

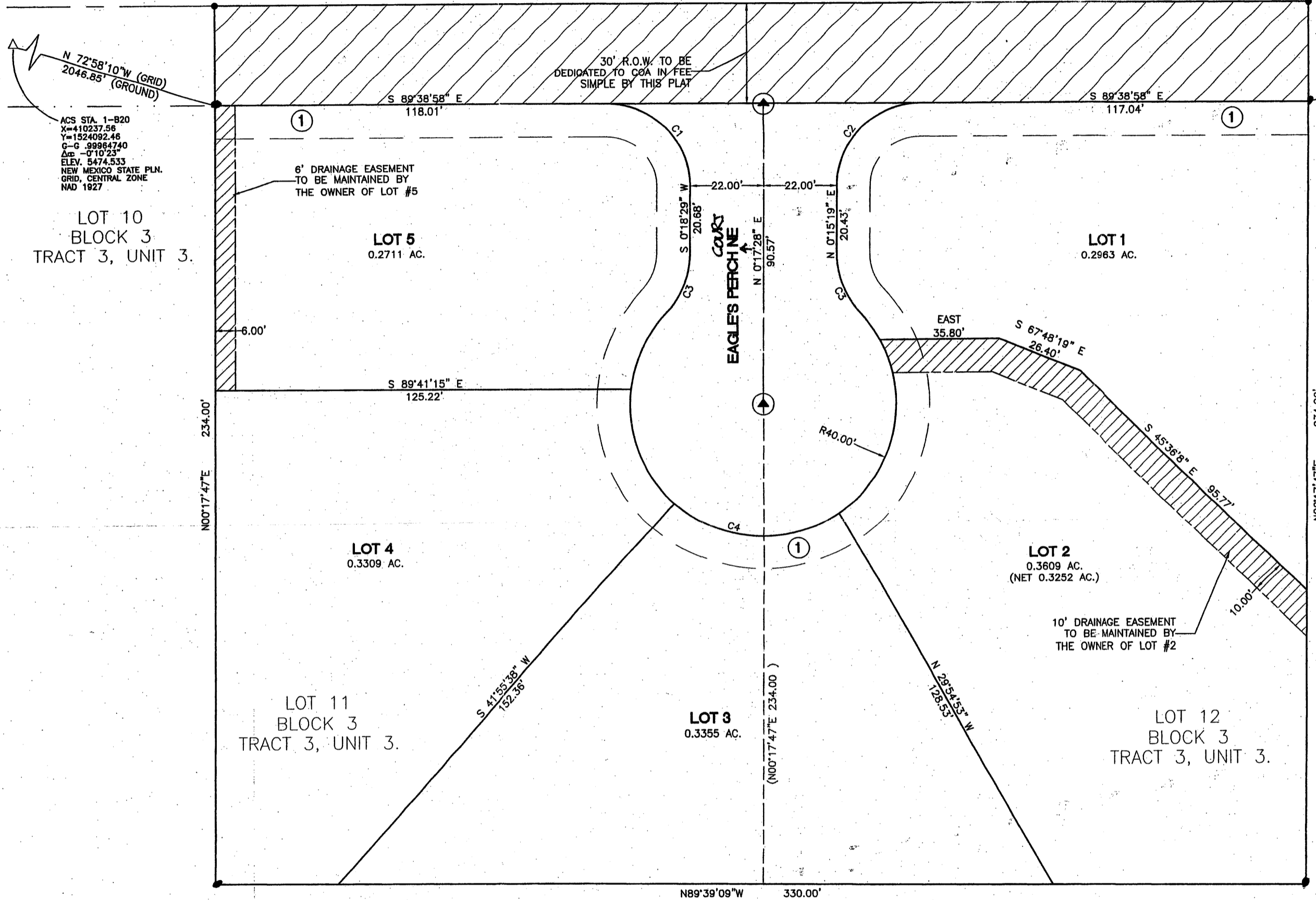
LOT 23
BLOCK 2
TRACT 3, UNIT 3.

LOT 22
BLOCK 2
TRACT 3, UNIT 3.

LOT 21
BLOCK 2
TRACT 3, UNIT 3.

LOT 20
BLOCK 2
TRACT 3, UNIT 3.

OAKLAND AVENUE, NE (60' R.O.W.)

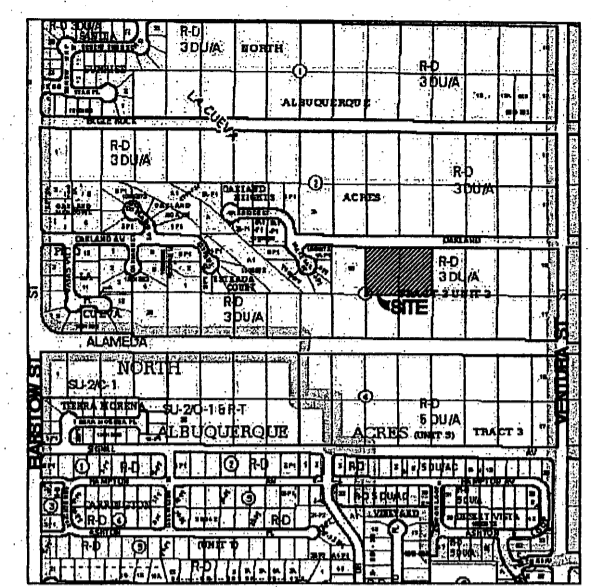


ACS STA. 2-820
X=415456.31
Y=1524061.29
G-G .99863810
Asc -0.0948
ELEV. 5474.533
NEW MEXICO STATE PLN.
GRID, CENTRAL ZONE
NAD 1927

ACS STA. 1-820
X=410237.56
Y=1524062.46
G-G .99864740
Asc -0.1023
ELEV. 5474.533
NEW MEXICO STATE PLN.
GRID, CENTRAL ZONE
NAD 1927

LOT 10
BLOCK 3
TRACT 3, UNIT 3.

LOT 13
BLOCK 3
TRACT 3, UNIT 3.



LOCATION MAP C-20-Z
SCALE: 1 INCH = 500 FT

PRELIMINARY PLAT OF
EAGLE'S PERCH ESTATES
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
A REPLAT OF LOTS 11 AND 12, BLOCK 2,
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES
WITHIN PROJECTED SECTION 21, T. 11 N., R. 4 E., NMPM
ELENA GALLEGOS GRANT
JULY 2007

APPROVED:

Glenn Haikin, P.S.
City Surveyor, City of Albuquerque, New Mexico
7/17/07
DATE

Esmail Haidari
Owner
7/17/07
DATE

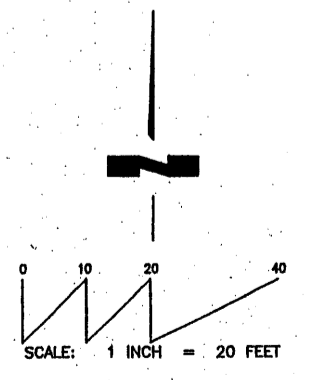
LEGAL DESCRIPTION:
Lots numbered Eleven (11) and Twelve (12) in Block numbered Two (2) Tract 2, Unit 3, NORTH ALBUQUERQUE ACRES, as the same are shown and designated on the plat thereto, filed in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931, in plat Book D1, folio 20.
The above described property is located within Zone "X", Community Panel Nos. 350002 0137 E/0141 E, dated April 2, 2002, and is not located within a Special Flood Hazard Boundary indicated by FEMA Flood Insurance Rate Maps. Determination of Flood Hazard is by graphic plotting only.

