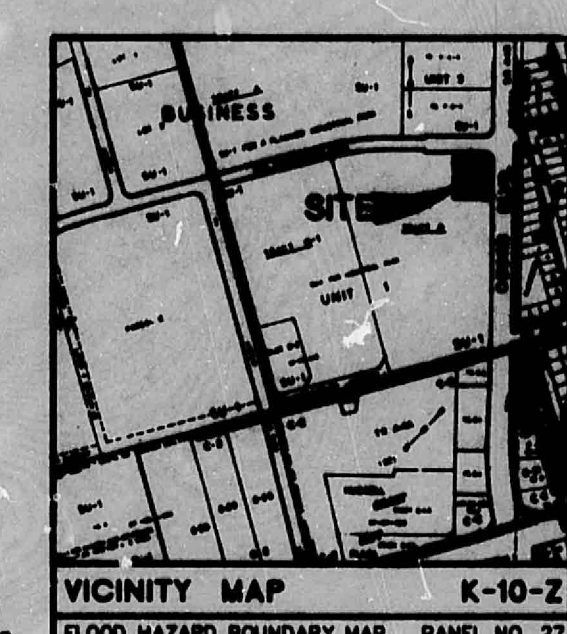


GRADING AND DRAINAGE PLAN

- LEGEND**
- PROPERTY LINE
  - EXIST. CONCRETE CURB
  - NEW CONCRETE CURB
  - NEW LIGHT
  - NEW BUILDING
  - BUILDING SETBACK LINE
  - FUTURE ACCESS ROAD
  - EXIST. CONTOUR
  - NEW CONTOUR
  - EXIST. SPOT ELEV.
  - NEW SPOT ELEV.
  - DIRECTION OF FLOW



- KEYED NOTES**
- 1 DIAMOND SHAMROCK CHANNEL LETTERS
  - 2 CORNER STONE CHANNEL LETTERS
  - 3 CAR WASH CHANNEL LETTERS

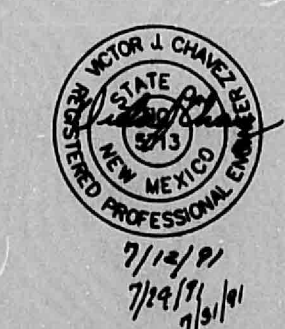
**LEGAL DESCRIPTION:**  
A CERTAIN TRACT OF LAND BEING COMPRISED OF A PORTION OF TRACTS D-4 AND D-5, AS SHOWN AND DESIGNATED ON THE PLAT OF C-4'S CENTRAL NORTH.

**PROPOSED DEVELOPMENT:**  
THE SITE IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF BLUEWATER ROAD N.W. AND COORS BLVD. N.W. IN THE CITY OF ALBUQUERQUE, NEW MEXICO. THE SITE IS LOCATED IN THE CORNER CENTRAL NORTH SUBDIVISION AND IS A PORTION OF THE MAPS SHOWN IN THE LEGAL DESCRIPTION. THE SITE IS NOT LOCATED WITHIN A FLOOD PLAIN.

**PROPOSED DEVELOPMENT OF THE SITE INCLUDES:**  
A CAR WASH AND A 1380 VOLUME SHOPPER. THE SITE IS LOCATED IN THE CORNER CENTRAL NORTH SUBDIVISION AND IS A PORTION OF THE MAPS SHOWN IN THE LEGAL DESCRIPTION. THE SITE IS NOT LOCATED WITHIN A FLOOD PLAIN.

**PROPOSED DEVELOPMENT**

AREA	AREA	AREA	AREA	AREA	AREA
1. CAR WASH	2. 1380 VOLUME SHOPPER	3. CAR WASH CHANNEL LETTERS	4. CORNER STONE CHANNEL LETTERS	5. DIAMOND SHAMROCK CHANNEL LETTERS	6. TEMPORARY PONDING AREA



REVISIONS		DRAWING REISSUE DATE	
NO.	DATE	DESCRIPTION	ISSUE DATE

**DIAMOND SHAMROCK**  
9830 COLONADE BLVD.  
SAN ANTONIO, TEXAS 78230

DIAMOND SHAMROCK #1212  
COORS BLVD. • BLUEWATER RD.  
ALBUQUERQUE, NEW MEXICO

SP-3  
2 OF 6

DATE 2/27/92 OF 282  
CITY OF ALBUQUERQUE  
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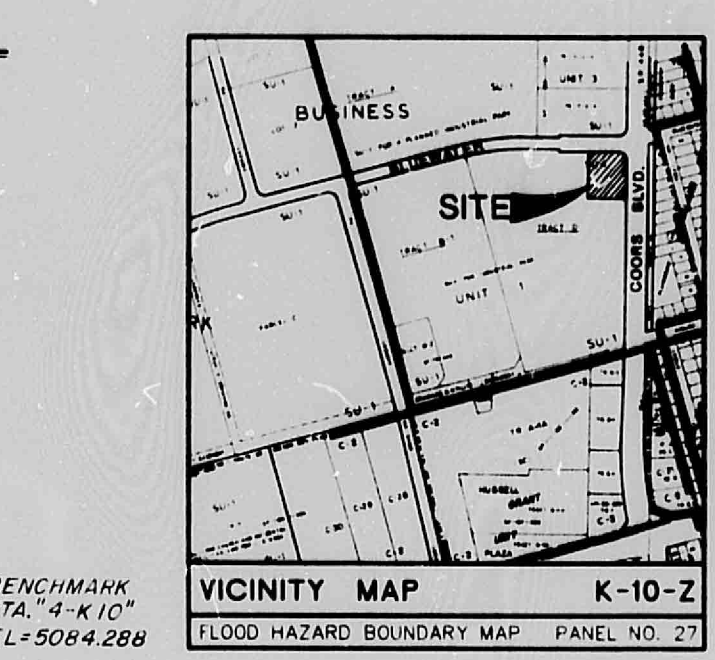
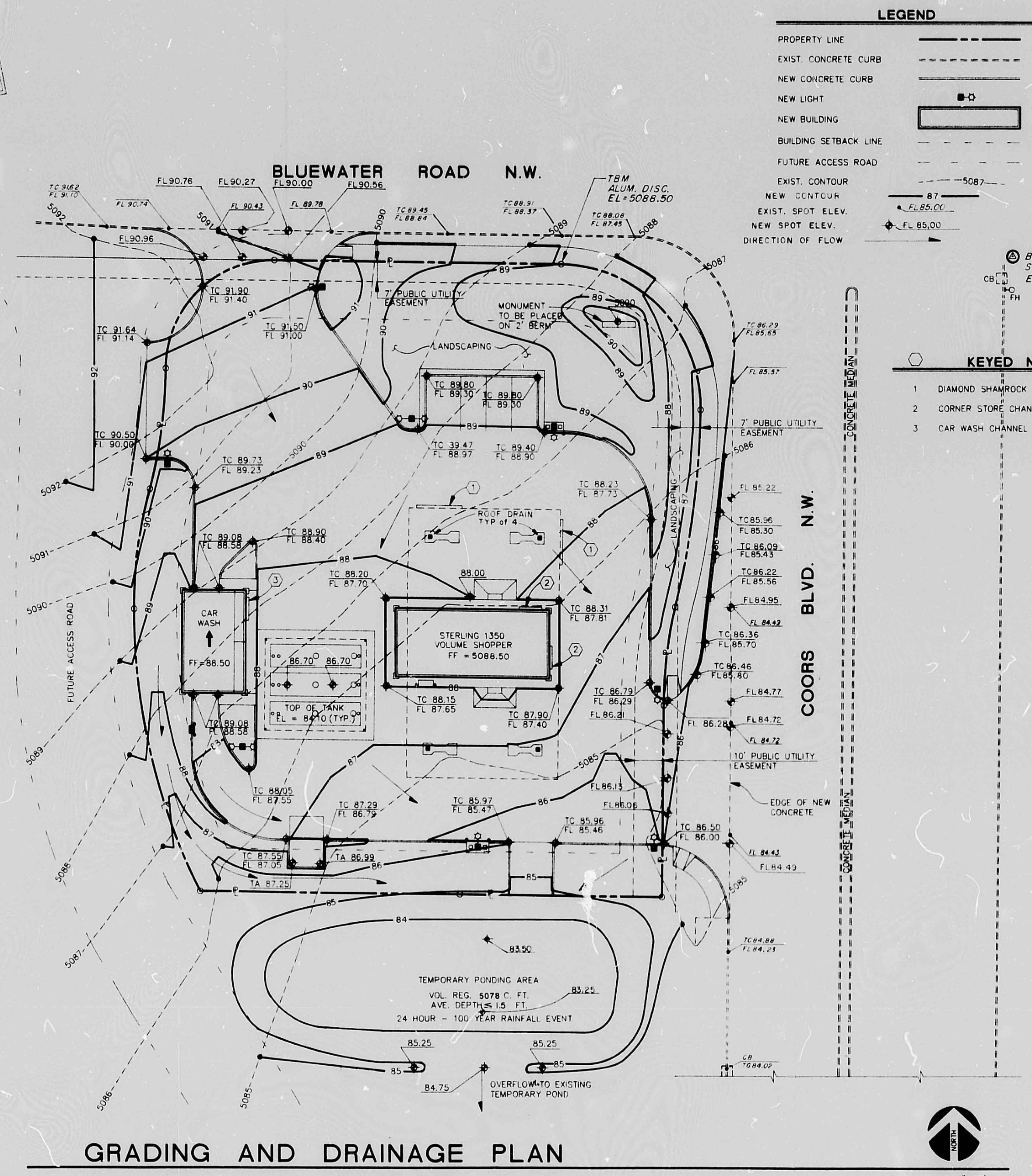
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PLANS/PLATS ON FILE  
FILE DESC: K10/D20B

