

CIMARRON VILLAGE APARTMENT COMPLEX ALBUQUERQUE, N.M.

SITE DATA

AREA= 11.8717 ACRES

LEGAL DESCRIPTION: TRACT G, UNIT 8, STARDUST SKIES

SURVEYS: BOUNDARY AND TOPOGRAPHIC SURVEYS PREPARED BY SOUTHWEST SURVEYING CO., NMPLS NO. 12651, DATED FEBRUARY 10, 1997 AND OCTOBER 10, 1997.

BENCHMARK: ACS STATION "5-G19A" LOCATED IN THE CENTER OF PENNSYLVANIA ST. NE 60 FEET SOUTH OF THE CENTERLINE OF MONTGOMERY BLVD NE
ELEVATION: 5364.265

FLOOD HAZARD STATEMENT: FEMA PANEL 0143 IDENTIFIES A ZONE AO (DEPTH 1) ENROACHING ON THE NORTHERN PORTION OF THE SITE AS SHOWN. THE REMAINDER OF THE SITE IS IDENTIFIED AS BEING OUTSIDE THE 500-YR FLOODPLAIN IN ZONE X.

OFFSITE FLOWS: THIS SITE DOES NOT ACCEPT ANY OFFSITE FLOWS AS ALL ADJUTING LAND IS PRESENTLY DEVELOPED.

SOILS: THE SCS SOIL SURVEY OF BERNALILLO COUNTY (PANEL 21) IDENTIFIES SITE SOIL AS AN EMBUDO-TIJERAS COMPLEX GRAVELLY FINE SANDY LOAM WHICH IS A HYDROLOGIC GROUP 'B' SOIL.

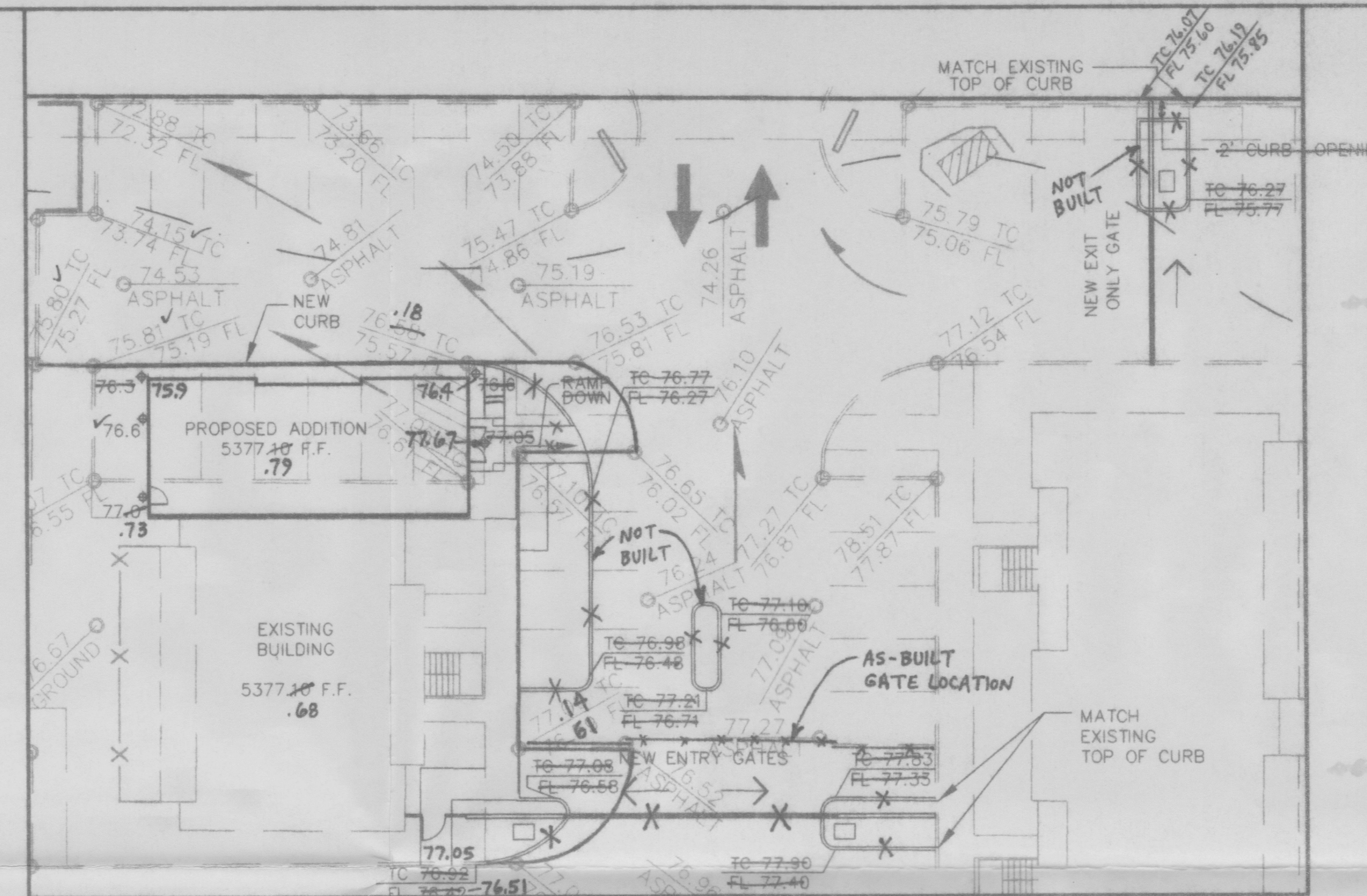
HYDROLOGIC CONDITIONS: (ZONE 3)
THE EXISTING APARTMENT COMPLEX HAS THE FOLLOWING RUNOFF RATE BASED ON DPM TABLE 5:
LAND TREATMENT: 0% A, 25% B, 5% C, 70% D
100-YR Q = [(0.25)(2.60)+(0.05)(3.45)+(0.7)(5.02)](11.872 AC)
100-YR Q = 51.5 CFS
APPROXIMATELY 35% DISCHARGES TO MONTGOMERY BLVD AND 65% DISCHARGES TO PENNSYLVANIA STREET.

