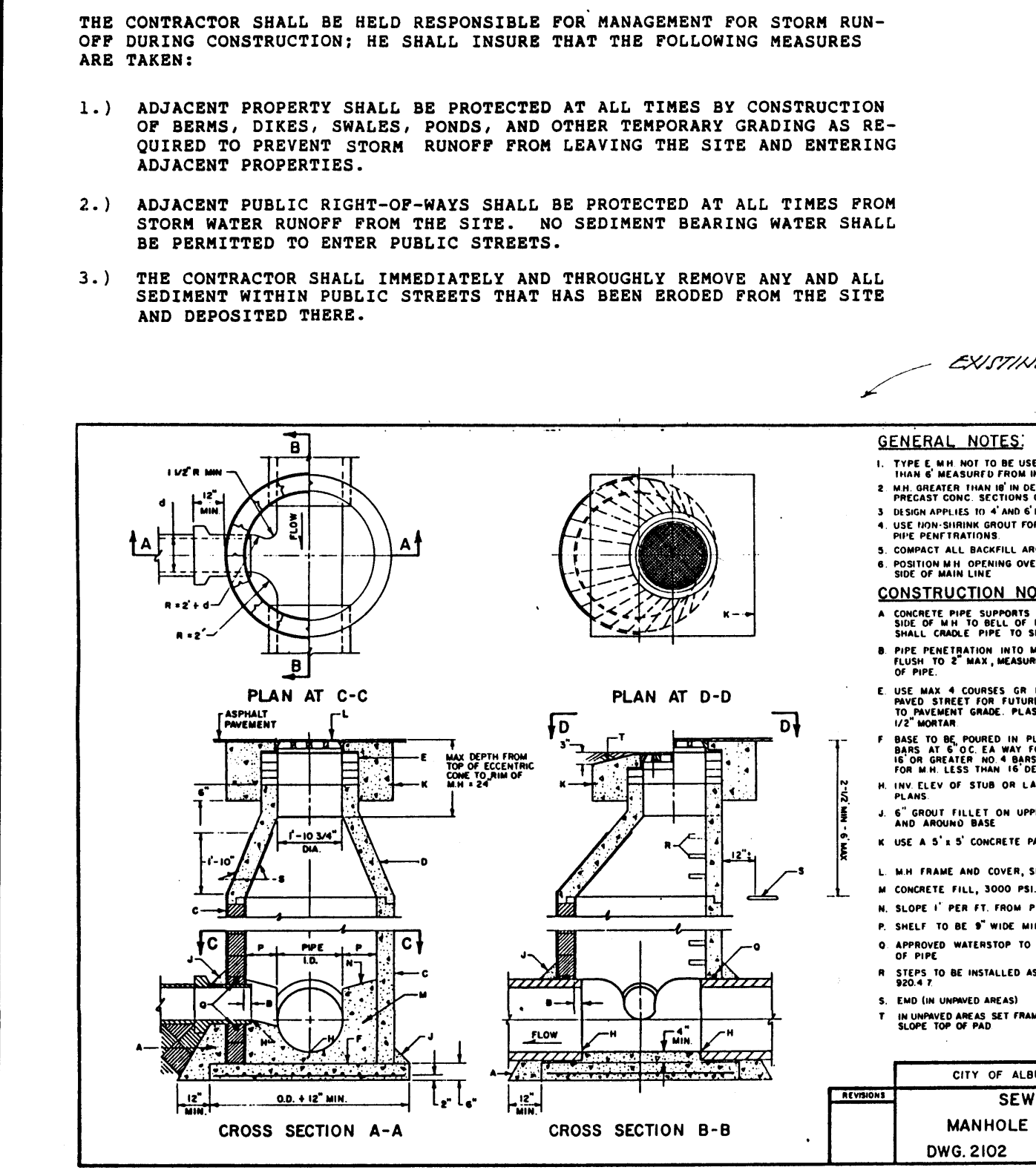
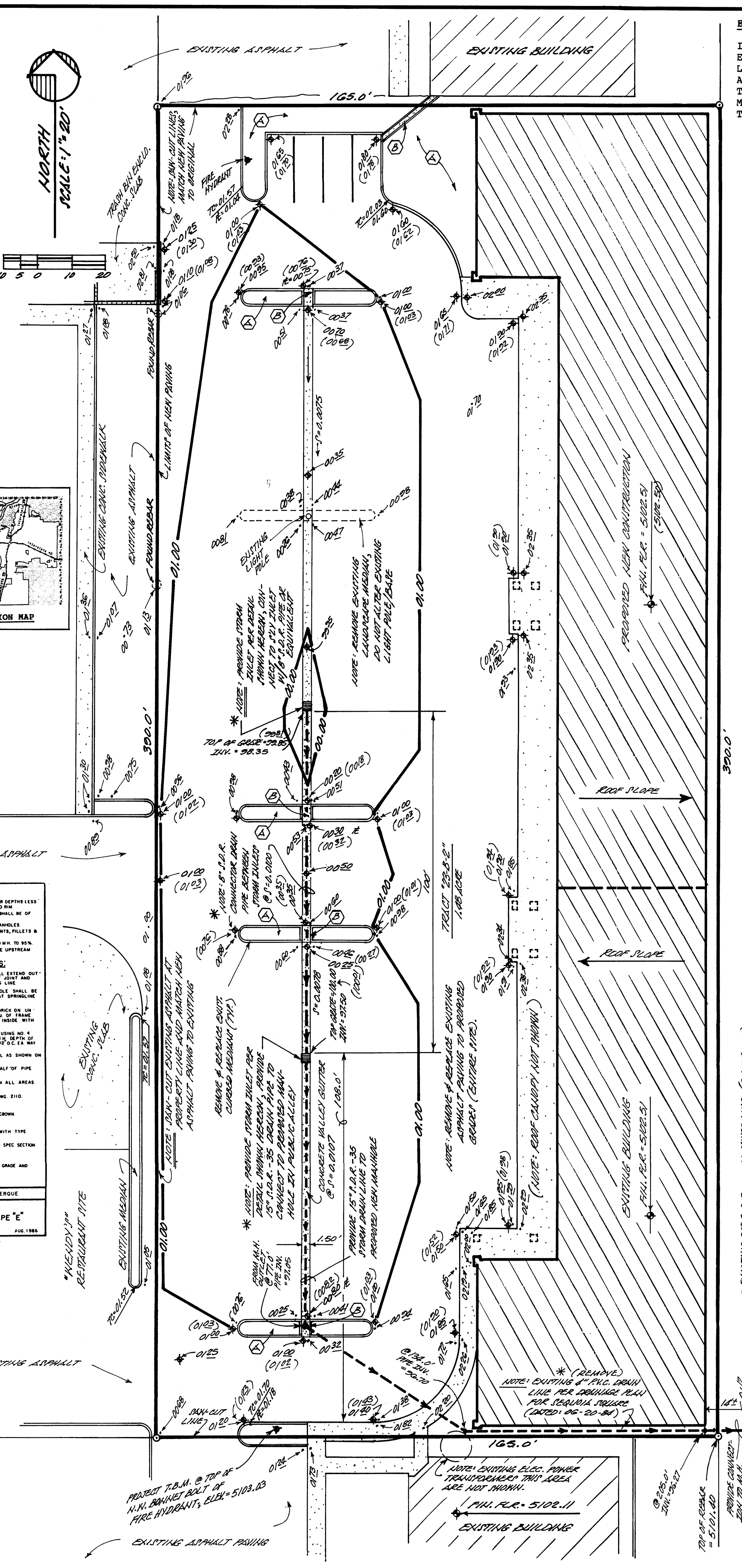


- CONSTRUCTION NOTES:**
- 1.) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT THE LOCATING SERVICE AT 255-1992 FOR LOCATION OF EXISTING UTILITIES.
 - 2.) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
 - 3.) ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
 - 4.) ALL CONSTRUCTION WITHIN CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
- EROSION CONTROL MEASURES:**
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT FOR STORM RUN-OFF DURING CONSTRUCTION; HE SHALL INSURE THAT THE FOLLOWING MEASURES ARE TAKEN:
- 1.) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DICES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTIES.
 - 2.) ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREETS.
 - 3.) THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT WITHIN PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SITE AND DEPOSITED THERE.



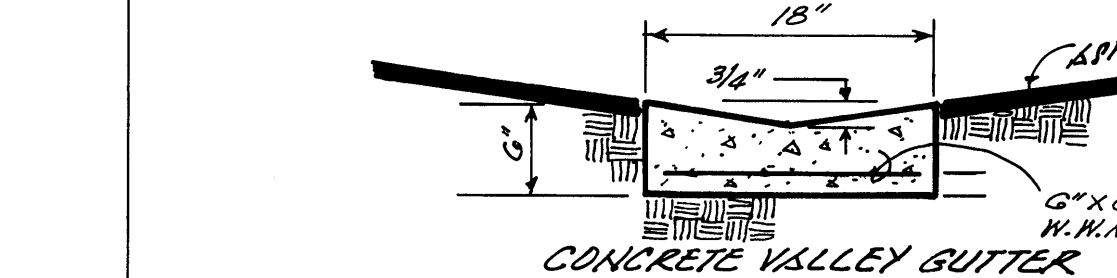
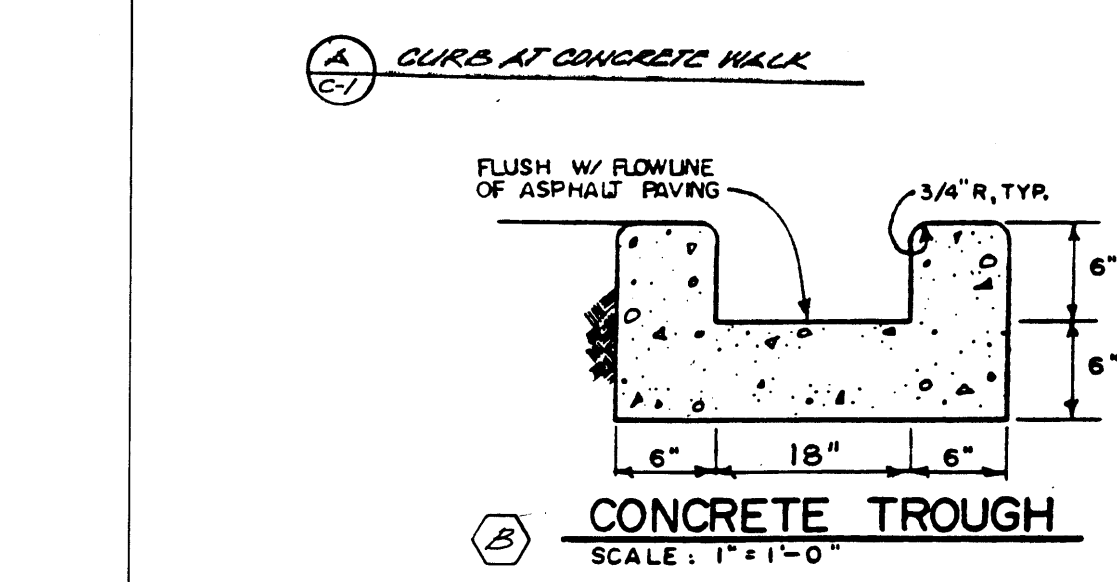
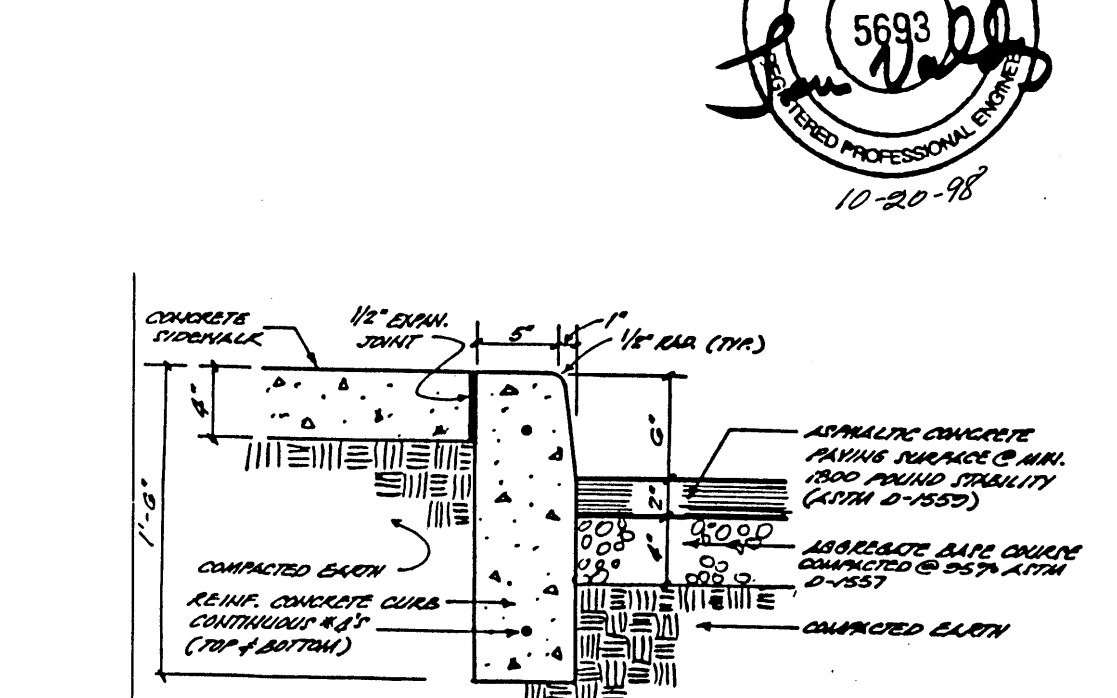
- GENERAL NOTES:**
- 1.) NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
 - 2.) NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD WITHIN THE SUBJECT PROPERTY OTHER THAN SHOWN ON THE PLAN HEREON.
 - 3.) REFER TO "ARCHITECTURAL SITE PLAN" FOR FIELD LAYOUT OF THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN HEREON.
 - 4.) TOPOGRAPHY SURVEY INFORMATION ON THE PLAN HEREON WAS PROVIDED BY TORRES SURVEYING COMPANY, ALBUQUERQUE, NEW MEXICO.
 - 5.) PROPOSED LANDSCAPED AREA'S ARE SHOWN ON THE ARCHITECT'S SITE PLAN.
- *** ADDITIONAL PROJECT COMMENTS:**
- A.) CONTRACTOR IS TO REMOVE THE EXISTING GRAVELED LEACH FIELD THAT IS WITHIN THE SUBJECT PROPERTY, IMPORT REQUIRED FILL MATERIAL, AND RE-GRADE TO THE PROPOSED FINISHED GRADES SHOWN ON THE PLAN HEREON.
 - B.) CONTRACTOR IS TO PROVIDE REQUIRED STORM INLET WITH 4" P.V.C. DRAIN PIPE CONNECTION TO EXISTING 4" P.V.C. DRAIN PIPE THAT WAS PROVIDED FOR AT THE TIME OF THE ORIGINAL DEVELOPMENT OF THE SEQUOIA SQUARE SHOPPING CENTER.
 - C.) CONTRACTOR IS TO ALSO PROVIDE A REQUIRED TYPE "E" C.O.A. MANHOLE LOCATED WITHIN THE ADJACENT PUBLIC ALLEY FOR CONNECTION TO THE AFOREMENTIONED EXISTING 4" P.V.C. DRAIN PIPE.



