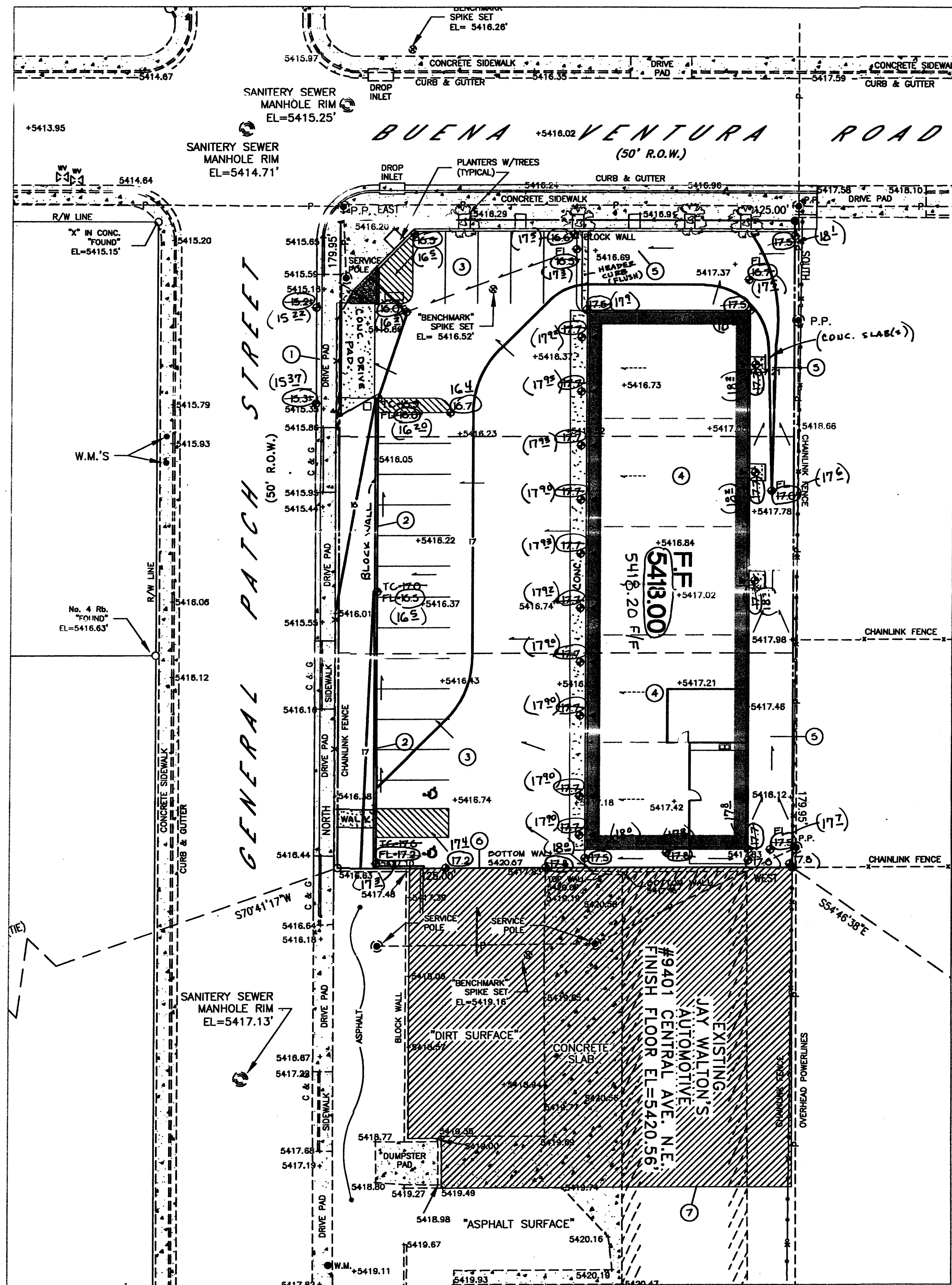


TCL-101

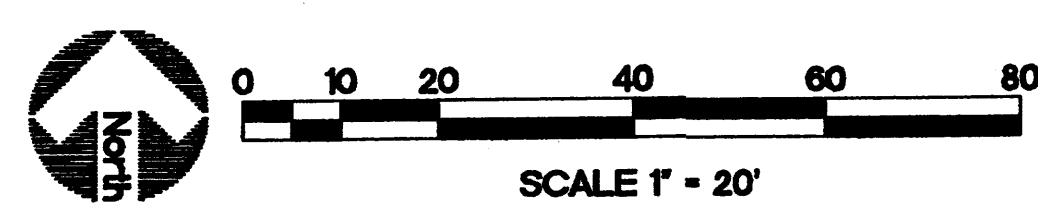


SURVEYOR'S ASBUILT CERTIFICATION

I DO HEREBY CERTIFY THAT THE ELEVATIONS, SHOWN HEREON, IN RED INK, ARE ACTUAL FIELD ASBUILT ELEVATIONS, AS TAKEN ON DECEMBER 22ND, 2003. THE ELEVATIONS SHOWN ARE BASED ON MONUMENT "ACS BM 5-K 20", AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian K. McClintock 12/22/2003

BRIAN K. MCCLINTOCK, N.M.P.S. No 11597



SCOPE

THE PROPOSED IMPROVEMENTS INCLUDE A COMMERCIAL BUILDING WITH ASSOCIATED ASPHALT PARKING / LANDSCAPING AND ASSOCIATED SITE IMPROVEMENTS.

THE PRESENT SITE IS AN UNDEVELOPED COMMERCIAL PROPERTY WITH TEMPORARY TRAILERS, SHEDS AND GRAVEL PAVING LOCATED AT THE CORNER OF GENERAL PATCH STREET AND BUENA VENTURA ROAD. THE SITE SLOPES AT APPROXIMATELY 12% TO THE NORTHWEST. THE PROPERTIES TO THE SOUTH AND EAST ARE DEVELOPED COMMERCIAL PROPERTIES.

THE INTENT OF THIS PLAN IS TO SHOW:

- GRADING RELATIONSHIPS BETWEEN THE EXISTING GROUND ELEVATIONS AND PROPOSED FINISHED ELEVATIONS IN ORDER TO FACILITATE POSITIVE DRAINAGE TO DESIGNATED DISCHARGE POINTS.
