

DRAINAGE DATA, FLAT GRADING AND DRAINAGE (45% MAX. "D" TRMT.)

Condition	Return	Treatment	Area	Precip.	Runoff	Volume	Rate
Table 4 (Years)			(sq. ft.)	(in.)	Table A-9 (cfs/acre)	(cu. ft.)	(cfs)
DEVELOPED LOT 4-A	100	A	0	0.53	1.56	0.0	0.00
		B	7,825	0.78	2.28	508.6	0.41
		C	0	1.13	3.14	0.0	0.00
		D	6,402	2.12	4.70	1,131.0	0.89
DEVELOPED LOT 4-B	100	A	0	0.53	1.56	0.0	0.00
		B	7,451	0.78	2.28	484.3	0.39
		C	0	1.13	3.14	0.0	0.00
		D	6,096	2.12	4.70	1,077.0	0.86
DEVELOPED LOT 4-C	100	A	0	0.53	1.56	0.0	0.00
		B	7,846	0.78	2.28	516.5	0.42
		C	0	1.13	3.14	0.0	0.00
		D	6,502	2.12	4.70	1,148.7	0.70
DEVELOPED LOT 4-D	100	A	0	0.53	1.56	0.0	0.00
		B	8,368	0.78	2.28	543.9	0.44
		C	0	1.13	3.14	0.0	0.00
		D	6,847	2.12	4.70	1,209.8	0.74
DEVELOPED LOT 4-E	100	A	0	0.53	1.56	0.0	0.00
		B	7,506	0.78	2.28	487.9	0.39
		C	0	1.13	3.14	0.0	0.00
		D	6,141	2.12	4.70	1,084.9	0.86
DEVELOPED LOT 4-F	100	A	0	0.53	1.56	0.0	0.00
		B	5,950	0.78	2.28	389.4	0.31
		C	0	1.13	3.14	0.0	0.00
		D	4,900	2.12	4.70	865.7	0.53
DEVELOPED LOT 4-G	100	A	0	0.53	1.56	0.0	0.00
		B	5,990	0.78	2.28	389.4	0.31
		C	0	1.13	3.14	0.0	0.00
		D	4,900	2.12	4.70	865.7	0.53
DEVELOPED LOT 4-H	100	A	0	0.53	1.56	0.0	0.00
		B	5,516	0.78	2.28	358.5	0.28
		C	0	1.13	3.14	0.0	0.00
		D	4,513	2.12	4.70	797.3	0.49

V(10day) = V360 + Ad(P10day - P360)/12

P10day = 3.95
P360 = 2.95

LOT 4-A POND VOLUME	2493 CU.FT.
LOT 4-B POND VOLUME	2274 CU.FT.
LOT 4-C POND VOLUME	2532 CU.FT.
LOT 4-D POND VOLUME	2686 CU.FT.
LOT 4-E POND VOLUME	2392 CU.FT.
LOT 4-F POND VOLUME	1908 CU.FT.
LOT 4-G POND VOLUME	1908 CU.FT.
LOT 4-H POND VOLUME	1758 CU.FT.

DRAINAGE CERTIFICATE

I, David Gatterman, NMPS 14269, of the firm of TGC ENGINEERING INC. hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 2/21/2003. The record information edited onto the original design document has been obtained by Thomas D. Johnston, NMPS 14269, of the firm of WAYJOHN SURVEYING INC. I further certify that I have personally visited the project site on 5/13/2003 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Subdivision Improvements Agreement Financial Guarantee Release. 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.



LEGEND:

- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- TYP. - TYPICAL
- DIA. - DIAMETER
- P.L. - PROPERTY LINE
- NO. - NUMBER
- C.L. - CENTERLINE
- NO. - NATURAL GROUND
- TA - TOP OF ASPHALT
- FL - FLOW LINE
- TC - TOP OF CURB
- TSW - TOP OF SIDEWALK
- PP - POWER POLE
- ANCHOR - ANCHOR
- TREE - TREE
- SET - SET #4 REBAR AND CAP "WAYJOHN PS 14269"
- PUBLIC UTILITY EASEMENT
- ROAD CENTERLINE
- LOT LINE
- GRAVELED ROAD SURFACE
- SPOT ELEVATION
- WATER SURFACE ELEVATION
- MASONRY WALL

VICINITY MAP (G-12/13) (NOT TO SCALE)



