

DRAINAGE PLAN:

LEGAL DESCRIPTION: LOTS 15, 16, 17, & 18, BLOCK 35, TIJERAS PLACE

SITE AREA: 0.23 ACRES

BENCHMARK: ACS STATION "5-K18 A"  
ELEVATION = 5277.51  
(TOPOGRAPHIC SURVEY PERFORMED BY DOUG SMITH SURVEYING)

FLOOD HAZARD STATEMENT: F.E.M.A. FLOODWAY BOUNDARY AND FLOODWAY MAP DATED SEPTEMBER 20, 1996 (PANEL NO. 35001C0354D) INDICATES A FLOOD HAZARD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

EXISTING DRAINAGE CONDITIONS:

THE PROPERTY IS LOCATED ON ALVARADO DRIVE NE JUST NORTH OF CENTRAL AVENUE. THE EXISTING SITE DRAINS FROM EAST TO WEST TO THE EXISTING ENCHANTMENT AUTO SITE AT AN AVERAGE SLOPE OF 0.5 %. THERE ARE NO OFFSITE FLOWS THAT REACH THE SITE. A TOTAL OF 0.43 CFS DRAINS WEST TO THE EXISTING ENCHANTMENT AUTO SITE.

THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL SECTION 22.2, HYDROLOGY. THE PROPERTY IS LOCATED IN ZONE 3. THE 100-YEAR, 6-HOUR STORM IS 2.60 INCHES. UNDER EXISTING CONDITIONS THE SITE IS CONSIDERED TO BE LAND TREATMENT C BECAUSE OF ITS SLOPE. THE PEAK RUNOFF DURING A 100-YEAR, 6-HOUR STORM UNDER EXISTING CONDITIONS IS 0.43 CFS.

DEVELOPED DRAINAGE CONDITIONS:

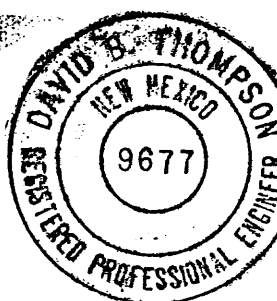
THE SITE IS DIVIDED INTO TWO DRAINAGE BASINS, A AND B. BASIN A AND B DRAIN TO ALVARADO DRIVE A TOTAL OF 1.11 CFS. THROUGH A CONCRETE RUNDOWN AND SIDEWALK CULVERT.

DRAINAGE CERTIFICATION

I, DAVID B. THOMPSON, NMPE 9677, OF THE FIRM THOMPSON ENGINEERING CONSULTANTS, INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 01-15-03. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY DOUGLAS H. SMITH, PS NO. 7002 OF DOUG SMITH SURVEYING, INC. ON 11-26-03 AND I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12-02-03 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. HIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

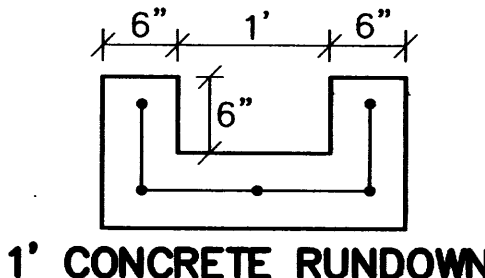
DAVID B. THOMPSON, NMPE 9677  
DATE 12-03-03



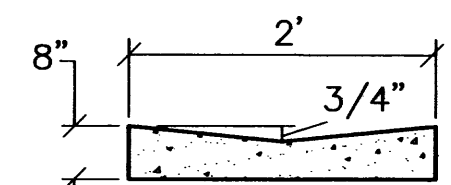
LEGEND

99.9'	SPOT ELEVATIONS
---	RETAINING WALL
---	EXIST. CONTOURS
---	BASIN BOUNDARY
BASIN B	BASIN NUMBER
---	FLOW DIRECTION
72.50	AS-BUILT ELEVATIONS

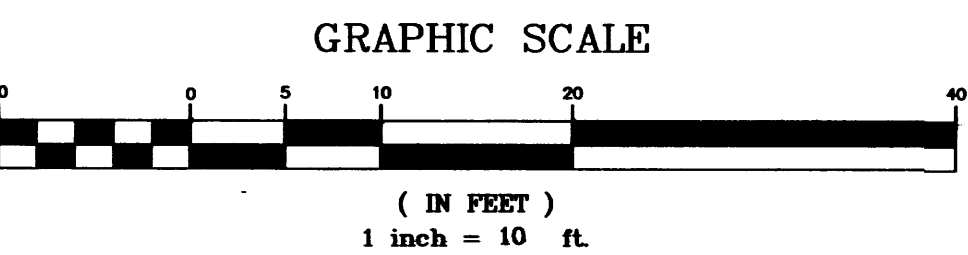
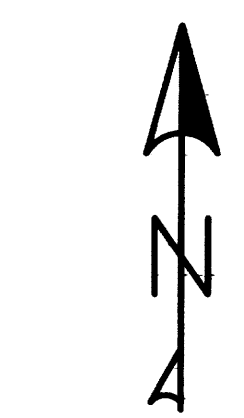
NOTE: ALL ELEVATIONS ARE FLOWLINE



1' CONCRETE RUNDOWN



2' CONCRETE SWALE



100-YEAR HYDROLOGIC CALCULATIONS

BASIN ID	AREA (ac.)	LAND TREATMENT				V (6-hr)	V (6-hr)	Q (cfs)
		A	B	C	D			
EXISTING CONDITIONS								
	0.229	0.229	0.00	0.00	0.00	0.01	549	0.43
PROPOSED CONDITIONS								
A	0.103	0.00	0.004	0.00	0.099	0.020	861	0.51
B	0.126	0.00	0.013	0.00	0.113	0.023	1011	0.60
TOTAL	0.229					0.043	1872	1.11

NOTICE TO CONTRACTORS

AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.

ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.

TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.

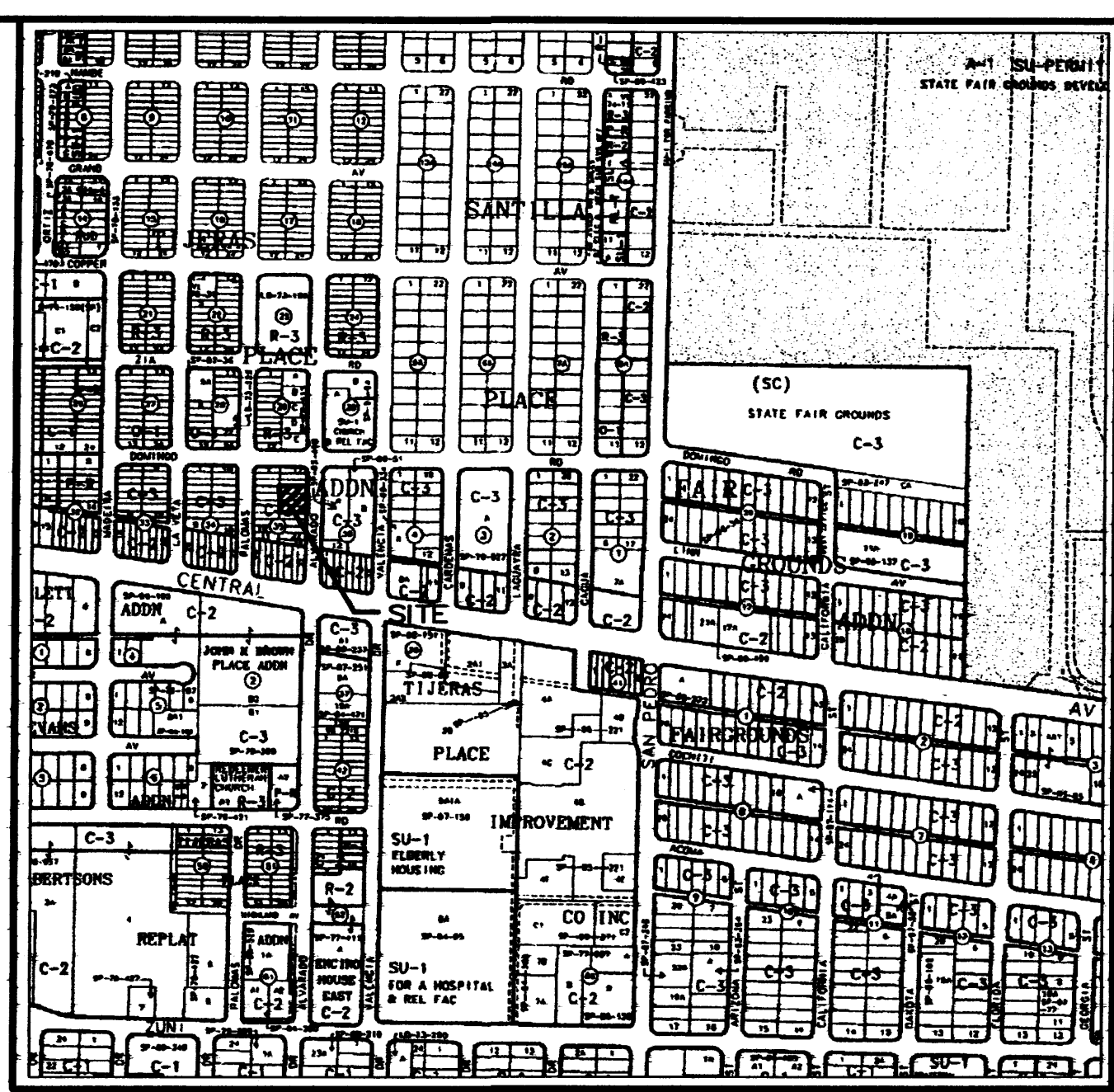
PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.

MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME:	DATE:
INSPECTOR		



VICINITY MAP - K-18-Z

THOMPSON ENGINEERING CONSULTANTS CIVIL ENGINEERING SERVICES PHONE-(505)896-7996 FAX-(505)896-6112	
PROJECT:	DRAWN BY: BLN
DATE:	CHECKED BY:
HORIZ. SCALE:	APPROVED BY:
VERT. SCALE:	FILE:
REVISION BY DATE	
NO.	
ENCHANTMENT AUTO BODY REPAIR	
GRADING & DRAINAGE PLAN	
CITY/COUNTY REVIEW	FOR CITY/COUNTY USE ONLY
DEPARTMENT	SIGN-OFF
WASTEWATER MGMT. DIV.	DATE
WATER SERVICES	
SUBDIVISION ENG.	
STREETS	
TRAFFIC	
SHEET No. 1	



# SITE DATA:

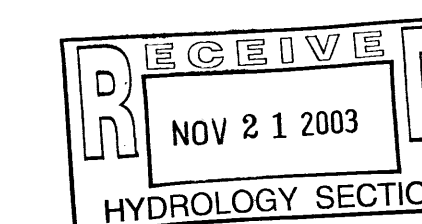
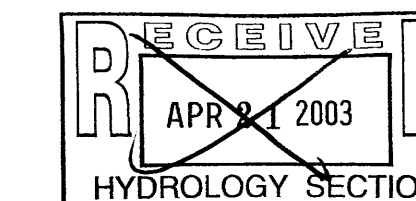
EXISTING FACILITY ADDRESS: 130 PALOMAS DRIVE N.E.  
 NEW SHOP FACILITY ADDRESS: 123 ALVARADO DRIVE N.E.  
 EXISTING FACILITY SITE AREA: 17,504 S.F.  
 EXISTING FACILITY AREA: 7,419 S.F.  
 NEW SHOP FACILITY SITE AREA: 10,000 S.F.  
 NEW SHOP FACILITY BUILDING AREA: 5,100 S.F.

