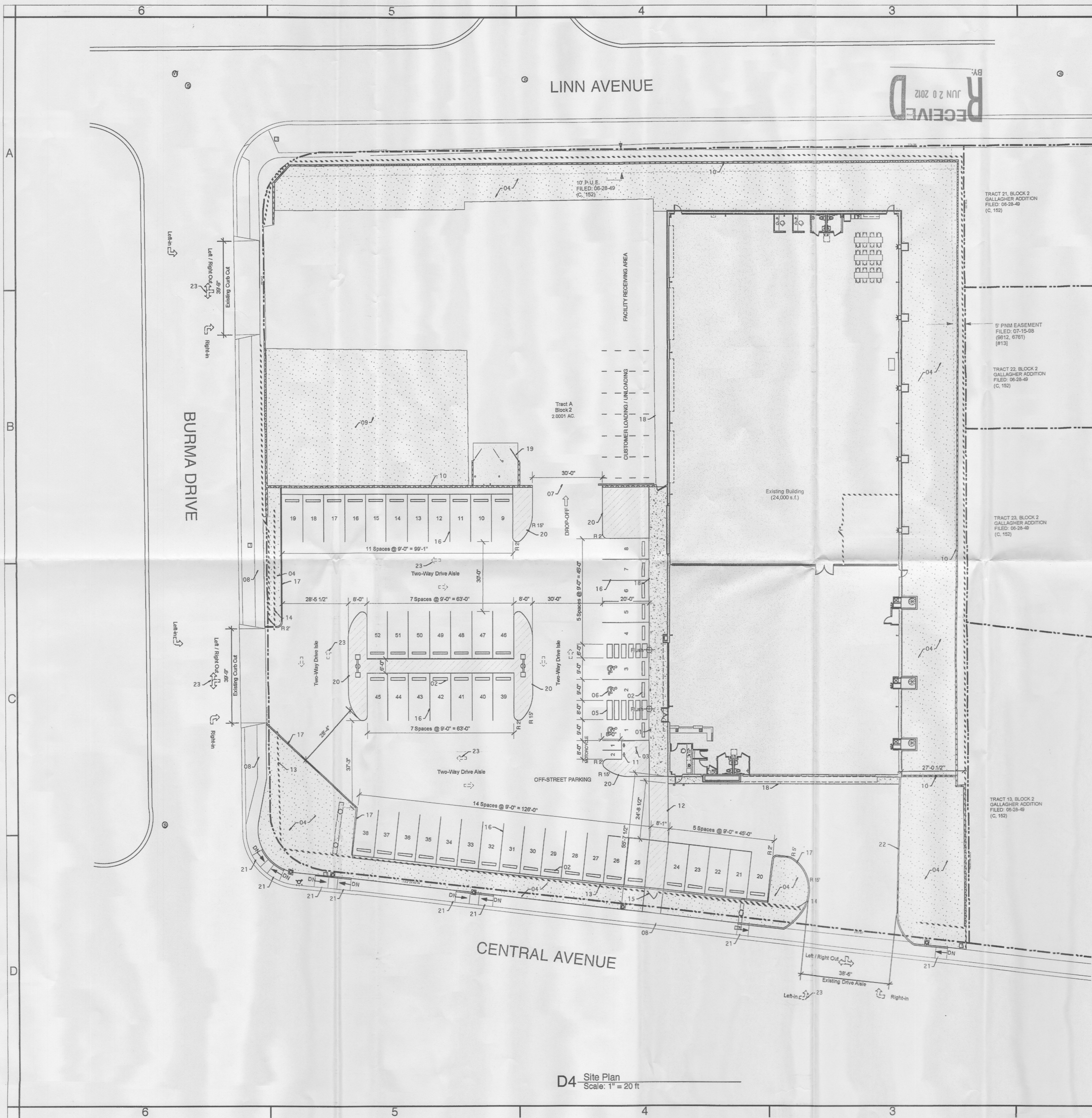




PROJECT DESCRIPTION

LEGAL DESCRIPTION: LOT A BLOCK 2 GALLAGHER SUBDIVISION
PHYSICAL ADDRESS: 12601 CENTRAL AVE NE ALBUQUERQUE, NM 87123
CURRENT ZONING: SU-2
ZONING DESCRIPTION: EG-C
SECTOR PLAN: EAST GATEWAY
ZONE MAP: L-22
APPLICABLE CODE: 2009 INTERNATIONAL EXISTING BUILDING CODE
PROPOSED OCCUPANCY CLASSIFICATION: GROUP M
BUILDING CLASSIFICATION: VB (SPRINKLED)
BUILDING AREA: 24,000 S.F.
WORK AREA: 9,000 S.F. = 38% OF FLOOR AREA

PARKING REQUIRED PER CITY ZONING CODE
OFF-STREET PARKING REGULATIONS (14-16-3-1)
PROPOSED RETAIL (NET LEASEABLE) = 9,000 S.F.
PROPOSED WAREHOUSE (NET LEASEABLE) = 15,000 S.F.
REQUIRED SPACES:
RETAIL (1 / 200 S.F.) = 45 SPACES
WAREHOUSE (1 / 2000 S.F.) = 53 SPACES
TOTAL PARKING REQUIRED: 10% BUS CREDIT = 48 SPACES
TOTAL PARKING PROVIDED: 53 SPACES
HANDICAPPED PARKING FACILITIES (14-16-3-1-F) = 3 SPACES
REQUIRED H.C. SPACES = 3 SPACES
PROVIDED H.C. SPACES (1 VAN ACCESSIBLE ISLE) = 3 SPACES
BICYCLE PARKING FACILITIES (14-16-3-1-B) = 3 SPACES
REQUIRED SPACES: 1 SPACE / 20 PARKING SPACES
MOTORCYCLE PARKING FACILITIES (14-16-3-1-C) = 2 SPACES
REQUIRED SPACES

NOTES:
[01] ACCESSIBLE PARKING SIGN TYP. AT HANDICAP PARKING SPACES. PROVIDE SIGNAGE PER CITY ORDINANCES AND DESIGN GUIDELINES. SIGNAGE SIMILAR @ MOTORCYCLE PARKING.
[02] PRE-CAST CONCRETE WHEEL STOP. PROVIDE PER CITY STANDARDS.
[03] BIKE RACK.
[04] LANDSCAPE AREA.
[05] AREA DENOTES NEW NON-PARKING AREA FOR ACCESSIBLE AISLE SERVING PARKING SPACE.
[06] ACCESSIBLE PARKING SYMBOL. TYP. @ ACCESSIBLE PARKING SPACES. COORDINATE SYMBOL PER CITY STANDARDS.
[07] LOCKABLE REAR YARD ACCESS GATE TO CONTROL TRAFFIC.
[08] EXISTING PUBLIC SIDEWALK. VERIFY EXISTING CONDITION AND REPLACE / REPAIR PORTIONS IN NEED OF ATTENTION. PROVIDE PROPOSED CONNECTION TO PEDESTRIAN PATH AS SHOWN.
[09] EXISTING DIRT AREA TO REMAIN.
[10] CHU BLOCK WALL.
[11] MOTORCYCLE PARKING SIGN. TYP. AT ALL MOTORCYCLE SPACES - SIM. TO HANDICAP PARKING SIGNAGE.
[12] PEDESTRIAN CONNECTION FROM PUBLIC SIDEWALK. USE 4" ALKALYD STRIPING OVER ASPHALT THIS AREA.
[13] EXISTING ROD IRON FENCING TO REMAIN.
[14] EXISTING SECURITY ROD IRON GATE TO REMAIN.
[15] REPAIR EXISTING ROD IRON FENCE. PROVIDE GATE FOR PEDESTRIAN SITE ACCESS.
[16] NEW STRIPED PARKING SPACES. USE 4" ALKALYD STRIPING OVER ASPHALT THIS AREA.
[17] NEW CONCRETE CURBING TYP.
[18] CONCRETE WALK FLUSH WITH ASPHALT.
[19] REFUSE CONTAINER WITH RECYCLE AREA.
[20] AREA DENOTES NEW NON-PARKING AREA. USE 4" ALKALYD STRIPING OVER ASPHALT THIS AREA.
[21] EXISTING PUBLIC SIDEWALK RAMP TO REMAIN. CONTRACTOR TO VERIFY THAT EXISTING RAMP MEETS ACCESSIBILITY STANDARDS.
[22] EXISTING CURBING TO REMAIN. REPLACE / REPAIR AS NECESSARY.
[23] DASHED ARROWS ARE FOR GRAPHIC PURPOSES ONLY. NOT FOR STRIPING.

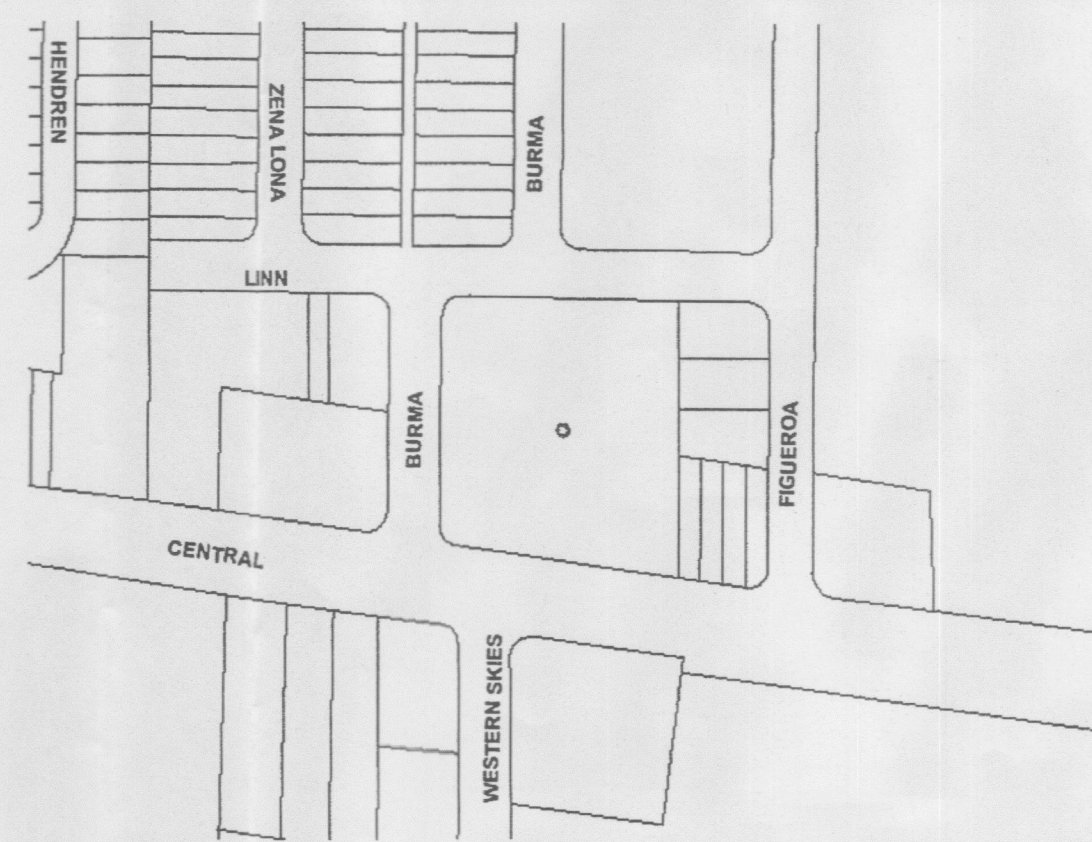
TRAFFIC CIRCULATION LAYOUT APPROVED

Signed: [Signature] Date: 01-13-12

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

RECEIVED JUN 20 2012 HYDROLOGY SECTION

VICINITY MAP



D4 Site Plan Scale: 1" = 20 ft

dc ARCHITECT DEVIN CANNADY ARCHITECT STUDIO 332 ADAMS STREET SE ALBUQUERQUE NM 87108 505.299.1111 PHONE 505.349.4167 FAX dcarchitectstudio.com

THIS DRAWING IS THE PROPERTY OF DC ARCHITECT STUDIO AND SHALL NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT EXPRESSED WRITTEN CONSENT

RECEIVED JAN 04 2012 HYDROLOGY SECTION

Project Title: Salvation Army_Central 12601 Central Ave NE Albuquerque, NM 87123

Drawing Title: Traffic Circulation Layout Plan

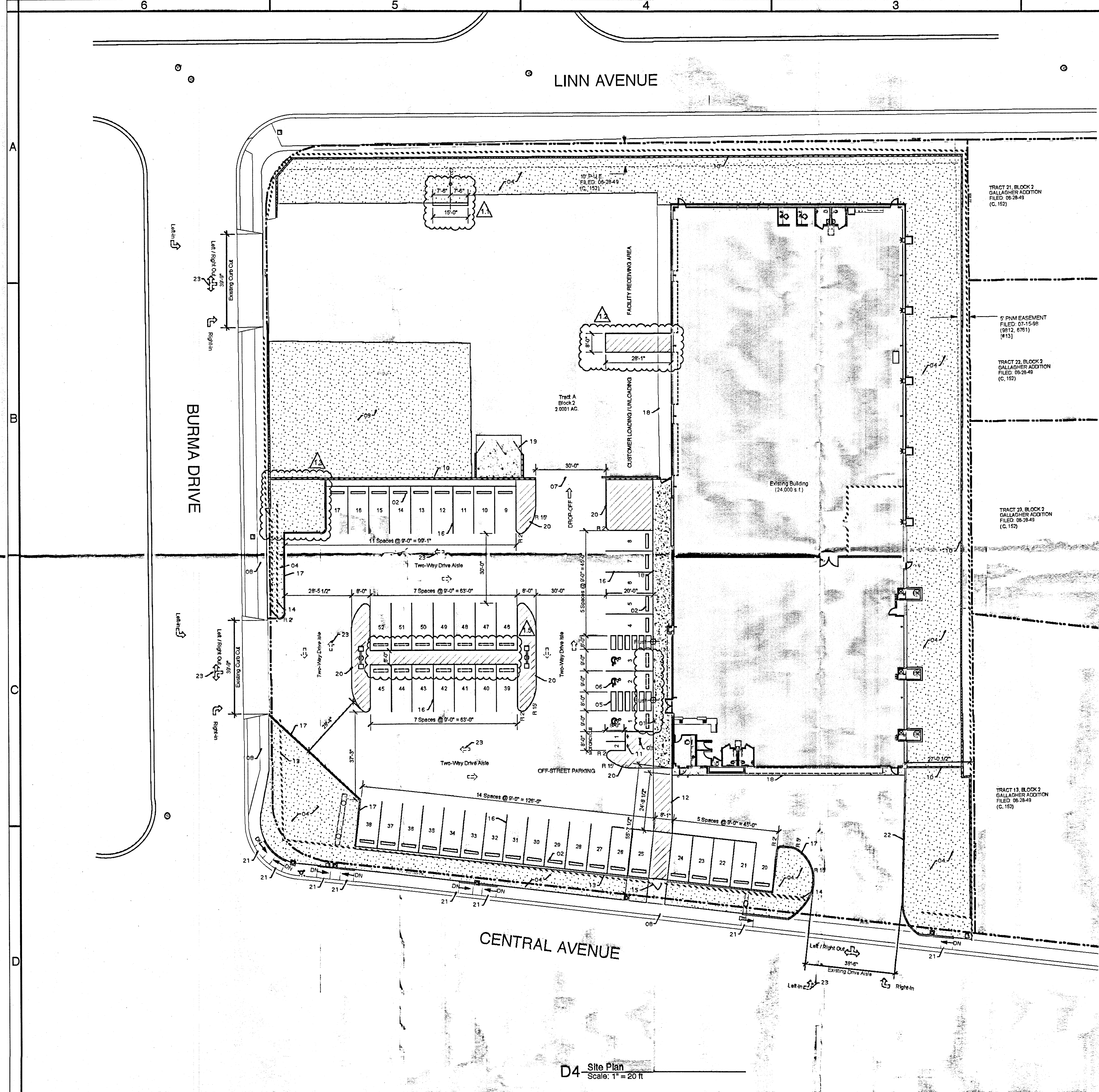
Documents Issued For: Construction

STATE OF NEW MEXICO DEVIN B. CANNADY REGISTERED ARCHITECT 01-04-12

Print Date: 01.04.12 Job Number: 11.11

Drawing No.:

A.100



D4 Site Plan
Scale: 1" = 20 ft

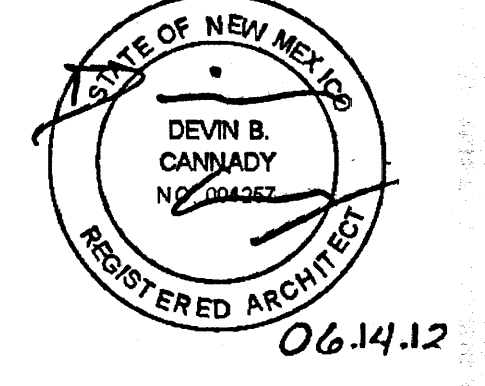
PROJECT DESCRIPTION	
LEGAL DESCRIPTION:	LOT A BLOCK 2 GALLAGHER SUBDIVISION
PHYSICAL ADDRESS:	12601 CENTRAL AVENUE ALBUQUERQUE, NM 87123
CURRENT ZONING:	SU-2
ZONING DESCRIPTION:	E3-C
SECTOR PLAN:	EAST GATEWAY
ZONE MAP:	L-22
APPLICABLE CODE:	2009 INTERNATIONAL EXISTING BUILDING CODE
PROPOSED OCCUPANCY CLASSIFICATION:	GROUP M
BUILDING CLASSIFICATION:	VB (SPRINKLED)
BUILDING AREA:	24,000 S.F.
WORK AREA:	9,000 S.F. = 38% OF FLOOR AREA
PARKING REQUIRED PER CITY ZONING CODE (14-16-3-1)	
OFF-STREET PARKING REGULATIONS (14-16-3-1)	
PROPOSED RETAIL (NET LEASEABLE)	= 9,000 S.F.
PROPOSED WAREHOUSE (NET LEASEABLE)	= 15,000 S.F.
REQUIRED SPACES	
RETAIL (11,200 S.F.)	= 45 SPACES
WAREHOUSE (11,200 S.F.)	= 8 SPACES
TOTAL PARKING REQUIRED:	= 53 SPACES
10% BUS CREDIT	= 5 SPACES
TOTAL PARKING PROVIDED	= 48 SPACES
HANDICAPPED PARKING FACILITIES (14-16-3-1-F)	= 3 SPACES
REQUIRED H.C. SPACES	= 3 SPACES
PROVIDED H.C. SPACES	= 3 SPACES
BICYCLE PARKING FACILITIES (14-16-3-1-B)	
REQUIRED SPACES 1 SPACE / 20 PARKING SPACES	= 3 SPACES
MOTORCYCLE PARKING FACILITIES (14-16-3-1-C)	
REQUIRED SPACES	= 2 SPACES

- NOTES:
- [01] ACCESSIBLE PARKING SIGN TYP. AT HANDICAP PARKING SPACES. PROVIDE SIGNAGE PER CITY ORDINANCES AND DESIGN GUIDELINES. SIGNAGE SIMILAR @ MOTORCYCLE PARKING.
 - [02] PRE-CAST CONCRETE WHEEL STOP. PROVIDE PER CITY STANDARDS.
 - [03] BIKE RACK.
 - [04] LANDSCAPE AREA.
 - [05] AREA DENOTES NEW NON-PARKING AREA FOR ACCESSIBLE AISLE SERVING PARKING SPACE.
 - [06] ACCESSIBLE PARKING SYMBOL, TYP. @ ACCESSIBLE PARKING SPACES. COORDINATE SYMBOL PER CITY STANDARDS.
 - [07] LOOKABLE REAR WARD ACCESS GATE TO CONTROL TRAFFIC.
 - [08] EXISTING PUBLIC SIDEWALK. VERIFY EXISTING CONDITION AND REPLACE / REPAIR PORTIONS IN NEED OF ATTENTION. PROVIDE PROPOSED CONNECTION TO PEDESTRIAN PATH AS SHOWN.
 - [09] EXISTING DIRT AREA TO REMAIN.
 - [10] CMU BLOCK WALL.
 - [11] MOTORCYCLE PARKING SIGN, TYP. AT ALL MOTORCYCLE SPACES - SIM TO HANDICAP PARKING SIGNAGE.
 - [12] PEDESTRIAN CONNECTION FROM PUBLIC SIDEWALK. USE 4" ALKALYD STRIPING OVER ASPHALT THIS AREA.
 - [13] EXISTING ROD IRON FENCING TO REMAIN.
 - [14] EXISTING SECURITY ROD IRON GATE TO REMAIN.
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 - [22] EXISTING CURBING TO REMAIN, REPLACE / REPAIR AS NECESSARY.
 - [23] DASHED ARROWS ARE FOR GRAPHIC PURPOSES ONLY, NOT FOR STRIPING.

