

CITY OF ALBUQUERQUE



May 11, 2018

Vince Carrica, P.E.
Tierra West, LLC
5571 Midway Park Place, NE
Albuquerque, NM 87109

RE: **Utility Trailer Sales**
8201 Daytona Rd NW
Grading Plan Stamp Date: 4/30/18
Drainage Report Stamp Date: 4/30/18
Hydrology File: K09D026B

Dear Mr. Carrica,

Based on the information provided in your submittal received on 5/8/18, the grading plan and drainage report cannot be approved until the following are addressed:

Prior to Site Plan for Building Permit:

1. There may be a need for additional inlets in Daytona to contain future developed flows in the street. Provide street capacity analysis in Daytona. You may assume the subject site as discharging directly into the storm drain as you've proposed; however the upstream contributing basins will need to be assumed as discharging to the street.
2. Include inlet protection for the two new RCP stubouts to keep floatables and sediment from washing into the storm drain (ported riser or similar).
3. Provide written permission from the adjoining property (Tract 2) for work on their property. A public drainage easement and an agreement and covenant are required for the maintenance of the realigned swale and the pond, as these facilities convey public water.
4. Provide a public drainage easement and an agreement and covenant for the riprap and gabions in the NE corner.
5. Include project datum.
6. This grading plan includes existing and proposed contours and spot elevations showing regrading of the I-40 bar ditch and grading at both median drain outfalls. Provide written concurrence from NMDOT D3 Drainage that this project can proceed. All work in NMDOT's ROW will need to be included on the infrastructure list.



7. The upstream offsite basins need to be delineated and included in your analysis. Demonstrate that the diversion swales are adequately sized to convey these flows from the I-40 ROW to the receiving storm drain along Daytona.

Prior to Building Permit:

8. A Drainage Covenant will be required for the stormwater quality ponds. The original notarized form, exhibit A (legible on 8.5x11 paper), and recording fee (\$25, payable to City of Albuquerque) must be turned into DRC (4th, Plaza del Sol) for routing. Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996) or Madeline Carruthers (mtafoya@cabq.gov, 924-3997) regarding the routing and recording process for covenants.
9. Additional comments will likely be provided at Building Permit, based on the outcome of the above remarks and level of detail shown on plans.

Prior to Certificate of Occupancy:

10. The Drainage Covenant will need to be recorded with Bernalillo County and a copy included with the drainage certification.
11. Either a recorded SIA with financial guarantee or close-out of the public work order is required prior to issuing C.O.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

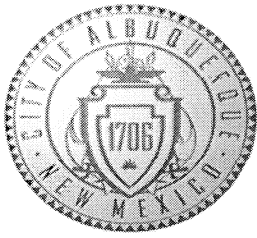
Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: Utility Trailer Sales **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: 1008585 **EPC#:** 18-EPC-40004 **Work Order#:** _____

Legal Description: Tract 3 Plat of TRS 1 Thru 12 Avalon Subdivision Unit 5

City Address: 8201 Daytona Rd NW Albuquerque NM 87121

Applicant: Tierra West, LLC **Contact:** Vince Carrica

Address: 5571 Midway Park Place NE Albuquerque NM 87109

Phone#: 505-858-3100 **Fax#:** 505-858-1118 **E-mail:** vcarrica@tierrawestllc.com

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☒ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☒ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

OTHER (SPECIFY) _____

DATE SUBMITTED: 5/07/2018 **By:** Vince Carrica 

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



TIERRA WEST, LLC

May 01, 2018

Mr. Dana Peterson
PO Box 1293
Albuquerque, NM 87103

**RE: UTILITY TRAILER SALES
8201 DAYTONA RD NW
GRADING AND DRAINAGE PLAN
ENGINEERS STAMP DATE: 3/27/18
HYDROLOGY FILE: K09D026B**

Dear Mr. Peterson:

Please find the following responses addressing your comments listed below:

Prior to Site Plan for Building Permit:

1. The site must demonstrate adequate downstream capacity per 14-5-2-12(G) of the Albuquerque Code of Ordinances. Please refer to the 2013 Amole-Hubbell drainage report, Basin 202.2 for guidance relating to the development of this site.
Response: The I-40 South Unser Mini DMP (K09D026) Analysis Point AP-1.1 shows a flow rate at the subject site's SE corner for the 100 year design storm under developed conditions equal to 66.5 cfs. As shown in the calculations provided with this drainage report, the capacity of the storm drain at that location is 78 cfs. Development within the subject site is being developed at a lower impervious percentage than was used in the Mini DMP and the remaining sites upstream will most likely do the same. Also, the Mini DMP was prepared prior to the City's first flush requirement to retain the runoff from 0.44" storm events. Therefor the 66.5 cfs noted in the Mini DMP is conservative and is being met with existing and proposed storm drain improvements.
2. Provide the subbasin delineation map.
Response: Subbasin delineation map has been included in the report.
3. How are offsite flows from I-40 and remnant Mirehaven Arroyo being conveyed through your site?
Response: Upland flows from the I-40 right of way to the north is conveyed east in the existing drainage swale and captured by the existing sediment and existing storm drain in the NE corner of the Utility Trailer Sales site. Upland flows from the remnant Mirehaven Arroyo are conveyed in a swale along the west property line in the adjacent tract to Daytona. A sediment pond is proposed to be located just outside the Daytona right of way. Flows from the sediment pond will discharge to the proposed Daytona Roadway.
4. If any work in the NMDOT ROW is proposed, then written concurrence must be obtained from NMDOT D3 Drainage. Please contact Tim Trujillo P.E. (TimothyR.Trujillo@state.nm.us).

