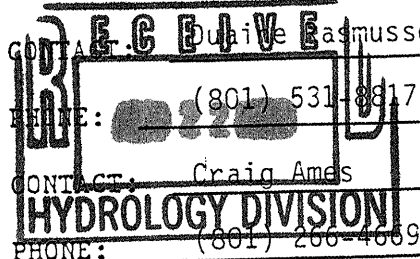


PROJECT TITLE: Towne Park Plaza ZONE ATLAS/DRNG. FILE #: K-21 1D9A
DSB #: _____ EPC #: _____ WORK ORDER #: _____
LEGAL DESCRIPTION: An unplatted tract of land situated within the City of Albuquerque, Bernalillo County, New Mexico, said tract of land is within the west 1/2 of t
CITY ADDRESS: west 1/2 of Sect. 21 Township North, Range 4 East, NMPM
Eubank Blvd. between I-40 and Chico Road
ENGINEERING FIRM: Bohannon-Huston, Inc. CONTACT: Rick Beltramo/Ricardo Sanchez
ADDRESS: 7500 Jefferson St., NE PHONE: 823-1000
OWNER: White Leasure Development Co. CONTACT: Duane E. Caspussen
ADDRESS: 56 Exchange Place PHONE: (801) 531-8817
Salt Lake City, UT 84111 CONTACT: Craig Ames
ARCHITECT: Pasker, Gould, Ames & Weaver PHONE: (801) 266-4669
ADDRESS: 5263 S. 300 West
Salt Lake City, UT
SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____



TYPE OF SUBMITTAL:
____ DRAINAGE REPORT
____ DRAINAGE PLAN
☒ CONCEPTUAL GRADING & DRAINAGE PLAN
____ GRADING PLAN
____ EROSION CONTROL PLAN
____ ENGINEER'S CERTIFICATION
____ OTHER _____

PRE-DESIGN MEETING:

____ YES
☒ NO
____ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

____ SKETCH PLAT APPROVAL
____ PRELIMINARY PLAT APPROVAL
☒ S. DEV. PLAN FOR SUB'D. APPROVAL
____ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
____ SECTOR PLAN APPROVAL
____ FINAL PLAT APPROVAL
____ FOUNDATION PERMIT APPROVAL
____ BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY APPROVAL
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ S.A.D. DRAINAGE REPORT
____ DRAINAGE REQUIREMENTS
____ OTHER _____ (SPECIFY)

DATE SUBMITTED: 2/22/90
BY: Rick Beltramo/Ricardo Sanchez

DRAINAGE INFORMATION SHEET

REF. TO

PROJECT TITLE:

BOSTON CHICKEN
TOWNE PARK PLAZA

ZONE ATLAS/DRNG. FILE #: K21 D9A

DRB #:

EPC #:

WORK ORDER #:

LEGAL DESCRIPTION:

TR. C-3A TOWNE PARK PLAZA

CITY ADDRESS:

340 EUBANK BOULEVARD NE

ENGINEERING FIRM:

HALL ENGINEERING

CONTACT: RICHARD HALL

ADDRESS:

6840 2ND ST. NW 87107

PHONE:

345-1064

OWNER:

BOSTON CHICKEN

CONTACT: LISA DOMENICO

ADDRESS:

9034 E. EASTER PL. #100

PHONE: 303 220-8300

ADDRESS: ENGLEWOOD CO 80112

ARCHITECT:

JLS ARCHITECTS

CONTACT: RAJ DESHPONDE

ADDRESS:

414 2ND ST. SW

PHONE:

246 0870

SURVEYOR:

HALL ENG.

CONTACT:

ADDRESS:

PHONE:

CONTRACTOR:

GERALD MARTIN LTD.

CONTACT: ERIC SCHWANER

ADDRESS:

8501 JEFFERSON NE

PHONE:

828-1144

87199-1450

TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION
☐ OTHER

- ☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ OTHER (SPECIFY)

PRE-DESIGN MEETING:

- ☐ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED:

3-7-95

BY:



4-8



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 30, 1995

Richard Hall
Hall Engineering
6840 2nd Street NW
Albuquerque, NM 87107

RE: ENGINEER CERTIFICATION FOR BOSTON CHICKEN @ TOWNE PARK PLAZA
(K21-D9A) CERTIFICATION STATEMENT DATED 2/24/95.

Dear Mr. Hall:

Based on the information provided on your March 8, 1995
resubmittal, Engineer Certification for the above referenced site
is acceptable.

If I can be of further assistance, please feel free to contact me
at 768-2667.

Sincerely,

Bernie J. Montoya
Bernie J. Montoya, CE
Engineering Associate

BJM/dl

c: Andrew Garcia
File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

* "Engineer's Certification
Required"

June 14, 1991

Rick Beltramo, P.E.
Bohannon-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: GRADING REPORT FOR TOWNE PARK PLAZA (K-21/D9A)
ENGINEER'S STAMP DATED MAY 31, 1991

Dear Mr. Beltramo:

Based on the information provided on the referenced plan received May 31, 1991, the plan is approved for Building Permit. Please be advised that prior to Building Permit Release, the work order drawing must be signed-off by this office. We have the following concerns prior to sign-off on the work order drawings:

1. The detail shown on Sheet 15 for connecting new RCP with existing RCP using grout is unacceptable. The major concern is that this area will be under high water pressures due to the excessive flow rates in this system, and eventually we could experience failure. Hydrology recommends that you connect line A1 into line A directly with a fabricated "Y", then construct a new manhole with a sufficient diameter that will provide enough clearance between pipes and structural reinforcement.
2. I am still concerned with the small diameter of manholes being proposed, particularly when you have 3 pipes connecting into them at different angles.
3. Why are you specifying Arch Pipe?
4. The plans are still not clear on which storm drain and inlets will be built with Phase I and which is future.

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

Rick Beltramo
June 14, 1991
Page 2

As for Final Plat sign-off, the following will be required:

1. An approved Maintenance Covenant Agreement by City Legal for all private on-site improvements.
2. Financial Guarantee's must be in place with D.R.C.
3. Show all private and public drainage easements on the plat.

Please be advised that prior to approving a development plan for the IP Parcel, a stability analysis will be required for the existing earth channel. If the channel proves to be unstable, then the developer of that property may need to provide a hard lined channel.

If you should have any questions, please do not hesitate to call me at 768-2650.

Cordially



Gilbert Aldaz, P.E. & P.S.
Civil Engineer/Hydrology

xc: Roger Green, DRC Chairman

GA
wp+2154



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 13, 1991

Rick Beltramo, P.E.
Bohannon-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: DRAINAGE REPORT FOR TOWNE PARK PLAZA (K-21/D9A)
ENGINEER'S STAMP DATED NOVEMBER 27, 1991

Dear Mr. Beltramo:

Based on the information provided on the referenced plan received November 27, 1991, the plan is approved for Building Permits on the Pace Building and the Wal-Mart Building. The report is also approved for work order.

