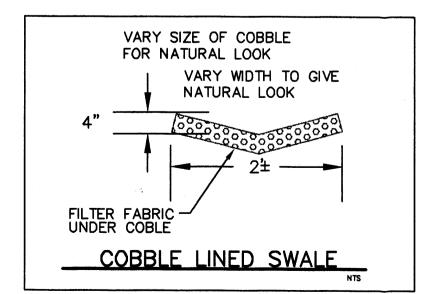


LOT #4

'O' TRACTS @ TANOAN, UNIT THE SAUVIGNON SUBDIVISION ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO 11509 ZINFANDEL AVE. NE



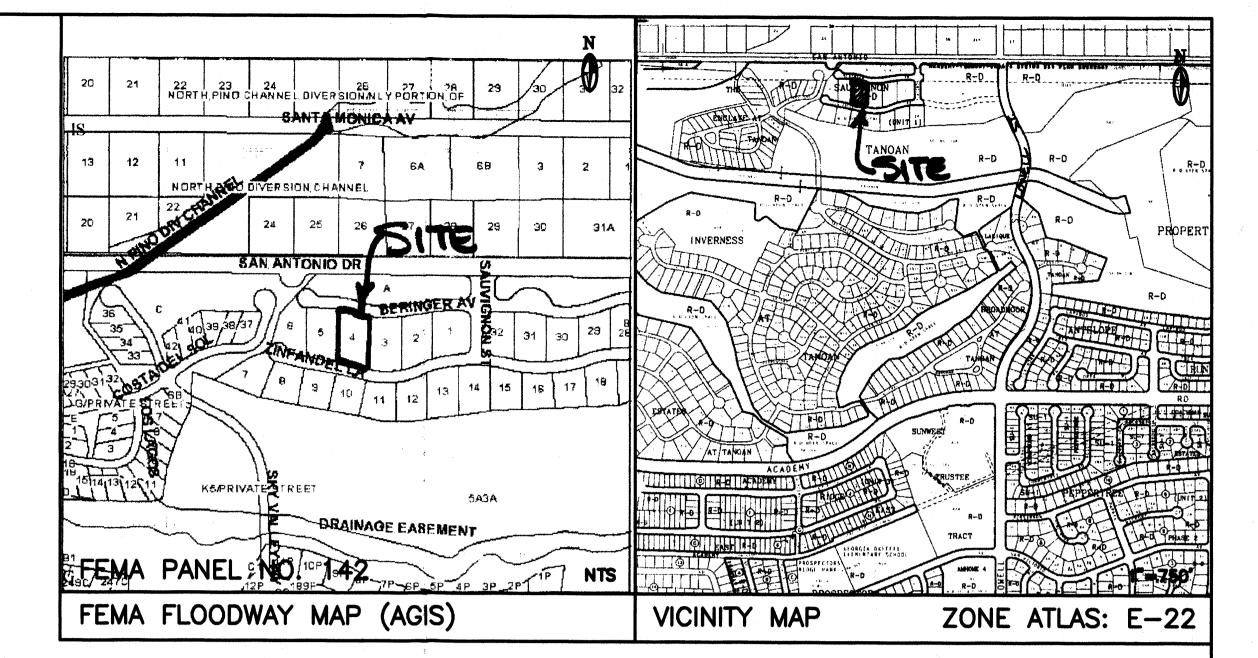
STANDARD GRADING NOTE:

- 1. THE MAXIMUM GRADED SIDE SLOPE SHALL NOT EXCEED 3 FEET (HORIZONTALLY) TO 1 FOOT (VERTICALLY).
- 2. AREAS DISTURBED DUE TO GRADING SHALL BE RESEEDED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STD. SPECIFICATION 1012 - NATIVE GRASS SEEDING

GRAPHIC SCALE (IN FEET) 1 inch = 20 ft.

