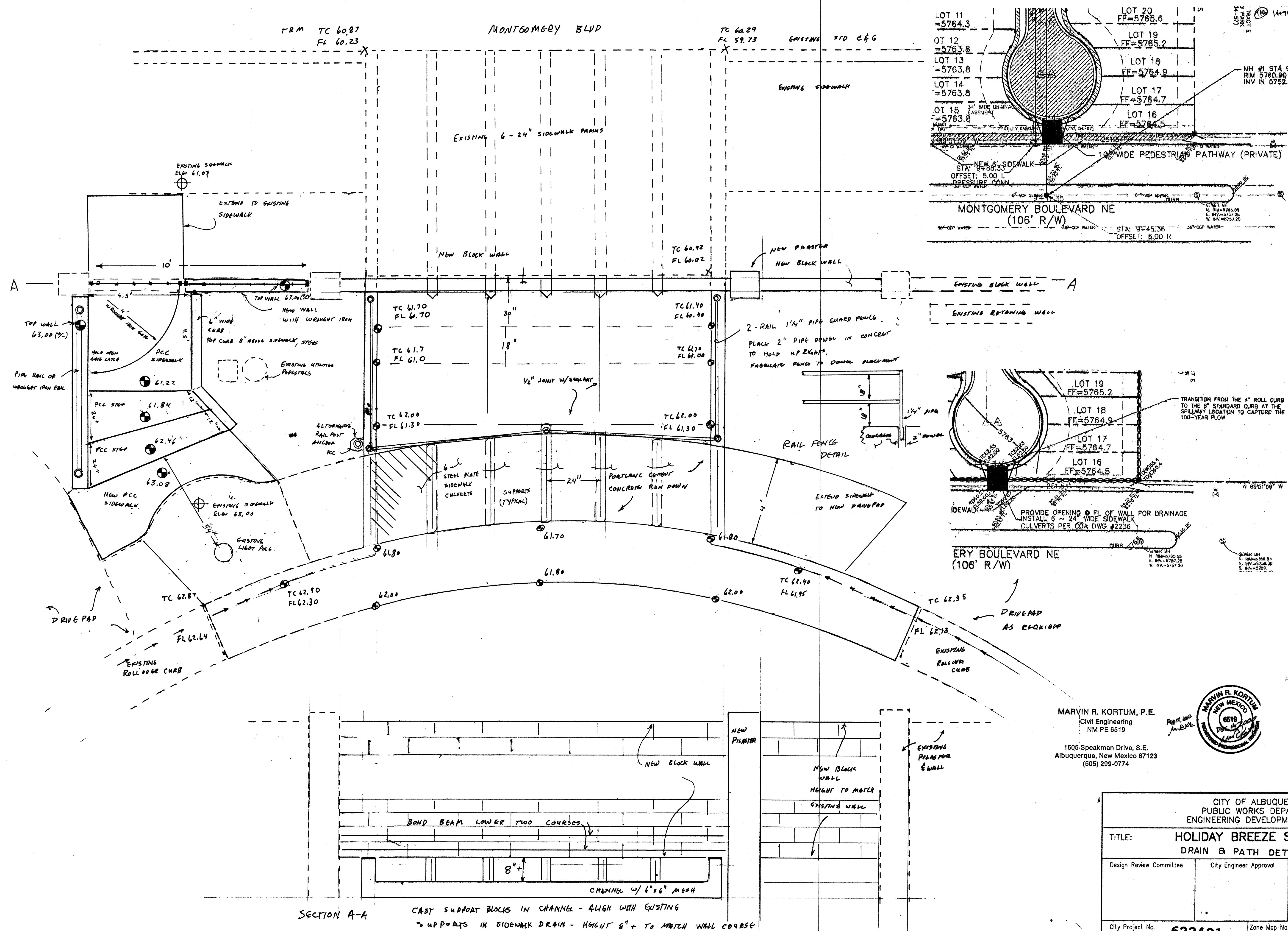
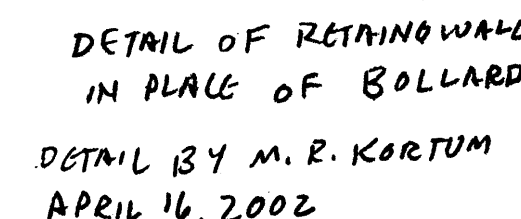
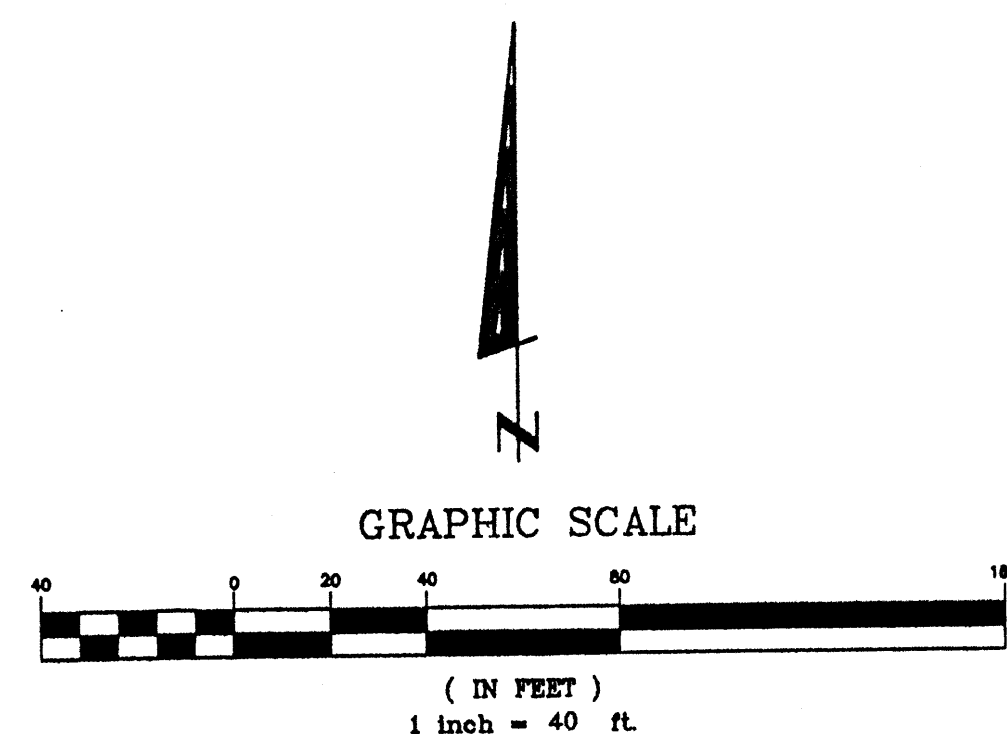




ENGINEER'S SEAL										SURVEY INFORMATION				BENCH MARKS				AS BUILT INFORMATION					
										FIELD NOTES				THE BASIS FOR ELEVATIONS FOR THIS SHEET IS ACS BENCHMARK 21-F22, LOCATED ON THE EAST CURB RETURN OF THE NORTHEAST QUADRANT AT THE INTERSECTION OF MONTGOMERY BOULEVARD, NE AND CAIRO DRIVE, NE. ELEVATION IS 5756.513				CONTRACTOR WORK SHOWN BY DATE ACCEPTANCE BY DATE FIELD CUDON BY DATE ISSUANCES CORRECTED BY DATE MICRO-FILM INFORMATION RECORDED BY DATE NO.					
										NO.		BY										DATE	

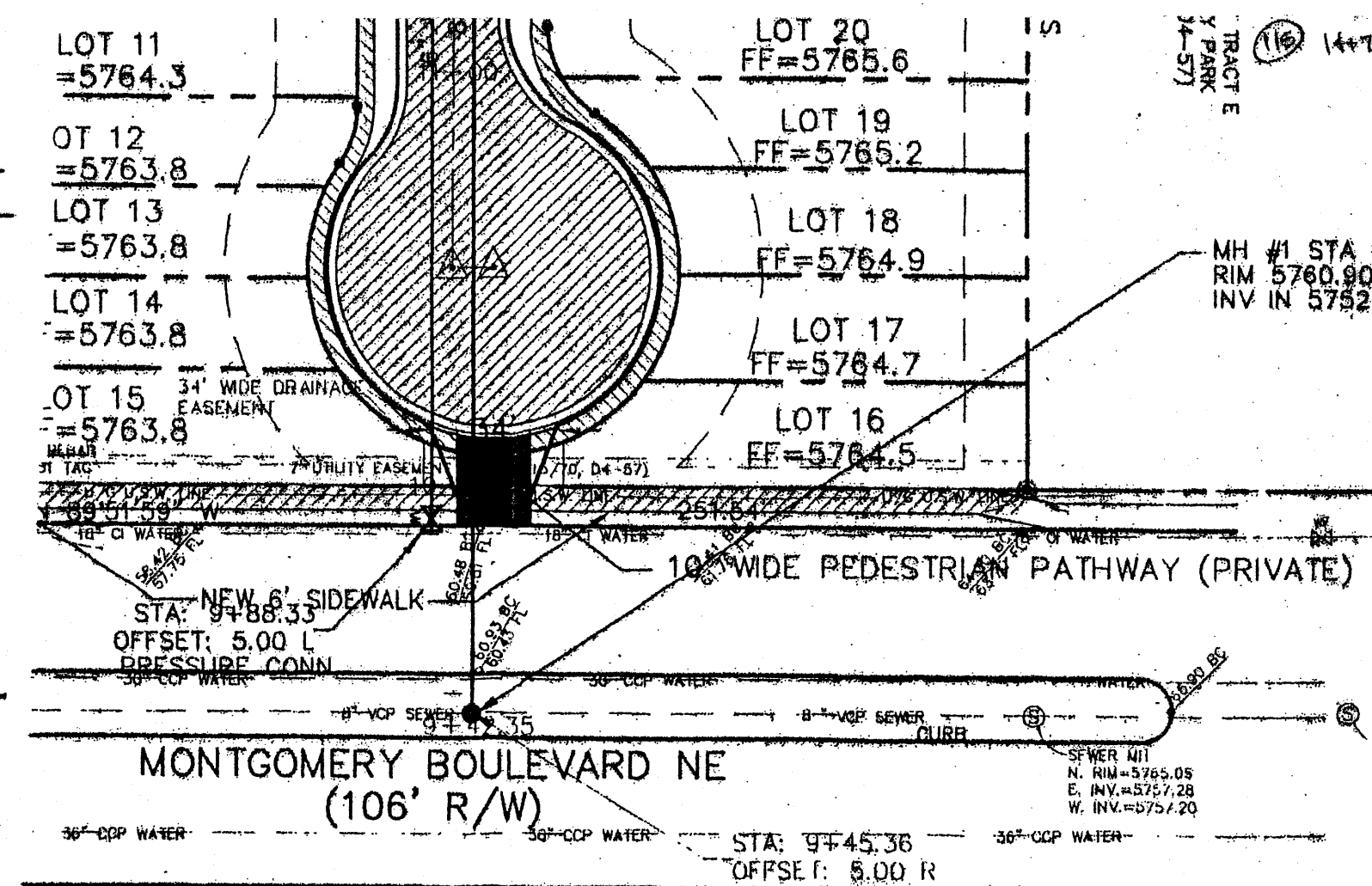


STATION: ACS 10-F22A
X = 424,087.38
Y = 1,502,928.76
GROUND TO GRID = 0.999627
DELTA ALPHA = -00°08'46"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

NOTE:
STREET LIGHTS WILL BE PROVIDED BY THE DEVELOPER
PER TONY LLOYD'S DIRECTION AND COORDINATED WITH PNM

McDowell Engineering Inc.

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP		REGISTERED APR 17 2002
TITLE: HOLIDAY BREEZE SUBDIVISION OVERALL UTILITY AND PAVING PLAN		
Design Review Committee	City Engineer Approval	Last Design Update No. / Date / Yr.
City Project No.	Zone Map No.	Sheet
622481	E-22	Of 8

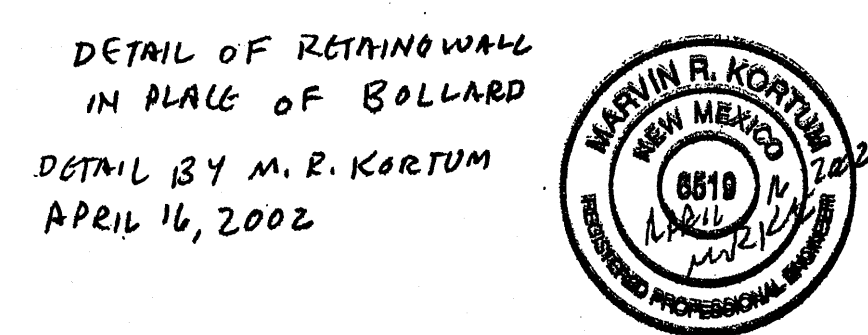
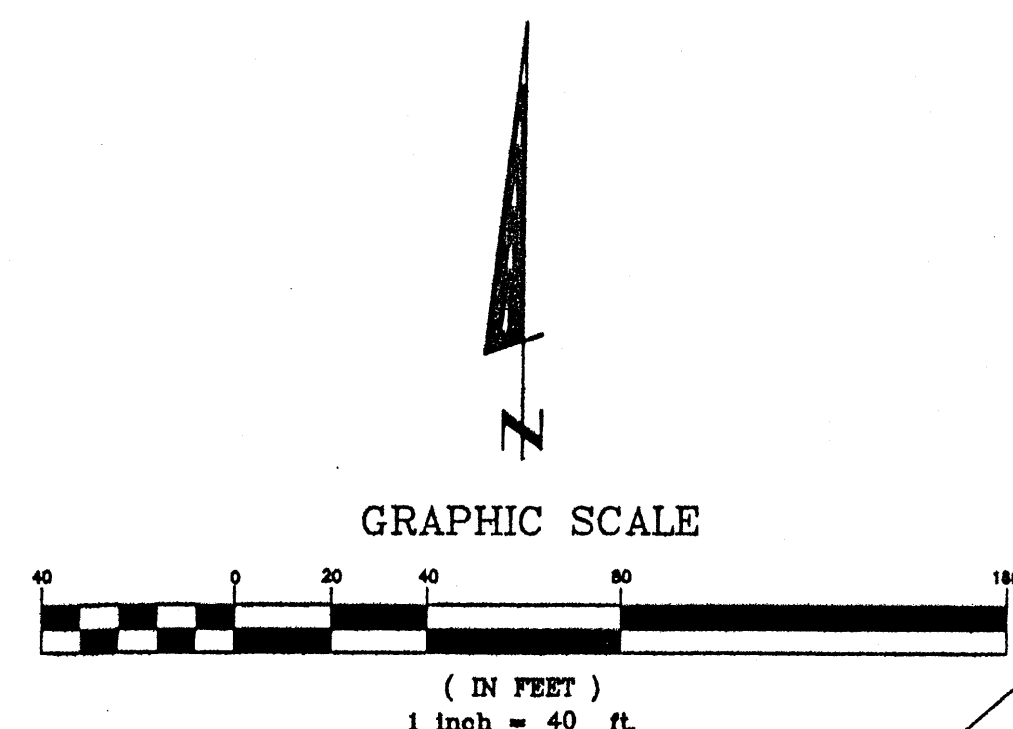


6/12/2002
JMRK

MARVIN R. KORTUM
NEW MEXICO
6519
JMRK

REGISTERED PROFESSIONAL ENGINEER

[illegible]



McDowell Engineering Inc.

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: HOLIDAY BREEZE SUBDIVISION OVERALL UTILITY AND PAVING PLAN			
Design Review Committee	City Engineer Approval	Last Design Update	Hydrology
City Project No.	Zone Map No.	Sheet	Of
622481	F-22	4	8

DRAINAGE PLAN

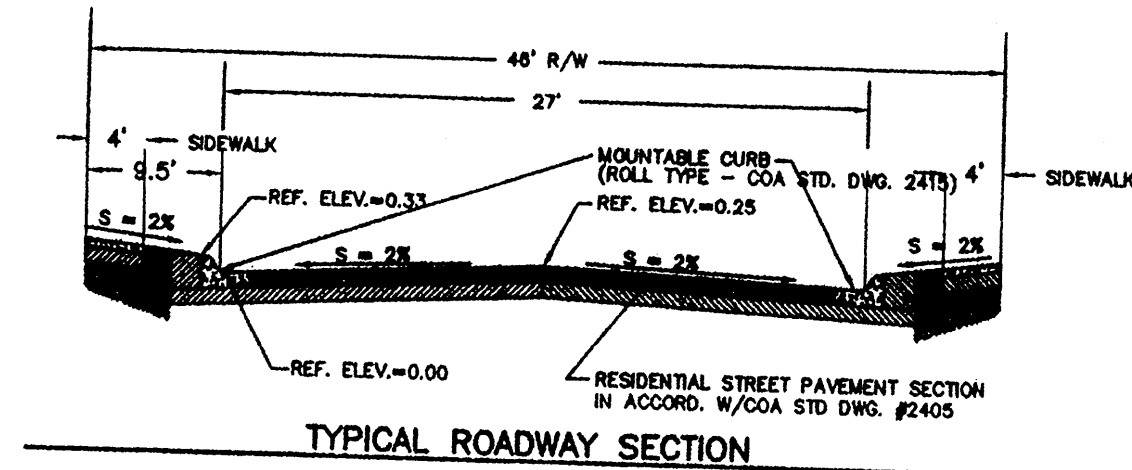
SCOPE:

Pursuant to the latest City of Albuquerque Drainage Ordinance, the Drainage Plan shown herein outlines the drainage management criteria for controlling developed runoff on and exiting the project site. 47 lots are proposed with, with associated access, landscaping, and utility improvements.

EXISTING CONDITIONS:

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As shown by the plan, the site is a single drainage basin. Residential buildings will be constructed on each lot within the setback limits. The property is zoned R-D, and therefore required to provide a minimum of 750 sf of landscaping. All roof drainage from the buildings will flow to the new streets. Back yard landscaped runoff will be retained on site in retention ponds 10'x10'x0.25' deep. Runoff from the majority of the subdivision will flow to the new streets to a roundabout at the end of the south cul-de-sac. The runoff will discharge to new sidewalk culverts in Montgomery Blvd. The construction of the sidewalk culverts will be included in COA Work Order documents.

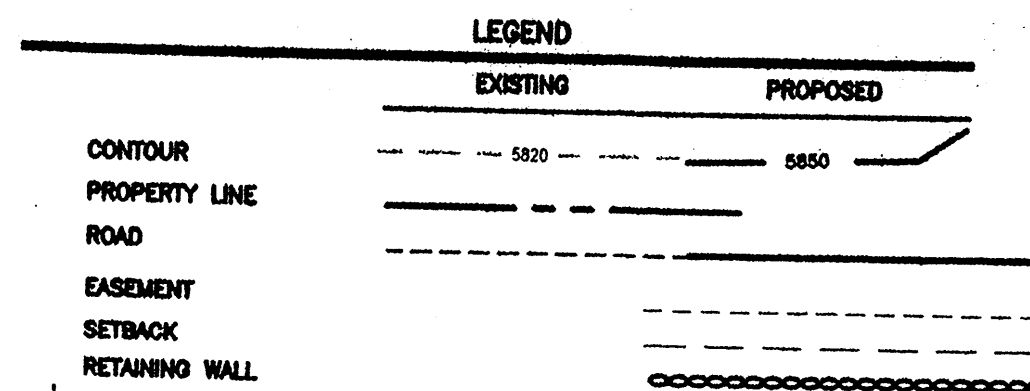
Supplemental calculations have been provided to the City of Albuquerque Hydrology Department identified as Attachment No. 2.

CALCULATIONS:

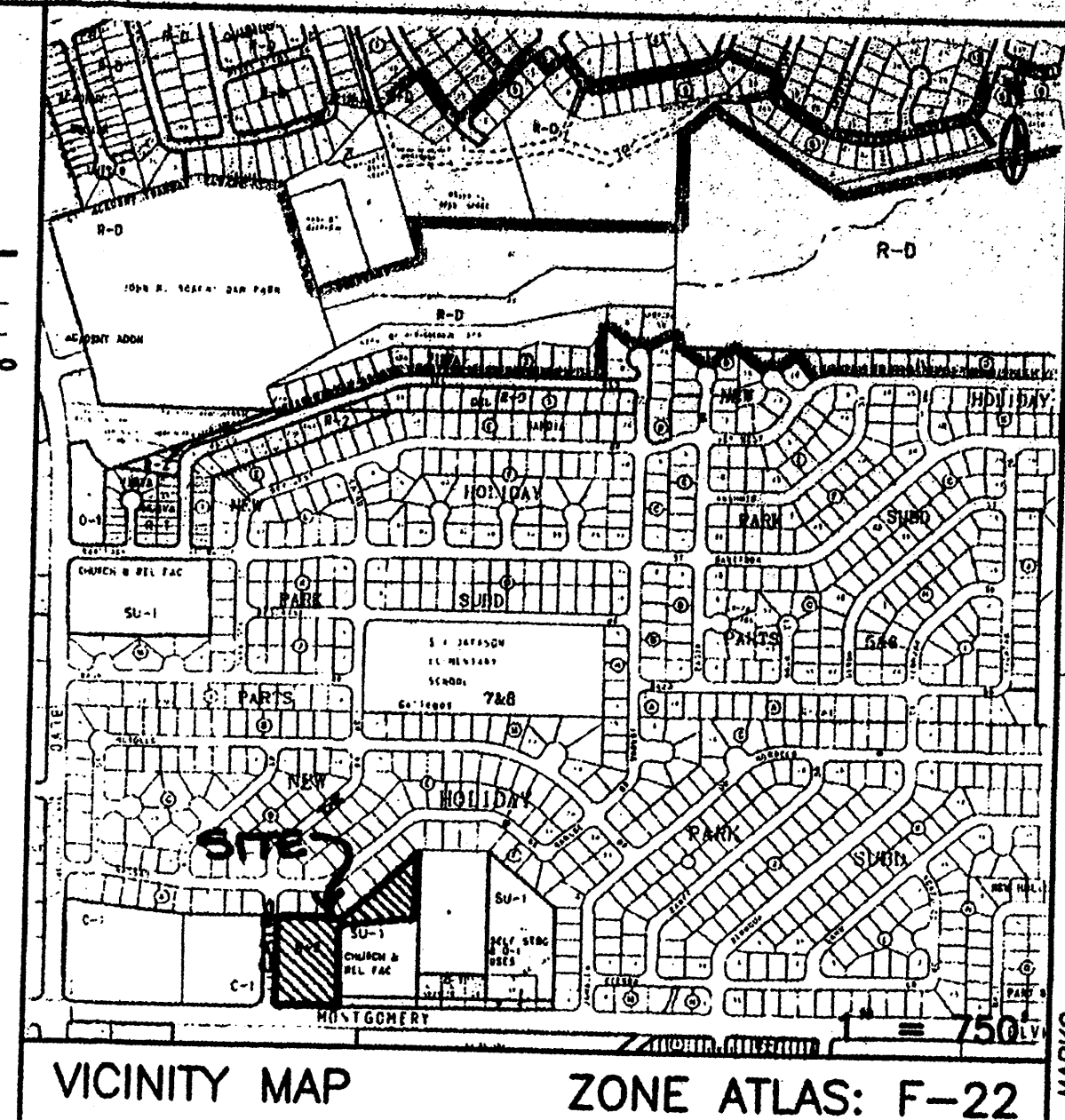
The calculations attached define the 100 year-6 hour design storm falling within the project area under existing and developed conditions. The Hydrology is per "Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque, New Mexico in cooperation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

SURVEY:

Topography prepared by Southwest Surveying Company, Inc. dated July, 1998.



NOTE:
1. FF ELEVATIONS ARE APPROXIMATELY 3"-6" ABOVE PAD ELEVATION.
2. BUILDING FOOTPRINTS WILL BE WITHIN THE SETBACK LIMITS.
GRADING NOTE:
EACH LOT SHALL HAVE A MINIMUM LANDSCAPED AREA OF 750 SF.



TYPICAL UPSTREAM LOT SECTION

TYPICAL DOWNSTREAM LOT SECTION

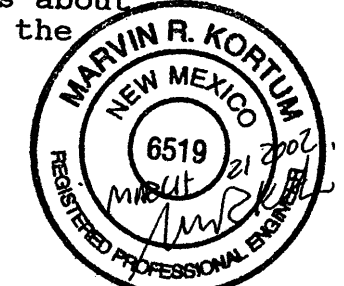
GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft

10-29-98
Rev. 1-25-99
Rev. 4-21-99

I certify that I have inspected the Holiday Breeze Subdivision and that the construction on-site is in substantial compliance with the grading and drainage plans for F22/D36 dated April 21, 1999 and April 20, 2001. As-built elevations are marked 5783.20. For houses which are completed, elevations are shown for the garage at the garage door. The house finished floor elevations is about .33 to .5 feet higher than the elevations shown for the garage.

Marvin R. Kortum
NMPE 6519
March 21, 2002



McDowell Engineering Inc.

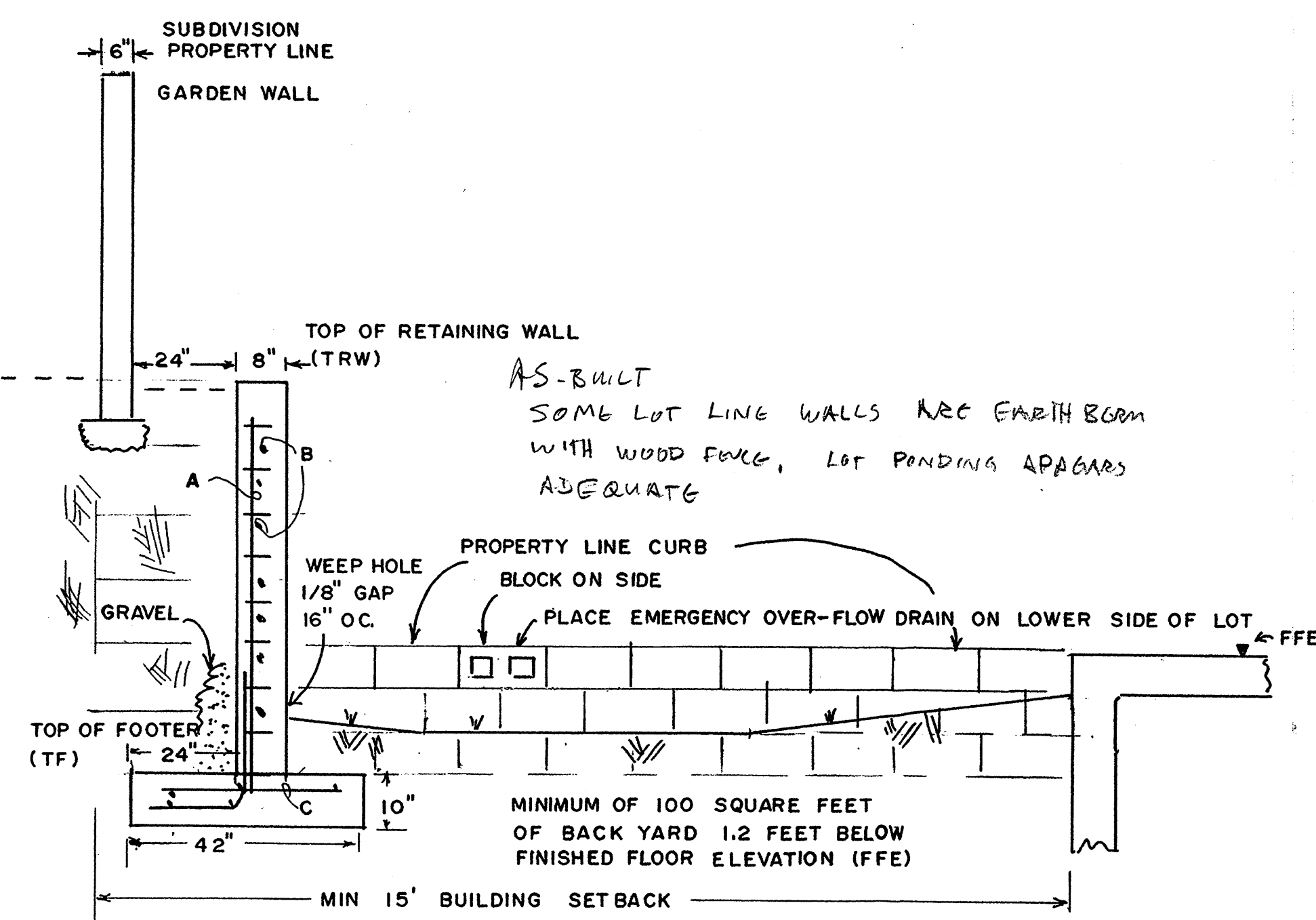
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: HOLIDAY BREEZE SUBDIVISION GRADING PLAN			
Design Review Committee	City Engineer Approval	Hydrology Section	
City Project No. F22/D36	Zone Map No. F-22	Sheet 1 of 1	Sheet 1 of 1

RETAINING WALL NOTES:

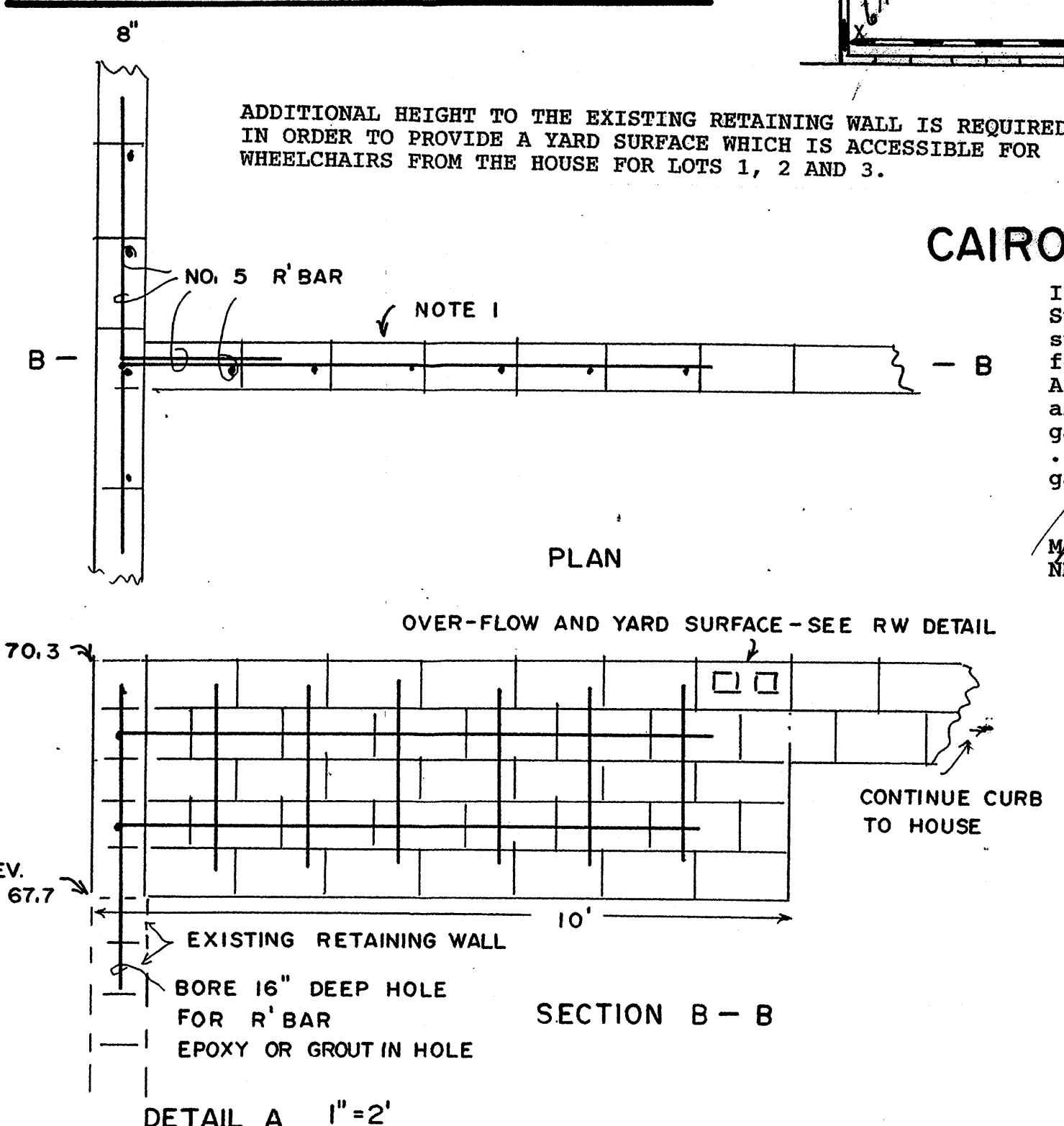
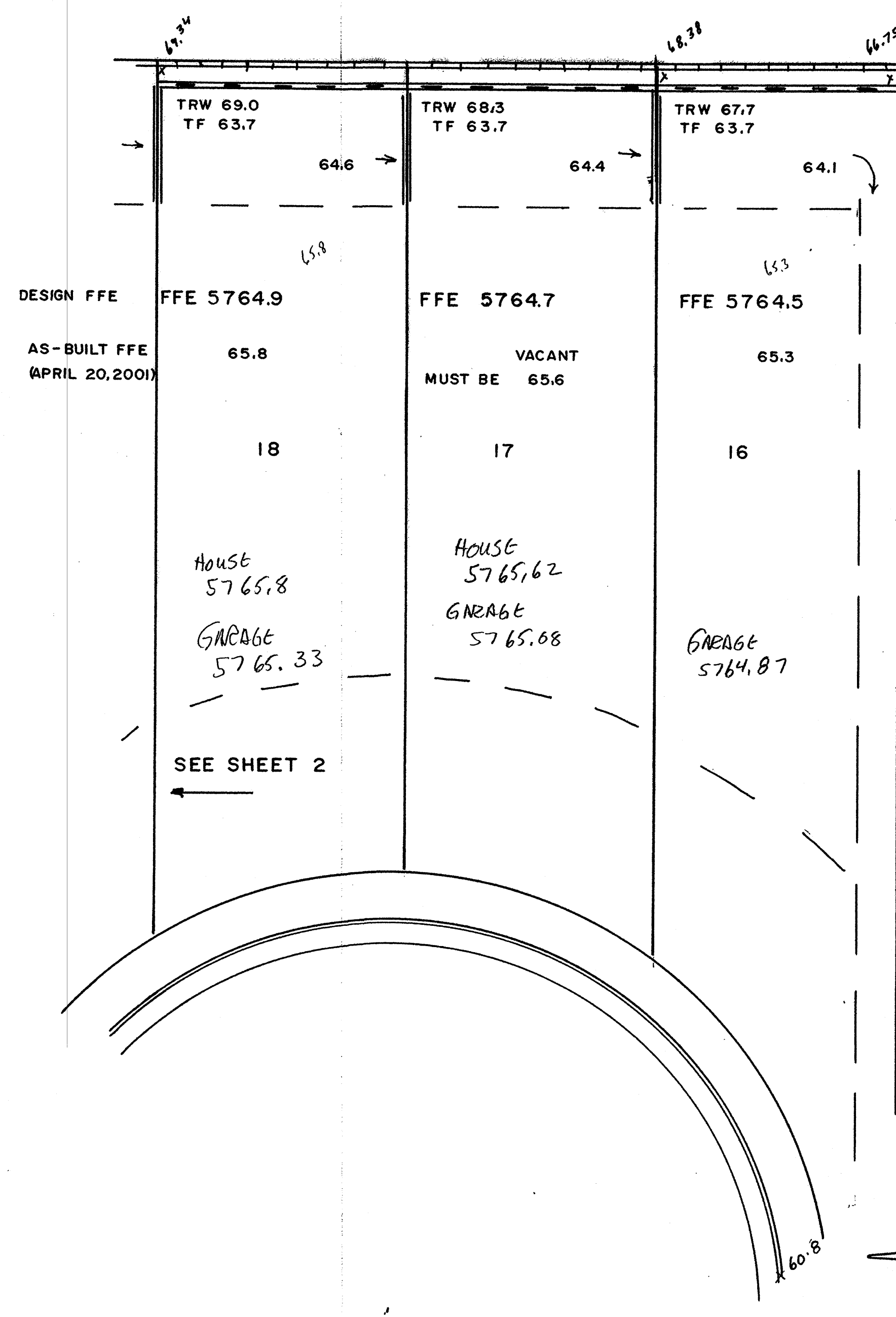
1. The retaining wall as shown wall may be constructed of 8" high strength concrete masonry unit blocks, filled with 3000 psi. portland cement concrete (3/8" aggregate), or may be cast in place, or may be a combination. Alternative materials such as field rock or ornamental stone may also be used. Appropriate reinforcement must be specifically designed for alternative materials. Proprietary retaining wall materials may also be used. Footers shall be 2500 psi concrete, 3/4" aggregate.
2. Care must be taken during the construction of the retaining wall and the excavation of materials adjacent to the existing building wall. Bracing or reinforcement of the existing wall may be necessary.
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4. The surface of the retaining walls will be finished as the owner/developer directs.
5. Lot side walls or curbs shall be placed on 16" wide by 6" deep footer set 8" below finished surface. Walls or curbs shall be masonry concrete block or similar impervious material.
6. Placement of footer will require undercutting of the earth bank. Contractor shall be responsible for stabilizing the bank to prevent cave-in, by bracing, placing the footer and wall in short sections, or other means. All damaged garden wall shall be replaced.

