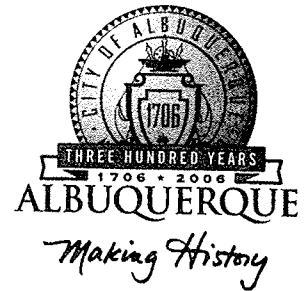


CITY OF ALBUQUERQUE



November 3, 2004

David Thompson, P.E.
Thompson Engineering Consultants, Inc.
4800 Juan Tabo NE, Suite C
Albuquerque, NM 87111

**Re: Longford Trails Park, Tract E The Trails Subdivision, Grading and
Drainage Plan**
Engineer's Stamp dated 9-17-04 (C9-D4)

Dear Mr. Thompson,

Based upon the information provided in your submittal received 9-22-04, the
above referenced plan cannot be approved for Building Permit until the following
comments are addressed:

P.O. Box 1293

1. Build notes (including inverts and the appropriate City Standard) should be
provided for the proposed sidewalk culverts.

Albuquerque

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

New Mexico 87103

Sincerely,

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

www.cabq.gov

C: File

DRAINAGE INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: LONGFORD TRAILS SUBDIVISION PARK ZONE MAP/DRG. FILE #: C-9 / 1004
DRB #: _____ EPC #: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT E, THE TRAILS SUBDIVISION
CITY ADDRESS: _____

ENGINEERING FIRM: Thompson Engineering Consultants, Inc.
ADDRESS: 4800 Juan Tabo NE, Suite C
CITY, STATE: Albuquerque, NM
CONTACT: David Thompson
PHONE: 271-2199
ZIP CODE: 87111

OWNER: Longford Homes
ADDRESS: 7007 Jefferson St. NE, Suite A
CITY, STATE: Albuquerque, NM
CONTACT: Tracy Murphy
PHONE: 761-9911
ZIP CODE: 87109

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____
CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____
CONTACT: _____
PHONE: _____
ZIP CODE: _____

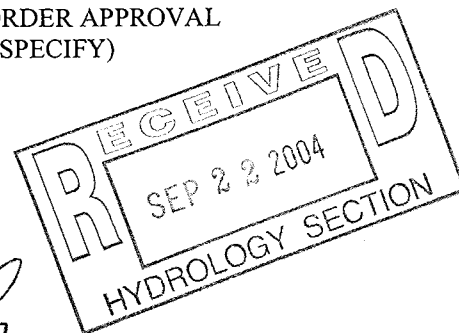
CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____
CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal
☒ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION(TCL)
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:
☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☒ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

