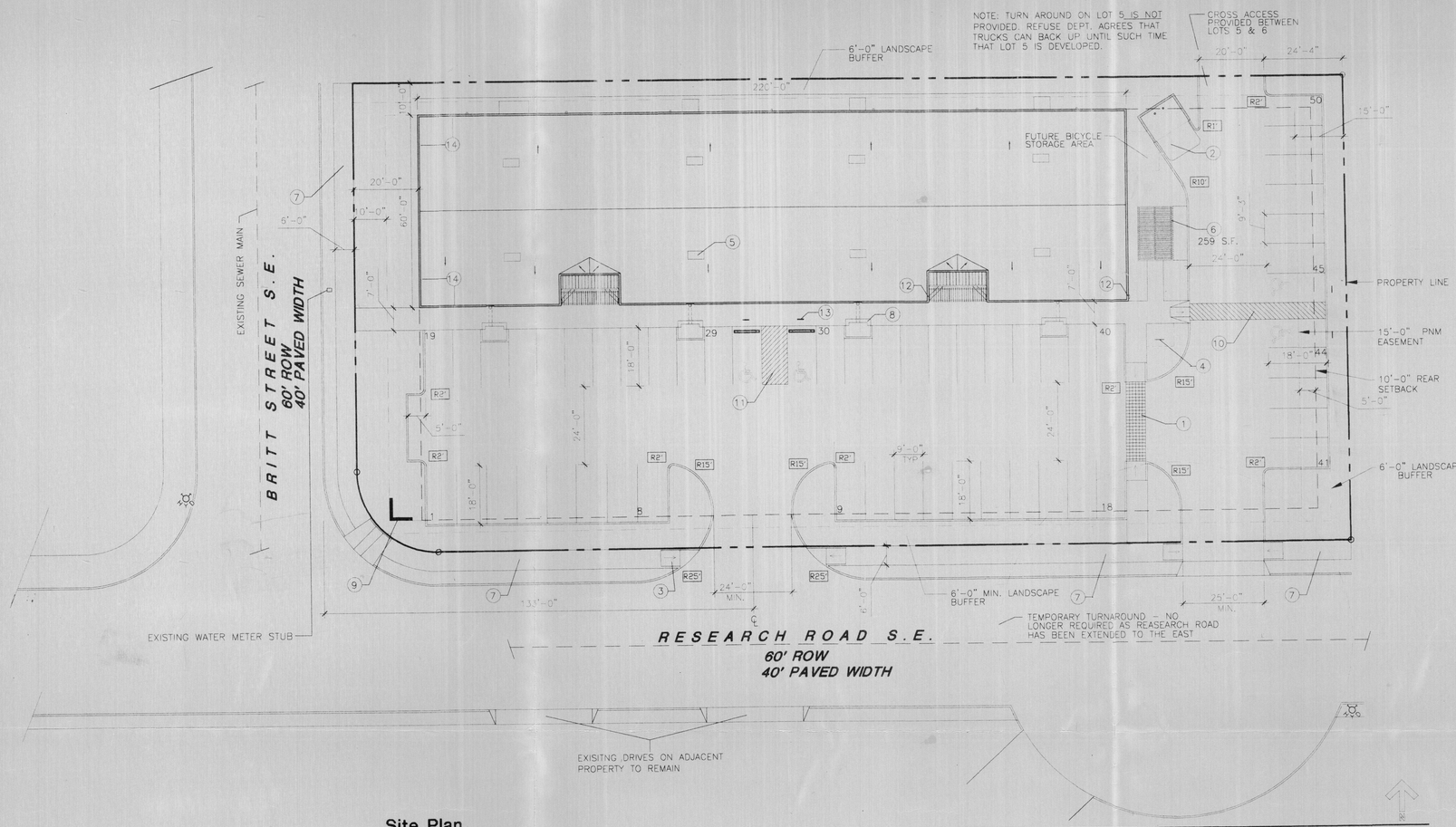


Site Plan

NOTE: GRADING AND LANDSCAPE PLANS ARE COORDINATED TO ALLOW MAXIMUM POTENTIAL WATER ABSORPTION ON SITE. PERIMETER PLANTING AREAS ARE RECESSED BELOW ADJACENT PAVED SURFACES TO FACILITATE RAINWATER COLLECTION, SCREENING OF PARKING AT STREET IS ACCOMPLISHED BY EVERGREEN SHRUBS.

1" = 20'

0' 5' 10' 15' 20'

Legend

- PROPERTY LINE
- 15'-0" PNM EASEMENT
- 6' MIN. LANDSCAPE BUFFER

Keyed Notes

1. 6'-0" WIDE PATTERNED CONCRETE SIDEWALK - FLUSH W/ ASPHALT
2. REFUSE CONTAINER PER DETAIL A
3. 3'-0" WIDE ACCESSIBLE CONCRETE RAMP - SLOPE 1:12 (TYP. OF 4)
4. BIKE RACK ON CRUSHER FINES PER DETAIL B
5. COMBINATION HVAC UNIT (TYP. OF 8)
6. 16'-3"x17'-0" COVERED PATIO AREA W/ CONCRETE TABLE AND BENCHES
7. CONCRETE SIDEWALK
8. PLANTER AT GRADE W/ RAISED SEAT - (TYP. OF 4)
9. MONUMENT SIGN - PER DETAIL B, SHEET A-3
10. 5' WIDE ACCESSIBLE AISLE W/ 4" WIDE PAINTED STRIPING TYP.
11. 8' WIDE ACCESSIBLE AISLE W/ 4" WIDE PAINTED STRIPING TYP.
12. 500 WATT, WALL MOUNT SECURITY LIGHT W/ PHOTO CELL, TIME CONTROL, AND CUT OFF SHIELD (TO PREVENT OBSERVATION OF LIGHT SOURCE FROM OFF SITE) - TYP. OF 5
13. ADA SIGNAGE PER DETAIL C
14. PARAPET TO SCREEN VIEW OF ROOF TOP MECHANICAL EQUIPMENT

Project Description

NEW OFFICE BUILDING

Project Data

OWNER:	EASTMOON PROPERTIES, LLC 501 EUBANK SE, STE. 206 ALBUQUERQUE, NM 505.323.6140
ARCHITECT:	BRISCOE ARCHITECTS, P.C. 4100 MENAUL BLVD. NE, STE. 2B ALBUQUERQUE, N.M. 87110 PH. 262-1093 JOHN BRISCOE AIA
BUILDING ADDRESS:	10501 REASEARCH ROAD SE ALBUQUERQUE, NM
ZONE ATLAS PAGE:	M-21-Z
USAGE:	OFFICES
CONSTRUCTION TYPE:	V-N FULLY FIRE SPRINKLERED

Area Calculations

LOT AREA 44,498 S.F. , 1.02 ACRES

BUILDING AREA 12,861 S.F.

NET AREA = 31,637 S.F.

LANDSCAPING REQUIRED = 15% OF NET AREA

LANDSCAPING REQUIRED - 4,746 S.F.

LANDSCAPING SHOWN 11,015 S.F.

50 TYPICAL PARKING SPACES

4 H.C. PARKING SPACES

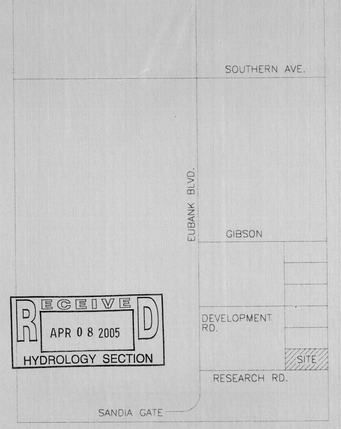
54 TOTAL PARKING SPACES = 1 SPACE PER 238 SF

3 BICYCLE SPACES

Site Vicinity Map

1" = 500'

0' 250' 500'

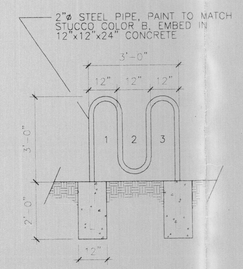


LEGAL DESCRIPTION: LOT 6, BLOCK 3, SANDIA RESEARCH PARK
ZONE ATLAS PAGE: M-21-Z

RECEIVED APR 08 2005 HYDROLOGY SECTION

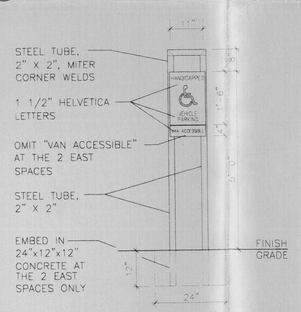
Elevation At Bike Rack

1/2" = 1'-0"



Handicap/Van Accessible Signage

1/2" = 1'-0"



General Notes

(CONDITIONS 4&5)

NO FREESTANDING CELL TOWERS OR ANTENNA ARE ALLOWED.