RETAINING WALL REINFORCEMENT

- A. Vertical bars #5 bars at 16" on center
- B. Horizontal bars in wall, #4 at 8", or #5 at 16"
- C. Horizontal bars in footer, #4 at 12" on center
- D. All bars 40,000 psi strength.



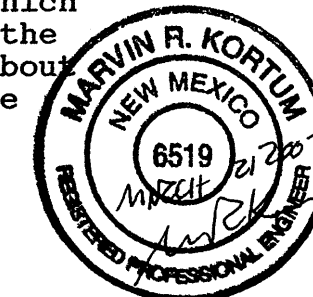
RETAINING WALL DETAIL



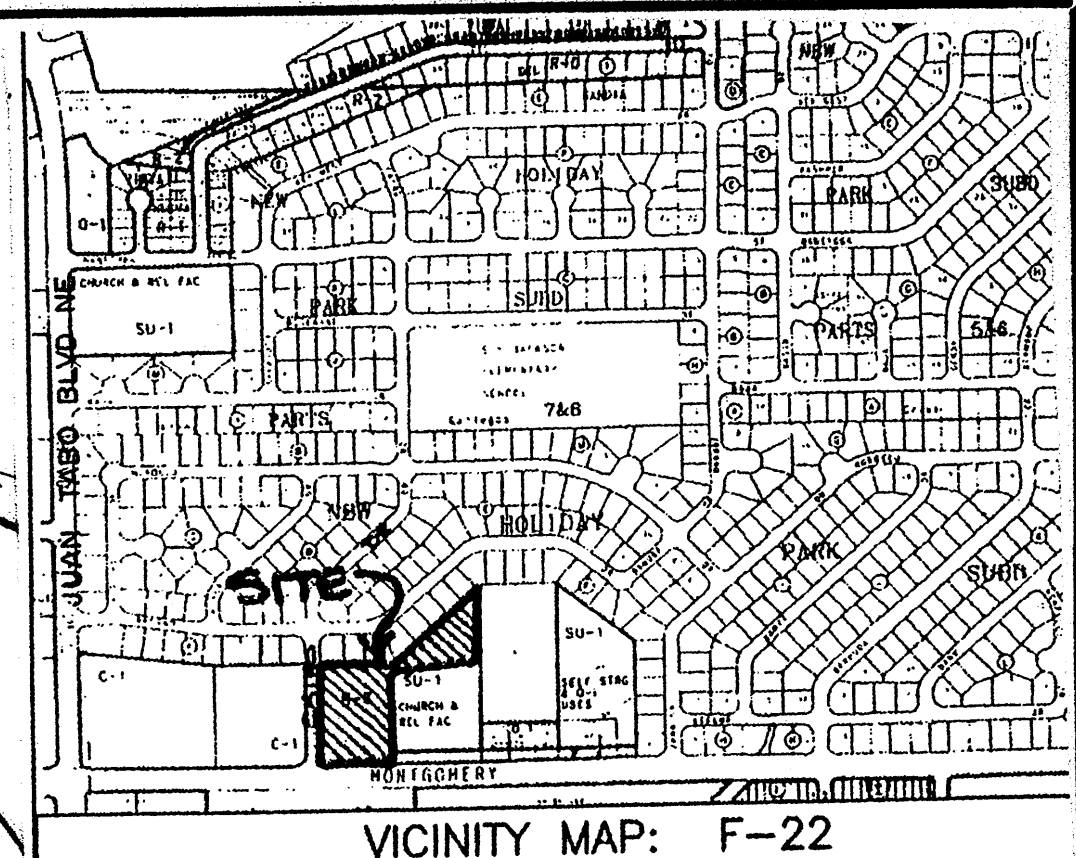
CAIRO DRIVE NE

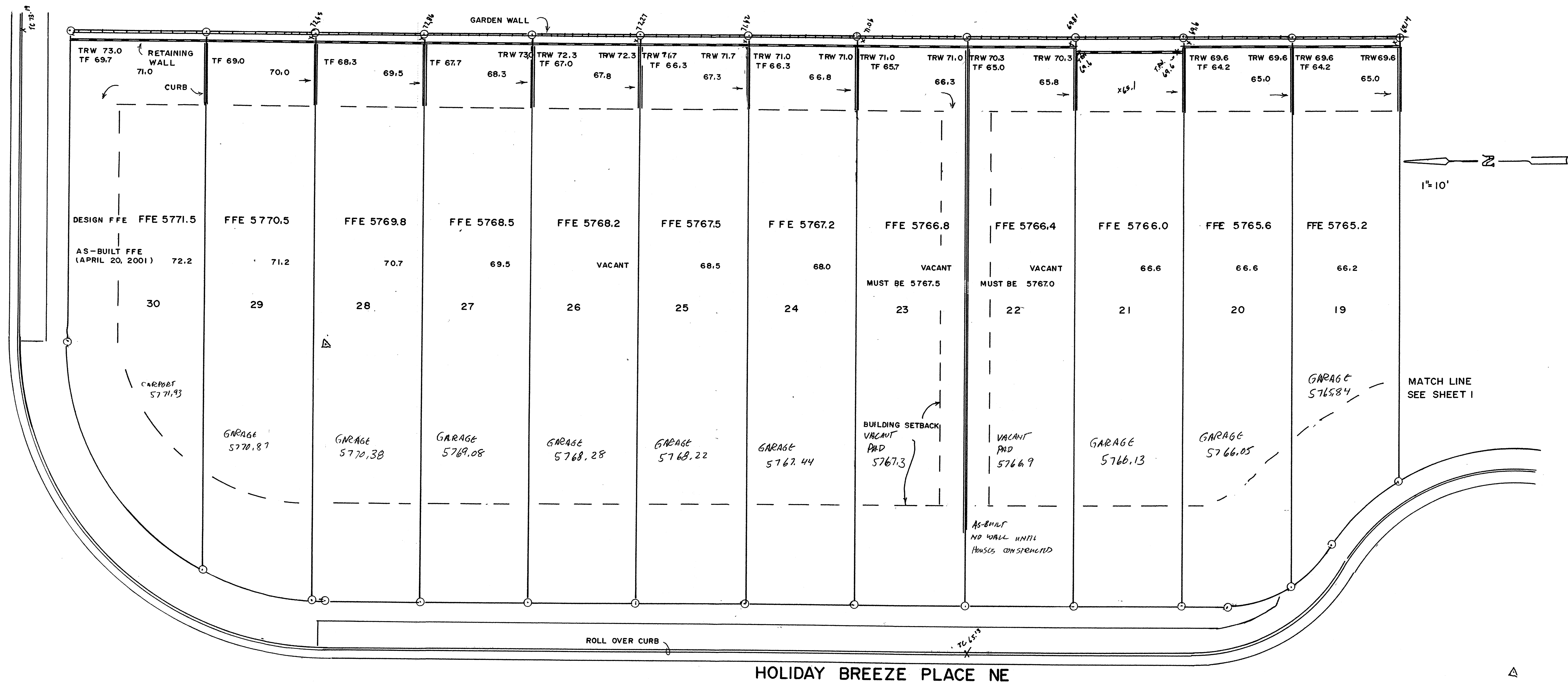
I certify that I have inspected the Holiday Breeze Subdivision and that the construction on-site is in substantial compliance with the grading and drainage plans for F22/D36 dated April 21, 1999 and April 20, 2001. As-built elevations are marked. 5784.2. For houses which are completed, elevations are shown for the garage at the garage door. The house finished floor elevations is about .33 to .5 feet higher than the elevations shown for the garage.

Marvin R. Kortum
NMPE 6519
March 21, 2002



1ST ISSUE	MRK	APR 20, 2001
APPROVALS	REVISIONS	BY DATE
		MARVIN R. KORTUM, P.E. Civil Engineering NM PE 6519 1605 Speakman Drive, S.E. Albuquerque, New Mexico 87123 (505) 299-0774
HOLIDAY BREEZE SUBDIVISION GRADING AND DRAINAGE PLAN REVISION FOR LOTS 1-4, 8, 16-30		
PROJECT NO.	MAP NO.	SHEET OF
F-22/D36	F-22	1 2





HOLIDAY BREEZE PLACE NE

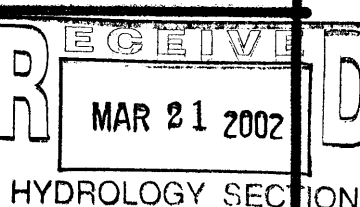
I certify that I have inspected the Holiday Breeze Subdivision and that the construction on-site is in substantial compliance with the grading and drainage plans for F22/D36 dated April 21, 1999 and April 20, 2001. As-built elevations are marked 5786.2. For houses which are completed, elevations are shown for the garage at the garage door. The house finished floor elevations is about .33 to .5 feet higher than the elevations shown for the garage.

Marvin R. Kortum
NMPE 6519
March 21, 2002



1ST ISSUE	MRK	APR 20, 2001
APPROVALS, REVISIONS	BY	DATE
	MARVIN R. KORTUM, P.E.	
	Civil Engineering	
	NM PE 6519	
	1605 Speakman Drive, S.E.	
	Albuquerque, New Mexico 87123	
	(505) 299-0774	

HOLIDAY BREEZE SUBDIVISION
GRADING AND DRAINAGE PLAN
REVISION FOR LOTS 1-4, & 16-30



PROJECT NO.	MAP NO.	SHEET OF
F-22/D36	F-22	2 2

DRAINAGE PLAN

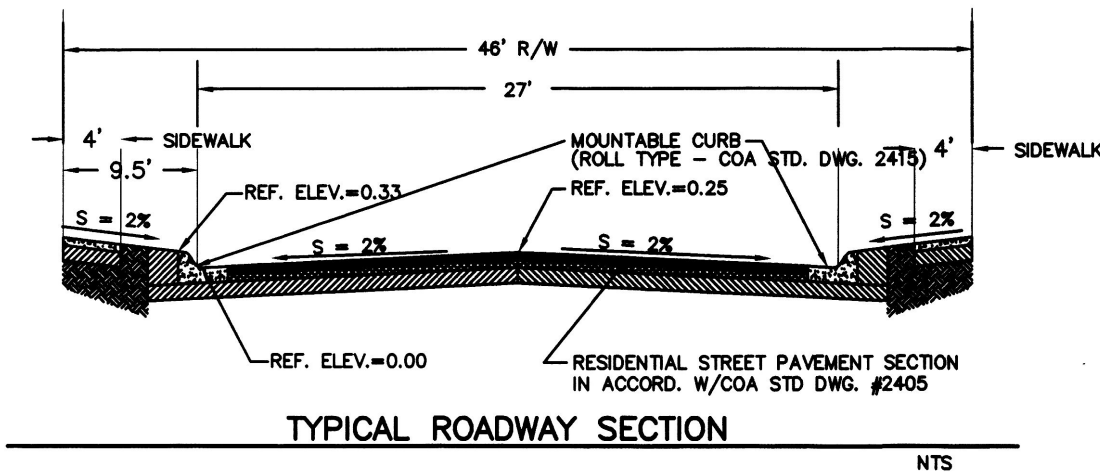
SCOPE:

Pursuant to 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. 47 lots are proposed with, with associated access, landscaping, and utility improvements.

EXISTING CONDITIONS:

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As shown by the plan, the site is a single drainage basin. Residential buildings will be constructed on each lot within the setback limits. The property is zoned R-D, and therefore required to provide a minimum of 750 sf of landscaping. All roof drainage from the buildings will flow to the new streets. Back yard landscaped runoff will be retained on site in retention ponds 10'x10'x0.28' deep. Runoff from the majority of the subdivision will flow to the new streets to a rundown at the end of the south cul-de-sac. The rundown will discharge to new sidewalk culverts in Montgomery Blvd. The construction of the sidewalk culverts will be included in COA Work Order documents.

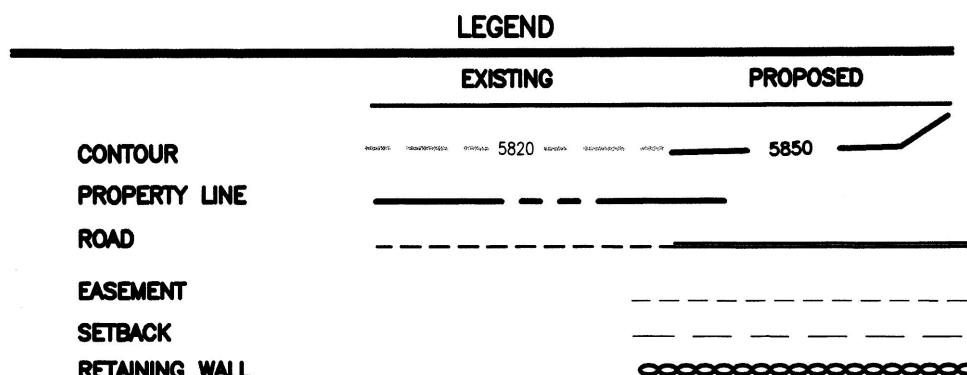
Supplemental calculations have been provided to the City of Albuquerque Hydrology Department identified as Attachment No. 2.

CALCULATIONS:

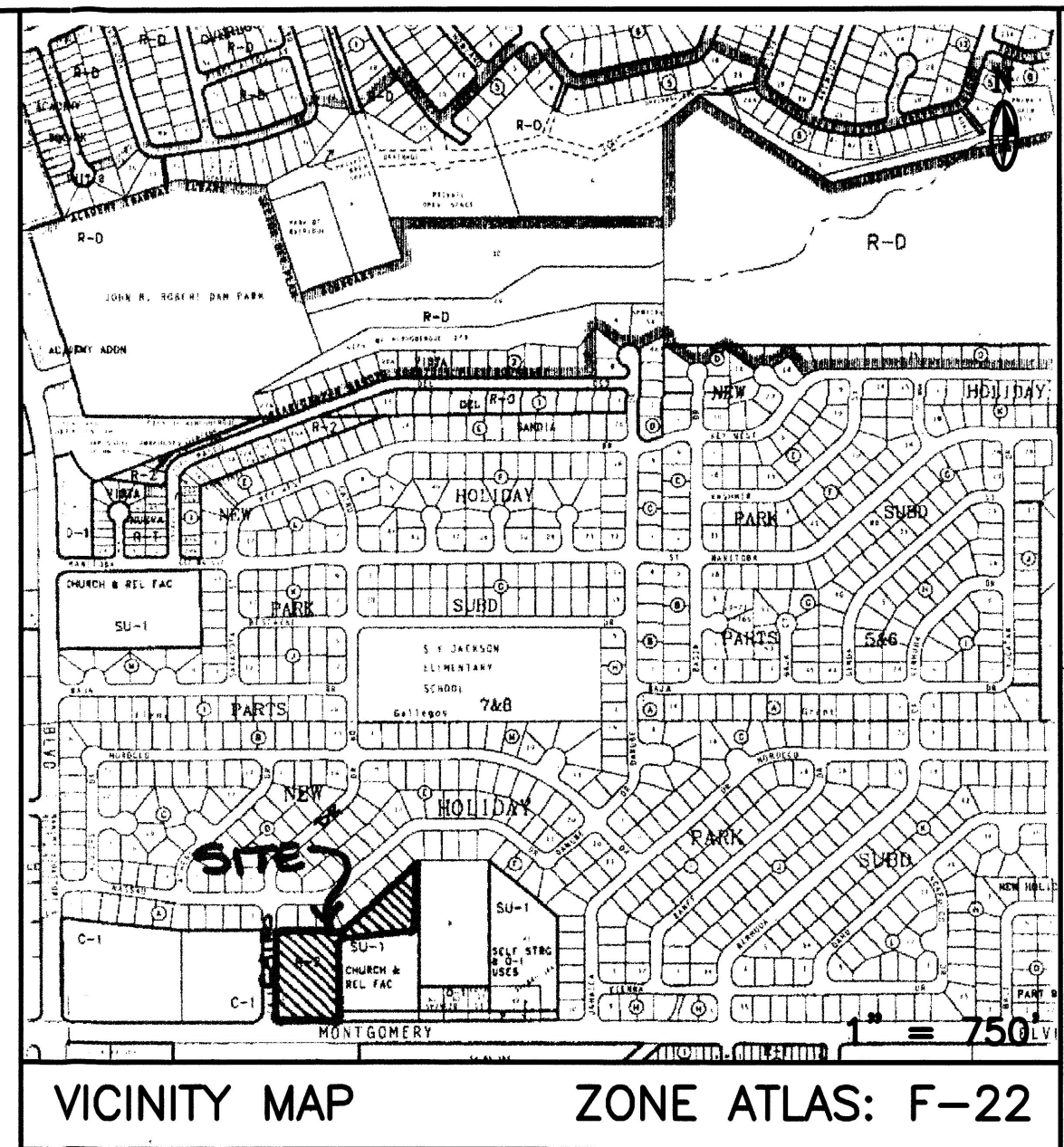
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SURVEY:

Topography prepared by Southwest Surveying Company, Inc. dated July, 1998.

