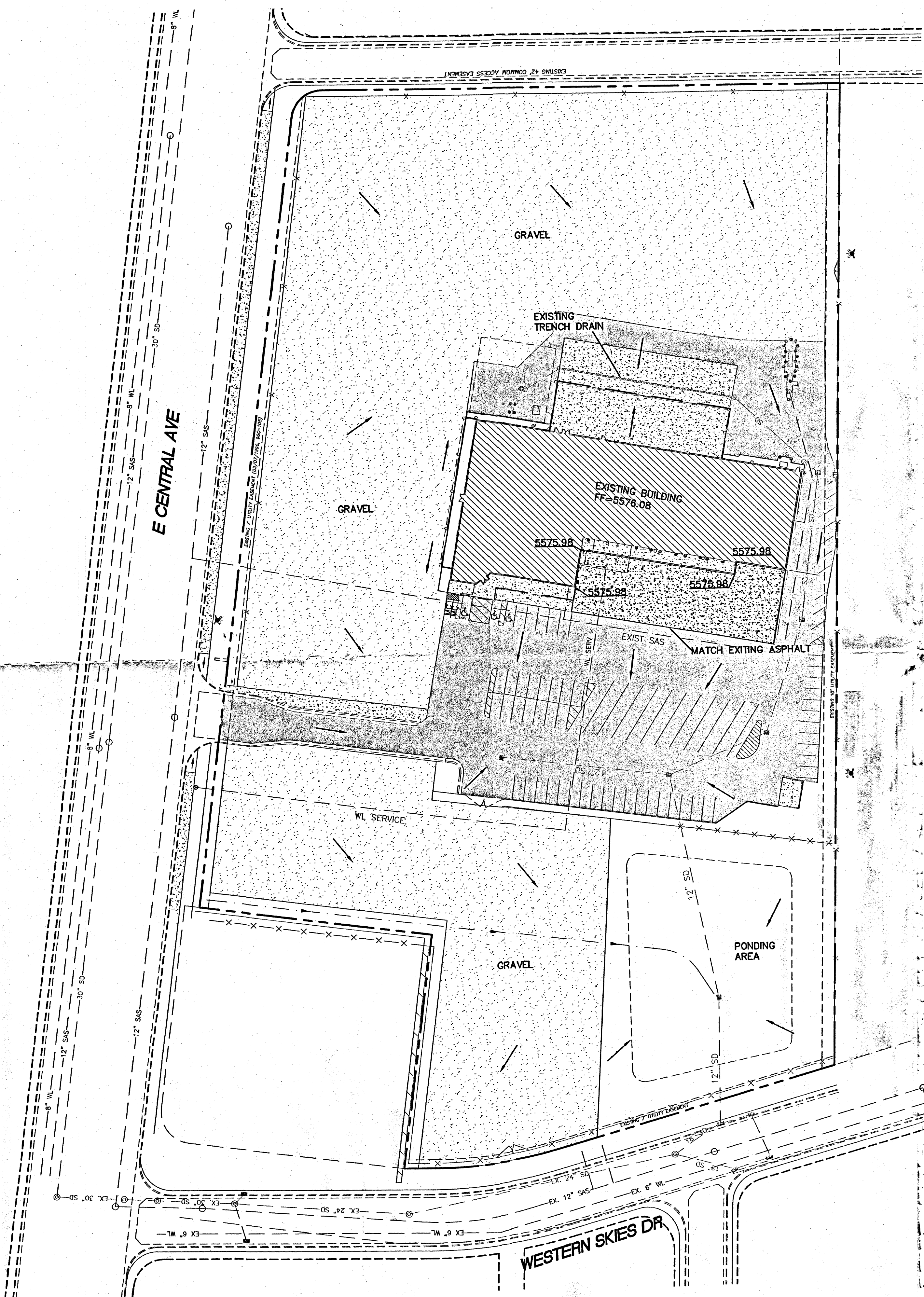




EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

LEGEND

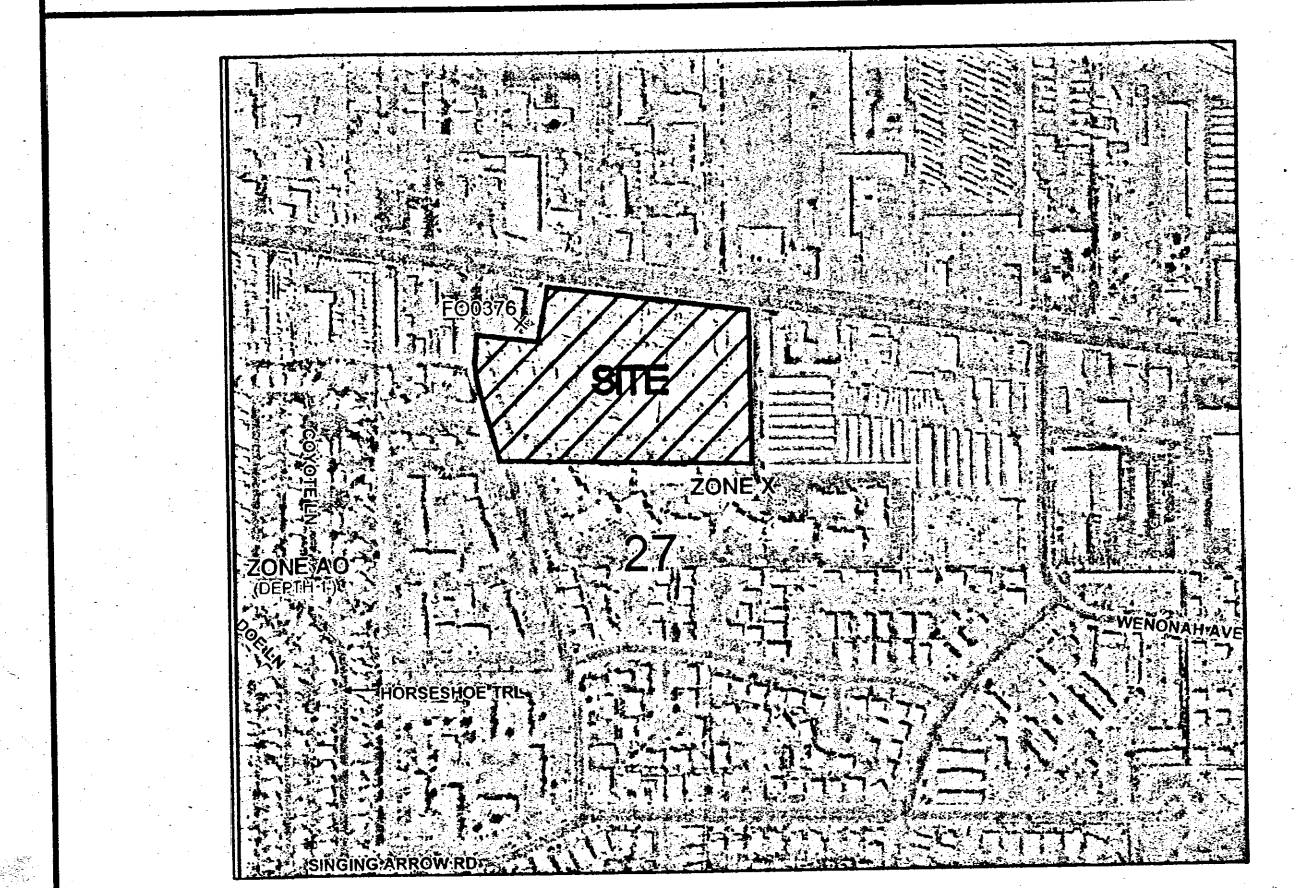
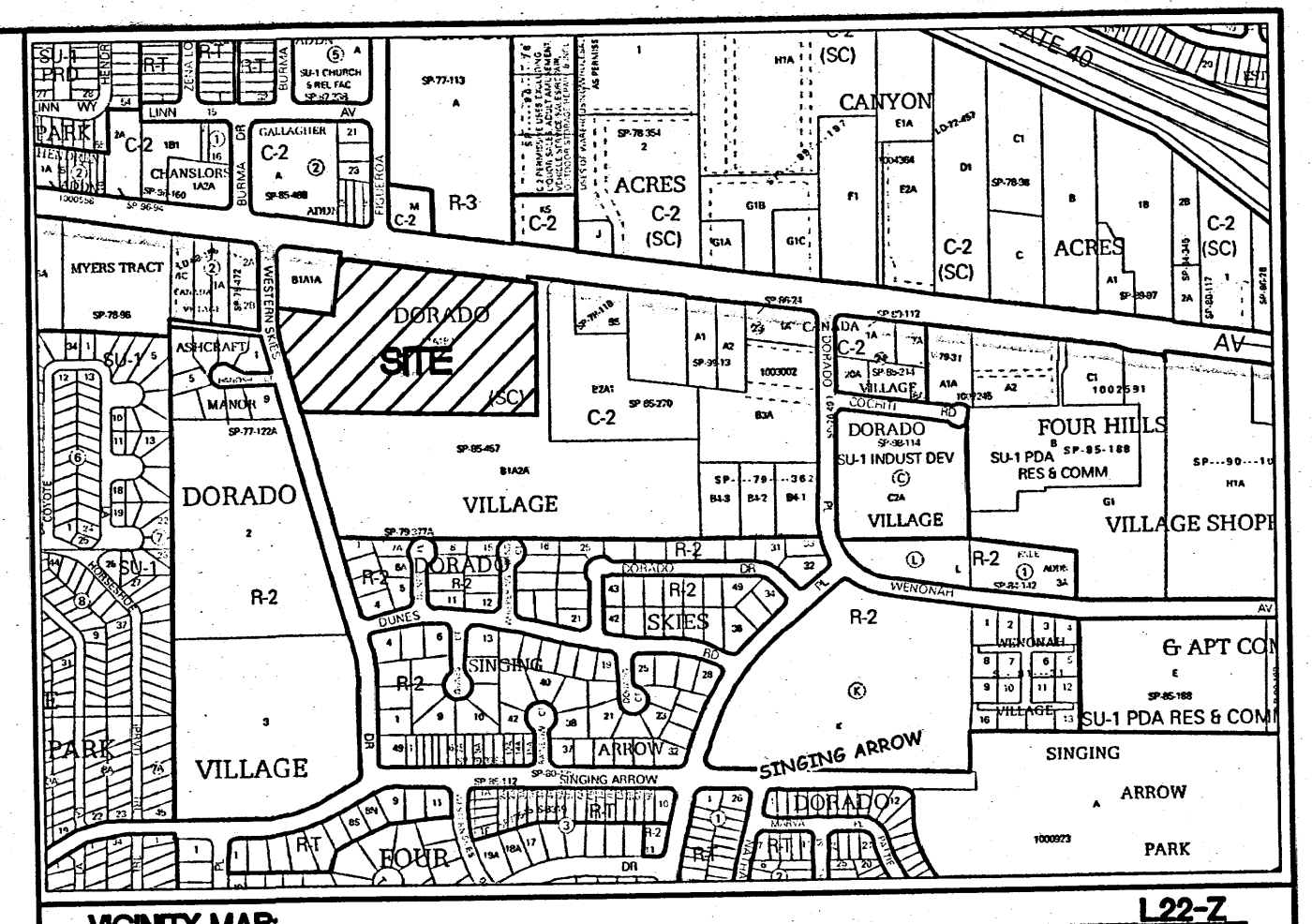
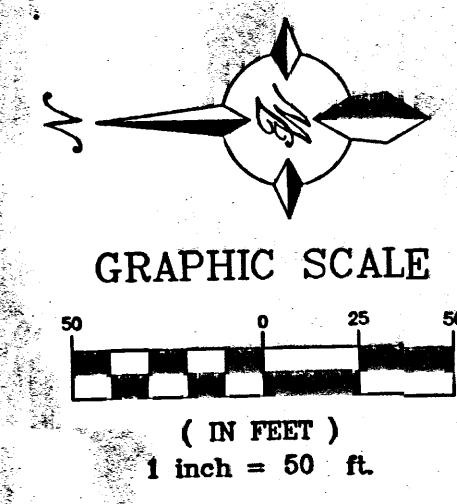
- BOUNDARY LINE
- EASEMENT
- RIGHT-OF-WAY
- BUILDING
- NEW CONCRETE
- EXISTING CONCRETE
- EXISTING CURB & GUTTER
- EXISTING SANITARY SEWER LINE
- EXISTING WATERLINE
- EXISTING POWER
- EXISTING GAS
- EXISTING STORM DRAIN
- EXISTING DOUBLE CLEAN OUT
- EXISTING SD MANHOLE
- EXISTING INLET
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING BOLLARD
- EXISTING GAS VALVE
- DIRECTION OF FLOW
- EXISTING GRAVEL
- EXISTING ASPHALT

12700 CENTRAL AVENUE SE, ALBUQUERQUE NM

PURPOSE - THE PURPOSE OF THIS GRADING AND DRAINAGE PLAN IS TO UPDATE THE DRAINAGE MANAGEMENT PLAN FOR THE ABOVE REFERENCED SITE UNDER THE ADMINISTRATIVE AMENDMENT FOR SITE DEVELOPMENT AND BUILDING PERMIT APPROVAL.

EXISTING CONDITIONS - THE SITE IS A FULLY DEVELOPED 8.54 ACRE LOT LOCATED IN ALBUQUERQUE NM, SOUTHEAST OF CENTRAL AVENUE AND WESTERN SKIES DRIVE SE - IDENTIFIED AS TRACT B1A1B OF DORADO VILLAGE SUBDIVISION. THE DEVELOPED SITE SLOPES GENERALLY FROM EAST TO WEST AND CONVEYS FLOWS TO STORM INLETS AND 12" STORM DRAIN SYSTEM WHICH CARRY RUNOFF TO AN EXISTING 24" STORM DRAIN IN WESTERN SKIES DRIVE. A SMALL PORTION OF THE SITE CONVEYS RUNOFF THROUGH THREE 12" SIDEWALK CULVERTS TO THE WEST OF THE SITE AND ARE CAPTURED BY STORM INLETS IN WESTERN SKIES DR. THE APPROVED GRADING AND DRAINAGE PLAN AND DRAINAGE REPORT ACCOMPANY THIS SUBMITTAL AND DETAIL THE HYDROLOGIC AND HYDRAULIC ANALYSES FOR THE DEVELOPMENT. THE SUBJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD ZONE AS INDICATED IN THE ABOVE FEMA FLOOD MAP. FURTHER, NO OFFSITE FLOWS ENTER THE SITE.

