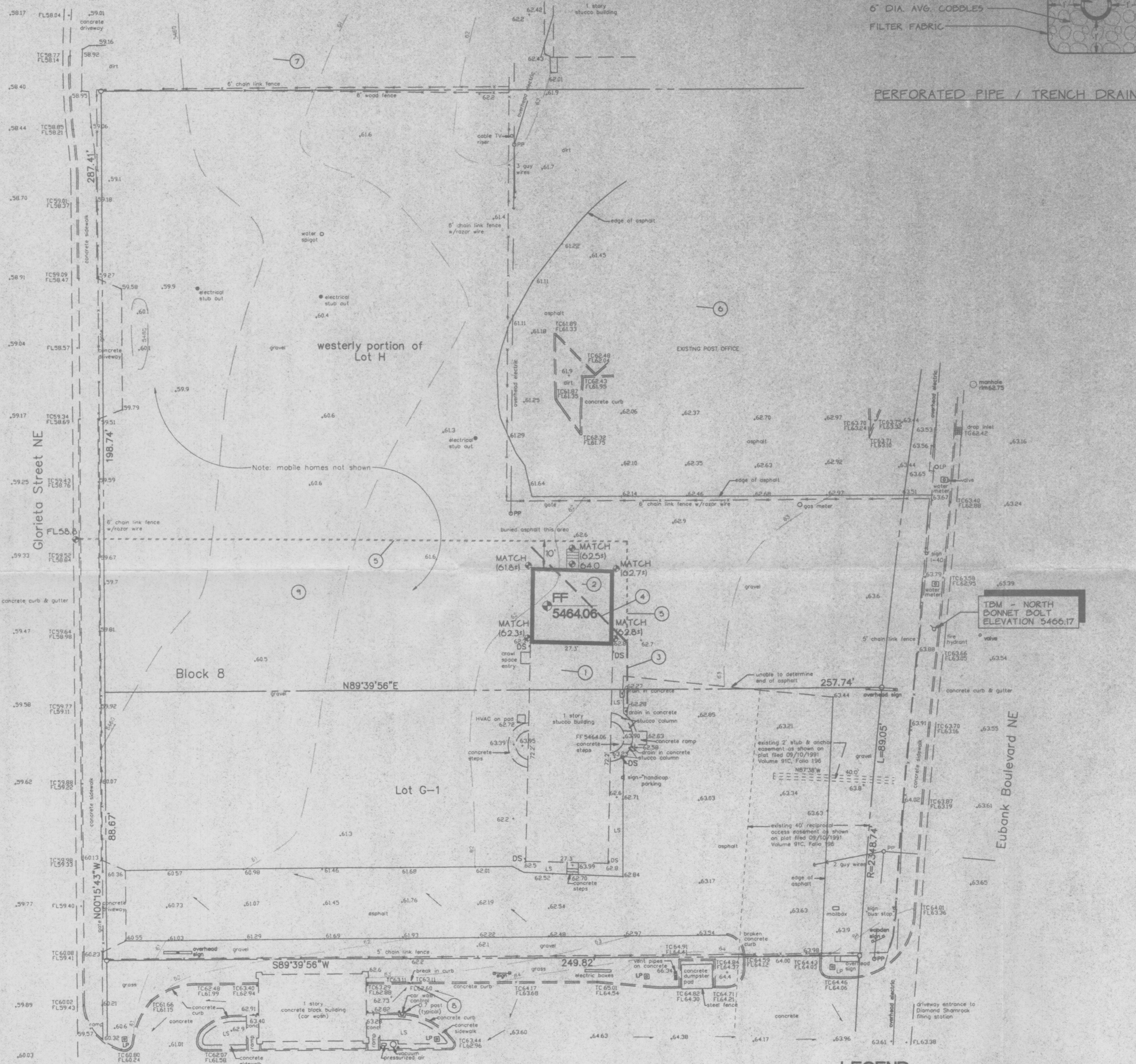
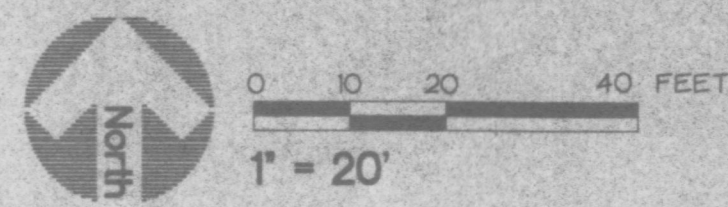
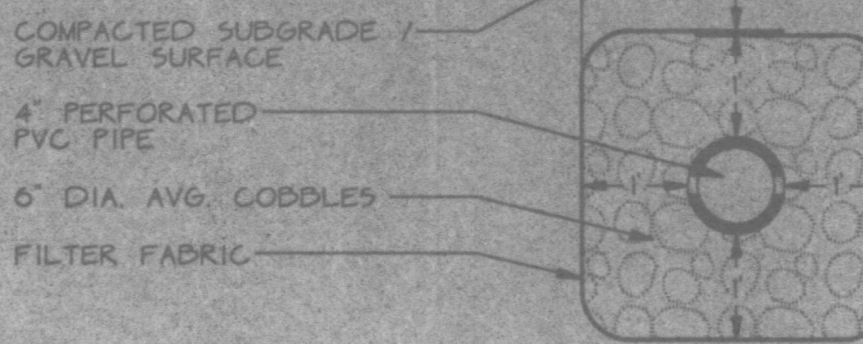


manhole
rim 58.05



PERFORATED PIPE / TRENCH DRAIN



	SIDEWALK, CURB AND GUTTER (EXISTING, PROPOSED)	LA	LANDSCAPED AREA
	PROPOSED PAVED DRIVE	TGW	TOP OF GRADE WALL (< 15' HIGH)
	BUILDING (EXISTING, PROPOSED)	TRW	TOP OF RETAINING WALL (> 15' HIGH)
	PROPERTY LINE	TA	TOP OF ASPHALT
	EXISTING SPOT ELEVATION	TC	TOP OF CURB
	EXISTING CONTOUR	FL	FLOW LINE
	PROPOSED SPOT ELEVATION	FF	FINISHED FLOOR
	PROPOSED CONTOUR	R/W	RIGHT OF WAY
	SURFACE FLOW DIRECTION (EXISTING, PROPOSED, ROOF)	TG	TOP OF GRATE
		PL	PROPERTY LINE
		PP	POWER POLE
		▲	ENTRY / EXIT LOCATION

SCOPE

Proposed improvements include a 673 SF (footprint) addition to an existing building and the rerouting of an existing storm drain system.

The present site is an developed commercial property with site runoff flowing west to Glorieta Street NE. The site is bordered by Glorieta Street NE to the west, an existing commercial facility to the north, Eubank Blvd. NE to the east and an existing Shamrock Gas Station to the south.

The intent of this plan is to show:

- Grading relationship 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: Historically, the entire site drains west to Glorieta Street NE. The proposed building addition will increase flows from the site by an insignificant amount (see calculations) thus maintaining the historic discharge rate. An existing storm drain / trench drain system which picks up nuisance flows from the southeast parking area will be rerouted to outlet to Glorieta Street NE as shown.

GENERAL NOTES

- LEGAL:** Lot G-1 and a westerly portion of Lot H Block 8 Buena Ventura Subdivision Albuquerque, New Mexico
- SURVEYOR:** Fortshauer Surveying Co. - 1100 Alvarado Dr. NW, Albuquerque, NM - March, 1998
- R.M.:** City of Albuquerque (10-121). An aluminum disk on the top of curb at the ENE quadrant of the intersection of Central Avenue and Eubank Boulevard NE. Elevation: 5466.65 (MSLD)
- T.B.M.:** North corner bolt of FH located near the northeast property corner. Elevation 5466.17 (MSLD)
- FLOOD HAZARD:** Per FIRM Boundary Map #358 / 359, the site is not located within a flood hazard zone.
- OFF-SITE DRAINAGE:** Based on the Topographic Survey and site visit, established off-site flows from the existing Post Office to the northeast and minor flows from the Shamrock Gas Station car wash area to the south will continue to flow through the site unimpeded. The proposed construction shall have no impact on these off-site flows.
- 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.

CALCULATIONS

Calculations are based on the Drainage Design Criteria for City of Albuquerque, Section 22-2, DPM Vol 2, dated Jan. 1993

ON-SITE	
AREA OF SITE: (see sub-basin map for extents)	57166 SF = 1.312 Ac.
HISTORIC FLOWS:	DEVELOPED FLOWS:
On-Site Historic Land Condition	On-Site Developed Land Condition
Area a = 0 SF	Area a = 0 SF
Area b = 0 SF	Area b = 0 SF
Area c = 45143 SF	Area c = 44468 SF
Area d = 12023 SF	Area d = 12698 SF
Total Area = 57166 SF	Total Area = 57166 SF
EXCESS PRECIPITATION:	
Precip. Zone = 3	Ea = 0.66
	Eb = 0.92
	Ec = 1.29
	Ed = 2.36

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

$$\text{Weighted } E = \frac{EaA + EbB + EcC + EdD}{Aa + Ab + Ac + Ad}$$

$$\text{Historic } E = 1.52 \text{ in.} \quad \text{Developed } E = 1.53 \text{ in.}$$

$$\text{On-Site Volume of Runoff: } V_{360} = E \cdot A / 12$$

$$\text{Historic } V_{360} = 7217 \text{ CF} \quad \text{Developed } V_{360} = 7278 \text{ CF}$$

$$\text{On-Site Peak Discharge Rate: } Q_p = Q_{pA} + Q_{pB} + Q_{pC} + Q_{pD} / 43.560$$

$$\text{For Precipitation Zone } 3$$

$$Q_{pA} = 1.87 \quad Q_{pC} = 3.45$$

$$Q_{pB} = 2.60 \quad Q_{pD} = 5.02$$

$$\text{Historic } Q_p = 4.96 \text{ CFS} \quad \text{Developed } Q_p = 4.99 \text{ CFS}$$

Construction of 25' x 27' addition increases the discharge from the site insignificantly (0.03 cfs).