Response: The riprap rundown and sediment pond located in the NE corner of the site are existing. No work within the Interstate 40 right-of-way is planned.

5. Clearly show on plans the limits of construction, areas of new impervious, existing and proposed topo.

Response: Plans have been modified to clearly identify construction and impervious areas. Existing contours were also added to the plan.

6. All required drainage infrastructure improvements need to be sized and calculations provided; all improvements need to be shown on the plan. Adequate conveyance needs to be provided for the upstream developed conditions in accordance with the 2013 Amole-Hubbell drainage report.

Response: Drainage improvements were sized to handle developed flows. Calculations are provided in appendix. See response for comment #1 above for meeting upstream developed conditions.

7. The grading plan needs to be stamped.

Response: The grading plan is stamped and signed.

8. Include project benchmark and datum.

Response: A benchmark and datum was added to the plan.

9. Onsite first flush ponds and any other on-site drainage facilities need to be sized and hydraulic calculations provided.

Response: calculations for sizes and required capacities are shown within the appendix of the drainage report.

10. Provide written permission from the adjoining property (Tract 2) for work on their property.

Response: We will provide written permission from adjacent property owner for grading within their property.

11. Either a recorded SIA with financial guarantee or close-out of the public work order will be required prior to final sign off of the Site Plan.

Response: An engineer's estimate and an SIA will be provided upon approval of the infrastructure list as required by DRC. A copy of the proposed infrastructure list is attached.

Prior to Building Permit

12. This project will require an ESC Plan, submitted to the Stormwater Quality Engineer (Curtis Cherne PS, ccherne@cabq.gov or 924-3420). The plan included with this submittal should be submitted separately to Curtis.

Response: The ESC plan has been submitted directly to the Stormwater Quality Engineer.

13. A Drainage Covenant will be required for the stormwater quality ponds. The original notarized form, exhibit A (legible on 8.5 x 11 paper), and recording fee (\$25, payable to City of Albuquerque) must be turned into DRC (4th Plaza del Sol) for routing. Please

contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996) or Madeline Carruthers (mtafoya@cabq.gov, 924-3997) regarding the routing and recording process for covenants.

Response: Drainage Covenants will be recorded for all required stormwater quality ponds.

14. Additional comments will likely be provided at Building Permit, based on the outcome of the above remarks and level of detail shown on plan.

Response: Understood

Prior to Certificate Occupancy

15. The Drainage Covenant will need to be recorded with Bernalillo County and a copy included with the drainage certification.

Response: Understood

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'V. Carrica', with a large, sweeping flourish above the name.

Vincent Carrica, PE

JN: 2017041
VPC/kw

DRAINAGE REPORT

For

**8201 Daytona Rd.
ALBUQUERQUE, NEW MEXICO**

Prepared by

Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, New Mexico 87109

Prepared for

Utility Trailer Sales
Albuquerque, NM

April 30, 2018



VINCENT CARRICA, PE #16212

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GRADING AND DRAINAGE PLAN	MAP POCKET

LOCATION

The proposed commercial development is located off Daytona Rd south of Interstate 40 and west of Unser Blvd in southwest Albuquerque. It is comprised of approximately 5.52 acres zoned SU-1 for IP uses. This report represents a drainage management and grading plan for approval by the City of Albuquerque, for grading and Building Permit submittal.

DRAINAGE BASIN DESIGNATION

The drainage basins for proposed conditions are as indicated on the BASIN MAP included in this report. The site is broken into nine onsite drainage basins.

