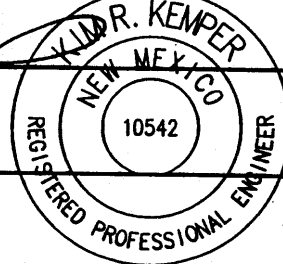


DRAINAGE CERTIFICATION

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 SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

KIM R. KEMPER, P.E., NMPE 10542
DATE 3.30.04



LEGAL DESCRIPTION

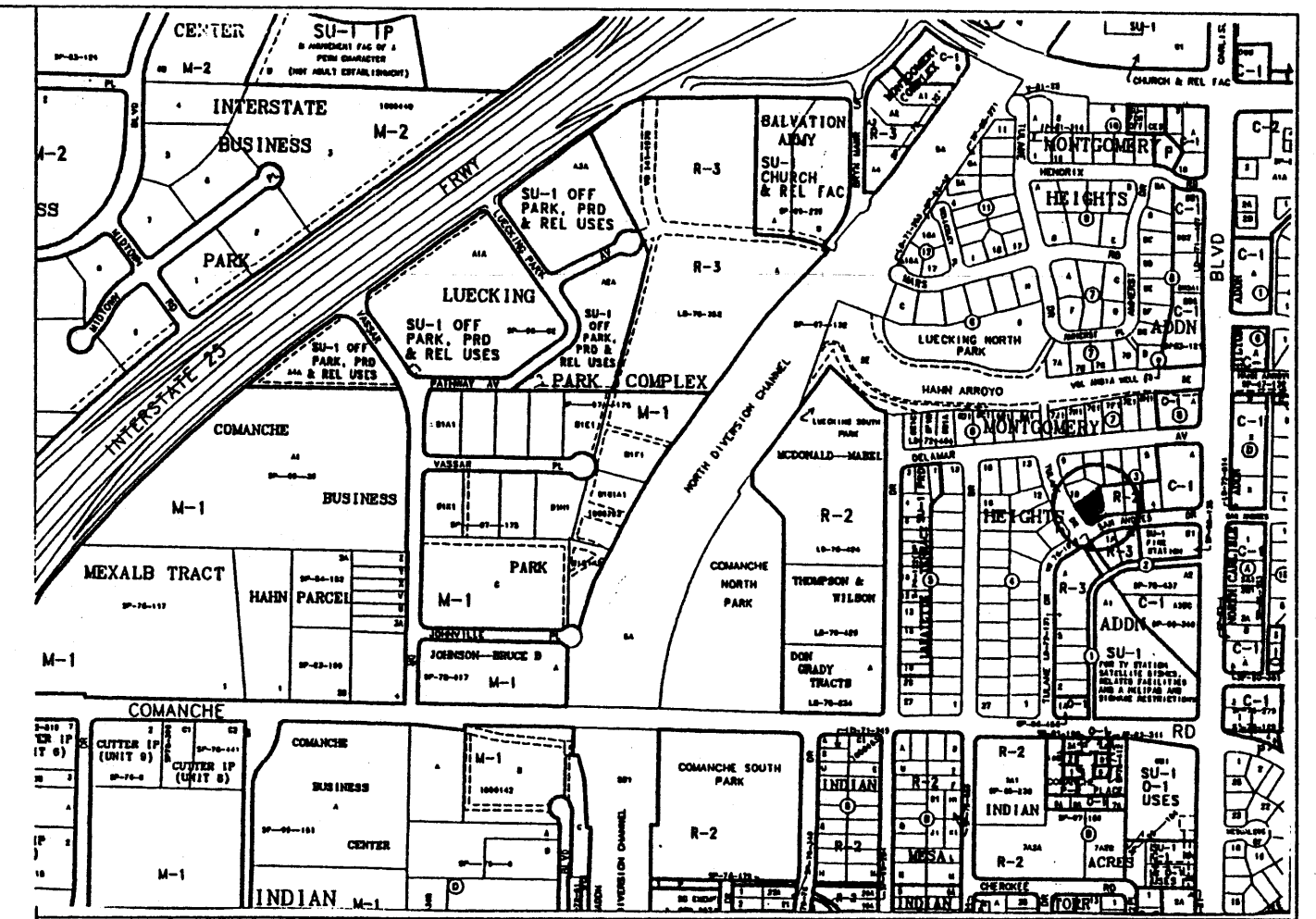
Lot numbered One (1) in Block numbered Three (3), of MONTGOMERY HEIGHTS, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat of Blocks 1 to 17 inclusive of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June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