## PARKING CALCULATIONS:

EXISTING FACILITY BUILDING AREA: 7,419 S.F.  
 EXISTING SHOP: 6,254 S.F. + 1,000 S.F. = 6.5 SPACES  
 EXISTING OFFICE: 564 S.F. + 200 S.F. = 2.7 SPACES  
 REQUIRED TOTAL = 10 SPACES  
 NEW SHOP FACILITY BUILDING AREA:  
 5,100 S.F. + 1,000 S.F. = 5.1 SPACES  
 REQUIRED TOTAL FOR FACILITY COMPLEX = 16 SPACES  
 TOTAL PARKING PROVIDED = 25 SPACES

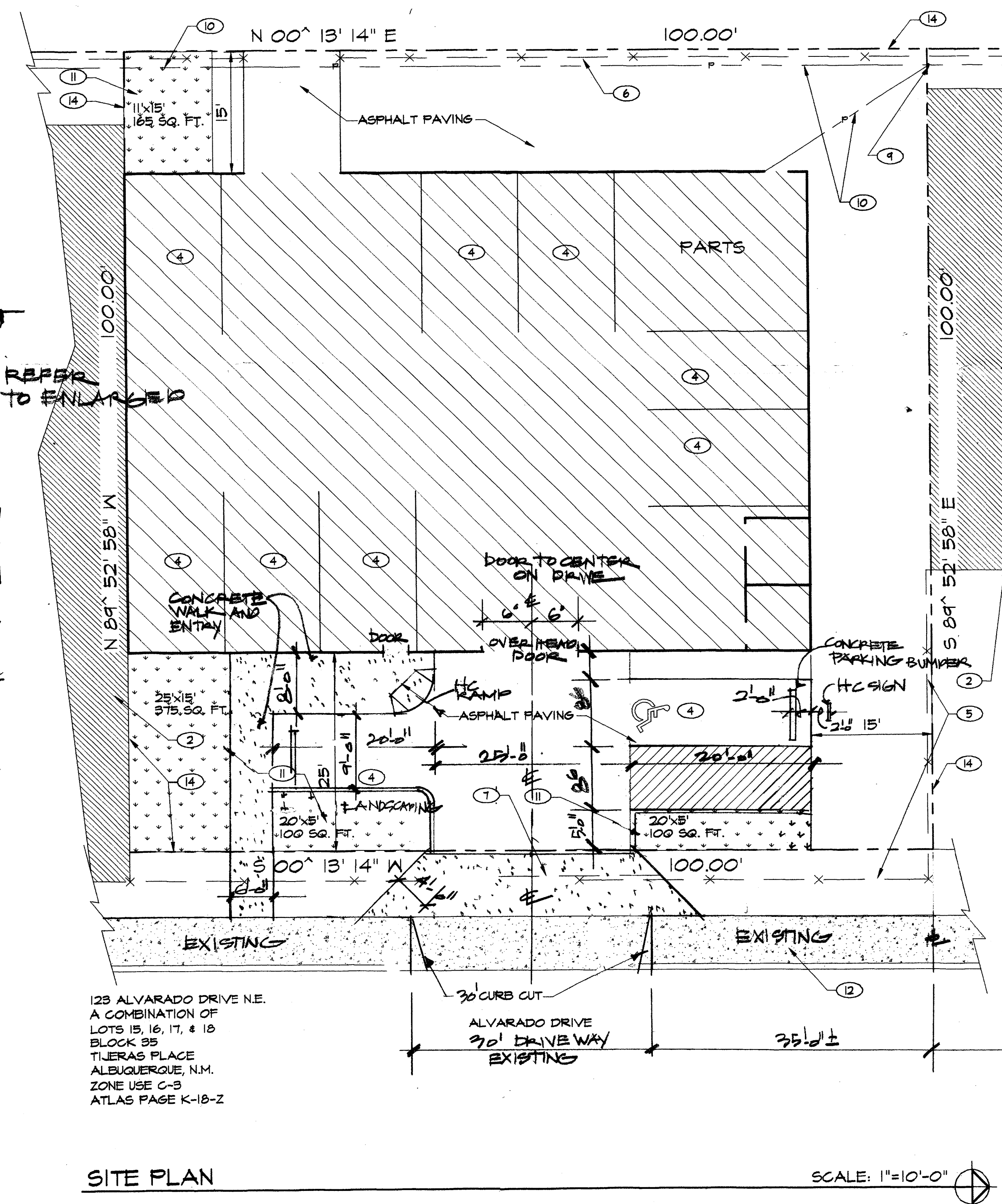
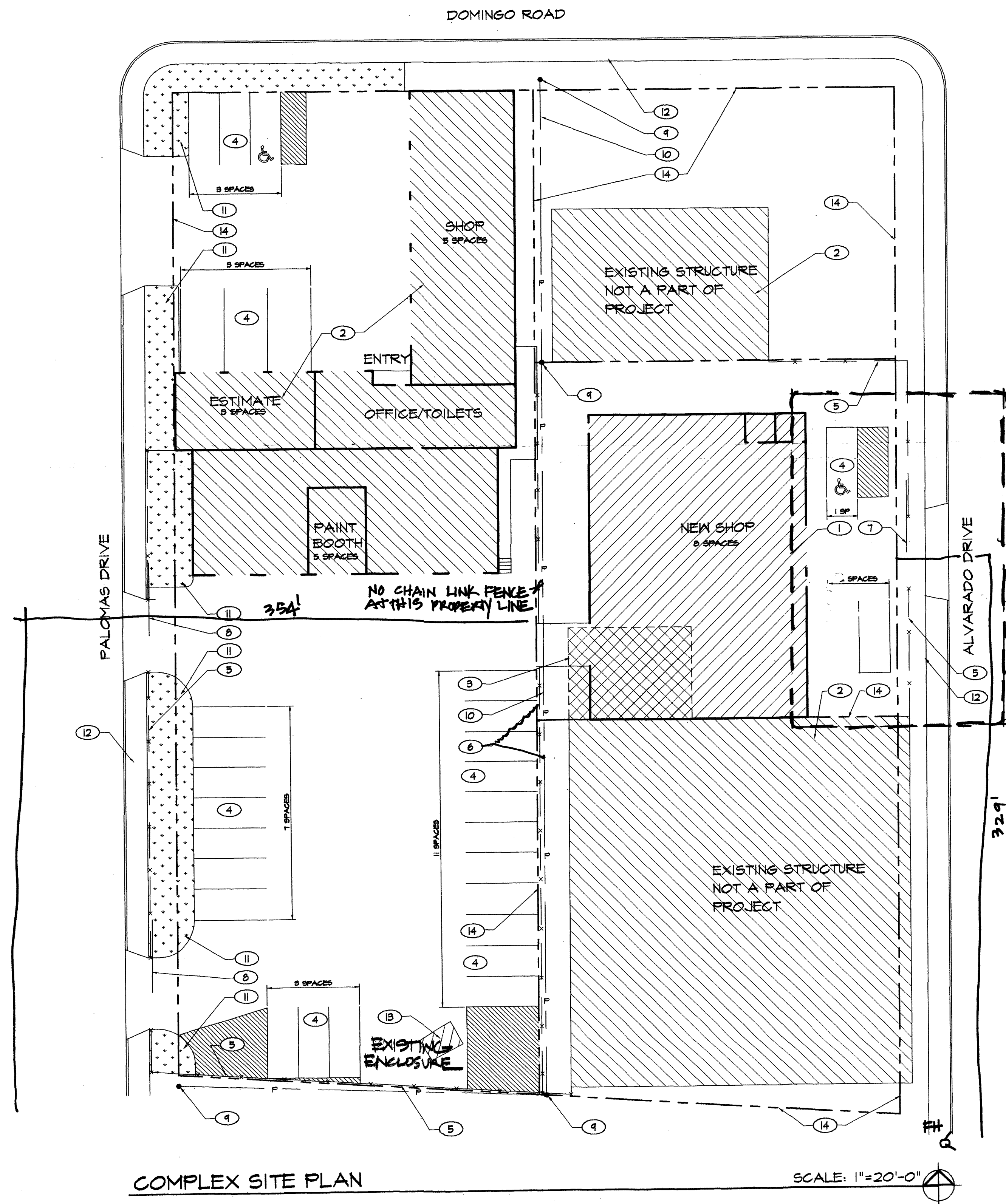
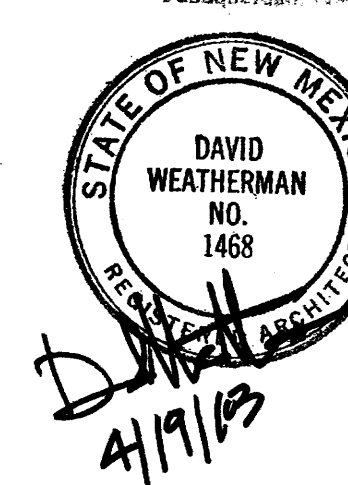
# KEYED NOTES

- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING COVERED AREA TO BE REMOVED.
- PARKING SPACE / AREA
- EXISTING CHAIN LINK FENCE
- EXISTING CHAIN LINK FENCE TO BE REMOVED.
- NEW 20' GATE
- EXISTING 24' GATE
- EXISTING UTILITY POLE
- OVERHEAD POWER LINE
- LANDSCAPE AREA
- 6' PUBLIC WALK
- TRASH ENCLOSURE
- PROPERTY LINE



ADD PLANS CHECKING OFFICE  
 924-3711  
 APPROVED/DISAPPROVED  
 DATE 12-19-02  
 SIGNATURE & DATE  
 I. HYDRANTS  
 ONLY

APPROVED  
 Date 4/19/03  
 By B. L. L.  
 DEPT. TRAFFIC ENGINEER  
 Albuquerque, New Mexico



123 ALVARADO DRIVE N.E.  
 A COMBINATION OF  
 LOTS 15, 16, 17, & 18  
 BLOCK 95  
 TILERAS PLACE  
 ALBUQUERQUE, N.M.  
 ZONE USE C-3  
 ATLAS PAGE K-18-Z