CURVE INFORMATION		
	RADIUS	ARC LENGTH
C1	25.00'	39.25'
C2	25.00'	39.31'
C3	25.00'	19.05'
C4	40.00'	186.64'

EASEMENTS

① 10' PUBLIC UTILITY EASEMENT

▲ CENTERLINE MONUMENTS



SUBDIVISION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. C-21
3. Current Zoning R-D 3 DU/ACRE.
4. Gross acreage 2.0 Acres
5. Total Number of Lots created - 5 -
6. No. of existing tracts: 2
7. Miles of full width streets created: 0.0227 mi.
8. Date of Survey:
9. TALOS LOG NO.: JULY - 2007

PURPOSE OF PLAT:

The purpose of this plat is to replat two existing lots into five residential lots, dedicate public right of way and grant easements.

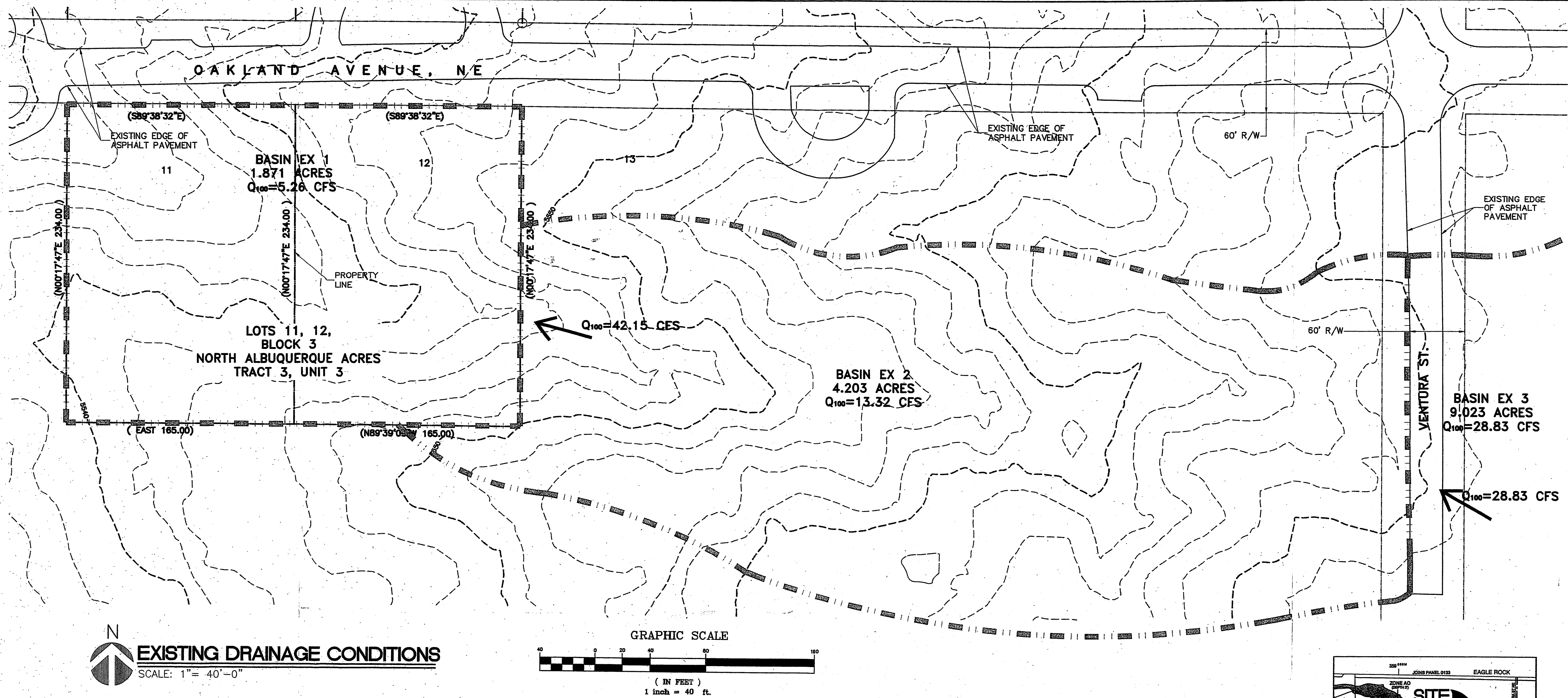
NOTES

1. Unless otherwise noted all boundary and lot corners will be marked by a rebar with cap stamped "PS 14269"
2. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus will be marked by a four inch (4") aluminum cap stamped "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB, PS 14269"
3. Boundary will be tied to the New Mexico State Plane Coordinate System as shown.
4. Basis of bearing will be New Mexico State Plane grid bearings.
5. Distances will be ground distances.
6. Manholes will be offset at all points of curvature, points of tangency, street intersections and all other points to allow use of centerline monumentation.

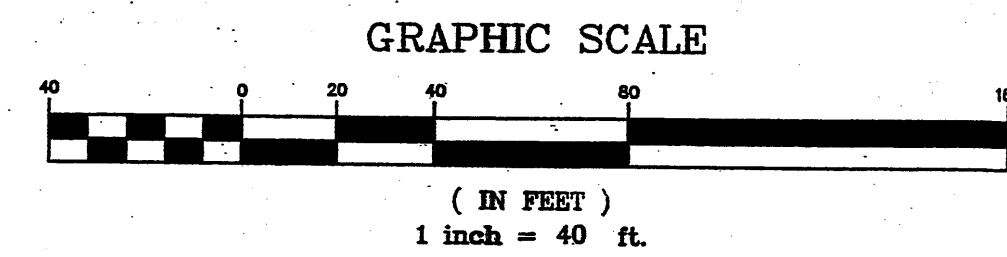
NOTES

1. Bearings are Grid Bearings, Central Zone, NAD 1927, based upon ACS monuments "5-D21" and "7-D21", found monuments and adjacent subdivision plats.
2. All distances are ground.
3. Monuments recovered and accepted or set are noted on plat.
4. Ten foot (10') Public Utility Easement along all street rights of way is hereby granted with the filing of this plat.
5. All open space requirements are met on the lot with dwelling per the provisions of Sec. 14-16-3-8 (A)(1).

NOTE: CENTERLINE Δ (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS #14269".



EXISTING DRAINAGE CONDITIONS
SCALE: 1" = 40'-0"



EXISTING CONDITIONS SUMMARY

EX 1
1. RUNOFF VOLUME (AC FT)
WEIGHTED E (100YR) = $1.40 \frac{(0.92)}{1.87} + 0.47 \frac{(1.29)}{1.87} = 1.01$ INCHES
VOLUME (100YR-6HR) = $1.01 (1.87) / 12 = 0.157$ AC-FT
2. PEAK DISCHARGE (CFS)
 $Q_p (100YR) = 1.40 (2.60) + 0.47 (3.45) = 5.26$ CFS

EX 2
1. RUNOFF VOLUME (AC FT)
WEIGHTED E (100YR) = $2.48 \frac{(0.92)}{4.20} + 1.13 \frac{(1.29)}{4.20} + 0.59 \frac{(2.36)}{4.20} = 1.22$ INCHES
VOLUME (100YR-24HR) = $1.22 (4.20) + 0.59 (3.1-2.6) = 4.52$ AC-FT
2. PEAK DISCHARGE (CFS)
 $Q_p (100YR) = 2.48 (2.60) + 1.13 (3.45) + 0.59 (5.02) = 13.32$ CFS

EX 3
1. RUNOFF VOLUME (AC FT)
WEIGHTED E (100YR) = $5.56 \frac{(0.92)}{9.02} + 1.94 \frac{(1.29)}{9.02} + 1.53 \frac{(2.36)}{9.02} = 1.40$ INCHES
VOLUME (100YR-24HR) = $1.40 (9.02) + 1.53 (3.1-2.6) = 1.16$ AC-FT
2. PEAK DISCHARGE (CFS)
 $Q_p (100YR) = 5.56 (2.60) + 1.94 (3.45) + 1.53 (5.02) = 28.8$ CFS

PROPOSED CONDITIONS SUMMARY

PRO 1
1. RUNOFF VOLUME (AC FT)
WEIGHTED E (100YR) = $0.23 \frac{(0.92)}{0.240} + 0.01 \frac{(2.36)}{0.240} = 0.98$ INCHES
VOLUME (100YR-24HR) = $0.98 (0.24) + 0.01 (3.1-2.6) = 0.02$ AC-FT
2. PEAK DISCHARGE (CFS)
 $Q_p (100YR) = 0.23 (2.60) + 0.01 (5.02) = 0.65$ CFS

PRO 2
1. RUNOFF VOLUME (AC FT)
WEIGHTED E (100YR) = $0.75 \frac{(0.92)}{1.56} + 0.81 \frac{(2.36)}{1.56} = 1.67$ INCHES
VOLUME (100YR-24HR) = $1.67 (1.56) + 0.81 (3.1-2.6) = 0.251$ AC-FT
2. PEAK DISCHARGE (CFS)
 $Q_p (100YR) = 0.75 (2.60) + 0.81 (5.02) = 6.02$ CFS

DRAINAGE SUMMARY

PROJECT: EAGLE'S VIEW PHASE II
DATE: 07/16/07
BY: SHAWNDR A LOPEZ
SITE LOCATION: NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, NM
PRECIPITATION ZONE: 3

BASIN NAME	EXISTING CONDITIONS SUMMARY			PROPOSED CONDITIONS SUMMARY	
	EX 1	EX 2	EX 3	PRO 1	PRO 2
AREA (SQUARE FEET)	81479.40	183077.43	393080.80	10475.12	68085.77
AREA (ACRES)	1.871	4.203	9.024	0.240	1.560
LAND TREATMENT (%):					
AREA "A"	0.00%	0.00%	0.00%	0.00%	0.00%
AREA "B"	74.90%	59.00%	61.60%	95.83%	48.10%
AREA "C"	25.10%	26.90%	21.40%	0.00%	0.00%
AREA "D"	0.00%	14.10%	17.00%	4.20%	51.90%
LAND TREATMENT (ACRES)					
AREA "A"	0.00	0.00	0.00	0.00	0.00
AREA "B"	1.40	2.48	5.56	0.23	0.75
AREA "C"	0.47	1.13	1.40	0.00	0.00
AREA "D"	0.00	0.59	1.53	0.01	0.81
RUN OFF (ACRE-Feet)					
100YR. 6HR.	0.16	0.43	0.94	0.02	0.22
10YR. 6HR.	0.07	0.21	0.46	0.01	0.12
2YR. 6HR.	0.01	0.07	0.17	0.00	0.06
100YR. 24HR.	0.16	0.45	1.16	0.02	0.25
PEAK DISCHARGE (CFS)					
100YR. 6HR.	5.26	13.32	28.83	0.65	6.02
10YR. 6HR.	2.61	7.22	15.68	0.31	3.65
2YR. 6HR.	0.66	2.61	5.80	0.07	1.81

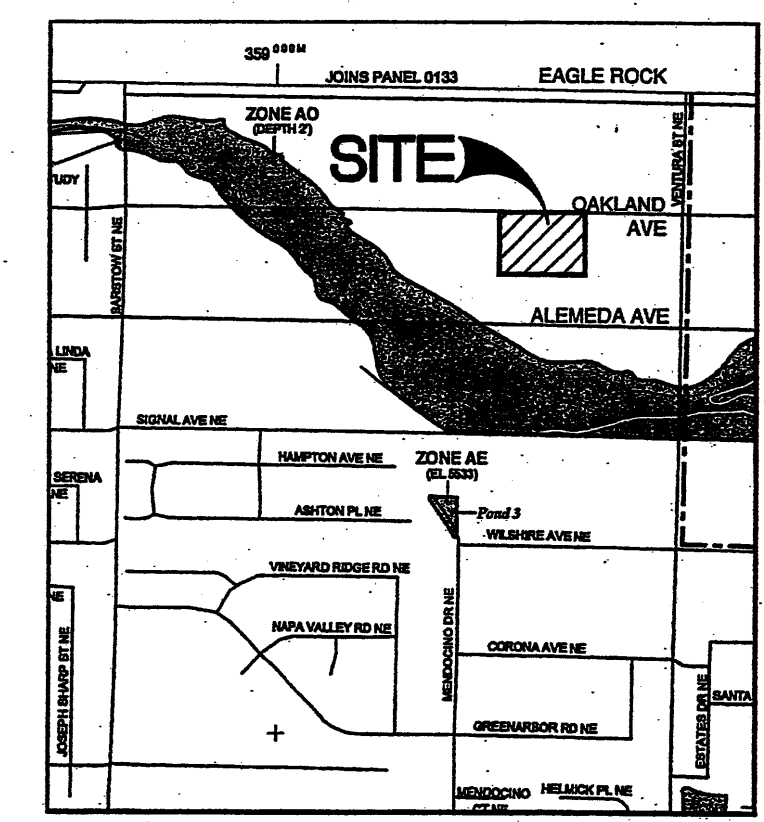
SOIL TREATMENT TABLES

EXCESS PRECIPITATION (E) INCHES FOR 6HR STORM FROM TABLE A-8 COA DPM CHAPTER 22

LAND TREATMENT	EXCESS PRECIPITATION (E) INCHES FOR 6HR STORM FROM TABLE A-8 COA DPM CHAPTER 22			
	A	B	C	D
100 YR	0.66	0.92	1.29	2.36
10 YR	0.19	0.36	0.62	1.50
2 YR	0.00	0.06	0.20	0.89

