

EXISTING CONDITIONS:

The site is located at the intersection of Amherst Drive, N.E., and Alta Monte Avenue, N.E., both of which are paved with standard curb and gutter. The site is in Candelaria Business Center. The approved grading and drainage plan for Candelaria Business Center (Hydrology File No. G18/D57) shows a plan for developing the portion of the center which lies north of the drainage easement and which encompasses this site. The plan shows runoff being directed to the existing drainage easement. There is a 66" RCP storm drain line directly south of the site in the drainage easement that was, at one time, a concrete-lined open channel. The site is presently undeveloped and slopes steeply away from the streets and then more gently in a westerly direction. The owner of this site also owns the lot directly to the west which is Tract A-3-A-1-C.

PROPOSED CONDITIONS:

It is proposed to develop the site as shown on the plan. The site is proposed to discharge to the existing drainage easement where it will flow on the surface to the first inlets which are roughly 600 feet west of the site in the existing drainage easement. Any runoff that bypasses the inlets will enter the open channel at the west boundary of Candelaria Business Center. The site is very near the A.M.A.F.C.A. North Diversion Channel. Therefore, the storm runoff from this site will have reached the North Diversion Channel before the peak flow in the 66" storm sewer is reached. Since the owner of this site also owns the site to the west, the slope is allowed to approach along the north end of the west property line.

DRAINAGE CRITERIA:

The calculations shown on this plan were prepared in accordance with Section 22.2, Hydrology, of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque in cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority, January 1993.

PRECIPITATION ZONE:

The site is east of the Rio Grande River but west of San Mateo Boulevard and is, therefore, in Precipitation Zone 2.

EROSION CONTROL REQUIREMENTS:

The contractor shall be responsible for compliance with the following:

- No sediment-bearing water shall be allowed to discharge from the site during construction.
- During grading operations and until the project has been completed, all adjacent property, rights-of-way, and easements shall be protected from flooding by runoff from the site.
- Should the contractor fail to prevent sediment-bearing water from entering public right-of-way, he shall promptly remove from the public right-of-way any and all sedimentation originating from the site.
- Control of sediment-bearing waters will be accomplished by use of a compacted earth berm of adequate height. The berm shall be located along the downstream perimeter of the property.

CONSTRUCTION NOTES:

- UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
- THIS PLAN SHOWS VERTICAL GRADES AND DISPOSITION OF STORM WATER RUNOFF. NO DIMENSIONS ARE SHOWN ON THIS PLAN. FOR DIMENSIONS OF BUILDING AND PAVING LAYOUT, PLEASE SEE ARCHITECTURAL SITE PLAN.

DRAINAGE CALCULATIONS

LAND TREATMENT AREAS, EXCESS PRECIPITATION AND UNIT PEAK DISCHARGE:

The peak discharge per acre and excess precipitation are shown for the four land treatments in Zone 2 in the table below, the values contained in which are from the City of Albuquerque, D.P.M. Also shown are the existing and proposed land treatment areas.

Land Treatment	q	100-yr. 10-yr.	E	100-yr. 10-yr.	Existing Site Areas	Developed Site Areas
					% Sq. Ft. Acres	% Sq. Ft. Acres
A	1.56	0.38	0.53	0.13	100.0 44,002 1.0101	26.8 11,803 0.2710
B	2.28	0.95	0.78	0.28	0.0 0.0 0.0 0.0	0.0 0.0
C	3.14	1.71	1.13	0.52	0.0 0.0 0.0 0.0	0.0 0.0
D	4.70	3.14	2.12	1.34	0.0 0.0 73.2 32,199 0.7391	0.7391
Totals					100.0 44,002 1.0101	100.0 44,002 1.0101

WEIGHTED UNIT PEAK DISCHARGE VALUES:

Existing	Q _{W100}	=	1.56 cfs/acre
	Q _{W10}	=	0.38 cfs/acre
Developed	Q _{W100}	=	0.2710 X 2.28 + 0.7392 X 4.70 = 4.09 cfs/acre
	Q _{W10}	=	0.2710 X 0.95 + 0.7392 X 3.14 = 2.58 cfs/acre

WEIGHTED EXCESS PRECIPITATION:

Existing	E _{W100}	=	0.53 in.
	E _{W10}	=	0.13 in.
Developed	E _{W100}	=	0.2710 X 0.78 + 0.7392 X 2.12 = 1.78 in.
	E _{W10}	=	0.2710 X 0.28 + 0.7392 X 1.34 = 1.07 in.

SUMMARY OF VOLUMES AND PEAK DISCHARGE RATES

	V100	V10	Q100	Q10
EXISTING	1,943	477	1.56	0.38
DEVELOPED	6,527	3,923	4.09	2.58
INCREASE	4,584	3,923	2.53	2.20

CAPACITY OF 8" DIA. PVC PIPE UNDER DOCK:

Area draining to the inlet = 80 X 44 + 100 X 125 + 16 X 80 = 17300 sf = 0.40 ac. = A_T
A_D = 80 X 44 = 3520 = 20% A_T A_C = 13780 = 80% A_T
Q_W = 0.8 X 3.14 + 0.2 X 4.70 = 3.45 cfs/acre. Q₁₀₀ = 0.4 X 3.45 = 1.38 cfs
E_W = 0.8 X 1.13 + 0.2 X 2.12 = 1.33 in. V₁₀₀ = 17,300 X (1.33 / 12) = 1917 cf
Use Orifice Equation: Q = CA(2gh)^{1/2} C = 0.6 A = 0.3491 H = 0.67 ft.
Q = 0.6 X 0.3491 (2 X 32.2 X 0.67)^{1/2} = 1.38 cfs. Therefore the 8" PVC pipe is adequate for the 100-year peak discharge with the head above the pipe not rising above the top of the grate. In the event that the pipe or grate should become plugged, the water will overflow through the driveway.

OFF-SITE FLOW:

The site has no off-site flow. The existing lots are paved with curb and gutter and the high point in the street is at the intersection of Amherst Drive and Alta Monte Avenue.

BENCH MARK:

ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON ACS STATION "P-225", WITH AN ELEVATION OF 5099.957.

LEGAL DESCRIPTION:

TRACT LETTERED A-THREE-A-1-D (A-3-A-1-D) OF THE PLAT OF TRACTS A3A1A, A3A1B, A3A1C AND A3A1D, CANDELARIA BUSINESS CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 09, 1995 IN VOLUME 95C, FOLIO 295.