**SITE DATA:**

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**KEYED NOTES**

1. PROPOSED BUILDING
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3. EXISTING COVERED AREA TO BE REMOVED.
4. PARKING SPACE / AREA
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8. EXISTING 24' GATE
9. EXISTING UTILITY POLE
10. OVERHEAD POWER LINE
11. LANDSCAPE AREA
12. 6' PUBLIC WALK
13. TRASH ENCLOSURE
14. PROPERTY LINE

7-14-02

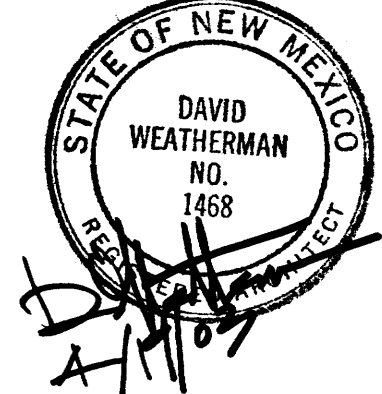
GUADALUPE ARCHITECTS  
DAVID WEATHERMAN ARCHITECT  
5961 GUADALUPE TRAIL, NW  
ALBUQUERQUE, NEW MEXICO  
(505) 343-9305

RECEIVED  
APR 21 2003  
HYDROLOGY SECTION

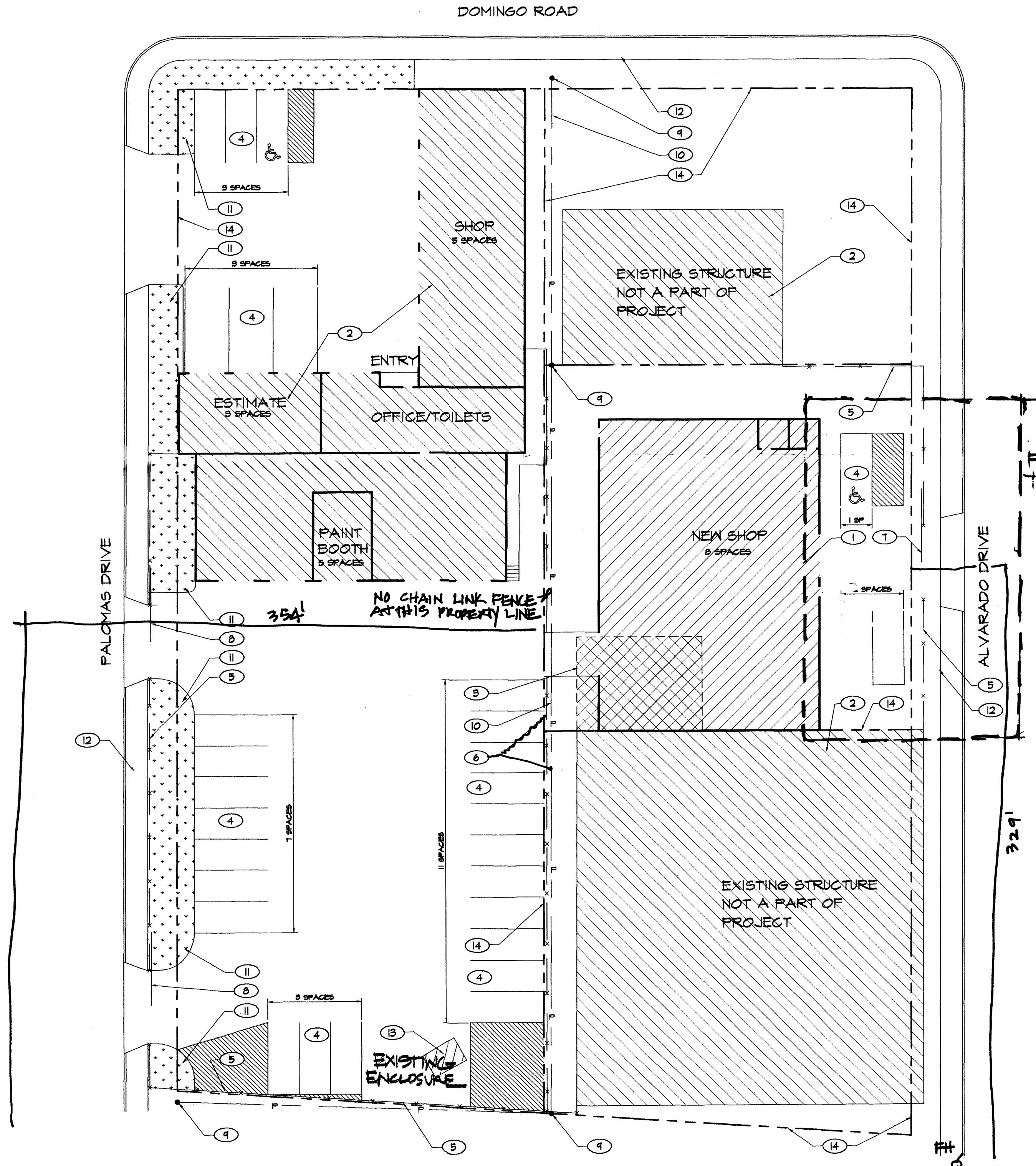
**ENCHANTMENT BODY SHOP**  
123 ALVARADO DRIVE N.E., ALBUQUERQUE N.M.

