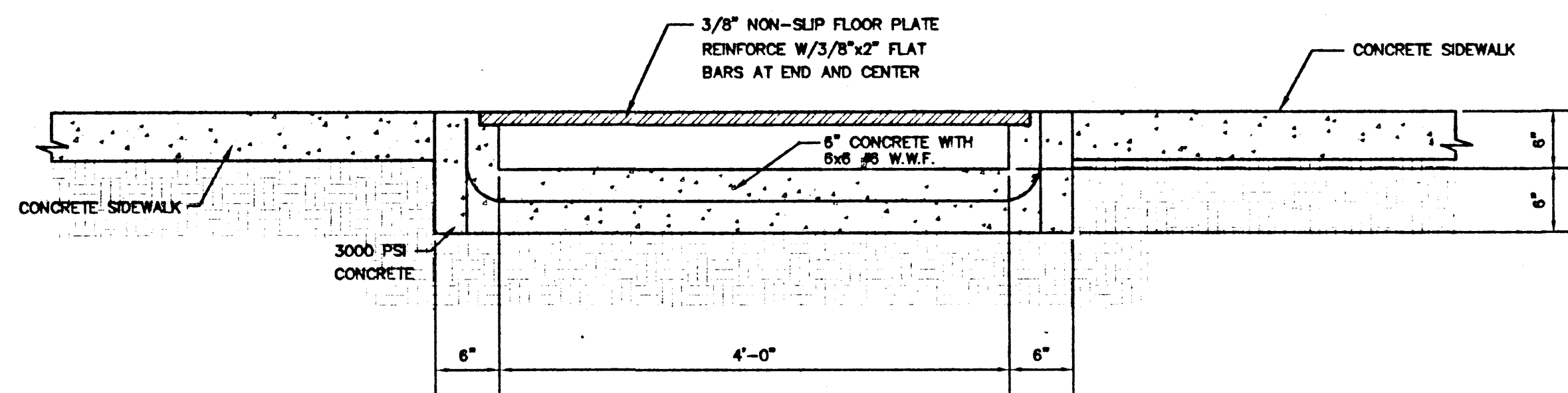
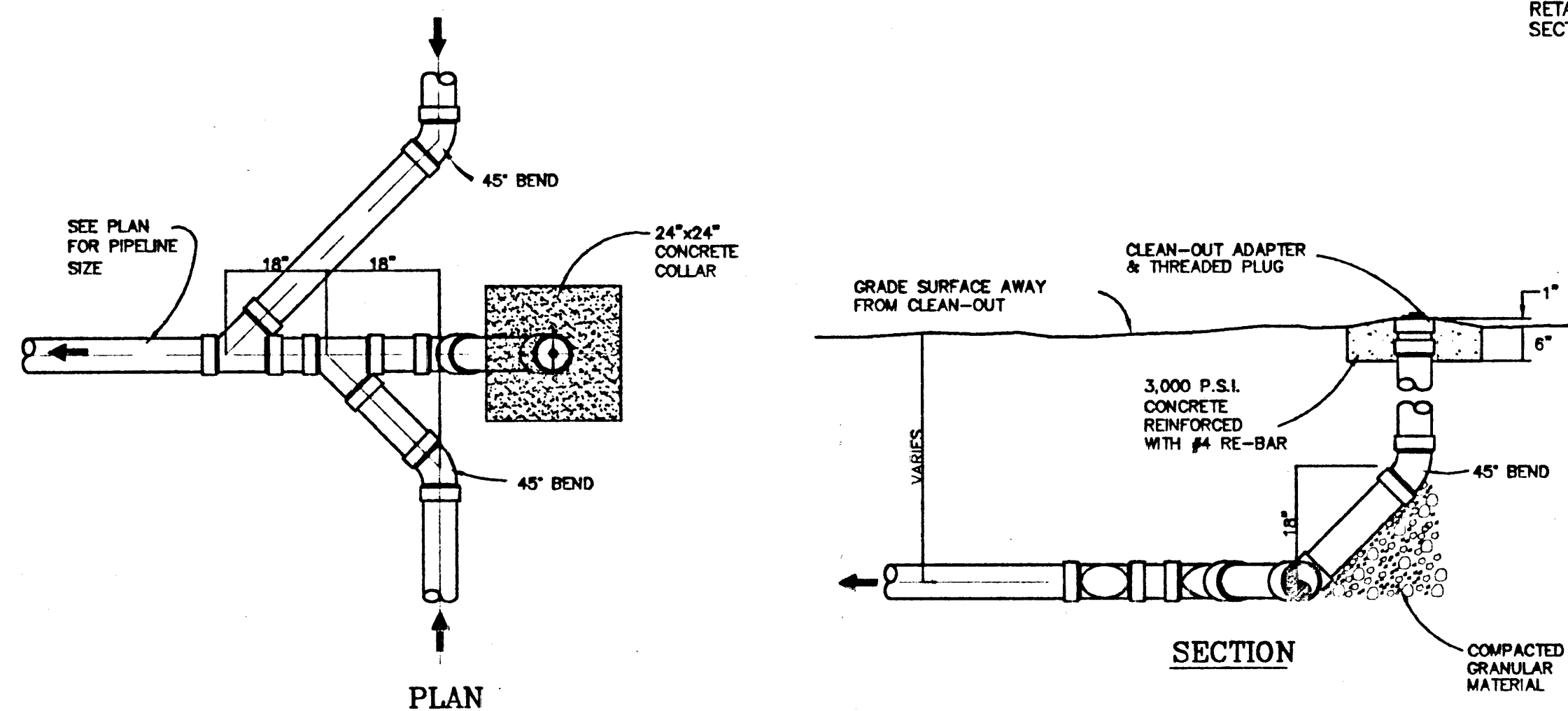




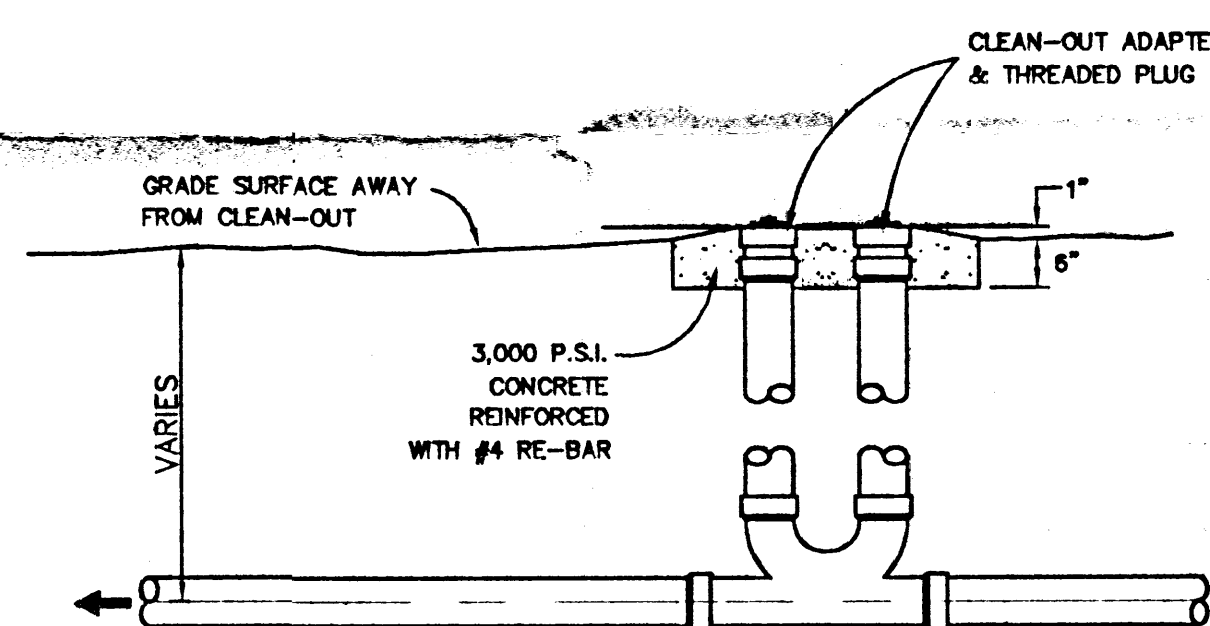
TYPICAL SECTION CONCRETE FLUME

SCALE: 1" = 1'



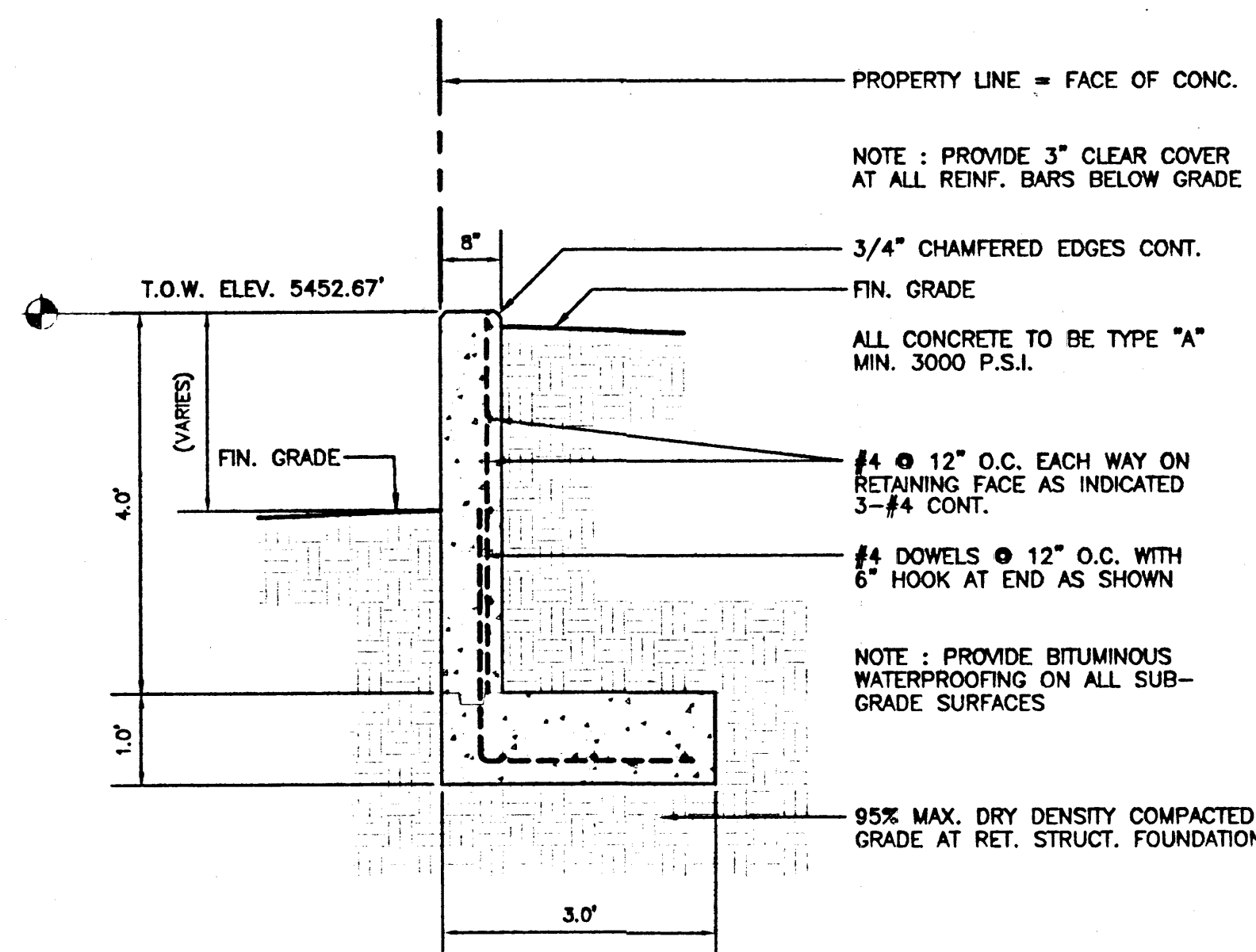
ONE-WAY CLEAN-OUT DETAIL

SCALE: 1/2" = 1'-0"



TWO-WAY CLEAN-OUT DETAIL

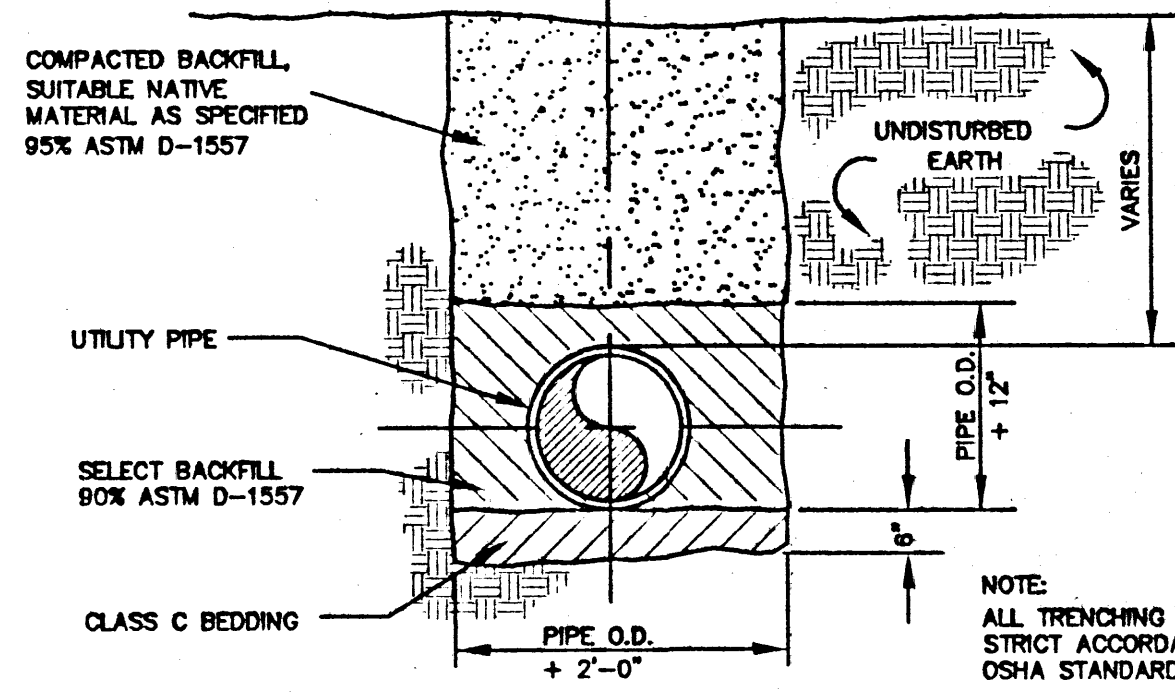
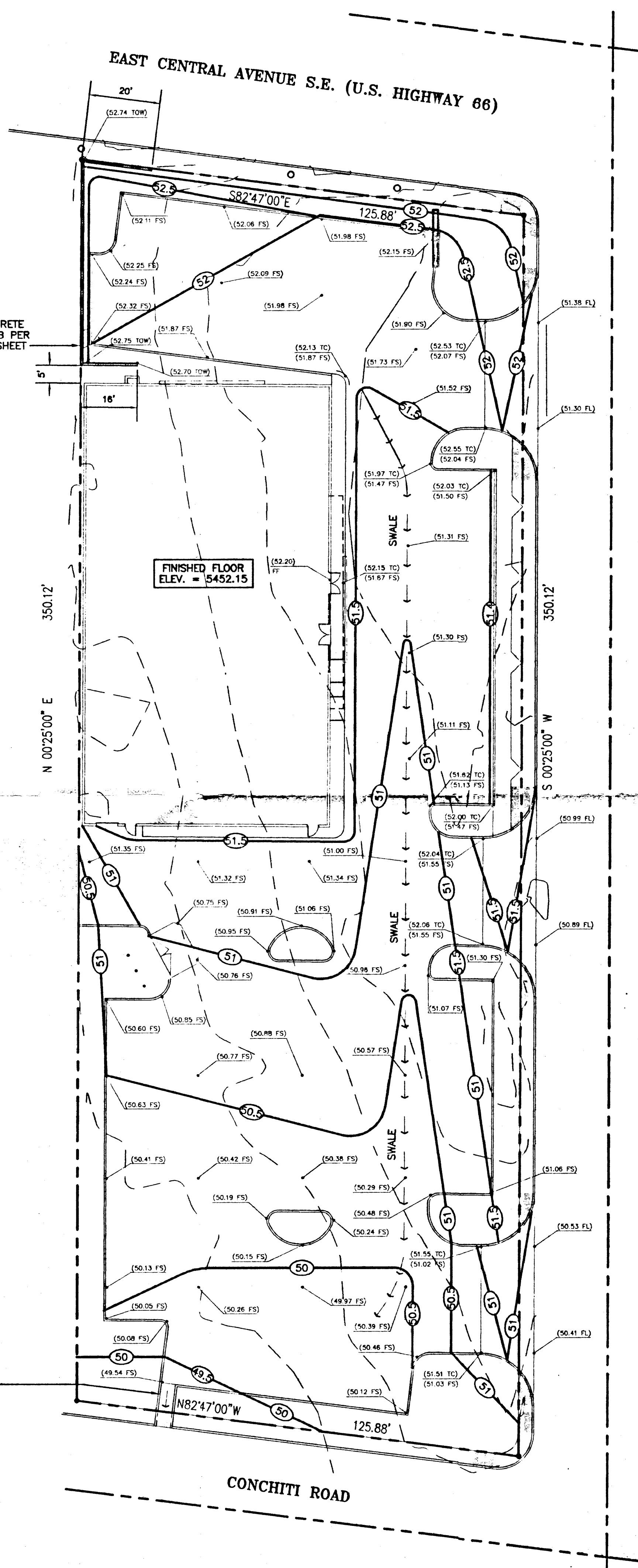
SCALE: 1/2" = 1'-0"



RETAINING WALL SECTION

SCALE: 1" = 1'-0"

CONCRETE FLUME :
4' WIDE X 12.3' LONG (±)
WITH COVER PLATE OVER
SIDEWALK INTERRUPT
(SEE SECTION THIS SHEET)



TYPICAL TRENCH AND BACKFILL DETAIL

NOT TO SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LEGEND

- POWER POLE
- GUY WIRE
- LIGHT POLE
- TRAFFIC SIGN
- TREE
- EXISTING FIRE HYDRANT
- SEWER MANHOLE
- WATER METER
- 2" STEEL GAS LINE
- 8" SANITARY SEWER LINE
- 6" CAST IRON WATER LINE
- EXISTING GROUND CONTOUR (ORIGINAL)
- FINISHED GRADE CONTOUR (PROPOSED)
- PROPERTY LINE
- UNDERGROUND ELECTRIC MARKER
- TRAFFIC DIRECTIONAL FLOW
- GAS LINE MARKER
- SPOT ELEVATION - GUTTER FLOW LINE (AS-BUILT)
- SPOT ELEVATION - FINISHED SURFACE (AS-BUILT)
- SPOT ELEVATION - TOP OF WALL (AS-BUILT)
- SPOT ELEVATION - TOP OF CURB (AS-BUILT)
- SPOT ELEVATION - FINISHED FLOOR (AS-BUILT)
- DIRECTION OF TRAFFIC FLOW INDICATOR
- DRAINAGE SWALE FLOW INDICATOR



"AS-BUILT" NOTES

ORIGINAL DRAWINGS WERE PREPARED BY KISTENMACHER ENGINEERING CO., INC. AND SEALED BY LORNE BAY, P.E., IN 1998.

"AS-BUILT"

SPOT ELEVATIONS SHOWN ON THIS PLAN WERE COMPILED BY JAKE ARQUELLES, JR., R.P.L.S. IN OCTOBER, 1998.

"AS-BUILT" CONDITIONS OCTOBER 21, 1998 WERE SUBSTANTIALLY IN CONFORMANCE WITH PROPOSED CONDITIONS, ACCORDING TO THE INFORMATION SHOWN HEREON.

Ira L. Hardin
IRA L. HARDIN, P.E., L.S.
NM NUMBER 5252

BENCHMARK

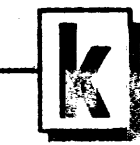
1 3/4" ALUMINUM DISK STAMPED "A.C.S., B.M. 8-120", LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF CENTRAL AVENUE AND PARSIFAL STREET, N.E., SET ON THE TOP OF CURB. ELEVATION: 5445.438 FEET 1658.772 METERS

FLOOD PLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON FIRM FLOOD INSURANCE RATE MAPS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. COMMUNITY PANEL NO. 350002 COMMUNITY PANEL NO. 3500100358 P DATED: 9-20-98

AREA

43,761 SQUARE FEET
OR 1.0046 ACRES



KISTENMACHER ENGINEERING COMPANY, INC.
CONSULTING ENGINEERING LAND PLANNING SURVEYING
1420 GERMANO DRIVE, SUITE A2 • EL PASO, TEXAS 79925 • 915-778-4478

"AS-BUILT"
DECEMBER, 2003

ARCHICON, L.C.
Architecture & Interiors
430 N. 12th STREET
PHOENIX, ARIZONA 85014
(602) 722-1658
FAX (602) 723-1658

CHECKER AUTO
8000 10030 EAST CENTRAL AVE. S.E.
ALBUQUERQUE, NEW MEXICO

JOB NO:		
PROJECT MGR:		
DRAWN BY: BOYD K.		
CHECKED BY: GLEN K.		
NO	REVISION	DATE

THESE DRAWINGS ARE "NOT FOR CONSTRUCTION" UNTIL ALL ITEMS ARE INITIALED AND DATED.

SUBMITTED TO CITY	
ISSUED FOR BIDDING	
APPROVED AND NO. BEEN COMPLETED	
CITY APPROVAL	
ISSUED FOR CONST.	
TO OWNER WITHIN 3 WORKING DAYS OR G.E. ASSUMES ALL CHANGES	

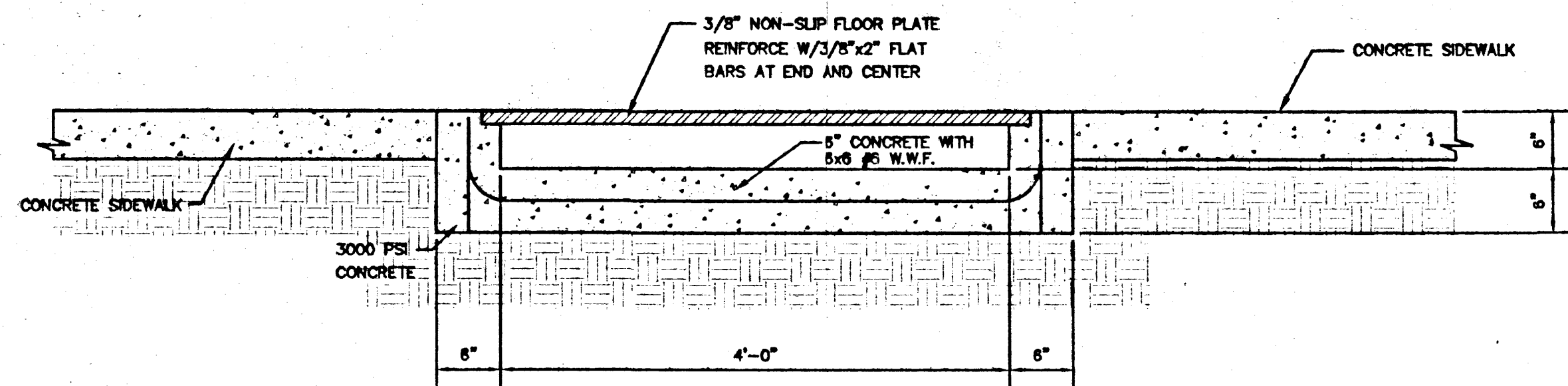
SHEET TITLE:

GRADING PLAN

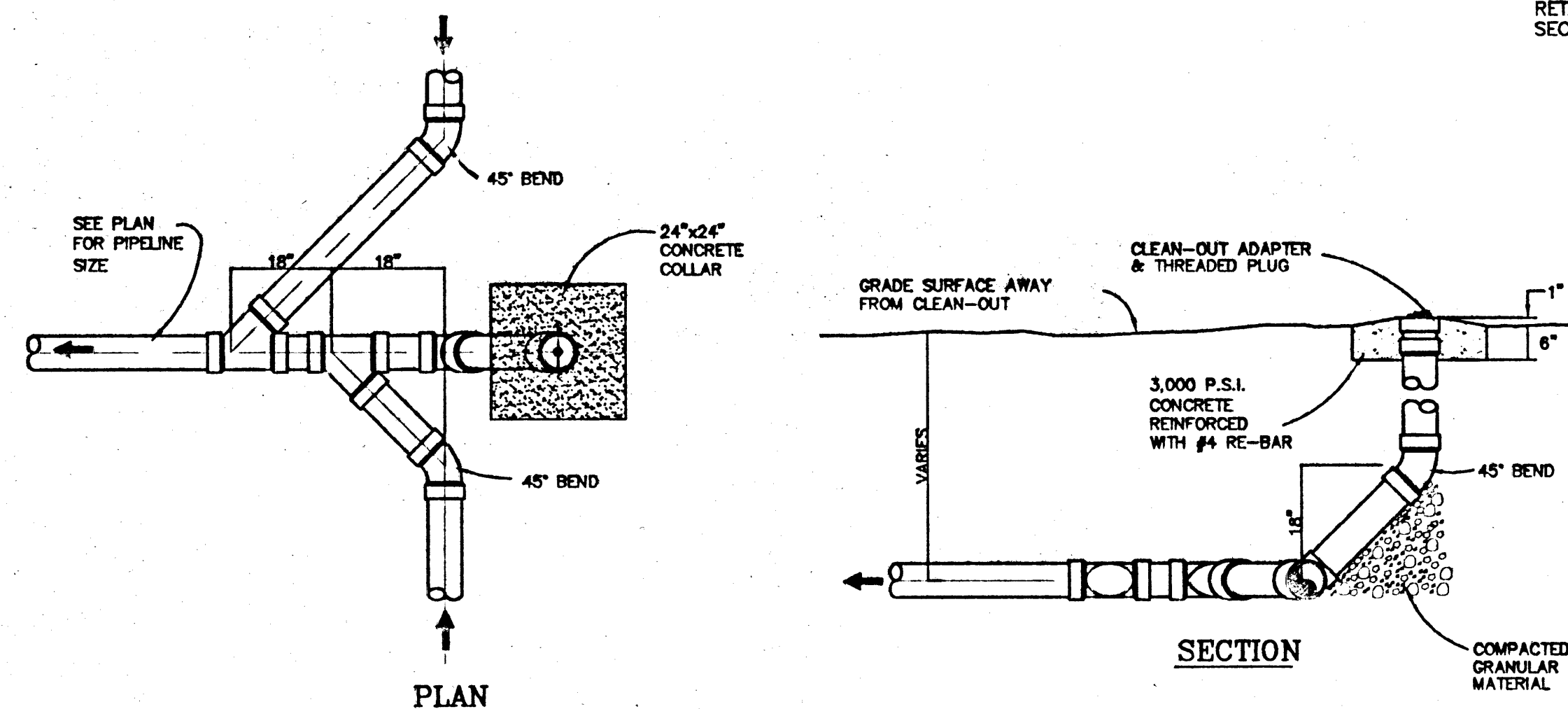
PLOT DATE: 12/12/03

FILE REFERENCE: GRADPLAN1

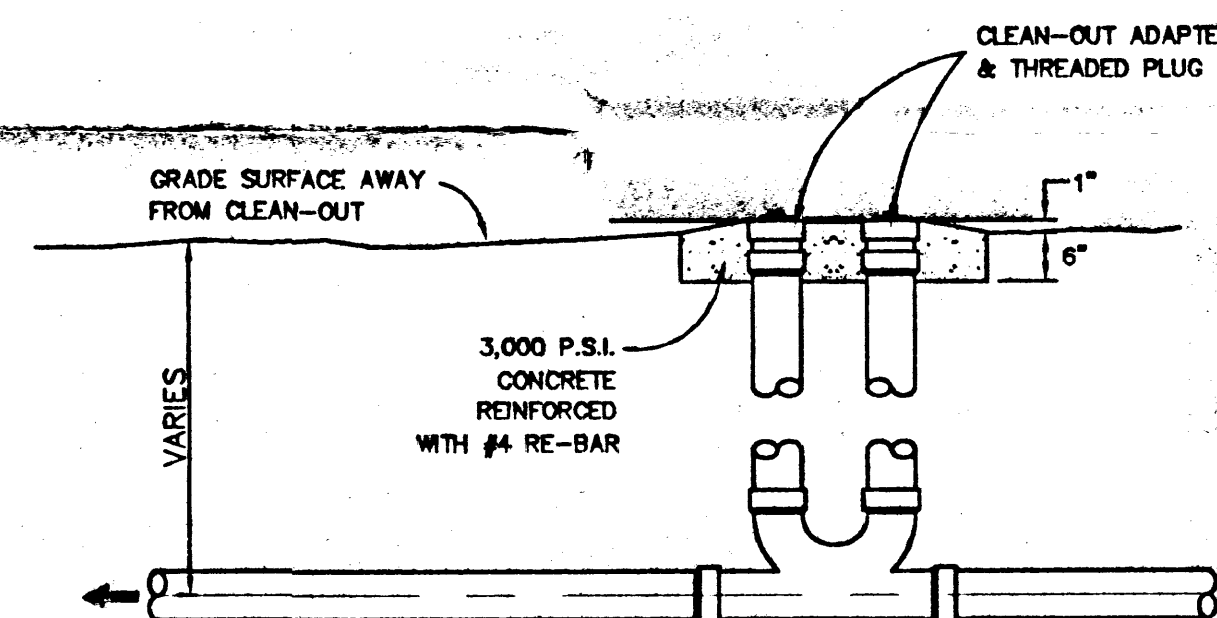
C2



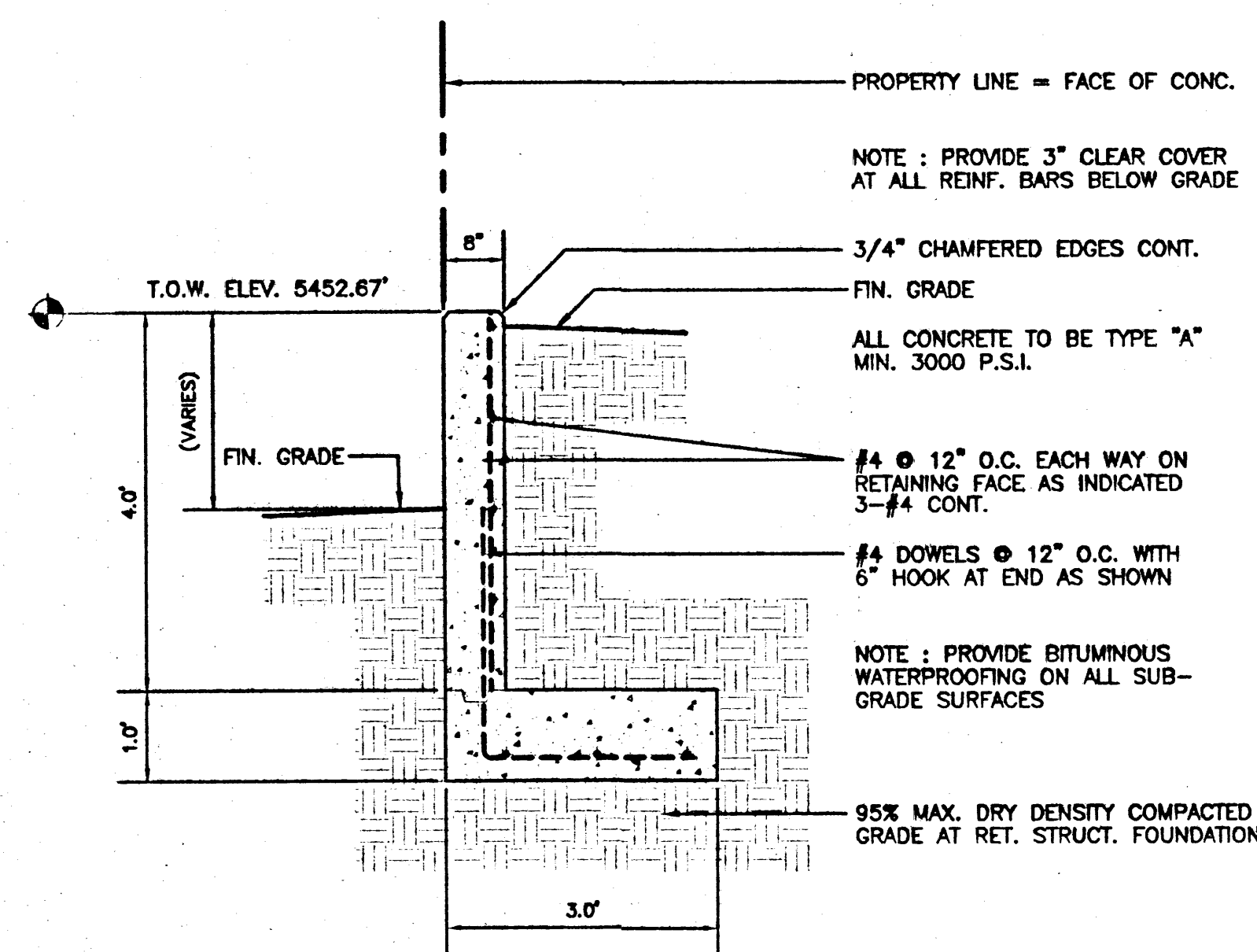
TYPICAL SECTION CONCRETE FLUME
SCALE: 1" = 1'



ONE-WAY CLEAN-OUT DETAIL
SCALE: 1/2" = 1'-0"

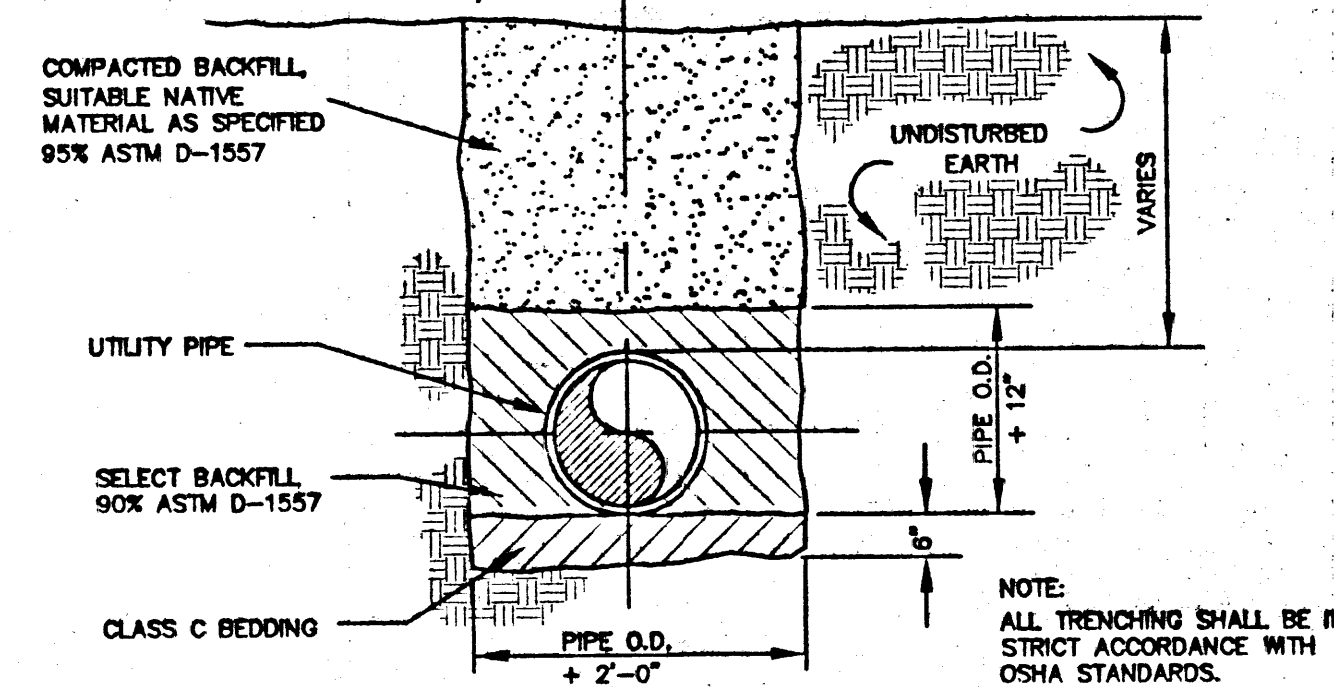
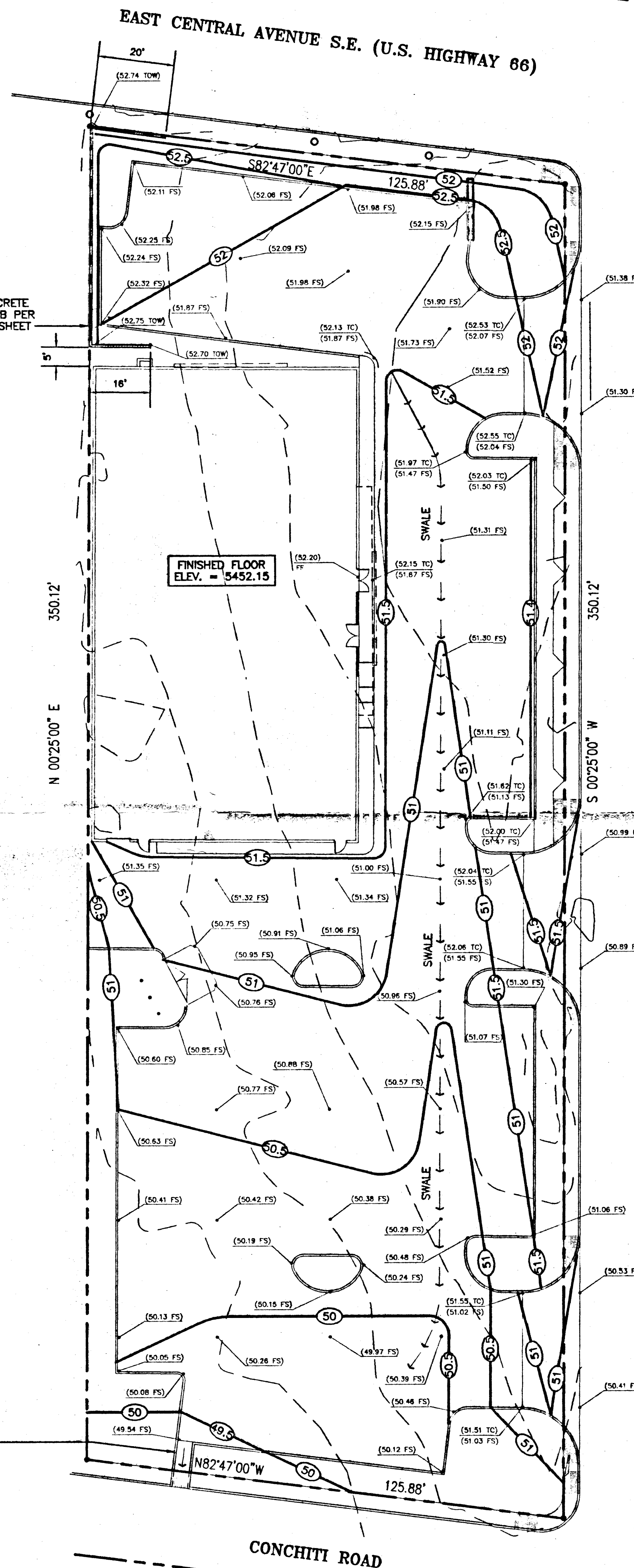


TWO-WAY CLEAN-OUT DETAIL
SCALE: 1/2" = 1'-0"

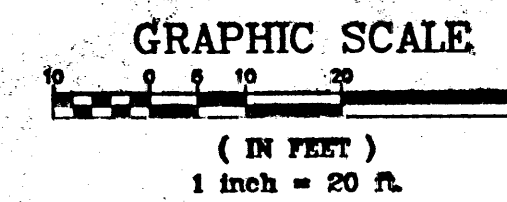


RETAINING WALL SECTION
SCALE: 1" = 1'-0"

CONCRETE FLUME :
4' WIDE X 12.3' LONG (±)
WITH COVER PLATE OVER
SIDEWALK INTERRUPT
(SEE SECTION THIS SHEET)



TYPICAL TRENCH AND BACKFILL DETAIL
NOT TO SCALE



LEGEND

- POWER POLE
- GUY WIRE
- LIGHT POLE
- TRAFFIC SIGN
- TREE
- EXISTING FIRE HYDRANT
- SEWER MANHOLE
- WATER METER
- 2" STEEL GAS LINE
- 8" SANITARY SEWER LINE
- 6" CAST IRON WATER LINE
- 5450.0
- EXISTING GROUND CONTOUR (ORIGINAL)
- FINISHED GRADE CONTOUR (PROPOSED)
- PROPERTY LINE
- UNDERGROUND ELECTRIC MARKER
- TRAFFIC DIRECTIONAL FLOW
- GAS LINE MARKER
- SPOT ELEVATION - GUTTER FLOW LINE (AS-BUILT)
- SPOT ELEVATION - FINISHED SURFACE (AS-BUILT)
- SPOT ELEVATION - TOP OF WALL (AS-BUILT)
- SPOT ELEVATION - TOP OF CURB (AS-BUILT)
- SPOT ELEVATION - FINISHED FLOOR (AS-BUILT)
- DIRECTION OF TRAFFIC FLOW INDICATOR
- DRAINAGE SWALE FLOW INDICATOR



"AS-BUILT" NOTES

ORIGINAL DRAWINGS WERE PREPARED BY KISTENMACHER ENGINEERING CO., INC. AND SEALED BY LORNE BAY, P.E., IN 1998

"AS-BUILT"
SPOT ELEVATIONS SHOWN ON THIS PLAN WERE COMPILED BY JAKE ARGUELLES, JR., R.P.L.S. IN OCTOBER, 1998.

"AS-BUILT" CONDITIONS OCTOBER 21, 1998 WERE SUBSTANTIALLY IN CONFORMANCE WITH PROPOSED CONDITIONS, ACCORDING TO THE INFORMATION SHOWN HEREON.

R. L. Hardin
R. L. HARDIN, P.E., L.S.
NM NUMBER 5252

BENCHMARK

1 3/4" ALUMINUM DISK STAMPED "A.C.S. B.M. 9-120", LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF CENTRAL AVENUE AND PARISH STREET, N.E., SET ON THE TOP OF CURB. ELEVATION: 5445.438 FEET 1659.772 METERS

FLOOD PLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON FIRM FLOOD INSURANCE RATE MAPS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. COMMUNITY PANEL No. 350002. COMMUNITY PANEL No. 3500100358 P DATED: 9-20-95

AREA

43,761 SQUARE FEET
OR 1.0046 ACRES

KISTENMACHER ENGINEERING COMPANY, INC.
CONSULTING ENGINEERING LAND PLANNING SURVEYING
1400 BERNARD DRIVE, SUITE A2 • EL PASO, TEXAS 79925 • 915-778-4478

"AS-BUILT"
DECEMBER, 2003

ARCHICON, L.C.
Architecture & Interiors
4520 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602) 722-4766
FAX (602) 723-4066

CHECKER AUTO
EXALTO
8000 10030 EAST CENTRAL AVE. S.E.
ALBUQUERQUE, NEW MEXICO

JOB NO:		
PROJECT MGR:		
DRAWN BY: BOYD K.		
CHECKED BY: GLEN K.		
NO.	REVISION	DATE

THESE DRAWINGS ARE "NOT FOR CONSTRUCTION" UNTIL ALL ITEMS ARE INITIALED AND DATED

SUBMITTED TO CITY	ISSUED FOR BIDDING	APPROVAL HAS NOT BEEN COMPLETED
CITY APPROVAL	ISSUED FOR CONSTRUCTION	TO OWNER WITHIN 10 WORKING DAYS ON ALL ASSUMED ALL CHANGES

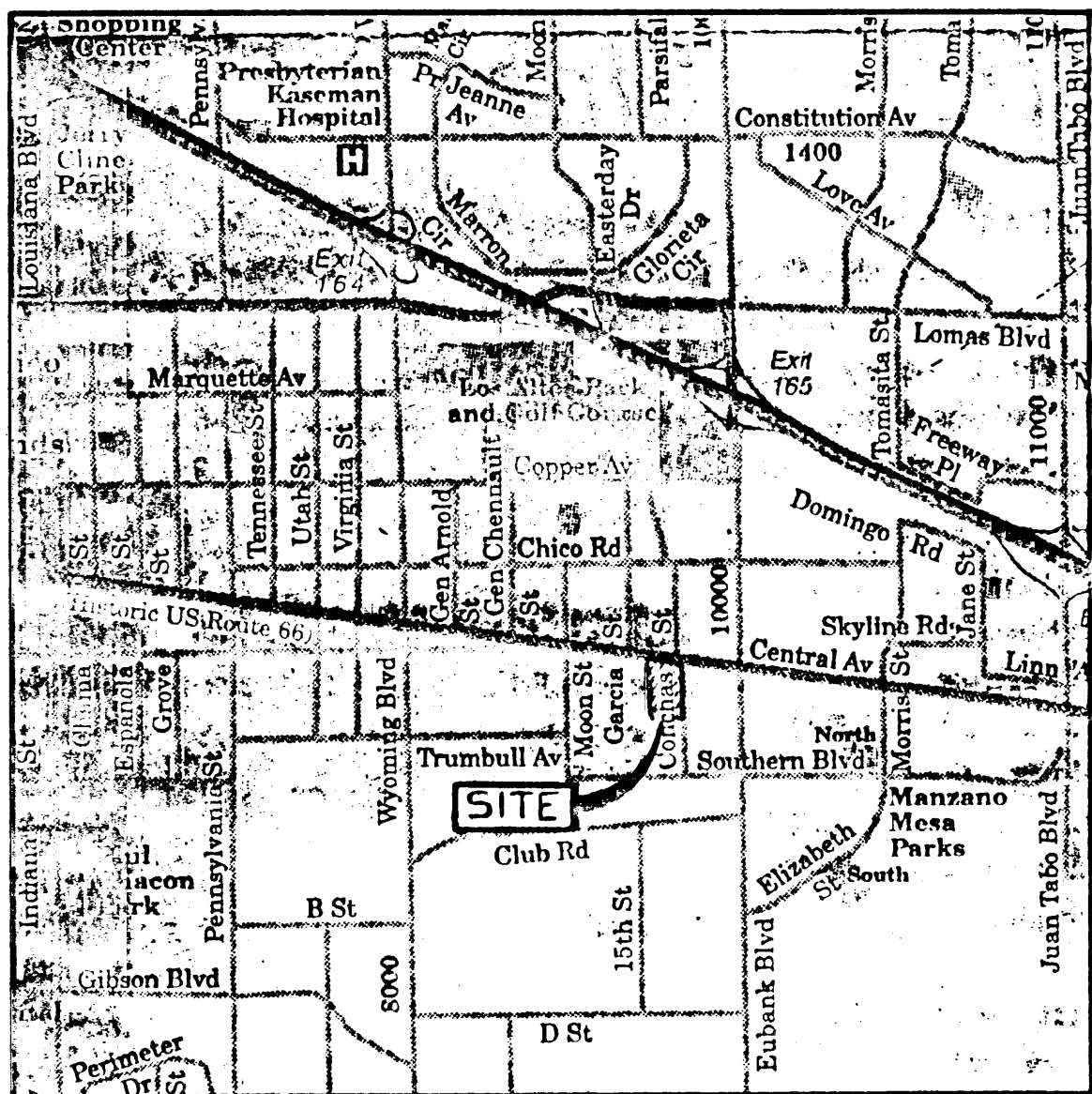
SHEET TITLE:

GRADING PLAN

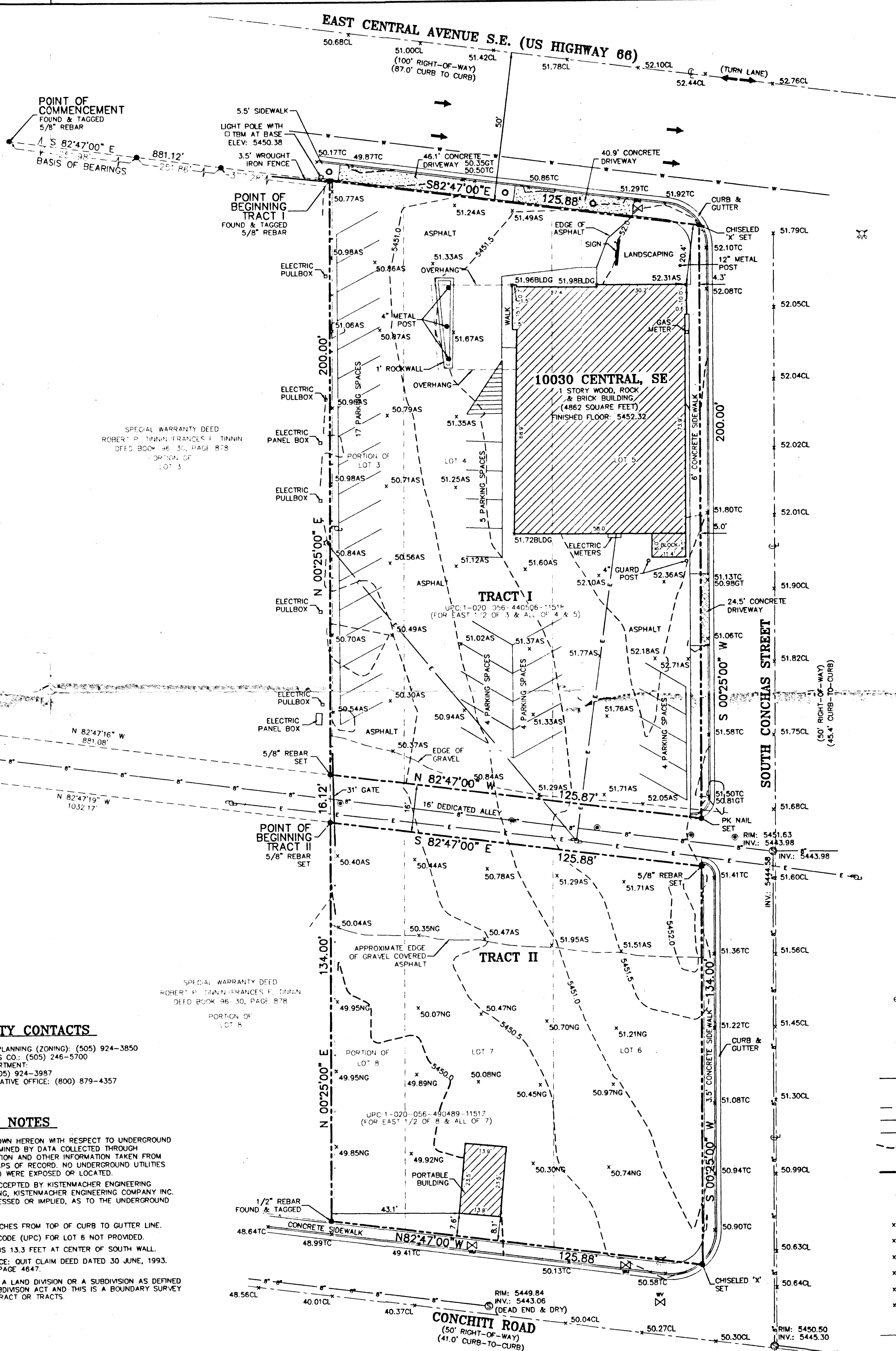
PLOT DATE: 12/12/03

FILE REFERENCE: GRADPLAN1

C2
2 - 4



LOCATION MAP



PROPERTY DESCRIPTION

TRACT I

BEING THE EASTERLY 1/2 OF LOT 3 AND ALL OF LOTS 4 AND 5, BLOCK 6, SKYLINE HEIGHTS, A SUBDIVISION, IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH REBAR FOUND AND TAGGED ON THE SOUTH RIGHT-OF-WAY OF EAST CENTRAL AVENUE S.E. (U.S. HIGHWAY 66), BEING THE NORTHEAST CORNER OF LOT 3, BLOCK 3 OF SAID SUBDIVISION; THENCE, WITH SAID RIGHT-OF-WAY SOUTH 82°47'00" EAST FOR A DISTANCE OF 881.12 FEET TO A 5/8 INCH REBAR FOUND AND TAGGED FOR THE POINT OF BEGINNING;

THENCE, WITH SAID RIGHT-OF-WAY SOUTH 82°47'00" EAST FOR A DISTANCE OF 125.88 FEET TO A CHISELED 'X' SET ON THE WEST RIGHT-OF-WAY OF SOUTH CONCHAS STREET;

THENCE, LEAVING SAID SOUTH RIGHT-OF-WAY AND WITH SAID WEST RIGHT-OF-WAY SOUTH 00°25'00" WEST FOR A DISTANCE OF 200.00 FEET TO A PK NAIL SET ON THE NORTH BOUNDARY OF A DEDICATED 16 FEET WIDE ALLEY;

THENCE, WITH SAID NORTH BOUNDARY NORTH 82°47'00" WEST FOR A DISTANCE OF 125.87 FEET TO A 5/8 INCH REBAR SET;

THENCE, LEAVING SAID NORTH BOUNDARY NORTH 00°25'00" EAST FOR A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.574 ACRES OR 24,998 SQUARE FEET.