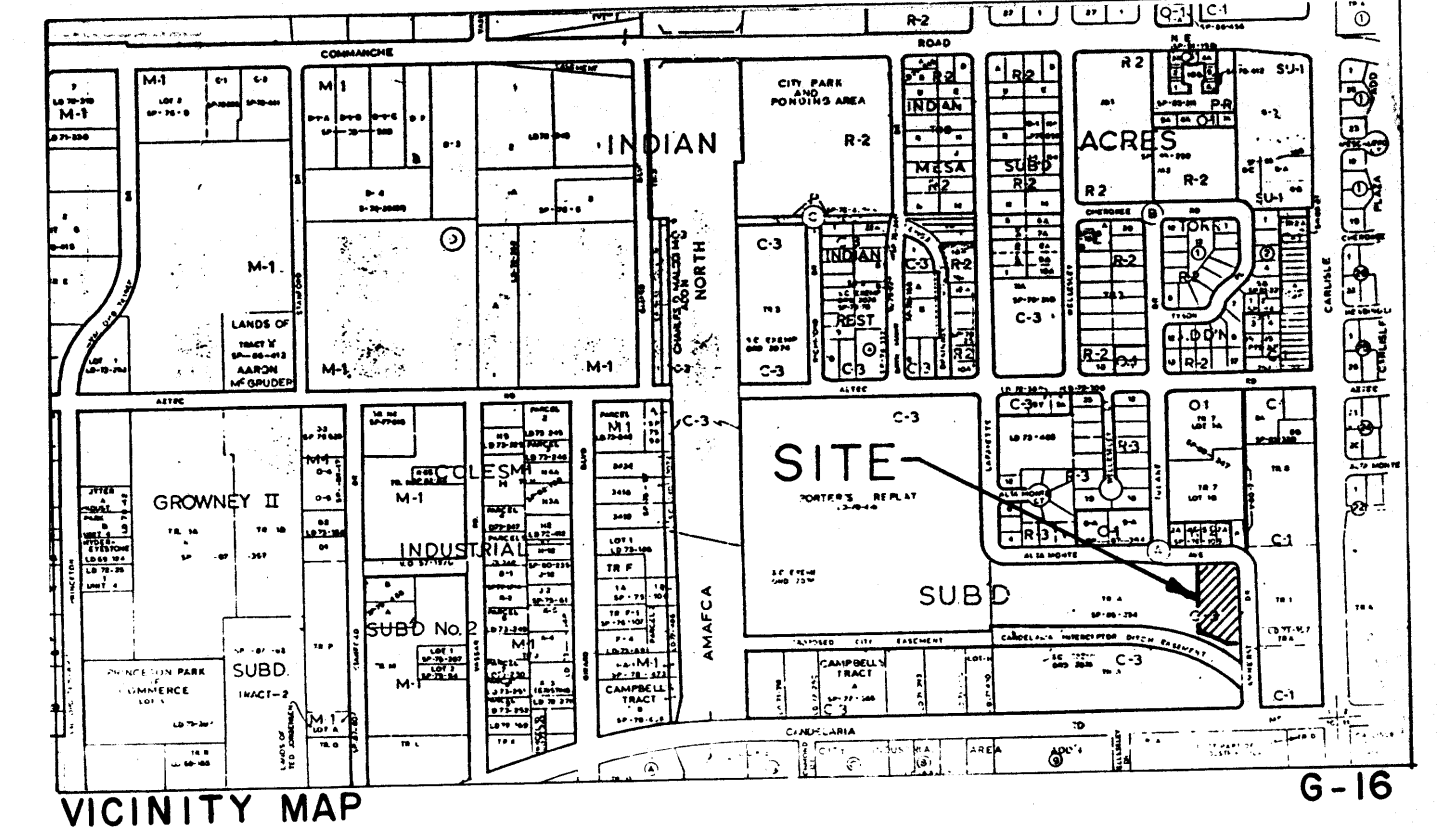
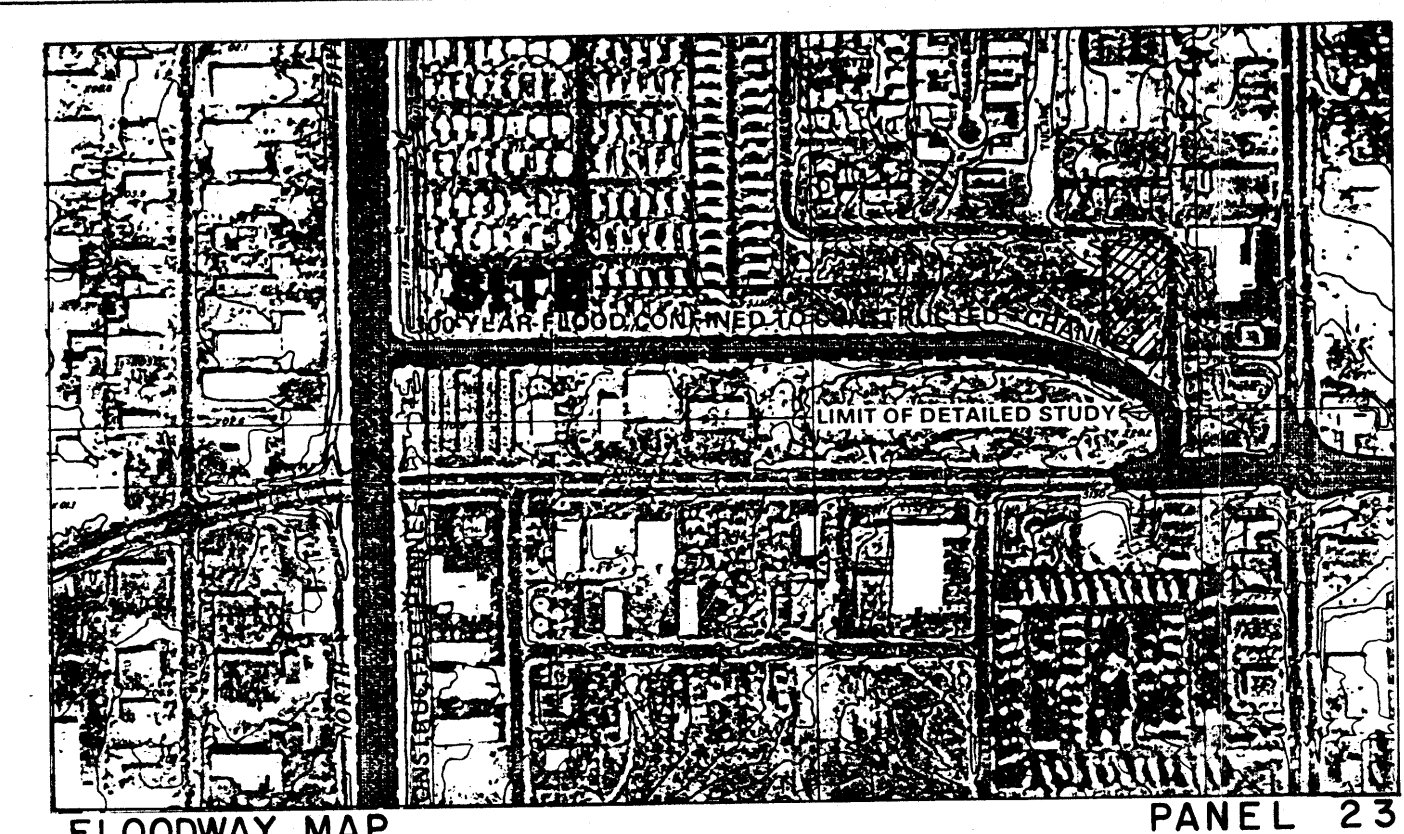
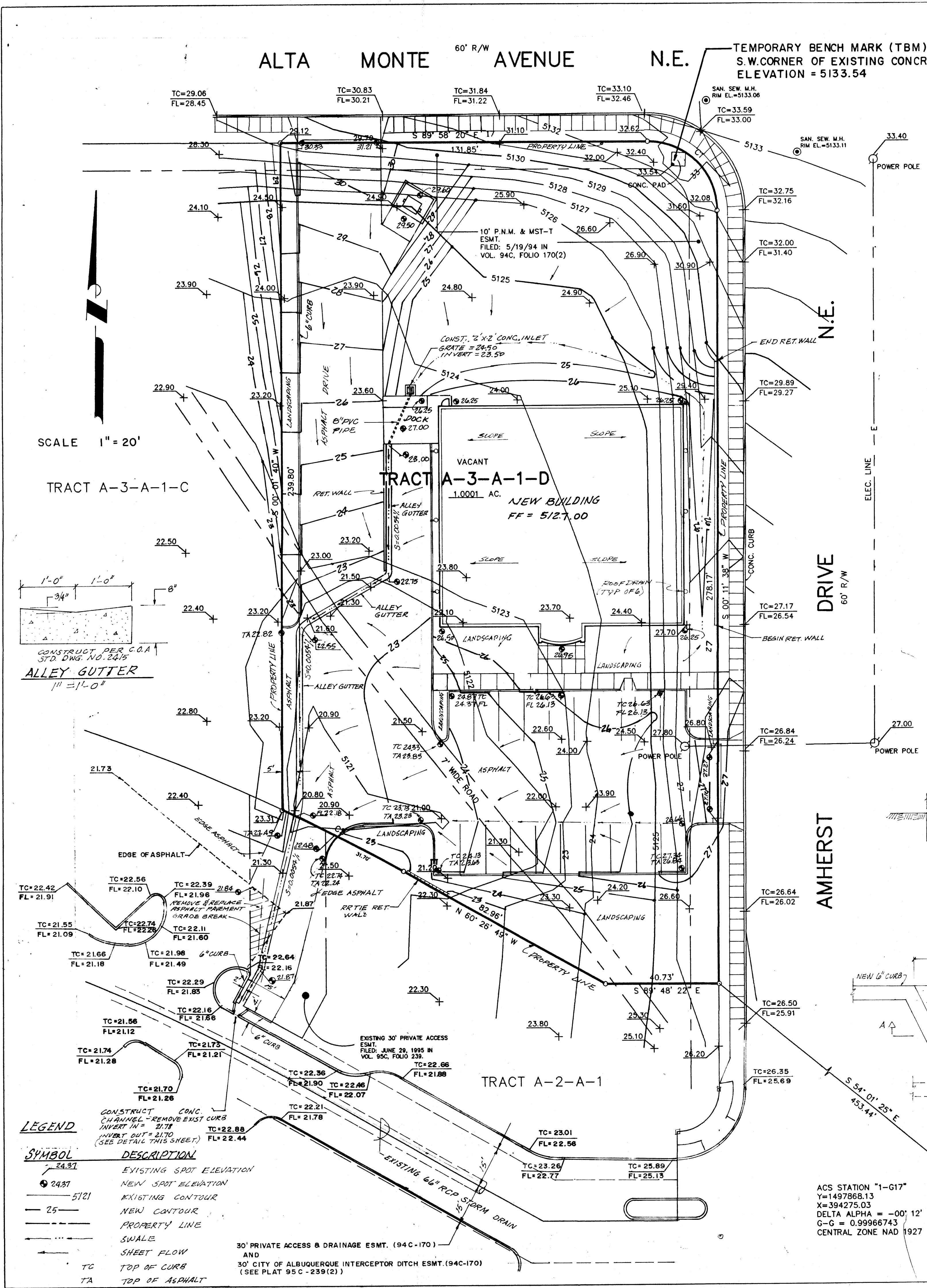


FRANK D. LOVELADY P.E.
300 ALAMOSA ROAD N.W.
ALBUQUERQUE, N.M. 87107
(505) 345-2267

GRADING AND DRAINAGE PLAN
TJ HARDWARE
HARDWARE RETAIL / WAREHOUSE
CANDELARIA BUSINESS PARK
ALBUQUERQUE, NEW MEXICO

Designed: F.D.L. Drawn: STAFF Checked: F.D.L. Scale: 1" = 20' Date: 9 / 95 Job No. 499

Sheet
Of



DRAINAGE CALCULATIONS

EXISTING CONDITIONS:

The site is located at the intersection of Amherst Drive, N.E., and Alta Monte Avenue, N.E., both of which are paved with standard curb and gutter. The site is in Candelaria Business Center. The approved grading and drainage plan for Candelaria Business Center (Hydrology File No. C16/D57) shows a plan for developing the portion of the center which lies north of the drainage easement and which encompasses this site. The plan shows runoff being directed to the existing drainage easement. There is a 66" RCP storm drain line directly south of the site in the drainage easement that was, at one time, a concrete-lined open channel. The site is presently undeveloped and slopes steeply away from the streets and then more gently in a westerly direction. The owner of this site also owns the lot directly to the west which is Tract A-3-A-1-C.

PROPOSED CONDITIONS:

It is proposed to develop the site as shown on the plan. The site is proposed to discharge to the existing drainage easement where it will flow on the surface to the first inlets which are roughly 600 feet west of the site in the existing drainage easement. Any runoff that bypasses the inlets will enter the open channel at the west boundary of Candelaria Business Center. The site is very near the A.M.A.F.C.A. North Diversion Channel. Therefore, the storm runoff from this site will have reached the North Diversion Channel before the peak flow in the 66" storm sewer is reached. Since the owner of this site also owns the site to the west, the slope is allowed to encroach along the north end of the west property line.

DRAINAGE CRITERIA:

The calculations shown on this plan were prepared in accordance with Section 22.2, Hydrology, of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque in cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority, January 1993.

PRECIPITATION ZONE:

The site is east of the Rio Grande River but west of San Mateo Boulevard and is, therefore, in Precipitation Zone 2.

LAND TREATMENT AREAS, EXCESS PRECIPITATION AND UNIT PEAK DISCHARGE:

The peak discharge per acre and excess precipitation are shown for the four land treatments in Zone 2 in the table below, the values contained in which are from the City of Albuquerque, D.P.M. Also shown are the existing and proposed land treatment areas.

Land Treatment	q	E	Existing Site Areas	Developed Site Areas
	100-yr 10-yr	100-yr 10-yr	% Sq. Ft. Acres	% Sq. Ft. Acres
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C	3.14 1.71	1.13 0.52	0.0 0.0	0.0 0.0
D	4.70 3.14	2.12 1.34	0.0 0.0	73.2 32,199
Totals			100.0 44,002	100.0 44,002

WEIGHTED UNIT PEAK DISCHARGE VALUES:

Existing	q _w /100	=	1.56 cfs/acre
Developed	q _w /100	=	0.38 cfs/acre
Existing	q _w /100	=	0.2710 X 2.28 + 0.7392 X 4.70 = 4.09 cfs/acre
Developed	q _w /100	=	0.2710 X 0.95 + 0.7392 X 3.14 = 2.58 cfs/acre

WEIGHTED EXCESS PRECIPITATION:

Existing	E _w /100	=	0.53 in.
Developed	E _w /100	=	0.13 in.
Existing	E _w /100	=	0.2710 X 0.78 + 0.7392 X 2.12 = 1.78 in.
Developed	E _w /100	=	0.2710 X 0.28 + 0.7392 X 1.34 = 1.07 in.

SUMMARY OF VOLUMES AND PEAK DISCHARGE RATES

	V100	V10	Q100	Q10
EXISTING	1,943	477	1.56	0.38
DEVELOPED	5,527	3,923	4.09	2.58
INCREASE	4,584	3,923	2.53	2.20

CAPACITY OF 8" DIA. PVC PIPE UNDER DOCK:

Area draining to the inlet = 80 X 44 + 100 X 125 + 16 X 80 = 17300 sf = 0.40 ac = A_T
A_D = 80 X 44 = 3520 = 20% A_T A_C = 13780 = 80% A_T
Q_w = 0.8 X 3.14 + 0.2 X 4.70 = 3.45 cfs/acre. Q₁₀₀ = 0.4 X 3.45 = 1.38 cfs
E_w = 0.8 X 1.13 + 0.2 X 2.12 = 1.33 in. V₁₀₀ = 17,300 X (1.33 / 12) = 1917 cf
Use Orifice Equation: Q = CA(2gh)^{1/2} C = 0.6 A = 0.3491 H = 0.67 ft.
Q = 0.6 X 0.3491 (2 X 32.2 X 0.67)^{1/2} = 1.38 cfs. Therefore the 8" PVC pipe is adequate for the 100-year peak discharge with the head above the pipe not rising above the top of the grate. In the event that the pipe or grate should become plugged, the water will overflow through the driveway.

OFF-SITE FLOW:

The site has no off-site flow. The existing lots are paved with curb and gutter and the high point in the street is at the intersection of Amherst Drive and Alta Monte Avenue.

OUTFALL CHANNEL CALCULATIONS:

Channel to taper from 5' wide inlet to 1.5' wide outlet at the existing curb. Use Orifice Equation to calculate inlet capacity. Q = CLH^{3/2} C = 2.65 L = 5.0 H = 0.5
Q = 2.65 X 5.0 X 0.5^{3/2} = 4.68 cfs > 4.09 cfs
Design outlet width per Manning's Equation V = (1.486 m) (R)^{2/3} S^{1/2}
For a 1.5' wide channel, the area is 1.5 X 0.5 = 0.75 sf P = 0.5 + 1.5 + 0.5 = 2.5 ft.
R = A/P = 0.75 / 2.5 = 0.3
V = (1.486 / 0.013) (0.3^{2/3} / 0.0200)^{1/2} = 7.24 cfs Q = AV = 0.75 X 7.24 = 5.43 cfs > 4.09 cfs

LEGAL DESCRIPTION:

TRACT LETTERED A-THREE-A-1-D (A-3-A-1-D) OF THE PLAT OF TRACTS A3A1A, A3A1B, A3A1C AND A3A1D, CANDELARIA BUSINESS CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 09, 1995 IN VOLUME 95C, FOLIO 295.

- LEGEND**
- | SYMBOL | DESCRIPTION |
|--------|-------------------------|
| 24.87 | EXISTING SPOT ELEVATION |
| 24.87 | NEW SPOT ELEVATION |
| 51.21 | EXISTING CONTOUR |
| 25 | NEW CONTOUR |
| --- | PROPERTY LINE |
| --- | SWALE |
| --- | SHEET FLOW |
| TC | TOP OF CURB |
| TA | TOP OF ASPHALT |
- 30' PRIVATE ACCESS & DRAINAGE ESMT. (94C-170) AND 30' CITY OF ALBUQUERQUE INTERCEPTOR DITCH ESMT. (94C-170) (SEE PLAT 95C-239(2))

ACS STATION "1-G17"
Y=1497868.13
X=394275.03
DELTA ALPHA = -00° 12' 12"
G-C = 0.99966743
CENTRAL ZONE NAD 1927



BENCH MARK:
ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON ACS STATION "P-225" WITH AN ELEVATION OF 5099.957.

FRANK D. LOVELADY P.E.
300 ALAMOSA ROAD N.W.
ALBUQUERQUE, N.M. 87107
(505) 345-2267

GRADING AND DRAINAGE PLAN
TJ HARDWARE
HARDWARE RETAIL / WAREHOUSE
CANDELARIA BUSINESS PARK
ALBUQUERQUE, NEW MEXICO

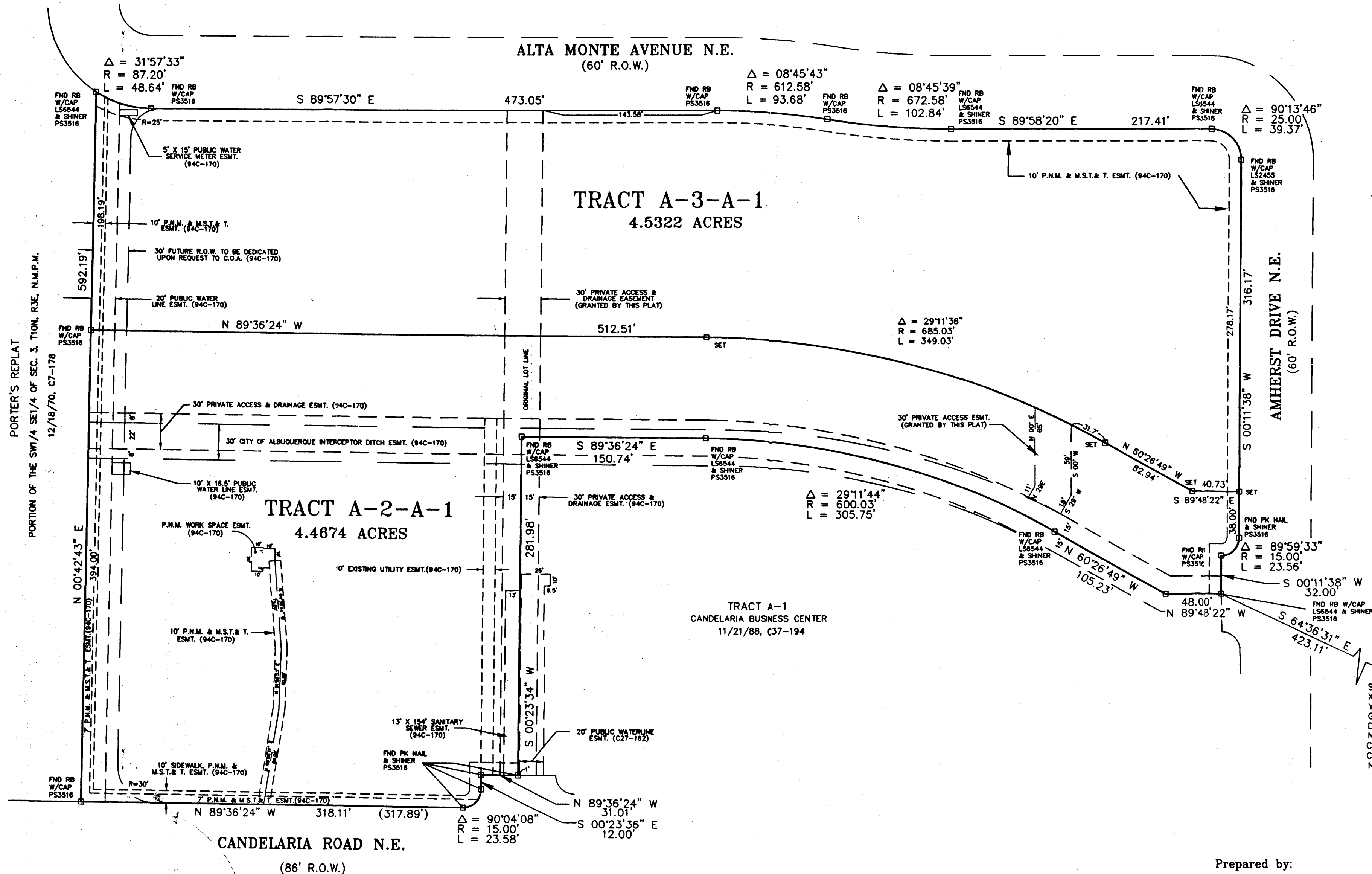
Designed: F.D.L. Drawn: STAFF Checked: F.D.L. Scale: 1"=20' Date: 9/95 Job No. 499

Sheet
Of
1

95064385

PLAT OF
TRACT A-2-A-1 AND A-3-A-1
CANDELARIA BUSINESS CENTER
SECTION 03 T.10.N., R.3.E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE 1994
SHEET 2 OF 2

State of New Mexico: SS
County: Bernalillo
This instrument was filed for record
2:38 JUN 20 1995
Records Clerk & Recorder



SCALE: 1" = 60'
45 25 10 0 15 30 45 60

PROJECT NO. 948-0382
CLIENT: VIC BACHECHI
PLOT BY: P. GOGGANS

STATION: 1-G17
X = 394,275.03
Y = 1,497,868.13
GROUND TO GRID = 0.99966743
DELTA ALPHA = -0°12'12"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

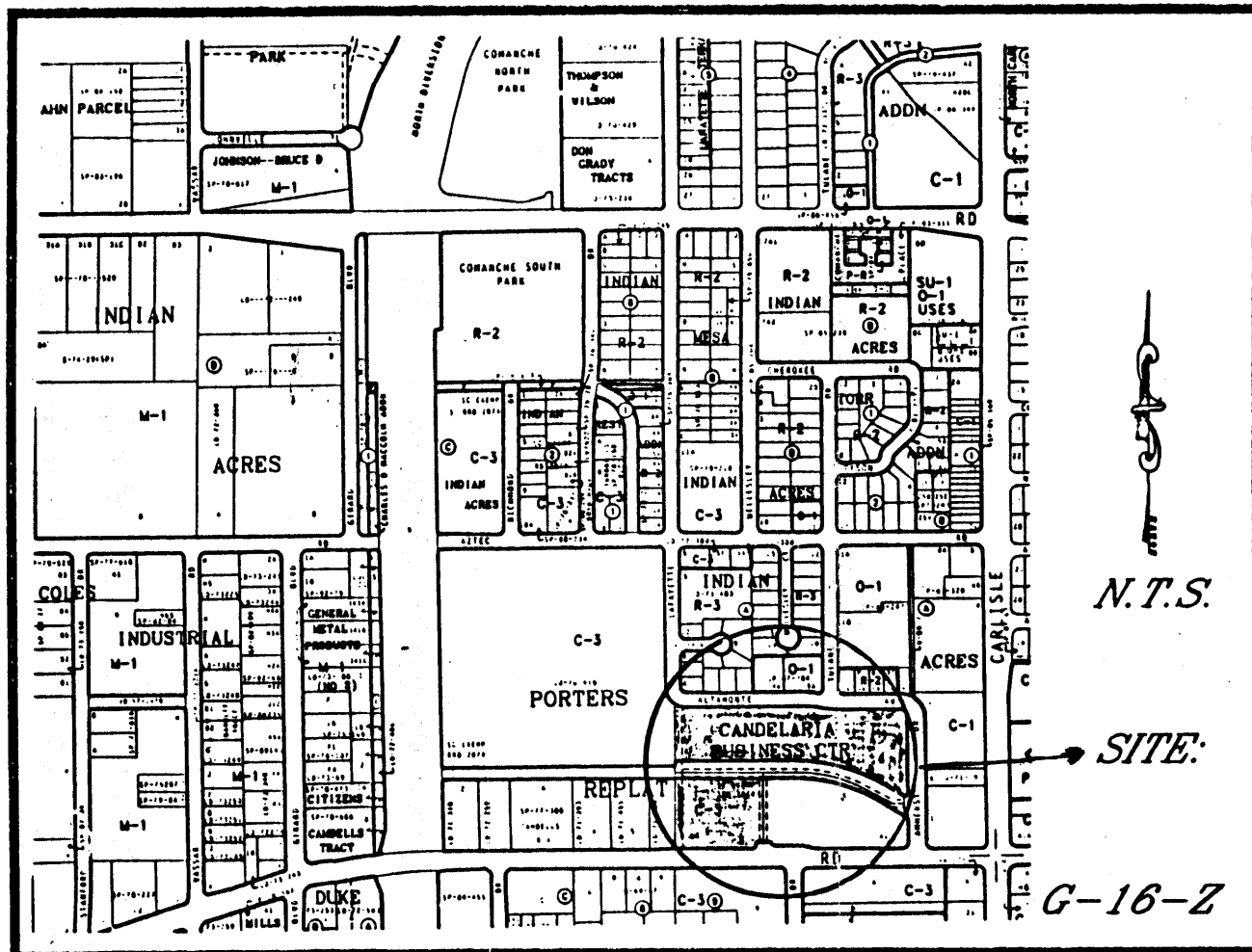
Prepared by:

Southwest Surveying Co., Inc.
333 Lomas Blvd. NE
Albuquerque, New Mexico 87102
Phone: (505) 247-4444
Fax: (505) 242-8069

95C-239(2)

95C-239(2)

95C-239(1)



VICINITY MAP

OWNER(S) SIGNATURE: Victor Bachechi - Pres DATE: 7-5-94
 OWNER(S) PRINT NAME: CARLO INC. - VICTOR BACHECHI, PRESIDENT
 ADDRESS: PO Box 25966 - ALBU, NM 87125 TRACT: A-2-A

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF July 1994.
 BY: Daniel M. Gentry
 MY COMMISSION EXPIRES: 8-8-95
 NOTARY PUBLIC

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) NEW TRACTS FROM TWO (2) EXISTING TRACT OF LAND.

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. ALL CORNERS IDENTIFIED AS "SET" WERE SET WITH A NO. 4 REBAR & CAP STAMPED "LS6446", UNLESS OTHERWISE NOTED.
3. BEARINGS ARE STATE PLANE GRID BEARINGS, CENTRAL ZONE.
4. DISTANCES ARE GROUND DISTANCES.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. GROSS ACREAGE: 8.9997 ACRES
7. NUMBER OF EXISTING TRACTS: 2
8. NUMBER OF TRACTS/LOTS CREATED: 2

EASEMENT NOTES:

1. The private access and drainage easements are provided on Tract A-2-A-1 and Tract A-3-A-1 for the use and benefit by and for the owners/users of Tracts A-1, A-2-A-1 and A-3-A-1 and will be maintained by the owners/users of Tracts A-2-A-1 and A-3-A-1 as shown hereon.
2. The private sanitary sewer easement across Tract A-2-A-1 is provided for the use and benefit of Tract A-1 and will be maintained by the owner of said tract.

#1 and #2 Existing per Candelaria Business Center as filed November 21, 1988 in Volume C37, folio 194.

"Any further development on these properties will cause the developer to complete the waterline construction as identified in the existing Subdivision Improvements Agreement."

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: 1-06-060-44-000-40217, 1-06-060-443-049-40216
 PROPERTY OWNER OF RECORD:
Carlo Inc. Southwest Bank of Albuquerque
 BERNALILLO COUNTY TREASURER'S OFFICE:
Bernita Santillanes 6-29-95

95064385

PLAT OF
 TRACT A-2-A-1 AND A-3-A-1
 CANDELARIA BUSINESS CENTER
 SECTION 03 T.10.N., R.3.E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JUNE 1994
 SHEET 1 OF 2

State of New Mexico)
 County of Bernalillo)
 This instrument was filed for recording on

29 JUN 29 1995 95C
 Recorded in
 Records of Bernalillo County Folio 239
Indy D. Lueders Clerk & Recorder

LEGAL DESCRIPTION:

TRACTS LETTERED A-2-A AND A-3-A OF THE CANDELARIA BUSINESS CENTER, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 19, 1994 IN VOLUME 94C FOLIO 170.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN HEREON.

OWNER(S) SIGNATURE: Timothy B. Alexander - A.U.P. DATE: 7/6/94
 OWNER(S) PRINT NAME: Timothy B. Alexander
 ADDRESS: PO Box 25500 ALBU, NM 87125-0500 TRACT: A-3-A

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6 DAY OF July 1994.
 BY: Carol Ann Singer
 MY COMMISSION EXPIRES: 9/25/96
 NOTARY PUBLIC

APPROVALS: SP-95-150 DRB NO.: 99-050
Will C. Clark DATE: 07/19/94
 CITY SURVEYOR
Richard L. Danks DATE: 7-26-94
 TRAFFIC ENGINEERING
Carmon Chavez DATE: 7-26-94
 PARKS & GENERAL SERVICES
Robert W. Kane DATE: 7-26-94
 UTILITY DEVELOPMENT DIVISION
NA
 REAL PROPERTY DIVISION DATE: 7-29-94
Frank J. Cogen DATE: 7-29-94
 A.M.A.F.C.A.
Frank J. Cogen DATE: 7-29-94
 CITY ENGINEER
Jack Cloud DATE: 6-28-95
 CITY PLANNER, ALBUQUERQUE PLANNING DIVISION

SURVEYOR'S CERTIFICATION

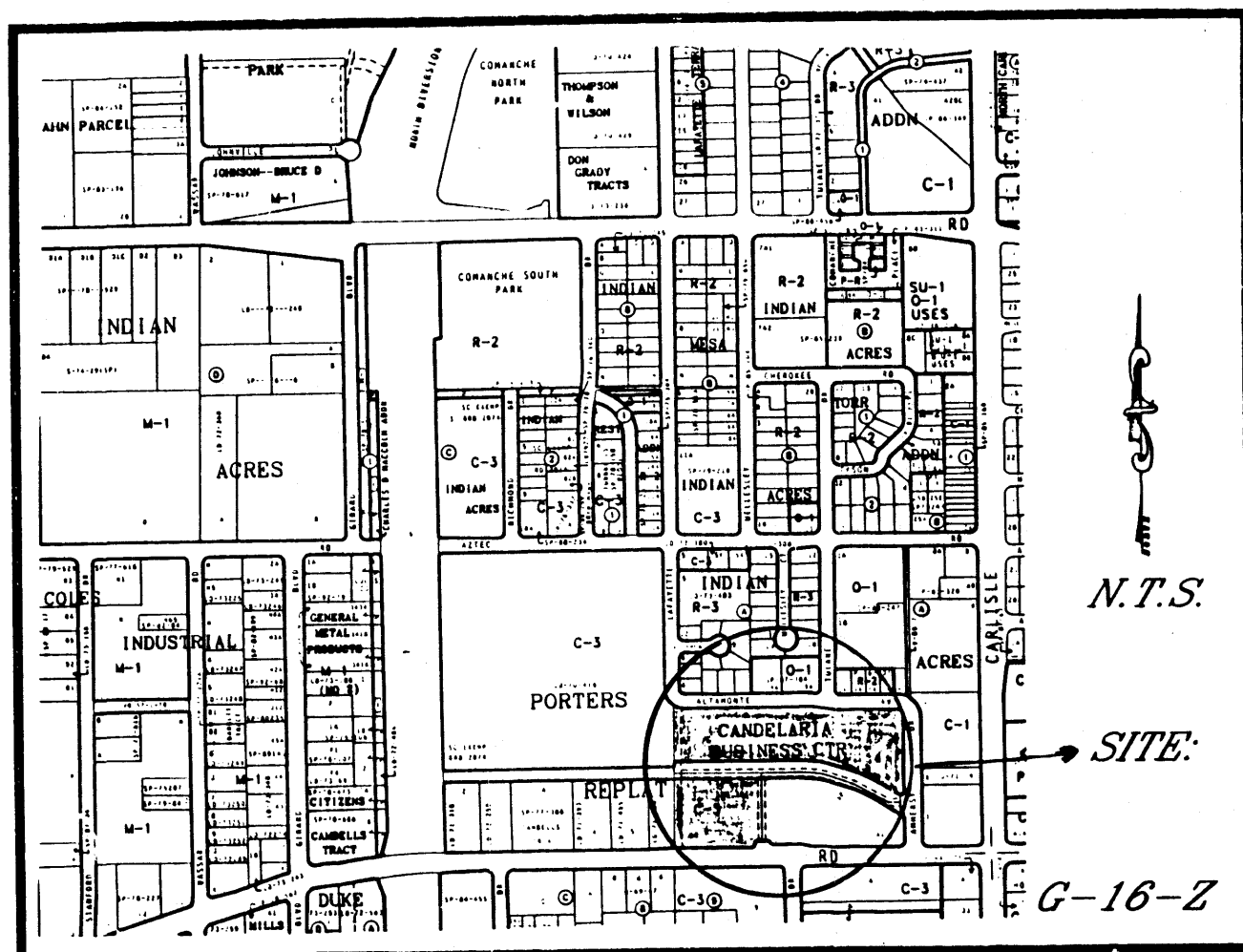
I, FRANKLIN E. WILSON, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Franklin E. Wilson 7/10/94
 FRANKLIN E. WILSON, N.M.L.S. NO. 6446 DATE

SOUTHWEST SURVEYING CO., INC.
 333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 247-4444
 FAX: (505) 242-8069

95C-239(1)

95C-239(1)



VICINITY MAP

N.T.S.

SITE:

G-16-Z

DISCLOSURE STATEMENT:

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#1 and #2 Existing per Candelaria Business Center as filed November 21, 1988 in Volume C37, folio 194.

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THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
UPC#: 1-06-160-414-000-40217, 1-06-160-493-049-40216
PROPERTY OWNER OF RECORD:
Carlo Inc. Southwest Bank of Albuquerque
BERNALILLO COUNTY TREASURER'S OFFICE:
Bernita Santillanes 6-29-95

95064385

PLAT OF
TRACT A-2-A-1 AND A-3-A-1
CANDELARIA BUSINESS CENTER
SECTION 03 T.10.N., R.3.E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE 1994
SHEET 1 OF 2

State of New Mexico) SS
County of Bernalillo)
This instrument was filed for record on

25 JUN 29 1995 95C
2:00 clock P. in Recorder in V.
+ records of said County + 23A
Indy D. Williams, Clerk & Recorder

LEGAL DESCRIPTION:

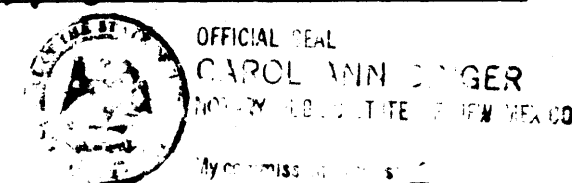
TRACTS LETTERED A-2-A AND A-3-A OF THE CANDELARIA BUSINESS CENTER, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 19, 1994 IN VOLUME 94C FOLIO 170.

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OWNER(S) SIGNATURE: Timothy B. Alexander - A.U.P. DATE: 7/6/94
OWNER(S) PRINT NAME: Timothy B. Alexander
ADDRESS: PO Box 25500 Albu, NM 87125-0500 TRACT: A-3-A

ACKNOWLEDGMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6 DAY OF July 1994.
BY: Carol Ann Singer
MY COMMISSION EXPIRES: 9/25/96
NOTARY PUBLIC

APPROVALS: SP-95-150 DRB NO.: 94-050

Will Clark 07/1994
CITY SURVEYOR DATE
Richard L. Danks 7-26-94
TRAFFIC ENGINEERING DATE
Carman Chavez 7-26-94
PARIS & GENERAL SERVICES DATE
Robert W. Kane 7-26-94
UTILITY DEVELOPMENT DIVISION DATE
NA
REAL PROPERTY DIVISION DATE
Frank J. Aguirre 7-29-94
A.M.A.F.C.A. DATE
Frank J. Aguirre 7-29-94
CITY ENGINEER DATE
Jack Cloud 6-28-95
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION DATE

SURVEYOR'S CERTIFICATION

I, FRANKLIN E. WILSON, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

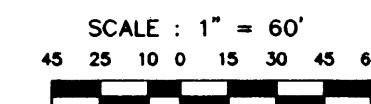
FRANKLIN E. WILSON, N.M.L.S. NO. 6446

SOUTHWEST SURVEYING CO., INC.
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 247-4444
FAX: (505) 242-8089

95C-239(1)

*PLAT OF
TRACT A-2-A-1 AND A-3-A-1
CANDELARIA BUSINESS CENTER
SECTION 03 T.10.N., R.3.E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE 1994
SHEET 2 OF 2*

2:38 JUN 20 1995
ALBANY COUNTY RECORDS
Records of said County Filed
Aud. & Recorder