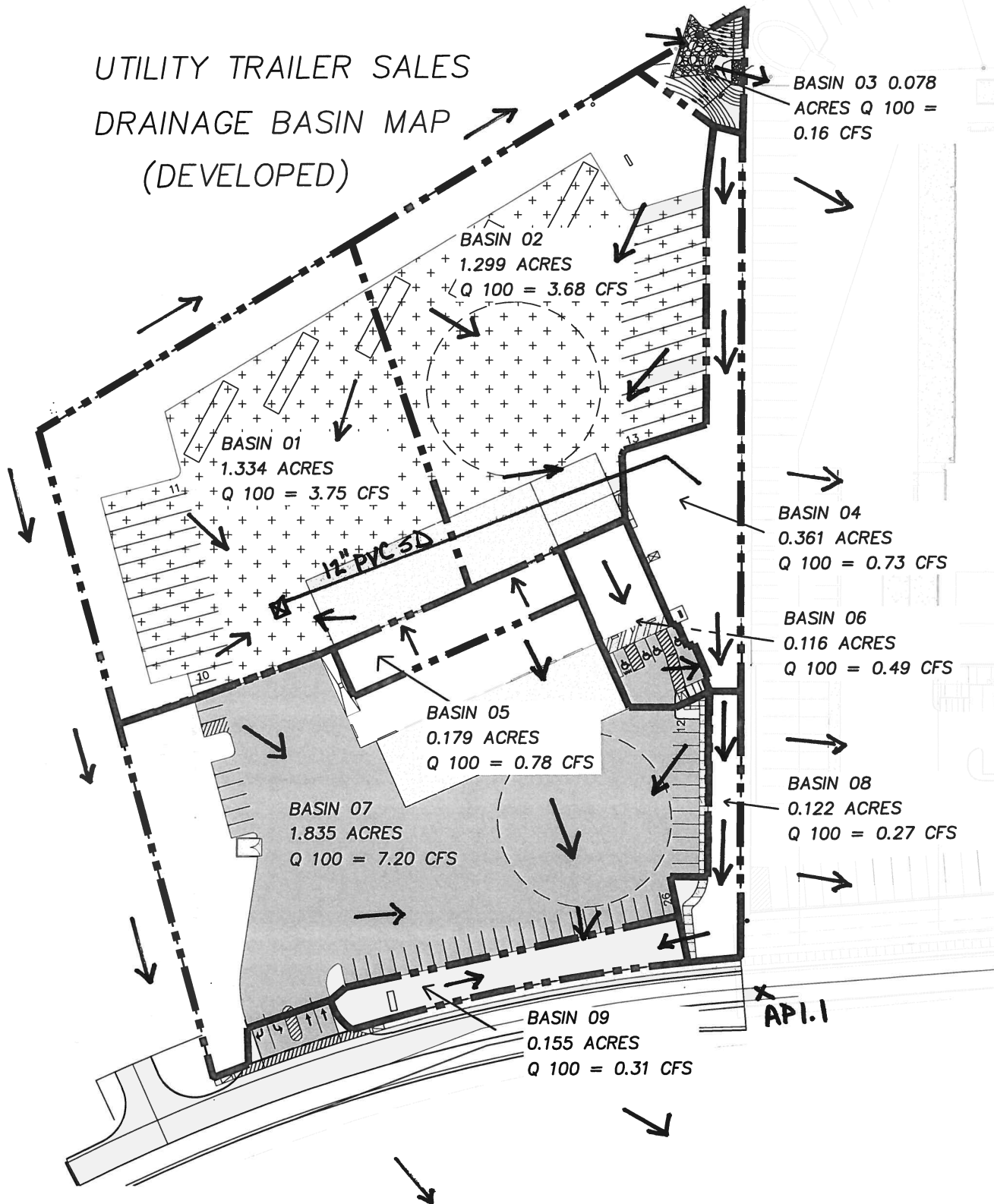
EXISTING DRAINAGE CONDITIONS

The site is currently vacant with the exception of a roadway turnaround. It drains predominantly northwest to southeast and is elevated approximately eight feet above the developed property to the east. An existing drainage way and desilting pond exists in the northeast corner of the site that channels runoff from the Interstate to an existing storm drain in the adjacent property. Runoff from north of the upland is captured in the AMAFCA North I-40 Diversion system. That diversion system removes the bulk of the contributing area to the two arroyos that run diagonally through the site from northwest to south east. Runoff from the existing site is conveyed to the Unser Diversion Pond system via street flow and an existing storm drain in Daytona Rd.

FIRM MAP

AMAFCA completed a LOMR to adjust the FEMA mapping for this area (LOMR 17-06-0267P Effective 11/28/2016). The site is no longer located in a designated Flood Hazard Zone Map No. 35001C0328J dated 11/4/2016.

UTILITY TRAILER SALES
DRAINAGE BASIN MAP
(DEVELOPED)



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Feet

1:6.000

35°4'57.63"N

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/27/2018 at 10:17:25 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

DESIGN-CRITERIA

The drainage plan presented in this report was prepared in accordance with the City of Albuquerque Drainage Ordinances and Chapter 22 of the Development Process Manual DPM. The hydrological analysis is based on the 100-year frequency, 6-hour duration storm, as Represented in Section 22, Part A, Hydrology, of the Development Process Manual. The plan will also include retention of the first flush in on-site landscaped areas. See attached Weighted E Table for excess precipitation values calculated for this site.

DEVELOPED-DRAINAGE CONDITIONS

The site is proposed to be developed with a single user, Utility Trailer Sales. In coordination with the landowner to the west, a drainage swale will be constructed to intercept undeveloped upland flows to the west prior to them entering the site. Also, no offsite drainage will enter the site from the north, east and south. The site will free discharge to Daytona roadway and existing storm drain and will be conveyed to the Unser Diversion Pond system located east of the site. Flows will be conveyed through the site via surface flows and a small onsite storm drain located north of the proposed building facility. Drainage swales will then channel flows to shallow first flush retention ponds before exiting the site.

Refer to enclosed Weighted E computation spreadsheet for existing and developed. Storm drain capacities are listed in a table in the appendix.