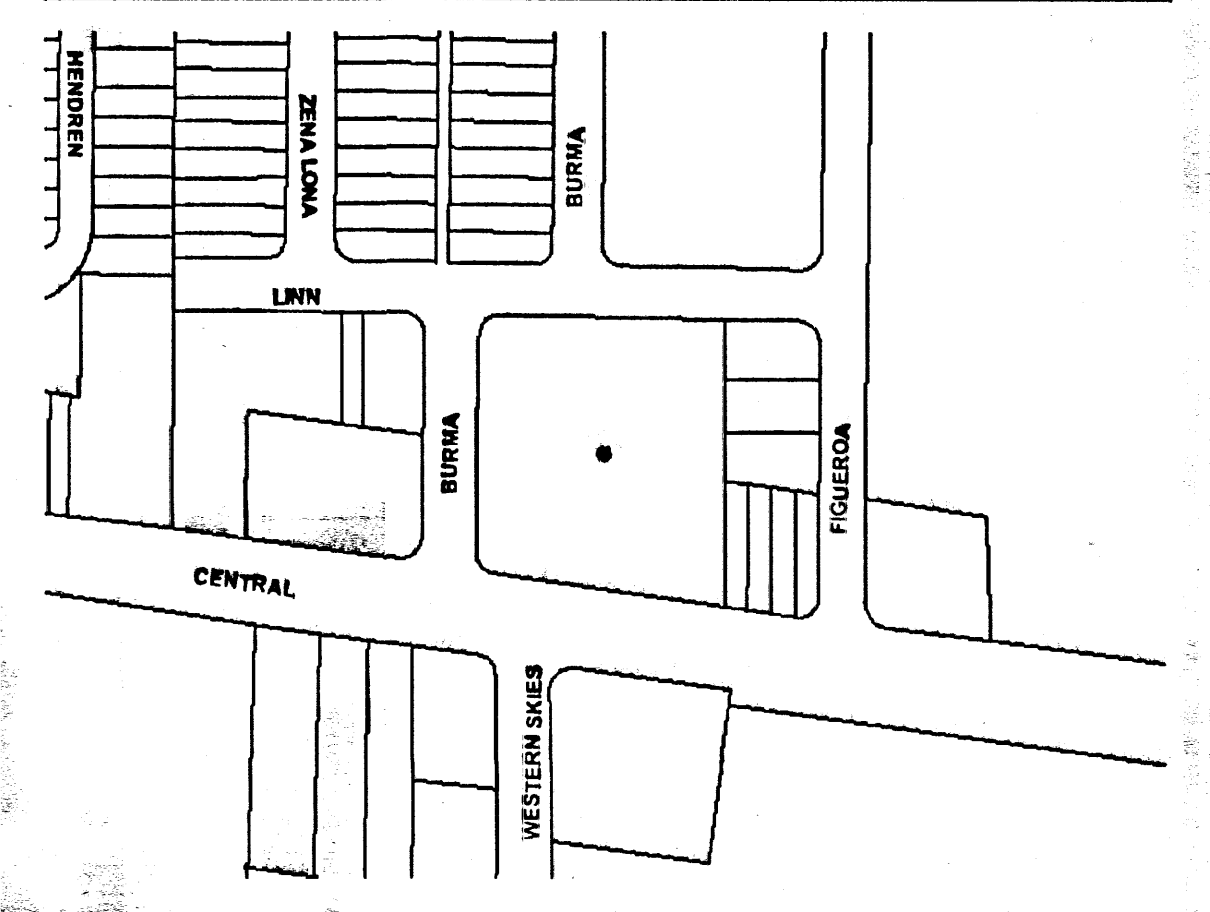
I, DEVIN CANNADY (NMRA #257), OF THE FIRM DEVIN CANNADY ARCHITECT STUDIO, HEREBY ATTEST THAT THE HEREBY PRESENTED SITE PLAN IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE TRAFFIC CIRCULATION LAYOUT APPROVED PLAN DATED JULY 18TH, 2011. I FURTHER ATTEST THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON OCTOBER 5TH, 2011 AND HAVE DETERMINED BY VISUAL OBSERVATION 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 A CERTIFICATE OF OCCUPANCY.

- EXCEPTIONS:
- 1.1 POST INDICATOR VALVE INSTALLED PER FIRE CODE REQUIREMENTS. PROVIDE FIRE LANE TO BE STRIPED AS SHOWN.
 - 1.2 SIAMESE FITTING FOR FIRE SUPPRESSION SYSTEM AT BUILDING WALL. PROVIDE FIRE LANE TO BE STRIPED AS SHOWN FOR ACCESS TO FITTING.
 - 1.3 EXISTING ELECTRICAL POLE & GUY WIRE REQUIRED PARKING / LANDSCAPING RECONFIGURATION. PREVIOUSLY PROPOSED PARKING SPACES (18 & 19) ARE TO BE REPLACED WITH LANDSCAPE AREA AS SHOWN.
 - 1.4 2 PARKING SPACES REMOVED DUE TO RECONFIGURATION AROUND EXISTING PNM POLE GUY WIRE. PARKING COUNT REMAINS 3 OVER REGULATORY REQUIREMENTS.
 - 1.5 PARKING BUMPERS AT DASHED LOCATIONS TO BE ELIMINATED. PROVIDE ALL OTHER PARKING BUMPERS AS SHOWN IN THIS SITE PLAN.
 - 1.6 PARKING BUMPERS AT ACCESSIBLE PARKING SPACES ELIMINATED DUE TO BOLLARD AND HANDICAP SIGN.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



VICINITY MAP



dc ARCHITECT
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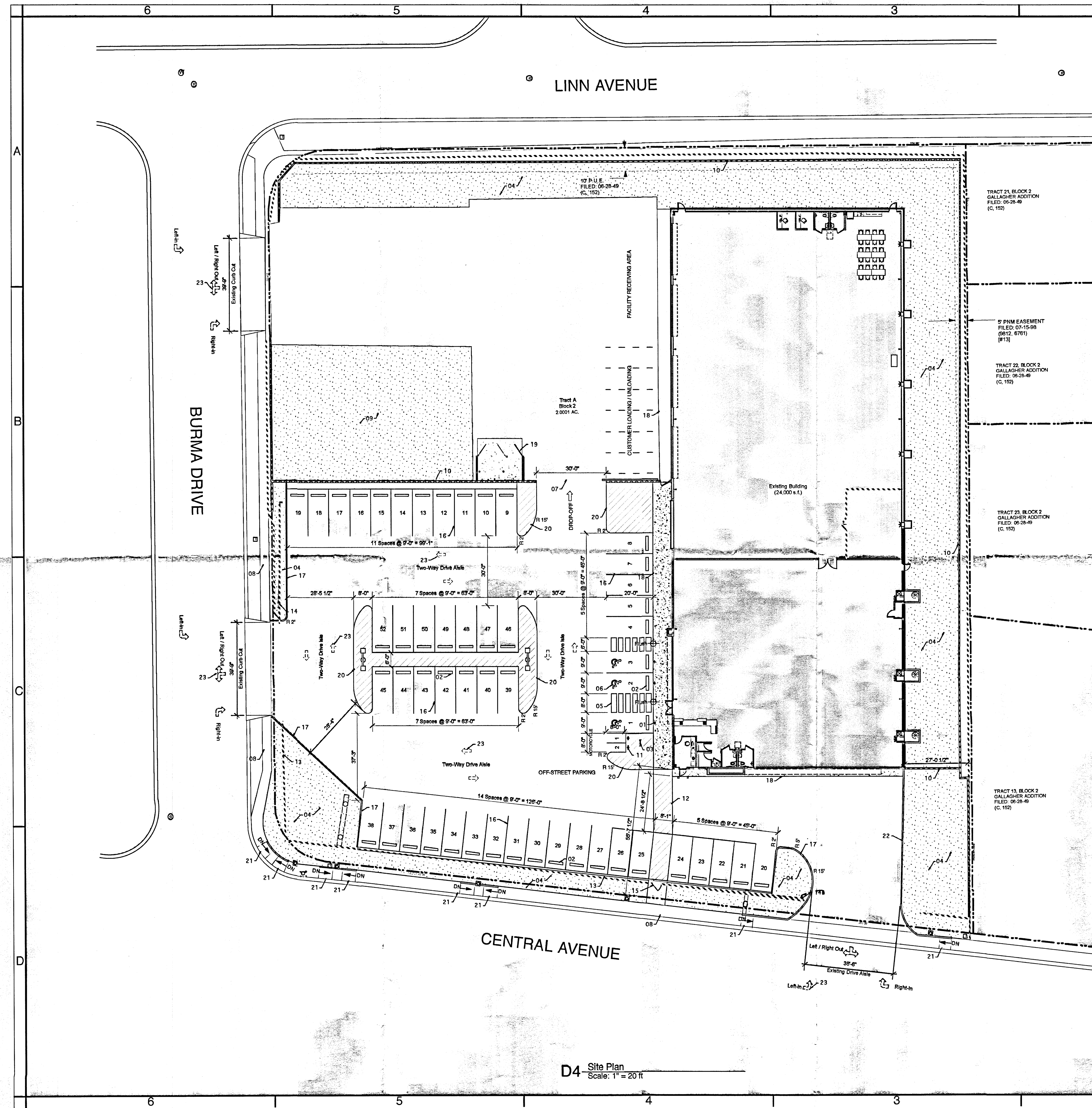
Project Title: **Salvation Army_Central**
12601 Central Ave. NE
Albuquerque, NM 87123

Drawing Title: **Traffic Circulation Layout Plan**

Documents Issued For: **Traffic Layout Certification**

Professional Seal: **DEVIN B. CANNADY**, REGISTERED ARCHITECT, STATE OF NEW MEXICO, NO. 004367, 01.04.12

Print Date: 01.04.12 Job Number: 11.11
Drawing No.: **A.100**



PROJECT DESCRIPTION

LEGAL DESCRIPTION: LOT A BLOCK 2 GALLAGHER SUBDIVISION
PHYSICAL ADDRESS: 12601 CENTRAL AVE NE ALBUQUERQUE, NM 87123
CURRENT ZONING: SU-2
ZONING DESCRIPTION: EG-C
SECTOR PLAN: EAST GATEWAY
ZONE MAP: L-22
APPLICABLE CODE: 2009 INTERNATIONAL EXISTING BUILDING CODE
CODE: LEVEL 2 ALTERATION
PROPOSED OCCUPANCY CLASSIFICATION: GROUP M
BUILDING CLASSIFICATION: VB (SPRINKLED)
BUILDING AREA: 24,000 S.F.
WORK AREA: 9,000 S.F. = 38% OF FLOOR AREA

PARKING REQUIRED PER CITY ZONING CODE
OFF-STREET PARKING REGULATIONS (14-16-3-1) = 8,000 S.F.
PROPOSED RETAIL (NET LEASEABLE) = 15,000 S.F.
PROPOSED WAREHOUSE (NET LEASEABLE)
REQUIRED SPACES:
RETAIL (1 / 200 S.F.) = 45 SPACES
WAREHOUSE (1 / 200 S.F.) = 53 SPACES
TOTAL PARKING REQUIRED: = 98 SPACES
10% BUS CREDIT = 5 SPACES
TOTAL PARKING PROVIDED: = 93 SPACES
HANDICAPPED PARKING FACILITIES (14-16-3-1-F) = 3 SPACES
REQUIRED H.C. SPACES = 3 SPACES
PROVIDED H.C. SPACES (1 VAN ACCESSIBLE ISLE)
BICYCLE PARKING FACILITIES (14-16-3-1-B) = 3 SPACES
REQUIRED SPACES: 1 SPACE / 20 PARKING SPACES
MOTORCYCLE PARKING FACILITIES (14-16-3-1-C) = 2 SPACES
REQUIRED SPACES

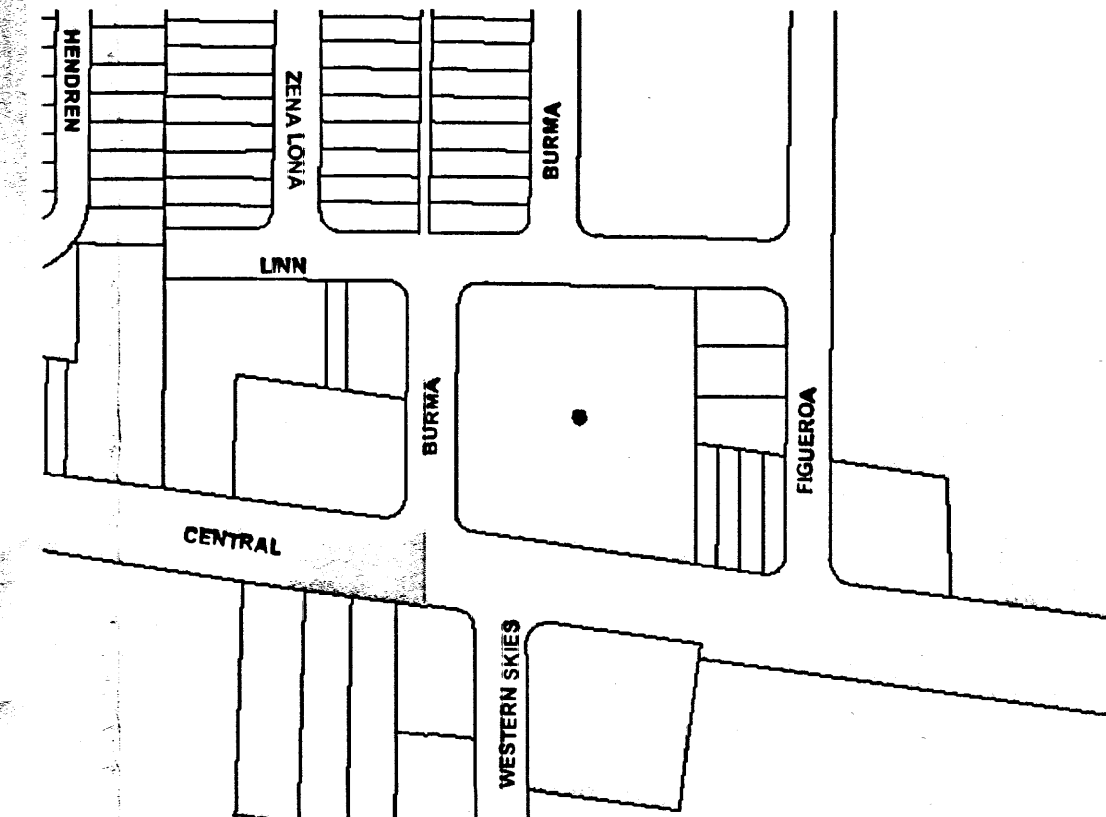
- NOTES:
- [01] ACCESSIBLE PARKING SIGN TYP. AT HANDICAP PARKING SPACES. PROVIDE SIGNAGE PER CITY ORDINANCES AND DESIGN GUIDELINES. SIGNAGE SIMILAR @ MOTORCYCLE PARKING.
 - [02] PRE-CAST CONCRETE WHEEL STOP. PROVIDE PER CITY STANDARDS.
 - [03] BIKE RACK.
 - [04] LANDSCAPE AREA.
 - [05] AREA DENOTES NEW NON-PARKING AREA FOR ACCESSIBLE AISLE SERVING PARKING SPACE.
 - [06] ACCESSIBLE PARKING SYMBOL. TYP. @ ACCESSIBLE PARKING SPACES. COORDINATE SYMBOL PER CITY STANDARDS.
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 - [09] EXISTING DIRT AREA TO REMAIN.
 - [10] CMU BLOCK WALL.
 - [11] MOTORCYCLE PARKING SIGN, TYP. AT ALL MOTORCYCLE SPACES - SIM. TO HANDICAP PARKING SIGNAGE.
 - [12] PEDESTRIAN CONNECTION FROM PUBLIC SIDEWALK, USE 4" ALKALYD STRIPING OVER ASPHALT THIS AREA.
 - [13] EXISTING ROD IRON FENCING TO REMAIN.
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 - [22] EXISTING CURBING TO REMAIN. REPLACE / REPAIR AS NECESSARY.
 - [23] DASHED ARROWS ARE FOR GRAPHIC PURPOSES ONLY, NOT FOR STRIPING.

TRAFFIC CIRCULATION LAYOUT
APPROVED
Signed: [Signature] Date: 01-13-12

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.

Public Infrastructure shown
on these plans for information
only and not part of approval.
Separate DRC/Permit approval
and Work Order required.

VICINITY MAP



D4 Site Plan
Scale: 1" = 20 ft

dc ARCHITECT
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EXPRESSED WRITTEN CONSENT

RECEIVED
JAN 04 2012
HYDROLOGY
SECTION

Project Title
Salvation Army_Central
12601 Central Ave. NE
Albuquerque, NM 87123
Drawing Title

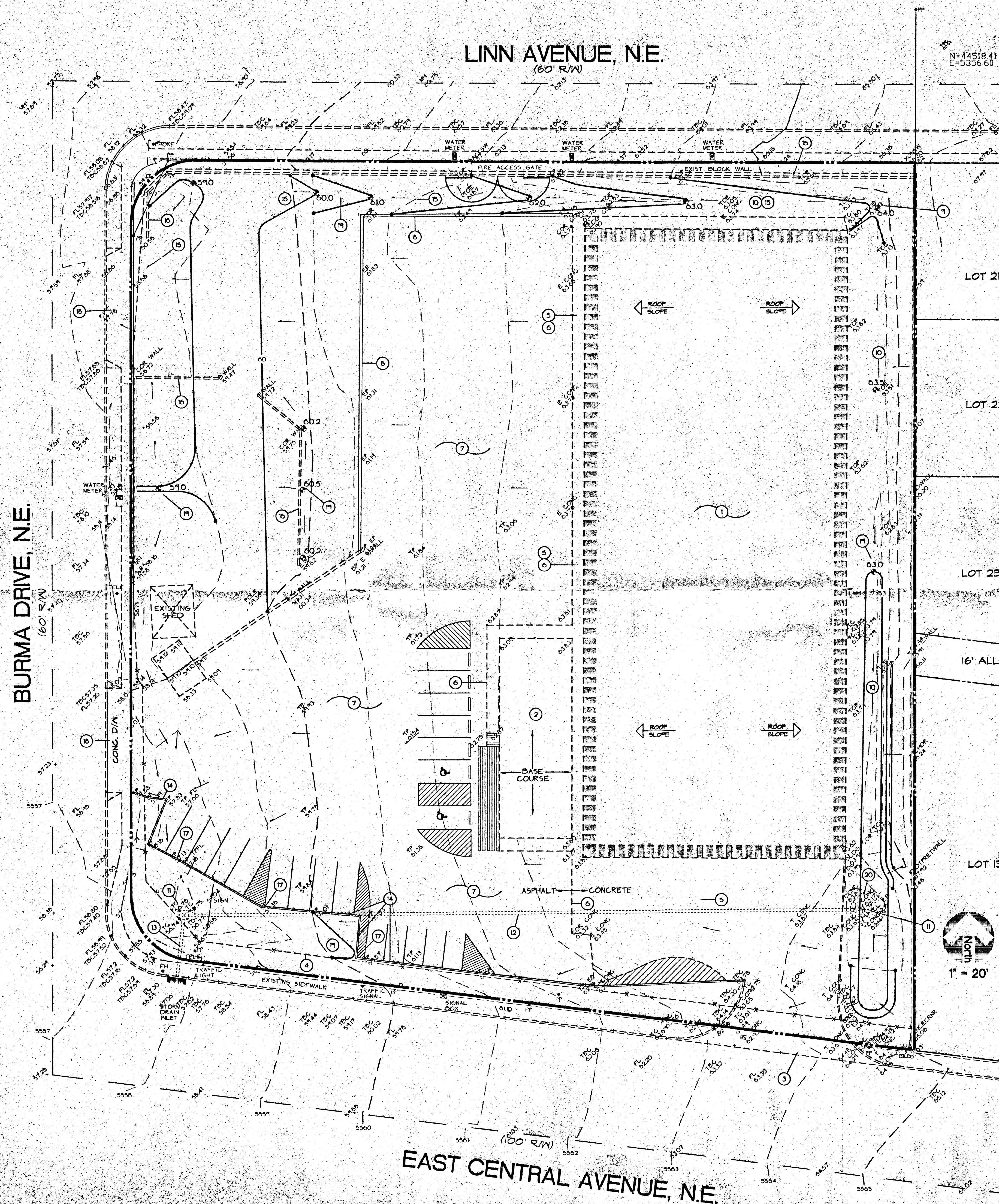
Traffic Circulation Layout Plan

Construction

STATE OF NEW MEXICO
DEVIN B. CANNADY
NO. 00000000
REGISTERED ARCHITECT

Print Date: 01.04.12 Job Number: 11.11
Drawing No.

A.100



SCOPE

The purpose of this plan is to analyze current conditions of an approximately 24,000 SF Warehouse building with associated parking, landscaping, walks and mobile home show areas.

The present site is a partially developed commercial property currently used to show mobile homes from an on-site mobile home office (to be relocated on site). The existing site slopes at 2% to 3% to the west. Linn Avenue borders the site to the north, Burma Drive borders the site to the west, Central Avenue borders the site to the south and a developed commercial property borders the site to the east.

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 CONCEPTS: This is an infill site located in an area that is, for the most part, completely developed. The property has been divided into three drainage sub-basins.

- Sub-basin 1 will combine with Sub-basin 3 to discharge directly into the Central Avenue storm sewer system at the existing inlet located near the southwest property corner as shown.
- Sub-basin 2 will free discharge into Burma Drive at the north drive entrance (existing). Flows within Burma Drive will be carried south to Central Avenue. There, flows will enter the existing storm drain system within Central.

The existing drainage system within the Central Avenue R.O.W. increases in steps from a 30" dia RCP adjacent to this site to a 60" type III pipe at Juan Tabo. Flows will then continue west along Central Avenue past Eubank Boulevard (66" dia. Pipe) to be released into the existing 140 channel. Note: No discharge will be taken to Linn Avenue NE. For the calculations, the proposed discharge will increase by 1.2 cfs which will have an insignificant effect on the Central Avenue storm drain system.

GENERAL NOTES

LEGAL: Tract A, Block 2, Callaghan Addition, Albuquerque, New Mexico.

SURVEYOR: Sandia Land Surveying - 828-0858.

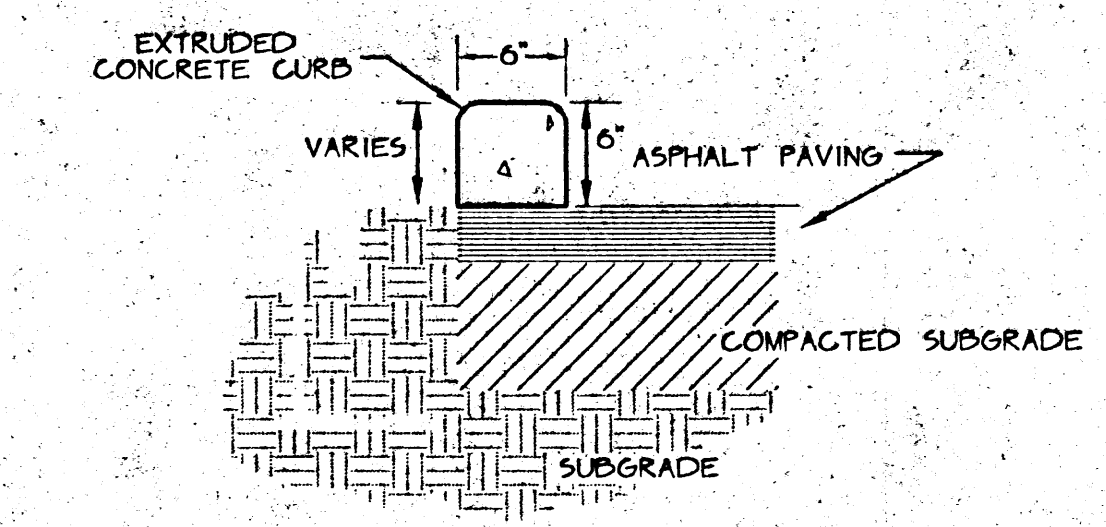
B.M.: Benchmark Nts 7-122, located at the intersection of Central Ave. and Burma Dr. NE in the NW quadrant of the intersection. An Aluminum disk stamped "A.C.S. B.M. 7-122", set on top of the curb at the NW curb return. Elevation = 5556.86' (M.S.L.D.).

T.B.M.: See Benchmark (above).

FLOOD HAZARD: Per F.R.M. Floodway Map #359, the site is not located in a flood zone.

OFF-SITE DRAINAGE: Per site analysis and Topographic Survey, there are no off-site flows which affect this property.

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.



GENERAL NOTES

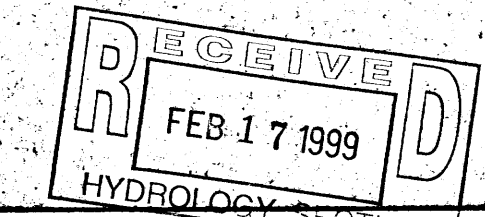
- PROVIDE CONTRACTION JOINTS @ 10' O.C. MAX. ADJACENT TO BLDGS, WALLS AND CURB RETURNS
- EDGES SHOULD BE REMOVED WITH 3/8" EDGING TOOL

EXTRUDED CONCRETE CURB

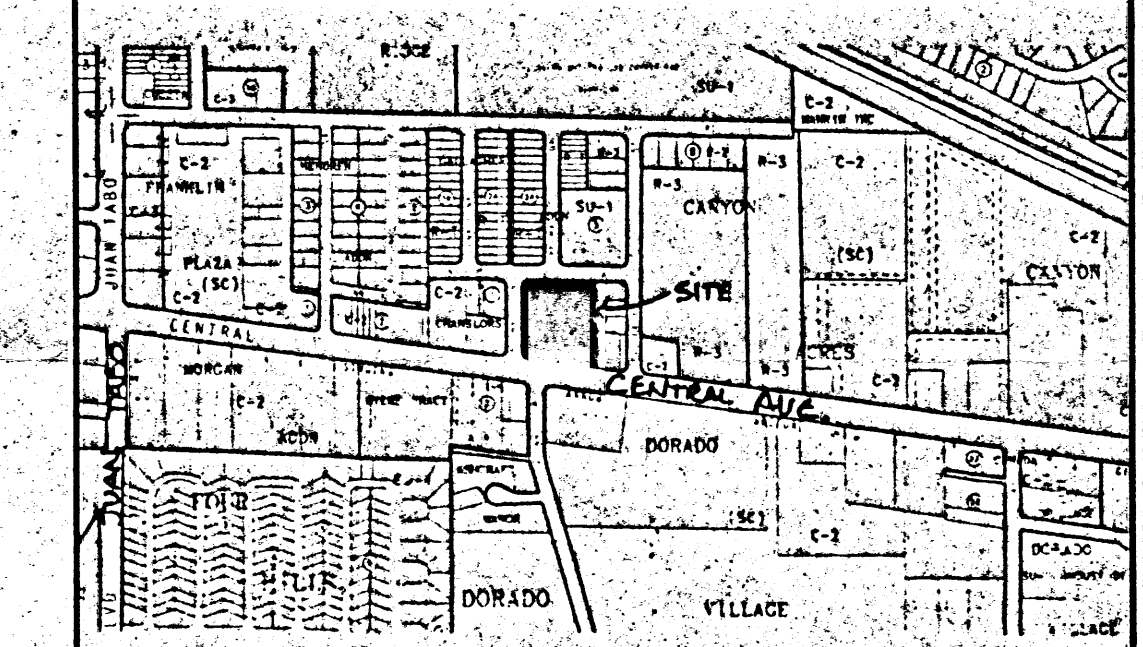
LEGEND	
	LA LANDSCAPED AREA
	TOW TOP OF GRADE WALL (1' x 15" HIGH)
	TRW TOP OF RETAINING WALL (1' x 15" HIGH)
	TA TOP OF ASPHALT
	TC TOP OF CURB
	FL FLOW LINE
	FF FINISHED FLOOR
	R/W RIGHT OF WAY
	PL PROPERTY LINE
	PP POWER POLE
	▲ ENTRY / EXIT LOCATION
	DS PROPOSED DOWNSPOUT LOCATION

KEYNOTES

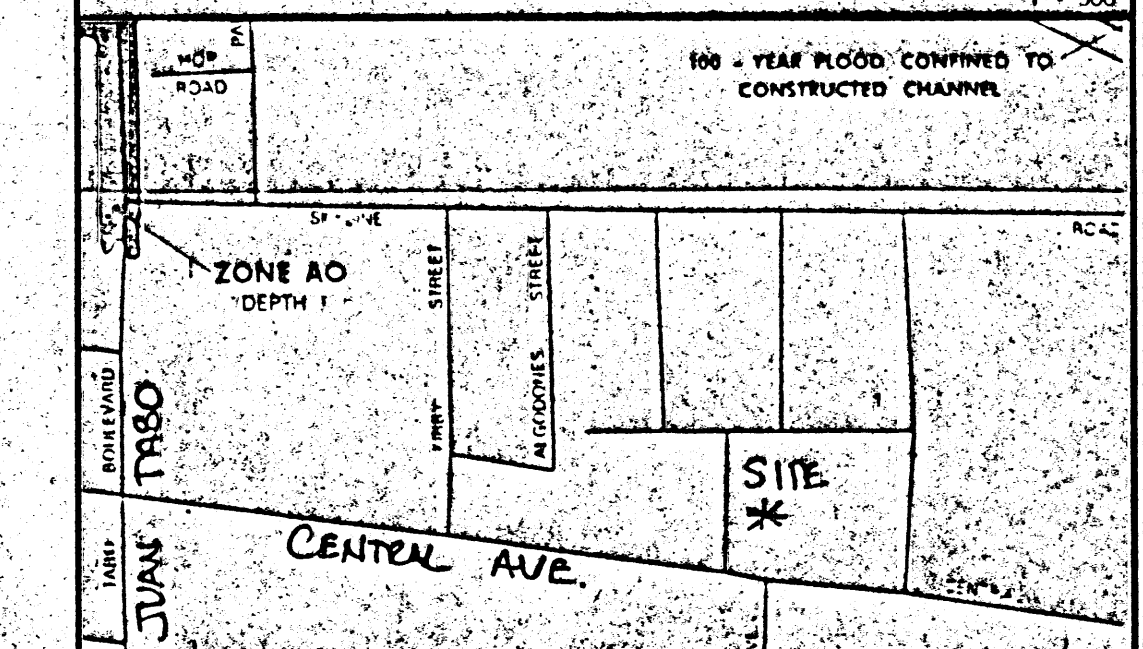
- EXISTING METAL BUILDING ROOF DRAINS AT DOWNSPOUT LOCATIONS ON EAST AND WEST SIDE OF BUILDING. SEE ORIGINAL APPROVED PLAN FOR ADDITIONAL INFORMATION.
- ACCESSORY DISPLAY/CUSTOMER GREETING AREA. SEE ARCHITECTURAL.
- EXISTING CONCRETE ACCESS DRIVE. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
- EXISTING FENCING TO REMAIN.
- EXISTING CONCRETE PAVEMENT THIS AREA DRAINS AS INDICATED BY FLOW ARROWS. SEE ARCHITECTURAL FOR ADDITIONAL INFO.
- EXISTING FLUSH TRANSITION BETWEEN ASPHALT AND CONCRETE PAVEMENT.
- EXISTING ASPHALT PAVED PARKING LOT AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
- CONSTRUCT FLUSH CONCRETE CURB ALONG EDGE OF ASPHALT. SEE ARCHITECTURAL FOR DETAIL AND ADDITIONAL INFORMATION.
- HIGH POINT THIS AREA AT ELEVATION SHOWN TO DIRECT FLOWS SOUTH AND WEST.
- FINE GRADE COMPACTED EARTH SWALE @ MIN. SLOPE 0.0060'/SURFACE TO BE GRAVEL OVER WEED BARRIER.
- EXISTING SINGLE TYPE 'D' INLET. SEE ORIGINAL APPROVED DO PLAN FOR ADDITIONAL INFORMATION.
- EXISTING 10" DIA. PVC STORM DRAIN AT INVERTS SHOWN. SEE ORIGINAL APPROVED DO PLAN FOR ADDITIONAL INFORMATION.
- EXISTING 12" DIA. PVC STORM DRAIN FROM EXISTING ON-SITE INLET TO BACK OF EXISTING STORM DRAIN INLET WITHIN CENTRAL BLVD.
- CONSTRUCT 6" HIGH EXTRUDED CONCRETE CURB ALONG EDGE OF PARKING AS SHOWN FOR DETAIL. SEE SHEET.
- CONTINUE SWALE WEST. FLOWS TO BE RELEASED TO BURMA DRIVE NE TO FLOW SOUTH TO CENTRAL AVENUE.
- EXISTING BLOCK WALL TO REMAIN.
- PROVIDE 1' OPENING IN EXTRUDED CURB AT PAVEMENT LOW POINTS TO ALLOW PAVEMENT FLOWS TO PASS TO LANDSCAPED AREA.
- EXISTING CONCRETE DRIVE ACCESS.
- REGRADE THIS AREA TO PROVIDE POSITIVE DRAINAGE AS SHOWN.
- PROVIDE COBBLES (1/4" DIA. x 5", MIN. DIA. 4") WITHIN EXTENTS SHOWN ON PLAN.



VICINITY MAP # L-22



FIRM MAP # 359



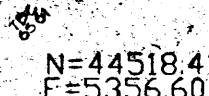
C.L. WEISS ENGINEERING, INC.
SANDIA PARK OFFICE
POST OFFICE BOX 47
SANDIA PARK, NM 87047
(505) 251-1500
ALVARADO OFFICE
100 ALVARADO DR. NE
ALBUQUERQUE, NM 87110
(505) 266-3444

BOARDWALK MOBILE HOMES

Scale: 1" = 20' Drawn By: DJB Checked By: CLW Job Number: Date: FEB. 1999

Drainage and Grading Plan

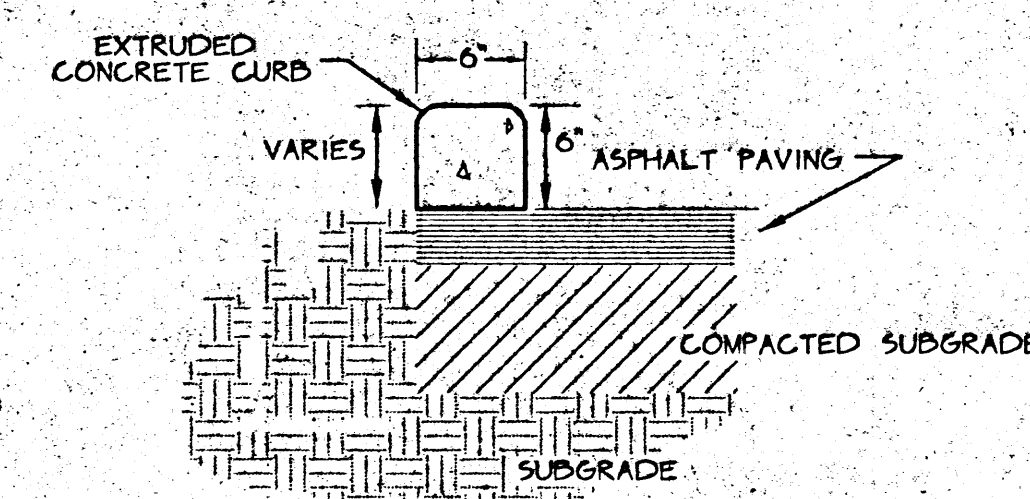
C-1 S.1 of 1



- 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 those 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.

The existing drainage system within the Central Avenue R.O.W. increases in steps from a 30" dia RCP adjacent to this site to a 60" pipe at Juan Tabo. Flows will then continue west along Central Avenue past Eubank Boulevard (66" dia. Pipe) to be released into the existing I-40 channel. Note: No discharge will be taken to Linn Avenue NE. Per the calculations, the proposed discharge will increase by 1.2 cfs which will have an insignificant effect on the Central Avenue storm drain system.

GENERAL NOTES	
LEGAL:	Tract A, Block 2, Gallagher Addition, Albuquerque, New Mexico.
SURVEYOR:	Sandra Land Surveying - #2K-0858
B.M.:	Benchmark No. 7-122, located at the intersection of Central Ave. and Burma Dr. NE in the NW quadrant of the intersection. An Aluminum disk stamped "A.C.S. B.M. 7-122", set on top of the curb at the NNW curb return. Elevation = 5556.86' (M.S.L.D.)
T.B.M.:	See Benchmark (above)
FLOOD HAZARD:	Per F.I.R.M. Boundary Map #359, the site is not located in a flood zone.
OFF-SITE DRAINAGE:	Per site analysis and Topographic Survey, there are no off-site flows which affect this property.
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.



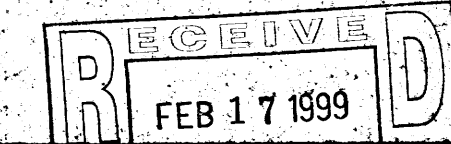
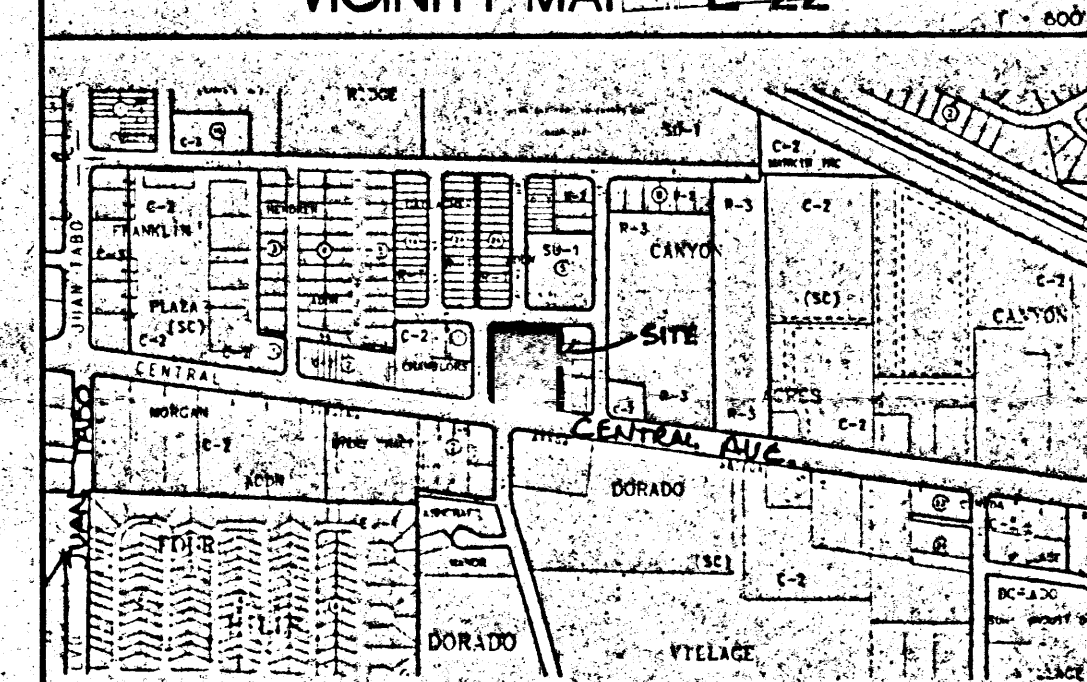
GENERAL NOTES

1. PROVIDE CONTRACTION JOINTS @ 10' O.C. MAX. ADJACENT TO BLDGS. WALLS AND CURB RETURNS
2. EDGES SHOULD BE REMOVED WITH 3/8" EDGING TOOL

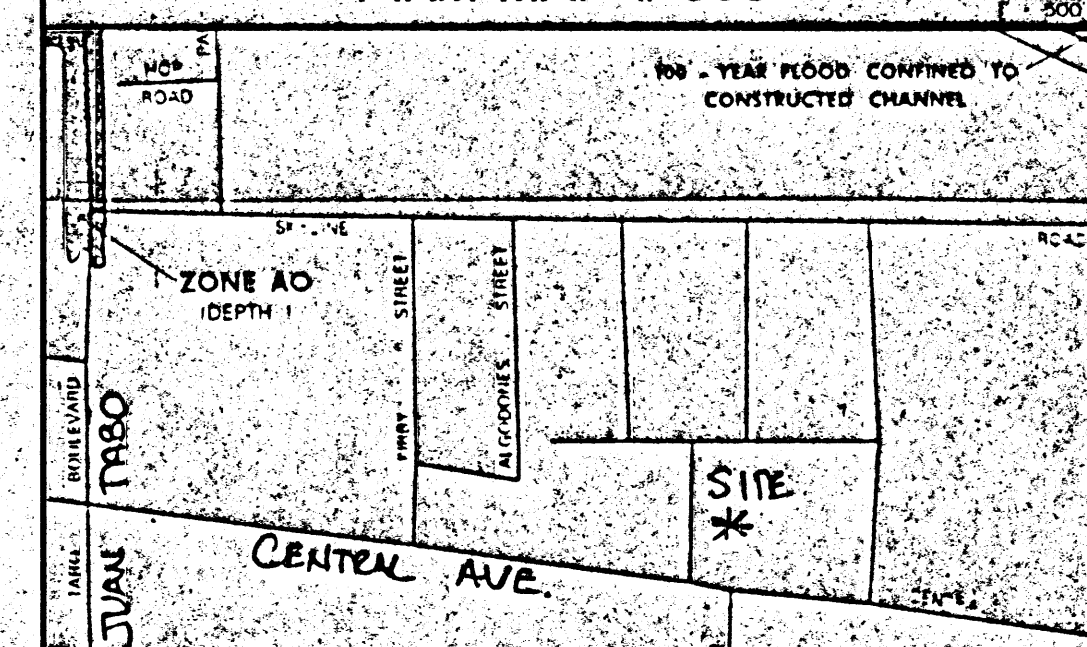
EXTRUDED CONCRETE CURB

	SIDEWALK, CURB AND GUTTER (EXISTING, PROPOSED)	LA	LANDSCAPED AREA
	PROPOSED PAVED DRIVE	TGW	TOP OF GRADE WALL (< 18" HIGH)
	BUILDING (EXISTING, PROPOSED)	TRW	TOP OF RETAINING WALL (> 18" 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)	PL	PROPERTY LINE
		PP	POWER POLE
		Δ	ENTRY / EXIT LOCATION
		DS	PROPOSED DOWNSPOUT LOCATION

- (1) EXISTING METAL BUILDING ROOF DRAINS AT DOWNSPOUT LOCATIONS ON EAST AND WEST SIDE OF BUILDING. SEE ORIGINAL APPROVED DG PLAN FOR ADDITIONAL INFORMATION.
- (2) ACCESSORY DISPLAY/CUSTOMER GREETING AREA. SEE ARCHITECTURAL.
- (3) EXISTING CONCRETE ACCESS DRIVE. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
- (4) EXISTING FENCING TO REMAIN.
- (5) EXISTING CONCRETE PAVEMENT THIS AREA DRAINS AS INDICATED BY FLOW ARROWS. SEE ARCHITECTURAL FOR ADDITIONAL INFO.
- (6) EXISTING FLUSH TRANSITION BETWEEN ASPHALT AND CONCRETE PAVEMENT.
- (7) EXISTING ASPHALT-PAVED PARKING LOT AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
- (8) CONSTRUCT FLUSH CONCRETE CURB ALONG EDGE OF ASPHALT. SEE ARCHITECTURAL FOR DETAIL AND ADDITIONAL INFORMATION.
- (9) HIGH POINT THIS AREA AT ELEVATION SHOWN TO DIRECT FLOWS SOUTH AND WEST.
- (10) FINE GRADE COMPACTED EARTH SWALE @ MIN. SLOPE 0.0060% SURFACE TO BE GRAVEL OVER WEED BARRIER.
- (11) EXISTING SINGLE TYPE "D" INLET. SEE ORIGINAL APPROVED DG PLAN FOR ADDITIONAL INFORMATION.
- (12) EXISTING 10" DIA. PVC STORM DRAIN AT INVERTS SHOWN. SEE ORIGINAL APPROVED DG PLAN FOR ADDITIONAL INFORMATION.
- (13) EXISTING 12" DIA. PVC STORM DRAIN FROM EXISTING ON-SITE INLET TO BACK OF EXISTING STORM DRAIN INLET WITHIN CENTRAL BLVD.
- (14) CONSTRUCT 6" HIGH EXTRUDED CONCRETE CURB ALONG EDGE OF PARKING AS SHOWN PER DETAIL#13 SHEET.
- (15) CONTINUE SWALE WEST FLOWS TO BE RELEASED TO BURWA DRIVE NE TO FLOW SOUTH TO CENTRAL AVENUE.
- (16) EXISTING BLOCK WALL TO REMAIN.
- (17) PROVIDE 1' OPENING IN EXTRUDED CURB AT PAVEMENT LOW POINTS TO ALLOW PAVEMENT FLOWS TO PASS TO LANDSCAPED AREA.
- (18) EXISTING CONCRETE DRIVE ACCESS.
- (19) REGRADE THIS AREA TO PROVIDE POSITIVE DRAINAGE AS SHOWN.
- (20) PROVIDE COBBLES (AVG. DIA. = 6" MIN DIA. = 4" WITHIN EXTENTS

VICINITY MAP # 1-22 SECTION.

FIRM MAP # 359



C.L. WEISS ENGINEERING, INC.

SANDIA PARK OFFICE
POST OFFICE BOX #7 SANDIA PARK, NM 87047 (505) 261-1500
ALVARADO OFFICE
100 ALVARADO DR. NE ALBUQUERQUE, NM 87110 (505) 266-1444

BOARDWALK MOBILE HOMES

THIS DESIGN, CALCULATIONS AND CONCEPTS ARE OWNED BY AND REMAIN THE PROPERTY OF CAL 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. ©

Scale 1" = 20'	Drawn By BUB	Checked By CLW	Job Number	Date FEB. 1999
Drainage and Grading Plan				C-1 Sh. 1 of 1

BURMA DRIVE, N.E.
(60' R/W)

LINN AVENUE, N.E.
(60' R/W)

EAST CENTRAL AVENUE, N.E.
(100' R/W)

1" = 20'

SCOPE

The proposed improvements include an approximately 24,000 SF Warehouse building with associated parking, landscaping, walks and mobile home show areas.

The present site is a partially developed commercial property currently used to show mobile homes from an on-site mobile home office (to be relocated on site). The existing site slopes at 2% - 3% to the west. Linn Avenue borders the site to the north, Burma Drive borders the site to the west, Central Avenue borders the site to the south and a developed commercial property borders the site to the east.

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 in designated discharge points.
- The extent of proposed site improvements, including buildings, walks and pavement.
- The flow rate/volume of rainfall runoff across or around these improvements and methods of handling these flows to meet City of Albuquerque requirements for drainage management.
- The relationship of on-site improvements with existing neighboring property to insure an orderly transition between proposed and surrounding grades.

DRAINAGE PLAN CONCEPT: This is an infill site located in an area that is, for the most part, completely developed. The property has been divided into three drainage sub-basins.

- Sub-basin 1 will combine with Sub-basin 3 to discharge directly into the Central Avenue storm sewer system at the existing inlet located near the southwest property corner as shown.
- Sub-basin 2 will free discharge into Burma Drive at the north drive entrance (existing). Flows within Burma Drive will be carried south to Central Avenue. There, flows will enter the existing storm drain system within Central.

The existing drainage system within the Central Avenue R.O.W. increases in steps from a 30" dia RCP adjacent to this site to a 60" pipe at Juan Tabo. Flows will then continue west along Central Avenue past Eubank Boulevard (66" dia. Pipe) to be released into the existing 1-40 channel. Note: No discharge will be taken in Linn Avenue NE. For the calculations, the proposed discharge will increase by 0.9 cfs which will have an insignificant effect on the Central Avenue storm drain system.

GENERAL NOTES

- LEGAL:** Tract A, Block 2, Gallagher Addition, Albuquerque, New Mexico.
- SURVEYOR:** Sandin Land Surveying - 828-0858
- B.M.:** Benchmark No. 7-122, located at the intersection of Central Ave. and Burma Dr. NE in the NW quadrant of the intersection. An Aluminum disk stamped "A.C.S. B.M. 7-122", set on top of the curb at the NNW curb return. Elevation = 5556.86' (M.S.L.D.)
- T.B.M.:** See Benchmark (above)
- FLOOD HAZARD:** Per F.I.R.M. Boundary Map #359, the site is not located in a flood zone.
- OFF-SITE DRAINAGE:** For site analysis and Topographic Survey, there are no off-site flows which affect this property.
- 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.

NOTICE TO CONTRACTOR

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. UNLESS A COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILLED ON THESE PLANS TO BE PERFORMED EXCEPT AS OTHERWISE STATED OR PROVIDED THEREIN 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 (788-5644) FOR LOCATION OF EXISTING UTILITIES.
- BEFORE CONSTRUCTION THE CONTRACTOR SHALL OBTAIN AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. 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

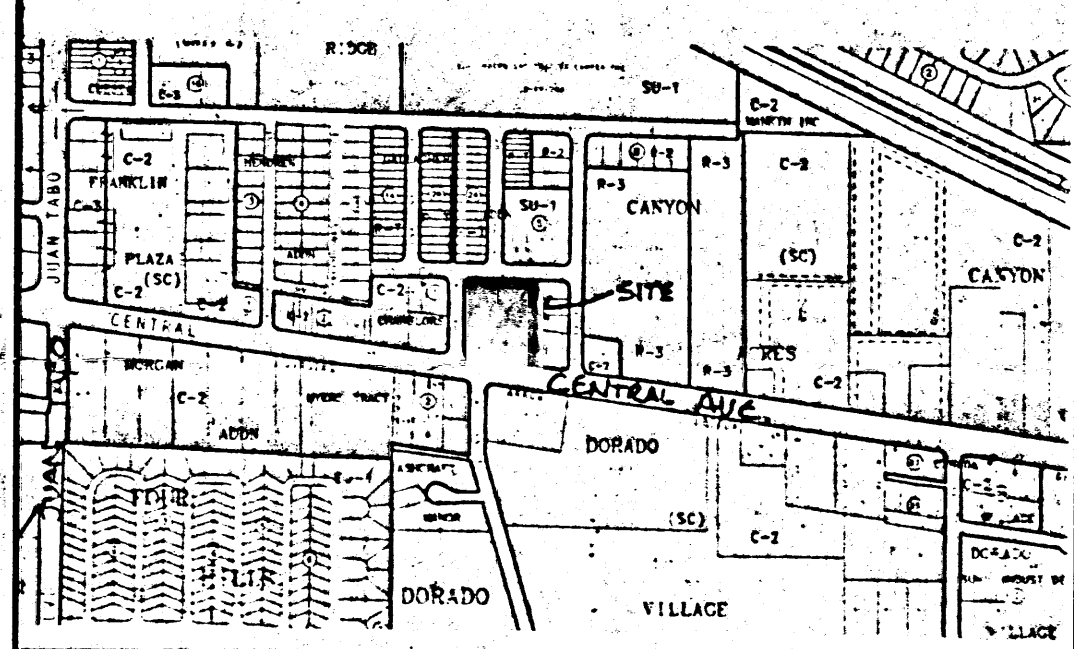
LEGEND

- | | | | |
|-----|---|-----|-------------------------------------|
| --- | SIDEWALK, CURB AND GUTTER (EXISTING, PROPOSED) | LA | LANDSCAPED AREA |
| --- | PROPOSED PAVED DRIVE | TGW | TOP OF GRADE WALL (2' 15" HIGH) |
| --- | BUILDING (EXISTING, PROPOSED) | TRW | TOP OF RETAINING WALL (2' 15" HIGH) |
| --- | PROPERTY LINE | TA | TOP OF ASPHALT |
| --- | EXISTING SPOT ELEVATION | TC | TOP OF CURB |
| --- | EXISTING CONTOUR | PL | FLOW LINE |
| --- | PROPOSED SPOT ELEVATION | FF | FINISHED FLOOR |
| --- | PROPOSED CONTOUR | R/W | RIGHT OF WAY |
| --- | SURFACE FLOW DIRECTION (EXISTING, PROPOSED, ROOF) | PL | PROPERTY LINE |
| --- | | PP | POWER POLE |
| --- | | ▲ | ENTRY / EXIT LOCATION |
| --- | | DS | PROPOSED DOWNSPOUT LOCATION |

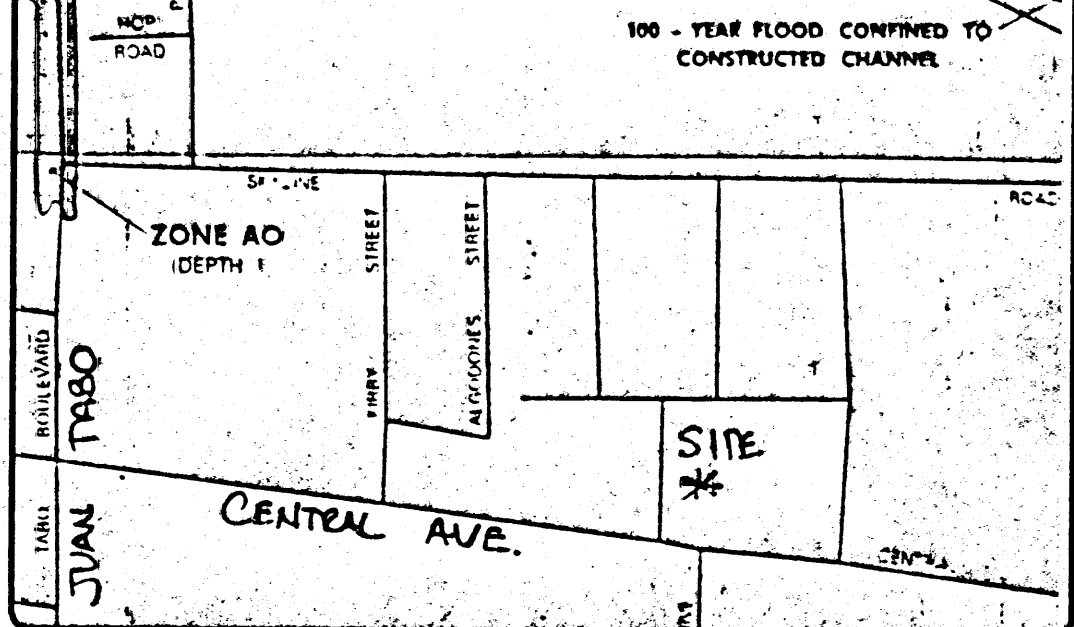
KEYNOTES

- NEW METAL BUILDING TO BE CONSTRUCTED THIS PROJECT. ROOF TO DRAIN AT DOWNSPOUT (DS) LOCATIONS INDICATED ON PLAN. SEE KEYED NOTE H FOR ADDITIONAL INFORMATION.
- EXISTING SALES TRAILER TO BE RELOCATED AS SHOWN.
- REMOVE EXISTING CONCRETE CURB AND GUTTER THIS AREA. CONSTRUCT NEW CONCRETE ACCESS DRIVE / VALLEY GUTTER PER CITY STANDARDS. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
- SEE ARCHITECTURAL FOR FENCING TO REMAIN TO BE DEMOLISHED AND TO BE INSTALLED.
- CONSTRUCT CONCRETE APRON THIS AREA. SLOPE TO DRAIN AT NEW DRIVE CUT. SEE ARCHITECTURAL FOR ADDITIONAL INFO.
- 5' WIDE CONCRETE RAMP TO BUILDING FINISH FLOOR ELEVATION AS SHOWN.
- CONSTRUCT ASPHALT PAVED PARKING LOT AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
- CONSTRUCT FLUSH CONCRETE CURB ALONG EDGE OF ASPHALT. SEE ARCHITECTURAL FOR DETAIL AND ADDITIONAL INFORMATION.
- HIGH POINT THIS AREA AT ELEVATION SHOWN TO DIRECT FLOWS SOUTH AND WEST.
- CONSTRUCT COMPACTED EARTH SWALE @ SLOPE=0.0000'. SURFACE TO BE GRAVEL OVER WEED BARRIER FOR EROSION PROTECTION.
- INSTALL A SINGLE TYPE 'D' INLET PER C.O.A. SPECIFICATIONS AT ELEVATIONS SHOWN.
- INSTALL 204 LF 10" DIA. PVC STORM DRAIN AT INVERTS SHOWN. MINIMUM COVER = 10'.
- INSTALL 35 LF 12" DIA. PVC STORM DRAIN FROM NEW STORM DRAIN INLET TO BACK OF EXISTING STORM DRAIN INLET WITHIN CENTRAL BLVD. MINIMUM SLOPE = 2.0%. CONTRACTOR TO FIELD VERIFY EXISTING STORM DRAIN INLET FLOWLINE TO AND NOTIFY ENGINEER IF MINIMUM SLOPE CANNOT BE MET.
- EXISTING STORM DRAIN INLET. SEE KEYED NOTE D FOR ON-SITE STORM DRAIN INFORMATION WHICH WILL ACCESS THIS INLET.
- CONTINUE SWALE WEST FLOWS TO BE RELEASED TO BURMA DRIVE NE TO FLOW SOUTH TO CENTRAL AVENUE.
- HANDICAP PARKING THIS AREA AT ELEVATIONS SHOWN. WARP ASPHALT TO MATCH TOP OF WALK AT ACCESS ISLE.
- DIRECT ALL FLOWS WITH ASPHALT PAVING TO PROPOSED STORM DRAIN INLET AS SHOWN.
- EXISTING CONCRETE DRIVE ACCESS TO REMAIN.
- NO DISCHARGE FROM ROOF DRAINAGE THIS AREA. GUTTER THIS AREA TO RELEASE FLOWS TO SOUTH CONCRETE PAD.
- PROVIDE CORDLE EROSION PROTECTION (AVG. DIA. = 6" MIN. DIA. = 4" WITHIN EXTENTS SHOWN ON PLAN).

VICINITY MAP # L-22



FIRM MAP # 359



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) 265-3444

Revisions
1. 60' x 120' ASPHALT PAVING (INSTEAD OF GRAVEL) THIS AREA
2. CENTRAL DRIVE ENTRANCE RELOCATED PER TRAFFIC

THIS DESIGN, CALCULATIONS, AND CONCEPTS ARE OWNED BY AND REMAIN THE PROPERTY OF C.L. WEISS ENGINEERING, INC. NO PART THEREOF IS TO 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.

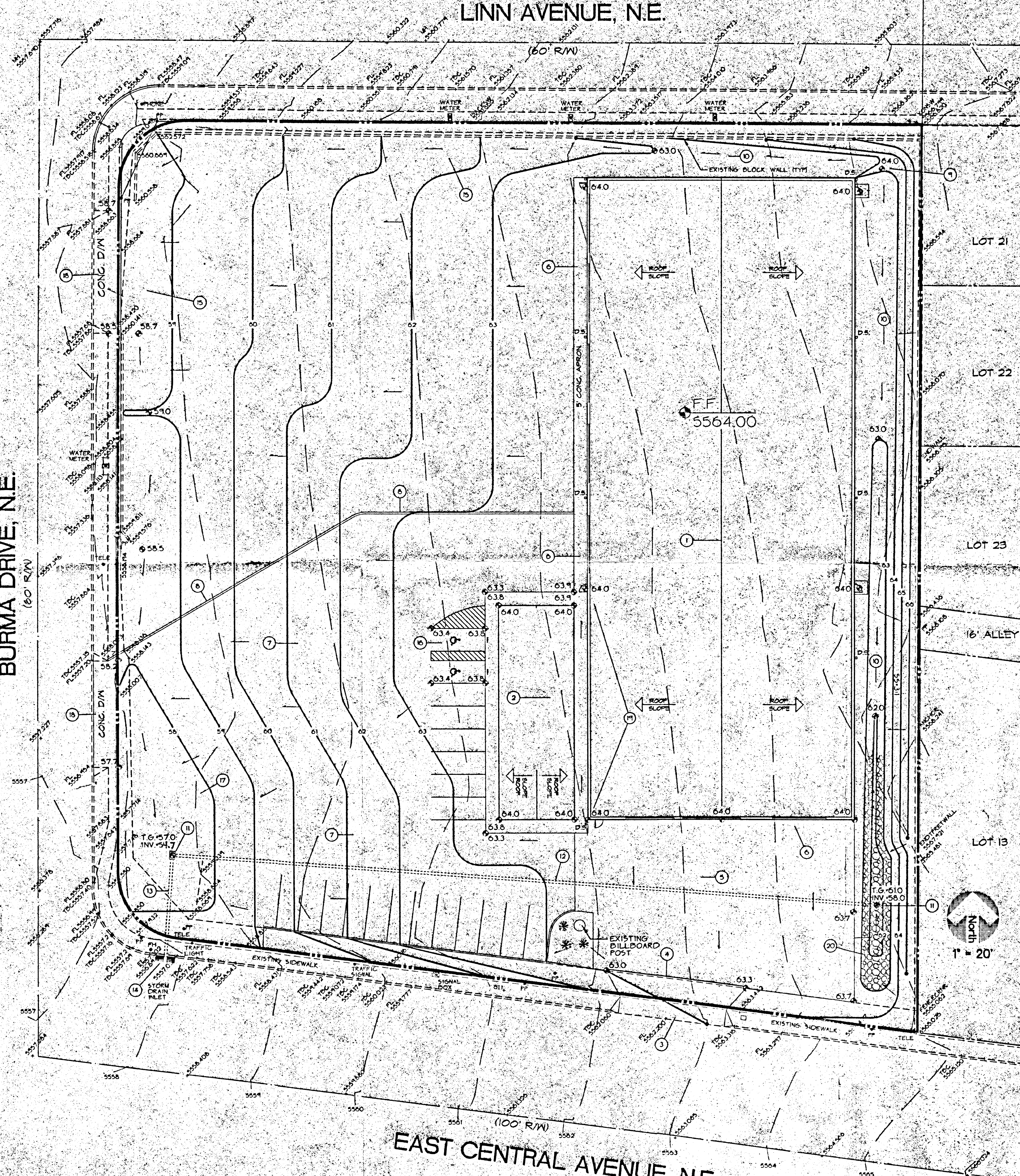
BANES CONSTRUCTION BOARDWALK MOBILE HOMES

Scale: 1" = 20' Drawn By: C.W. Checked By: CLW Job Number: Date: JUNE 1993

Drainage and Grading Plan C-1 S.1 of 1

BURMA DRIVE, N.E.

LINN AVENUE, N.E.



EAST CENTRAL AVENUE, N.E.

SCOPE

The proposed improvements include an approximately 24,000 SF Warehouse building with associated parking, landscaping, water and mobile home show areas.

The present site is a partially developed commercial property currently used to show mobile homes from an on-site mobile home office (to be relocated on site). The existing site slopes at 2% - 3% to the west. Linn Avenue borders the site to the north, Burma Drive borders the site to the west, Central Avenue borders the site to the south and a developed commercial property borders the site to the east.

The intent of this plan is to show:

- Grading relationships between the existing ground elevations and proposed finished elevations in order to facilitate positive drainage to designated discharge points.
- The extent of proposed site improvements, including buildings, walks and pavement.
- The flow rate/volume of rainfall runoff across or around these improvements and methods of handling these flows to meet City of Albuquerque requirements for drainage management.
- The relationship of on-site improvements with existing neighboring property to insure an orderly transition between proposed and surrounding grades.

DRAINAGE PLAN CONCEPT: This is an infill site located in an area that is, for the most part, completely developed. The property has been divided into three drainage sub-basins.

- Sub-basin 1 will combine with Sub-basin 3 in discharges directly into the Central Avenue storm sewer system at the existing inlet located near the southwest property corner as shown.
- Sub-basin 2 will free discharge into Burma Drive at the north drive entrance (existing). Flow within Burma Drive will be carried south to Central Avenue. There, flows will enter the existing storm drain system within Central.

The existing drainage system within the Central Avenue R.O.W. increases in steps from a 30" dia RCP adjacent to this site to a 60" pipe at Juan Tabo. Flows will then continue west along Central Avenue past Eutank Boulevard (66" dia. Pipe) to be released into the existing 140" channel. Note: No discharge will be taken in Linn Avenue NE. Per the calculations, the proposed discharge will increase by 0.9 cfs which will have an insignificant effect on the Central Avenue storm drain system.

GENERAL NOTES

LEGAL: Tract A, Block 2, Gallagher Addition, Albuquerque, New Mexico.

SURVEYOR: Sandra Land Surveying - 828-8858

R.M.: Benchmark No. 7-122, located at the intersection of Central Ave. and Burma Dr. NE in the NW quadrant of the intersection. An Aluminum disk stamped "A.C.S. B.M. 7-122", set on top of the curb at the NNW curb return. Elevation = 5556.86' (M.S.L.D.)

T.B.M.: See Benchmark (above)

FLOOD HAZARD: Per F.I.R.M. Boundary Map #359, the site is not located in a flood zone.

OFF-SITE DRAINAGE: Per site analysis and Topographic Survey, there are no off-site flows which affect this property.

EROSION CONTROL: The contractor is responsible for installing 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.

NOTICE TO CONTRACTOR

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THIS PERMIT MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED EXCEPT AS OTHERWISE NOTED, SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT THE UTILITY LOCATING SERVICE, 705-1234, FOR LOCATION OF EXISTING UTILITIES.
- PROVIDE CONSTRUCTION. THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. SHOULD THE CONTRACTOR DISCOVER ANY UTILITIES NOT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 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 R.O.I.

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

DESIGN APPROVAL: _____ DATE: _____

INSPECTION APPROVAL: _____ DATE: _____

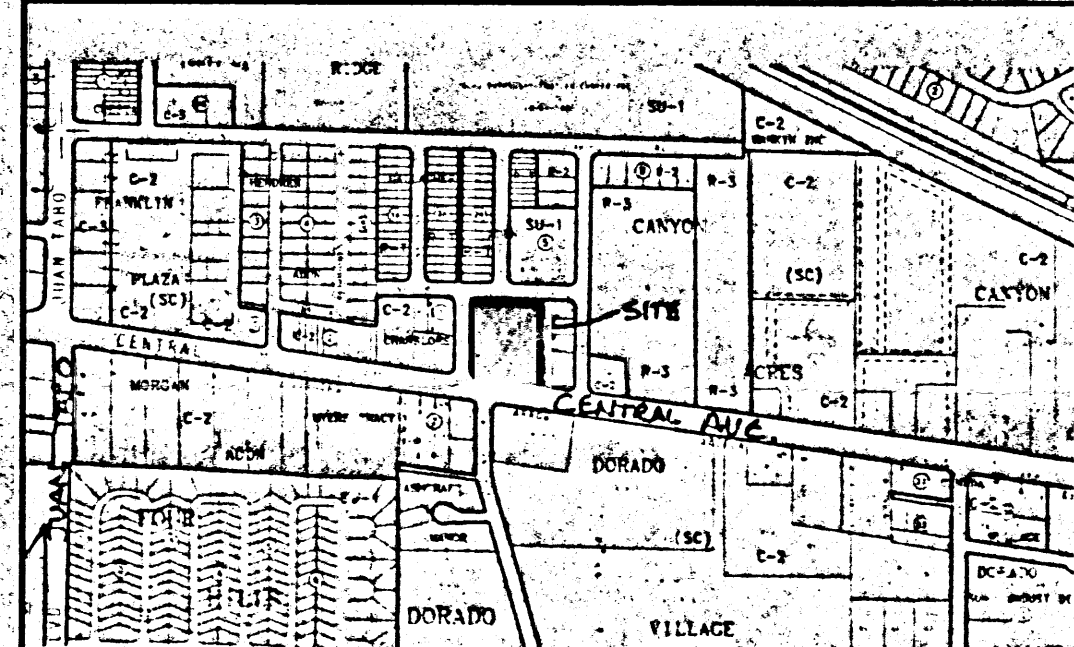
ACCEPTED: _____ DATE: _____

LEGEND	
	SIDEWALK, CURB AND GUTTER (EXISTING, PROPOSED)
	PROPOSED PAVED DRIVE
	BUILDING EXISTING, PROPOSED
	PROPERTY LINE
	EXISTING SPOT ELEVATION
	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED CONTOUR
	SURFACE FLOW DIRECTION (EXISTING, PROPOSED, ROOF)
	LA LANDSCAPED AREA
	T.G.W. TOP OF GRADE WALL 1' - 18" HIGH
	T.R.W. TOP OF RETAINING WALL
	TA TOP OF ASPHALT
	TC TOP OF CURB
	FL FLOW LINE
	R/W. RIGHT OF WAY
	FF FINISHED FLOOR
	PL PROPERTY LINE
	PP POWER POLE
	A ENTRY / EXIT LOCATION
	DS PROPOSED DOWNSPOUT LOCATION

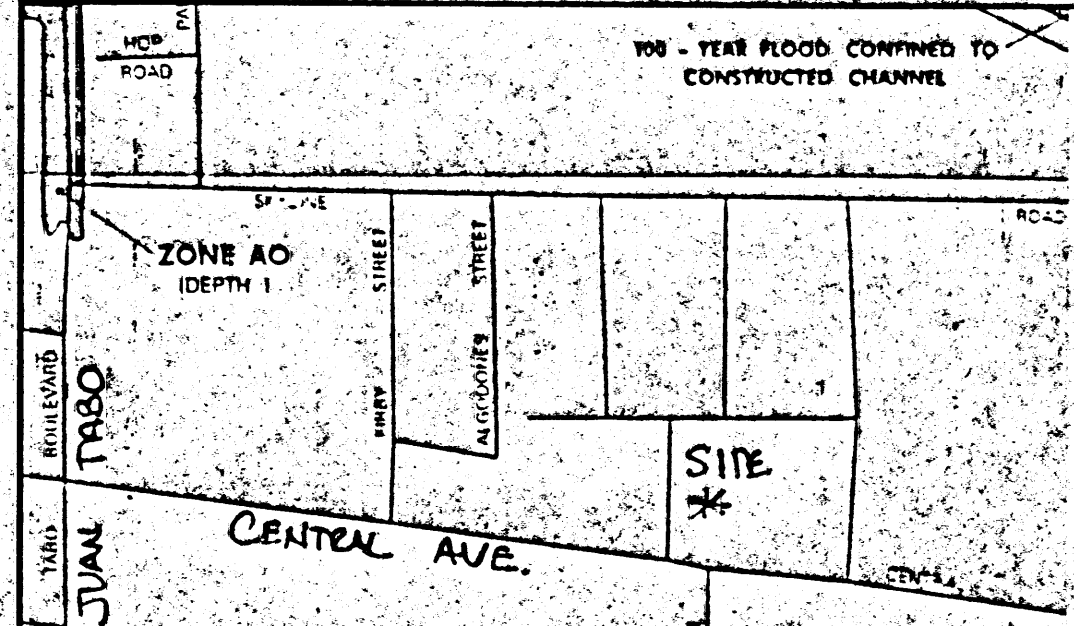
KEYNOTES

- NEW METAL BUILDING TO BE CONSTRUCTED THIS PROJECT. ROOF TO DRAIN AT DOWNSPOUT (DS) LOCATIONS INDICATED ON PLAN. SEE KEYNOTE #1 FOR ADDITIONAL INFORMATION.
- EXISTING SALES TRAILER TO BE RELOCATED AS SHOWN.
- REMOVE EXISTING CONCRETE CURB AND GUTTER. THIS AREA CONSTRUCT NEW CONCRETE ACCESS DRIVE / VALLEY GUTTER PER C.O.S. STANDARDS. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
- SEE ARCHITECTURAL FOR FENCING TO REMAIN. TO BE DEMOLISHED AND TO BE INSTALLED.
- CONSTRUCT CONCRETE APRON THIS AREA. SLOPE TO DRAIN AT NEW DRIVE CUT. SEE ARCHITECTURAL FOR ADDITIONAL INFO.
- 5' WIDE CONCRETE RAMP TO BUILDING FINISH FLOOR ELEVATION AS SHOWN.
- CONSTRUCT ASPHALT PAVED PARKING LOT AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
- CONSTRUCT FLUSH CONCRETE CURB ALONG EDGE OF ASPHALT. SEE ARCHITECTURAL FOR DETAIL AND ADDITIONAL INFORMATION.
- HIGH POINT THIS AREA AT ELEVATION SHOWN TO DIRECT FLOWS SOUTH AND WEST.
- CONSTRUCT COMPACTED EARTH SWALE 6" SLOPE 0:00:01. SURFACE TO BE GRAVEL OVER WEED BARRIER FOR EROSION PROTECTION.
- INSTALL A SINGLE TYPE D INLET PER C.O.S. SPECIFICATIONS AT ELEVATIONS SHOWN.
- INSTALL 204 LF 10" DIA. PVC STORM DRAIN AT INVERTS. SHOWN. MINIMUM COVER - 10"
- INSTALL 30 LF 12" DIA. PVC STORM DRAIN FROM NEW STORM DRAIN INLET TO BACK OF EXISTING STORM DRAIN INLET WITHIN CENTRAL BLVD. MINIMUM SLOPE - 2.0%. CONTRACTOR TO FIELD VERIFY EXISTING STORM DRAIN INLET FLOWLINE TO AND NOTIFY ENGINEER IF MINIMUM SLOPE CANNOT BE MET.
- EXISTING STORM DRAIN INLET. SEE KEYNOTE #13 FOR ON-SITE STORM DRAIN INFORMATION WHICH WILL ACCESS THIS INLET.
- CONTINUE SWALE WEST. FLOWS TO BE RELEASED TO BURMA DRIVE NE TO FLOW SOUTH TO CENTRAL AVENUE.
- HANDICAP PARKING THIS AREA AT ELEVATIONS SHOWN. WARP ASPHALT TO MATCH TOP OF WALK AT ACCESS. SEE KEYNOTE #13.
- DIRECT ALL FLOWS WITH ASPHALT PAVING TO PROPOSED STORM DRAIN INLET AS SHOWN.
- EXISTING CONCRETE DRIVE ACCESS TO REMAIN.
- NO DISCHARGE FROM ROOF DRAINAGE THIS AREA. GUTTER. THIS AREA TO RELEASE FLOWS TO SOUTH CONCRETE PAD.
- PROVIDE COBBLE EROSION PROTECTION (AVG. DIA. - 6". MIN. DIA. - 4") WITHIN EXTENTS SHOWN ON PLAN.

VICINITY MAP # L-22



FIRM MAP # 359



C.L. WEISS ENGINEERING, INC.

SANDIA PARK OFFICE
POST OFFICE BOX 97
SANDIA PARK, NM 87047
(505) 261-1800

ALVARADO OFFICE
100 ALVARADO DR. NE
ALBUQUERQUE, NM 87102
(505) 265-3444

BANES CONSTRUCTION BOARDWALK MOBILE HOMES

Scale: 1" = 20' Drawn By: EJB Checked By: CLW Job Number: Date: JUNE 1998

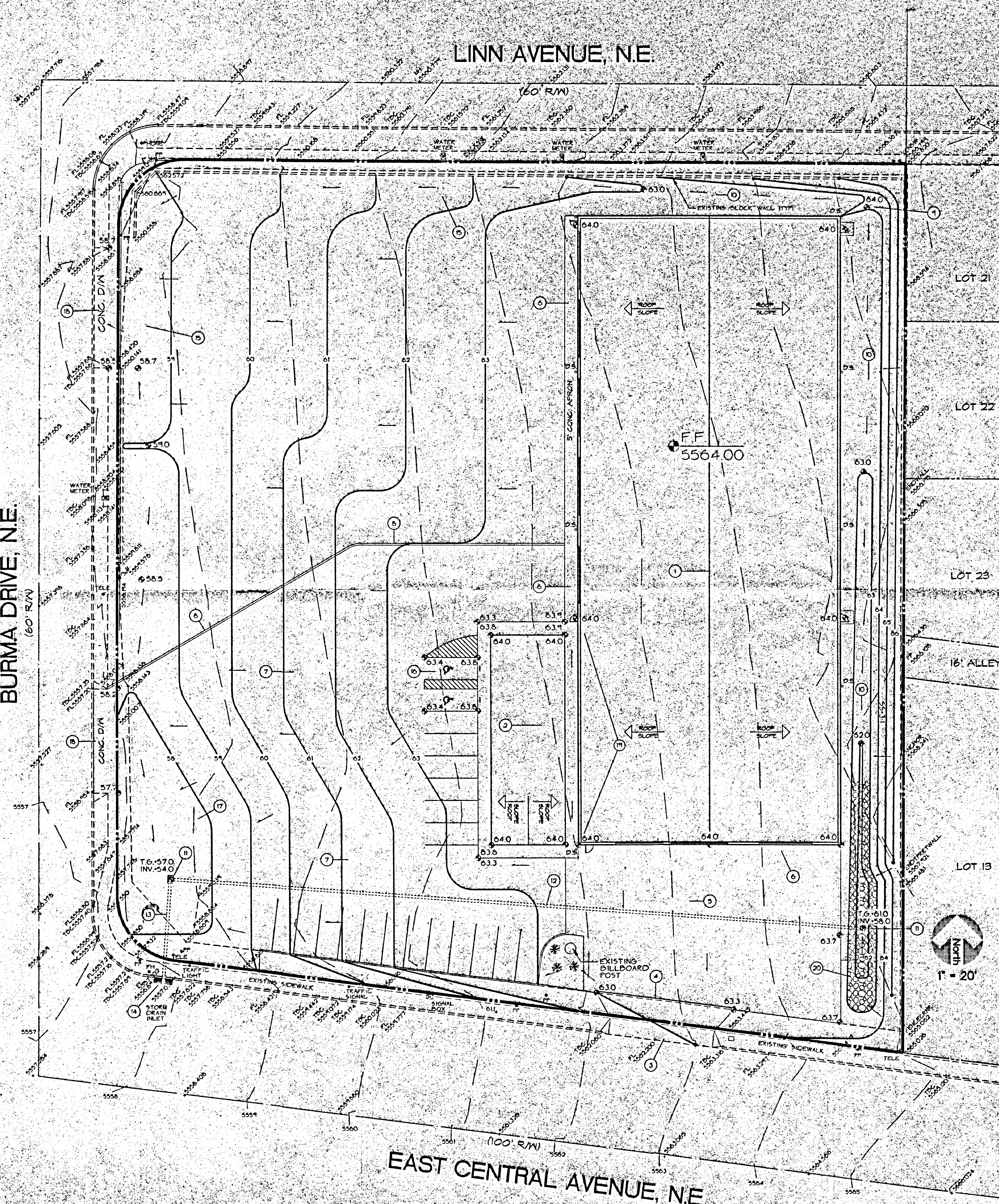
Drainage and Grading Plan

C-1 Sh. 1 of 1

BURMA DRIVE, N.E.
(60' R/W)

LINN AVENUE, N.E.

EAST CENTRAL AVENUE, N.E.



SCOPE

The proposed improvements include an approximately 24,000 SF Warehouse building with associated parking, landscaping, walks and mobile home show areas.

The present site is a partially developed commercial property currently used to show mobile homes from an on-site mobile home office (to be relocated on site). The existing site slopes at 2% - 3% to the west. Linn Avenue borders the site to the north, Burma Drive borders the site to the west, Central Avenue borders the site to the south and a developed commercial property borders the site to the east.

The intent of this plan is to show:

Grading relationships between the existing ground conditions and proposed finished elevations in order to facilitate positive drainage to designated discharge points.

Two extent of proposed site improvements, including buildings, walks and pavement.

The flow rate/volume of rainfall runoff across or around those 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 ensure an orderly transition between proposed and surrounding grades.

DRAINAGE PLAN CONCEPTS: This is an initial site located in an area that is, for the most part, completely developed. The property has been divided into three drainage sub-basins.

Sub-basin 1 will combine with Sub-basin 3 to discharge directly into the Central Avenue storm sewer system at the existing inlet located near the southwest property corner as shown.

Sub-basin 2 will discharge into Burma Drive at the north drive entrance (existing). Flows within Burma Drive will be carried thru W Central Avenue. These flows will enter the existing storm drain system within Central.

The existing drainage system within the Central Avenue R.O.W. increases in size from a 30" dia RCP adjacent to this site to a 60" pipe at Juan Tabo. Flows will then continue west along Central Avenue past Eubank Boulevard (66" dia. Pipe) to be released into the existing 1-40 channel. Note: No discharge will be taken to Linn Avenue NE. Per the calculations, the proposed discharge will increase by 0.9 cfs which will have an insignificant effect on the Central Avenue storm drain system.

GENERAL NOTES

LEGAL: Tract A, Block 2, Callaghan Addition, Albuquerque, New Mexico.

SURVEYOR: Sandia Land Surveying - R28-0859.

B.M.: Benchmark No. 7-122, located at the intersection of Central Ave. and Burma Dr. NE in the NW quadrant of the intersection. An Aluminum disk stamped "A.C.S. B.M. 7-122", set on top of the curb at the NNW curb return. Elevation = 5556.86' (M.S.L.D.)

T.B.M.: See Benchmark (above)

FLOOD HAZARD: Per F.T.R.M. Boundary Map #359, the site is not located in a flood zone.

OFF-SITE DRAINAGE: For site analysis and Topographic Survey, there are no off-site flows which affect this property.

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 in the west property line.

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 PERMIT.
2. ALL WORK DETAILLED ON THESE PLANS TO BE PERFORMED EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 705-1034, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. SHOULD A CONFLICT EXIST THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITHIN A REASONABLE PERIOD OF TIME.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO COLLECTOR STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. CONTRACTOR IS RESPONSIBLE FOR OBTAINING EXCAVATION PERMIT FOR SIDEWALK, CURB/STREET/RAIN.
8. 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:	_____ CHRYSTOPHER L. WEISS	DATE:	_____ JUL 17 1998
INSPECTION APPROVAL:	_____ CONSTRUCTION REVIEWER	DATE:	_____ JUL 17 1998
ACCEPTANCE:	_____ CONTRACTOR REPRESENTATIVE	DATE:	_____ JUL 17 1998

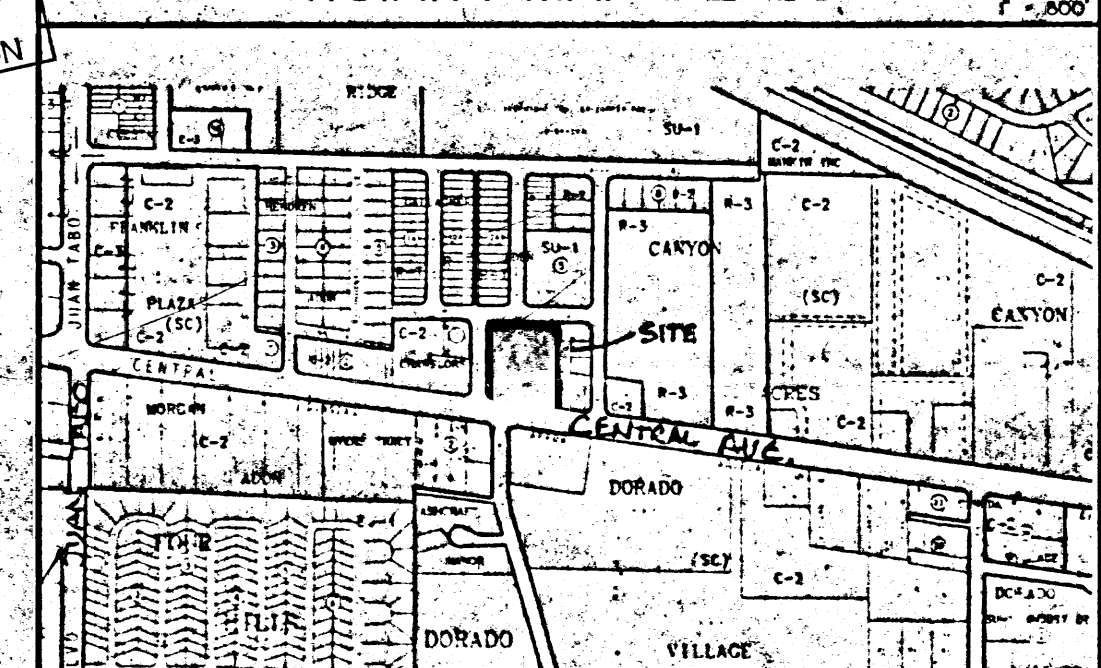
LEGEND

—	SIDEWALK, CURB AND GUTTER (EXISTING, PROPOSED)	LA	LANDSCAPED AREA
—	PROPOSED PAVED DRIVE	TGW	TOP OF GRADE WALL 1' < 15' HIGH
—	BUILDING (EXISTING, PROPOSED)	TRW	TOP OF RETAINING WALL 1' > 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)	PL	PROPERTY LINE
		PP	POWER POLE
		▲	ENTRY / EXIT LOCATION
		DS	PROPOSED DOWNSPOUT LOCATION

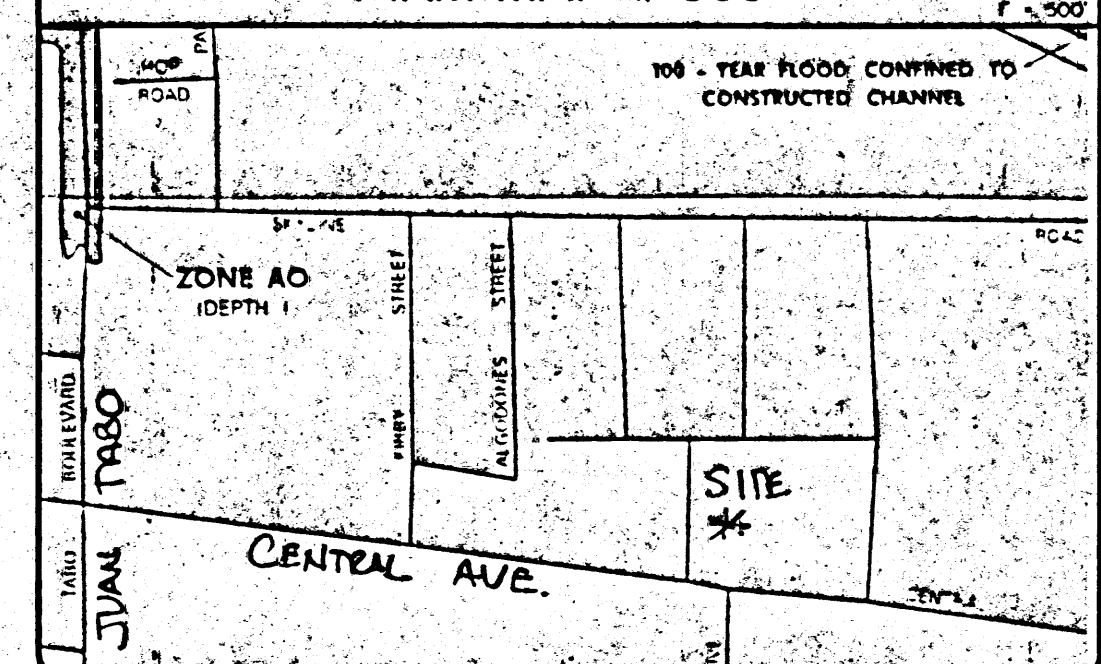
KEYNOTES

1. NEW METAL BUILDING TO BE CONSTRUCTED THIS PROJECT. ROOF TO DRAIN AT DOWNSPOUT (DS) LOCATIONS INDICATED ON PLAN. SEE KEYNOTE #4 FOR ADDITIONAL INFORMATION.
2. EXISTING SALES TRAILER TO BE RELOCATED AS SHOWN.
3. REMOVE EXISTING CONCRETE CURB AND GUTTER. THIS AREA CONSTRUCT NEW CONCRETE ACCESS DRIVE / VALLEY GUTTER PER STANDARD. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
4. SEE ARCHITECTURAL FOR FENCING TO REMAIN TO BE DEMOLISHED AND TO BE INSTALLED.
5. CONSTRUCT CONCRETE APRON THIS AREA SLOPE TO DRAIN AT NEW DRIVE CUT. SEE ARCHITECTURAL FOR ADDITIONAL INFO.
6. 5" WIDE CONCRETE RAMP TO BUILDING FINISH FLOOR ELEVATION AS SHOWN.
7. CONSTRUCT ASPHALT PAVED PARKING LOT AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
8. CONSTRUCT FLUSH CONCRETE CURB ALONG EDGE OF ASPHALT. SEE ARCHITECTURAL FOR DETAIL AND ADDITIONAL INFORMATION.
9. HIGH POINT THIS AREA AT ELEVATION SHOWN TO DIRECT FLOWS SOUTH AND WEST.
10. CONSTRUCT COMPACTED EARTH SWALE @ SLOPE 0.0007. SURFACE TO BE GRAVEL OVER WEED BARRIER FOR EROSION PROTECTION.
11. INSTALL A SINGLE TYPE "D" INLET PER C.O.A. SPECIFICATIONS AT ELEVATIONS SHOWN.
12. INSTALL 20" DIA. 12' LONG PVC STORM DRAIN AT INVERTS SHOWN. MINIMUM COVER = 10'.
13. INSTALL 30" DIA. 12' LONG PVC STORM DRAIN FROM NEW STORM DRAIN INLET TO BACK OF EXISTING STORM DRAIN INLET WITHIN CENTRAL PLVD. MINIMUM SLOPE = 10% CONTRACTOR TO FIELD VERIFY EXISTING STORM DRAIN INLET FLOWLINE TO SEE NOTIFY ENGINEER IF MINIMUM SLOPE CANNOT BE MET.
14. EXISTING STORM DRAIN INLET. SEE KEYNOTE 13 FOR EXISTING STORM DRAIN INFORMATION WHICH WILL ACCESS THIS INLET.
15. CONTINUE SWALE WEST. FLOWS TO BE RELEASED TO BURMA DRIVE NE TO FLOW SOUTH TO CENTRAL AVENUE.
16. HANDICAP PARKING THIS AREA AT ELEVATIONS SHOWN WARP ASPHALT TO MATCH TOP OF WALK AT ACCESS ISLE.
17. DIRECT ALL FLOWS WITH ASPHALT PAVING TO PROPOSED STORM DRAIN INLET AS SHOWN.
18. EXISTING CONCRETE DRIVE ACCESS TO REMAIN.
19. NO DISCHARGE FROM ROOF DRAINAGE THIS AREA. GUTTER THIS AREA TO RELEASE FLOWS TO SOUTH CONCRETE PAD.
20. PROVIDE COBBLE EROSION PROTECTION (AVG. DIA. = 6". MIN. DIA. = 4") WITHIN EXTENTS SHOWN ON PLAN.

VICINITY MAP # L-22



FIRM MAP # 359



C.L. WEISS ENGINEERING, INC.

SANDIA PARK OFFICE	POST OFFICE BOX 91 SANDIA PARK, NM 87049 (505) 281-1500
ALVARADO OFFICE	100 ALVARADO DR. NE ALBUQUERQUE, NM 87109 (505) 266-3444

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 OR ENTITY FOR ANY PURPOSE WHATSOEVER, EXCEPT WITH THE WRITTEN PERMISSION OF C.L. WEISS ENGINEERING, INC.

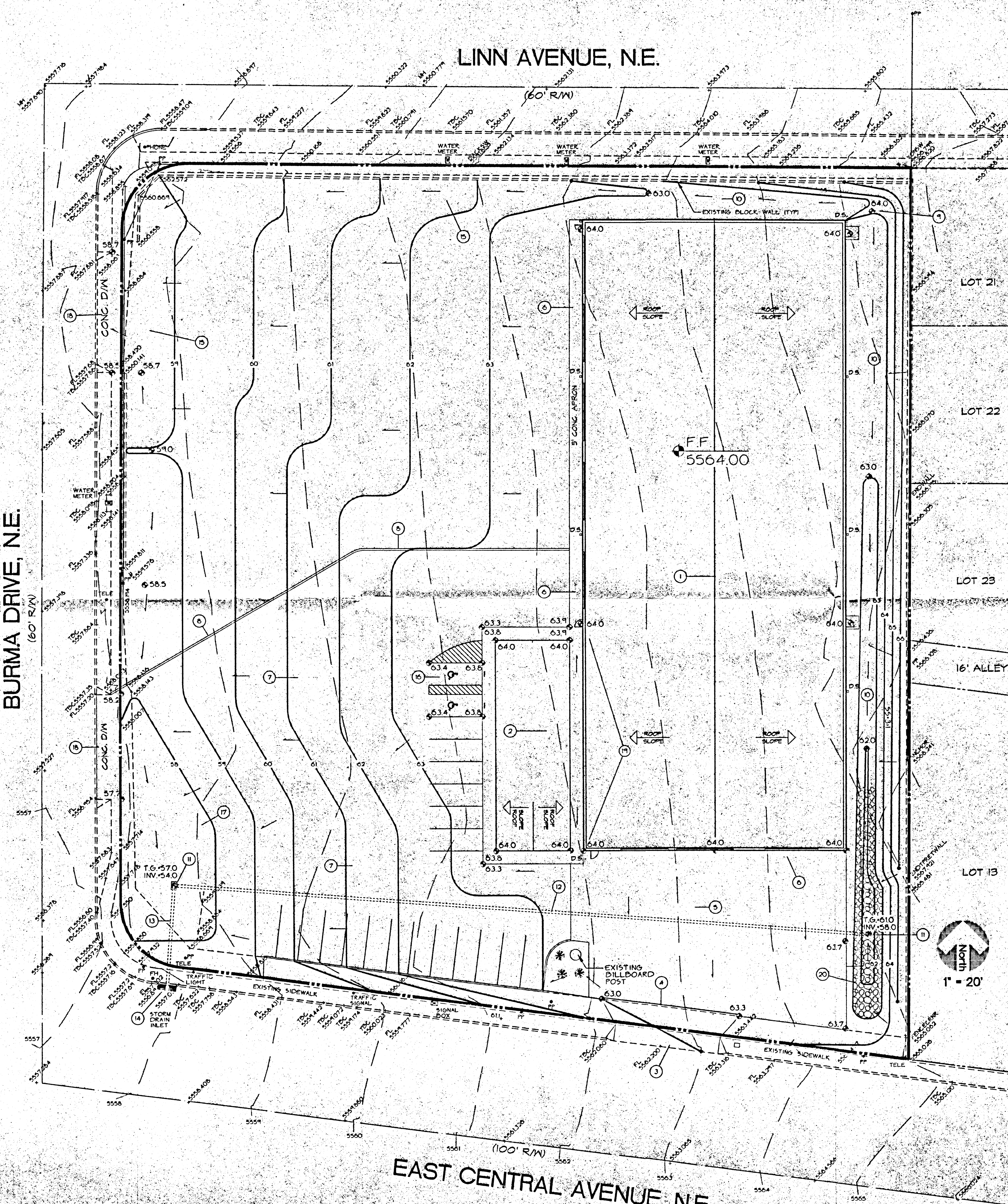
BANES CONSTRUCTION BOARDWALK MOBILE HOMES

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

BURMA DRIVE, N.E.
(60' R/W)

LINN AVENUE, N.E.

EAST CENTRAL AVENUE, N.E.



SCOPE

The proposed improvements include an approximately 24,000 SF Warehouse building with associated parking, landscaping, walks and mobile home show areas.

The present site is a partially developed commercial property currently used to show mobile homes from an on-site mobile home office (to be relocated to site). The existing site slopes at 2% - 3% to the west. Linn Avenue borders the site to the north, Burma Drive borders the site to the west, Central Avenue borders the site to the south and a developed commercial property borders the site to the east.

The intent of this plan is to show:

- Grading relationships between the existing ground elevations and proposed finished elevations in order to facilitate positive drainage to designated discharge points.
- The extent of proposed site improvements, including buildings, walks and pavement.
- The flow rate/volume of rainfall runoff across or around these improvements and methods of handling these flows to meet City of Albuquerque requirements for drainage management.
- The relationship of on-site improvements with existing neighboring property to insure an orderly transition between proposed and surrounding grades.

DRAINAGE PLAN CONCEPT: This is an infiltration site located in an area that is, for the most part, completely developed. The property has been divided into three drainage sub-basins.

- Sub-basin 1 will continue with Sub-basin 3 in discharge directly into the Central Avenue storm sewer system at the existing inlet located near the southwest property corner as shown.
- Sub-basin 2 will free discharge into Burma Drive at the north drive entrance (existing). Flows within Burma Drive will be carried south in Central Avenue. There, flows will enter the existing storm drain system within Central.

The existing drainage system within the Central Avenue R.O.W. increases in slope from a 30' dia RCP adjacent to this site to a 60' pipe at Juan Tabo. Flows will then continue west along Central Avenue past Eastman Boulevard (66" dia. Pipe) to be discharged into the existing 140 channel. Note: No discharge will be taken in Linn Avenue NE. For the calculations, the proposed discharge will increase by 0.9 cfs which will have an insignificant effect on the Central Avenue storm drain system.

GENERAL NOTES

- LEGAL:** Tract A, Block 2, Callaghan Addition, Albuquerque, New Mexico.
- SURVEYOR:** Sandra Lind Surveying - 828-8858
- B.M.:** Benchmark No. 7-122, located at the intersection of Central Ave. and Burma Dr. NE in the NW quadrant of the intersection; An Aluminum disk stamped "A.C.S. B.M. 7-122", set on top of the curb at the NNW curb return. Elevation = 5556.86' (M.S.L.D.)
- F.R.M.:** See Benchmark (above)
- FLOOD HAZARD:** Per F.I.R.M. Boundary Map #359, this site is not located in a flood zone.
- OFF-SITE DRAINAGE:** Per site analysis and Topographic Survey, there are no off-site flows which affect this property.
- 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.

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 NOTED, SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT THE LOCAL UTILITY LOCATOR (785-5555) FOR LOCATION OF EXISTING UTILITIES.
- PROVIDE TO CONTRACTOR'S SUPERVISOR AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE BUSINESS SO THAT THE CONFLICT CAN BE RESOLVED WITHIN A MINIMUM MARGIN OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO CITY 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 E.G.I.

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

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

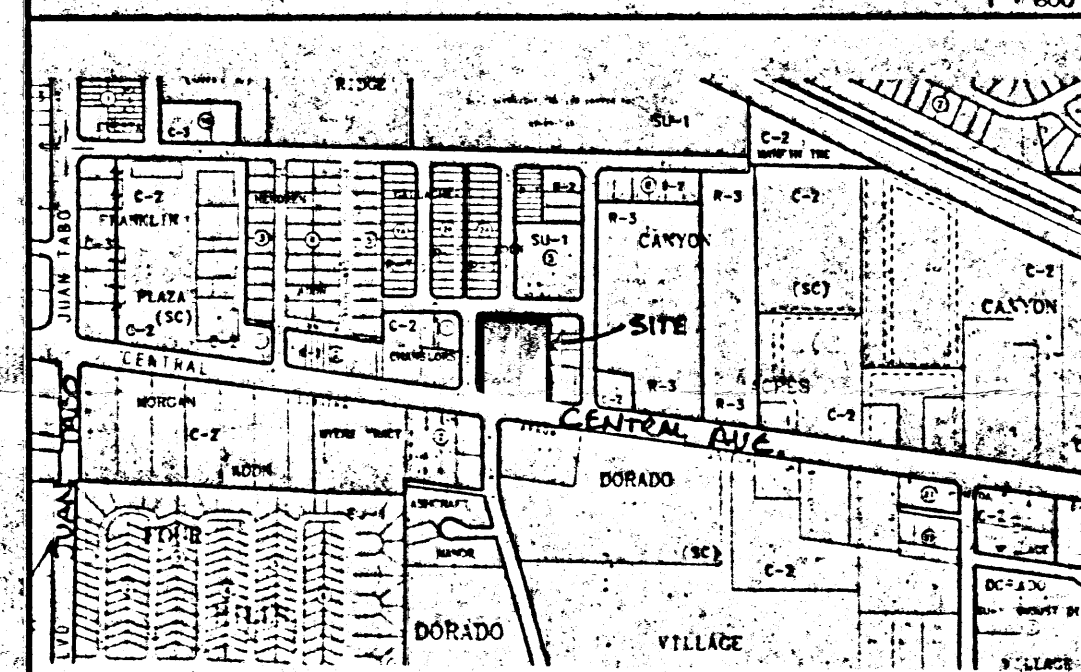
LEGEND

	SIDEWALK, CURB AND GUTTER (EXISTING, PROPOSED)		LA LANDSCAPED AREA
	PROPOSED PAVED DRIVE		TGW TOP OF GRADE WALL (1' TO 18' HIGH)
	BUILDING (EXISTING, PROPOSED)		TRW TOP OF RETAINING WALL (1' TO 18' 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)		PL PROPERTY LINE
			PP POWER POLE
			▲ ENTRY / EXIT LOCATION
			DS PROPOSED DOWNSPOUT LOCATION

