CONSTRUCTION PLANS FOR

MANCHESTER FARMS SUBDIVISION

GRADING, PAVING, WATER AND SANITARY SEWER IMPROVEMENTS

INDEX TO DRAWINGS

- COVER SHEET -VICINITY MAP AND GENERAL NOTES
- SUBDIVISION PLAT

5-27-93

- OVERALL GRADING, DRAINAGE AND PAVING PLAN
- STREET, WATER AND SANITARY SEWER PLAN AND PROFILE

CITY PROJECT Nº 4238.90



AS-BUILT RECORD

Sundance Ta foya
(nspector: City) & Associates (NC.
(nspector: Tims & Associates)

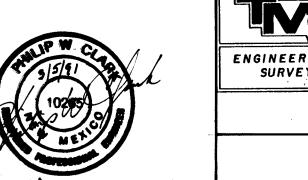
VICINITY MAP

GENERAL NOTES

- SPECIFICATIONS, 1986 EDITION (REFERRED TO
- APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING
- WITH THE FOLLOWING UTILITIES: US WEST
- CONTRACTOR SHALL MAINTAIN ACCESS TO
- EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE REGARDING TRAFFIC CONTROL. TWO 2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED BY CONTRACTOR TO EXISTING LOCATION.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 2 6 4 2 3 8 . 9 0 0 1 9 3

REV SHEETS DEPT. APPROVAL OF REVISIONS





TECHNICAL MANAGEMENT SERVICES CO 5905 MARBLE AVE., SUITE 182 ALBUQUERQUE, NEW MEXICO 87110 PHONE (505) 262-1755 FAX - 262-1757

11-16-92 CF

4238.90

SHEET 1 OF 4

NOW THE

4238.90 Sheet 1 of 4

LOCATION MAP SCALE - 1" = 800'

SUBDIVISION DATA

- 1. DRB Case No.: 89-273
- 2. Zone Atlas Index No.: G-/3
- 3. Total Number Lots Created: 16
- 4. Gross Subdivision Acreage: 5.4027 AC.
- 5. Total Mileage Full Width Streets Created: 0.1508 miles
- 6. Total Public Street Right-of-Way Dedicated: 0.8923 acres
- 7. Date of Survey: April 24, 1989 (Field Book # 3)

THE COMMENT AND DEDICATION

Notary Public

FND. REBAR & CAP "L.S. 7923"

CONTROL STATION TIE "A"

88 CORUES - MOIS, M. 15008 78, 89 G. 874821.60 CONTROL BONS

K: -00 N'ET

FNO. E"ANGLE LOON-MEGCO MYW MARKER

BET 5/8" REBAR W/CAP "ALS L.S. 77/9"

NOTE: A TAG HAS BEEN ATTACHED TO ALL FOUND POINTS SHOWN HEESON, MARKED "LS 77/0"

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owners and/or proprietors thereof, said owners and/or proprietors do hereby dedicate all public streets shown hereon to the City of Albuquerque in fee simple and do hereby grant Public Utility Easements shown on this plat being ten (10) feet in width and are granted for the common and joint use of:

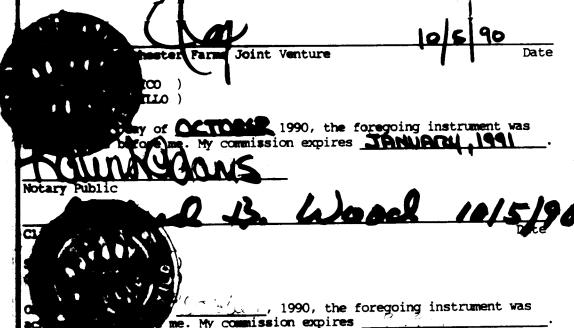
A. The Public Service Company of New Mexico for the installation, maintenance, and service of underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.

The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves, and other equipment and facilities reasonably necessary to provide natural gas.

US West Communications for the installation, maintenance, and service of telephone lines, switching equipment, and other equipment and facil- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone). ities reasonably necessary to provide telephone service.

Jones Intercable, Inc. for the installation, maintenance, and service of lines, cables, and other equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right of ingress and egress for the construction and main- 4. Basis of boundary is the plats of record entitled MANCHESTER PLACE tenance of said lines and the right to trim interfering trees and shrubs. Also included is the right to install and maintain service lines. The undersigned owners and/or proprietors do hereby grant Public Waterline Easent for installation, service and maintenance of waterlines, valves, pumps, hydrants, and other equipment and facilities reasonably necessary to provide fire protection and potable water to the residents of the subdivision shown hereon in accordance with the plans and procedures of the City of Albuquerque. The undersigned owners and/or proprietors do hereby grant Power and Commun ations Easements being seven (7) feet in width as shown hereon and do hereby consent to the vacation of interior lot lines as shown hereon.



