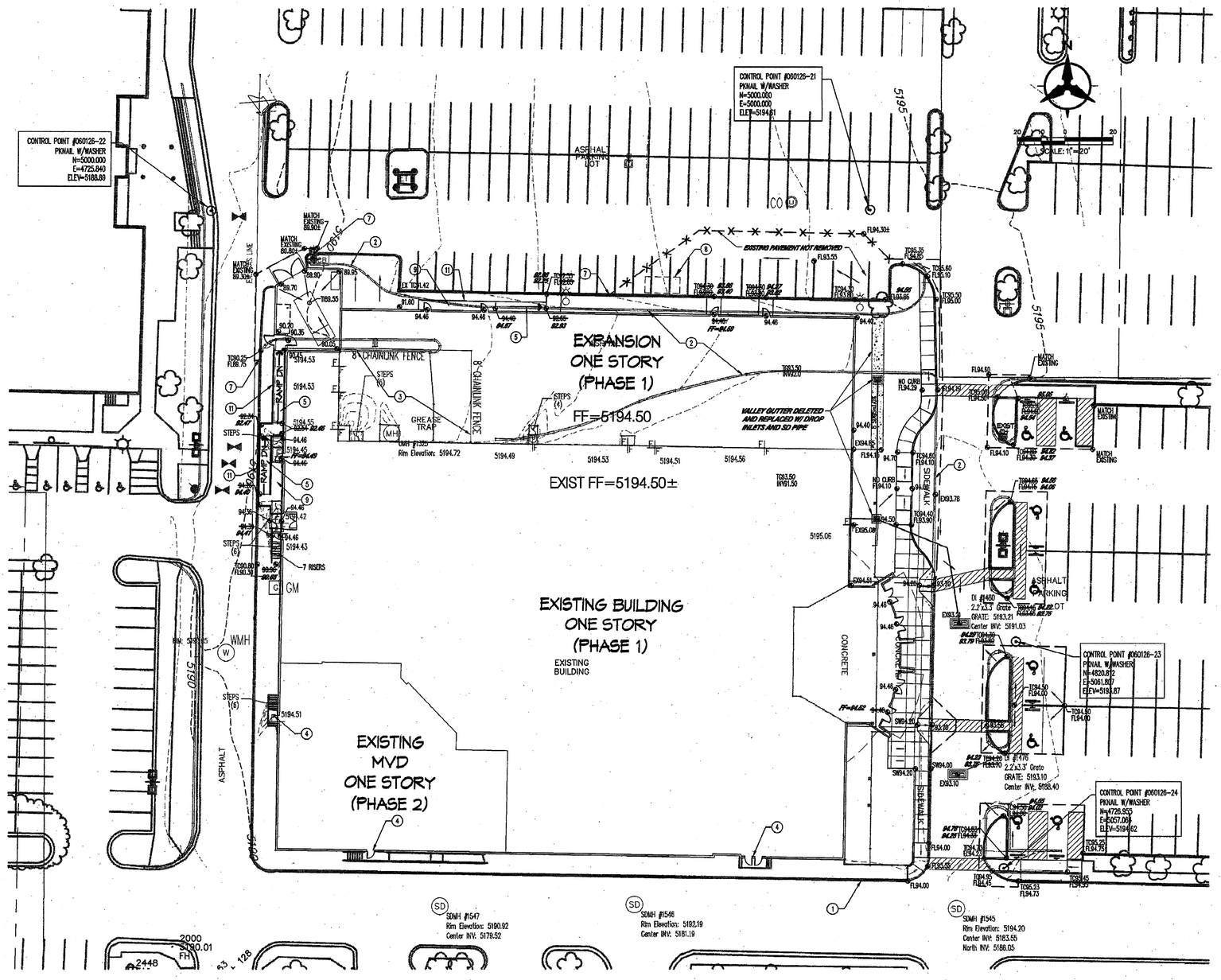

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14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS

KEYED NOTES

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2. EXISTING CURB & GUTTER TO BE REMOVED. SEE DEMOLITION PLAN.
3. EXISTING TRUCK DOCK AREA TO BE REMOVED. SEE DEMOLITION PLAN.
4. EXISTING LANDING & STEPS TO REMAIN.
5. NEW RAMP AT 12:1 MAX SLOPE. SEE ARCH FOR DETAILS.
6. NEW SIDEWALK TO MATCH EXISTING TC GRADE.
7. MATCH NEW CURB & GUTTER TO EXISTING.
8. NEW GREASE TRAP. SEE PLUMBING PLANS.
9. NEW SIDEWALK SET AT 0.04' BELOW FF ON BLDG SIDE AND SLOPE AT 2% AWAY FROM BLDG.
10. NEW 3' WIDE CONCRETE VALLEY GUTTER PER COA STD DWG 2421. ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
11. NEW RETAINING WALL. SEE ARCH/STRUCT FOR DETAILS.

BENCH MARK DATA: (ACS AND PROJECT)

THE STATION MARK IS A 3 1/4" ALUMINUM CAP SET FLUSH IN THE CURB STAMPED "9-F18" LOCATED ON THE SOUTHEAST CORNER OF SAN MATEO BOULEVARD AND SAN MATEO LANE N.E.

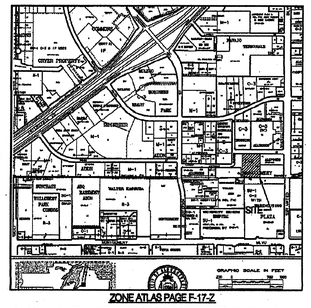
ELEVATION IN FEET = 5209.56 (1929)

LEGEND

- SAW CUT LINE, MATCH EXISTING PAVEMENT
- EXIST CLEAN OUT
- EXIST DROP INLET
- EXIST FIRE HYDRANT
- EXIST GAS METER
- EXIST STORM DRAIN MH
- EXIST WATER MH
- EXIST WATER VALVE

DRAINAGE CERTIFICATE LEGEND

- FL56.85 DESIGN GRADE
- FL56.85 / 56.83 ASBUILT GRADE



ZONE ATLAS PAGE F-17-Z

LEGAL DESC: TRACT C-1 MONTGOMERY PLAZA

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.

3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).

4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.

7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.

9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.

10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION

The purpose of this submittal is to provide a Drainage Management Plan for a proposed commercial development which involves the expansion of an existing building located on Tract C-1 of the Montgomery Plaza Site. The +/-7.55 acre site is located at the southwest corner of San Mateo and Lumber Avenue in Northeast Albuquerque.

II. EXISTING HYDROLOGIC CONDITIONS

The fully developed site has a current approved Drainage Management Plan located in the City of Albuquerque Hydrology file number F17 – D002D. The site generally drains from east to west from San Mateo to Lumber Avenue.

II'. PROPOSED HYDROLOGIC CONDITIONS

Since the existing site is fully developed in its current state, the increase in the impervious area is minimal. We do not anticipate any negative impacts to the downstream drainage system west of the site.

IV. CONCLUSION

This submittal is made as an amendment to the original approved drainage management plan filed in City Hydrology file number F17-D002D. There will be a minimal increase to the impervious area of the site and there will be no negative impacts to the drainage of the site associated with this building expansion. With this submittal we are requesting approval of the final grading and drainage plan for Building Permit approval.

DRAINAGE CERTIFICATION

I, BRUCE J. STIDWORTHY, NMPE 14523, OF THE FIRM BOHANNAN HUSTON INC., 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 10/21/2005. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ROBERT GROMATZKY, NMPS 16469, OF THE FIRM BOHANNAN HUSTON INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 07/31/2006 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

THE DRAINAGE SCHEME ON THE EAST SIDE OF THE BUILDING WAS MODIFIED FROM A VALLEY GUTTER TO DROP INLETS AND AN 8" STORM DRAIN.

THE RECORD INFORMATION PRESENTED 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.

BRUCE J. STIDWORTHY NMPE 14523 — DATE 8/1/06

BRUCE J. STIDWORTHY NEW MEXICO 14523 REGISTERED PROFESSIONAL ENGINEER

RECEIVED AUG 01 2006 HYDROLOGY SECTION

architecture interiors planning engineering

Dekker Perich Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109

505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

ISSUED FOR PERMIT

ENGINEER

JEFFREY TODD WOOTEN NEW MEXICO 16892 REGISTERED PROFESSIONAL ENGINEER 10/21/05

PROJECT

IT'Z
Montgomery Plaza Bldg. J
4595 San Mateo Boulevard, NE
Albuquerque, New Mexico 87109

REVISIONS

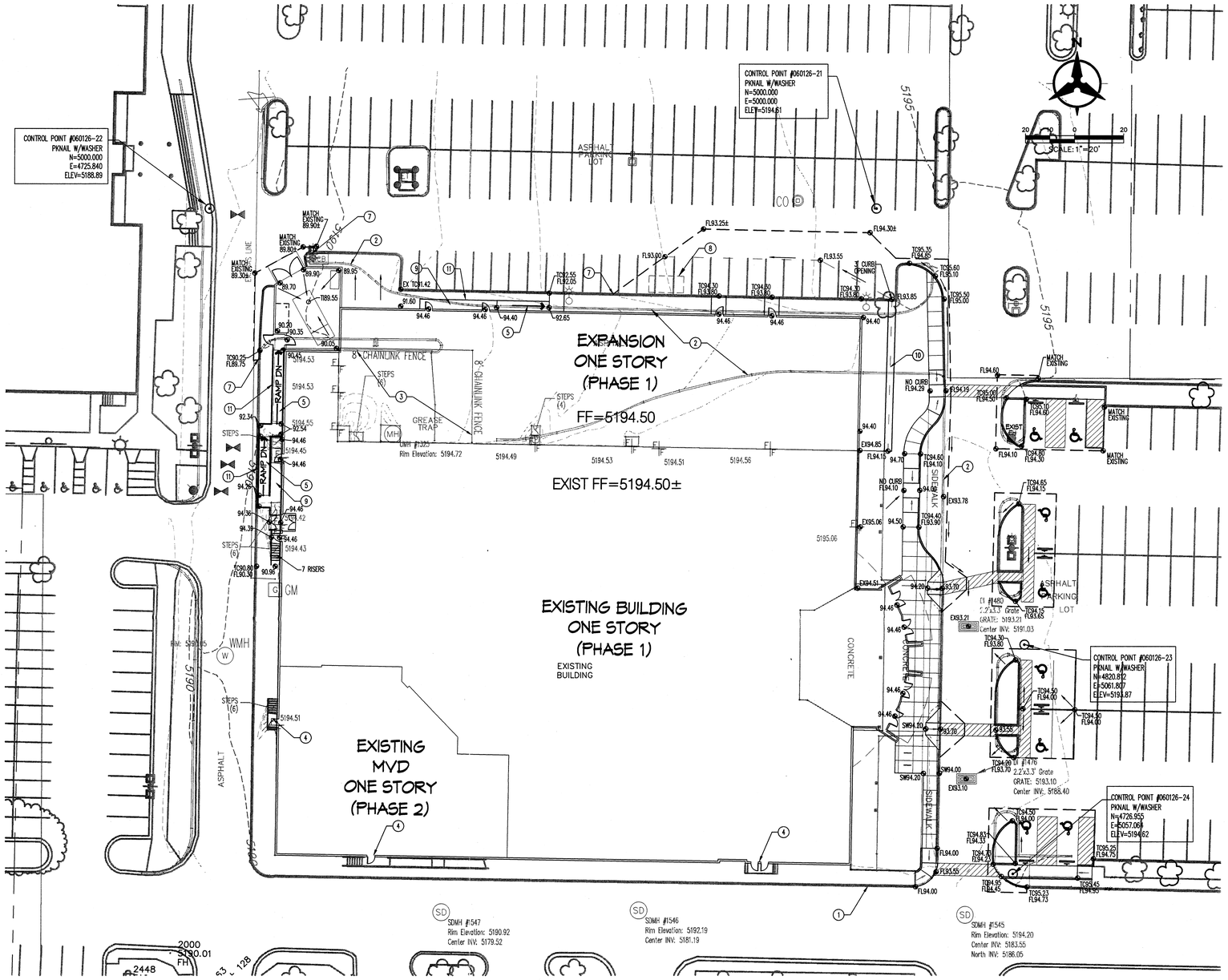
DRAWN BY	RWB
REVIEWED BY	JTW
DATE	10/20/05
PROJECT NO.	060126
DRAWING NAME	GRADING & DRAINAGE PLAN
SHEET NO.	C101

Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

P:\060126\cdp\general\060126gp01.dwg, Layout1
July 21, 2006 – 6:47am



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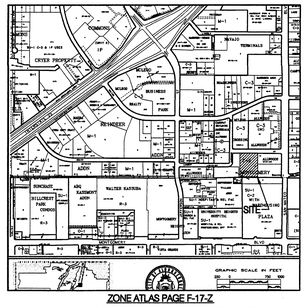

ZONE ATLAS PAGE F-17-Z

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Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

architecture interiors planning engineering
Dekker Perich Sabatini
6801 Jefferson NE
Suite 100
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505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

ISSUED FOR PERMIT

ENGINEER

JEFFREY TODD WOOTEN NEW MEXICO 16892 LICENSED PROFESSIONAL ENGINEER 10/21/05

PROJECT

IT'Z
Montgomery Plaza Bldg. J
4595 San Mateo Boulevard, NE
Albuquerque, New Mexico 87109

REVISIONS

DRAWN BY	RMB
REVIEWED BY	JTW
DATE	10/20/05
PROJECT NO.	060126
DRAWING NAME	

GRADING & DRAINAGE PLAN

OCT 21 2005
HYDROLOGY SECTION

SHEET NO.
C101
OF

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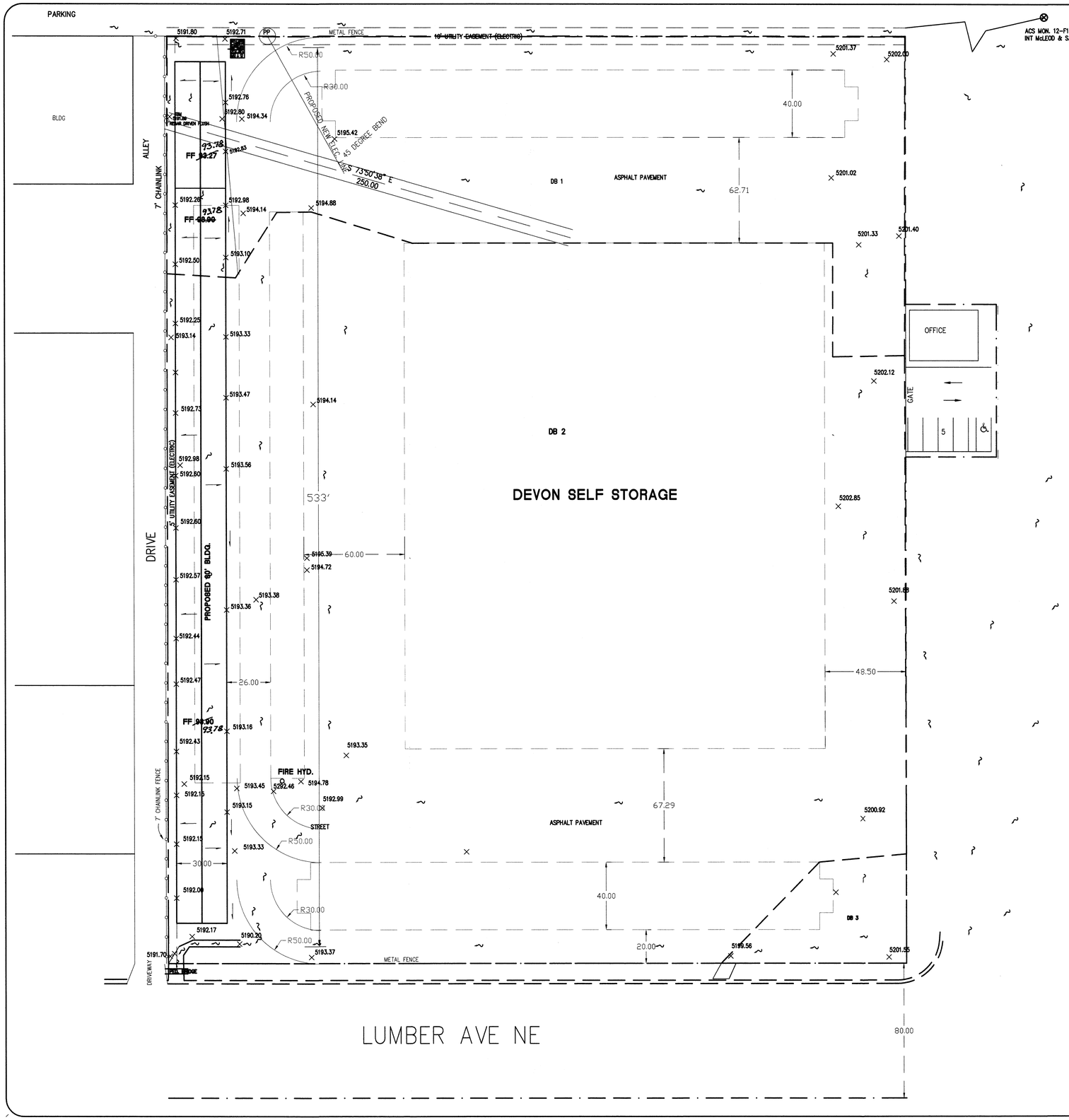
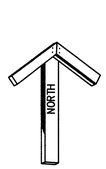
October 20, 2005 – 4:14pm





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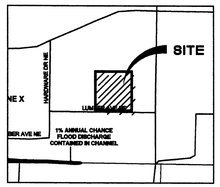
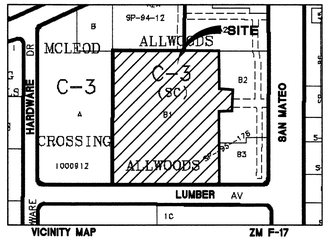


FIRM PANEL 139 OF 825



VICINITY MAP ZM F-17

RECEIVED
MAY 08 2006
HYDROLOGY SECTION

NARRATIVE

THIS PROJECT PROPOSES THE CONSTRUCTION OF A NEW 30 FOOT, ONE STORY, METAL, STORAGE BUILDING. THE RV SHED WILL BE REMOVED TO MAKE ROOM. THE UTILITY EASEMENT WILL BE MOVED AS INDICATED IN ORDER TO BUILD OVER THE PRESENT ELECTRIC SERVICE LINE LOCATION.

