

Site Data

LEGAL DESCRIPTION: Lots numbered Two (2) and Three (3) of Riverside Plaza, (Being a Replat of Westerly Portion of Tract A-1-A-1, Lands of Joel P. Taylor), Within Section 25, Township 11, North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, as the same are shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 18, 1999, in Book 99C, Page 121.

BENCHMARK: ACS "NM-448-N7A", NEW MEXICO STATE PLANE, CENTRAL ZONE (NAD 1927)
ELEV.= 5006.41'

FLOOD ZONE DESIGNATION: Zone X, This site is entirely outside of the 100-year Flood Plain as designated on Panel 116 of 825 of the FEMA Flood Insurance Rate. Maps dated, September 20, 1996.

EXISTING CONDITIONS: The two lots are almost entirely undeveloped with the exception of two sheds scheduled for demolition. Winter Haven Road NW (60' R.O.W.) forms the Westerly border of the subject property and intercepts 100% of the off-site storm waters. A 100 foot wide open space buffer exist along the Easterly property line and contains a majority of the larger Cottonwood trees. A single family dwelling exists adjacent to the Southeast corner and vacant land is above the Northerly property line. All storm waters generated on this site currently sheet flow to the East where they are restrained by natural features or discharge into the Lower Corrales Riverside Drain.

PROPOSED CONDITION: The proposed 44 lot subdivision will consist of attached High density Housing with public access off of Winter Haven Road. Storm waters from each lot shall be conveyed to the front roadways or allowed to discharge a portion of the storm water out the rear yards where they abut drainage retention areas within the subdivision open space areas. Storm waters collected within the roadways shall be conveyed to the indicated discharge points and then routed overland to the natural low points for retention. No developed storm waters are planned for discharge into the Lower Corrales Riverside Drain, therefore, an MRGCD License agreement will not be necessary for the subdivision drainage solution. The storm water berming the low side of each pond will create a natural bosque terrain. See sheet 5 of 16 for 100-year discharge and volume calculations.

AREA: 6.7047 Acres

CROSS LOT DRAINAGE: Duplex Structure shall be allowed to have the storm water flows from the high-side unit discharge a portion of the developed flow onto and across the low side lot where these flows shall then be conveyed to the Public right-of-way. Future platting action associated with this project shall address those cross lot drainage provisions.

PROPOSED HYDROLOGY CALCULATIONS: SEE SHEET 5 of 16.

Owner:

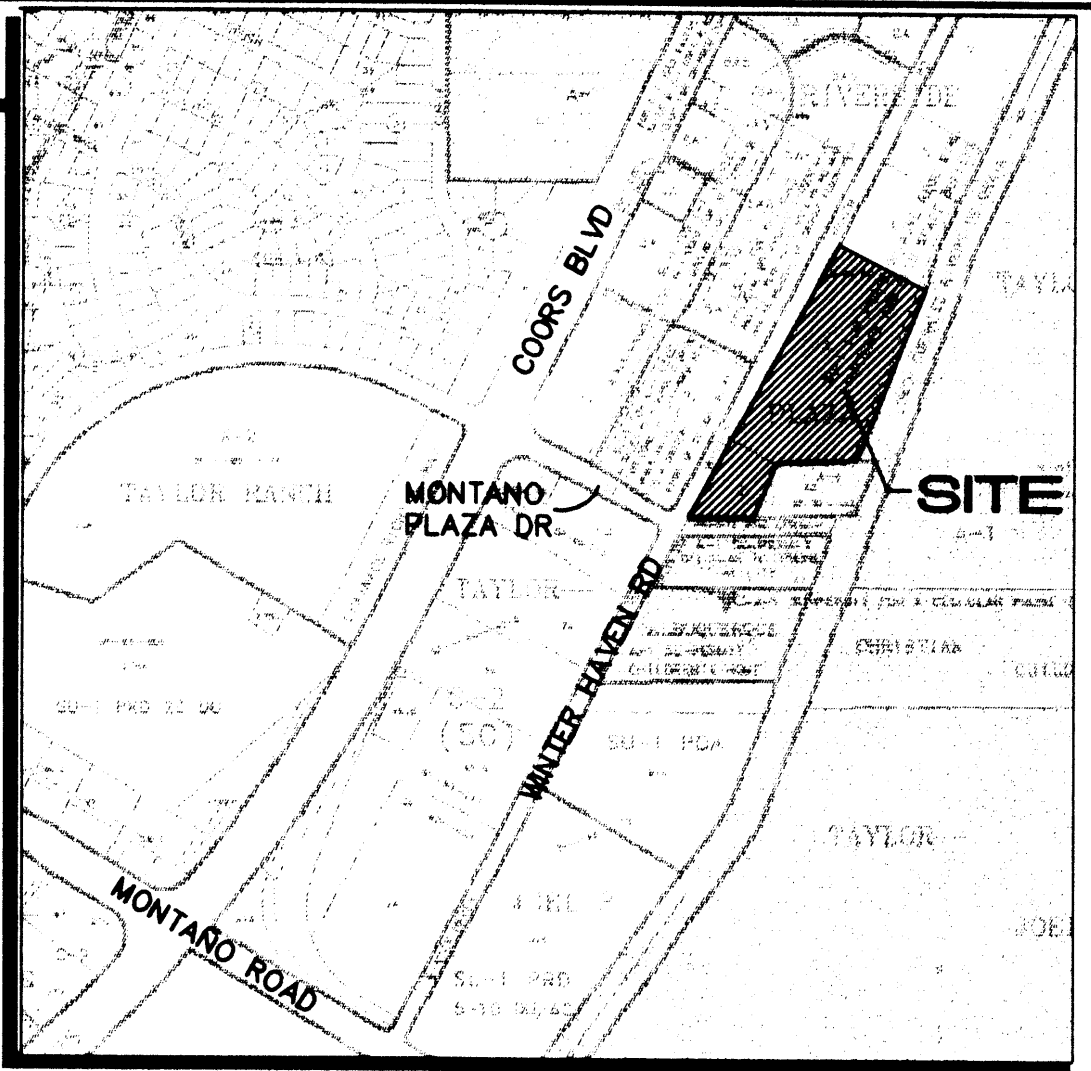
The Strosnider Company
6121 Indian School Rd. NE Ste. 275
Albuquerque, NM 87110

Engineer:

Isaacson & Arfman P.A.
128 Monroe St. NE
Albuquerque, NM 87106

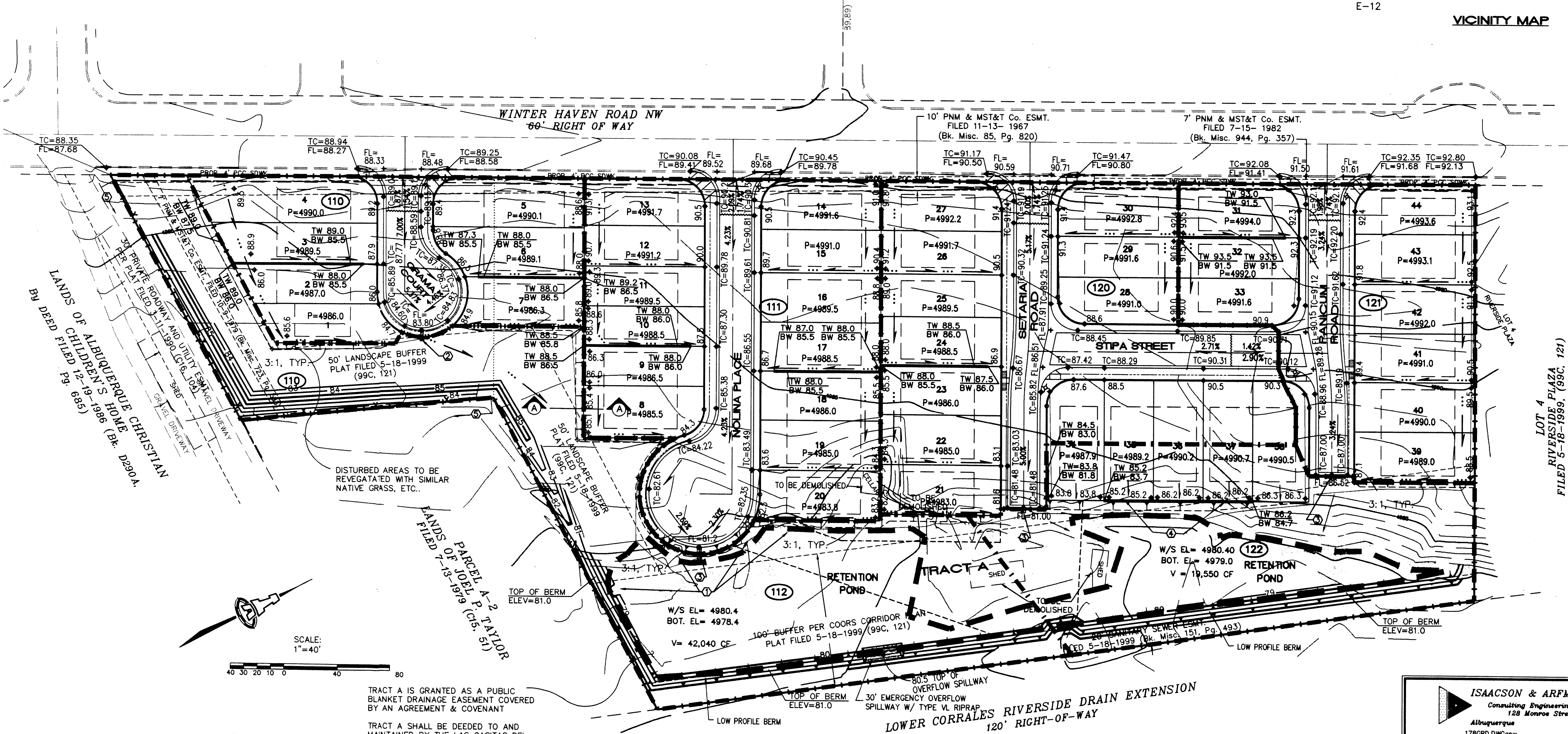
Surveyor:

Surveys Southwest
333 Lomas Blvd. NE
Albuquerque, NM 87105



E-12

VICINITY MAP



LOT 4
RIVERSIDE PLAZA
FILED 5-18-1999, (99C, 121)

KEYED NOTES

- PROVIDE MINOR (2' MAX.) LANDSCAPING RETENTION AROUND COTTONWOOD TREES WHERE TREES ARE LOCATED WITHIN ROADWAY EMBANKMENT SLOPE.
- 2-FOOT WIDE SIDEWALK CULVERT PER COA STD DWG #2236 WITH 3' WIDE x 6" THICK TYPE 'VL' RIPRAP SPLASH PAD (SEE DETAIL ON SHEET 5).
- 3-FOOT WIDE CURB CUT WITH 4' WIDE x 6" THICK TYPE 'VL' RIPRAP SPLASH PAD (SEE DETAIL ON SHEET 5).
- LOTS 35-37: LEAVE OUT MORTAR OUT OF HEAD JOINTS EVERY 4 FEET.
- PROVIDE TEMPORARY CONSTRUCTION FENCING.

LEGEND

- 5200 EXISTING CONTOUR
- + 78.3 EXISTING SPOT ELEVATION
- 91.02 PROPOSED SPOT ELEVATION
- PROPOSED SWALE
- P=6881.0 PAD GRADE ELEVATION
- SIDEWALK CULVERT
- WATER BAR
- PROPOSED RETAINING WALL
- BASIN (A) BASIN ID
- BASIN BOUNDARY

TRACT A IS GRANTED AS A PUBLIC BLANKET DRAINAGE EASEMENT COVERED BY AN AGREEMENT & COVENANT

TRACT A SHALL BE DEEDED TO AND MAINTAINED BY THE LAS CASITAS DEL RIO HOMEOWNERS' ASSOCIATION AS A PRIVATE OPEN SPACE EASEMENT FOR THE BENEFIT OF LOTS 1-44.

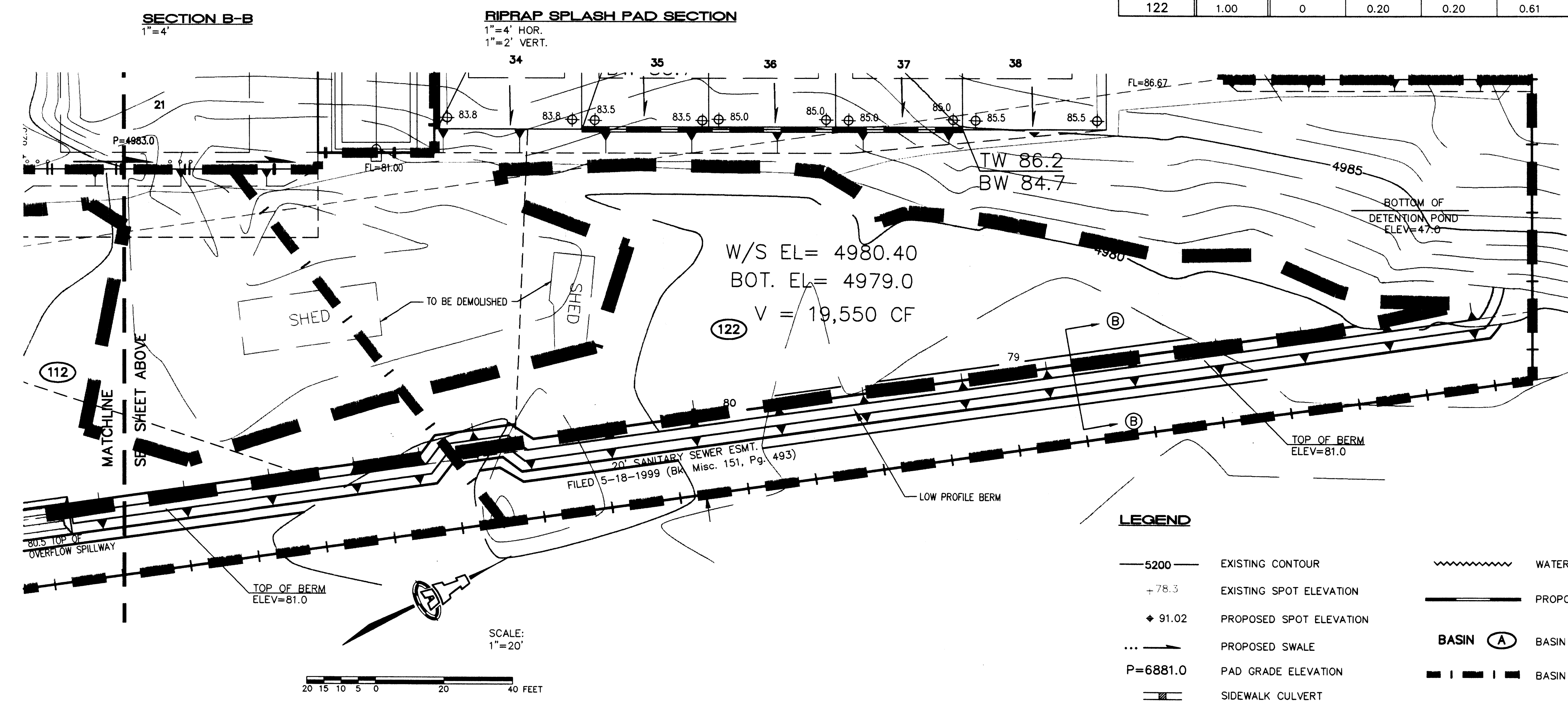
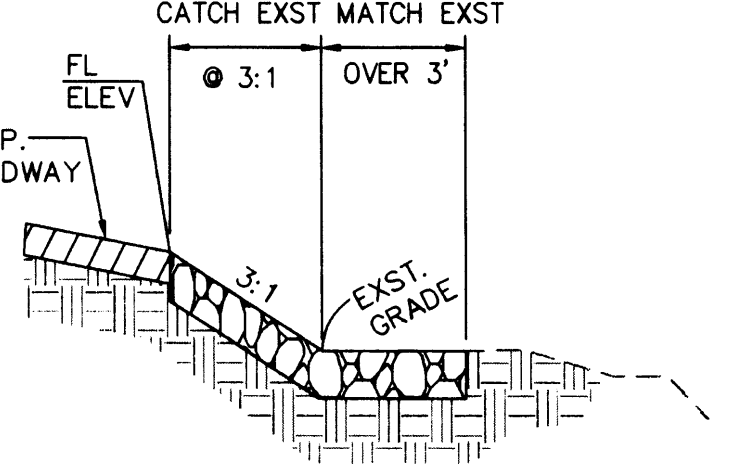
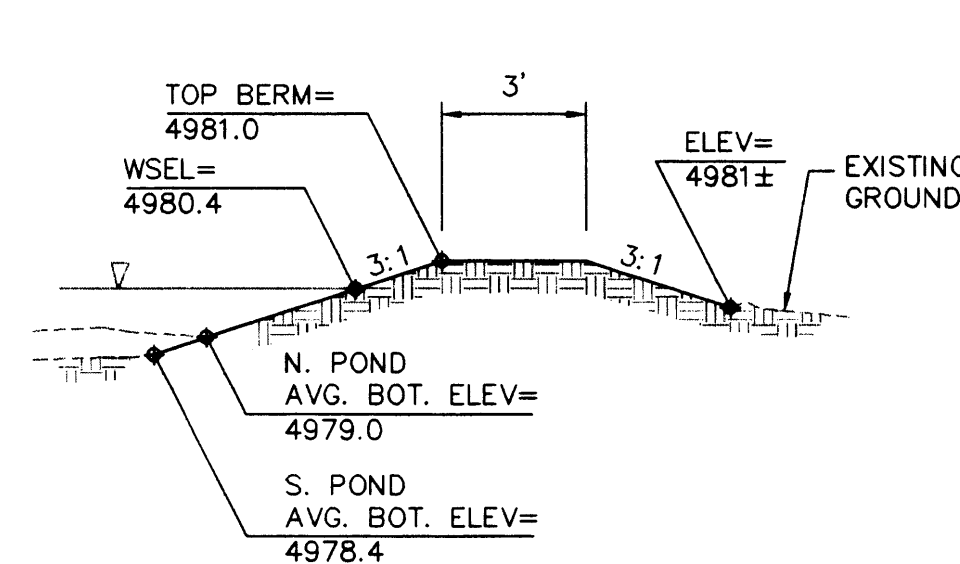
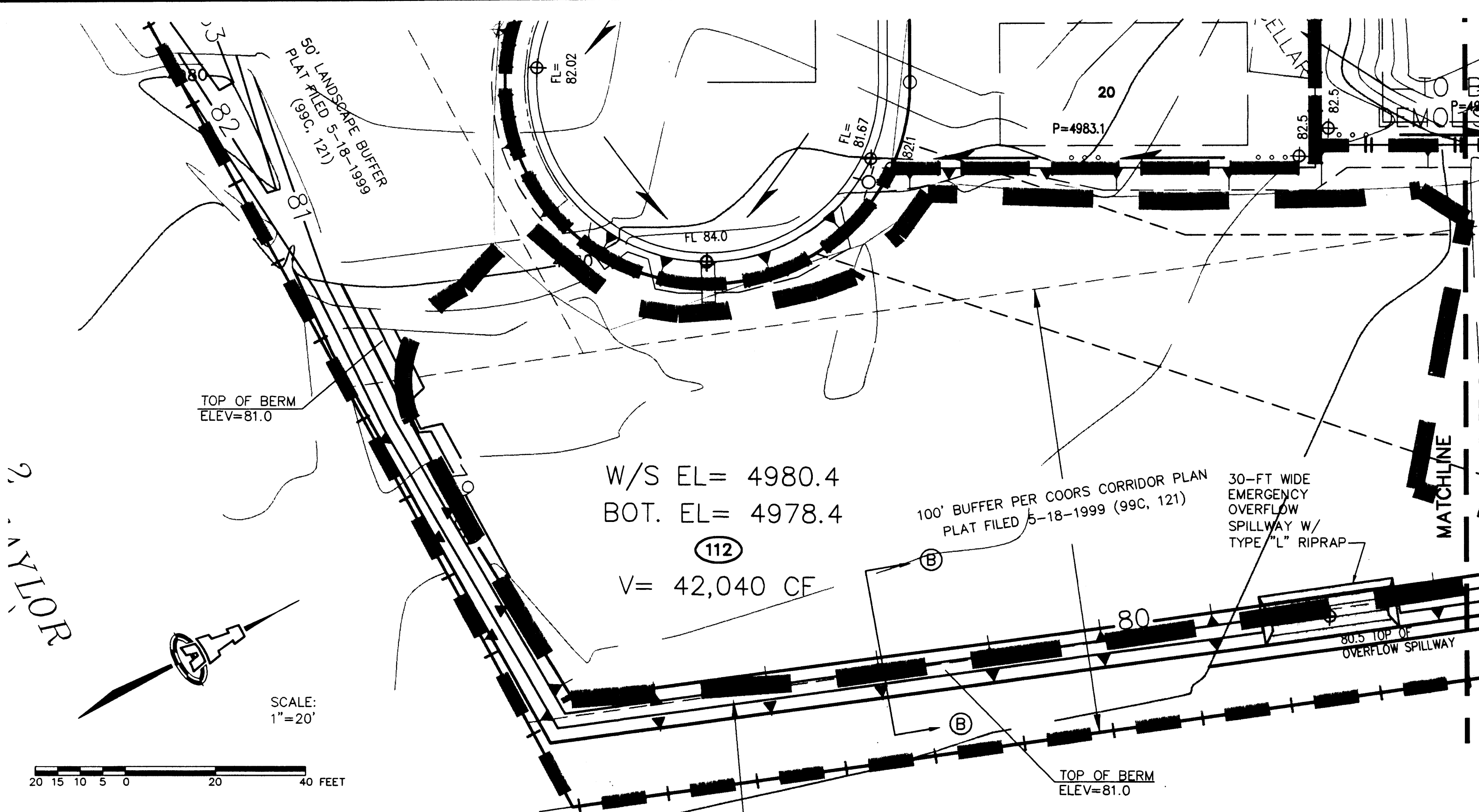
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico
178GRD.DWGaww 12/17/01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LAS CASITAS DEL RIO SUBDIVISION
GRADING & DRAINAGE PLAN

Design Review Committee	City Engineer Approval	No./Day/Yr.	No./Day/Yr.

City Project No. 678181 Zone Map No. E - 12 Sheet 4 Of 13



VOLUME CALCULATIONS FOR DEVELOPED CONDITIONS (V₁₀₀)

100-YEAR, 6 HOUR-STORM
PER THE CITY OF ALBUQUERQUE D.P.M. SECTION 22.2

PRECIP ZONE	E ₁₀₀ EXCESS PRECIPITATION (in.)			
	A	B	C	D
1	0.44	0.67	0.99	1.97

% LAND TREATMENTS	
A	0
B	19.5
C	19.5
D	61
Σ%	100

PRECIPITATION ZONE: 1

BASIN #	LAND TREATMENT AREAS (AC)					V ₁₀₀ (AC-ft)	V ₁₀₀ (cu.ft.)	V ₁₀ DAY (01.59 multiplier) 100-YEAR, 10-DAY STORM (cu.ft.)
	A _{TOTAL}	A _A	A _B	A _C	A _D			
110	0.72	0	0.14	0.14	0.44	0.0915	3986.8	6,339.0
111	1.26	0	0.25	0.25	0.77	0.1602	6976.9	11,093.2
112	1.52	0	0.30	0.30	0.93	0.1932	8416.5	13,382.3
120	1.31	0	0.26	0.26	0.80	0.1665	7253.7	11,533.4
121	0.90	0	0.18	0.18	0.55	0.1144	4983.5	7,923.7
122	1.00	0	0.20	0.20	0.61	0.1271	5537.2	8,804.2
						TOTAL REQUIRED BASIN VOLUME= 59,075.8 cu.ft.		

RUNOFF CALCULATIONS FOR DEVELOPED CONDITIONS (Q₁₀₀)

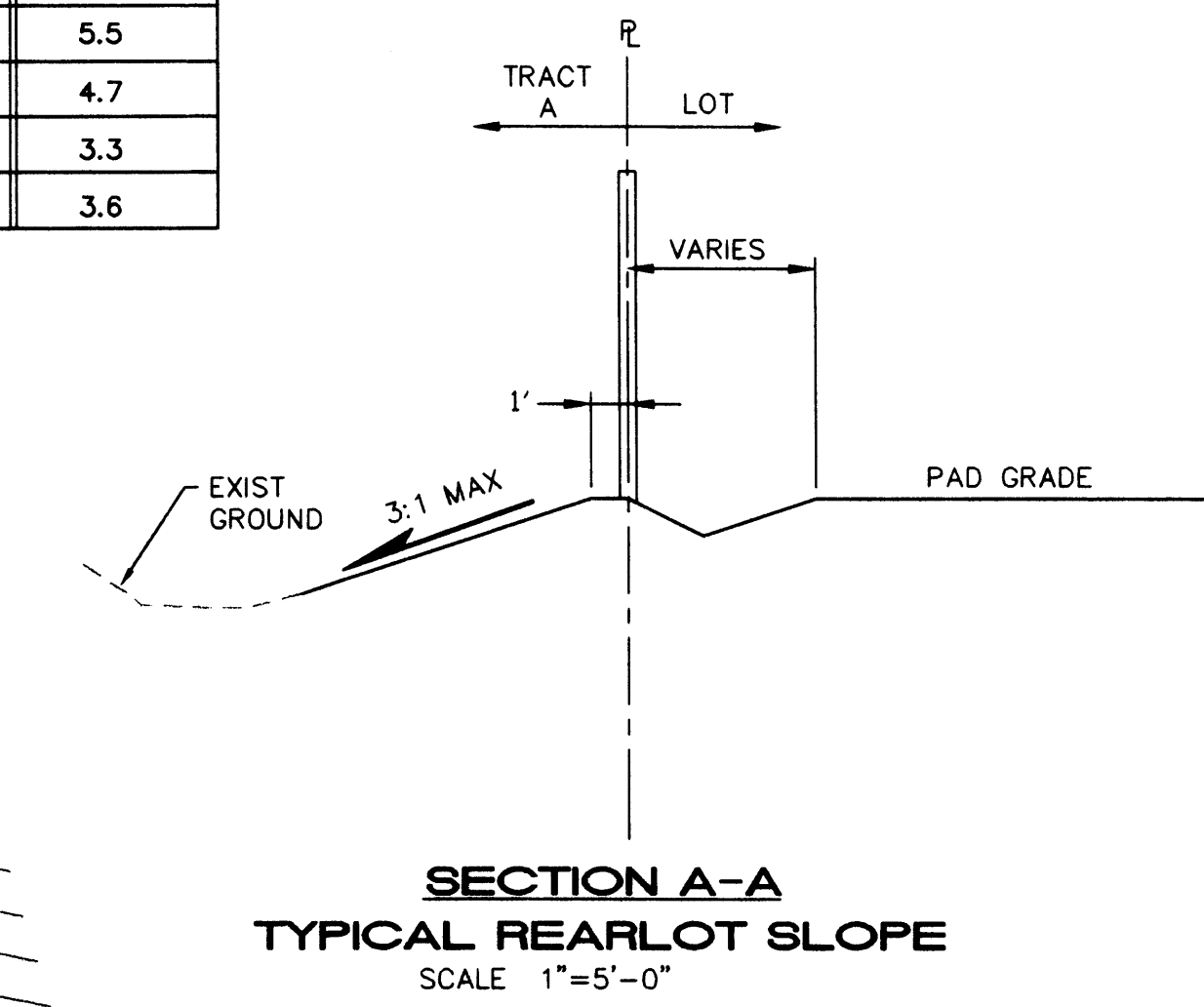
100-YEAR, 6 HOUR-STORM
PER THE CITY OF ALBUQUERQUE D.P.M. SECTION 22.2

PRECIP ZONE	Q ₁₀₀ RUNOFF RATES (cfs/AC)			
	A	B	C	D
1	1.29	2.03	2.87	4.37

% LAND TREATMENTS	
A	0
B	19.5
C	19.5
D	61
Σ%	100

PRECIPITATION ZONE: 1

BASIN #	LAND TREATMENT AREAS (AC)					Q ₁₀₀ (CFS)
	A _{TOTAL}	A _A	A _B	A _C	A _D	
110	0.72	0	0.14	0.14	0.44	2.6
111	1.26	0	0.25	0.25	0.77	4.6
112	1.52	0	0.30	0.30	0.93	5.5
120	1.31	0	0.26	0.26	0.80	4.7
121	0.90	0	0.18	0.18	0.55	3.3
122	1.00	0	0.20	0.20	0.61	3.6



LEGEND

— 5200 —	EXISTING CONTOUR	~~~~~	WATER BAR
+ 78.3	EXISTING SPOT ELEVATION	=====	PROPOSED RETAINING WALL
◆ 91.02	PROPOSED SPOT ELEVATION	BASIN (A)	BASIN ID
... —	PROPOSED SWALE	— — —	BASIN BOUNDARY
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—	SIDEWALK CULVERT		

