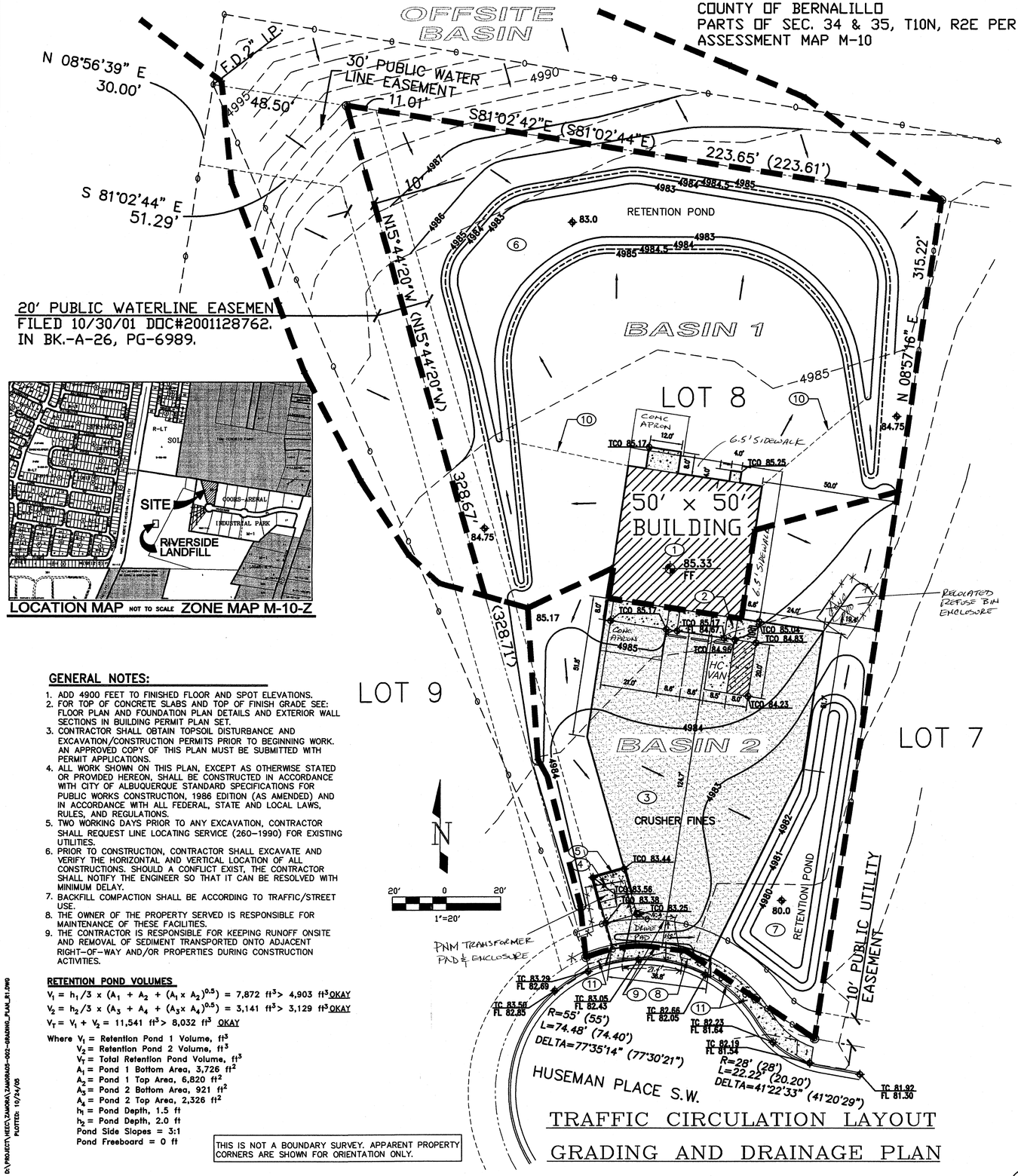


LOCATION MAP NOT TO SCALE ZONE MAP M-10-Z

GENERAL NOTES:

1. ADD 4900 FEET TO FINISHED FLOOR AND SPOT ELEVATIONS.
2. FOR TOP OF CONCRETE SLABS AND TOP OF FINISH GRADE SEE: FLOOR PLAN AND FOUNDATION PLAN DETAILS AND EXTERIOR WALL SECTIONS IN BUILDING PERMIT PLAN SET.
3. CONTRACTOR SHALL OBTAIN TOPSOIL DISTURBANCE AND EXCAVATION/CONSTRUCTION PERMITS PRIOR TO BEGINNING WORK. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED WITH PERMIT APPLICATIONS.
4. ALL WORK SHOWN ON THIS PLAN, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION (AS AMENDED) AND IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS.
5. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL REQUEST LINE LOCATING SERVICE (260-1990) FOR EXISTING UTILITIES.
6. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT IT CAN BE RESOLVED WITH MINIMUM DELAY.
7. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
8. THE OWNER OF THE PROPERTY SERVED IS RESPONSIBLE FOR MAINTENANCE OF THESE FACILITIES.
9. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING RUNOFF ONSITE AND REMOVAL OF SEDIMENT TRANSPORTED ONTO ADJACENT RIGHT-OF-WAY AND/OR PROPERTIES DURING CONSTRUCTION ACTIVITIES.

RETENTION POND VOLUMES

$V_1 = h_1/3 \times (A_1 + A_2 + (A_1 \times A_2)^{0.5}) = 7{,}872\ ft^3 > 4{,}903\ ft^3$ OKAY

$V_2 = h_2/3 \times (A_3 + A_4 + (A_3 \times A_4)^{0.5}) = 3{,}141\ ft^3 > 3{,}129\ ft^3$ OKAY

$V_T = V_1 + V_2 = 11{,}541\ ft^3 > 8{,}032\ ft^3$ OKAY

Where V_1 = Retention Pond 1 Volume, ft^3
V_2 = Retention Pond 2 Volume, ft^3
V_T = Total Retention Pond Volume, ft^3
A_1 = Pond 1 Bottom Area, 3,726 ft^2
A_2 = Pond 1 Top Area, 6,820 ft^2
A_3 = Pond 2 Bottom Area, 921 ft^2
A_4 = Pond 2 Top Area, 2,326 ft^2
h_1 = Pond Depth, 1.5 ft
h_2 = Pond Depth, 2.0 ft
Pond Side Slopes = 3:1
Pond Freeboard = 0 ft

THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY.

D:\PROJECT\WEEC\ZAMORA\ZAMORA05-002-GRADING_PLAN_R1.DWG
PLOTTED: 10/24/05

TRAFFIC CIRCULATION LAYOUT
GRADING AND DRAINAGE PLAN

BM: ACS 1-3/4" DISK, STAMPED "ACS BM, 9-M11"
WNW CURB RETURN OF COORS BLVD. SW & HUSEMAN PLACE, SW
BM ELV. = 4954.83 (NGVD29)

TBM: REBAR W/CAP 'PLS 8911'
SW CORNER LOT 8, COORS-ARENAL INDUSTRIAL PARK
TBM ELV. = 4983.35' (NGVD29)

Legend

- EXISTING SECURITY FENCE
- NEW SECURITY FENCE
- 5200 EXISTING ELEV. CONTOUR
- 4980 PROPOSED ELEV.CONTOUR
- TC 85.17 / FL 84.67 EXISTING TOP OF CURB AND FLOWLINE ELEVATIONS
- TCO 85.17 / FL 84.67 PROPOSED TOP OF CONCRETE AND FLOWLINE ELEVATIONS
- 84.0 PROPOSED SPOT ELEVATION
- 85.33 FF FINISHED FLOOR ELEVATION
- DIRECTION OF FLOW
- PROPOSED BIKE RACK
- HC ACCESSIBLE SIGN
- DRAINAGE BASIN BOUNDARY
- CRUSHER FINES DRIVEWAY
- CONCRETE SIDEWALK

KEYED NOTES:

1. PROPOSED BUILDING.
2. 5" SIDEWALK W/ TURNED DOWN CURB (1'-2").
3. CRUSHER FINES DRIVEWAY.
4. STANDARD REFUSE BIN ENCLOSURE.
5. 6"O.D. STEEL PIPE, CONCRETE FILLED BOLLARDS, ENCASED IN 12" CONCRETE AND EMBEDED 2'-0", TYPICAL ALL OVERHEAD DOORS AND TRASH BIN ENCLOSURE.
6. RETENTION POND 1 (VOLUME = 7,872 FT^3).
7. RETENTION POND 2 (VOLUME = 3,141 FT^3).
8. CONSTRUCT CONCRETE DRIVEPAD PER COA STD DWG #2425. MATCH EXISTING CONCETE AND ASPHALT ELEVATIONS WHERE REQUIRED, ASSURE SMOOTH TRANSITION.
9. RELOCATE SECURITY FENCE AND GATE OUTSIDE 10 FT PUBLIC UTILITY EASEMENT.
10. CONNECT DOWNSPOUT TO 4" DIA. HDPE SMOOTH WALL PIPE. EXTEND TO RETENTION POND (PROVIDE 1 ' MIN. COVER).
11. CONSTRUCT 6 FT CURB TYPE SIDEWALK PER COA STD DWG #2430.

