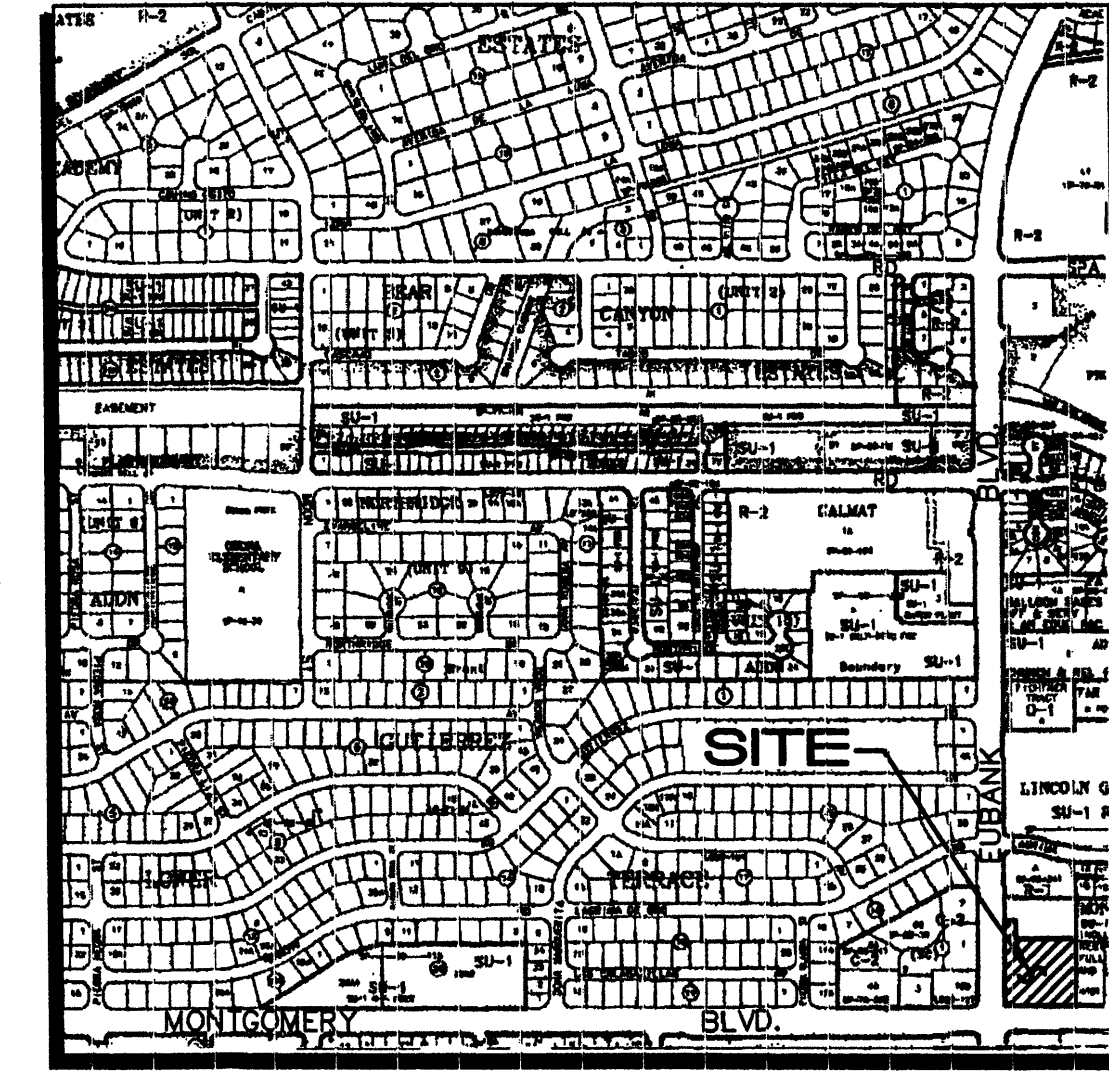


9701 MONTGOMERY N.E.
TRACT A-1
SECURITY FEDERAL ADDITION NO. 1
ALBUQUERQUE, NEW MEXICO



VICINITY MAP

PROPOSED CONDITION:

THE EXISTING ONSITE IMPROVEMENTS ARE SCHEDULED TO BE "RAZE AND REBUILT" AS A 24,000 SQ. FT. RETAIL OPERATION WITH SUPPORT PARKING AND LANDSCAPING. A PRE CONFERENCE WITH THE CITY YIELDED THE FOLLOWING IN HANDLING THE STORM WATER RUNOFF.

- A QUALITATIVE APPROACH MAY BE APPROPRIATE TO JUSTIFY FREE DISCHARGE FOR THIS INFALL (REDEVELOPMENT) SITE. THE FOLLOWING ITEMS SHOULD BE ADDRESSED IN YOUR DRAINAGE PLAN TO JUSTIFY FREE DISCHARGE:
1. THE SIGNIFICANCE OF THE INCREASED FLOWS FROM THIS DEVELOPMENT ON THE DOWNSTREAM SYSTEM.
 2. ANY EXISTING DRAINAGE PROBLEMS?
 3. ANY POTENTIAL PROBLEMS THAT MAY RESULT FROM THIS DEVELOPMENT.
 4. THE SIZE OF THIS DEVELOPMENT TO THE OVERALL BASIN.
 5. THE IMPACT ON DOWNSTREAM FLOOD PLAINS.

THE RESPONSE TO THE ABOVE FIVE ITEMS ARE FOUND IN A SUPPLEMENTAL SUBMITTAL TO THE DRAINAGE FILE.

THE SITE SHALL DIRECT ALL OF THE STORM WATER FLOWS TO THE SOUTHWEST CORNER (LOW POINT AT THE NE QUADRANT OF EUBANK AND MONTGOMERY BLVD.). THE STORM WATERS THEN ENTER INTO A PRIVATE CATCH BASIN IN A SUMP CONDITION WITH A 12" CONNECTOR PIPE TO THE BACK OF THE EXISTING CATCH BASIN AT THE CURB RETURN IN EUBANK BLVD. THIS SOLUTION SHALL HANDLE THE MINOR (NUISANCE) FLOWS AS WELL AS THE STORM WATERS GENERATED BY THE 100 YEAR STORM EVENT.

PROPOSED HYDROLOGY:

LAND TREATMENT: B(5%), C(25%), D(70%)
 $Q_p = 1.85(0.90(5.25)+0.25(3.73)+0.05(2.92))$
 $= 9.4$ CFS (INCREASE OF 0.6 CFS OVER THE PREVIOUS DEVELOPMENT)

THE HYDRAULIC CALCULATIONS FOR DETERMINING THE CAPACITY OF THE SINGLE "C" INLET IN A SUMP CONDITION AND THE CAPACITY OF THE 12" CONNECTOR PIPE IS FOUND IN THE SUPPLEMENTAL HYDROLOGICAL INFORMATION SUPPLIED AS PART OF THIS SUBMITTAL.

GENERAL NOTES

1. SEE SHEET #191 FOR DETAILS & SECTIONS

KEYED CONSTRUCTION NOTES

1. REMOVE & DISPOSE EXISTING PCC DRIVE PAD, 35 SY.
2. BUILD 6" PCC SIDEWALK, 25 SY.
3. CONSTRUCT 38 FT. OF COA STD C&G, COA DWG #2415.
4. REMOVE & DISPOSE 92 FT. PCC CURBING.
5. REMOVE & DISPOSE 31 LF STD C&G AND 27 SY PCC SIDEWALK.
6. CONSTRUCT REPLACEMENT PCC DRIVE PAD TO MATCH EXISTING DRIVE PAD TO THE NORTH.
7. REMOVE & DISPOSE 80 LF C&G AND 65 SY PCC SIDEWALK AND DRIVE PAD.
8. CONSTRUCT PCC FILLETS AND VALLEY GUTTER.
9. CONSTRUCT WHEELCHAIR RAMP(S) PER PLAN.

PUBLIC R.O.W. CONSTRUCTION NOTES

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS PUBLIC WORKS CONSTRUCTION 1988."
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING LINES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
4. BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE (RESIDENTIAL).
5. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
6. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.

APPROVALS	NAME	DATE
HYDROLOGY		
INSPECTOR		
A.C.E./FIELD		
PERMIT NO.	MAP NO.	

