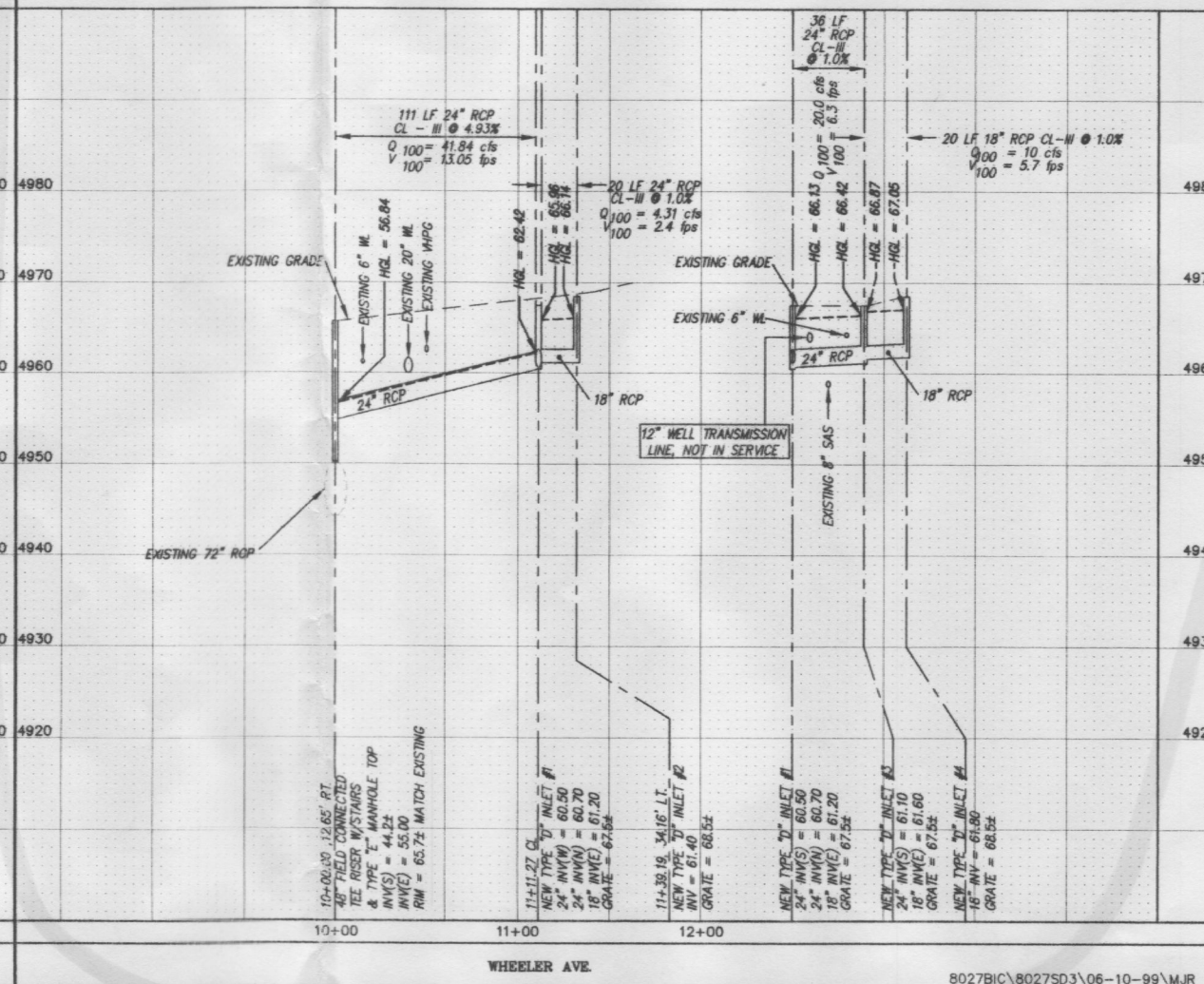
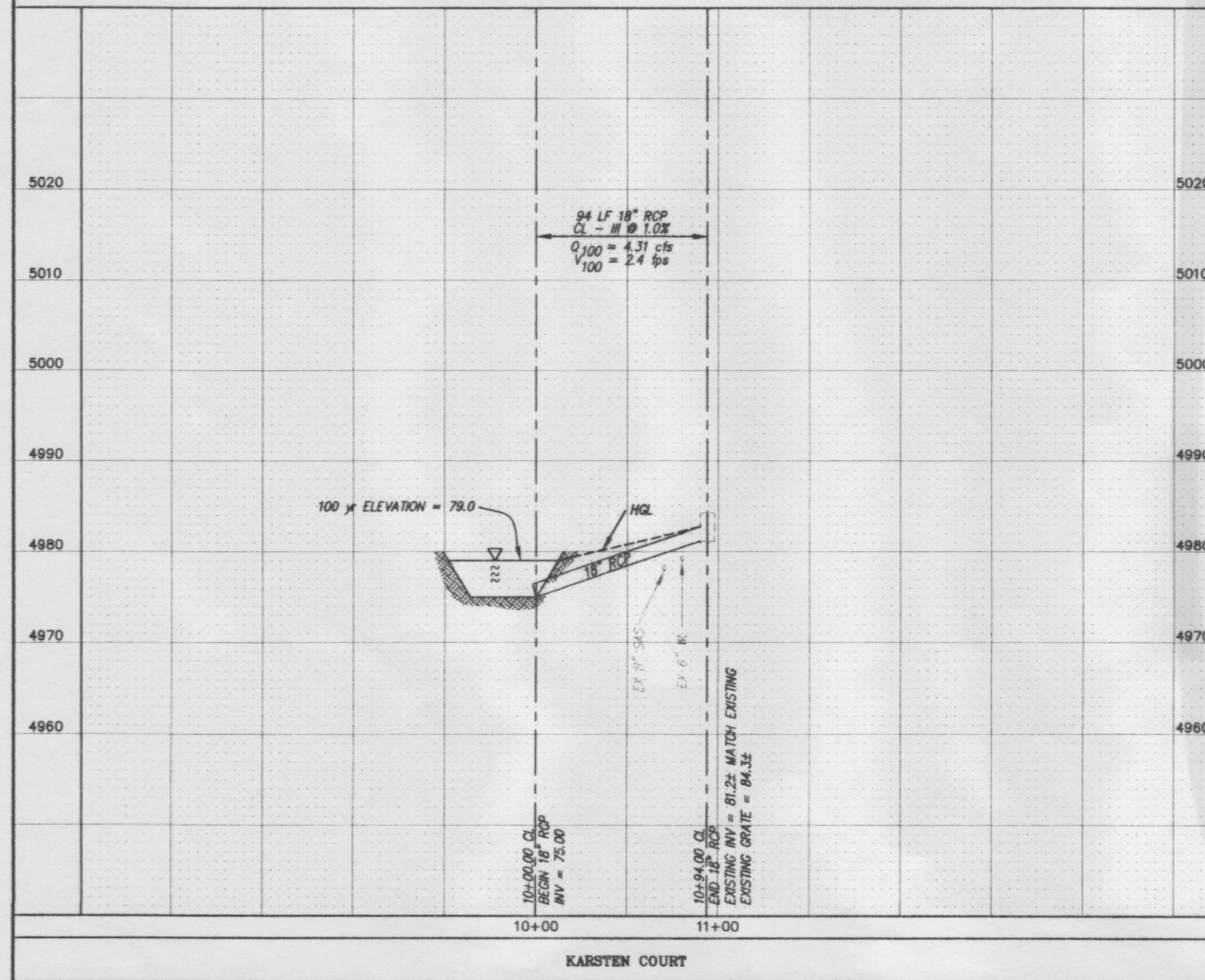




DESIGN	REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.			ZONE MAP NO.	SHEET OF	
6102.81			M-14	12 14	

GENERAL NOTES:

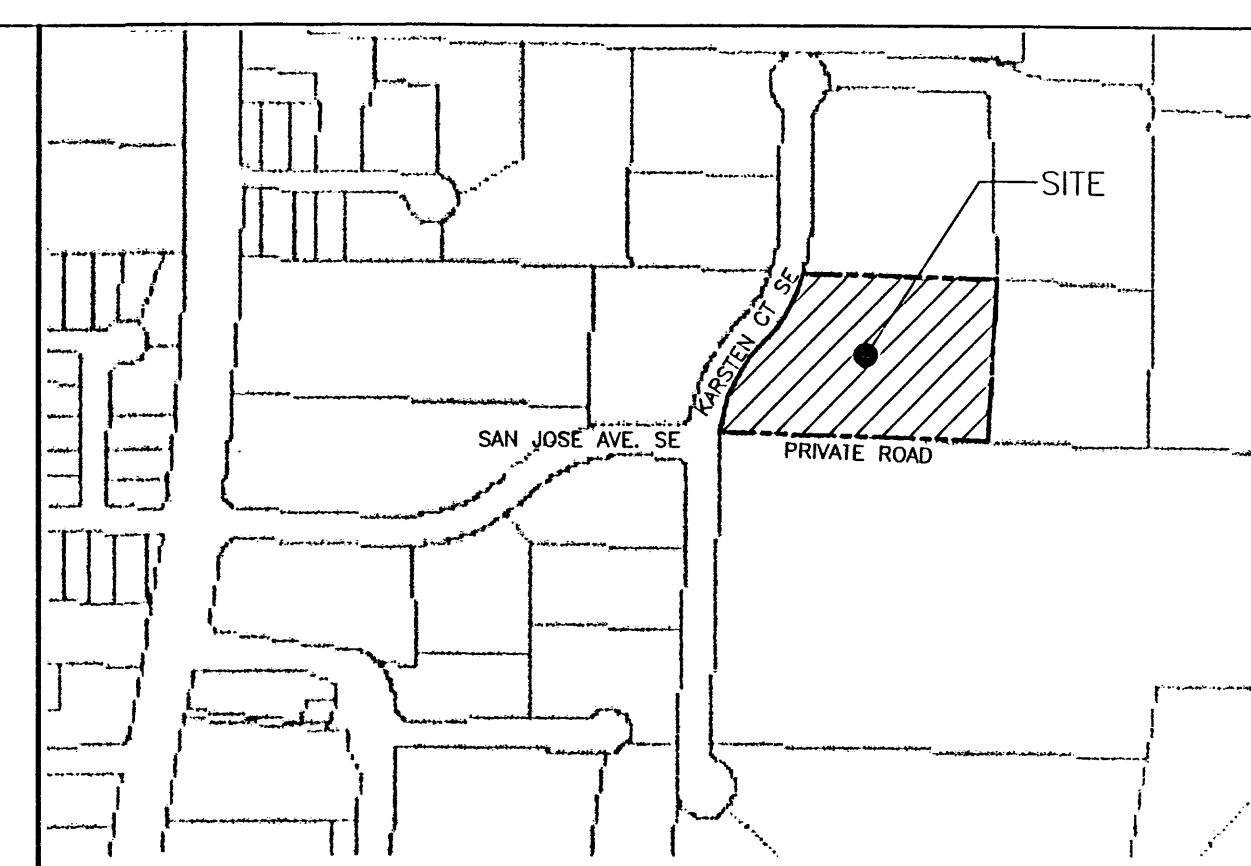
1. ADD 4900 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
2. CONTOUR INTERVAL IS ONE (1) FOOT.
3. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
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6. USE CORRUGATED PLASTIC PIPE FOR ALL THE STORM SEWER PIPING EXCEPT FOR THE PORTION WITHIN THE RIGHT-OF-WAY.

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

BENCH MARK

NMSHC MONUMENT "1-25-30"
CENTRAL ZONE, (NAD 1927/SLD 1929)
X=383,916.04
Y=1,477,272.26
EL.=5038.51
G=0.99967444
DELTA ALPHA=-00'13'22"



VICINITY MAP:

ZONE MAP NO. M-14

LEGAL DESCRIPTION:

LOT 5, BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 3
CONTAINING 3.03216 ACRE

SITE ADDRESS:

2600 KARSTEN CT S.E.

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
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 INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, 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.

APPROVALS	NAME	DATE
INSPECTOR		

LEGEND

---	EXISTING CONTOUR (MAJOR)
---	EXISTING CONTOUR (MINOR)
---	BOUNDARY LINE
---	PROPOSED CONTOUR
---	EASEMENT LINE
---	EXISTING CURB
---	PROPOSED RETAINING WALL
---	STORM SEWER PIPE
X 93.00	PROPOSED SPOT ELEVATION
X 4999.28	EXISTING GRADE
---	DROP INLET
---	CENTER OF SWALE
---	PROPOSED GRADE
---	PROPOSED WALL

TOP OF CURB - E=92.50
FLOW LINE - E=92.00
TOP OF WALL - E=92.50
BOTTOM OF WALL - E=92.00
(TOP OF FOOTING IS 8" BELOW BW)

GRAPHIC SCALE

30 15 0 30
SCALE: 1"=30'



SHAHAB BIAZAR
P.E. #13479



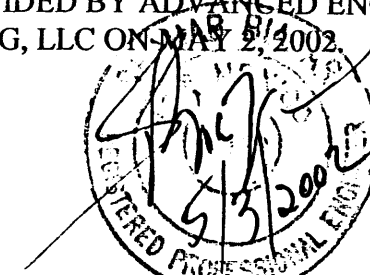
ADVANCED
ENGINEERING
and CONSULTING, LLC

10205 SNOWFLAKE CT. NW
ALBUQUERQUE, NEW MEXICO 87114
(505) 899-5570

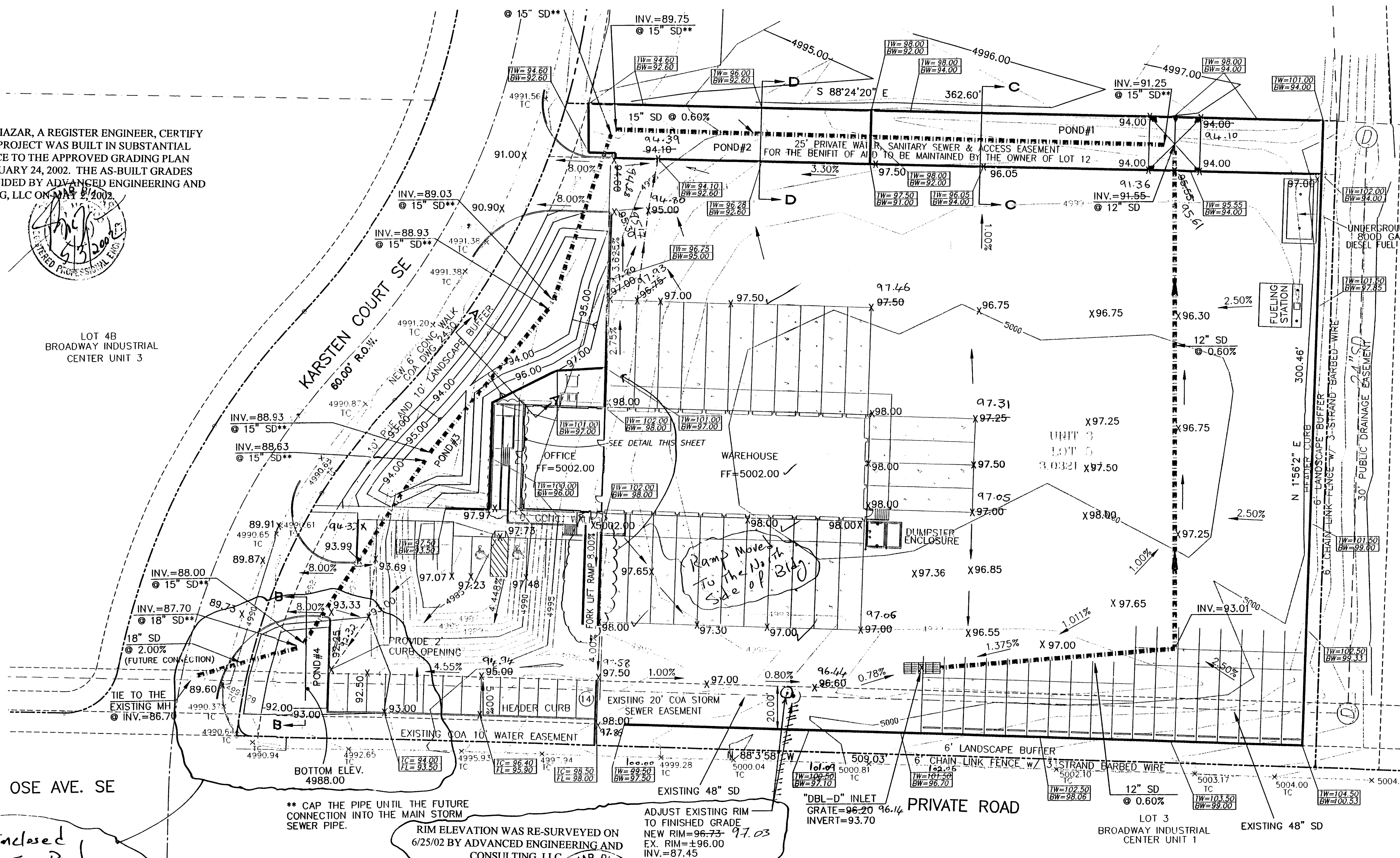
BULLOCKS EXPRESS INC. GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
200201GR.DWG	SHH	01-09-02	1 OF 1

I SHAHAB BIAZAR, A REGISTER ENGINEER, CERTIFY THAT THIS PROJECT WAS BUILT IN SUBSTANTIAL COMPLIANCE TO THE APPROVED GRADING PLAN DATED JANUARY 24, 2002. THE AS-BUILT GRADES WERE PROVIDED BY ADVANCED ENGINEERING AND CONSULTING, LLC ON 7/14/02.



LOT 4B
BROADWAY INDUSTRIAL
CENTER UNIT 3



OSE AVE. SE

See Enclosed
Sheets For Pond
As-Built Modifications
7/14/02

SECTION "A-A"

NTS

SECTION "B-B"

NTS

SECTION "D-D"

NTS

SECTION "C-C"

NTS

DETAIL

SCALE=2X



LAST REVISION: 01-14-02

GENERAL NOTES:

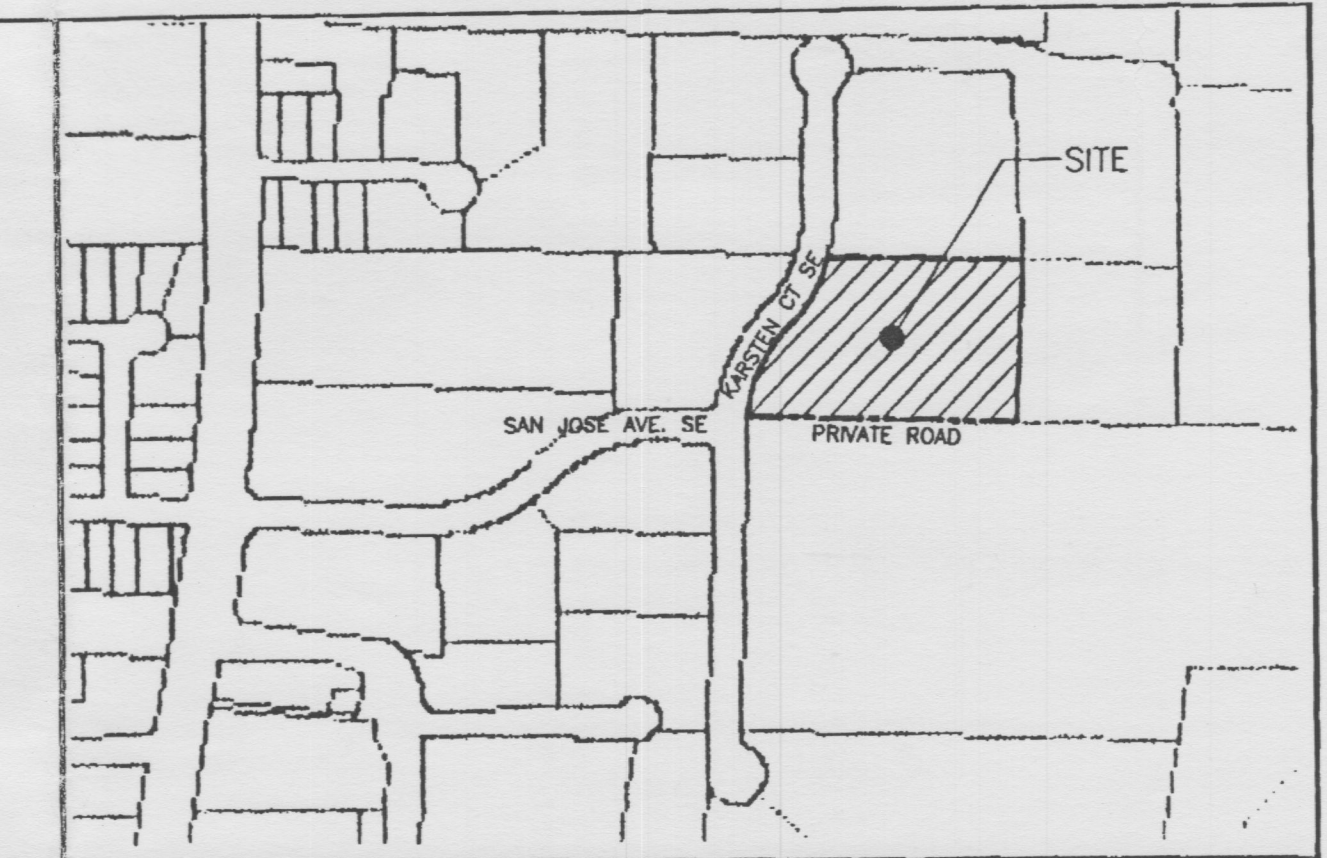
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EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

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X=383,916.04
Y=1,477,272.26
EL.=5038.51
G-G=0.99967444
DELTA ALPHA=-00°13'22"



VICINITY MAP:

ZONE MAP NO. M-14

LEGAL DESCRIPTION:

LOT 5, BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 3
CONTAINING 3.03216 ACRE

SITE ADDRESS

2600 KARSTEN CT S.E.

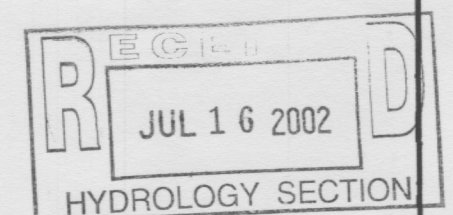
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APPROVALS	NAME	DATE
INSPECTOR	COA SDN [Signature]	6/25/02
	50-19	

LEGEND

— 5100 —	EXISTING CONTOUR (MAJOR)
— — —	EXISTING CONTOUR (MINOR)
— — — — —	BOUNDARY LINE
— — — — —	PROPOSED CONTOUR
— — — — —	EASEMENT LINE
— — — — —	EXISTING CURB
— — — — —	PROPOSED RETAINING WALL
— — — — —	STORM SEWER PIPE
X 93.00	PROPOSED SPOT ELEVATION
X 4999.28	EXISTING GRADE
— — — — —	DROP INLET
— — — — —	CENTER OF SWALE
TOP OF CURB — 12" SD — 97.20	PROPOSED GRADE
FLOW LINE — 12" SD — 97.20	PROPOSED WALL
TOP OF WALL — 12" SD — 97.20	
BOTTOM OF WALL — 12" SD — 97.20	
(TOP OF FOOTING IS 8" BELOW BW)	



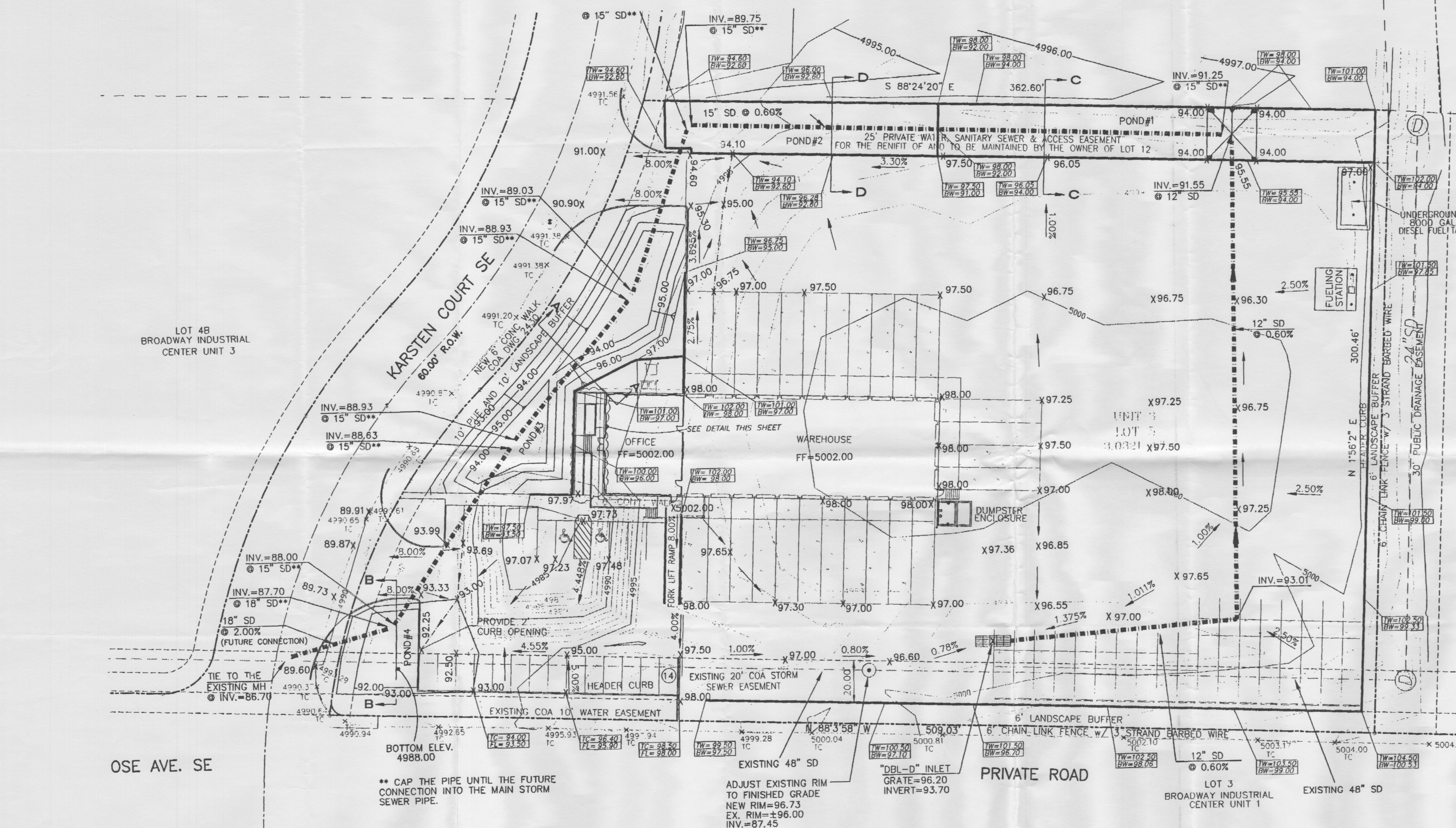
ADVANCED ENGINEERING and CONSULTING, LLC
10205 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505) 899-5570

SHAHAB BIAZAR
P.E. #13479

GRAPHIC SCALE

30 15 0 30
SCALE: 1"=30'

