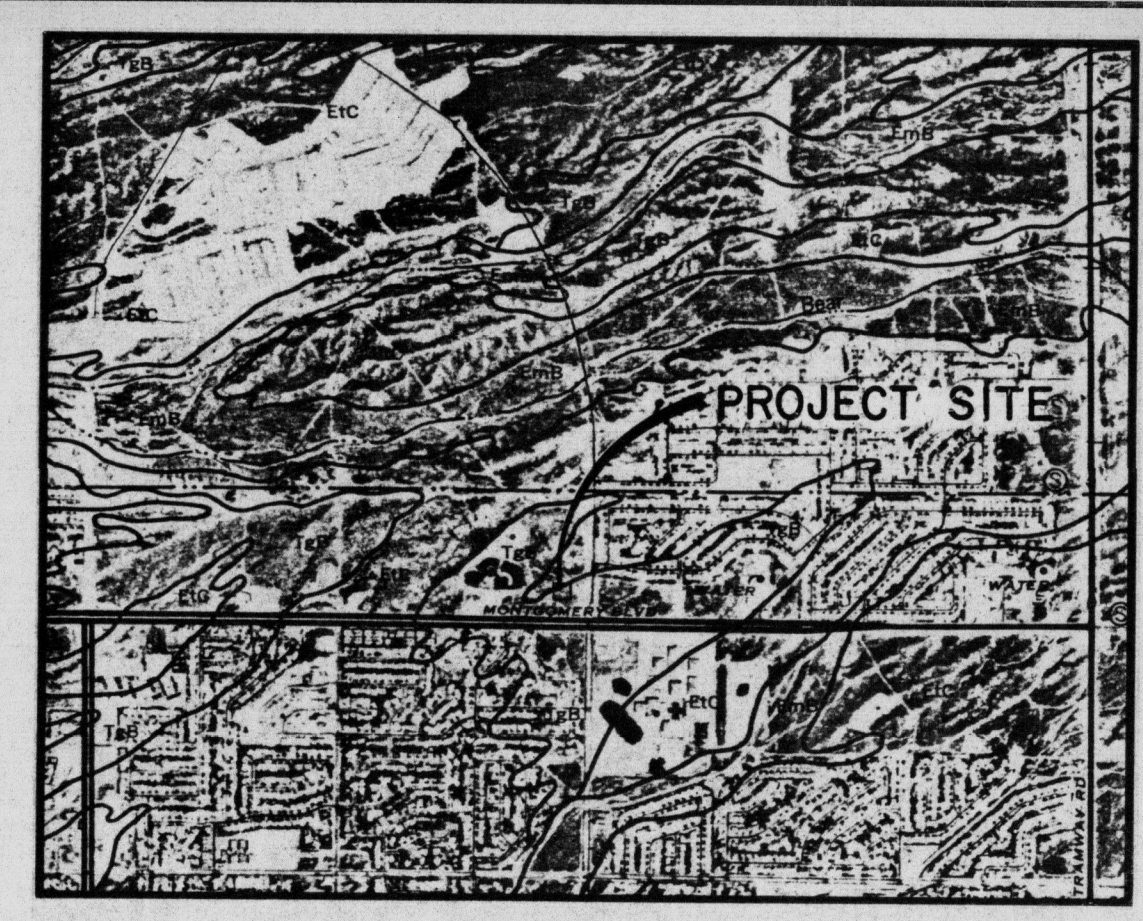
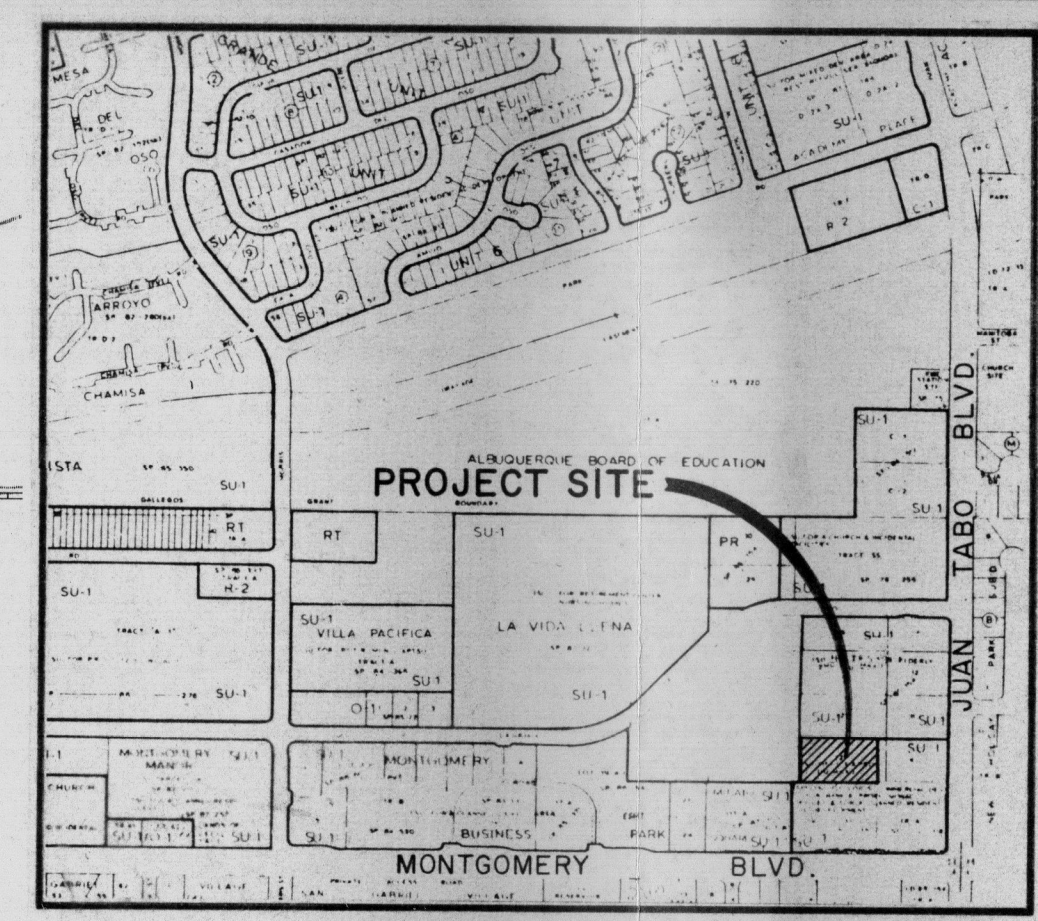
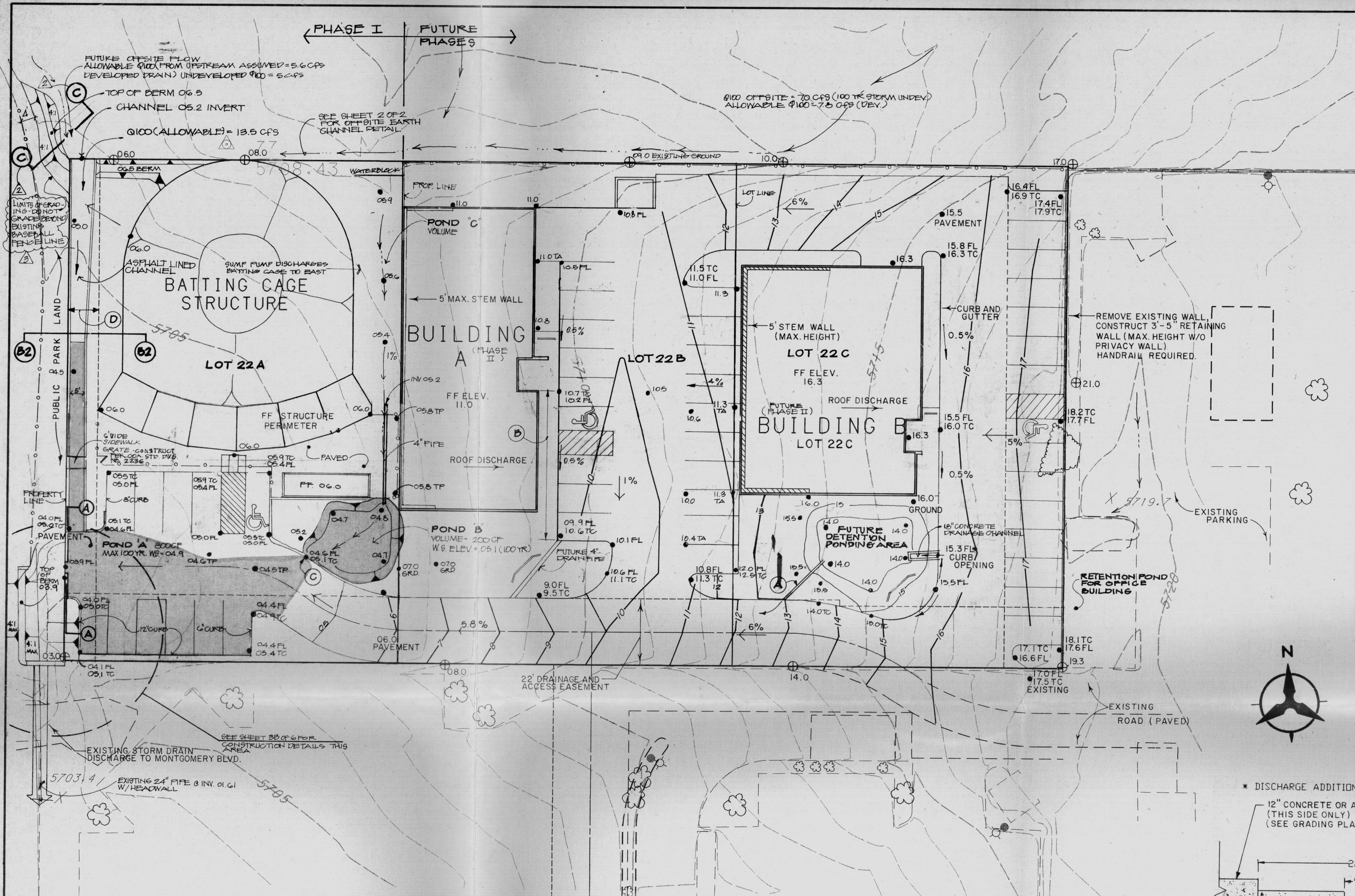
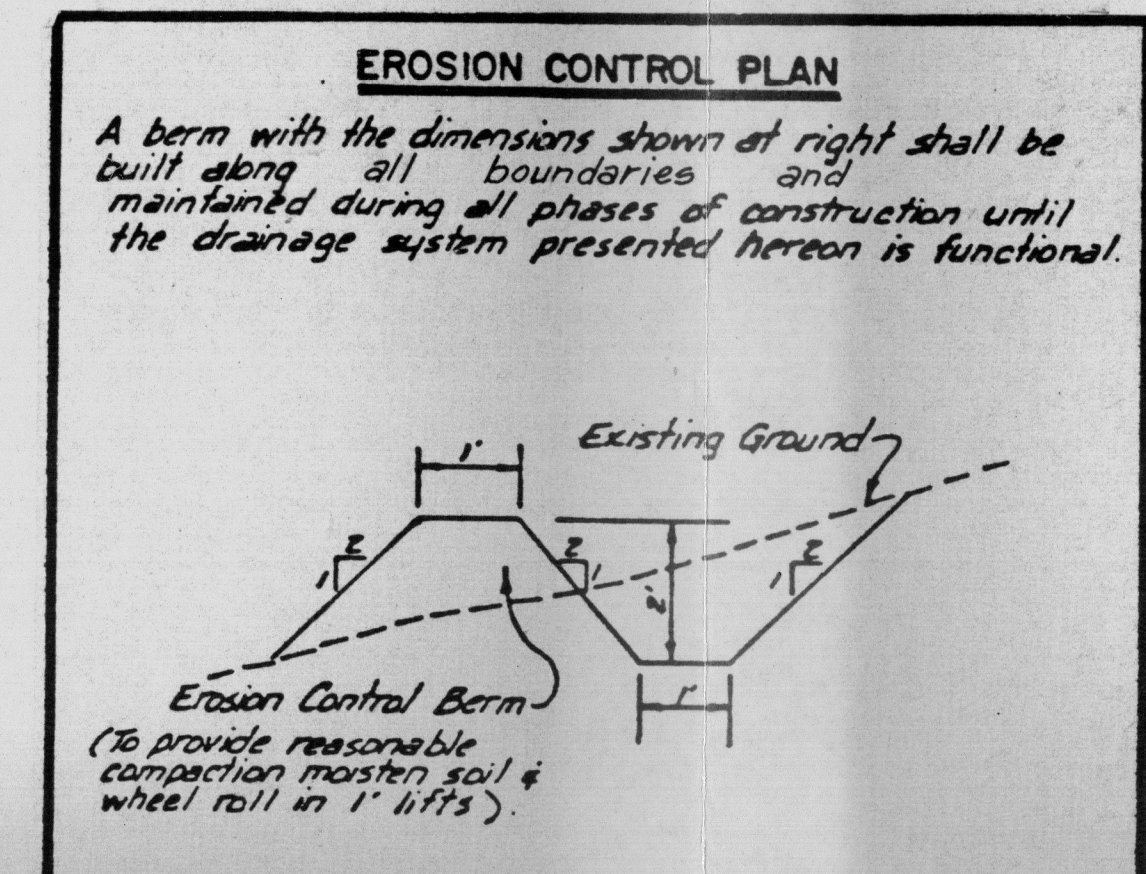


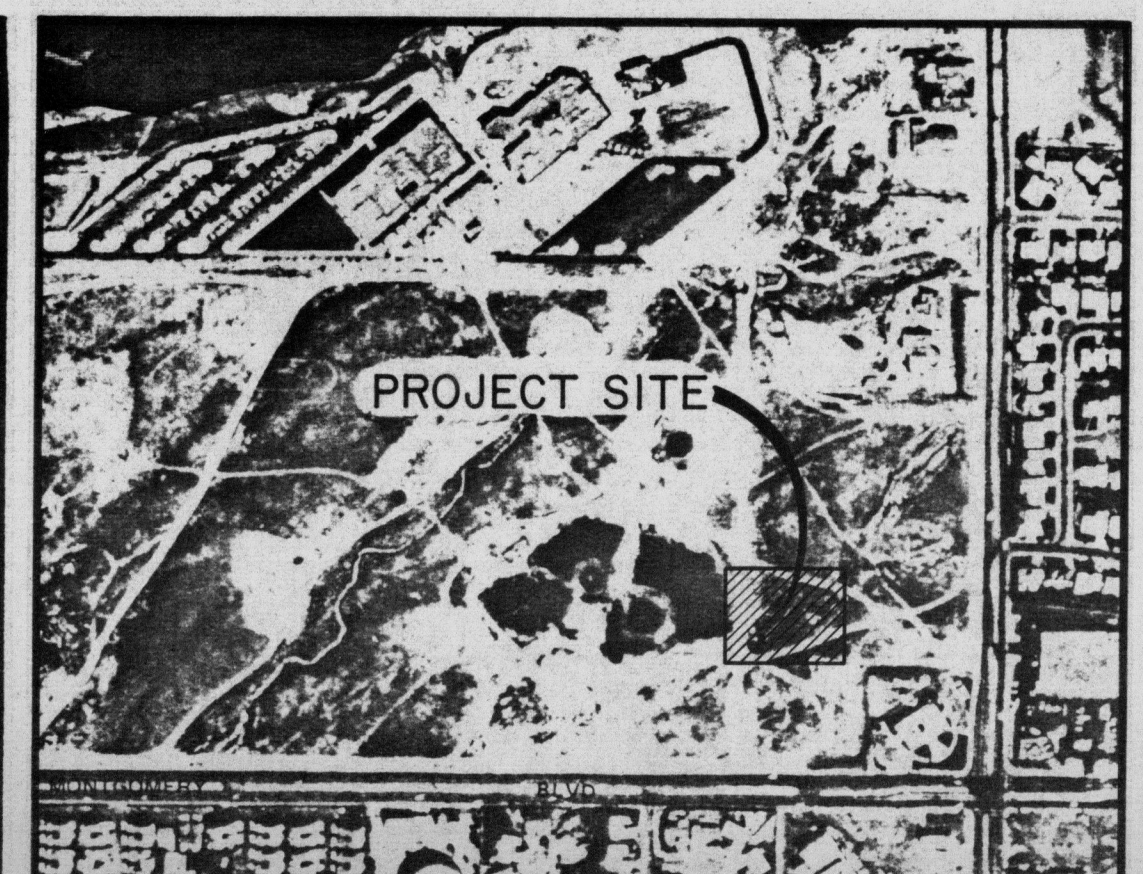


LOCATION MAP
ZONE ATLAS PAGE F-21-Z
NOT TO SCALE

SOILS MAP
REFERENCE: SCS BERNALILLO
COUNTY SOIL SURVEY



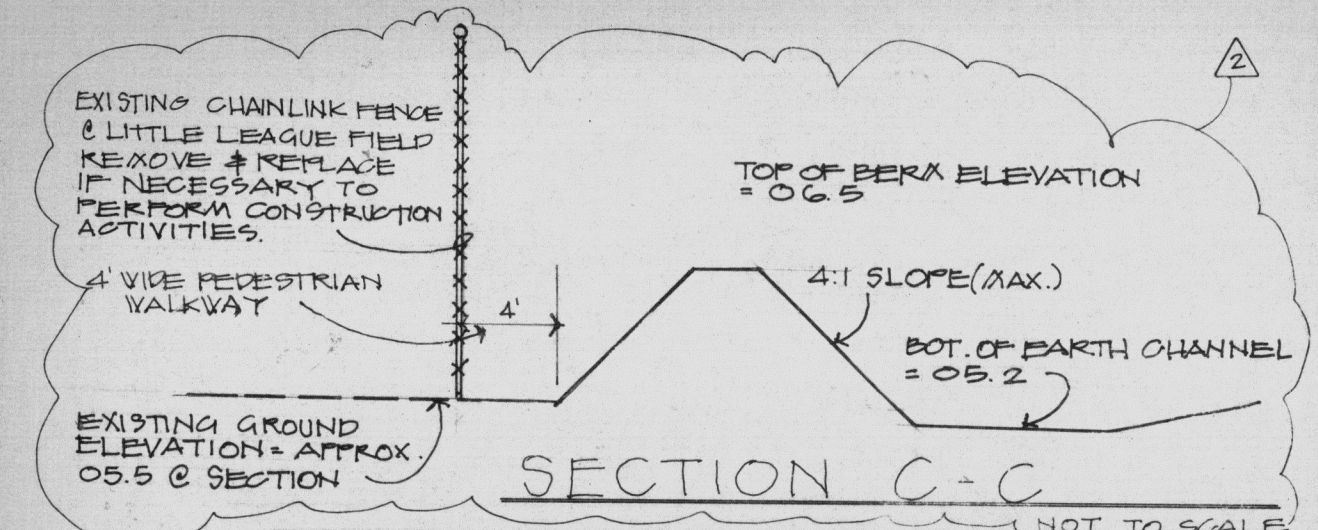
EROSION CONTROL PLAN



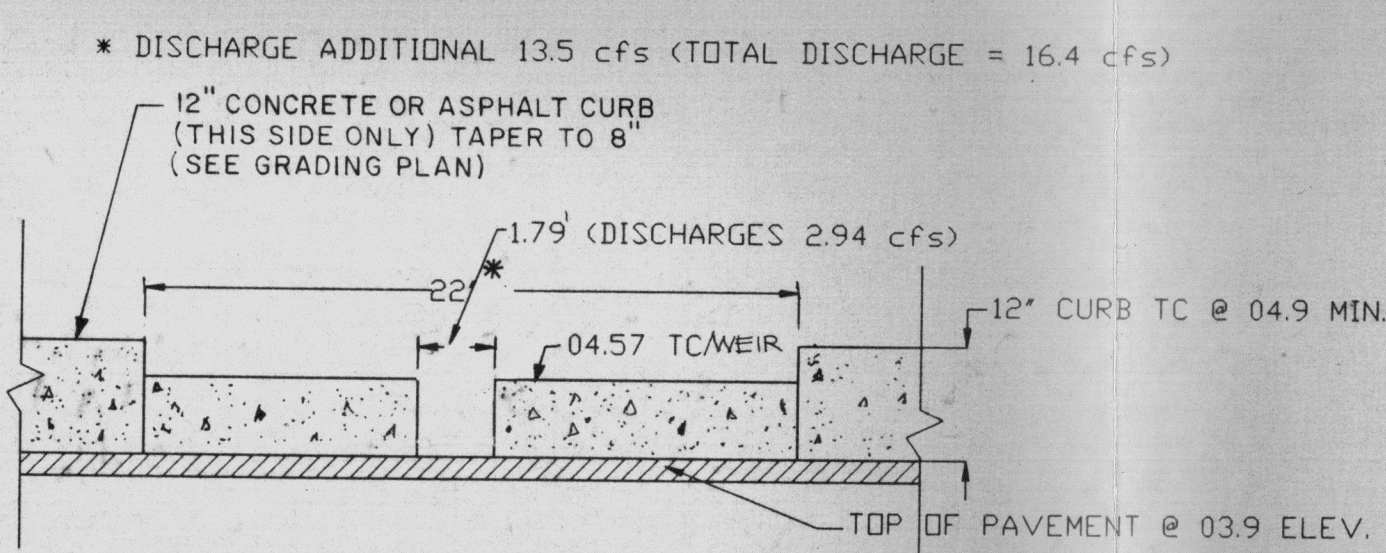
FLOOD INSURANCE MAP
REFERENCE: FLOOD INSURANCE
STUDY

LEGAL DESCRIPTION :

LOT 22, LAND OF FERRARI-ESQUEL-PALMER



SECTION C-C
NOT TO SCALE



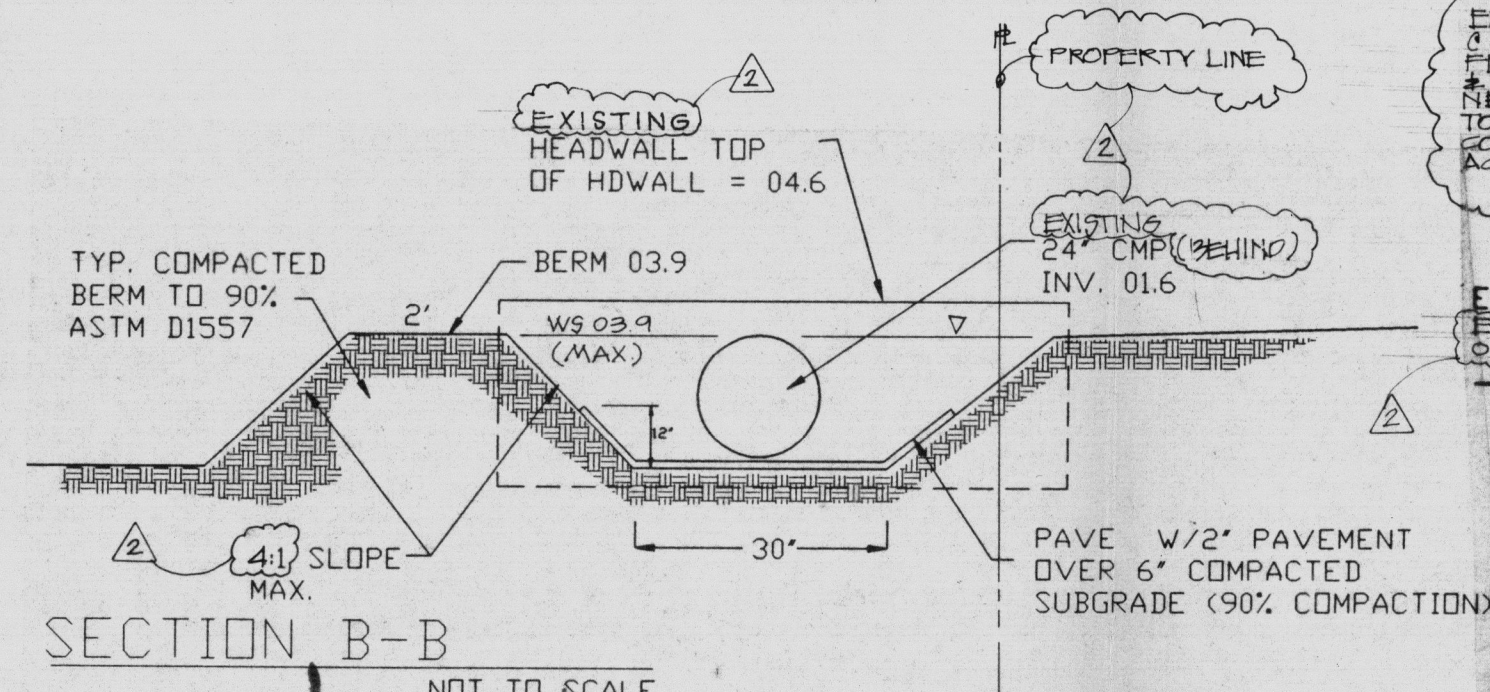
SECTION A-A
NOT TO SCALE

LEGEND

- ⊕ EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- EXISTING CONTOURS
- - - PROPOSED CONTOURS
- ← DRAINAGE FLOW DIRECTION

KEYED NOTES :

- (A) 4" DRAIN PIPE FROM POND "C" CONNECT TO CURB & FL. POND INVERT OF PIPE = 14.0
- (B) GRADUALLY TRANSITION FROM 6" TO 8" CURB.
- (C) 2" PIPE THRU CURB INV. = 04.6
- (D) 10' WIDE PRIVATE DRAINAGE EASEMENT FOR UPSTREAM OFFSITE FLOWS



SECTION B-B
NOT TO SCALE.

SECTION B1-B1
NOT TO SCALE

ULTIMATE GRADING/DRAINAGE PLAN

SCALE: 1" = 20'-0"

SHEET 1 OF 2

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE TYPICAL SECTIONS SHOWN ON THIS PLAN.
2. CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE. 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, AS OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
4. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1264) FOR LOCATION OF EXISTING UTILITIES.
5. PRIOR TO GRADING, ALL VEGETATION, DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE. TOPSOIL STRIPPINGS SHALL BE DISPOSED OF OFF-SITE OR STOCKPILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
6. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL, UNLESS SHOWN OTHERWISE.
7. A 6" CURB AND GUTTER SHALL BE USED THROUGHOUT THE SITE. SEE DETAIL ON PROJECT SITE PLAN DRAWING.

PARTIAL DRAINAGE CERTIFICATION

As-built elevations are shown on the plan in locations where the original design elevation has been crossed out and the new elevation is listed.

Notes:

I, James R. Topmiller, of Bohannon-Huston, Inc., a Registered Professional Engineer in the State of New Mexico, do hereby certify that the drainage improvements have been constructed in substantial compliance with the approved drainage plan, to the best of my knowledge and belief.