PROPOSED CONDITIONS - THE SITE HYDROLOGY WILL REMAIN UNCHANGED. NO ADDITIONAL IMPERVIOUS AREAS WILL BE CREATED BY THE 10 FOOT EXPANSION OF THE SERVICE BAYS AND THEREFORE PEAK DISCHARGE WILL REMAIN UNCHANGED. THE NEW EXPANSION WILL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING AND SERVICE GARAGES AND NO RUNOFF WILL BE DIVERTED FROM HISTORIC (DEVELOPED) DRAINAGE PATTERNS.



NOTICE TO CONTRACTORS

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3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

ROUGH GRADING APPROVAL _____ DATE _____

	ROCKY MOUNTAIN RV ALBUQUERQUE, NM	DRAWN BY pm
	AA - GRADING PLAN	DATE 2-2-12
	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	DRAWING 2011059-SP.DWG
		SHEET # 4
RONALD R. BOHANNAN P.E. #7868		JOB # 2011059

CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

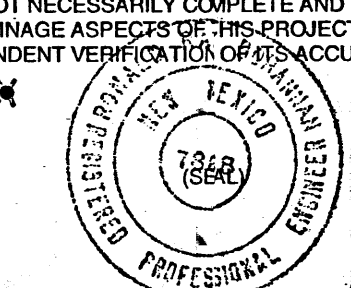
DRAINAGE CERTIFICATION

I, RONALD R. BOHANNAN, NMPE 7868, OF THE FIRM TERRA WEST, LLC, 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 12/22/12. THE RECORD INFORMATION EXISTING ON THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY SUPPLEMENTAL SURVEY USING ORIGINAL RECORDED SURVEY INFORMATION PROVIDED BY LARRY MEDRANO, NMPLS 11983, OF THE FIRM PRECISION SURVEYS, I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/22/12 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. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

NO EXCEPTIONS TAKEN.

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.

RONALD R. BOHANNAN, NMPE #7868
DATE 12/22/12



- ### EROSION CONTROL NOTES:
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 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
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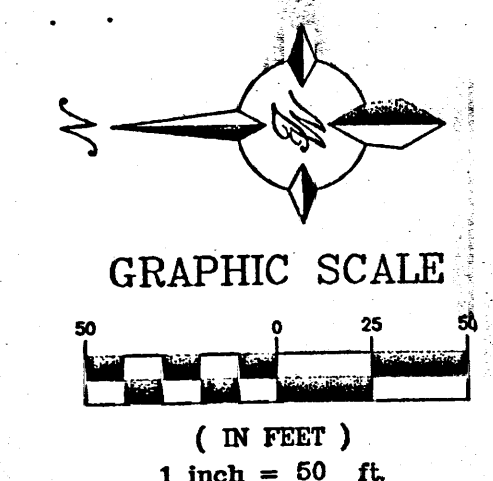
- ### LEGEND
- BOUNDARY LINE
 - EASEMENT
 - RIGHT-OF-WAY
 - BUILDING
 - NEW CONCRETE
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 - EXISTING CURB & GUTTER
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12700 CENTRAL AVENUE SE. ALBUQUERQUE NM

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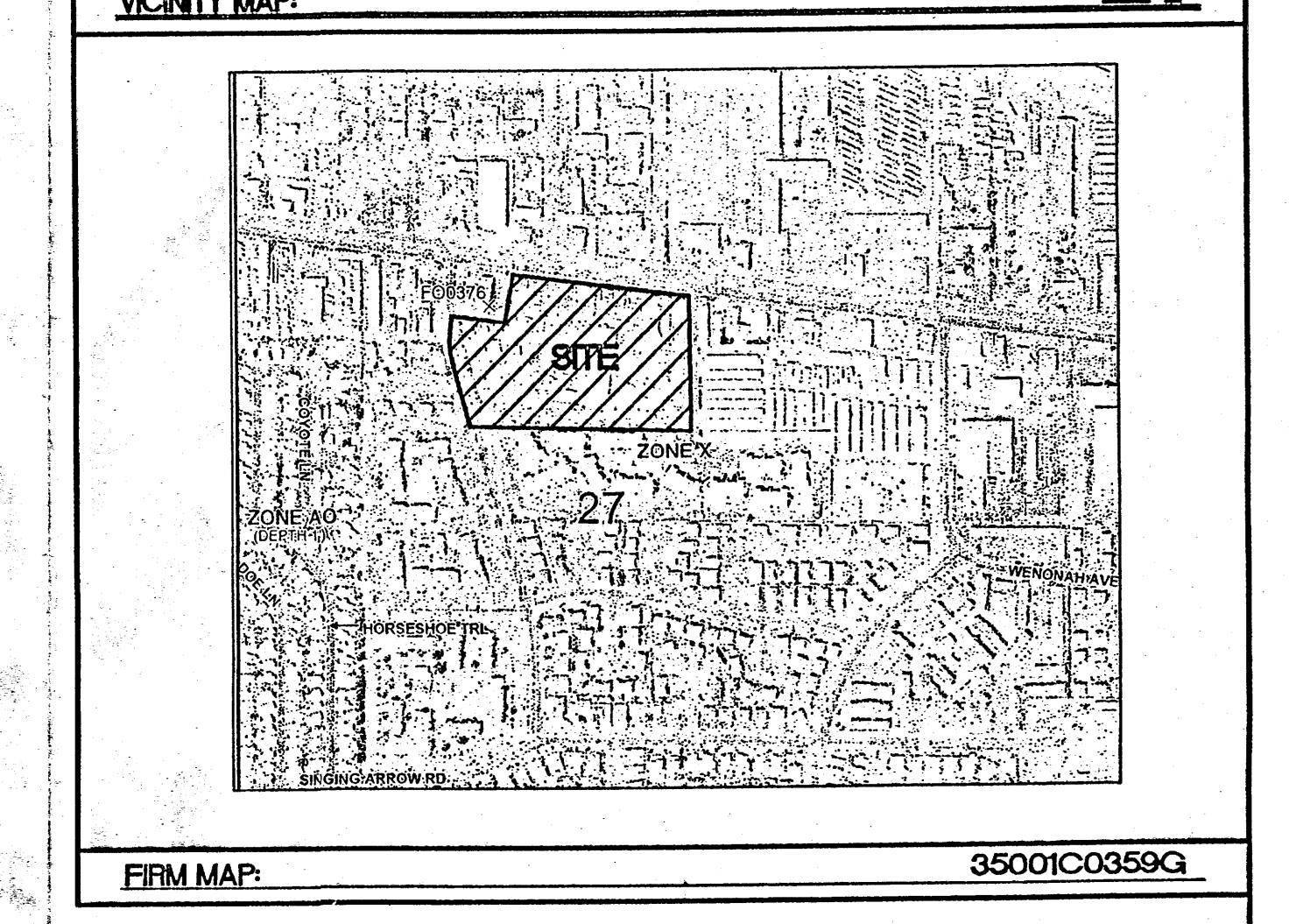
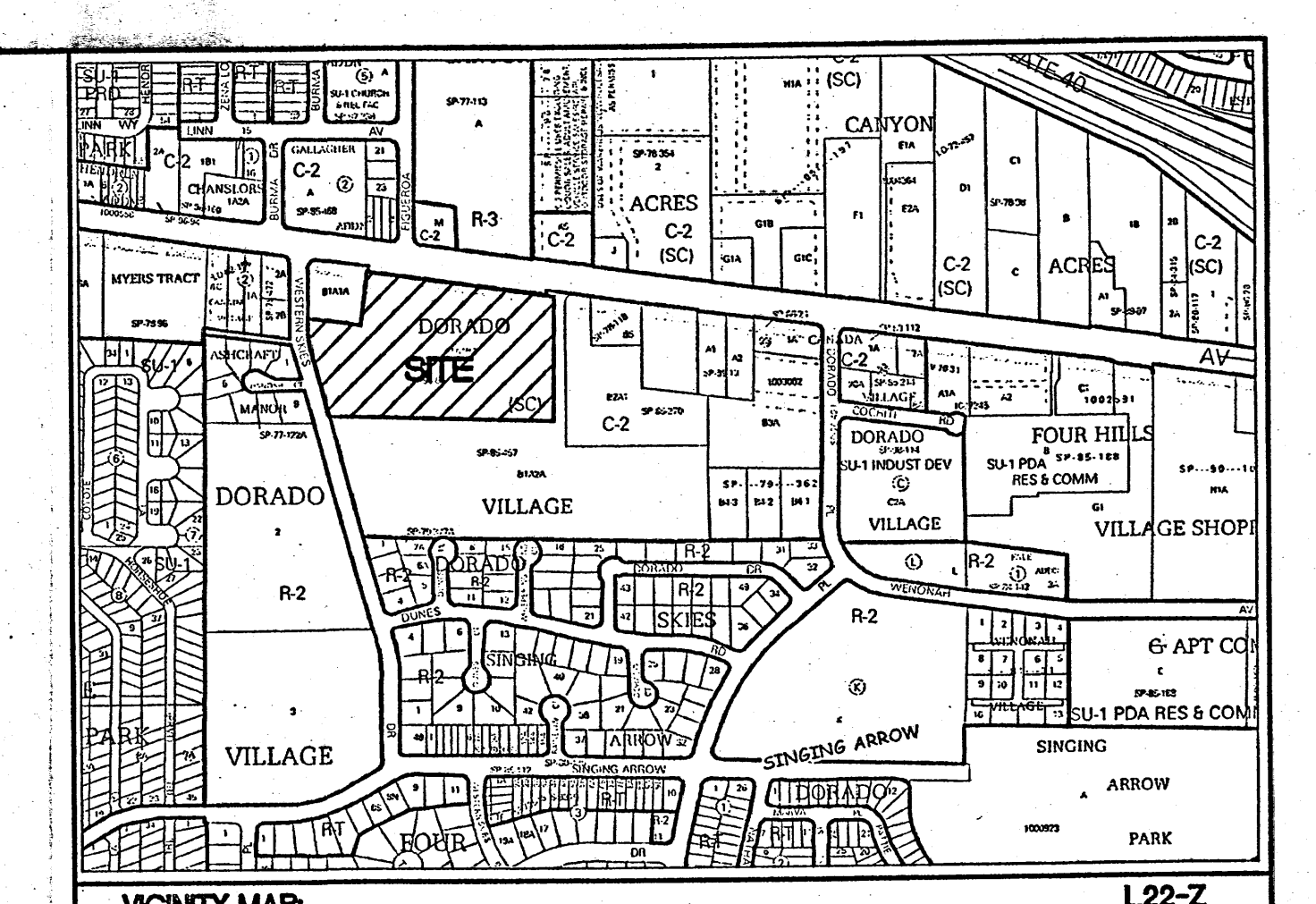
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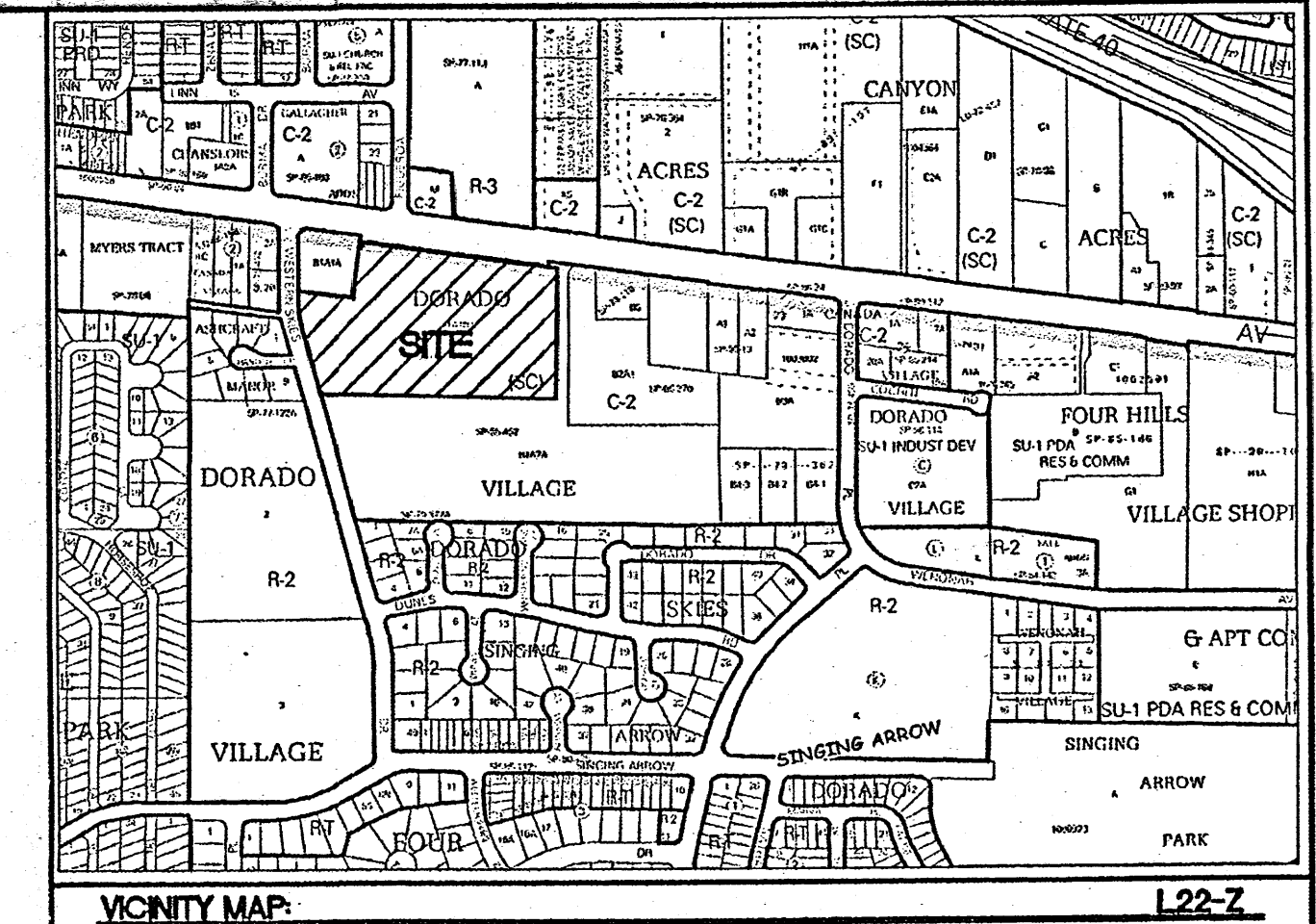
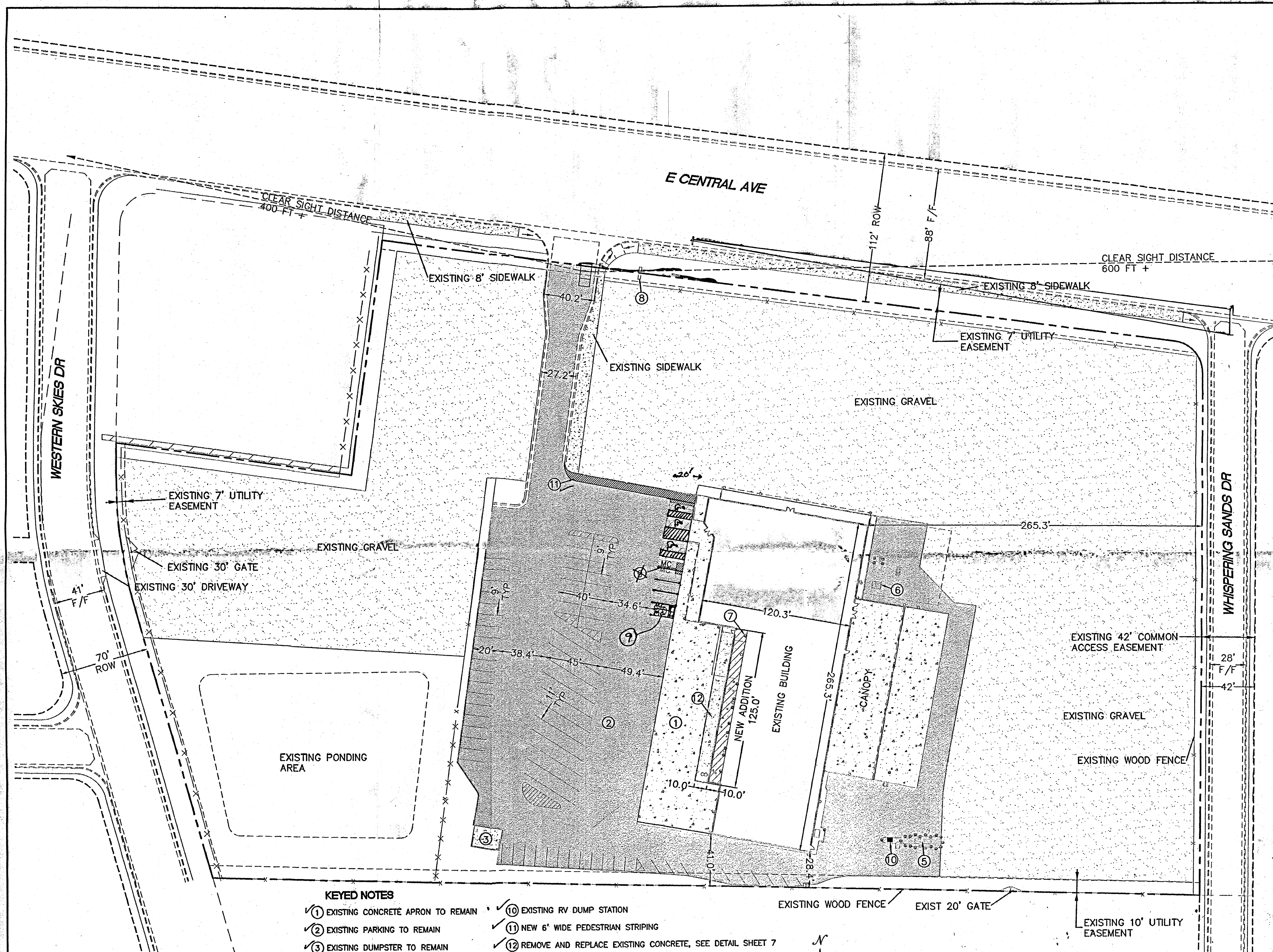
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APPROVAL	NAME	DATE
INSPECTOR		