NO CHAIN-LINK, RAZOR WIRE (CONCERTINA), OR PLASTIC VINYL FENCING IS ALLOWED.

02EPC-00829
02DRB-01292

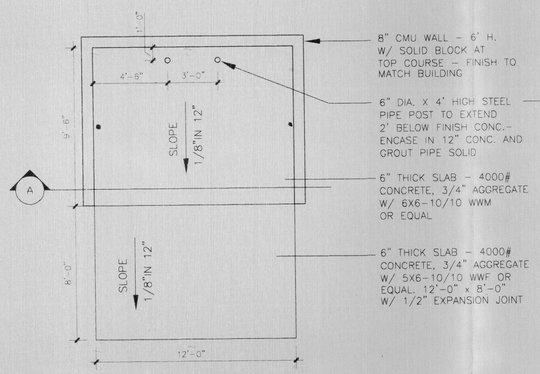
DRB Approval Signitures - Project 1001985

PLANNING DEPARTMENT		9/12/02 DATE
CITY ENGINEER	Bradley L. Bingham	8/28/02 DATE
TRANSPORTATION DEVELOPMENT	Rachel Dow	8-28-02 DATE
PARKS AND RECREATION DIRECTOR	Christina Sandoval	8/28/02 DATE
SOLID WASTE DEPARTMENT	Requested to Back Up over 50'. Will require a man-saw.	August 10 1002 DATE
UTILITIES DEVELOPMENT	Roger A Brown	8-28-02 DATE

AFD PLANS CHECKING OFFICE
APPROVED

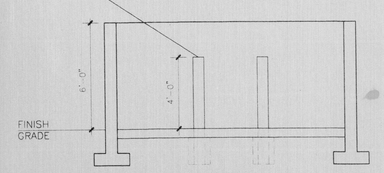
Refuse Container Enclosure

N.T.S.



Section At Refuse Container

N.T.S.



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

13 August 2002

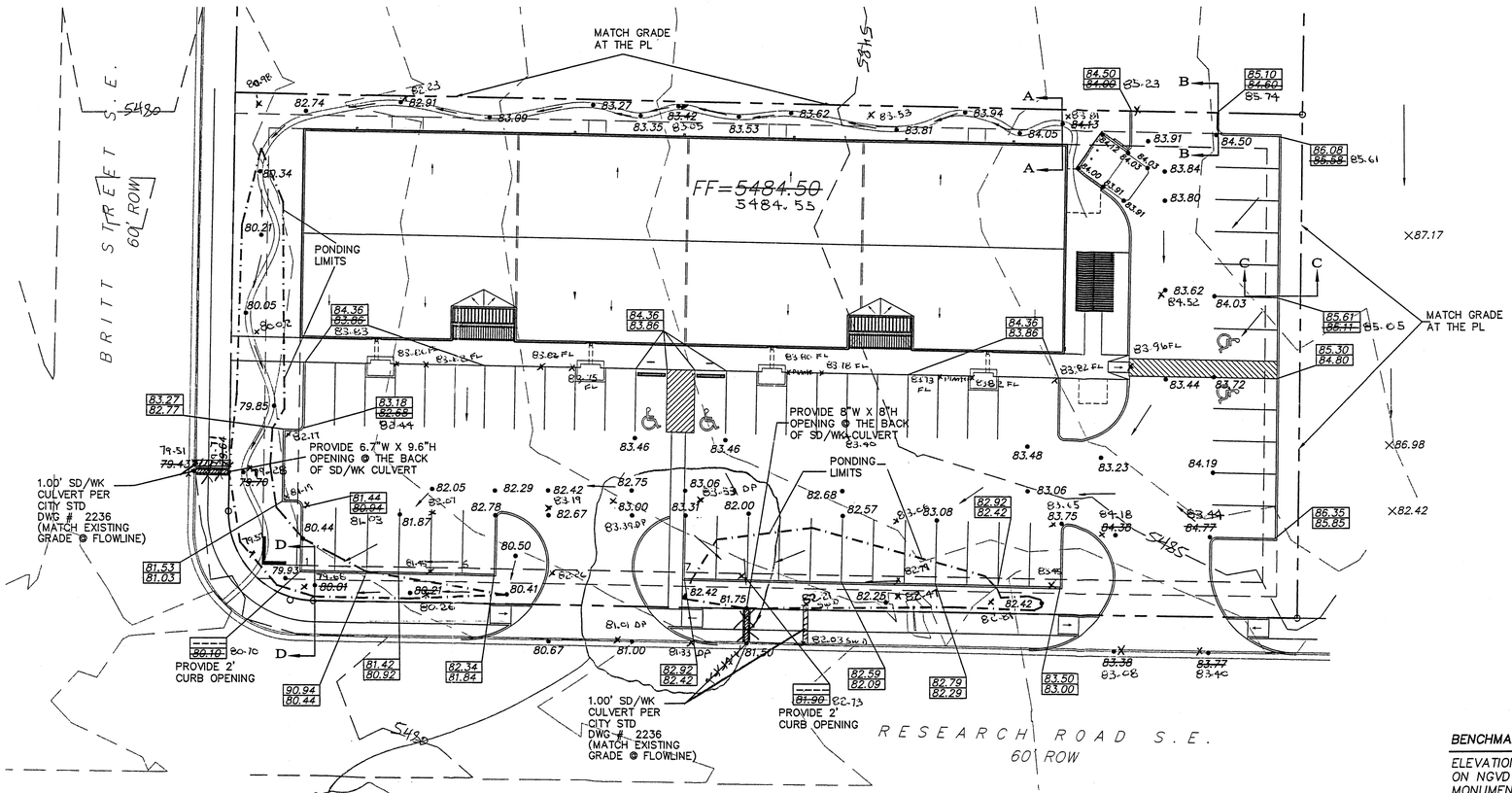
STATE OF NEW MEXICO
JOHN A. BRISCOE
NO. 2308
REGISTERED ARCHITECT

Briscoe Architects, p.c.
ARCHITECTURAL SERVICES FOR THE COMMERCIAL DEVELOPMENT COMMUNITY
4100 MENAUL BLVD. NE, SUITE 2B
ALBUQUERQUE, NM 87110-6224
V: 505.262.0193 F: 505.881.9114 E: briscoe@msn.com

Eastmoon Properties LLC.
10501 Research Rd. SE
Albuquerque, NM

SHEET NO. 1

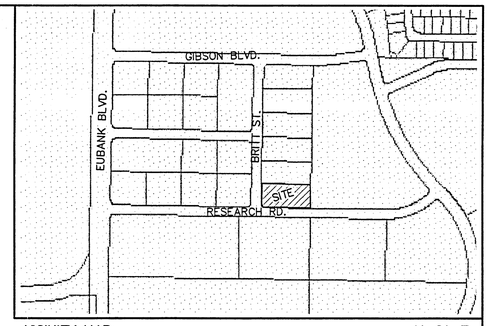
NOTE: GRADING AND LANDSCAPE PLAN ARE COORDINATED TO ALLOW MAXIMUM POTENTIAL WATER ABSORPTION ON SITE. PERIMETER PLANTING AREAS ARE RECESSED BELOW ADJACENT PAVED SURFACES TO FACILITATE RAINWATER COLLECTION, SCREENING OF PARKING AT STREET IS ACCOMPLISHED BY EVERGREEN SHRUBS.



GRAPHIC SCALE

20 10 0 20

SCALE: 1"=20'



VICINITY MAP: M-21-Z

LEGAL DESCRIPTION:
LOT 6, BLOCK 3, SANDIA RESEARCH PARK

ADDRESS:
1420 BRITT ST. SW

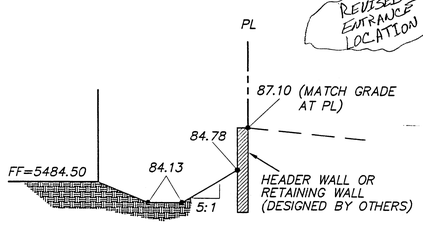
ZONING
SU-1 IP USES

LEGEND

	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING AIR RELEASE VALVE
	EXISTING REDUCER
EX. 8" SAS	EXISTING SANITARY SEWER LINE
EX. 16" WL	EXISTING WATER LINE
	EXISTING CURB & GUTTER
	EXISTING CURB & GUTTER
5100	EXISTING CONTOUR (MAJOR)
5102	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
	EASEMENT
	LIMITS OF TOP OF EXISTING SLOPE
	PROPOSED SIDEWALK
TC 84.50 / FL 84.00	PROPOSED GRADE
• 84.50	PROPOSED SPOT ELEVATION
× 5265.16	EXISTING GRADE
	EXISTING POWER LINES
	EXISTING FENCE
	PONDING LIMITS (WSEL)

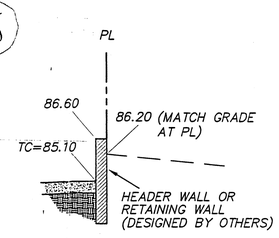
BENCHMARK INFORMATION

ELEVATION DATUM IS BASED ON NGVD 1929 FROM NMSHC MONUMENT "7-L22", ELEVATION (FEET) = 5556.869



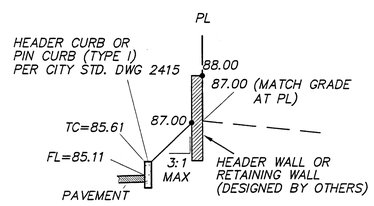
SECTION A-A

NTS



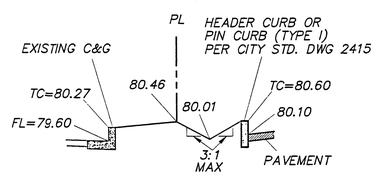
SECTION B-B

NTS



SECTION C-C

NTS



SECTION D-D

NTS

DRAINAGE CERTIFICATION

I, SHAHAB BIAZAR, NMPE 13479, OF THE FIRM ADVANCED ENGINEERING AND CONSULTING, LLC 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 08/25/2002. THE ENTRANCE WESTERLY ENTRANCE ON RESEARCH ROAD WAS SHIFTED TO THE EAST.