NOTICE TO CONTRACTOR

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 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 OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITHIN A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO COLLECTOR STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING EXCAVATION PERMIT FOR SIDEWALK CULVERT/RAIN.
- PROOF OF ACCEPTANCE WILL BE REQUIRED PRIOR TO SIGN OFF FOR CERTIFICATE OF OCCUPANCY (C.O.).

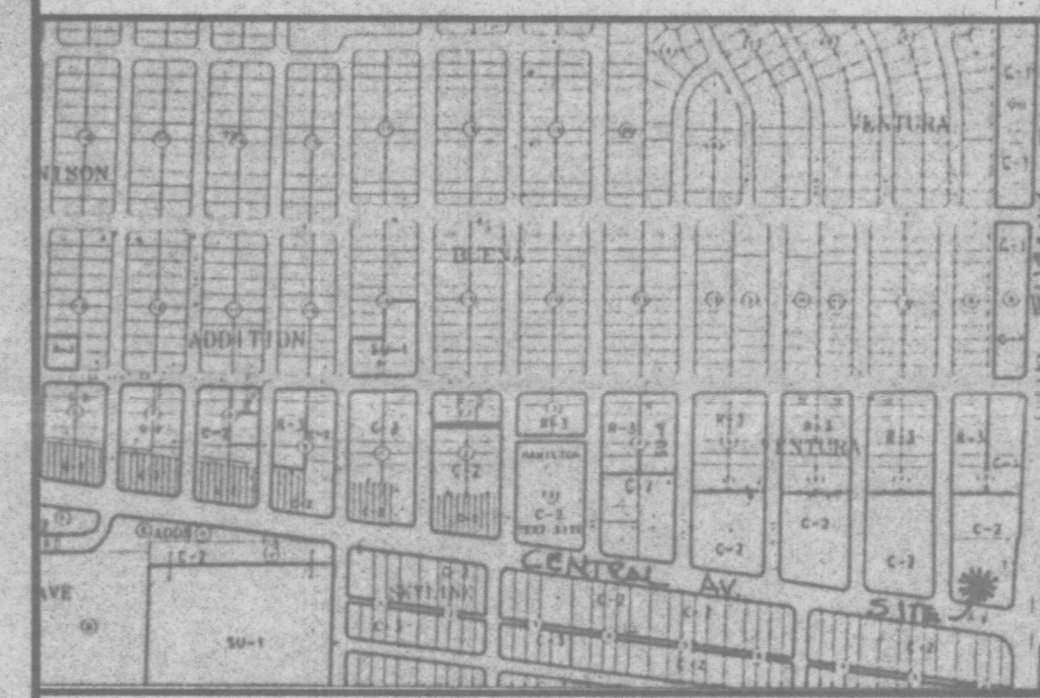
DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

DESIGN APPROVAL:	HYDROLOGY SECTION	DATE
INSPECTION APPROVAL:	CONSTRUCTION SECTION	DATE
ACCEPTANCE:	CONSTRUCTION SECTION/PERMITS	DATE

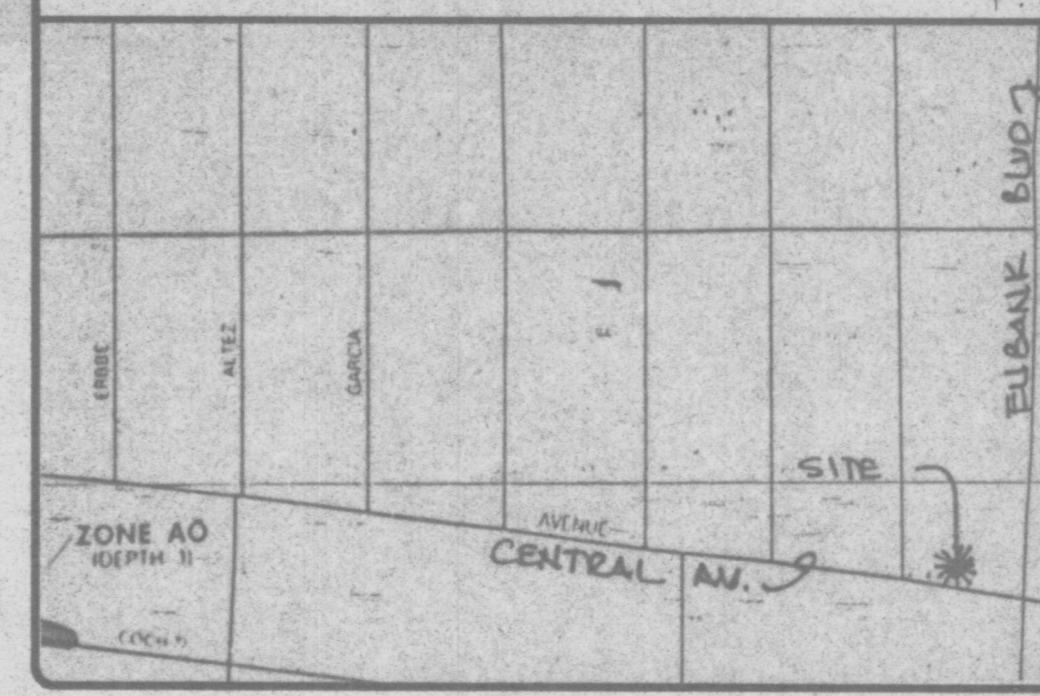
KEYNOTES

- EXISTING ONE STORY STUCCOED MOBILE UNIT, FF APPROXIMATELY 15' ABOVE GRADE.
- PROPOSED 25' X 27' ADDITION MATCH EXISTING FF ELEVATION. CONSTRUCT STEPS ON NORTH SIDE TO ACCESS EXISTING GRADES. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
- EXISTING 4" STORM DRAIN CONNECTED TO EXISTING DRAINS IN CONCRETE TO PICK UP MINOR FLOWS FROM EAST PARKING AREA. CONTRACTOR TO FIELD LOCATE.
- REMOVE EXISTING STORM DRAIN LINE THROUGH PROPOSED BUILDING AREA.
- REROUTE EXISTING STORM DRAIN LINE USING 20' LF NEW 4" PVC PIPE / 4" PVC 90° BEND AS SHOWN ALONG EAST AND NORTH SIDES OF PROPOSED BUILDING TO OUTLET INTO GLORIETA STREET NE AS SHOWN. MINIMUM SLOPE = 0.0050'. SEE C.O.A. STD. DTL. 2235 - "DRAIN LINE THROUGH CURB" FOR ADDITIONAL INFORMATION.
- EXISTING POST OFFICE THIS AREA DRAINS THROUGH THE PROPERTY TO GLORIETA STREET NE.
- NO OFF-SITE FLOWS FROM THE NORTH AFFECT THIS PROPERTY.
- MINOR FLOWS FROM THE EXISTING CAR WASH AREA PASS THROUGH AN EXISTING BREAK IN THE CURB AND FLOW THROUGH THIS SITE. THE REMAINDER OF THE SHAMROCK STATION SITE DRAINS DIRECTLY TO GLORIETA STREET NE OR EUBANK BLVD NE AS SHOWN.
- EXISTING MOBILE HOMES THIS AREA NOT SHOWN. MOBILE HOMES SITE APPROX. 15' ABOVE GRAVEL BASE. FLOWS PASS UNDER / PERCOLATE INTO THE GROUND AS REQUIRED.

VICINITY MAP #K-20



FIRM MAP #358

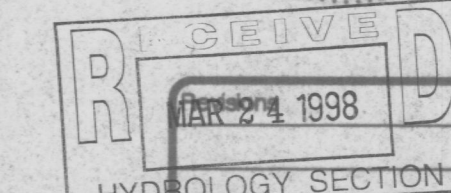


C.L. WEISS ENGINEERING, INC.



