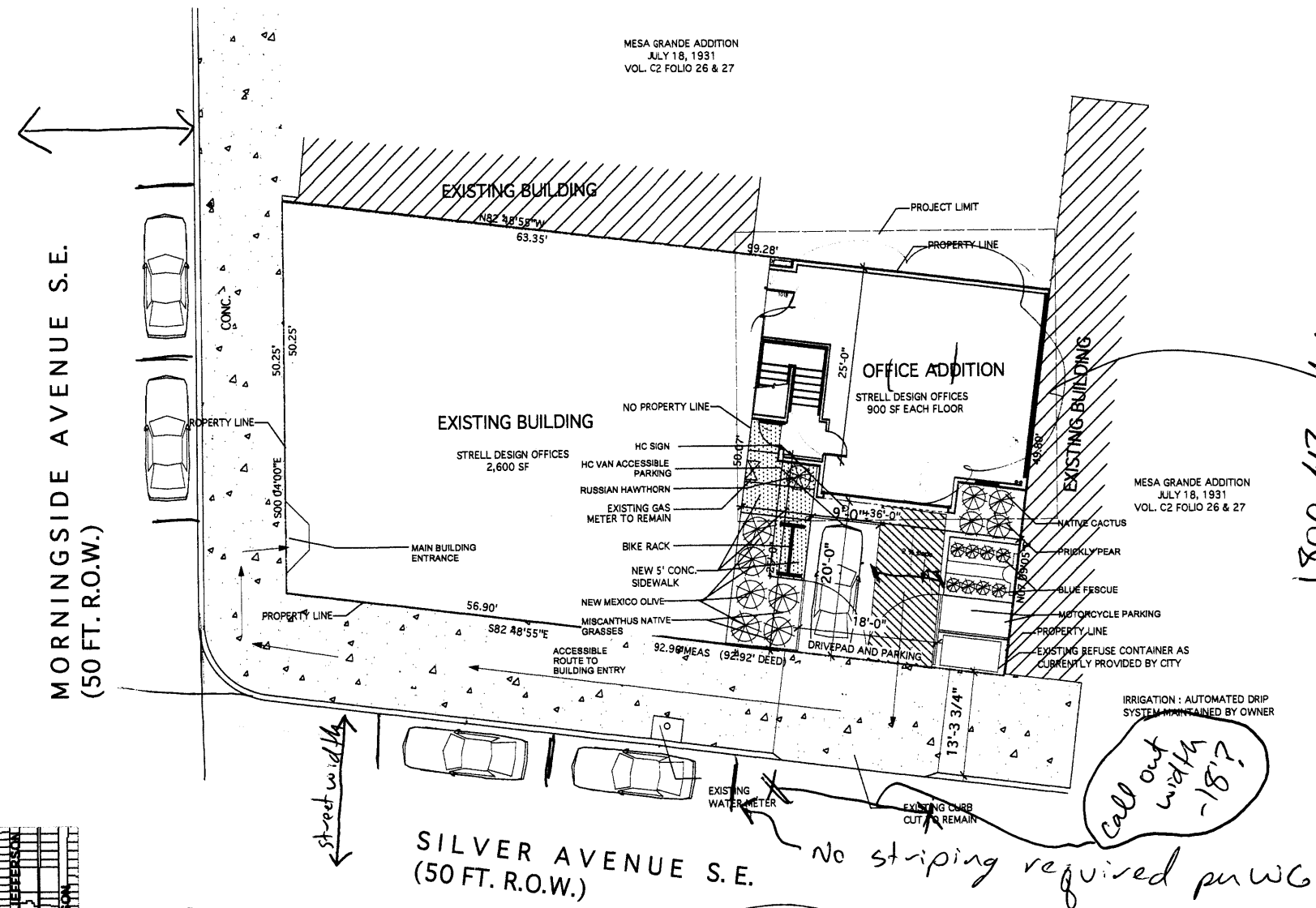


ZONE ATLAS PAGE: K - 17



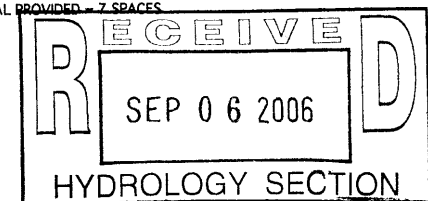
LEGAL DESCRIPTION
LOT 15 BLOCK 8
MESA GRANDE ADDITION
BERNALILLO COUNTY
ALBUQUERQUE, NEW MEXICO

BENCHMARK
"COA" STATION SK17A LOCATED 173.2' EAST OF
MORNINGSIDE AVENUE S.E. STATION IS A 2"
BRASS TABLET SET IN A DRILLED HOLE ON THE
SIDEWALK.

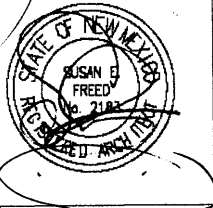
ELEVATION: 52219.539
ZONE ATLAS PAGE K-17

SPACES REQUIRED
ADDITION LEVEL 1-900 SF @ 200 SF/ SPACE = 4
SPACES
ADDITION LEVEL 2-900 SF @ 300 SF/ SPACE = 3
SPACES
TOTAL REQUIRED = 7 SPACES

SPACES PROVIDED
ON SITE = 2 SPACES
CREDIT FOR ADJACENCY TO PUBLIC
TRANSPORTATION = 1 SPACE
ON STREET = 4 SPACES
TOTAL PROVIDED = 7 SPACES



