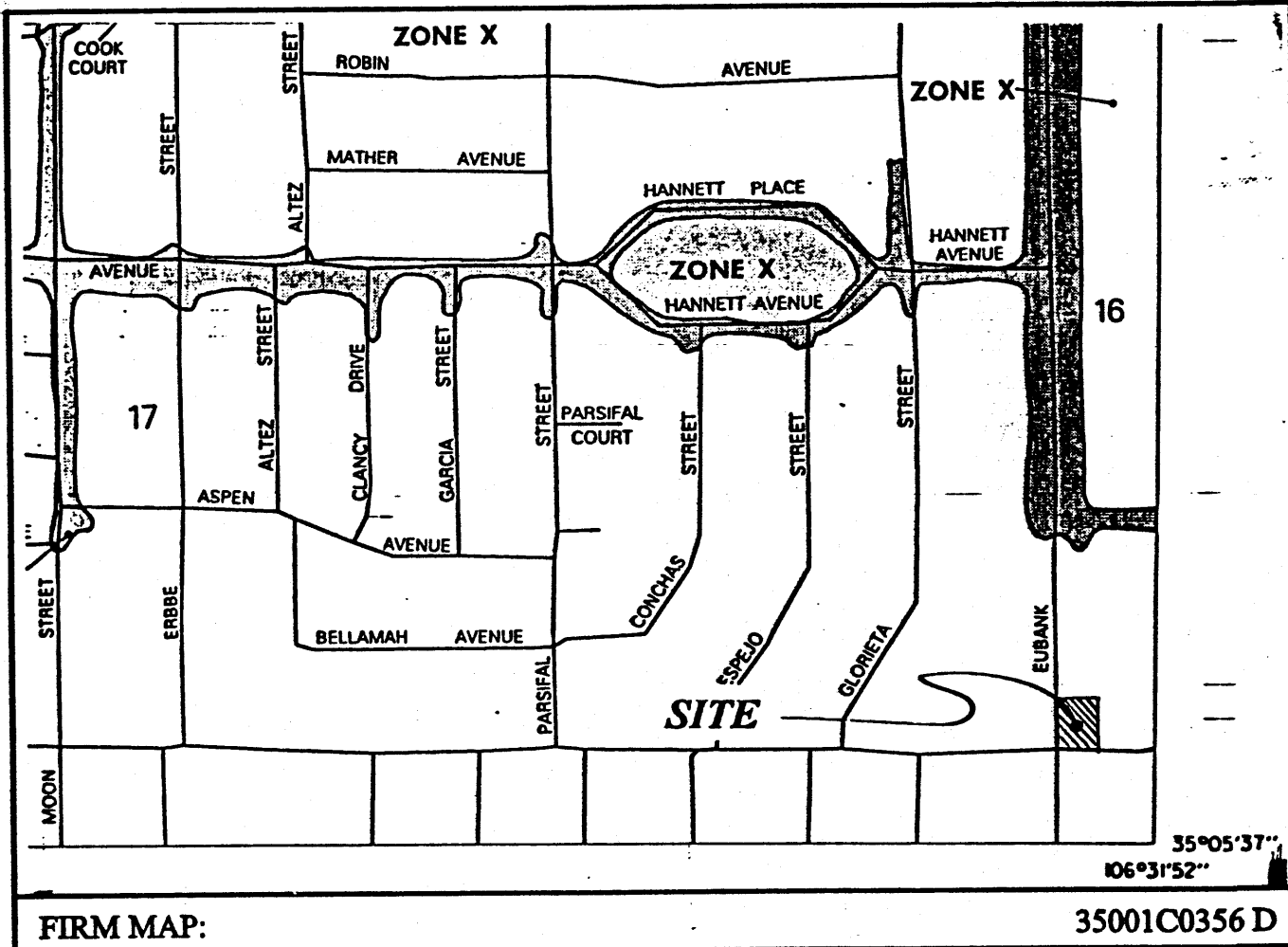




NOTES:

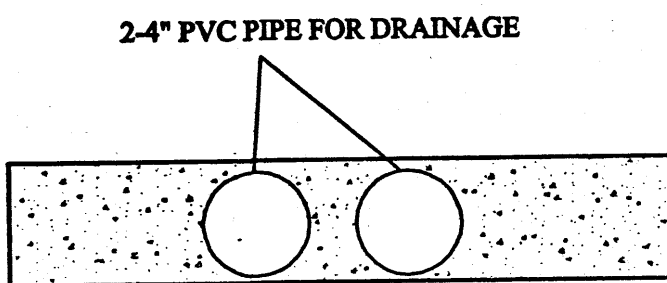
1. MATCH GRADE AT THE EXISTING ASPHALT
2. MATCH EXISTING GRADE AT THE PROPERTY LINE
3. EXISTING PAVING TO REMAIN
4. REMOVE EXISTING ASPHALT
5. 1' CURB OPENING FOR DRAINAGE
6. REMOVE EXISTING SIDEWALK
7. EXISTING SIDEWALK TO REMAIN
8. MATCH EXISTING GRADE AT THE CURB
9. REMOVE EXISTING RAMP
10. ZERO CURB

