City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 28, 2003

Chris Perea, PE
Wilson & Company
4900 Lang Ave NE
Albuquerque, NM 87109

Re: Tract N-2B-1, Seven Bar Ranch Drainage Plan
Engineer's Stamp dated 3-26-03 (A13/D18)

Dear Mr. Perea,

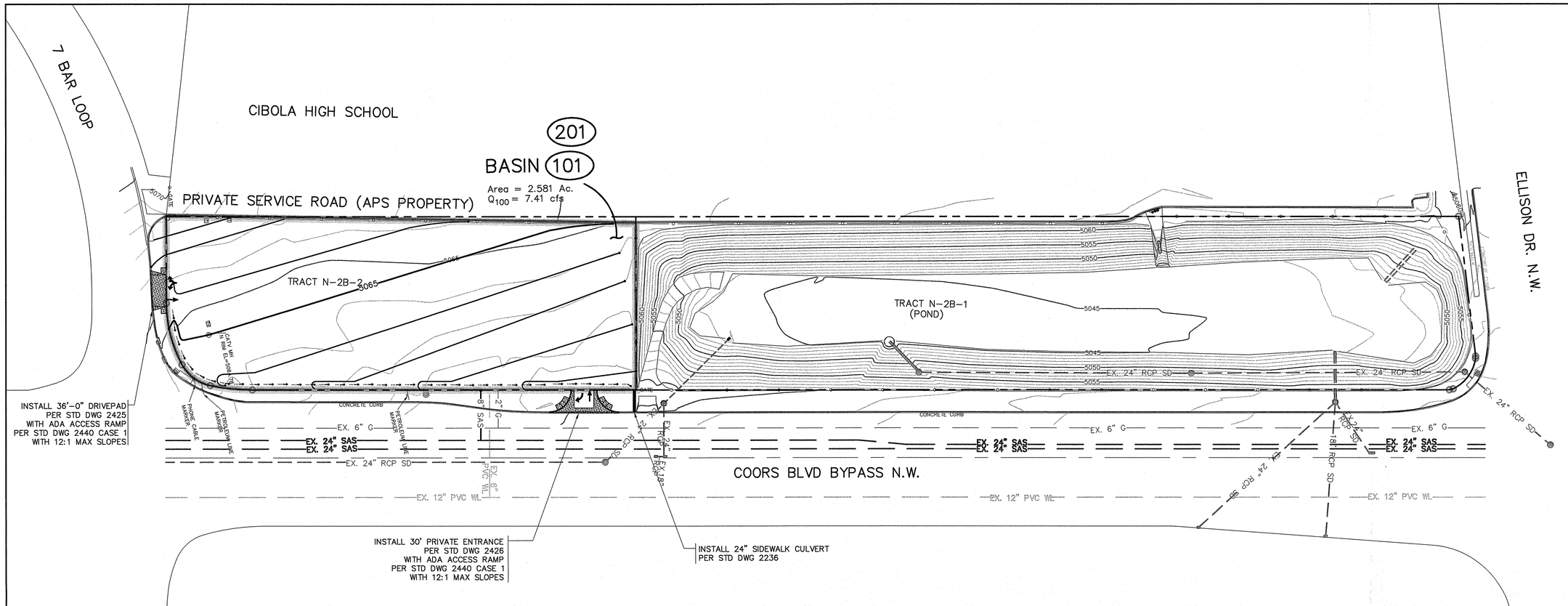
Based upon the information provided in your submittal dated 3-26-03, the above referenced plan is approved for Preliminary Plat action by the DRB.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept.
Development and Building Services

C: file



TRACT N-2B-2
7-Bar Loop and Coors By-Pass

Drainage Report

Site Location: Tract N-2B-2 is located at the northwest corner of the 7-Bar Loop and Coors By-Pass intersection. Proposed development is for re-grading of the site and zone changing from R-1 to C-1 for future sale purposes.

Methodology: Section 22.2 of City of Albuquerque DMP was followed to calculate the design volume. The charts and formulas in Parts A were followed using the 100-year frequency 24-hour rainfall as the design storm. The site is located in Zone 1 as determined from Table A-1. The total storm volume was calculated as per section A.5. The peak discharge was calculated as per section A.6.

Existing Conditions: The site consists of only one basin, Basin 101, which encompasses the entire site. The site is primarily a vacant lot with native shrubbery. Currently, the drainage from this basin sheet flows in a northeast direction toward Coors By-Pass, which then drains into an existing detention pond located on Tract N-2B-1.