THE RECORD INFORMATION REPRESENTED 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.

SHAHAB BIAZAR, NMPE 13479

02/28/2005
DATE

SHAHAB BIAZAR NEW MEXICO 13479 REGISTERED PROFESSIONAL ENGINEER 2-28-05

ROUGH GRADING APPROVAL DATE

RECEIVED MAR 30 2005 HYDROLOGY SECTION

SHAHAB BIAZAR NEW MEXICO 13479 REGISTERED PROFESSIONAL ENGINEER 3-25-05

SHAHAB BIAZAR
P.E. #13479

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

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.
6. ALL THE DISTURBED AREAS MUST BE REVEGETATED.

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		

GENERAL NOTES:

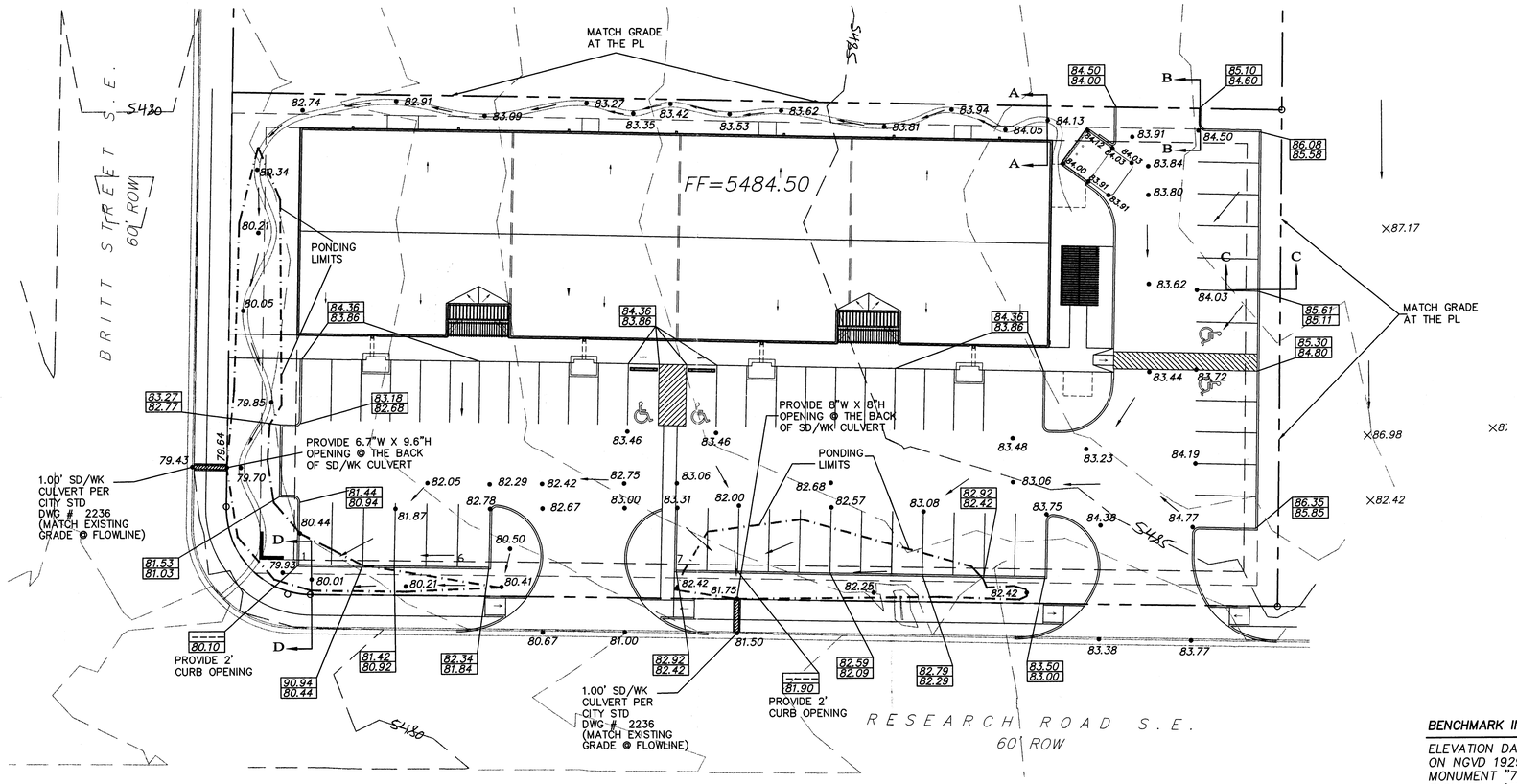
1: ADD 5400 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
2: CONTOUR INTERVAL IS ONE (1) FOOT.
3: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION HAVING AN ELEVATION OF 5541.48 FEET ABOVE SEA LEVEL.
4: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE 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.
5: THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
6: SLOPES ARE AT 4:1 MAXIMUM.

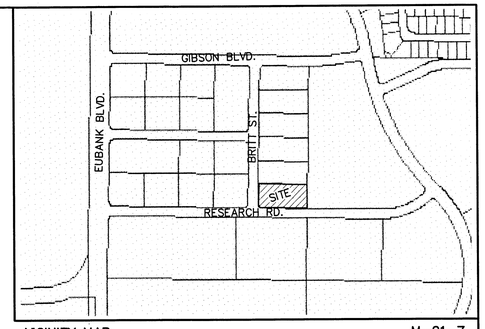
LAST REVISION: 08-25-2002

EASTMOON PROPERTIES, LLC GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
200220-GR.DWG	SBB	07-15-2002	3 OF 4

NOTE: GRADING AND LANDSCAPE PLAN ARE COORDINATED TO ALLOW MAXIMUM POTENTIAL WATER ABSORPTION ON SITE, PERIMETER PLANTING AREAS ARE RECESSED BELOW ADJACENT PAVED SURFACES TO FACILITATE RAINWATER COLLECTION, SCREENING OF PARKING AT STREET IS ACCOMPLISHED BY EVERGREEN SHRUBS.





VICINITY MAP: M-21-Z

GRAPHIC SCALE

20 10 0 20

SCALE: 1"=20'

LEGAL DESCRIPTION:
LOT 6, BLOCK 3, SANDIA RESEARCH PARK

ADDRESS:
1420 BRITT ST. SW

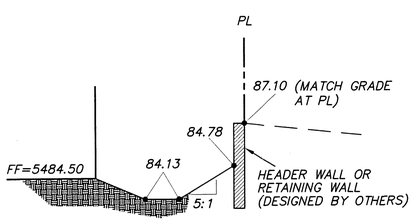
ZONING
SU-1 IP USES

LEGEND

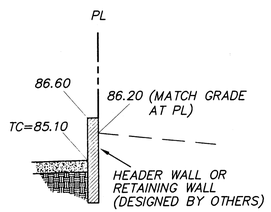
	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING AIR RELEASE VALVE
	EXISTING REDUCER
EX. 8" SAS	EXISTING SANITARY SEWER LINE
EX. 16" WL	EXISTING WATER LINE
	EXISTING CURB & GUTTER
	EXISTING CURB & GUTTER
5100	EXISTING CONTOUR (MAJOR)
5102	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
	EASEMENT
	LIMITS OF TOP OF EXISTING SLOPE
	PROPOSED SIDEWALK
TC 84.50 / FL 84.00	PROPOSED GRADE
• 84.50	PROPOSED SPOT ELEVATION
× 5265.16	EXISTING GRADE
	EXISTING POWER LINES
	EXISTING FENCE
	PONDING LIMITS (WSEL)

BENCHMARK INFORMATION

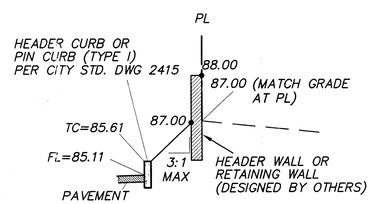
ELEVATION DATUM IS BASED ON NGVD 1929 FROM NMSHC MONUMENT "7-L22", ELEVATION (FEET) = 5556.869



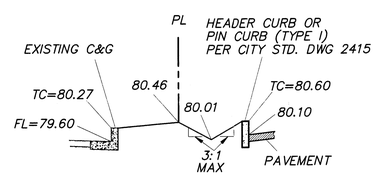
SECTION A-A
NTS



SECTION B-B
NTS



SECTION C-C
NTS



SECTION D-D
NTS

ROUGH GRADING APPROVAL DATE

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.
6. ALL THE DISTURBED AREAS MUST BE REVEGETATED.