SANDIA PARK OFFICE
POST OFFICE BOX 47
SANDIA PARK, NM 87047
(505) 251-1800

ALVARADO OFFICE
1100 ALVARADO DR. NE
ALBUQUERQUE, NM 87110
(505) 265-3444



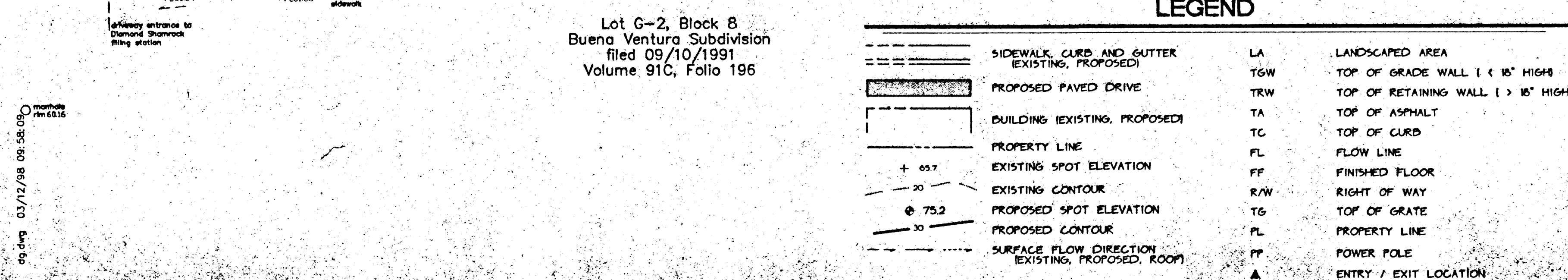
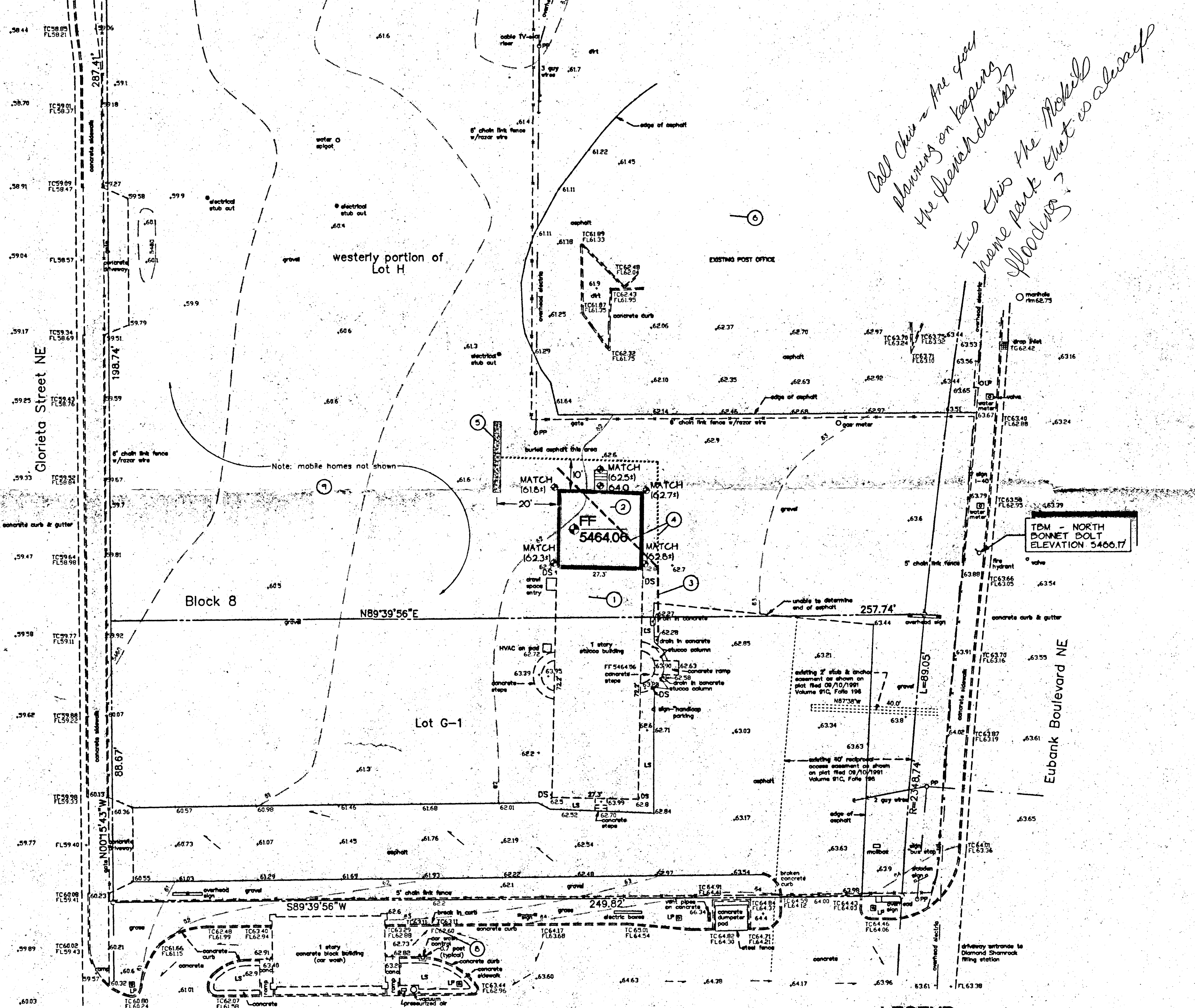
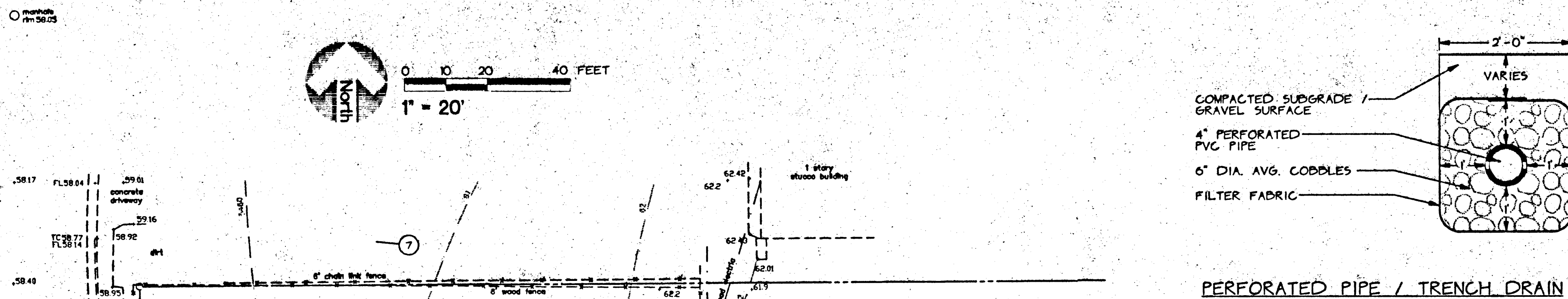
THIS DESIGN, CALCULATIONS, AND CONCEPTS ARE OWNED BY AND REMAIN THE PROPERTY OF C.L. WEISS ENGINEERING, INC. AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF CHRISTOPHER L. WEISS, P.E. ©

111 Eubank Boulevard NE Park Place Mobile Homes - Addition

Scale: 1" = 20' Drawn By: D.J.D. Checked By: CLW Job Number: DATE: MARCH 1998

Drainage and Grading Plan

C-1
SHEET 1 of 1



SCOPE

Proposed improvements include a 675 sq ft (footprint) addition to an existing building and the reworking of an existing storm drain system.

The present site is an undeveloped commercial property with site runoff flowing west to Glorieta Street NE. The site is bordered by Glorieta Street NE to the west, an existing commercial facility to the north, Eubank Blvd. NE to the east and an existing Shamrock Gas Station to the south.

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: Historically, the entire site drains west to Glorieta Street NE. The proposed building addition will increase flows from the site by an insignificant amount (see calculations) thus maintaining the historic discharge rate. An existing storm drain / trench drain system which picks up nuisance flows from the southeast parking area will be rerouted as required.

GENERAL NOTES

- LEGAL:** Lot G-1 and a westerly portion of Lot H Block 8 Buena Ventura Subdivision Albuquerque, New Mexico
- SURVEYOR:** Foxhouser Surveying Co., 1100 Alvarado Dr., NW, Albuquerque, NM - March, 1998
- B.M.:** City of Albuquerque 10-L21. An aluminum disk on the top of curb at the ENE quadrant of the intersection of Central Avenue and Eubank Boulevard NE. Elevation: 5466.65 (MSLD)
- T.B.M.:** North corner bolt of FH located near the northeast property corner. Elevation 5466.17 (MSLD)
- FLOOD HAZARD:** Per FIRM Boundary Map #358 / 359, the site is not located within a flood hazard zone.
- OFF-SITE DRAINAGE:** Based on the Topographic Survey and site visit, established off-site flows from the existing Post Office to the northeast and minor flows from the Shamrock Gas Station car wash area to the south will continue to pass through the site unimpeded. The proposed construction shall have no impact on these off-site flows.
- 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.

CALCULATIONS:

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

ON-SITE: AREA OF SITE: (see sub-basin map for extent) 57166 SF = 1.312 Ac.

HISTORIC FLOWS:	DEVELOPED FLOWS:	EXCESS PRECIPITATION:
On-Site Historic Land Condition	On-Site Developed Land Condition	Precip. Zone 3
Area a = 0 SF	Area a = 0 SF	Ea = 0.66
Area b = 0 SF	Area b = 0 SF	Eb = 0.92
Area c = 45143 SF	Area c = 44468 SF	Ec = 1.29
Area d = 12023 SF	Area d = 12698 SF	Ed = 2.36
Total Area = 57166 SF	Total Area = 57166 SF	

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

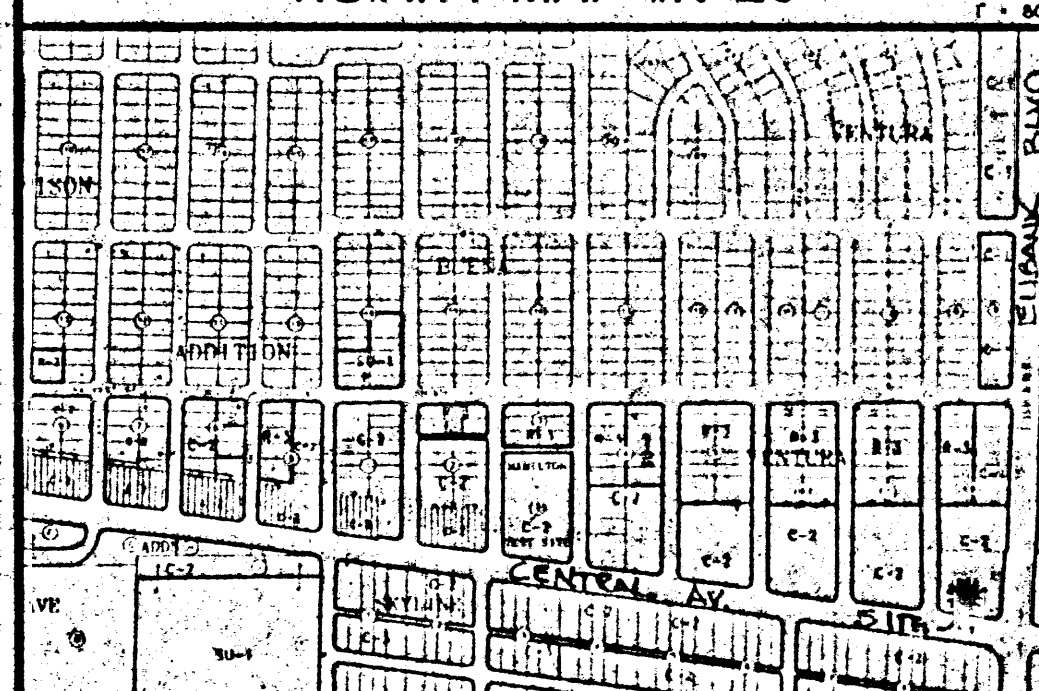
Historic E = 1.52 in.	Developed E = 1.53 in.
On-Site Volume of Runoff: V360 = 674 / 12	Developed V360 = 7278 CF
Historic V360 = 7217 CF	On-Site Peak Discharge Rate: Qp = QmaAa + QmbAb + QmcAc + QmdAd / 43.560
On-Site Peak Discharge Rate: Qp = 1.87	Qmd = 5.02
Historic Qp = 4.96 CFS	Developed Qp = 4.99 CFS

Construction of 25' x 27' addition increases the discharge from the site insignificantly (0.03 cfs).