THE PROPOSED ADDITION REPLACES EXISTING PAVED PARKING WITH A 1300 SQ. FT. OFFICE ADDITION THAT DOES NOT INCREASE RUNOFF FROM THE SITE.

LEGEND

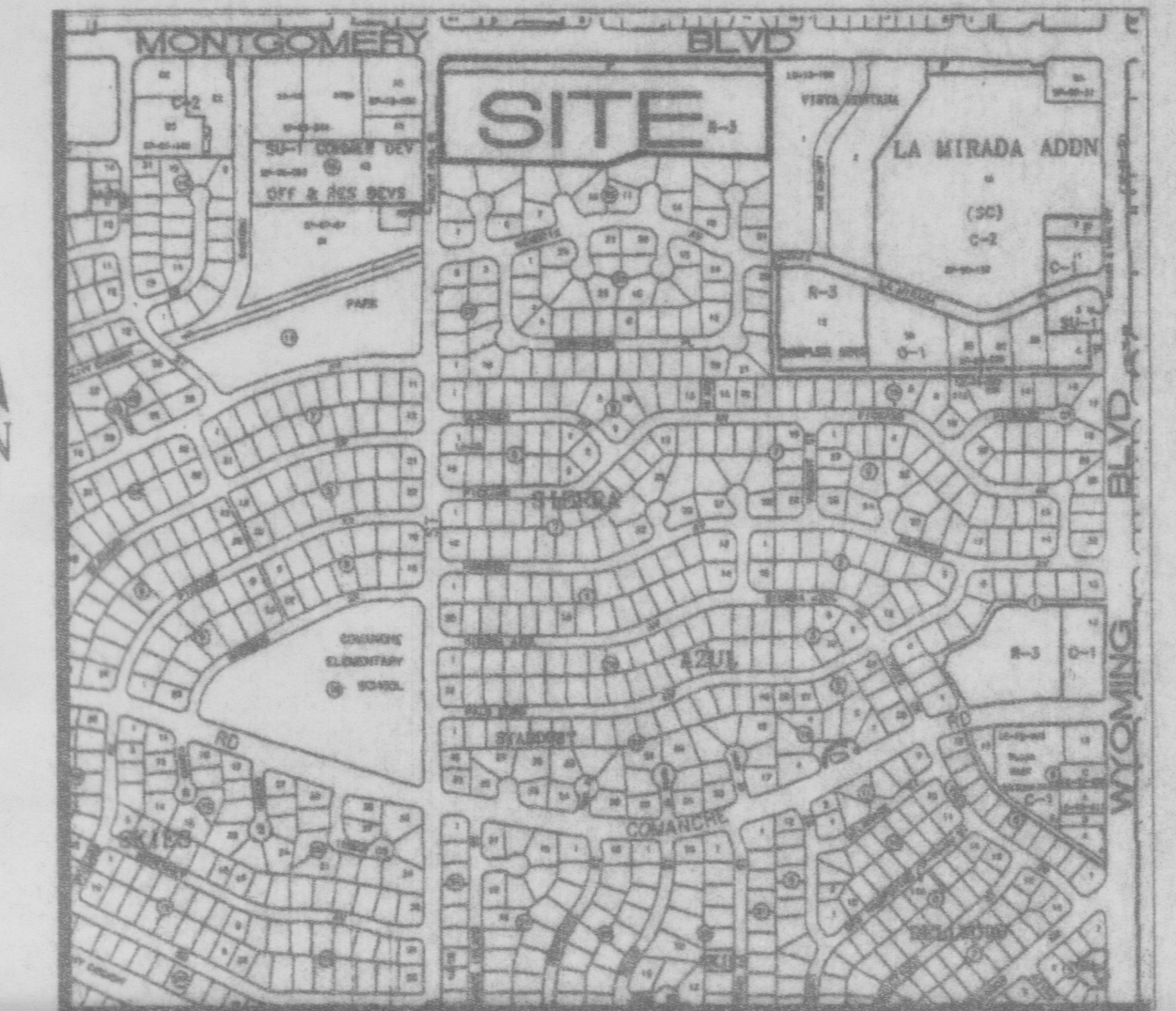
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- FLOODPLAIN BOUNDARY
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- POWER POLE
- TRANSFORMER

76.4 AS-BUILT ELEVATION



PROPOSED BUILDING ADDITION

1"=20'

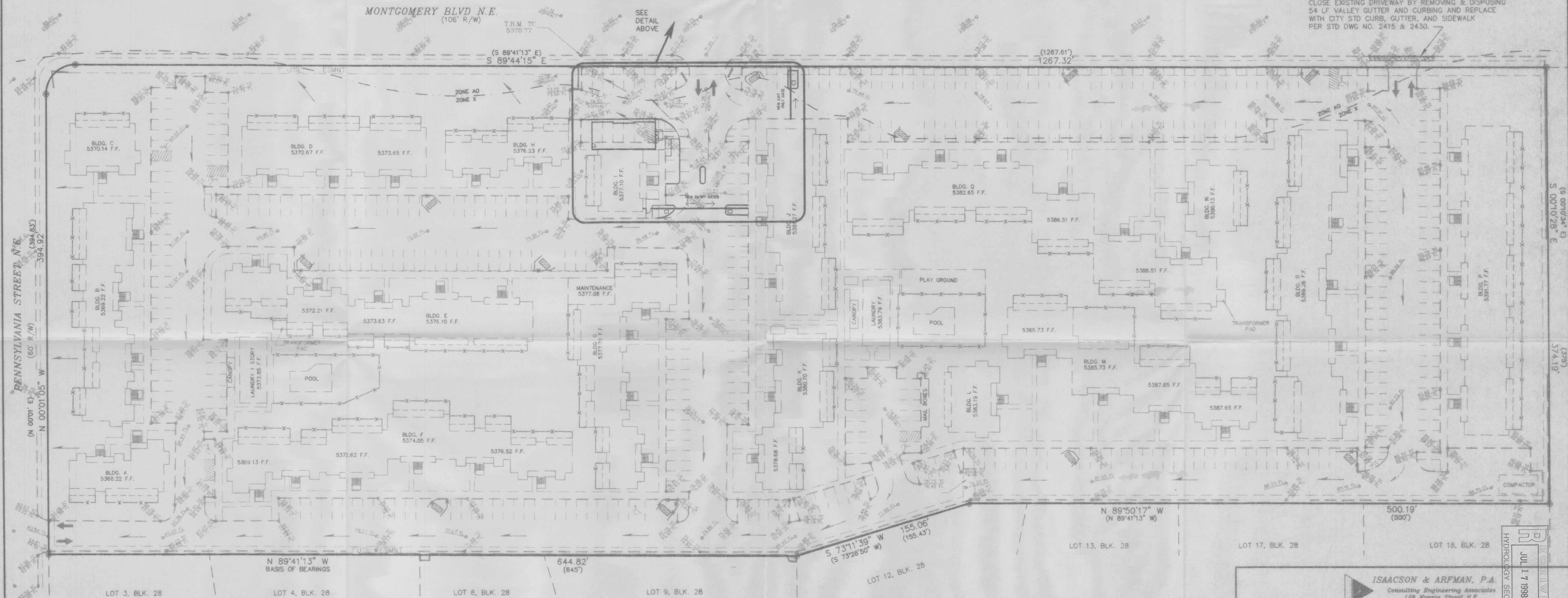


1"=750'±

VICINITY MAP

G-19

CLOSE EXISTING DRIVEWAY BY REMOVING & DISPOSING 54 LF VALLEY GUTTER AND CURBING AND REPLACE WITH CITY STD CURB, GUTTER, AND SIDEWALK PER STD DWG NO. 2415 & 2430.



I, SCOTT M. MCGEE, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN DATED 10/20/97 (CITY APPROVAL LETTER DATED 11/25/97) AS FIELD VERIFIED BY JEFF MORENSEN & ASSOCIATES, NMPLS NO. 11184 ON 7/15/98 IN ACCORDANCE WITH THE "NEW MEXICO ENGINEERING AND SURVEYING ACT" SECTION 61-23-1 THROUGH 61-23-32 NMSD (1978).
Scott M. McGee 7/17/98
SCOTT M. MCGEE, NMPE NO. 10519 DATE

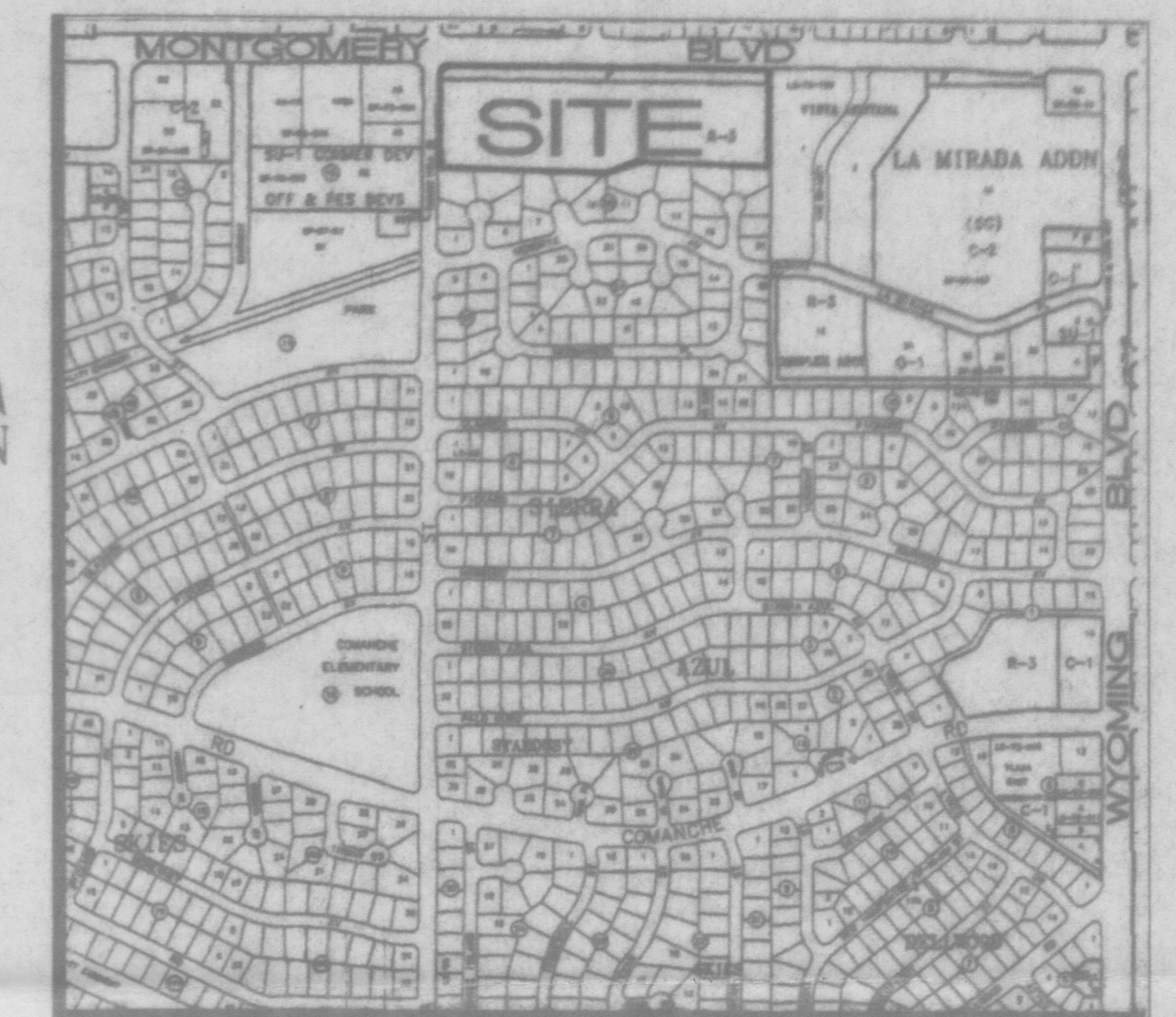


ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

TITLE: PINNACLE VIEW APARTMENTS
7600 MONTGOMERY BOULEVARD N.E.
AS-BUILT-GRADING & DRAINAGE

Zone Map No. G-19 Sheet 1 Of 1

CIMARRON VILLAGE APARTMENT COMPLEX ALBUQUERQUE, N.M.