# PLANS/PLATS 2



1681 1 5 707



LEGAL DESCRIPTION:  
A CERTAIN TRACT OF LAND BEING COMPRISED OF A PORTION OF TRACTS D-4 AND D-5, AS SHOWN AND DESIGNATED ON THE PLAT OF COORS CENTRAL NORTH.

CONCEPTUAL DRAINAGE PLAN  
DRAINAGE PLAN

LOCATION AND DESCRIPTION:  
THE SITE IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF BLUEWATER AND COORS BLVD. NORTHWEST AND IS A PORTION OF THE MASTER DRAINAGE PLAN PREPARED FOR THE COORS CENTRAL NORTH SUBDIVISION IN JUNE OF 1988. THE SITE CONTAINS APPROXIMATELY .9324 ACRES AND IS PRESENTLY UNDEVELOPED. THE SITE IS NOT LOCATED WITHIN A FLOOD PLAIN.

EXISTING CONDITIONS:  
PRESENTLY, RUNOFF FROM THIS SITE IS TRANSPORTED AS A SHEET FLOW TO AN EXISTING EARTHEN POND LOCATED AT THE CENTER OF THE EAST BOUNDARY OF THE PROPERTY. THESE FLOWS INCLUDE A SMALL PORTION OF UPTHEAM FLOWS GENERATED IN AN UNDEVELOPED PORTION OF THE DEVELOPMENT. FLOWS ARE PREVENTED FROM ENTERING THE SITE FROM UPTHEAM PAVED AREAS DUE TO CHANGES IN GRADE. FLOWS ON THE SITE RUN FROM NORTHWEST TO SOUTHEAST.