THE PRESENT DRAINAGE CONFIGURATION WILL NOT BE AFFECTED. THE PRESENT SURFACE IS 100% IMPERVIOUS AND WILL REMAIN SO AFTER CONTRUCTION.

DRAINAGE FROM THE EAST FLOWS SOUTH ALONG THE DRIVEWAY EAST OF THR EAST FENCE AND ON TO LUMBER AVE. DRAINAGE FLOWS PARALLEL TO THE NORTH LINE AND NEVER ENTERS THE SITE. LIKEWISE ON THE SOUTH SIDE. THE WEST SIDE IS LOWER.

DRAINAGE CERTIFICATION

I, WALLACE L. BINGHAM NMPE 7281, 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 5/12/05. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST ON MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR RELEASE OF CERTIFICATE OCCUPANCY.

AS-BUILT DESIGNATION 92.10
~~92.08~~
OR
92.50

WALLACE L. BINGHAM NEW MEXICO 7281 REGISTERED PROFESSIONAL ENGINEER
5-10-06

```
START                TIME=0.0 CODE 0 LINES 80
*S COMPUTE 100 YR. HYDROGRAPHS FOR THE DEVON SELF STORAGE
*S
*S                    DEVIN.DAT     -    AHYMO PER JAN 1993 DPM REVISIONS

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FINISH
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LEGEND

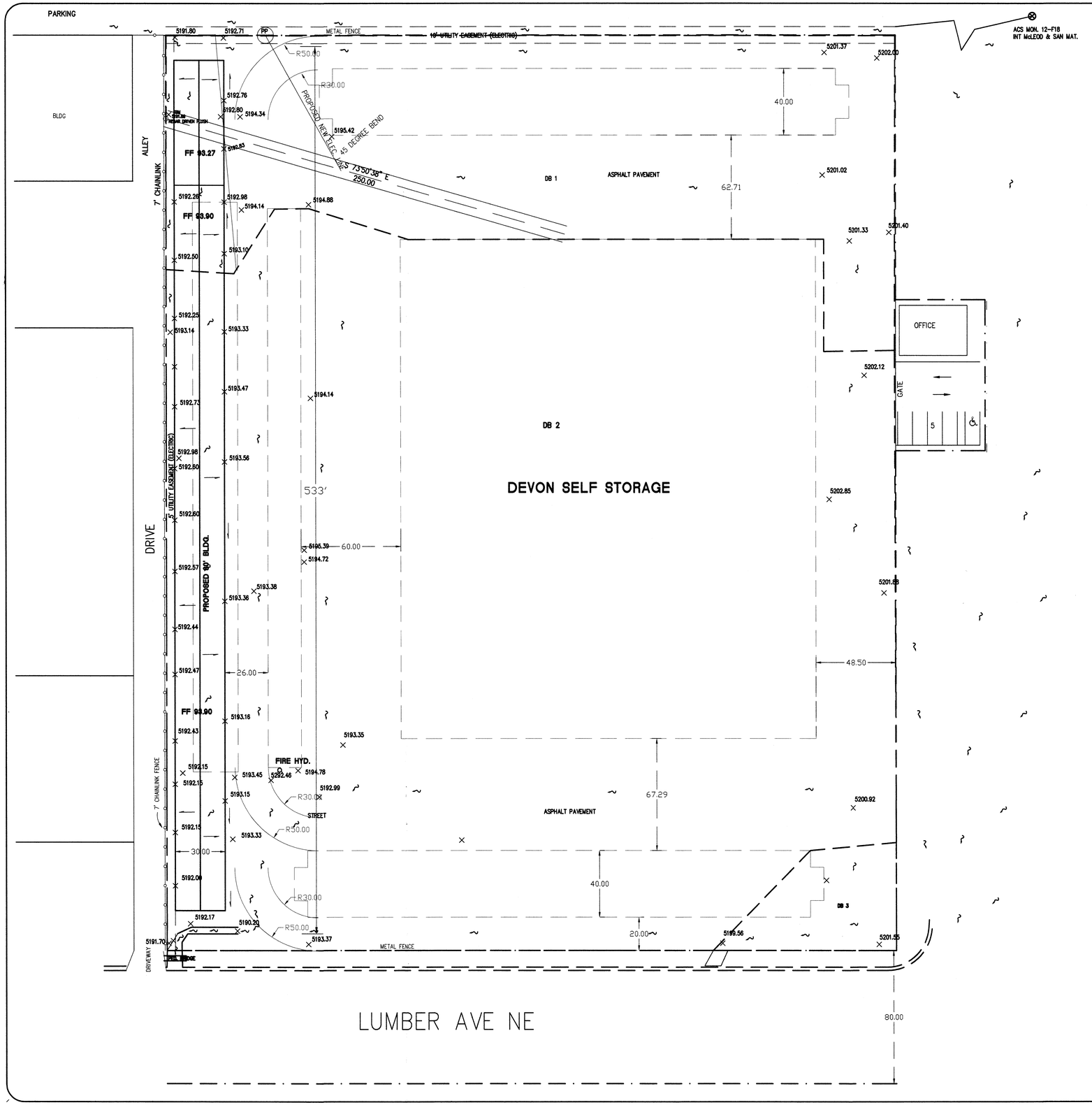
- 70=98.43 PROPOSED TOP OF CURB ELEVATION
- 99.0 PROPOSED SPOT ELEVATION
- X 99.0 EXISTING SPOT ELEVATION (SWND & TC)
- PROPOSED CONCRETE VALLEY GUTTER
- TEMPORARY PAVING
- PROPOSED CURB & GUTTER
- FUTURE UNDER BLVD (BY OTHERS)
- 4973 EXISTING CONTOUR W/ INDEX ELEVATION
- PROPOSED FLOW ARROW
- STORM DRAIN WITH MANHOLE & INLETS
- EXISTING FLOW ARROW
- 99F 99 PROPOSED STORM DRAIN
- PROPOSED STORM SEWER CATCH BASIN
- PROPOSED WATER BLOCK
- BASIN BOUNDARY
- SUB BASIN BOUNDARY
- PHASE LINE
- RETAINING WALL

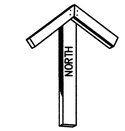
BINGHAM ENGINEERING
ALBUQUERQUE, NEW MEXICO
505 797 4699

WALLACE L. BINGHAM NEW MEXICO 7281 REGISTERED PROFESSIONAL ENGINEER
5/12/05

GRADING AND DRAINAGE PLAN
DEVON SELF STORAGE

4801 San Mateo Blvd NE





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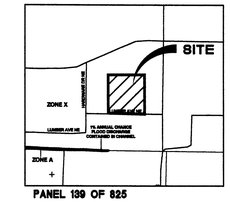
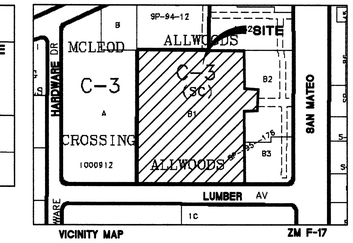


PANEL 139 OF 825



VICINITY MAP

ZM F-17

NARRATIVE

THIS PROJECT PROPOSES THE CONSTRUCTION OF A NEW 30 FOOT, ONE STORY, METAL, STORAGE BUILDING. THE RV SHED WILL BE REMOVED TO MAKE ROOM. THE UTILITY EASEMENT WILL BE MOVED AS INDICATED IN ORDER TO BUILD OVER THE PRESENT ELECTRIC SERVICE LINE LOCATION.

THE PRESENT DRAINAGE CONFIGURATION WILL NOT BE AFFECTED. THE PRESENT SURFACE IS 100% IMPERVIOUS AND WILL REMAIN SO AFTER CONTRUCTION.

DRAINAGE FROM THE EAST FLOWS SOUTH ALONG THE DRIVEWAY EAST OF THR EAST FENCE AND ON TO LUMBER AVE. DRAINAGE FLOWS PARALLEL TO THE NORTH LINE AND NEVER ENTERS THE SITE. LIKEWISE ON THE SOUTH SIDE. THE WEST SIDE IS LOWER.

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*S
*S                 DEVN.DAT     -    AHYMO PER JAN 1993 DPM REVISIONS

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*S          GRANITE
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RAINFALL  TYPE= 1                                                                   RAIN6=    2.200
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COMPUTE NM HYD     103.10  -   3     .00018      .50    .019   1.95775   1.499   4.333 PER IMP= 100.00
FINISH
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RECEIVED
MAY 13 2005
HYDROLOGY SECTION

LEGEND

- TC=95.43 PROPOSED TOP OF CURB ELEVATION
- 99.0 PROPOSED SPOT ELEVATION
- X 99.0 EXISTING SPOT ELEVATION (GRND & TC)
- PROPOSED CONCRETE VALLEY GUTTER
- TEMPORARY PAVING
- PROPOSED CURB & GUTTER
- FUTURE LINDEN BLVD (BY OTHERS)
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- PROPOSED STORM SEWER CATCH BASIN
- PROPOSED WATER BLOCK
- BASIN BOUNDARY
- SUB BASIN BOUNDARY
- PHASE LINE
- RETAINING WALL

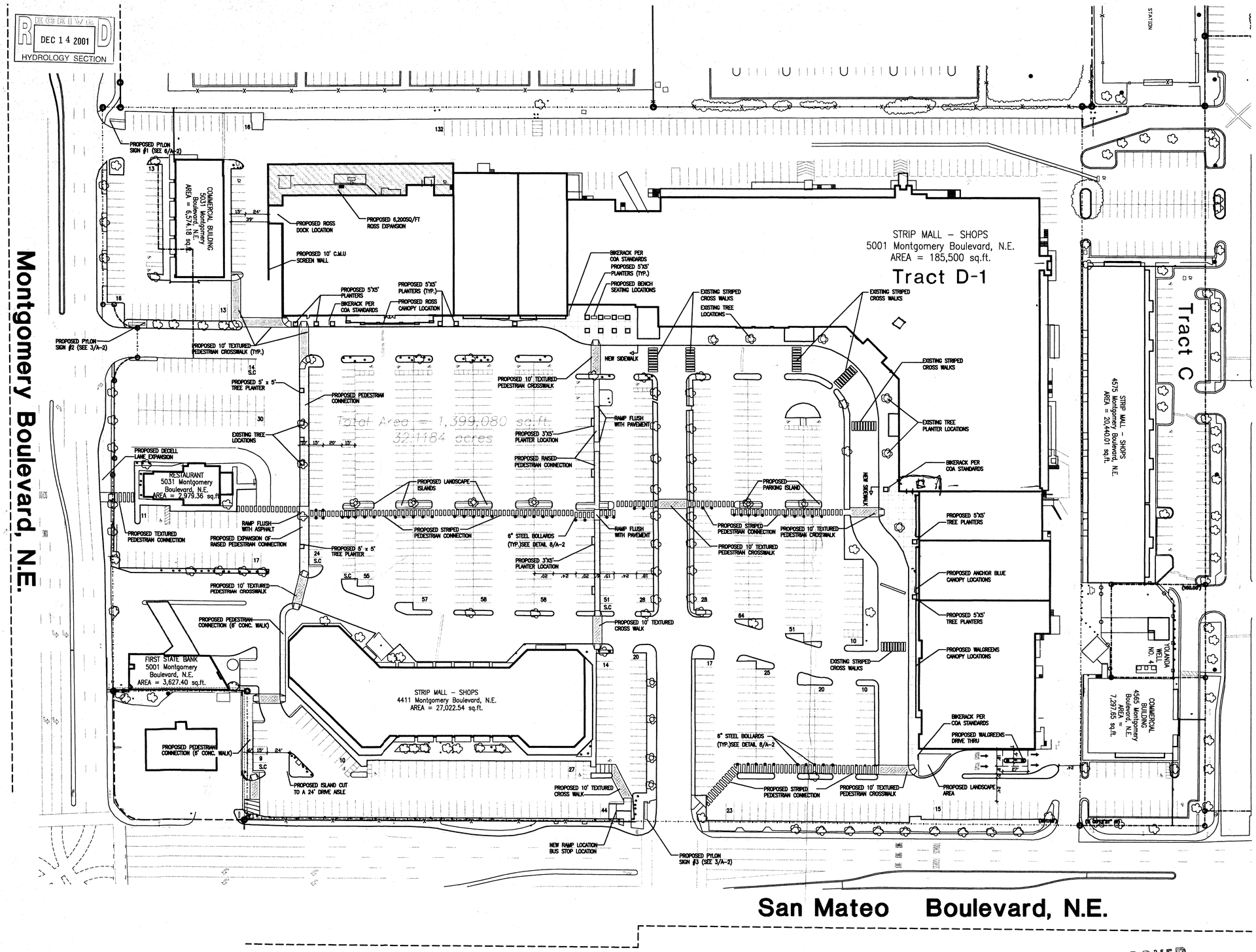
BINGHAM ENGINEERING
ALBUQUERQUE, NEW MEXICO
505 797 4699

WALLACE L. BINGHAM
NEW MEXICO
7281
REGISTERED PROFESSIONAL ENGINEER
5/12/05

GRADING AND DRAINAGE PLAN
DEVON SELF STORAGE

4801 San Mateo Blvd NE

RECEIVED
DEC 14 2001
HYDROLOGY SECTION



BUILDING AREA & PARKING CALCULATIONS:

BUILDING AREA

COMMERCIAL BUILDING@ 5031 MONTGOMERY BLVD.N.E
6,722 SF. BUILDING

1 RENT A CENTER
2 CHECK MART
3 PAYLESS SHOES

6,722 SF / 200 =	34 SPACES
SPACES REQUIRED	34 SPACES

RESTAURANT@ 5031 MONTGOMERY BLVD.N.E

85 SEATS / 4 =	21 SPACES
SPACES REQUIRED	21 SPACES

BANK @ 5001 MONTGOMERY BLVD. N.E
3,200 SF. BUILDING

3,200 SF / 200 =	16 SPACES
SPACES REQUIRED	16 SPACES

MALL @ 4411 MONTGOMERY BLVD N.E
27,022 SF. BUILDING

6 BLOCKBUSTER VIDEO
7 VACANT
8 VACANT
9 VACANT
10 NUTRITION WAREHOUSE
11 J.B CUSTOM JEWLERS
12 SOUPER SALAD (174 SEATS)/4
13 CIGARETTES CHEAPER
14 AIRTOUCH CELLULAR
15 AIRTOUCH CELLULAR
16 VACANT
17 NO APPT. HAIRCUTTERS

23,167 SF / 200 =	116 SPACES
174 SEATS / 4 =	44 SPACES
SPACES REQUIRED	160 SPACES

MALL @ 5001 MONTGOMERY BLVD N.E
~~6,574~~ 191,200 SF. BUILDING

18 ROSS
19 FASHION BUG
20 VACANT
21 FURRS CAFETERIA (328 SEATS) /4
22 BURLINGTON COAT FACTORY
23 VACANT
24 HEALTH CLUB (293 PERSON CAPACITY)
25 COMMONWEALTH THEATRES(TO BE UNUSED) +345 SEATS
26 VACANT
27 LUXURY LINENS
28 VACANT
29 VACANT
30 ANCHOR BLUE
31 WALGREENS

185,770 SF / 200 =	929 SPACES
328 SEATS –(1380 THEATRE SEATS) / 4 =	+263 SPACES
293 PERSON HEALTH CLUB/3=	98 SPACES
SPACES REQUIRED	1027 SPACES

MALL @ 4565 MONTGOMERY BLVD N.E
7,297. SF. BUILDING

7,297 SF / 200 =	37 SPACES
SPACES REQUIRED	37 SPACES

MALL @ 4557 MONTGOMERY BLVD N.E
20,440 SF. BUILDING

20,440 SF / 200 =	102 SPACES
SPACES REQUIRED	102 SPACES

MOVIE THEATER @ 4591 MONTGOMERY BLVD N.E

1,925 SEATS / 4 =	481 SPACES
SPACES REQUIRED	481 SPACES

BLOCK PARTY @ 4595 MONTGOMERY BLVD N.E
40,300 SF. BUILDING

40,300 SF / 200 =	201 SPACES
SPACES REQUIRED	201 SPACES

HOOTERS RESTAURANT @ 4601 SAN MATEO BLVD N.E
CORRER CREEK STEAKHOUSE @ 4601 SAN MATEO BLVD N.E

488 SEATS/ 3 =	163 SPACES
SPACES REQUIRED	163 SPACES

PARKING NOTES:

TYPICAL STANDARD SPACES ARE ------9'-0" x 18'-0"
TYPICAL SMALL CAR SPACES ARE ------7'-6" x 15'-0"
TYPICAL HANDICAP SPACES ARE ------8'-0" x 18'-0"
WITH A 8' WIDE ACCESS AISLE

* ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED *

TOTAL STANDARD PARKING SPACES PROVIDED	1825 SPACES
TOTAL HC PARKING SPACES PROVIDED	47 SPACES
TOTAL SMALL CAR PARKING SPACES PROVIDED	91 SPACES
TOTAL PROVIDED	1963 SPACES

TOTAL REQUIRED SPACES = 2242 SPACES
15% BUS CREDIT DEDUCTION= 336 SPACES
TOTAL REQUIRED SPACES WITH 15% BUS CREDIT DEDUCTION= 1906 SPACES
TOTAL PROVIDED SPACES = 1963 SPACES

RECEIVED
DEC 14 2001
HYDROLOGY SECTION

Project # 1000936
ADMINISTRATIVE
DEVELOPMENT PLAN AMENDMENT
FILE NO. AA- 00134-00000 01122
see attached letter
PLANNING DIRECTOR 8/15/00 DATE

APPROVED
Date 11/20/00
By JOM