SHEET

A-1

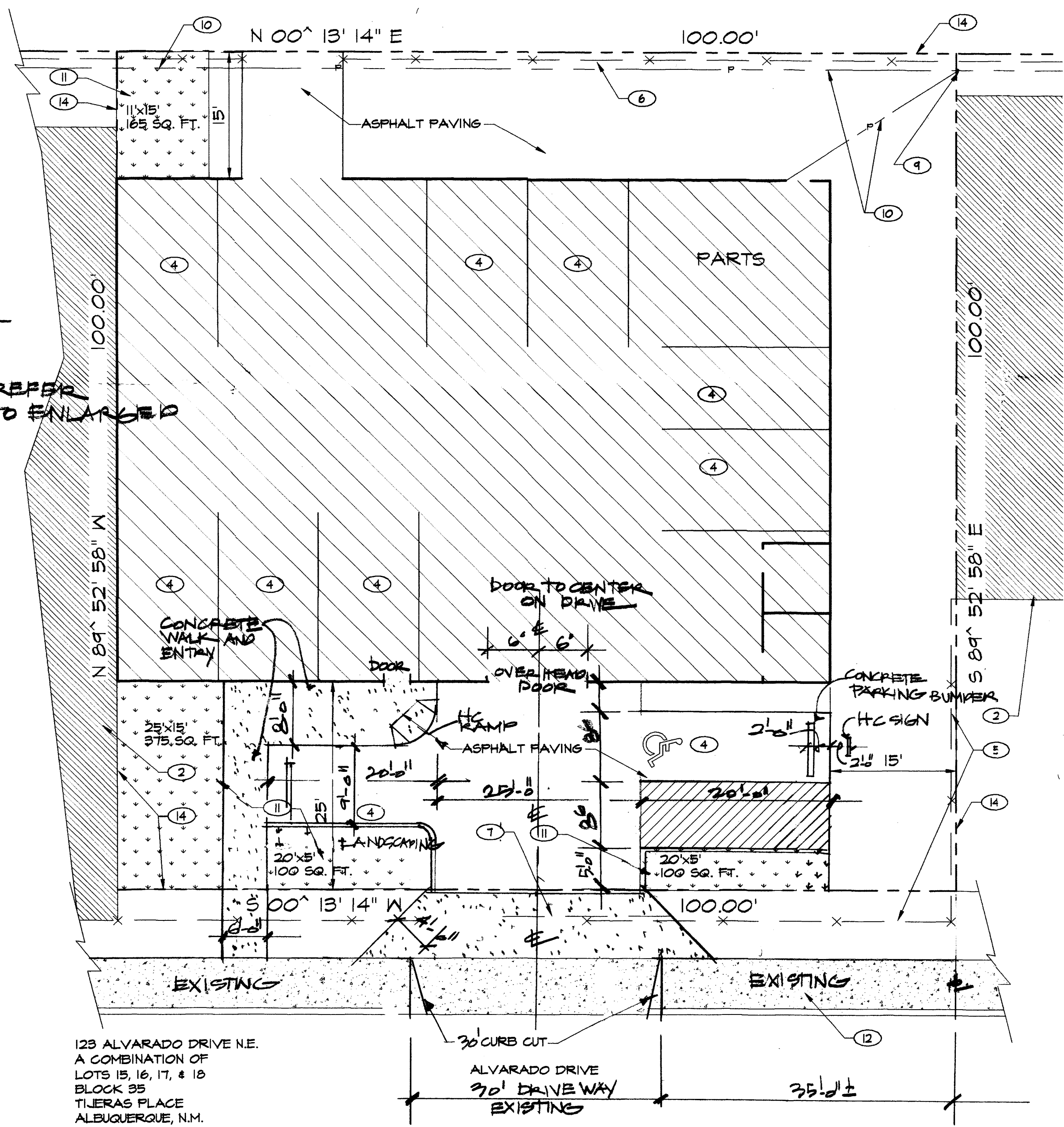


APPROVED/NOT APPROVED  
APR 12 19 02  
SIGNATURE & DATE  
I, HYDRAECS  
ONLY



COMPLEX SITE PLAN

SCALE: 1"=20'-0"

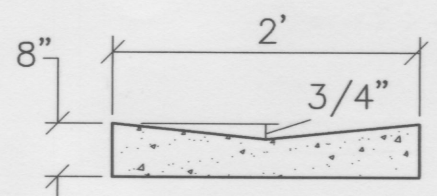


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A COMBINATION OF  
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BLOCK 35  
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ALBUQUERQUE, N.M.  
ZONE USE C-3  
ATLAS PAGE K-18-Z

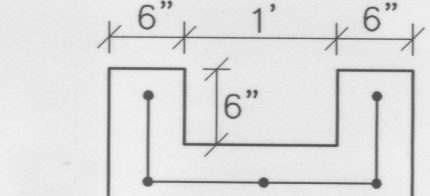
SITE PLAN

SCALE: 1"=10'-0"



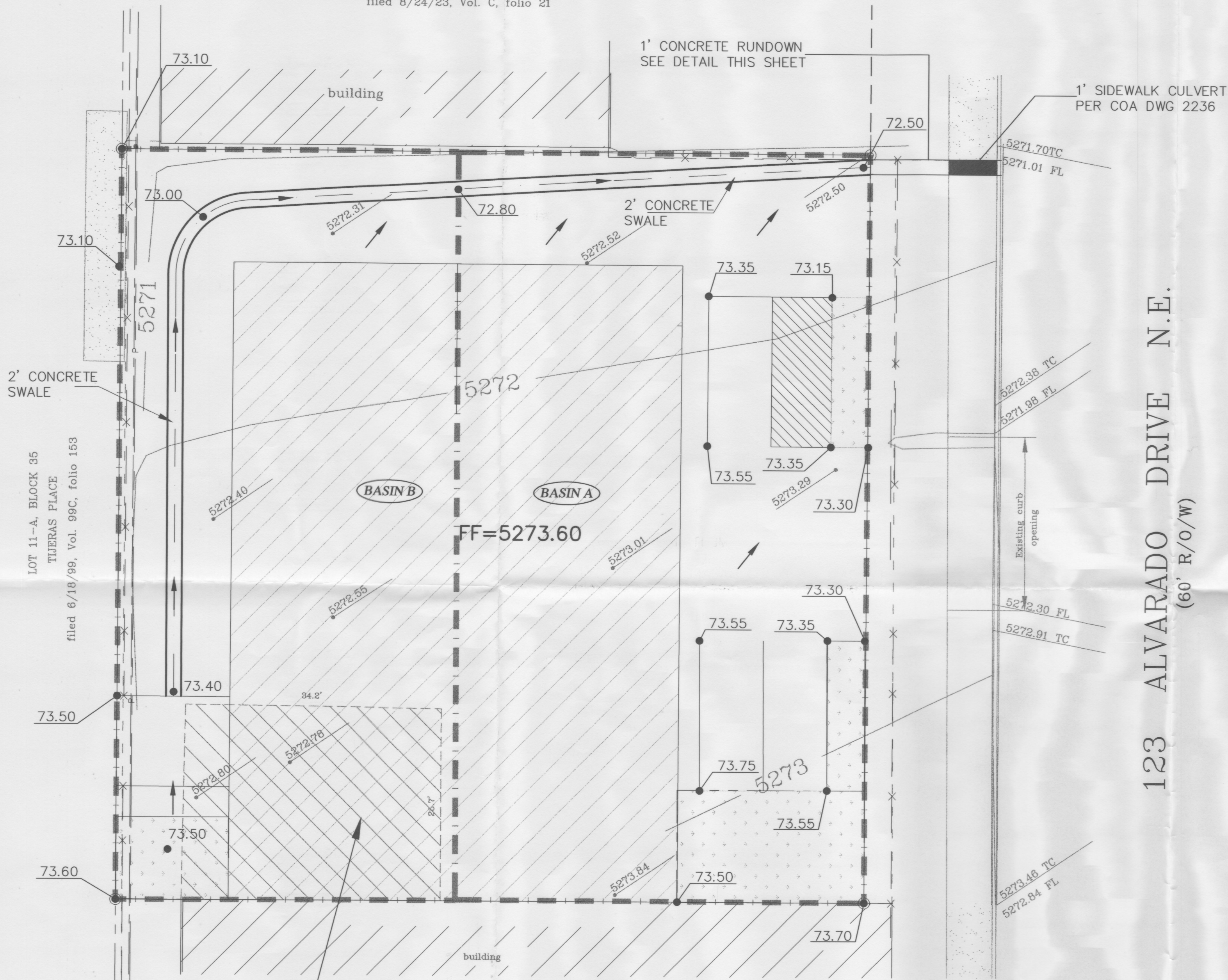


2' CONCRETE SWALE



1' CONCRETE RUNDOWN

LOT 14, BLOCK 35  
TIJERAS PLACE  
filed 8/24/23, Vol. C, folio 21



LOT 11-A, BLOCK 35  
TIJERAS PLACE  
filed 6/18/99, Vol. 99C, folio 153

LOT 19, BLOCK 35  
TIJERAS PLACE  
filed 8/24/23, Vol. C, folio 21

EXISTING BUILDING  
TO BE REMOVED

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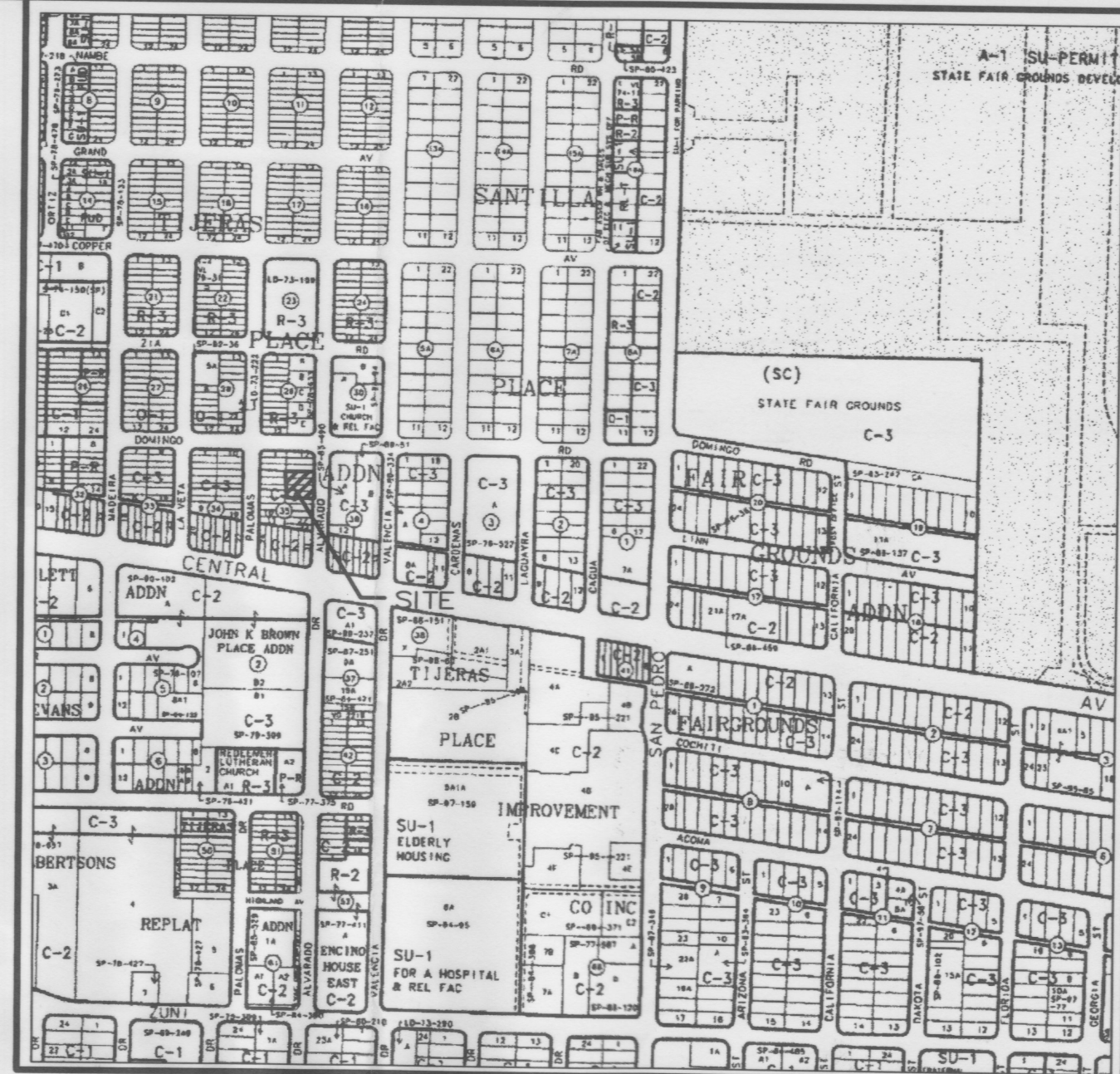
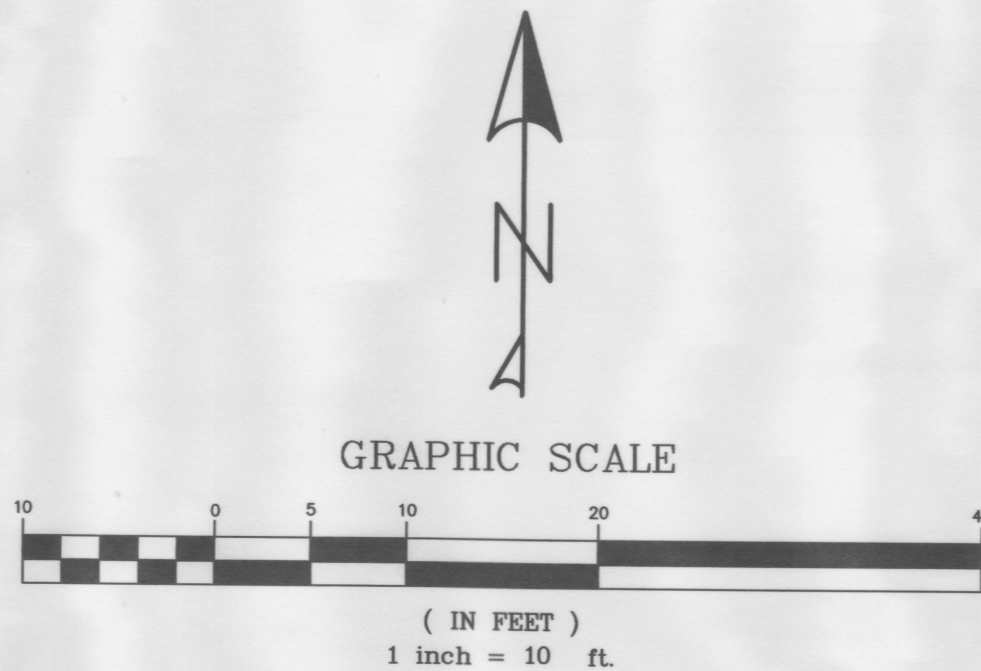
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APPROVAL	NAME:	DATE:
INSPECTOR		

- LEGEND
- SPOT ELEVATIONS
  - RETAINING WALL
  - EXIST. CONTOURS
  - BASIN BOUNDARY
  - BASIN NUMBER
  - FLOW DIRECTION

NOTE: ALL ELEVATIONS ARE FLOWLINE



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SITE AREA: 0.23 ACRES

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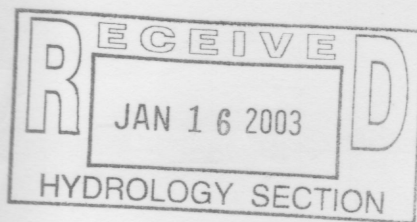
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100-YEAR HYDROLOGIC CALCULATIONS

BASIN ID	AREA (ac.)	LAND TREATMENT				V (6-hr)	V (6-hr)	Q (cfs)
		A	B	C	D			
EXISTING CONDITIONS								
	0.229	0.229	0.00	0.00	0.00	0.01	549	0.43
PROPOSED CONDITIONS								
A	0.103	0.00	0.004	0.00	0.099	0.020	861	0.51
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TOTAL	0.229					0.043	1872	1.11



CITY/COUNTY REVIEW		SIGN-OFF		DATE	
DEPARTMENT		WASTEWATER MGMT. DIV.			
WATER SERVICES		SUBDIVISION ENG.			
STREETS		TRAFFIC			
FOR CITY/COUNTY USE ONLY					

SHEET No.