BENCH MARK

BASIS OF ELEV.: ACS STA. "7-G17"

ELEV. 5122.99 (NGVD 29)

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



LOCATION MAP

ZONE MAP G-16

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

TCL CERTIFICATION

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

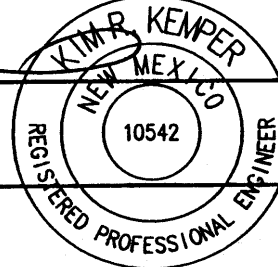
EXCESS PRECIPITATION:
TREATMENT A E = 0.53 inches
TREATMENT B E = 0.78 inches
TREATMENT C E = 1.13 inches
TREATMENT D E = 2.12 inches

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

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 SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

KIM R. KEMPER, P.E., NMPE 10542
DATE 3.30.04



	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%	0.17 AC. = 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

PROPOSED IMPROVEMENTS SITE PLAN

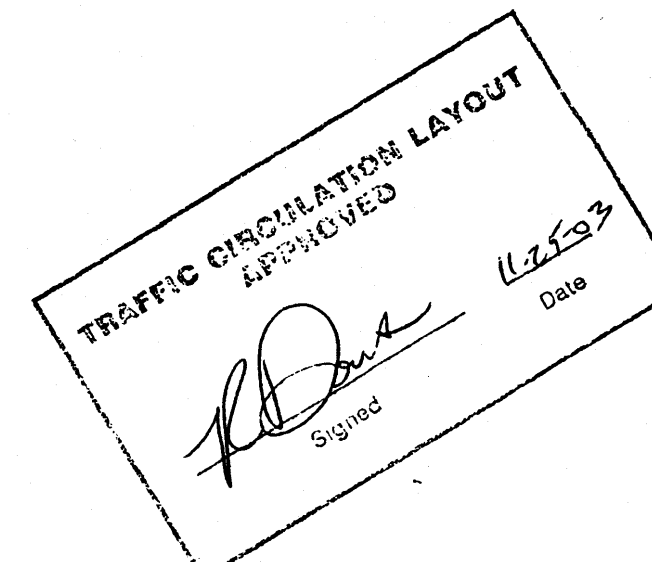
DRAINAGE PLAN

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 ADJACENT TULANE ROAD IS WITHIN A FLOOD BOUNDARY ZONE A0 DEPTH 1. TO ACCOMMODATE 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 FROM 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.

N

SCALE: 1" = 20'



GENERAL LEGEND

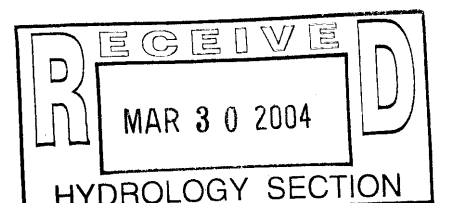
EXISTING CONTOUR	75
PROPOSED CONTOUR	24
EXISTING SPOT ELEVATION	x 48.55
PROPOSED SPOT ELEVATION	56.4
FLOWLINE	
FLOW DIRECTION ARROW	
PROPOSED CONCRETE	
TOP OF CURB ELEVATION	TC
TOP OF WALL ELEVATION	TW
FLOWLINE ELEVATION	FL
TOP OF ASPHALT	TA
POWER POLE	PP
ROOF DRAIN/DOWN SPOUT	D.S.
RECORD DRAINING ELEV.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

