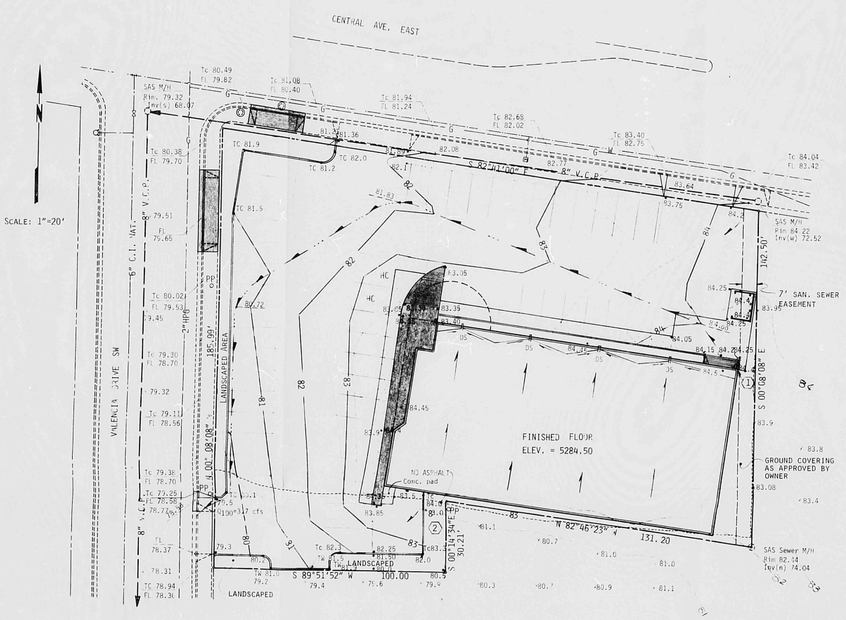
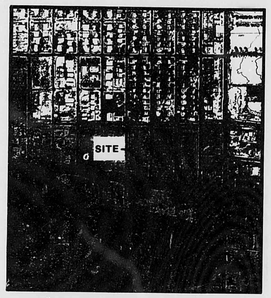
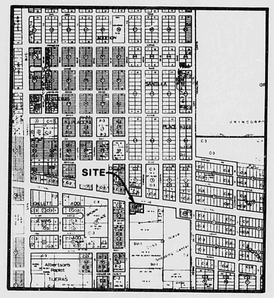


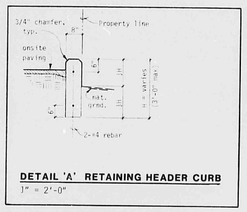

FLOOD HAZARD PANEL (30 OF 50)



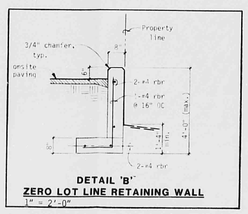

VICINITY MAP (K-18)

**LEGEND**

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EXT. STD. CURB & GUTTER
- (U) EXT. UTILITY LINE
- 80 EXT. CONTOUR LINE
- 80.3 EXT. SPOT ELEVATION
- Tc TOP OF CURB
- Fl FLOW LINE
- 80.0 PROPOSED SPOT ELEVATION
- 81 PROPOSED CONTOUR
- DRAINAGE SWALE LINE
- FLOW DIRECTIONAL ARROW
- CONCRETE SURFACE
- T TRANSFORMER PAD
- TW TOP OF WALL ELEVATION




**DETAIL 'A' RETAINING HEADER CURB**
1" = 2'-0"




**DETAIL 'B'**
**ZERO LOT LINE RETAINING WALL**
1" = 2'-0"

NOTE: CONTRACTOR SHALL FIELD DETERMINE WHERE THE THE DETAILS (A OR B) WOULD APPLY ALONG THAT LENGTH OF CURBING/RETAINING WALL AT THE SITE'S SOUTHERLY PROPERTY LINE.

## GENERAL NOTES

LEGAL DESCRIPTION: LOTS 1 THROUGH 8, BLOCK 38 OF THE TIJERAS PLACE ADDITION, TRACT 1 OF TIJERAS PLACE IMPROVEMENT COMPANY'S ASSESSMENT PLAT 'A' ALONG WITH A PORTION OF THE VACATED CARDENAS DRIVE.

ENGINEER: ISAACSON & ARFMAN, P.A.