PROPERTY DESCRIPTION

TRACT II

BEING THE EASTERLY 1/2 OF LOT 8 AND ALL OF LOTS 6 AND 7, BLOCK 6, SKYLINE HEIGHTS, A SUBDIVISION, IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH REBAR FOUND AND TAGGED ON THE SOUTH RIGHT-OF-WAY OF EAST CENTRAL AVENUE (U.S. HIGHWAY 66), BEING THE NORTHEAST CORNER OF LOT 3, BLOCKS OF SAID SUBDIVISION; THENCE, WITH SAID RIGHT-OF-WAY SOUTH 82°47'00" EAST FOR A DISTANCE OF 881.12 FEET TO A 5/8 INCH REBAR FOUND AND TAGGED; THENCE, LEAVING SAID RIGHT-OF-WAY SOUTH 00°25'00" WEST FOR A DISTANCE OF 216.12 FEET TO A 5/8 INCH REBAR SET ON THE SOUTH BOUNDARY OF A DEDICATED 16.00 FEET WIDE ALLEY FOR THE POINT OF BEGINNING;

THENCE, WITH SAID SOUTH BOUNDARY SOUTH 82°47'00" EAST FOR A DISTANCE OF 125.88 FEET TO A 5/8 INCH REBAR SET ON THE WEST RIGHT-OF-WAY OF SOUTH CONCHAS STREET;

THENCE, WITH SAID RIGHT-OF-WAY SOUTH 00°25'00" WEST FOR A DISTANCE OF 134.00 FEET TO A CHISELED 'X' SET ON THE NORTH RIGHT-OF-WAY OF CONCHAS ROAD;

THENCE, WITH SAID RIGHT-OF-WAY NORTH 82°47'00" WEST FOR A DISTANCE OF 125.88 FEET TO A 1/2 INCH REBAR FOUND AND TAGGED;

THENCE, LEAVING SAID RIGHT-OF-WAY NORTH 00°25'00" EAST FOR A DISTANCE OF 134.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.384 ACRES OR 16,749 SQUARE FEET.

CERTIFICATION

TO: LAWYERS TITLE INSURANCE CORPORATION, FFCA FFCA ACQUISITION CORPORATION, A DELAWARE CORPORATION AND CLIENT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT OF SURVEY (THIS "SURVEY MAP") OF THE PREMISES SPECIFICALLY DESCRIBED IN LAWYERS TITLE INSURANCE CORPORATION COMMITMENT No. 9810455DN, DATED 10 FEBRUARY, 1998 (1) IS BASED ON A FIELD SURVEY MADE ON 20 MARCH 1998, BY ME OR DIRECTLY UNDER MY SUPERVISION IN ACCORDANCE WITH THE MOST RECENTLY ADOPTED MINIMUM STANDARD DETAIL REQUIREMENTS AND CLASSIFICATIONS FOR ALTA/ACSM LAND TITLE SURVEYS, AND MEETS THE ACCURACY REQUIREMENTS FOR A "URBAN" SURVEY AS DEFINED THEREIN; (2) WAS PREPARED IN ACCORDANCE WITH AND INCLUDES ALL ITEMS AND INFORMATION REQUIRED BY THE DOCUMENT TITLED "SURVEY REQUIREMENTS FOR FFCA AND FFCA ACQUISITION CORPORATION DATED SEPTEMBER 15, 1993, REVISED OCTOBER 3, 1996, AND (3) TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

(c) THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY;

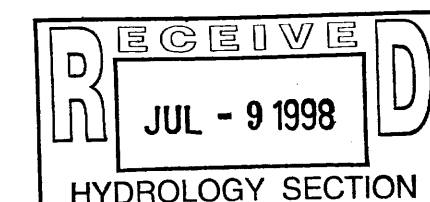
(d) THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE ABOVE-REFERENCED TITLE COMMITMENT;

(e) THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN ±0.1 FOOT, AND

(f) THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING PARCELS, ROADS, HIGHWAYS, STREETS OR ALLEYS AS DESCRIBED IN THEIR MOST RECENT LEGAL DESCRIPTIONS OF RECORD.

THE UNDERSIGNED UNDERSTANDS AND AGREES THAT THE PARTIES TO WHOM THIS CERTIFICATION IS ADDRESSED WILL BE RELYING UPON THIS CERTIFICATION WITH RESPECT TO THE SUBJECT PROPERTY AND THIS SURVEY MAP HAS BEEN PREPARED FOR THEIR RESPECTIVE BENEFITS IN ANTICIPATION OF THEIR RELIANCE THEREON.

DON G. CHRISMAN
REGISTERED PROFESSIONAL SURVEYOR
NEW MEXICO No. 12346



AREA TRACT I = 0.574 ACRES OR 24,998 SQUARE FEET
AREA TRACT II = 0.384 ACRES OR 16,749 SQUARE FEET
TOTAL AREA = 0.958 ACRES OR 41,747 SQUARE FEET
LAWYERS TITLE INSURANCE COMPANY OF No.: 9810455DN

NOT VALID UNLESS
IMPRESSION SEALED

ALTA / ACSM LAND TITLE SURVEY

EASTERLY 1/2 OF LOTS 3 & 8, BLOCK 6
AND ALL OF LOTS 4, 5, 6, & 7, BLOCK 6
SKYLINE HEIGHTS, A SUBDIVISION

CITY OF ALBUQUERQUE BERNALILLO COUNTY NEW MEXICO

DATE: 3 APRIL, 1998 SCALE: 1" = 20' DRAWING: ABQ-SKYLINE DATA FILE: CHKA1B2

KISTENMACHER ENGINEERING COMPANY, INC. DRAWN BY: BK N/A

CONSULTING ENGINEERING LAND PLANNING SURVEYING 1420 GERMOND DRIVE, SUITE A2 • EL PASO, TEXAS 79925 • 915-778-4478 CHECKED BY: SHELL 1

DATE: 9-20-98

ZONING

ZONE CODE - C1

BENCHMARK

1 3/4" ALUMINUM DISK STAMPED "A.C.S., B.M. 9-120", LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF CENTRAL AVENUE AND PARSONS STREET, N.E. SET ON THE TOP OF CURB ELEVATION: 5445.436 FEET 1659.772 METERS

FLOOD NOTE

THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON FIRM FLOOD INSURANCE RATE MAPS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL No. 350002 COMMUNITY PANEL No. 35001C0358 P DATED: 9-20-98

UTILITY CONTACTS

ALBUQUERQUE CITY PLANNING (ZONING): (505) 924-3850
PNM ELECTRIC & GAS CO.: (505) 246-5700
PUBLIC WORKS DEPARTMENT
WATER & SEWER: (505) 924-3987
U.S. WEST ADMINISTRATIVE OFFICE: (800) 879-4357

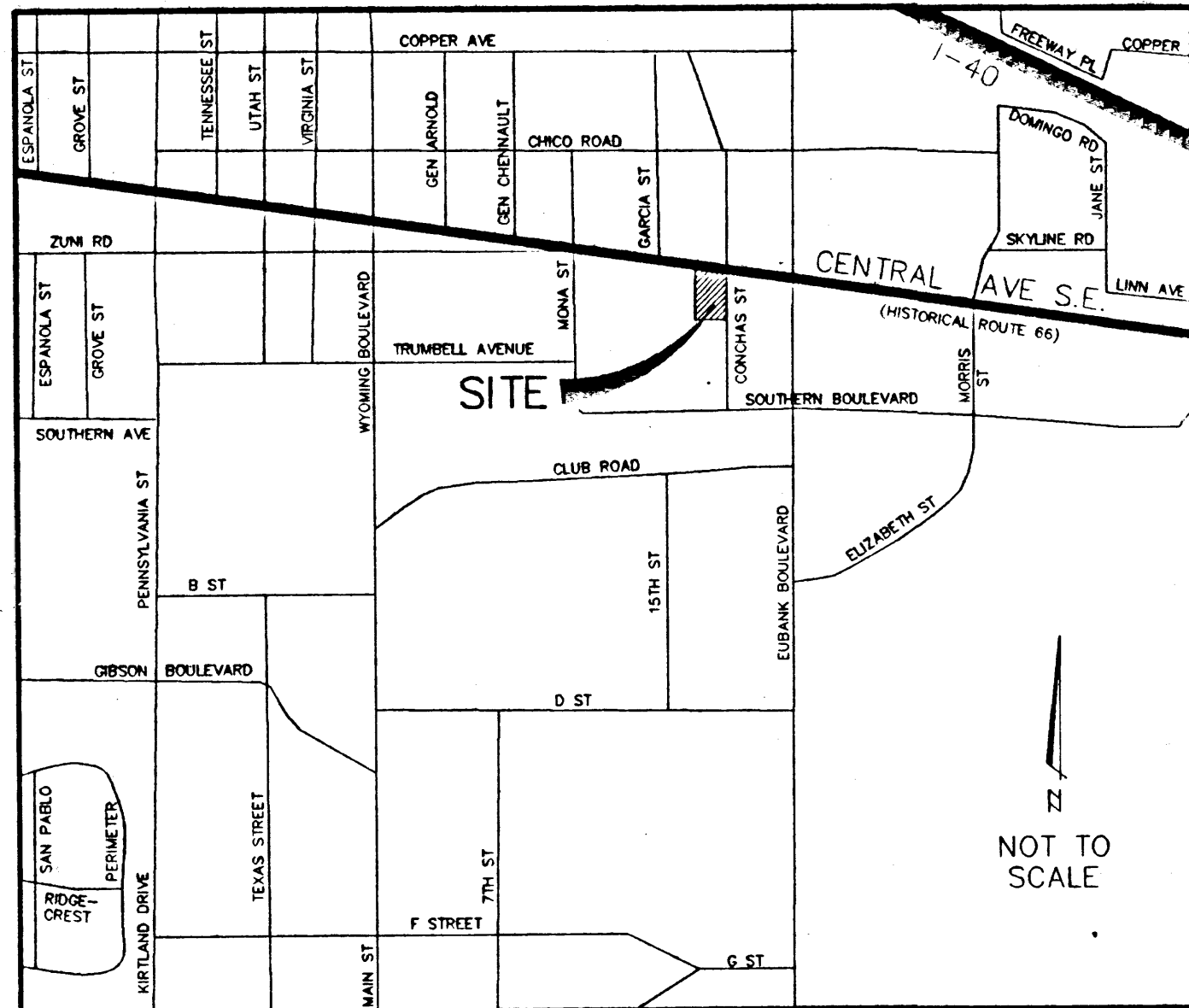
NOTES

- ALL INFORMATION SHOWN HEREON WITH RESPECT TO UNDERGROUND CONDITIONS, WAS DETERMINED BY DATA COLLECTED THROUGH SURVEY, CREW OBSERVATION AND OTHER INFORMATION TAKEN FROM EXISTING PLANS AND MAPS OF RECORD. NO UNDERGROUND UTILITIES EXISTING OR ABANDONED WERE EXPOSED OR LOCATED. UNLESS SPECIFICALLY ACCEPTED BY KISTENMACHER ENGINEERING COMPANY, INC. IN WRITING, KISTENMACHER ENGINEERING COMPANY, INC. MAKES NO CLAIM, EXPRESSED OR IMPLIED, AS TO THE UNDERGROUND SITE CONDITIONS.
- ALL CURBING IS 8 INCHES FROM TOP OF CURB TO GUTTER LINE.
- UNIFORM PROPERTY CODE (UPC) FOR LOT 6 NOT PROVIDED.
- HEIGHT OF BUILDING IS 13.3 FEET AT CENTER OF SOUTH WALL.
- DEED BOOK REFERENCE: QUIT CLAIM DEED DATED 30 JUNE, 1993, BOOK NUMBER 96-30, PAGE 4647.
- THIS SURVEY IS NOT A LAND DIVISION OR A SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

SPECIAL WARRANTY DEED
ROBERT P. THUN FRANCES E. THUN
DEED BOOK 96-30, PAGE 878
PORTION OF LOT 8

SPECIAL WARRANTY DEED
ROBERT P. THUN FRANCES E. THUN
DEED BOOK 96-30, PAGE 878
PORTION OF LOT 8

SPECIAL WARRANTY DEED
ROBERT P. THUN FRANCES E. THUN
DEED BOOK 96-30, PAGE 878
PORTION OF LOT 8



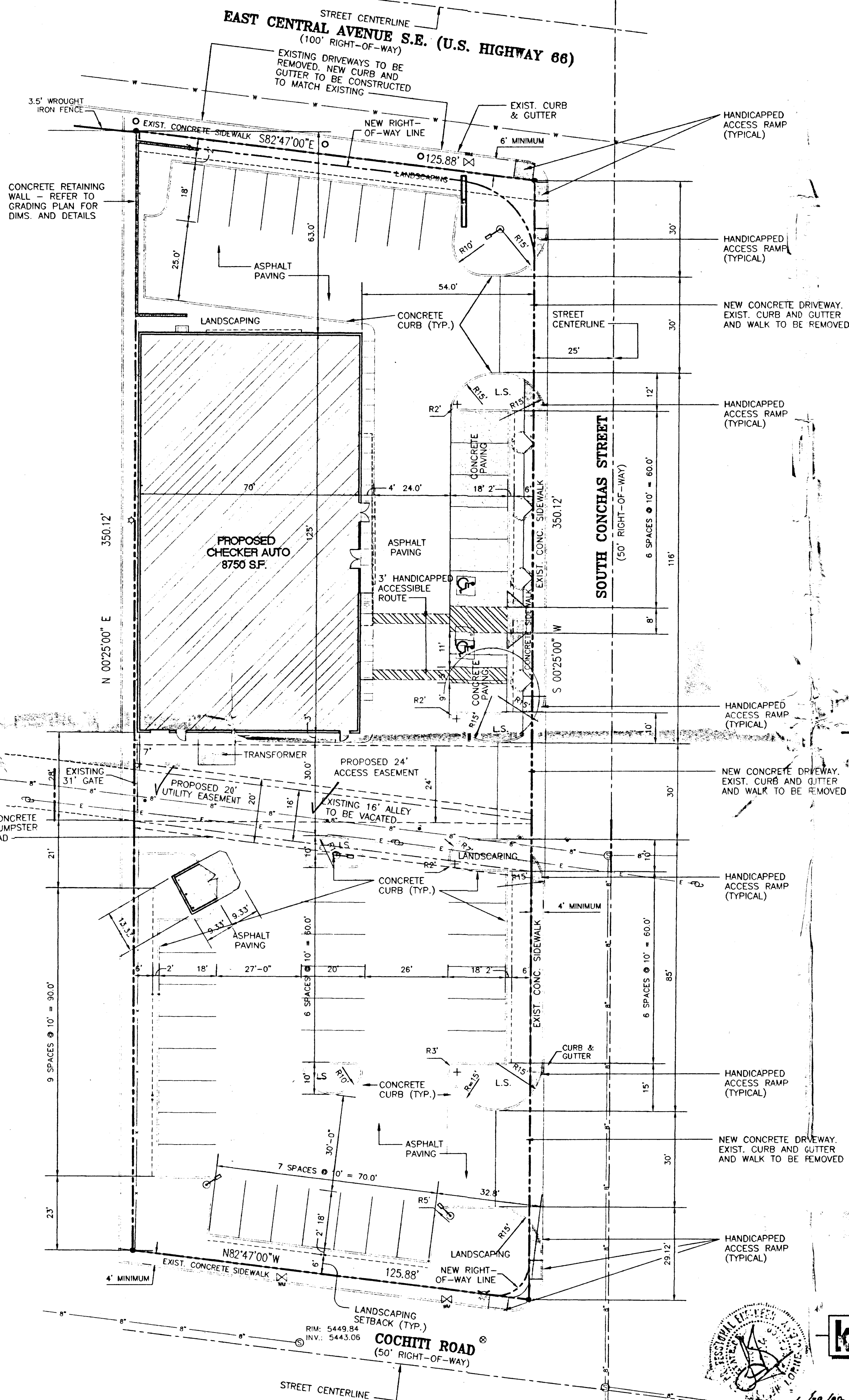
LOCATION MAP

LEGAL DESCRIPTION

LOT 7A, BLOCK 5
SKYLINE HEIGHTS

NOTES

1. ALL SIDEWALKS AND CURB AND GUTTER IN DISREPAIR WILL BE REMOVED AND REPLACED.
2. SEE ARCHITECTURAL PLANS FOR DEMOLITION OF EXISTING SITE STRUCTURES.
3. MINIMUM 6' WIDE SIDEWALK REQUIRED ALONG CENTRAL, AND MINIMUM 4' WIDE SIDEWALK REQUIRED ALONG CONCHAS STREET AND CONCHITI ROAD.



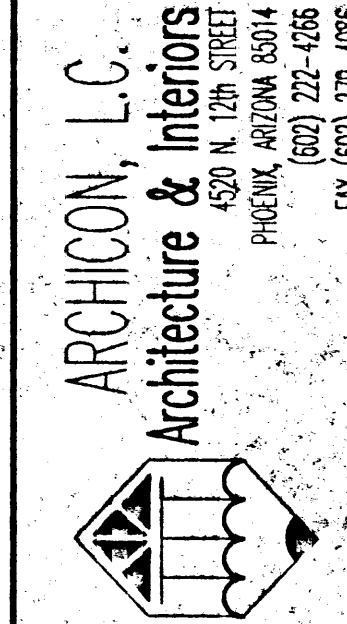
PARKING SPACES

42' 10" x 20' PARKING SPACES
2 HANDICAPPED SPACES

LEGEND

- POWER POLE
- GUY WIRE
- LIGHT POLE
- TRAFFIC SIGN
- TREE
- EXISTING FIRE HYDRANT
- SEWER MANHOLE
- WATER METER
- 2" STEEL GAS LINE
- 8" SANITARY SEWER LINE
- 6" CAST IRON WATER LINE
- EXISTING GROUND CONTOUR
- PROPERTY LINE
- UNDERGROUND ELECTRIC MARKER
- TRAFFIC DIRECTIONAL FLOW
- GAS LINE MARKER
- EXISTING CHAIN LINK FENCE
- PROPOSED NEW BUILDING
- CONCRETE INDICATION

KISTENMACHER ENGINEERING COMPANY, INC.
CONSULTING ENGINEERING • LAND PLANNING • SURVEYING
1420 GERONIMO DRIVE, SUITE A2 • EL PASO, TEXAS 79925 • 915-778-4478



CHECKER AUTO
8000 10030 EAST CENTRAL AVE. S.E.
ALBUQUERQUE, NEW MEXICO

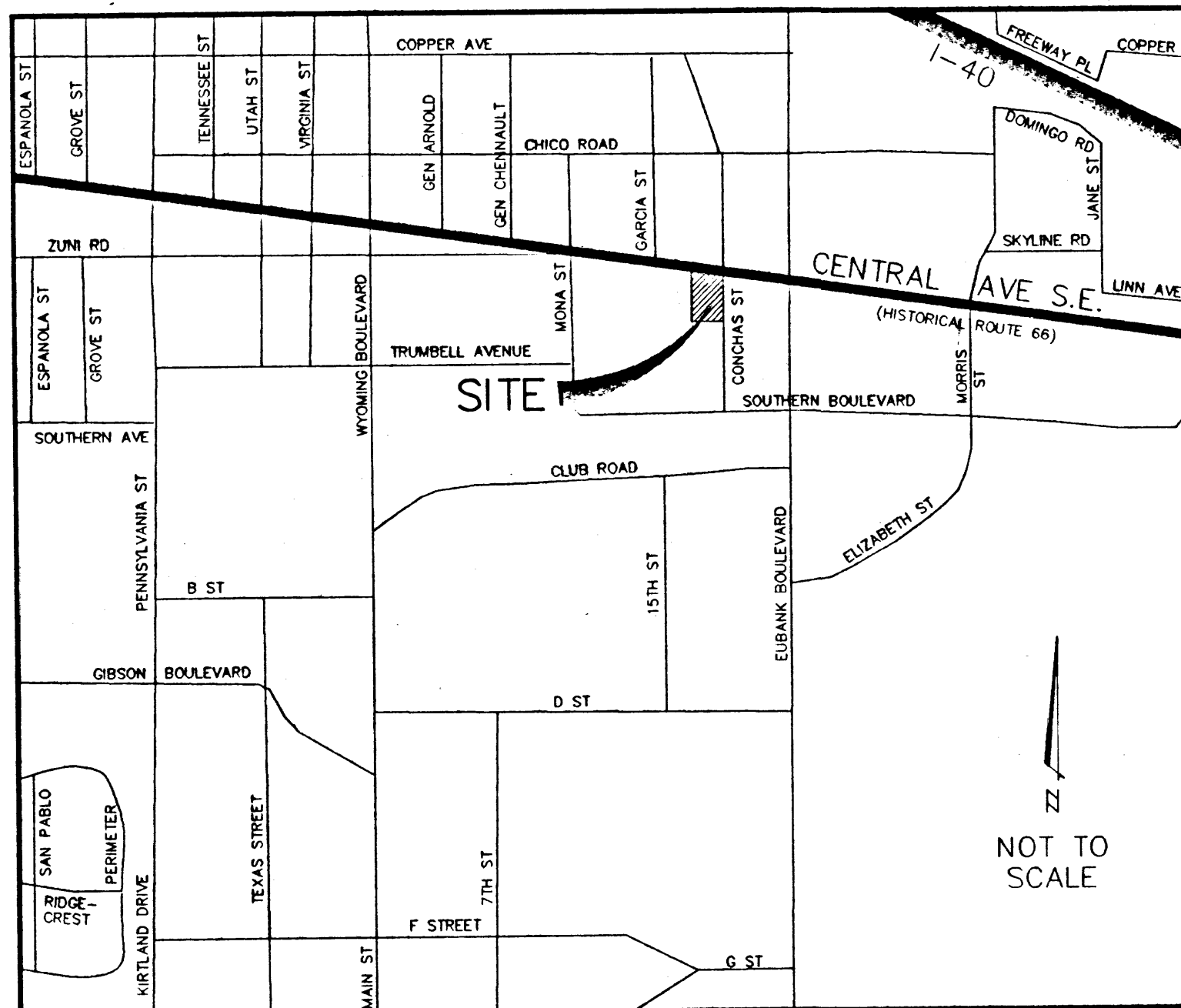
JOB NO.	PROJECT MGR.
DRAWN BY: BOYD K.	CHECKED BY: GLEN K.
NO.	REVISION
DATE	8-29-98

ISSUED FOR CONSTRUCTION	ISSUED FOR CONSTRUCTION
ISSUED FOR CONSTRUCTION	ISSUED FOR CONSTRUCTION
ISSUED FOR CONSTRUCTION	ISSUED FOR CONSTRUCTION
ISSUED FOR CONSTRUCTION	ISSUED FOR CONSTRUCTION