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		

GENERAL NOTES:
1: ADD 5400 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
2: CONTOUR INTERVAL IS ONE (1) FOOT.
3: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION HAVING AN ELEVATION OF 5541.48 FEET ABOVE SEA LEVEL.
4: 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.
5: THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
6: SLOPES ARE AT 4:1 MAXIMUM.

RECEIVED AUG 26 2002 HYDROLOGY SECTION

SHAHAB BIAZAR NEW MEXICO 13479 07-25-02 REGISTERED PROFESSIONAL ENGINEER

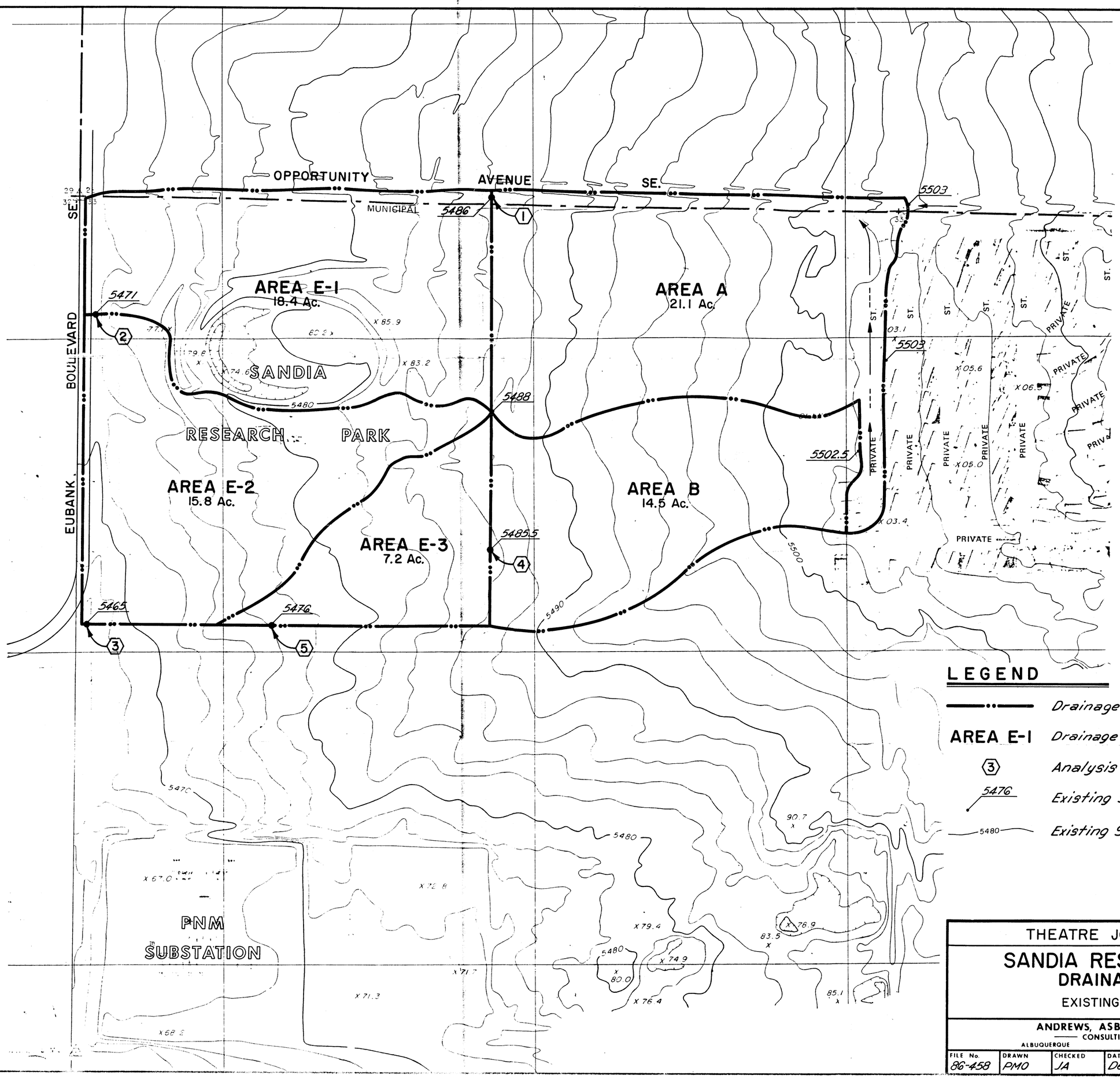
SHAHAB BIAZAR
P.E. #13479

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

EASTMOON PROPERTIES, LLC
GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
200220-GR.DWG	SBB	07-15-2002	3 OF 4

LAST REVISION: 08-15-2002



LEGEND

——••——	Drainage Basin Boundary
AREA E-1	Drainage Basin Designation
③	Analysis Point
5476	Existing Spot Elevation
5480	Existing Surface Contour

