPOSED WATERLINE |
|  | EXISTING WATER VALVE |  SAS EXISTING SANITARY SEWER |
|  | EXISTING OVERHEAD ELECTRIC LINE |  EXISTING STORM DRAIN |
|  | EXISTING OVERHEAD TELEPHONE LINE |  PROPOSED DRAINAGE BASIN BOUNDARY |
|  | EXISTING POWER POLE |  MOUNTABLE CURB & GUTTER |
|  | EXISTING TELEPHONE PEDESTAL |  STANDARD 8' CURB & GUTTER |
|  | EXISTING FIRE HYDRANT |  PROPOSED STORM DRAIN LINE |
|  | EXISTING STORM SEWER MANHOLE |  SAS PROPOSED SANITARY SEWER |
|  | EXISTING DROP INLET |  ARTERIAL PAVEMENT |
|  | EXISTING BILLBOARD |  DEFERRED SIDEWALKS |
|  | EXISTING LOT LINE |  BOUMTE MEDIAN PAVEMENT |
|  BASIN FLOW CALCS. | |  POINT OF DISCHARGE FOR PRIVATE LOTS |
|  CAPACITY CALCS. | | |

BROADWAY INDUSTRIAL CENTER
ENGINEER'S CERTIFICATION UNIT 3 REVISION TO THE
GRADING AND DRAINAGE

dmg D. MARK GOODWIN & ASSOCIATES, P.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

Designed: DMG	Drawn: AMB	Checked: DMG	Sheet 1 of
Scale: 1" = 100'	Date: 11/13/98	Job: 98027	