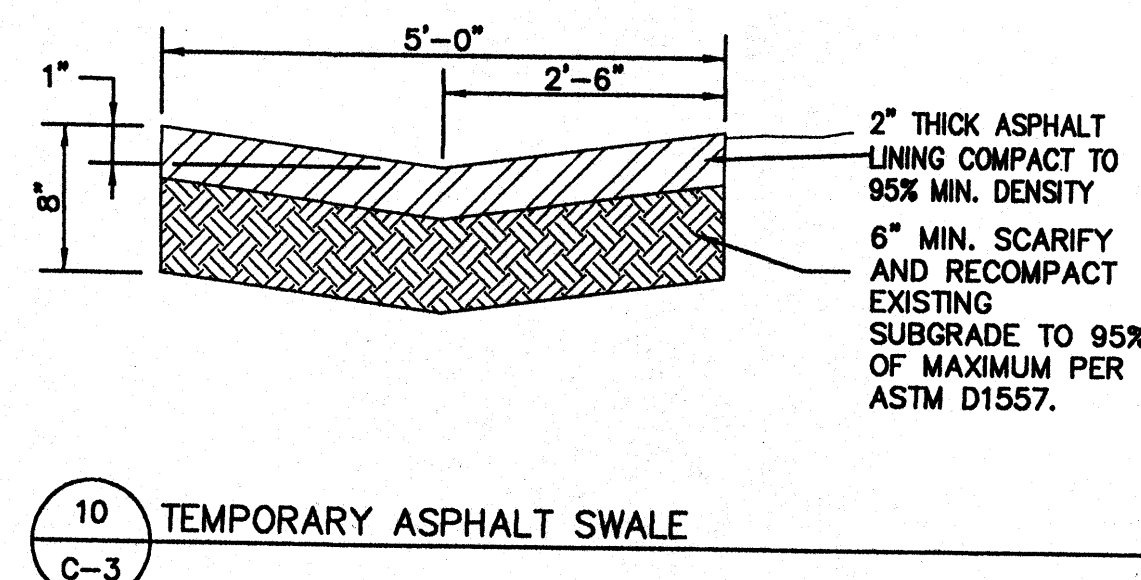
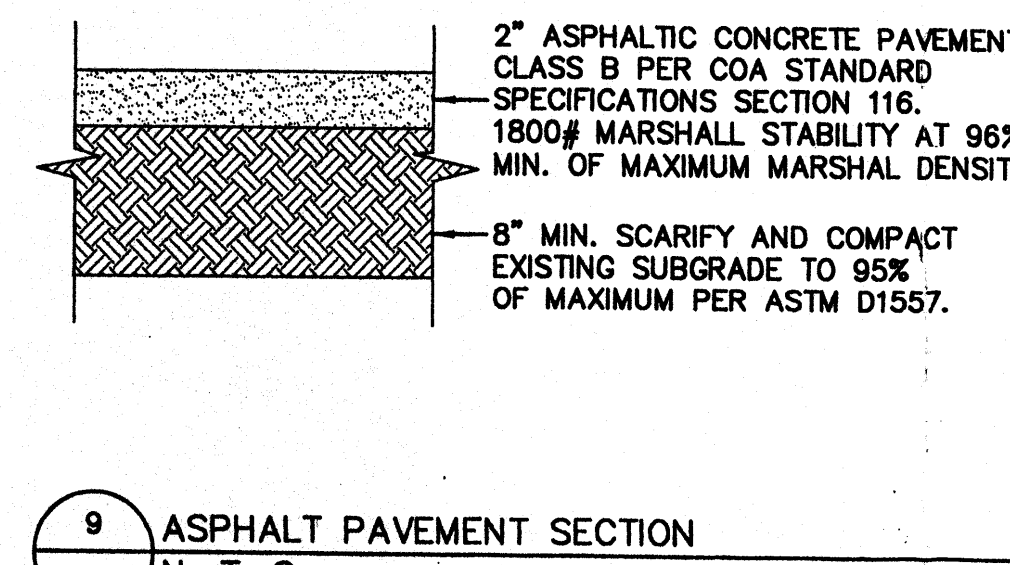
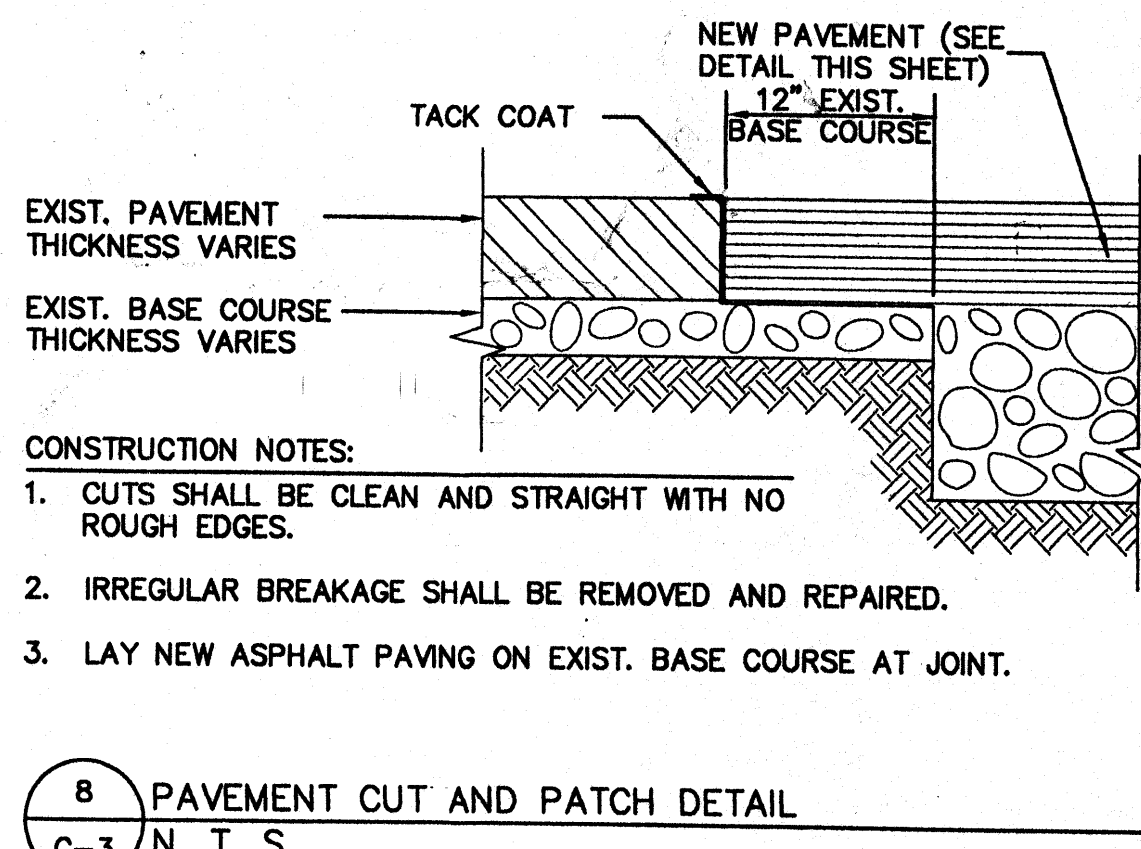
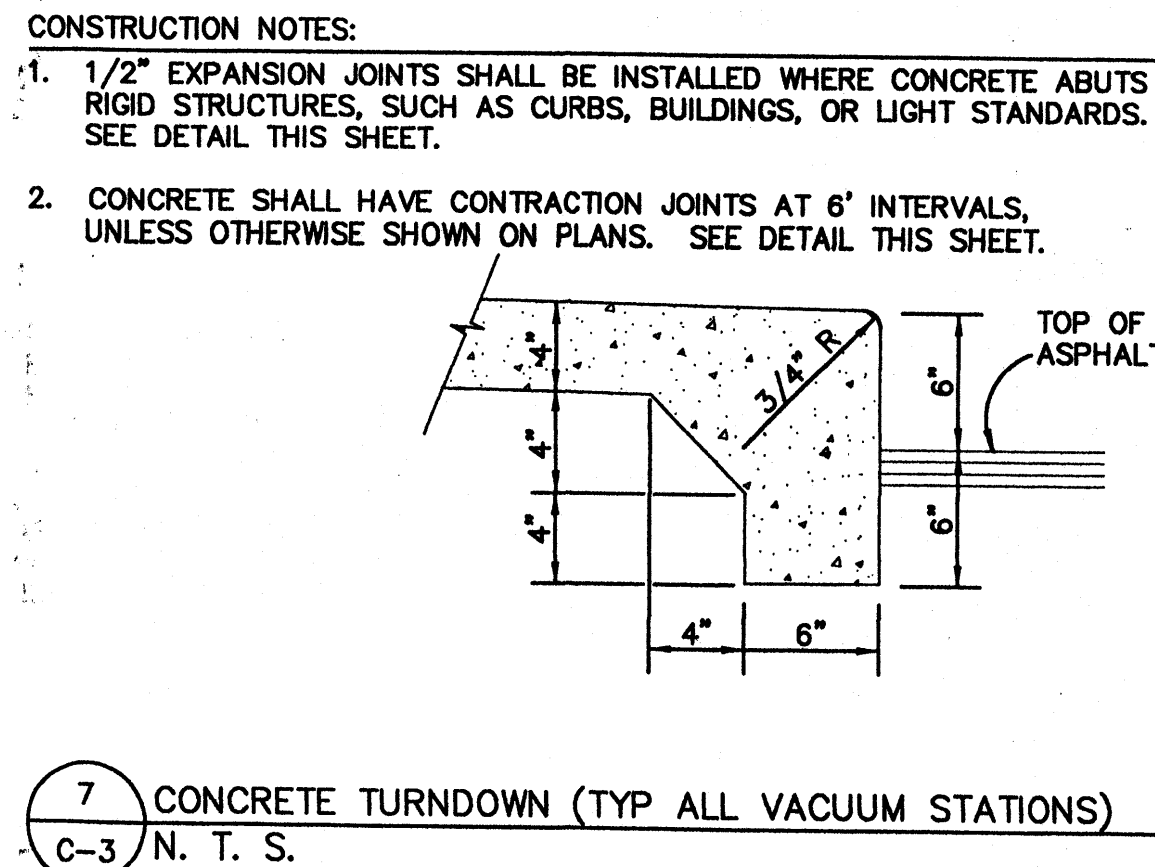
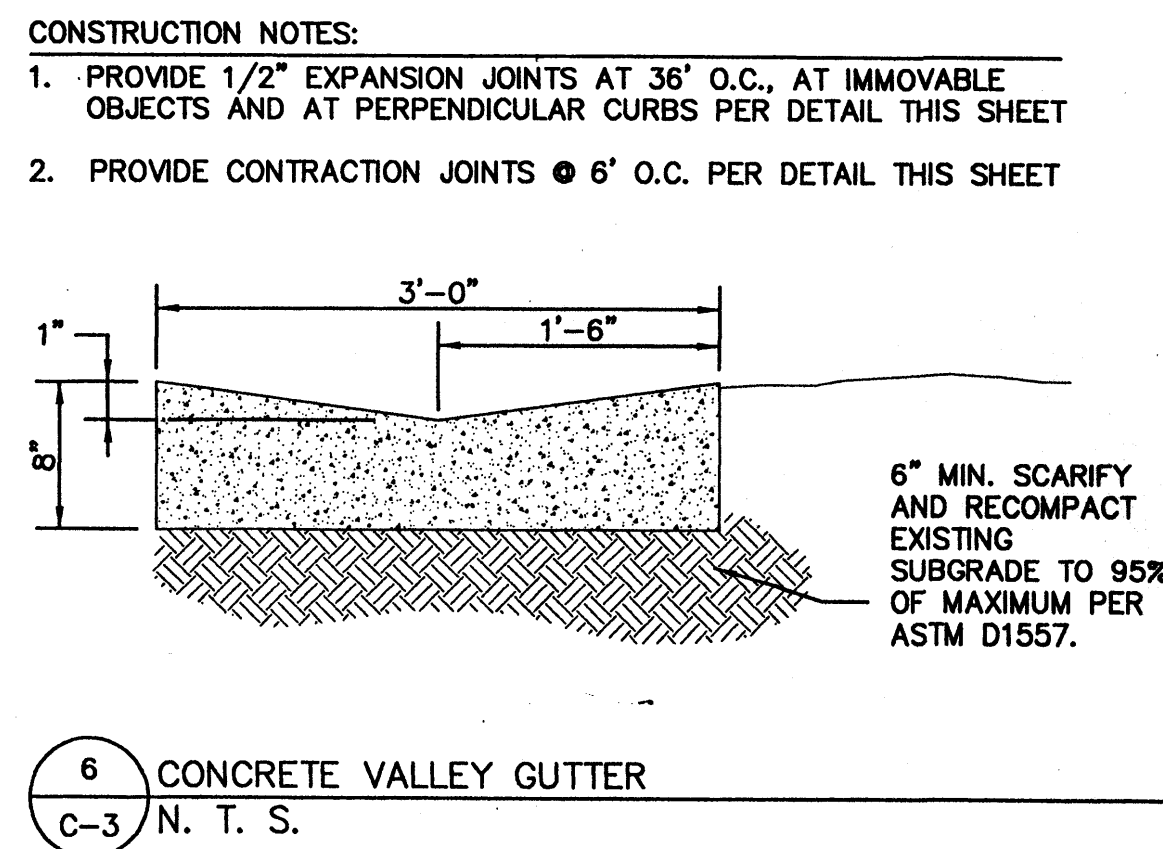
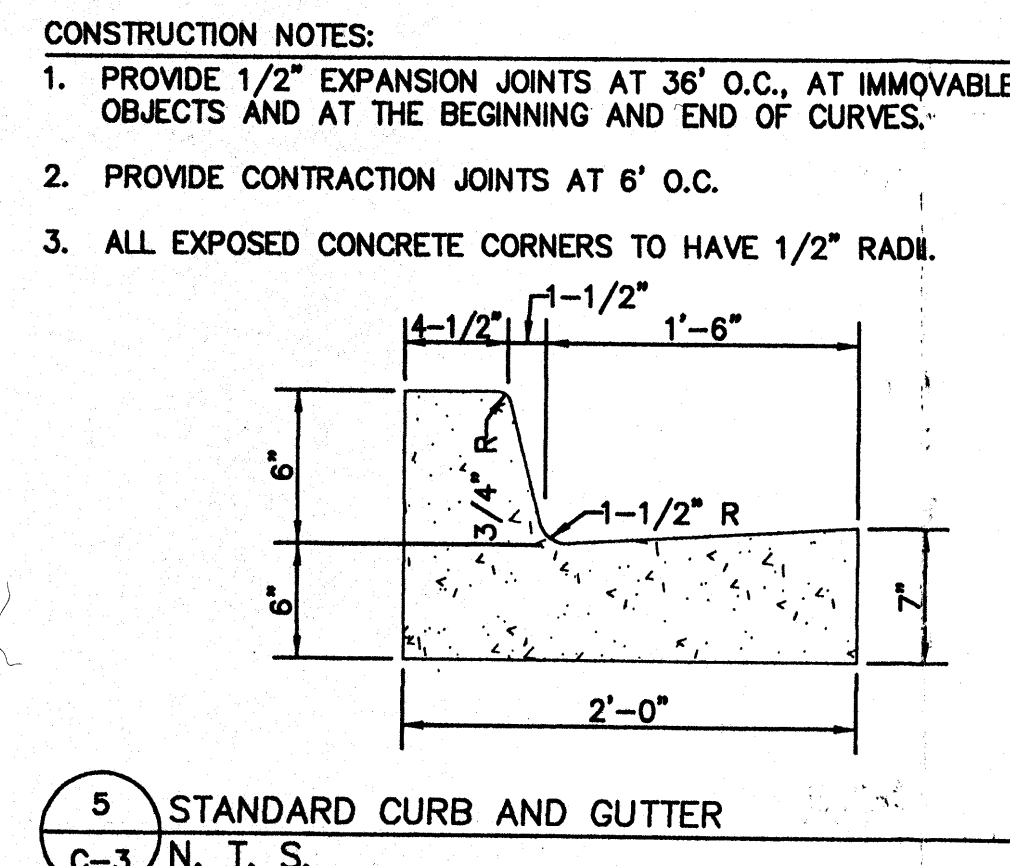
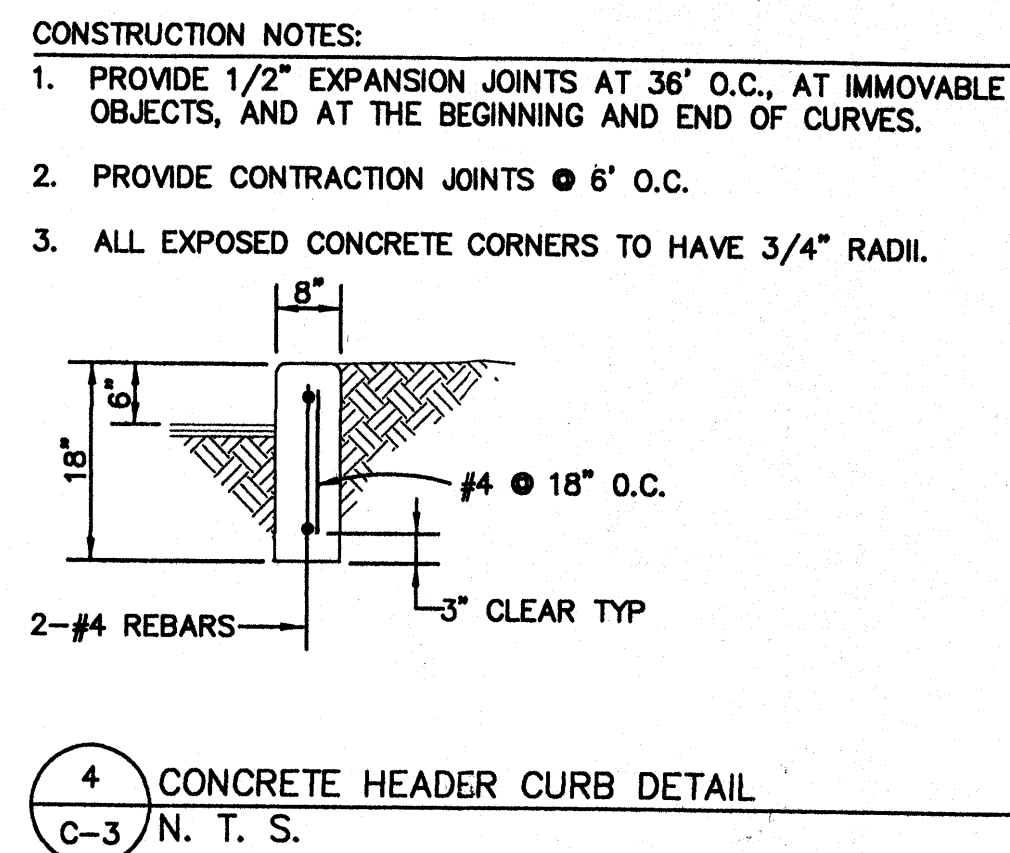
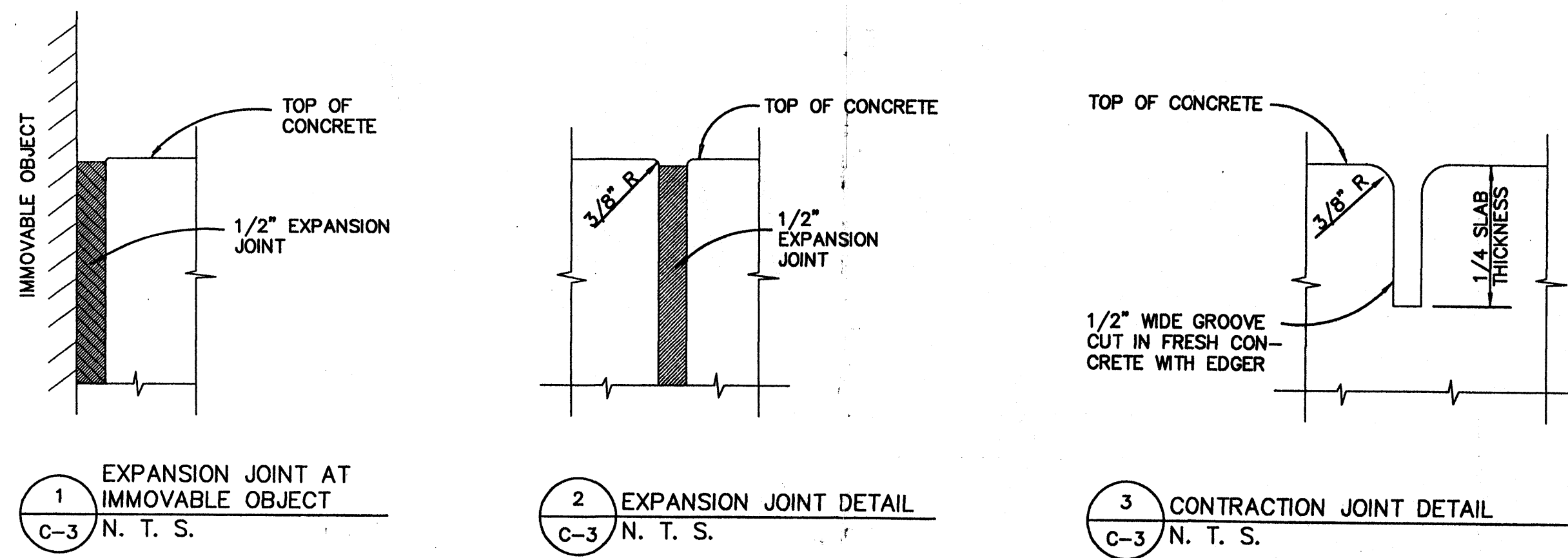