BULLOCKS EXPRESS INC. GRADING AND DRAINAGE PLAN			
DRAWING:	DRAWN BY:	DATE:	SHEET #
200201GR.DWG	SIH	01-09-02	1 OF 1



SECTION "A-A"

NTS

SECTION "B-B"

NTS

SECTION "D-D"

NTS

SECTION "C-C"

NTS

DETAIL SCALE=2X

GENERAL NOTES:

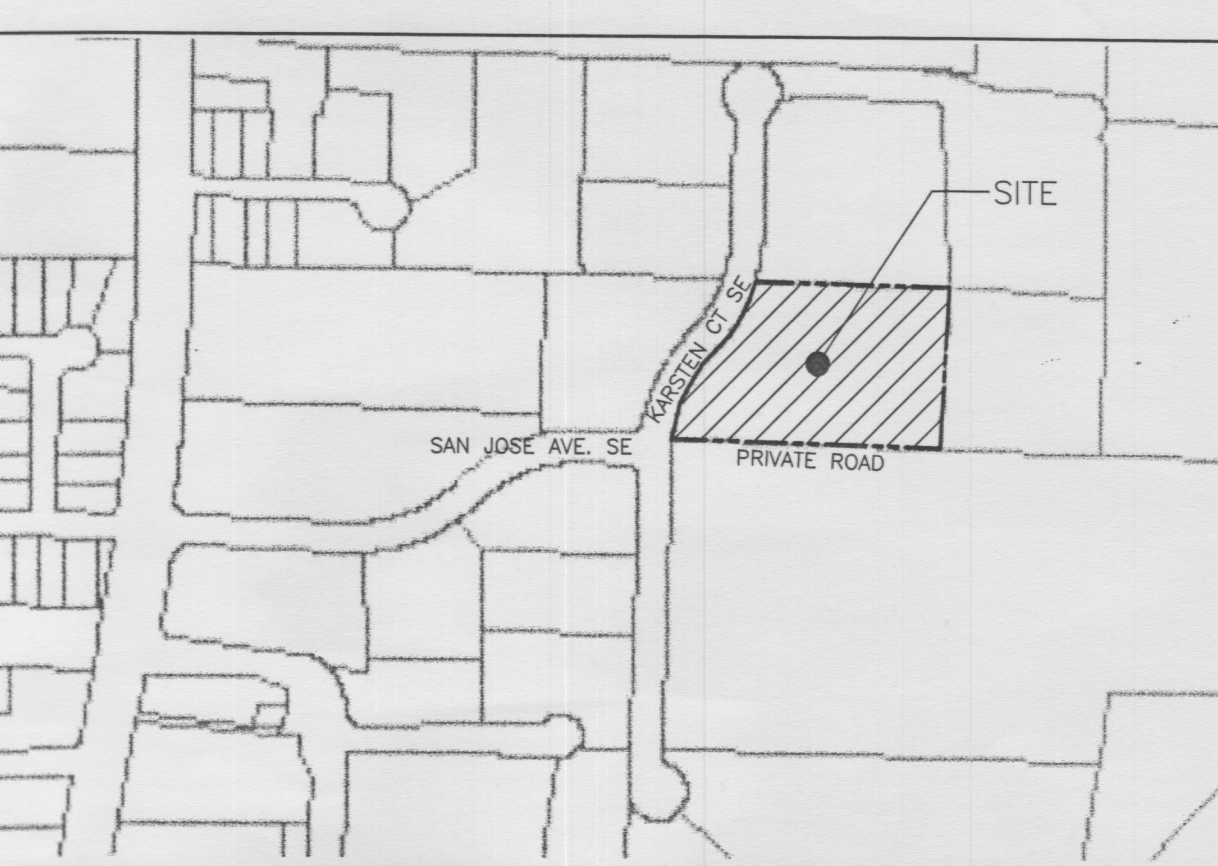
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Y=1,477,272.26
EL.=5038.51
G-G=0.99967444
DELTA ALPHA=-00°13'22"



VICINITY MAP:

ZONE MAP NO. M-14

LEGAL DESCRIPTION:

LOT 5, BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 3
CONTAINING 3.03216 ACRE

SITE ADDRESS

2600 KARSTEN CT S.E.

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APPROVALS	NAME	DATE
INSPECTOR		

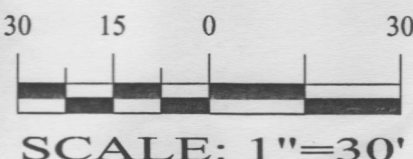
LEGEND

- 5100 — EXISTING CONTOUR (MAJOR)
- 5102 — EXISTING CONTOUR (MINOR)
- - - BOUNDARY LINE
- - - PROPOSED CONTOUR
- - - EASEMENT LINE
- - - EXISTING CURB
- - - PROPOSED RETAINING WALL
- STORM SEWER PIPE
- X 93.00 PROPOSED SPOT ELEVATION
- X 4999.28 EXISTING GRADE
- DROP INLET
- - - CENTER OF SWALE
- - - PROPOSED GRADE
- - - PROPOSED WALL

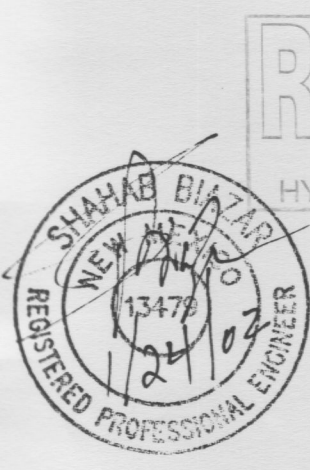
TOP OF CURB
FLOW LINE
TOP OF WALL
BOTTOM OF WALL
(TOP OF FOOTING
IS 6" BELOW BW)