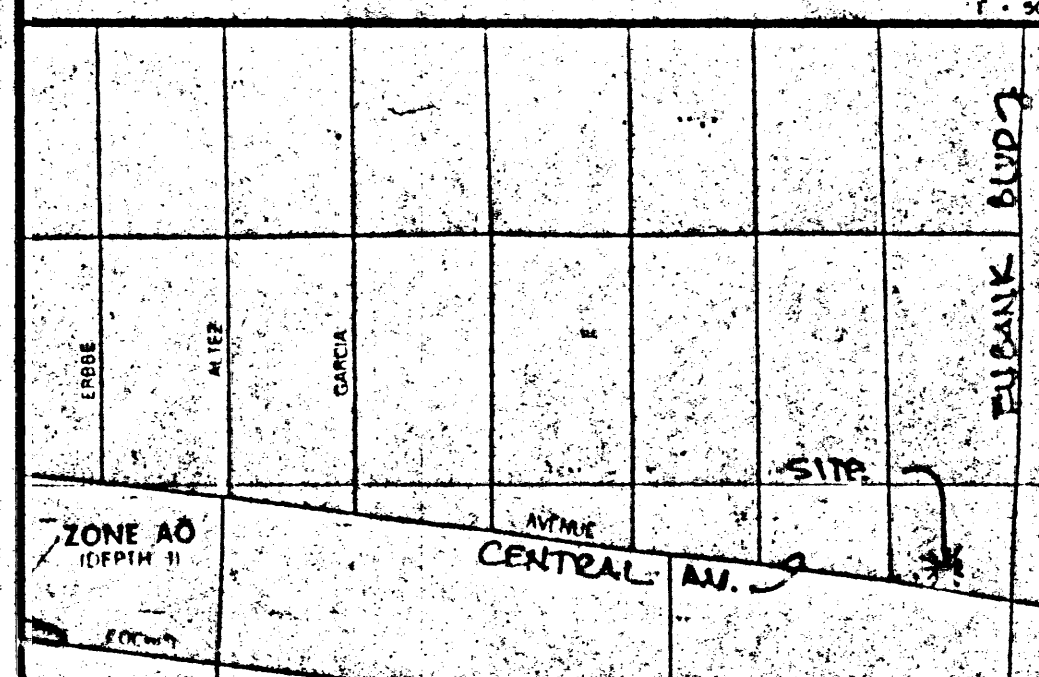
KEYNOTES

- EXISTING ONE STORY STUCCOED MOBILE UNIT. FF APPROXIMATELY 15' ABOVE GRADE.
- PROPOSED 25' X 27' ADDITION. MATCH EXISTING FF. ELEVATION. CONSTRUCT STEPS ON NORTH SIDE TO ACCESS EXISTING GRADES. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
- EXISTING 4" STORM DRAIN CONNECTED TO EXISTING DRAINS IN CONCRETE TO PICK UP MINOR FLOWS FROM EAST PARKING AREA. CONTRACTOR TO FIELD LOCATE.
- REMOVE EXISTING STORM DRAIN LINE THROUGH PROPOSED BUILDING AREA. REROUTE WITH NEW 4" PVC PIPE / 4" PVC TRENCH DRAIN (SEE DETAIL FIELD LOCATE AS REQUIRED TO AVOID TRAFFIC AREAS. MAINTAIN MINIMUM 20' MIN. DISTANCE FROM PROPOSED BUILDING).
- INSTALL 4" TEE WITH 10 LF 4" PERFORATED PVC EACH SIDE AS SHOWN ENCLOSE PERFORATED PIPE WITH 2" WIDE X 10' LENGTH TRENCH DRAIN (SEE DETAIL FIELD LOCATE AS REQUIRED TO AVOID TRAFFIC AREAS. MAINTAIN MINIMUM 20' MIN. DISTANCE FROM PROPOSED BUILDING).
- EXISTING POST OFFICE. THIS AREA DRAINS THROUGH THE PROPERTY TO GLORIETA STREET NE.
- NO OFF-SITE FLOWS FROM THE NORTH AFFECT THIS PROPERTY.
- MINOR FLOWS FROM THE EXISTING CAR WASH AREA PASS THROUGH AN EXISTING DRAIN IN THE CURB AND FLOW THROUGH THIS SITE. THE REMAINDER OF THE SHAMROCK STATION SITE DRAINS DIRECTLY TO GLORIETTA STREET NE OR EUBANK BLVD. NE AS SHOWN.
- EXISTING MOBILE HOMES. THIS AREA NOT SHOWN. MOBILE HOMES SITE APPROX. 15' ABOVE GRADE. BASE FLOWS PASS UNDER / PERCOLATE INTO THE GROUND AS REQUIRED.

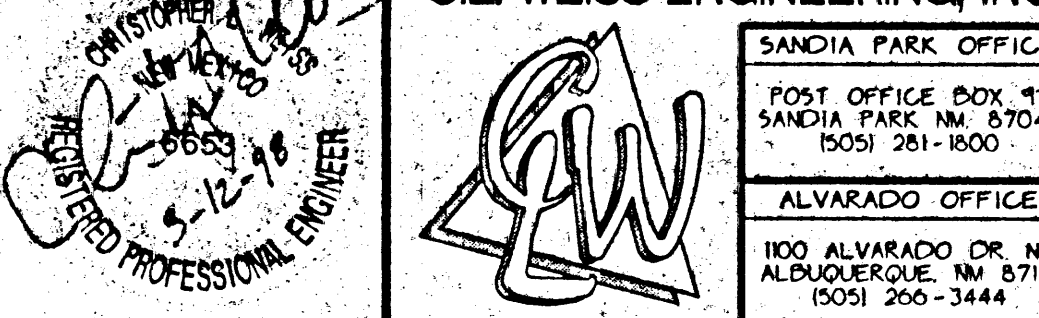
VICINITY MAP #K-20



FIRM MAP #358



C.L. WEISS ENGINEERING, INC.

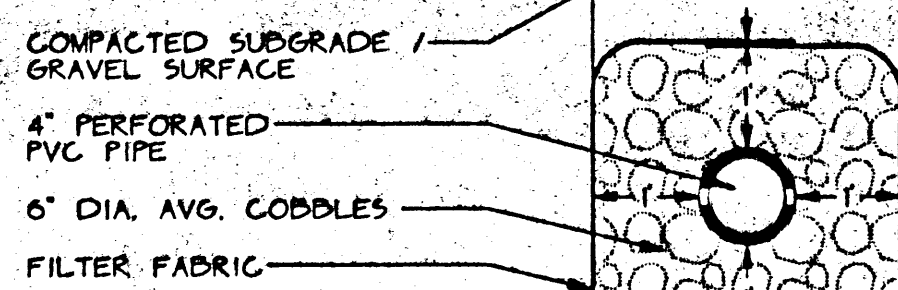
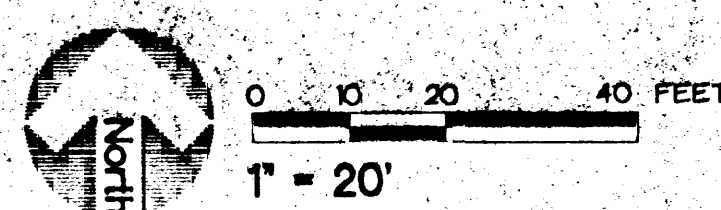


Revisions

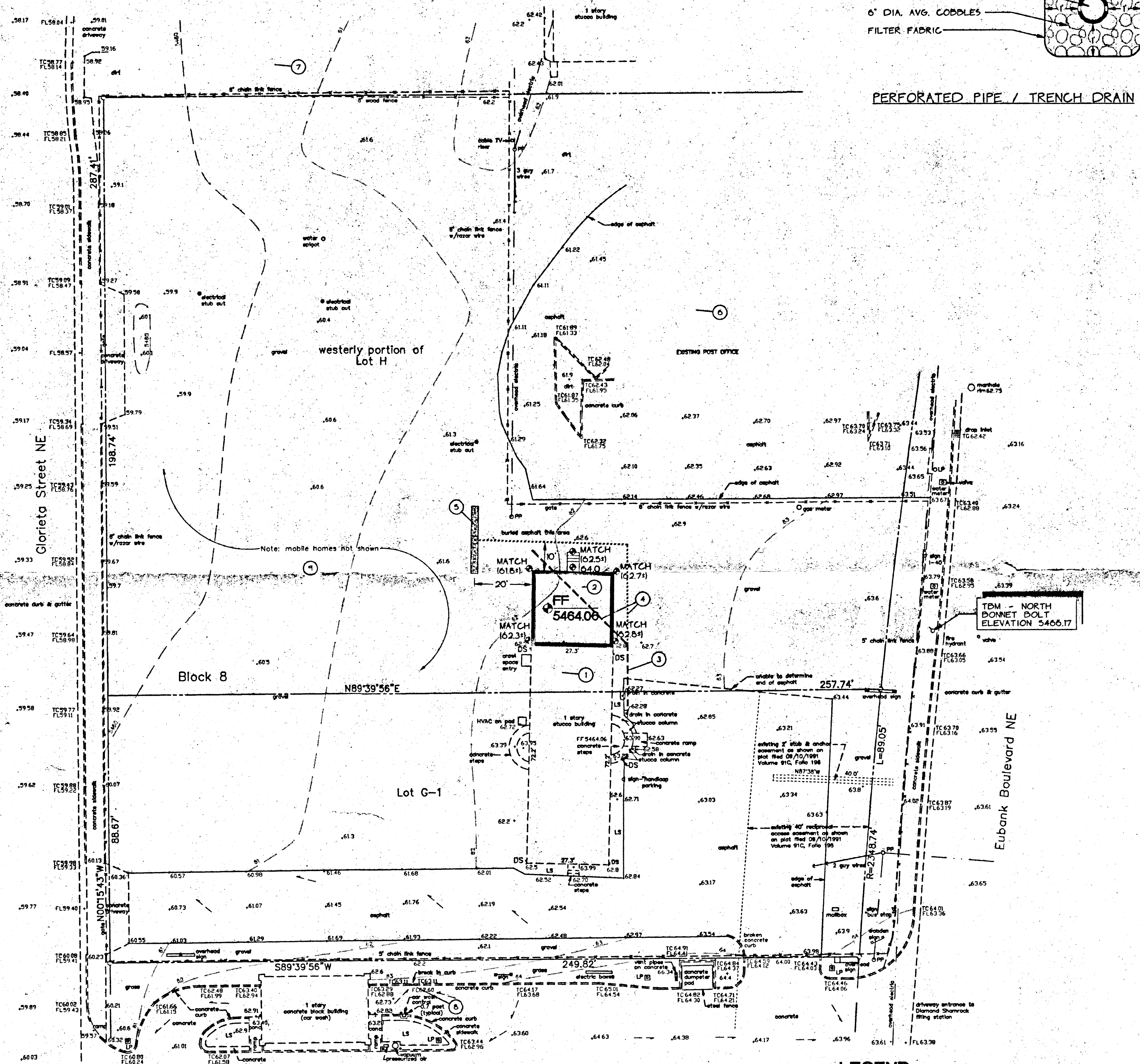
THIS DESIGN, CALCULATIONS, AND CONCEPTS ARE OWNED BY AND REMAIN THE PROPERTY OF C.L. WEISS ENGINEERING, INC. AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE WRITTEN PERMISSION OF CHRISTOPHER L. WEISS, P.E.

