



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 24, 1995

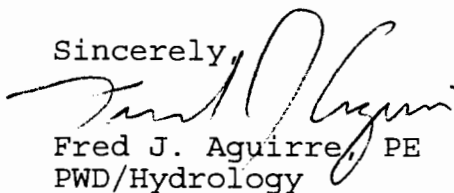
Scott McGee
Isaacson & Arfman
128 Monroe NE
Albuquerque, NM 87108

RE: PARADISE TERRACE SUBDIVISION (A12-D11)

The revised plan dated 5/11/95 which added a note that identified the developer's responsibility for reclaiming lots 3 and 4 is approved.

If you should have any questions, feel free to contact me at 768-2668.

Sincerely,



Fred J. Aguirre, PE
PWD/Hydrology

FJA/dl

c: Andrew Garcia
File

GENERAL NOTES

LEGAL DESCRIPTION: NORTHERLY 462.25 FEET OF TRACT F, PARADISE HEIGHTS UNIT 1, FILED DECEMBER 13, 1964 IN VOLUME D3 PAGE 156.

ENGINEER: ISAACSON & ARFMAN, P.A.
128 MONROE STREET NE
ALBUQUERQUE, NM 87108

SURVEYOR: ALDRICH LAND SURVEYING
ATTN: TIM ALDRICH, NMPLS NO. 7719
(505) 884-1990

BENCHMARK: ACS CONTROL STATION "2-A12" LOCATED 8.6 MILES FROM DOWNTOWN ALBUQUERQUE, NORTHWEST OF THE INTERSECTION OF MCMAHON BLVD. AND GOLF COURSE ROAD BY 0.66 MILES.
ELEVATION: 5294.29

ZONING: R1.

PROPOSED: 36 SINGLE FAMILY RESIDENTIAL LOTS.

AREA: 9.00 AC.

FLOOD HAZARD: NO PART OF THIS PROPERTY LIES WITHIN A F.E.M.A 100-YEAR FLOOD BOUNDARY AS DETERMINED BY THE OCTOBER 14, 1983 EDITION OF THE F.E.M.A. MAPS.

LOCATION & DESCRIPTION: THE SITE IS CURRENTLY 100% UNDEVELOPED WITH SPARSE GROUND COVER. THE EXISTING GRADES ARE STEEP RANGING FROM 2 TO 20% IN SOME AREAS. THE SITE IS BOUNDED ON THE SOUTH BY ST. JOSEPH'S WEST MESA HOSPITAL, GOLF COURSE ROAD ON THE EAST, DEVELOPED RESIDENTIAL PROPERTY TO THE WEST, AND UNDEVELOPED PROPERTY ON THE NORTH SIDE.

EXISTING CONDITIONS: THE SITE CURRENTLY DRAINS TO THE EAST TO GOLF COURSE ROAD. THE EXISTING 100-YEAR DISCHARGE IS 14.9 CFS.

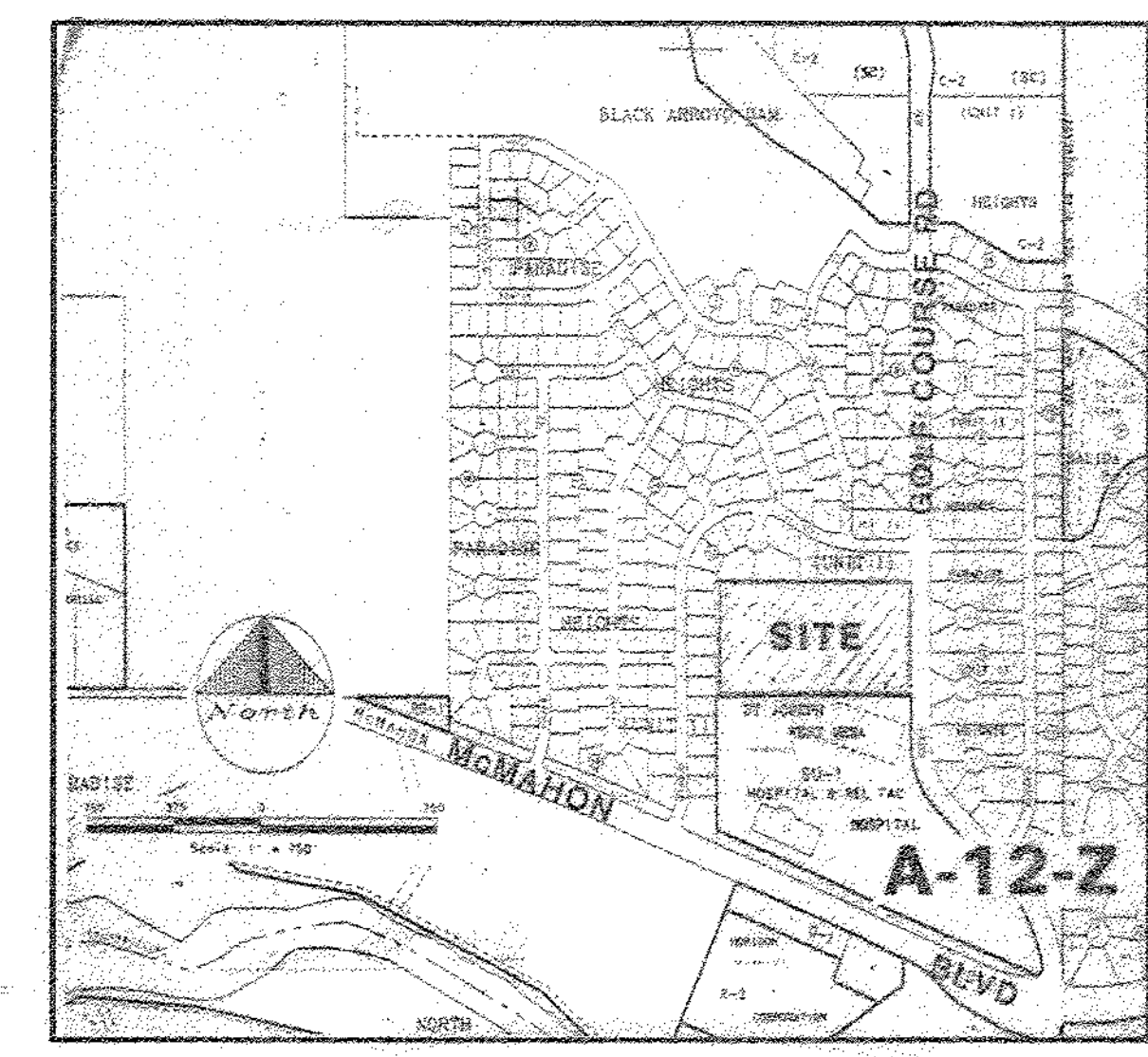
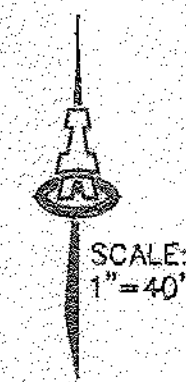
PROPOSED IMPROVEMENTS & HYDROLOGY: PARADISE HEIGHTS, TRACT F LIES WITHIN AN AREA THAT IS PROGRAMMED INTO AN SAD. THIS SAD WILL WIDEN GOLF COURSE ROAD AS WELL AS BUILD A STORM DRAIN. THE SAD IS CURRENTLY ON-LINE TO BE CONSTRUCTED IN 94/95. IN THE INTERIM, THE SUBDIVISION WILL NEED TO DETAIN ITS DEVELOPED FLOWS. THE AMOUNT THE DEVELOPMENT WILL BE ALLOWED TO DISCHARGE TO GOLF COURSE ROAD IS 14.9 CFS WHICH IS THE CURRENT 100-YEAR DISCHARGE FOR THE EXISTING CONDITION. THE DEVELOPED CONDITION GENERATES A 100-YEAR DISCHARGE OF 29.8 CFS. THE DIFFERENCE IN TOTAL RUNOFF VOLUME PRODUCED BY THESE TWO SITUATIONS IS 1.024 ACRE FEET OR 30.263 FEET³. THIS AMOUNT MUST BE DETAINED ONSITE TO EFFECTIVELY REDUCE THE DISCHARGE TO AN ALLOWABLE RATE. THE POND DETAIL ILLUSTRATES THE DIMENSIONS OF THE PROPOSED POND. LOTS 3 AND 4 WILL BE RECLAIMED BY THE OWNER WHEN THE SAD IS COMPLETED AND THE DETENTION IS NO LONGER NEEDED. PRIVATE RUNDOWNS & PIPE DRAINS WILL BE UTILIZED TO ENSURE ADEQUATE DRAINAGE IN LOTS WITH LOW BACKYARDS.

STREET HYDRAULICS: THE FOLLOWING TABLE ILLUSTRATES THE FLOW HYDRAULICS OF THE SUBDIVISION STREETS.