F-21

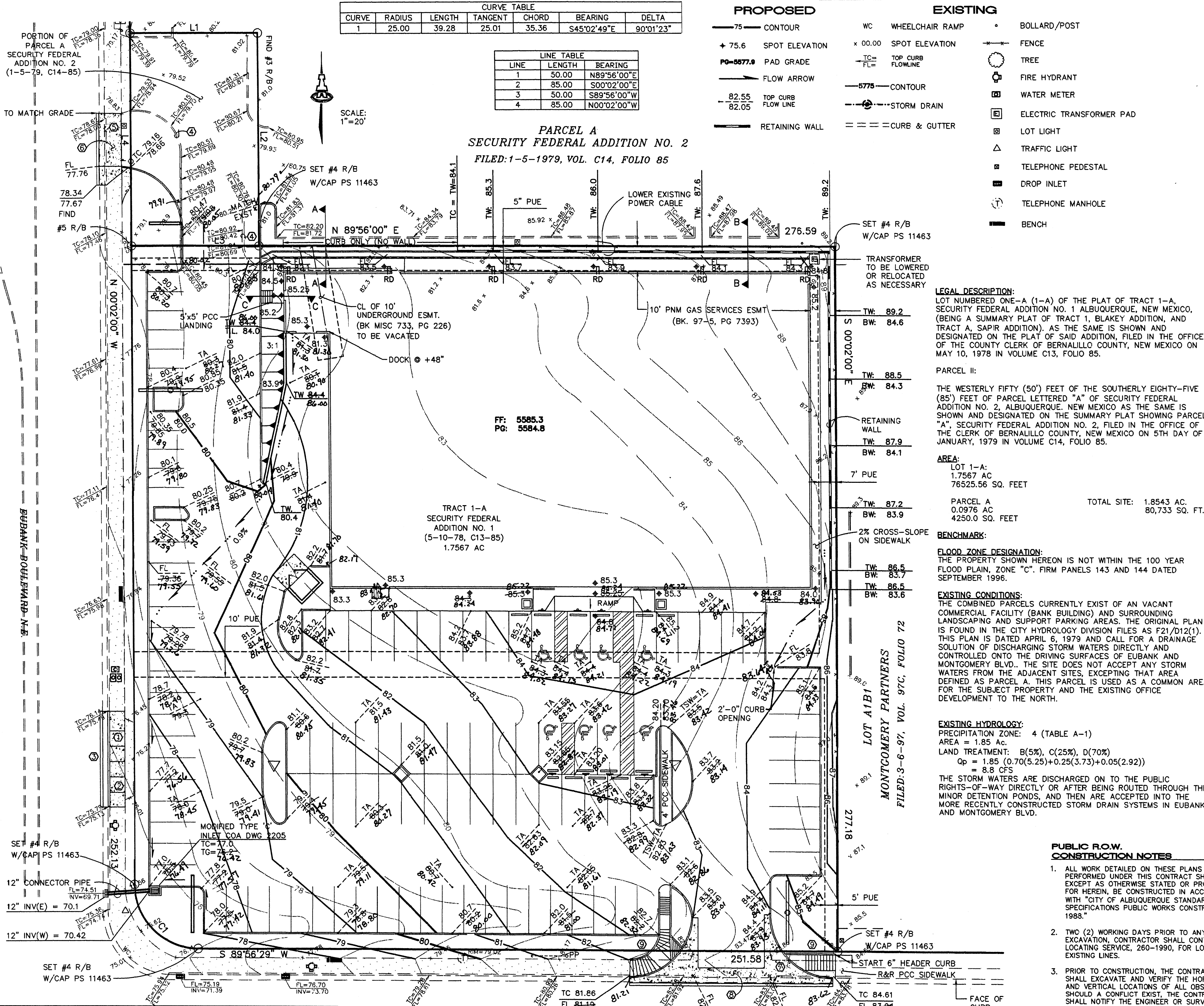
7/06/00

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	25.00	39.28	25.01	35.36	S45°02'49"E	90°01'23"

LINE TABLE		
LINE	LENGTH	BEARING
1	50.00	N89°56'00"E
2	85.00	S00°02'00"E
3	50.00	S89°56'00"W
4	85.00	N00°02'00"W

LEGEND

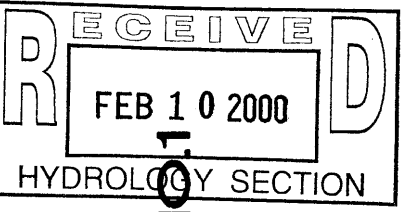
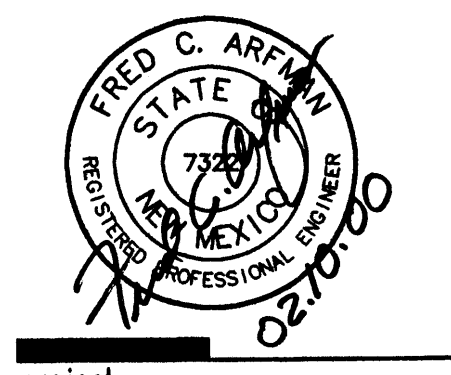
- | | |
|----------------------------|----------------------------|
| PROPOSED | EXISTING |
| —75— CONTOUR | WC WHEELCHAIR RAMP |
| + 75.6 SPOT ELEVATION | x 00.00 SPOT ELEVATION |
| PO-5577.9 PAD GRADE | TC= TOP CURB FLOWLINE |
| → FLOW ARROW | —5775— CONTOUR |
| — 82.55 TOP CURB FLOW LINE | —S— STORM DRAIN |
| — 82.05 FLOW LINE | == CURE & GUTTER |
| — RETAINING WALL | |
| | • BOLLARD/POST |
| | ○ TREE |
| | ⊕ FIRE HYDRANT |
| | ⊕ WATER METER |
| | ⊕ ELECTRIC TRANSFORMER PAD |
| | ⊕ LOT LIGHT |
| | ⊕ TRAFFIC LIGHT |
| | ⊕ TELEPHONE PEDESTAL |
| | ⊕ DROP INLET |
| | ⊕ TELEPHONE MANHOLE |
| | — BENCH |



MONTGOMERY BOULEVARD N.E.

ENGINEER'S CERTIFICATION
 I, Fred C. Arfman, licensed under the laws of the State of New Mexico, do hereby certify that this project was constructed in substantial compliance with the approved Grading & Drainage Plan, dated 02/21/00 for the Staples Office Products project, on file with the Hydrology Division, P.W.D., City of Albuquerque (F21/D12). As-built information was field verified by Star Construction on July 6, 2000, in accordance with the "New Mexico Engineering and Surveying Act" Sections 61-2-2 through 61-23-32 NMSD (1978).

