





Darren Sowell ARCHITECTS

VICINITY MAP

ZONE ATLAS MAP H-13-Z

NOT TO SCALE

LEGAL: Tract A-1, Glenway Park Addition

AREA: 0.4558 acres (19,854 sf)

BENCHMARK: City of Albuquerque Station '7-H13' being a brass cap ELEV = 4964.364 (NAVD 1988)

SURVEYOR: Harris Surveying, Inc. dated March 2012

FLOOD HAZARD: From FEMA Panel, this site is identified as being within Zone 'X' which is located outside the 100-year floodplain

EXISTING CONDITIONS: The existing developed site includes a 2,480 sf convenience store building with covered gas pumps and associated paved parking and landscaping. A detention pond area is located at the southwest corner of the site. The site drains as sheetflow to the adjacent alley to the north and to the Menaul Extension.

PROPOSED IMPROVEMENTS: The proposed improvements include a new gas pumping area with a canopy and new site paving. The curbed planter at the east end of the site will be removed. The public alley along the north side of the property will be paved by City work order. The City of Albuquerque is currently constructing a roundabout and realigning the adjacent public road. New driveways and public sidewalks are also included in the City project (CPN 718691).

DRAINAGE APPROACH: The proposed drainage plan will continue to follow historic flow paths. The existing building will remain, but the site paving is being replaced. The fueling area, under the new canopy, will drain to a new oil/water separator that discharges to the sanitary sewer system.

EXISTING RUNOFF: Zone: 2 Land treatment: 12% C & 88% D Q = (3.14)(0.056) + (4.70)(0.40) = 2.1 cfs

PROPOSED RUNOFF: Land Treatment: 5% C & 95% D Q = (3.14)(0.02) + (4.70)(0.436) = 2.1 cfs UNCHANGED



Allsup's St 1605 Indian Sch Albuquerque,

Legend

F.F.=4966.64 FINISH FLOOR ELEVATION

EXISTING CONTOUR NEW SPOT ELEVATION FLOW DIRECTION

Project Number CADSULTANT Drawn By Checked Issue Date April 10, 2012 CIVIL GRADING AND DRAINAGE PLAN

Scale: AS NOTED