BENCHMARK A.C.S.M. "11-D22" ELEV.=5878.263

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	13*17'47"	279.00	64.75	32.52	N 77"08'23" W	64.60
C2	09'34'35"	321.00	53.65	26.89	N 75116'47" W	53.59



DRAINAGE PLAN

SCOPE:

This plan is in accordance with the Final Grading and Drainage Plan prepared by Bohannan-Huston, Inc. dated July, 1992 and is also in accordance with the latest Bernalillo County Drainage Ordinance and the latest City of Albuquerque Drainage Ordinance. 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 on the lot, with associated access, landscaping, and utility connections.

EXISTING CONDITIONS:

Presently, the site contains approximately 0.52 acres of undeveloped (graded) property. The site is bounded on the north by Beringer Ave., on the south by Zinfandel Ave., and on the east and west by residential lots. The site has been graded and has some vegetation. Site topography slopes from the northeast to the southwest.

PROPOSED CONDITIONS:

As shown by the Plan, the building is located within the northern portion of the lot within the building setbacks. Storm water outside the building envelope will continue to sheet flow in the same existing manner. Access will be taken from Beringer Ave.

Supplemental calculations are available upon request.

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.

Existing Treatment Types:

Treatment C = 0.52 acres

Proposed Treatment Types:

Treatment A = 0.00 acres Treatment B = 0.30 acres Treatment C = 0.00 acres

Treatment D = 0.22 acres

Using the values above produces the following storm water flows and volumes:

Existing 100-year Flow = 1.94 cfs Proposed 100-year Flow = 2.03 cfs

Existing 100-year Volume = 2756 cu. ft. Proposed 100-year Volume = 3284 cu. ft.

PROPERTY ADDRESS:

11509 Zinfandel Ave. NE

LEGAL DESCRIPTION:

Lot #4, 'O' Tracts @ Tanoan, Unit 1, The Sauvignon Subdivision.

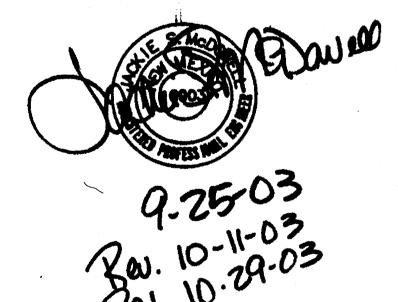
SURVEY:

Topographic information provided by Hall Surveying Company dated June 2003.

LEGEND EXISTING PROPOSED CONTOUR PROPERTY LINE SETBACK RETAINING WALL 0000000000 SPOT ELEVATION

AS PER 10/30/03 LETTER,

- -NO OFFSITE FLOW
- DEVELOPED RUNOFF CAPTURED IN COBBLE LINED SWALES



ECEIVE NOV 6 RECTO 2003 DEVELOPMENT & MULDING SERVICES

CITY OF ALBUQUERQUE, BERNALILLO COUNTY LOT #4. TRACT 'O', UNIT 1 @ TANOAN THE SAUVIGNON SUBDIVISION

LOWE/RIVERA GRADING & DRAINAGE PLAN

Date SEPTEMBER,2003

Designed JSM Drawn STAFF

LOW0103L

Checked JSM

TO CONSTRUCTION.

TO INLET/STREET.

EXISTING UTILITIES.

SEEDING MATERIAL.

DRAINAGE PIPE.

THE CONTRACTOR IS TO REFER TO THE EARTHWORK SPECIFICATIONS NOTED IN THE GEOTECHNICAL INVESTIGATION REPORT PREPARED FOR

3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND

RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY

4. PVC DRAINAGE PIPES MAY REQUIRE FIELD ADJUSTMENT DUE TO

FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE

SUBSURFACE ROCK. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE

CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF

CONTRACTOR SHALL PROVIDE DOUBLE CLEAN-OUTS AT ALL BENDS IN

ALL DISTURBED AREAS ON THE LOT SHALL BE RESEEDED WITH NATIVE

THE TOPSOIL SHOULD BE SAVED AND PUT ASIDE FOR RE-USE IN

FILLING DISTURBED AREAS AWAY FROM THE STRUCTURE.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY CONDITIONS

AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

6. TWO WORKING DAYS PRIOR TO EXCAVATION THE CONTRACTOR SHALL

THIS LOT AND CAN BE OBTAINED BE THE OWNER.

APPLICATIONS, PERMITS AND APPROVALS.