PEAK DISCHARGE (CFS) FROM TABLE A-9 COA DPM CHAPTER 22

LAND TREATMENT	PEAK DISCHARGE (CFS) FROM TABLE A-9 COA DPM CHAPTER 22			
	A	B	C	D
100 YR	1.87	2.60	3.45	5.02
10 YR	0.58	1.19	2.00	3.39
2 YR	0.00	0.21	0.78	2.04



FLOOD INSURANCE RATE MAP
MAP NUMBER FM35001C0141F NTS

THE HENSLEY ENGINEERING GROUP
2340 MENAUL NE, SUITE 200
ALBUQUERQUE, NEW MEXICO 87107
Phone: (505) 888-1900
Fax: (505) 888-1906

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

TITLE: EAGLE'S VIEW ESTATES SUBDIVISION PHASE II
EXISTING DRAINAGE CONDITIONS

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map	Sheet	Of
	C-20-Z	CD-1	

AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORKED BY	DATE
INSPECTED BY	DATE
ACCEPTANCE BY	DATE
REVISION BY	DATE
DRAWINGS BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
RECORDED BY	DATE

BENCH MARK
"1-B20" STATION IS LOCATED AT THE INTERSECTION OF BARSTOW ST. AND MODESTO AVE. IN THE N.E. QUADRANT STATION MARK IS A STANDARD ACS BRASS TABLET, STAMPED ACS MONUMENT "1-B20" NAD 1927 CENTRAL ZONE X = 410,237.56 Y = 1,524,095.46 Z = 5474.51 (NACD 1928) G-G = .99964740 DELTA ALPHA = -0'10'23"

SURVEY INFORMATION	
NO.	DATE
BY	DATE
REVISIONS	DATE
DESIGN	DATE
DESIGNED BY: SNL	DATE 07/16/07
DRAWN BY: SNL	DATE 07/16/07
CHECKED BY: RWM, P.E.	DATE 07/16/07

REVISIONS

DWG FILE: L:\2003 JOBS\03-182 WYOMING SUBD\CIVIL\WORKING DRAWINGS\03-182-DRAINAGE-ANALYSIS.DWG DATE: 7/27/06

LOT 23
BLOCK 2
TRACT 3, UNIT 3.

LOT 22
BLOCK 2
TRACT 3, UNIT 3.

LOT 21
BLOCK 2
TRACT 3, UNIT 3.

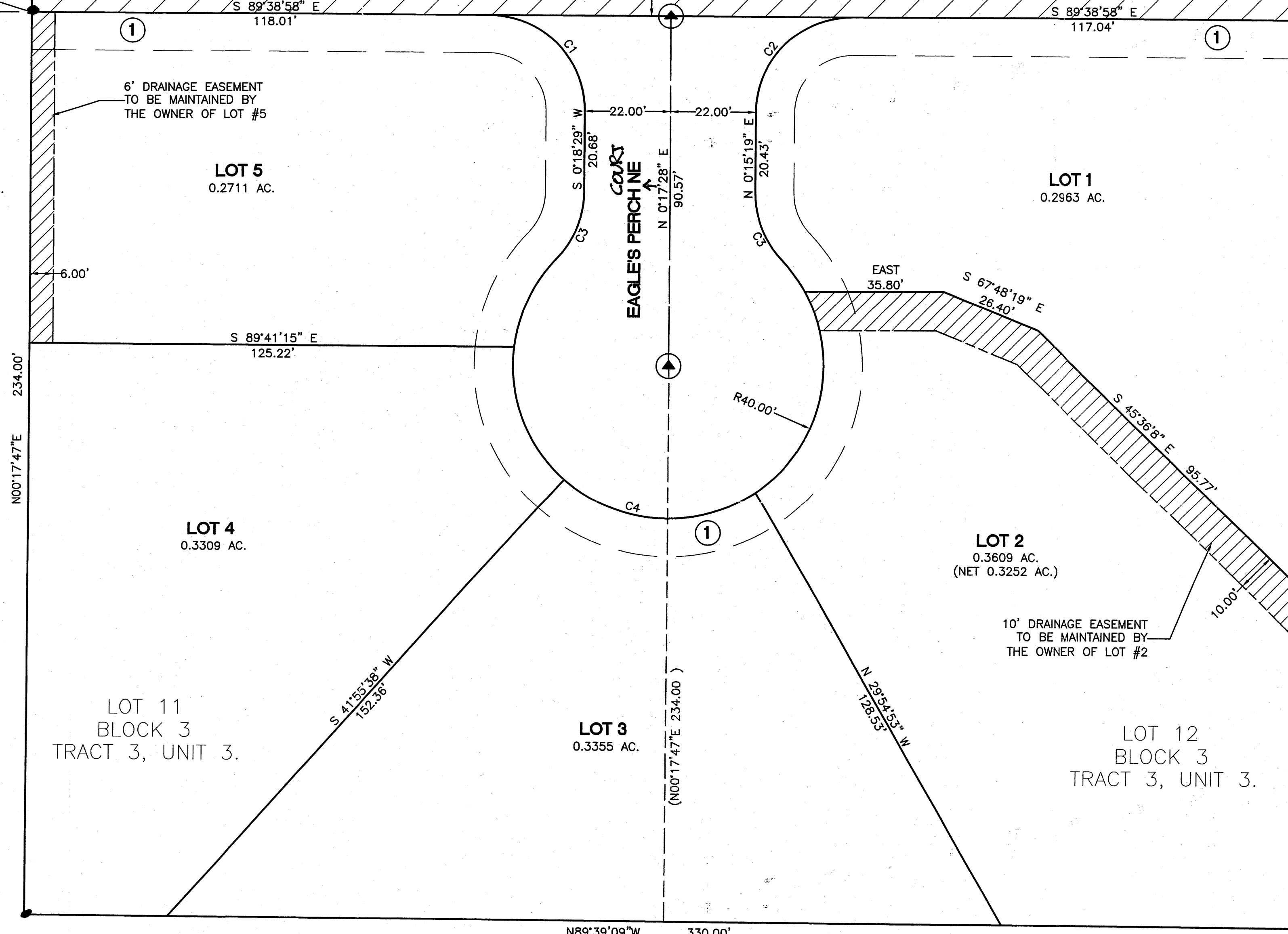
LOT 20
BLOCK 2
TRACT 3, UNIT 3.

OAKLAND AVENUE, NE (60' R.O.W.)

N 72°58'10"W (GRID)
2046.85' (GROUND)

ACS STA. 1-B20
X=410237.56
Y=1524092.46
C-G .99964740
Δα = -0°10'23"
ELEV. 5474.533
NEW MEXICO STATE PLN.
GRID, CENTRAL ZONE
NAD 1927

LOT 10
BLOCK 3
TRACT 3, UNIT 3.



