

DRAINAGE INFORMATION

THE PROPERTY IS VACANT LAND EXCEPT FOR THE GARAGE STRUCTURE SHOWN. THE DRAINAGE INLET ON RICE IS A CURB INLET TYPE "C". THE INLET ON AMADO IS A SINGLE "D". AMADO HAS AN INVERTED CROWN SO THE SINGLE "D" INLET IS LOCATED IN THE CENTER OF THE ROAD. RICE ROAD HAS A NORMAL CROWN SECTION AND THE STORM WATER ON RICE IS COLLECTED IN THE CURB INLET. STORM WATER FROM THE SITE DRAINS TO SERNA ROAD AND THEN TO THE DROP INLET IN AMADO.

PEAK RUNOFF - CITY OF ALBUQUERQUE DPM, SECTION 22.2 HYDROLOGY, JANUARY 1993
 PRECIPITATION ZONE 2
 DESIGN STORM - 100 YEAR

EXISTING CONDITIONS

LAND TREATMENT	DESCRIPTION	SQ. FT.	ACRE
A	VACANT LOT	40208	0.9230
D	ROOF AREA	540	0.0124
TOTALS		40748	0.9354

PEAK DISCHARGE - $(0.9230)(1.56) + (0.0124)(4.70) = 1.44 + 0.058 = 1.498$ CFS
 RUNOFF VOLUME - $(0.9230)(0.53) + (0.0124)(2.12) = (0.489 + 0.026)/12 = 0.043$ AC-FT

PROPOSED CONDITIONS

LAND TREATMENT	DESCRIPTION	SQ. FT.	ACRE
B	LANDSCAPE AREAS	10945	0.2512
D	IMPERVIOUS SURFACES	29803	0.6842
TOTALS		40748	0.9354

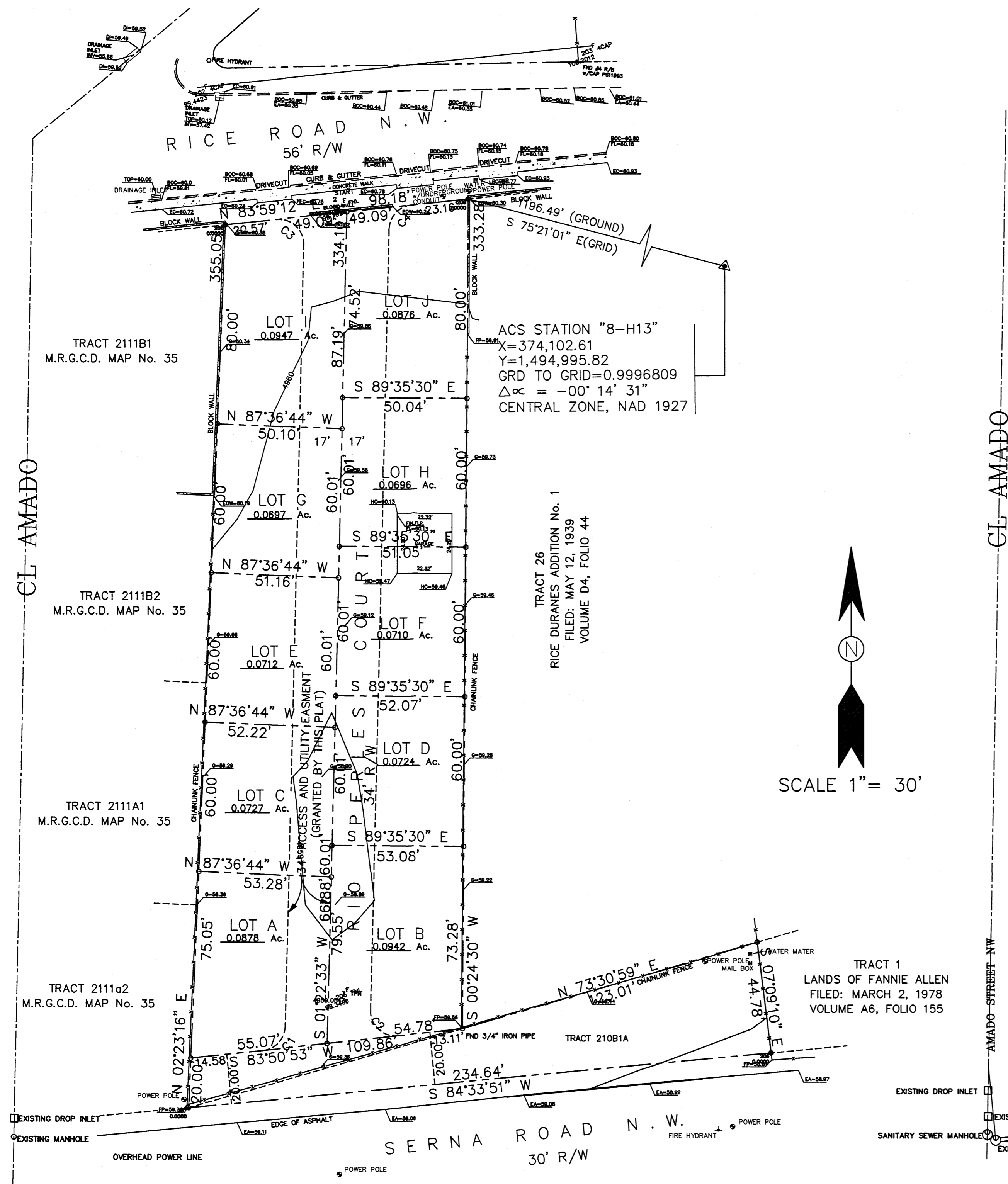
PEAK DISCHARGE - $(0.2512)(2.28) + (0.6842)(4.70) = 0.5727 + 3.2157 = 3.788$ CFS
 RUNOFF VOLUME - $(0.2512)(0.78) + (0.6842)(2.12) = (0.196 + 1.45)/12 = 0.1372$ AC-FT
 PEAK DISCHARGE WILL INCREASE BY 2.5 TIMES AND RUNOFF VOLUME WILL INCREASE BY 3.2 TIMES.
 THE SITE IS IN FLOOD ZONE X (500 YR).

