

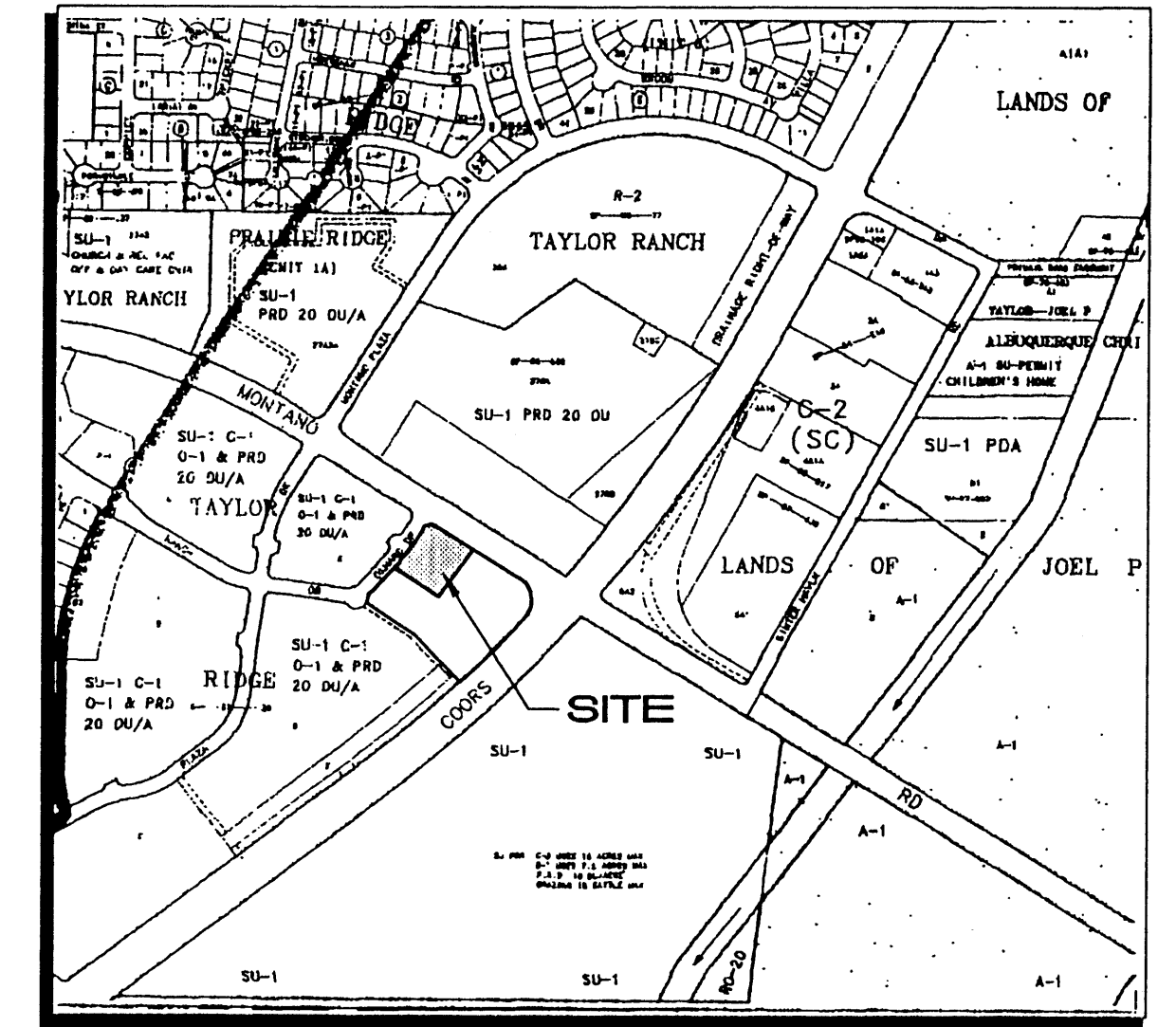
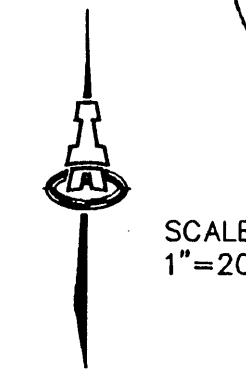
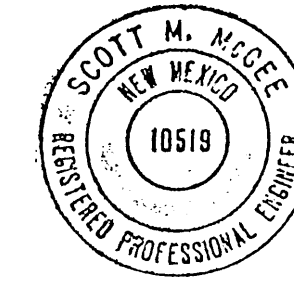
LINE	DIRECTION	DISTANCE
LB4	N 31°43'15" E	92.86'
LB7	S 38°14'27" W	173.49'
LB10	S 58°16'45" E	190.43'
LB14	N 41°43'15" E	22.23'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CB5	407.71'	69.73'	34.95'	69.64'	N 38°21'37" E	09°47'55"
CB6	30.00'	47.12'	30.00'	42.43'	S 76°43'15" W	90°00'00"
CB7	600.00'	113.31'	56.82'	113.14'	N 52°52'09" W	10°49'12"
CB8	300.00'	56.65'	28.41'	56.57'	S 52°52'09" E	10°49'12"
CB12	150.00'	25.60'	12.83'	25.57'	S 33°21'06" W	09°46'42"