GRAPHIC SCALE



LAST REVISION: 01-14-02



SHAHAB BIAZAR
P.E. #13479

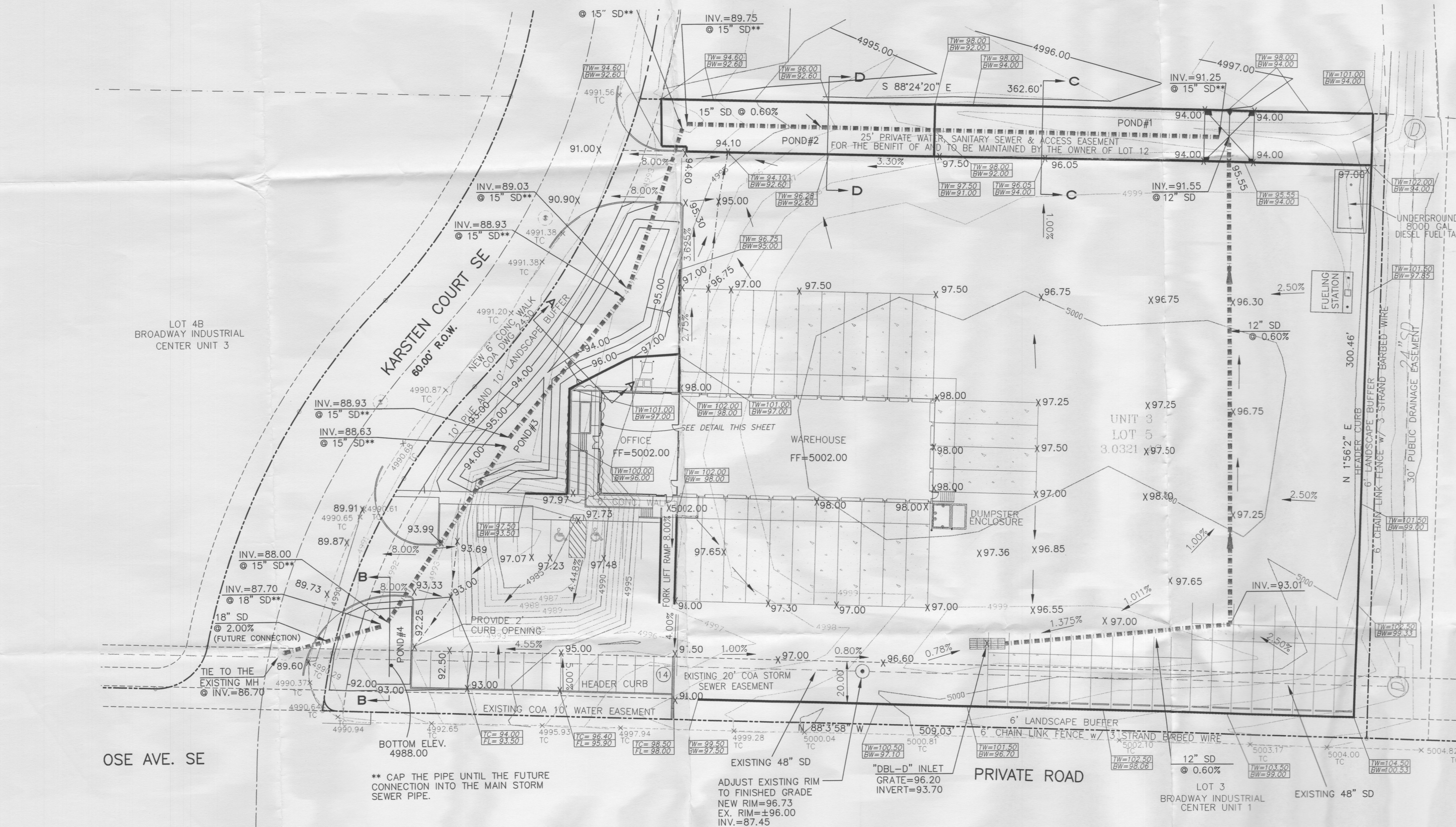


ADVANCED
ENGINEERING
and CONSULTING, LLC

10205 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570

BULLOCKS EXPRESS INC.
GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
200201GR.DWG	SHH	01-09-02	1 OF 1



SECTION "A-A"

NTS

SECTION "B-B"

NTS

SECTION "D-D"

NTS

SECTION "C-C"

NTS

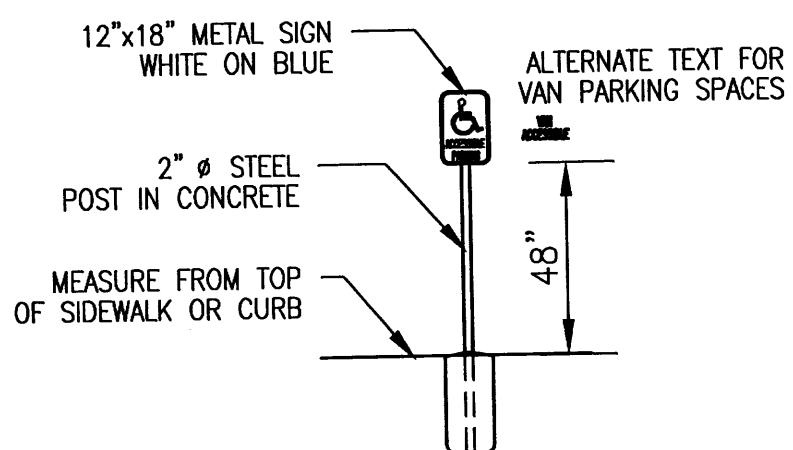
DETAIL

SCALE=2X

3 ACCESSIBLE PARKING AREA

SCALE: 1/4" = 1'-0"

A1



2 ADA PARKING SIGN

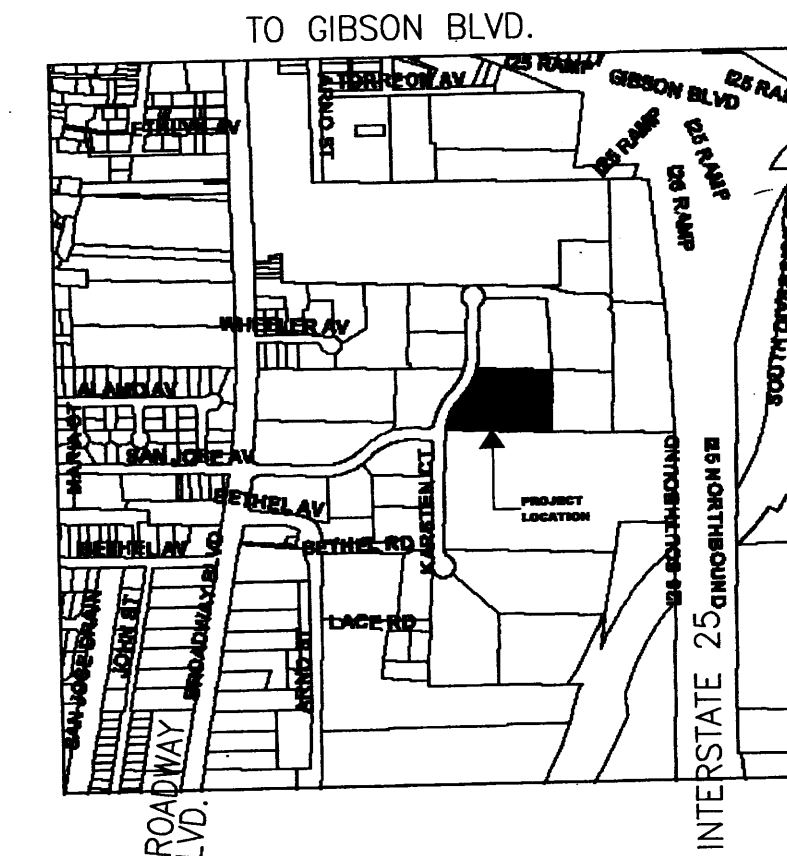
SCALE: 1/4" = 1'-0"

A1

NUMBER	RADIUS	DELTA	LENGTH	CORD	BEARING
C1	270'	05°58'13"	28.13'	28.12'	N10°13'54"E
C2	270'	19°26'59"	91.66'	91.22'	N22°56'30"E
C3	270'	11°49'55"	55.76'	55.66'	N38°34'57"E
C4	330'	28°04'45"	161.73'	160.11'	N30°27'31"E