**STRELL OFFICE
ADDITION**
120 Morningside SE
Albuquerque, NM



STRELL DESIGN
120 MORNINGSIDE S.E. ALBUQUERQUE N.M. 87108
TEL: 505-288-2321 FAX: 505-288-2328

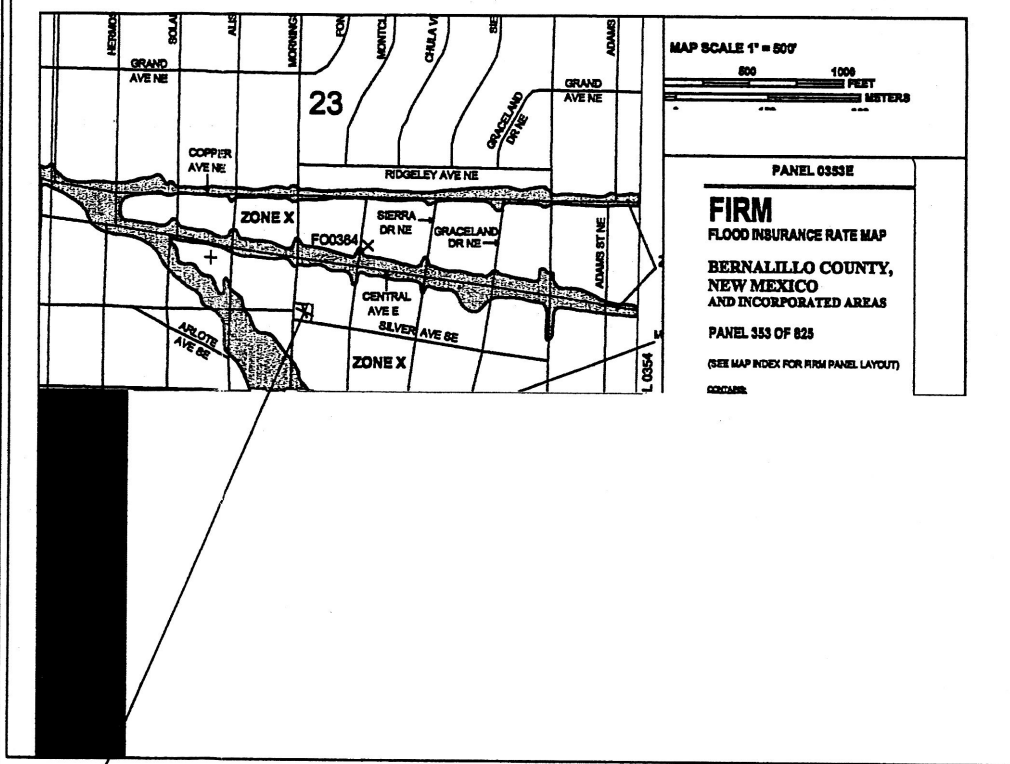
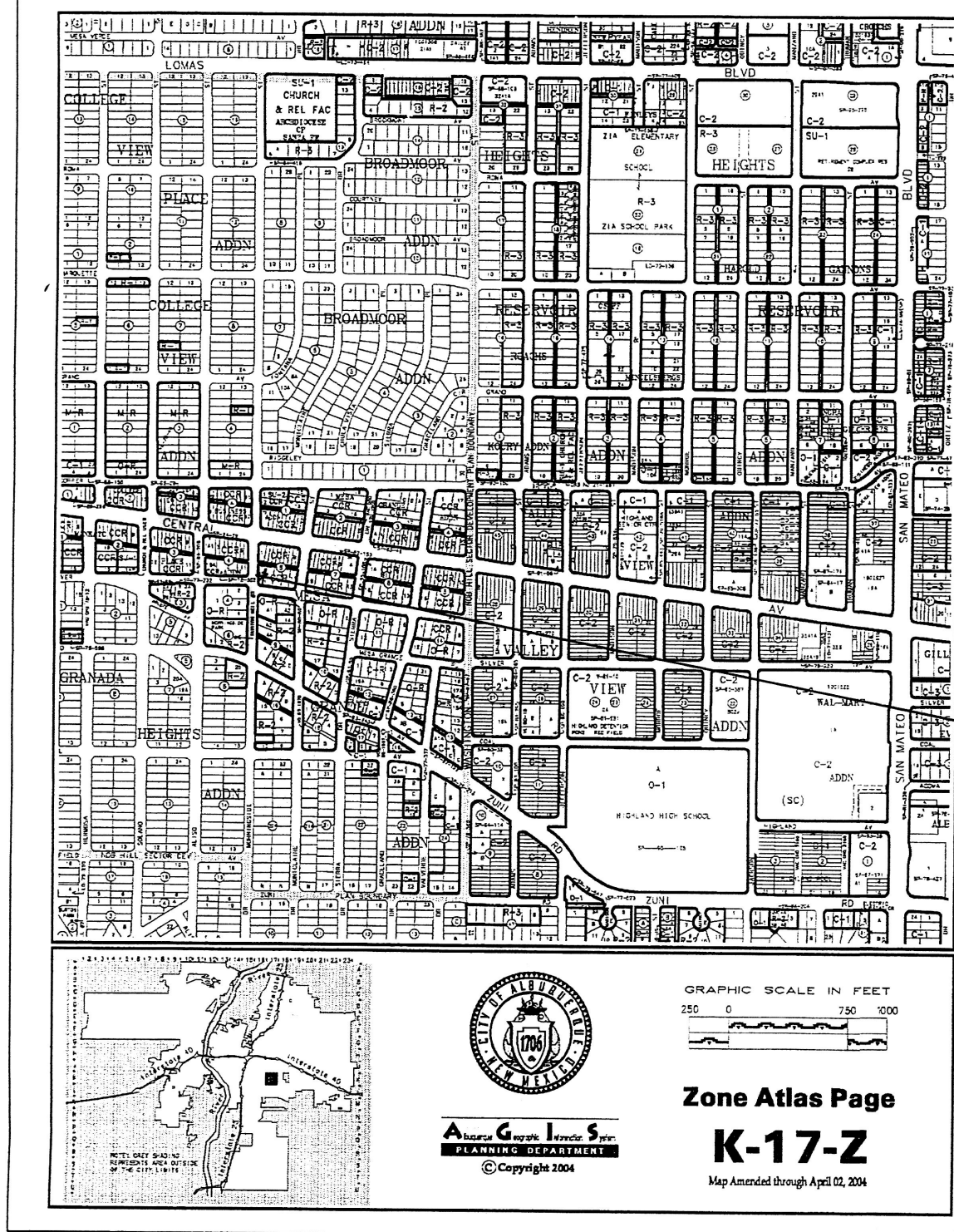


REVISIONS

PERMIT SET

T2
TRAFFIC
LAYOUT PLAN

DATE:
9.6.06



STRELL,ROBERT AREA =0.11ac.

ZONE 2
PRECIPITATION: 360= 2.35in.
1440= 2.75in.
10day= 3.95in.

EXCESS PRECIPITATION: PEAK DISCHARGE:

TREATMENT A	0.53in.	1.56	cfs/ac.
TREATMENT B	0.78in.	2.28	cfs/ac.
TREATMENT C	1.13in.	3.14	cfs/ac.
TREATMENT D	2.12in.	4.70	cfs/ac.

EXISTING CONDITIONS: AREA
TREATMENT A 0ac.
TREATMENT B 0ac.
TREATMENT C 0.04ac.
TREATMENT D 0.07ac.

PROPOSED CONDITIONS: AREA
TREATMENT A 0ac.
TREATMENT B 0ac.
TREATMENT C 0.017ac.
TREATMENT D 0.094ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = $(0.53 \times 0.00) + (0.78 \times 0.00) + (1.13 \times 0.04) + (2.12 \times 0.07) / 0.11ac.$
= 1.75

V100-360 = $(1.75 \times 0.11) / 12 = 0.0161ac-f = 702 \text{ cf}$

EXISTING PEAK DISCHARGE:

Q100 = $(1.56 \times 0.00) + (2.28 \times 0.00) + (3.14 \times 0.04) + (4.70 \times 0.07) = 0.45cfs$

PROPOSED EXCESS PRECIPITATION:

Weighted E = $(0.53 \times 0.00) + (0.78 \times 0.00) + (1.13 \times 0.02) + (2.12 \times 0.09) / 0.11ac.$
= 1.97

V100-360 = $(1.97 \times 0.11) / 12.0 = 0.0181ac-f = 791 \text{ cf}$

V100-1440 = $(0.02) + (0.09) \times 2.75 - 2.35 / 12 = 0.0212ac-f = 927 \text{ cf}$

V100-10day = $(0.02) + (0.09) \times 3.95 - 2.35 / 12 = 0.0306ac-f = 1336 \text{ cf}$

PROPOSED PEAK DISCHARGE:

Q100 = $(1.56 \times 0.00) + (2.28 \times 0.00) + (3.14 \times 0.02) + (4.70 \times 0.09) = 0.49cfs$

INCREASE 0.45 CFS - 0.49 CFS = 0.04 CFS

- NOTE TO CONTRACTOR**
- An excavation/construction permit will be required before beginning any work within the City right-of-way. Approved copy of this plan must be submitted at the time of application for permit.
 - All work detailed in this plan to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with City of Albuquerque Standard Specification for Public Works Construction.
 - Two working days prior to any excavation, contractor must contact line locating Services for locating existing utilities (260-1990).
 - Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all construction. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
 - Backfill compaction shall be according to residential use.
 - 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.

- EROSION CONTROL MEASURES**
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION, HE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE
 - A) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, DIKES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.
 - B) ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.
 2. THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING (120 MORNINGSIDE DR. S.E.) LOT 15, BLOCK 8, MESA GRANDE ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO ARE CONTAINED HEREON:

EXISTING CONDITIONS

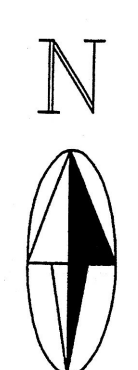
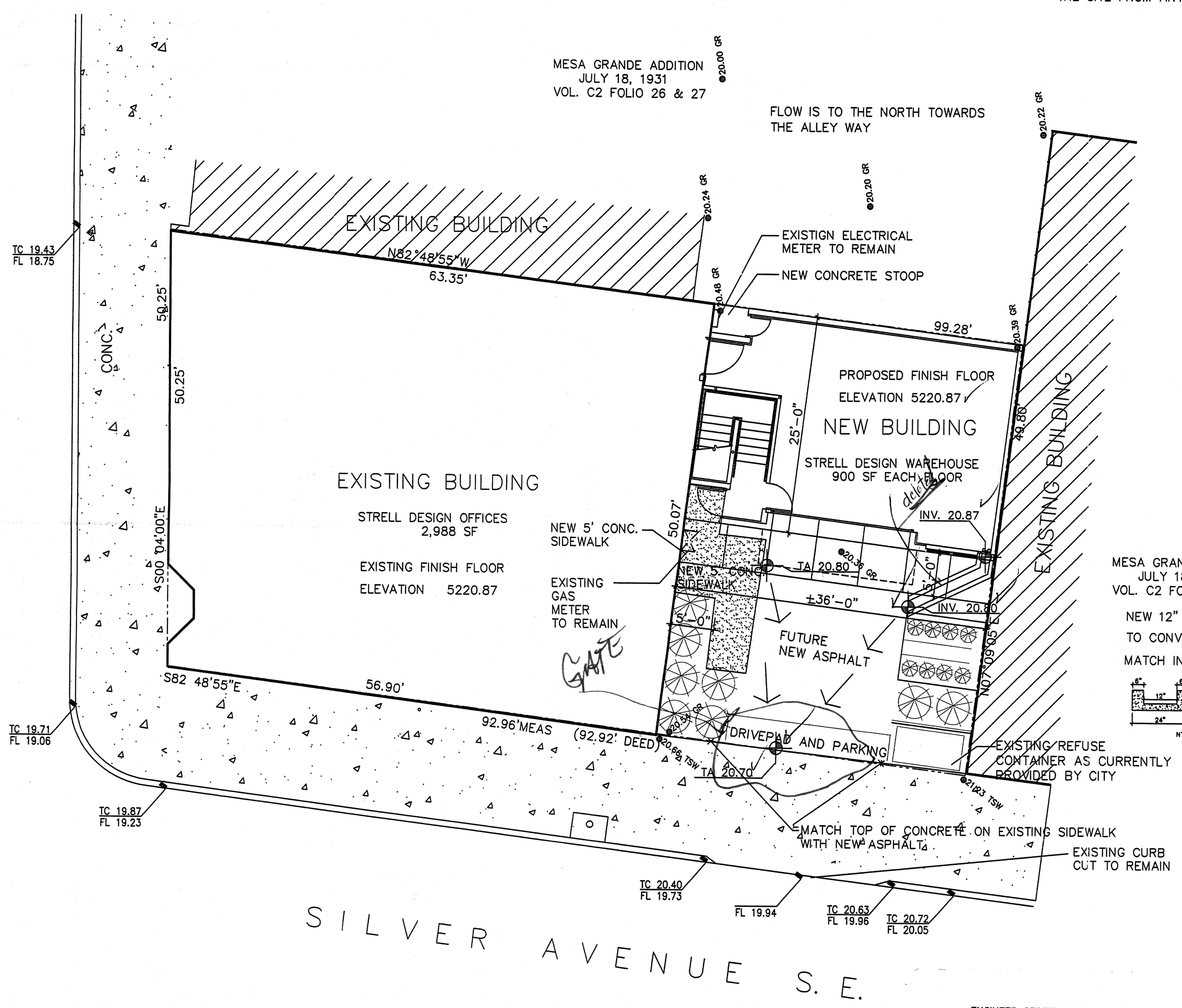
AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 0.1105 ACRES AND IS LOCATED AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF MORNINGSIDE DR. S.E. AND SILVER AVENUE S.E. THE SITE HAS AN EXISTING 2988 SQ.FT. BUILDING ALONG WITH LANDSCAPED AREAS. ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL 0353D, DATED SEPTEMBER 20, 1996, THE SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

PROPOSED CONDITIONS

AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF A 900 SQ.FT. ADDITION WITH LANDSCAPED AREAS. POSITIVE DRAINAGE WILL BE OUT THE EXISTING DRIVEPAD ON SILVER AVENUE S.E.. THE CALCULATION WHICH APPEAR HEREON, ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40+ ACRES AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL VOLUME II, DESIGN CRITERIA DATED 1997, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUN-OFF GENERATED.

- NOTE:**
- 1.) NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD WITHIN THE SUBJECT PROPERTY OTHER THAN SHOWN ON THE PLAN HEREON OR THE SUBJECT PLAT OF RECORD.
 - 2.) NO PROPERTY BOUNDARY SURVEY HAS BEEN PERFORMED ON THE SUBJECT SITE.

MORNINGSIDE AVENUE S.E.



GRADING/DRAINAGE PLAN

1"=10'

- SYMBOL LEGEND**
- PROPOSED LANDSCAPE AREA
 - PROPOSED CONTOUR
 - EXISTING SPOT ELEVATION
 - DESIGNED SPOT ELEVATION
 - PROPERTY LINE
 - EASEMENT LINE
 - FLOW DIRECTION
 - DOWN SPOUT
- ABBREVIATION LEGEND**
- TOP OF CON. PAD - TCP
 - TOP OF CURB - TC
 - TOP OF ASPHALT - TA
 - FLOWLINE - FL
 - TOP OF WALL - TW
 - TOP OF SIDEWALK - TSW

LEGAL DESCRIPTION

LOT 15 BLOCK 8
MESA GRANDE ADDITION
BERNALILLO COUNTY
ALBUQUERQUE, NEW MEXICO
BENCHMARK:

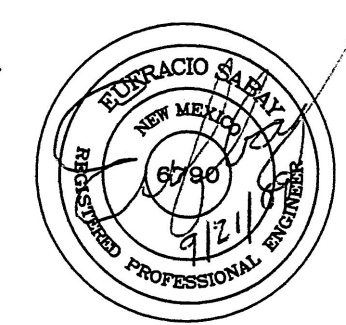
"COA" STATION 5-K17A
LOCATED 173.2' EAST OF MORNINGSIDE AVE.
S.E. ON THE SOUTH SIDE OF CENTRAL AVE.
S.E. STATION IS A 2" BRASS TABLET SET
IN A DRILLED HOLE ON THE SIDEWALK
ELEVATION: 5219.539

AS-BUILT DESIGNATION

20.82
29.75
OR
20.75

ENGINEER CERTIFICATION FOR (K17-D87)

I EUFRAICIO SEBAY NMPE # 6790, OF THE FIRM BJM CONSULTING HEREBY CERTIFY THAT THE PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 09/07/2006. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR RELEASE OF A CERTIFICATE OF OCCUPANCY.



JOB NO:

DATE: DECEMBER 2001

REVISIONS

8-14-2006	NEW STAMP AND NEW DATE
8-25-2006	CHANGES

Sheet Title

GRADING & DRAINAGE PLAN

Drawn By: BJM

Checked By:

BJM DEVELOPMENT CONSULTANT
DESIGN - PLANNER

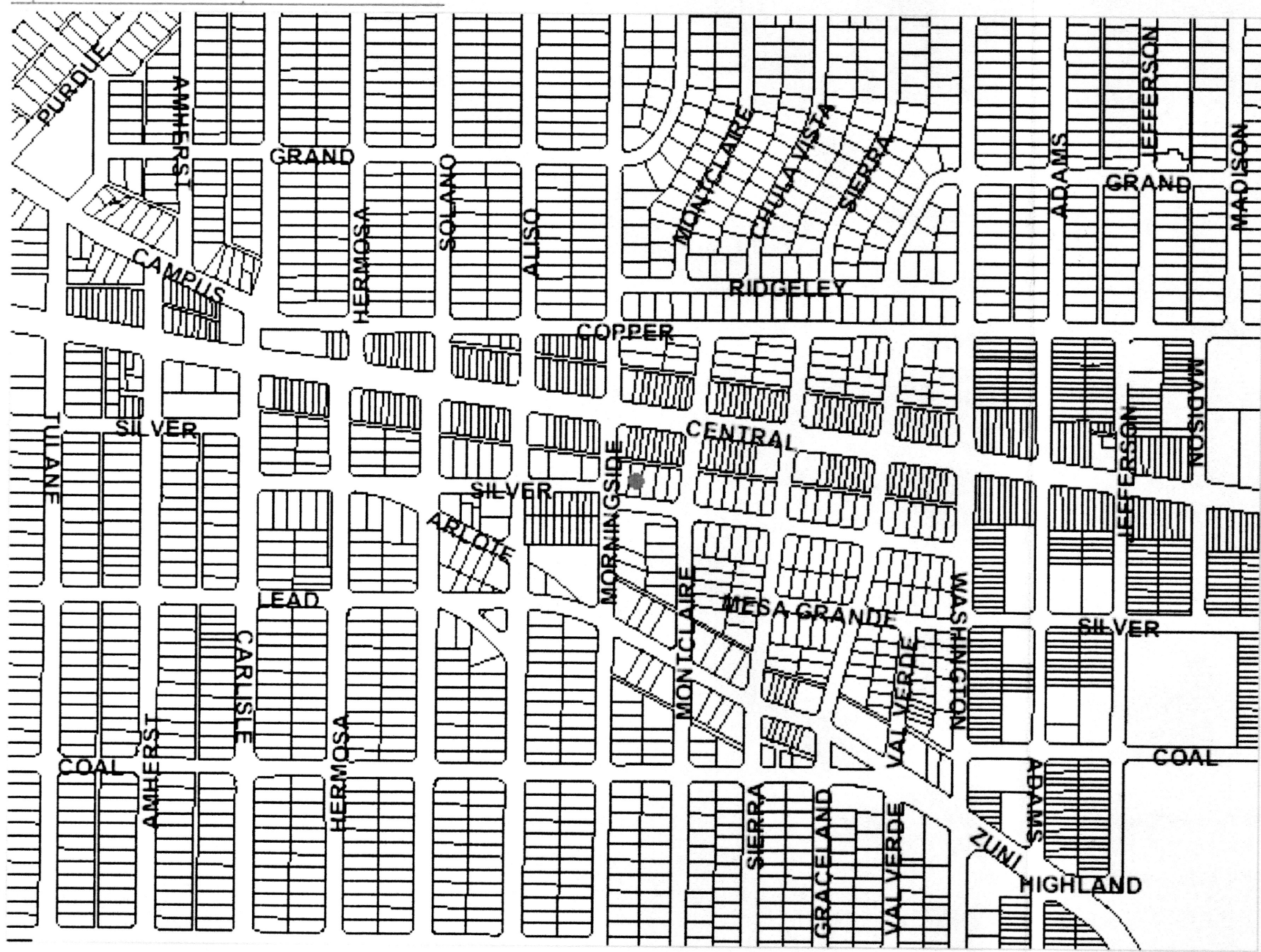
Albuquerque, New Mexico

Project Name

120 MORNINGSIDE DR. S.E.
WAREHOUSE ADDITION
ALBUQUERQUE, NEW MEXICO

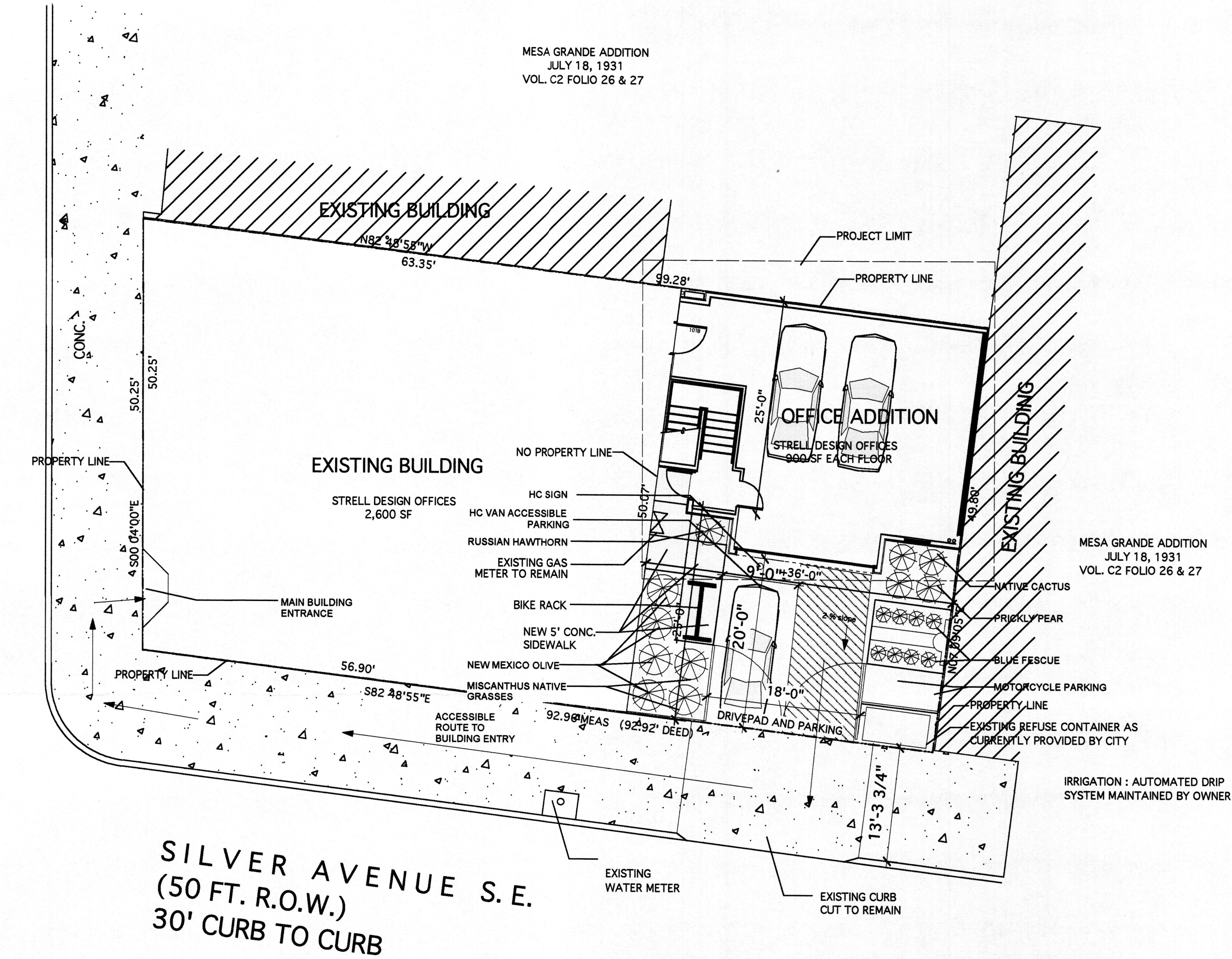
SHEET NO.

GD



ZONE ATLAS PAGE: K - 17

MORNINGSIDE AVENUE S.E.
(50 FT. R.O.W.)
40' CURB TO CURB



1 Site Plan
Scale: 1"=10'-0"

TRAFFIC CIRCULATION LAYOUT
APPROVED

4-5 9-11-06

Signed _____ Date _____

LEGAL DESCRIPTION

LOT 15 BLOCK 8
MESA GRANDE ADDITION
BERNALILLO COUNTY
ALBUQUERQUE, NEW MEXICO

BENCHMARK

"COA" STATION 5K17A LOCATED 173.2' EAST OF

MORNINGSIDE AVENUE S.E. STATION IS A 2"
BRASS TABLET SET IN A DRILLED HOLE ON THE
SIDEWALK.

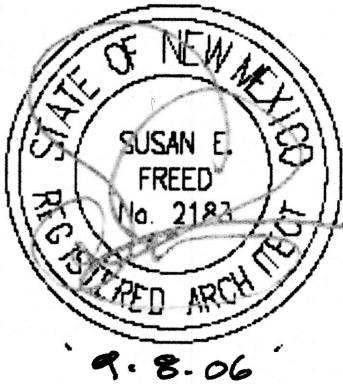
ELEVATION: 52219.539

ZONE ATLAS PAGE K-17

SPACES REQUIRED
3 SPACES PER ZONING ON 9.8.06

SPACES PROVIDED
ON SITE = 3 SPACES
- TWO IN GARAGE
- ONE VAN ACCESSIBLE ON SITE
- ONE MOTORCYCLE SPACE

STRELL OFFICE
ADDITION
120 Morningside SE
Albuquerque, NM



STRELL DESIGN
120 MORNINGSIDE S.E. ALBUQUERQUE N.M. 87108
TEL: 505-268-2321 FAX: 505-268-2328

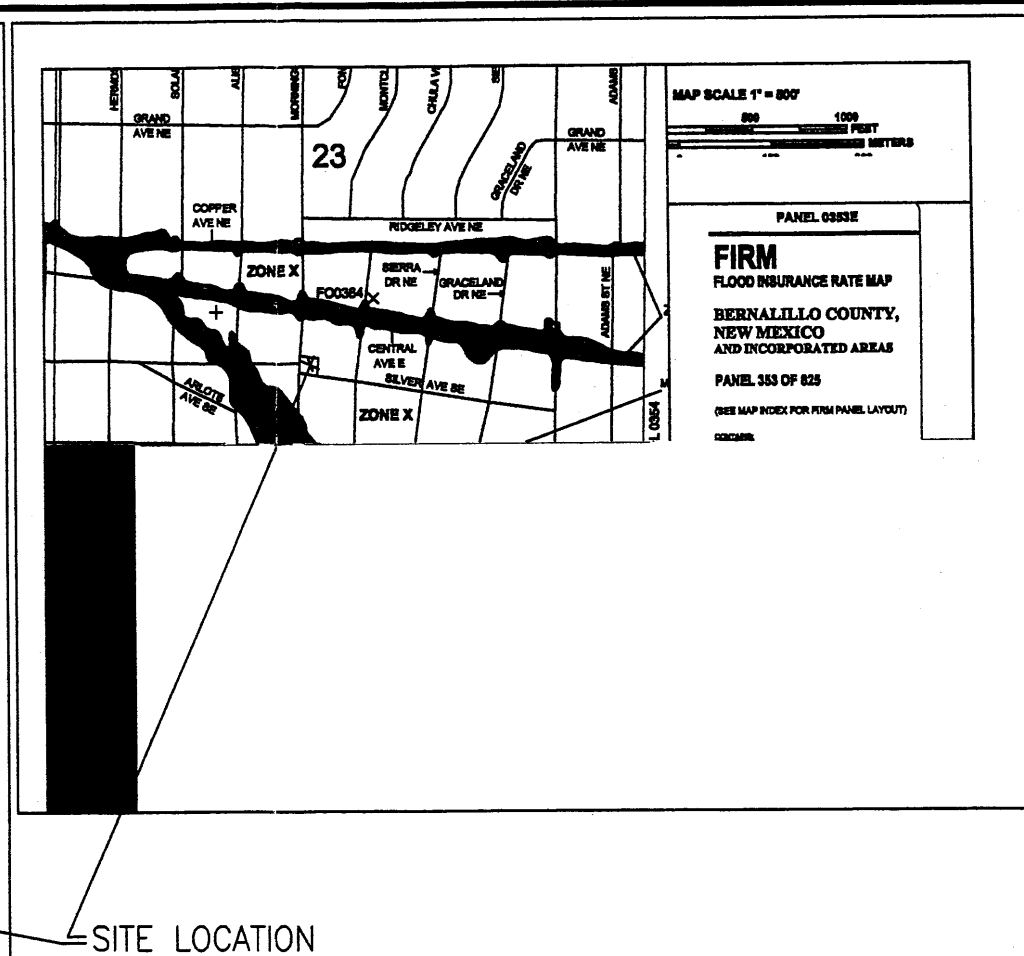


REVISIONS

PERMIT SET

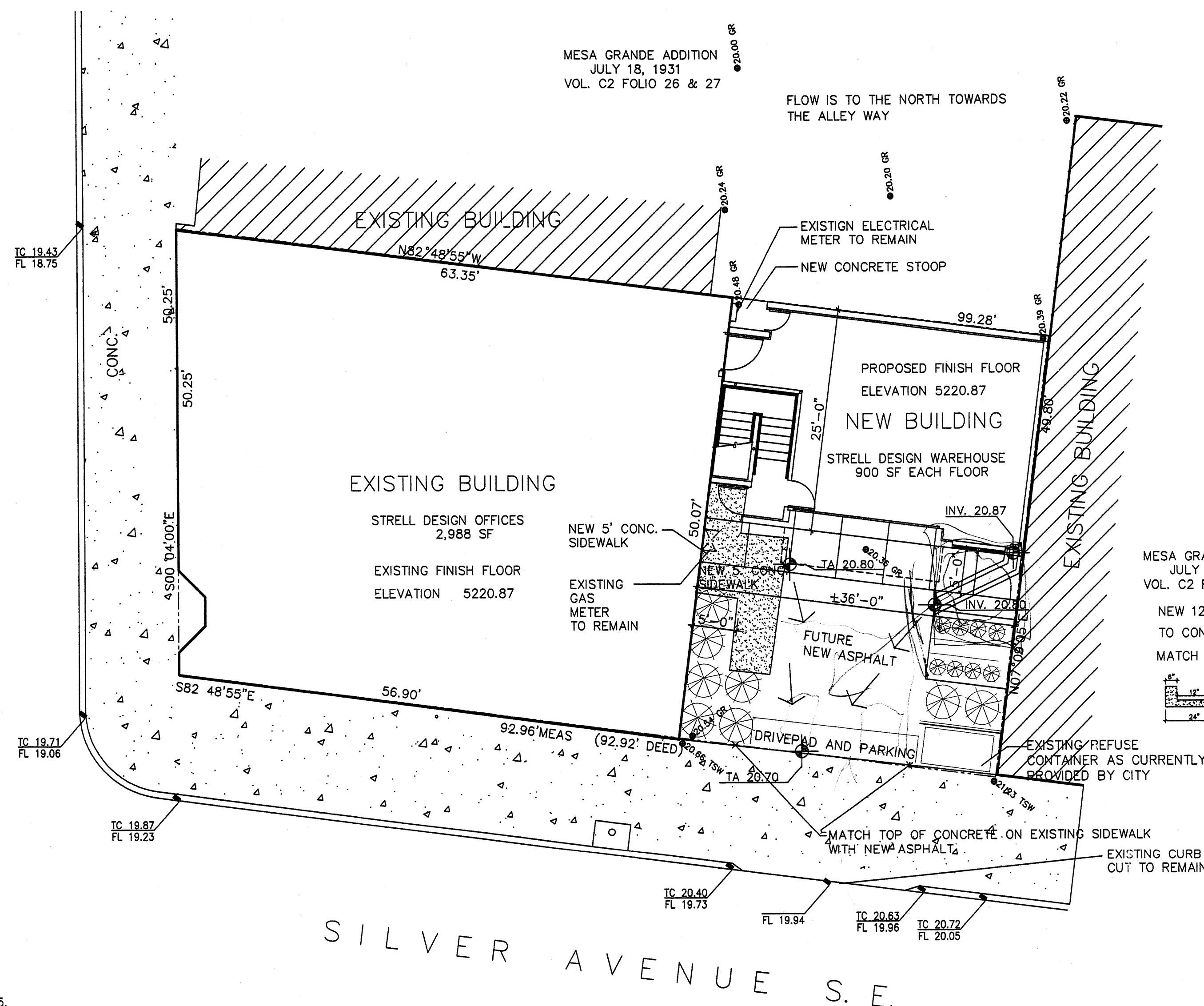
T2
TRAFFIC
LAYOUT PLAN

DATE:
9.6.06



INCREASE $0.45 \text{ CFS} - 0.49 \text{ CFS} = 0.04 \text{ CFS}$

MORNINGSIDE AVENUE S.E.


$$1'' = 10'$$

LOCATED 173.2' EAST OF MORNINGSIDE AVE.
S.E. ON THE SOUTH SIDE OF CENTRAL AVE.
S.E. STATION IS A 2" BRASS TABLET SET
IN A DRILLED HOLE ON THE SIDEWALK
ELEVATION: 5219.539

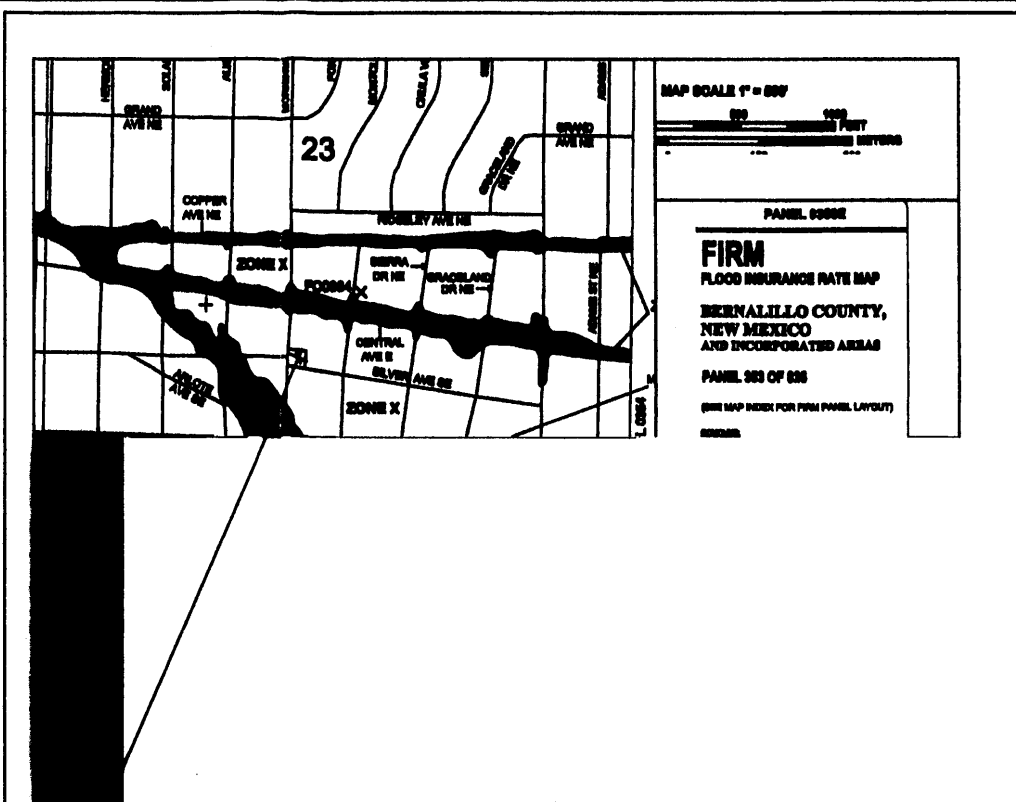
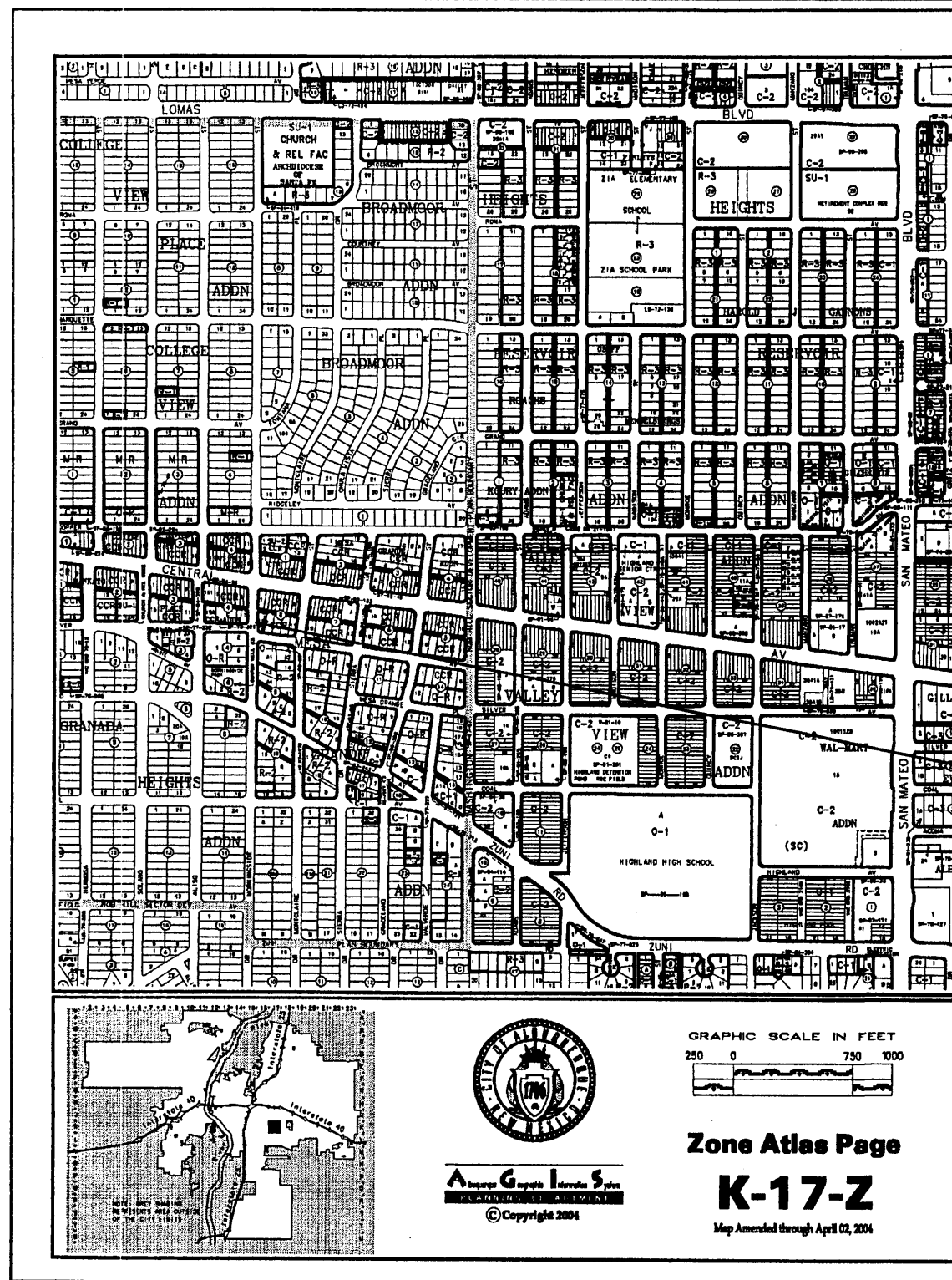
JOB NO:	
DATE:	DECEMBER 2001
REVISIONS	
	8-14-2006 NEW STAMP AND NEW DATE
	8-25-2006 CHANGES

Sheet Title	Grading & Drainage Plan
Drawn By: BJM	Checked By:

RUM DEVELOPMENT CONSULTANT
 DESIGN — PLANNER
 Albuquerque, New Mexico

Project Name
120 MORNINGSIDE DR. S.E.
WAREHOUSE ADDITION
ALBUQUERQUE, NEW MEXICO

SHEET NO.



STRELL, ROBERT AREA = 0.11ac.

ZONE 2
PRECIPITATION: 360 = 2.35in.
1440 = 2.75in.
10day = 3.95in.

EXCESS PRECIPITATION: PEAK DISCHARGE:
TREATMENT A 0.53in. 1.56 cfs/ac.
TREATMENT B 0.78in. 2.28 cfs/ac.
TREATMENT C 1.13in. 3.14 cfs/ac.
TREATMENT D 2.12in. 4.70 cfs/ac.

EXISTING CONDITIONS: PROPOSED CONDITIONS:
TREATMENT A 0ac. 0ac.
TREATMENT B 0ac. 0ac.
TREATMENT C 0.04ac. 0.017ac.
TREATMENT D 0.07ac. 0.094ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = $0.53 \times 0.00 + 0.78 \times 0.00 + 1.13 \times 0.04 + 2.12 \times 0.07$ / 0.11ac.
= 1.75
V100-360 = 1.75×0.11 / 12 = 0.0161ac-f = 702 cf

EXISTING PEAK DISCHARGE:

Q100 = $1.56 \times 0.00 + 2.28 \times 0.00 + 3.14 \times 0.04 + 4.70 \times 0.07$ = 0.45cfs

PROPOSED EXCESS PRECIPITATION:

Weighted E = $0.53 \times 0.00 + 0.78 \times 0.00 + 1.13 \times 0.02 + 2.12 \times 0.09$ / 0.11ac.
= 1.97
V100-360 = 1.97×0.11 / 12.0 = 0.0181ac-f = 791 cf

V100-1440 = $0.02 + 0.09 \times 2.75 - 2.35$ / 12 = 0.0212ac-f = 927 cf

V100-10day = $0.02 + 0.09 \times 3.95 - 2.35$ / 12 = 0.0306ac-f = 1336 cf

PROPOSED PEAK DISCHARGE:

Q100 = $1.56 \times 0.00 + 2.28 \times 0.00 + 3.14 \times 0.02 + 4.70 \times 0.09$ = 0.49cfs

INCREASE 0.45 CFS - 0.49 CFS = 0.04 CFS

NOTE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within the City right-of-way. Approved copy of this plan must be submitted at the time of application for permit.
2. All work detailed in this plan to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with City of Albuquerque Standard Specification for Public Works Construction.
3. Two working days prior to any excavation, contractor must contact line locating Services for locating existing utilities (260-1990).
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all construction. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to residential use.
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EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION, HE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE:
 - A) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, DIKES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.
 - B) ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.
2. THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING (120 MORNINGSIDE DR. S.E.) LOT 18, BLOCK 8, MESA GRANDE ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO ARE CONTAINED HEREON:

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 0.1105 ACRES AND IS LOCATED AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF MORNINGSIDE DR. S.E. AND SILVER AVENUE S.E.. THE SITE HAS AN EXISTING 2988 SQ.FT. BUILDING ALONG WITH LANDSCAPED AREAS. ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL 0353D, DATED SEPTEMBER 20, 1996, THE SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

PROPOSED CONDITIONS

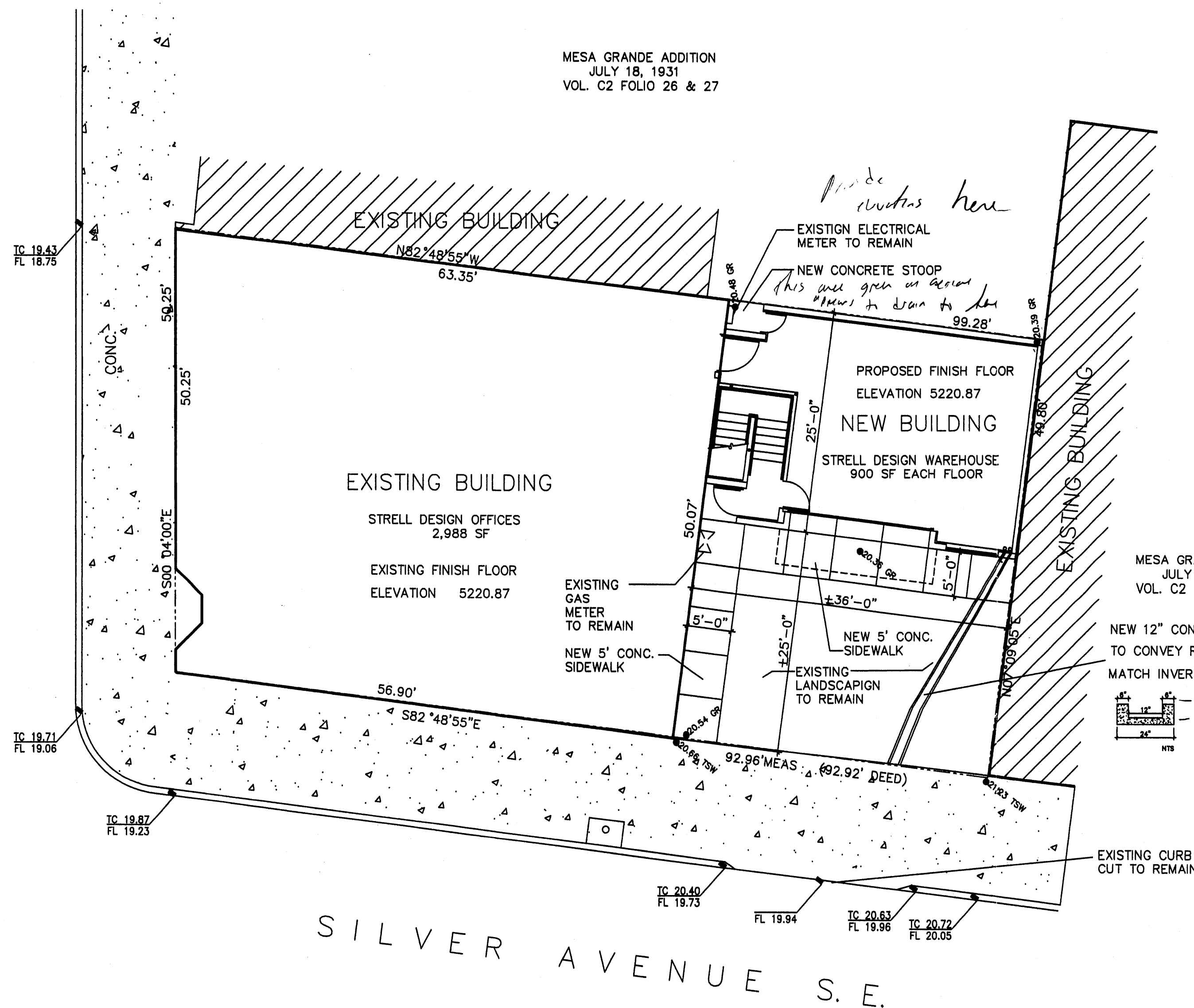
AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF A 900 SQ.FT. ADDITION WITH LANDSCAPED AREAS. POSITIVE DRAINAGE WILL BE OUT THE EXISTING DRIVEPAD ON SILVER AVENUE S.E.. THE CALCULATION WHICH APPEAR HEREON, ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRES AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL VOLUME II, DESIGN CRITERIA DATED 1997, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUN-OFF GENERATED.

*No office flow discussion
during final plan*

NOTE:

- 1.) NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD WITHIN THE SUBJECT PROPERTY OTHER THAN SHOWN ON THE PLAN HEREON OR THE SUBJECT PLAT OF RECORD.
- 2.) NO PROPERTY BOUNDARY SURVEY HAS BEEN PERFORMED ON THE SUBJECT SITE.

MORNINGSIDE AVENUE S.E.



GRADING/DRAINAGE PLAN

1"=10'

SYMBOL LEGEND

- PROPOSED LANDSCAPE AREA
PROPOSED CONTOUR
EXISTING SPOT ELEVATION
DESIGNED SPOT ELEVATION
PROPERTY LINE
EASEMENT LINE
FLOW DIRECTION
DOWN SPOUT

ABBREVIATION LEGEND

- TOP OF CON. PAD - TCP
TOP OF CURB - TC
TOP OF ASPHALT - TA
FLOWLINE - FL
TOP OF WALL - TW
TOP OF SIDEWALK - TSW

LEGAL DESCRIPTION

LOT 15 BLOCK 8
MESA GRANDE ADDITION
BERNALILLO COUNTY
ALBUQUERQUE, NEW MEXICO
BENCHMARK:

"COA" STATION 5-K17A

LOCATED 173.2' EAST OF MORNINGSIDE AVE.
S.E. ON THE SOUTH SIDE OF CENTRAL AVE.
S.E. STATION IS A 2" BRASS TABLET SET
IN A DRILLED HOLE ON THE SIDEWALK
ELEVATION: 5219.539



JOB NO:
DATE: DECEMBER 2001
REVISIONS
8-14-2006 NEW STAMP AND NEW DATE

Sheet Title
GRADING & DRAINAGE PLAN
Drawn By: BJM
Checked By:

BJM DEVELOPMENT CONSULTANT
DESIGN - PLANNER
Albuquerque, New Mexico

Project Name
120 MORNINGSIDE DR. S.E.
WAREHOUSE ADDITION
ALBUQUERQUE, NEW MEXICO

SHEET NO.
GD
AUG 15 2006
HYDROLOGY SECTION