SURVEYOR: WILSON & COMPANY
STEVEN J. RETRO, NMLS No. 10025

DATE OF SURVEY: SEPTEMBER 1, 1987

BENCH MARK: BRASS CAP SET IN TOP OF CURB AT WSW CURB RETURN AT CENTRAL & LAGUAYRA. STAMPED "UNM-A57"
ELEVATION = 5286.52

TEMPORARY BENCH MARK: RIM OF SANITARY SEWER MANHOLE LOCATED AT THE SOUTHEAST PROPERTY CORNER.
ELEVATION = 5282.44

ZONING: C-2

AREA: 0.8377 Ac. (36,490.2 sq. ft.)

FLOOD HAZARD: A MINOR PORTION OF THIS SITE ALONG THE RIGHT-OF-WAY OF CENTRAL AVE. IS DESIGNATED AS BEING WITHIN THE LIMITS OF A FLOOD HAZARD AREA AS FOUND ON PANEL NO. 30 OF 50 OF THE F.E.M.A. FLOOD HAZARD MAPS.

SOILS: CLASSIFIED AS WINK (WEB) FROM THE SOILS SURVEY OF BERNALILLO COUNTY, MAP NO. 31, HYDROLOGICAL SOIL GROUP "B". FOR A COMPREHENSIVE SOILS ANALYSIS, REFER TO THE SITE SPECIFIC SOILS REPORT PREPARED BY FOX & ASSOCIATES OF NEW MEXICO, INC. (FOX JOB NO. 5-2180) DATED SEPTEMBER 26, 1987.

## EXISTING CONDITIONS

SITE IS CURRENTLY A FULLY DEVELOPED (100% IMPERVIOUS SURFACES) COMMERCIAL SITE SCHEDULED FOR DEMOLITION. ALL STORM WATERS GENERATED BY THE EXISTING SITE ARE PRESENTLY DISCHARGING ONTO VALENCIA DR., FLOWS THEN PROCEED SOUTHERLY TO THE HISTORICAL DRAINAGEWAY. THIS DOWNSTREAM DRAINAGEWAY HAS BEEN DEFINED AS A FLOOD HAZARD AREA ON THE 1985 F.E.M.A. MAPS. BUT, DUE TO THE AREA'S STORM DRAINAGE CONSTRUCTION PROJECTS RECENTLY COMPLETED "FAIRGROUND SYSTEM", A CONDITIONAL LETTER OF APPROVAL WAS RECEIVED BY THE CITY IN SEPT., 85.

SITE IS ADJACENT TO A FLOODPLAIN DEFINED AS THE RIGHT-OF-WAY OF CENTRAL AVE. THE FOREMENTIONED STORM DRAINAGE IMPROVEMENTS HAVE REDUCED THOSE FLOWS. THIS AREA IS CURRENTLY UNDER INVESTIGATION BY BOHANNAN-HUSTON ENGR(S) AND THE SUBSEQUENT FLOOD MAP AMENDMENT IS FORTHCOMING.

ON-SITE EXISTING CONDITION

ALL FLOW EXIT ONTO VALENCIA DR.
AREA = 0.8377 Ac. (36,490 SQ.FT.)
C = 95%
Tc = 10 MIN.
I = 4.76 D = 2" = 0.2'

$Q_{100}$= (0.95)(4.76)(0.8377) = 3.8 CFS
$Q_{10}$ = (0.657)(3.8) = 2.5 CFS

$V_{100}$= (0.95)(0.2)(36,490) = 6,933 CU.FT.
$V_{10}$ = (0.657)(6,933) = 4,555 CU.FT.

PROPOSED RE-DEVELOPED CONDITIONS

ALL RE-DEVELOPED STORM WATERS SHALL CONFORM TO THOSE HISTORICAL DRAINAGE PATTERNS NOW EXISTING. THE DISCHARGE RATE IS LOWER THAN THOSE EXISTING RATES COMPUTED ABOVE DUE TO THE ADDITION OF SITE LANDSCAPING.

IMPERVIOUS = 0.80 Ac. (29,192 S.F.) = 0.91 (C)
PERVIOUS = 0.038 Ac. (1,655 S.F.) = 0.01 (C)
COMPOSITE "C" = 0.92

I = 4.76

$Q_{100}$= (0.92)(4.76)(0.8377) = 3.67 CFS
$Q_{10}$ = (0.657)(3.67) = 2.41 CFS

$V_{100}$= (0.92)(0.2)(36,490) = 6,714 CU.FT.
$V_{10}$ = (0.657)(6,714) = 4,411 CU.FT.