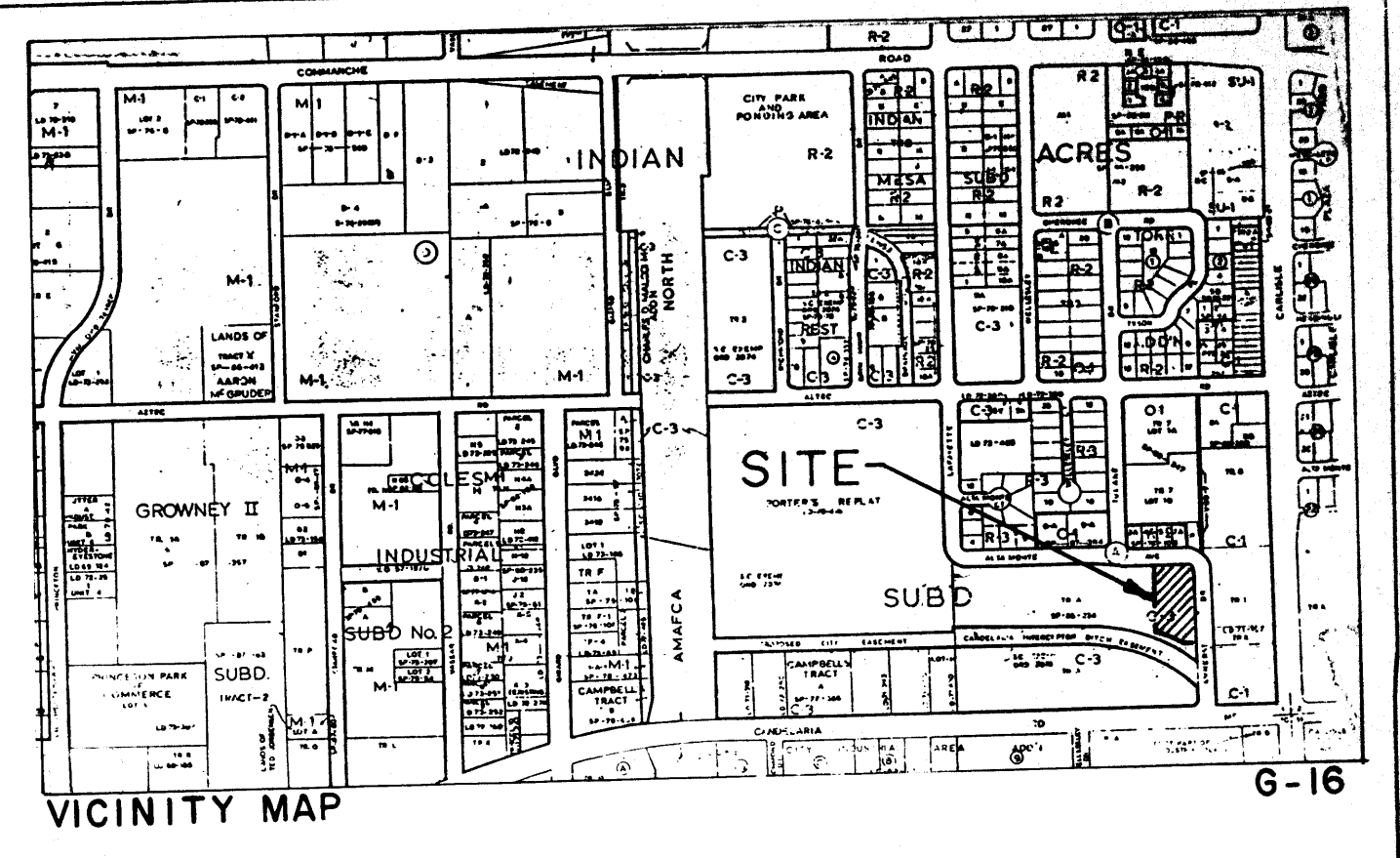
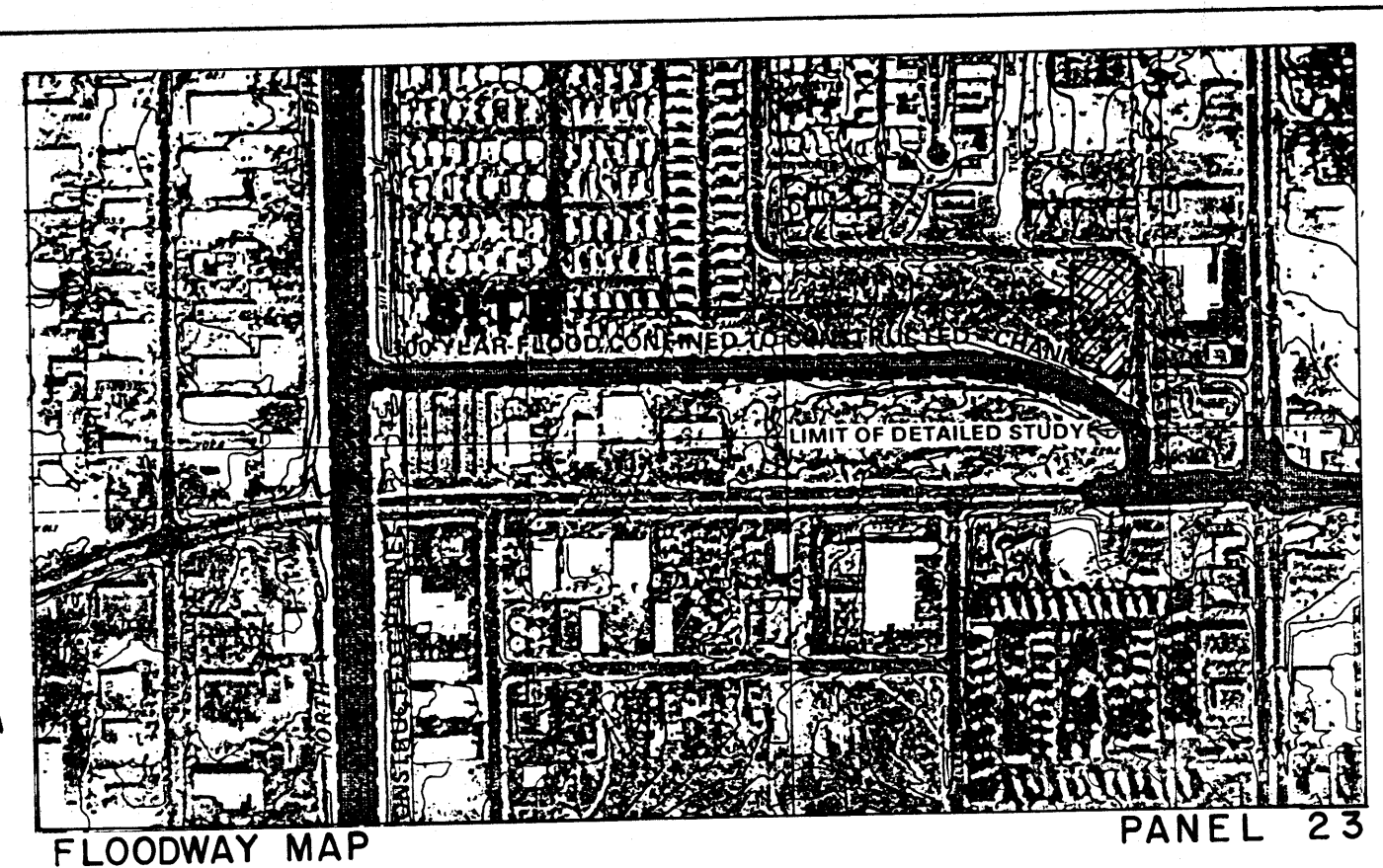
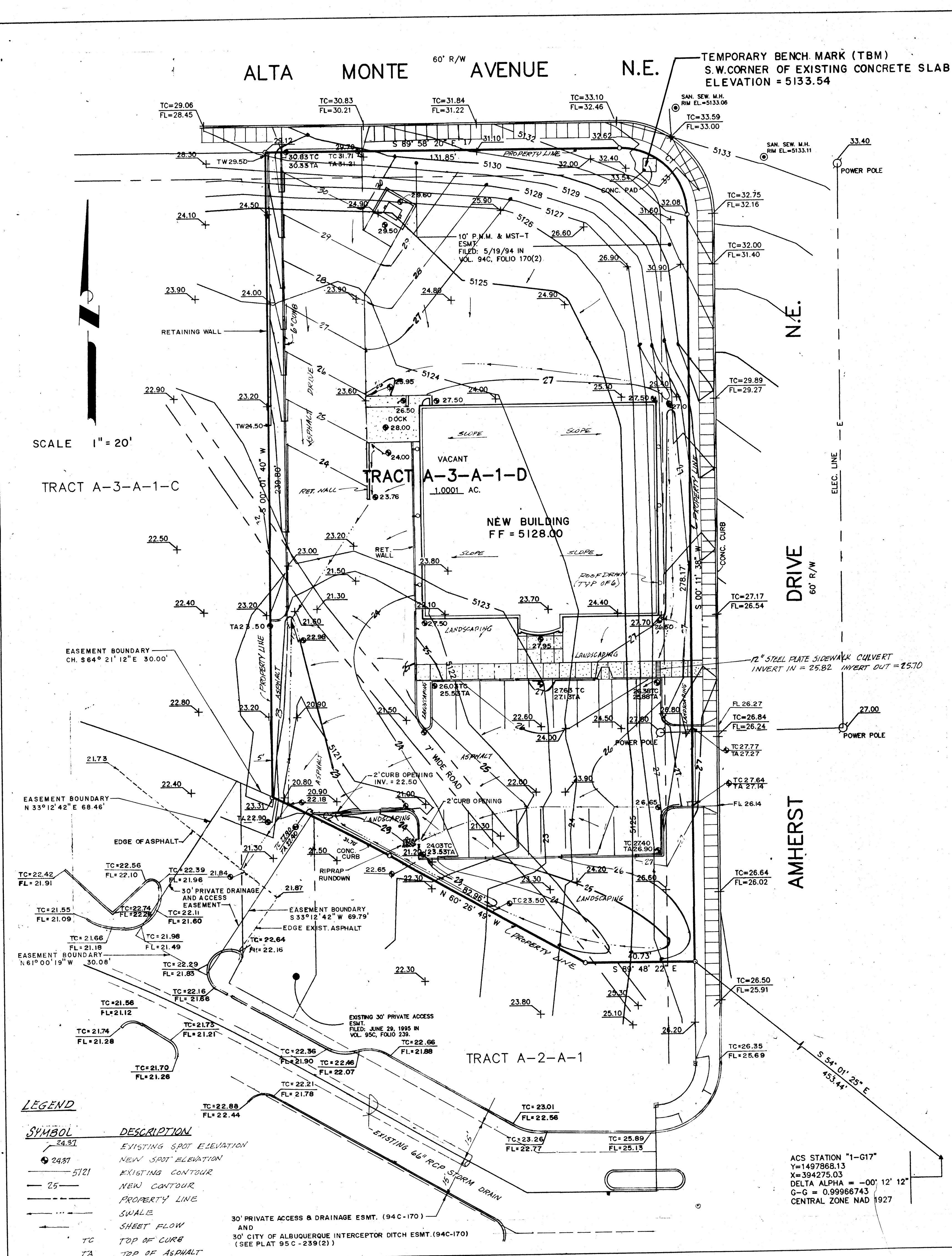


PROJECT NO. 94B-0382
CLIENT: VIC BACHECHI
PLOT BY: P. GOGGANS

STATION: 1-G17
X = 394,275.03
Y = 1,497,868.13
GROUND TO GRID = 0.99966743
DELTA ALPHA = -0°12'12"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

Prepared by:

Southwest Surveying Co., Inc.
333 Lomas Blvd. NE
Albuquerque, New Mexico 87102
Phone: (505) 247-4444
Fax: (505) 242-8069



DRAINAGE CALCULATIONS

EXISTING CONDITIONS:

The site is located at the intersection of Amherst Drive, N.E., and Alta Monte Avenue, N.E., both of which are paved with standard curb and gutter. The site is in Candelaria Business Center. The approved grading and drainage plan for Candelaria Business Center (Hydrology File No. G16/D37) shows a plan for developing the portion of the center which lies north of the drainage easement and which encompasses this site. The plan shows runoff being directed to the existing drainage easement. There is a 66" RCP storm drain line directly south of the site in the drainage easement that was, at one time, a concrete-lined open channel. The site is presently undeveloped and slopes steeply away from the streets and then more gently in a westerly direction. The owner of this site also owns the lot directly to the west which is Tract A-3-A-1-C.

PROPOSED CONDITIONS:

It is proposed to develop the site as shown on the plan. The site is proposed to discharge to the existing drainage easement where it will flow on the surface to the first inlets which are roughly 600 feet west of the site in the existing drainage easement. Any runoff that bypasses the inlets will enter the open channel at the west boundary of Candelaria Business Center. The site is very near the A.M.A.F.C.A. North Diversion Channel. Therefore, the storm runoff from this site will have reached the North Diversion Channel before the peak flow in the 66" storm sewer is reached. Since the owner of this site also owns the site to the west, the slope is allowed to encroach along the north end of the west property line.

DRAINAGE CRITERIA:

The calculations shown on this plan were prepared in accordance with Section 22.2, Hydrology, of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque in cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority, January 1993.

PRECIPITATION ZONE:

The site is east of the Rio Grande River but west of San Mateo Boulevard and is, therefore, in Precipitation Zone 2.

LAND TREATMENT AREAS, EXCESS PRECIPITATION AND UNIT PEAK DISCHARGE:

The peak discharge per acre and excess precipitation are shown for the four land treatments in Zone 2 in the table below, the values contained in which are from the City of Albuquerque, D.P.M. Also shown are the existing and proposed land treatment areas.

Land Treatment	Existing Site Areas				Developed Site Areas			
	100-yr 10-yr	100-yr 10-yr	% Sq. Ft.	% Acres	100-yr 10-yr	100-yr 10-yr	% Sq. Ft.	% Acres
A	1.56	0.38	0.53	0.13	100.0	44,002	1,0101	28.8
B	2.28	0.95	0.78	0.28	0.0	0.0	0.0	0.0
C	3.14	1.71	1.13	0.52	0.0	0.0	0.0	0.0
D	4.70	3.14	2.12	1.34	0.0	0.0	73.2	0.7391
Totals					100.0	44,002	1,0101	100.0

WEIGHTED UNIT PEAK DISCHARGE VALUES:

	Existing	Developed
Existing	Qw100 = 1.56 cfs/acre	Qw100 = 0.38 cfs/acre
Developed	Qw100 = 0.2710 x 2.28 + 0.7392 x 4.70 = 4.09 cfs/acre	Qw100 = 0.2710 x 0.95 + 0.7392 x 3.14 = 2.58 cfs/acre

WEIGHTED EXCESS PRECIPITATION:

	Existing	Developed
Existing	Ew100 = 0.53 in.	Ew100 = 0.13 in.
Developed	Ew100 = 0.2710 x 0.78 + 0.7392 x 2.12 = 1.78 in.	Ew100 = 0.2710 x 0.28 + 0.7392 x 1.34 = 1.07 in.

SUMMARY OF VOLUMES AND PEAK DISCHARGE RATES

	V100	V10	Q100	Q10
EXISTING	1,943	477	1.56	0.38
DEVELOPED	6,527	3,923	4.09	2.58
INCREASE	4,584	3,923	2.53	2.20

- EROSION CONTROL REQUIREMENTS:**
- The contractor shall be responsible for compliance with the following:
- No sediment-bearing water shall be allowed to discharge from the site during construction.
 - During grading operations and until the project has been completed, all adjacent property, rights-of-way, and easements shall be protected from flooding by runoff from the site.
 - Should the contractor fail to prevent sediment-bearing water from entering public right-of-way, he shall promptly remove from the public right-of-way any and all sedimentation originating from the site.
 - Control of sediment-bearing waters will be accomplished by use of a compacted earth berm of adequate height. The berm shall be located along the downstream perimeter of the property.

- CONSTRUCTION NOTES:**
- UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
 - THIS PLAN SHOWS VERTICAL GRADES AND DISPOSITION OF STORM WATER RUNOFF. NO DIMENSIONS ARE SHOWN ON THIS PLAN. FOR DIMENSIONS OF BUILDING AND PAVING LAYOUT, PLEASE SEE ARCHITECTURAL SITE PLAN.

BENCH MARK:

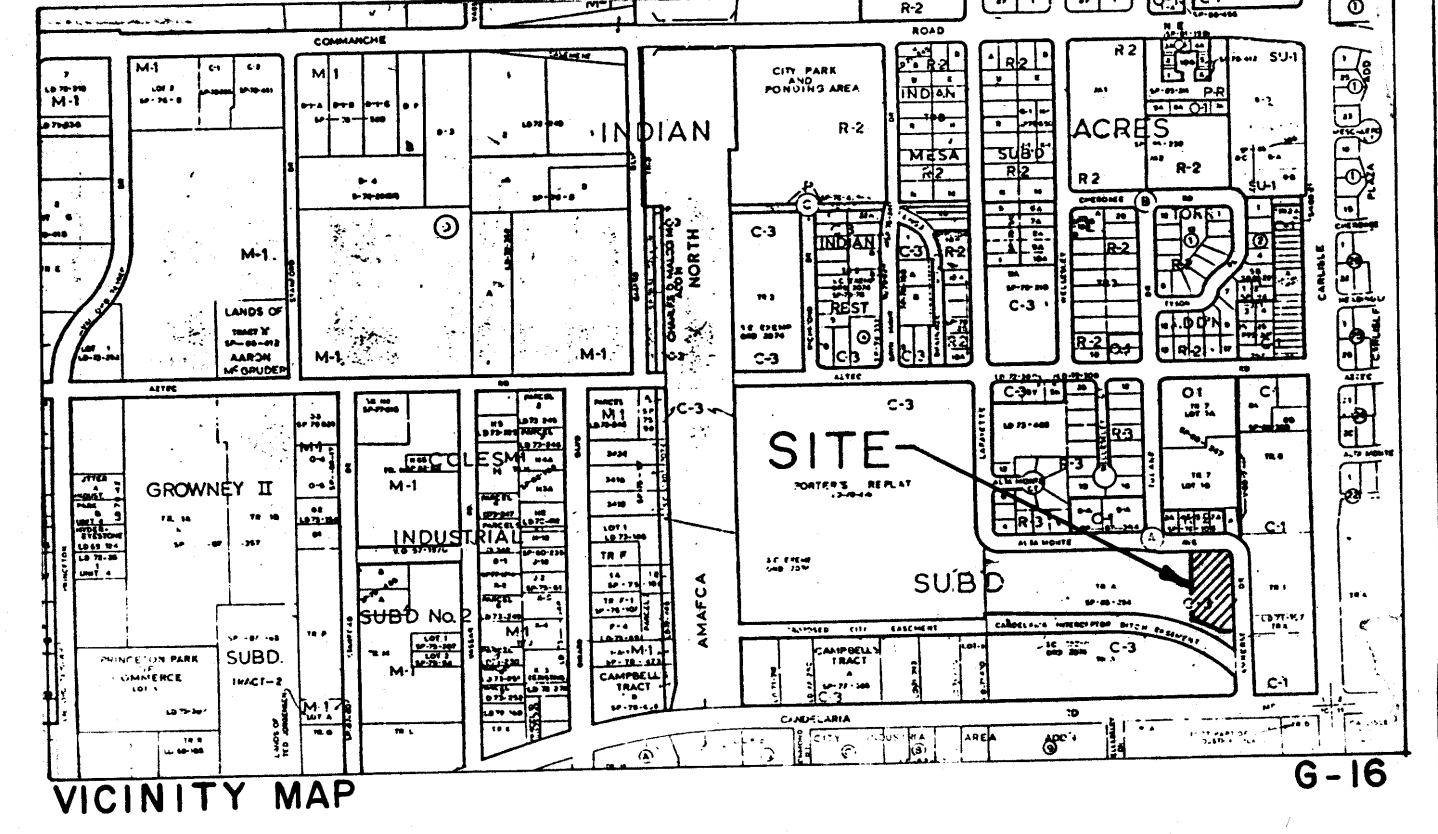
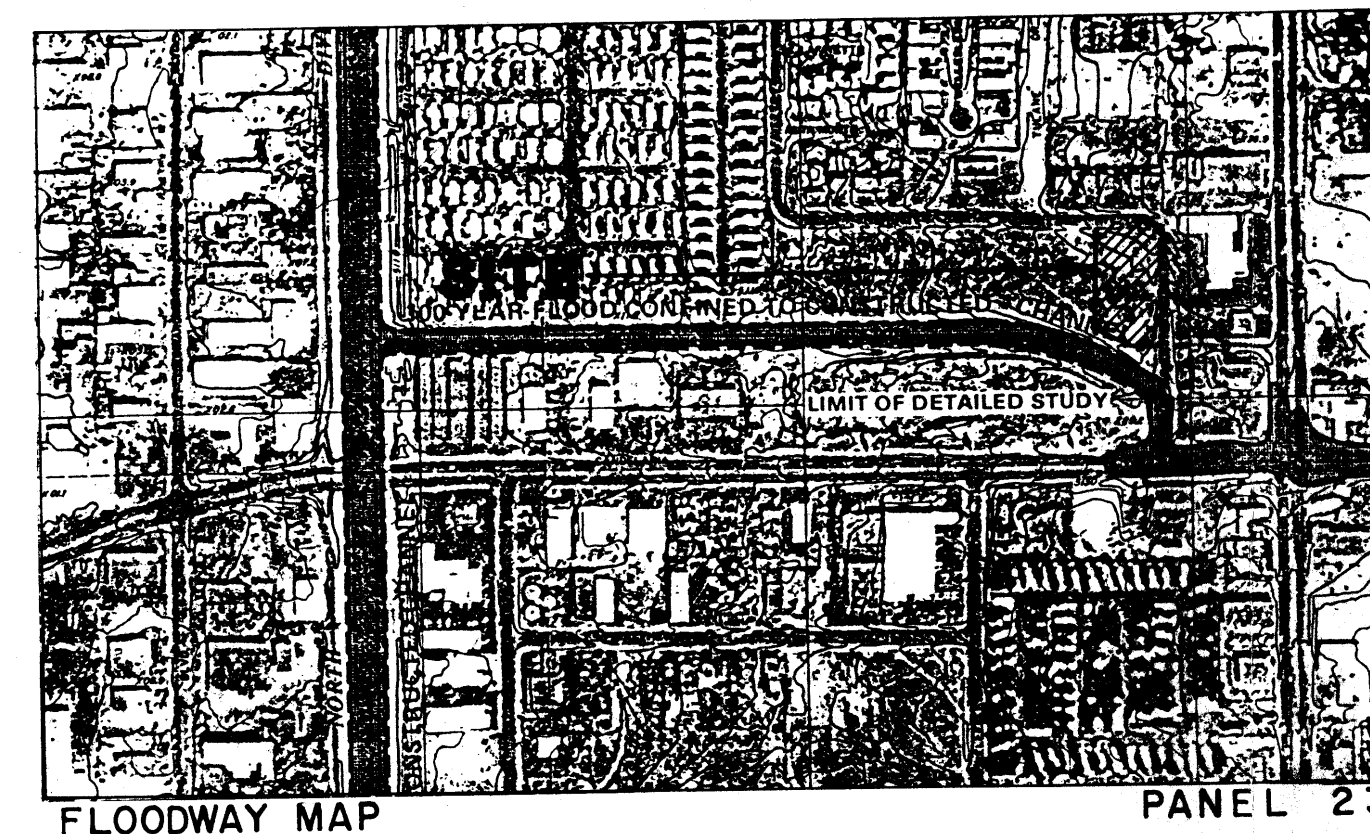
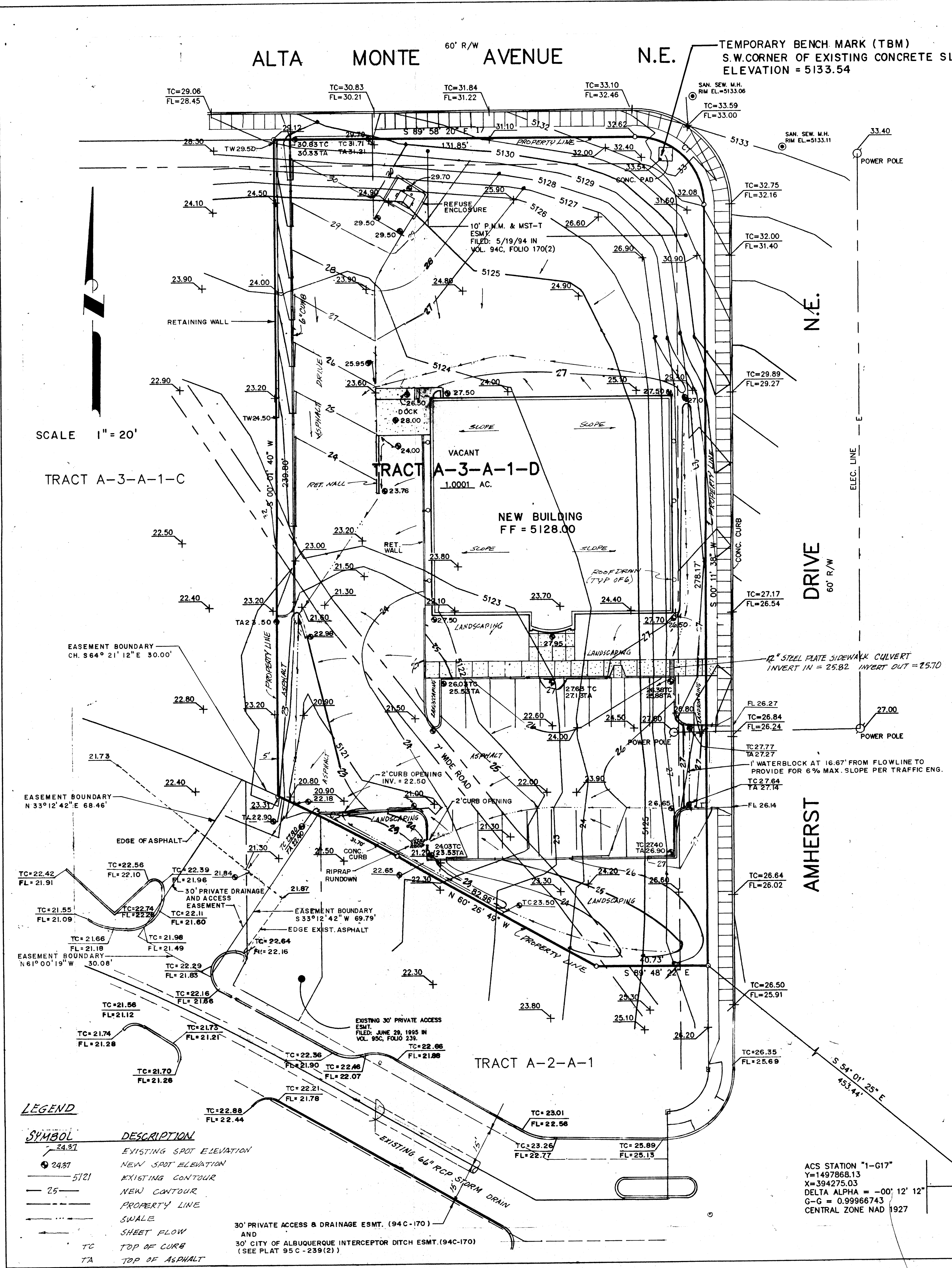
ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON ACS STATION "P-225", WITH AN ELEVATION OF 5099.957.

