

LEGAL DESCRIPTION:

PARCEL 1: LOTS NUMBERED ELEVEN-C (11-C) AND ELEVEN-D (11-D) IN BLOCK NUMBERED ONE (1), OF THE FRUITVALE SUBDIVISION, A SUBDIVISION OF THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 31, 1976 IN PLAT BOOK A5, FOLIO 215.

PARCEL 2: LOT NUMBERED 1C1, OF LANDS OF JULIA OLDFIELD, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 19, 1979 IN PLAT BOOK A7, FOLIO 61.

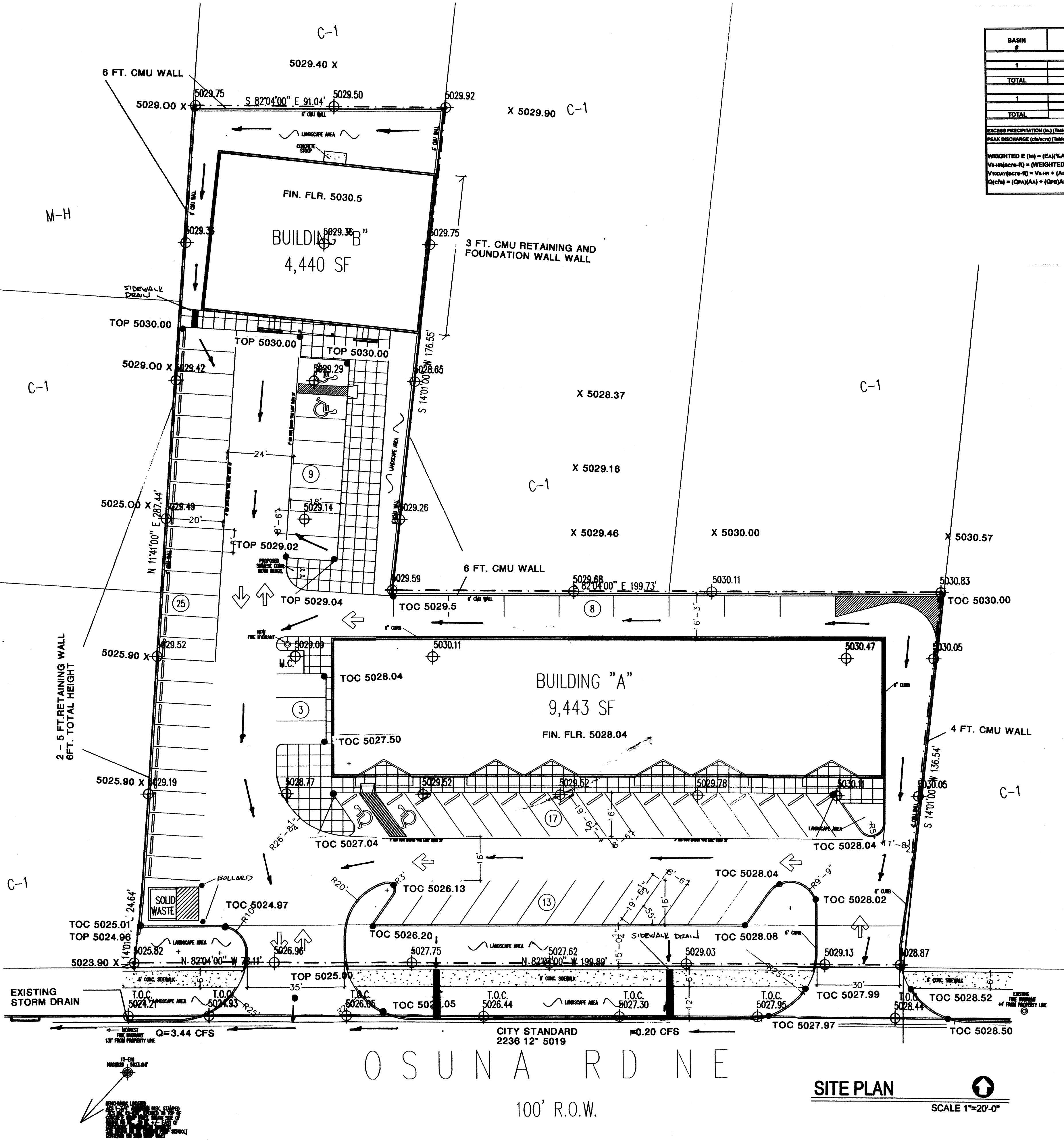
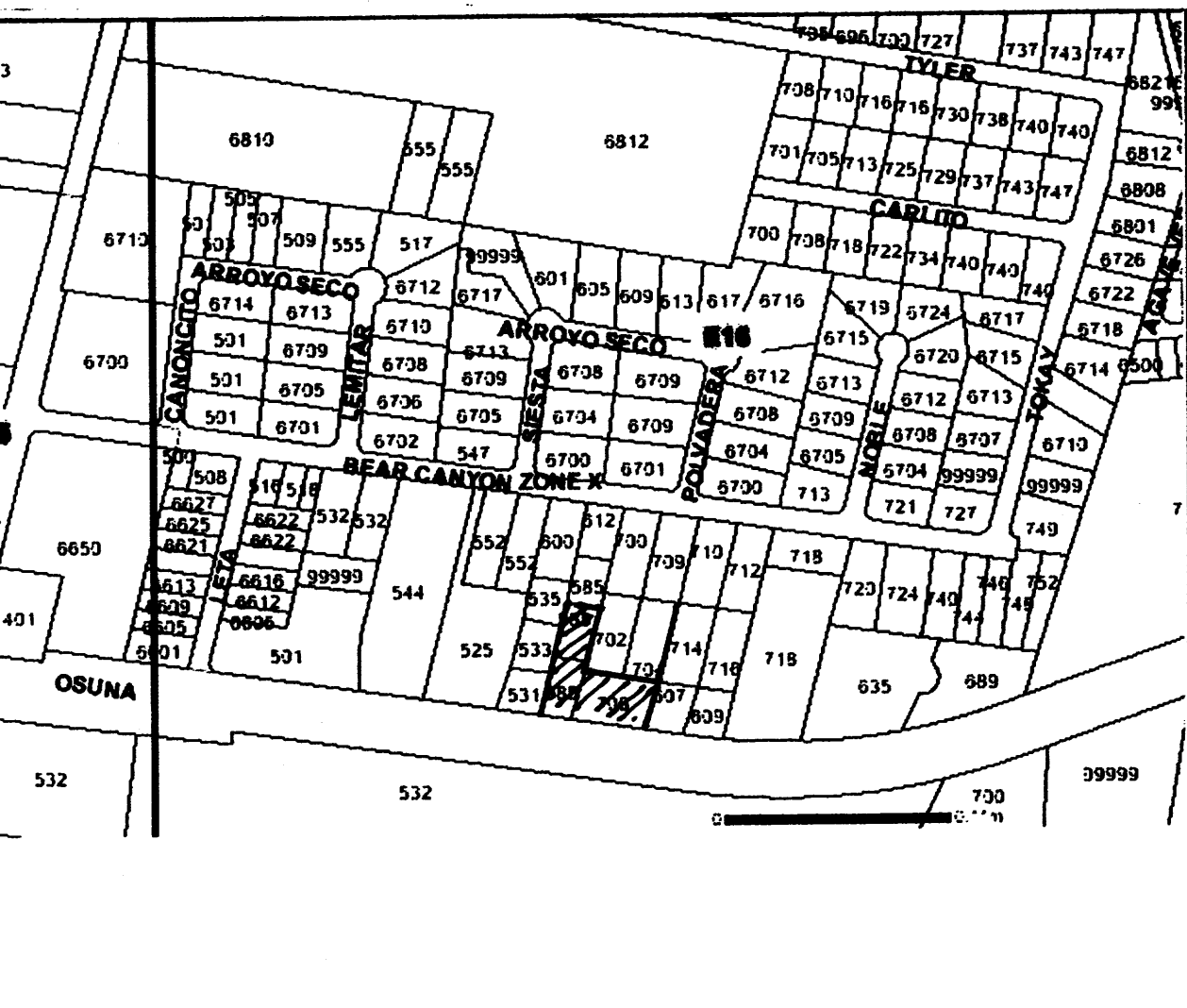
EXECUTIVE SUMMARY:

THE DEVELOPMENT OF TWO BUILDINGS ON SITE. BUILDING "A" IS 9,443 SF OF RETAIL/BUSINESS TO BE BUILT OUT INITIALLY AS A SHELL. BUILDING "B" IS 4,440 SF OF PRIVATE HEALTH CLUB SPACE TO BE BUILT OUT ENTIRELY. DESIGN CONCEPT ALSO INCLUDES PARKING, AND LANDSCAPING IN ACCORDANCE WITH THE BERNALILLO COUNTY ZONING ORDINANCE. THE PROJECT DOES NOT EFFECT ADJACENT PROPERTIES. THE BUILDINGS WILL HAVE A FIRE PROTECTION SPRINKLER SYSTEM.