Please be advised that prior to Certificate of Occupancy release for any of the buildings, an Engineer's Certification should be submitted and approved by this office for the entire Towne Park Plaza.

Review of the above referenced plan proposes inlets in sump conditions adjacent to the buildings along the east end of the site. You may want to consider some sort of spillway for these sump conditions in case the inlets or pipe becomes plugged. The spillway elevation should be set lower than the finish floor elevation for the buildings. If you decide to add a spillway to these grading plans as recommended, please reflect this in the as-built Certification Plan.

Please be advised that prior to approval of a development plan for the IP Parcel, a stability analysis will be required for the existing earthen channel. If the channel proves to be unstable, then the developer of that property may need to provide a hard lined channel. Also, a portion of this tract is in a designated official 100-year floodplain per Flood Insurance Rate

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 8, 1992

Rick Beltramo
Bohannon-Huston Inc.
7500 Jefferson Street NE
Albuquerque, NM 87109

RE: REVISED DRAINAGE PLAN FOR TOWNE PARK PLAZA
WALMART (GARDEN CENTER) (K21-D9A)
ENGINEER'S STAMP WITH REVISION DATE 8/28/92.

Dear Mr. Beltramo:

Based on the information provided on your August 28, 1992 submittal the above referenced site is approved for building permit.

Please attach a copy of this approval plan to the construction sets prior to sign-off by Hydrology.

If I can be of further assistance, please feel free to contact me at 768-2667.

Sincerely,

Bernie J. Montoya, CE
Engineering Assistant

BJM/d1/WPHYD/2154

xc: Alan
File

PUBLIC WORKS DEPARTMENT

APR 29 1991

EUBANK/COPPER HYDRAULIC ANALYSIS

Analysis is performed by simplifying intersection into sump condition with 3 locations for collection by the system and 1 location (Copper Ave) which allows flow to exit the system by surface flow.

Three aspects of the system were modeled or analyzed,

- 1) Weir analysis of Copper Ave. & Rating Curve
- 2) Catch Basin inlet Capacity
- 3) Connector Pipe Capacity.

The analysis shows connector pipes capacity of inlets to a maximum of 20 cfs approximately.

Analysis of Copper was accomplished by (1) computing critical depth for the street section, which occurs at 1' depth, and (2) determining flood depths at the intersection based on $Y = 3/2 Y_c$ for various flow rates. Rating curves and Specific Energy tables are attached.

A rating curve was developed by trial and error which was used to determine the combined capacity of the 3 Catch Basins and Copper Ave (see sheet 2). The system reaches a depth of 1.5' @ Copper, or WSEL of 42.0' under existing 100 yr, $T_D = 1.0$ hrs, conditions.



BOHANNAN-HUSTON INC.

PROJECT NAME

Towne Park Plaza

SHEET

1

OF

6

PROJECT NO.

91114.07

BY

[Signature]

DATE

4/25/91

SUBJECT

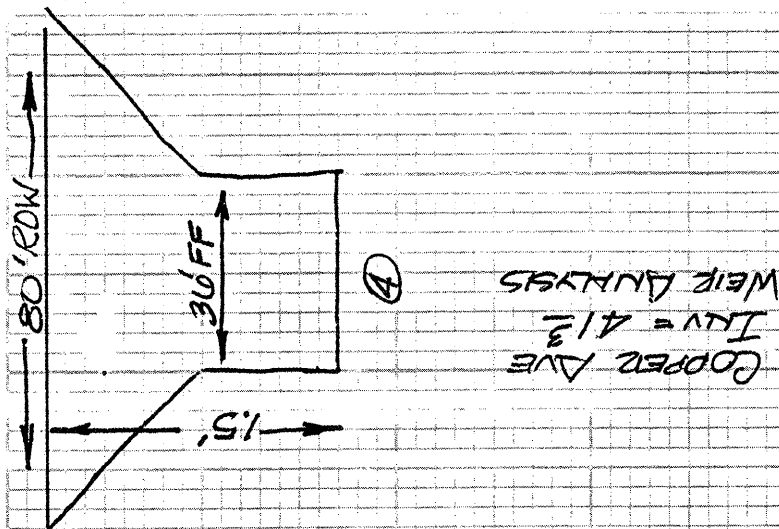
Eubank/Copper Analysis

CH'D

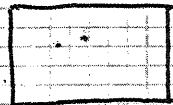
DATE

WSEL = 42.80

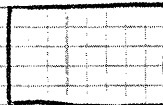
100% EXISTING CONDITIONS



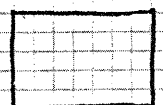
COPPER AVE
INV = 41.3
WEIR ANALYSIS



DOUBLE GRATE
CATCH BASIN
INV = 40.2
SUMP CONDITION



DOUBLE GRATE
CATCH BASIN
INV = 40.3
SUMP CONDITION



DOUBLE GRATE
CATCH BASIN
INV = 41.2
SUMP CONDITION

ELEV.

42.0

41.0

40.0

Solution By Trial & Error

42.0 3.17 cfs 20 cfs

42.0 1.7, 19 cfs 20 cfs

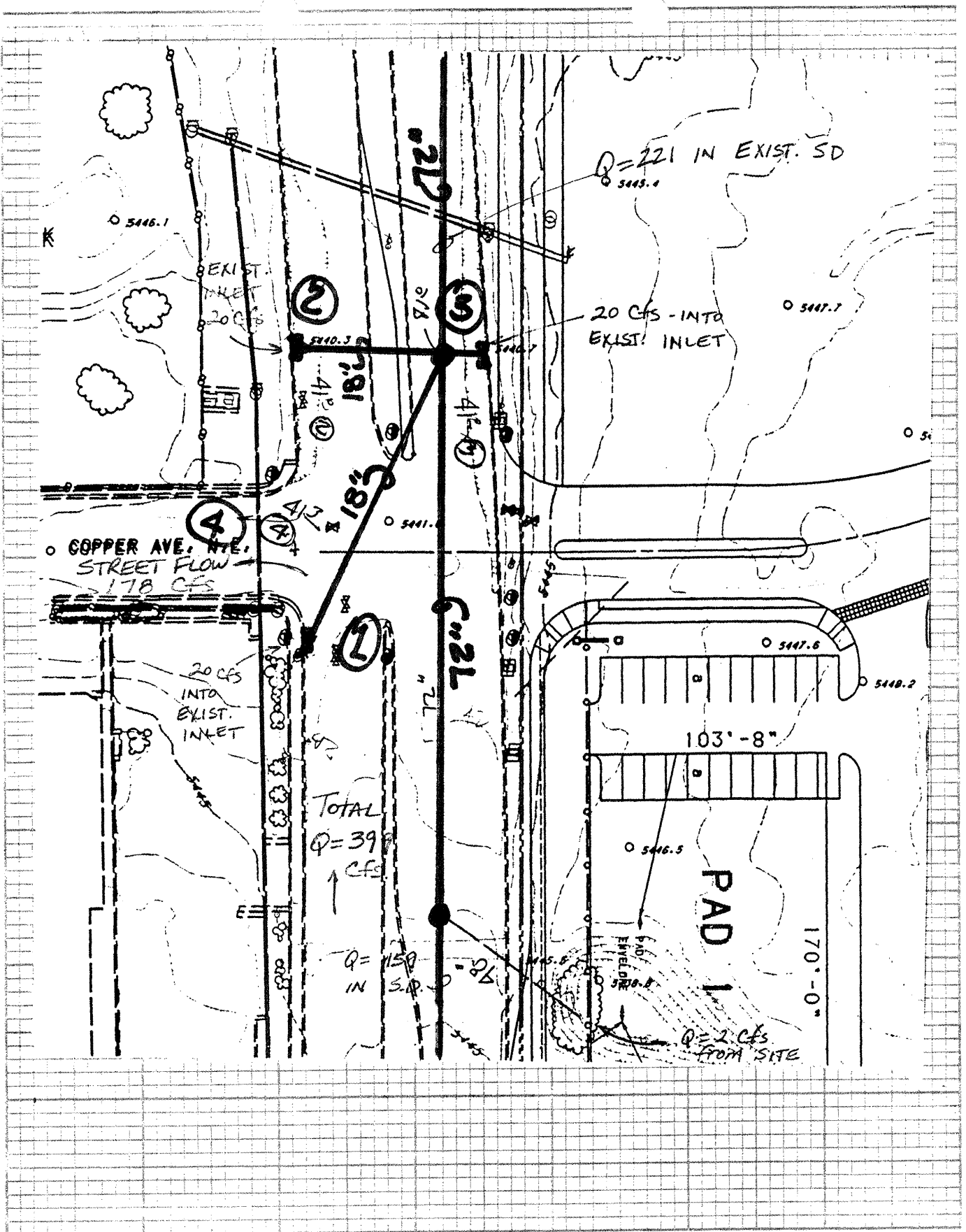
Total Flow in Street = 238 cfs

1.3, 19 cfs 20 cfs

0.7, 85 cfs = 222
178 cfs = 238



BOHANNAN-HUSTON INC.

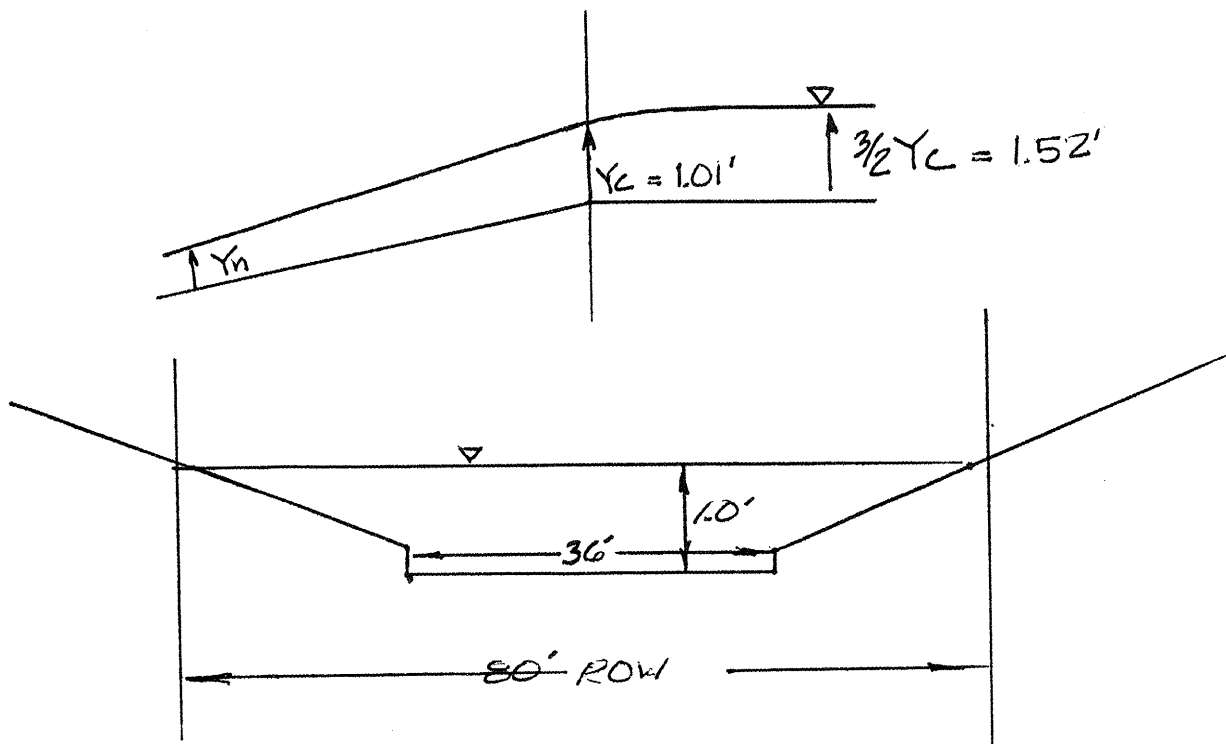


SEC1

DISCHARGE = 178.0 CFS

POINT	ELEV	DIST	POINT	ELEV	DIST	POINT	ELEV	DIST
1	1.00	0.00	3	0.00	22.00	5	0.70	58.00
2	0.70	22.00	4	0.00	58.00	6	1.00	80.00

WSEL	DEPTH	FLOW	FLOW	FROUDE	E	M
(FT)	INC	AREA	VEL	NUM	(FT)	(CU FT)
	(FT)	(SQ FT)	(FPS)			
0.10	0.10	3.60	49.44	27.55	38.06	273.51
0.20	0.20	7.20	24.72	9.74	9.69	137.38
0.30	0.30	10.80	16.48	5.30	4.52	92.73
0.40	0.40	14.40	12.36	3.44	2.77	71.21
0.50	0.50	18.00	9.89	2.46	2.02	59.17
0.60	0.60	21.60	8.24	1.87	1.65	52.03
0.70	0.70	25.20	7.06	1.49	1.47	47.87
0.80	0.80	29.53	6.03	1.39	1.36	44.86
0.90	0.90	35.33	5.04	1.21	1.29	42.62
1.00	1.00	42.60	4.18	1.01	1.27	41.76



COPPER AVE.