OFF-STREET PARKING

PROPOSED BUILDINGS:	ONE 2,500 SF BUILDING
PARKING REQUIREMENT:	
1 P.S. PER 1000 SF OF NET LEASE AREA	2 PARKING SPACES
NUMBER OF SPACES PROVIDED:	2 PARKING SPACES
NUMBER OF HC SPACES REQUIRED: 1 SPACE/1-25 REQUIRED P.S.	1 VAN ACCESSIBLE P.S.
NUMBER OF HC SPACES PROVIDED:	1 VAN ACCESSIBLE P.S.
NUMBER OF BIKE SPACES REQUIRED:	1 P.S.
NUMBER OF BIKE SPACES PROVIDED:	1 P.S.
STANDARD SPACE DIMENSIONS:	8.6' x 20'
HC ACCESSIBLE SPACE DIMENSIONS:	8.5' x 20' with 8' x 20' delineated aisle.

THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE INTERIM GUIDELINES FOR DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES) SHALL BE CONSIDERED PRIOR TO DEVELOPMENT OF THE SITE.

ENGINEER'S CERTIFICATION:

THE ENGINEER HAS PERSONALLY VISITED AND INSPECTED THE SITE. NO GRADING, FILLING, OR EXCAVATIONS HAVE OCCURRED AFTER THE TOPOGRAPHIC SURVEY WAS COMPLETED ON AUGUST 29, 2005.

JAMES L. HEWITT, JR., P.E. # 6871 — 10/24/05 DATE

TRAFFIC CIRCULATION LAYOUT APPROVED
Signed
10/25/05 Date

JAMES L. HEWITT, JR. PE — 10/24/05 DATE

LEGAL DESCRIPTION

Lot 8, Coors-Arenal Industrial Park Subdivision (City of Albuquerque, New Mexico).

FLOOD HAZARD ZONE

Lot 8 is located in Flood Hazard Zone X (i.e., areas of 100-year flood with average depths of less than 1 foot) designated on the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Map Panel No. 35001C0337E (November 19, 2003).

DRAINAGE ANALYSIS

REFERENCE: City of Albuquerque, Development Process Manual -Vol. 2, Section 22.2 - Hydrology, January, 1993.

Principal Design Storm: 100-year 6-hour event

Precipitation Zone 1 (Table A-1)

Excess Precipitation (Table A-8):
E_1 = 0.44 in (Land Treatment 'A'), E_2 = 0.67 in (Land Treatment 'B')
E_3 = 0.99 in (Land Treatment 'C'), & E_4 = 1.97 in (Land Treatment 'D')

Peak Discharge (Table A-9):
Q_{P1} = 1.29 ft^3/sec-acre (Land Treatment 'A')
Q_{P2} = 2.03 ft^3/sec-acre (Land Treatment 'B')
Q_{P3} = 2.87 ft^3/sec-acre (Land Treatment 'C')
Q_{P4} = 4.37 ft^3/sec-acre (Land Treatment 'D')

On-Site 'Existing' Condition (Lot 8):

Lot 8 = 46,233 ft^2 x 1 acre/43,560 ft^2 = 1.06 acres
100% Land Treatment 'C' (Table A-4)

V_{360} = 0.99 in x 1.06 acres x 1 ft/12 in
= 0.088 acre-ft x 43,560 ft^2/acre
= 3,814 ft^3

Total Q_P = 2.87 ft^3/sec-acre x 1.06 acres
= 3.05 ft^3/sec

On-Site 'Post Development' Condition (Lot 8):

Basin 1 = 28,665 ft^2 x 1 acre/43,560 ft^2= 0.66 acres
90.80% Land Treatment 'C', 9.20% Land Treatment 'D' (Table A-4)

Weighted E = ((E_3 x 0.60 acres) + (E_4 x 0.06 acres))/0.66 acres
= 1.08 in

V_{360} = (1.08 in x 0.66 acres) x 1 ft/12 in
= 0.059 acre-ft x 43,560 ft^2/acre
= 2,580 ft^3

Total Q_P = (Q_{P3} x 0.60 acres) + (Q_{P4} x 0.06 acres)
= 1.98 ft^3/sec

Basin 2 = 17,162 ft^2 x 1 acre/43,560 ft^2= 0.39 acres
51.09% Land Treatment 'C', 48.91% Land Treatment 'D' (Table A-4)

Weighted E = ((E_3 x 0.20 acres) + (E_4 x 0.19 acres))/0.39 acres
= 1.47 in

V_{360} = (1.47 in x 0.39 acres) x 1 ft/12 in
= 0.048 acre-ft x 43,560 ft^2/acre
= 2,101 ft^3

Total Q_P = (Q_{P3} x 0.20 acres) + (Q_{P4} x 0.19 acres)
= 1.42 ft^3/sec

AREAS OF DISTURBANCE WILL BE REVEGETATED WITH NATIVE GRASSES

Off-Site 'Existing' Condition:

Offsite Drainage Basin = 24,238 ft^2 x 1 acre/43,560 ft^2= 0.56 acres
100% Land Treatment 'C' (Table A-4)

V_{360} = 0.99 in x 0.56 acres x 1 ft/12 in
= 0.046 acre-ft x 43,560 ft^2/acre
= 2,000 ft^3

Total Q_P = 2.87 ft /sec-acre x 0.56 acres
= 1.60 ft^3/sec

Retention Pond 1 Volume (Required):

V_{10days}= V_{360} + A_D (P_{10days} - P_{360})/12 in/ft
= (2,580 ft^3 + 2,000 ft^3) +
((0.06 acre-ft (3.67 - 2.2)/12) x 43,560 ft^2/acre)
= 4,903 ft^3

Retention Pond 2 Volume (Required):

V_{10days}= V_{360} + A_D (P_{10days} - P_{360})/12 in/ft
= (2,101 ft^3 + ((0.19 acre-ft (3.67 - 2.2)/12) x 43,560 ft^2/acre)
= 3,129 ft^3

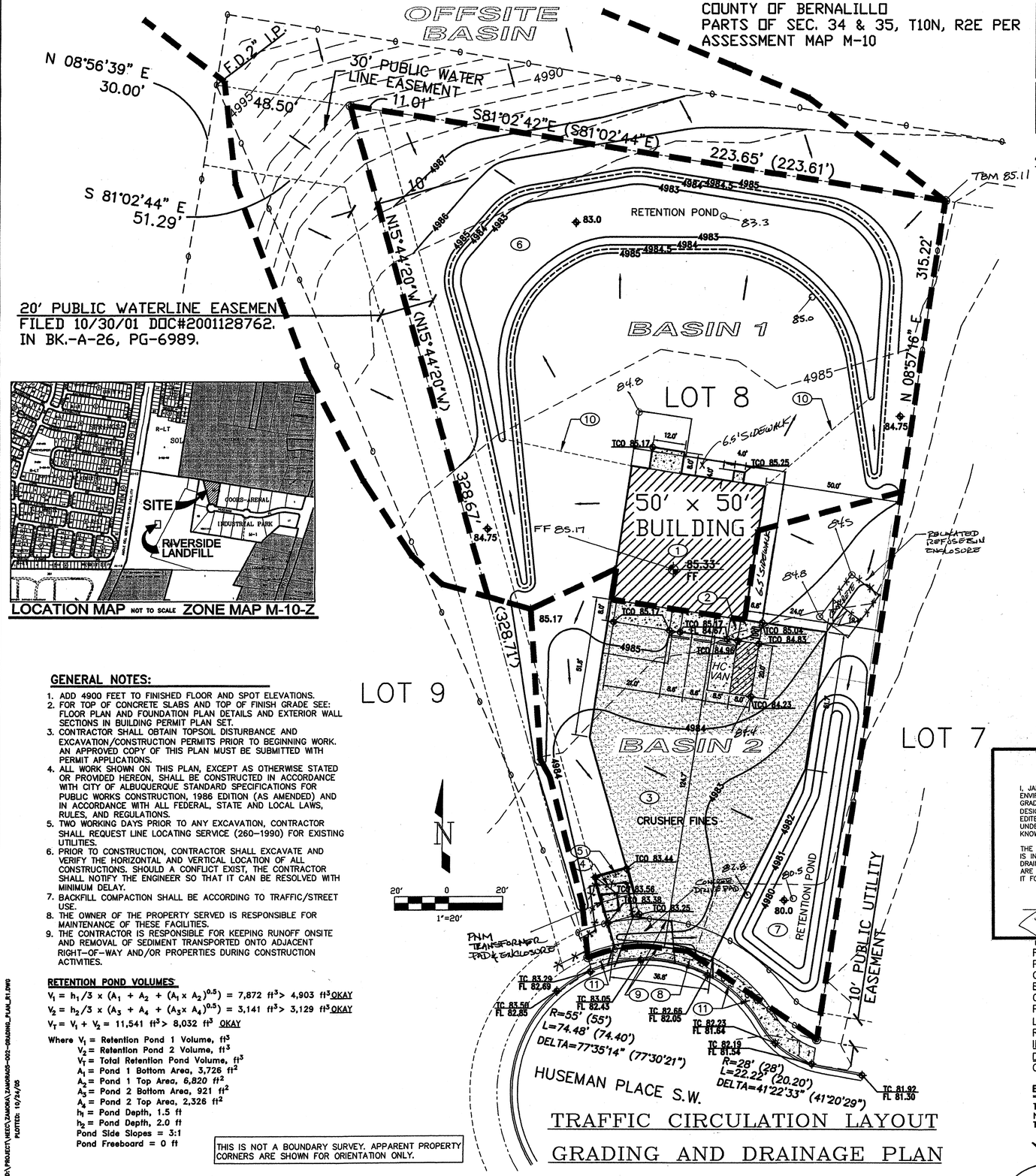
RECEIVED
OCT 12 2005
LAND DEVELOPMENT SECTION

RECEIVED
OCT 25 2005
HYDROLOGY SECTION

HEWITT ENGINEERING & ENVIRONMENTAL CONSULTANTS
5615 CREGGS ST., NW ALBUQUERQUE, NM 87120 TEL: (505) 899-3195

PROFESSIONAL AUTO WHOLESALE
7011 HUSEMAN PLACE, SW
LOT 8, COORS-ARENAL INDUSTRIAL PARK
CITY OF ALBUQUERQUE, NEW MEXICO

SIZE	FSCM NO.	DWG NO.	REV
D		ZAMORA05-002-GRADING_PLAN_R1.dwg	1
SCALE 1"=20'	DRAWN BY: RG/JLH	SHEET 1 OF 1	



LOCATION MAP NOT TO SCALE ZONE MAP M-10-Z

BM: ACS 1-3/4" DISK, STAMPED "ACS BM, 9-M11"
WNW CURB RETURN OF COORS BLVD. SW & HUSEMAN PLACE, SW
BM ELV. = 4954.83 (NGVD29)

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SW CORNER LOT 8, COORS-ARENAL INDUSTRIAL PARK
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Legend

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- CONCRETE SIDEWALK

KEYED NOTES:

1. PROPOSED BUILDING.
2. 5" SIDEWALK W/ TURNED DOWN CURB (1'-2").
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11. CONSTRUCT 6 FT CURB TYPE SIDEWALK PER COA STD DWG #2430

GENERAL NOTES:

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RETENTION POND VOLUMES

$V_1 = h_1/3 \times (A_1 + A_2 + (A_1 \times A_2)^{0.5}) = 7,872$ ft^3 > 4,903 ft^3 OKAY

$V_2 = h_2/3 \times (A_3 + A_4 + (A_3 \times A_4)^{0.5}) = 3,141$ ft^3 > 3,129 ft^3 OKAY

$V_T = V_1 + V_2 = 11,541$ ft^3 > 8,032 ft^3 OKAY

Where V_1 = Retention Pond 1 Volume, ft^3
V_2 = Retention Pond 2 Volume, ft^3
V_T = Total Retention Pond Volume, ft^3
A_1 = Pond 1 Bottom Area, 3,726 ft^2
A_2 = Pond 1 Top Area, 6,820 ft^2
A_3 = Pond 2 Bottom Area, 921 ft^2
A_4 = Pond 2 Top Area, 2,326 ft^2
h_1 = Pond Depth, 1.5 ft
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Pond Side Slopes = 3:1
Pond Freeboard = 0 ft

THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY.

D:\PROJECTS\MEXICO\ZAMORA\ZAMORA05-002-GRADING_PLAN_R1.DWG
PLOTTED: 10/24/06

CERTIFICATION WITH VERIFICATION BY ENGINEER OF RECORD

I, JAMES L. HEWITT, JR., NMPE 6871, OF THE FIRM HEWITT ENGINEERING & ENVIRONMENTAL CONSULTANTS, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10/24/05. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

JAMES L. HEWITT, JR., NMPE 6871 — DATE 10/08/06

THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE INTERIM GUIDELINES FOR DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES) SHALL BE CONSIDERED PRIOR TO DEVELOPMENT OF THE SITE.

ENGINEER'S CERTIFICATION:

THE ENGINEER HAS PERSONALLY VISITED AND INSPECTED THE SITE. NO GRADING, FILLING, OR EXCAVATIONS HAVE OCCURRED AFTER THE TOPOGRAPHIC SURVEY WAS COMPLETED ON AUGUST 29, 2005.

JAMES L. HEWITT, JR., P.E. # 6871 — DATE 10/24/05

LEGAL DESCRIPTION

Lot 8, Coors-Arenal Industrial Park Subdivision (City of Albuquerque, New Mexico).

FLOOD HAZARD ZONE

Lot 8 is located in Flood Hazard Zone X (i.e., areas of 100-year flood with average depths of less than 1 foot) designated on the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Map Panel No. 35001C0337E (November 19, 2003).

DRAINAGE ANALYSIS

REFERENCE: City of Albuquerque, Development Process Manual -Vol. 2, Section 22.2 - Hydrology, January, 1993.

Principal Design Storm: 100-year 6-hour event

Precipitation Zone 1 (Table A-1)

Excess Precipitation (Table A-8):
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E_3 = 0.99 in (Land Treatment 'C'), & E_4 = 1.97 in (Land Treatment 'D')

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Q_{P1} = 1.29 ft^3/sec-acre (Land Treatment 'A')
Q_{P2} = 2.03 ft^3/sec-acre (Land Treatment 'B')
Q_{P3} = 2.87 ft^3/sec-acre (Land Treatment 'C')
Q_{P4} = 4.37 ft^3/sec-acre (Land Treatment 'D')

On-Site 'Existing' Condition (Lot 8):

Lot 8 = 46,233 ft^2 x 1 acre/43,560 ft^2 = 1.06 acres
100% Land Treatment 'C' (Table A-4)

V_{360} = 0.99 in x 1.06 acres x 1 ft/12 in
= 0.088 acre-ft x 43,560 ft^2/acre
= 3,814 ft^3

Total Q_P = 2.87 ft^3/sec-acre x 1.06 acres
= 3.05 ft^3/sec

On-Site 'Post Development' Condition (Lot 8):

Basin 1 = 28,665 ft^2 x 1 acre/43,560 ft^2= 0.66 acres
90.80% Land Treatment 'C', 9.20% Land Treatment 'D' (Table A-4)

Weighted E = ((E_3 x 0.60 acres) + (E_4 x 0.06 acres))/0.66 acres
= 1.08 in

V_{360} = (1.08 in x 0.66 acres) x 1 ft/12 in
= 0.059 acre-ft x 43,560 ft^2/acre
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Total Q_P = (Q_{P3} x 0.60 acres) + (Q_{P4} x 0.06 acres)
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Basin 2 = 17,162 ft^2 x 1 acre/43,560 ft^2= 0.39 acres
51.09% Land Treatment 'C', 48.91% Land Treatment 'D' (Table A-4)

Weighted E = ((E_3 x 0.20 acres) + (E_4 x 0.19 acres))/0.39 acres
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V_{360} = (1.47 in x 0.39 acres) x 1 ft/12 in
= 0.048 acre-ft x 43,560 ft^2/acre
= 2,101 ft^3

Total Q_P = (Q_{P3} x 0.20 acres) + (Q_{P4} x 0.19 acres)
= 1.42 ft^3/sec

AREAS OF DISTURBANCE WILL BE REVEGETATED WITH NATIVE GRASSES

Off-Site 'Existing' Condition:

Offsite Drainage Basin = 24,238 ft^2 x 1 acre/43,560 ft^2= 0.56 acres
100% Land Treatment 'C' (Table A-4)

V_{360} = 0.99 in x 0.56 acres x 1 ft/12 in
= 0.046 acre-ft x 43,560 ft^2/acre
= 2,000 ft^3

Total Q_P = 2.87 ft /sec-acre x 0.56 acres
= 1.60 ft^3/sec

Retention Pond 1 Volume (Required):

V_{10days}= V_{360} + A_D (P_{10days} - P_{360})/12 in/ft
= (2,580 ft^3 + 2,000 ft^3) +
((0.06 acre-ft (3.67 - 2.2)/12) x 43,560 ft^2/acre)
= 4,903 ft^3

Retention Pond 2 Volume (Required):

V_{10days}= V_{360} + A_D (P_{10days} - P_{360})/12 in/ft
= (2,101 ft^3+ ((0.19 acre-ft (3.67 - 2.2)/12) x 43,560 ft^2/acre)
= 3,129 ft^3

RECEIVED
OCT 10 2006
HYDROLOGY SECTION

JAMES L. HEWITT, JR. NEW MEXICO 6871 REGISTERED PROFESSIONAL ENGINEER

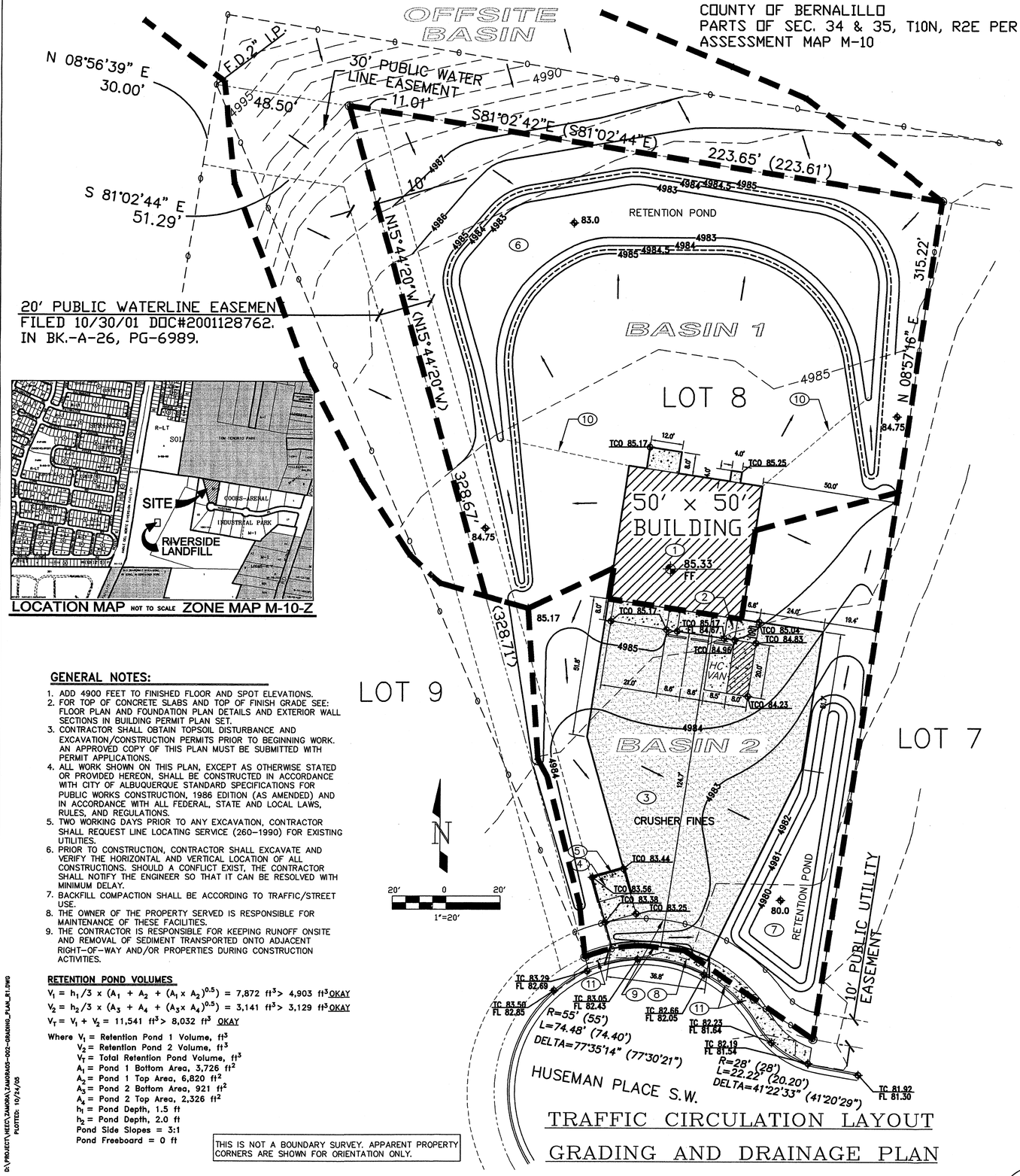
JAMES L. HEWITT, JR. PE — DATE 10/24/05

HEWITT ENGINEERING & ENVIRONMENTAL CONSULTANTS
6815 CREGGS ST., NW — ALBUQUERQUE, NM 87120 — TEL: (505) 899-3195

PROFESSIONAL AUTO WHOLESALE
7011 HUSEMAN PLACE, SW
LOT 8, COORS-ARENAL INDUSTRIAL PARK
CITY OF ALBUQUERQUE, NEW MEXICO

SIZE	FSCM NO.	DWG NO.	REV
D		ZAMORA05-002-GRADING_PLAN_R1.dwg	1

SCALE 1"=20' | DRAWN BY: RG/JLH | SHEET 1 OF 1



LOCATION MAP NOT TO SCALE ZONE MAP M-10-Z

GENERAL NOTES:

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2. FOR TOP OF CONCRETE SLABS AND TOP OF FINISH GRADE SEE: FLOOR PLAN AND FOUNDATION PLAN DETAILS AND EXTERIOR WALL SECTIONS IN BUILDING PERMIT PLAN SET.
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RETENTION POND VOLUMES

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$V_2 = h_2/3 \times (A_3 + A_4 + (A_3 \times A_4)^{0.5}) = 3,141\ ft^3 > 3,129\ ft^3$ OKAY

$V_T = V_1 + V_2 = 11,541\ ft^3 > 8,032\ ft^3$ OKAY

Where V_1 = Retention Pond 1 Volume, ft^3
V_2 = Retention Pond 2 Volume, ft^3
V_T = Total Retention Pond Volume, ft^3
A_1 = Pond 1 Bottom Area, 3,726 ft^2
A_2 = Pond 1 Top Area, 6,820 ft^2
A_3 = Pond 2 Bottom Area, 921 ft^2
A_4 = Pond 2 Top Area, 2,326 ft^2
h_1 = Pond Depth, 1.5 ft
h_2 = Pond Depth, 2.0 ft
Pond Side Slopes = 3:1
Pond Freeboard = 0 ft

THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY.

D:\PROJECTMECY\ZAMORA\ZAMORA05-002-GRADING_PLAN_R1.DWG
PLOTTED: 10/24/05

TRAFFIC CIRCULATION LAYOUT
GRADING AND DRAINAGE PLAN

BM: ACS 1-3/4" DISK, STAMPED "ACS BM, 9-M11"
WNW CURB RETURN OF COORS BLVD. SW & HUSEMAN PLACE, SW
BM ELV. = 4954.83 (NGVD29)

TBM: REBAR W/CAP 'PLS 8911'
SW CORNER LOT 8, COORS-ARENAL INDUSTRIAL PARK
TBM ELV. = 4983.35' (NGVD29)

Legend

- EXISTING SECURITY FENCE
- NEW SECURITY FENCE
- 5200 EXISTING ELEV. CONTOUR
- 4980 PROPOSED ELEV.CONTOUR
- TC 85.17 / FL 84.67 EXISTING TOP OF CURB AND FLOWLINE ELEVATIONS
- TCO 85.17 / FL 84.67 PROPOSED TOP OF CONCRETE AND FLOWLINE ELEVATIONS
- 84.0 PROPOSED SPOT ELEVATION
- 85.33 FF FINISHED FLOOR ELEVATION
- DIRECTION OF FLOW
- PROPOSED BIKE RACK
- HC ACCESSIBLE SIGN
- DRAINAGE BASIN BOUNDARY
- CRUSHER FINES DRIVEWAY
- CONCRETE SIDEWALK

KEYED NOTES:

1. PROPOSED BUILDING.
2. 5" SIDEWALK W/ TURNED DOWN CURB (1'-2").
3. CRUSHER FINES DRIVEWAY.
4. STANDARD REFUSE BIN ENCLOSURE.
5. 6"O.D. STEEL PIPE, CONCRETE FILLED BOLLARDS, ENCASED IN 12" CONCRETE AND EMBEDDED 2'-0", TYPICAL ALL OVERHEAD DOORS AND TRASH BIN ENCLOSURE.
6. RETENTION POND 1 (VOLUME = 7,872 FT^3).
7. RETENTION POND 2 (VOLUME = 3,141 FT^3).
8. CONSTRUCT CONCRETE DRIVEPAD PER COA STD DWG #2425. MATCH EXISTING CONCETE AND ASPHALT ELEVATIONS WHERE REQUIRED, ASSURE SMOOTH TRANSITION.
9. RELOCATE SECURITY FENCE AND GATE OUTSIDE 10 FT PUBLIC UTILITY EASEMENT.
10. CONNECT DOWNSPOUT TO 4" DIA. HDPE SMOOTH WALL PIPE. EXTEND TO RETENTION POND (PROVIDE 1 ' MIN. COVER).
11. CONSTRUCT 6 FT CURB TYPE SIDEWALK PER COA STD DWG #2430.

OFF-STREET PARKING

PROPOSED BUILDINGS:	ONE 2,500 SF BUILDING
PARKING REQUIREMENT:	
1 P.S. PER 1000 SF OF NET LEASE AREA	2 PARKING SPACES
NUMBER OF SPACES PROVIDED:	2 PARKING SPACES
NUMBER OF HC SPACES REQUIRED: 1 SPACE/1-25 REQUIRED P.S.	1 VAN ACCESSIBLE P.S.
NUMBER OF HC SPACES PROVIDED:	1 VAN ACCESSIBLE P.S.
NUMBER OF BIKE SPACES REQUIRED:	1 P.S.
NUMBER OF BIKE SPACES PROVIDED:	1 P.S.
STANDARD SPACE DIMENSIONS:	8.6' x 20'
HC ACCESSIBLE SPACE DIMENSIONS:	8.5' x 20' with 8' x 20' delineated aisle.

TRAFFIC ENGINEER APPROVED
Signed

THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE INTERIM GUIDELINES FOR DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES) SHALL BE CONSIDERED PRIOR TO DEVELOPMENT OF THE SITE.

ENGINEER'S CERTIFICATION:

THE ENGINEER HAS PERSONALLY VISITED AND INSPECTED THE SITE. NO GRADING, FILLING, OR EXCAVATIONS HAVE OCCURRED AFTER THE TOPOGRAPHIC SURVEY WAS COMPLETED ON AUGUST 29, 2005.

JAMES L. HEWITT, JR., P.E. # 6871 — DATE 10/24/05

LEGAL DESCRIPTION

Lot 8, Coors-Arenal Industrial Park Subdivision (City of Albuquerque, New Mexico).

FLOOD HAZARD ZONE

Lot 8 is located in Flood Hazard Zone X (i.e., areas of 100-year flood with average depths of less than 1 foot) designated on the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Map Panel No. 35001C0337E (November 19, 2003).

DRAINAGE ANALYSIS

REFERENCE: City of Albuquerque, Development Process Manual -Vol. 2, Section 22.2 - Hydrology, January, 1993.

Principal Design Storm: 100-year 6-hour event

Precipitation Zone 1 (Table A-1)

Excess Precipitation (Table A-8):
E_1 = 0.44 in (Land Treatment 'A'), E_2 = 0.67 in (Land Treatment 'B')
E_3 = 0.99 in (Land Treatment 'C'), & E_4 = 1.97 in (Land Treatment 'D')

Peak Discharge (Table A-9):
Q_{P1} = 1.29 ft^3/sec-acre (Land Treatment 'A')
Q_{P2} = 2.03 ft^3/sec-acre (Land Treatment 'B')
Q_{P3} = 2.87 ft^3/sec-acre (Land Treatment 'C')
Q_{P4} = 4.37 ft^3/sec-acre (Land Treatment 'D')

On-Site 'Existing' Condition (Lot 8):

Lot 8 = 46,233 ft^2 x 1 acre/43,560 ft^2 = 1.06 acres
100% Land Treatment 'C' (Table A-4)

V_{360} = 0.99 in x 1.06 acres x 1 ft/12 in
= 0.088 acre-ft x 43,560 ft^2/acre
= 3,814 ft^3

Total Q_P = 2.87 ft^3/sec-acre x 1.06 acres
= 3.05 ft^3/sec

On-Site 'Post Development' Condition (Lot 8):

Basin 1 = 28,665 ft^2 x 1 acre/43,560 ft^2= 0.66 acres
90.80% Land Treatment 'C', 9.20% Land Treatment 'D' (Table A-4)

Weighted E = ((E_3 x 0.60 acres) + (E_4 x 0.06 acres))/0.66 acres
= 1.08 in

V_{360} = (1.08 in x 0.66 acres) x 1 ft/12 in
= 0.059 acre-ft x 43,560 ft^2/acre
= 2,580 ft^3

Total Q_P = (Q_{P3} x 0.60 acres) + (Q_{P4} x 0.06 acres)
= 1.98 ft^3/sec

Basin 2 = 17,162 ft^2 x 1 acre/43,560 ft^2= 0.39 acres
51.09% Land Treatment 'C', 48.91% Land Treatment 'D' (Table A-4)

Weighted E = ((E_3 x 0.20 acres) + (E_4 x 0.19 acres))/0.39 acres
= 1.47 in

V_{360} = (1.47 in x 0.39 acres) x 1 ft/12 in
= 0.048 acre-ft x 43,560 ft^2/acre
= 2,101 ft^3

Total Q_P = (Q_{P3} x 0.20 acres) + (Q_{P4} x 0.19 acres)
= 1.42 ft^3/sec

AREAS OF DISTURBANCE WILL BE REVEGETATED WITH NATIVE GRASSES

Off-Site 'Existing' Condition:

Offsite Drainage Basin = 24,238 ft^2 x 1 acre/43,560 ft^2= 0.56 acres
100% Land Treatment 'C' (Table A-4)

V_{360} = 0.99 in x 0.56 acres x 1 ft/12 in
= 0.046 acre-ft x 43,560 ft^2/acre
= 2,000 ft^3

Total Q_P = 2.87 ft /sec-acre x 0.56 acres
= 1.60 ft^3/sec

Retention Pond 1 Volume (Required):

V_{10days}= V_{360} + A_D (P_{10days} - P_{360})/12 in/ft
= (2,580 ft^3 + 2,000 ft^3) +
((0.06 acre-ft (3.67 - 2.2)/12) x 43,560 ft^2/acre)
= 4,903 ft^3

Retention Pond 2 Volume (Required):

V_{10days}= V_{360} + A_D (P_{10days} - P_{360})/12 in/ft
= (2,101 ft^3 + ((0.19 acre-ft (3.67 - 2.2)/12) x 43,560 ft^2/acre)
= 3,129 ft^3

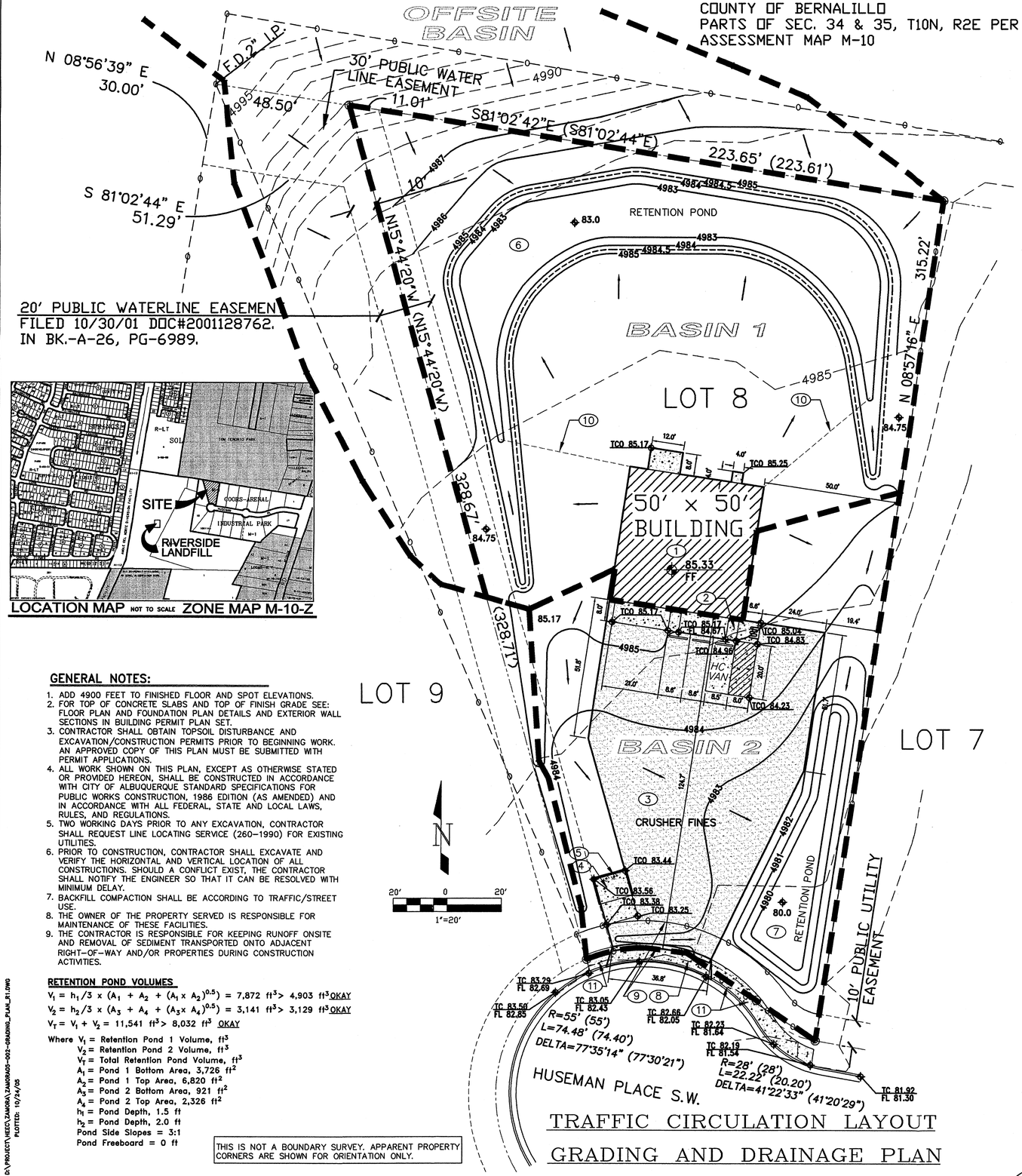
JAMES L. HEWITT, JR. NEW MEXICO 6871 REGISTERED PROFESSIONAL ENGINEER
JAMES L. HEWITT, JR. PE — 10/24/05 DATE

HEWITT ENGINEERING & ENVIRONMENTAL CONSULTANTS
5615 CREGGS ST., NW ALBUQUERQUE, NM 87120 TEL: (505) 899-3195

PROFESSIONAL AUTO WHOLESALE
7011 HUSEMAN PLACE, SW
LOT 8, COORS-ARENAL INDUSTRIAL PARK
CITY OF ALBUQUERQUE, NEW MEXICO

SIZE	FSCM NO.	DWG NO.	REV
D		ZAMORA05-002-GRADING_PLAN_R1.dwg	1
SCALE 1"=20'	DRAWN BY: RG/JLH	SHEET 1 OF 1	

RECEIVED
OCT 25 2005
HYDROLOGY SECTION



BM: ACS 1-3/4" DISK, STAMPED "ACS BM, 9-M11"
WNW CURB RETURN OF COORS BLVD. SW & HUSEMAN PLACE, SW
BM ELV. = 4954.83 (NGVD29)

TBM: REBAR W/CAP 'PLS 8911'
SW CORNER LOT 8, COORS-ARENAL INDUSTRIAL PARK
TBM ELV. = 4983.35' (NGVD29)

Legend

- EXISTING SECURITY FENCE
- NEW SECURITY FENCE
- EXISTING ELEV. CONTOUR
- PROPOSED ELEV.CONTOUR
- EXISTING TOP OF CURB AND FLOWLINE ELEVATIONS
- PROPOSED TOP OF CONCRETE AND FLOWLINE ELEVATIONS
- PROPOSED SPOT ELEVATION
- FINISHED FLOOR ELEVATION
- DIRECTION OF FLOW
- PROPOSED BIKE RACK
- HC ACCESSIBLE SIGN
- DRAINAGE BASIN BOUNDARY
- CRUSHER FINES DRIVEWAY
- CONCRETE SIDEWALK

KEYED NOTES:

1. PROPOSED BUILDING.
2. 5" SIDEWALK W/ TURNED DOWN CURB (1'-2").
3. CRUSHER FINES DRIVEWAY.
4. STANDARD REFUSE BIN ENCLOSURE.
5. 6"O.D. STEEL PIPE, CONCRETE FILLED BOLLARDS, ENCASED IN 12" CONCRETE AND EMBEDDED 2'-0", TYPICAL ALL OVERHEAD DOORS AND TRASH BIN ENCLOSURE.
6. RETENTION POND 1 (VOLUME = 7,872 FT^3).
7. RETENTION POND 2 (VOLUME = 3,141 FT^3).
8. CONSTRUCT CONCRETE DRIVEPAD PER COA STD DWG #2425. MATCH EXISTING CONCETE AND ASPHALT ELEVATIONS WHERE REQUIRED, ASSURE SMOOTH TRANSITION.
9. RELOCATE SECURITY FENCE AND GATE OUTSIDE 10 FT PUBLIC UTILITY EASEMENT.
10. CONNECT DOWNSPOUT TO 4" DIA. HDPE SMOOTH WALL PIPE. EXTEND TO RETENTION POND (PROVIDE 1 ' MIN. COVER).
11. CONSTRUCT 6 FT CURB TYPE SIDEWALK PER COA STD DWG #2430.

OFF-STREET PARKING

PROPOSED BUILDINGS:	ONE 2,500 SF BUILDING
PARKING REQUIREMENT: 1 P.S. PER 1000 SF OF NET LEASE AREA	2 PARKING SPACES
NUMBER OF SPACES PROVIDED:	2 PARKING SPACES
NUMBER OF HC SPACES REQUIRED: 1 SPACE/1-25 REQUIRED P.S.	1 VAN ACCESSIBLE P.S.
NUMBER OF HC SPACES PROVIDED:	1 VAN ACCESSIBLE P.S.
NUMBER OF BIKE SPACES REQUIRED:	1 P.S.
NUMBER OF BIKE SPACES PROVIDED:	1 P.S.
STANDARD SPACE DIMENSIONS:	8.6' x 20'
HC ACCESSIBLE SPACE DIMENSIONS:	8.5' x 20' with 8' x 20' delineated aisle.

THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE INTERIM GUIDELINES FOR DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES) SHALL BE CONSIDERED PRIOR TO DEVELOPMENT OF THE SITE.

ENGINEER'S CERTIFICATION:

THE ENGINEER HAS PERSONALLY VISITED AND INSPECTED THE SITE. NO GRADING, FILLING, OR EXCAVATIONS HAVE OCCURRED AFTER THE TOPOGRAPHIC SURVEY WAS COMPLETED ON AUGUST 29, 2005.

JAMES L. HEWITT, JR., P.E. # 6871 — DATE 10/24/05

GENERAL NOTES:

1. ADD 4900 FEET TO FINISHED FLOOR AND SPOT ELEVATIONS.
2. FOR TOP OF CONCRETE SLABS AND TOP OF FINISH GRADE SEE: FLOOR PLAN AND FOUNDATION PLAN DETAILS AND EXTERIOR WALL SECTIONS IN BUILDING PERMIT PLAN SET.
3. CONTRACTOR SHALL OBTAIN TOPSOIL DISTURBANCE AND EXCAVATION/CONSTRUCTION PERMITS PRIOR TO BEGINNING WORK. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED WITH PERMIT APPLICATIONS.
4. ALL WORK SHOWN ON THIS PLAN, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION (AS AMENDED) AND IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS.
5. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL REQUEST LINE LOCATING SERVICE (260-1990) FOR EXISTING UTILITIES.
6. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT IT CAN BE RESOLVED WITH MINIMUM DELAY.
7. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
8. THE OWNER OF THE PROPERTY SERVED IS RESPONSIBLE FOR MAINTENANCE OF THESE FACILITIES.
9. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING RUNOFF ONSITE AND REMOVAL OF SEDIMENT TRANSPORTED ONTO ADJACENT RIGHT-OF-WAY AND/OR PROPERTIES DURING CONSTRUCTION ACTIVITIES.

RETENTION POND VOLUMES

$V_1 = h_1/3 \times (A_1 + A_2 + (A_1 \times A_2)^{0.5}) = 7,872\ ft^3 > 4,903\ ft^3$ OKAY

$V_2 = h_2/3 \times (A_3 + A_4 + (A_3 \times A_4)^{0.5}) = 3,141\ ft^3 > 3,129\ ft^3$ OKAY

$V_T = V_1 + V_2 = 11,541\ ft^3 > 8,032\ ft^3$ OKAY

Where V_1 = Retention Pond 1 Volume, ft^3
V_2 = Retention Pond 2 Volume, ft^3
V_T = Total Retention Pond Volume, ft^3
A_1 = Pond 1 Bottom Area, 3,726 ft^2
A_2 = Pond 1 Top Area, 6,820 ft^2
A_3 = Pond 2 Bottom Area, 921 ft^2
A_4 = Pond 2 Top Area, 2,326 ft^2
h_1 = Pond Depth, 1.5 ft
h_2 = Pond Depth, 2.0 ft
Pond Side Slopes = 3:1
Pond Freeboard = 0 ft

THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY.

D:\PROJECT\MECO\ZAMORA\ZAMORA05-002-GRADING_PLAN_R1.DWG
PLOTTED: 10/24/05

LEGAL DESCRIPTION

Lot 8, Coors-Arenal Industrial Park Subdivision (City of Albuquerque, New Mexico).

FLOOD HAZARD ZONE

Lot 8 is located in Flood Hazard Zone X (i.e., areas of 100-year flood with average depths of less than 1 foot) designated on the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Map Panel No. 35001C0337E (November 19, 2003).

DRAINAGE ANALYSIS

REFERENCE: City of Albuquerque, Development Process Manual -Vol. 2, Section 22.2 - Hydrology, January, 1993.

Principal Design Storm: 100-year 6-hour event

Precipitation Zone 1 (Table A-1)

Excess Precipitation (Table A-8):
E_1 = 0.44 in (Land Treatment 'A'), E_2 = 0.67 in (Land Treatment 'B')
E_3 = 0.99 in (Land Treatment 'C'), & E_4 = 1.97 in (Land Treatment 'D')

Peak Discharge (Table A-9):
Q_{P1} = 1.29 ft^3/sec-acre (Land Treatment 'A')
Q_{P2} = 2.03 ft^3/sec-acre (Land Treatment 'B')
Q_{P3} = 2.87 ft^3/sec-acre (Land Treatment 'C')
Q_{P4} = 4.37 ft^3/sec-acre (Land Treatment 'D')

On-Site 'Existing' Condition (Lot 8):

Lot 8 = 46,233 ft^2 x 1 acre/43,560 ft^2 = 1.06 acres
100% Land Treatment 'C' (Table A-4)

V_{360} = 0.99 in x 1.06 acres x 1 ft/12 in
= 0.088 acre-ft x 43,560 ft^2/acre
= 3,814 ft^3

Total Q_P = 2.87 ft^3/sec-acre x 1.06 acres
= 3.05 ft^3/sec

On-Site 'Post Development' Condition (Lot 8):

Basin 1 = 28,665 ft^2 x 1 acre/43,560 ft^2= 0.66 acres
90.80% Land Treatment 'C', 9.20% Land Treatment 'D' (Table A-4)

Weighted E = ((E_3 x 0.60 acres) + (E_4 x 0.06 acres))/0.66 acres
= 1.08 in

V_{360} = (1.08 in x 0.66 acres) x 1 ft/12 in
= 0.059 acre-ft x 43,560 ft^2/acre
= 2,580 ft^3

Total Q_P = (Q_{P3} x 0.60 acres) + (Q_{P4} x 0.06 acres)
= 1.98 ft^3/sec

Basin 2 = 17,162 ft^2 x 1 acre/43,560 ft^2= 0.39 acres
51.09% Land Treatment 'C', 48.91% Land Treatment 'D' (Table A-4)

Weighted E = ((E_3 x 0.20 acres) + (E_4 x 0.19 acres))/0.39 acres
= 1.47 in

V_{360} = (1.47 in x 0.39 acres) x 1 ft/12 in
= 0.048 acre-ft x 43,560 ft^2/acre
= 2,101 ft^3

Total Q_P = (Q_{P3} x 0.20 acres) + (Q_{P4} x 0.19 acres)
= 1.42 ft^3/sec

AREAS OF DISTURBANCE WILL BE REVEGETATED WITH NATIVE GRASSES

Off-Site 'Existing' Condition:

Offsite Drainage Basin = 24,238 ft^2 x 1 acre/43,560 ft^2= 0.56 acres
100% Land Treatment 'C' (Table A-4)

V_{360} = 0.99 in x 0.56 acres x 1 ft/12 in
= 0.046 acre-ft x 43,560 ft^2/acre
= 2,000 ft^3

Total Q_P = 2.87 ft /sec-acre x 0.56 acres
= 1.60 ft^3/sec

Retention Pond 1 Volume (Required):

V_{10days}= V_{360} + A_D (P_{10days} - P_{360})/12 in/ft
= (2,580 ft^3 + 2,000 ft^3) +
((0.06 acre-ft (3.67 - 2.2)/12) x 43,560 ft^2/acre)
= 4,903 ft^3

Retention Pond 2 Volume (Required):

V_{10days}= V_{360} + A_D (P_{10days} - P_{360})/12 in/ft
= (2,101 ft^3 + ((0.19 acre-ft (3.67 - 2.2)/12) x 43,560 ft^2/acre)
= 3,129 ft^3

