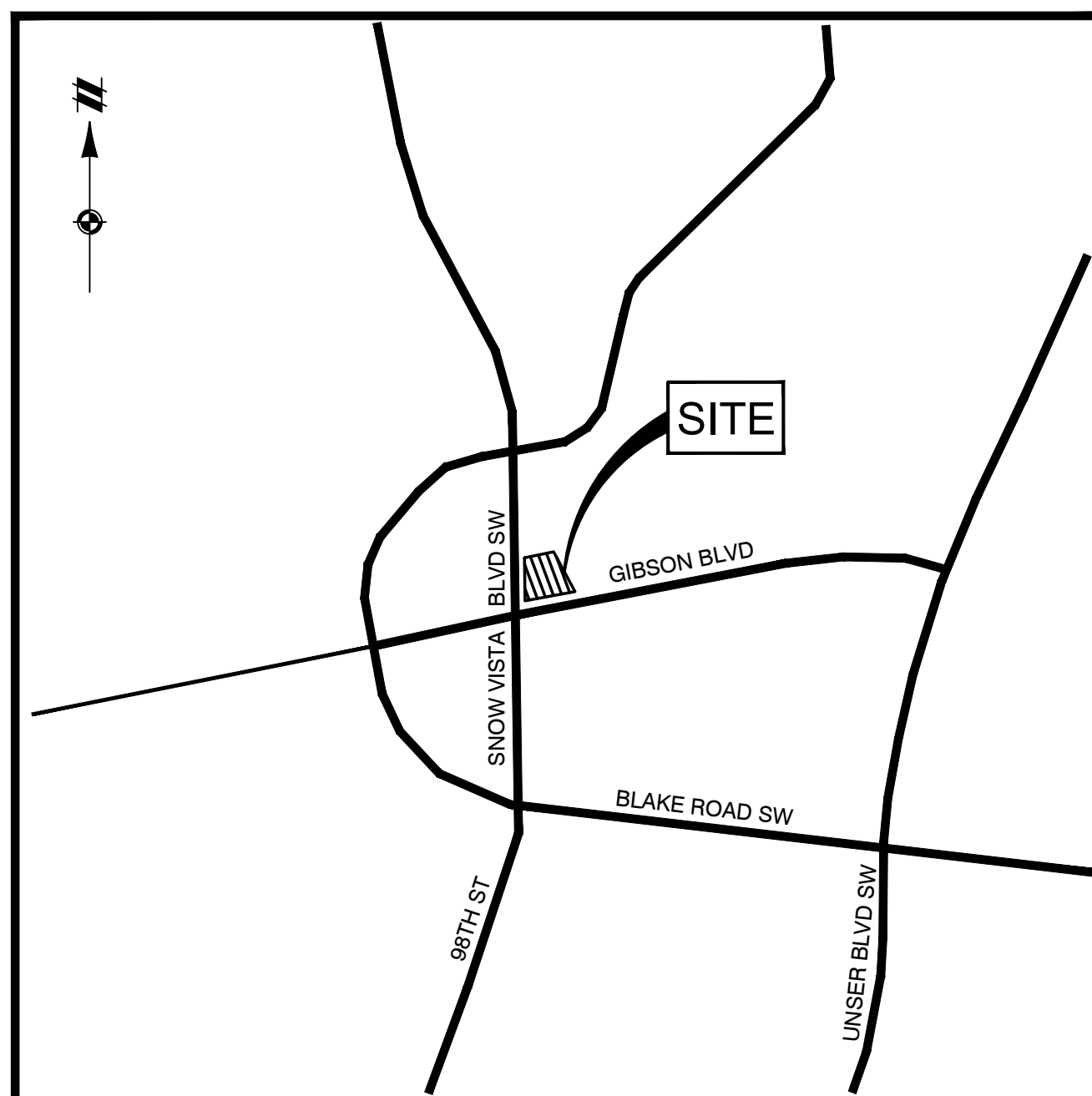
