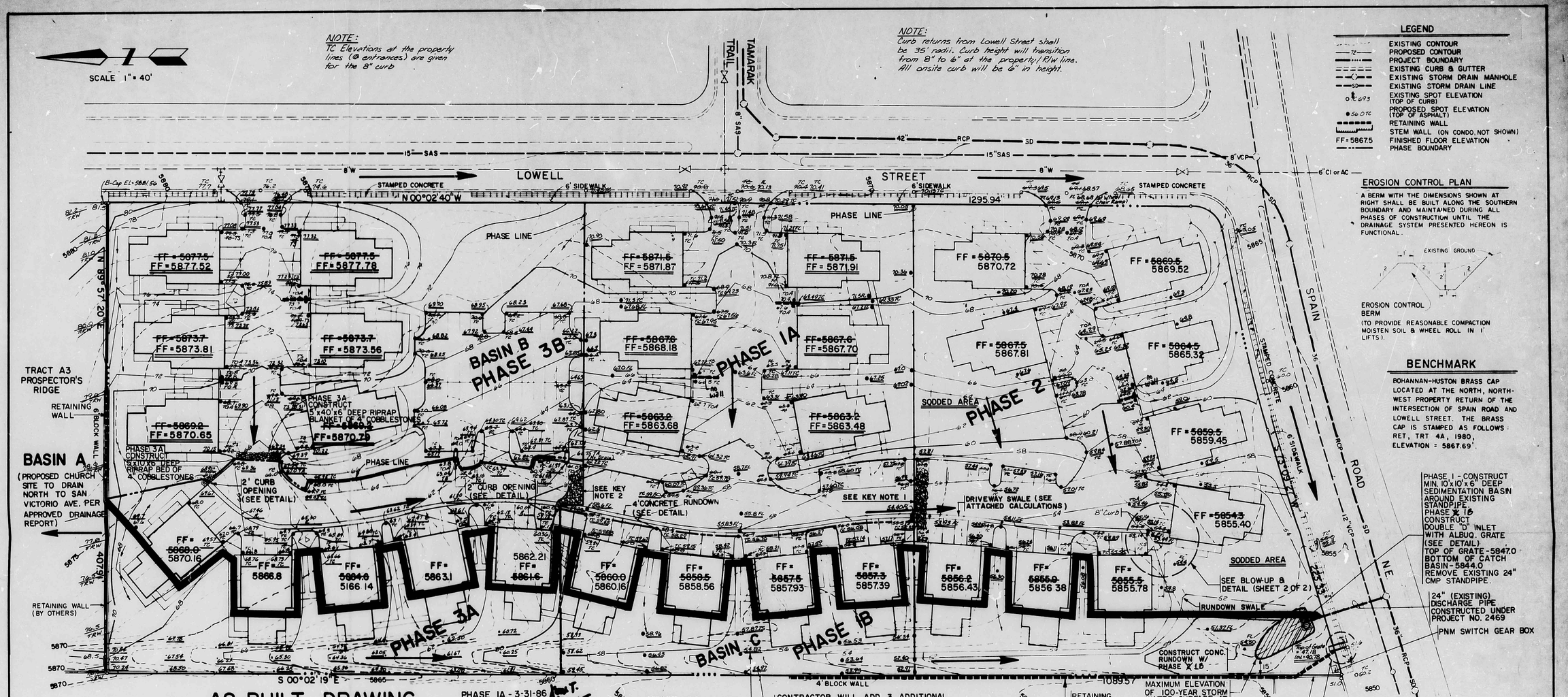
HYDROLOGY

E22/D10
1 PLAN

E22/D10

1 Plan



EROSION CONTROL PLAN

A BERM WITH THE DIMENSIONS SHOWN AT RIGHT SHALL BE BUILT ALONG THE SOUTHERN BOUNDARY AND MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE DRAINAGE SYSTEM PRESENTED HEREON IS FUNCTIONAL.

EROSION CONTROL BERM
(TO PROVIDE REASONABLE COMPACTION MOISTEN SOIL & WHEEL ROLL IN 1' LIFTS).

BENCHMARK

BOHANNAN-HUSTON BRASS CAP LOCATED AT THE NORTH, NORTHWEST PROPERTY RETURN OF THE INTERSECTION OF SPAIN ROAD AND LOWELL STREET. THE BRASS CAP IS STAMPED AS FOLLOWS: RET, TRT 4A, 1980, ELEVATION = 5867.69'.

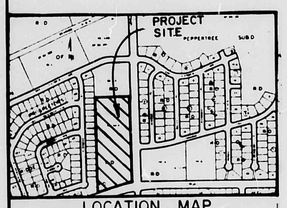
AS-BUILT DRAWING

I, JAMES TOPMILLER, P.E., CERTIFY THAT THE FOLLOWING PHASES HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH APPROVED DRAINAGE REPORT.

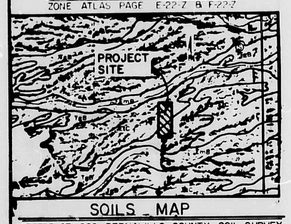
NOTE: AS-BUILT INFORMATION SHOWN WITH DOUBLE UNDERLINING.