JAMES L. HEWITT, JR. NEW MEXICO 6871 REGISTERED PROFESSIONAL ENGINEER

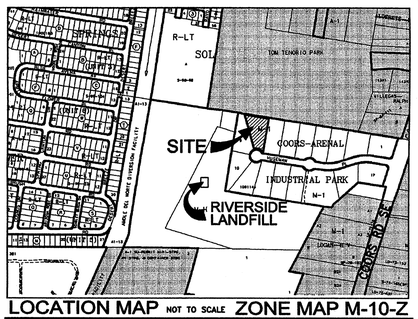
JAMES L. HEWITT, JR. PE — DATE 10/24/05

HEWITT ENGINEERING & ENVIRONMENTAL CONSULTANTS
5615 CREGGS ST., NW ALBUQUERQUE, NM 87120 TEL: (505) 899-3195

PROFESSIONAL AUTO WHOLESALE
7011 HUSEMAN PLACE, SW
LOT 8, COORS-ARENAL INDUSTRIAL PARK
CITY OF ALBUQUERQUE, NEW MEXICO

SIZE	FSCM NO.	DWG NO.	REV
D		ZAMORA05-002-GRADING_PLAN_R1.dwg	1
SCALE 1"=20'	DRAWN BY: RG/JLH	SHEET 1 OF 1	

RECEIVED
OCT 25 2005
HYDROLOGY SECTION



LOCATION MAP NOT TO SCALE ZONE MAP M-10-Z

GENERAL NOTES:

1. ADD 4900 FEET TO FINISHED FLOOR AND SPOT ELEVATIONS.
2. FOR TOP OF CONCRETE SLABS AND TOP OF FINISH GRADE SEE: FLOOR PLAN AND FOUNDATION PLAN DETAILS AND EXTERIOR WALL SECTIONS IN BUILDING PERMIT PLAN SET.
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9. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING RUNOFF ONSITE AND REMOVAL OF SEDIMENT TRANSPORTED ONTO ADJACENT RIGHT-OF-WAY AND/OR PROPERTIES DURING CONSTRUCTION ACTIVITIES.

RETENTION POND VOLUMES

$V_1 = h_1/3 \times (A_1 + A_2 + (A_1 \times A_2)^{0.5}) = 1,389\ ft^3$

$V_2 = h_2/3 \times (A_3 + A_4 + (A_3 \times A_4)^{0.5}) = 7,152\ ft^3$

$V_T = V_1 + V_2 = 8,541\ ft^3 > 8,069\ ft^3$ OKAY

Where V_1 = Retention Pond 1 Volume, ft^3
V_2 = Retention Pond 2 Volume, ft^3
V_T = Total Retention Pond Volume, ft^3
A_1 = Pond 1 Bottom Area, 239 ft^2
A_2 = Pond 1 Top Area, 1,289 ft^2
A_3 = Pond 2 Bottom Area, 3,086 ft^2
A_4 = Pond 2 Top Area, 5,178 ft^2
h_1 = Pond Depth, 2.0 ft
h_2 = Pond Depth, 1.75 ft
Pond Side Slopes = 3:1
Pond Freeboard = 0 ft

THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY.

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PLOTTED: 09/29/05

COUNTY OF BERNALILLO
PARTS OF SEC. 34 & 35, T10N, R2E PER
ASSESSMENT MAP M-10

N 08°56'39" E 30.00'

F.D.2" I.P.

30' PUBLIC WATER LINE EASEMENT

48.50'

11.01'

S81°02'42"E (S81°02'44"E)

223.65' (223.61')

S 81°02'44" E 51.29'

20' PUBLIC WATERLINE EASEMENT
FILED 10/30/01 DOC#2001128762.
IN BK.-A-26, PG-6989.

POND
83.25

LOT 8
46,233 sq. ft.

N15°44'20"W (N15°44'20"W)

328.67' (328.71')

N 08°57'16" E 315.22'

50' x 50' BUILDING
85.33 FF

TCO 85.17
TCO 85.17 FL 84.67
TCO 85.04
TCO 84.83
TCO 84.96
HC VAN

GRAVEL

POND
80.0

LOT 9

LOT 7

10' PUBLIC UTILITY EASEMENT

R=55' (55')
L=74.48' (74.40')
DELTA=77°35'14" (77°30'21")

R=28' (28')
L=22.22' (20.20')
DELTA=41°22'33" (41°20'29")

HUSEMAN PLACE S.W.

N

20' 0 20'
1"=20'

TRAFFIC CIRCULATION LAYOUT
GRADING AND DRAINAGE PLAN

BM: ACS 1-3/4" DISK, STAMPED "ACS BM, 9-M11"
WNW CURB RETURN OF COORS BLVD. SW & HUSEMAN PLACE, SW
BM ELV. = 4954.83 (NGVD29)

TBM: REBAR W/CAP 'PLS 8911'
SW CORNER LOT 8, COORS-ARENAL INDUSTRIAL PARK
TBM ELV. = 4983.35' (NGVD29)

Legend

- EXISTING SECURITY FENCE
- NEW SECURITY FENCE
- 5200 EXISTING ELEV. CONTOUR
- 4980 PROPOSED ELEV.CONTOUR
- TCO 85.17 FL 84.67 PROPOSED TOP OF CONCRETE AND FLOWLINE ELEVATIONS
- 84.0 PROPOSED SPOT ELEVATION
- 85.33 FF FINISHED FLOOR ELEVATION
- DIRECTION OF FLOW
- PROPOSED BIKE RACK
- HC ACCESSIBLE SIGN, SEE DETAIL SHEET C2
- CRUSHER FINES DRIVEWAY
- CONCRETE SIDEWALK

KEYED NOTES:

1. PROPOSED BUILDING.
2. 5" SIDEWALK W/ TURNED DOWN CURB (1'-2").
3. CRUSHER FINES DRIVEWAY.
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5. 6"O.D. STEEL PIPE, CONCRETE FILLED BOLLARDS, ENCASED IN 12" CONCRETE ALL AROUND AND EMBEDED 2'-0", TYPICAL ALL OVERHEAD DOORS AND TRASH BIN ENCLOSURE.
6. RETENTION POND 1 (VOLUME = 1,389 FT^3).
7. RETENTION POND 2 (VOLUME = 7,152 FT^3).
8. PROPOSED CONCRETE DRIVEPAD PER COA STD DWG #2425. MATCH EXISTING CONCETE AND ASPHALT ELEVATIONS WHERE REQUIRED, ASSURE SMOOTH TRANSITION.
9. RELOCATE SECURITY FENCE AND GATE OUTSIDE 10 FT PUBLIC UTILITY EASEMENT.

OFF-STREET PARKING

PROPOSED BUILDINGS:	ONE 2,500 SF BUILDING
PARKING REQUIREMENT:	
1 P.S. PER 1000 SF OF NET LEASE AREA	2 PARKING SPACES
NUMBER OF SPACES PROVIDED:	2 PARKING SPACES
NUMBER OF HC SPACES REQUIRED: 1 SPACE/1-25 REQUIRED P.S.	1, VAN ACCESSIBLE, P.S.
NUMBER OF HC SPACES PROVIDED:	1, VAN ACCESSIBLE, P.S.
NUMBER OF BIKE SPACES REQUIRED:	1 P.S.
NUMBER OF BIKE SPACES PROVIDED:	1 P.S.
STANDARD SPACE DIMENSIONS:	8.6' x 20'
HC ACCESSIBLE SPACE DIMENSIONS:	8.5' x 20' with 8' x 20' delineated aisle.

THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE INTERIM GUIDELINES FOR DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES) SHALL BE CONSIDERED PRIOR TO DEVELOPMENT OF THE SITE.

ENGINEER'S CERTIFICATION:

THE ENGINEER HAS PERSONALLY VISITED AND INSPECTED THE SITE. NO GRADING, FILLING, OR EXCAVATIONS HAVE OCCURRED AFTER THE TOPOGRAPHIC SURVEY WAS COMPLETED ON AUGUST 29, 2005.

JAMES L. HEWITT, JR., P.E. # 6871 — DATE 09/26/05

LEGAL DESCRIPTION

Lot 8, Coors_Arenal Industrail Park Subdivision (City of Albuquerque, New Mexico).

FLOOD HAZARD ZONE

Lot 8 is located in Flood Hazard Zone X (i.e., areas of 100-year flood with average depths of less than 1 foot) designated on the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Map Panel No. 35001C0337E (November 19, 2003).

DRAINAGE ANALYSIS

REFERENCE: City of Albuquerque, Development Process Manual -Vol. 2, Section 22.2 - Hydrology, January, 1993.

Principal Design Storm: 100-year 6-hour event

Precipitation Zone 1 (Table A-1)

Excess Precipitation (Table A-8):
E_1 = 0.44 in (Land Treatment 'A'), E_2 = 0.67 in (Land Treatment 'B')
E_3 = 0.99 in (Land Treatment 'C'), & E_4 = 1.97 in (Land Treatment 'D')

Peak Discharge (Table A-9):
Q_{P1} = 1.29 ft^3/sec-acre (Land Treatment 'A')
Q_{P2} = 2.03 ft^3/sec-acre (Land Treatment 'B')
Q_{P3} = 2.87 ft^3/sec-acre (Land Treatment 'C')
Q_{P4} = 4.37 ft^3/sec-acre (Land Treatment 'D')

On-Site 'Existing' Condition (Lot 8):

Lot 8 Area = 46,233 ft^2 x 1 acre/43,560 ft^2 = 1.06 acres
100% Land Treatment 'C' (Table A-4)

V_{360} = 0.99 in x 1.06 acres x 1 ft/12 in
= 0.088 acre-ft x 43,560 ft^2/acre
= 3,814 ft^3

Total Q_P = 2.87 ft^3/sec-acre x 1.06 acres
= 3.05 ft^3/sec

On-Site 'Post Development' Condition (Lot 8):

76.11% Land Treatment 'C', 23.89% Land Treatment 'D' (Table A-4)