I, SCOTT M. MCGEE, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN DATED 04/01/98 (CITY APPROVAL LETTER DATED 04/06/98), WITH THE EXCEPTION OF THE RETAINING WALL, WHICH WAS NOT BUILT AT THE NORTHWEST CORNER OF THE SITE. THIS SLOPE IS GRAVEL-PLATED AT A 2:1 SLOPE, WHICH MEETS DPM REQUIREMENTS. THE AS-BUILT CONSTRUCTION WAS FIELD VERIFIED BY TERENCE W. O'BRIEN, NMLS NO. 12801 ON 05/29/98 AND 06/03/98 IN ACCORDANCE WITH THE "NEW MEXICO ENGINEERING AND SURVEYING ACT" SECTION 61-23-1 THROUGH 61-23-32 NMSD (1979).

*Scott M. McGee*  
SCOTT M. MCGEE, NMPE NO. 10519

6-5-98  
DATE



VICINITY MAP

## GENERAL INFORMATION

LEGAL DESCRIPTION: TRACT D-1-B, TAYLOR RIDGE SUBDIVISION

SITE AREA: 0.90 ACRES = 39,375 SF

FLOOD HAZARD: AS SHOWN ON FIRM PANELS 114 & 118, THIS SITE IS IN ZONE X OUTSIDE THE 500-YR FLOODPLAIN.

SURVEYS: TOPOGRAPHIC AND BOUNDARY SURVEYS PREPARED BY ALDRICH LAND SURVEYING MAY 1995 AND JANUARY 1997.

OFFSITE FLOWS: NO OFFSITE FLOWS ENTER THE SITE, WHICH IS BOUNDED BY OXNARD DRIVE TO THE WEST, MONTANO ROAD TO THE NORTH, AND COORS ROAD TO THE EAST. FOUR EXISTING CATCH BASINS IN OXNARD DRIVE INTERCEPT FLOW FROM UPLAND AREAS.

BENCHMARK: ACS BM "NM 448-N7A" LOCATED IN THE SOUTH END OF THE MEDIAN IN COORS RD. N.W. NORTH OF MONTANO RD. N.W. ELEVATION: 5006.41

## EXISTING CONDITIONS

THIS SITE SLOPES FROM WEST TO EAST AT 4-12 PERCENT. IN JANUARY, 1995, THIS TRACT WAS GRADED AS PART OF THE MASS-GRADING OF THE TAYLOR RIDGE SUBDIVISION. A DESILTATION POND IS PROPOSED AT THE SITE'S SOUTHERN CORNER. PONDED RUNOFF THEN ENTERS AN INLET AND IS CARRIED TO A PUBLIC DETENTION POND LOCATED SOUTH OF THE SITE.

