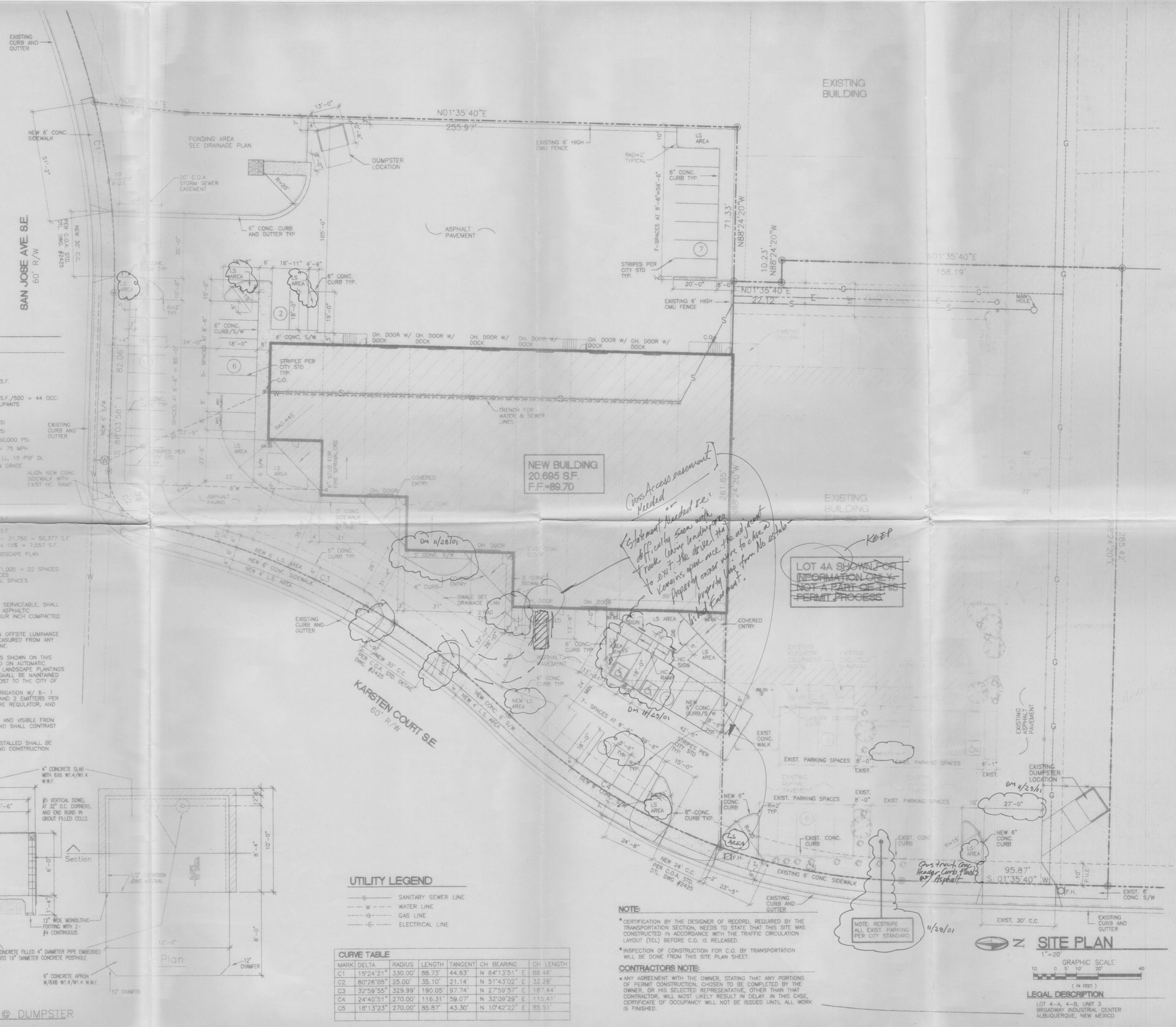


DESIGN CRITERIA

UBC CODE DESIGN DATA

OCCUPANCY GROUP	=
TYPE OF CONSTRUCTION	= II N
AREA OF BUILDING	
WAREHOUSE BUILDING	= 21,750 S.F.
OCCUPANT LOAD	
WAREHOUSE AREA	= 21,750 S.F./500 = 44 OCC.
TOTAL OCCUPANTS	= 44 OCCUPANTS
SEISMIC ZONE	= 2B
SOIL BEARING CAPACITY	= 1,500 PSI
CONCRETE STRENGTH	= 3,000 PSI
STRESS VALUES	= STEEL: 50,000 PSI.
WIND DESIGN LOAD	= SPEED = 75 MPH
ROOF DESIGN LOAD	= 20 PSF LL, 15 PSF DL
FLOOR DESIGN LOAD	= SLAB ON GRADE
CORRIDOR DESIGN LOAD	= N/A

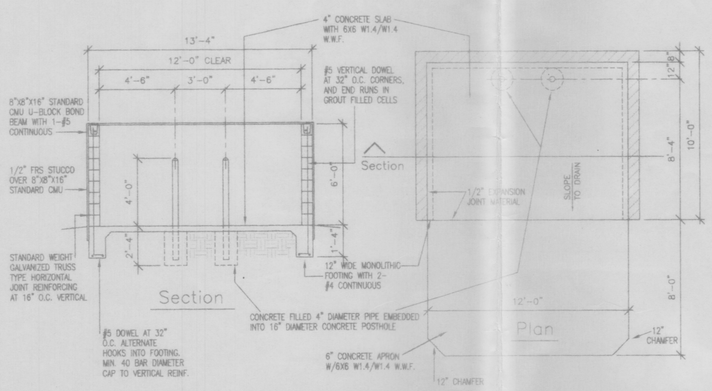
TENANT BUILDOUT ON SEPERATE PERMIT

ZONING DESIGN DATA

ZONING	= C-1
LOT AREA	= 72,127 S.F.
AREA OF BUILDING	
WAREHOUSE BUILDING	= 21,750 S.F.
NET LOT AREA	= 72,127 - 21,750 = 50,377 S.F.
LANDSCAPING REQUIRED	= 50,377 x 15% = 7,557 S.F.
LANDSCAPING PROVIDED	= SEE LANDSCAPE PLAN
PARKING REQUIREMENTS	
WAREHOUSE	= 21,750/1,000 = 22 SPACES
PARKING REQUIRED	= 22 SPACES
PARKING PROVIDED	= 39 TOTAL SPACES

GENERAL NOTES

1. PAVING SHALL BE MAINTAINED LEVEL AND SERVICEABLE, SHALL BE BLACKTOP OR EQUAL, 2" INCHES OF ASPHALTIC CONCRETE ON A PRIME COAT OVER A FOUR INCH COMPACTED SUBGRADE.
2. LIGHTING: LIGHTING SHALL NOT HAVE AN OFFSITE LUMINANCE GREATER THAN 1000 FOOT LAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE.
3. IRRIGATION: A. THE LANDSCAPE PLANTINGS SHOWN ON THIS PLAN SHALL BE IRRIGATED ON AUTOMATIC IRRIGATION SYSTEM. ALL LANDSCAPE PLANTINGS AND IRRIGATION SYSTEM SHALL BE MAINTAINED BY THE OWNER AT NO COST TO THE CITY OF ALBUQUERQUE.
   B: SHRUB PLANTING: DRIP IRRIGATION W/ 6- 1 GPM EMITTER PER TREE AND 2 EMITTERS PER SHRUB W/ AVB, PRESSURE REQULATOR, AND FITTER.
4. PREMISE ID ADDRESS SHALL BE LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL CONTRAST TO ITS BACKGROUND.
5. NEW HYDRANTS (IF REQUIRED) TO BE INSTALLED SHALL BE MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION



1 / C1 TYPICAL SLAB @ DUMPSTER
1/4"=1'-0"

UTILITY LEGEND

—S—	SANITARY SEWER LINE
—W—	WATER LINE
—G—	GAS LINE
—E—	ELECTRICAL LINE

CURVE TABLE

MARK	DELTA	RADIUS	LENGTH	TANGENT	CH BEARING	CH LENGTH
C1	15°24'21"	330.00'	88.73'	44.63'	N 84°13'51" E	88.46'
C2	80°26'05"	25.00'	35.10'	21.14'	N 51°43'02" E	32.28'
C3	32°59'55"	329.99'	190.05'	97.74'	N 27°59'57" E	187.44'
C4	24°40'51"	270.00'	116.31'	59.07'	N 32°09'29" E	115.41'
C5	18°13'23"	270.00'	85.87'	43.30'	N 10°42'22" E	85.51'

NOTE:

- CERTIFICATION BY THE DESIGNER OF RECORD, REQUIRED BY THE TRANSPORTATION SECTION, NEEDS TO STATE THAT THIS SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE TRAFFIC CIRCULATION LAYOUT (TCL) BEFORE C.O. IS RELEASED.
- INSPECTION OF CONSTRUCTION FOR C.O. BY TRANSPORTATION WILL BE DONE FROM THIS SITE PLAN SHEET.

CONTRACTORS NOTE:

- ANY AGREEMENT WITH THE OWNER, STATING THAT ANY PORTIONS OF PERMIT CONSTRUCTION, CHOSEN TO BE COMPLETED BY THE OWNER, OR HIS SELECTED REPRESENTATIVE, OTHER THAN THAT CONTRACTOR, WILL MOST LIKELY RESULT IN DELAY. IN THIS CASE, CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL ALL WORK IS FINISHED.

SITE PLAN

1"=20'

GRAPHIC SCALE
10 0 5' 10' 20' 40
(IN FEET)

LEGAL DESCRIPTION

LOT 4-A, 4-B, UNIT 3
BROADWAY INDUSTRIAL CENTER
ALBUQUERQUE, NEW MEXICO

BROADWAY INDUSTRIAL PARK

LOT 4B 2601 KARSTEN S.E.
SITE PLAN
ALBUQUERQUE, NM
PROJECT #0034-B

REVISION DATE
11-28-01

STATE OF NEW MEXICO
RICHARD BENNETT
REGISTERED ARCHITECT
11-28-2001

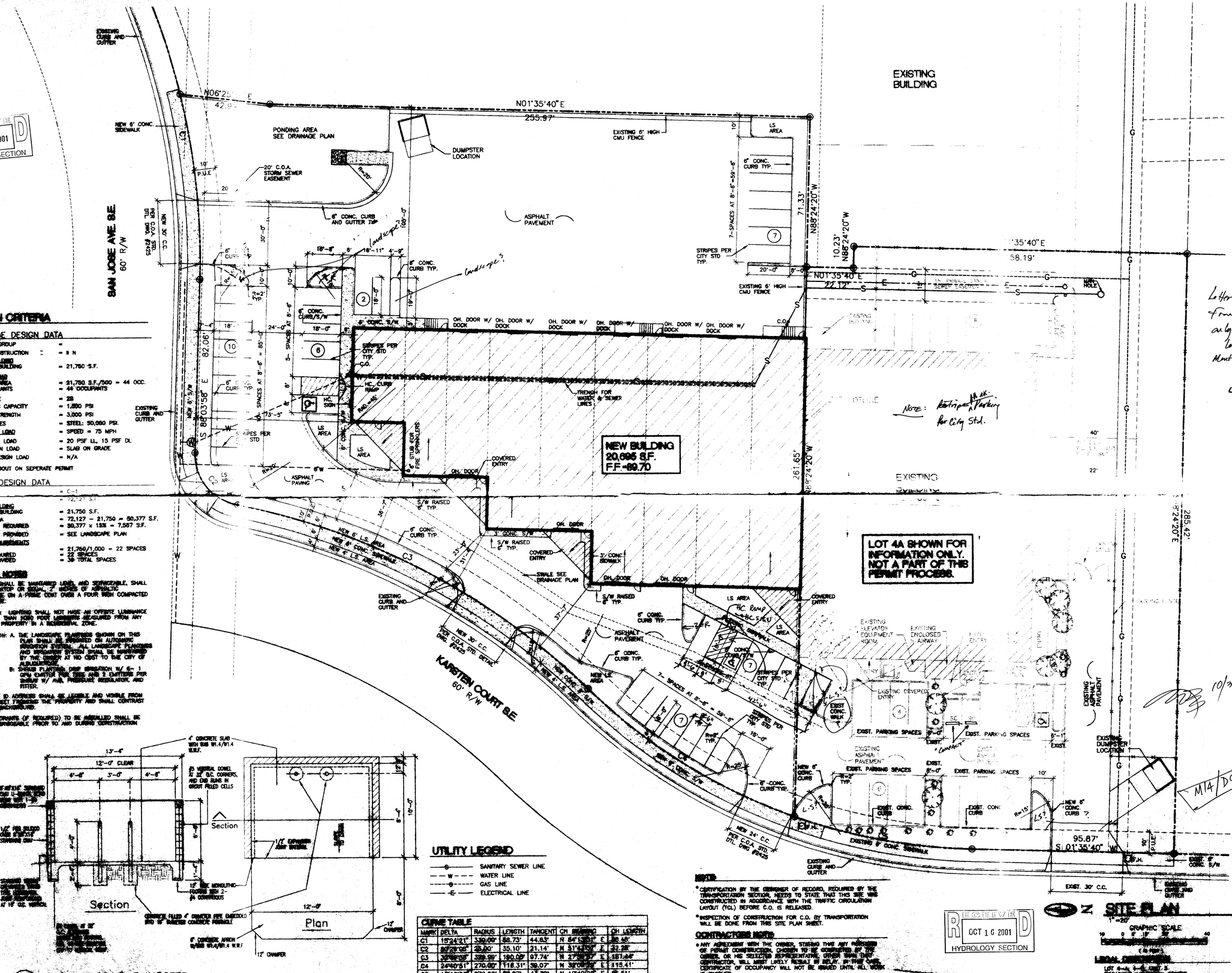
rick bennett architect
1118 Park Avenue SW
Albuquerque, New Mexico
87102
(505) 242-1891

DATE
5-14-01

SHEET NUMBER

RECEIVED
DEC 18 2001
HYDROLOGY SECTION

RECEIVED
OCT 16 2001
HYDROLOGY SECTION



DESIGN CRITERIA

UBC CODE DESIGN DATA

OCCUPANCY GROUP	=
TYPE OF CONSTRUCTION	= II N
AREA OF BUILDING	
WAREHOUSE BUILDING	= 21,750 S.F.
OCCUPANT LOAD	
WAREHOUSE AREA	= 21,750 S.F./500 = 44 OCC.
TOTAL OCCUPANTS	= 44 OCCUPANTS
SEISMIC ZONE	= 2B
SOIL BEARING CAPACITY	= 1,500 PSI
CONCRETE STRENGTH	= 3,000 PSI
STRESS VALUES	= STEEL: 50,000 PSI.
WIND DESIGN LOAD	= SPEED = 75 MPH
ROOF DESIGN LOAD	= 20 PSF LL, 15 PSF DL
FLOOR DESIGN LOAD	= SLAB ON GRADE
CORRIDOR DESIGN LOAD	= N/A

