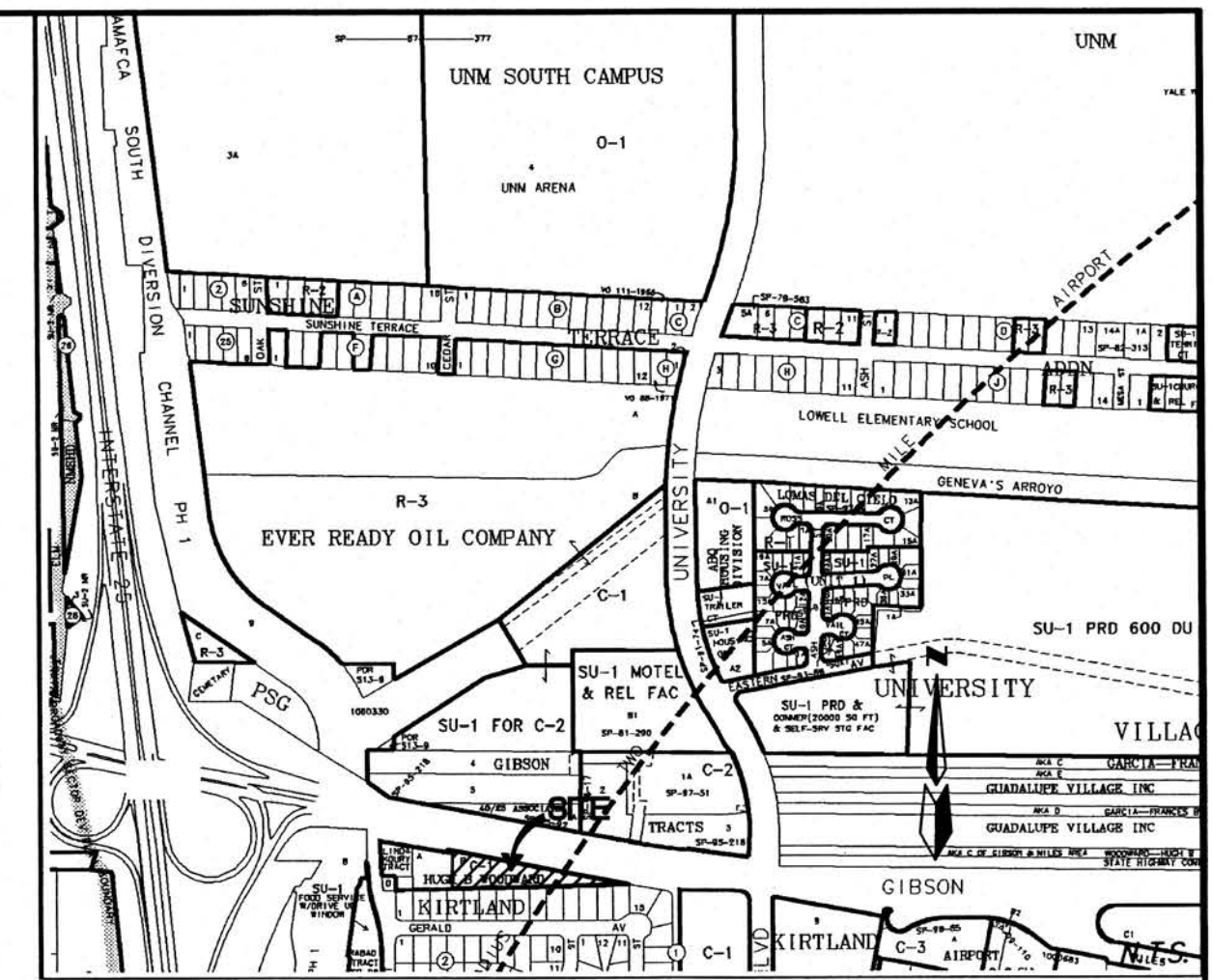


# LEGEND

	EX. CONT_MJR
	EX. CONT_MNR
	EX. CURB & GUTTER
	PROPERTY LINE
	PROPOSED CONTOUR
	PROPOSED SPOT ELEV.
	PROPOSED CURB

## DRAINAGE NOTES

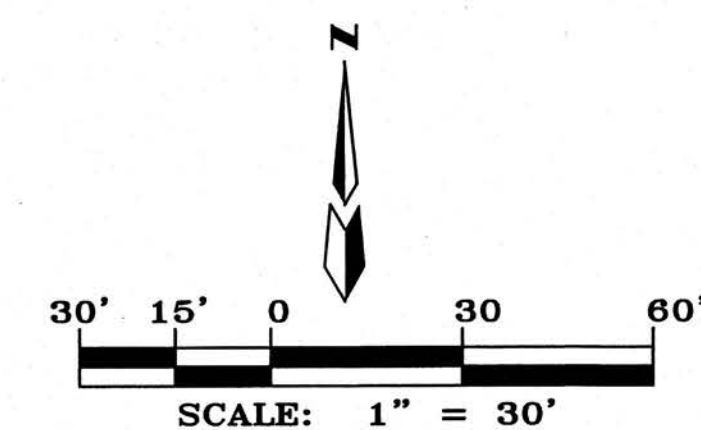
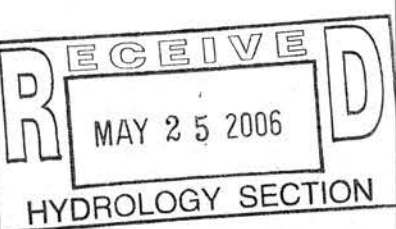
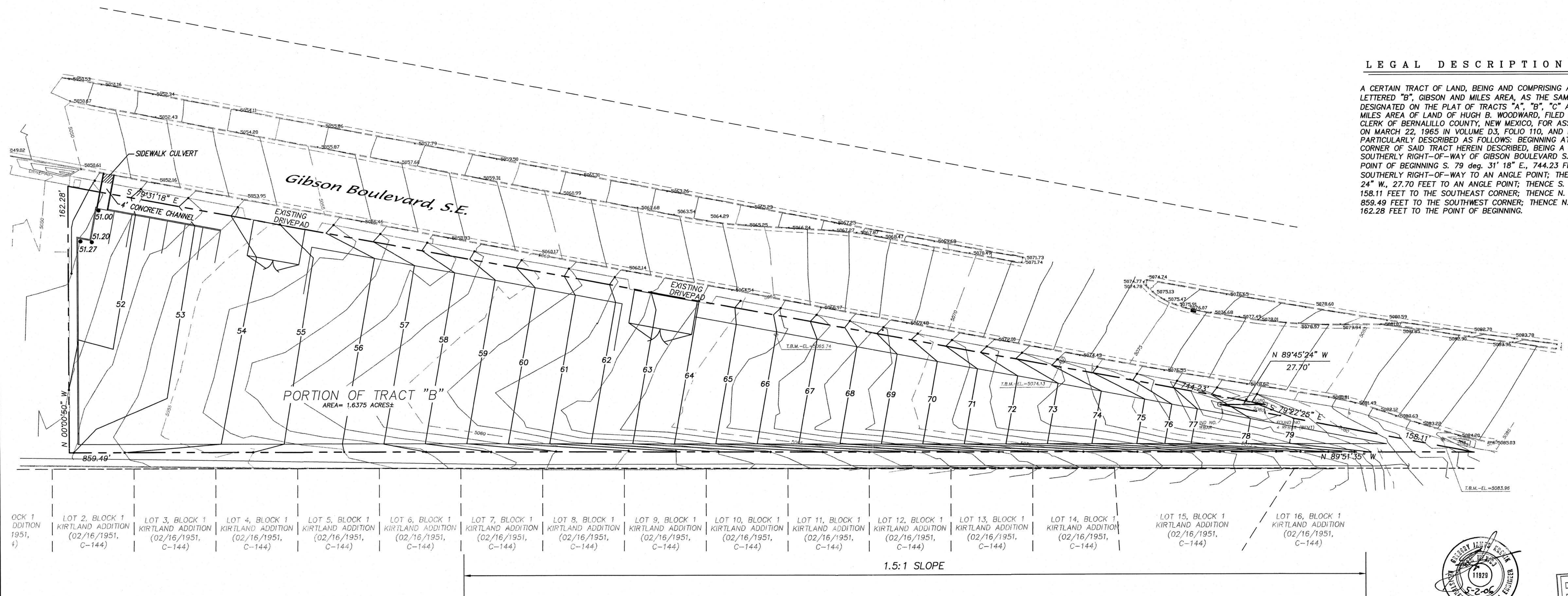
1. RUNOFF WILL DIRECT DISCHARGE AT THE NORTHWEST CORNER OF THE SITE THROUGH A 4' CONCRETE CHANNEL AND SIDEWALK CULVERT. THE SITE CURRENTLY DISCHARGES AT THIS LOCATION.
2. THE SITE WHICH SLOPES FROM EAST TO WEST AT APPROXIMATELY 4% WILL BE REGRADED SUCH THAT THE EXISTING DRIVEWAYS ARE USED AND RUNOFF SHEETFLOWS ACROSS THE SITE AT 4% TO THE PROPOSED CURB AND DIRECTED TO GIBSON BLVD. SE.
3. THE MINIMAL INCREASE IN FLOW FROM EXISTING CONDITIONS CAN BE HANDLED BY THE DOWNSTREAM STORMDRAIN SYTEM. THIS SITE WAS INCLUDED AS A DEVELOPED SITE IN THE DESIGN OF THAT SYSTEM.



