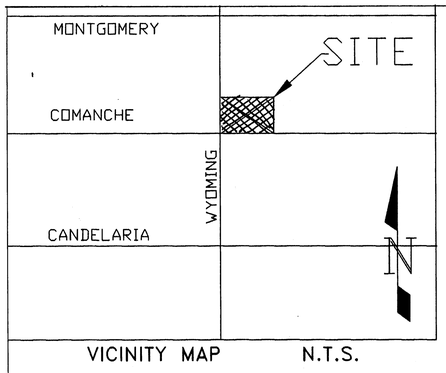
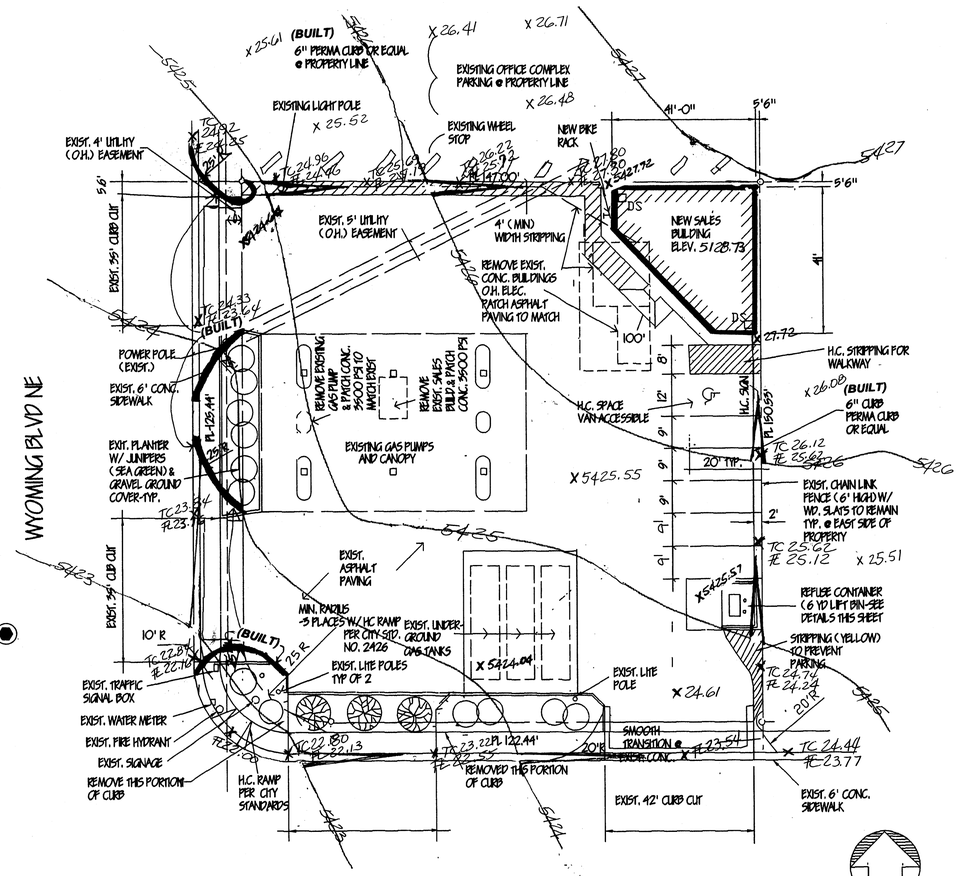


VICINITY MAP N.T.S.

ZONE ATLAS MAP #G-20

DRAINAGE AND GRADING PLAN
ROBERTS OIL - 3600 WYOMING BLVD. NE



LEGEND

DS — DOWNSPOUT

5425 — EXIST CONTOUR

5425 — AS-BUILT CONTOUR

X 5425.27 — SPOT ELEVATION

X TC 22.84 FF 22.16 — EXIST. TOP OF CURB AND FLOWLINE ELEVATION.

ACS BENCHMARK: BRASS TABLET, STAMPED "4-G20RESET" ON TOP OF CONCRETE CURB, ONE FOOT EAST OF THE BASE OF TRAFFIC SIGNAL LIGHT, FLUSH WITH THE TOP OF CURB. ELEVATION 5423.696 FEET.

EXISTING SITE PLAN 3600 WYOMING BLVD. N.E. 1" = 20'

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT ON MAY 10, 1996, I PERSONALLY INSPECTED THE PROPERTY SHOWN HEREON. I FURTHER CERTIFY THAT THE AS-BUILT SITE DRAINAGE MEETS THE INTENT OF SECTION 22.2 OF THE CITY OF ALBUQUERQUE'S DEVELOPMENT PROCESS MANUAL DATED JANUARY 1993.