N00°17'47"E
234.00'

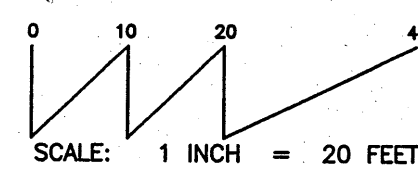
N00°17'47"E
234.00'

N89°39'09"W 330.00'

CURVE INFORMATION		
	RADIUS	ARC LENGTH
C1	25.00'	39.25'
C2	25.00'	39.31'
C3	25.00'	19.05'
C4	40.00'	186.64'

EASEMENTS

- ① 10' PUBLIC UTILITY EASEMENT
- ▲ CENTERLINE MONUMENTS



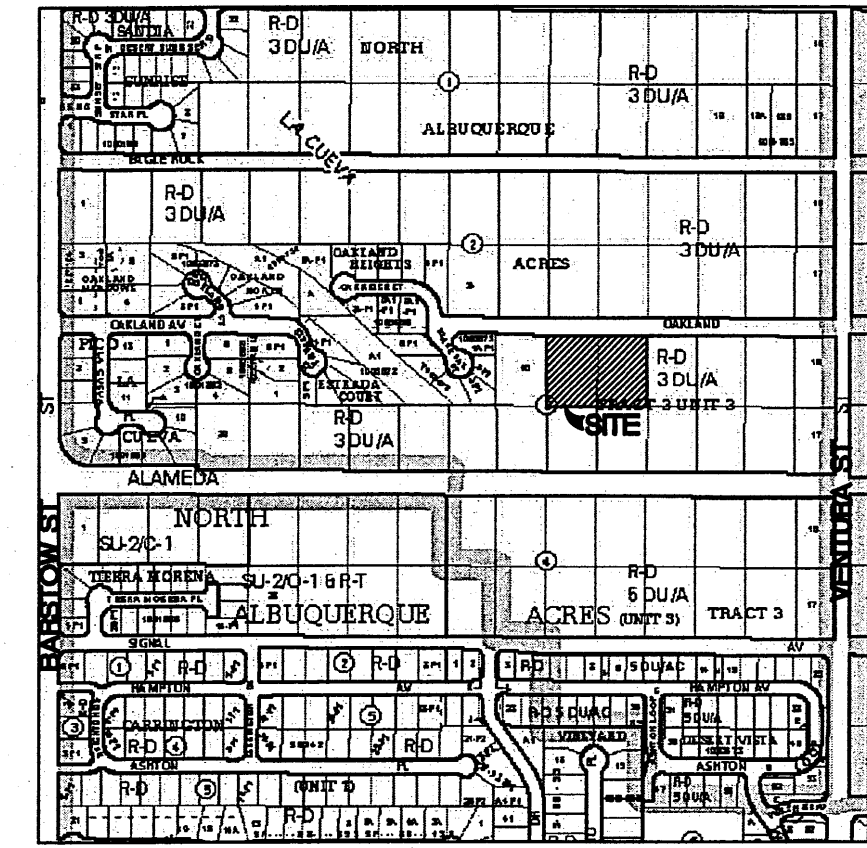
SUBDIVISION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. C-21
3. Current Zoning R-D 3 DU/ACRE.
4. Gross acreage 2.0 Acres
5. Total Number of Lots created - 5 -
6. No. of existing tracts: 2
7. Miles of full width streets created: 0.0227 mi.
8. Date of Survey:
9. TALOS LOG NO.: JULY - 2007

PURPOSE OF PLAT:

The purpose of this plat is to replat two existing lots into five residential lots, dedicate public right of way and grant easements.

ACS STA. 2-B20
X=415456.31
Y=1524081.29
C-G .99963810
Δα = -0°09'48"
ELEV. 5474.533
NEW MEXICO STATE PLN.
GRID, CENTRAL ZONE
NAD 1927



LOCATION MAP C-20-Z
SCALE: 1 INCH = 500 FT

PRELIMINARY PLAT OF
EAGLE'S PERCH ESTATES
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
A REPLAT OF LOTS 11 AND 12, BLOCK 2,
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES
WITHIN PROJECTED SECTION 21, T. 11 N., R. 4 E., NMPM
ELENA GALLEGOS GRANT
JULY 2007

APPROVED:

Glenn Haikin
Glenn Haikin, P.S.
City Surveyor, City of Albuquerque, New Mexico
7/17/07
DATE

Esmail Keldari
Esmail Keldari
Owner
7/17/07
DATE

LEGAL DESCRIPTION:

Lots numbered Eleven (11) and Twelve (12) in Block numbered Two (2) Tract 2, Unit 3, NORTH ALBUQUERQUE ACRES, as the same are shown and designated on the plat thereto, filed in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931, in plat Book D1, folio 20.

The above described property is located within Zone "X", Community Panel Nos. 350002 0137 E/0141 E, dated April 2, 2002, and is not located within a Special Flood Hazard Boundary indicated by FEMA Flood Insurance Rate Maps. Determination of Flood Hazard is by graphic plotting only.