ROUGH GRADING APPROVAL		DATE
ENGINEER'S SEAL	ROCKY MOUNTAIN RV ALBUQUERQUE, NM	DRAWN BY pm
	AA - GRADING PLAN	DATE 2-2-12
	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2011059-SP.DWG
	RONALD R. BOHANNAN P.E. #7868	SHEET # 4



SITE DATA
 LEGAL DESCRIPTION:
 TRACT B-1-A-1-B OF DORADO VILLAGE SUBDIVISION
 LOCATED ON THE SOUTH SIDE OF EAST CENTRAL AVENUE
 S.E. BETWEEN WESTERN SKIES DRIVE S.E. AND WHISPERING
 SANDS DRIVE S.E. IN ALBUQUERQUE, NEW MEXICO.

ZONING SU-2
 LOT AREA 380,279 SF (8.73 AC)

LEGEND

---	BOUNDARY LINE
---	EASEMENT
---	EXISTING CONCRETE
---	EXISTING CURB & GUTTER
---	EXISTING STREET LIGHTS
---	EXISTING BOLLARD
---	SAWCUT LINE
---	NEW BUILDING ADDITION
---	NEW CONCRETE
---	EXISTING FENCE
---	EXISTING GRAVEL
---	EXISTING ASPHALT

BUILDING DATA

BUILDING USE: RECREATIONAL VEHICLE DEALER	
OCCUPANCY TYPE: B-1 & B-2	
TOTAL BUILDING AREA (PER 2007 SITE PLAN):	29,610 SF
(MINUS) CANOPY AREA:	5,600 SF
EXISTING TOTAL AREA:	24,010 SF
NEW ADDITION 10'X125' (PER THIS PLAN):	1,250 SF
NEW TOTAL AREA:	25,260 SF
STORIES: 1	
CONSTRUCTION TYPE: 2N	
LARGEST SINGLE (UNSPRINKLED) AREA: 12,000 SF	
NEW SPRINKLED AREA (INCLUDING SERVICE CANOPY): 20,150 SF	

PARKING

PARKING REQUIRED:	
OFFICES @ 1 PER 200 (3,334/200):	17 SPACES
SHOWROOM @ 1 PER 500 (7,247/500):	15 SPACES
WAREHOUSE @ 1 PER 2,000 (3,585/2,000):	2 SPACES
SHOP @ 1 PER 1,000 (13,010/1,000):	13 SPACES
TOTAL PARKING REQUIRED:	47 SPACES
TOTAL PARKING PROVIDED:	83 SPACES
TOTAL HC PARKING REQUIRED:	3 SPACES
TOTAL HC PARKING PROVIDED:	3 SPACES - 1 VAN HC ACCESSIBLE
TOTAL MC PARKING REQUIRED:	2 SPACES
TOTAL MC PARKING PROVIDED:	2 SPACES

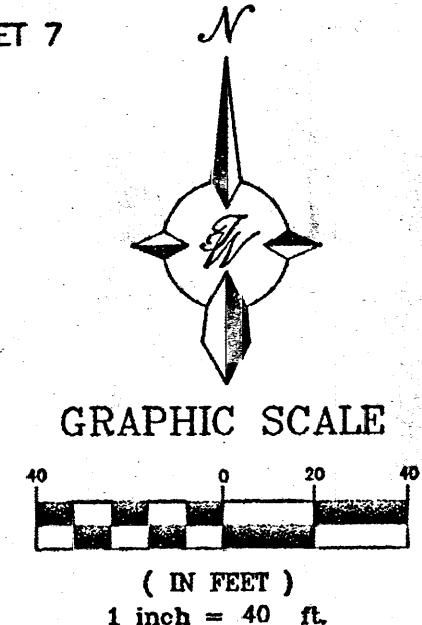
LANDSCAPING

TOTAL LANDSCAPING REQUIRED:	41,541 SF (0.95 AC)
TOTAL LANDSCAPING PROVIDED:	46,274 SF (1.06 AC)

ENGINEER'S SEAL	ROCKY MOUNTAIN RV ALBUQUERQUE, NM	DRAWN BY pm
	AA - SITE PLAN FOR BUILDING PERMIT	DATE 4-26-12
	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.terrawestllc.com	DRAWING 2011059-SP.DWG
		SHEET # 1
RONALD R. BOHANNON P.E. #7868		JOB # 2011059

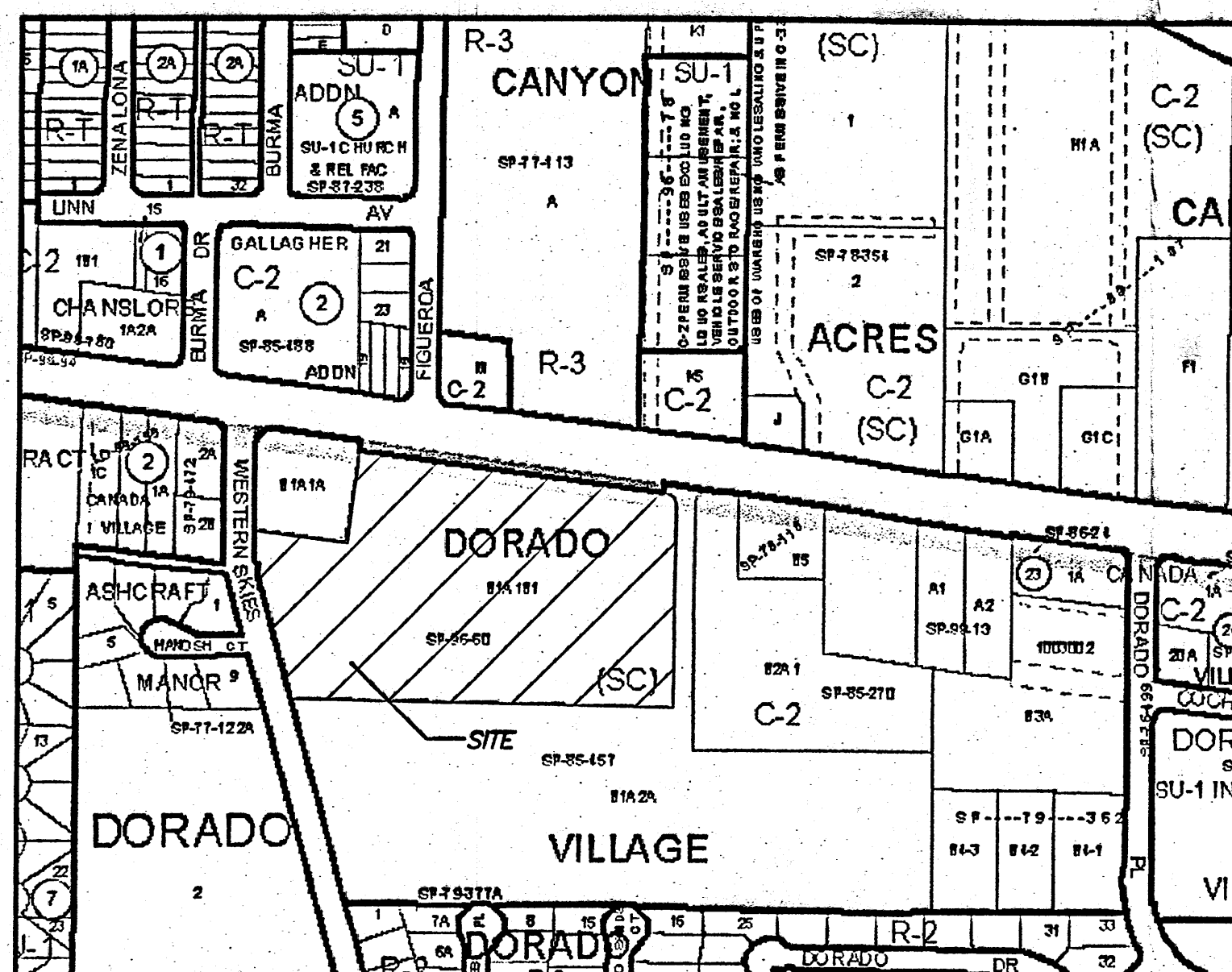
ADMINISTRATIVE AMENDMENT
 FILE # 12AA-1022 PROJECT # 1006822
 AA SITE PLAN FOR
 BUILDING PERMIT
 APPROVED BY *[Signature]* DATE 5/22/12

- KEYED NOTES**
- 1 EXISTING CONCRETE APRON TO REMAIN
 - 2 EXISTING PARKING TO REMAIN
 - 3 EXISTING DUMPSTER TO REMAIN
 - 4 NOTE NOT USED
 - 5 EXISTING PROPANE TANKS
 - 6 EXISTING TRANSFORMER
 - 7 EXISTING BOLLARDS TO BE RELOCATED AT NEW ADDITION (TYP), SEE ARCHITECT'S PLAN
 - 8 EXISTING MONUMENT SIGN, SEE DETAIL SHEET 7
 - 9 NEW MOTORCYCLE SPACES
 - 10 EXISTING RV DUMP STATION
 - 11 NEW 6' WIDE PEDESTRIAN STRIPING
 - 12 REMOVE AND REPLACE EXISTING CONCRETE, SEE DETAIL SHEET 7



- INDEX TO DRAWINGS**
1. SITE PLAN FOR BUILDING PERMIT
 2. APPROVED SITE PLAN
 3. APPROVED LANDSCAPE PLAN
 4. GRADING PLAN
 5. BUILDING ELEVATIONS
 6. MASTER UTILITY PLAN
 7. CONSTRUCTION DETAILS