1"=750'±
VICINITY MAP
G-19

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54 LF VALLEY GUTTER AND CURBING AND REPLACE
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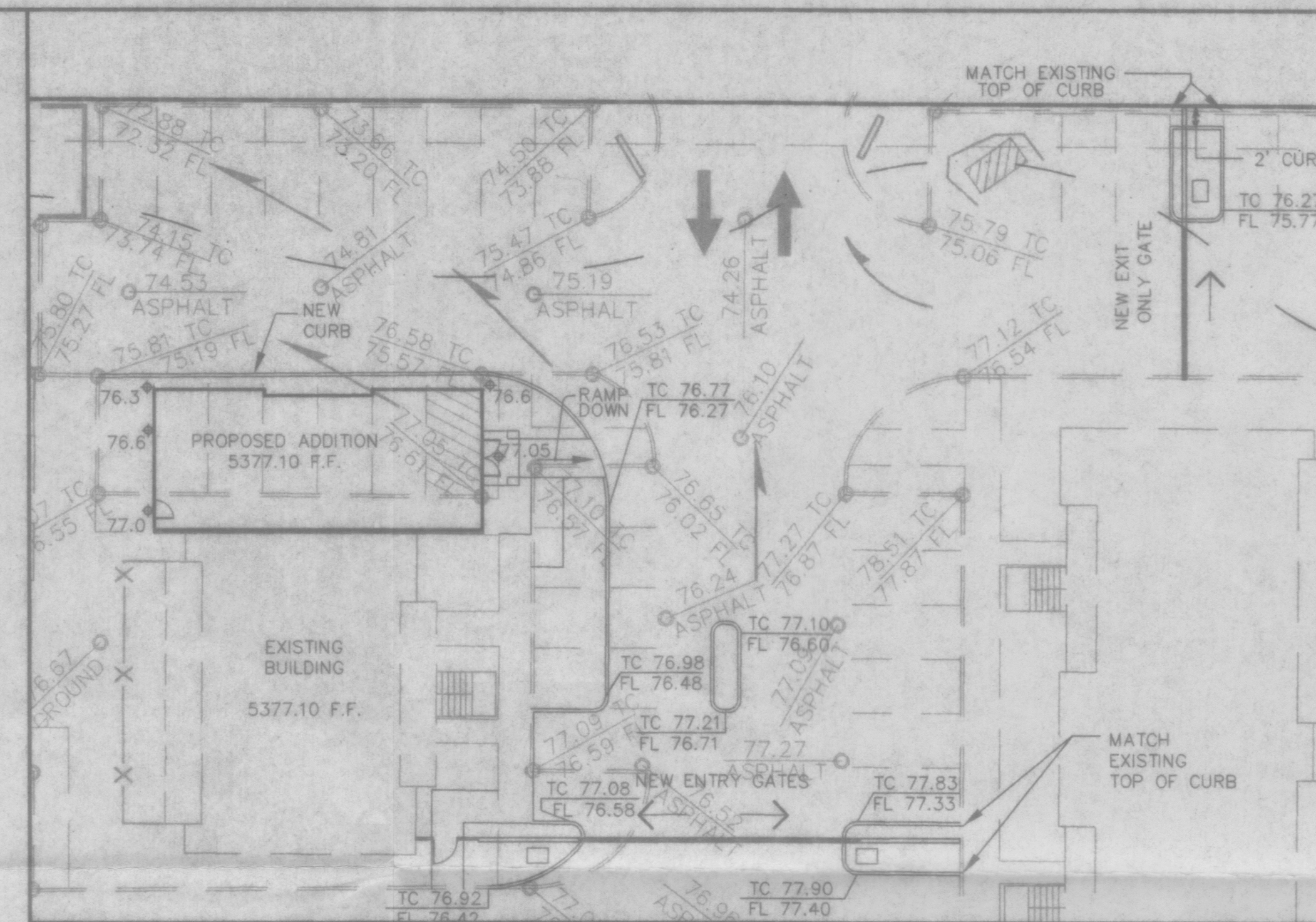
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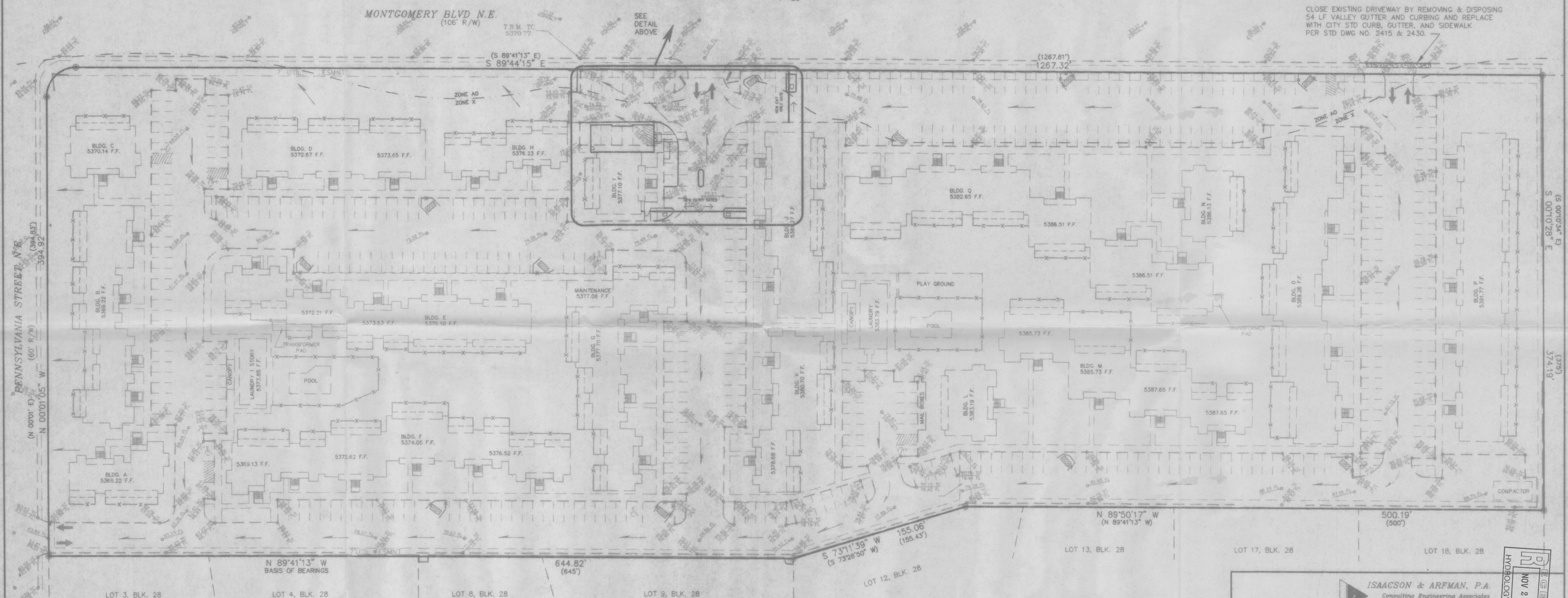
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PROPOSED BUILDING ADDITION
1"=20'

LEGEND

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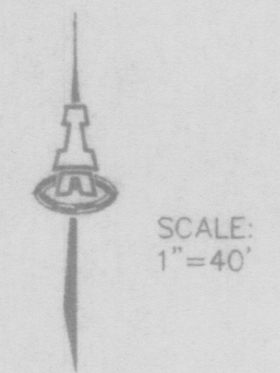


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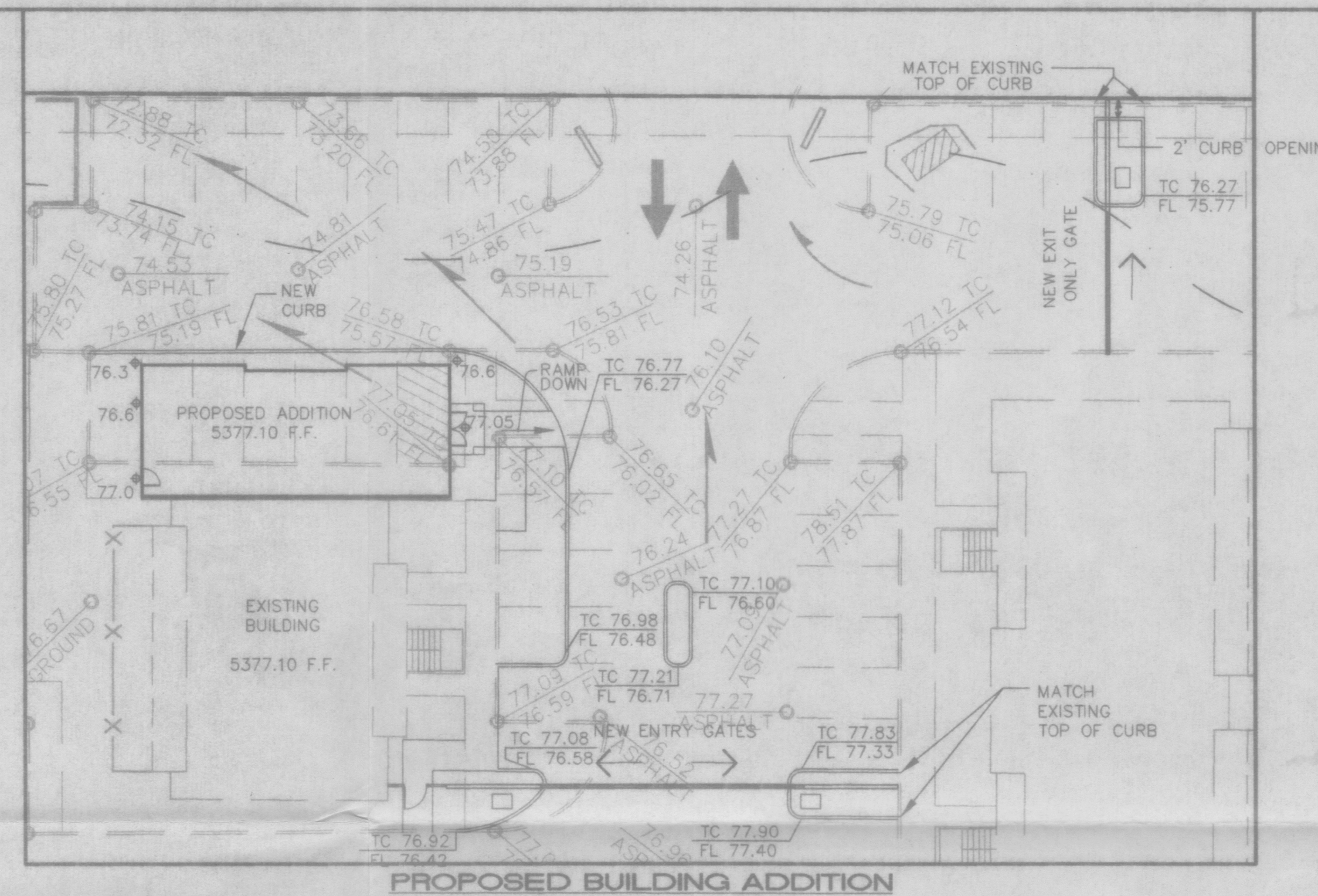
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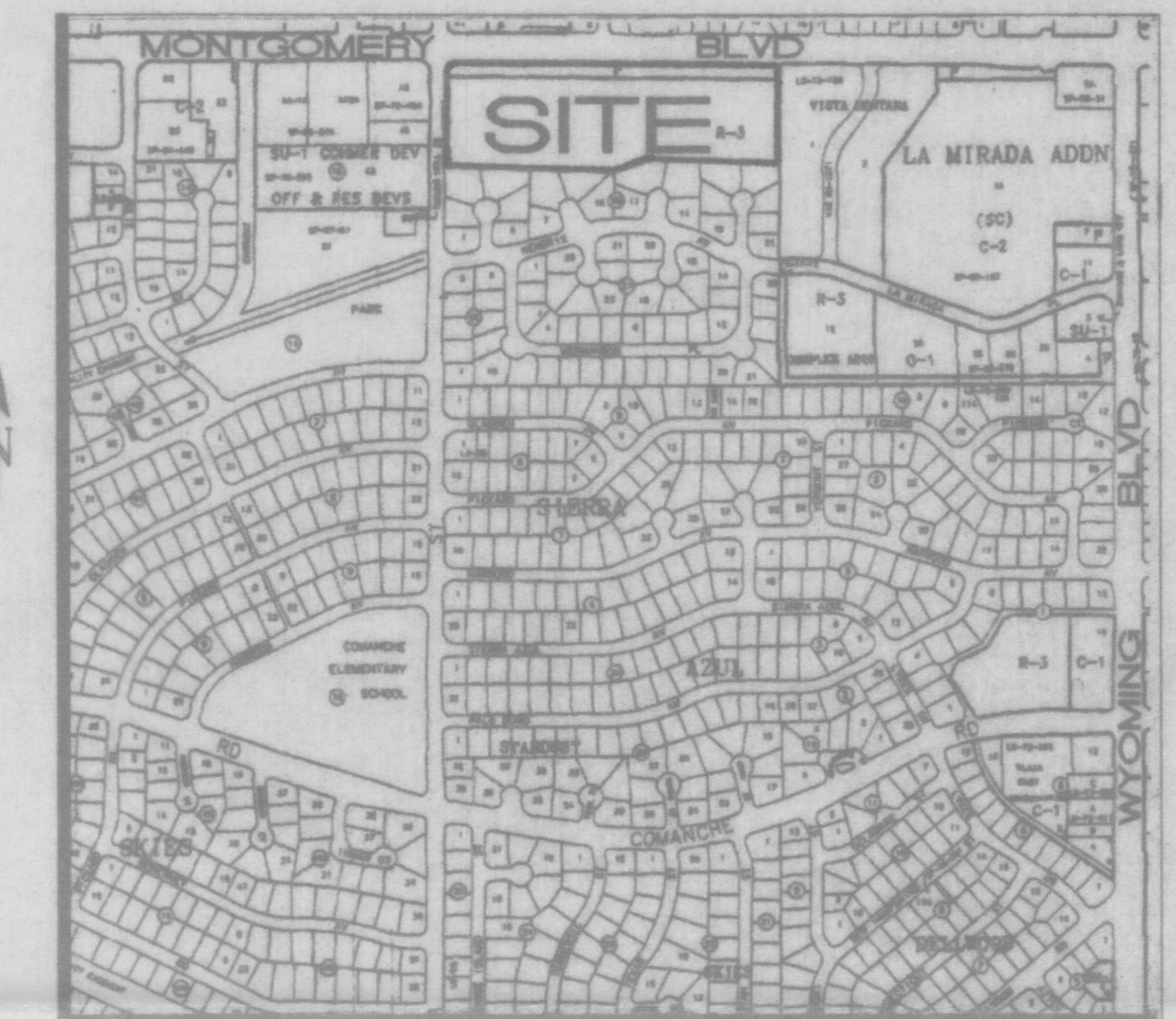
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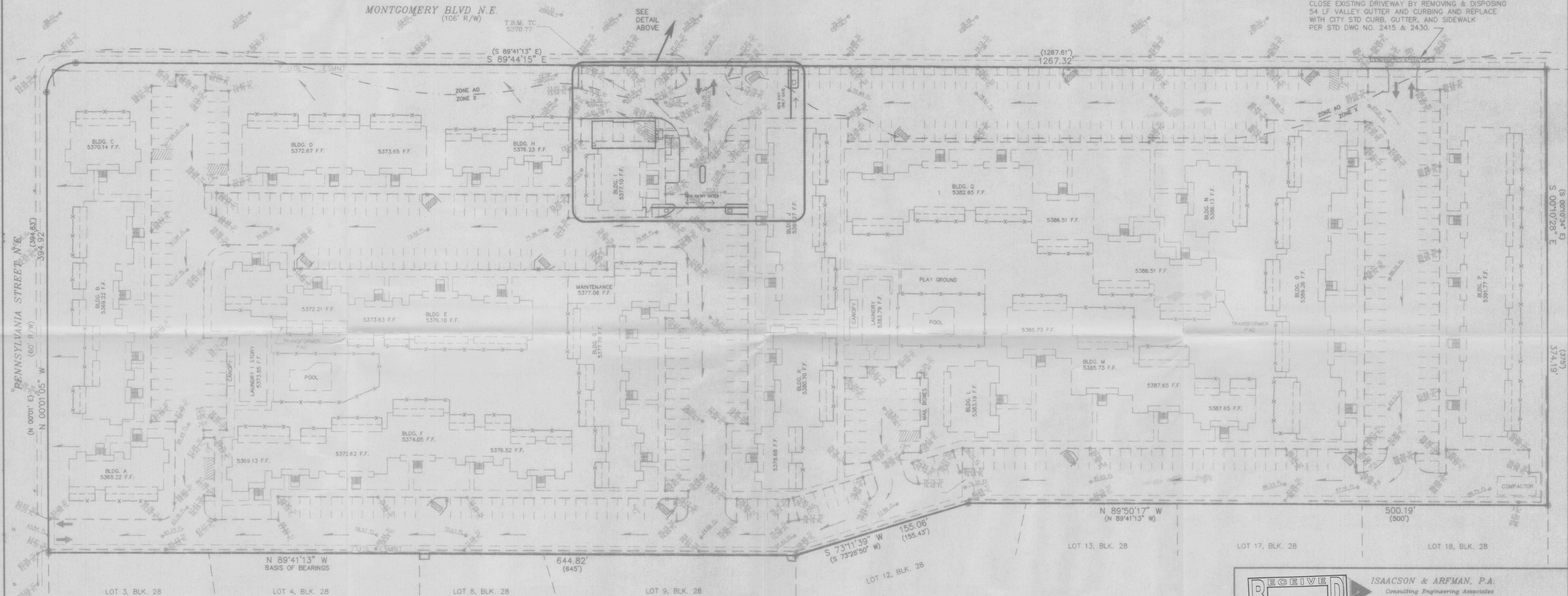
MONTGOMERY BLVD N.E.
(106' R/W)

SEE
DETAIL
ABOVE

(S 89°41'13" E)
S 89°44'15" E

(1267.61')
1267.32'

CLOSE EXISTING DRIVEWAY BY REMOVING & DISPOSING 54 LF VALLEY GUTTER AND CURBING AND REPLACE WITH CITY STD CURB, GUTTER, AND SIDEWALK PER STD DWG NO. 2415 & 2430.



RECEIVED

OCT 20 1997

HYDROLOGY SECTION

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