FRED C. ARFMAN, NMPE NO. 7322
 07.10.00
 DATE



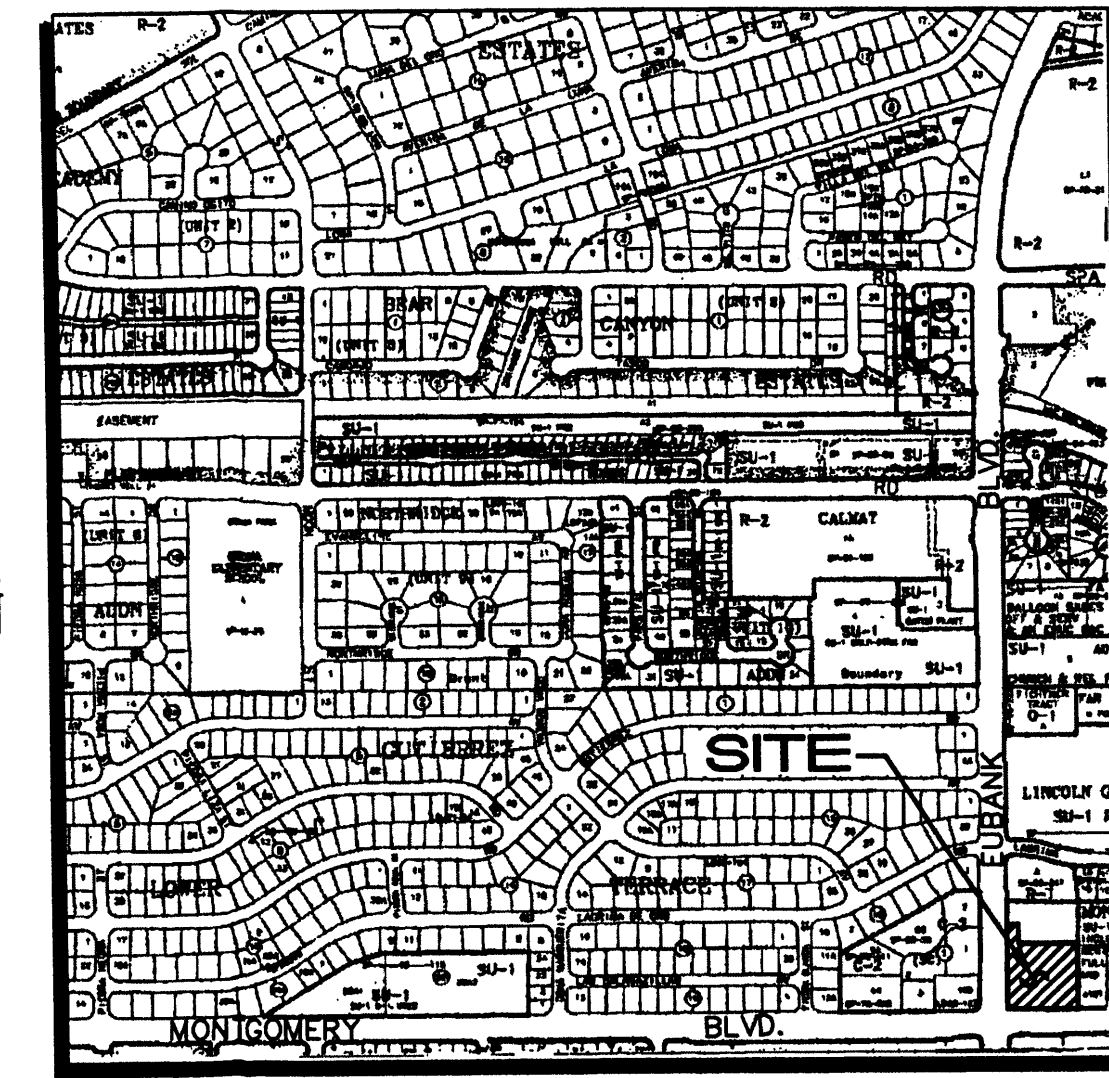
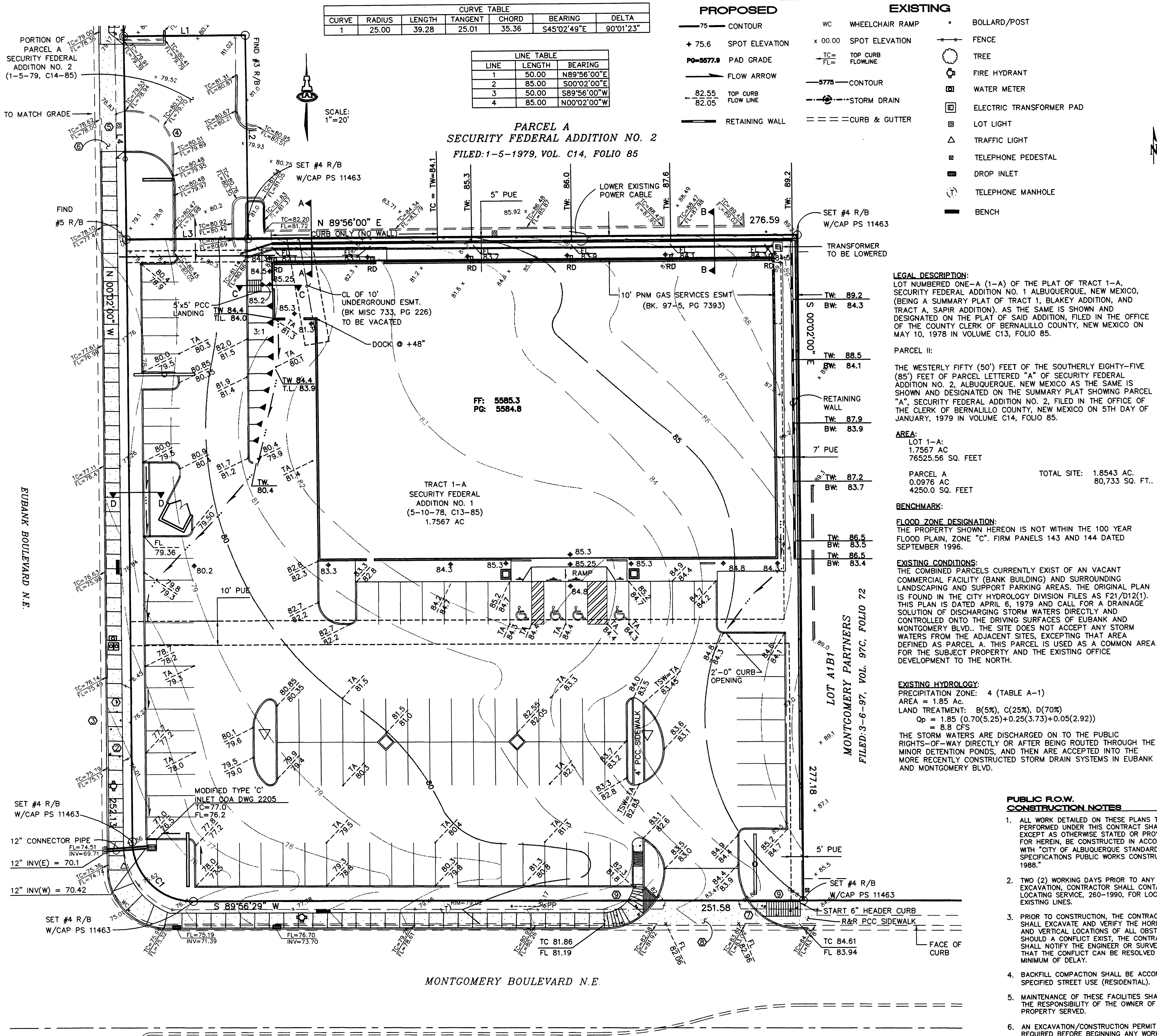
TRACT A-1
SECURITY FEDERAL ADDITION NO. 1
ALBUQUERQUE, NEW MEXICO

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	25.00	39.28	25.01	35.36	S45°02'49"E	90°01'23"

LINE TABLE		
LINE	LENGTH	BEARING
1	50.00	N89°56'00"E
2	85.00	S00°02'00"E
3	50.00	S89°56'00"W
4	85.00	N00°02'00"W

LEGEND

- | | |
|--------------------------|---------------------------|
| PROPOSED | EXISTING |
| 75 CONTOUR | WC WHEELCHAIR RAMP |
| + 75.6 SPOT ELEVATION | x 00.00 SPOT ELEVATION |
| PO=577.8 PAD GRADE | TC= FL= TOP CURB FLOWLINE |
| FLOW ARROW | 577.5 CONTOUR |
| 82.55 TOP CURB FLOW LINE | STORM DRAIN |
| RETAINING WALL | == CURB & GUTTER |
| | BOLLARD/POST |
| | FENCE |
| | TREE |
| | FIRE HYDRANT |
| | WATER METER |
| | ELECTRIC TRANSFORMER PAD |
| | LOT LIGHT |
| | TRAFFIC LIGHT |
| | TELEPHONE PEDESTAL |
| | DROP INLET |
| | TELEPHONE MANHOLE |
| | BENCH |



VICINITY MAP

LEGAL DESCRIPTION:
LOT NUMBERED ONE-A (1-A) OF THE PLAT OF TRACT 1-A, SECURITY FEDERAL ADDITION NO. 1 ALBUQUERQUE, NEW MEXICO, (BEING A SUMMARY PLAT OF TRACT 1, BLAKEY ADDITION, AND TRACT A, SAPIR ADDITION) AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 10, 1978 IN VOLUME C13, FOLIO 85.

PARCEL II:
THE WESTERLY FIFTY (50) FEET OF THE SOUTHERLY EIGHTY-FIVE (85) FEET OF PARCEL LETTERED "A" OF SECURITY FEDERAL ADDITION NO. 2, ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE SUMMARY PLAT SHOWING PARCEL "A", SECURITY FEDERAL ADDITION NO. 2, FILED IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON 5TH DAY OF JANUARY, 1979 IN VOLUME C14, FOLIO 85.

AREA:
LOT 1-A: 1.7567 AC, 76525.56 SQ. FEET
PARCEL A: 0.0976 AC, 4250.0 SQ. FEET
TOTAL SITE: 1.8543 AC, 80,733 SQ. FT.

BENCHMARK:
FLOOD ZONE DESIGNATION: THE PROPERTY SHOWN HEREON IS NOT WITHIN THE 100 YEAR FLOOD PLAIN, ZONE "C". FIRM PANELS 143 AND 144 DATED SEPTEMBER 1996.

EXISTING CONDITIONS: THE COMBINED PARCELS CURRENTLY EXIST OF AN VACANT COMMERCIAL FACILITY (BANK BUILDING) AND SURROUNDING LANDSCAPING AND SUPPORT PARKING AREAS. THE ORIGINAL PLAN IS FOUND IN THE CITY HYDROLOGY DIVISION FILES AS F21/D12(1). THIS PLAN IS DATED APRIL 6, 1979 AND CALL FOR A DRAINAGE SOLUTION OF DISCHARGING STORM WATERS DIRECTLY AND CONTROLLED ONTO THE DRIVING SURFACES OF EUBANK AND MONTGOMERY BLVD.. THE SITE DOES NOT ACCEPT ANY STORM WATERS FROM THE ADJACENT SITES, EXCEPTING THAT AREA DEFINED AS PARCEL A. THIS PARCEL IS USED AS A COMMON AREA FOR THE SUBJECT PROPERTY AND THE EXISTING OFFICE DEVELOPMENT TO THE NORTH.