GENERAL NOTES

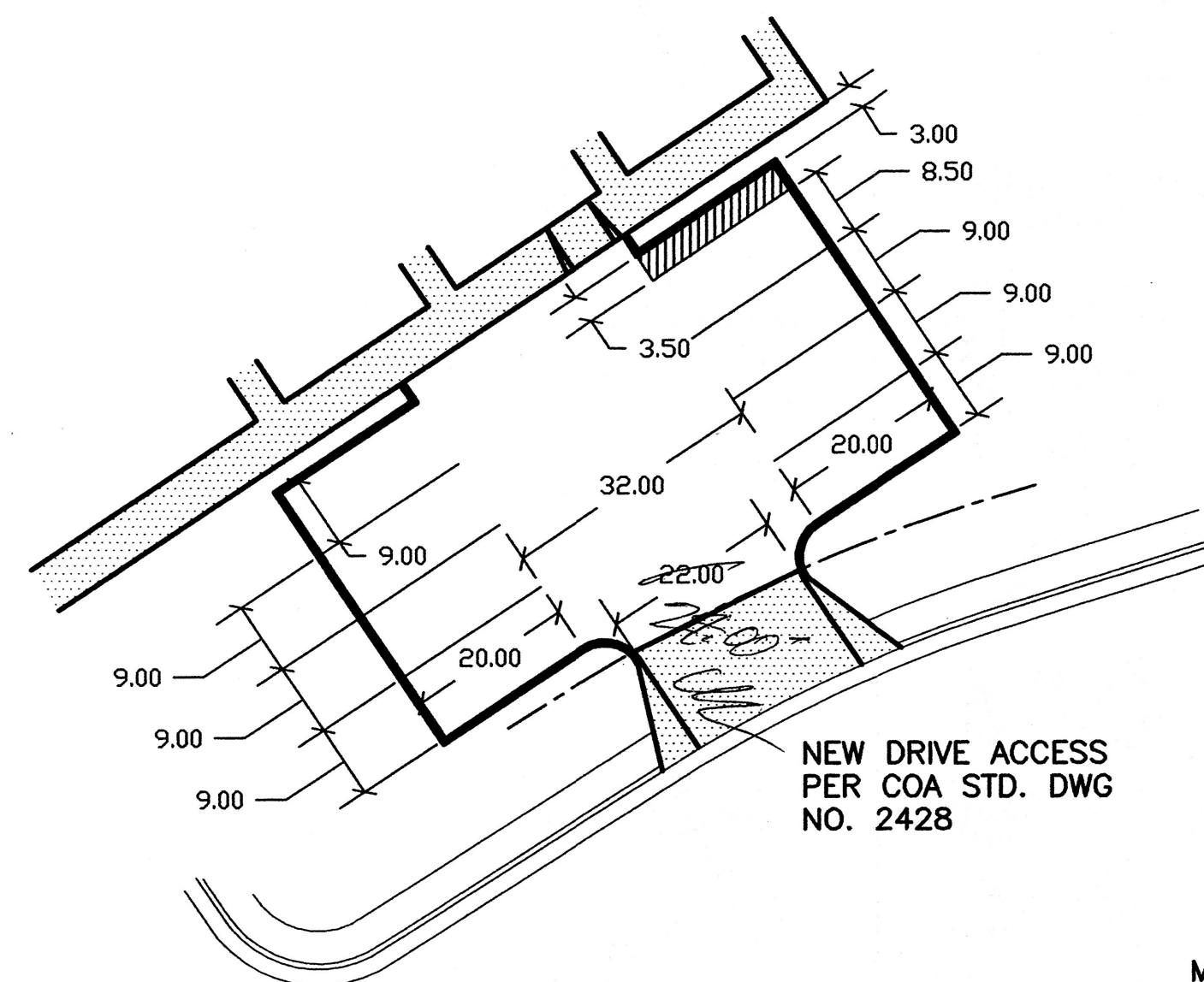
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
- ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 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.
- 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.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALB. FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.



-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 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%	0.17 AC. = 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

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 ADJACENT TULANE ROAD IS WITHIN A FLOOD BOUNDARY ZONE AO DEPTH 1'. TO ACCOMMODATE 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.

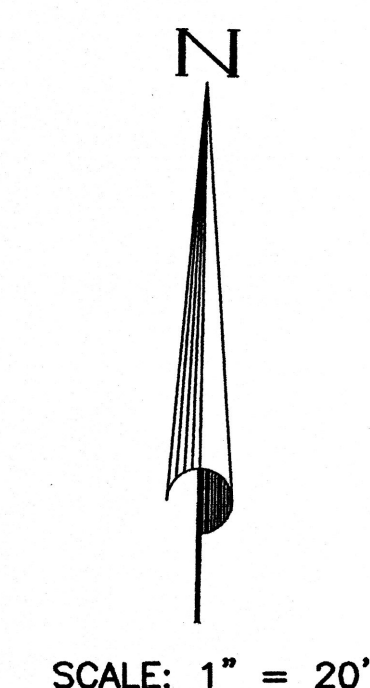
LEGAL DESCRIPTION

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.