AREAS OF DISTURBANCE WILL BE REVEGETATED WITH NATIVE GRASSES

Weighted E = ((E_3 x 0.81 acres) + (E_4 x 0.25 acres))/1.06 acres
= 1.22 in

V_{360} = (1.22 in x 1.06 acres) x 1 ft/12 in
= 0.108 acre-ft x 43,560 ft^2/acre
= 4,716 ft^3

Total Q_P = (Q_{P3} x 0.81 acres) + (Q_{P4} x 0.25 acres)
= 3.43 ft^3/sec

Off-Site 'Existing' Condition:

Offsite Drainage Basin Area = 24,238 ft x 1 acre/43,560 ft
= 0.56 acres

100% Land Treatment 'C' (Table A-4)

V_{360} = 0.99 in x 0.56 acres x 1 ft/12 in
= 0.046 acre-ft x 43,560 ft^2/acre
= 2,000 ft^3

Total Q_P = 2.87 ft^3/sec-acre x 0.56 acres
= 1.60 ft^3/sec

Retention Pond Volume (Required):

V_{10days} = V_{360} + A_D (P_{10days} - P_{360})/12 in/ft
= (4,716 ft^3 + 2,000 ft^3) +
((0.25 acre-ft (3.67 - 2.2)/12) x 43,560 ft^2/acre)
= 8,069 ft^3

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SEP 27 2005
HYDROLOGY SECTION

JAMES L. HEWITT, JR. NEW MEXICO 6871 REGISTERED PROFESSIONAL ENGINEER

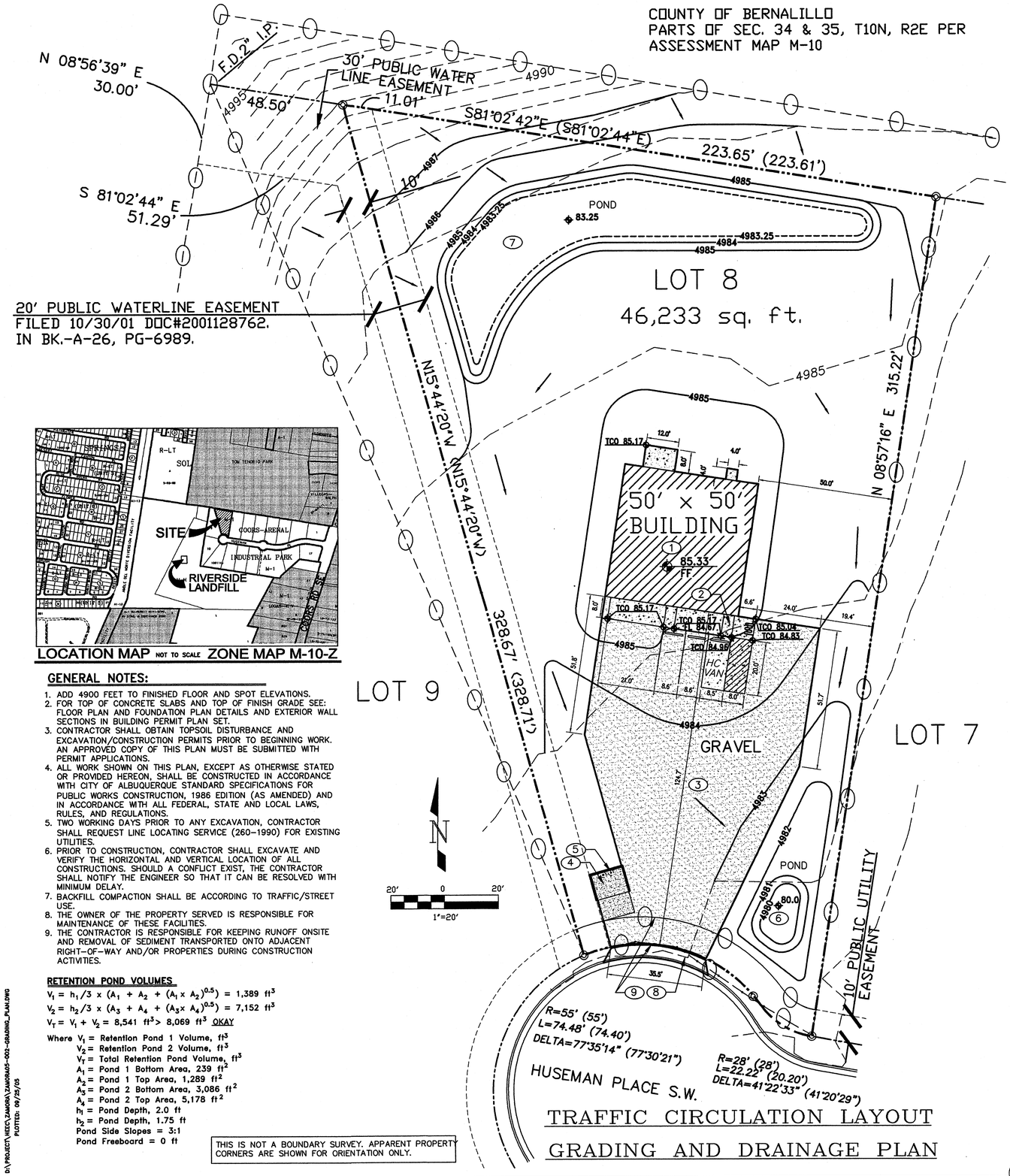
JAMES L. HEWITT, JR. PE — DATE 09/26/05

HEWITT ENGINEERING & ENVIRONMENTAL CONSULTANTS
5615 CREGGS ST., NW ALBUQUERQUE, NM 87120 TEL: (505) 899-3195

PROFESSIONAL AUTO WHOLESALE
7011 HUSEMAN PLACE, SW
LOT 8, COORS-ARENAL INDUSTRIAL PARK
CITY OF ALBUQUERQUE, NEW MEXICO

SIZE	FSCM NO.	DWG NO.	REV
D		ZAMORA05-002-GRADING_PLAN.dwg	

SCALE 1"=20' | DRAWN BY: RG/JLH | SHEET 1 OF 1



LOCATION MAP NOT TO SCALE ZONE MAP M-10-Z

GENERAL NOTES:

1. ADD 4900 FEET TO FINISHED FLOOR AND SPOT ELEVATIONS.
2. FOR TOP OF CONCRETE SLABS AND TOP OF FINISH GRADE SEE: FLOOR PLAN AND FOUNDATION PLAN DETAILS AND EXTERIOR WALL SECTIONS IN BUILDING PERMIT PLAN SET.
3. CONTRACTOR SHALL OBTAIN TOPSOIL DISTURBANCE AND EXCAVATION/CONSTRUCTION PERMITS PRIOR TO BEGINNING WORK. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED WITH PERMIT APPLICATIONS.
4. ALL WORK SHOWN ON THIS PLAN, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION (AS AMENDED) AND IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS.
5. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL REQUEST LINE LOCATING SERVICE (260-1990) FOR EXISTING UTILITIES.
6. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT IT CAN BE RESOLVED WITH MINIMUM DELAY.
7. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
8. THE OWNER OF THE PROPERTY SERVED IS RESPONSIBLE FOR MAINTENANCE OF THESE FACILITIES.
9. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING RUNOFF ONSITE AND REMOVAL OF SEDIMENT TRANSPORTED ONTO ADJACENT RIGHT-OF-WAY AND/OR PROPERTIES DURING CONSTRUCTION ACTIVITIES.

RETENTION POND VOLUMES

$V_1 = h_1/3 \times (A_1 + A_2 + (A_1 \times A_2)^{0.5}) = 1{,}389\ ft^3$

$V_2 = h_2/3 \times (A_3 + A_4 + (A_3 \times A_4)^{0.5}) = 7{,}152\ ft^3$

$V_T = V_1 + V_2 = 8{,}541\ ft^3 > 8{,}069\ ft^3$ OKAY

Where V_1 = Retention Pond 1 Volume, ft^3
V_2 = Retention Pond 2 Volume, ft^3
V_T = Total Retention Pond Volume, ft^3
A_1 = Pond 1 Bottom Area, 239 ft^2
A_2 = Pond 1 Top Area, 1,289 ft^2
A_3 = Pond 2 Bottom Area, 3,086 ft^2
A_4 = Pond 2 Top Area, 5,178 ft^2
h_1 = Pond Depth, 2.0 ft
h_2 = Pond Depth, 1.75 ft
Pond Side Slopes = 3:1
Pond Freeboard = 0 ft

THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY.

D:\PROJECTS\HEIDI_ZAMORA\ZAMORA05-002-GRADING_PLAN.DWG
PLOTTED: 09/29/05

BM: ACS 1-3/4" DISK, STAMPED "ACS BM, 9-M11"
WNW CURB RETURN OF COORS BLVD. SW & HUSEMAN PLACE, SW
BM ELV. = 4954.83 (NGVD29)

TBM: REBAR W/CAP 'PLS 8911'
SW CORNER LOT 8, COORS-ARENAL INDUSTRIAL PARK
TBM ELV. = 4983.35' (NGVD29)

Legend

- EXISTING SECURITY FENCE
- NEW SECURITY FENCE
- 5200 EXISTING ELEV. CONTOUR
- 4980 PROPOSED ELEV.CONTOUR
- TCO 85.17 FL 84.67 PROPOSED TOP OF CONCRETE AND FLOWLINE ELEVATIONS
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JAMES L. HEWITT, JR., P.E. # 6871 — DATE 09/26/05

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RECEIVED SEP 27 2005 HYDROLOGY SECTION

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CITY OF ALBUQUERQUE, NEW MEXICO

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