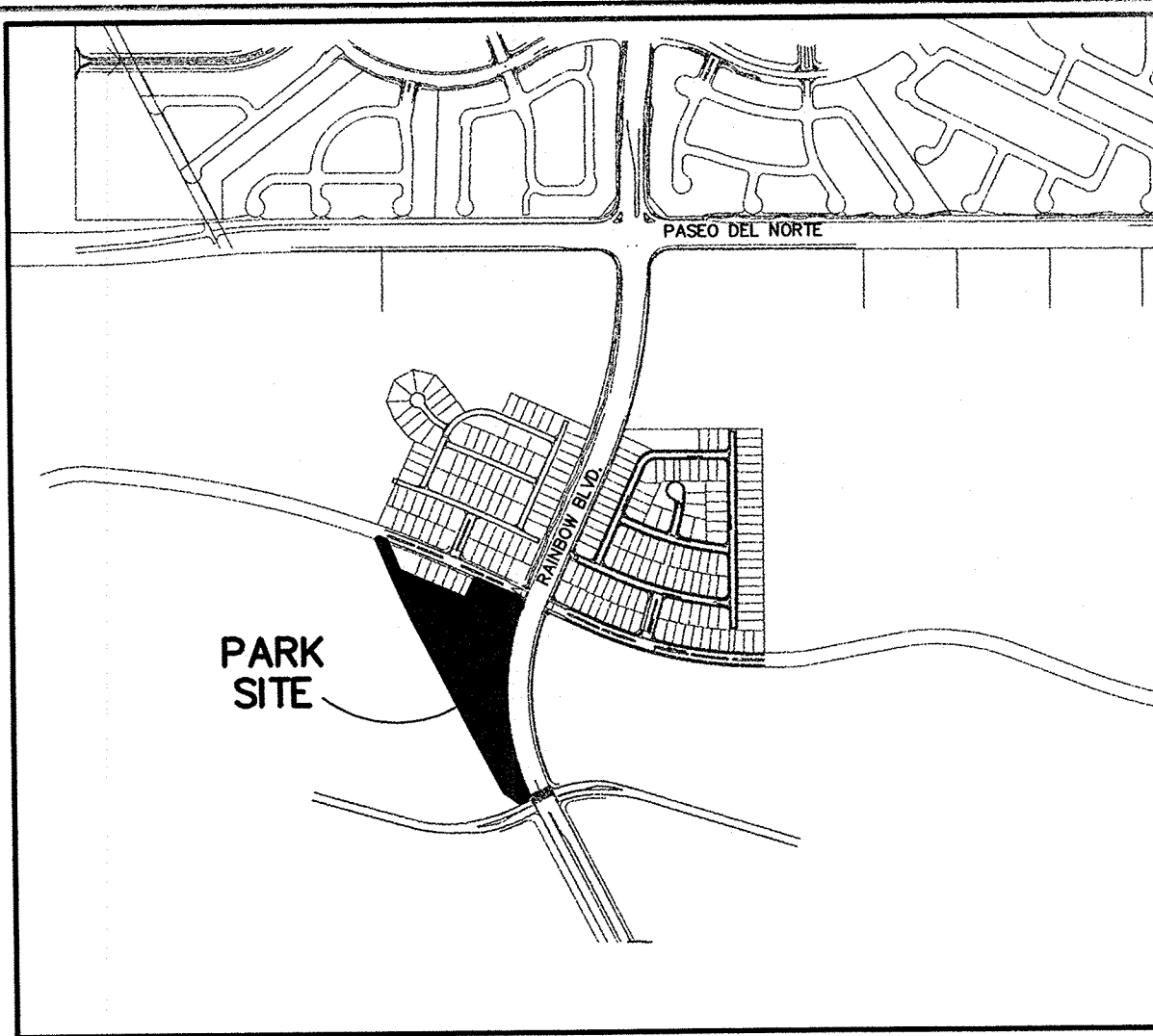
WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: September 21, 2004 BY: [Signature]

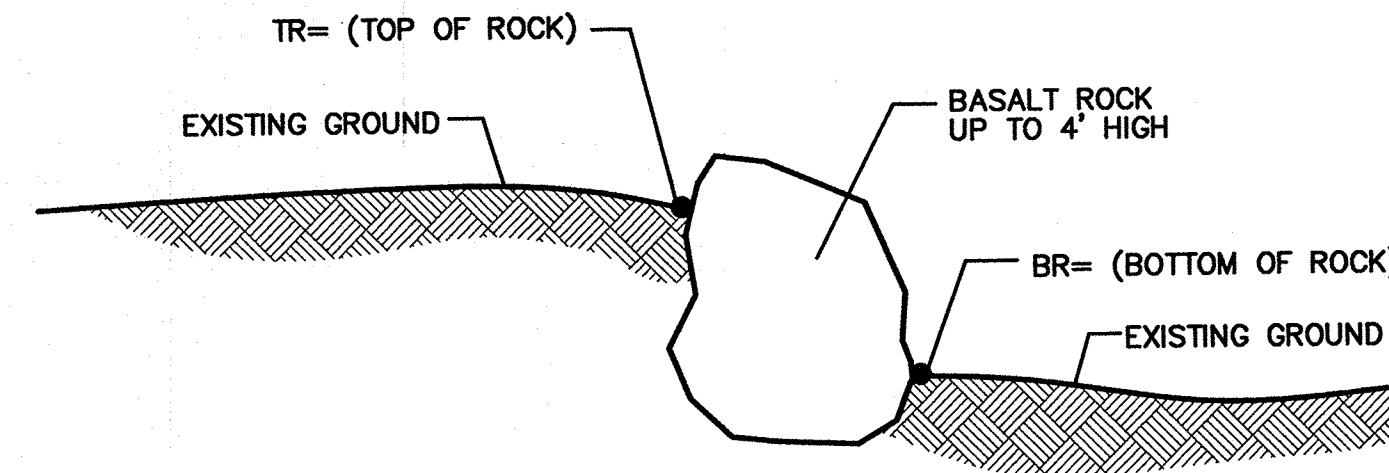


Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five acres
2. **Drainage Plans:** Required for building permits, grading permits, paving permits, and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or



