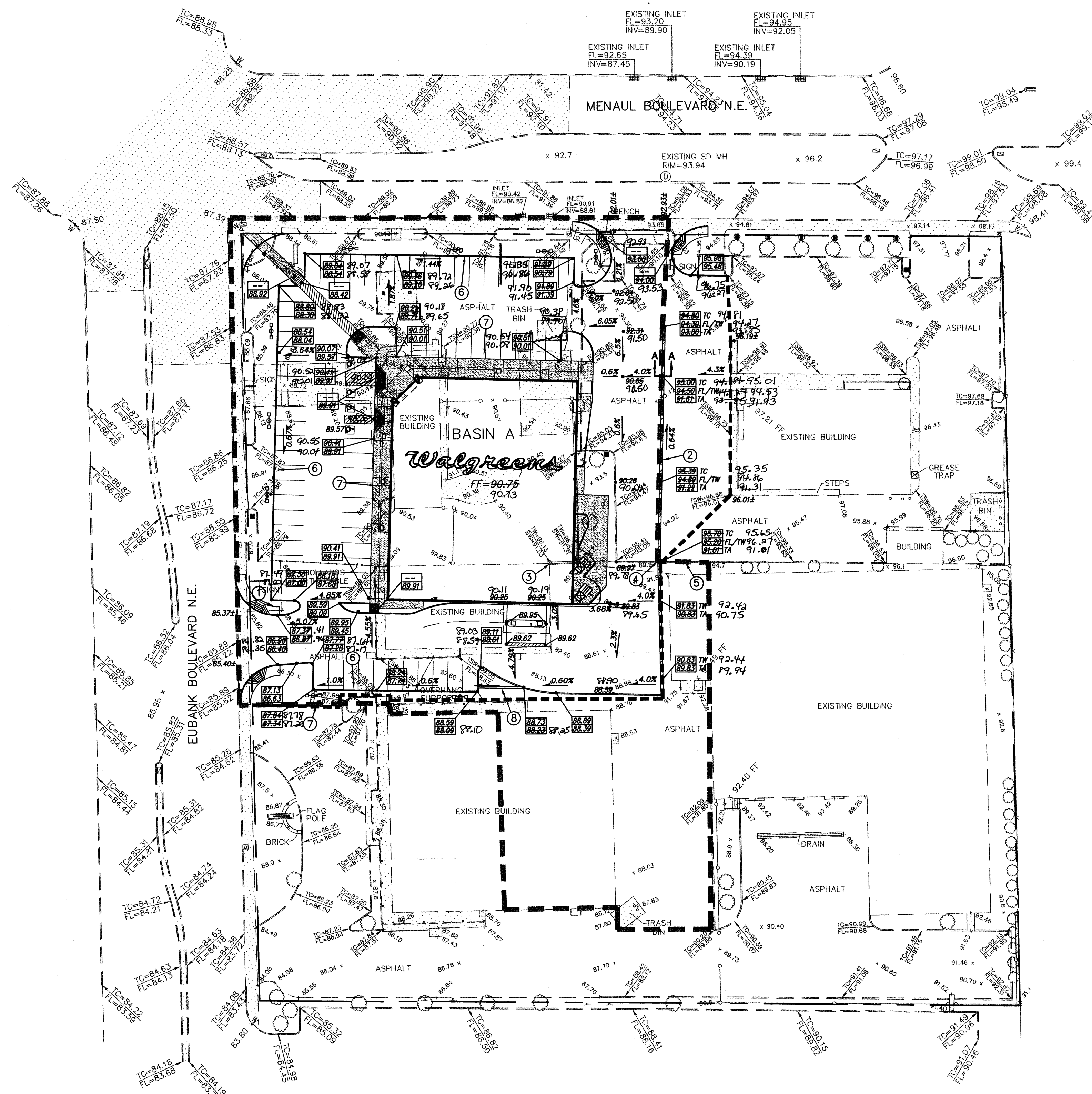
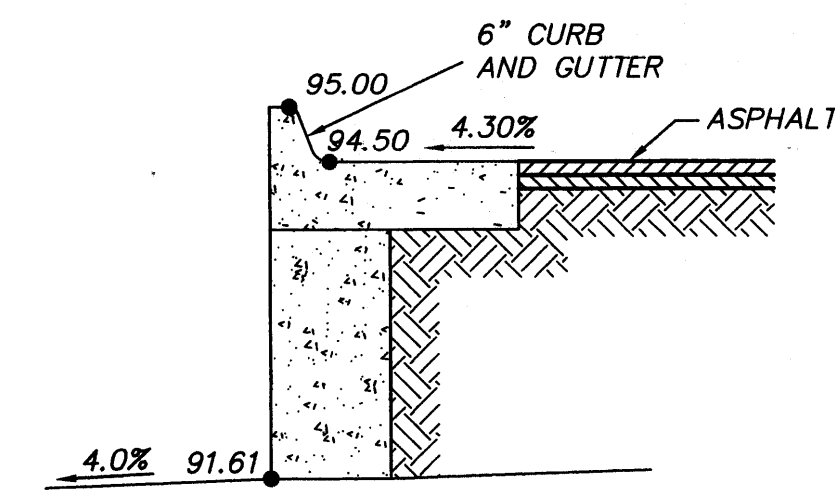
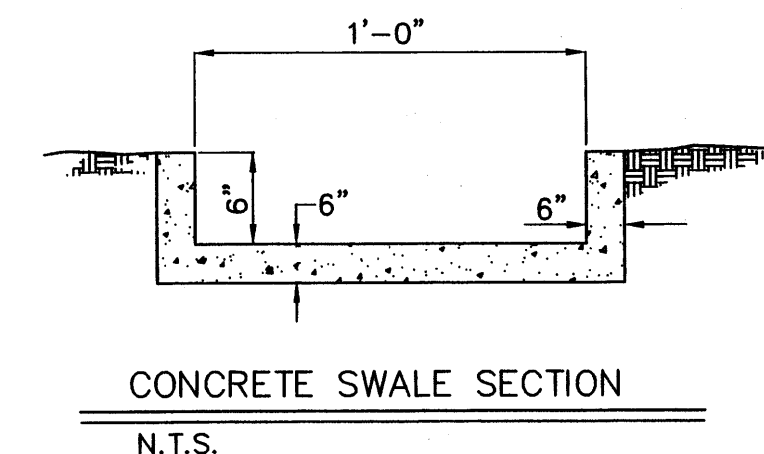




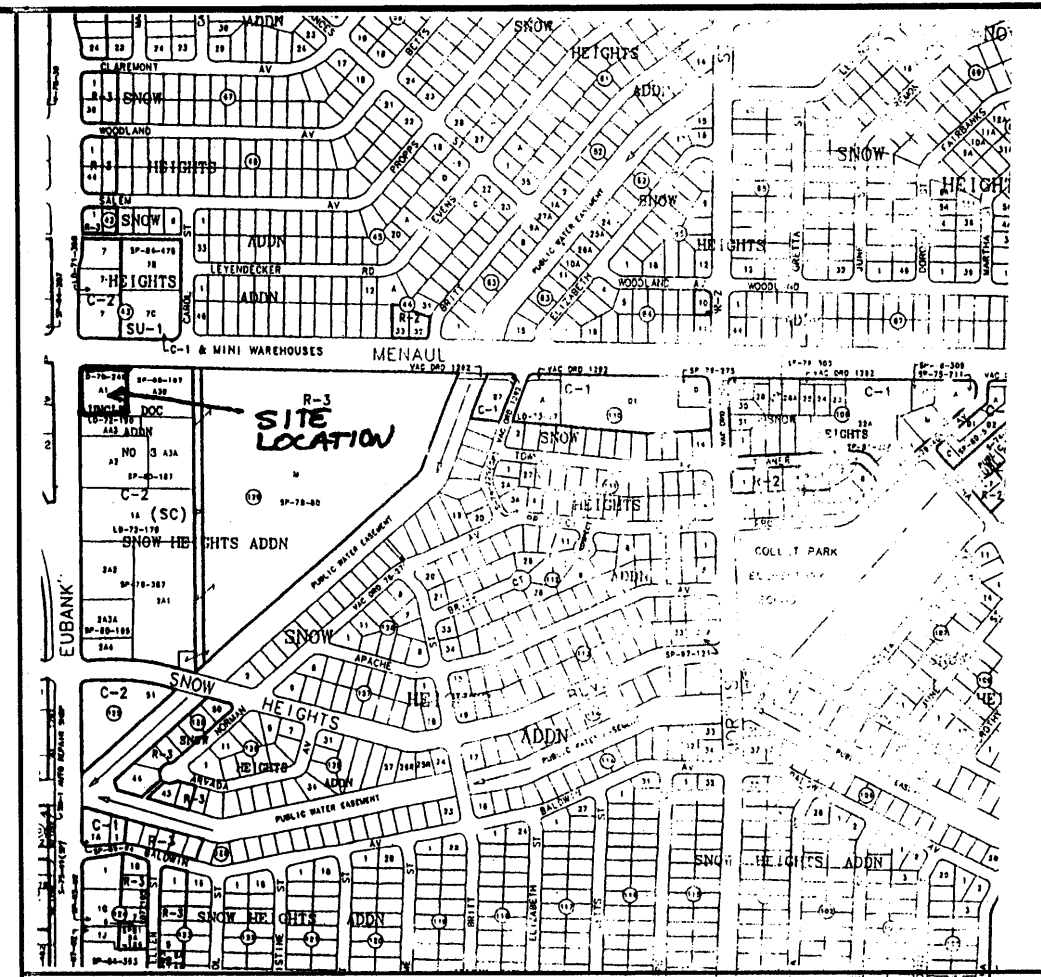
- LEGEND**
- 89.82 NEW FLOWLINE SPOT ELEVATION
 - 94.51 NEW TOP OF CURB SPOT ELEVATION
 - 94.51 NEW FLOWLINE SPOT ELEVATION
 - 94.51 TC NEW TOP OF CURB SPOT ELEVATION
 - 94.51 FL/TW NEW FLOWLINE AND TOP OF WALL SPOT ELEVATION
 - 94.51 TA NEW TOP OF ASPHALT SPOT ELEVATION
 - x 00.00 EXISTING SPOT ELEVATION
 - TC=95.08 EXISTING TOP OF CURB SPOT ELEVATION
 - FL=94.63 EXISTING FLOWLINE SPOT ELEVATION
 - TSW=90.77 EXISTING TOP OF SIDEWALK SPOT ELEVATION
 - FL=90.35 EXISTING FLOWLINE SPOT ELEVATION
 - TW=96.24 EXISTING TOP OF WALL SPOT ELEVATION
 - BW=91.31 EXISTING BOTTOM WALL SPOT ELEVATION
 - EXISTING CONCRETE CURB
 - EXISTING CONCRETE/SIDEWALK
 - EXISTING WALL OR HEAD WALL
 - EXISTING CHAIN LINK FENCE
 - ⊙ EXISTING STORM SEWER MANHOLE
 - EXISTING DROP INLET
 - NEW RETAINING WALL
 - NEW HEADER CURB
 - NEW CURB AND GUTTER
 - LIMITS OF CONSTRUCTION
 - PROPERTY LINE
 - DRAINAGE BASIN BOUNDARY
 - LOW POINT



RETAINING WALL SECTION A-A
N.T.S.



CONCRETE SWALE SECTION
N.T.S.



VICINITY MAP ZONE MAP: H-21-Z

T B M (TEMPORARY BENCHMARK)

SANITARY MANHOLE AT THE INTERSECTION OF MENAUL BOULEVARD AND EUBANK BOULEVARD RIM ELEVATION=87.65

ACS BENCHMARK

ACS MONUMENT "11-H20" ELEVATION = 5488.95

LEGAL DESCRIPTION

UNCLE DOC ADDITION NO. 3 TRACTS A-1, A-2, A-3, A-3-A AND A-3-B WITHIN SECTION 8 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

GENERAL NOTES

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3. THE CONTRACTOR SHALL ENSURE THAT NO TOPSOIL ERODES FROM LOTS INTO PUBLIC RIGHT OF WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING SOIL TO KEEP IT FROM BLOWING.

HYDROLOGY NOTES

THE SITE IS ADJACENT TO BUT NOT IN THE 100 YEAR FLOOD ZONE PER THE EXCERPT FROM FIRM MAP 35001C0356D DATED 09/20/96 WHICH IS SHOWN ON THIS SHEET.

CURRENTLY, THE SITE HAS THE ALLSTATE BUILDING AND FLAIG'S FIREPLACE AND PATIO BUILDING ON IT. STORM WATER FREELY DISCHARGES TO THE STREET. SOME OFF-SITE FLOW DOES ENTER THE SITE AS SHOWN BY THE DELINEATION OF BASIN A. UNDER EXISTING CONDITIONS, THE BASIN CONTRIBUTES 6.01 CFS/0.235 AC.-FT. OF RUNOFF.

