

DOCUMENT
BEING RECORDED

Drainage Easement

Grant of Permanent Four Foot (4.0') Wide Drainage Easement, between Emiliano Joaquin Griego, and Meriah Heredia Griego (his wife) ("Grantor's"), whose address is 427 Placido Martinez Ct. N.E. and Bill D. Henthorn & Gary W. York ("Owners") whose address is 827 Edith Blvd., N.E., Albuquerque, New Mexico, 87102.

"Grantor's" hereby grant to the "Owner's" an exclusive, permanent four foot (4.0') wide easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of a 4" P.V.C. storm drain line.

"Grantor's" covenants and warrants that "Grantor's" are the owners in fee simple of the property and that "Grantor's" have a good and lawful right to convey the Property or any part thereof.

The Grant and other provisions of this Easement constitute covenants running with the land for the Owner's and their successors and assigns until terminated

WITNESS our hand(s) and seal this 17th day of April, 2006.

GRANTOR(S):

Emiliano Joaquin Griego (His Wife)
Meriah Heredia Griego

ACKNOWLEDGEMENT:

State of New Mexico) JSS:
County of Bernalillo)

The foregoing instrument was acknowledged before me this 17th day of April, 2006, by Emiliano Joaquin Griego, and Meriah Heredia Griego (his wife) as individuals, and as their own free consent and will.

Notary Public

My Commission Expires: 2-27-2007

OWNER(S):

Bill D. Henthorn (Owner's)
Gary W. York

ACKNOWLEDGEMENT:

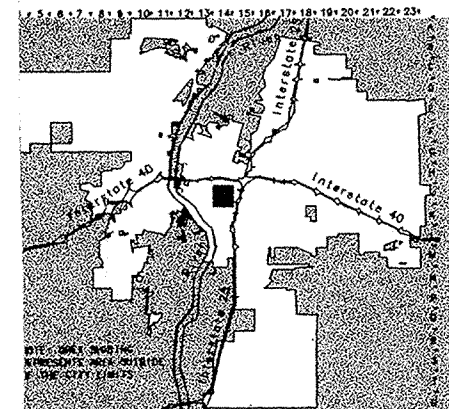
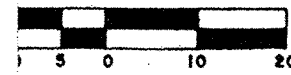
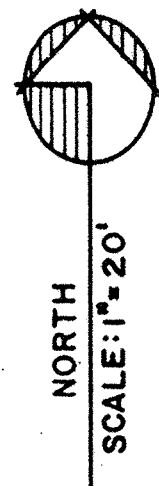
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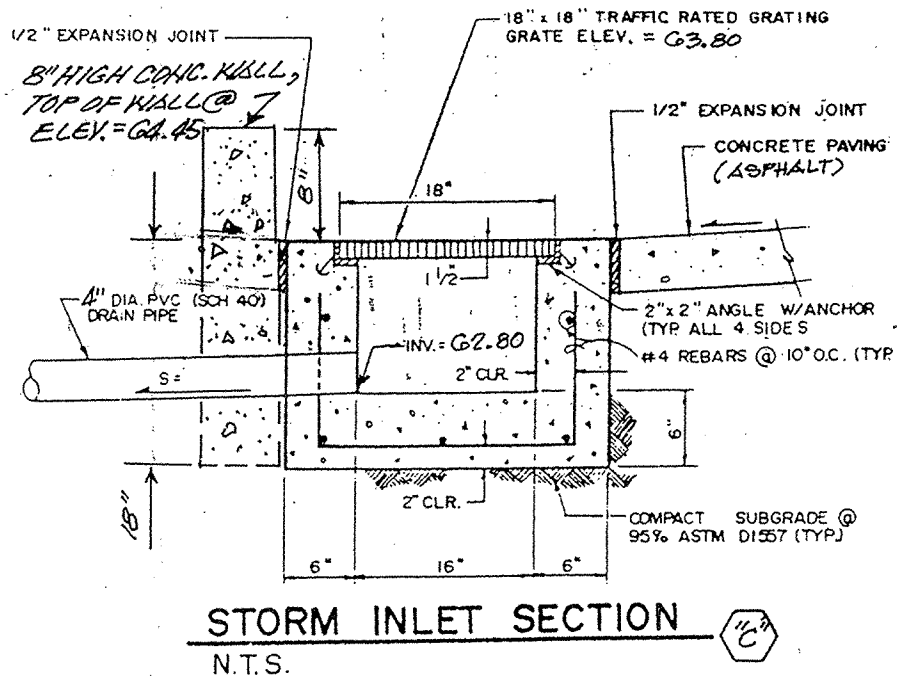
(EXHIBIT "A" ATTACHED)



LOCATION MAP

UTILITY PRECAUTIONS

THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.



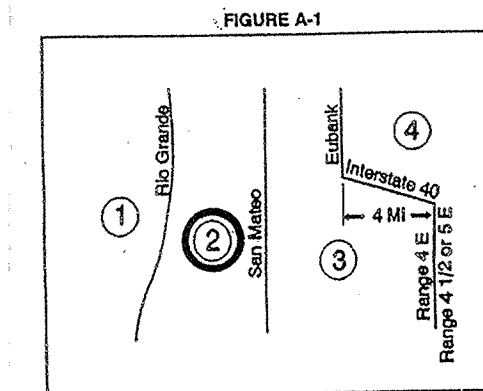
Zone	Treatment				100-YR [2-YR, 10-YR]
	A	B	C	D	
1	1.29 [0.00, 0.24]	2.03 [0.03, 0.76]	2.87 [0.47, 1.49]	4.37 [1.09, 2.89]	
2	1.56 [0.00, 0.38]	2.28 [0.08, 0.95]	3.14 [0.80, 1.71]	4.70 [1.86, 3.14]	
3	1.87 [0.00, 0.58]	2.60 [0.21, 1.19]	3.45 [0.78, 2.00]	5.02 [2.04, 3.39]	
4	2.20 [0.05, 0.87]	2.92 [0.38, 1.45]	3.73 [1.00, 2.28]	5.25 [2.17, 3.57]	

Zone	Intensity [2-YR, 10-YR]	
	Intensity	
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]	

A1 PRECIPITATION ZONES

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

TABLE A-1. PRECIPITATION ZONES	
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



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

DPM SECTION 22.2 - HYDROLOGY
January, 1993 Page A-4

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. Unimproved areas.
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. (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.
C	Soil compacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vacant lots. Gravel or rock on plastic 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 area percentages in TABLE A-5 may be employed.

DRAINAGE COMMENTS:

As shown on the Vicinity Map hereon, the subject site is located on the west side of Edith Blvd. N.E., between Mountain Road N.E. and Lomas Blvd. N.E., in the City of Albuquerque, New Mexico, (Zone Atlas Map J-14-Z).

The subject site, 1.) Is not located within a designated floodplain (Re: F.E.M.A. Panel 334 of 825). 2.) Is a partial developed commercial site, 3.) Does not contribute to the offsite flows of adjacent properties, 4.) Does not accept offsite flows from adjacent properties, 5.) Will not have an adverse impact to downstream properties with the free - discharge of the proposed developed flows, 6.) The existing sump-pump/tank design for storm run-off is to be eliminated; existing and proposed flows are to be drained through a 4" P.V.C. drainpipe (easement) within Lot 7, El Porvenir Subdivision.

CALCULATIONS:

Per Section 22.2, Hydrology of the Development Process Manual, Vol.2., Design Criteria for the City of Albuquerque, New Mexico.

Site Area: 0.51 Acre
Precipitation Zone: Two(2)
Peak Intensity: IN./HR. at Tc = Twelve (12) Min., 100-Yr.-6Hr. = 5.05, Land Treatment Factors, Table A-4

EXISTING CONDITION:

TREATMENT	AREA/ACRES	FACTORS	CFS
C	0.22	X	3.14 = 0.69
D	0.29	X	4.70 = 1.36

"Qp" = 2.05 CFS

PROPOSED DEVELOPED CONDITIONS:

TREATMENT	AREA/ACRES	FACTORS	CFS
C	0.09	X	3.14 = 0.28
D	0.42	X	4.70 = 1.97

"Qp" = 2.25 CFS ***INCREASE=0.20 CFS

BENCH MARK REFERENCE:

ACS Station "6-J15", M.S.L.D. elevation = 4965.91; Project T.B.M. as shown on plan hereon.

LEGAL DESCRIPTION:

Lot "A-1", Jesus Romero Addition, Albuquerque, New Mexico

CONSTRUCTION NOTES:

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) 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.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

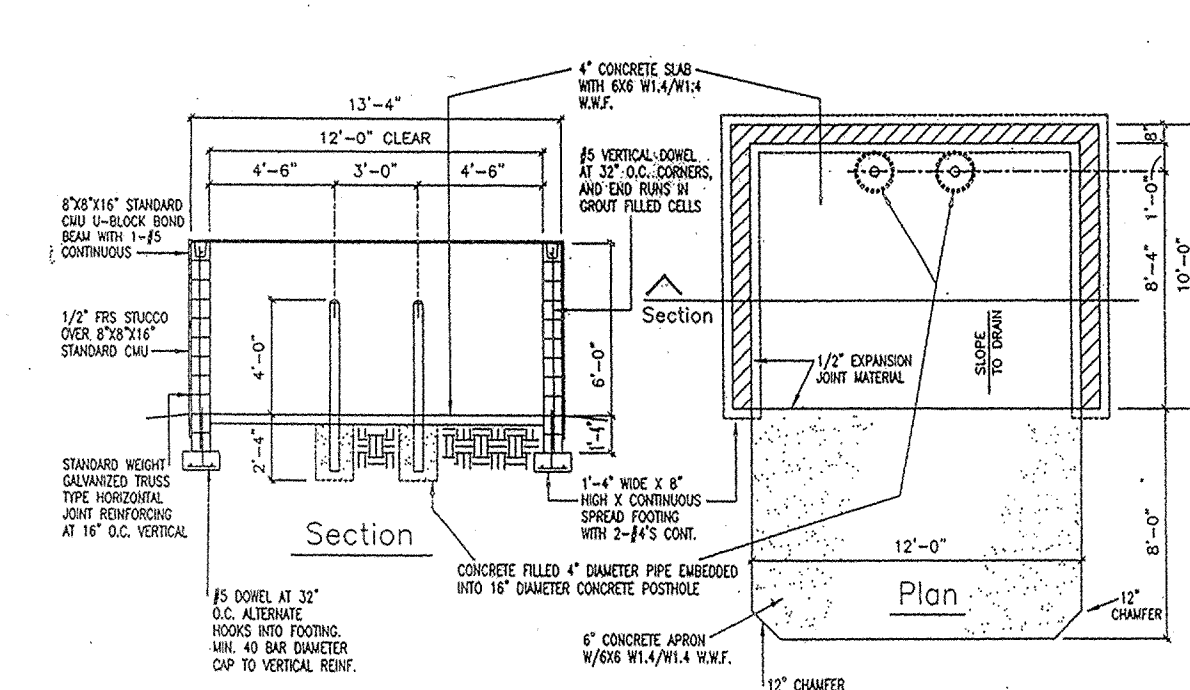
LEGEND:

TOP OF CURB ELEVATION = T.C. = G6.66
CURB FLOWLINE ELEVATION = R = G6.00
EXISTING SPOT ELEVATION = G7.1
EXISTING CONTOUR ELEVATION = G7.0
PROPOSED SPOT ELEVATION = G7.50
PROPOSED CONTOUR ELEVATION = G7.0
PROPOSED OR EXISTING CONCRETE SURFACE =
EXISTING FENCE LINE =

GENERAL NOTES:

- NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
- NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HEREON.

DELETE & COVER EXISTING STORM INLET.



Refuse Enclosure Details

N.T.S.

5 TYP. HC. SIGN DETAIL
C2 SCALE: 1" = 1'-0"

3/4" R. TYP.

2-#4 REBAR CONTINUOUS

3000' PSI PC. PROVIDE 1/2" EXPANSION JOINT @ 36' O.C. PROVIDE 1" DEEP CONTRACTION JOINT @ 6' O.C.

HEADER CURB DETAIL

SCALE: 1" = 1'-0"

2" ASPHALTIC CONCRETE SURFACE COURSE, 1000 # STABILITY

6" SUBGRADE COMPACTED @ 95% ASTM D-1557

TYPICAL PAVEMENT SECTION

SCALE: 1" = 1'-0"

NOTE: NEW OFFICE BUILDING TO HAVE REAR-OUTLET WITH DOWNDRAIN WITH FLANK DIRECTED INWARDLY TO ASPHALT PAVED PARKING AREA.

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