100-YEAR HYDROLOGIC CALCULATIONS								
BASIN ID	AREA (ac.)	LAND TREATMENT				V (24-hr)	V (10-day)	Q (cfs)
		A	B	C	D			
EXISTING CONDITIONS								
EXISTING	6.16	6.16	—	—	—	0.227		7.94
OFF-SITE	3.83	3.83	—	—	—	0.140	0.140	4.94
PROPOSED CONDITIONS								
1	2.36	2.01	0.21		0.14	0.113		3.63
2	3.62	1.43	1.94	0.19	0.186	0.186		4.67
3	0.18				0.18	0.030		0.23



ROCK RETAINER DETAIL
NOT TO SCALE

DRAINAGE PLAN:

LEGAL DESCRIPTION: TRACT E, THE TRAILS SUBDIVISION

SITE AREA: 6.16 ACRES

BENCHMARK: ACS BRASS TABLET STAMPED "2-B10" 1980
SLD 1929 ELEVATION = 5429.35

FLOOD HAZARD STATEMENT: F.E.M.A. FLOODWAY BOUNDARY AND FLOODWAY MAP DATED NOVEMBER 19, 2003 (PANEL NO. 350001C0111E) INDICATES A FLOOD HAZARD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

EXISTING DRAINAGE CONDITIONS:

THE PROPERTY IS LOCATED ON RAINBOW BOULEVARD SOUTH OF TREE LINE AVENUE. THE PROPERTY DRAINS FROM NORTHWEST TO SOUTHEAST. OFFSITE FLOWS FROM THE WEST DRAINS TO THE PROPERTY AT THE NORTH END OF THE SITE.

THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH THE CITY OF RIO RANCHO DRAINAGE POLICY WHICH FOLLOWS THE ALBUQUERQUE DEVELOPMENT PROCESS MANUAL SECTION 22.2, HYDROLOGY. THE PROPERTY IS LOCATED IN ZONE 1. THE 100-YEAR, 6-HOUR STORM IS 2.20 INCHES. UNDER EXISTING CONDITIONS THE PROPERTY IS ALL LAND TREATMENT A.

DEVELOPED DRAINAGE CONDITIONS:

THE DRAINAGE PLAN FOR THE SITE INCLUDES PROVIDING A TEMPORARY RETENTION POND TO COLLECT THE OFFSITE RUNOFF FROM THE WEST. THIS TEMPORARY POND WILL BE REMOVED ONCE THE TRACT TO THE NORTH IS DEVELOPED BY LONGFORD HOMES. BASIN 1 INCLUDES THE SOUTHERN PART OF THE SITE, WHICH IS MOSTLY UNDEVELOPED. RUNOFF FROM BASIN 1 IS COLLECTED IN A SWALE AND DISCHARGED THROUGH A 24" SIDEWALK CULVERT TO WOODMONT ROAD DIRECTLY SOUTH OF THE SITE. RUNOFF FROM WOODMONT ROAD DRAINS EAST TO AN INTERIM RETENTION POND SOUTH OF HERITAGE AT THE TRAILS SUBDIVISION. BASIN 2 INCLUDES THE TURF AREAS, PLAY AREA, AND WALKING PATHS. RUNOFF FROM BASIN 2 IS COLLECTED IN A SWALE AND IS DISCHARGED THROUGH 2-24" SIDEWALK CULVERTS TO RAINBOW BLVD. WHICH DRAINS TO WOODMONT ROAD. BASIN 3 INCLUDES THE PARKING AREA ALONG TREE LINE AVENUE. BASIN 3 DRAINS TO TREE LINE AVENUE IN SANTA FE AT THE TRAILS SUBDIVISION.

APPROVED FOR ROUGH GRADING

SIGNATURE

DATE

NOTICE TO CONTRACTOR

AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.

ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.

TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.

MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME:	DATE:
INSPECTOR		

LEGEND

PROPERTY LINE

EXISTING CONTOUR

EXISTING INDEX CONTOUR

PROPOSED EARTHEN SWALE

PROPOSED SPOT ELEVATION

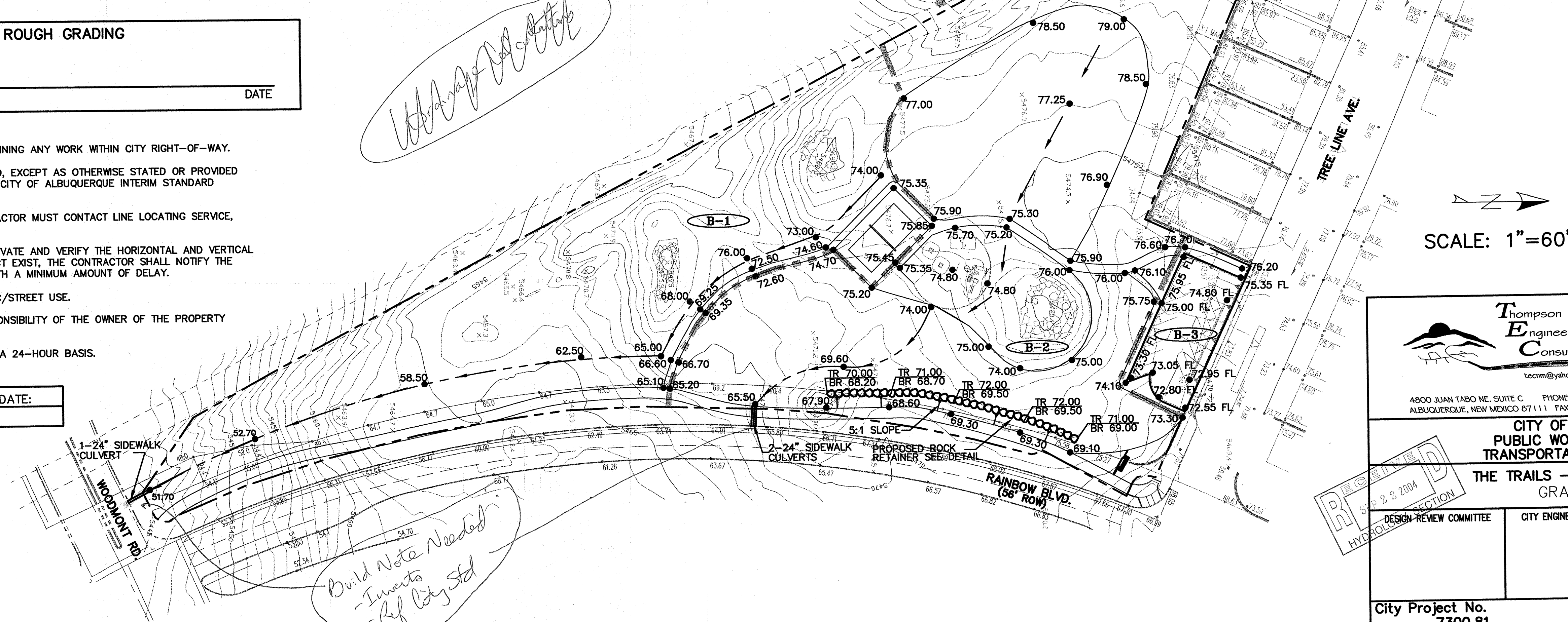
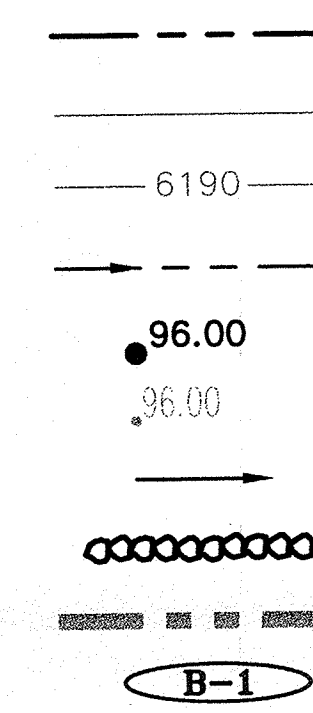
EXISTING SPOT ELEVATION

FLOW DIRECTION

PROPOSED ROCK RETAINER

PROPOSED BASINS

PROPOSED BASIN NUMBER



Tompson Engineering Consultants, Inc.
tecrcm@yahoo.com
4800 JUAN TABO NE, SUITE C PHONE: (505) 271-2199
ALBUQUERQUE, NEW MEXICO 87111 FAX: (505) 237-8422

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT
THE TRAILS - OFFSITE IMPROVEMENT
GRADING PLAN**

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

City Project No.
7300.81

Zone Map No.
C-9-Z

Sheet
1 Of
1

AS BUILT INFORMATION

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL

REMARKS

NO. DATE

DESIGNED BY

DRAWN BY

CHECKED BY

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE