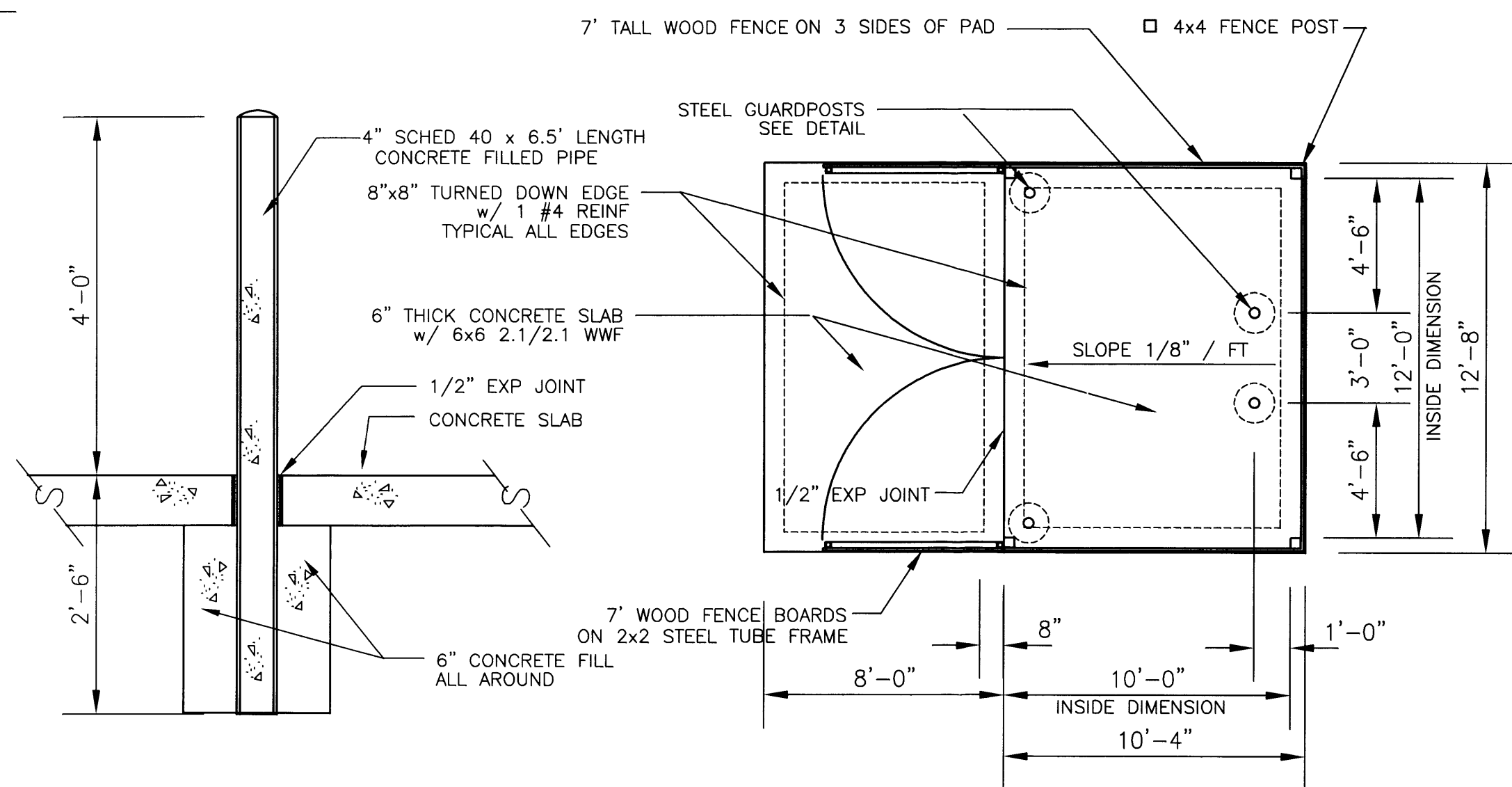
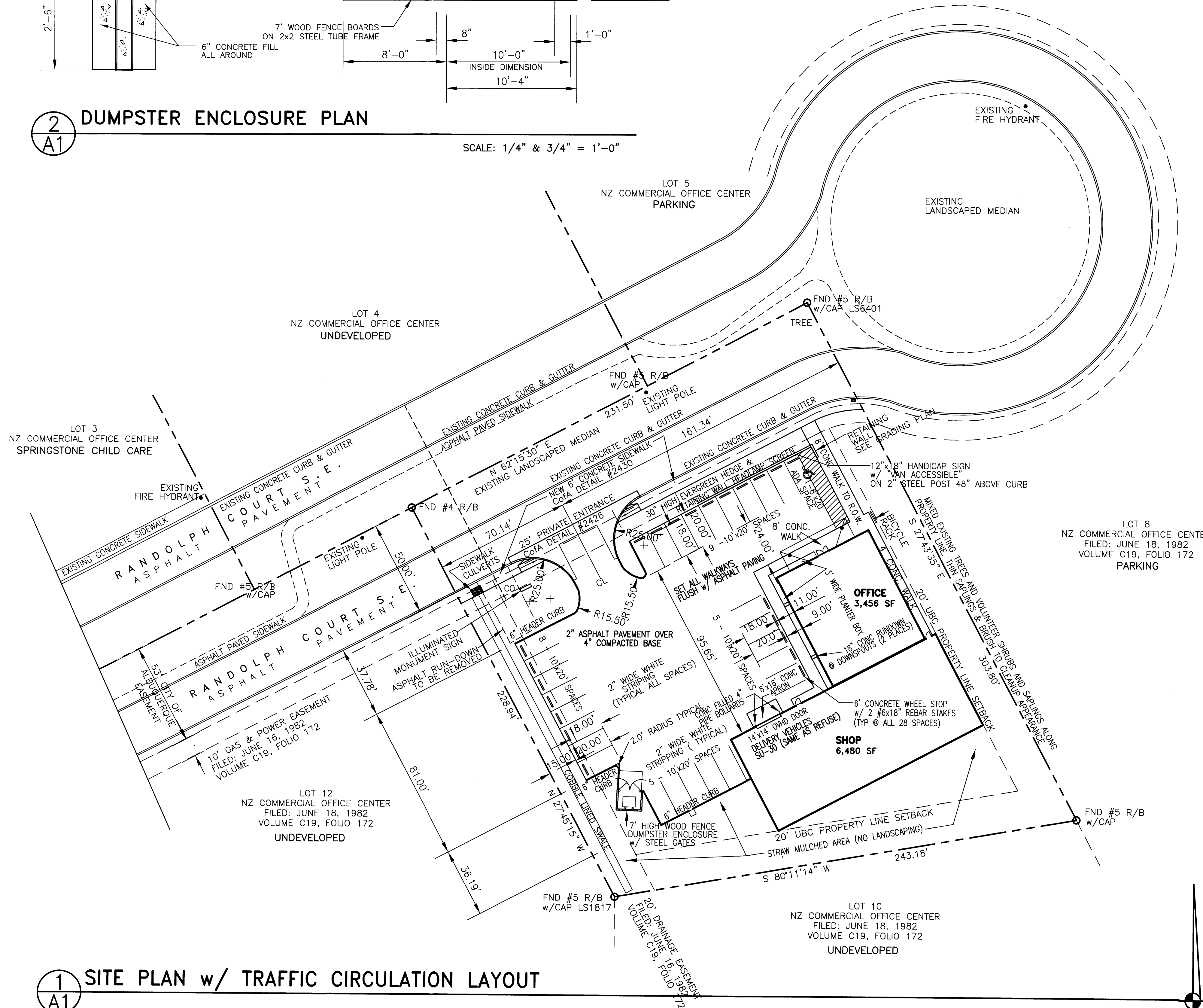




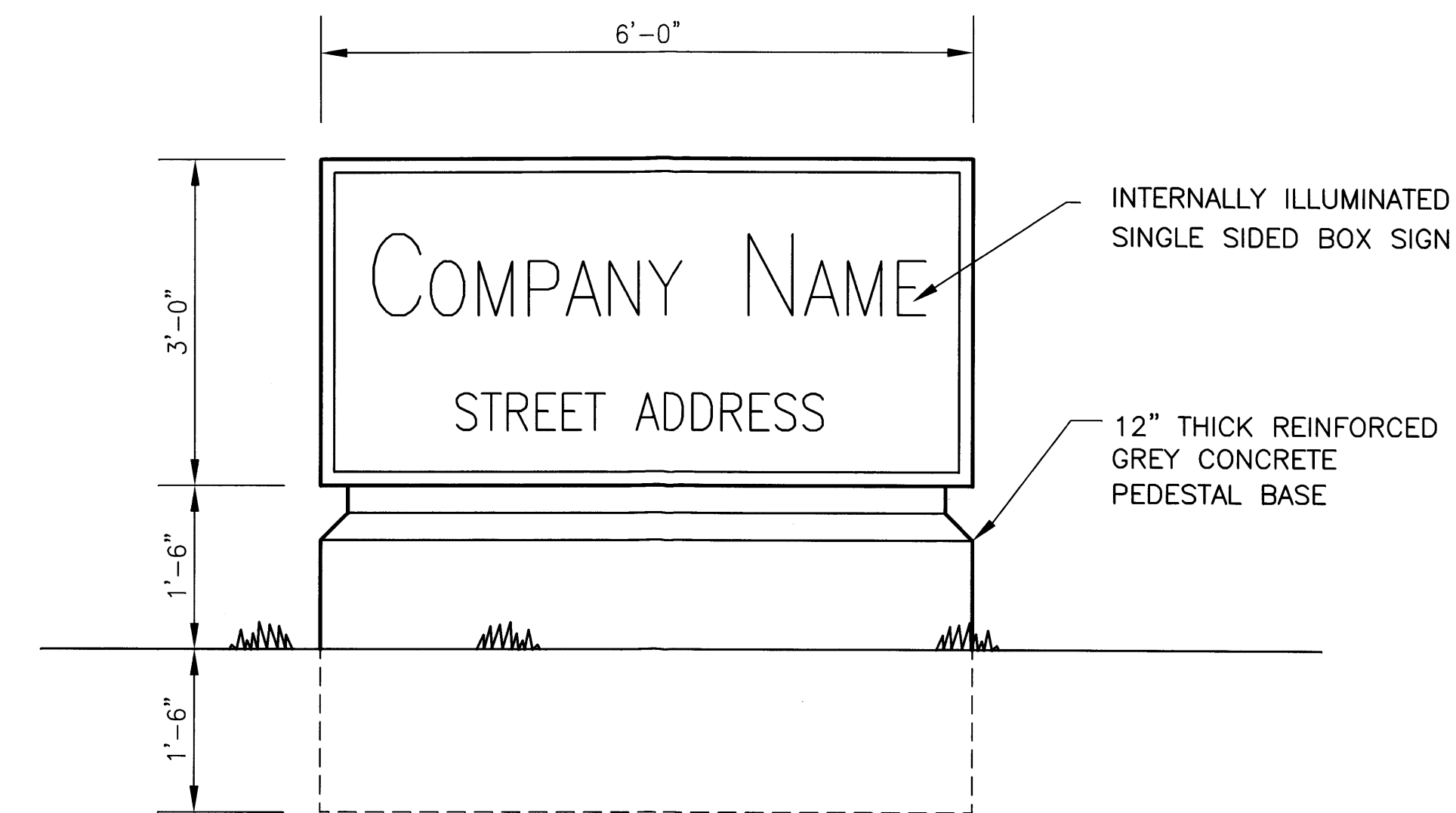
2 DUMPSTER ENCLOSURE PLAN
A1

SCALE: 1/4" & 3/4" = 1'-0"



1 SITE PLAN w/ TRAFFIC CIRCULATION LAYOUT
A1

SCALE: 1" = 30'-0"



3 MONUMENT STREET SIGN DETAIL
A1

NOTE:
ELECTRICAL PROVIDED BY
CONTRACTOR. ALL OTHER
SIGN REQUIREMENTS BY OWNER

SCALE: 3/4" = 1'-0"

LANDSCAPE CALCULATIONS:	
REQUIRED LANDSCAPED AREA:	
GROSS LOT AREA:	61,643.5 SF
BUILDING FOOTPRINT:	9,936.0 GSF
NET LOT AREA:	51,707.5 SF
	x 15 %
REQUIRED AREA:	7,756.1 GSF
PROVIDED	7,773.0 GSF

PARKING CALCULATIONS:	
REQUIRED FOR	
OFFICES 3,456 GSF / 200 GSF	18 SPACES
SHOP 6,480 GSF / 1/3 LARGEST SHIFT	5 SPACES
TOTAL	23 SPACES
ACCESSIBLE SPACES < 25 REQD = 1 SPACE (VANS INCLUDED 1)	
ACTUAL PROVIDED:	23 SPACES