PROJECT: OSUNA DEVELOPMENT
585 OSUNA RD. NE
ALBUQUERQUE, NEW MEXICO 87113

OWNER: OSUNA DEVELOPMENT
2700 GIRARD NE
ALBUQUERQUE, NM 87107
(505) 884-0840

- EXISTING ELEVATION
- NEW ELEVATION
- DRAINAGE FLOW DIRECTION



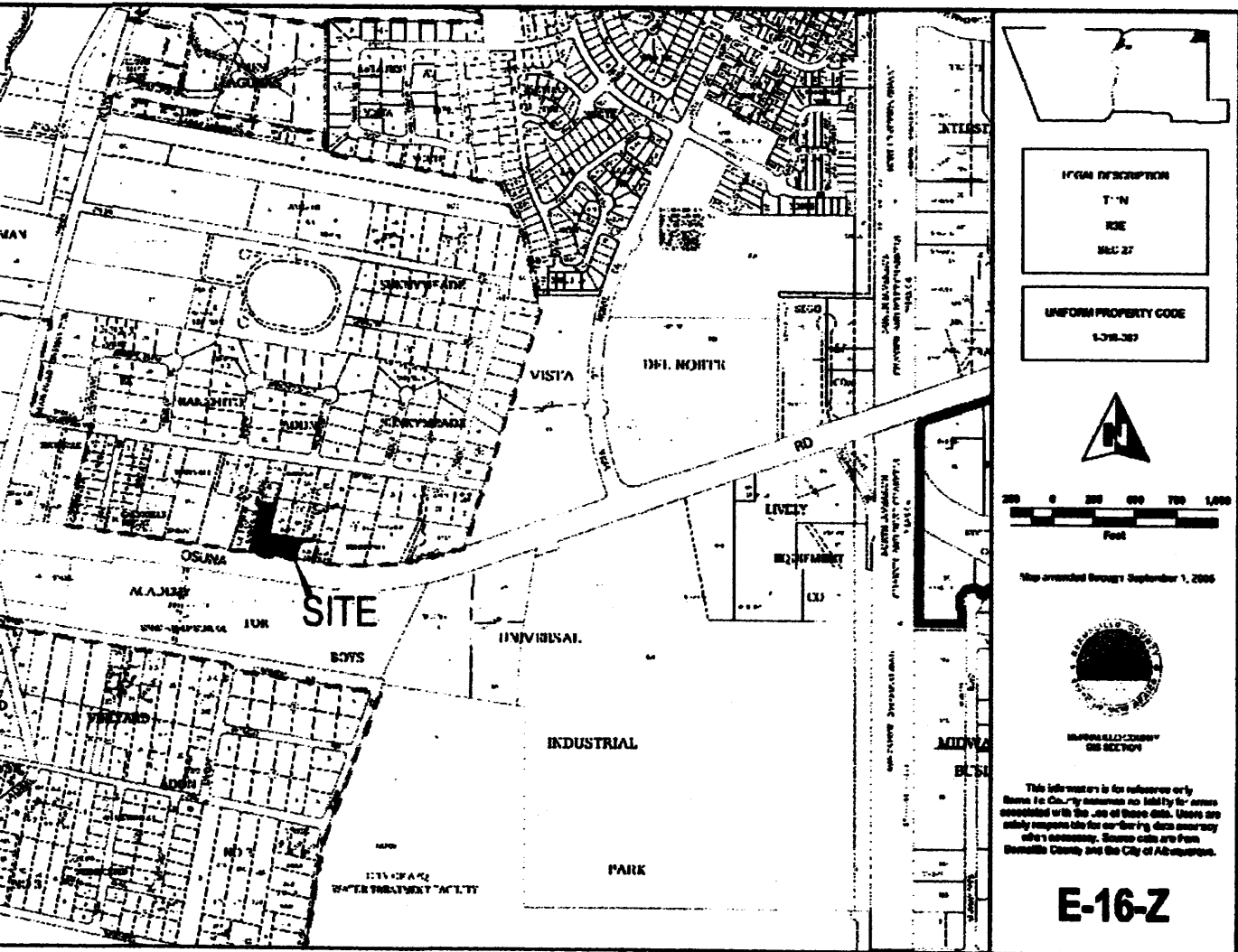
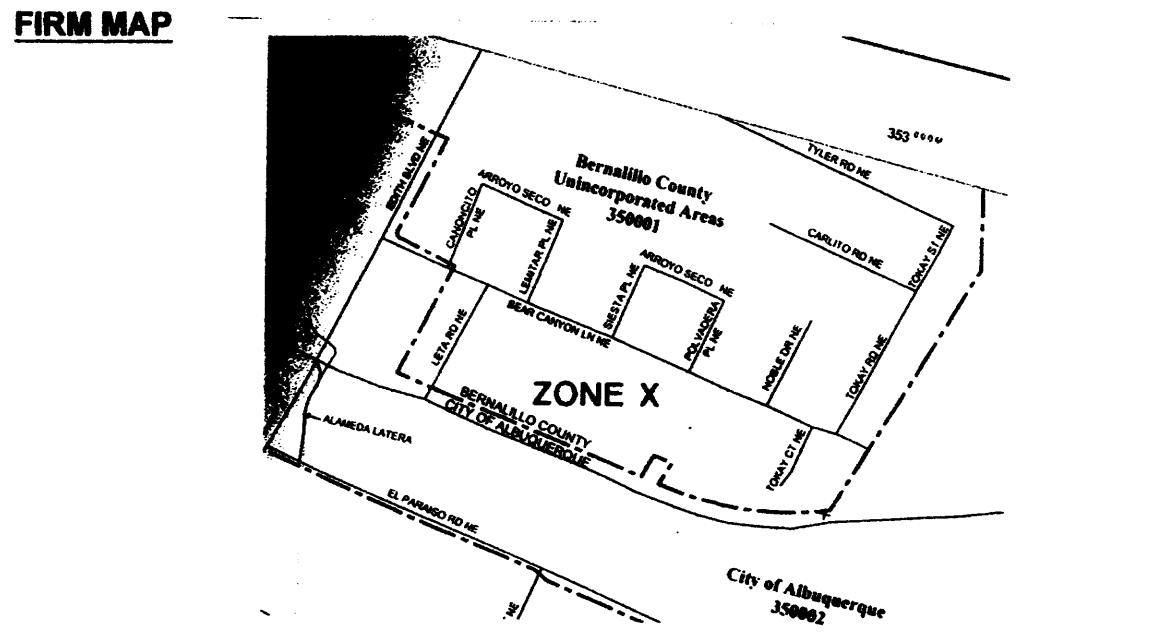
BASIN #	AREA (acre)					WEIGHTED E (in)	V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V (10-day) (acre-ft)	V (10-day) (cu-ft)	Q (cfs)
		A (%)	B (%)	C (%)	D (%)						
EXISTING CONDITIONS											
1	1.2278	100.00	0.00	0.00	0.00	0	0.00	0	0.00	0	1.92
TOTAL	1.2278	100.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0	1.92
PROPOSED CONDITIONS											
1	1.2278	0.00	20.00	0.00	80.00	1.852	0.19	6,254	0.19	6,254	3.64
TOTAL	1.2278	0	20	0	80	1.852	0.19	6254	0.19	6254	3.64
EXCESS PRECIPITATION (in.) (Table A-2)											
PEAK DISCHARGE (cfs) (Table A-2)											
Table A-2											
WEIGHTED E (in) = (Ea)(%A) + (Eb)(%B) + (Ec)(%C) + (Ed)(%D)											
V6-hr(acre-ft) = (WEIGHTED E) (AREA) / 12											
V6-hr(cu-ft) = V6-hr(acre-ft) x (43,560)											
Q(cfs) = (Qp)(Aa) + (Qp)(Ab) + (Qp)(Ac) + (Qp)(Ad)											
Zone = 2											
P6-hr (in.) = 2.35											
P24-hr (in.) = 2.75											
P10-day (in.) = 3.95											

METHODOLOGY
The hydrology for this project was analyzed using the quick calculations of the June 1997 release of the City of Albuquerque Development Process manual, Section 22.2

PRECIPITATION
The 100-Year, 6-Hour duration storm was used as the design storm for this analysis. This site is within Zone 2 as identified in the City of Albuquerque Development Process Manual, Section 22.2. Tables within this section were used to establish the 6-Hour precipitation, excess precipitation, and peak discharge

EXISTING CONDITIONS
The property is 1.2278 acres in size and located along Osuna Road in a well developed commercial strip of Osuna Road. The site already has four curb cuts and two storm drain drops very close to the property and along Osuna Road. All of the drainage generated on the site will flow to Osuna Road and into the existing storm drain drops. There are no offsite flows.

DEVELOPED CONDITIONS
It is proposed to construct a two new buildings, one 9,443 square feet and another 4,440 square foot. The parking lot will be paved with curb and gutter to direct drainage flows to the south and into Osuna Road where existing curbs, gutters and storm drains exist. The landscaped area at the north end of the property will drain southward into the parking lot and out to Osuna Road. The landscaped area adjacent to Osuna Rd will drain to Osuna Road also. The entire property will have perimeter walls.