PROPOSED DEVELOPMENT OF THE SITE INCLUDES A GAS STATION AND WASH BAY AREA WITH RELATED PARKING AND LANDSCAPING. THE SITE IS LOCATED IN THE COORS CENTRAL NORTH SUBDIVISION AND DRAINAGE TO A PROPOSED POND LOCATED ON TRACT D1 OF THE SAME DEVELOPMENT. UPON DEVELOPMENT OF TRACT D1, A PONDING AREA IS TO BE CONSTRUCTED LOCATED IMMEDIATELY WEST OF COORS BLVD. WITH A CONTROLLED OUTLET THAT WILL PREVENT FLOWS FROM EXITING THE SITE FOR TWO HOUSES FOLLOWING A MAJOR STORM EVENT. THE POND WILL THEN DRAIN INTO AN EXISTING STORM DRAIN FACILITY LOCATED IN COORS BLVD. WHICH, AT THIS TIME, HAS VERY LIMITED CAPACITY. THIS REQUIREMENT FOR TEMPORARY RETENTION OF ON-SITE FLOWS, PROPOSED DEVELOPMENT OF TRACT D1 WILL ACCOMMODATE A PONDING AREA LOCATED IMMEDIATELY SOUTH OF THE SITE TO ACCOMMODATE PROPOSED DEVELOPED RUNOFF VOLUMES FOR A 100-YEAR 24 HOUR EVENT. THE POND WILL BE PROVIDED WITH A PROTECTED DRAIN TO PREVENT FLOWS TO THE PROPERTY. MASTER CONCURRENCE WILL BE PROVIDED FROM THE OWNER OF TRACT D1 INDICATING HIS ACCEPTANCE OF THE RESPONSIBILITY TO CONSTRUCT TEMPORARY PONDING AND OUTFALL PER APPROVED MASTER PLAN PRIOR TO APPLICATION FOR BUILDING PERMIT.

CALCULATIONS:  
Area = .9324 acres  
S = 2.34%  
24-hour, 100-year rainfall = 2.77 in.  
V = (2.77)(.9324) = 2.58 cu. ft.

EXISTING ON-SITE CONDITIONS:  
SURFACE TYPE: Streets, Drives, Walks  
Slope: .00  
Profile: .00  
Landscaping: .00  
Undeveloped: .00  
TOTAL: .00  
Q(100) = (4.14)(.231)(.9324) = 0.92 cfs  
Q(10) = (0.457)(2.22) = 1.02 cfs  
Q(1) = (0.457)(.27) = 0.12 cfs  
Direct Runoff = 5.10 in. Plate 22.2 C-4  
V(100) = (1.51)(.9324)(4360)/22 = 1000 cu. ft.  
V(10) = (0.457)(1609) = 735 cu. ft.

PROPOSED ON-SITE CONDITIONS:  
SURFACE TYPE: Streets, Drives, Walks  
Slope: .00  
Profile: .00  
Landscaping: .00  
Undeveloped: .00  
TOTAL: .00  
Q(100) = (4.14)(.231)(.9324) = 0.92 cfs  
Q(10) = (0.457)(2.22) = 1.02 cfs  
Q(1) = (0.457)(.27) = 0.12 cfs  
Direct Runoff = 5.10 in. Plate 22.2 C-4  
V(100) = (1.51)(.9324)(4360)/22 = 1000 cu. ft.  
V(10) = (0.457)(1609) = 735 cu. ft.

REVISIONS		DRAWING REISSUE DATE	
NO.	DATE	DESCRIPTION	ISSUE DATE

DIAMOND SHAMROCK  
9830 COLONNADE BLVD.,  
SAN ANTONIO, TEXAS 78230

DIAMOND SHAMROCK #1212  
COORS BLVD. @  
BLUEWATER RD.  
ALBUQUERQUE, NEW MEXICO  
SP-3  
2 OF 6

PLAN SHOT TWICE  
ONCE ON LIGHT  
ONCE ON DARK

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THIS MICROFILM IS THE BEST  
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Re DATE 3/27/02 OF EEP