TENANT BUILDOUT ON SEPERATE PERMIT

ZONING DESIGN DATA

ZONING	= C-1
LOT AREA	= 72,127 S.F.
AREA OF BUILDING	
WAREHOUSE BUILDING	= 21,750 S.F.
NET LOT AREA	= 72,127 - 21,750 = 50,377 S.F.
LANDSCAPING REQUIRED	= 50,377 x 15% = 7,557 S.F.
LANDSCAPING PROVIDED	= SEE LANDSCAPE PLAN
PARKING REQUIREMENTS	
WAREHOUSE	= 21,750/1,000 = 22 SPACES
PARKING REQUIRED	= 22 SPACES
PARKING PROVIDED	= 38 TOTAL SPACES

GENERAL NOTES

1. PAVING SHALL BE MAINTAINED LEVEL AND SERVICEABLE, SHALL BE BLACKTOP OR EQUAL, 2" INCHES OF ASPHALTIC CONCRETE ON A PRIME COAT OVER A FOUR INCH COMPACTED SUBGRADE.
2. LIGHTING: LIGHTING SHALL NOT HAVE AN OFFSITE LUMINANCE GREATER THAN 1000 FOOT LAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE.
3. IRRIGATION: A. THE LANDSCAPE PLANTERS SHOWN ON THIS PLAN SHALL BE IRRIGATED ON AUTOMATIC IRRIGATION SYSTEM. ALL LANDSCAPE PLANTERS AND IRRIGATION SYSTEM SHALL BE MAINTAINED BY THE OWNER AT NO COST TO THE CITY OF ALBUQUERQUE.
   B: SHRUB PLANTING DRIP IRRIGATION W/ 6- 1 GPH EMITTER PER TREE AND 2 EMITTERS PER SHRUB W/ ANB. PRESSURE REGULATOR, AND FILTER.
4. PREMISE ID ADDRESS SHALL BE LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL CONTRAST TO ITS BACKGROUND.
5. NEW HYDRANTS (IF REQUIRED) TO BE INSTALLED SHALL BE MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION

1 TYPICAL SLAB & DUMPSTER
C1 NTS

UTILITY LEGEND

- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- ELECTRICAL LINE

CURVE TABLE

MARK	DELTA	RADIUS	LENGTH	TANGENT	CH BEARING	CH LENGTH
C1	15°24'21"	330.00'	88.73'	44.83'	N 84°13'31" E	88.48'
C2	80°29'05"	25.00'	35.10'	21.14'	N 31°43'00" E	32.28'
C3	32°58'55"	329.99'	190.00'	97.74'	N 27°56'37" E	187.44'
C4	24°40'51"	270.00'	116.31'	59.07'	N 32°06'26" E	115.41'
C5	18°13'23"	270.00'	85.87'	43.30'	N 10°42'22" E	85.51'

NOTE

* CERTIFICATION BY THE ENGINEER OF RECORD, REQUIRED BY THE TRANSPORTATION SECTION, NEEDS TO STATE THAT THIS SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE TRAFFIC CIRCULATION LAYOUT (TCL) BEFORE C.O. IS RELEASED.
* INSPECTION OF CONSTRUCTION FOR C.O. BY TRANSPORTATION WILL BE DONE FROM THIS SITE PLAN SHEET.

CONTRACTORS NOTE

* ANY AGREEMENT WITH THE OWNER, STATING THAT ANY PORTIONS OF PERMIT CONSTRUCTION, CHOSEN TO BE COMPLETED BY THE OWNER, OR HIS SELECTED REPRESENTATIVE, OTHER THAN THE CONTRACTOR, WILL MOST LIKELY RESULT IN DELAY. IN THAT CASE, CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL ALL WORK IS FINISHED.

RECEIVED
OCT 16 2001
HYDROLOGY SECTION

SITE PLAN

1"=20'

GRAPHIC SCALE

LEGAL DESCRIPTION
LOT 4-A, 4-B, UNIT 3
BROADWAY INDUSTRIAL PARK
ALBUQUERQUE, NEW MEXICO

BROADWAY INDUSTRIAL PARK

LOT 4B 2601 KARSTEN S.E.
SITE PLAN
ALBUQUERQUE, NM
PROJECT #00034-B

REVISION DATE
09-26-01

STATE OF NEW MEXICO
RICHARD J. BENNETT
11340
REGISTERED ARCHITECT

10/31/01

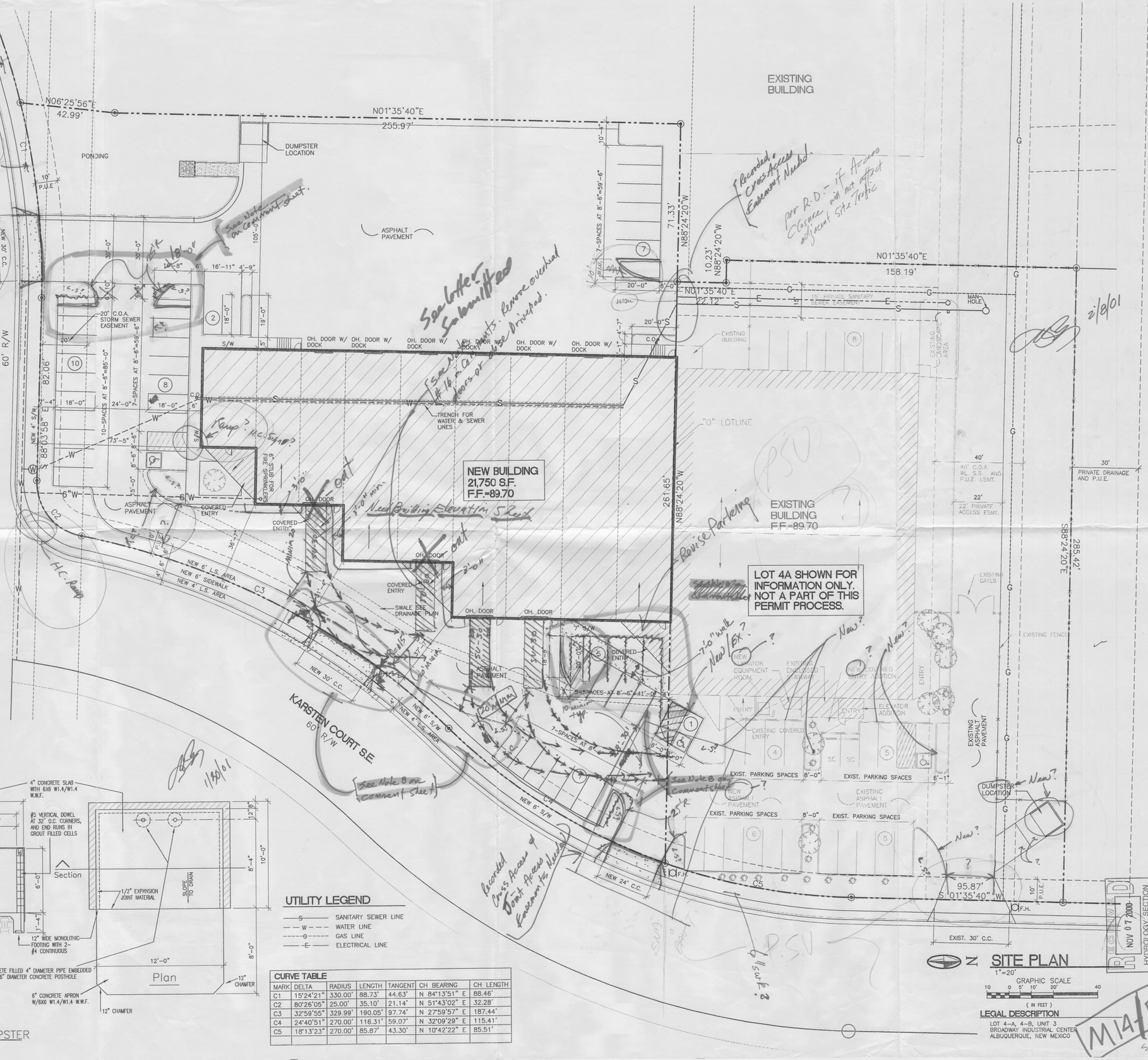
rick bennett architect
118 Park Avenue SW
Albuquerque, New Mexico
87102
(505) 242-1991