FRANK D. LOVELADY P.E.
300 ALAMOS ROAD N.W.
ALBUQUERQUE, N.M. 87107
(505) 345-2267

GRADING AND DRAINAGE PLAN
TJ HARDWARE
HARDWARE RETAIL / WAREHOUSE
CANDELARIA BUSINESS PARK
ALBUQUERQUE, NEW MEXICO

Designed: F.D.L. Drawn: STAFF Checked: F.D.L. Scale: 1"=20' Date: 9/95 Job No. 499

Sheet
Of
1



DRAINAGE CALCULATIONS

EXISTING CONDITIONS:

The site is located at the intersection of Amherst Drive, N.E., and Alta Monte Avenue, N.E., both of which are paved with standard curb and gutter. The site is in Candelaria Business Center. The approved grading and drainage plan for Candelaria Business Center (Hydrology File No. G16/D57) shows a plan for developing the portion of the center which lies north of the drainage easement and which encompasses this site. The plan shows runoff being directed to the existing drainage easement. There is a 66" RCP storm drain line directly south of the site in the drainage easement that was, at one time, a concrete-lined open channel. The site is presently undeveloped and slopes steeply away from the streets and then more gently in a westerly direction. The owner of this site also owns the lot directly to the west which is Tract A-3-A-1-C.

PROPOSED CONDITIONS:

It is proposed to develop the site as shown on the plan. The site is proposed to discharge to the existing drainage easement where it will flow on the surface to the first inlets which are roughly 600 feet west of the site in the existing drainage easement. Any runoff that bypasses the inlets will enter the open channel at the west boundary of Candelaria Business Center. The site is very near the A.M.A.F.C.A. North Diversion Channel. Therefore, the storm runoff from this site will have reached the North Diversion Channel before the peak flow in the 66" storm sewer is reached. Since the owner of this site also owns the site to the west, the slope is allowed to encroach along the north end of the west property line.

DRAINAGE CRITERIA:

The calculations shown on this plan were prepared in accordance with Section 22.2, Hydrology, of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque in cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority, January 1993.

PRECIPITATION ZONE:

The site is east of the Rio Grande River but west of San Mateo Boulevard and is, therefore, in Precipitation Zone 2.

LAND TREATMENT AREAS, EXCESS PRECIPITATION AND UNIT PEAK DISCHARGE:

The peak discharge per acre and excess precipitation are shown for the four land treatments in Zone 2 in the table below, the values contained in which are from the City of Albuquerque, D.P.M. Also shown are the existing and proposed land treatment areas.

Land Treatment	Q				Existing Site Areas		Developed Site Areas	
	100-yr	10-yr	100-yr	10-yr	% Sq. Ft.	% Acres	% Sq. Ft.	% Acres
A	1.58	0.38	0.53	0.13	100.0	44,002	1,0101	26.8
B	2.28	0.95	0.78	0.28	0.0	0.0	0.0	0.0
C	3.14	1.71	1.13	0.52	0.0	0.0	0.0	0.0
D	4.70	3.14	2.12	1.34	0.0	0.0	73.2	32.199
Totals					100.0	44,002	1,0101	100.0

WEIGHTED UNIT PEAK DISCHARGE VALUES:

	Q _{W100}	Q _{W10}	Q _{W100} - Q _{W10}
Existing	1.58	0.38	1.20
Developed	2.28	0.95	1.33

WEIGHTED EXCESS PRECIPITATION:

	E _{W100}	E _{W10}	E _{W100} - E _{W10}
Existing	0.53	0.13	0.40
Developed	0.78	0.28	0.50

SUMMARY OF VOLUMES AND PEAK DISCHARGE RATES

	V100	V10	Q100	Q10
EXISTING	1,943	477	1.58	0.38
DEVELOPED	6,527	3,923	2.28	0.95
INCREASE	4,584	3,923	2.53	2.20

EROSION CONTROL REQUIREMENTS:

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BENCH MARK:

ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON ACS STATION "P-225", WITH AN ELEVATION OF 5099.957.