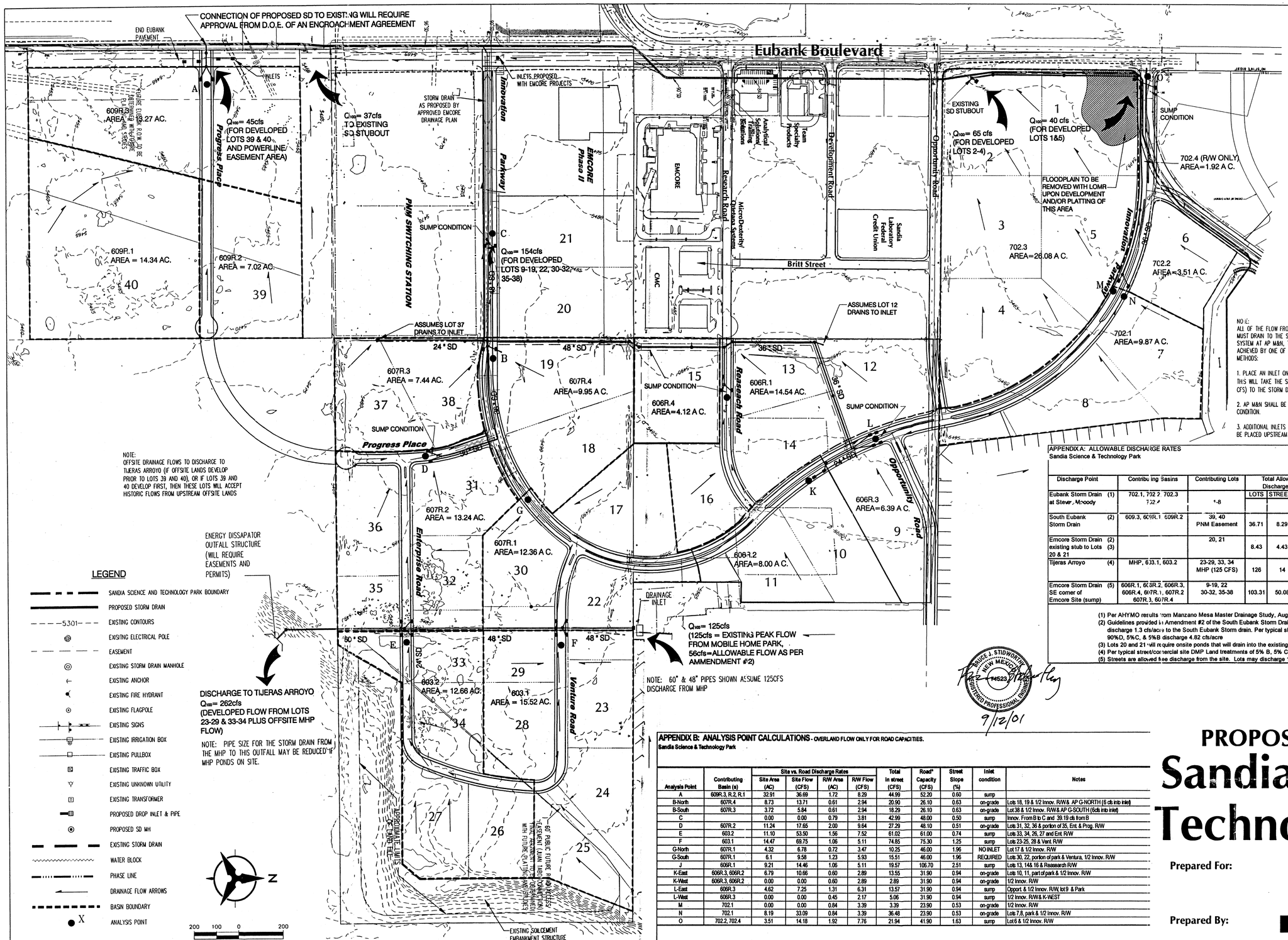
THEATRE JOINT VENTURE

SANDIA RESEARCH PARK
DRAINAGE PLAN

EXISTING CONDITIONS

ANDREWS, ASBURY & ROBERT, INC.
CONSULTING ENGINEERS
ALBUQUERQUE NEW MEXICO

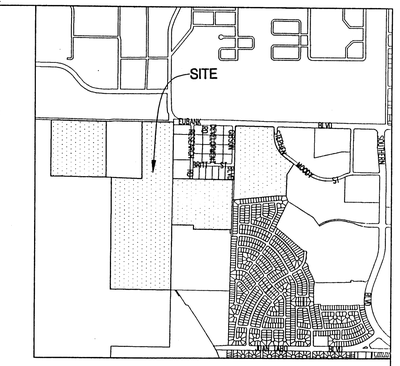
FILE No.	DRAWN	CHECKED	DATE	
86-458	PMO	JA	Dec., 1986	MAP No. 2



NOTE:
OFFSITE DRAINAGE FLOWS TO DISCHARGE TO TIJERAS ARROYO (IF OFFSITE LANDS DEVELOP PRIOR TO LOTS 39 AND 40), OR IF LOTS 39 AND 40 DEVELOP FIRST, THEN THESE LOTS WILL ACCEPT HISTORIC FLOWS FROM UPSTREAM OFFSITE LANDS

LEGEND

- SANDIA SCIENCE AND TECHNOLOGY PARK BOUNDARY
- PROPOSED STORM DRAIN
- 5301 EXISTING CONTOURS
- EXISTING ELECTRICAL POLE
- EASEMENT
- EXISTING STORM DRAIN MANHOLE
- EXISTING ANCHOR
- EXISTING FIRE HYDRANT
- EXISTING FLAGPOLE
- EXISTING SIGNS
- EXISTING IRRIGATION BOX
- EXISTING PULLBOX
- EXISTING TRAFFIC BOX
- EXISTING UNKNOWN UTILITY
- EXISTING TRANSFORMER
- PROPOSED DROP INLET & PIPE
- PROPOSED SD MH
- EXISTING STORM DRAIN
- WATER BLOCK
- PHASE LINE
- DRAINAGE FLOW ARROWS
- BASIN BOUNDARY
- X ANALYSIS POINT



VICINTY MAP
L-21-Z , M-21-Z

NOTES:
1. INLETS SHOWN ARE SCHEMATIC, NUMBER AND TYPE OF INLETS TO BE DEFINED WITH DRC SUBMITTALS
2. LOT LINES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY

NOTE:
ALL OF THE FLOW FROM BASIN 702.1 MUST DRAIN TO THE STORM DRAIN SYSTEM AT AP M&N, THIS CAN BE ACHIEVED BY ONE OF THE FOLLOWING METHODS:

1. PLACE AN INLET ONSITE ON LOT 7, THIS WILL TAKE THE SITE FLOW (33.09 CFS) TO THE STORM DRAIN SYSTEM.
2. AP M&N SHALL BE IN SUMP CONDITION.
3. ADDITIONAL INLETS ON-GRADE WILL BE PLACED UPSTREAM FROM AP N.

APPENDIX A: ALLOWABLE DISCHARGE RATES
Sandia Science & Technology Park

Discharge Point	Contributing Basins	Contributing Lots	Total Allowable Discharge (cfs)			Area (acres)			Allowable Discharge (cfs/acre)			Total Discharge (cfs)
			LOTS	STREETS	TOTAL	LOTS	STREETS	TOTAL	LOTS	STREETS	TOTAL	
Eubank Storm Drain (1) at Stevens/Moody	702.1, 702.2, 702.3	1-8			167	37.38	4.00	41.38				167
South Eubank Storm Drain (2)	609.3, 609R.1, 609R.2	39, 40 PNM Easement	36.71	8.29	45	32.91	1.72	34.63	1.12	4.82	1.3	45
Emcore Storm Drain existing stub to Lots 20 & 21 (2) (3)		20, 21	8.43	4.43	13	8.97	0.92	9.89	0.94	4.82	1.3	13
Tijeras Arroyo (4)	MHP, 603.1, 603.2	23-29, 33, 34 MHP (125 CFS)	126	14	264	26.17	2.62	28.79	4.82	4.82	4.82	264
Emcore Storm Drain SE corner of Emcore Site (sump) (5)	606R.1, 606R.2, 606R.3, 606R.4, 607R.1, 607R.2, 607R.3, 607R.4	9-19, 22, 30-32, 35-38	103.31	50.08	154	65.8	10.39	76.19	1.57	4.82	2.02	153

(1) Per AHYMO results from Manzano Mesa Master Drainage Study, August 1996 (Basin 702) Allowable Discharge is 167 cfs.
(2) Guidelines provided in Amendment #2 of the South Eubank Storm Drain Analysis indicates that Lots 20, 21, 39, amd 40 may discharge 1.3 cfs/acre to the South Eubank Storm drain. Per typical street/comercial site DPM Land treatments of 90%D, 5%C, & 5%B discharge 4.82 cfs/acre
(3) Lots 20 and 21 will require onsite ponds that will drain into the existing stub from Emcore storm drain.
(4) Per typical street/comercial site DMP Land treatments of 5% B, 5% C, 90% D or 4.82 cfs/ acre
(5) Streets are allowed free discharge from the site. Lots may discharge 1.57 cfs w/ small onsite private ponds.

BRUCE J. STIDWORTHY NEW MEXICO 14523 REGISTERED PROFESSIONAL ENGINEER
9/12/01

APPENDIX B: ANALYSIS POINT CALCULATIONS - OVERLAND FLOW ONLY FOR ROAD CAPACITIES.
Sandia Science & Technology Park

Analysis Point	Contributing Basin (s)	Site vs. Road Discharge Rates: Site Area (AC)	Site Flow (CFS)	R/W Area (AC)	R/W Flow (CFS)	Total In street (CFS)	Road* Capacity (CFS)	Street Slope (%)	Inlet condition	Notes
A	609R.3, R.2, R.1	32.91	36.69	1.72	8.29	44.99	52.20	0.60	sump	
B-North	607R.4	8.73	13.71	0.61	2.94	20.90	26.10	0.63	on-grade	Lots 18, 19 & 1/2 Innov. R/W & AP G-NORTH (6 cfs into inlet)
B-South	607R.3	3.72	5.84	0.61	2.94	18.29	26.10	0.63	on-grade	Lot 38 & 1/2 Innov. R/W & AP G-SOUTH (6cfs into inlet)
C		0.00	0.00	0.79	3.81	42.99	48.00	0.50	sump	Innov. From B to C and 39.19 cfs from B
D	607R.2	11.24	17.65	2.00	9.64	27.29	46.10	0.51	on-grade	Lots 31, 32, 36 & portion of 35, Ent & Prog. R/W
E	603.2	11.10	53.50	1.56	7.52	61.02	61.00	0.74	sump	Lots 33, 34, 26, 27 and Ent R/W
F	603.1	14.47	69.75	1.06	5.11	74.85	75.30	1.25	sump	Lots 23-25, 28 & Vent. R/W
G-North	607R.1	4.32	6.78	0.72	3.47	10.25	46.00	1.96	NO INLET	Lot 17 & 1/2 Innov. R/W
G-South	607R.1	6.1	9.58	1.23	5.93	15.51	46.00	1.96	REQUIRED	Lots 30, 22, portion of park & Ventura, 1/2 Innov. R/W
J	606R.1	9.21	14.46	1.06	5.11	19.57	106.70	2.51	sump	Lots 13, 14& 16 & Reasearch R/W
K-East	606R.3, 606R.2	6.79	10.66	0.60	2.89	13.55	31.90	0.94	on-grade	Lots 10, 11, part of park & 1/2 Innov. R/W
K-West	606R.3, 606R.2	0.00	0.00	0.60	2.89	2.89	31.90	0.94	on-grade	1/2 Innov. R/W
L-East	606R.3	4.62	7.25	1.31	6.31	13.57	31.90	0.94	sump	Opport. & 1/2 Innov. R/W, lot 9 & Park
L-West	606R.3	0.00	0.00	0.45	2.17	5.06	31.90	0.94	sump	1/2 Innov. R/W & K-WEST
M	702.1	0.00	0.00	0.84	3.39	3.39	23.90	0.53	on-grade	1/2 Innov. R/W
N	702.1	8.19	33.09	0.84	3.39	36.48	23.90	0.53	on-grade	Lots 7,8, park & 1/2 Innov. R/W
O	702.2, 702.4	3.51	14.18	1.92	7.76	21.94	41.90	1.63	sump	Lot 6 & 1/2 Innov. R/W

NOTE: Analysis point M takes flow from west half of Innovation within Basin 702.1 plus over flow (flow that crosses street) from east half of Innovation.