ALL RE-DEVELOPED FLOWS SHALL EXIT THE SITE VIA THE EXISTING DRIVEPAD OPENING AT THE SOUTHWEST CORNER OF THE SITE ALONG THE R.O.W. OF VALENCIA DR.

## KEYED NOTES

1. STORM WATERS GENERATED FROM THE ROOF SHALL BE CONVEYED TO THE BUILDING'S DOWNSPOUTS AS SHOWN.

2. AREA BETWEEN BUILDING, WALKWAY AND PARKING AREA SHALL RECEIVE A GROUND CONVERING APPROVED BY OWNER.

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Date 8-87
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Designed
Drawn
Checked

Isaacson & Arfman, P.A.
CONSULTING ENGINEERING ASSOCIATES
Albuquerque, New Mexico

# DRAINAGE & GRADING PLAN

AUTO SHACK
CENTRAL AVE. & VALENCIA DR. SE
ALBUQUERQUE, NEW MEXICO

Sheet 1 of 1

RP 22 DATE 6-8-88 CP 57

CITY OF ALBUQUERQUE

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Kara Arias
CITY CLERK RECORDER

OFFICIAL SEAL
NORBERTA SANCHEZ
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires May 8, 1990
Norberta Sanchez

THIS PLAN SHOT TWICE ONCE ON LIGHT AND ONCE ON DARK.

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: K-18/0049

# PLANS/PLATS 1

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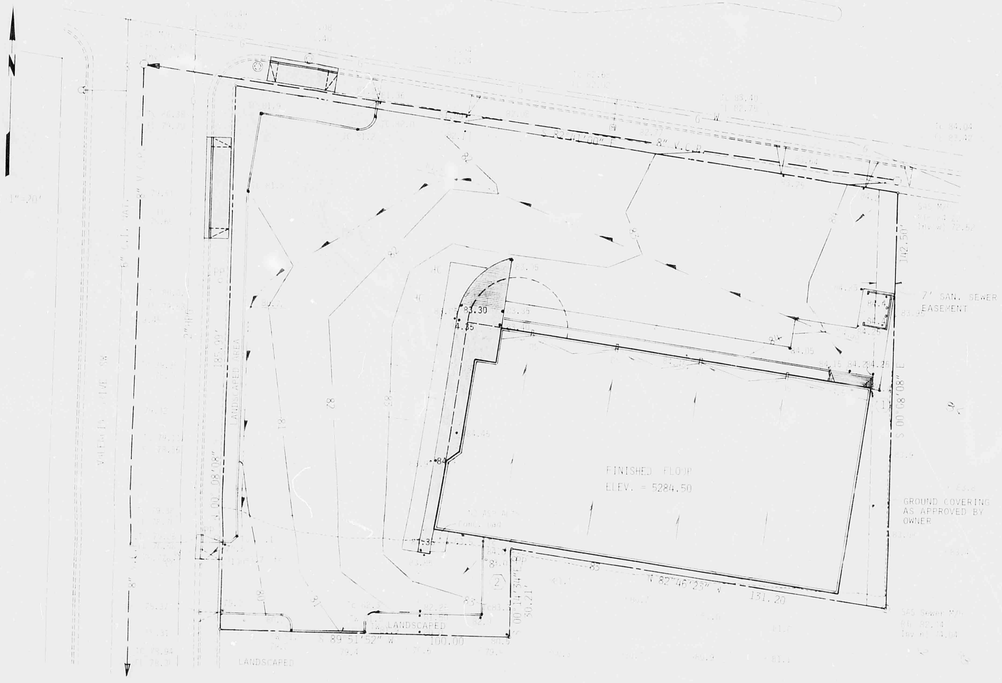
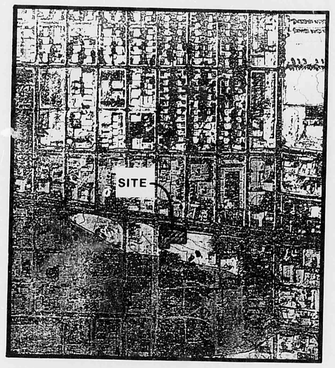
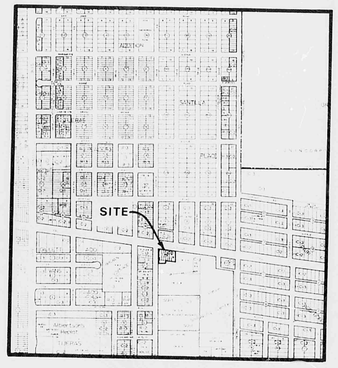



FLOOD HAZARD PANEL (30 OF 50)




VICINITY MAP (K-18)

## GENERAL NOTES

LEGAL DESCRIPTION: LOTS 1 THROUGH 8, BLOCK 38 OF THE TIJERAS PLACE ADDITION, TRACT 1 OF TIJERAS PLACE IMPROVEMENT COMPANY'S ASSESSMENT PLAT AS" ALONG WITH A PORTION OF THE VACATED CARDENAS DRIVE.

