

DATE 2-27-02 OF E.P.P.

CITY OF ALBUQUERQUE

This microimage is certified to be a complete and accurate copy of the original as it appears in the files of the Public Works Department and was created in the normal course of business.

The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (ANSI Z39.18-1977)

Roberta Duran
DIRECTOR

PLAN SHOT TWICE
ONCE ON LIGHT
ONCE ON DARK

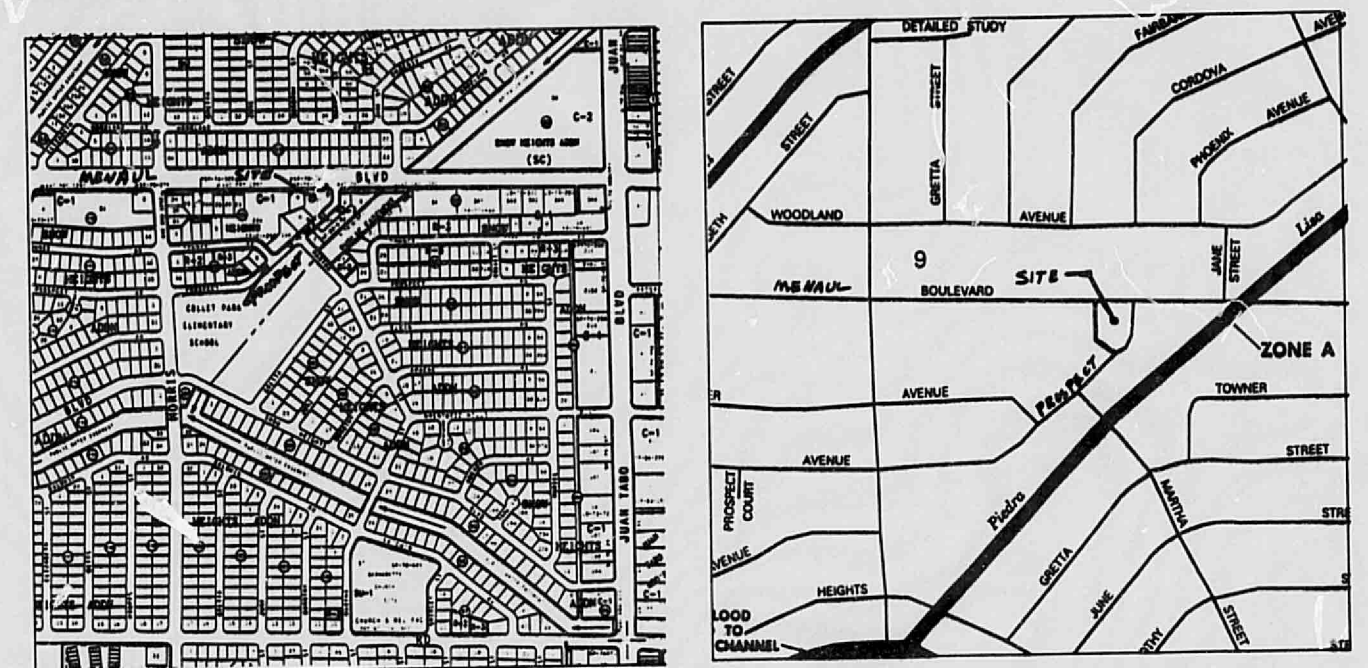
Roberta Duran
NOTARY PUBLIC

OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO
1/17/1998

CITY OF ALBUQUERQUE
THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

PLANS/PLATS ON FILE
FILE DESC: H21/D45

PLANS/PLATS 3



LOCATION MAP H-21-Z
LEGAL DESCRIPTION: TRACT A, BLOCK 108,
SNOW HEIGHTS ADDN, ALBUQUERQUE, NEW MEXICO
ADDRESS: 10710 MENAUL BLVD. N.E.

FLOOD INSURANCE RATE MAP
PANEL NO. 35001 0357

DISCUSSION:

THIS PROPOSED CONSTRUCTION IS ON AN INFILL SITE, AND INVOLVES UPDATING AND IMPROVING AN EXISTING SERVICE STATION. THE CHANGES ARE MADE PRIMARILY TO REMOVE AND REPLACE THE EXISTING STEEL TANKS WITH MORE ENVIRONMENTALLY FRIENDLY APPROVED NON-CORRODING TANKS, AND TO ADD 25' X 25' TO THE EXISTING SALES AREA. BOTH OF THESE CHANGES ARE TO BE MADE ON EXISTING IMPERVIOUS AREA OF CONCRETE OR ASPHALT. OTHER CHANGES CONSIST OF WIDENING AN EXISTING DRIVEPAD AND INSTALLING A NEW CURB CUT AND DRIVE PAD TO IMPROVE ACCESS, ESPECIALLY FOR THE DELIVERY TANKERS. ALL OF THESE IMPROVEMENTS ARE ON AREAS WHICH ARE CURRENTLY IMPERVIOUS, AND THE STORM WATER RUNOFF REMAINS UNCHANGED.

DURING CONSTRUCTION A HEADER CURB WILL BE PLACED AROUND THE LANDSCAPED AREA TO PREVENT THE ASPHALT FROM BREAKING OFF, AND TO CHANGE THE LOCATION OF THE POINT OF DISCHARGE OF STORM WATERS FROM THE S.W. CORNER AND ACROSS THE SIDEWALK TO THE NEW CURB CUT. THE ARCHITECT HAS LOCATED THE IMPROVEMENTS SO THAT THE STATION CAN REMAIN IN OPERATION DURING CONSTRUCTION.