* Road Capacity is measured at a depth of top of standard curb. See Appendix C for capacity calculations.

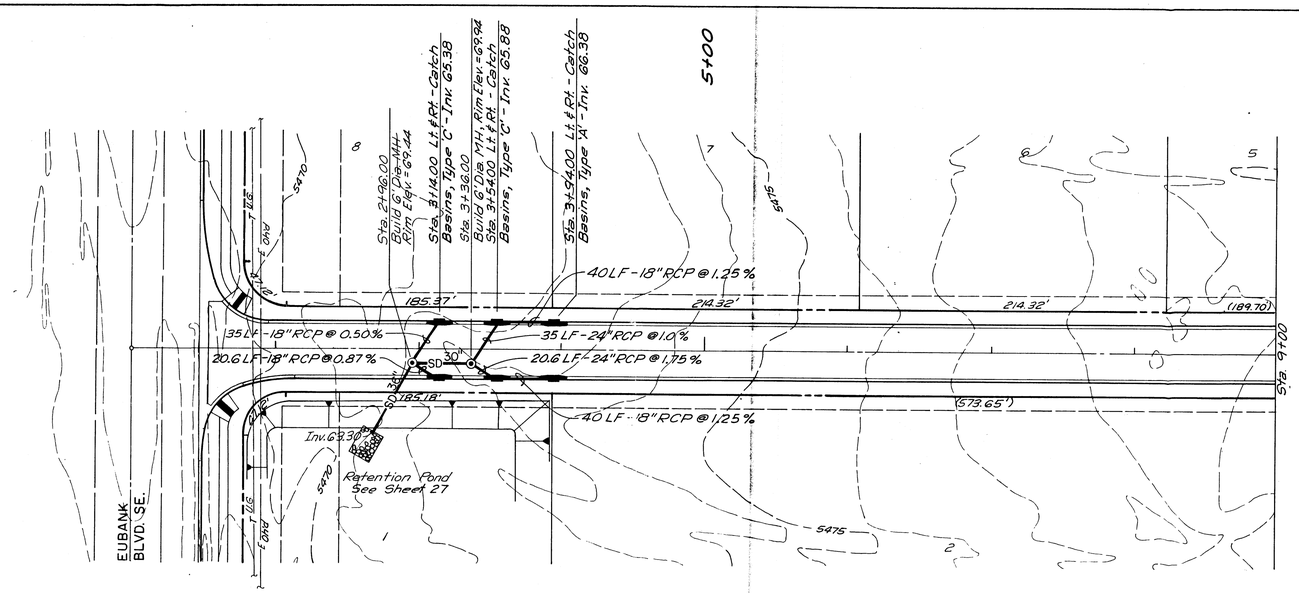
PROPOSED BASIN MAP
Sandia Science & Technology Park

Prepared For: Science and Technology Park Development Corporation Albuquerque, New Mexico 87120

Prepared By: Bohannan Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

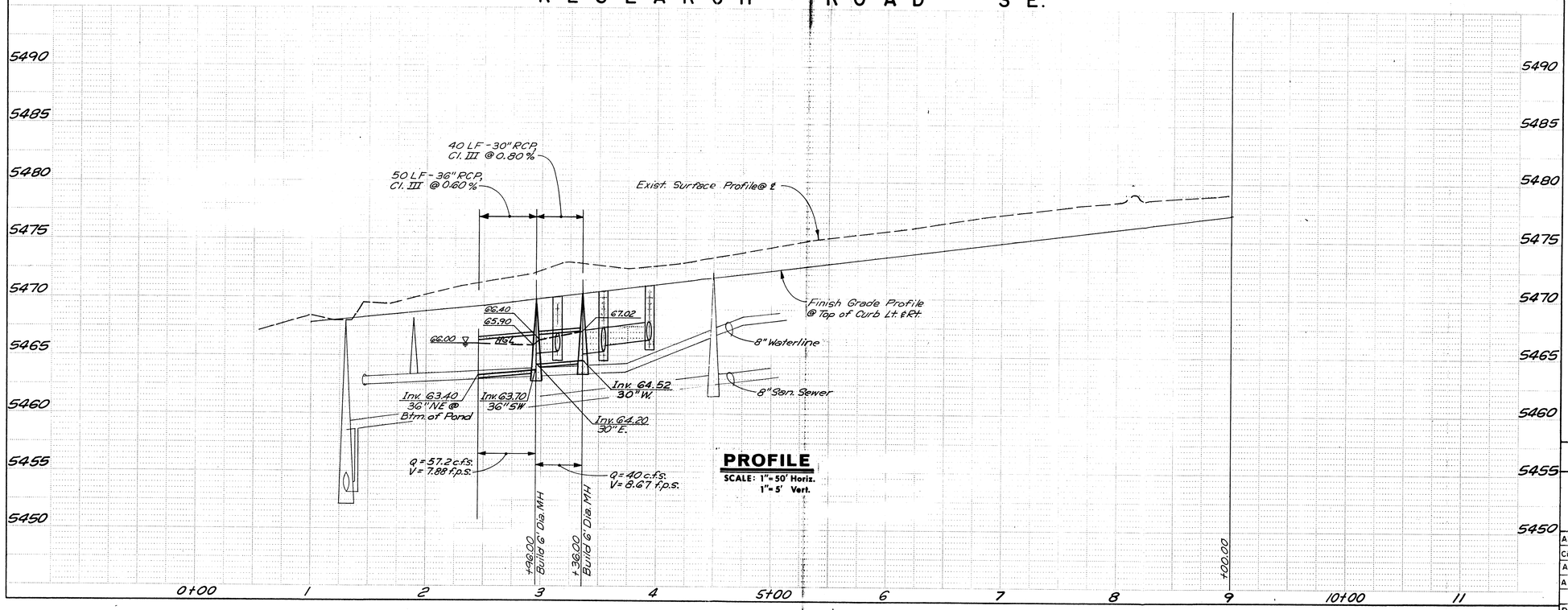
P:\01222\cdp\general\01222DP01.dwg
Sep 04, 2001 - 11:01am

RECEIVED AUG 26 2002



PLAN
SCALE: 1" = 50'

R E S E A R C H R O A D S E.



PROFILE
SCALE: 1" = 50' Horiz.
1" = 5' Vert.

AS BUILT INFORMATION	
CONTRACTOR	
WORK STAKED BY	DATE
INSPECTORS ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

"STA. L-21 5" ELEVATION 5471.78

BRASS TABLET SET IN TOP OF CONCRETE POST 0.3 FT. BELOW GROUND. LOCATED 1 MILE SOUTH OF CENTRAL AVENUE AND 30 FEET WEST OF EUBANK BOULEVARD, S.E.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

REGISTERED PROFESSIONAL ENGINEER STATE OF NEW MEXICO JOHN A. ANDREWS No. 3965

ANDREWS, ASBURY & ROBERT, INC.
CONSULTING ENGINEERS
ALBUQUERQUE 865-4858 NEW MEXICO

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN		
DESIGNED BY	JA	DATE Nov. 1986
DRAWN BY	CB, JCS	DATE Nov. 1986
CHECKED BY	JA	DATE Nov. 1986