4 LOCATION MAP

LEGAL DESCRIPTION: NO SCALE
LOT 5, BROADWAY INDUSTRIAL CENTER UNIT 3
ALBUQUERQUE, NEW MEXICO
ZONE MAP M14 ZONE SU-2 HM



BUILDING CODE REQUIREMENTS

OCCUPANCY B OFFICES, WAREHOUSE
OCCUPANTS: OFFICES 1,931.2 GSF = 20 PERSONS @ 1/100 GROSS SQ FT, 2 EXITS REQD OVER 30
WAREHOUSE 6,218.8 GSF = 13 PERSONS @ 1/500 SQ FT, 2 EXITS REQD OVER 30
CONSTRUCTION TYPE II-N PRE-ENGINEERED STEEL BUILDING w/ NON-COMBUSTABLE INTERIOR FRAMING
BASIC ONE STORY ALLOWABLE AREA 12,000 SQ FT TOTAL ACTUAL AREA 8,150.0 SQ FT
MAX. HEIGHT 2 STORIES (UBC) - 26' (ZONING) ACTUAL HEIGHT 16'-0"
STRUCTURAL DESIGN CRITERIA: ROOF & SNOW: 20 PSF NON-REDUCEABLE
UBC SEISMIC ZONE 2B SOIL BEARING: 2,000 PSF
WIND: 20.67 PSF (P = Ce Cq qs I)
Ce = 1.06, Cq = 1.3 (Method 2), qs = 15.0, I = 1.00
WIND SPEED = 75 mph, EXPOSURE C

PARKING CALCULATIONS:

REQUIRED FOR		
OFFICES	1,931.2 GSF @ 1/200 GSF	10 SPACES
WAREHOUSE	6,218.8 GSF @ 1/2,000 GSF COMPANY VEHICLES	4 SPACES AS SHOWN
TOTAL	ADA ACCESSIBLE (VANS INCLUDED) 2 TOTAL 1)	14 SPACES
ACTUAL PROVIDED:		25 SPACES

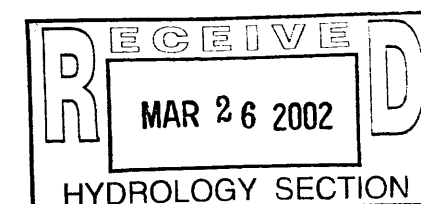
MASTERWORKS ARCHITECTS, INC.
JAMES BENJAMIN CLARK III
REGISTERED ARCHITECT
516 ELEVENTH ST. NW 242-1866
ALBUQUERQUE, NM 87102-1806

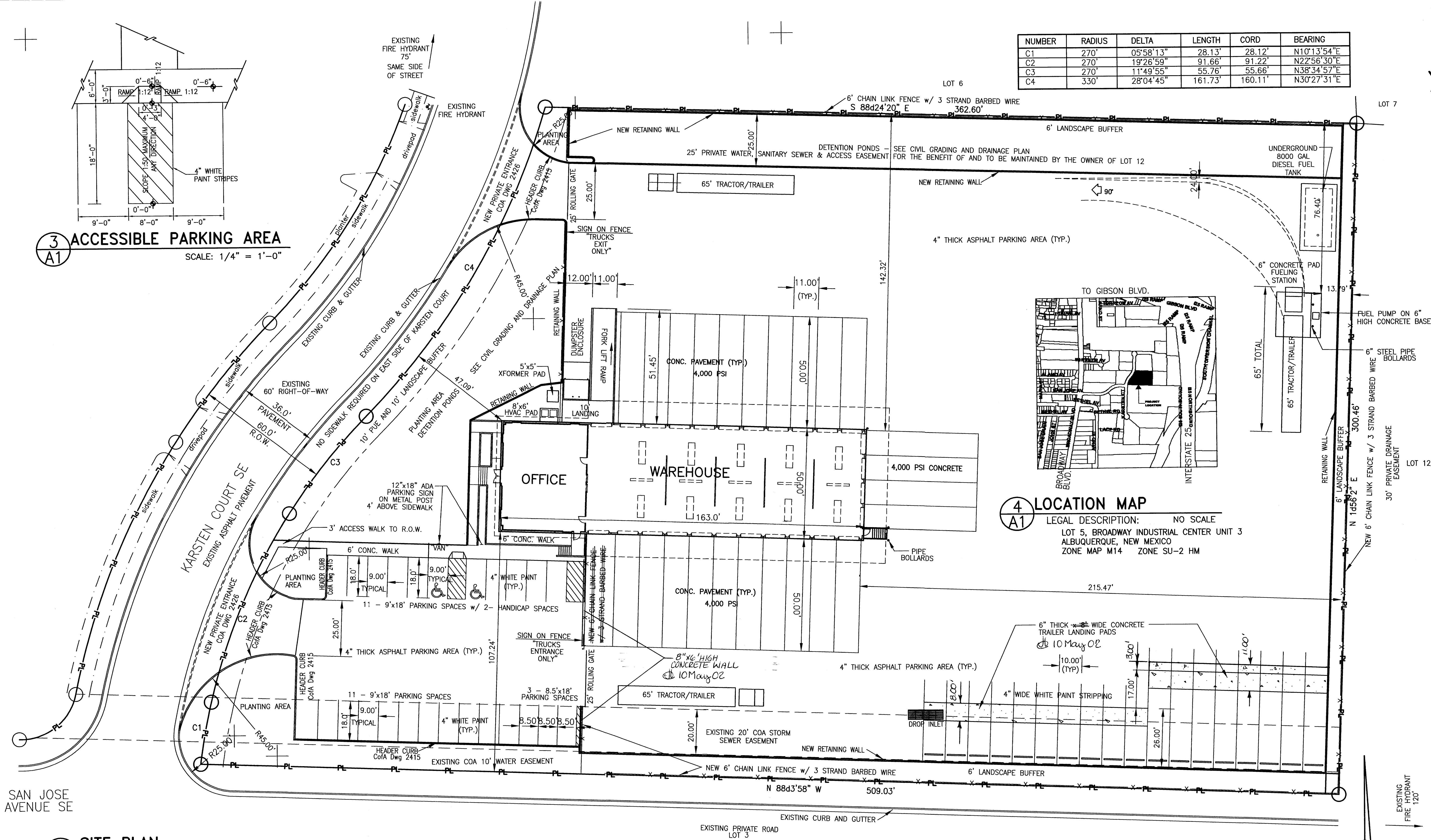
FILE # 0211bSITE
24 JAN 02
REVISED
07 FEB 02
25 MAR 02

NEW FREIGHT TERMINAL BUILDING FOR
BULLOCKS EXPRESS
2600 KARSTEN CT SE
ALBUQUERQUE, NEW MEXICO

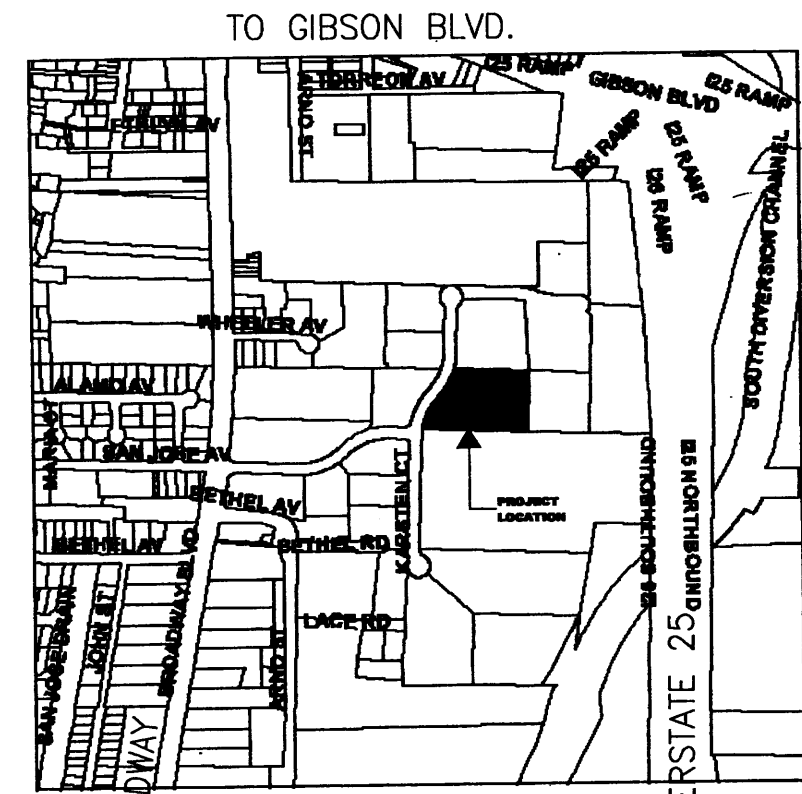
SADLER SOUTHWEST LTD.
Real Estate, Development, Construction
Albuquerque, NM (505) 856-7939

SHEET
A1
OF 05





NUMBER	RADIUS	DELTA	LENGTH	CORD	BEARING
C1	270'	05°58'13"	28.13'	28.12'	N10°13'54"E
C2	270'	19°26'59"	91.66'	91.22'	N22°56'30"E
C3	270'	11°49'55"	55.76'	55.66'	N38°34'57"E
C4	330'	28°04'45"	161.73'	160.11'	N30°27'31"E



4 LOCATION MAP
A1

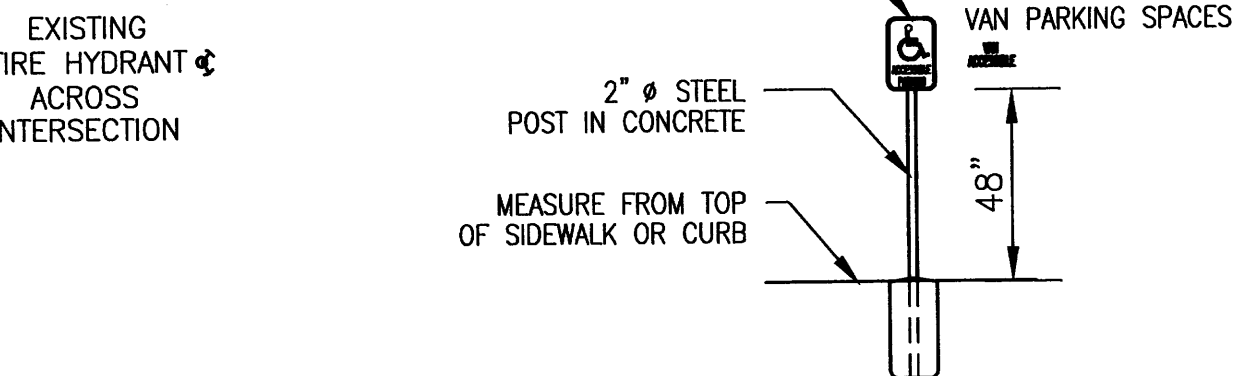
LEGAL DESCRIPTION: NO SCALE
LOT 5, BROADWAY INDUSTRIAL CENTER UNIT 3
ALBUQUERQUE, NEW MEXICO
ZONE MAP M14 ZONE SU-2 HM

3 ACCESSIBLE PARKING AREA
A1

SCALE: 1/4" = 1'-0"

1 SITE PLAN
A1

SCALE: 1" = 20'-0"



2 ADA PARKING SIGN
A1

SCALE: 1/4" = 1'-0"

BUILDING CODE REQUIREMENTS				PARKING CALCULATIONS:	
OCCUPANCY B OFFICES, WAREHOUSE		OCCUPANCY SEPARATION = NONE REQUIRED		REQUIRED FOR	
OCCUPANTS: OFFICES 1,931.2 GSF = 20 PERSONS @ 1/100 GROSS SQ FT, 2 EXITS REQD OVER 30		WAREHOUSE 6,218.8 GSF = 13 PERSONS @ 1/500 SQ FT, 2 EXITS REQD OVER 30		OFFICES 1,931.2 GSF @ 1/200 GSF	
CONSTRUCTION TYPE II-N PRE-ENGINEERED STEEL BUILDING w/ NON-COMBUSTABLE INTERIOR FRAMING		BASIC ONE STORY ALLOWABLE AREA 12,000 SQ FT		WAREHOUSE 6,218.8 GSF @ 1/2,000 GSF COMPANY VEHICLES	
MAX. HEIGHT 2 STORIES (UBC) - 26' (ZONING)		TOTAL ACTUAL AREA 8,150.0 SQ FT		TOTAL ADA ACCESSIBLE (VANS INCLUDED 2 TOTAL 1)	
STRUCTURAL DESIGN CRITERIA: UBC SEISMIC ZONE 2B		ROOF & SNOW: 20 PSF NON-REDUCEABLE		ACTUAL PROVIDED: 25 SPACES	
		SOIL BEARING: 2,000 PSF			
		WIND: 20.67 PSF (P = Ce Cq qs I)			
		Ce = 1.06, Cq = 1.3 (Method 2), qs = 15.0, I = 1.00			
		WIND SPEED = 75 mph, EXPOSURE C			

TRAFFIC CIRCULATION LAYOUT
APPROVED
[Signature]
Date 3/26/02

RECEIVED
MAY 14 2002
HYDROLOGY SECTION
MAR 26 2002
HYDROLOGY SECTION

MASTERWORKS ARCHITECTS, INC.
JAMES BENJAMIN CLARK III
REGISTERED ARCHITECT
1047
516 ELEVENTH ST. NW 242-1866
ALBUQUERQUE, NM 87102-1806

FILE # 0211bSITE
24 JAN 02
REVISED
07 FEB 02
25 MAR 02

NEW FREIGHT TERMINAL BUILDING FOR
BULLOCKS EXPRESS
2600 KARSTEN CT SE
ALBUQUERQUE, NEW MEXICO

SADLER SOUTHWEST LTD.
Real Estate, Development, Construction
Albuquerque, NM (505) 856-7939

SHEET
A1
OF 05