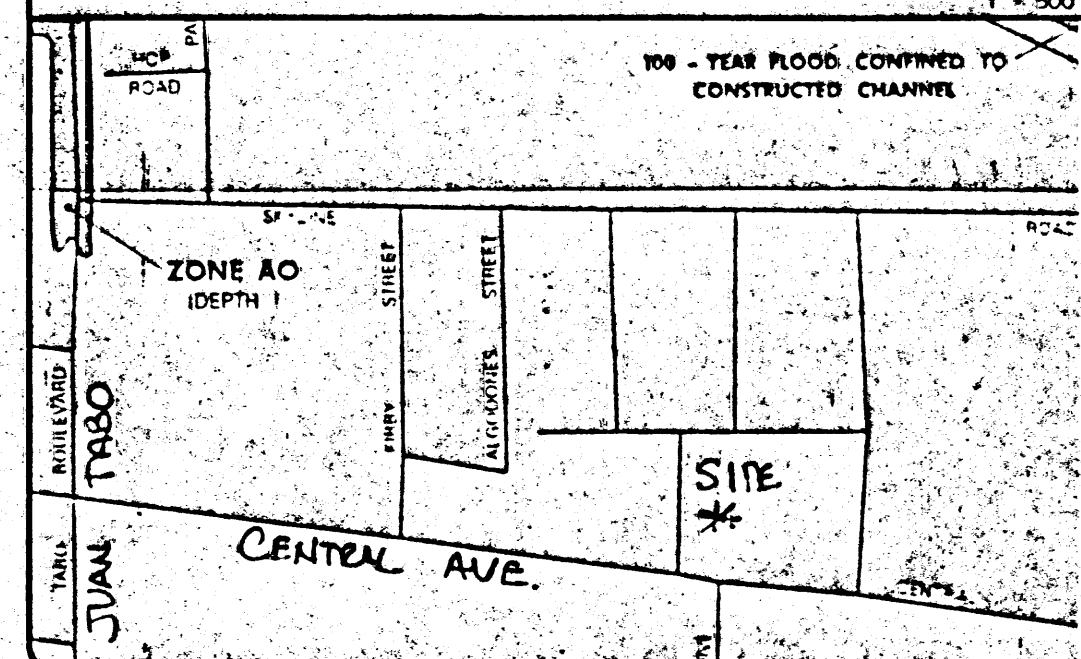
KEYNOTES

- NEW METAL BUILDING TO BE CONSTRUCTED THIS PROJECT. ROOF TO DRAIN AT DOWNSPOUT (DS) LOCATIONS INDICATED ON PLAN. SEE KEYNOTE #1 FOR ADDITIONAL INFORMATION.
- EXISTING SALES TRAILER TO BE RELOCATED AS SHOWN.
- REMOVE EXISTING CONCRETE CURB AND GUTTER THIS AREA. CONSTRUCT NEW CONCRETE ACCESS DRIVE / VALUED GUTTER PER C.O.A. STANDARDS. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
- SEE ARCHITECTURAL FOR FENCING TO REMAIN, TO BE DEMOLISHED AND TO BE INSTALLED.
- CONSTRUCT CONCRETE APRON THIS AREA SLOPE TO DRAIN AT NEW DRIVE CUT. SEE ARCHITECTURAL FOR ADDITIONAL INFO.
- 5' WIDE CONCRETE RAMP TO BUILDING FINISH FLOOR ELEVATION AS SHOWN.
- CONSTRUCT ASPHALT PAVED PARKING LOT AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
- CONSTRUCT FLUSH CONCRETE CURB ALONG EDGE OF ASPHALT. SEE ARCHITECTURAL FOR DETAIL AND ADDITIONAL INFORMATION.
- HIGH POINT THIS AREA AT ELEVATION SHOWN TO DIRECT FLOWS SOUTH AND WEST.
- CONSTRUCT COMPACTED EARTH SWALE. SLOPE 0:0007. SURFACE TO BE GRAVEL OVER WEED BARRIER FOR EROSION PROTECTION AS SHOWN.
- INSTALL A SINGLE TYPE 'D' INLET PER C.O.A. SPECIFICATIONS AT ELEVATIONS SHOWN.
- INSTALL 204 LF 30" DIA. PVC STORM DRAIN AT INVERTS SHOWN. MINIMUM COVER 10'.
- INSTALL 30 LF 24" DIA. PVC STORM DRAIN FROM NEW STORM DRAIN INLET TO BACK OF EXISTING STORM DRAIN INLET. WITHIN CENTRAL BLVD. MINIMUM SLOPE = 10% CONTRACTOR TO FIELD VERIFY EXISTING STORM DRAIN INLET FLOWLINE TO AND NOTIFY ENGINEER IF MINIMUM SLOPE CANNOT BE MET.
- EXISTING STORM DRAIN INLET. SEE KEYNOTE #13 FOR ON-SITE STORM DRAIN INFORMATION WHICH WILL ACCESS THIS INLET.
- CONTINUE WEST FLOWS TO BE RELEASED TO BURMA DRIVE NE TO FLOW SOUTH TO CENTRAL AVENUE.
- HANDICAP PARKING THIS AREA AT ELEVATIONS SHOWN. WARP ASPHALT TO MATCH TOP OF WALK AT ACCESS ISLE.
- DIRECT ALL FLOWS WITH ASPHALT PAVING TO PROPOSED STORM DRAIN INLET AS SHOWN.
- EXISTING CONCRETE DRIVE ACCESS TO REMAIN.
- NO DISCHARGE FROM ROOF DRAINAGE THIS AREA. GUTTER THIS AREA TO RELEASE FLOWS TO SOUTH CONCRETE PAD.
- PROVIDE COBBLE EROSION PROTECTION (AVG. DIA. = 6" MIN. DIA. 4' WITHIN EXTENTS SHOWN ON PLAN.

VICINITY MAP # L-22



FIRM MAP # 359



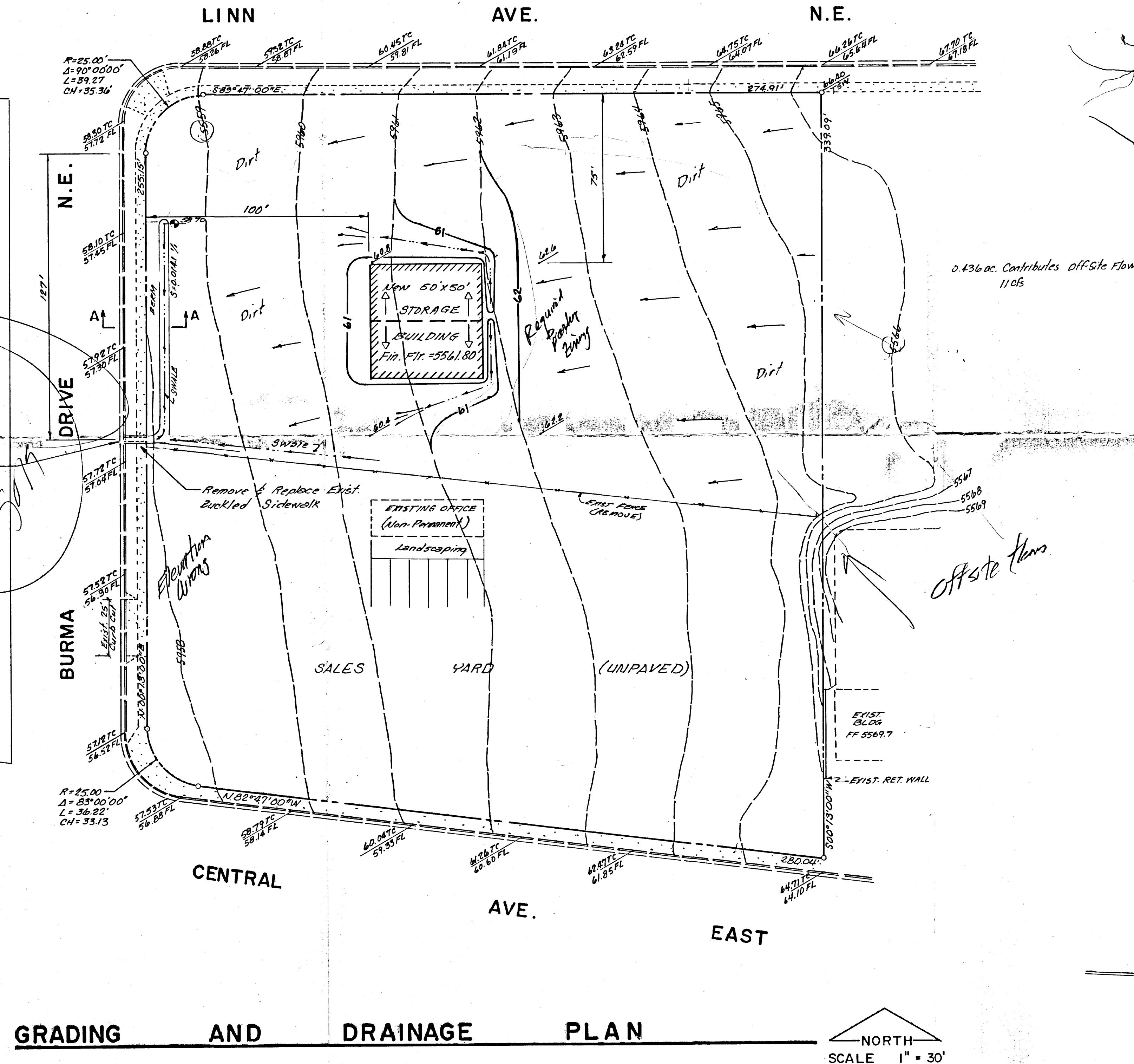
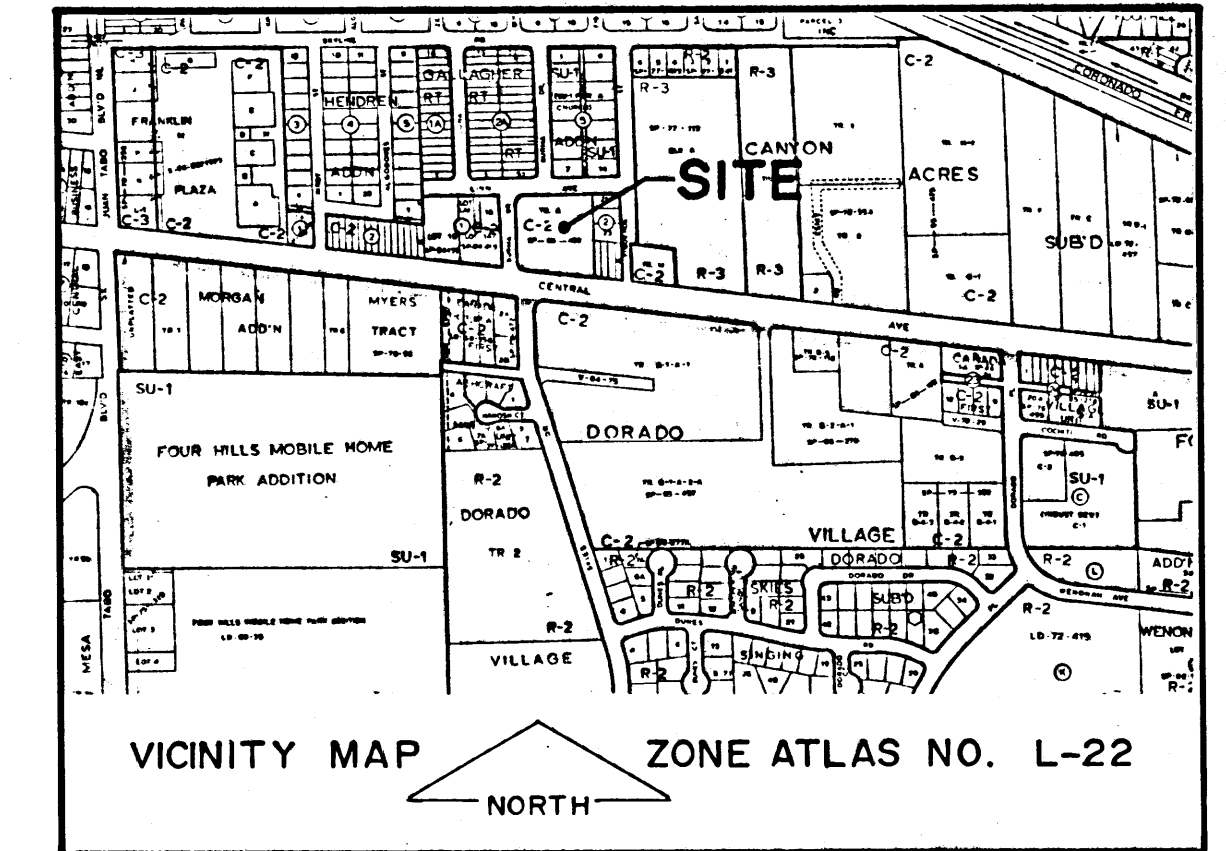
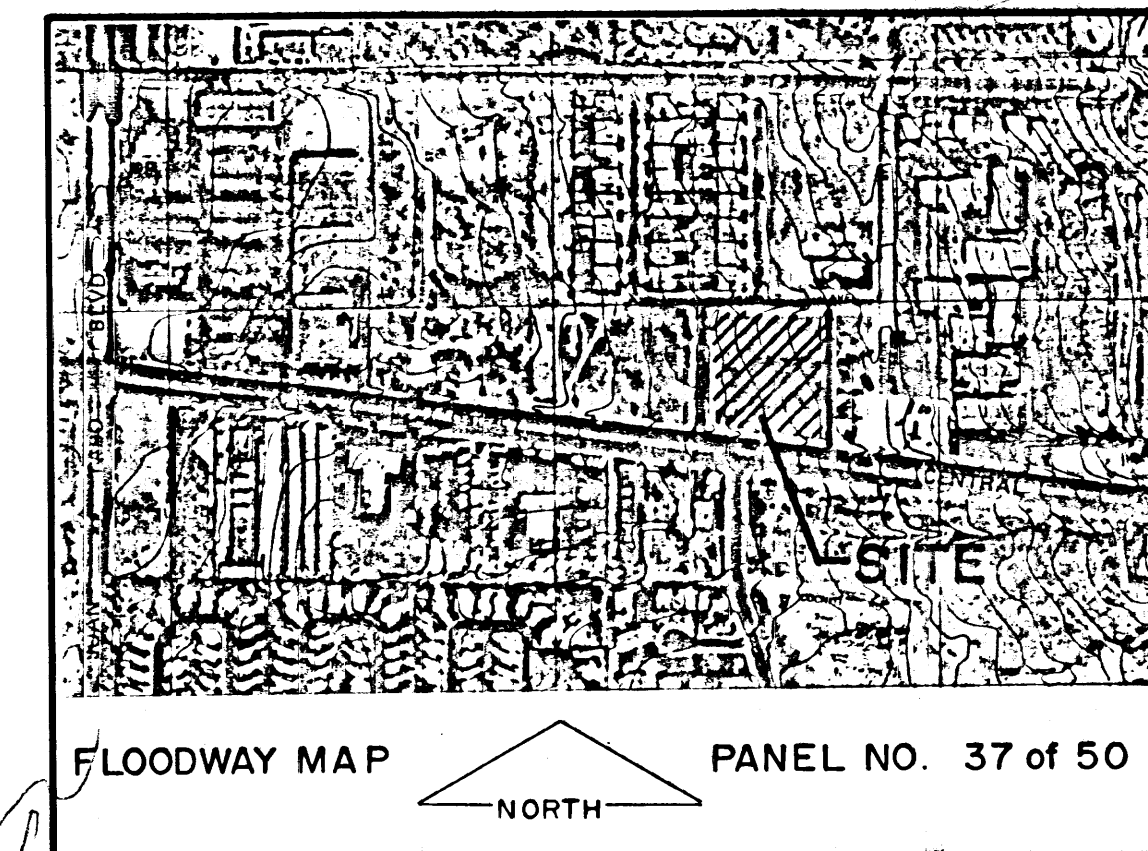
C.L. WEISS ENGINEERING, INC.
SANDIA PARK OFFICE
SANDIA PARK, NM 87047
(505) 261-1800
ALVARADO OFFICE
100 ALVARADO DR. NE
ALBUQUERQUE, NM 87110
(505) 266-3444

Revisions

THIS DESIGN, CALCULATIONS, AND CONCEPTS ARE OWNED BY AND REMAIN THE PROPERTY OF C.L. WEISS ENGINEERING, INC. AND NO PART THEREOF SHALL 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.

BANES CONSTRUCTION BOARDWALK MOBILE HOMES

Scale	1" = 20'	Drawn By	DJB	Checked By	CLW	Job Number		Date	JUNE 1998
Drainage and Grading Plan								C-1	Sheet 1 of 1



- PRE-DESIGN CONFERENCE FINDINGS:**
1. DRAINAGE PLAN PER D.P.M.
 2. FREE DISCHARGE ALLOWED TO CENTRAL AVE. OR BURMA DRIVE.
 3. NEED DOWNSLOPE CAPACITY IF DISCHARGE TO LINN AVE.
 4. SITE IS NOT IN A 100-YEAR FLOOD ZONE. THE SITE IS AN INFILL SITE. STORM DRAIN IN CENTRAL AVENUE.

- RESPONSE TO PRE-DESIGN CONFERENCE FINDINGS:**
1. DRAINAGE PLAN CONFORMS TO THE REQUIREMENTS OF THE D.P.M.
 2. ALL DISCHARGE FROM THE BUILDING IS TO BE DIRECTED TO BURMA DRIVE VIA A SWALE PARALLEL WITH THE PROPERTY LINE WHICH WILL DIRECT THE RUNOFF THROUGH THE DRIVEPAD.
 3. NO DISCHARGE FROM THE NEW BUILDING WILL BE DISCHARGED TO LINN AVENUE.
 4. DUE TO THE SITE BEING AN INFILL SITE, NOT BEING IN A 100-YEAR FLOOD PLAIN, AND DUE TO STORM DRAIN FACILITIES IN CENTRAL, FREE DISCHARGE IS APPROPRIATE, EXCEPT TO LINN AVENUE.

EROSION CONTROL PLAN:

DURING CONSTRUCTION OF THE BUILDING, ALL RUNOFF FROM THE SITE SHALL BE CONTAINED BY THE USE OF A POND, BERM, OR OTHER SUITABLE CONTAINMENT FACILITIES FROM WHICH SEDIMENT-FREE WATER SHALL BE RELEASED AT A CONTROLLED RATE. ALL SEDIMENT SHALL BE SETTLED OR FILTERED OUT BEFORE RELEASING THE WATER TO THE PUBLIC RIGHT-OF-WAY.

BENCH MARK:

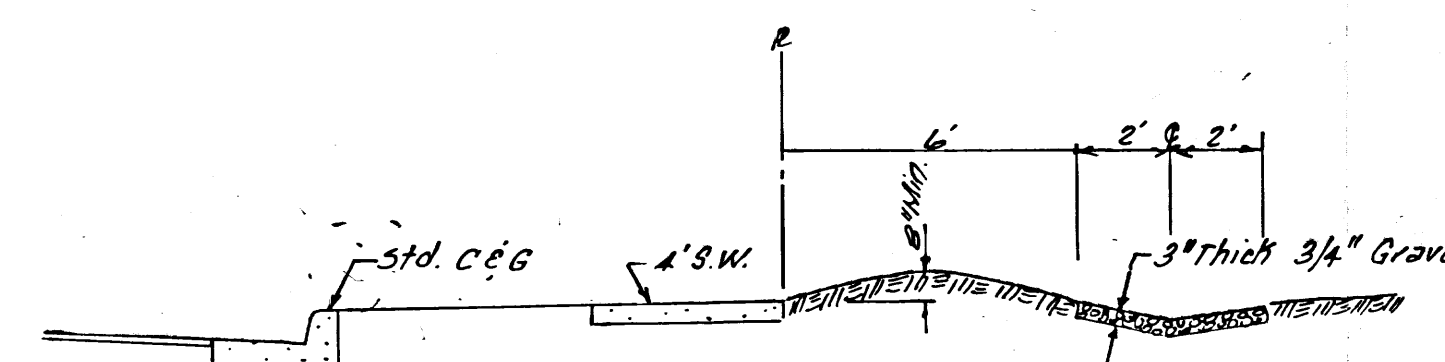
A.C.S. STATION "N.M. B.R.-4", LOCATED AT THE INTERSECTION OF WESTERN SKIES DRIVE, S.E., AND CENTRAL AVENUE, EAST, IN THE SOUTHEAST CORNER OF THE INTERSECTION. THE STATION MARK IS A STANDARD U.S. BRASS TABLET STAMPED "N.M. B.R. 4, 1934", SET IN TOP OF A CONCRETE POST PROJECTING 0.4 FT. ELEVATION = 5560.114 FEET.