ACS BENCHMARK ZONE MAP: L-15-Z

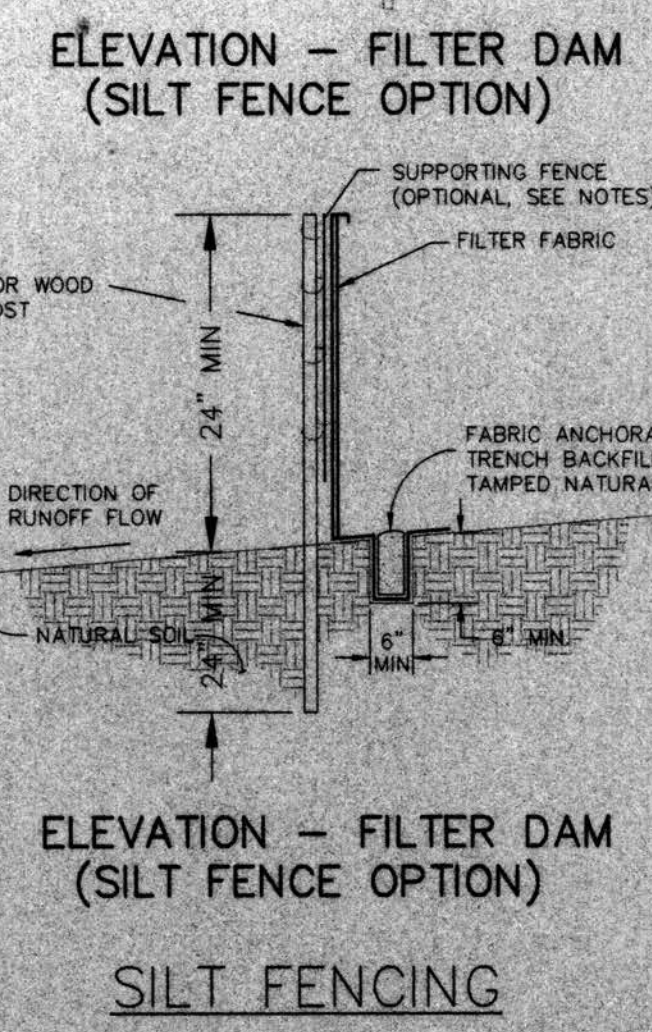
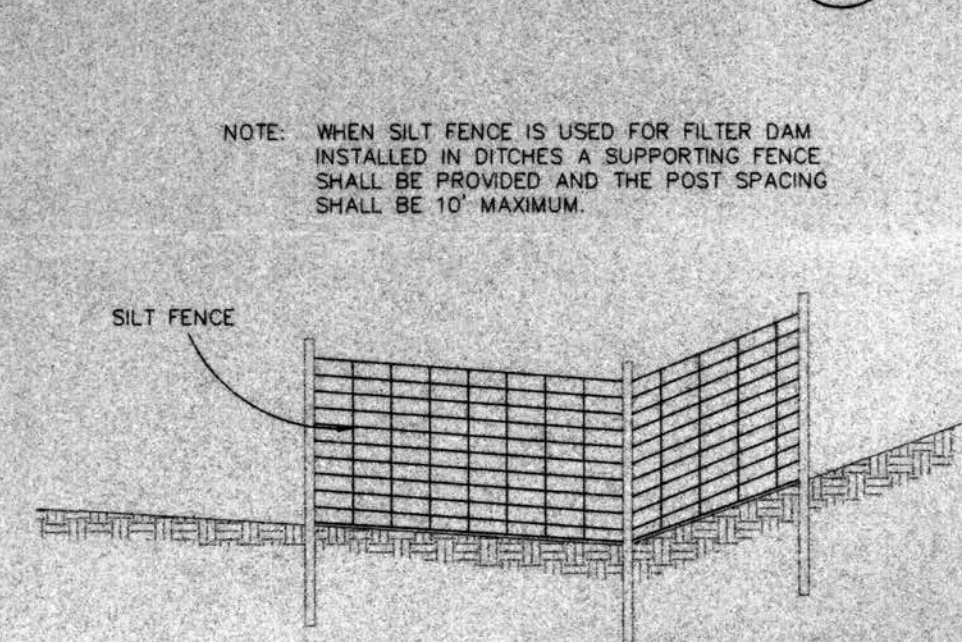
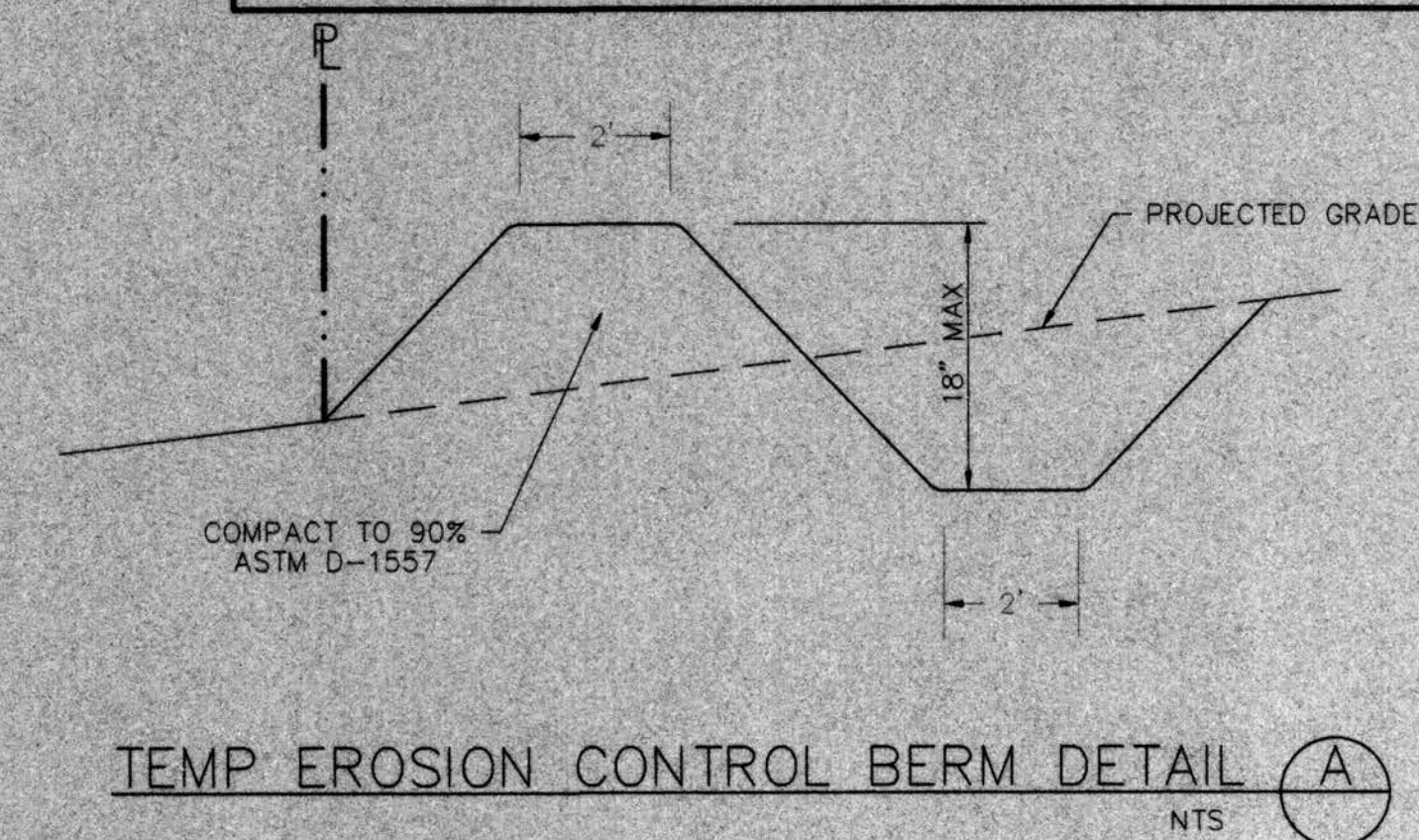
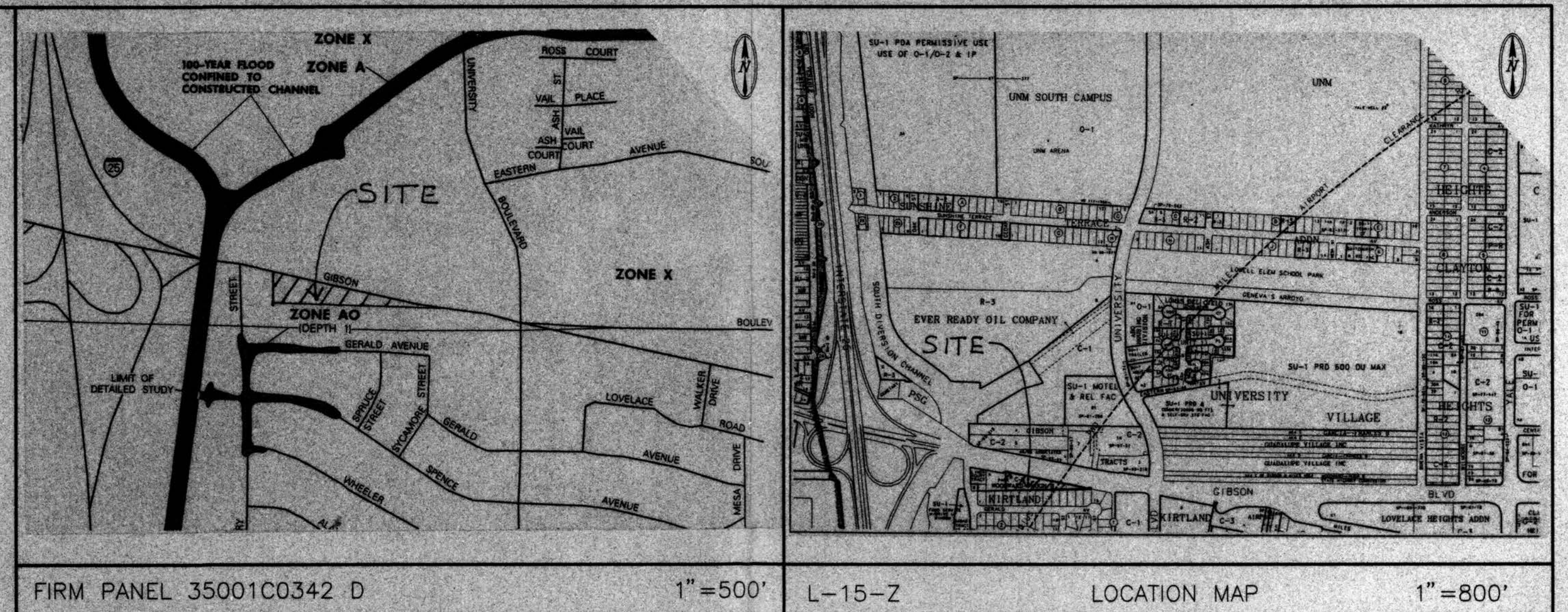
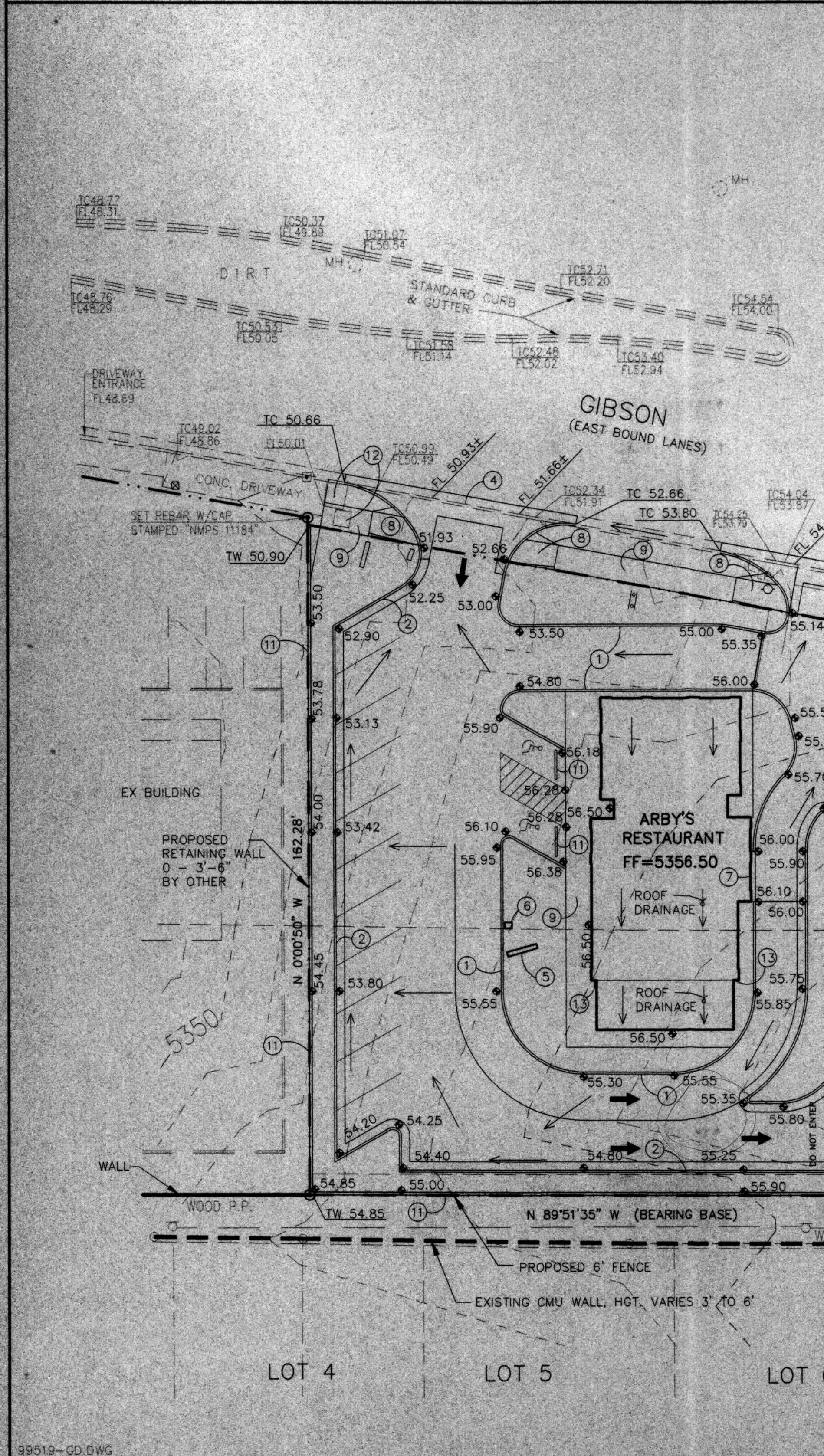
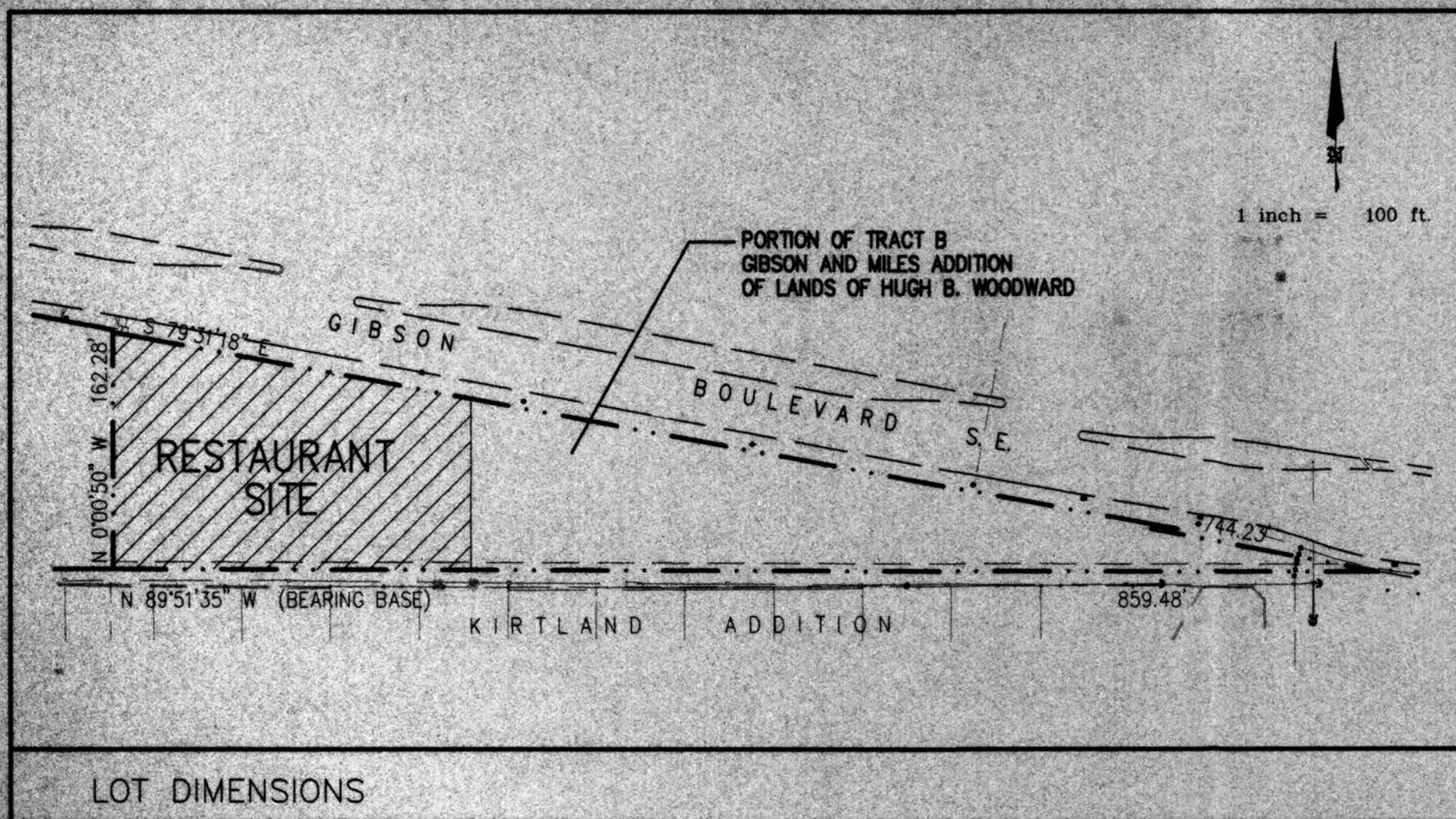
## LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND, BEING AND COMPRISING A PORTION OF TRACT LETTERED "B", GIBSON AND MILES AREA, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF TRACTS "A", "B", "C" AND "D", GIBSON AND MILES AREA OF LAND OF HUGH B. WOODWARD, FILED IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO, FOR ASSESSMENT PURPOSES ON MARCH 22, 1965 IN VOLUME D3, FOLIO 110, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF GIBSON BOULEVARD S.E.; THENCE FROM SAID POINT OF BEGINNING S. 79 deg. 31' 18" E., 744.23 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY TO AN ANGLE POINT; THENCE N. 89 deg. 45' 24" W., 27.70 FEET TO AN ANGLE POINT; THENCE S. 79 deg. 22' 25" E., 158.11 FEET TO THE SOUTHEAST CORNER; THENCE N. 89 deg. 51' 35" W., 859.49 FEET TO THE SOUTHWEST CORNER; THENCE N. 00 deg. 00' 50" W., 162.28 FEET TO THE POINT OF BEGINNING.



RV NEW SELF STORAGE ON GIBSON 1400 GIBSON BLVD. S.E.			
CONCEPTUAL GRADING & DRAINAGE PLAN			
dmg MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505)828-2200, FAX (505)797-9539			
Designed: GJK	Drawn: CAR	Checked: DMG	Sheet 3
Scale: 1" = 30'	Date: 03/24/06	Job: A05075	





**SCOPE:**

Pursuant to the established Drainage Ordinance for the City of Albuquerque and the Development Process Manual, this Grading and Drainage plan outlines the drainage management criteria for controlling developed runoff from the project site. The property is to be developed as an Arby's restaurant with a drive up window, with associated paving, landscaping, utility, grading, and drainage improvements.

**EXISTING CONDITIONS:**

The project site is a triangular shape lot approximately 1.63 acres in size and is located on the Gibson Blvd. between I-25 and University Blvd. SE. This site is bounded on the west by an Ishin Ryu Karate Club building, on the south by residential lots, and on the east and north by Gibson Blvd. SE. Presently the site is undeveloped. The site slopes from east to west at approximately 3.5 percent. No off-site flows impact the site.

As shown by the attached FIRM Panel, this site does not lie within a designated flood hazard zone.

**PROPOSED CONDITIONS:**

As shown by the Plan, the project consists of the development of the property into an Arby's restaurant with a drive up window. The Plan shows the elevations required to properly grade and construct the required improvements. The direction of drainage flows are given by flow arrows and the project hydrology is tabulated for both existing and developed conditions. This is an infill site and the drainage basin is completely developed for the most part.

All drainage flows will be managed on-site by surface improvements: flows will discharge to Gibson Boulevard SE.

**EROSION CONTROL:**

Temporary erosion control will be required along the project boundaries during construction to prevent the discharge of sediment into the public street system and adjoining private property. The contractor should construct a ditch dike system (see Detail 'A') or silt fencing along the north, south, and west property lines to effectively retain all runoff generated by the project. Care should be taken to provide ponding areas at the site perimeter, away from the buildings.

**CALCULATIONS:**

The calculations shown hereon define the 100-year/6-hour design storm falling within the project area under existing and developed conditions. The hydrology is per "Section 22.2, Part A, Development Process Manual," dated July 1997 revision.

HYDROLOGY - HYMO									
Precipitation Zone 2		P360 = 2.35 in							
Basin	Area (Ac)	Land Treatment (acre)	Ew	V100	Q100				
			(in)	(af)	(cfs)				
Existing Conditions									
SITE	1.63		1.63	1.13	0.15	5.06			
Developed Conditions									
SITE	1.63	0.04	0.04	0.80	0.75	1.57	0.21	6.13	

**LEGAL DESCRIPTION**

Portion of Tract B, Gibson and Miles Addition of Lands of Hugh B. Woodward

**PROPERTY ADDRESS**

Gibson Blvd SE

**PROJECT BENCHMARK**

East bonnet bolt on fire hydrant  
Elevation = 5057.24

**SURVEY**

Topographic and Field Measurements by  
Jeff Mortensen & Associates, Inc.  
Dated June 14, 1994

**GIBSON ARBY'S  
GRADING & DRAINAGE PLAN  
GIBSON BLVD SE  
ALBUQUERQUE, NM**

REVISION DATE



**BRASHER & LORENZ, INC.**  
Consulting Engineers  
2201 San Pedro NE Building 1 Suite 210  
Albuquerque, New Mexico 87110  
Ph: 505-889-6098 Fax: 505-889-6188

**BLI**

DATE

8/13/99

SHEET NUMBER

C-1