MANNING'S N = .0170

SLOPE = .0300

POINT	DIST	ELEV	POINT	DIST	ELEV	POINT	DIST	ELEV
1	0.00	1.00	3	22.00	0.00	5	58.00	0.70
2	22.00	0.70	4	58.00	0.00	6	80.00	1.00

WSEL (FT)	DEPTH INC	FLOW AREA (SQ FT)	FLOW RATE (CFS)	WETTED PER (FT)	FLOW VEL (FPS)	TOP WID
0.1	0.1	3.6	11.7	36.2	3.2	36.0
0.2	0.2	7.2	37.0	36.4	5.1	36.0
0.3	0.3	10.8	72.5	36.6	6.7	36.0
0.4	0.4	14.4	116.6	36.8	8.1	36.0
0.5	0.5	18.0	168.6	37.0	9.4	36.0
0.6	0.6	21.6	227.6	37.2	10.5	36.0
0.7	0.7	25.2	293.2	37.4	11.6	36.0
0.8	0.8	29.5	305.6	52.3	10.3	50.7
0.9	0.9	35.3	348.7	67.1	9.9	65.3
1.0	1.0	42.6	416.8	82.0	9.8	80.0

$Q = 159 \text{ cfs}$ IN EXIST. 60" RCP

$Q = 2 \text{ cfs in exist. } 48" \text{ RCP}$

$Q = 10 \text{ cfs}$ IN EXIST. 54" RCP. SUMMARY OF HYD

SUMMARY OF HYDRAULIC CALCULATIONS

BY: SAC
DATE: 4-25-91
SHEET: OF:

PROJECT: <u>TOWNIE PARK PLAZA</u>										CLOSED CONDUIT		LINE: _____		DATE: <u>4-25-71</u> SHEET: _____ OF: _____									
STATION	STRUCT	D	Q	A	V	K	S _r	L	Δ	JUNCTION		13	14	15	LOSSES				18	19	20	21	22
										D	θ				h _f	h _p	h _j	h _m					
	OUT																						
	RCP	72"	241	28.3	8.52	4236	.0032	155	140°		0.50									0.50	30.86	1.13	27.73
	JB #1																			0.34	31.36		
	RCP	72'	241				.0032	305			0.96					0.06				0.98	32.68		30.57
	JB #2																			0.06	32.74		31.55
	RCP	72"	241				.0032	300			0.96				0.18	0.06				0.96	33.70		31.61
→	JB #3																		0.24	33.94			
	RCP	72"	221	28.3	7.82	4236	.0027	234			0.77									0.77	34.71	0.95	33.76
	JB #4																		0.37	35.08		34.13	
	RCP	72"	161	28.3	5.69	4236	.0014	250			0.36				0.32	0.05			0.36	35.44	0.50	34.94	
→	JB #5																		0.05	35.47			
	RCP	60"	159	19.6	8.1	2404	.0037	300			1.12								1.12	36.61	1.02	35.59	
	JB #6																		0.05	36.66		35.64	
	RCP	60"	159				.0037	400			1.43					0.05			1.43	38.14		37.12	
	JB #7																		0.05	38.19		37.17	
	RCP	60"	159				.0037	350			1.30								1.30	39.49		36.47	
	JB #8																		0.05	39.54		38.52	

NORMAL DEPTH

PROPOSED IMPROVEMENTS

UNDER DEVELOPED CONDITIONS, TOTAL FLOW ON EUBANK AT THE SITE = 426 CFS.

ASSUME 60" SD CONTAINS 159 CFS (FLOWING FULL)

ASSUME 20 CFS FLOWS INTO EXISTING INLETS AT COPPER.

33 CFS ENTER STORM SEWER FROM THE SITE

- PROPOSE 3- DOUBLE 'D' INLETS LOCATED IN BUS BAY ON EUBANK (TIES INTO PROPOSED MANHOLE @ SITE ENTRANCE)
- PROPOSE 3- DOUBLE 'D' INLETS LOCATED ON COPPER TO INTERCEPT STREET FLOW DOWN COPPER (TIES INTO PROPOSED MANHOLE @ COPPER AND EUBANK INTERSECTION)

THE PROPOSED INLETS PICK UP 64 CFS AT EACH LOCATION. THIS LEAVES A TOTAL OF 46 CFS REMAINING AS STREET FLOW DOWN COPPER AVENUE. (UNDER EXISTING CONDITIONS 178 CFS FLOWS DOWN COPPER AS STREET FLOW)

HYDRAULIC GRADE LINE ANALYSIS OF THE STORM DRAIN SHOWS THAT THE HGL WILL BE ABOVE THE GROUND AT JUNCTION BOX #4 (LOW POINT IN EUBANK @ THE COPPER INTERSECTION) BY LESS THAN 0.5', AN ACCEPTABLE AMOUNT. ADDITIONAL FLOW COLLECTED BY THE PROPOSED SYSTEM IS 128 CFS. PREVIOUS REPORTS ONLY ACCOUNTED FOR 159 CFS WITHIN THE SD VS. 380 CFS PROPOSED.



BOHANNAN-HUSTON INC.

PROJECT NAME TOWNE PARK PLAZA SHEET 1 OF 4
PROJECT NO. 91114.07 BY SMC DATE 4-29-91
SUBJECT PROPOSED INLETS CH'D _____ DATE _____

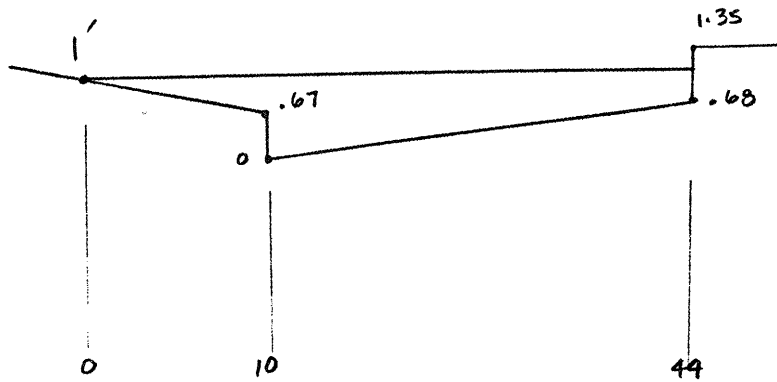
EUBANK

MANNING'S N = .0170

SLOPE = .0085

POINT	DIST	ELEV	POINT	DIST	ELEV	POINT	DIST	ELEV
1	0.00	1.00	3	10.00	0.00	5	44.00	1.35
2	10.00	0.67	4	44.00	0.68			

WSEL (FT)	DEPTH INC	FLOW AREA (SQ FT)	FLOW RATE (CFS)	WETTED PER (FT)	FLOW VEL (FPS)	TOP WID
0.1	0.1	0.3	0.3	5.1	1.1	5.0
0.2	0.2	1.0	1.7	10.2	1.7	10.0
0.3	0.3	2.3	5.1	15.3	2.2	15.0
0.4	0.4	4.0	10.9	20.4	2.7	20.0
0.5	0.5	6.3	19.7	25.5	3.2	25.0
0.6	0.6	9.0	32.1	30.6	3.6	30.0
0.7	0.7	12.3	48.5	35.6	4.0	34.9
0.8	0.8	15.9	70.6	38.9	4.4	37.9
0.9	0.9	19.8	96.8	42.1	4.9	41.0
1.0	1.0	24.1	127.4	45.3	5.3	44.0