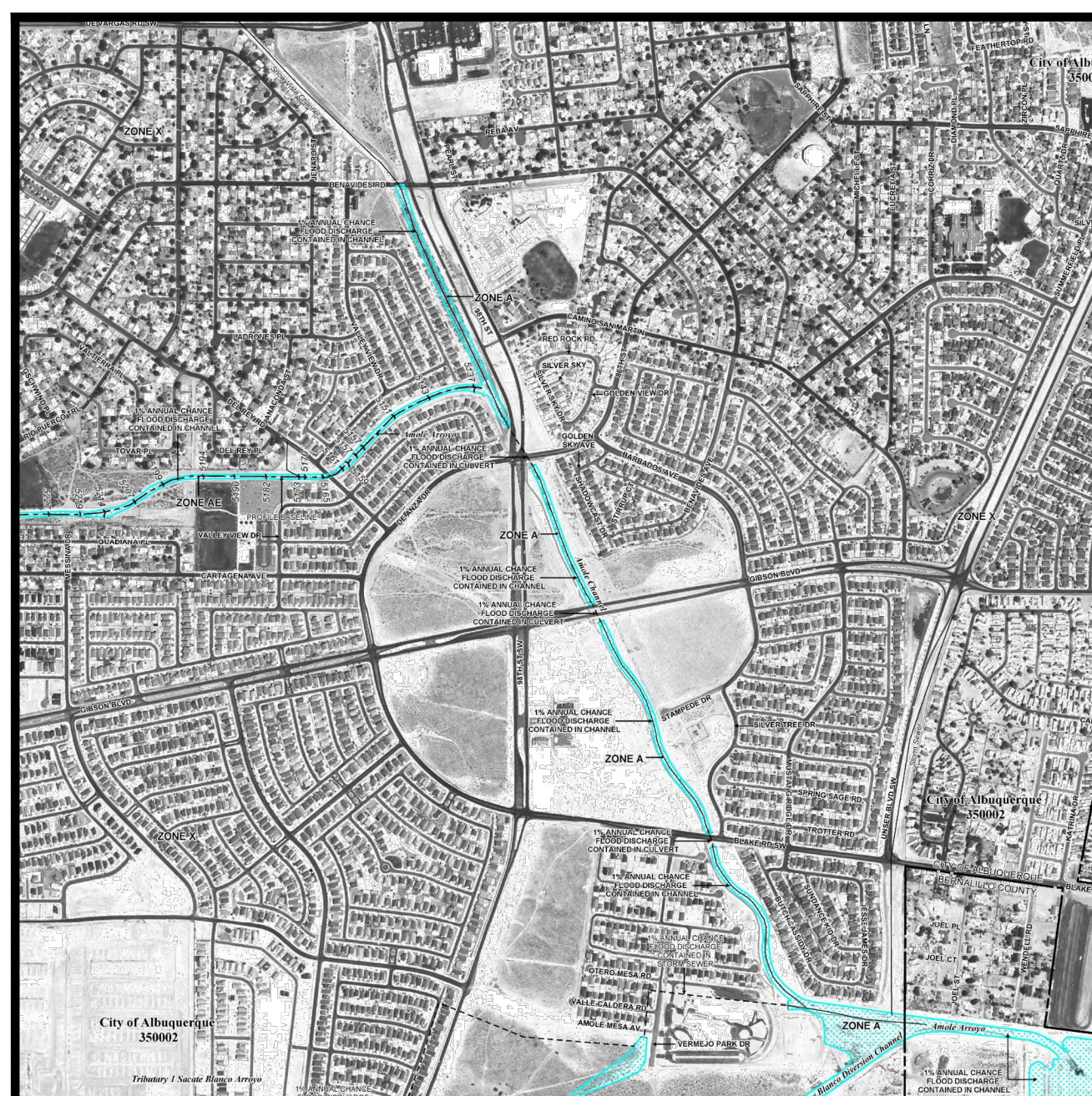