DEPT. TRAFFIC ENGINEERING
Albuquerque, New Mexico

SITE PLAN

SCALE: 1"=50'-0"

50 0 25 50 100 200

REV	DATE	BY	REVISION
A			
A			
A			
A			
A			
A			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

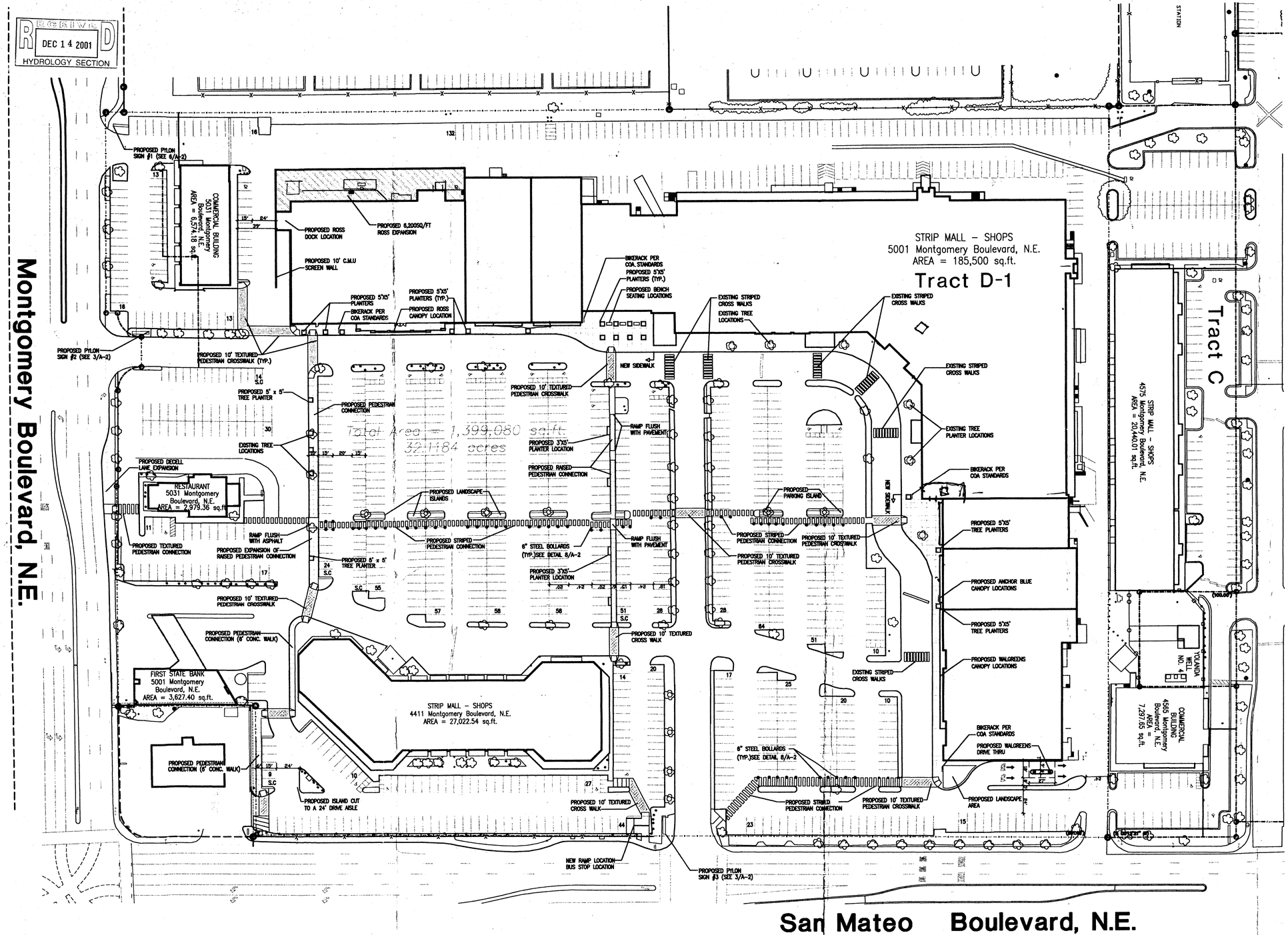
STATE OF NEW MEXICO
GEORGE R. RAINHART
NO. 650
REGISTERED ARCHITECT

PROJECT TITLE
MONTGOMERY PLAZA TRACT D-1
5001 MONTGOMERY PLAZA N.E
Albuquerque, New Mexico

PROJECT MANAGER: George Rainhart, AIA
JOB NO.: 0030
DRAWN BY: SD
SHEET TITLE: SITE PLAN

DATE: 7/20/00
SCALE: 1"=50'
sheet- A-1 of-

RECEIVED
DEC 14 2001
HYDROLOGY SECTION



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BUILDING AREA

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2 CHECK MART
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85 SEATS / 4 =	21 SPACES
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3,200 SF. BUILDING

3,200 SF / 200 =	16 SPACES
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27,022 SF. BUILDING

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7 VACANT
8 VACANT
9 VACANT
10 NUTRITION WAREHOUSE
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MALL @ 5001 MONTGOMERY BLVD N.E
~~6,674~~ SF. BUILDING
191,200

18 ROSS
19 FASHION BUG
20 VACANT
21 FURRS CAFETERIA (328 SEATS) /4
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23 VACANT
24 HEALTH CLUB (293 PERSON CAPACITY)
25 COMMONWEALTH THEATRES(TO BE UNUSED) +345 SEATS
26 VACANT
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28 VACANT
29 VACANT
30 ANCHOR BLUE
31 WALGREENS

185,770 SF / 200 =	929 SPACES
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293 PERSON HEALTH CLUB/3=	98 SPACES
SPACES REQUIRED	1027 SPACES

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7,297. SF. BUILDING

7,297 SF / 200 =	37 SPACES
SPACES REQUIRED	37 SPACES

MALL @ 4557 MONTGOMERY BLVD N.E
20,440 SF. BUILDING

20,440 SF / 200 =	102 SPACES
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MOVIE THEATER @ 4591 MONTGOMERY BLVD N.E

1,925 SEATS / 4 =	481 SPACES
SPACES REQUIRED	481 SPACES

BLOCK PARTY @ 4595 MONTGOMERY BLVD N.E
40,300 SF. BUILDING

40,300 SF / 200 =	201 SPACES
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TYPICAL HANDICAP SPACES ARE _____8'-0" x 18'-0"
WITH A 8' WIDE ACCESS AISLE

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TOTAL SMALL CAR PARKING SPACES PROVIDED	91 SPACES
TOTAL PROVIDED	1963 SPACES

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15% BUS CREDIT DEDUCTION= 336 SPACES
TOTAL REQUIRED SPACES WITH 15% BUS CREDIT DEDUCTION= 1906 SPACES
TOTAL PROVIDED SPACES = 1963 SPACES

SITE PLAN

SCALE: 1"=50'-0"

50 0 25 50 100 200

Project # 1000736
ADMINISTRATIVE
DEVELOPMENT PLAN AMENDMENT
FILE NO. AA- 01122 (01339-00000)
see attached letter
PLANNING DIRECTOR 8/15/00 DATE

APPROVED
Date 11/20/00
By JDM
DEPT. TRAFFIC ENGINEERING
Albuquerque, New Mexico

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DEC 14 2001
HYDROLOGY SECTION

REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

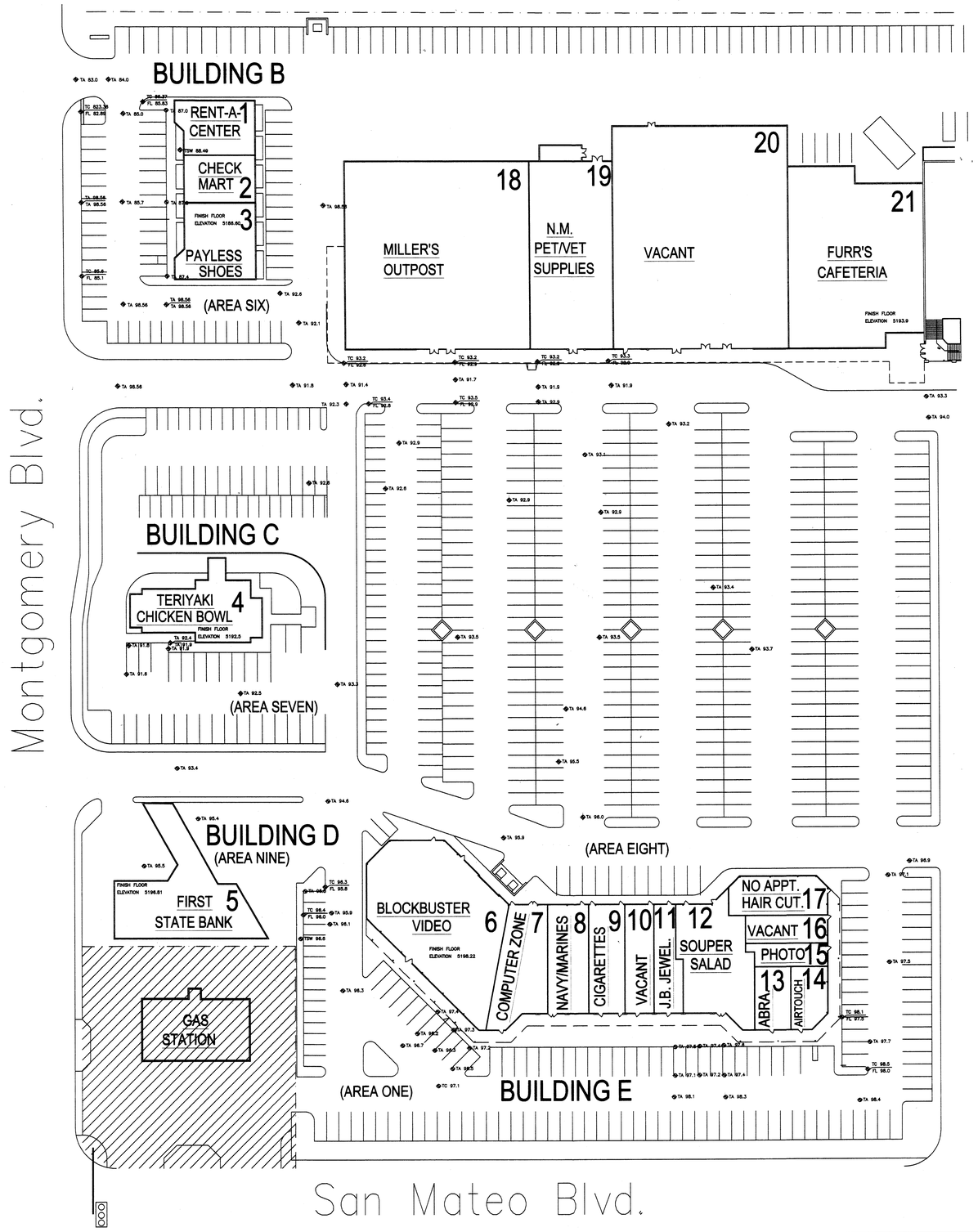
STATE OF NEW MEXICO
GEORGE R. RAINHART
No. 4680
REGISTERED ARCHITECT

PROJECT TITLE
MONTGOMERY PLAZA TRACT D-1
5001 MONTGOMERY PLAZA N.E
Albuquerque, New Mexico

PROJECT MANAGER: George Rainhart, AIA	DRAWN BY: SD
JOB NO. 0030	

SHEET TITLE
SITE PLAN

DATE: 7/20/00	sheet- A-1
SCALE: 1"=50'	of-



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FEB 28 2000
HYDROLOGY SECTION

JOB NO:

DATE: FEBRUARY 18,2000

REVISIONS

Sheet Title
GRADING & PAVING PLAN

Drawn By: BJM

Checked By:

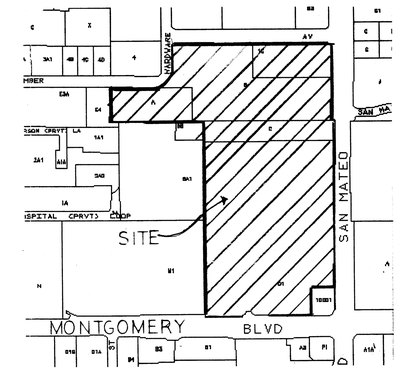
BJM DEVELOPMENT CONSULTANT
DESIGN — PLANNER
Albuquerque, New Mexico

Project Name
MONTGOMERY PLAZA
ALBUQUERQUE, NM

SHEET NO. 2-24-2000

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
10176
CALVIN L. JONES

MONTGOMERY PLAZA PAVING RENOVATIONS



VICINITY MAP F-17
FIRM PANEL 0139-D

GRADING/PAVING PLAN

The following items concerning the Montgomery Plaza Mall Grading/Paving Plan are contained hereon:

1. Vicinity Map 2. Grading/Paving Plan 3. Firm Panel Map

EXISTING CONDITIONS

As shown by the vicinity map, the site is located at the northwest corner of the intersection of Montgomery Blvd. NE and San Mateo Blvd. NE. The shopping center is bordered by San Mateo Blvd. on the east, Montgomery Blvd. on the south, Lumber Avenue on the north, and developed Saint Joseph Hospital parking to the west. At present the site is fully developed as a shopping center. Furthermore, due to the developed nature of the site and the surrounding parcels, there are no off-site flows of concern in this analysis. According to the Flood Insurance Rate Map, Panel 0139-D, dated September 20, 1996, the site is not located within a designated flood zone.

PROPOSED CONDITIONS

As shown by this plan, the proposed improvements will not alter the existing drainage patterns. A majority of the existing asphalt areas are in poor condition and will be repaired and overlayed. Some areas will be totally removed and repaved. The existing grades will not be altered to a point that will require redesign. The majority of the handicap ramps and accessible parking spaces that don't meet ADA requirements will be regraded. Mr. John Rife Torkelson from Austin, Texas has been hired to evaluate these conditions. All existing developed run-off will be routed in its historical pattern, no swales, curb-cuts, inlets or any other drainage features will be altered. The original drainage concept will remain intact. No additional impervious or pervious areas will be created.

AREAS OF REPAIR

AREA ONE	Rejuvenator Sealer	5,086 square yards.	1,646 square feet, cut and remove repairs.
AREA TWO	Rejuvenator Sealer	11,628 square yards.	1,072 square feet, cut and remove repairs.
AREA THREE	Rejuvenator Sealer	17,746 square yards.	8,321 square feet, cut and remove repairs.
AREA FOUR	1 ½" Overlay	8,010 square yards.	3,010 square feet, cut and remove repairs.
AREA FIVE	1 ½" Overlay	3,749 square yards.	566 square feet, cut and remove repair.
AREA SIX	Rejuvenator Sealer	1,347 square yards.	1,347 square feet, cut and remove repair.
AREA SEVEN	1 ½" Overlay	2,011 square yards.	2,652 square feet, cut and remove repairs.
AREA EIGHT	1 ½" Overlay	2,155 square yards.	8,231 square feet, cut and remove repairs.
AREA NINE	1 ½" Overlay	878 square yards.	621 square feet, cut and remove repair.

LEGEND:

EXISTING SPOT ELEVATION

EXISTING SPOT ELEVATION

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NORTH

GRADING/ PAVING PLAN

Scale 1" = 40'-0"

LEGAL DESCRIPTION:
TRACTS A, B, C, AND D-1 OF MONTGOMERY PLAZA
AND TRACT 1-C OF ALLWOOD SUBDIVISION

PROJECT BENCHMARK:
ACS STATION 5-F18A LOCATED AT THE