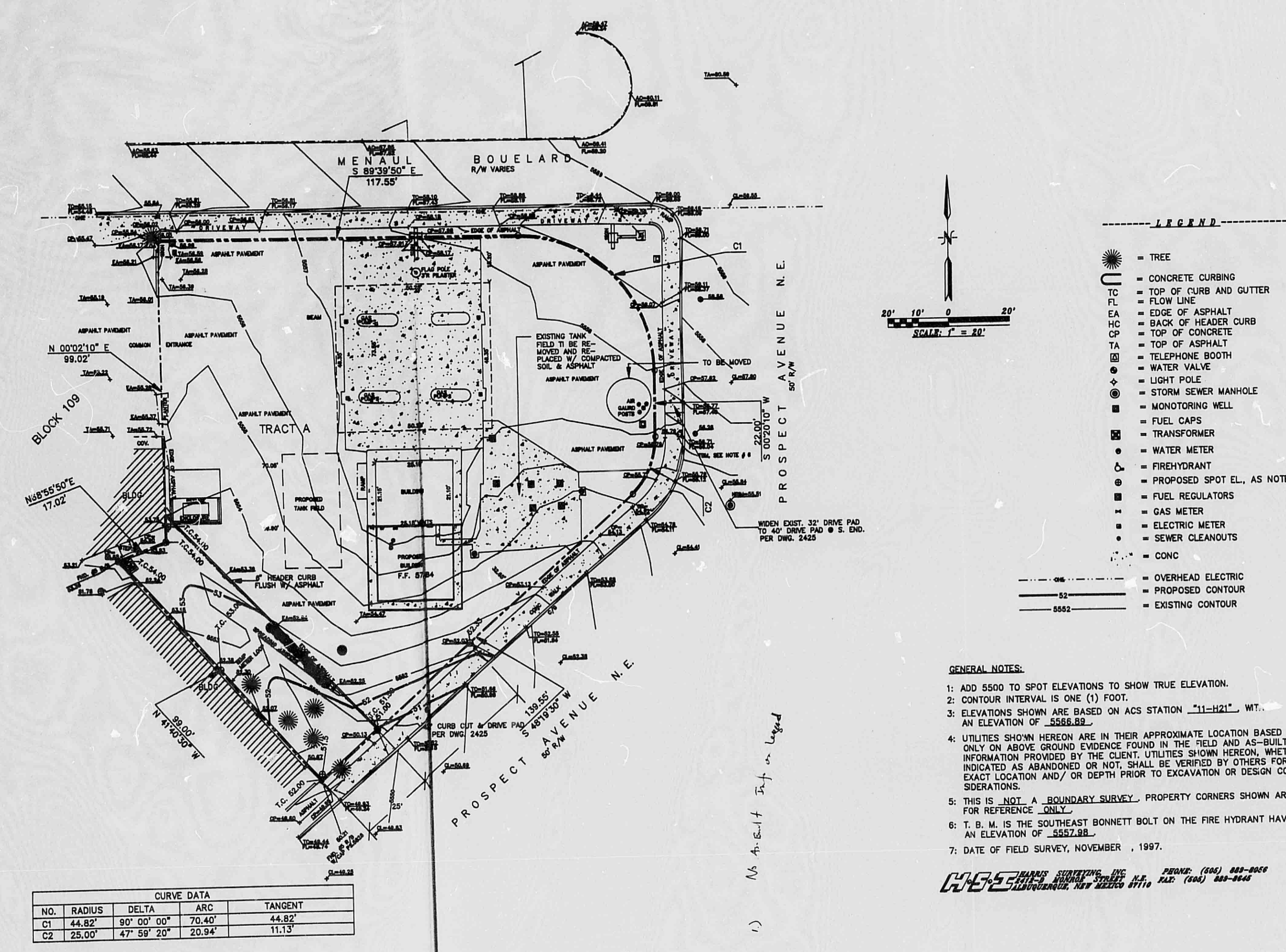
EXISTING AND PROPOSED RUNOFF:

THE LOT HAS A TOTAL AREA OF 21,700.3 S.F. WITH A PERVIOUS LANDSCAPED AREA OF 2330 S.F. (TREATMENT B) AND 19370.3 S.F. OF IMPERVIOUS AREA (TREATMENT D). IT IS LOCATED IN PRECIPITATION ZONE 4. THE PEAK 100 YEAR DISCHARGE FOR THIS ZONE IS TREATMENT B = 2.92 CFS/AC. AND TREATMENT D = 5.25 CFS/AC. UTILIZING THE EXISTING AND PROPOSED TREATMENT AREAS, THE PEAK 100 YEAR RUNOFF IS CALCULATED AS FOLLOWS:

$$Q = (2.92) (2330 / 43,560) + (5.25) (19,370.3 / 43,560) = 0.16 + 2.33 = 2.49 \text{ CFS}$$

FLOODPLAIN STATUS:

THE SITE IS NOT LOCATED WITHIN A FEMA FLOOD PLAIN. IT IS NEAR THE LINED PIEDRA LISA CHANNEL AND THE SURFACE RUNOFF IN THIS AREA IS CARRIED BY THE STREETS INTO THE LINED DRAINAGE CHANNEL.



ON 2/27/02, 1998 THIS SITE WAS INSPECTED AND FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH THIS APPROVED DRAINAGE AND GRADING PLAN.

C. A. COONCE N.M.P.E. # 2834 4/4/98 DATE

H-21/D45

C.A. COONCE & ASSOC.

ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS
12324 PIEDRA LISA N.E. ALBUQUERQUE, N.M. 87112 PH (505) 260-0280