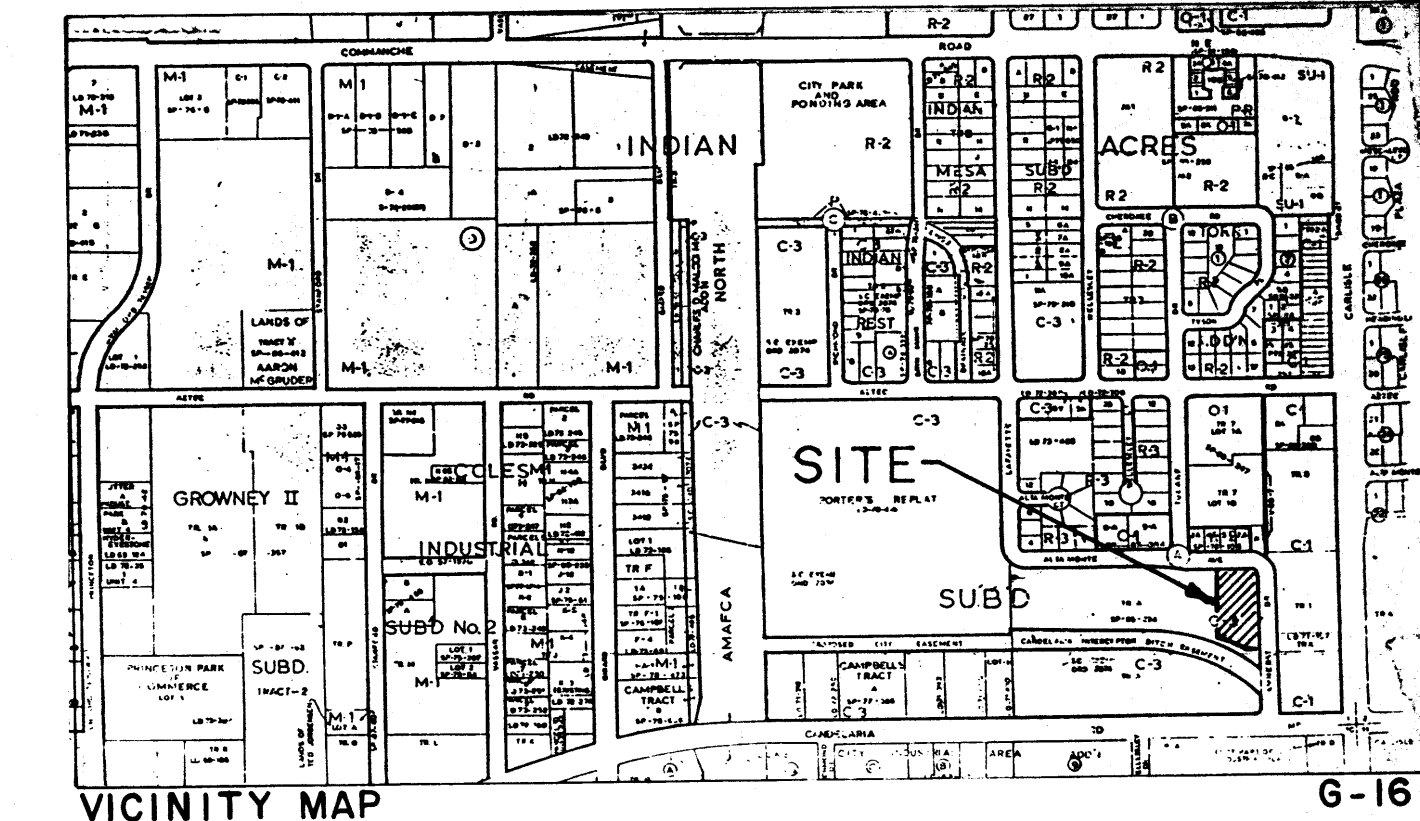
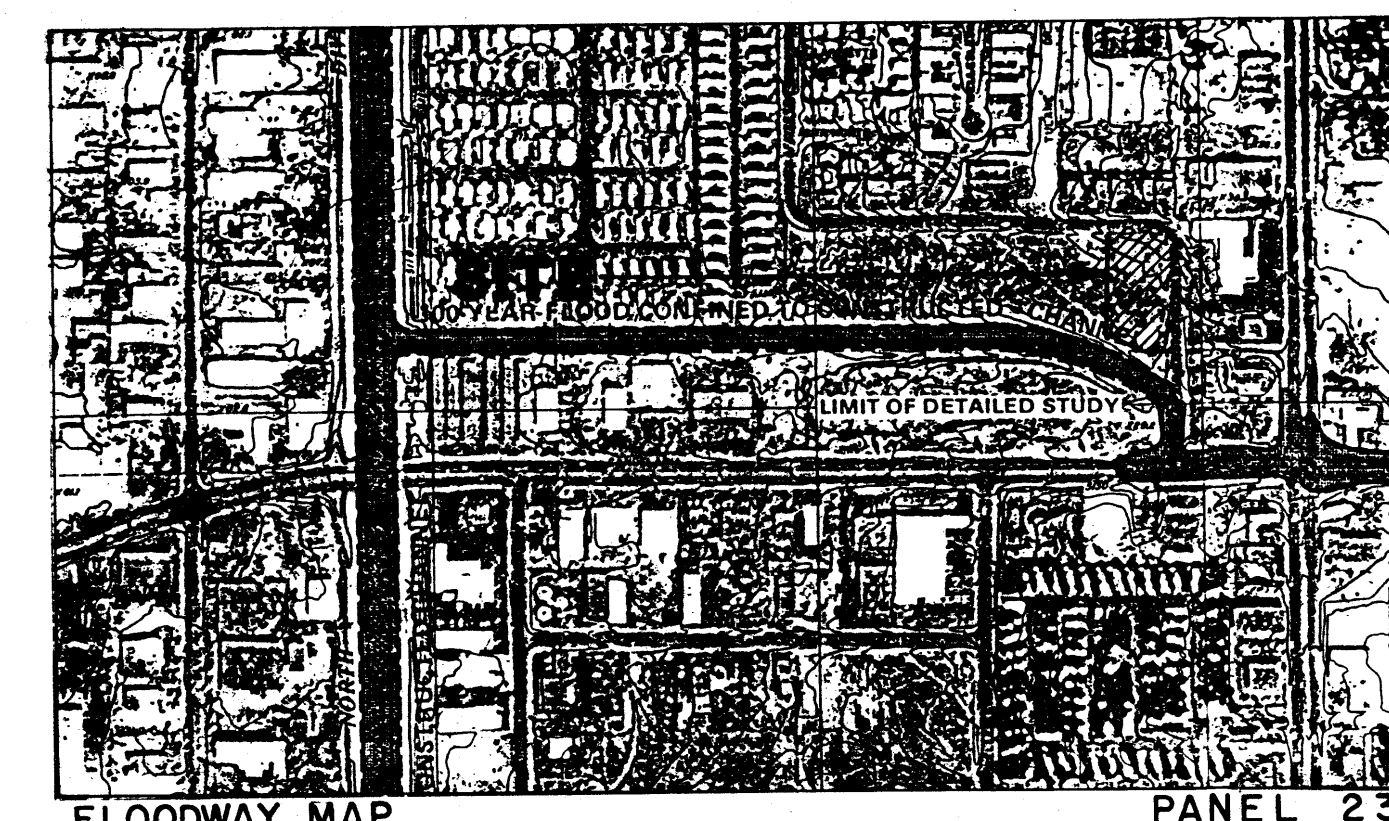
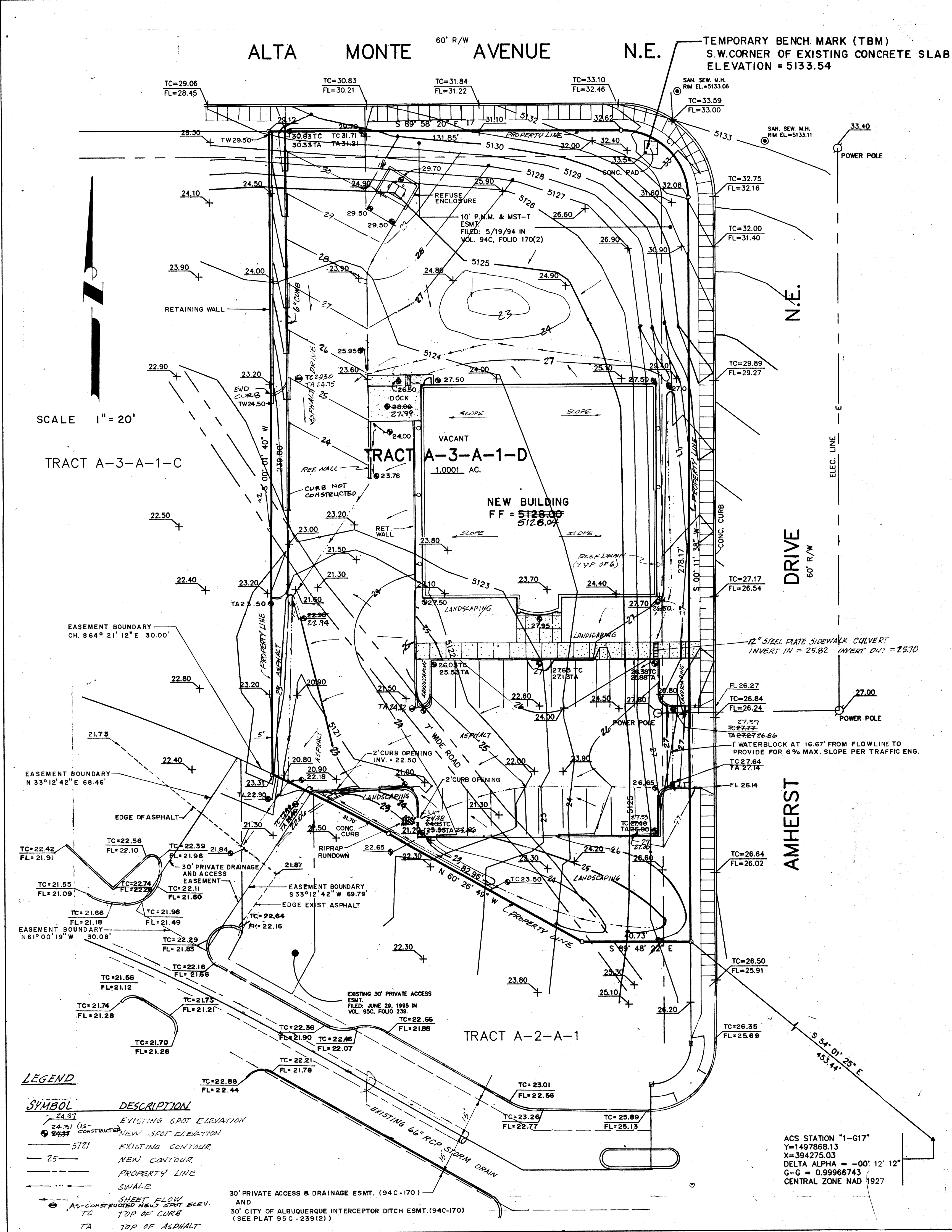
REVISED 1/22/95
REVISED 1/22/95
REVISED 10/24/95
REVISED 10/23/95

FRANK D. LOVELADY P.E.
300 ALAMOSA ROAD N.W.
ALBUQUERQUE, N.M. 87107
(505) 345-2267

GRADING AND DRAINAGE PLAN
TJ HARDWARE
HARDWARE RETAIL / WAREHOUSE
CANDELARIA BUSINESS PARK
ALBUQUERQUE, NEW MEXICO

Sheet
Of
1

Designed: FDL Drawn: STAFF Checked: FDL Scale: 1"=20' Date: 9/95 Job No. 499



EXISTING CONDITIONS:

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BENCH MARK:

ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON ACS STATION "P-225" WITH AN ELEVATION OF 5099.957.

LAND TREATMENT AREAS, EXCESS PRECIPITATION AND UNIT PEAK DISCHARGE:

The peak discharge per acre and excess precipitation are shown for the four land treatments in Zone 2 in the table below. The values contained in which are from the City of Albuquerque, D.P.M. Also shown are the existing and proposed land treatment areas.

Land Treatment	q				E				Existing Site Areas		Developed Site Areas	
	100-yr	10-yr	100-yr	10-yr	%	Sq. Ft.	Acres	%	Sq. Ft.	Acres		
A	1.56	0.38	0.53	0.13	100.0	44,002	1.0101	26.8	11,803	0.2710		
B	2.28	0.95	0.78	0.28	0.0	0.0	0.0	0.0	0.0			
C	3.14	1.71	1.13	0.52	0.0	0.0	0.0	0.0	0.0			
D	4.70	3.14	2.12	1.34	0.0	0.0	0.0	73.2	32,199	0.7391		
Totals						100.0	44,002	1.0101	100.0	44,002	1.0101	

WEIGHTED UNIT PEAK DISCHARGE VALUES:

Existing	Qw100	=	1.56 cfs/acre
	Qw10	=	0.38 cfs/acre
Developed	Qw100	=	0.2710 X 2.28 + 0.7392 X 4.70 = 4.09 cfs/acre
	Qw10	=	0.2710 X 0.95 + 0.7392 X 3.14 = 2.58 cfs/acre

WEIGHTED EXCESS PRECIPITATION:

Existing	Ew100	=	0.53 in.
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SUMMARY OF VOLUMES AND PEAK DISCHARGE RATES

	V100	V10	Q100	Q10
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DEVELOPED	9,527	3,923	4.09	2.58
INCREASE	4,584	3,923	2.53	2.20

ENGINEER'S CERTIFICATION:

Having performed and on-site inspection of the as-constructed facilities, and having made as-constructed revisions to the elevations based on actual survey data, I hereby certify that the as-constructed facilities are in substantial conformance to the approved grading and drainage plan with Engineer's stamp dated 10/12/95, and most recently revised 1/22/96, with one minor exception. The area behind the building was shown on the plan to drain out to the parking lot. The actual grading left a large depression in this area which, as it is now graded, will not drain.

Frank D. Lovelady 5-9-96
 Frank D. Lovelady, N.M.P.E. 6512 (Date)

OFF-SITE FLOW:

The site has no off-site flow. The existing lots are paved with curb and gutter and the high point in the street is at the intersection of Amherst Drive and Alta Monte Avenue.

LEGAL DESCRIPTION:

TRACT LETTERED A-THREE-A-1-D (A-3-A-1-D) OF THE PLAT OF TRACTS A3A1A, A3A1B, A3A1C AND A3A1D, CANDELARIA BUSINESS CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 09, 1995 IN VOLUME 95C, FOLIO 295.

FRANK D. LOVELADY P.E.
 300 ALAMOSA ROAD N.W.
 ALBUQUERQUE, N.M. 87107
 (505) 345-2267

GRADING AND DRAINAGE PLAN
 TJ HARDWARE
 HARDWARE RETAIL / WAREHOUSE
 CANDELARIA BUSINESS PARK
 ALBUQUERQUE, NEW MEXICO

Designed: FDL. Drawn: STAFF Checked: FDL. Scale: 1"=20' Date: 9/95 Job No. 499

Revised 5/9/96
 Revised 1/22/96
 Revised 11/22/95
 Revised 10/24/95

ACS STATION "I-G17"
 Y=1497868.13
 X=394275.03
 DELTA ALPHA = -00° 12' 12"
 G-G = 0.99966743
 CENTRAL ZONE NAD 1927