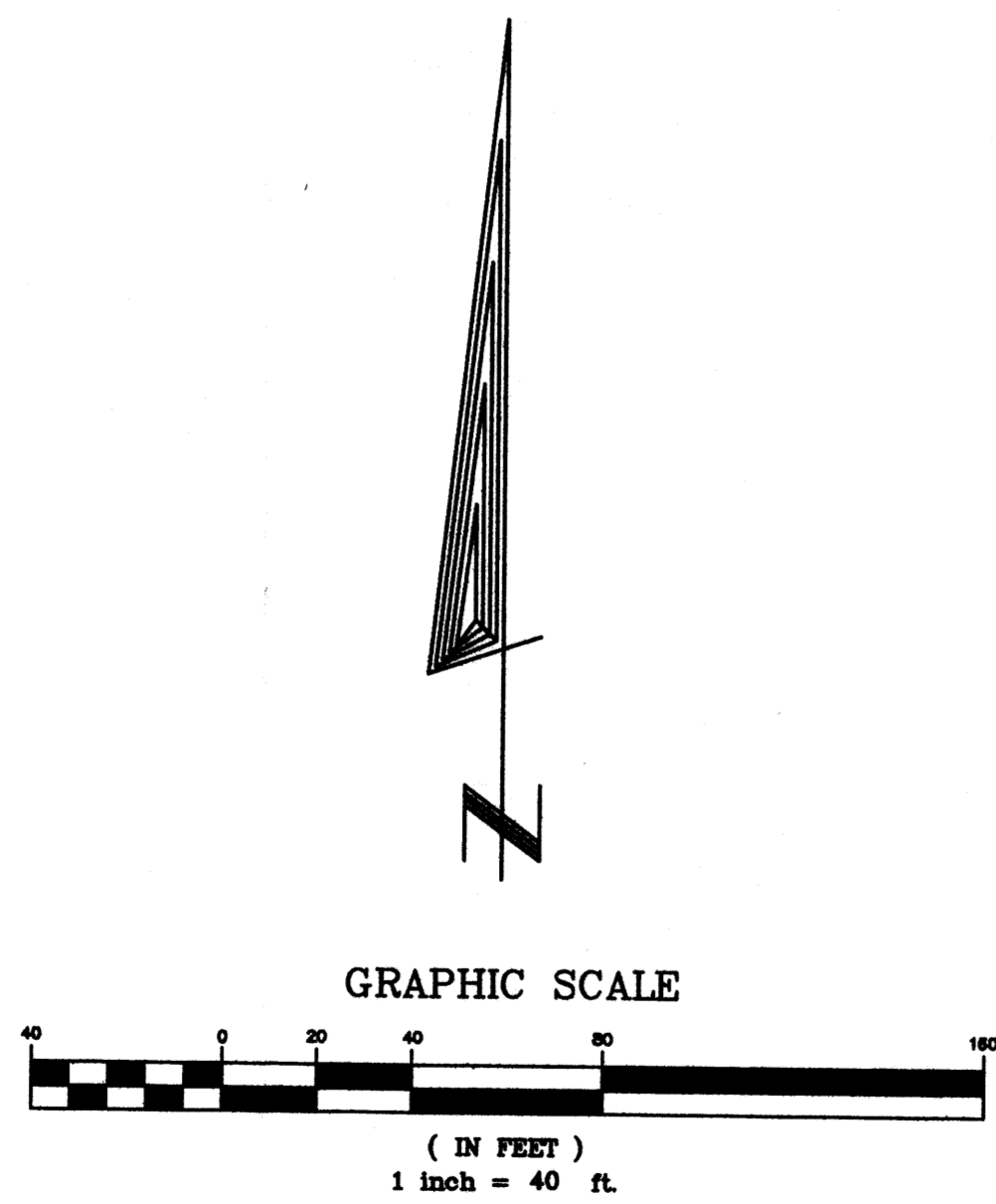