RECEIVED
OCT 16 2001
HYDROLOGY SECTION

DATE
5-14-01

SHEET NUMBER
C-1

RECEIVED
OCT 18 2001
HYDROLOGY SECTION



DESIGN CRITERIA

UBC CODE DESIGN DATA

OCCUPANCY GROUP	=
TYPE OF CONSTRUCTION	= II N
AREA OF BUILDING	
WAREHOUSE BUILDING	= 21,750 S.F.
OCCUPANT LOAD	
WAREHOUSE AREA	= 21,750 S.F./500 = 44 OCC.
TOTAL OCCUPANTS	= 44 OCCUPANTS
SEISMIC ZONE	= 2B
SOIL BEARING CAPACITY	= 1,500 PSI
CONCRETE STRENGTH	= 3,000 PSI
STRESS VALUES	= STEEL: 50,000 PSI.
WIND DESIGN LOAD	= SPEED = 75 MPH
ROOF DESIGN LOAD	= 20 PSF LL, 15 PSF DL
FLOOR DESIGN LOAD	= SLAB ON GRADE
CORRIDOR DESIGN LOAD	= N/A

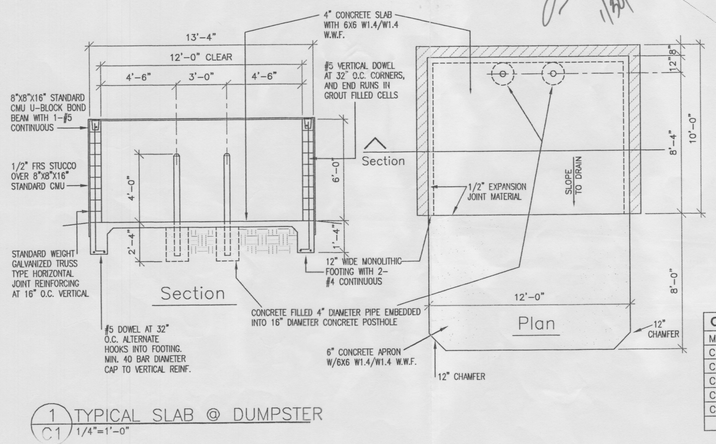
TENANT BUILDOUT ON SEPERATE PERMIT

ZONING DESIGN DATA

ZONING	= C-1
LOT AREA	= 72,127 S.F.
AREA OF BUILDING	
WAREHOUSE BUILDING	= 21,750 S.F.
NET LOT AREA	= 72,127 - 21,750 = 50,377 S.F.
LANDSCAPING REQUIRED	= 50,377 x 15% = 7,557 S.F.
LANDSCAPING PROVIDED	= SEE LANDSCAPE PLAN
PARKING REQUIREMENTS	
WAREHOUSE	= 21,750/1,000 = 22 SPACES
PARKING REQUIRED	= 22 SPACES
PARKING PROVIDED	= 39 TOTAL SPACES

GENERAL NOTES

1. PAVING SHALL BE MAINTANED LEVEL AND SERVICEABLE, SHALL BE BLACKTOP OR EQUAL, 2" INCHES OF ASPHALTIC CONCRETE ON A PRIME COAT OVER A FOUR INCH COMPACTED SUBGRADE.
2. LIGHTING: LIGHTING SHALL NOT HAVE AN OFFSITE LUMINANCE GREATER THAN 1000 FOOT LAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE.
3. IRRIGATION: A. THE LANDSCAPE PLANTINGS SHOWN ON THIS PLAN SHALL BE IRRIGATED ON AUTOMATIC IRRIGATION SYSTEM. ALL LANDSCAPE PLANTINGS AND IRRIGATION SYSTEM SHALL BE MAINTAINED BY THE OWNER AT NO COST TO THE CITY OF ALBUQUERQUE.
   B: SHRUB PLANTING: DRIP IRRIGATION W/ 6- 1 GPM EMITTER PER TREE AND 2 EMITTERS PER SHRUB W/ AVB, PRESSURE REQULATOR, AND FITTER.
4. PREMISE ID ADDRESS SHALL BE LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL CONTRAST TO ITS BACKGROUND.
5. NEW HYDRANTS (IF REQUIRED) TO BE INSTALLED SHALL BE MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION



1 TYPICAL SLAB @ DUMPSTER
C1 1/4"=1'-0"

UTILITY LEGEND

—S—	SANITARY SEWER LINE
—W—	WATER LINE
—G—	GAS LINE
—E—	ELECTRICAL LINE

CURVE TABLE

MARK	DELTA	RADIUS	LENGTH	TANGENT	CH BEARING	CH LENGTH
C1	15°24'21"	330.00'	88.73'	44.63'	N 84°13'51" E	88.46'
C2	80°26'05"	25.00'	35.10'	21.14'	N 51°43'02" E	32.28'
C3	32°59'55"	329.99'	190.05'	97.74'	N 27°59'57" E	187.44'
C4	24°40'51"	270.00'	116.31'	59.07'	N 32°09'29" E	115.41'
C5	18°13'23"	270.00'	85.87'	43.30'	N 10°42'22" E	85.51'