EXISTING HYDROLOGY: PRECIPITATION ZONE: 4 (TABLE A-1)
AREA = 1.85 Ac.
LAND TREATMENT: B(5%), C(25%), D(70%)
Op = 1.85 (0.70(5.25)+0.25(3.73)+0.05(2.92)) = 8.8 CFS
THE STORM WATERS ARE DISCHARGED ON TO THE PUBLIC RIGHTS-OF-WAY DIRECTLY OR AFTER BEING ROUTED THROUGH THE MINOR DETENTION PONDS, AND THEN ARE ACCEPTED INTO THE MORE RECENTLY CONSTRUCTED STORM DRAIN SYSTEMS IN EUBANK AND MONTGOMERY BLVD.

PUBLIC R.O.W. CONSTRUCTION NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL BE EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS PUBLIC WORKS CONSTRUCTION 1988."
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING LINES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE (RESIDENTIAL).
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.

PROPOSED CONDITION:
THE EXISTING ONSITE IMPROVEMENTS ARE SCHEDULED TO BE "RAZE AND REBUILT" AS A 24,000 SQ. FT. RETAIL OPERATION WITH SUPPORT PARKING AND LANDSCAPING. A PRE CONFERENCE WITH THE CITY YIELDED THE FOLLOWING IN HANDLING THE STORM WATER RUNOFF:

- A QUALITATIVE APPROACH MAY BE APPROPRIATE TO JUSTIFY FREE DISCHARGE FOR THIS INFALL (REDEVELOPMENT) SITE. THE FOLLOWING ITEMS SHOULD BE ADDRESSED IN YOUR DRAINAGE PLAN TO JUSTIFY FREE DISCHARGE:
1. THE SIGNIFICANCE OF THE INCREASED FLOWS FROM THIS DEVELOPMENT ON THE DOWNSTREAM SYSTEM.
2. ANY EXISTING DRAINAGE PROBLEMS?
3. ANY POTENTIAL PROBLEMS THAT MAY RESULT FROM THIS DEVELOPMENT.
4. THE SIZE OF THIS DEVELOPMENT TO THE OVERALL BASIN.
5. THE IMPACT ON DOWNSTREAM FLOOD PLAINS.

THE RESPONSE TO THE ABOVE FIVE ITEMS ARE FOUND IN A SUPPLEMENTAL SUBMITTAL TO THE DRAINAGE FILE.

THE SITE SHALL DIRECT ALL OF THE STORM WATER FLOWS TO THE SOUTHWEST CORNER (LOW POINT AT THE NE QUADRANT OF EUBANK AND MONTGOMERY BLVD.). THE STORM WATERS THEN ENTER INTO A PRIVATE CATCH BASIN IN A SUMP CONDITION WITH A 12" CONNECTOR PIPE TO THE BACK OF THE EXISTING CATCH BASIN AT THE CURB RETURN IN EUBANK BLVD. THIS SOLUTION SHALL HANDLE THE MINOR (NUISANCE) FLOWS AS WELL AS THE STORM WATERS GENERATED BY THE 100 YEAR STORM EVENT.

PROPOSED HYDROLOGY:
LAND TREATMENT: B(5%), C(25%), D(90%)
Op = 1.85(0.90(5.25)+0.05(3.73)+0.05(2.92)) = 9.4 CFS (INCREASE OF 0.6 CFS OVER THE PREVIOUS DEVELOPMENT)
THE HYDRAULIC CALCULATIONS FOR DETERMINING THE CAPACITY OF THE SINGLE "C" INLET IN A SUMP CONDITION AND THE CAPACITY OF THE 12" CONNECTOR PIPE IS FOUND IN THE SUPPLEMENTAL HYDROLOGICAL INFORMATION SUPPLIED AS PART OF THIS SUBMITTAL.

GENERAL NOTES

- SEE SHEET #191 FOR DETAILS & SECTIONS

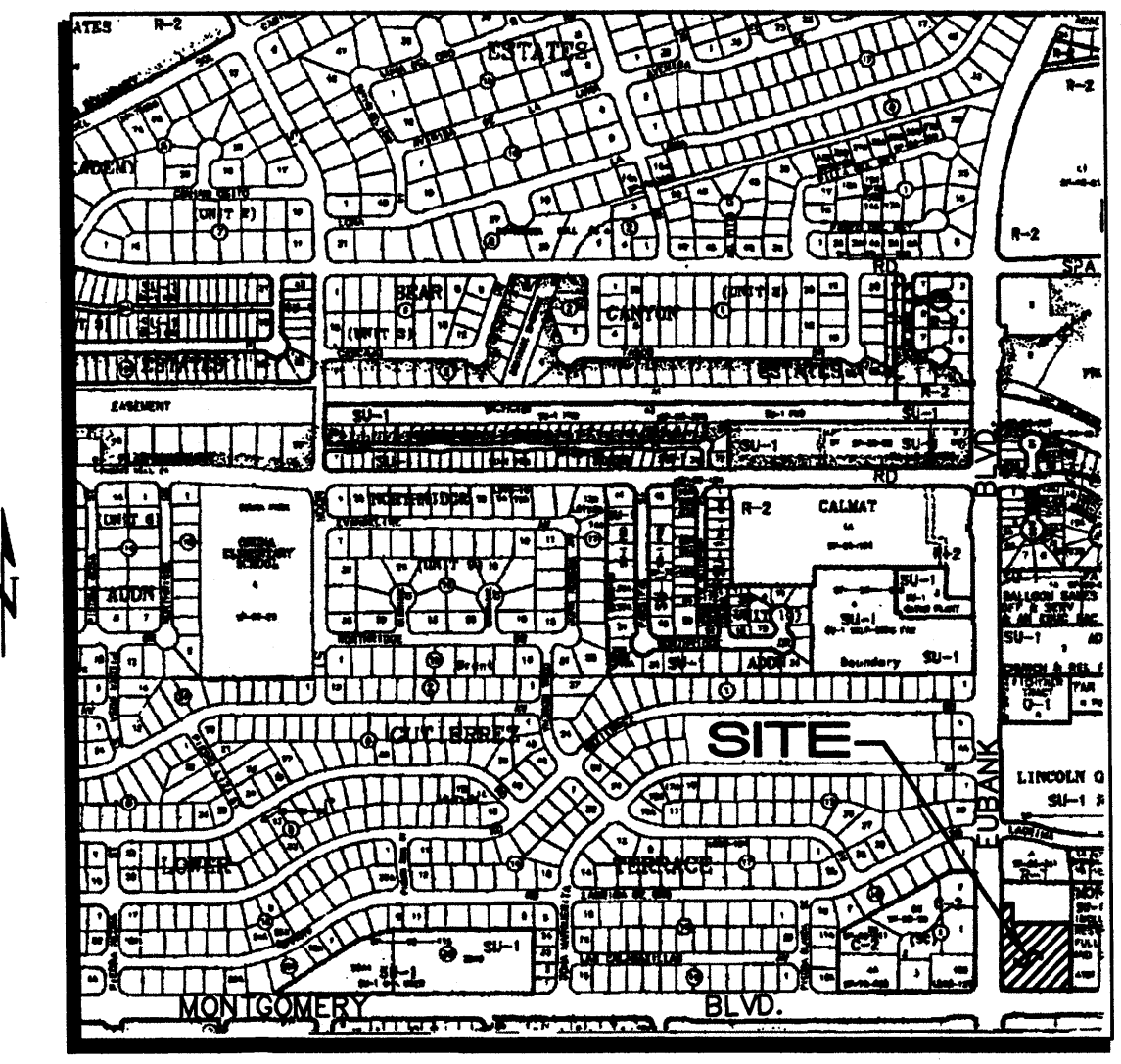
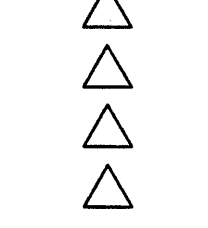
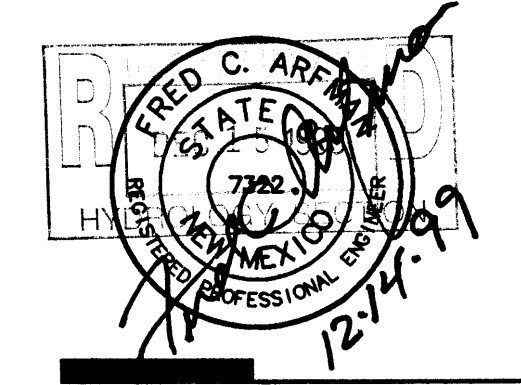
KEYED CONSTRUCTION NOTES

- REMOVE & DISPOSE EXISTING PCC DRIVE PAD, 35 SY.
- BUILD 6" PCC SIDEWALK, 213 SY.
- CONSTRUCT 32 FT. OF COA STD C&G, COA DWG #2415.
- REMOVE & DISPOSE 45 FT. PCC CURBING.
- REMOVE & DISPOSE 31 LF STD C&G AND 21 SY PCC SIDEWALK.
- CONSTRUCT REPLACEMENT PCC DRIVE PAD TO MATCH EXISTING DRIVE PAD TO THE NORTH.
- REMOVE & DISPOSE 80 LF C&G AND 65 SY PCC SIDEWALK AND DRIVE PAD.
- CONSTRUCT PCC FILLETS AND VALLEY GUTTER.
- CONSTRUCT WHEELCHAIR RAMP(S) PER PLAN.