DRAINAGE REPORT

LOCATION & DESCRIPTION

THE PROPOSED SITE IS 0.59 ACRES, LOCATED ON THE WEST END OF LOT A-26-A2A, AS SHOWN ON THE GRADING PLAN ON SHEET C-2. LOT A-26-A2A IS LOCATED NORTH OF QUAIL ROAD AND WEST OF COORS BOULEVARD, AS SHOWN ON THE VICINITY MAP ON SHEET C-2. ALL OF THE PROPERTIES AROUND THIS SITE ARE ALREADY DEVELOPED AND UTILIZE FREE DISCHARGE TO COORS BOULEVARD WHERE THE FLOW IS INTERCEPTED BY A STORM DRAIN. THIS LOT HAS A SLIGHT SLOPE TOWARD COORS BOULEVARD ENABLING IT TO DRAIN TO THE EAST.

FLOODPLAIN STATUS

THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0337 D, DATED SEPTEMBER 20, 1996 IS NOT WITHIN ANY DESIGNATED 100-YEAR FLOODPLAIN. THE SITE IS DESIGNATED ON THE FIRM PANEL ON THIS SHEET.

METHODOLOGY

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE QUICK CALCULATIONS OF THE JUNE 1997 RELEASE OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

PRECIPITATION

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 1 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2. TABLES WITHIN THIS SECTION WAS USED TO ESTABLISH THE 6-HOUR PRECIPITATION, EXCESS PRECIPITATION, AND PEAK DISCHARGE.

EXISTING DRAINAGE

THE SITE IS UNDEVELOPED AS DESCRIBED IN "LOCATION AND DESCRIPTION" ABOVE. ALL OF THE ADJACENT SITES HAVE BEEN FILLED TO DRAIN AWAY FROM THIS PROPERTY. THEREFORE, THERE ARE NO OFF-SITE BASINS CONTRIBUTING DRAINAGE TO THIS SITE. A STORM DRAIN IN COORS BOULEVARD HAS BEEN DESIGNED AND CONSTRUCTED TO INTERCEPT DEVELOPED FLOWS FROM THIS TRACT OF LAND.

DEVELOPED CONDITION

AT THIS TIME ONLY 0.59 ACRES OF THE 1.24 ACRE SITE WILL BE DEVELOPED AS A CAR WASH. THE REMAINING 0.64 ACRES WILL REMAIN UNDEVELOPED. THE "100-YEAR HYDROLOGIC CALCULATIONS", ON THIS SHEET, DEMONSTRATE THAT THIS DEVELOPMENT WILL INCREASE THE RUNOFF FROM THIS SITE FROM 0.77 CFS TO 2.36 CFS. HOWEVER, THE AREA BEING DEVELOPED AS A CAR WASH IS ONLY 73.66% IMPERVIOUS WHICH IS LESS THAN THE DPM SECTION 22.2 ALLOWANCE OF 90% FOR COMMERCIAL SITES. THEREFORE, THIS DEVELOPMENT DISCHARGES LESS RUNOFF THAN WHAT WAS ANTICIPATED WHEN THE COORS STORM DRAIN WAS DESIGNED. GRADES HAVE BEEN SET TO ASSURE THAT SURFACE RUNOFF WILL CONTINUE TO CROSS THE UNDEVELOPED PORTION OF THIS LOT AND DRAIN TO COORS BOULEVARD WITHOUT OBSTRUCTING FUTURE DEVELOPMENT ON THE REMAINDER OF THE LOT. THEREFORE, THIS SITE CAN BE DEVELOPED ACCORDING TO THIS GRADING AND DRAINAGE PLAN WITHOUT ADVERSELY AFFECTING DOWNSTREAM PROPERTY.



100-YEAR HYDROLOGIC CALCULATIONS											
BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED E (in)	V (6-hr) (acre-ft)	V (8-hr) (cu-ft)	V (10 day) (acre-ft)	V (10 day) (cu-ft)	Q (cfs)
		A (%)	B (%)	C (%)	D (%)						
EXISTING CONDITIONS											
CAR WASH	0.5938	100.00	0.00	0.00	0.00	0.44	0.02	948	0.02	948	0.77
REMAINDER	0.6442	75.62	0.00	10.83	13.54	0.71	0.04	1,653	0.05	2,118	1.21
TOTAL	1.2380						0.06	2,601	0.07	3,067	1.98
PROPOSED CONDITIONS											
CAR WASH	0.5938	0.00	0.00	28.34	73.66	1.71	0.08	3,690	0.14	6,024	2.36
REMAINDER	0.6442	75.62	0.00	10.83	13.54	0.71	0.04	1,653	0.05	2,118	1.21
TOTAL	1.2380						0.12	5,343	0.19	8,142	3.57
EXCESS PRECIP. 0.44 0.67 0.99 1.97 E (in)											
PEAK DISCHARGE 1.29 2.03 2.87 4.37 Qm (cfs)											
WEIGHTED E (in) = (Ea)(%A) + (Eb)(%B) + (Ec)(%C) + (Ed)(%D)											
V6-hr (acre-ft) = (WEIGHTED E)(AREA)/12											
V10day (acre-ft) = V6-hr + (A6)(P6day - P6-hr)/12											
Q (cfs) = (Qm)(Aa) + (Qm)(Ab) + (Qm)(Ac) + (Qm)(Ad)											
ZONE = 1											
P6-hr (in.) = 2.20											
P24-hr (in.) = 2.66											
P10day (in.) = 3.67											

LARRY READ & ASSOCIATES
Civil Engineers
4800-C Juan Tabo, NE
Albuquerque, New Mexico 87111
(505) 237-8421

ENGINEER SEAL



PROJECT

NEW CAR WASH FACILITY
FOR LUBRICAR, INC.
COORS BLVD. & QUAIL RD., NW
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE OCTOBER 25, 2001

SCALE

1"=20'

DRAWING NAME

DETAILS AND
DRAINAGE PLAN

SHEET NUMBER

C-3

T A T E F I S H B U R N
A R C H I T E C T

ARCHITECT SEAL

BOX 2941 CORRALES NEW MEXICO 87048 505.892.8911

Filed May 20, 1985 Volume C27, folio 56

Asphalt

Asphalt

5' UTILITY EASEMENT

PROJECT BENCHMARK
5/8" Rebar with Cap
Marked "SURV-TEK
CONTROL"
Elev. = 5100.34

VICINITY MAP

G-11-Z

SITE DEVELOPMENT LAYOUT

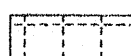
LEGAL DESCRIPTION

TRACT A-26-A2A2, TOWN OF ATRISCO GRANT

ADDRESS

2921 COORS BLVD.
ALBUQUERQUE, NEW MEXICO

LEGEND

- _____ EXISTING CURB
 _____ FUTURE IMPROVEMENTS
 _____ EXISTING BUILDING
 _____ PROPOSED EXPANSION
 _____ PROPOSED CURB
 _____ BOUNDARY LINE
 _____ PROPOSED GRADE ELEVATION
 CROSS ACCESS EASEMENT

**TRAFFIC CIRCULATION LAYOUT
APPROVED**

2/

GRAPHIC SCALE

SCALE: 1"=10'