James R. Topmiller
03/95
James R. Topmiller, P.E.
N.M.P.E. No. 9354
Date:

REVISIONS			
no.	date	remarks	by
1	8/2/93	Revised Text	JRT
2	8/22/94	PARKS & GEN. SERV. COMMENTS	RO
3	8/30/94	PARKS & GEN. SERV. COMMENTS	RO
4	11/94	deleted incorrect note on pond w/s	OT

job title
ROGER SMITH
LOT 22

job no
93180.44

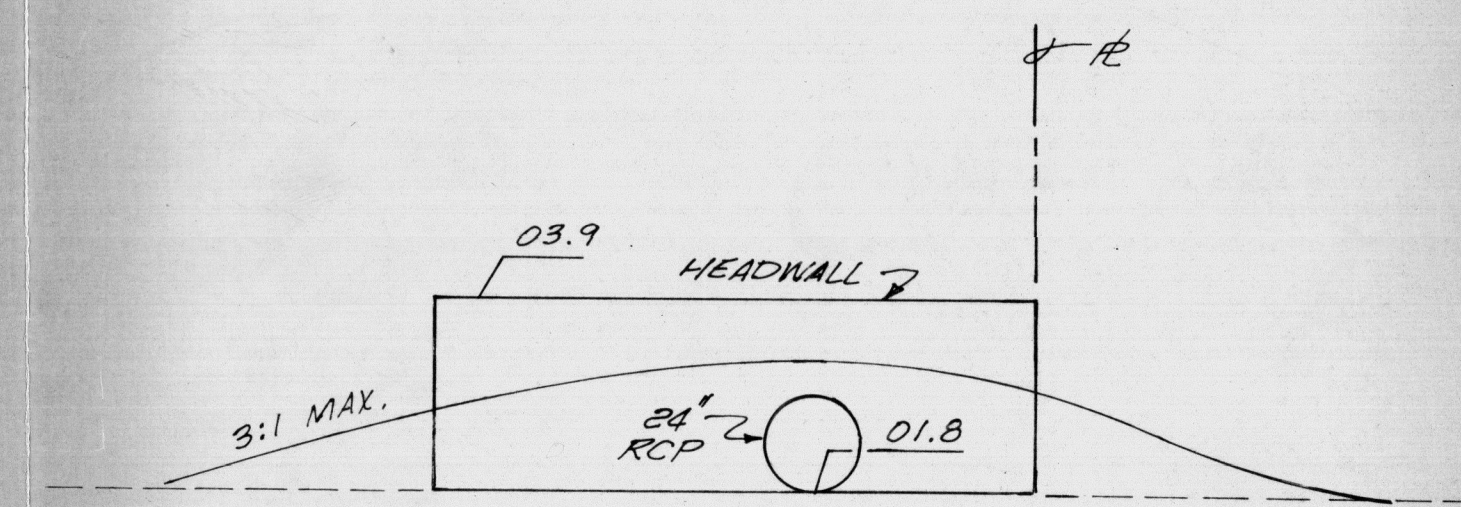
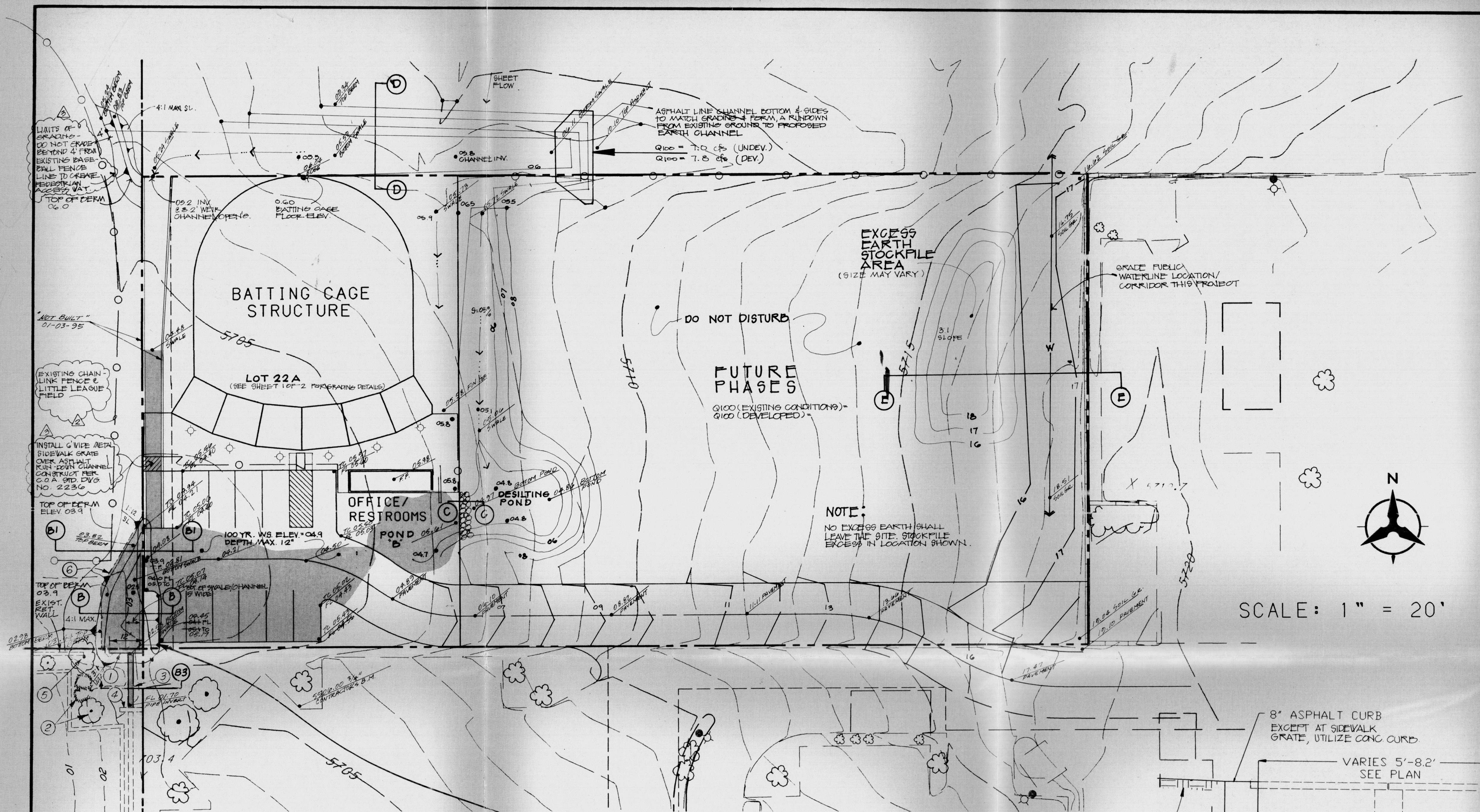
sheet title
FINAL GRADING/DRAINAGE PLAN

date
7/93

by
BHI

BOHANNAN HUSTON INC.
COURTYARD 1 7500 JEFFERSON N.E.
ALBUQUERQUE, N.M. 87109

sheet
3



SECTION B3-B3
NOT TO SCALE

SCALE: 1" = 20'

PARTIAL DRAINAGE CERTIFICATION for TEMPORARY CERT. OF OCCUPANCY

As-built elevations are shown on the plan in locations where the original design elevation has been crossed out and the new elevation is listed.

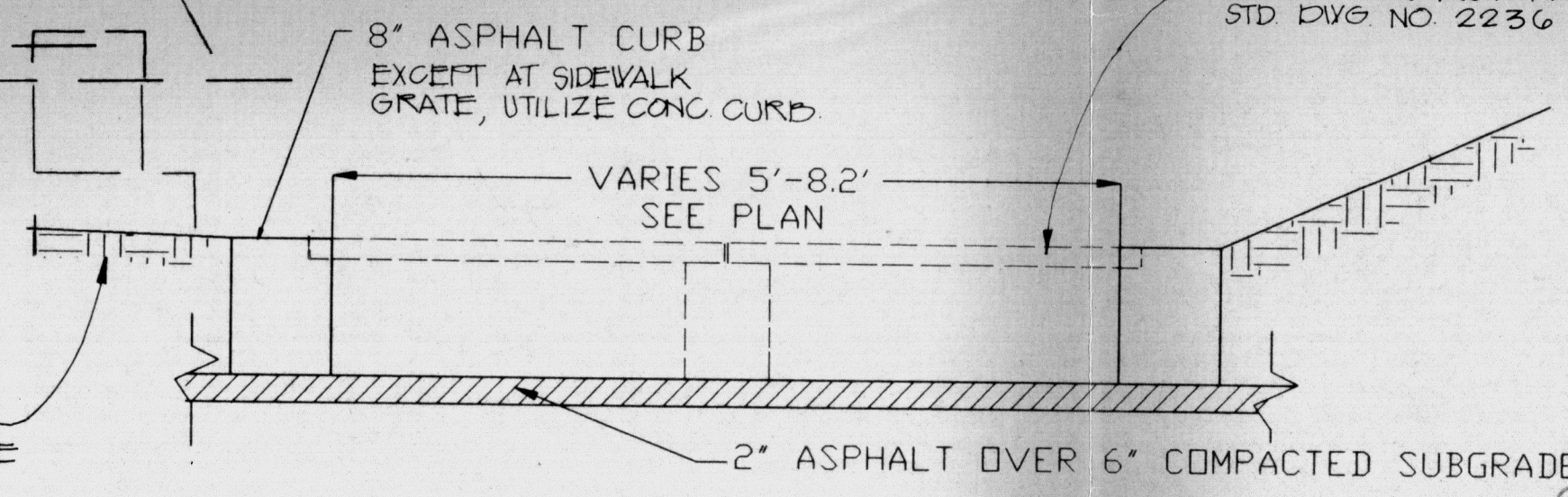
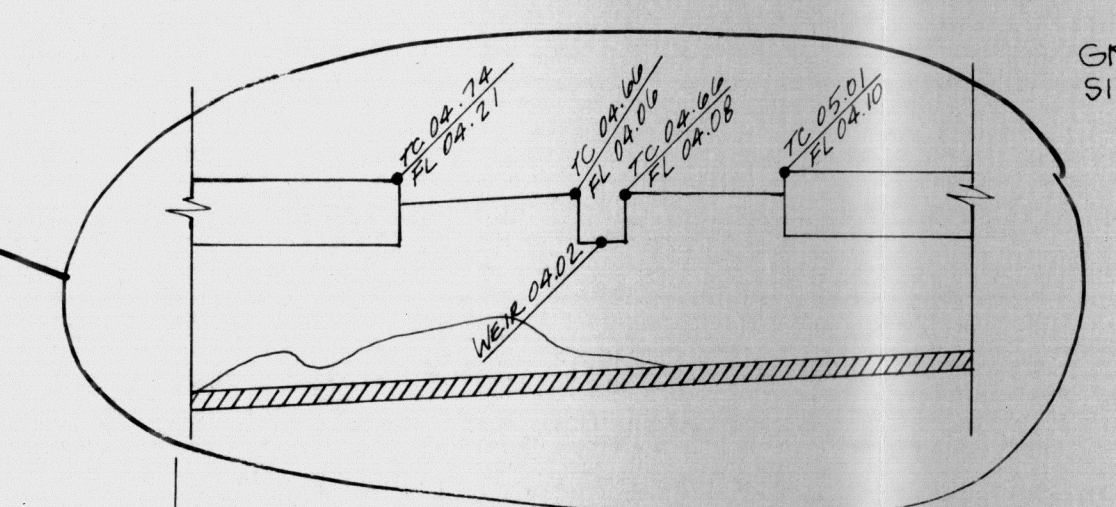
Notes:

I, James R. Topmiller, of Bohannon-Huston, Inc., a Registered Professional Engineer in the State of New Mexico, do hereby certify that the drainage improvements have been constructed in substantial compliance with the approved drainage plan, to the best of my knowledge and belief.

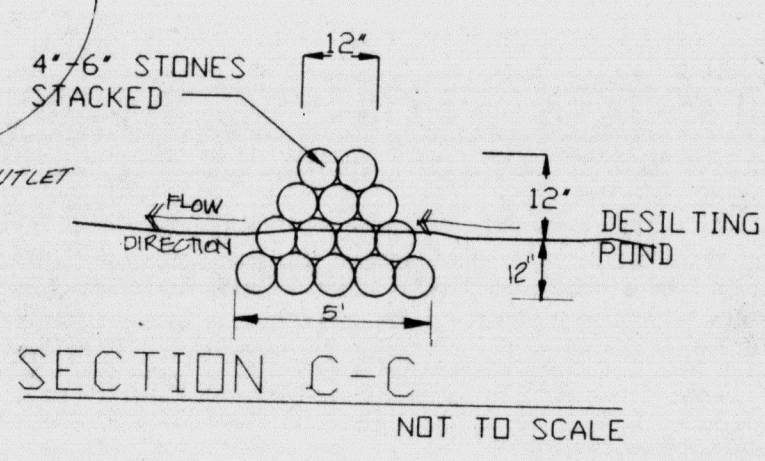
James R. Topmiller
2/3/95
James R. Topmiller, P.E.
N.M.P.E. No. 9354

Date: _____

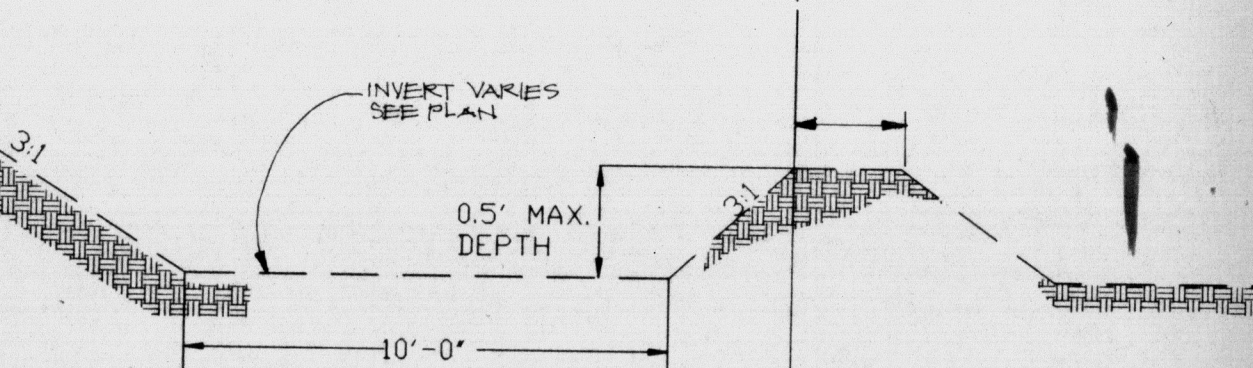
- KEYED NOTES**
1. CONSTRUCT NEW HEADWALL AT PROPERTY LINE. THW=03.9 INV. 24" RCP=01.80
 2. CONTRACTOR SHALL PROTECT EXISTING TREE & SHRUBS IN PLACE. GRAVEL SHALL BE PLACED OVER ALL DISTURBED AREA. (MATCH EXISTING CONDITION).
 3. EXTEND 20' ±, 24" RCP STORM DRAIN @ S=1%.
 4. REMOVE EXISTING CONCRETE HEADWALL.
 5. CONTRACTOR SHALL WORK WITH MINATO'S TO FIELD-DETERMINE NEED TO RELOCATE EXISTING TREE.
 6. DRAINAGE EASEMENT ON CITY PARK LAND.



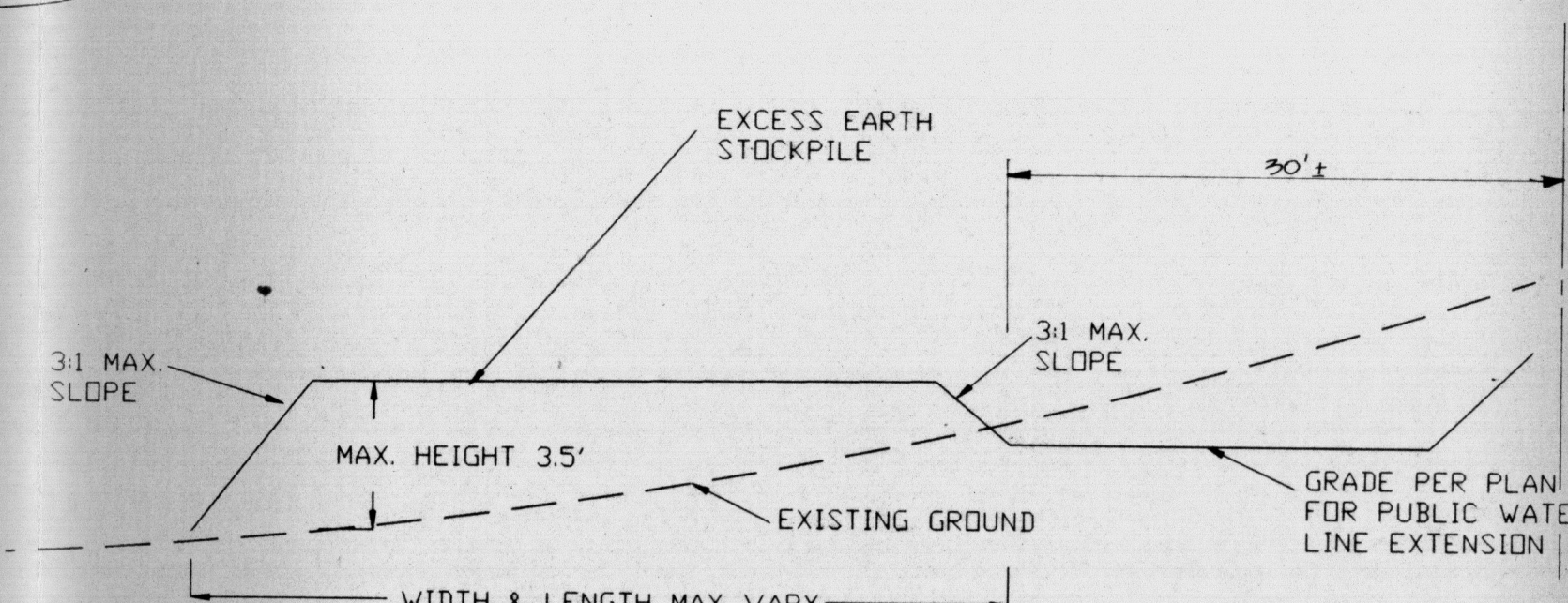
SECTION B2-B2
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION D-D
NOT TO SCALE



SECTION E-E
NOT TO SCALE

PHASE 1 GRADING/DRAINAGE PLAN

SHEET 2 OF 2

REVISIONS

no.	date	remarks	by
1	8/94	PARKS & GEN. SERV. COMMENTS	JS
2	8/94	PARKS & GEN. SERV. COMMENTS	JS
3	10/94	POND SHADING, Q ₁₀₀ VALUES	JT