VICINITY MAP

N.T.S.

RECEIVED

JUL 3 2008

PWDN 80008

HYDROLOGY SECTION

ENGINEERS STATEMENT

I hereby certify that I have personally inspected the land represented by this plan most recently 6/20/07 and, I certify that the contours shown on this plan reflect the conditions of the site as of that date, and, that no grading, excavation, or filling has taken place on the site as of that date.

(SIGNATURE) (DATE)



ACG ENGINEERING

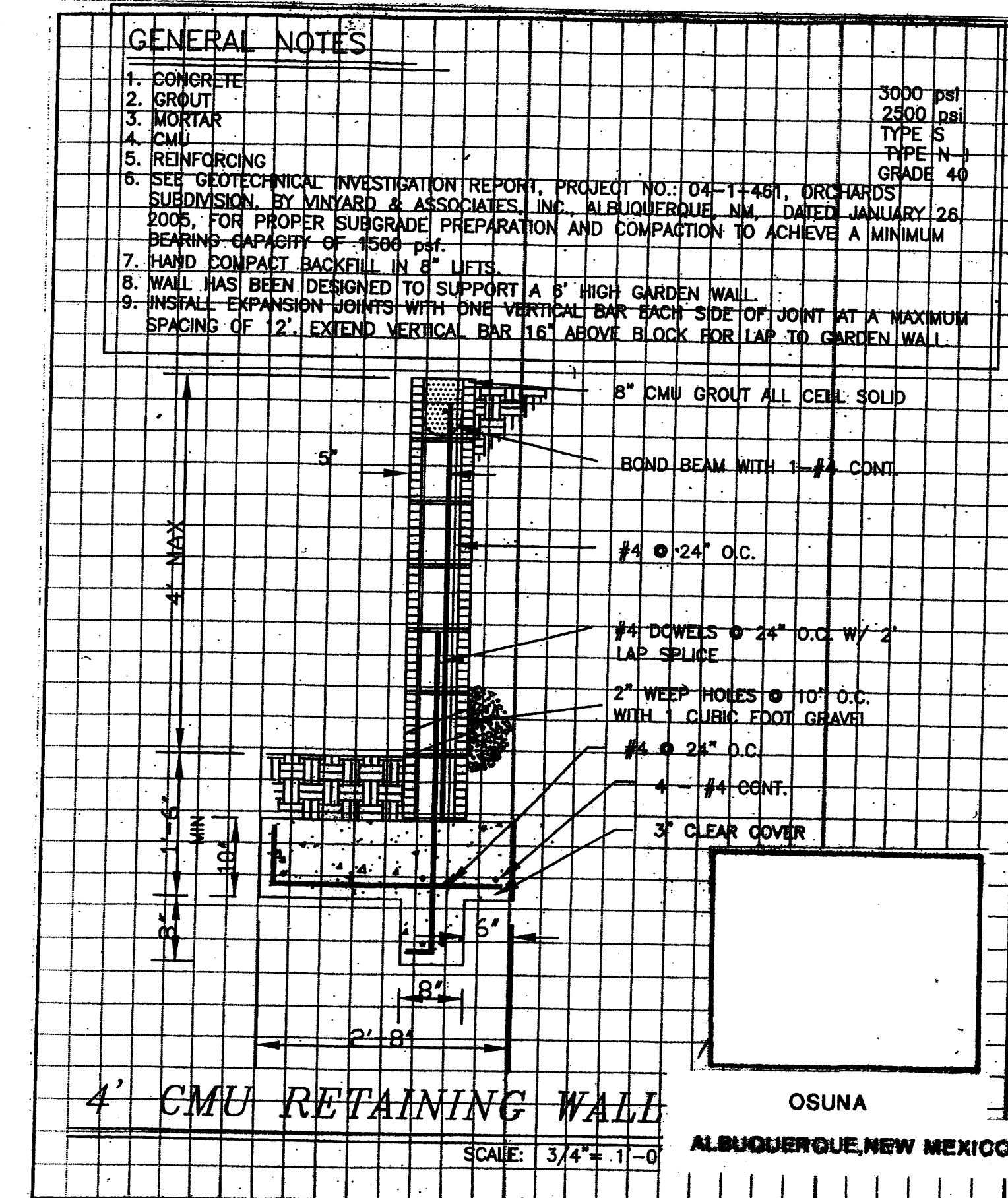
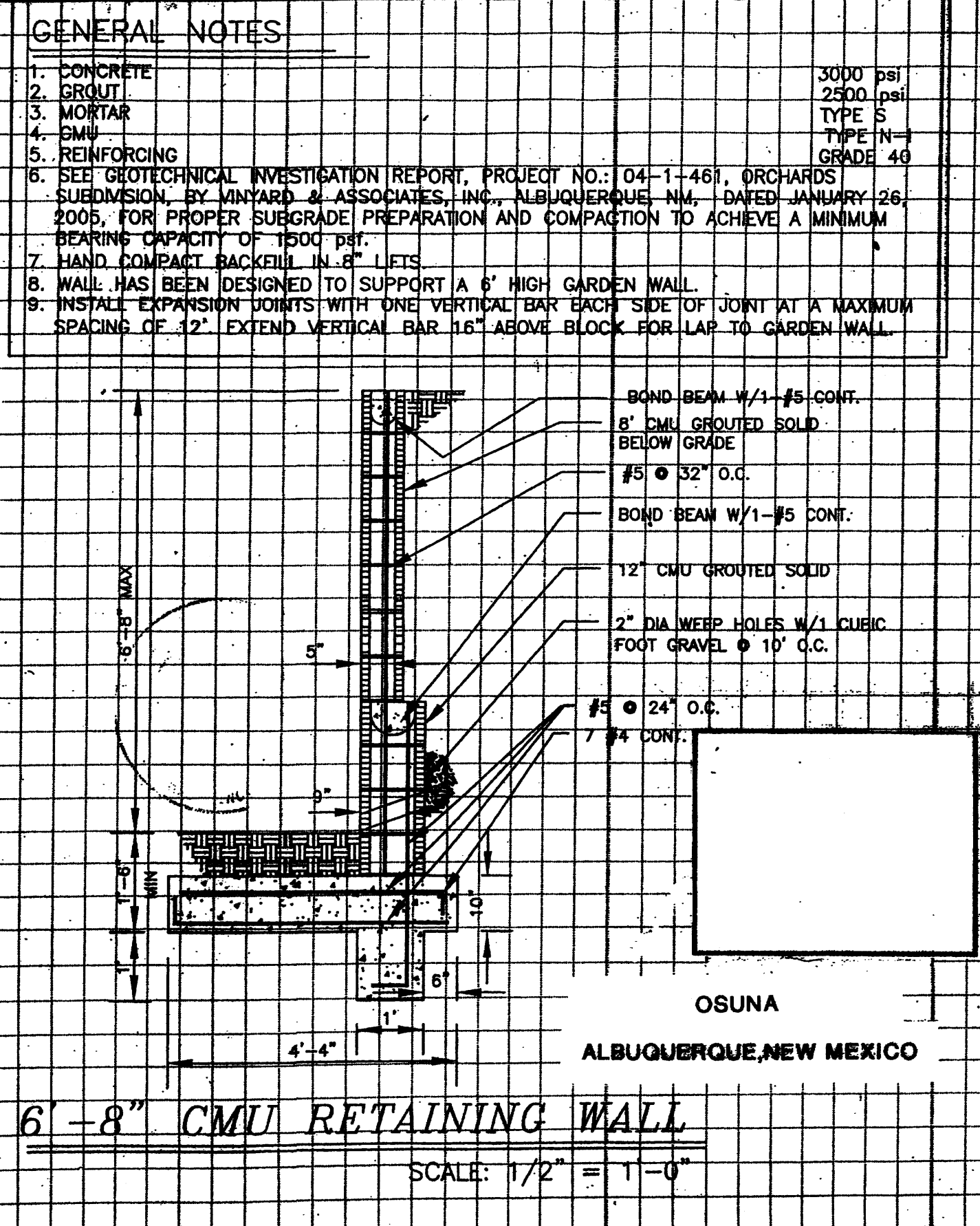
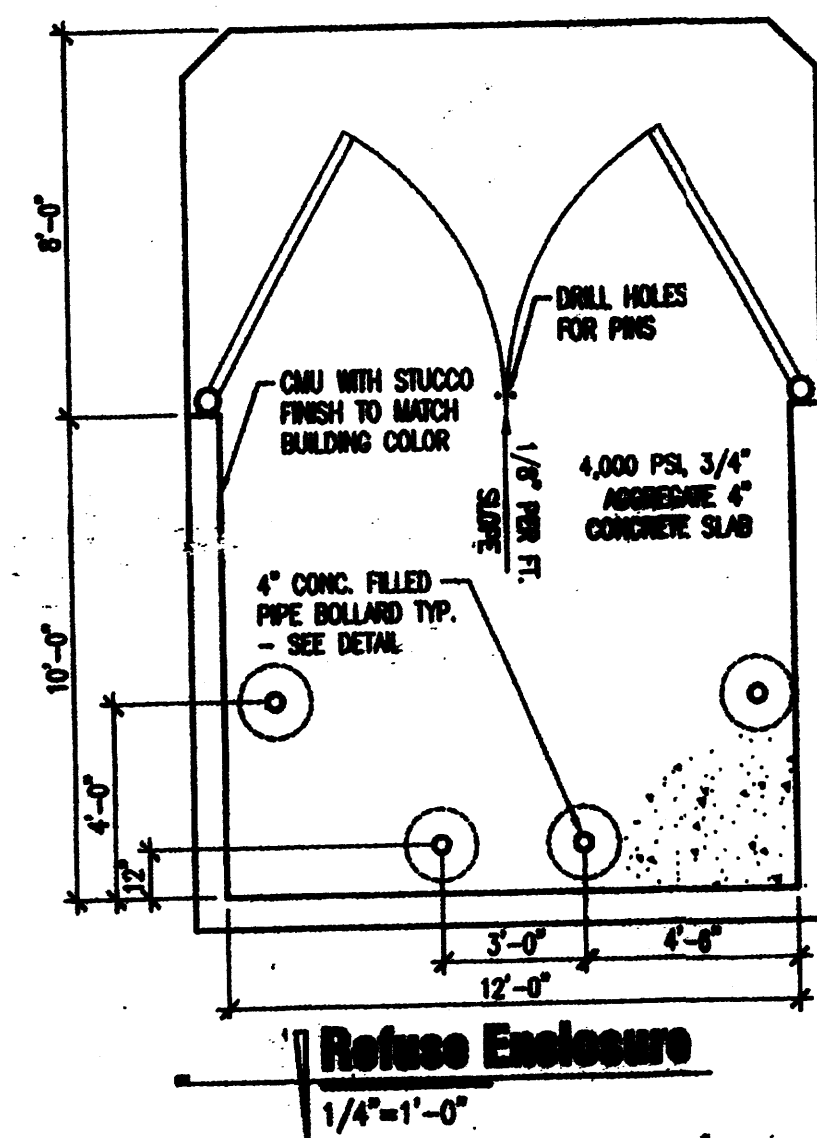
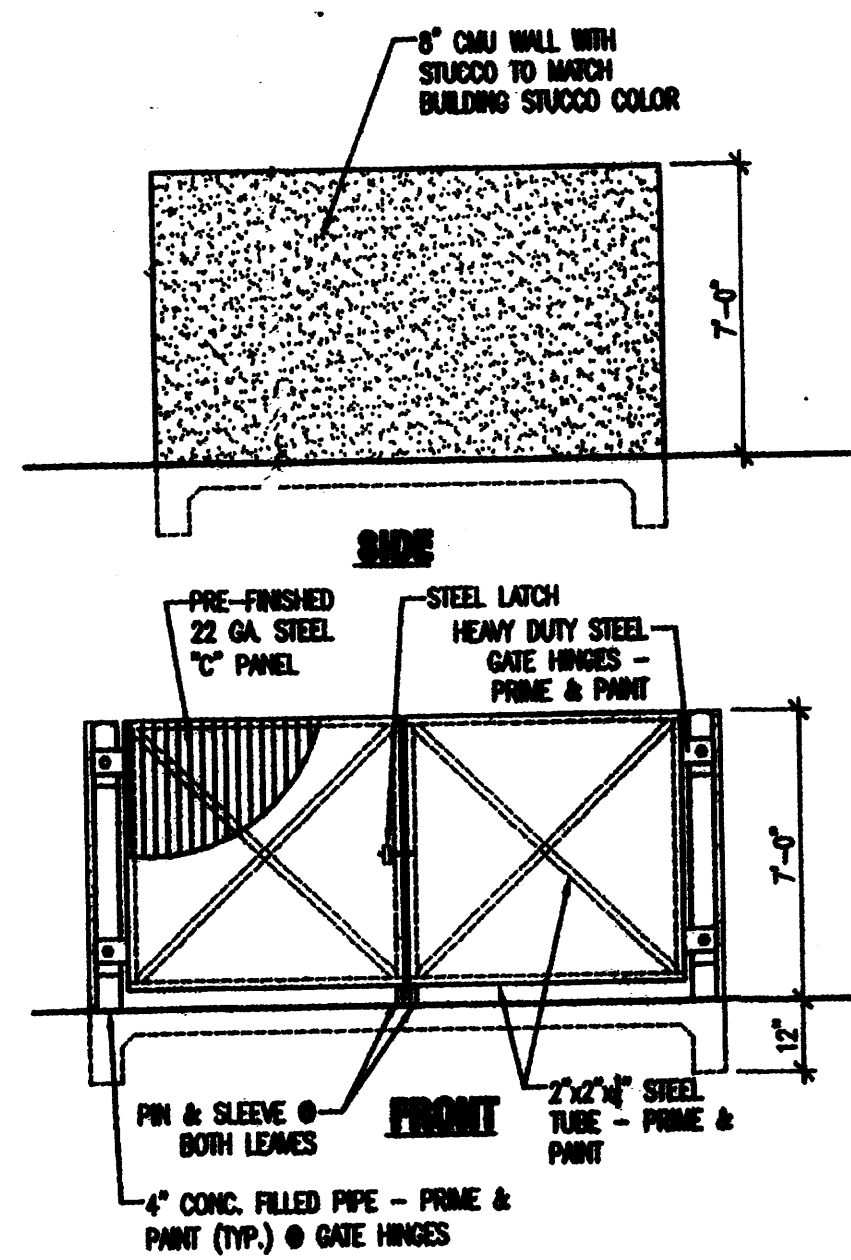
Municipal, Civil and Environmental Design Engineers

