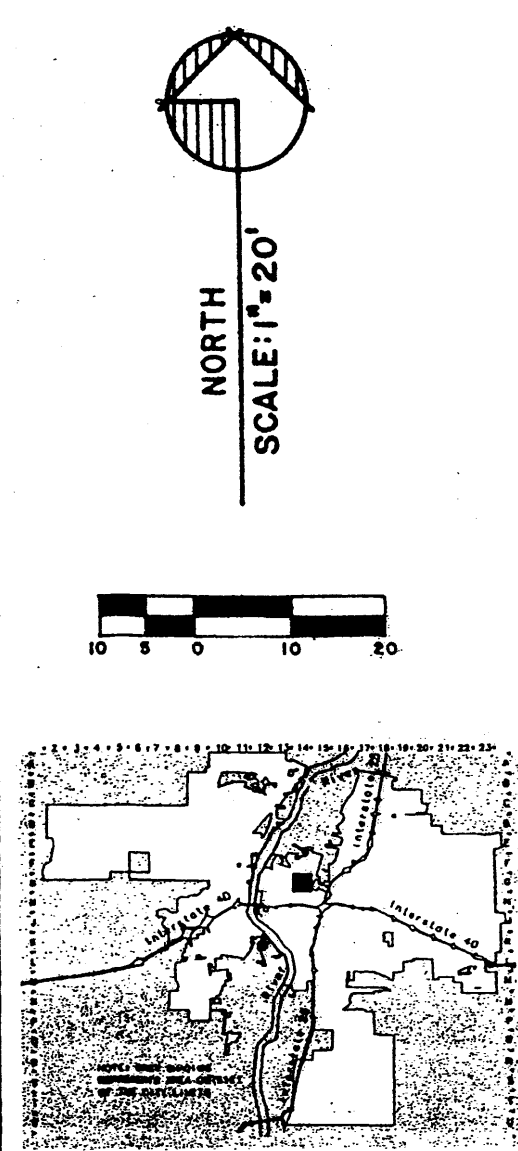




VICINITY MAP

G-14-Z



LOCATION MAP

EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION. HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- 1) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
- 2) ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
- 3) THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

CONSTRUCTION NOTES:

- 1) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 261-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
- 2) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- 3) ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 4) ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

GENERAL NOTES:

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

LEGEND:

TOP OF CURB ELEVATION = $70' \pm 60.80$
CURB FLOWLINE ELEVATION = $R = 60.75$
EXISTING SPOT ELEVATION = 70.1
EXISTING CONTOUR ELEVATION = $69.70.0$
PROPOSED SPOT ELEVATION = 71.50
PROPOSED CONTOUR ELEVATION = $69.70.0$
PROPOSED OR EXISTING CONCRETE SURFACE = $---$
EXISTING FENCE LINE = $---$

EXISTING EXCESS PRECIPITATION:

$$\text{WEIGHTED "E"} = (0.53)X(0.61) + (0.78)X(0.00) + (1.13)X(0.00) + (2.12)X(0.00) / 0.61 = 0.53 \text{ IN.}$$

$$V_{100-360} = (0.53)X(0.61) / 12 = 0.026942 \text{ ac.ft.} = 1,173.6 \text{ cu. ft.}$$

PROPOSED EXCESS PRECIPITATION:

$$\text{WEIGHTED "E"} = (0.53)X(0.00) + (0.78)X(0.00) + (1.13)X(0.19) + (2.12)X(0.42) / 0.61 = 1.80 \text{ IN.}$$

$$V_{100-360} = (1.80)X(0.61) / 12 = 0.09150 \text{ ac.ft.} = 3,985.7 \text{ cu. ft.}$$

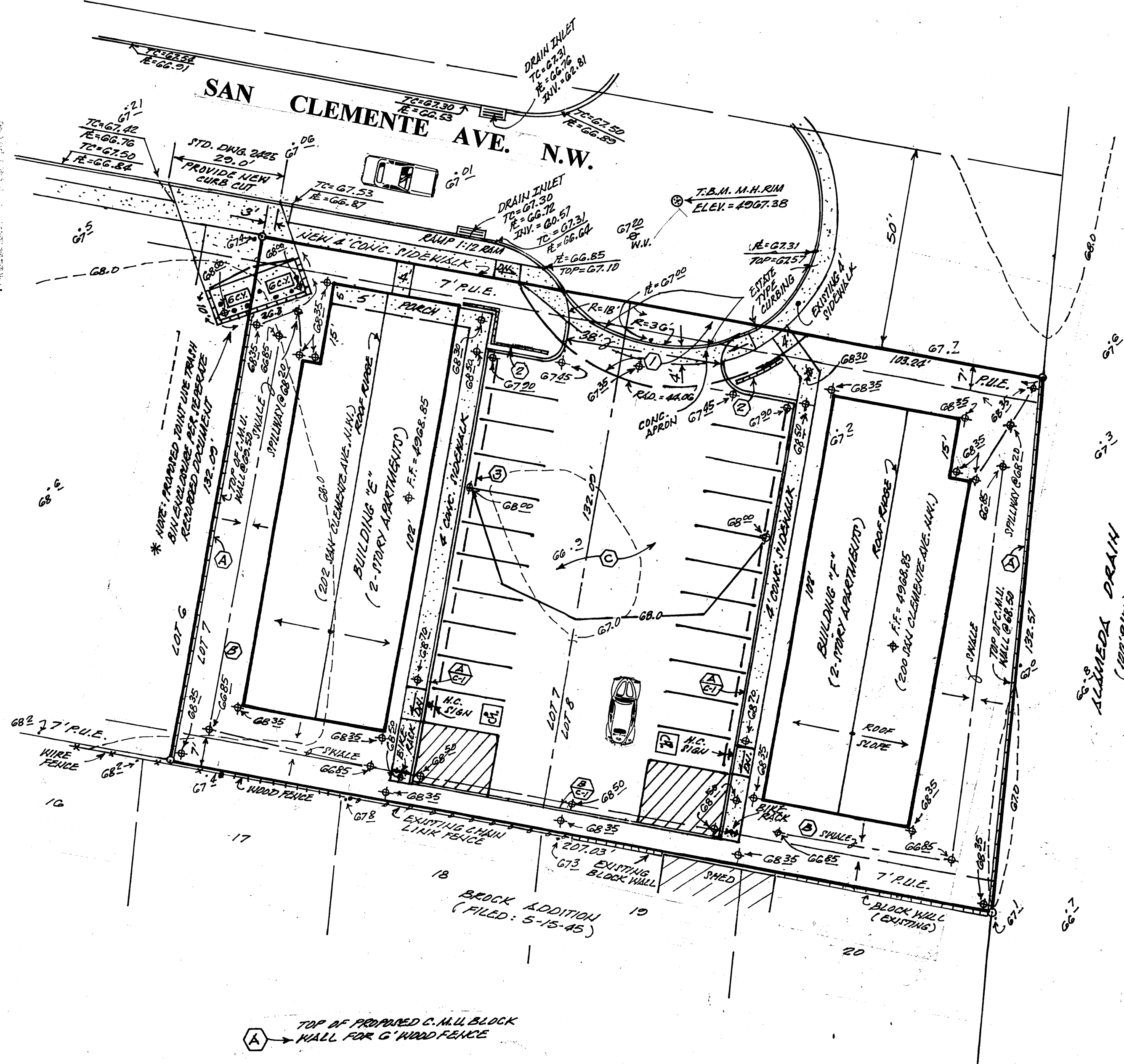
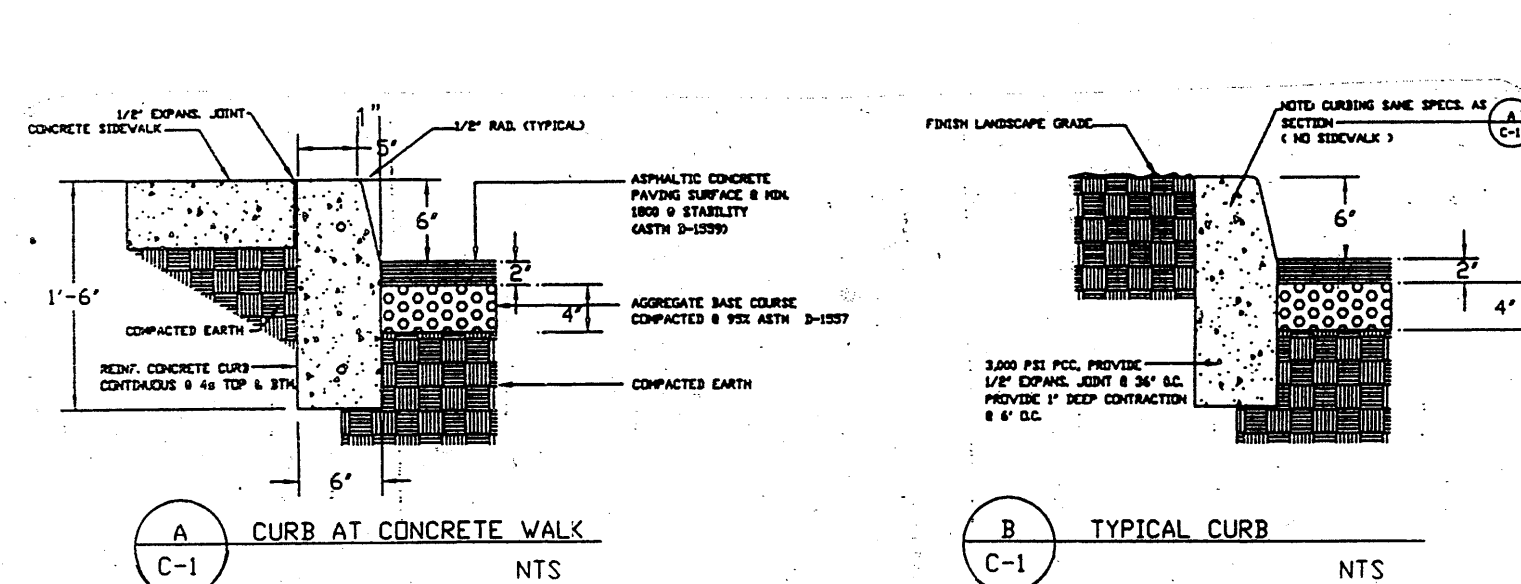
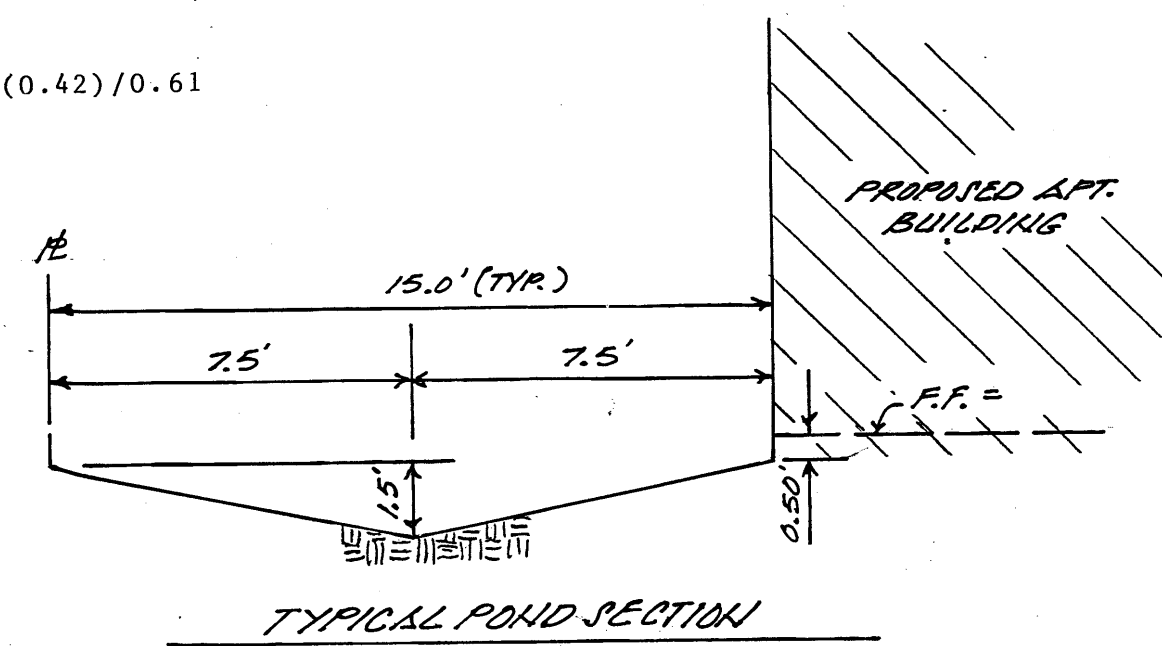
$$3,985.7 - 1,173.6 = 2,812.1 \text{ cu. ft. (water harvest pond)}$$

WATER HARVESTING PONDS:

$$\text{WEST BUILDING: } 145.0'X15.0'X0.75' = 1,631.3 \text{ cu. ft.}$$

$$\text{EAST BUILDING: } 150.0'X18.0'X0.75' = 2,025.0 \text{ cu. ft.}$$

$$\text{Total ponding} = 3,656.3 \text{ cu. ft. provided}$$



TOP OF PROPOSED C.M.U. BLOCK WALL FOR G WIND FENCE

SELF CONTAINED POND AREA (1)
(WATER HARVESTING)

PROPOSED IMPROVED-EGRESS, RECIPROCAL
FLOORING, AND SURFACE DRAINAGE
EASEMENT PER REPERATE RECORDED
DOCUMENT.

ADDITIONAL RIGHT-OF-WAY FOR SAN CLEMENTE N.W.
(BY REPERATE DOCUMENTS).

3' HIGH SCREEN WALL

TYPICAL CONCRETE PARKING BUMPER

LEGAL DESCRIPTION:

LOTS SEVEN (7) AND EIGHT (8), GIBSON TRACT "A", PORTION OF TRACT 25-A, M.R.G.C.D. MAP 33, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO; (ZONE ATLAS "G-14-Z")

BENCHMARK REFERENCE:

ACS Station "NM-47-10", Elevation = 4,967.50, (SLD-29); Project T.B.M. as shown on plan hereon.

PRECIPITATION ZONES

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

TABLE A-1. PRECIPITATION ZONES

ZONE	LOCATION
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Edgewood, North of Interstate 40; and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Edgewood, North of Interstate 40; and East of the East boundary of Range 4 East, South of Interstate 40

TABLE A-1A. PEAK INTENSITY (INCHES AT 1-HOUR)

Zone	Intensity 100-YR (2-YR, 10-YR)
1	4.70 (1.84, 3.14)
2	5.05 (2.04, 3.41)
3	7.38 (2.31, 3.65)
4	3.61 (2.34, 3.83)

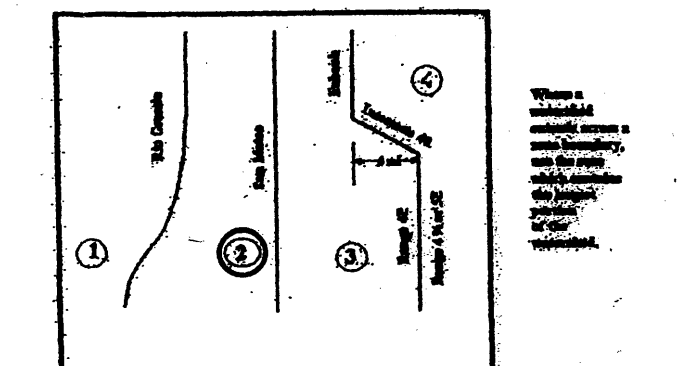


TABLE A-4. LAND TREATMENTS

Treatment	Land Conditions
A	Soil uncompacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundcover and infiltration capacity. Cereals, Unfilled Arroyos.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil uncompacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most recent lot. Gravel or rock on slopes (steepest landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds, and shrubs, and soil uncompacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by USGS Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.

Most watersheds contain a mix of land treatments. To determine proportional treatments, measure respective subareas. In lieu of specific measurement for treatment D, the usual percentages in TABLE A-5 may be employed.

TABLE A-5. PEAK DISCHARGE (cfs/acre)

Zone	Treatment	100-YR (2-YR, 10-YR)
1	A	1.29 (0.00, 0.24)
1	B	2.03 (0.33, 0.76)
1	C	2.87 (0.47, 1.49)
1	D	4.37 (1.69, 2.89)
2	A	1.56 (0.00, 0.38)
2	B	2.23 (0.08, 0.95)
2	C	3.14 (0.60, 1.71)
2	D	4.70 (1.86, 3.14)
3	A	1.87 (0.00, 0.58)
3	B	2.60 (0.21, 1.19)
3	C	3.43 (0.78, 2.09)
3	D	5.02 (2.04, 3.39)
4	A	2.20 (0.05, 0.87)
4	B	2.92 (0.38, 1.45)
4	C	3.73 (1.00, 2.26)
4	D	5.25 (2.17, 3.57)

Drainage Comments:

As shown on the Vicinity Map hereon, the subject site is located on the South side of San Clemente Avenue N.W. between Fourth Street N.W. and Second Street N.W., in the City of Albuquerque, Bernalillo County, New Mexico, (Zone Atlas Map "G-14-Z").

The subject site(s), 1.) are vacant in-fill properties, 2.) are to have apartment building(s) and associated improvements constructed thereon, 3.) do not contribute offsite flows to adjacent properties, 4.) do not accept offsite flows from adjacent properties, 5.) will free-discharge developed flows into the adjacent street right-of-way.

Calculations:

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

Site Area (Lots 7 & 8): 0.61 Acres

Precipitation Zone: Two (2)

Peak Intensity: In./Hr. at T_c = Twelve (12) minutes, 100-Yr.-6 Hr. = 5.05

Land Treatment Method for Calculations of "Qp", Tables A-8 & A-9.

"Land Treatment Factors", Table A-4.

EXISTING CONDITIONS:

TREATMENT	AREA/ACRES	FACTOR	CFS
A	0.61	X	1.56 = 0.95
D	0.00	X	4.70 = 0.00

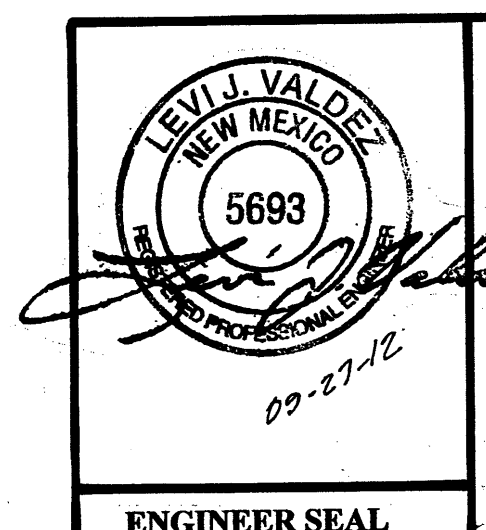
"Qp" = 0.95 CFS

PROPOSED DEVELOPED CONDITIONS:

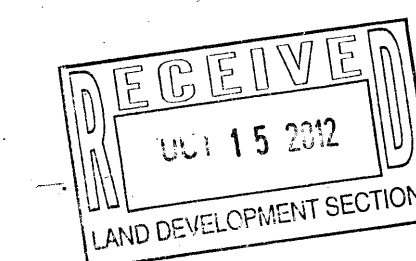
TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.19	X	3.14 = 0.60
D	0.42	X	4.70 = 1.97

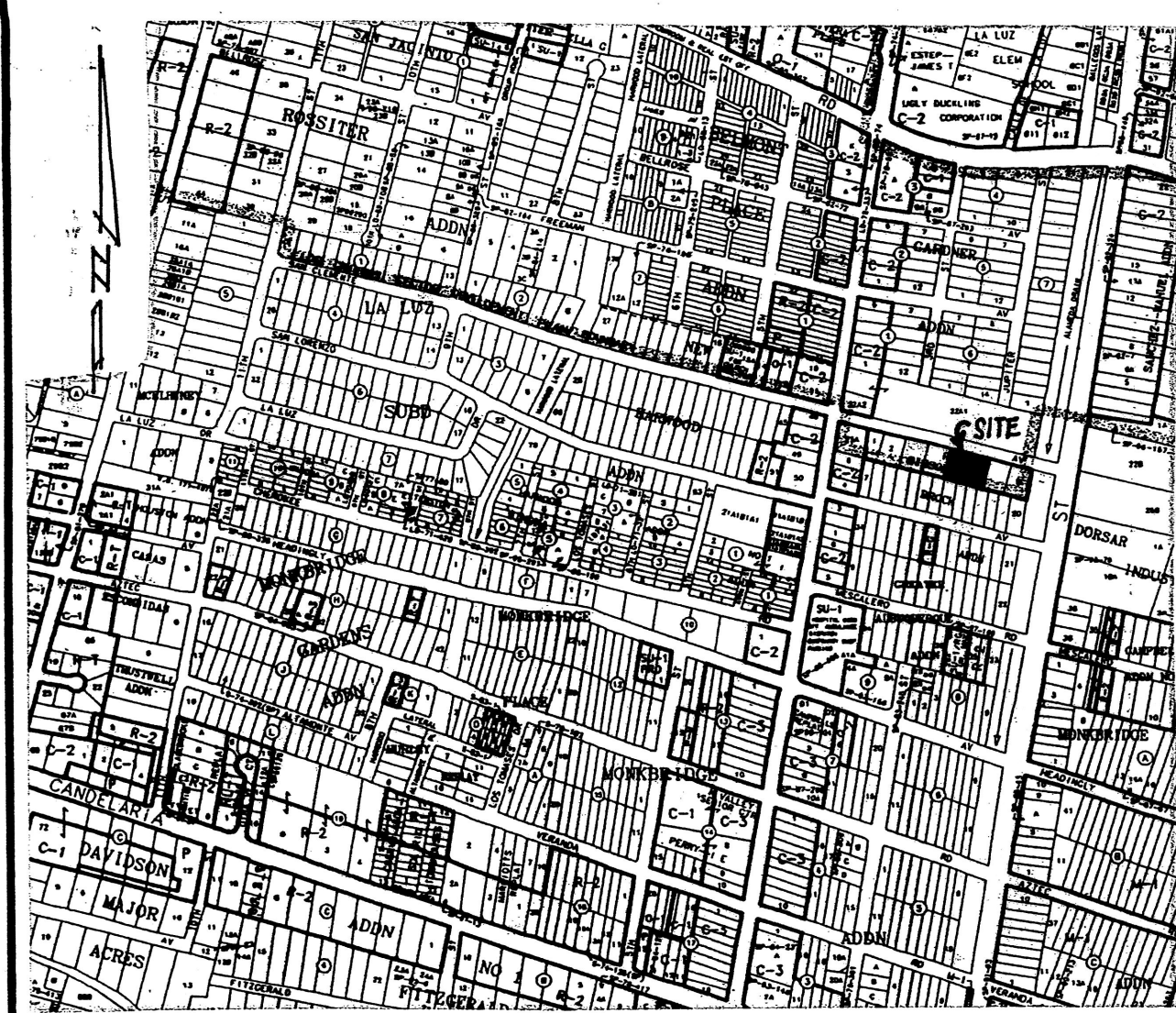
"Qp" = 2.57 CFS

**INCREASE = 1.62 CFS



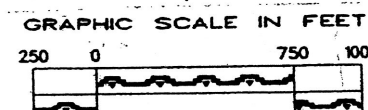
A PROPOSED
GRADING AND DRAINAGE PLAN
FOR
SAN CLEMENTE APARTMENTS
BUILDINGS "E" & "F"
SAN CLEMENTE AVENUE N.W.
ALBUQUERQUE, NEW MEXICO



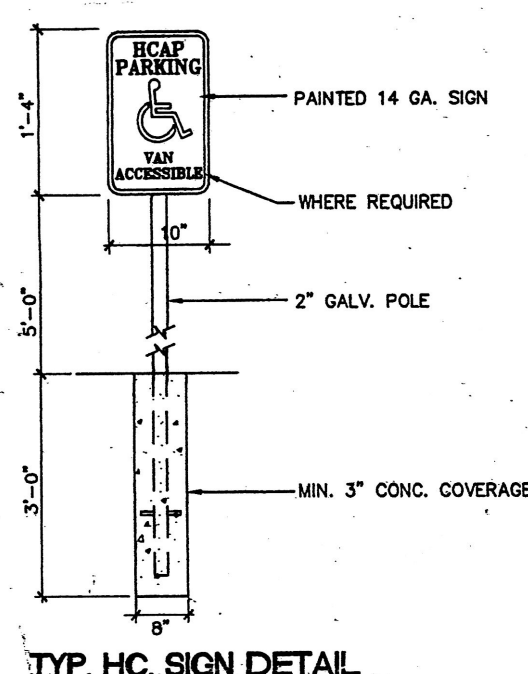


VICINITY MAP

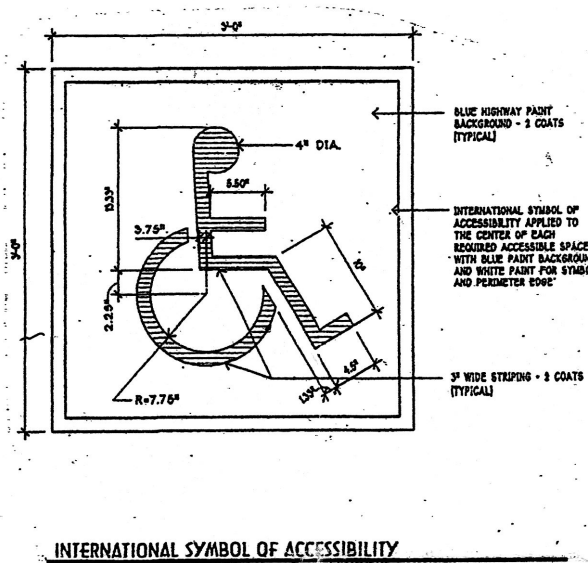
G-14-Z



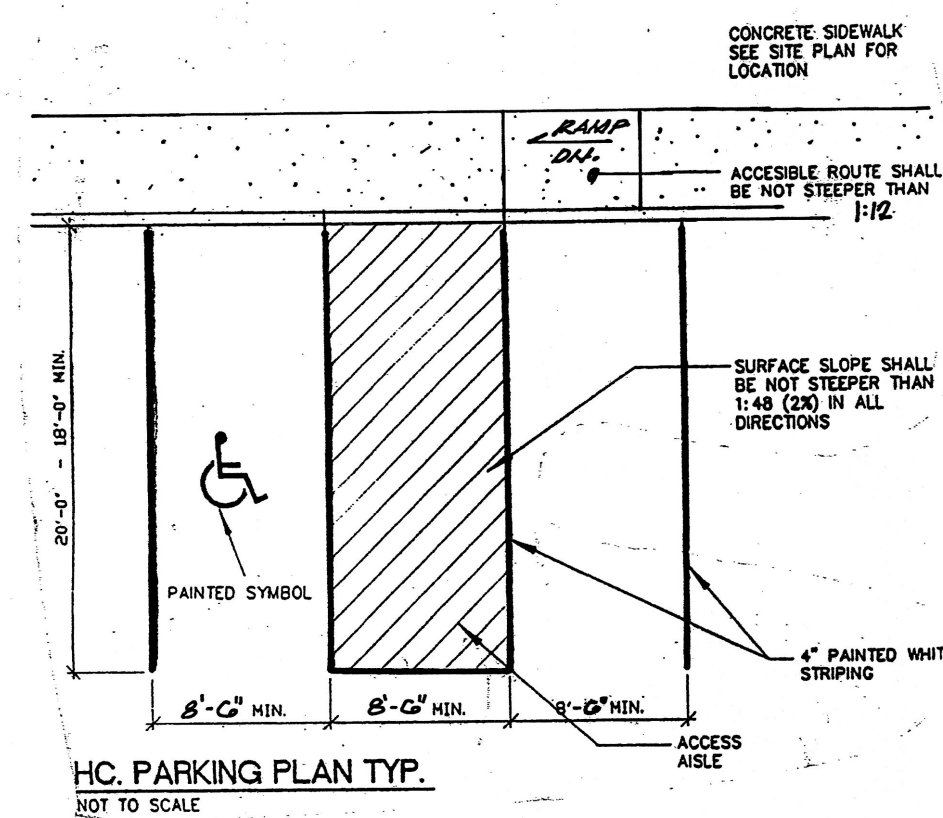
LOCATION MAP



TYP. HC. SIGN DETAIL



INTERNATIONAL SYMBOL OF ACCESSIBILITY



HC. PARKING PLAN TYP.

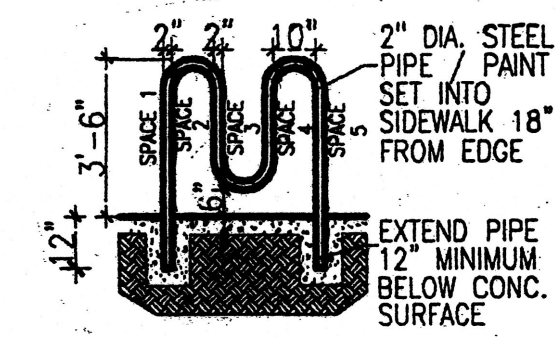
UTILITY PRECAUTIONS
THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY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

Note: Apartment Buildings "E" and "F" are to share the refuse bin and service shown on the plan hereon.

LEGAL DESCRIPTION:

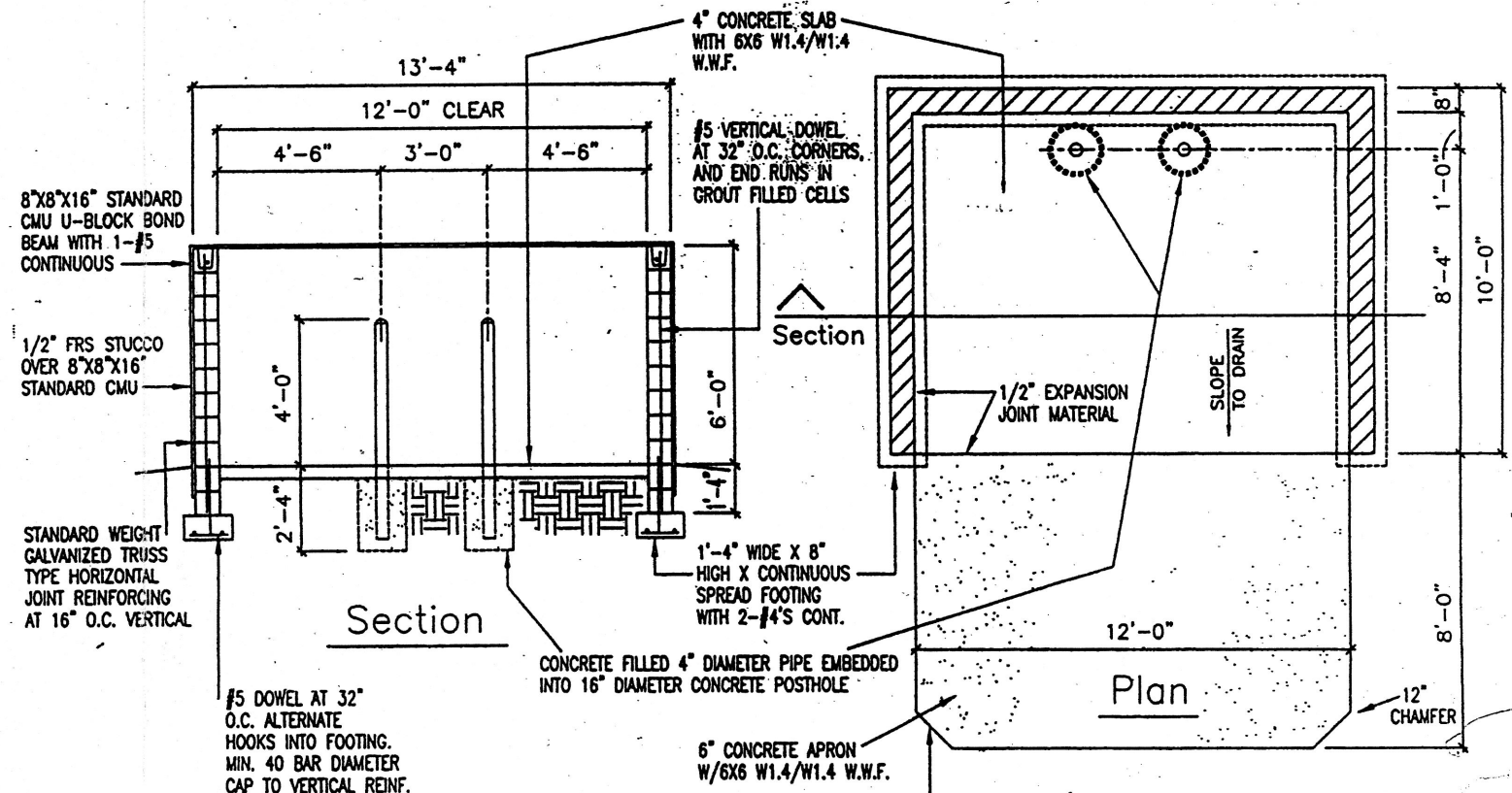
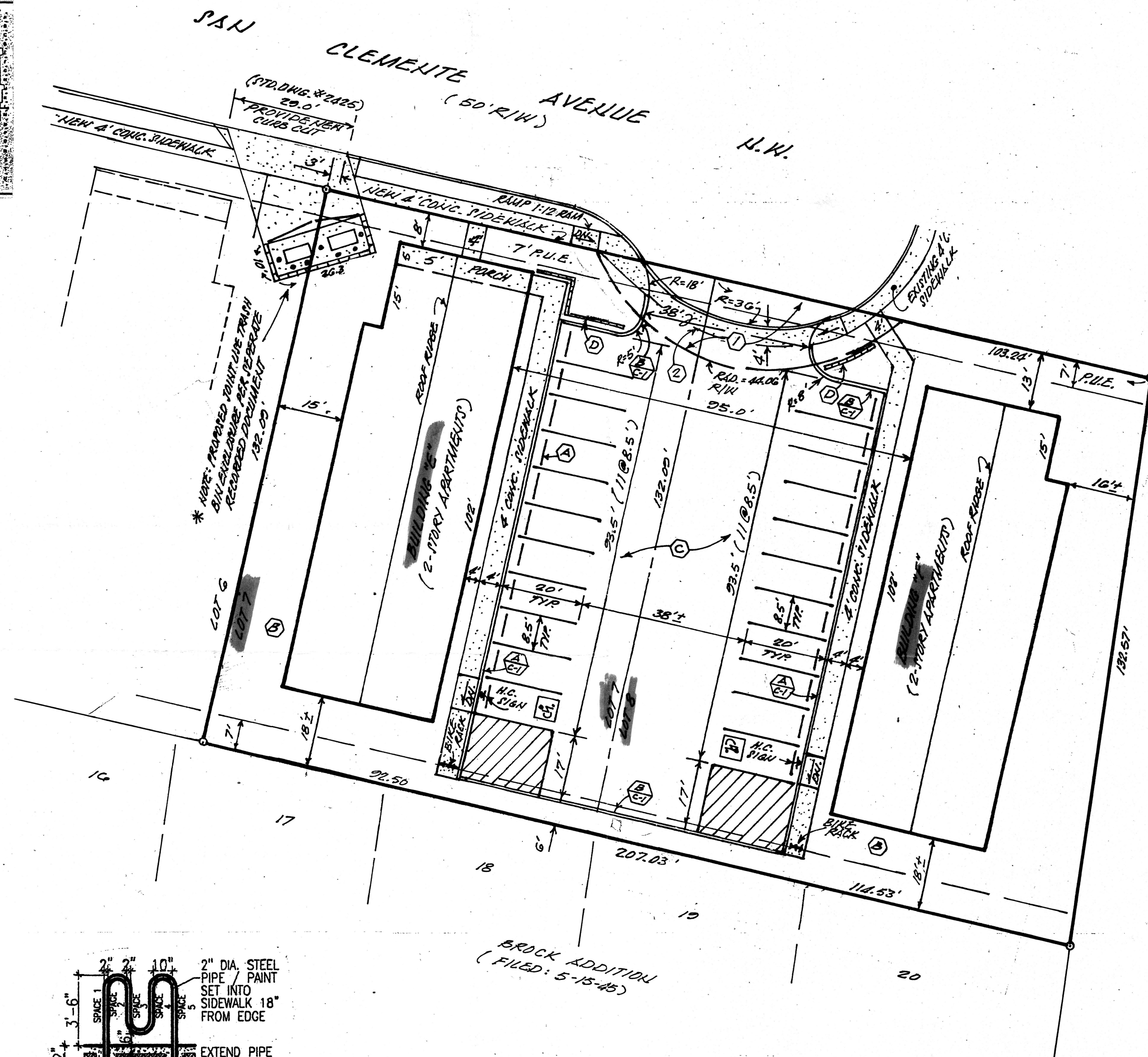
LOTS SEVEN (7) AND EIGHT (8), GIBSON TRACT "A", PORTION OF TRACT 25-A, M.R.G.C.D. MAP 33, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO; (ZONE ATLAS "G-14-Z")

- ① ADDITIONAL RIGHT-OF-WAY FOR SAN CLEMENTE AVE. N.W. BY SEPARATE RECORDED DOCUMENT.
- ② PROPOSED 4' WIDE CONCRETE APRON TO BE FLUSH WITH PREPARED ASPHALT PAVING.



Bike Rack Detail

Scale: Not to Scale



Refuse Enclosure Details

TRAFFIC CIRCULATION LAYOUT
APPROVED
12-12-12
D.M.

SITE INFORMATION:

AREA (LOTS 7 & 8) = 0.61 ACRE
SITE ZONED: "RU-2 MIXED"

PARKING REQUIREMENT: (2-LOTS)

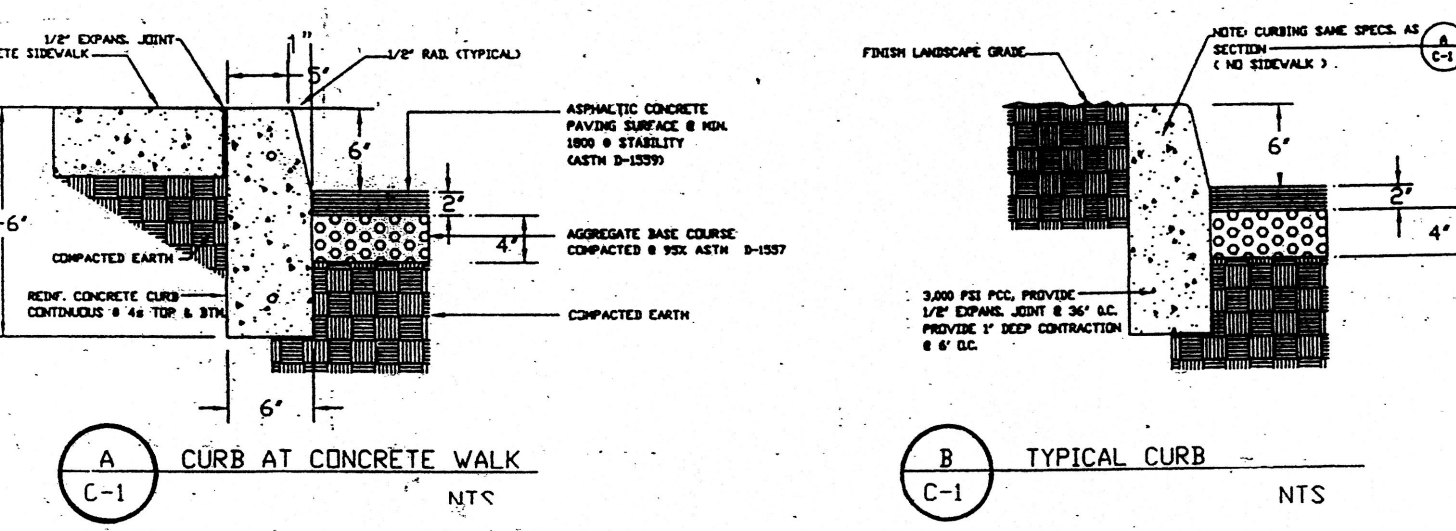
REQUIRED = 18 SPACES
PROVIDED = 22 SPACES
1.5 SPACE/UNIT (6 UNITS/BLDG.) = 9 SPACES/LOT

ADDRESS:

LOT 7: 202 SAN CLEMENTE AVE. N.W.
LOT 8: 200 SAN CLEMENTE AVE. N.W.

RECEIVED
JUL 15 2012
LAND DEVELOPMENT SECTION

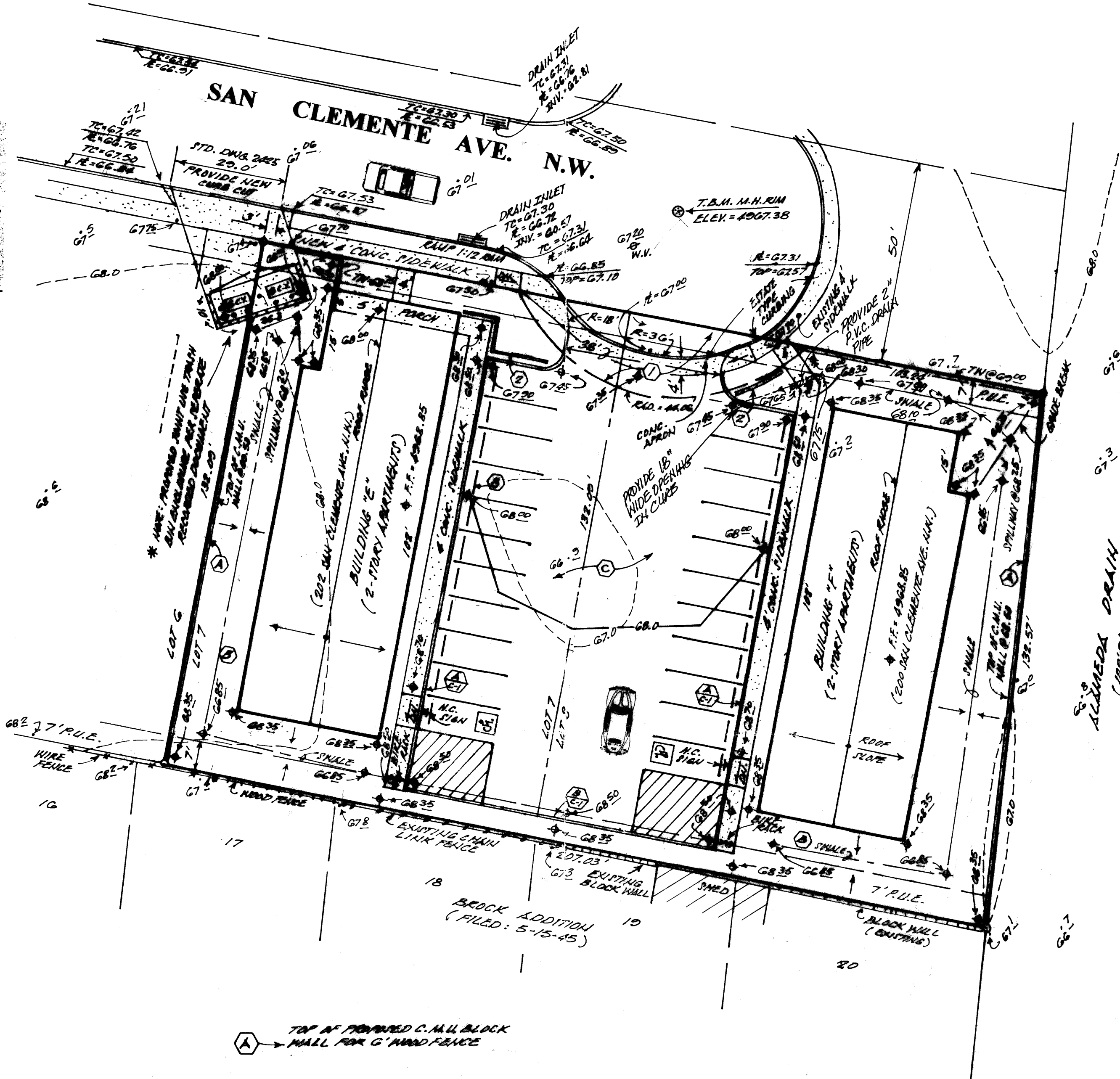
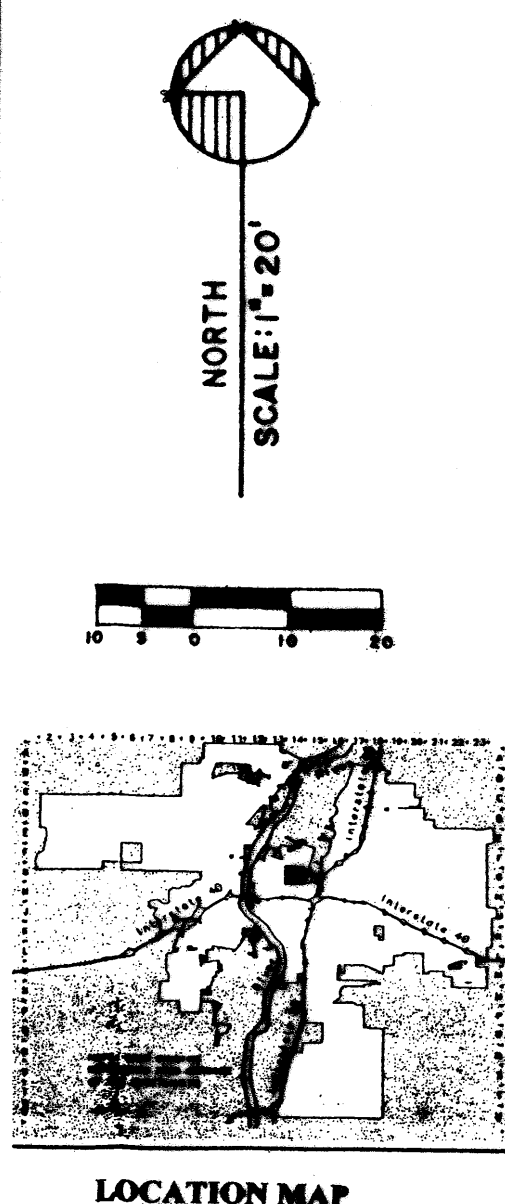
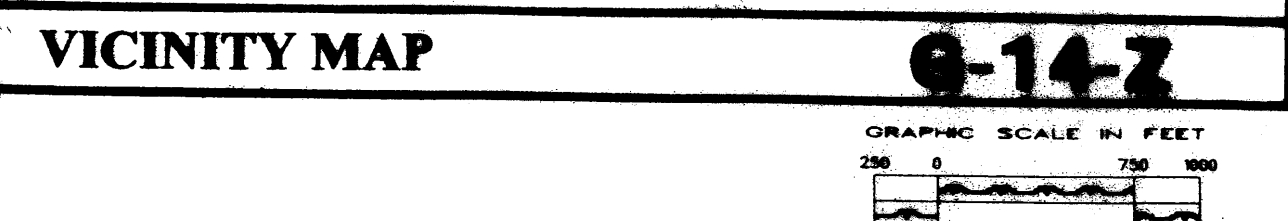
TRAFFIC CIRCULATION LAYOUT



- A TYPICAL CONCRETE PARKING BUMPER
- B LANDSCAPE AREA (WATER HARVESTING)
- C PROPOSED INHERENT-EGRESS, RECIPROCAL PARKING, AND SURFACE DRAINAGE EASEMENT FOR SEPARATE RECORDED DOCUMENT.
- D 8' HIGH SCREEN WALL FOR PARKING AREA 1.5' CR.

LEVI J. VALDES
NEW MEXICO
5693
10-11-12
ENGINEER'S SEAL

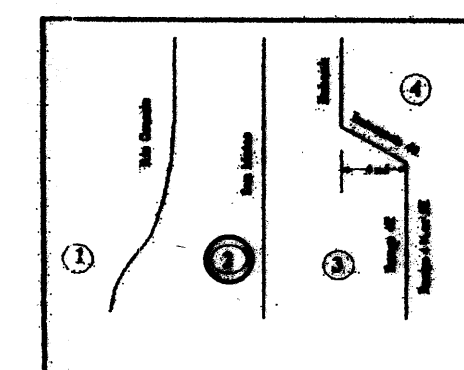
A PROPOSED PLAN
FOR
SAN CLEMENTE APARTMENTS
BUILDINGS "E" & "F"
SAN CLEMENTE AVENUE N.W.
ALBUQUERQUE, NEW MEXICO



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

ZONE	LOCATION
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Bernalillo, North of Interstate 40, and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Bernalillo, North of Interstate 40, and East of the East boundary of Range 4 East, South of Interstate 40

Zone	Intensity (2-YR, 10-YR)
1	4.76 (1.84, 3.14)
2	3.08 (2.04, 3.41)
3	3.38 (2.31, 3.65)
4	5.61 (2.34, 3.83)



Treatment	Land Condition
A	Soil unaccompanied by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical condition with minimal disturbance to grading, groundwater and infiltration capacity. Cephale.
B	Soil unaccompanied by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil unaccompanied by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil unaccompanied by human activity. Minimal vegetation. (Upper grading, roads, trails. Must meet some. Cephale or rock on plastic (sheet landscaping). Ungraded houses and patios with slopes greater than 10 percent. Native grasses, weeds, and shrubs, and soil unaccompanied by human activity with slopes at 20 percent or greater. Native grass, weed and shrubs. Some with clay or clay loam soils and other soils of very low permeability as identified by UCS Hydrologic Soil Group D.
D	Impervious areas, pavement and roads.

Zone	Treatment	Peak Discharge (2-YR, 10-YR)
1	A	1.29 (0.04, 0.24)
1	B	2.05 (0.33, 0.76)
1	C	2.87 (0.47, 1.49)
1	D	4.37 (1.69, 2.89)
2	A	1.56 (0.06, 0.38)
2	B	2.28 (0.08, 0.95)
2	C	3.14 (0.60, 1.71)
2	D	4.70 (1.86, 3.14)
3	A	1.87 (0.06, 0.58)
3	B	2.60 (0.21, 1.19)
3	C	3.45 (0.78, 2.009)
3	D	5.02 (2.04, 3.39)
4	A	2.30 (0.05, 0.87)
4	B	2.92 (0.38, 1.45)
4	C	3.73 (1.00, 2.26)
4	D	5.25 (2.17, 3.57)

Drainage Comments:

As shown on the Vicinity Map hereon, the subject site is located on the South side of San Clemente Avenue N.W. between Fourth Street N.W. and Second Street N.W., in the City of Albuquerque, Bernalillo County, New Mexico, (Zone Atlas Map "G-14-Z").

The subject site(s), 1.) are vacant in-fill properties, 2.) are to have apartment building(s) and associated improvements constructed thereon, 3.) do not contribute offsite flows to adjacent properties, 4.) do not accept offsite flows from adjacent properties, 5.) will free-discharge developed flows into the adjacent street right-of-way.

Calculations:

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

Site Area (Lots 7 & 8): 0.61 Acres

Precipitation Zone: Two (2)

Peak Intensity: In./Hr. at Tc = Twelve (12) minutes, 100-Yr-6 Hr. = 5.05

Land Treatment Method for Calculations of "Qp", Tables A-8 & A-9.

"Land Treatment Factors", Table A-4.

EXISTING CONDITIONS:

TREATMENT	AREA/ACRES	FACTOR	CFS
A	0.61	X	1.56 = 0.95
D	0.00	X	4.70 = 0.00

"Qp" = 0.95 CFS

PROPOSED DEVELOPED CONDITIONS:

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.10	X	3.14 = 0.60
D	0.42	X	4.70 = 1.97

"Qp" = 2.57 CFS

**INCREASE = 1.62 CFS

KNOWN CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION. HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BARRIERS, DITCHES, SWALES, PONDING, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
- ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO RUNOFF BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL RUNOFF FROM PUBLIC STREETS THAT HAS BEEN BROOD FROM THE SUBJECT SITE AND DEPOSITED THEREON.

CONSTRUCTION NOTES:

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 266-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

GENERAL NOTES:

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

LEGEND:

TOP OF CURB ELEVATION = 70.60
CURB FLOWLINE ELEVATION = 69.75
EXISTING SPOT ELEVATION = 70.75
EXISTING CONTOUR ELEVATION = 69.75
PROPOSED SPOT ELEVATION = 71.50
PROPOSED CONTOUR ELEVATION = 71.50
PROPOSED OR EXISTING CONCRETE SURFACE = 71.50
EXISTING FENCE LINE = 71.50

EXISTING EXCESS PRECIPITATION:

WEIGHTED "E" = $(0.53) \times (0.61) + (0.78) \times (0.00) + (1.13) \times (0.00) + (2.12) \times (0.00) / 0.61$
= 0.53 IN.

V100-360 = $(0.53) \times (0.61) / 12 = 0.026942$ ac.ft. = 1,173.6 cu. ft.

PROPOSED EXCESS PRECIPITATION:

WEIGHTED "E" = $(0.53) \times (0.00) + (0.78) \times (0.00) + (1.13) \times (0.19) + (2.12) \times (0.42) / 0.61$
= 1.80 IN.

V100-360 = $(1.80) \times (0.61) / 12 = 0.09150$ ac.ft. = 3,985.7 cu. ft.

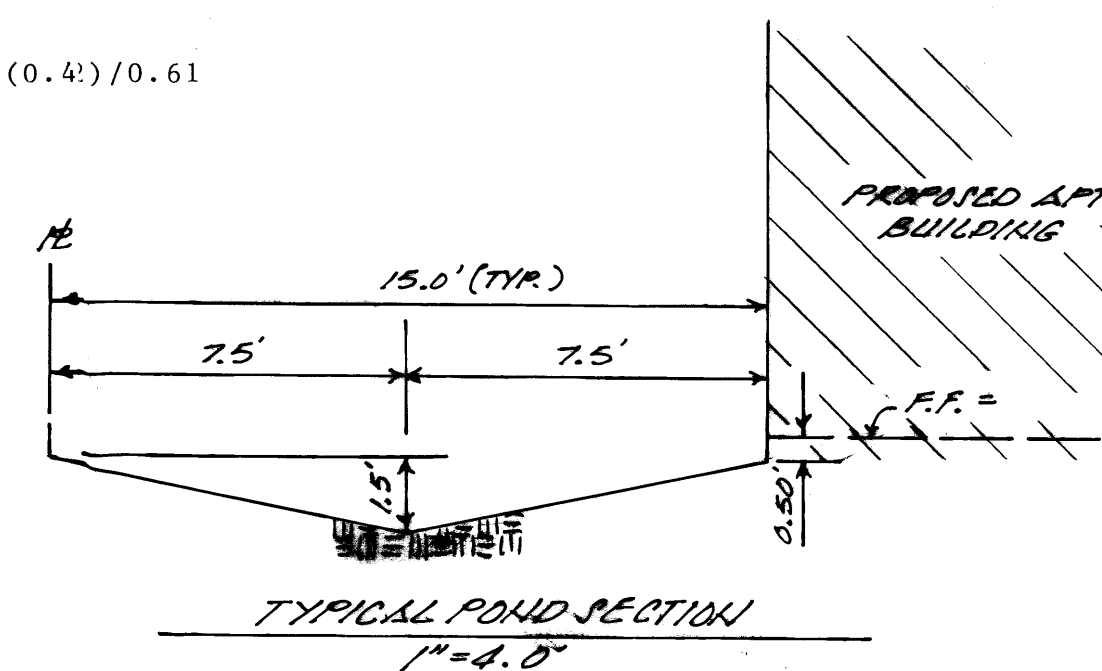
3,985.7 - 1,173.6 = 2,812.1 cu. ft. (water harvest pond)

WATER HARVESTING PONDS:

WEST BUILDING: $145.0' \times 15.0' \times 0.75' = 1,631.3$ cu. ft.

EAST BUILDING: $150.0' \times 18.0' \times 0.75' = 2,025.0$ cu. ft.

Total ponding = 3,656.3 cu. ft. provided



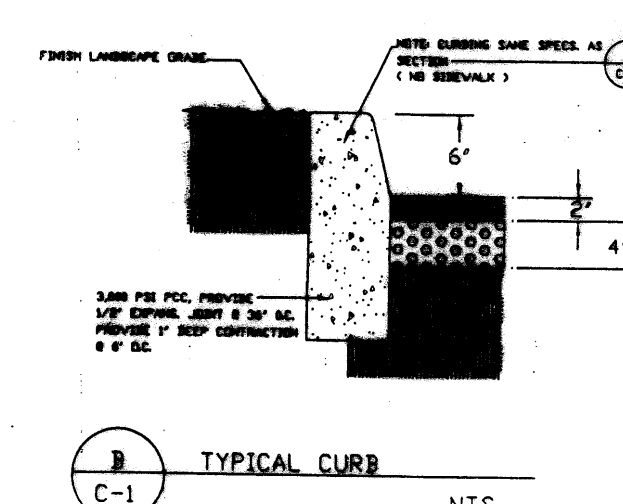
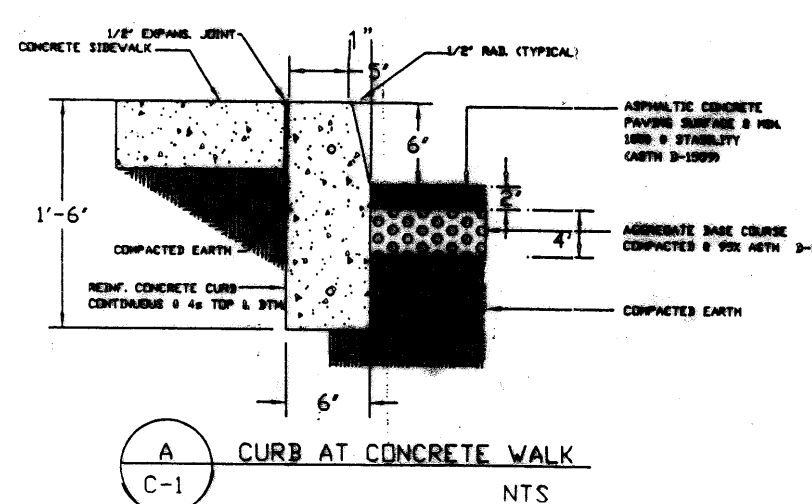
- TOP OF PROPOSED C.M.U. BLOCK WALL FOR 6\"/>

LEGAL DESCRIPTION:

LOTS SEVEN (7) AND EIGHT (8), GIBSON TRACT "A", PORTION OF TRACT 25-A, M.R.G.C.D. MAP 33, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO; (ZONE ATLAS "G-14-Z")

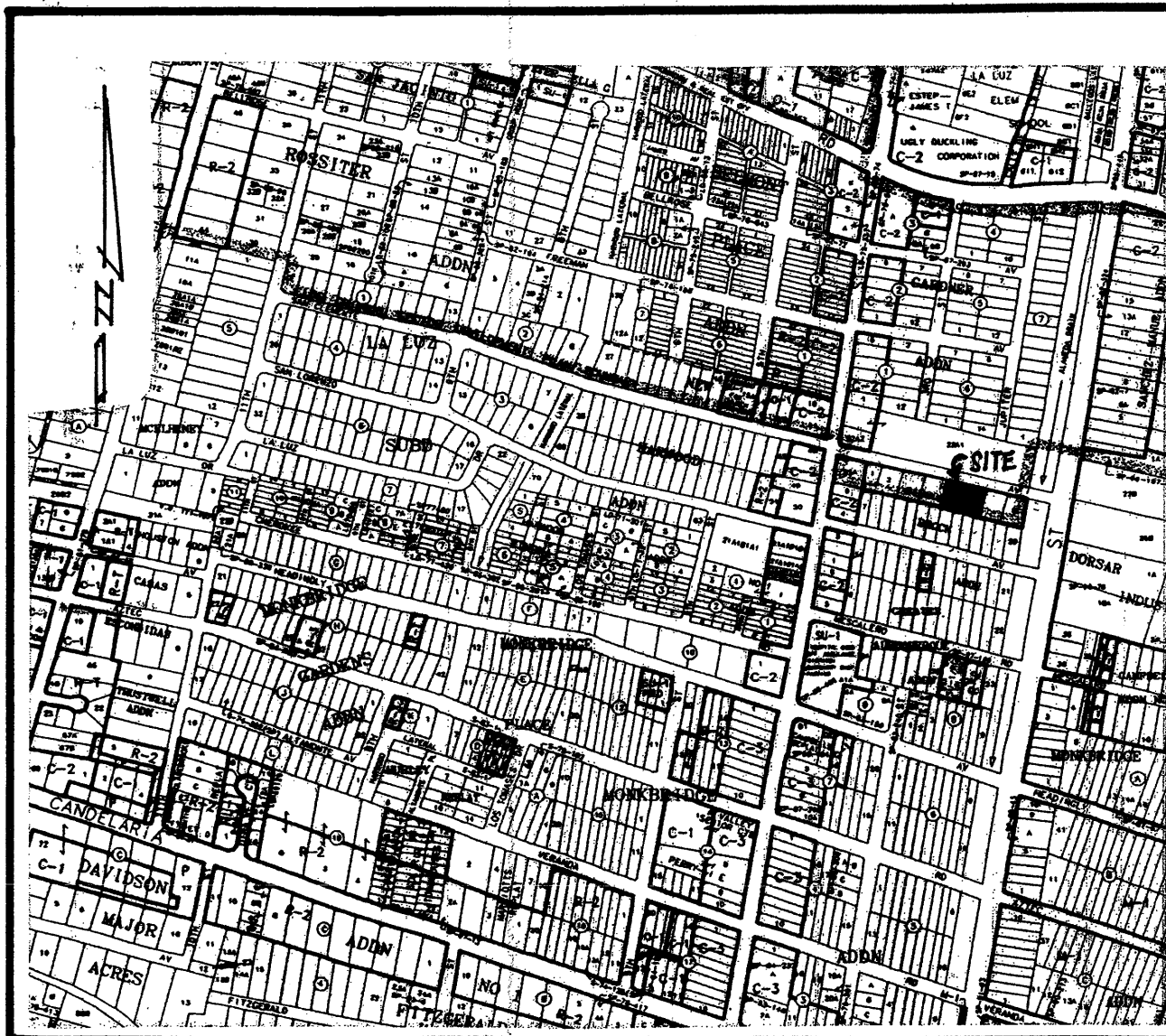
BENCHMARK REFERENCE:

ACS Station "NM-47-10", Elevation = 4,967.50, (SLD-29); Project T.B.M. as shown on plan hereon.



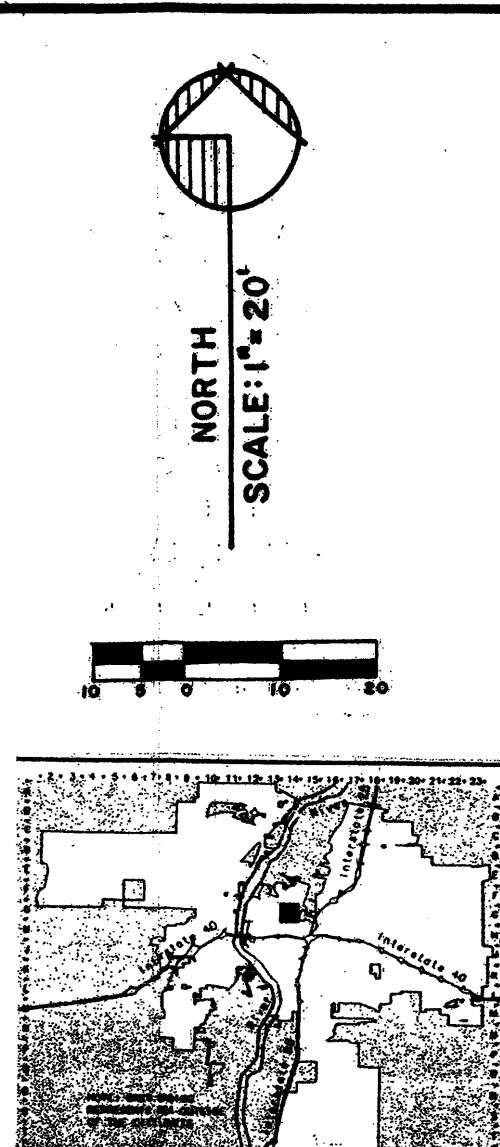
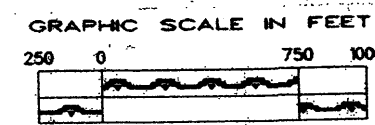
**A PROPOSED
GRADING AND DRAINAGE PLAN
FOR
SAN CLEMENTE APARTMENTS
BUILDINGS "E" & "F"
SAN CLEMENTE AVENUE N.W.
ALBUQUERQUE, NEW MEXICO**

RECEIVED
OCT 2 2012



VICINITY MAP

G-14-Z

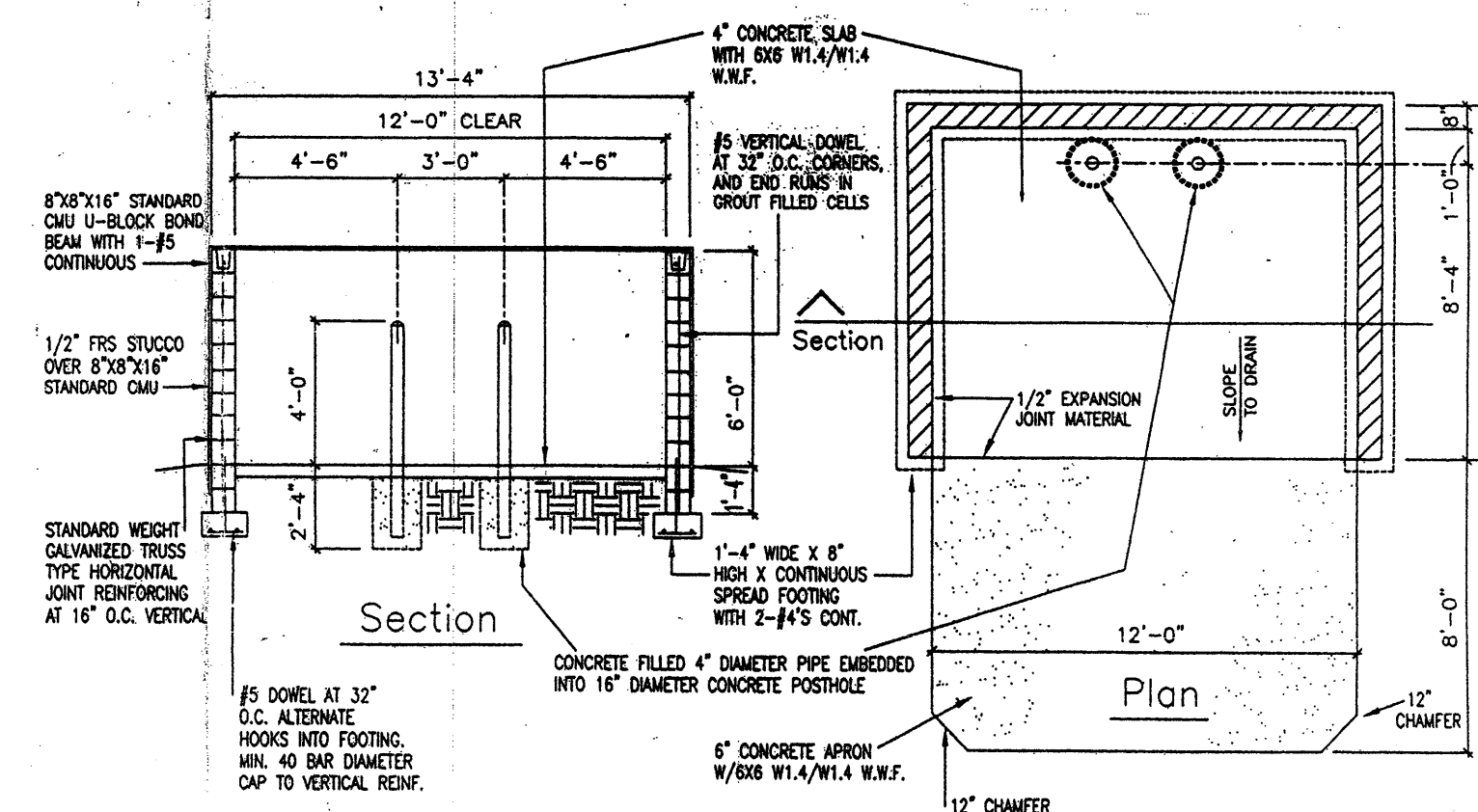


LOCATION MAP

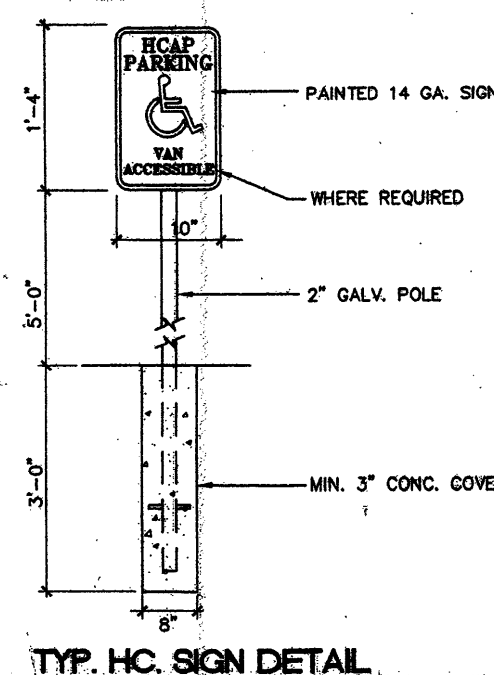
SAN CLEMENTE AVE. N.W.

05-20-15
* NOTE: SEE ATTACHED "AS-BUILT" DRAWINGS FOR CORRECTED HANDICAP RAMP ONLY.

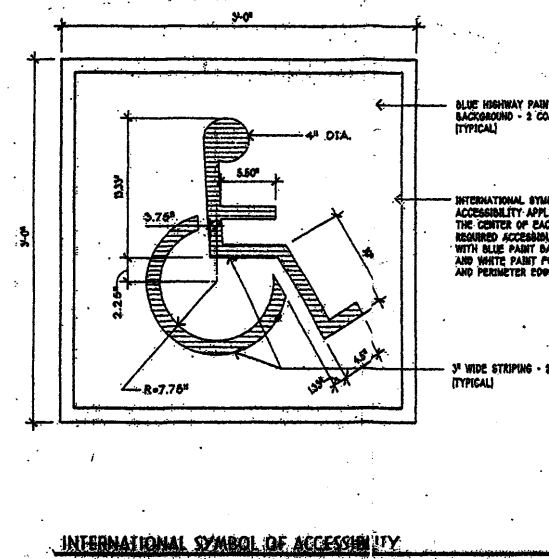
Refuse Enclosure Details



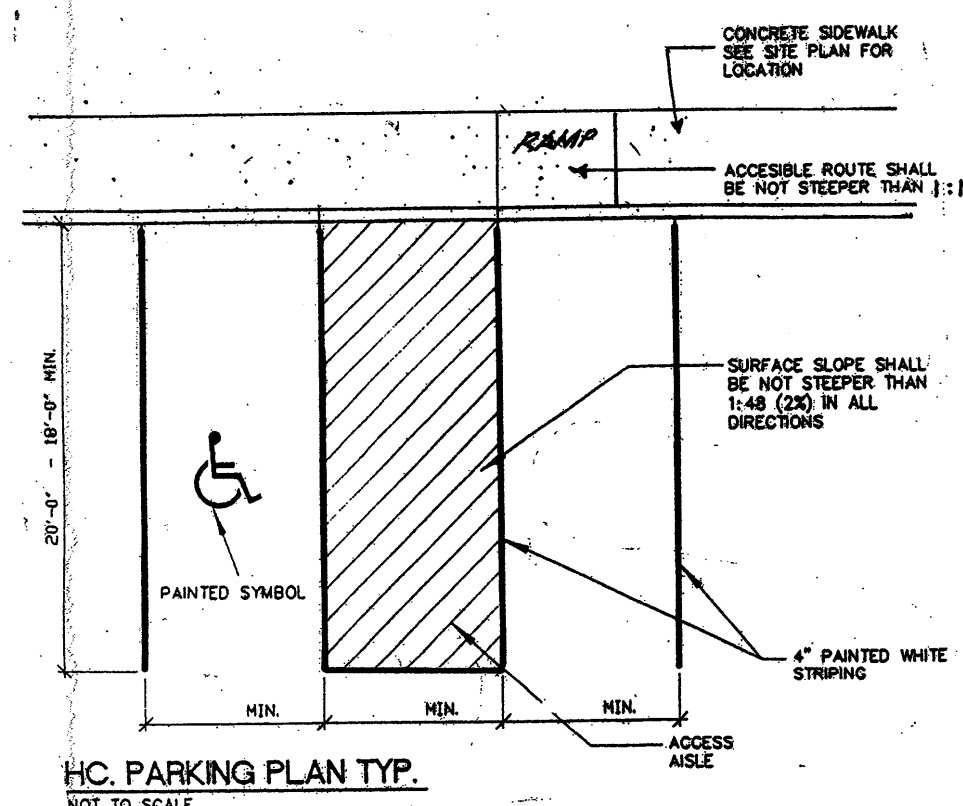
NTS



TYP. HC SIGN DETAIL



INTERNATIONAL SYMBOL OF ACCESSIBILITY



HC PARKING PLAN TYP.

NOT TO SCALE

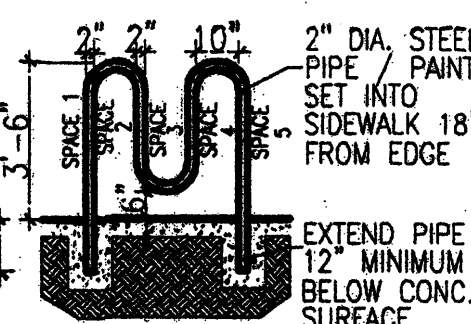
UTILITY PRECAUTIONS

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

Note: Apartment Buildings "C" and "D" are to share the refuse bin and service shown on the plan hereon.

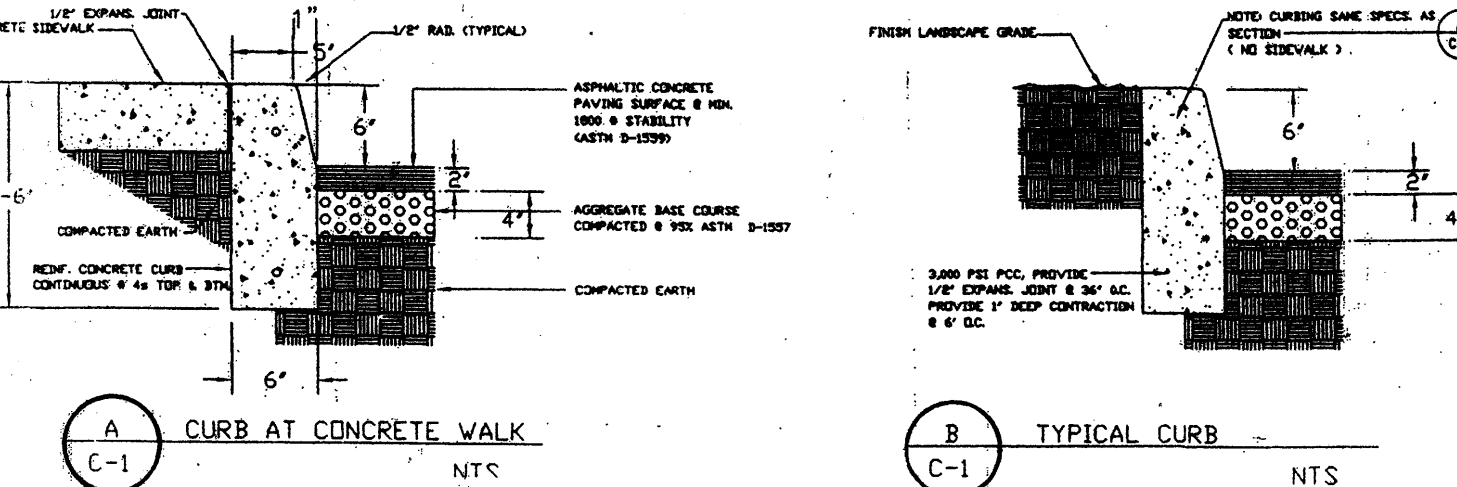
LEGAL DESCRIPTION:

LOTS FIVE (5) AND SIX (6), GIBSON TRACT "A", PORTION OF TRACT 25-A, M.R.G.C.D. MAP 33, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO; (ZONE ATLAS G-14-Z)



Bike Rack Detail
Scale: Not to Scale

* NOTE: "L" = SIDEWALK 4'x4' LANDING



- A - TYPICAL CONCRETE PARKING BUMPER
- B - LANDSCAPE AREA (WATER HARVESTING)
- C - PROPOSED TREES - EROSION, RECIPROCAL PARKING, AND SURFACE DRAINAGE BASEMENT PER SEPARATE RECORDED DOCUMENT.
- D - 1.5' HIGH SCREEN WALL FOR PARKING AREA

TRAFFIC CERTIFICATION
I, LEVI J. VALDES, NMPE 10 5693 OF THE FIRM LEVI J. VALDES & ASSOCIATES, P.C. HEREBY CERTIFY THAT THIS PROJECT HAS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10-12-12. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY LEVI J. VALDES OF THE FIRM LEVI J. VALDES & ASSOCIATES, P.C. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 05-20-15 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC LAYOUT ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Signature of Engineer
Levi J. Valdes
Date
05-20-15



SITE INFORMATION:

AREA (LOT 5 & 6) = 0.56 ACRE
SITE ZONED: "R-2 HFMKD"

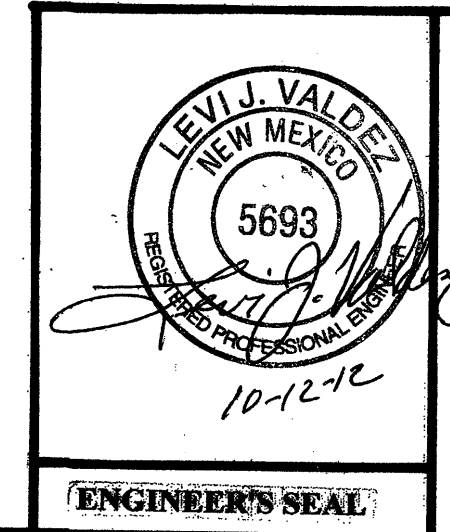
PARKING REQUIREMENTS: (2 LOTS)

REQUIRED = 18 SPACES
PROVIDED = 24 SPACES
1.5 SPACE/UNIT (6 UNITS/BLDG.), 2 BLDGS = 9 SPACES/LOT

ADDRESS:

LOT 5: 206 SAN CLEMENTE AVENUE N.W.
LOT 6: 204 SAN CLEMENTE AVENUE N.W.

TRAFFIC CIRCULATION LAYOUT
(ENGINEER'S CERTIFICATION)



A PROPOSED PLAN
FOR
SAN CLEMENTE APARTMENTS
BUILDINGS "C" & "D"
SAN CLEMENTE AVENUE N.W.
ALBUQUERQUE, NEW MEXICO
JULY, 2012