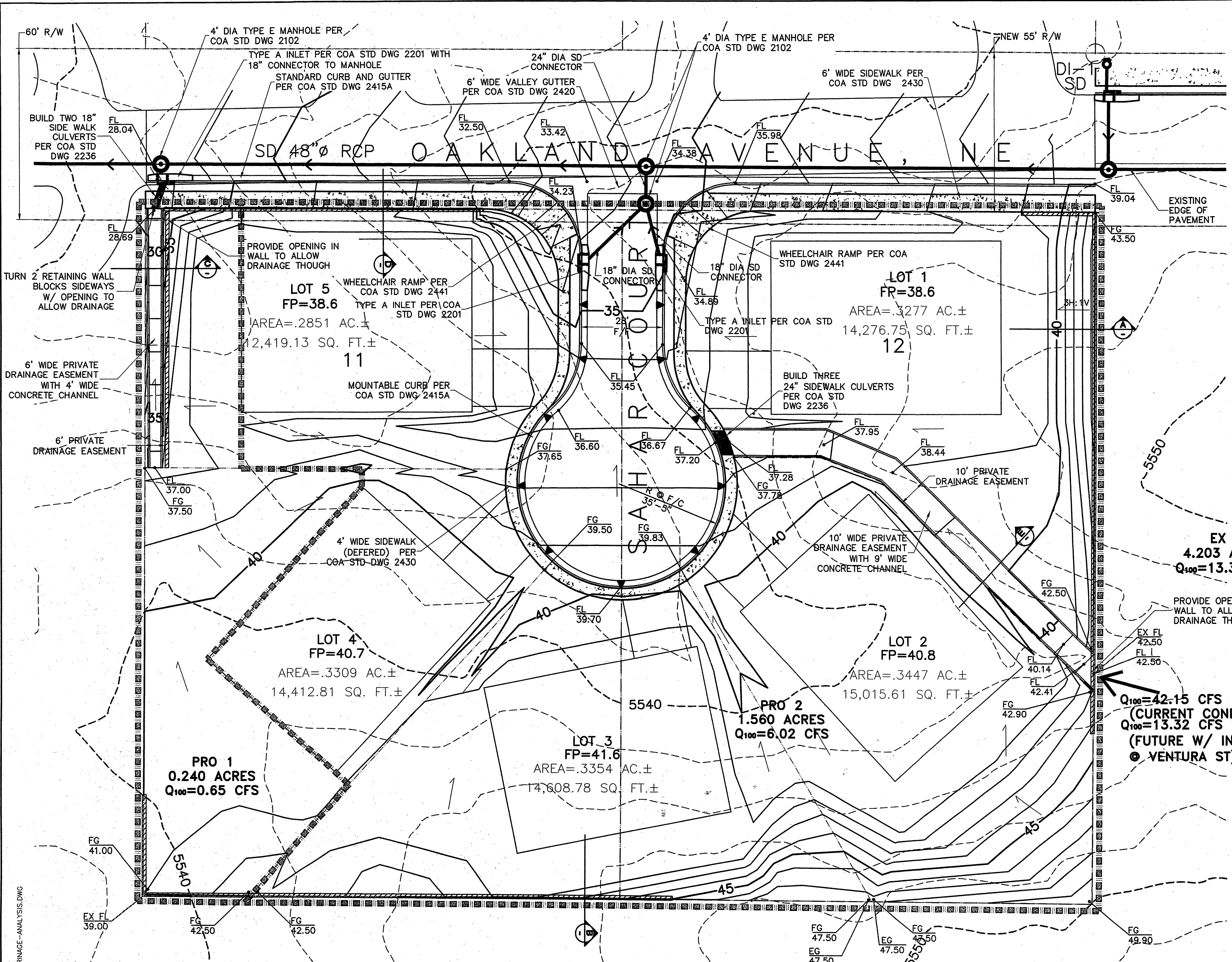
NOTES

1. Unless otherwise noted all boundary and lot corners will be marked by a rebar with cap stamped "PS 14269"
2. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus will be marked by a four inch (4") aluminum cap stamped "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB, PS 14269"
3. Boundary will be tied to the New Mexico State Plane Coordinate System as shown.
4. Basis of bearing will be New Mexico State Plane grid bearings.
5. Distances will be ground distances.
6. Manholes will be offset at all points of curvature, points of tangency, street intersections and all other points to allow use of centerline monumentation.

NOTES

1. Bearings are Grid Bearings, Centrl Zone, NAD 1927, based upon ACS monuments "5-D21" and "7-D21", found monuments and adjacent subdivision plats.
2. All distances are ground.
3. Monuments recovered and accepted or set are noted on plat.
4. Ten foot (10') Public Utility Easement along all street rights of way is hereby granted with the filing of this plat.
5. All open space requirements are met on the lot with dwelling per the provisions of Sec. 14-16-3-8 (A)(1).

NOTE: CENTERLINE ▲ (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED, "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS #14269".



I. PURPOSE AND SCOPE
 THE PURPOSE OF THIS DRAINAGE PLAN IS TO PRESENT THE EXISTING DRAINAGE CONDITIONS AND PROPOSED DRAINAGE MANAGEMENT PLAN FOR A NEW FIVE (5) LOT SUBDIVISION. THE PROPOSED DEVELOPMENT IS LOCATED IN ALBUQUERQUE'S EAST SIDE, SOUTH OF OAKLAND AVENUE NE AND WEST OF VENTURA STREET.

II. SITE DESCRIPTION AND HISTORY
 THE PROPOSED SUBDIVISION IS LOCATED ON LOTS 11 AND 12, BLOCK 3, TRACT 3, UNIT 3 WITHIN NORTH ALBUQUERQUE ACRES. THE TERRAIN IS UNEVEN AND HILLY. A SMALL ARROYO FLOWS THROUGH THE SITE FROM THE SOUTHEAST TO THE NORTHWEST. THE DECEMBER 2004 DRAINAGE REPORT FOR THE PROPOSED EAGLE ROCK ESTATES SUBDIVISION DETERMINED THAT THE ARROYO BRINGS 42.15 CFS OF RUNOFF ONTO THE SITE DURING A 100-YEAR, 6-HOUR STORM. BASED ON EXISTING CONDITIONS, 6.26 CFS WOULD BE GENERATED ONSITE. THIS RUNOFF DRAINS TO THE SMALL ARROYO DESCRIBED ABOVE.

III. COMPUTATIONAL PROCEDURES
 HYDROLOGIC ANALYSIS WAS PERFORMED BASED ON THE DESIGN CRITERIA FOUND IN THE CITY OF ALBUQUERQUE DPM SECTION 22.2 RELEASED IN JUNE 1997.

IV. PRECIPITATION
 THE 100-YEAR, 6-HOUR STORM WAS USED AS THE DESIGN STORM FOR ANALYSIS. THIS STORM IS EXPECTED TO PRODUCE A TOTAL OF 2.60 INCHES OF RAINFALL WITHIN ZONE 3 AS IDENTIFIED IN DPM SECTION 22.2. TABLES IN SECTION 22.2 WERE USED TO ESTABLISH EXCESS RUNOFF VOLUMES AND PEAK DISCHARGE RATES FROM THE DESIGN STORM FOR THE VARIOUS EXISTING AND PROPOSED DRAINAGE BASINS.

V. EXISTING DRAINAGE CONDITIONS OVERVIEW
 THE EXISTING UNDEVELOPED SITE SLOPES TO THE NORTHWEST WITH AN AVERAGE GRADE OF APPROXIMATELY FIVE (5) PERCENT. THE SOIL IS COMPRISED OF EMBUDO-TIJERAS COMPLEX (GRAVELY FINE SANDY LOAM). VEGETATION IS SPARSE AND LIMITED TO LOW ANNUAL GROWTH. ALL OF THESE FACTORS CREATE A MEDIUM RUNOFF RATE.

THE ONSITE RUNOFF FOR A 100-YEAR, 6-HOUR STORM WOULD PRODUCE A PEAK DISCHARGE OF 5.26 CUBIC FEET PER SECOND (CFS) AND A TOTAL VOLUME OF 6,882 CUBIC FEET (CF). THE OFFSITE RUNOFF FLOWING INTO THE PROPERTY AFTER A 100-YEAR, 6-HOUR STORM IS 42.15 CFS WITH A VOLUME OF 19,602 CF OF THE COMBINE RUNOFF ENTERS THE SOUTH EDGE OF OAKLAND AVENUE TO THE WEST OF THE PROPERTY.

VI. PROPOSED DRAINAGE MANAGEMENT PLAN
 EAGLE'S VIEW ESTATES SUBDIVISION WILL BE BUILT IN TWO DIFFERENT PHASES. PHASE I OF EAGLE'S VIEW ESTATES, A 15-LOT SUBDIVISION LOCATED TO THE NORTH EAST, INCLUDES CONSTRUCTION OF A 48-INCH CONCRETE STORM DRAIN IN OAKLAND THAT WILL DRAIN TO THE LA CUEVA CHANNEL. PHASE II (THE NEW 5-LOT SUBDIVISION) WILL BE CONSTRUCTED IN CONJUNCTION WITH OR FOLLOWING PHASE I AND WILL DRAIN INTO THE 48-INCH STORM DRAIN WITH NEW INLETS AND STORM CONNECTOR PIPES.

A CONCRETE LINED 10-FOOT WIDE PRIVATE DRAINAGE EASEMENT WILL DIRECT INTERCEPTED-OFFSITE FLOW ONTO THE NEW CUL-DE-SAC THROUGH THREE 24-INCH WIDE SIDEWALK CULVERTS. INTERIM OFFSITE RUNOFF WILL HAVE A PEAK FLOW OF 42.15 CFS. THIS WILL REDUCE TO 13.32 CFS AFTER STORM DRAIN IMPROVEMENTS ARE CONSTRUCTED ON VENTURA STREET SOUTH OF OAKLAND. APPROXIMATELY 1.56 ACRES OF THE DEVELOPED SITE WILL DRAIN INTO SAHAR COURT. THE 6.02 CFS GENERATED BY THIS DEVELOPED AREA WILL COMBINE WITH THE OFFSITE 13.32 CFS, AND A TOTAL OF 19.34 CFS WILL DRAIN NORTH TOWARDS OAKLAND. ONE TYPE A INLET WILL BE CONSTRUCTED AT EACH SIDE OF THE ENTRANCE OF SAHAR COURT AND WILL BE CONNECTED TO THE PROPOSED 48-INCH STORM DRAIN IN OAKLAND AVENUE THROUGH A 24-INCH RCP CONNECTOR PIPE. THE INLET ON THE WEST EDGE OF SAHAR COURT WILL COLLECT APPROXIMATELY 6.56 CFS, RESULTING IN 3.19 CFS OF BYPASS FLOW. THE INLET ON THE EAST EDGE OF SAHAR WILL COLLECT APPROXIMATELY 6.47 CFS AND HAVE 3.28 CFS OF BYPASS FLOW. THE BYPASS RUNOFF WILL FLOW WEST IN THE SOUTH CURB LINE OF OAKLAND AVENUE.

THE REAR OF LOTS 4 AND 5 WILL DRAIN TO A NEW CONCRETE LINED, 6-FOOT WIDE PRIVATE DRAINAGE EASEMENT. THE DRAINAGE EASEMENT WILL COLLECT 0.65 CFS FROM THE REAR YARDS DURING THE 100-YEAR STORM AND DISCHARGE THROUGH TWO 18-INCH WIDE SIDEWALK CULVERTS. THE TWO SIDEWALK CULVERTS WILL DRAIN DIRECTLY INTO THE BACK OF A TYPE A INLET ON THE SOUTH SIDE OF OAKLAND AVENUE. THE INLET WILL ALSO INTERCEPT THE 6.47 CFS THAT BYPASSED THE TWO INLETS IN SAHAR COURT. THE NEW TYPE A INLET WILL BE CONNECTED TO THE PROPOSED 48-INCH STORM DRAIN IN OAKLAND THROUGH AN 18-INCH DIAMETER RCP.

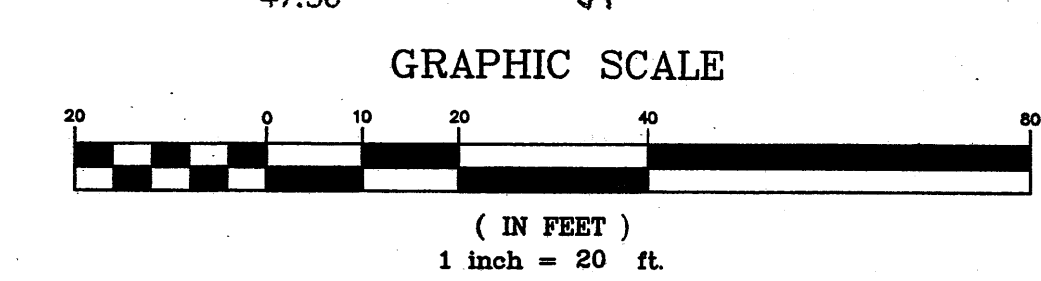
UNTIL THE PROPOSED 24-INCH DIAMETER STORM DRAIN AND RELATED INLETS ARE DEVELOPED IN VENTURA STREET, SOUTH OF OAKLAND, THE 28.83 CFS OF ADDITIONAL OFFSITE RUNOFF (EX 3) WILL DRAIN INTO THE EXISTING SMALL ARROYO AND ENTER THE EAGLE'S VIEW PHASE II SITE VIA THE 10-FOOT DRAINAGE EASEMENT. PROPOSED INLETS AND CONNECTOR PIPES IN PHASE II ARE NOT SIZED TO COLLECT THE 28.83 CFS.

VII. CONCLUSION
 DEVELOPED RUNOFF FROM THE PROPOSED 5-LOT SUBDIVISION WILL DRAIN FROM THE SITE AT TWO LOCATIONS. MOST OF THE ONSITE RUNOFF WILL COMBINE WITH OFFSITE RUNOFF IN SAHAR COURT. THE COMBINED FLOW WILL BE INTERCEPTED BY TWO TYPE A INLETS AT THE ENTRANCE TO SAHAR COURT. RUNOFF THAT BYPASSES THE INLETS WILL FLOW WEST ALONG THE SOUTH CURB LINE OF OAKLAND AVENUE. A THIRD TYPE A INLET WILL COLLECT THE BYPASSED RUNOFF AND WILL ALSO COLLECT THE REMAINING ONSITE RUNOFF FROM THE 6-FOOT WIDE DRAINAGE EASEMENT AT THE WEST EDGE OF THE SITE. ALL THREE INLETS WILL DRAIN TO THE PROPOSED 48" STORM DRAIN IN OAKLAND AVENUE.

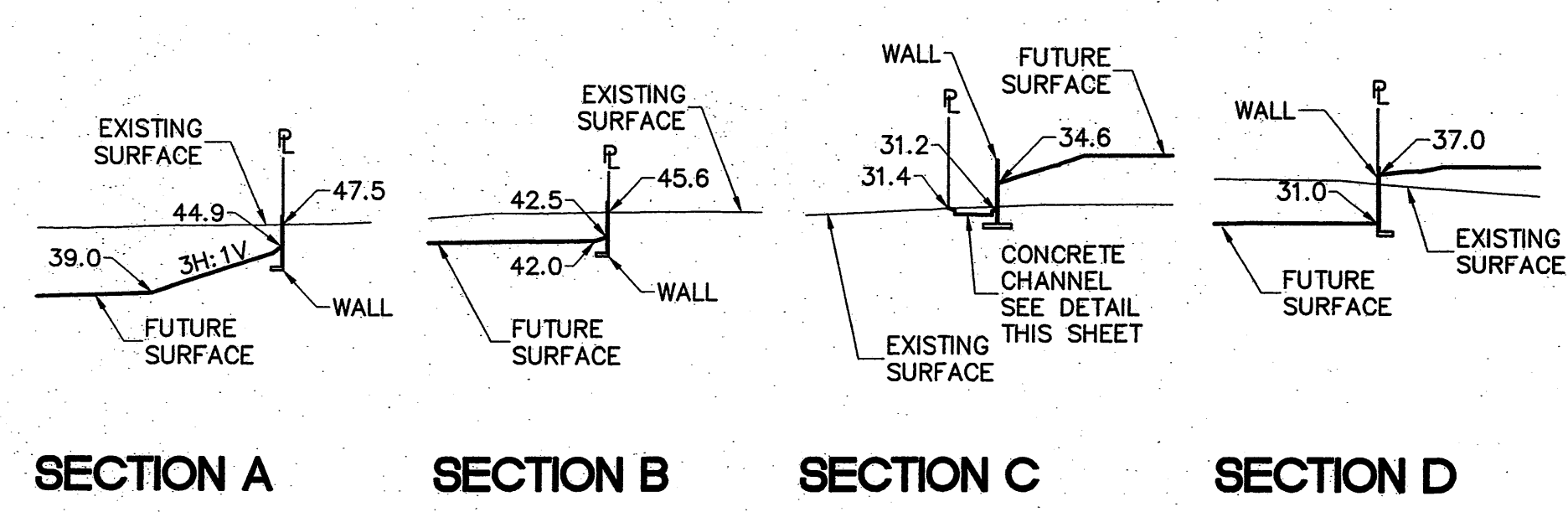
NO PONDED WATER IS PLANNED WITH THIS PROJECT.