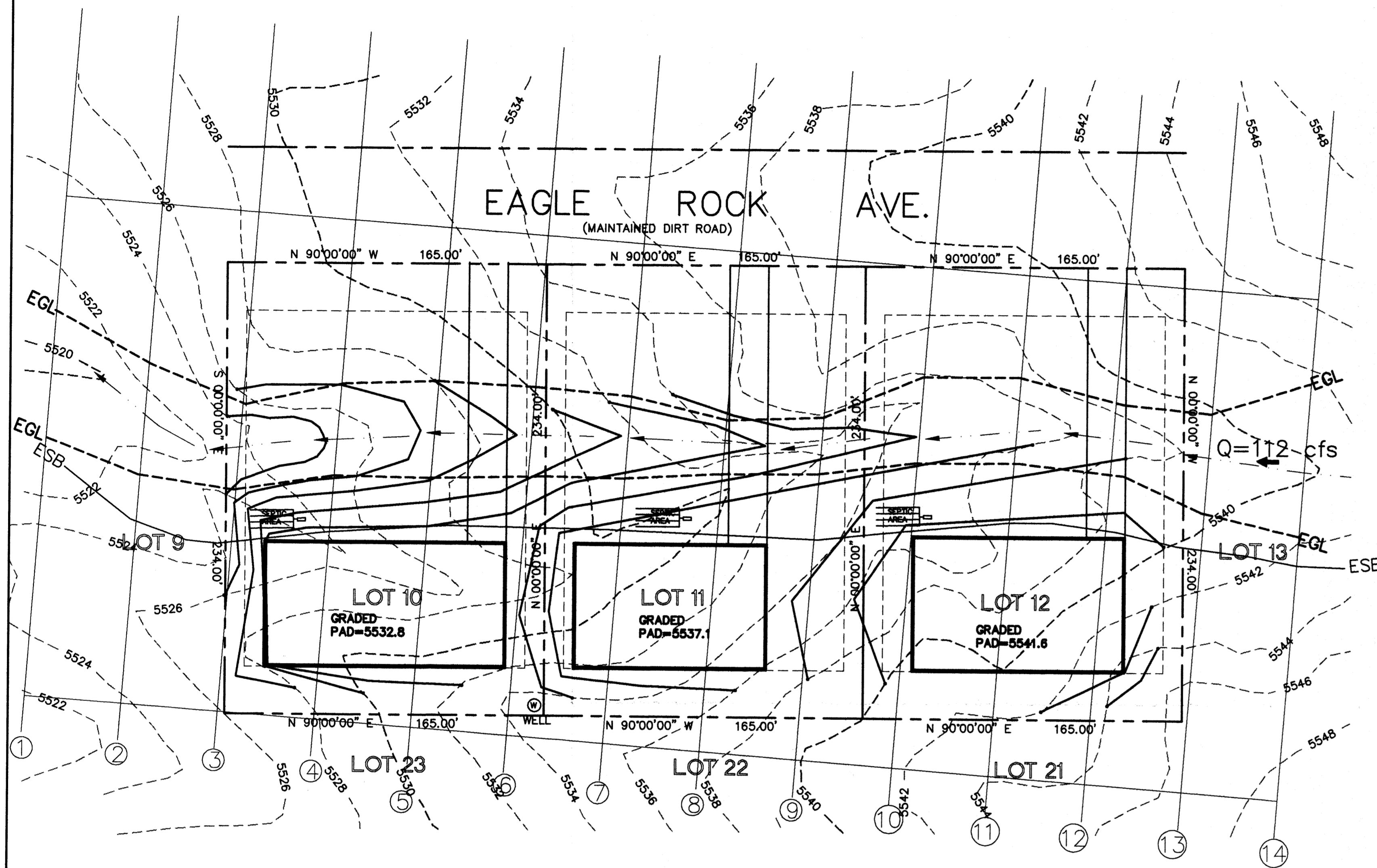