PROPOSED DRAINAGE

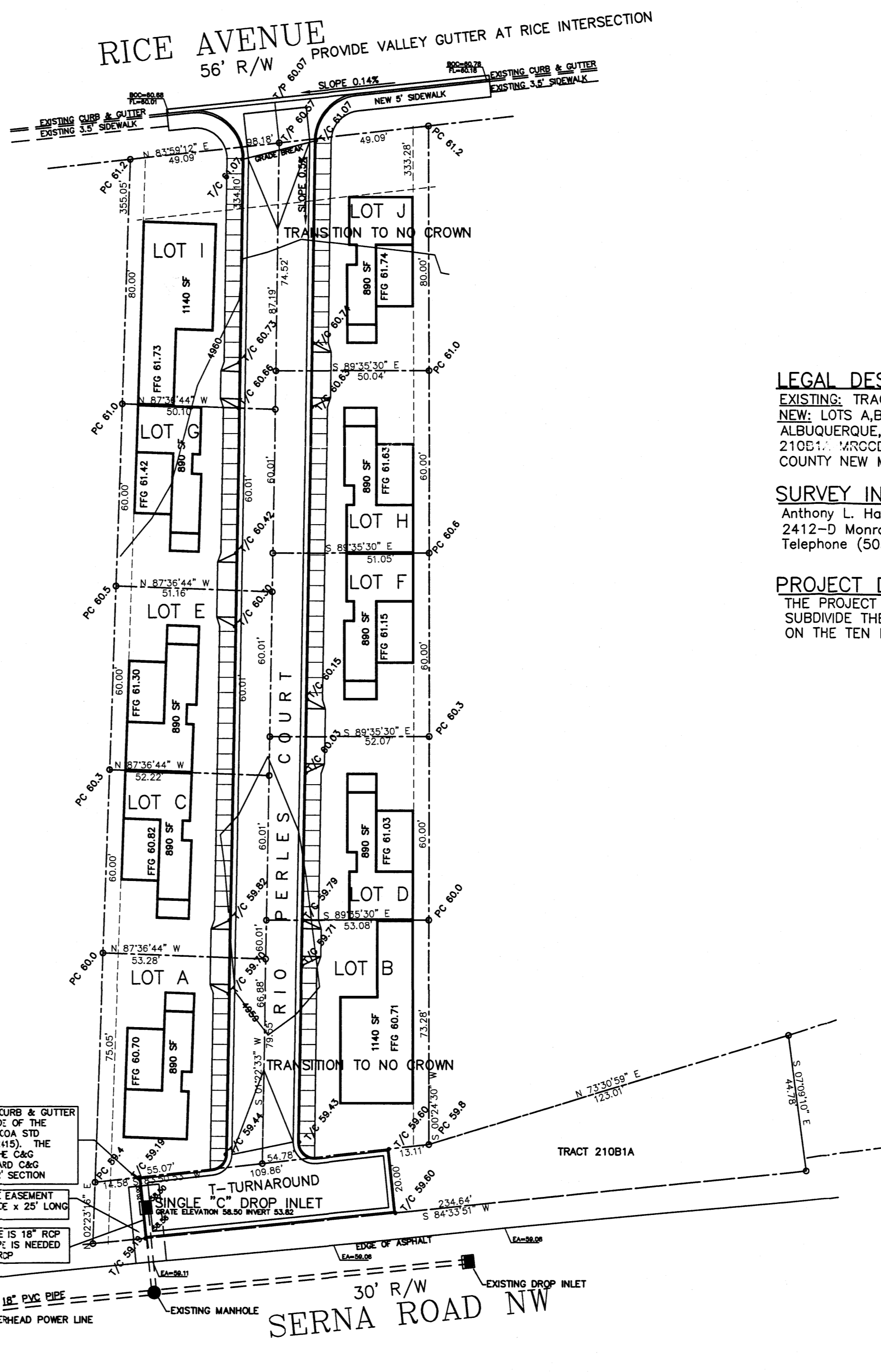
THE CITY HAS CONSTRUCTED A STORM SEWER SYSTEM TO SERVE THIS AREA. OUR PROPOSAL IS TO DRAIN THE STORM WATER TO THE EXISTING DRAINAGE SYSTEM. RIO PERLES COURT WILL SLOPE TO THE SOUTH AT 0.5%. THIS WILL DRAIN ALL OF THE STORM WATER TO THE T-TURNAROUND ON THE SOUTH END OF THE PROJECT. WE WILL CONSTRUCT A WATER BLOCK AT THE NORTH END OF RIO PERLES TO KEEP STORM WATER ON RICE FROM FLOWING DOWN RIO PERLES. RIO PERLES WILL BE A 24' WIDE PRIVATE ROAD WITH A 2% CROWN. WE WILL TRANSITION TO NO CROWN AT RICE ROAD AND AT THE T-TURNAROUND. THE T-TURNAROUND WILL BE SLOPED TO DRAIN TO THE WEST AND WE WILL CONSTRUCT A SINGLE "C" DROP INLET IN THE WEST CURB OF THE T-TURNAROUND. THE TYPICAL CURB AND GUTTER WILL BE A 2' WIDE SECTION WITH A 6" CURB. THE WEST SIDE OF THE T-TURNAROUND WILL BE THE CITY STANDARD CURB AND GUTTER, 2'-7.5" WIDE, WITH AN 8" CURB TO ACCOMMODATE THE SINGLE "C" INLET. THERE IS A NEW MANHOLE IN SERNA ROAD WHICH IS CONNECTED TO THE 18" RCP STORM DRAIN FROM THE PROPOSED DROP INLET THROUGH THE NEW MANHOLE AND TO THE EXISTING STORM DRAIN ON AMADO.

PIPE SIZE

PEAK DISCHARGE - 3.79 CFS
 18" PIPE 0.7% FLOW @ 67% FULL - 6.89 CFS



EXISTING CONDITIONS AND PROPOSED PLAT



PROPOSED CONSTRUCTION

VICINITY MAP FROM COA ZONE ATLAS PAGE H-12

LEGAL DESCRIPTION

EXISTING: TRACTS 212 & 210B1A M.R.G.C.D. MAP NO. 35
 NEW: LOTS A,B,C,D,E,F,G,H,I AND J OF RIO PERLES ADDITION ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND TRACT 210B1A M.R.G.C.D. MAP NO. 35. ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

SURVEY INFORMATION

Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
 2412-D Monroe Street, NE Albuquerque, New Mexico 87110
 Telephone (505) 889-8056 FAX (505) 889-8645

PROJECT DESCRIPTION

THE PROJECT IS TO DEMOLISH THE EXISTING STRUCTURES AND FENCES, SUBDIVIDE THE PROPERTY INTO 10 LOTS AND CONSTRUCT TOWNHOMES ON THE TEN LOTS.

LEGEND

- BOC == BACK OF CURB
- CC == CURB CUT
- DI == DRAINAGE INLET
- EA == EDGE OF ASPHALT
- EL == EDGE OF CONCRETE
- EL == ELEVATION
- EW == EDGE OF WALL
- ER == EDGE OF ROAD
- FF == FINISH FLOOR
- FFG == FINISH FLOOR GARAGE
- FL == FINISH FLOOR
- FL == FLOW LINE
- FND == FOUND
- FP == FENCE POST
- G == GROUND
- INV == INVERT
- T/C == TOP OF CURB
- T/P == TOP OF PAVING
- PC == PROPERTY CORNER ELEVATION

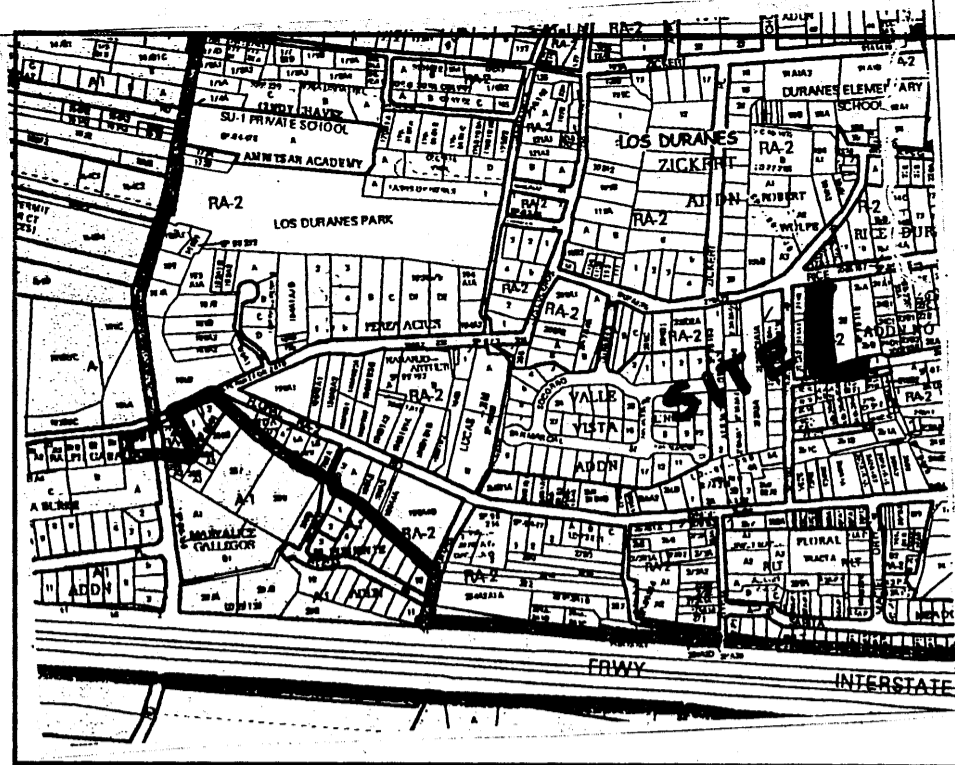
BURTON ENGINEERS, INC.
 2900 VISTA GRANDE NW
 ALBUQUERQUE, NM 87120
 (505) 839-9365

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP

TITLE DRAINAGE PLAN		MO./DAY/YR.	MO./DAY/YR.
Design Review Committee	City Engineer Approval		
City Project No. XXXXXX	Zone Map No. H-12	Sheet 1 OF 1	

ENGINEER'S SEAL SURVEY INFORMATION		AS-BUILT INFORMATION	
BY	DATE	CONTRACTOR	DATE
ANTHONY L. HARRIS	9 / 16 / 05		
FIELD NOTES		BENCH MARK	
8-H13 - ELEVATION OF 4960.53' LOCATED AT THE SE CORNER OF RIO GRANDE BLVD. ALBUQUERQUE PLATS COORDINATES (NAD83): X=4960.53 Y=374102.61 X=374102.61 Y=1494995.82 CONTROL CODE: 3			
NO. DATE	REMARKS	MICRO FILM INFORMATION	
		RECORDED BY	NO.





VICINITY MAP No. H-12



LEGAL DESCRIPTION

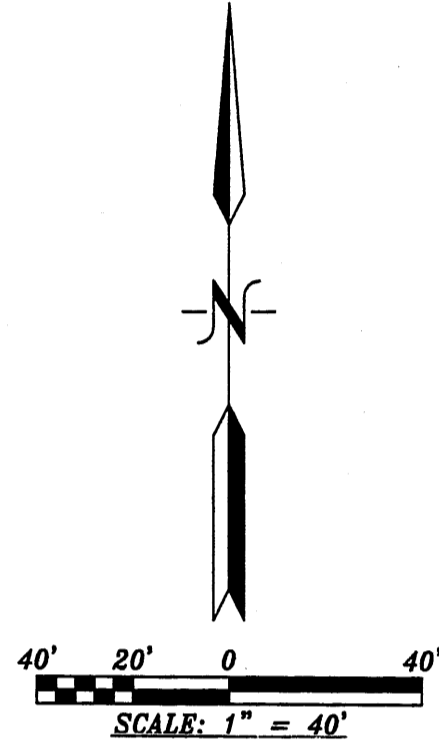
A CERTAIN TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST OF THE N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS TRACTS 210-B-1-A AND 212 AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP No. 35 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE SOUTHERLY LINE OF RICE ROAD, WHENCE CITY OF ALBUQUERQUE CONTROL STATION "B-H13" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1927) X=374,102.61 AND Y=1,494,995.82 BEARS S 75° 21' 01" E, A DISTANCE OF 1196.49 FEET RUNNING THENCE S 00° 24' 30" W, A DISTANCE OF 333.28 FEET TO A POINT;
 THENCE N 73° 30' 59" E, A DISTANCE OF 123.01 FEET TO A POINT;
 THENCE S 07° 09' 10" E, A DISTANCE OF 44.78 FEET TO THE SOUTHEAST CORNER, BEING A POINT ON THE NORTHERLY LINE OF SERNA ROAD;
 THENCE S 84° 33' 51" W, ALONG THE NORTHERLY LINE OF SERNA ROAD, A DISTANCE OF 234.64 FEET TO THE SOUTHWEST CORNER;
 THENCE N 02° 23' 16" E, A DISTANCE OF 355.05 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE SOUTHERLY LINE OF RICE ROAD;
 THENCE N 83° 59' 12" E, ALONG THE SOUTHERLY LINE RICE ROAD, A DISTANCE OF 98.18 FEET TO THE NORTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 0.9354 ACRES MORE OR LESS.

**PRELIMINARY PLAT OF
RIO PERLES ADDITION**

WITHIN
 PROJECTED SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2007

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

**PRELIMINARY PLAT
APPROVED BY DRB
ON _____**

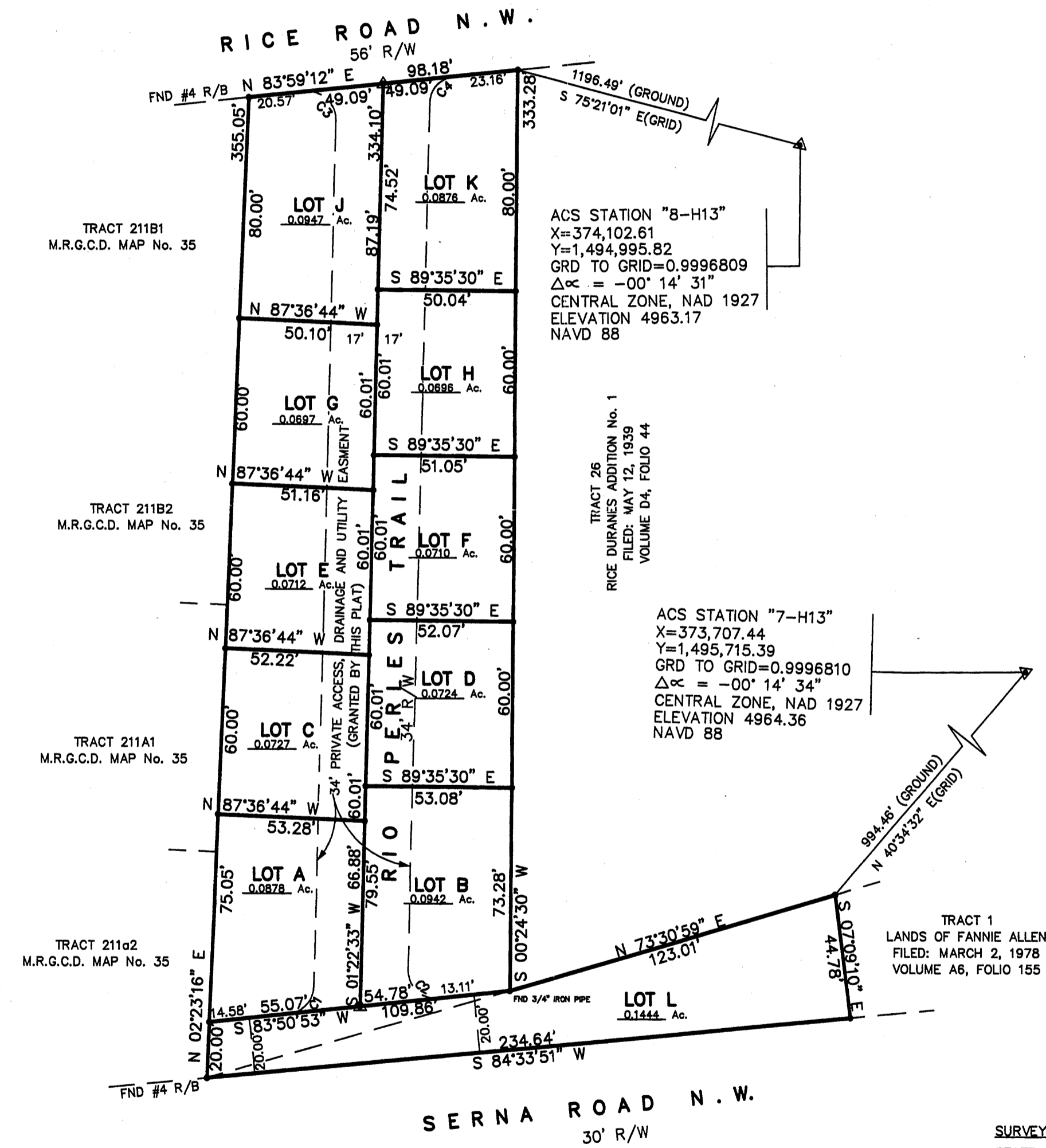


PURPOSE OF PLAT:
 THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT 212 AND 210B1A INTO 11 LOTS AND GRANT ANY EASEMENTS AS SHOWN.

- GENERAL NOTES:**
- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
 - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 - TOTAL AREA OF PROPERTY: 0.9354 ACRES.
 - TALOS LOG NO. 2007513217
 - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
 - DISTANCES ARE GROUND, BEARINGS ARE GRID.
 - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
 - DATE OF FIELD WORK: AUGUST, 2006
 - CURRENT ZONING: R-2

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	82°28'20"	N 42°36'43" E	10.00	14.39	13.18
C2	97°31'40"	S 47°23'17" E	10.00	17.02	15.04
C3	97°23'21"	N 47°19'07" W	10.00	17.00	15.02
C4	82°36'39"	S 42°40'53" W	10.00	14.42	13.20



SURVEYORS CERTIFICATE:
 STATE OF NEW MEXICO) s.s.
 COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS _____ DAY OF _____, 2007.

APPROVED:
 [Signature] 5-11-07
 CITY SURVEYOR DATE
 [Signature] 5-11-07
 OWNER SIGNATURE DATE

ANTHONY L. HARRIS, P.S. # 11463
HARRIS SURVEYING, INC.
 2412-D MONROE STREET N.E. ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 889-8056 FAX: (505) 889-8545

REC06-1476.DWG (AUGUST, 2006)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO CO. TREASURER'S OFFICE: _____