EXHIBIT 1



VICINITY MAP
NOT TO SCALE



FEMA FLOOD INSURANCE RATE MAP

MAP #55091033361
BERNALILLO COUNTY, NM AND INCORPORATED AREAS
PANEL 336 OF 825, DATED AUGUST 16, 2012

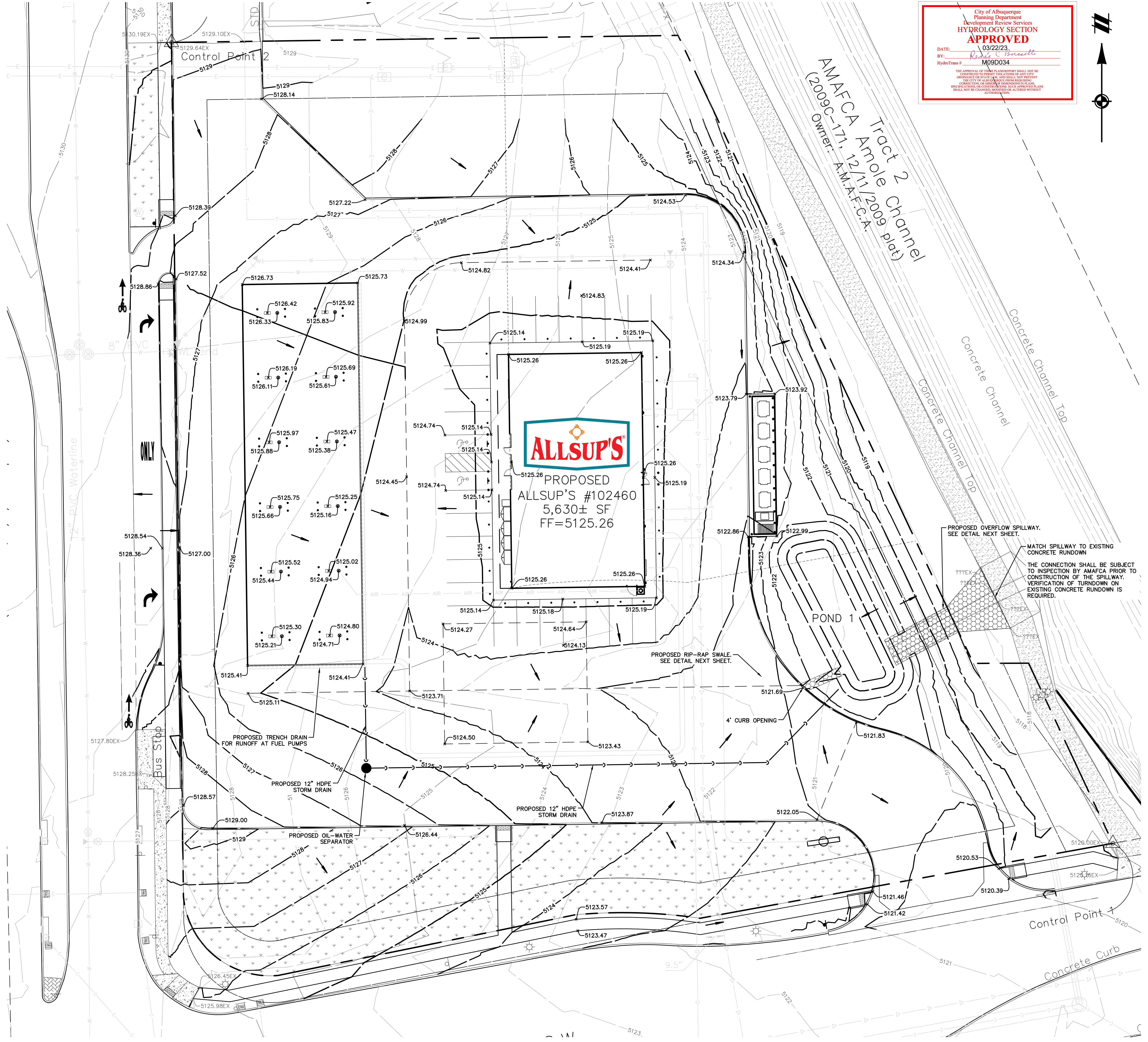
LEGEND

---	BOUNDARY LINE
---	EXISTING ROW
---XXX---	EXISTING CONTOUR
---XXX---	PROPOSED CONTOUR
---	PROPOSED SWALE
---	PROPOSED RIDGE LINE
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
■	PROPOSED STORM CATCH BASIN/MANHOLE
x 5125.00EX	EXISTING SPOT ELEVATION
x 5125.00	PROPOSED SPOT ELEVATION
→	PROPOSED DRAINAGE ARROW

- NOTES:**
- EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
 - PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
 - ALL SPOT GRADES ALONG CURB LINE ARE FLOWLINE GRADES UNLESS OTHERWISE NOTED. ALL RIM ELEVATIONS ARE FLOWLINE ELEVATIONS.
 - ALL STORM SEWER AND UTILITY STRUCTURE RIMS SHALL BE FLUSH WITH PAVEMENT OR FINISHED GRADE.
 - SPOT GRADE AT MPD IS TO FINISHED GRADE AND DOES NOT INCLUDE 2" LIFT.

APPROVED FOR CONSTRUCTION WITHIN AMAFCA EASEMENT

George R. ...
(FOR AMAFCA)



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 03/22/23
BY: *Ricardo ...*
HydroTrans # M09D034

THE APPROVAL OF THESE PLANS AND/OR THE CITY OF ALBUQUERQUE'S REVIEW OF ANY CITY-OWNED UTILITY SHALL NOT BE CONSIDERED AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF ALBUQUERQUE SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY THAT MAY OCCUR AS A RESULT OF THE CONSTRUCTION OF THE PROJECT OR THE OPERATION OF THE PROJECT. THE CITY OF ALBUQUERQUE SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY THAT MAY OCCUR AS A RESULT OF THE CONSTRUCTION OF THE PROJECT OR THE OPERATION OF THE PROJECT.

811
Know what's below.
Call before you dig.

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NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSURE THE SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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303.462.1100

SECTION 28
TOWNSHIP 10 NORTH, RANGE 3 EAST
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

CLIENT: BW GAS & CONVENIENCE RETAIL, LLC
ALLSUP'S CONVENIENCE STORE #102460
9501 GIBSON BLVD SW
ALBUQUERQUE, NEW MEXICO 87121
FINAL ENGINEERING PLANS
GRADING AND DRAINAGE PLAN