TITLE: **SITE GRADING MODIFICATIONS**

PROJECT: **ROBERTS OIL STATION, 10710 MENAUL, N.E.**

DATE: 11/17/97
BY: CAC
CHECKED: CAC

APR 2 1998
HYDROLOGY SECTION

SHEET 1 of 1

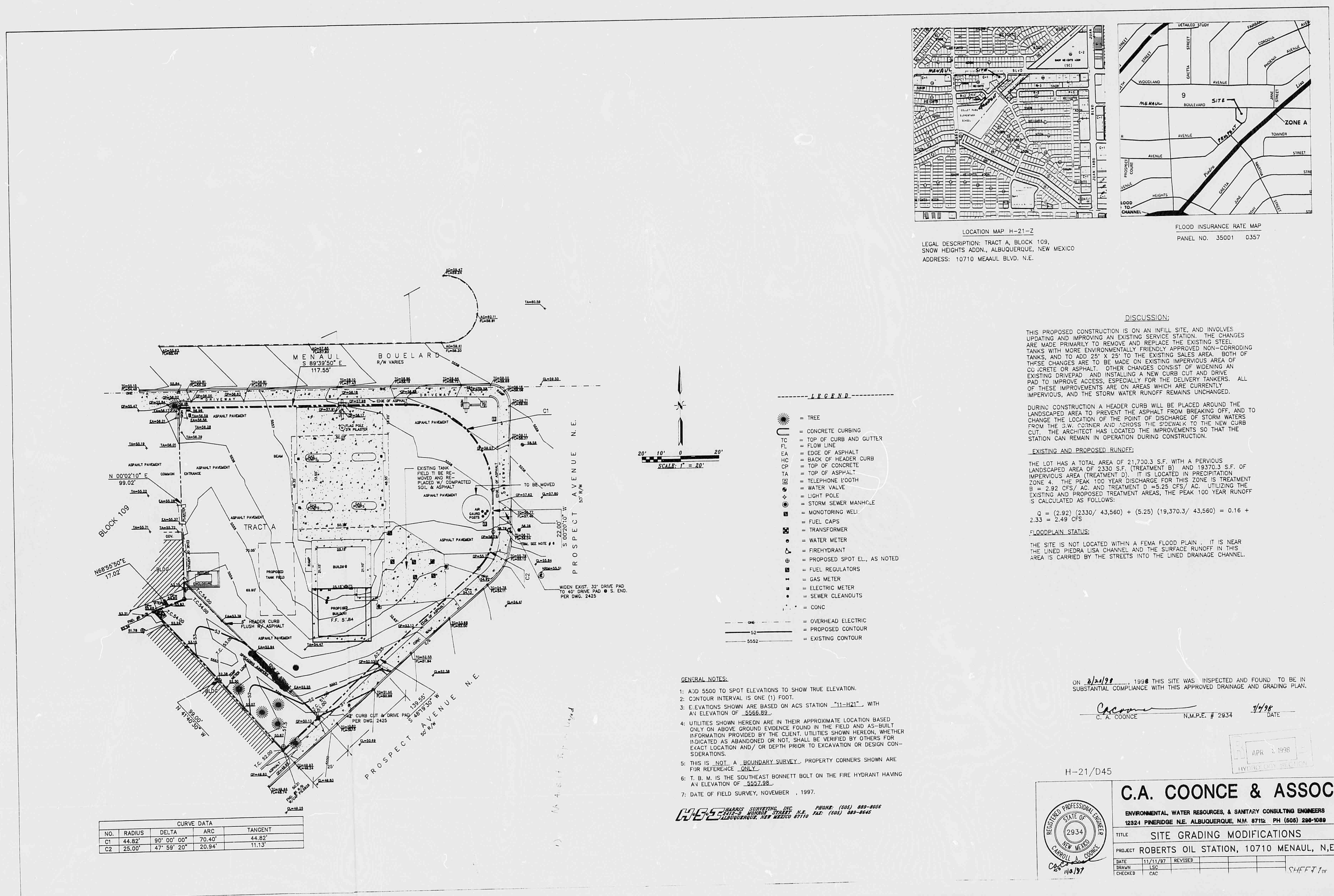
F
30D
24C
20B
16A
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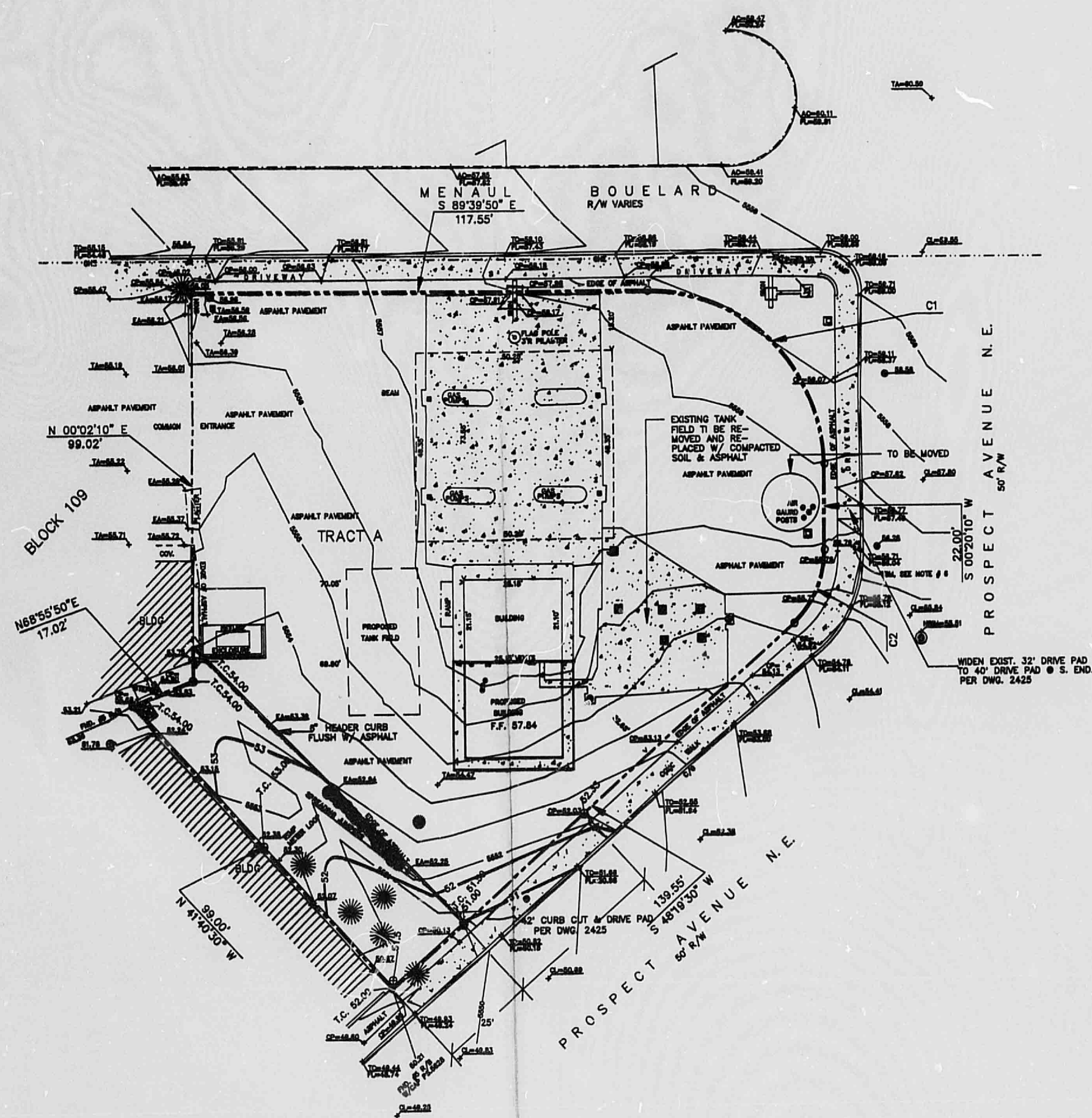
CITY OF ALBUQUERQUE

C

D

F



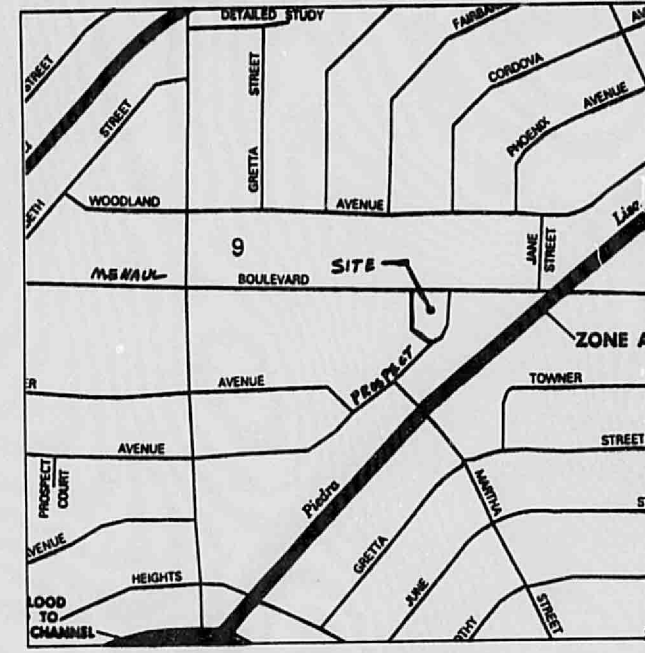


- GENERAL NOTES:**
- 1: ADD 5500 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
 - 2: CONTOUR INTERVAL IS ONE (1) FOOT.
 - 3: ELEVATIONS SHOWN ARE BASED ON ACS STATION "111-1421" WITH AN ELEVATION OF 5558.08.
 - 4: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
 - 5: THIS IS NOT A BOUNDARY SURVEY. PROPERTY CORNERS SHOWN ARE FOR REFERENCE ONLY.
 - 6: T. B. M. IS THE SOUTHEAST BONNETT BOLT ON THE FIRE HYDRANT HAVING AN ELEVATION OF 5552.88.
 - 7: DATE OF FIELD SURVEY, NOVEMBER, 1997.