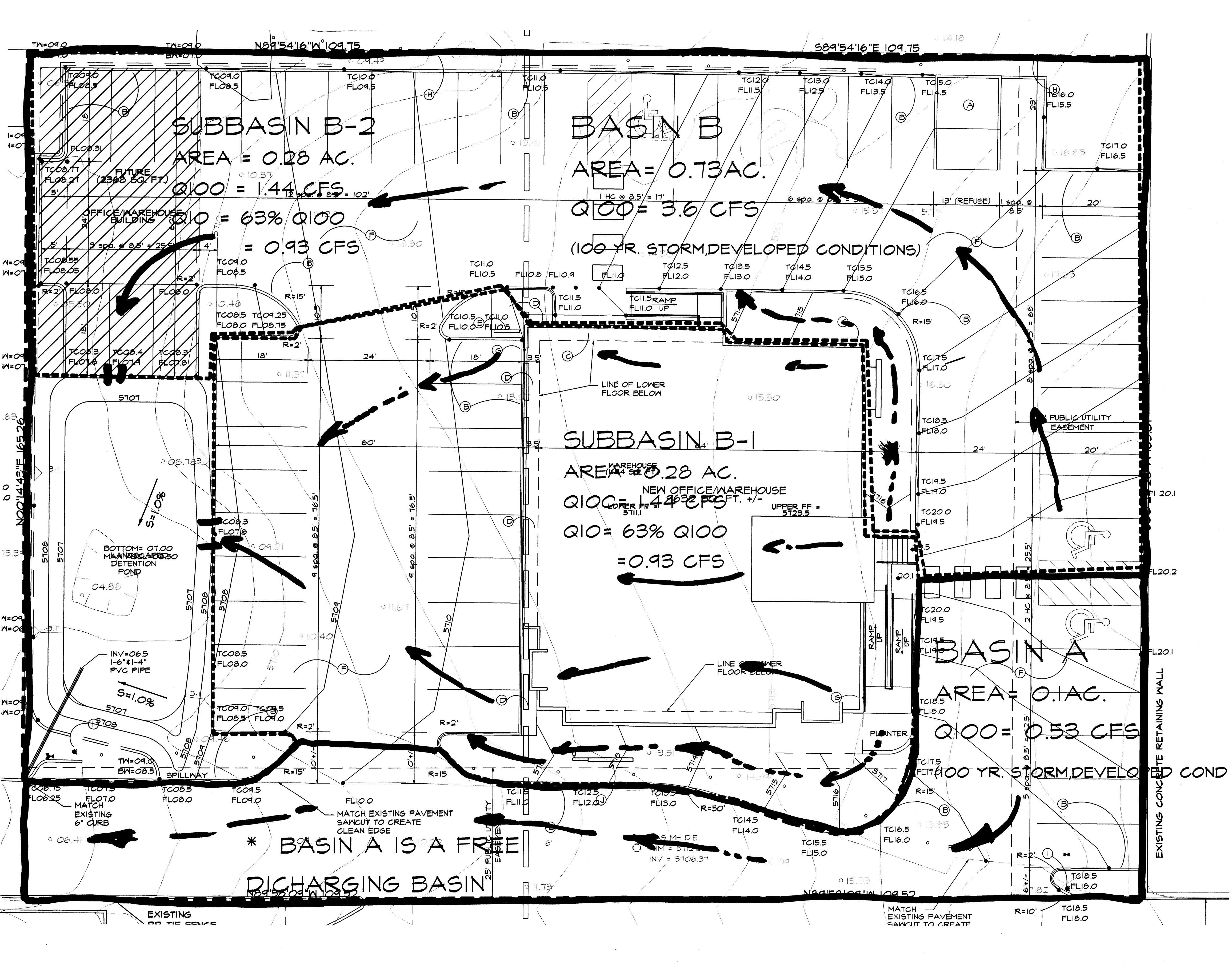
job title ROGER SMITH
LOT 22

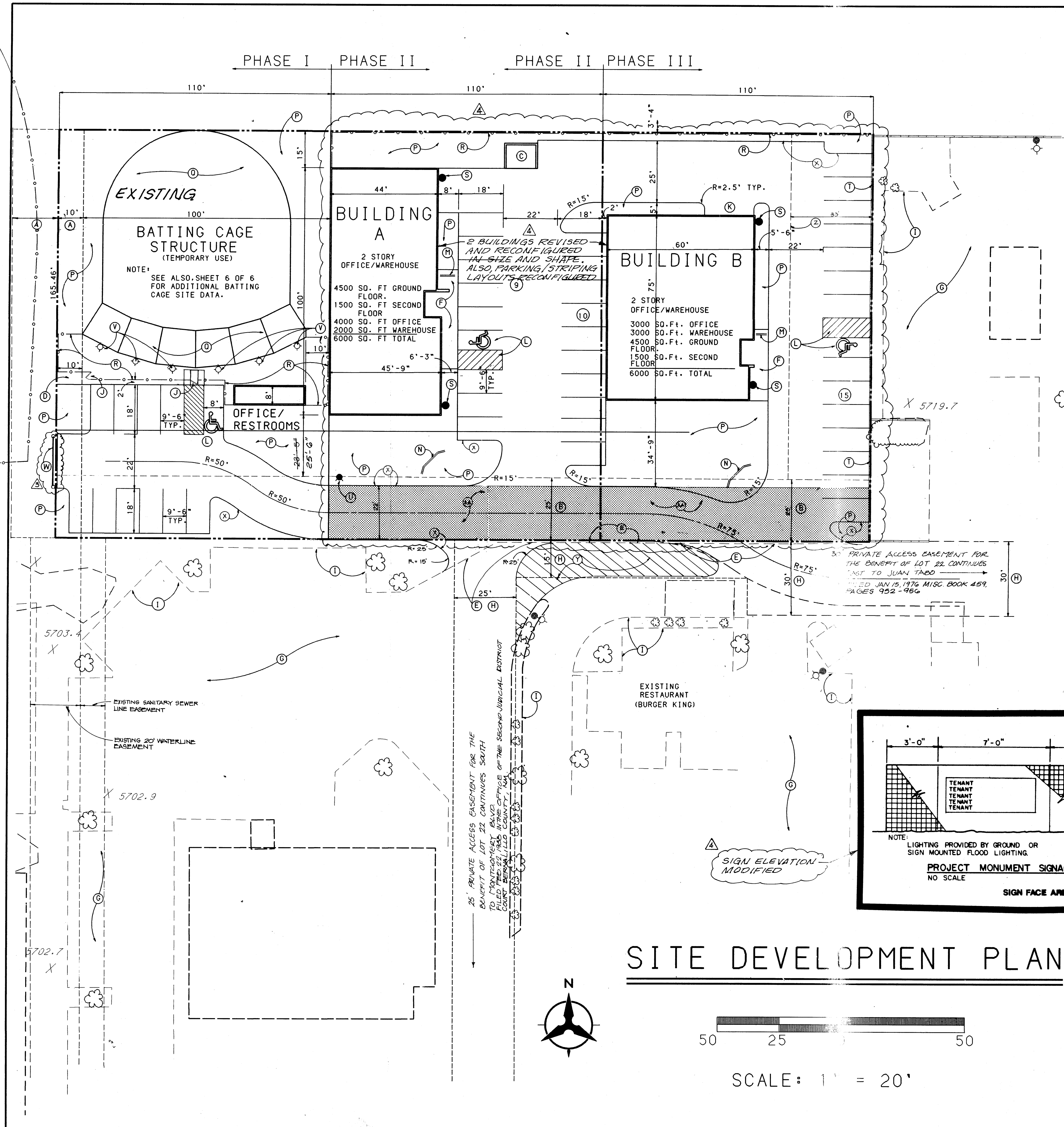
job no 93180.44
date 9-13-94

sheet title by BHI
10/10/94

BOHANNAN HUSTON INC.
COURTYARD I 7500 JEFFERSON N.E.
ALBUQUERQUE, N.M. 87109

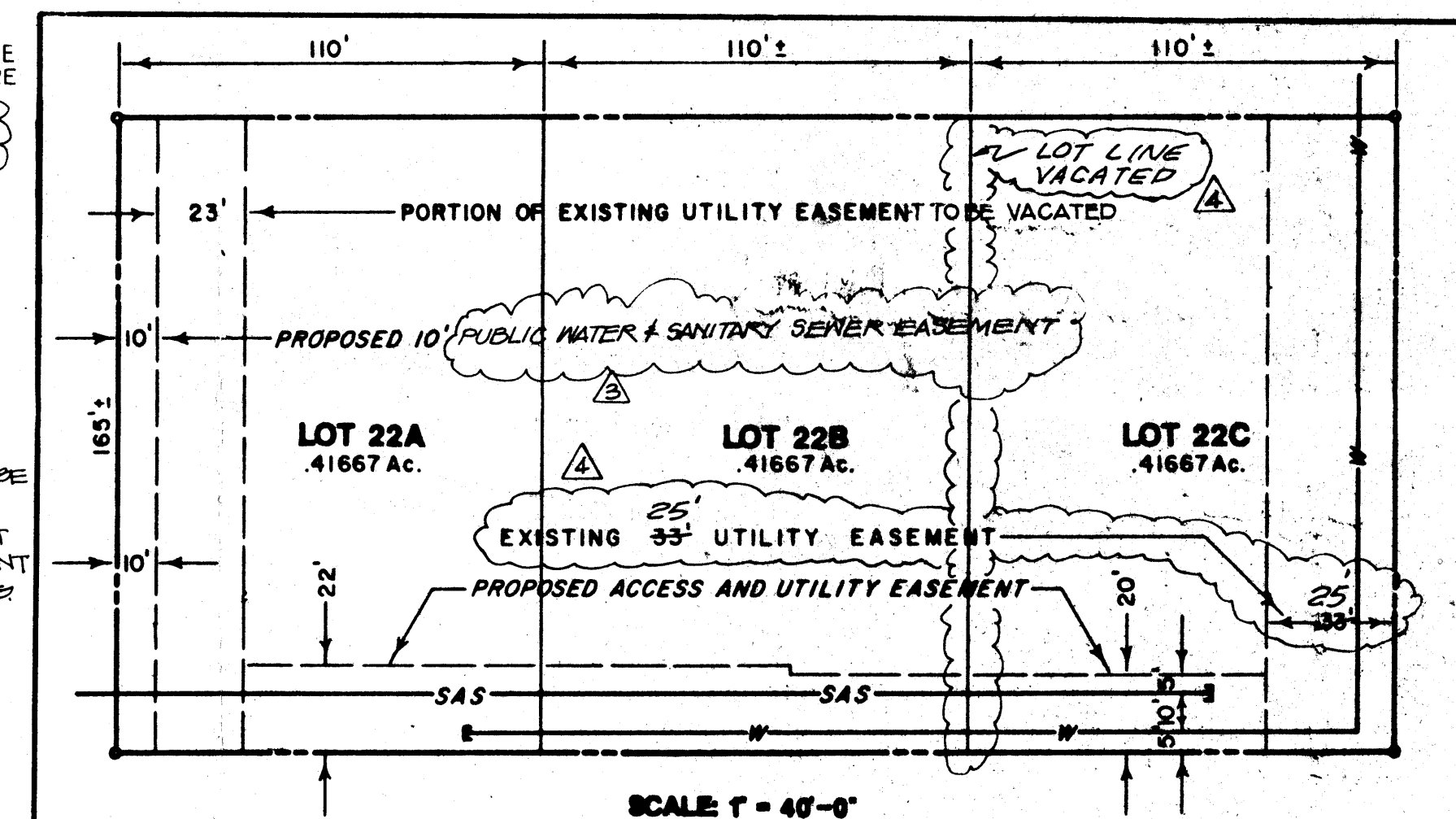
3B
of 6





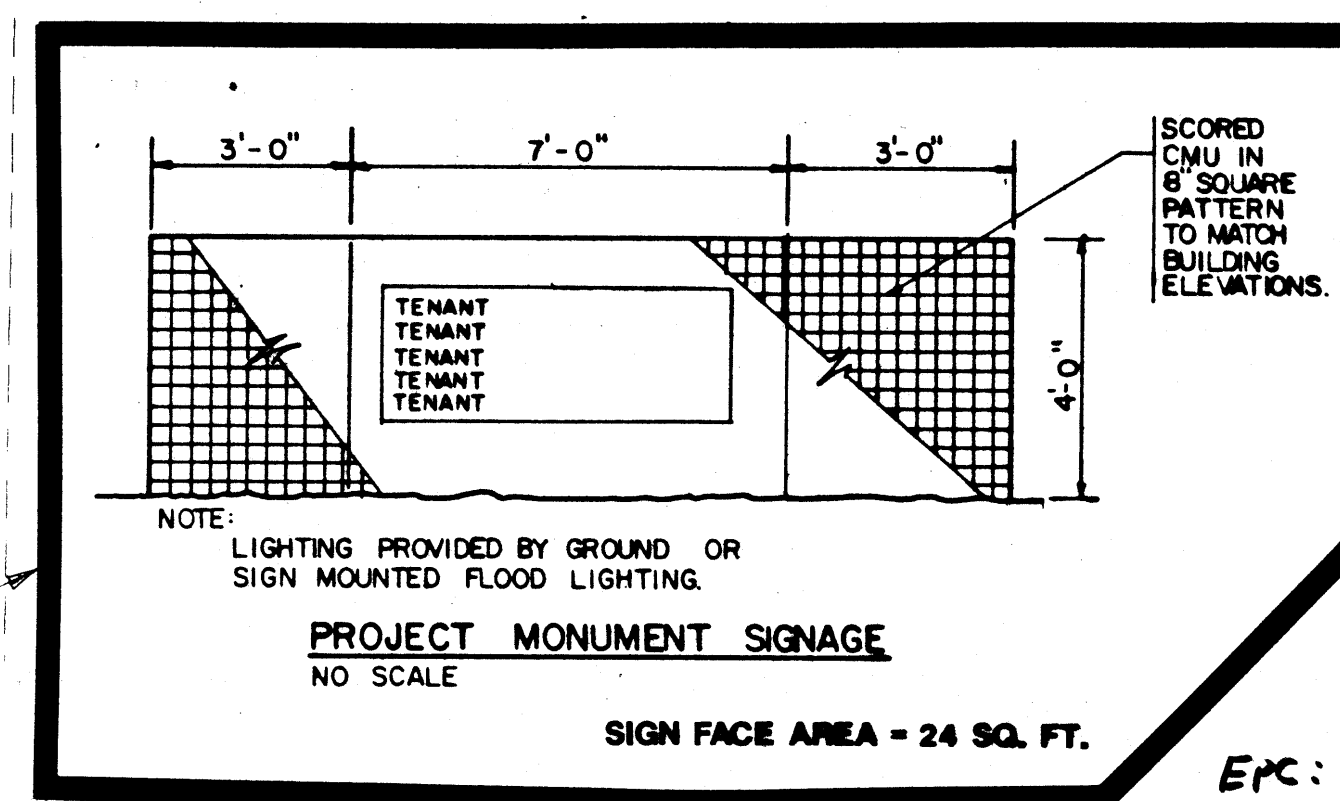
KEYED NOTES

- (A) PUBLIC WATER AND SANITARY SEWER LINE EASEMENT. (SEE ALSO, SUBDIVISION PLAN THIS SHEET, FOR EXISTING EASEMENT DATA.)
- (B) PROPOSED UTILITY, ACCESS AND DRAINAGE EASEMENT. (SEE ALSO, SUBDIVISION PLAN, THIS SHEET, FOR EXISTING EASEMENT DATA.)
- (C) REFUSE ENCLOSURE.
- (D) NEW SIDEWALK TO PROVIDE ACCESS TO HAHN PARK. INSTALL 6" WIDE SIDEWALK GRATE OVER ASPHALT RUN-DOWN CHANNEL - CONSTRUCT PER CGA STD DYS. NO. 223 C.
- (E) PORTION OF EXISTING CURB AND GUTTER TO BE REMOVED.
- (F) SIDEWALK.
- (G) EXISTING PARKING AREA.
- (H) EXISTING PRIVATE ACCESS EASEMENT.
- (I) EXISTING CURB AND GUTTER TO REMAIN.
- (J) SIDEWALK WIDTH GATE.
- (K) WAREHOUSE ACCESS LOCATION.
- (L) DISABLED ACCESSIBLE PARKING SPACE AND ACCESS AISLE.
- (M) BICYCLE RACK LOCATION.
- (N) ILLUMINATED PROJECT MONUMENT SIGNAGE. SEE ELEVATION. THIS SHEET.
- (O) PROPOSED DRAINAGE DETENTION POND TO BENEFIT ALL 3 PARCELS.
- (P) LANDSCAPED AREA - SEE SHEET 2 OF 7
- (Q) PAVED SURFACE - NO LANDSCAPE
- (R) 6'-0" HIGH CHAIN LINK FENCE.
- (S) BUILDING MOUNTED SITE LIGHTING - MOUNTED 10'-0" ABOVE ADJACENT GRADE.
- (T) RETAINING WALL - SEE GRADING PLAN FOR HEIGHT
- (U) PROPOSED FIRE HYDRANT
- (V) 5000 WATT METAL HALIDE DOWN CAST LIGHT FIXTURE
- (W) INSTALL 1 1/2" ROUND (O.D.) PIPE RAIL THIS LOCATION
- (X) NEW CURB.
- (Y) NEW PAINTED DRIVING LANE DESIGNATION
- (Z) EXISTING EASEMENT TO REMAIN
- (AA) SHADED AREA DENOTES PORTION OF ASPHALT TO BE CONSTRUCTED DURING PHASE I DEVELOPMENT NORTH EDGE OF PAVEMENT PROTECTIVE WOOD EROSION

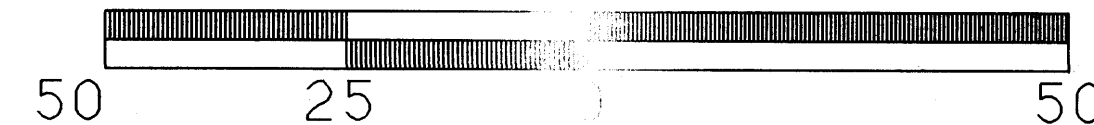
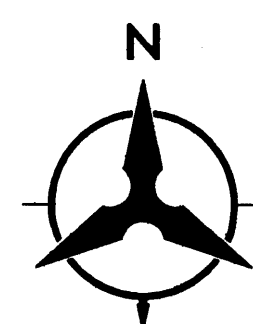


SUBDIVISION PLAN

BUILD SIGN THIS PROJECT



SITE DEVELOPMENT PLAN



SCALE: 1" = 20'

EXC: 9-16-98

APPROVED AS TO REQUIREMENTS: 2-93-99

APPROVED AS TO REQUIREMENTS: 2-93-99

APPROVED AS TO REQUIREMENTS: 2-93-99

APPROVED AS TO REQUIREMENTS: 2-93-99

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APPROVED AS TO REQUIREMENTS: 2-93-99

REVISIONS

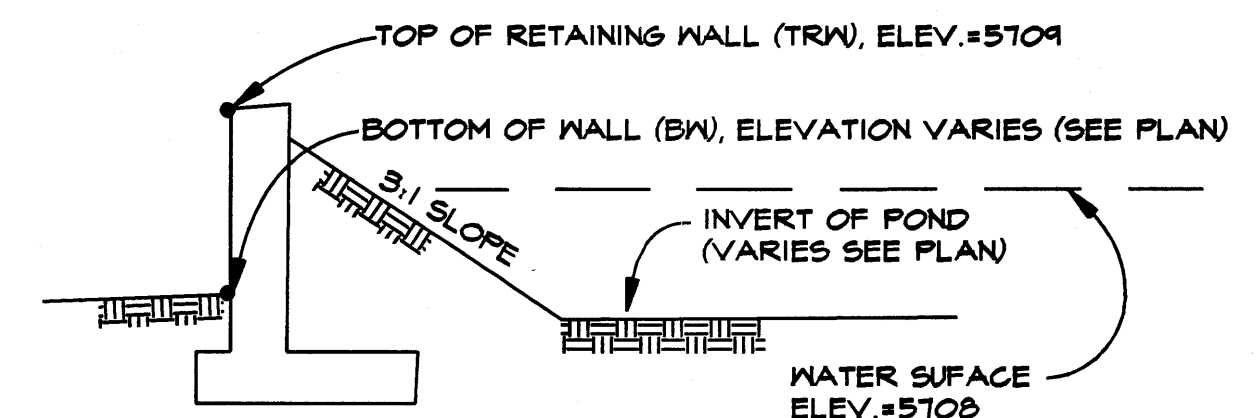
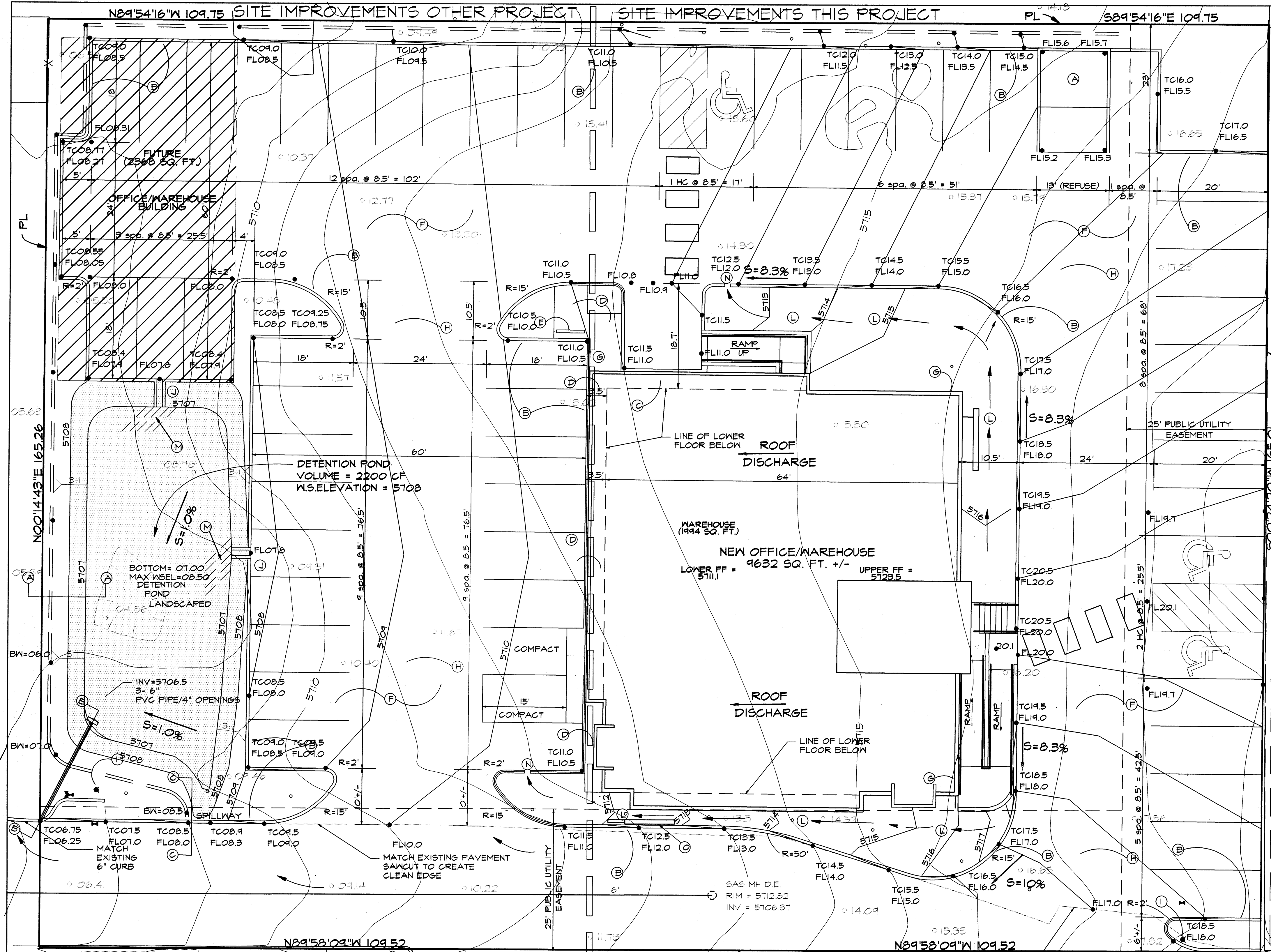
no.	date	remarks	by
1	8/3/93	ADDED "V" UNDER KEYED NOTES	PMW
2	10/93	REVISIONS PER E.P.C. COMMENTS	PMW
3	6/94	REVISIONS PER D.R.B. COMMENTS	JFO
4	2/97	REVISED PER AMENDMENT REQUEST	PMW

job title	ROGER SMITH LOT 22	date	7/93
job no.	93180.41	by	BHI
sheet title	SITE DEVELOPMENT PLAN		

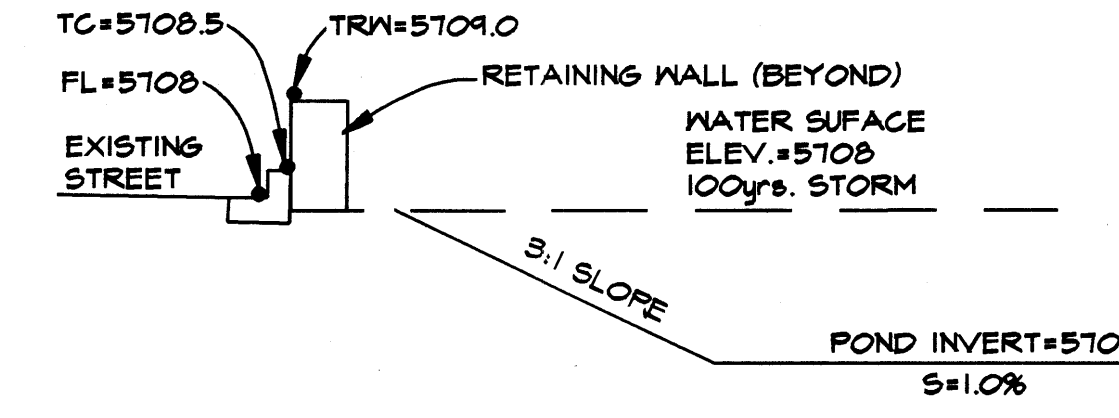


BOHANNAN HUSTON INC.
COURTYARD I 7500 JEFFERSON N.E.
ALBUQUERQUE, N.M. 87109

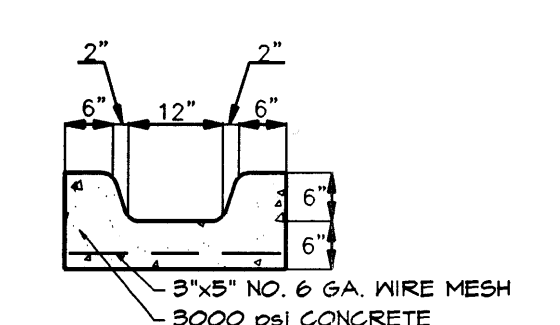
sheet
1
of
6



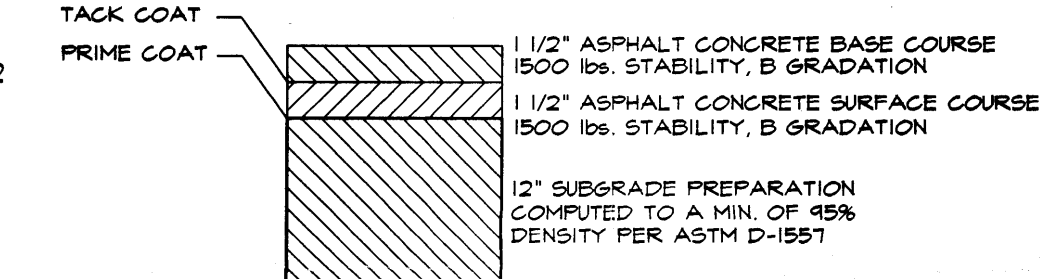
SECTION A-A
NTS



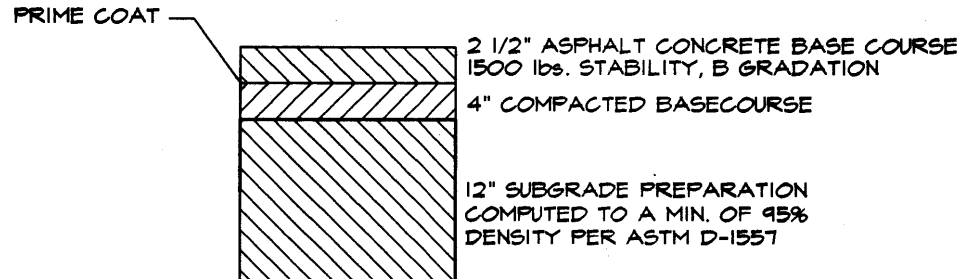
SECTION C-C (SPILLWAY)
NTS



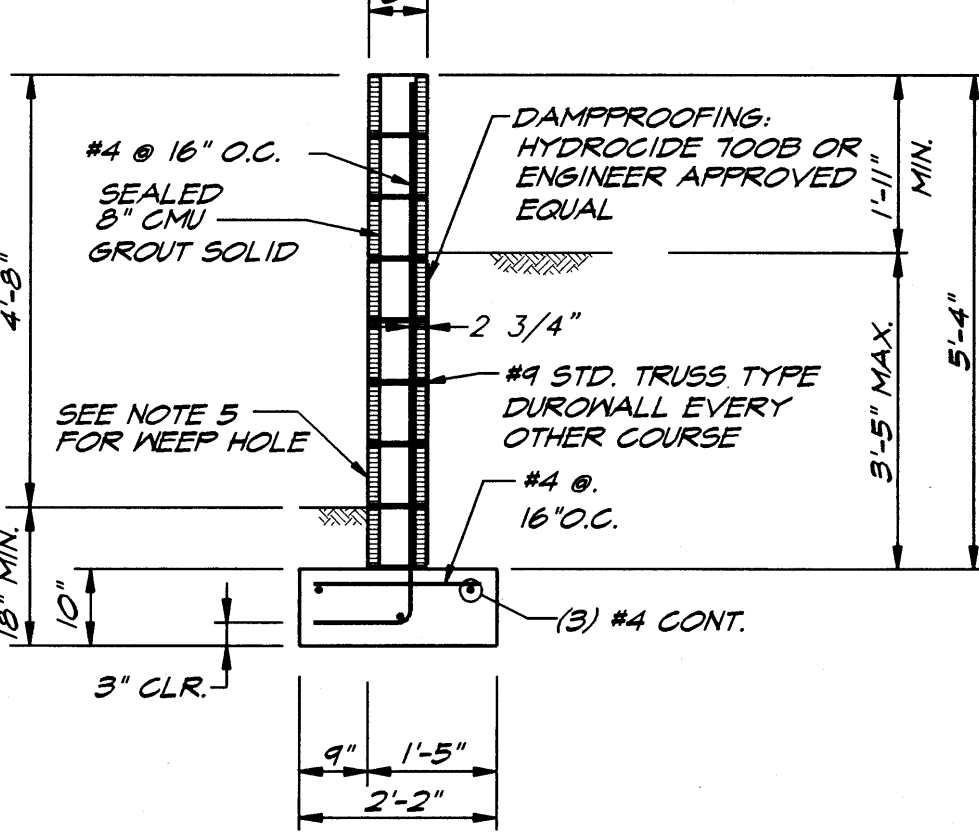
CURB CUT DRAINAGE
RUNDOWN DETAIL
NTS



ASPHALT PAVEMENT SECTION B
NTS



ASPHALT PAVEMENT SECTION A
NTS



RETAINING WALL DETAIL
NTS

- NOTES:
- DESIGN DATA: SOIL WEIGHT = 121 PCF; SOIL LIQUID PRESSURE = 34 PCF; SOIL BEARING CAPACITY = 1500 PCF; COEFFICIENT OF FRICTION = 0.40; COEFFICIENT OF ADHESION = 0.40; COEFFICIENT OF SOIL PRESSURE = 0.30; CONCRETE FC (28 DAYS) = 3000 PSI; GROUT STRENGTH = 3000 PSI; GROUT GRADE = 1\"/>

KEYED NOTES

- REFUSE ENCLOSURE - CONSTRUCT PER DETAIL, SHEET C-2
- NEW CURB AND GUTTER - CONSTRUCT PER C.O.A. STD. DWS. NO. 2415 - MEDIAN CURB AND GUTTER
- WAREHOUSE VEHICULAR ACCESS LOCATION
- 4\"/>

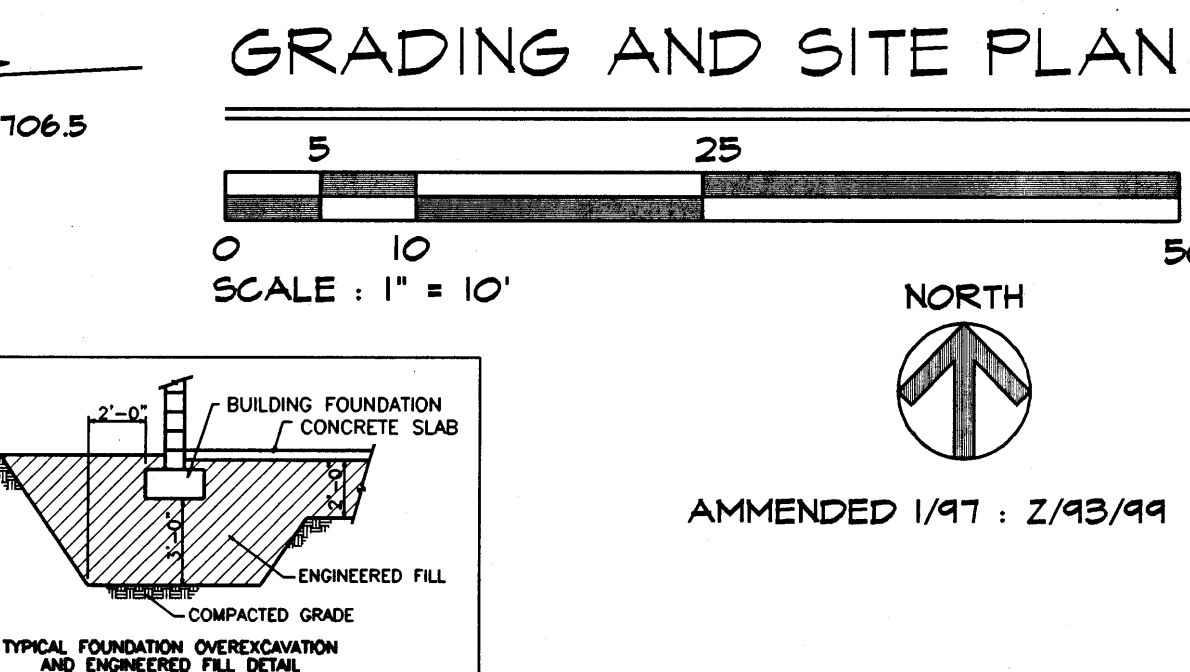
- LEGEND
- WHITE PAINTED PEDESTRIAN CROSSWALK/ACCESSIBLE ROUTE
 - NEW RETAINING WALL: CONSTRUCT PER DETAIL: THIS SHEET
 - EXISTING CONSTRUCTION TO REMAIN
 - PROPOSED CONTOUR
 - EXISTING CONTOUR
 - FL20.2 PROPOSED SPOT ELEVATION
 - EXISTING SPOT ELEVATION
 - 8\"/>

PARKING DATA:

LOWER FLOOR OFFICE SPACE = 2614/200 = 14 SPACES
LOWER FLOOR WAREHOUSE = 1994/2000 = 1 SPACE
UPPER FLOOR OFFICE SPACE = 5024/300 = 17 SPACES
TOTAL REQUIRED = 32 SPACES
SPACES PROVIDED = 56 INCL. 3 HANDICAP AND 2 COMPACT

LOWER THE TOP OF FOOTING IF NECESSARY SO THAT 6\"/>

SOILS NOTE:
ALL BUILDING FOOTINGS SHALL BE PLACED ON A MINIMUM OF THREE FEET OF ENGINEERED FILL, AND CONCRETE SLABS ON A MINIMUM OF TWO FEET OF ENGINEERED FILL, AS FURTHER SPECIFIED IN THE VINYARD AND ASSOCIATES GEOTECHNICAL REPORT DATED FEBRUARY 5, 1997. THIS DOCUMENT IS TITLED "GEOTECHNICAL INVESTIGATION, OFFICE BUILDING, JUAN TABO AND MONTGOMERY." VINYARD AND ASSOCIATES PROJECT NO. 97-1-24. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THIS DOCUMENT FROM OWNER, AND COMPLYING WITH ALL REQUIREMENTS THEREIN.



Job Title: R/S PROPERTIES OFFICE BUILDING

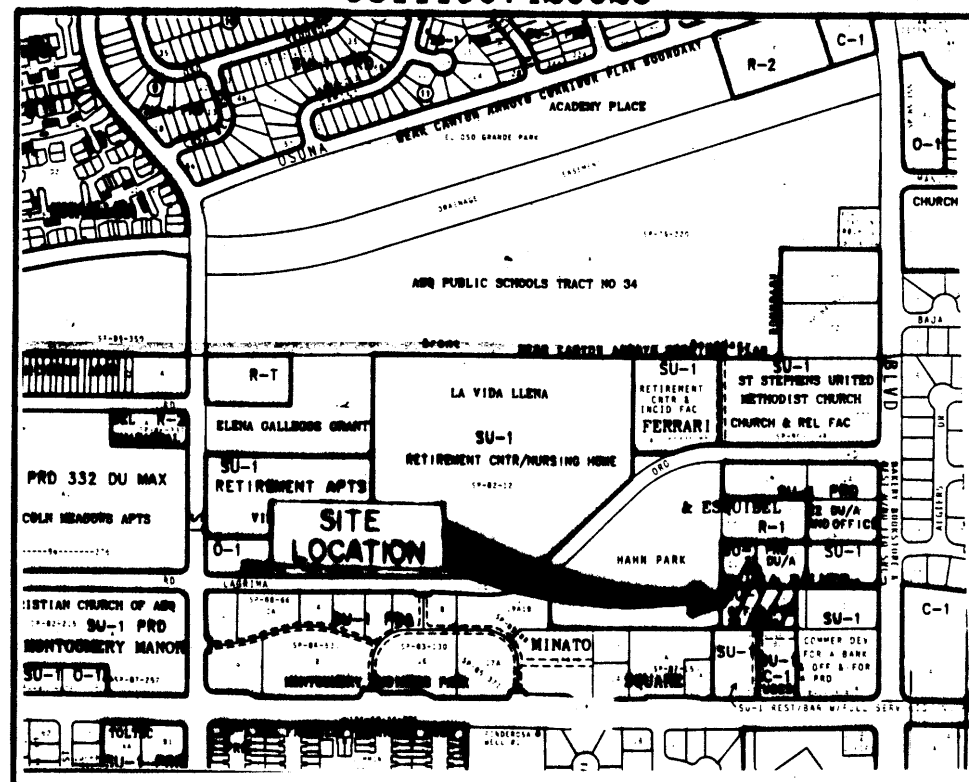
Drawn: SAR Checked: PMN Job No: 45346B2400

Sheet Title: GRADING & SITE PLAN Date: 2/14/97

BOHANNAN-HUSTON INC.
ENGINEERS - PLANNERS - PHOTOGRAMMETRISTS - SURVEYORS - LANDSCAPE ARCHITECTS
ALBUQUERQUE LAS CRUCES SANTA FE

Sheet: C-1

9311907420026



LOCATION MAP
ZONE ATLAS MAP No. F-21
NOT TO SCALE

- NOTES**
1. SWS No. 93-306
 2. Gross subdivision acreage: 1.2487 acres
 3. Total number of lots created: three lots
 4. Lot 22 is within the SE1/4 of Section 33, T11N, R3E, N.M.P.M.
 5. Date of survey: October 1993
 6. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
 7. Distances are ground distances.
 8. Water and sanitary sewer service to these lots must be verified and coordinated with the Public Works Dept., City of Albuquerque.
 9. Record bearings and distances are shown in parenthesis.
 10. A Judgment Filed February 12, 1988 in the office of the Second Judicial District Court of Bernalillo County, New Mexico, grants Lot 22 the "Right to Utilize" the existing 30' Private Ingress and Egress Easement along the Northern Boundary line of Tract A as its "Primary Access" and the existing 24' Private Access Easement within Tracts "B-1" and "B-2" as its "Secondary Access".
 11. The 25' Private access and surface drainage easement is a reciprocal easement provided for the use and benefit of tracts 22A, 22B and 22C. Maintenance of said easement will be the responsibility of each tract.
 12. A reciprocal cross-lot drainage easement is provided across lots 22A, 22B and 22C for the benefit of said lots. Maintenance of said easement will be the responsibility of each tract.

DISCLOSURE STATEMENT

The purpose of this plat is to subdivide Lot 22, create easements, and to grant easements.