LEGAL DESCRIPTION

LOT 4-A, 4-B, UNIT 3
BROADWAY INDUSTRIAL CENTER
ALBUQUERQUE, NEW MEXICO

BROADWAY INDUSTRIAL PARK

LOT 4B
SITE PLAN
ALBUQUERQUE, NM
PROJECT #0034-B

REVISION DATE

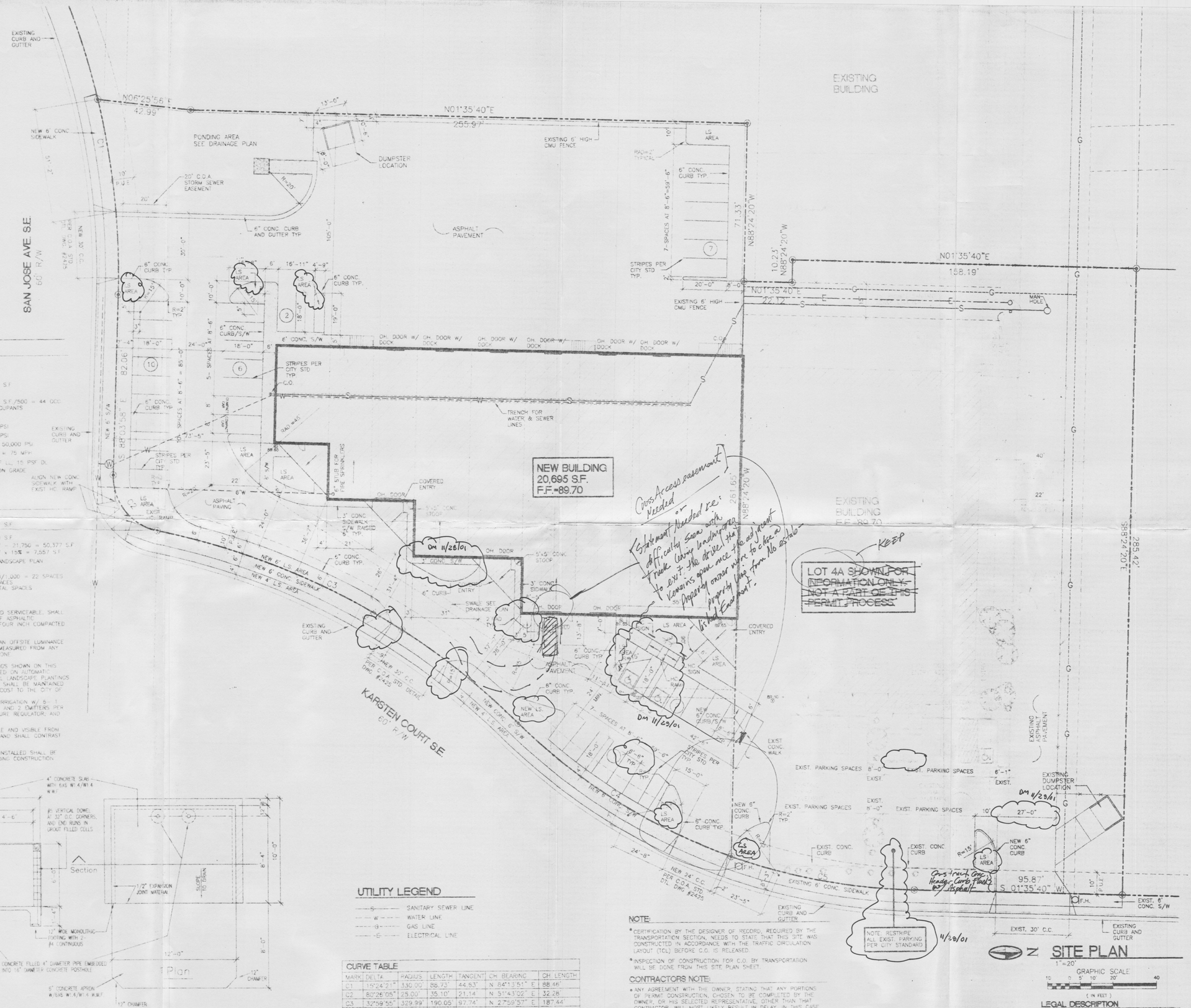
STATE OF NEW MEXICO
RICHARD P. BENNETT
No. 1240
REGISTERED ARCHITECT

rick bennett architect
1118 Park Avenue SW
Albuquerque, New Mexico
87102
(505) 242-1854

DATE
11-3-00

SHEET NUMBER
C-1

M14/D12C



DESIGN CRITERIA

URC CODE DESIGN DATA

OCCUPANCY GROUP	=
TYPE OF CONSTRUCTION	= II N
AREA OF BUILDING	
WAREHOUSE BUILDING	= 21,750 S.F.
OCCUPANT LOAD	
WAREHOUSE AREA	= 21,750 S.F./500 = 44 OCC.
TOTAL OCCUPANTS	= 44 OCCUPANTS
SEISMIC ZONE	= 2B
SOIL BEARING CAPACITY	= 1,500 PSI
CONCRETE STRENGTH	= 3,000 PSI
STRESS VALUES	= STEEL 50,000 PSI
WIND DESIGN LOAD	= SPEED = 75 MPH
ROOF DESIGN LOAD	= 20 PSF LL, 15 PSF DL
FLOOR DESIGN LOAD	= SLAB ON GRADE
CORRIDOR DESIGN LOAD	= N/A

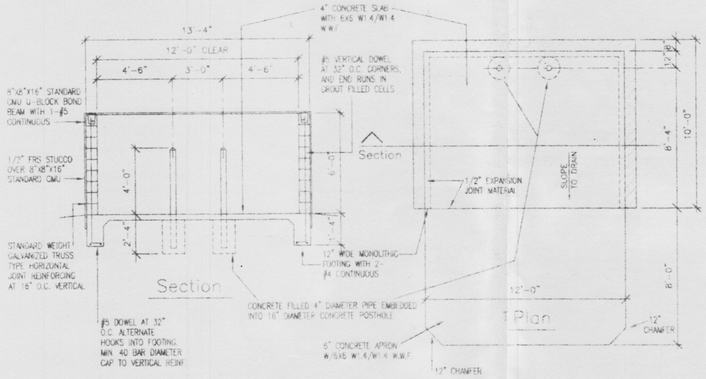
TENANT BUILDOUT ON SEPERATE PERMIT

ZONING DESIGN DATA

ZONING	= C-1
LOT AREA	= 72,127 S.F.
AREA OF BUILDING	
WAREHOUSE BUILDING	= 21,750 S.F.
NET LOT AREA	= 72,127 - 21,750 = 50,377 S.F.
LANDSCAPING REQUIRED	= 50,377 x 15% = 7,557 S.F.
LANDSCAPING PROVIDED	= SEE LANDSCAPE PLAN
PARKING REQUIREMENTS	
WAREHOUSE	= 21,750/1,000 = 22 SPACES
PARKING REQUIRED	= 22 SPACES
PARKING PROVIDED	= 39 TOTAL SPACES

GENERAL NOTES

1. PAVING SHALL BE MAINTAINED LEVEL AND SERVICEABLE, SHALL BE BLACKTOP OR EQUAL, 2" INCHES OF ASPHALTIC CONCRETE ON A PRIME COAT OVER A FOUR INCH COMPACTED SUBGRADE.
2. LIGHTING: LIGHTING SHALL NOT HAVE AN OFFSITE LUMINANCE GREATER THAN 1000 FOOT LAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE.
3. IRRIGATION: A. THE LANDSCAPE PLANTINGS SHOWN ON THIS PLAN SHALL BE IRRIGATED ON AUTOMATIC IRRIGATION SYSTEM. ALL LANDSCAPE PLANTINGS AND IRRIGATION SYSTEM SHALL BE MAINTAINED BY THE OWNER AT NO COST TO THE CITY OF ALBUQUERQUE.
   B. SHRUB PLANTING: DRIP IRRIGATION W/ 6-1 GPM EMITTER PER TREE AND 2 EMITTERS PER SHRUB W/ AVB. PRESSURE REGULATOR, AND FITTER.
4. PREMISE ID ADDRESS SHALL BE LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL CONTRAST TO ITS BACKGROUND.
5. NEW HYDRANTS (IF REQUIRED) TO BE INSTALLED SHALL BE MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.



1 TYPICAL SLAB @ DUMPSTER
C1 1/4"=1'-0"

UTILITY LEGEND

—S—	SANITARY SEWER LINE
—W—	WATER LINE
—G—	GAS LINE
—E—	ELECTRICAL LINE

CURVE TABLE

MARK	DELTA	RADIUS	LENGTH	TANGENT	CH. BEARING	CH. LENGTH
C1	19°24'21"	330.00'	86.73'	44.93'	N 84°13'51" E	88.46'
C2	80°26'05"	25.00'	35.10'	21.14'	N 51°43'02" E	32.28'
C3	32°59'55"	329.99'	190.05'	97.74'	N 27°59'57" E	187.44'
C4	24°40'51"	270.00'	116.31'	59.07'	N 32°09'29" E	115.41'
C5	18°13'23"	270.00'	85.87'	43.30'	N 10°42'22" E	85.51'

NOTE:

* CERTIFICATION BY THE DESIGNER OF RECORD, REQUIRED BY THE TRANSPORTATION SECTION, NEEDS TO STATE THAT THIS SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE TRAFFIC CIRCULATION LAYOUT (TCL) BEFORE C.O. IS RELEASED.
* INSPECTION OF CONSTRUCTION FOR C.O. BY TRANSPORTATION WILL BE DONE FROM THIS SITE PLAN SHEET.