111 Eubank Boulevard NE
Park Place Mobile Homes - Addition

Scale: 1" = 20'	Drawn By: B.B.	Checked By: CLW	Job Number:	Date: MARCH 1998
Drainage and Grading Plan				C-1 Sheet 1 of 1



PERFORATED PIPE / TRENCH DRAIN



LEGEND

---	SIDEWALK, CURB AND GUTTER (EXISTING, PROPOSED)	LA	LANDSCAPED AREA
---	PROPOSED PAVED DRIVE	TGW	TOP OF GRADE WALL (< 10' HIGH
---	BUILDING (EXISTING, PROPOSED)	TRW	TOP OF RETAINING WALL (> 10' HIGH
---	PROPERTY LINE	TA	TOP OF ASPHALT
---	EXISTING SPOT ELEVATION	TC	TOP OF CURB
---	EXISTING CONTOUR	FL	FLOW LINE
---	PROPOSED SPOT ELEVATION	FF	FINISHED FLOOR
---	PROPOSED CONTOUR	R/W	RIGHT OF WAY
---	SURFACE FLOW DIRECTION (EXISTING, PROPOSED, ROOM)	TG	TOP OF GRATE
---		PL	PROPERTY LINE
---		PP	POWER POLE
---		▲	ENTRY / EXIT LOCATION

SCOPE

Proposed improvements include a 675 sf (footprint) addition to an existing building and the reconfiguring of an existing storm drain system.

The present site is an undeveloped commercial property with the runoff flowing west to Gloria Street NE. The site is bordered by Gloria Street NE to the west, an existing commercial facility to the north, Eubank Blvd. NE to the east and an existing Shamrock Gas Station to the south.

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 relationships 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: Historically, the entire site drains west to Gloria Street NE. The proposed building addition will increase flows from the site by an insignificant amount (see calculations) thus maintaining the historic discharge rate. An existing storm drain / trench drain system which picks up nuisance flows from the southeast parking area will be rerouted as proposed.

GENERAL NOTES

LEAD: Lot G-1 and a westerly portion of Lot H Block 8 Buena Ventura Subdivision Albuquerque, New Mexico

SURVEYOR: Freshwater Surveying Co., 1100 Alvarado Dr. NW, Albuquerque, NM 87102 March, 1998

B.M.: City of Albuquerque 10-121, An aluminum disk on the top of curb at the ENE quadrant of the intersection of Central Avenue and Eubank Boulevard NE, Elevation: 5466.65, (MSLD)

T.B.M.: North pinned bolt of FH located near the northeast property corner, Elevation 5466.17 (MSLD)

FLOOD HAZARD: Per FIRM Boundary Map #358 / 359, the site is not located within a flood hazard area.

OFF-SITE DRAINAGE: Based on the Topographic Survey and the visit, established off-site flows from the existing Post Office to the northeast and minor flows from the Shamrock Gas Station car wash area to the south will continue to pass through the site unimpeded. The proposed construction shall have no impact on these off-site flows.

EROSION CONTROL: The contractor is responsible for retaining on-site all sediment generated during construction by means of temporary earth berm or silt fences at the low points on the west property line.

CALCULATIONS

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

ON-SITE

AREA OF SITE: (see sub-basin map for extent) 57166 SF = 1.312 Ac.

HISTORIC FLOWS:	DEVELOPED FLOWS:	EXCESS PRECIPITATION:
On-Site Historic Land Condition	On-Site Developed Land Condition	Precip. Zone 3
Area a = 0 SF	Area a = 0 SF	Ea = 0.66
Area b = 0 SF	Area b = 0 SF	Eb = 0.92
Area c = 43143 SF	Area c = 44468 SF	Ec = 1.29
Area d = 12023 SF	Area d = 12698 SF	Ed = 2.36
Total Area = 57166 SF	Total Area = 57166 SF	

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

Weighted E = $EaAa + EbAb + EcAc + EdAd$

Historic E = 1.52 in. Developed E = 1.53 in.

On-Site Volume of Runoff: V360 = $E \cdot A / 12$ = 7217 CF Developed V360 = 7278 CF

Historic V360 = 7217 CF Developed V360 = 7278 CF

On-Site Peak Discharge Rate: $Qp = QpaAa + QpbAb + QpcAc + QpdAd / 43.560$

For Precipitation Zone 3

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

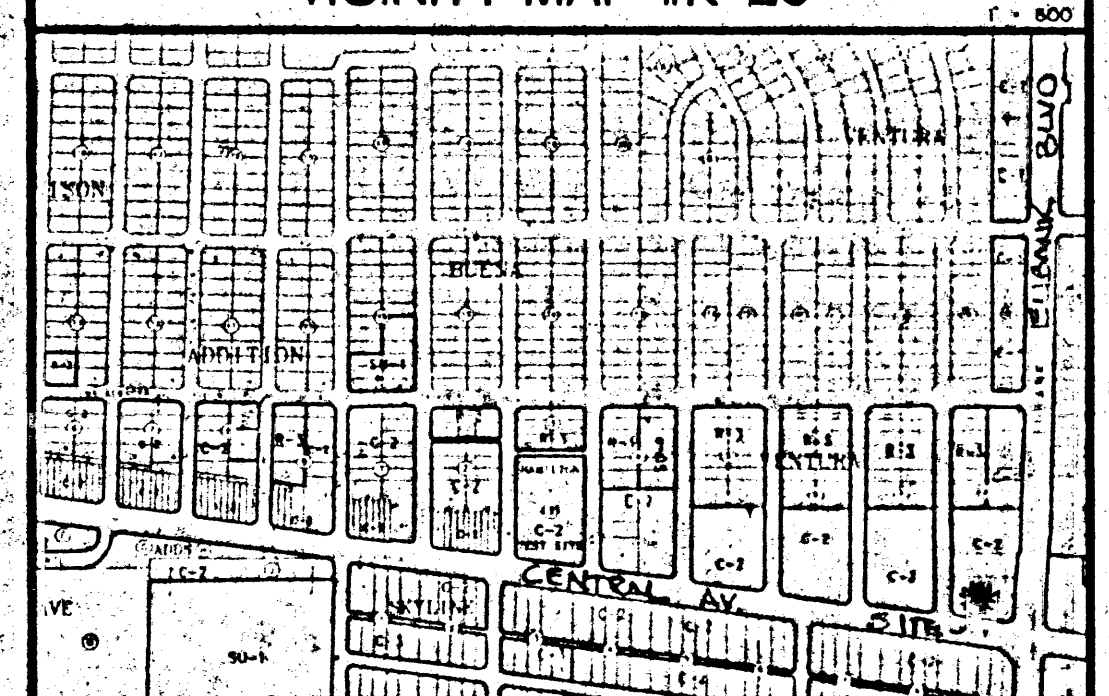
Historic $Qp = 4.96$ CFS Developed $Qp = 4.99$ CFS

Construction of 25' x 27' addition increases the discharge from the site insignificantly (0.03 cfs).