PUBLIC UTILITY EASEMENTS

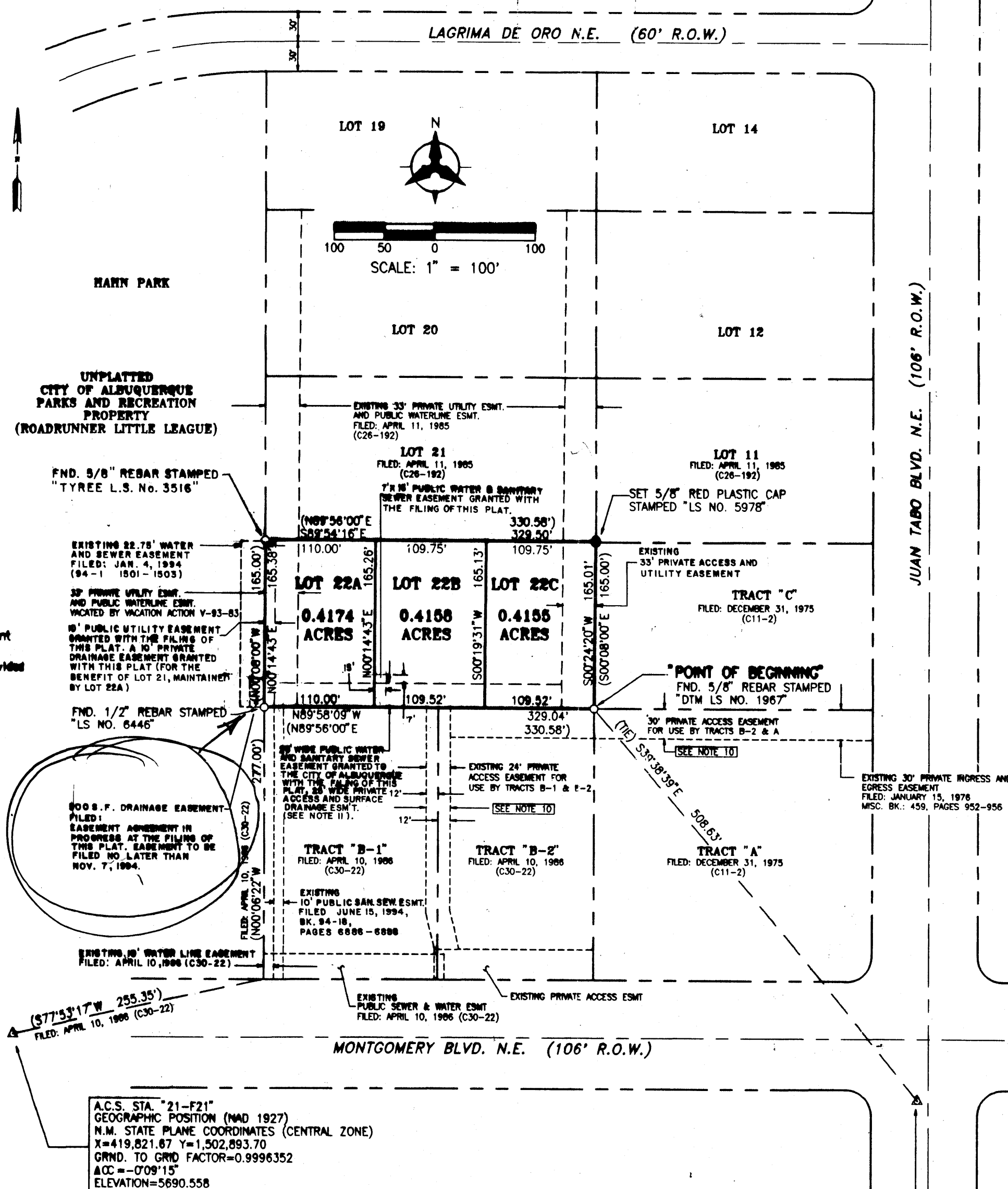
PUBLIC UTILITY EASEMENTS shown on this plat are for the common joint use of:

- A. The Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- B. The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. U.S. West for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- D. Jones Interchange for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

LEGEND

- EXISTING LOT LINE
- NEW LOT LINE
- ADJOINING PROPERTY LINE
- MONUMENT TIE LINE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- Δ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT
- SET 5/8" CAPPED REBAR STAMPED "LS 5978"
- FOUND REBAR AS NOTED



DESCRIPTION

A certain tract of land situated within the southeast one-quarter of Section 33, T11N, R4E, N.M.P.M. City of Albuquerque, Bernalillo County, New Mexico. Said tract being LOT 22, REPLAT OF LANDS OF FERRARI-ESQUIBEL-PALMER, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on April 11, 1985, in Volume C26, folio 192, and now being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at a 5/8" rebar with a survey cap stamped "DTM LS 1987" at the southeast corner of said Lot 22, whence the City of Albuquerque survey monument "JT-1A", a brass tablet in concrete, having New Mexico State Plane Grid Coordinates for the Central Zone: X=420,725.76, Y=1,502,832.03, bears S39°38'38"E a distance of 508.63 feet, thence running along the southerly boundary line of said Lot 22, N89°58'09"W a distance of 329.04 feet to a 1/2" rebar with a survey cap stamped "LS 8448" at the southwest corner of said Lot 22; thence, N00°14'43"E a distance of 165.38 feet to a 5/8" rebar with a survey cap stamped "TYREE LS 3516" at the northwest corner of said Lot 22; thence, S89°54'18"E a distance of 329.50 feet to a 5/8" rebar with a red plastic survey cap stamped "LS 5978" at the northeast corner of said Lot 22; thence, S00°24'20"W a distance of 165.01 feet to the point and place of beginning.

LOT 22 contains 1.2487 acres, more or less.

PLAT OF LOTS 22A, 22B, & 22C LANDS OF FERRARI-ESQUIBEL-PALMER ALBUQUERQUE, NEW MEXICO OCTOBER, 1993

FREE CONSENT

The subdivision shown herein is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

OWNER OF LOT 22, Lands of FERRARI-ESQUIBEL-PALMER
Properties, a Texas Corporation

Roger A. Smith, President

State of New Mexico)

SS

County of Bernalillo)

This document was acknowledged before me on _____ day of _____, 1993, by

Roger A. Smith, owner of said property.

My Commission Expires _____

Notary Public

APPROVALS

PLAT NUMBER _____

PLANNING DIRECTOR _____

DATE _____

CITY ENGINEER _____

DATE _____

A.M.A.F.C.A. _____

DATE _____

TRAFFIC ENGINEER _____

DATE _____

CITY SURVEYOR _____

DATE _____

PROPERTY MANAGER _____

DATE _____

UTILITY DEVELOPMENT DEPARTMENT _____

DATE _____

PARTS AND GENERAL SERVICES DEPARTMENT _____

DATE _____

PUBLIC SERVICE COMPANY OF NEW MEXICO _____

DATE _____

U.S. WEST COMMUNICATIONS _____

DATE _____

GAS COMPANY OF NEW MEXICO _____

DATE _____

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE _____

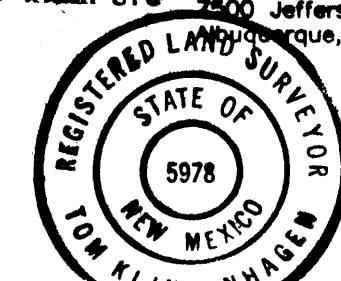
DATE _____

SURVEYOR'S CERTIFICATION

I, Thomas G. Klingenhagen, a registered Professional New Mexico Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, conforms to the Minimum Requirements of the Standards for Land Surveys in the State of New Mexico as adopted by the New Mexico State Board of Registration, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

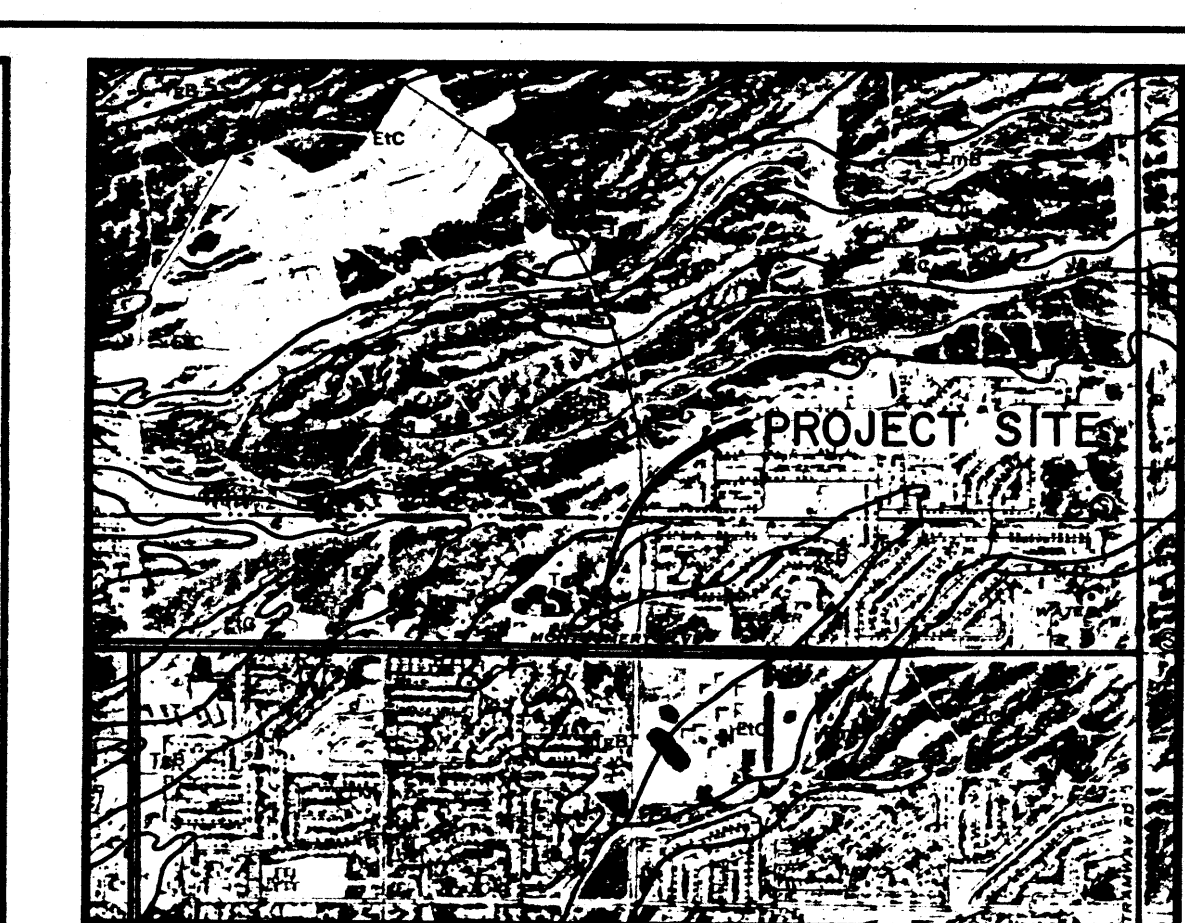
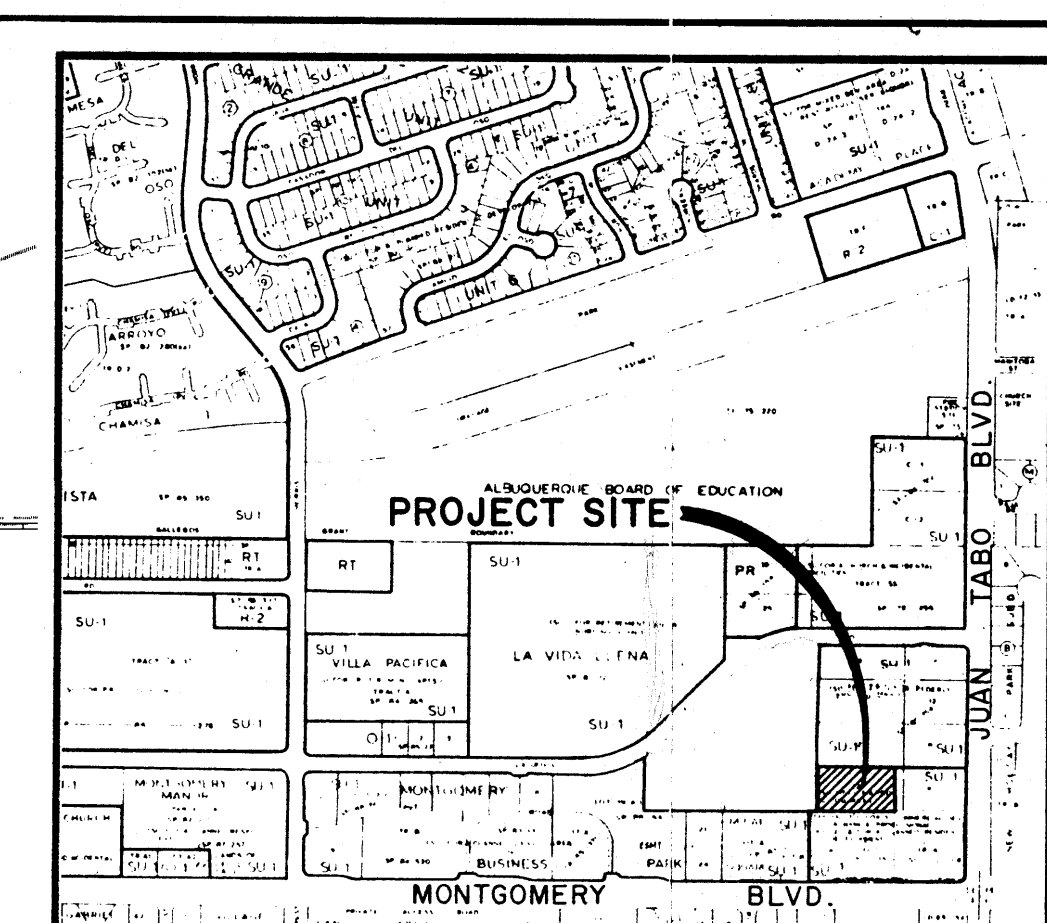
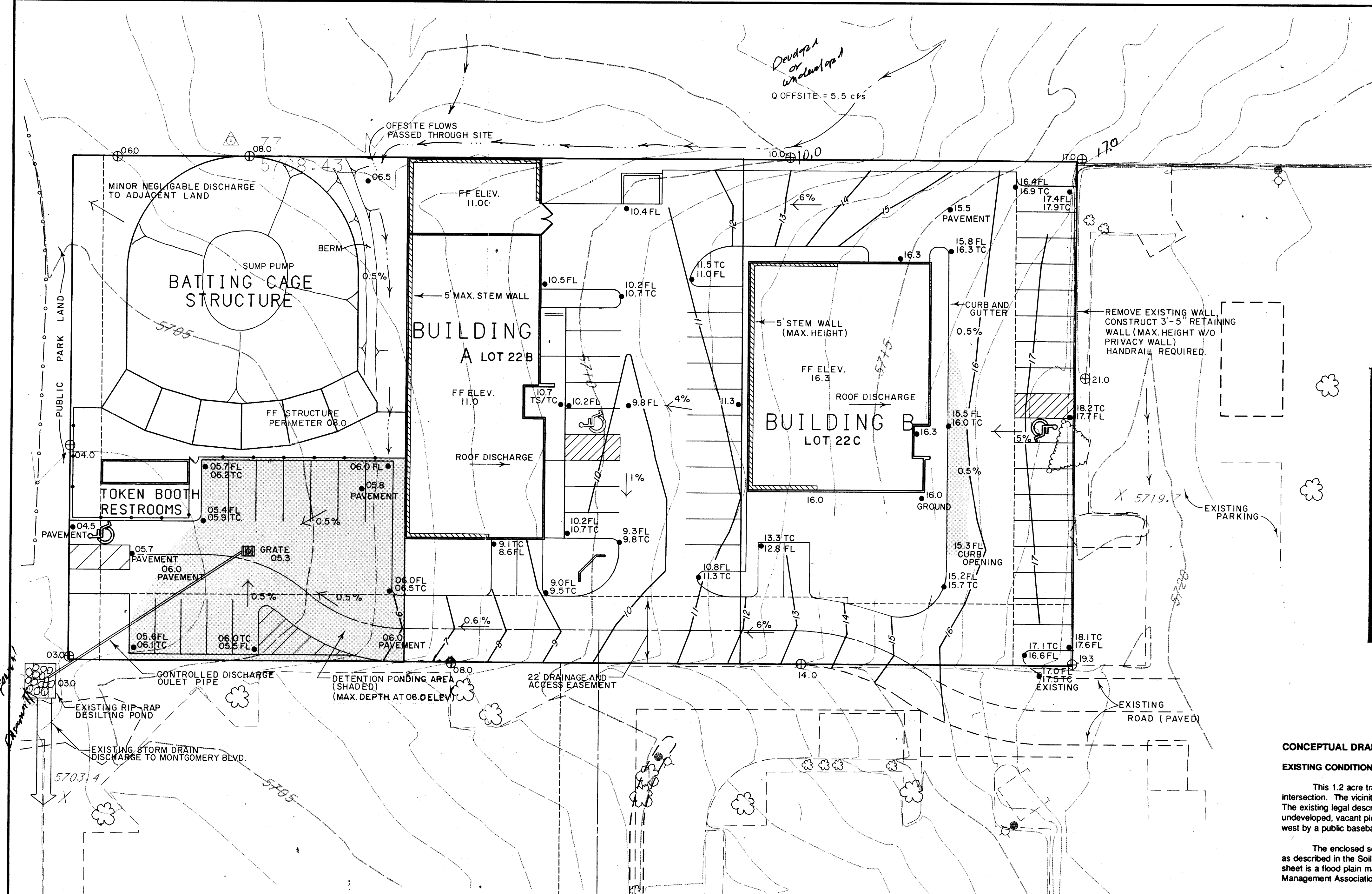
BOHANNAN-HUSTON INC.
Courtney I.
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87109

Date: 12-20-93



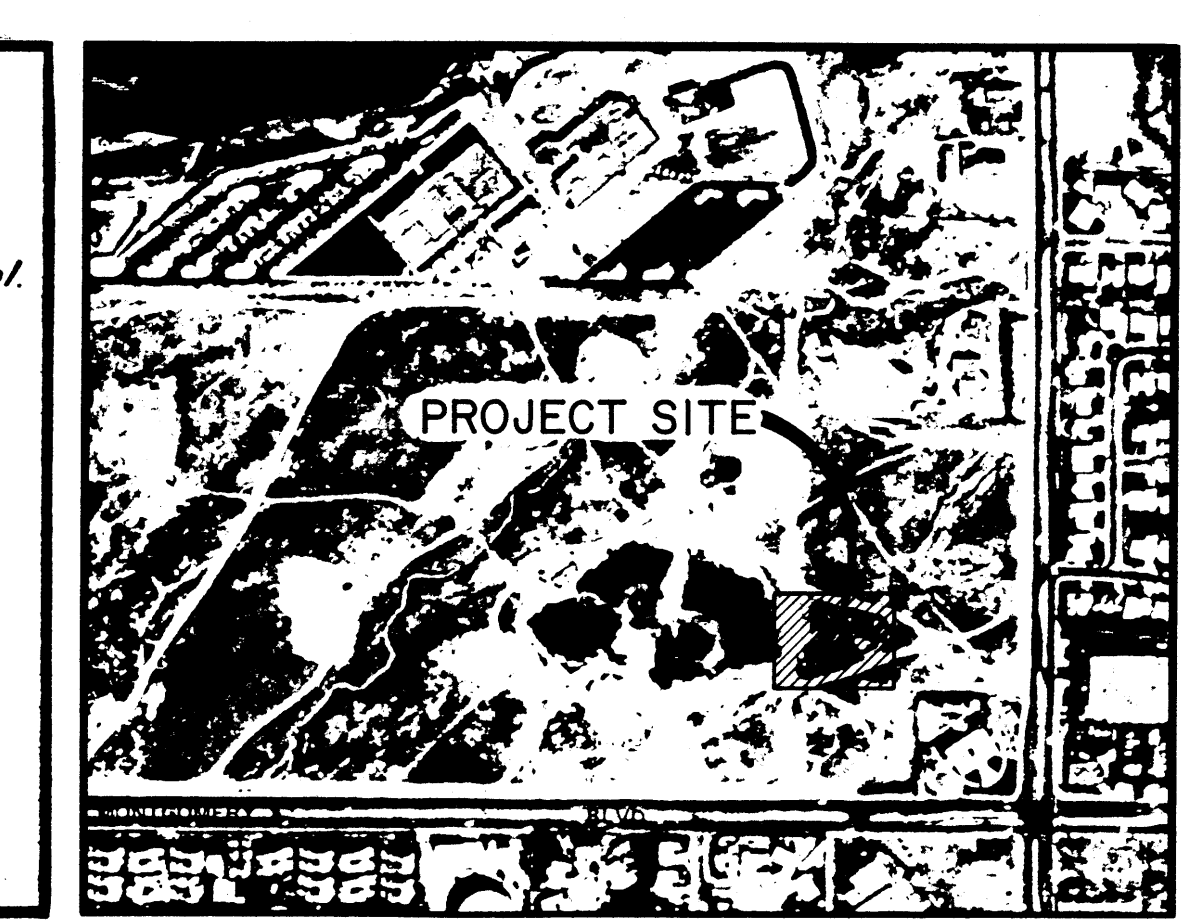
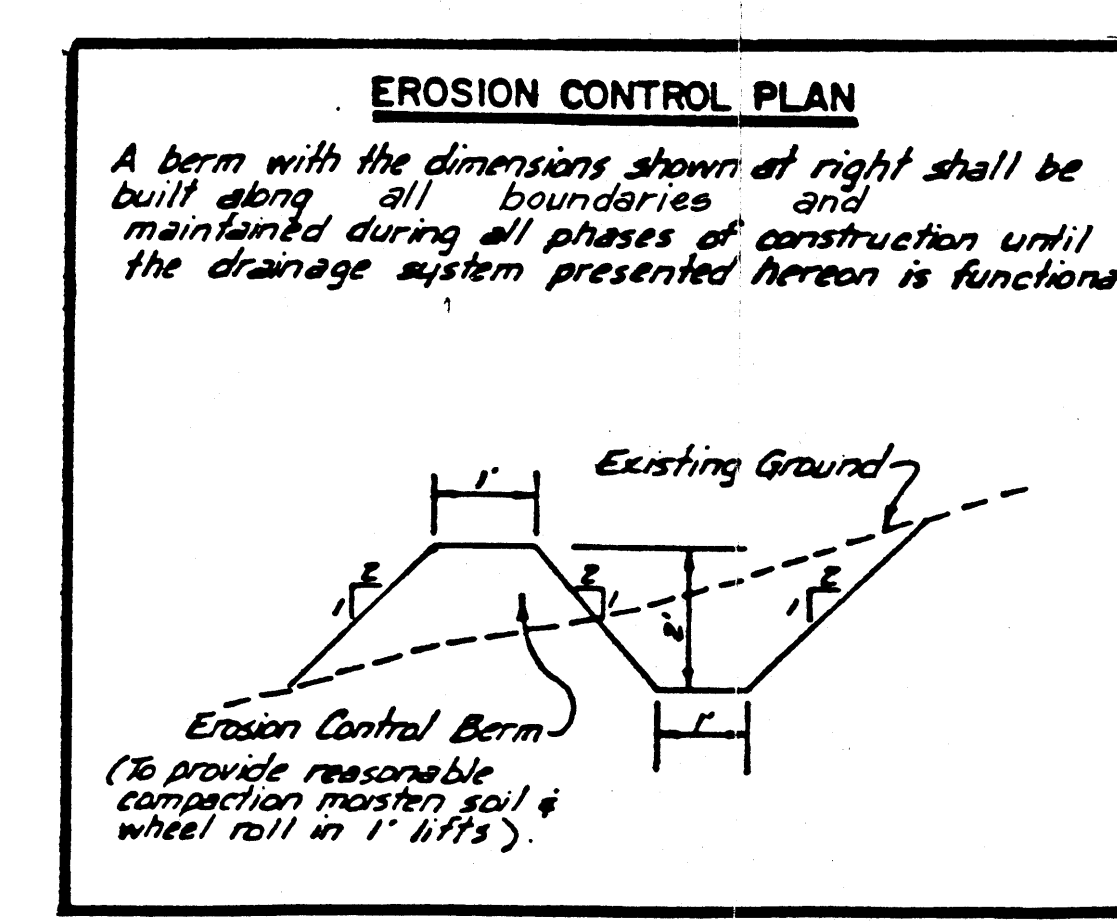
SHEET 1 OF 1 SHEET

C:\ACAD\93119074\93119074.SHEET1



LOCATION MAP
ZONE ATLAS PAGE F-21-Z
NOT TO SCALE

SOILS MAP
REFERENCE: SCS BERNALILLO
COUNTY SOIL SURVEY



EROSION CONTROL PLAN

FLOOD INSURANCE MAP
REFERENCE: FLOOD INSURANCE
STUDY

CONCEPTUAL DRAINAGE/GRADING PLAN
EXISTING CONDITIONS AND SITE DESCRIPTION

This 1.2 acre tract is located in the northwest quadrant of the Juan Tabo and Montgomery intersection. The vicinity map provided on this plan sheet identifies the exact location of this property. The existing legal description is described only as Lot 22 (unplatted lands). The tract is currently an undeveloped, vacant piece of land. It is flanked on the east and south by developed parcels, on the west by a public baseball field, and on the north by vacant land.

The enclosed soils map identifies the soils of this property as being Tijeras gravel sandy loam, as described in the Soil Conservation Service Soils Survey for Bernalillo County. Also provided on this sheet is a flood plain map which indicates that the property is not located within a Federal Emergency Management Association designated flood plain zone.

Offsite drainage to the property is minor and limited to primarily to the northwestern corner of the property. Onsite flows drain generally in a westerly direction in a sheet-flow fashion. Site flows begin to approach a point discharge flow characteristic only at the southwest corner of the property. Once flows leave the property, they are gathered largely by an existing 24-inch pipe immediately off the southwest corner of the property (Minato Square).

PROPOSED DRAINAGE CONDITIONS

The existing Lot 22 is proposed to be subdivided into three approximately 0.4 acre tracts of land. On two of the tracts, development is proposed to be office/warehouse buildings with the required driveways and parking. On the final most western tract, development is proposed to be a batting cage with incidental parking requirements.

The proposed drainage management plan for these newly subdivided tracts will consist of (1) collection of storm drainage produced by the site in designed driveway and parking swales and (2) the controlled discharge of developed site runoff will utilize detention ponding methods in parking and landscaping areas. Roof drainage will be directed to the front of the buildings. Storm runoff on all tracts will be handled by collection in parking or driveway swales and will discharge in a southerly direction to the main driveway of the proposed subdivision along the south boundary of the property. This cross-lot drainage is provided by a private easement for drainage purposes as part of the development's requirements. Reciprocal cross-lot drainage easements will also be provided by plat. All drainage will eventually reach the site's southwestern-most corner (a proposed batting cage) where it will be detained further and controlled to a level discharged rate. Please refer to the plan for details and elevations of this described drainage scheme. Offsite flows from the north will be collected by pipe and discharged to the site's southwest corner in an underground piping system. At this property corner, discharge of site flows will be made to the existing 24-inch drainage pipe referred to in the Existing Conditions section above.

Utilizing City of Albuquerque DPM procedures, the anticipated flow rate from this developed site in a 6-hour, 100-year storm is 5.7 cfs.

Further design details and drainage calculations will be provided in the future with further planning of this parcel.

- GRADING NOTES**
- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE TYPICAL SECTIONS SHOWN ON THIS PLAN.
 - CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
 - 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. AS OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (785-1264) FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO GRADING, ALL VEGETATION, DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE. TOPSOIL STRIPPINGS SHALL BE DISPOSED OF OFF-SITE OR STOCKPILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
 - EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL, UNLESS SHOWN OTHERWISE.
 - A 6" CURB AND GUTTER SHALL BE USED THROUGHOUT THE SITE. SEE DETAIL ON PROJECT SITE PLAN DRAWING.
 - IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES.

DRAINAGE CERTIFICATION

As-built elevations are shown on the plan in locations where the original design elevation has been crossed out and the new elevation is listed.

Notes:

I, James R. Topmiller, of Bohannon-Huston, Inc., a Registered Professional Engineer in the State of New Mexico, do hereby certify that the drainage improvements have been constructed in substantial compliance with the approved drainage plan, to the best of my knowledge and belief.