RECEIVED
 AUG 6 - 2012
 AUG 6 - 2012

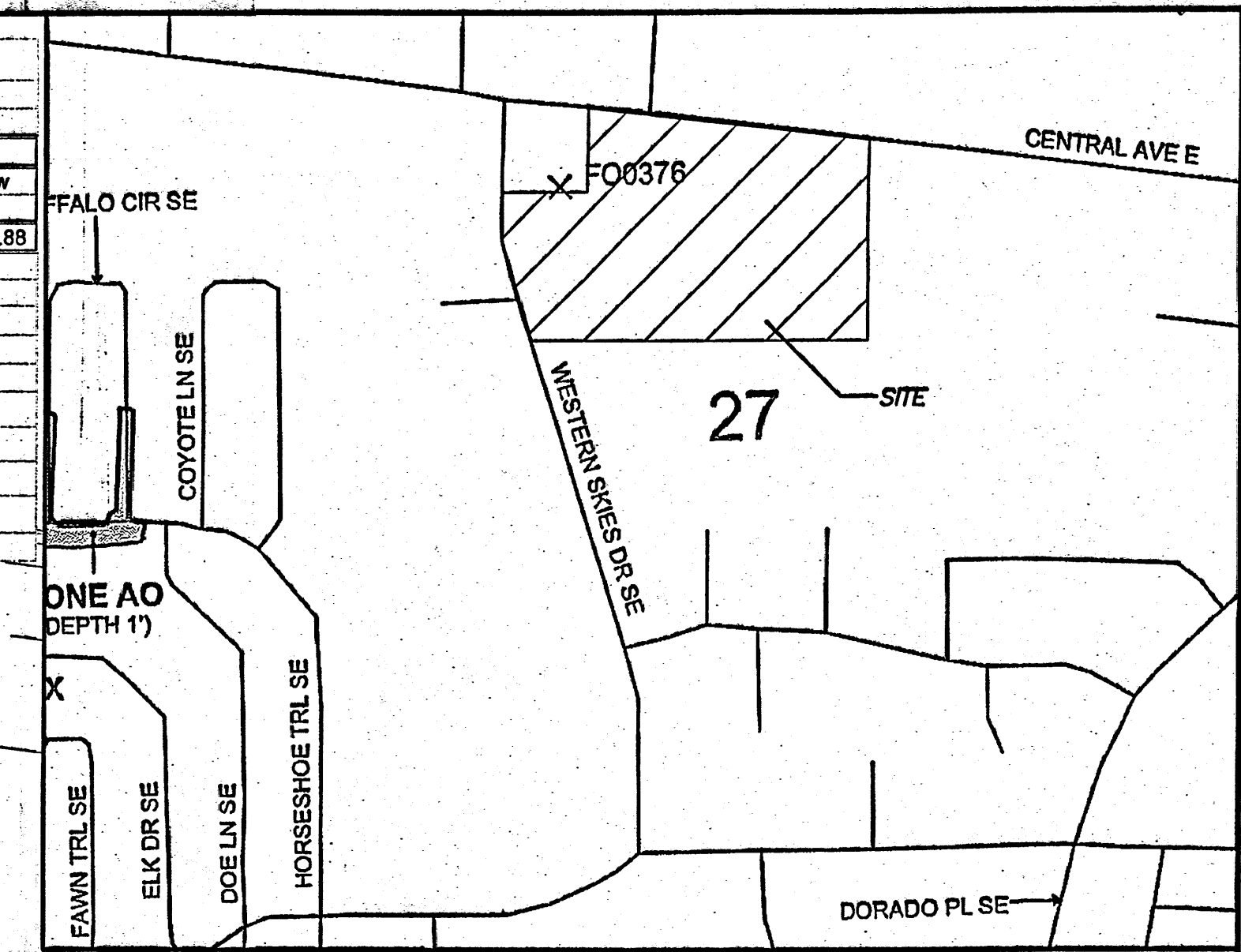


PROJECT BENCHMARK:
A STANDARD USDA BRASS TABLET STAMPED
7MM B.P. 4 1934 EL. 5580' SET IN TOP OF
A CONCRETE POST PROJECTING 0.4 FT. TO
REACH THE STATION FROM THE INTERSECTION
OF CENTRAL AVE. 0.30 MILES TO THE
JUNCTION WITH WESTERN SKIES DR. THE
STATION IS LOCATED IN THE SOUTHEAST
QUADRANT OF THE INTERSECTION.
ELEVATION: 5580.114 FEET (M.S.L.D.)

LEGAL DESCRIPTION
TRACT B1A1B DORADO VILLAGE, UNIT 3

Weighted E Method											
On-Site Basins											
Basin	Area (sf)	Area (acres)	Treatment A %	Treatment B %	Treatment C %	Treatment D %	Weighted E (ac-ft)	100-Year Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	10-Year Volume (ac-ft)
1	270,873	6.2184	0%	0%	10%	0.62	0%	90%	5.60	2.484	1.287
2	270,873	6.2184	0%	0%	10%	0.62	0%	90%	5.60	2.484	1.287
3	270,873	6.2184	0%	0%	10%	0.62	0%	90%	5.60	2.484	1.287
4	270,873	6.2184	0%	0%	10%	0.62	0%	90%	5.60	2.484	1.287
5	270,873	6.2184	0%	0%	10%	0.62	0%	90%	5.60	2.484	1.287
6	270,873	6.2184	0%	0%	10%	0.62	0%	90%	5.60	2.484	1.287
7	270,873	6.2184	0%	0%	10%	0.62	0%	90%	5.60	2.484	1.287
8	270,873	6.2184	0%	0%	10%	0.62	0%	90%	5.60	2.484	1.287
9	270,873	6.2184	0%	0%	10%	0.62	0%	90%	5.60	2.484	1.287
10	270,873	6.2184	0%	0%	10%	0.62	0%	90%	5.60	2.484	1.287
11	270,873	6.2184	0%	0%	10%	0.62	0%	90%	5.60	2.484	1.287
12	270,873	6.2184	0%	0%	10%	0.62	0%	90%	5.60	2.484	1.287

Flow = $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$
Maximum Water Surface Elevation (Pond 1) = 5568.95



LEGEND	
---	BOUNDARY
---	EXISTING CEDAR FENCE
---	CHAIN LINK FENCE
---	DECORATIVE FENCE
---	RETAINING WALL
---	EXTENDED FOOTING
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
---	EXISTING STORM SEWER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING STORM SEWER INLET
---	SINGLE "D"
---	71.60 as-built spot elevation

- EROSION CONTROL NOTES**
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NOTE:
1. ADD +5500 TO SPOT ELEVATIONS UNLESS OTHERWISE USED.

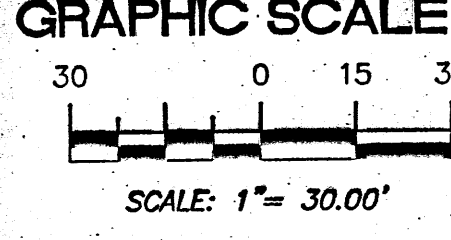
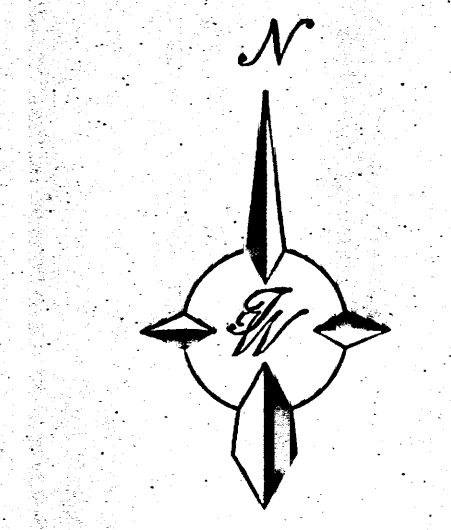
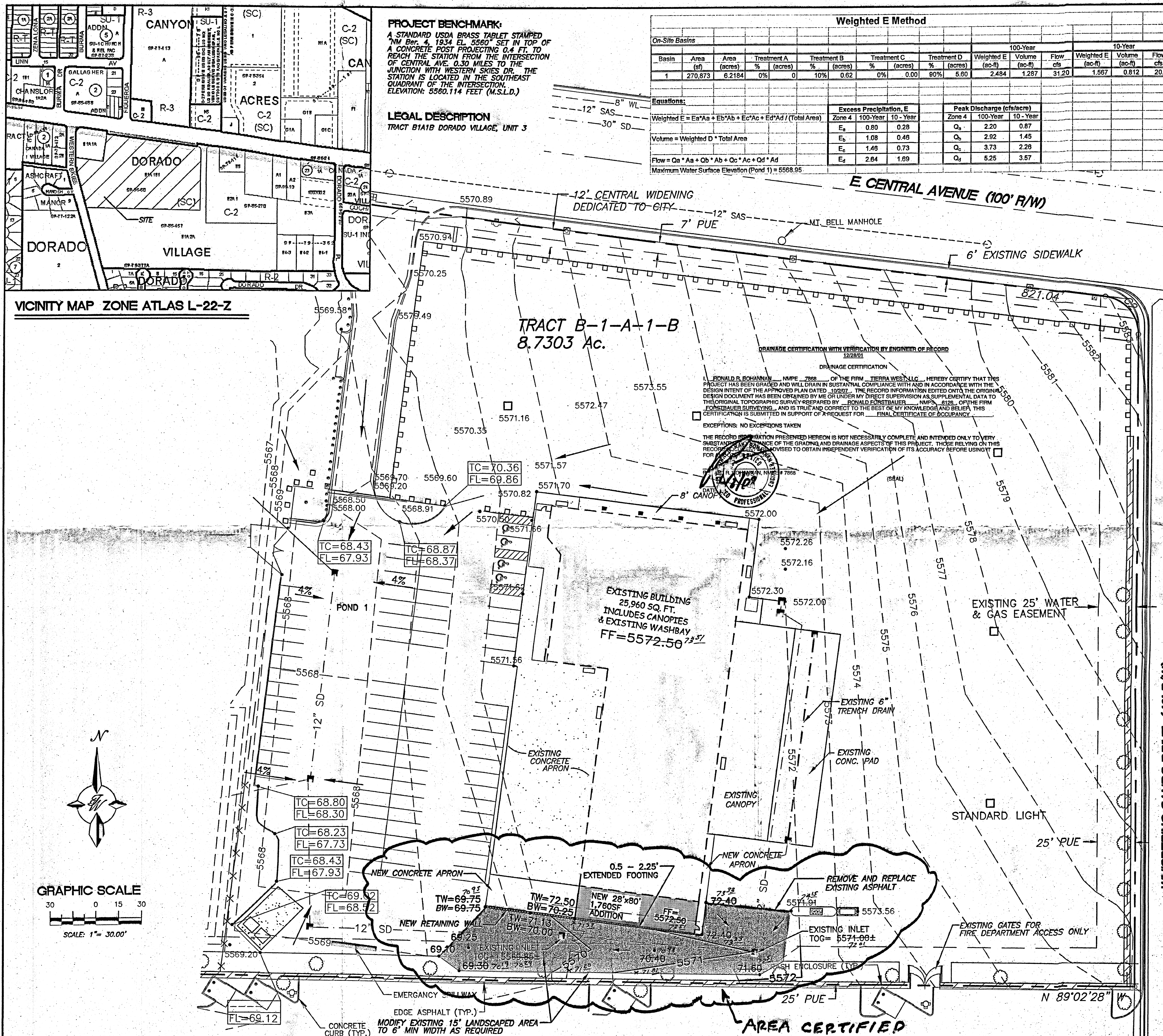
PROJECT NARRATIVE
THIS GRADING AND DRAINAGE PLAN WAS PREPARED TO AMEND THE EXISTING ROCKY MOUNTAIN RV GRADING AND DRAINAGE PLAN. THE EXISTING PLAN WAS APPROVED BY THE CITY OF ALBUQUERQUE JUNE 5, 1997 AND IS FILLED AS L22-3358. THE PROPOSED CHANGES INCLUDE A 1760 SF ADDITION WITH A NEW RETAINING WALL, AND EXTENDED FOOTING ON THE SOUTH SIDE OF THE EXISTING BUILDING. THE EXISTING DRIVE AISLE WILL BE RE-GRADED TO ACCOMMODATE THE ADDITION. TABLE A-5 OF SECTION 22.2, HYDROLOGY OF THE DPM WAS USED TO DETERMINE THE PERCENTAGE OF IMPERVIOUS AREA. 90% THE REMAINING 10% WILL BE LAND TREATMENT "B". THE RUNOFF FLOW RATE WAS CALCULATED TO BE 31.20, WHICH IS THE SAME AS THE RUNOFF PREVIOUSLY CALCULATED FOR BASIN 1 IN THE 1997 REPORT. BECAUSE THE FLOW INTO THE POND IS THE SAME, THE MAXIMUM WATER SURFACE ELEVATION FOR POND 1 WILL REMAIN AT THE EXISTING MAXIMUM ELEVATION OF 5568.95.

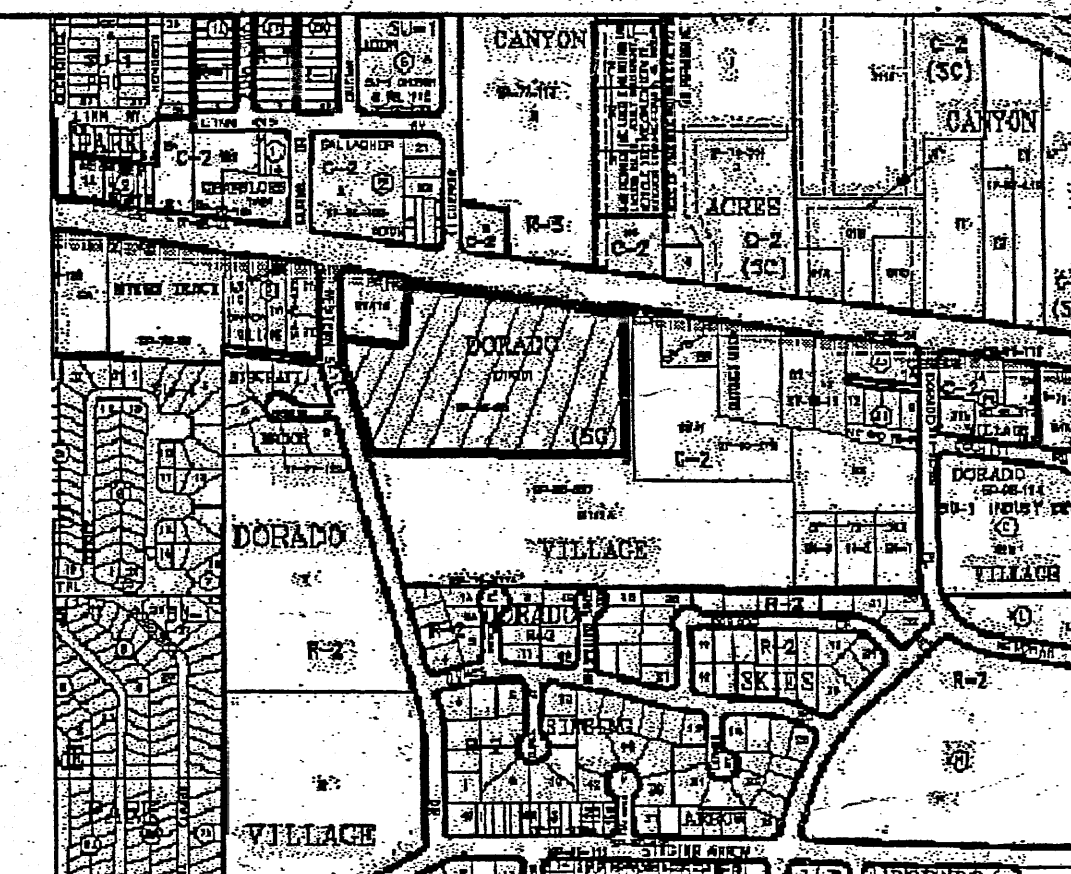
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JUN 02 2008

HYDROLOGY SECTION

ROUGH GRADING APPROVAL		ROCKY MOUNTAIN RV-MARINE FACILITY	
ENGINEER'S SEAL	DATE	DRAWN BY	DFT
RONALD R. BOHANNAN	5/20/08	DATE	8-22-07
PROFESSIONAL		2773-GRE	
GRADING AND DRAINAGE PLAN		SHEET #	C1
TERRA WEST, LLC		JOB #	27073
5571 MIDWAY PARK PLACE NE			
ALBUQUERQUE, NM 87109			
(505)858-3100			





ZONE MAP L-22

NOT TO SCALE

LEGAL DESCRIPTION:

LEGAL DESCRIPTION:
TRACT B-1-A-1-B-1 OF DORADO VILLAGE SUBDIVISION
LOCATED ON THE SOUTH SIDE OF EAST CENTRAL
AVENUE S.E. BETWEEN WESTERN SKIES DRIVE S.E. AND
WHISPERING SANDS DRIVE S.E. IN ALBUQUERQUE,
NEW MEXICO.