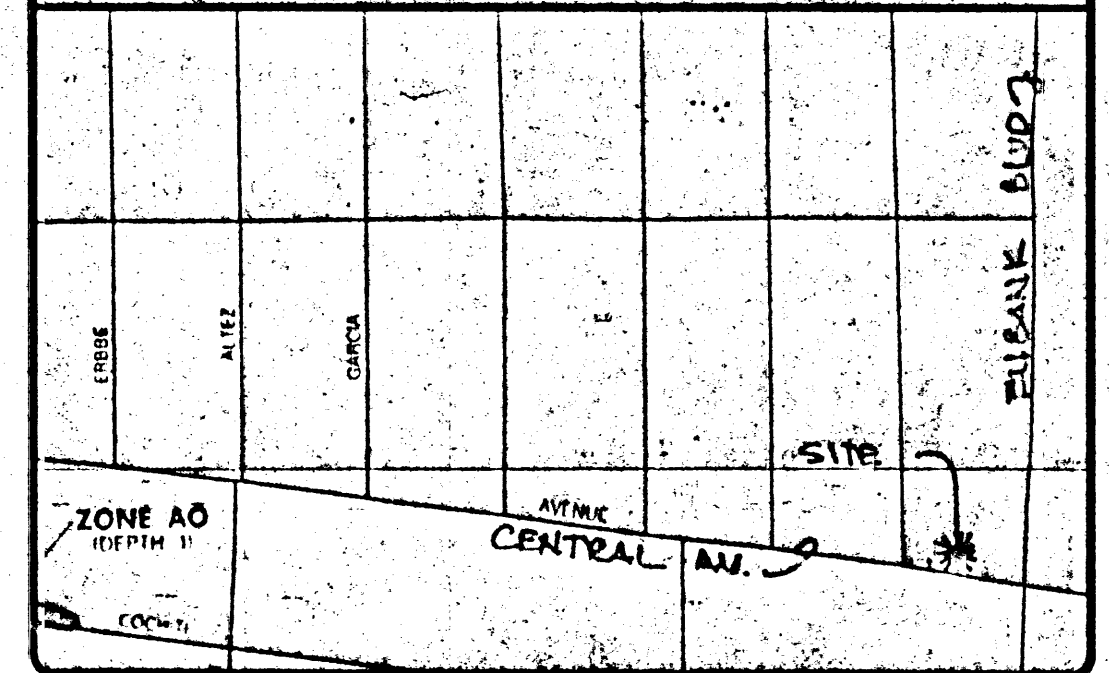
KEYNOTES

- EXISTING ONE STORY STUCCOED MOBILE UNIT, FF APPROXIMATELY 15' ABOVE GRADE.
- PROPOSED 25' X 27' ADDITION MATCH EXISTING FF, ELEVATION. CONSTRUCT STEPS ON NORTH SIDE TO ACCESS EXISTING GRADES. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
- EXISTING 4" STORM DRAIN CONNECTED TO EXISTING DRAINS IN CONCRETE TO PICK UP MINOR FLOWS FROM EAST PARKING AREA. CONTRACTOR TO FIELD LOCATE.
- REMOVE EXISTING STORM DRAIN LINE THROUGH PROPOSED BUILDING AREA. REROUTE WITH NEW 4" PVC PIPE / 4" PVC DRAIN AS SHOWN ALONG EAST AND NORTH SIDE OF PROPOSED BUILDING. MINIMUM SLOPE 0.0050/1.
- INSTALL 4" TEE WITH 10 LF 4" PERFORATED PVC EACH SIDE AS SHOWN. ENCLOSE PERFORATED PIPE WITH 2' WIDE X LENGTH TRENCH DRAIN (SEE DETAIL). FIELD LOCATE AS REQUIRED TO AVOID TRAFFIC AREAS. MAINTAIN MINIMUM 20' MIN. DISTANCE FROM PROPOSED BUILDING.
- EXISTING POST OFFICE THIS AREA DRAINS THROUGH THE PROPERTY TO GLORIETA STREET NE.
- NO OFF-SITE FLOWS FROM THE NORTH AFFECT THIS PROPERTY.
- MINOR FLOWS FROM THE EXISTING CAR WASH AREA PASS THROUGH AN EXISTING DRAIN IN THE CURB AND FLOW THROUGH THIS SITE. THE REMAINDER OF THE SHAMROCK GAS STATION DRAINS DIRECTLY TO GLORIETA STREET NE OR EUBANK BLVD. NE AS SHOWN.
- EXISTING MOBILE HOMES THIS AREA NOT SHOWN. MOBILE HOMES SITE APPROX. 15' ABOVE GRADE. FLOWS PASS UNDER / PERCOLATE INTO THE GROUND AS REQUIRED.

VICINITY MAP #K-20



FIRM MAP #358



C.L. WEISS ENGINEERING, INC.

SANDIA PARK OFFICE
POST OFFICE BOX 47
SANDIA PARK, NM 87047
(505) 261-1800

ALVARADO OFFICE
100 ALVARADO DR. NE
ALBUQUERQUE, NM 87110
(505) 266-3444

Revisions

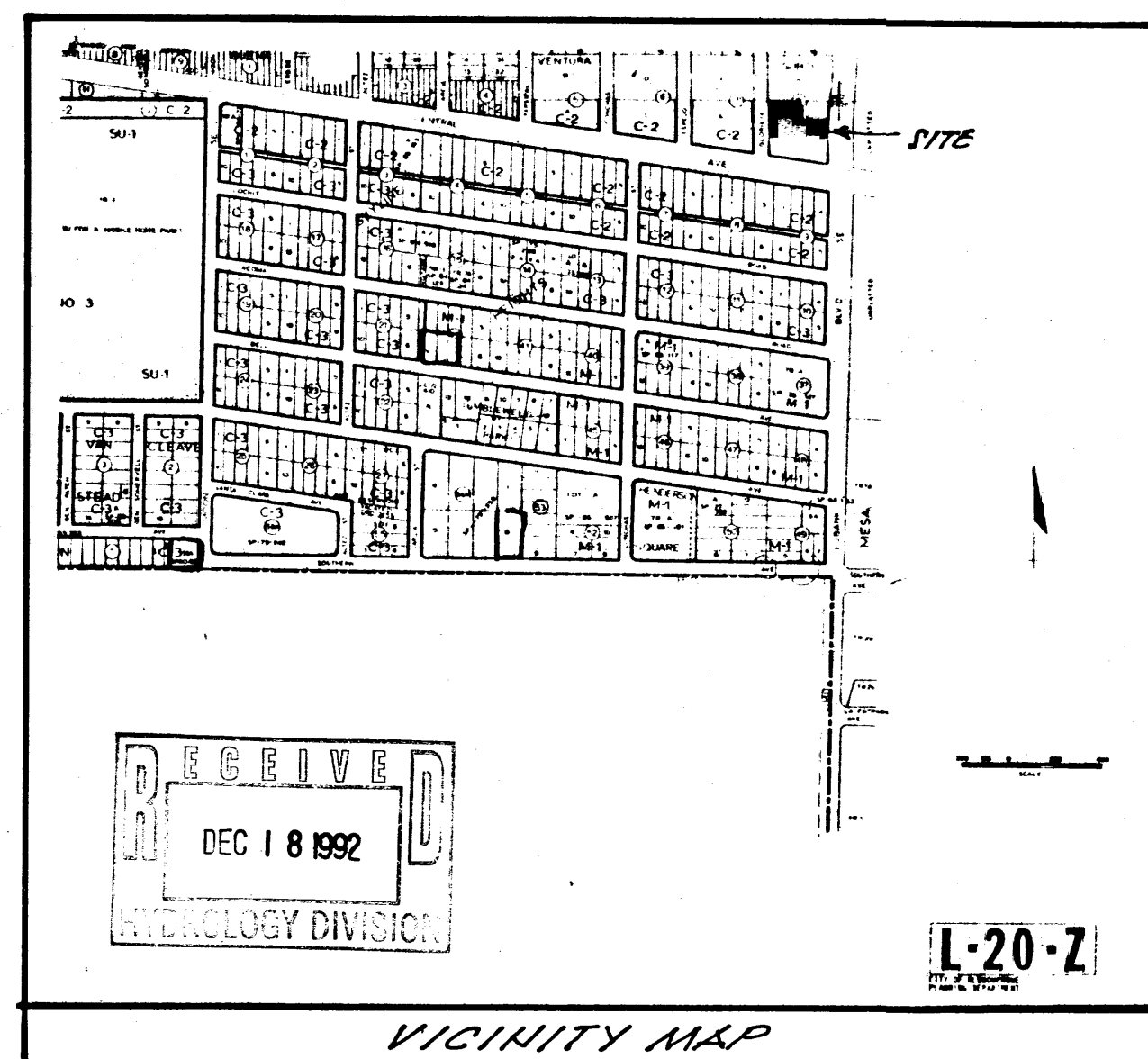
THIS DESIGN, CALCULATIONS, AND CONCEPTS ARE OWNED BY AND REMAIN THE PROPERTY OF C.L. WEISS ENGINEERING, INC. NO PART OF THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF C.L. WEISS ENGINEERING, INC.

111 Eubank Boulevard NE
Park Place Mobile Homes - Addition

Scale: 1" = 20' Drawn By: PJB Checked By: CLW Job Number: Date: MARCH 1998

Drainage and Grading Plan

C-1
Sheet 1 of 1



CONSTRUCTION NOTES:

- 1.) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1290 FOR LOCATION OF EXISTING UTILITIES.
- 2.) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS; SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- 3.) ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 4.) ALL CONSTRUCTION WITHIN CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT FOR STORM RUN-OFF DURING CONSTRUCTION; HE SHALL INSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- 1.) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTIES.
- 2.) ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREETS.
- 3.) THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT WITHIN PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

NOTICE TO CONTRACTOR:

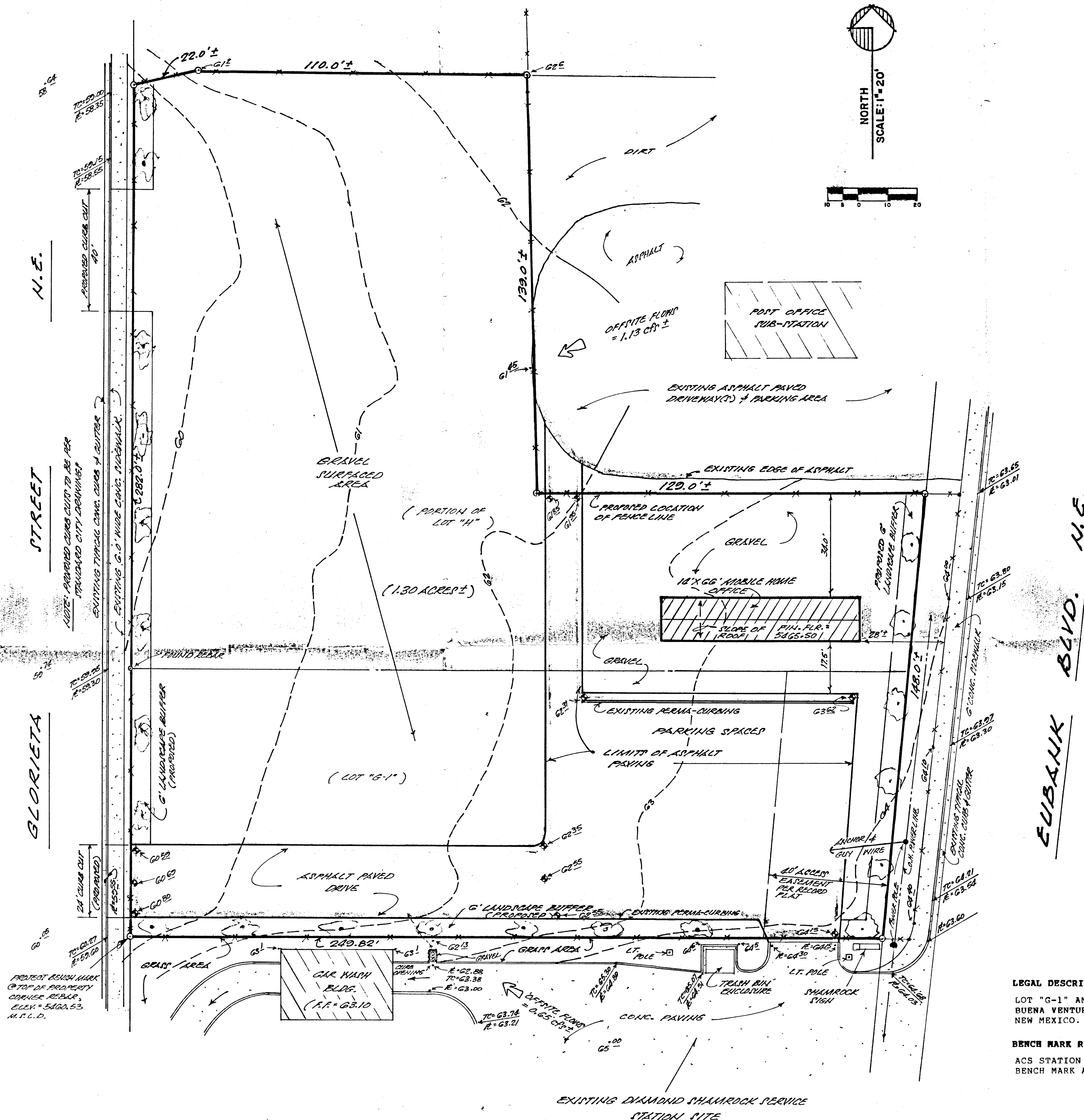
- 1.) AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- 2.) ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CONTRACT DOCUMENTS FOR CITY WIDE UTILITIES AND CASH PAVING NO. 31".
- 3.) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (260-1290), FOR LOCATION OF EXISTING OF SURFACE AND SUBSURFACE UTILITIES.
- 4.) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS; SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR THE PROJECT.

GENERAL NOTES:

- 1.) NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
- 2.) NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD WITHIN THE SUBJECT SITE OTHER THAN THOSE SHOWN ON THE PLAT OF RECORD.
- 3.) REFER TO "ARCHITECTURAL SITE PLAN" FOR FIELD LAYOUT OF THE PROPOSED IMPROVEMENTS.
- 4.) TOPOGRAPHY SURVEY OBTAINED BY "TRANSIT-STADIA" METHOD.

LEGEND:

- T.C. = 53.95 = TOP OF CURB ELEVATION
- E. = 53.30 = CURB FLOW LINE ELEVATION
- — — — — = EXISTING OR PROPOSED CONCRETE
- G1 — — — = EXISTING CONTOUR
- G1 — — — = PROPOSED CONTOUR
- — — — — = EXISTING FENCE
- ★ 53.00 = PROPOSED FINISH ELEVATION



DRAINAGE COMMENTS:

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED ON THE WEST SIDE OF EUBANK BLVD. N.E. APPROXIMATELY 180.0' NORTH OF THE INTERSECTION OF EUBANK BLVD. N.E. AND CENTRAL AVENUE, IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

THE PROJECT SITE, (1.) DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN, (2.) DOES NOT LIE ADJACENT TO A NATURAL OR ARTIFICIAL WATER COURSE, (3.) DOES ACCEPT AND WILL CONTINUE TO ACCEPT OFFSITE FLOWS FROM ADJACENT PROPERTIES (AS SHOWN ON THE PLAN HEREON).

BASED ON THE TOPOGRAPHY SURVEY AND SITE INVESTIGATION OF THE SUBJECT SITE, IT HAS BEEN DETERMINED THAT THE FREE DISCHARGE OF RUNOFF BEING CREATED BY THE EXISTING AND PROPOSED DEVELOPED CONDITIONS HAVE NO ADVERSE AFFECT ON DOWNSTREAM PROPERTIES.

DRAINAGE CALCULATIONS: (RATIONAL METHOD) $Q_{100} = CIA$

$R_6 = 6$ HR. - 100 YR. RAINFALL = 2.45 IN.

INTENSITY ("I") = 5.20 IN./HR.

$T_c =$ TEN (10) MINUTES FOR A SITE THIS SIZE

EXISTING CONDITIONS: (VACANT LAND) SITE SIZE = 56,670.0 SQ. FT. 1.30 ACRES

$Q_{100} = 0.40 \times 5.20 \times 1.30 = 2.70$ cfs

PROPOSED CONDITIONS:

BUILDING ROOF AREA = 0.02 AC. = 02% X (C=0.90) = 0.02

PARKING/ACCESS DRIVE = 0.27 AC. = 21% X (C=0.70) = 0.15

LANDSCAPED AREA = 0.08 AC. = 06% X (C=0.25) = 0.02

UNDEVELOPED AREA = 0.93 AC. = 71% X (C=0.40) = 0.28

"C" FACTOR = 0.47

$Q_{100} = 0.47 \times 5.20 \times 1.30 = 3.18$ cfs

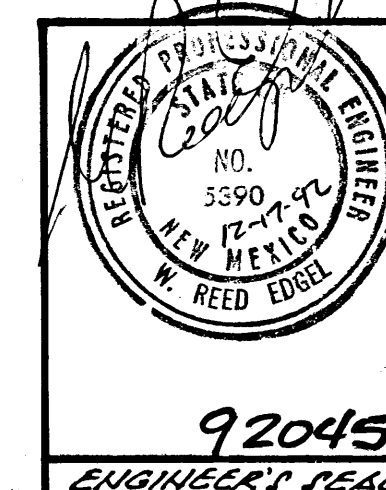
NOTE: THE SUBJECT SITE WILL CONTINUE TO ACCEPT AND ALLOW THE HISTORICAL OFFSITE FLOWS ONTO AND THRU THE SITE.

LEGAL DESCRIPTION:

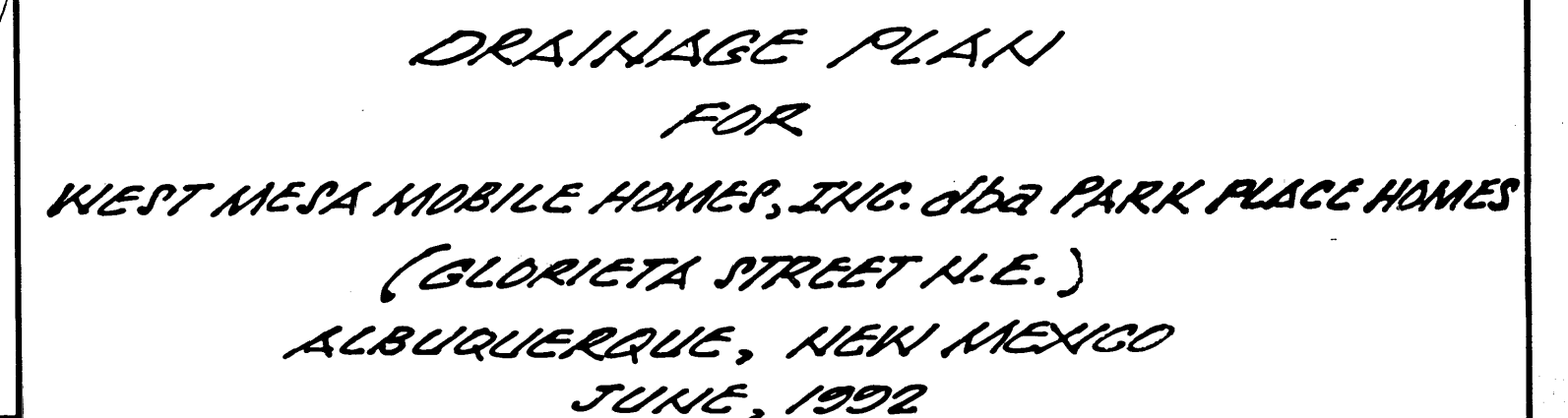
LOT "G-1" AND A WESTERLY PORTION OF LOT "H", IN BLOCK EIGHT (8) OF THE BUENA VENTURA SUBDIVISION, TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