James R. Topmiller, P.E.
N.M.P.E. No. 9354

Date: _____

DRAINAGE TEXT

COMPUTATIONS

EXISTING CONDITIONS - ALL LOTS (1.2 ACRES)
ZONE 4 AT LAND TREATMENT A
PER TABLE 9, DPM
Q100 = 1.2 ACRES (2.2 cfs/ACRE) = 2.6 cfs

OFFSITE FLOWS
(TREATMENT A) Q100 = 2.5 ACRES (2.2) = 5.5 cfs

PROPOSED CONDITIONS

LAND TREATMENT B = 0.25 ACRES
LAND TREATMENT D = 0.95 ACRES
FLOW RATES AT TREATMENT B = 0.25 ACRE (2.9 cfs/AC.) = 0.70 cfs
FLOW RATES AT TREATMENT D = 0.95 ACRE (5.25 cfs/AC.) = 5 cfs
Q100, TOTAL DEVELOPED FLOWRATE * = 5.7 cfs*

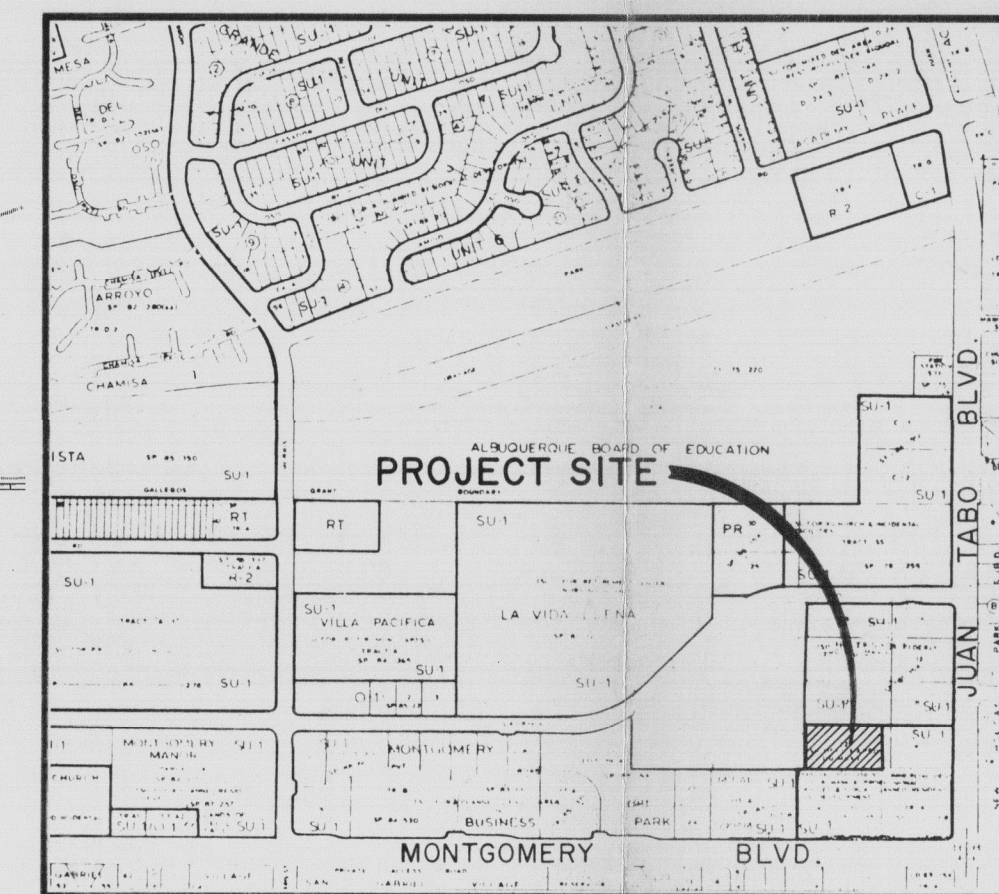
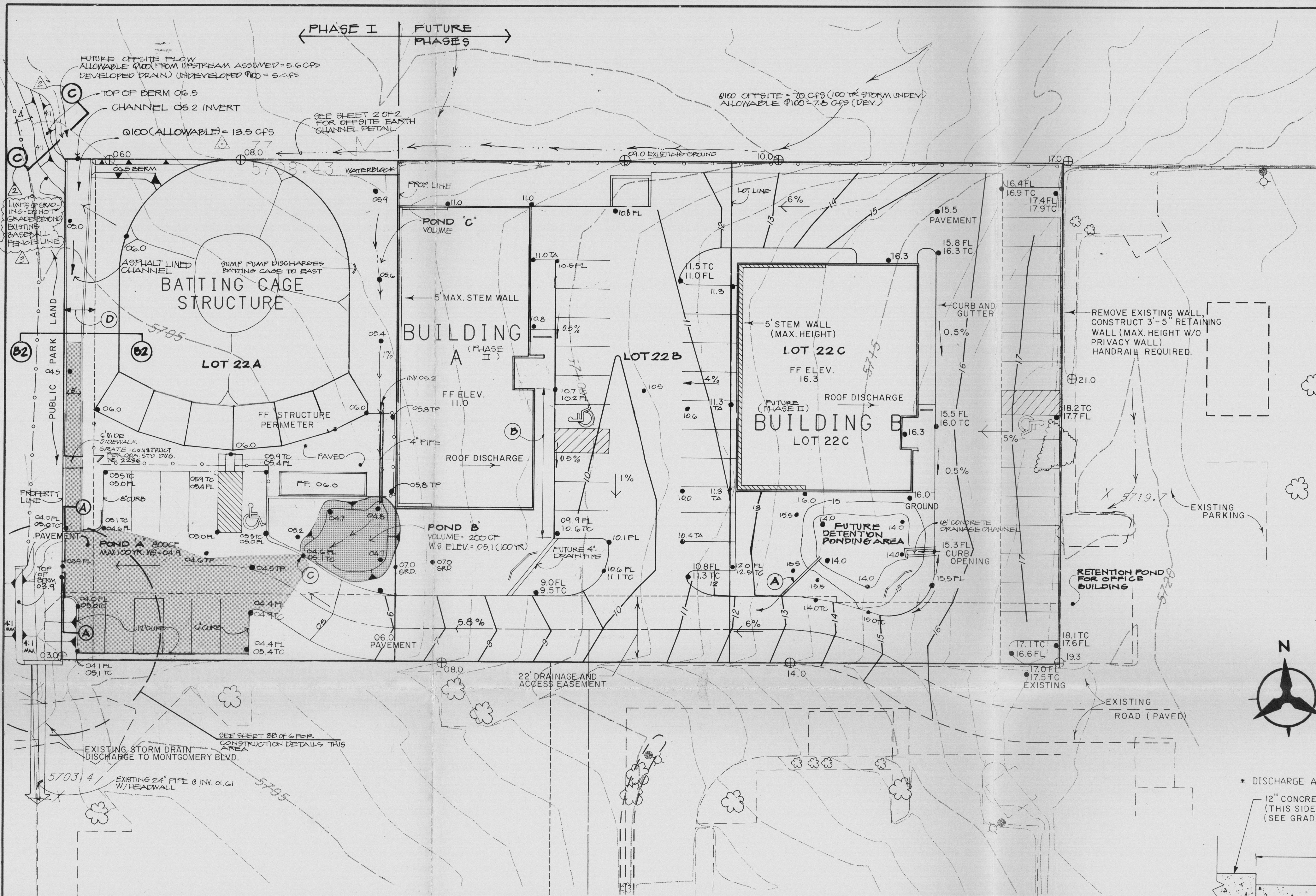
- LEGEND**
- ⊕ EXISTING SPOT ELEVATIONS
 - PROPOSED SPOT ELEVATIONS
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - ← DRAINAGE FLOW DIRECTION

*CONTROLLED DISCHARGE RATES AND REQUIRED DETENTION PONDING VOLUMES WILL BE PROVIDED WITH FINAL DRAINAGE PLANS.

CONCEPTUAL GRADING/DRAINAGE PLAN
SCALE: 1" = 20'-0"

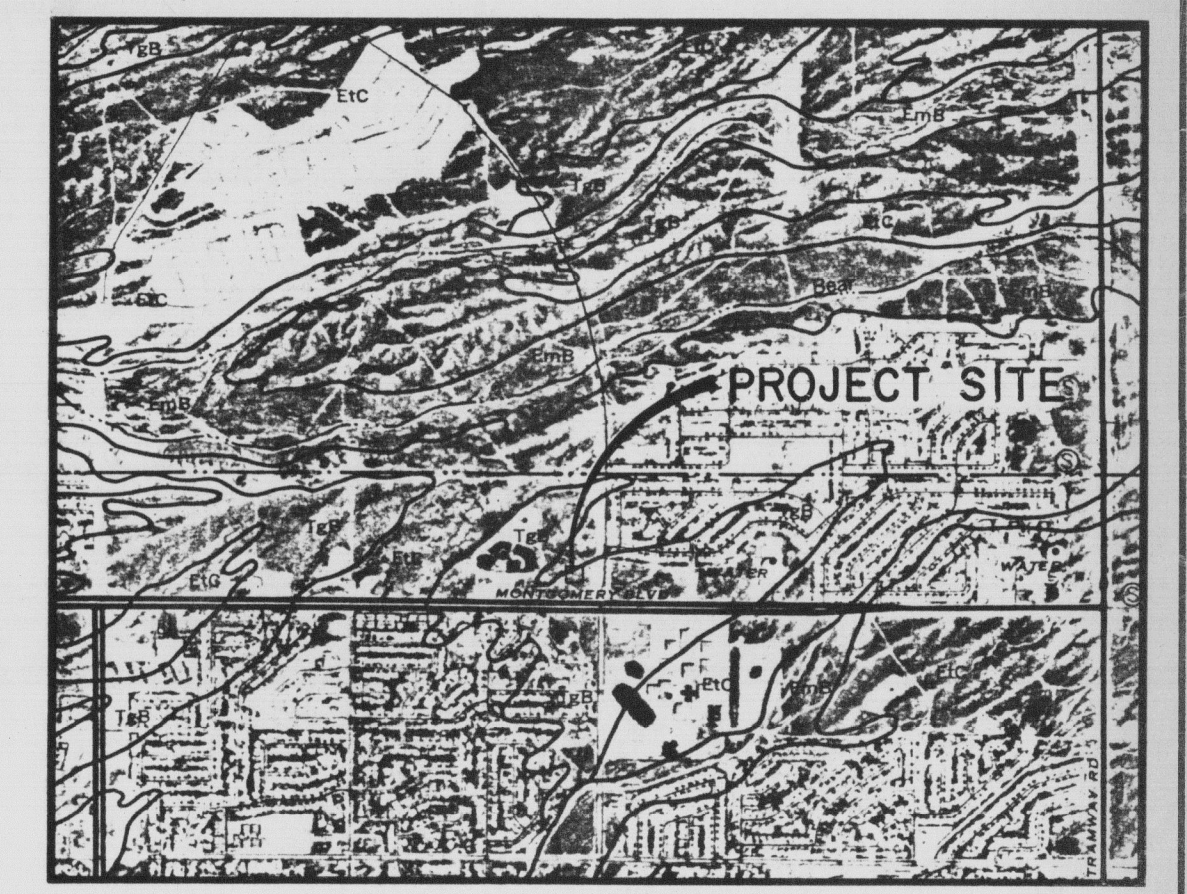
REVISIONS			
no.	date	remarks	by
1	8/2/93	Revised Text	JRT

Job title ROGER SMITH LOT 22		
job no. 93180.41	date 7/93	
sheet title CONCEPTUAL GRADING	by BHI	
BOHANNAN HUSTON INC. COURTYARD I 7500 JEFFERSON N.E. ALBUQUERQUE, N.M. 87109		sheet 3 of 6



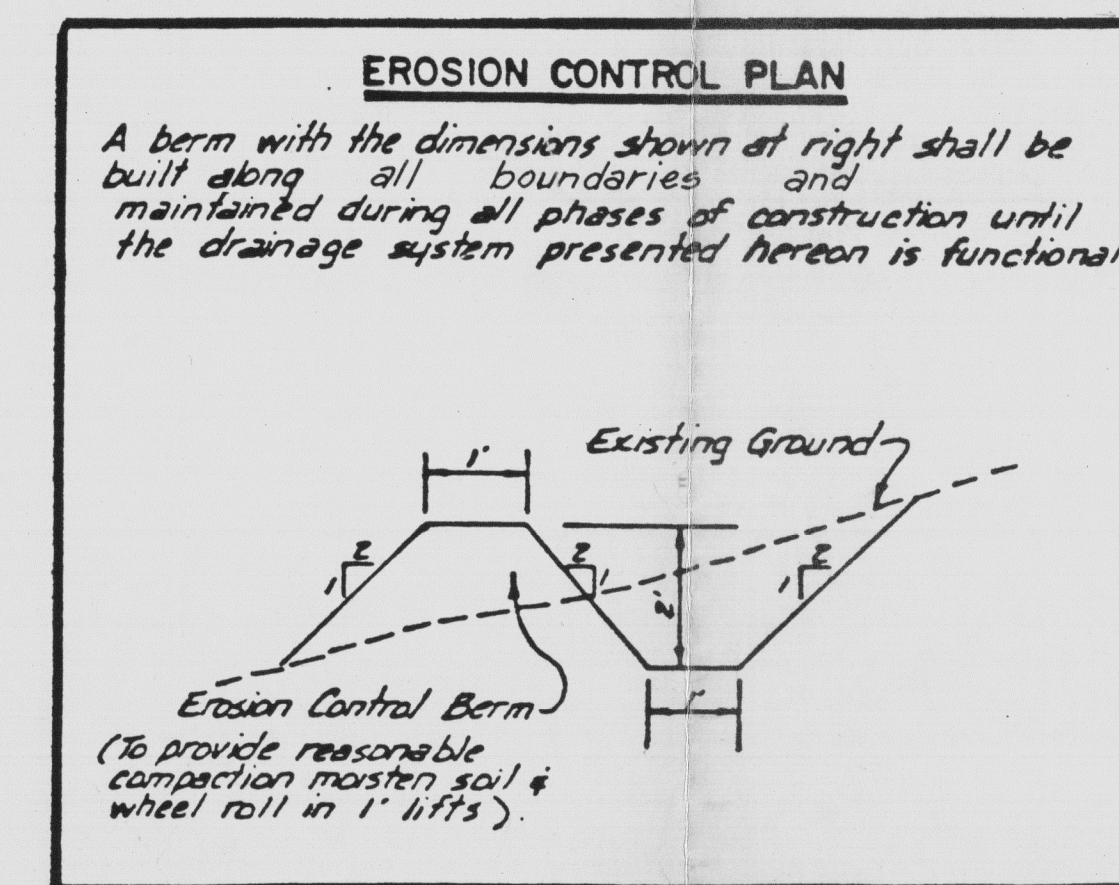
LOCATION MAP

ZONE ATLAS PAGE F-21-Z
NOT TO SCALE

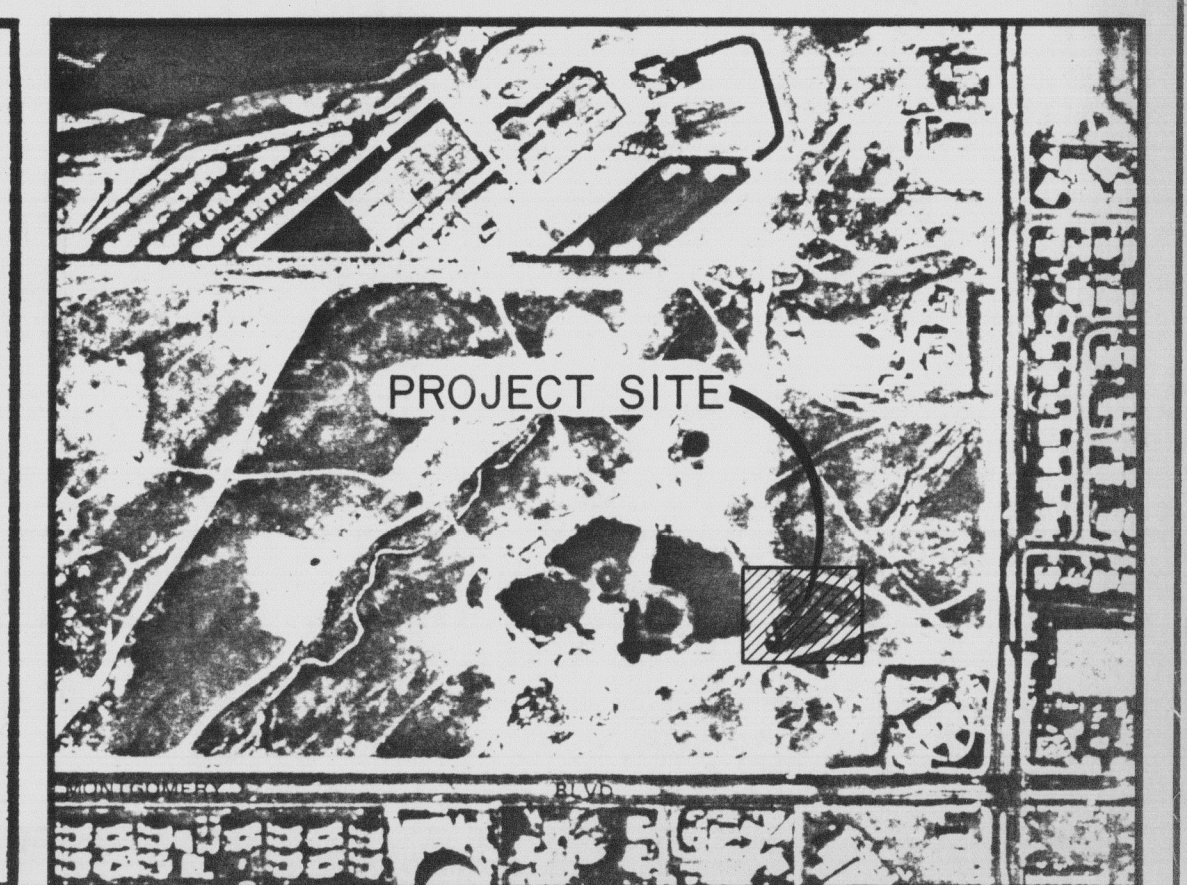


SOILS MAP

REFERENCE: SCS BERNALILLO
COUNTY SOIL SURVEY



EROSION CONTROL PLAN

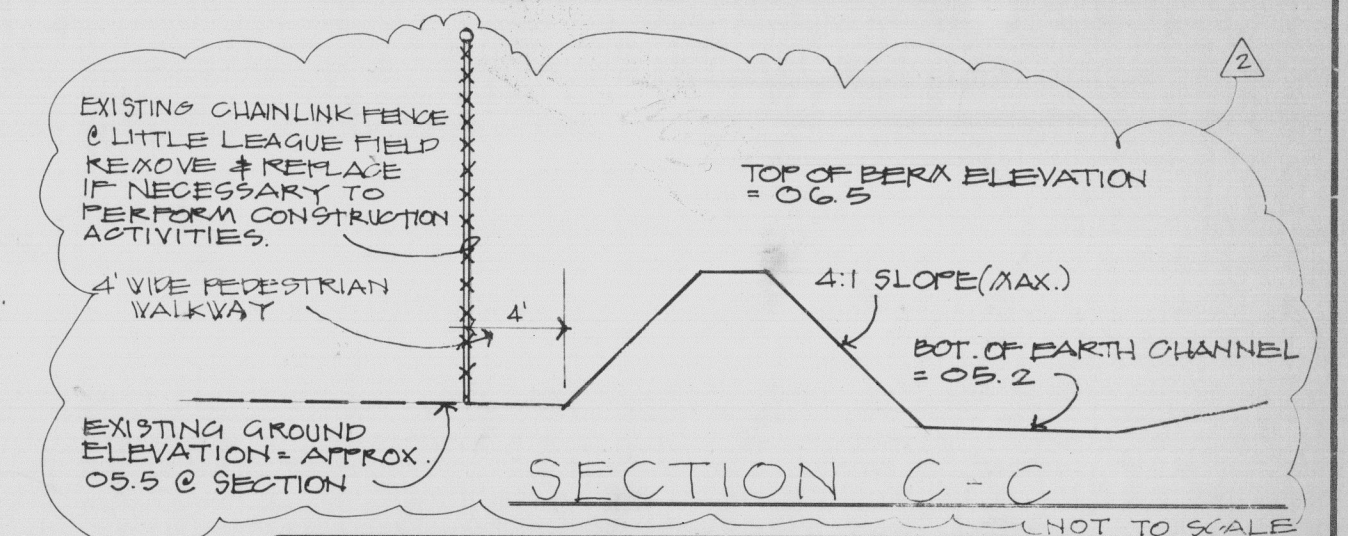


FLOOD INSURANCE MAP

REFERENCE: FLOOD INSURANCE
STUDY

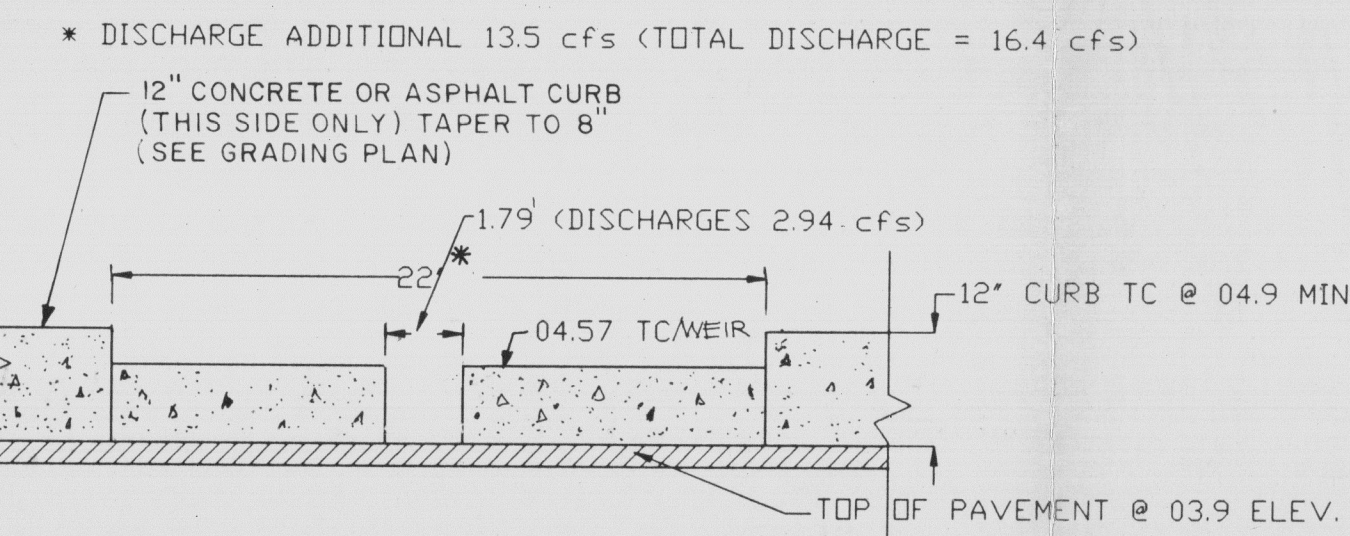
LEGAL DESCRIPTION:

LOT 22, LAND OF FERRARI-ESQUIVEL-PALMER



SECTION C-C

NOT TO SCALE



SECTION A-A

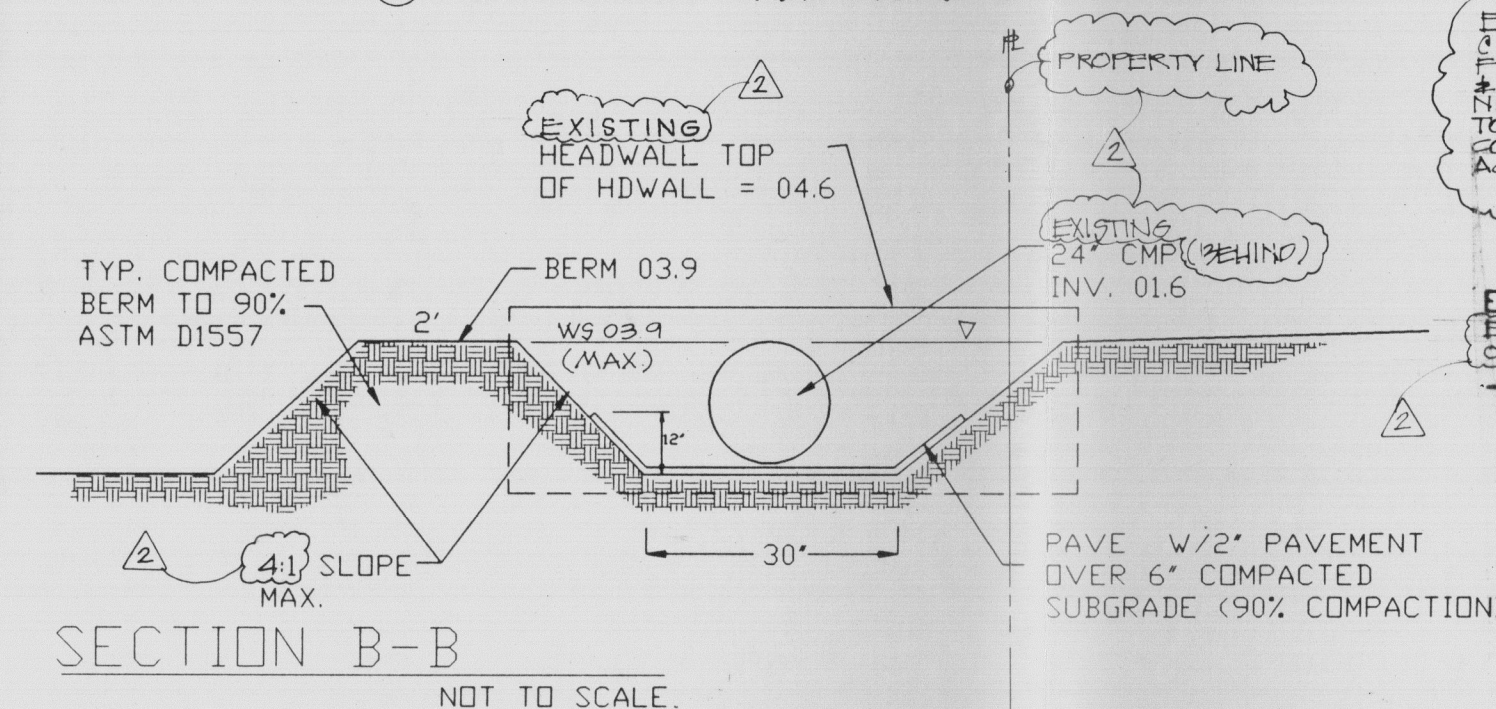
NOT TO SCALE

KEYED NOTES:

- (A) 4" DRAIN PIPE FROM POND "C" CONNECT TO CURB @ 6" FL. POND INVERT OF PIPE = 14.0
- (B) GRADUALLY TRANSITION FROM "A" TO "C" CURB.
- (C) 2" PIPE THRU CURB INV. = 04.6
- (D) 12" WIDE PRIVATE DRAINAGE EASEMENT FOR UPSTREAM OFF-SITE FLOWS

LEGEND

- ⊕ EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- EXISTING CONTOURS
- PROPOSED CONTOURS
- ← DRAINAGE FLOW DIRECTION



SECTION B-B

NOT TO SCALE

SECTION B1-B1

NOT TO SCALE

ULTIMATE GRADING/DRAINAGE PLAN

SCALE: 1" = 20'-0"

SHEET 1 OF 2

GRADING NOTES

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

As-built elevations are shown on the plan in locations where the original design elevation has been crossed out and the new elevation is listed.

Notes:

I, James R. Topmiller, of Bohannon-Huston, Inc., a Registered Professional Engineer in the State of New Mexico, do hereby certify that the drainage improvements have been constructed in substantial compliance with the approved drainage plan, to the best of my knowledge and belief.