LEGAL DESCRIPTION:	
LOT 11, NZ COMMERCIAL CENTER REPLAT OF TRACT 3 AMENDED NEWPORT INDUSTRIAL PARK WEST UNIT 1 ALBUQUERQUE, NEW MEXICO	
SURVEY BY: Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC. 2412-D Monroe Street, NE Albuquerque, New Mexico 87110 Telephone (505) 889-8056 FAX (505) 889-8645	

MASTERWORKS ARCHITECTS, INC.
516 ELEVENTH ST. NW 242-1866
ALBUQUERQUE, NM 87102-1806

FILE # 0283CSITE

9 DEC 02

REVISED:

5 JAN 03

NEW OFFICE/SHOP FOR

R.N.G. LLC

1710 RANDOLPH COURT SE

ALBUQUERQUE, NEW MEXICO

SITE LAYOUT PLAN

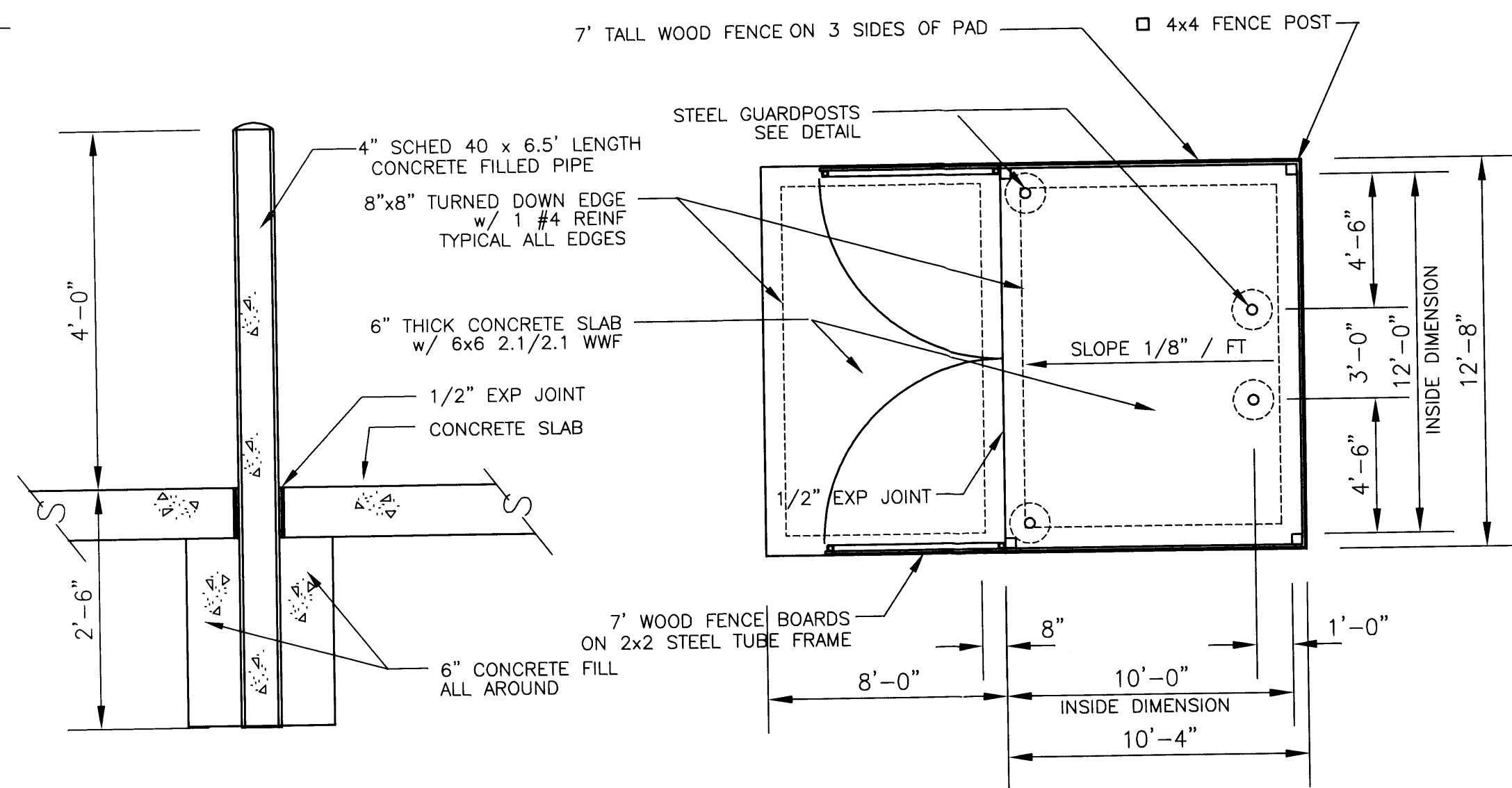
DETAILS

TRAFFIC CIRC LAYOUT

SHEET

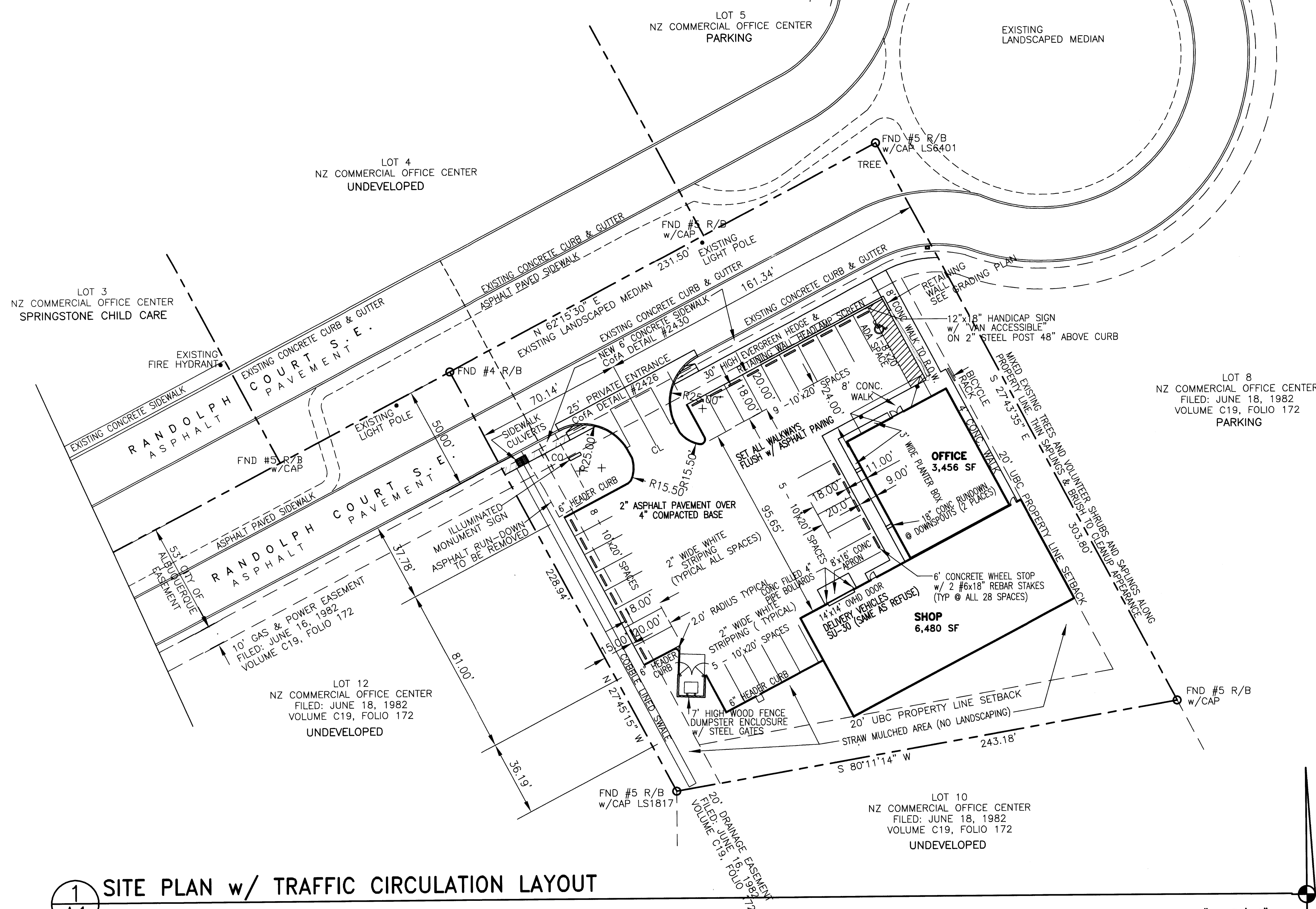
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OF 05



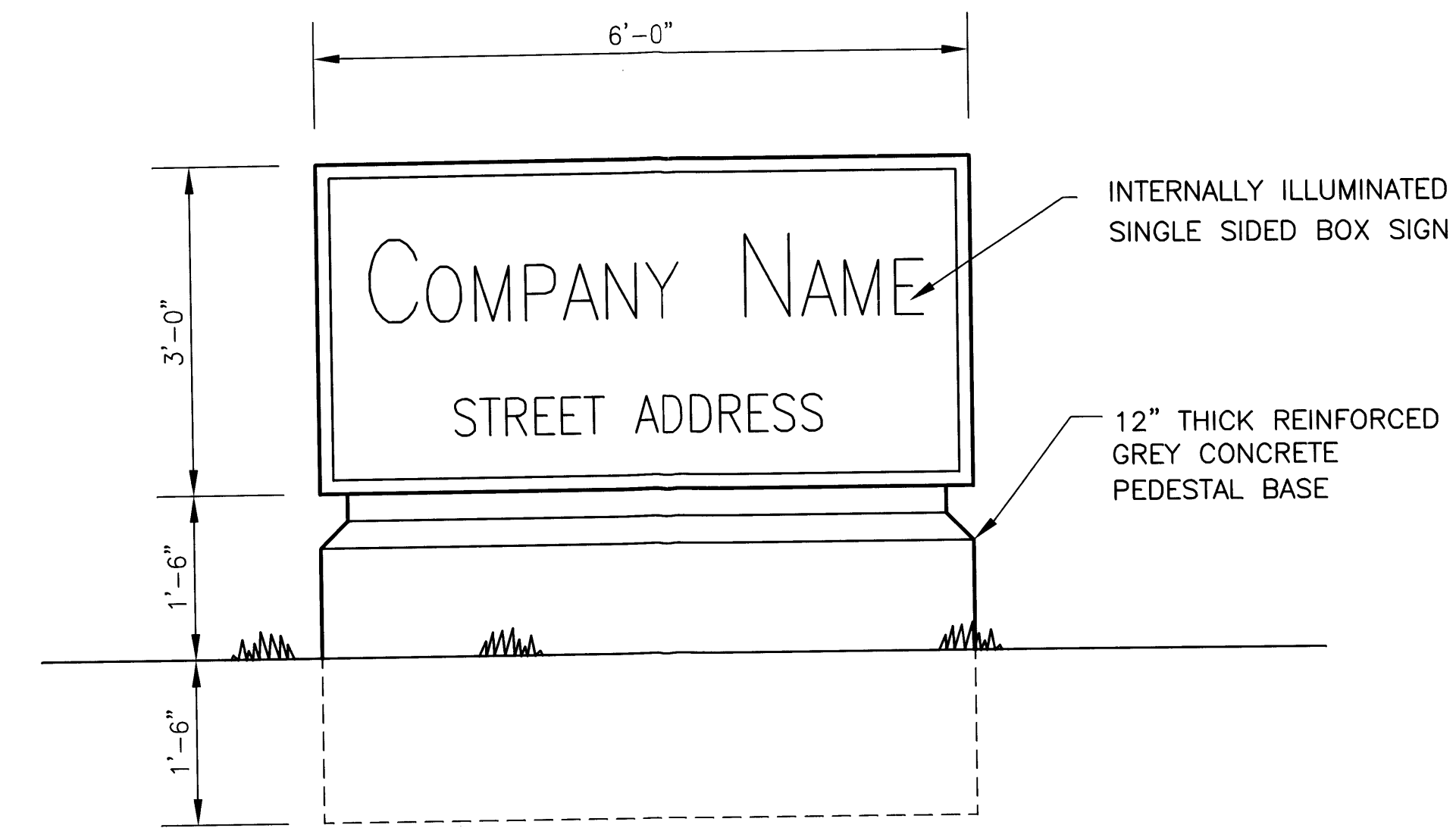
2
A1 DUMPSTER ENCLOSURE PLAN

SCALE: 1/4" & 3/4" = 1'-0"



1
A1 SITE PLAN w/ TRAFFIC CIRCULATION LAYOUT

SCALE: 1" = 30'-0"