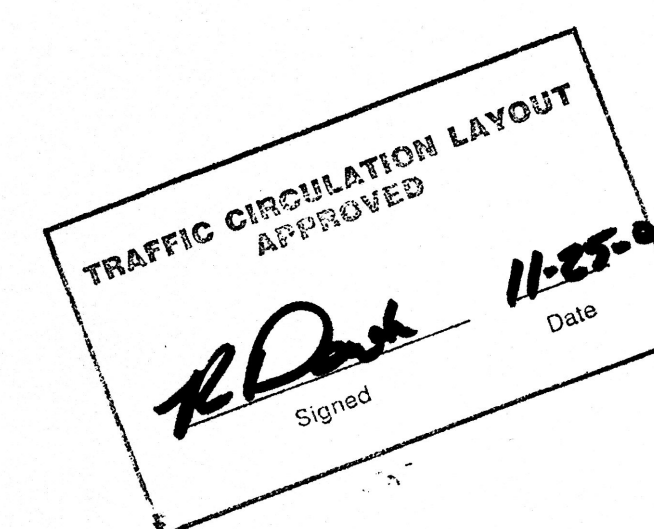
BENCH MARK

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

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

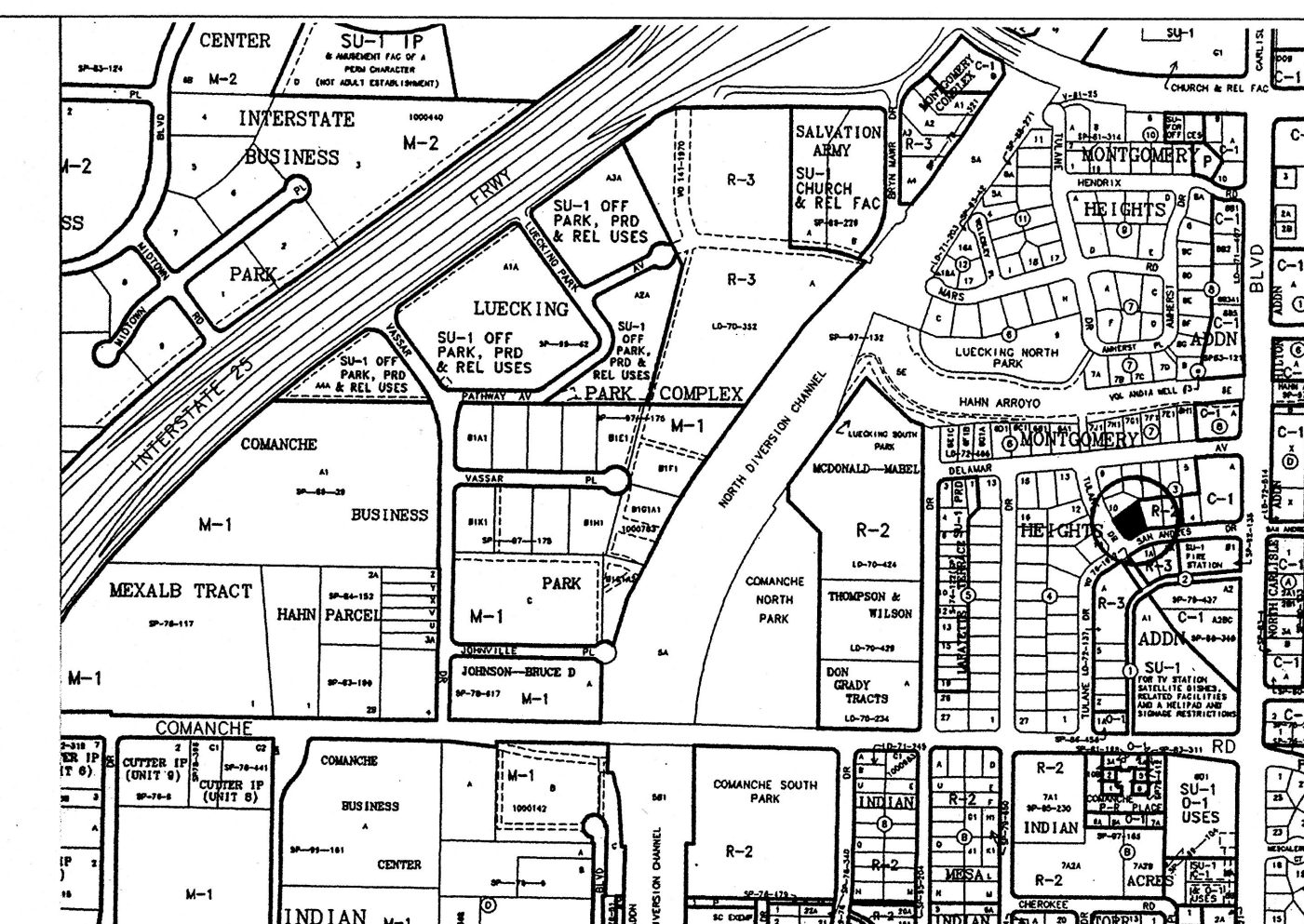


SCALE: 1" = 20'



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.

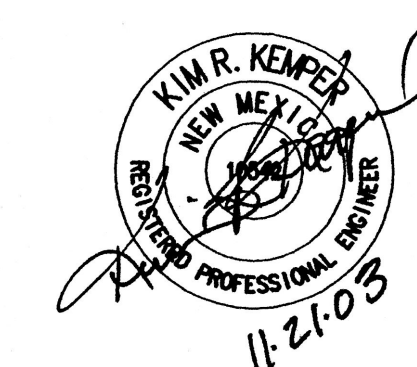


LOCATION MAP

ZONE MAP G-16

GENERAL NOTES

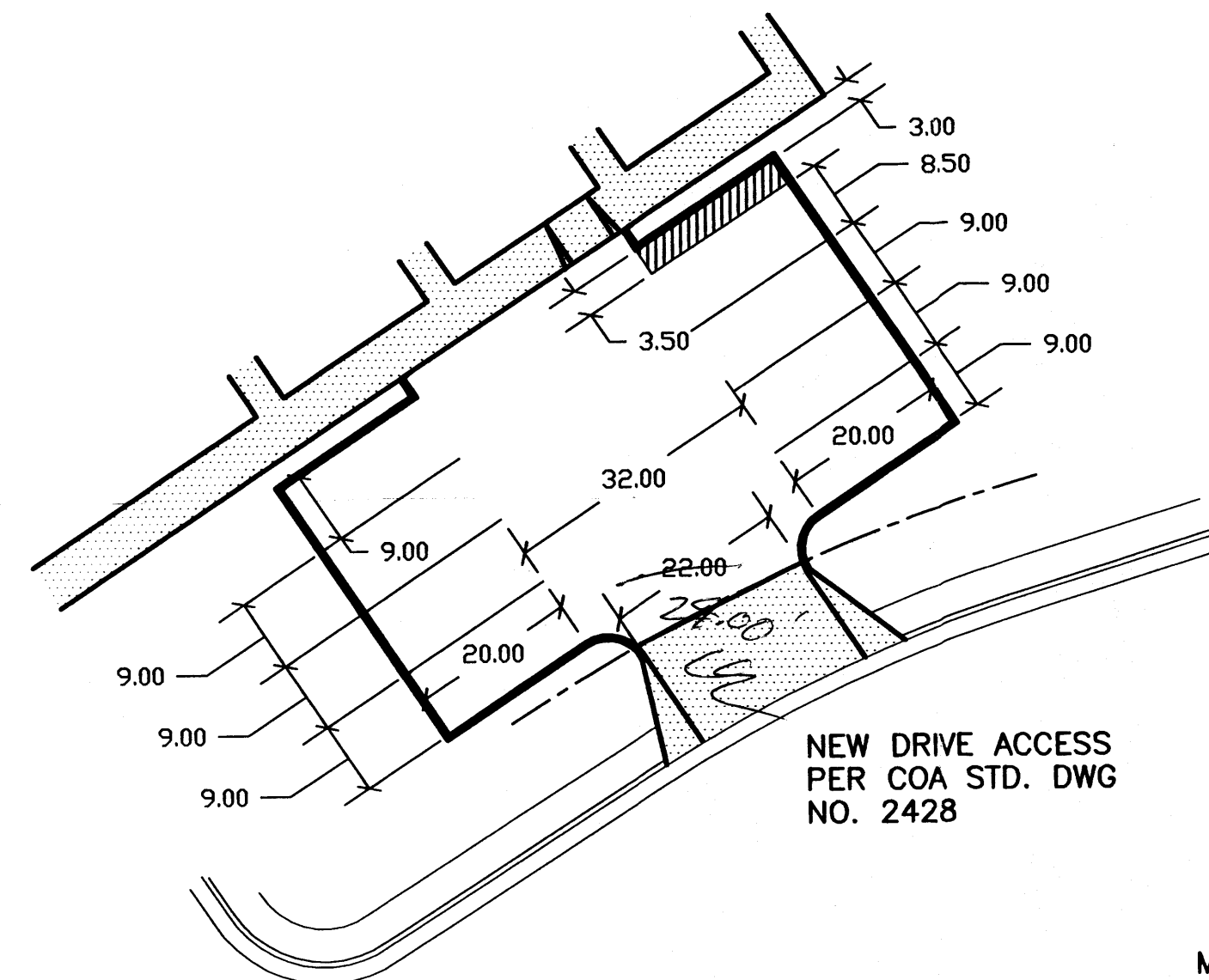
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
- ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 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.
- 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.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALB. FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.



Rec
11/26/03

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 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%	0.17 AC. = 58.6%

ONSITE - EXCESS PRECIPITATION & VOLUMETRIC RUNOFF:

EXISTING RUNOFF:

$$\text{WEIGHTED } E = [(0.53)(0.00) + (0.78)(0.00) + (1.13)(0.29) + (2.12)(0.00)] / 0.29 = 1.13 \text{ inches}$$

$$V_{100-6hr} = (1.13)(0.29) / 12 = 0.0273 \text{ acre ft} = 1190 \text{ cf}$$

DEVELOPED RUNOFF:

$$\text{WEIGHTED } E = [(0.53)(0.00) + (0.78)(0.12) + (1.13)(0.00) + (2.12)(0.17)] / 0.29 = 1.57 \text{ inches}$$

$$V_{100-6hr} = (1.57)(0.29) / 12 = 0.0378 \text{ acre ft} = 1648 \text{ cf}$$

ONSITE - PEAK DISCHARGE:

EXISTING DISCHARGE:

$$Q_{100} = (1.56)(0.00) + (2.28)(0.00) + (3.14)(0.29) + (4.70)(0.00) = 0.91 \text{ cfs}$$

DEVELOPED DISCHARGE:

$$Q_{100} = (1.56)(0.00) + (2.28)(0.12) + (3.14)(0.00) + (4.70)(0.17) = 1.07 \text{ cfs}$$

RESULTS:

DEVELOPED VOLUMETRIC RUNOFF:

$$1648 - 1190 = 458 \text{ cf INCREASE IN RUNOFF VOLUME}$$

DEVELOPED PEAK DISCHARGE:

$$1.07 - 0.91 = 0.16 \text{ cfs INCREASE IN PEAK DISCHARGE}$$

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.

