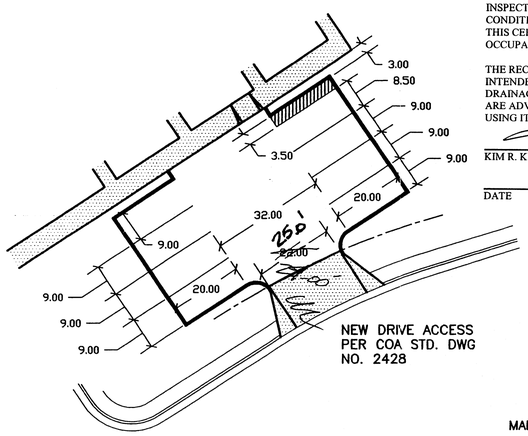

PARKING LAYOUT

CALCULATIONS

THE FOLLOWING CALCULATIONS WERE DEVELOPED
USING THE CITY OF ALBUQUERQUE DPM SECTION 22.2

SITE CHARACTERISTICS:
SITE LOCATION: ZONE 2
PRECIPITATION: P = 2.20 inches

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TREATMENT A = 1.56 cfs/acre
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	EXISTING		PROPOSED	
TOTAL AREA	= 0.29 AC.			
TREATMENT A	= 0.00 AC. =	0.0%	0.00 AC. =	0.0%
TREATMENT B	= 0.00 AC. =	0.0%	0.12 AC. =	41.4%
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TREATMENT D	= 0.00 AC. =	0.0%	0.17AC. =	58.6%

ONSITE – EXCESS PRECIPITATION & VOLUMETRIC RUNOFF:
EXISTING RUNOFF:
WEIGHTED E=[(0.53)(0.00)+(0.78)(0.00)+(1.13)(0.29)+(2.12)(0.00)]/0.29
= 1.13 inches
V100–6hr = (1.13)(0.29)/12 = 0.0273 acre ft = 1190 cf
DEVELOPED RUNOFF:
WEIGHTED E=[(0.53)(0.00)+(0.78)(0.12)+(1.13)(0.00)+(2.12)(0.17]/0.29
= 1.57 inches
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ONSITE – PEAK DISCHARGE:
EXISTING DISCHARGE:
Q100 = (1.56)(0.00)+(2.28)(0.00)+(3.14)(0.29)+(4.70)(0.00) = 0.91 cfs
DEVELOPED DISCHARGE:
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RESULTS:

DEVELOPED VOLUMETRIC RUNOFF:
1648 – 1190 = 458 cf INCREASE IN RUNOFF VOLUME
DEVELOPED PEAK DISCHARGE:
1.07 – 0.91 = 0.16 cfs INCREASE IN PEAK DISCHARGE

TCL CERTIFICATION

I, KIM R. KEMPER, NMPE 10542, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED TRAFFIC CONTROL LAYOUT PLAN DATED NOVEMBER 21, 2003. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY THOMAS D. JOHNSTON, NMPS 14209. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON MARCH 30, 2004, 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 CERTIFICATE OF OCCUPANCY.

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

KIM R. KEMPER, P.E., NMPE 10542

5.30.04
DATE

KIM R. KEMPER NEW MEXICO 10542 REGISTERED PROFESSIONAL ENGINEER

DRAINAGE CERTIFICATION

I, KIM R. KEMPER, NMPE 10542, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED NOVEMBER 21, 2003. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY THOMAS D. JOHNSTON, NMPS 14209. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON MARCH 30, 2004, 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 CERTIFICATE OF OCCUPANCY.

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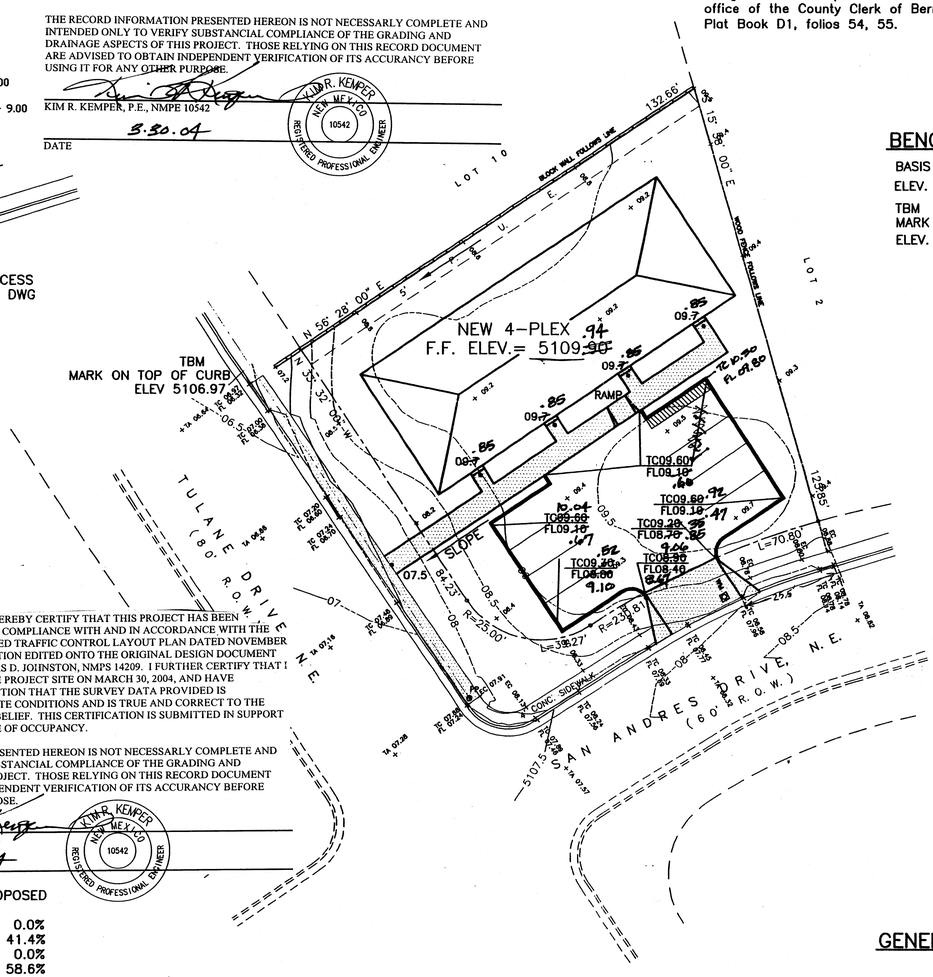

PROPOSED IMPROVEMENTS SITE PLAN

DRAINAGE PLAN

THIS SITE IS LOCATED ON THE NORTHEAST CORNER OF TULANE DRIVE SAN ANDRES DRIVE. THE SUBJECT PARCEL DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA. HOWEVER, THE ADJECENT TULANE ROAD IS WITHIN A FLOOD BOUNDARY ZONE AO DEPTH 1.
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ELEV. 5122.99 (NGVD 29)

TBM
MARK ON TOP OF CURB, NW CORNER OF SITE
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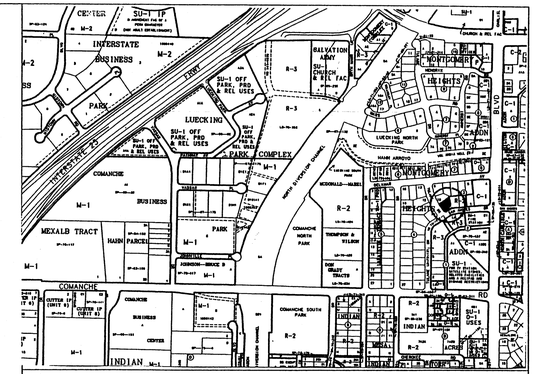

LOCATION MAP ZONE MAP G–16

GENERAL NOTES

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N

SCALE: 1" = 20'

TRAFFIC CIRCULATION LAYOUT APPROVED
Signed
11.25.03
Date

GENERAL LEGEND

EXISTING CONTOUR	75
PROPOSED CONTOUR	24
EXISTING SPOT ELEVATION	x 48.55
PROPOSED SPOT ELEVATION	56.4
FLOWLINE	
FLOW DIRECTION ARROW	
PROPOSED CONCRETE	
TOP OF CURB ELEVATION	TC
TOP OF WALL ELEVATION	TW
FLOWLINE ELEVATION	FL
TOP OF ASPHALT	TA
POWER POLE	PP
ROOF DRAIN/DOWN SPOUT	D.S.
RECORD DRAWING ELEV.	09.60