UNDER PROPOSED CONDITIONS, THE BASIN CONTRIBUTES 5.57 CFS/0.213 AC.-FT. OF RUNOFF TO THE STREET WHICH IS 0.44 CFS/0.22 AC.-FT. LESS THAN EXISTING. PLEASE SEE THE AHYMO RUN SHOWN ON THIS SHEET.

AS A RESULT, 0.022 AC.-FT. LESS OF STORMWATER WILL FLOW INTO THE FLOOD ZONE ADJACENT TO THE PROPERTY. ASSUMING THE STORMWATER IN THE FLOOD ZONE IS CURRENTLY 1 FT. DEEP PER ZONE AO OF THE FIRM MAP, THE HEIGHT OF STORMWATER WILL BE REDUCED BY 0.02 FT.

IN SUMMARY, LESS STORMWATER FLOW WILL BE PRODUCED BECAUSE OF LESS IMPERVIOUS AREA IN THE PROPOSED SITE PLAN. IN ADDITION, LESS STORMWATER WILL GO INTO THE ADJACENT FLOOD ZONE.

**BRADFORD PROPERTIES
GRADING AND DRAINAGE PLAN**

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: ALD Drawn: WLW Checked: DMG Sheet 1 of 3
Scale: 1" = 40' Date: 05/16/01 Job: A00034

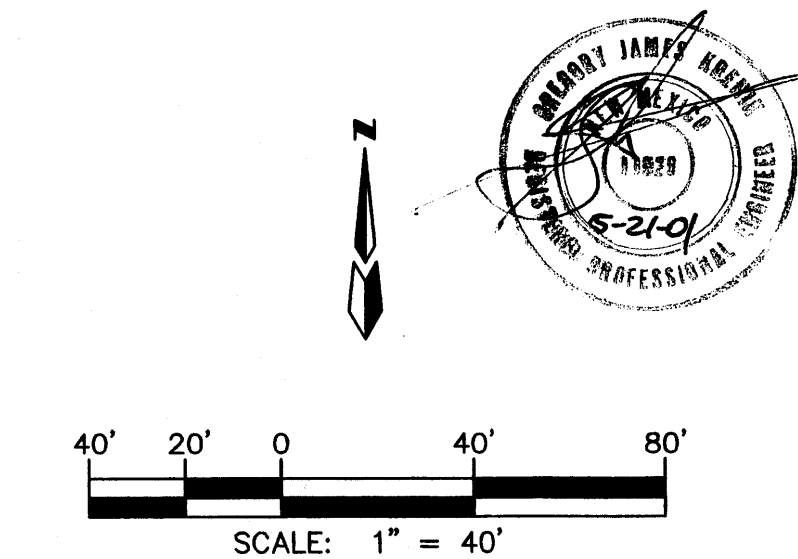
KEY NOTES

1. 1' WIDE CONCRETE RUNDOWN AT 1.0% SLOPE PER DETAIL THIS SHEET
2. RETAINING WALL DESIGN BY OTHERS
3. BEGIN DEMOLITION OF EXISTING RETAINING WALL
4. END DEMOLITION OF EXISTING RETAINING WALL
5. REPAIR EXISTING WALL AS NECESSARY
6. CURB AND GUTTER PER ARCHITECTURAL DETAIL
7. HEADER CURB PER ARCHITECTURAL DETAIL
8. 1' WIDE CONCRETE RUNDOWN AT 0.6% SLOPE PER DETAIL THIS SHEET

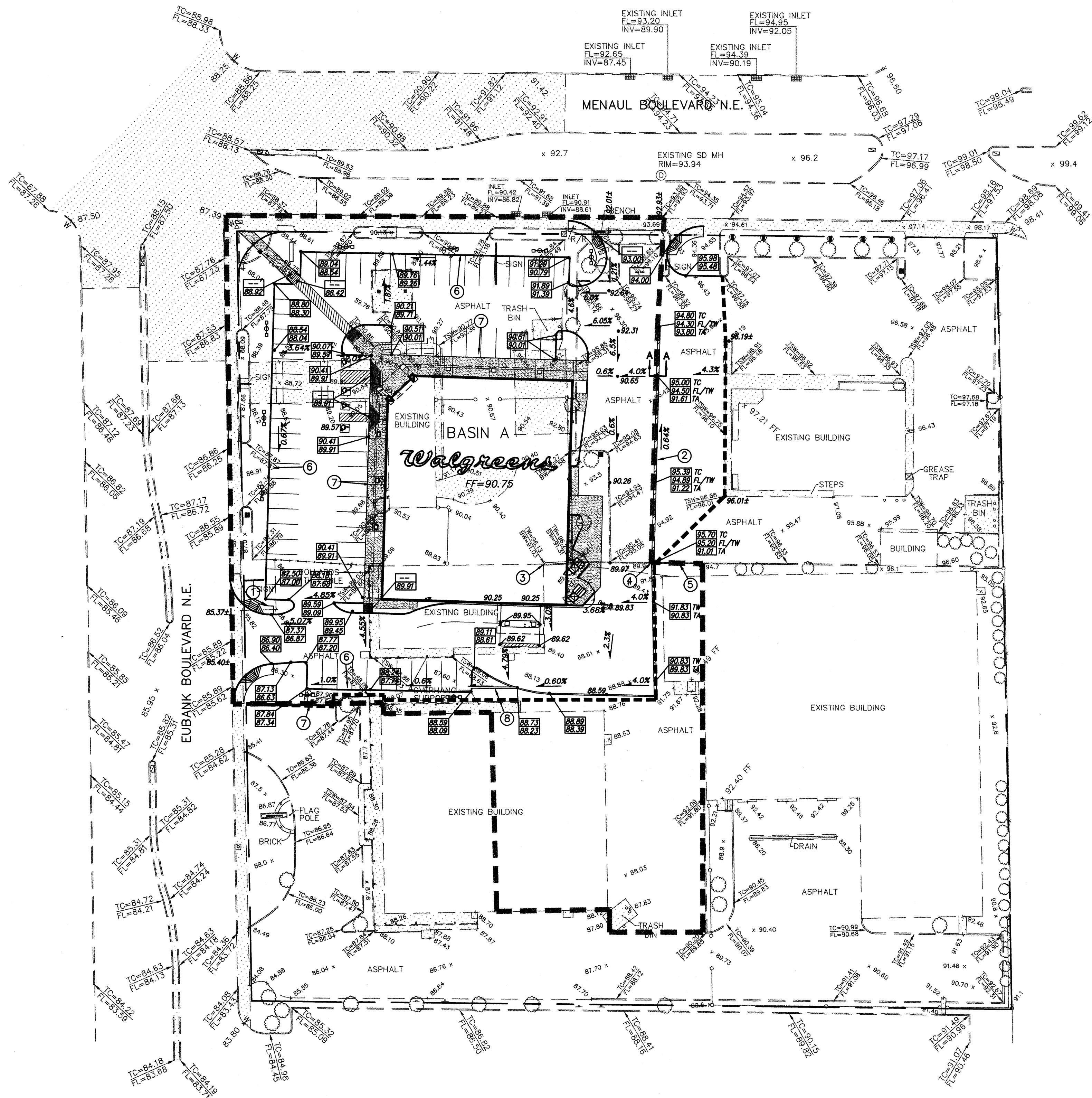
RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Wilger Enterprises, and by the surveyor, Walker Surveying Company, and that the construction as actually accomplished. This plan as constructed shall be in compliance with the Approved Plan.

Mark Goodwin NMPM 8948

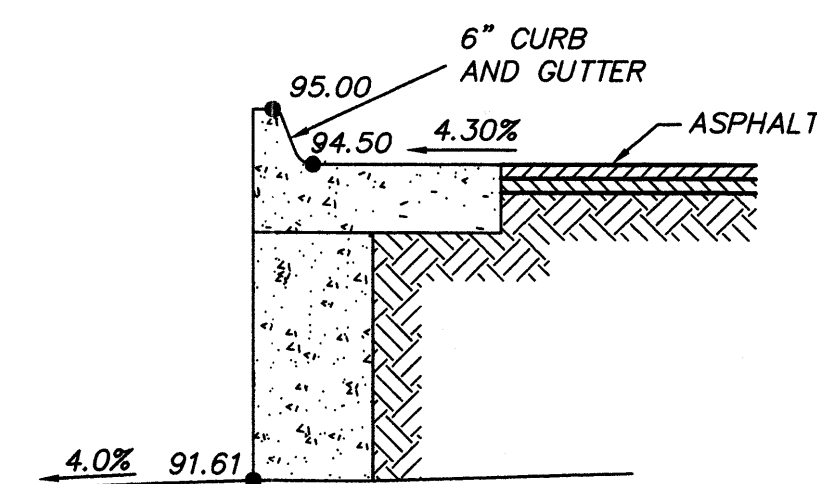


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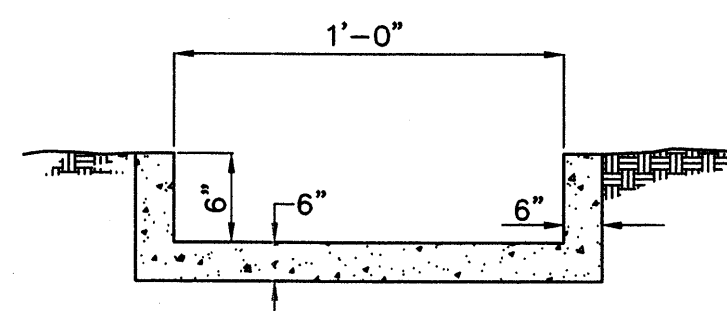
LEGEND

- 88.62 NEW FLOWLINE SPOT ELEVATION
- 90.31 NEW TOP OF CURB SPOT ELEVATION
- 90.31 NEW FLOWLINE SPOT ELEVATION
- 94.30 TC NEW TOP OF CURB SPOT ELEVATION
- 94.30 FL/TW NEW FLOWLINE AND TOP OF WALL SPOT ELEVATION
- 94.30 1A NEW TOP OF ASPHALT SPOT ELEVATION
- x 00.00 EXISTING SPOT ELEVATION
- TC=95.08 EXISTING TOP OF CURB SPOT ELEVATION
- FL=94.63 EXISTING FLOWLINE SPOT ELEVATION
- TSW=90.77 EXISTING TOP OF SIDEWALK SPOT ELEVATION
- FL=90.35 EXISTING FLOWLINE SPOT ELEVATION
- TW=96.24 EXISTING TOP OF WALL SPOT ELEVATION
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- EXISTING CONCRETE/SIDEWALK
- EXISTING WALL OR HEAD WALL
- EXISTING CHAIN LINK FENCE
- EXISTING STORM SEWER MANHOLE
- EXISTING DROP INLET
- NEW RETAINING WALL
- NEW HEADER CURB
- NEW CURB AND GUTTER
- LIMITS OF CONSTRUCTION
- PROPERTY LINE
- DRAINAGE BASIN BOUNDARY
- LOW POINT



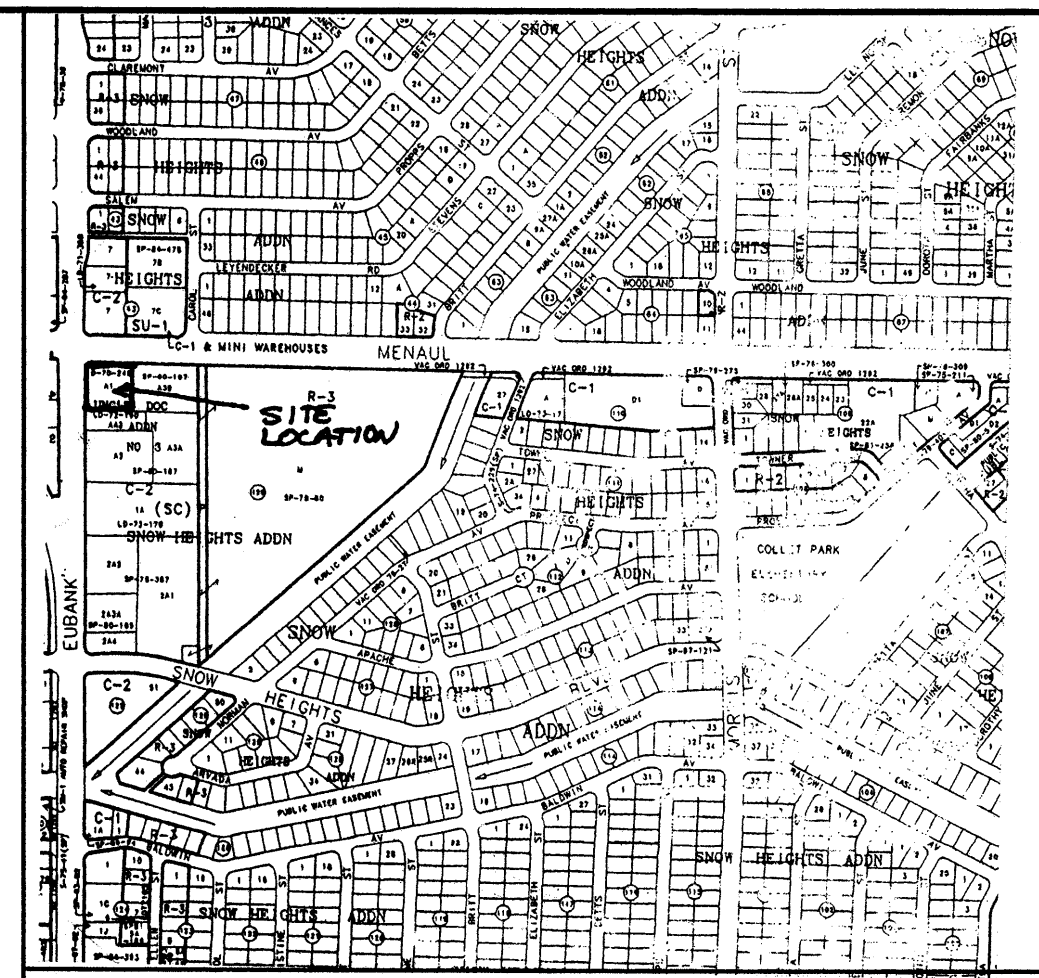
RETAINING WALL SECTION A-A

N.T.S.