ENGINEER'S CERTIFICATION:

I, LEVI J. VALDEZ, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 5693, LICENSED AND REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT AN ACTUAL ON THE GROUND FIELD SURVEY OF THE GRADES OF THE NEW IMPROVEMENTS SHOWN HEREON VERIFY THAT SAID IMPROVEMENTS WERE CONSTRUCTED IN "SUBSTANTIAL COMPLIANCE" WITH THE EXISTING DRAINAGE PLAN FOR SAID SITE.

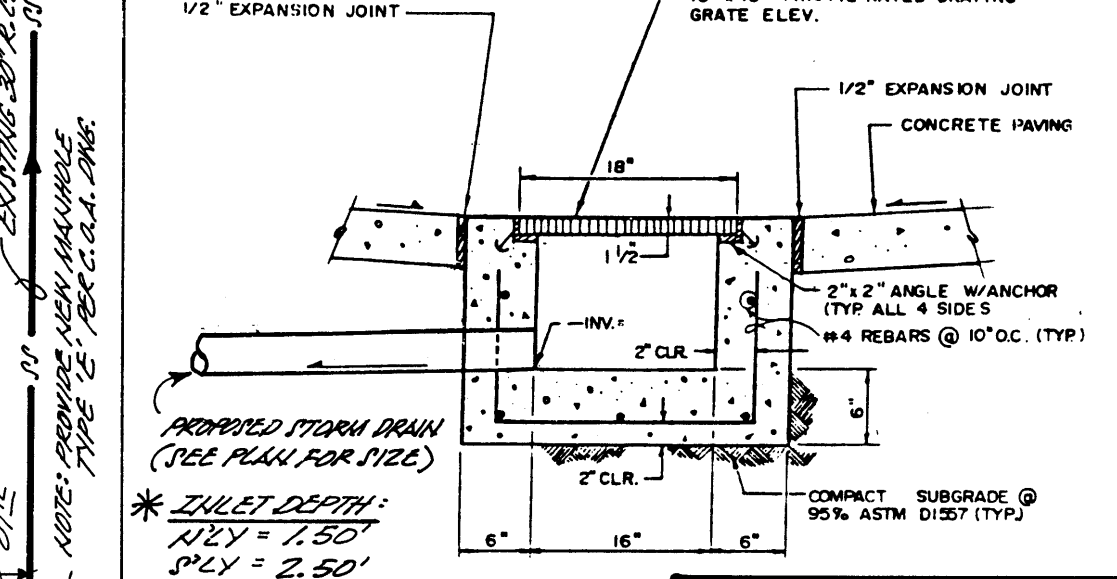
* "AS-BUILT" SPOT ELEVATIONS (01/2)



- NOTICE TO CONTRACTOR:**
- 1.) AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THIS PERMIT MUST BE SUBMITTED AT THE TIME OF APPLICATION OF THIS PERMIT.
 - 2.) ALL WORK DETAILED ON THESE PLANS IS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATION - PUBLIC WORKS CONSTRUCTION - 1985.
 - 3.) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (765-1234) FOR LOCATION OF EXISTING UTILITIES.
 - 4.) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION 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 AMOUNT OF DELAY.
 - 5.) BACKFILL COMPACTION SHALL BE ACCORDING TO UTERNA STREET USE.
 - 6.) MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

| APPROVALS | NAME | DATE |
|---------------|------|------|
| A.C.E./DESIGN | | |
| INSPECTOR | | |
| A.C.E./FIELD | | |

NOTE: ALL WORK WITHIN PUBLIC EASEMENT SHALL BE PERFORMED UNDER SEPARATE PERMIT.



STORM INLET SECTION
N.T.S.

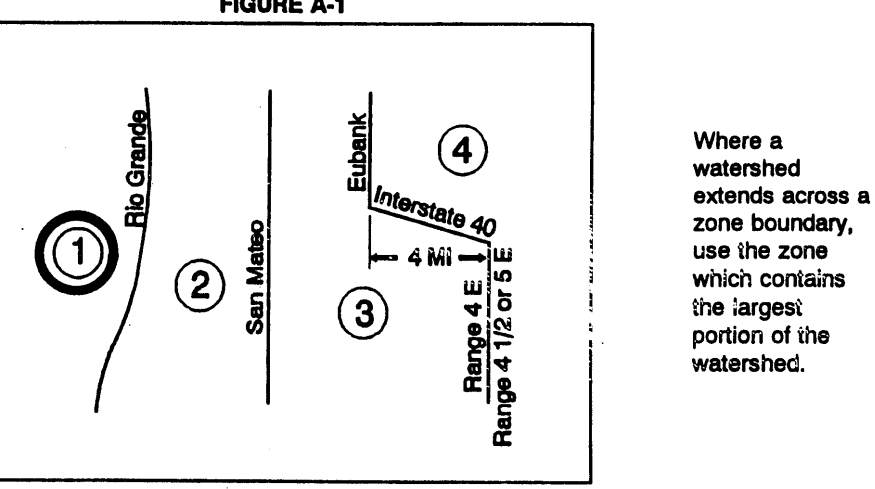
ENGINEER'S SEAL

LEVI J. VALDEZ
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
NO. 5693
12-18-97 04/15/98

A.1 PRECIPITATION ZONES

Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

| Zone | Location |
|------|---|
| 1 | West of the Rio Grande |
| 2 | Between the Rio Grande and San Mateo |
| 3 | Between San Mateo and Eubank, North of Interstate 40; and between San Mateo and the East boundary of Range 4 East, South of Interstate 40 |
| 4 | East of Eubank, North of Interstate 40; and East of the East boundary of Range 4 East, South of Interstate 40 |



| Zone | Intensity | 100-YR | 2-YR | 10-YR |
|------|-----------|--------|------|-------|
| 1 | 4.70 | 1.84 | 3.14 | |
| 2 | 5.05 | 2.04 | 3.41 | |
| 3 | 5.38 | 2.21 | 3.65 | |
| 4 | 5.61 | 2.34 | 3.83 | |

DRAINAGE COMMENTS:

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED ON THE EAST SIDE OF COORS BLVD. N.W. AND SOUTH OF SEQUOIA ROAD N.W., IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (CITY ZONE ATLAS MAP "G-11").

THE SUBJECT SITE IS PRESENTLY A FULLY DEVELOPED COMMERCIAL SITE THAT IS IN THE PROCESS OF REBUILDING THE NORTHERLY PORTION OF SAID FACILITIES THAT WAS DESTROYED BY FIRE DAMAGE; THE SUBJECT SITE, 1.) IS NOT LOCATED WITHIN A DESIGNATED FLOOD PLAIN (RE: F.E.M.A. PANEL 327 OF 825), 2.) DOES NOT ACCEPT OFFSITE FLOWS FROM ADJACENT PROPERTIES, 3.) DOES NOT CONTRIBUTE TO THE OFF-SITE FLOWS OF ADJACENT PROPERTIES, 4.) PRESENTLY CONTAINS 100% OF DEVELOPED RUNOFF IN THE EXISTING GRAVELED LEACH FIELD AREAS WITHIN SAID DEVELOPMENT. 5.) IS TO NOW HAVE DEVELOPED RUNOFF DISCHARGED INTO THE EXISTING STORM SEWER LINE THAT IS LOCATED WITHIN THE ADJACENT 20' PUBLIC ALLEY VIA A NEW MANHOLE THAT IS TO BE PROVIDED BY THIS PROJECT.

CALCULATIONS:

PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2., DESIGN CRITERIA FOR THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATED JANUARY 1993.

SITE AREA: 1.48 ACRE
PRECIPITATION ZONE: ONE (1), TABLE A-1
PEAK INTENSITY: IN./HR. AT T_c = TWELVE (12) MINUTES, 100-YR. = 4.70
LAND TREATMENT METHOD FOR CALCULATION OF "Q_p", TABLES A-8 & A-9.

| TREATMENT | AREA/ACRES | FACTOR | CFS |
|------------------------------|------------|--------|--------|
| C | 0.07 | X 2.87 | = 0.20 |
| D | 1.41 | X 4.37 | = 6.16 |
| "Q _p " = 6.36 CFS | | | |

| TREATMENT | AREA/ACRES | FACTOR | CFS |
|---|------------|--------|--------|
| C | 0.06 | X 2.87 | = 0.17 |
| D | 1.42 | X 4.37 | = 6.21 |
| "Q _p " = 6.38 CFS ** INCREASE = 0.02 CFS | | | |

NOTE: 6.38 CFS (NEW DEVELOPED SITE)
-1.14 CFS (NEW ROOF SLOPED TOWARD ALLEY = 0.26 ACRE)
5.24 CFS (FLOWS DIRECTED INTO INLETS AND 4" P.V.C. DRAIN PIPE)

LEGAL DESCRIPTION: TRACT "23-B-2" AS SHOWN AND DESIGNATED ON S.F. PLAT # S.F. 81-261, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (ZONE ATLAS MAP "G-11-2").