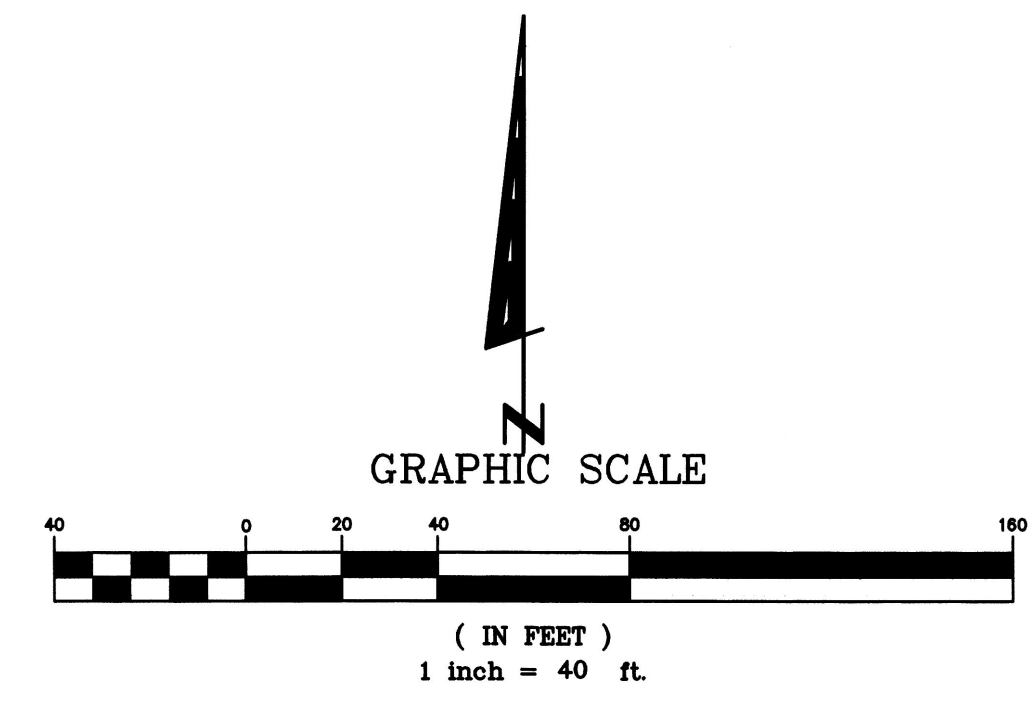


NOTE:
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GRADING NOTE:
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TYPICAL UPSTREAM LOT SECTION

TYPICAL DOWNSTREAM LOT SECTION



10-29-98
Rev. 1-25-99
Rev. 4-21-99

AUG 16 1999
HYDROLOGY SECTION

McDowell Engineering Inc.

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: HOLIDAY BREEZE SUBDIVISION GRADING PLAN	
Design Review Committee	City Engineer Approval
City Project No. XXXXXX	Zone Map No. F-22
Sheet 1 of 1	Sheet 1 of 1

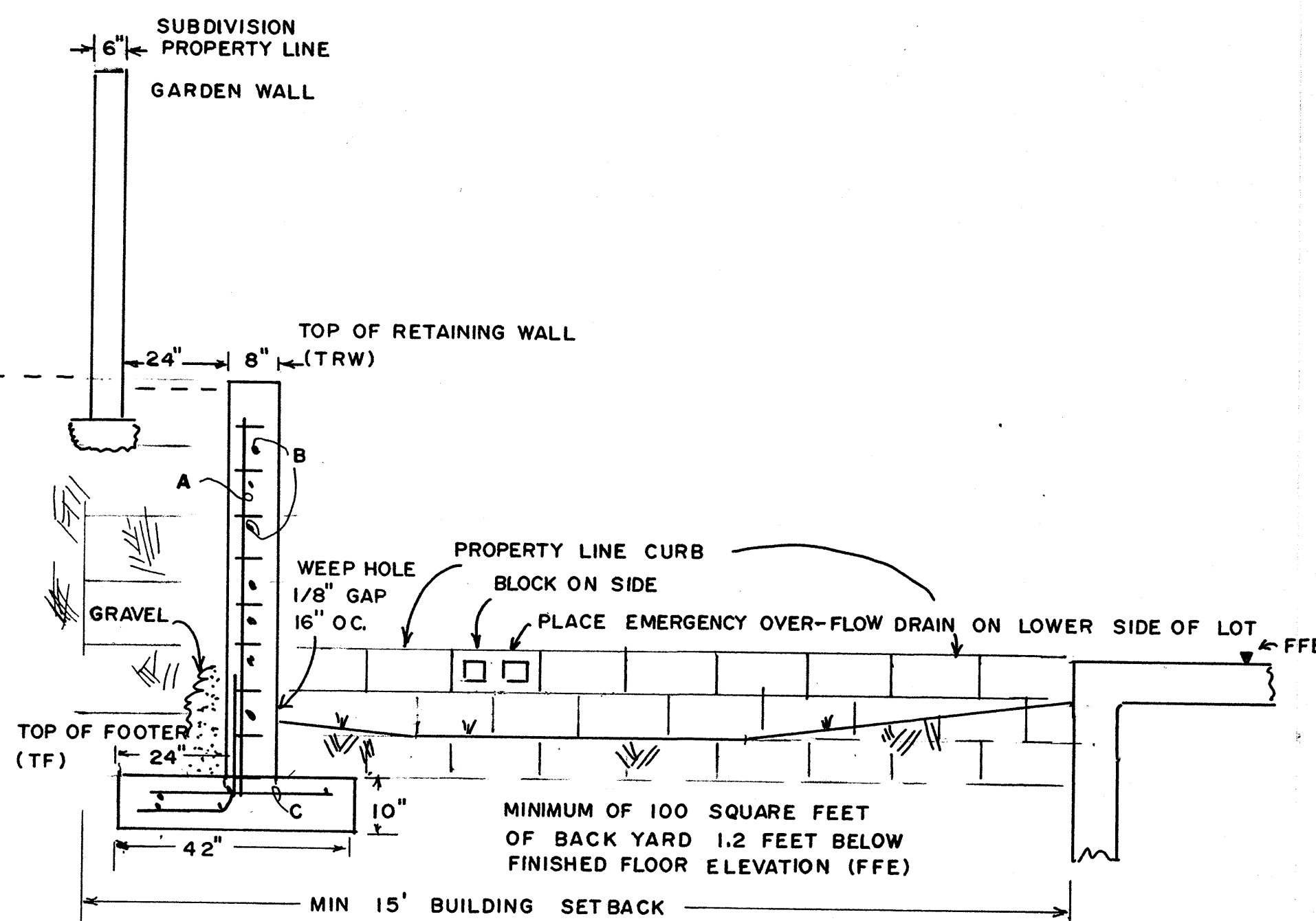
HYDROLOGY SECTION
APR 23 2001

RETAINING WALL NOTES:

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DESIGN FFE FFE 5764.9
AS-BUILT FFE 65.8
(APRIL 20, 2001)

FFE 5764.7
VACANT
MUST BE 65.6

FFE 5764.5
65.3

MONTGOMERY BLVD NE

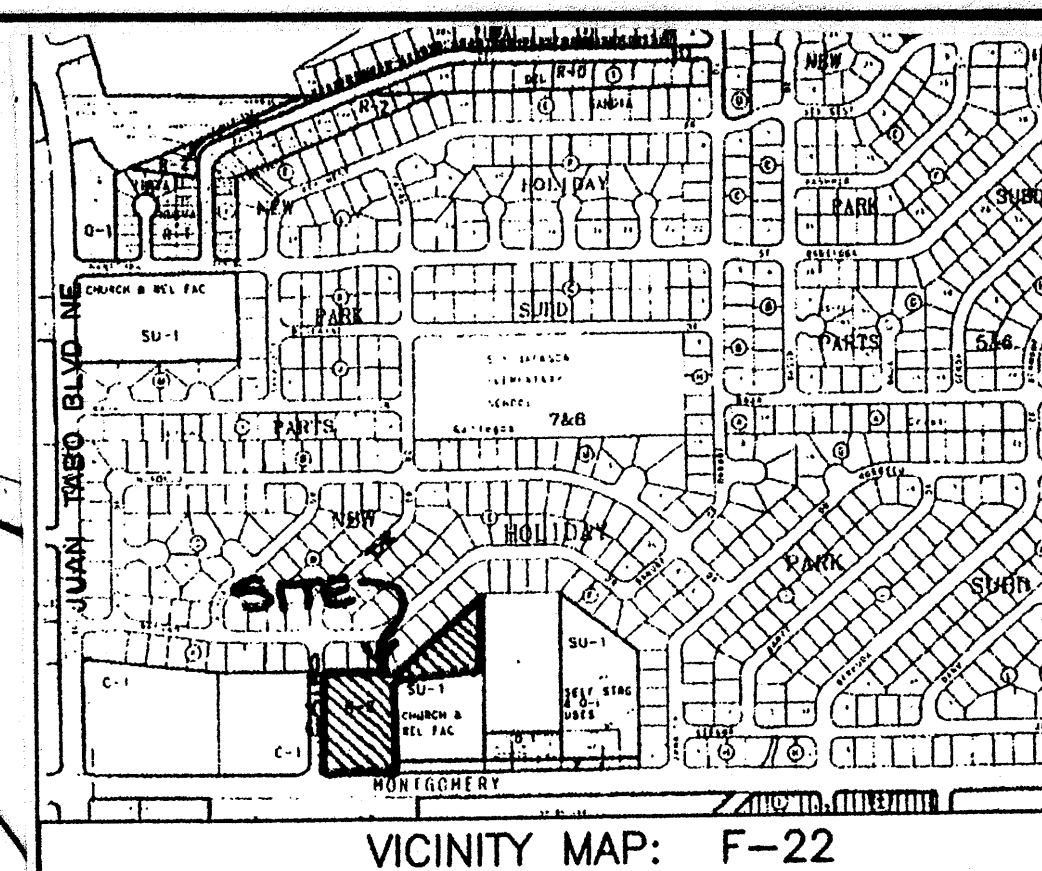
FFE 5770.5
70.2

FFE 5769.2
70.3

FFE 5768.7
VACANT

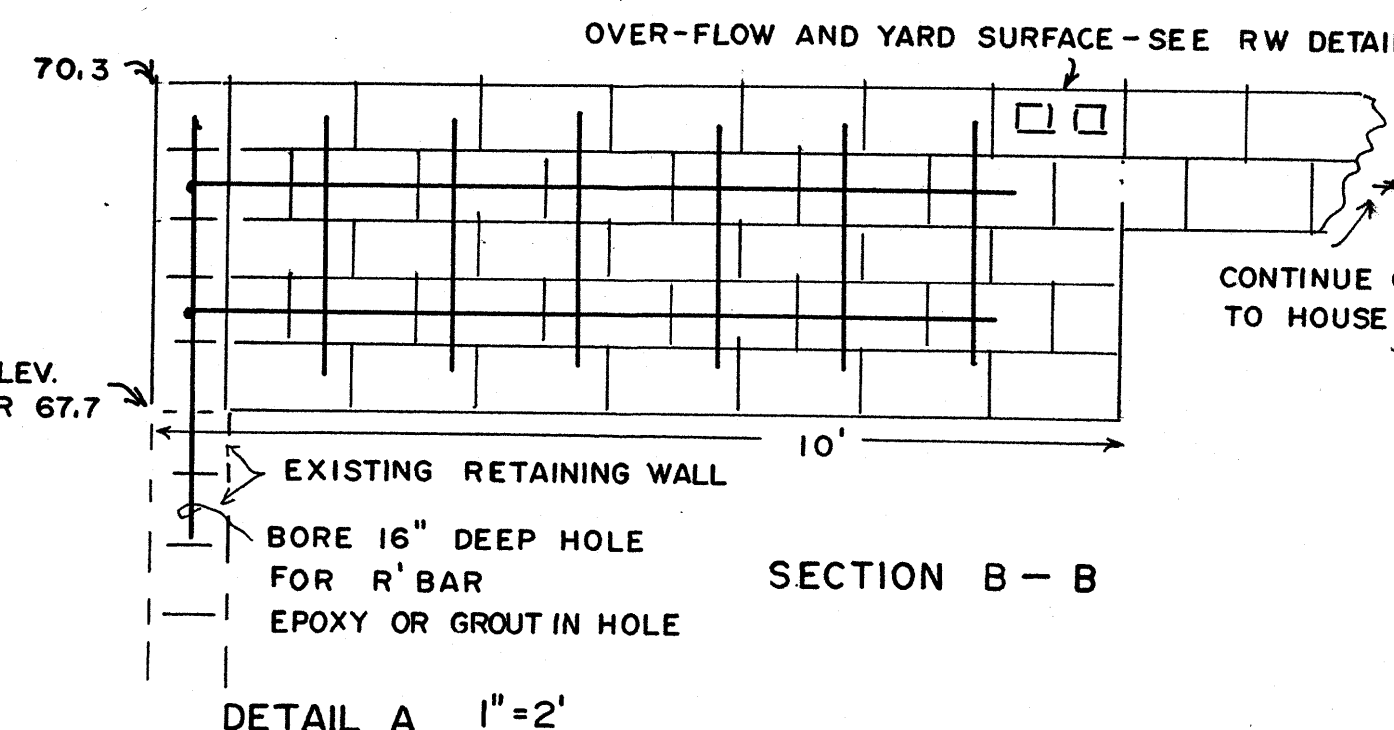
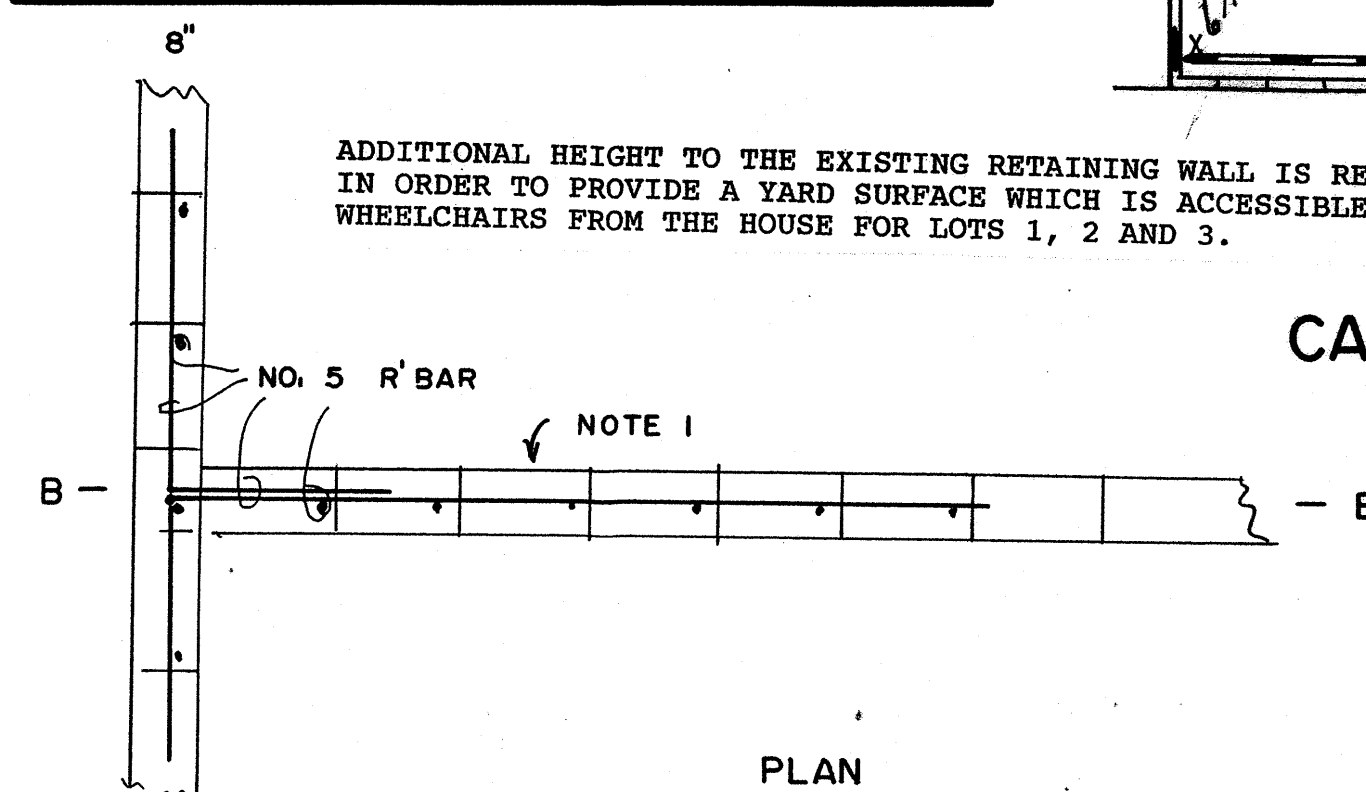
FFE 5768.2
69.3

HOLIDAY BREEZE PLACE NE

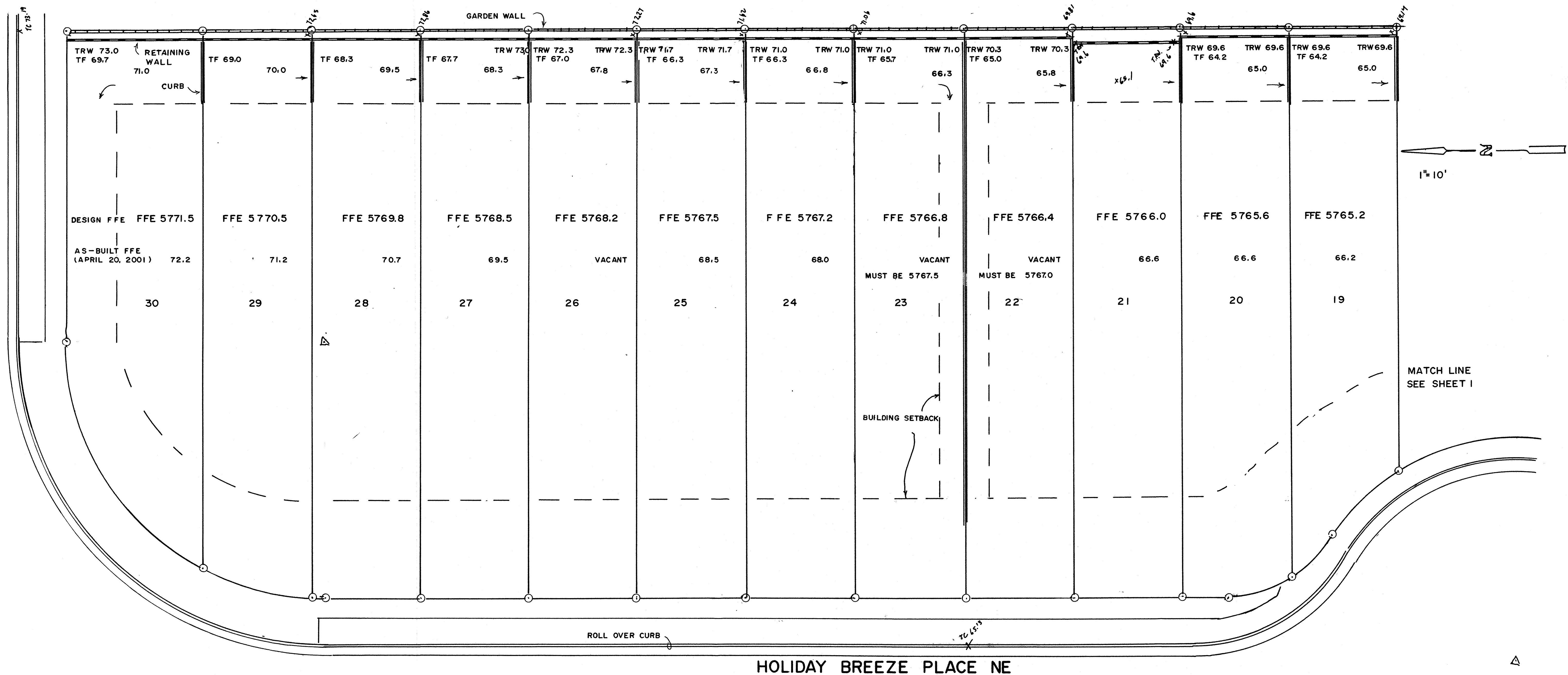


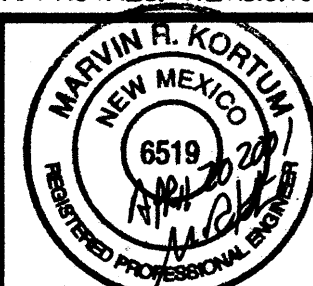
ADDITIONAL HEIGHT TO THE EXISTING RETAINING WALL IS REQUIRED IN ORDER TO PROVIDE A YARD SURFACE WHICH IS ACCESSIBLE FOR WHEELCHAIRS FROM THE HOUSE FOR LOTS 1, 2 AND 3.