CONCRETE SWALE SECTION

N.T.S.



VICINITY MAP ZONE MAP: H-21-Z

T B M (TEMPORARY BENCHMARK)

SANITARY MANHOLE AT THE INTERSECTION OF MENAUL BOULEVARD AND EUBANK BOULEVARD RIM ELEVATION=87.65

ACS BENCHMARK

ACS MONUMENT "11-H20" ELEVATION = 5488.95

LEGAL DESCRIPTION

UNCLE DOC ADDITION NO. 3 TRACTS A-1, A-2, AA-3, A-3-A AND A-3-B WITHIN SECTION 8 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

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HYDROLOGY NOTES

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CURRENTLY, THE SITE HAS THE ALLSTATE BUILDING AND FLAG'S FIREPLACE AND PATIO BUILDING ON IT. STORM WATER FREELY DISCHARGES TO THE STREET. SOME OFF-SITE FLOW DOES ENTER THE SITE AS SHOWN BY THE DELINEATION OF BASIN A. UNDER EXISTING CONDITIONS, THE BASIN CONTRIBUTES 6.01 CFS/0.235 AC.-FT. OF RUNOFF.

UNDER PROPOSED CONDITIONS, THE BASIN CONTRIBUTES 5.57 CFS/0.213 AC.-FT. OF RUNOFF TO THE STREET WHICH IS 0.44 CFS/0.022 AC.-FT. LESS THAN EXISTING. PLEASE SEE THE AHYMO RUN SHOWN ON THIS SHEET.

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IN SUMMARY, LESS STORMWATER FLOW WILL BE PRODUCED BECAUSE OF LESS IMPERVIOUS AREA IN THE PROPOSED SITE PLAN. IN ADDITION, LESS STORMWATER WILL GO INTO THE ADJACENT FLOOD ZONE.

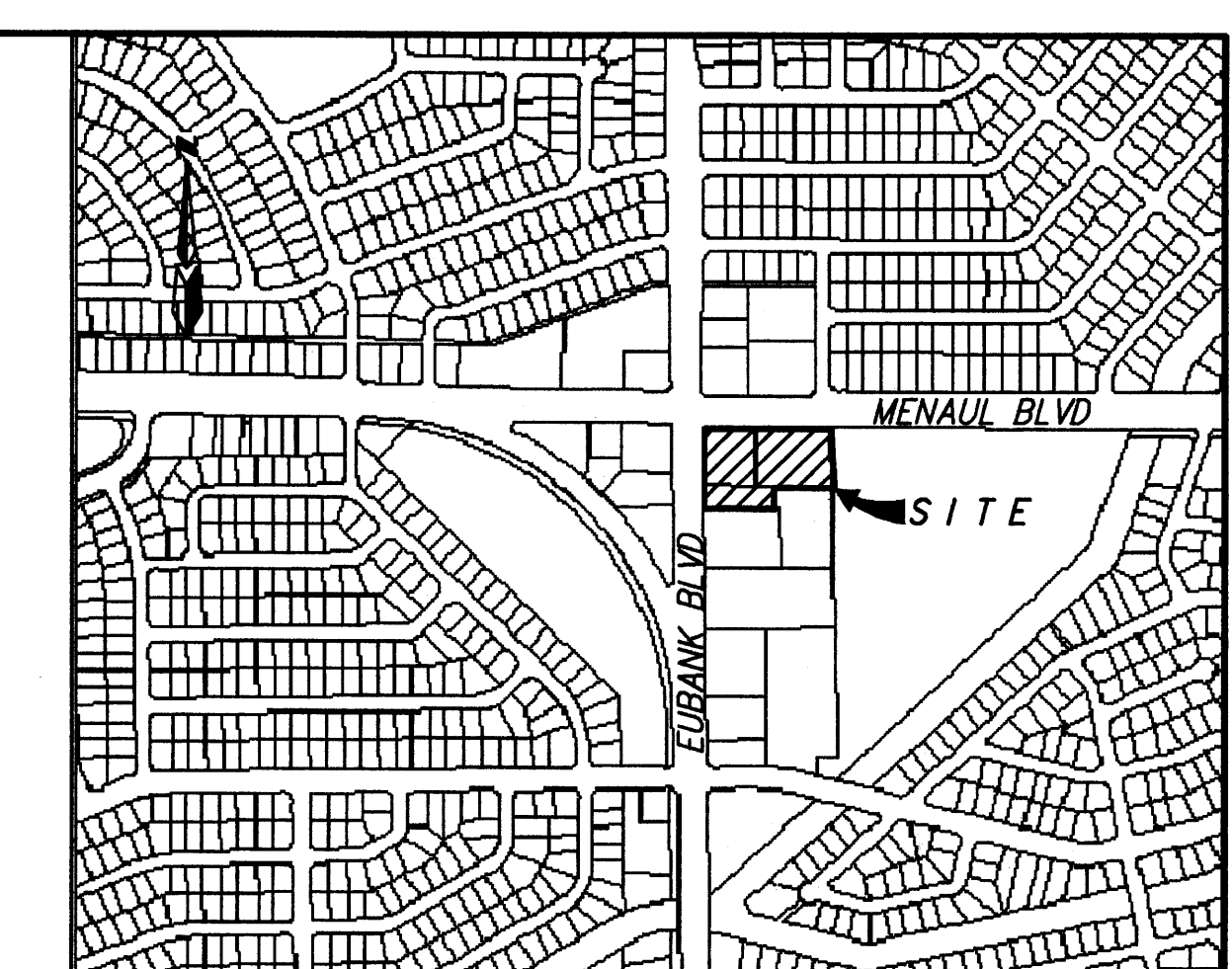
KEY NOTES

- 1' WIDE CONCRETE RUNDOWN AT 1.0% SLOPE PER DETAIL THIS SHEET
- RETAINING WALL DESIGN BY OTHERS
- BEGIN DEMOLITION OF EXISTING RETAINING WALL
- END DEMOLITION OF EXISTING RETAINING WALL
- REPAIR EXISTING WALL AS NECESSARY
- CURB AND GUTTER PER ARCHITECTURAL DETAIL
- HEADER CURB PER ARCHITECTURAL DETAIL
- 1' WIDE CONCRETE RUNDOWN AT 0.6% SLOPE PER DETAIL THIS SHEET

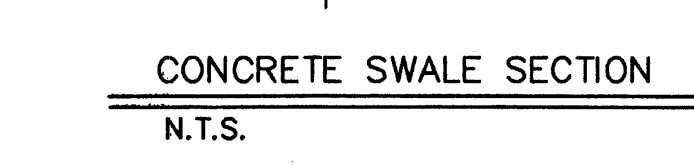
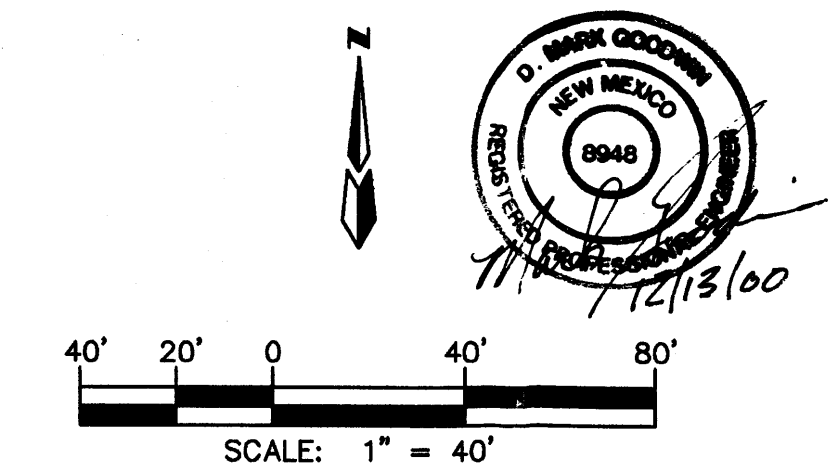
BRADFORD PROPERTIES GRADING AND DRAINAGE PLAN

MARK GOODWIN & ASSOCIATES, P.A.
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P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
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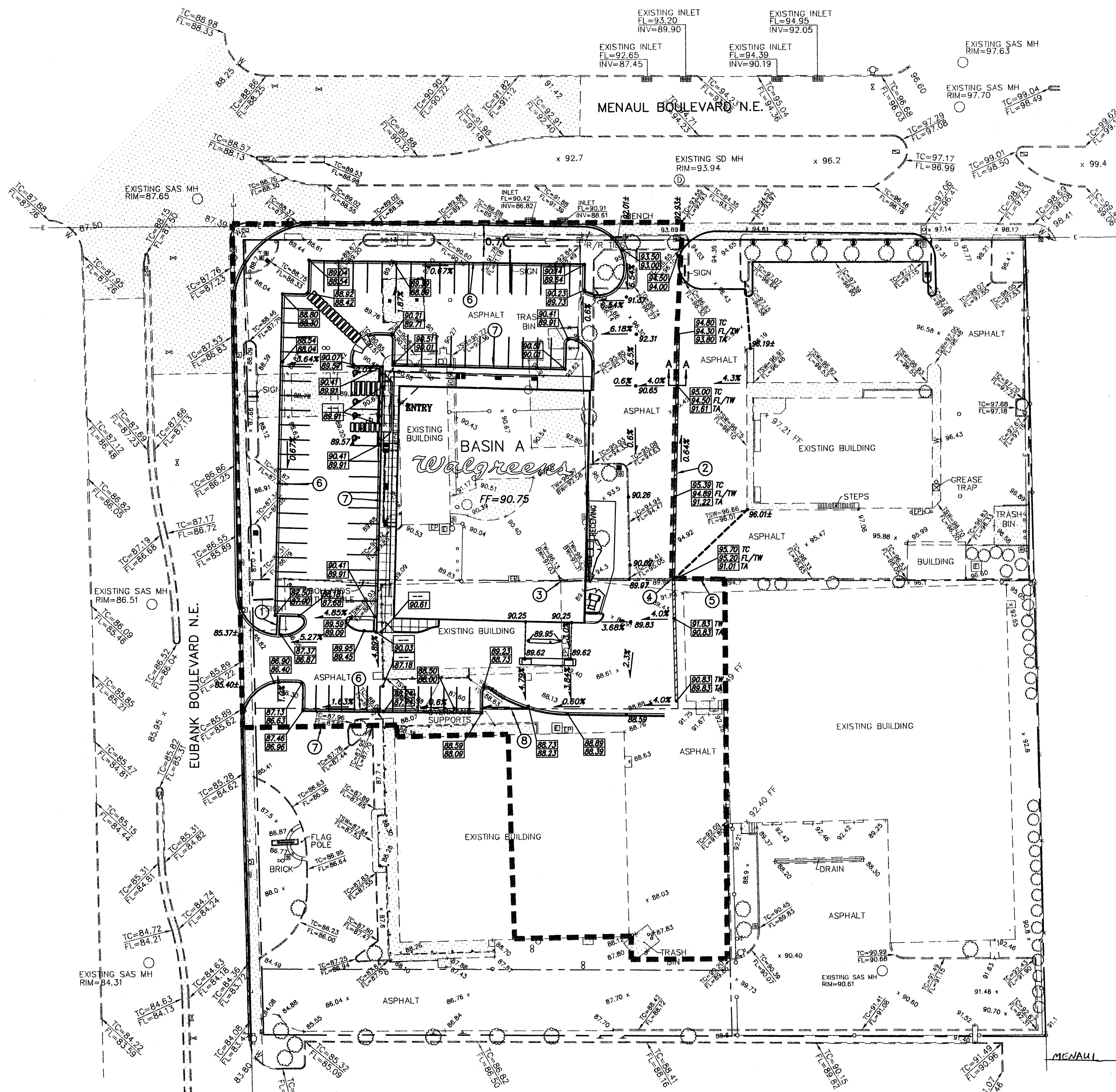
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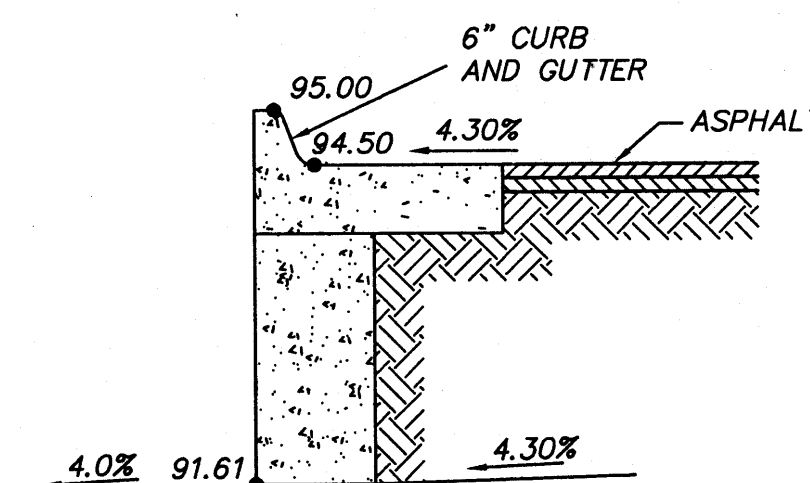
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HYDROLOGY SECTION

