

DRAINAGE INFORMATION

LOCATION & DESCRIPTION

THE PROPOSED SITE IS 0.902 ACRES LOCATED ON THE NORTH SIDE OF OAKLAND AVENUE THREE (3) LOTS WEST OF WYOMING BOULEVARD AS SEEN ON THE ATTACHED VICINITY MAP. THE SITE IS CURRENTLY UNDEVELOPED WITH A TEMPORARY DRAINAGE SWALE ALONG THE WEST SIDE OF THE PROPERTY. THIS DRAINAGE SWALE WAS CREATED AS PART OF THE DESERT LANE SUBDIVISION (TO THE NORTH) TO DIVERT ITS OFFSITE DRAINAGE SOUTH TO OAKLAND AVENUE. A TYPICAL ONE ACRE NORTH ALBUQUERQUE ACRES LOT IS ALREADY DEVELOPED TO THE WEST, AND UNDEVELOPED PROPERTY LIES TO THE EAST. THE PROPOSED DEVELOPMENT WILL BE FIVE (5) SINGLE FAMILY RESIDENTIAL LOTS ON A CUL-DE-SAC.

FLOODPLAIN STATUS

THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0137 D, DATED SEPTEMBER 20, 1996 IS NOT WITHIN ANY DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE QUICK CALCULATIONS OF THE JUNE 1997 RELEASE OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

PRECIPITATION

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2. TABLES WITHIN THIS SECTION WAS USED TO ESTABLISH THE 6-HOUR PRECIPITATION, EXCESS PRECIPITATION, AND PEAK DISCHARGE.

EXISTING DRAINAGE

A PORTION OF EXHIBIT 3 FROM THE DRAINAGE REPORT FOR "DESERT LANE SUBDIVISION" PREPARED BY MARK GOODWIN AND ASSOCIATES AND APPROVED BY THE CITY OF ALBUQUERQUE HYDROLOGY DEPARTMENT ON AUGUST 27, 2002 IS INCLUDED ON THIS SHEET. THIS EXHIBIT SHOWS THREE (3) DRAINAGE BASINS. "BASIN 101" IS AN OFFSITE BASIN ADJACENT TO OAKLAND AVENUE AND EAST OF THIS SITE. IT DRAINS THROUGH A MINOR DEPRESSION THROUGH THIS LOT JUST NORTH OF OAKLAND AVENUE. THE 100-YEAR HYDROLOGIC CALCULATIONS BELOW DEMONSTRATE THAT THIS BASIN CURRENTLY CONTRIBUTES 1.09 CFS TO THE SITE AND IF IT IS DEVELOPED AS A TYPICAL NORTH ALBUQUERQUE ACRES LOT IT WILL CONTRIBUTE 1.68 CFS. SIMILARLY "BASIN 102" CONTRIBUTES RUNOFF TO THE NORTHEAST CORNER OF THE LOT AND HAS BEEN DIVERTED TO OAKLAND AVENUE VIA THE TEMPORARY SWALE DESCRIBED ABOVE IN "LOCATION AND DESCRIPTION." THIS BASIN CONTRIBUTED 1.14 CFS UNDER CURRENT CONDITIONS AND WILL CONTRIBUTE 1.75 CFS IF DEVELOPED AS THE TYPICAL ONE DWELLING UNIT PER ACRE. "BASIN 103" IS THIS DEVELOPMENT AND DISCHARGES ENTIRELY TO OAKLAND AVENUE DUE TO THE DIVERSION SWALE. IT CONTRIBUTES 3.83 CFS UNDER CURRENT CONDITIONS AND WILL CONTRIBUTE 3.70 CFS ONCE IT IS DEVELOPED. THERE IS ALSO AN EXISTING BAR DITCH, EAST OF THE SITE, ON THE NORTH SIDE OF OAKLAND AVENUE THAT CONVEYS THE STREET RUNOFF FROM THE INTERSECTION OF WYOMING BOULEVARD TO THE WEST. THIS MINOR FLOW HAS NOT BEEN CALCULATED SINCE IT IS CONTAINED WITHIN THE OAKLAND AVENUE RIGHT-OF-WAY.

DEVELOPED CONDITION

THIS SITE WILL BE DEVELOPED WITH A STABILIZED SIDE-YARD SWALE TO CONVEY THE RUNOFF FROM "BASIN 102" TO THE CUL-DE-SAC. A SECOND SIDE-YARD SWALE WILL CONVEY THE RUNOFF FROM "BASIN 101" TO OAKLAND AVENUE. A SINGLE STREET INTERCEPTING ALL OF THE SITE RUNOFF AND "BASIN 102" WILL FREE DISCHARGE INTO OAKLAND AVENUE. DUE TO DEVELOPING THE NORTH HALF-WIDTH STREET SECTION ADJACENT TO THIS PROPERTY, THE BAR DITCH WILL BE TERMINATED ACROSS THIS DEVELOPMENT'S FRONTAGE. A CUTOFF WALL WILL BE CONSTRUCTED AT THE EAST PROPERTY LINE TO PROTECT THE PAVEMENT FROM UNDERCUTTING AND WILL PROVIDE A TRANSITION FROM THE BAR DITCH TO THE CURB AND GUTTER STREET SECTION. THE 2.01 CFS INCREASE, FOR THE 100-YEAR PEAK RUNOFF, DUE TO THIS DEVELOPMENT IS INSIGNIFICANT AND WILL HAVE MINIMAL IMPACT ON DOWNSTREAM FACILITIES BY DEVELOPING THE STREET IN THIS MANNER.

100-YEAR HYDROLOGIC CALCULATIONS

BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED E (in)	V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V (10 day) (acre-ft)	V (10 day) (cu-ft)	Q (cfs)
		A (%)	B (%)	C (%)	D (%)						
EXISTING CONDITIONS											
101	0.5850	100.00	0.00	0.00	0.00	0.66	0.03	1,402	0.03	1,402	1.09
102	0.6120	100.00	0.00	0.00	0.00	0.66	0.03	1,466	0.03	1,466	1.14
103	0.9020	100.00	0.00	0.00	0.00	0.66	0.05	2,161	0.05	2,161	1.69
TOTAL	2.0990					0.12	6,029	0.12	5,029	3.83	
PROPOSED CONDITIONS											
101	0.5850	43.00	20.00	20.00	17.00	1.13	0.05	2,393	0.07	3,224	1.68
102	0.6120	43.00	20.00	20.00	17.00	1.13	0.06	2,504	0.08	3,372	1.75
103	0.9020	0.00	23.00	23.00	54.00	1.78	0.13	5,837	0.23	9,904	3.70
TOTAL	2.0990					0.25	10,734	0.38	16,500	7.13	
EXCESS PRECIP.						0.66	0.92	1.29	2.36	E (in)	
PEAK DISCHARGE						1.87	2.6	3.45	5.02	Qm (cfs)	
WEIGHTED E (in) = (Ea)(%A) + (Eb)(%B) + (Ec)(%C) + (Ed)(%D)						ZONE = 3					
V6hr (acre-ft) = (WEIGHTED E)(AREA)/12						P6hr (in.) = 2.60					
V10day (acre-ft) = V6hr + (Aa)(P10day - P6hr)/12						P24hr (in.) = 3.10					
Q (cfs) = (Qm)(Aa) + (Qm)(Ab) + (Qm)(Ac) + (Qm)(Ad)						P10day (in.) = 4.90					

MAXIMUM FLOW IN YARD SWALE

MANNING'S EQUATION FOR UNIFORM FLOW IN TRAPEZOIDAL CHANNELS

INPUT

DEPTH (FT): 0.54

MANNING'S "n" VALUE: 0.030

BED SLOPE (FT/FT): 0.0100

BOTTOM WIDTH (FT): 0.00

SIDE SLOPE #1 (HORZ:VERT): 3.00

SIDE SLOPE #2 (HORZ:VERT): 3.00

CROWN-NEG. FOR INVERTED (FT): 0.00

OUTPUT

FLOW RATE (CFS): 1.75

CROSS SECT. AREA (SF): 0.87

TOP WIDTH (FT): 3.24

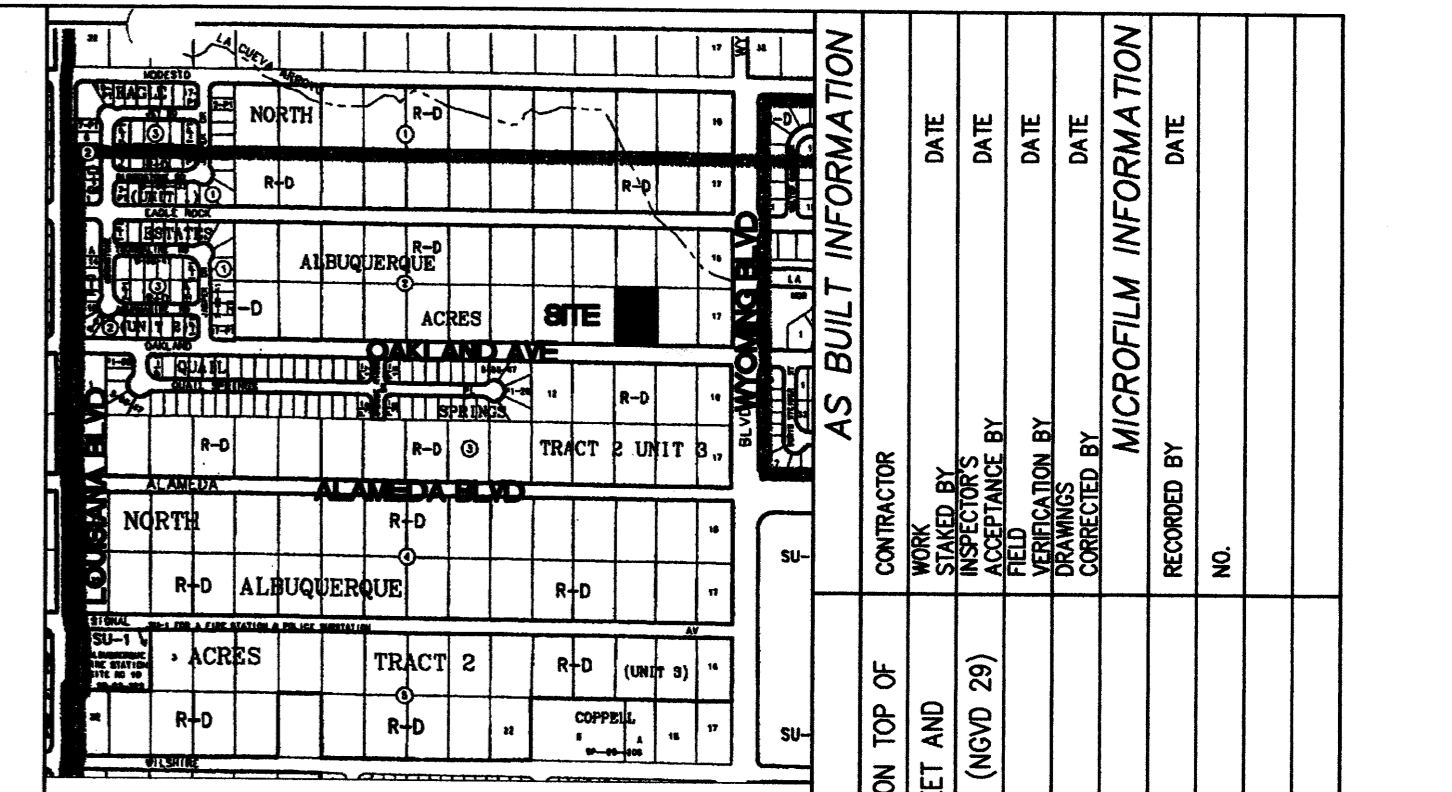
WETTED PERIMETER (FT): 3.42

HYDRAULIC RADIUS (FT): 0.26

VELOCITY (FPS): 2.00

FROUDE NUMBER: 0.68

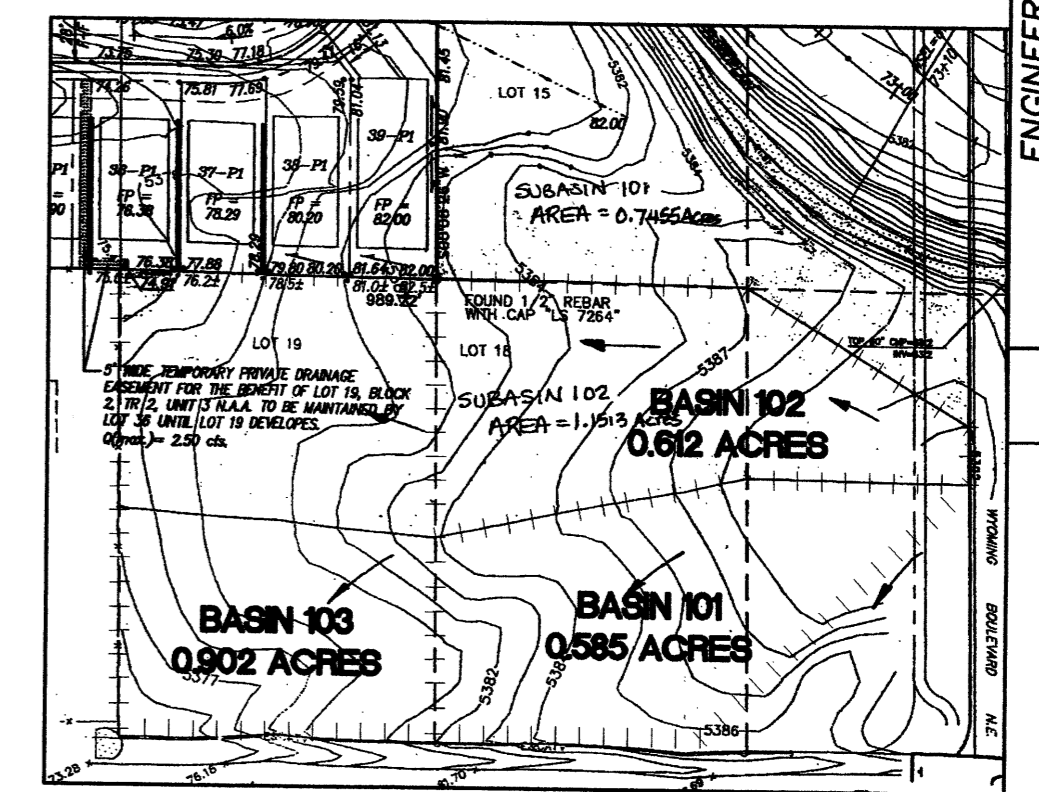
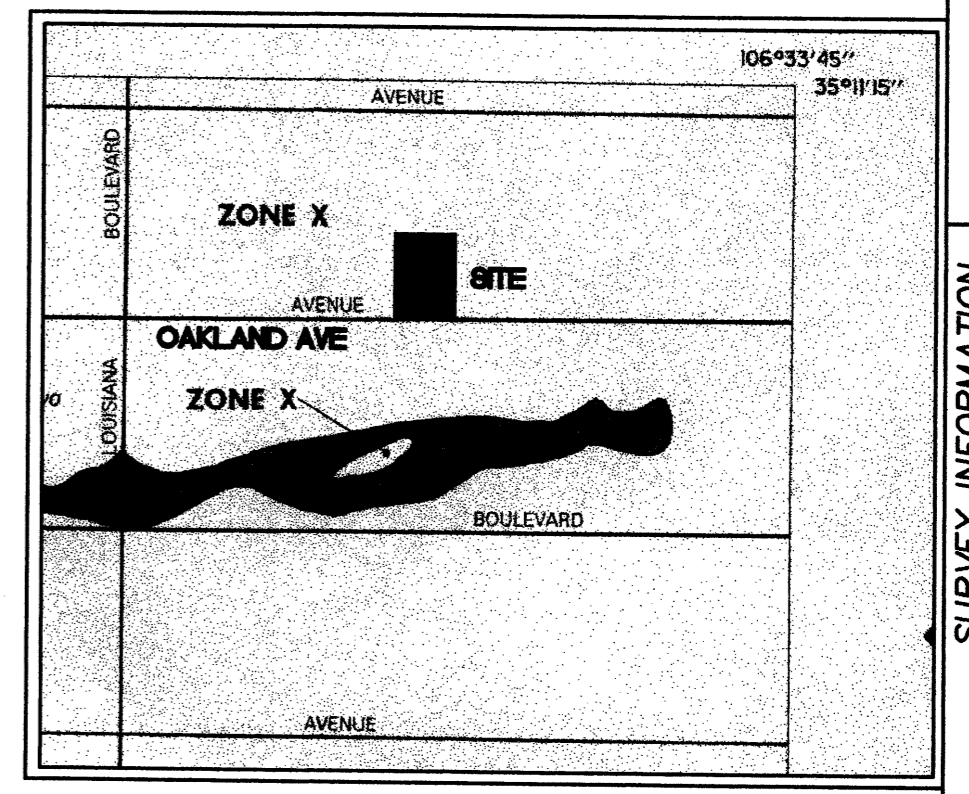
ENERGY GRADE: 0.60



LEGAL DESCRIPTION

LOT 19, BLOCK 2, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931, IN PLAT BOOK D1, PAGE 20.

MINIARY PLAT LOVED BY DRB ON 4/2/03



BASIN MAP (1" = 100')

LARRY READ & ASSOCIATES, Inc.
Civil Engineers
4800-C Juan Tabo Blvd. NE
Albuquerque, New Mexico 87111
(505) 237-8421

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP		TITLE: ABIS SUBDIVISION GRADING AND DRAINAGE PLAN	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
PROJECT NO.	MAP NO. C-19	SHEET	3 9

AS BUILT INFORMATION

CONTRACTOR: _____ DATE: _____

WORK: _____ DATE: _____

INSPECTED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

REVISIONS:

NO.	DATE	REVISIONS

REMARKS

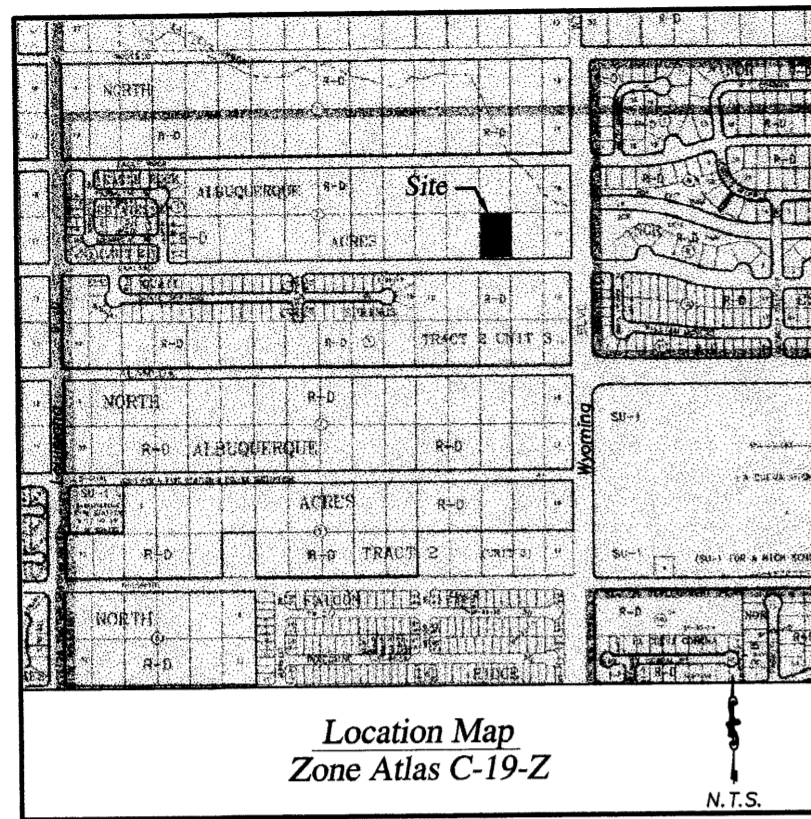
DESIGNED BY: LRA DATE: FEBRUARY 2003

DRAWN BY: LRA DATE: FEBRUARY 2003

CHECKED BY: LRA DATE: FEBRUARY 2003

ENGINEER'S SEAL

LARRY READ, P.E. (505) 237-8421



Clerks Indexing Info.
 Section 18, T. 11N, R. 4E, NMPM
 Subdivision North Albuquerque Acres
 Unit 3, Tract 2

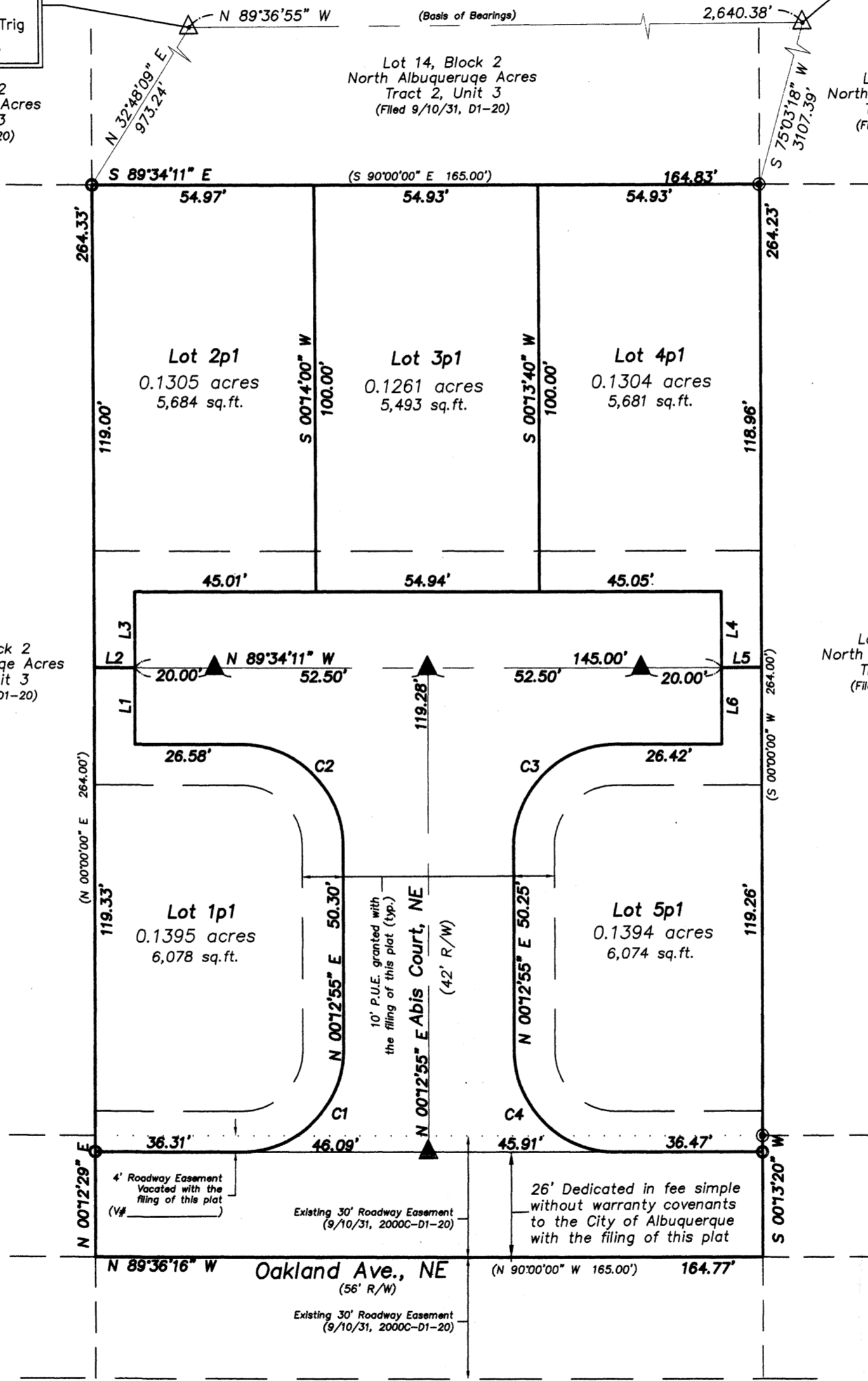
ACS Monument "1-B19"
 NAD 1927 CENTRAL ZONE
 X=407,598.16
 Y=1,524,110.18
 Z=5393 (NAVD 1929)-Trig
 G-C=0.99965183
 Delta Alpha=-00'10'42"

Lot 13, Block 2
 North Albuquerque Acres
 Tract 2, Unit 3
 (Filed 9/10/31, D1-20)

Lot 14, Block 2
 North Albuquerque Acres
 Tract 2, Unit 3
 (Filed 9/10/31, D1-20)

Lot 15, Block 2
 North Albuquerque Acres
 Tract 2, Unit 3
 (Filed 9/10/31, D1-20)

ACS Monument "1-B20"
 NAD 1927 CENTRAL ZONE
 X=410,237.56
 Y=1,524,092.46
 Z=5474.51 (NAVD 1929)
 G-G=0.99964740
 Delta Alpha=-00'10'23"



Lot 20, Block 2
 North Albuquerque Acres
 Tract 2, Unit 3
 (Filed 9/10/31, D1-20)

Lot 18, Block 2
 North Albuquerque Acres
 Tract 2, Unit 3
 (Filed 9/10/31, D1-20)

Legal Description

LOT NINETEEN (19), BLOCK TWO (2), NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY IN BOOK D1, PAGE 20 ON SEPTEMBER 10, 1931.

Free Consent & Dedications:

THE REAL ESTATE SHOWN AND DESCRIBED ON THIS PLAT IS SURVEYED AND SUBDIVIDED WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNER(S) THEREOF, AND THE OWNER(S) OF SUCH REAL ESTATE DO HEREBY DEDICATE TO THE CITY OF ALBUQUERQUE, NEW MEXICO, IN FEE SIMPLE WITH WARRANTY COVENANTS, ABIS CT, NE AND IN FEE SIMPLE WITHOUT WARRANTY COVENANTS, THE NORTHERLY TWENTY-SIX FEET OF OAKLAND AVE., N.E., AS SHOWN HEREON AND HEREBY WAIVE ANY FURTHER CLAIM OR INTEREST TO THE PROPERTY LYING WITHIN SAID RIGHT-OF-WAY AND ANY OVERHANGING OF SERVICE WIRES, THE RIGHT OF INGRESS/EGRESS AND THE RIGHT TO TRIM INTERFERING TREES, TO THE RESPECTIVE UTILITY SERVICES, THEIR SUCCESSORS AND ASSIGNS.

Owners Name: Adil Rizvi
 BY: Adil Rizvi
 STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } ss
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 1-17, 2003
 BY Owners Name: Solvia Sison
 BY: Solvia Sison
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 1-27-06

Public Utility Easements

PUBLIC UTILITIES SHOWN HERE ON THIS PLAT VARY IN WIDTH AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:
 THE PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 THE PNM GAS SERVICE FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
 COMCAST CABLE VISION OF NEW MEXICO, INC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
 INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF THE NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