CAIRO DRIVE NE



1ST ISSUE	MRK	APR 20, 2001
APPROVALS	REVISIONS	BY DATE
		MARVIN R. KORTUM, P.E. Civil Engineering NM PE 6519 1605 Speakman Drive, S.E. Albuquerque, New Mexico 87123 (505) 299-0774
HOLIDAY BREEZE SUBDIVISION GRADING AND DRAINAGE PLAN REVISION FOR LOTS 1-4, 8, 16-30		
PROJECT NO.	MAP NO	SHEET OF
F-22/D	F-22	12

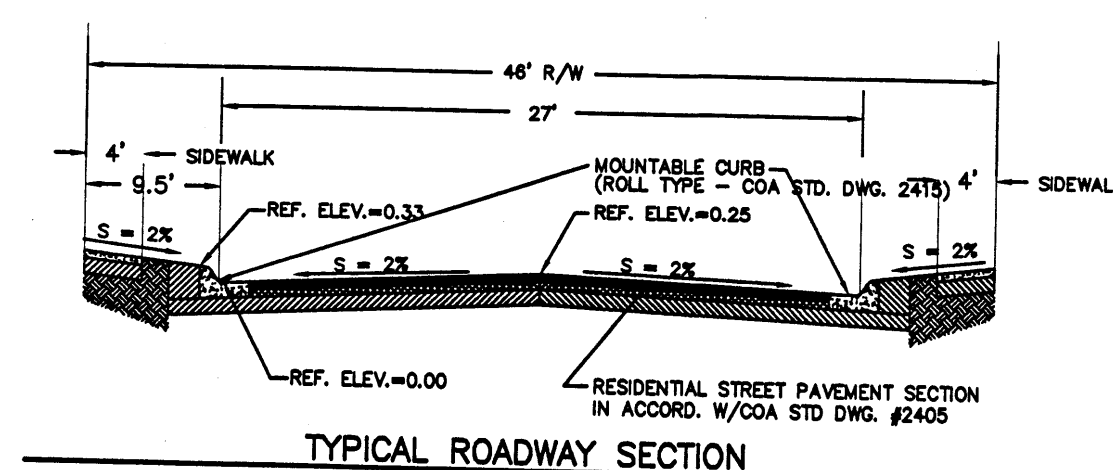


1ST ISSUE	MRK	APR 20, 2001
APPROVALS, REVISIONS	BY	DATE
		
MARVIN R. KORTUM, P.E. Civil Engineering NM PE 6519 1605 Speakman Drive, S.E. Albuquerque, New Mexico 87123 (505) 299-0774		
HOLIDAY BREEZE SUBDIVISION GRADING AND DRAINAGE PLAN REVISION FOR LOTS 1-4, & 16-30		
PROJECT NO.	MAP NO.	SHEET OF
F-22/D	F-22	2 2

LEGEND

	EXISTING	PROPOSED
POWER POLE	○	○
SEWER MANHOLE	⊙	⊙
WATER VALVE	⊕	⊕
FIRE HYDRANT	⊕	⊕
DROP INLET	⊕	⊕
TOP OF CURB	TC	TC
FLOWLINE	FL	FL
CONTOUR	---	---
PROPERTY LINE	---	---
ROAD	---	---
EASEMENT	---	---
SETBACK	---	---
RETAINING WALL	---	---

NOTE:
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GRADING NOTE:
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DRAINAGE PLAN

SCOPE:

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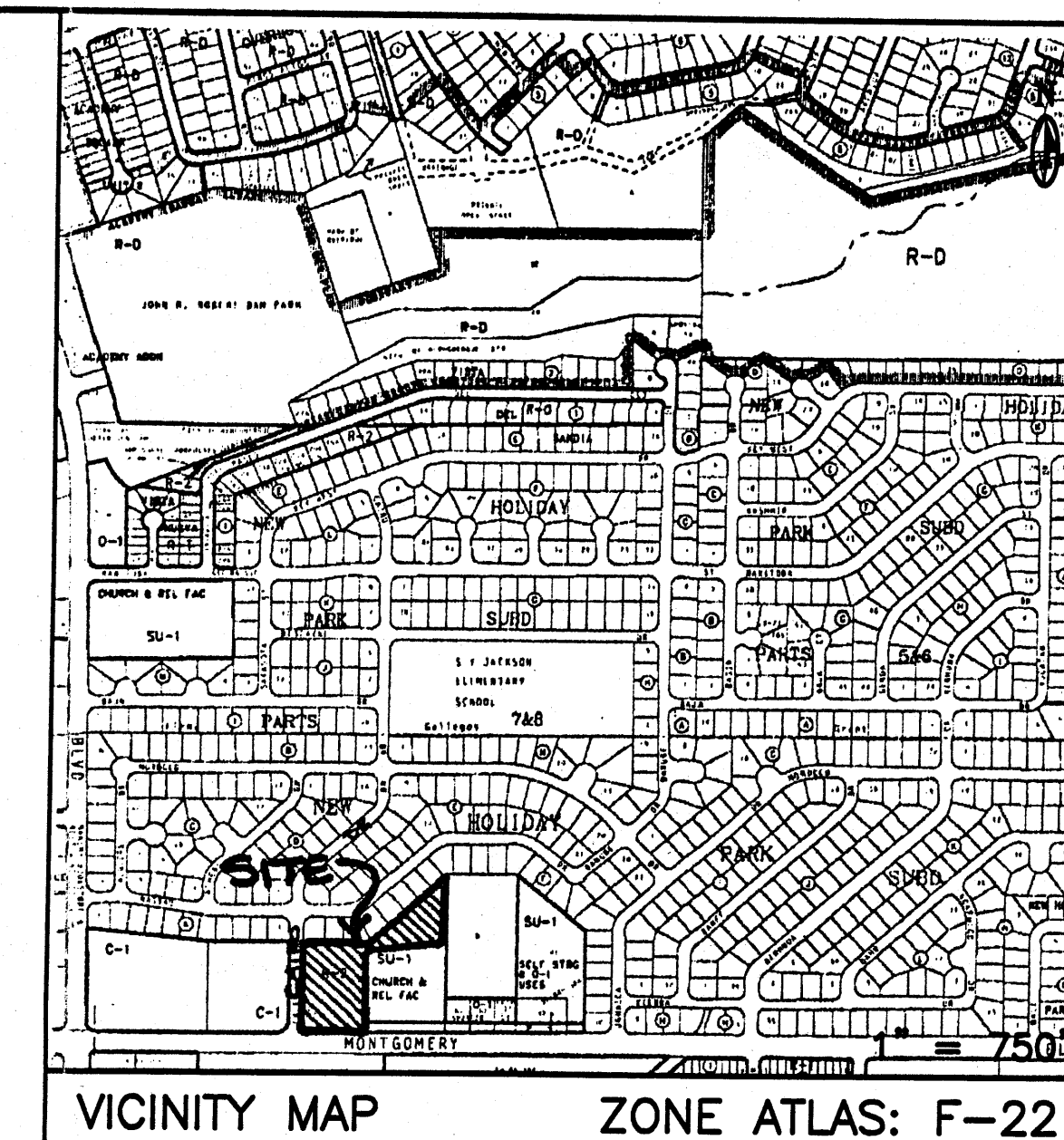
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CALCULATIONS:

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SURVEY:

Topography prepared by Southwest Surveying Company, Inc. dated July, 1998.

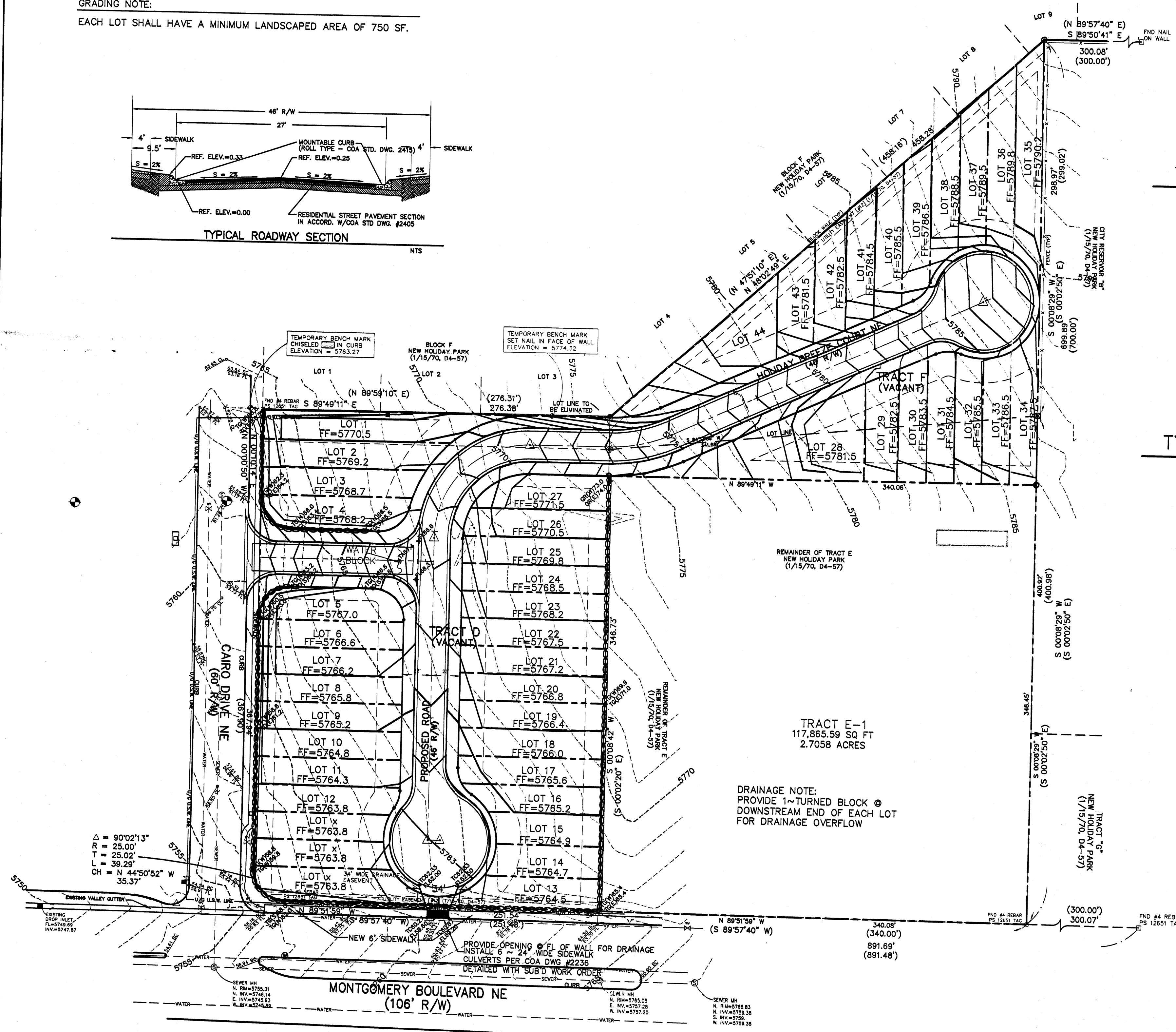
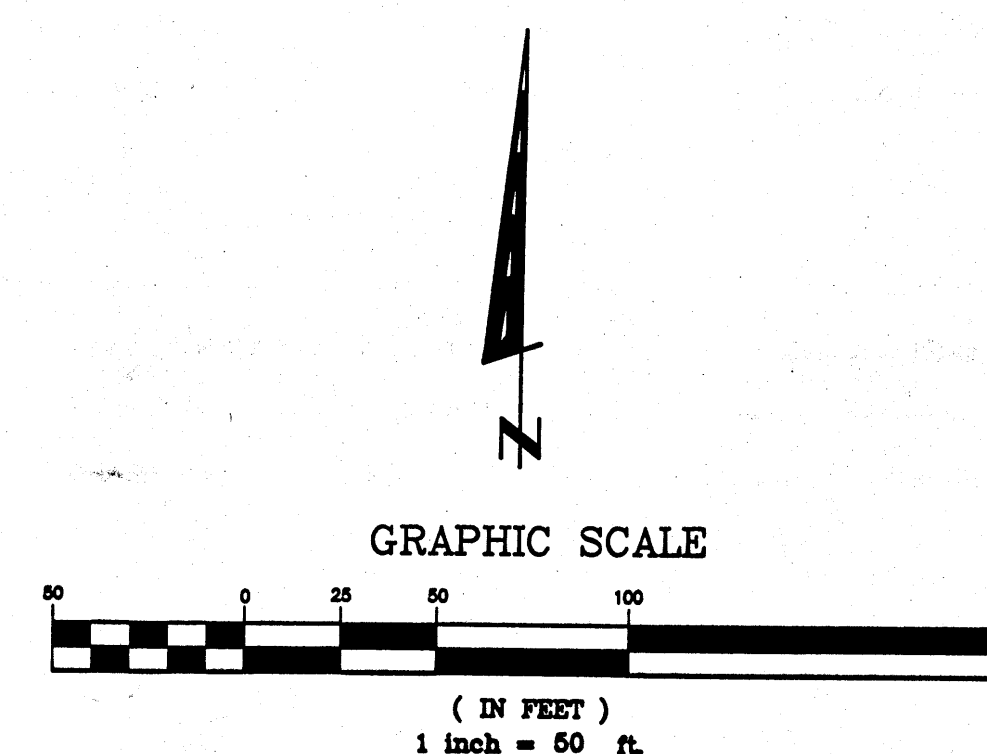


TYPICAL UPSTREAM LOT SECTION

APPROX. HORIZ. SCALE: 1"=50'
APPROX. VERT. SCALE: 1"=10'

TYPICAL DOWNSTREAM LOT SECTION

APPROX. HORIZ. SCALE: 1"=50'
APPROX. VERT. SCALE: 1"=10'