- THE EXTENT OF PROPOSED SITE IMPROVEMENTS, INCLUDING BUILDINGS, WALKS AND PAVEMENT.
- THE FLOW RATE/VOLUME OF RAINFALL RUNOFF ACROSS OR AROUND THESE IMPROVEMENTS AND METHODS OF HANDLING THESE FLOWS TO MEET CITY OF ALBUQUERQUE REQUIREMENTS FOR DRAINAGE MANAGEMENT.
- THE RELATIONSHIP OF ON-SITE IMPROVEMENTS WITH EXISTING NEIGHBORING PROPERTY TO INSURE AN ORDERLY TRANSITION BETWEEN PROPOSED AND SURROUNDING GRADES.

DRAINAGE PLAN CONCEPT

THIS IS AN INFILL SITE LOCATED IN AN AREA THAT IS FULLY DEVELOPED. CALCULATIONS FOR THE 100-YEAR, 6-HOUR STORM EVENT (SEE BELOW) SHOW AN INSIGNIFICANT INCREASE IN FLOW DUE TO DEVELOPMENT OF 0.6 CFS. THE SITE WILL FREE DISCHARGE FLOWS TO GENERAL PATCH NE TO ENTER EXISTING STORM DRAIN INLETS WEST OF THE SITE.

GENERAL INFORMATION

LEGAL LOTS 16-18, BLOCK 8 OF THE "WAGGOMAN-DENISON ADDITION" WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY STATE OF NEW MEXICO

SURVEYOR MCCLINTOCK SURVEYING AND DRAFTING, INC. - RIO RANCHO, NEW MEXICO. BRIAN K. MCCLINTOCK N.M.P.S. NO. 11597

FLOOD HAZARD PER FIRM MAP #358 (SEE INSERT ON PLAN), THE SITE IS NOT LOCATED WITHIN A FLOODZONE.

