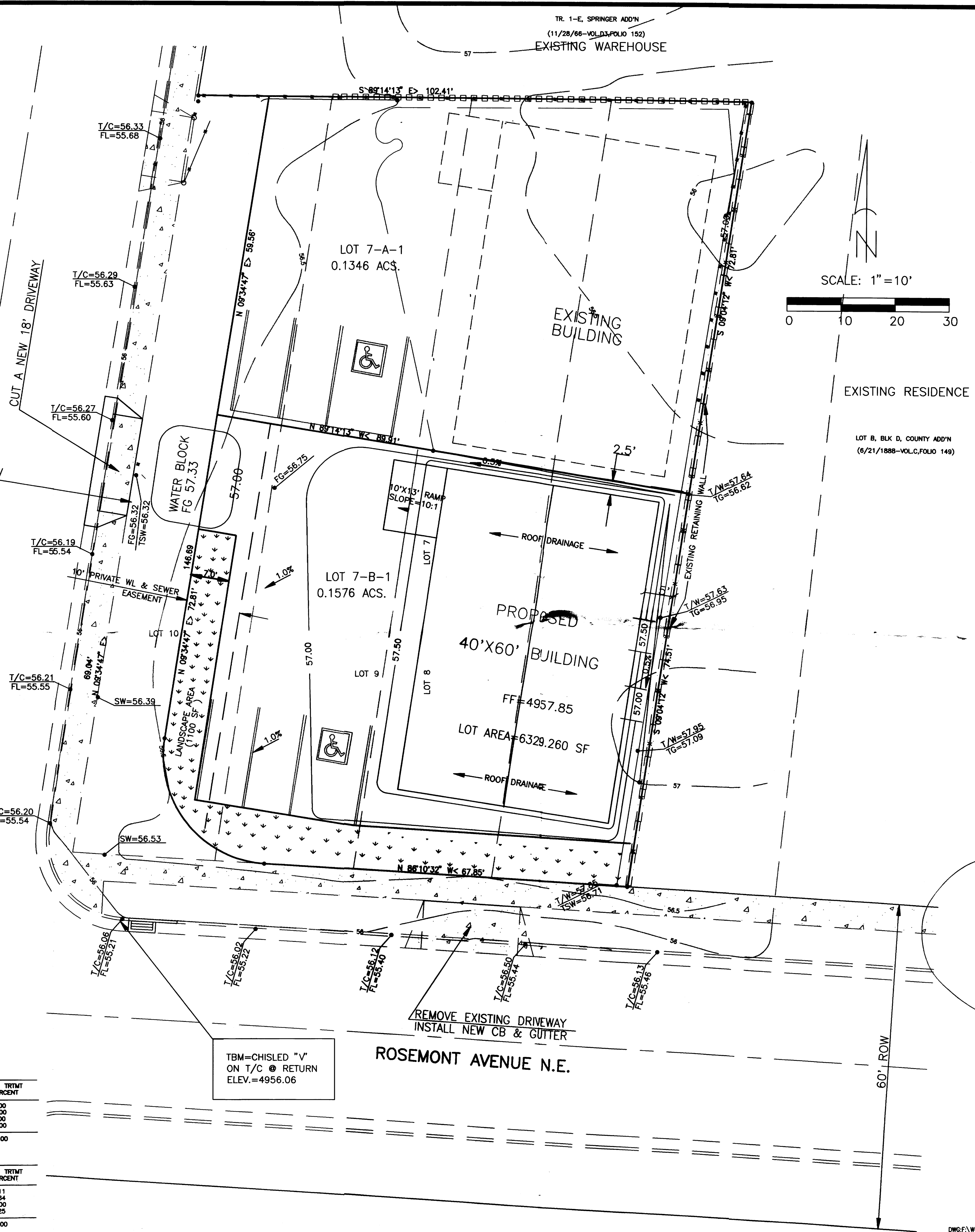
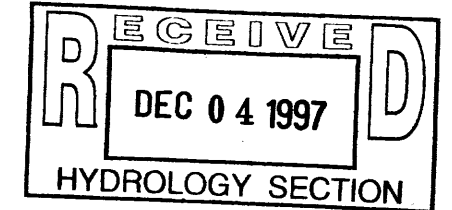
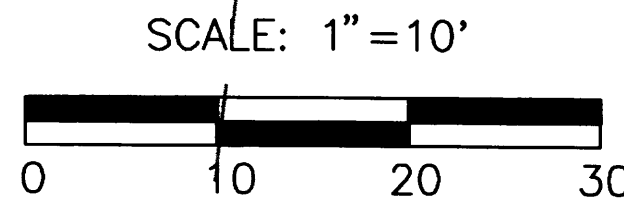


VICINITY MAP J-14-Z NTS



GRADING, DRAINAGE & SITE PLAN
 LOT 7-B-1 BLOCK D, COUNTY ADDITION
 ALBUQUERQUE, NM
 DECEMBER 1997



- GENERAL NOTES**
1. An excavation/construction permit will be required before beginning any work within City of Albuquerque 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, except as otherwise stated or provided hereon, shall be constructed in accordance with the City of Albuquerque Standard Specifications for Public Works Construction, most recent edition.
 3. Two working days prior to any excavation, contractor must contact Line Locating Service (280-1990) 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 so that the conflict can be resolved with a minimum amount of delay.
 5. Backfill compaction shall be 95% max. theoretical density.
 6. Maintenance of these facilities shall be the responsibility of the Owner of the property served.
 7. Verify all flowline elevations and slopes prior to construction. Consult with the Engineer regarding discrepancies immediately, before final layout or start of construction.
 8. Curbs & sidewalks in the ROW are per City Standards.

LEGAL DESCRIPTION: LOT 7-B-1, BLOCK D, COUNTY ADDITION, ALBUQUERQUE, NEW MEXICO
 FLOOD PLAIN: Panel #332 of 825: N/A
 PROJECT DESCRIPTION: The proposed grading plan freely discharges drainage to Broadway and Rosemont, Broadway and Rosemont drain to existing storm systems located in those streets. It is not anticipated that the slight increase in runoff proposed by this development will significantly impact the existing storm drain system.
 ALBUQUERQUE, NM, DPM (1/83) CRITERIA - SIMPLE PROCEDURE FOR <= 40 ACRES
 PX100-6 = PRECIPITATION EXCESS FROM 100-YEAR 6-HOUR STORM
 VOL100 = VOLUME OF RUNOFF FROM 100-YEAR 10-DAY STORM
 TRITMT CLASS A=UNDISTURBED, B=LAWNS, C=UNPAVED ROADS, D=ROOFS/PAYEMENT; SEE DPM P 22.5-5
 ***** PROJECT INFO *****
 LOT 7-B-1, BLOCK D, COUNTY ADDITION MAP J-14
 ENTIRE SITE=6330 SF
 RAIN ZONE 2 SEE DPM P 22.2-2
 100-YEAR PRECIPITATION (P) DEPTHS, INCHES
 1 HR 6 HR 24 HR 4 DAY 10 DAY
 2.01 2.35 2.75 3.30 3.95

| 12/04/97 09:54 AM EXISTING CONDITIONS | | | | | | | | | | |
|---------------------------------------|------------------|---------------|---------------|----------------|--------------|--------------|--------------|--------------|--------------|----------------|
| TRITMT CLASS | AREA SQUARE FEET | AREA ACRES | PX100-6 IN/AC | QP100-6 CFS/AC | QP100-6 CFS | VOL6HR AC-FT | VOL1D AC-FT | VOL4D AC-FT | VOL10D AC-FT | TRITMT PERCENT |
| A | 0.00 | 0.0000 | 0.53 | 1.56 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| B | 0.00 | 0.0000 | 0.78 | 2.28 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| C | 6330.00 | 0.1453 | 1.13 | 3.14 | 0.456 | 0.014 | 0.014 | 0.014 | 0.014 | 100.00 |
| D | 0.00 | 0.0000 | 2.12 | 4.70 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| TOTAL | 6330.00 | 0.1453 | | | 0.456 | 0.014 | 0.014 | 0.014 | 0.014 | 100.00 |
| | | | | | CU FT | 596 | 596 | 596 | 596 | |

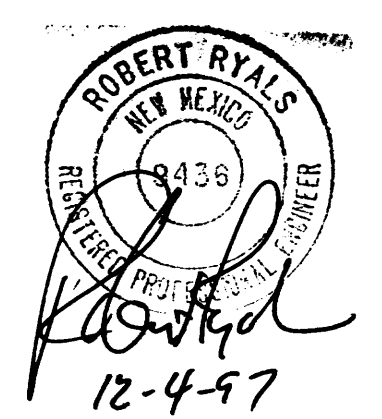
| 12/04/97 09:54 AM PROPOSED CONDITIONS | | | | | | | | | | |
|---------------------------------------|------------------|---------------|---------------|----------------|--------------|--------------|--------------|--------------|--------------|----------------|
| TRITMT CLASS | AREA SQUARE FEET | AREA ACRES | PX100-6 IN/AC | QP100-6 CFS/AC | QP100-6 CFS | VOL6HR AC-FT | VOL1D AC-FT | VOL4D AC-FT | VOL10D AC-FT | TRITMT PERCENT |
| A | 450.00 | 0.0103 | 0.53 | 1.56 | 0.016 | 0.000 | 0.000 | 0.000 | 0.000 | 7.11 |
| B | 1180.00 | 0.0271 | 0.78 | 2.28 | 0.062 | 0.002 | 0.002 | 0.002 | 0.002 | 18.64 |
| C | 0.00 | 0.0000 | 1.13 | 3.14 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| D | 4700.00 | 0.1079 | 2.12 | 4.70 | 0.507 | 0.019 | 0.023 | 0.028 | 0.033 | 74.25 |
| TOTAL | 6330.00 | 0.1453 | | | 0.585 | 0.021 | 0.025 | 0.030 | 0.036 | 100.00 |
| | | | | | CU FT | 927 | 1084 | 1299 | 1534 | |

SITE DATA
 LEGAL DESCRIPTION: LOT 7A, BLOCK D, COUNTY ADDITION
 EXISTING ZONING: SU-2 FOR M-1
 GROSS SITE ACREAGE: 0.158 ACRES
 GROSS BUILDING AREA: 2400 SF
 LANDSCAPE AREA REQUIRED @ 15% OF PARKING AREA: 460 SF
 PARKING REQUIREMENTS: 3 SPACES. (1 SPAC PER 1000 SF OF BLDG. AREA)

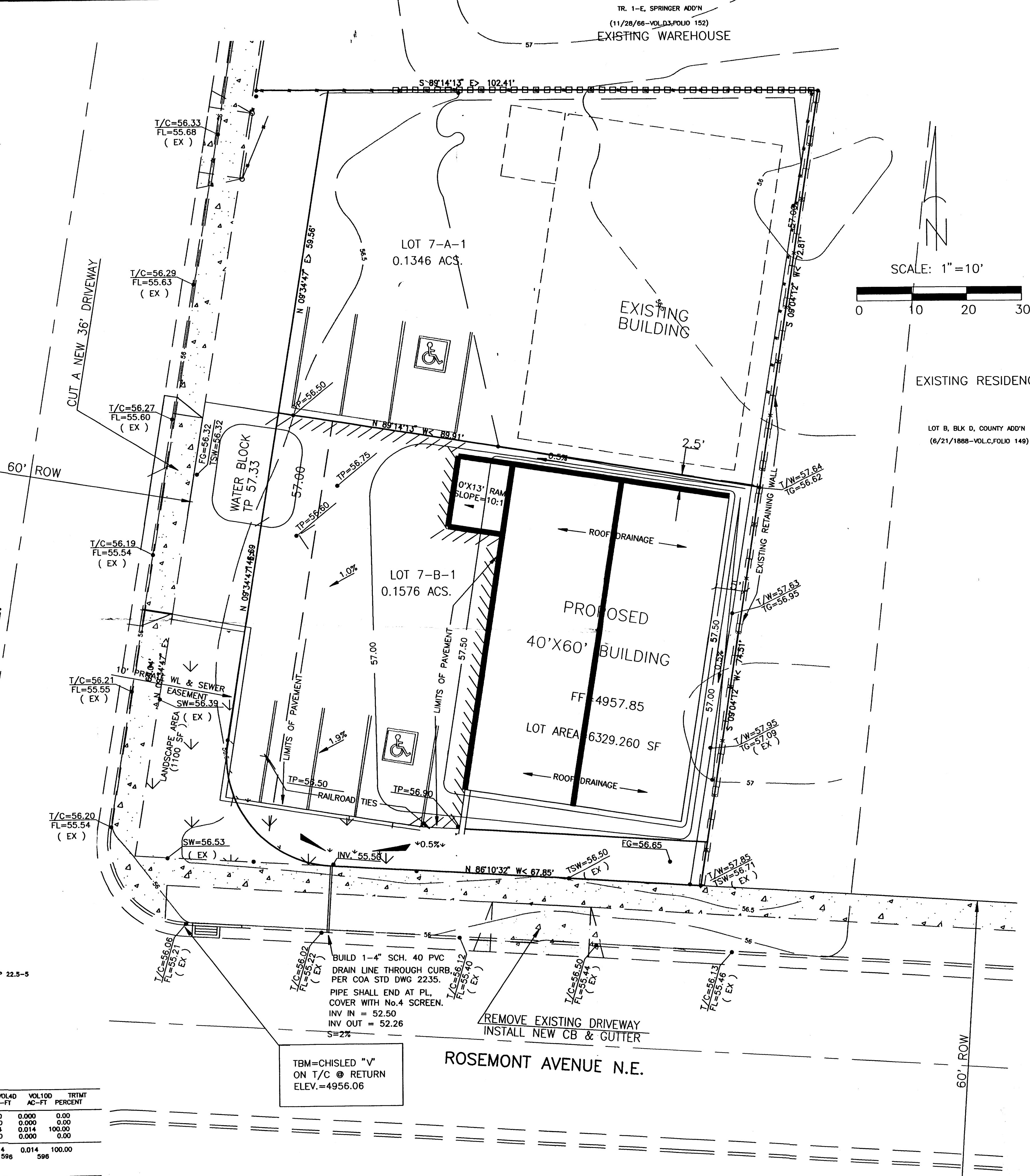
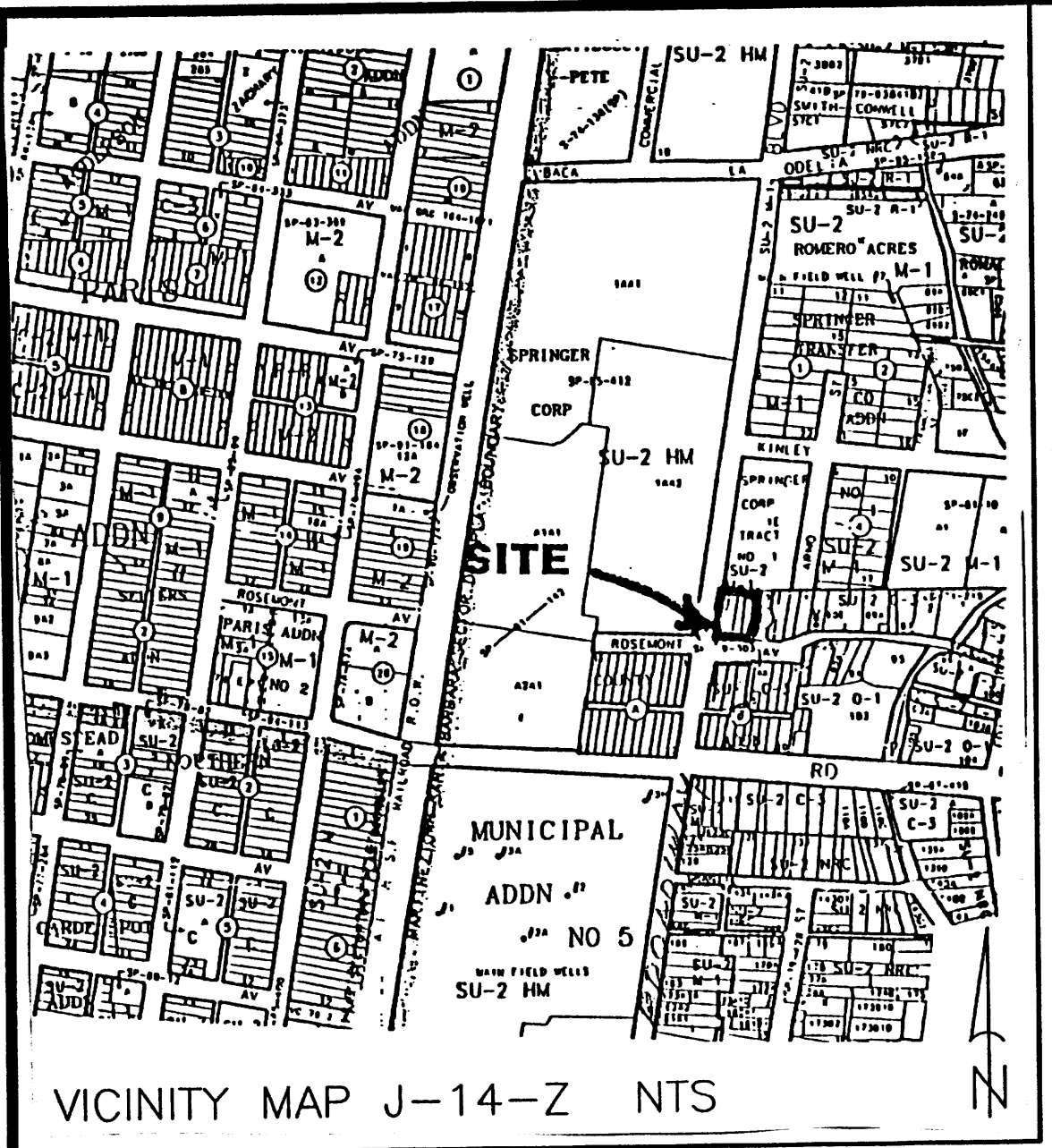
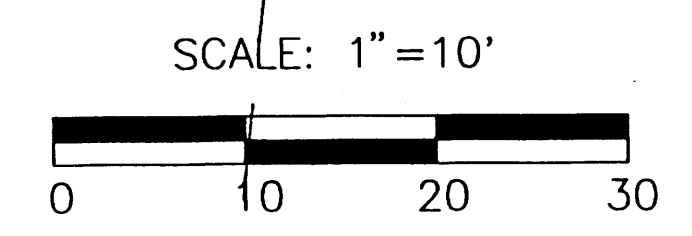
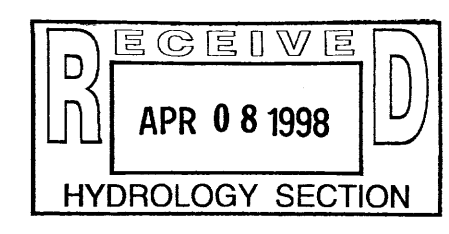
this conflicts the utility to the left

LEGEND

| | |
|--------------------------|--------------|
| BOUNDARY | --- |
| EXISTING LOT LINES | --- |
| EXISTING LOT ANNOTATION | --- |
| EXISTING CONTOURS | --- |
| PROPOSED CONTOURS | --- |
| EXISTING CHAINLINK FENCE | ---x---x--- |
| PROPOSED CHAINLINK FENCE | ---x---x--- |
| NEW RETAINING WALL | ---x---x--- |
| EXISTING RETAINING WALL | ---x---x--- |
| R.O.W. LINE | --- |
| CURB AND GUTTER | --- |
| CONCRETE SIDEWALK | --- |
| LANDSCAPED AREA | --- |
| TG | TOP GROUND |
| TW | TOP WALL |
| TSW | TOP SIDEWALK |
| TC | TOP CURB |
| FL | FLOW LINE |



GRADING AND DRAINAGE PLAN
 LOT 7-B-1 BLOCK D, COUNTY ADDITION
 ALBUQUERQUE, NM
 DECEMBER 1997



- GENERAL NOTES**
1. An excavation/construction permit will be required before beginning any work within City of Albuquerque 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, except as otherwise stated or provided herein, shall be constructed in accordance with the City of Albuquerque Standard Specifications for Public Works Construction, most recent edition.
 3. Two working days prior to any excavation, contractor must contact Line Locating Service (260-1990) 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 so that the conflict can be resolved with a minimum amount of delay.
 5. Backfill compaction shall be 95% max. theoretical density.
 6. Maintenance of these facilities shall be the responsibility of the Owner of the property served.
 7. Verify all flowline elevations and slopes prior to construction. Consult with the Engineer regarding discrepancies immediately, before final layout or start of construction.
 8. Curbs & sidewalks in the ROW are per City Standards.

SO-19
PRIVATE IMPROVEMENT IN PUBLIC ROW

| APPROVALS | NAME | DATE |
|-----------|------|------|
| HYDROLOGY | | |
| INSPECTOR | | |
| ACE/FIELD | | |

LEGAL DESCRIPTION: LOT 7-B-1, BLOCK D, COUNTY ADDITION, ALBUQUERQUE, NEW MEXICO
 FLOOD PLAIN: Panel #332 of 825: N/A
 PROJECT DESCRIPTION: The proposed grading plan freely discharges drainage to Broadway and Rosemont. Broadway and Rosemont drain to existing storm systems located in those streets. It is not anticipated that the slight increase in runoff proposed by this development will significantly impact the existing storm drain system.
 ALBUQUERQUE, NM, DPM (1/93) CRITERIA - SIMPLE PROCEDURE FOR <= 40 ACRES
 PX100-6 = PRECIPITATION EXCESS FROM 100-YEAR 6-HOUR STORM
 VOL100 = VOLUME OF RUNOFF FROM 100-YEAR 10-DAY STORM
 TRTMT CLASS A=UNDISTURBED, B=LAWNS, C=UNPAVED ROADS, D=ROOFS, PAVEMENT: SEE DPM P 22.5-2
 ***** PROJECT INFO *****
 LOT 7-B-1, BLOCK D, COUNTY ADDITION MAP J-14
 ENTIRE SITE=6330 SF
 RAIN ZONE 2 SEE DPM P 22.2-2
 100-YEAR PRECIPITATION (P) DEPTHS, INCHES
 1 HR 2.01 5 HR 2.35 24 HR 2.75 4 DAY 3.30 10 DAY 3.95

SITE DATA

LEGAL DESCRIPTION:
 LOT 7-B-1, BLOCK D, COUNTY ADDITION

EXISTING ZONING: SU-2 FOR M-1

GROSS SITE ACREAGE: 0.158 ACRES

GROSS BUILDING AREA: 2400 SF

LANDSCAPE AREA REQUIRED 15% OF PARKING AREA: 460 SF

PARKING REQUIREMENTS: 3 SPACES.
 (1 SPACE PER 1000 SF OF BLDG. AREA)

LEGEND

| | |
|--------------------------|--------------|
| BOUNDARY | _____ |
| EXISTING LOT LINES | _____ |
| EXISTING LOT ANNOTATION | LOT 8 |
| EXISTING CONTOURS | 56 |
| PROPOSED CONTOURS | 57.50 |
| EXISTING CHAINLINK FENCE | ----- |
| PROPOSED CHAINLINK FENCE | ----- |
| NEW RETAINING WALL | ===== |
| EXISTING RETAINING WALL | ===== |
| R.O.W. LINE | ===== |
| EX. CURB AND GUTTER | ===== |
| EX. CONCRETE SIDEWALK | ===== |
| LANDSCAPED AREA | ----- |
| LIMITS OF PAVEMENT | ----- |
| TG | TOP GROUND |
| TW | TOP WALL |
| TSW | TOP SIDEWALK |
| TC | TOP CURB |
| FL | FLOW LINE |
| TP | TOP PAVE |
| FG | FINISH GRADE |

12/04/97 09:54 AM EXISTING CONDITIONS

| TRTMT CLASS | AREA SQUARE FEET | AREA ACRES | PX100-6 IN/AC | QP100-6 CFS/AC | QP100-6 CFS | VOL6HR AC-FT | VOL1D AC-FT | VOL4D AC-FT | VOL10D AC-FT | TRTMT PERCENT |
|-------------|------------------|------------|---------------|----------------|-------------|--------------|-------------|-------------|--------------|---------------|
| A | 0.00 | 0.0000 | 0.53 | 1.56 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| B | 0.00 | 0.0000 | 0.78 | 2.28 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| C | 6330.00 | 0.1453 | 1.13 | 3.14 | 0.456 | 0.014 | 0.014 | 0.014 | 0.014 | 100.00 |
| D | 0.00 | 0.0000 | 2.12 | 4.70 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| TOTAL | 6330.00 | 0.1453 | | | 0.456 | 0.014 | 0.014 | 0.014 | 0.014 | 100.00 |
| | | | | | CU FT | 596 | 596 | 596 | 596 | |

12/04/97 09:54 AM PROPOSED CONDITIONS

| TRTMT CLASS | AREA SQUARE FEET | AREA ACRES | PX100-6 IN/AC | QP100-6 CFS/AC | QP100-6 CFS | VOL6HR AC-FT | VOL1D AC-FT | VOL4D AC-FT | VOL10D AC-FT | TRTMT PERCENT |
|-------------|------------------|------------|---------------|----------------|-------------|--------------|-------------|-------------|--------------|---------------|
| A | 450.00 | 0.0103 | 0.53 | 1.56 | 0.016 | 0.000 | 0.000 | 0.000 | 0.000 | 7.11 |
| B | 1180.00 | 0.0271 | 0.78 | 2.28 | 0.062 | 0.002 | 0.002 | 0.002 | 0.002 | 18.64 |
| C | 0.00 | 0.0000 | 1.13 | 3.14 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| D | 4700.00 | 0.1079 | 2.12 | 4.70 | 0.507 | 0.019 | 0.023 | 0.028 | 0.033 | 74.25 |
| TOTAL | 6330.00 | 0.1453 | | | 0.585 | 0.021 | 0.025 | 0.030 | 0.036 | 100.00 |
| | | | | | CU FT | 927 | 1084 | 1296 | 1554 | |

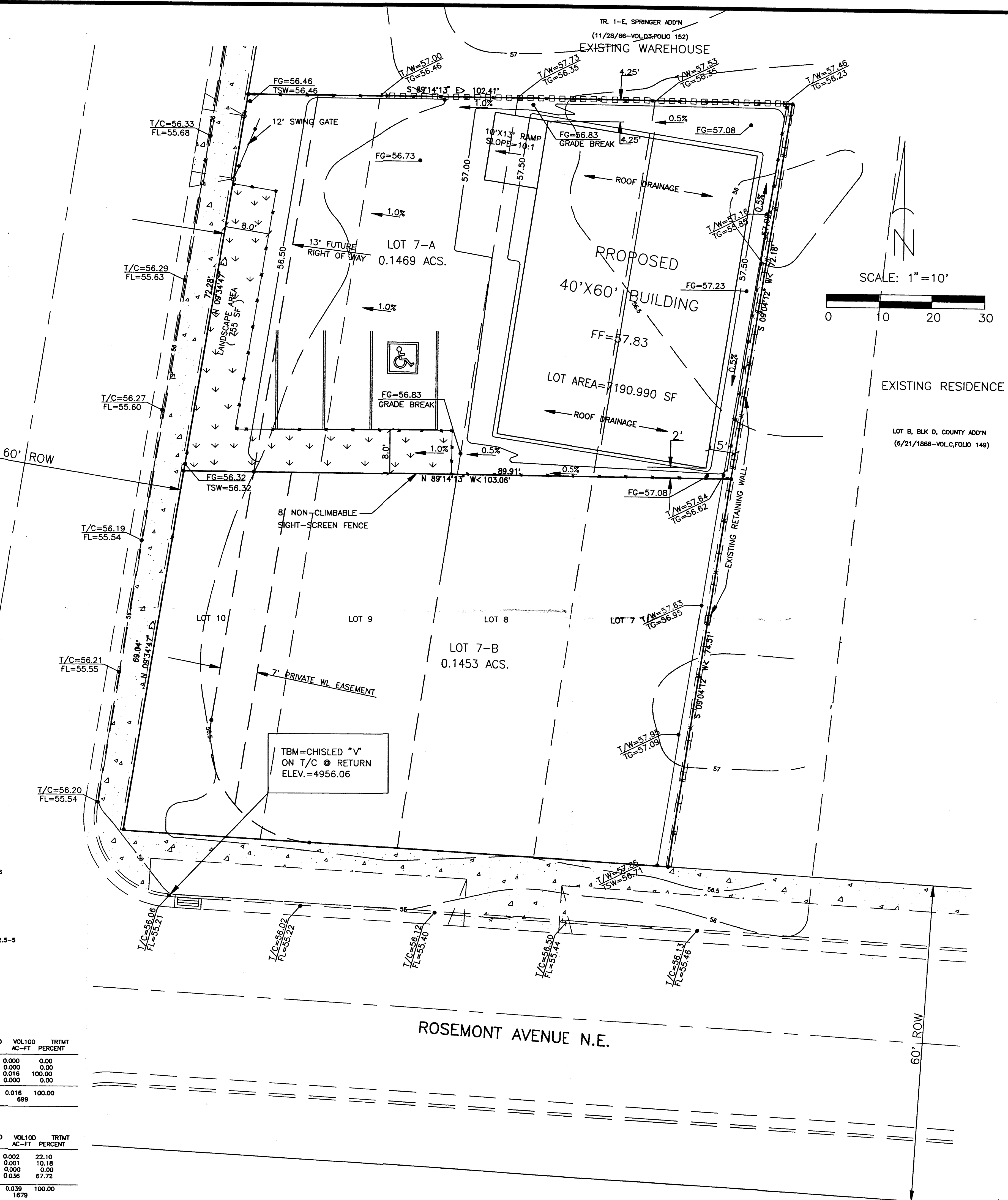
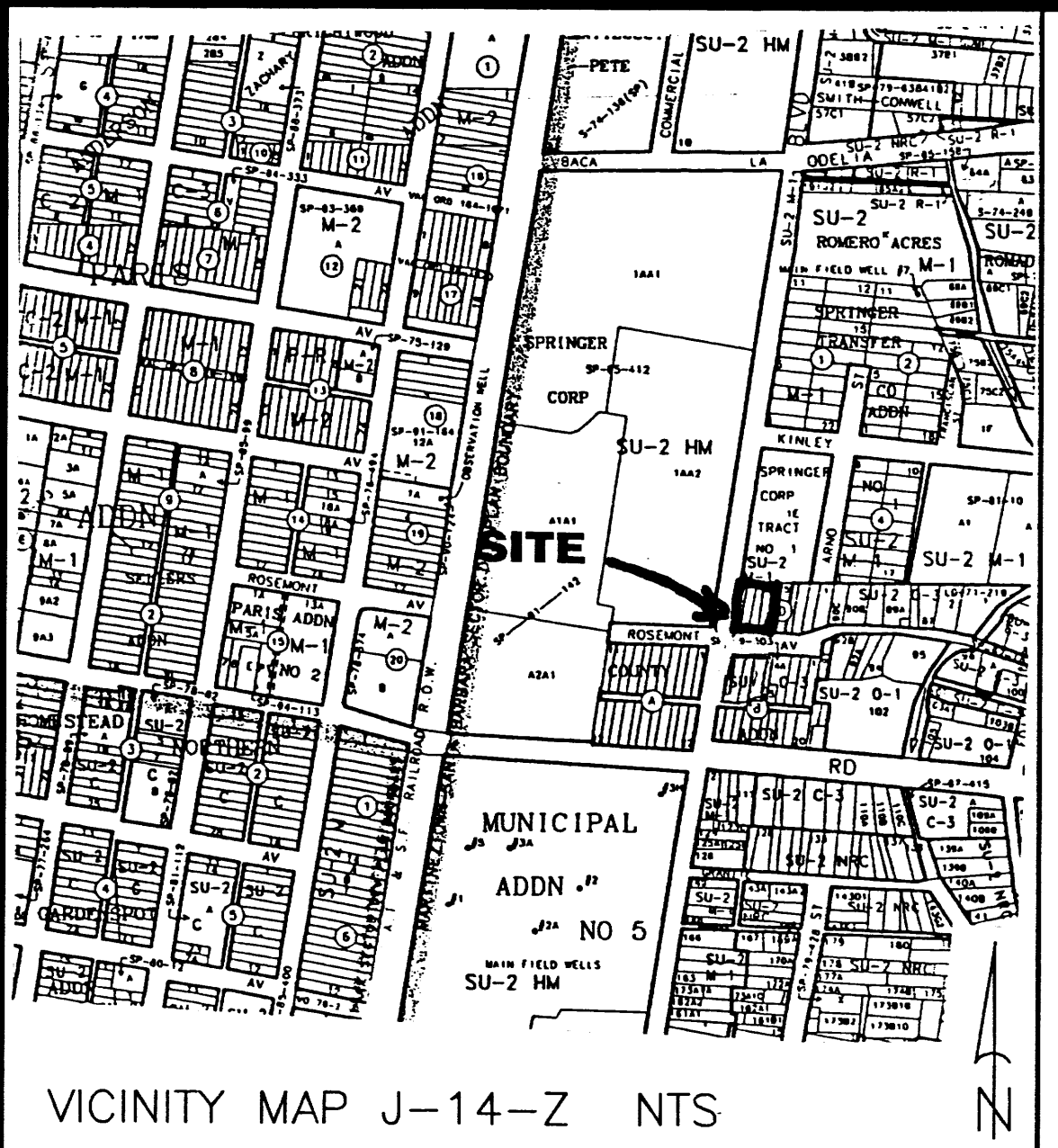


GRADING, DRAINAGE & SITE PLAN

LOT 7A, BLOCK D, COUNTY ADDITION

ALBUQUERQUE, NM

APRIL, 1997



- ### GENERAL NOTES
1. An excavation/construction permit will be required before beginning any work within City of Albuquerque 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, except as otherwise stated or provided hereon, shall be constructed in accordance with the City of Albuquerque Standard Specifications for Public Works Construction, most recent edition.
 3. Two working days prior to any excavation, contractor must contact Line Locating Service (260-1990) 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 so that the conflict can be resolved with a minimum amount of delay.
 5. Backfill compaction shall be 95% max. theoretical density.
 6. Maintenance of these facilities shall be the responsibility of the Owner of the property served.
 7. Verify all flowline elevations and slopes prior to construction. Consult with the Engineer regarding discrepancies immediately, before final layout or start of construction.
 8. Curbs & sidewalks in the ROW are per City Standards.

LEGAL DESCRIPTION: LOT 7A, BLOCK D, COUNTY ADDITION, ALBUQUERQUE, NEW MEXICO
 FLOOD PLAIN: Panel #332 of 825: N/A
 PROJECT DESCRIPTION: The proposed grading plan freely discharges drainage to Broadway, Broadway and Rosemont drain to existing storm systems located in those streets. It is not anticipated that the slight increase in runoff proposed by this development will significantly impact the existing storm drain system.

ALBUQUERQUE, NM, DPM (1/93) CRITERIA - SIMPLE PROCEDURE FOR <= 40 ACRES
 PX100-6 = PRECIPITATION EXCESS FROM 100-YEAR 6-HOUR STORM
 VOL100 = VOLUME OF RUNOFF FROM 100-YEAR 10-DAY STORM
 TRTMT CLASS A=UNDISTURBED, B=LAWNS, C=UNPAVED ROADS, D=ROOFS,PAVEMENT; SEE DPM P. 22.5-5

***** PROJECT INFO *****
 A PORTION OF LOTS 7-10, BLOCK D, COUNTY ADDITION MAP J-14
 ENTIRE SITE=7191 SF

| RAIN ZONE | 2 | SEE DPM P. 22.2-2 |
|---|------|-------------------|
| 100-YEAR PRECIPITATION (P) DEPTHS, INCHES | | |
| 1 HR | 2.01 | 2.35 |
| 6 HR | 2.35 | 2.75 |
| 24 HR | 2.75 | 3.30 |
| 4 DAY | 3.30 | 3.95 |
| 10 DAY | 3.95 | |

06/20/97 03:45 PM HISTORICAL CONDITIONS

| TRTMT CLASS | AREA SQUARE FEET | AREA ACRES | PX100-6 IN/AC | QP100-6 CFS/AC | QP100-6 CFS | VOL6HR AC-FT | VOL1D AC-FT | VOL4D AC-FT | VOL10D AC-FT | TRTMT PERCENT |
|-------------|------------------|------------|---------------|----------------|-------------|--------------|-------------|-------------|--------------|---------------|
| A | 0.00 | 0.0000 | 0.53 | 1.56 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| B | 0.00 | 0.0000 | 0.78 | 2.28 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| C | 7420.00 | 0.1703 | 1.13 | 3.14 | 0.535 | 0.016 | 0.016 | 0.016 | 0.016 | 100.00 |
| D | 0.00 | 0.0000 | 2.12 | 4.70 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| TOTAL | 7420.00 | 0.1703 | | | 0.535 | 0.016 | 0.016 | 0.016 | 0.016 | 100.00 |

04/01/97 05:41 PM PROPOSED CONDITIONS

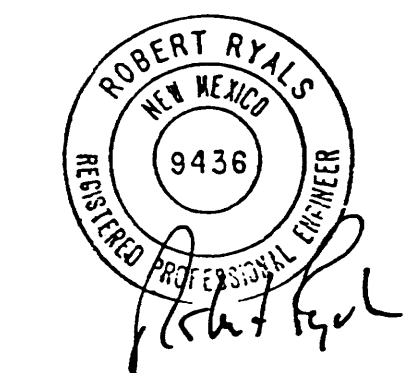
| TRTMT CLASS | AREA SQUARE FEET | AREA ACRES | PX100-6 IN/AC | QP100-6 CFS/AC | QP100-6 CFS | VOL6HR AC-FT | VOL1D AC-FT | VOL4D AC-FT | VOL10D AC-FT | TRTMT PERCENT |
|-------------|------------------|------------|---------------|----------------|-------------|--------------|-------------|-------------|--------------|---------------|
| A | 1640.00 | 0.0376 | 0.53 | 1.56 | 0.059 | 0.002 | 0.002 | 0.002 | 0.002 | 22.10 |
| B | 755.00 | 0.0173 | 0.78 | 2.28 | 0.040 | 0.001 | 0.001 | 0.001 | 0.001 | 10.18 |
| C | 0.00 | 0.0000 | 1.13 | 3.14 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| D | 5025.00 | 0.1154 | 2.12 | 4.70 | 0.542 | 0.020 | 0.024 | 0.030 | 0.036 | 67.72 |
| TOTAL | 7420.00 | 0.1703 | | | 0.640 | 0.023 | 0.027 | 0.032 | 0.039 | 100.00 |

SITE DATA

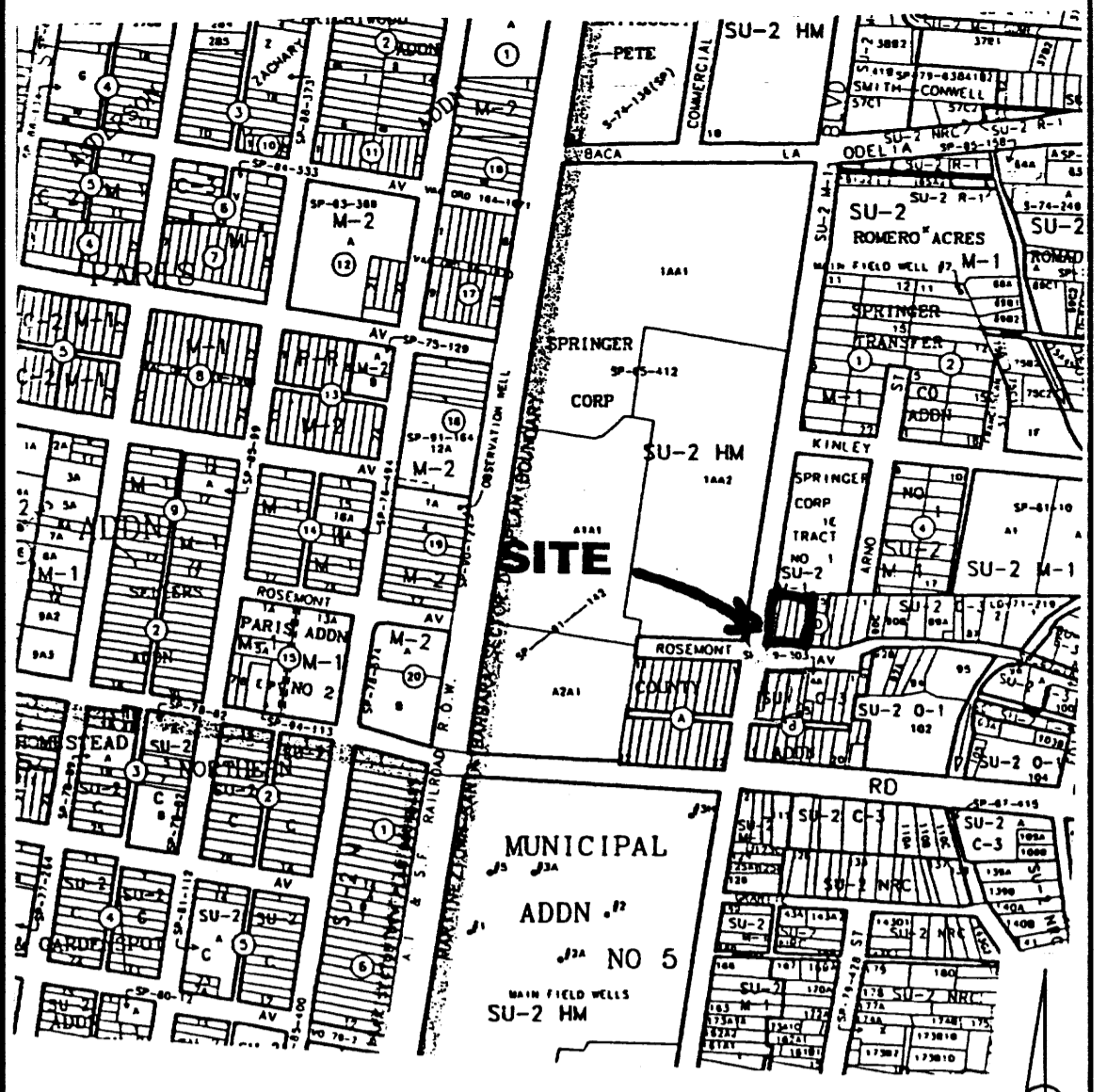
LEGAL DESCRIPTION: LOT 7A, BLOCK D, COUNTY ADDITION
 EXISTING ZONING: SU-2 FOR M-1
 GROSS SITE ACREAGE: 0.165 ACRES
 GROSS BUILDING AREA: 2425 SF
 LANDSCAPE AREA REQUIRED @ 15% OF PARKING AREA: 500 SF
 PARKING REQUIREMENTS: 3 SPACES.
 (1 SPACE PER 1000 SF OF BLDG. AREA)

LEGEND

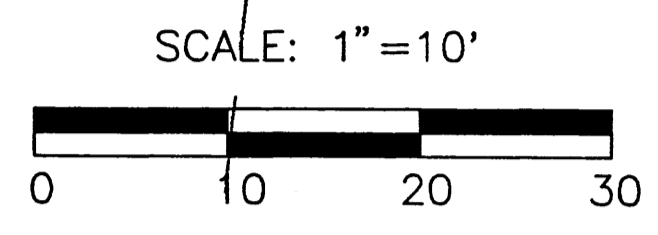
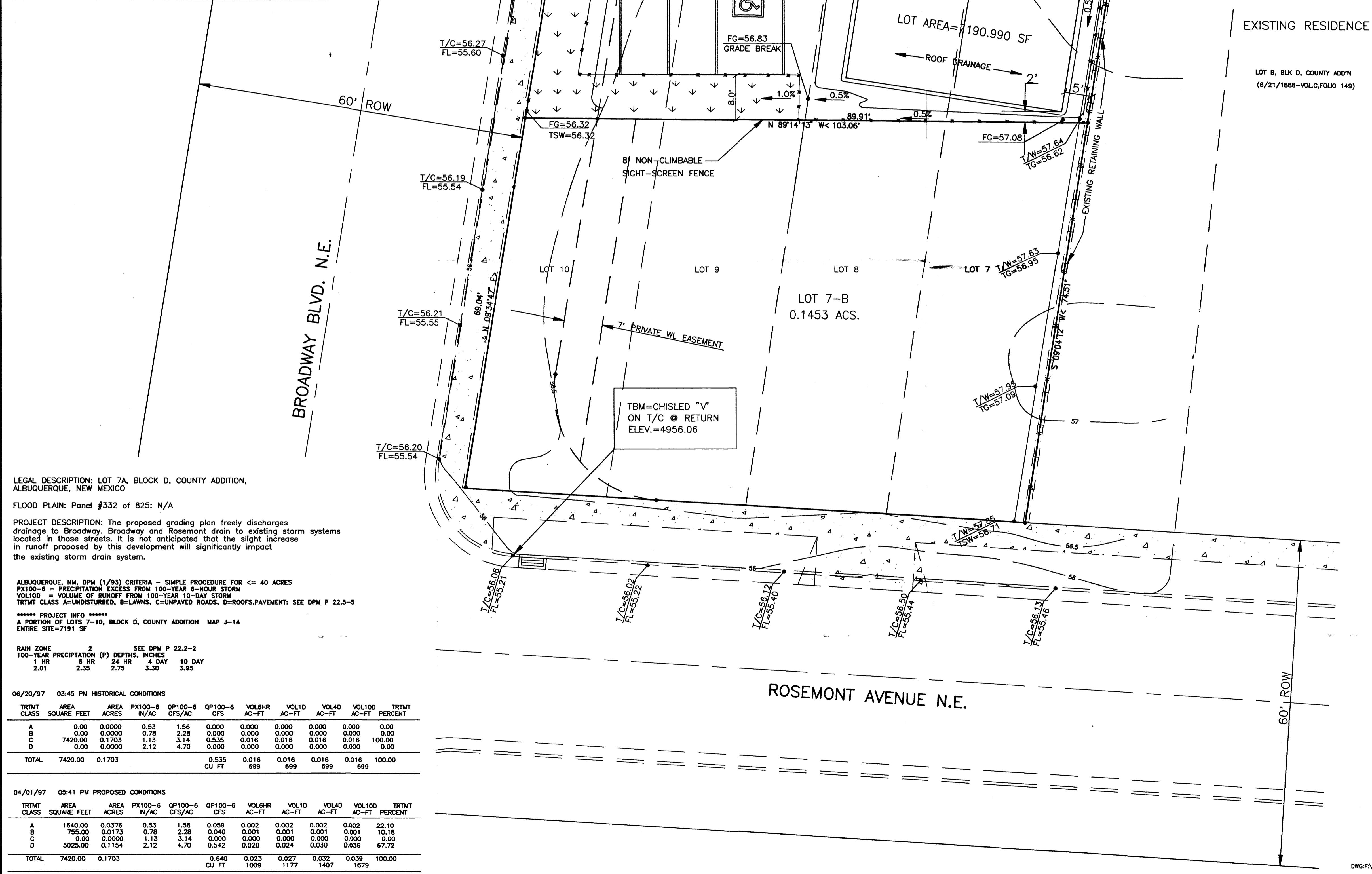
| | |
|--------------------------|-------------|
| BOUNDARY | ——— |
| EXISTING LOT LINES | ——— |
| EXISTING CONTOURS | —— 56 —— |
| PROPOSED CONTOURS | —— 57.50 —— |
| EXISTING CHAINLINK FENCE | —x—x—x— |
| PROPOSED CHAINLINK FENCE | —x—x—x— |
| NEW RETAINING WALL | □□□□□□ |
| EXISTING RETAINING WALL | □□□□□□ |
| R.O.W. LINE | ——— |
| CURB AND GUTTER | ——— |
| CONCRETE SIDEWALK | ——— |
| LANDSCAPED AREA | |
| TG TOP GROUND | ——— |
| TW TOP WALL | ——— |
| TSW TOP SIDEWALK | ——— |
| TC TOP CURB | ——— |
| FL FLOW LINE | ——— |



GRADING, DRAINAGE & SITE PLAN
 LOT 7A, BLOCK D, COUNTY ADDITION
 ALBUQUERQUE, NM
 APRIL, 1997



VICINITY MAP J-14-Z NTS



GENERAL NOTES

1. An excavation/construction permit will be required before beginning any work within City of Albuquerque 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, except as otherwise stated or provided herein, shall be constructed in accordance with the City of Albuquerque Standard Specifications for Public Works Construction, most recent edition.
3. Two working days prior to any excavation, contractor must contact Line Locating Service (260-1990) 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 so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be 95% max. theoretical density.
6. Maintenance of these facilities shall be the responsibility of the Owner of the property served.
7. Verify all flowline elevations and slopes prior to construction. Consult with the Engineer regarding discrepancies immediately, before final layout or start of construction.
8. Curbs & sidewalks in the ROW are per City Standards.

LEGAL DESCRIPTION: LOT 7A, BLOCK D, COUNTY ADDITION, ALBUQUERQUE, NEW MEXICO
 FLOOD PLAIN: Panel #332 of 825: N/A
 PROJECT DESCRIPTION: The proposed grading plan freely discharges drainage to Broadway, Broadway and Rosemont drain to existing storm systems located in those streets. It is not anticipated that the slight increase in runoff proposed by this development will significantly impact the existing storm drain system.

ALBUQUERQUE, NM, DPM (1/93) CRITERIA - SIMPLE PROCEDURE FOR <= 40 ACRES
 PX100-6 = PRECIPITATION EXCESS FROM 100-YEAR 6-HOUR STORM
 VOL100 = VOLUME OF RUNOFF FROM 100-YEAR 10-DAY STORM
 TRTMT CLASS A=UNDISTURBED, B=LAWNS, C=UNPAVED ROADS, D=ROOFS,PAVEMENT: SEE DPM P 22.5-5
 PROJECT INFO *****
 A PORTION OF LOTS 7-10, BLOCK D, COUNTY ADDITION MAP J-14
 ENTIRE SITE=7191 SF

RAIN ZONE 2 SEE DPM P 22.2-2
 100-YEAR PRECIPITATION (P) DEPTHS, INCHES

| | | | | | |
|--------|------|------|------|------|------|
| 1 HR | 2.01 | 2.35 | 2.75 | 3.30 | 3.95 |
| 24 HR | | | | | |
| 4 DAY | | | | | |
| 10 DAY | | | | | |

06/20/97 03:45 PM HISTORICAL CONDITIONS

| TRTMT CLASS | AREA SQUARE FEET | AREA ACRES | PX100-6 IN/AC | OP100-6 CFS/AC | OP100-6 CFS | VOL6HR AC-FT | VOL10 AC-FT | VOL40 AC-FT | VOL100 AC-FT | TRTMT PERCENT |
|-------------|------------------|------------|---------------|----------------|-------------|--------------|-------------|-------------|--------------|---------------|
| A | 0.00 | 0.0000 | 0.53 | 1.58 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| B | 0.00 | 0.0000 | 0.78 | 2.28 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| C | 7420.00 | 0.1703 | 1.13 | 3.14 | 0.535 | 0.016 | 0.016 | 0.016 | 0.016 | 100.00 |
| D | 0.00 | 0.0000 | 2.12 | 4.70 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| TOTAL | 7420.00 | 0.1703 | | | 0.535 | 0.016 | 0.016 | 0.016 | 0.016 | 100.00 |
| | | | | | CU FT | 699 | 699 | 699 | 699 | |

04/01/97 05:41 PM PROPOSED CONDITIONS

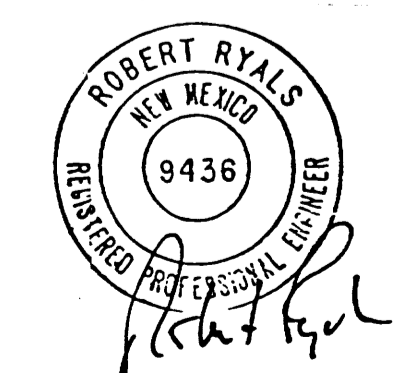
| TRTMT CLASS | AREA SQUARE FEET | AREA ACRES | PX100-6 IN/AC | OP100-6 CFS/AC | OP100-6 CFS | VOL6HR AC-FT | VOL10 AC-FT | VOL40 AC-FT | VOL100 AC-FT | TRTMT PERCENT |
|-------------|------------------|------------|---------------|----------------|-------------|--------------|-------------|-------------|--------------|---------------|
| A | 1640.00 | 0.0376 | 0.53 | 1.58 | 0.059 | 0.002 | 0.002 | 0.002 | 0.002 | 22.10 |
| B | 755.00 | 0.0173 | 0.78 | 2.28 | 0.040 | 0.001 | 0.001 | 0.001 | 0.001 | 10.18 |
| C | 0.00 | 0.0000 | 1.13 | 3.14 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| D | 5025.00 | 0.1154 | 2.12 | 4.70 | 0.542 | 0.020 | 0.024 | 0.030 | 0.036 | 67.72 |
| TOTAL | 7420.00 | 0.1703 | | | 0.640 | 0.023 | 0.027 | 0.032 | 0.039 | 100.00 |
| | | | | | CU FT | 1008 | 1177 | 1407 | 1679 | |

SITE DATA

LEGAL DESCRIPTION:
 LOT 7A, BLOCK D, COUNTY ADDITION
 EXISTING ZONING: SU-2 FOR M-1
 GROSS SITE ACREAGE: 0.165 ACRES
 GROSS BUILDING AREA: 2425 SF
 LANDSCAPE AREA REQUIRED @ 15% OF PARKING AREA: 500 SF
 PARKING REQUIREMENTS: 3 SPACES.
 (1 SPACE PER 1000 SF OF BLDG. AREA)

LEGEND

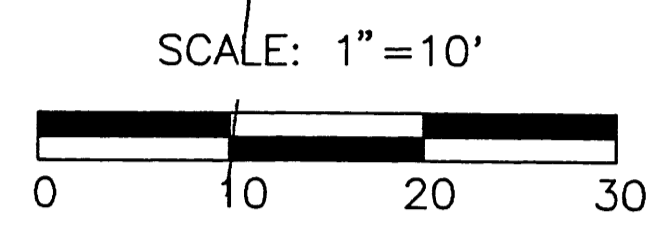
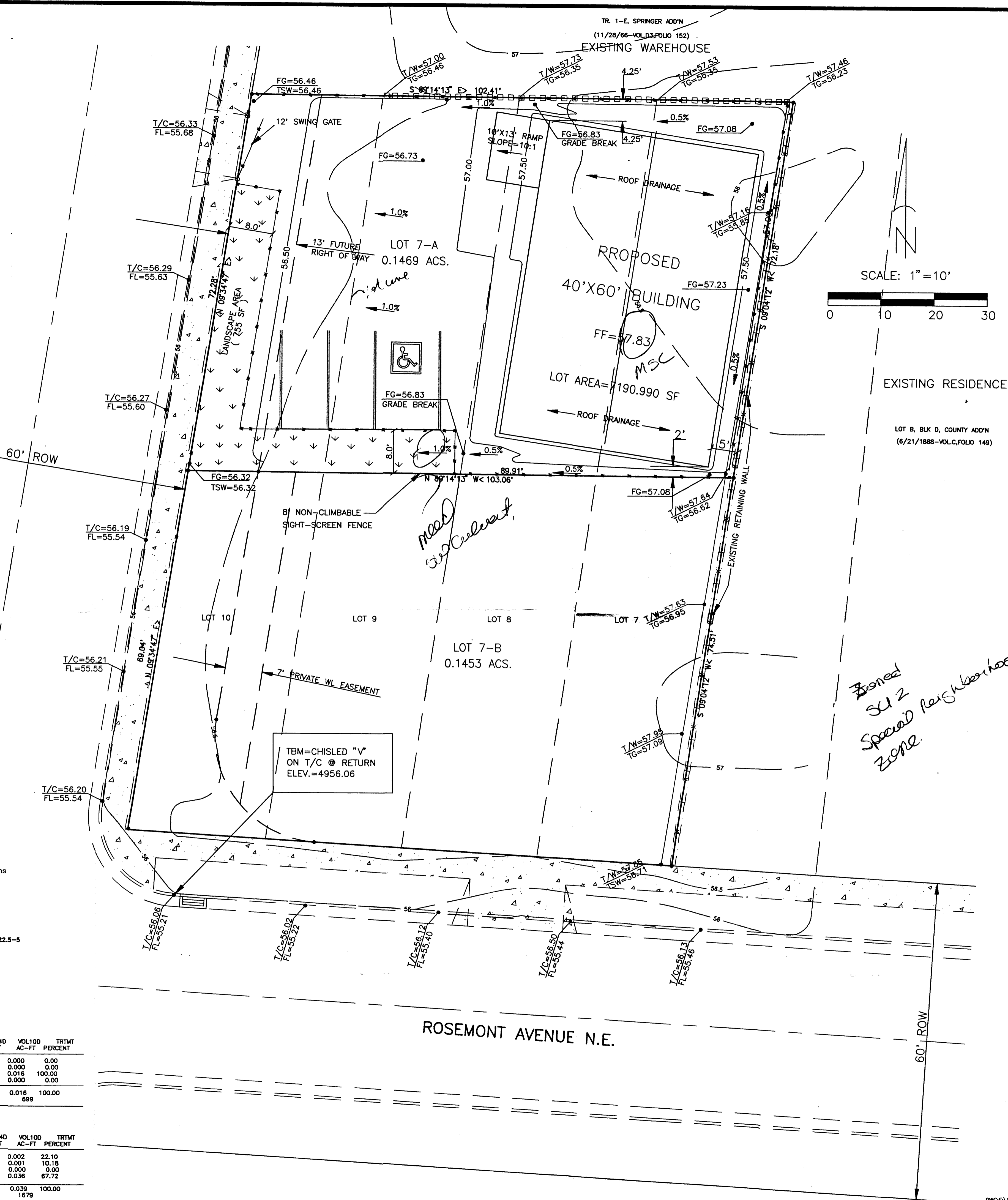
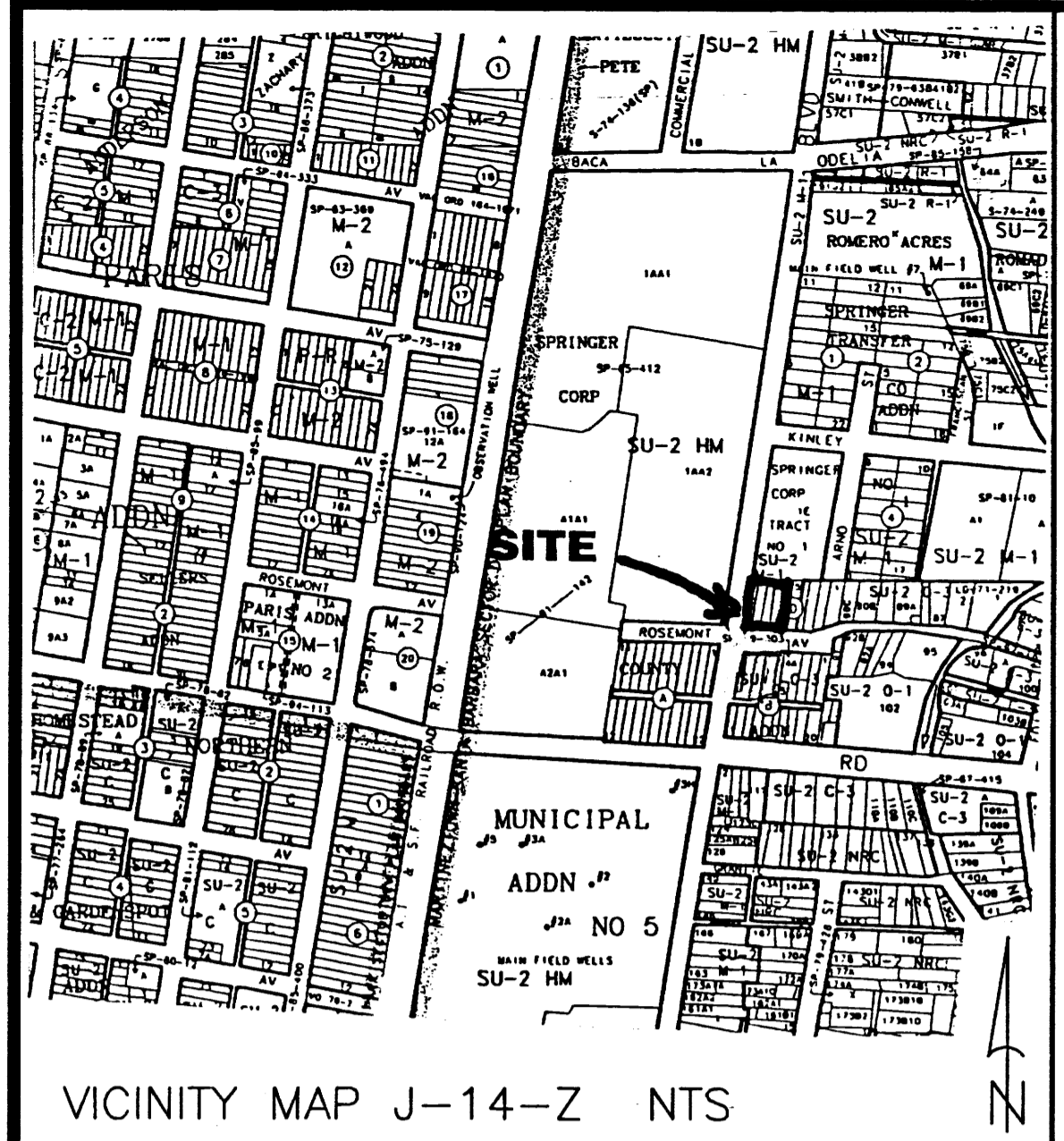
- BOUNDARY
- EXISTING LOT LINES
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING CHAINLINK FENCE
- PROPOSED CHAINLINK FENCE
- NEW RETAINING WALL
- EXISTING RETAINING WALL
- R.O.W. LINE
- CURB AND GUTTER
- CONCRETE SIDEWALK
- LANDSCAPED AREA
- TG TOP GROUND
- TW TOP WALL
- TSW TOP SIDEWALK
- TC TOP CURB
- FL FLOW LINE



RYALS engineering & construction services
 5301 Central Ave. Albuquerque, NM 87108
 (505) 256-4701 243-8706 mobile telephone

SHEET NO. 1 OF 1

GRADING, DRAINAGE & SITE PLAN
 LOT 7A, BLOCK D, COUNTY ADDITION
 ALBUQUERQUE, NM
 APRIL, 1997



- GENERAL NOTES**
1. An excavation/construction permit will be required before beginning any work within City of Albuquerque 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, except as otherwise stated or provided hereon, shall be constructed in accordance with the City of Albuquerque Standard Specifications for Public Works Construction, most recent edition.
 3. Two working days prior to any excavation, contractor must contact Line Locating Service (260-1990) 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 so that the conflict can be resolved with a minimum amount of delay.
 5. Backfill compaction shall be 95% max. theoretical density.
 6. Maintenance of these facilities shall be the responsibility of the Owner of the property served.
 7. Verify all flowline elevations and slopes prior to construction. Consult with the Engineer regarding discrepancies immediately, before final layout or start of construction.
 8. Curbs & sidewalks in the ROW are per City Standards.

LEGAL DESCRIPTION: LOT 7A, BLOCK D, COUNTY ADDITION, ALBUQUERQUE, NEW MEXICO
 FLOOD PLAIN: Panel #332 of 825: N/A
 PROJECT DESCRIPTION: The proposed grading plan freely discharges drainage to Broadway. Broadway and Rosemont drain to existing storm systems located in those streets. It is not anticipated that the slight increase in runoff proposed by this development will significantly impact the existing storm drain system.

ALBUQUERQUE, NM, DPM (1/93) CRITERIA - SIMPLE PROCEDURE FOR <= 40 ACRES
 PX100-6 = PRECIPITATION EXCESS FROM 100-YEAR 6-HOUR STORM
 VOL100 = VOLUME OF RUNOFF FROM 100-YEAR 10-DAY STORM
 TRMT CLASS A=UNDISTURBED, B=LANAKS, C=UNPAVED ROADS, D=ROOFS, PAVEMENT: SEE DPM P 22.5-5
 ***** PROJECT INFO *****
 A PORTION OF LOTS 7-10, BLOCK D, COUNTY ADDITION MAP J-14
 ENTIRE SITE=7191 SF

RAIN ZONE 2 SEE DPM P 22.2-2
 100-YEAR PRECIPITATION (P) DEPTHS, INCHES

| | | | | |
|------|------|-------|-------|--------|
| 1 HR | 6 HR | 24 HR | 4 DAY | 10 DAY |
| 2.01 | 2.55 | 2.75 | 3.30 | 3.95 |

06/20/97 03:45 PM HISTORICAL CONDITIONS

| TRMT CLASS | AREA SQUARE FEET | AREA ACRES | PX100-6 IN/AC | OP100-6 CFS/AC | OP100-6 CFS | VOL6HR AC-FT | VOL1D AC-FT | VOL4D AC-FT | VOL10D AC-FT | TRMT PERCENT |
|------------|------------------|------------|---------------|----------------|-------------|--------------|-------------|-------------|--------------|--------------|
| A | 0.00 | 0.0000 | 0.53 | 1.56 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| B | 0.00 | 0.0000 | 0.78 | 2.28 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| C | 7420.00 | 0.1703 | 1.13 | 3.14 | 0.535 | 0.016 | 0.016 | 0.016 | 0.016 | 100.00 |
| D | 0.00 | 0.0000 | 2.12 | 4.70 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| TOTAL | 7420.00 | 0.1703 | | | 0.535 | 0.016 | 0.016 | 0.016 | 0.016 | 100.00 |

04/01/97 05:41 PM PROPOSED CONDITIONS

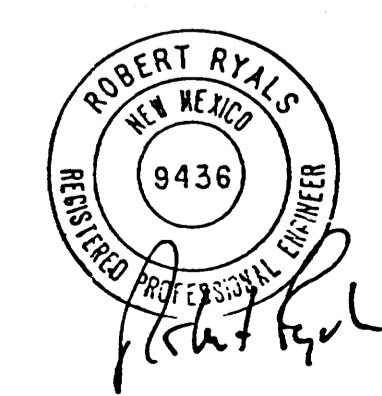
| TRMT CLASS | AREA SQUARE FEET | AREA ACRES | PX100-6 IN/AC | OP100-6 CFS/AC | OP100-6 CFS | VOL6HR AC-FT | VOL1D AC-FT | VOL4D AC-FT | VOL10D AC-FT | TRMT PERCENT |
|------------|------------------|------------|---------------|----------------|-------------|--------------|-------------|-------------|--------------|--------------|
| A | 1640.00 | 0.0376 | 0.53 | 1.56 | 0.059 | 0.002 | 0.002 | 0.002 | 0.002 | 22.10 |
| B | 755.00 | 0.0173 | 0.78 | 2.28 | 0.040 | 0.001 | 0.001 | 0.001 | 0.001 | 10.18 |
| C | 5025.00 | 0.1154 | 1.13 | 3.14 | 0.442 | 0.020 | 0.020 | 0.020 | 0.020 | 67.72 |
| D | 0.00 | 0.0000 | 2.12 | 4.70 | 0.042 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| TOTAL | 7420.00 | 0.1703 | | | 0.640 | 0.023 | 0.023 | 0.023 | 0.023 | 100.00 |

SITE DATA

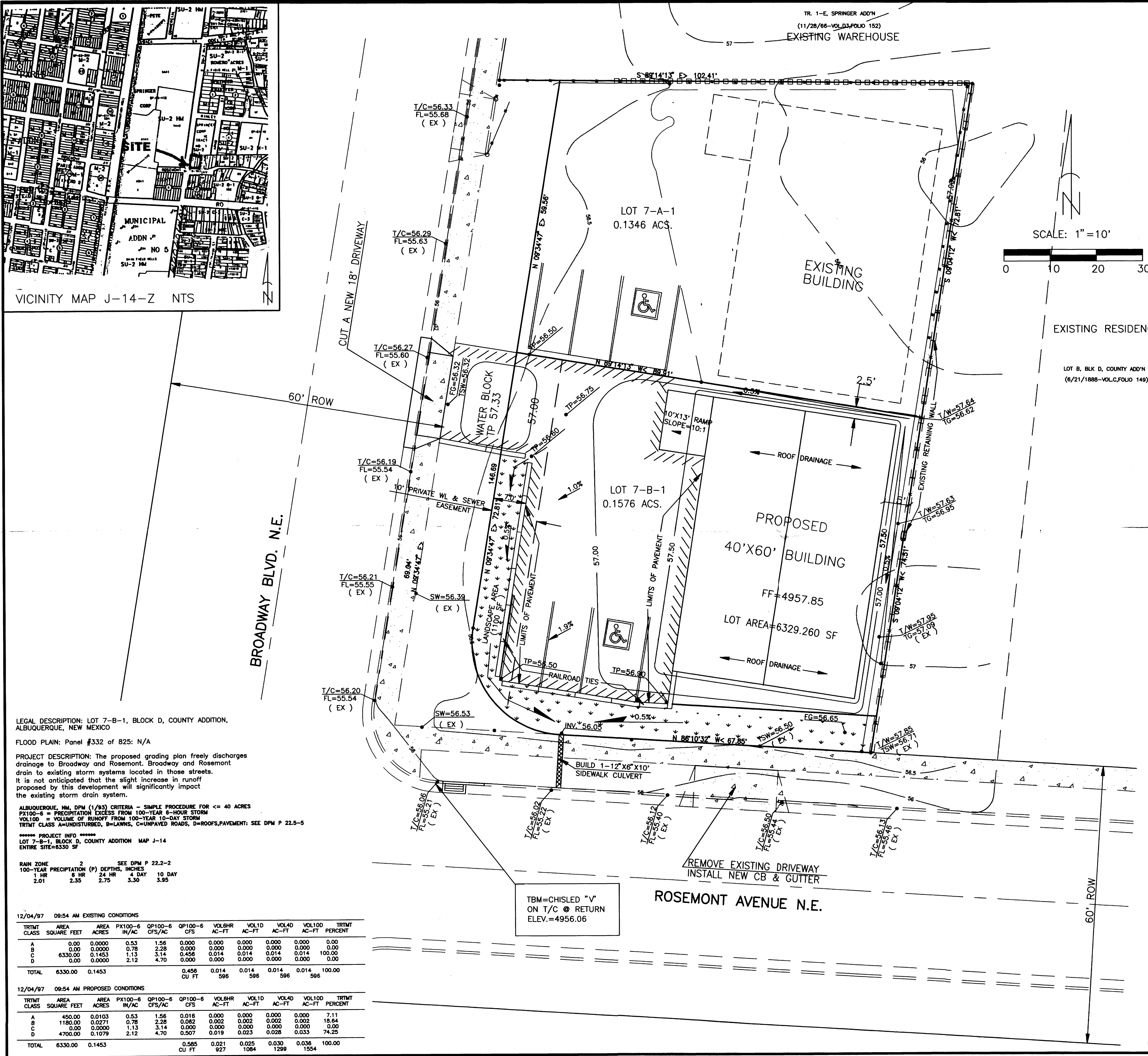
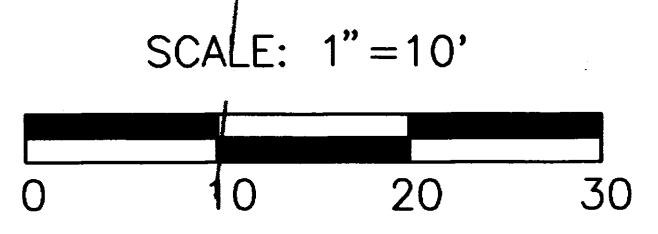
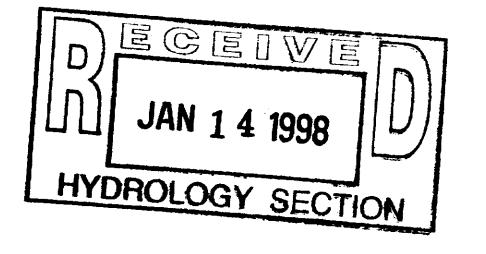
LEGAL DESCRIPTION: LOT 7A, BLOCK D, COUNTY ADDITION
 EXISTING ZONING: SU-2 FOR M-1
 GROSS SITE ACREAGE: 0.165 ACRES
 GROSS BUILDING AREA: 2425 SF
 LANDSCAPE AREA REQUIRED: 15% OF PARKING AREA: 500 SF
 PARKING REQUIREMENTS: 3 SPACES (1 SPACE PER 1000 SF OF BLDG. AREA)

LEGEND

| | |
|--------------------------|--------------|
| BOUNDARY | --- |
| EXISTING LOT LINES | --- |
| EXISTING CONTOURS | 56 |
| PROPOSED CONTOURS | 57.50 |
| EXISTING CHAINLINK FENCE | ---x---x--- |
| PROPOSED CHAINLINK FENCE | ---x---x--- |
| NEW RETAINING WALL | ---o---o--- |
| EXISTING RETAINING WALL | ---o---o--- |
| R.O.W. LINE | --- |
| CURB AND GUTTER | --- |
| CONCRETE SIDEWALK | --- |
| LANDSCAPED AREA | --- |
| TG | TOP GROUND |
| TW | TOP WALL |
| TSW | TOP SIDEWALK |
| TC | TOP CURB |
| FL | FLOW LINE |



GRADING, DRAINAGE & SITE PLAN
 LOT 7-B-1 BLOCK D, COUNTY ADDITION
 ALBUQUERQUE, NM
 DECEMBER 1997



LEGAL DESCRIPTION: LOT 7-B-1, BLOCK D, COUNTY ADDITION, ALBUQUERQUE, NEW MEXICO
 FLOOD PLAIN: Panel #332 of 825: N/A
 PROJECT DESCRIPTION: The proposed grading plan freely discharges drainage to Broadway and Rosemont. Broadway and Rosemont drain to existing storm systems located in those streets. It is not anticipated that the slight increase in runoff proposed by this development will significantly impact the existing storm drain system.
 ALBUQUERQUE, NM, DPM (1/83) CRITERIA - SIMPLE PROCEDURE FOR <= 40 ACRES
 PX100-6 = PRECIPITATION EXCESS FROM 100-YEAR 6-HOUR STORM
 VOL100 = VOLUME OF RUNOFF FROM 100-YEAR 10-DAY STORM
 TRTMT CLASS A=UNDISTURBED, B=LAWNS, C=UNPAVED ROADS, D=ROOFS, PAVEMENT; SEE DPM P 22.5-5
 PROJECT INFO
 LOT 7-B-1, BLOCK D, COUNTY ADDITION MAP J-14
 ENTIRE SITE=8330 SF
 RAIN ZONE 2 SEE DPM P 22.2-2
 100-YEAR PRECIPITATION (P) DEPTHS, INCHES
 1 HR 2.01 2 HR 2.35 4 HR 2.75 6 HR 3.30 10 DAY 3.95

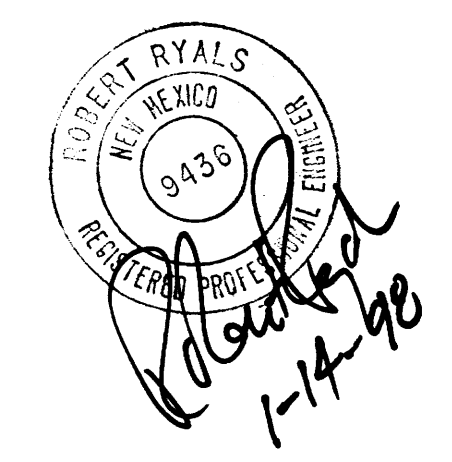
12/04/97 09:54 AM EXISTING CONDITIONS

| TRTMT CLASS | AREA SQUARE FEET | AREA ACRES | PX100-6 IN/AC | QP100-6 CFS/AC | QP100-6 CFS | VOL6HR AC-FT | VOL10 AC-FT | VOL40 AC-FT | VOL100 AC-FT | TRTMT PERCENT |
|-------------|------------------|------------|---------------|----------------|-------------|--------------|-------------|-------------|--------------|---------------|
| A | 0.00 | 0.0000 | 0.53 | 1.56 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| B | 0.00 | 0.0000 | 0.78 | 2.28 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| C | 6330.00 | 0.1453 | 1.13 | 3.14 | 0.456 | 0.014 | 0.014 | 0.014 | 0.014 | 100.00 |
| D | 0.00 | 0.0000 | 2.12 | 4.70 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| TOTAL | 6330.00 | 0.1453 | | | 0.456 | 0.014 | 0.014 | 0.014 | 0.014 | 100.00 |
| | | | | | 596 | 596 | 596 | 596 | 596 | |

12/04/97 09:54 AM PROPOSED CONDITIONS

| TRTMT CLASS | AREA SQUARE FEET | AREA ACRES | PX100-6 IN/AC | QP100-6 CFS/AC | QP100-6 CFS | VOL6HR AC-FT | VOL10 AC-FT | VOL40 AC-FT | VOL100 AC-FT | TRTMT PERCENT |
|-------------|------------------|------------|---------------|----------------|-------------|--------------|-------------|-------------|--------------|---------------|
| A | 450.00 | 0.0103 | 0.53 | 1.56 | 0.018 | 0.000 | 0.000 | 0.000 | 0.000 | 7.11 |
| B | 1180.00 | 0.0271 | 0.78 | 2.28 | 0.062 | 0.002 | 0.002 | 0.002 | 0.002 | 18.64 |
| C | 0.00 | 0.0000 | 1.13 | 3.14 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| D | 4700.00 | 0.1079 | 2.12 | 4.70 | 0.507 | 0.019 | 0.023 | 0.028 | 0.033 | 74.25 |
| TOTAL | 6330.00 | 0.1453 | | | 0.585 | 0.021 | 0.025 | 0.030 | 0.036 | 100.00 |
| | | | | | 927 | 1084 | 1299 | 1554 | 1554 | |

- SITE DATA**
- LEGAL DESCRIPTION: LOT 7-B-1, BLOCK D, COUNTY ADDITION
 EXISTING ZONING: SU-2 FOR M-1
 GROSS SITE ACREAGE: 0.158 ACRES
 GROSS BUILDING AREA: 2400 SF
 LANDSCAPE AREA REQUIRED @ 15% OF PARKING AREA: 460 SF
 PARKING REQUIREMENTS: 3 SPACES. (1 SPACE PER 1000 SF OF BLDG. AREA)
- LEGEND**
- BOUNDARY _____
 - EXISTING LOT LINES _____
 - EXISTING LOT ANNOTATION LOT 8 _____
 - EXISTING CONTOURS 57 _____
 - PROPOSED CONTOURS 57.50 _____
 - EXISTING CHAINLINK FENCE _____
 - PROPOSED CHAINLINK FENCE _____
 - NEW RETAINING WALL _____
 - EXISTING RETAINING WALL _____
 - R.O.W. LINE _____
 - EX. CURB AND GUTTER _____
 - EX. CONCRETE SIDEWALK _____
 - LANDSCAPED AREA _____
 - LIMITS OF PAVEMENT _____
 - TG TOP GROUND _____
 - TW TOP WALL _____
 - TSW TOP SIDEWALK _____
 - TCW TOP CURB _____
 - FL FLOW LINE _____
 - TP TOP PAVE _____
 - FG FINISH GRADE _____

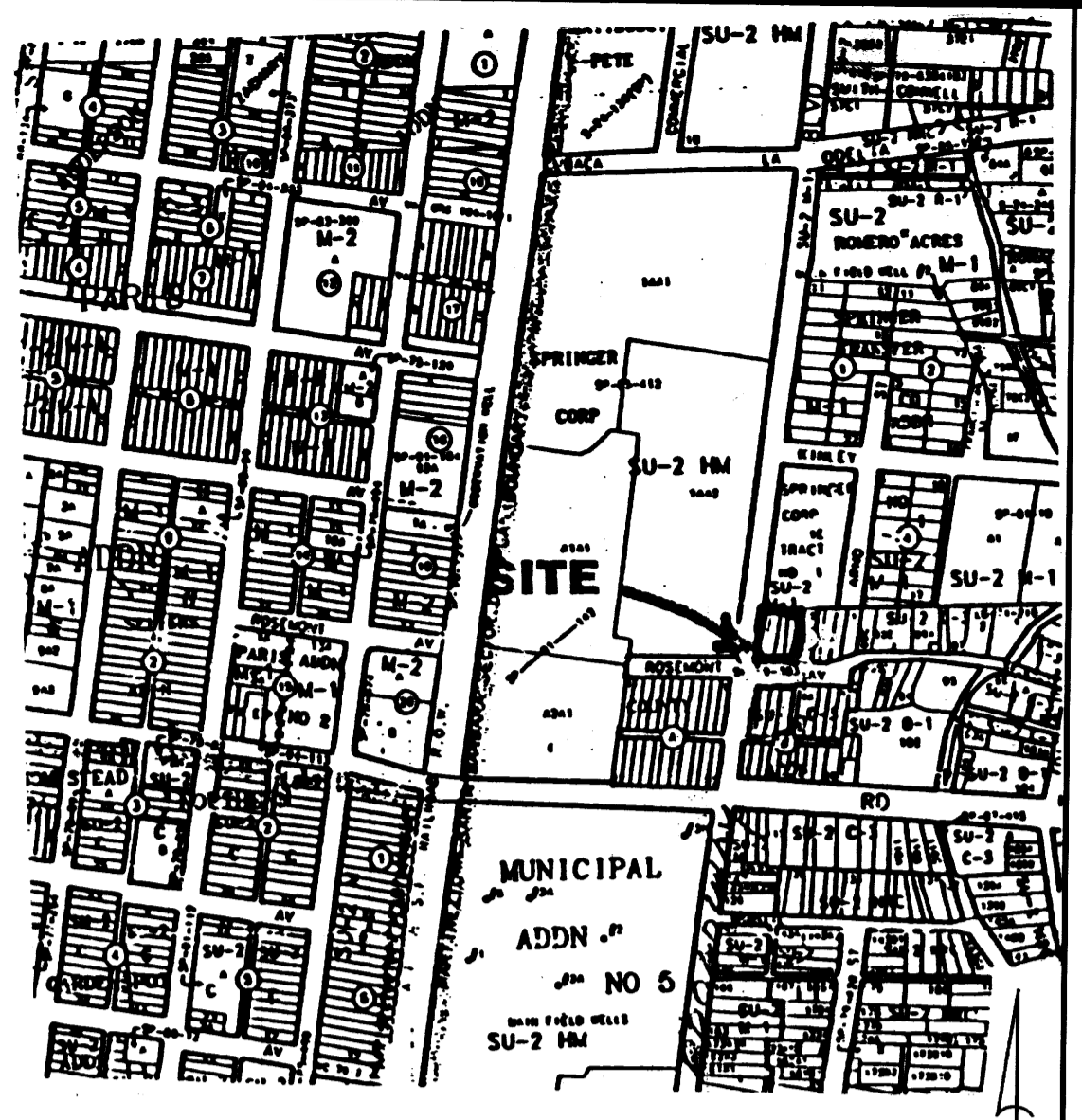
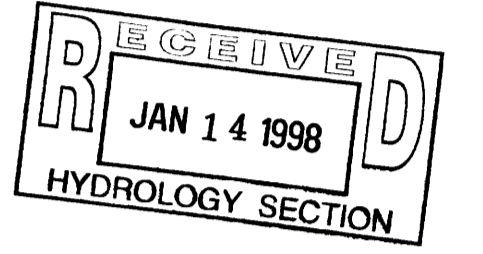


GRADING, DRAINAGE & SITE PLAN

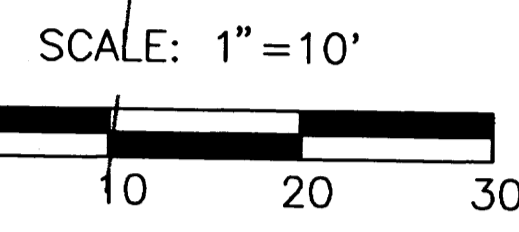
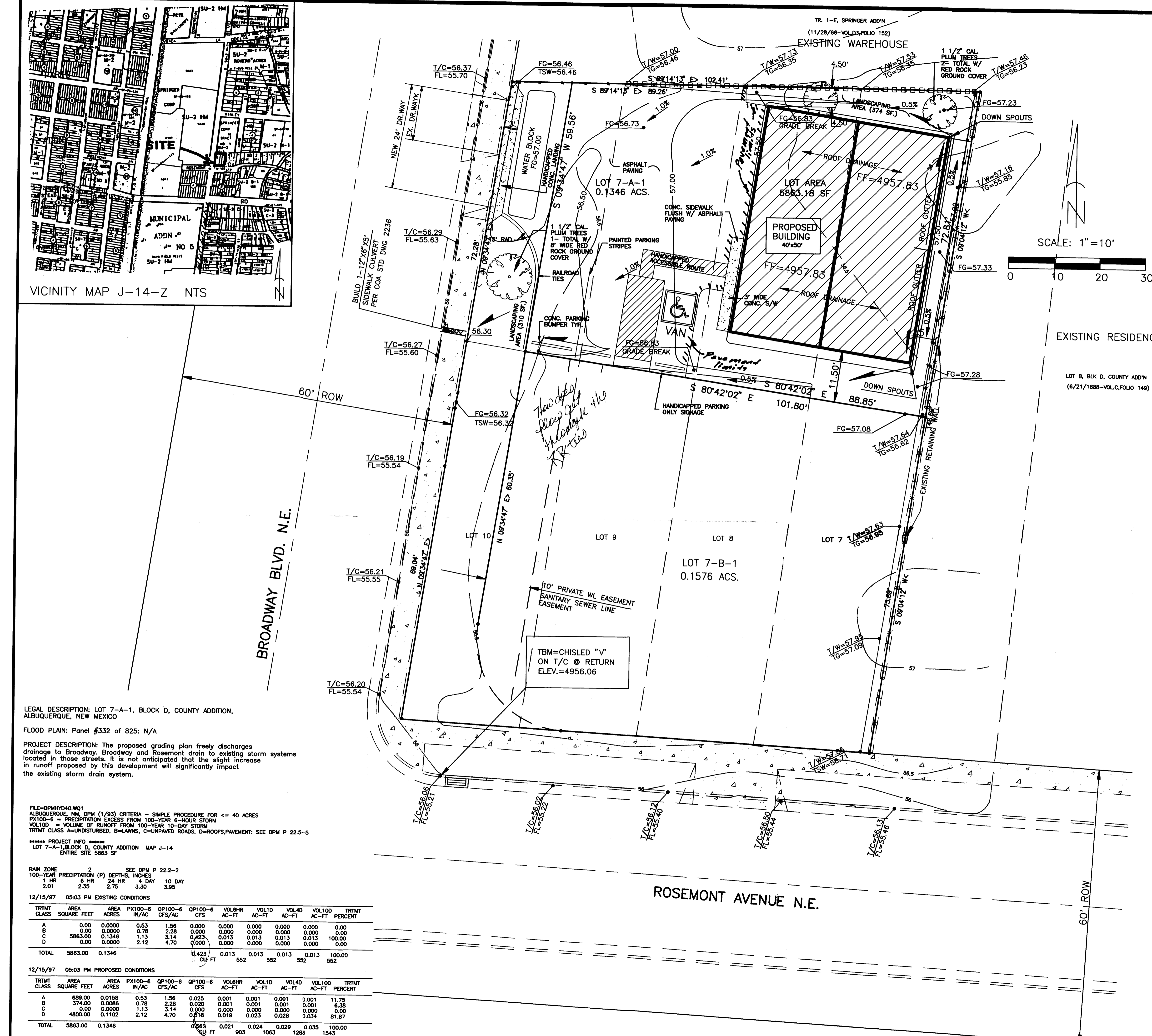
LOT 7-A-1 BLOCK D, COUNTY ADDITION

ALBUQUERQUE, NM

DECEMBER 1997



VICINITY MAP J-14-Z NTS



EXISTING RESIDENCE

LOT B, BLK D, COUNTY ADD'N
(6/21/1888-VOL.C.FOLIO 149)

GENERAL NOTES

1. An excavation/construction permit will be required before beginning any work within City of Albuquerque 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, except as otherwise stated or provided herein, shall be constructed in accordance with the City of Albuquerque Standard Specifications for Public Works Construction, most recent edition.
3. Two working days prior to any excavation, contractor must contact Line Locating Service (260-1990) 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 so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be 95% max. theoretical density.
6. Maintenance of these facilities shall be the responsibility of the Owner of the property served.
7. Verify all flowline elevations and slopes prior to construction. Consult with the Engineer regarding discrepancies immediately, before final layout or start of construction.
8. Curbs & sidewalks in the ROW are per City Standards.

LEGAL DESCRIPTION: LOT 7-A-1, BLOCK D, COUNTY ADDITION, ALBUQUERQUE, NEW MEXICO
 FLOOD PLAIN: Panel #332 of 825: N/A
 PROJECT DESCRIPTION: The proposed grading plan freely discharges drainage to Broadway, Broadway and Rosemont drain to existing storm systems located in those streets. It is not anticipated that the slight increase in runoff proposed by this development will significantly impact the existing storm drain system.

FILE=DPMYD40.W01
 ALBUQUERQUE, NM, DPM (1/93) CRITERIA - SIMPLE PROCEDURE FOR <= 40 ACRES
 PX100-6 = PRECIPITATION EXCESS FROM 100-YEAR 6-HOUR STORM
 VOL100 = VOLUME OF RUNOFF FROM 100-YEAR 10-DAY STORM
 TRTMT CLASS A=UNDISTURBED, B=LAWNS, C=UNPAVED ROADS, D=ROOFS, PAVEMENT: SEE DPM P 22.5-5

***** PROJECT INFO *****
 LOT 7-A-1-BLOCK D, COUNTY ADDITION MAP J-14
 ENTIRE SITE 5883 SF

| 12/15/97 05:03 PM EXISTING CONDITIONS | | | | | | | | | | | | | | |
|---------------------------------------|------------------|---------------|---------------|----------------|--------------|--------------|--------------|--------------|--------------|---------------|--|--|--|--|
| TRTMT CLASS | AREA SQUARE FEET | AREA ACRES | PX100-6 IN/AC | QP100-6 CFS/AC | QP100-6 CFS | VOL6HR AC-FT | VOL1D AC-FT | VOL4D AC-FT | VOL10D AC-FT | TRTMT PERCENT | | | | |
| A | 0.00 | 0.0000 | 0.53 | 1.56 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 | | | | |
| B | 0.00 | 0.0000 | 0.78 | 2.28 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 | | | | |
| C | 5883.00 | 0.1346 | 1.13 | 3.14 | 0.423 | 0.013 | 0.013 | 0.013 | 0.013 | 100.00 | | | | |
| D | 0.00 | 0.0000 | 2.12 | 4.70 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 | | | | |
| TOTAL | 5883.00 | 0.1346 | | | 0.423 | 0.013 | 0.013 | 0.013 | 0.013 | 100.00 | | | | |

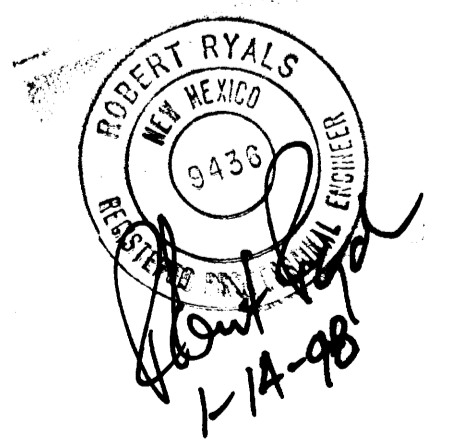
| 12/15/97 05:03 PM PROPOSED CONDITIONS | | | | | | | | | | | | | | |
|---------------------------------------|------------------|---------------|---------------|----------------|--------------|--------------|--------------|--------------|--------------|---------------|--|--|--|--|
| TRTMT CLASS | AREA SQUARE FEET | AREA ACRES | PX100-6 IN/AC | QP100-6 CFS/AC | QP100-6 CFS | VOL6HR AC-FT | VOL1D AC-FT | VOL4D AC-FT | VOL10D AC-FT | TRTMT PERCENT | | | | |
| A | 889.00 | 0.0158 | 0.53 | 1.56 | 0.025 | 0.001 | 0.001 | 0.001 | 0.001 | 11.75 | | | | |
| B | 374.00 | 0.0086 | 0.78 | 2.28 | 0.020 | 0.001 | 0.001 | 0.001 | 0.001 | 6.38 | | | | |
| C | 4800.00 | 0.1102 | 1.13 | 3.14 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 | | | | |
| D | 4800.00 | 0.1102 | 2.12 | 4.70 | 0.518 | 0.019 | 0.023 | 0.028 | 0.034 | 81.87 | | | | |
| TOTAL | 5883.00 | 0.1346 | | | 0.563 | 0.021 | 0.024 | 0.029 | 0.035 | 100.00 | | | | |

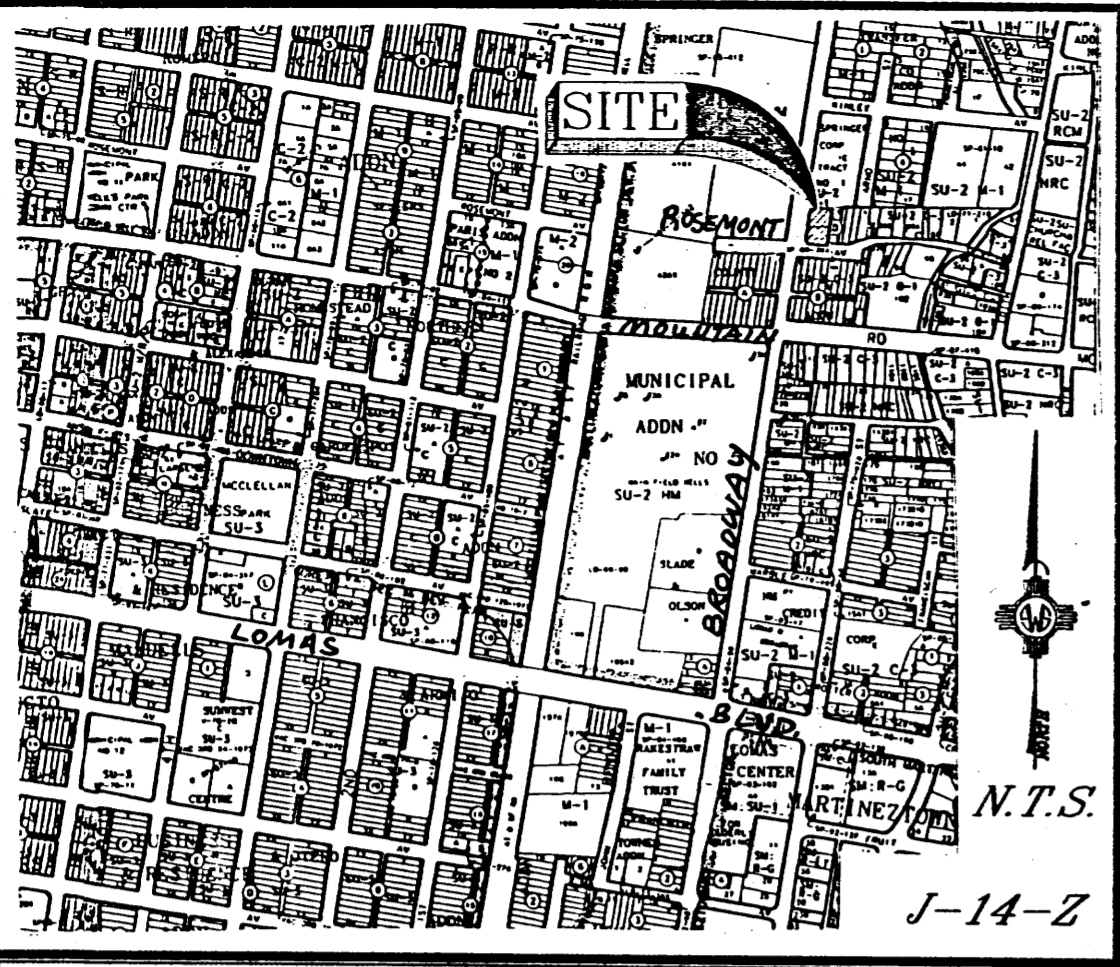
SITE DATA

LEGAL DESCRIPTION: LOT 7-A-1 BLOCK D, COUNTY ADDITION
 EXISTING ZONING: SU-2 FOR M-1
 GROSS SITE ACREAGE: 0.135 ACRES
 GROSS BUILDING AREA: 2000 SF
 LANDSCAPE AREA REQUIRED @ 15% OF PARKING AREA: 500 SF
 PARKING REQUIREMENTS: 3 SPACES.
 (1 SPACE PER 1000 SF OF BLDG. AREA)

LEGEND

- BOUNDARY
- EXISTING LOT LINES
- EXISTING LOT ANNOTATION LOT 8
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING CHAINLINK FENCE
- PROPOSED CHAINLINK FENCE
- NEW RETAINING WALL
- EXISTING RETAINING WALL
- R.O.W. LINE
- CURB AND GUTTER
- CONCRETE SIDEWALK
- LANDSCAPED AREA
- TG TOP GROUND
- TW TOP WALL
- TSW TOP SIDEWALK
- TC TOP CURB
- FL FLOW LINE





Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. ALL MONUMENTS IDENTIFIED AS "SET" WERE SET WITH A NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PATRICK PS 12651", UNLESS OTHERWISE NOTED.
3. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS.
4. DISTANCES ARE GROUND DISTANCES.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. GROSS ACREAGE: 0.2922 ACRES
7. NUMBER OF EXISTING TRACTS: 2
8. NUMBER OF TRACTS/LOTS CREATED: 2
9. THE PRIVATE WATERLINE EASEMENT SHOWN HEREON IS FOR THE BENEFIT AND USE, BY AND FOR THE OWNER(S) OF LOT 7-A-1 AND IS TO BE MAINTAINED BY SAID OWNER(S).

259-6805
mml 480-1848

PROPERTY CORNER LEGEND

- - DENOTES FOUND #4 REBAR W/YELLOW PLASTIC CAP STAMPED "PATRICK, PS 12651", UNLESS OTHERWISE INDICATED.
- - DENOTES SET #4 REBAR W/YELLOW PLASTIC CAP STAMPED "PATRICK, PS 12651"

LEGAL DESCRIPTION

LOTS 7-A AND 7-B, IN BLOCK D, OF THE COUNTY ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 18, 1997 IN VOLUME 97C, FOLIO 227.

DISCLOSURE STATEMENT

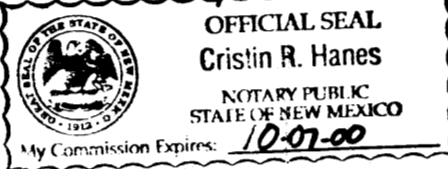
THE PURPOSE OF THIS PLAT IS TO SHIFT THE LOT LINE BETWEEN TWO (2) EXISTING LOTS, CREATING TWO (2) NEW LOTS.

FREE CONSENT & DEDICATION

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 HEREBY GRANTS THE ADDITIONAL PRIVATE WATER & SANITARY SEWER EASEMENT AS SHOWN HEREON.

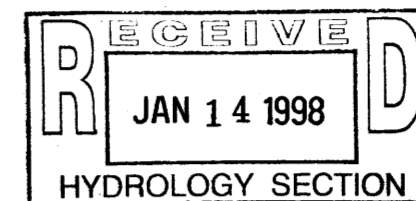
OWNER(S) SIGNATURE: [Signature] DATE: 10-27-97
 OWNER(S) PRINT NAME: Ston Montoney
 ADDRESS: 1808 Painted Pony Ct. Albuquerque, N.M. TRACT:

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF October 1997.
 BY: [Signature]
 MY COMMISSION EXPIRES: 10-01-00
Cristin R. Hanes
 NOTARY PUBLIC

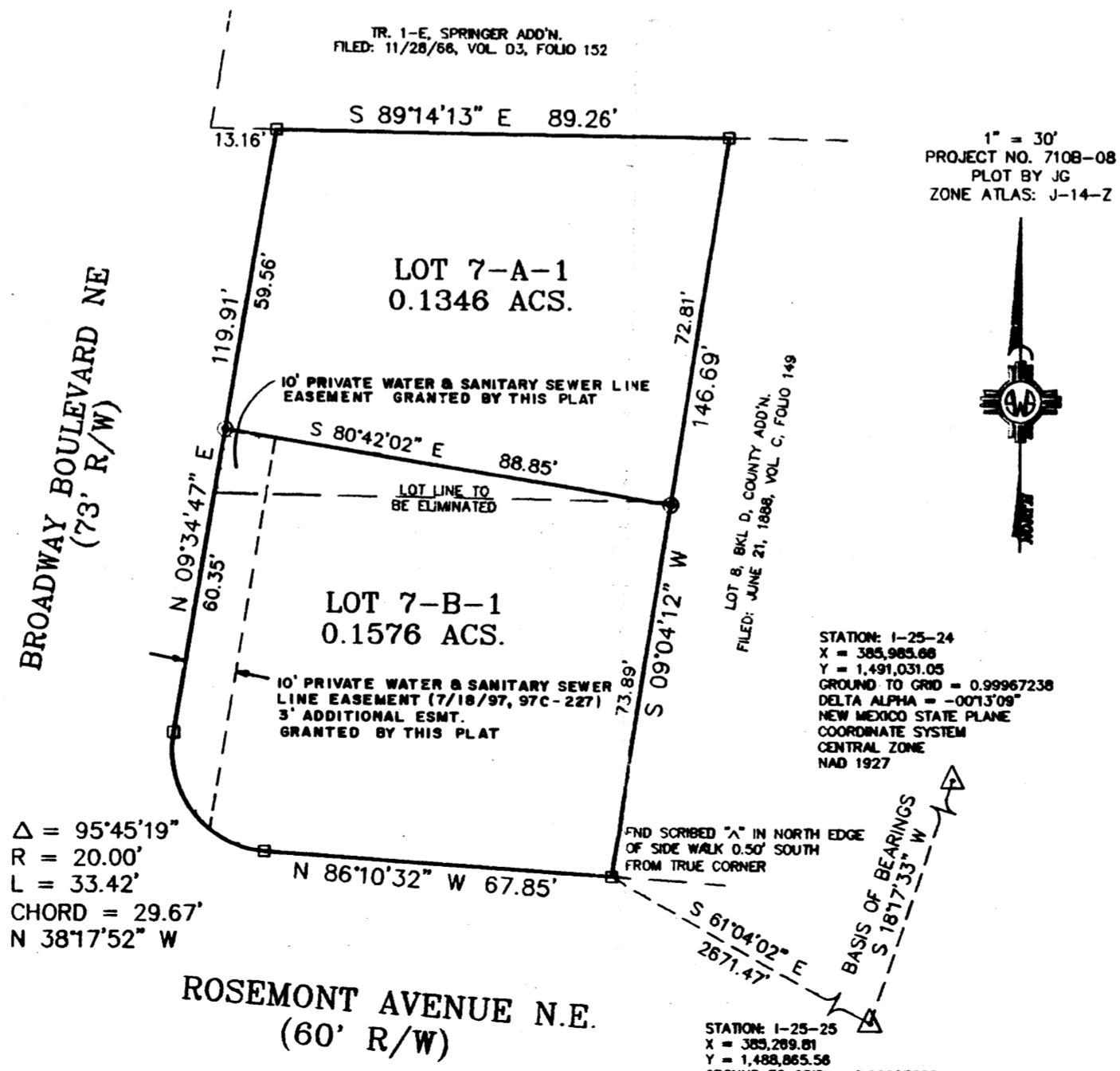
PLAT OF LOTS 7-A-1 & 7-B-1, BLOCK D
 COUNTY ADDITION
 SITUATE WITHIN SECTION 17,
 T. 10 N., R. 3 E., N.M.P.M.
 ALBUQUERQUE, NEW MEXICO
 OCTOBER 1997



97124642
 State of New Mexico
 County of Bernalillo
 This instrument was filed for record on
 2:33 PM 10/27/97
 At 10:00 AM Recorded in
 of records of said County File # 335
[Signature] Clerk & Recorder
 Deputy Clerk

97-97-209

| CITY APPROVALS: | DRB NO.: |
|---|----------|
| <u>[Signature]</u> | 97-478 |
| CITY SURVEYOR | 102897 |
| | DATE |
| <u>[Signature]</u> | 11-03-97 |
| TRAFFIC ENGINEERING | DATE |
| <u>[Signature]</u> | 11-3-97 |
| PARKS DESIGN & GENERAL DEVELOPMENT, C.I.P. | DATE |
| <u>[Signature]</u> | 11-13-97 |
| UTILITY DEVELOPMENT DIVISION | DATE |
| <u>[Signature]</u> | 11-17-97 |
| REAL PROPERTY DIVISION | DATE |
| A.M.A.F.C.A. | DATE |
| CITY ENGINEER | DATE |
| <u>[Signature]</u> | 11/19/97 |
| CITY PLANNER, ALBUQUERQUE PLANNING DIVISION | DATE |



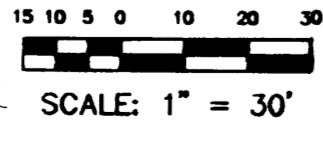
SURVEYOR'S CERTIFICATE

I, THOMAS W. PATRICK, 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.

[Signature]
 THOMAS W. PATRICK, N.M.L.S. NO. 12851
 DATE: 16 Oct 1997

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

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: 1-614-058-460-299-10801, 1-614-058-454-208-10802
 PROPERTY OWNER OF RECORD: [Signature]
 BERNALILLO COUNTY TREASURER'S OFFICE:
[Signature] 25/97



586 3-18

GRADING AND DRAINAGE PLAN
 LOT 7-A-1 BLOCK D, COUNTY ADDITION
 ALBUQUERQUE, NM
 JULY 1998

- GENERAL NOTES**
1. An excavation/construction permit will be required before beginning any work within City of Albuquerque 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, except as otherwise stated or provided hereon, shall be constructed in accordance with the City of Albuquerque Standard Specifications for Public Works Construction, most recent edition.
 3. Two working days prior to any excavation, contractor must contact Line Locating Service (260-1990) 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 so that the conflict can be resolved with a minimum amount of delay.
 5. Backfill compaction shall be 95% max. theoretical density.
 6. Maintenance of these facilities shall be the responsibility of the Owner of the property served.
 7. Verify all flowline elevations and slopes prior to construction. Consult with the Engineer regarding discrepancies immediately, before final layout or start of construction.
 8. Curbs & sidewalks in the ROW are per City Standards.

50-19
 PRIVATE IMPROVEMENT IN PUBLIC ROW

| APPROVALS | NAME | DATE |
|-----------|-----------------|---------|
| HYDROLOGY | <i>Estimote</i> | 8/11/98 |
| INSPECTOR | | |
| ACE/FIELD | | |

SITE DATA

LEGAL DESCRIPTION:
 LOT 7-A-1 BLOCK D, COUNTY ADDITION

EXISTING ZONING: SU-2 FOR M-1

GROSS SITE ACREAGE: 0.135 ACRES

GROSS BUILDING AREA: 2400 SF

LANDSCAPE AREA REQUIRED @
 15% OF PARKING AREA: 500 SF

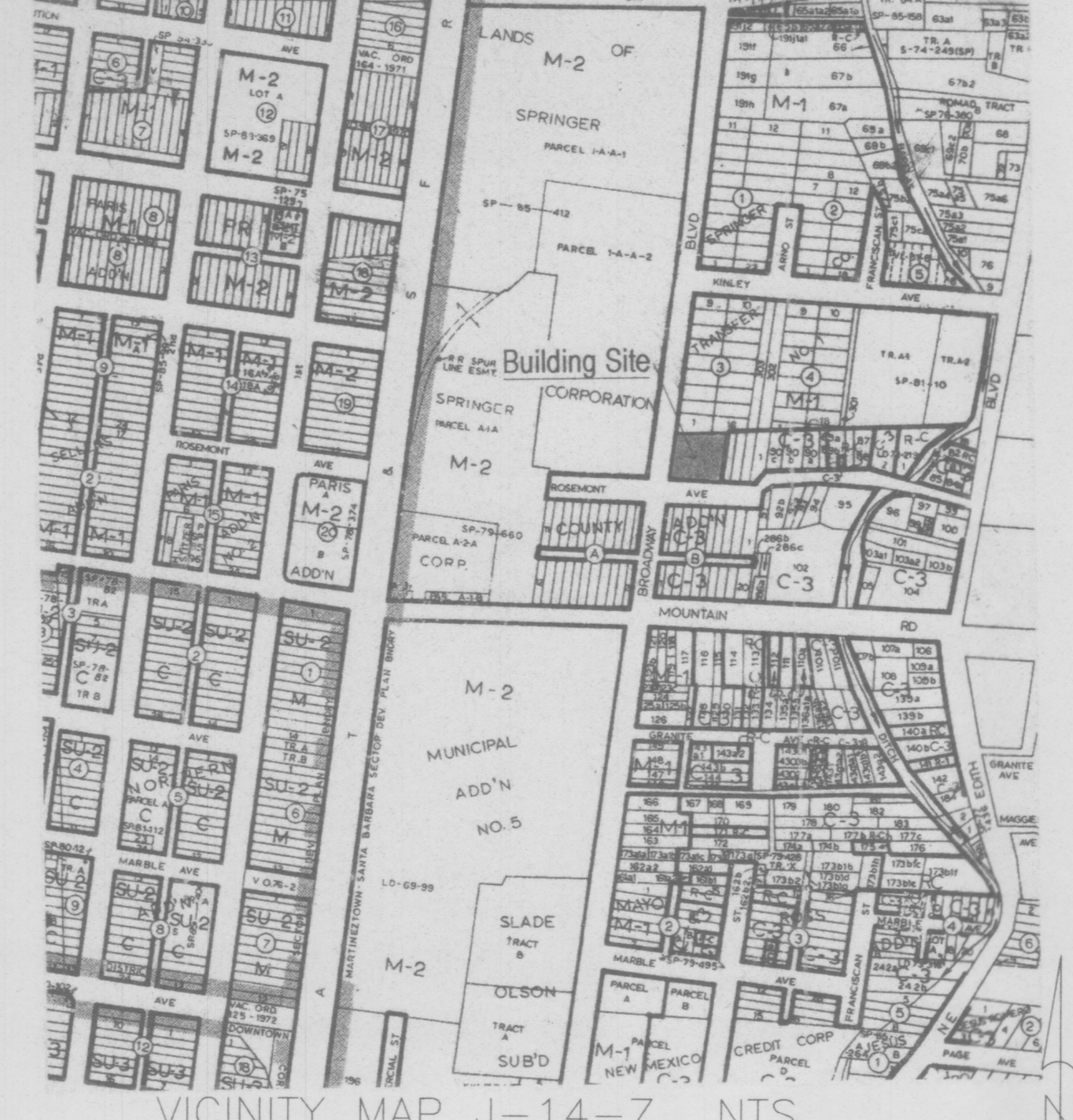
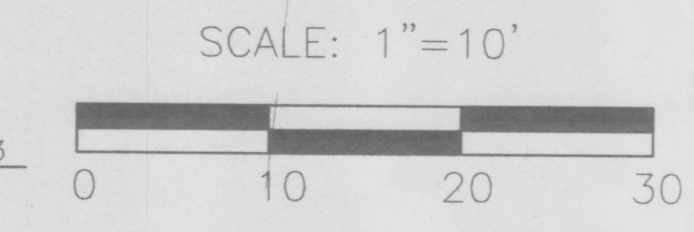
PARKING REQUIREMENTS: 3 SPACES.
 (1 SPACE PER 1000 SF OF BLDG. AREA)

LEGEND

| | |
|--------------------------|--------------|
| BOUNDARY | --- |
| EXISTING LOT LINES | --- |
| EXISTING LOT ANNOTATION | LOT 8 |
| EXISTING CONTOURS | 56 |
| PROPOSED CONTOURS | 57.50 |
| EXISTING CHAINLINK FENCE | ===== |
| PROPOSED CHAINLINK FENCE | ----- |
| NEW RETAINING WALL | |
| EXISTING RETAINING WALL | ===== |
| R.O.W. LINE | ===== |
| CURB AND GUTTER | ===== |
| CONCRETE SIDEWALK | ===== |
| LANDSCAPED AREA | |
| TG | TOP GROUND |
| TW | TOP WALL |
| TSW | TOP SIDEWALK |
| TC | TOP CURB |
| FL | FLOW LINE |

RECEIVED
 AUG 11 1998
 HYDROLOGY SECTION

Robert Boyd
 8/10/98



LEGAL DESCRIPTION: LOT 7-A-1, BLOCK D, COUNTY ADDITION, ALBUQUERQUE, NEW MEXICO

FLOOD PLAIN: Panel #332 of 825: N/A

PROJECT DESCRIPTION: The proposed grading plan freely discharges drainage to Broadway, Broadway and Rosemont drain to existing storm systems located in those streets. It is not anticipated that the slight increase in runoff proposed by this development will significantly impact the existing storm drain system.

FILE=DPMHYD40.W01
 ALBUQUERQUE, NM, DPM (1/93) CRITERIA - SIMPLE PROCEDURE FOR <= 40 ACRES
 PX100-6 = PRECIPITATION EXCESS FROM 100-YEAR 6-HOUR STORM
 VOL100 = VOLUME OF RUNOFF FROM 100-YEAR 10-DAY STORM
 TRMT CLASS A=UNDISTURBED, B=LAWNS, C=UNPAVED ROADS, D=ROOFS,PAVEMENT: SEE DPM P 22.5-5

***** PROJECT INFO *****
 LOT 7-A-1, BLOCK D, COUNTY ADDITION MAP J-14
 ENTIRE SITE 5875 SF

Rain Zone 2 SEE DPM P 22.2-2
 100-YEAR PRECIPITATION (P) DEPTHS, INCHES
 1 HR 8 HR 24 HR 4 DAY 10 DAY
 2.01 2.35 2.75 3.30 3.95

EXISTING CONDITIONS

| TRMT CLASS | AREA SQUARE FEET | AREA ACRES | PX100-6 IN/AC | QP100-6 CFS/AC | QP100-6 CFS | VOL6HR AC-FT | VOL10 AC-FT | VOL40 AC-FT | VOL100 AC-FT | TRMT PERCENT |
|------------|------------------|------------|---------------|----------------|-------------|--------------|-------------|-------------|--------------|--------------|
| A | 0.00 | 0.0000 | 0.53 | 1.56 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| B | 0.00 | 0.0000 | 0.78 | 2.28 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| C | 5875.00 | 0.1349 | 1.13 | 3.14 | 0.423 | 0.013 | 0.013 | 0.013 | 0.013 | 100.00 |
| D | 0.00 | 0.0000 | 2.12 | 4.70 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| TOTAL | 5875.00 | 0.1346 | | | 0.423 | 0.013 | 0.013 | 0.013 | 0.013 | 100.00 |

PROPOSED CONDITIONS

| TRMT CLASS | AREA SQUARE FEET | AREA ACRES | PX100-6 IN/AC | QP100-6 CFS/AC | QP100-6 CFS | VOL6HR AC-FT | VOL10 AC-FT | VOL40 AC-FT | VOL100 AC-FT | TRMT PERCENT |
|------------|------------------|------------|---------------|----------------|-------------|--------------|-------------|-------------|--------------|--------------|
| A | 675.00 | 0.0155 | 0.53 | 1.56 | 0.024 | 0.001 | 0.001 | 0.001 | 0.001 | 11.49 |
| B | 0.00 | 0.0000 | 0.78 | 2.28 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| C | 0.00 | 0.0000 | 1.13 | 3.14 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| D | 5200.00 | 0.1194 | 2.12 | 4.70 | 0.561 | 0.021 | 0.025 | 0.030 | 0.037 | 88.51 |
| TOTAL | 5875.00 | 0.1349 | | | 0.585 | 0.022 | 0.026 | 0.031 | 0.038 | 100.00 |

GRADING AND DRAINAGE PLAN LOT 7-A-1 BLOCK D, COUNTY ADDITION

ALBUQUERQUE, NM

JULY 1998

GENERAL NOTES

1. An excavation/construction permit will be required before beginning any work within City of Albuquerque 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, except as otherwise stated or provided hereon, shall be constructed in accordance with the City of Albuquerque Standard Specifications for Public Works Construction, most recent edition.
3. Two working days prior to any excavation, contractor must contact Line Locating Service (260-1990) 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 so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be 95% max. theoretical density.
6. Maintenance of these facilities shall be the responsibility of the Owner of the property served.
7. Verify all flowing elevations and slopes prior to construction. Consult with the Engineer regarding discrepancies immediately, before final layout or start of construction.
8. Curbs & sidewalks in the ROW are per City Standards.

SO-19 PRIVATE IMPROVEMENT IN PUBLIC ROW

| APPROVALS | NAME | DATE |
|-----------|------|------|
| HYDROLOGY | | |
| INSPECTOR | | |
| ACE/FIELD | | |

SITE DATA

LEGAL DESCRIPTION: LOT 7-A-1 BLOCK D, COUNTY ADDITION
 EXISTING ZONING: SU-2 FOR M-1
 GROSS SITE ACREAGE: 0.135 ACRES
 GROSS BUILDING AREA: 2400 SF
 LANDSCAPE AREA REQUIRED @ 15% OF PARKING AREA: 500 SF
 PARKING REQUIREMENTS: 3 SPACES
 (1 SPACE PER 1000 SF OF BLDG. AREA)

LEGEND

| | |
|--------------------------|---------------|
| BOUNDARY | --- |
| EXISTING LOT LINES | --- |
| EXISTING LOT ANNOTATION | LOT 8 |
| EXISTING CONTOURS | --- |
| PROPOSED CONTOURS | --- 57.50 --- |
| EXISTING CHAINLINK FENCE | ----- |
| PROPOSED CHAINLINK FENCE | ----- |
| NEW RETAINING WALL | ▣▣▣▣▣▣ |
| EXISTING RETAINING WALL | ▣▣▣▣▣▣ |
| R.O.W. LINE | == |
| CURB AND GUTTER | --- |
| CONCRETE SIDEWALK | ▬▬▬▬▬▬ |
| LANDSCAPED AREA | |
| TC TOP GROUND | --- |
| TW TOP WALL | --- |
| TSW TOP SIDEWALK | --- |
| TC TOP CURB | --- |
| FL FLOW LINE | --- |

M. J. Woodard
 8/7/98

MONTGOMERY

BROADWAY & ROSEMONT NE
 ALBUQUERQUE, NM

PROJECT # 98-02

DATE: 20 JULY, 1998

DRAWN BY:

REVISIONS:

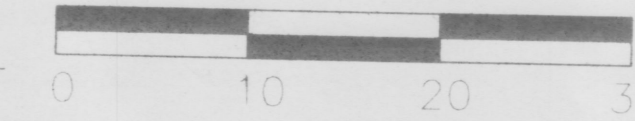
DATE DESCRIPTION

KRAMER E. WOODARD ARCHITECTS

STUDIO 2221 LEAD SE
 ALBUQUERQUE, NM 87106
 PH (505) 262-0001 FAX (505) 262-0008

VICINITY MAP J-14-Z NTS

SCALE: 1" = 10'



EXISTING RESIDENCE

LOT B, BLK D, COUNTY ADD'N
 (6/21/1888-VOL.C.FOLIO 149)

ROSEMONT AVENUE N.E.

60' ROW

BROADWAY BLVD. N.E.

LEGAL DESCRIPTION: LOT 7-A-1, BLOCK D, COUNTY ADDITION,
 ALBUQUERQUE, NEW MEXICO

FLOOD PLAIN: Panel #332 of 825; N/A

PROJECT DESCRIPTION: The proposed grading plan freely discharges drainage to Broadway, Broadway and Rosemont drain to existing storm systems located in those streets. It is not anticipated that the slight increase in runoff proposed by this development will significantly impact the existing storm drain system.

FILE=DPMHYD40.WG1
 ALBUQUERQUE, NM, DPM (1/93) CRITERIA - SIMPLE PROCEDURE FOR <= 40 ACRES
 PX100-6 = PRECIPITATION EXCESS FROM 100-YEAR 6-HOUR STORM
 VOL100 = VOLUME OF RUNOFF FROM 100-YEAR 10-DAY STORM
 TRMT CLASS A=UNDISTURBED, B=LAWNS, C=UNPAVED ROADS, D=ROOFS/PAVEMENT; SEE DPM P. 225-5

***** PROJECT INFO *****
 LOT 7-A-1, BLOCK D, COUNTY ADDITION MAP J-14
 ENTIRE SITE 5875 SF

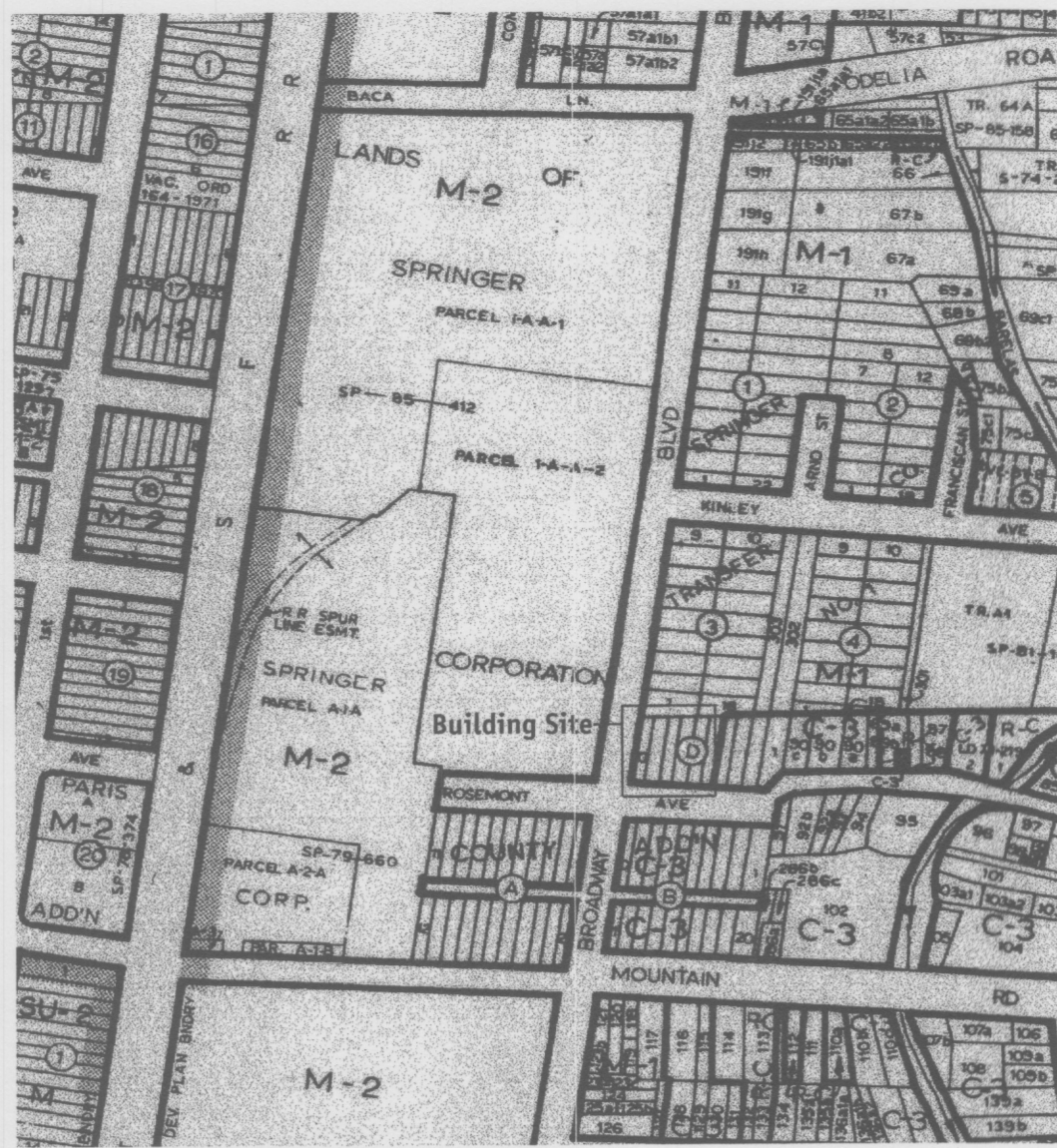
RAIN ZONE 2 SEE DPM P. 222-2
 100-YEAR PRECIPITATION (P) DEPTHS, INCHES
 1 HR 6 HR 24 HR 4 DAY 10 DAY
 2.01 2.35 2.75 3.30 3.95

EXISTING CONDITIONS

| TRMT CLASS | AREA SQUARE FEET | AREA ACRES | PX100-6 IN/AC | QP100-6 CFS/AC | QP100-6 CFS | VOL6HR AC-FT | VOL10 AC-FT | VOL24 AC-FT | VOL100 AC-FT | TRMT PERCENT |
|------------|------------------|------------|---------------|----------------|-------------|--------------|-------------|-------------|--------------|--------------|
| A | 0.00 | 0.0000 | 0.53 | 1.56 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| B | 0.00 | 0.0000 | 0.78 | 2.28 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| C | 5875.00 | 0.1349 | 1.13 | 3.14 | 0.423 | 0.013 | 0.013 | 0.013 | 0.013 | 100.00 |
| D | 0.00 | 0.0000 | 2.12 | 4.70 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| TOTAL | 5863.00 | 0.1346 | | | 0.423 | 0.013 | 0.013 | 0.013 | 0.013 | 100.00 |

PROPOSED CONDITIONS

| TRMT CLASS | AREA SQUARE FEET | AREA ACRES | PX100-6 IN/AC | QP100-6 CFS/AC | QP100-6 CFS | VOL6HR AC-FT | VOL10 AC-FT | VOL24 AC-FT | VOL100 AC-FT | TRMT PERCENT |
|------------|------------------|------------|---------------|----------------|-------------|--------------|-------------|-------------|--------------|--------------|
| A | 675.00 | 0.0155 | 0.53 | 1.56 | 0.024 | 0.001 | 0.001 | 0.001 | 0.001 | 11.49 |
| B | 0.00 | 0.0000 | 0.78 | 2.28 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| C | 0.00 | 0.0000 | 1.13 | 3.14 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| D | 5200.00 | 0.1194 | 2.12 | 4.70 | 0.561 | 0.021 | 0.021 | 0.021 | 0.037 | 88.51 |
| TOTAL | 5875.00 | 0.1349 | | | 0.585 | 0.022 | 0.026 | 0.031 | 0.038 | 100.00 |



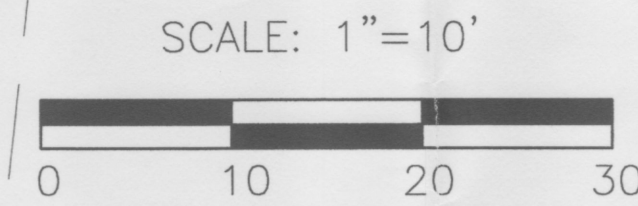
VICINITY MAP J-14-Z NTS

TR. 1-E, SPRINGER ADD'N
(11/28/66-VOL.D3-FOLIO 152)
EXISTING WAREHOUSE

GRADING AND DRAINAGE PLAN LOT 7-B-1 BLOCK D, COUNTY ADDITION ALBUQUERQUE, NM FEBRUARY 1999

GENERAL NOTES

1. An excavation/construction permit will be required before beginning any work within City of Albuquerque 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, except as otherwise stated or provided hereon, shall be constructed in accordance with the City of Albuquerque Standard Specifications for Public Works Construction, most recent edition.
3. Two working days prior to any excavation, contractor must contact Line Locating Service (260-1990) 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 so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be 95% max. density.
6. Maintenance of these facilities shall be the responsibility of the Owner of the property served.
7. Verify all flowline elevations and slopes prior to construction. Consult with the Engineer regarding discrepancies immediately, before final layout or start of construction.
8. Curbs & sidewalks in the ROW are per City Standards.



EXISTING RESIDENCE

LOT 7-B-1, BLK D, COUNTY ADD'N
(6/21/1888-VOL.C-FOLIO 149)

SITE DATA

LEGAL DESCRIPTION:
LOT 7-B-1 BLOCK D, COUNTY ADDITION

EXISTING ZONING: SU-2 FOR M-1

GROSS SITE ACREAGE: 0.1576 ACRES

GROSS BUILDING AREA: 2400 SF

LANDSCAPE AREA REQUIRED @
15% OF PARKING AREA: 500 SF

PARKING REQUIREMENTS: 3 SPACES.
(1 SPACE PER 1000 SF OF BLDG. AREA)

KEYED NOTES

1. EXISTING CONCRETE RETAINING WALL TO REMAIN
2. IRON FENCE
3. 4" 3000 P.S.I., AIR-ENTRAINED CONCRETE SIDEWALK
4. 12" WIDE SIDEWALK CULVERT THROUGH CURB PER C.O.A. STANDARD DRAWING #2236 INVERT IN = 55.88 INVERT OUT = 55.45

SO-19 PRIVATE IMPROVEMENT IN PUBLIC ROW

| APPROVALS | NAME | DATE |
|-----------|------|------|
| HYDROLOGY | | |
| INSPECTOR | | |
| ACE/FIELD | | |

LEGEND

- SWALE
- FLOW DIRECTION
- BOUNDARY
- EXISTING LOT LINES
- EXISTING LOT ANNOTATION **LOT 8**
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING CHAINLINK FENCE
- PROPOSED CHAINLINK FENCE
- NEW RETAINING WALL
- EXISTING RETAINING WALL
- R.O.W. LINE
- CURB AND GUTTER
- CONCRETE SIDEWALK
- LANDSCAPED AREA
- TG TOP GROUND
- TW TOP WALL
- TSW TOP SIDEWALK
- TC TOP CURB
- FL FLOW LINE
- TA TOP OF ASPHALT
- FF FINISHED FLOOR
- TG=00.00 PROPOSED SPOT ELEVATION
- TC=00.00 EXISTING SPOT ELEVATION

RECEIVED
MAR 03 1999
HYDROLOGY SECTION

SWMC SHOPS

BROADWAY & ROSEMONT NE
ALBUQUERQUE, NM

PROJECT # 98-03
DATE: 18 FEBRUARY 1999

DRAWN BY:

REVISIONS:

| DATE | DESCRIPTION |
|------|-------------|
| | |

KRAMER E. WOODARD ARCHITECTS
STUDIO 2227 LEID BE
ALBUQUERQUE, NM 87106
PH (505) 262-0070 FAX (505) 262-0000

LEGAL DESCRIPTION: LOT 7-B-1, BLOCK D, COUNTY ADDITION,
ALBUQUERQUE, NEW MEXICO

FLOOD PLAIN: Panel #332 of 825: N/A

PROJECT DESCRIPTION: The proposed grading plan freely discharges drainage to Broadway, Broadway and Rosemont drain to existing storm systems located in those streets. It is not anticipated that the slight increase in runoff proposed by this development will significantly impact the existing storm drain system.

FILE=DPMHYD40.WG1
ALBUQUERQUE, NM, DPM (1/93) CRITERIA - SIMPLE PROCEDURE FOR <= 40 ACRES
PX100-6 = PRECIPITATION EXCESS FROM 100-YEAR 6-HOUR STORM
VOL100 = VOLUME OF RUNOFF FROM 100-YEAR 10-DAY STORM
TRMT CLASS A=UNDISTURBED, B=LAWNS, C=UNPAVED ROADS, D=ROOFS/PAVEMENT; SEE DPM P 22.5-5

***** PROJECT INFO *****
LOT 7-B-1, BLOCK D, COUNTY ADDITION MAP J-14
ENTIRE SITE 6865 SF

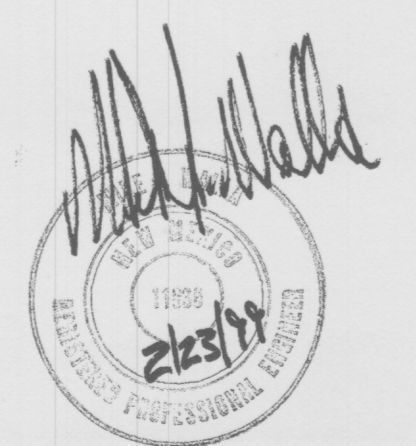
| RAIN ZONE | 2 | SEE DPM P 22.2-2 |
|---|------|------------------|
| 100-YEAR PRECIPITATION (P) DEPTHS, INCHES | 6 HR | 24 HR |
| 1 HR | 2.01 | 2.35 |
| 4 DAY | 2.75 | 3.30 |
| 10 DAY | | 3.95 |

| TRMT CLASS | AREA SQUARE FEET | AREA ACRES | PX100-6 IN/AC | QP100-6 CFS/AC | QP100-6 CFS | VOL6HR AC-FT | VOL10 AC-FT | VOL40 AC-FT | VOL100 AC-FT | TRMT PERCENT |
|------------|------------------|------------|---------------|----------------|-------------|--------------|-------------|-------------|--------------|--------------|
| A | 0.00 | 0.0000 | 0.53 | 1.56 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| B | 0.00 | 0.0000 | 0.78 | 2.28 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| C | 5863.00 | 0.1576 | 1.13 | 3.14 | 0.495 | 0.015 | 0.015 | 0.015 | 0.013 | 100.00 |
| D | 0.00 | 0.0000 | 2.12 | 4.70 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| TOTAL | 5863.00 | 0.1576 | | | 0.495 | 0.015 | 0.015 | 0.015 | 0.013 | 100.00 |

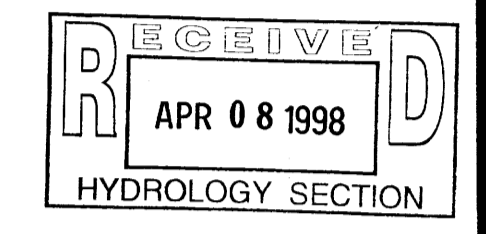
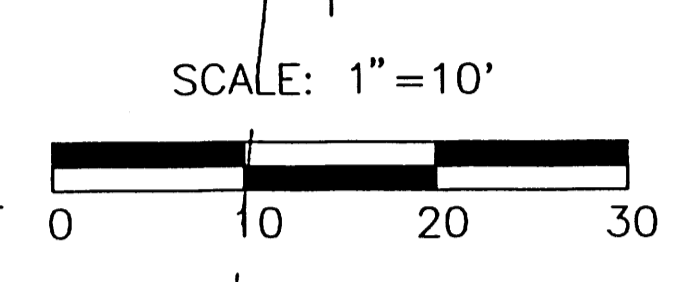
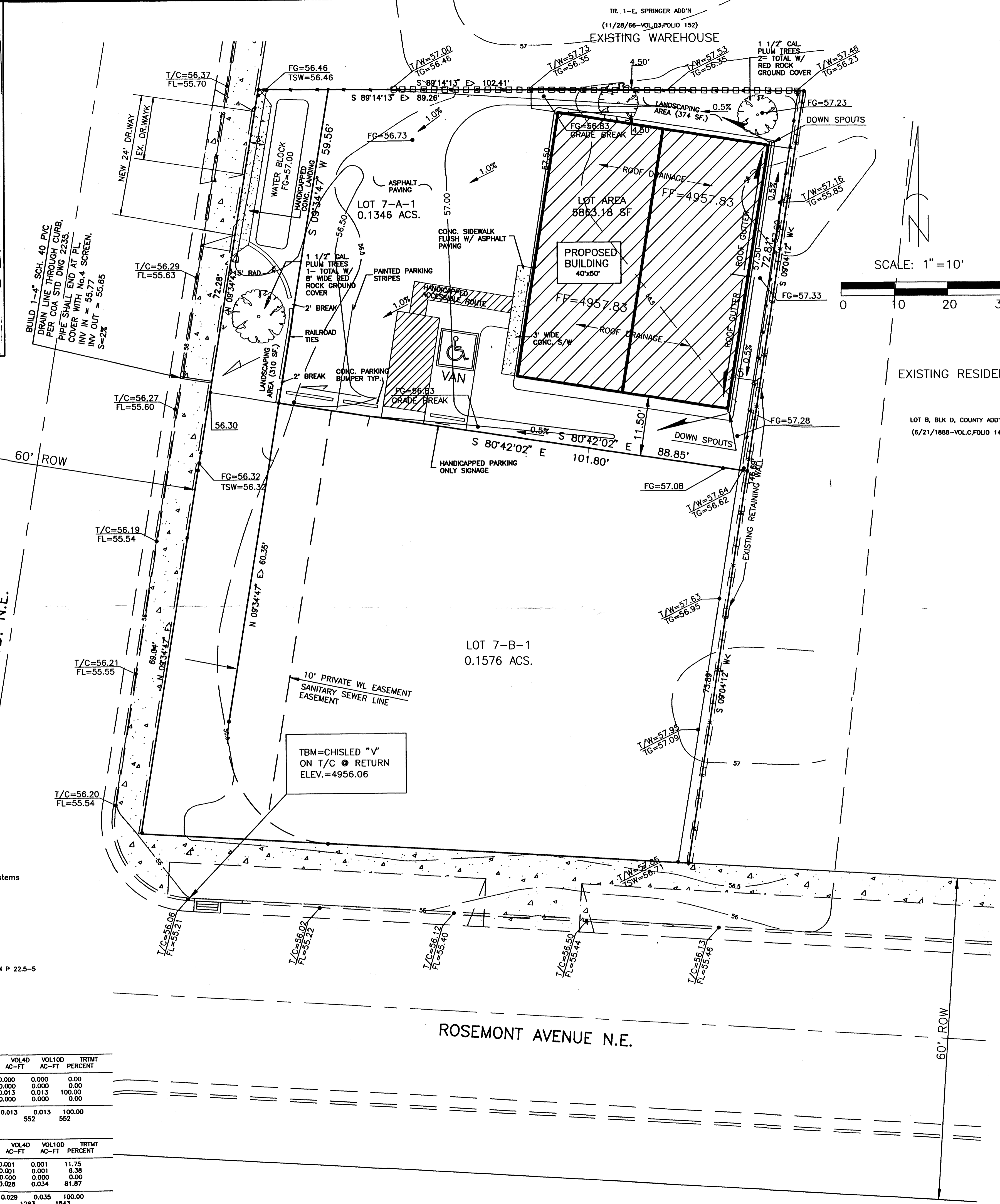
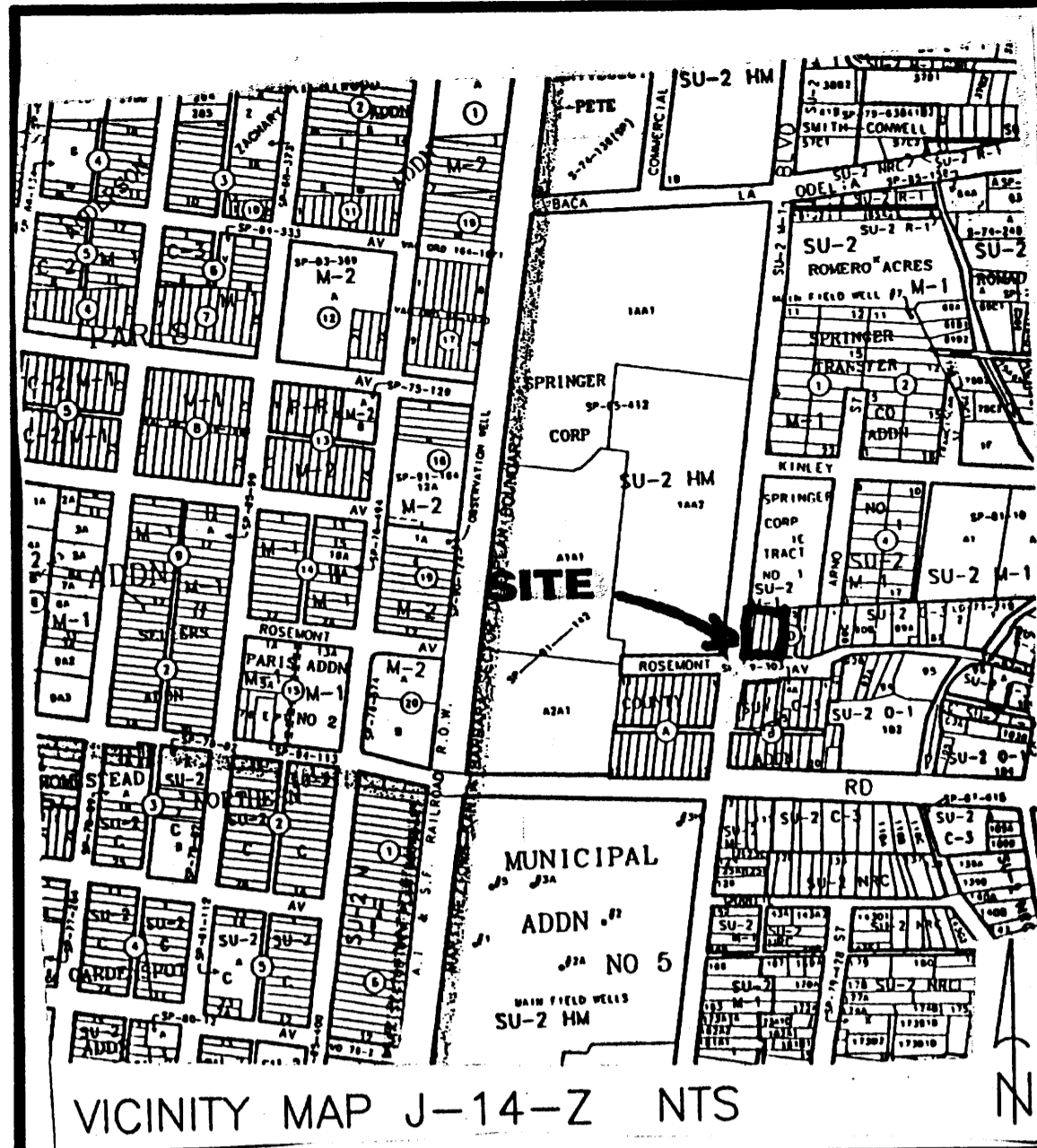
| TRMT CLASS | AREA SQUARE FEET | AREA ACRES | PX100-6 IN/AC | QP100-6 CFS/AC | QP100-6 CFS | VOL6HR AC-FT | VOL10 AC-FT | VOL40 AC-FT | VOL100 AC-FT | TRMT PERCENT |
|------------|------------------|------------|---------------|----------------|-------------|--------------|-------------|-------------|--------------|--------------|
| A | 736.00 | 0.0169 | 0.53 | 1.56 | 0.026 | 0.001 | 0.005 | 0.012 | 0.019 | 10.72 |
| B | 240.00 | 0.0055 | 0.78 | 2.28 | 0.013 | 0.018 | 0.005 | 0.011 | 0.018 | 3.49 |
| C | 0.00 | 0.0000 | 1.13 | 3.14 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 |
| D | 5889.00 | 0.1352 | 2.12 | 4.70 | 0.635 | 0.024 | 0.028 | 0.035 | 0.042 | 85.79 |
| TOTAL | 5863.00 | 0.1576 | | | 0.674 | 0.026 | 0.038 | 0.058 | 0.079 | 100.00 |

TBM=CHISLED "V"
ON T/C @ RETURN
ELEV.=4956.06

ROSEMONT AVENUE N.E.



GRADING AND DRAINAGE PLAN
 LOT 7-A-1 BLOCK D, COUNTY ADDITION
 ALBUQUERQUE, NM
 DECEMBER 1997



- GENERAL NOTES**
1. An excavation/construction permit will be required before beginning any work within City of Albuquerque 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, except as otherwise stated or provided hereon, shall be constructed in accordance with the City of Albuquerque Standard Specifications for Public Works Construction, most recent edition.
 3. Two working days prior to any excavation, contractor must contact Line Locating Service (280-1990) 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 so that the conflict can be resolved with a minimum amount of delay.
 5. Backfill compaction shall be 95% max. theoretical density.
 6. Maintenance of these facilities shall be the responsibility of the Owner of the property served.
 7. Verify all flowline elevations and slopes prior to construction. Consult with the Engineer regarding discrepancies immediately, before final layout or start of construction.
 8. Curbs & sidewalks in the ROW are per City Standards.

SO-19 PRIVATE IMPROVEMENT IN PUBLIC ROW

| APPROVALS | NAME | DATE |
|-----------|------|------|
| HYDROLOGY | | |
| INSPECTOR | | |
| ACE/FIELD | | |

LEGAL DESCRIPTION: LOT 7-A-1, BLOCK D, COUNTY ADDITION, ALBUQUERQUE, NEW MEXICO
 FLOOD PLAIN: Panel #332 of 825: N/A
 PROJECT DESCRIPTION: The proposed grading plan freely discharges drainage to Broadway. Broadway and Rosemont drain to existing storm systems located in those streets. It is not anticipated that the slight increase in runoff proposed by this development will significantly impact the existing storm drain system.

FILE=DPMHYD40.WQ1
 ALBUQUERQUE, NM, DPM (1/93) CRITERIA - SIMPLE PROCEDURE FOR <= 40 ACRES
 PX100-6 = PRECIPITATION EXCESS FROM 100-YEAR 6-HOUR STORM
 VOL100 = VOLUME OF RUNOFF FROM 100-YEAR 10-DAY STORM
 TRMT CLASS A=UNDISTURBED, B=LAWNS, C=UNPAVED ROADS, D=ROOFS, PAVEMENT: SEE DPM P 22.5-5

***** PROJECT INFO *****
 LOT 7-A-1, BLOCK D, COUNTY ADDITION MAP J-14
 ENTIRE SITE 5863 SF

RAIN ZONE 2 SEE DPM P 22.2-2
 100-YEAR PRECIPITATION (P) DEPTHS, INCHES
 1 HR 2.01 6 HR 2.35 24 HR 2.75 4 DAY 3.30 10 DAY 3.95

| 12/15/97 05:03 PM EXISTING CONDITIONS | | | | | | | | | | | |
|---------------------------------------|------------------|------------|---------------|----------------|-------------|--------------|-------------|-------------|--------------|--------------|--|
| TRMT CLASS | AREA SQUARE FEET | AREA ACRES | PX100-6 IN/AC | QP100-6 CFS/AC | QP100-6 CFS | VOL6HR AC-FT | VOL10 AC-FT | VOL4D AC-FT | VOL10D AC-FT | TRMT PERCENT | |
| A | 0.00 | 0.0000 | 0.53 | 1.56 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 | |
| B | 0.00 | 0.0000 | 0.78 | 2.28 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 | |
| C | 5863.00 | 0.1346 | 1.13 | 3.14 | 0.423 | 0.013 | 0.013 | 0.013 | 0.013 | 100.00 | |
| D | 0.00 | 0.0000 | 2.12 | 4.70 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 | |
| TOTAL | 5863.00 | 0.1346 | | | 0.423 | 0.013 | 0.013 | 0.013 | 0.013 | 100.00 | |
| | | | | | CU FT | 552 | 552 | 552 | 552 | | |

| 12/15/97 05:03 PM PROPOSED CONDITIONS | | | | | | | | | | | |
|---------------------------------------|------------------|------------|---------------|----------------|-------------|--------------|-------------|-------------|--------------|--------------|--|
| TRMT CLASS | AREA SQUARE FEET | AREA ACRES | PX100-6 IN/AC | QP100-6 CFS/AC | QP100-6 CFS | VOL6HR AC-FT | VOL10 AC-FT | VOL4D AC-FT | VOL10D AC-FT | TRMT PERCENT | |
| A | 889.00 | 0.0158 | 0.53 | 1.56 | 0.025 | 0.001 | 0.001 | 0.001 | 0.001 | 11.75 | |
| B | 374.00 | 0.0086 | 0.78 | 2.28 | 0.020 | 0.001 | 0.001 | 0.001 | 0.001 | 6.38 | |
| C | 0.00 | 0.0000 | 1.13 | 3.14 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.00 | |
| D | 4800.00 | 0.1102 | 2.12 | 4.70 | 0.518 | 0.019 | 0.023 | 0.028 | 0.034 | 81.87 | |
| TOTAL | 5863.00 | 0.1346 | | | 0.562 | 0.021 | 0.024 | 0.029 | 0.035 | 100.00 | |
| | | | | | CU FT | 903 | 1063 | 1263 | 1543 | | |

SITE DATA

LEGAL DESCRIPTION: LOT 7-A-1 BLOCK D, COUNTY ADDITION
 EXISTING ZONING: SU-2 FOR M-1
 GROSS SITE ACREAGE: 0.135 ACRES
 GROSS BUILDING AREA: 2000 SF
 LANDSCAPE AREA REQUIRED: 15% OF PARKING AREA: 500 SF
 PARKING REQUIREMENTS: 3 SPACES. (1 SPACE PER 1000 SF OF BLDG. AREA)

LEGEND

- BOUNDARY
- EXISTING LOT LINES
- EXISTING LOT ANNOTATION LOT 8
- EXISTING CONTOURS 56
- PROPOSED CONTOURS 57.50
- EXISTING CHAINLINK FENCE
- PROPOSED CHAINLINK FENCE
- NEW RETAINING WALL
- EXISTING RETAINING WALL
- R.O.W. LINE
- CURB AND GUTTER
- CONCRETE SIDEWALK
- LANDSCAPED AREA
- TG TOP GROUND
- TW TOP WALL
- TSW TOP SIDEWALK
- TC TOP CURB
- FL FLOW LINE