INTERSECTION OF MONTGOMERY AND SAN MATEO
ON THE NOSE OF THE EAST MEDIAN ELEVATION 5201.83
TEMPORARY BENCHMARK: EXISTING FINISH FLOORS OF EACH BUILDING

RECEIVED OCT 01 2001 HYDROLOGY SECTION

JOB NO:
FEBRUARY 18, 2000
REVISIONS

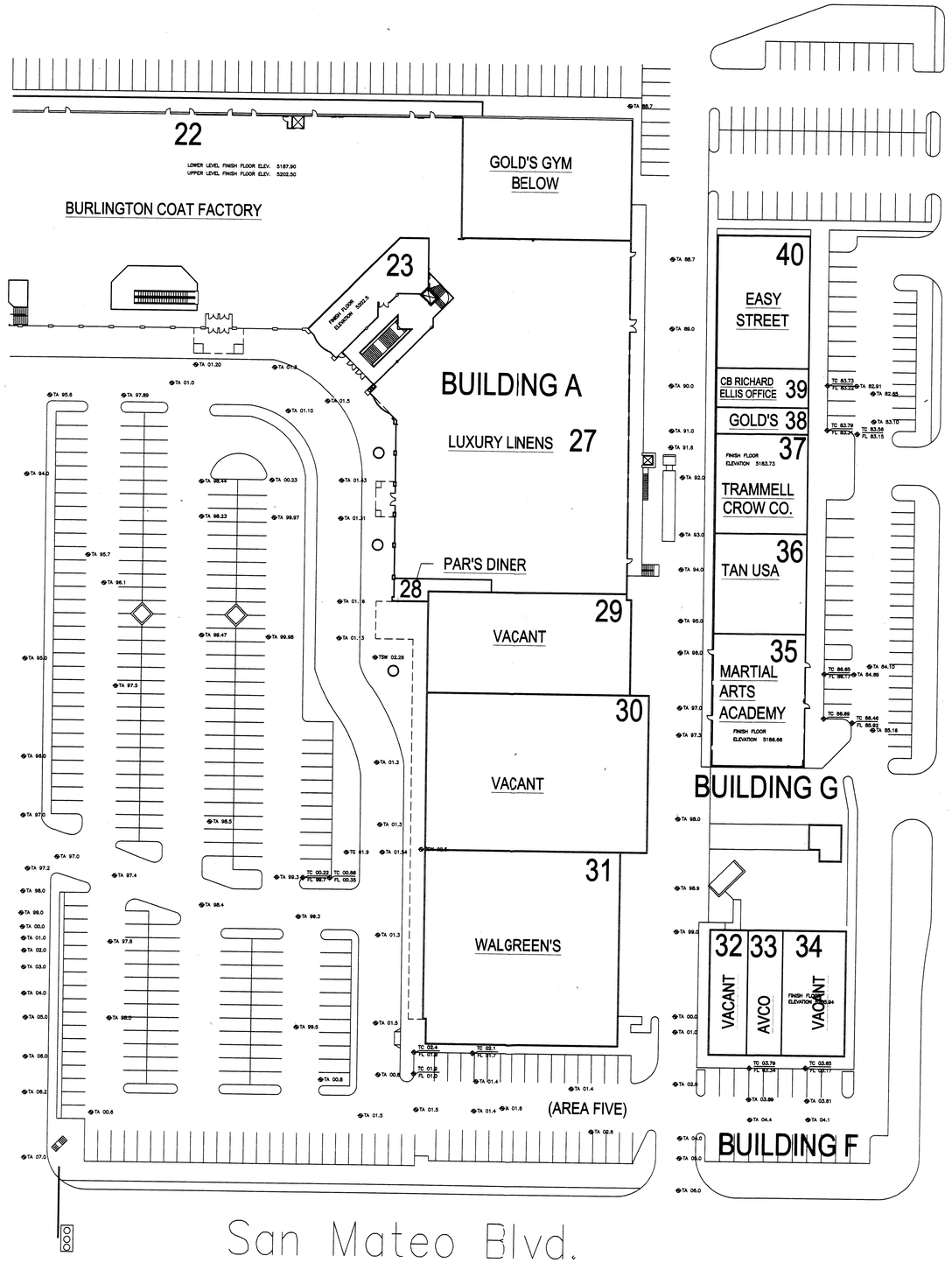
Sheet Title: GRADING/PAVING PLAN
Drawn By: B. MONTOYA
Checked By: B. MONTOYA

BJM DEVELOPMENT CONSULTANT
4109 KARROL RD., SW • Albuquerque, NM • 87121 • (505)877-4041

Project Name: MONTGOMERY PLAZA
ALBUQUERQUE, NEW MEXICO

SHEET NO.

BRIAN J. MONTOYA
NEW MEXICO
10778
REGISTERED PROFESSIONAL ENGINEER
3-24-2000



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FEB 28 2000
HYDROLOGY SECTION

JOB NO:

DATE: FEBRUARY 18,2000

REVISIONS

Sheet Title
GRADING & PAVING PLAN

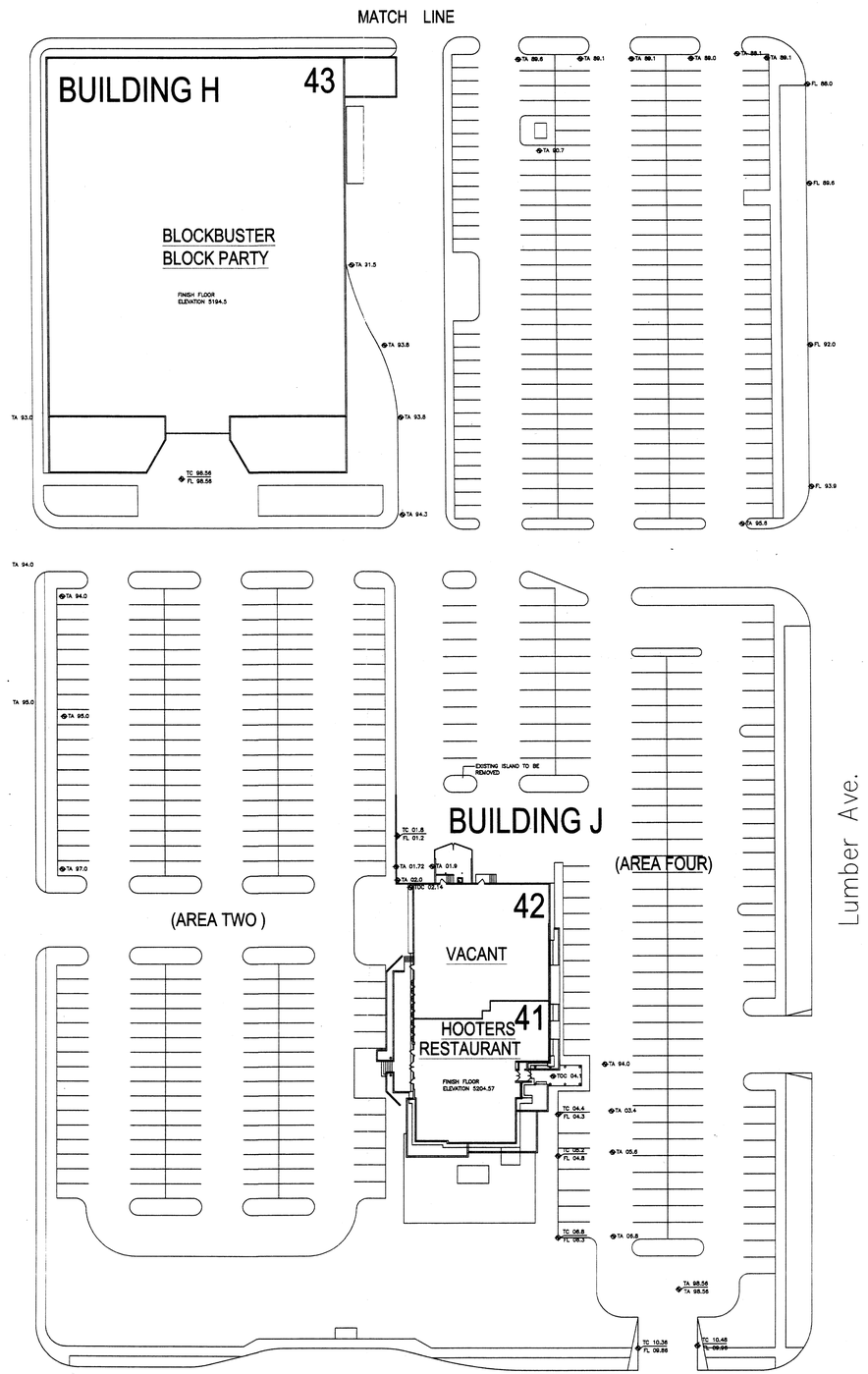
Drawn By: BJM

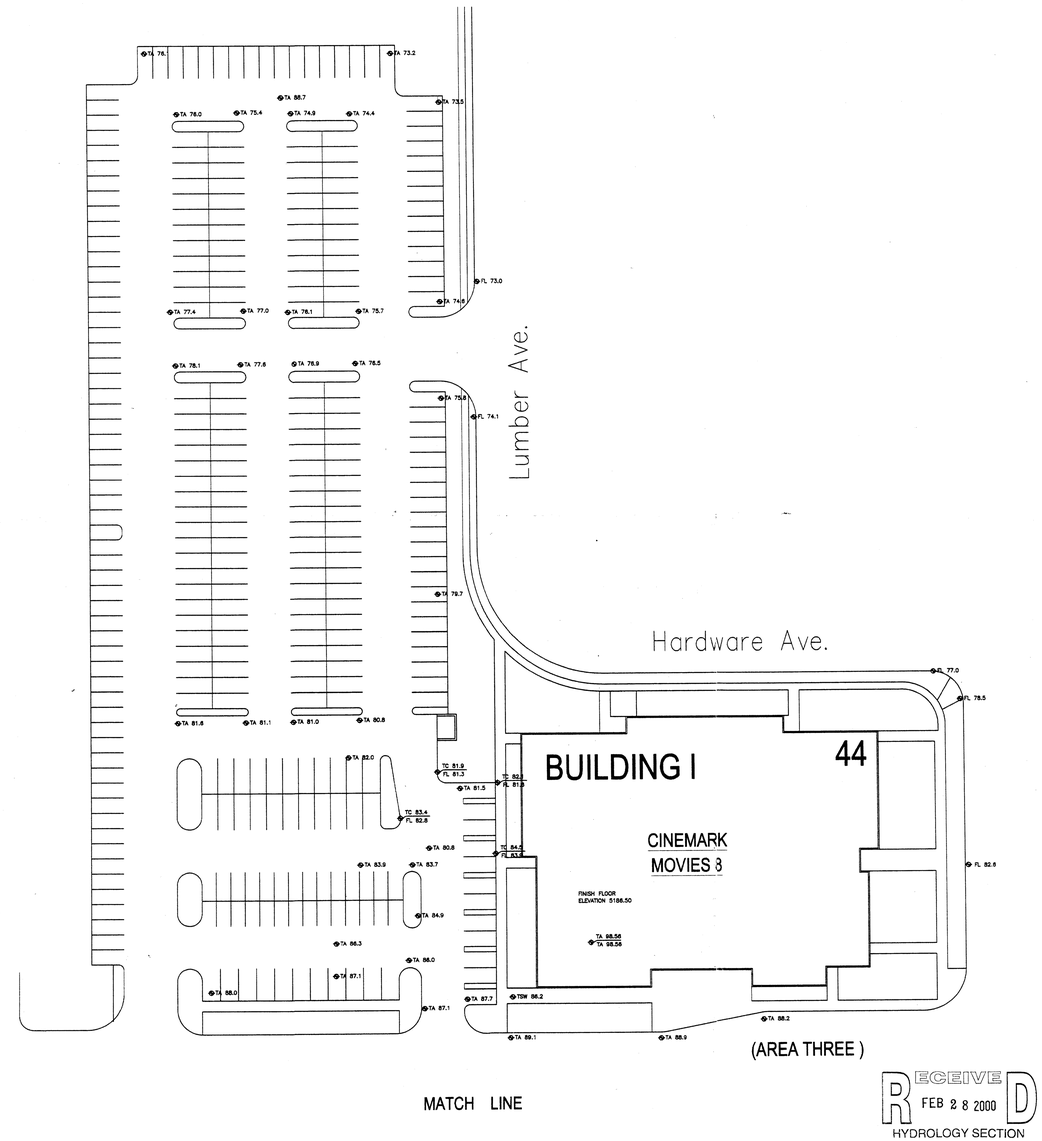
Checked By:

BJM DEVELOPMENT CONSULTANT
DESIGN — PLANNER
Albuquerque, New Mexico

Project Name
MONTGOMERY PLAZA
ALBUQUERQUE, NM

SHEET NO. 2-24-2000





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FEB 28 2000
HYDROLOGY SECTION

JOB NO:

DATE: FEBRUARY 18,2000

REVISIONS

Sheet Title
GRADING & PAVING PLAN

Drawn By: BJM

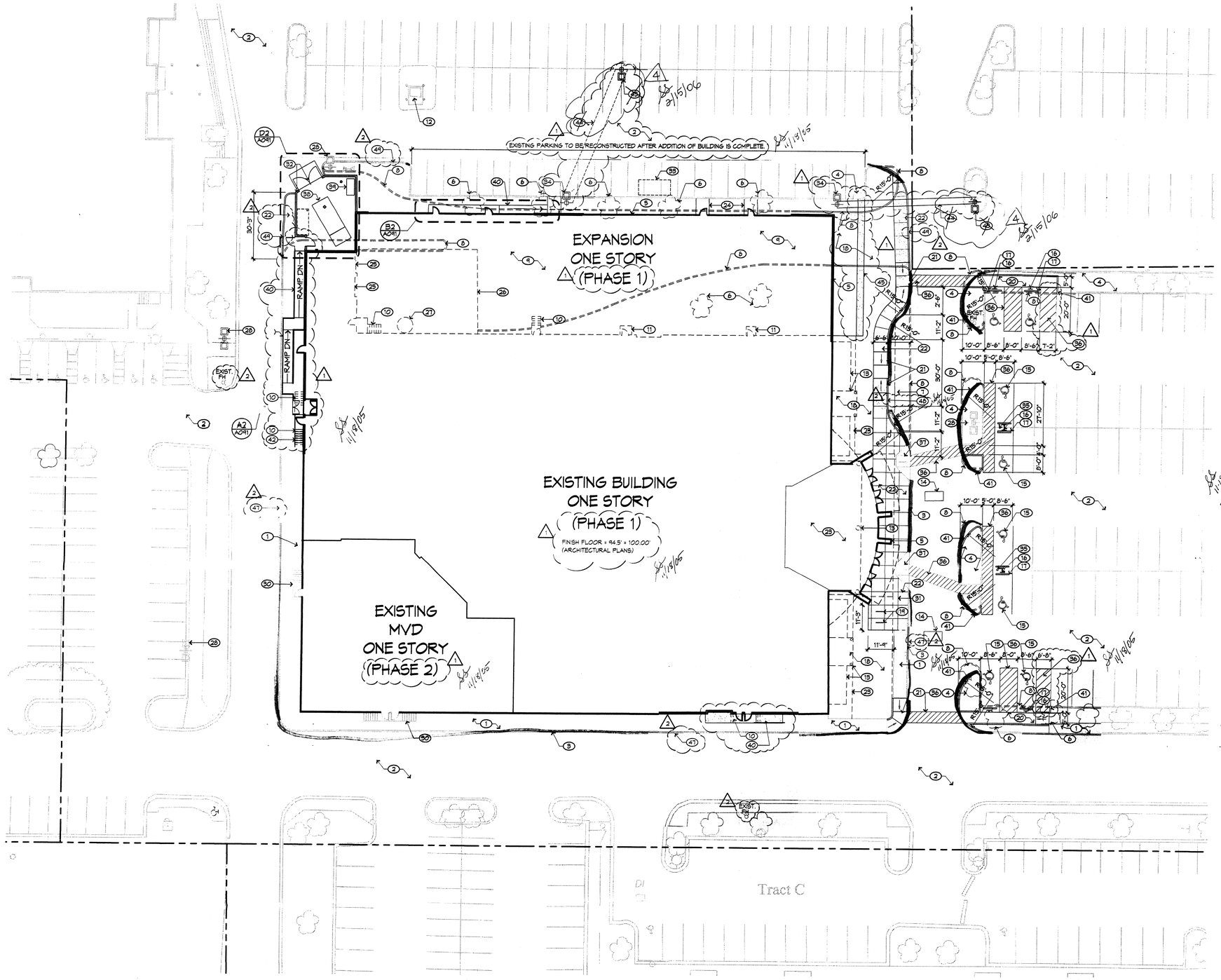
Checked By:

BJM DEVELOPMENT CONSULTANT
DESIGN — PLANNER
Albuquerque, New Mexico

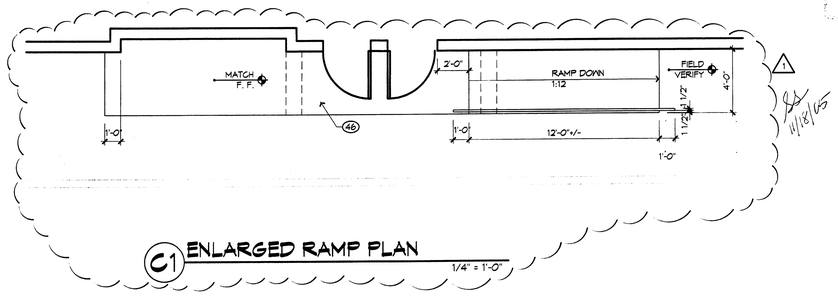
Project Name
MONTGOMERY PLAZA
ALBUQUERQUE, NM

SHEET NO.

9-24-2000



SITE PLAN
1"=20'-0"



C1 ENLARGED RAMP PLAN
1/4" = 1'-0"

GENERAL NOTES

A. RADII CENTER POINTS TO BE LOCATED BY MEASURING PERPENDICULAR TO THE ADJACENT STARIGHT CURB LINE.
B. DIMENSIONS ARE TO FACE OF CURB.
C. IF LAYOUT DIFFERS SIGNIFICANTLY FROM CIVIL DRAWINGS, NOTIFY ARCHITECT IMMEDIATELY.

KEYED NOTES

1. EXISTING CONCRETE SIDEWALK TO REMAIN.
2. EXISTING ASPHALT PAVING TO REMAIN.
3. EXISTING CONCRETE CURB TO REMAIN.
4. PROTECT EXISTING LANDSCAPE AREA TO REMAIN.
5. NEW BLDG. EXPANSION, REFER TO A100.
6. EXISTING LANDSCAPING TO BE REMOVED.
7. NEW ASPHALT PAVING.
8. EXISTING CONCRETE CURB TO REMOVED.
9. REMOVE EXISTING ASPHALT.
10. REMOVE EXISTING STAIRS AND ASSOCIATED RAILINGS.
11. REMOVE EXISTING CONCRETE STOOP.
12. EXISTING TRANSFORMER TO REMAIN.
13. EXISITNG CANOPY TO BE REMOVED.
14. EXISTING DRAINAGE INLET TO REMAIN, TYP. OF 2.
15. NEW H.C. STRIPING, REFER TO D6/A091.
16. NEW H.C. SIGNAGE, REFER TO E6/A091.
17. NEW CONCRETE BUMPER, TYP. OF 8.
18. NEW LANDSCAPING, REFER TO L001.
19. NEW BIKE RACK, REFER TO E4/A091.
20. NEW H.C. SIDEWALK RAMP TO ASPHALT. MAX SLOPE 1:20.
21. NEW H.C. ACCESSIBLE RAMP, REFER TO C4 OR B4/A091.
22. NEW CONCRETE SIDEWALK, REFER TO B3/A091.
23. EXISTING CONCRETE WALK TO BE REMOVED.
24. NEW CONCRETE STOOP TO MATCH FIN. FLOOR.
25. EXISTING OVERHEAD DOORS & ASSOCIATED DOCK EQUIP. TO BE REMOVED.
26. EXISTING CHAINLINK FENCING TO BE REMOVED.
27. EXISTING GREASE INTERCEPTOR & ASSOC. PIPING TO BE REMOVED.
28. EXISTING PARKING LOT LIGHT TO REMAIN.
29. NEW COMPACTOR ENCLOSURE AND GATES. REFER TO D2/A091.
30. EXISTING STAIRS AND RAILINGS TO REMAIN.
31. NEW CONCRETE JOINT, TYP. REFER TO E1/A091.
32. COMPACTOR ENCLOSURE GATES, REFER TO D4/A091.
33. NEW 6,000 GAL. GREASE INTERCEPTOR, REFER TO M001.
34. EXISTING PARKING LOT LIGHTING TO BE REMOVED, TYP. OF 2.
35. EXISTING H.C. SIGNAGE TO BE REMOVED.
36. RE-STRIPE PAVEMENT.
37. EXISTING HANDICAP RAMP TO REMAIN.
38. 30 CU. YD. COMPACTOR BY OTHERS, N.I.C.
39. BAILER BY OTHERS, N.I.C.
40. NEW H.C. ACCESSIBLE RAMP, REFER TO G1/A001.
41. NEW CONCRETE CURB, REFER TO E1/A091.
42. NEW STAIRS AND RAILINGS, REFER TO A1/A091.
43. ~~RELOCATED LIGHT POLE, TYP. OF 2.~~
44. ~~DASHED LINE DELINEATES APPROX. ELECTRICAL TRENCH REQUIRED FOR RELOCATED PARKING LOT LIGHTING. PATCH AND REPAIR ASPHALT AS NECESSARY. TYP. OF 2 LOCATIONS.~~ DELETED 2/15/06
45. NEW 9" WIDE CONCRETE VALLEY, REFER TO C101.
46. CONCRETE RAMP, LANDING AND 1-1/2" STEEL PIPE HANDRAIL.
47. EXISTING CURB W/ RED PAINT FOR FIRE LANE
48. PAINT CURB GREEN W/ WHITE LETTERING FOR "LOADING ONLY" IN THE DROP-OFF INLET
49. NEW 6" CURB PAINTED RED FOR FIRE LANE

architecture
interiors
planning
engineering

Dekker
Perich
Sabatini

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ARCHITECT

STATE OF NEW MEXICO
CHRISTOPHER R. GUNNING
No. 3203
10/5/05
REGISTERED ARCHITECT

ENGINEER

ISSUED FOR
PERMIT

PROJECT

IT'Z
Montgomery Plaza Bldg. J
4595 San Mateo Boulevard, NE
Albuquerque, New Mexico 87109

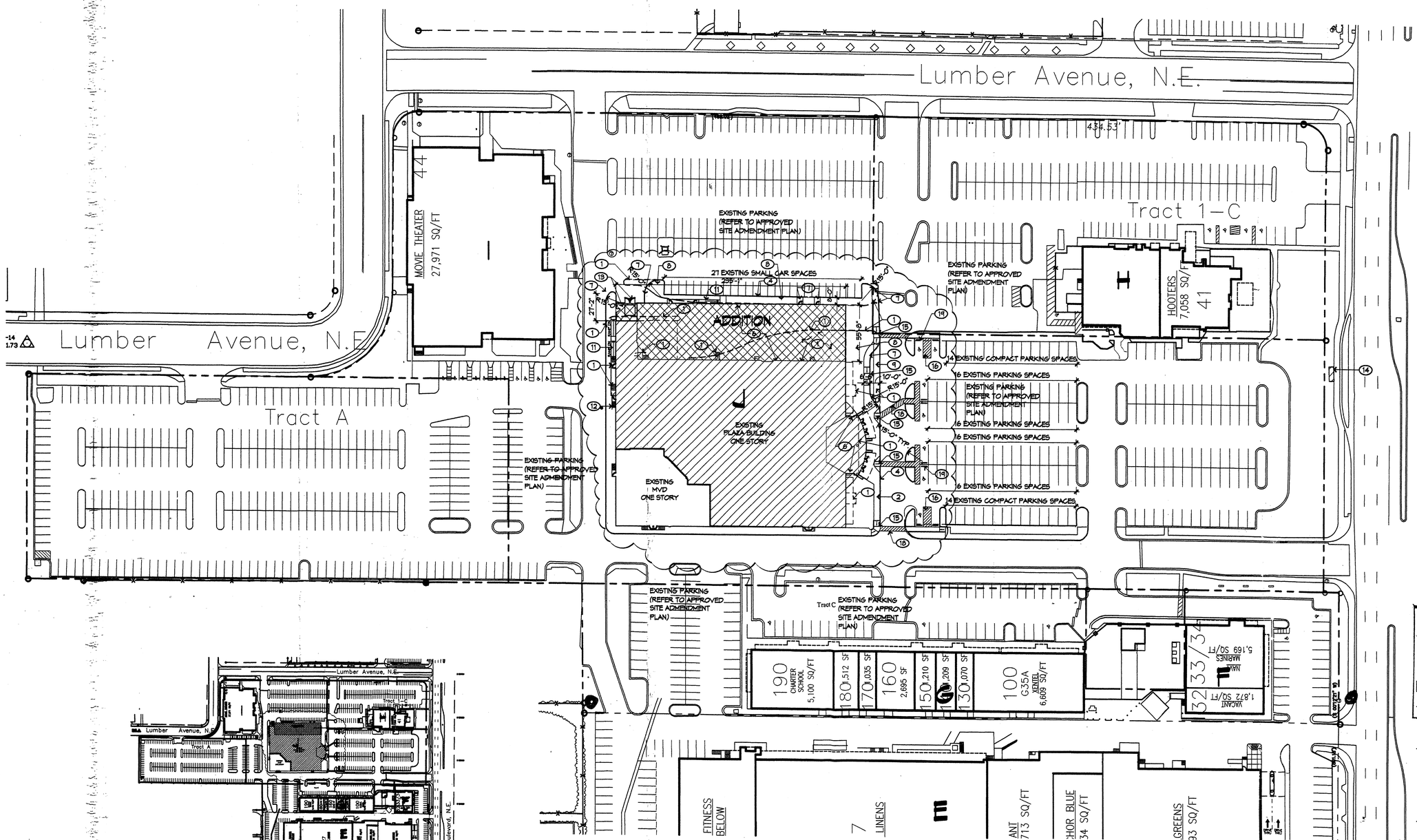
RECEIVED
AUG 2 8 2006
LAND DEVELOPMENT SECTION

ALBUQUERQUE
BLDG & SAFETY
OCT 1 8 2006
U.S.C.
PLAN CHECK
SECTION

REVISIONS
1. 10/21/05 GENERAL REVISIONS
2. 11/14/05 PERMIT COMMENTS
3.
4. 2/15/06 OWNER REVISIONS
5.
6.

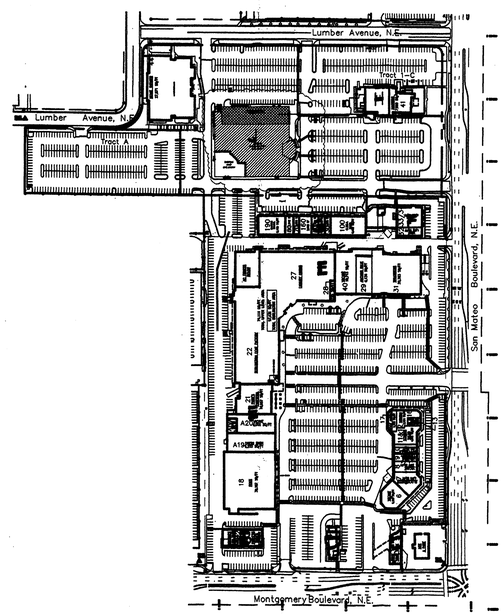
DRAWN BY	SAS
REVIEWED BY	AMD
DATE	10/03/05
PROJECT NO.	05103
DRAWING NAME	SITE PLAN

SHEET NO.
A001
OF



KEYED NOTES

1. TO BE REMOVED
2. EXISTING SIDEWALK, CONCRETE
3. EXISTING PAVING, ASPHALT
4. EXISTING CURB, 6" HIGH, CONCRETE
5. EXISTING LANDSCAPE AREA, RE: L001
6. NEW EXPANSION
7. NEW CONCRETE CURB AND SIDEWALK
8. NEW LANDSCAPE AREA
9. NEW DROP OFF AREA
10. NEW ASPHALT
11. NEW CONCRETE RAMP, 30" MAX RISE BETWEED LEVEL LANDINGS
12. NEW CONCRETE STAIRS
13. NEW SERVICE COURT W/ BLOCK WALL ENCLOSURE & METAL GATES FOR ACCESS.
14. EXISTING BUS STOP
15. NEW ADA ACCESSIBLE RAMP PER DPM STANDARDS.
16. NEW ADA ACCESSIBLE VAN PARKING SPACE, 20'X8.5' WITH 8' WIDE ACCESS AISLE.
17. NEW ADA ACCESSIBLE PARKING SPACE, 20'X8.5' WITH 5' WIDE ACCESS AISLE.
18. 5' WIDE PAINTED ACCESS AISLE ACROSS DRIVEWAY, TYPICAL
19. PRECAST CONCRETE PARKING STOP



OVERALL SITE PLAN

N.T.S.

SITE PLAN

1"=50'-0"

EXISTING SITE DATA

SPACE	BUILDING AREA	SEATS	PARKING RATIO	PARKING REQUIRED	15% TRANSIT REDUCTION	NET PARKING REQUIRED	PARKING PROVIDED
PHASE I							
A SHOPS	27,022		1/200 SF	135			
B COMMERCIAL	6,722		1/200 SF	34			
C BANK	3,627		1/200 SF	18			
D RESTAURANT	2,979	85	1/4 SEATS	21			
E RETAIL	191,200		1/200 SF	956			
PHASE II							
F COMMERCIAL	7,297		1/200 SF	36			
G SHOPS	20,440		1/200 SF	102			
H RESTAURANT	10,800	323	1/4 SEATS	81			
I THEATER	28,013	1,925	1/4 SEATS	481			
J OFFICE	34,200		1/200 SF	31			
J ENTERTAINMENT		658	1/4 SEATS	165			
	337,300 SF	2,333		2,060	309	1,751	2,060

PROPOSED SITE DATA FOR THIS ADMENDMENT

SPACE	BUILDING AREA	SEATS	PARKING RATIO	PARKING REQUIRED	15% TRANSIT REDUCTION	NET PARKING REQUIRED	PARKING PROVIDED
PHASE I							
A SHOPS	27,022		1/200 SF	135			
B COMMERCIAL	6,722		1/200 SF	34			
C BANK	3,627		1/200 SF	18			
D RESTAURANT	2,979	85	1/4 SEATS	21			
E RETAIL	191,200		1/200 SF	956			
PHASE II							
F COMMERCIAL	7,297		1/200 SF	36			
G SHOPS	20,440		1/200 SF	102			
H RESTAURANT	10,800	23	1/4 SEATS	81			