James R. Topmiller, P.E.
N.M.P.E. No. 9354
Date: 2/24/96

REVISIONS			
no.	date	remarks	by
1	8/2/93	Revised Text	JRT
2	8/22/94	PAKES & GEN. SERV. COMMENTS	R.O.
3	8/30/94	PAKES & GEN. SERV. COMMENTS	J.R.
4	11/94	Revised channel notes on pond 115	09

job title: ROGER SMITH
LOT 22

job no: 93180.44

sheet title: FINAL GRADING/DRAINAGE PLAN

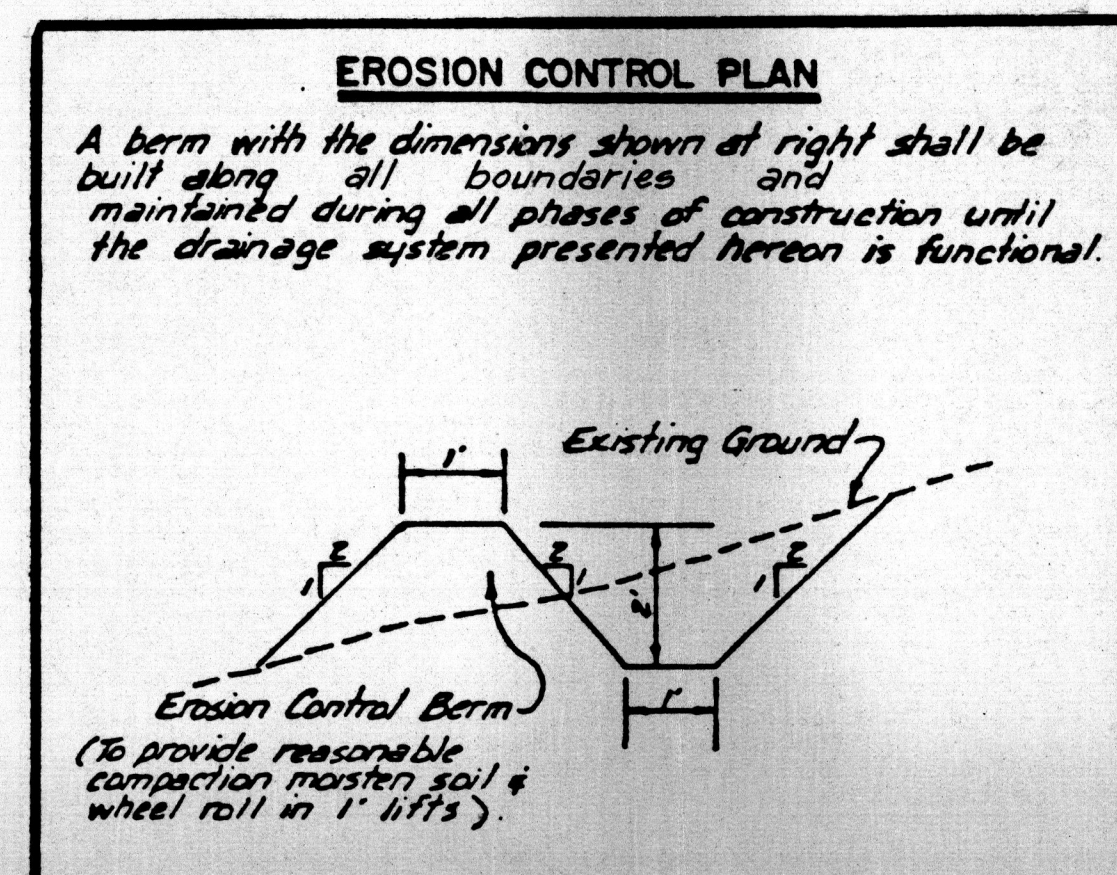
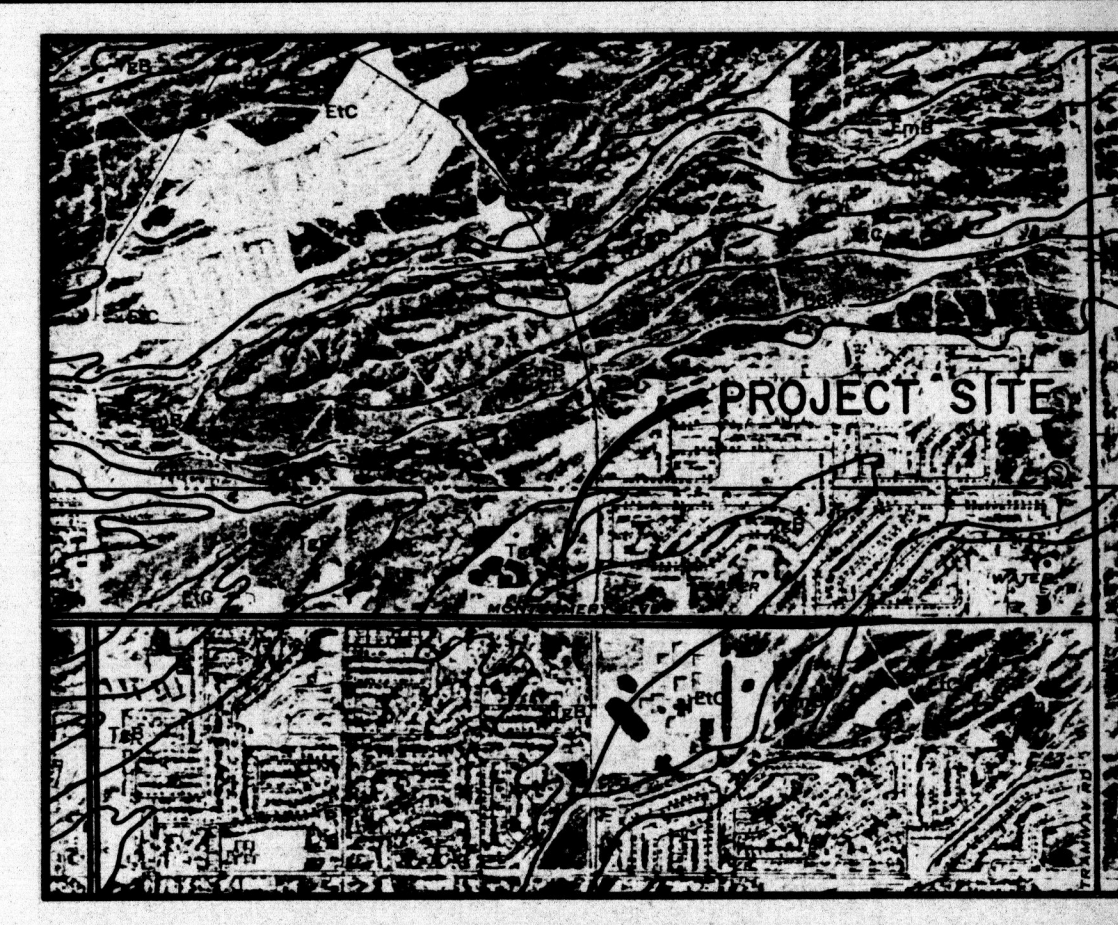
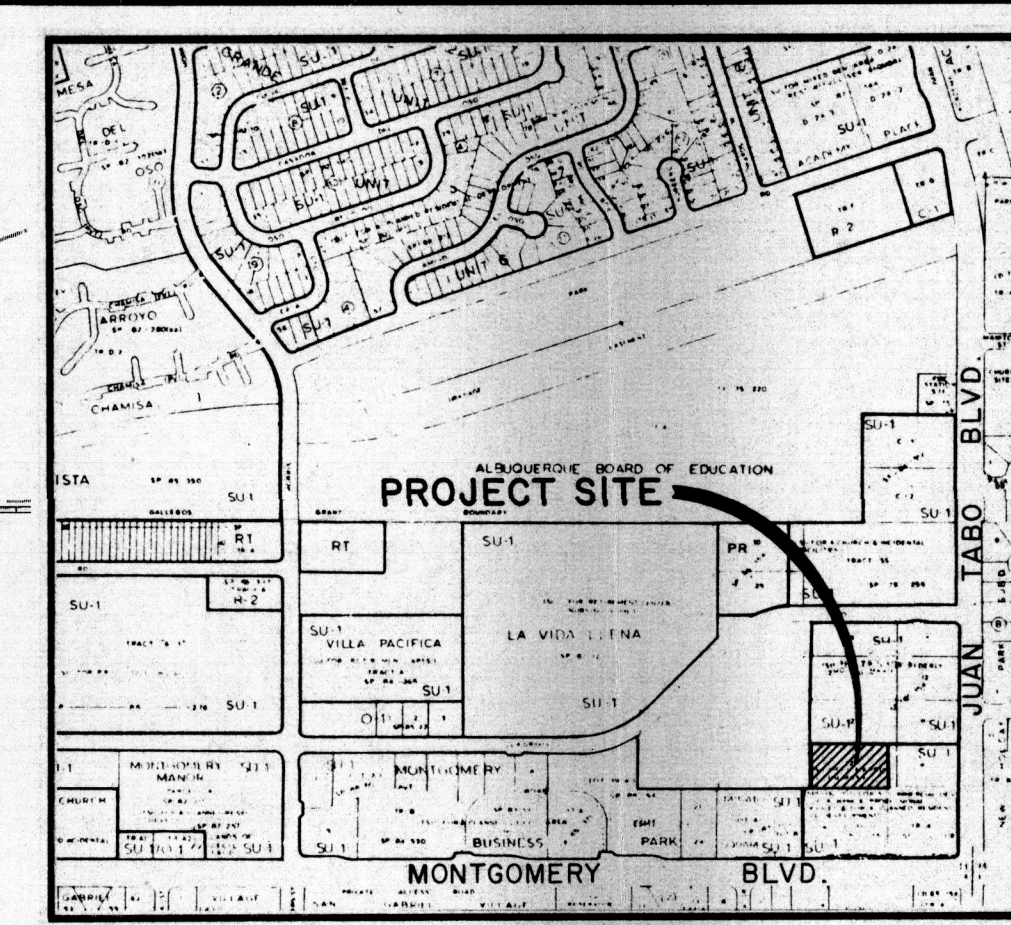
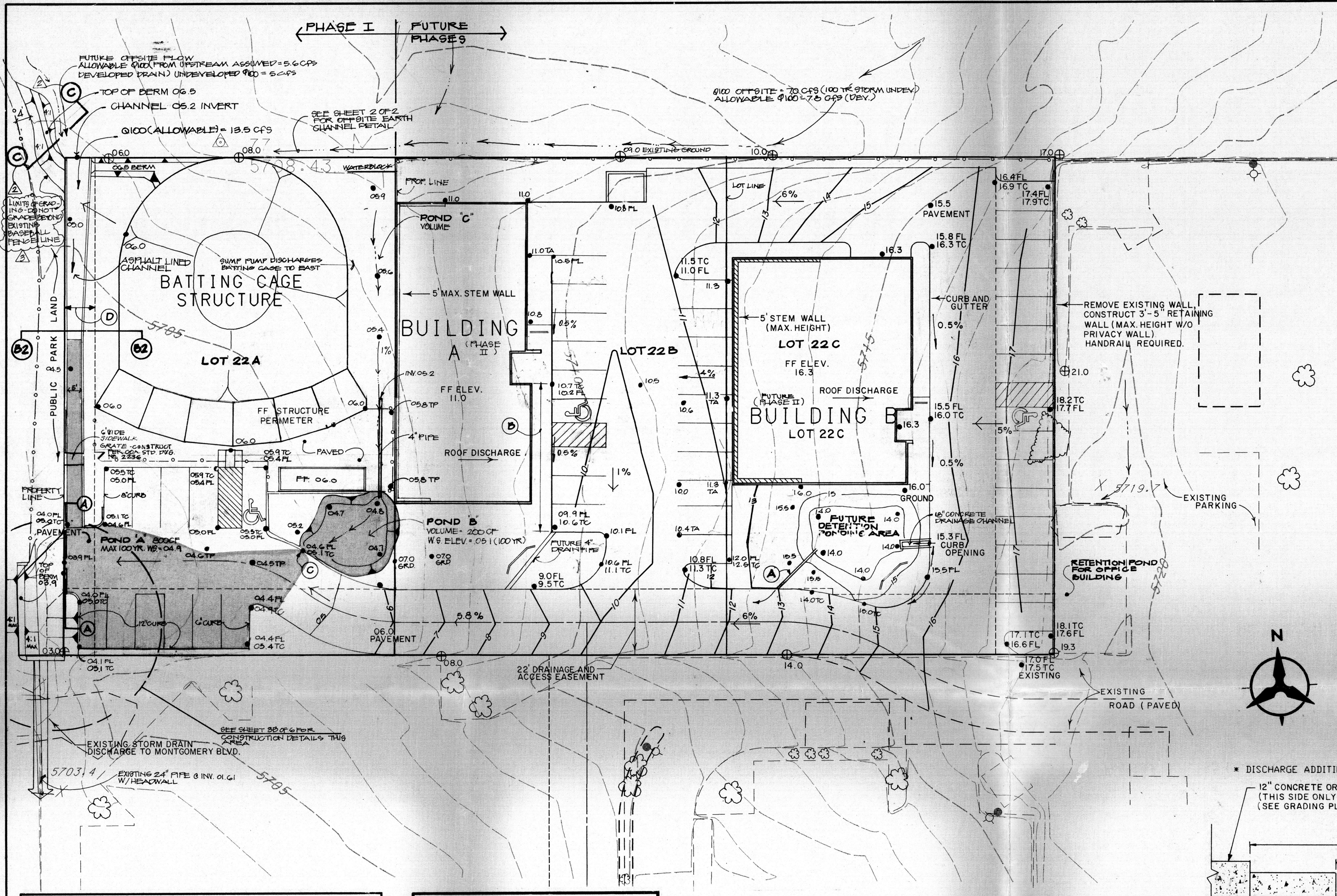
date: 7/93

by: BHI

BOHANNON HUSTON INC.
COURTYARD 1 7500 JEFFERSON N.E.
ALBUQUERQUE, N.M. 87109

JAMES R. TOPMILLER
NEW MEXICO
9354
REGISTERED PROFESSIONAL ENGINEER

3 of 6

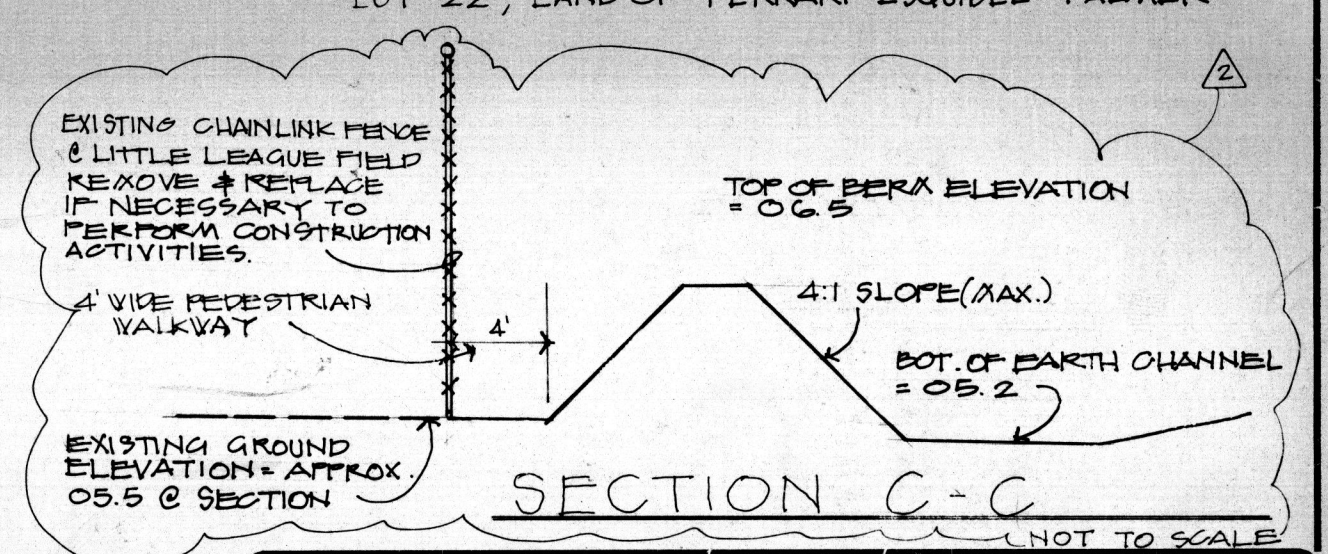
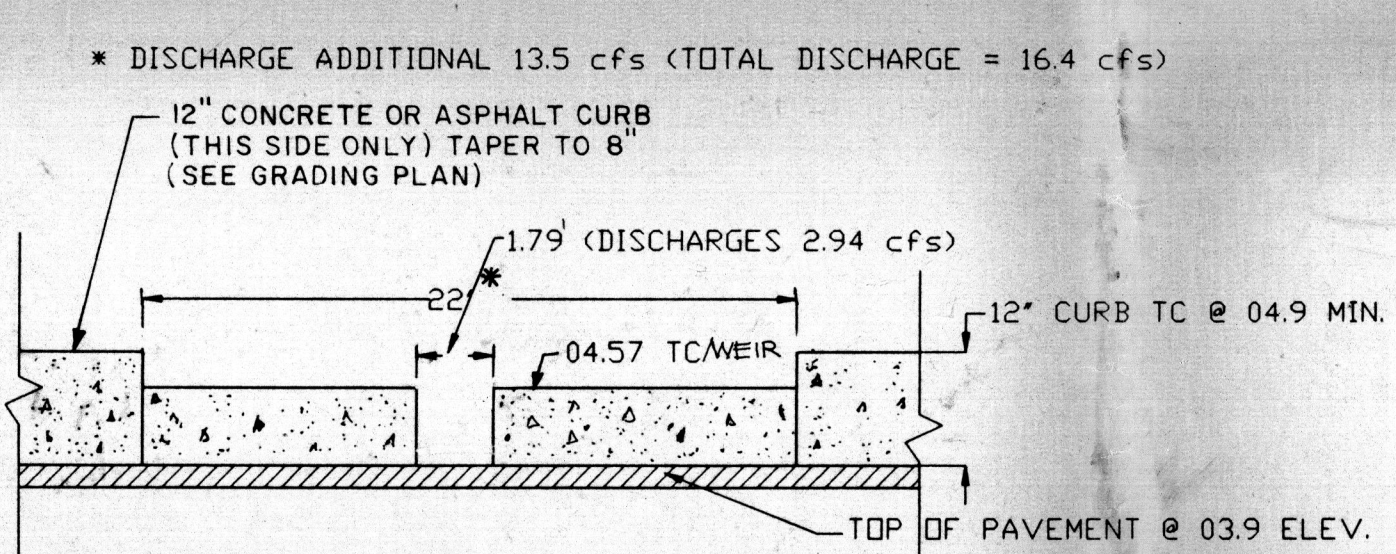


EROSION CONTROL PLAN

FLOOD INSURANCE MAP

LEGAL DESCRIPTION :

LOT 22, LAND OF FERRARI-ESQUEDEL-PALMER



GRADING NOTES

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DRAINAGE CERTIFICATION

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Notes:

I, James R. Topmiller, of Bohannon-Huston, Inc., a Registered Professional Engineer in the State of New Mexico, do hereby certify that the drainage improvements have been constructed in substantial compliance with the approved drainage plan, to the best of my knowledge and belief.

James R. Topmiller, P.E.
N.M.P.E. No. 9354

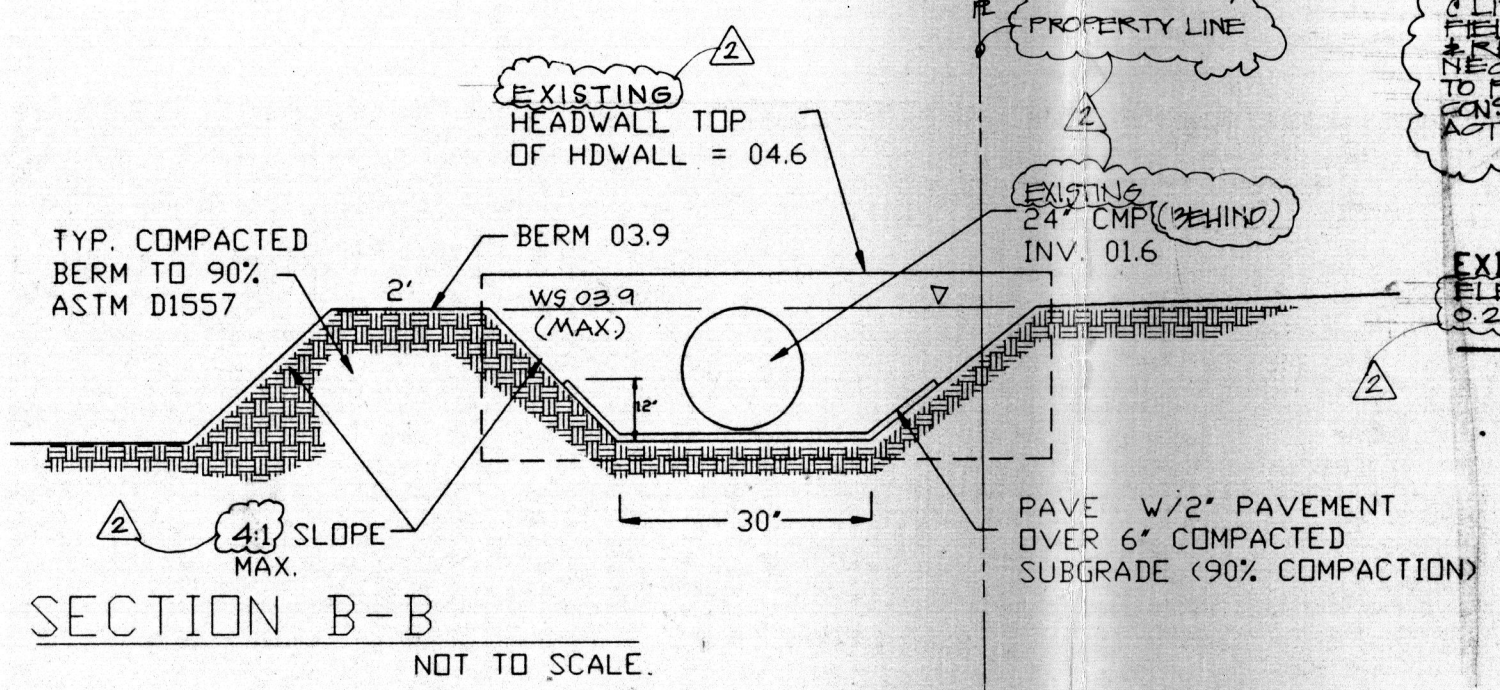
Date: _____

KEYED NOTES :

- 4" DRAIN PIPE FROM POND "C" CONNECT TO CURB @ P.L. POND INVERT OF PIPE = 14.0
- GRADUALLY TRANSITION FROM 6" TO 8" CURB
- 2" PIPE THRU CURB INV. = 04.6
- 10' WIDE PRIVATE DRAINAGE EASEMENT FOR UPSTREAM OFF-SITE FLOWS

LEGEND

- ⊕ EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- EXISTING CONTOURS
- PROPOSED CONTOURS
- ← DRAINAGE FLOW DIRECTION



SECTION B1-B1 NOT TO SCALE

SECTION A-A NOT TO SCALE

ULTIMATE GRADING/DRAINAGE PLAN

SCALE: 1" = 20'-0"

SHEET 1 OF 2

REVISIONS			
no.	date	remarks	by
1	8/2/93	Revised Text	JRT
2	8/22/94	PAKES & GEN. SERV. COMMENTS	JO
3	8/30/94	PAKES & GEN. SERV. COMMENTS	JO
4	10/94	Deleted incorrect note on Pond W6	OT

Job title: ROGER SMITH
LOT 22

Job no: 93180.44

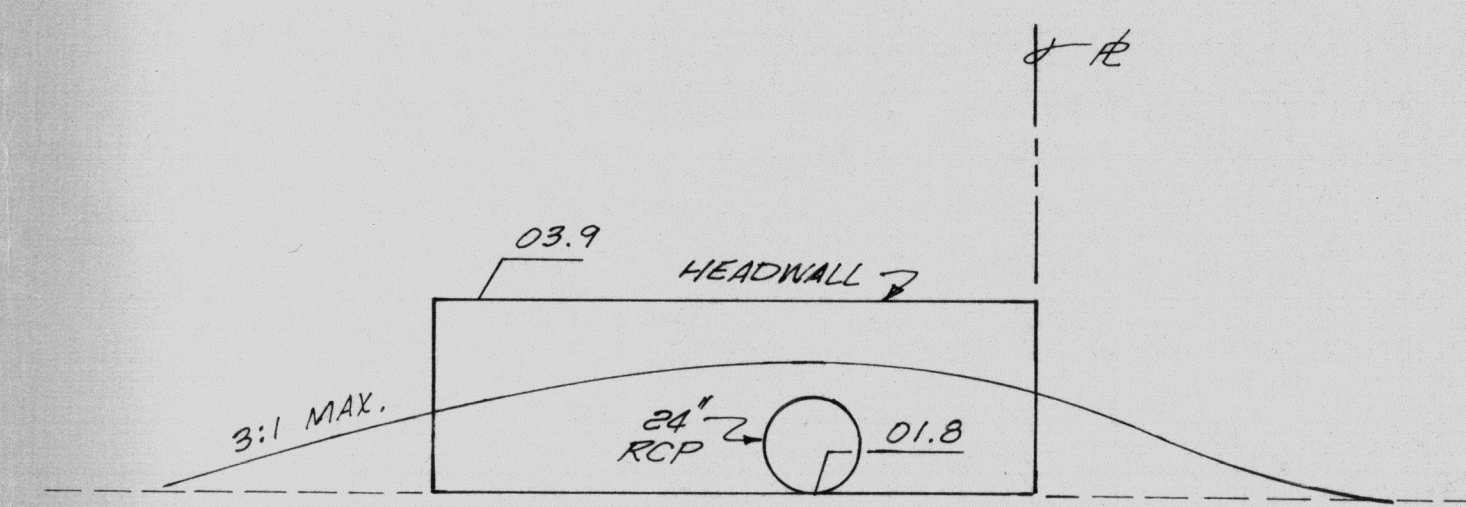
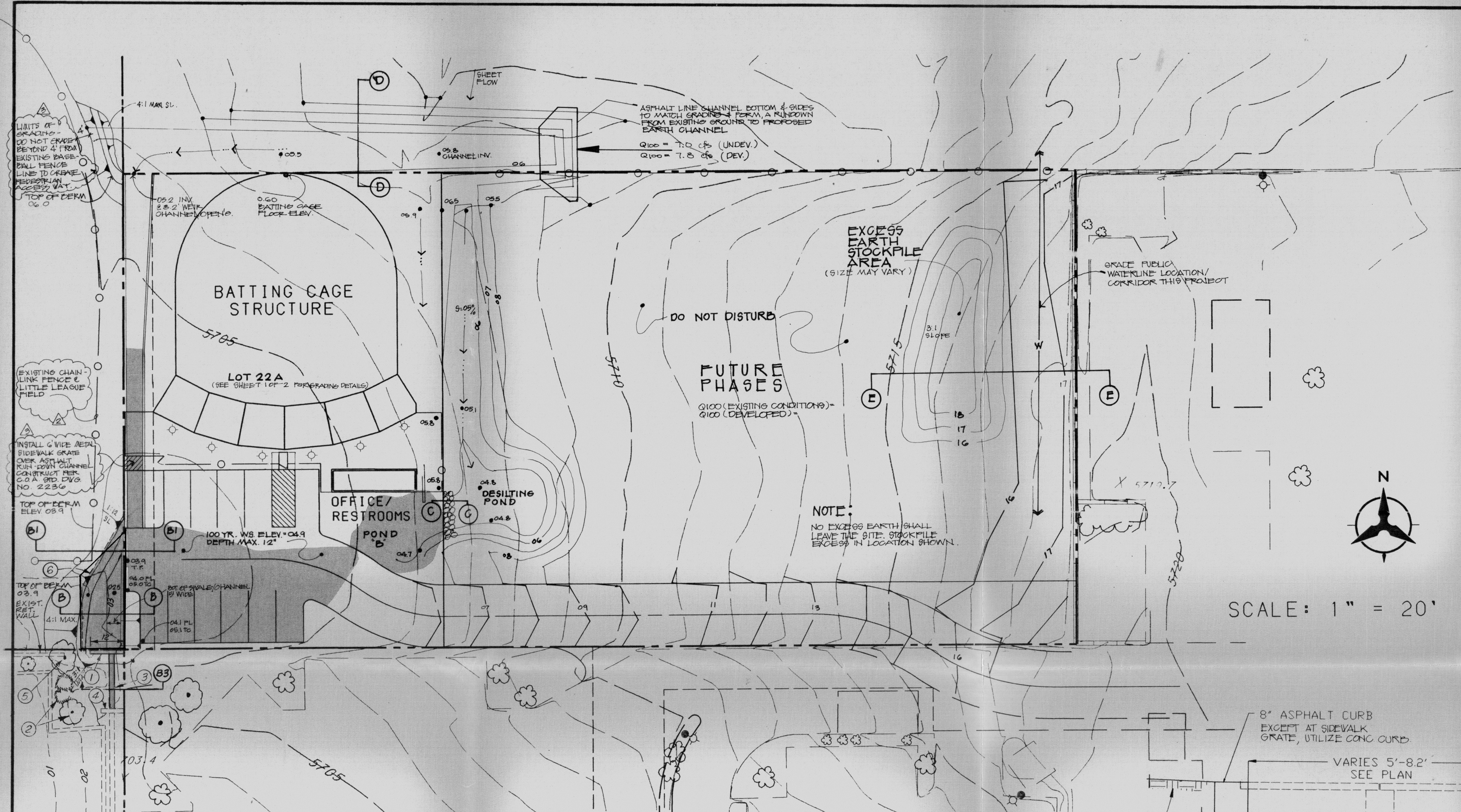
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sheet title: FINAL GRADING/DRAINAGE PLAN

by: BHI

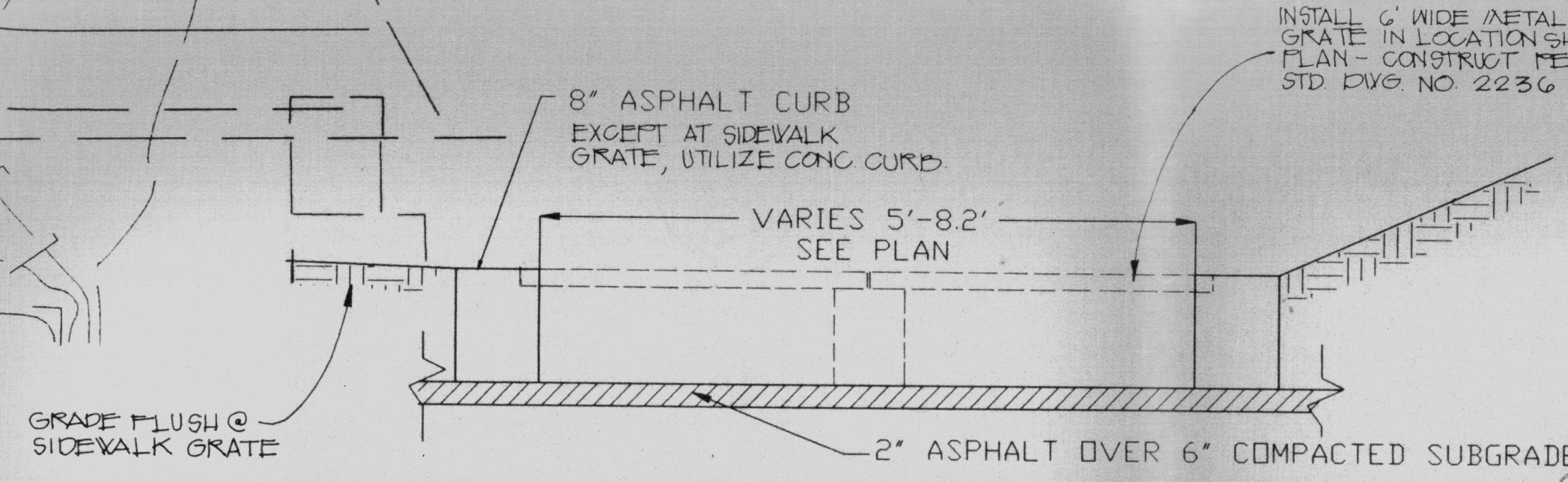
BOHANNON HUSTON INC.
COURTYARD I 7500 JEFFERSON N.E.
ALBUQUERQUE, N.M. 87109