**ENGINEER'S
SEAL**

BRAKE MASTERS

TRAFFIC CIRCULATION LAYOUT

TIERRA WEST, LLC

8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

RONALD R. BOHANNAN
P.E. #7868

DRAWN
BY

DATE
2-18-2004

2385TCL1-20-03X

SHEET #
TC-1

JOB #
230085

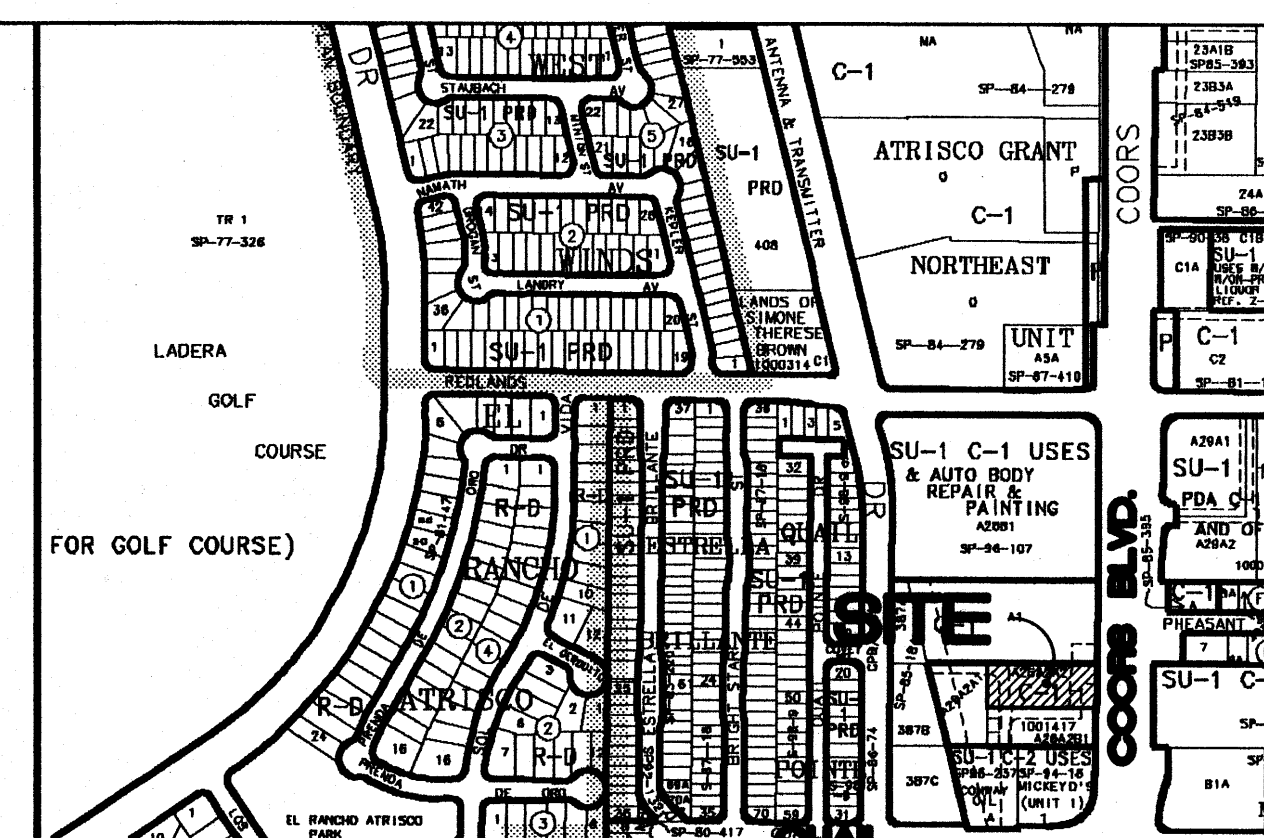
Filed May 20, 1985 Volume C27, folio 56

Asphalt

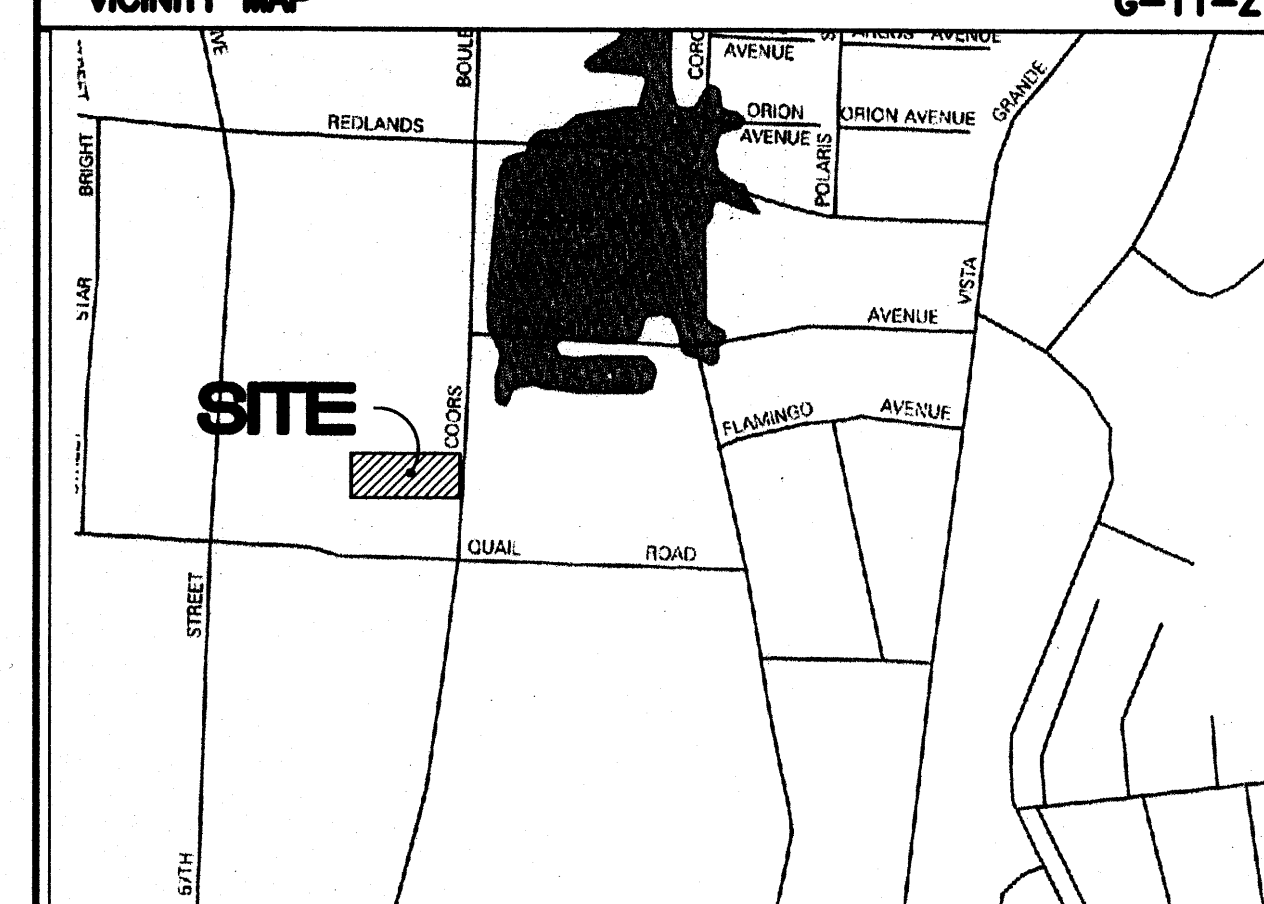
Asphalt

5' UTILITY EASEMENT

PROJECT BENCHMARK
5/8" Rebar with Cap
Marked "SURV-TEK
CONTROL"
Elev.=5100.34

**VICINITY MAP**

C-11-7

**FEMA MAP**

35001C0327 D

LEGAL DESCRIPTION

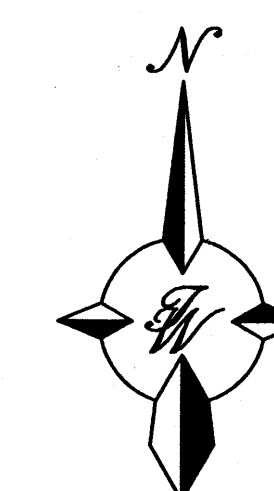
TRACT A-26-A2A2, TOWN OF ATRISCO GRANT

ADDRESS

2921 COORS BLVD.
ALBUQUERQUE, NEW MEXICO

LEGEND

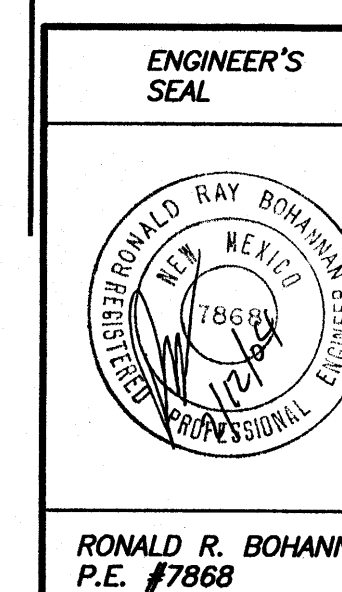
- EXISTING CURB
----- FUTURE IMPROVEMENTS
----- EXISTING BUILDING
----- PROPOSED EXPANSION
----- PROPOSED CURB
----- BOUNDARY LINE
----- PROPOSED GRADE ELEVATION



GRAPHIC SCALE

A horizontal number line with tick marks at 10, 5, 0, and 5. The segment between the first 10 and the first 5 is shaded black.

SCALE: 1"=10'



BRAKE MASTERS

TRAFFIC CIRCULATION LAYOUT

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 8
(505)858-3100

DRAWN
BY RWM

DATE
2-09-2004

SHEET #

TC-1

JOB #
230085

LOT A1 WN OF ATRISCO GRANT

Filed May 20, 1985 Volume C27, folio 56

Asphalt

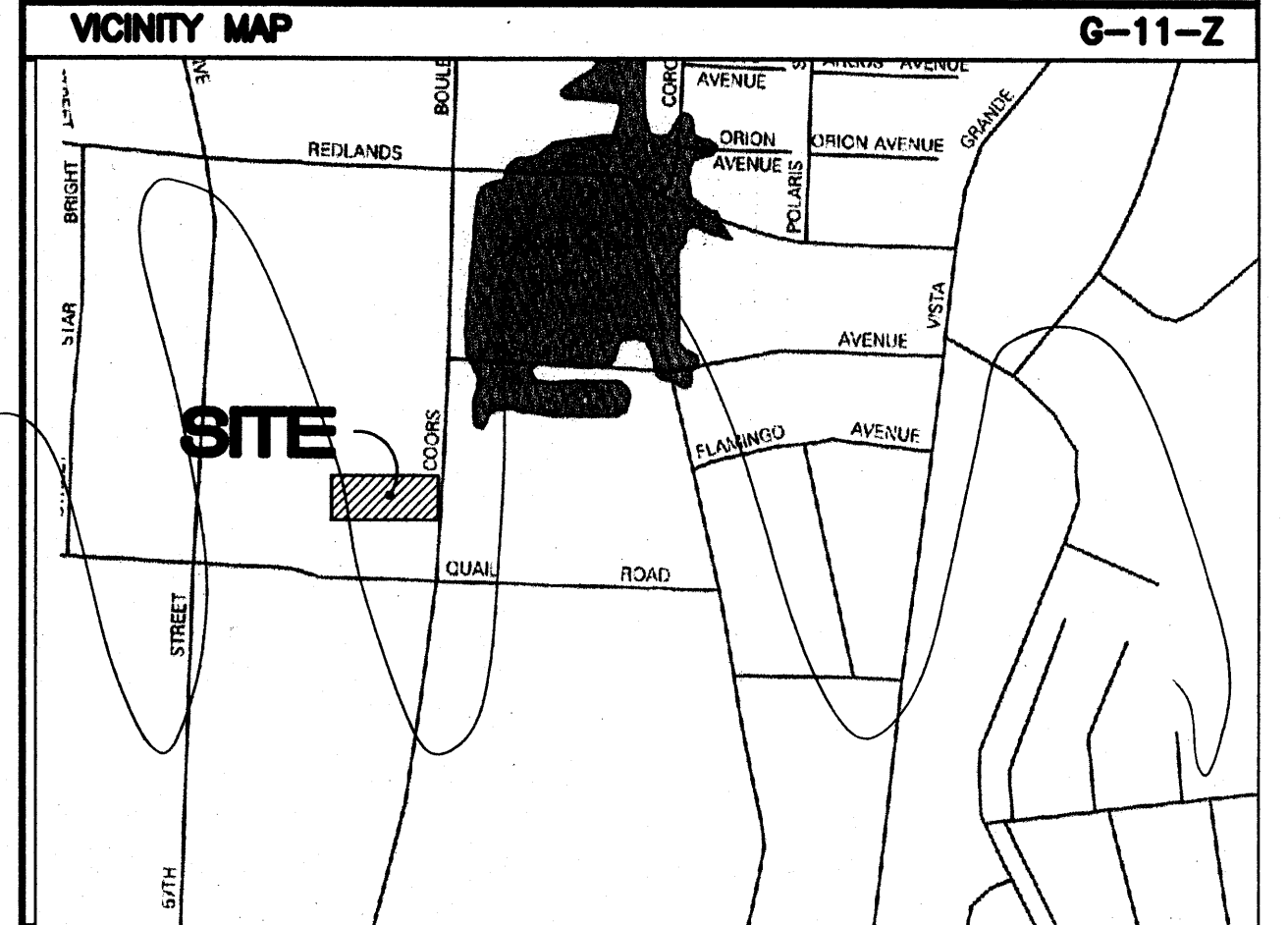
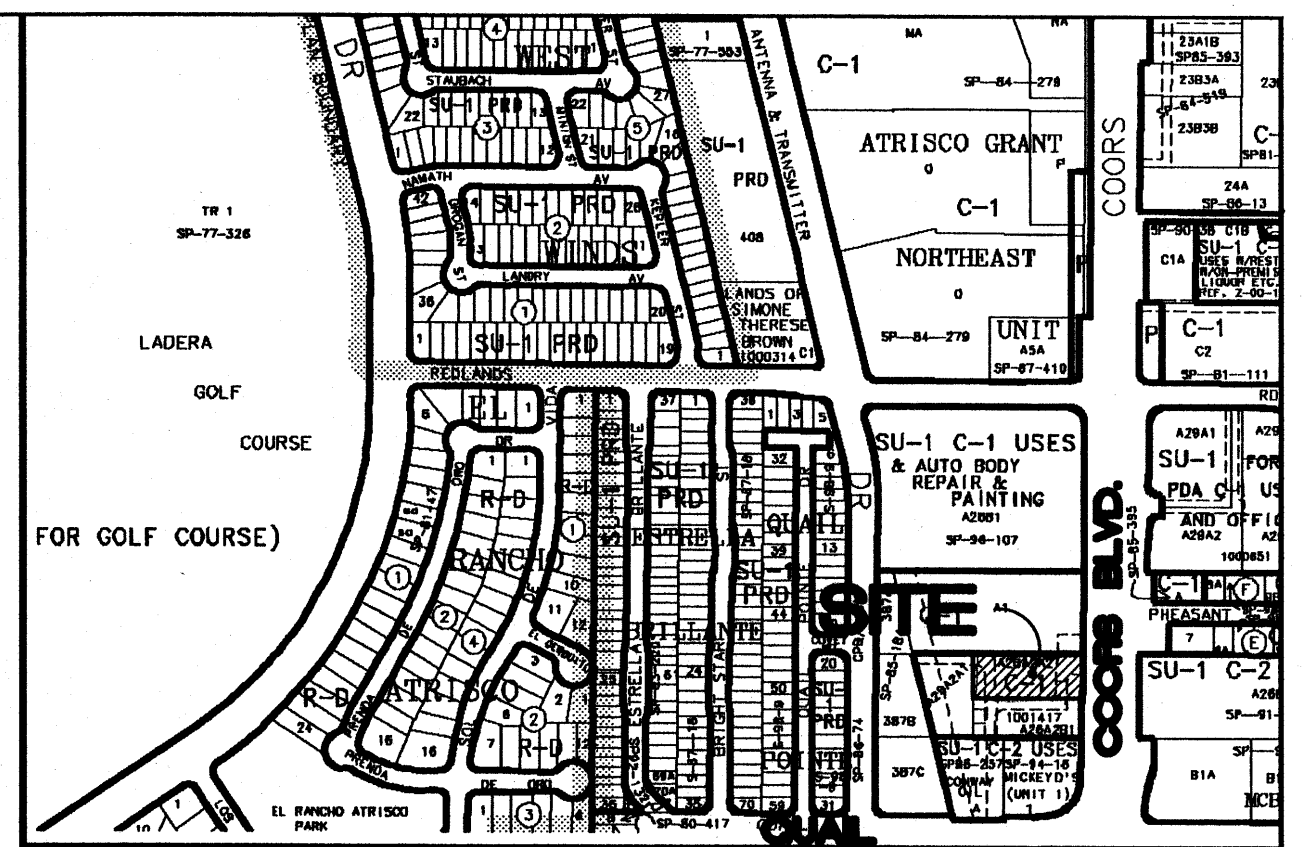
Asphalt

5' UTILITY EASEMENT

PROJECT BENCHMARK
5/8" Rebar with Cap
Marked "SURV-TEK
CONTROL"
Elev. = 5100.34

BRAKE MASTERS

FF=5102.50
TRACT A-26-A2A-2
0.6442 ACRES (28,061 SQ. FT.)