FL	TC	
41.37	42.04	*
41.53	42.20	*
41.70	42.20	*

12 + 00

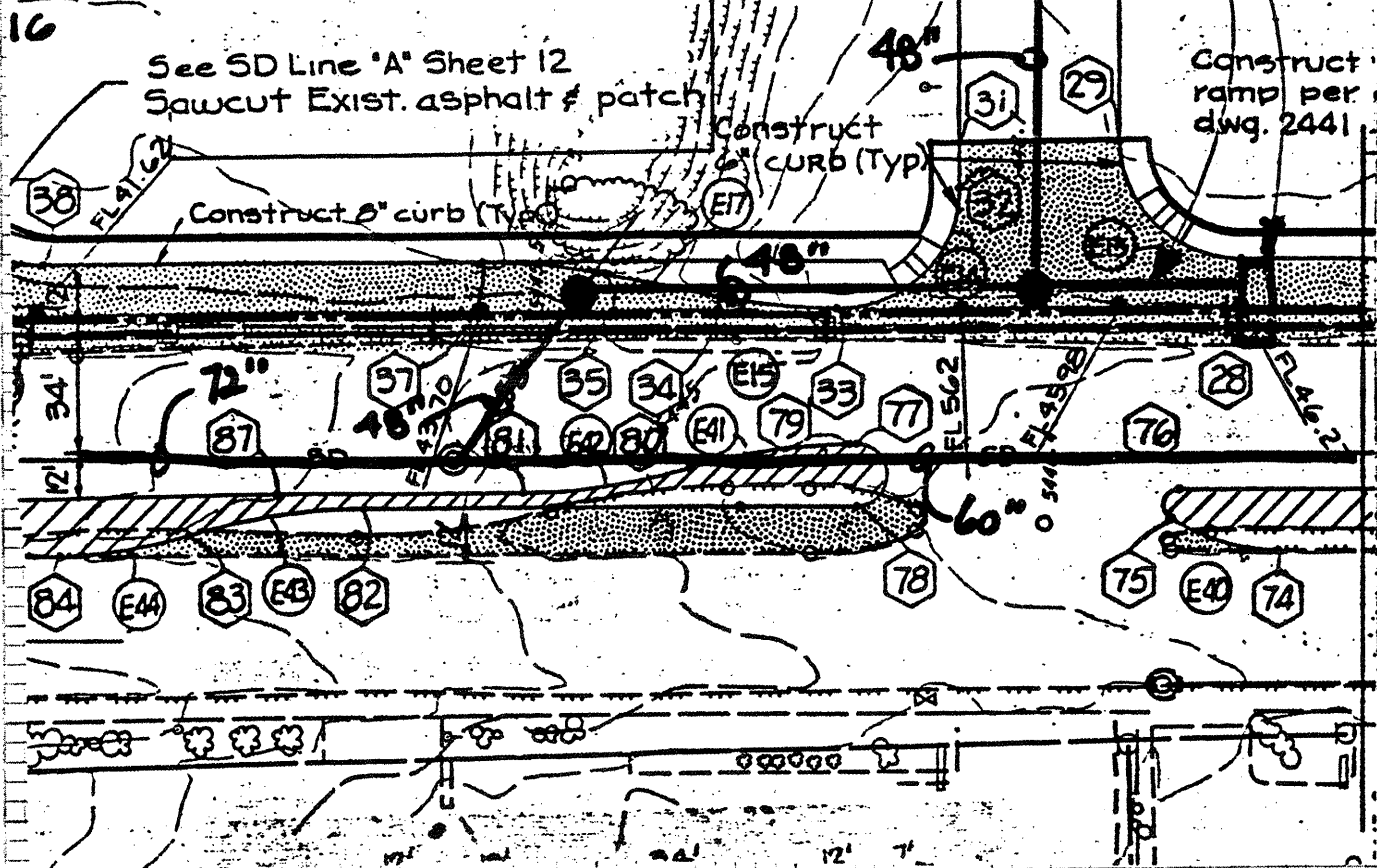
FL	TC	
45.70	46.20	*
45.51	46.01	*
45.31	45.98	*

FL	TC	
46.57	47.07	
46.63	47.13	
46.69	47.24	

* TC Elevations are approximate.
6" curb and 8" curb transition
will occur at ramp (Typ.)

PROPOSED - 3 - DOUBLE 'D'
INLETS

PROPOSED 36" RCP
SEE SHEET 18



BOHANNAN-HUSTON INC.

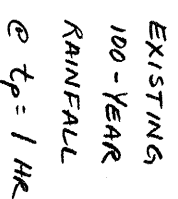
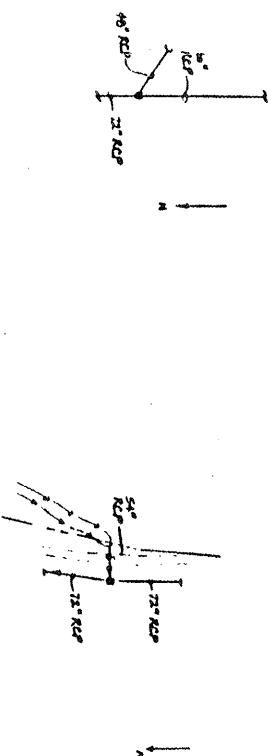
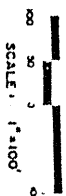