Celia S. Tomlinson 5/13/96

CELIA S. TOMLINSON, PE
NMPE #4895

REGISTERED PROFESSIONAL ENGINEER STATE OF NEW MEXICO NO. 4895 CELIA S. TOMLINSON

MAY 1 4 1996

DRAINAGE AND GRADING PLAN FOR
ROBERTS OIL AT 3600 WYOMING NE (AT COMANCHE)

LEGAL DESCRIPTION: Lot 1 Block A Del Mar Terrace Addition, Albuquerque, New Mexico

ADDRESS: Northeast corner of Wyoming NE and Comanche NE

FLOODPLAIN INFORMATION: The property is located on Zone C, areas of minimal flooding, according to the Floodway Boundary and Floodway Map of the City of Albuquerque, New Mexico, Community Panel 350002 0024, effective October 14, 1983. A narrow strip of the south/southwest portion of the property is on the fringes of the 100-year flood.

PRE-EXISTING CONDITIONS: Prior to the development, the site consisted of a building with 270 square feet of roof area with 255 square feet of concrete walk; 3750 square feet of canopy over a service station fuel dispensing area; asphalted parking lot; and 1000 square feet of landscape area. The source of these information is the Surveyor's Inspection Report from the Federal Bankcruptcy Court.

The site is bounded by fully-improved Wyoming Boulevard on the west side; Comanche Boulevard on the south side; paved parking lot on the east and north sides. The site received no offsite flows and had no drainage problems. The surface runoff sheetflowed across the property to the streets. The source of this information is the FEMA Floodway map panel 350002 0024 and interview with the tract owners and occupants.

RECENT IMPROVEMENTS: The 270SF-building and concrete walks were demolished. A retail building with approximately 1231 square feet of roof area was built in its place. The designated asphalt parking concrete walks were maintained. One driveway was closed and made into a landscape area. The existing elevations at the abutting properties, two driveways, and street improvements, as well as the overall existing drainage concept were maintained. No on-site ponding of runoff was created.

The new roof and asphalt areas replaced existing roof or asphalt areas, resulting in zero increase in impervious surfaces. One landscape area (total 420 square feet) replaced one concrete drive area resulting in a net loss of 420 square feet of impervious surfaces.

CALCULATIONS:

Pre-existing Conditions:
- Land Treatment A = 980 SF = .0225 Acre = 4.5%
- Land Treatment B = 0
- Land Treatment C = 0
- Land Treatment D = 20403 SF = .4709 Acre = 95.5%
- TOTAL = 21383 SF = .4909 Acre = 100%

Recent Improvement:
- Land Treatment A = 0
- Land Treatment B = 1400 SF = .0321 Acre = 6.5%
- Land Treatment C = 0%
- Land Treatment D = 19983 SF = .4587 Acre = 93.5%
- TOTAL = .4909 Acre = 100%

Zone 3 (From DPM 22.2, page A-1)
Pre-existing Condition,
Peak Discharge, 100-year: 5.02 (D, from DPM 22.2 page A-9)
2.60 (B, -ditto-)

D Q100 = .4709 x 5.02 = 2.36 cfs
B Q100 = .0225 x 2.60 = .06 cfs
TOTAL = 2.42 cfs

Volume of Runoff,
Excess Precipitation
100-year: 2.36 (from DPM 22.2, page A-7)

D V100 = .4709 x 2.36 x 43560/12 = 4034 cf
B V100 = .0225 x .92 x 43560/12 = 75 cf
TOTAL = 4109 cf

Recent Improvement:
Peak Discharge, 100-year
Land Treatment B, 100-year: 2.60 cfs

Land Treatment D, 100-year: 5.02 cfs

Composite Q(100-year) = .0321 x 2.60 + .4587 x 5.02 = 2.39 cfs

Volume of Runoff,
Excess Precipitation, Land Treatment B
100-year: .92 inch

Excess Precipitation, Land Treatment D
100-year: 2.36 inches

Composite V(100-year) = .032 x .92 x 43560/12 + .46 x 2.36 x 43560/12 = 4049 cubic feet

Decrease in Discharge, Q100 = 2.42 - 2.39 = .03 cfs

Decrease in Runoff Volume, V100 = 4109 - 4049 = 60 cubic feet

CONCLUSION: The as-built grading and drainage plan as shown did not change the direction of the historic flow. Both the runoff volume and peak discharge resulting from the improvement decreased because of the landscape area created. Therefore, the as-built grading and drainage plan for the subject property will not have any adverse impact on or will be adversely affected by the existing drainage from the surrounding areas.

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MAY 1 4 1996