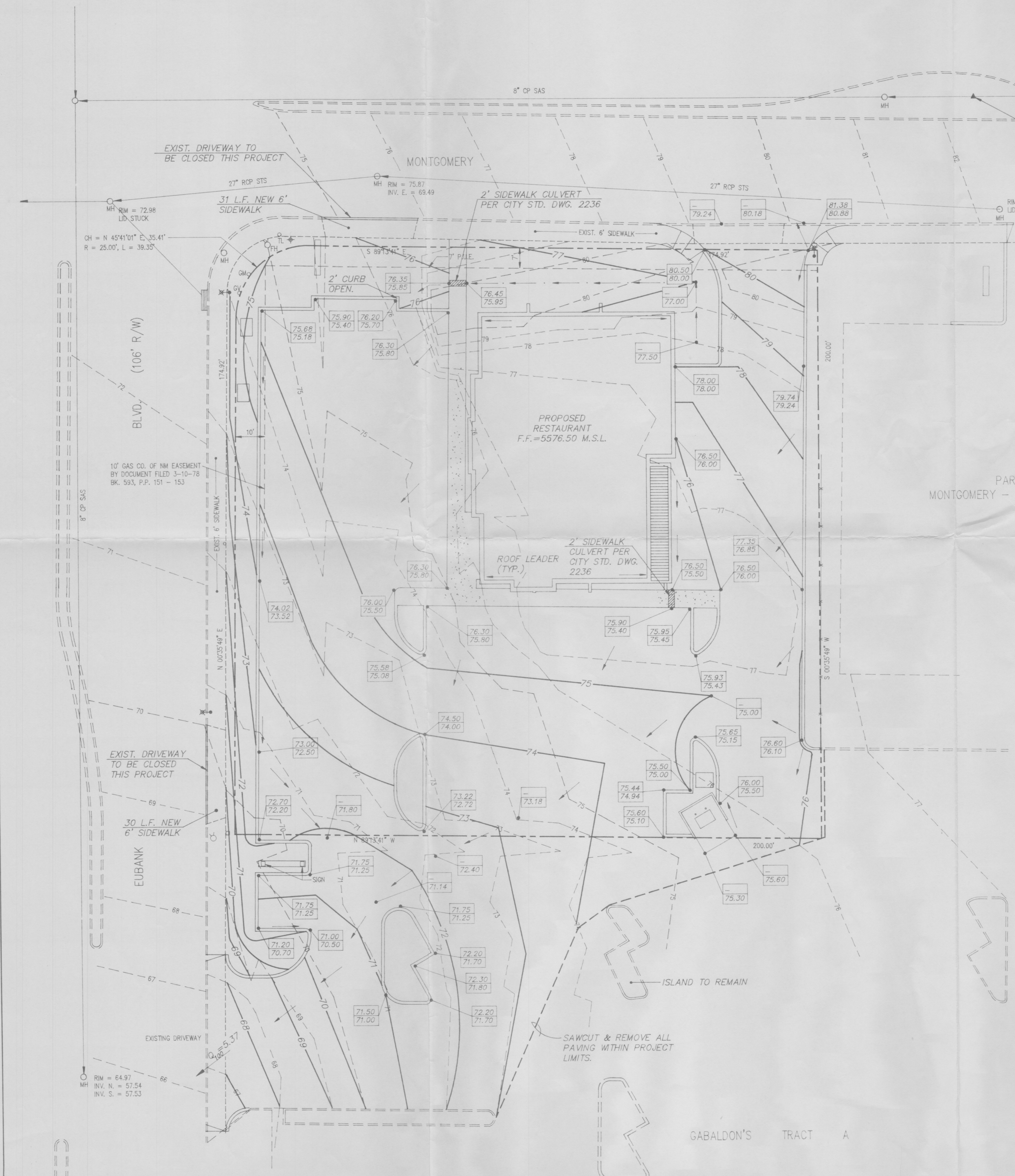




PARCEL "A"
MONTGOMERY - EUBANK PARTNERSHIP

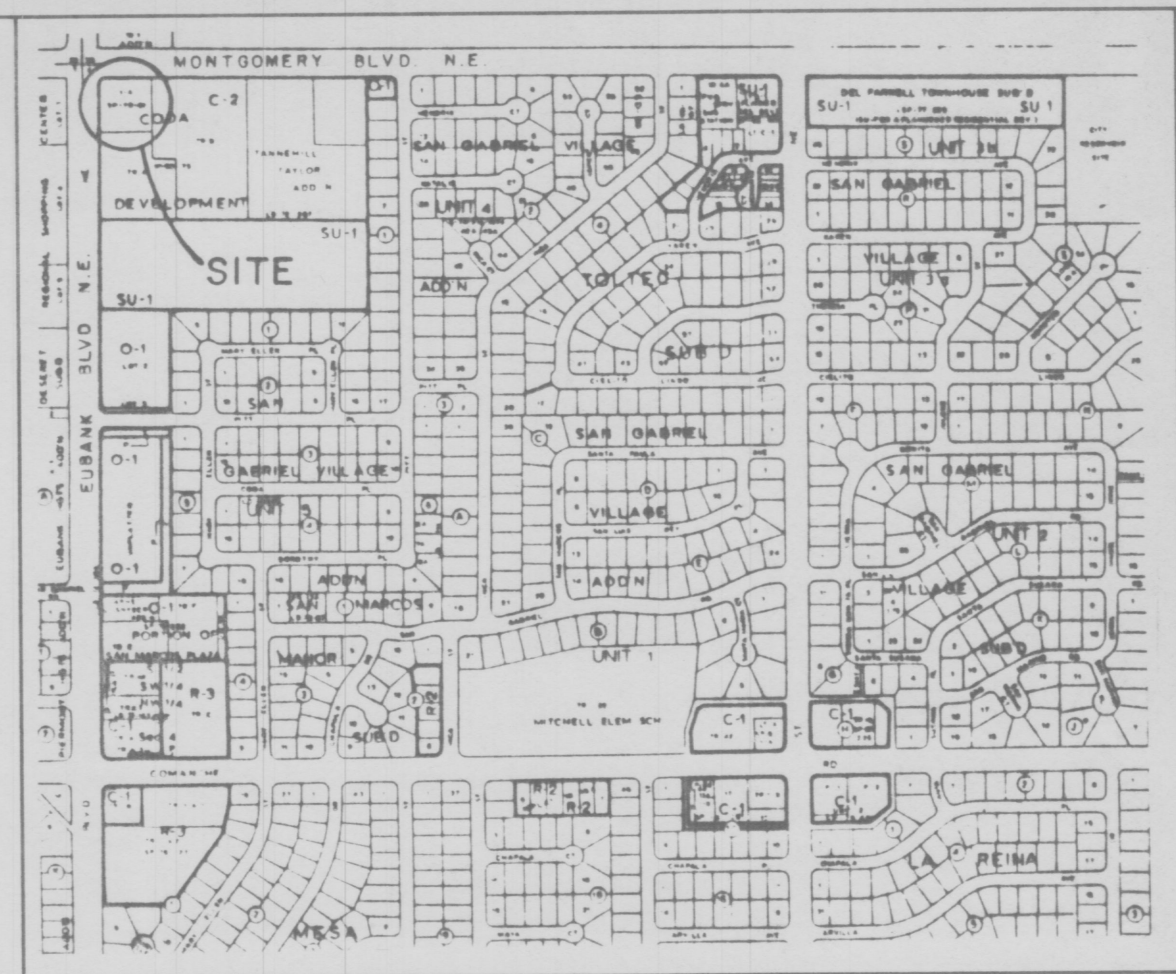
DRAINAGE CALCULATIONS

UNDEVELOPED	DEVELOPED
IDR. AREA) A = <u>1.22</u> ACRES	IDR. AREA) A = <u>1.22</u> ACRES
T _c <u>10</u> MIN	T _c <u>10</u> MIN
POINT RAINFALL <u>2.45</u> IN. FROM PLATE 22.2 D-1	POINT RAINFALL <u>2.45</u> IN. FROM PLATE 22.2 D-1
CN: <u>89</u> FROM PLATES 22.2 C-2, 22.2 C-3	CN: <u>91</u> FROM PLATES 22.2 C-2, 22.2 C-3
RUNOFF VOLUME R = <u>1.45</u> IN. FROM PLATE 22.2 C-4	RUNOFF VOLUME R = <u>1.46</u> IN. FROM PLATE 22.2 C-4
COMPUTED T _p = <u>10</u> MIN. T _p = T _c (Rounded to even minute)	COMPUTED T _p = <u>10</u> MIN. T _p = T _c (Rounded to even minute)
q _p = <u>45.4A</u> <u>5.54</u> CFS./INCHES OF RUNOFF	q _p = <u>45.4A</u> <u>5.54</u> CFS./INCHES OF RUNOFF
IR X q _p = Q _{peak} = <u>8.03</u> CFS	IR X q _p = Q _{peak} = <u>8.86</u> CFS
HICOLUMNH(1/T _p) 1/T _p (1/T _p)	HICOLUMNH(1/T _p) 1/T _p (1/T _p)
y = <u>0</u> Q = y(Q _{peak}) VOL = <u>6421</u> CU FT	y = <u>0</u> Q = y(Q _{peak}) VOL = <u>7086</u> CU FT

NOTES:

1. TOPOGRAPHIC SURVEY PERFORMED BY MGA, 10/91.
2. SITE IS CURRENTLY COMPLETELY DEVELOPED. ALL STRUCTURES, CURB, PAVING, LANDSCAPING, ETC. IS TO BE REMOVED. SEE TOPOGRAPHIC AND BOUNDARY SURVEY, SHT. C1 OF 2.
3. SITE DOES NOT LIE IN 100 YEAR FLOOD ZONE.
4. CONTOUR INTERVAL = 1', ALL ELEVATIONS ARE MEAN SEA LEVEL (M.S.L.). ADD 5500 TO ALL SPOT ELEVATIONS.
5. CONTRACTOR IS TO CONSTRUCT 2' HIGH EARTHEN BERM ALONG WEST AND SOUTH PROPERTY LINE TO PREVENT DOWNSTREAM EROSION AND SEDIMENTATION.
6. NO OFF-SITE FLOWS ENTER THIS SITE.

10/17/91
10/31/91



VICINITY MAP ZONE MAP: G-21-Z

TBM (TEMPORARY BENCHMARK)

STATION IS A STANDARD KPE BRASS DISK SET IN A CONCRETE POST .2' ABOVE GROUND AND IS STAMPED "M-1A1975". STATION IS LOCATED 300' EAST FROM THE CENTERLINE OF EUBANK BLVD., 7.3' SOUTH OF MEDIAN'S NORTH CURB, AND 25.8' WEST OF THE EAST NOSE.

ACS BENCHMARK

STATION IS A STANDARD KPE BRASS DISK SET IN A CONCRETE POST .2' ABOVE GROUND AND IS STAMPED "M-1A1975". STATION IS LOCATED 300' EAST FROM THE CENTERLINE OF EUBANK BLVD., 7.3' SOUTH OF MEDIAN'S NORTH CURB, AND 25.8' WEST OF THE EAST NOSE.
X=415,756.42, Y=1,502,902.00, Z=5584.101

LEGAL DESCRIPTION

AMERICAN BANK OF COMMERCE, LOT 1-A

LEGEND

- EXISTING CONCRETE CURB
- 6"W WATERLINE
- 8"SAN SANITARY SEWER
- 18"STS STORM SEWER
- PROPERTY LINE
- CONTOUR
- EXIST. SPOT ELEVATION
- WM WATER VALVE
- WM WATER METER
- SASH SANITARY SEWER MANHOLE
- SSMH STORM SEWER MANHOLE
- STLT OVERHEAD STREET LIGHT
- TRLT TRAFFIC SIGNAL
- FF= FINISHED FLOOR
- TC FL PROPOSED SPOT ELEVATION
- 101 FINISHED CONTOUR

SHONEY'S - MONTGOMERY

GRADING & DRAINAGE PLAN

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

Designed: DMG	Drawn: JMB	Checked: DMG	Sheet C2 of 2
Scale: 1"=20'	Date: 10/91	Job: 9133	

SCALE: 1"=20'
S\SHOII



ACS STA. M-1A
X = 415,756.42
Y = 1,502,902.00
ELEV. = 5584.10
CENTRAL ZONE
 $\Delta\alpha = -00^{\circ}09'44''$

AT & T

Ishmael Pantoja
111 3rd Street NW
Albuquerque, NM 87103
PH (505) 842-2806

U.S. WEST COMMUNICATIONS

Joyce Elliott
201 Third N.W.
P.O. Box 1355, Sta. 952
Albuquerque, NM 87103
PH (505) 245-8787

PUBLIC SERVICE CO. OF NEW MEXICO

Tom Krattiger
Alvarado Square
Mail Stop 0208
Albuquerque, NM 87158
PH (505) 848-4947

JONES INTERCABLE

Karen Shore
4611 Montebel N.E.
P.O. Box 27138
Albuquerque, NM 87125-7138
PH (505) 761-6220

GAS CO. OF NEW MEXICO

Tim Cynova
4625 Edith Blvd. NE
Albuquerque, NM 87107
PH (505) 761-7775

A certain tract of land situate within Section 4, Township 10 North, Range 4 East of the new Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising "Lot 1-A" as such lot is shown and so designated on the Plat of American Bank of Commerce Lot 1-A, filed in the office of the Bernalillo County Clerk on March 5, 1979, Vol C-14, Folio 131 and being more particularly described as follows.

Beginning at the northeast corner of the tract herein described, whence A.C.S. Monument "M-1A" bears N44°49'12"E, 73.42 feet and running; thence,

S00°35'49"W, 200.00 feet to the southeast corner (a found #4 rebar in the asphalt); thence,

N89°13'41"W 200.00 feet to the southwest corner (a found #5 rebar) and being a point on the easterly right-of-way of Eubank Blvd NE; thence, following said right-of-way

N00°35'49"E, 174.92 feet to a point of curvature; thence, leaving the easterly right-of-way of Eubank Blvd NE

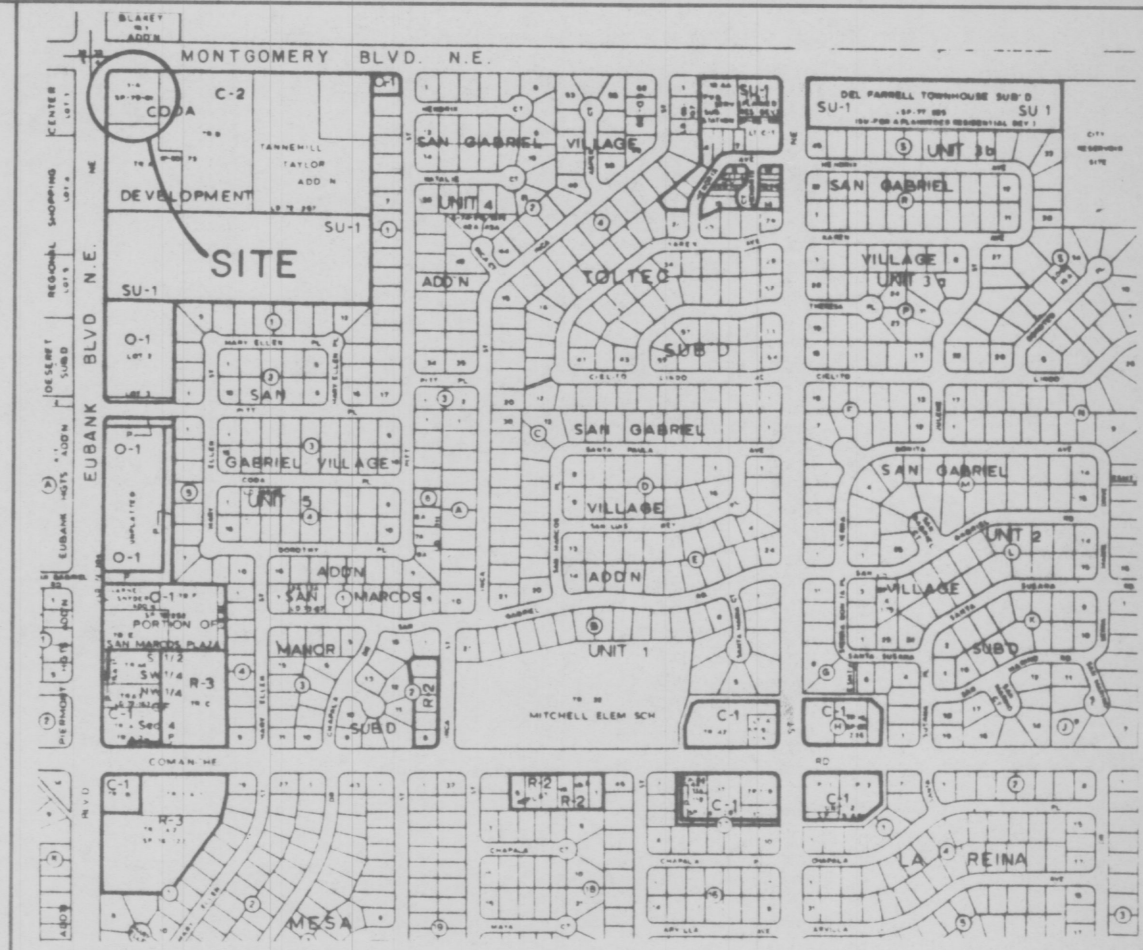
Northeasterly, 39.35 feet along the arc of a curve bearing to the right, said arc having a radius of 25.00 feet and a delta of 90°10'34" to a point of tangency, being a point on the southerly right-of-way of Montgomery Blvd NE, and following said right-of-way