THE APPROVED MASTER DRAINAGE REPORT ALLOWS FOR FREE DISCHARGE FROM THE SITE FOR BOTH THE INTERIM (LAND TREATMENT 'C') AND THE DEVELOPED CONDITION BASED ON LAND TREATMENT OF 10% 'B' AND 90% 'D'.

PRECIPITATION ZONE: 1 AREA: 0.90 AC.

$Q_{100} = (0.90)(2.87) = 2.6 \text{ CFS}$   
 $Q_{10} = (0.90)(1.49) = 1.3 \text{ CFS}$   
 $V_{100} = (0.90)(0.99/12) = 0.07 \text{ AC-FT}$   
 $V_{10} = (0.90)(0.44/12) = 0.03 \text{ AC-FT}$

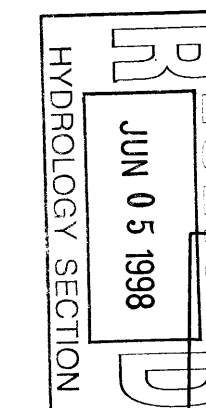
EXISTING CONDITIONS

## PROPOSED CONDITIONS

THE PROPOSED DEVELOPMENT INCLUDES A 2700 SQ. FT. BUILDING, COVERED GAS PUMPS, ASSOCIATED PARKING & LANDSCAPING. THE MASTER DRAINAGE REPORT ALLOWS SITE DISCHARGE OF  $Q = 3.6 \text{ CFS}$ . PROPOSED LAND TREATMENTS AND RESULTING RUNOFF ARE AS FOLLOWS:

9% B, 10% C, & 81% D

$Q_{100} = [(2.03)(0.09) + (2.87)(0.10) + (4.37)(0.81)]0.90 = 3.6 \text{ CFS}$   
 $Q_{10} = (2.56)(0.90) = 2.3 \text{ CFS}$   
 $V_{100} = (0.90)(0.146) = 0.13 \text{ AC-FT}$   
 $V_{10} = (0.90)(0.89) = 0.08 \text{ AC-FT}$



ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico  
962GRD.DWGmtd 10/30/97

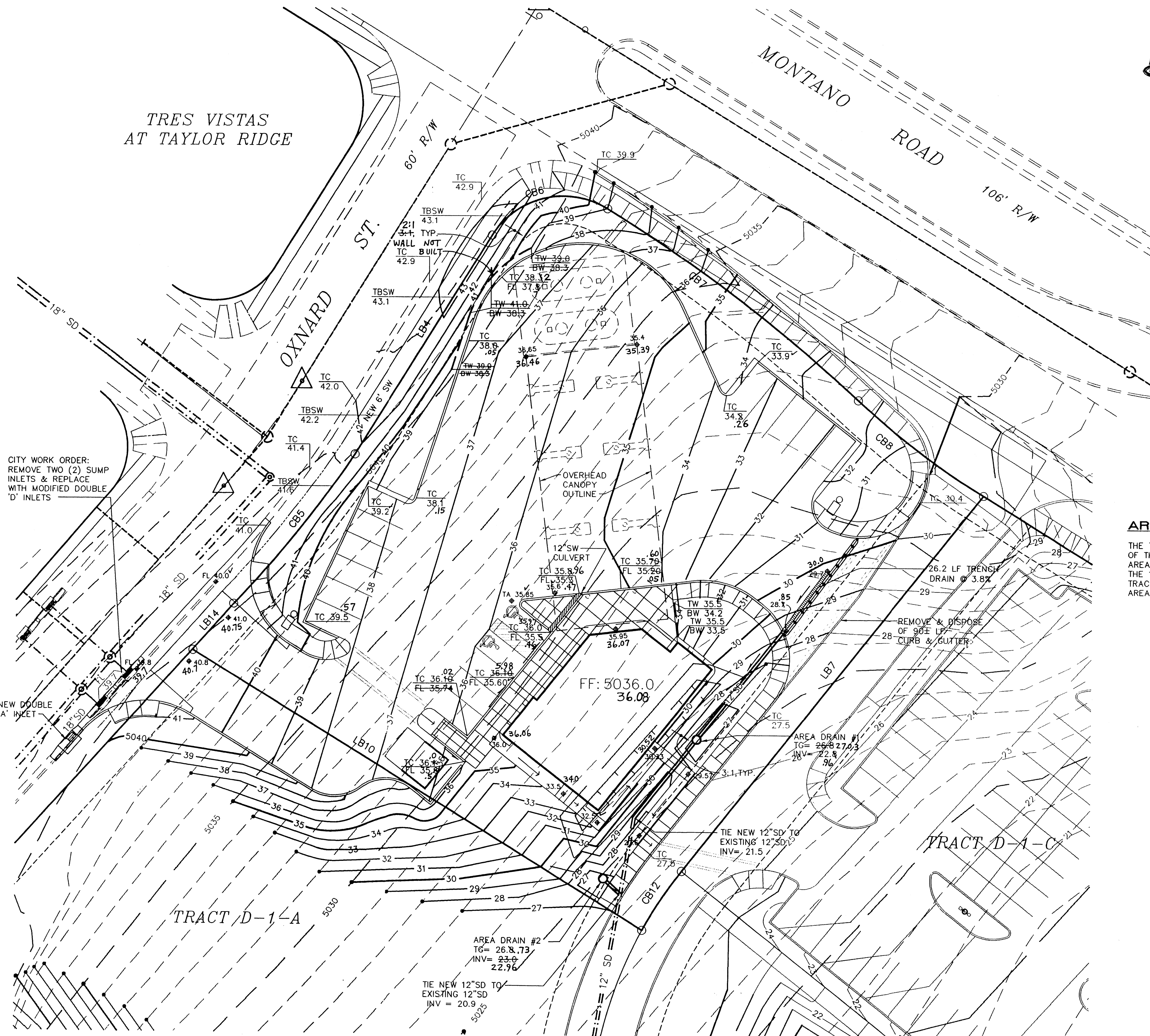
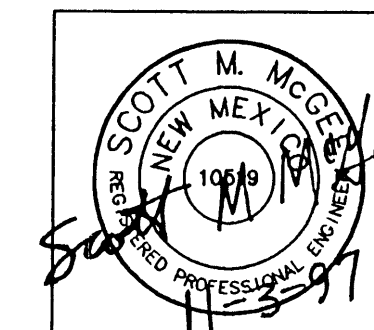
GRADING & DRAINAGE PLAN  
TRACT D-1-B  
TAYLOR RIDGE

MAP NO.  
E-12

SHEET OF  
C1

4/1/98 REVISION NOTE:  
UNDERGROUND STORAGE TANK LOCATION REVISED  
AND OVERHEAD CANOPY OUTLINE NOTED.

4-1-98 S.M.M.



## AREA DRAINS

THE TRENCH DRAIN WILL ACCEPT THE MAJORITY OF THE SITE RUNOFF ( $Q = 3.1 \text{ CFS}$ ), WHILE AREA DRAIN #2 ACCEPTS ONLY  $Q = 0.5 \text{ CFS}$ . THE 12" STORM DRAIN STUBBED INTO THE TRACT WILL BE MODIFIED TO CONNECT BOTH AREA DRAINS TO THIS STORM DRAIN.

## LEGEND

- EXISTING CONTOUR
- 35 PROPOSED CONTOUR
- 43.4 PROPOSED SPOT ELEV.
- TC 61.4 TOP OF CURB ELEV.
- FL 60.7 FLOWLINE ELEV.
- TG TOP OF GRATE ELEVATION
- TBSW TOP BACK SIDEWALK ELEV
- PROPOSED FLOW ARROW
- FF: 5036.00 FINISH FLOOR ELEVATION
- RETAINING WALL
- WATER-BAR SPEED BUMP
- SIDEWALK CULVERT
- TRENCH DRAIN
- DRAINAGE RUNDOWN
- AS-BUILT ELEVATION