SHEET TITLE:
DIMENSIONAL
SITE PLAN

PLOT DATE: 4/10/98
FILE REFERENCE: DIMSITE.DWG

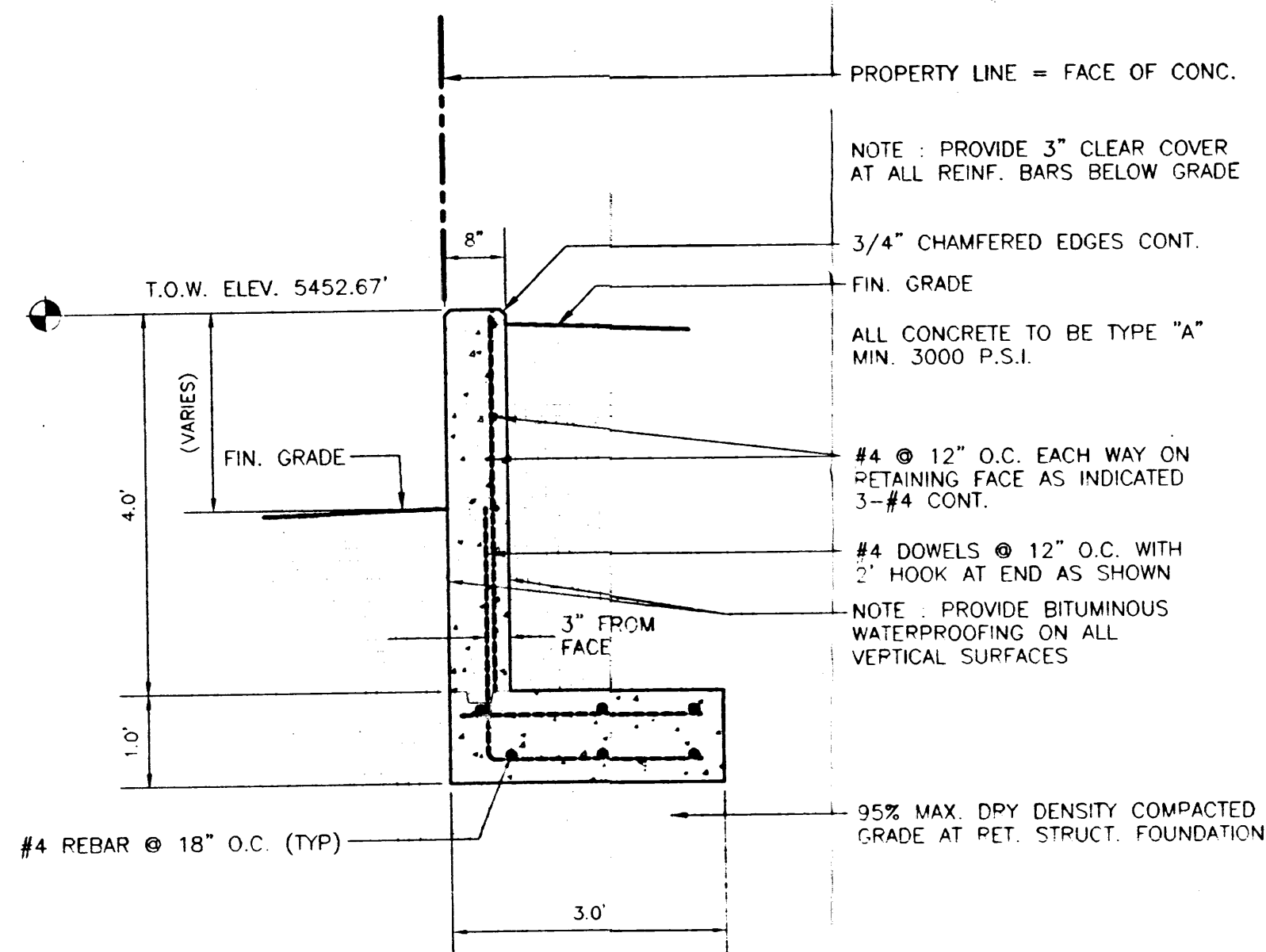
C1
1 - 4



FOR SIDEWALK CULVERT NOTICE TO CONTRACTOR

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

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



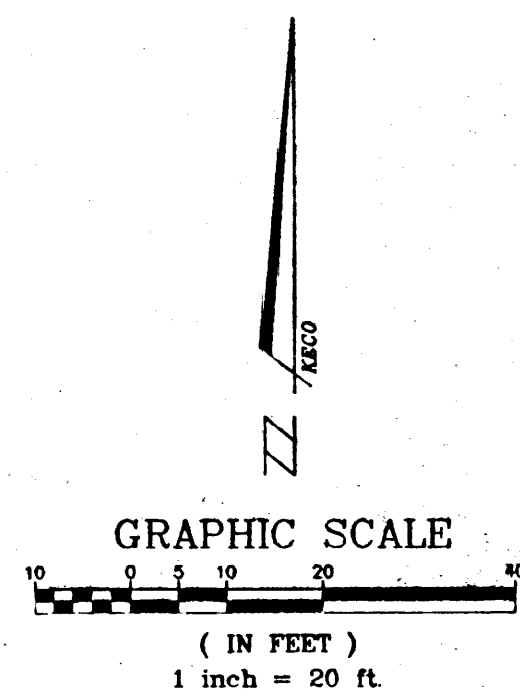
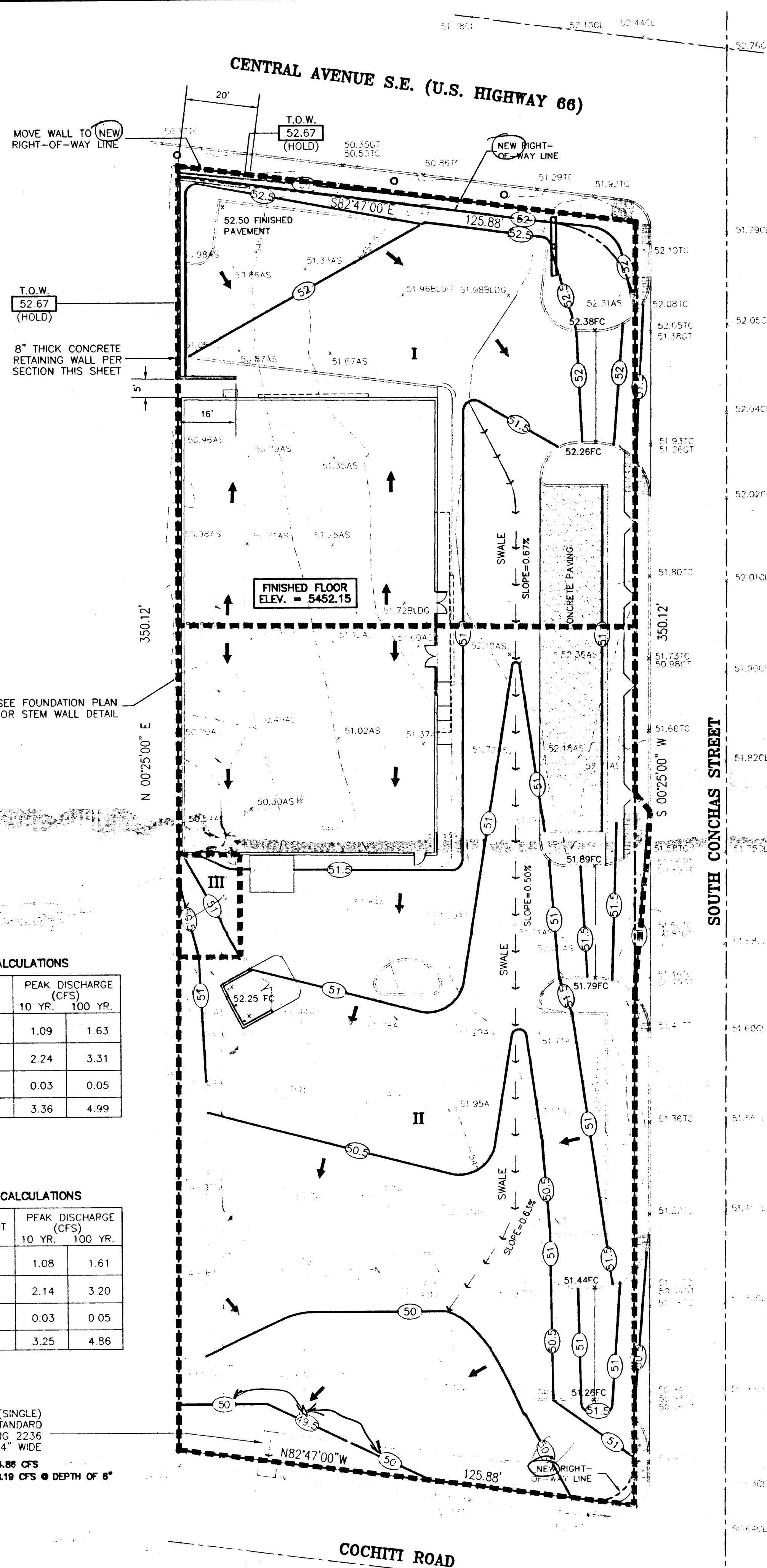
RETAINING WALL SECTION

SCALE: 1" = 1'-0"

EXISTING DRAINAGE CALCULATIONS				
WATER-SHED	ACRES OF LAND TREATMENT D	ACRES OF LAND TREATMENT C	PEAK DISCHARGE (CFS) 10 YR.	PEAK DISCHARGE (CFS) 100 YR.
I	0.31	0.02	1.09	1.63
II	0.66	0.00	2.24	3.31
III	0.01	0.00	0.03	0.05
	TOTAL		3.36	4.99

PROPOSED DRAINAGE CALCULATIONS				
WATER-SHED	LAND TREATMENT D	LAND TREATMENT C	PEAK DISCHARGE (CFS) 10 YR.	PEAK DISCHARGE (CFS) 100 YR.
I	0.30	0.03	1.08	1.61
II	0.59	0.07	2.14	3.20
III	0.01	0.00	0.03	0.05
	TOTAL		3.25	4.86

SIDEWALK CULVERT (SINGLE)
PER ALBUQUERQUE STANDARD
DRAWING 2236
24" WIDE
Q EXPECTED: 4.88 CFS
Q CAPACITY: 8.19 CFS @ DEPTH OF 6"



- #### LEGEND
- POWER POLE
 - GUY WIRE
 - LIGHT POLE
 - TRAFFIC SIGN
 - TREE
 - EXISTING FIRE HYDRANT
 - SEWER MANHOLE
 - WATER METER
 - 2" STEEL GAS LINE
 - 8" SANITARY SEWER LINE
 - 6" CAST IRON WATER LINE
 - EXISTING GROUND CONTOUR
 - FINISHED GRADE CONTOUR
 - PROPERTY LINE
 - UNDERGROUND ELECTRIC MARKER
 - GAS LINE MARKER
 - SPOT ELEVATION - PROPOSED CONCRETE
 - SPOT ELEVATION - EXISTING GUTTER FLOW LINE
 - SPOT ELEVATION - EXISTING TOP OF ASPHALT
 - SPOT ELEVATION - EXISTING NATURAL GROUND
 - SPOT ELEVATION - EXISTING TOP OF CURB
 - SPOT ELEVATION - EXISTING CENTERLINE OF STREET
 - SPOT ELEVATION - EXISTING BUILDING CORNER
 - DIRECTION OF WATER FLOW INDICATOR
 - DRAINAGE SWALE FLOW INDICATOR
 - UNDERGROUND ELECTRIC MARKER

BENCHMARK

1 3/4" ALUMINUM DISK STAMPED "A.C.S. B.M.
9-120" LOCATED IN THE NORTHWEST CORNER
OF THE INTERSECTION OF CENTRAL AVENUE
AND PARSONS STREET, N.E.
SET ON THE TOP OF CURB.
ELEVATION: 5445.435 FEET
1659.772 METERS

NOTES

- COORDINATE FINAL GRADE IN LANDSCAPE AREAS WITH LANDSCAPING DRAWINGS. THESE AREAS SHALL BE LEFT 3' BELOW TOP OF ADJACENT CURB / WALK.
- ALL CURBS ARE 8" FROM GUTTER TO TOP OF CURB.

FLOOD PLAIN NOTE

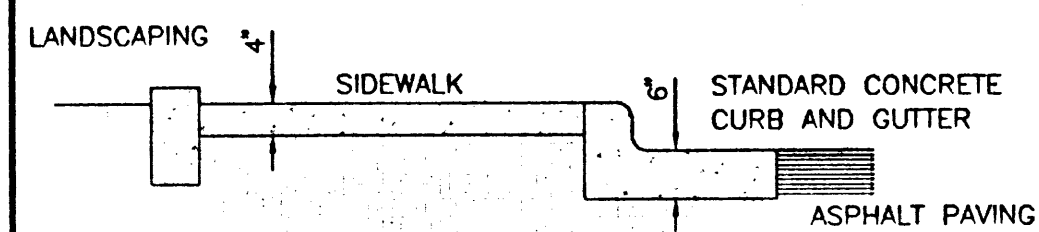
THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON FIRM FLOOD INSURANCE RATE MAPS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL No. 350002 COMMUNITY PANEL No. 35001C0358 P DATED: 9-20-86

AREA

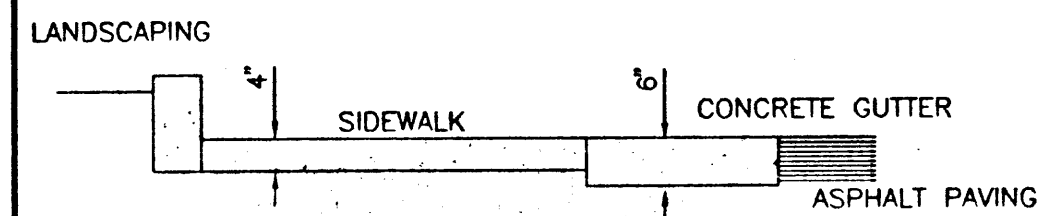
43,761 SQUARE FEET
OR 1.0046 ACRES

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1420 GERONIMO DRIVE, SUITE A2 • EL PASO, TEXAS 79925 • 915-778-4478



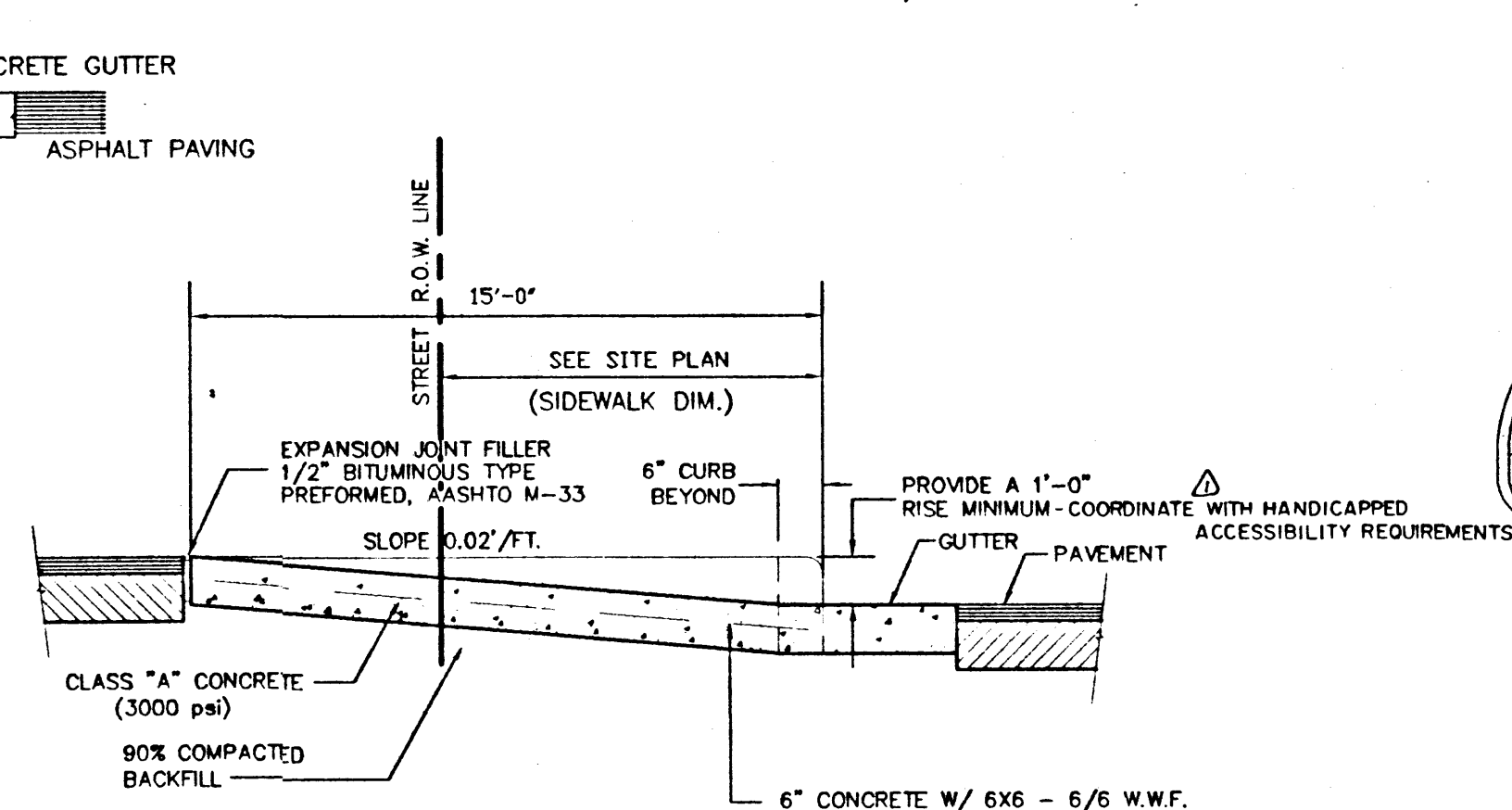


SECTION C - C
SCALE: 1/2" = 1'

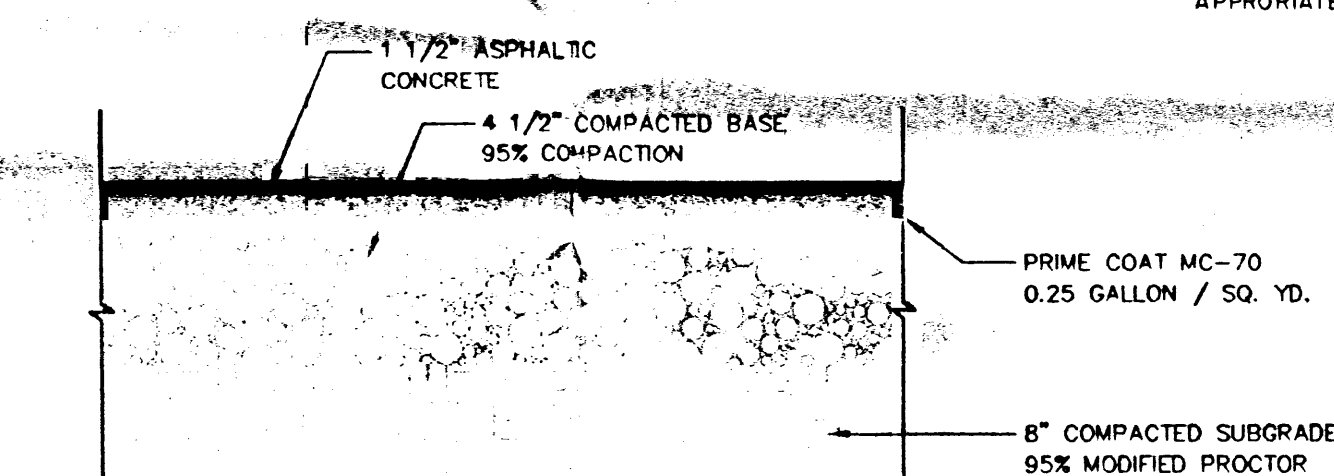


SECTION D - D
SCALE: 1/2" = 1'

CORNER HANDICAPPED RAMP

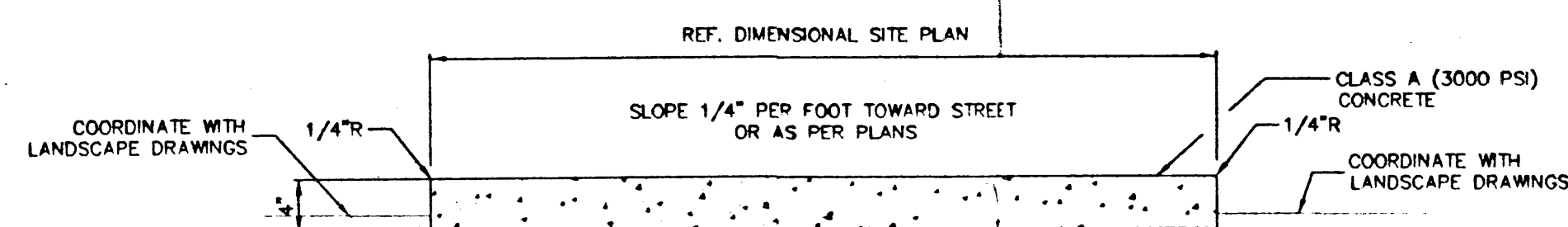


SECTION B - B
SCALE: 1" = 2'



ASPHALT PAVING SECTION

SCALE: 1 1/2" = 1'

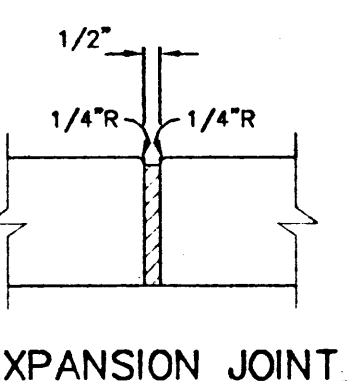


GENERAL SIDEWALK NOTES:

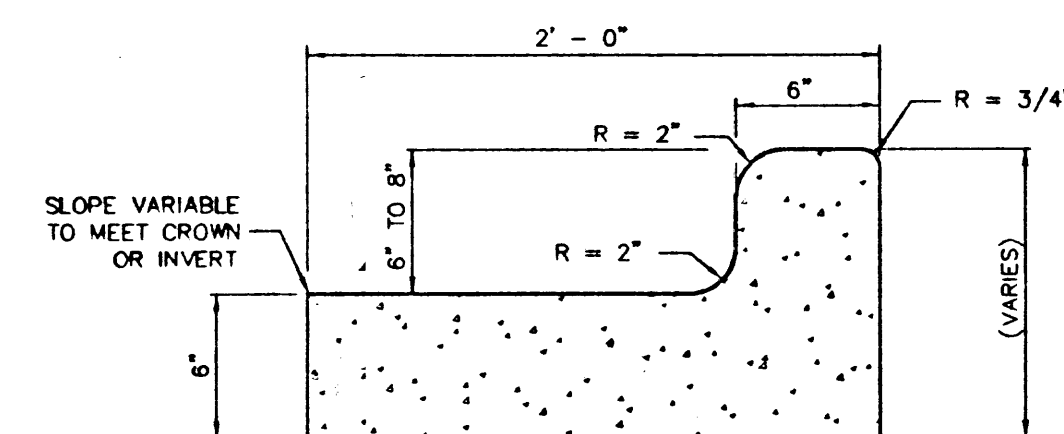
1. ALL EXPANSION JOINTS SHALL BE PERFORMED BITUMINOUS FIBER 1/2" THICK AASHTO M-33, CLASS "A".
2. ALL CONCRETE TO BE 3000 P.S.I., CLASS "A".
3. SCORED CONTRACTION JOINTS TO BE PLACED IN ALL SIDEWALKS AT 5'-0" C/C.
4. 1/2" EXPANSION JOINTS TO BE PLACED IN ALL SIDEWALKS AT 20'-0".
5. SUBGRADE UNDER SIDEWALKS TO BE COMPACTED TO 90% DENSITY AASHTO METHOD.
6. COMPACTION TESTS WHERE REQUIRED BY CITY OF ALBUQUERQUE MUST BE PAID FOR BY CONTRACTOR.

SIDEWALK DETAIL

SCALE: 1" = 1'



CONTRACTION JOINT



NOTES FOR CURB AND GUTTER

1. NO EXPANSION JOINTS WILL BE REQUIRED EXCEPT AT THE END OF CURB RETURNS, POINT OF TANGENCY WITH STRAIGHT RUNS OF CURB AT EVERY INTERSECTION.
2. CONCRETE TO BE CLASS "A", 3000 P.S.I.
3. ALL EXPANSION JOINTS WILL BE PERFORMED BITUMINOUS FIBER 1/2" THICK.
4. CONTRACTION JOINTS (1/2" MINIMUM SCORED JOINTS) MUST BE INSTALLED EVERY 10 FEET IN CURB OR CURB GUTTER.