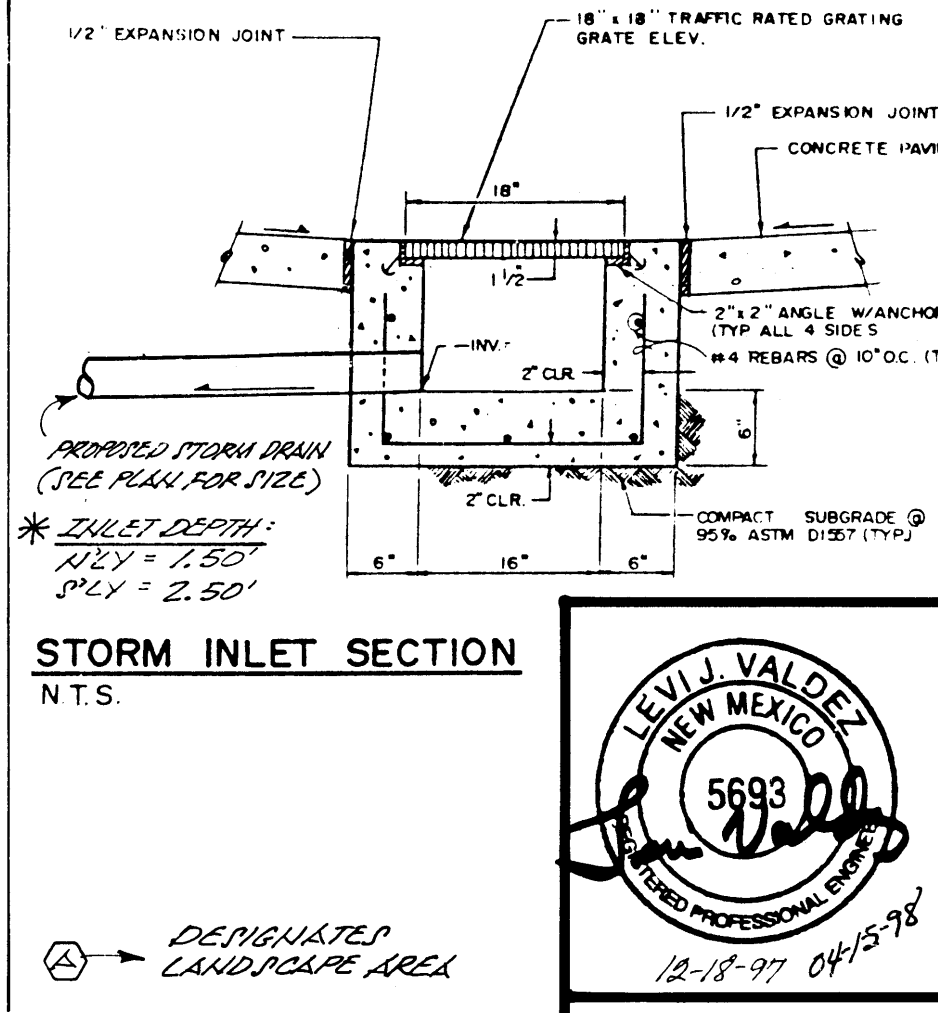
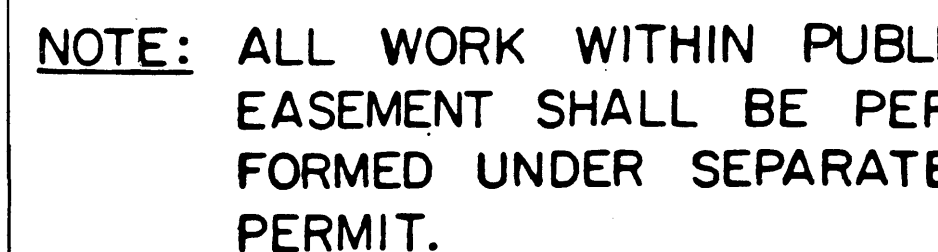
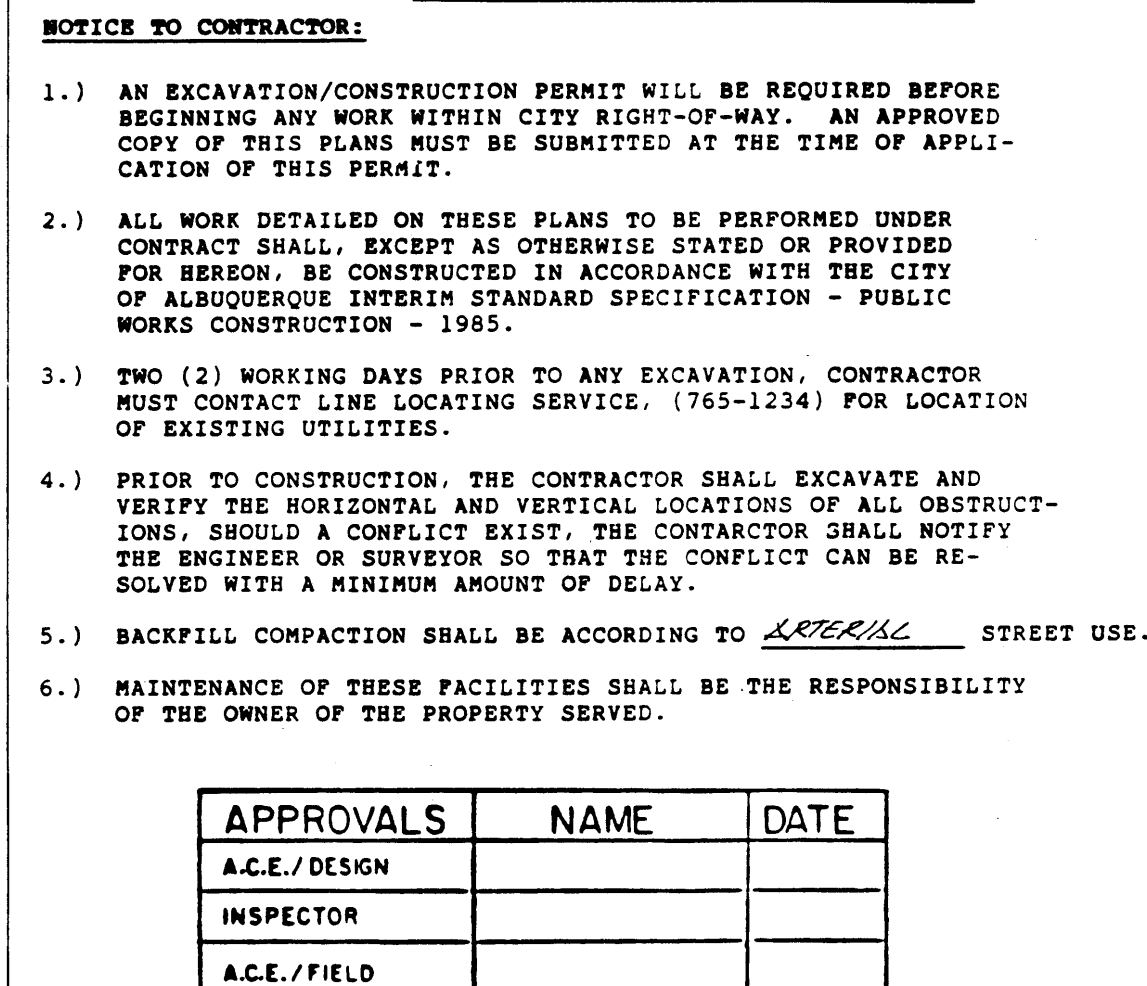
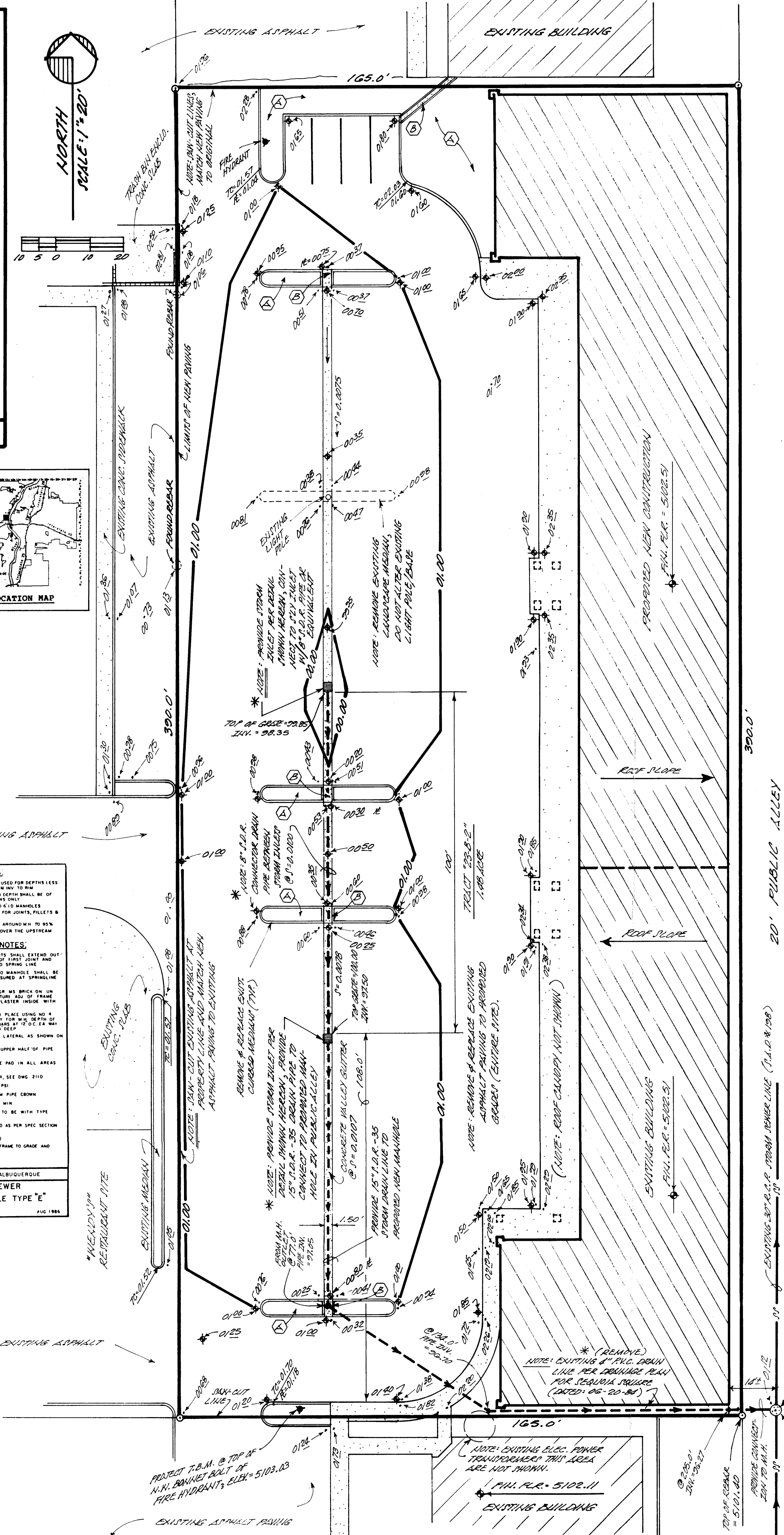
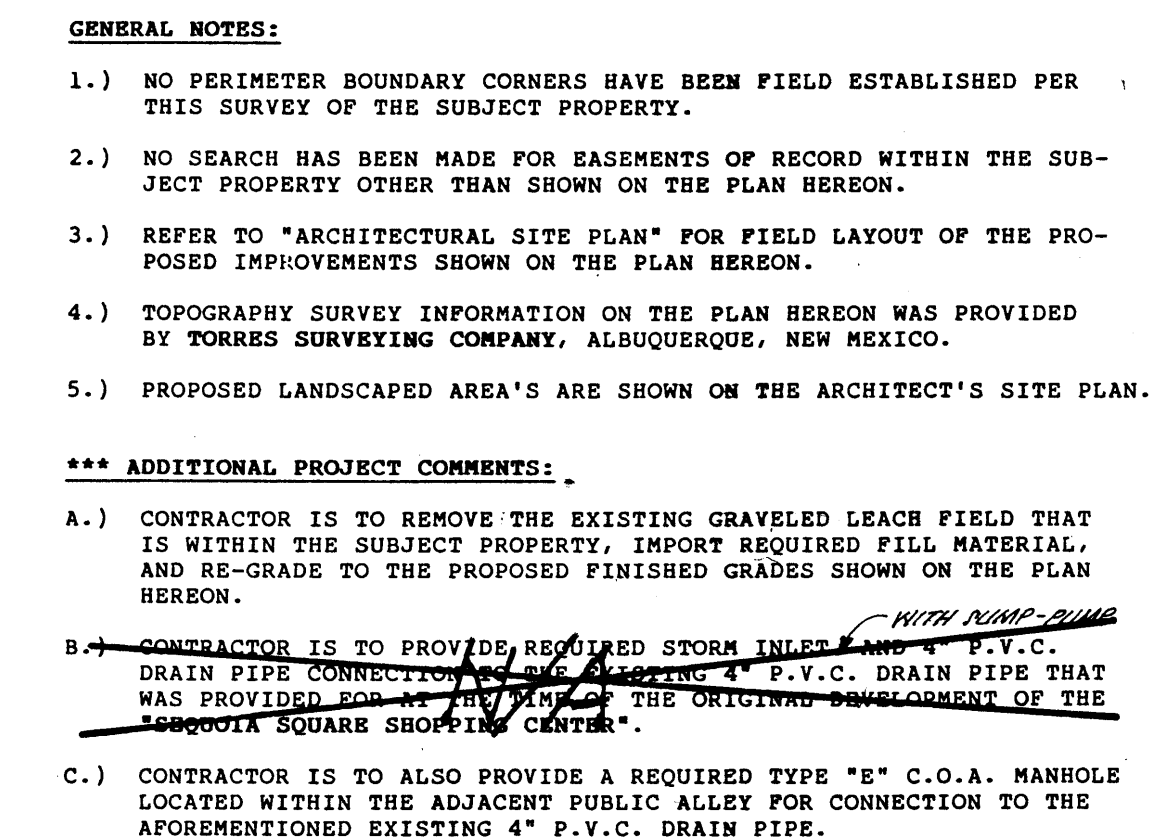
BENCH MARK REFERENCE: N.M.S.H.D. STATION "BM 448-N3" LOCATED ON THE EAST SIDE OF COORS BLVD. N.W. NORTH OF I-40, N.M.S.H.D. ELEVATION = 5099.53; PROJECT T.B.M.'S AS SHOWN ON THE PLAN HEREON.

LEGEND:

EXISTING SPOT ELEVATION = 70.01/20
EXISTING CONTOUR = 70.01/20
PROPOSED SPOT ELEVATION = 70.01/20
PROPOSED CONTOUR = 70.01/20
TOP OF CURB ELEVATION = 70.01/20
CURB FLOWLINE ELEVATION = 70.01/20
EXISTING OR PROPOSED CONCRETE = 70.01/20

ENGINEER'S CERTIFICATION: 10-20-98

A REVISION TO
A PROPOSED NEW DRAINAGE PLAN FOR THE
EXISTING
"SEQUOIA SQUARE"
(COORS ROAD N.W.)
ALBUQUERQUE, NEW MEXICO
DECEMBER, 1997



5.24 CFS (FLOWS DIRECTED INTO INLETS AND 4" P.V.C. DRAIN PIPE)

| Zone | Treatment | | | 100-YR [2-YR, D'R] |
|------|----------------------|----------------------|----------------------|-----------------------|
| | A | B | C | D |
| 0 | 1.29 [0.00, 0.24] | 2.03 [0.00, 0.76] | 2.87 [0.47, 1.49] | 4.37 [1.99, 2.89] |
| 2 | 1.56 [0.00, 0.38] | 2.28 [0.26, 0.95] | 3.14 [0.60, 1.71] | 4.70 [2.45, 3.45] |
| 3 | 1.67 [0.00, 0.58] | 2.91 [0.21, 1.19] | 3.65 [0.78, 2.00] | 5.02 [2.04, 3.93] |
| 4 | 2.20 [0.05, 0.87] | 2.92 [0.38, 1.45] | 3.73 [1.00, 2.26] | 5.26 [2.17, 3.57] |

RECEIVED
APR 17 1998
HYDROLOGY SECTION

Where a watershed extends across a zone boundary, use the zone which contains the largest portion of the watershed.

LEGAL DESCRIPTION: TRACT "23-B-2" AS SHOWN AND DESIGNATED ON S.P. PLAT # S.P. 81-261; ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (ZONE ATLAS MAP "G-11-Z").

BENCH MARK REFERENCE: N.M.S.H.D. STATION "MM 448-N3" LOCATED ON THE EAST SIDE OF COORS BLVD. N.W. NORTH OF I-40, M.S.L.D. ELEVATION = 5099.53; PROJECT T.B.M.'S AS SHOWN ON THE PLAN HEREON.