I THEATER	28,013	1,925	1/4 SEATS	481			
J OFFICE	6,200		1/200 SF	31			
J ENTERTAINMENT	45,000	840	1/4 SEATS	210 (INCLUDING 8 HC)			
	349,300 SF	3,173		2,106	316	1,790	2,060

ALBUQUERQUE BLDG & SAFETY
OCT 18 2005
U.B.C.
PLAN CHECK SECTION

ADMINISTRATIVE AMENDMENT
File # 05-01304 Project # 1000736
Bldg. expansion and related improvements.
APPROVED BY Bob Falk 9/20/05 DATE

RECEIVED AUG 28 2006 LAND DEVELOPMENT SECTION

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ARCHITECT

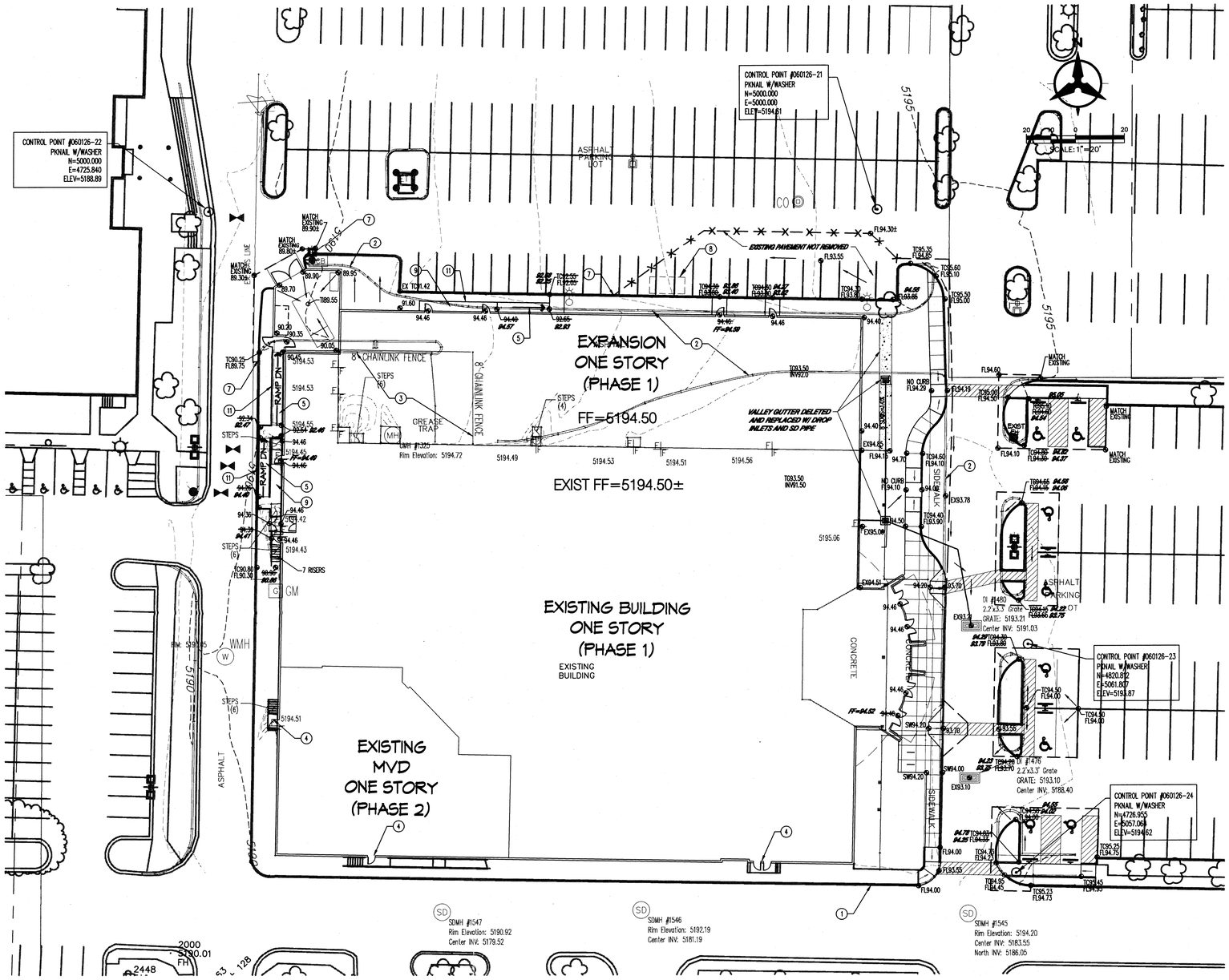
ENGINEER

PROJECT

Montgomery Plaza Bldg. J
Max & Vito's Pizzeria
Albuquerque, New Mexico

REVISIONS
8/24/2005 Traffic Comments

DRAWN BY	AR/SAS
REVIEWED BY	CG
DATE	08/15/05
PROJECT NO.	
DRAWING NAME	SITE PLAN ADMINISTRATIVE AMENDMENT
SHEET NO.	A1
OF	



GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).

10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS

KEYED NOTES

1. EXISTING CURB & GUTTER TO REMAIN.
2. EXISTING CURB & GUTTER TO BE REMOVED. SEE DEMOLITION PLAN.
3. EXISTING TRUCK DOCK AREA TO BE REMOVED. SEE DEMOLITION PLAN.
4. EXISTING LANDING & STEPS TO REMAIN.
5. NEW RAMP AT 12:1 MAX SLOPE. SEE ARCH FOR DETAILS.
6. NEW SIDEWALK TO MATCH EXISTING TC GRADE.
7. MATCH NEW CURB & GUTTER TO EXISTING.
8. NEW GREASE TRAP. SEE PLUMBING PLANS.
9. NEW SIDEWALK SET AT 0.04" BELOW FF ON BLDG SIDE AND SLOPE AT 2% AWAY FROM BLDG.
10. NEW 3' WIDE CONCRETE VALLEY GUTTER PER COA STD DWG 2421. ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
11. NEW RETAINING WALL. SEE ARCH/STRUCT FOR DETAILS.

BENCH MARK DATA: (ACS AND PROJECT)

THE STATION MARK IS A 3 1/4" ALUMINUM
CAP SET FLUSH IN THE CURB STAMPED "9-F18"
LOCATED ON THE SOUTHEAST CORNER OF
SAN MATEO BOULEVARD AND SAN MATEO LANE N.E.

ELEVATION IN FEET = 5209.56 (1929)

LEGEND

- SAW CUT LINE, MATCH EXISTING PAVEMENT
- EXIST CLEAN OUT
- EXIST DROP INLET
- EXIST FIRE HYDRANT
- EXIST GAS METER
- EXIST STORM DRAIN MH
- EXIST WATER MH
- EXIST WATER VALVE

DRAINAGE CERTIFICATE LEGEND

- FL56.85 DESIGN GRADE
- FL56.85 / 56.87 ASBUILT GRADE

DRAINAGE CERTIFICATION

I, BRUCE J. STIDWORTHY, NMPE 14523, OF THE FIRM BOHANNAN HUSTON INC., 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 10/21/2005. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ROBERT GROMATZKY, NMPS 16469, OF THE FIRM BOHANNAN HUSTON INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 07/20/2006 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR TEMPORARY CERTIFICATE OF OCCUPANCY.

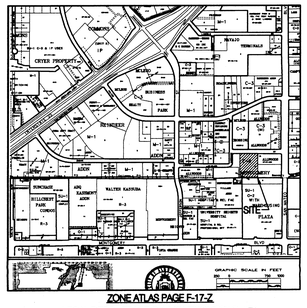
THE DRAINAGE SCHEME ON THE EAST SIDE OF THE BUILDING WAS MODIFIED FROM A VALLEY GUTTER TO DROP INLETS AND AN 8" STORM DRAIN.

PRIOR TO FINAL C.O., THE FINAL GRADING OF THE LANDSCAPE AREAS ON THE EAST SIDE OF THE BUILDING AND NEAR THE NW CORNER OF THE BUILDING MUST BE COMPLETED.

THE RECORD INFORMATION PRESENTED 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.

BRUCE J. STIDWORTHY NMPE 14523 — DATE 7/21/06

BRUCE J. STIDWORTHY NEW MEXICO 14523 REGISTERED PROFESSIONAL ENGINEER



ZONE ATLAS PAGE F-17-Z

LEGAL DESC: TRACT C-1 MONTGOMERY PLAZA

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.

3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).

4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.

7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.

9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.

10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION

The purpose of this submittal is to provide a Drainage Management Plan for a proposed commercial development which involves the expansion of an existing building located on Tract C-1 of the Montgomery Plaza Site. The +/-7.55 acre site is located at the southwest corner of San Mateo and Lumber Avenue in Northeast Albuquerque.

II. EXISTING HYDROLOGIC CONDITIONS

The fully developed site has a current approved Drainage Management Plan located in the City of Albuquerque Hydrology file number F17 – D002D. The site generally drains from east to west from San Mateo to Lumber Avenue.

III. PROPOSED HYDROLOGIC CONDITIONS

Since the existing site is fully developed in its current state, the increase in the impervious area is minimal. We do not anticipate any negative impacts to the downstream drainage system west of the site.

IV. CONCLUSION

This submittal is made as an amendment to the original approved drainage management plan filed in City Hydrology file number F17-D002D. There will be a minimal increase to the impervious area of the site and there will be no negative impacts to the drainage of the site associated with this building expansion. With this submittal we are requesting approval of the final grading and drainage plan for Building Permit approval.

architecture
interiors
planning
engineering

Dekker
Perich
Sabatini

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ARCHITECT

ISSUED FOR
PERMIT

ENGINEER

JEFFREY TODD WOOTEN NEW MEXICO 16892 PROFESSIONAL ENGINEER 10/21/05

PROJECT

IT'Z
Montgomery Plaza Bldg. J
4595 San Mateo Boulevard, NE
Albuquerque, New Mexico 87109

REVISIONS

DRAWN BY	RWB
REVIEWED BY	JTW
DATE	10/20/05
PROJECT NO.	060126

DRAWING NAME

GRADING &
DRAINAGE PLAN

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

RECEIVED JUL 21 2006 HYDROLOGY SECTION

SHEET NO. C101 OF

P:\060126\cdp\general\060126gp01.dwg, Layout1
July 21, 2006 - 6:47am

GENERAL CONSTRUCTION NOTES

GENERAL

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS, INCLUDING A TOP SOIL DISTURBANCE PERMIT, PRIOR TO START OF CONSTRUCTION.

ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

REFERENCES MADE TO STANDARD SPECIFICATIONS AND STANDARD DRAWINGS REFER TO THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION WITH ALL UPDATES.

THE CONTRACTOR SHALL NOT INSTALL ITEMS AS SHOWN ON THESE PLANS WHEN IT IS OBVIOUS THAT FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE PLANS. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN A TIMELY MANNER. IN THE EVENT THE CONTRACTOR DOES NOT NOTIFY THE ENGINEER IN A TIMELY MANNER, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY AND EXPENSE FOR ANY REVISIONS NECESSARY, INCLUDING ENGINEERING DESIGN FEES.

EXISTING SITE IMPROVEMENTS WHICH ARE DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. REPAIRS SHALL BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION OF THE REPAIRS. REPAIRS SHALL BE ACCEPTED BY THE OWNER PRIOR TO FINAL PAYMENT.

EXISTING FENCING THAT IS NOT DESIGNATED FOR REMOVAL SHALL NOT BE DISTURBED. ANY FENCING THAT IS DISTURBED OR ALTERED BY THE CONTRACTOR SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE. IF THE CONTRACTOR DESIRES TO REMOVE FENCING TO ACCOMMODATE CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN PERMISSION BEFORE THE FENCE IS REMOVED. CONTRACTOR SHALL RESTORE THE FENCE TO ITS ORIGINAL CONDITION AT THE EARLIEST OPPORTUNITY. WHILE ANY FENCING IS REMOVED, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SECURITY OF THE SITE UNTIL THE FENCE IS RESTORED.

WORK WITHIN ADJACENT RIGHT-OF-WAY

PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES WITHIN ADJACENT RIGHT-OF-WAYS OR WITHIN PROPERTY NOT OWNED BY THE OWNER OF THE PROJECT SITE, THE CONTRACTOR SHALL ASSURE THAT ALL PERMITS AND PERMISSIONS REQUIRED HAVE BEEN OBTAINED IN WRITING.

SURVEY MONUMENTS, PROPERTY CORNERS, BENCHMARKS

THE CONTRACTOR SHALL NOTIFY THE OWNER AT LEAST SEVEN DAYS BEFORE BEGINNING ANY CONSTRUCTION ACTIVITY THAT COULD DAMAGE OR DISPLACE SURVEY MONUMENTS, PROPERTY CORNERS, OR PROJECT BENCHMARKS SO THESE ITEMS MAY BE RELOCATED.

ANY SURVEY MONUMENTS, PROPERTY CORNERS, OR BENCHMARKS THAT ARE NOT IDENTIFIED FOR RELOCATION ARE THE RESPONSIBILITY OF THE CONTRACTOR TO PRESERVE AND PROTECT. RELOCATION OR REPLACEMENT OF THESE ITEMS SHALL BE DONE BY THE OWNER'S SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.

DIMENSIONS

ALL DIMENSIONS TO CURBS ARE TO THE FLOWLINE UNLESS OTHERWISE NOTED.

ALL STATIONING IS TO THE CENTERLINE OF THE RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

ALL SLOPES AND GRADES ARE IN PERCENT UNLESS OTHERWISE NOTED.

CURB ELEVATIONS ARE SHOWN AT THE FLOW LINE UNLESS OTHERWISE NOTED. SEE THE DETAIL SHEET TO DETERMINE THE CURB HEIGHT ABOVE FLOW LINE.

SOILS

UNLESS OTHERWISE SPECIFIED, SUBGRADE, ENGINEERED FILL, AND STRUCTURAL FILL SHALL BE COMPACTED TO THE FOLLOWING SPECIFICATIONS OF THE ASTM D-1557 MAXIMUM DRY DENSITY.

MATERIAL/LOCATION	PERCENT COMPACTION
STRUCTURAL FILL IN THE BUILDING AREA	95%
SUBBASE FOR SLAB SUPPORT	95%
MISCELLANEOUS BACKFILL BELOW STRUCTURAL FILL OR ROADWAY PAVEMENT	95%
MISCELLANEOUS BACKFILL BELOW UNPAVED, NON-BUILDING AREAS	90%
ROADWAY PAVEMENT SUBGRADE	95%
SIDEWALK SUBGRADE	90%
CURB AND GUTTER SUBGRADE	95%

PAVEMENT

WHEN ABUTTING NEW PAVEMENT TO EXISTING PAVEMENT, CUT EXISTING PAVEMENT EDGE TO A NEAT, STRAIGHT LINE AS NECESSARY TO REMOVE ANY BROKEN OR CRACKED PAVEMENT AND MATCH NEW PAVEMENT ELEVATION TO EXISTING.

ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED AND APPROVED PRIOR TO PAVING.

ALL WATER VALVE BOXES AND ELECTRICAL, TELEPHONE, TELEVISION, AND SEWER MANHOLES IN THE CONSTRUCTION AREA SHALL BE ADJUSTED TO FINISHED GRADE BEFORE PAVING.

WHEN SIDEWALK OR CURB AND GUTTER IS REMOVED, IT SHALL BE REMOVED TO EXISTING CONSTRUCTION JOINTS. CUTTING OR BREAKING SHALL NOT BE ALLOWED.

UTILITIES

IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY BASED ON THE INFORMATION PROVIDED TO THE ENGINEER BY OTHERS. THIS INFORMATION MAY BE INACCURATE OR INCOMPLETE. ADDITIONALLY, UNDERGROUND LINES MAY EXIST THAT ARE NOT SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ACCORDANCE WITH CHAPTER 62, ARTICLE 14-1, THROUGH 14-8, NMSA 1978.

THE CONTRACTOR SHALL CONTACT THE STATEWIDE UTILITY LOCATOR SERVICE AT 1-800-321-2537 AT LEAST TWO WORKING DAYS BEFORE BEGINNING CONSTRUCTION. AFTER THE UTILITIES ARE SPOTTED, THE CONTRACTOR SHALL EXPOSE ALL PERTINENT UTILITIES TO VERIFY THEIR VERTICAL AND HORIZONTAL LOCATION. IF A CONFLICT EXISTS BETWEEN EXISTING UTILITIES AND PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMAL DELAY.

THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UTILITIES, ABOVE OR BELOW GROUND. UTILITIES THAT ARE DAMAGED BY CARELESS CONSTRUCTION SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

EXISTING VALVES SHALL ONLY BE OPERATED BY THE UTILITY COMPANY. CONTRACTOR SHALL NOTIFY THE UTILITY A MINIMUM OF TWO WORKING DAYS BEFORE ANY VALVE, NEW OR EXISTING, NEEDS TO BE OPERATED.

THE CONTRACTOR SHALL COORDINATE ANY REQUIRED UTILITY INTERRUPTIONS WITH THE OWNER AND AFFECTED UTILITY COMPANY A MINIMUM OF THREE WORKING DAYS BEFORE THE INTERRUPTION.

THE CONTRACTOR SHALL MAINTAIN A RECORD DRAWING SET OF PLANS AND PROMPTLY LOCATE ALL UTILITIES, EXITING OR NEW, IN THEIR CORRECT LOCATION, HORIZONTAL AND VERTICAL. THIS RECORD SET OF DRAWINGS SHALL BE MAINTAINED ON THE PROJECT SITE AND SHALL BE AVAILABLE TO THE OWNER AND ENGINEER AT ANY TIME DURING CONSTRUCTION.

EROSION CONTROL, ENVIRONMENTAL PROTECTION, AND STORM WATER POLLUTION PREVENTION PLAN

THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL OBTAIN AND PREPARE ANY DUST CONTROL OR EROSION CONTROL PERMITS REQUIRED FROM THE REGULATORY AGENCIES.

THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITH THE PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.

THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY BY CONSTRUCTION OF TEMPORARY EROSION CONTROL BERMS OR INSTALLING SILT FENCES AT THE PROPERTY LINES AND WETTING THE SOIL TO PREVENT IT FROM BLOWING.

WATERING, AS REQUIRED FOR CONSTRUCTION DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.

ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR IMPERVIOUS SURFACES SHALL BE REVEGETATED WITH RECLAMATION SEEDING.

THE CONTRACTOR SHALL PROPERLY HANDLE AND DISPOSE OF ALL ASPHALT REMOVED ON THE PROJECT BY HAULING IT TO AN APPROVED DISPOSAL SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW MEXICO SOLID WASTE ACT.

ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.), GARBAGE, GRUBBING, EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC.. SHALL BE APPROPRIATELY DISPOSED OF OFFSET AT NO ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY PERMITS REQUIRED FOR HAUL OR DISPOSAL OF WASTE PRODUCTS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES, AND ARCHAEOLOGICAL RESOURCES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINT, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO EMERGENCY RESPONSE AT 1-800-219-6157.

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.

ACCESSIBLE FACILITIES

ALL SURFACES ALONG ACCESSIBLE ROUTES AND FOR HANDICAP RAMPS SHALL BE STABLE FIRM, SLIDE RESISTANT AND SHALL COMPLY WITH UNIFORM FEDERAL ACCESSIBILITY STANDARDS, PARAGRAPH 4.5.

LONGITUDINAL SLOPES ALONG ACCESSIBLE ROUTE SIDEWALKS, EXCEPT AT HANDICAP RAMPS, SHALL NOT BE STEEPER THAN 1:20. CROSS SLOPES ALONG ACCESSIBLE ROUTE SIDEWALKS EXCEPT AT HANDICAP RAMPS, SHALL NOT BE STEEPER THAN 1:48. SLOPES IN ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND PASSENGER LOADING ZONES SHALL NOT BE STEEPER THAN 1:48 IN ALL DIRECTIONS.

THE SITE SHALL COMPLY WITH ANSI A117.1-1992, "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES".

TRAFFIC CONTROL

