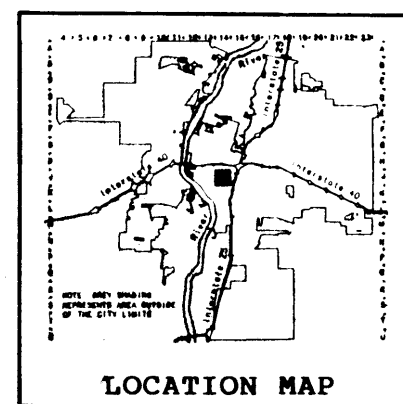
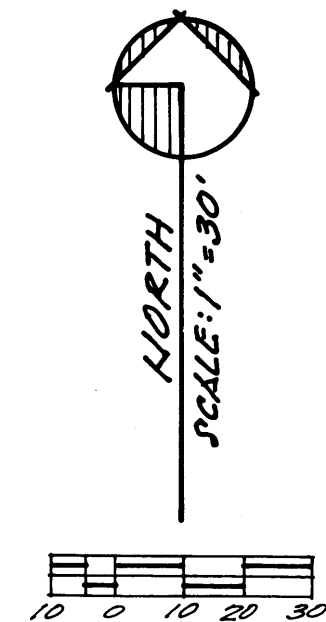


J-14-Z VICINITY MAP



EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT FOR STORM RUN-OFF DURING CONSTRUCTION; HE SHALL INSURE 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 SITE AND ENTERING ADJACENT PROPERTIES.
- 2.) ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREETS.
- 3.) THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT WITHIN PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

CONSTRUCTION NOTES:

- 1.) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 765-1234 FOR LOCATION OF EXISTING UTILITIES.
- 2.) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION 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 APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 4.) ALL CONSTRUCTION WITHIN CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE 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 WITHIN THE SUBJECT PROPERTY.
- 3.) TOPOGRAPHY SURVEY INFORMATION SHOWN ON THE PLAN HEREON WAS PROVIDED BY TORRES SURVEYING COMPANY, ALBUQUERQUE, NEW MEXICO.

LEGAL DESCRIPTION:

TRACT "A-2", SPRINGER TRANSFER COMPANY ADDITION NO. ONE (1), TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (CITY ZONE ATLAS MAP "J-14-Z").

BENCH MARK REFERENCE:

A.C.S. STATION "3-J15", LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF ODELIA ROAD N.E. AND EDITH BLVD. N.E.; A SQUARE CHISELED ON THE TOP OF CONCRETE CURB, M.S.L.D. ELEVATION = 4978.709, (PROJECT T.B.M. AS SHOWN ON THE PLAN HEREON).

Zone	Treatment			
	A	B	C	D
1	1.29 [0.00, 0.24]	2.03 [0.03, 0.76]	2.87 [0.47, 1.49]	4.37 [1.69, 2.89]
2	1.66 [0.00, 0.38]	2.28 [0.06, 0.95]	3.14 [0.60, 1.71]	4.70 [1.86, 3.14]
3	1.87 [0.00, 0.58]	2.80 [0.21, 1.19]	3.45 [0.78, 2.00]	5.02 [2.04, 3.39]
4	2.20 [0.06, 0.87]	2.82 [0.38, 1.45]	3.73 [1.00, 2.26]	5.25 [2.17, 3.57]

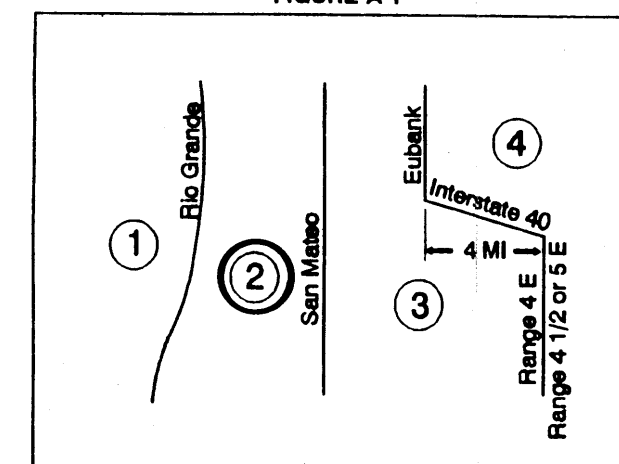
Zone	Intensity	
	100-YR	2-YR, 10-YR
1	4.70	[1.84, 3.14]
2	5.05	[2.04, 3.41]
3	5.38	[2.21, 3.65]
4	5.81	[2.34, 3.83]

A.1 PRECIPITATION ZONES

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 Eubank, North of Interstate 40; and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40; and East of the East boundary of Range 4 East, South of Interstate 40

FIGURE A-1



Where a watershed extends across a zone boundary, use the zone which contains the largest portion of the watershed.