ENGINEER: ISAACSON & ARFMAN, P.A.

SURVEYOR: WILSON & COMPANY
STEVEN L. METRO, NMLS No. 10025
DATE OF SURVEY: SEPTEMBER 1, 1987

BENCH MARK: BRASS CAP SET IN TOP OF CURB AT NEW CURB RETURN AT CENTRAL & LAGUNA'A. STAMPED "RUN-157"
ELEVATION = 5286.52

TEMPORARY BENCH MARK: RIM OF SANITARY SEWER MANHOLE LOCATED AT THE SOUTHEAST PROPERTY CORNER.
ELEVATION = 5282.14

ZONING: C-2

AREA: 0.8377 AC., (36,490.2 SQ. FT.)

FLOOD HAZARD: A MINOR PORTION OF THIS SITE ALONG THE RIGHT-OF-WAY OF CENTRAL AVE. IS DESIGNATED AS BEING WITHIN THE LIMITS OF A FLOOD HAZARD AREA AS FOUND ON PANEL NO. 30 OF 50 OF THE F.I.R.M.'S FLOOD HAZARD MAPS.

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ALL FLOW EXIT ONTO VALENCIA DR.
AREA = 0.8377 Ac. (36,490 SQ.FT.)
C = .95
Tc = 10 min.
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$Q_{100}$ = (0.95)(4.76)(0.8377) = 3.8 cfs
$Q_{10}$ = (0.65)(4.8) = 2.5 cfs

$V_{100}$ = (0.95)(0.2)(36,490) = 6,933 cu.ft.
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## KEYED NOTES

1. STORM WATERS GENERATED FROM THE ROOF SHALL BE CONVEYED TO THE BUILDING'S DOWNSPOUTS AS SHOWN.

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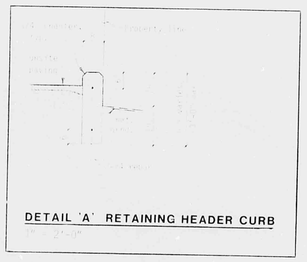
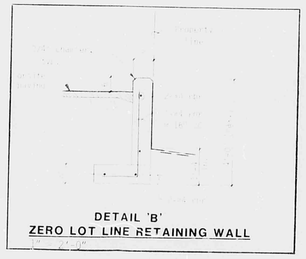
## LEGEND

RIGHT-OF-WAY LINE
PROPERTY LINE
EXIST. STM. SEWER & CUTTER
EXIST. UTILITY LINE
EXIST. CONTOUR LINE
EXIST. SPOT ELEVATION
TOP OF CURB
FLOW LINE
PROPOSED CONTOUR
RETAINING WALL SYMBOL
TOP OF WALL ELEVATION
BOTTOM OF WALL ELEVATION



DETAIL 'A' RETAINING HEADER CURB



DETAIL 'B'
ZERO LOT LINE RETAINING WALL

NOTE: CONTRACTOR SHALL FIELD DETERMINE WHERE THE THE DETAILS (A OR B) WOULD APPLY ALONG THAT LENGTH OF CURBING/RETAINING WALL AT THE SITE'S SOUTHERLY PROPERTY LINE.

Isaacson & Arfman, P.A.
CONSULTING ENGINEERING ASSOCIATES
Albuquerque, New Mexico

Date Nov. 87
Designed
Drawn
Checked

# DRAINAGE & GRADING PLAN

AUTO SHACK
CENTRAL AVE. & VALENCIA DR. SE
ALBUQUERQUE, NEW MEXICO

Sheet 1 of 1

11-20-87

THIS PLAN SHOT TWICE
ONCE ON LIGHT AND
ONCE ON DARK.

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CITY OF ALBUQUERQUE

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Karen Aiken
CITY CLERK RECORDER

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NORBERTA SANCHEZ
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 11-19-87

Norberta Sanchez

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CITY OF ALBUQUERQUE

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