DESCRIPTION

A tract of land situate within Section 6, Township 10 North, Range 3 East, New Mexico Principal Meridian within the City of Albuquerque, Bernalillo County, New Mexico being a portion of Lot 14, Block 4, MANCHESTER PLACE ADDITION as described in WARRANTY DEED filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 7, 1947 in Book D-421, Page 187-188, and a portion of Lot 15 and all of Lots 17 and 18, Block 4, MANCHESTER PLACE ADDITION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 17, 1931, and all of Lot 16, Block 4, MANCHESTER PLACE ADDITION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 20, 1929 in Volume C2, Folio 117 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the southeast corner of the herein described tract, said point being a 1" pipe and being common with the northeast corner of Tract 33 of Middle Rio Grande Conservancy District (MRGCD) Property Map No. 34, and being common with the southeast corner of Lot 18, Block 4, MANCHESTER PLACE ADDITION, and further being on the west right-of-way line of Manchester Drive N.W. from whence the Albuquerque Control Survey Monument "6-G13A" bears S71°56'56"E, 711.67 feet;

THENCE leaving said right-of-way line along a line common with MRGCD Tracts 32a1, 32a2, 32b and 33 and Lot 18, Block 4, MAN-CHESTER PLACE ADDITION N84°21'56"W, 254.76 feet to a 1%2/1/2" pipe, said point being common with the southwest corner of Lot 18, Block 4, MANCHESTER PLACE ADDITION, and further being common with the southeast corner of Lot 6, I.J. BACA SUBDI-VISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 28, 1982 in Volume C19, Folio 159:

THENCE along a line common to said Lot 6, I.J. BACA SUBDIVISION and Lot 18, Block 4, MANCHESTER PLACE ADDITION NO7003'58"E, 91.88 feet to a 5/8" rebar with cap marked "LS 7923", said point being common with the northeast corner of said Lot 6 and the northwest corner of said Lot 18, and further being on the south line of Lot 17, Block 4, MANCHESTER PLACE ADDI-

THENCE along a line common to said Lot 6, I.J. BACA SUBDIVI-SION and Lot 17, Block 4, MANCHESTER PLACE ADDITION N82047'04"W, 78.50 feet to a 5/8" rebar with cap marked "ALS LS 7719", said point being common with the northwest corner of said Lot 6 and the southwest corner of said Lot 17, and further being common with the southeast corner of Lot 4A, I.J. BACA SUBDI-VISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 9, 1983 in Volume C20, Folio 161;

THENCE along a line common to said Lot 4A, I.J. BACA SUBDI-VISION and Lot 17 and 15, Block 4, MANCHESTER PLACE ADDITION $N10^{\circ}07'58"E$, 115.27 feet to a 1" pipe, said point being common with the northeast corner of said Lot 4A and futher being on the southerly line of said Lot 15;

ADDITION (filed 5-20-29; Vol. C2, Fol. 117), MANCHESTER PLACE ADDI-

B17, Fo1. 45), VALLEY HAVEN SUBDIVISION (filed 9-13-51; Vo1. C1,

of record WARRANTY DEED (filed 5-12-67; Doc. No. 49445), WARRANTY

Conservancy District Property Map No. 34 along with supplementary

plats of record entitled MANCHESTER PLACE ADDITION (filed 6-11-87;

Vol. C33, Fol. 175), LANDS OF ISIDRO AND JAMES BACA (filed 6-8-77;

Vol. B13, Fol. 21), LANDS OF ISIDRO J. BACA (filed 10-15-54; Vol.

A1, Fol. 166), BOULEVARD VIEW SUBDIVISION (filed 3-28-39; Vol. C, Fol. 173), AMBER PLACE (filed 2-12-88; Vol. C35, Fol. 171),

for GRIEGOS DRAIN, SHEET NO. 1 (revised 3-10-32, A-328).

CANDELARIA ROAD RIGHT OF WAY MAP (filed 7-8-58; Vol. C3, Fol. 170-175) and the Middle Rio Grande Conservancy District plan and profile

Centerline monumentation to be installed at all centerline points of

angle points prior to acceptance of subdivision improvements and will consist of a standard four inch (4") aluminum alloy cap stamped "City

Not Disturb", "L.S. No. 7719". Centerline monumentation is indicated

curvature, points of tangency, street intersections and all other

of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do

6. "City of Albuquerque Water and Sanitary Sewer Service to MANCHESTER FARMS SUBDIVISION has been verified and coordinated with the Public

TION (filed 3-17-31), MANCHESTER PLACE ADDITION (filed 11-1-79; Vol.

Fol. 143), I.J. BACA SUBDIVISION (filed 5-28-82; Vol. C19, Fol. 159),

I.J. BACA SUBDIVISION (filed 2-9-83; Vol. C20, Fol.161) and the deeds

DEED (filed 3-7-47; Bk. D-421, Pg. 187-188) and the Middle Rio Grande

2. Distances are ground distances.

ment dated September 20, 1990.

3. Bearings and distances in parenthesis are record.

THENCE along a line common to said Lot 4A, I.J. BACA SUBDI-VISION and Lot 15, Block 4, MANCHESTER PLACE ADDITION N82° 00'29"W, 77.00 feet to a 1 & 1/2" pipe, said point being common with the southeast corner of MRGCD Tract 27;

THENCE along a line common to said MRGCD Tract 27 and Lot 15, Block 4, MANCHESTER PLACE ADDITION N10º 14'15"E, 69.44 feet to a 1/2" rebar, said point being common with the northeast corner of said MRGCD Tract 27;

THENCE continuing along a line common to said MRGCD Tract 27 and Lot 15 N73° 15'57"W, 147.30 feet to a 5/8" rebar with cap marked "ALS LS 7719", said point being on the east right-of-way line of the Griegos Drain;

THENCE along the east right-of-way line of said Griegos Drain N13°50'20"E, 370.19 feet to the northwest corner of the herein described tract, said point being a 5/8" rebar with cap marked "ALS LS 7719", and being common with the southwest corner of Lot 25, VALLEY HAVEN SUBDIVISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 13, 1951 in Volume Cl, Folio 143, and further being common with the northwest corner of a portion of Lot 14, Block 4, MANCHES-TER PLACE ADDITION;

THENCE leaving said right-of-way line along a line common to Lots 25 and 26, VALLEY HAVEN SUBDIVISION and Lot 14, Block 4, MANCHESTER PLACE ADDITION S74°35'26"E, 323.86 feet to a 1" pipe, said point being common with the southeast corner of said Lot 26 and the northeast corner of said portion of Lot 14;

THENCE along the east line of said portion of Lot 14, Block 4, MANCHESTER PLACE ADDITION S13º11'09"W, 182.31 feet to a 5/8" rebar with cap marked "ALS LS 7719", said point being common with the southeast corner of said portion of Lot 14, and being on the north line of Lot 16, Block 4, MANCHESTER PLACE ADDI-TION, and further being common with the southwest corner of Lot 14A, Block 4, MANCHESTER PLACE ADDITION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on November 1, 1979 in Volume B17, Folio 45;

THENCE along a line common to Lots 14A and 16, Block 4, MAN-CHESTER PLACE ADDITION S77°15'19"E, 203.19 feet to a 5/8" rebar with cap marked "ALS LS 7719", said point being common with the southeast corner of said Lot 14A and the northeast corner of said Lot 16, and further being on the west rightof-way line of Manchester Drive N.W.;

THENCE along a line common to Lots 16, 15 and 17, Block 4, MANCHESTER PLACE ADDITION and the west right-of-way line of Manchester Drive N.W. S12°00'47"W, 315.73 feet to a 5/8" rebar with cap marked "LS 7923", said point being common with the southeast corner of said Lot 17 and the northeast corner of Lot 18, Block 4, MANCHESTER PLACE ADDITION;

THENCE along a line common to Lot 18, Block 4, MANCHESTER PLACE ADDITION and the west right-of-way line of Manchester Drive N.W. S07°15'40"E, 104.06 feet to the point of beginning and containing 5.4027 acres more or less.

REQUIRED SUBDIVISION GRADING, DRAINAGE AND IMPROVEMENTS (8 INCH PERIMETER WALL) HAVE BEEN OUTLINED IN A LETTER FROM THE CITY OF ALBUQUERQUE, HYDROLOGY DIVISION, DATED SEPTEMBER 27, 1990, AND WILL CONSIST OF RESTRICTIONS REQUIRED BY

DRAINAGE COVENANT, DATED IN THE RECORDS OF PAGE THE BERNALILLO COUNTY CLERK. GRADING AND MAINTENANCE WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.

LOTS SHALL COMPLY WITH SETBACK VARIANCES AS REQUIRED BY ZA-90-308.

PLAT FOR

MANCHESTER FARMS SUBDIVISION LOTS | THROUGH | 16

WITHIN THE CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO AUGUST 1990

PURPOSE OF PLAT

- 1. Vacate lot lines as shown hereon.
- 2. Create Lots 1 through 16.
- 3. Dedicate public street as shown hereon.
- 4. Grant public water line and public utility easements as shown hereon

Date

Date

Date

Date

Date

Date

Dabe

Date

Date

Date

APPROVED AND ACCEPTED BY:

Subdivision Case No.

Planning Director, City of Albuquerque, N.M.

City Engineering Division, City of Albuquerque, N.M.

Albuquerque Metropolitan Flood Control Authority

Traffic Division, City of Albuquerque, N.M.

Water Utilities Department, City of Albuquerque, N.M.

Recreation Department, City of Albuquerque, N.M. Chief City Surveyor, City of Albuquerque, N.M.

Gas Company of New Mexico

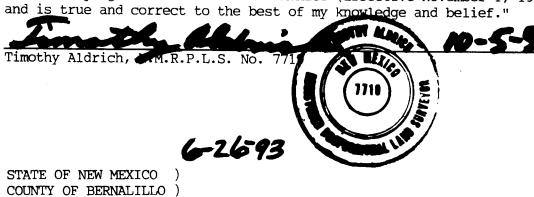
Public Service Company of New Mexico

US West Communications

Jones Intercable, Inc.

SURVEYOR'S CERTIFICATION

" I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989),



COUNTY OF BERNALILLO

On this 5th day of October, 1990, the SURVEYOR'S CERTIFICA-TION was acknowledged before me. My commission expires

SHEET I OF 2

88-07 ALDRICH LAND SURVEYING 3620 WYOMING N.E., SUITE L-4 ALBUQUERQUE, NEW MEXICO 87111 (505) 271-2911

Works Department, City of Albuquerque, and is available with contingencies as noted in the Water and Sanitary Sewer Availability State-

15'EO.W

17.8'E.O.W.

FOR

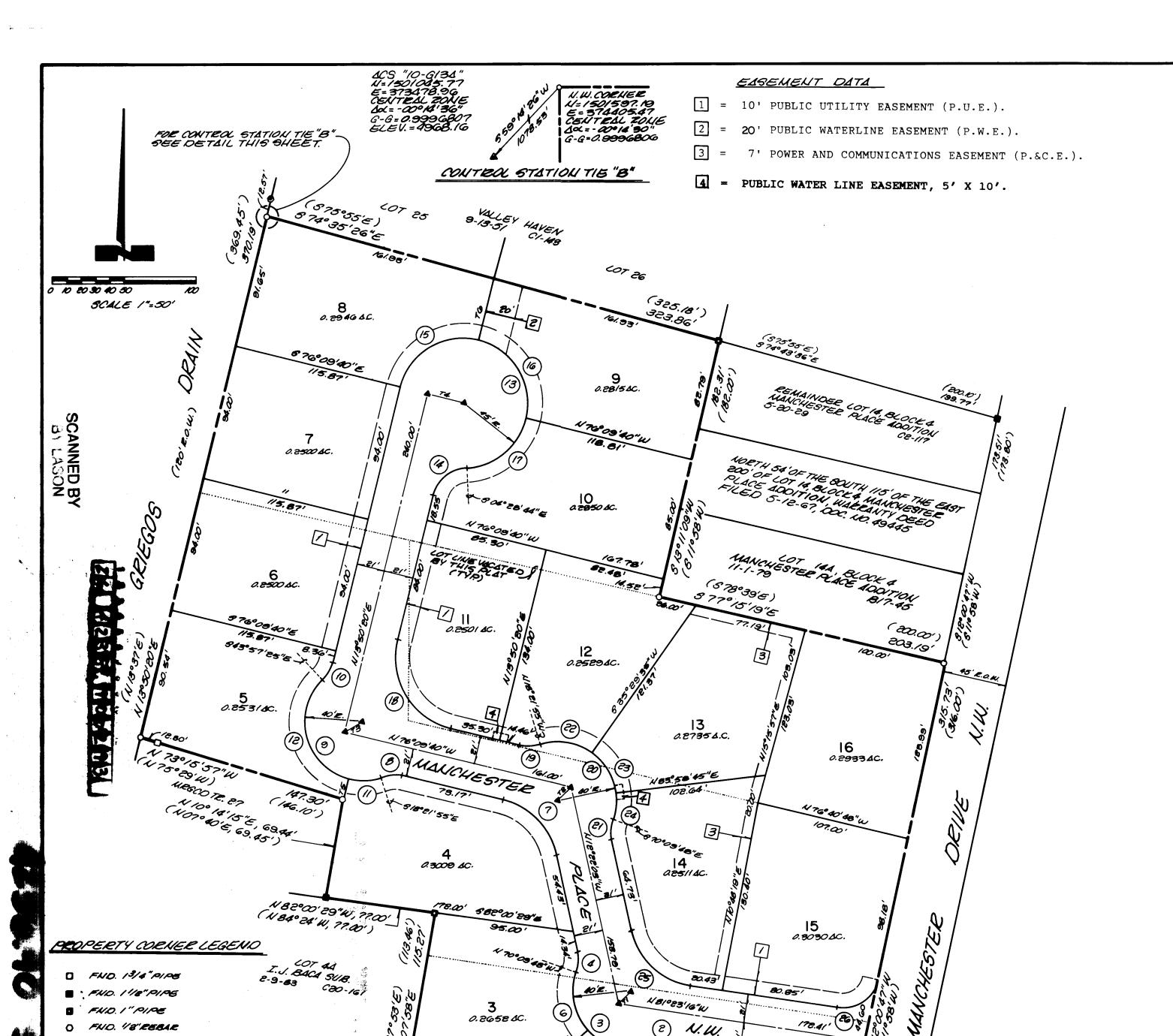
O.W.

555

CONTROL STATION TIE "A"

DETAIL THIS SHEET

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND 4 CODES WOOD, KEITH & GANDARA



€23°35′

0.3/35 AC.

110.39

N84° 21'56"W

(N 86. 56'W)

MEGCO TE 3201

N82°47'04"W, 78.50

6076 I.J. BACA SUB.

C/9-159

(N 84° 44' W, 78.00')

5-28-82

ACS "6-@/**3**A"

· 1500656.54

G-G=0.**99968**0**2 5**L. **= 49**65.72

5:375**498**.02 CENTRAL ZONE

14:-00° H'EE"

MESCO TE.

0.3927 AC.

MORTO TE.

254.76

[258.50°)

MENDOTE 33

PLAT FOR

MANCHESTER FARMS SUBDIVISION LOTS | THROUGH 16

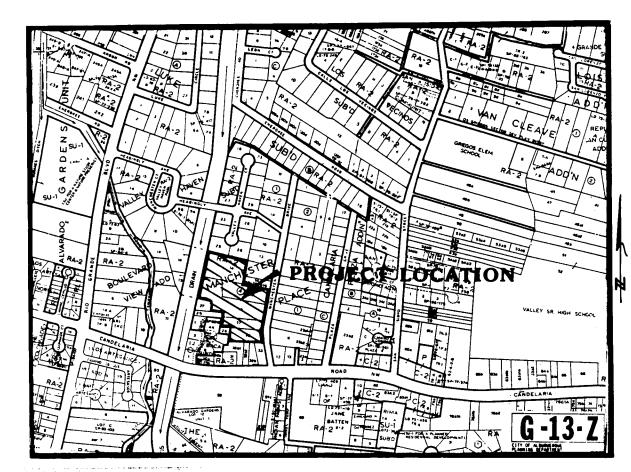
WITHIN THE CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO AUGUST 1990

CURVE DATA				
NO.	RADIUS	DELTA	LENGTH	
1	25.00	93° 24 ' 03 "	40.75	
2	25.00	32° 12 ' 15 "	14.05	
3	40.00	133° 25 ' 43"	93.15	
4	25.00	32° 12 ' 15 "	14.05	
5	40.00	71° 34 ' 41 "	49.97	
6	40.00	61° 51 ' 02"	43.18	
7	50.00	63° 47 ' 37 "	55.67	
8	25.00	32° 12 ' 15 "	14.05	
9	40.00	154° 24 ' 30 "	107.80	
10	25.00	32° 12 ' 15 "	14.05	
11	40.00	30° 54 ' 32 "	21.58	
12	40.00	123° 29 ' 58 "	86.22	
13	45.00	251° 40 ' 56"	197.67	
14	25.00	71° 40 ' 56 "	31.28	
15	45.00	90• 39 ' 25 "	71.20	
16	45.00	89° 20 ' 35 "	70.17	
17	45.00	71° 40 ' 56 "	56.30	
18	50.00	90°00'00"	78.54	
19	25.00	32° 12 ' 15"	14.05	
20	40.00	128° 12'07"	89.50	
21	25.00	32° 12 ' 15 "	14.05	
22	40.00	53° 51 ' 30"	37.60	
23	40.00	48° 29 ' 10"	33.85	
24	40.00	25° 51 ' 27"	18.05	
25	50.00	69° 01 ' 13"	60.23	
26	25.00	86° 35 ' 57"	37.79	

TANGENT DATA				
NO.	BEARING	DISTANCE		
Т1	N43°07'20"E	10.93		
T2	S45°44'09"W	10.60		
Т3	N58°50'20"E	12.73		
Т4	S76°09'40"E	24.00		
T 5	S12°32'37"W	14.99		
Т6	S14°29'45"W	42.22		

ALDRICH LAND SURVEYIME 3620 WYOMING N.E., SULTE LANGUERQUE, NEW MEXICO 8714 (505) 271-2911

SHEET 2 OF 2



VICINITY MAP

DRAINAGE PLAN & REPORT

MANCHESTER FARMS SUBDIVISION IS A PROPOSED 16 LOT, SINGLE FAMILY DETACHED DWELLING UNIT DEVELOPMENT LOCATED IN THE NORTH VALLEY AREA OF ALBUQUERQUE, NEW MEXICO. THE SUBDIVISION IS 5.4 ACRES IN SIZE AND CURRENTLY AND TO RE-MAIN ZONED RA-2, & AC. MINIMUM. THE PLAN IS REQUIRED BY THE CITY SUBDIVISION ORDINANCE INORDER TO FACILITATE PRELIMINARY PLAT APPROVAL, AND SUBSEQUENTLY APPROVAL FOR BUILDING PERMIT. THE PROPOSED GRADING AND DRAINAGE PLAN SHOWS:

- 1.) EXISTING AND PROPOSED SPOT ELEVATIONS.
- EXISTING AND PROPOSED IMPROVEMENTS: SCHEMATIC DWELLING LAY-OUT WITH MINIMUM FINISH FLOOR ELEVATIONS, DRIVEPADS, PUBLIC RESIDENTIAL STREET, MOUNTABLE CURB, AND A REQUIRED PERIMETER WALL FOR STORM WATER CONTAINMENT.
- 3.) CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
- STORM RUN-OFF CALCULATIONS.

THE PURPOSE OF THE PLAN IS TO DEMONSTRATE THAT THE PROPOSED FINISH FLOOR ELEVATIONS SHOWN HEREON ARE ABOVE THE ORDINANCES DESIGN STORM WATER SURFACE LEVEL. SPECIFICALLY, THE PLAN DETERMINES THE RUN-OFF RESULTING FROM THE 100-YEAR, 6-HOUR STORM FOR BOTH THE EXISTING AND DEVELOPED CONDITIONS.

THE SITE IS BOUNDED ON THE EAST BY PAVED MANCHESTER DRIVE WITH ALL OTHER ADJACENT LANDS DEVELOPED AND ZONED RA-2. THE SITE IS GENERALLY FLAT WITH A SMALL DEPRESSION AREA LOCATED IN THE NORTHWEST PORTION. THE SOILS ARE CLASS-IFIED BY THE BERNALILLO COUNTY SOILS SURVEY AS TYPE 'B', AGUA, Ag. THE PRO-POSED SUBDIVISION IS NOT ENCUMBERED BY A DESIGNATED F.E.M.A. FLOODPLAIN, AS SHOWN ON PANEL 22 OF FLOODWAY MAPS ON FILE WITH CITY HYDROLOGY.

THE MAIN DRAINAGE CONCEPT DEPICTED HEREON (AND AGREED TO DURING CITY PRE-DESIGN CONFERENCES) IS TO PERMIT THE DEVELOPED RUN-OFF GENERATED FROM THE PUBLIC RIGHT-OF-WAY TO TRAVERSE TO THE IMMEDIATE ADJACENT LOTS, AND THENCE CONVEYED TO PROPOSED ELEVATIONS DESIGNATED ON INDIVIDUAL LOTS. A PERMANENT PERIMETER CUT-OFF WALL WILL BE REQUIRED TO BE CONSTRUCTED AROUND THE SUBDI-'VISION AS ASSURANCE THAT STORM WATER WILL BE COMPLETELY CONTAINED WITHIN THE DEVELOPMENT. NO OFFSITE FLOWS ENTER THE DEVELOPMENT.

HYDROLOGIC PROCEDURES AND CALCULATIONS OUTLINED HEREIN ARE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (D.P.M.), VOLUME II, CHAPTER 22.

