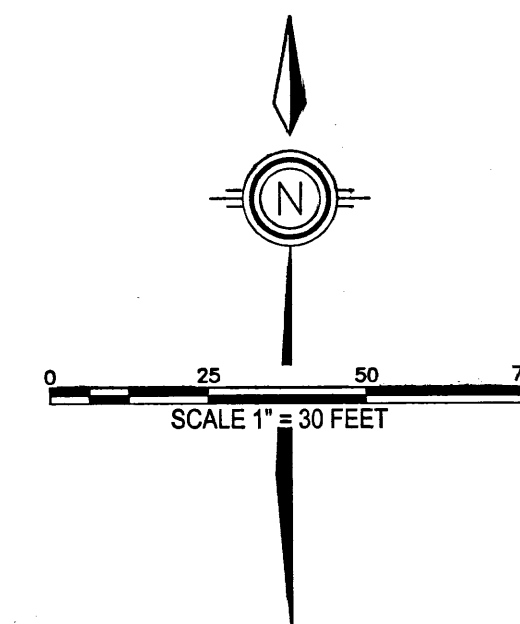
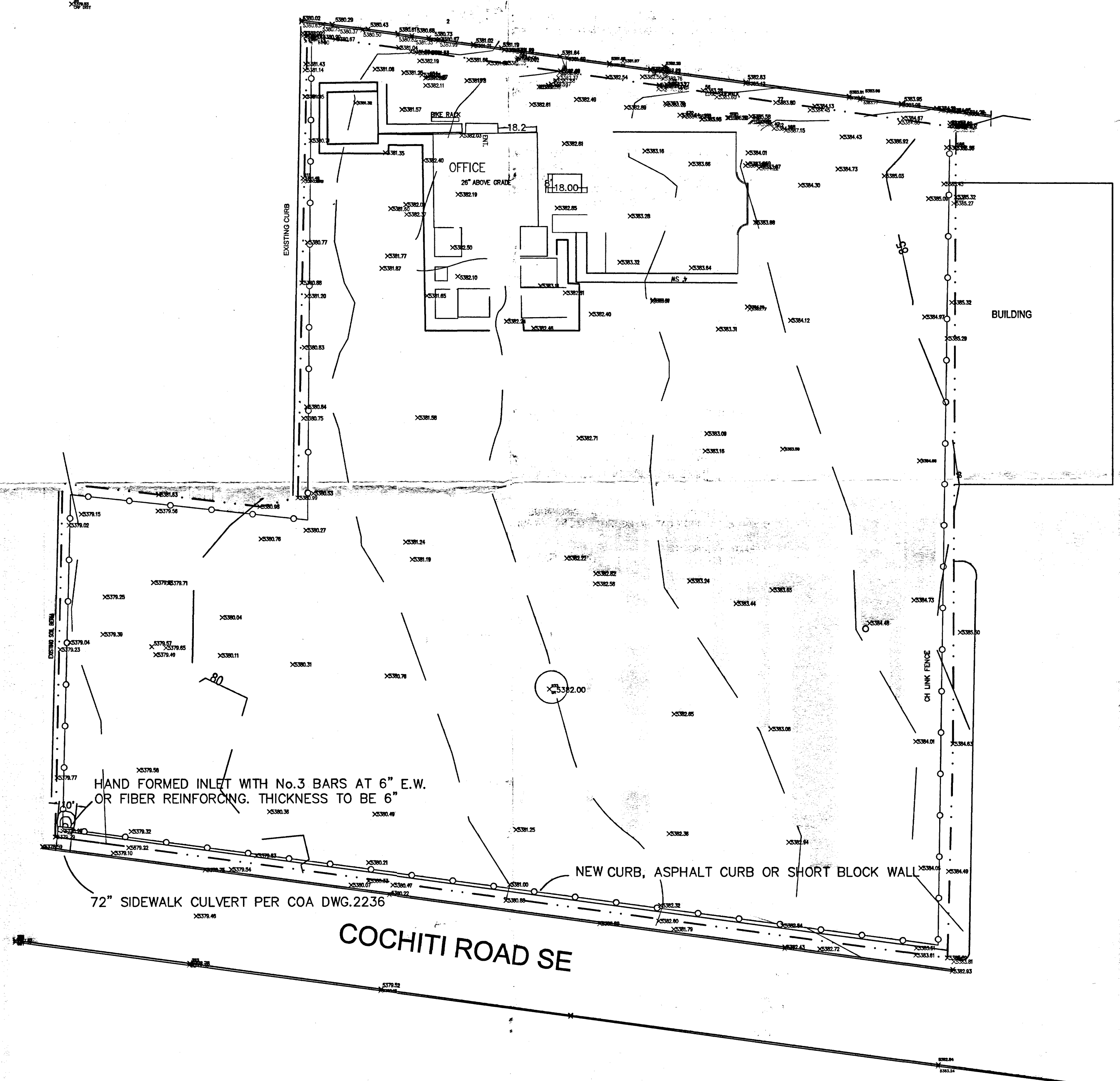




EAST CENTRAL AVENUE



GRADING & DRAINAGE PLAN

PURPOSE AND SCOPE:
THIS GRADING AND DRAINAGE PLAN WAS PREPARED ACCORDING TO THE DEVELOPMENT PROCESS MANUAL, AND THE DESIRE AND ADVISE OF THE CITY OF ALBUQUERQUE HYDROLOGIST. THE PROJECT CONSISTS OF THE DEVELOPMENT OF THE EXISTING PROPERTY BY PERFORMING LIGHT GRADING AND UPGRADING THE PAVING SURFACE. IMPROVEMENTS WILL INCLUDE BUILDING CONSTRUCTION, PAVING, UTILITY INSTALLATION, LANDSCAPING, AND GRADING AND DRAINAGE IMPROVEMENTS. THIS PLAN IS PREPARED TO SUPPORT A BUILDING PERMIT APPLICATION.

EXISTING CONDITIONS:
THE PROJECT SITE CONTAINS APPROXIMATELY 2.7 ACRES AND IS LOCATED AT 10026 CENTRAL SE
AS SHOWN BY THE FIRM PANEL FOR THIS AREA, THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE.

PROPOSED CONDITIONS:
AS SHOWN BY THE PLAN, THE PROPERTY IS TO BE FURTHER DEVELOPED BY CONSTRUCTING A BERM ON THE SOUTH PROPERTY LINE TO DEFLECT STORM FLOWS TO THE SIDEWALK CULVERT TO BE LOCATED IN THE SOUTHWEST CORNER OF THE PROPERTY.