STREET NAME	WIDTH(FT)	SLOPE(%)	FLOW(CFS)	DEPTH(FT)	VELOCITY(FPS)	EGL(FT)
RIDGE TOP PL.	28	8.0%	6.63	0.20	4.23	0.48
RIDGE VIEW RD.	28	8.0%	14.44	0.24	5.38	0.67
RIDGE VIEW CT.	28	4.4%	6.63	0.21	3.90	0.45
EASY STREET	28	8.0%	2.1	0.15	3.25	0.31

LEGEND

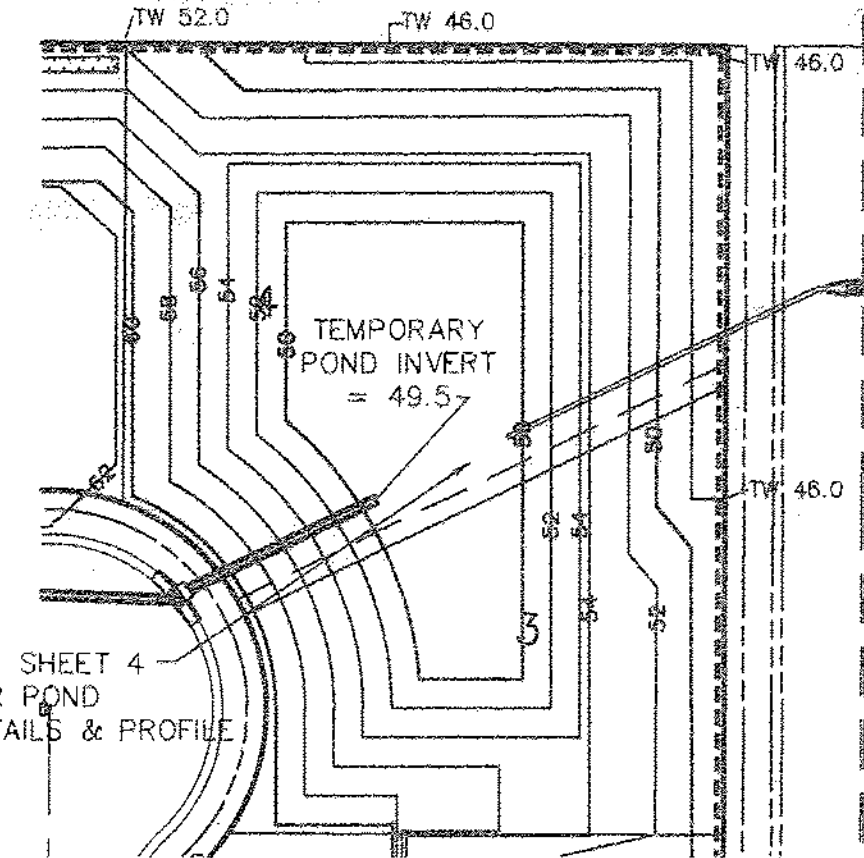
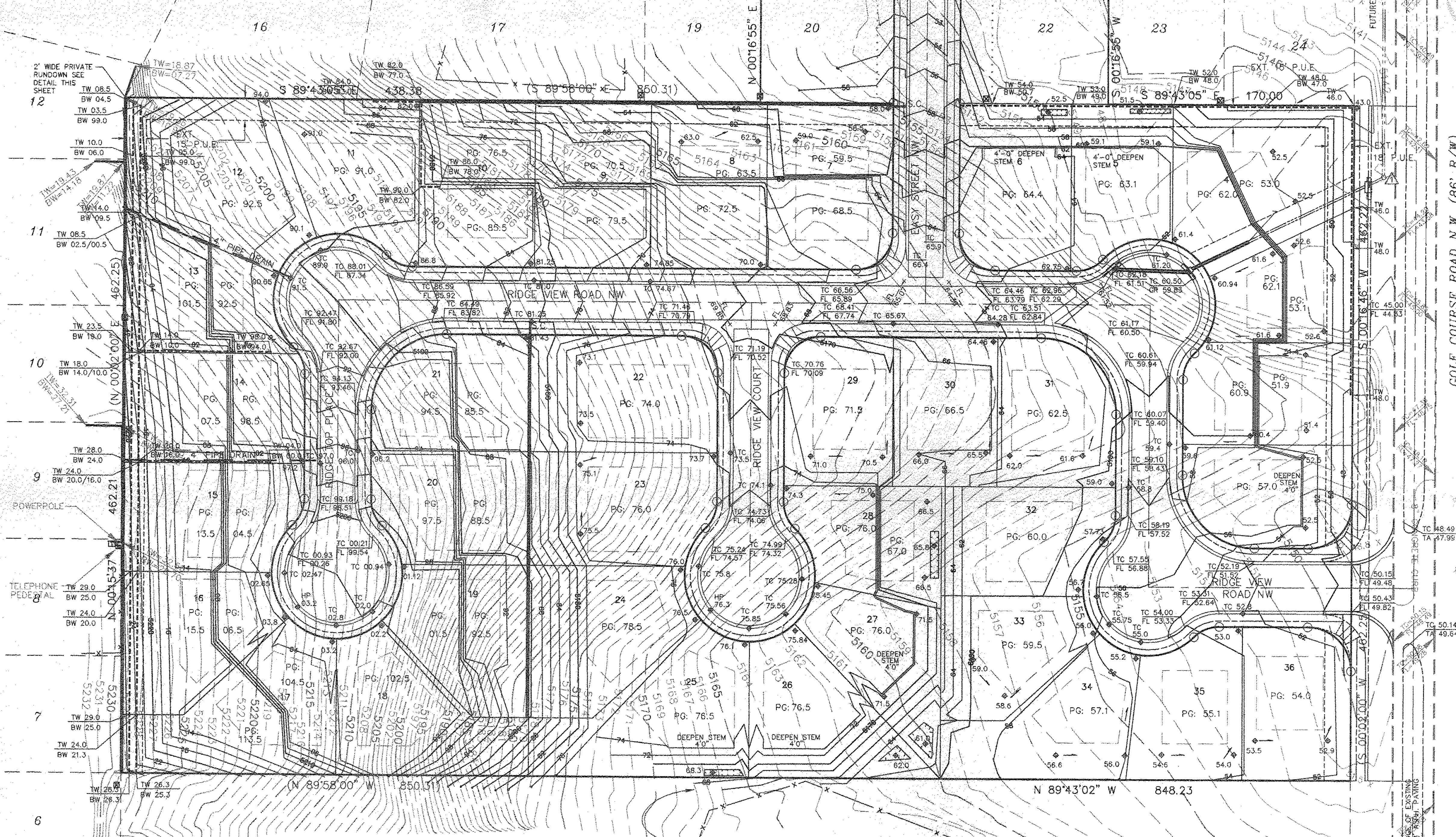
- TC 71.19
FL 70.52
 - 73.7
 -
 -
 -
 - PG: 76.0
 -
 -
 - H S.C.
- PROPOSED TOP OF CURB FLOWLINE
PROPOSED SPOT ELEV.
FUTURE SIDEWALK
PROPOSED CURB
PROPOSED CONTOUR
EXISTING CONTOUR
PROPOSED PAD GRADE
PRIVATE CONC. DRAINAGE RUNDOWN
PRIVATE 4" PIPE DRAIN
RETAINING WALL
SIDEWALK CULVERT