3
A1 MONUMENT STREET SIGN DETAIL

SCALE: 3/4" = 1'-0"

NOTE:
ELECTRICAL PROVIDED BY
CONTRACTOR. ALL OTHER
SIGN REQUIREMENTS BY OWNER

LANDSCAPE CALCULATIONS:

REQUIRED LANDSCAPED AREA:	
GROSS LOT AREA:	61,643.5 SF
BUILDING FOOTPRINT:	9,936.0 GSF
NET LOT AREA:	51,707.5 SF
	x 15 %
REQUIRED AREA:	7,756.1 GSF
PROVIDED	7,773.0 GSF

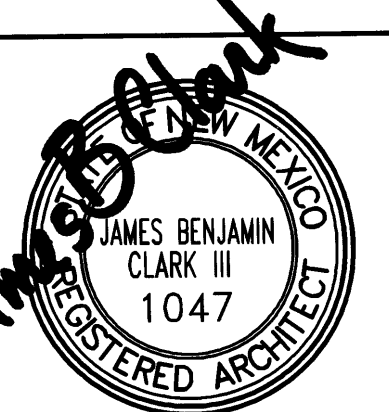
PARKING CALCULATIONS:

REQUIRED FOR		
OFFICES	3,456 GSF / 200 GSF	18 SPACES
SHOP	6,480 GSF / 1/3 LARGEST SHIFT	5 SPACES
TOTAL		23 SPACES
ACCESSIBLE SPACES < 25 REQD = 1 SPACE (VANS INCLUDED 1)		
ACTUAL PROVIDED:		23 SPACES

LEGAL DESCRIPTION:

LOT 11, NZ COMMERCIAL CENTER
REPLAT OF TRACT 3
AMENDED NEWPORT INDUSTRIAL PARK WEST UNIT 1
ALBUQUERQUE, NEW MEXICO

SURVEY BY:
Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
2412-D Monroe Street, NE Albuquerque, New Mexico 87110
Telephone (505) 889-8056 FAX (505) 889-8645



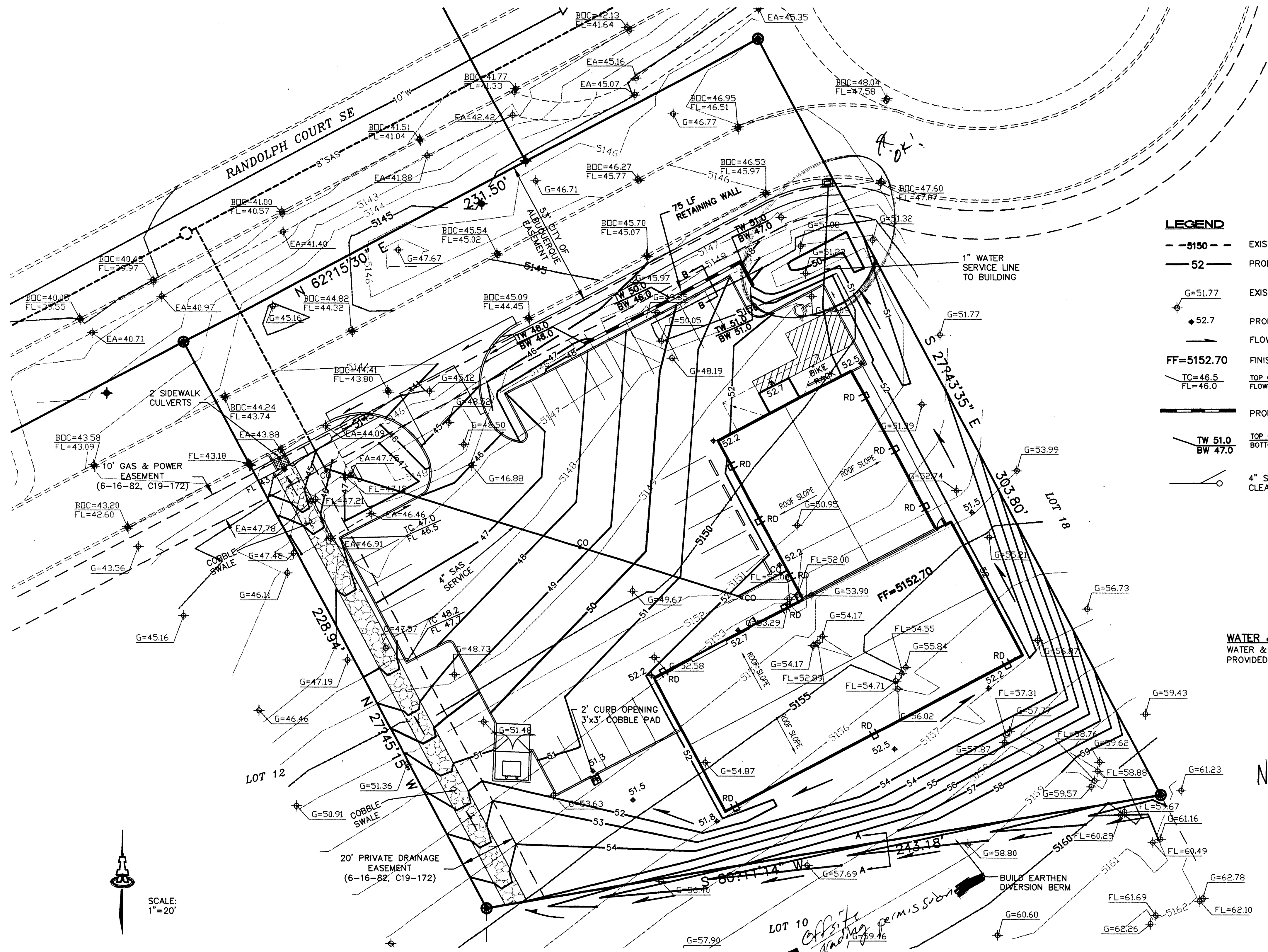
MASTERWORKS
ARCHITECTS, INC.
516 ELEVENTH ST. NW 242-1866
ALBUQUERQUE, NM 87102-1806

FILE # 0283CSITE
9 DEC 02
REVISED:
5 JAN 03

NEW OFFICE/SHOP FOR
R.N.G. LLC
1710 RANDOLPH COURT SE
ALBUQUERQUE, NEW MEXICO

SITE LAYOUT PLAN
DETAILS
TRAFFIC CIRC LAYOUT

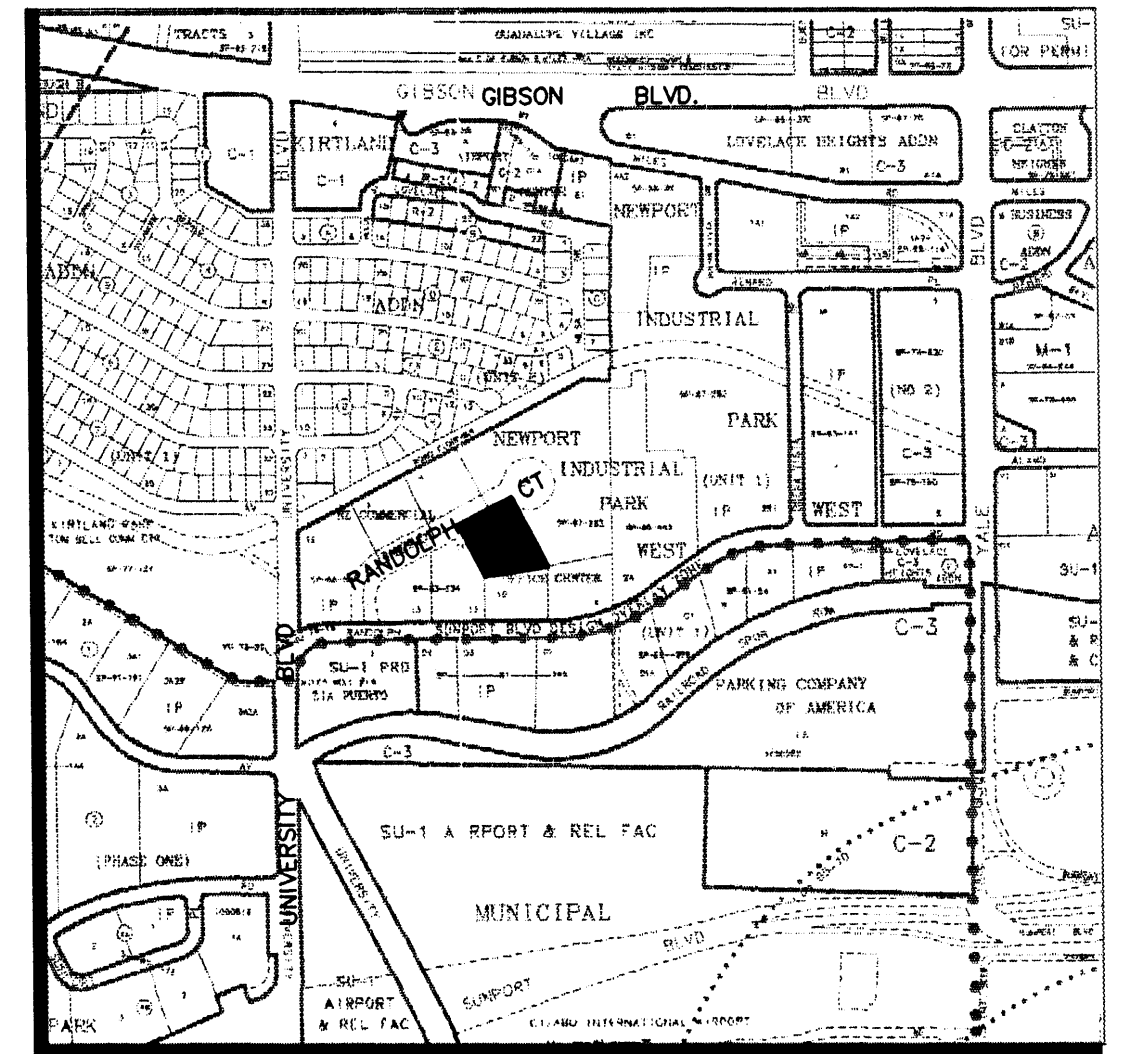
SHEET
A1
OF 05



- LEGEND**
- 5150 --- EXISTING CONTOUR
 - 52 --- PROPOSED CONTOUR
 - G=51.77 EXISTING SPOT ELEVATION
 - ◆ 52.7 PROPOSED SPOT ELEVATION
 - FLOW ARROW
 - FF=5152.70 FINISH FLOOR ELEVATION
 - TC=46.5 TOP OF CURB ELEVATION
 - FL=46.0 FLOWLINE
 - PROPOSED RETAINING WALL
 - TW 51.0 TOP OF WALL ELEVATION
 - BW 47.0 BOTTOM OF WALL ELEVATION
 - 4\"/>

WATER & SEWER SERVICE
 WATER & SANITARY SEWER SERVICES HAVE BEEN PROVIDED TO THE LOT AS SHOWN.

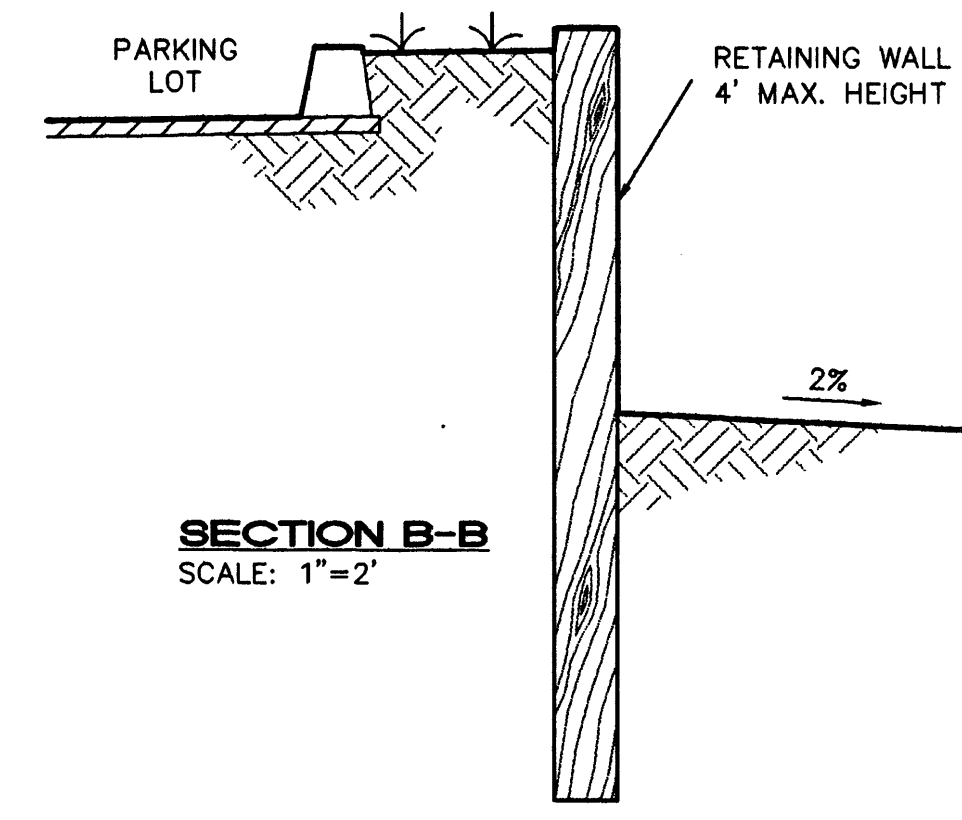
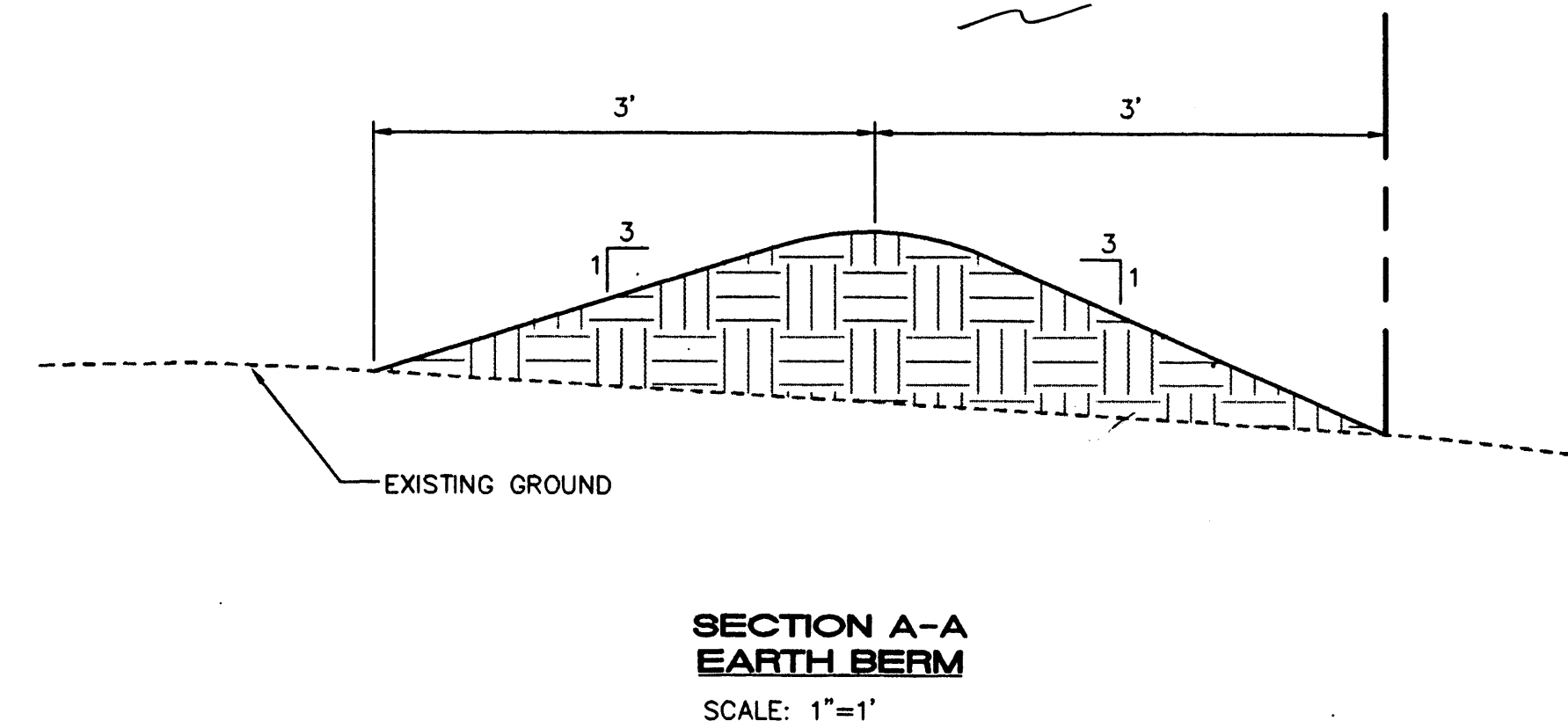
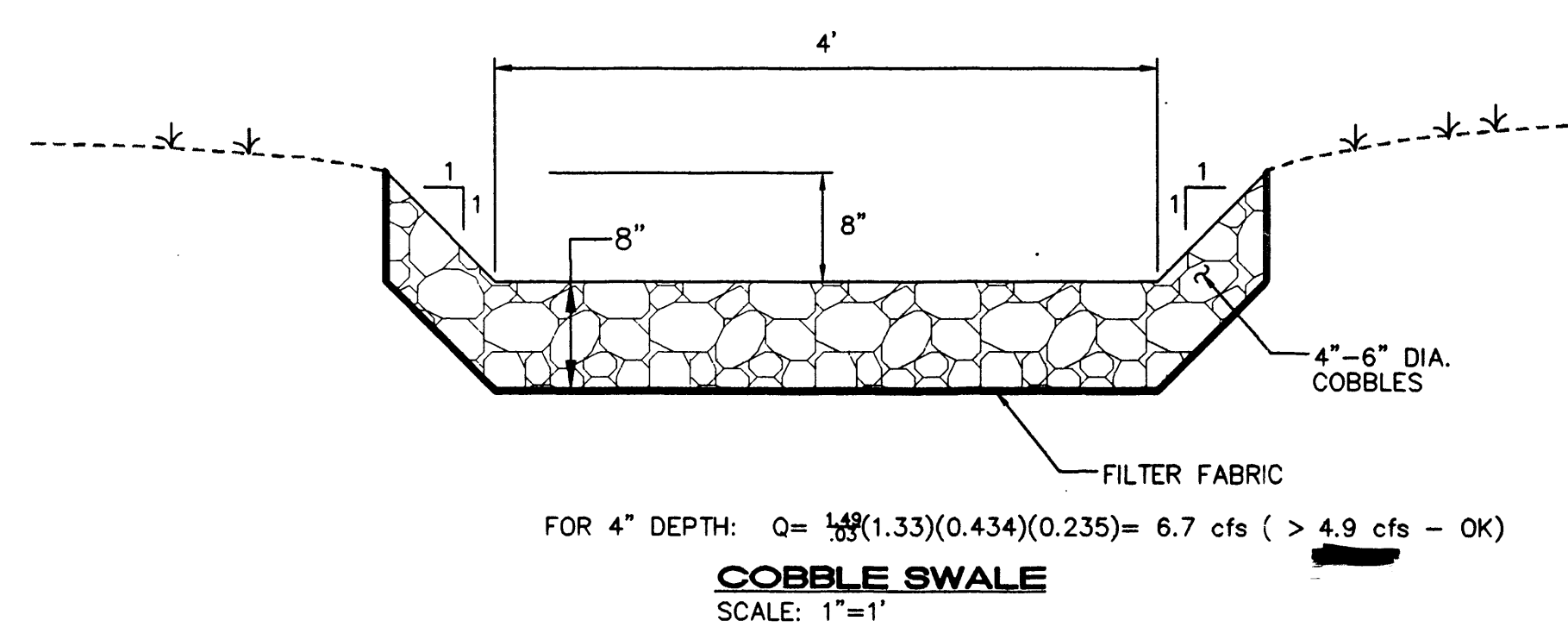
Need to show drainage basin



LEGAL DESCRIPTION: LOT 11, NZ COMMERCIAL OFFICE CENTER
AREA: 1.416 ACRES (GROSS) 1.149 ACRES (NET)
BENCHMARK: CITY OF ALBUQUERQUE BENCHMARK "G-9A", AN ALUMINUM TABLET SET FLUSH IN THE CONCRETE GUTTER IN GIBSON BLVD. SE 920 FEET WEST OF BUENA VISTA SE. ELEVATION = 5143.07
FLOOD ZONE DESIGNATION: THIS SITE IS WITHIN ZONE X (DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) AS SHOWN ON FEMA PANEL 0342.
EXISTING CONDITIONS: THIS UNDEVELOPED SITE SLOPES TO THE NORTHWEST AT 6% RUNOFF ENTERS RANDOLPH COURT VIA AN EXISTING ASPHALT RUNDOWN.
EXISTING HYDROLOGY:
 Precipitation Zone: 2
 Land Treatment: 87% A & 13% D
 $Q_{100-5} = (1.263)(1.56) + (.153)(4.70) = 2.7 \text{ CFS}$
OFFSITE FLOW: LOT 10 DRAINS NORTHWARD THROUGH THIS SITE AND ONTO RANDOLPH COURT SE. THIS SITE WILL CONTINUE TO ACCEPT THIS RUNOFF WITHIN THE EXISTING 20' DRAINAGE EASEMENT SHOWN ALONG THE WEST SIDE OF LOT 11. $Q = 1.7 \text{ cfs}$ FOR THIS UNDEVELOPED 1.10 ACRE LOT. FUTURE DEVELOPED FLOW RATE (BASED ON 85% IMPERVIOUS WITH 15% LANDSCAPING) IS:
 $Q = [(2.28)(.05) + (3.14)(.10) + (4.70)(.85)](1.10) = 4.9 \text{ cfs}$
PROPOSED CONDITIONS: A 10,000 SF OFFICE/WAREHOUSE BUILDING IS PROPOSED WITH ASSOCIATED PAVED PARKING & LANDSCAPING AREAS. SITE RUNOFF WILL BE DISCHARGED TO RANDOLPH CT SE THROUGH THE PROPOSED DRIVEPAD. AN EXISTING CATCH BASIN (300' WEST) ACCEPTS RUNOFF IN RANDOLPH SE.
PROPOSED HYDROLOGY:
 Precipitation Zone: 2
 Land Treatment: 14% B, 31% C & 55% D
 $Q_{100-5} = (.200)(2.28) + (.439)(3.14) + (.777)(4.70) = 5.5 \text{ cfs}$
 RANDOLPH CT SE WILL CONVEY THIS RUNOFF TO THE EXISTING CATCH BASIN.

SCALE: 1"=20'

20 15 10 5 0 20 40 FEET



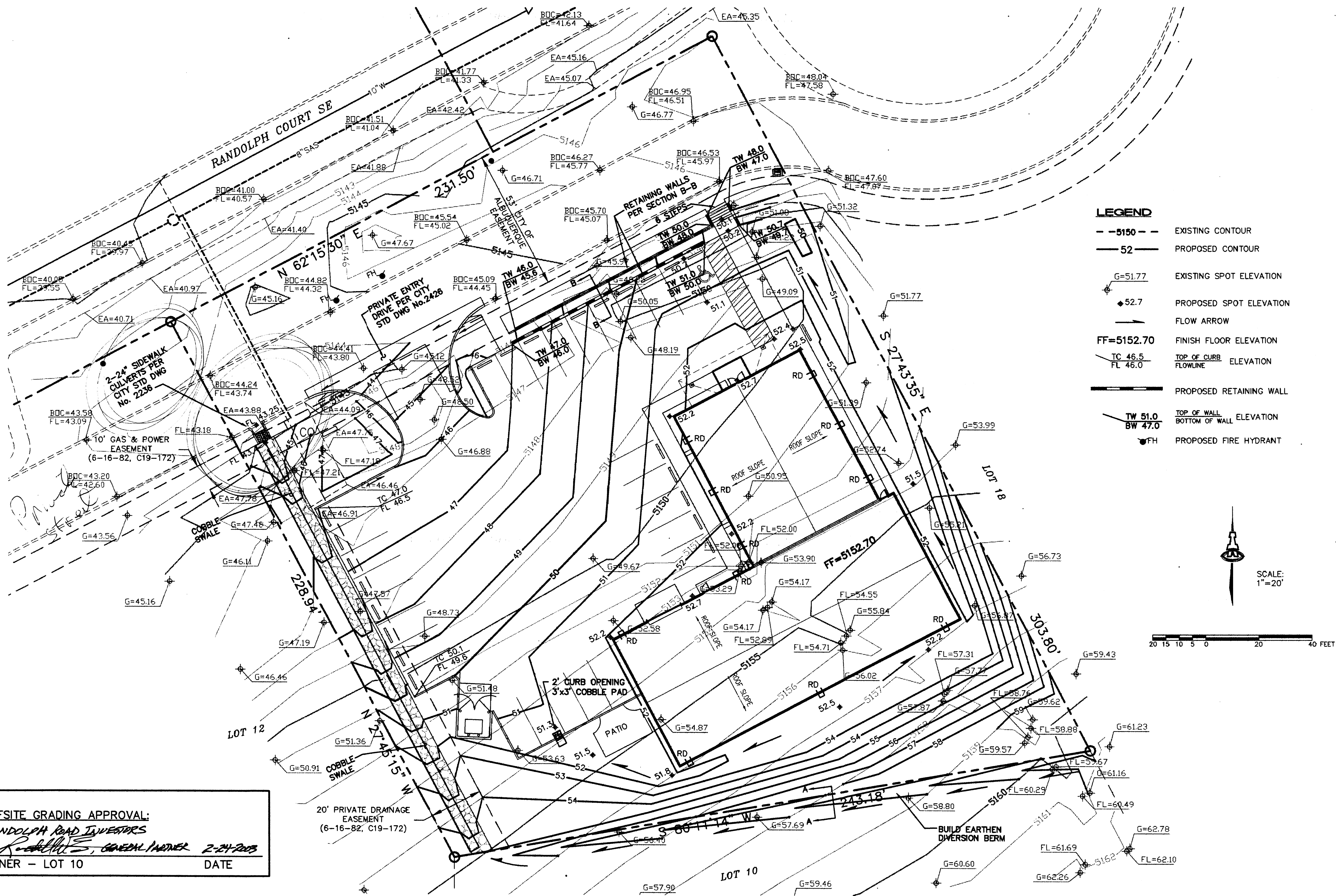
RECEIVED
 NOV 19 2002
 HYDROLOGY SECTION

