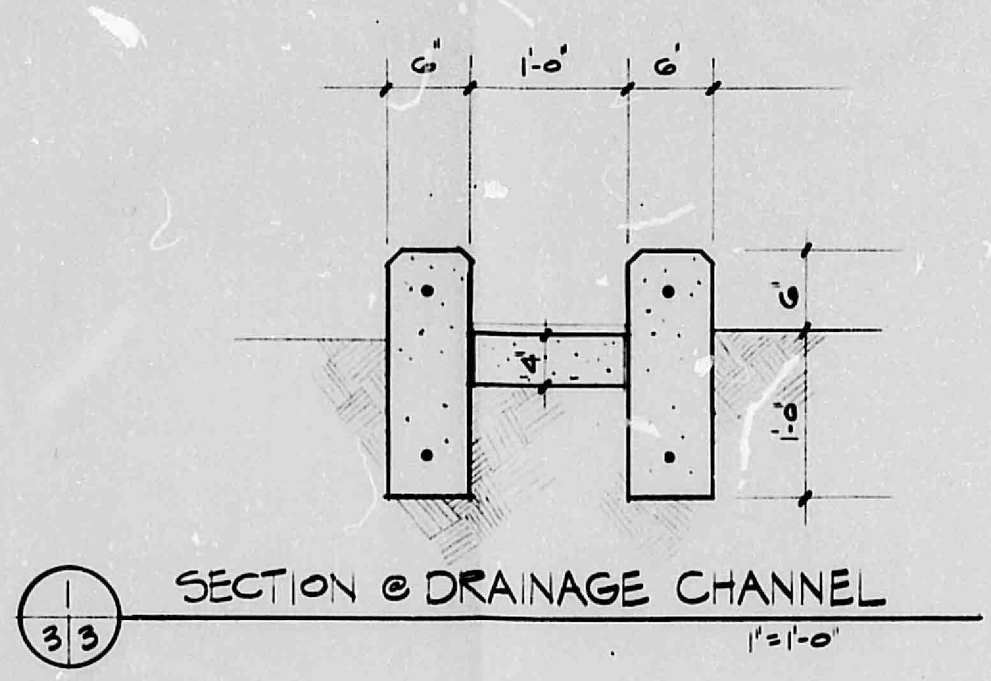
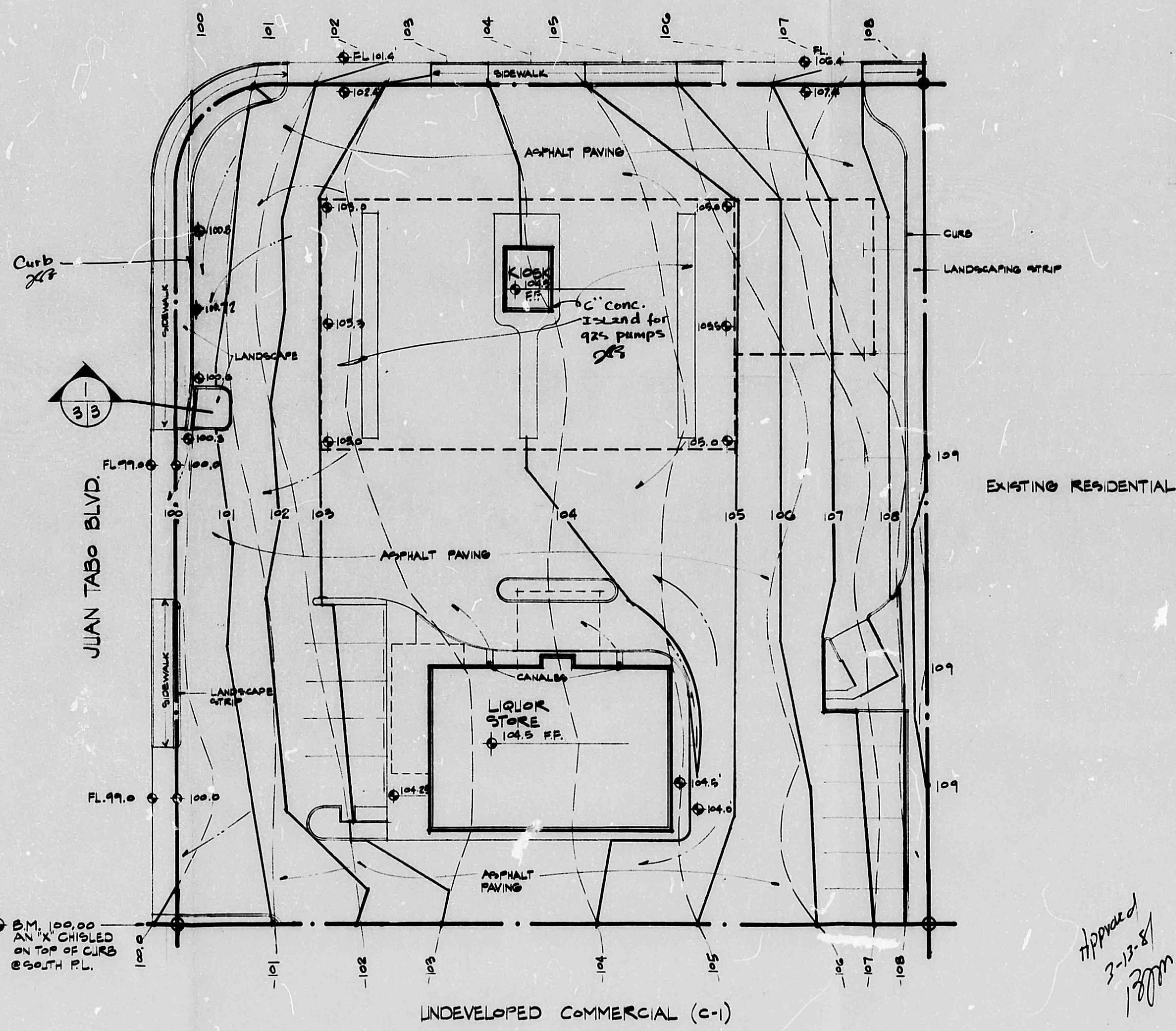


PRINCESS JEANNE AVE.