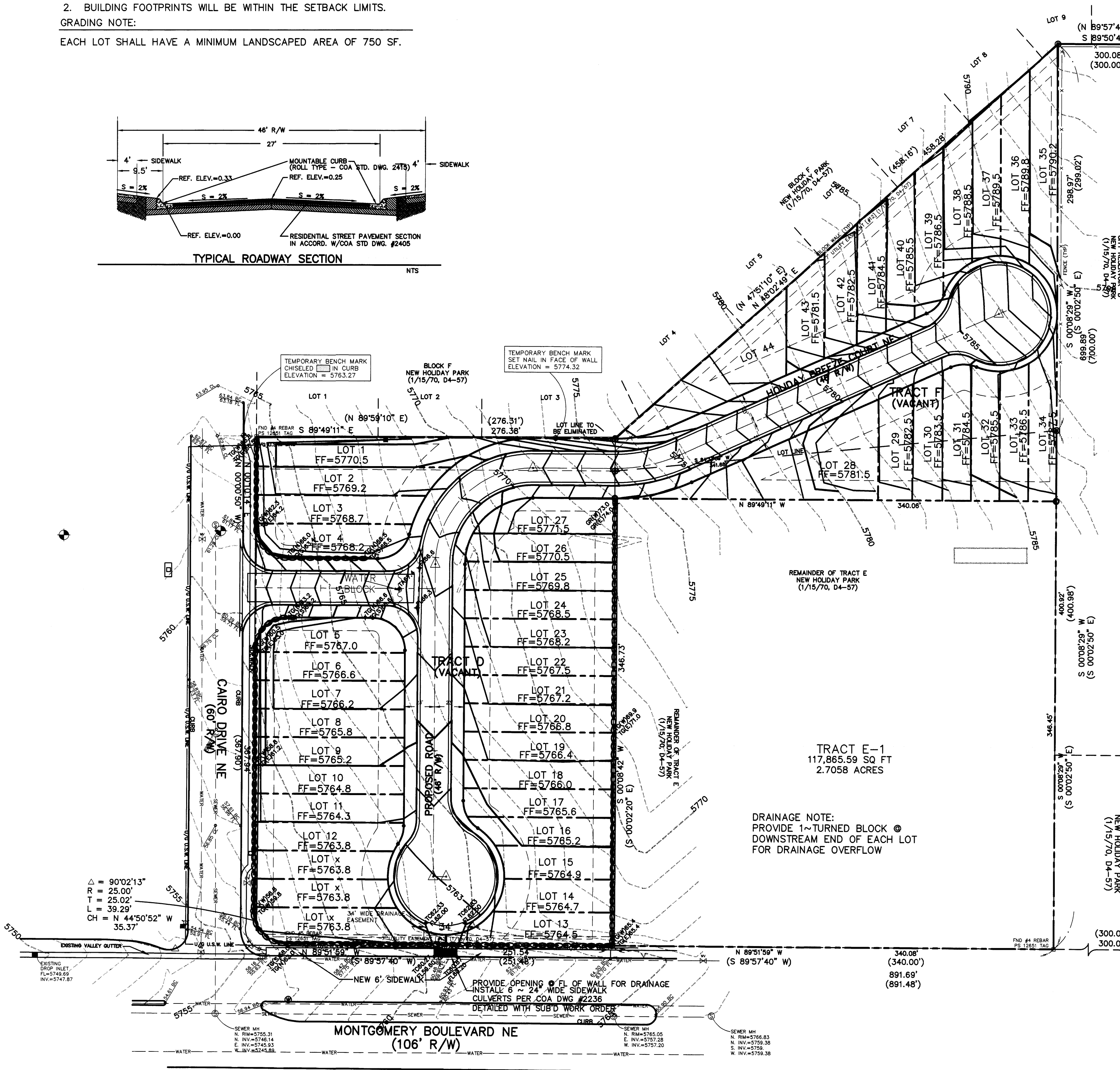
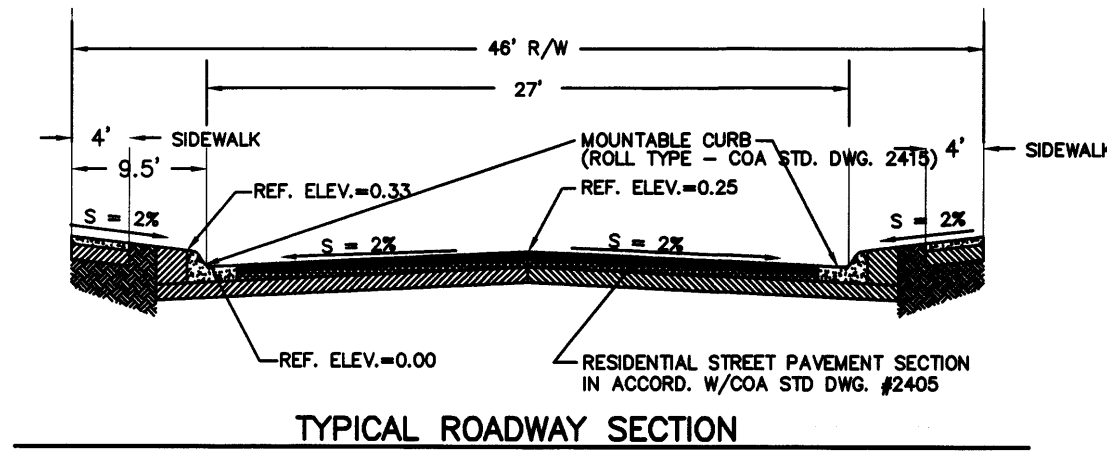
10-29-98
Rev. 1-25-99
Rev. 4-21-99

McDowell Engineering Inc.

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: HOLIDAY BREEZE SUBDIVISION GRADING PLAN	
Design Review Committee	City Engineer Approval
City Project No. XXXXXX	Zone Map No. F-22
Sheet 1	Of 1

LEGEND	
EXISTING	PROPOSED
POWER POLE	●
SEWER MANHOLE	⊙
WATER VALVE	⊗
FIRE HYDRANT	⊕
DROP INLET	⊖
TOP OF CURB	TC
FLOWLINE	FL
CONTOUR	--- 5820 --- 5850
PROPERTY LINE	-----
ROAD	=====
EASEMENT	-----
SETBACK	-----
RETAINING WALL	=====

NOTE:
1. FF ELEVATIONS ARE APPROXIMATELY 3"-6" ABOVE PAD ELEVATION.
2. BUILDING FOOTPRINTS WILL BE WITHIN THE SETBACK LIMITS.
GRADING NOTE:
EACH LOT SHALL HAVE A MINIMUM LANDSCAPED AREA OF 750 SF.



DRAINAGE PLAN

SCOPE:

Pursuant to 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. 47 lots are proposed with, with associated access, landscaping, and utility improvements.

EXISTING CONDITIONS:

Presently the 4.05 acre site is undeveloped. The site is bounded on the north by residential development, on the south by Montgomery Boulevard, and on the west by Cairo Street. Topographically, the site slopes from the northeast to the southwest with an average slope of 4 percent. Site drainage is in the form of surface sheet flow to Cairo Street and Montgomery Boulevard. Vegetation consists of a sparse to moderate growth of grasses and weeds. Offsite flows (minimal) currently enter the property from the east. The flows from the upstream offsite basin will continue to flow south to Montgomery Blvd.

As shown by Floodway Map No. 144, dated September 20, 1996, the site is not located in a 100-year flood plain.

PROPOSED CONDITIONS:

As shown by the plan, the site is a single drainage basin. Residential buildings will be constructed on each lot within the setback limits. The property is zoned R-D, and therefore required to provide a minimum of 750 sf of landscaping. All roof drainage from the buildings will flow to the new streets. Back yard landscaped runoff will be retained on site in retention ponds 10'x10'x0.28' deep. Runoff from the majority of the subdivision will flow to the new streets to a rundown at the end of the south cul-de-sac. The rundown will discharge to new sidewalk culverts in Montgomery Blvd. The construction of the sidewalk culverts will be included in COA Work Order documents.

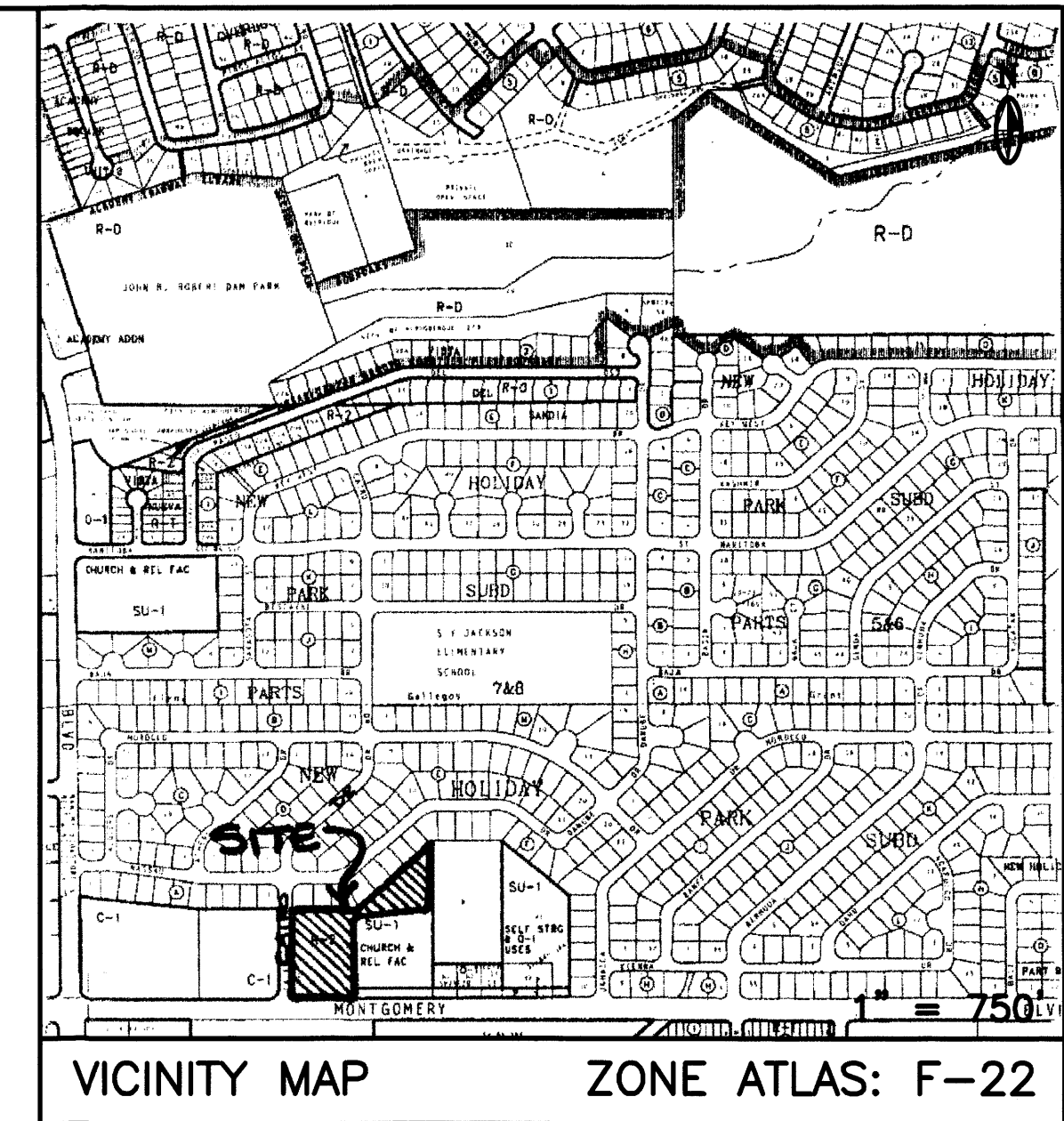
Supplemental calculations have been provided to the City of Albuquerque Hydrology Department identified as Attachment No. 2.

CALCULATIONS:

The calculations attached 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.

SURVEY:

Topography prepared by Southwest Surveying Company, Inc. dated July, 1998.



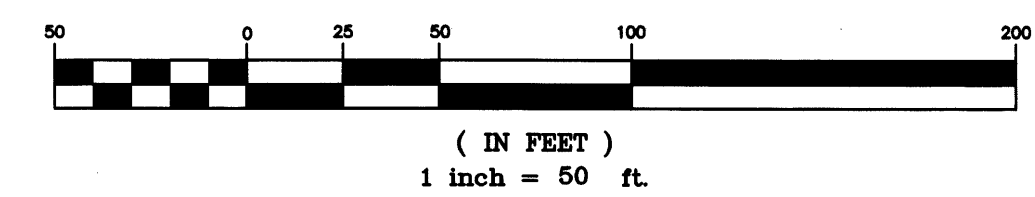
TYPICAL UPSTREAM LOT SECTION

APPROX. HORIZ. SCALE: 1"=50'
APPROX. VERT. SCALE: 1"=10'

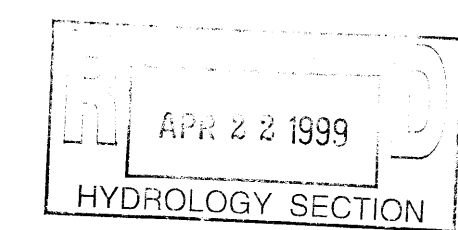
TYPICAL DOWNSTREAM LOT SECTION

APPROX. HORIZ. SCALE: 1"=50'
APPROX. VERT. SCALE: 1"=10'

GRAPHIC SCALE



10-29-98
Rev. 1-25-99
Rev. 4-21-99

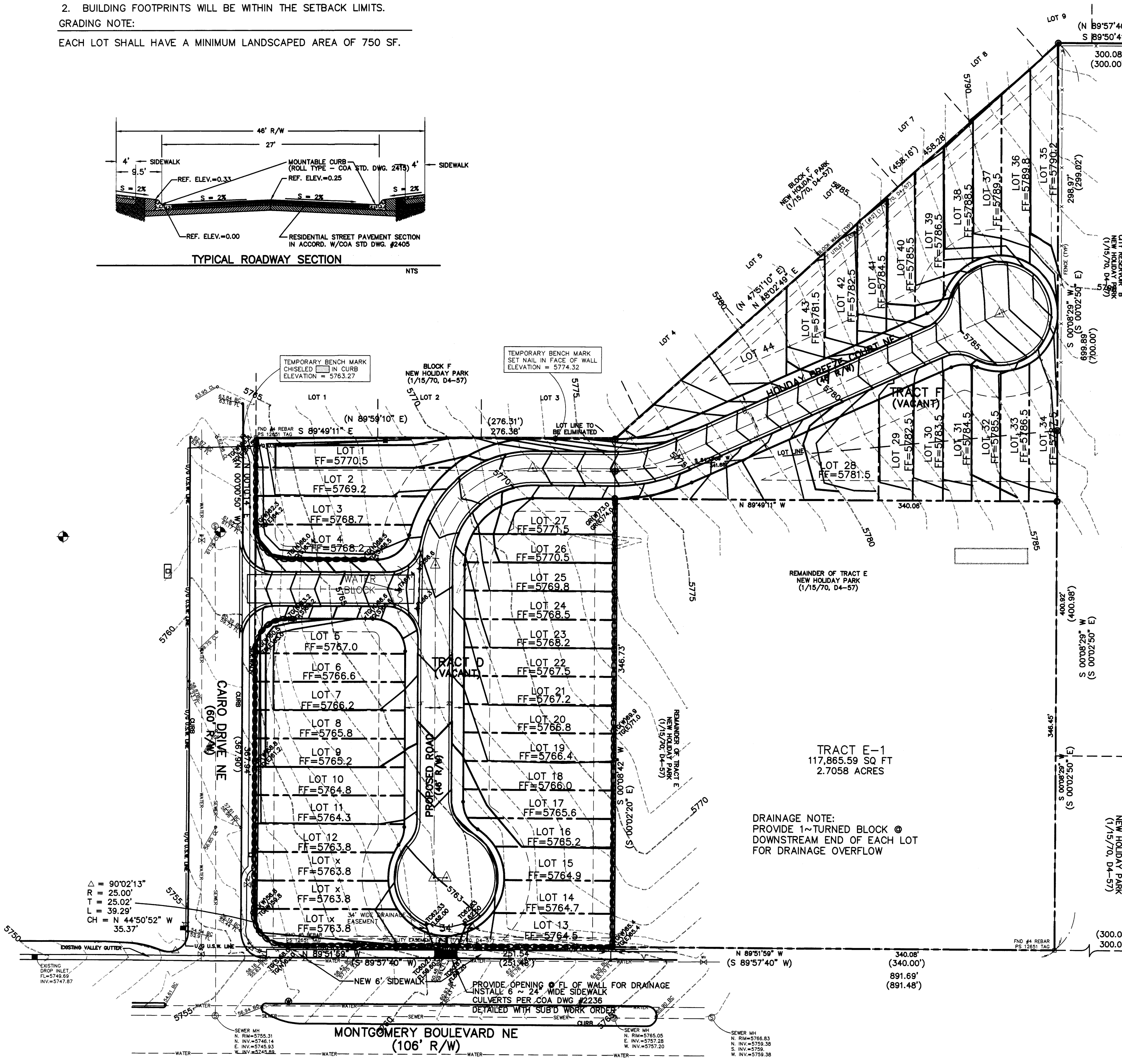
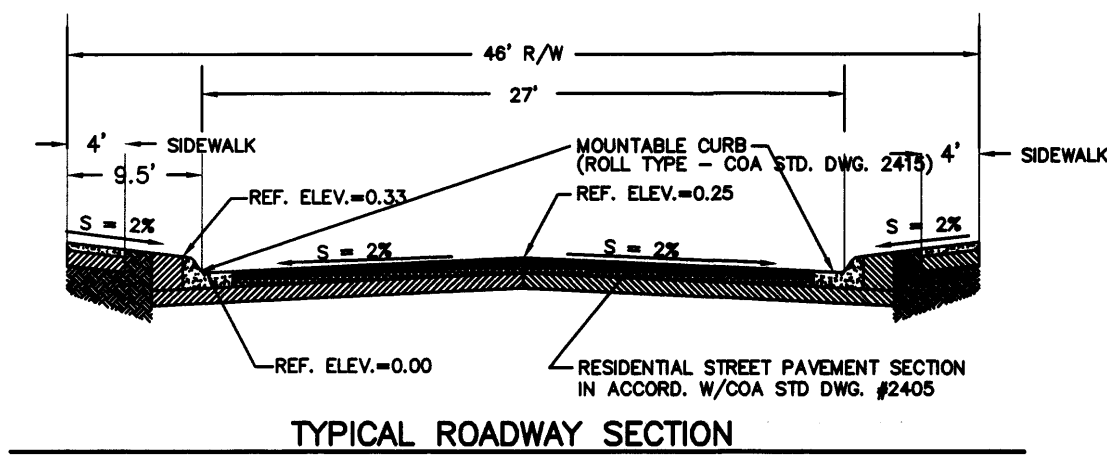


McDowell Engineering Inc.

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: HOLIDAY BREEZE SUBDIVISION GRADING PLAN	
Design Review Committee	City Engineer Approval
City Project No.	Zone Map No.
XXXXXX	F-22
Sheet	Of
1	1

	LEGEND	
	EXISTING	PROPOSED
POWER POLE	●	
SEWER MANHOLE	⊙	
WATER VALVE	⊗	
FIRE HYDRANT	⊕	
DROP INLET	■	
TOP OF CURB	TC	
FLOWLINE	FL	
CONTOUR	----- 5820 ----- 5850	
PROPERTY LINE	-----	
ROAD	-----	
EASEMENT	-----	
SETBACK	-----	
RETAINING WALL	-----	

NOTE:
1. FF ELEVATIONS ARE APPROXIMATELY 3"-6" ABOVE PAD ELEVATION.
2. BUILDING FOOTPRINTS WILL BE WITHIN THE SETBACK LIMITS.
GRADING NOTE:
EACH LOT SHALL HAVE A MINIMUM LANDSCAPED AREA OF 750 SF.



DRAINAGE PLAN

SCOPE:
Pursuant to 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. 47 lots are proposed with, with associated access, landscaping, and utility improvements.