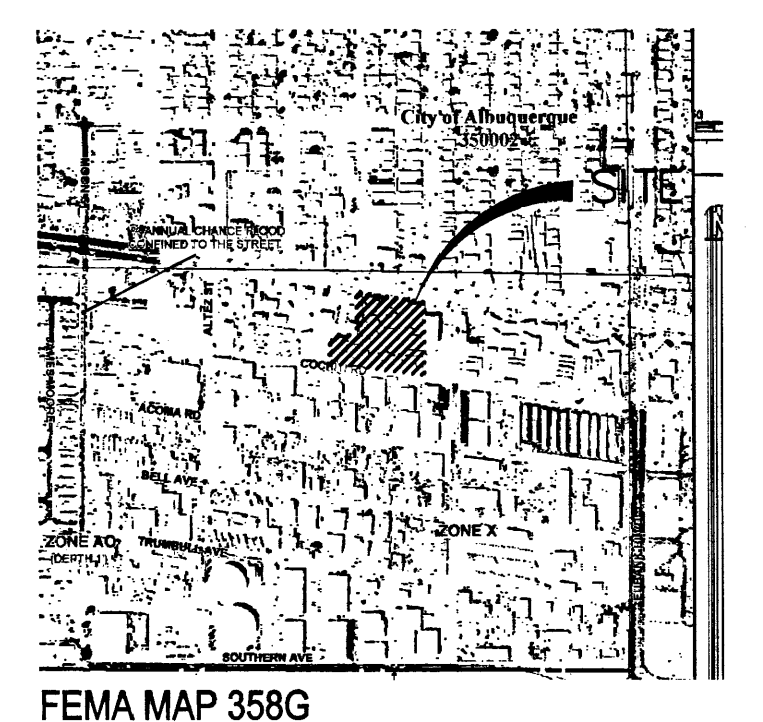
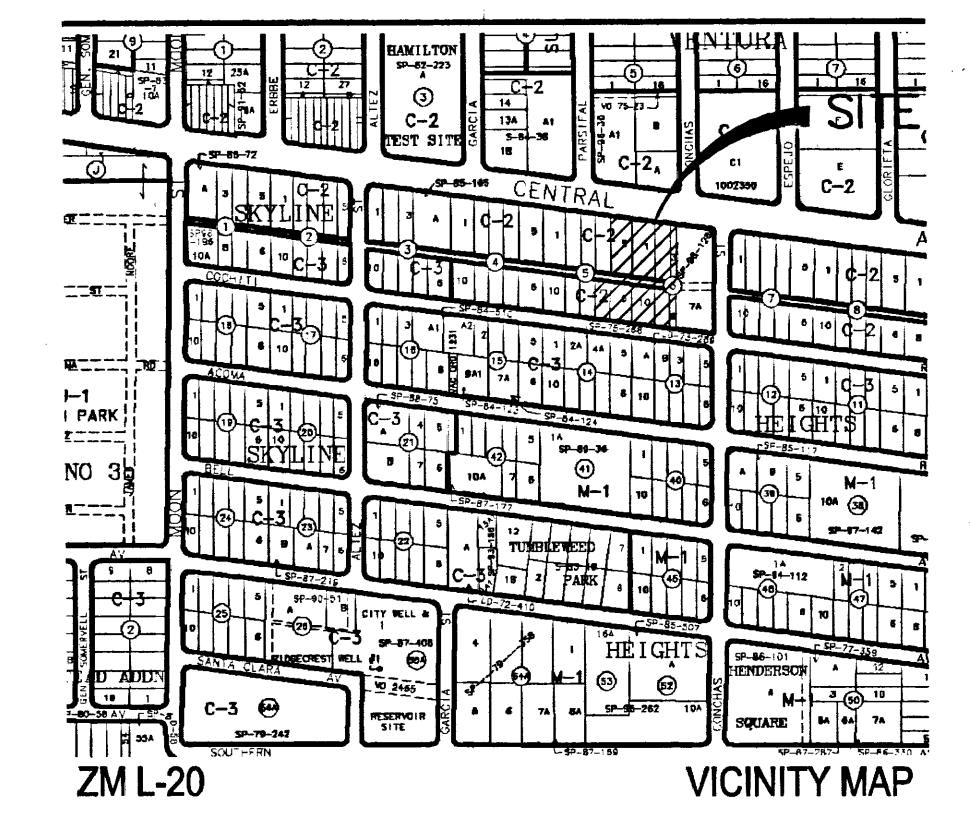
ALL DRAINAGE FLOWS WILL BE MANAGED BY ON-SITE SWALES OR SHEET FLOW. THE PLAN SHOWS THAT THE PRESENT SLOPE OF THE SITE WILL FLOW TO THE SOUTH WEST. A GRAVEL SURFACE IS PLANNED FOR THE MAJORITY OF THE SITE. THE AREA THAT IS PAVED MAY BE MODIFIED AND THE PARKING AREA THAT IS NOT PAVED, WILL BE. SINCE THIS IS A DIRECT DISCHARGE AREA, NO ON-SITE PONDING IS REQUIRED.

TEMPORARY EROSION CONTROL:
TEMPORARY EROSION CONTROL MEASURES WILL BE IMPLEMENTED DURING CONSTRUCTION TO LIMIT THE DISCHARGE OF SEDIMENT FROM THE SITE TO ADJACENT PROPERTIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES UNTIL COMPLETION OF ALL SITE PAVING, GRADING, DRAINAGE AND LANDSCAPING IMPROVEMENTS. SINCE THE SITE CONTAINS MORE THAN 2 ACRES, A SWPPP IS REQUIRED.

CALCULATIONS:
THE CALCULATION SHOWN HEREON DEFINES THE 100 YEAR, 6 HOUR DESIGN STORM IMPACTING THE SITE. HYMO METHOD OF ESTIMATING PEAK RUNOFF IS PRESENTED AS OUTLINED IN THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, SECTION 22.2, PART 'A', UPDATED JULY 1997.

HYDRAULICS: $Q = CLH^3/2$
 $Q = 3.01'6'' \cdot 75^3 \cdot 1.5$
 $Q = 12.08 \text{ CFS}$

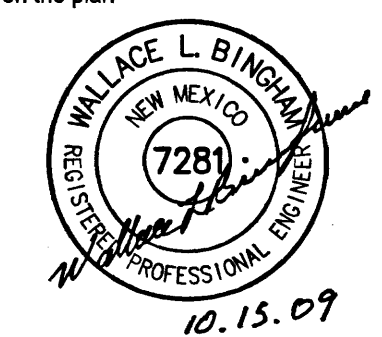
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START TIME=0.0 CODE 0 LINES 80
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RAINFALL TYPE=1 RAIN QUAR=0.0 RAIN ONE= 2.10
RAIN SIX= 2.60 RAIN DAY=3.10 DT=0.0333
*S EXISTING CONDITION
COMPUTE NM HYD ID=1 HYD NO= 101.1 DA=0.0042 SQ MI
PER A 0 PER B 10 PER C 50 PER D 40 TP= 13
RAIN= 1 DT=0.0
PRINT HYD ID=1 CODE=10
FROM TO PEAK RUNOFF TIME TO CFS PAGE# 1
HYDROGRAPH ID ID AREA DISCHARGE VOLUME RUNOFF PEAK PER
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FINISH



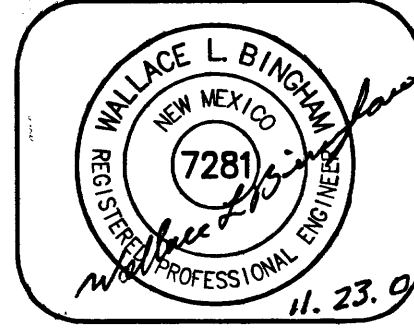
LEGEND

ITEM	EXISTING	PROPOSED
CURB AND GUTTER		
SPOT ELEV.	× 16.7	◆ 16.7
FIRE HYDRANT		⊙
FLOWLINE ELEVATION	FL 16.20	RET FL 16.20
CONTOUR W/ ELEVATION	92	92
	4990	90
BASIN DIVIDE		
ASPHALT PAVING		
DRAINAGE SWALE		
DIRECTION OF FLOW		
ACCESSIBLE AREA		
MOTORCYCLE PARKING		
CONCRETE		
POWER POLE WITH ANCHOR		
OVERHEAD UTILITY WITH POWER POLE		
FENCE		
EASEMENT		
OVER HEAD DOOR		
BASIN BOUNDARY		

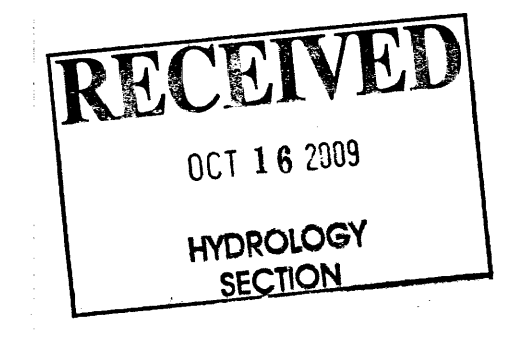
I, Wallace L. Bingham, certify that this site is in substantial compliance with G&D Plan date stamped 11.23.08 with the following exceptions:
The following has not been completed:
Water stop (curb or low wall) on the south property line
72" Sidewalk Culvert in the Southwest corner of the site
Construct inlet to the sidewalk culvert as indicated on the plan
Relocate Entrance to the east and add curb returns
New 10 foot sidewalk at the North property line
Water Stop/Diversion beginning at the Southwest corner and continuing inside the fence, north for a distance of 15 feet
Construct sidewalks at all locations shown on the plan