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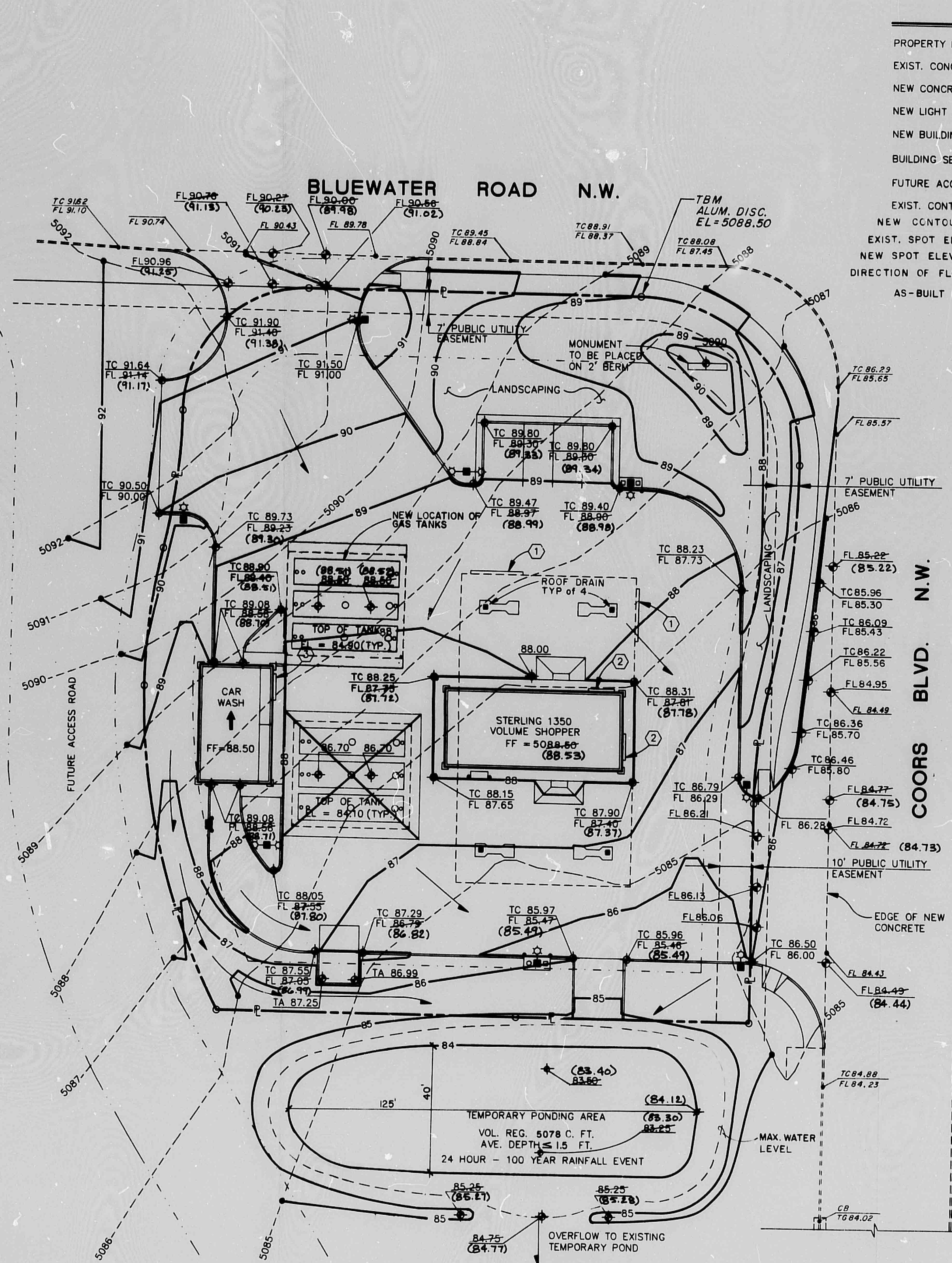
Director