3 of 6



SCALE: 1" = 20'

N



ROUGH GRADING (±0.5')
Bernardo Montoya
CITY HYDROLOGIST
10/31/94
DATE

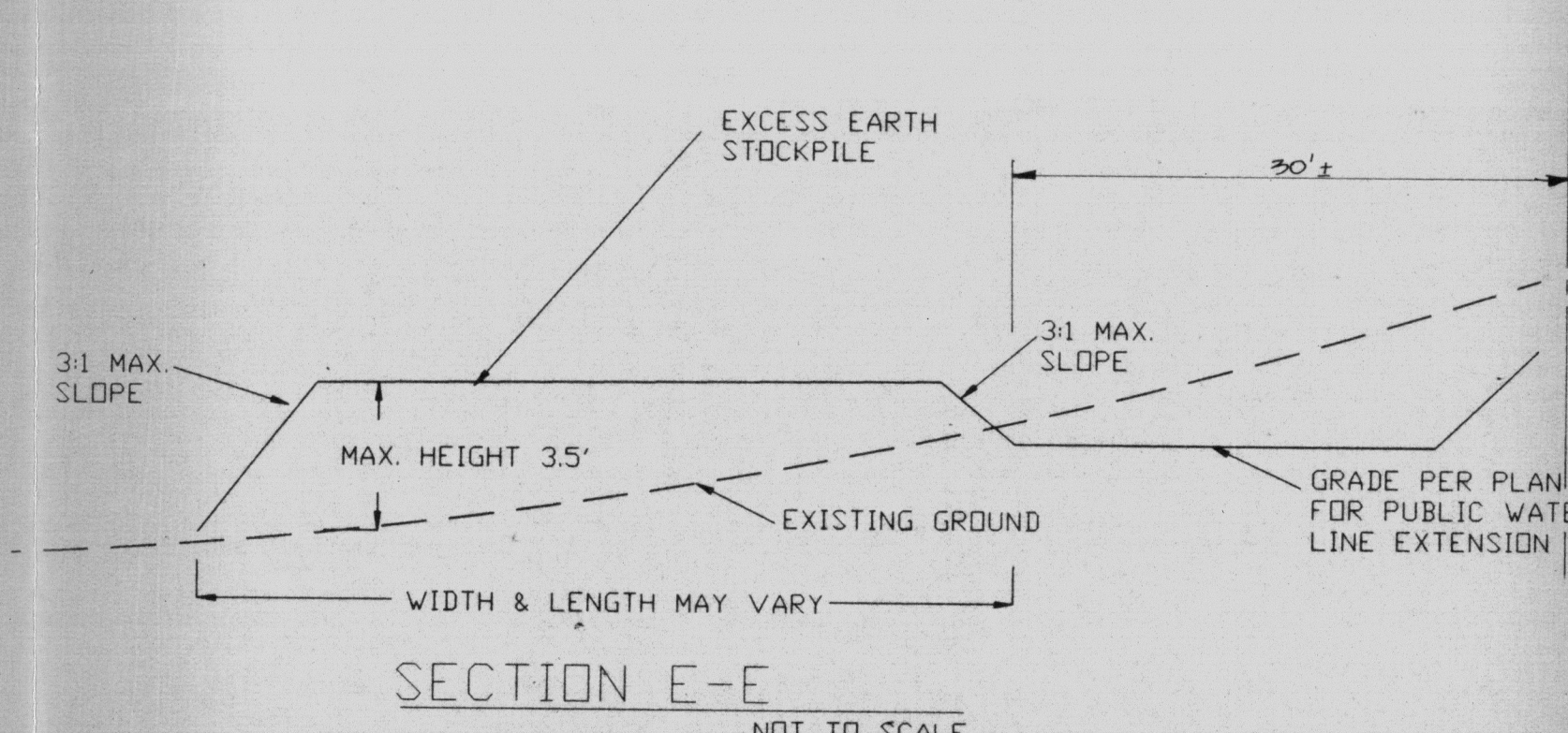
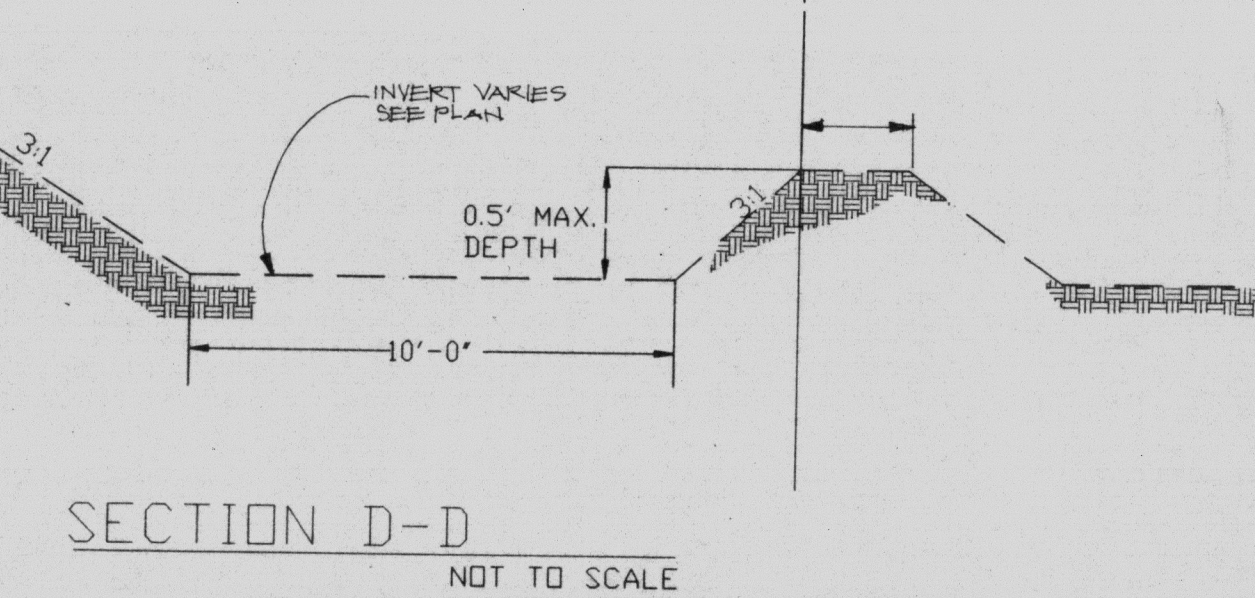
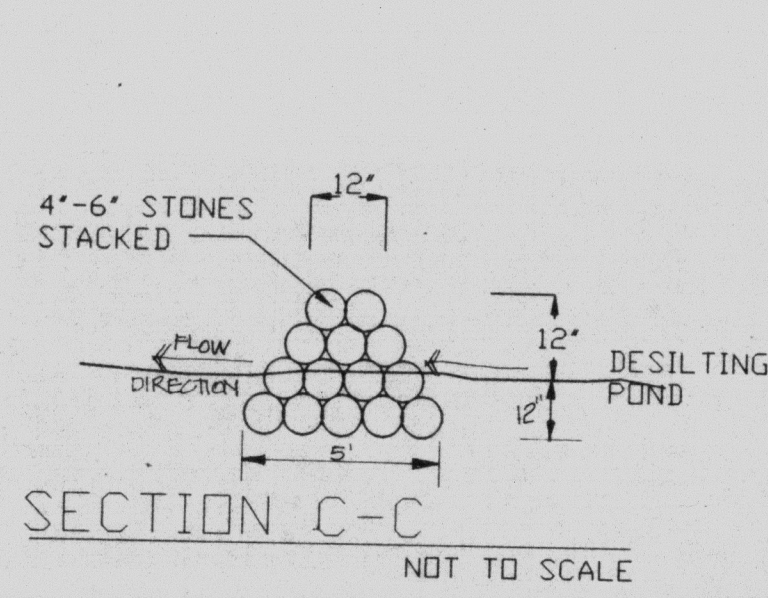
REVISIONS			
no.	date	remarks	by
1	8/94	PARKS & GEN. SERV. COMMENTS	JS
2	8/94	PARKS & GEN. SERV. COMMENTS	JS
3	10/94	POND SHADING, Q ₁₀₀ VALUES	JS

job title
ROGER SMITH
LOT 22

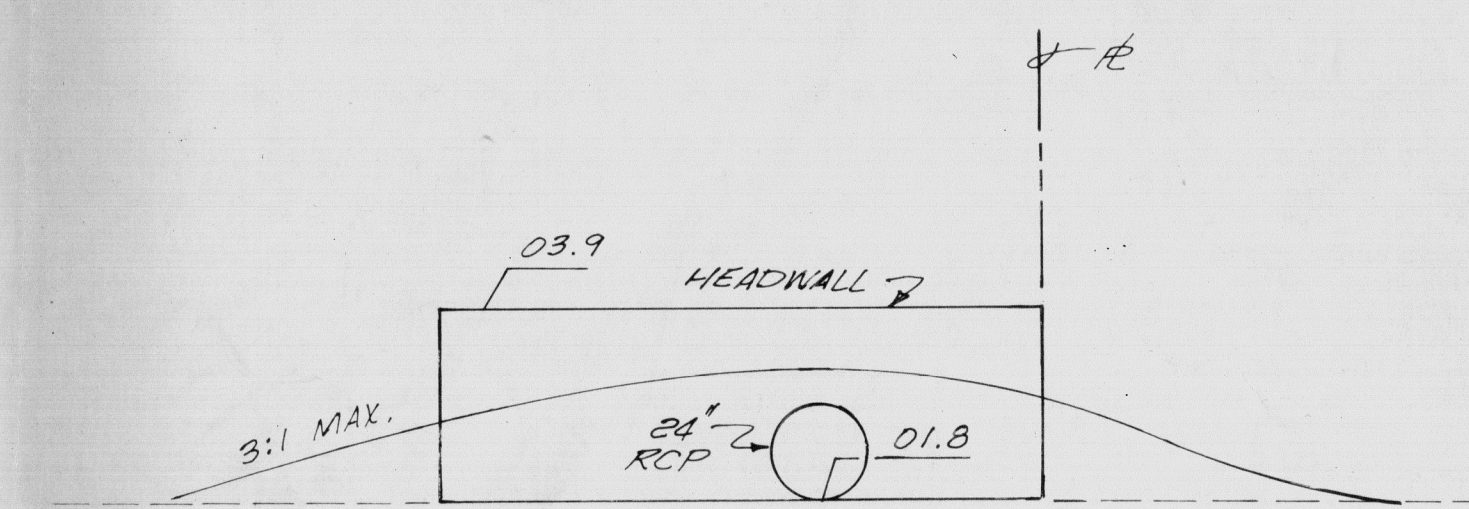
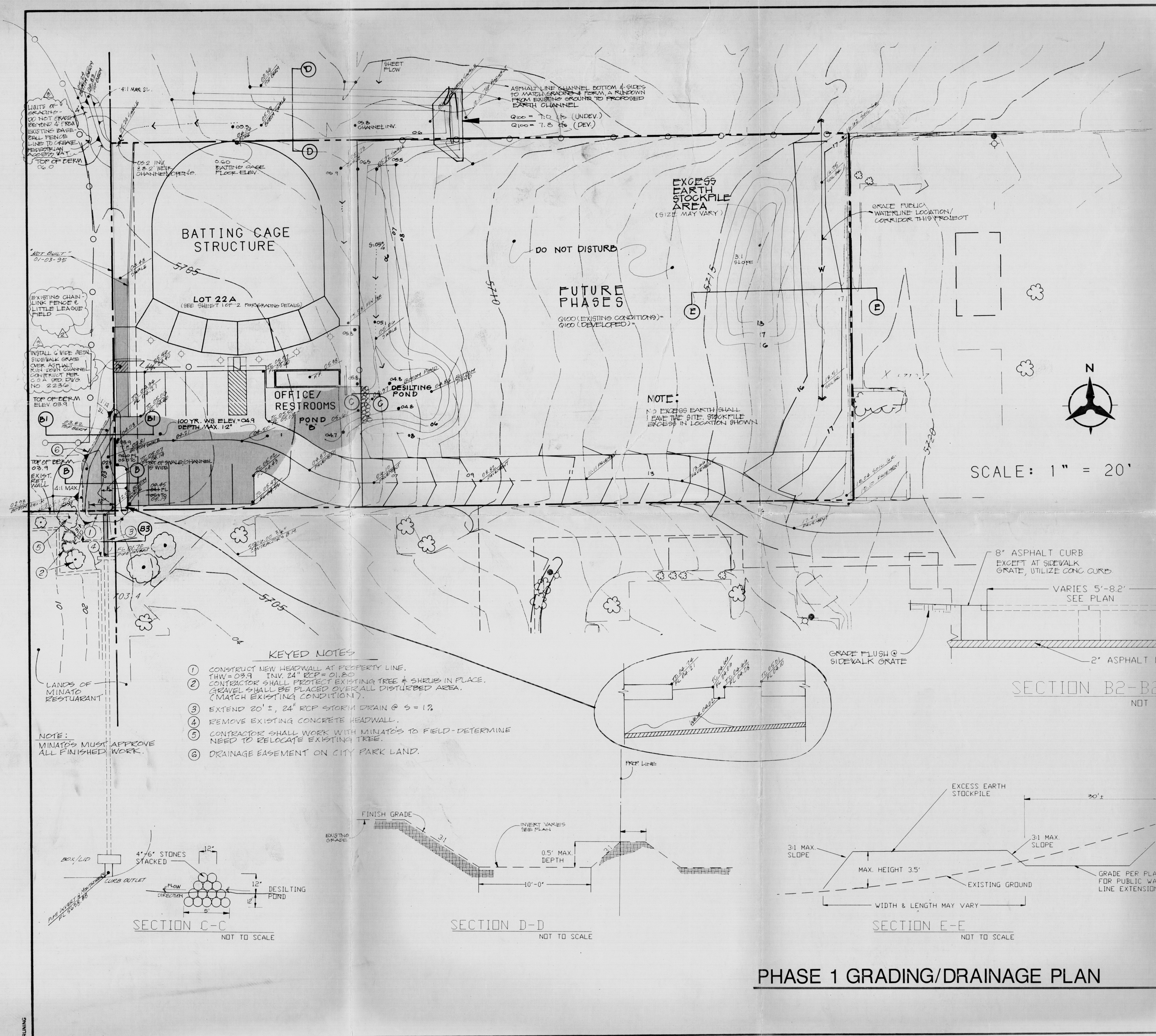
job no
93180.44

sheet title
by
BHI

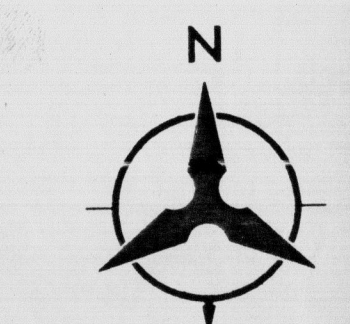
date
10/10/94



PHASE 1 GRADING/DRAINAGE PLAN



SECTION B3-B3
NOT TO SCALE



SCALE: 1" = 20'

DRAINAGE CERTIFICATION

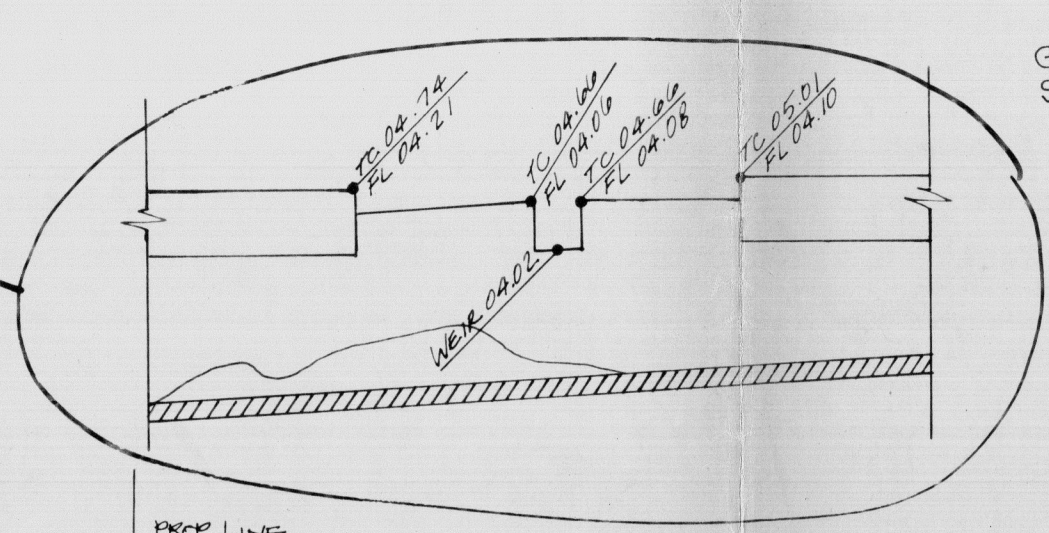
As-built elevations are shown on the plan in locations where the original design elevation has been crossed out and the new elevation is listed.

Notes:

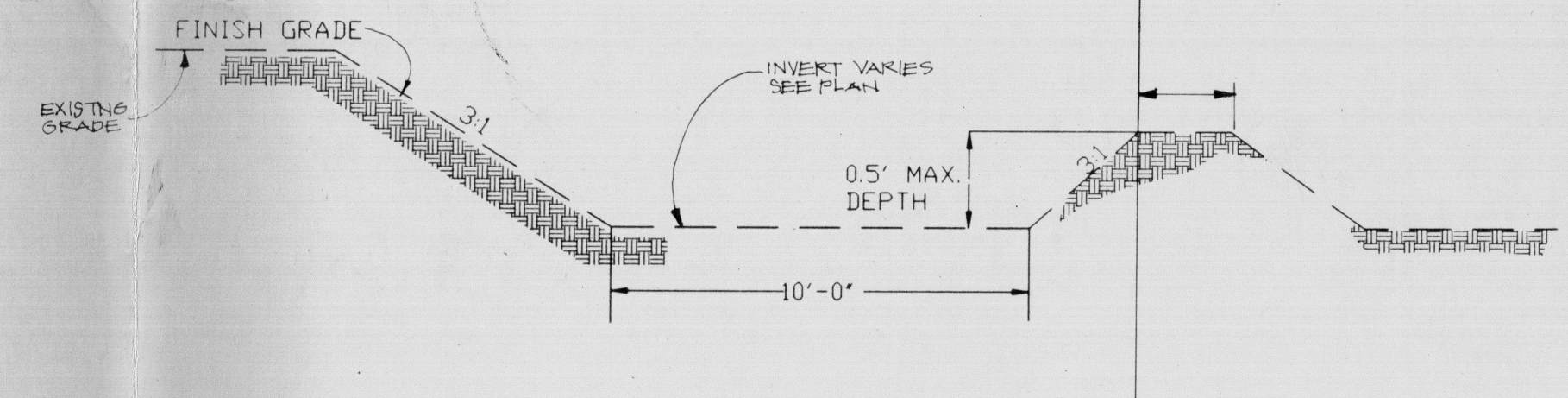
I, James R. Topmiller, of Bohannon-Huston, Inc., a Registered Professional Engineer in the State of New Mexico, do hereby certify that the drainage improvements have been constructed in substantial compliance with the approved drainage plan, to the best of my knowledge and belief.

James R. Topmiller
10/3/95
James R. Topmiller, P.E.
N.M.P.E. No. 9354
Date: 2/24/95

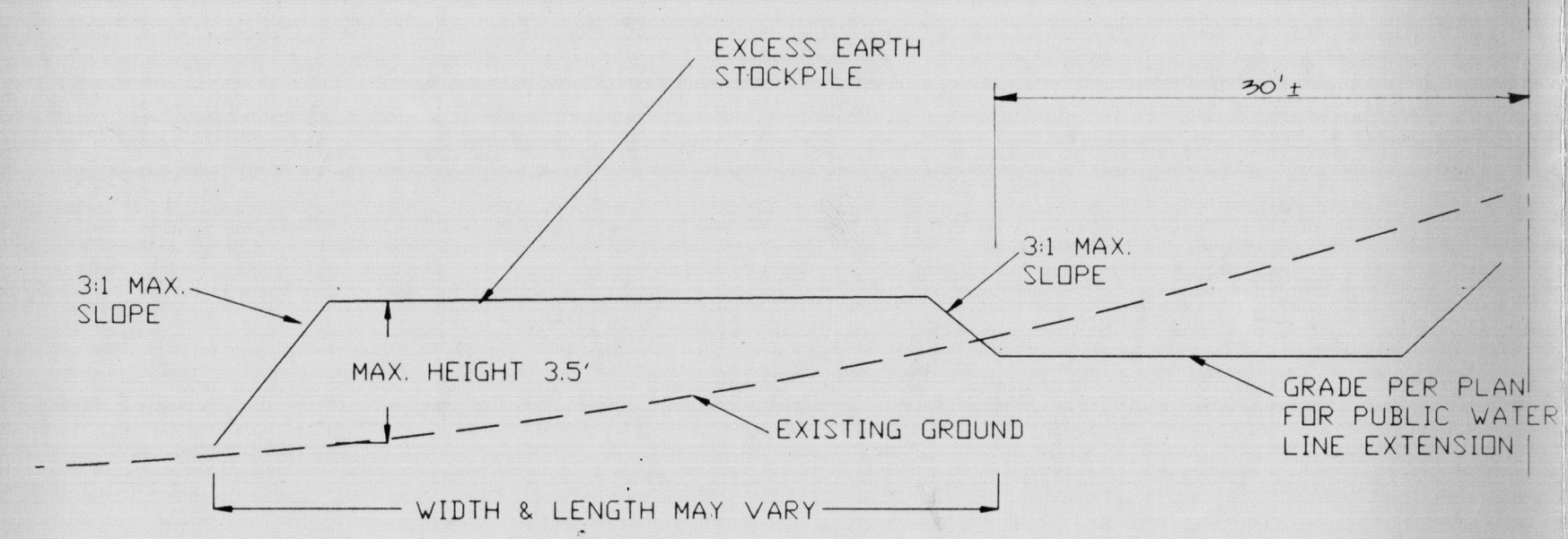
- KEYED NOTES**
1. CONSTRUCT NEW HEADWALL AT PROPERTY LINE. THW = 03.9. INV. 24" RCP = 01.80.
 2. CONTRACTOR SHALL PROTECT EXISTING TREE & SHRUBS IN PLACE. GRAVEL SHALL BE PLACED OVER ALL DISTURBED AREA. (MATCH EXISTING CONDITION).
 3. EXTEND 20' ±, 24" RCP STORM DRAIN @ S = 1%.
 4. REMOVE EXISTING CONCRETE HEADWALL.
 5. CONTRACTOR SHALL WORK WITH MINATO'S TO FIELD-DETERMINE NEED TO RELOCATE EXISTING TREE.
 6. DRAINAGE EASEMENT ON CITY PARK LAND.



SECTION C-C
NOT TO SCALE



SECTION D-D
NOT TO SCALE



SECTION E-E
NOT TO SCALE

SECTION B2-B2
NOT TO SCALE

PHASE 1 GRADING/DRAINAGE PLAN

SHEET 2 OF 2

REVISIONS

no.	date	remarks	by
1	8/94	PARKS & GEN. SERV. COMMENTS.	JS
2	8/94	PARKS & GEN. SERV. COMMENTS.	JS
3	10/94	POND SHADING, GIVE VARIATIONS	JS

Job title: **ROGER SMITH**
LOT 22

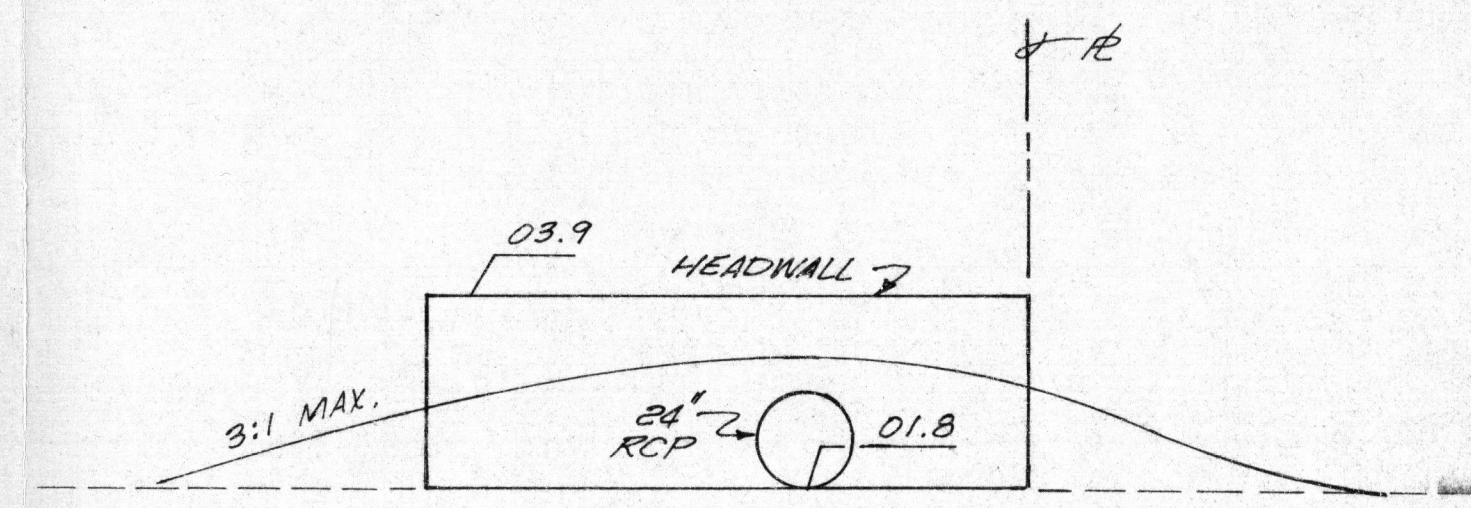
Job no: 93180.44

sheet title: by BHI

date: 10/10/94

BOHANNAN HUSTON INC.
COURTYARD I 7500 JEFFERSON N.E.
ALBUQUERQUE, N.M. 87109

sheet 3B of 6



SECTION B3-B3
NOT TO SCALE

SCALE: 1" = 20'

DRAINAGE CERTIFICATION

As-built elevations are shown on the plan in locations where the original design elevation has been crossed out and the new elevation is listed.

Notes:

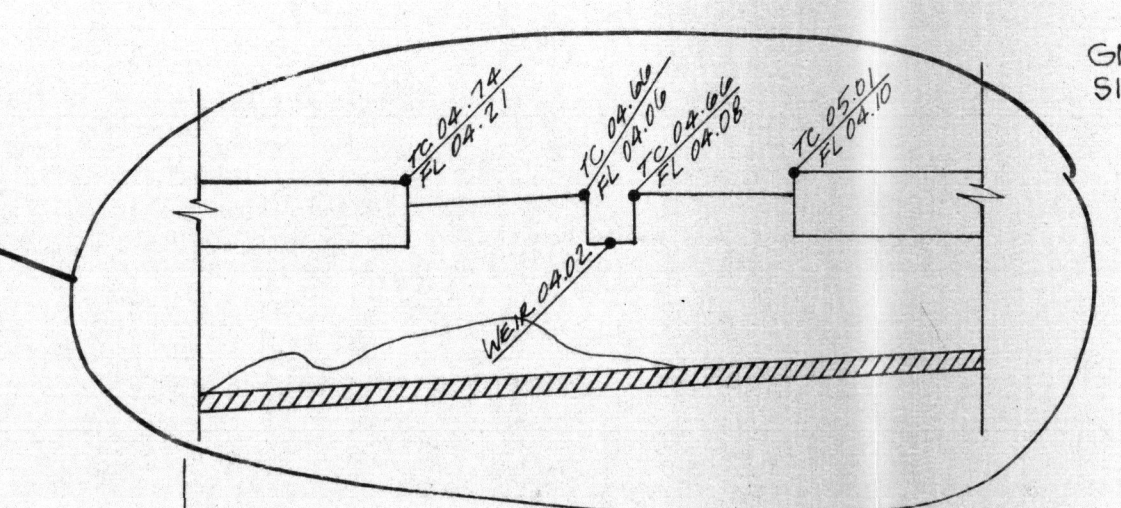
I, James R. Topmiller, of Bohannan-Huston, Inc., a Registered Professional Engineer in the State of New Mexico, do hereby certify that the drainage improvements have been constructed in substantial compliance with the approved drainage plan, to the best of my knowledge and belief.