LEGEND:

EXISTING SPOT ELEVATION = 41.20
EXISTING CONTOUR = 44
PROPOSED SPOT ELEVATION = 41.25
PROPOSED CONTOUR =
TOP OF CURB ELEVATION = 41.70
CURB FLOWLINE ELEVATION = 41.10
EXISTING OR PROPOSED CONCRETE = 5

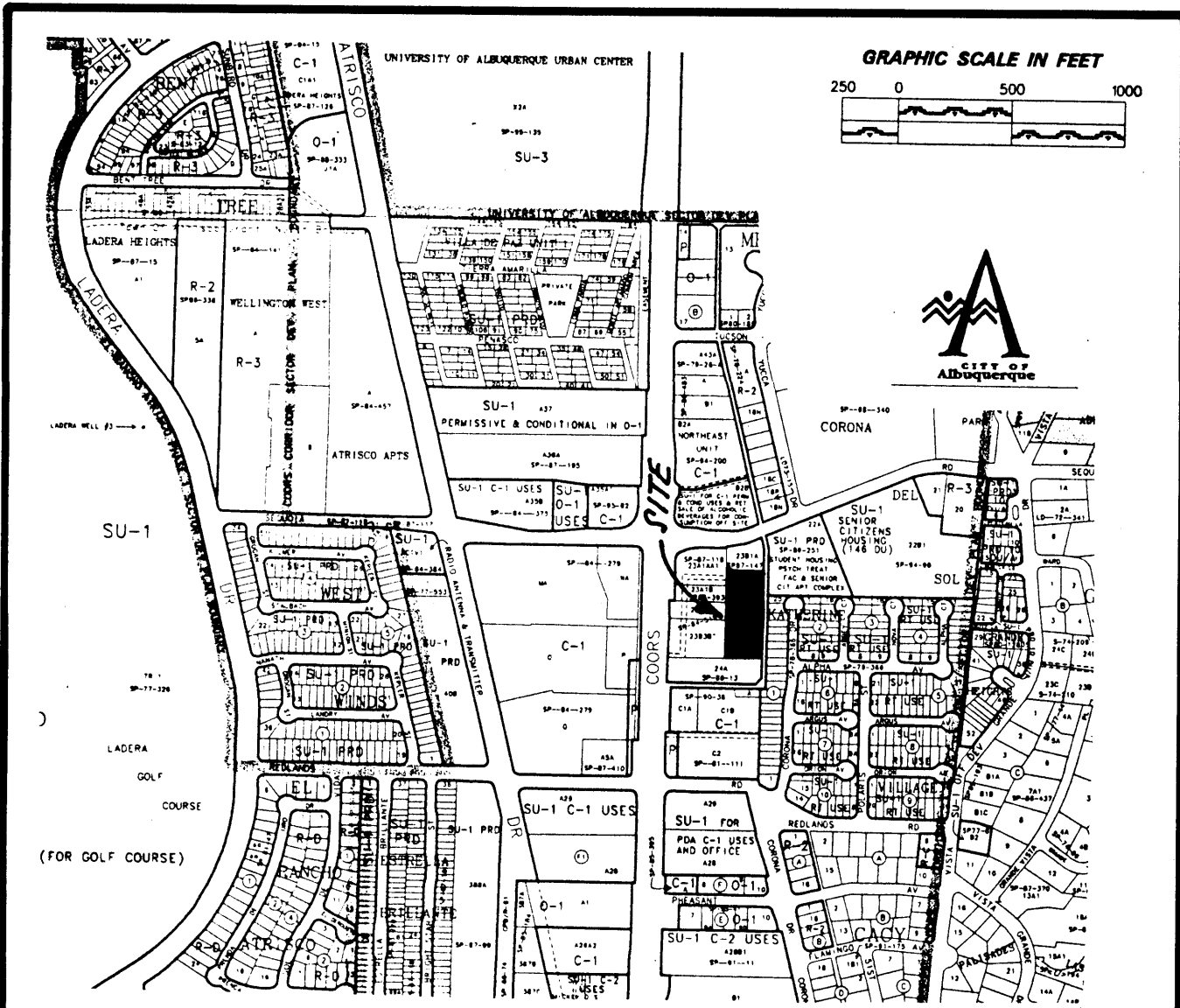
NOTE:

PROJECT CONTRACTOR IS TO EXERCISE EXTRA CARE AND CAUTION IN THE EXCAVATION FOR THE PROPOSED DRAIN LINE IN THE AREA(S) BETWEEN THE EXISTING BUILDINGS AND THE EXISTING UNDERGROUND ELECTRIC POWER SUPPLY CABLES.

• APPROVAL •
CITY OF ALBUQUERQUE
ARROYO MAINTENANCE

GLENN JURGENSON DATE

A REVISION TO
A PROPOSED NEW DRAINAGE PLAN FOR THE
EXISTING
"SEQUOIA SQUARE"
(COORDS ROAD N.M.)
ALBUQUERQUE, NEW MEXICO
DECEMBER, 1997



VICINITY MAP G-11-2

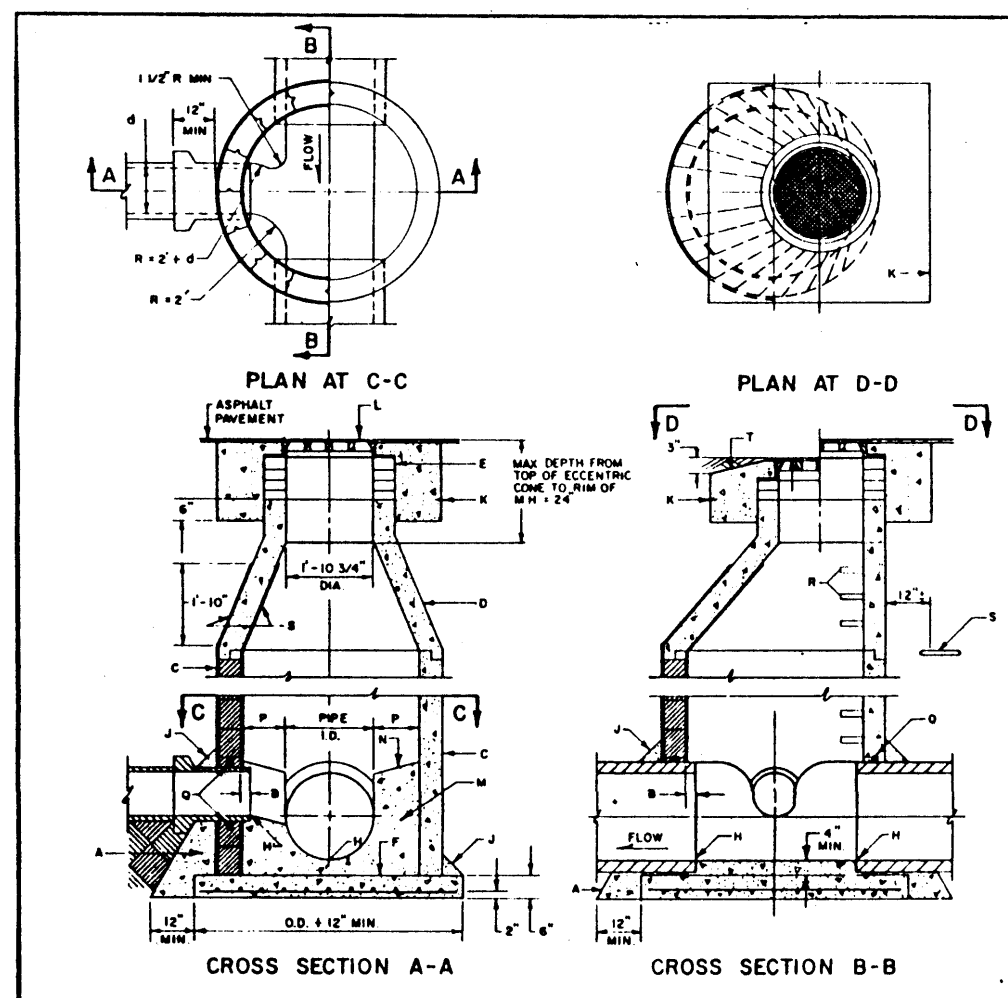
CONSTRUCTION NOTES:

- 1.) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- 2.) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS: SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- 3.) ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 4.) ALL CONSTRUCTION WITHIN CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT FOR STORM RUN-OFF DURING CONSTRUCTION; HE SHALL INSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

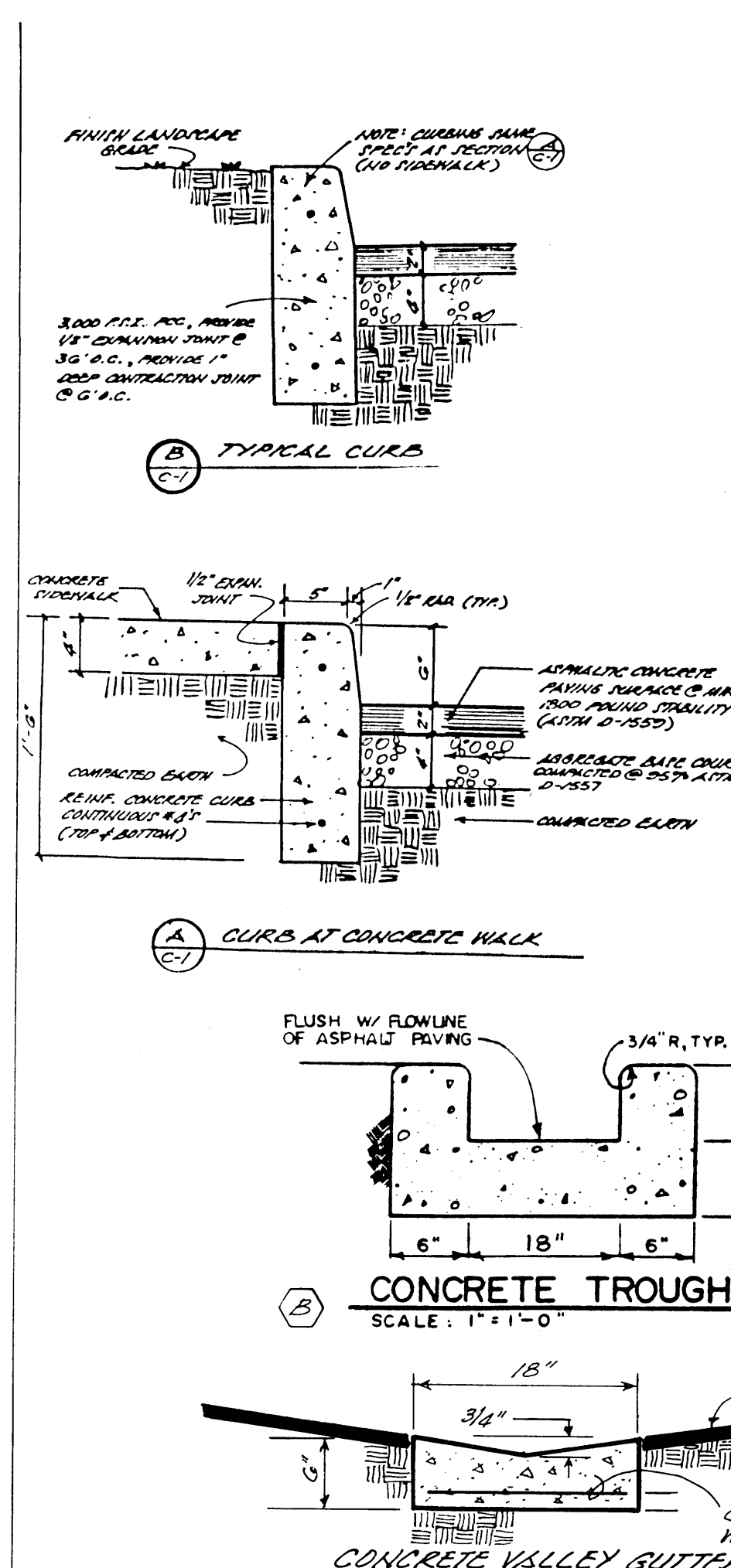
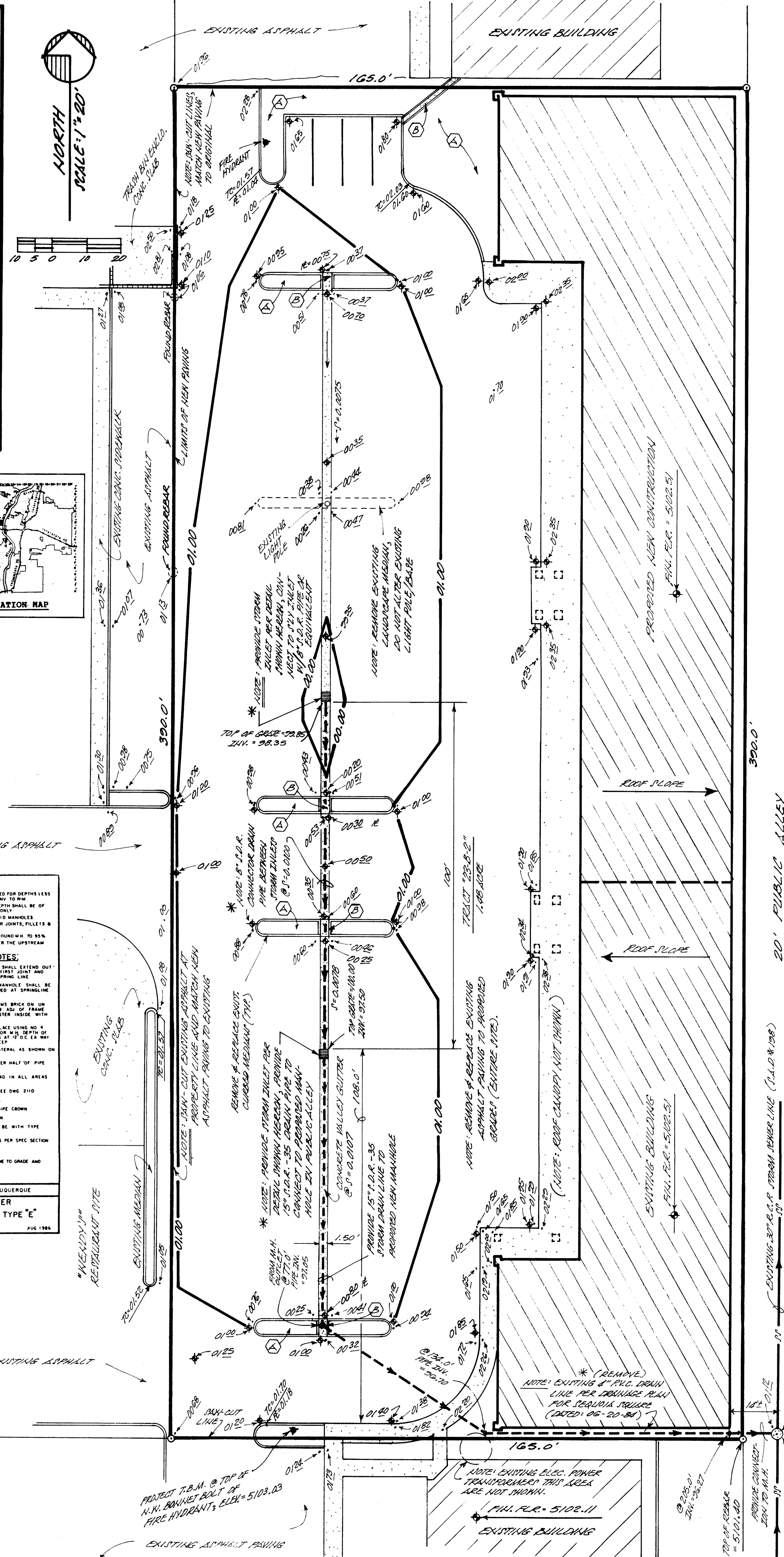
- 1.) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTIES.
- 2.) ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREETS.
- 3.) THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT WITHIN PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SITE AND DEPOSITED THERE.