APPROVALS	NAME	DATE
HYDROLOGY		
INSPECTOR		
A.C.E./FIELD		
PERMIT NO.	MAP NO.	
	F-21	

revisions	
△	
△	
△	
plotted:	
drawn by	
reviewed by	
date	12/08/99
project no.	99046
drawing name	

GRADING & DRAINAGE PLAN



VICINITY MAP East of Eubank
is F-21

PROPOSED CONDITION:
THE EXISTING ONSITE IMPROVEMENTS ARE SCHEDULED TO BE "RAZE AND REBUILT" AS A 24,000 SQ. FT. RETAIL OPERATION WITH SUPPORT PARKING AND LANDSCAPING. A PRE CONFERENCE WITH THE CITY YIELDED THE FOLLOWING IN HANDLING THE STORM WATER RUNOFF:
QUALITATIVE APPROACH MAY BE APPROPRIATE TO JUSTIFY FREE DISCHARGE FOR THIS INFALL (REDEVELOPMENT) SITE. THE FOLLOWING ITEMS SHOULD BE ADDRESSED IN YOUR DRAINAGE PLAN TO JUSTIFY FREE DISCHARGE:

1. THE SIGNIFICANCE OF THE INCREASED FLOWS FROM THIS DEVELOPMENT ON THE DOWNSTREAM SYSTEM.
2. ANY EXISTING DRAINAGE PROBLEMS?
3. ANY POTENTIAL PROBLEMS THAT MAY RESULT FROM THIS DEVELOPMENT.
4. THE SIZE OF THIS DEVELOPMENT TO THE OVERALL BASIN.
5. THE IMPACT ON DOWNSTREAM FLOOD PLAINS.

THE RESPONSE TO THE ABOVE FIVE ITEMS ARE FOUND IN A SUPPLEMENTAL SUBMITTAL TO THE DRAINAGE FILE.

THE SITE SHALL DIRECT ALL OF THE STORM WATER FLOWS TO THE SOUTHWEST CORNER (LOW POINT AT THE NE QUADRANT OF EUBANK AND MONTGOMERY BLVD.). THE STORM WATERS THEN ENTER INTO A PRIVATE CATCH BASIN IN A SUMP CONDITION WITH A 12" CONNECTOR PIPE TO THE BACK OF THE EXISTING CATCH BASIN AT THE CURB RETURN IN EUBANK BLVD. THIS SOLUTION SHALL HANDLE THE MINOR (NUISANCE) FLOWS AS WELL AS THE STORM WATERS GENERATED BY THE 100 YEAR STORM EVENT.

PROPOSED HYDROLOGY:
LAND TREATMENT: B(5%), C(5%), D(90%)
 $Q_p = 1.85(0.90(5.25)+0.05(3.73)+0.05(2.92))$
 $= 9.4$ CFS (INCREASE OF 0.6 CFS OVER THE PREVIOUS DEVELOPMENT)
THE HYDRAULIC CALCULATIONS FOR DETERMINING THE CAPACITY OF THE SINGLE "C" INLET IN A SUMP CONDITION AND THE CAPACITY OF THE 12" CONNECTOR PIPE IS FOUND IN THE SUPPLEMENTAL HYDROLOGICAL INFORMATION SUPPLIED AS PART OF THIS SUBMITTAL.

GENERAL NOTES

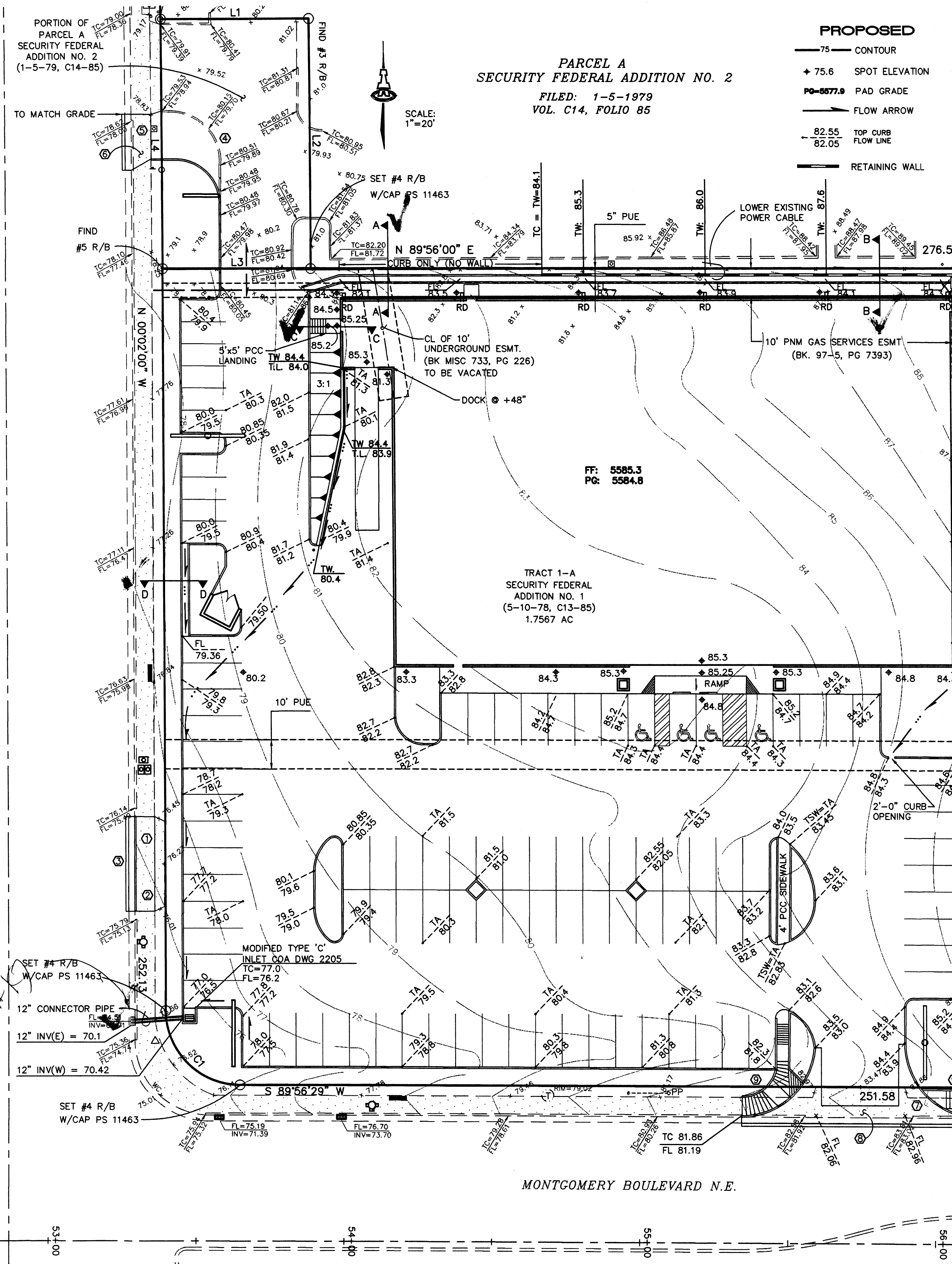
1. SEE SHEET #191 FOR DETAILS & SECTIONS

KEYED CONSTRUCTION NOTES

1. REMOVE & DISPOSE EXISTING PCC DRIVE PAD, 35 SY.
2. BUILD 6" PCC SIDEWALK, 213 SY.
3. CONSTRUCT 32 FT. OF COA STD C&G, COA DWG #2415.
4. REMOVE & DISPOSE 45 FT. PCC CURBING.
5. REMOVE & DISPOSE 31 LF STD C&G AND 21 SY PCC SIDEWALK.
6. CONSTRUCT REPLACEMENT PCC DRIVE PAD TO MATCH EXISTING DRIVE PAD TO THE NORTH.
7. REMOVE & DISPOSE 80 LF C&G AND 65 SY PCC SIDEWALK AND DRIVE PAD.
8. CONSTRUCT PCC FILLETS AND VALLEY GUTTER.
9. CONSTRUCT WHEELCHAIR RAMP(S) PER PLAN.