DWG. FILE - 11.2003 JOB#S 03-182 WYOMING SUBD CIVIL WORKING DRAWINGS 03-182-DRAINAGE-ANALYSIS.DWG
 DATE: 7/27/05

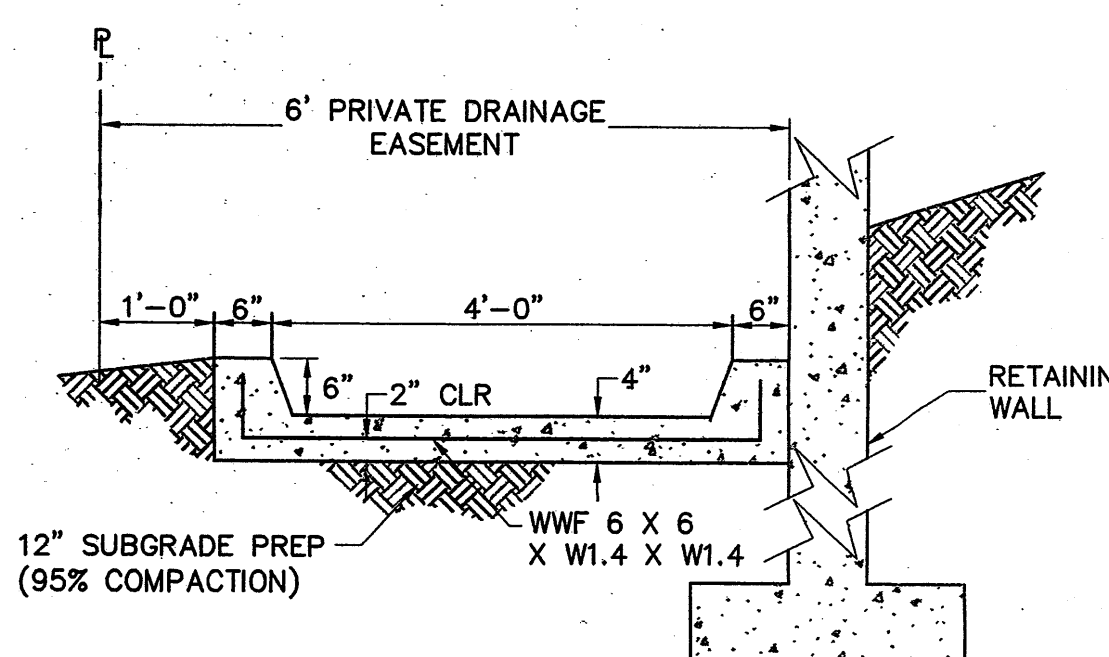
PROPOSED DRAINAGE CONDITIONS
 SCALE: 1" = 20'-0"



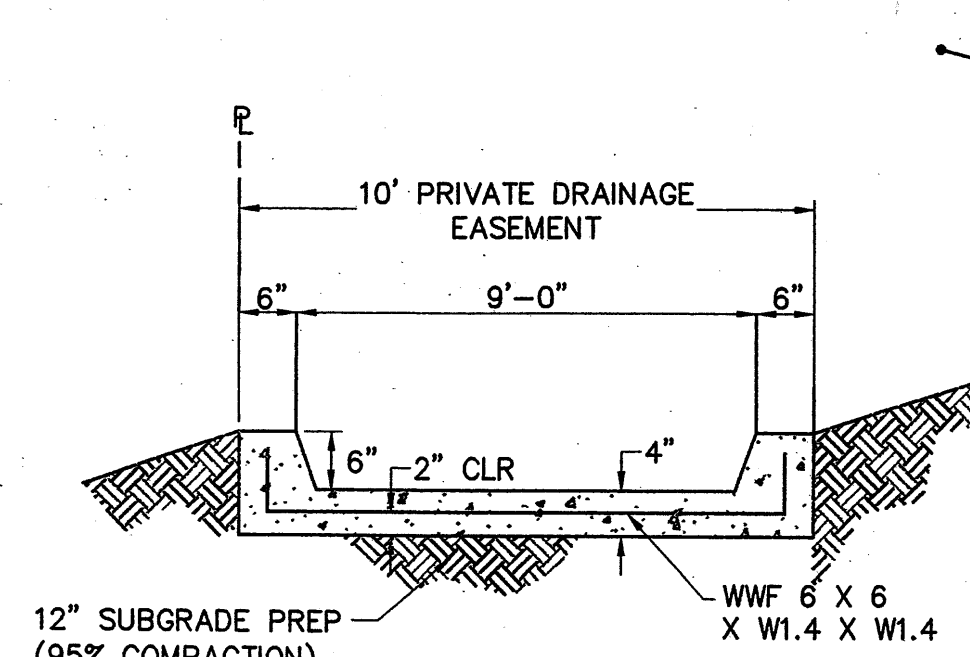
- LEGEND**
- PROPOSED RETAINING WALL
 - MOUNTABLE CURB
 - STANDARD CURB
 - DRAINAGE BASIN BOUNDARY
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING SPOT ELEV
 - PROPOSED SPOT ELEV



RETAINING WALL SECTIONS
 NTS



CONCRETE CHANNEL SECTION C
 NTS



CONCRETE CHANNEL SECTION E
 NTS

AS-BUILT INFORMATION		BENCH MARK		SURVEY INFORMATION	
CONTRACTOR	DATE	STATION	DATE	NO.	BY
WORK BY:	DATE:	BARSTON ST. AND MODESTO AVE., IN THE N.E. QUADRANT	DATE:		
ACCEPTANCE BY:	DATE:	STATION MARK IS A STANDARD ACS BRASS TABLE, STAMPED	DATE:		
FIELD NOTES BY:	DATE:	ACS MOUNTMENT "1-B20" NAD 1927 CENTRAL ZONE	DATE:		
DRAWINGS BY:	DATE:	X = 410,237.56	DATE:		
CORRECTED BY:	DATE:	Y = 1,524,095.46	DATE:		
MICRO-FILM INFORMATION		Z = 5474.51 (NAD 1929)	DATE:		
RECORDED BY:	DATE:	G-G = 99964740	DATE:		
RECORDED BY:	DATE:	DELTA ALPHA = -0'10"23"	DATE:		



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CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT

TITLE: **EAGLE'S VIEW ESTATES SUBDIVISION PHASE II PROPOSED DRAINAGE CONDITIONS**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. _____ Zone Map C-20-Z _____ Sheet **CD-2** of _____