CONTRACTORS NOTE:

* ANY AGREEMENT WITH THE OWNER, STATING THAT ANY PORTIONS OF PERMIT CONSTRUCTION, CHOSEN TO BE COMPLETED BY THE OWNER, OR HIS SELECTED REPRESENTATIVE, OTHER THAN THAT CONTRACTOR, WILL MOST LIKELY RESULT IN DELAY. IN THIS CASE, CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL ALL WORK IS FINISHED.

SITE PLAN

1"=20'

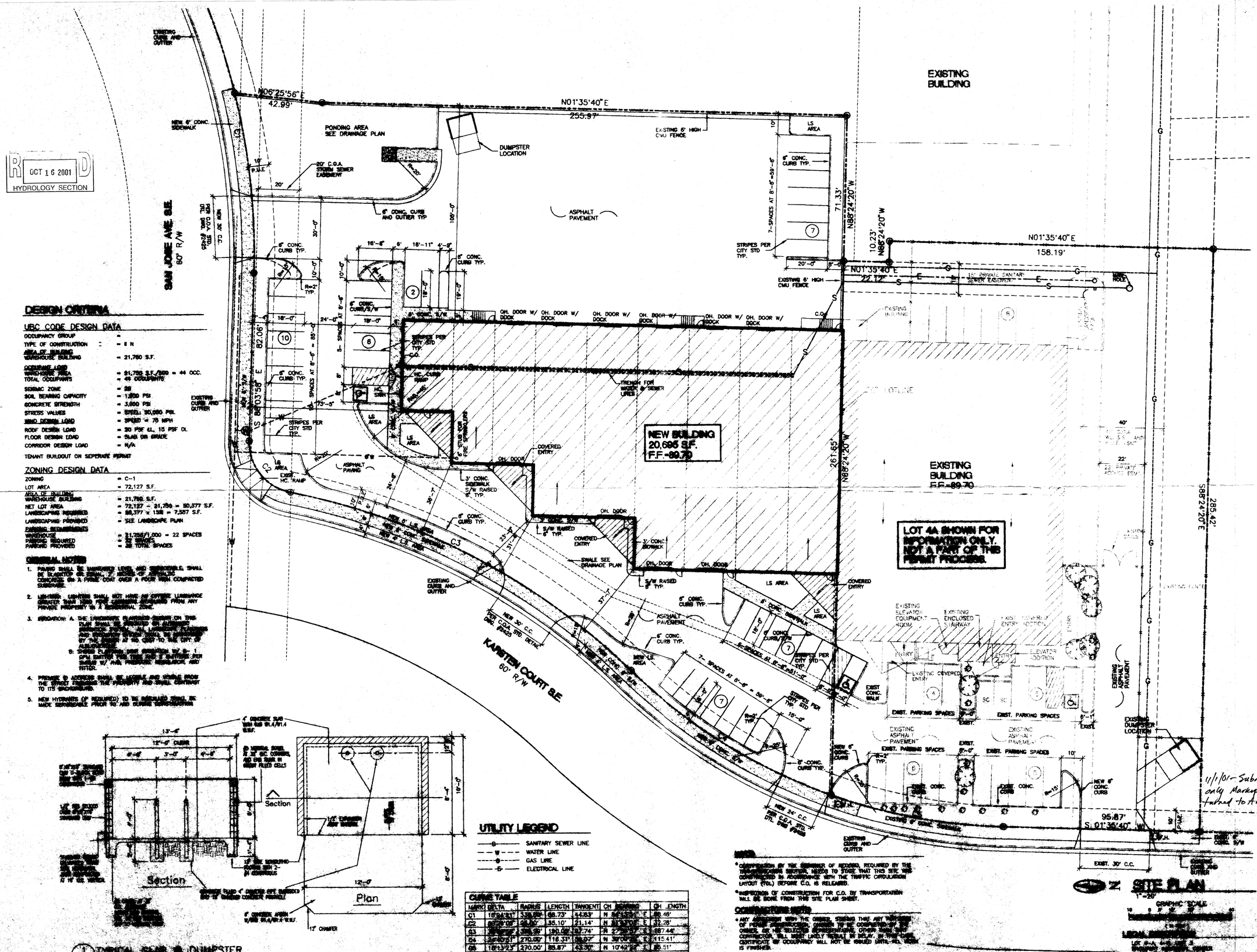
GRAPHIC SCALE

10 0 5' 10' 20' 40

(IN FEET)

LEGAL DESCRIPTION

LOT 4-A, 4-B, UNIT 3
BROADWAY INDUSTRIAL CENTER
ALBUQUERQUE, NEW MEXICO



TYPICAL SLAB @ DUMPSTER

DESIGN CRITERIA

UBC CODE DESIGN DATA

OCCUPANCY GROUP	=
TYPE OF CONSTRUCTION	= II N
AREA OF BUILDING	
WAREHOUSE BUILDING	= 21,760 S.F.
OCCUPANT LOAD	
WAREHOUSE AREA	= 21,760 S.F./500 = 44 OCC.
TOTAL OCCUPANTS	= 49 OCCUPANTS
SEISMIC ZONE	= 2B
SOIL BEARING CAPACITY	= 1,500 PSI
CONCRETE STRENGTH	= 3,000 PSI
STRESS VALUES	= STEEL: 30,000 PSI.
WIND DESIGN LOAD	= SPEED = 75 MPH
ROOF DESIGN LOAD	= 20 PSF LL, 15 PSF DL
FLOOR DESIGN LOAD	= SLAB ON GRADE
CORRIDOR DESIGN LOAD	= N/A

TENANT BUILDOUT ON SEPERATE PERMIT

ZONING DESIGN DATA

ZONING	= C-1
LOT AREA	= 72,127 S.F.
AREA OF BUILDING	
WAREHOUSE BUILDING	= 21,760 S.F.
NET LOT AREA	= 72,127 - 21,760 = 50,377 S.F.
LANDSCAPING REQUIRED	= 50,377 x 15% = 7,557 S.F.
LANDSCAPING PROVIDED	= SEE LANDSCAPE PLAN
PARKING REQUIREMENTS	
WAREHOUSE	= 21,760/1,000 = 22 SPACES
PARKING REQUIRED	= 22 SPACES
PARKING PROVIDED	= 26 TOTAL SPACES

GENERAL NOTES

1. PAVING SHALL BE IMPERVIOUS, LIGHT, AND DURABLE, SHALL BE SLOPED ON SEVERAL % MEDIA OF SURFACE CONCRETE ON A FIRM COAT OVER A FOUR INCH COMPACTED SUBGRADE.
2. LIGHTING: LIGHTING SHALL NOT HAVE AN OUTDOOR LUMINAIRE GREATER THAN 20W WITHIN 50 FEET REQUIRED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE.
3. IRRIGATION: A. THE IRRIGATION SYSTEM SHOWN ON THIS PLAN SHALL BE INSTALLED [illegible] BY THE CITY OF ALBUQUERQUE.
   B. SHOW PLANTING THAT WILL BE IN A [illegible] WITH A MINIMUM OF ONE [illegible] PER [illegible] SQ. FT. [illegible] AND RITER.
4. PROVIDE D ADDRESS SIGN TO BE VISIBLE AND READ FROM THE STREET DURING THE HOURS OF DARKNESS AND SHALL CONFORM TO ITS SIGNAGE.
5. NEW HYDRANTS (IF REQUIRED) TO BE INSTALLED SHALL BE MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.

UTILITY LEGEND

- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- ELECTRICAL LINE

CURVE TABLE

MARK	DELTA	RADIUS	LENGTH	TANGENT	CH BEARING	CH LENGTH
C1	16°24'31"	339.00'	96.73'	44.63'	N [illegible] E	96.46'
C2	90°00'00"	20.00'	35.10'	21.14'	N [illegible] E	32.28'
C3	[illegible]	330.59'	190.02'	97.74'	N [illegible] E	187.44'
C4	34°40'51"	270.00'	116.31'	59.97'	N 39°00'[illegible] E	115.41'
C5	18°13'23"	270.00'	85.87'	43.30'	N 10°42'[illegible] E	85.51'

NOTES

* CONSTRUCTION BY THE OWNER OF RECORD, REQUIRED BY THE TRANSPORTATION SECTION, NEEDS TO STAGE THAT THIS SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE TRAFFIC CIRCULATION LAYOUT (TCL) BEFORE C.O. IS RELEASED.
* INSPECTIONS OF CONSTRUCTION FOR C.O. BY TRANSPORTATION WILL BE DONE FROM THIS SITE PLAN SHEET.

CONSTRUCTION NOTE

* ANY ACCIDENT WITH THE OWNER STATING THAT ANY "WORK" OF PERSONNEL IN ACCORDANCE WITH THE CONTRACTOR, THE OWNER, OR THE SUBCONTRACTORS, OTHER THAN THE CONTRACTOR, WILL MOST LIKELY RESULT IN DELAY. IN THE CASE, CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL ALL WORK IS FINISHED.

LEGAL DESCRIPTION
LOT 4B, BLOCK 2, TRACT A
ALBUQUERQUE INDUSTRIAL PARK

BROADWAY INDUSTRIAL PARK

LOT 4B 2601 KARSTEN S.E.
SITE PLAN
ALBUQUERQUE, NM
PROJECT 600034-B

REVISION DATE
09-20-01

STATE OF NEW MEXICO — RAYMOND P. SCHMITT — 1240 — REGISTERED ARCHITECT

RECEIVED OCT 16 2001 HYDROLOGY SECTION

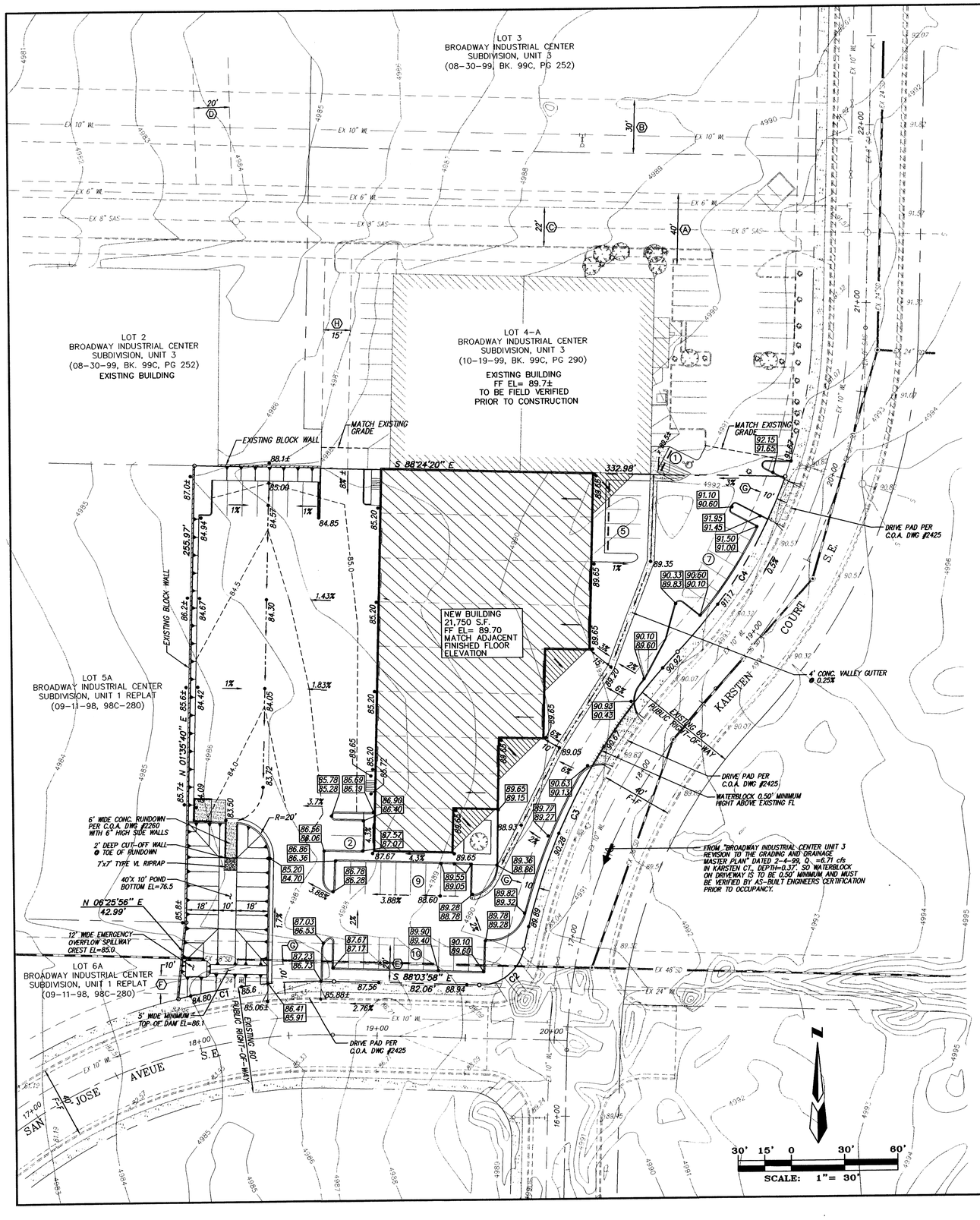
rick benavidez architect
110 Tech. Avenue NE
Albuquerque, New Mexico
87102
(505) 243-4564

DATE
5-14-01

SHEET NUMBER
C-1

RECEIVED OCT 16 2001 HYDROLOGY SECTION

11/1/01 - Submitted only Markups Re-turned to Arch.



NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A LAND DISTURBANCE PERMIT PRIOR TO BEGINNING CONSTRUCTION.
2. CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED THROUGH UPDATE 6, WILL BE REFERRED TO HEREIN AS THE "STANDARD SPECIFICATIONS".
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) AND DETERMINE LOCATION OF EXISTING UTILITIES.
4. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR THE SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.
5. CITY OF ALBUQUERQUE IS TO PROVIDE CONNECTION TO WATER.
6. KARSTEN CT. AND SAN JOSE PAVING SECTION INCLUDES 8" OF AGGREGATE BASE AND 3.5" OF ASPHALTIC CONCRETE (1800 psi). PAVEMENT PATCHES THERE MUST INCLUDE 2" EXTRA ASPHALT. PER DWG 2465
7. EROSION CONTROL.
8. NOTE: ALL PROPOSED ELEVATIONS ARE BASED ON THE FINISHED FLOOR ELEVATIONS OF THE EXISTING BUILDING ON THE LOT NORTH OF THIS ONE. (ie., LOT A4 FF= 89.70) THAT FLOOR ELEVATION IS TO BE USED AS THE PROJECT BENCH MARK FOR THIS JOB.
9. ALL ELEVATIONS ARE FLOWLINE ELEVATIONS UNLESS OTHERWISE SPECIFIED.