James R. Topmiller
01/13/95
James R. Topmiller, P.E.
N.M.P.E. No. 9354
Date: 2/24/95

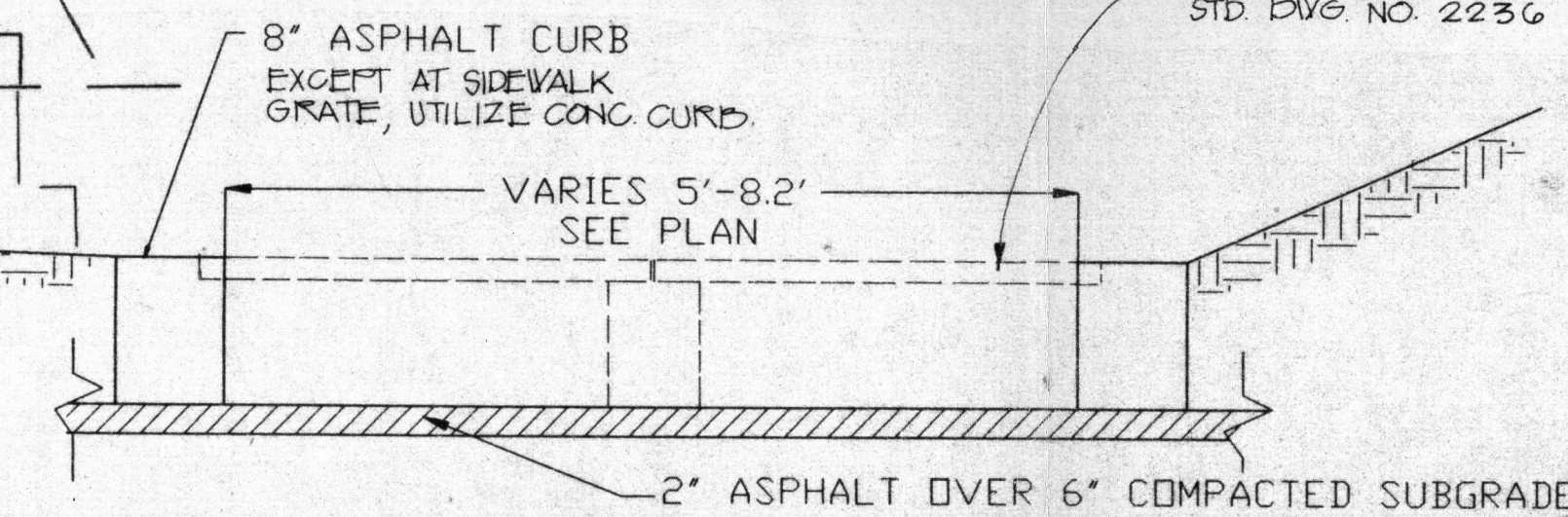


- KEYED NOTES**
1. CONSTRUCT NEW HEADWALL AT PROPERTY LINE. THW = 03.9' INV. 24" RCP = 01.80'
 2. CONTRACTOR SHALL PROTECT EXISTING TREE & SHRUB IN PLACE. GRAVEL SHALL BE PLACED OVER ALL DISTURBED AREA. (MATCH EXISTING CONDITION).
 3. EXTEND 20' ±, 24" RCP STORM DRAIN @ S = 1%.
 4. REMOVE EXISTING CONCRETE HEADWALL.
 5. CONTRACTOR SHALL WORK WITH MINATO'S TO FIELD - DETERMINE NEED TO RELOCATE EXISTING TREE.
 6. DRAINAGE EASEMENT ON CITY PARK LAND.

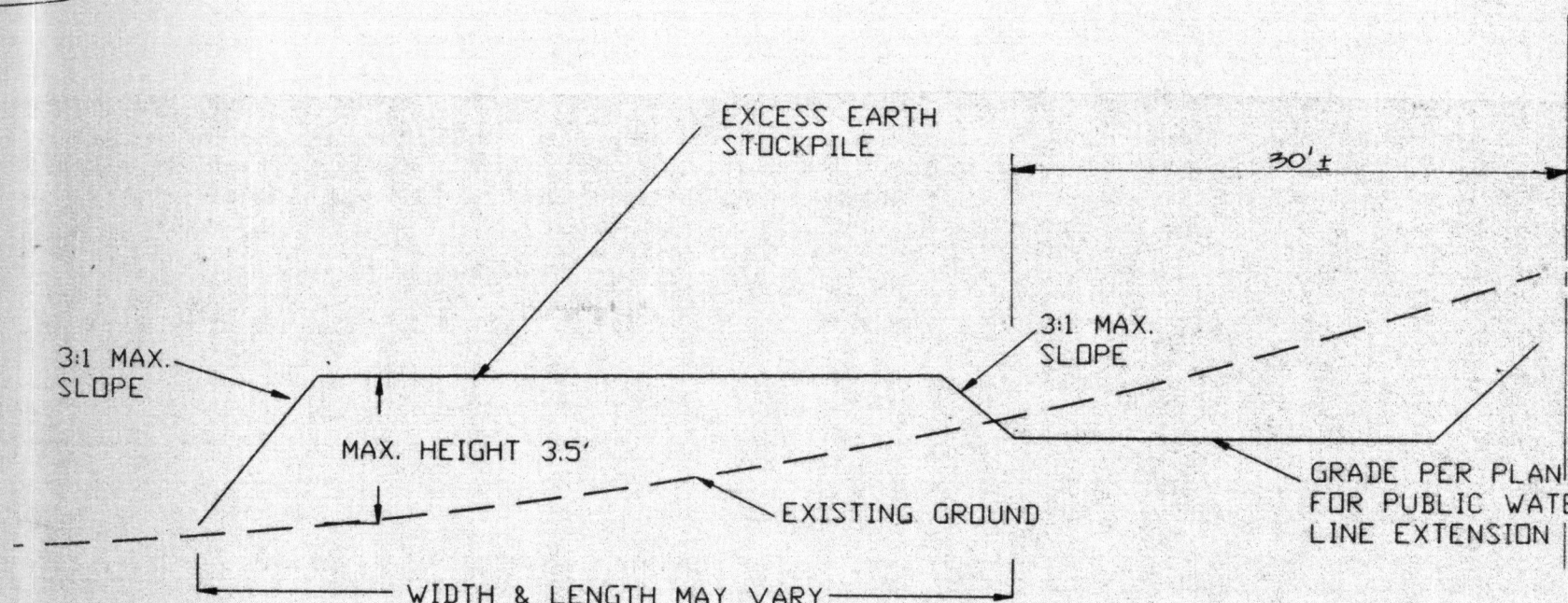
NOTE: MINATO'S MUST APPROVE ALL FINISHED WORK.



SECTION D-D
NOT TO SCALE



SECTION B2-B2
NOT TO SCALE



SECTION E-E
NOT TO SCALE

ROUGH GRADING (±0.5%)
Barro Montoya
CITY HYDROLOGIST

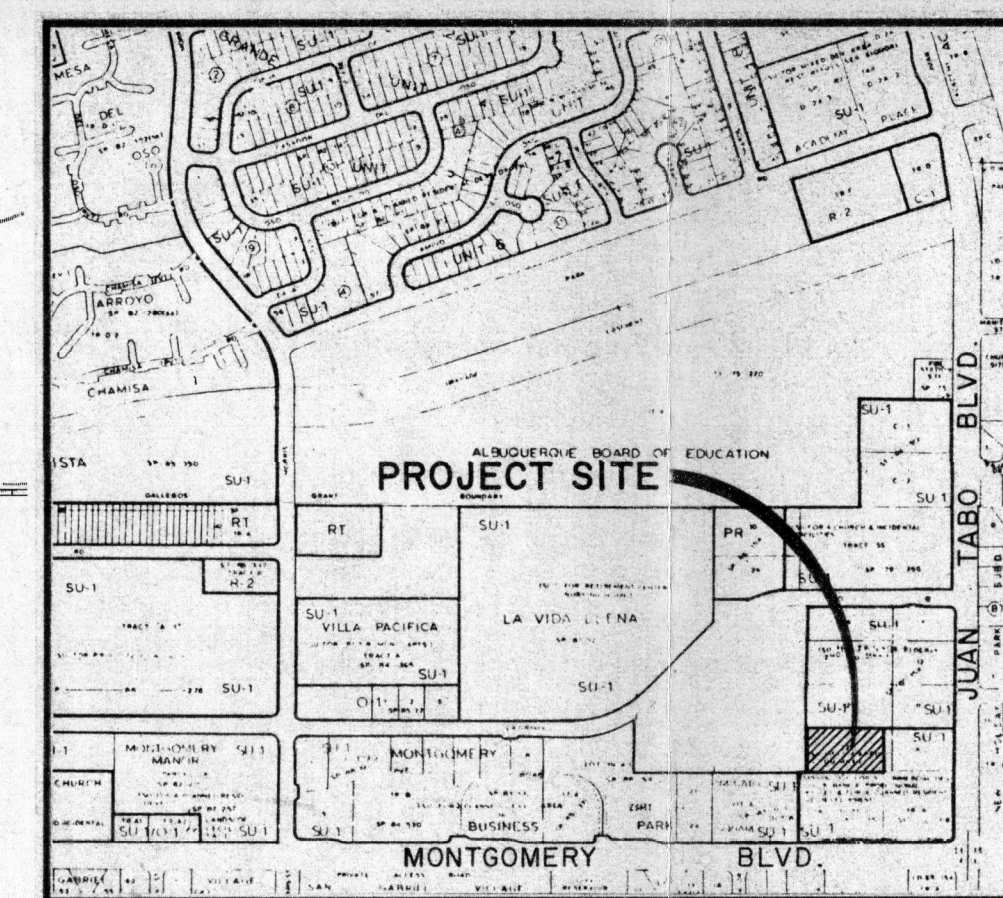
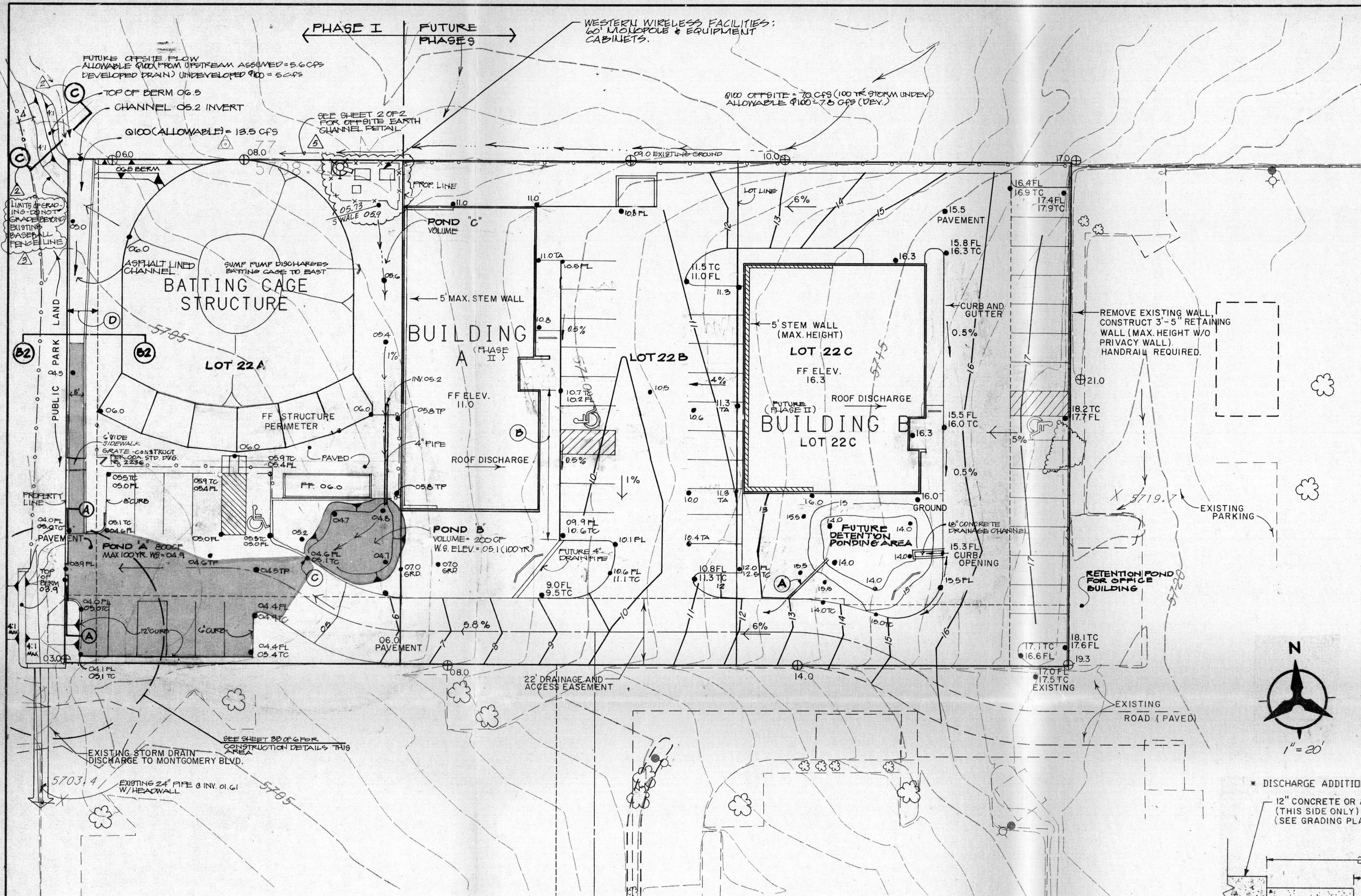
10/2/94
DATE

REVISIONS			
no.	date	remarks	by
1	8/94	PARKS & GEN. SERV. COMMENTS	DT
2	8/94	PARKS & GEN. SERV. COMMENTS	DT
3	10/94	POND SHADING, Q100 VALVES	DT
4	7/96	INCLUDE WESTERN WIRELESS FACILITIES	JRT

job title ROGER SMITH LOT 22		
job no 963154 2417 93180.44	date 7/10/94	
sheet title BHI	by BHI	

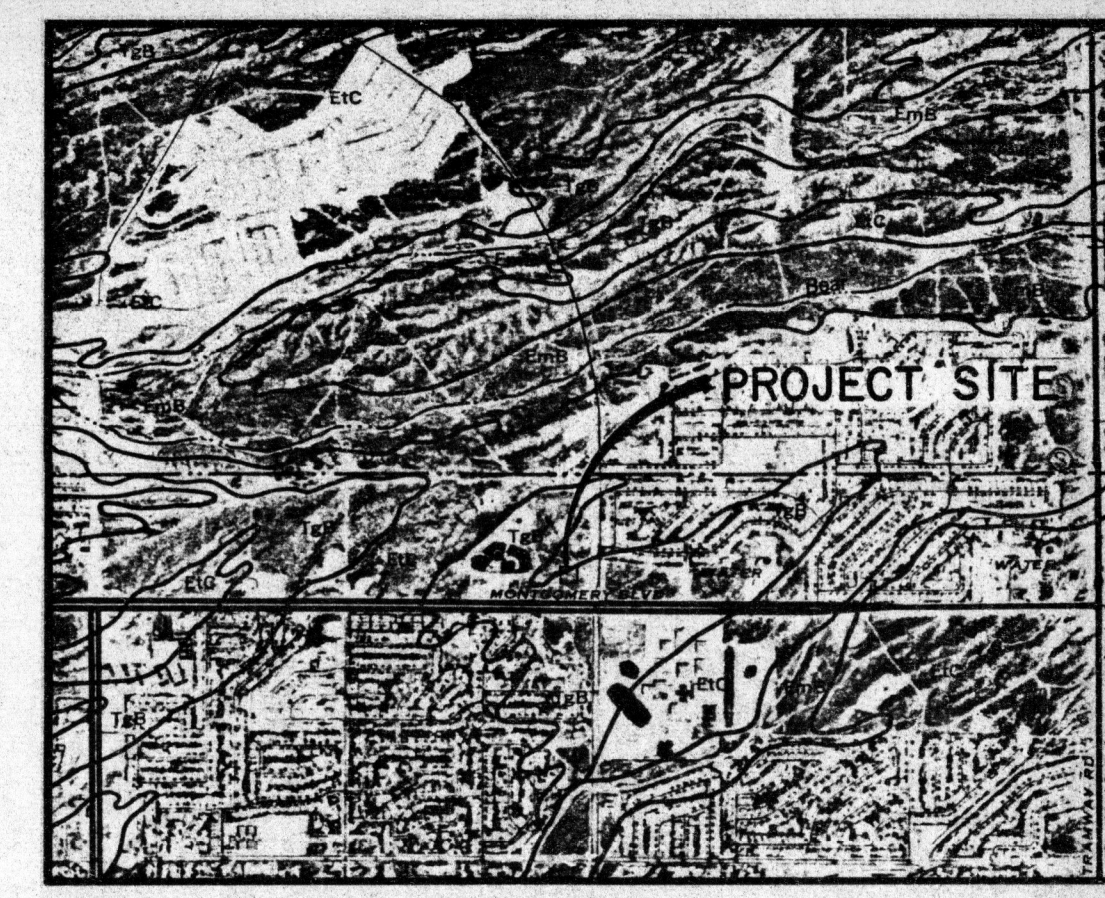
PHASE 1 GRADING/DRAINAGE PLAN (REVISED - SEE REVISION 4)

SHEET 2 OF 2



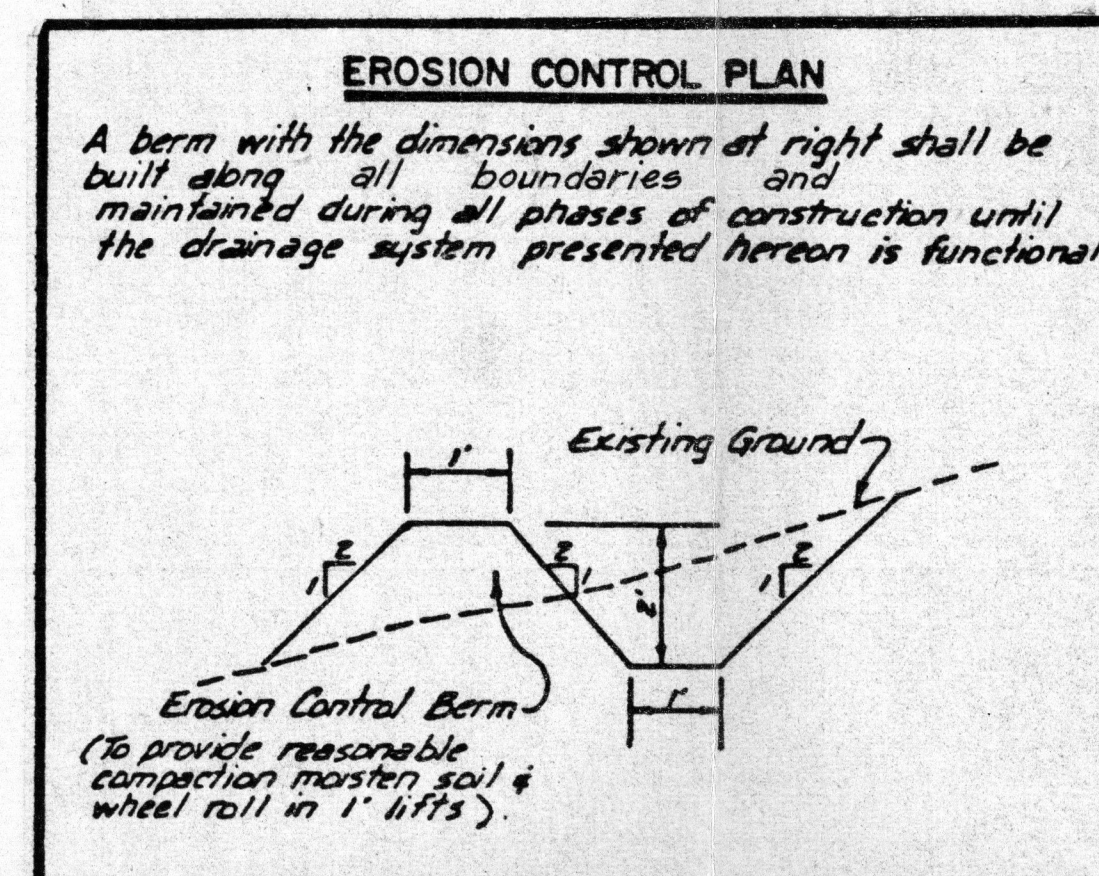
LOCATION MAP

ZONE ATLAS PAGE F-21-Z
NOT TO SCALE



SOILS MAP

REFERENCE: SCS BERNALILLO
COUNTY SOIL SURVEY



EROSION CONTROL PLAN

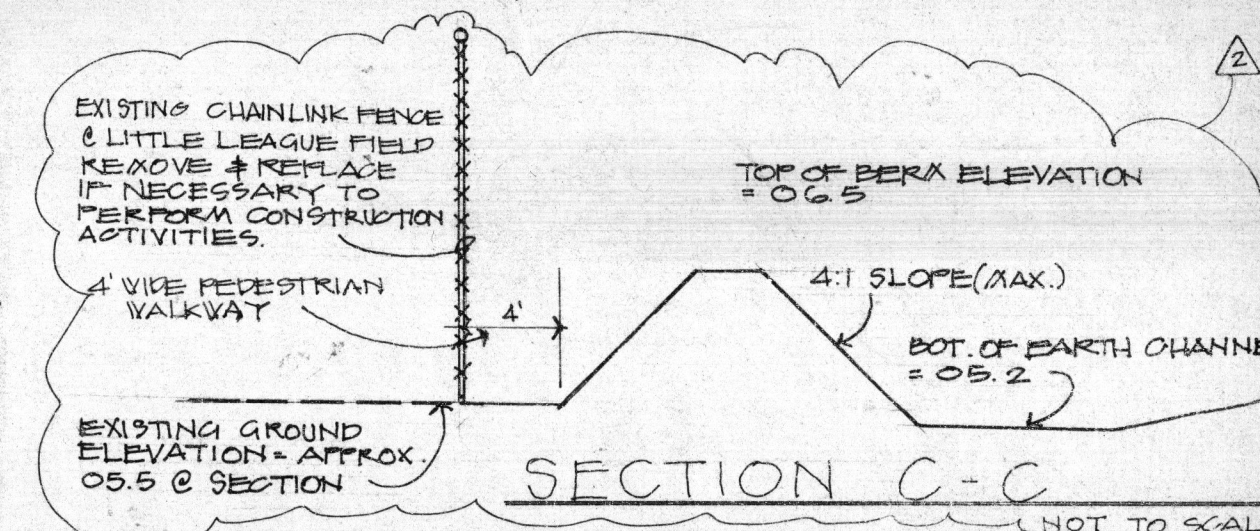


FLOOD INSURANCE MAP

REFERENCE: FLOOD INSURANCE
STUDY

LEGAL DESCRIPTION :

LOT 22, LAND OF PERKARI-ESQUIBEL-FALKER



SECTION C-C

REVISIONS

no.	date	remarks	by
1	8/2/93	Revised Text	JRT
2	8/22/94	PARKS & GEN. SERV. COMMENTS	RO
3	8/30/94	PARKS & GEN. SERV. COMMENTS	RO
4	10/94	deleted incorrect note on pond W of	OT
5	7/96	ADDED WESTERN WIRELESS FACILITIES	JRT

- GRADING NOTES**
- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE TYPICAL SECTIONS SHOWN ON THIS PLAN.
 - CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
 - 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. AS OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1264) FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO GRADING, ALL VEGETATION, DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE. TOPSOIL STRIPPINGS SHALL BE DISPOSED OF OFF-SITE OR STOCKPILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
 - EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL, UNLESS SHOWN OTHERWISE.
 - A 6" CURB AND GUTTER SHALL BE USED THROUGHOUT THE SITE. SEE DETAIL ON PROJECT SITE PLAN DRAWING.

DRAINAGE CERTIFICATION

As-built elevations are shown on the plan in locations where the original design elevation has been crossed out and the new elevation is listed.

Notes:

I, James R. Topmiller, of Bohannon-Huston, Inc., a Registered Professional Engineer in the State of New Mexico, do hereby certify that the drainage improvements have been constructed in substantial compliance with the approved drainage plan, to the best of my knowledge and belief.

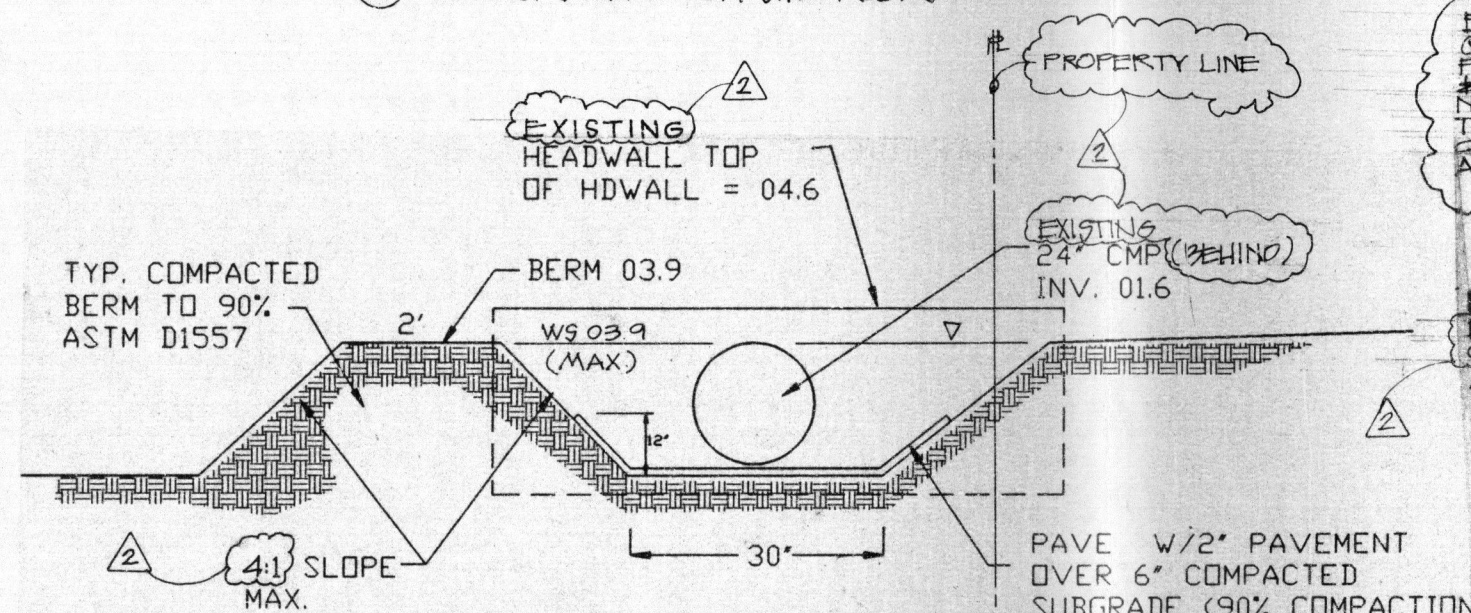
James R. Topmiller, P.E.
N.M.P.E. No. 9354
Date: 7/24/96

KEYED NOTES :

- 4" DRAIN PIPE FROM POND "C" CONNECT TO CURB & FL. POND INVERT OF PIPE = 14.0
- GRADUALLY TRANSITION FROM 6" TO 8" CURB.
- 2" PIPE THRU CURB INV. = 04.6
- 10' WIDE PRIVATE DRAINAGE EASEMENT FOR UPSTREAM OFFSITE FLOWS

LEGEND

- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- EXISTING CONTOURS
- PROPOSED CONTOURS
- DRAINAGE FLOW DIRECTION



SECTION B-B

NOT TO SCALE.

SECTION B1-B1

NOT TO SCALE.

ULTIMATE GRADING/DRAINAGE PLAN

SCALE: 1" = 20'-0" (REVISED, SEE REVISION 5)

SHEET 1 OF 2

job title
ROGER SMITH
LOT 22

job no
9631542417
93180.44

date
7/93

sheet title
FINAL GRADING/DRAINAGE PLAN

by
BHI

BOHANNAN HUSTON INC.
COURTYARD 1 7500 JEFFERSON N.E.
ALBUQUERQUE, N.M. 87109

7/14/96

3

of 6