Existing volumetric runoff and peak discharge quantities are as shown below:

Table 1 – Existing Conditions							
		Treatment					
Basin	Area (ac)	A (%)	B (%)	C (%)	D (%)	V_{360}(ac-ft)	Q_p(cfs)
101	2.58	0	0	100	0	0.213	7.41
Total	2.58					0.213	7.41

Table 1 - provides a breakdown of existing volumetric runoff and peak discharge of the site.

Proposed Conditions: The proposed basin, Basin 201, remained the same as the existing basin. Re-grading improvements to the site did not change land treatments from existing conditions. Drainage will sheet flow towards the northeast corner of the site into Coors By-Pass via a proposed concrete sidewalk culvert.

Proposed volumetric runoff and peak discharge quantities are as shown below:

Table 2 – Proposed Conditions							
		Treatment					
Basin	Area (ac)	A (%)	B (%)	C (%)	D (%)	V_{360}(ac-ft)	Q_p(cfs)
201	2.58	0	0	100	0	0.213	7.41
Total	2.58					0.213	7.41

Table 2 - provides a breakdown of proposed volumetric runoff and peak discharge of the site.

Due to these proposed improvements the total amount of runoff will not change.

Conclusion: All proposed runoff will be diverted to the northeast corner of the site through a 24" concrete sidewalk culvert and into Coors By-Pass. These flows will then drain into an existing detention pond located in Tract N-2B-1. This pond was designed to accept flows as per SAD 223 – Part 4.

GRADING NOTES

1. ALL GRADING AND CONSTRUCTION UNDER THIS PLAN TO BE CONSTRUCTED IN ACCORDANCE WITH THE "CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", LATEST EDITION.
2. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS.ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.
3. PAVING/ROADWAY GRADES SHALL BE +.05 FT. FROM SHOWN PLAN ELEVATIONS.
4. PADS SHALL NOT VARY FROM A TRUE HORIZONTAL PLANE BY MORE THAN +.01 FOOT AT ANY POINT. THIS TRUE PLANE SHALL NOT VARY FROM THE SHOWN PAD ELEVATION BY +.02 FOOT, UNLESS PERMITTED BY OWNER.
5. CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS AND GRADING OPERATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS AND INSPECTION APPROVALS NECESSARY FOR THE CONSTRUCTION OF THESE FACILITIES AND ALL GRADING OPERATIONS.
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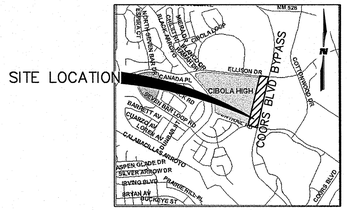
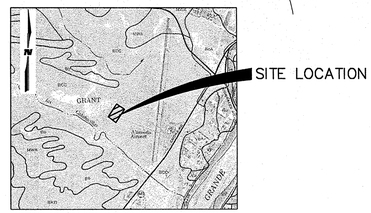
8. UNLESS OTHERWISE SHOWN, DRAINAGE SWALES SHALL HAVE A MINIMUM 1% SLOPE IN THE DIRECTION OF FLOW.
9. ALL SCARIFYING, EXCAVATION, COMPACTION, AND REPLATTED SOILS WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
10. ALL SITE CONCRETE SHALL HAVE EXPANSION JOINTS GREATER THAN 20' WITH CONTROL JOINTS NO GREATER THAN 10' UNLESS OTHERWISE NOTED IN THIS PLAN SET. CURB & GUTTER AND SIDEWALKS SHALL HAVE JOINTS PER COA STD SPECIFICATIONS.

LEGEND

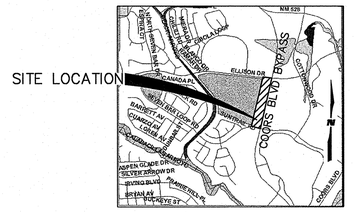
- PROPOSED BASIN BOUNDARY
- EXISTING BASIN BOUNDARY
- 5070 — EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- 5175 — PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- + 5359.15 EXISTING SPOT ELEVATION
- TP73.7 PROPOSED SPOT ELEVATION
- PROPOSED FLOWLINE
- PROPOSED CONCRETE



LOCATION MAP
ZONE ATLAS MAP NO. A-13, B-13



SOILS MAP
REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY SHEET NO. 10



FLOOD INSURANCE MAP
REFERENCE: FLOOD INSURANCE STUDY PANEL 109

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

WCEA #X3614062
MAR. 2003

AS-BUILT INFORMATION
CONTRACTOR — DATE
WORK STAKED BY — DATE
FIELD CHECKS — DATE
ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
A.C.S. Survey Monument "NM448-N12"
New Mexico State Plane Coord's, Central Zone (NAD 1927) as published:
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Elevation = 5023.411
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SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
CHRISTOPHER A. PEREA
NEW MEXICO
13686
3-26-03
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	