LEGEND

- | | | |
|-------------------------|------------------------|--------------------------|
| PROPOSED | WC WHEELCHAIR RAMP | BOLLARD/POST |
| 75 CONTOUR | x 00.00 SPOT ELEVATION | FENCE |
| + 75.6 SPOT ELEVATION | TC= TOP CURB FLOWLINE | TREE |
| PG=5577.9 PAD GRADE | 5775 CONTOUR | FIRE HYDRANT |
| FLOW ARROW | STORM DRAIN | WATER METER |
| 82.55 TOP CURB FLOWLINE | CURB & GUTTER | ELECTRIC TRANSFORMER PAD |
| RETAINING WALL | | LOT LIGHT |
| | | TRAFFIC LIGHT |
| | | TELEPHONE PEDESTAL |
| | | DROP INLET |
| | | TELEPHONE MANHOLE |
| | | BENCH |



LOT A1B1
MONTGOMERY PARTNERS
FILED: 3-6-97
VOL. 97C, FOLIO 72

LEGAL DESCRIPTION:
LOT NUMBERED ONE-A (1-A) OF THE PLAT OF TRACT 1-A, SECURITY FEDERAL ADDITION NO. 1 ALBUQUERQUE, NEW MEXICO, (BEING A SUMMARY PLAT OF TRACT 1, BLAKEY ADDITION, AND TRACT A, SAPIR ADDITION), AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 10, 1978 IN VOLUME C13, FOLIO 85.

PARCEL II:
THE WESTERLY FIFTY (50') FEET OF THE SOUTHERLY EIGHTY-FIVE (85') FEET OF PARCEL LETTERED "A" OF SECURITY FEDERAL ADDITION NO. 2, ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE SUMMARY PLAT SHOWING PARCEL "A", SECURITY FEDERAL ADDITION NO. 2, FILED IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON 5TH DAY OF JANUARY, 1979 IN VOLUME C14, FOLIO 85.

AREA:
LOT 1-A: 1.7567 AC 76525.56 SQ. FEET
PARCEL A: 0.0976 AC 4250.0 SQ. FEET
TOTAL SITE: 1.8543 AC 80,733 SQ. FT.

BENCHMARK:
FLOOD ZONE DESIGNATION: THE PROPERTY SHOWN HEREON IS NOT WITHIN THE 100 YEAR FLOOD PLAIN, ZONE "C". FIRM PANEL #350002 0018C DATED 10-14-83. 1996

EXISTING CONDITIONS:
THE COMBINED PARCELS CURRENTLY EXIST OF A VACANT COMMERCIAL FACILITY (BANK BUILDING) AND SURROUNDING LANDSCAPING AND SUPPORT PARKING AREAS. THE ORIGINAL PLAN IS FOUND IN THE CITY HYDROLOGY DIVISION FILES AS F21/D12(1). THIS PLAN IS DATED APRIL 8, 1979 AND CALL FOR A DRAINAGE SOLUTION OF DISCHARGING STORM WATERS DIRECTLY AND CONTROLLED ONTO THE DRIVING SURFACES OF EUBANK AND MONTGOMERY BLVD.. THE SITE DOES NOT ACCEPT ANY STORM WATERS FROM THE ADJACENT SITES, EXCEPTING THAT AREA DEFINED AS PARCEL A. THIS PARCEL IS USED AS A COMMON AREA FOR THE SUBJECT PROPERTY AND THE EXISTING OFFICE DEVELOPMENT TO THE NORTH.

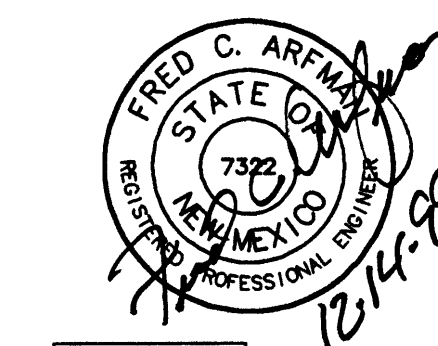
EXISTING HYDROLOGY:
PRECIPITATION ZONE: 4 (TABLE A-1)
AREA = 1.85 Ac.
LAND TREATMENT: B(5%), C(25%), D(70%)
 $Q_p = 1.85(0.70(5.25)+0.25(3.73)+0.05(2.92))$
 $= 8.8$ CFS
THE STORM WATERS ARE DISCHARGED ON TO THE PUBLIC RIGHTS-OF-WAY DIRECTLY OR AFTER BEING ROUTED THROUGH THE MINOR DETENTION PONDS, AND THEN ARE ACCEPTED INTO THE MORE RECENTLY CONSTRUCTED STORM DRAIN SYSTEMS IN EUBANK AND MONTGOMERY BLVD.

LINE TABLE		
LINE	LENGTH	BEARING
1	50.00	N89°56'00"E
2	85.00	S00°02'00"E
3	50.00	S89°56'00"W
4	85.00	N00°02'00"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	25.00	39.28	25.01	35.36	S45°02'49"E	90°01'23"

architect

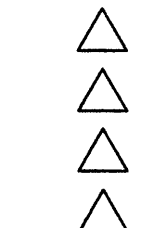
engineer



project

TRACT A-1
SECURITY FEDERAL ADDITION NO.1
ALBUQUERQUE, NEW MEXICO

revisions



plotted:

drawn by

reviewed by

date 12/09/99

project no. 99046

drawing name

**GRADING &
DRAINAGE
DETAILS**

sheet no. C191

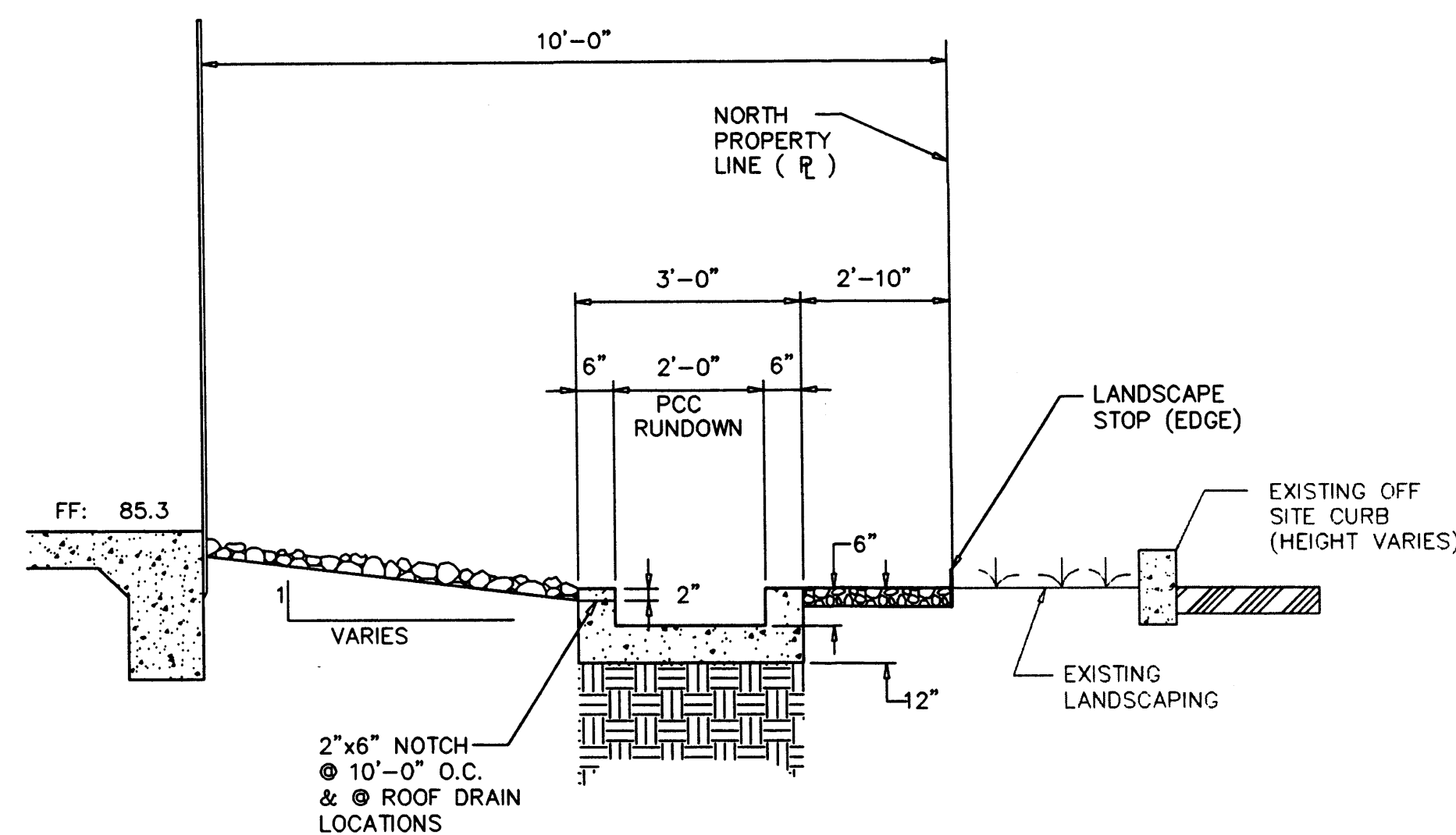
**RESTRAINED JOINT LENGTHS
FOR WATERLINE FITTINGS**