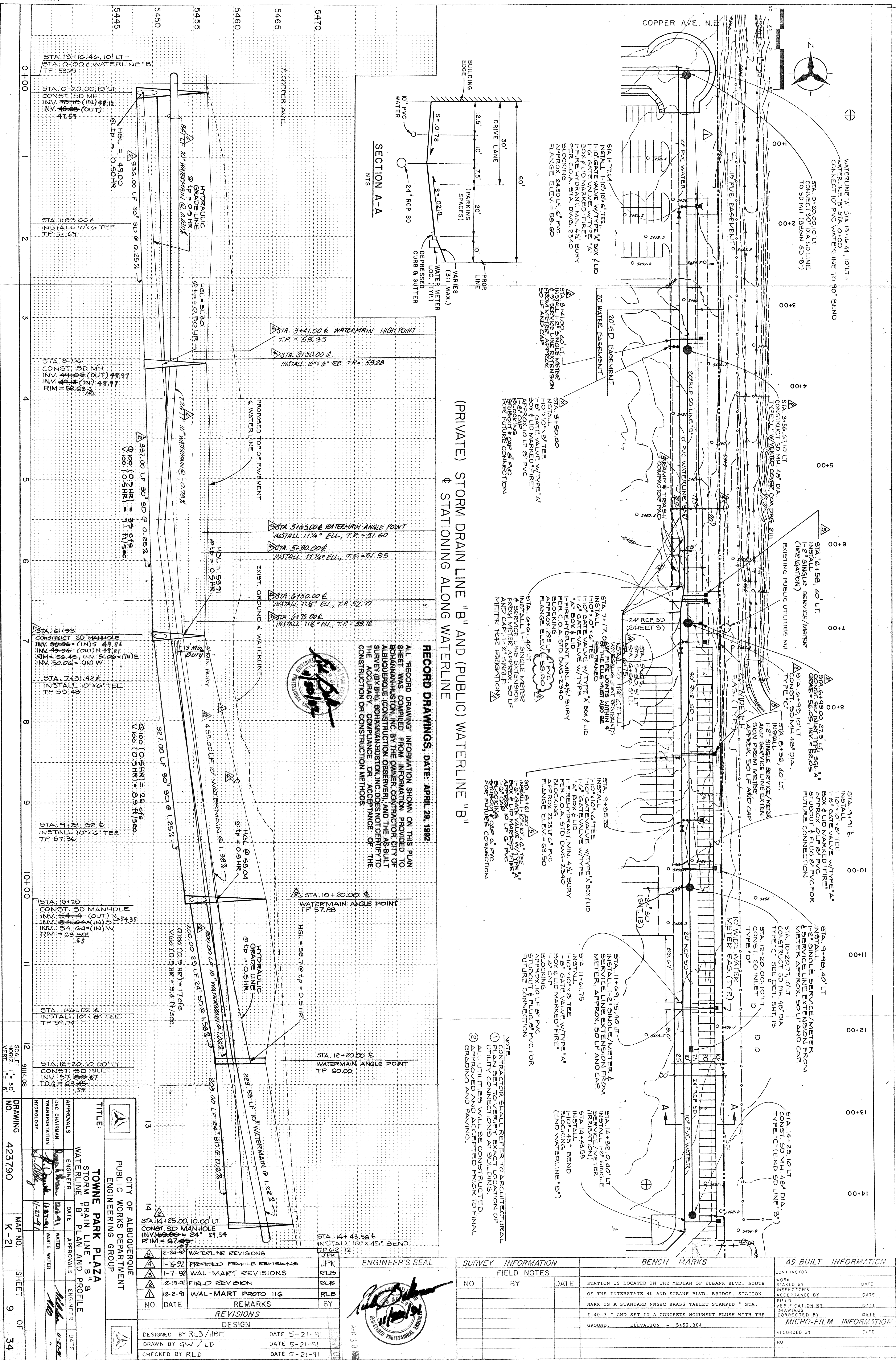
BOHANNAN-HUSTON INC.

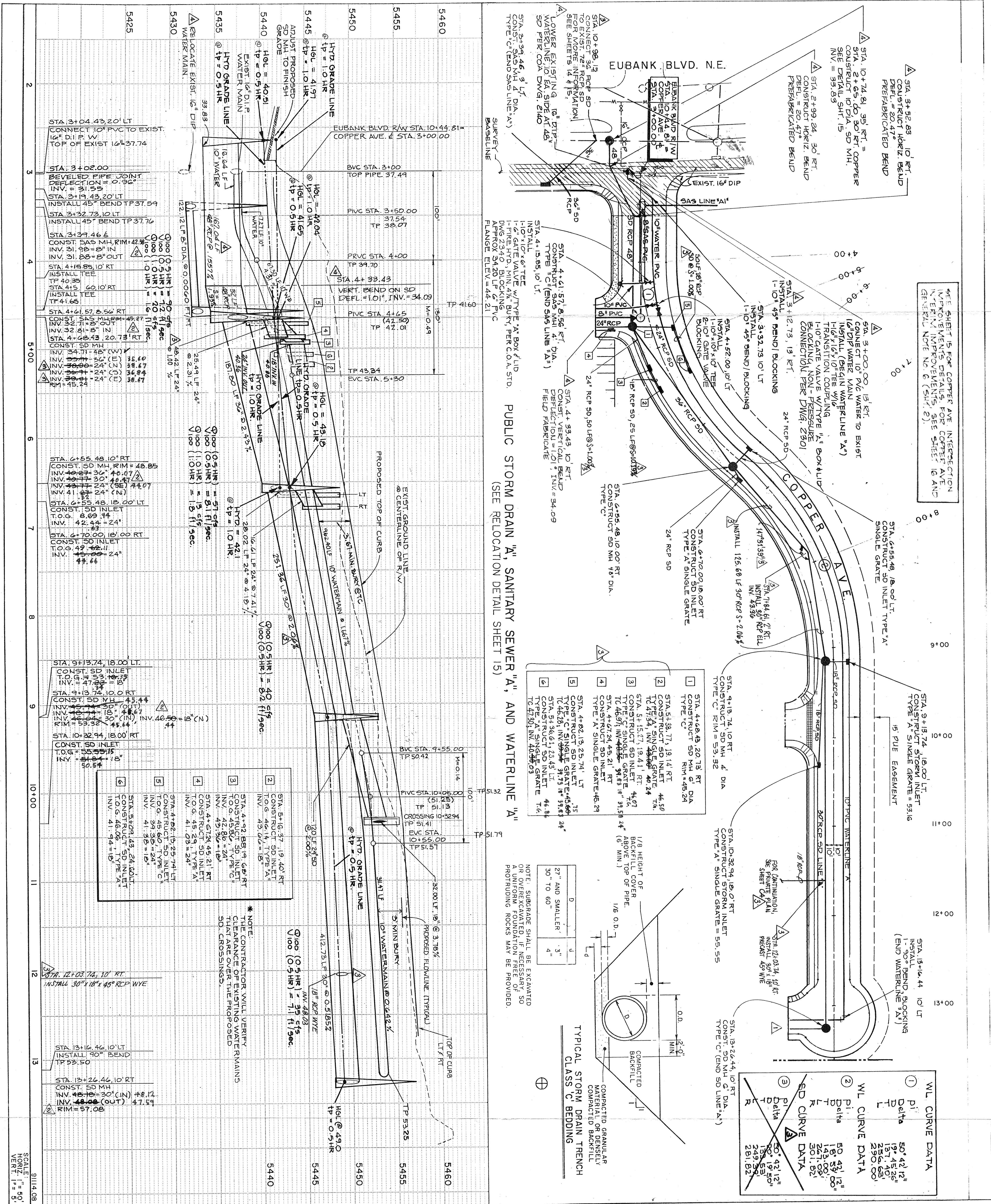
PROJECT NAME TOWNE PARK PLAZA SHEET 7 OF 4

PROJECT NO. _____ BY _____ DATE 4-29-91

SUBJECT PROPOSED INLETS CH'D _____ DATE _____







RECORD DRAWINGS, DATE: APRIL 29, 1992

ALL "RECORD DRAWING" INFORMATION SHOWN ON THIS PLAN SHEET WAS COMPILED FROM INFORMATION PROVIDED TO BOHANNAN-HUSTON, INC. BY THE OWNER, CONTRACTOR, CITY OF ALBUQUERQUE (CONSTRUCTION OBSERVER), AND THE AS-BUILT SURVEY (BY BHI). BOHANNAN-HUSTON, INC. DOES NOT CERTIFY TO THE ACCURACY, COMPLIANCE OR ACCEPTANCE OF THE CONSTRUCTION OR CONSTRUCTION METHODS.