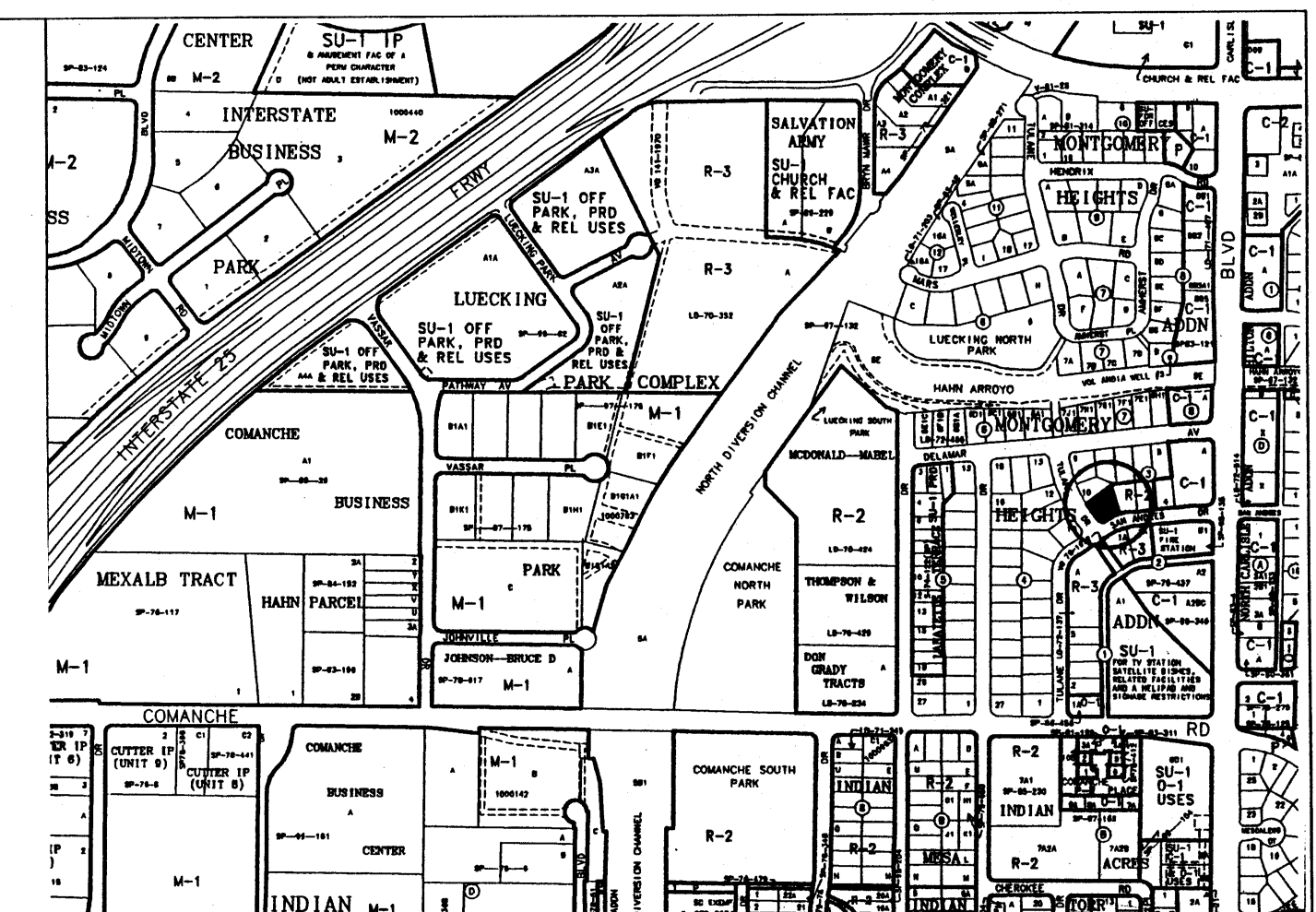
BENCH MARK

BASIS OF ELEV: ACS STA. "7-G17"

ELEV. 5122.99 (NGVD 29)

TBM

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



LOCATION MAP

ZONE MAP G-16

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 THEREOF, 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.

GENERAL LEGEND

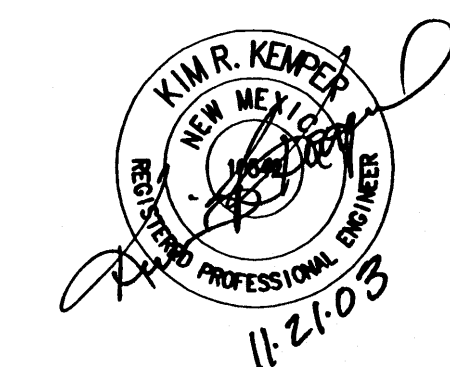
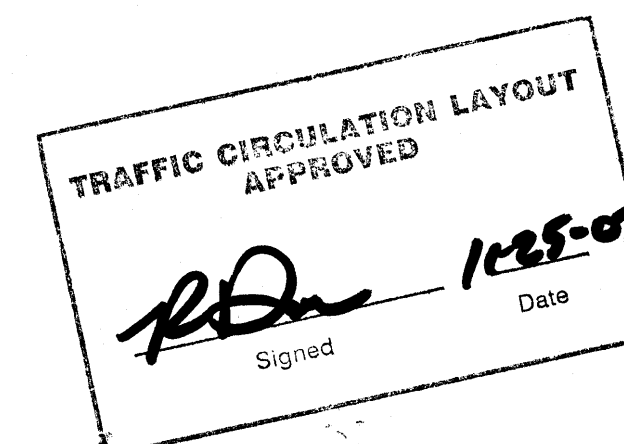
EXISTING CONTOUR	75
PROPOSED CONTOUR	24
EXISTING SPOT ELEVATION	x 48.55
PROPOSED SPOT ELEVATION	56.4
FLOWLINE	→
FLOW DIRECTION ARROW	→
PROPOSED CONCRETE	▨
TOP OF CURB ELEVATION	TC
TOP OF WALL ELEVATION	TW
FLOWLINE ELEVATION	FL
TOP OF ASPHALT	TA
POWER POLE	PP
ROOF DRAIN/DOWN SPOUT	D.S.

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 A0 DEPTH 1. TO ACCOMMODATE 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.



4-PLEX TULANE & SAN ANDRES TCL AND GRADING PLAN				
Designed	Drawn	Checked	Sheet	of
File	Date		1	1

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 SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

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

DATE

5.30.04

LOT 10

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

LOT 32

LOT 33

LOT 34

LOT 35

LOT 36

LOT 37

LOT 38

LOT 39

LOT 40

LOT 41

LOT 42

LOT 43

LOT 44

LOT 45

LOT 46

LOT 47

LOT 48

LOT 49

LOT 50

LOT 51

LOT 52

LOT 53

LOT 54

LOT 55

LOT 56

LOT 57

LOT 58

LOT 59

LOT 60

LOT 61

LOT 62

LOT 63

LOT 64

LOT 65

LOT 66

LOT 67

LOT 68

LOT 69

LOT 70

LOT 71

LOT 72

LOT 73

LOT 74

LOT 75

LOT 76

LOT 77

LOT 78

LOT 79

LOT 80

LOT 81

LOT 82

LOT 83

LOT 84

LOT 85

LOT 86

LOT 87

LOT 88

LOT 89

LOT 90

LOT 91

LOT 92

LOT 93

LOT 94

LOT 95

LOT 96

LOT 97

LOT 98

LOT 99

LOT 100

LOT 101

LOT 102

LOT 103

LOT 104

LOT 105

LOT 106

LOT 107

LOT 108

LOT 109

LOT 110

LOT 111

LOT 112

LOT 113

LOT 114

LOT 115

LOT 116

LOT 117

LOT 118

LOT 119

LOT 120

LOT 121

LOT 122

LOT 123

LOT 124

LOT 125

LOT 126

LOT 127

LOT 128

LOT 129

LOT 130

LOT 131

LOT 132

LOT 133

LOT 134

LOT 135

LOT 136

LOT 137

LOT 138

LOT 139

LOT 140

LOT 141

LOT 142

LOT 143

LOT 144

LOT 145

LOT 146

LOT 147

LOT 148

LOT 149

LOT 150

LOT 151

LOT 152

LOT 153

LOT 154

LOT 155

LOT 156

LOT 157

LOT 158

LOT 159

LOT 160

LOT 161

LOT 162

LOT 163

LOT 164

LOT 165

LOT 166

LOT 167

LOT 168

LOT 169

LOT 170

LOT 171

LOT 172

LOT 173

LOT 174

LOT 175

LOT 176

LOT 177

LOT 178

LOT 179

LOT 180

LOT 181

LOT 182

LOT 183

LOT 184

LOT 185

LOT 186

LOT 187

LOT 188

LOT 189

LOT 190

LOT 191

LOT 192

LOT 193

LOT 194

LOT 195

LOT 196

LOT 197

LOT 198

LOT 199

LOT 200

LOT 201

LOT 202

LOT 203

LOT 204

LOT 205

LOT 206

LOT 207

LOT 208

LOT 209

LOT 210

LOT 211

LOT 212

LOT 213

LOT 214

LOT 215

LOT 216

LOT 217

LOT 218

LOT 219

LOT 220

LOT 221

LOT 222

LOT 223

LOT 224

LOT 225

LOT 226

LOT 227

LOT 228

LOT 229

LOT 230

LOT 231

LOT 232

LOT 233

LOT 234

LOT 235

LOT 236

LOT 237

LOT 238

LOT 239

LOT 240

LOT 241

LOT 242

LOT 243

LOT 244

LOT 245

LOT 246

LOT 247

LOT 248

LOT 249

LOT 250

LOT 251

LOT 252

LOT 253

LOT 254

LOT 255

LOT 256

LOT 257

LOT 258

LOT 259

LOT 260

LOT 261

LOT 262

LOT 263

LOT 264

LOT 265

LOT 266

LOT 267

LOT 268

LOT 269

LOT 270

LOT 271

LOT 272

LOT 273

LOT 274

LOT 275

LOT 276

LOT 277

LOT 278

LOT 279

LOT 280

LOT 281

LOT 282

LOT 283

LOT 284

LOT 285

LOT 286

LOT 287

LOT 288

LOT 289

LOT 290

LOT 291

LOT 292

LOT 293

LOT 294

LOT 295

LOT 296

LOT 297

LOT 298

LOT 299

LOT 300

LOT 301

LOT 302

LOT 303

LOT 304

LOT 305

LOT 306

LOT 307

LOT 308

LOT 309

LOT 310

LOT 311

LOT 312

LOT 313

LOT 314

LOT 315

LOT 316

LOT 317

LOT 318

LOT 319

LOT 320

LOT 321

LOT 322

LOT 323

LOT 324

LOT 325

LOT 326

LOT 327

LOT 328

LOT 329

LOT 330

LOT 331

LOT 332

LOT 333

LOT 334

LOT 335

LOT 336

LOT 337

LOT 338

LOT 339

LOT 340

LOT 341

LOT 342