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL PLANS. ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM TO THE REQUIREMENTS OF " MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION. PRIOR TO CONSTRUCTION, TRAFFIC CONTROL PLANS SHALL BE APPROVED BY THE GOVERNING AUTHORITY.

ABBREVIATIONS

A	= AIR LINE	FG	= FINISHED GRADE	R/W	= RIGHT-OF-WAY
AD	= AREA DRAIN	FH	= FIRE HYDRANT	S	= SLOPE
AIP	= ABANDONED IN PLACE	FL	= FLOW LINE	SAS	= SANITARY SEWER
BLDG	= BUILDING	G	= GAS PIPE	SD	= STORM DRAIN
BM	= BENCHMARK	GM	= GAS METER	STA	= STATION
CATV	= CABLE TELEVISION LINE	GV	= GATE VALVE	STD	= STANDARD
CIP	= CAST IRON PIPE	HI PT	= HIGH POINT	SW	= SIDEWALK
CMP	= CORRUGATED METAL PIPE	INV	= INVERT ELEVATION	T	= TELEPHONE
CMPA	= CORRUGATED METAL PIPE ARCH	LF	= LINEAL FEET	TA	= TOP OF ASPHALT PAVEMENT
CO	= CLEAN OUT	LP	= LIGHT POLE	TAC	= TOP OF ASPHALT CURB
COA	= CITY OF ALBUQUERQUE	L/S	= LANDSCAPING	TC	= TOP OF CRUSHER FINES (STABILIZED)
CONC	= CONCRETE	MH	= MANHOLE	TCC	= TOP OF CONCRETE CURB
CL	= CENTERLINE	NG	= NATURAL GROUND	TG	= TOP OF GRATE
DIA	= DIAMETER	OE	= OVERHEAD ELECTRIC LINE	TS	= TOP OF SIDEWALK
DIP	= DUCTILE IRON PIPE	OT	= OVERHEAD TELEPHONE LINE	TW	= TOP OF WALL
DTL	= DETAIL	PB	= ELECTRICAL PULL BOX	TYP	= TYPICAL
DWG	= DRAWING	PCC	= PORTLAND CEMENT CONCRETE	TB	= TELEPHONE BOX
E	= ELECTRIC LINE	PP	= POWER POLE	UE	= UNDERGROUND ELECTRIC
ELEC.	= ELECTRIC	PROP	= PROPOSED	UT	= UNDERGROUND TELEPHONE
ELEV	= ELEVATION	PVC	= POLYVINYL CHLORIDE PIPE	W	= WATER
EX	= EXISTING	RCP	= REINFORCED CONCRETE PIPE	WM	= WATER METER
FF	= FINISHED FLOOR ELEVATION	RD	= ROOF DRAIN	WV	= WATER VALVE

RECORD BEARING AND DISTANCES

LEGEND

N 90°00'00" E	RECORD BEARING AND DISTANCES		DOWN GUY	GM	GAS METER		EX SD INLET
NS	NAIL & SHINER		LIGHT POLE		EX FIRE HYDRANT		PROP SD INLET
	FOUND AS INDICATED		UTILITY POLE WITH LIGHT		PROP FIRE HYDRANT		CONCRETE
	HWY R/W MARKER T RAIL	OT	OVERHEAD TELEPHONE		EX WATER VALVE		EX SIGN
C/C	CORNER TO CORNER DIMENS.	OE	OVERHEAD ELECTRIC		PROP WATER VALVE	W	EX WATER METER
EX FG 63.54	EX SPOT ELEV.		FENCE		EX SD MANHOLE	WM	PROP WATER METER
TA 38.74	PROP SPOT ELEV.		BLOCK WALL		PROP SD MANHOLE		PLANTER
5160	EX CONTOUR LINE		DRAINAGE SWALE	S	EX SAS MANHOLE		PROPOSED TREE
	POWER POLE		EX US WEST RISER		PROP SAS MANHOLE		EXIST. TREE

CIVIL GENERAL NOTES

THE JUNCTION BAR

ALBUQUERQUE, NEW MEXICO

RECEIVED APR 13 2000 HYDROLOGY SECTION

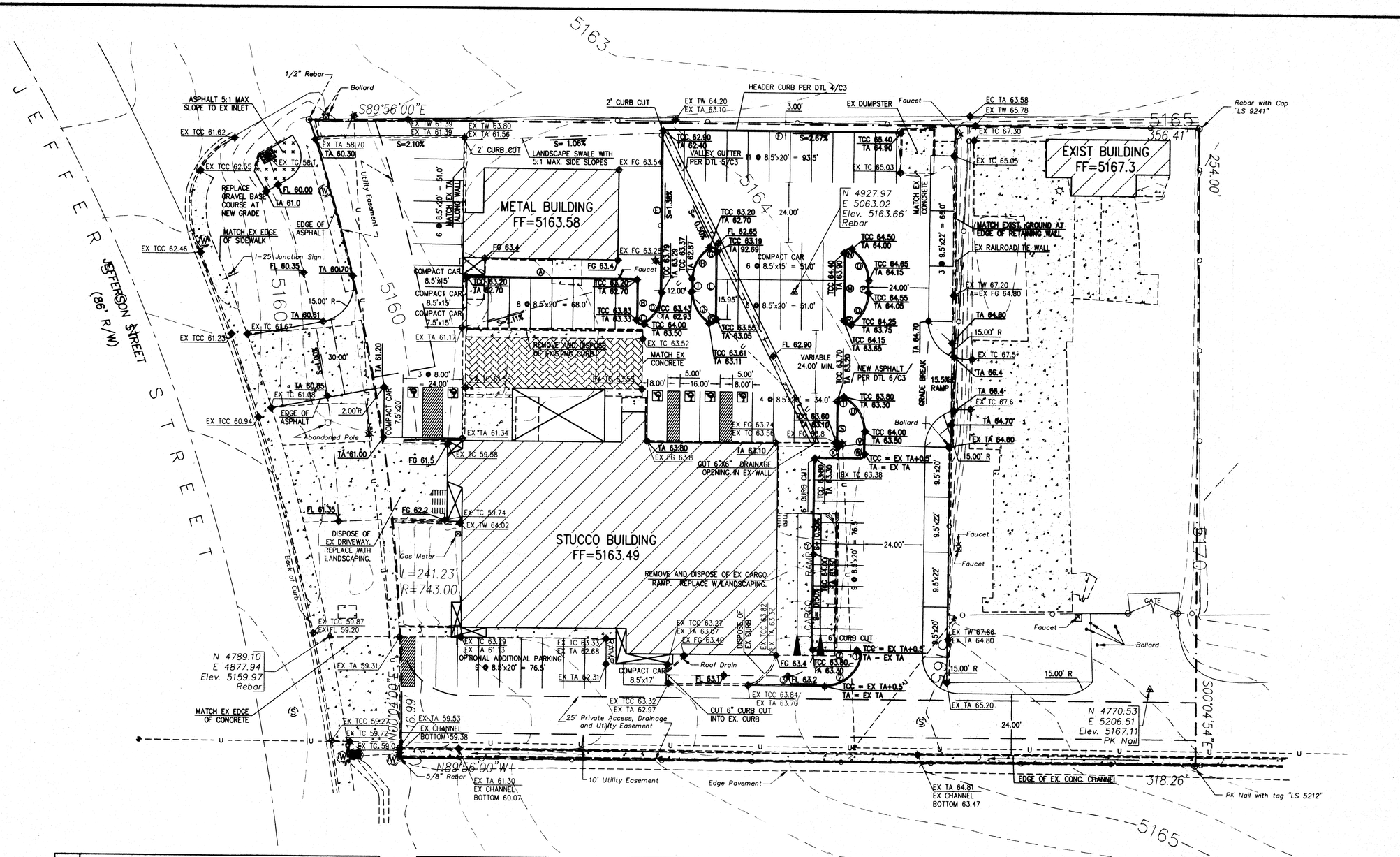
LARRY READ & ASSOCIATES
Civil Engineers
12836-B Lomas Blvd. NE
Albuquerque, New Mexico 87112
(505) 237-8421

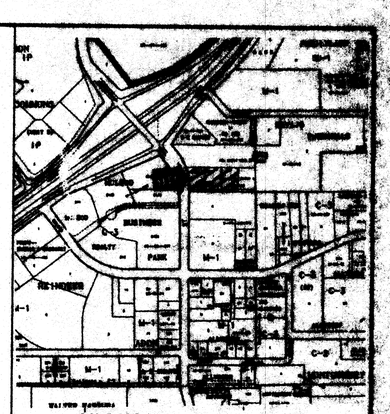
LAWRENCE D. READ NEW MEXICO 10998 REGISTERED PROFESSIONAL ENGINEER

REVISION	DATE	DESCRIPTION

FILE NAME: JUNCTION_DT 04/0400

SHEET C1 of 3





VICINITY MAP F-17

LEGAL DESCRIPTION

TRACT B, BERRY SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO FILED MAY 31, 1989 IN PLAT BOOK C39, PAGE 62.

ACS BENCHMARK

ELEVATIONS ARE BASED ON ACS MONUMENT 13-F18, HAVING AN ELEVATION OF 5214.24.

SURVEY NOTES

FIELD SURVEY BY:
CARTESIAN SURVEYS
P.O. BOX 44414
RIO RANCHO, NM 87174

SURVEY DATE: MARCH 2000
PHONE: (505) 898-3050
FAX: (505) 891-0244

LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON INFORMATION SUPPLIED TO THE SURVEYOR BY THE APPROPRIATE UTILITY COMPANIES. SURVEYOR DOES NOT GUARANTEE THESE LOCATIONS NOR THE FACT THAT SOME UTILITIES MIGHT BE LEFT OUT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.

THIS IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE USED BY THE OWNER AS SUCH. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY.

CONTOUR INTERVAL IS ONE FOOT (1'). ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.

FLOODPLAIN

THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X WITH THE AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMMUNITY-PANEL NO. 350010C0139 D; EFFECTIVE DATE SEPTEMBER 20, 1996.

O	CURB DATA					
	RADIUS	LENGTH	TANGENT	DELTA	CHORD	CHORD BEARING
Ⓐ	—	68.00'	—	—	—	S89°41'50"E
Ⓑ	—	15.97'	—	—	—	S00°18'10"W
Ⓒ	2.00'	4.28'	3.64'	122°28'17"	3.51'	S60°55'59"E
Ⓓ	15.00'	15.12'	8.27'	57°45'53"	14.49'	N28°56'56"E
Ⓔ	—	64.56'	—	—	—	N00°04'00"E
Ⓕ	—	95.26'	—	—	—	S89°556'00"E
Ⓖ	2.00'	4.28'	3.65'	122°34'44"	3.51'	N61°13'22"W
Ⓗ	15.00'	15.03'	8.22'	57°25'16"	14.41'	S28°46'38"W
Ⓘ	—	5.00'	—	—	—	S00°04'00"W
Ⓙ	15.00'	15.03'	8.22'	57°25'16"	14.41'	S28°38'38"E
Ⓚ	2.00'	4.28'	3.65'	122°34'44"	3.51'	N61°21'22"E
Ⓛ	—	28.91'	—	—	—	N00°04'00"E
Ⓜ	—	26.91'	—	—	—	N00°04'00"E
Ⓝ	2.00'	4.28'	3.65'	122°34'44"	3.51'	N61°21'22"E
Ⓞ	15.00'	15.03'	8.22'	57°25'16"	14.41'	S28°38'38"E

O	CURB DATA					
	RADIUS	LENGTH	TANGENT	DELTA	CHORD	CHORD BEARING
Ⓟ	—	5.00'	—	—	—	S00°04'00"W
Ⓠ	15.00'	15.03'	8.22'	57°25'16"	14.41'	S28°46'38"W
Ⓡ	2.00'	4.28'	3.65'	122°34'44"	3.51'	N61°13'22"W
Ⓢ	—	16.78'	—	—	—	N00°18'10"E
Ⓣ	2.00'	4.02'	3.14'	115°01'44"	3.37'	N57°49'02"E
Ⓤ	15.00'	17.01'	9.55'	64°58'16"	16.11'	S32°10'58"E
Ⓥ	—	9.05'	—	—	—	S00°18'10"W
Ⓦ	2.00'	3.14'	2.00'	90°00'00"	2.83'	S45°18'10"W
Ⓧ	—	18.00	—	—	—	N89°41'50"W
Ⓨ	—	76.50'	—	—	—	S00°18'10"W
Ⓩ	—	17.76'	—	—	—	S89°41'50"E
①	2.00'	3.53'	2.43'	101°05'15"	3.09'	S39°09'13"E
②	15.00'	20.64'	12.33'	78°50'47"	19.05'	S50°48'48"W
③	—	30.89'	—	—	—	N89°45'49"W

20 0 10 20 40

GRAPHIC SCALE (1 INCH = 20 FEET)

PARKING SPACES DESIGNATED AS COMPACT CAR SHALL BE MARKED AS SUCH DURING THE STRIPING OPERATION.

PARKING SPACE SCHEDULE	
DESCRIPTION	NUMBER
REGULAR	60
COMPACT	11
REGULAR ADA	4
VAN ADA	2
TOTAL	77

GRADING AND DRAINAGE PLAN

THE JUNCTION BAR

ALBUQUERQUE, NEW MEXICO

RECEIVED APR 13 2000 HYDROLOGY SECTION

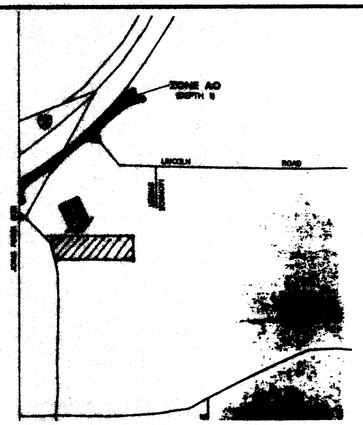
LARRY READ & ASSOCIATES
Civil Engineers
12836-B Lomas Blvd. NE
Albuquerque, New Mexico 87112
(505) 237-8421

LAWRENCE D. READ NEW MEXICO 10996 REGISTERED PROFESSIONAL ENGINEER 4/7/2000

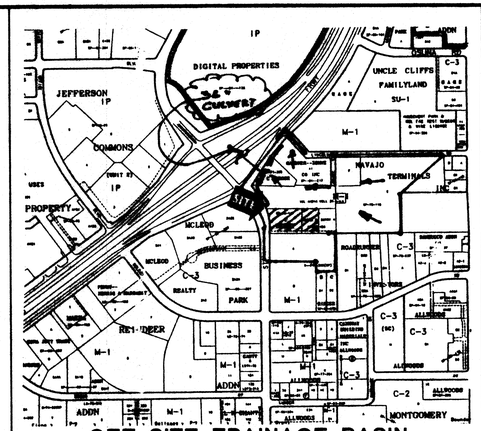
REVISION	DATE	DESCRIPTION

FILE NAME: JUNCTION_GD 04/04/00

SHEET C2 of 3



FLOODPLAIN MAP



OFF-SITE FRAINAGE BASIN

100-YEAR HYDROLOGIC CALCULATIONS

BASIN #	AREA (acres)	LAND TREATMENT A (%)	B (%)	C (%)	D (%)	WEIGHTED E (in)	V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V(10 day) (acre-ft)	V(10 day) (cu-ft)	Q (cfs)
EXISTING CONDITIONS											
ONSITE	1.9236	0.00	0.00	40.00	60.00	1.72	0.28	12,038	0.43	18,741	7.84
PROPOSED CONDITIONS											
ONSITE	1.9236	0.00	0.00	25.00	75.00	1.87	0.30	13,075	0.49	21,453	8.29

EXCESS PRECIP.	0.53	0.78	1.13	2.12	E_A (in)
PEAK DISCHARGE	1.86	2.26	3.14	4.7	Q_{PA} (cfs)

ZONE = 2
P_{6-HR} (in.) = 2.35
P_{24-HR} (in.) = 2.76
P_{10DAY} (in.) = 3.95

WEIGHTED E (in) = $(E_A)(\%A) + (E_B)(\%B) + (E_C)(\%C) + (E_D)(\%D)$

V_{6-HR} (acre-ft) = (WEIGHTED E)(AREA)/12

V_{10DAY} (acre-ft) = $V_{6-HR} + (A_O)(P_{10DAY} - P_{6-HR})/12$

$Q_{(cfs)} = (Q_{PA})(A_A) + (Q_{PB})(A_B) + (Q_{PC})(A_C) + (Q_{PD})(A_D)$

LOCATION & DESCRIPTION