OFF-SITE DRAINAGE BASED ON SITE ANALYSIS, OFF-SITE FLOWS FROM THE DEVELOPED PROPERTY TO THE SOUTH WILL CONTINUE TO PASS THROUGH THIS PROPERTY BY WAY OF THE NEW ASPHALT PAVED PARKING AREA OUT AT THE ACCESS DRIVE.

EROSION CONTROL THE CONTRACTOR IS RESPONSIBLE FOR RETAINING ON-SITE ALL SEDIMENT GENERATED DURING CONSTRUCTION BY MEANS OF TEMPORARY EARTH BERMS OR SILT FENCES AT THE LOW POINTS ON THE WEST PROPERTY LINE.

WAGGOMAN-DENISON ADDITION - General Patch - March 19, 2003

Calculations are based on the Drainage Design Criteria for City of Albuquerque Section 22.2 DPM, Vol 2, dated Jan., 1993

ON-SITE		OFF-SITE	
AREA OF SITE:	22495 SF	0.516 Ac.	

EXISTING FLOWS:		REVISED FLOWS:		EXCESS PRECIPITATION:	
On-Site Existing Land Condition	On-Site Revised Land Condition	Area a =	Area b =	Area c =	Area d =
Area a = 0 SF	Area a = 0 SF	Ea = 0.66			
Area b = 0 SF	Area b = 0 SF	Eb = 0.92			
Area c = 17996 SF	Area c = 3374 SF	Ec = 1.29			
Area d = 4499 SF	Area d = 19121 SF	Ed = 2.36			
Total Area = 22495 SF	Total Area = 22495 SF				

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E = $\frac{EaAa + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$

Existing E = 1.50 in. Revised E = 2.20 in.

On-Site Volume of Runoff: $V360 = E^*A / 12$

Existing V360 = 2819 CF Revised V360 = 4123 CF

On-Site Peak Discharge Rate: $Qp = QpaAa + QpbAb + QpcAc + QpdAd / 43,560$

For Precipitation Zone 3

$Qpa = 1.87$ $Qpb = 2.60$ $Qpc = 3.45$ $Qpd = 5.02$

Existing $Qp = 1.9$ CFS Revised $Qp = 2.5$ CFS

Area of sub-basin flow		TREATMENT	
9275 SF	0.2 Ac.	A = 0%	
		B = 0%	
		C = 10%	
		D = 90%	

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 2.25 in.

Sub-basin Volume of Runoff (see formula above)

V360 = 1741 CF

Sub-basin Peak Discharge Rate: (see formula above)