VICINITY MAP

▲ PRIOR TO RECLAIMING LOTS 3 & 4 FOR DEVELOPMENT, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE FUTURE GOLF COURSE ROAD STORM DRAIN SHOWN FROM THE DROP INLET ADJACENT TO LOT 4 TO DRIFTWOOD AVENUE NW.

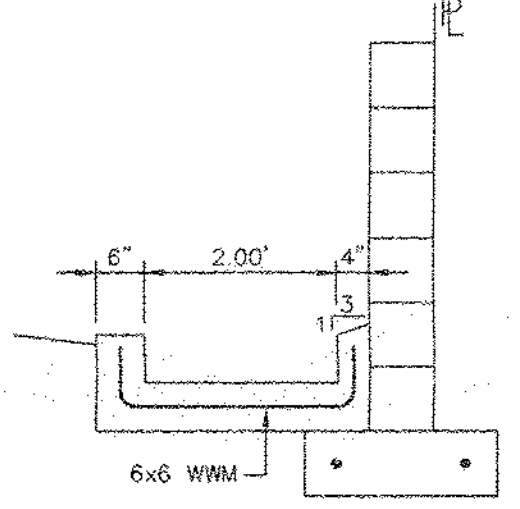
**PARADISE HEIGHTS, UNIT ONE
BLOCK 13**



TEMPORARY DETENTION POND DETAIL

GOLF COURSE ROAD N.W. (86' R/W)

ST. JOSEPH WEST MESA HOSPITAL



PRIVATE REAR-YARD DRAINAGE RUNDOWN

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico
668GRD.DWG000 VIEW 1 12/21/94

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **PARADISE TERRACE
GRADING & DRAINAGE PLAN**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>[Signature]</i>	1-21-95	WATER	NIA RWE	12-28-94
TRANSPORTATION	<i>[Signature]</i>	12-21-94	WASTE WATER	NIA RWE	12-28-94
HYDROLOGY	<i>[Signature]</i>	11/13/95			

PROJECT NO.	5099.90	MAP NO.	A-12	SHEET	3	OF	11
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AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR		DATE		NO.		DATE	
WORK BY		DATE		BY		DATE	
ACCEPTANCE BY		DATE		REVISIONS		DATE	
REVISIONS		DATE		DESIGNED BY		DATE	
CONTRACTOR		DATE		DRAWN BY		DATE	
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