RECEIVED AUG 28 2002 HYDROLOGY SECTION

RECEIVED JAN 20 1988 HYDROLOGY SECTION

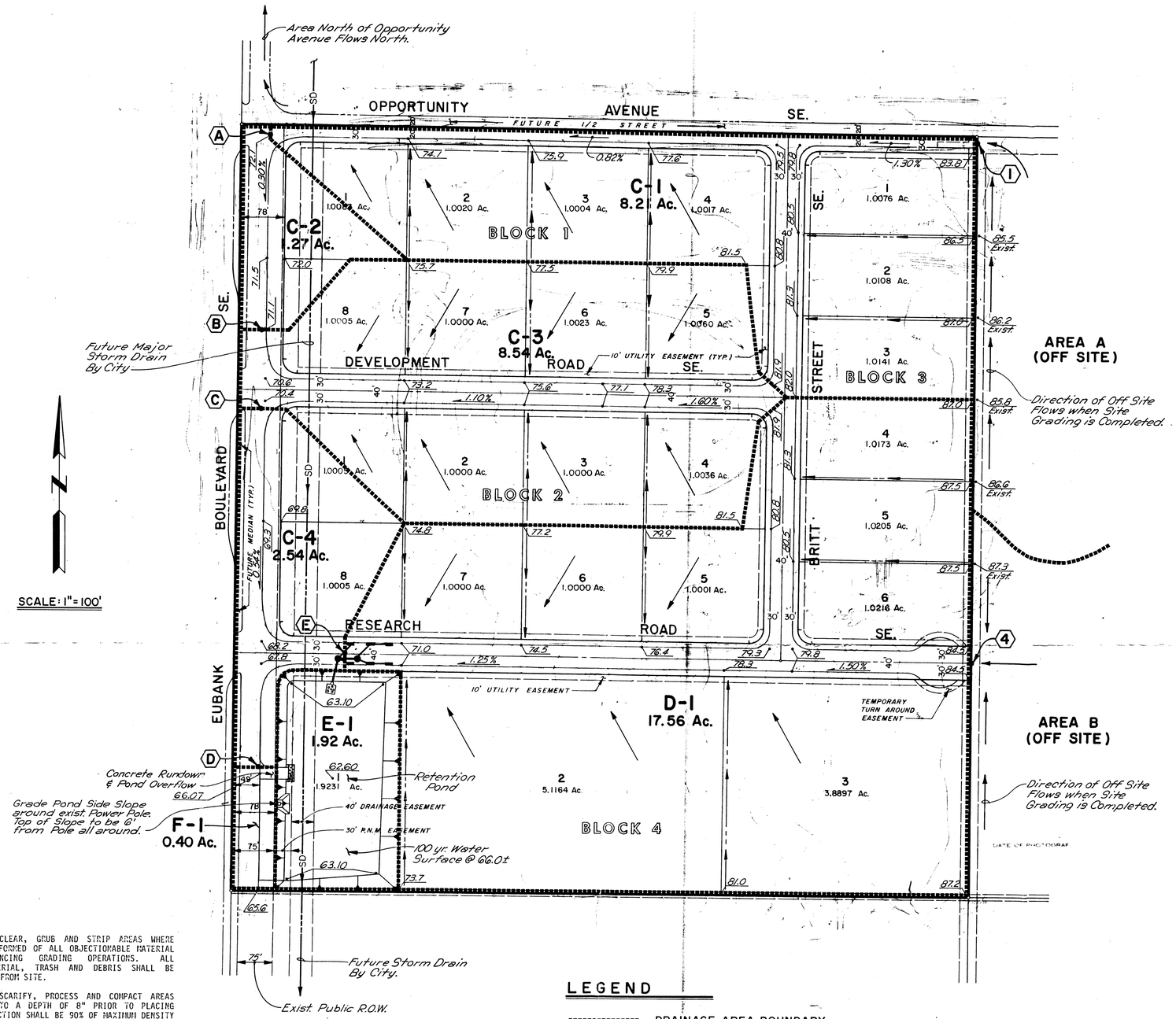
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

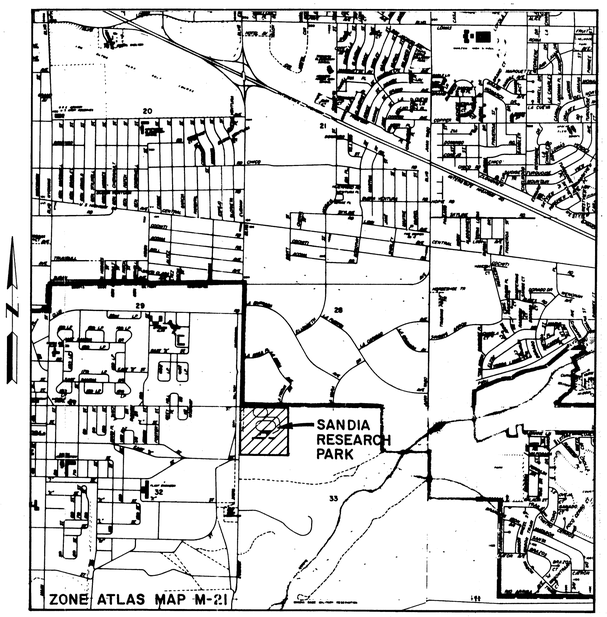
SANDIA RESEARCH PARK INFRASTRUCTURE IMPROVEMENTS

STORM DRAIN PLAN & PROFILE
RESEARCH ROAD SE.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste		
A.C.E.-Design			Traffic		
A.C.E.-Hydrology			Water		

DRAWING NO.	MAP NO.	SHEET	OF
3325	M-21	25	34

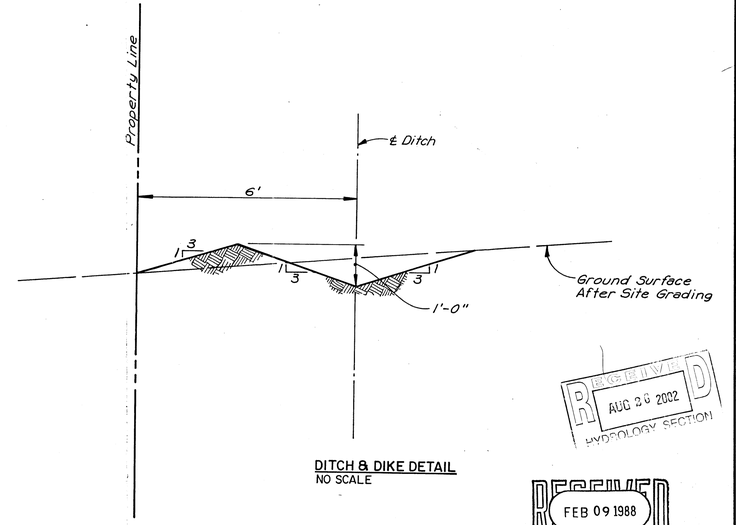




LOCATION MAP

PROPERTY DESCRIPTION

SANDIA RESEARCH PARK WITHIN S33, T10N, R4E, N.M.P.M. COMPRISING ALL THE NW¼ NW¼ OF SAID SECTION 33.



DITCH & DIKE DETAIL
NO SCALE

GRADING NOTES:

1. CONTRACTOR SHALL CLEAR, GRUB AND STRIP AREAS WHERE WORK IS TO BE PERFORMED OF ALL OBJECTIONABLE MATERIAL PRIOR TO COMMENCING GRADING OPERATIONS. ALL OBJECTIONABLE MATERIAL, TRASH AND DEBRIS SHALL BE REMOVED AND HAULED FROM SITE.
2. CONTRACTOR SHALL SCARIFY, PROCESS AND COMPACT AREAS TO RECEIVE FILLS TO A DEPTH OF 8" PRIOR TO PLACING SUCH FILLS. COMPACTION SHALL BE 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557. MOISTURE SHALL BE OPTIMUM ± 2%.
3. ALL ENBANKMENT AND FILLS SHALL BE PLACED WITH MOISTURE AND DENSITY CONTROL. COMPACTION SHALL BE 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557. MOISTURE SHALL BE OPTIMUM ± 2%.
4. UNLESS OTHERWISE SHOWN OR CALLED FOR HEREON ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS-PUBLIC WORKS CONSTRUCTION 1986 EDITION.

NOTES

1. CONTRACTOR SHALL PROVIDE DUST CONTROL BY WATERING DURING GRADING OPERATIONS.
2. CONTRACTOR SHALL PROVIDE BLADED CONTOUR WINDROWS AT ONE FOOT CONTOUR INTERVALS OR AT 50 FEET ON CENTER - MAXIMUM. WINDROWS SHALL BE PERPENDICULAR TO FLOW & SHALL BE PLACED ALONG NORTHWEST SIDE OF PROPERTY.
3. CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO COMMENCING ROUGH GRADING.

LEGEND

▪▪▪▪▪▪▪▪	DRAINAGE AREA BOUNDARY
C-2	DRAINAGE AREA DESIGNATION
(C)	ANALYSIS POINT
←	DIRECTION OF SURFACE FLOW
74.5	FINISH SPOT ELEVATION
480	EXISTING SURFACE CONTOUR
—SD—	PROPOSED STORM DRAIN
—SD—	FUTURE STORM DRAIN
←---	DITCH & DIKE W/DIRECTION OF FLOW

CONSTRUCTION NOTE

WHEN PERFORMING GRADING WORK AND/OR THE CONSTRUCTION STAKING FOR SITE GRADING, CONTRACTOR AND SURVEYOR AS APPLICABLE, SHALL ESTABLISH GRADING FOR STREET AREAS FROM STREET PROFILES AND TYPICAL STREET SECTIONS AS SHOWN ON CONSTRUCTION PLANS FOR "SANDIA RESEARCH PARK INFRASTRUCTURE IMPROVEMENTS" CITY OF ALBUQUERQUE PROJECT NO. 3325. ALSO, GRADING DETAILS FOR RETENTION POND SHALL CONFORM TO DETAILS SHOWN ON SAID PLANS.