CALCULATIONS

DESIGN CRITERIA

Design Storm - 100 yr./6-hr. Q= CIA ... Volumetric discharge rate... Rational Method Vol. = R.O.x A... Discharge Volume... SCS Method as outlined in Ch. 22, Vol. II, Development Process Manual, City of Albuquerque

IV. TYPICAL LOT CALCS. (LOT 7)

 $P_{100} = 2.2 \text{ in.}$ I = P(6. TC = 0.0078 L * 0.77 \div s * 0.385 I = P(6.84) TC*-0.51'C' (pavement) = 0.95 'C' (landscape) = 0.25 'C' (undev.) = 0.40 'C' (roof) = 0.90Soil Type - Agua, Ag - Type 'B'

II. EXISTING CONDITIONS

Site Area = 5.4 Ac. $^{1}CC^{1} = 0.45$ TC = 10 min. $I_{100} = 4.65 \text{ in/hr.}$ $Q_{100} = 11.3 \text{ cfs}$ CN = 61 $Q_{10} = 7.4 \text{ cfs.}$ R.O. = 0.50 in. VOL.₁₀₀ = 9801 C.F. $VOL_{10} = 4410 C.F.$

III. DEVELOPED CONDITIONS --FOR TYPICAL LOT DRAINAGE BASIN

0.34 Ac. Lot maximum + street frontage

0.10 Ac. pavement/roof/street frontage

0.12 Ac. landscape

0.12 Ac. undeveloped 0.34 Ac. total

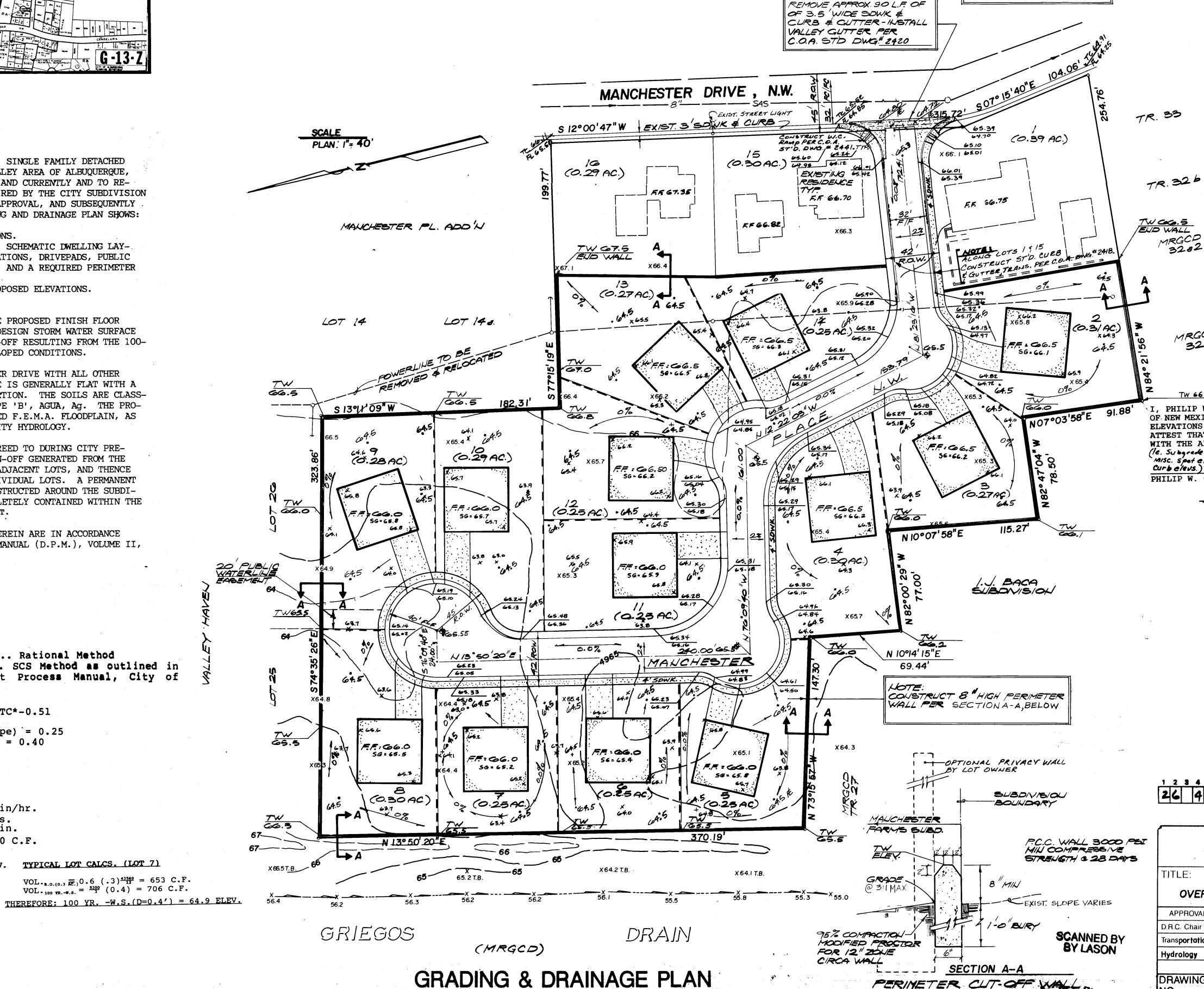
 $'CC' = 0.10(0.92) + 0.12(0.25) + 0.12(0.40) \div 0.34$ $^{\circ}CC^{\circ} = 0.50$, $^{\circ}CCN^{\circ} = 75$, R.O. = 0.5 in. Q(100) = 0.79 cfs Q(10) = 0.51 cfs **Vol(100)** = 617 cf Vo1(10) = 250 cf