DRAINAGE NOTES:

- PROPOSED BUILDING ENVELOPES ARE BASED ON A MAXIMUM OF 45% BUILDABLE AREA USING THE CRITERIA FOR FLAT GRADING SCHEME.
- ALL ELEVATIONS GIVEN ON THIS PLAN ARE TO FINISHED GRADE.
- LOT LINE FENCING SHALL ALLOW FOR LOT DRAINAGE TO RETENTION PONDS (E.G. NO SOLID WALLS W/O WEEP HOLES).
- CALCULATION OF MAX. BLDG. PAD SIZE BASED ON LOT SIZE, MINUS ROAD AREA ADJACENT TO LOT MINUS DRIVE PAD AREA (ASSUMED 20'X20').
- LOCATIONS AND ELEVATIONS OF BLDG. PADS ARE FOR ILLUSTRATION ONLY. LOCATION MAY VARY BUT FINISHED FLOOR AND MAX. SIZE MAY NOT VARY.
- LOCATIONS FOR BUILDINGS MUST CONFORM TO CITY SETBACK REQUIREMENTS.
- MAX. ALLOWABLE BUILDING PAD SIZES INCLUDE ALL IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, SWIMMING POOLS, CONCRETE DECKS, ETC.
- BUILDINGS ON LOTS 4-F, 4-G & 4-H ARE TO REMAIN.

WATER SURFACE ELEVATION NOTES

- WATER SURFACE ELEVATION SHALL BE 62.45 FT. FOR LOTS 4-A AND 4-E.
- WATER SURFACE ELEVATION SHALL BE 62.45 FT. FOR LOTS 4-B AND 4-F.
- WATER SURFACE ELEVATION SHALL BE 62.45 FT. FOR LOTS 4-C AND 4-G.
- WATER SURFACE ELEVATION SHALL BE 62.45 FT. FOR LOTS 4-D AND 4-H.
- FROM WATER SURFACE ELEVATION, SLOPE AWAY FROM BLDG. PAD AT 3:1 TO BOTTOM SPOT ELEVATIONS GIVEN WITHIN POND AREA.
- FROM WATER SURFACE ELEVATION, SLOPE UP TO BLDG. PAD.