LOT 11
NZ COMMERCIAL OFFICE CENTER
1710 RANDOLPH CT SE
CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN

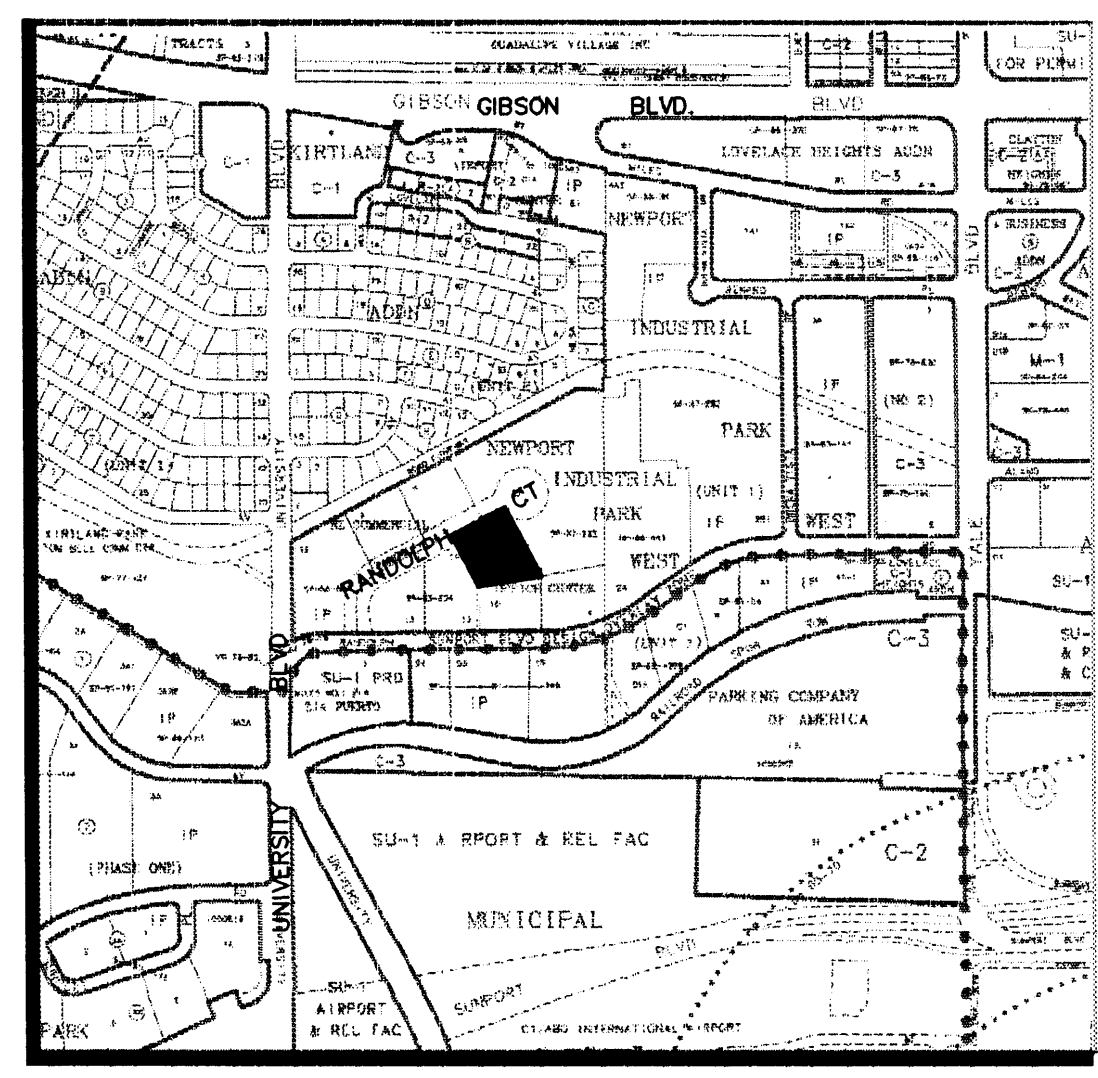
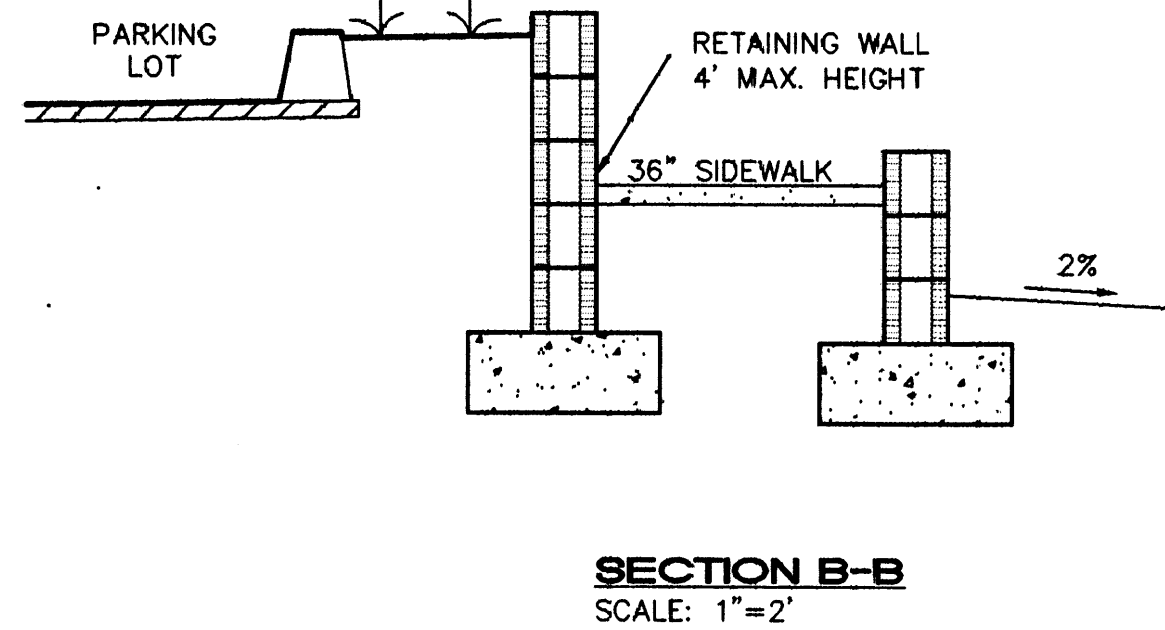
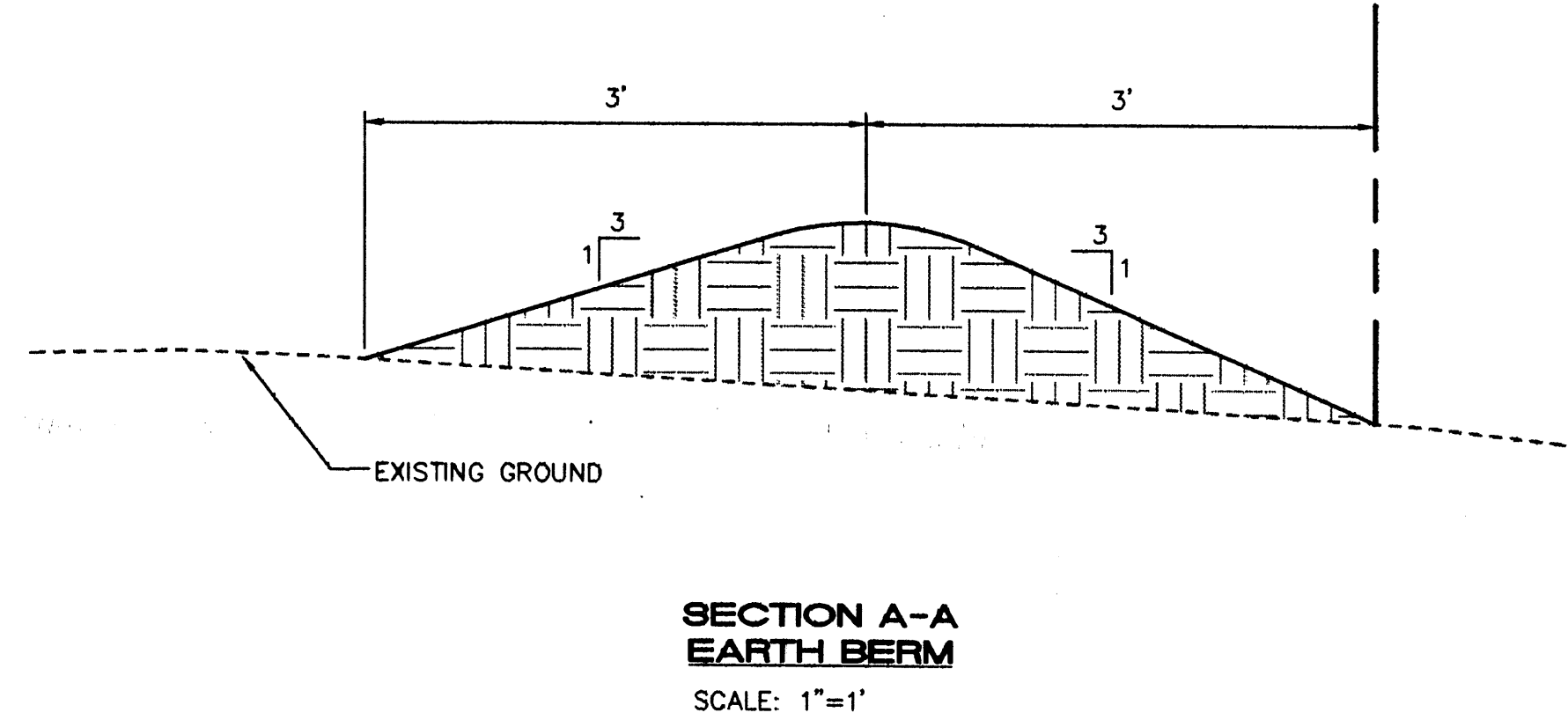
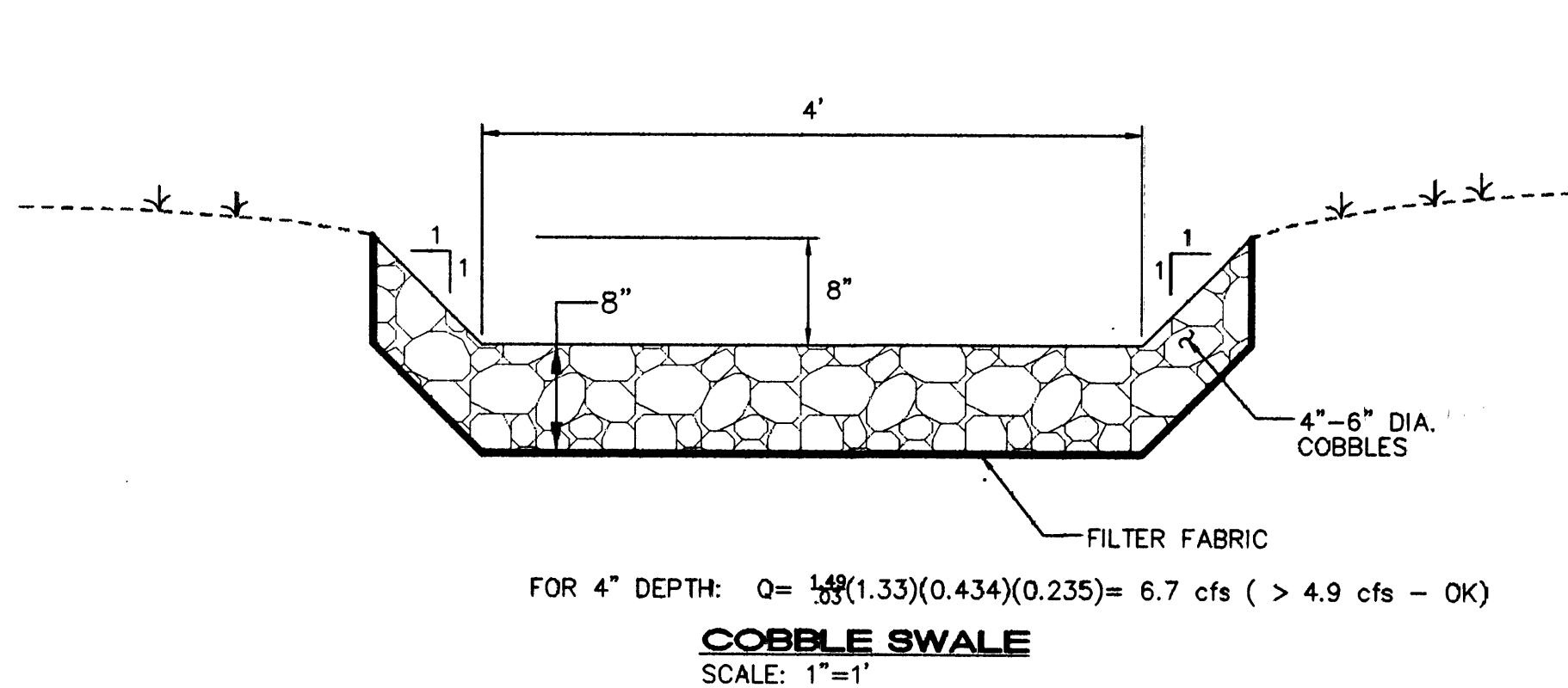
ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque New Mexico