TEMPORARY BENCH MARK:

A SQUARE AND LETTERS "TBM" PAINTED ON TOP OF CURB AT THE SSE CURB RETURN AT THE INTERSECTION OF BURMA DRIVE AND LINN AVE. ELEVATION 5559.30

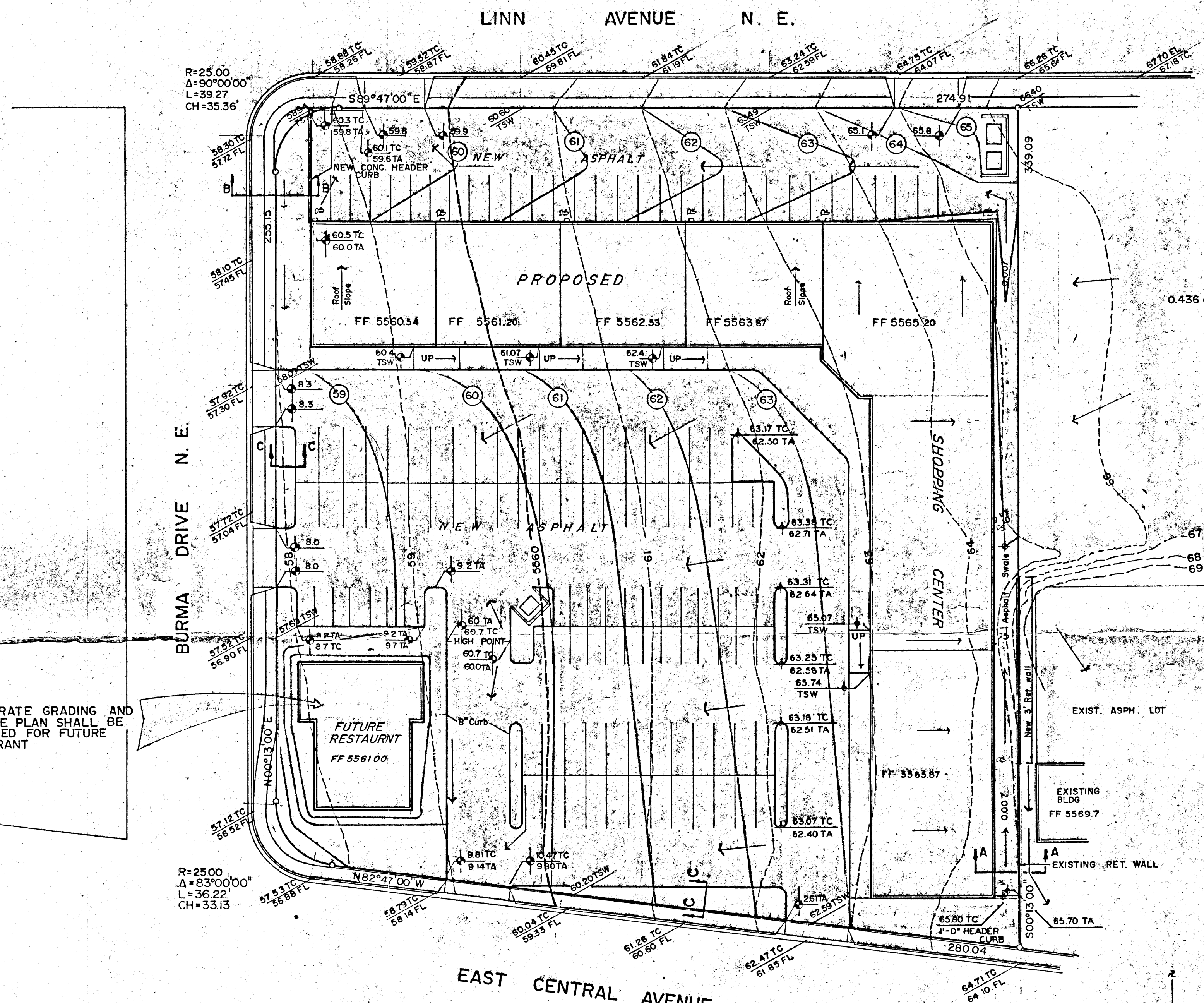
LEGEND:

EXISTING	NEW	DESCRIPTION
---	---	CONTOUR
•	•	SPOT ELEVATION
---	---	PROPERTY LINE
---	---	SWALE
---	---	SHEET FLOW
---	---	N/A DOWN SLOPE
---	---	N/A ROOF DRAINAGE
---	---	TA TOP OF ASPHALT
---	---	TC TOP OF CURB/CONCRETE
---	---	FL FLOWLINE



DRAINAGE CALCULATIONS

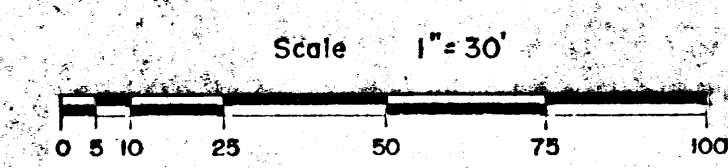
SOIL INFORMATION: (REFER TO SCS SOIL SURVEY OF BERNALILLO COUNTY.)
SOIL IS T₃ T₄ T₅ T₆ T₇ T₈ T₉ T₁₀ T₁₁ T₁₂ T₁₃ T₁₄ T₁₅ T₁₆ T₁₇ T₁₈ T₁₉ T₂₀ T₂₁ T₂₂ T₂₃ T₂₄ T₂₅ T₂₆ T₂₇ T₂₈ T₂₉ T₃₀ T₃₁ T₃₂ T₃₃ T₃₄ T₃₅ T₃₆ T₃₇ T₃₈ T₃₉ T₄₀ T₄₁ T₄₂ T₄₃ T₄₄ T₄₅ T₄₆ T₄₇ T₄₈ T₄₉ T₅₀ T₅₁ T₅₂ T₅₃ T₅₄ T₅₅ T₅₆ T₅₇ T₅₈ T₅₉ T₆₀ T₆₁ T₆₂ T₆₃ T₆₄ T₆₅ T₆₆ T₆₇ T₆₈ T₆₉ T₇₀ T₇₁ T₇₂ T₇₃ T₇₄ T₇₅ T₇₆ T₇₇ T₇₈ T₇₉ T₈₀ T₈₁ T₈₂ T₈₃ T₈₄ T₈₅ T₈₆ T₈₇ T₈₈ T₈₉ T₉₀ T₉₁ T₉₂ T₉₃ T₉₄ T₉₅ T₉₆ T₉₇ T₉₈ T₉₉ T₁₀₀ T₁₀₁ T₁₀₂ T₁₀₃ T₁₀₄ T₁₀₅ T₁₀₆ T₁₀₇ T₁₀₈ T₁₀₉ T₁₁₀ T₁₁₁ T₁₁₂ T₁₁₃ T₁₁₄ T₁₁₅ T₁₁₆ T₁₁₇ T₁₁₈ T₁₁₉ T₁₂₀ T₁₂₁ T₁₂₂ T₁₂₃ T₁₂₄ T₁₂₅ T₁₂₆ T₁₂₇ T₁₂₈ T₁₂₉ T₁₃₀ T₁₃₁ T₁₃₂ T₁₃₃ T₁₃₄ T₁₃₅ T₁₃₆ T₁₃₇ T₁₃₈ T₁₃₉ T₁₄₀ T₁₄₁ T₁₄₂ T₁₄₃ T₁₄₄ T₁₄₅ T₁₄₆ T₁₄₇ T₁₄₈ T₁₄₉ T₁₅₀ T₁₅₁ T₁₅₂ T₁₅₃ T₁₅₄ T₁₅₅ T₁₅₆ T₁₅₇ T₁₅₈ T₁₅₉ T₁₆₀ T₁₆₁ T₁₆₂ T₁₆₃ T₁₆₄ T₁₆₅ T₁₆₆ T₁₆₇ T₁₆₈ T₁₆₉ T₁₇₀ T₁₇₁ T₁₇₂ T₁₇₃ T₁₇₄ T₁₇₅ T₁₇₆ T₁₇₇ T₁₇₈ T₁₇₉ T₁₈₀ T₁₈₁ T₁₈₂ T₁₈₃ T₁₈₄ T₁₈₅ T₁₈₆ T₁₈₇ T₁₈₈ T₁₈₉ T₁₉₀ T₁₉₁ T₁₉₂ T₁₉₃ T₁₉₄ T₁₉₅ T₁₉₆ T₁₉₇ T₁₉₈ T₁₉₉ T₂₀₀ T₂₀₁ T₂₀₂ T₂₀₃ T₂₀₄ T₂₀₅ T₂₀₆ T₂₀₇ T₂₀₈ T₂₀₉ T₂₁₀ T₂₁₁ T₂₁₂ T₂₁₃ T₂₁₄ T₂₁₅ T₂₁₆ T₂₁₇ T₂₁₈ T₂₁₉ T₂₂₀ T₂₂₁ 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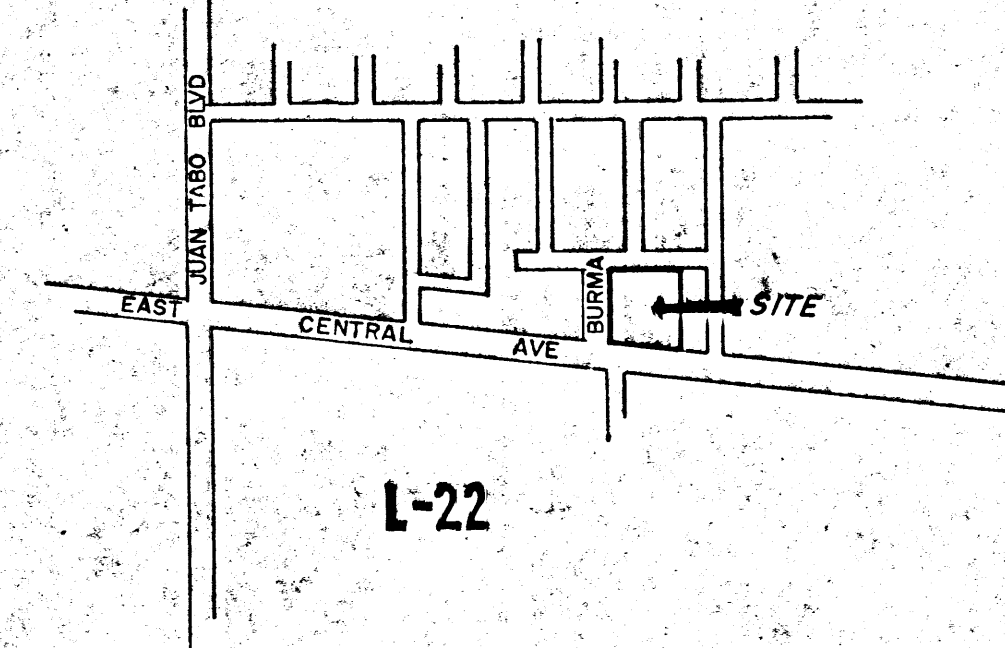
GRADING AND DRAINAGE PLAN TRACT A, BLOCK 2, GALLAGHER ADDITION ALBUQUERQUE, NEW MEXICO



NOVEMBER 19, 1985
PLA 560 DEL 1985
REVISED FEB. 7, 1986

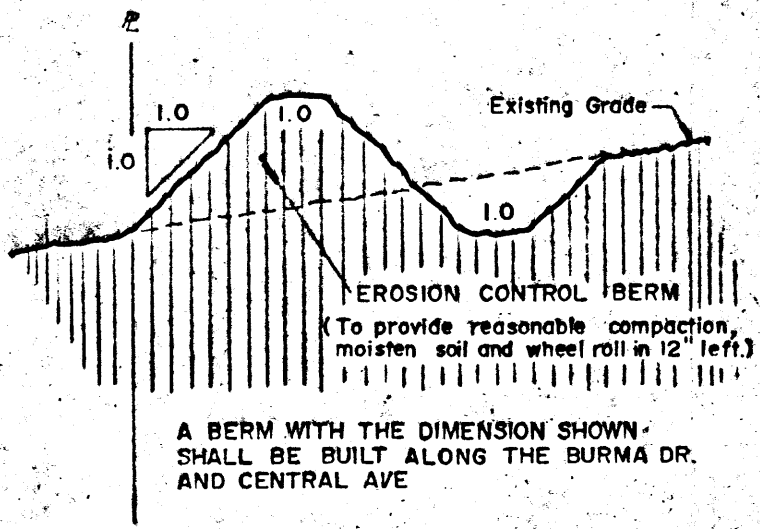


LOCATION MAP HTS

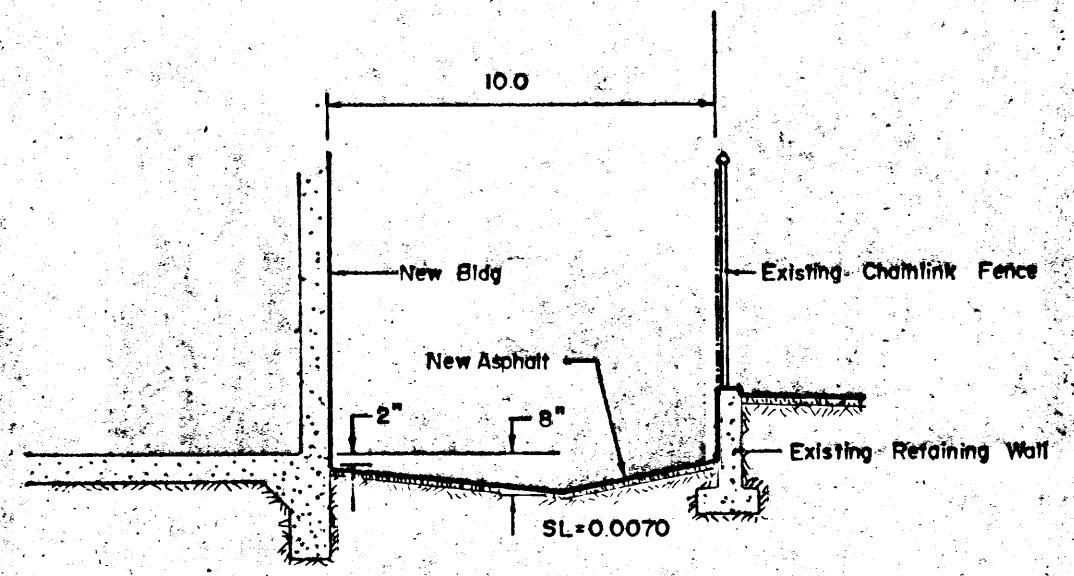


I-22

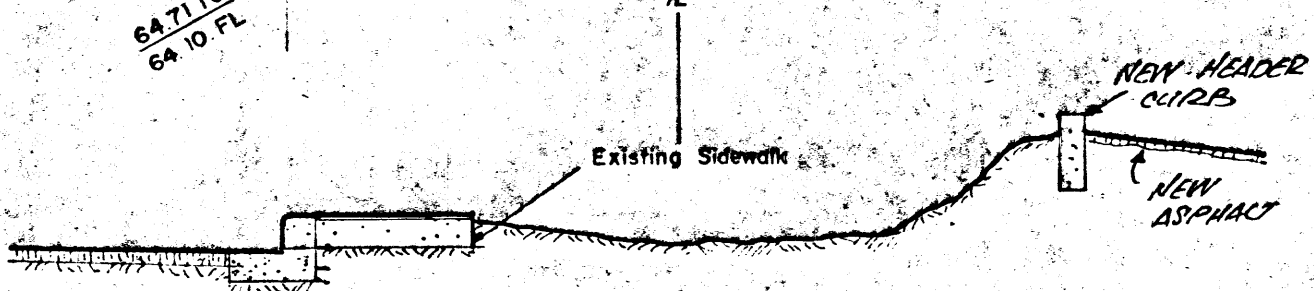
EROSION CONTROL PLAN



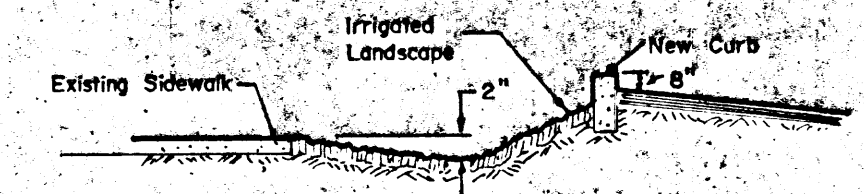
SECTION A-A



SECTION B-B



SECTION C-C



- DRAINAGE CALCULATIONS**
- I. REFERENCES:**
- A. City of Albuquerque Development Process Manual (DPM) Vol. 2, Design Criteria, Chapter 22: Drainage, Flood Control, and Erosion Control.
 - B. Soil Survey of Bernalillo County and parts of Sandoval and Valencia Counties, New Mexico, United States Department of Agriculture, Soil Conservation Service.
 - C. Floodway, Flood Boundary and Floodway map, City of Albuquerque, New Mexico, Panel 37 of 50.
- II. GENERAL INFORMATION:**
- Soil Type (Ref. B, Page 32). Soil type is IgB, Tijeras Gravelly Fine Sandy Loam. Hydrologic Soil Group B.
 - Imperviousness:
- | Type of Surface | Existing Sq. Ft. / Acres | Proposed Sq. Ft. / Acres |
|---------------------------|--------------------------|--------------------------|
| Building Roof | -0- | 27850 0.6393 |
| Concrete Surfaces | -0- | 5010 0.1151 |
| Asphalt Surfaces | -0- | 55574 1.2758 |
| Landscaping | Vacant Lot | 7507 0.1723 |
| Undeveloped Surface | -0- | -0- |
| Site Total | 95941 2.2025 | 95941 2.2025 |
| Percent Impervious | 0% | 92% |
- "C" Factor (See Ref. A, Plate 22.2 C-1)
 - Undeveloped "C" Factor = 0.34
 - Developed "C" Factor = 0.88
 - Rainfall, 100-year, 6-hour, R(6); (See Ref. A, Plate 22.2 D-1); R(6) = 2.45 inches.
 - Time of Concentration, Tc; Tc 10 minutes; use 10 minutes (minimum value) for calculations.
 - Rainfall Intensity, I; (See Ref. A, Plate 22.2 D-2)

$$I = \frac{R(6)}{T_c} \times 6.84 \times 10^{(-0.51)}$$

$$= \frac{2.45}{10} \times 6.84 \times 10^{(-0.51)}$$

$$= 5.18 \text{ in/hr}$$
- III. PEAK DISCHARGE:**
- Existing Conditions (Use Rational Equation)

$$Q(10) = 0.557 \times 3.87 \times 2.55 \text{ (Ref. A, Plate 22.2 D-1)}$$
 - Developed Conditions

$$Q(100) = 0.88 \times 5.18 \times 2.20 = 10.03 \text{ cfs}$$

$$Q(10) = 0.657 \times 9.59 = 6.59 \text{ cfs}$$
- CONCLUSIONS:**
- Entire site discharges either directly onto Central Avenue or over to Burma Drive which discharges onto Central Avenue.
 - Central Avenue is drained by a 36" storm sewer west of Burma Drive which increases to 60" at Eubank Blvd, where it turns north and discharges into the I-40 median channel.
 - The site is an infill site.
 - The floodway map shows no flooding occurring downstream from the site along the entire route of the storm sewer.
 - The development of this site will have minimal impact on the downstream conditions.
 - Offsite flows from undeveloped property east of site is accepted until such time as property is developed.
- IV. CONSTRUCTION NOTES:**
- Two (2) working days prior to any excavation, contractor must contact the locating service at 765-1234 for location of existing utilities.
 - Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all potential obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
 - 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.
 - All construction within City Right-of-Way shall be performed in accordance with applicable City of Albuquerque standards and procedures.
- SYMBOL LEGEND**
- Existing contour
 - Proposed contour
 - Existing spot elevation
 - Proposed spot elevation
 - Direction of flow
 - FF Finish floor
 - TA Top of asphalt
 - TC Top of curb
 - FL Flowline
 - TSW Top of sidewalk
 - TBM Temporary benchmark - north Bennett bolt of fire hydrant (spray painted blue) at the east return of the intersection of Burma Drive & East Central Avenue as shown hereon. Bears elevation 5560.58 Reference to City Bench (MLS) marked N.M. Ber 4, located at the SE quadrant of the intersection of Western Skies Dr. & East Central Avenue bears elevation 5560.114
- RECEIVED**
FEB 07 1986
HYDROLOGY SECTION
2. E. P. H. V. C. E. N. T. R.
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ALBUQUERQUE, NEW MEXICO