Notary Public

Official Seal

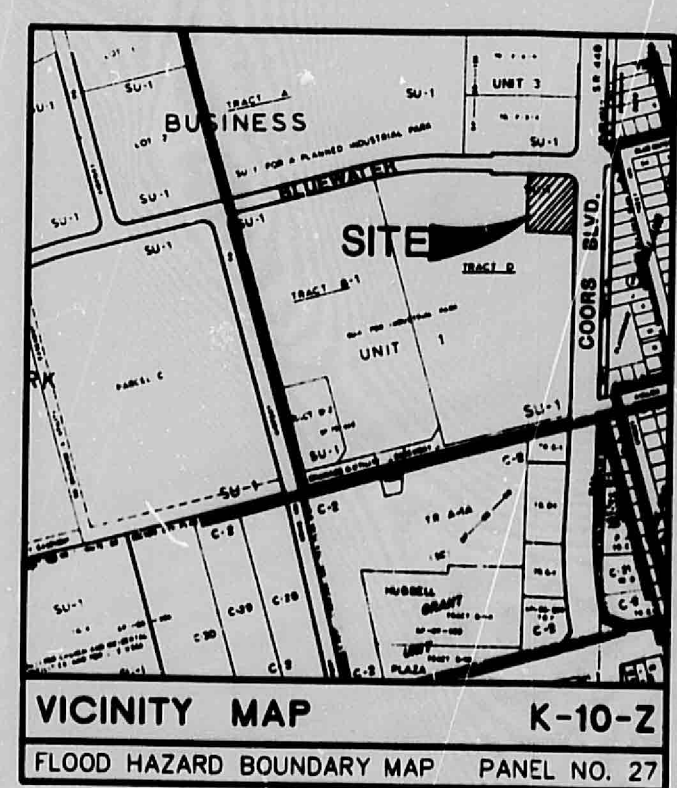


FILE: SHAM-02.DWG 24"x36" 1/4"=20' EXTENTS



# GRADING AND DRAINAGE PLAN

- LEGEND**
- PROPERTY LINE
  - EXIST. CONCRETE CURB
  - NEW CONCRETE CURB
  - NEW LIGHT
  - NEW BUILDING
  - BUILDING SETBACK LINE
  - FUTURE ACCESS ROAD
  - EXIST. CONTOUR
  - NEW CONTOUR
  - EXIST. SPOT ELEV.
  - NEW SPOT ELEV.
  - DIRECTION OF FLOW
  - AS-BUILT ELEVATION



## LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND BEING COMPRISED OF A PORTION OF TRACTS D-4 AND D-5, AS SHOWN AND DESIGNATED ON THE PLAT OF COORS CENTRAL NORTH.

## CONCEPTUAL DRAINAGE PLAN

## LOCATION AND DESCRIPTION:

THE SITE IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF BLUEWATER AND COORS BLVD. NORTHWEST AND IS A PORTION OF THE MASTER DRAINAGE PLAN PREPARED FOR THE COORS CENTRAL NORTH SUBDIVISION IN JUNE OF 1988. THE SITE CONTAINS APPROXIMATELY .9326 ACRES AND IS PRESENTLY UNDEVELOPED. THE SITE IS NOT LOCATED WITHIN A FLOOD PLAIN.

## EXISTING CONDITIONS:

PRESENTLY, RUNOFF FROM THIS SITE IS TRANSPORTED AS A SHEET FLOW TO AN EXISTING EARTHEN POND LOCATED AT THE CENTER OF THE EAST BOUNDARY OF THE PROPERTY. THESE FLOWS INCLUDE A SMALL PORTION OF UPSTREAM FLOWS GENERATED IN AN UNDEVELOPED PORTION OF THE DEVELOPMENT. FLOWS ARE PREVENTED FROM ENTERING THE SITE FROM UPSTREAM PAVED AREAS DUE TO CHANGES IN GRADE. FLOWS ON THE SITE RUN FROM NORTHWEST TO SOUTHEAST.