ENGINEER'S SEAL

[Signature]

APR 30 1992

SURVEY INFORMATION

NO.	BY	DATE
1	BY	DATE

BENCH MARKS

STATION	ELEVATION
5452.804	

AS BUILT INFORMATION

CONTRACTOR	DATE

TITLE:

COPPER AVE STORM DRAIN LINE "A", SAN. SEWER LINE "A"

ENGINEER:

DATE:

APPROVALS:

DATE:

TRANSPORTATION:

DATE:

HYDROLOGY:

DATE:

CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

ENGINEERING GROUP

DRAWING NO. 4237 90

MAP NO. K-21

SHEET 8 OF 34

DISPOSAL ROUTING

DISCHARGE IS TO BE DIRECTED VIA DRIVEWAY ONTO ASPHALT DRIVE PARALLELING THE EAST SIDE WHICH IS GRADED TO ROUTE STORMWATERS NORTH AND EAST INTO DROP INLETS IN THE PARKING LOT TO THE EAST WHICH FEED A 36" STORM SEWER THAT CONNECTS WITH A LINE IN EUBANK BOULEVARD. THE LINE IN EUBANK BOULEVARD FLOWS INTO A CONCRETE-LINED CHANNEL IN THE 40' RIGHT-OF-WAY. FLOWS RELEASED FROM THIS SITE WILL TRAVERSE ANY UNPAVED SURFACES.

BENCH MARK

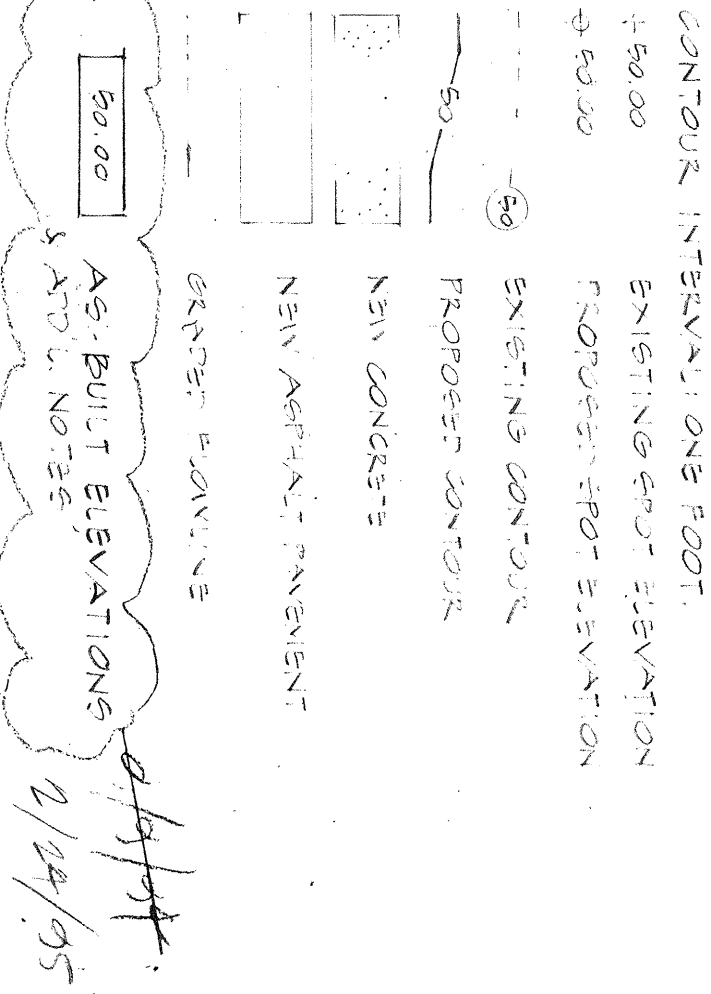
1-40-3 STANDARD MNSHC BRASS CAP STAMPED "STA. 1-40-3", SET IN CONCRETE FLUSH WITH GROUND IN NORTH MEDIAN NOSE OF SOUTH ACCESS ROAD INTERSECTION OF EUBANK BLVD. WITH THE FREEWAY.
ELEV. 5452.804

T.B.M.

TOP OF CURB AT RETURN, SOUTHWEST CORNER OF PROPERTY AS INDICATED ON DRAWING.
ELEV. 5450.09

PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN HEREON ARE TO FINISH SURFACES. CONTRACTOR SHALL DETERMINE APPROPRIATE SUBGRADES. CONTRACTOR IS RESPONSIBLE FOR THE ABATEMENT OF SEDIMENT ONTO ADJOINING PUBLIC RIGHTS-OF-WAY DURING CONSTRUCTION.

LEGEND



DATA

AREA OF TRACT 28314 SQ. FT. (0.65 AC.)
SLOPE (VARIES) 1%
TIME OF CONCENTRATION 10 MINUTES
100-YEAR, 6-HOUR RAINFALL INTENSITY (2.5IN X 6.84 X 10⁻³) = 5.28 IN/HR.

EXISTING ON-SITE CONDITIONS

THIS IS A BUILDING PAD SITE WITHIN A SHOPPING CENTER DEVELOPMENT (TOWNE PARK PLAZA). THE WESTERLY AND SOUTHERLY 21 FEET OF THIS LOT IS GRADED AND LANDSCAPED WITH BLUEGRASS SOD AND TREES. THE REMAINDER IS CLEARED, GRADED AND GRUBBED. A SMALL EROSION-CONTROL BERM APPROXIMATELY 12" HIGH PARALLELS THE EAST LINE ABOUT 7 FEET INSIDE. THE LANDSCAPING GRADING ON THE WEST DIVIDES THE FLOW FROM THIS SITE. THE WESTERLY 17 FEET DRAINS TO EUBANK BOULEVARD RIGHT-OF-WAY. THE REMAINDER IS CONTAINED ON SITE BY THE EROSION CONTROL BERM. THERE ARE NO OFFSITE CONTRIBUTORY AREAS.

DRAINAGE DATA

THIS PROPERTY LIES WITHIN PRECIPITATION ZONE 3.