THE PROPOSED INFILL SITE IS 1.92 ACRES LOCATED ON THE EAST SIDE OF JEFFERSON STREET BETWEEN I-25 AND MCLEOD ROAD (SEE VICINITY MAP ON SHEET C2). IT IS CURRENTLY DEVELOPED WITH THREE (3) BUILDINGS AS SHOWN ON SHEET C2. THE REMAINING PORTION OF THE LOT HAS BEEN USED HEAVILY FOR PARKING AND IS EITHER EXISTING ASPHALT AS INDICATED ON THE GRADING AND DRAINAGE SHEET OR GRAVEL. THE PROPOSED IMPROVEMENTS FOR THIS PROJECT INCLUDES RENOVATING THE INTERIOR OF THE EXISTING BUILDINGS AND INCREASING THE AREA OF ASPHALT PARKING. THE EAST END OF THE SITE IS SEPARATED BY A RETAINING WALL MAKING IT ABOUT 2.5' HIGHER THAN THE REST OF THE SITE AND WILL BE USED AS OVERFLOW PARKING. THE OVERFLOW PARKING WILL LEAVE THE EXISTING CONCRETE PAD SHOWN ON THE GRADING AND DRAINAGE PLAN AND FILL IN AROUND IT WITH BASE COURSE. THEREFORE, NO CHANGE IN DRAINAGE CHARACTERISTICS WILL OCCUR ON THIS PORTION OF THE PROPERTY AS A RESULT OF THIS DEVELOPMENT.

FLOODPLAIN STATUS

THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0139 D, DATED SEPTEMBER 20, 1996 IS NOT WITHIN ANY DESIGNATED 100-YEAR FLOODPLAIN. A COPY OF THIS PANEL WITH THE SITE DESIGNATED IS ATTACHED TO THIS SHEET.

METHODOLOGY

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE QUICK CALCULATIONS OF THE JUNE 1997 RELEASE OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

PRECIPITATION

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 2 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2. TABLES WITHIN THIS SECTION WERE USED TO ESTABLISH THE 6-HOUR PRECIPITATION, EXCESS PRECIPITATION, AND PEAK DISCHARGE.

EXISTING DRAINAGE

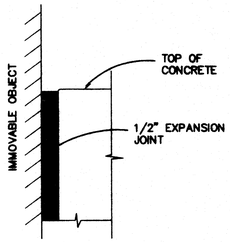
THE ENTIRE SITE DRAINS FROM EAST TO WEST AND IS COLLECTED IN TWO INLETS WITHIN THE JEFFERSON STREET RIGHT OF WAY. THESE INLETS ARE CONNECTED TOGETHER BY A 12" CORRUGATED METAL PIPE THAT DISCHARGES WEST OF FRUEHAUF TRAILERS DRIVEWAY INTO THE CHANNEL THAT FOLLOWS THE NORTH BOUND ACCESS RAMP FROM JEFFERSON TO I-25. THIS CHANNEL DISCHARGES INTO A 36" CMP CULVERT THAT GOES WEST UNDER I-25. IT IS ASSUMED THE CULVERT CONNECTS TO THE CONCRETE BOX CULVERT THAT DISCHARGES INTO THE VINEYARD CHANNEL. THIS CULVERT ALSO COLLECTS RUNOFF FROM THE PARCELS TO THE NORTH AND EAST INCLUDING THE WEST COAST SOUND BUILDING, GARDNER ZEMKE CONSTRUCTION YARD, AND NAVAJO (ABF) TRUCK TERMINAL YARDS. A COPY OF THE ZONE ATLAS PAGE IS SHOWN ON THIS SHEET THAT HAS THE APPROXIMATE OFF-SITE BASIN DELINEATED.

THE PARCEL EAST OF THIS SITE AND THE JOINT ACCESS DRIVE ALONG THE SOUTH PROPERTY LINE OF THIS SITE DRAIN TO AN EXISTING CONCRETE CHANNEL ALONG THE SOUTH PROPERTY LINE. THIS CHANNEL ALSO DISCHARGES TO THE SAME INLETS ALONG JEFFERSON THAT THE SUBJECT PROPERTY DISCHARGES TO. SINCE THE PROPERTY TO THE EAST DRAINS TO THIS CHANNEL, THERE IS NO OFFSITE DRAINAGE ENTERING THE SITE FROM THE EAST. THIS CHANNEL ELIMINATES ANY RUNOFF FROM ENTERING THE SITE FROM THE SOUTH AND A SHORT WALL ALONG THE NORTH PROPERTY LINE ENABLES THIS SITE TO BE ABOVE THE ADJACENT PROPERTY TO THE NORTH. UNDER EXISTING CONDITIONS, THE FRONT OF THE PROPERTY IS BELOW THE STREET GRADE OF JEFFERSON STREET WHICH ALLOWS FOR MINOR PONDING WITHIN THE JEFFERSON STREET RIGHT-OF-WAY. IN ORDER TO IMPROVE THE ACCESS TO THE SITE, THIS AREA WILL BE FILLED IN AS PART OF THIS PAVING PROJECT. A DRAINAGE SWALE WILL BE CONSTRUCTED TO CONVEY RUNOFF TO THE EXISTING INLETS, THEREFORE ELIMINATING THE PONDING IN THE JEFFERSON STREET RIGHT-OF-WAY.

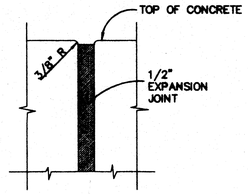
DEVELOPED CONDITION

THE DEVELOPED CONDITIONS FOR THIS SITE DOES NOT ALTER THE DRAINAGE PATTERN THAT ALREADY EXISTS. THE BUILDING FOOTPRINTS STAY AS THEY CURRENTLY EXIST. THE ONLY CHANGES WILL BE RAISING THE GRAVEL SURFACE ON THE EAST END OF THE SITE TO MATCH THE EXISTING CONCRETE PAD IN ORDER TO USE THIS ARE AS OVERFLOW PARKING. THIS DOES NOT CHANGE THE DRAINAGE SINCE THIS AREA IS ALREADY GRAVEL. THE MAJOR CHANGES OCCUR IN THE CENTER OF THE LOT. THE PRIMARY PARKING AREA, ALONG THE NORTH-CENTRAL PART OF THE PROPERTY, WILL BE GRADED TO THE NORTHWEST IN ORDER TO IMPROVE ONSITE DRAINAGE. THIS GRAVEL PARING AREA WILL BE REPLACED WITH ASPHALT PAVEMENT. THE EXISTING LOADING DOCK RAMP ON THE EAST END OF THE PRIMARY BUILDING WILL BE REMOVED AND REPLACED WITH ASPHALT PARKING AND LANDSCAPE MATERIAL. IN ADDITION TO THESE CHANGES, STRIPING WILL BE ADDED ALONG THE SOUTH SIDE OF THE BUILDING TO DESIGNATE PARKING ON THE EXISTING ASPHALT AND A LANDSCAPED SWALE WILL BE CONSTRUCTED ALONG THE NORTH PROPERTY LINE TO DRAIN THE NEW ASPHALT PARKING AREA TO THE NORTH INLET IN THE JEFFERSON STREET RIGHT-OF-WAY. FINALLY, THE CENTER DRIVEWAY WILL BE REMOVED AND REPLACED WITH LANDSCAPE MATERIAL ALONG WITH RAISING THE GRADE WITHIN THE RIGHT-OF-WAY TO CREATE POSITIVE DRAINAGE TO THE EXISTING INLETS AND IMPROVE THE ENTRANCE CONDITIONS TO THIS SITE.

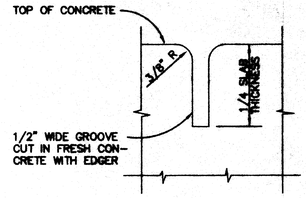
BY INCREASING LANDSCAPE AREAS, ONLY A MINOR INCREASE IN RUNOFF WILL OCCUR DUE TO THIS INFILL PAVING PROJECT. THE NET IMPERVIOUS AREA WILL BE INCREASED FROM 60% TO 75%. HOWEVER, THIS 15% INCREASE IN IMPERVIOUSNESS CREATES ONLY AN INCREASE IN 100-YEAR PEAK RUNOFF OF 0.45 CFS. THIS IS INSIGNIFICANT FOR AN INFILL SITE OF THIS SIZE SINCE, UNDER EXISTING CONDITIONS THE LAND TREATMENT IN THE PAVING AREA WAS ALREADY TYPE 'C'.



1/C3 EXPANSION JOINT AT IMMOVABLE OBJECT
N. T. S.



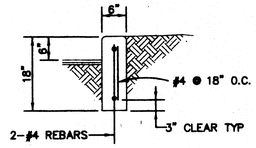
2/C3 EXPANSION JOINT DETAIL
N. T. S.



3/C3 CONTRACTION JOINT DETAIL
N. T. S.

CONSTRUCTION NOTES:

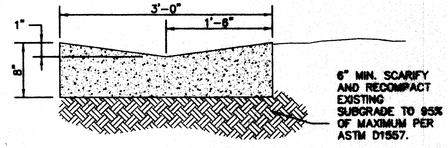
1. PROVIDE 1/2" EXPANSION JOINTS AT 36' O.C., AT IMMOVABLE OBJECTS, AND AT THE BEGINNING AND END OF CURVES.
2. PROVIDE CONTRACTION JOINTS @ 6' O.C.
3. ALL EXPOSED CONCRETE CORNERS TO HAVE 3/4" RADII.



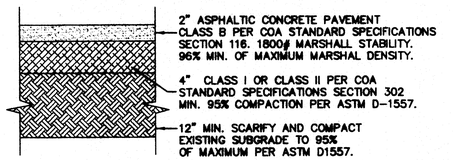
4/C3 CONCRETE HEADER CURB DETAIL
N. T. S.

CONSTRUCTION NOTES:

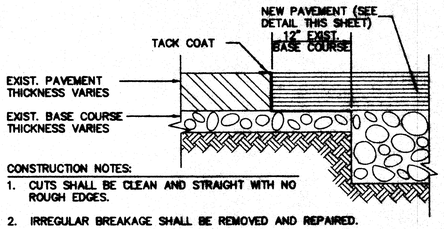
1. PROVIDE 1/2" EXPANSION JOINTS AT 36' O.C., AT IMMOVABLE OBJECTS AND AT PERPENDICULAR CURBS PER DETAIL THIS SHEET
2. PROVIDE CONTRACTION JOINTS @ 6' O.C. PER DETAIL THIS SHEET



5/C3 CONCRETE VALLEY GUTTER
N. T. S.



6/C3 ASPHALT PAVEMENT SECTION
N. T. S.



CONSTRUCTION NOTES:

1. CUTS SHALL BE CLEAN AND STRAIGHT WITH NO ROUGH EDGES.
2. IRREGULAR BREAKAGE SHALL BE REMOVED AND REPAIRED.
3. LAY NEW ASPHALT PAVING ON EXIST. BASE COURSE AT JOINT.

7/C3 PAVEMENT CUT AND PATCH DETAIL
N. T. S.

CIVIL DETAILS

THE JUNCTION

ALBUQUERQUE, NEW MEXICO

RECEIVED
APR 13 2000
HYDROLOGY SECTION

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REGISTERED PROFESSIONAL ENGINEER
4/13/2000

REVISION	DATE	DESCRIPTION

FILE NAME: JUNCTION_DT 04/04/00

SHEET C3 of 5