- GENERAL NOTES:
- 1.) NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
 - 2.) NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD WITHIN THE SUBJECT PROPERTY OTHER THAN SHOWN ON THE PLAN HEREON.
 - 3.) REFER TO "ARCHITECTURAL SITE PLAN" FOR FIELD LAYOUT OF THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN HEREON.
 - 4.) TOPOGRAPHY SURVEY INFORMATION ON THE PLAN HEREON WAS PROVIDED BY TORRES SURVEYING COMPANY, ALBUQUERQUE, NEW MEXICO.
 - 5.) PROPOSED LANDSCAPED AREA'S ARE SHOWN ON THE ARCHITECT'S SITE PLAN.

*** ADDITIONAL PROJECT COMMENTS:

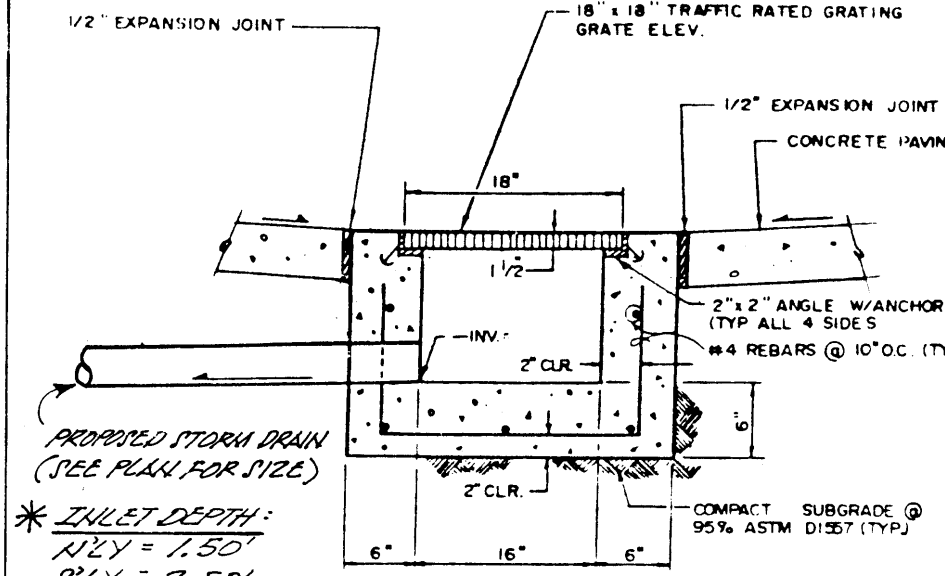
- A.) CONTRACTOR IS TO REMOVE THE EXISTING GRAVELED LEACH FIELD THAT IS WITHIN THE SUBJECT PROPERTY. IMPROVE REQUIRED FILL MATERIAL, AND RE-GRADE TO THE PROPOSED FINISHED GRADES SHOWN ON THE PLAN HEREON.
- B.) CONTRACTOR IS TO PROVIDE REQUIRED STORM INLET AND 4" P.V.C. DRAIN PIPE CONNECTION TO THE EXISTING 4" P.V.C. DRAIN PIPE THAT WAS PROVIDED FOR THE ORIGINAL DEVELOPMENT OF THE SEQUOIA SQUARE SHOPPING CENTER.
- C.) CONTRACTOR IS TO ALSO PROVIDE A REQUIRED TYPE "E" C.O.A. MANHOLE LOCATED WITHIN THE PUBLIC ALLEY FOR CONNECTION TO THE AFOREMENTIONED EXISTING 4" P.V.C. DRAIN PIPE.



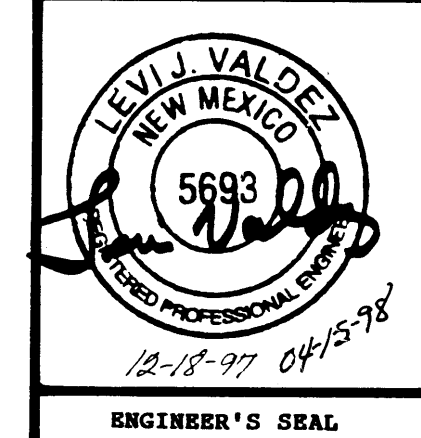
- NOTICE TO CONTRACTOR:
- 1.) AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION OF THIS PERMIT.
 - 2.) ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATION - PUBLIC WORKS CONSTRUCTION - 1985.
 - 3.) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (765-1234) FOR LOCATION OF EXISTING UTILITIES.
 - 4.) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - 5.) BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
 - 6.) MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

| APPROVALS | NAME | DATE |
|---------------|------|------|
| A.C.E./DESIGN | | |
| INSPECTOR | | |
| A.C.E./FIELD | | |

NOTE: ALL WORK WITHIN PUBLIC EASEMENT SHALL BE PERFORMED UNDER SEPARATE PERMIT.



STORM INLET SECTION N.T.S.



A.1 PRECIPITATION ZONES

Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

| Zone | Location |
|------|---|
| 1 | West of the Rio Grande |
| 2 | Between the Rio Grande and San Mateo |
| 3 | Between San Mateo and Eubank, North of Interstate 40, and between San Mateo and the East boundary of Range 4 East, South of Interstate 40 |
| 4 | East of Eubank, North of Interstate 40, and East of the East boundary of Range 4 East, South of Interstate 40 |

FIGURE A-1

Where a watershed extends across a zone boundary, use the zone which contains the largest portion of the watershed.

| Zone | Intensity | 100-YR [2-YR, 10-YR] |
|------|-----------|----------------------|
| 1 | 4.70 | [1.84, 3.14] |
| 2 | 5.05 | [2.04, 3.41] |
| 3 | 5.38 | [2.21, 3.65] |
| 4 | 5.61 | [2.34, 3.83] |

DRAINAGE COMMENTS:

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED ON THE EAST SIDE OF COORS BLVD. N.W. AND SOUTH OF SEQUOIA ROAD N.W., IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (CITY ZONE ATLAS MAP "G-11").

THE SUBJECT SITE IS PRESENTLY A FULLY DEVELOPED COMMERCIAL SITE THAT IS IN THE PROCESS OF REBUILDING THE NORTHERLY PORTION OF SAID FACILITIES THAT WAS DESTROYED BY FIRE DAMAGE; THE SUBJECT SITE, 1.) IS NOT LOCATED WITHIN A DESIGNATED FLOOD PLAIN (RE: F.E.M.A. PANEL 327 OF 825), 2.) DOES NOT ACCEPT OFFSITE FLOWS FROM ADJACENT PROPERTIES, 3.) DOES NOT CONTRIBUTE TO THE OFF-SITE FLOWS OF ADJACENT PROPERTIES, 4.) PRESENTLY CONTAINS 100% OF DEVELOPED RUNOFF IN THE EXISTING GRAVELED LEACH FIELD AREAS WITHIN SAID DEVELOPMENT, 5.) IS TO NOW HAVE DEVELOPED RUNOFF DISCHARGED INTO THE EXISTING STORM SEWER LINE THAT IS LOCATED WITHIN THE ADJACENT 20' PUBLIC ALLEY VIA A NEW MANHOLE THAT IS TO BE PROVIDED BY THIS PROJECT.

CALCULATIONS:

PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2., DESIGN CRITERIA FOR THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATED JANUARY 1993.

SITE AREA: 1.48 ACRE

PRECIPITATION ZONE: ONE (1), TABLE A-1

PEAK INTENSITY: IN./HR. AT t_c = TWELVE (12) MINUTES, 100-YR. = 4.70

LAND TREATMENT METHOD FOR CALCULATION OF " Q_p ", TABLES A-8 & A-9.

"LAND TREATMENT FACTORS", TABLE A-4.

EXISTING CONDITIONS:

| TREATMENT | AREA/ACRES | FACTOR | CFS |
|-----------|------------|--------|--------|
| C | 0.07 | X 2.87 | = 0.20 |
| D | 1.41 | X 4.37 | = 6.16 |

" Q_p " = 6.36 CFS

PROPOSED DEVELOPED CONDITIONS:

| TREATMENT | AREA/ACRES | FACTOR | CFS |
|-----------|------------|--------|--------|
| C | 0.06 | X 2.87 | = 0.17 |
| D | 1.42 | X 4.37 | = 6.21 |

" Q_p " = 6.38 CFS ** INCREASE = 0.02 CFS

NOTE: 6.38 CFS (NEW DEVELOPED SITE)
-1.14 CFS (NEW ROOF SLOPED TOWARD ALLEY = 0.26 ACRE)
5.24 CFS (FLOWS DIRECTED INTO INLETS AND 4" P.V.C. DRAIN PIPE)

LEGAL DESCRIPTION: TRACT "23-B-2" AS SHOWN AND DESIGNATED ON S.P. PLAT # S.P. 81-261, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (ZONE ATLAS MAP "G-11-2").

BENCH MARK REFERENCE: N.M.S.H.D. STATION "MN 448-N3" LOCATED ON THE EAST SIDE OF COORS BLVD. N.W. NORTH OF I-40, N.S.L.D. ELEVATION = 5099.53; PROJECT T.B.M.'S AS SHOWN ON THE PLAN HEREON.

LEGEND:

EXISTING SPOT ELEVATION = \bullet 01.20
EXISTING CONTOUR = \sim 14/4
PROPOSED SPOT ELEVATION = \blacklozenge 01.25
PROPOSED CONTOUR = \sim 14/4
TOP OF CURB ELEVATION = ∇ 01.70
CURB FLOWLINE ELEVATION = ∇ 01.18
EXISTING OR PROPOSED CONCRETE = ---

APPROVAL:
CITY OF ALBUQUERQUE
SEWER MAINTENANCE
GLENN JURRENIRIN DATE

**A REVISION TO
A PROPOSED NEW DRAINAGE PLAN FOR THE
EXISTING
"SEQUOIA SQUARE"
(COORS ROAD N.W.)
ALBUQUERQUE, NEW MEXICO
DECEMBER, 1997**

TABLE A-4. LAND TREATMENTS

| Treatment | Land Condition |
|-----------|--|
| A | Soil uncompacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundcover and infiltration capacity. Croplands. Unfilled arroyos. |
| B | Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent. |
| C | Soil compacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vacant lots. Gravel or rock on plastic (desert landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D. |
| D | Impervious areas, pavement and roofs. |

Most watersheds contain a mix of land treatments. To determine proportional treatments, measure respective subareas. In lieu of specific measurement for treatment D, the areal percentages in TABLE A-5 may be employed.

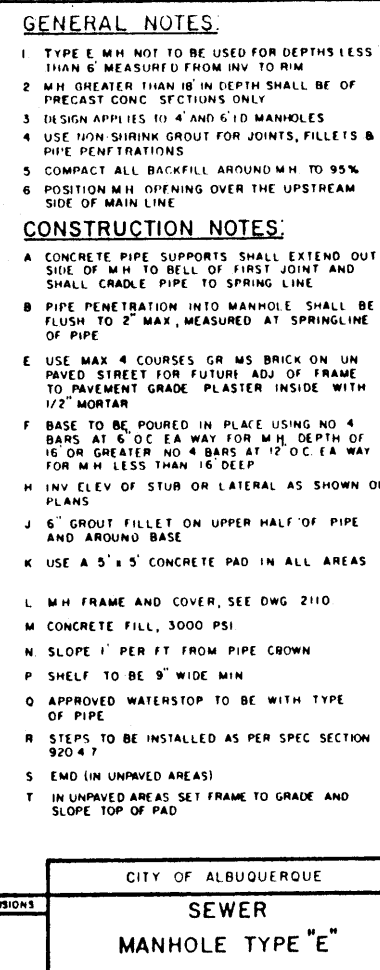
| Zone | A | B | C | D |
|------|------|------|------|------|
| 1 | 1.29 | 2.03 | 2.87 | 4.37 |
| 2 | 1.56 | 2.28 | 3.14 | 4.70 |
| 3 | 1.87 | 2.60 | 3.45 | 5.02 |
| 4 | 2.20 | 2.92 | 3.73 | 5.25 |



- 1.) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- 2.) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- 3.) ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 4.) ALL CONSTRUCTION WITHIN CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PRO

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT FOR STORM RUN-OFF DURING CONSTRUCTION; HE SHALL INSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- 1.) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTIES.
- 2.) ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREETS.
- 3.) THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT WITHIN PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SITE AND DEPOSITED THERE.



- 1.) NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
- 2.) NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD WITHIN THE SUBJECT PROPERTY OTHER THAN SHOWN ON THE PLAN HEREON.
- 3.) REFER TO "ARCHITECTURAL SITE PLAN" FOR FIELD LAYOUT OF THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN HEREON.
- 4.) TOPOGRAPHY SURVEY INFORMATION ON THE PLAN HEREON WAS PROVIDED BY TORRES SURVEYING COMPANY, ALBUQUERQUE, NEW MEXICO.
- 5.) PROPOSED LANDSCAPED AREA'S ARE SHOWN ON THE ARCHITECT'S SITE PLAN

A.) CONTRACTOR IS TO REMOVE THE EXISTING GRAVELED LEACH FIELD THAT IS WITHIN THE SUBJECT PROPERTY, IMPORT REQUIRED FILL MATERIAL, AND RE-GRADE TO THE PROPOSED FINISHED GRADES SHOWN ON THE PLAN HEREON.