Roger A Green 2-9-88
APPROVED FOR GRADING DATE

REGISTERED PROFESSIONAL ENGINEER STATE OF NEW MEXICO JOHN A. ANDREWS No. 4960
4-10-87
Revised: 1-20-88, 2-9-88

RECEIVED AUG 26 2002 HYDROLOGY SECTION

RECEIVED FEB 09 1988 HYDROLOGY SECTION

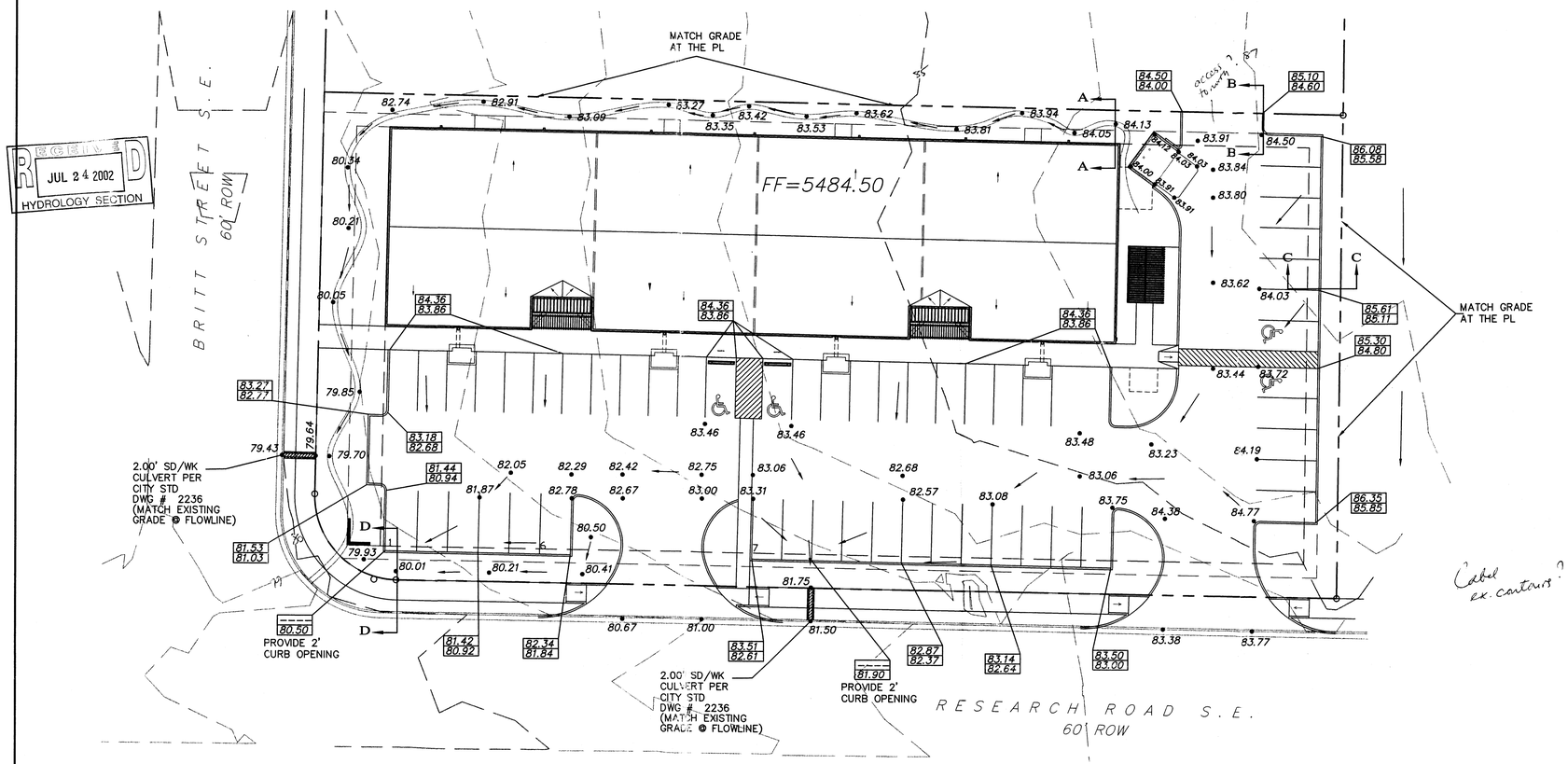
THEATRE JOINT VENTURE

SANDIA RESEARCH PARK
GRADING & DRAINAGE PLAN
ON SITE DEVELOPED CONDITIONS

ANDREWS, ASBURY & ROBERT, INC.
CONSULTING ENGINEERS
ALBUQUERQUE NEW MEXICO

FILE No	DRAWN	CHECKED	DATE	
86-458	PMO	JA	Dec, 1986	MAP No. 3

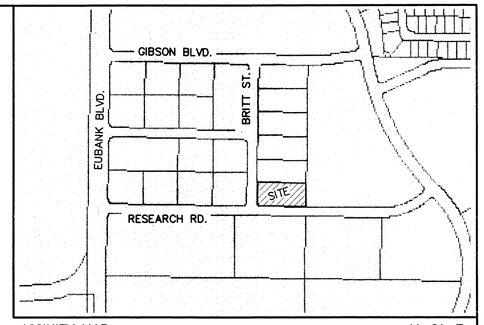
NOTE: GRADING AND LANDSCAPE PLAN ARE COORDINATED TO ALLOW MAXIMUM POTENTIAL WATER ABSORPTION ON SITE, PERIMETER PLANTING AREAS ARE RECESSED BELOW ADJACENT PAVED SURFACES TO FACILITATE RAINWATER COLLECTION, SCREENING OF PARKING AT STREET IS ACCOMPLISHED BY EVERGREEN SHRUBS.



GRAPHIC SCALE

20 10 0 20

SCALE: 1"=20'



VICINITY MAP: M-21-Z

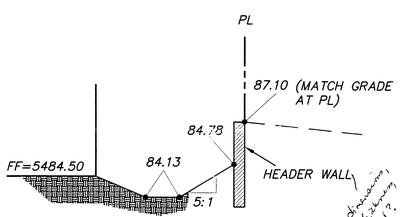
LEGAL DESCRIPTION:
LOT 6, BLOCK 3, SANDIA RESEARCH PARK

ADDRESS:
1420 BRITT ST. SW

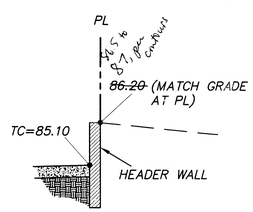
ZONING
SU-1 IP USES

LEGEND

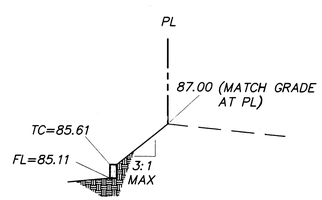
	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING AIR RELEASE VALVE
	EXISTING REDUCER
EX. 8" SAS	EXISTING SANITARY SEWER LINE
EX. 16" WL	EXISTING WATER LINE
	EXISTING CURB & GUTTER
	EXISTING CURB & GUTTER
5100	EXISTING CONTOUR (MAJOR)
5102	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
	EASEMENT
	LIMITS OF TOP OF EXISTING SLOPE
	PROPOSED SIDEWALK
TC 84.50 / FL 84.00	PROPOSED GRADE
• 84.50	PROPOSED SPOT ELEVATION
× 5265.16	EXISTING GRADE
	EXISTING POWER LINES
X X	EXISTING FENCE
100YR-WSEL	100-YEAR WSEL (FROM HEC-RAS OUTPUT)
100YR-EGL	EXISTING FENCE
FEMA FEMA	FLOODPLAIN LIMITS FROM FEMA MAP



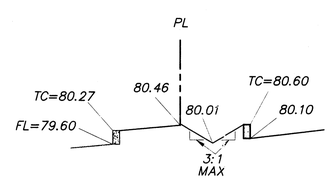
SECTION A-A
NTS



SECTION B-B
NTS



SECTION C-C
NTS



SECTION D-D
NTS

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.
6. ALL THE DISTURBED AREAS MUST BE REVEGETATED.

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		

ROUGH GRADING APPROVAL DATE

GENERAL NOTES:
1: ADD 5400 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
2: CONTOUR INTERVAL IS ONE (1) FOOT.
3: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION _____ HAVING AN ELEVATION OF 5541.48 FEET ABOVE SEA LEVEL. show it
4: 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.
5: THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
6: SLOPES ARE AT 4:1 MAXIMUM.

RECEIVED JUL 24 2002 HYDROLOGY SECTION

SHAHAB BIAZAR NEW MEXICO 13479 REGISTERED PROFESSIONAL ENGINEER 7/24/02

SHAHAB BIAZAR
P.E. #13479

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

EASTMOON PROPERTIES, LLC

CONCEPTUAL GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
200220-GR.DWG	SBB	05-30-2002	3 OF 4

LAST REVISION 07-23-2002