POND BOTTOM NOTES

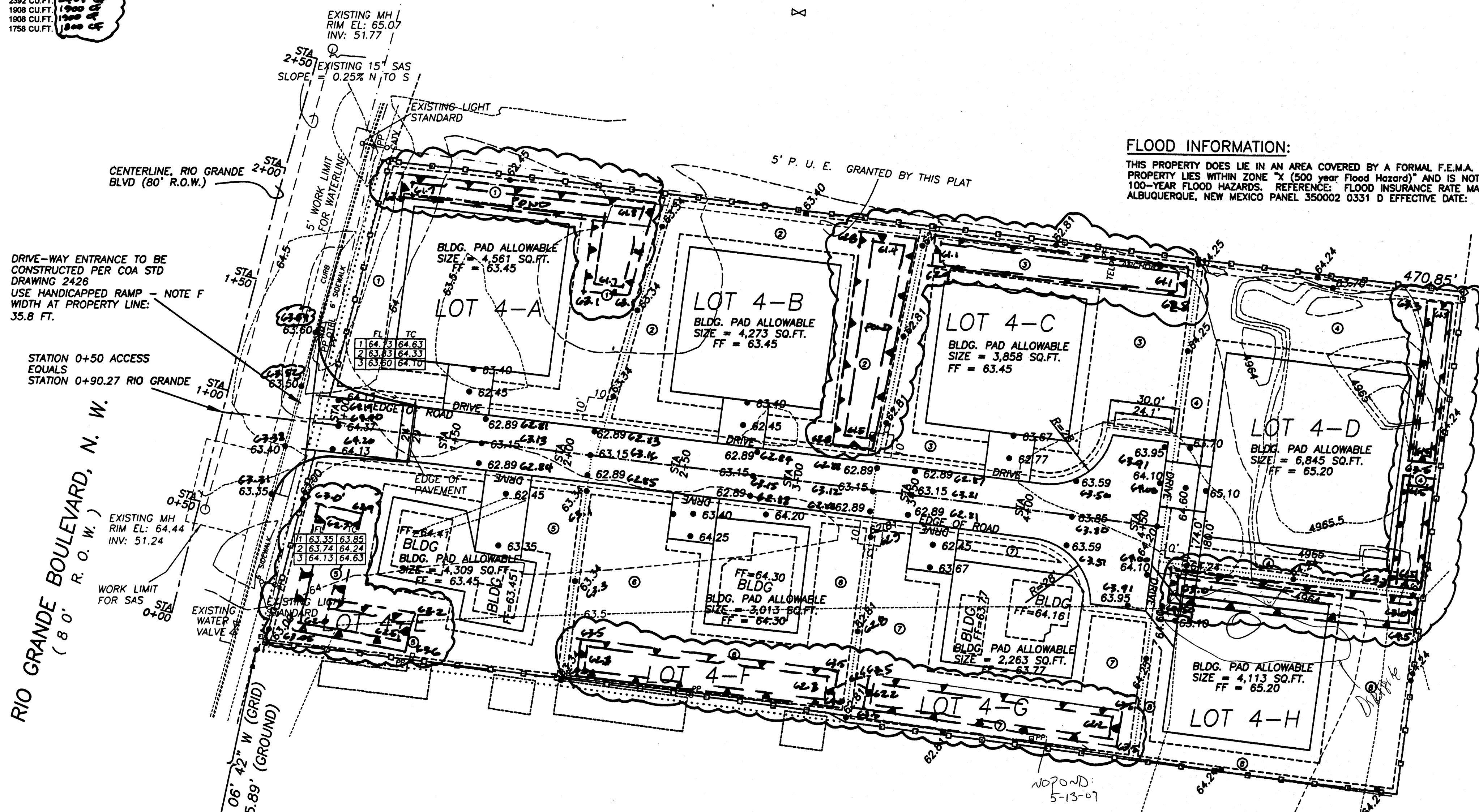
- POND BOTTOM ELEV. LOT 4-A = 61.95
- POND BOTTOM ELEV. LOT 4-B = 61.95
- POND BOTTOM ELEV. LOT 4-C = 62.03
- POND BOTTOM ELEV. LOT 4-D = 63.70
- POND BOTTOM ELEV. LOT 4-E = 62.00
- POND BOTTOM ELEV. LOT 4-F = 62.10
- POND BOTTOM ELEV. LOT 4-G = 62.03
- POND BOTTOM ELEV. LOT 4-H = 63.68

PONDING VOLUME NOTES

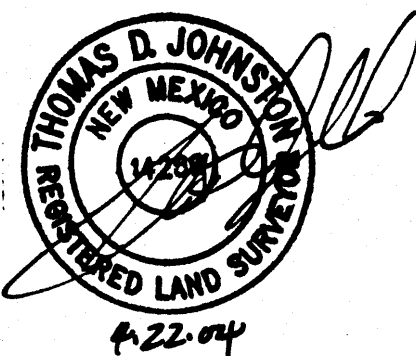
- POND VOLUME, LOT 4-A: 2,686 CF
- POND VOLUME, LOT 4-B: 2,567 CF
- POND VOLUME, LOT 4-C: 2,558 CF
- POND VOLUME, LOT 4-D: 2,943 CF
- POND VOLUME, LOT 4-E: 2,776 CF
- POND VOLUME, LOT 4-F: 2,413 CF
- POND VOLUME, LOT 4-G: 2,210 CF
- POND VOLUME, LOT 4-H: 1,883 CF

FLOOD INFORMATION:

THIS PROPERTY DOES LIE IN AN AREA COVERED BY A FORMAL F.E.M.A. FLOOD STUDY. PROPERTY LIES WITHIN ZONE "X (500 year Flood Hazard)" AND IS NOT SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP, ALBUQUERQUE, NEW MEXICO PANEL 350002 0331 D EFFECTIVE DATE: 9/20/1996



THIS IS TO CERTIFY That I, Thomas D. Johnston, NMPS 14269, of the firm of WAYJOHN SURVEYING INC., have prepared as-built information for this property and that the information shown hereon is true and correct to the best of my knowledge and belief.



TGC ENGINEERING, INC.
330 LOUISIANA BLVD. NE
266-7256 FAX 255-2887

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LOTS 4-A THROUGH 4-H, ALVARADO GARDENS UNIT 1
GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
For Information Only		3/24/03	
Least Design Update			

TO ALBUQUERQUE