EXISTING CONDITIONS:
Presently the 4.05 acre site is undeveloped. The site is bounded on the north by residential development, on the south by Montgomery Boulevard, and on the west by Cairo Street. Topographically, the site slopes from the northeast to the southwest with an average slope of 4 percent. Site drainage is in the form of surface sheet flow to Cairo Street and Montgomery Boulevard. Vegetation consists of a sparse to moderate growth of grasses and weeds. Offsite flows (minimal) currently enter the property from the east. The flows from the upstream offsite basin will continue to flow south to Montgomery Blvd.

As shown by Floodway Map No. 144, dated September 20, 1996, the site is not located in a 100-year flood plain.

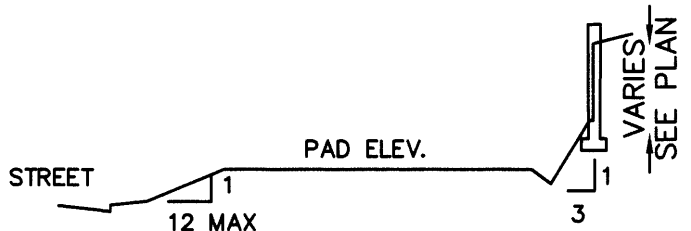
PROPOSED CONDITIONS:
As shown by the plan, the site is a single drainage basin. Residential buildings will be constructed on each lot within the setback limits. The property is zoned R-D, and therefore required to provide a minimum of 750 sf of landscaping. All roof drainage from the buildings will flow to the new streets. Back yard landscaped runoff will be retained on site in retention ponds 10'x10'x0.28' deep. Runoff from the majority of the subdivision will flow to the new streets to a rundown at the end of the south cul-de-sac. The rundown will discharge to new sidewalk culverts in Montgomery Blvd. The construction of the sidewalk culverts will be included in COA Work Order documents.

Supplemental calculations have been provided to the City of Albuquerque Hydrology Department identified as Attachment No. 2.

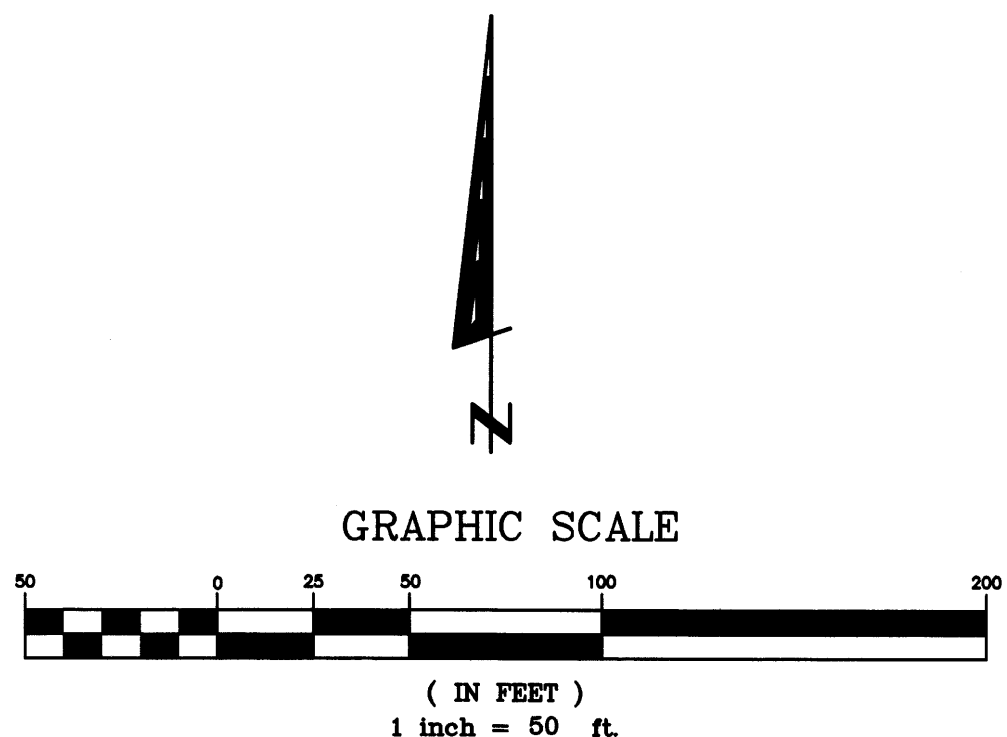
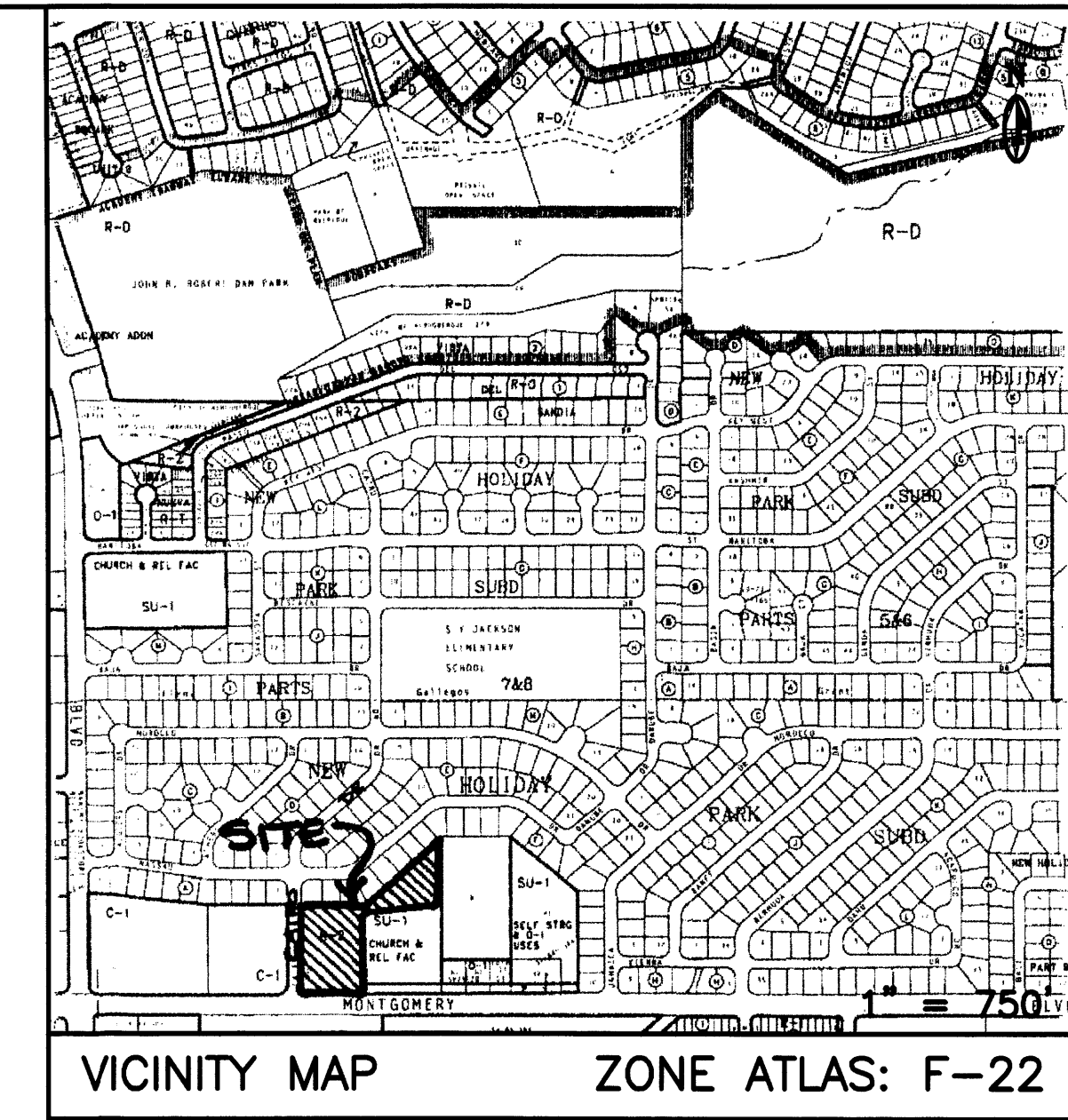
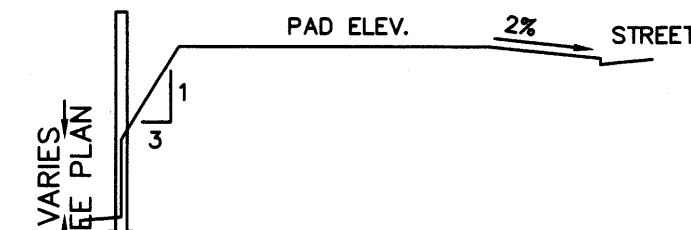
CALCULATIONS:
The calculations attached define the 100 year-6 hour design storm falling within the project area under existing and developed conditions. The Hydrology is per "Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque, New Mexico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

SURVEY:
Topography prepared by Southwest Surveying Company, Inc. dated July, 1998.

TYPICAL UPSTREAM LOT SECTION



TYPICAL DOWNSTREAM LOT SECTION



10-29-98
Rev. 1-25-99
Rev. 4-21-99

McDowell Engineering Inc.

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: HOLIDAY BREEZE SUBDIVISION GRADING PLAN	
Design Review Committee	City Engineer Approval
City Project No. XXXXXX	Zone Map No. F-22
Sheet 1	Of 1

	LEGEND	
	EXISTING	PROPOSED
POWER POLE	●	
SEWER MANHOLE	⊙	
WATER VALVE	⊗	
FIRE HYDRANT	⊕	
DROP INLET	⊞	
TOP OF CURB	TC	
FLOWLINE	FL	
CONTOUR	--- 5820 --- 5850	
PROPERTY LINE	---	
ROAD	---	
EASEMENT	---	
SETBACK	---	
RETAINING WALL	---	

NOTE:
1. FF ELEVATIONS ARE APPROXIMATELY 3"-6" ABOVE PAD ELEVATION.
2. BUILDING FOOTPRINTS WILL BE WITHIN THE SETBACK LIMITS.
GRADING NOTE:
EACH LOT SHALL HAVE A MINIMUM LANDSCAPED AREA OF 750 SF.

DRAINAGE PLAN

SCOPE:

Pursuant to 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. 44 lots are proposed with, with associated access, landscaping, and utility improvements.

EXISTING CONDITIONS:

Presently the 4.05 acre site is undeveloped. The site is bounded on the north by residential development, on the south by Montgomery Boulevard, and on the west by Cairo Street. Topographically, the site slopes to the northwest to the southeast with an average slope of 4 percent. Site drainage is in the form of surface sheet flow to Cairo Street and Montgomery Boulevard. Vegetation consists of a sparse to moderate growth of grasses and weeds. Offsite flows currently enter the property from the east. The flows from the upstream offsite basin will be allowed to continue to flow through the site via the proposed roadway.

As shown by Floodway Map No. 144, dated September 20, 1996, the site is not located in a 100-year flood plain.

PROPOSED CONDITIONS:

As shown by the plan, the site is a single drainage basin. Residential buildings will be constructed on each lot within the setback limits. The property is zoned R-D, and therefore required to provide a minimum of 750 sf of landscaping. All roof drainage from the buildings will flow to the new streets. Back yard landscaped runoff will be retained on site in retention ponds 10'x10'x0.28' deep. Runoff from the majority of the subdivision will flow to the new streets to a new pond located at the downstream (southwest) corner of the property. The pond will discharge at a controlled rate to a new inlet in Montgomery Boulevard. The new inlet will be connected to an existing inlet west of the property.

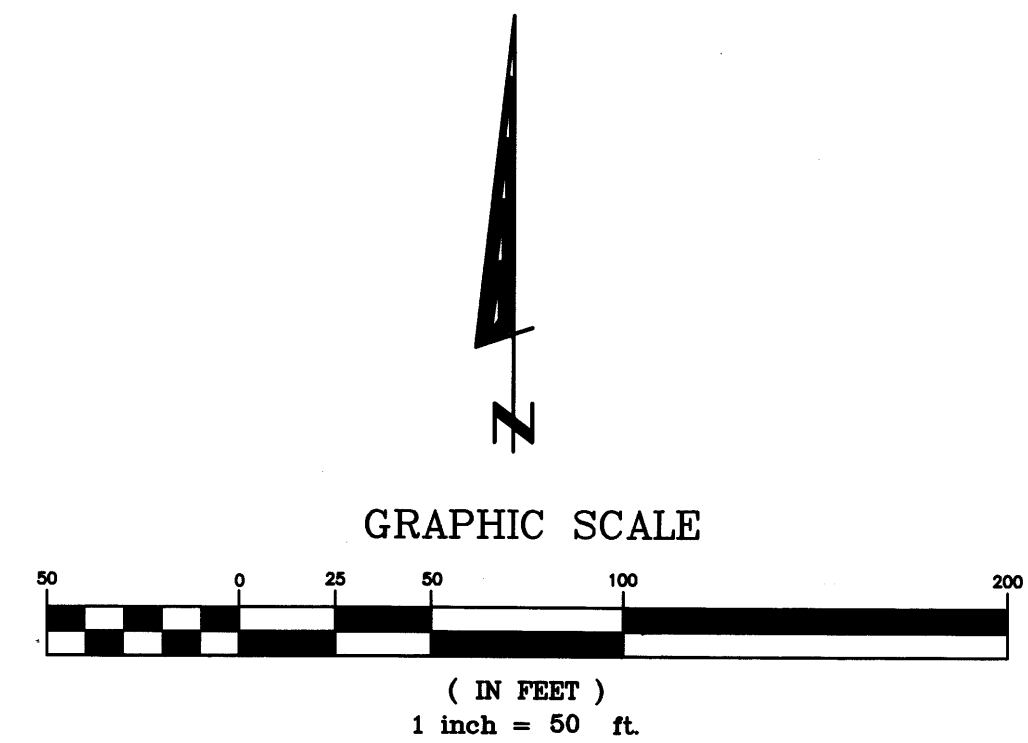
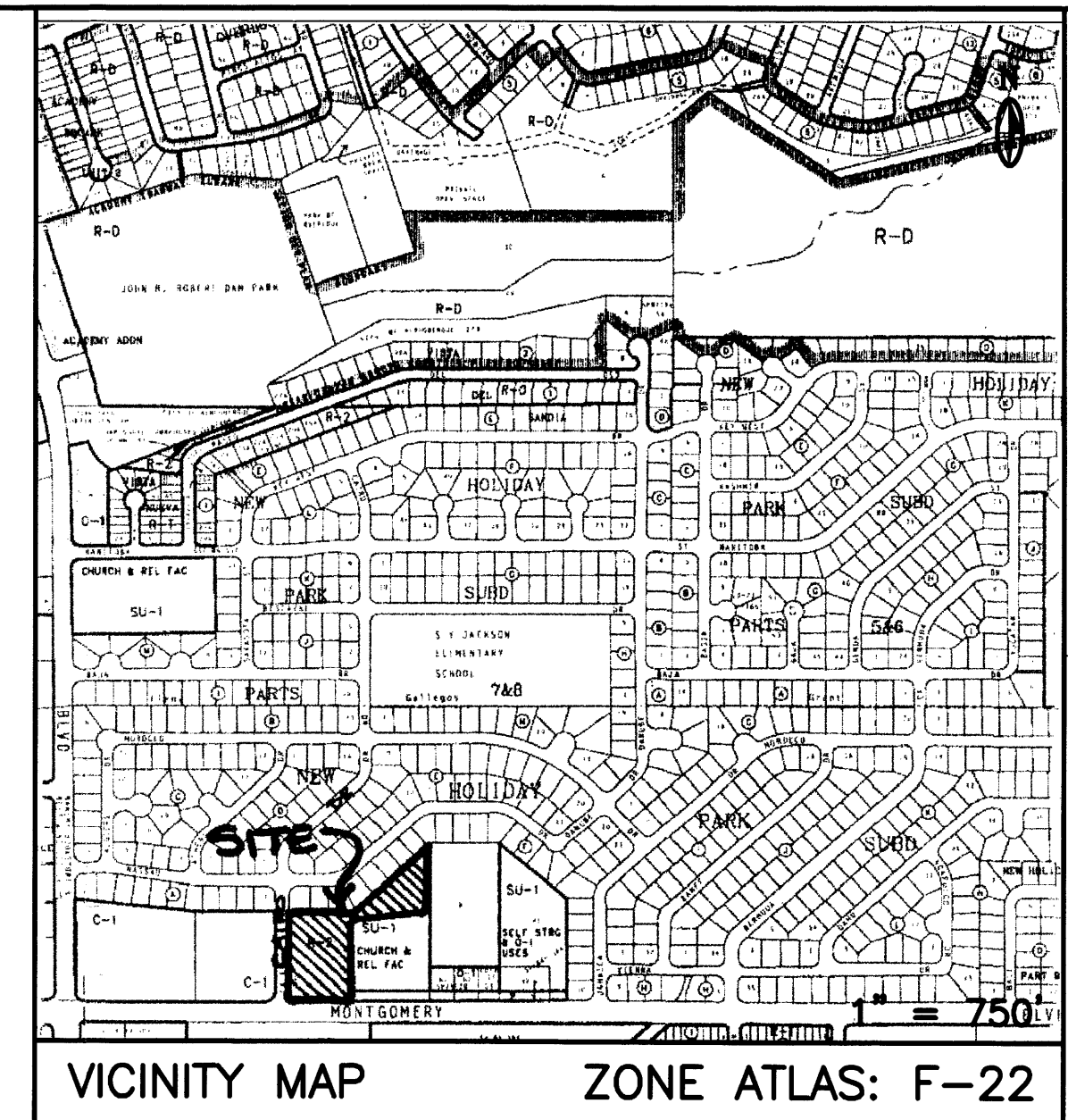
Supplemental calculations have been provided to the City of Albuquerque Hydrology Department identified as Attachment No. 1.