B.) CONTRACTOR IS TO PROVIDE REQUIRED STORM INLET AND 4" P.V.C. DRAIN PIPE CONNECTION TO THE EXISTING 4" P.V.C. DRAIN PIPE THAT WAS PROVIDED FOR AT THE TIME OF THE ORIGINAL DEVELOPMENT OF THE "SEQUOIA SQUARE SHOPPING CENTER".

C.) CONTRACTOR IS TO ALSO PROVIDE A REQUIRED TYPE "B" C.O.A. MANHOLE LOCATED WITHIN THE ADJACENT PLY DRIVE FOR CONNECTION TO THE AFOREMENTIONED EXISTING 4" P.V.C. DRAIN PIPE.

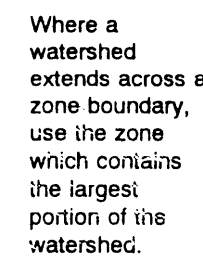


- 1.) AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THIS PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION OF THIS PERMIT.
- 2.) ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATION - PUBLIC WORKS CONSTRUCTION - 1985.
- 3.) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (765-1234) FOR LOCATION OF EXISTING UTILITIES.
- 4.) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- 5.) BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE
- 6.) MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

NOTE: ALL WORK WITHIN PUBLIC
EASEMENT SHALL BE PER-
FORMED UNDER SEPARATE
PERMIT.

 DESIGNATES
LANDSCAPE AREA

Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

FIGURE A-1DRAINAGE COMMENTS:

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED ON THE EAST SIDE OF COORS BLVD. N.W. AND SOUTH OF SEQUOIA ROAD N.W., IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (CITY ZONE ATLAS MAP "G-11").

THE SUBJECT SITE IS PRESENTLY A FULLY DEVELOPED COMMERCIAL SITE THAT IS IN THE PROCESS OF REBUILDING THE NORTHERLY PORTION OF SAID FACILITIES THAT WAS DESTROYED BY FIRE DAMAGE; THE SUBJECT SITE, 1.) IS NOT LOCATED WITHIN A DESIGNATED FLOOD PLAIN; 2.) E.M.A. PANEL OF THE SUBJECT SITE DOES NOT ADJACENT TO ANY FLOOD PLAIN; 3.) THE SUBJECT SITE DOES NOT CONTRIBUTE TO THE OFF-SITE FLOWS OF ADJACENT PROPERTIES; 4.) PRESENTLY CONTAINS 100% OF DEVELOPED RUNOFF IN THE EXISTING GRAVELED LEACH FIELD AREAS WITHIN SAID DEVELOPMENT; 5.) IS TO NOW HAVE DEVELOPED RUNOFF DISCHARGED INTO THE EXISTING "DRAINAGE DITCH" THAT IS LOCATED TO THE WEST OF THE SUBJECT SITE; 6.) THE "DRAINAGE DITCH" THAT IS TO BE PROVIDED BY THIS PROJECT.

CALCULATIONS:

PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2.,
DESIGN CRITERIA FOR THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO,
DATED JANUARY 1993.

SITE AREA: 1.48 ACRE

PRECIPITATION ZONE: ONE (1), TABLE A-1

PEAK INTENSITY: IN./HR. AT $T_c =$ TWELVE (12) MINUTES, 100-YR. = 4.70

"LAND MANAGEMENT FACTORS" PAGES 1-4

EXISTING CONDITIONS:

| <u>TREATMENT</u> | <u>AREA/ACRES</u> | | <u>FACTOR</u> | | <u>CFS</u> |
|------------------|-------------------|---|---------------|---|------------|
| C | 0.07 | X | 2.87 | = | 0.20 |
| D | 1.41 | X | 4.37 | = | 6.16 |

"Q_" = 6.36 CFS

PROPOSED DEVELOPED CONDITIONS:

| <u>TREATMENT</u> | <u>AREA/ACRES</u> | | <u>FACTOR</u> | | <u>CFS</u> |
|------------------|-------------------|---|---------------|---|------------|
| C | 0.06 | X | 2.87 | = | 0.17 |
| D | 1.42 | X | 4.37 | = | 6.21 |

"Q" = 6.38 CFS

NOTE: 6.38 CFS (NEW DEVELOPED SITE)
-1.14 CFS (NEW ROOF SLOPED TOWARD ALLEY = 0.26 ACRE)

5.24 CFS (FLOWS DIRECTED INTO INLETS AND 4" P.V.C. DRAIN PIPE)

LEGAL DESCRIPTION: TRACT "23-B-2" AS SHOWN AND DESIGNATED ON S.P. PLAT # S.P. 81-261; ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (ZONE ATLAS MAP "G-11-2").

BENCH MARK REFERENCE: N.M.S.H.D. STATION "NM 448-N3" LOCATED ON THE EAST SIDE OF COORS BLVD. N.W. NORTH OF I-40, M.S.L.D. ELEVATION = 5099.53; PROJECT T.B.M.' AS SHOWN ON THE PLAN HEREON.

L E G E N D :

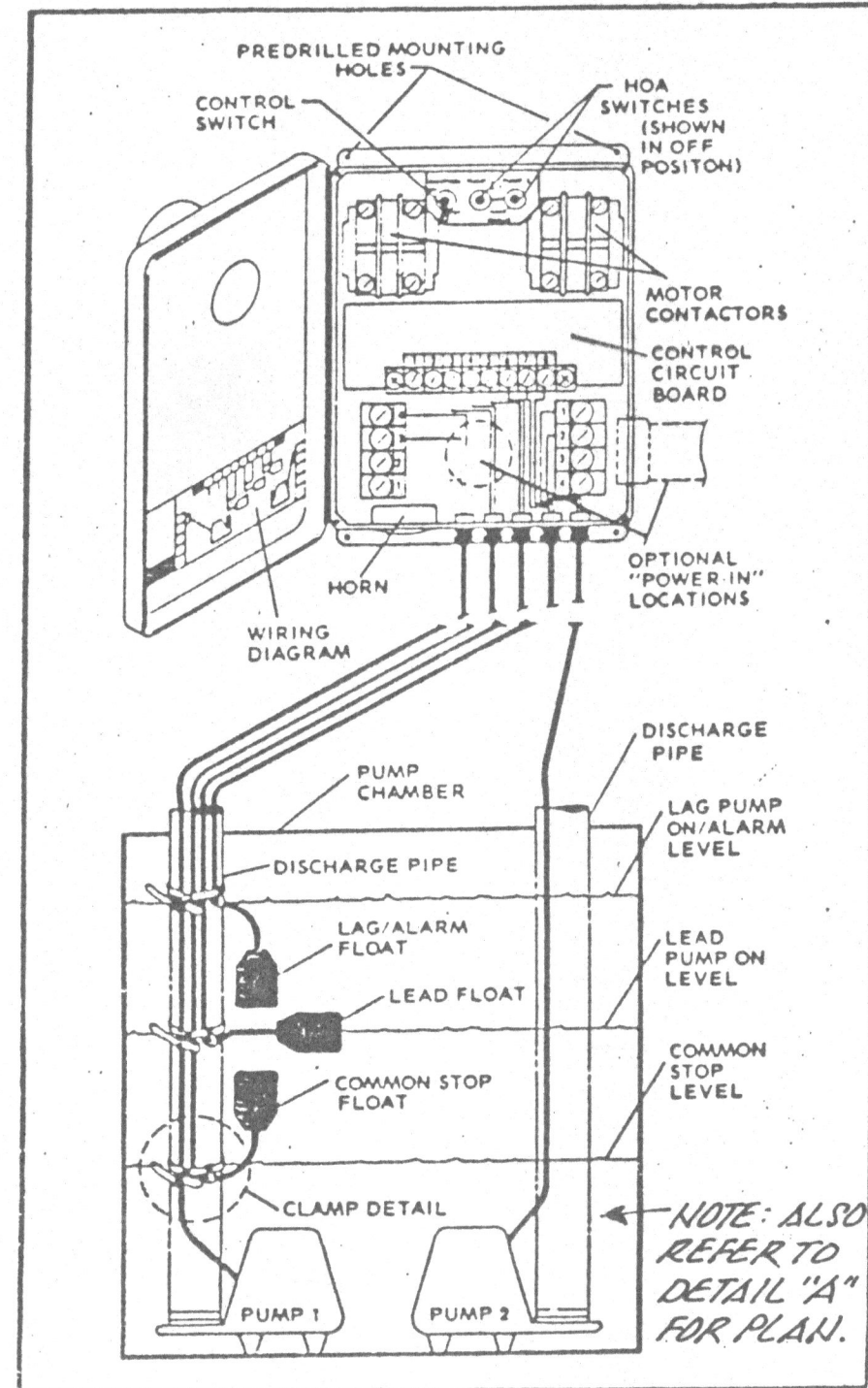
EXISTING SPOT ELEVATION = 01.90
EXISTING CONTOUR = 1/4
PROPOSED SPOT ELEVATION = 01.72
PROPOSED CONTOUR =
TOP OF CURB ELEVATION = TC = 01.70
CURB FLOWLINE ELEVATION = FL = 01.68
EXISTING OR PROPOSED CONCRETE = 5

RECEIVED
DEC 19 1997
HYDROLOGY SECTION

A PROPOSED NEW DRAINAGE PLAN FOR THE
EXISTING
"SEQUOIA SQUIRE"
(COORD. ROAD N.I.)
ALBUQUERQUE, NEW MEXICO
DECEMBER, 1997



"ULTRA" NATOR™ Alternating Pump Control/Alarm System



SENSOR FLOAT® Control Switch



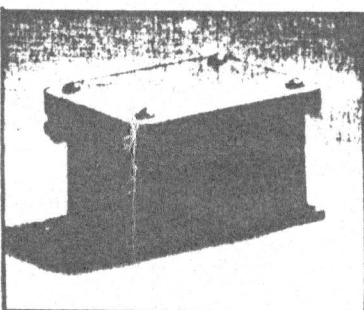
SENSOR FLOAT® control switches accurately monitor liquid levels. They are commonly used to activate alarm and pump control panels, solenoids, and relays.

Three models are available:
PC (Pipe Clamp)
SWI (Internal Weight)
SWE (External Weight)

UL SR

JUNCTION BOX

This NEMA 4X, non-corrosive PVC junction box provides a home for various electrical connections including those that may require waterproof protection. It is easily modified in the field. The JB10 may be ordered with or without liquid-tight connectors. It is available with up to six liquid-tight connectors installed and sealed to the junction box.



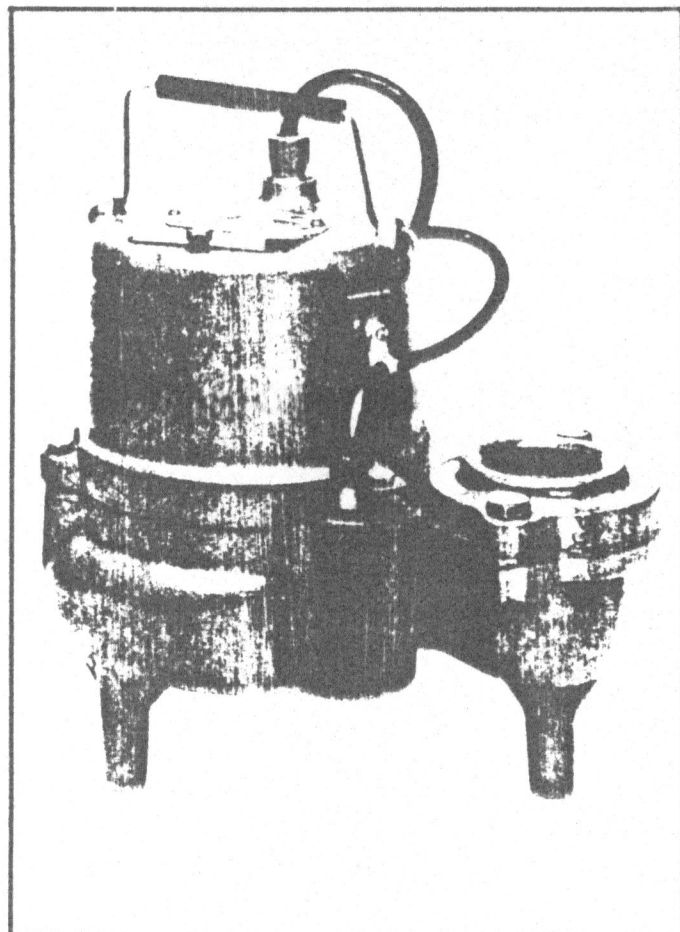
CONSTRUCTION NOTES:

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 765-1234, FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
5. 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 UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, IDENTIFYING AND PRESERVING 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.

NOTICE TO CONTRACTOR

1. 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.
2. All work detailed on these plans to be performed under contract shall, except as otherwise stated or provided for herein, be constructed in accordance with the City of Albuquerque Interim Standard Specifications - Public Works Construction - 1985.
3. Two (2) working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.
4. Prior to construction, the contractor shall evaluate and verify the horizontal and vertical location 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 amount of delay.
5. Backfill compaction shall be according to ARTERIAL street use.
6. Maintenance of these facilities shall be the responsibility of the Owner of the property served.

| APPROVALS | NAME | DATE |
|---------------|------|------|
| A.C.E./DESIGN | | |
| INSPECTOR | | |
| A.C.E./FIELD | | |



SK50 Submersible Sewage Ejector Pump

HYDROMATIC PUMPS
A Marley Pump Company

The SK50 is designed for high capacity sump service and for transferring raw sewage from basements, stores, and small businesses to the main sewer system.