SUMMARY

The proposed grading and drainage plan for the proposed development of the existing undeveloped property includes surface flows and an onsite storm drain to convey runoff to drainage swales along the south and east property lines. The flows will be routed through first flush pond located in landscaped areas prior to the flows exiting the site to the Daytona right of way. Once in the right of way, flows will be routed to the Unser Diversion Pond system via street flow and an existing storm drain channel located in Daytona Rd. The storm drain capacity through the site and downstream of the site is sufficient to carry the ultimate developed runoff of

66.5 cfs outlined in the I-40 South and Unser Diversion Mini DMP (see attached Plate 2 from the plan).

Utility Trailer Sales

Weighted E Method

Zone #1

Developed Basins

Basin	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year			10-Year			2-Year		
				%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
1	58551.00	1.344	0.00210	0%	0	0%	0.363	63%	0.846812	10%	0.134	1.002	0.112	3.75	0.461	0.052	1.93	0.150	0.017	0.64
2	56599.00	1.299	0.00203	0%	0	0%	0.247	73%	0.948514	8%	0.104	1.008	0.109	3.68	0.462	0.050	1.90	0.147	0.016	0.63
3	3401.00	0.078	0.00012	0%	0	0%	0.078	0%	0	0%	0.000	0.670	0.004	0.16	0.220	0.001	0.06	0.010	0.000	0.00
4	15746.00	0.361	0.00056	0%	0	0%	0.361	0%	0	0%	0.000	0.670	0.020	0.73	0.220	0.007	0.27	0.010	0.000	0.01
5	7780.00	0.179	0.00028	0%	0	0%	0.000	0%	0	100%	0.179	1.970	0.029	0.78	1.240	0.018	0.52	0.720	0.011	0.30
6	4910.00	0.113	0.00018	0%	0	0%	0.000	0%	0	100%	0.113	1.970	0.019	0.49	1.240	0.012	0.33	0.720	0.007	0.19
7	79924.00	1.835	0.00287	0%	0	19%	0.349	0%	0	81%	1.486	1.723	0.263	7.20	1.046	0.160	4.56	0.585	0.089	2.52
8	5311.00	0.122	0.00019	0%	0	93%	0.113	0%	0	7%	0.009	0.761	0.008	0.27	0.291	0.003	0.11	0.060	0.001	0.02
9	6550.00	0.150	0.00023	0%	0	100%	0.150	0%	0	0%	0.000	0.670	0.008	0.31	0.220	0.003	0.11	0.010	0.000	0.00
Total	238772.00	5.481	0.00856										0.573	17.37		0.305	9.79		0.141	4.31

Equations:

Weighted E = $Ea \cdot Aa + Eb \cdot Ab + Ec \cdot Ac + Ed \cdot Ad$ / (Total Area)

Volume = Weighted D * Total Area

Flow = $Qa \cdot Aa + Qb \cdot Ab + Qc \cdot Ac + Qd \cdot Ad$

Pipe Capacity Check

D	Slope	Area	R	Q Provided	Velocity	Q Required
(in)	(%)	(ft^2)		(cfs)	(ft/s)	(cfs)
12	2	0.79	0.25	5.05	6.43	4.14
18	3.85	1.77	0.375	20.67	11.69	9.7
24	6	3.14	0.5	55.56	17.69	17.21
36	3.23	7.07	0.75	120.19	17.00	66.5
36	4.1	7.07	0.75	135.42	19.16	66.5
36	1.38	7.07	0.75	78.56	11.11	66.5



TIERRA WEST, LLC

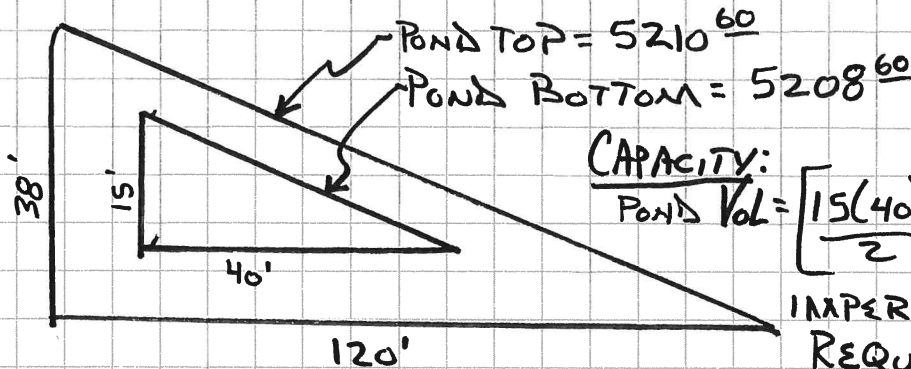
Project UTILITY TRAILER SALES Date 4-30-18

Project No. _____

Meeting Purpose POND (FIRST FLUSH) Sheet No 1 of 1

Attendees CALCS _____

POND "A" (EAST OF BUILDING)

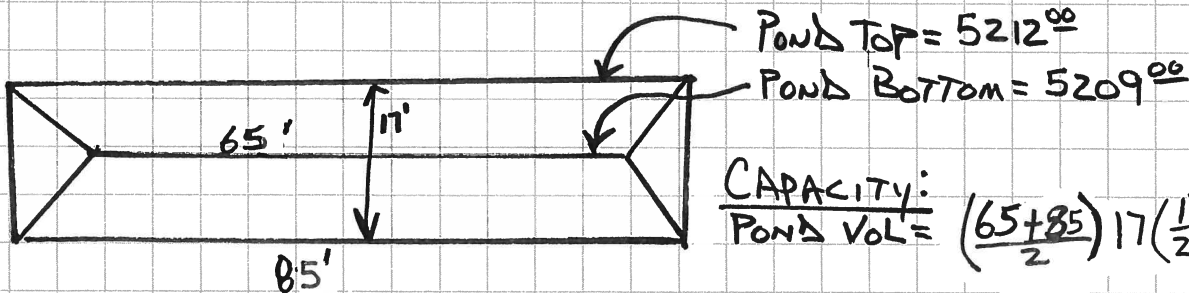


CAPACITY:
$$\text{POND VOL} = \left[\frac{15(40)}{2} + \frac{120(38)}{2} \right] \frac{1}{2} = 2,580 \text{ ft}^3$$

IMPERVIOUS AREA = 19,600 sf
$$\text{REQUIRED VOL} = 19,600 \text{ sf} \left(\frac{.34}{12} \right) = 540 \text{ ft}^3$$

CAP $\geq$ REQ ✓

POND "B" (ADJACENT TO DAYTONA RD)



CAPACITY:
$$\text{POND VOL} = \left(\frac{65+85}{2} \right) 17 \left(\frac{1}{2} \right) (3) = 1,912 \text{ ft}^3$$

IMPERVIOUS AREA = 67,070 sf
$$\text{REQUIRED VOL} = 67,070 \left(\frac{.34}{12} \right) = 1,900 \text{ ft}^3$$

CAP $\geq$ REQ. ✓



Worksheet for Irregular Section - Full Width

Project Description

Friction Method Manning Formula
Solve For Discharge

Input Data

Channel Slope 0.04050 ft/ft
Normal Depth 0.49 ft
Section Definitions

Station (ft)	Elevation (ft)
0+00	100.67
0+00	100.00
0+02	100.13
0+20	100.48
0+38	100.13
0+40	100.00
0+40	100.67

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00, 100.67) *	(0+40, 100.67)	0.016

Options

Current Roughness Weighted Method Pavlovskii's Method
Open Channel Weighting Method Pavlovskii's Method
Closed Channel Weighting Method Pavlovskii's Method

Results

Discharge 55.22 ft³/s
Elevation Range 100.00 to 100.67 ft
Flow Area 8.46 ft²
Wetted Perimeter 40.99 ft
Hydraulic Radius 0.21 ft
Top Width 40.00 ft

Worksheet for Irregular Section - Full Width

Results

Normal Depth	0.49	ft
Critical Depth	0.67	ft
Critical Slope	0.00534	ft/ft
Velocity	6.53	ft/s
Velocity Head	0.66	ft
Specific Energy	1.15	ft
Froude Number	2.50	
Flow Type	Supercritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	0.49	ft
Critical Depth	0.67	ft
Channel Slope	0.04050	ft/ft
Critical Slope	0.00534	ft/ft

Current DRC
Project Number: _____

Date Submitted: 4/20/18

Date Site Plan Approved: _____

Date Preliminary Plat Approved: N/A

Date Preliminary Plat Expires: N/A

DRB Project No.: 1008585

DRB Application No.: _____

FIGURE 12

INFRASTRUCTURE LIST

(Rev 2-16-18)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

UTILITY TRAILER SALES

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 3 AVALON SUBDIVISION UNIT 5

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

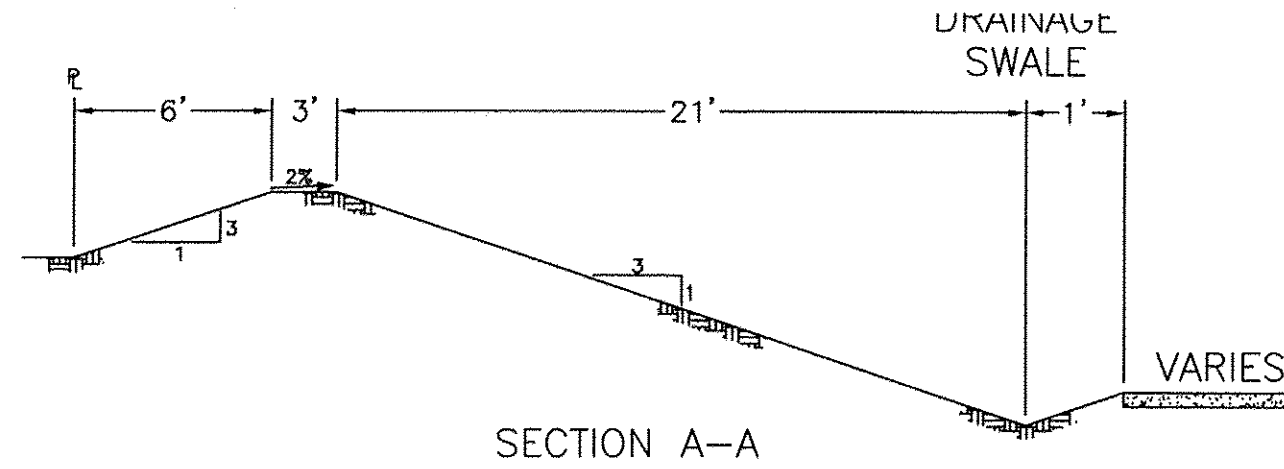
Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	Private P.E.	City Cnst Engineer
		24' F-Edge	Major Local Paving, Curb & Gutter 6' Sidewalk (north side)	Daytona Road	East Property Line	150' West of West Property Line	/	/	/
		8"	SAS Gravity Line	Daytona Road	East Property Line	150' West of West Property Line	/	/	/
		12"	Water PVC Line	Daytona Road	70' West of East Property Line	West Property Line	/	/	/
		36"	RCP Storm Sewer	Daytona Road	160' West of East Property Line	150' West of West Property Line	/	/	/
		26' E-E	Temporary Turnaround	Daytona Road	40' West of West Property Line		/	/	/
		8"	Temporary Asphalt Curb	Daytona Road	East Property Line	West Property Line	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature							City User Dept. Signature		
Date							Date		