CALCULATIONS:

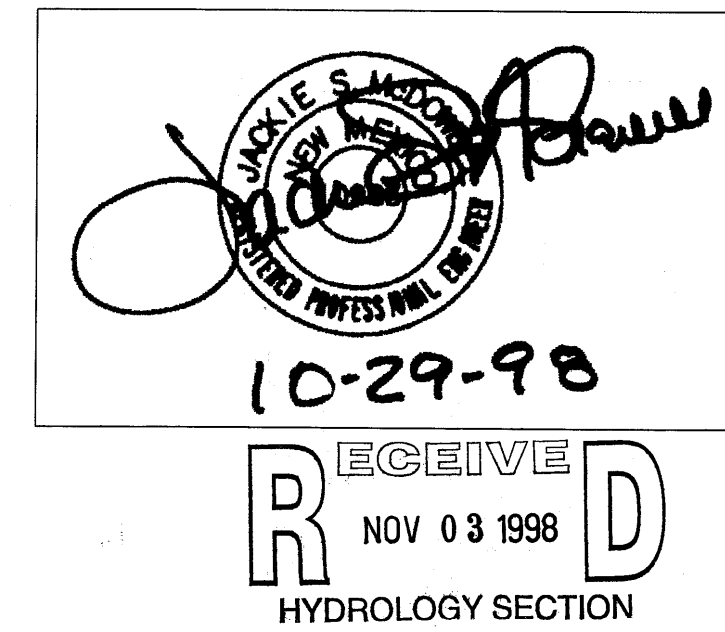
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SURVEY:

Topography prepared by Southwest Surveying Company, Inc. dated July, 1998.



AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS	
CONTRACTOR	DATE	NO.	BY	DATE	NO.	DATE	BY	NO.	DATE
WORK STARTED BY	DATE								
ACCEPTANCE BY	DATE								
REVISION BY	DATE								
DRAWINGS CORRECTED BY	DATE								
MICRO-FILM INFORMATION	DATE								
RECORDED BY	DATE								



McDowell Engineering Inc.

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: HOLIDAY BREEZE SUBDIVISION GRADING PLAN			
Design Review Committee	City Engineer Approval	Ms. [Signature]	Ms. [Signature]
City Project No. XXXXXX		Zone Map No. F-22	Sheet 1 Of 1

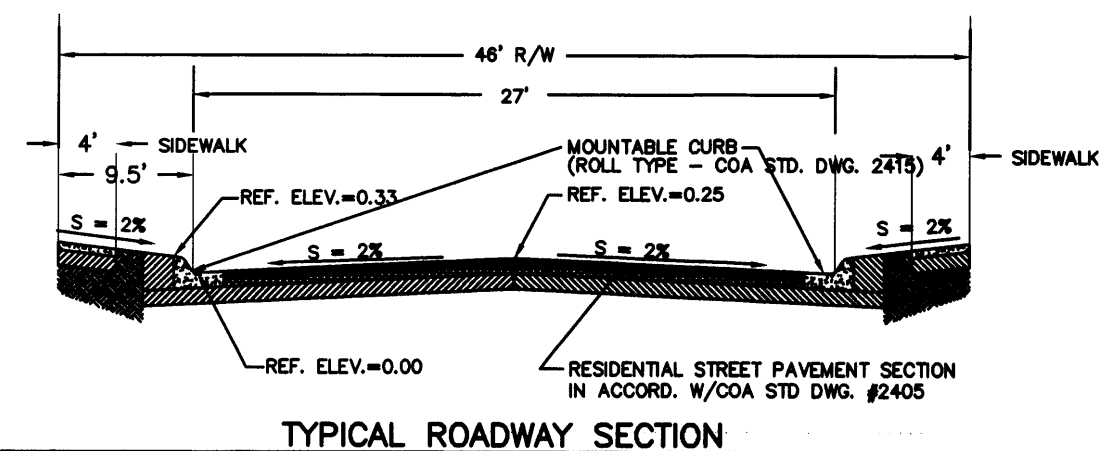
LEGEND

	EXISTING	PROPOSED
POWER POLE	○	○
SEWER MANHOLE	⊗	⊗
WATER VALVE	⊗	⊗
FIRE HYDRANT	⊗	⊗
DROP INLET	■	■
TOP OF CURB	TC	TC
FLOWLINE	FL	FL
CONTOUR	---	---
PROPERTY LINE	---	---
ROAD	---	---
EASEMENT	---	---
SETBACK	---	---
RETAINING WALL	---	---

- NOTE:
1. FF ELEVATIONS ARE APPROXIMATELY 3"-6" ABOVE PAD ELEVATION.
2. BUILDING FOOTPRINTS WILL BE WITHIN THE SETBACK LIMITS.

GRADING NOTE:

EACH LOT SHALL HAVE A MINIMUM LANDSCAPED AREA OF 750 SF.



TYPICAL ROADWAY SECTION

DRAINAGE PLAN

SCOPE:

Pursuant to 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. 47 lots are proposed with, with associated access, landscaping, and utility improvements.

EXISTING CONDITIONS:

Presently the 4.05 acre site is undeveloped. The site is bounded on the north by residential development, on the south by Montgomery Boulevard, and on the west by Cairo Street. Topographically, the site slopes from the northeast to the southwest with an average slope of 4 percent. Site drainage is in the form of surface sheet flow to Cairo Street and Montgomery Boulevard. Vegetation consists of a sparse to moderate growth of grasses and weeds. Offsite flows (minimal) currently enter the property from the east. The flows from the upstream offsite basin will be diverted via a concrete valley gutter to Montgomery.

As shown by Floodway Map No. 144, dated September 20, 1996, the site is not located in a 100-year flood plain.

PROPOSED CONDITIONS:

As shown by the plan, the site is a single drainage basin. Residential buildings will be constructed on each lot within the setback limits. The property is zoned R-D, and therefore required to provide a minimum of 750 sf of landscaping. All roof drainage from the buildings will flow to the new streets. Back yard landscaped runoff will be retained on site in retention ponds 10'x10'x0.28' deep. Runoff from the majority of the subdivision will flow to the new streets to a rundown at the end of the south cul-de-sac. The rundown will discharge to new sidewalk culverts in Montgomery Blvd. The construction of the sidewalk culverts will be included in COA Work Order documents.

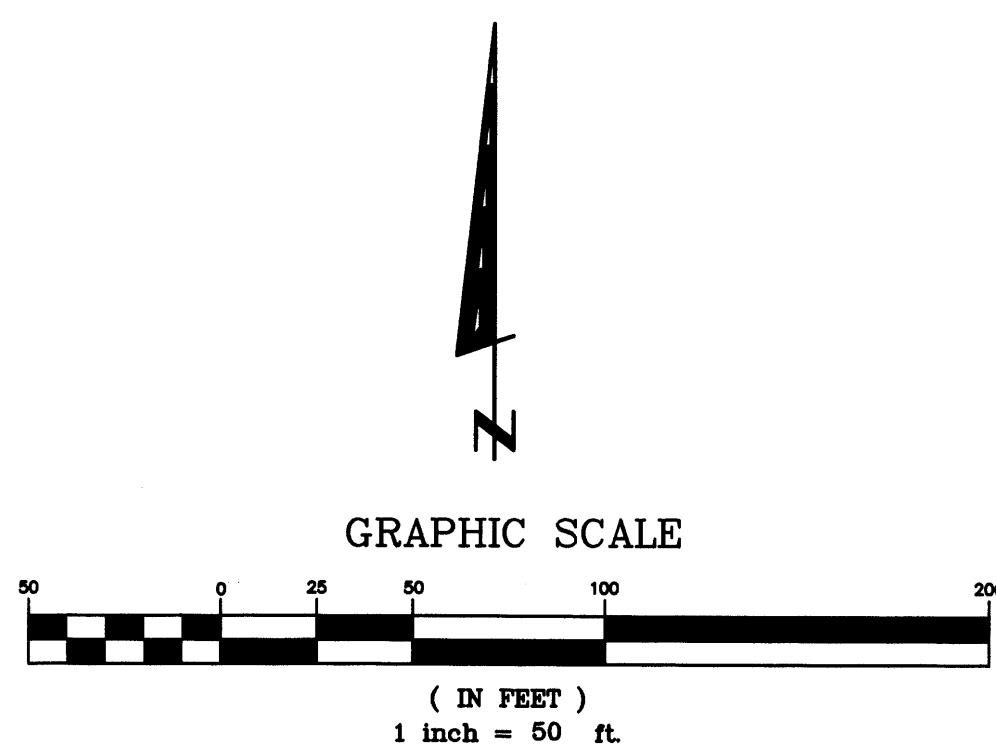
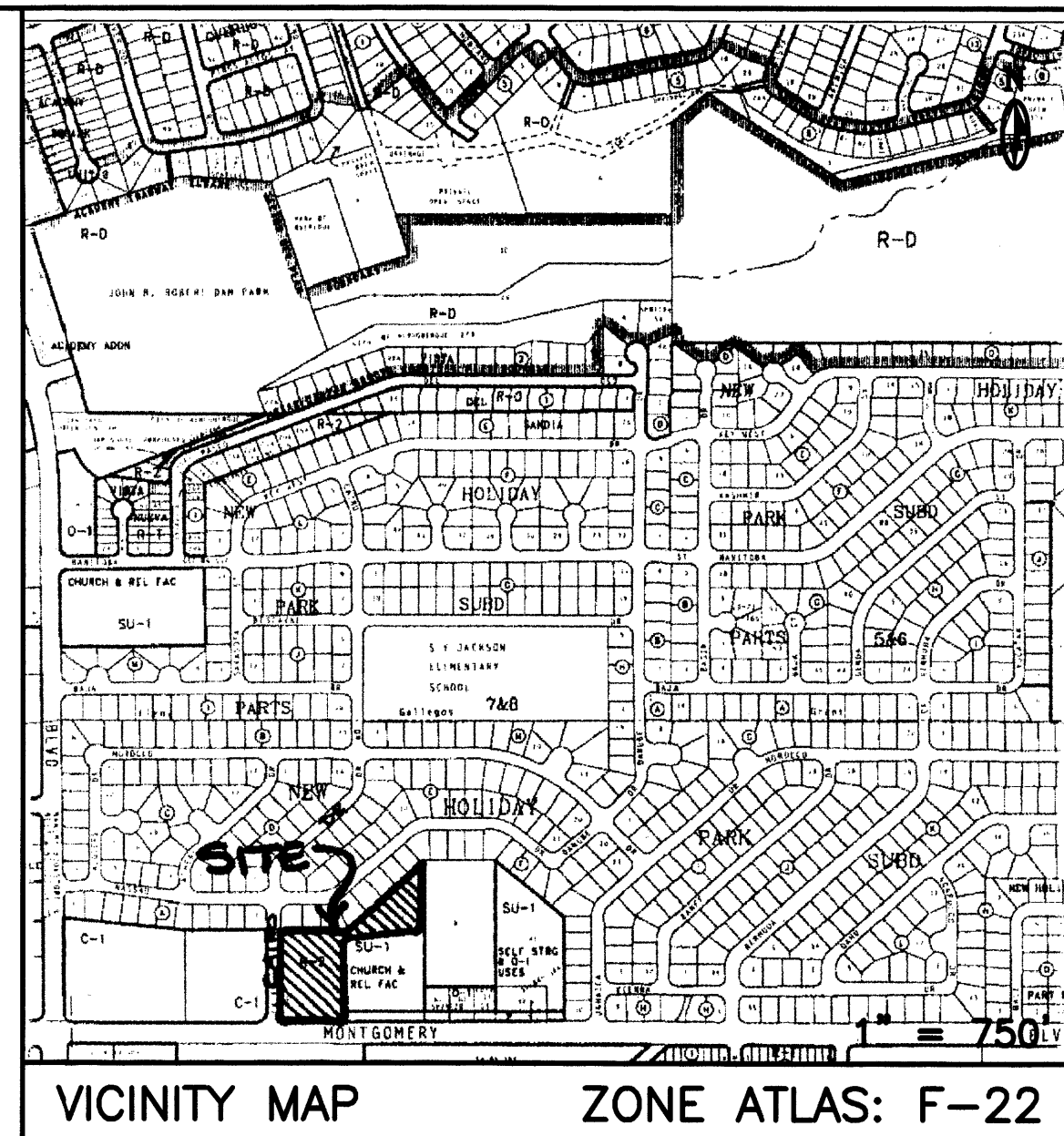
Supplemental calculations have been provided to the City of Albuquerque Hydrology Department identified as Attachment No. 2.

CALCULATIONS:

The calculations attached 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.

SURVEY:

Topography prepared by Southwest Surveying Company, Inc. dated July, 1998.

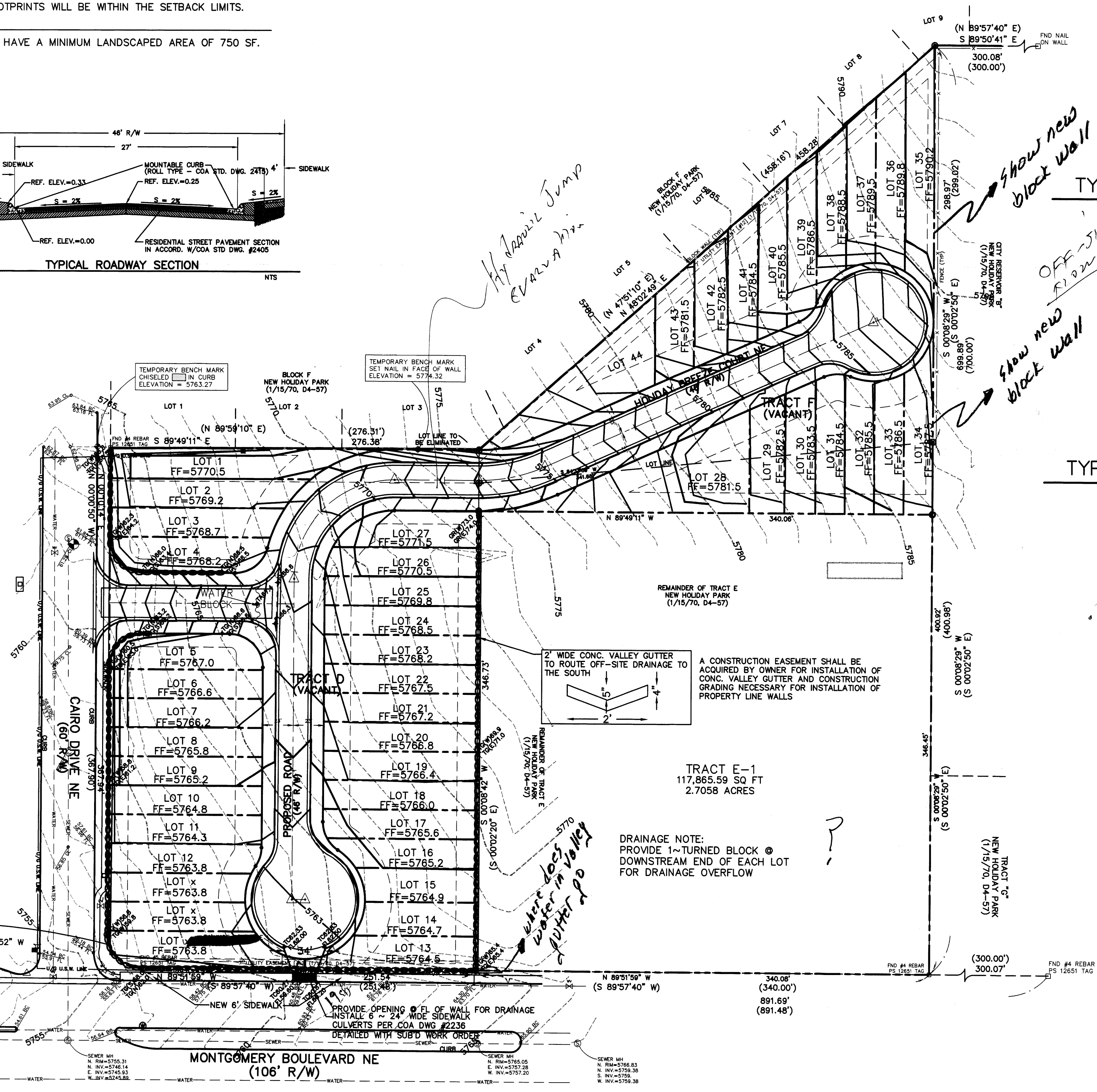


TYPICAL UPSTREAM LOT SECTION

APPROX. HORIZ. SCALE: 1"=50'
APPROX. VERT. SCALE: 1"=10'

TYPICAL DOWNSTREAM LOT SECTION

APPROX. HORIZ. SCALE: 1"=50'
APPROX. VERT. SCALE: 1"=10'



AS BUILT INFORMATION

BENCH MARKS

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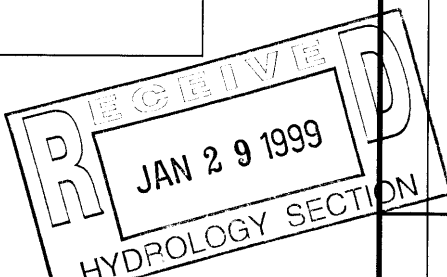
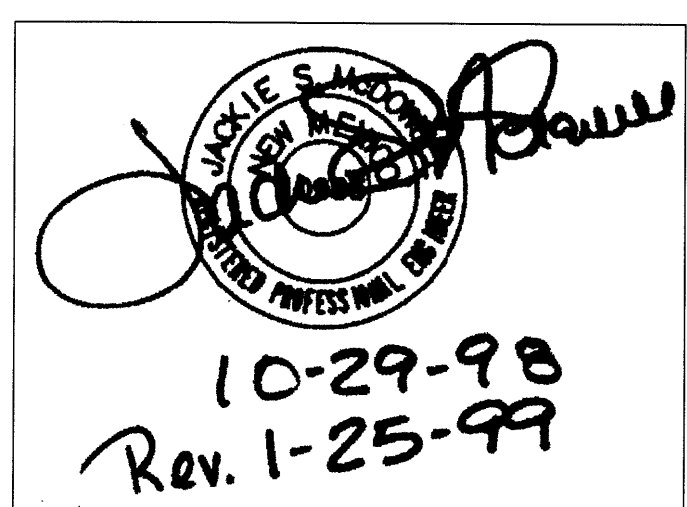
DATE

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McDowell Engineering Inc.

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: HOLIDAY BREEZE SUBDIVISION GRADING PLAN	
Design Review Committee	City Engineer Approval
City Project No. XXXXXX	Zone Map No. F-22
Sheet 1	Of 1