EXISTING BUILDING USE: RECREATIONAL VEHICLE DEALER
OCCUPANCY TYPE: B-1 & B-2 UBC 1994 CODE
CANOPY,
COVERED WASHBAY:
SHOWROOM, OFFICES, PARTS, ACCESSORIES: 12,260 SQ.
SERVICE AREA: 10,000 SQ.
TOTAL AREA: 22,260 SQ.

STORIES: 1
CONSTRUCTION TYPE: 2N - 12,000 SQ FT
ALLOWABLE, CLEARANCE 2 SIDES
50% INCREASE TO 18,000 SQ FT W/
REQUIRED 2HR SEPERATION WALL

PARKING REQUIRED:	
OFFICES @ 1 PER 20 (3334/200):	12 SPACES
SHOWROOM @ 1 PER 500 (1,241/500):	15 SPACES
WAREHOUSE @ 1 PER 2000 (3582/2,000):	2 SPACES
PARTS STORAGE @ 1 PER 2,000 (1111/2,000):	1 SPACES
SHOP @ 1 PER 1,000 (10,000/1,000):	10 SPACES
NEW PAINT BOOTH @ PER 1,000 (1,760/1,000)	2 SPACES
TOTAL PARKING REQUIRED:	42 SPACES
TOTAL PARKING PROVIDED:	79 SPACES
TOTAL HC PARKING REQUIRED:	4 SPACES
TOTAL HC PARKING PROVIDED:	4 SPACES
[VAN HC ACCESSIBLE	

CANOPY AND COVERED BOAT TANK DOES NOT HAVE
PARKING REQUIREMENT

NEW ADDITION 1BC '03
OCCUPANCY TYPE SI
CONSTRUCTION TYPE: 11b B - 23,000 SQ. FT. ALLOWABLE
SI - 17500 SQ. FT. ALLOWABLE
SEC. 506.2 AREA INCREASE
 $17500 + 12250 = 29750 \text{ SQ. FT.}$

NEW PAINT BOOTH 22'X80' 1,750 + 12,250 = 24,150 SQ. FT.
NEW CANOPY 40' x 140' 5,600 SQ. FT.
EXISTING BUILDING 22,250 SQ. FT.
TOTAL BUILDING AREA: 29,610 SQ. FT.

PER SEC. 302.3.1 NON SEPARATED USES
UNSEPARATED 17,500 + 12,250 = 29,750 SQ. FT. ALLOWABLE
29,610 SQ. FT. AVAILABLE

THESE PLANS WERE PREPARED FOR THE USE OF PERMITS AND CONSTRUCTION SOLELY FOR SHIVER CONSTRUCTION, INC. THEY SHALL NOT BE USED FOR CONSTRUCTION BY OTHERS

SHIVER CONSTRUCTION CO.
DESIGN/BUILD
417 BROADWAY BLDG. NE
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 344-3461 FAX (505) 764-8198

A NEW PLACE FOR:
ROCKY MOUNTAIN RV & MARINE
 12700 CENTRAL AVE. N.E.
 ALBUQUERQUE, N.M.

SHEET
C2

9/7/07
DATE
C 2701
PROJECT NO

APPROVED BY Russell T. Bate DATE 5 Oct 87

SITE PLAN

SCALE: 1" = 40'-0"

TRANSPORTATION
APPROVED

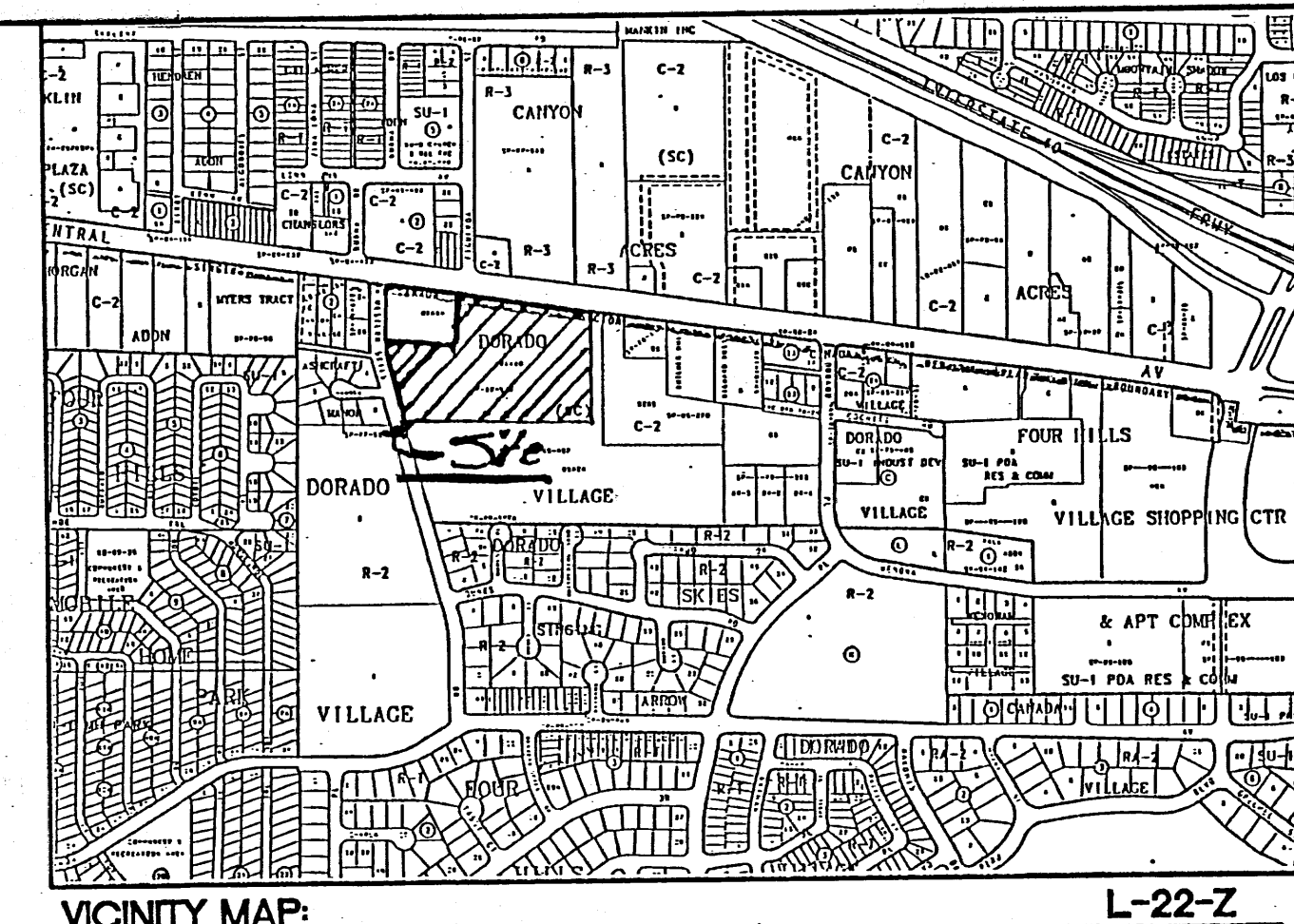
RECEIVED

JUN 17 2008

HYDROLOGY
SECTION

GENERAL NOTES:

1. SITE LIGHTING WILL BE BUILDING MOUNTED AND WILL BE 20 FEET IN HEIGHT IN PARKING AREA WITH LIGHT STANDARDS THAT WILL DIRECT LIGHT DOWN AND AWAY FROM ALL RESIDENTIAL AREAS. SEE LANDSCAPING PLAN FOR LIGHT POLE DETAIL.
2. ALL LANDSCAPING SHALL BE 75% LIVE MATERIAL WITH UNDERGROUND IRRIGATION AND WILL BE MAINTAINED BY THE OWNER.
3. THE WATER AND SEWER LINES FOR FIRE PROTECTION WILL BE PRIVATE TO BE MAINTAINED BY THE OWNERS OF THE PROJECT IN ACCORDANCE WITH AVAILABILITY STATEMENT.
4. ALL BUILDINGS AND WALL COVERINGS WILL BE EARTH TONE COLORS.
5. 500 GALLON PROPANE TANK WILL REQUIRE 10 FEET SETBACK FROM ALL RESIDENTIAL AND COMMERCIAL BUILDINGS.
6. GATES TO STORAGE AREA ON WESTERN SKIES ARE TO REMAIN LOCKED AT ALL TIMES, HOWEVER, GATES MAY BE OPENED AND CLOSED FOR NEW CUSTOMERS WHO ARE EXITING ONLY.
7. DEFINITION OF RECREATION VEHICLE IS A VEHICULAR UNIT NOT EXCEEDING 40 FEET IN BODY LENGTH, 8.5 FEET IN WIDTH, OR 11 NOMINAL FEET IN OVERALL HEIGHT, PRIMARILY DESIGNED AS A TEMPORARY LIVING QUARTERS FOR RECREATIONAL, CAMPING, OR TRAVEL USE; IT EITHER HAS ITS OWN MOTIVE POWER OR IS DESIGNED TO BE MOUNTED ON OR DRAWN BY AN AUTOMOTIVE VEHICLE. RECREATIONAL VEHICLE INCLUDES MOTOR HOME, TRUCK CAMPER, TRAVEL TRAILER, AND CAMPING TRAILER, OR AS MODIFIED BY THE CITY ZONING CODE.



SITE DATA

LEGAL DESCRIPTION:
TRACT B-1-A-1-B-40F DORADO VILLAGE SUBDIVISION
LOCATED ON THE SOUTH SIDE OF EAST CENTRAL AVENUE S.E. BETWEEN WESTERN SKIES DRIVE S.E. AND WHISPERING SANDS DRIVE S.E. IN ALBUQUERQUE, NEW MEXICO.

BUILDING DATA

BUILDING USE: RECREATIONAL VEHICLE DEALER
OCCUPANCY TYPE: B-1 & B-2
CANOPY:
COVERED WASH BAY
SHOWROOM, OFFICES, ACCESSORIES:
SERVICE AREA:
TOTAL AREA:
STORIES: 1
CONSTRUCTION TYPE: 2N

PARKING

PARKING REQUIRED:
OPTICIES @ 1 PER 20 (3,334/200): 12 SPACES
SHOWROOM @ 1 PER 500 (7,247/500): 15 SPACES
WAREHOUSE @ 1 PER 2,000 (3,582/2,000): 2 SPACES
SHOP @ 1 PER 1,000 (10,244/1,000): 10 SPACES
WALLS, RESTROOMS, CLOSETS, ETC. (1,834): 0 SPACES
CANOPY (2,190): 0 SPACES
COVERED BOAT TANK, WASH BAY (1,000): 0 SPACES
TOTAL PARKING REQUIRED: 39 SPACES
TOTAL PARKING PROVIDED: 79 SPACES
TOTAL HC PARKING REQUIRED: 4 SPACES
TOTAL HC PARKING PROVIDED: 4 SPACES - 1 VAN HC ACCESSIBLE
CANOPY AND COVERED BOAT TANK DOES NOT HAVE PARKING REQUIREMENT.

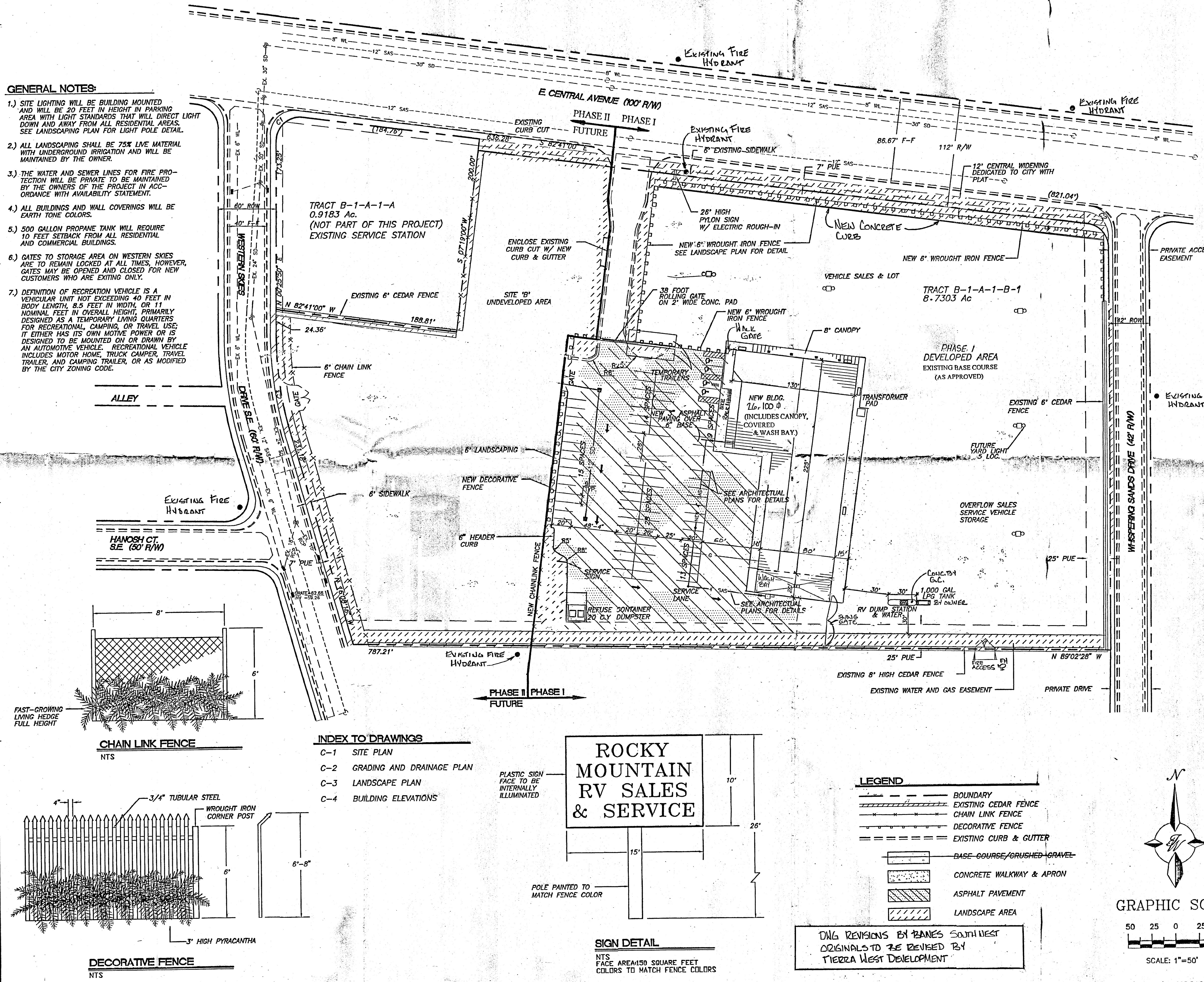
THIS PLAN AMENDMENT IS FOR PHASE I ONLY. ANY CHANGES OR DEVELOPMENT IN PHASE II WILL REQUIRE RESUBMITTAL TO EPC.

CASE NUMBER: Z- 94-22 DRB 94-509

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on [Date] and that the findings and conditions in the Official Notice, Notification of Decision have been complied with.

SITE DEVELOPMENT PLAN
Traffic Engineer, Transportation Division 9-04-96 Date
Design and Development, EIP 9-4-96 Date
Public Works, Water Utilities Division 9-4-96 Date
City Engineer, Engineering Division / AMAFCA 9-18-96 Date
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.
City Planner, Albuquerque / Bernalillo 10-7-96 Date
County Planning Division
PLNZ (10706) 4/96

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	ROCKY MOUNTAIN R.V.-MARINE FACILITY	DRAWN BY: BDC
	SITE PLAN	DATE: 8-19-96
	TERRA WEST DEVELOPMENT MANAGEMENT SERVICES 4421 McLEOD ROAD N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	9412SP.DWG
		SHEET # 3
		JOB # 940012



INDEX TO DRAWINGS

- C-1 SITE PLAN
- C-2 GRADING AND DRAINAGE PLAN
- C-3 LANDSCAPE PLAN
- C-4 BUILDING ELEVATIONS

**ROCKY MOUNTAIN
RV SALES
& SERVICE**

SIGN DETAIL

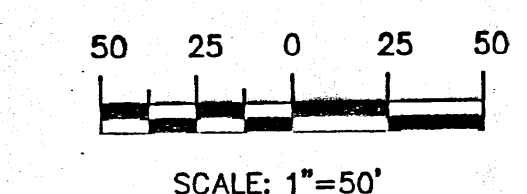
NTS
FACE AREA 150 SQUARE FEET
COLORS TO MATCH FENCE COLORS

LEGEND

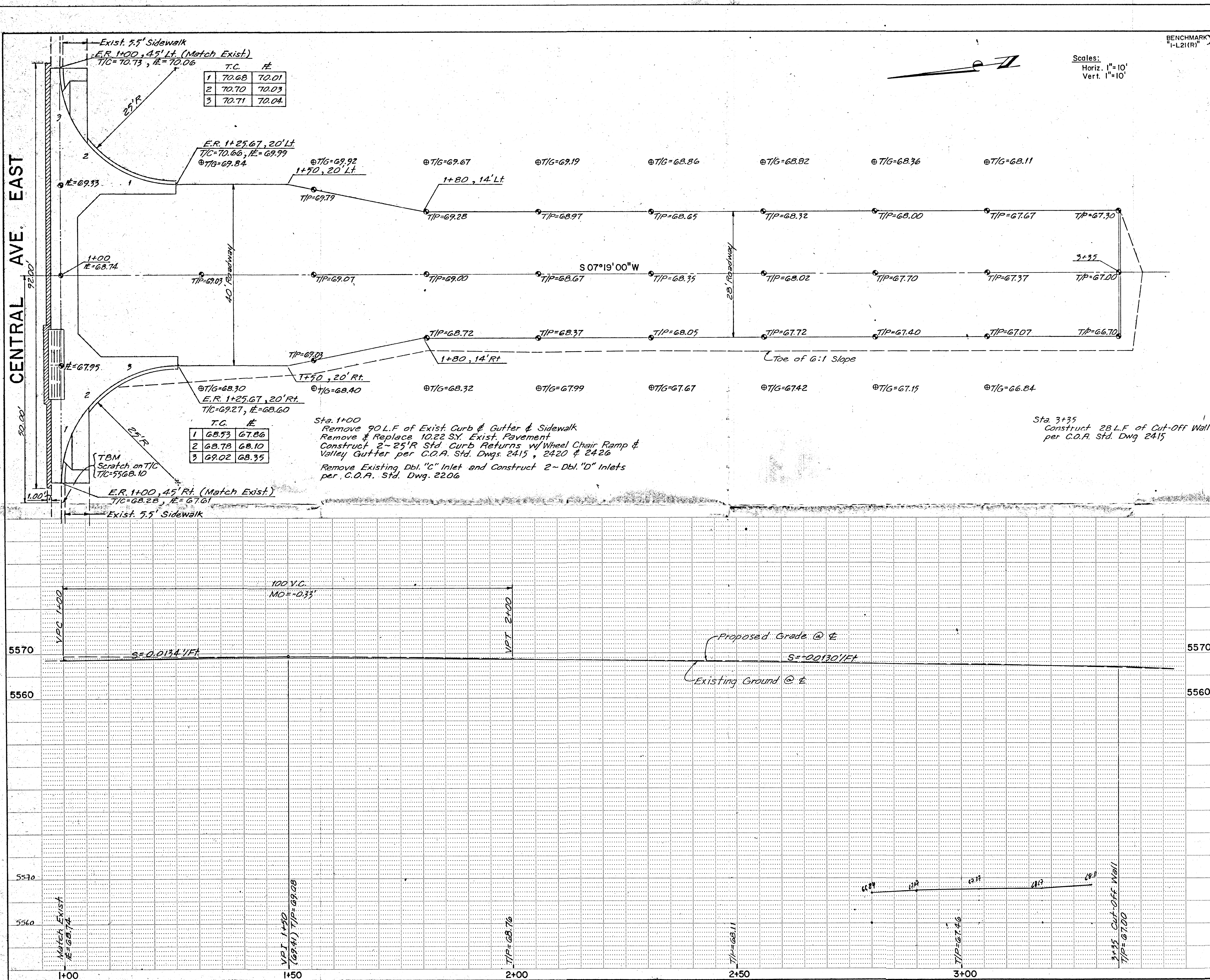
- BOUNDARY
- EXISTING CEDAR FENCE
- CHAIN LINK FENCE
- DECORATIVE FENCE
- EXISTING CURB & GUTTER
- BASE COURSE/GRUSHED GRAVEL
- CONCRETE WALKWAY & APRON
- ASPHALT PAVEMENT
- LANDSCAPE AREA

DWG REVISIONS BY RANES SOUTH WEST
ORIGINALS TO BE REVISED BY
TERRA WEST DEVELOPMENT

GRAPHIC SCALE

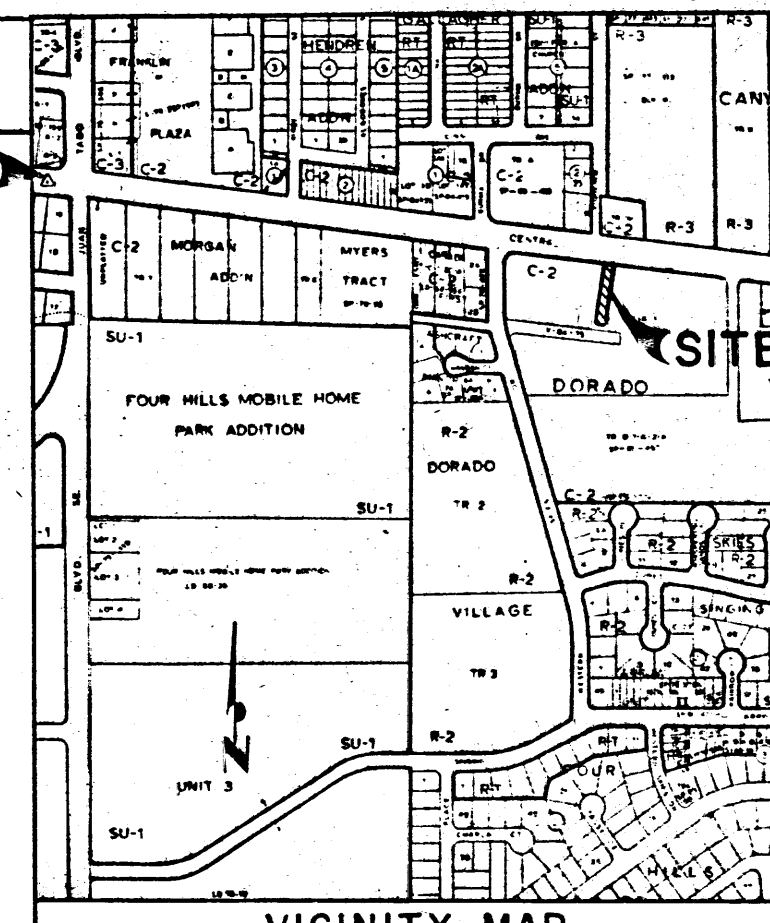


50/940012/9412SP.DWG/BDG/B-19-96



Scales:
Horiz. 1"=10'
Vert. 1"=10'

BENCHMARK
1-L21(R)

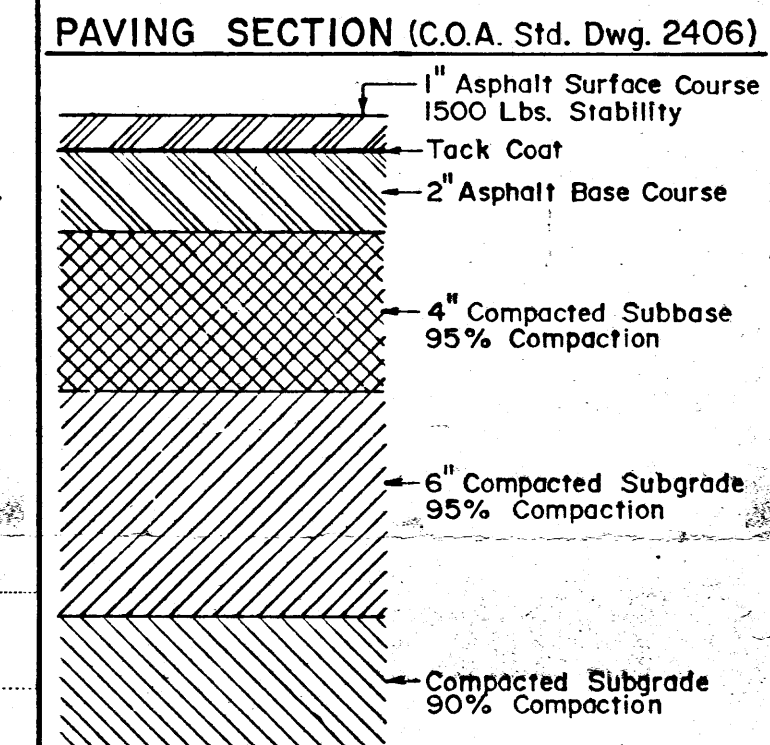


VICINITY MAP
Scale: 1"=750'

LEGAL DESCRIPTION
LOT BI-A-1-B, UNIT 3
DORADO VILLAGE
ALBUQUERQUE, NEW MEXICO

LEGEND

- Existing Curb & Gutter
- Proposed Curb & Gutter
- Remove & Replace Existing Pavement



- NOTES**
- Two (2) working days prior to any excavation, contractor must contact Line Location Service at 765-1234.
 - All items shall be constructed in accordance with City of Albuquerque Standard Specifications for Public Works Construction, 1986.
 - Contractor shall obtain a Barricading Permit from the City of Albuquerque and submit a Traffic Control Plan Three (3) days in advance of lane closures.
 - Contractor shall conform to the City of Albuquerque Standard Dwg. 2406, 2415, 2420, 2426 & 2206.