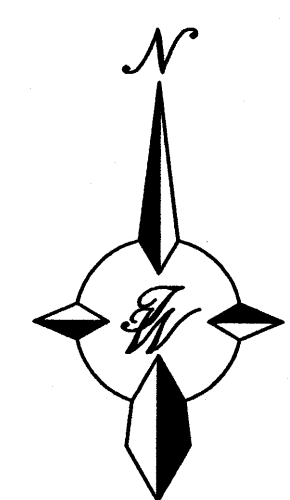


FEMA MAP 35001C0327 D

LEGAL DESCRIPTION
TRACT A-26-A2A2, TOWN OF ATRISCO GRANT

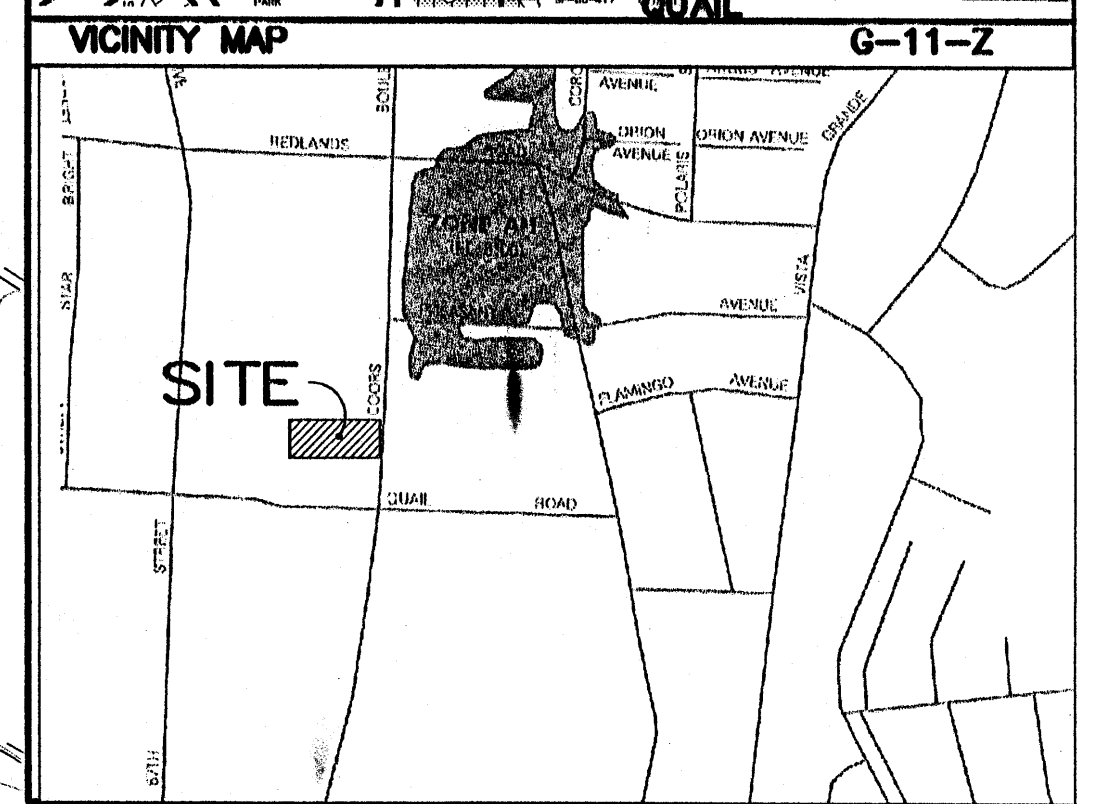
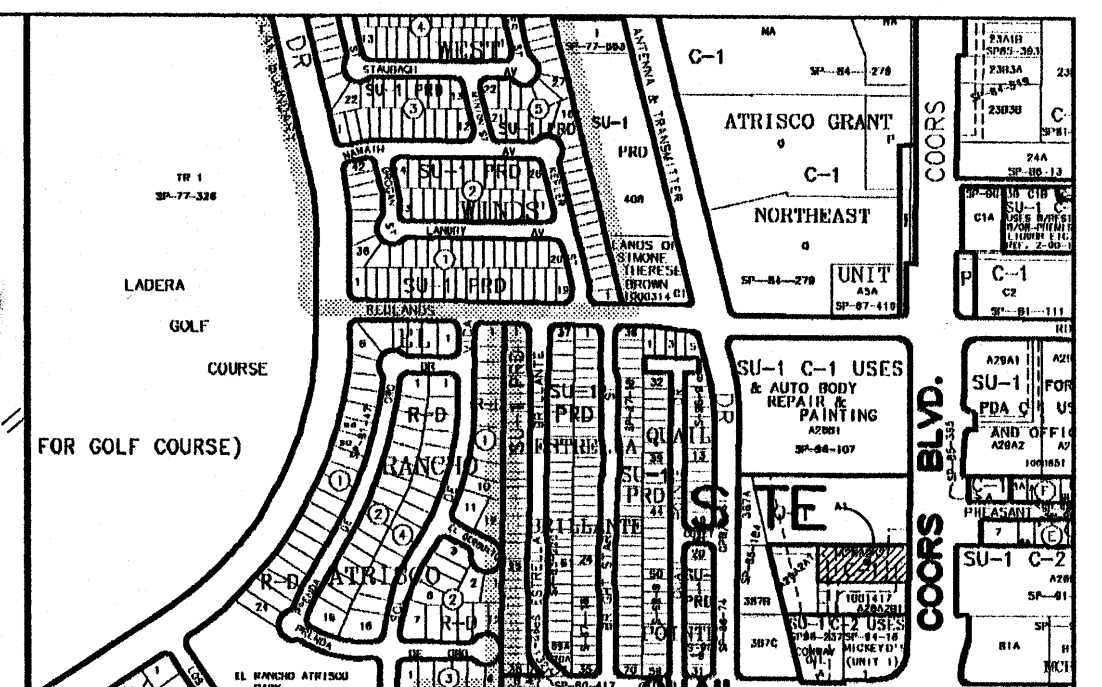
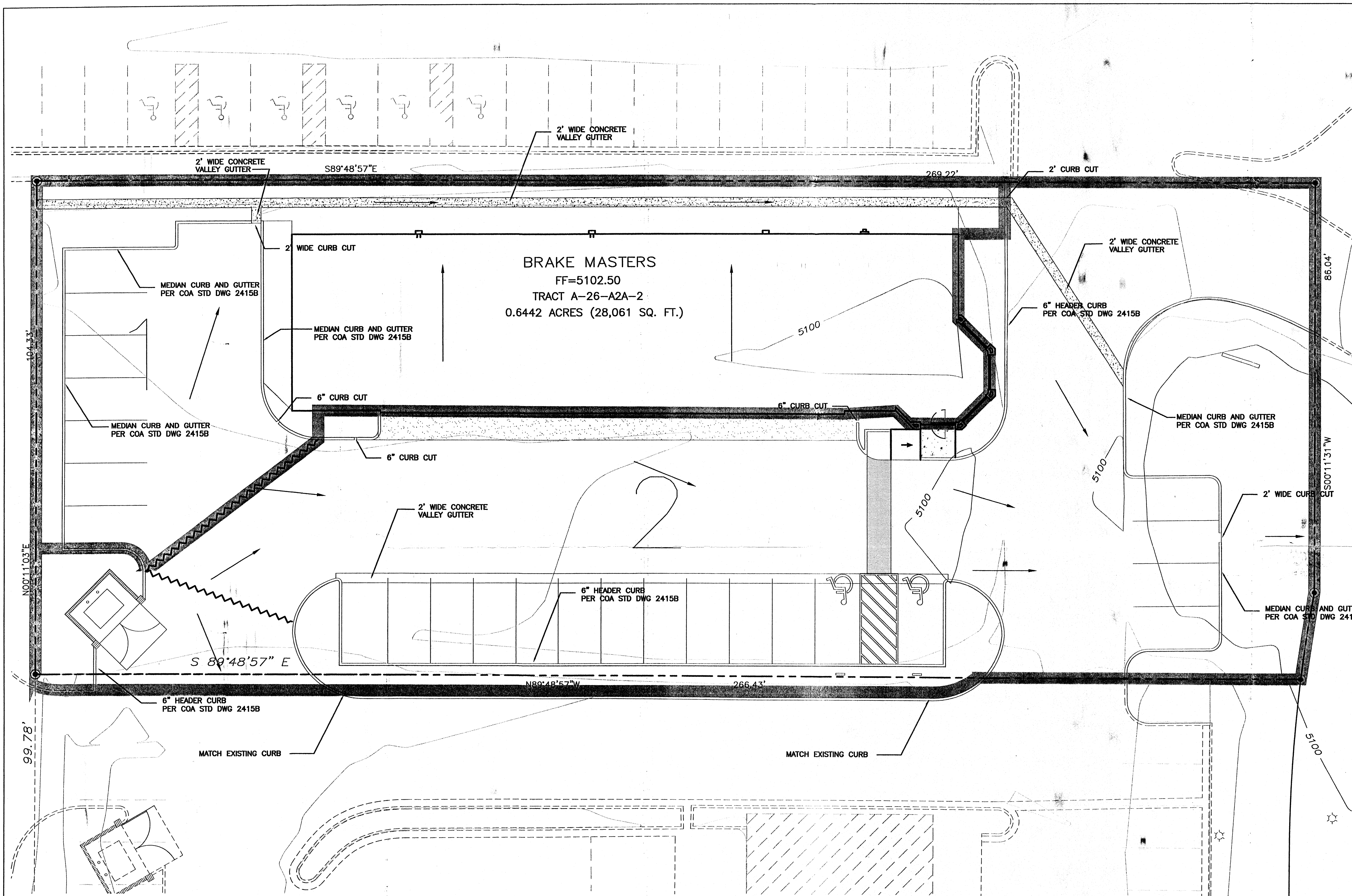
ADDRESS
2921 COORS BLVD.
ALBUQUERQUE, NEW MEXICO

- LEGEND
- EXISTING CURB
 - FUTURE IMPROVEMENTS
 - EXISTING BUILDING
 - PROPOSED EXPANSION
 - PROPOSED CURB
 - BOUNDARY LINE
 - PROPOSED GRADE ELEVATION

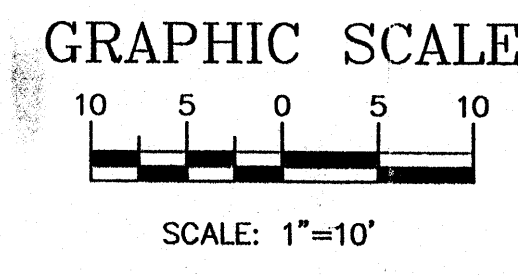
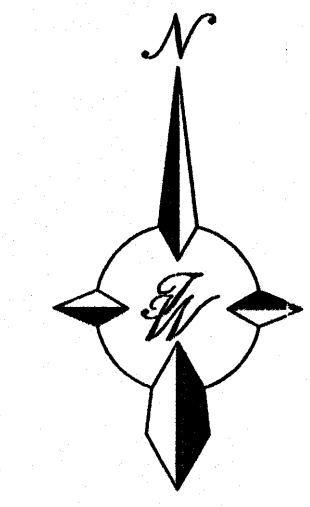


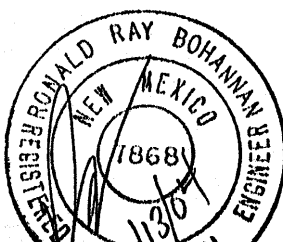
GRAPHIC SCALE
10 5 0 5 10
SCALE: 1"=10'

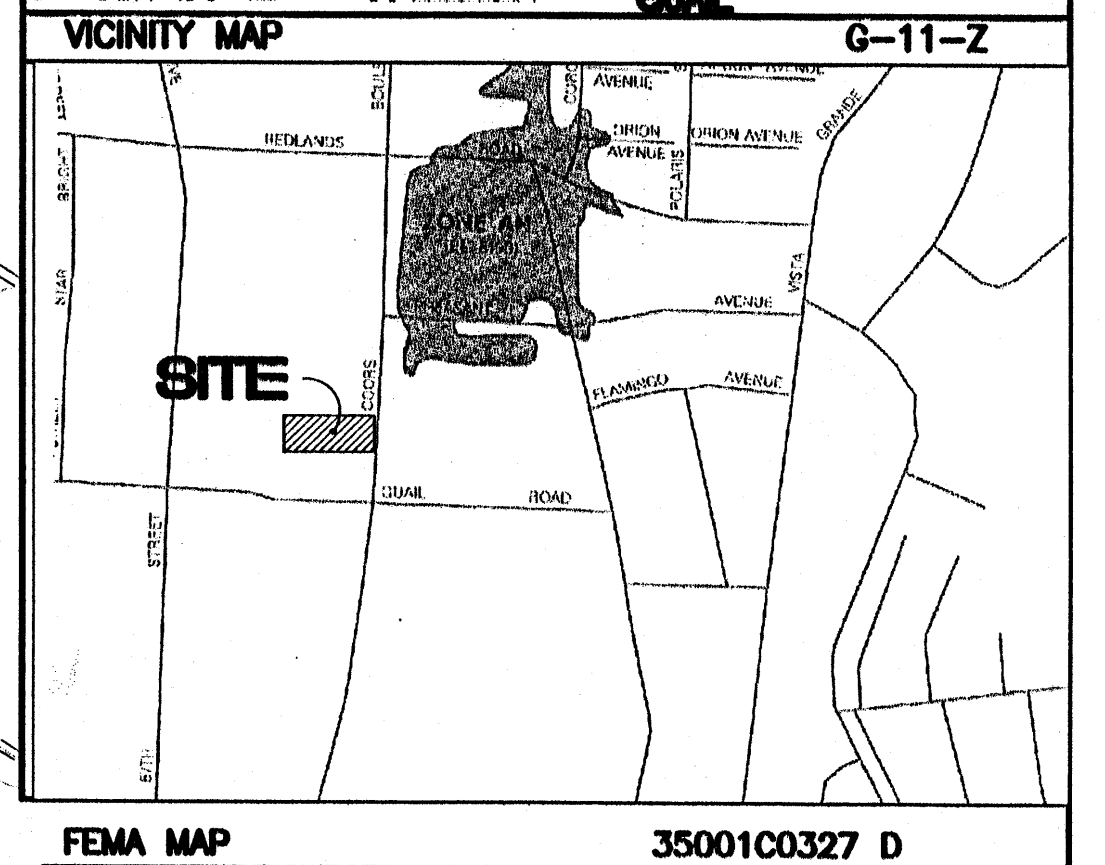
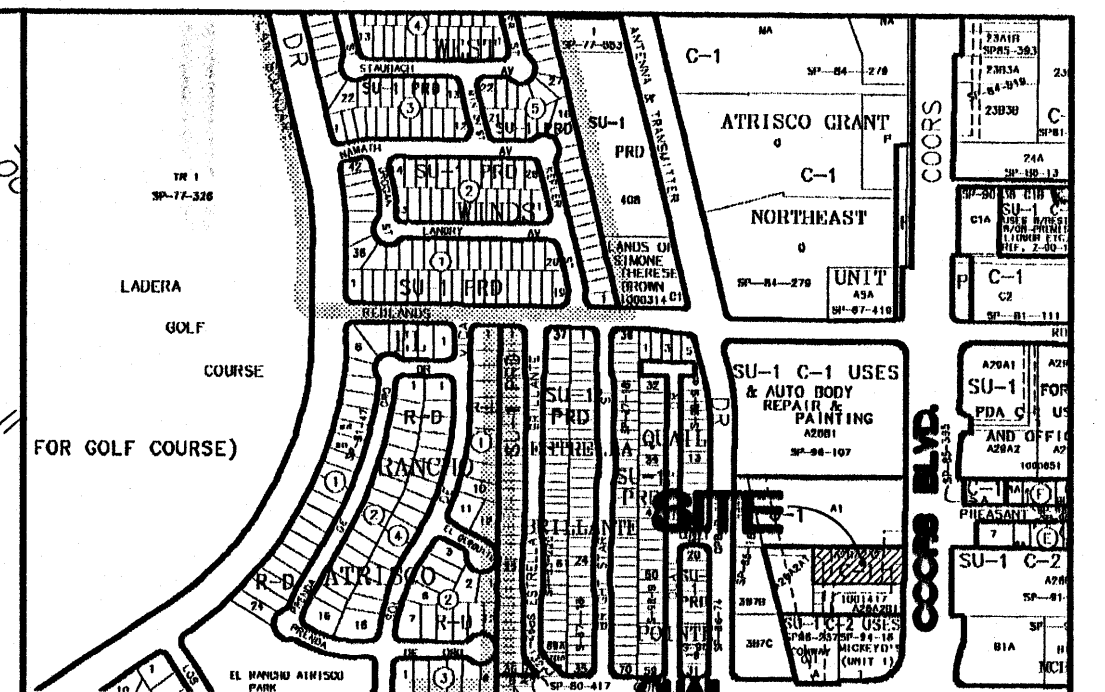
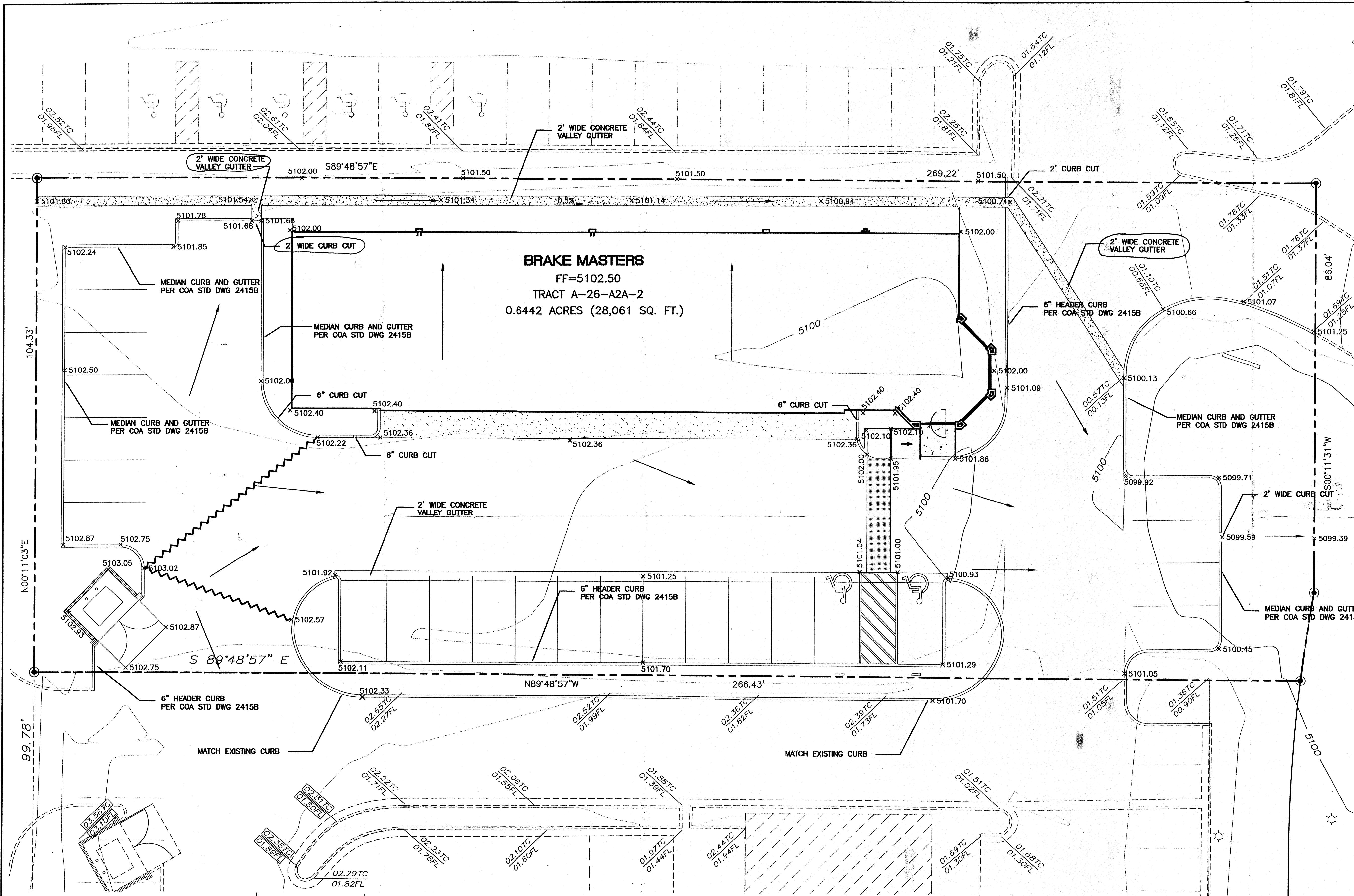
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	TRAFFIC CIRCULATION LAYOUT		DATE 2-09-2004
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		2385TCL1-20-03X
			SHEET # TC-1
RONALD R. BOHANNAN P.E. #7868		JOB # 230085	



LEGEND	
	EXISTING CURB
	FUTURE IMPROVEMENTS
	EXISTING BUILDING
	PROPOSED EXPANSION
	PROPOSED CURB
	BOUNDARY LINE
	PROPOSED GRADE ELEVATION
	EXISTING GRADE ELEVATION
	PROPOSED FLOW
	GRADE BREAK

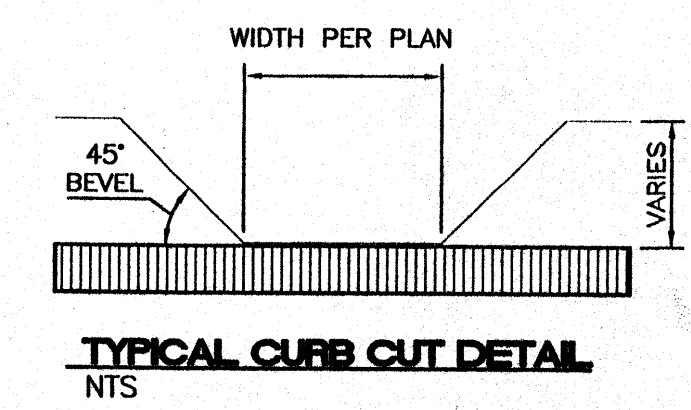
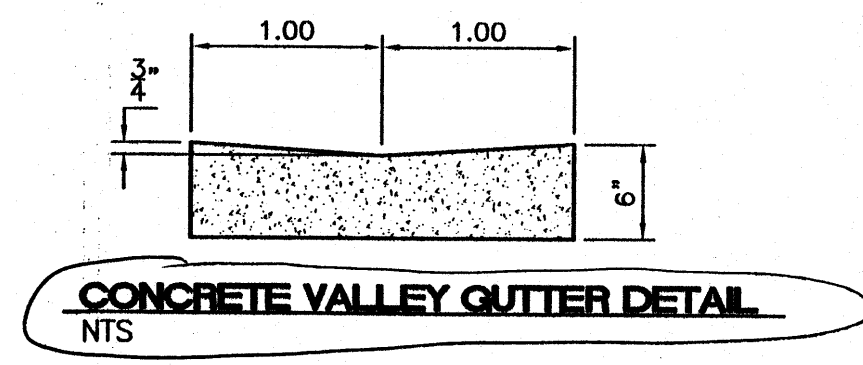
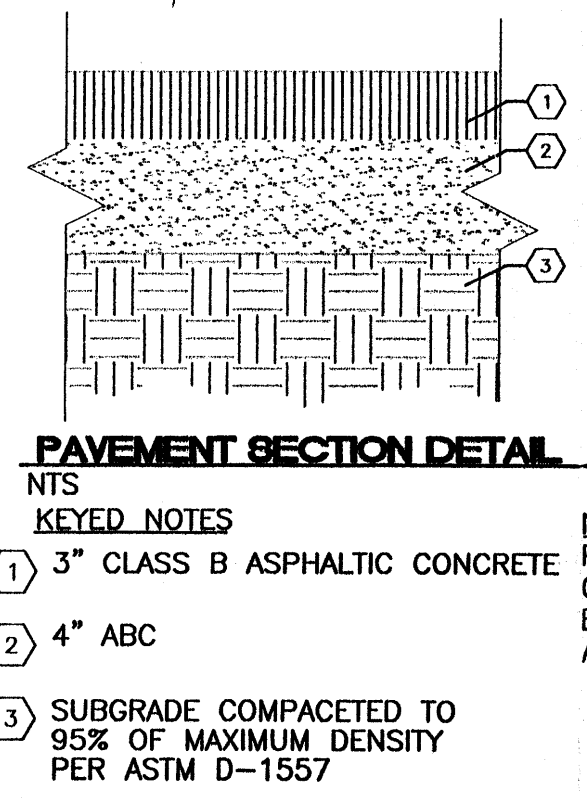
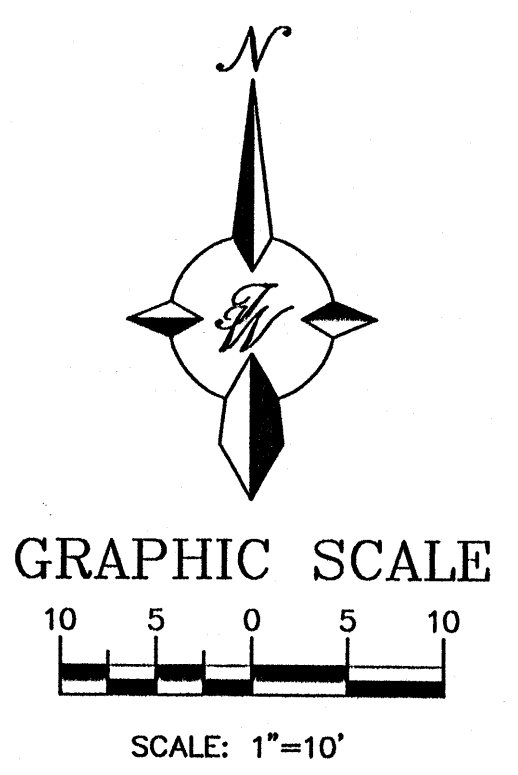


ENGINEER'S SEAL	BRAKE MASTERS		DRAWN BY <i>RWM</i>
	BASIN MAP		DATE 10-01-03
			2385basinsX
	 <i>TERRA WEST, LLC</i> 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		SHEET # -- --
JOB # 230085			



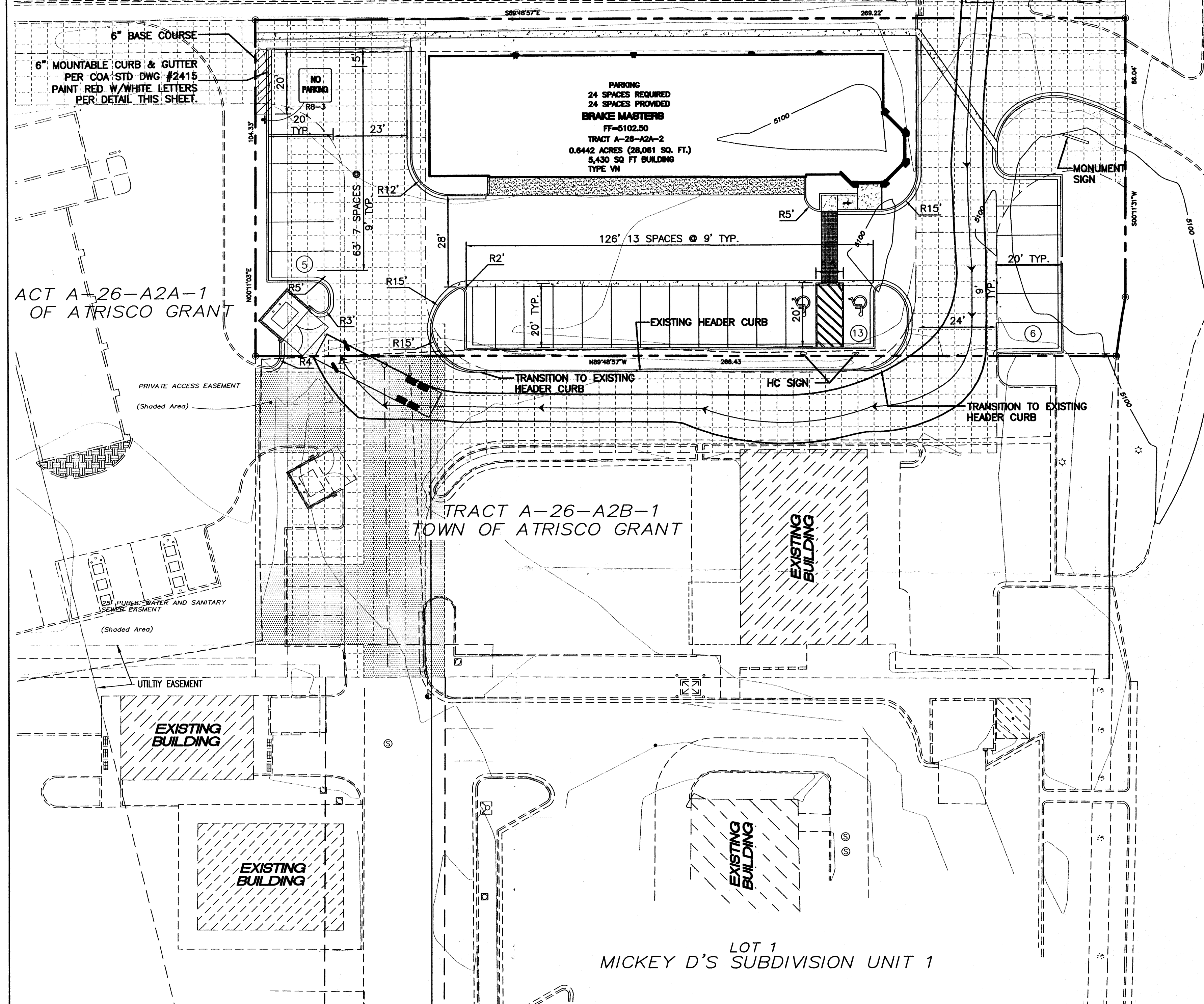
- LEGEND**
- EXISTING CURB
 - FUTURE IMPROVEMENTS
 - EXISTING BUILDING
 - PROPOSED EXPANSION
 - PROPOSED CURB
 - BOUNDARY LINE
 - PROPOSED GRADE ELEVATION
 - EXISTING GRADE ELEVATION
 - PROPOSED FLOW
 - GRADE BREAK

NOTES:
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

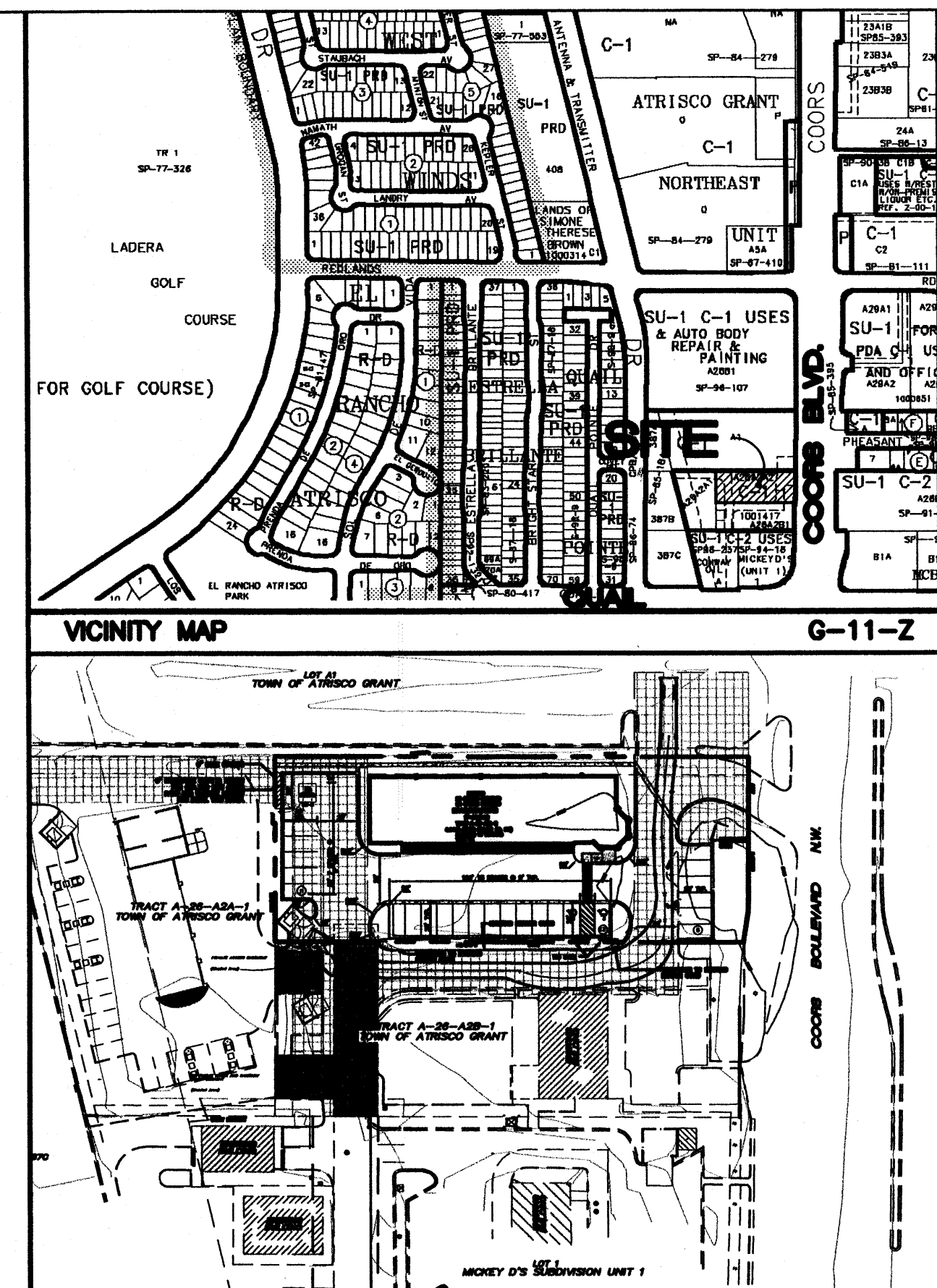


ROUGH GRADING APPROVAL	
ENGINEER'S SEAL	BRAKE MASTERS
RONALD R. BOHANNAN P.E. #7868	GRADING AND DRAINAGE PLAN
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100
DRAWN BY RWM	SHEET #
DATE 01-09-2004	C1
2385GRB-11-12-03X	JOB # 230085

LOT A1
TOWN OF ATRISCO GRANT



COORS BOULEVARD N.W.



SITE DEVELOPMENT LAYOUT

LEGAL DESCRIPTION

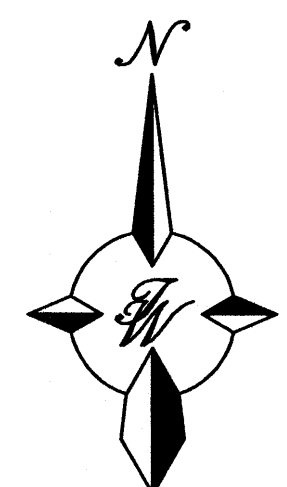
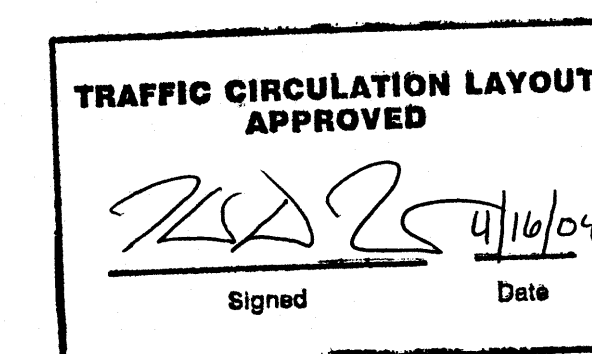
TRACT A-26-A2A2, TOWN OF ATRISCO GRANT

ADDRESS

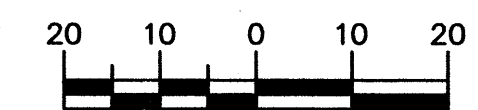
2925 COORS BLVD.
ALBUQUERQUE, NEW MEXICO

LEGEND

- EXISTING CURB
- FUTURE IMPROVEMENTS
- EXISTING BUILDING
- PROPOSED EXPANSION
- PROPOSED CURB
- BOUNDARY LINE
- PROPOSED GRADE ELEVATION
- CROSS ACCESS EASEMENT



GRAPHIC SCALE



SCALE: 1"=20'

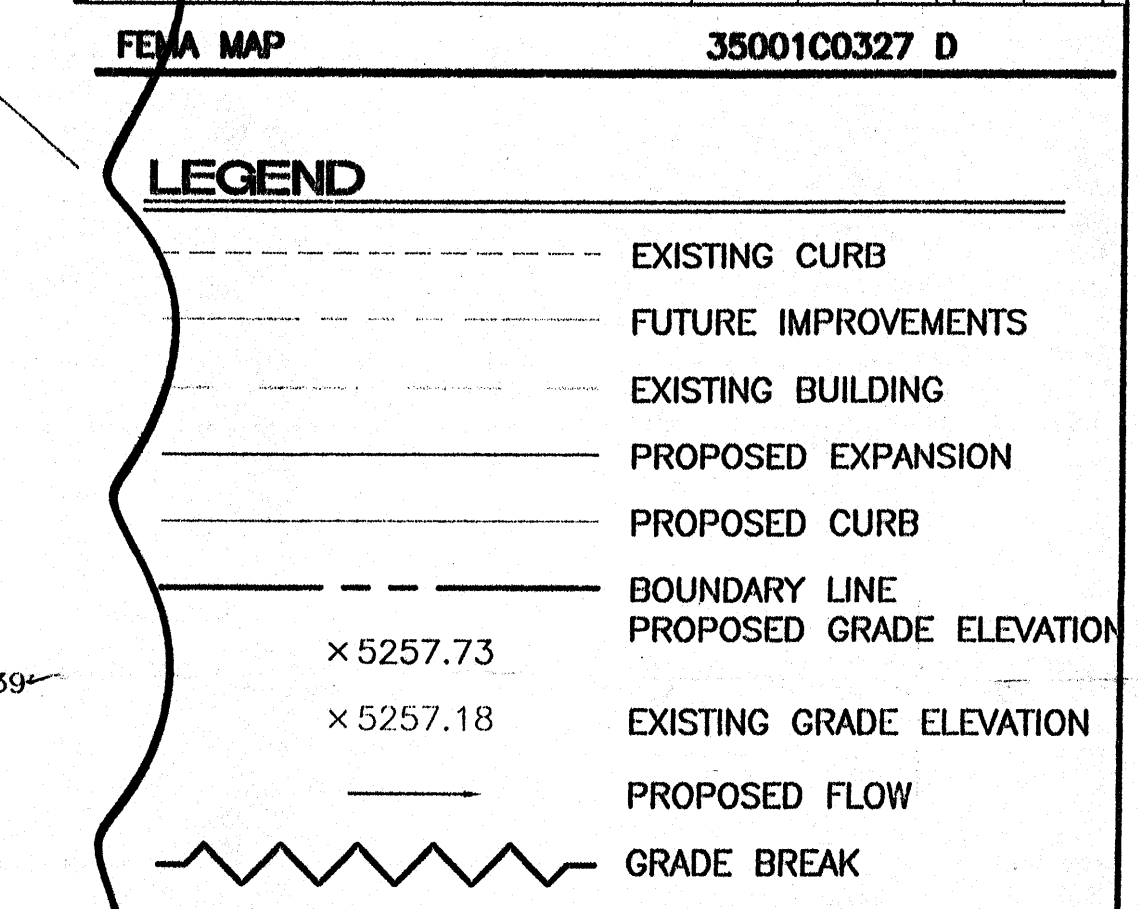
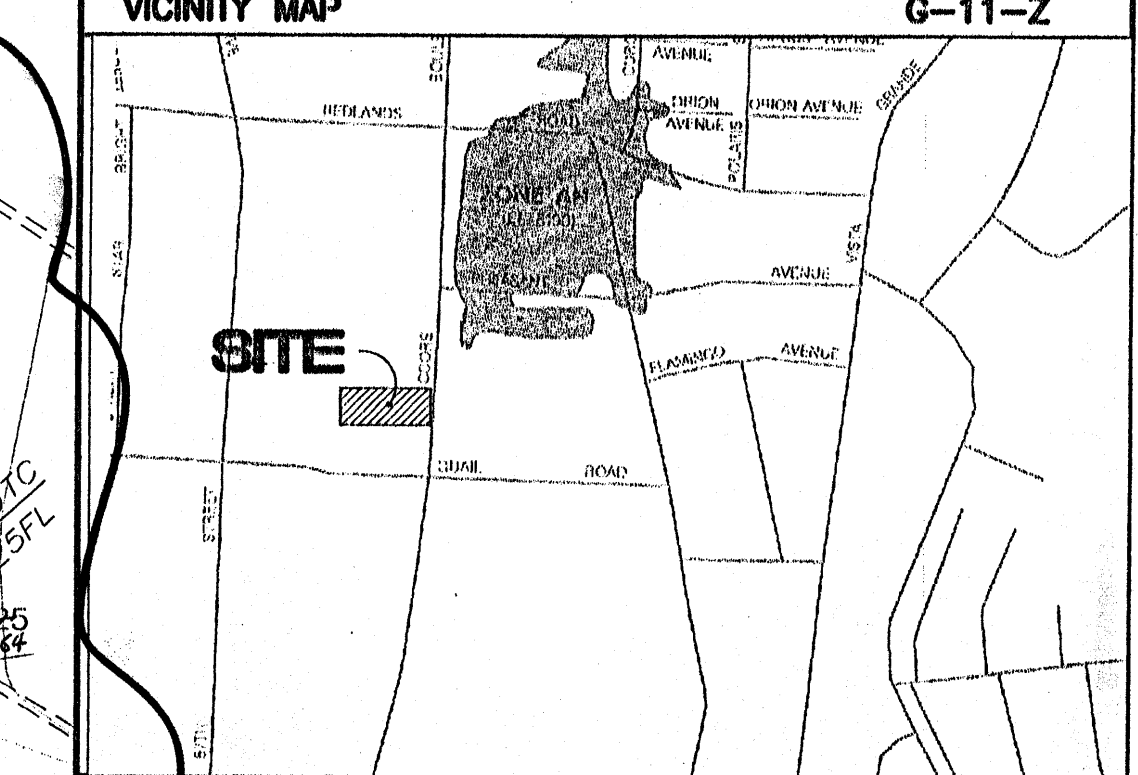
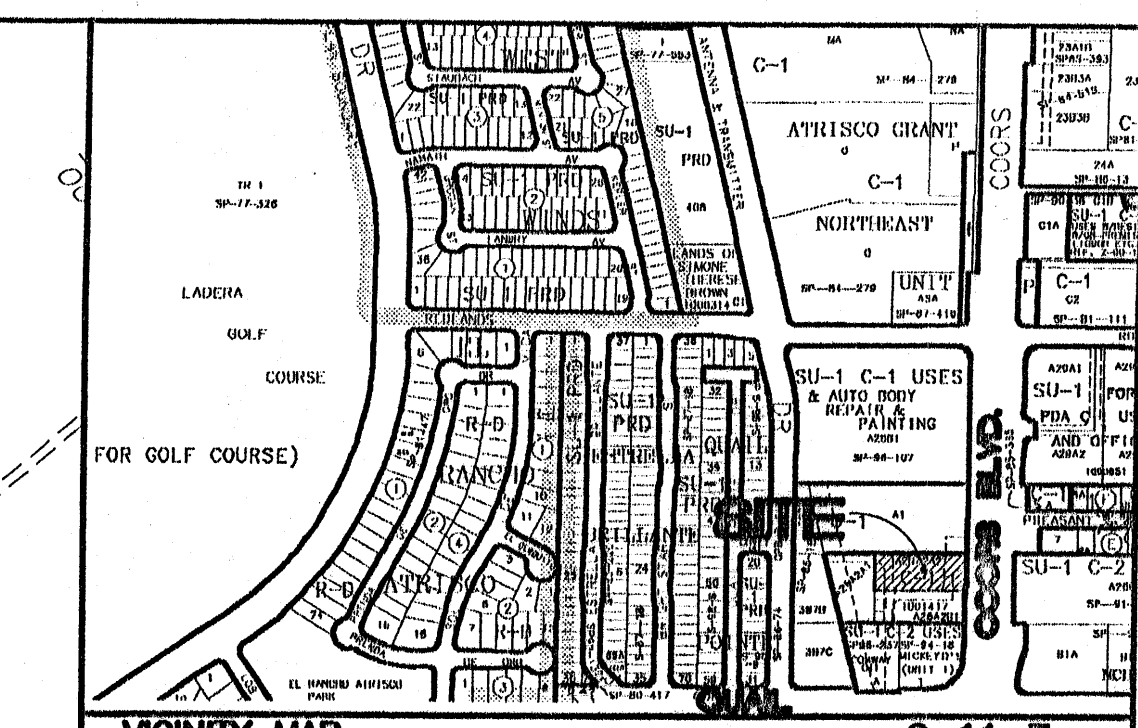
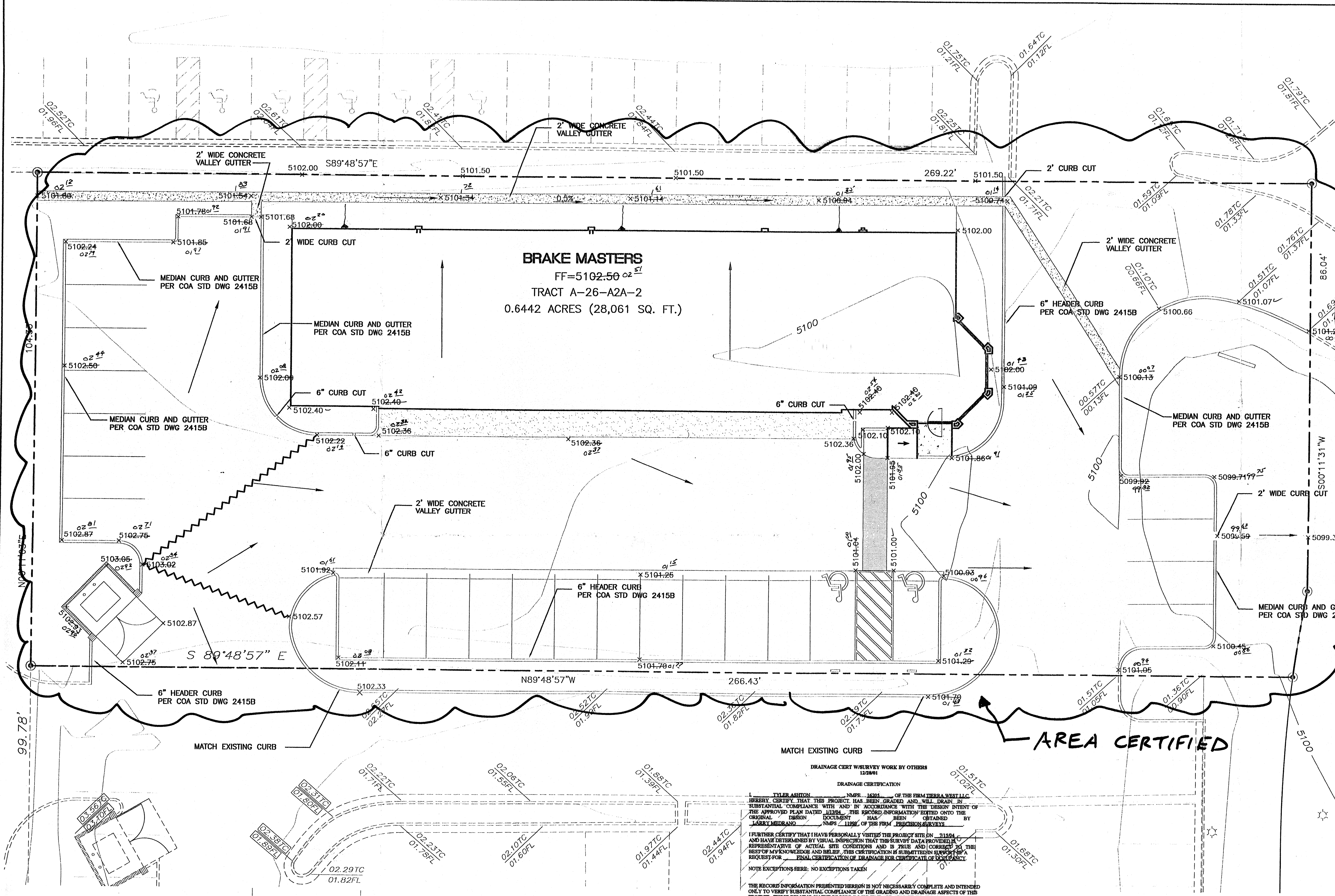
NO PARKING FIRE LANE NO PARKING FIRE

FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH
4" INCH WHITE LETTERS READING "NO PARKING FIRE
LANE" STRIPING SHALL BE PLACED ON FACE OF
CURB WHENEVER POSSIBLE, OR AS SPECIFIED
BY LOCAL CODES.

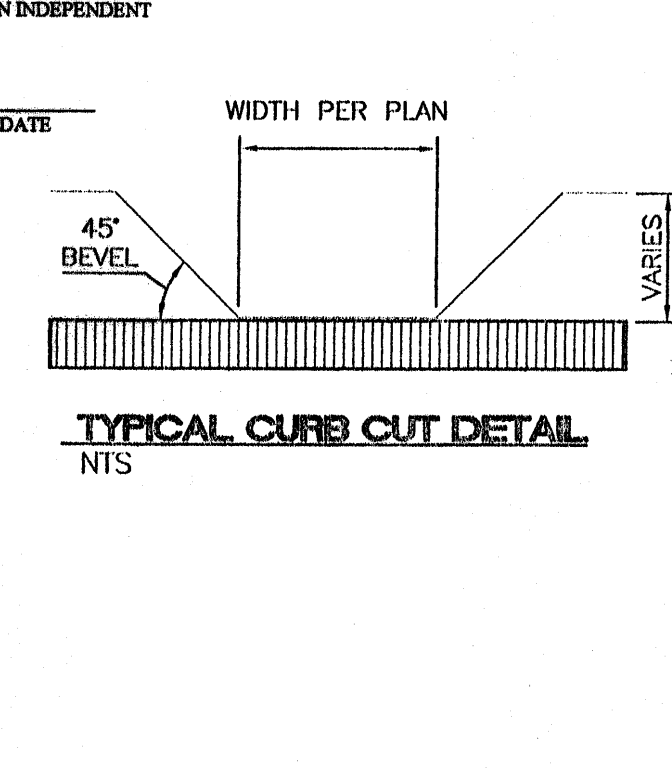
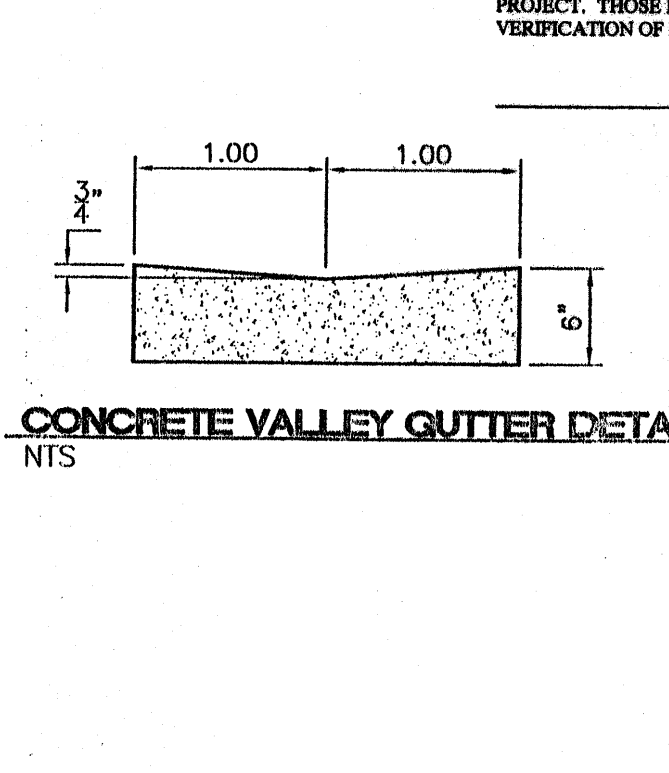
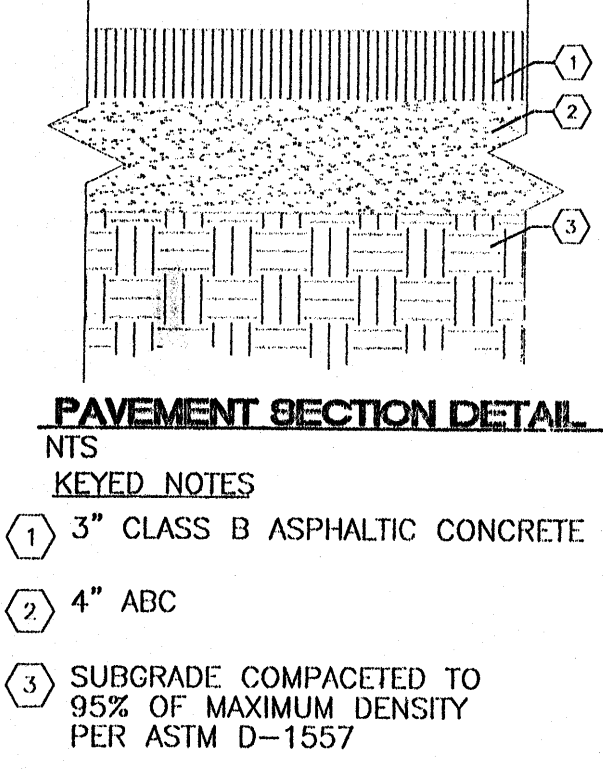
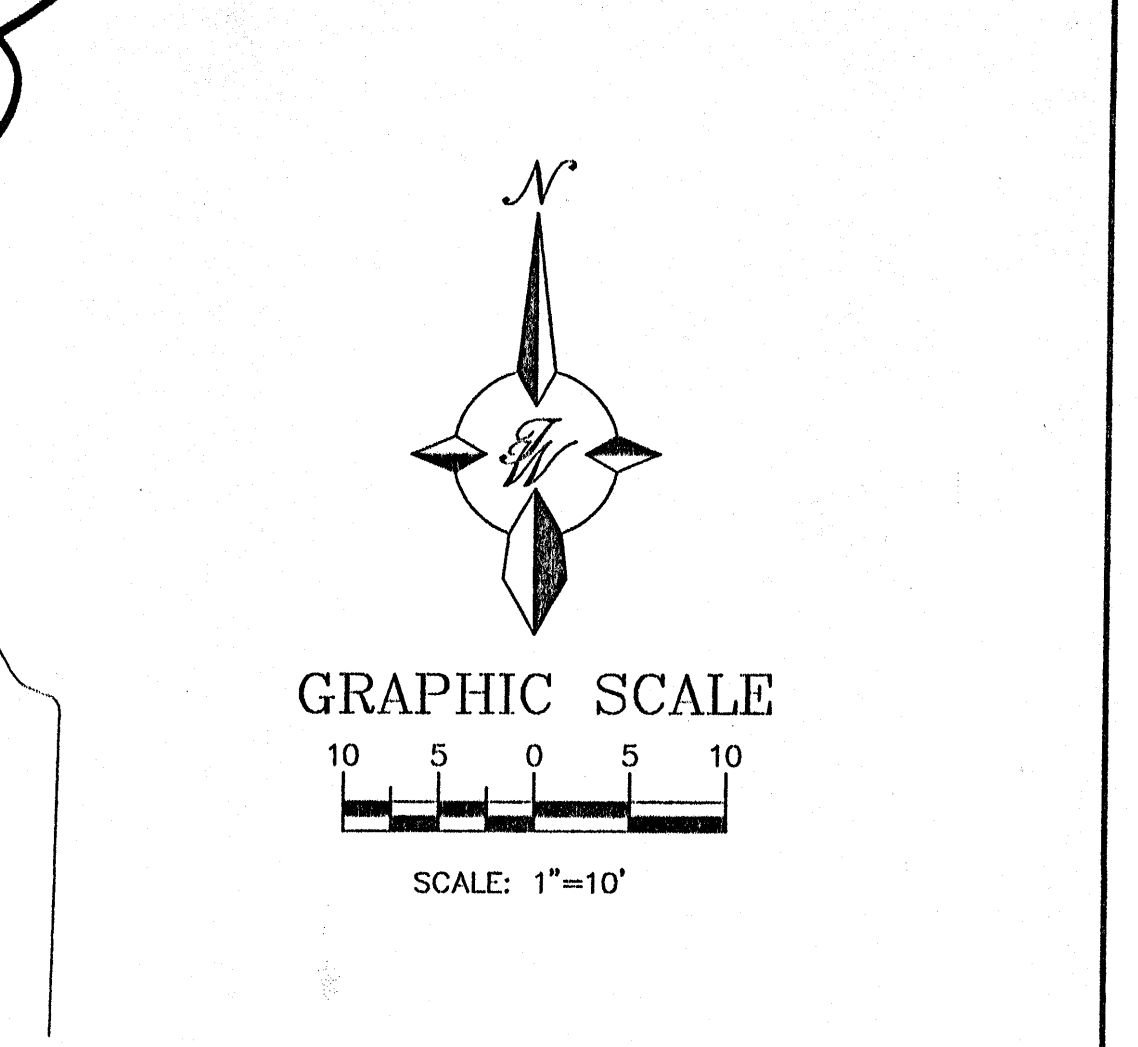
"NO PARKING FIRE LANE" STRIPING ALONG FACE OF CURB