228 COPPER AVE. NW
SUITE 650
Albuquerque, NM 87102

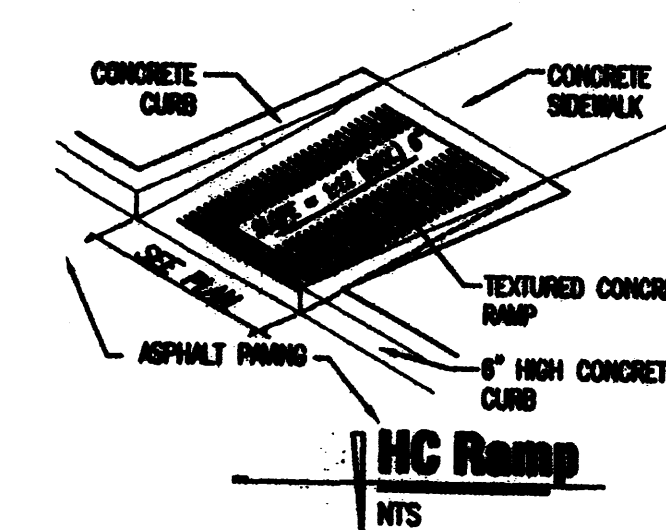
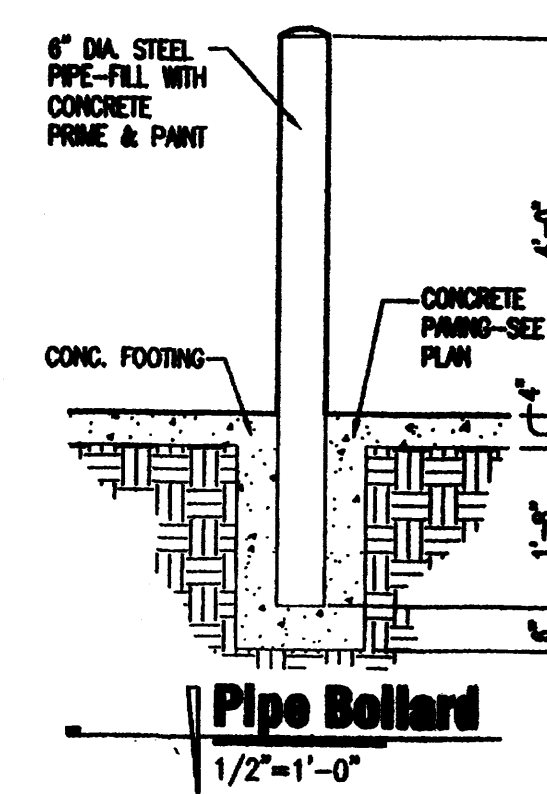
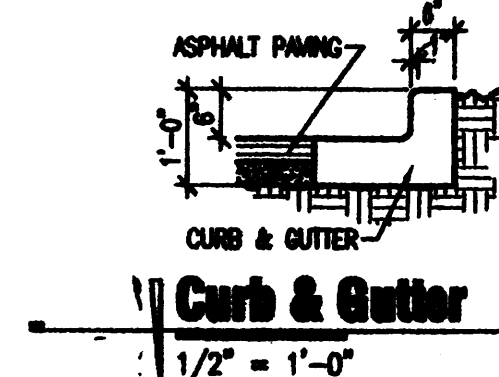
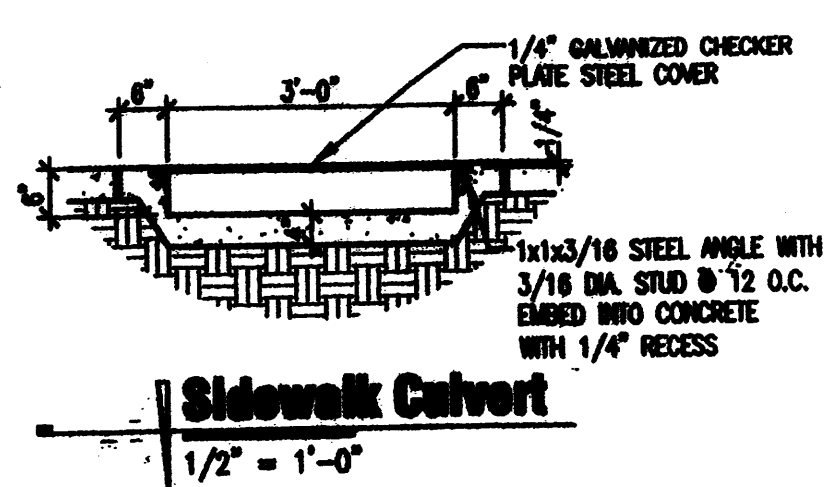
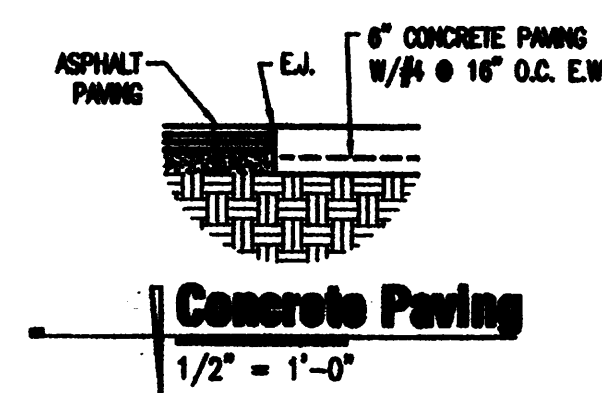
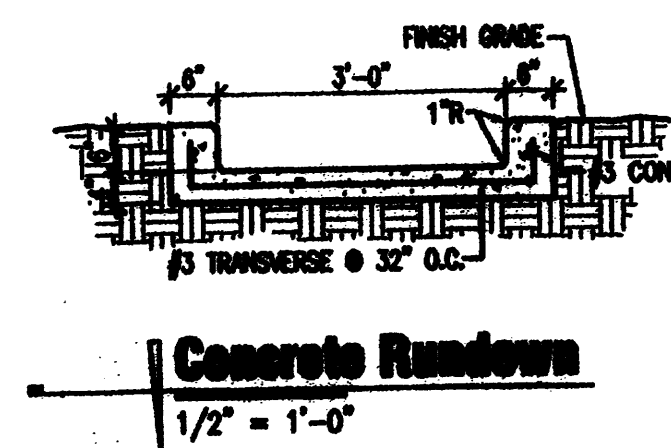
Phone: 505-379-3671
Fax: 810-885-1946
email: acgeng@aol.com