Features:

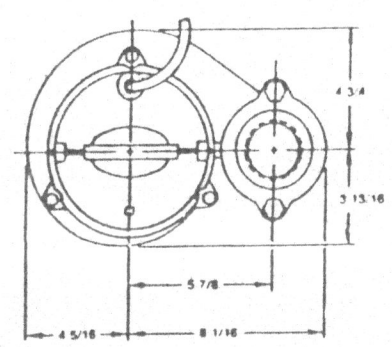
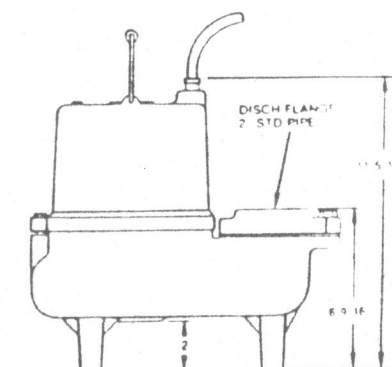
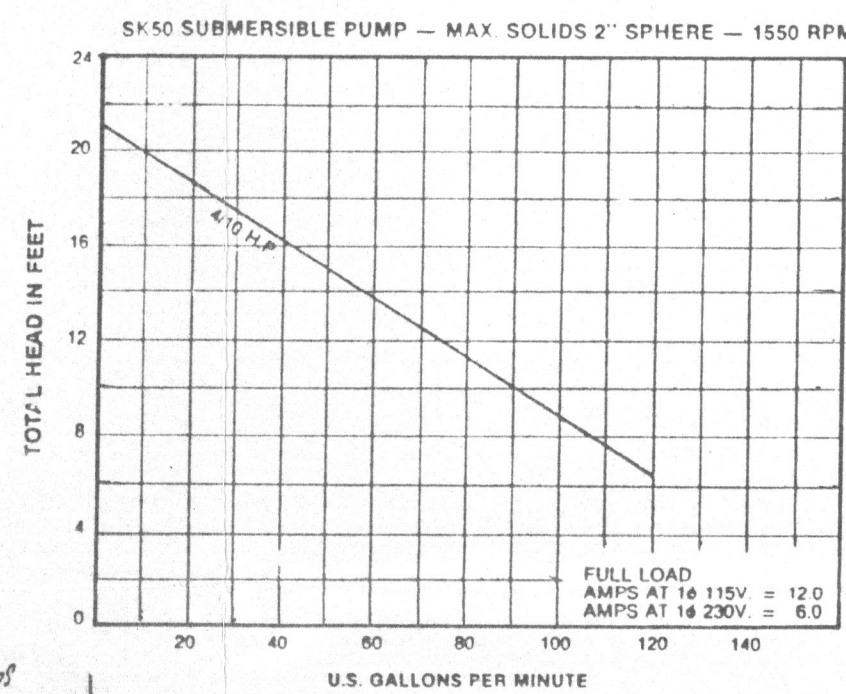
- Non-clog, two-vane, semi-open impeller passes 2-inch solids.
- Pump-out valve on rear ahead of impeller prevents stringy material and grit from building up in the seal area.
- Heavy-duty, oil-filled motor has superior cooling and bearing lubrication for long, trouble-free life.
- Thermal overload protection is built into motor windings.
- 2-inch NPT discharge Standard.
- Completely field serviceable.
- Cast iron construction.
- 10-foot cord with molded plug furnished as standard.
- Wide angle mercury switch (auto models) produces a greater pumping range, therefore the pump cycles less frequently, prolonging pump life. Can also operate automatic models manually by simply unplugging the pump from the piggyback switch plug and then plug in direct to power.

Capabilities

| | |
|-----------------|----------------------------|
| Specification | 4/10 HP |
| Capacities to | 120 gpm |
| Discharge NPT | 2" Std, 3" Flange optional |
| Solids Handling | 2" |
| Electrical | 115V, 12.0 Amps |
| 16, 60 HZ | 230V, 6.0 Amps |
| Pump Cord | 10' Std, 20' Option |
| Switch Cord | 10' Lgth, 20' Option |
| Construction | Cast Iron |

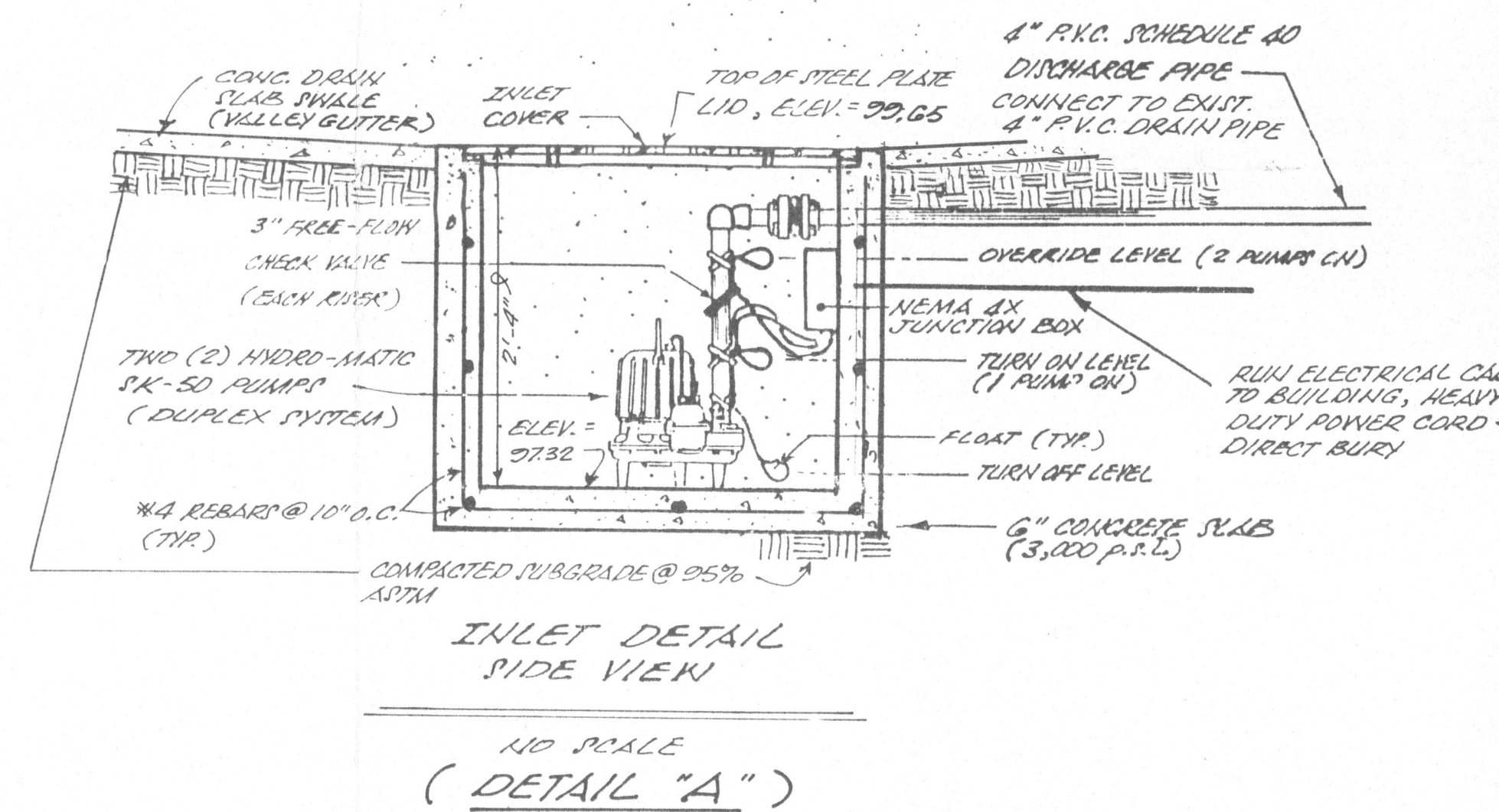
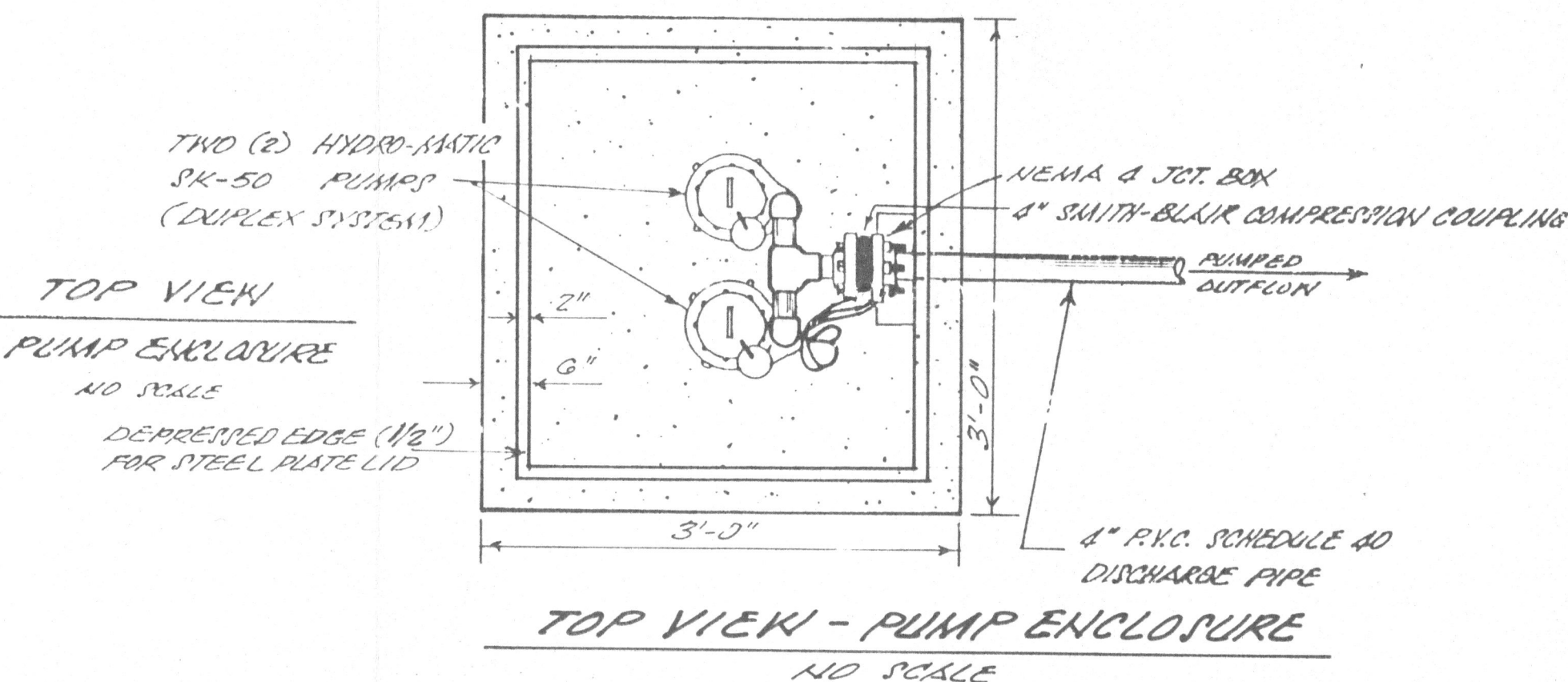
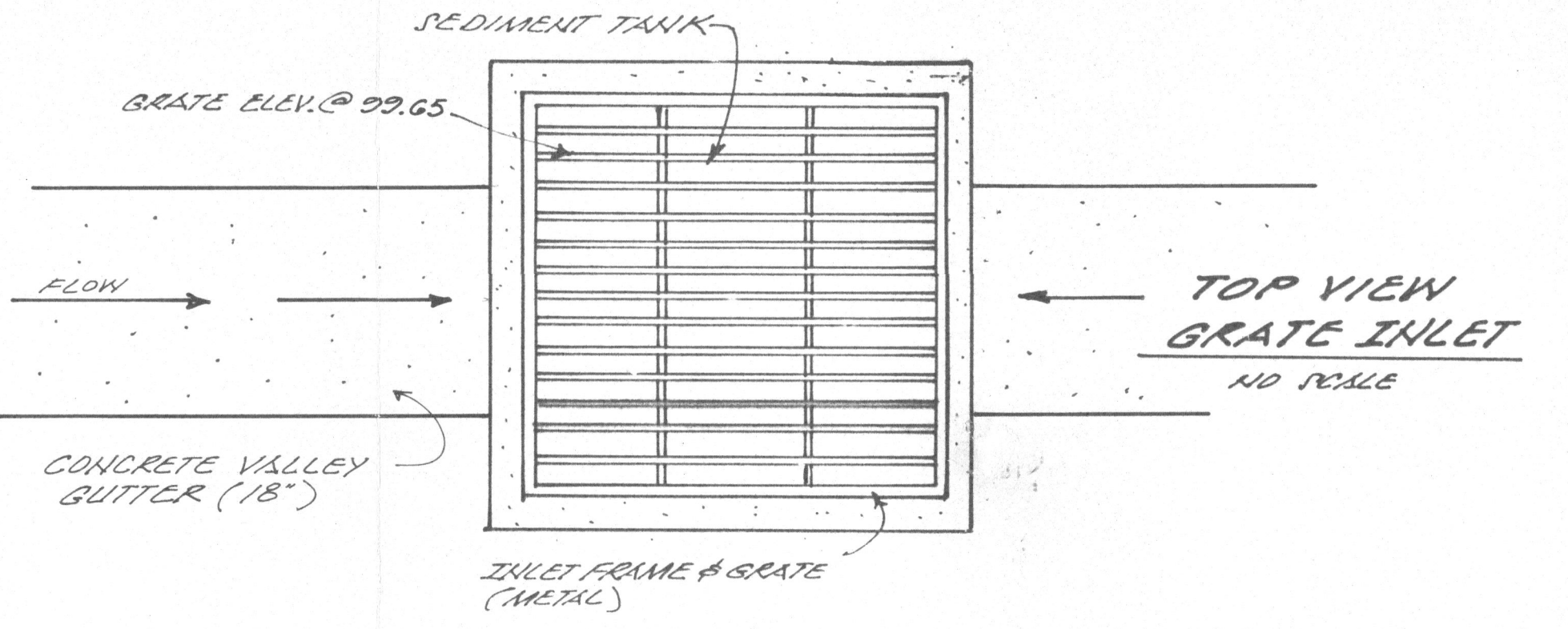
Specifications subject to change without notice.