12530RD.DWGnav 11/19/02

SHEET 1



OFFSITE GRADING APPROVAL:
 RANDOLPH ROAD INVESTORS
 BY *[Signature]*, GENERAL PARTNER 2-24-2003
 OWNER - LOT 10 DATE



LEGAL DESCRIPTION: LOT 11, NZ COMMERCIAL OFFICE CENTER

AREA: 1.416 ACRES (GROSS) 1.149 ACRES (NET)

BENCHMARK: CITY OF ALBUQUERQUE BENCHMARK "G-9A", AN ALUMINUM TABLET SET FLUSH IN THE CONCRETE GUTTER IN GIBSON BLVD. SE 920 FEET WEST OF BUENA VISTA SE. ELEVATION = 5143.07

FLOOD ZONE DESIGNATION: THIS SITE IS WITHIN ZONE X (DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) AS SHOWN ON FEMA PANEL 0342.

EXISTING CONDITIONS: THIS UNDEVELOPED SITE SLOPES TO THE NORTHWEST AT 6% RUNOFF ENTERS RANDOLPH COURT VIA AN EXISTING ASPHALT RUNDOWN.

EXISTING HYDROLOGY:
 Precipitation Zone: 2
 Land Treatment: 87% A & 13% D
 $Q_{100-5} = (1.263)(1.56) + (.153)(4.70) = 2.7 \text{ CFS}$

OFFSITE FLOW: LOT 10 DRAINS NORTHWARD THROUGH THIS SITE AND ONTO RANDOLPH COURT SE. THIS SITE WILL CONTINUE TO ACCEPT THIS RUNOFF WITHIN THE EXISTING 20' DRAINAGE EASEMENT SHOWN ALONG THE WEST SIDE OF LOT 11. $Q = 1.7 \text{ cfs}$ FOR THIS UNDEVELOPED 1.10 ACRE LOT. FUTURE DEVELOPED FLOW RATE (BASED ON 85% IMPERVIOUS WITH 15% LANDSCAPING) IS:
 $Q = [(2.28)(.05) + (3.14)(.10) + (4.70)(.85)](1.10) = 4.9 \text{ cfs}$

PROPOSED CONDITIONS: A 10,000 SF OFFICE/WAREHOUSE BUILDING IS PROPOSED WITH ASSOCIATED PAVED PARKING & LANDSCAPING AREAS. SITE RUNOFF WILL BE DISCHARGE TO RANDOLPH CT SE THROUGH THE PROPOSED DRIVEPAD. AN EXISTING CATCH BASIN (300' WEST) ACCEPTS RUNOFF IN RANDOLPH SE.

PROPOSED HYDROLOGY:
 Precipitation Zone: 2
 Land Treatment: 14% B, 31% C & 55% D
 $Q_{100-5} = (.200)(2.28) + (.439)(3.14) + (.777)(4.70) = 5.5 \text{ cfs}$

RANDOLPH CT SE WILL CONVEY THIS RUNOFF TO THE EXISTING CATCH BASIN.

LOT 11

NZ COMMERCIAL OFFICE CENTER

1710 RANDOLPH CT SE

GRADING & DRAINAGE

PLAN

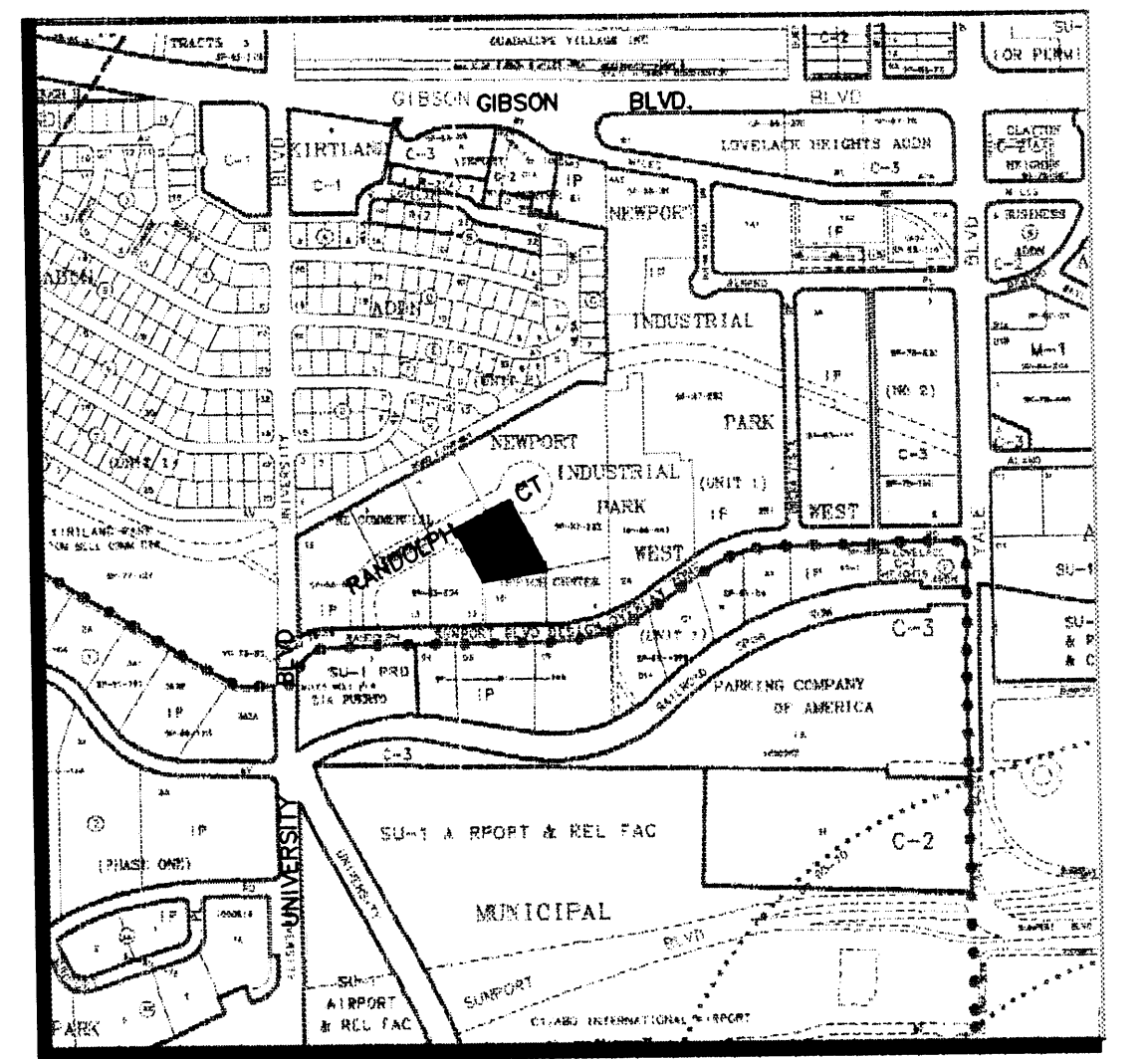
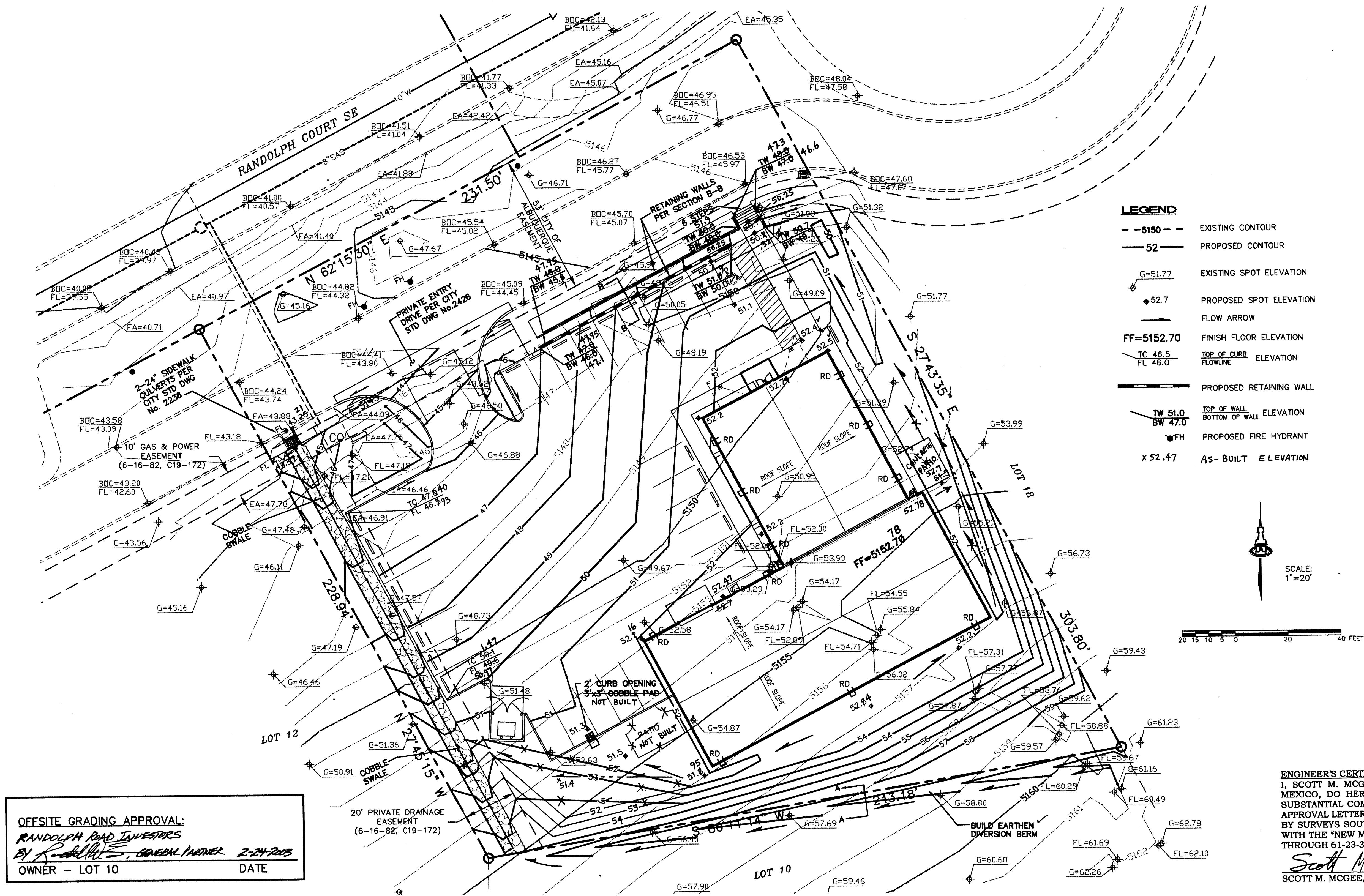
SCOTT M. MCGEE
 NEW MEXICO
 10519
 12/14/03

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque New Mexico

1253GRD.DWG.rh

02/14/03

SHEET 1



VICINITY MAP

LEGAL DESCRIPTION: LOT 11, NZ COMMERCIAL OFFICE CENTER
AREA: 1.416 ACRES (GROSS) 1.149 ACRES (NET)

BENCHMARK: CITY OF ALBUQUERQUE BENCHMARK "G-9A", AN ALUMINUM TABLET SET FLUSH IN THE CONCRETE GUTTER IN GIBSON BLVD. SE 920 FEET WEST OF BUENA VISTA SE. ELEVATION = 5143.07

FLOOD ZONE DESIGNATION: THIS SITE IS WITHIN ZONE X (DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) AS SHOWN ON FEMA PANEL 0342.