DATE: March 10, 2023

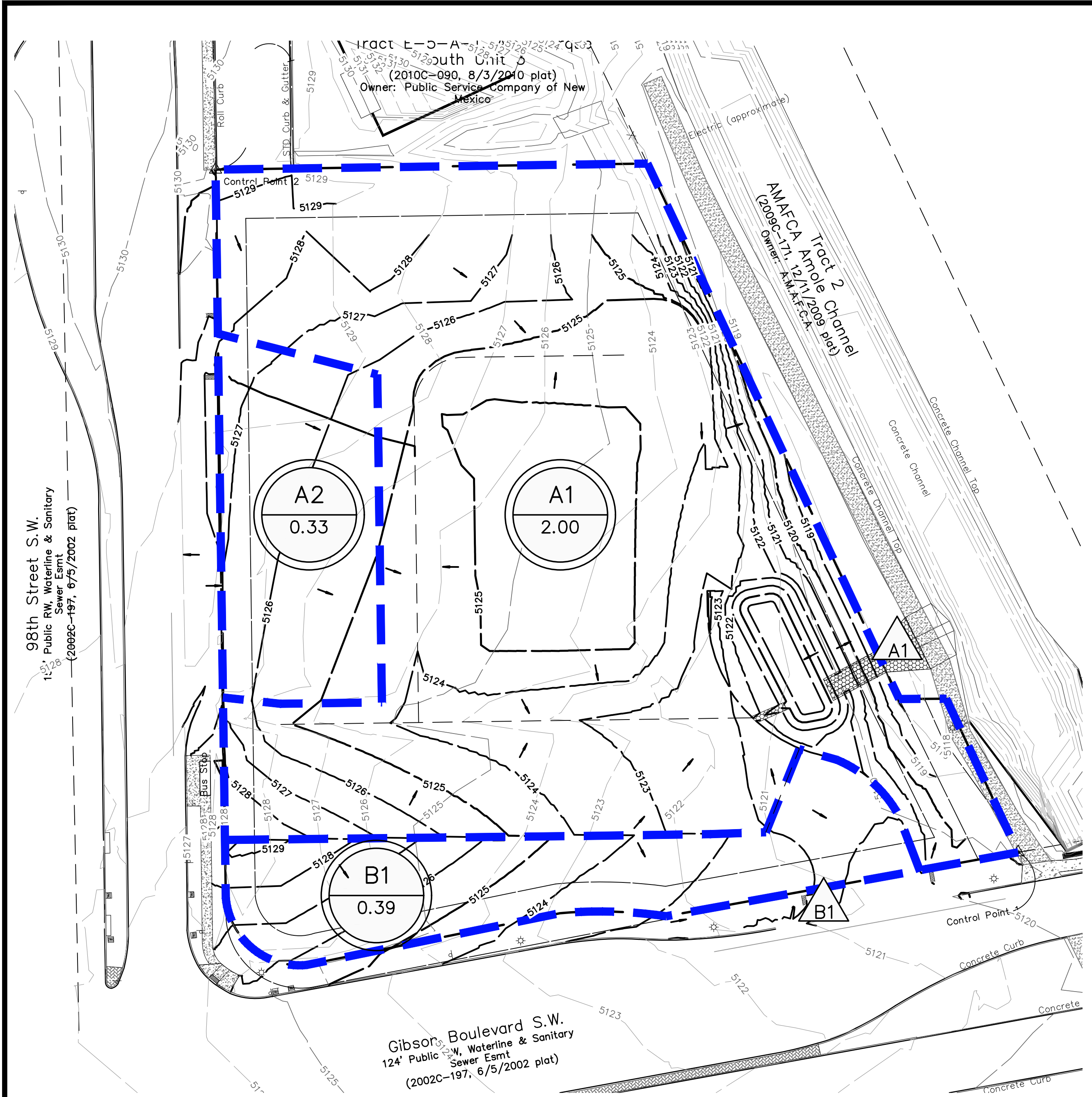
REVISIONS

D. Madrugá
20496
11/10/22
PROFESSIONAL ENGINEER

03/10/23

SCALE: 0 10 20
1" = 20 FEET

DR. KJK | CH. CBS
P.M. D. MADRUGA
BOOK: --
JOB: 22003692
SHEET NO.: D010
CAD FILE: 22003692-DRAINAGE PLAN.DWG



PROPOSED DRAINAGE BASIN MAP

SCALE: 1" = 40'

STORMWATER CALCULATIONS

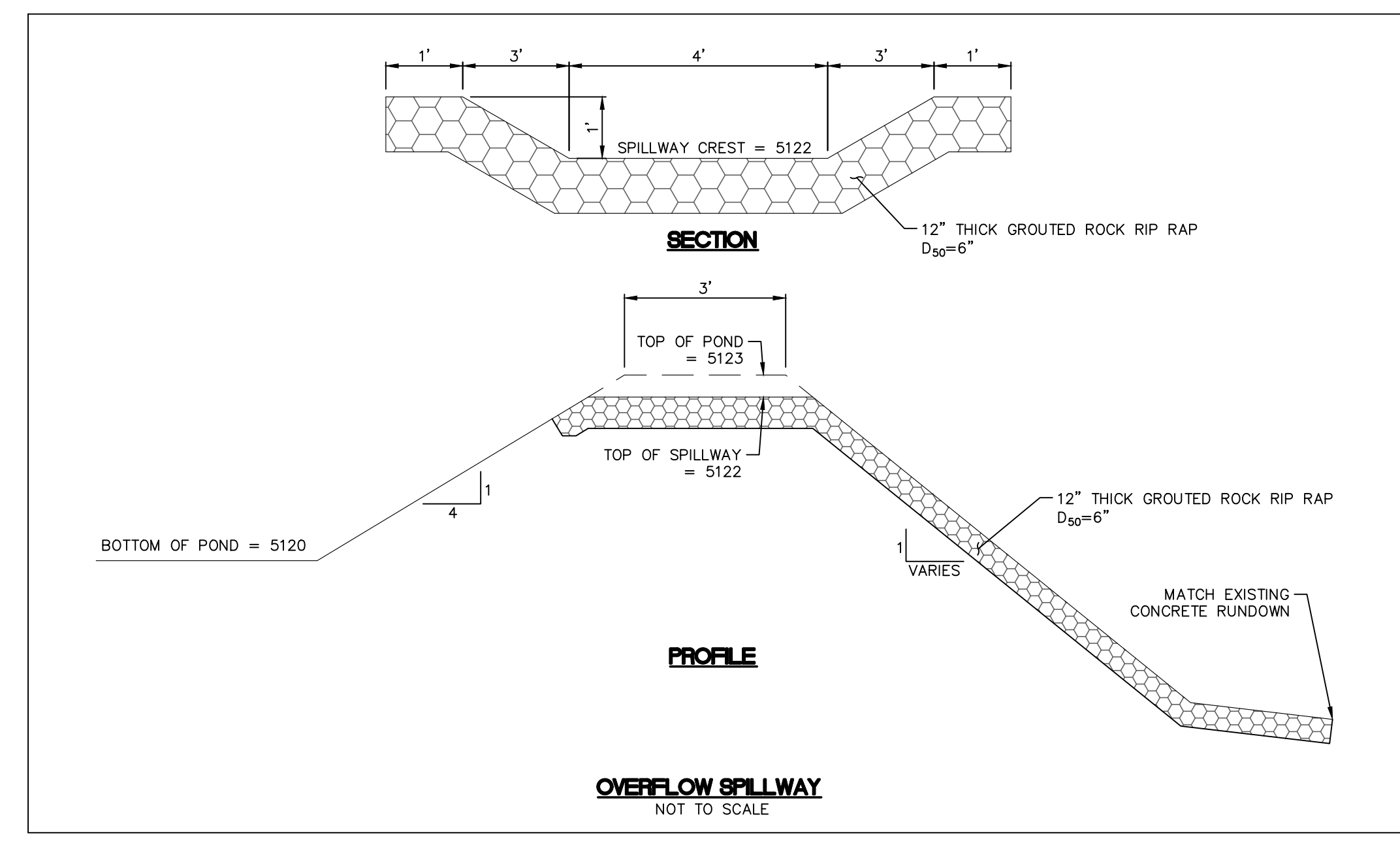
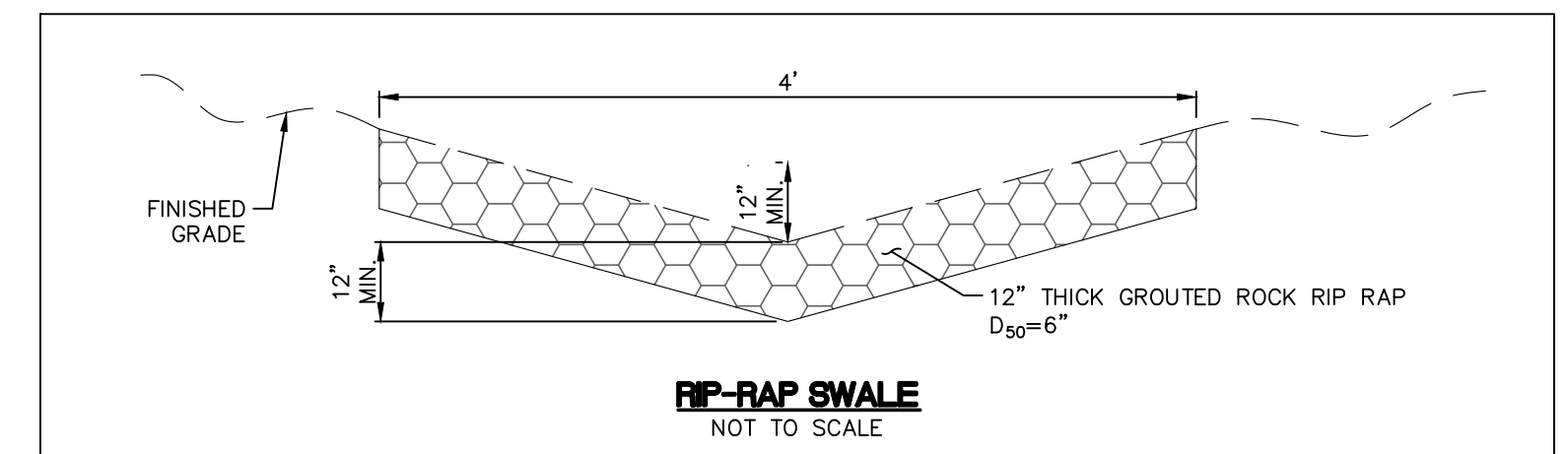
STORMWATER QUALITY POND			
ELEVATION (FT)	STAGE (FT)	AREA (SF)	VOLUME (CF)
5119	0.00	795	0
5120	1.00	1,441	1118
5121	2.00	2,171	2924

STORMWATER QUALITY POND SIZING:

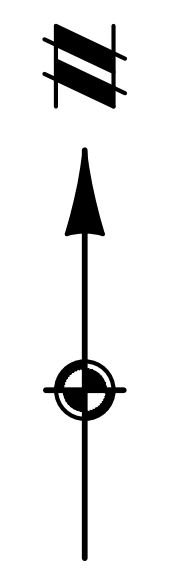
REQUIRED
 $SWQV = A_{IMP} \times 0.42 \text{ IN.}$
 $= (73,623 \text{ FT}^2) \times (0.42 \text{ IN.}) / (12 \text{ IN./FT})$
 $= 2,577 \text{ FT}^3$

PROVIDED
 $SWQV = 2,789 \text{ FT}^3$

BASIN	AREA (AC)	LAND TREATMENT FACTOR				Q100 (CF5)
		A	B	C	D	
EXISTING CONDITIONS						
EX1	2.72	2.72	0.00	0.00	0.00	4.19
PROPOSED CONDITIONS						
A1	2.00	0.00	0.00	0.66	1.35	7.43
A2	0.33	0.00	0.00	0.00	0.33	1.36
B1	0.39	0.00	0.00	0.31	0.08	1.21
TOTAL	2.72					10.00



City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
APPROVED
 DATE: 03/22/23
 BY: *Roger Brantlett*
 HydroTeam # M09D034



PROPERTY
 THE SITE IS A 2.72 ACRE UNDEVELOPED PROPERTY BOUNDED TO THE WEST BY 98TH STREET, TO THE SOUTH BY GIBSON BLVD, AND TO THE EAST BY THE AMOLE ARROYO CHANNEL. THE SITE SLOPES TO THE EAST AND CURRENTLY DISCHARGES TO THE AMOLE ARROYO CHANNEL VIA A CONCRETE RUNDOWN TO THE SOUTHEAST.

PROPOSED IMPROVEMENTS
 THE PROPOSED SITE IS A GAS STATION AND CONVENIENCE STORE WITH CONCRETE ACCESS, PARKING AND LANDSCAPING. THE SITE MATCHES THE EXISTING DRAINAGE PATTERN, WITH RUNOFF FLOWING SOUTHEAST. STORMWATER QUALITY VOLUME IS CAPTURED IN WATER QUALITY POND 1. A TRENCH DRAIN AROUND THE FUEL CANOPY DIRECTS RUNOFF FROM THE FUEL PUMPS TO AN OIL WATER SEPARATOR BEFORE DISCHARGING INTO POND 1. AN OVERFLOW SPILLWAY DIVERTS EXCESS RUNOFF VOLUME TO THE EXISTING CONCRETE RUNDOWN AND INTO THE AMOLE CHANNEL. THE SITE IS PERMITTED FREE DISCHARGE TO THE CHANNEL.

OFF-SITE FLOW
 OFF-SITE FLOWS DO NOT IMPACT THE PROPERTY.

FLOOD HAZARD
 ACCORDING TO BERNALILLO COUNTY FIRM MAP #35001C0336H, THE SITE IS LOCATED WITHIN ZONE X AND IS OUTSIDE THE 500-YEAR FLOODPLAIN.

LEGAL DESCRIPTION
 TRACT E-5-A-2, OF ALBUQUERQUE SOUTH, UNIT 3, WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 4, TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 3, 2010, IN PLAT BOOK 2010C, PAGE 090, AS DOCUMENT NO 2010078227.

CONTAINING 2.7189 ACRES (118,435 SF), MORE OR LESS.

BASIS OF BEARING
 THE BASIS OF BEARINGS IS BETWEEN THE SE CORNER OF TRACT E-5-A-2 AND USC&GS BRASS CAP "TRANS 1969" AS MEASURED WITH THE "TRIMBLE VRS NOW" GNSS VIRTUAL REFERENCE SYSTEM. BEARINGS ARE NEW MEXICO STATE PLANE BEARINGS, CENTRAL ZONE, NAD 83. DISTANCE ARE GROUND DISTANCES. ELEVATION DATUM IS NAVD88.

BENCHMARKS
 CSC CONTROL POINT 1
 SW CORNER, TRACT E-5-A-2
 5/8" REBAR W/CAP ILLEGIBLE
 N = 1471548.485 US FT
 E = 1495079.073 US FT
 Z = 5119.71 US FT NAVD 1988

CSC CONTROL POINT 2
 NW CORNER, TRACT E-5-A-2
 REBAR W/CAP LS 16006
 N = 1471895.209 US FT
 E = 1494671.543 US FT
 Z = 5129.368 US FT NAVD 1988

IMPACT STATEMENT
 ANALYSIS OF THE 100-YEAR WATER SURFACE ELEVATION AT THE AMOLE CHANNEL CONFIRMED A HEADWATER ELEVATION OF 5118.6. THE OVERFLOW SPILLWAY FROM THE ON-SITE STORMWATER QUALITY POND RELEASES AT AN ELEVATION OF 5121.0. THEREFORE, THE SITE IS NOT IMPACTED BY THE 100-YEAR STORM EVENT AND WILL CONTINUE TO DRAIN FREELY TO THE AMOLE CHANNEL.

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 GRADING AND DRAINAGE PLAN

DATE: March 10, 2023

REVISIONS

D. Madrugá
 20496
 11/10/22
 PROFESSIONAL ENGINEER
 03/10/23

SCALE: AS SHOWN

DR. KJK | CH. CBS
 P.M. D. MADRUGA
 BOOK --
 JOB 22003692
 SHEET NO. D011

CAD FILE: 22003692-DRAINAGE PLANS.DWG

APPROVED FOR CONSTRUCTION WITHIN AMAFCA EASEMENT

George Brantlett
 (FOR AMAFCA)