PRIVATE INFRASTRUCTURE
FOR INFORMATION ONLY

LOGAN/GROSS & ASSOC., INC.
Consulting Civil Engineers
925 6th Street N.W., Suite 3
Albuquerque, N. Mex. 87102
(505) 243-6353

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION
TITLE: DORADO VILLAGE
28' ACCESS ROAD

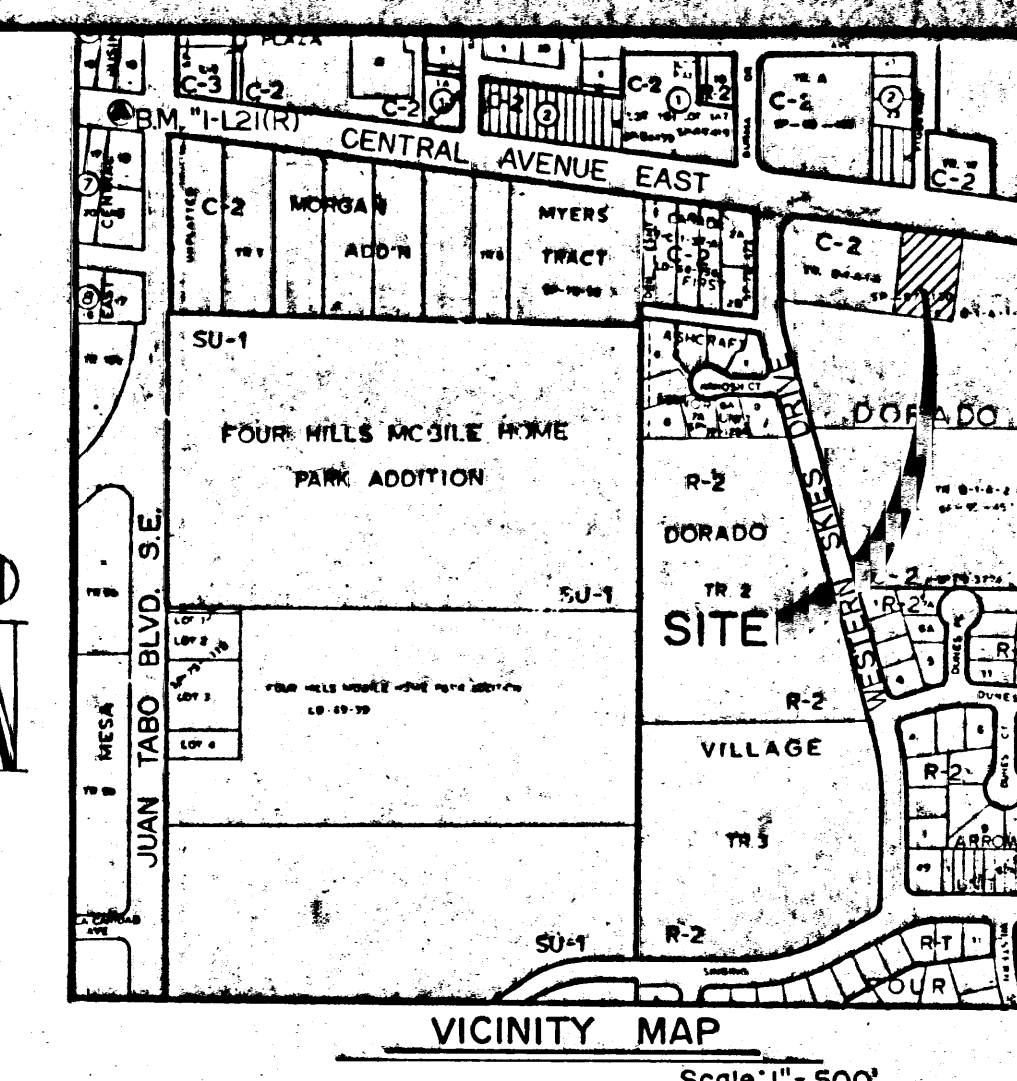
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste		
A.C.E. Design			Traffic		
A.C.E. Hydrology			Water		

DRAWING NO. **L-22** MAP NO. SHEET **1** OF **1**

BENCH MARKS		AS BUILT INFORMATION	
The station is on the median strip of Central Ave., 7 ft. north of the centerline of the street and it is 81 ft. west of the centerline of the street.		CONTRACTOR	NO.
The station mark is a standard ACS brass tablet, stamped "1-L21 RESET 1974", cemented in a drilled hole in top of concrete curb of the median strip.		INSPECTOR	NO.
Elevation = 5534.54		DATE	DATE
SURVEY INFORMATION		FIELD NOTES	
NO.	BY	DATE	DATE
ENGINEER'S SEAL		REVISIONS	
1/1/88 Revised per C.O.A. Comments		NO.	DATE
DESIGNED BY LWG		DATE	DATE
DRAWN BY LWG		DATE	DATE
CHECKED BY LWG		DATE	DATE

DRAINAGE PLAN

PHASE II, LOT BI-A-I-B, UNIT 3, DORADO VILLAGE
ALBUQUERQUE, NEW MEXICO
ZONE MAP L-22, BENCHMARK "I-L21(R)", ELEV. 5534.54
FLOOD MAP 37, SOIL TYPE "B"
L22/ APPROVED



VICINITY MAP
Scale: 1" = 500'

INTRODUCTION
Mr. Harold Martinez and wife of Tract BI-A-I-B, Dorado Village, Unit 3, which has an approved Site Development Plan which recognizes five phases of development for the tract. This drainage plan is for Phase II. The entrance street runs from East to West and across the adjoining Lot BI-A-I-B and into Central Avenue. (See Drainage Plan L22/024). The street elevations were designed to follow the natural ground to accomplish this plan. The owner added mountable type curbs which are about 0.50 feet above the natural ground. Therefore, no off site storm water enters this site. All storm water from Phase II is designed to go to Central Ave. via a side walk culvert. No storm water will enter Tract BI-A-I-B from subject tract.

HYDROLOGY
100 yr - 6 hr $Q = 2.80$ cfs $I = 1.45 \times 0.84 \times 2.24 = 5.8$ in/hr
Phase II Unimproved Area = 32,200 sq ft = 0.735 ac
 $C = .49$ $Q = 0.46 \times 5.2 \times 0.735 = 1.5$ cfs to Phase I thence to Western Blaine Street
 $CH = 61$ Direct Run Off = 0.26 in $V = 0.26 / 12 = 0.022$ ac
Proposed
D.A. Ph. II (To Central Avenue via side walk culvert)
Area = 29,827 sq ft = 0.687 ac

Landscaping = 2,978 sq ft = 0.068 ac
Roof = 488 sq ft = 0.011 ac
Asphalt = 26,477 sq ft = 0.608 ac
Total = 29,827 sq ft = 0.687 ac
 $C = 26,183 / 29,827 = 0.88$ $Q = 0.88 \times 5.2 \times 0.687 = 3.1$ cfs
 $CH = 95$ Direct Run Off = 1.9 in $V = 1.9 / 12 = 0.158$ ac
Capacity = 24" Sidewalk Culvert

$Q = 0.67 \times 1.5 = 1.0$ cfs
 $Q = 0.66 \times 2 \times 0.3 = 0.4$ cfs - ON
Section C-C (Concrete channel)
 $A = 1.0$ $P = 12$ $V = 0.15$ $Q = 0.48$ cfs
 $S = 0.000$ $S = 0.000$
 $Q = 21.0 \times 1.486 / 0.017 \times 0.48 \times 0.885 = 3.7$ cfs - ON
Section B-B (Sheet via ditch)

$A = 1.6$ $P = 12$ $V = 0.15$ $Q = 0.68$ cfs
 $S = 0.000$ $S = 0.22$
 $Q = 1.4 \times 1.486 / 0.017 \times 0.28 \times 0.87 = 3.1$ cfs - ON
Section A-A (Sheet via ditch)

$A = 2.5$ $P = 16$ $S = 0.25$ $Q = 0.88$ cfs
 $S = 0.000$ $S = 0.87$
 $Q = 2.5 \times 1.486 / 0.017 \times 0.48 \times 0.7 = 6.1$ cfs - ON
D.A. Ph. II
 $A = 5.792$ sq ft = 0.131 ac
Asphalt $C = 0.95$ $Q = 0.95 \times 5.2 \times 0.131 = 0.65$ cfs
 $CH = 92$ Direct Run Off = 1.7 in
 $V = 1.7 / 12 = 0.142$ ac

D.A. Ph. II
 $A = 1.347$ sq ft = 0.031 ac
Asphalt $C = 0.95$ $Q = 0.95 \times 5.2 \times 0.031 = 0.15$ cfs
 $CH = 92$ Direct Run Off = 1.7 in
 $V = 1.7 / 12 \times 1.347 = 0.191$ ac

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 herein, shall be constructed in accordance with the City of Albuquerque Standard Specifications for Public Works Construction, 1988.
3. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1254, for location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical location 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.
5. Backfill compaction shall be according to arterial street use.
6. Maintenance of these facilities will be the responsibility of the Owner of the property served.

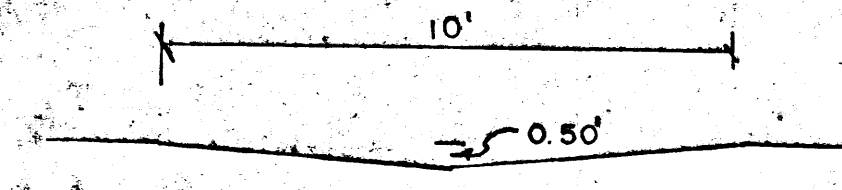
APPROVALS	NAME	DATE
A.C.E./Design	Donna Winters	8/14/89
Inspector		
A.C.E./Field		

RECEIVED
AUG 17 1989
HYDROLOGY SECTION

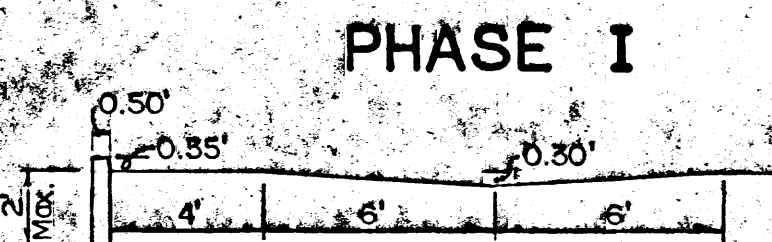
LOUIS GROSS & ASSOC., INC.
4199
8/17/89

REVISED 8/17/89

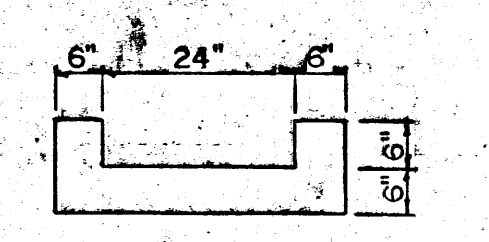
LOUIS GROSS & ASSOC., INC. File # 426
Consulting Civil Engineers
825 6th Street N.W., Suite 3
Albuquerque, N. Mex. 87102
(505) 243-6353
Date July, 1989
Drawn CLL
Sheet 1 of 1



SECTION A-A



SECTION B-B



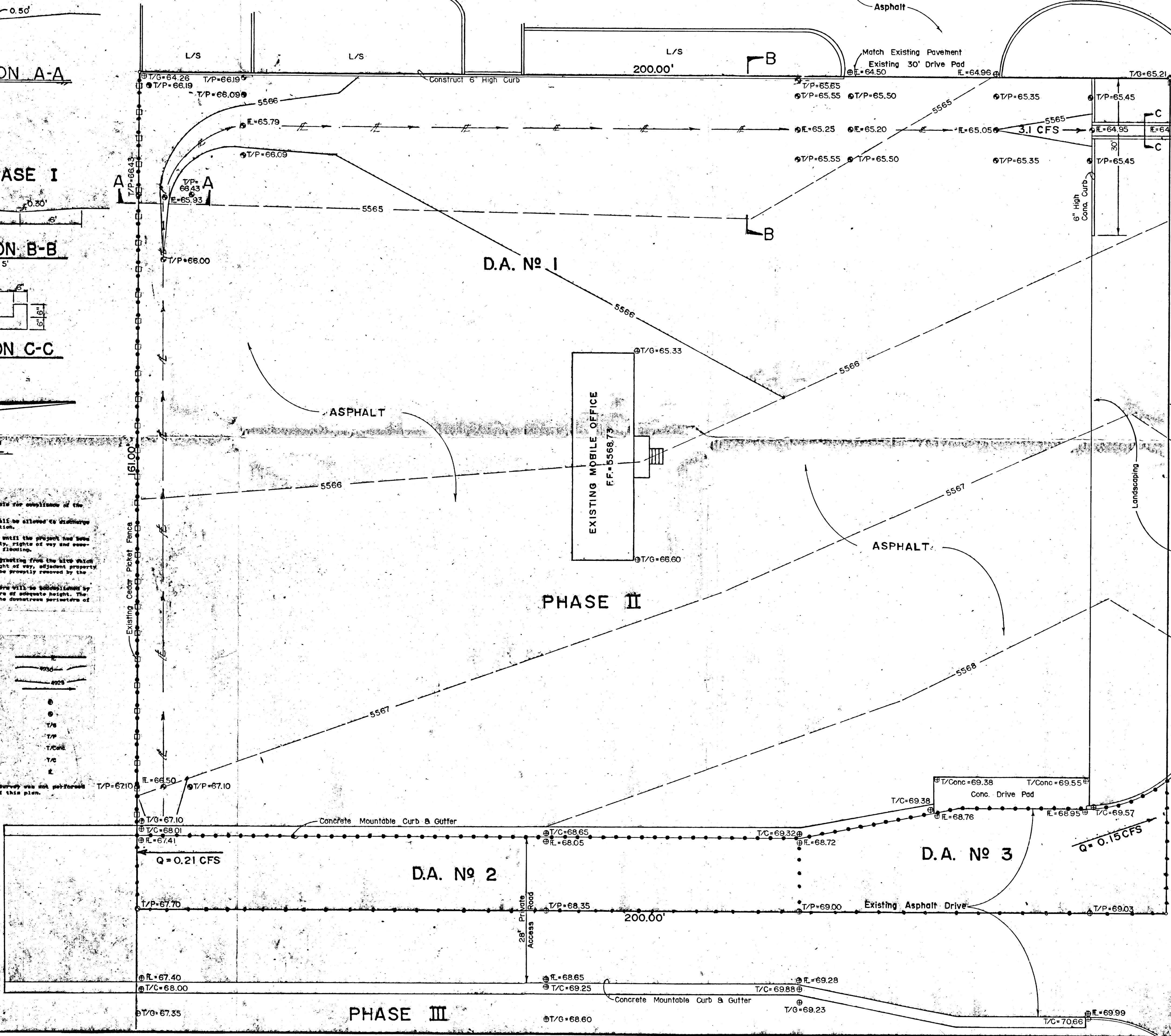
SECTION C-C

- CONTRACTOR'S NOTE**
The contractor shall be responsible for compliance of the following:
1. No vehicles bearing wheels shall be allowed to discharge from the site during construction.
2. During grading operations and until the project has been completed all adjacent property, rights of way and easements shall be protected from flooding.
3. Any and all sedimentation originating from the site which is deposited within public right of way, adjacent property and drainage easements shall be promptly removed by the owner or contractor.
4. Control of sedimentation shall be maintained by use of a silt fence or other means of adequate height. The fence shall be located along the downstream perimeter of the property.

PROPERTY LINE	
Existing boundary	---
Proposed boundary	---
Flow direction	---
Existing spot elevations	●
Proposed spot elevations	○
Top of ground	T/G
Top of pavement	T/P
Top of concrete	T/C
Top of curb	T/C
Proposed gutter or ditch	---

A property boundary survey was not performed in the preparation of this plan.