3

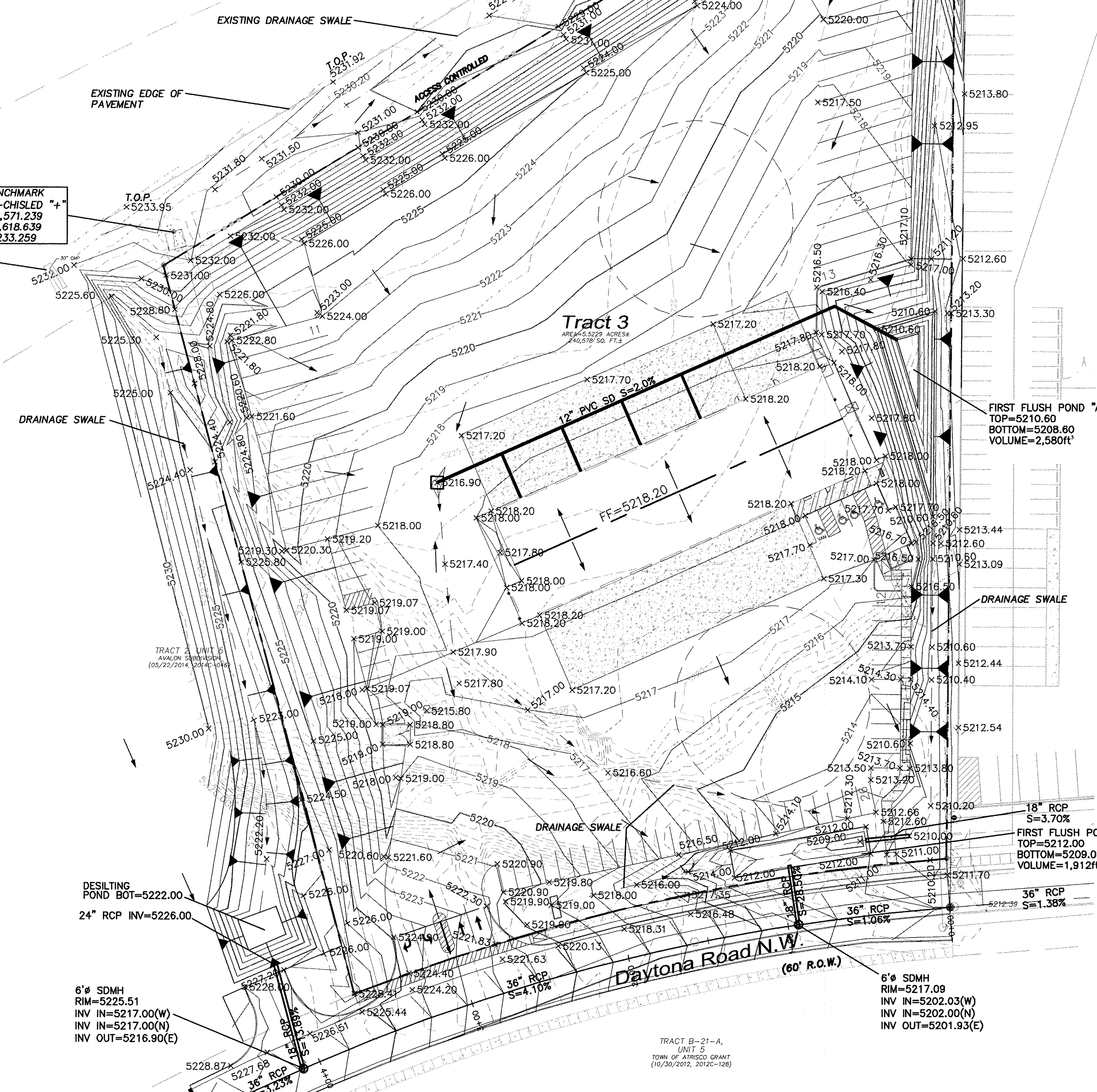
NAME (print)	DRB CHAIR - date	PARKS & RECREATION - date
FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	UTILITY DEVELOPMENT - date	CODE ENFORCEMENT - date
	CITY ENGINEER - date	- date