DRAINAGE MANAGEMENT PLAN

THIS LOT IS ALLOWED FULL DEVELOPMENT AT 90% IMPERVIOUS COVER AND WILL EVENTUALLY DISCHARGE OF ALL STORM WATER RUNOFF INTO THE STORM SEWER AT THE SOUTHWEST CORNER IN ACCORDANCE WITH THE UNIT 3 REVISION TO THE GRADING AND DRAINAGE MASTER PLAN FOR BROADWAY INDUSTRIAL CENTER WITH ENGINEERS STAMP DATED 1-26-99 AND REVISED 2-4-99 WHICH IS IN ACCORDANCE WITH THE THE SOUTH BROADWAY SECTOR DRAINAGE MANAGEMENT PLAN DEVELOPED CONDITIONS REPORT SEPT. 1990. ALL PRIVATE LOTS IN THE BROADWAY INDUSTRIAL CENTER ARE REQUIRED TO PROVIDE TEMPORARY ONSITE RETENTION FOR NEW DEVELOPMENT UNTIL THE SECTOR PLANNED 72" STORM SEWER IS CONSTRUCTED IN BROADWAY BLVD. AT THE SOUTHWEST CORNER OF THE INDUSTRIAL CENTER AFTER WHICH THE REQUIRED POND WILL BE REMOVED AND THIS SITE WILL FREE DISCHARGE INTO THE EXISTING 48" STORM SEWER AT THE SOUTHWEST CORNER OF THIS LOT. FROM THE UNIT 3 MASTER PLAN DATED 2-4-99 THE REQUIRED 10 DAY 100 YR VOLUME FOR THIS LOT IS 0.3685 AC/FT FOR THIS 1.6558 ACRE LOT. Q =6.15 cfs FREE DISCHARGE.

POND VOLUME CALCULATIONS FOR BROADWAY INDUSTRIAL CENTER UNIT 3, LOT #4A
(Required Volume =0.3685ac-ft)

ELEVATION (FT)	AREA (SQ. FT.)	AREA (ACRES)	A1+A2+SQR(A1*A2) (ACRES)	VOLUME (ACRE-FT)	VOLUME SUM (ACRE-FT)
76.50	400	0.009	0.009	0.000	0.000
83.50	2584	0.059	0.092	0.214	0.214
84.00	3900	0.090	0.222	0.037	0.251
84.50	11655	0.268	0.512	0.085	0.337
84.62	*I*	0.274	0.813	0.033	0.369
85.00	21288	0.489	1.118	0.186	0.523

I ---> Interpolated area from closest two planimeter readings.

IA = (sq.rt. (Area1) + ((Ei-E1) / (E2-E1)) * (sq.rt (Area2) - sq.rt. (Area1)))^2

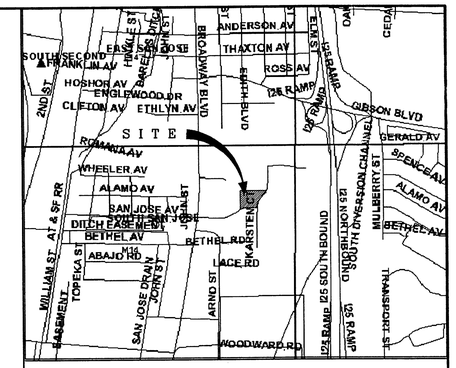
Where:
- E1, E2 = Closest two elevations with planimeter data
- Ei = Elevation at which to interpolate area
- Area1, Area2 = Areas computed for E1, E2, respectively
- IA = Interpolated area for Ei

* Incremental volume computed by the Conic Method for Reservoir Volumes.

Volume = (1/3) * (Area1 + Area2 + sq.rt. (Area1 * Area2))

Where:
- EL1, EL2 = Lower and upper elevations of the increment
- Area1, Area2 = Areas computed for EL1, EL2, respectively
- Volume = Incremental volume between EL1 and EL2

CURVE TABLE						
MARK	DELTA	RADIUS	LENGTH	TANGENT	CH BEARING	CH LENGTH
C1	15°24'21"	330.00'	88.73'	44.63'	N 84°13'51" E	88.46'
C2	80°26'05"	25.00'	35.10'	21.14'	N 51°43'02" E	32.28'
C3	32°59'55"	329.99'	190.05'	97.74'	N 27°59'57" E	187.44'
C4	24°40'51"	270.00'	116.31'	59.07'	N 32°09'29" E	115.41'



VICINITY MAP

ZONE MAP: M-14-Z

ACS BENCHMARK

NMSHC MONUMENT, "I - 25 - 30"
Y = 1477272.26, X = 383916.04, G-G = 0.99967444, DELTA ALPHA = -00°13'22"
CENTRAL ZONE, (NAD 1927/SLD 1929)
ELEVATION = 5038.51

LEGAL DESCRIPTION

LOTS 4A & 4B, UNIT 3, BROADWAY INDUSTRIAL CENTER WITHIN SECTION 32, TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

LEGEND

- 84.65 / 84.15 — NEW TOP OF CURB ELEVATION / NEW FLOWLINE ELEVATION
- 85.90 — NEW SPOT ELEVATION
- x 00.00 — EXISTING SPOT ELEVATION
- EXISTING CURB AND GUTTER
- NEW STANDARD CURB AND GUTTER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING STORM SEWER MANHOLE
- EXISTING BOUNDARY LINE
- EASEMENT LINE
- 10"W — EXISTING WATERLINE
- 48"SD — EXISTING STORM DRAIN
- 6"SAS — EXISTING SANITARY SEWER
- EXISTING BLOCK WALL
- NEW SLOPE
- NEW SIDEWALK/ CONCRETE
- EXISTING SIDEWALK
- WATERBLOCK

KEYED NOTES

- (A) EXISTING C.O.A. WATERLINE, SANITARY SEWER AND PUBLIC UTILITY EASEMENT (03-04-74, BK. MISC. 356, PGS. 550-551)
- (B) 30' PRIVATE DRAINAGE AND PUBLIC EMERGENCY ACCESS AND WATER EASEMENT (08-30-99, BK. 99C, PG 252)
- (C) EXISTING 22' PRIVATE ACCESS & DRAINAGE EASEMENT (09-26-85, C28-86)
- (D) EXISTING 20' PUBLIC WATER EASEMENT (08-30-99, BK. 99C, PG 252)
- (E) EXISTING 20' C.O.A. STORM SEWER EASEMENT (08-11-61, BK. D606, PGS. 537-540)
- (F) EXISTING 10' C.O.A. WATERLINE EASEMENT (03-16-77, BK. MISC. 524, PGS. 955-960)
- (G) EXISTING 10' PUE (09/11/98, VOL. 98C, FOL. 280)
- (H) EXISTING 15' PRIVATE SANITARY SEWER EASEMENT (10-19-00, BK. 99C, PG. 290)

RECEIVED NOV 07 2000 HYDROLOGY SECTION

JAMES D. HUGHES 11674 NEW MEXICO REGISTERED PROFESSIONAL ENGINEER
10-5-00

BROADWAY INDUSTRIAL CENTER LOT 4B

GRADING PLAN

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(505)828-2200, FAX (505)797-9539

Designed: DJH	Drawn: DER	Checked: DMG	Sheet 1 of 1
Scale: 1" = 30'	Date: 10/05/00	Job: A00113	

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