S89°13'41"E, 174.92 feet to the northeast corner and point of beginning of the tract herein described and containing 0.9152 of an acre (39,864 Sq.Ft.) more or less.

I, Richard A. Borgel, a New Mexico Registered Land Surveyor, No. 7429, hereby certify to Albuquerque Title Company that I have made an actual survey on the ground of the property shown on the above plat (The "Plat") and more particularly described above (the "Property"). I further certify that the Plat, and all the lines, distances, and bearings shown on the plat are true and correct, that the monuments shown and referred to were either found or placed; that all buildings, structures, and improvements on the property are located as shown on the plat; that all recorded easements as listed in Schedule B, Section 2 of the Commitment for Title Insurance No. 101103JT, dated 8/15/91, issued by Albuquerque Title Co., on behalf of Carol & Gary, Inc. are as shown on the plat and no encroachments are on any of the recorded easements except as shown and designated on the plat; that no visible rights-of-way or easements are on the property other than as shown and designated on the plat; that no visible encroachments by any of the buildings, structures, or improvements on the property or on adjoining properties, streets or alleys except as shown and designated on the Plat; and that no party walls or visible encroachments by buildings, structures, or other improvements situated on adjoining properties or any other encroachments are on the property except as shown and designated on the Plat. The above plat was made on October 10, 1991.

Richard A. Borgel
Richard A. Borgel, Surveyor NMRPLS 7429

October 10, 1991



VICINITY MAP

ZONE ATLAS G-21

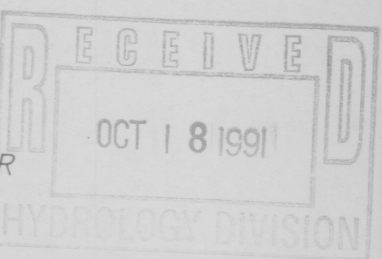
SCALE: NONE

NOTES

- Topographic survey provided by Mark Goodwin & Assoc., P.A.
- Per FIRM Panel No. 350002-0025-C site does not lie in a Field zone.

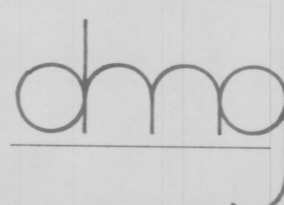
LEGEND

---	6300	EXISTING CONTOUR
---	75	NEW CONTOUR
---		FUTURE CONSTRUCTION
---		PROPERTY LINE
x	6288.4	EXISTING SPOT ELEVATION
---	66.50	NEW SPOT ELEVATION
---		EXIST. CURB
□	EB	ELECTRICAL BOX
○		METAL PIPES
○		FIRE HYDRANT
+		YARD LIGHT
○	GM	GAS METER
○	GV	GAS VALVE
○		MANHOLE
○	C.O.	CLEANOUT
✕		STREET LIGHT
○	S	SIGN
A/C		AIR CONDITIONER
○	EM	ELECTRIC METER
ET		ELECTRIC TRANSFORMER
~		GUY WIRE



SHONEY'S - MONTGOMERY

TOPOGRAPHIC & BOUNDARY SURVEY



D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

Designed: RAB	Drawn: DSP	Checked: RAB	Sheet C1 of 2
Scale: 1" = 20'	Date: 10/91	Job: 9133	

SCALE: 1" = 20'

SHON\POINTS