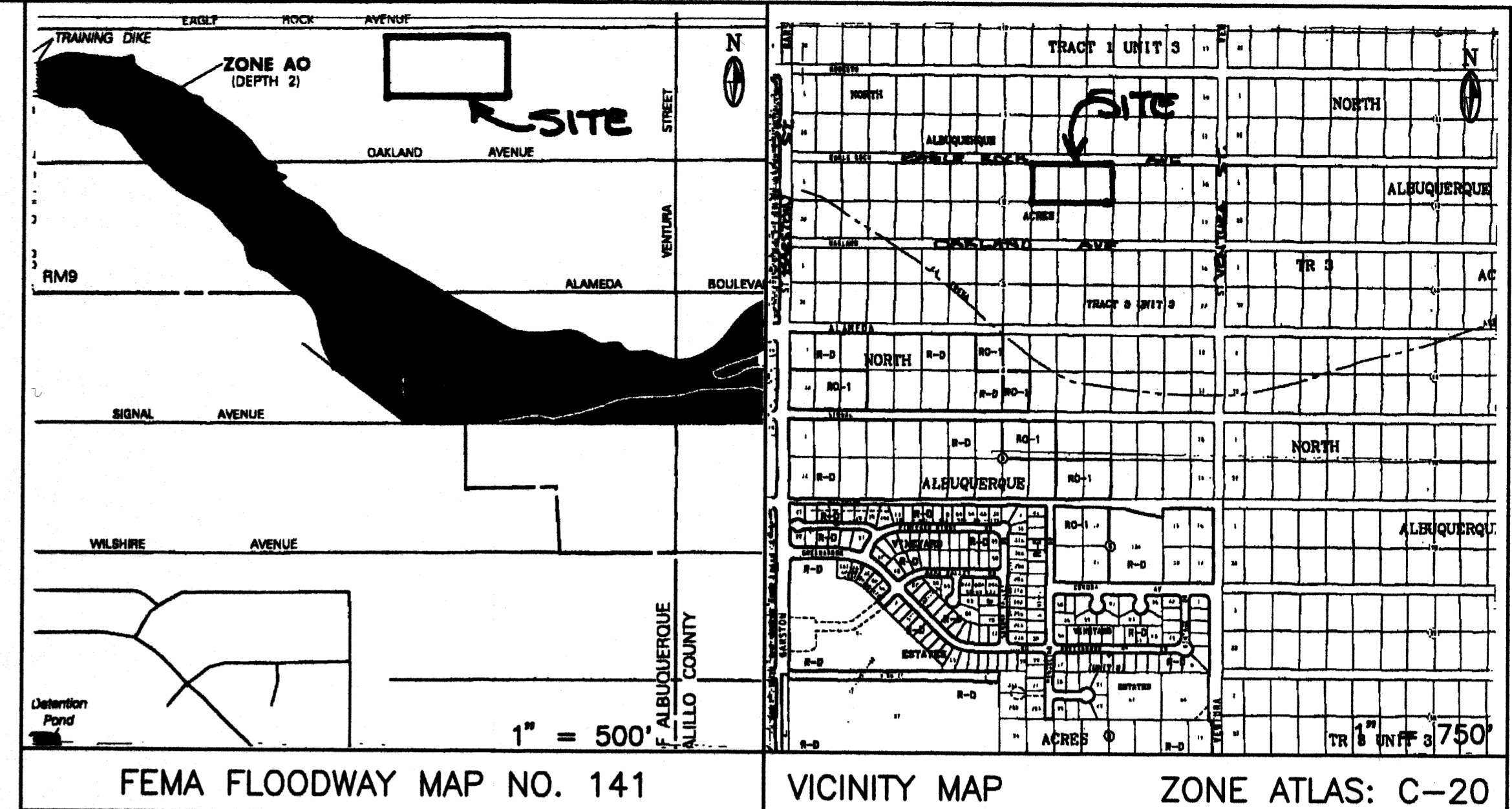
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STANDARD GRADING NOTE: THE MAXIMUM GRADED SIDE SLOPE SHALL NOT EXCEED 3 FEET (HORIZONTALLY) TO 1 FOOT (VERTICALLY). AREAS DISTURBED BY GRADING WHICH WILL NOT BE TREATED WITH LANDSCAPING SHALL BE SEEDED.