WILSON & COMPANY, ENGINEERS & ARCHITECTS
DESIGNED BY JAT DATE MAR. 2003
DRAWN BY JLB DATE MAR. 2003
CHECKED BY CAP DATE MAR. 2003

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

SEVEN BAR RANCH / TRACT N-2B-1
GRADING & DRAINAGE PLAN

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

City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	A-13,B-13	5	6

WILSON & COMPANY

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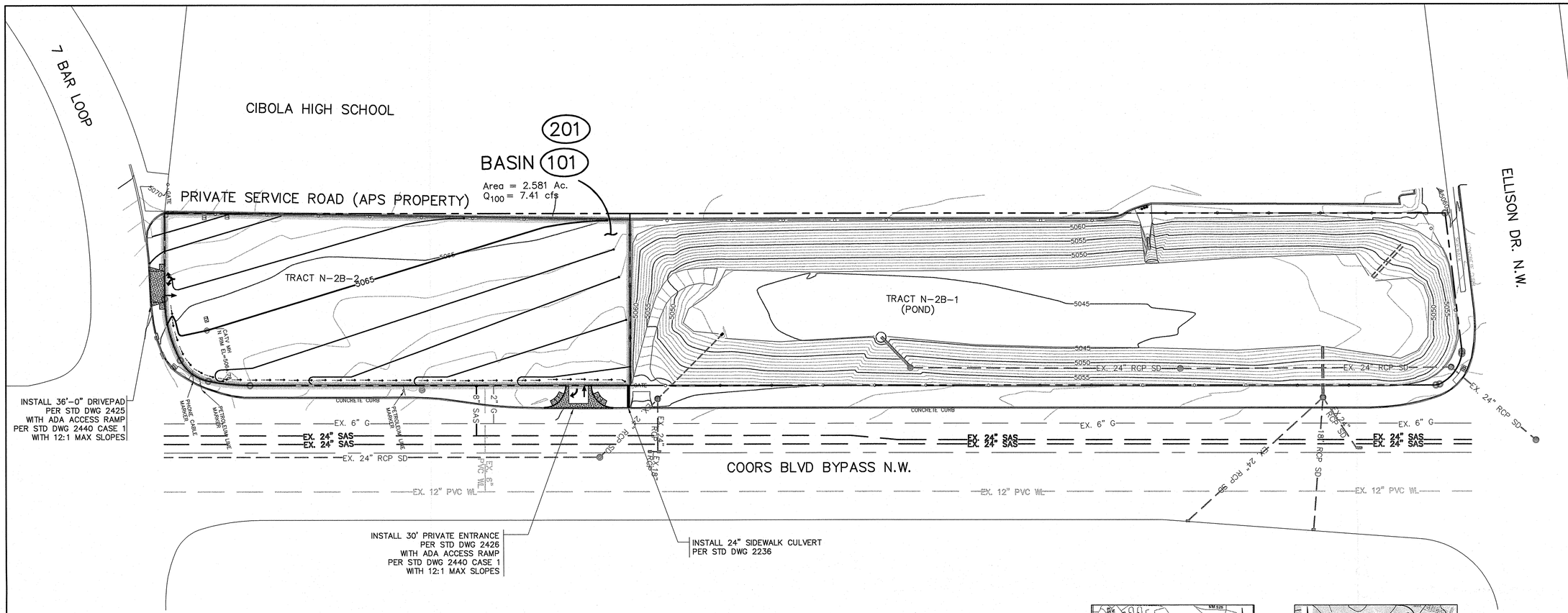

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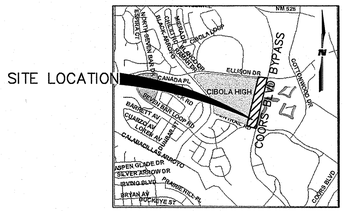

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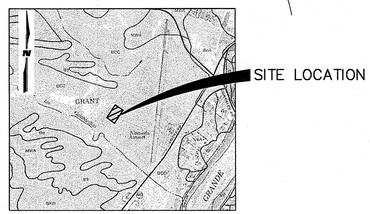

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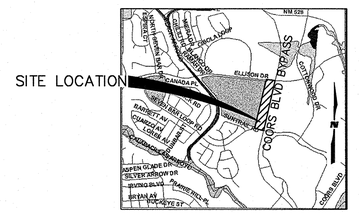

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SEVEN BAR RANCH / TRACT N–2B–1
GRADING & DRAINAGE PLAN

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

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WILSON & COMPANY

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