DPM SECTION 22.2 - HYDROLOGY
January, 1993 Page A-4

TABLE A-4. LAND TREATMENTS	
Treatment	Land Condition
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. Croplands. Unlined 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 compacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vacant lots. Gravel or rock on plastic (desert 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 SCS 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 areal percentages in TABLE A-5 may be employed.

DRAINAGE COMMENTS AND CALCULATIONS:

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF EDITH BLVD. N.E. AND KINLEY AVENUE N.E., IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (CITY ZONE ATLAS MAP "J-14-Z").

THE SUBJECT SITE, 1.) PRESENTLY CONSISTS OF AN EXISTING COMMERCIAL BUILDING TOGETHER WITH ASSOCIATED IMPROVEMENTS, 2.) IS TO HAVE A PROPOSED 30' X 40' BUILDING CONSTRUCTED ONSITE, 3.) DOES NOT LIE WITHIN A DESIGNATED FLOODPLAIN, (RE: F.E.M.A. PANEL 352 OF 825, DATED SEPTEMBER 20, 1996), 4.) DOES NOT CONTRIBUTE TO THE OFFSITE FLOWS OF ADJACENT PROPERTIES, 5.) DOES NOT ACCEPT OFF-SITE FLOWS FROM ADJACENT PROPERTIES, 6.) DOES NOT LIE ADJACENT TO A NATURAL OR ARTIFICIAL WATER COURSE, (PORTION OF THE ABANDONED AND COVERED BARELAS DITCH LIES EAST OF AND ADJACENT TO THE SUBJECT PROPERTY).

CALCULATIONS:

PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2., DESIGN CRITERIA FOR THE CITY OF ALBUQUERQUE, NEW MEXICO, DATED JANUARY 1993.

SITE AREA: 1.00 ACRE

PRECIPITATION ZONE: TWO (2), TABLE A-1.

PEAK INTENSITY: IN./HR. AT T_c = TWELVE (12) MINUTES, 100-YR. = 5.05, TABLE A-10

LAND TREATMENT METHOD FOR CALCULATION OF " Q_p ", TABLES A-8 & A-9

"LAND TREATMENT FACTORS", TABLE A-4

EXISTING CONDITIONS:

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.70	X 3.14	= 2.20
D	0.30	X 4.70	= 1.41

" Q_p " = 3.61 CFS

PROPOSED DEVELOPED CONDITIONS:

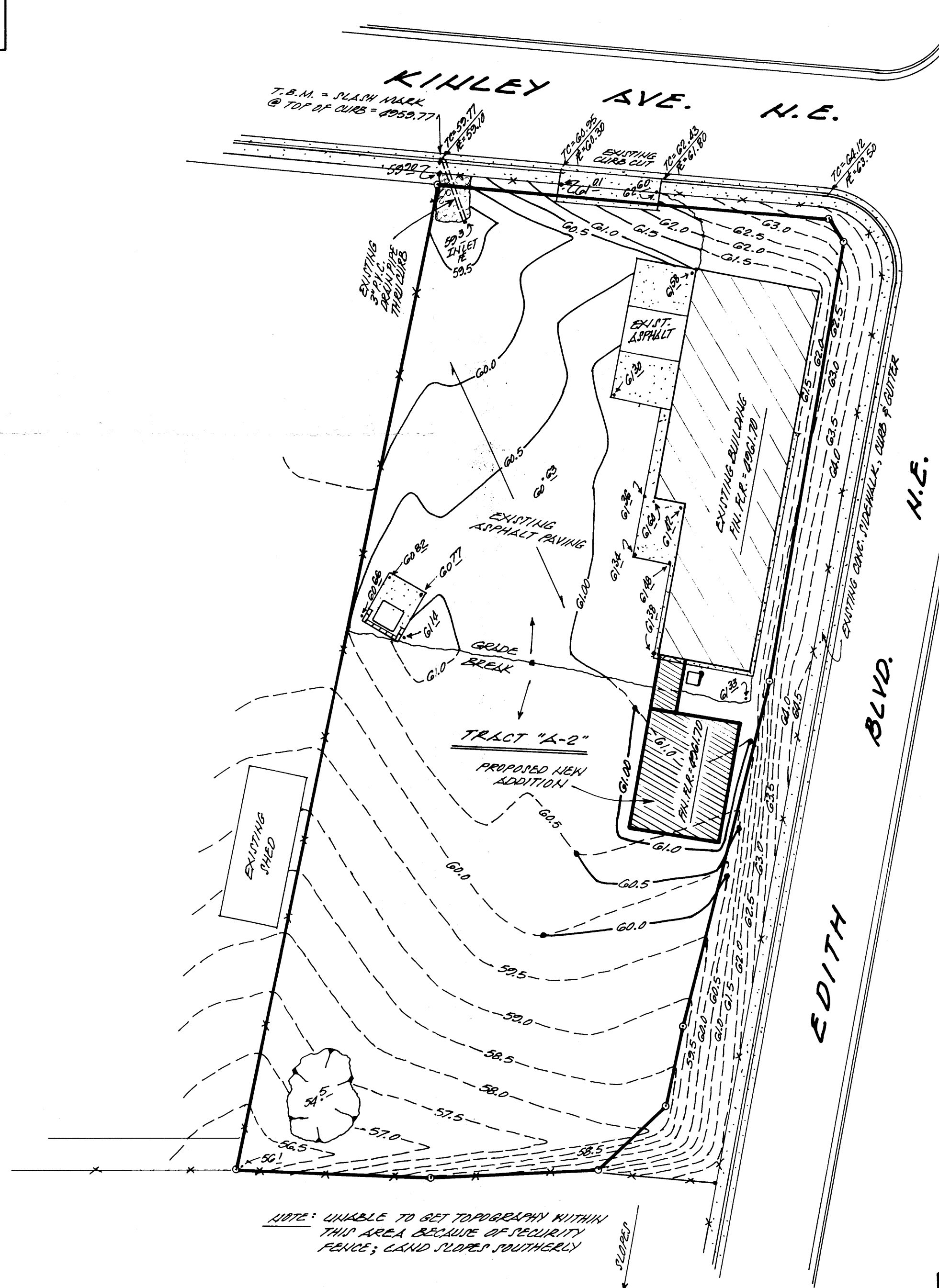
TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.67	X 3.14	= 2.10
D	0.33	X 4.70	= 1.55

" Q_p " = 3.65 CFS

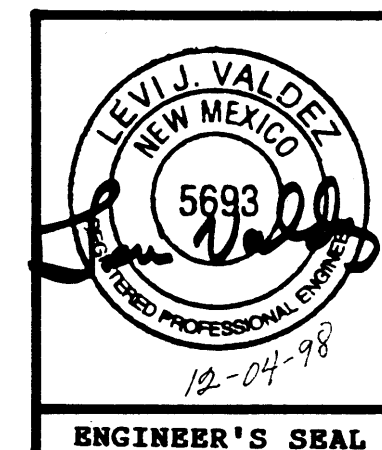
*** INCREASE = 0.04 CFS

LEGEND:

TOP OF CURB ELEVATION = 70-59.77
CURB FLOWLINE ELEVATION = 70-53.10
EXISTING SPOT ELEVATION = 70-61.34
PROPOSED SPOT ELEVATION = 70-61.32
EXISTING CONTOUR = 70-60.5
PROPOSED CONTOUR = 70-60.5
EXISTING OR PROPOSED CONCRETE SURFACE = 70-60.5
EXISTING FENCE LINE = 70-60.5



NOTE: UNABLE TO SET TORRESELMAN WITHIN THIS AREA BECAUSE OF SECURITY FENCE; LAND FLOWS SOUTHERLY



A DRAINAGE PLAN
FOR A PROPOSED ADDITION AT
TEGNAR ASSOCIATES, LLC
(510 KINLEY AVE. N.E.)
ALBUQUERQUE, NEW MEXICO
DECEMBER, 1998