EXISTING CONDITIONS: THIS UNDEVELOPED SITE SLOPES TO THE NORTHWEST AT 6% RUNOFF ENTERS RANDOLPH COURT VIA AN EXISTING ASPHALT RUNDOWN.

EXISTING HYDROLOGY:
 Precipitation Zone: 2
 Land Treatment: 87% A & 13% D
 $Q_{100} = (1.263)(1.56) + (153)(4.70) = 2.7$ CFS

OFFSITE FLOW: LOT 10 DRAINS NORTHWARD THROUGH THIS SITE AND ONTO RANDOLPH COURT SE. THIS SITE WILL CONTINUE TO ACCEPT THIS RUNOFF WITHIN THE EXISTING 20' DRAINAGE EASEMENT SHOWN ALONG THE WEST SIDE OF LOT 11. $Q = 1.7$ cfs FOR THIS UNDEVELOPED 1.10 ACRE LOT. FUTURE DEVELOPED FLOW RATE (BASED ON 85% IMPERVIOUS WITH 15% LANDSCAPING) IS:
 $Q = [(2.28)(.05) + (3.14)(.10) + (4.70)(.85)](1.10) = 4.9$ cfs.

PROPOSED CONDITIONS: A 10,000 SF OFFICE/WAREHOUSE BUILDING IS PROPOSED WITH ASSOCIATED PAVED PARKING & LANDSCAPING AREAS. SITE RUNOFF WILL BE DISCHARGE TO RANDOLPH CT SE THROUGH THE PROPOSED DRIVEPAD. AN EXISTING CATCH BASIN (300' WEST) ACCEPTS RUNOFF IN RANDOLPH SE.

PROPOSED HYDROLOGY:
 Precipitation Zone: 2
 Land Treatment: 14% B, 31% C & 55% D
 $Q_{100} = (.200)(2.28) + (.439)(3.14) + (.777)(4.70) = 5.5$ cfs

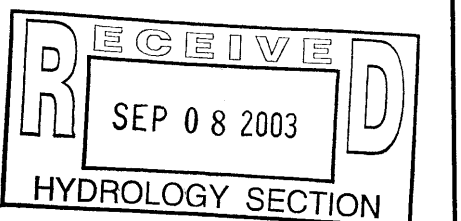
RANDOLPH CT SE WILL CONVEY THIS RUNOFF TO THE EXISTING CATCH BASIN.

ENGINEER'S CERTIFICATION

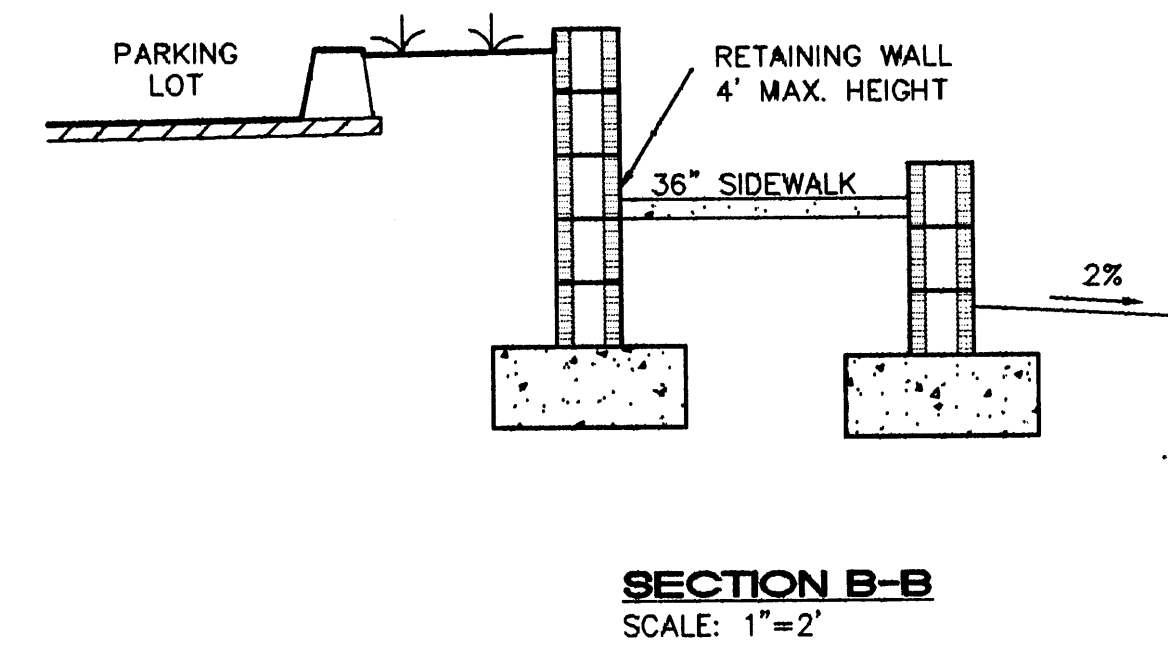
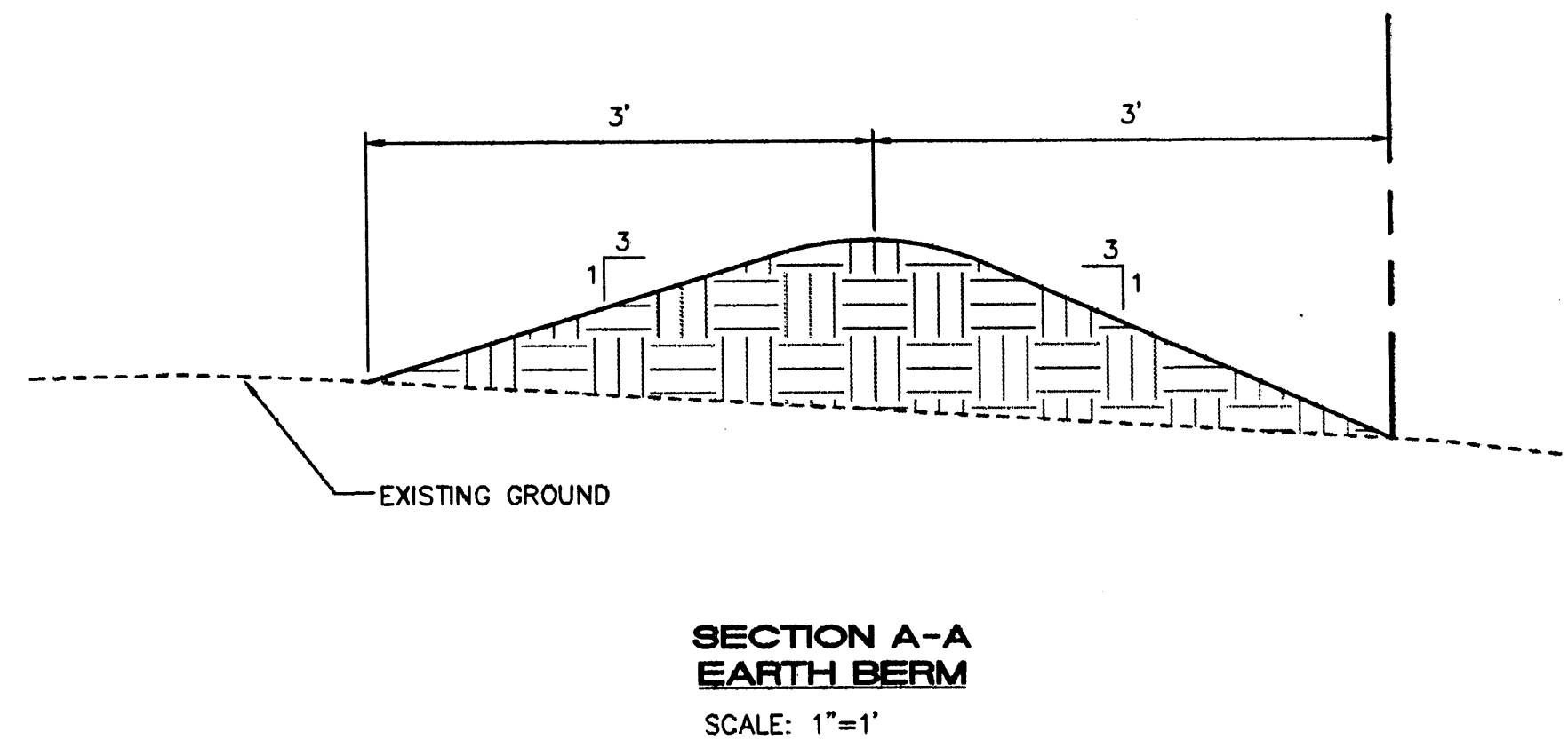
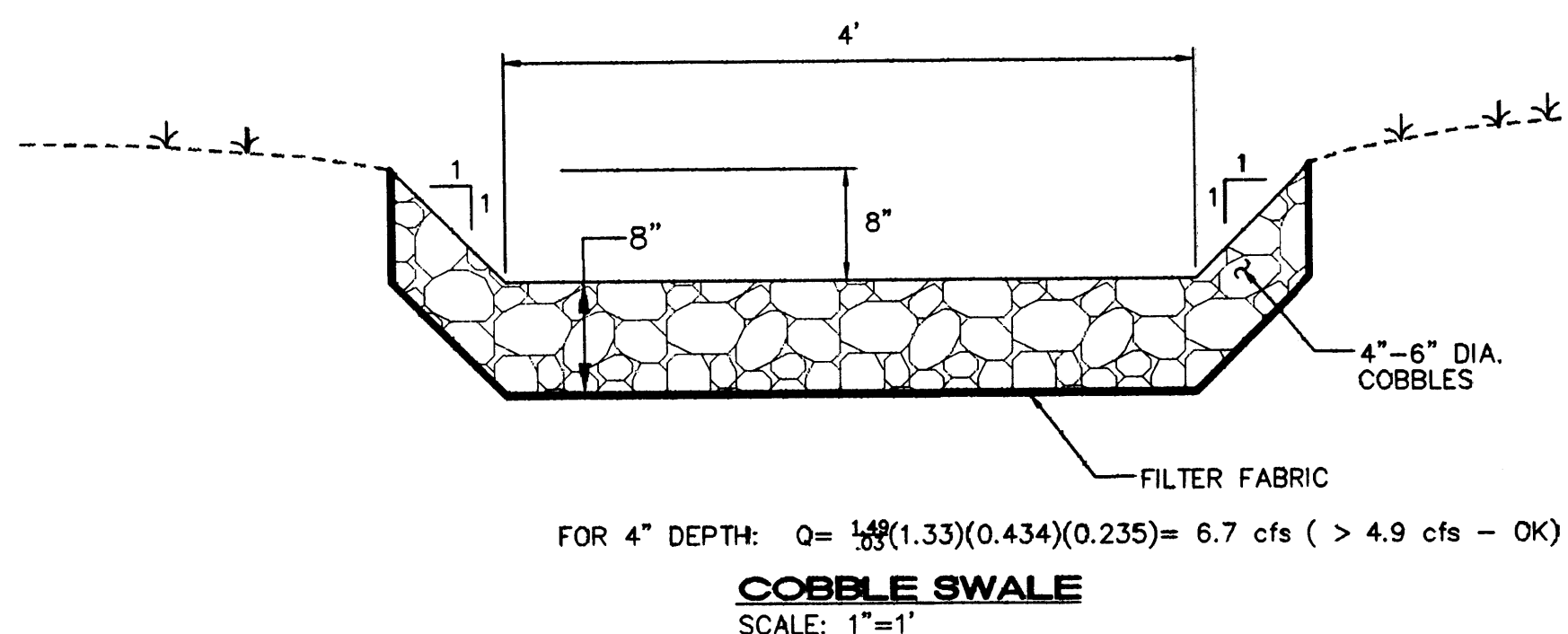
I, SCOTT M. MCGEE, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN DATED 03/31/03 (CITY APPROVAL LETTER DATED 04/10/03). AS-BUILT GRADES WERE FIELD VERIFIED BY SURVEYS SOUTHWEST LTD., NMLS NO. 8686 ON 08/27/03 IN ACCORDANCE WITH THE "NEW MEXICO ENGINEERING AND SURVEYING ACT" SECTION 61-23-1 THROUGH 61-23-32 NMSD (1978).