PAGE 2 OF 2
(Rev. 2-16-18)

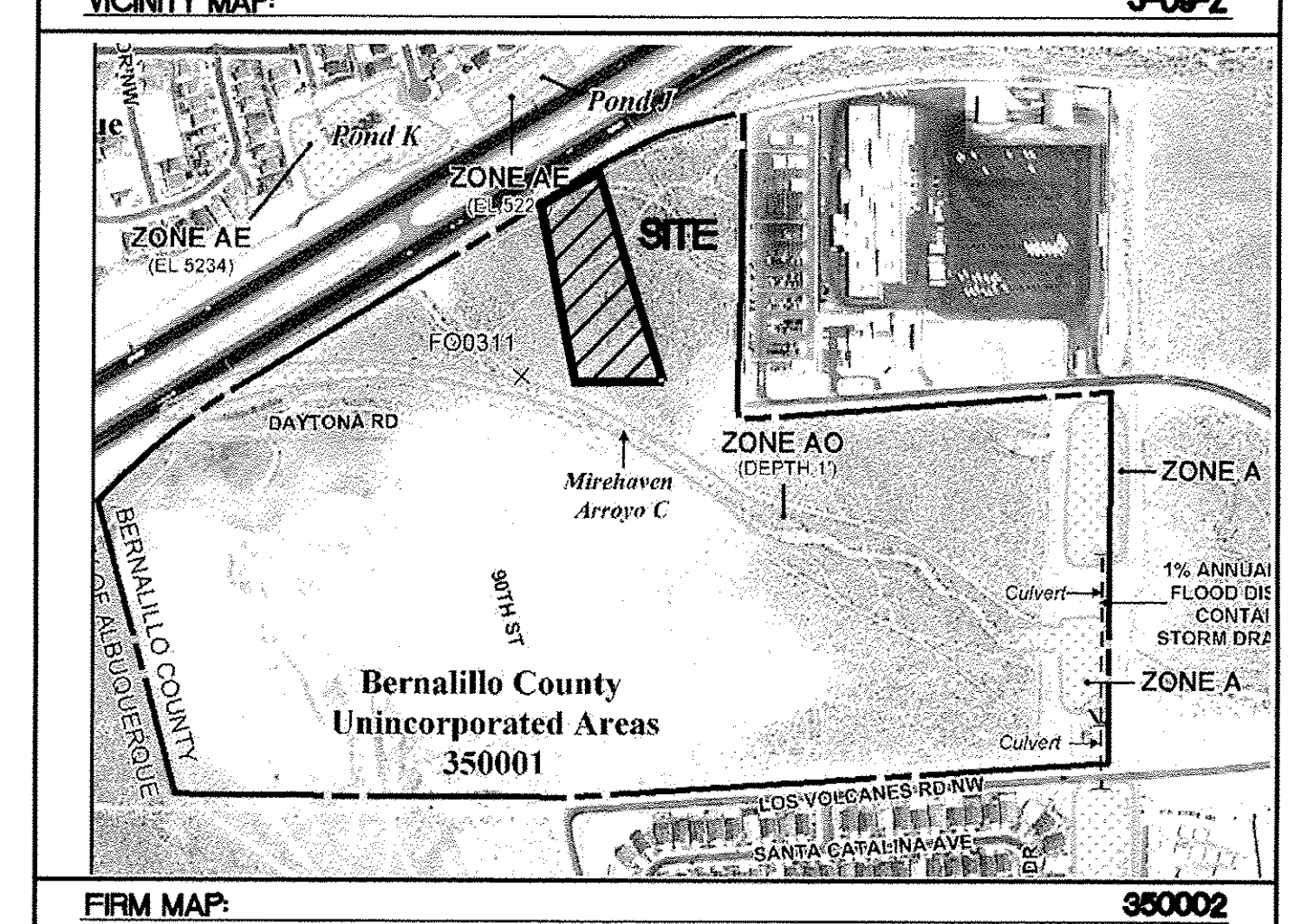
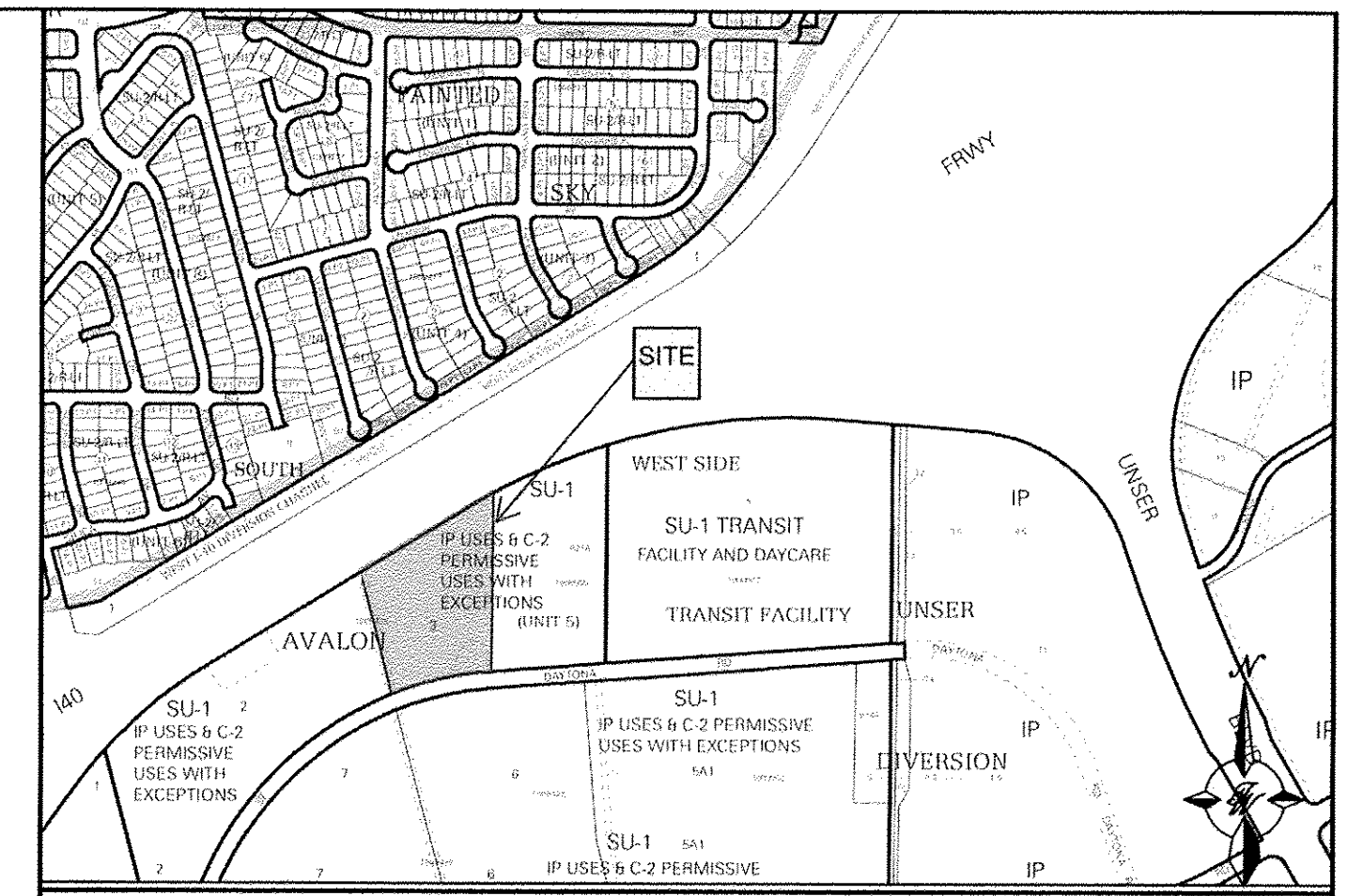
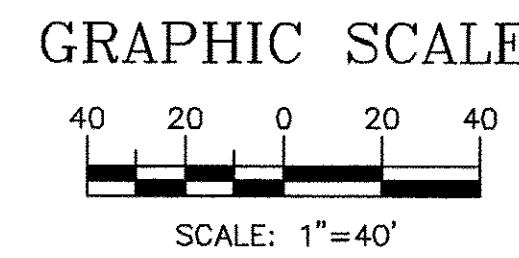
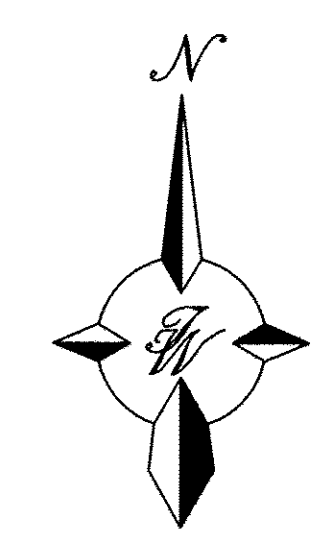


SITE BENCHMARK
SET CP-CHISLED "+"
N=1,488,571.239
E=1,494,618.639
ELEV=5233.259

Interstate 40
(RMP 140-300) (140)
(R.O.W. WITH VARIES)



- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - - - EASEMENT
 - - - CENTERLINE
 - - - RIGHT-OF-WAY
 - BUILDING
 - SIDEWALK
 - SCREEN WALL
 - RETAINING WALL
 - 5010 CONTOUR MAJOR
 - 5011 CONTOUR MINOR
 - x 5048.25 SPOT ELEVATION
 - FLOW ARROW
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING CONTOUR MAJOR
 - EXISTING CONTOUR MINOR
 - EXISTING SPOT ELEVATION



ENGINEER'S SEAL	UTILITY TRAILER SALES ALBUQUURQUE NM	DRAWN BY LA
		DATE 4/20/2018
	GRADING AND DRAINAGE PLAN	2017041—GRADING
	VINCENT P. CARRICA P.E. #16212	 <i>TIERRA WEST, LLC</i> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com
		JOB # 2017041