PHASE 1A - 3-31-86
PHASE 1B - 5-19-86
PHASE 2 - 6-18-86
PHASE 3A - 11-25-86
PHASE 3B - 04-18-87

James R. Topmiller 4-1-86



LOCATION MAP
ZONE ATLAS PAGE E-22-Z & F-22-Z



SOILS MAP
REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY

TEXT

SITE LOCATION AND EXISTING CONDITIONS

The site is located at the northwest corner of the intersection of Spain Road and Lowell Street. A location map, shown on this sheet, identifies the location of the site. The site is currently undeveloped. Prospector's Ridge, a partially developed residential subdivision, lies west of the site. Tract A3, north of the site, is currently undeveloped.

The site slopes unevenly to the southwest at an average of 3 percent. The SCS soil type for the site is Embudo which corresponds with a hydrologic soil group of Type "B" (see the Soils Map on this sheet).

The site generates an undeveloped runoff of approximately 18 cfs (100-year storm by the Rational Method). Runoff drains southwesterly to an existing trench/berm along the west boundary then south to an undrained retention pond near the southwest corner of the site. The Albuquerque Flood Insurance Maps indicate that no flood plain exists in or near the site.

Offsite flows to the site are minimal. The recent construction of Lowell Street intercepts runoff east for the site from the basin. North of the site, approximately 6.6 cfs (100-year storm) will drain to the site. Drainage basins are identified in the enclosed appendix.

KEY NOTES:

1. INSTALL 8" THICK 5'x25' RIP-RAP BLANKET OF 4" COBBLESTONES. REMOVE WHEN PHASE 2 BEGINS.
2. FOR PHASE 1, CONSTRUCT 20'x80' BY 6" DEEP SEDIMENTATION BASIN W/5' WIDE x 8" DEEP RIP-RAP BLANKET OF 4" COBBLESTONES. REMOVE FOR PHASE 3.

PROPOSED CONDITIONS

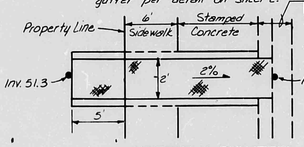
Under developed conditions, the site will generate approximately 31 cfs in the 100-year storm event. There will be no offsite flows discharged to the property. Runoff from the tract north of the site is proposed by its developers to be directed north to San Victorio Avenue.

The drainage management plan for the condominium site consists of developed runoff to the southwest corner of the property. Most of the site-generated runoff (Basin B) will flow to, then down, the 4' concrete rundown located in the main north-south drive. Upon reaching the site's southwest corner, a small detention area and a double "D" inlet will collect and discharge the runoff to the existing 36 inch storm drain in Spain Road. The inlet, with an Albuquerque grate and a 1' head of water, will adequately discharge the site's 31 cfs runoff. The maximum area of detention is shown on the plan. Should clogging occur at the inlet, a sidewalk culvert and retaining wall has been located as shown on the plan to drain overflow to Spain Road.

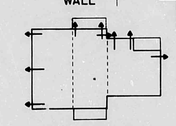
The November 1980 La Vista Grande, Unit 1 Drainage Report permitted a total flowrate of 59 cfs to be discharged from the site to the Spain Road storm sewer. The 31 cfs proposed under this plan is significantly lower than the allowed 59 cfs.

The development of the site will reduce significantly the runoff volume previously concentrated along the west boundary by diverting flows away from the area. The existing runoff of approximately 21 cfs has been reduced to 6 cfs. Even greater runoff reductions along the west boundary were realized only recently with the construction of Lowell Street (SAD 205) at the site's east boundary.

Calculations, graphs and further backup material are included in the enclosed appendix.

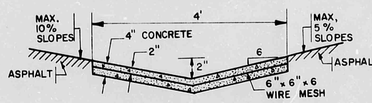


SIDEWALK CULVERT
NO SCALE
(CONSTRUCTED IN PHASE 1)



TYPICAL ROOF DRAINS
NO SCALE

NOTE: Stem walls may be required on west sides of buildings. Coordinate w/ Construction Manager.



CONCRETE RUNDOWN
NO SCALE
(CONSTRUCTED PER PHASE ONLY)

RECEIVED APR 28 1987. HYDROLOGY SECTION

NOTE: Contractor must obtain a Topsoil Disturbance Permit from City Environmental Health Dept., Sunwest Bank Bldg., 2nd & Central.

APPROVED FOR ROUGH GRADING (±1.0') 9-18-86
HYDROLOGY ENGINEER

Date	Revision	By
7/22/86	ADDED PHASES 3A & 3B	JT
	SITE GRADES, BASINS	JT

PROSPECTOR'S POINT CONDOMINUMS

FINAL DRAINAGE / GRADING PLAN

PHASING PLAN

Project No.

Seal: James R. Topmiller 10/20/85 12/12/85

Job No.	51417	Sheet	1 Of 2
Drawn By:	TG	Date	8/85
Checked By:	JT	Scale	1" = 40'