Scott M. McGee
 SCOTT M. MCGEE, NMPE NO. 10519

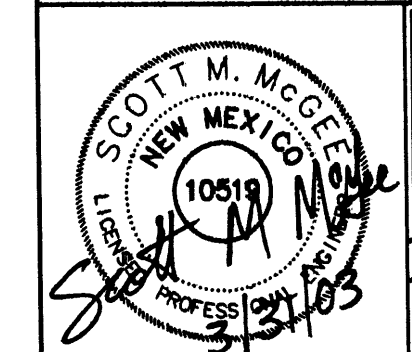
9/8/03
 DATE



OFFSITE GRADING APPROVAL:
 RANDOLPH ROAD INVESTORS
 BY *R. R. R. R.*, GENERAL PARTNER 2-24-2003
 OWNER - LOT 10 DATE



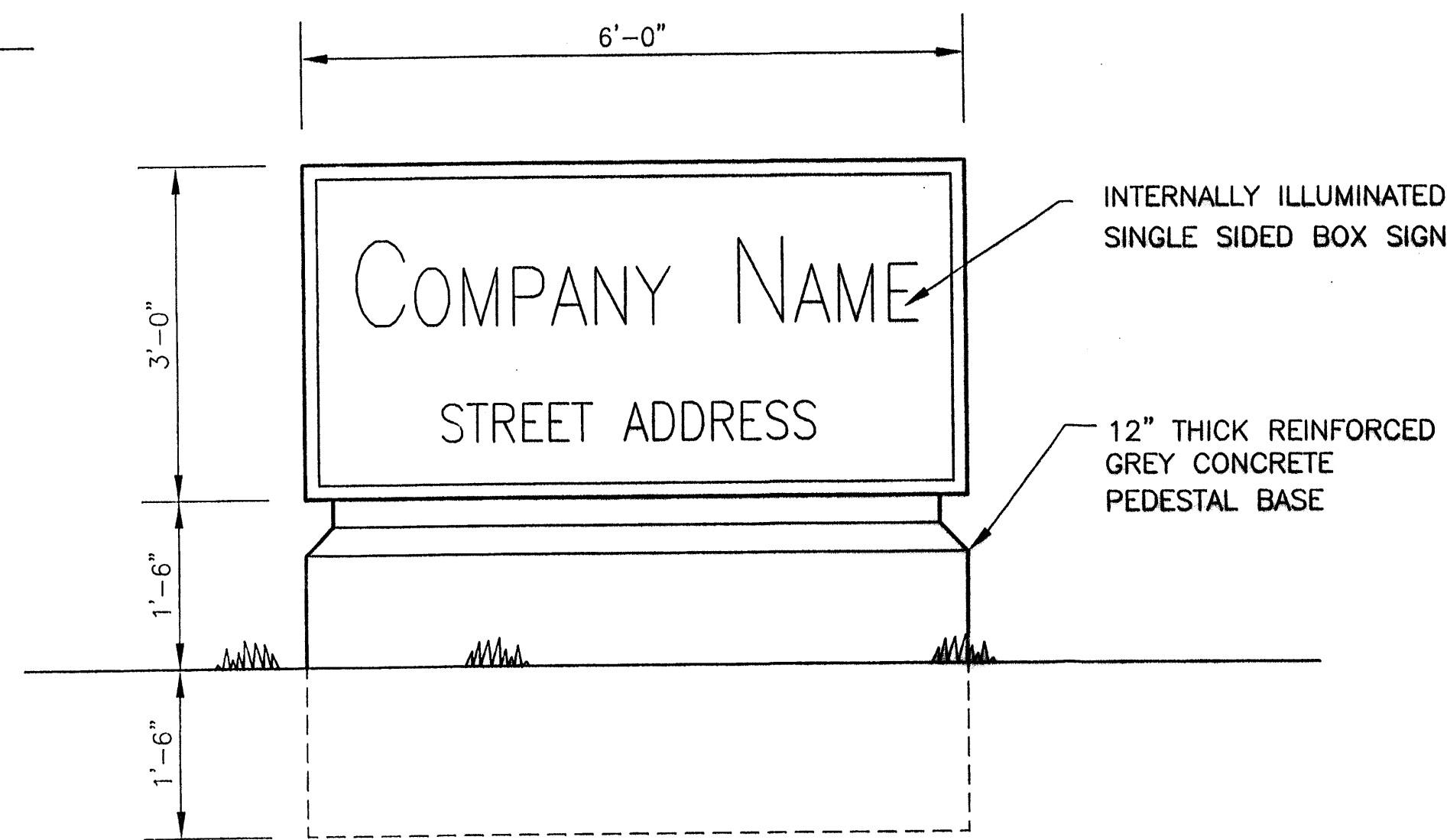
LOT 11
NZ COMMERCIAL OFFICE CENTER
1710 RANDOLPH CT SE
GRADING & DRAINAGE
PLAN



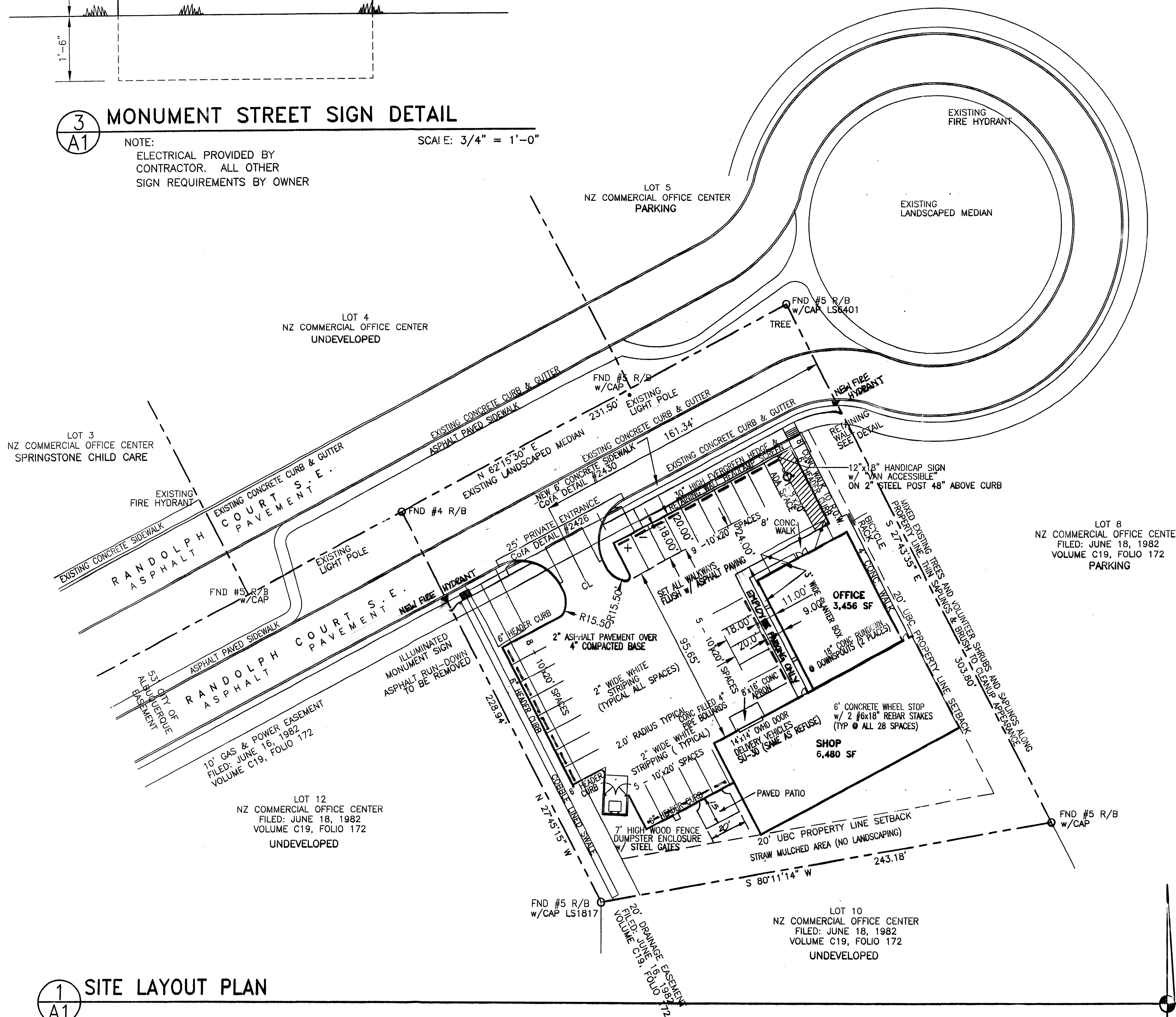
ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque New Mexico

1253GR.DWGth 02/14/03

SHEET 1



3 MONUMENT STREET SIGN DETAIL
 NOTE: ELECTRICAL PROVIDED BY CONTRACTOR. ALL OTHER SIGN REQUIREMENTS BY OWNER
 SCALE: 3/4" = 1'-0"



1 SITE LAYOUT PLAN
 SCALE: 1" = 30'-0"

LEGAL DESCRIPTION:

LOT 11, NZ COMMERCIAL CENTER
 REPLAT OF TRACT 3
 AMENDED NEWPORT INDUSTRIAL PARK WEST UNIT 1
 ALBUQUERQUE, NEW MEXICO

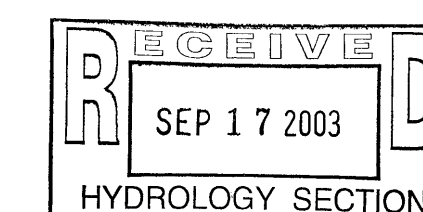
SURVEY BY:
 Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
 2412-D Monroe Street, NE Albuquerque, New Mexico 87110
 Telephone (505) 889-8056 FAX (505) 889-8645

PARKING CALCULATIONS:

REQUIRED FOR		
OFFICES	3,456 GSF / 200 GSF	18 SPACES
SHOP	6,480 GSF / 1/3 LARGEST SHIFT	5 SPACES
TOTAL		23 SPACES
ACCESSIBLE SPACES < 25 REQD = 1 SPACE (VANS INCLUDED 1)		
ACTUAL PROVIDED:		23 SPACES

LANDFILL DISCLOSURE STATEMENT

The following statement is required by the City of Albuquerque, Environmental Health Department, Interim Guidelines for Development within 1000 Feet of Landfills (revised Aug. 28, 2001):
 "The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public.
 Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development within 1000 feet of Landfills") shall be consulted prior to development of this site."



AFD PLANS CHECKING OFFICE
 924-3611
 APPROVED/DISAPPROVED
 HYDRANT(S) ONLY
 R.C. [Signature] 2-24-03
 SIGNATURE DATE

Project Number: ***1002357**

Application Number: **03DRB-00287 (SBP)**

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated **19 Nov 2002** and that the findings and conditions in the Official Notice: Notification of Decision have been complied with.

SITE DEVELOPMENT PLAN APPROVAL:

<i>[Signature]</i>	March 7, 2003
Environmental Health Department - conditional	Date
<i>[Signature]</i>	2-25-03
Solid Waste Management	Date
<i>[Signature]</i>	2-25-03
Public Engineering, Transportation Division	Date
<i>[Signature]</i>	3-6-03
Utilities Department	Date
<i>[Signature]</i>	3/5/03
Parks and Recreation Department	Date
<i>[Signature]</i>	3/5/03
City Engineer	Date
<i>[Signature]</i>	3/17/2003
City Planner, Planning Department	Date

APPROVAL AND CONDITION ACCEPTANCE: as specified by the Development Process Manual

MASTERWORKS ARCHITECTS, INC.
 516 ELEVENTH ST. NW 242-1866
 ALBUQUERQUE, NM 87102-1806

FILE # 0283dSITE
 9 DEC 02
 REVISED:
 14 FEB 03

NEW OFFICE/SHOP FOR
R.N.G. LLC
 1710 RANDOLPH COURT SE
 ALBUQUERQUE, NEW MEXICO

SITE LAYOUT PLAN
 SIGNATURE BLOCK

SHEET
A1
 OF 02