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

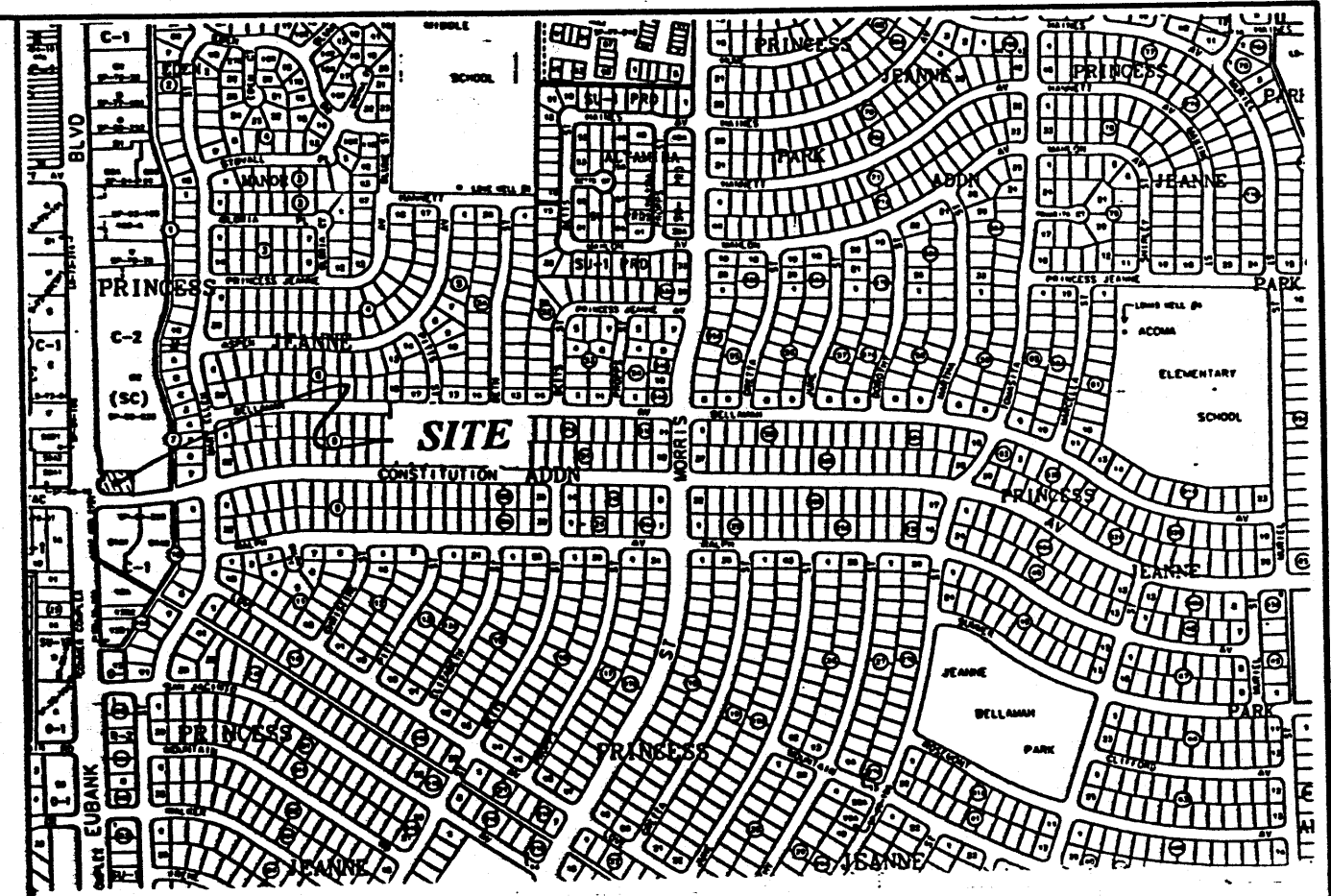
GENERAL NOTES:

1. ADD 4900 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
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3. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION HAVING AN ELEVATION OF 4960.54 FEET ABOVE SEA LEVEL.
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5. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.



SECTION A-A

NTS



VICINITY MAP:

J-21-Z

LEGAL DESCRIPTION:

TRACT D2, BLOCK 7, PRINCES JEANNE PARK

SITE ADDRESS

PRINCES JEANNE CENTER
1450 EUBANK BLVD., NE
ALBUQUERQUE NM 87114

NOTICE TO CONTRACTORS

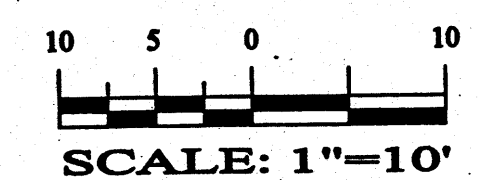
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6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVALS	NAME	DATE
A.C.E./DESIGN		
INSPECTOR		
A.C.E./FIELD		
ROUGH GRADING		

LEGEND

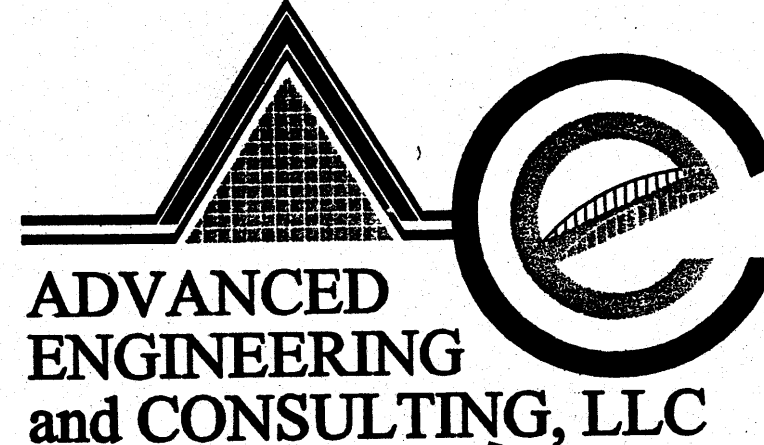
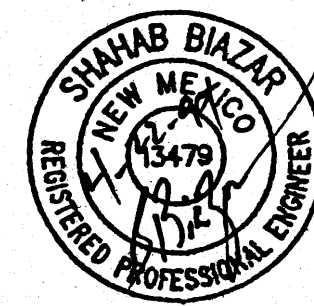
- EXISTING FENCE
- EXISTING POWER LINES
- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED GRADE
- EXISTING GRADE
- PROPOSED SPOT ELEVATION
- AS-BUILT

GRAPHIC SCALE



I certify that the grades shown on the plans have been built in substantial compliance with approved grading and drainage plan dated 4-22-99. Survey information was supplied by *Sadie Surveying* in accordance with normal surveying practices.

Shahab Biazar
Shahab Biazar
REGISTERED PROFESSIONAL ENGINEER
NEW MEXICO
13479
11-12-99

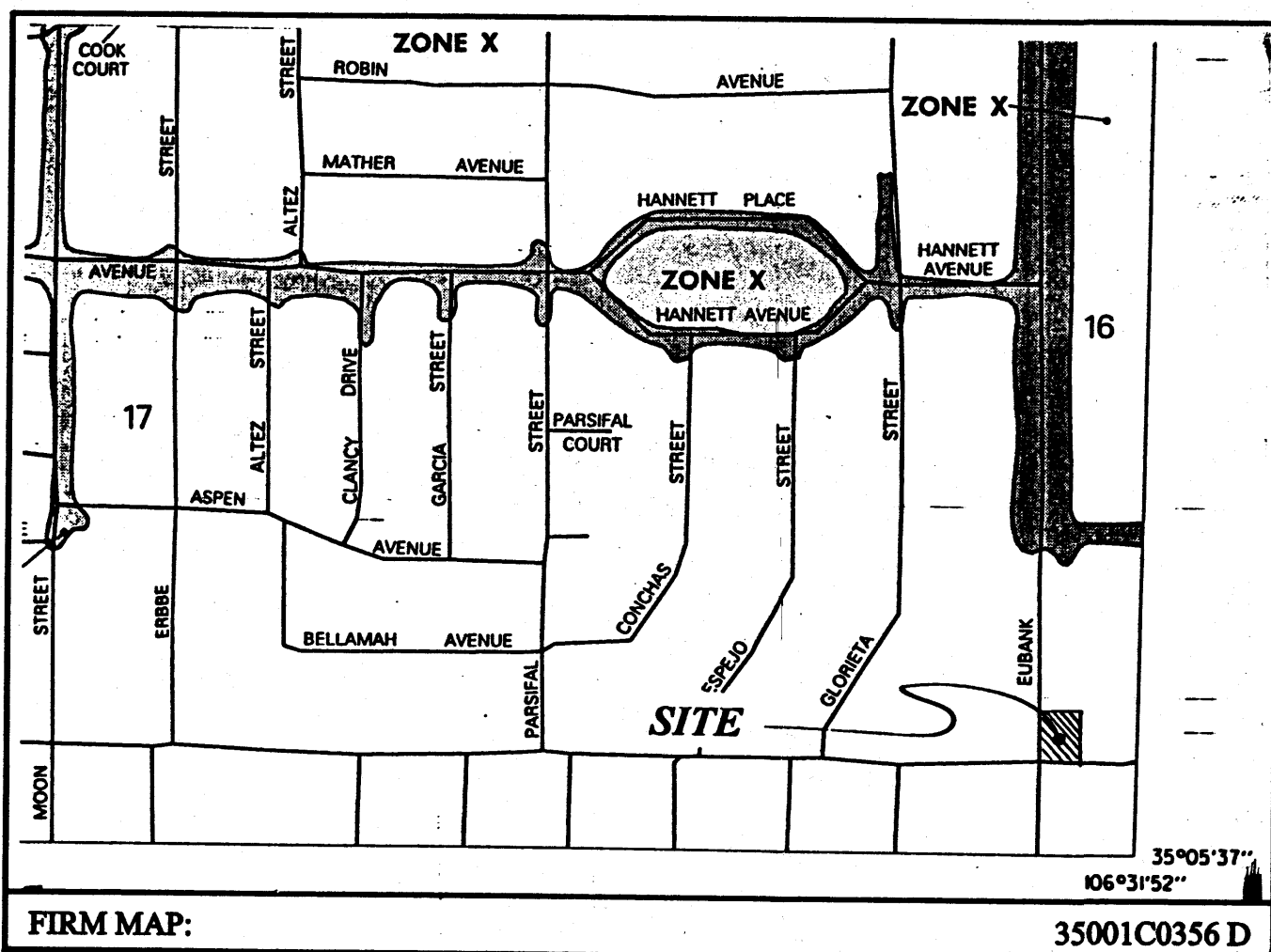


10205 SNOWFLAKE CT. NW
ALBUQUERQUE, NEW MEXICO 87114
(505) 899-5571
NOV 16 1999

SHIPLEY DO-NUTS GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
9902-GRD.DWG	SB	04-21-99	1 OF 1

ROUGH GRADING APPROVAL



NOTES:

1. MATCH GRADE AT THE EXISTING ASPHALT
2. MATCH EXISTING GRADE AT THE PROPERTY LINE
3. EXISTING PAVING TO REMAIN
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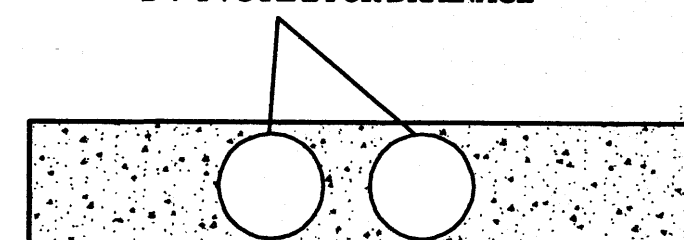
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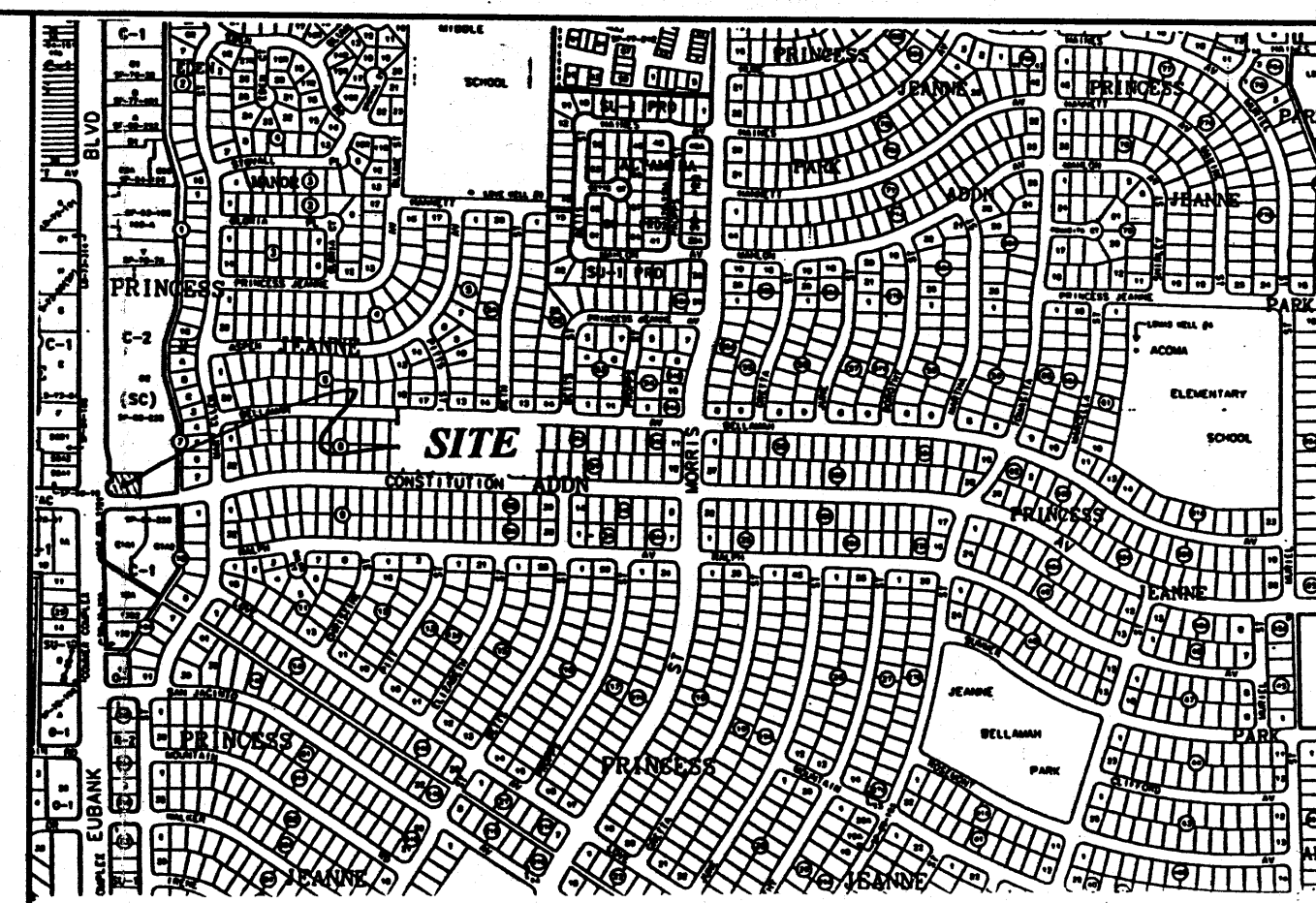
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24" PVC PIPE FOR DRAINAGE



SECTION A-A

NTS



VICINITY MAP: J-21-Z

LEGAL DESCRIPTION:

TRACT D2, BLOCK 7, PRINCES JEANNE PARK

SITE ADDRESS

PRINCES JEANNE CENTER
1450 EUBANK BLVD., NE
ALBUQUERQUE NM 87114

NOTICE TO CONTRACTORS

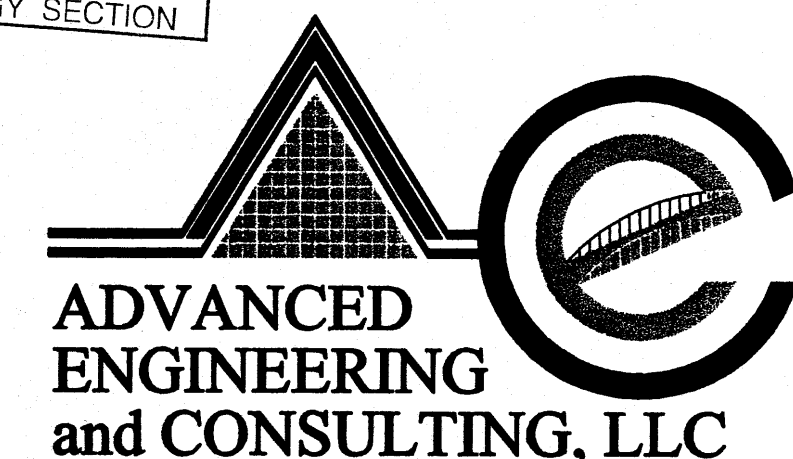
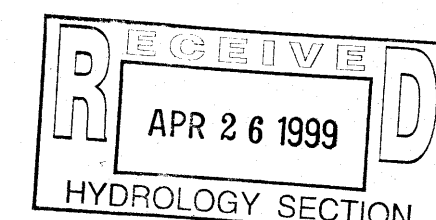
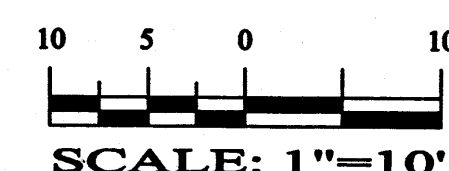
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APPROVALS	NAME	DATE
A.C.E./DESIGN		
INSPECTOR		
A.C.E./FIELD		
ROUGH GRADING		

LEGEND

- EXISTING FENCE
- EXISTING POWER LINES
- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED GRADE
- EXISTING GRADE
- PROPOSED SPOT ELEVATION

GRAPHIC SCALE



ADVANCED
ENGINEERING
and CONSULTING, LLC

SHAHAB BIAZAR
P.E. #13479

10205 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505) 899-5570

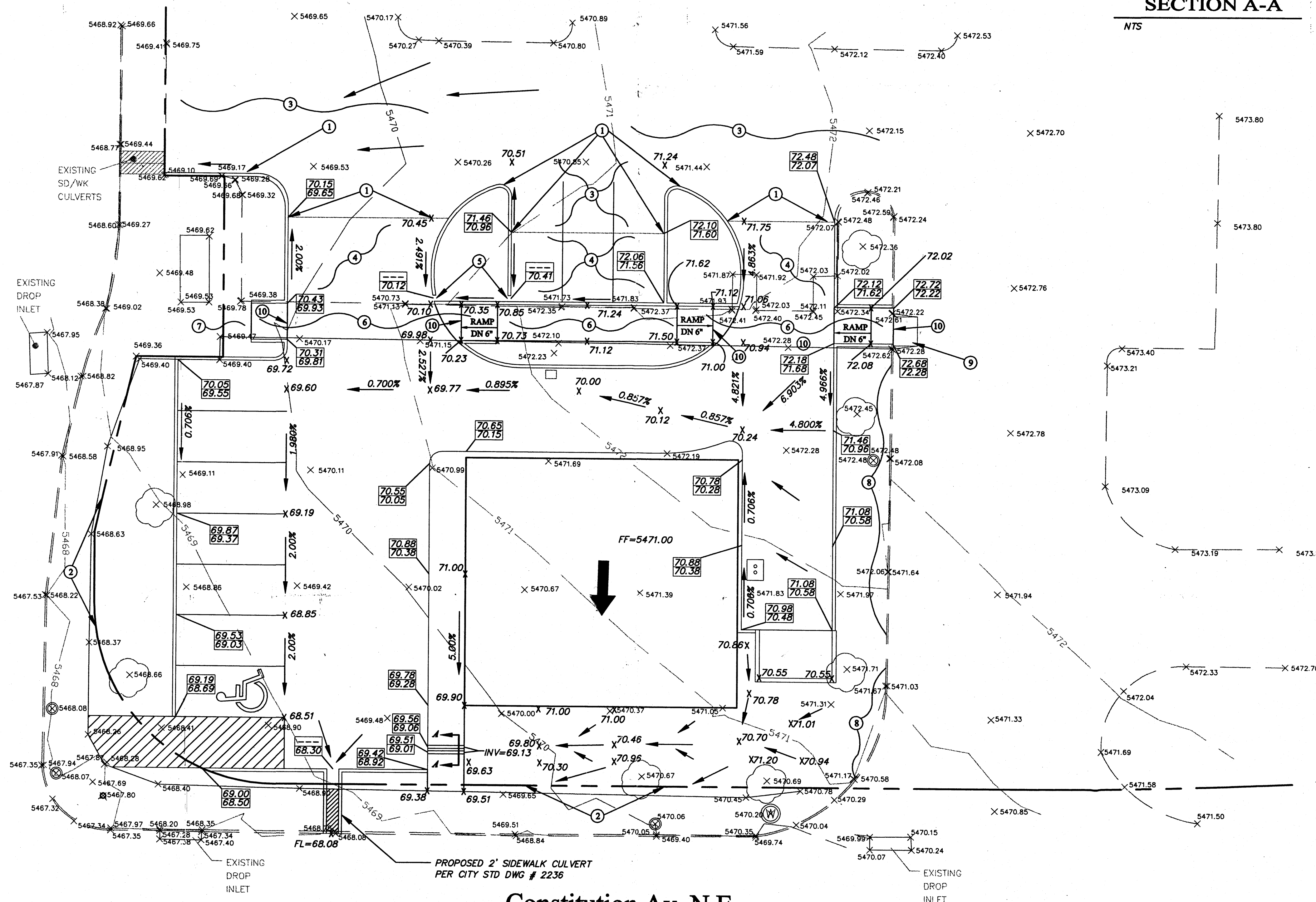
SHIPLEY DO-NUTS GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
9902-GRD.DWG	SBB	04-21-99	1 OF 1

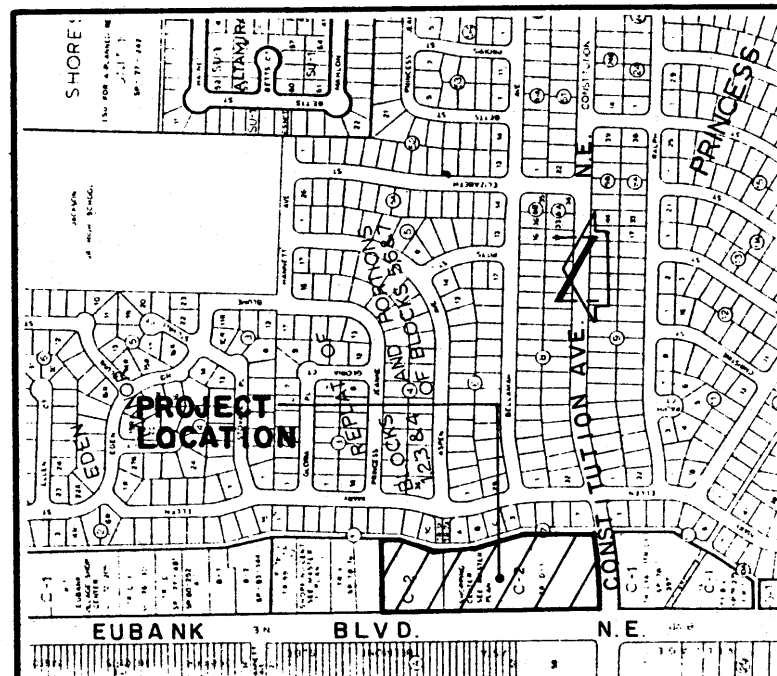
ROUGH GRADING APPROVAL

LAST REVISION: 04-25-99

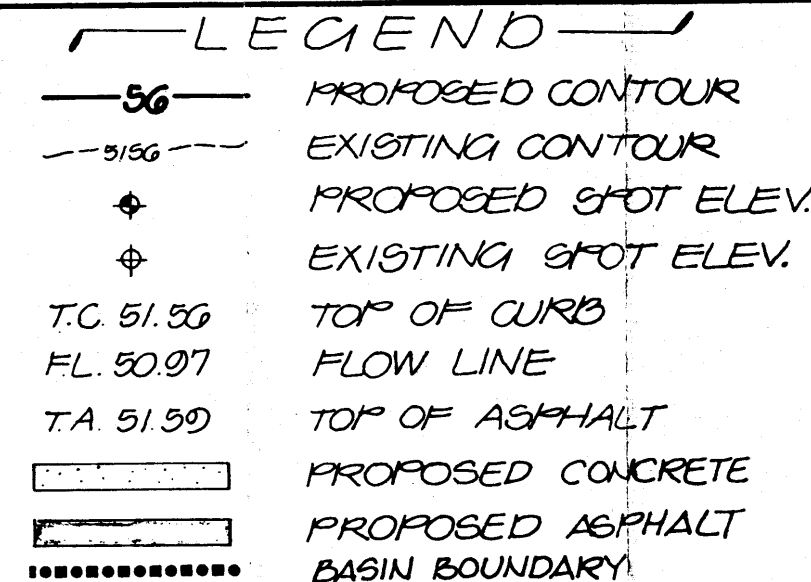
Eubank Blvd. N.E.



Constitution Av. N.E.



VICINITY MAP
SCALE: 1" = 800'



PROJECT BENCHMARK = T.B.M.
A STANDARD ACS BRASS TABLE STAMPED
10-12-1979 SET 0.2' ABOVE GROUND IN THE
MIDDLE OF EUBANK LOCATED 30.7' SET NORTH
CUTTING AVE. N.E.
ELEVATION = 5468.89 ft. (M.S.L.D.)

LEGAL DESCRIPTION
TRACT D-2, BLOCK T, PRINCESS JEANNE PARK

The following items concerning the Princess Jeanne Shopping Center Grading Plan are contained hereon:

DRAINAGE PLAN

1. Vicinity Map
2. Grading Plan
3. Calculations

The proposed improvements, as shown by the Vicinity Map, are located on the northeast quadrant of the intersection of Eubank Boulevard N.E. and Constitution Avenue N.E. At present, the site is developed, making this a modification to an existing site. Much of the surrounding area is currently developed, thereby making this an infill site. As shown by Plate 2-21 of the Albuquerque Master Drainage Study, a portion of this site lies within a designated Flood Hazard Zone. Also, downstream flooding is apparent in Eubank Boulevard N.E. The decrease in developed runoff from this site will have negligible effect on this existing condition. In addition, an approved drainage plan for this site prepared by C.T.2, allows for the free discharge of runoff onto Eubank Boulevard N.E. No offsite flows enter the site along the south and west property lines since the existing roads route runoff away from the project site. No offsite flows enter the site along the north property line since the existing site is graded in a manner which will route runoff away from the project site. Some offsite flows are anticipated along the east property line which have been quantified in the calculations which appear hereon, will be accepted and conveyed through this site. Based upon the fact that this site is an infill site and in view of the net decrease in runoff generated by the proposed improvements, the free discharge of runoff from this site is appropriate. The proposed development will also not adversely impact the existing flooding problem.

The Grading Plan shows 1) existing grades indicated by contours at 1'0" intervals taken from a topographic survey from Devitt T. Morrison, 2) continuity between existing and proposed grades, 3) the limit and character of the proposed improvements. As shown by this plan, the proposed improvements consist of the reconstruction of the existing parking lot along with new landscaping. Also shown is a proposed busbay and bus shelter which will be constructed by City Work Order. Future pad sites have been shown and they will be constructed by separate permits at a later date. Flows generated by Basin 1 will be routed from east to west onto Eubank Boulevard N.E. From that point, runoff flows north along the east edge of Eubank Boulevard N.E. to existing storm drain inlets located at the intersection of Eubank Boulevard N.E. and Indian School Road N.E. Flows generated by Basin 2 will be routed from east to west and discharged onto Eubank Boulevard N.E. From that point, runoff will flow south along the east edge of Eubank Boulevard N.E. to the pattern is consistent with existing site drainage.

The Calculations which appear hereon analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The Rational Method has been used to quantify the peak rate of discharge and the SCS Method has been used to quantify the volume of runoff. Both Methods have been used in accordance with the City of Albuquerque Development Process Manual, Volume II, and the Mayor's Emergency Rule adopted January 14, 1986. As shown by these calculations, the proposed improvements by Basin 1 will decrease the discharge by approximately 0.4 cfs, the decrease in runoff by Basin 2, will be approximately 0.5 cfs.

PAD SITE #1 (LEASE SPACES 1 & 2)

The Pad Site #1 is located in Basin 1 as shown. All adjacent improvements, i.e. sidewalks, parking, etc. are existing. In the existing condition, the site drains from east to west across existing sidewalk into Eubank Boulevard. The proposed developed condition employs roof drains with drain lines which will discharge the roof runoff onto Eubank Boulevard via driveways and one drainline through the curb directly west of the site.

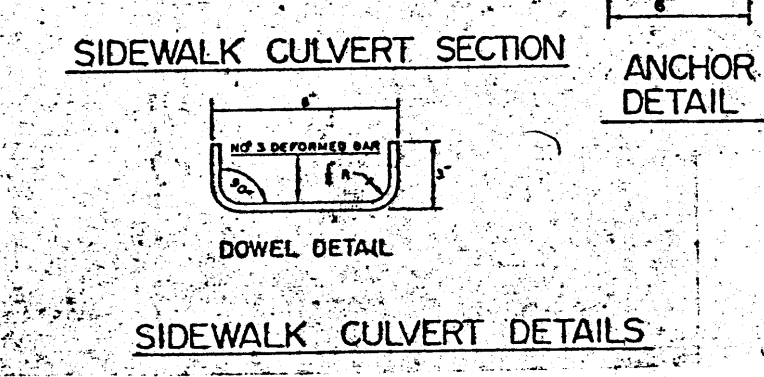
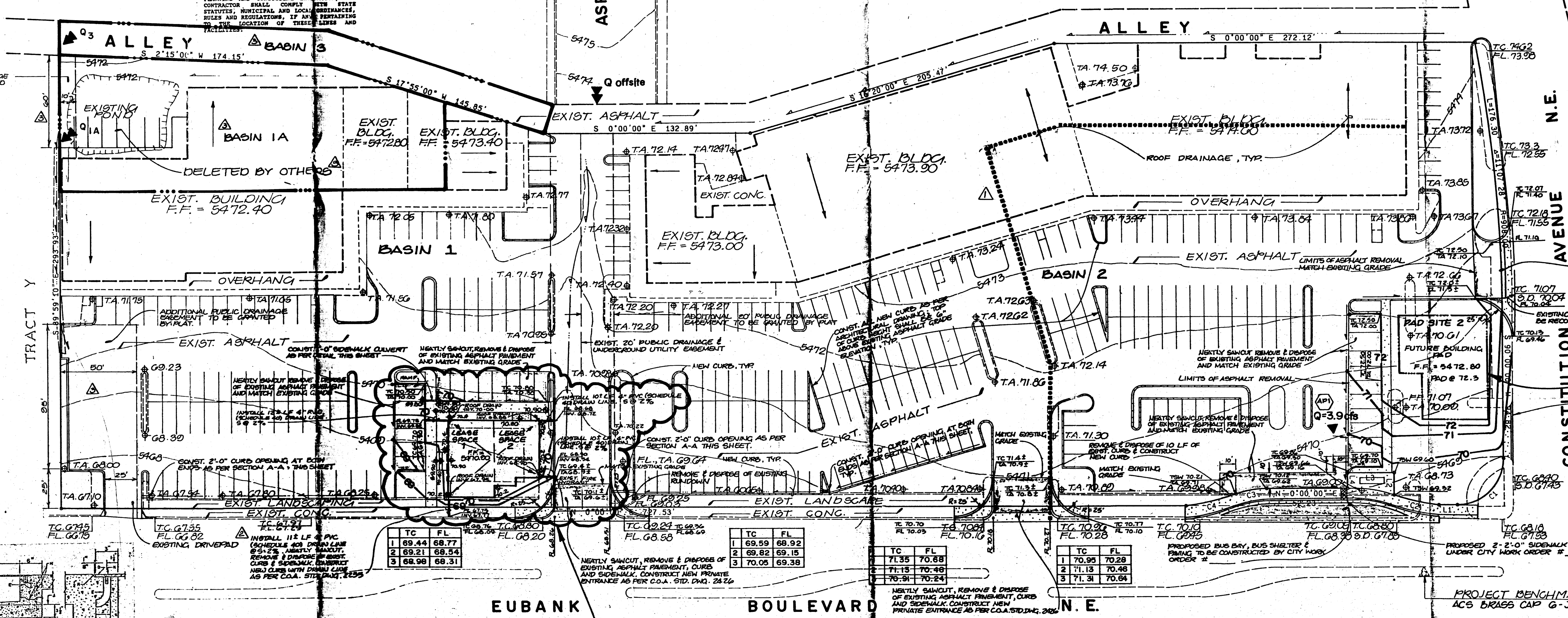
No separate calculations are provided because they have already been addressed in the developed condition for Basin 1.

EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL EXPOSED FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BARRIERS AT THE PROJECT LINES AND SETTING THE SOIL TO KEEP IT FROM BLOWING.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXPOSED WITHIN THE PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BARRIERS AT THE PROJECT LINES AND SETTING THE SOIL TO KEEP IT FROM BLOWING.
3. THE CONTRACTOR SHALL SECURE TEMPORARY DISTURBANCE PERMIT PRIOR TO BEGINNING CONSTRUCTION.

APPROVALS	NAME	DATE
ACE/DESIGN	Benny Moya	7/1/88
INSPECTOR		
ACE/FIELD		

ASPHEN N.E.



CONSTRUCTION NOTES:
1. JOHN NEAREST SCENE LINE OR WEATHERED PLANE
2. JOINT PLACE (CHANGING JOINT MATERIAL)
3. SIDEWALK OR DRIVEWAY (PARALLEL)
4. 3" RADII, TYPICAL
5. CHANGING STEEL PLATE CULVERT FOR
6. AND ANCHOR 1" x 1"
7. 1" MINIMUM
8. SIDEWALK GRAB
9. DOWEL AND JOINT, OPTIONAL
10. CUTTER FLOORING ELEV.
11. 1/4" x 1/4" CHAIN STAINLESS STEEL MACHINE SCREW
12. BOTTOM OF CUTTER
13. DRAIN SLOPE
14. SLOPE 1/4" PER FT. MIN.

SECTION A-A
SCALE: 1" = 2'

GRADING & DRAINAGE PLAN

PRINCESS JEANNE SHOPPING CENTER



JEFF MORTENSEN & ASSOCIATES, INC.
8110 DALLAS N.E. ALBUQUERQUE, N.M. 87110
ENGINEERS & ARCHITECTS (505) 265-5611

CALCULATIONS

Ground Cover Information

From SCS Barnall County Soil Survey,
Plate: 32 - R.T.C. Babado - Tijeras Complex
Hydrologic Soil Group: B
Existing Pervious CM = 70 (DPM Plate 22.2 C-2)
Pasture cover (Land Use Condition)
Developed Pervious CM = 61 (DPM Plate 22.2 C-2)

Time of Concentration/Time to Peak

$T_p = 0.0078 \times 10.77^{.90} \times 385$ (Kirpich Equation)
 $T_p = 10$ min.

Point Rainfall

$P_2 = 2.43$ in. (DPM Plate 22.2 D-1)

Rational Method

Discharge: $Q = CIA$

where C varies
 $C = P_2(0.84) T_p^{-0.51} = 5.14$ in/hr
 $P_2 = 2.43$ in (DPM Plate 22.2 D-1)
 $T_p = 10$ min (minutes)
 $A =$ area, acres

SCS Method

Volume: $V = 3630(DRO)A$
Where DRO = direct runoff in inches
 $A =$ area, acres

Existing Condition

Basin 1
Actual = 172,525 sq ft = 3.96 Ac
Roof area = 62,225 sq ft (0.36)
Paved area = 106,300 sq ft (0.62)
Landscaped area = 4,200 sq ft (0.02)
 $C = 0.51$ (Weighted average per Emergency Rule, 1/14/86)
 $Q_{100} = CIA = (5.14)(3.96) = 18.5$ cfs
 $A_{imp} = 168,325$ sq ft; $\%$ impervious = 58.3
 $C_{comp} = 0.57$ (DPM Plate 22.2 C-3)
 $DRO = 2.2$ in (DPM Plate 22.2 C-4)
 $V_{100} = 3630(DRO)A = 31,225$ cf

Basin 2

Actual = 87,960 sq ft = 2.02 Ac
Roof area = 18,608 sq ft (0.21)
Paved area = 66,350 sq ft (0.74)
Landscaped area = 2,800 sq ft (0.03)
 $C = 0.52$ (Weighted average per Emergency Rule, 1/14/86)
 $Q_{100} = CIA = (5.14)(2.02) = 9.6$ cfs
 $A_{imp} = 85,140$ sq ft; $\%$ impervious = 97.4
 $C_{comp} = 0.75$ (DPM Plate 22.2 C-3)
 $DRO = 2.2$ in (DPM Plate 22.2 C-4)
 $V_{100} = 3630(DRO)A = 16,130$ cf

Developed Condition

Basin 1
Actual = 172,525 sq ft = 3.96 Ac
Roof area = 62,225 sq ft (0.37)
Paved area = 98,485 sq ft (0.57)
Landscaped area = 10,700 sq ft (0.06)
 $C = 0.59$ (Weighted average per Emergency Rule, 1/14/86)
 $Q_{100} = CIA = (5.14)(3.96) = 18.1$ cfs
 $A_{imp} = 162,455$ sq ft; $\%$ impervious = 53
 $C_{comp} = 0.56$ (DPM Plate 22.2 C-3)
 $DRO = 2.2$ in (DPM Plate 22.2 C-4)
 $V_{100} = 3630(DRO)A = 28,750$ cf

Basin 2

Actual = 87,960 sq ft = 2.02 Ac
Roof area = 22,400 sq ft (0.25)
Paved area = 58,720 sq ft (0.67)
Landscaped area = 6,640 sq ft (0.08)
 $C = 0.50$ (Weighted average per Emergency Rule, 1/14/86)
 $Q_{100} = CIA = (5.14)(2.02) = 9.1$ cfs
 $A_{imp} = 81,220$ sq ft; $\%$ impervious = 92.4
 $C_{comp} = 0.76$ (DPM Plate 22.2 C-3)
 $DRO = 2.0$ in (DPM Plate 22.2 C-4)
 $V_{100} = 3630(DRO)A = 14,665$ cf

Analysis Point 1

Actual = 56,180 sq ft = 1.29 Ac
Roof area = 17,045 sq ft (0.30)
Paved area = 36,095 sq ft (0.64)
Landscaped area = 3,040 sq ft (0.06)
 $C = 0.50$ (Weighted average per Emergency Rule, 1/14/86)
 $Q_{100} = CIA = (5.14)(1.29) = 3.9$ cfs
 $A_{imp} = 52,140$ sq ft; $\%$ impervious = 92.4
 $C_{comp} = 0.76$ (DPM Plate 22.2 C-3)
 $DRO = 2.0$ in (DPM Plate 22.2 C-4)
 $V_{100} = 3630(DRO)A = 14,665$ cf

Channel Capacity (1'-0" curb opening) Weir Equation

$Q = C_m H^{3/2}$
Where $C_m = 3.09$
 $L = 11$ ft
 $H = 0.5$ ft
Therefore, construct 2 - 2'-0" sidewalk culverts

Offsite Flows

Basin 1
Actual = 1,200,000 sq ft = 27.55 Ac
Roof area = 193,500 sq ft (0.16)
Paved area = 227,180 sq ft (0.20)
Landscaped area = 779,320 sq ft (0.65)
 $C = 0.49$ (Weighted average per Emergency Rule, 1/14/86)
 $Q_{100} = CIA = (4.9)(27.55) = 69.4$ cfs
 $A_{imp} = 420,680$ sq ft; $\%$ impervious = 36.4
 $C_{comp} = 0.75$ (DPM Plate 22.2 C-3)
 $DRO = 0.7$ in (DPM Plate 22.2 C-4)
 $V_{100} = 3630(DRO)A = 70,005$ cf

Comparison

Basin 1
 $\Delta Q_{100} = 18.5 - 18.1 = 0.4$ cfs (decrease)
 $\Delta V_{100} = 31,225 - 28,750 = 2,475$ cf (decrease)
Basin 2
 $\Delta Q_{100} = 9.6 - 9.1 = 0.5$ cfs (decrease)
 $\Delta V_{100} = 16,130 - 14,665 = 1,465$ cf (decrease)

SUPPLEMENTAL CALCULATIONS

Basin 1A
 $A = 19,300$ sq ft = 0.44 Ac
Roof area = 6,600 sq ft (0.34)
Paved area = 12,700 sq ft (0.66)
 $C = 0.52$ (Weighted average per Emergency Rule, 1/14/86)
 $Q_{100} = CIA = (5.14)(0.44) = 2.1$ cfs

Basin 1

$A = 4,400$ sq ft = 0.10 Ac
 $Q_{100} = CIA = (5.14)(0.10) = 0.7$ cfs

Basin 1A + 1

$Q_{1A} + Q_1 = 2.8$ cfs

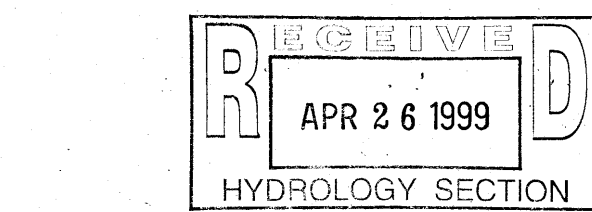
Capacity = $(1.49/n)AR^{2/3}/S^{1/2}$
 $A = 3 \times 0.5 = 1.5$ sq ft
 $R = A/P = 0.75$; $R^{2/3} = 0.82$
 $S = 0.0040$
Capacity = 9.6 cfs > $Q_{1A} + Q_1$

TC	FL
72.25	71.98
72.43	71.76
72.61	71.94

NEATLY SAWCUT, REMOVE & DISPOSE OF EXISTING ASPHALT, PAVEMENT & CURB, CONSTRUCT NEW PRIVATE ENTRANCE AS PER C.O.A. STD. DWG. 2426

TC	FL
71.56	70.99
71.13	70.48
70.64	69.97

REMOVE EXIST. DRIVEWAY & CONSTRUCT NEW STANDARD CURB & CUTTER AS PER C.O.A. STD. DWG. 2440, AND SIDEWALK AS PER C.O.A. STD. DWG. 2450



RECEIVED
AUG 23 1988

HYDROLOGY SECTION
TOPOGRAPHIC SURVEY PREPARED BY OTHERS AND PROVIDED BY OWNER. ITS ACCURACY IS HEREBY DISCLAIMED AS IT RELATES TO THIS DRAWING.

DESIGN BY	L.P.U.	DATE	11-87 <th>BY</th> <td>L.P.U.<th>REVISION</th><td>REVISE BASIN BOUNDARY LOCATION<th>JOB NO.</th><td>870268</td></td></td>	BY	L.P.U. <th>REVISION</th> <td>REVISE BASIN BOUNDARY LOCATION<th>JOB NO.</th><td>870268</td></td>	REVISION	REVISE BASIN BOUNDARY LOCATION <th>JOB NO.</th> <td>870268</td>	JOB NO.	870268
DRAWN BY	J.M.C.	DATE	07-88 <th>BY</th> <td>G.C.J.<th>REVISION</th><td>UPDATE FOR PAD SITE #1<th>DATE</th><td>9-87</td></td></td>	BY	G.C.J. <th>REVISION</th> <td>UPDATE FOR PAD SITE #1<th>DATE</th><td>9-87</td></td>	REVISION	UPDATE FOR PAD SITE #1 <th>DATE</th> <td>9-87</td>	DATE	9-87
APPROVED BY	J.G.M.	DATE	05-88 <th>BY</th> <td>J.G.M.<th>REVISION</th><td>ADDRESS OFFSITE FLOWS FROM ALLEY<th>SHEET</th><td>1</td></td></td>	BY	J.G.M. <th>REVISION</th> <td>ADDRESS OFFSITE FLOWS FROM ALLEY<th>SHEET</th><td>1</td></td>	REVISION	ADDRESS OFFSITE FLOWS FROM ALLEY <th>SHEET</th> <td>1</td>	SHEET	1