TOTAL AREA OF SITE = .8333 ACRES

DRAINAGE PLAN

The following items concerning the Roberts Oil drainage plan are contained hereon:

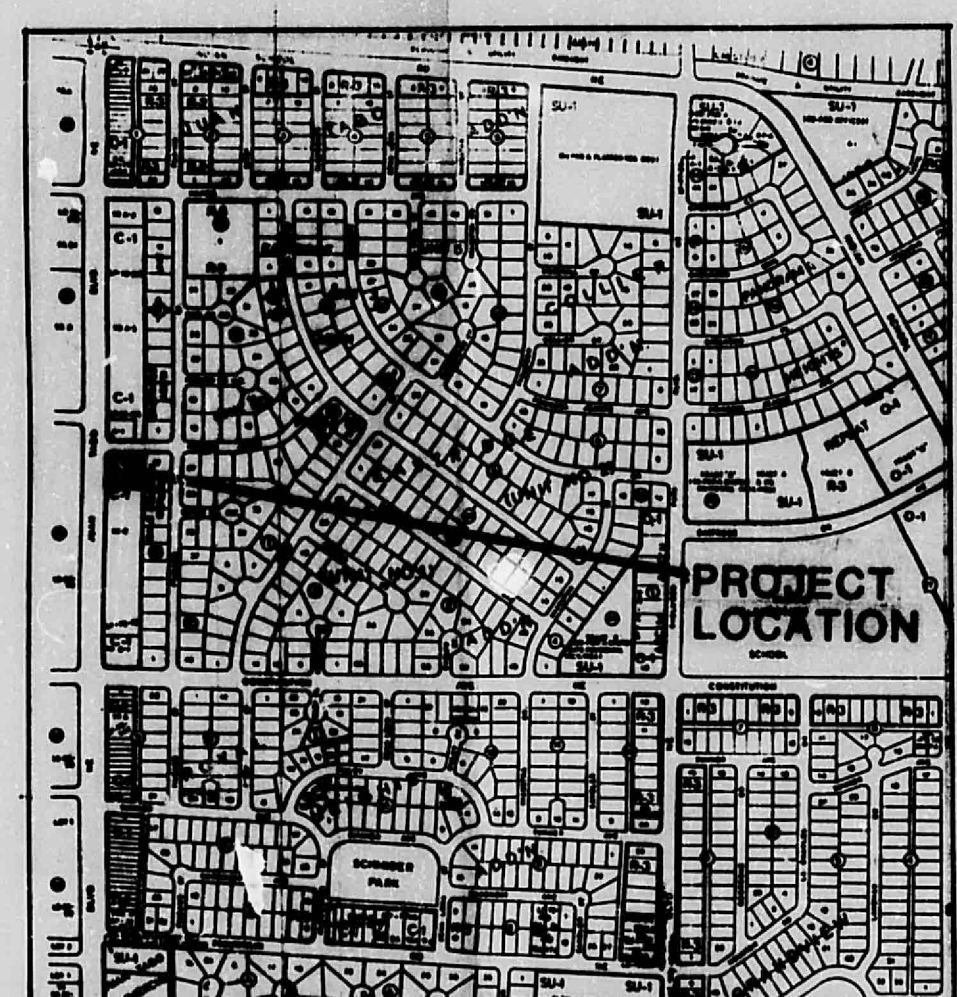
1. Vicinity map
2. Grading plan

The proposed buildings are located on the east side of Juan Tabo Boulevard, N.E., north of Constitution. The buildings will be used as a service station with an associated package liquor store. Parking will be provided for the customers and employees adjacent to the buildings.

The land to the east of the project site is single-family residences. Block walls along the rear of the residences effectively stops drainage from entering the site from the east. The land to the south is undeveloped at this time and basically follows the same grade as the site. Juan Tabo Boulevard runs along the west property line and is lower than the project site. Therefore, runoff from adjacent sites is negligible. The project 1) does not lie adjacent to a natural or artificial water course, and 2) has no drainage easements on the property.

The land slopes from east to west. The proposed construction will utilize the natural grade. Erosion will not result from upland runoff or the proposed construction activities.

The Grading Plan shows 1) existing contours at 1'-0" intervals, 2) proposed grades indicated by spot elevations and contours, 3) swales, 4) continuity between proposed and existing elevations, 5) that sidewalks are adjacent to the curb.



VICINITY MAP

AFFHOLTER & ASSOCIATES ARCHITECTS - PLANNERS 230 TRUMAN NE ALBUQUERQUE, NM 87108 PHONE (505) 265-8329	
PROJECT ROBERTS OIL - Liquor Store and Gas Station 1420 Juan Tabo Blvd. NE, Albuquerque, New Mexico OWNER Bill Roberts TITLE Grading Plan	
JOB NUMBER 57 DATE 1/31/91 REVISED 3-10-91 DRAWN T.B. CHECKED L.P.A.	SHEET NO 3 OF 2

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

CITY OF ALBUQUERQUE