SK50 Performance and Dimensional Data

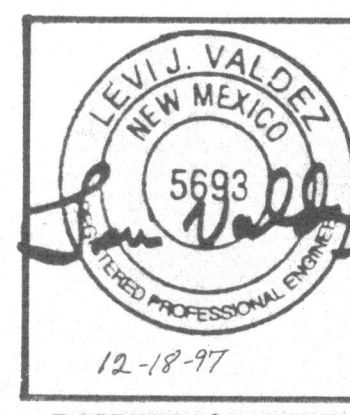
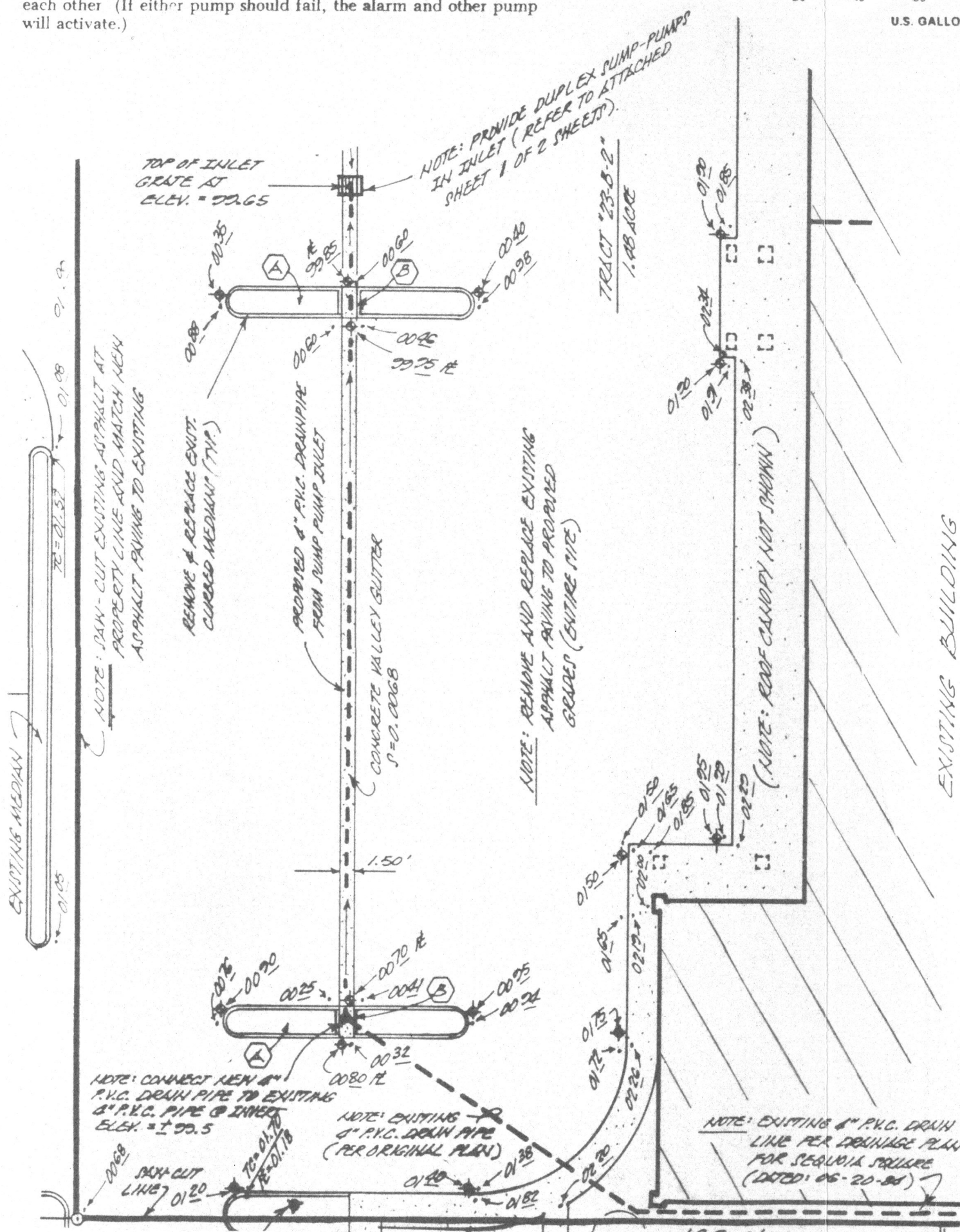


NOTE: CASTING DIM MAY VARY ± .18"

THE MARLEY PUMP COMPANY
HYDROMATIC PUMPS



NOTE: ALL WORK WITHIN PUBLIC EASEMENT SHALL BE PERFORMED UNDER SEPARATE PERMIT.



DRAINAGE PLAN
"SEQUOIA SQUARE"
(COORDS ROAD N.M.)
ALBUQUERQUE, NEW MEXICO
DECEMBER, 1997

Drainage Report
Albuquerque Bicycle Center

Location:

The tract is located at 5500 Sequoia Road, N.W. near the southeast corner of the intersection with Coors Boulevard. The site is described as Tract 23, B-1, Corona Del Sol Subdivision, Albuquerque, New Mexico.

Existing Condition:

The site is currently developed as a retail bicycle shop. The front parking area and roof drains discharge to a retention pond fronting Sequoia Road. The remaining area discharges to the alley and adjacent retail parking areas.

| Basin | Area | Zone | Soil Type | Peak Discharge | Q ₁₀₀ |
|-------|---------|------|-----------------------|----------------|------------------|
| 101 | .322 AC | 1 | B = 0.10 D = 0.222 | 2.03 4.37 | 0.20 0.97 |
| | | | | Subtotal | 1.2 CFS |
| 102 | .159 AC | 1 | C = 0.08 D = 0.079 | 2.87 4.37 | 0.23 0.35 |
| | | | | Subtotal | 0.6 CFS |

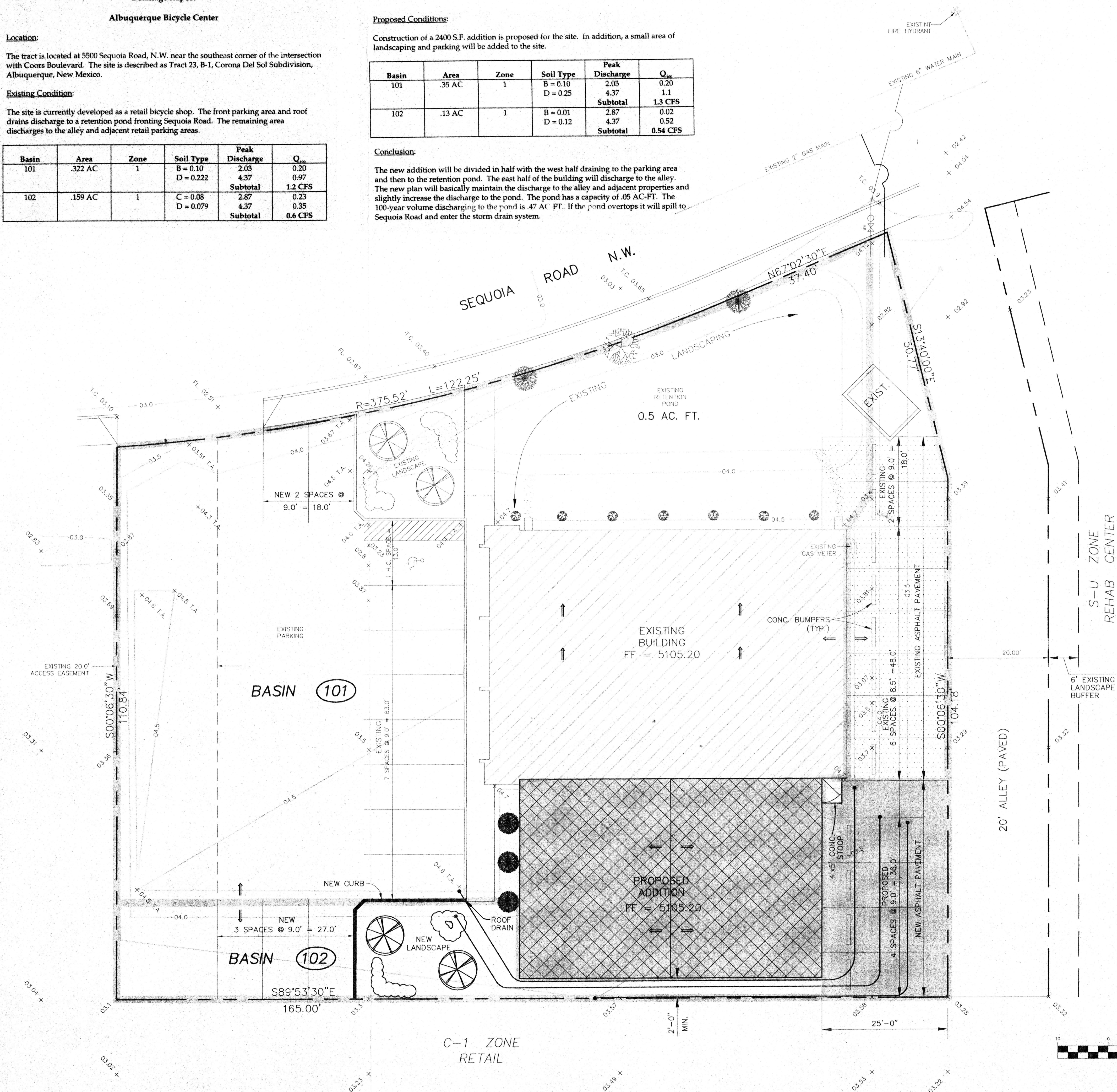
Proposed Conditions:

Construction of a 2400 S.F. addition is proposed for the site. In addition, a small area of landscaping and parking will be added to the site.

| Basin | Area | Zone | Soil Type | Peak Discharge | Q ₁₀₀ |
|-------|--------|------|----------------------|----------------|------------------|
| 101 | .35 AC | 1 | B = 0.10 D = 0.25 | 2.03 4.37 | 0.20 1.1 |
| | | | | Subtotal | 1.3 CFS |
| 102 | .13 AC | 1 | B = 0.01 D = 0.12 | 2.87 4.37 | 0.02 0.52 |
| | | | | Subtotal | 0.54 CFS |

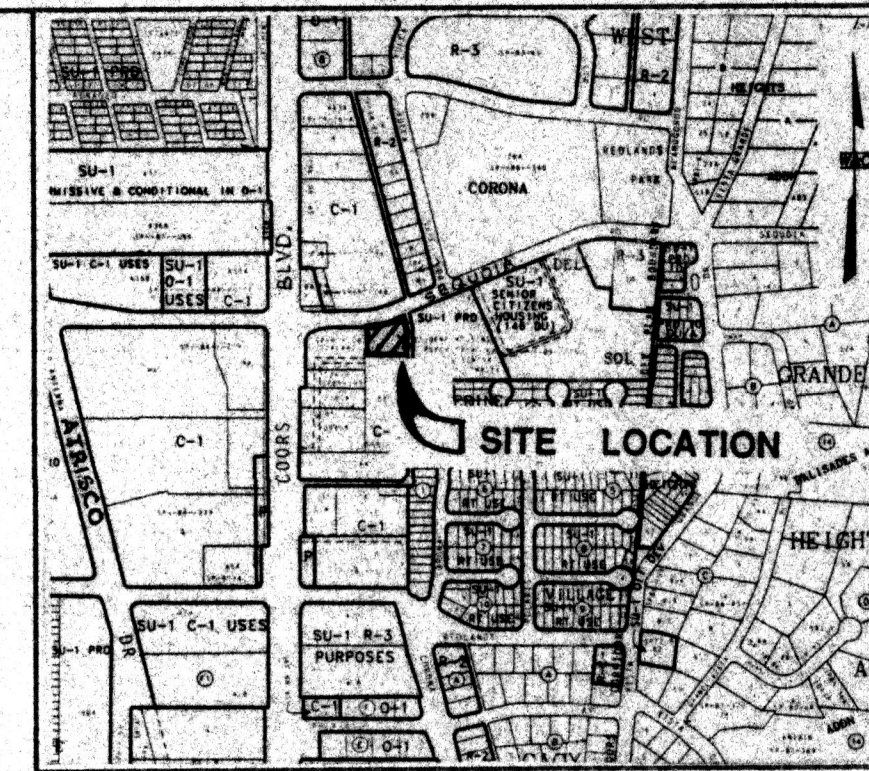
Conclusion:

The new addition will be divided in half with the west half draining to the parking area and then to the retention pond. The east half of the building will discharge to the alley. The new plan will basically maintain the discharge to the alley and adjacent properties and slightly increase the discharge to the pond. The pond has a capacity of .05 AC-FT. The 100-year volume discharging to the pond is .47 AC-FT. If the pond overtops it will spill to Sequoia Road and enter the storm drain system.



LEGEND

- 5094 --- EXISTING INTERMEDIATE CONTOUR
- 5095 --- EXISTING INDEX CONTOUR
- 5089 --- PROPOSED INTERMEDIATE CONTOUR
- 5090 --- PROPOSED INDEX CONTOUR
- TC95.0 --- PROPOSED SPOT ELEVATION
- ⇒ --- FLOW DIRECTION
- BASIN BOUNDARY
- EXIST. PAVEMENT
- NEW PAVEMENT
- EXISTING BUILDING
- PROPOSED BUILDING



LOCATION MAP

ZONE ATLAS MAP NO. G-11



SOILS MAP

REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY
SHEET NO. 20



FLOOD INSURANCE MAP

REFERENCE: FLOOD INSURANCE STUDY
PANEL 21

LEGAL DESCRIPTION

TR 23-B-1, CORONA DEL SOL SUBDIVISION

BENCH MARK

A 3 1/4" ALUMINUM TABLET STAMPED "ACS, NM 448-N4A, 1984"
SET IN A DRILL HOLE FLUSH WITH THE CONCRETE MEDIAN NOSE,
LOCATED AT THE INTERSECTION OF COORS BLVD. AND SEQUOIA RD., NW

ALBUQUERQUE BICYCLE SHOP ADDITION
5500 SEQUOIA ROAD N.W.
ALBUQUERQUE, N.M. 87120

GRADING AND DRAINAGE PLAN

| | | |
|---|-----------------|------------------------------------|
| DESIGN D.S.A. | DRAWN V.K.L. | DATE JUNE 1997 |
| | | FILE NO. 97071 |
| 4775 INDIAN SCHOOL ROAD N.E. SUITE 200 ALBUQUERQUE, NEW MEXICO 87110 (505) 254-4000 | | SHEET NO. JUL 09 1997 1 OF 1 |