SIZE	HORZ. BENDS					VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°		
12	30	12	6	3	85	
10	26	11	5	3	72	
8	22	9	4	2	60	
6	17	7	3	2	46	
4	12	5	2	1	32	

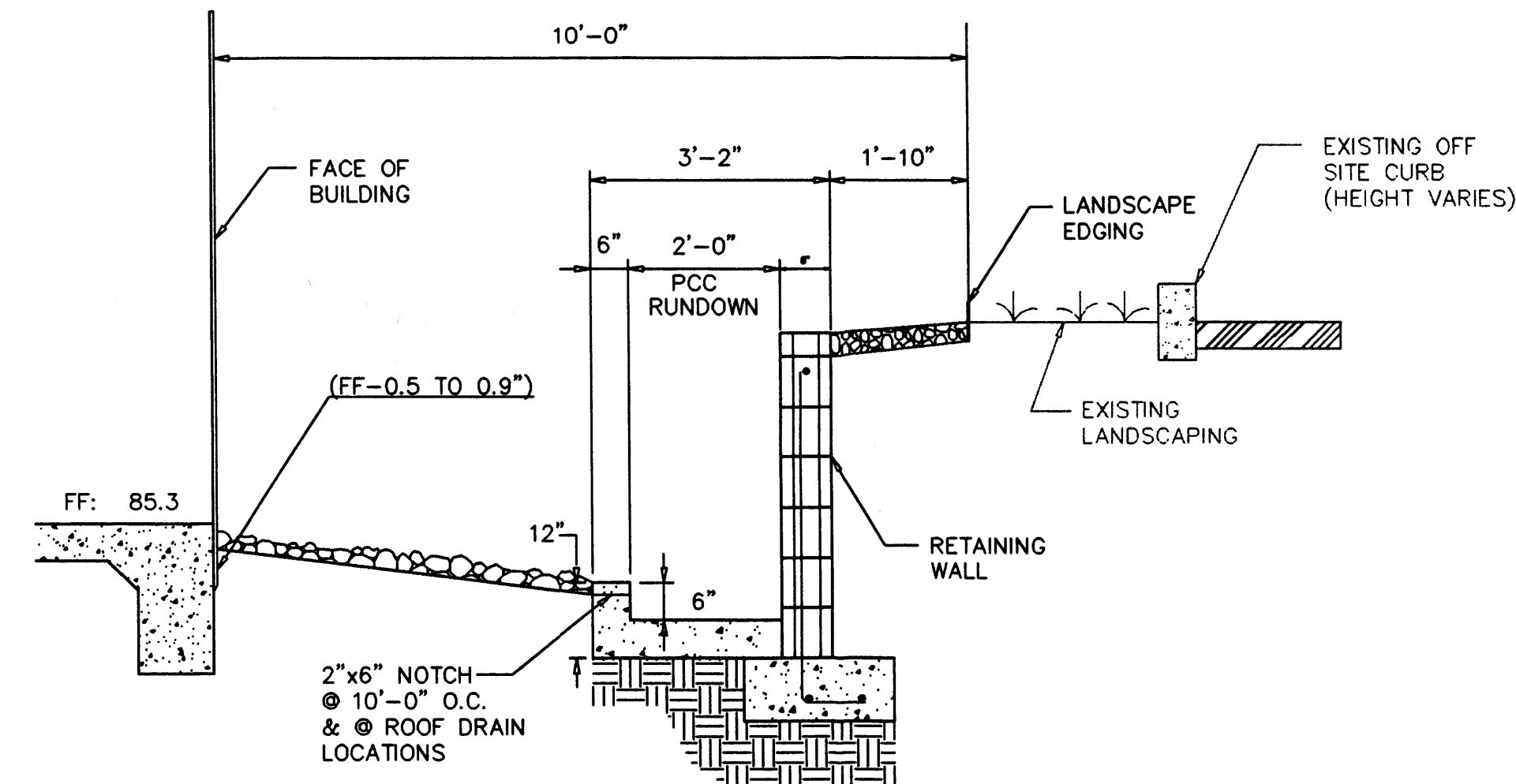
THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA:

DEPTH OF BURY 3.0 FT. MINIMUM
FACTOR OF SAFETY 1.25
MATERIAL PVC PIPE
SOIL TYPE GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
TEST PRESSURE 150 PSI
TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

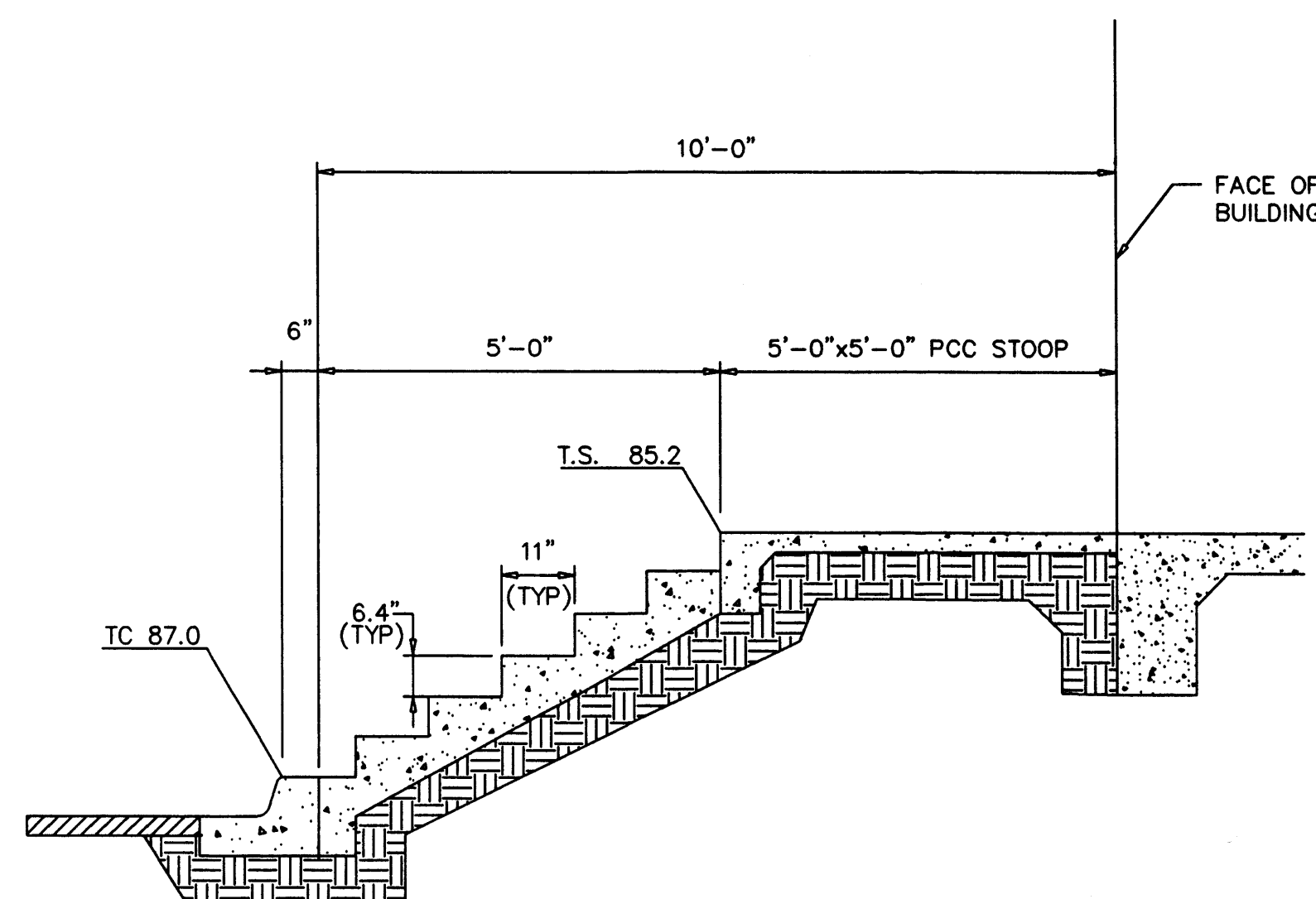
DIFFERENT CRITERIA, E.G., DUCTILE IRON PIPE, GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.



SECTION A-A
1"=2'-0" (H&V)

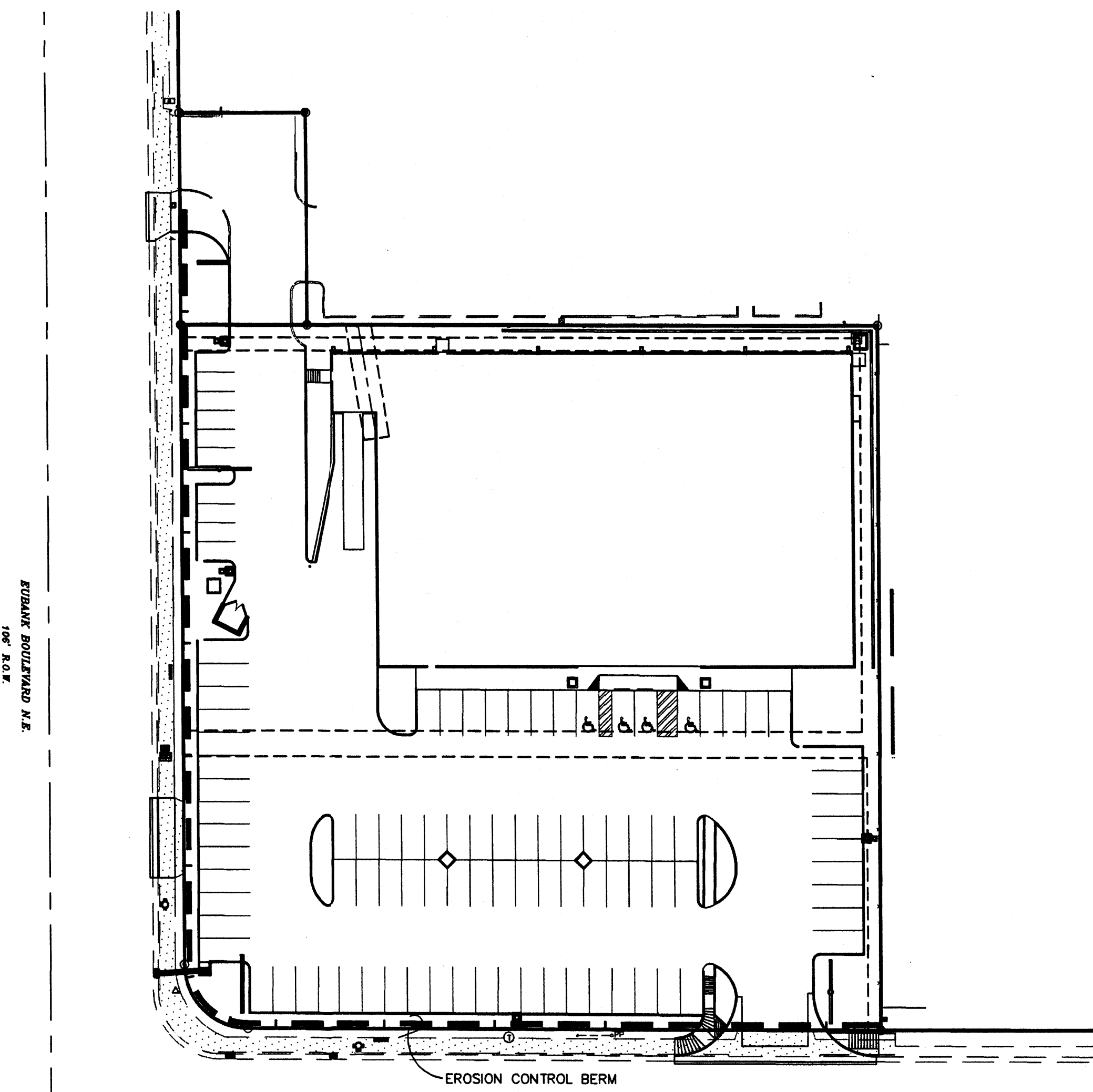


SECTION B-B
1"=2'-0" (H&V)

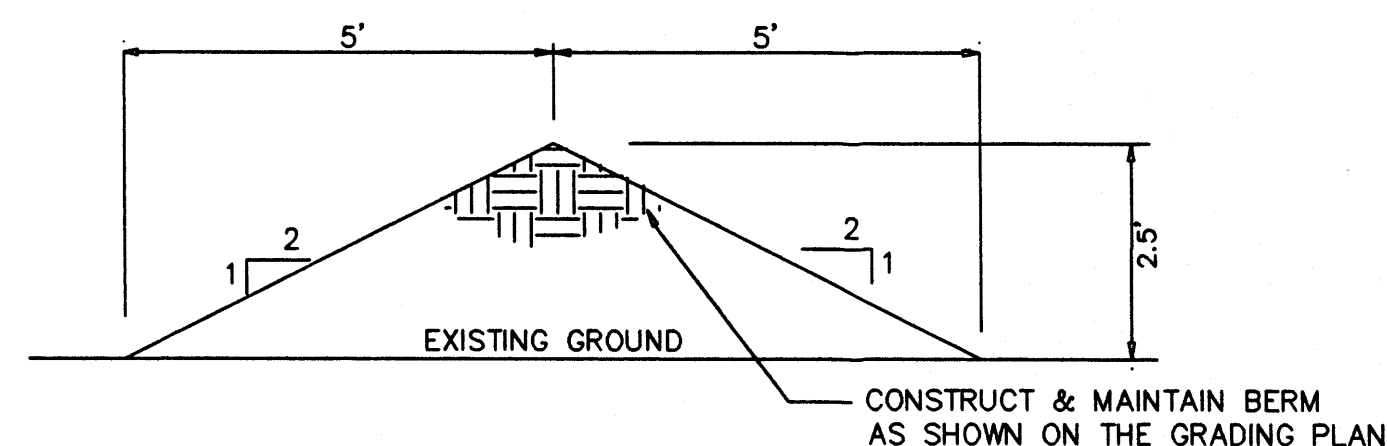


NOTE: HAND RAILING PER ARCHITECTURAL PLANS

SECTION C-C
1"=2'-0" (H&V)



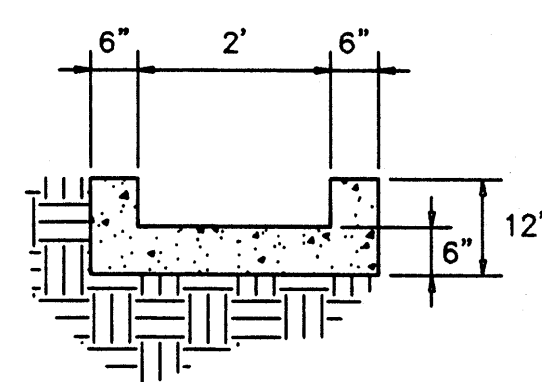
EROSION CONTROL BERM PLAN
SCALE: 1"=100'



EROSION CONTROL BERM
SCALE: 1"=2'

EROSION CONTROL

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO THE PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING EROSION CONTROL BERMS (AS DETAILED AT RIGHT) AS SHOWN ON THE PLAN AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
2. THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY ENVIRONMENTAL HEALTH DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION. AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.
3. SEE GRADING NOTES.



SECTION D-D
1"=2'-0" (H&V)

GRADING NOTES:

1. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
2. ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
3. EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
4. CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.3± FEET.
5. SCARIFY AND COMPACT SUBGRADE FOR FILLS. PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH. MOISTEN AS NECESSARY TO PROVIDE OPTIMUM MOISTURE (±2%) CONTENT.
6. UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE, COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
7. MAXIMUM SLOPES SHALL BE 3:1 MINIMUM SLOPES SHALL BE 1%.
8. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
9. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
10. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT ERODED AND WASHED DOWN THE STREET.
11. OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. ALLOW TESTING SERVICE TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHALL COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT NO ADDITIONAL EXPENSE.
12. OWNER HAS ESTABLISHED SUBDIVISION BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING INCLUDING TRACT CORNERS. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS.