

DRAINAGE PLAN NOTES

- BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
- This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
- Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
- This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
- Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
- BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
- The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.
- All spot elevations are top of pavement unless noted otherwise.

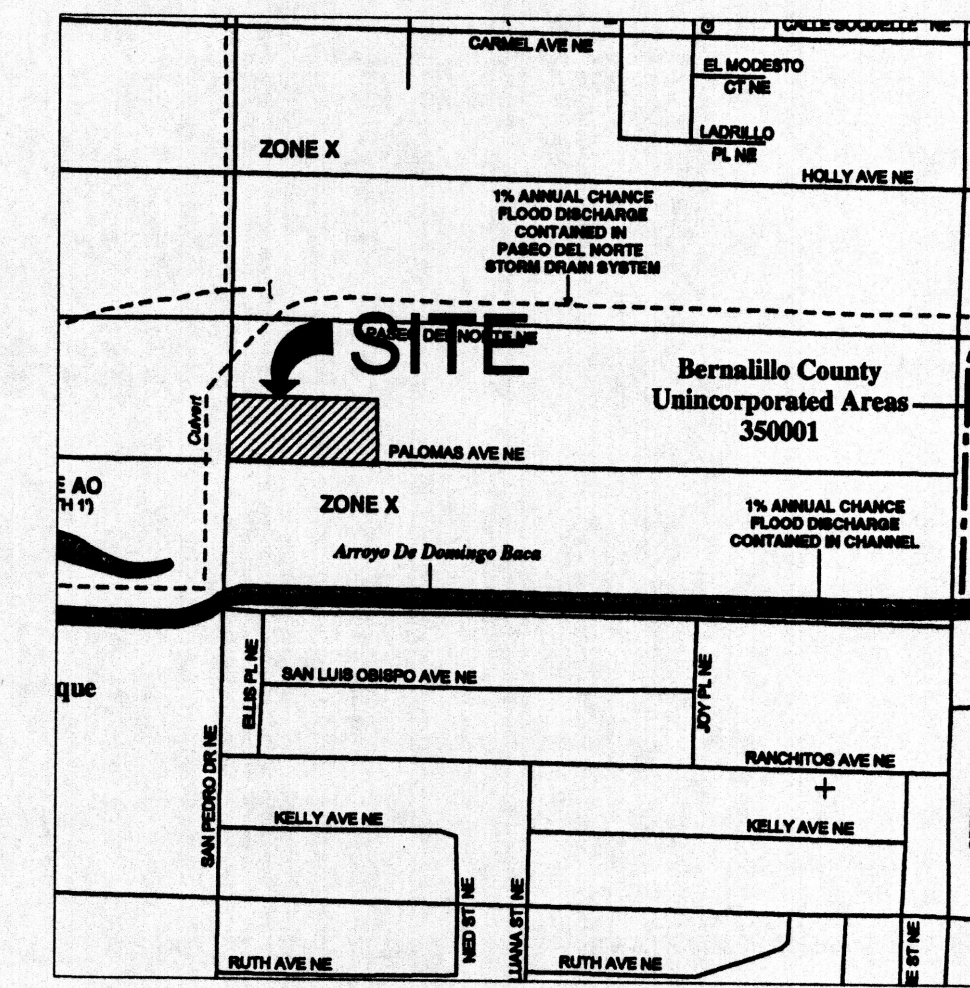
LEGEND

- 6001 --- EXISTING CONTOUR ELEVATION
- 02.5 x --- EXISTING SPOT ELEVATION
- 01 --- PROPOSED CONTOUR ELEVATION
- 01.5 x --- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- DRAINAGE SWALE
- SITE LIGHT POLE
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- NEW RETAINING WALL

PROJECT HYDROLOGY									
ZONE:		3	AHYMO						
P HOUR:		2.60"							
P 10 DAY:		4.90"							
UNDEVELOPED:									
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)	
SITE	2.3	0.0	2.3	0.0	0.0	0.92	7.9	0.176	
DEVELOPED (PROPOSED):									
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)	
SITE	2.3	0.0	0.1	0.2	2.0	2.20	11.0	0.422	
		1.87	2.60	3.45	5.02				

SURVEY NOTES:

- CONTOUR INTERVAL IS ONE (2) FOOT.
- ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "16-D19", HAVING AN ELEVATION OF 5391.40.
- UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/ OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
- THIS IS NOT A BOUNDARY SURVEY. BEARINGS AND DISTANCES SHOWN HEREON ARE FOR REFERENCE ONLY.



FIRM PANEL 35001CO137 F
NTS

CONCEPTUAL GRADING AND DRAINAGE PLAN

PURPOSE AND SCOPE

Pursuant to the established Drainage Ordinance for the City of Albuquerque and the Development Process Manual, this Conceptual Grading and Drainage Plan outlines the drainage management criteria for controlling developed runoff from the project site. The project consists of the construction of a Chevron Gas Station and retail center, located on Palomas Avenue NE at San Pedro Drive NE. Proposed site improvements include paving, landscaping, utility, grading, and drainage improvements. This plan is presented to establish conceptual grading and drainage criteria to support site plan review by the Environmental Planning Commission.

EXISTING CONDITIONS

The project site is approximately 2.3-acres in size and is located on Palomas Avenue NE, at San Pedro Drive NE. The site is bounded on the north by undeveloped properties, on the east by developed properties, on the south by Palomas Ave. and on the west by San Pedro Dr. Site topography slopes from east to west at approximately 3-percent. All runoff flows southward to Palomas and San Pedro, where an installation of drop inlet, with a public storm drain, conveys flows to a concrete box culvert located along the west side of San Pedro. The CBC drain south to the South Domingo Baca Channel. No significant off-site flows impact the site.

As shown by the attached FIRM Panel, this site is not impacted by a mapped flood hazard zone.

PROPOSED CONDITIONS

As shown by the Plan, the project consists of the construction of a Chevron Gas Station and retail center, with associated site improvements. The Plan shows the elevations and detail necessary to demonstrate the grading and drainage criteria for development of the property. Flow arrows give the direction of drainage flows and the project hydrology is tabulated for both existing and proposed conditions.

The plan proposes to free discharge on-site flows to the existing public storm drain. The site will drain overland to the southwest corner of the site, where all flows will drain to a proposed drop inlet and private storm drain connecting to the existing public storm drain at the intersection of Palomas and San Pedro. All flows drain to the South Domingo Baca Channel.

Other significant infrastructure includes the paving of the north one-half of Palomas, including curb and gutter and sidewalks. *Needs WO*

As stated above, this plan is presented to establish conceptual grading and drainage criteria to support site plan review by the Environmental Planning Commission, and does not provide the detail necessary for construction. Upon site plan approval, a comprehensive grading and drainage plan will be prepared for building permit purposes that provides the required details and supportive calculations.

EROSION CONTROL

Since the disturbed area is determined to be more than 1.0-acre a Storm Water Pollution Prevention Plan and Notice of Intent are required prior to construction. A complete Storm Water Pollution Prevention Plan will be prepared in advance of construction outlining the short term and long term erosion, sediment and pollution control aspects of the project.

CALCULATIONS

Calculations are provided which define the 100-year/6 hour design storm falling within the project area under existing and proposed condition. Hydrology is per "Section 22.2, Part A, DPM, Vol 2" updated July 1997.

KEYED NOTES

- EXISTING CONCRETE CURB & GUTTER
- EXISTING STORM DRAIN
- EXISTING ACCESSIBLE RAMP
- EXISTING ASPHALT REC TRAIL
- NEW CONCRETE VALLEY CUTTER
- NEW CONCRETE CURB
- NEW CONCRETE FUELING AREA
- REFUSE ENCLOSURE
- NEW DRAIN INLET AND STORM DRAIN
- NEW RETAINING WALL

PROJECT DATA

PROPERTY ADDRESS

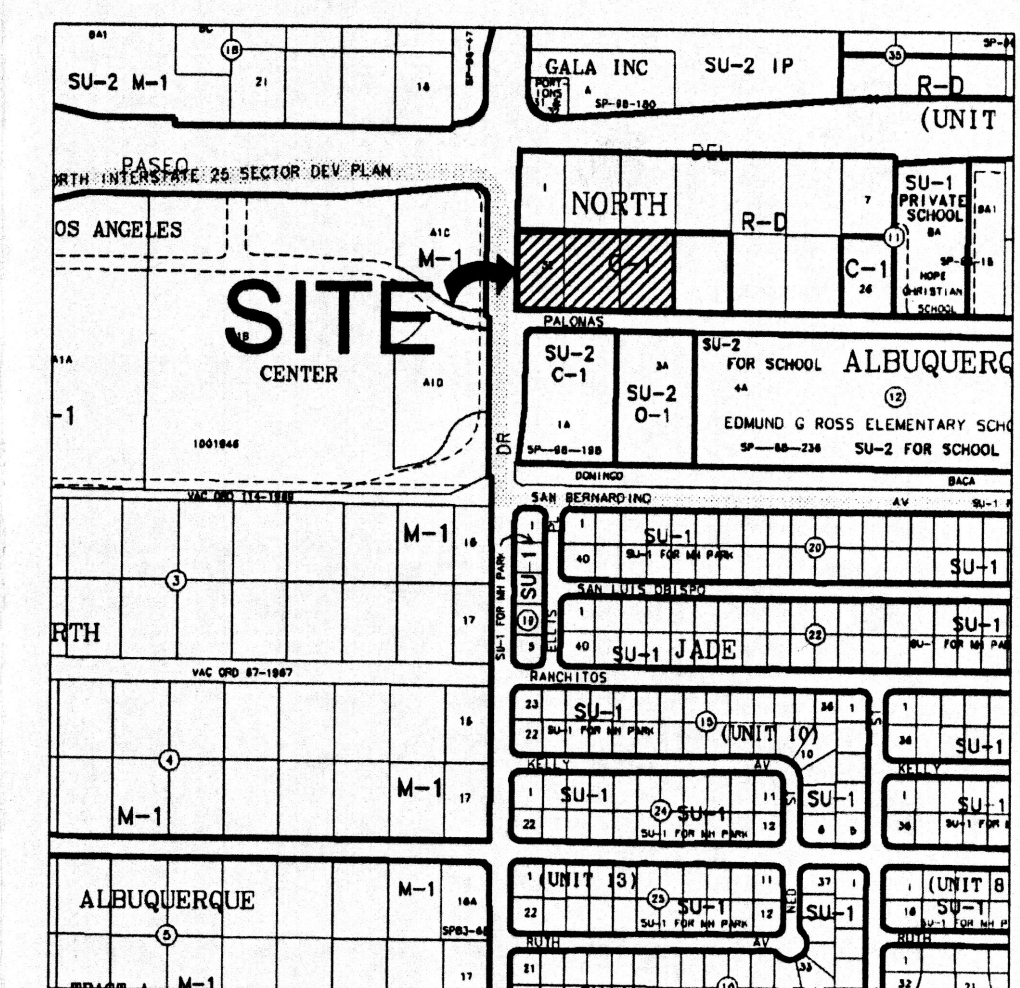
PALOMAS AVENUE NE

LEGAL DESCRIPTION

LOTS 30-32, BLOCK 11, TRACT A, UNIT A
NORTH ALBUQUERQUE ACRES
WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 18
TOWNSHIP 11 NORTH, RANGE 4 EAST NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MAPPING

SITE TOPOGRAPHIC MAPPING OBTAINED
FROM AMAFCA DTM FILES 1999

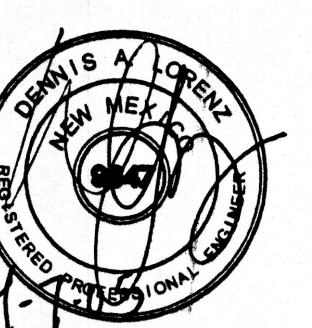


LOCATION MAP D-18
NTS

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Albuquerque, New Mexico 87110
PH: 505-888-6088 FAX: 505-888-6188

CORNER MARKET
PALOMAS AVENUE AT SAN PEDRO DR. NE
ALBUQUERQUE, NEW MEXICO
PROJECT # 0522

REVISION DATE



1104 Pied Avenue SW - Albuquerque, New Mexico 87102
(505) 242-1859 - Fax (505) 242-6539 - E-MAIL: rld@brsh.com

DATE

4-5-05

SHEET NUMBER

C-1



CONCEPTUAL GRADING AND DRAINAGE PLAN
CHEVRON GAS STATION 04-01-05
1" = 30'-0"