AREA A

CONDITION	STORM RETURN PERIOD YEAR	TREATMENT TYPE	EXCESS AREA	PRECIP IN.	PEAK TAB.A8 TAB.A9 CFS/AC	RUNOFF TAB.A9 CU.FT.	RUNOFF RATE CFS
DEVELOPED 100	10	A	- 0 -	0.66	1.87	642	0.50
		B	8375	0.92	2.60	3151	1.85
		C	- 0 -	1.29	3.45	251	0.23
		D	16022	2.16	0.58	2003	1.25

DEVELOPED 10	10	A	- 0 -	0.66	1.87	642	0.50
		B	8375	0.92	2.60	3151	1.85
		C	- 0 -	1.29	3.45	251	0.23
		D	16022	2.16	0.58	2003	1.25

TOTAL	100	3917	3793	2.35
	10	3917	2254	1.48

AREA DISCHARGES VIA DRIVEWAY INTO SPRING LOT ON THE EAST SIDE OF THIS LOT AND IS INTERCEPTED BY SITE STORM SEWER SYSTEM.

AREA B

CONDITION	STORM RETURN PERIOD YEAR	TREATMENT TYPE	EXCESS AREA	PRECIP IN.	PEAK TAB.A8 TAB.A9 CFS/AC	RUNOFF TAB.A9 CU.FT.	RUNOFF RATE CFS
DEVELOPED 100	10	A	- 0 -	0.66	1.87	265	0.21
		B	3451	0.92	2.60	92	0.06
		C	- 0 -	1.29	3.45	103	0.09
		D	466	2.36	5.02	58	0.04

DEVELOPED 10	10	A	- 0 -	0.66	1.87	265	0.21
		B	3451	0.92	2.60	92	0.06
		C	- 0 -	1.29	3.45	103	0.09
		D	466	2.36	5.02	58	0.04

AREA DISCHARGES TO EUBANK BOULEVARD RIGHT-OF-WAY

PROPOSED DEVELOPMENT

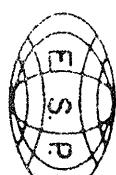
A NEW SINGLE-STORY BUILDING, PARKING LOT WITH DRIVE THROUGH AND LANDSCAPING AREAS IS PROPOSED. EXISTING PERIMETER LANDSCAPING WILL NOT BE ALTERED NOR WILL THE DRAINAGE PATTERN INDICATED ON THE MASTER PLAN FOR THIS SHOPPING CENTER. (REF. K21-D9A)

DESCRIPTION OF PROPERTY

TRACT "C-3A"
TOWNE PARK PLAZA
ALBUQUERQUE, NEW MEXICO
EUBANK BOULEVARD, NE

JLS ARCHITECTS

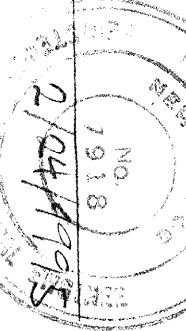
BOSTON CHICKEN



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PHONE: (505) 245-1064

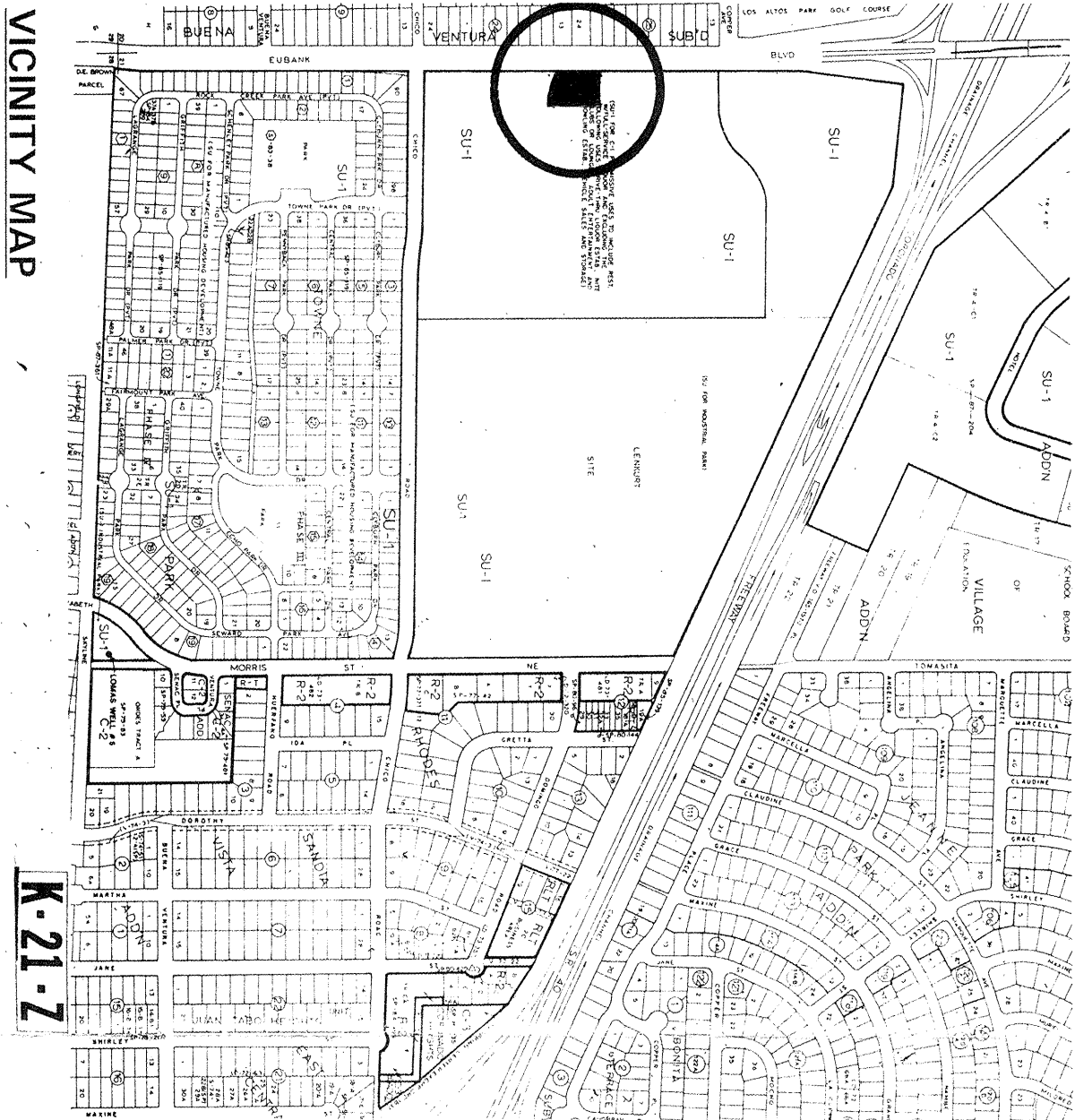
On September 9, 1994, I performed a site elevation survey of this site and, with the exception of the areas indicated as "AS-BUILT ELEVATIONS", found it to be in general compliance with the design of the original design.

Richard V. Hall N.M.P.E. No. 7918



Richard V. Hall N.M.P.E. No. 7918

VICINITY MAP



K-21-Z