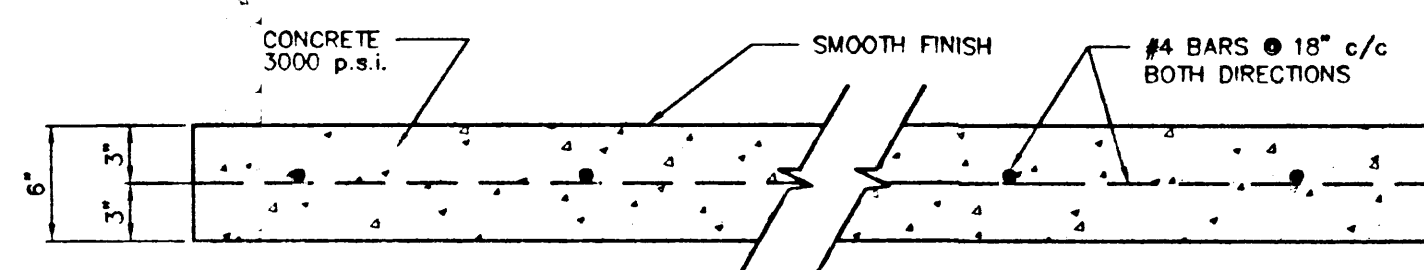
STANDARD CONCRETE CURB AND GUTTER

(FOR STREET RIGHT-OF-WAY)

SCALE: 1 1/2" = 1'

TYPICAL CONCRETE DRIVEWAY

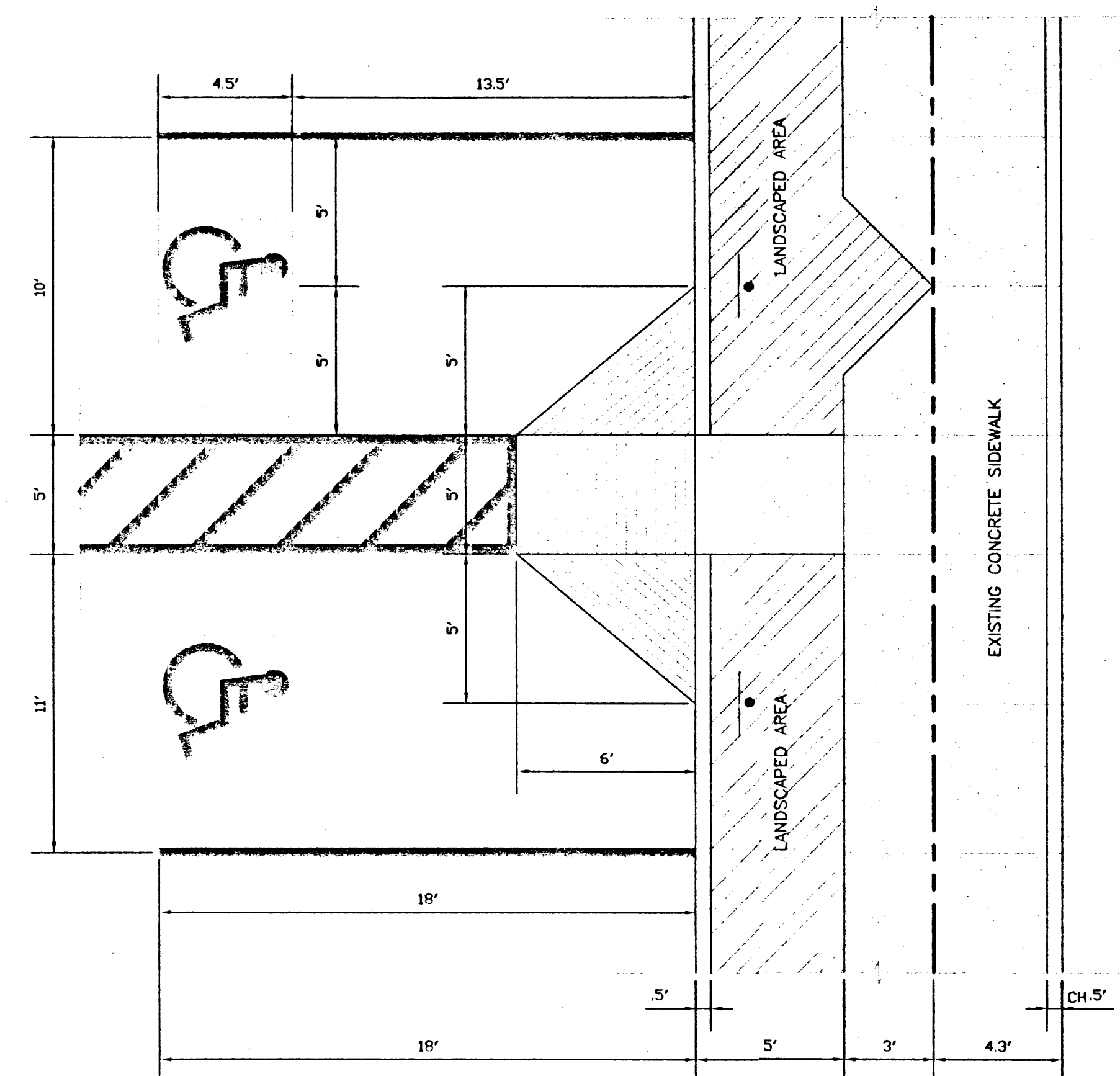
SCALE: AS SHOWN



NOTE
ALL REINFORCING STEEL WILL BE SUPPORTED ABOVE GROUND BY STEEL OR PLASTIC CHAIRS.

CONCRETE PAVING & DUMPSTER PAD SECTION

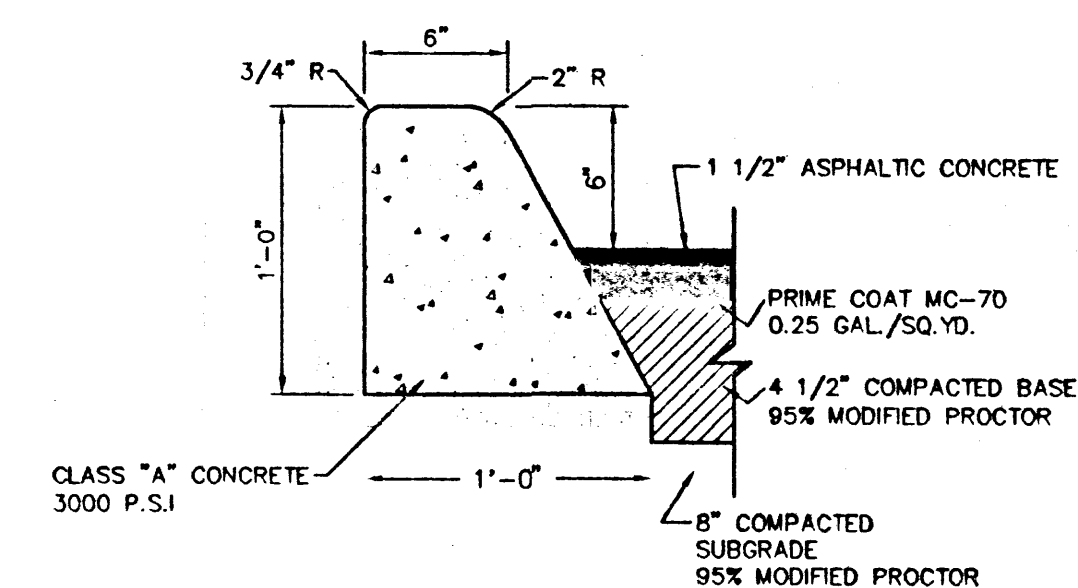
SCALE: 1" = 1'



NOTE
ALL PARKING AREA STRIPPING TO BE IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARDS.

HANDICAPPED PARKING STALL DETAIL

SCALE: 1/4" = 1'



STANDARD CONCRETE CURB

(FOR SITE ONLY)

SCALE: 1 1/2" = 1'

1. NO EXPANSION JOINTS WILL BE REQUIRED EXCEPT AT THE END OF CURB RETURNS, POINT OF TANGENCY WITH STRAIGHT RUNS OF CURB AT EVERY INTERSECTION.
2. CONTRACTION JOINTS (1/2" MINIMUM SCORED JOINTS) MUST BE INSTALLED EVERY 10' IN CURB.
3. ALL EXPANSION JOINTS WILL BE PERFORMED BITUMINOUS FIBER 1/2" THICK.
4. CONCRETE SHALL BE CLASS "A", 3000 PSI.

JOB NO.	PROJECT MGR.
DRAWN BY: BOYD K.	CHECKED BY: GLEN K.
DATE	DATE
6-22-98	

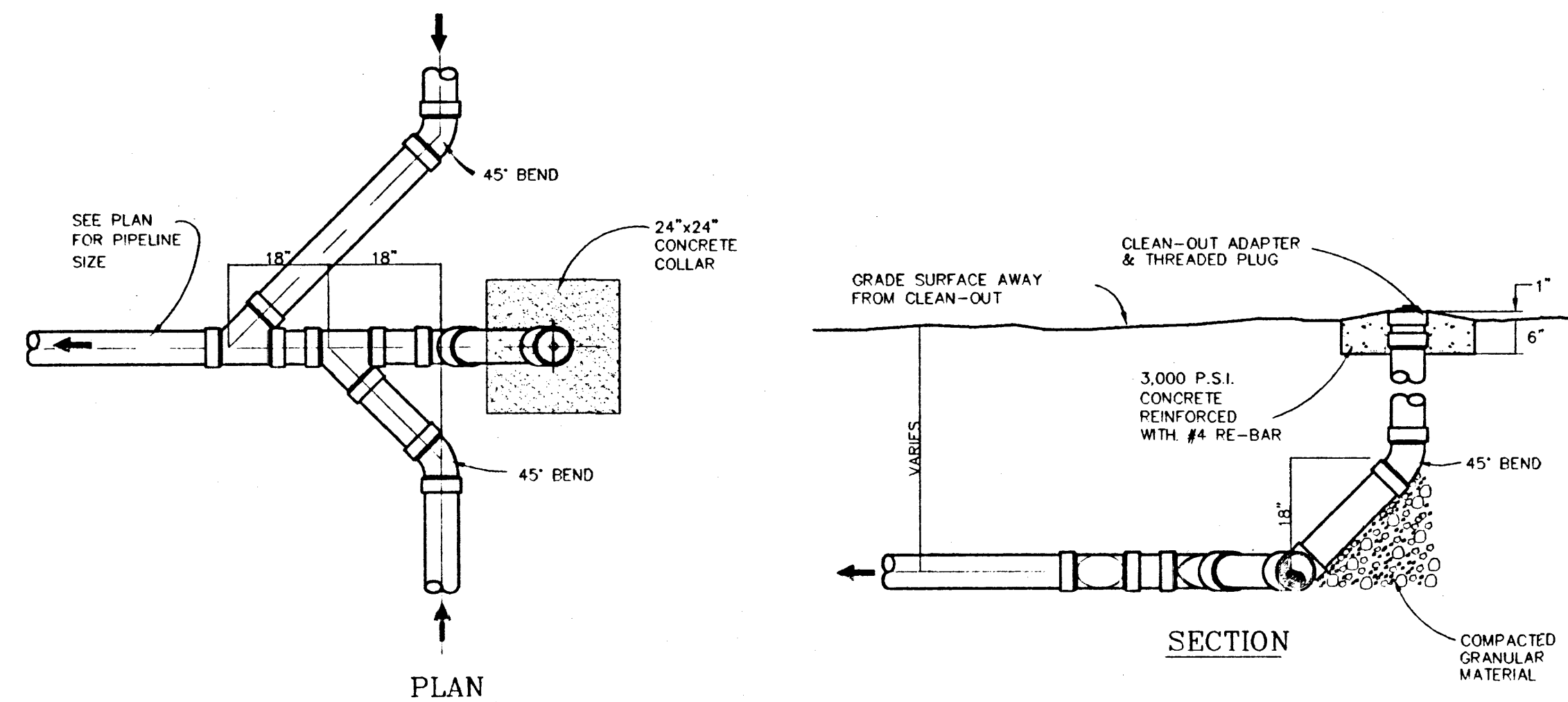
THIS DRAWING IS "NOT FOR CONSTRUCTION" UNTIL ALL ITEMS ARE INITIALED AND DATED	INITIAL	DATE
SUBMITTED TO CITY		
ISSUED FOR BIDDING		
ISSUED FOR CONSTRUCTION		
ISSUED FOR FINAL		

SHEET TITLE:	SITE DETAILS
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PLOT DATE:	8/4/97
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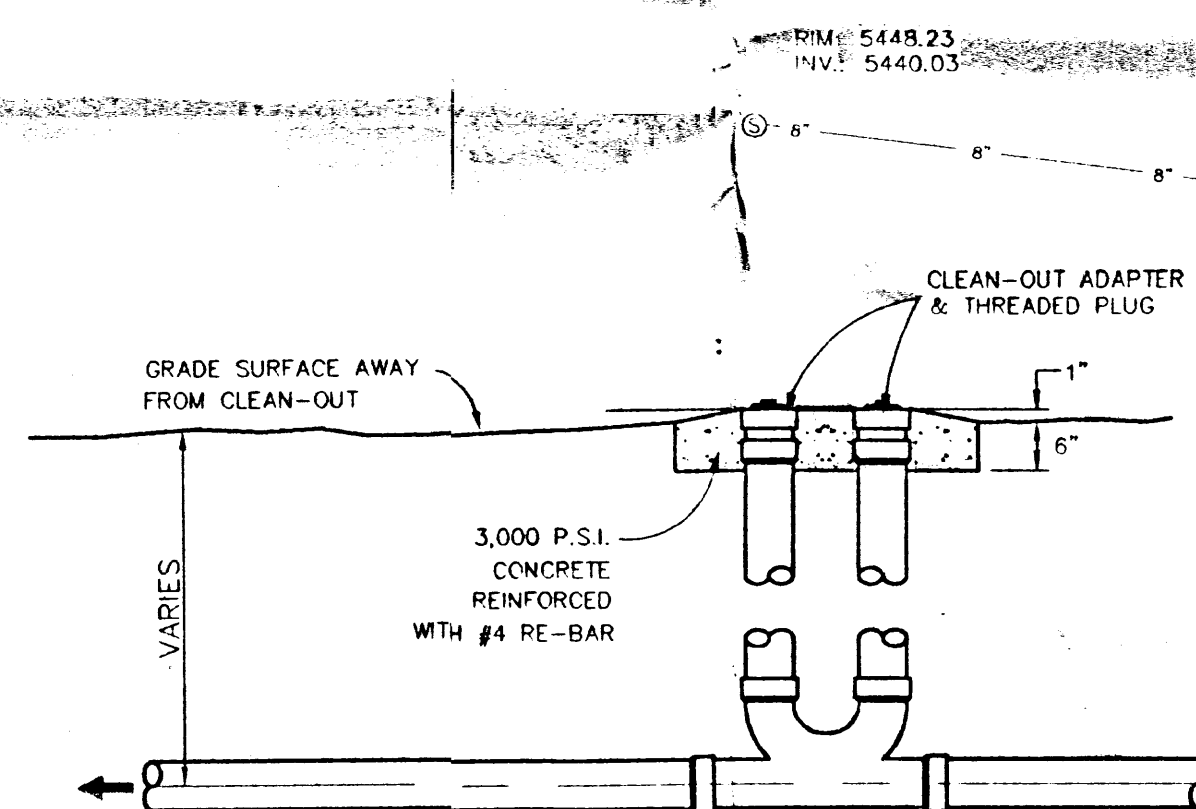
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6/29/98



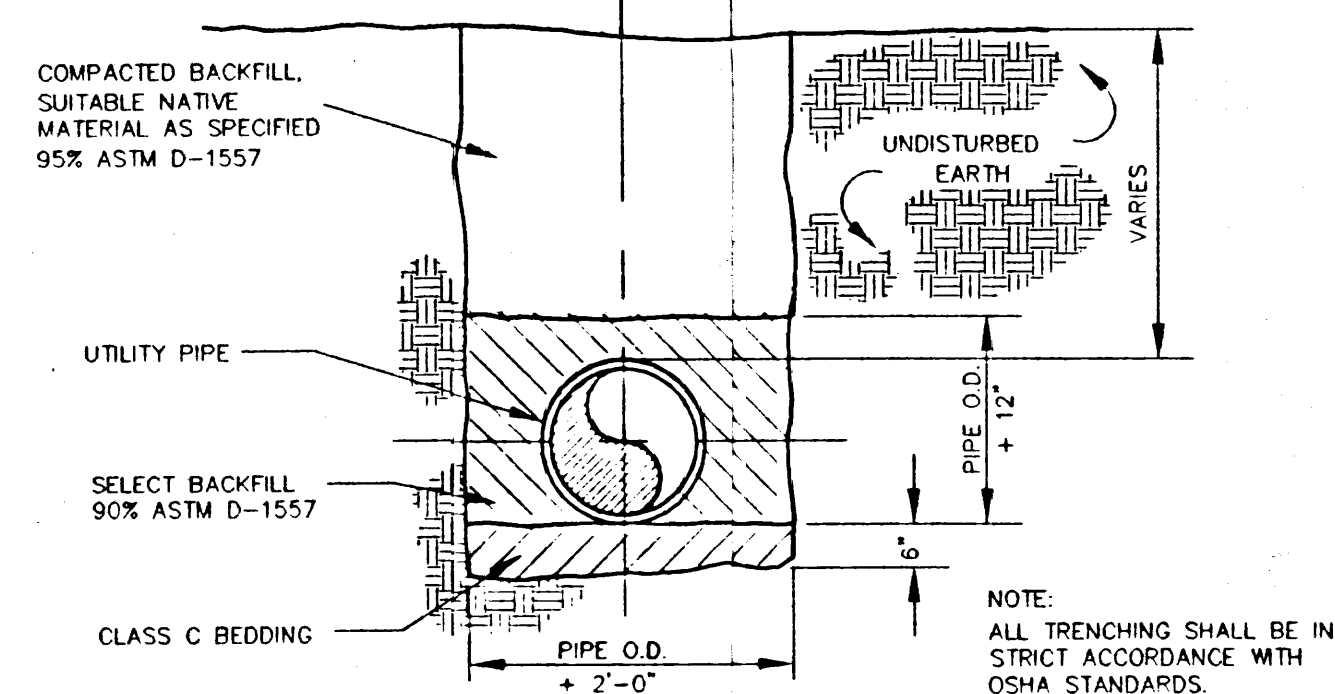
ONE-WAY CLEAN-OUT DETAIL

SCALE: 1/2" = 1'-0"



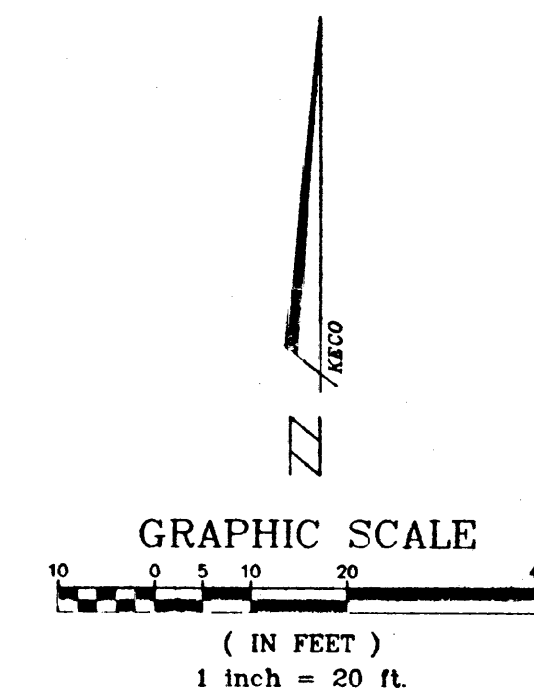
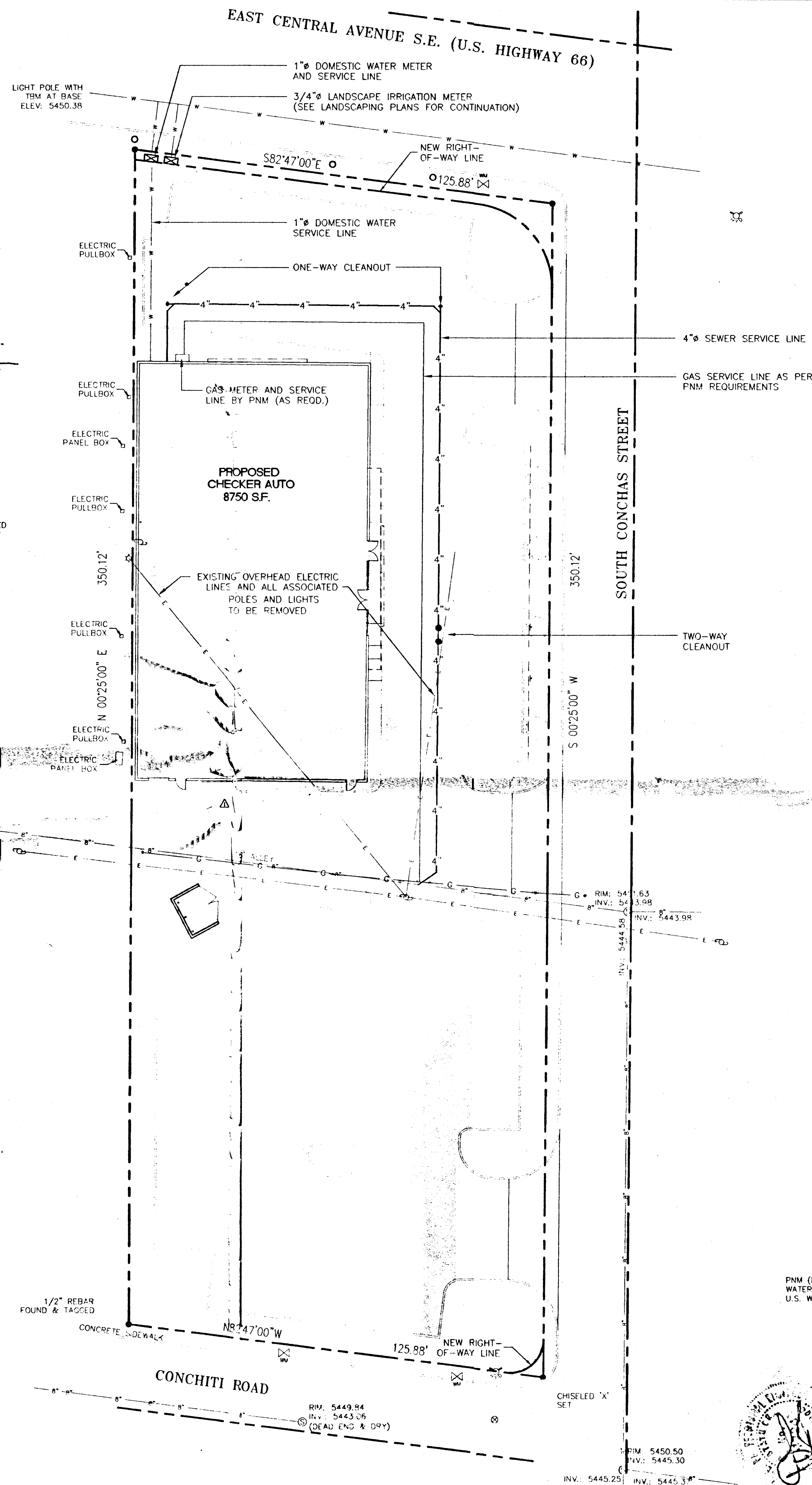
TWO-WAY CLEAN-OUT DETAIL

SCALE: 1/2" = 1'-0"



TYPICAL TRENCH AND BACKFILL DETAIL

NOT TO SCALE



LEGEND

- POWER POLE
- GUY WIRE
- LIGHT POLE
- TRAFFIC SIGN
- TREE
- EXISTING FIRE HYDRANT
- SEWER MANHOLE
- WATER METER
- 2" STEEL GAS LINE
- 8" SANITARY SEWER LINE
- 6" CAST IRON WATER LINE
- EXISTING GROUND CONTOUR
- PROPERTY LINE
- UNDERGROUND ELECTRIC MARKER
- TRAFFIC DIRECTIONAL FLOW
- GAS LINE MARKER
- EXISTING CHAIN LINK FENCE
- PROPOSED NEW BUILDING
- CONCRETE INDICATION
- UNDERGROUND ELECTRIC MARKER

NOTES

- SEE MECHANICAL PLANS FOR ALL LINE EXTENSIONS / CONNECTIONS TO BUILDING.
- ALL SERVICE LINES SHALL BE CONNECTED WITH MATERIALS APPROVED FOR USE BY THE VARIOUS GOVERNING UTILITIES.
- ALL PATCHING OF TRENCHES IN CITY STREETS SHALL BE IN STRICT ACCORDANCE WITH CITY OF ALBUQUERQUE SPECIFICATIONS.

UTILITY CONTACTS

PNM (ELECTRIC & GAS CO.) : (505) 246-5700
WATER & SEWER : (505) 924-3087 (CITY OF ALBUQUERQUE)
U.S. WEST (TELEPHONE) : (800) 879-4357



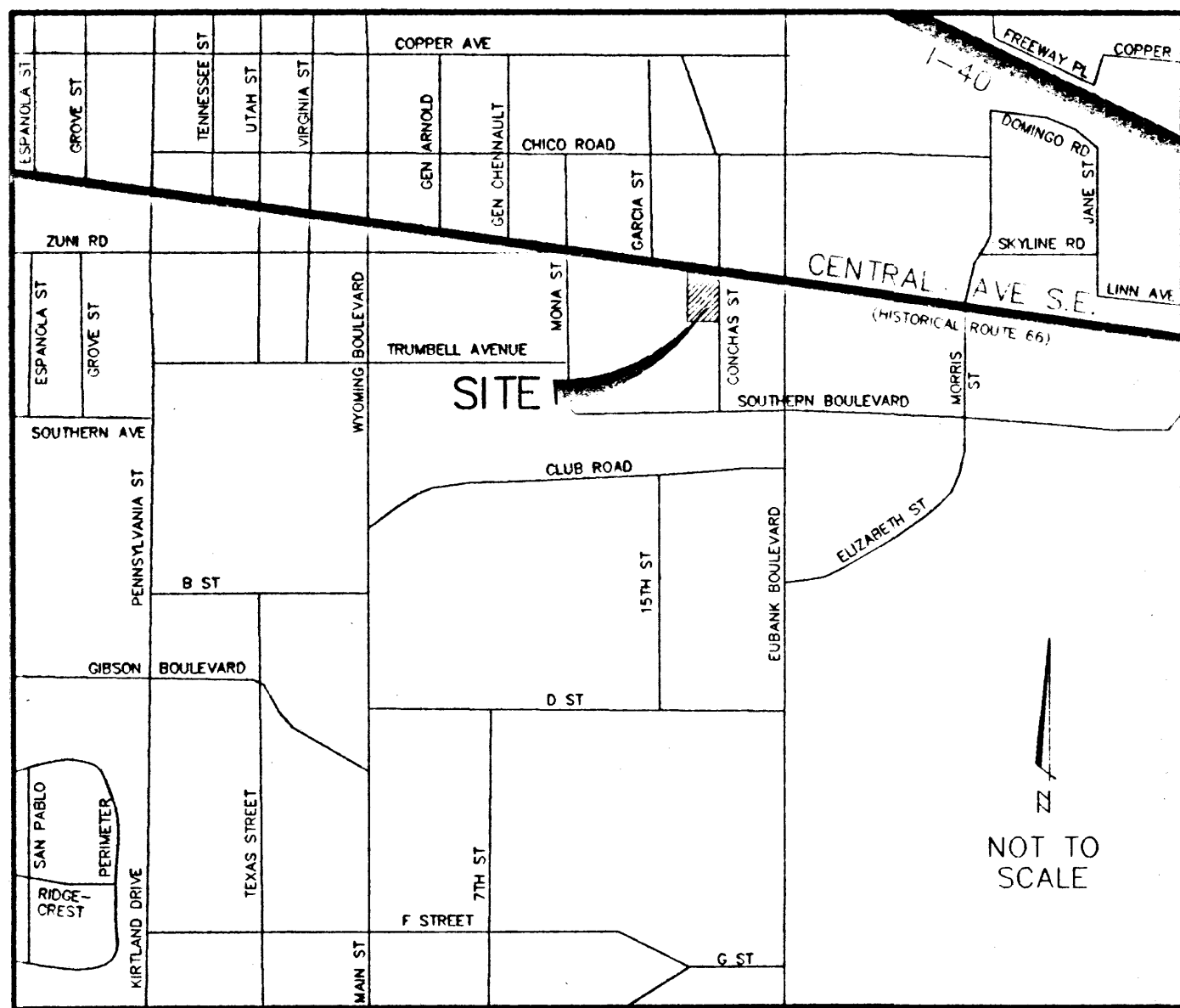
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ARCHICON, L.C.
Architecture & Interiors
4520 N. 17th STREET
PHOENIX, ARIZONA 85014
(602) 772-4255
FAX (602) 772-4256

CHECKER AUTO
8000 10030 EAST CENTRAL AVE. S.E.
ALBUQUERQUE, NEW MEXICO

JOB NO:		
PROJECT MGR:		
DRAWN BY: BOYD K.		
CHECKED BY: GLEN K.		
NO.	REVISION	DATE
1		6-22-98

THESE DRAWINGS ARE "NOT FOR CONSTRUCTION" UNTIL ALL ITEMS ARE INITIALED AND DATED		
	INITIAL	DATE
SUBMITTED TO CITY		
ISSUED FOR BIDDING		
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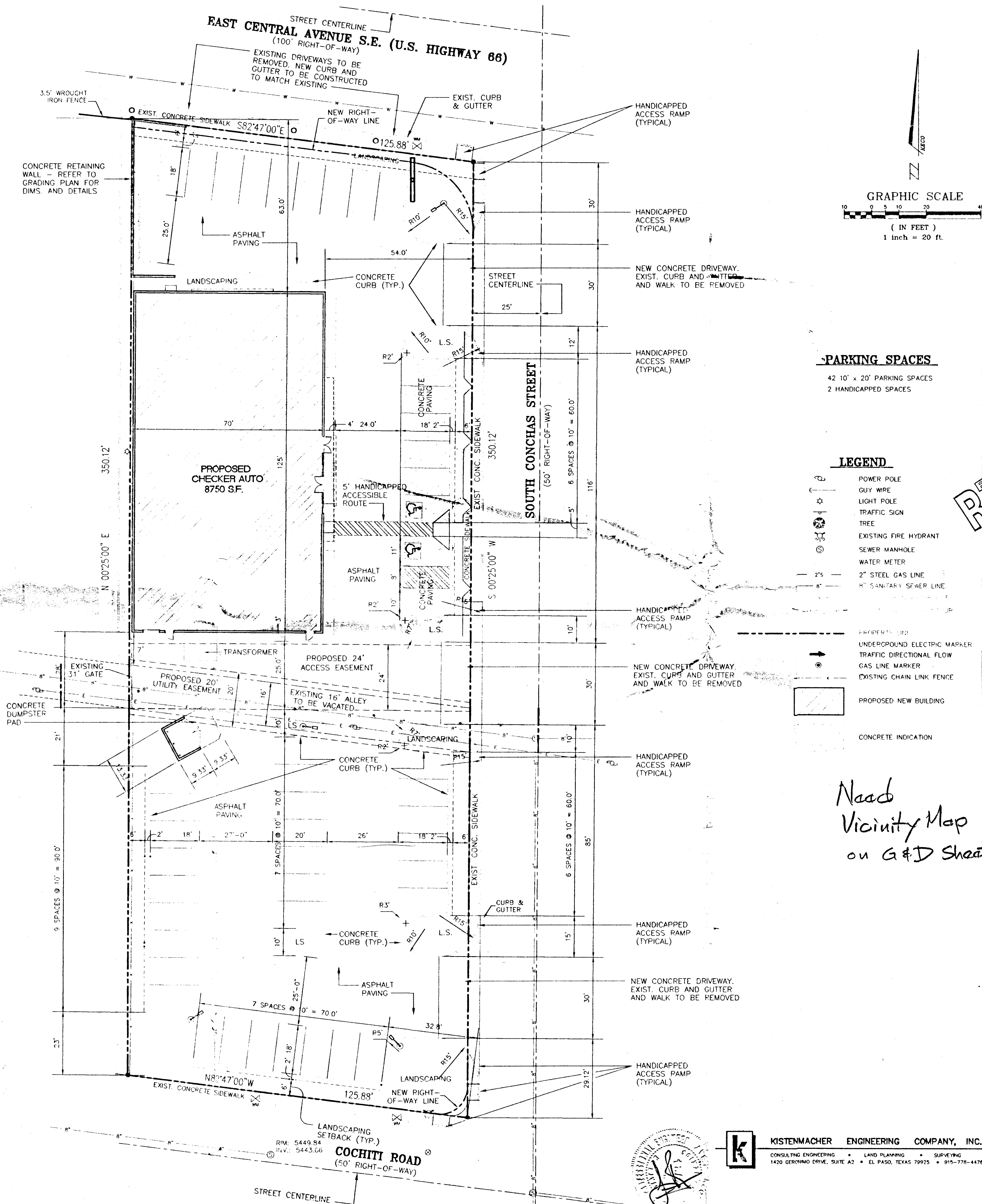
LOCATION MAP ZONE ATLAS L-20

LEGAL DESCRIPTION

LOT 7A, BLOCK 6
SKYLINE HEIGHTS

NOTES

1. ALL SIDEWALKS AND CURB AND GUTTER IN DISREPAIR SHALL BE REMOVED AND REPLACED.
2. SEE ARCHITECTURAL PLANS FOR DEMOLITION OF EXISTING SITE STRUCTURES.
3. MINIMUM 6' WIDE SIDEWALK REQUIRED ALONG CENTRAL AVENUE AND MINIMUM 4' WIDE SIDEWALK REQUIRED ALONG CONCHAS STREET AND COCHITI ROAD.



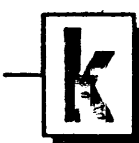
PARKING SPACES

42 10' x 20' PARKING SPACES
2 HANDICAPPED SPACES

LEGEND

- POWER POLE
- GUY WIRE
- LIGHT POLE
- TRAFFIC SIGN
- TREE
- EXISTING FIRE HYDRANT
- SEWER MANHOLE
- WATER METER
- 2" STEEL GAS LINE
- 8" SANITARY SEWER LINE
- PROPERTY LINE
- UNDERGROUND ELECTRIC MARKER
- TRAFFIC DIRECTIONAL FLOW
- GAS LINE MARKER
- EXISTING CHAIN LINK FENCE
- PROPOSED NEW BUILDING
- CONCRETE INDICATION

Need
Vicinity Map
on G&D Sheet



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PHOENIX, ARIZONA 85014
(602) 272-4256
FAX (602) 739-4266

CHECKER AUTO
8000 10030 EAST CENTRAL AVE. S.E.
ALBUQUERQUE, NEW MEXICO

NO.	REVISION	DATE

INITIAL	DATE

SHEET TITLE:
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SITE PLAN

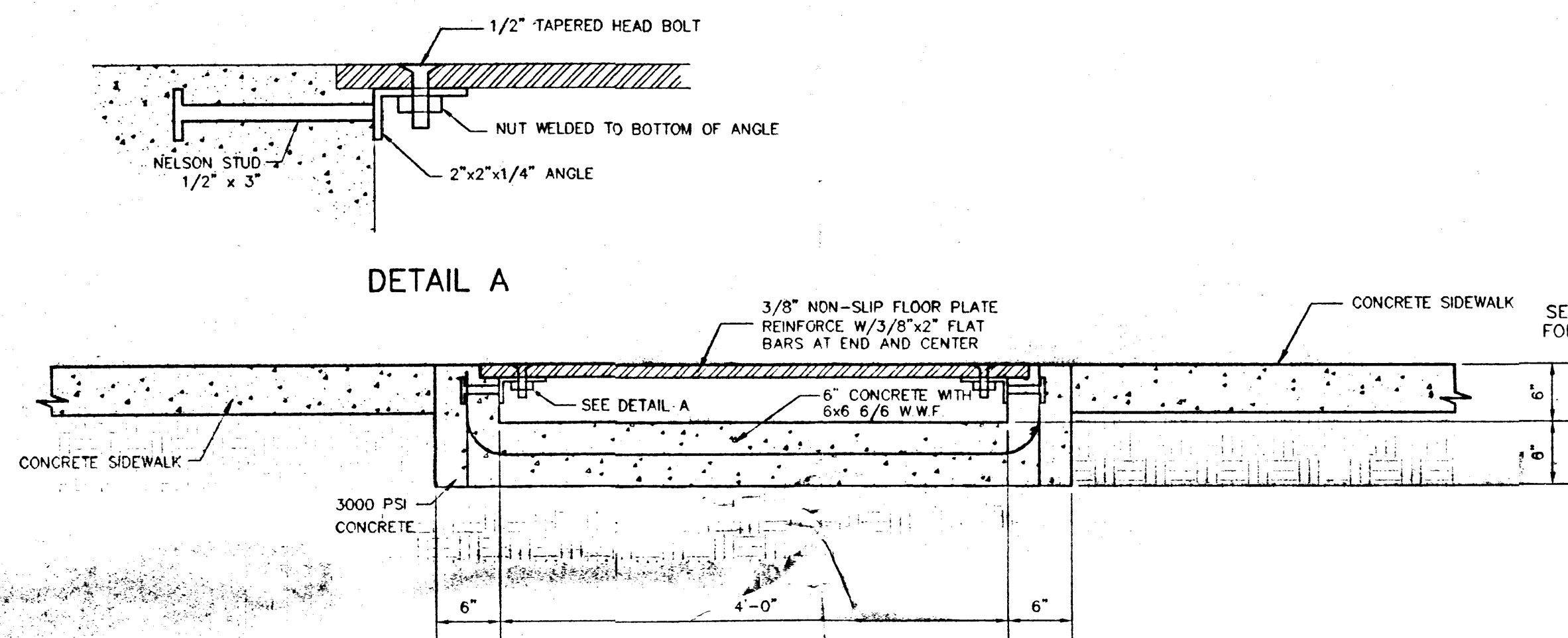
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NOTICE TO CONTRACTOR

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

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



TYPICAL SECTION CONCRETE FLUME

SCALE: 1" = 1'

EXISTING DRAINAGE CALCULATIONS

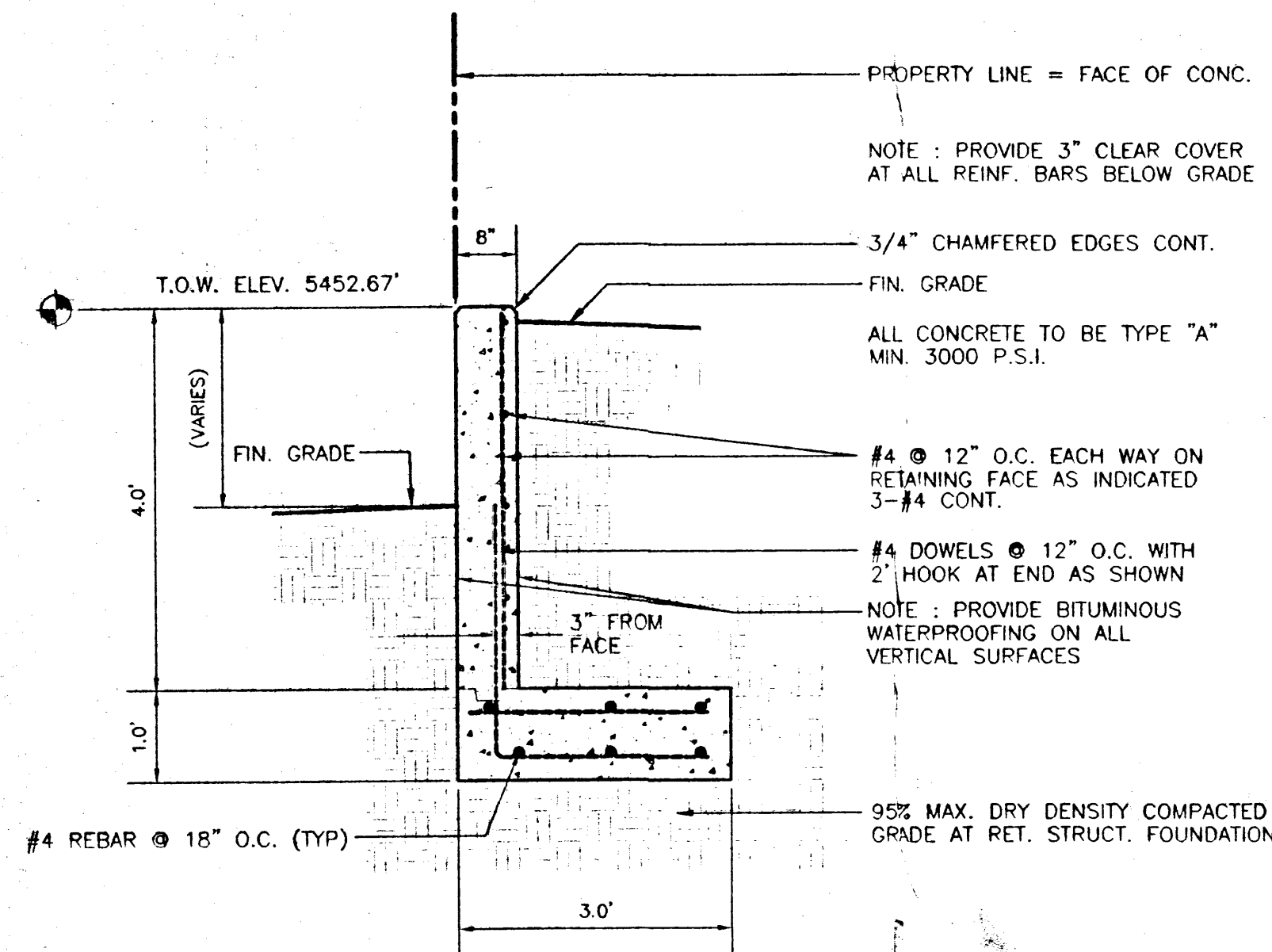
WATER-SHED	ACRES OF LAND TREATMENT D	ACRES OF LAND TREATMENT C	PEAK DISCHARGE (CFS) 10 YR.	PEAK DISCHARGE (CFS) 100 YR.
I	0.31	0.02	1.09	1.63
II	0.66	0.00	2.24	3.31
III	0.01	0.00	0.03	0.05
TOTAL			3.36	4.99

PROPOSED DRAINAGE CALCULATIONS

WATER-SHED	LAND TREATMENT D	LAND TREATMENT C	PEAK DISCHARGE (CFS) 10 YR.	PEAK DISCHARGE (CFS) 100 YR.
I	0.30	0.03	1.08	1.61
II	0.59	0.07	2.14	3.20
III	0.01	0.00	0.03	0.05
TOTAL			3.25	4.86

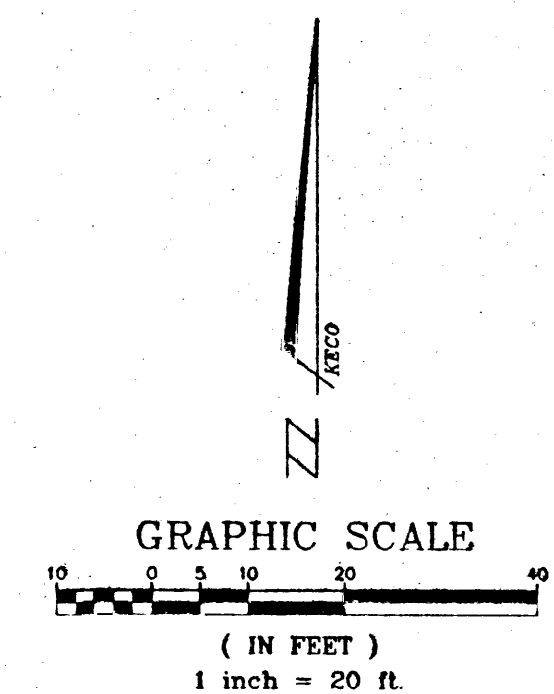
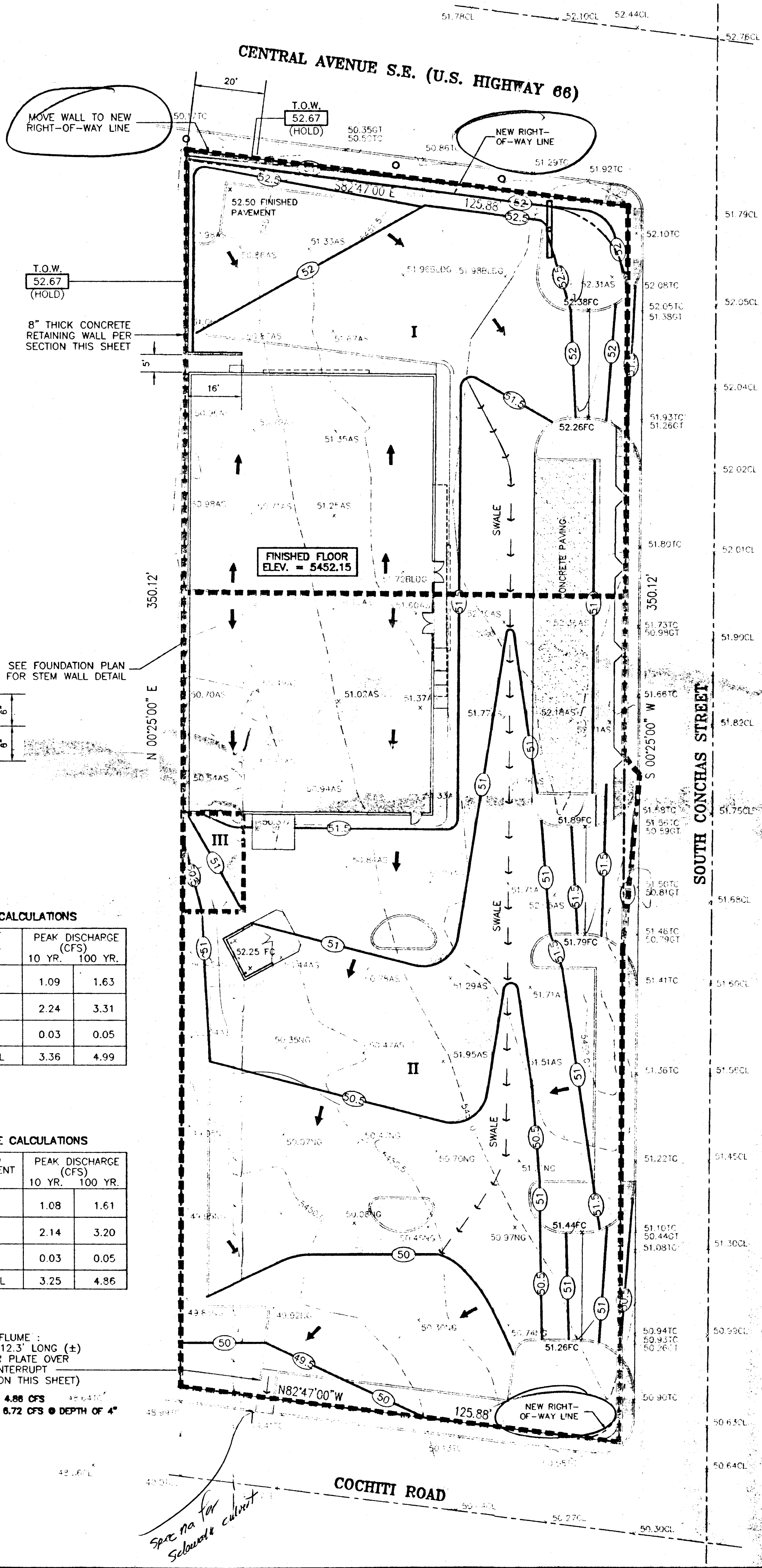
CONCRETE FLUME : 4' WIDE X 12' 3" LONG (±) WITH COVER PLATE OVER SIDEWALK INTERRUPT (SEE SECTION THIS SHEET)

Q EXPECTED: 4.86 CFS
Q CAPACITY: 0.72 CFS @ DEPTH OF 4"



RETAINING WALL SECTION

SCALE: 1" = 1'-0"



LEGEND

- POWER POLE
- GUY WIRE
- LIGHT POLE
- TRAFFIC SIGN
- TREE
- EXISTING FIRE HYDRANT
- SEWER MANHOLE
- WATER METER
- 2" STEEL GAS LINE
- 8" SANITARY SEWER LINE
- 6" CAST IRON WATER LINE
- EXISTING GROUND CONTOUR
- FINISHED GRADE CONTOUR
- PROPERTY LINE
- UNDERGROUND ELECTRIC MARKER
- GAS LINE MARKER
- SPOT ELEVATION - PROPOSED CONCRETE
- SPOT ELEVATION - EXISTING GUTTER FLOW LINE
- SPOT ELEVATION - EXISTING TOP OF ASPHALT
- SPOT ELEVATION - EXISTING NATURAL GROUND
- SPOT ELEVATION - EXISTING TOP OF CURB
- SPOT ELEVATION - EXISTING CENTERLINE OF STREET
- SPOT ELEVATION - EXISTING BUILDING CORNER
- DIRECTION OF WATER FLOW INDICATOR
- DRAINAGE SWALE FLOW INDICATOR

BENCHMARK

1 3/4" ALUMINUM DISK STAMPED "A.C.S. B.M. 9-120", LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF CENTRAL AVENUE AND PARSIFAL STREET, N.E., SET ON THE TOP OF CURB, ELEVATION: 5445.436 FEET 1659.772 METERS

NOTES

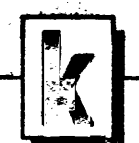
1. COORDINATE FINAL GRADE IN LANDSCAPE AREAS WITH LANDSCAPING DRAWINGS. THESE AREAS SHALL BE LEFT 3" BELOW TOP OF ADJACENT CURB / WALK.
2. ALL CURBS ARE 8" FROM GUTTER TO TOP OF CURB.

FLOOD PLAIN NOTE

*THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON FIRM FLOOD INSURANCE RATE MAPS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL No. 350002, COMMUNITY PANEL No. 350002 P DATED: 9-20-96

AREA

43,761 SQUARE FEET OR 1.0046 ACRES

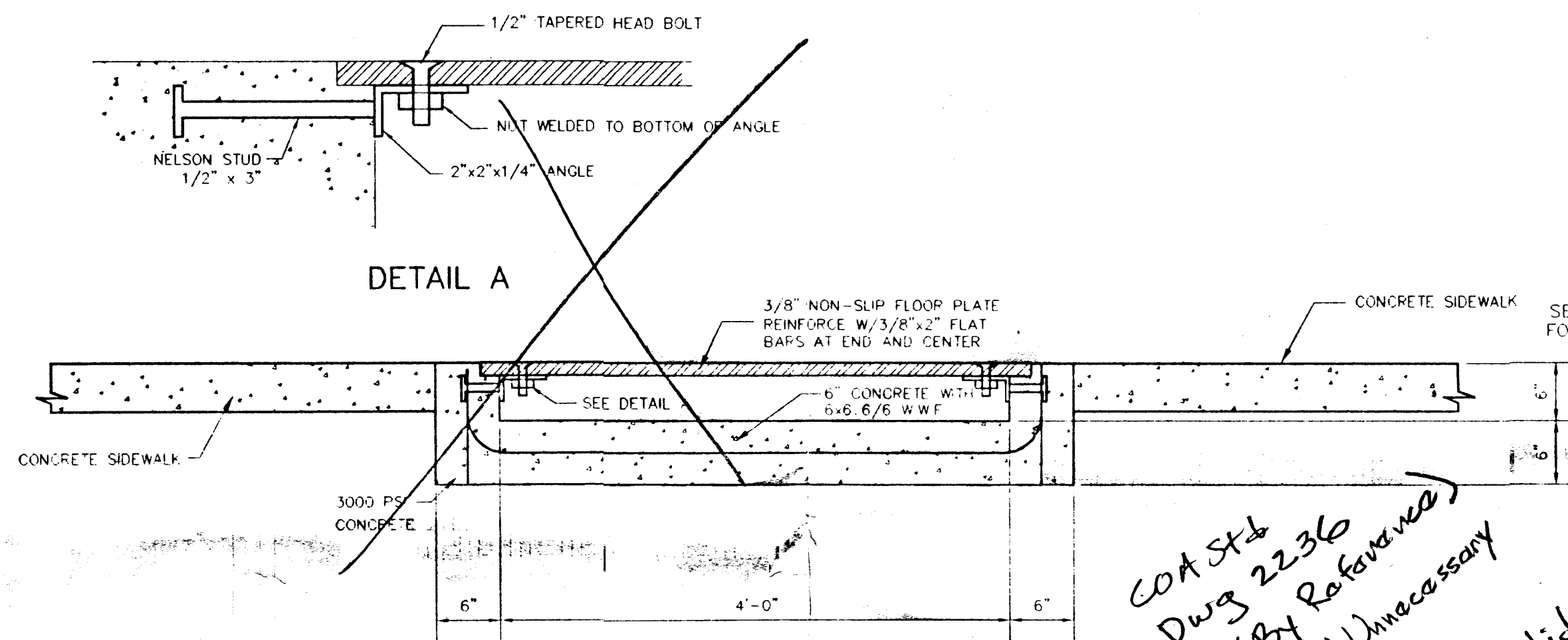


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NOTICE TO CONTRACTOR

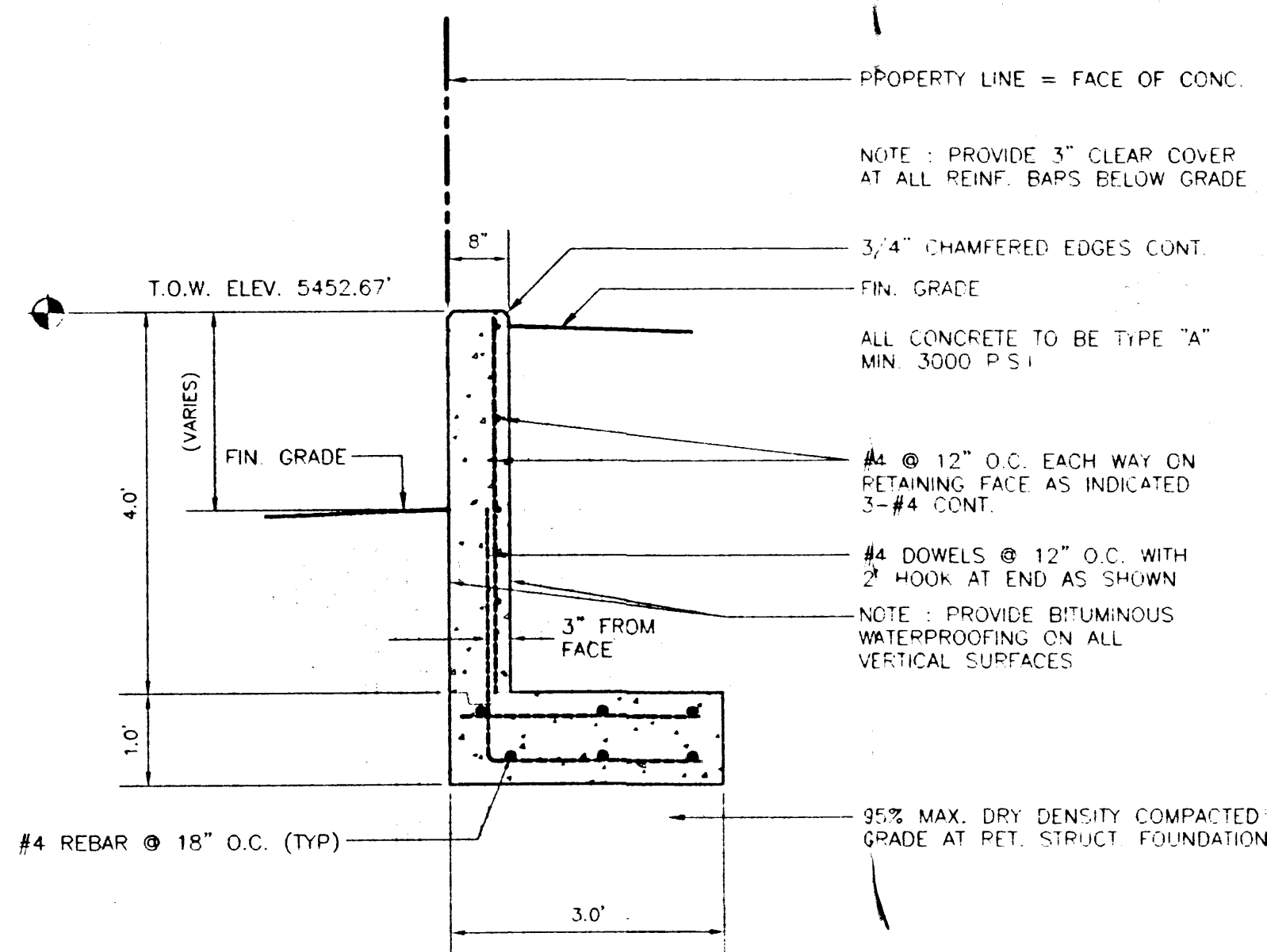
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1995.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED WITH A MINIMUM OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO COMMERCIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

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



TYPICAL SECTION CONCRETE FLUME

SCALE: 1" = 1'



RETAINING WALL SECTION

SCALE: 1" = 1'-0"

EXISTING DRAINAGE CALCULATIONS

WATER-SHED	LAND TREATMENT D	ACRES OF LAND TREATMENT C	PEAK DISCHARGE (CFS)	
			10 YR.	100 YR.
I	0.31	0.02	1.09	1.63
II	0.66	0.00	2.24	3.31
III	0.01	0.00	0.03	0.05
		TOTAL	3.36	4.99

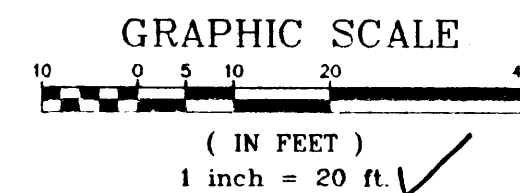
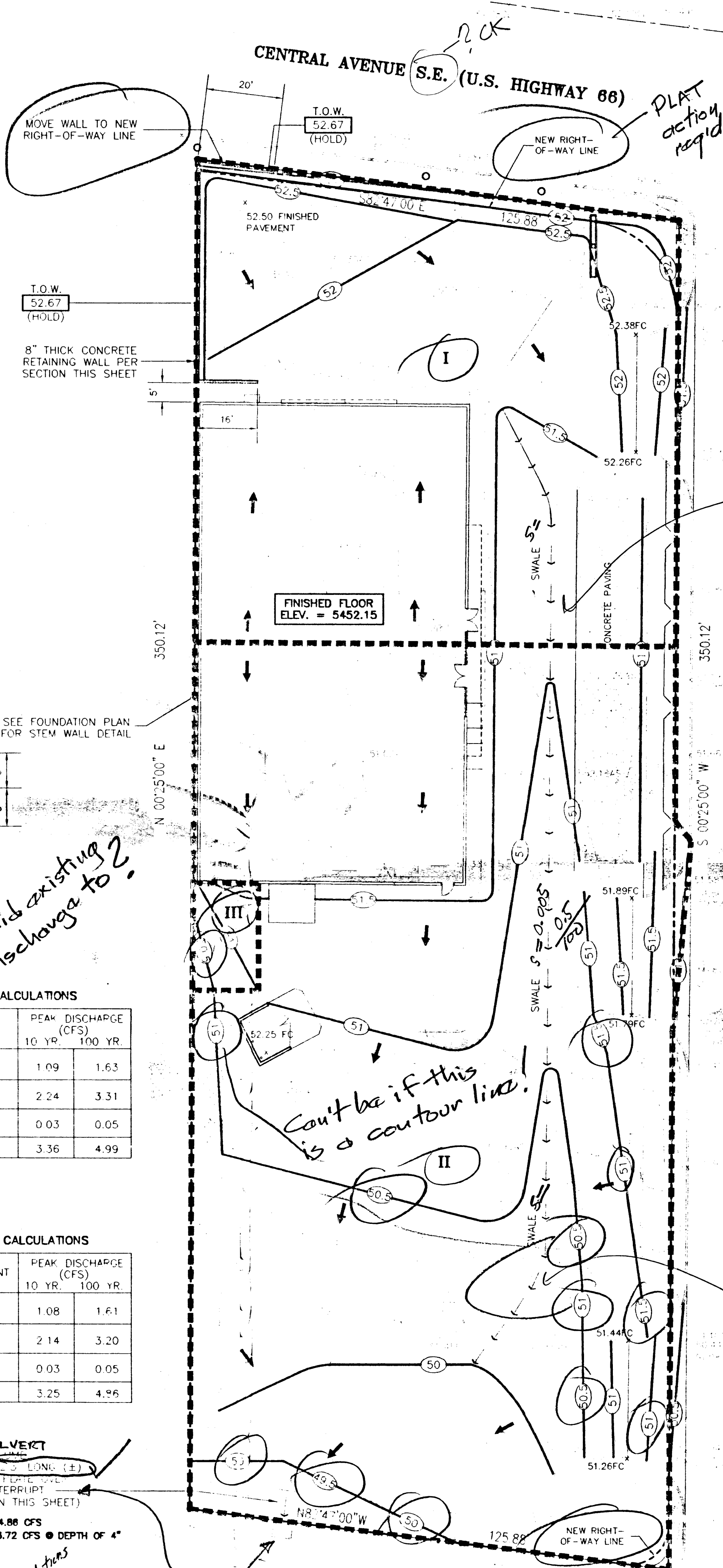
PROPOSED DRAINAGE CALCULATIONS

WATER-SHED	LAND TREATMENT D	LAND TREATMENT C	PEAK DISCHARGE (CFS)	
			10 YR.	100 YR.
I	0.30	0.03	1.08	1.61
II	0.59	0.07	2.14	3.20
III	0.01	0.00	0.03	0.05
		TOTAL	3.25	4.86

SW CULVERT
4' WIDE X 12' LONG (±)
WITH COVER TOP TO TOP OF SIDEWALK INTERRUPT (SEE SECTION THIS SHEET)
Q EXPECTED: 4.86 CFS
Q CAPACITY: 8.72 CFS @ DEPTH OF 4'

COA Std Dwg 2236 (By Reference) Detail Unnecessary
Where did existing discharge to?

SW CULVERT Ref. to COA Std Dwg 2236 COCHITI ROAD
Downstream Street Capacity?



Vicinity Map Req'd

LEGEND

- POWER POLE
- GUY WIRE
- LIGHT POLE
- TRAFFIC SIGN
- TREE
- EXISTING FIRE HYDRANT
- SEWER MANHOLE
- WATER METER
- 2" STEEL GAS LINE
- 8" SANITARY SEWER LINE
- 6" CAST IRON WATER LINE
- EXISTING GROUND CONTOUR
- FINISHED GROUND CONTOUR
- PROPERTY LINE
- UNDERGROUND ELECTRIC MARKER
- GAS LINE MARKER
- SPOT ELEVATION - PROPOSED CONCRETE
- SPOT ELEVATION - EXISTING GUTTER FLOW LINE
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- SPOT ELEVATION - EXISTING CENTERLINE OF STREET
- SPOT ELEVATION - EXISTING BUILDING CORNER
- DIRECTION OF WATER FLOW INDICATOR
- DRAINAGE SWALE FLOW INDICATOR

BENCHMARK

1 3/4" ALUMINUM DISK STAMPED "A.C.S., B.M. 9-120", LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF CENTRAL AVENUE AND PARISAL STREET, N.E. SET ON THE TOP OF CURB. ELEVATION: 5445.436 FEET. ELEVATION: 1659.772 METERS

NOTES

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2. ALL CURBS ARE 8" FROM GUTTER TO TOP OF CURB.

FLOOD PLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON FIRM FLOOD INSURANCE RATE MAPS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. COMMUNITY PANEL NO. 350002. COMMUNITY PANEL NO. 35001C0358 P. DATED: 9-20-96

AREA

43,761 SQUARE FEET OR 1.0046 ACRES

USE Stamp instead of Seal & DATE



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ARCHICON, L.C.
Architecture & Interiors
4520 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602) 272-4056
FAX (602) 279-4056

CHECKER AUTO
10030 EAST CENTRAL AVE. S.E.
ALBUQUERQUE, NEW MEXICO

8000

JOB NO:

PROJECT MGR:

DRAWN BY: BOYD K.

CHECKED BY: GLEN K.

NO	REVISION	DATE

THESE DRAWINGS ARE "NOT FOR CONSTRUCTION" UNTIL ALL ITEMS ARE INITIALED AND DATED

INITIAL DATE

SUBMITTED TO CITY

ISSUED FOR BIDDING

APPROVAL HAS NOT BEEN COMPLETED

CITY APPROVAL

ISSUED FOR CONST.

TO OWNER WITHIN 3 WORKING DAYS OR G.O. ASSUMES ALL CHANGES

SHEET TITLE:

DRAINAGE & GRADING PLAN

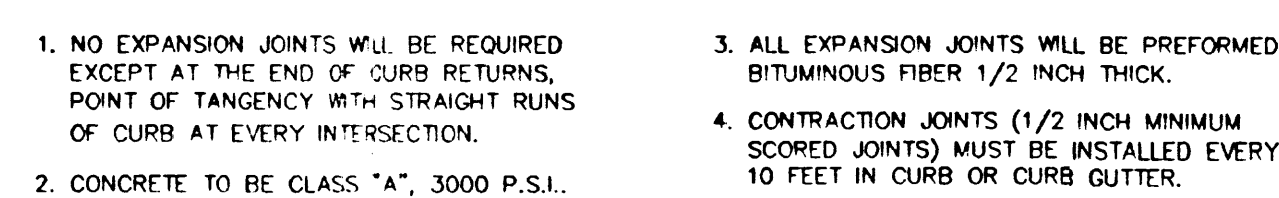
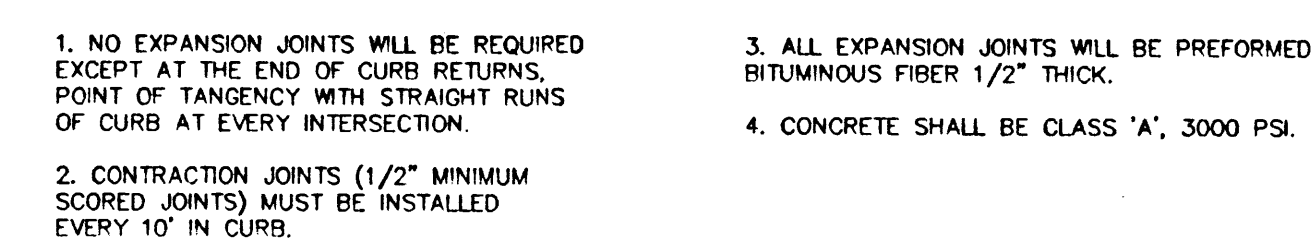
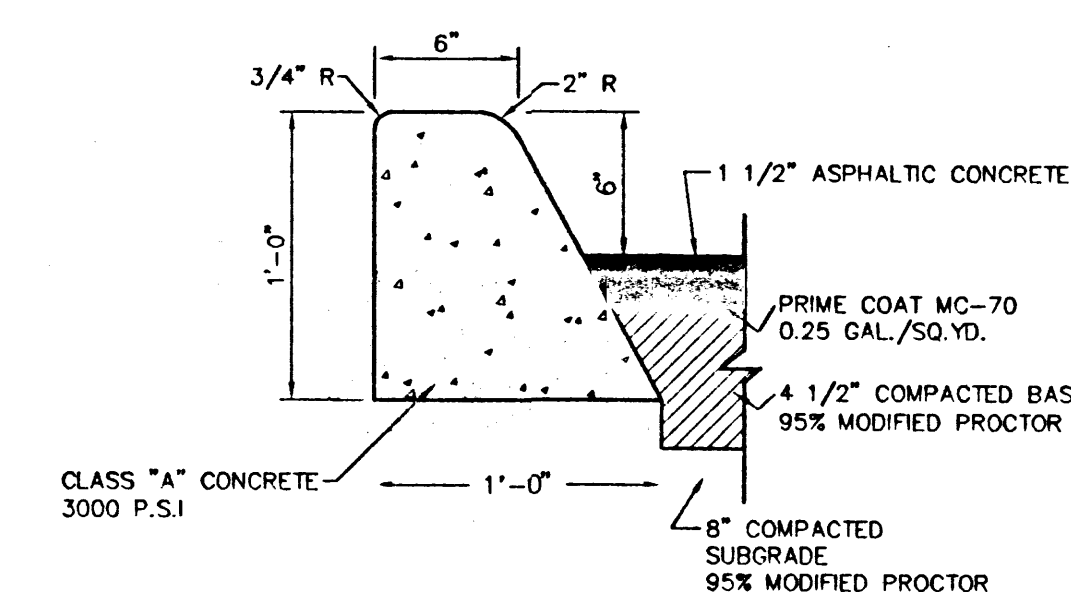
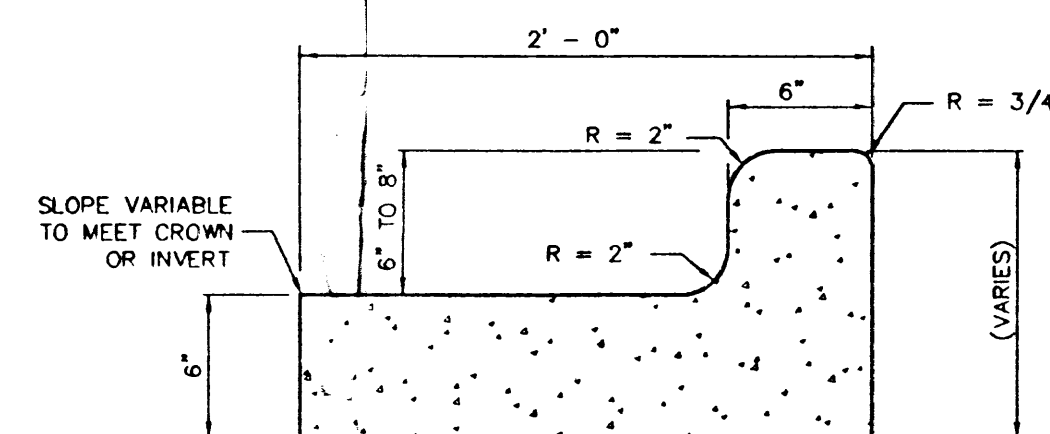
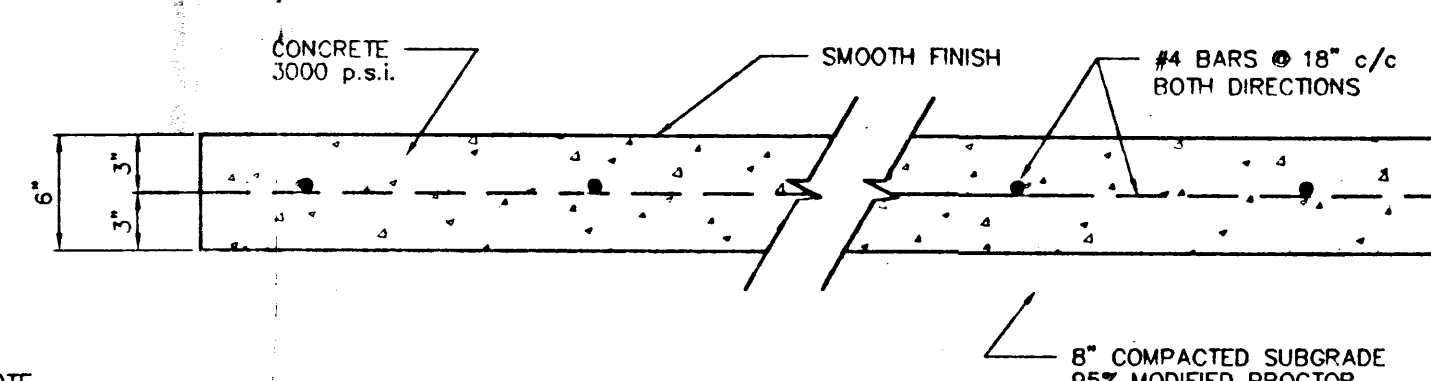
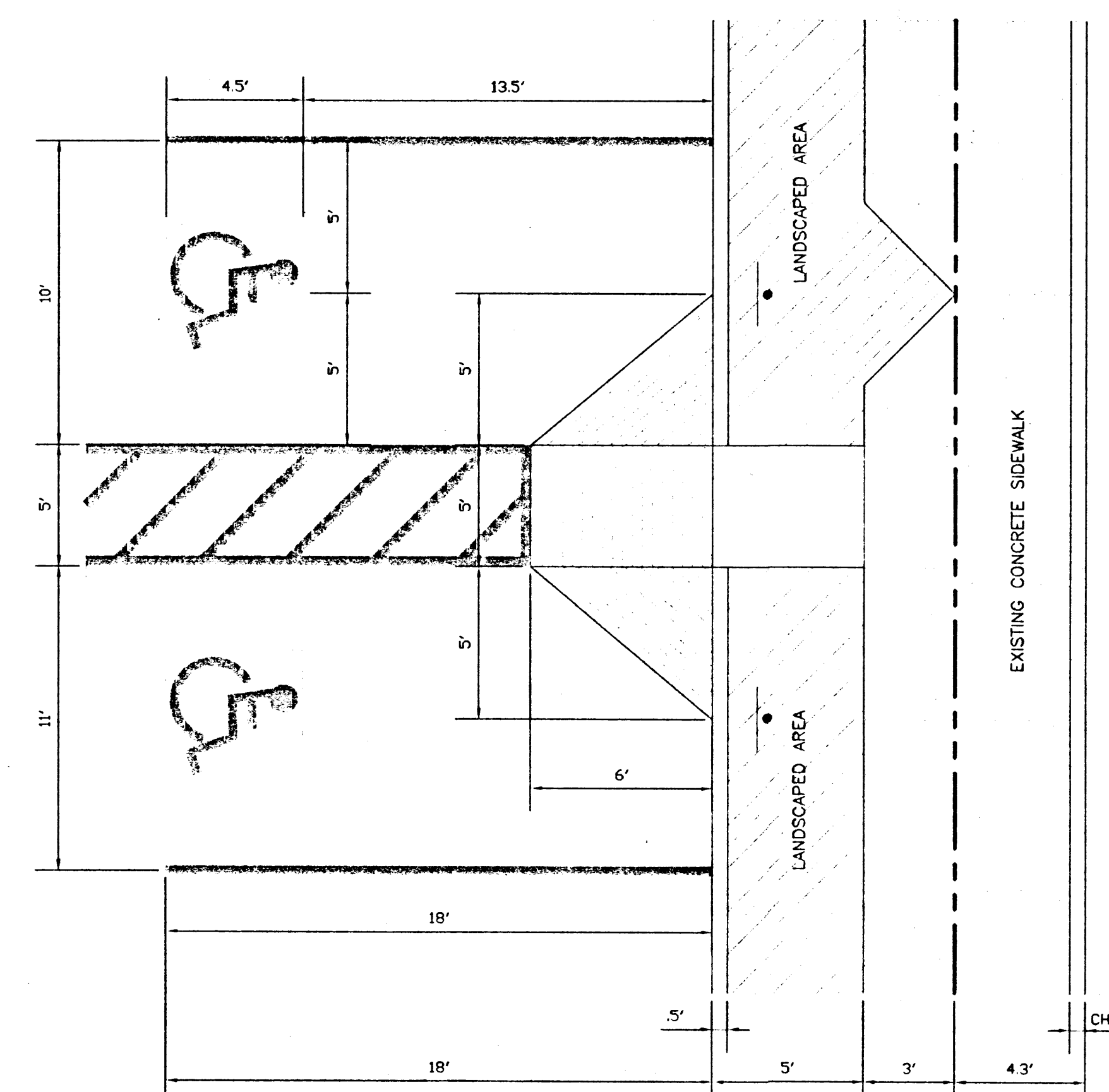
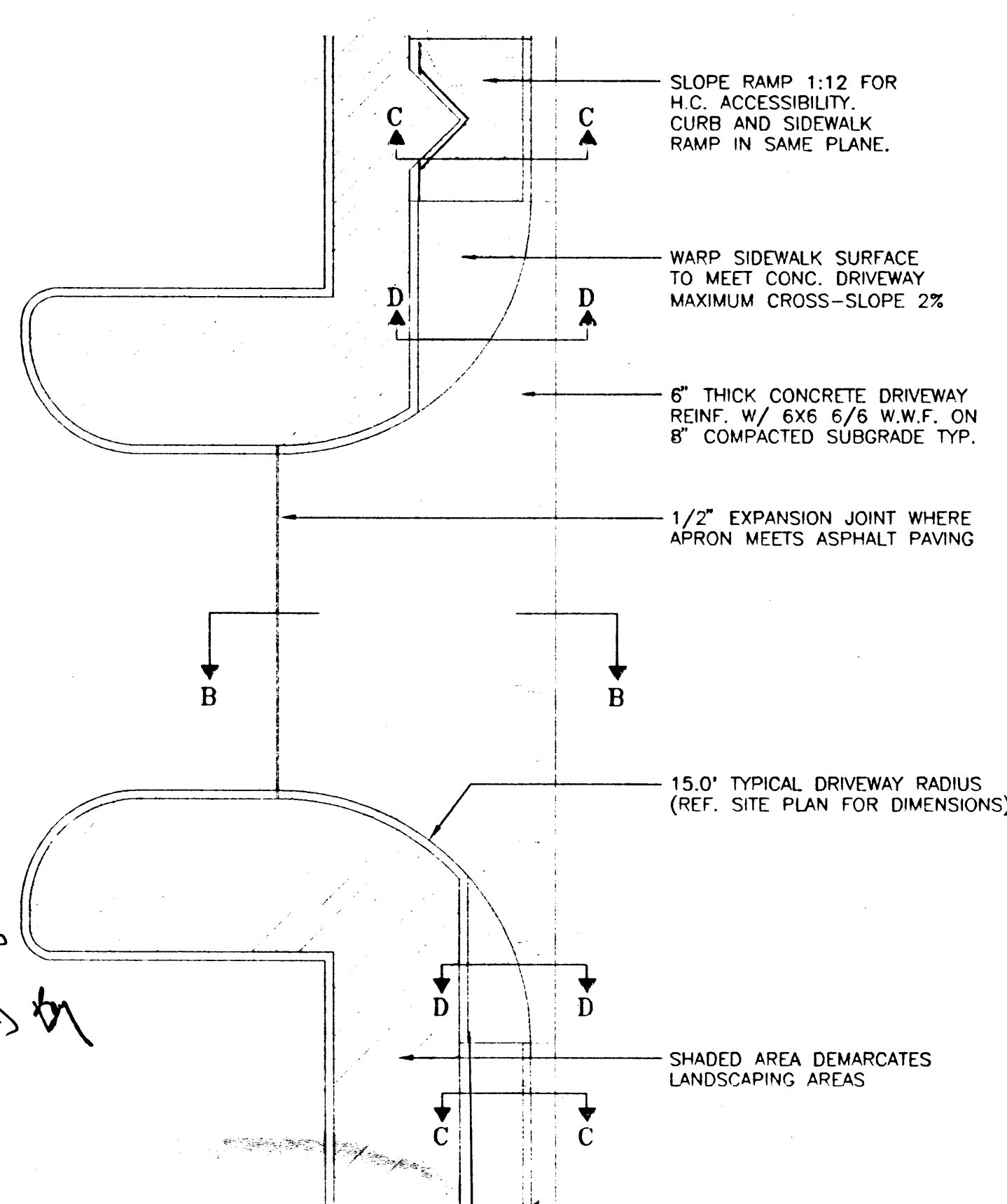
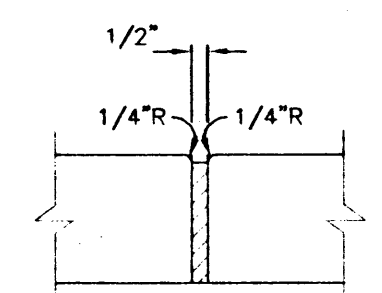
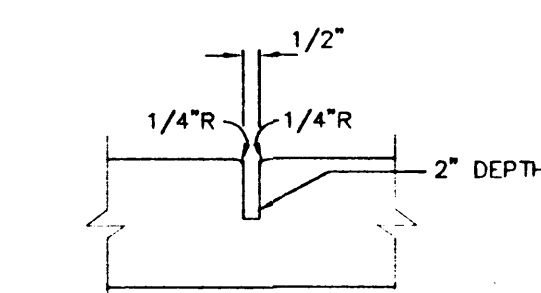
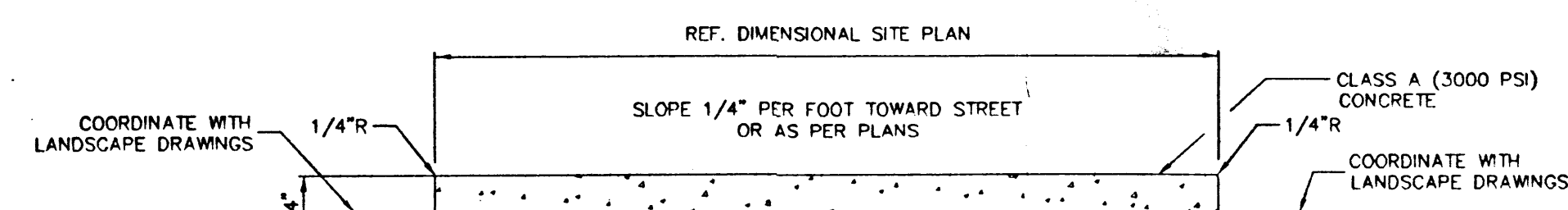
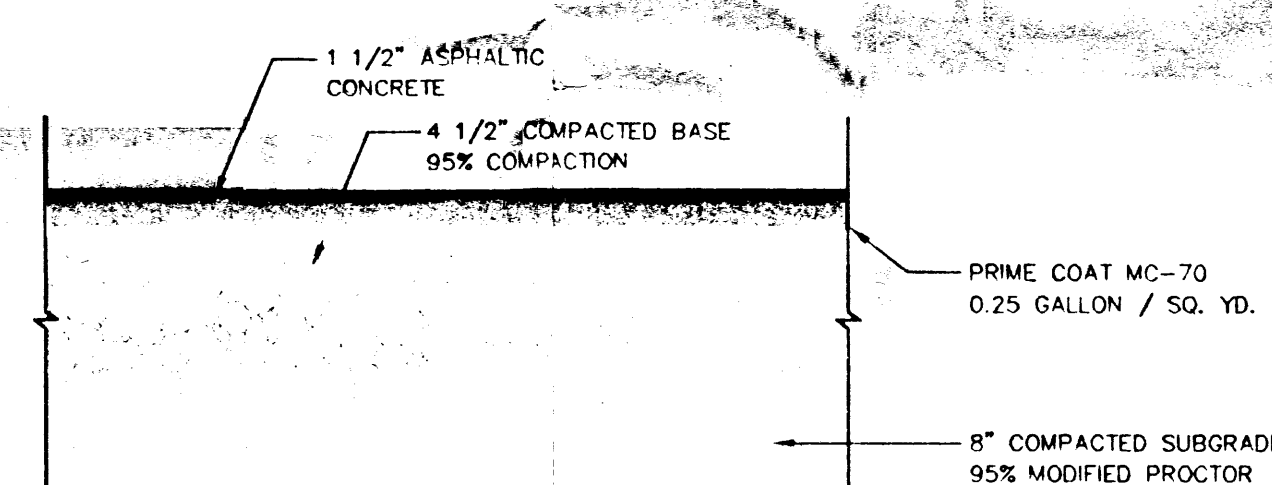
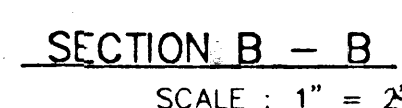
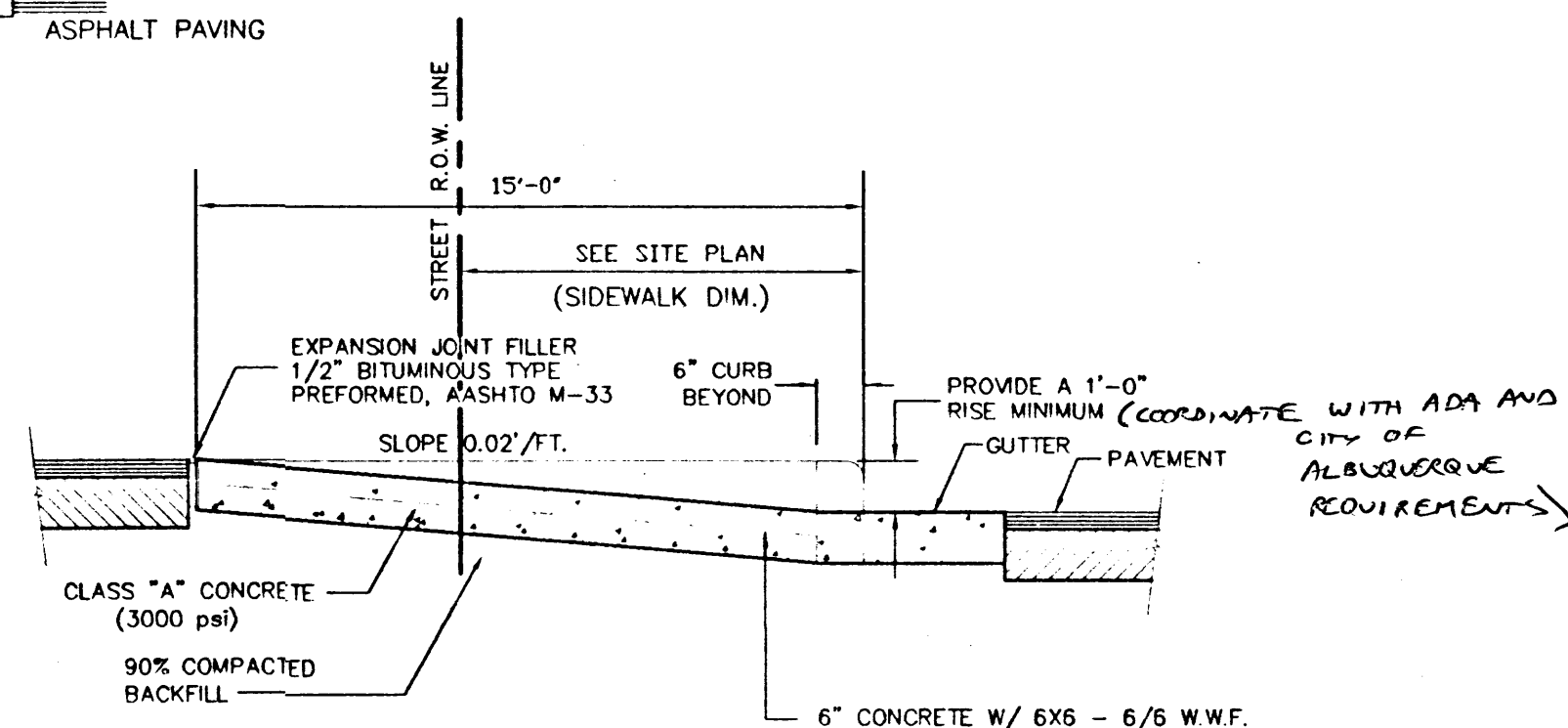
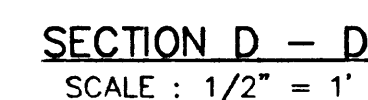
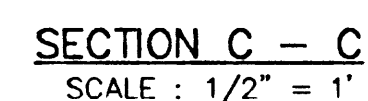
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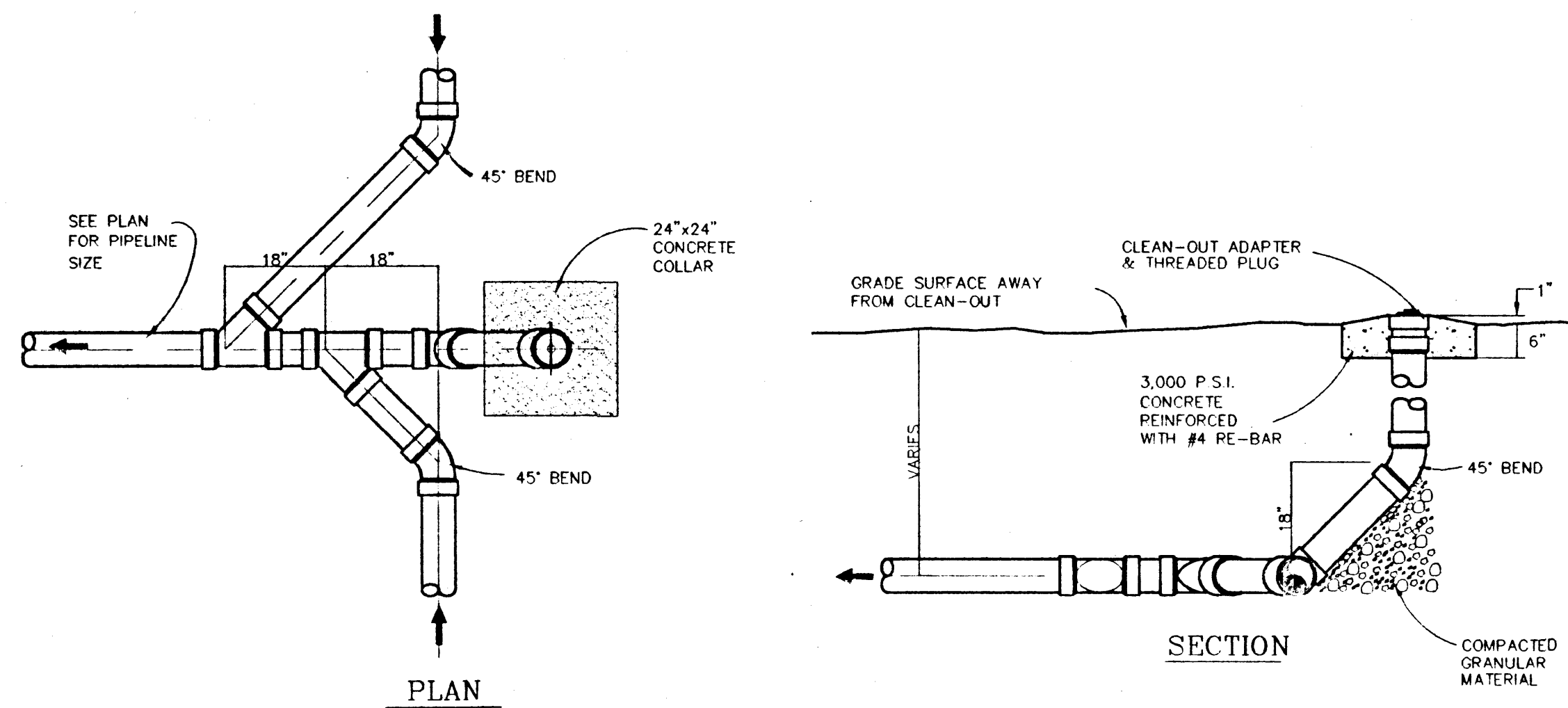
SEE REFERENCE: GRADPLAN DWG

C2

2-4

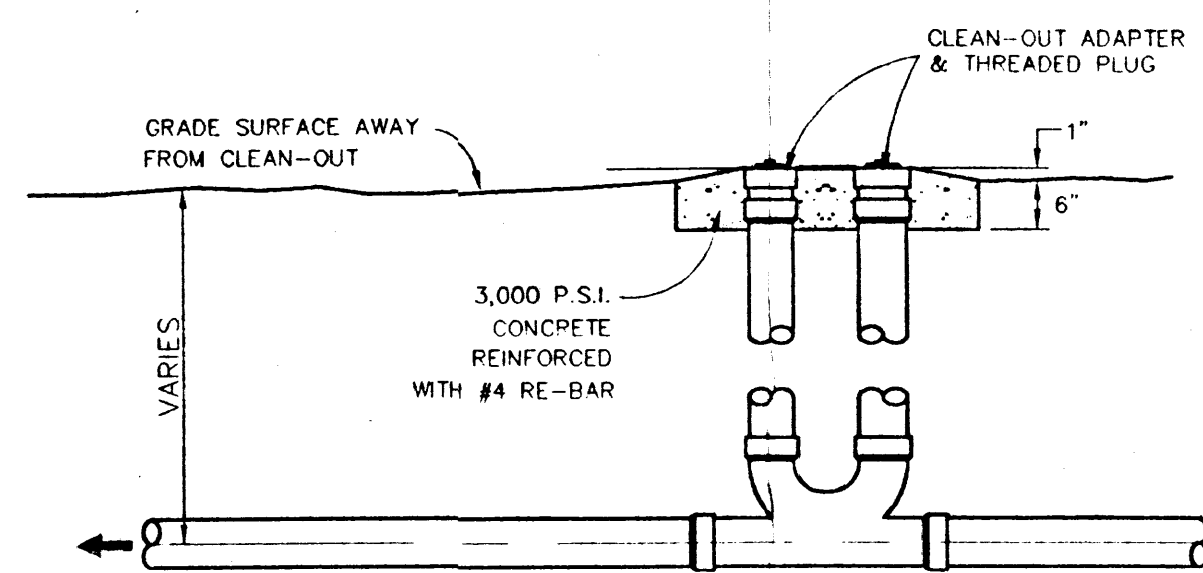
June 98





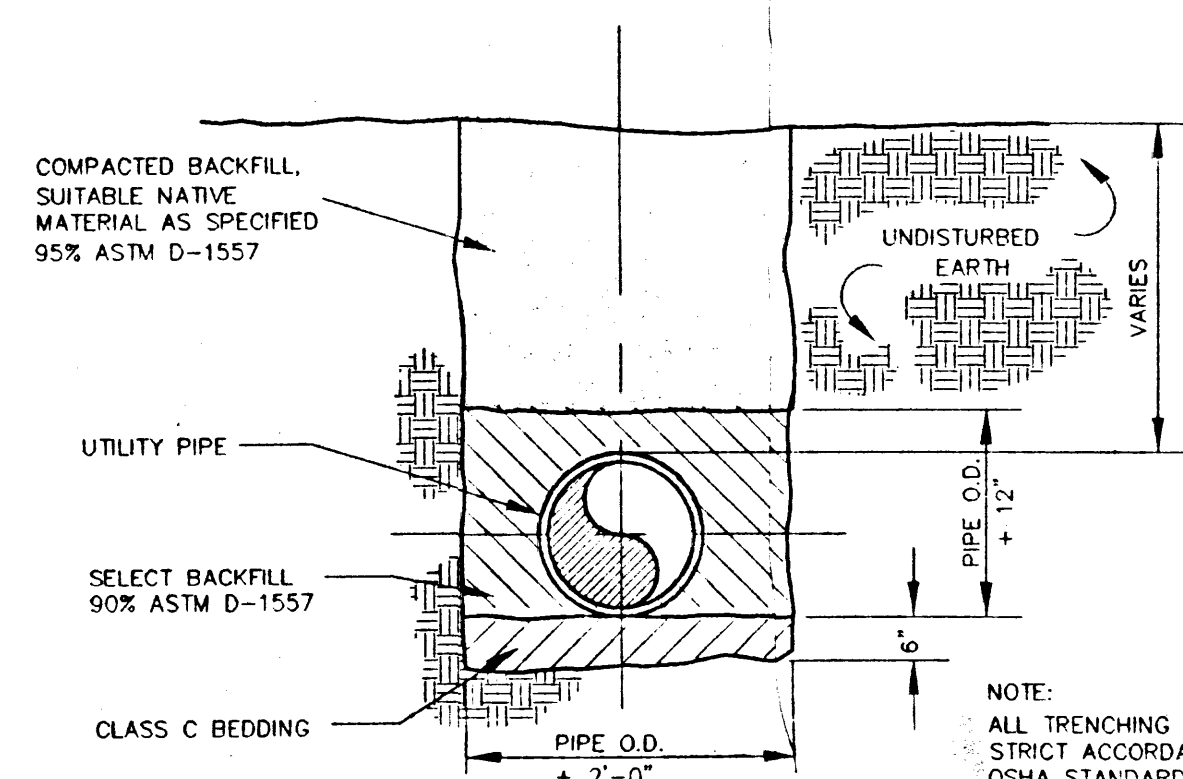
ONE-WAY CLEAN-OUT DETAIL

SCALE: 1/2" = 1'-0"



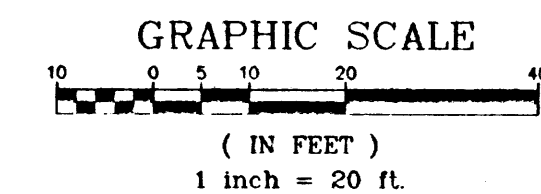
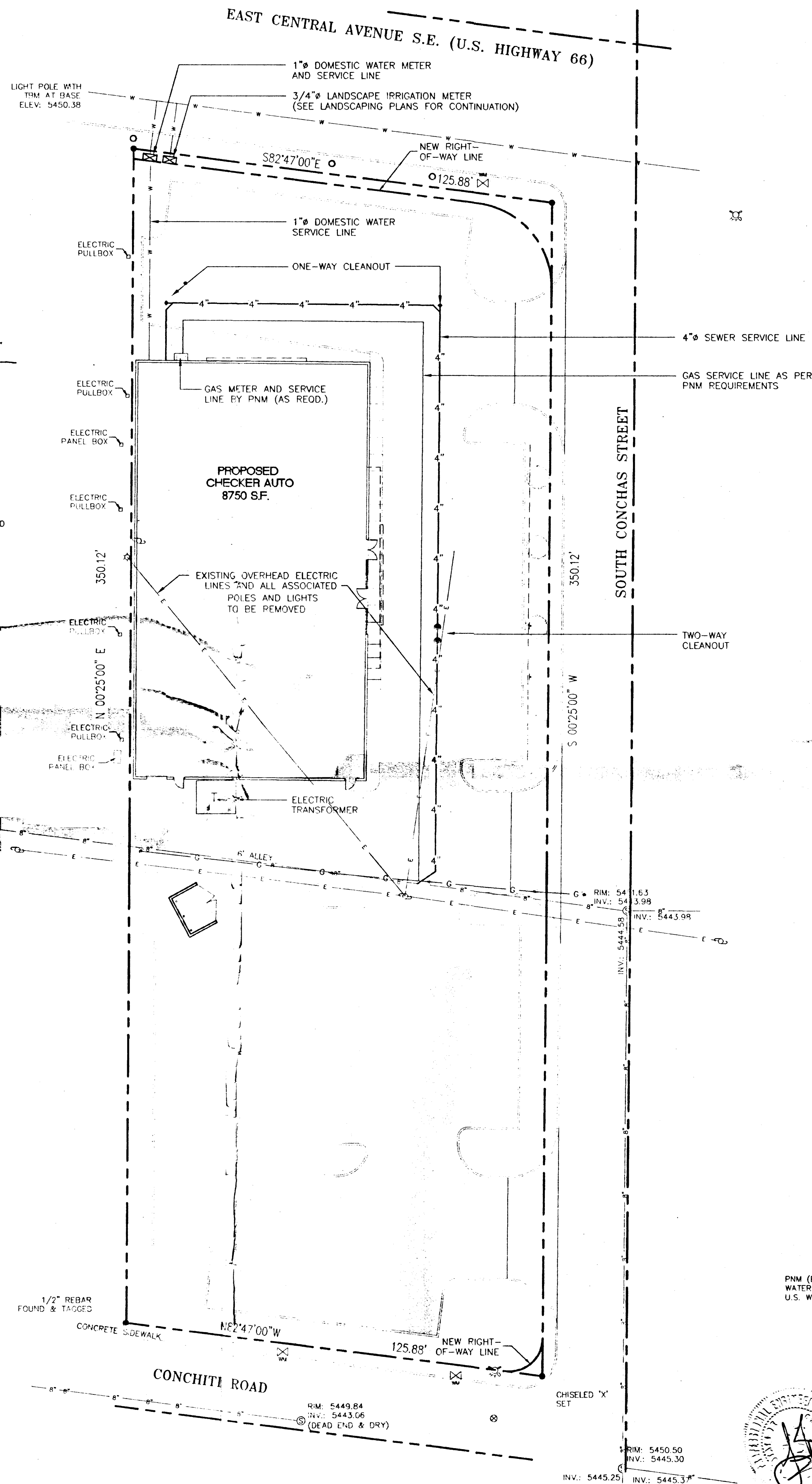
TWO-WAY CLEAN-OUT DETAIL

SCALE: 1/2" = 1'-0"



TYPICAL TRENCH AND BACKFILL DETAIL

NOT TO SCALE



LEGEND

- POWER POLE
- GUY WIRE
- LIGHT POLE
- TRAFFIC SIGN
- TREE
- EXISTING FIRE HYDRANT
- SEWER MANHOLE
- WATER METER
- 2" STEEL GAS LINE
- 8" SANITARY SEWER LINE
- 6" CAST IRON WATER LINE
- EXISTING GROUND CONTOUR
- PROPERTY LINE
- UNDERGROUND ELECTRIC MARKER
- TRAFFIC DIRECTIONAL FLOW
- GAS LINE MARKER
- EXISTING CHAIN LINK FENCE
- PROPOSED NEW BUILDING
- CONCRETE INDICATION

NOTES

1. SEE MECHANICAL PLANS FOR ALL LINE EXTENSIONS / CONNECTIONS TO BUILDING.
2. ALL SERVICE LINES SHALL BE CONNECTED WITH MATERIALS APPROVED FOR USE BY THE VARIOUS GOVERNING UTILITIES.
3. ALL PATCHING OF TRENCHES IN CITY STREETS SHALL BE IN STRICT ACCORDANCE WITH CITY OF ALBUQUERQUE SPECIFICATIONS.

UTILITY CONTACTS

PNM (ELECTRIC & GAS CO.) : (505) 246-5700
WATER & SEWER: (505) 924-3987 (CITY OF ALBUQUERQUE)
U.S. WEST (TELEPHONE) : (800) 879-4357



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JOB NO:		
PROJECT MGR:		
DRAWN BY: BOYD K.		
CHECKED BY: GLEN K.		
D.	REVISION	DATE

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SUBMITTED TO CITY		
ISSUED FOR BIDDING		
APPROVAL HAS NOT BEEN COMPLETED		
CITY APPROVAL		
ISSUED FOR CONST.		
ALL SMALL REV'S TO BE COMPLETED BY 3/1/98		
ASSUMES ALL CHANGES		

SHEET TITLE:
SITE UTILITY PLAN

PLOT DATE: 8/4/97

FILE REFERENCE: UTIL-SITE.DWG

C4
4 - 4