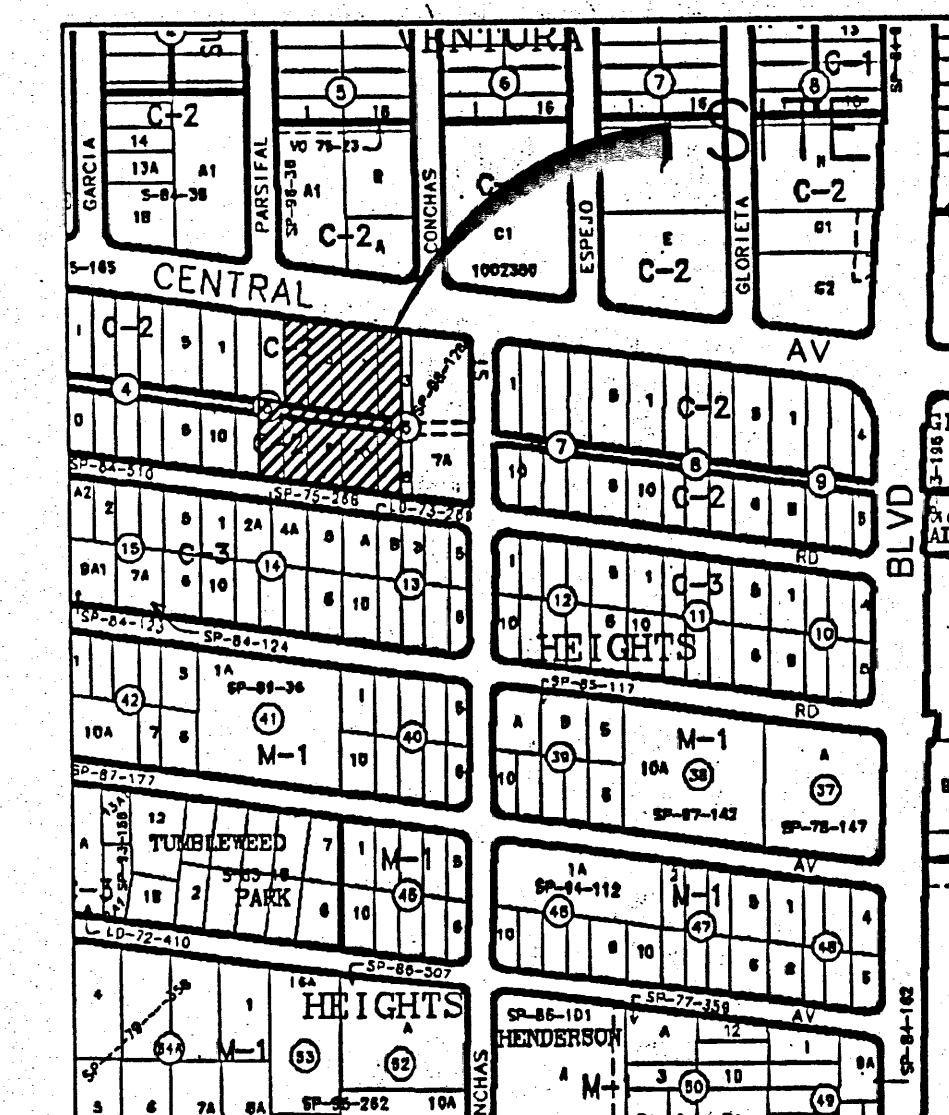


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6344 Belcher NE
Albuquerque, New Mexico 87109
505 797 4699



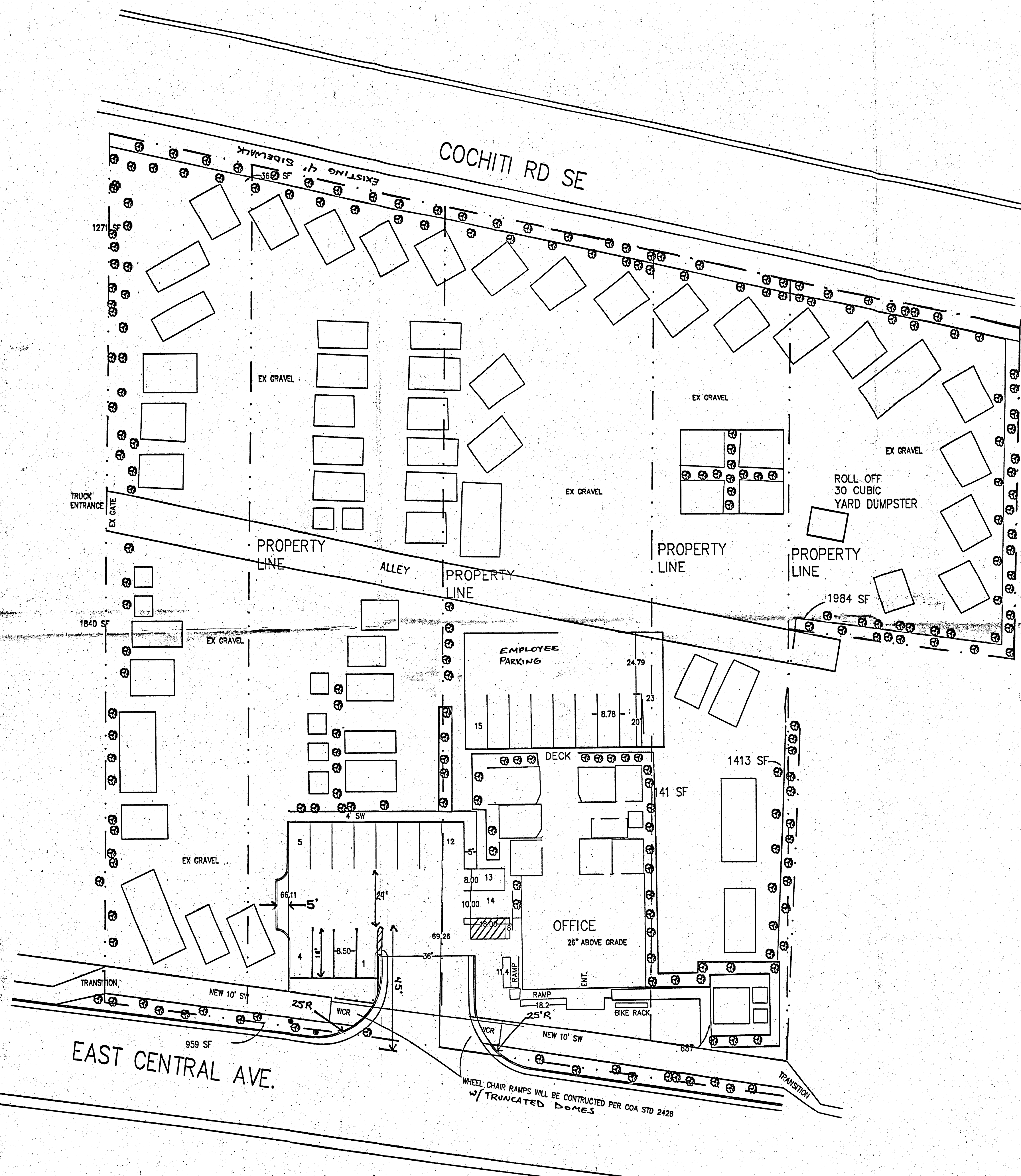
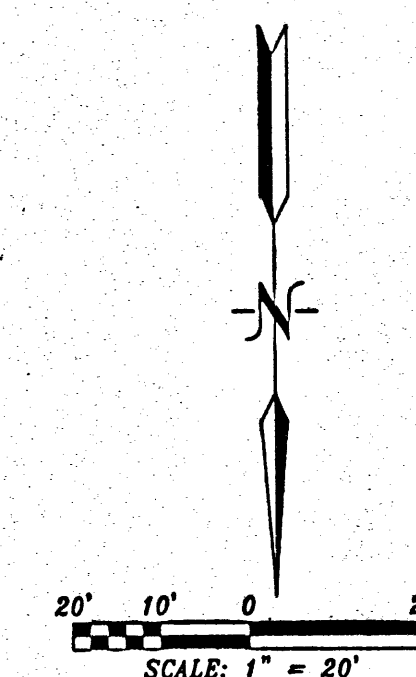
GRADING AND DRAINAGE PLAN
MORGAN BUILDING SYSTEMS
10026 CENTRAL AVE. SE





ZM L-20

VICINITY MAP



PROJECT DATA

PROPERTY 106,816
LANDSCAPING PLANTS 15,385 Sq Ft.
BUILDINGS 6,720
LANDSCAPING:
(106816 - 6720) * 15% = 15014 Sf
15,385 Sf. PROVIDED 371 Sf OVER

PLANTS USED: MIXED-AVHILLA-TAYGETEA,(MOONSHINE-YARROW) CENTRANTHUS RUBER(RED VALRIAN), SPARTIUM JUNCEUM (SPANISH BROOM), CALLIRHOE INVOLUCRATA(WINECUPS) COREOPSIS VERTICILLATA(THREADLEAF COREOPSIS), AND DASYLIRON WHEELER(SOTOL)

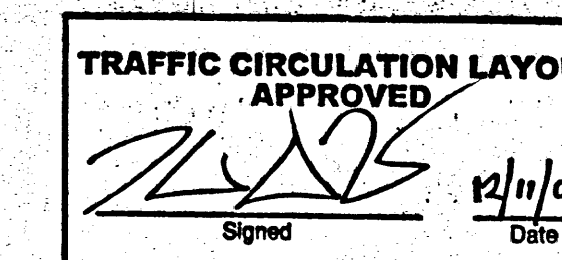
TREES USED: VITEX AGNUS-CASTUS(VITEX/CHASTE TREE)

PARKING SPACES:
19 SPACES @ 8.5X20
1 VAN SPACE @ 8.5X20
1 VAN SPACE @ 13.5X20/W SIDE ACCESS
1 MOTOR CYCLE SPACE @ 8' X 15.75'

SPACES NEEDED:
OFFICE SPACE = 6900 SF
COMP.:

6900/300 = 23 SPACES

TRUCK ENTRANCE WILL BE MOSTLY IN THROUGH THE EAST GATE THE ALTERNATE WILL BE THROUGH THE FRONT OR OFF COCHITI AT THE SOUTHWEST CORNER GATE



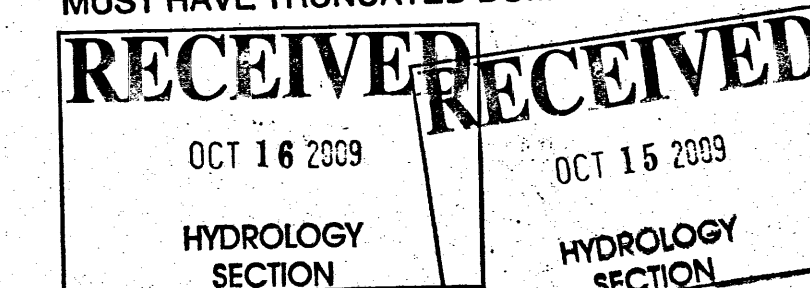
Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.

I, Wallace L. Bingham, Certify that this certificate is in substantial compliance with the plan stamped and dated on 12-11-08 with the following exceptions:

- Construct Side walks where indicated on the T.C.L. Plan
- Install Bike Rack
- Install parking bumpers
- Complete Landscaping where indicated
- Construct New entrance to the East of existing
- Renew parking lot Paint with traffic paint.



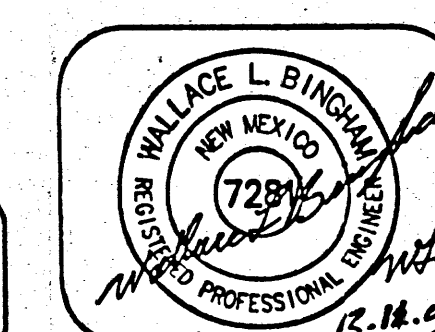
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

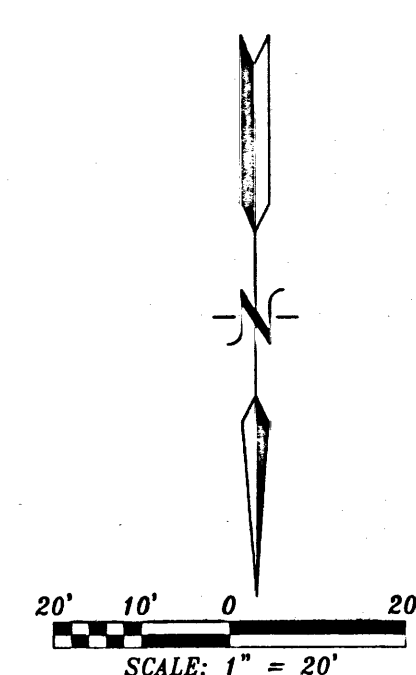
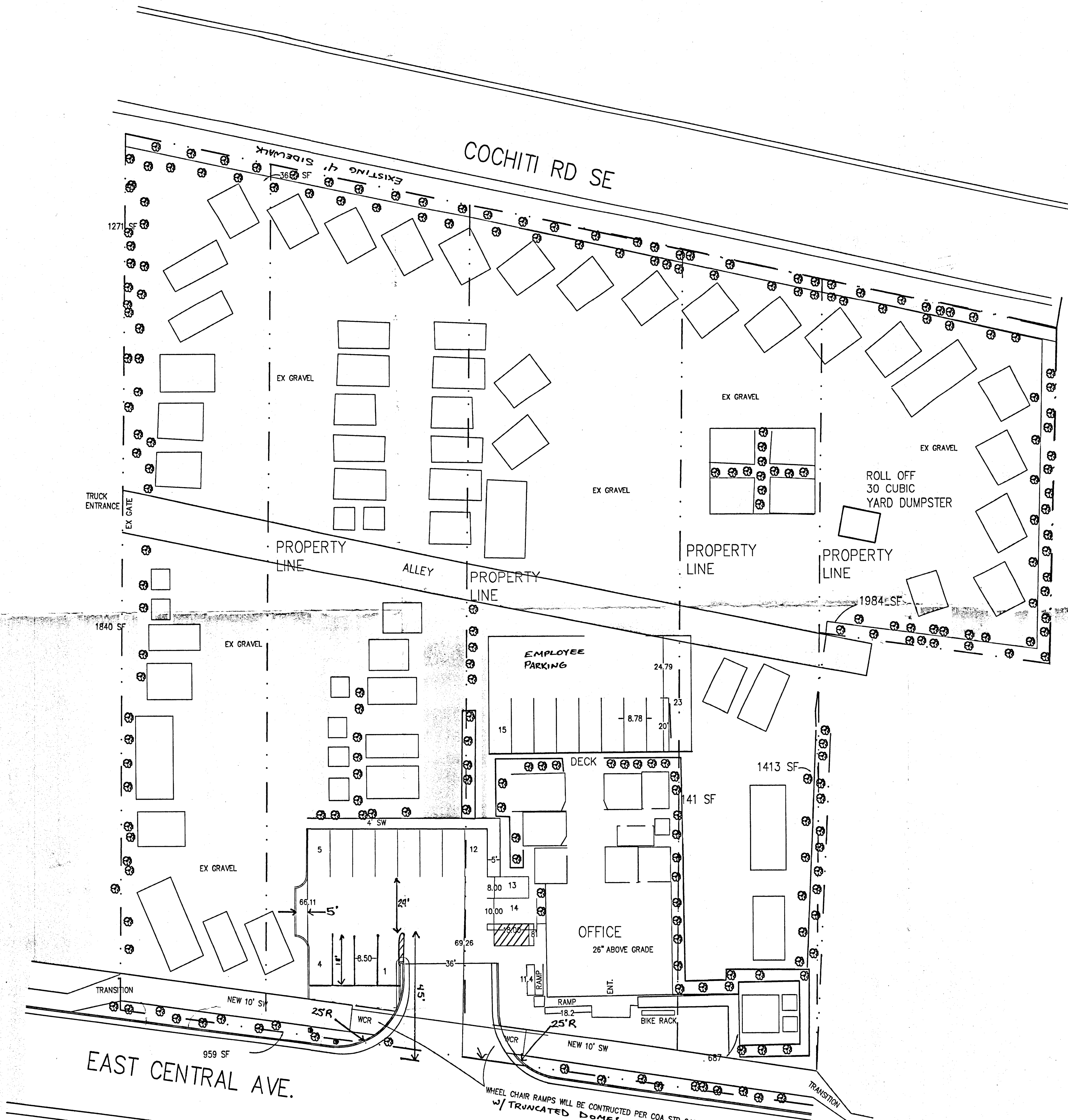


TRAFFIC CIRCULATION LAYOUT

MORGAN BUILDING SYSTEM
10024 CENTRAL AVE. SE

BINGHAM ENGINEERING
6344 Delcher NE
Albuquerque, New Mexico 87109
505 797 4593





ZM L-20 VICINITY MAP

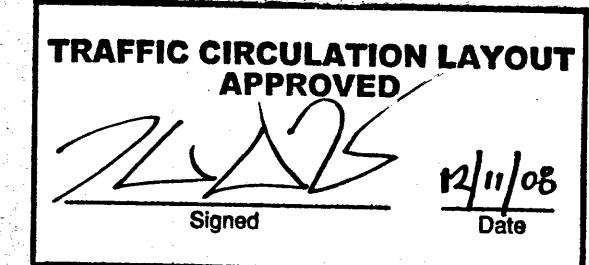
PROJECT DATA

PROPERTY	106,816
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BUILDINGS	6,720
LANDSCAPING:	
(106816 - 6720) * 15% = 15014 Sf	
15,385 Sf. PROVIDED 371 SF OVER	

PLANTS USED: MIXED AVICILLIA TAYGETEA, (MOONSHINE YARROW) CENTRANTHUS RUBER (RED VALRIAN), SPARTIUM JUNCEUM (SPANISH BROOM), CALLIRHOE INVOLUCRATA (WINECUPS) COREOPSIS VERTICILLATA (THREADLEAF COREOPSIS), AND DASYLIRON WHEELER (SOTOL)

TREES USED: VITEX AGNUS-CASTUS (VITEX/CHASTE TREE)

PARKING SPACES:
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 1 VAN SPACE @ 8.5X20
 1 VAN SPACE @ 13.5X20/W SIDE ACCESS
 1 MOTOR CYCLE SPACE @ 8' X 15.75'
SPACES NEEDED:
 OFFICE SPACE = 6900 SF
COMP.:
 6900/300 = 23 SPACES



TRUCK ENTRANCE WILL BE MOSTLY IN THROUGH THE EAST GATE THE ALTERNATE WILL BE THROUGH THE FRONT OR OFF COCHITI AT THE SOUTHWEST CORNER GATE

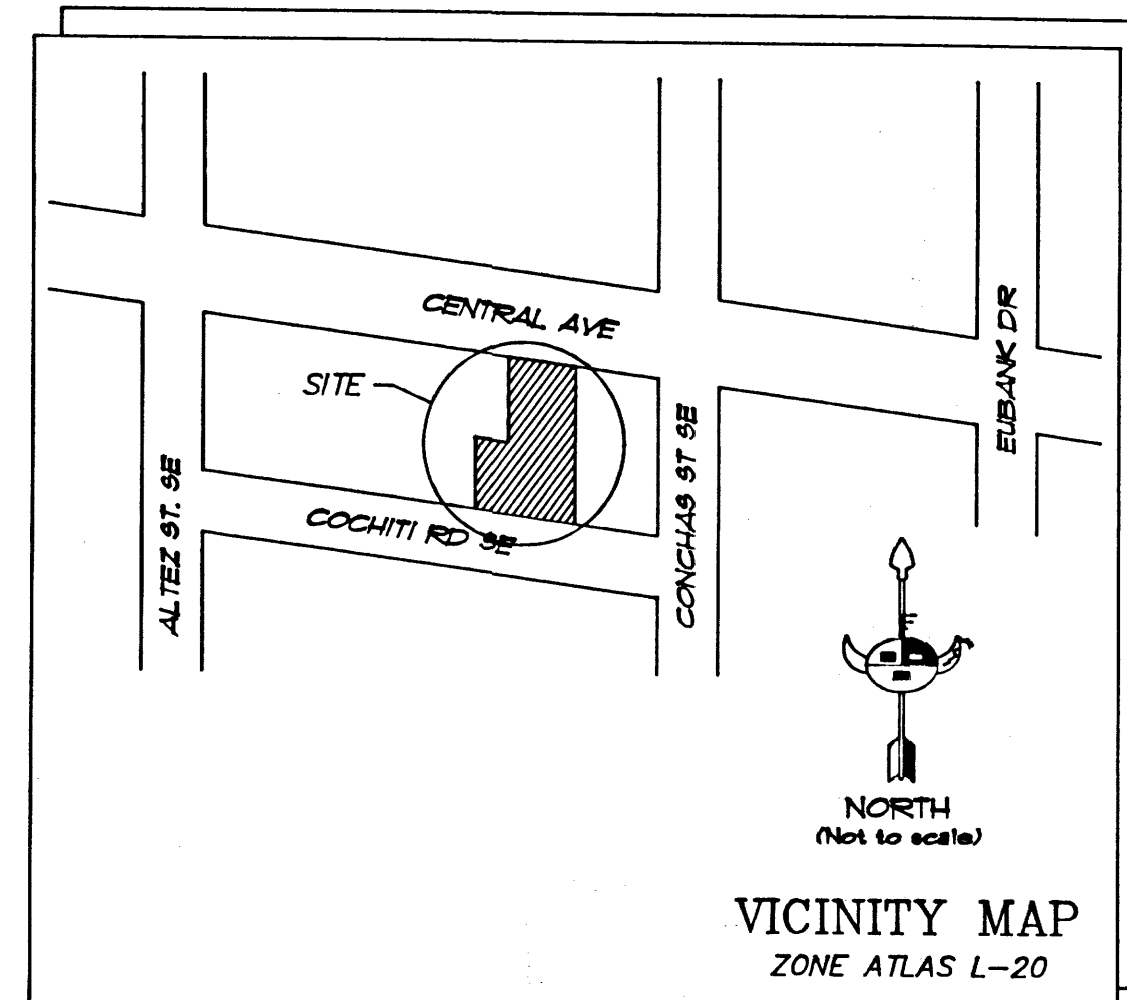
Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

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 6344 Belcher NE
 Albuquerque, New Mexico 87109
 505 797 4899



TRAFFIC CIRCULATION LAYOUT
 MORGAN BUILDING SYSTEM
 10024 CENTRAL AVE. SE



LEGAL DESCRIPTION
 LOTS 4 thru 9, BLOCK 5 AND
 LOTS 12, 9, 10, 1/2 OF LOT 3 & 8, BLOCK 6
 SKYLINE HEIGHTS ADDITION
 ALBUQUERQUE, BERNALILLO COUNTY,
 NEW MEXICO.

DRAINAGE CALCULATIONS

I. REFERENCES:

- SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA FOR THE CITY OF ALBUQUERQUE, NEW MEXICO IN COOPERATION WITH BERNALILLO COUNTY, NEW MEXICO AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY.
- FLOODWAY, FLOOD BOUNDARY AND FLOODWAY MAP, CITY OF ALBUQUERQUE, NEW MEXICO, PANEL 36 OF 50.
- ZONE ATLAS PAGE L-20-2.

II. GENERAL INFORMATION:

- SITE LIES IN ZONE THREE(3) (SEE REF. A, PAGE A-1)
- 100 YEAR, 6 HOUR RAINFALL CRITERIA
- TIME OF CONCENTRATION, $T_c = 0.2$ hr (12 MINUTES).

III. IMPERVIOUSNESS:

TREATMENT TYPE	TYPES OF SURFACES	EXISTING SQ. FT.	ACRES	PROPOSED SQ. FT.	ACRES
A	UNDEVELOPED	0	0.0000	0	0.0000
B	LANDSCAPING	0	0.0000	4,000	0.0918
C	COMPACTED/VACANT	105,034	2.4112	89,386	2.0520
D	IMPERVIOUS	5,608	0.1287	17,256	0.3961
	TOTAL AREA (TA)	110,642	2.5400	110,642	2.5400

IV. PEAK DISCHARGE 100 YEAR (REF. A, TABLE A-9):

TREATMENT TYPE	TYPES OF SURFACES	EXISTING CFS/AC	EXISTING $Q_p(100)$	PROPOSED CFS/AC	PROPOSED $Q_p(100)$
A	UNDEVELOPED	1.87	0.00	1.87	0.00
B	LANDSCAPING	2.60	0.00	2.60	0.24
C	COMPACTED/VACANT	3.45	9.32	3.45	7.08
D	IMPERVIOUS	5.02	0.65	5.02	1.99
	PEAK DISCHARGE FROM SITE		8.97 CFS		9.31 CFS

V. PEAK DISCHARGE 10 YEAR (REF. A, TABLE A-9):

TREATMENT TYPE	TYPES OF SURFACES	EXISTING CFS/AC	EXISTING $Q_p(10)$	PROPOSED CFS/AC	PROPOSED $Q_p(10)$
A	UNDEVELOPED	0.58	0.00	0.58	0.00
B	LANDSCAPING	1.19	0.00	1.19	0.11
C	COMPACTED/VACANT	2.00	4.82	2.00	4.10
D	IMPERVIOUS	3.39	0.44	3.39	1.34
	PEAK DISCHARGE FROM SITE		5.26 CFS		5.56 CFS

VI. WEIGHTED "E" 100 YEAR, 6 HR. (REF. A, TABLE A-8):

TREATMENT TYPE	TYPES OF SURFACES	EXISTING E	EXISTING $E \times A/TA$	PROPOSED E	PROPOSED $E \times A/TA$
A	UNDEVELOPED	0.66	0.00	0.66	0.00
B	LANDSCAPING	0.92	0.00	0.92	0.03
C	COMPACTED/VACANT	1.29	1.22	1.29	1.04
D	IMPERVIOUS	2.36	0.12	2.36	0.37
	WEIGHTED "E" FACTOR		1.34 IN		1.44 IN

VII. VOLUME 100 YEAR, V(360) (REF. A, TABLE A-8):

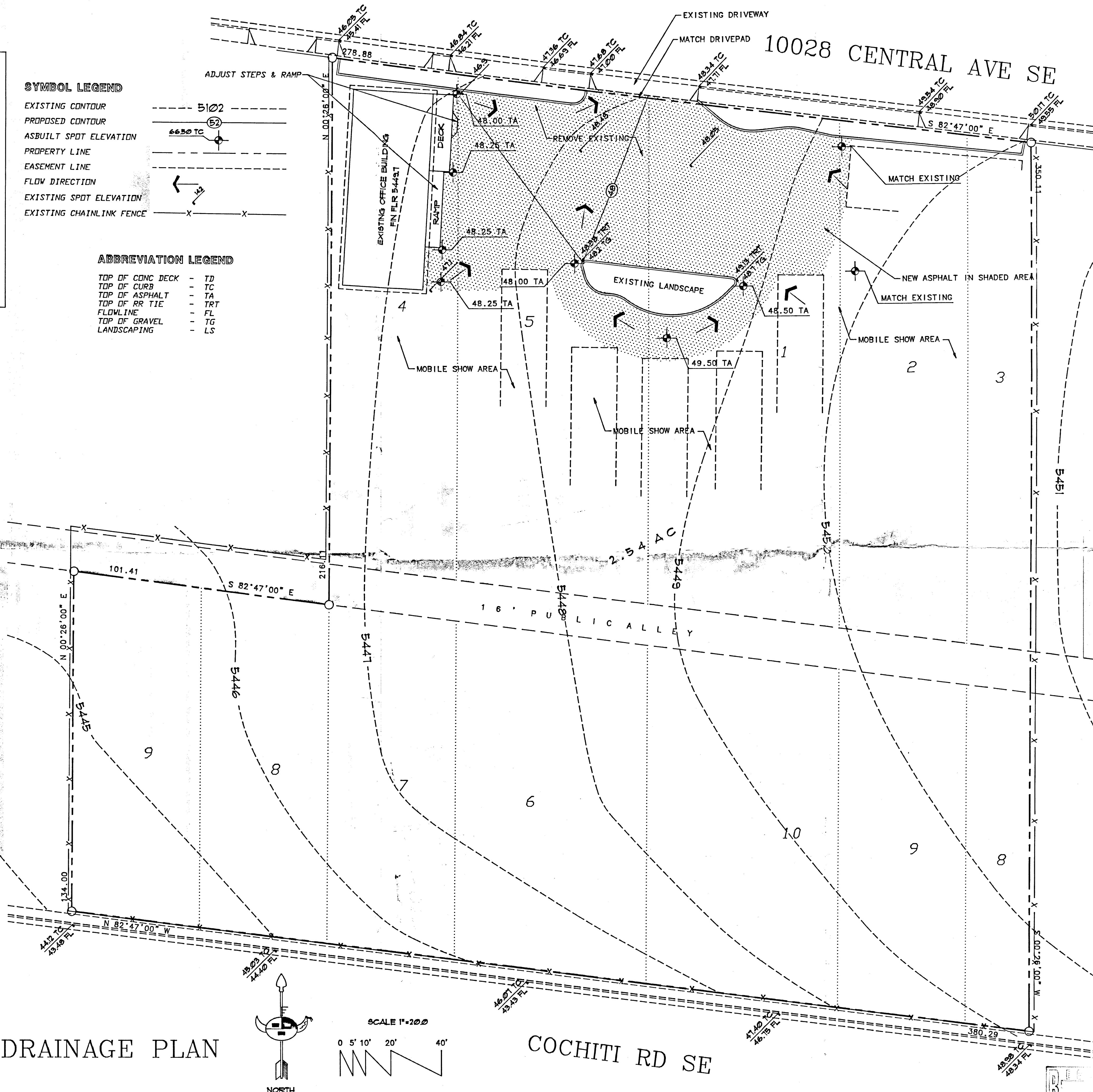
TREATMENT TYPE	EXISTING	PROPOSED
A	$1.34 \times 2.54/12 = 0.2845$ AC. FT.	
B	$0.92 \times 2.54/12 = 0.1933$ AC. FT.	
C	$1.29 \times 2.54/12 = 0.3355$ AC. FT.	
D	$2.36 \times 2.54/12 = 0.4889$ AC. FT.	
	TOTAL	$1.34 \times 2.54/12 = 0.3055$ AC. FT.

SYMBOL LEGEND

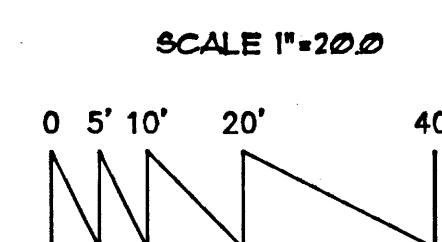
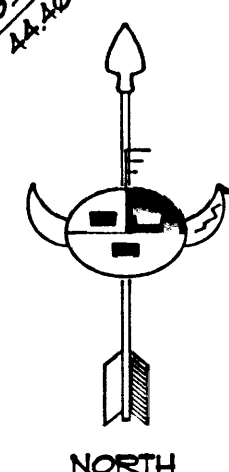
EXISTING CONTOUR	---
PROPOSED CONTOUR	- - -
ASBUILT SPOT ELEVATION	●
PROPERTY LINE	---
EASEMENT LINE	---
FLOW DIRECTION	→
EXISTING SPOT ELEVATION	●
EXISTING CHAINLINK FENCE	X-X-X-X

ABBREVIATION LEGEND

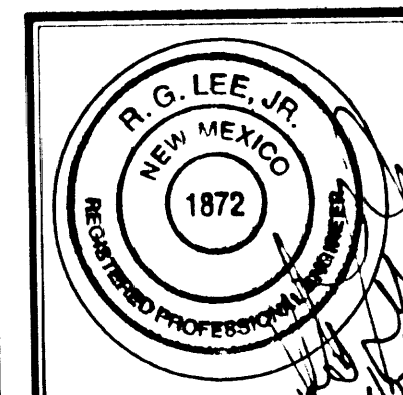
TOP OF CONC DECK	- TD
TOP OF CURB	- TC
TOP OF ASPHALT	- TA
TOP OF RR TIE	- TRT
FLOWLINE	- FL
TOP OF GRAVEL	- TG
LANDSCAPING	- LS



GRADING & DRAINAGE PLAN



COCHITI RD SE



JOB NO.	1520
DATE	1 MAY 1996
REVISIONS	

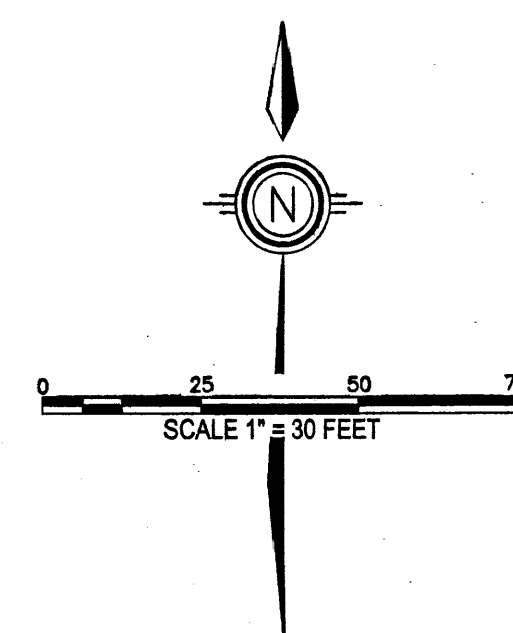
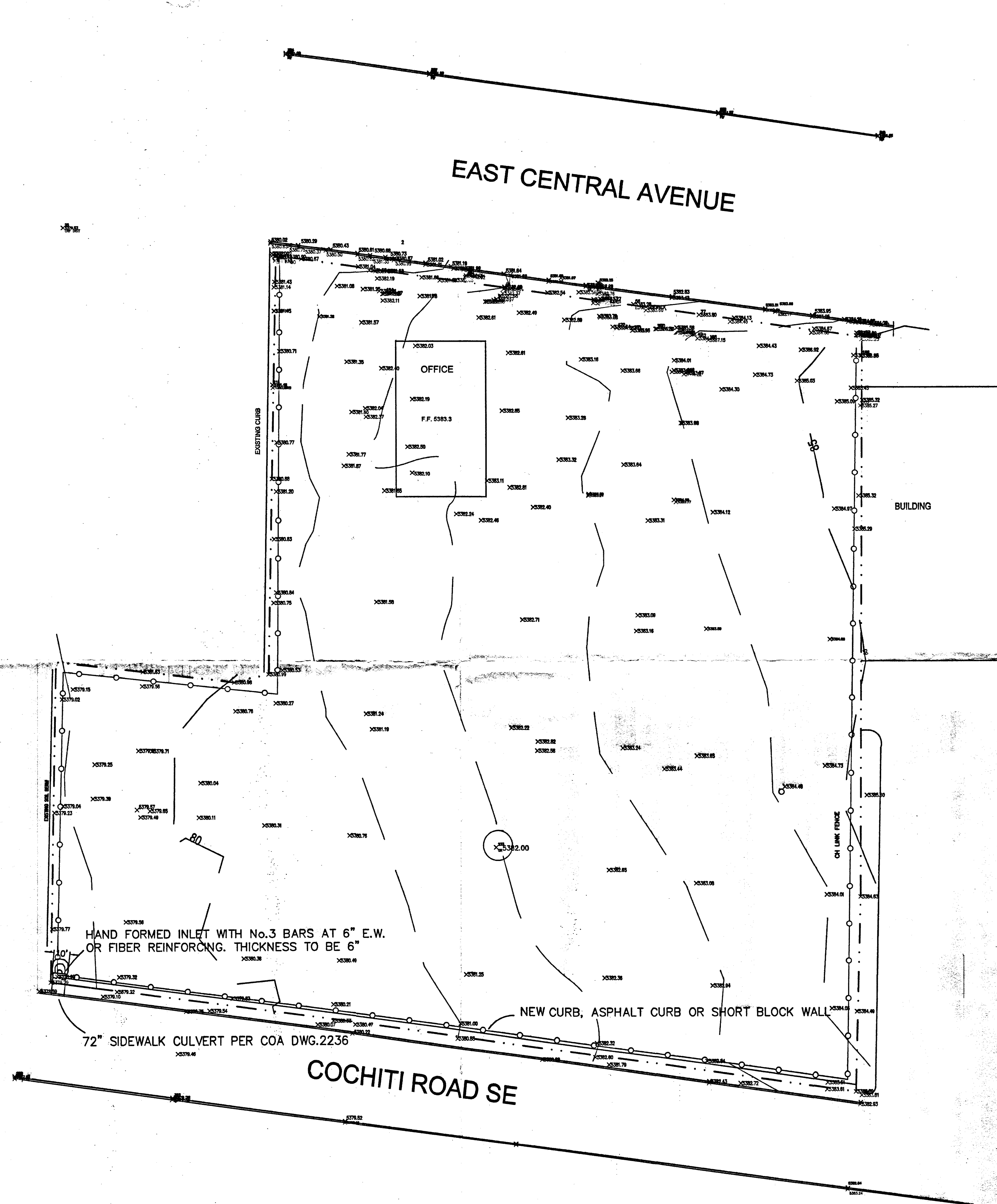
Sheet Title
GRADING AND DRAINAGE PLAN
 Drawn By: H Hood
 Checked By: R.G.L.

HOOD & COMPANY
 DEVELOPMENT CONSULTANTS - GENERAL CONTRACTING
 36 TOWNHILL ST. SE • ALBUQUERQUE, NM • 87103 • 800-268-3371

Project Name
PROPOSED PAVING PLAN
AMERICA'S CHOICE MOBILE HOME
 10028 CENTRAL AVE SE, ALBUQUERQUE, NEW MEXICO

SHEET NO.	1
-----------	---

MAY 28 1996



GRADING & DRAINAGE PLAN

PURPOSE AND SCOPE:

THIS GRADING AND DRAINAGE PLAN WAS PREPARED ACCORDING TO THE DEVELOPMENT PROCESS MANUAL, AND THE DESIRE AND ADVICE OF THE CITY OF ALBUQUERQUE HYDROLOGIST. THE PROJECT CONSISTS OF THE DEVELOPMENT OF THE EXISTING PROPERTY BY PERFORMING LIGHT GRADING AND UPGRADING THE PAVING SURFACE. IMPROVEMENTS WILL INCLUDE BUILDING CONSTRUCTION, PAVING, UTILITY INSTALLATION, LANDSCAPING, AND GRADING AND DRAINAGE IMPROVEMENTS. THIS PLAN IS PREPARED TO SUPPORT A BUILDING PERMIT APPLICATION.

EXISTING CONDITIONS:

THE PROJECT SITE CONTAINS APPROXIMATELY 2.7 ACRES AND IS LOCATED AT 10026 CENTRAL SE AS SHOWN BY THE FIRM PANEL FOR THIS AREA. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE.

PROPOSED CONDITIONS:

AS SHOWN BY THE PLAN, THE PROPERTY IS TO BE FURTHER DEVELOPED BY CONSTRUCTING A BERM ON THE SOUTH PROPERTY LINE TO DEFLECT STORM FLOWS TO THE SIDEWALK CULVERT TO BE LOCATED IN THE SOUTHWEST CORNER OF THE PROPERTY.

ALL DRAINAGE FLOWS WILL BE MANAGED BY ON-SITE SWALES OR SHEET FLOW. THE PLAN SHOWS THAT THE PRESENT SLOPE OF THE SITE WILL FLOW TO THE SOUTH WEST. A GRAVEL SURFACE IS PLANNED FOR THE MAJORITY OF THE SITE. THE AREA THAT IS PAVED MAY BE MODIFIED AND THE PARKING AREA THAT IS NOT PAVED, WILL BE. SINCE THIS IS A DIRECT DISCHARGE AREA, NO ON-SITE PONDING IS REQUIRED.

TEMPORARY EROSION CONTROL:

TEMPORARY EROSION CONTROL MEASURES WILL BE IMPLEMENTED DURING CONSTRUCTION TO LIMIT THE DISCHARGE OF SEDIMENT FROM THE SITE TO ADJACENT PROPERTIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES UNTIL COMPLETION OF ALL SITE PAVING, GRADING, DRAINAGE AND LANDSCAPING IMPROVEMENTS. SINCE THE SITE CONTAINS MORE THAN 2 ACRES, A SWPPP IS REQUIRED.

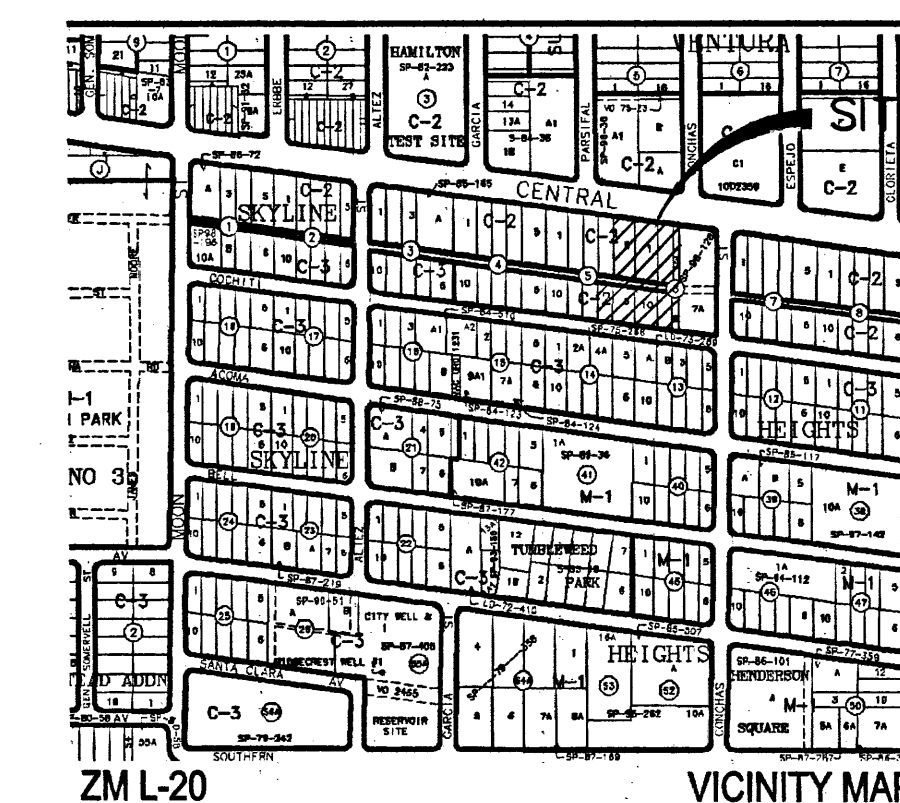
CALCULATIONS:

THE CALCULATION SHOWN HEREON DEFINES THE 100 YEAR, 6 HOUR DESIGN STORM IMPACTING THE SITE. THE METHOD OF ESTIMATING PEAK RUNOFF IS PRESENTED AS OUTLINED IN THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, SECTION 22.2, PART 'A', UPDATED JULY 1997.

HYDRAULICS: $Q = CLH^{3/2}$
 $Q = 3.01 \times 6^{3/2} \times 1.5$
 $Q = 12.08 \text{ CFS}$

HYDROLOGY:

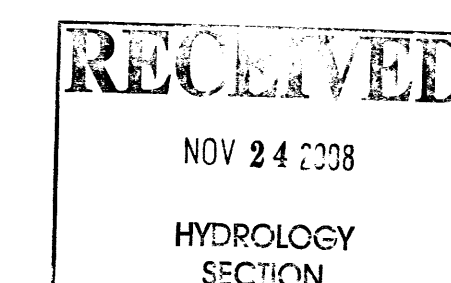
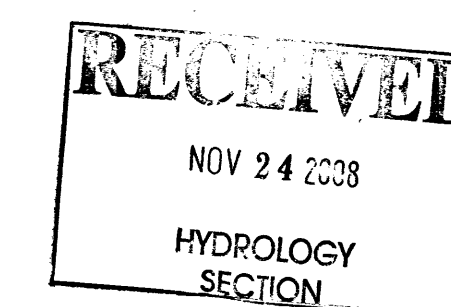
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 RAINFALL TYPE=1 RAIN QUANT=0.0 RAIN ONES= 2.10
 RAIN SIX= 2.80 RAIN DAY=3.10 DT=0.0333
 *S EXISTING CONDITION
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 PER A 0 PER B 10 PER C 50 PER D 40 TP= .13
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 COMMAND IDENTIFICATION NO. NO. (SQ MI) (CFS) (AC-FT) (INCHES) (HOURS) ACRE NOTATION
 RAINFALL TYPE= 1
 *S EXISTING CONDITION
 COMPUTE NM HYD 101.10 - 1 .00420 10.72 .372 1.65938 1.499 3.968 PER IMP= 40.00
 FINISH



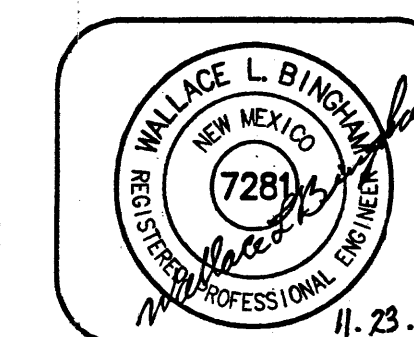
FEMA MAP 358G

LEGEND

ITEM	EXISTING	PROPOSED
CURB AND GUTTER		
SPOT ELEV.	X 16.7	◆ 16.7
FIRE HYDRANT		◆
FLOWLINE ELEVATION	FL 16.20	RET FL 16.20
CONTOUR W/ ELEVATION	92	92
	4990	90
BASIN DIVIDE		
ASPHALT PAVING		
DRAINAGE SWALE		
DIRECTION OF FLOW		
ACCESSIBLE AREA		
MOTORCYCLE PARKING		
CONCRETE		
POWER POLE WITH ANCHOR		
OVERHEAD UTILITY WITH POWER POLE		
FENCE		
EASEMENT		
OVER HEAD DOOR		OHD
BASIN BOUNDARY		



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GRADING AND DRAINAGE PLAN
 MORGAN BUILDING SYSTEMS
 10026 CENTRAL AVE. SE