GRADING AND DRAINAGE PLAN

SHEET C.2
GRADING PLAN



RETAINING WALL
NOT TO SCALE



RECEIVED
JUL 13 2008
HYDROLOGY
SECTION

ACG ENGINEERING
Municipal, Civil and Environmental Design Engineers
220 COPPER AVE. NW
SUITE 600
ALBUQUERQUE, NM 87102
Phone: 505-370-3671
Fax: 505-370-1946
email: acgeng@aol.com

SHEET C-3
GRADING AND DRAINAGE PLAN
WITH SITE DETAILS

LEGAL DESCRIPTION:

PARCEL 1: LOTS NUMBERED ELEVEN-C (11-C) AND ELEVEN-D (11-D) IN BLOCK NUMBERED ONE (1), OF THE FRUITVALE SUBDIVISION, A SUBDIVISION OF THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 31, 1976 IN PLAT BOOK A5, FOLIO 215.

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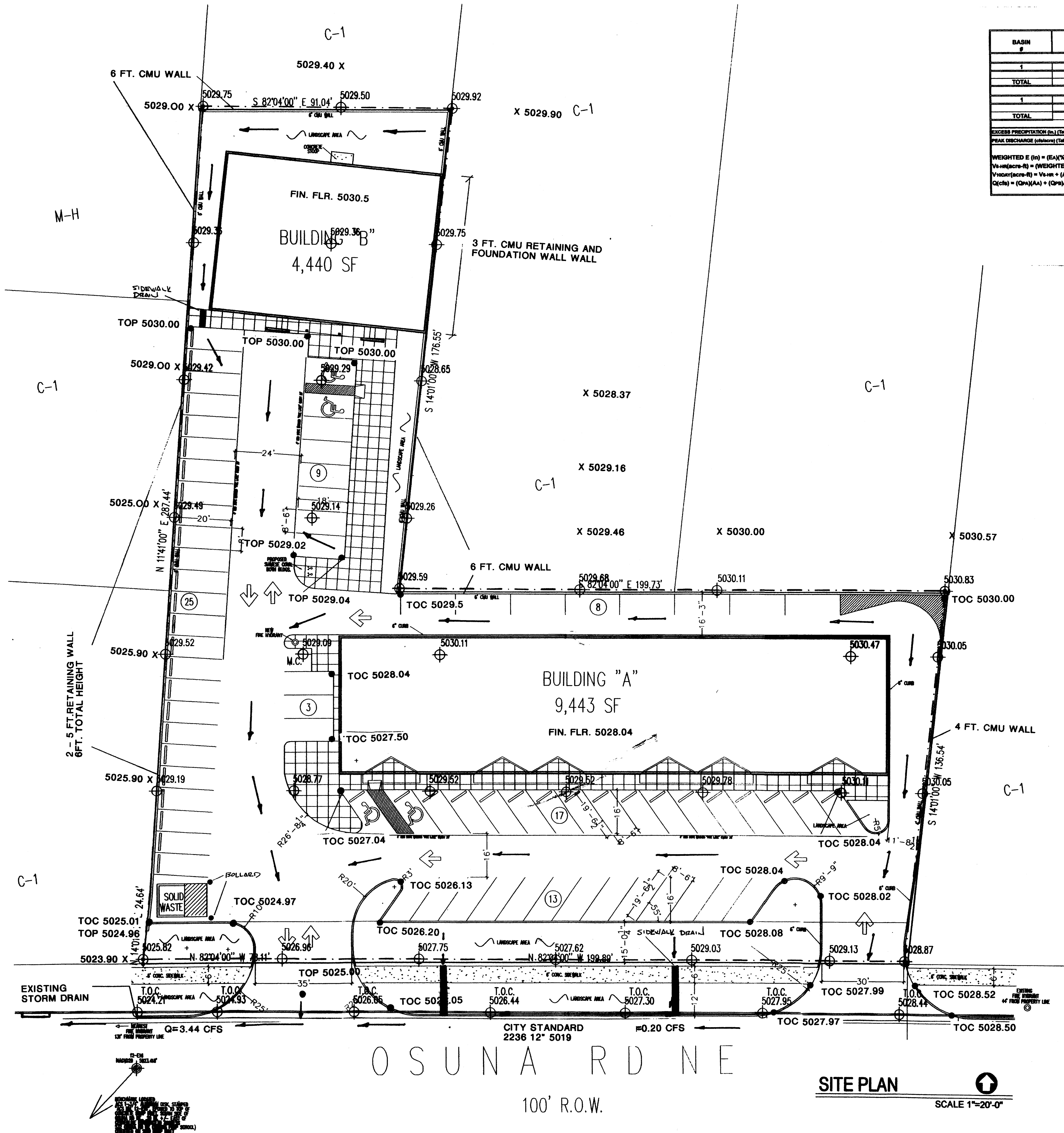
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ALBUQUERQUE, NEW MEXICO 87113

OWNER: OSUNA DEVELOPMENT
2700 GIRARD NE
ALBUQUERQUE, NM 87107
(505) 884-0640

EXISTING ELEVATION

NEW ELEVATION

DRAINAGE FLOW DIRECTION



BASIN #	AREA (acre)	A (%)	B (%)	C (%)	D (%)	WEIGHTED E (in)	V (6-hr) (acre-in)	V (6-hr) (cfs)	V (10-day) (acre-in)	V (10-day) (cfs)	Q (cfs)
EXISTING CONDITIONS											
1	1.2278	100.00	0.00	0.00	0.00	0	0.00	0	0.00	0	1.92
TOTAL	1.2278	100.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0	1.92
PROPOSED CONDITIONS											
1	1.2278	0.00	20.00	0.00	80.00	1.882	0.19	8.254	0.19	8.254	3.64
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EXCESS PRECIPITATION (in) (Table A-1)											
PEAK DISCHARGE (cfs/acre) (Table A-2)											
WEIGHTED E (in) = (EA)(%A) + (EB)(%B) + (EC)(%C) + (ED)(%D)											
V6-hr(acre-in) = (WEIGHTED E) (AREA) / 12											
V6-hr(cfs) = V6-hr(acre-in) / 12											
Q(cfs) = (Q6-hr)(A) + (Q10-hr)(B) + (Q10-hr)(C) + (Q10-hr)(D)											
Table A-2											
ZONE = 2											
P6-hr (in.) = 2.35											
P10-hr (in.) = 2.75											
P6-hr (in.) = 2.35											
P10-hr (in.) = 2.75											
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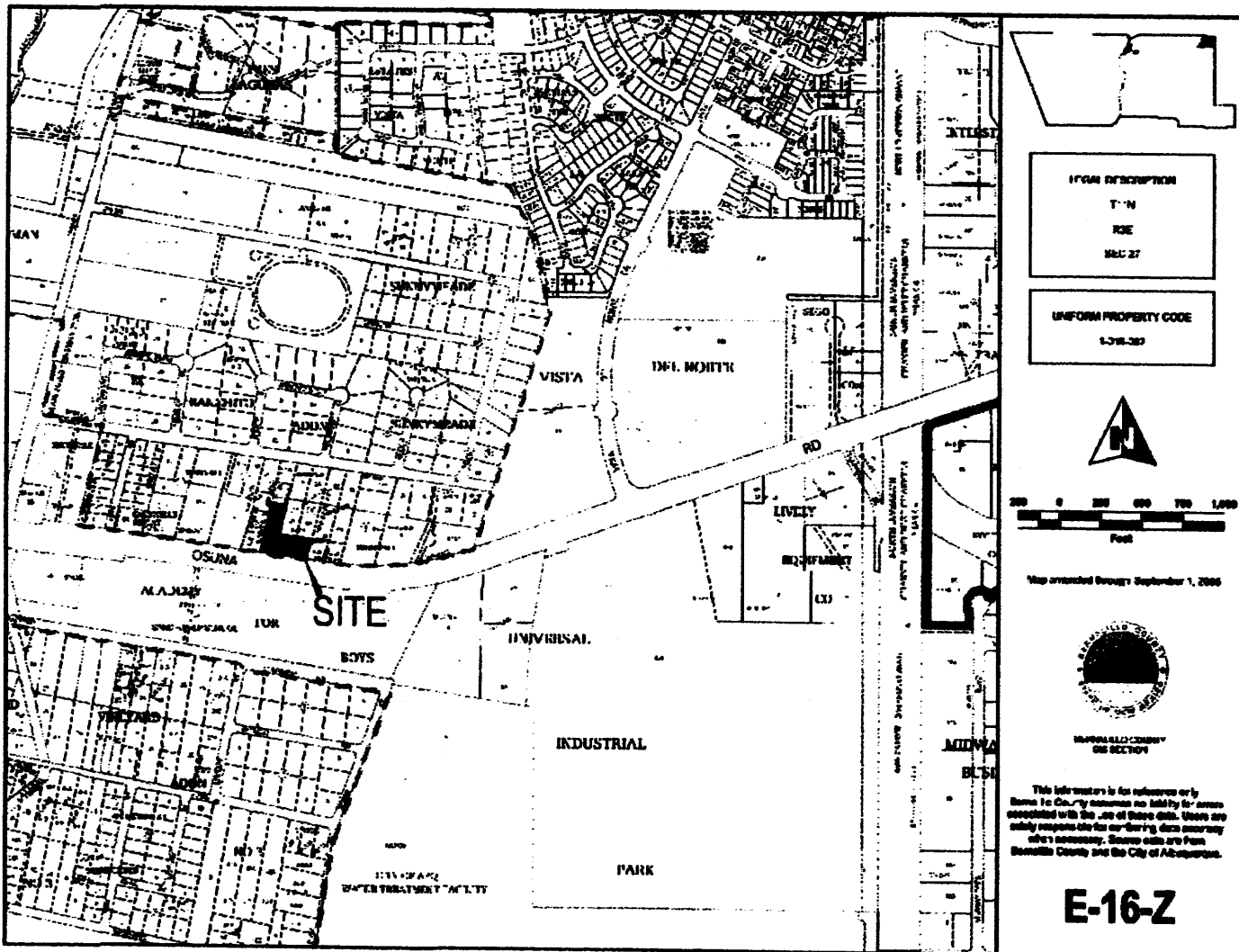
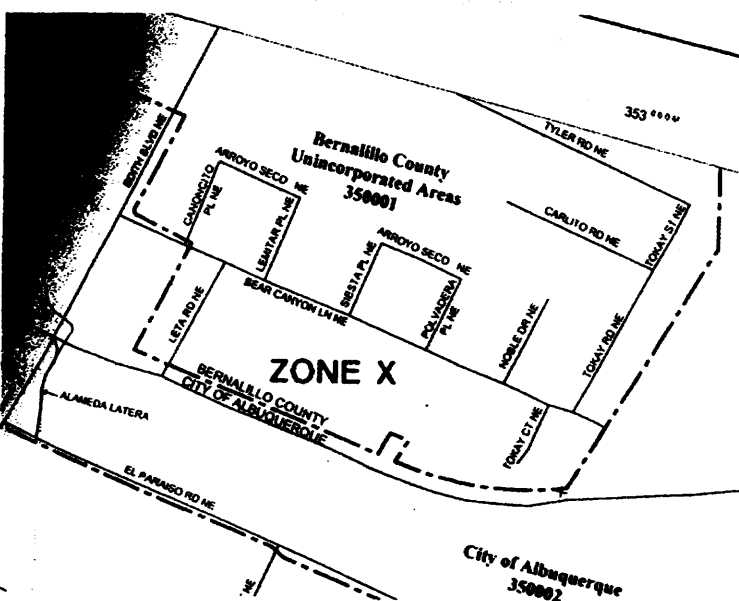
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FIRM MAP



VICINITY MAP



N.T.S.

PWDN 80006

ACG ENGINEERING

Municipal, Civil and Environmental Design Engineers

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SUITE 650
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GRADING AND DRAINAGE
PLAN

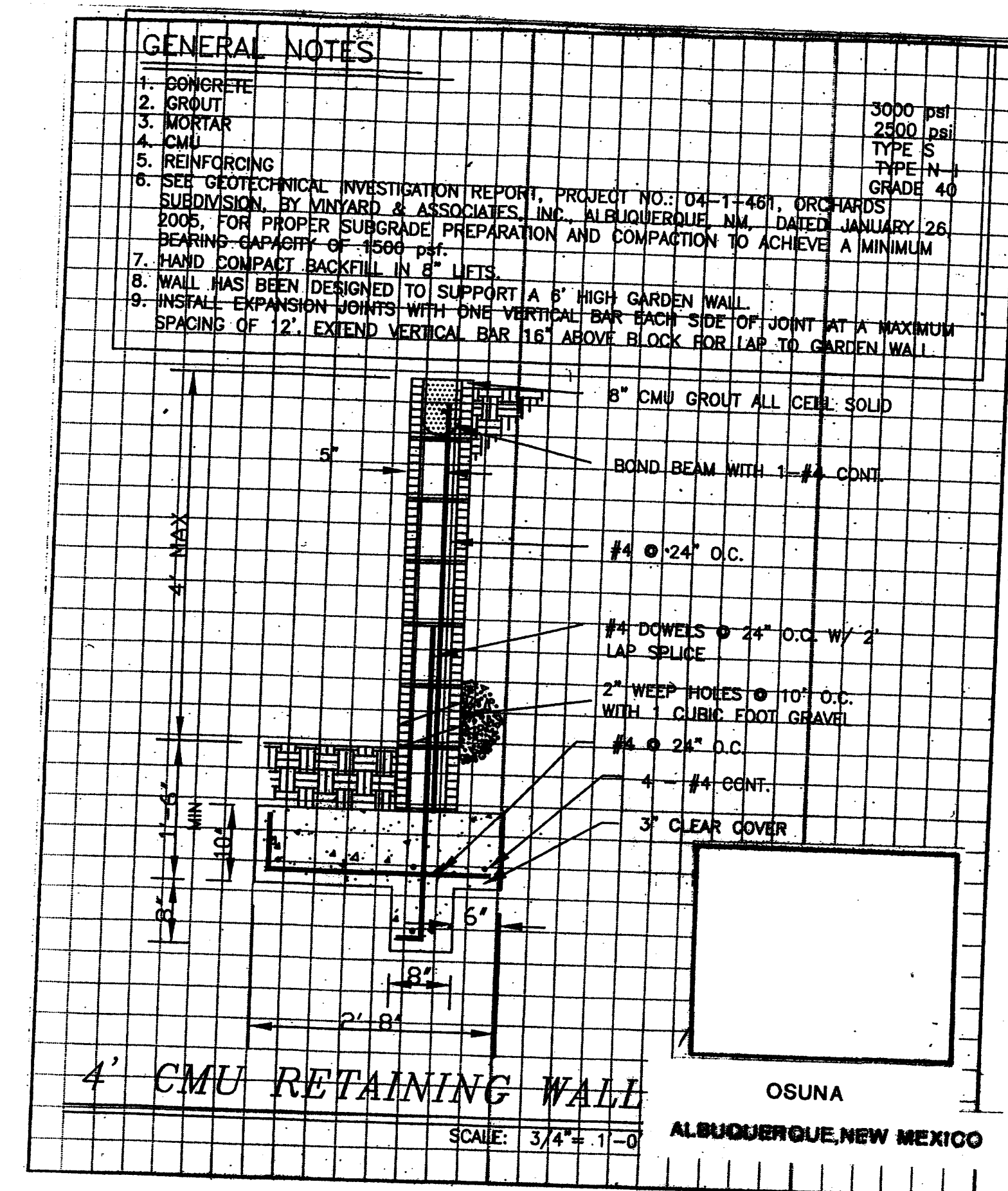
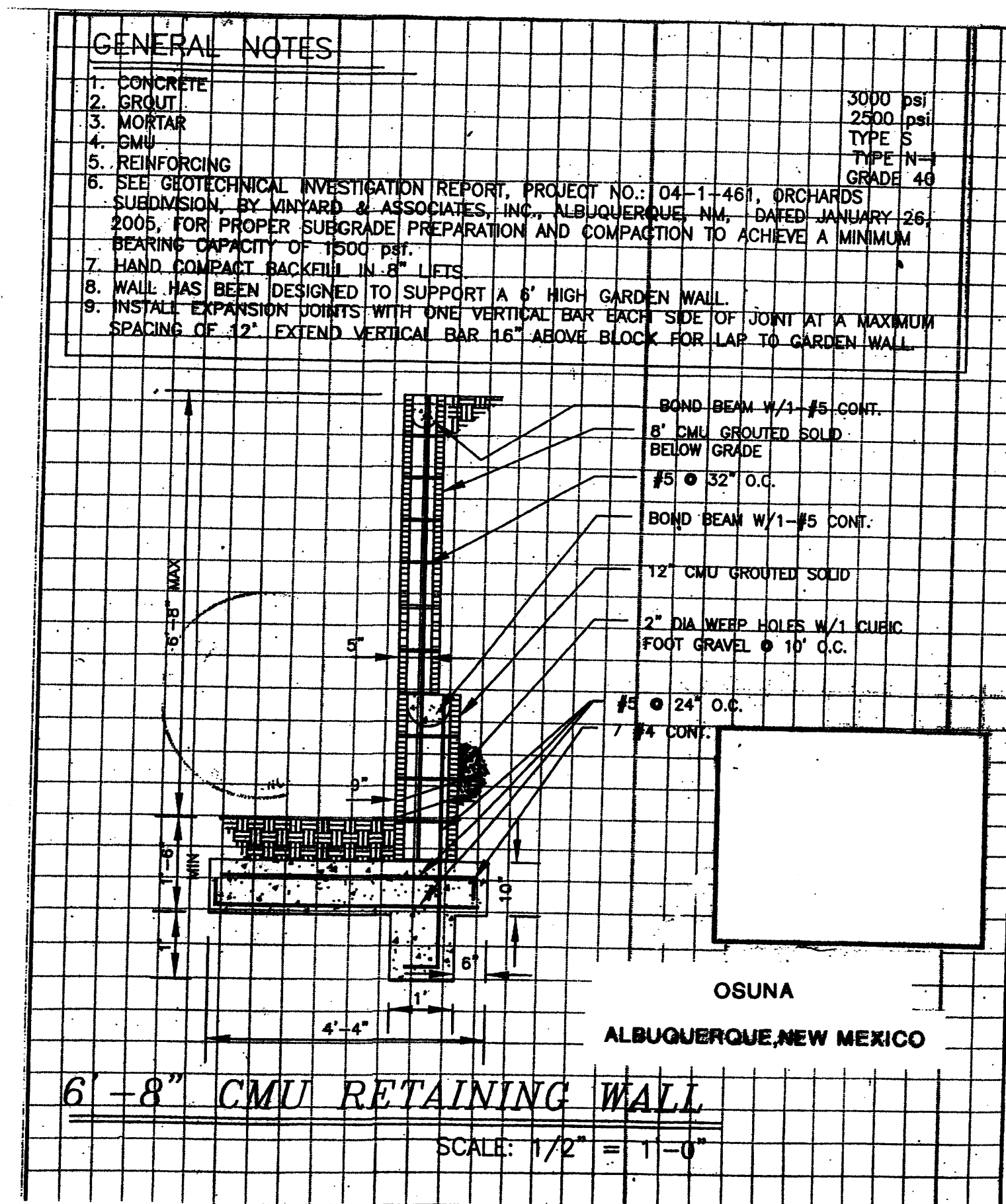
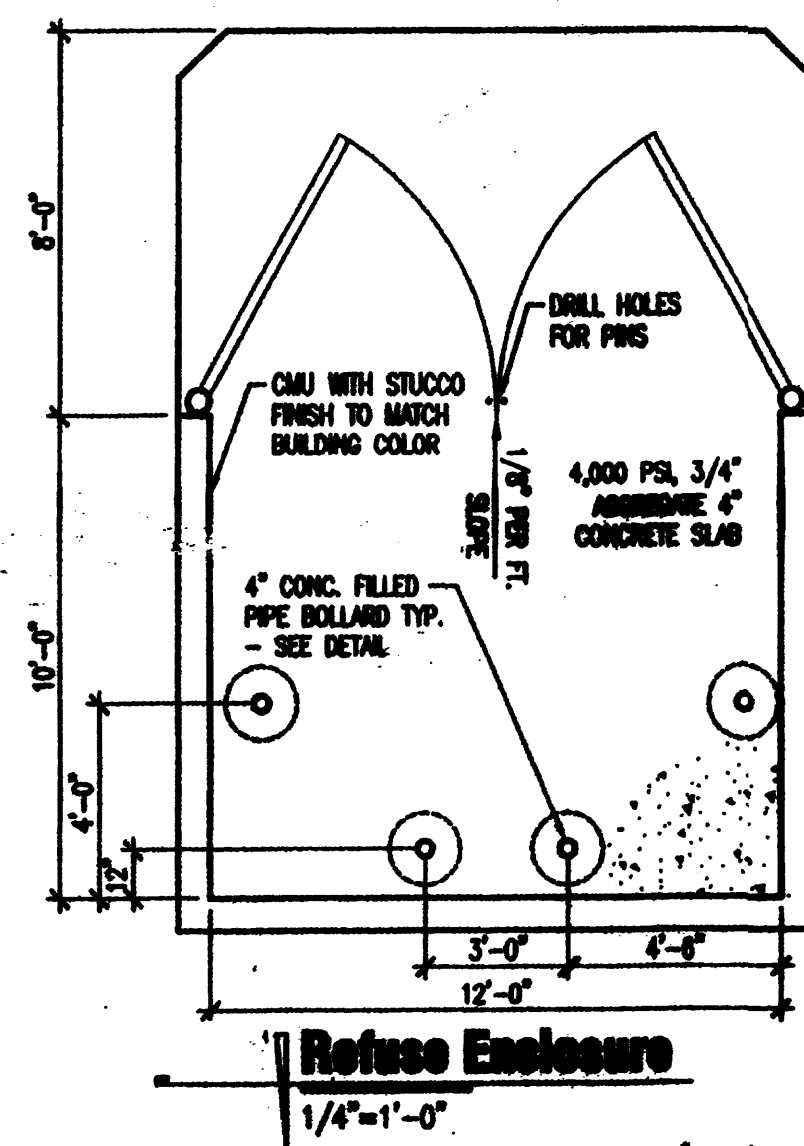
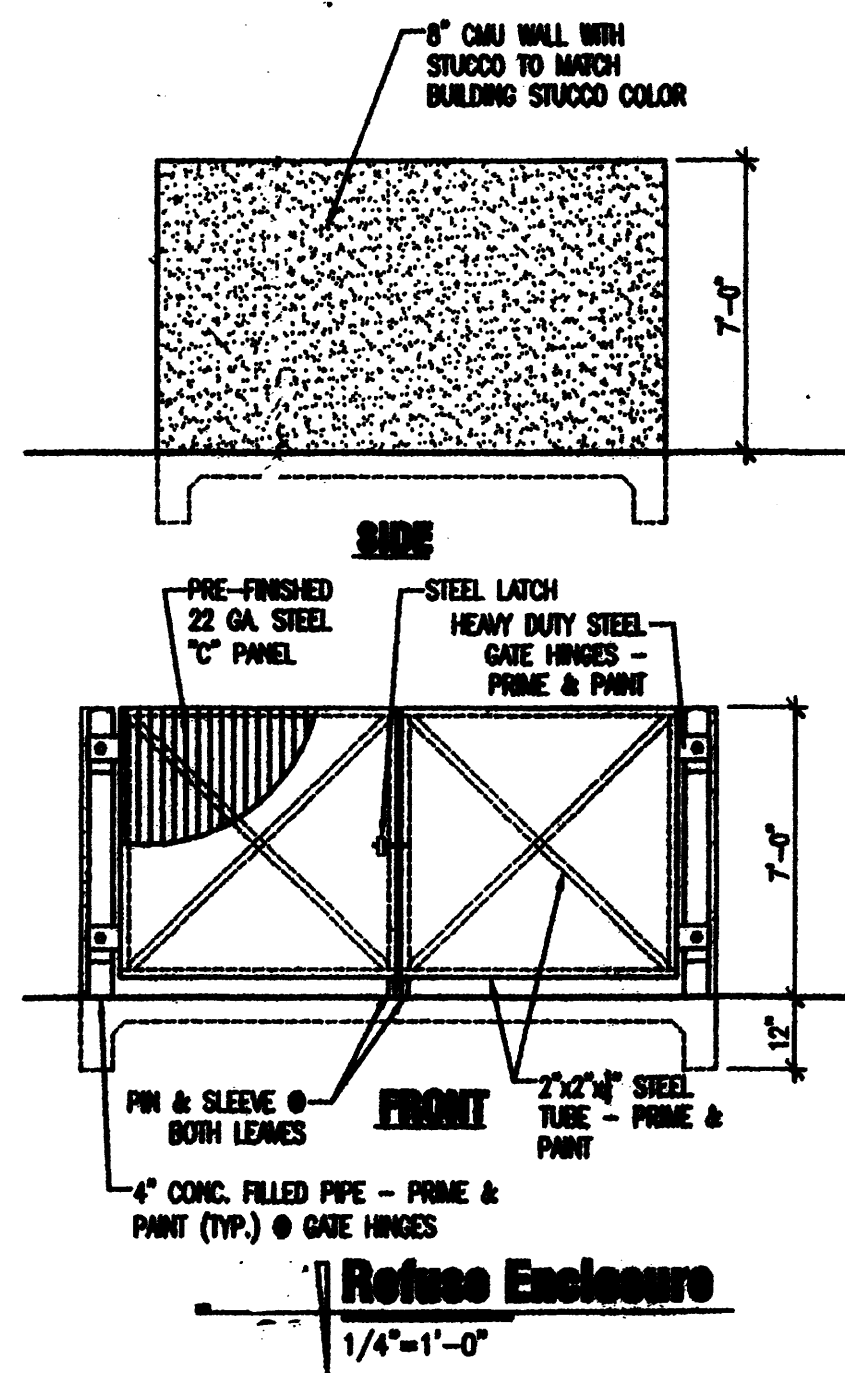
SHEET C.2
GRADING PLAN