Documents

1. PLAT ENTITLED "TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY IN BOOK D1, PAGE 20.

Notes

1. FIELD SURVEY PERFORMED IN NOVEMBER 2003.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. PLAT SHOWS ALL EASEMENTS OF RECORD.
4. THE TRACT SHOWN HEREON IS LOCATED IN S18, T11N, R4E, NMPM.
5. BASIS OF BEARINGS BASED ON BEARING BETWEEN THE ACS MONUMENTS SHOWN HEREON AND REFERENCES GRID BEARINGS.
6. THE PURPOSE OF THIS PLAT IS TO: DEDICATE PUBLIC STREET RIGHTS OF WAY AS SHOWN. CREATE 5 RESIDENTIAL LOTS. GRANT EASEMENTS AS SHOWN HEREON.
7. CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "LS 14271" AND DESIGNATED AS THIS:
8. ALL PROPERTY CORNERS ARE MARKED BY A SET BATHEY MARKER WITH CAP "LS 14271".

Legend

- N 90°00'00" W RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (97C-108)
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES REFER TO DOCUMENTS-NUMBER 1
- FOUND REBAR WITH CAP "LS 10025" UNLESS OTHERWISE INDICATED
- SET BATHEY MARKER, LS 14271

Plat of Abis Subdivision

Comprised of
 Lot 19, Block 2,
 North Albuquerque Acres, Unit 3, Tract 2
 City of Albuquerque
 Bernalillo County, New Mexico
 January 2003

PROJECT NO: _____

APPLICATION: _____

Approved and Accepted By: _____

PLANNING DIRECTOR

CITY ENGINEER

A.M.A.F.C.A.

TRAFFIC ENGINEER

CITY SURVEYOR

WATER RESOURCES

PARKS AND GENERAL SERVICES

UTILITY DEVELOPMENT DIVISION

Utility Signatures

PNM GAS SERVICES

U.S. WEST COMMUNICATIONS

PNM ELECTRIC SERVICES

CABLE COMPANY

County Treasurer's Certificate

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 101906415643820410

PROPERTY OWNERS OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Subdivision Data

1. D.R.B. CASE NUMBER _____
2. ZONE ATLAS INDEX NO. C-19-Z
3. GROSS SUBDIVISION ACREAGE 0.9998 Acres
4. DATE OF SURVEY NOVEMBER 2003.
5. TALOS LOG NO. 2003010557
6. SUBDIVISION DATA
 NUMBER OF LOTS REPLACED: 1
 NUMBER OF LOTS CREATED: 5
 MILES OF ROAD CREATED: 0.020
 ACREAGE IN ROADS: 0.3338 Acres
 TOTAL PLATTED ACREAGE: 0.9998 Acres

Surveyor's Certificate

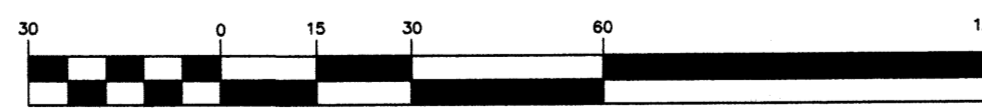
I, WILL PLOTNER JR., A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE REAL PROPERTY SHOWN HEREON HAS BEEN SURVEYED, MONUMENTED AND PLATTED IN ACCORDANCE WITH THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION.

Will Plotner Jr. 1/17/03
 WILL PLOTNER JR. DATE
 N.M.P.S. No. 14271

CARTESIAN SURVEYS

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505)891-0244

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD
C1	39.35	25.00	90°10'49"	N45°18'19"E	35.41
C2	39.18	25.00	89°47'06"	N44°40'38"W	35.29
C3	39.36	25.00	90°12'54"	S45°19'22"W	35.42
C4	39.19	25.00	89°49'11"	S44°41'41"E	35.30

LINE TABLE		
LINE	LENGTH	BEARING
L1	19.00	N00°12'55"E
L2	9.92	S89°34'11"E
L3	19.00	N00°12'55"E
L4	19.00	N00°12'55"E
L5	9.89	S89°47'05"E
L6	19.00	N00°12'55"E