GENERAL INFORMATION

LEGAL DESCRIPTION: LOT 14,15,16,17,& 18 MANCHESTER PLACE ADDITION, BERNALILLO COUNTY, ALBUQUERQUE, NM. PROJECT BENCHMARK: "7-G13", A CHISLED SQUARE IN TOP OF CURB AT THE EAST NORTHEAST RETURN OF THE INTER-SECTION OF CANDELARIA ROAD NW AND MANCHESTER DRIVE NW. ELEVATION = 4964.43 (MSLD).

PROPERTY ADDRESS: 3727 MANCHESTER DRIVE NW, ALBU-QUERQUE, NM.

TOPOGRAPHIC SURVEY: INFORMATION SHOWN WAS COMPILED FROM SURVEY PERFORMED BY ALDRICH LAND SURVEYING CO. DATED JULY 1989.



CONSTRUCT ABPHALT MAVING WITHIN SUBDIVISION PER C.O.A. ESTATE TYPE PAVEMENT SECTION ST'D DETAIL # 2406.

CONSTRUCT ESTATE TYPE

MOUNTABLE CHRB WITHIN

SUBDIVIBION PER C.O.A.

ST'D DETAL # 2415

PERINETER CUT-OFF WALLS

GENERAL NOTES:

- 1. LOT OWNERS WILL BE REQUIRED TO CONSTRUCT MINIMUM 6 INCH WALL ON SIDE LOT LINES SIMILAR TO DETAIL BELOW.
- 2. INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR COMPLIANCE AND DRAINAGE RESTRICTIONS OF DRAINAGE COVENANT ON FILE WITH CITY OF HYDROLOGY.
- 3. INDIVIDUAL LOTS ARE TO ACCEPT STREET DRAINAGE
- LOTS 1, 15, & 16 ARE EXISTING LANDSCAPED DEVELOPED LOTS. DRAINAGE ON THESE LOTS IS RETAINED IN LANDSCAPING AT THIS TIME.
- 5. THE ENTRANCE ACTS AS AN EMERGENCY SPILLWAY STORM RUN-OFF IN EXCESS OF DESIGN STORM WILL EXIT TO MANCHESTER DRIVE.

, PHILIP W. CLARK, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE SUB-GRADE RESIDENTIAL PAD ELEVATIONS WERE CONSTRUCTED TO THE GRADES SHOWN HEREON, AND FURTHER ATTEST THAT THE GRADING AND DRAINCH IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN, WITH MARCH REVISIONS CONTAINED HEREIN.

(le. Subgrade Pad claus, Additional Curb eleus, Additi

PHILIP W. CLARK, P.E.

LEGEND

EXISTING SPOT ELEVATION EXISTING SWALE

TOP OF WALL W/ELEVATION NEW CONCRETE OR ROOF

----- PRIVATE SIDEYARD WALL NEW SPOT ELEVATION

MINIMUM FINISH FLOOR ELEVATION

FLOWLINE

SUBGRADE (AS-BUILT)

Spot ckv. (AS-BUILT, HAND LETTERED)

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 26 4238,900393



N.M.P.E. # 10265

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP

MANCHESTER FARMS SUBDIVISION OVERALL GRADING, DRAINAGE AND PAVING PLAN

APPROVALS ENGINEER DATE APPROVALS ENGINEER Hogel Green D.R.C. Chair Allen 4-29-91 Water 476-91 Waste Water Transportation NLO Hydrology 4-29-91 Parks & Rec. DRAWING MAP NO. SHEET 4238.90 G-13