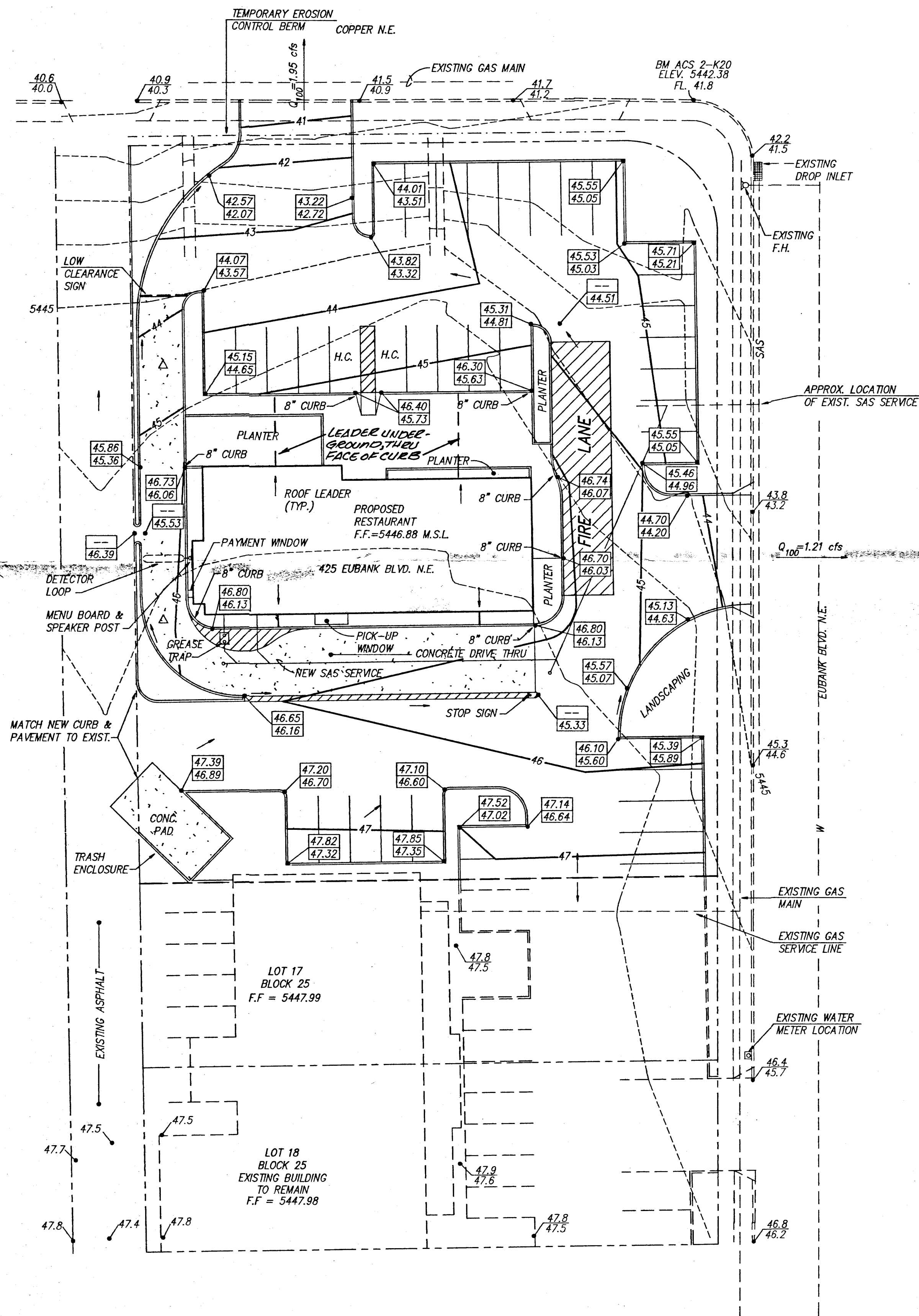
BENCH MARK REFERENCE:

ACS STATION "5-L21(R)", M.S.L.D. ELEVATION = 5466.535; PROJECT BENCH MARK AS SHOWN ON THE PLAN HEREON.



- REVISED -
DRAINAGE PLAN
FOR
WEST MESA MOBILE HOMES, INC. d/b/a PARK PLACE HOMES
(GLORIETA STREET N.E.)
ALBUQUERQUE, NEW MEXICO
JUNE, 1992
(REVISED 12-15-92)



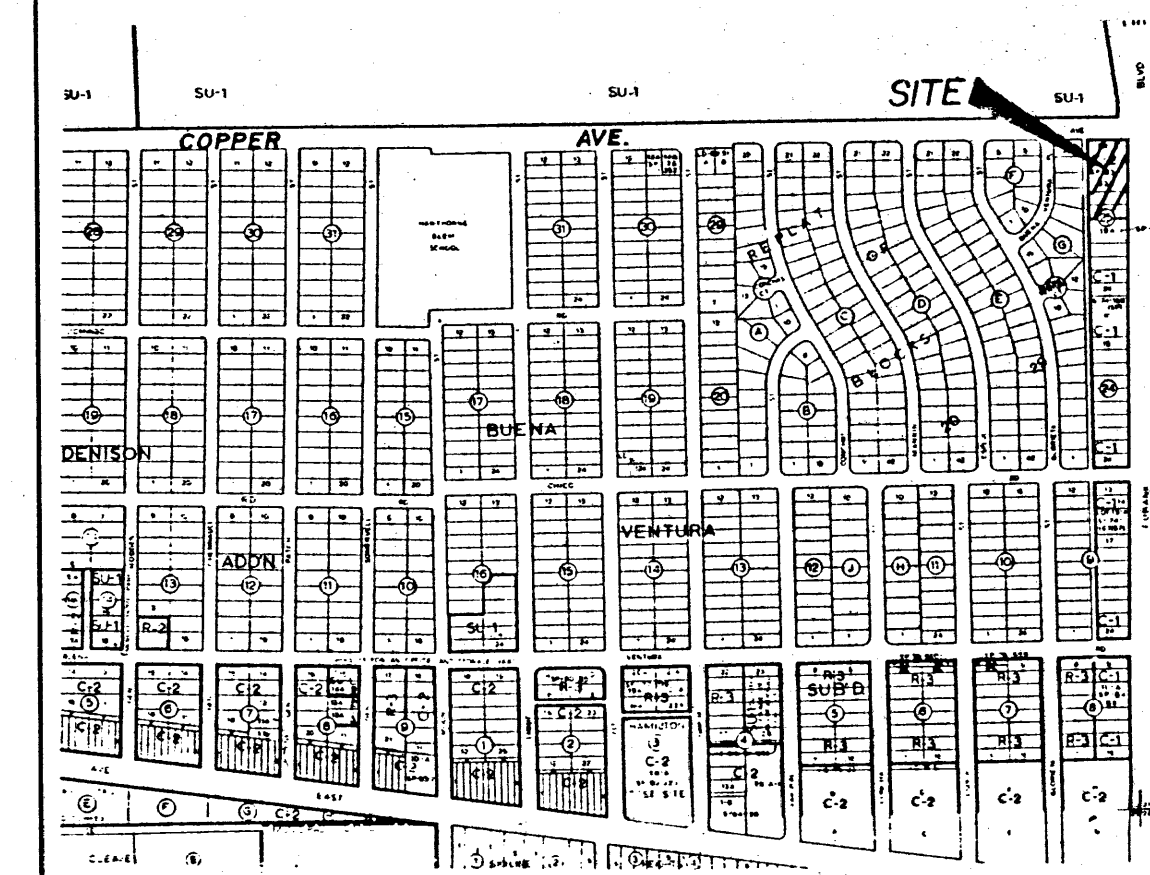


UTILITY NOTES:

1. THE EXISTING UTILITY LINES LOCATED ON THIS PLAN ARE APPROXIMATE AND SHOULD BE USED ONLY AS A PRELIMINARY PLANNING GUIDE.
2. LINE SPOTTING BY RESPECTIVE UTILITIES AT THE SITE WILL BE COMPLETED BY 8/04/92.
3. LIGHTING DESIGN AND LAYOUT TO BE PROVIDED BY THE FIXTURE MANUFACTURER SHALL SATISFY FIRE CODE REQUIREMENTS.

* DRAINAGE CALCULATIONS:

EXISTING CONDITIONS	FUTURE CONDITIONS
A = 0.67 Ac.	A = 0.67 Ac.
P(100-1) = 2.07 in.	P(100-1) = 2.07 in.
P(100-6) = 2.54 in.	P(100-6) = 2.54 in.
P(100-24) = 3.09 in.	P(100-24) = 3.09 in.
DT = 0.0333 hr.	DT = 0.0333 hr.
Tp = 0.1333 hr.	Tp = 0.1333 hr.
Q(100-6) = 3.16 cfs	Q(100-6) = 3.16 cfs
VOL(100-6) = 0.286 Ac.Ft.	VOL(100-6) = 0.286 Ac.Ft.
* UTILIZING THE MOST RECENT AMAFCA VERSION OF HYMO (AHYMO 392)	



VICINITY MAP

ZONE MAP: K-20-Z

ACS BENCHMARK

2-K20, LOCATED AT THE INTERSECTION OF EUBANK & COPPER N.E., IN THE SOUTHWEST QUADRANT OF THE INTERSECTION. A SQUARE CHISELED ON THE W.S.W. CURB RETURN.
ELEVATION = 5442.385

LEGAL DESCRIPTION

TRACT A, LOTS 17 & 18, BLOCK 25, BUENA VENTURA SUBDIVISION

NOTES

1. 8" CURB AROUND ENTIRE PROPOSED BUILDING PERIMETER EXCEPT WHERE NOTED.
2. SITE DOES NOT LIE WITHIN A FLOOD ZONE.
3. TOPOGRAPHIC SURVEY PERFORMED BY D. MARK GOODWIN & ASSOCIATES ON 7/92.
4. A TEMPORARY EROSION CONTROL BERM SHALL BE CONSTRUCTED ALONG THE NORTHERN PROPERTY LINE.
5. OFF-SITE FLOWS DO NOT IMPACT THIS SITE.
6. TRANSITION FROM 8" CURB HEIGHTS TO STANDARD 6" CURB HEIGHTS SHALL BE PROVIDED OVER A MIN. DISTANCE OF 15'.

LEGEND

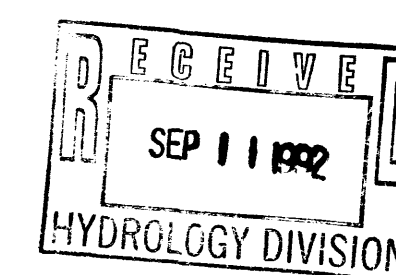
	EXISTING SPOT ELEVATION
	EXISTING CONTOUR
	EXISTING CURB
	ROOF LEADER
	NEW CONTOUR
	NEW SPOT ELEVATIONS
	DRAINAGE BOUNDARY
	CONCRETE

BURGER KING RESTAURANT GRADING & DRAINAGE PLAN

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

Designed: JMM	Drawn: STAFF	Checked: DMG	Sheet 1 of 1
Scale: 1"=20'	Date: 7/92	Job: 9252	

SCALE: 1"=20'
BKR/GD20



Mark Goodwin
9/10/92