ENGINEERS STATEMENT

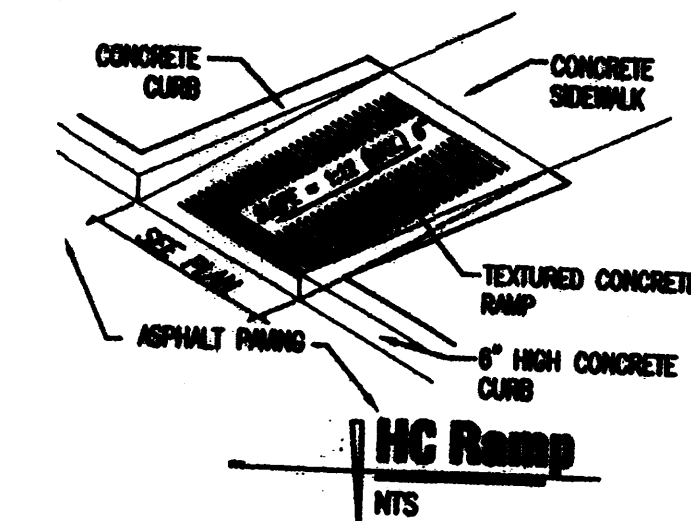
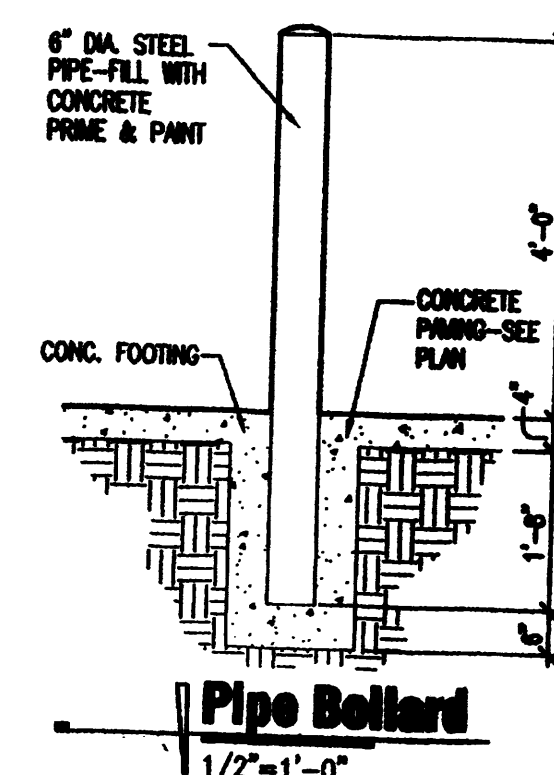
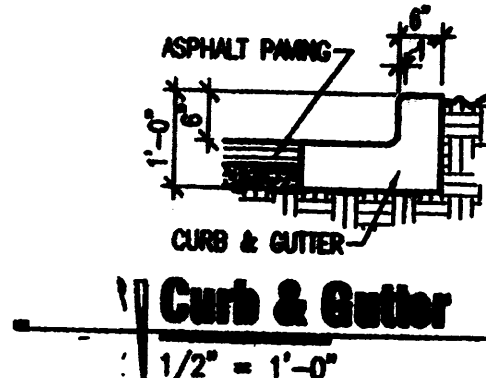
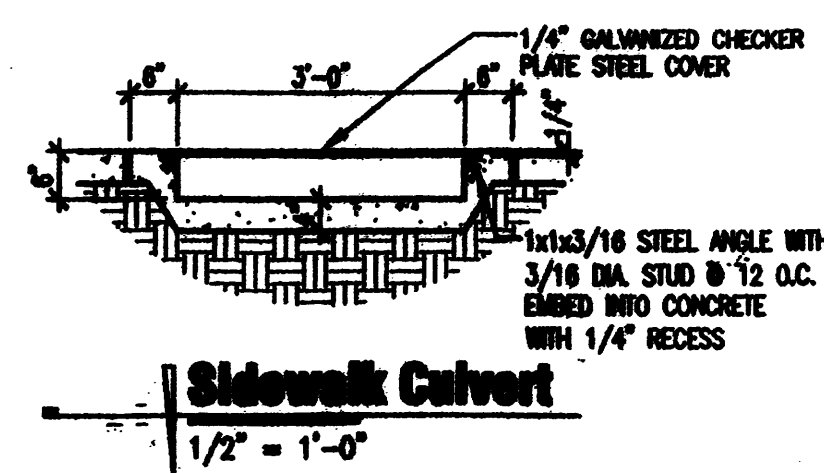
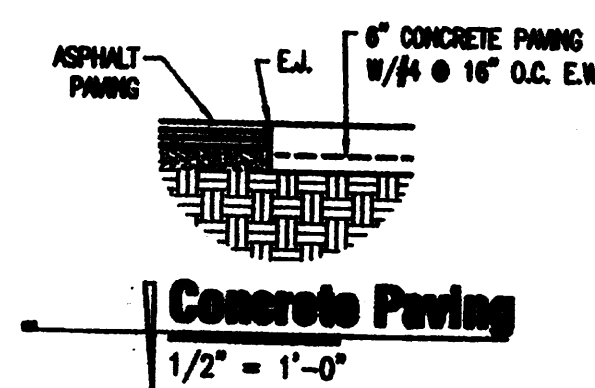
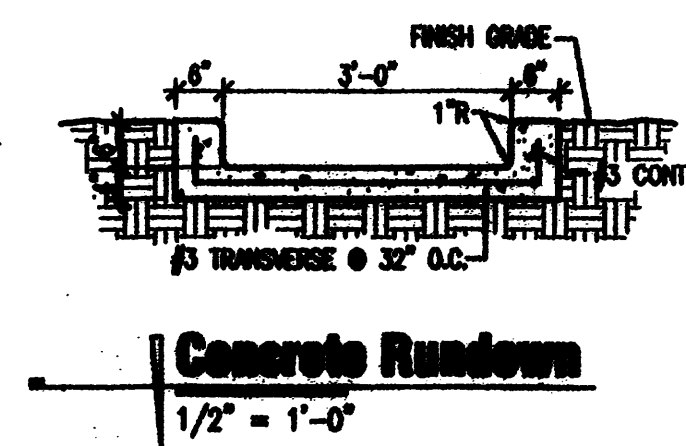
I hereby certify that I have personally inspected the land represented by this plan most recently 6/20/07 and, I certify that the contours shown on this plan reflect the conditions of the site as of that date; and, that no grading, excavation, or filling has taken place on the site as of that date.

(SIGNATURE)

(DATE)



RETAINING WALL
NOT TO SCALE



RECEIVED
JUL 18 2008
HYDROLOGY
SECTION

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SHEET C.3
GRADING AND DRAINAGE PLAN
WITH SITE DETAILS