LOTS 10-12
BLOCK 2, TRACT 3, UNIT 3
NORTH ALBUQUERQUE ACRES
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

GRADING
6-20-01
1=40
ROG0101T



STANDARD SEPTIC TANK NOTES:

1. THE SEPTIC TANK AND DRAIN FIELD SHALL NOT BE LOCATED WITHIN 100 FEET OF THE WELL.
2. THE SEPTIC TANK AND DRAIN FIELD SHALL NOT BE LOCATED WITHIN 26 FEET OF THE DRAINAGE EASEMENT.

STANDARD FENCE NOTES:

1. NO FENCING SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENT AREA UNLESS SPECIFICALLY APPROVED BY THE BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT.
2. ANY FUTURE FENCING ALONG THE PERIMETER PROPERTY LINES MUST ADDRESS HOW OFFSITE FLOWS ARE CONVEYED THROUGH THE SITE AND BE APPROVED BY THE BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT.

DRAINAGE PLAN

SCOPE:

Pursuant to the latest City of Albuquerque and Bernalillo County Ordinances, the Drainage Plan shown hereon outlines the drainage management criteria for controlling developed runoff on and exiting the project site. A single family home is proposed for each lot with associated access, landscaping, and utility improvements.

EXISTING CONDITIONS:

Presently the 2.67 acre (3 lots @ 0.89 ac. each) site is undeveloped. The site has been graded as shown on the plan. The site is bounded on the north by Eagle Rock Ave., on the east, south and west by residential lots. Site topography slopes from the east to the west at approximately 3 percent.

As shown by Floodway Map No. 10 of 50, dated October 14, 1983, and Floodway Map No. 141, dated, September 20, 1996, the site is not located within a 100-year flood plain.

PROPOSED CONDITIONS:

As shown by the plan, the proposed building envelopes are located towards the back/south portion of the lots. Approximately 39 acres of upstream land drains through the property with a developed flow rate of 112 cfs. On site and off-site flows will drain around the future homes via swales, and continue to flow to the west. Offsite flows enter and exit the project site in the original locations. The water course which traverses the project site has been reconfigured as shown and contains all of the 100-year runoff. All roof drainage will discharge from the roofs to the lots and be directed around the structures to existing drainage paths.

Supplemental calculations have been provided to the City of Albuquerque Hydrology Department identified as Attachment No. 1.

CALCULATIONS:

The calculations shown hereon define the 100 year-6 hour design storm falling within the project area under existing and developed conditions. The Hydrology is per "Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque, New Mexico in cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority.

PROPERTY ADDRESS:

Eagle Rock Ave NE

TOPOGRAPHY:

Topographic information was taken from the 1999 topography used by RTI in preparing the North Albuquerque Acres & Sandia Heights Study.

LEGEND

	EXISTING	PROPOSED
CONTOUR	--- 5820 ---	--- 5850 ---
PROPERTY LINE	-----	-----
ROAD	-----	-----
SETBACK	-----	-----
BUILDING ENVELOPE		

Handwritten signature and date: 6-20-01

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ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on June 3, 2001, and as of that date it appeared that some filling, grading, or excavation had occurred thereon since completion of the topographic survey used to prepare this plan.

BERNALILLO COUNTY NEW MEXICO
LOTS 10-12, BLOCK 2, TRACT 3, UNIT 3
NORTH ALBUQUERQUE ACRES

THOMPSON GRADING & DRAINAGE PLAN

McDowell Engineering Inc.

Designed JSM Drawn STAFF Checked JSM Sheet of 1 1
File ROG0101T Date JUNE,2001

C-20-D-30