$Qp = 1.0$ cfs

GENERAL NOTES

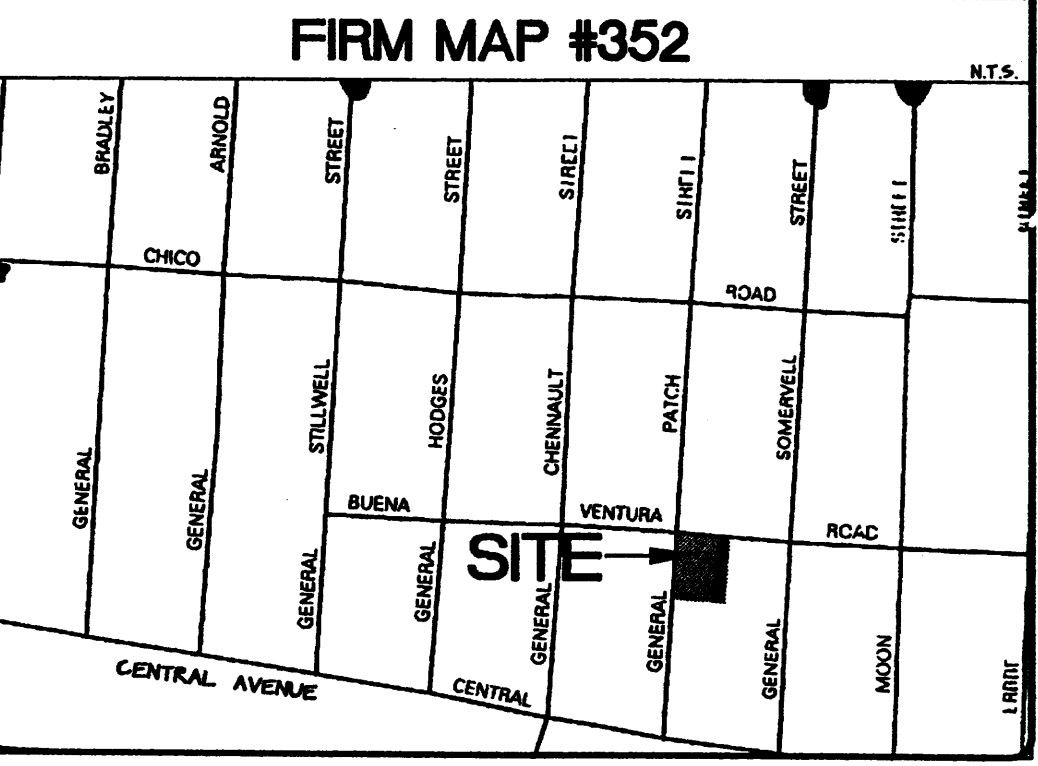
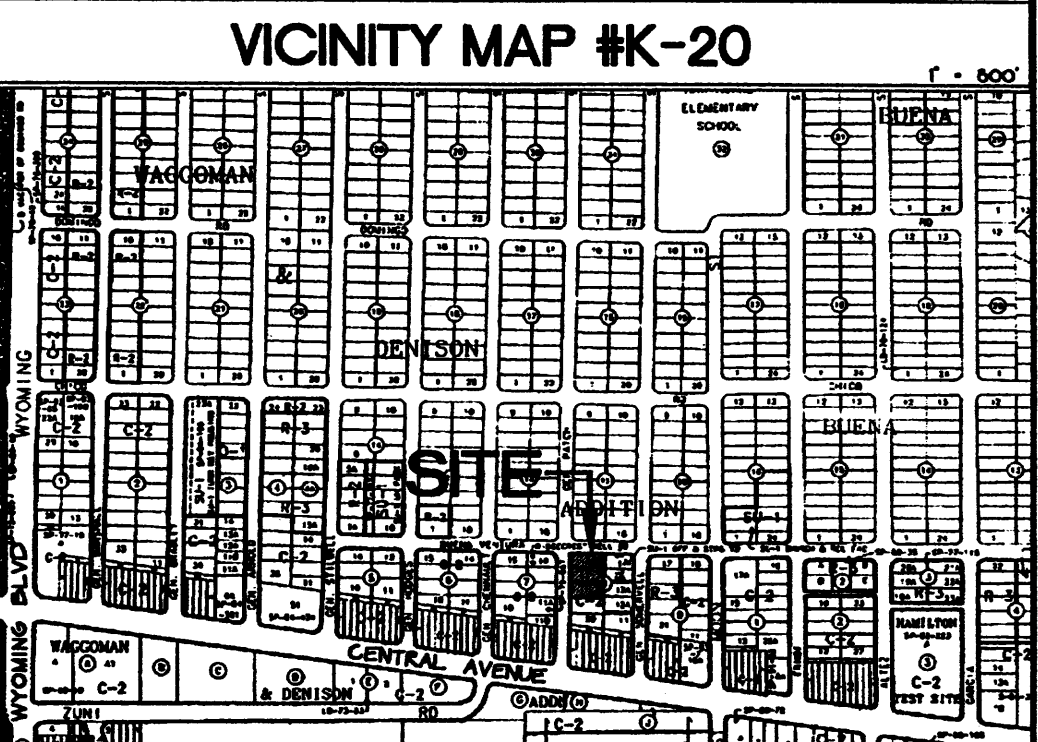
- ALL SPOT ELEVATIONS REFERENCE TOP OF PAVING UNLESS NOTED OTHERWISE. ADD 0.5' FOR ON-SITE TOP OF CURB (TYPICAL)
- COORDINATE WORK WITH SITE PLAN AND SITE LANDSCAPE PLAN
- SEE ARCHITECTURAL PLANS FOR SITE DEMOLITION INFORMATION

SURVEY NOTES

- BEARINGS AND DISTANCES AS SHOWN HEREON WERE DERRIVED FROM A PLAT OF SURVEY ENTITLED: "WAGGOMAN-DENISON ADDITION", PREPARED BY ROSS-BEYER ENGINEERING, RECORDED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 24TH, 1945, IN BOOK C, PAGE 191.
- THIS IS NOT A BOUNDARY SURVEY. APPARENT SURVEY CORNERS ARE SHOWN FOR ORIENTATION ONLY. BOUNDARY DATA SHOWN IS TAKEN FROM THE PREVIOUS SURVEY REFERENCED HEREON.
- THE ELEVATIONS, AS SHOWN HEREON, ARE BASED ON THE ACS BM 1-3/4" ALUMINUM DISK, STAMPED: "ACS BM 5-K20", EPOXYED TO TOP OF CURB NNE QUADRANT OF CENTRAL AVE + MOON ST. HAVING AN ESTABLISHED ELEVATION OF 5427.36'
- THE TEMPORARY STRUCTURES, SHEDS, TRAILERS, AND AUTOMOBILES, ON LOTS 16, 17, AND 18, ARE NOT SHOWN HEREON, FOR PURPOSE OF MAP CLARITY.

KEYNOTES

- CONSTRUCT ASPHALT SITE ENTRANCE AT EXISTING DRIVEPAD THIS AREA. MATCH EXISTING TOP OF ASPHALT ELEVATIONS TO PROVIDE SMOOTH TRANSITION SEE ARCHITECTURAL FOR ADDITIONAL INFO.
- CONSTRUCT CONCRETE HEADER CURB PER C.O.A. STD. DWG. 2415 AS NOTED. TOP OF CURB TO BE 0.5' ABOVE TOP OF ASPHALT ELEVATION (TYP).
- OWNER'S OPTION: RECOMMENDED FOR ASPHALT PROTECTION DUE TO CONCENTRATED FLOWPATH AT FLOWLINE. CONSTRUCT STANDARD CURB AND GUTTER PER C.O.A. STD. DWG. 2415 WHERE CONCENTRATED FLOW IS CARRIED AS NOTED. TOP OF CURB TO BE 0.5' ABOVE TOP OF ASPHALT ELEVATION (TYP).
- PROPOSED ASPHALT PAVEMENT. SEE ARCHITECTURAL FOR INFORMATION REGARDING PAVING SECTION, PARKING LAYOUT, DIMENSIONS, STRIPING, ETC.
- ROOF FLOWS TO BE RELEASED AS SHEET FLOW TO EAST AND WEST SIDES OF BUILDING.
- CONSTRUCT SHALLOW SWALE AT FLOWLINE ELEVATIONS SHOWN (SLOPE = 0.0050/1') TO DIRECT MINOR FLOWS TO PROPOSED ASPHALT PAVEMENT. NOTE: NO ROOF FLOWS WILL BE RELEASED TO THIS AREA.
- MATCH EXISTING GRADES AT PROPERTY LINE FOR SMOOTH TRANSITION.
- HATCHED AREA INDICATES EXTENTS OFF-SITE FLOW SUB-BASIN.



LEGEND

- SIDEWALK, CURB AND GUTTER (EXISTING, PROPOSED)
- BUILDING (EXISTING, PROPOSED)
- PROPERTY LINE
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- SURFACE FLOW DIRECTION (EXISTING, PROPOSED, ROOF)
- LANDSCAPED AREA
- LA - LANDSCAPED AREA
- FL - FLOW LINE
- FF - FINISHED FLOOR
- ROW - RIGHT OF WAY
- PL - PROPERTY LINE
- PF - POWER POLE
- ▲ - ENTRY / EXIT LOCATION
- (XX-X) - AS BUILT ELEVATION

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Revisions

1	JAN 07 2004
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Walton Automotive General Patch

Jot Anderson Architects

Scale	Drawn By	Checked By	Job Number	Date
1" = 20'	DJB	CLW		04/21/03

Drainage and Grading Plan

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