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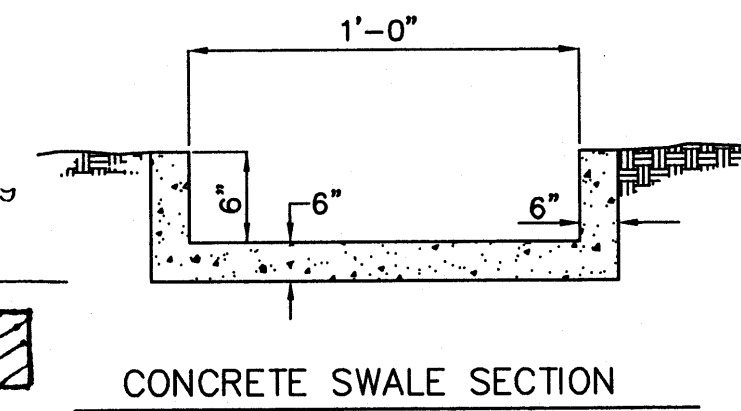
<i>BRADFORD PROPERTIES</i>			
<i>GRADING AND DRAINAGE PLAN</i>			
		MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS	
P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505)828-2200, FAX (505)797-9539			
Designed: <i>ALD</i>	Drawn: <i>WLV</i>	Checked: <i>DMG</i>	Sheet <i>1</i> of <i>2</i>
Scale: <i>1" = 40'</i>	Date: <i>3/00</i>	Job: <i>A00034</i>	



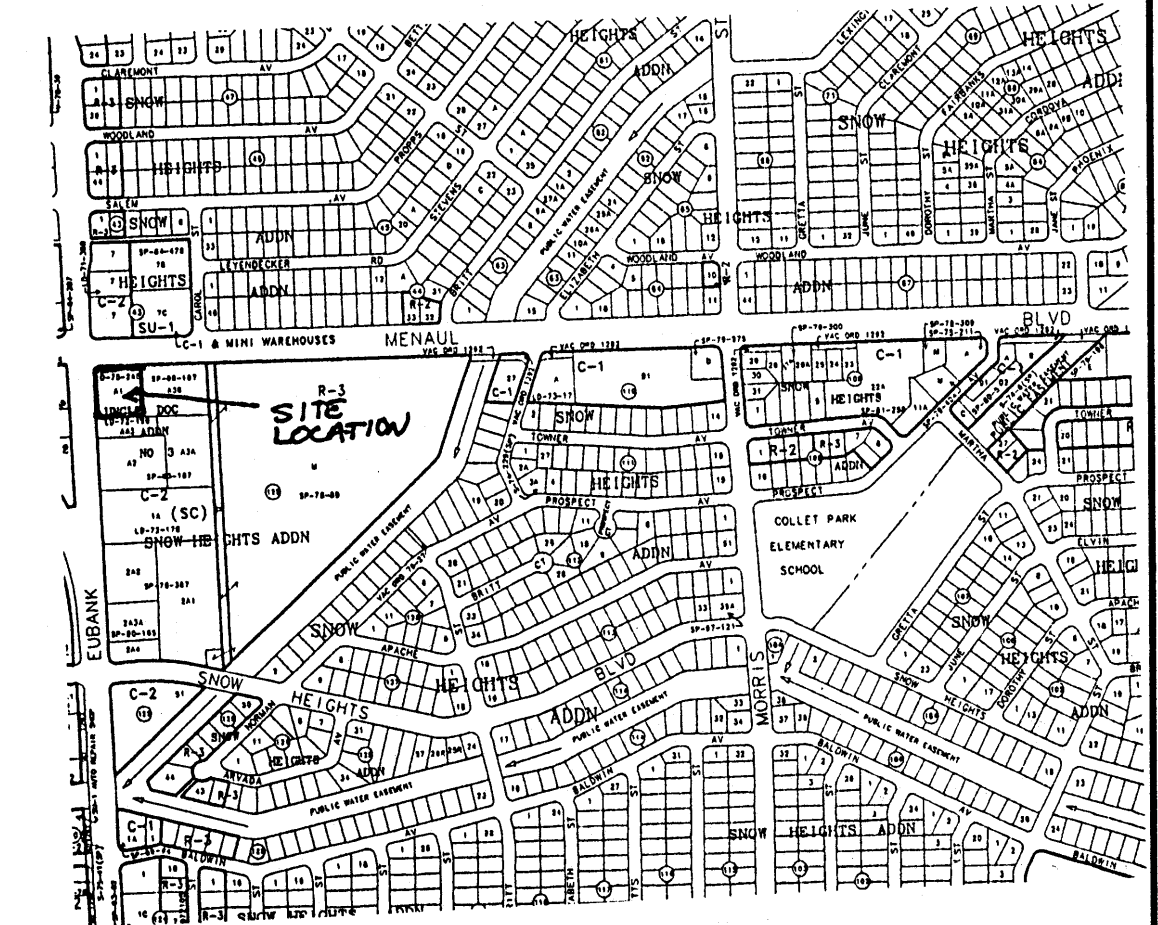
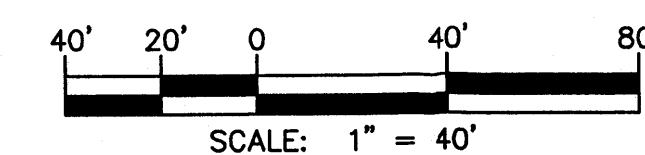
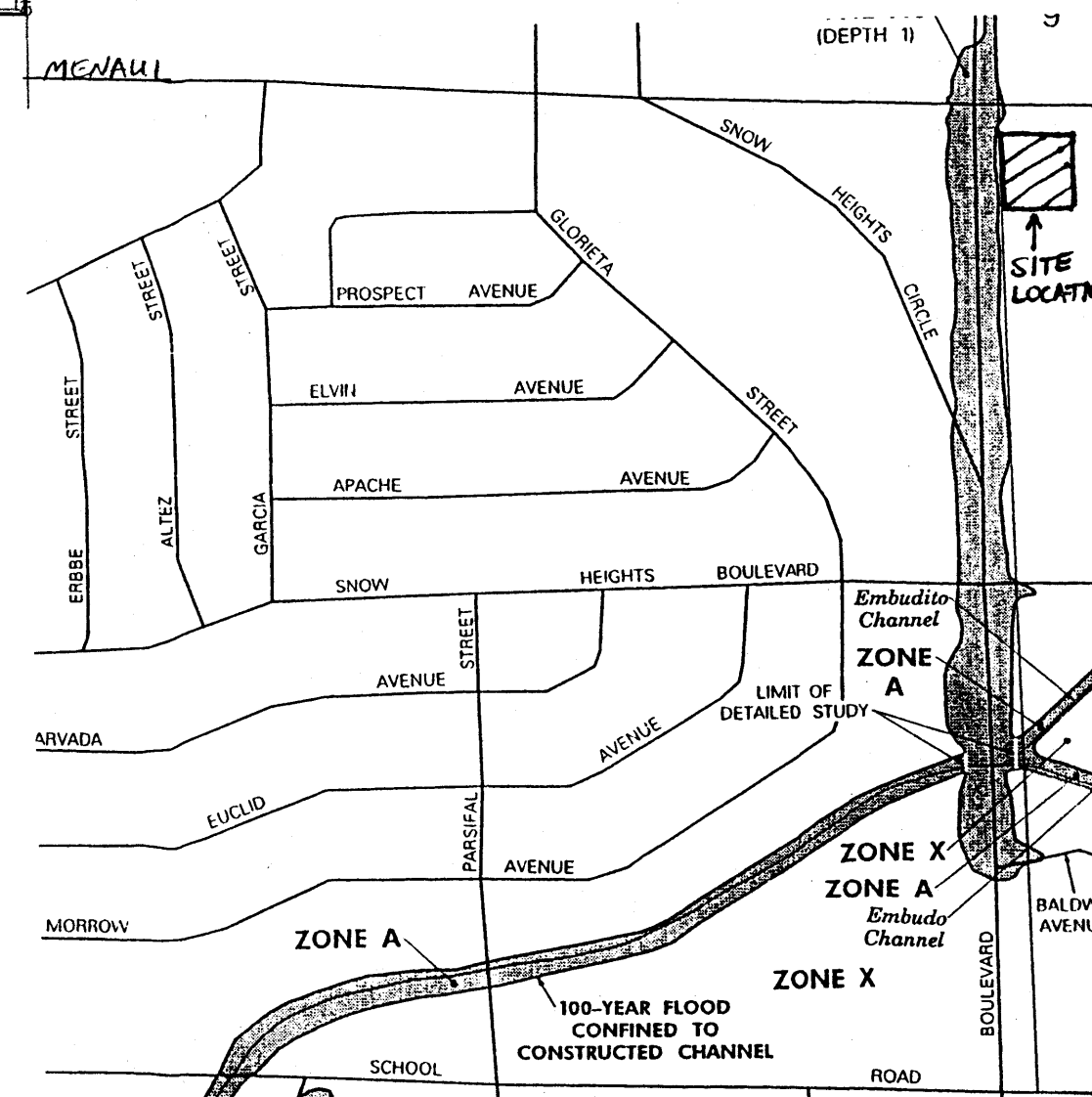
- LEGEND**
- 88.62 NEW FLOWLINE SPOT ELEVATION
 - 90.51 NEW TOP OF CURB SPOT ELEVATION
 - 90.01 NEW FLOWLINE SPOT ELEVATION
 - 94.80 TC NEW TOP OF CURB SPOT ELEVATION
 - 94.80 TC NEW FLOWLINE AND TOP OF WALL SPOT ELEVATION
 - 94.80 TC NEW TOP OF ASPHALT SPOT ELEVATION
 - 00.00 EXISTING SPOT ELEVATION
 - 95.08 TC EXISTING TOP OF CURB SPOT ELEVATION
 - 94.63 TC EXISTING FLOWLINE SPOT ELEVATION
 - 90.77 TC EXISTING TOP OF SIDEWALK SPOT ELEVATION
 - 90.35 TC EXISTING FLOWLINE SPOT ELEVATION
 - 96.24 TC EXISTING TOP OF WALL SPOT ELEVATION
 - 91.31 TC EXISTING BOTTOM WALL SPOT ELEVATION
 - EXISTING CONCRETE CURB
 - EXISTING CONCRETE/SIDEWALK
 - EXISTING WALL OR HEAD WALL
 - EXISTING CHAIN LINK FENCE
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING STORM SEWER MANHOLE
 - EXISTING DROP INLET
 - NEW RETAINING WALL
 - NEW HEADER CURB
 - NEW CURB AND GUTTER
 - LIMITS OF CONSTRUCTION
 - PROPERTY LINE
 - DRAINAGE BASIN BOUNDARY
 - LOW POINT



RETAINING WALL SECTION A-A
N.T.S.



CONCRETE SWALE SECTION
N.T.S.



VICINITY MAP ZONE MAP: H-21-Z

TBM (TEMPORARY BENCHMARK)

SANITARY MANHOLE AT THE INTERSECTION OF MENAUL BOULEVARD AND EUBANK BOULEVARD RIM ELEVATION=87.65

ACS BENCHMARK

ACS MONUMENT "11-H20" ELEVATION = 5488.95

LEGAL DESCRIPTION

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KEY NOTES

1. 1' WIDE CONCRETE RUNDOWN AT 1.0% SLOPE PER DETAIL THIS SHEET
2. RETAINING WALL DESIGN BY OTHERS
3. BEGIN DEMOLITION OF EXISTING RETAINING WALL
4. END DEMOLITION OF EXISTING RETAINING WALL
5. REPAIR EXISTING WALL AS NECESSARY
6. CURB AND GUTTER PER ARCHITECTURAL DETAIL
7. HEADER CURB PER ARCHITECTURAL DETAIL
8. 1' WIDE CONCRETE RUNDOWN AT 0.6% SLOPE PER DETAIL THIS SHEET

START TIME=0.0
SE CORNER OF EUBANK AND MENAUL
100-YEAR 6-HOUR STORM EVENT
MARCH 2000 BY: AMY
RAINFALL TYPE=1 RAIN QUANT=0.0 IN
RAIN ON=2.15 IN RAIN SIX=2.65 IN
RAIN DAY=3.10 IN DT=0.033333 HR
EXISTING CONDITIONS
ENTIRE BASIN
COMPUTE NM HYD
ID=1 HYD NO=100.00 AREA=0.00193 SQ MI
PER A=0.00 PER B=0.00 PER C=0.00 PER D=0.00
TP=0.1333 HR MASS RAINFALL=1
ID=1 CODE=1
PRINT HYD
PROPOSED CONDITIONS
ENTIRE BASIN
COMPUTE NM HYD
ID=2 HYD NO=200.00 AREA=0.00193 SQ MI
PER A=0.00 PER B=0.23 PER C=0.00 PER D=0.77
TP=0.1333 HR MASS RAINFALL=1
ID=2 CODE=1
PRINT HYD
FINISH

ANYMO SUMMARY TABLE (ANYMO194) - AMATCA Hydrologic Model - January, 1994
INPUT FILE = HMGELM.DAT

COMMAND	HYDROGRAPH IDENTIFICATION	FROM NO.	TO NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE
START RAINFALL TYPE=1		100.00	1	.00193	6.01	.235	2.28511	1.500	4.867	1
COMPUTE NM HYD		200.00	2	.00193	5.57	.213	2.06636	1.500	4.508	2
COMPUTE NM HYD FINISH										

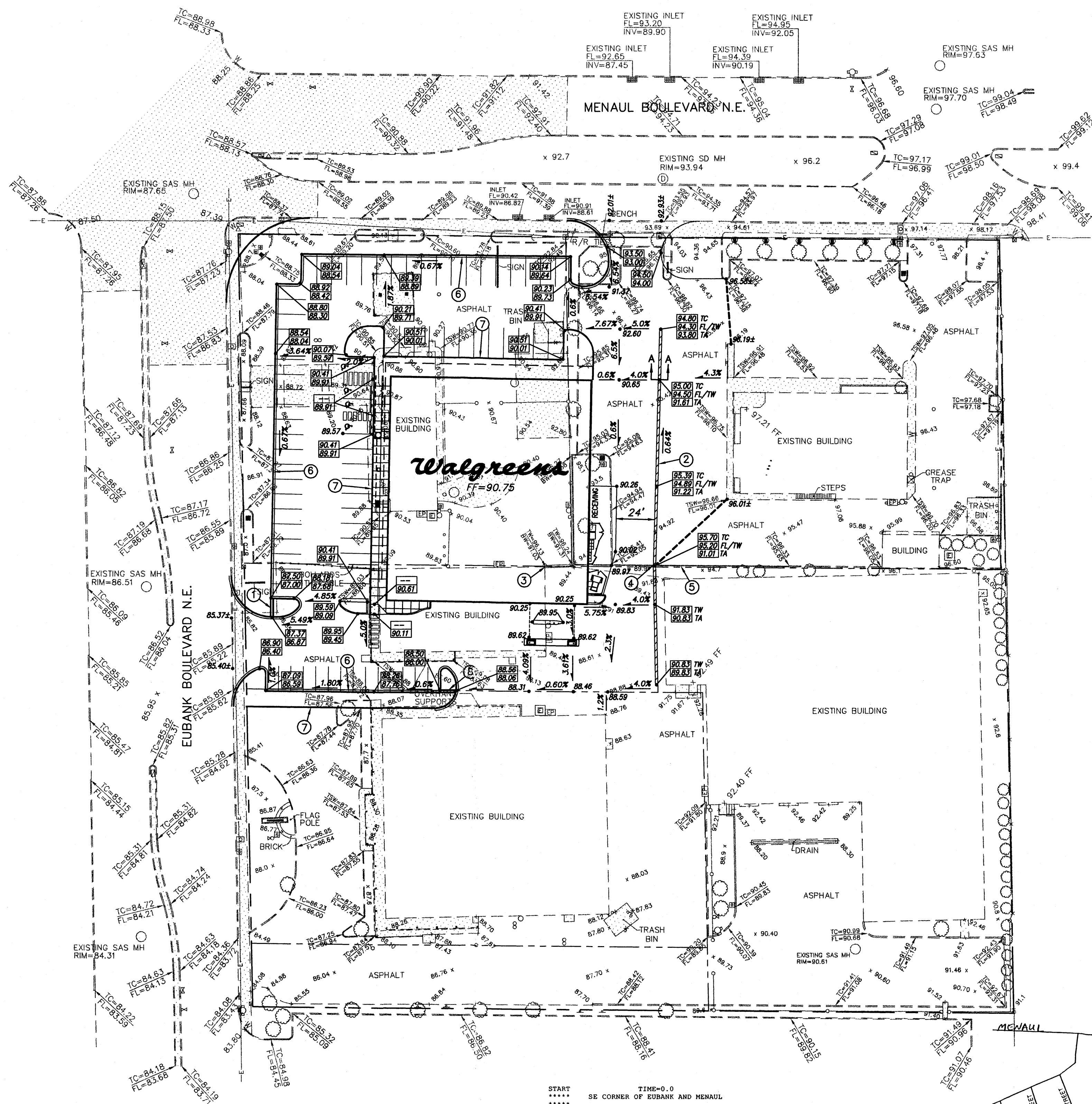
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RAINFALL=2.650
TIME=0.00
RAINFALL=2.650
TIME=0.00
RAINFALL=2.650

BRADFORD PROPERTIES GRADING AND DRAINAGE PLAN

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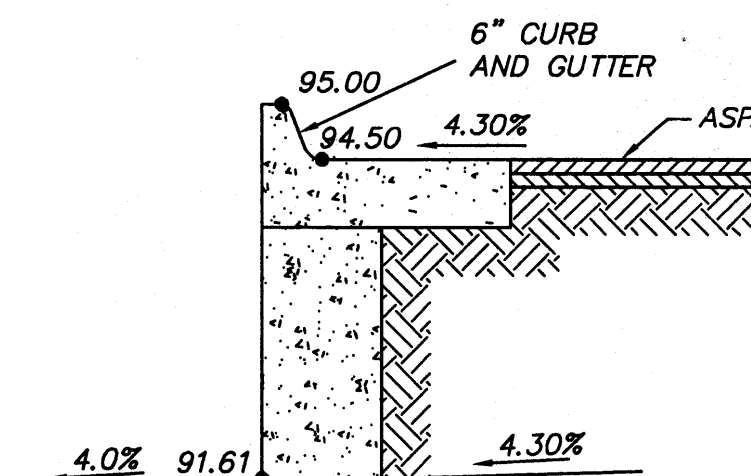
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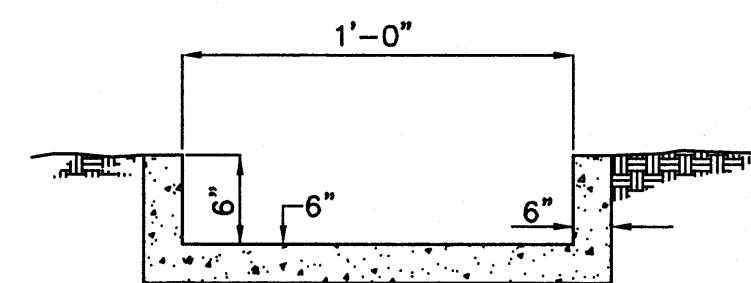
LEGEND

- 88.62 NEW FLOWLINE SPOT ELEVATION
- 90.51 NEW TOP OF CURB SPOT ELEVATION
- 90.01 NEW FLOWLINE SPOT ELEVATION
- 94.00 TC NEW TOP OF CURB SPOT ELEVATION
- 94.30 FL/TW NEW FLOWLINE AND TOP OF WALL SPOT ELEVATION
- 94.60 TC NEW TOP OF ASPHALT SPOT ELEVATION
- x 00.00 EXISTING SPOT ELEVATION
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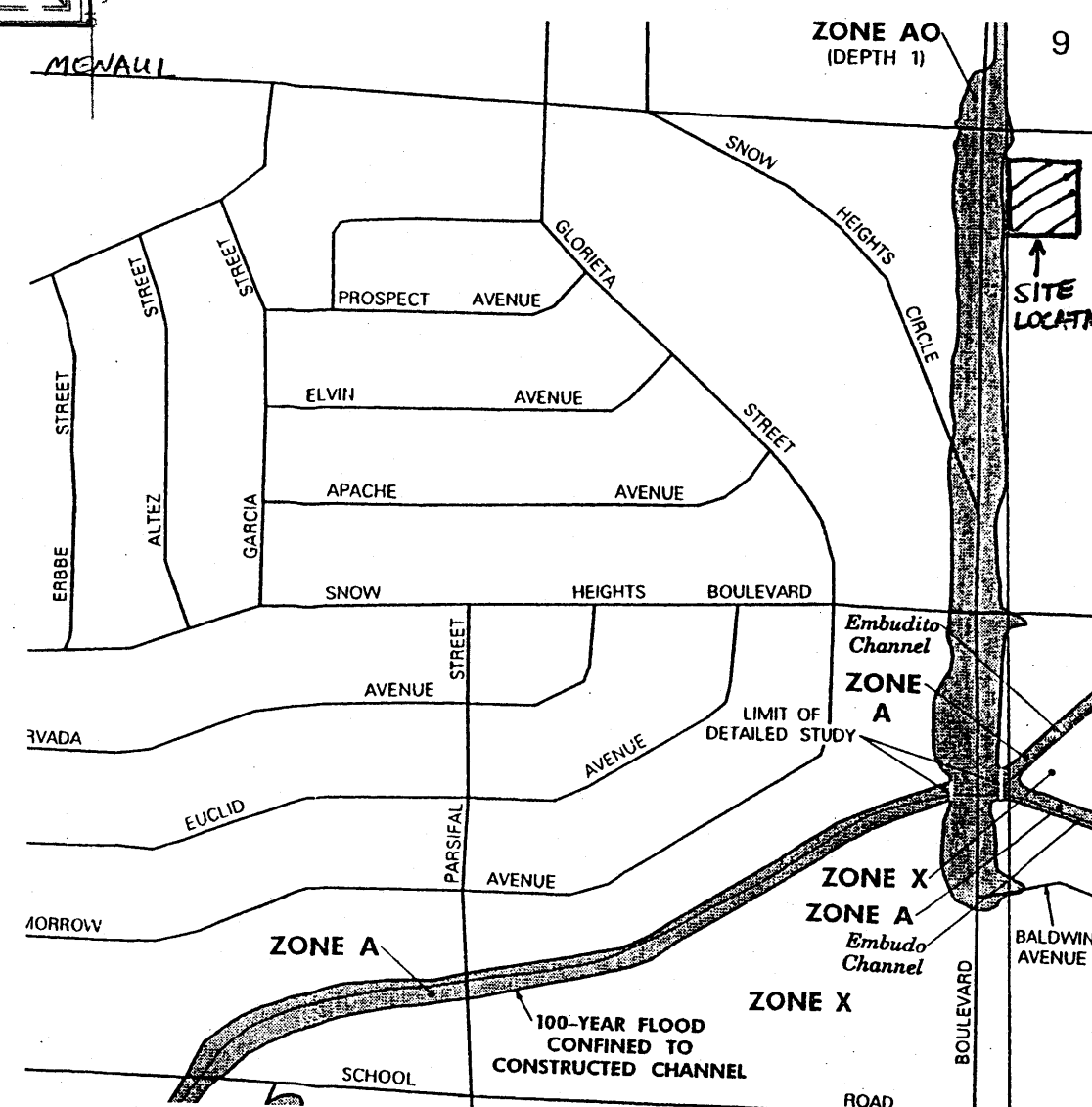
RETAINING WALL SECTION A-A

N.T.S.



CONCRETE SWALE SECTION

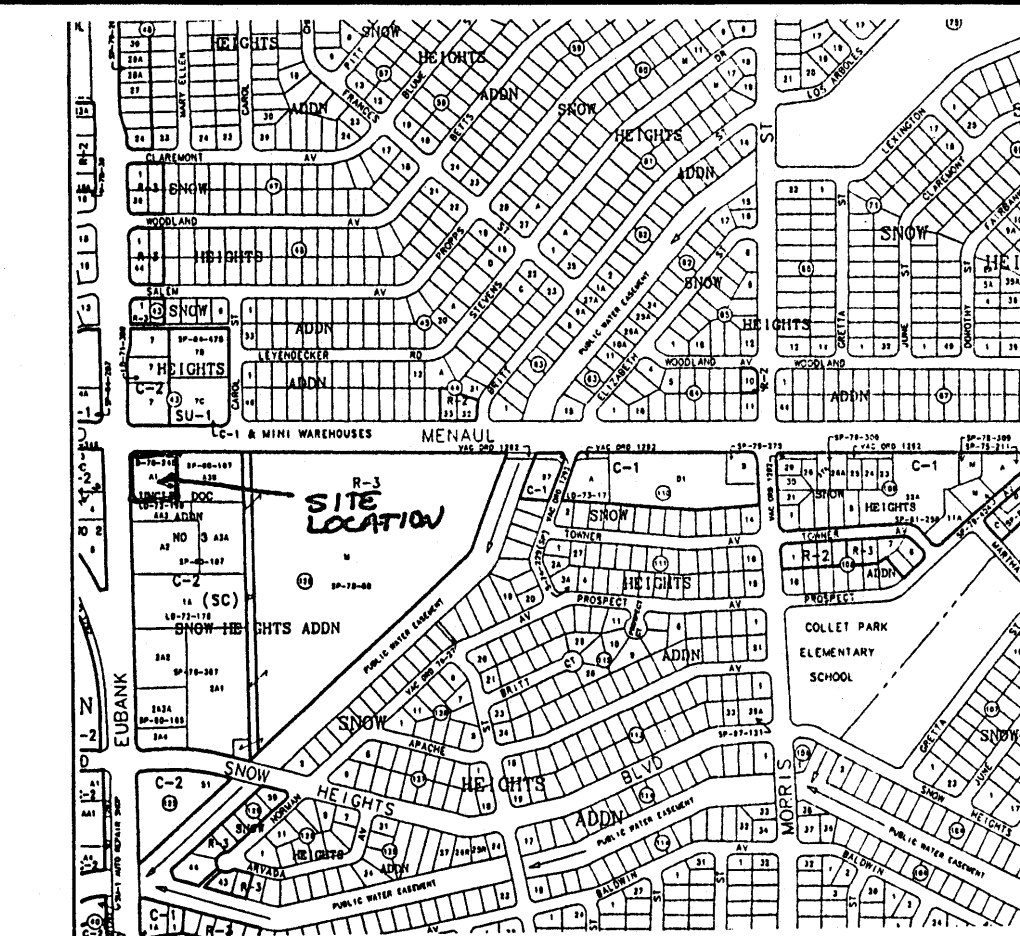
N.T.S.



KEY NOTES

- 1' WIDE CONCRETE RUNDOWN AT 1.0% SLOPE PER DETAIL THIS SHEET
- RETAINING WALL DESIGN BY OTHERS
- BEGIN DEMOLITION OF EXISTING RETAINING WALL
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- 1' WIDE CONCRETE RUNDOWN AT 0.6% SLOPE PER DETAIL THIS SHEET

START	TIME=0.0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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VICINITY MAP ZONE MAP: H-21-Z

TBM (TEMPORARY BENCHMARK)

SANITARY MANHOLE AT THE INTERSECTION OF MENAUL BOULEVARD AND EUBANK BOULEVARD RIM ELEVATION=87.65

ACS BENCHMARK

ACS MONUMENT "11-H20" ELEVATION = 5488.95

LEGAL DESCRIPTION

UNCLE DOC ADDITION NO. 3 TRACTS A-1, A-2, AA-3, A-3-A AND A-3-B WITHIN SECTION 10 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

GENERAL NOTES

- CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, SHALL GOVERN ALL WORKS
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR REPAIRING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
- THE CONTRACTOR SHALL ENSURE THAT NO TOPSOIL ERODES FROM LOTS INTO PUBLIC RIGHT OF WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING SOIL TO KEEP IT FROM BLOWING.

HYDROLOGY NOTES

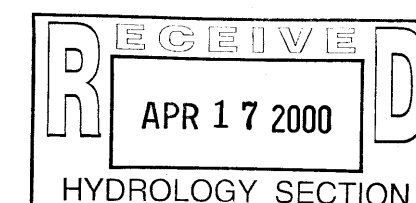
THE SITE IS ADJACENT TO BUT NOT IN THE 100 YEAR FLOOD ZONE PER THE EXCERPT FROM FIRM MAP 35001C0356D DATED 09/20/96 WHICH IS SHOWN ON THIS SHEET.

CURRENTLY, THE SITE HAS THE ALLSTATE BUILDING AND FLAIG'S FIREPLACE AND PATIO BUILDING ON IT. STORM WATER FREELY DISCHARGES TO THE STREET. SOME OFF-SITE FLOW DOES ENTER THE SITE AS SHOWN BY THE DELINEATION OF BASIN A. UNDER EXISTING CONDITIONS, THE BASIN CONTRIBUTES 6.01 CFS/0.235 AC.-FT. OF RUNOFF.

UNDER PROPOSED CONDITIONS, THE BASIN CONTRIBUTES 5.57 CFS/0.213 AC.-FT. OF RUNOFF TO THE STREET WHICH IS 0.44 CFS/0.022 AC.-FT. LESS THAN EXISTING. PLEASE SEE THE HYDRO RUN SHOWN ON THIS SHEET.

AS A RESULT, 0.022 AC.-FT. LESS OF STORMWATER WILL FLOW INTO THE FLOOD ZONE ADJACENT TO THE PROPERTY. ASSUMING THE STORMWATER IN THE FLOOD ZONE IS CURRENTLY 1 FT. DEEP PER ZONE AO OF THE FIRM MAP, THE HEIGHT OF STORMWATER WILL BE REDUCED BY 0.02 FT.

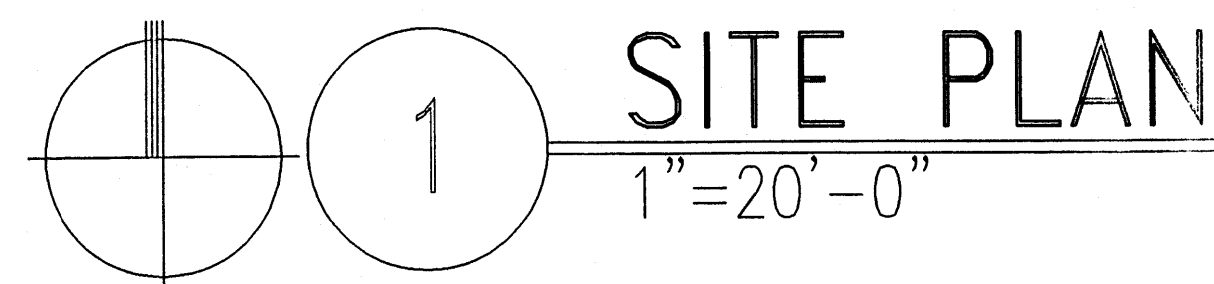
IN SUMMARY, LESS STORMWATER FLOW WILL BE PRODUCED BECAUSE OF LESS IMPERVIOUS AREA IN THE PROPOSED SITE PLAN. IN ADDITION, LESS STORMWATER WILL GO INTO THE ADJACENT FLOOD ZONE.



BRADFORD PROPERTIES GRADING AND DRAINAGE PLAN

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: ALD	Drawn: WL/V	Checked: DMG	Sheet 1 of 2
Scale: 1" = 40'	Date: 3/00	Job: A00034	

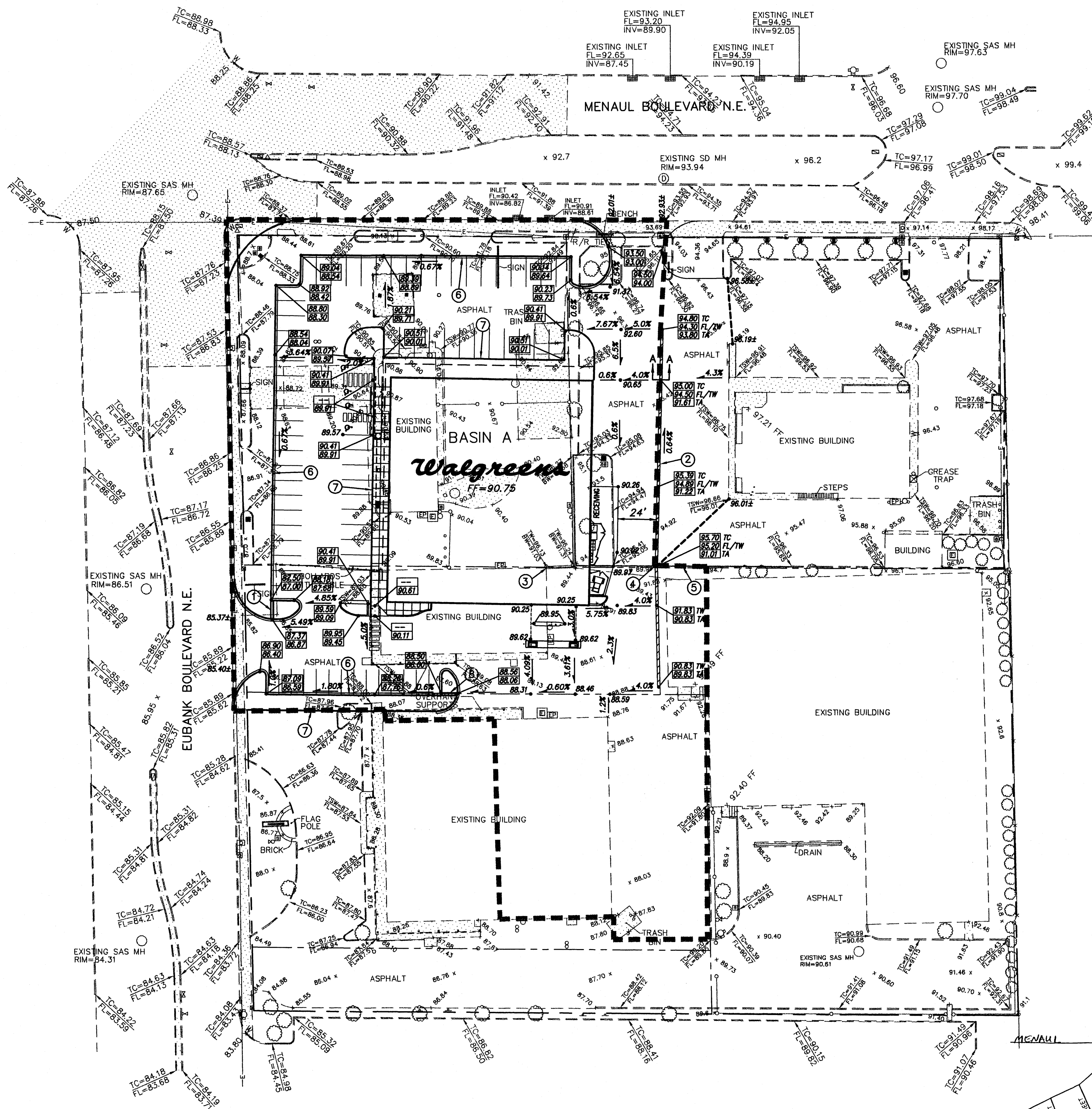


MARK	DATE	DESCRIPTION
ISSUE:		
PROJECT NO:		
CAD DWG NO:		
DRAWN BY:	CAD	
CHECKED BY:	PROJECT ARCH	
DATE:	D.R.B.	9/12/17
SHEET TITLE:		SITE Plan.

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AND
MENAUL

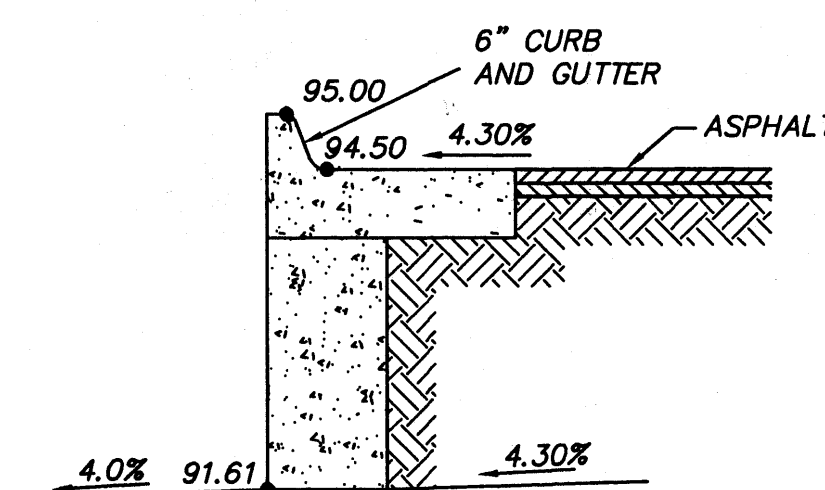
4/3/00
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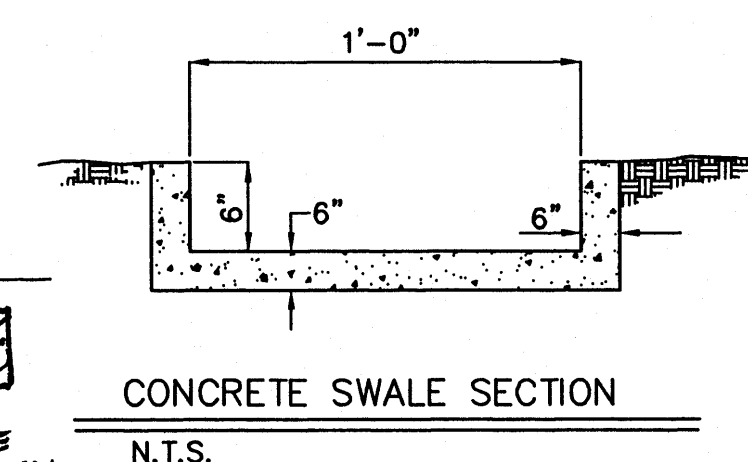


LEGEND

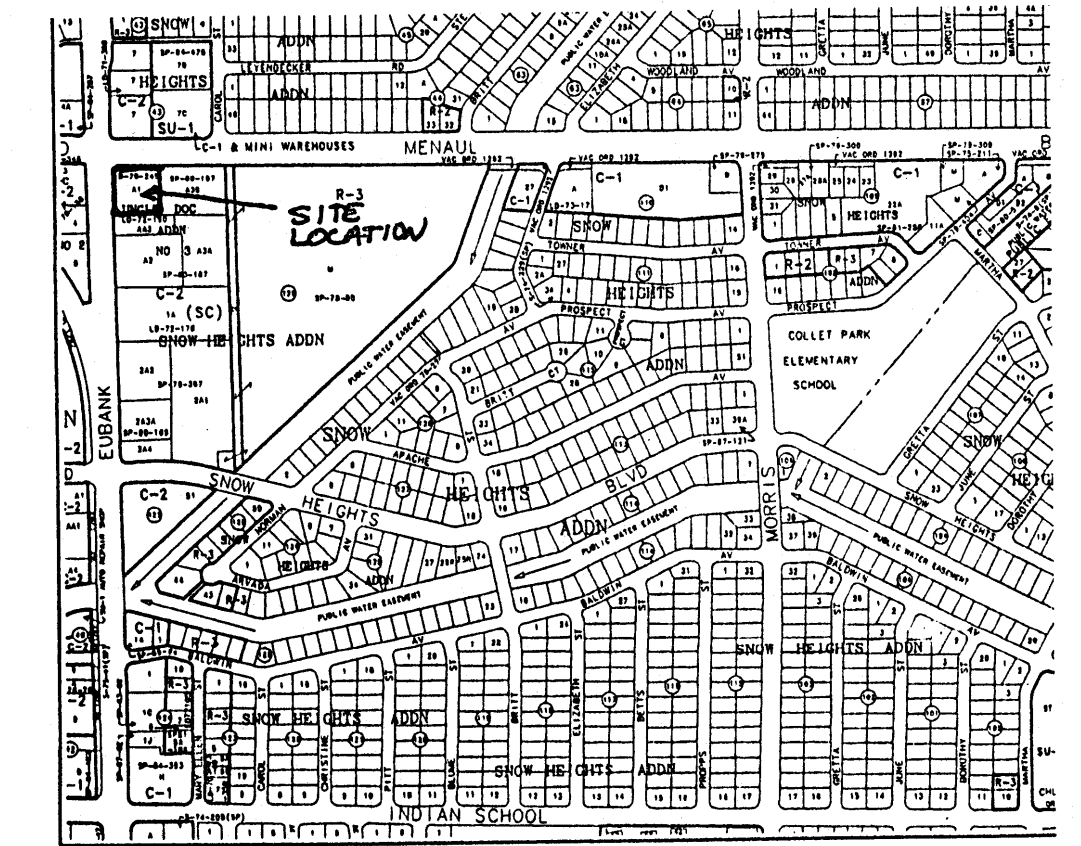
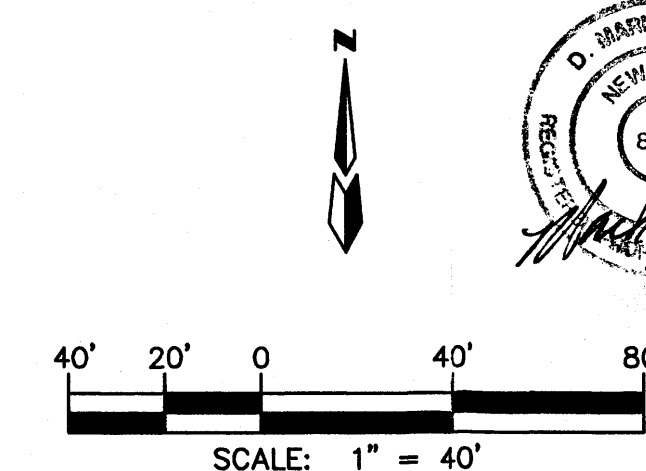
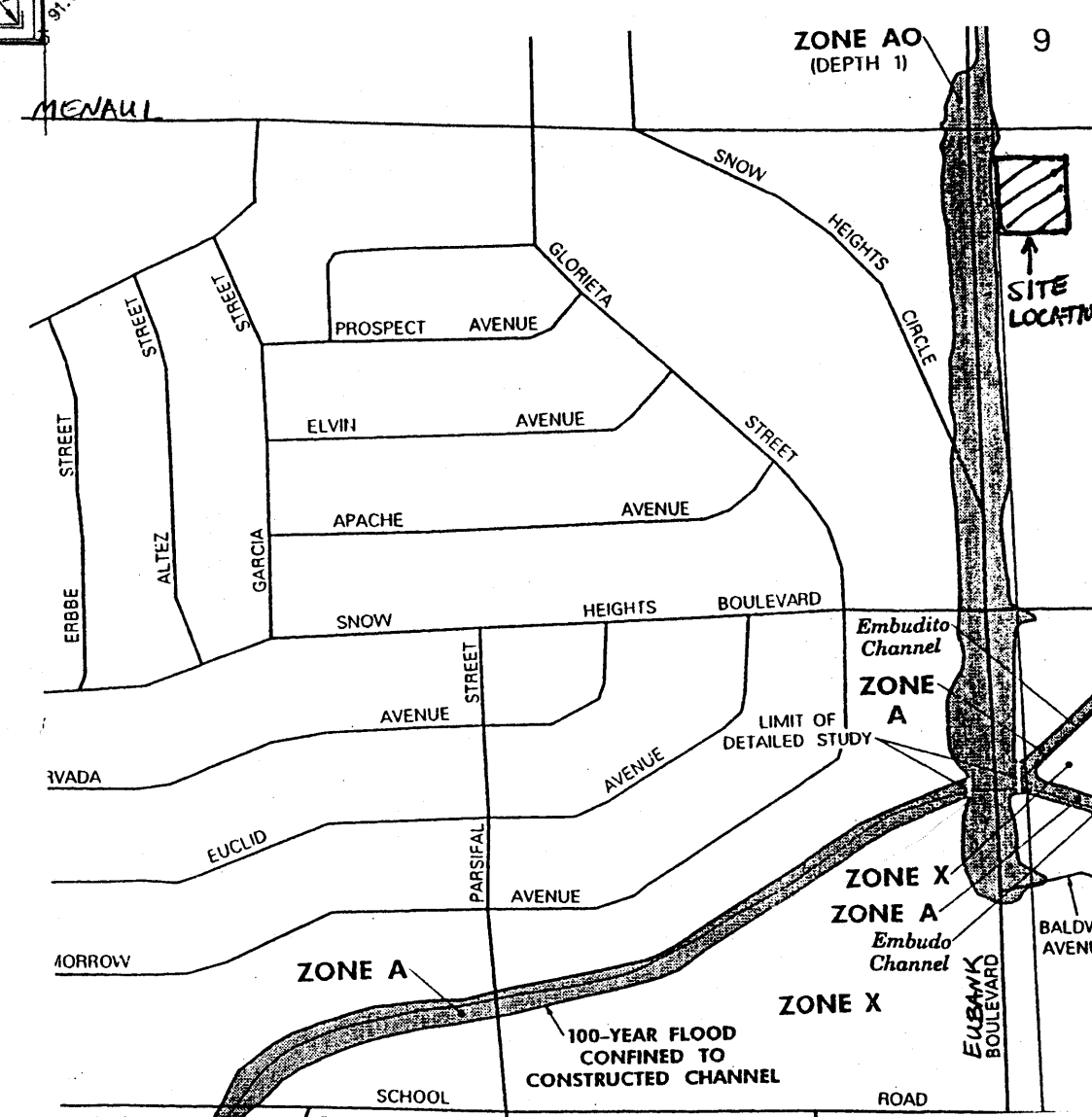
- 88.62 NEW FLOWLINE SPOT ELEVATION
- 88.62 NEW TOP OF CURB SPOT ELEVATION
- 88.62 NEW FLOWLINE AND TOP OF WALL SPOT ELEVATION
- 88.62 NEW TOP OF ASPHALT SPOT ELEVATION
- 88.62 EXISTING SPOT ELEVATION
- 88.62 EXISTING TOP OF CURB SPOT ELEVATION
- 88.62 EXISTING FLOWLINE SPOT ELEVATION
- 88.62 EXISTING TOP OF SIDEWALK SPOT ELEVATION
- 88.62 EXISTING FLOWLINE SPOT ELEVATION
- 88.62 EXISTING TOP OF WALL SPOT ELEVATION
- 88.62 EXISTING BOTTOM WALL SPOT ELEVATION
- 88.62 EXISTING CONCRETE CURB
- 88.62 EXISTING CONCRETE/SIDEWALK
- 88.62 EXISTING WALL OR HEAD WALL
- 88.62 EXISTING CHAIN LINK FENCE
- 88.62 EXISTING SANITARY SEWER MANHOLE
- 88.62 EXISTING WATER VALVE
- 88.62 EXISTING FIRE HYDRANT
- 88.62 EXISTING OVERHEAD ELECTRIC LINE
- 88.62 EXISTING STORM SEWER MANHOLE
- 88.62 EXISTING DROP INLET
- 88.62 NEW RETAINING WALL
- 88.62 NEW HEADER CURB
- 88.62 NEW CURB AND GUTTER
- 88.62 LIMITS OF CONSTRUCTION
- 88.62 PROPERTY LINE
- 88.62 DRAINAGE BASIN BOUNDARY
- 88.62 LOW POINT



RETAINING WALL SECTION A-A
N.T.S.



CONCRETE SWALE SECTION
N.T.S.



VICINITY MAP ZONE MAP: H-21-Z

T B M (TEMPORARY BENCHMARK)

SANITARY MANHOLE AT THE INTERSECTION OF MENAUL BOULEVARD AND EUBANK BOULEVARD RIM ELEVATION=87.65

ACS BENCHMARK

ACS MONUMENT "11-H20" ELEVATION = 5488.95

LEGAL DESCRIPTION

UNCLE DOC ADDITION NO. 3 TRACTS A-1, A-2, AA-3, A-3-A AND A-3-B WITHIN SECTION 8 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

GENERAL NOTES

1. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, SHALL GOVERN ALL WORKS
2. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR REPAIRING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
3. THE CONTRACTOR SHALL ENSURE THAT NO TOPSOIL ERODES FROM LOTS INTO PUBLIC RIGHT OF WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING SOIL TO KEEP IT FROM BLOWING.

HYDROLOGY NOTES

THE SITE IS ADJACENT TO BUT NOT IN THE 100 YEAR FLOOD ZONE PER THE EXCERPT FROM FIRM MAP 35001C0356D DATED 09/20/96 WHICH IS SHOWN ON THIS SHEET.

CURRENTLY, THE SITE HAS THE ALLSTATE BUILDING AND FLAIG'S FIREPLACE AND PATIO BUILDING ON IT. STORM WATER FREELY DISCHARGES TO THE STREET.

THE PROPOSED CHANGES WILL REDUCE THE IMPERVIOUS AREA, AND THUS, THE VOLUME OF STORM WATER. THE STORM WATER WILL FREELY DISCHARGE 5.80 cfs TO THE STREET. PLEASE SEE THE AHYMO RUN SHOWN ON THIS SHEET. SOME OFF-SITE FLOW DOES ENTER THE SITE AS SHOWN BY THE DELINEATION OF BASIN A.

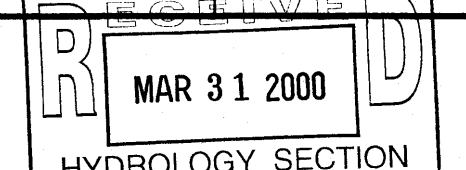
KEY NOTES

- ① 1' WIDE CONCRETE RUNDOWN AT 1.0% SLOPE PER DETAIL THIS SHEET
- ② RETAINING WALL DESIGN BY OTHERS
- ③ BEGIN DEMOLITION OF EXISTING RETAINING WALL
- ④ END DEMOLITION OF EXISTING RETAINING WALL
- ⑤ REPAIR EXISTING WALL AS NECESSARY
- ⑥ CURB AND GUTTER PER ARCHITECTURAL DETAIL
- ⑦ HEADER CURB PER ARCHITECTURAL DETAIL
- ⑧ 1' WIDE CONCRETE RUNDOWN AT 0.6% SLOPE PER DETAIL THIS SHEET

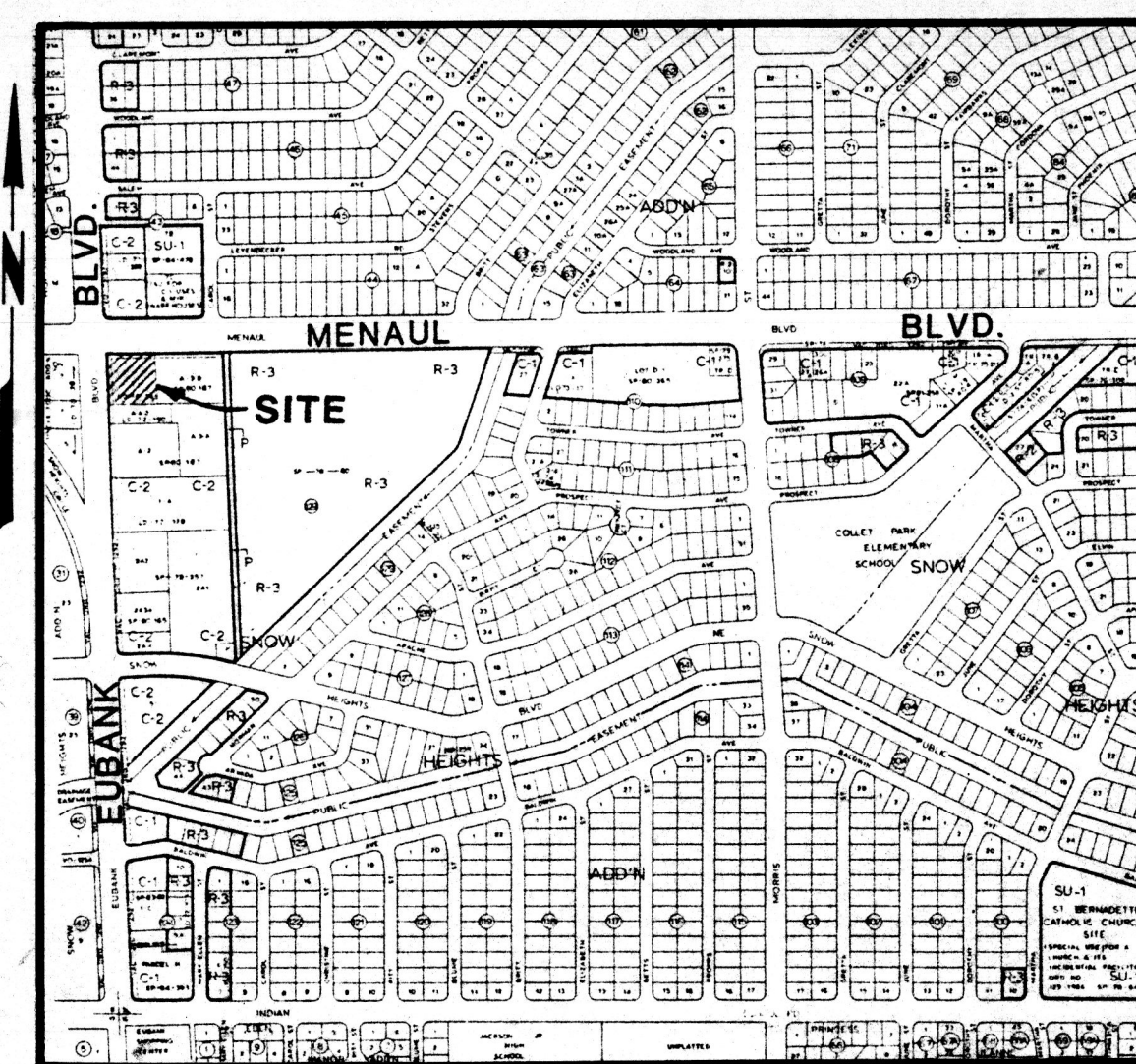
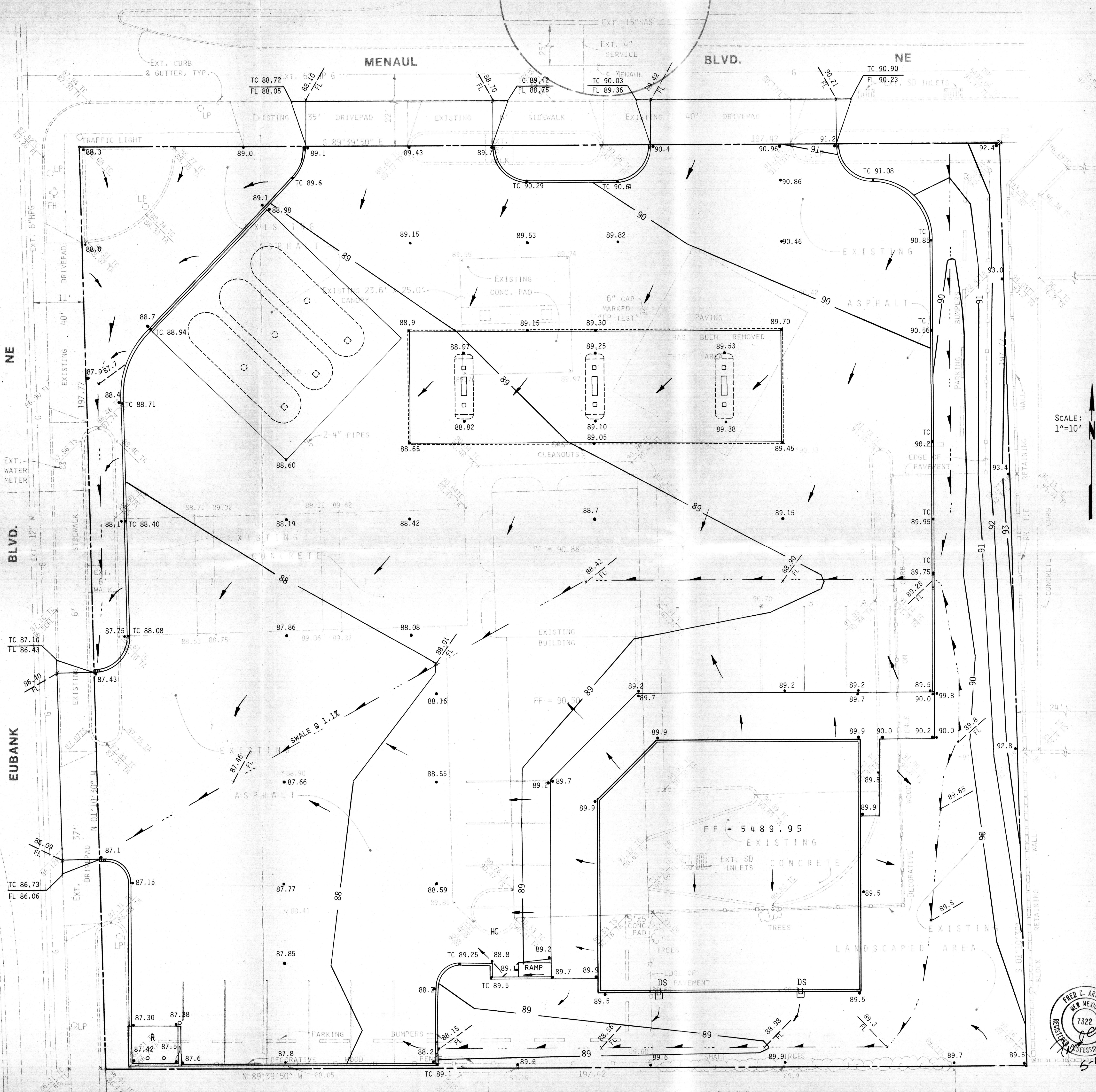
BRADFORD PROPERTIES GRADING AND DRAINAGE PLAN

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
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Designed: ALD Drawn: WLW Checked: DMG Sheet 1 of 2
Scale: 1" = 40' Date: 3/00 Job: A00034



A00034BP\A034GD40\03-29-00\WLW



VICINITY MAP
1" = 750'±

LEGEND

88.0	EXISTING CONTOUR	HP	HIGH POINT
LP	EXISTING SPOT ELEVATION	FF	FINISH FLOOR ELEV.
TC	TOP OF CURB	-----	LIMITS OF DRAINAGE BASIN
FL	FLOWLINE	---	PROPOSED CONTOUR
TW	TOP OF WALL ELEVATION	---	RIGHT-OF-WAY
TG	TOP OF GROUND ELEVATION	---	PROPERTY LINE
TP	TOP OF PAVING	---	DRAINAGE SWALE
PP	POWER POLE	---	FLOW DIRECTIONAL ARROW
		88.2	SPOT ELEVATION

DRAINAGE CHARACTERISTICS
EXISTING CONDITIONS: THIS SITE IS AN ABANDONED GAS STATION WITH THE STRUCTURE, PAVING AND LANDSCAPING INTACT. IT DOES NOT ACCEPT ANY OFFSITE STORM WATER RUNOFF.

ONSITE STORM WATER CALCULATIONS:
AREA = 0.8964 AC. = 39,046 SQ. FT.
D = 2.6" = 0.217'
C = 0.84
I = 4.755

 $Q_{100} = (0.84)(4.75)(0.8964) = 3.577 \text{ CFS}$ $Q_{10} = 2.35 \text{ CFS}$
 $V_{100} = (0.84)(0.217)(39,046) = 7,117 \text{ CU. FT.}$ $V_{10} = 4,676 \text{ CU. FT.}$
ALL STORM WATERS GENERATED FROM THE EXISTING SITE WERE ALLOWED TO DISCHARGE ONTO THE PUBLIC RIGHTS-OF-WAY OF MENAUL AND EUBANK BLVDs. VIA THE SITE'S CURB CUTS.

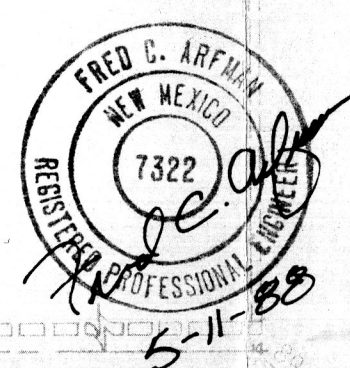
PROPOSED DRAINAGE CONDITIONS: THE PROPOSED SITE SHALL CONSIST OF A SINGLE DRAINAGE BASIN AS INDICATED ON THE PLAN. ALL STORM WATERS GENERATED FROM THE NEW SITE ARE ALLOWED TO DISCHARGE ONTO PUBLIC RIGHT-OF-WAY AS IN THE EXISTING CONDITIONS.

CALCULATIONS
DATA: AREA = 0.8964 AC. = 39,046 SQ. FT.
"C" = 0.85 (COMPOSITE FACTOR)
I = 4.75
D = 0.217' = 2.6"

 $Q_{100} = (0.85)(4.75)(0.8964) = 3.6 \text{ CFS}$
 $Q_{10} = (0.657)(3.6) = 2.4 \text{ CFS}$
 $V_{100} = (0.85)(0.217)(39,046) = 7202 \text{ CU. FT.}$
 $V_{10} = (0.657)(7202) = 4732 \text{ CU. FT.}$
NOTES: 1. ALL STORM WATERS EXIT THE SITE VIA THE SHOWN CURB CUTS
2. EXISTING RATES AND VOLUMES EQUAL THOSE FOR THE REVISED SITE LAYOUT.

GENERAL NOTES
LEGAL DESCRIPTION: TRACT LETTERED A-1 OF THE UNCLE DOC ADDITION NO. 3, FILED WITH THE COUNTY CLERK OF BERNILLO COUNTY IN Bk. B4, PAGE 180 ON JANUARY 24, 1969.
ENGINEER: ISAACSON & ARFMAN, P.A.
(CONTACT FRED ARFMAN)
SURVEYOR: WILLIAM P. PETTIT, N.M.L.S. No. 3243
August, 1987
BENCHMARK: ACS Sta. "7-H21" LOCATED AT THE NORTHWEST CORNER OF MENAUL AND BRITT. ELEVATION - 5513.69
TEMPORARY BENCHMARK: MARK ON TOP OF CURB ALONG SOUTH CURB OF MENAUL BLVD. AND THE NORTHERLY EXTENSION OF THE EAST PROPERTY LINE. ELEVATION - 5492.05
ZONING: C-2
AREA: 39,046 SQ. FT. OR 0.8964 AC.

FLOOD HAZARD: NO PART OF THIS SITE IS SUBJECT TO FLOOD HAZARD AS DETERMINED BY PANEL No. 350002-0025 OF THE OCTOBER 14, 1983 EDITION OF THE F.I.R.M. MAPS.



Isaacson & Arfman, P.A.
CONSULTING ENGINEERING ASSOCIATES
Albuquerque, New Mexico

Circle K Site
Eubank & Menaul Blvds.

DRAINAGE & GRADING PLAN

Sheet of

Date
Designed
Checked

RECEIVED
MAY 11 1988
HYDROLOGY SECTION