SCALE: NTS

	ENGINEER'S SEAL	DRAWN BY RWM
	BRAKE MASTERS	DATE 4-08-2004
	TRAFFIC CIRCULATION LAYOUT	2385TCL-4-08-04X.DWG
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # TC-1
RONALD R. BOHANNON P.E. #7868		JOB # 230085

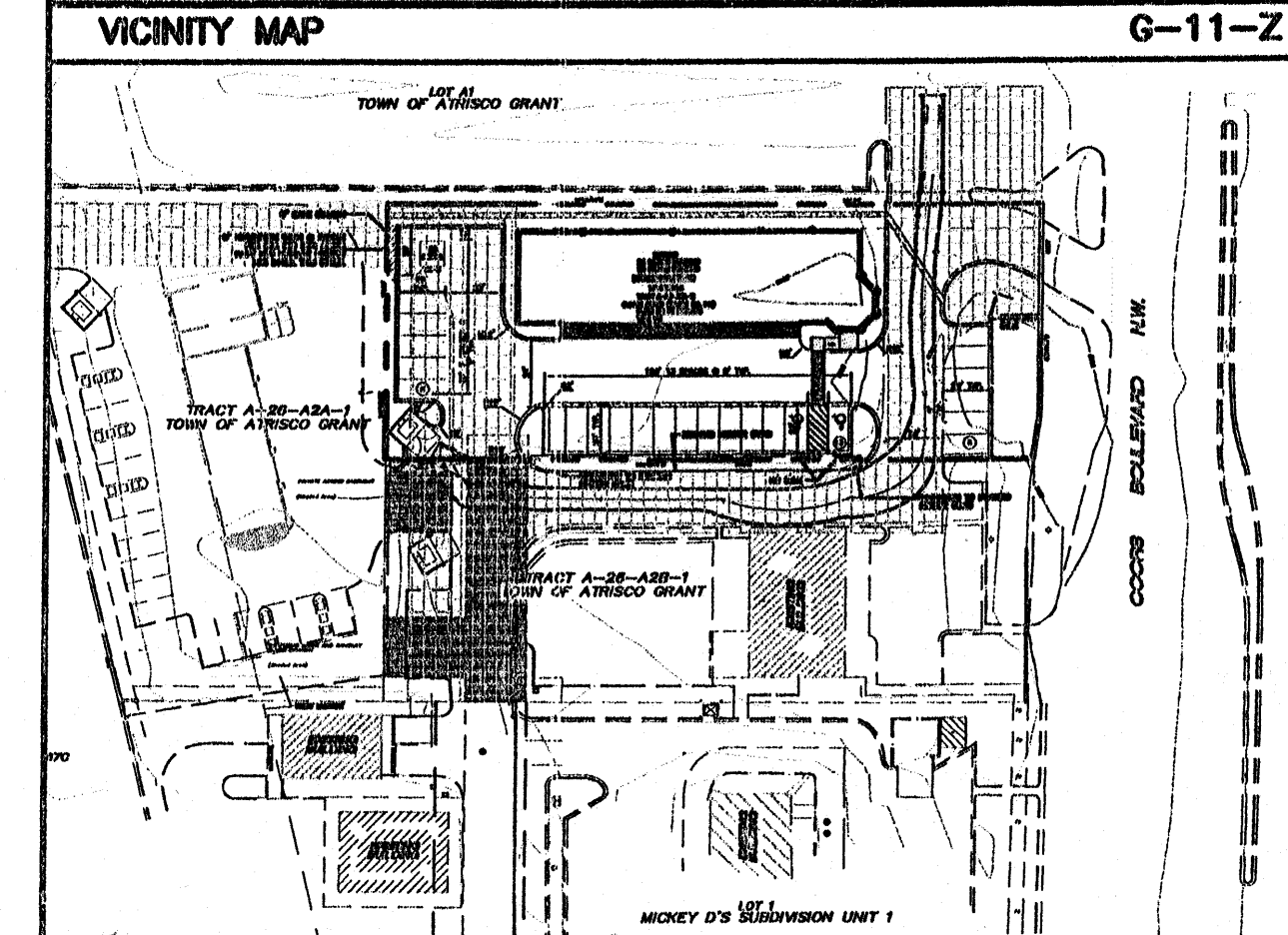
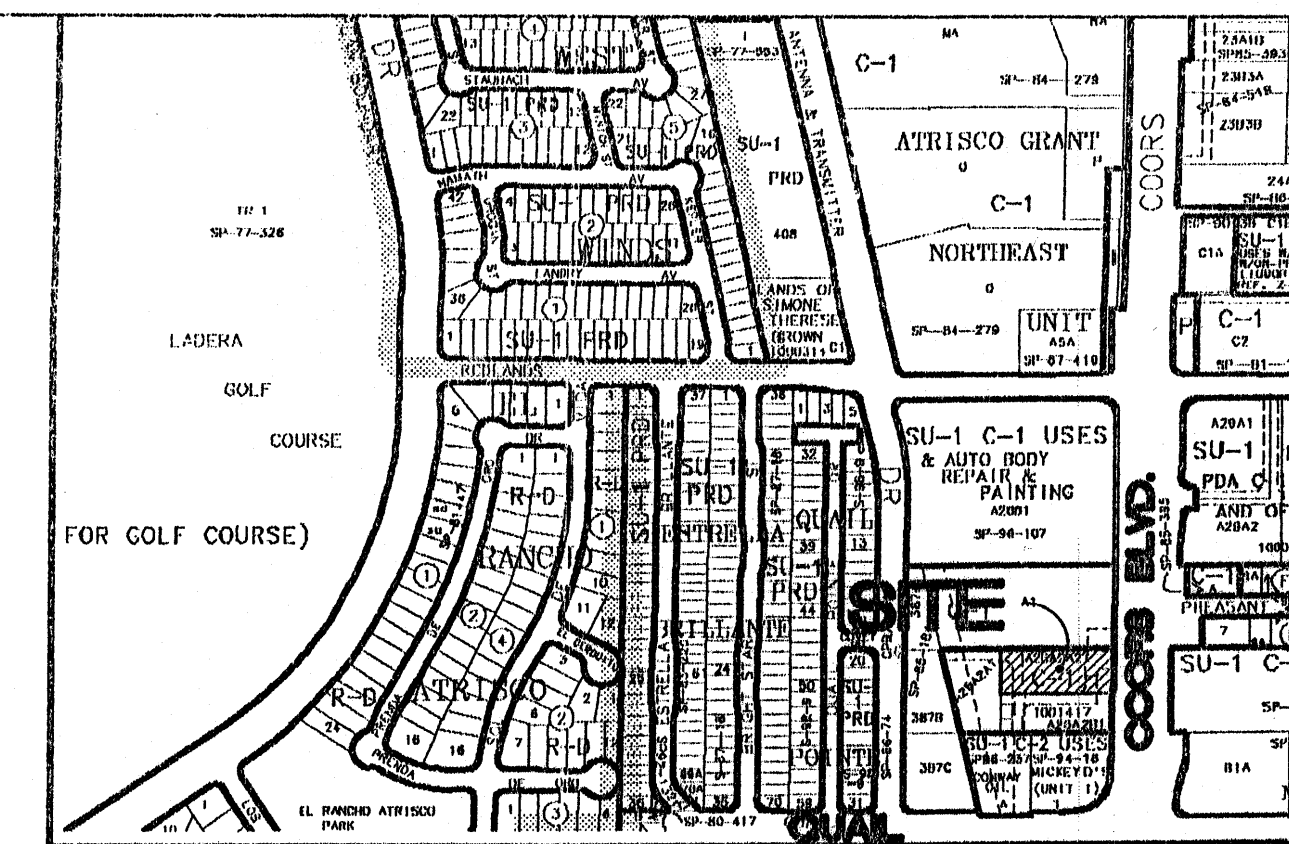
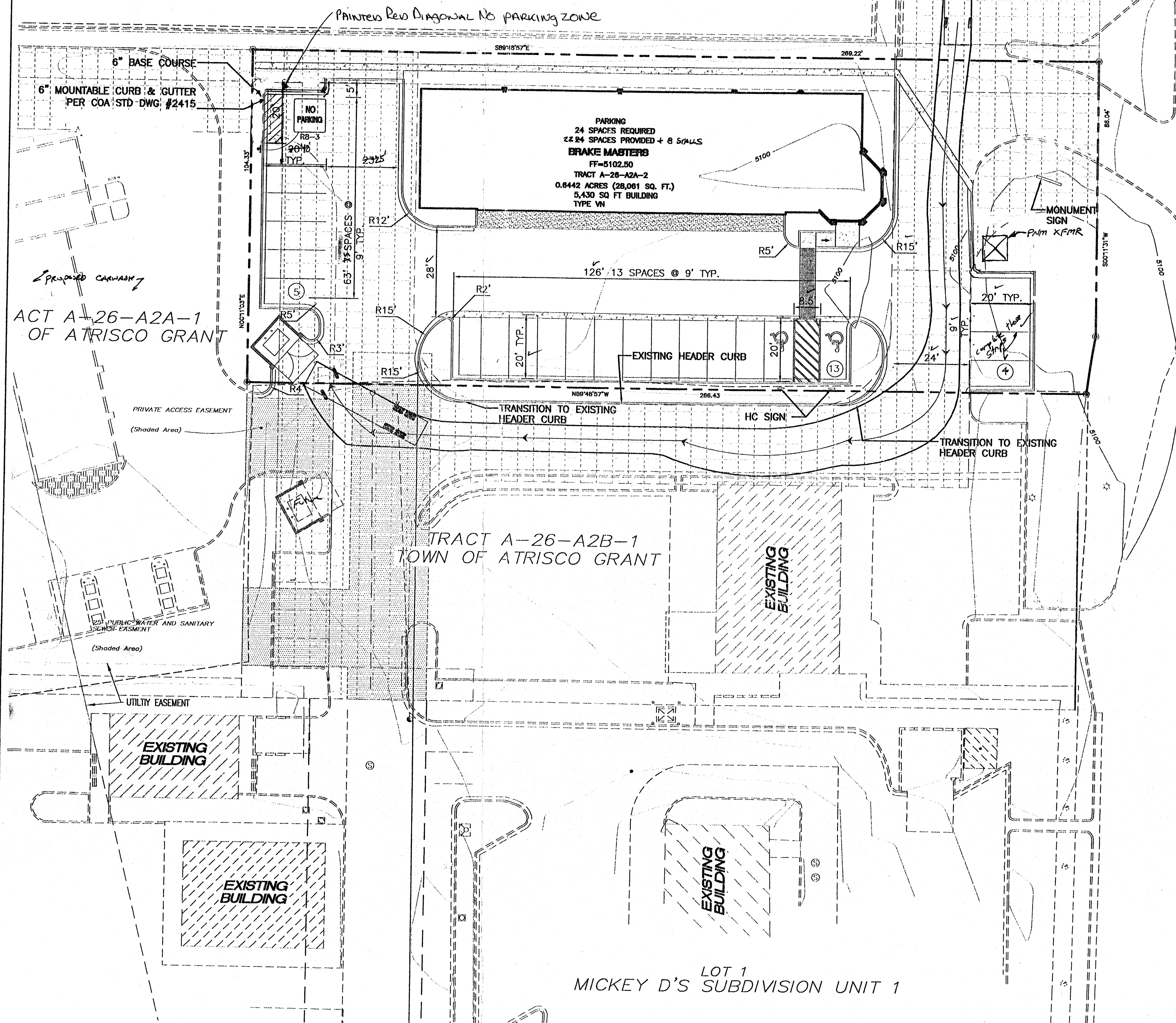


NOTES:
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.



ROUGH GRADING APPROVAL	
ENGINEER'S SEAL	BRAKE MASTERS
GRADING AND DRAINAGE PLAN	DRAWN BY RWM
	DATE 01-09-2004
	2385GRB-11-12-03X
	SHEET #
	C1
	JOB # 230085
TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	

LOT A1
TOWN OF ATRISCO GRANT



SITE DEVELOPMENT LAYOUT

LEGAL DESCRIPTION

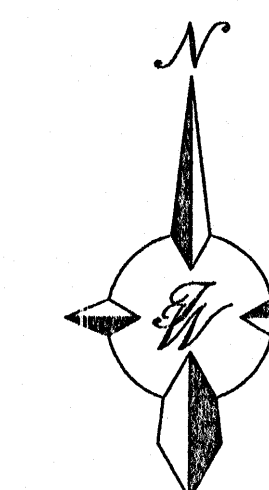
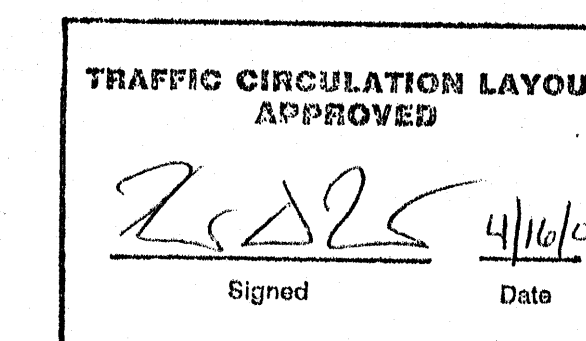
TRACT A-26-A2A2, TOWN OF ATRISCO GRANT

ADDRESS

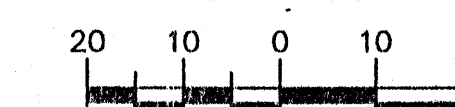
2825 COORS BLVD.
ALBUQUERQUE, NEW MEXICO

LEGEND

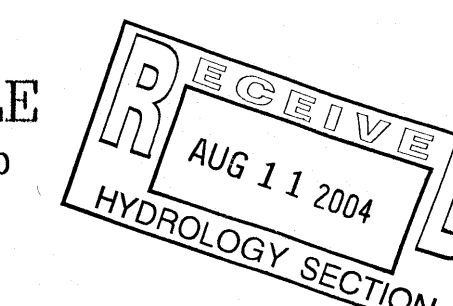
- EXISTING CURB
- FUTURE IMPROVEMENTS
- EXISTING BUILDING
- PROPOSED EXPANSION
- PROPOSED CURB
- BOUNDARY LINE
- PROPOSED GRADE ELEVATION
- CROSS ACCESS EASEMENT



GRAPHIC SCALE



SCALE: 1"=20'



NO PARKING FIRE LANE **NO PARKING FIRE**

FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH
4" INCH WHITE LETTERS READING "NO PARKING FIRE
LANE" STRIPING SHALL BE PLACED ON FACE OF
CURB WHENEVER POSSIBLE, OR AS SPECIFIED
BY LOCAL CODES.

**"NO PARKING FIRE LANE" STRIPING
ALONG FACE OF CURB**

SCALE: NTS

ENGINEER'S SEAL	BRAKE MASTERS	DRAWN BY RWM
	TRAFFIC CIRCULATION LAYOUT	DATE 4-08-2004
RONALD R. BOHANNON P.E. #7868	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	2385TCL-4-08-04X.DWG
		SHEET # TC-1
		JOB # 230085

PHOTOLOGY SECTION	
DRAWN BY	RWM
DATE 4-08-2004	
23857CL-4-08-04X.DWG	
SHEET #	
TC-1	
JOB # 230085	