DESIGNED BY: C.A. COONCE & ASSOC. ENGINEERS
 DRAWN BY: C.A. COONCE
 CHECKED BY: C.A. COONCE
 DATE: 11/11/97



LOCATION MAP H-21-2
 LEGAL DESCRIPTION: TRACT A, BLOCK 109,
 SNOW HEIGHTS ADD'L., ALBUQUERQUE, NEW MEXICO
 ADDRESS: 10710 MENAUL BLVD. N.E.



FLOOD INSURANCE RATE MAP
 PANEL NO. 35001 0357

DISCUSSION:

THIS PROPOSED CONSTRUCTION IS ON AN INFILL SITE, AND INVOLVES UPDATING AND IMPROVING AN EXISTING SERVICE STATION. THE CHANGES ARE MADE PRIMARILY TO REMOVE AND REPLACE THE EXISTING STEEL TANKS WITH MORE ENVIRONMENTALLY FRIENDLY APPROVED NON-CORRODING TANKS, AND TO ADD 25' X 25' TO THE EXISTING SALES AREA. BOTH OF THESE CHANGES ARE TO BE MADE ON EXISTING IMPERVIOUS AREA OF CONCRETE OR ASPHALT. OTHER CHANGES CONSIST OF WIDENING AN EXISTING DRIVEPAD AND INSTALLING A NEW CURB CUT AND DRIVE PAD TO IMPROVE ACCESS, ESPECIALLY FOR THE DELIVERY TANKERS. ALL OF THESE IMPROVEMENTS ARE ON AREAS WHICH ARE CURRENTLY IMPERVIOUS, AND THE STORM WATER RUNOFF REMAINS UNCHANGED.

DURING CONSTRUCTION A HEADER CURB WILL BE PLACED AROUND THE LANDSCAPED AREA TO PREVENT THE ASPHALT FROM BREAKING OFF AND TO CHANGE THE LOCATION OF THE POINT OF DISCHARGE OF STORM WATERS FROM THE S.W. CORNER AND ACROSS THE SIDEWALK TO THE NEW CURB CUT. THE ARCHITECT HAS LOCATED THE IMPROVEMENTS SO THAT THE STATION CAN REMAIN IN OPERATION DURING CONSTRUCTION.

EXISTING AND PROPOSED RUNOFF:

THE LOT HAS A TOTAL AREA OF 21,700.3 S.F. WITH A PERVIOUS LANDSCAPED AREA OF 2330 S.F. (TREATMENT B) AND 19,370.3 S.F. OF IMPERVIOUS AREA (TREATMENT D). IT IS LOCATED IN PRECIPITATION ZONE 4. THE PEAK 100 YEAR DISCHARGE FOR THIS ZONE IS TREATMENT B = 2.92 CFS/AC. AND TREATMENT D = 5.25 CFS/AC. UTILIZING THE EXISTING AND PROPOSED TREATMENT AREAS, THE PEAK 100 YEAR RUNOFF IS CALCULATED AS FOLLOWS:

$$Q = (2.92) (2330 / 43,560) + (5.25) (19,370.3 / 43,560) = 0.18 + 2.33 = 2.49 \text{ CFS}$$

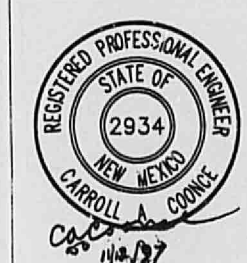
FLOODPLAIN STATUS:

THE SITE IS NOT LOCATED WITHIN A FEMA FLOOD PLAN. IT IS NEAR THE LINED PIEDRA LISA CHANNEL AND THE SURFACE RUNOFF IN THIS AREA IS CARRIED BY THE STREETS INTO THE LINED DRAINAGE CHANNEL.

ON 11/11/97, 1998 THIS SITE WAS INSPECTED AND FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH THIS APPROVED DRAINAGE AND GRADING PLAN.

C.A. COONCE N.M.P.E. # 2934 11/98 DATE

H-21/D45



C.A. COONCE & ASSOC.

ENVIRONMENTAL, WATER RESOURCES & SANITARY CONSULTING ENGINEERS
 12284 PIEDRA LISA N.E., ALBUQUERQUE, N.M. 87112 PH (505) 890-1000

TITLE: SITE GRADING MODIFICATIONS

PROJECT: ROBERTS OIL STATION, 10710 MENAUL, N.E.

DATE: 11/11/97 REVISED: SHEET 1 OF 1

PLAN SHOT TWICE
 ONCE ON LIGHT
 ONCE ON DARK

CITY OF ALBUQUERQUE
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RE: 26 DATE 2/27/02 OF E.P.D.

CITY OF ALBUQUERQUE

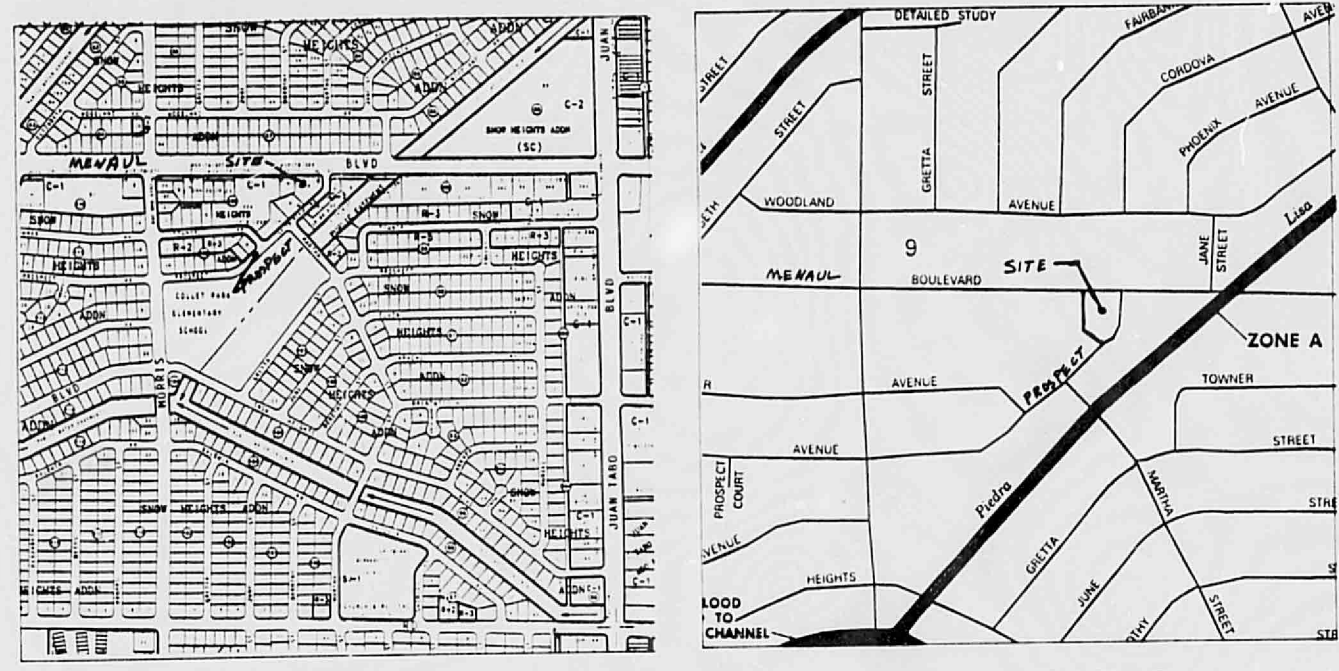
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Roberta Duran
 DIRECTOR

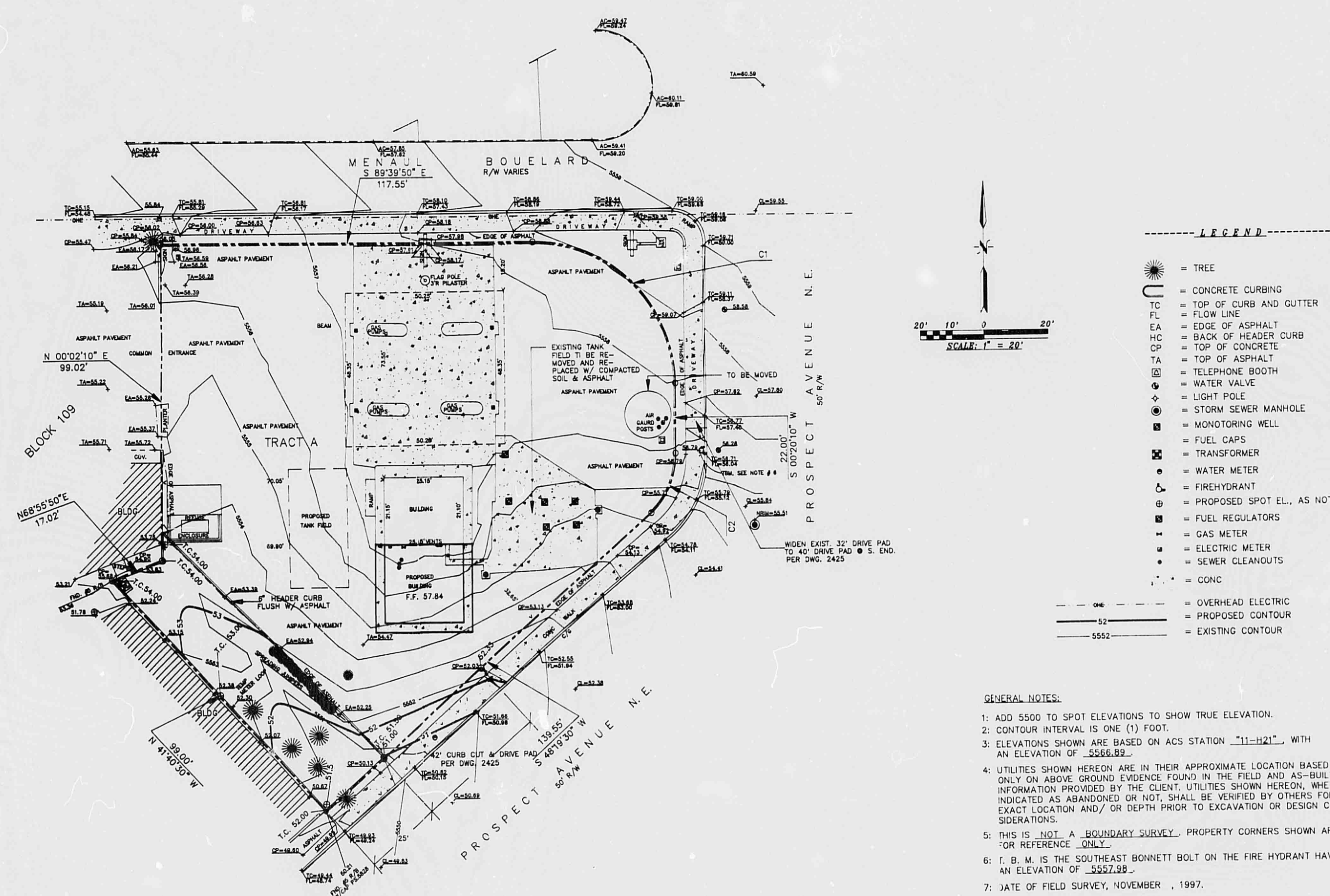
Roberta Duran
 NOTARY PUBLIC

OFFICIAL SEAL
 Roberta Duran
 NOTARY PUBLIC



LOCATION MAP H-21-2
LEGAL DESCRIPTION: TRACT A, BLOCK 109,
SNOW HEIGHTS ADDN., ALBUQUERQUE, NEW MEXICO
ADDRESS: 10710 MENAUL BLVD., N.E.

FLOOD INSURANCE RATE MAP
PANEL NO. 35001 0357



GENERAL NOTES:

1. ADD 5560 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
2. CONTOUR INTERVAL IS ONE (1) FOOT.
3. ELEVATIONS SHOWN ARE BASED ON ACS STATION "11-1421" WITH AN ELEVATION OF 5565.85.
4. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CON-SOLIDATIONS.
5. THIS IS NOT A BOUNDARY SURVEY. PROPERTY CORNERS SHOWN ARE FOR REFERENCE ONLY.
6. T. B. M. IS THE SOUTHEAST BARNETT BOLT ON THE FIRE HYDRANT HAVING AN ELEVATION OF 5567.88.
7. DATE OF FIELD SURVEY, NOVEMBER, 1997.

CURVE DATA				
NO.	RADIUS	DELTA	ARC	TANGENT
C1	44.82'	90° 00' 00"	70.40'	44.82'
C2	25.00'	47° 59' 20"	20.94'	11.13'

DISCUSSION:

THIS PROPOSED CONSTRUCTION IS ON AN INFILL SITE, AND INVOLVES UPDATING AND IMPROVING AN EXISTING SERVICE STATION. THE CHANGES ARE MADE PRIMARILY TO REMOVE AND REPLACE THE EXISTING STEEL TANKS WITH MORE ENVIRONMENTALLY FRIENDLY APPROVED NON-CORRODING TANKS, AND TO ADD 25' X 25' TO THE EXISTING SALES AREA. BOTH OF THESE CHANGES ARE TO BE MADE ON EXISTING IMPERVIOUS AREA OF CONCRETE OR ASPHALT. OTHER CHANGES CONSIST OF WIDENING AN EXISTING DRIVEPAD AND INSTALLING A NEW CURB CUT AND DRIVE PAD TO IMPROVE ACCESS, ESPECIALLY FOR THE DELIVERY TANKERS. ALL OF THESE IMPROVEMENTS ARE ON AREAS WHICH ARE CURRENTLY IMPERVIOUS, AND THE STORM WATER RUNOFF REMAINS UNCHANGED.

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EXISTING AND PROPOSED RUNOFF:

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$$Q = (2.92) (2330 / 43,560) + (5.25) (19,370.3 / 43,560) = 0.16 + 2.33 = 2.49 \text{ CFS}$$

FLOODPLAIN STATUS:

THE SITE IS NOT LOCATED WITHIN A FEMA FLOOD PLAIN. IT IS NEAR THE UNED PIEDRA USA CHANNEL AND THE SURFACE RUNOFF IN THIS AREA IS CARRIED BY THE STREETS INTO THE UNED DRAINAGE CHANNEL.

IN 2/24/98, 1998 THIS SITE WAS INSPECTED AND FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH THIS APPROVED DRAINAGE AND GRADING PLAN.

C. A. COONCE N.M.P.E. # 2934 1/2/98 DATE

H-21/D45

C.A. COONCE & ASSOC.
ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS
12224 PINEHURST N.E., ALBUQUERQUE, N.M. 87112 PH (505) 296-9088

TITLE: **SITE GRADING MODIFICATIONS**

PROJECT: **ROBERTS OIL STATION, 10710 MENAUL, N.E.**

DATE: 11/12/97 REVISION: 1/2/98
DRAWN: DAC
CHECKED: DAC SHEET 1 of 1

PLAN SHOT TWICE
ONCE ON LIGHT
ONCE ON DARK

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R# 26 DATE 3/27/02 BY L.P.

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Director

Rebecca Dizon
NOTARY PUBLIC

Albuquerque, NM
07/07/02

F
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D
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C
20

B
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A
12

CITY OF ALBUQUERQUE

C

D

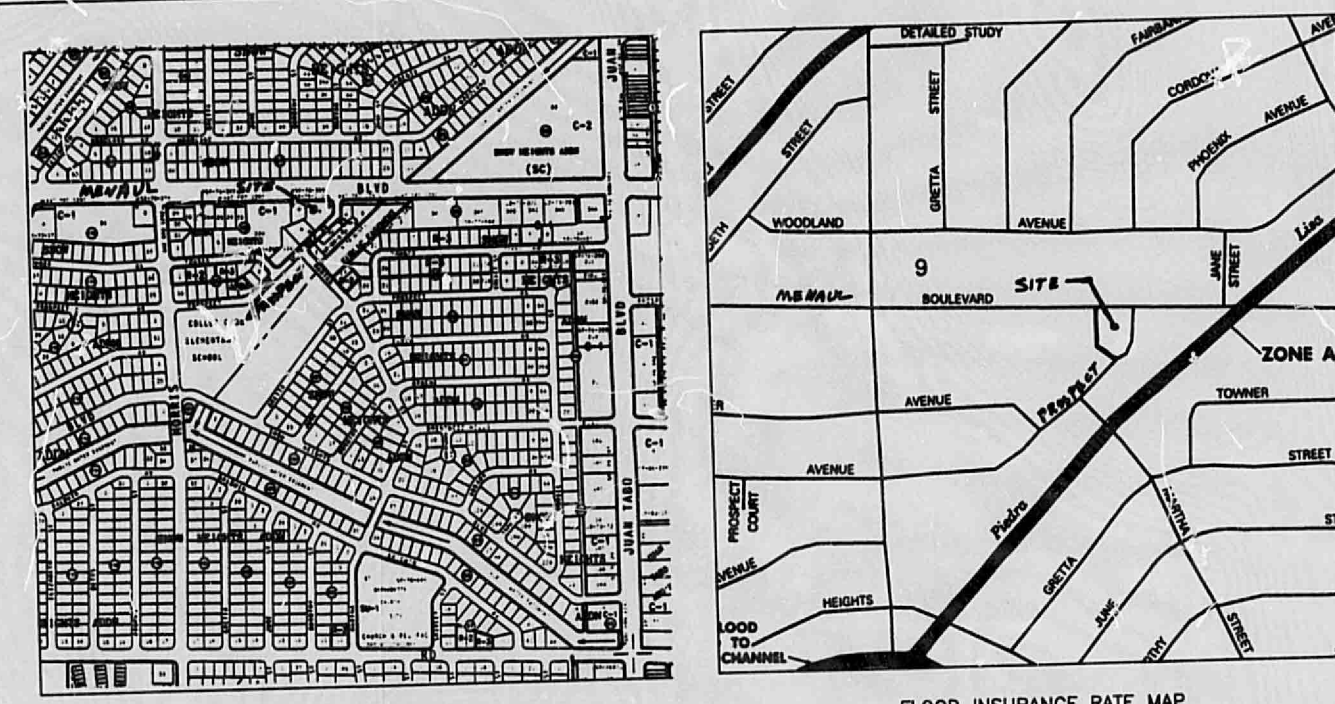
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CURVE DATA				
NO.	RADIUS	DELTA	ARC	TANGENT
C1	44.82'	90° 00' 00"	70.40'	14.92'
C2	55.00'	47° 59' 20"	20.94'	11.13'

- GENERAL NOTES:
1. ADD 5500 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
 2. CONTOUR INTERVAL IS ONE (1) FOOT.
 3. ELEVATIONS SHOWN ARE BASED ON ACS STATION "11-H21" WITH AN ELEVATION OF 5500.00.
 4. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
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 7. DATE OF FIELD SURVEY, NOVEMBER, 1997.

ALBUQUERQUE, NEW MEXICO
 11/15/97
 11/15/97
 11/15/97

- LEGEND
- TREE
 - CONCRETE CURBING
 - TOP OF CURB AND GUTTER
 - FLOW LINE
 - EDGE OF ASPHALT
 - BACK OF HEADER CURB
 - TOP OF CONCRETE
 - TOP OF ASPHALT
 - TELEPHONE BOOTH
 - WATER VALVE
 - LIGHT POLE
 - STORM SEWER MANHOLE
 - MONITORING WELL
 - FUEL CAPS
 - TRANSFORMER
 - WATER METER
 - FIREHYDRANT
 - PROPOSED SPOT EL., AS NOTED
 - FUEL REGULATORS
 - GAS METER
 - ELECTRIC METER
 - SEWER CLEANOUTS
 - CONC
 - OVERHEAD ELECTRIC
 - PROPOSED CONTOUR
 - EXISTING CONTOUR



LEGAL DESCRIPTION: TRACT A, BLOCK 109, SNOW HEIGHTS ADDN., ALBUQUERQUE, NEW MEXICO
 ADDRESS: 10710 MENAUL BLVD., N.E.

DISCUSSION:

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ON 3/24/98, 1998 THIS SITE WAS INSPECTED AND FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH THIS APPROVED DRAINAGE AND GRADING PLAN.

C. A. COONCE
 N.M.P.E. # 2934
 DATE 4/16



H-21/D45

C.A. COONCE & ASSOC.
 ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS
 8534 PHOENIX BLVD., ALBUQUERQUE, N.M. 87119 PH (505) 290-1280
 TITLE: AS-BUILT SITE GRADING
 PROJECT: ROBERTS OIL STATION, 10710 MENAUL, N.E.
 DATE: 11/15/97
 DRAWN: JAC
 CHECKED: CAC
 SHEET 1 OF 1

PLAN SHOWN TWICE
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 ONCE ON DARK

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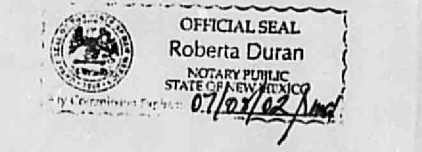
RE: 26 DATE 3/27/98 OF 187

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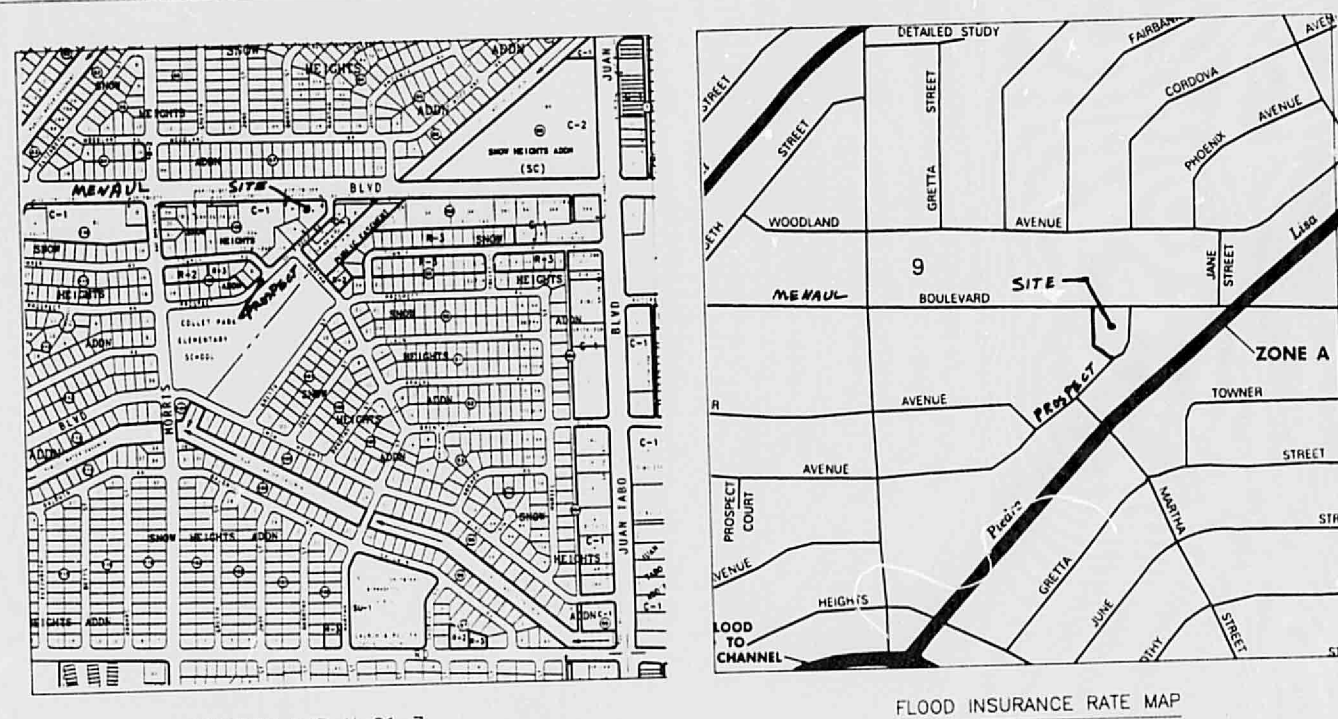
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Roberta Duran
 DIRECTOR

Roberta Duran
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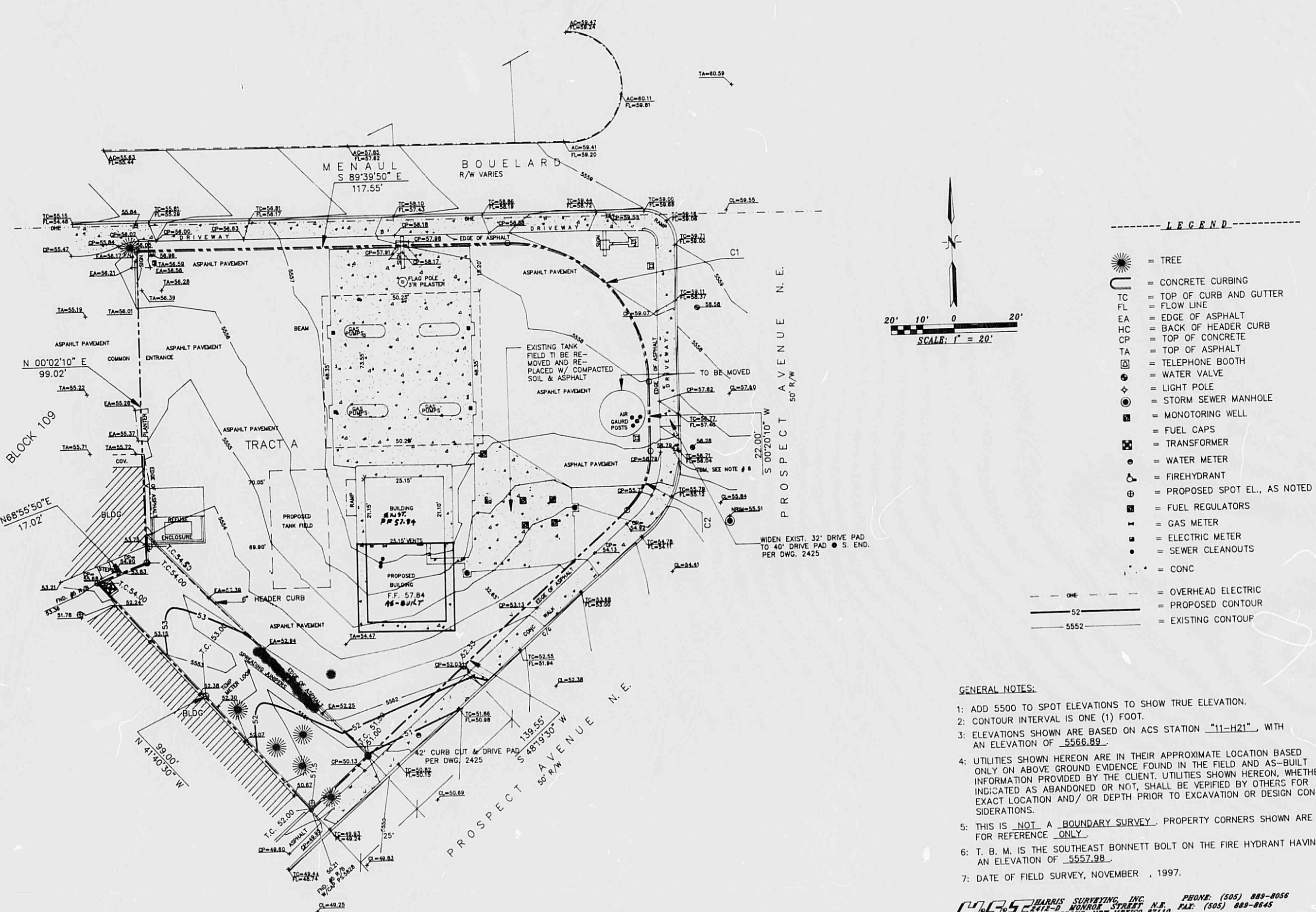


CITY OF ALBUQUERQUE



LOCATION MAP H-21-2
LEGAL DESCRIPTION: TRACT A, BLOCK 109,
SNOW HEIGHTS ADD., ALBUQUERQUE, NEW MEXICO
ADDRESS: 10710 MENAUL BLVD. N.E.

FLOOD INSURANCE RATE MAP
PANEL NO. 35001 0357



- LEGEND**
- ☀ = TREE
 - = CONCRETE CURBING
 - TO = TOP OF CURB AND GUTTER
 - FL = FLOW LINE
 - EA = EDGE OF ASPHALT
 - HC = BACK OF HEADER CURB
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 - ⊗ = CONC
 - = OVERHEAD ELECTRIC
 - = PROPOSED CONTOUR
 - = EXISTING CONTOUR

- GENERAL NOTES:**
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 2. CONTOUR INTERVAL IS ONE (1) FOOT.
 3. ELEVATIONS SHOWN ARE BASED ON ACS STATION "11-H21", WITH AN ELEVATION OF 5566.89.
 4. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
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 7. DATE OF FIELD SURVEY, NOVEMBER 1, 1997.

CURVE DATA			
NO.	RADIUS	DELTA	ARC
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THIS PROPOSED CONSTRUCTION IS ON AN INFILL SITE, AND INVOLVES UPDATING AND IMPROVING AN EXISTING SERVICE STATION. THE CHANGES ARE MADE PRIMARILY TO REMOVE AND REPLACE THE EXISTING STEEL TANKS WITH MORE ENVIRONMENTALLY FRIENDLY APPROVED NON-CORRODING TANKS, AND TO ADD 25' X 25' TO THE EXISTING SALES AREA. BOTH OF THESE CHANGES ARE TO BE MADE ON EXISTING IMPERVIOUS AREA OF CONCRETE OR ASPHALT. OTHER CHANGES CONSIST OF WIDENING AN EXISTING DRIVEPAD AND INSTALLING A NEW CURB CUT AND DRIVE PAD TO IMPROVE ACCESS, ESPECIALLY FOR THE DELIVERY TANKERS. ALL OF THESE IMPROVEMENTS ARE ON AREAS WHICH ARE CURRENTLY IMPERVIOUS, AND THE STORM WATER RUNOFF REMAINS UNCHANGED. DURING CONSTRUCTION A HEADER CURB WILL BE PLACED AROUND THE LANDSCAPED AREA TO PREVENT THE ASPHALT FROM BREAKING OFF, AND TO CHANGE THE LOCATION OF THE POINT OF DISCHARGE OF STORM WATERS FROM THE S.W. CORNER AND ACROSS THE SIDEWALK TO THE NEW CURB CUT. THE ARCHITECT HAS LOCATED THE IMPROVEMENTS SO THAT THE STATION CAN REMAIN IN OPERATION DURING CONSTRUCTION.

EXISTING AND PROPOSED RUNOFF:
THE LOT HAS A TOTAL AREA OF 21,700.3 S.F. WITH A PERVIOUS UNIMPAVED AREA OF 2330 S.F. (TREATMENT B), AND 18370.3 S.F. OF IMPERVIOUS AREA (TREATMENT D). IT IS LOCATED IN PRECIPITATION ZONE 4. THE PEAK 100 YEAR DISCHARGE FOR THIS ZONE IS TREATMENT B = 2.92 CFS/AC, AND TREATMENT D = 5.25 CFS/AC. UTILIZING THE EXISTING AND PROPOSED TREATMENT AREAS, THE PEAK 100 YEAR RUNOFF IS CALCULATED AS FOLLOWS:
 $Q = (2.92) (2330 / 43,560) + (5.25) (19,370.3 / 43,560) = 0.16 + 2.33 = 2.49$ CFS

FLOODPLAIN STATUS:
THE SITE IS NOT LOCATED WITHIN A FEMA FLOOD PLAIN. IT IS NEAR THE UNED PEDRA LISA CHANNEL AND THE SURFACE RUNOFF IN THIS AREA IS CARRIED BY THE STREETS INTO THE UNED DRAINAGE CHANNEL.

ON 8/24/98 THIS SITE WAS INSPECTED AND FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH THIS APPROVED DRAINAGE AND GRADING PLAN.
C.A. COONCE N.M.P.E. # 2934 DATE 7/7/98

H-21/D45

C.A. COONCE & ASSOC.
ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS
12224 PENNSHORE N.E., ALBUQUERQUE, N.M. 87112 PH (505) 296-1089

TITLE: AS-BUILT SITE GRADING
PROJECT: ROBERTS OIL STATION, 10710 MENAUL, N.E.

DATE: 11/1/97 REVIEWER: [Signature]
DRAWN: LSC PROJECT: [Signature]
CHECKED: CAC 4/15/98 SHEET 1 OF 1

PLAN SHOT TWICE
ONCE ON LIGHT
ONCE ON DARK

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