PROPOSED DEVELOPMENT OF THE SITE INCLUDES A GAS STATION AND WASH MAY AREA WITH RELATED PARKING AND LANDSCAPING. THE SITE IS LOCATED IN THE COORS CENTRAL NORTH SUBDIVISION AND DRAINING TO A PROPOSED POND LOCATED ON TRACT D1 OF THE SAME DEVELOPMENT. UPON DEVELOPMENT OF TRACT D1, A PONDING AREA IS TO BE CONSTRUCTED LOCATED IMMEDIATELY WEST OF COORS BLVD. WITH A CONTROLLED OUTLET THAT WILL PREVENT FLOWS FROM EXITING THE SITE FOR TWO HOURS FOLLOWING A MAJOR STORM EVENT. THE POND WILL THEN DRAIN INTO AN EXISTING STORM DRAIN FACILITY LOCATED IN COORS BLVD. WHICH, AT THIS TIME, HAS VERY LIMITED CAPACITY THUS REQUIRING THE TEMPORARY RETENTION OF ON-SITE FLOWS. PROPOSED DEVELOPMENT OF TRACT D1 WILL ACCOMMODATE A PONDING AREA LOCATED IMMEDIATELY SOUTH OF THE SITE TO ACCOMMODATE PROPOSED DEVELOPED RUNOFF VOLUMES FOR A 100-YEAR 24 HOUR DIRECT RUNOFF. THE POND WILL BE PROVIDED WITH A PROTECTED INLET TO PREVENT EROSION TO THE PROPERTY. WRITTEN CONCURRENCE WILL BE PROVIDED FROM THE OWNER OF TRACT D1 INDICATING HIS ACCEPTANCE OF THE RESPONSIBILITY TO CONSTRUCT PERMANENT PONDS AND OUTFALL PER APPROVED MASTER PLAN PRIOR TO APPLICATION FOR BUILDING PERMIT.

## CALCULATIONS:

Area = .9326 acres  
I = 2.3 in./hr. Plate 22.2 D-2  
24-hour, 100-year rainfall = 2.7 in. Figure F-P1440 NOAA  
I = (2.3)(2.7) = 6.21 in./hr.

## EXISTING ON-SITE CONDITIONS:

SURFACE TYPE	"C" VALUE	A (ACRES)	"C" X A	COMPOSITE
Streets, Drives, Walks	0.95	.0000	.0000	
Roofs	0.90	.0000	.0000	
Lawns & Landscaping	0.25	.0000	.0000	
Undeveloped	0.40	.9326	.3730	.4
<b>TOTAL</b>			.3730	
Q(100) = (.4)(6.21)(.9326) = 2.32 cfs				
Q(10) = (0.657)(2.32) = 1.52 cfs				
CR = .68 Plate 22.2 C-2				
Direct Runoff = .5 in. Plate 22.2 C-4				
V(100) = (.5)(.9326)(43560)/12 = 1693 cu. ft.				
V(10) = (0.657)(5078) = 3336 cu. ft.				

## PROPOSED ON-SITE CONDITIONS:

SURFACE TYPE	"C" VALUE	A (ACRES)	"C" X A	COMPOSITE
Streets, Drives, Walks	0.95	.0000	.0000	
Roofs	0.90	.0000	.0000	
Lawns & Landscaping	0.25	.0000	.0000	
Undeveloped	0.40	.9326	.3730	.7285
<b>TOTAL</b>			.3730	
Q(100) = (.7285)(6.21)(.9326) = 4.22 cfs				
Q(10) = (0.657)(4.22) = 2.77 cfs				
CR = .88 Plate 22.2 C-2				
Direct Runoff = 1.50 in. Plate 22.2 C-4				
V(100) = (1.50)(.9326)(43560)/12 = 5078 cu. ft.				
V(10) = (0.657)(5078) = 3336 cu. ft.				

I HEREBY CERTIFY THIS DRAINAGE PLAN IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED DRAINAGE PLAN.



REVISIONS		DRAWING REISSUE DATE	
NO.	DATE	DESCRIPTION	ISSUE DATE
DIAMOND SHAMROCK		9830 COLONNADE BLVD., SAN ANTONIO, TEXAS 78230	
DIAMOND SHAMROCK #1212		COORS BLVD. @ BLUEWATER RD. ALBUQUERQUE, NEW MEXICO	
DRAWN: VJC		SP-3	
APPROVED: VJC		2 OF 6	

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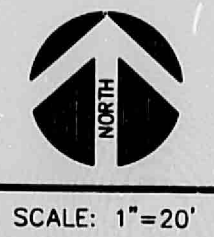
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Roberta Duran  
DIRECTOR

Roberta Duran  
NOTARY PUBLIC

OFFICIAL SEAL  
Roberta Duran  
NOTARY PUBLIC  
STATE OF NEW MEXICO  
07/03/02



SCALE: 1"=20'

# CITY OF ALBUQUERQUE