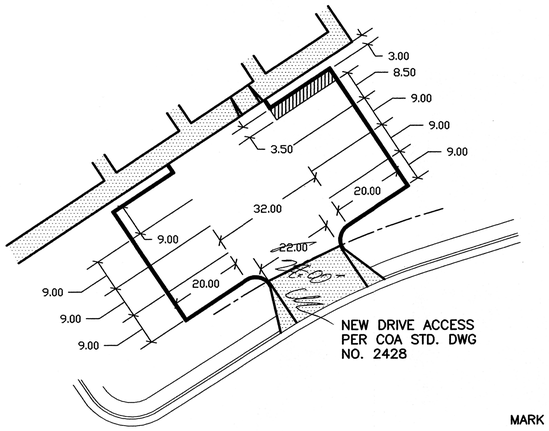
KIM R. KEMPER NEW MEXICO 10542 REGISTERED PROFESSIONAL ENGINEER
11.21.03

RECEIVED
MAR 30 2004
HYDROLOGY SECTION

-3501 San Andres NE

4–PLEX TULANE & SAN ANDRES
TCL AND GRADING PLAN

Designed	Drawn	Checked	Sheet of
File	Date		1 1



PARKING LAYOUT

CALCULATIONS

THE FOLLOWING CALCULATIONS WERE DEVELOPED
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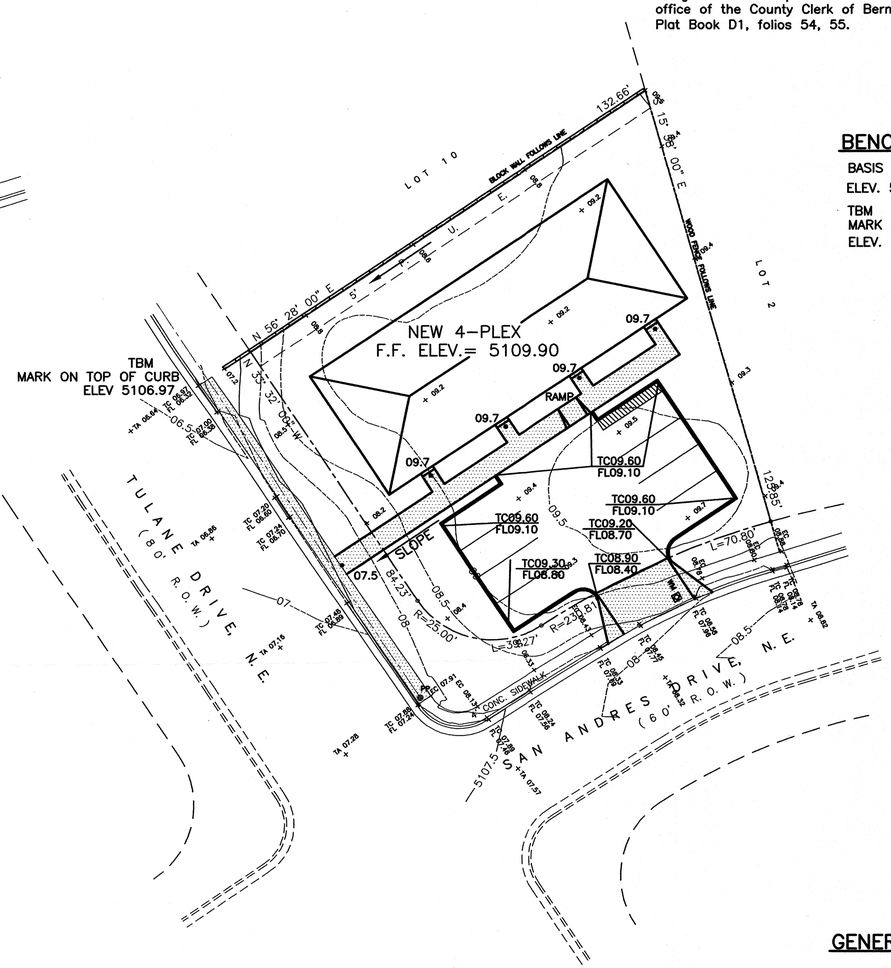
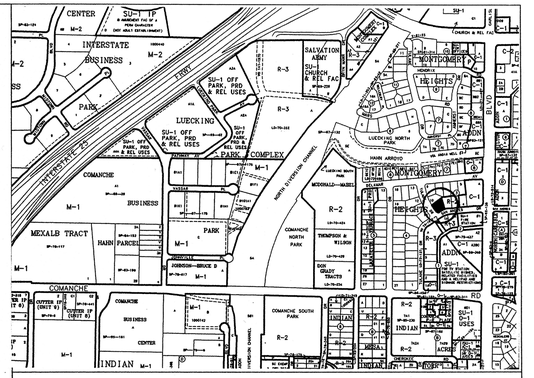


PROPOSED IMPROVEMENTS SITE PLAN



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APPROVED
Signed
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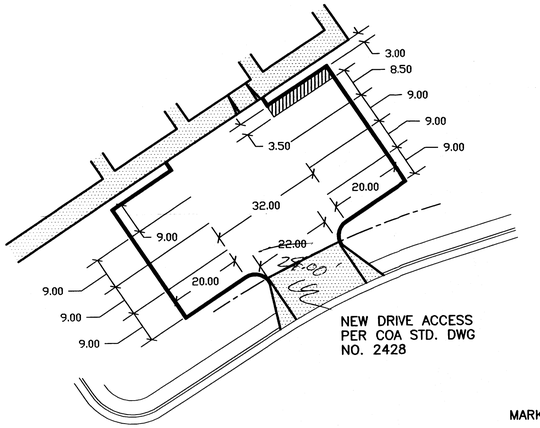
KIM R. KEMPER
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
11.21.03

Rec
11/26/03

4–PLEX TULANE & SAN ANDRES
TCL AND GRADING PLAN

Designed	Drawn	Checked	Sheet of
File	Date		1 1



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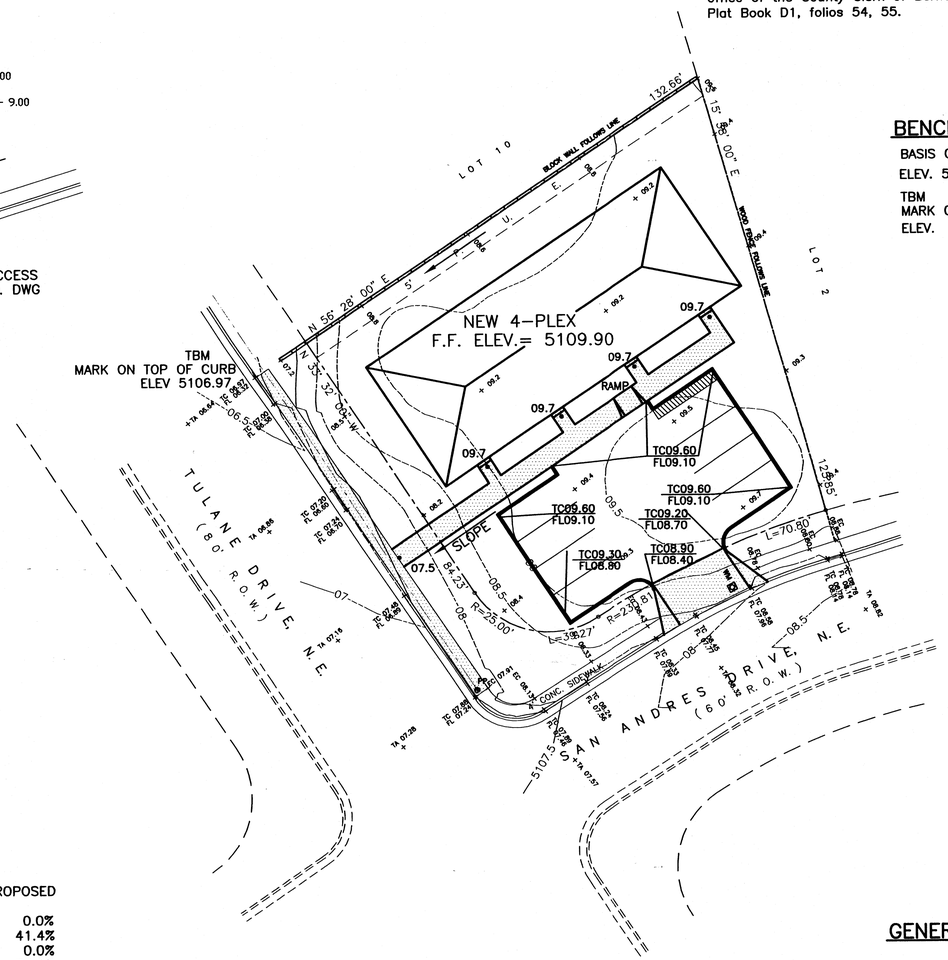

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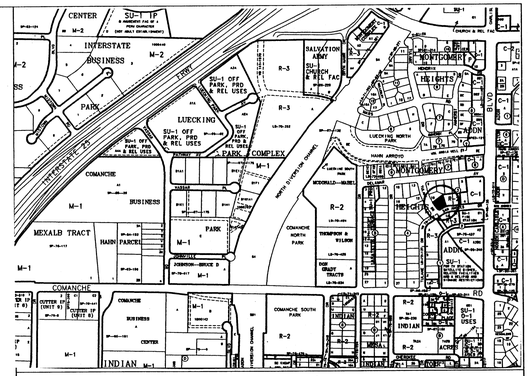

LOCATION MAP ZONE MAP G–16

N

SCALE: 1" = 20'

TRAFFIC CIRCULATION LAYOUT APPROVED
Signed
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RECEIVED
NOV 2 5 2003
HYDROLOGY SECTION

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PROPOSED CONTOUR	24
EXISTING SPOT ELEVATION	x 48.55
PROPOSED SPOT ELEVATION	56.4
FLOWLINE	
FLOW DIRECTION ARROW	
PROPOSED CONCRETE	
TOP OF CURB ELEVATION	TC
TOP OF WALL ELEVATION	TW
FLOWLINE ELEVATION	FL
TOP OF ASPHALT	TA
POWER POLE	PP
ROOF DRAIN/DOWN SPOUT	D.S.

KIM R. KEMPER
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
11.21.03

4–PLEX TULANE & SAN ANDRES
TCL AND GRADING PLAN

Designed	Drawn	Checked	Sheet of
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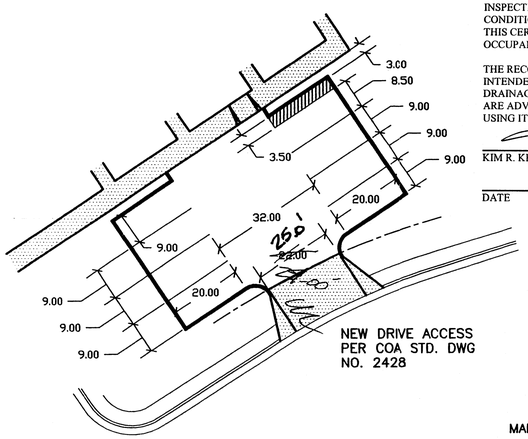


PARKING LAYOUT

CALCULATIONS

THE FOLLOWING CALCULATIONS WERE DEVELOPED USING THE CITY OF ALBUQUERQUE DPM SECTION 22.2

SITE CHARACTERISTICS:
SITE LOCATION: ZONE 2
PRECIPITATION: P = 2.20 inches

LAND TREATMENT:
UNCOMPACTED SOIL – TREATMENT A
LANDSCAPE – TREATMENT B
COMPACTED SOIL – TREATMENT C
BUILDINGS & PAVING – TREATMENT D

EXCESS PRECIPITATION:
TREATMENT A E = 0.53 inches
TREATMENT B E = 0.78 inches
TREATMENT C E = 1.13 inches
TREATMENT D E = 2.12 inches

PEAK DISCHARGE:
TREATMENT A = 1.56 cfs/acre
TREATMENT B = 2.28 cfs/acre
TREATMENT C = 3.14 cfs/acre
TREATMENT D = 4.70 cfs/acre

	EXISTING		PROPOSED	
TOTAL AREA	= 0.29 AC.			
TREATMENT A	= 0.00 AC.	= 0.0%	0.00 AC. =	0.0%
TREATMENT B	= 0.00 AC.	= 0.0%	0.12 AC. =	41.4%
TREATMENT C	= 0.29 AC.	= 100.0%	0.00 AC. =	0.0%
TREATMENT D	= 0.00 AC.	= 0.0%	0.17AC. =	58.6%

ONSITE – EXCESS PRECIPITATION & VOLUMETRIC RUNOFF:
EXISTING RUNOFF:
WEIGHTED E=[(0.53)(0.00)+(0.78)(0.00)+(1.13)(0.29)+(2.12)(0.00)]/0.29
= 1.13 inches
V100–6hr = (1.13)(0.29)/12 = 0.0273 acre ft = 1190 cf
DEVELOPED RUNOFF:
WEIGHTED E=[(0.53)(0.00)+(0.78)(0.12)+(1.13)(0.00)+(2.12)(0.17]/0.29
= 1.57 inches
V100–6hr = (1.57)(0.29)/12 = 0.0378 acre ft = 1648 cf

ONSITE – PEAK DISCHARGE:
EXISTING DISCHARGE:
Q100 = (1.56)(0.00)+(2.28)(0.00)+(3.14)(0.29)+(4.70)(0.00) = 0.91 cfs
DEVELOPED DISCHARGE:
Q100 = (1.56)(0.00)+(2.28)(0.12)+(3.14)(0.00)+(4.70)(0.17) = 1.07 cfs

RESULTS:

DEVELOPED VOLUMETRIC RUNOFF:
1648 – 1190 = 458 cf INCREASE IN RUNOFF VOLUME
DEVELOPED PEAK DISCHARGE:
1.07 – 0.91 = 0.16 cfs INCREASE IN PEAK DISCHARGE

TCL CERTIFICATION

I, KIM R. KEMPER, NMPE 10542, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED TRAFFIC CONTROL LAYOUT PLAN DATED NOVEMBER 21, 2003. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY THOMAS D. JOHNSTON, NMPS 14209. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON MARCH 30, 2004, 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 CERTIFICATE OF OCCUPANCY.

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

KIM R. KEMPER, P.E., NMPE 10542

5.30.04
DATE

KIM R. KEMPER NEW MEXICO 10542 REGISTERED PROFESSIONAL ENGINEER

DRAINAGE CERTIFICATION

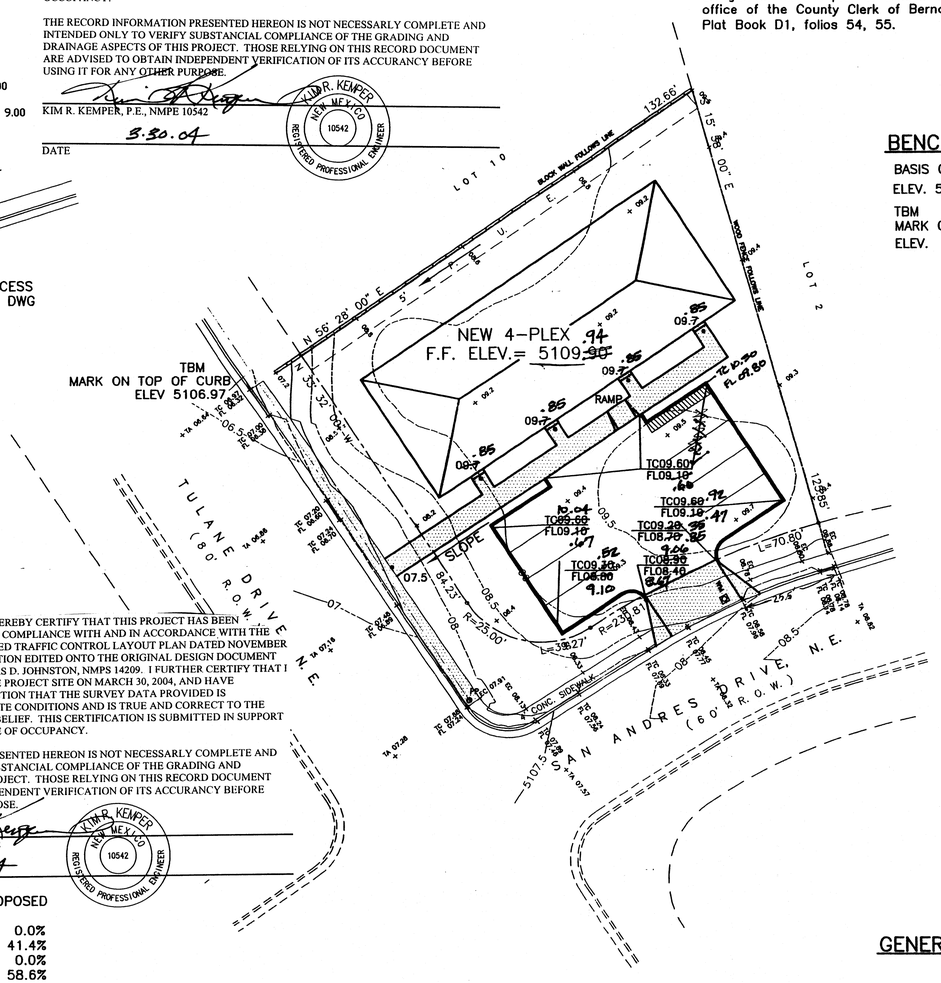
I, KIM R. KEMPER, NMPE 10542, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED NOVEMBER 21, 2003. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY THOMAS D. JOHNSTON, NMPS 14209. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON MARCH 30, 2004, 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 CERTIFICATE OF OCCUPANCY.

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

KIM R. KEMPER, P.E., NMPE 10542

5.30.04
DATE

KIM R. KEMPER NEW MEXICO 10542 REGISTERED PROFESSIONAL ENGINEER



PROPOSED IMPROVEMENTS SITE PLAN

DRAINAGE PLAN

THIS SITE IS LOCATED ON THE NORTHEAST CORNER OF TULANE DRIVE SAN ANDRES DRIVE. THE SUBJECT PARCEL DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA. HOWEVER, THE ADJECENT TULANE ROAD IS WITHIN A FLOOD BOUNDARY ZONE AO DEPTH 1. TO ACCOMODATE THE ADJACENT FLOOD BOUNDARY, THE FINISHED FLOOR PROPOSED IS A MIN. OF 2 FEET ABOVE THE FLOWLINE ELEVATION OF TULANE DRIVE.

THE EXISTING SURVEY INFORMATION SHOWN HEREON WAS PREPARED FORM A FIELD SURVEY DONE BY WAYJOHN SURVEYING, INC., IN NOVEMBER OF 2003. A SUBSEQUENT FIELD REVIEW BY THIS OFFICE REVEALED THAT THE INFORMATION SHOWN IS CONSISTENT WITH THE ACTUAL CONDITIONS THAT EXIST IN THE FIELD.

LEGAL DESCRIPTION

Lot numbered One (1) in Block numbered Three (3), of MONTGOMERY HEIGHTS, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat of Blocks 1 to 17 inclusive of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 5, 1952, in Plat Book D1, folios 54, 55.

BENCH MARK

BASIS OF ELEVS: ACS STA. "7–G17"
ELEV. 5122.99 (NGVD 29)

TBM
MARK ON TOP OF CURB, NW CORNER OF SITE
ELEV. 5106.97

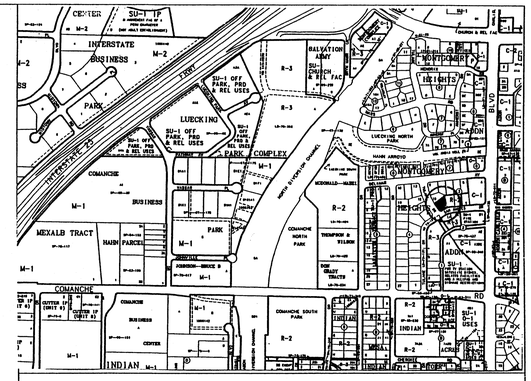
N

SCALE: 1" = 20'

TRAFFIC CIRCULATION LAYOUT APPROVED
Signed
11-21-03
Date

GENERAL LEGEND

EXISTING CONTOUR	75
PROPOSED CONTOUR	24
EXISTING SPOT ELEVATION	x 48.55
PROPOSED SPOT ELEVATION	56.4
FLOWLINE	
FLOW DIRECTION ARROW	
PROPOSED CONCRETE	
TOP OF CURB ELEVATION	TC
TOP OF WALL ELEVATION	TW
FLOWLINE ELEVATION	FL
TOP OF ASPHALT	TA
POWER POLE	PP
ROOF DRAIN/DOWN SPOUT	D.S.
RECORD DRAWING ELEV.	09.60



GENERAL NOTES

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.

2. ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

3. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE, MAKES NO REPRESENTATION THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

4. THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHTS–OF–WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.

5. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALB. FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

KIM R. KEMPER NEW MEXICO 10542 REGISTERED PROFESSIONAL ENGINEER
11-21-03

RECEIVED
MAR 30 2004
HYDROLOGY SECTION

4–PLEX TULANE & SAN ANDRES
TCL AND GRADING PLAN

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File	Date		1 1