PHASE I



CENTRAL AVENUE EAST

EXISTING 5' SIDEWALK
STD. 8" CURB & GUTTER

TBM - Fluorescent Orange
Spot on Top of Curb
Elev. 5568.10

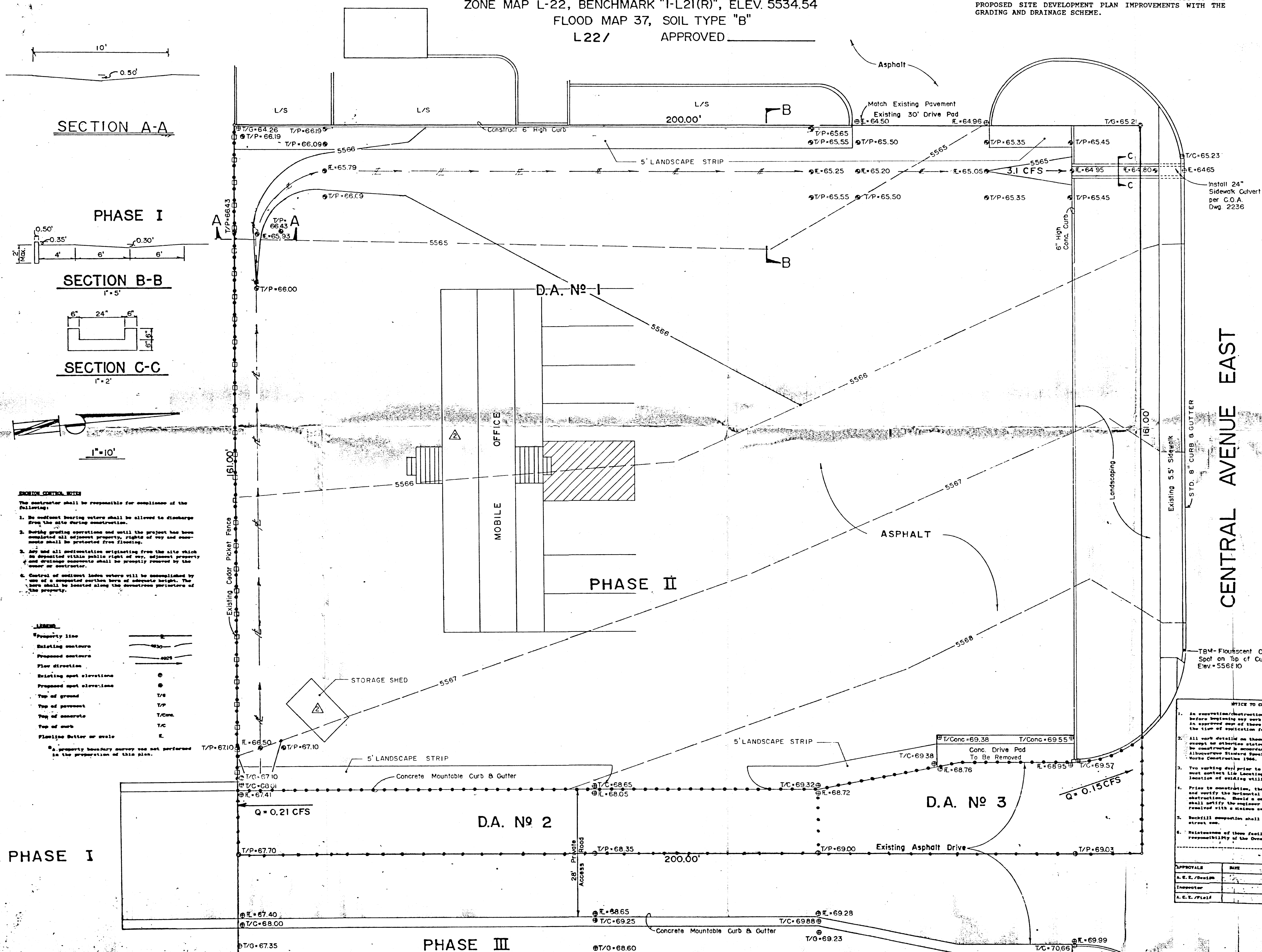
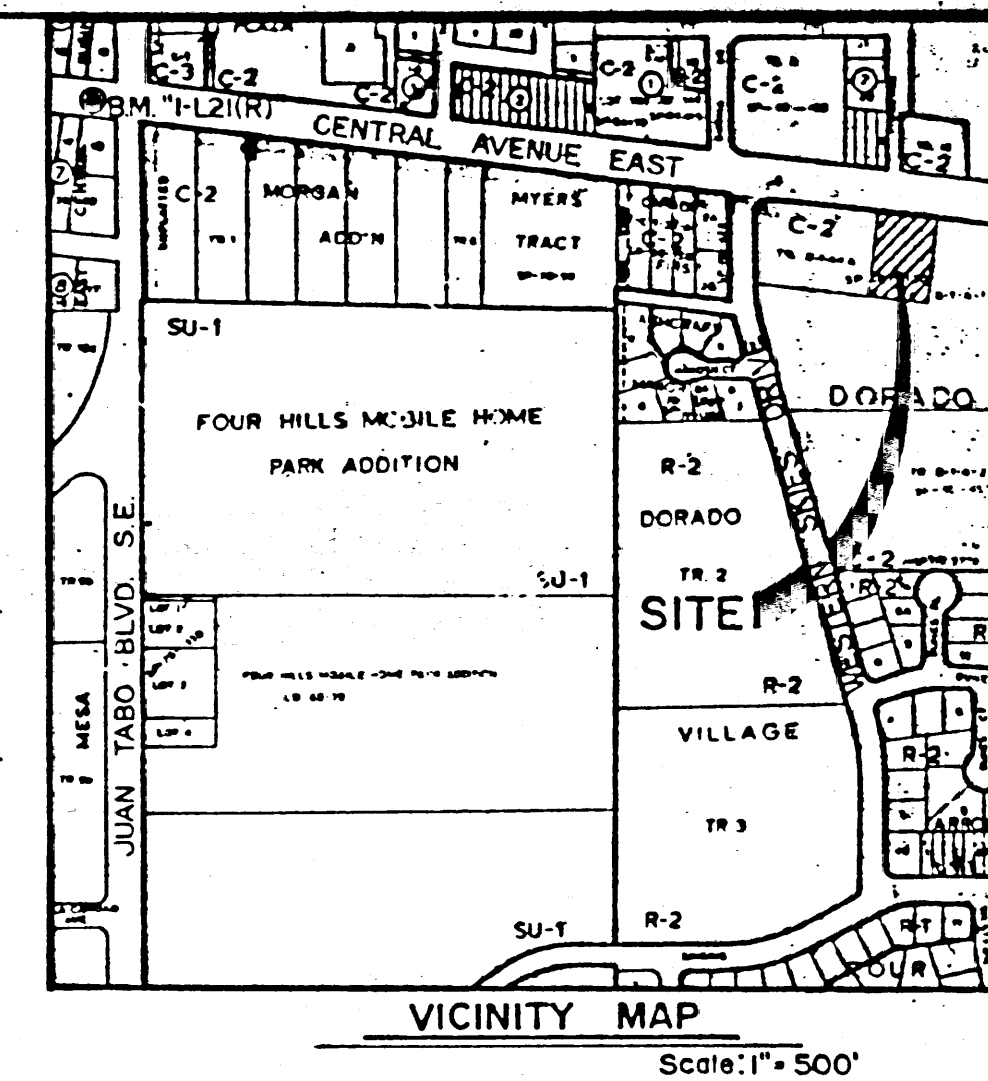
D.A. No. 3

D.A. No. 2

PHASE III

PHASE II, LOT BI-A-I-B, UNIT 3, DORADO VILLAGE
ALBUQUERQUE, NEW MEXICO
ZONE MAP L-22, BENCHMARK "I-L21(R)", ELEV. 5534.54
FLOOD MAP 37, SOIL TYPE "B"
L22/ APPROVED _____

NOTE: THIS PLAN CONSTITUTES AN UPDATE TO THE APPROVED GRADING AND DRAINAGE PLAN PREPARED BY LOUIS GROSS & ASSOC., INC. DATED 8/17/89. ALL VERTICAL AND HORIZONTAL SURVEY INFORMATION IS PER THE APPROVED PLAN. THE PURPOSE OF THIS UPDATE IS TO ILLUSTRATE THE COMPATIBILITY OF THE PROPOSED SITE DEVELOPMENT PLAN IMPROVEMENTS WITH THE GRADING AND DRAINAGE SCHEME.



INTRODUCTION

Mr. Harold Mortenson owns all of Tract B1-1-A-1-B, Berada Village, Unit 1 which has an approved Site Development Plan which provided for five basins of development along the tract. This drainage plan is for Phase II. The southeast street was designed to let the undeveloped drainage go over the street into the West line and across the definition of B1-1-A and into Central Avenue (See Brinsings Plan L22/B24). The street elevations were designed to follow the natural ground and to be in accordance with the proposed street elevations in the plan. The owner added a mountable type curb on the west side of the street where the natural ground is high, on off site storm water enters this site. All storm water from Phase II is designed to go to Central Ave. via a side street. No storm water still enters Tract B1-1-A-1-B from subject tract.

HYDROLOGY

100 yr - 6 hr⁷ = 2.45 in I = 2.45 X 6.84 / 3.24 = 5.2 in/hr

PHASE II Underdeveloped Area = 32,200 sf = 0.739 ac
 $C = .40 \quad Q = 0.40 \times 5.2 \times 0.739 = 1.5$ cfs to Phase I thence
 to Western Shien Street
 $CH = 61 \quad \text{Direct Run Off} = 0.26 \text{ in } V = 0.26 / 12 \times 32,200 =$
 537 cfs

Proposed

R.A. No. 1 (To Central Avenue via side walk culvert.)

Area = 29,027 sf = 0.667 ac

Landscaping	=	2,878	X	0.25	=	518
Roof	=	468	X	0.50	=	472
Asphalt	=	26,477	X	0.95	=	25,153
		29,027				26,103

$C = 26,183 / 29,827 = 0.90 \quad \theta = 0.90 \times 3.2 \times 0.647 = 2.1 \text{ afs}$
 $CM = 93 \quad \text{Direct Run Off} = 1.9 \text{ in} \quad \gamma = 1.9 / 12 \times 29,827 =$

Cannolly - 24" Sidewalk Culvert 4,594 of

1.3 1.3

0 = 0.67 * L * h = 2g
0 = 0.64 * 2 * 1.5 * 1.5 = 3.7 m/s * 0.2

Section C-C (Concrete channel)

$\sigma = 0.004$ $\sigma = 0.009$

Section 3-3 (West vee ditch)

$$A = 1.0 \quad P = 12 \quad R = 0.15 \quad R^{0.67} = 0.40$$
$$Q = 1.8 \times 1.404 \times 0.017 \times 0.29 \times 0.97 = 2.1 \text{ m}^3/\text{hr}$$

Section A-A (South veg ditch)

$$A = 2.5 \quad P = 10 \quad R = 0.25 \quad R = 0.40$$

$$S = 0.005 \quad S = 0.07$$

$\sigma = 2.3 \times 1.486 / 0.617 \times 0.40 \times 0.7 = 6.1 \text{ sfs} - \text{OK}$

Asphalt C = 0.95 S = 0.93 3.2 X 0.041 = 0.21 sfs

P.A. No. 3 $A = 1,347 \text{ sf} = 0.031 \text{ ac}$

Asphalt $C = 0.95$ $Q = 0.95 \times 3.2 \times 0.831 = 0.13$ cfs
 CN = 92 Direct Run Off = 1.7 in.

REVISION ² DETAIL SITE DEVELOPMENT P

DETAIL SITE DEVELOPMENT &
IMPROVEMENTS (CASE NO. Z-8

[illegible]

will be required
City right-of-way.
must be submitted at
permit.

to be performed,
provided herein, shall
in the City of

me for Public

ervation. contractor

765-1204, for

exist, the contractor
the conflict can be
delegated

According to arterial

will be the
e property served.

HYDROLOGY DIVISION

	DATE

[illegible]

ESPEY, HUSTON & ASSOC.

Engineers • Planners • Survey
317 COMMERCIAL STREET N.E.
ALBUQUERQUE, NEW MEXICO 871

(805) 242-1909

DRAINAGE PLAN

LOT BI-A-I-B, UNIT 3
DORADO VILLAGE
ALBUQUERQUE, NEW MEXICO
ZONE MAP L-22, BENCHMARK "I-L21(R)" ELEV=5534.54
FLOOD MAP 37, SOIL TYPE "B"
L22/ APPROVED

LEGEND

- *Property line
- Existing contours
- Proposed contours
- Flow direction
- Flowline Gutter or swale
- *A property boundary survey was not performed in the preparation of this plan.
- ② Circled Numbers have No bearing on this Drainage Plan

HYDROLOGY

Existing:

Area = 243,292 sf = 5.58 ac
100 yr - 6 hr = 2.45 in I = 2.3 x 2.45 = 5.6 in/hr
Undeveloped C = 0.40
Q = 0.40 x 5.6 x 5.58 = 12.5 cfs
CN = 61 Direct Run Off = 0.20 in
V = 0.20 / 12 x 243,292 = 4055 cf

Proposed:

Graveled = 156,969 x 0.60 = 94,181
Roof = 71,173 x 0.90 = 64,056
Landscape = 15,150 x 0.25 = 3,788
243,292 162,025

C = 162,025 / 243,292 = 0.67
Q = 0.67 x 5.6 x 5.58 = 20.9 cfs
CN = 76 Direct Run Off = 0.60 in
V = 0.60 / 12 x 243,292 = 12,165 cf

Velocity Suppression Weir:
Construct asphalt curb with opening in existing driveway to Western Skies.

1.5
Q = CLH Opening = L x Q / CH
L = 20.9 / 2.63 x 0.55 = 14.5 ft
V = Q/A = 20.9 / 5.7 = 3.7 cfs

CONCLUSIONS:

- The proposed development will increase the flow by 8.4 cfs and the volume by 8,110 cf.
- The gravel surfacing and the velocity reduction at the weir will minimize the sediment to Western Skies Drive. Presently, the storm water passes over the natural ground and into Western Skies. The proposed development will greatly reduce the amount of sediment.

SECTION "A-A"

1" = 10'

CENTRAL AVE. EAST

VICINITY MAP

Scale: 1" = 500'

EROSION CONTROL NOTES

- The contractor shall be responsible for compliance of the following:
- No sediment bearing water shall be allowed to discharge from the site during construction.
 - During grading operations and until the project has been completed all adjacent property, rights of way and easements shall be protected from flooding.
 - Any and all sedimentation originating from the site which is deposited within public right of way shall be promptly removed by the contractor.
 - Control of sediment laden waters will be accomplished by use of a compacted earth berm of adequate height. The berm shall be located along the downstream perimeters of the property.

WESTERN

SKIES

DR.

S.E.

Scale: 1" = 30'

Existing Private Access Paved w/ Curb & Gutter (No Name)

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MAY 18 1988
HYDROLOGY SECTION

Revised: 5/18/88

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Date: April, 88
Drawn: L.C.G.
Sheet 1 of 1