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Albuquerque, New Mexico 87102
178GRD.DWG.rh 12/17/01

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Design Review Committee	City Engineer Approval	City Project No.	Zone Map No.	Sheet	Of
		678181	E - 12	5	16

AS-BUILT INFORMATION

CONTRACTOR: NMSHC BRASS TABLET STAMPED "STA 11448-NB" SET IN TOP OF CONC. POST FLUSH WITH THE GROUND ON THE EAST SIDE OF COORS ROAD N. (STATE ROAD 448) APPROXIMATELY 800 FT. SOUTH OF EL MALECON ROAD NW. NM STATE PLANE COORDINATES, CENTRAL ZONE (NAD 1927)

DATE: 11/01

REVISIONS

DESIGNED BY: GLD

DRAWN BY: ANW

CHECKED BY: GLD

DATE: 11/01

DATE: 11/01

DATE: 11/01

12-17-01

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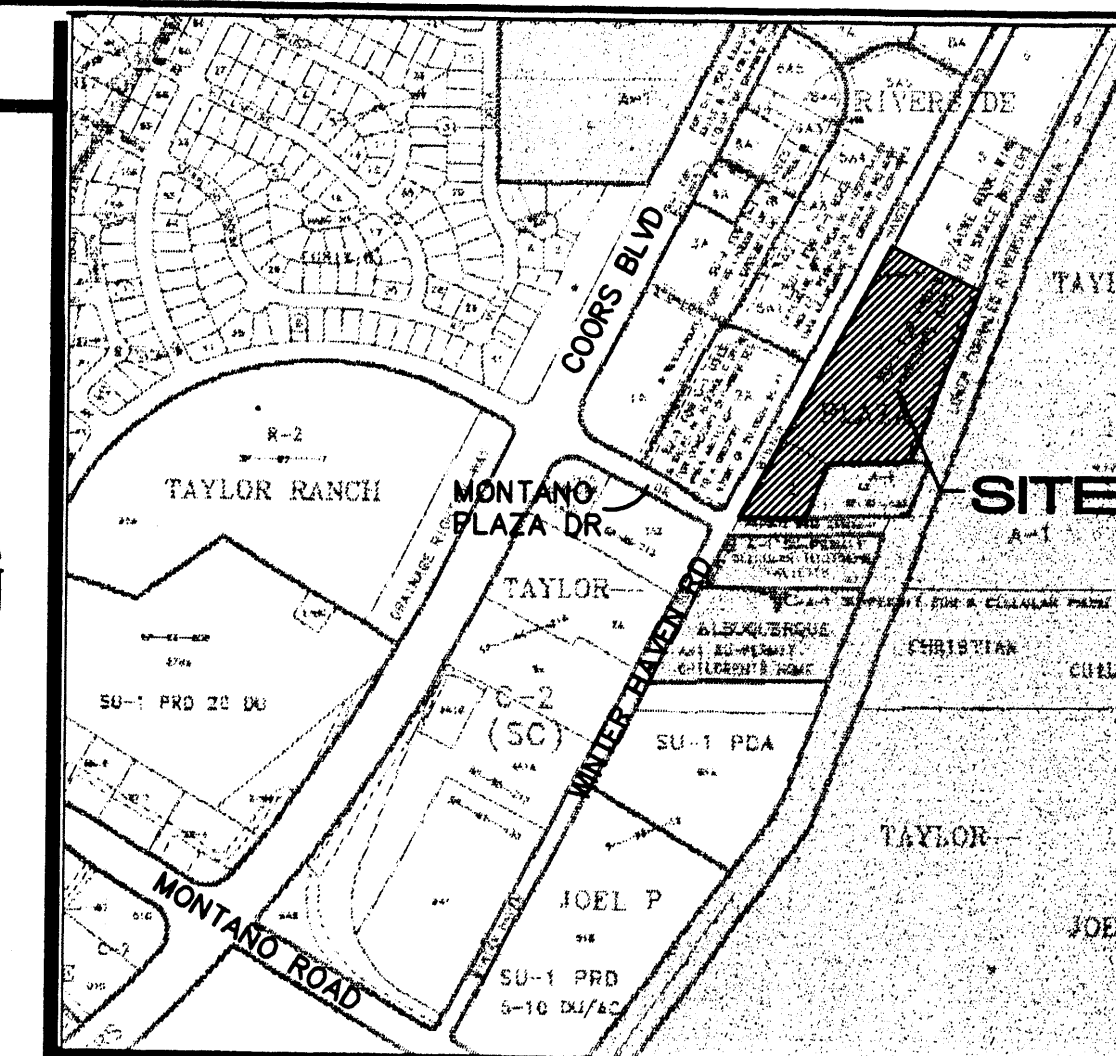
The Strosnider Company
6121 Indian School Rd. NE Ste. 275
Albuquerque, NM 87110

Engineer:

Isaacson & Arfman P.A.
128 Monroe St. NE
Albuquerque, NM 87106

Surveyor:

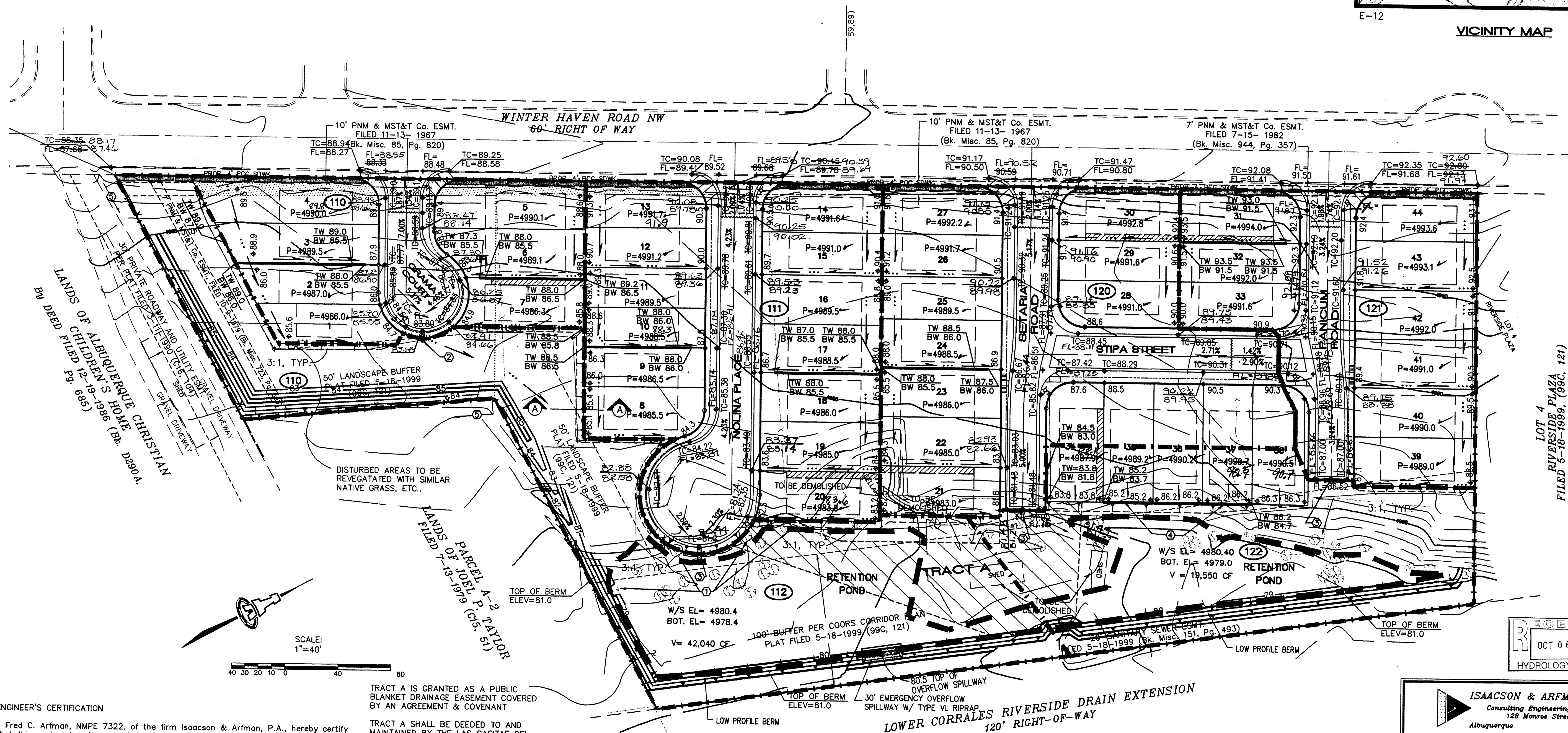
Surveys Southwest
333 Lomas Blvd. NE
Albuquerque, NM 87105



E-12

VICINITY MAP

1"=750'±



ENGINEER'S CERTIFICATION

I, Fred C. Arfman, NMPE 7322, of the firm Isaacson & Arfman, P.A., hereby certify that this project has been modeled and will attain substantial compliance with the requirements of the National Marine Protected Areas Act of 1992, in accordance with the design intent of the approved plan dated 12/18/01. The record information edited onto the original design document has been obtained by Gary Gritsko, NMPS 8686, of the firm Survey Southwest, Ltd. I further certify that I have reviewed the information submitted and have determined by visual inspection that the survey data provided is representative of the field record and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Subdivision Acceptance and Work Order Closure.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Fred C. Arfman 12.30.02
Fred C. Arfman, NMPE No. 71322 Date

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KEYED NOTES

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5. PROVIDE TEMPORARY CONSTRUCTION FENCING.

LEGEND

- | | | | |
|---|-------------------------|---|-------------------------|
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TITLE: LAS CASITAS DEL RIO SUBDIVISION
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City Project No.	Zone Map No.	Sheet	Of	
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