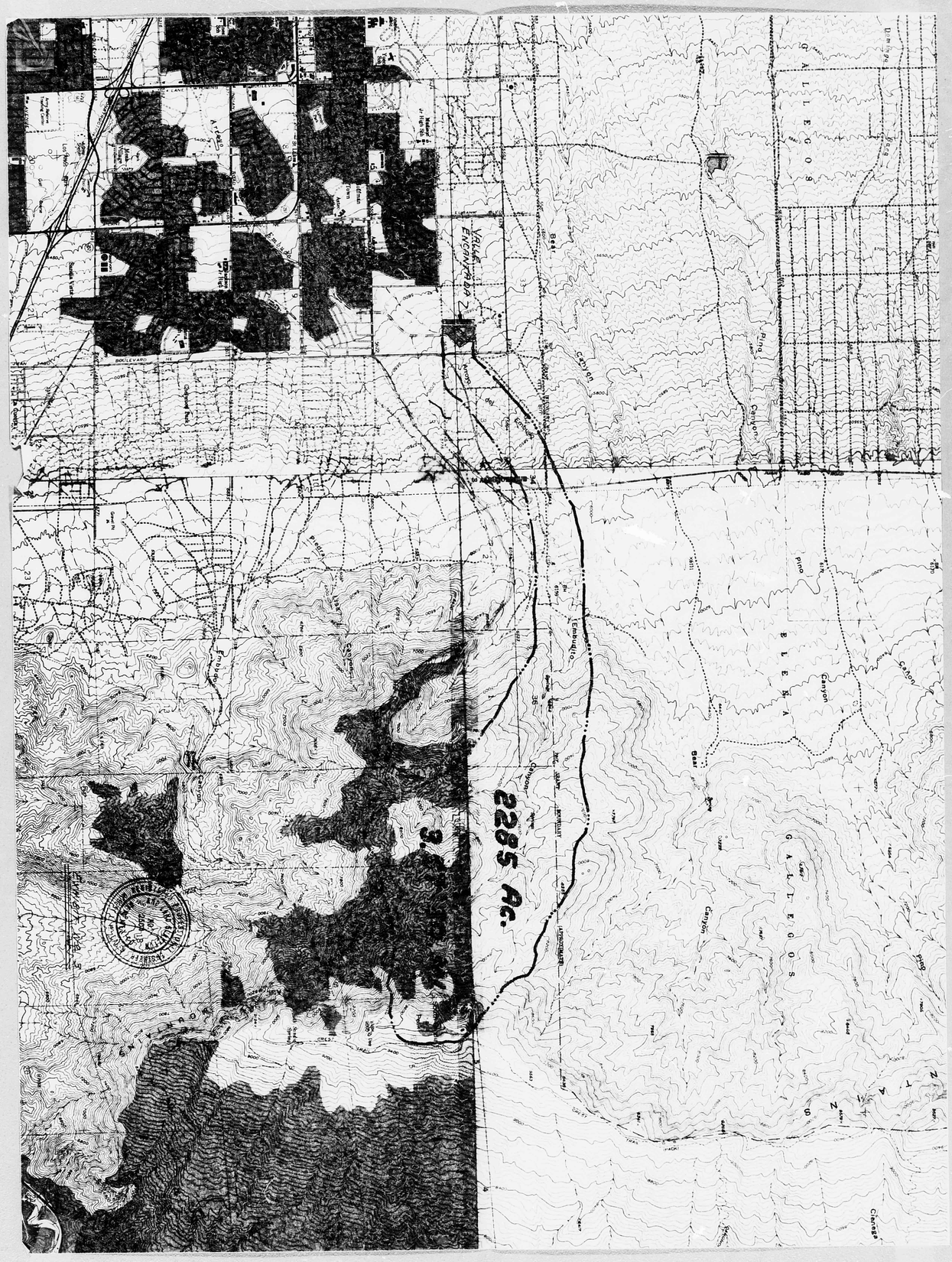
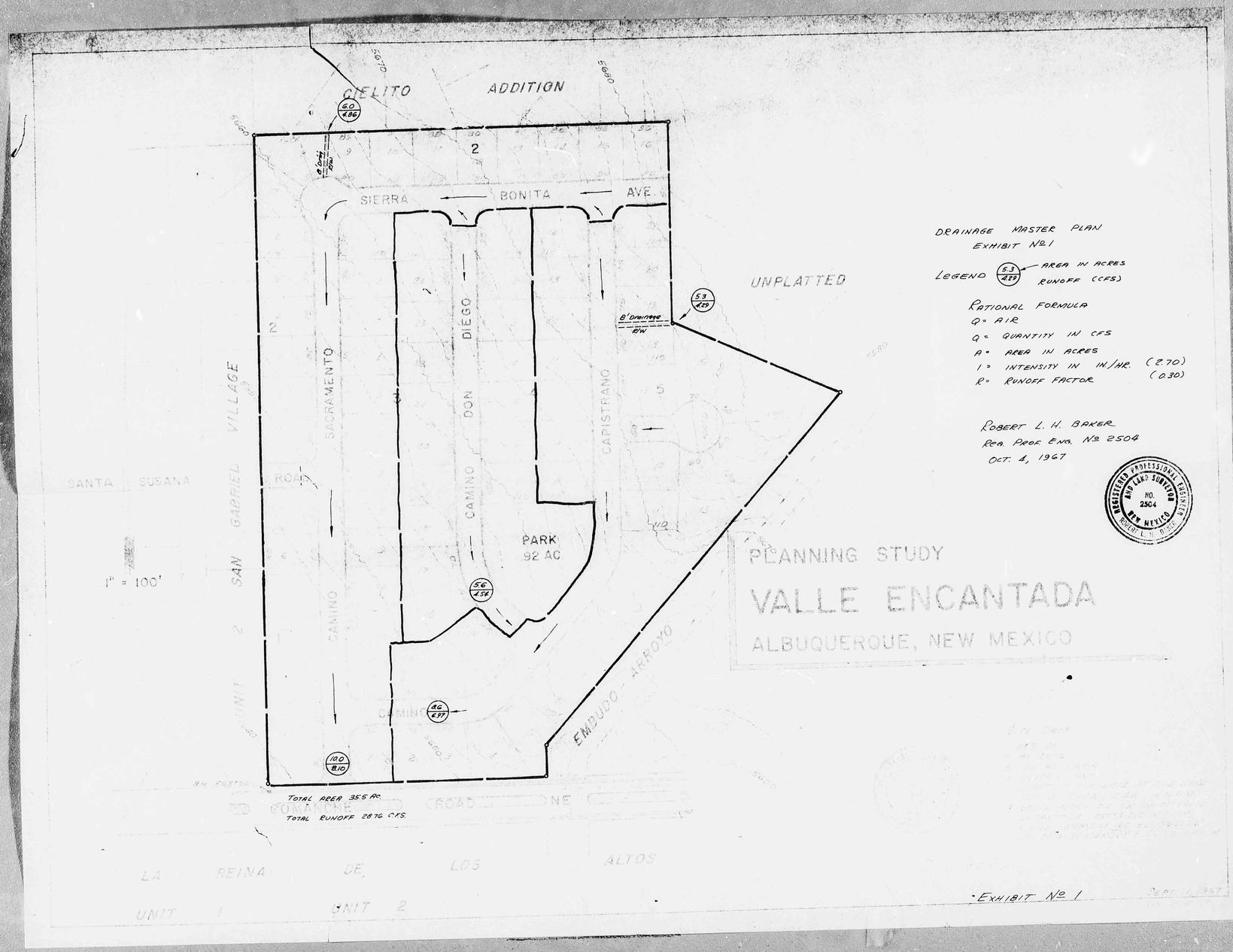
HYDROLOGY

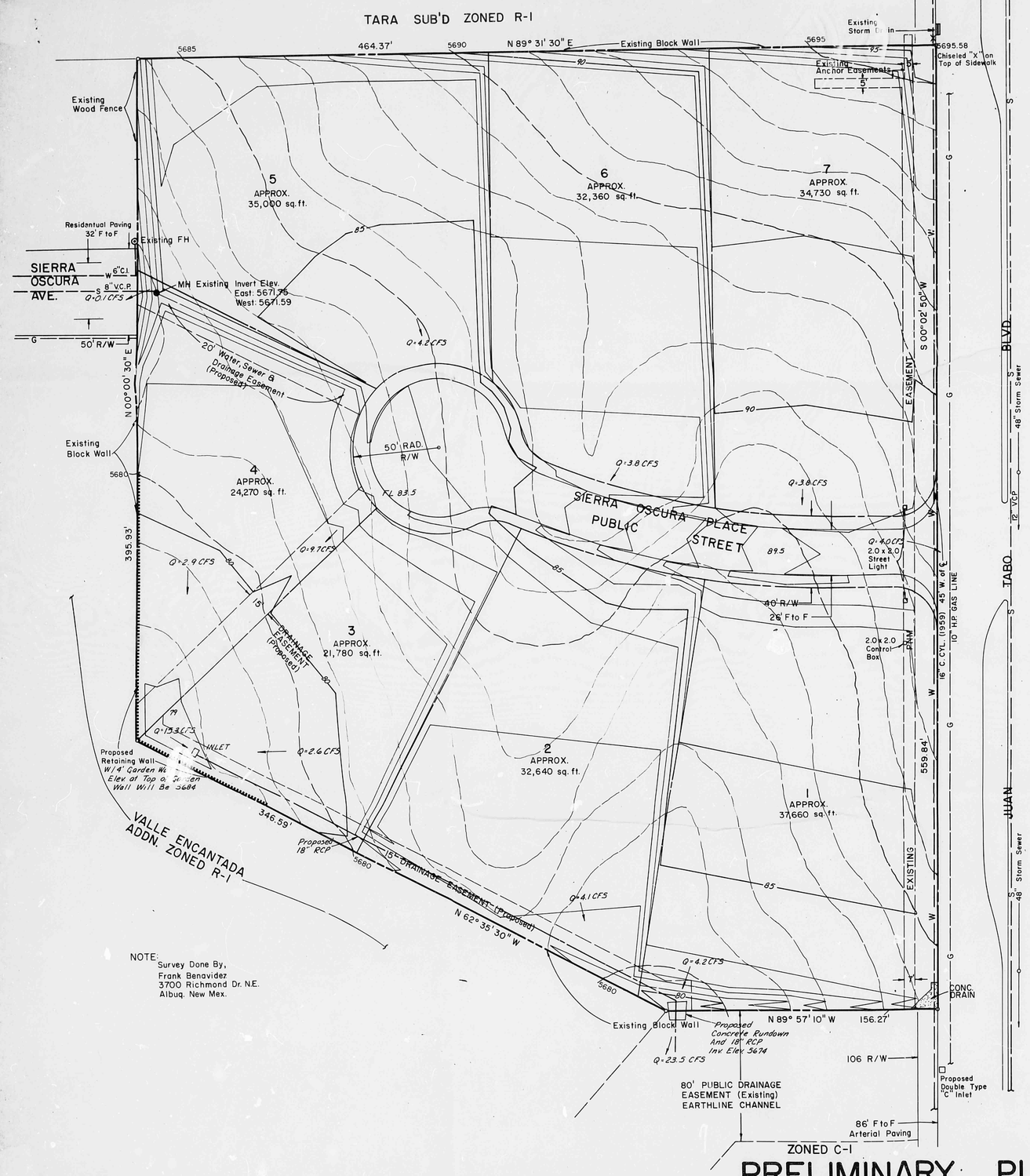
G21/D16
3 PLANS

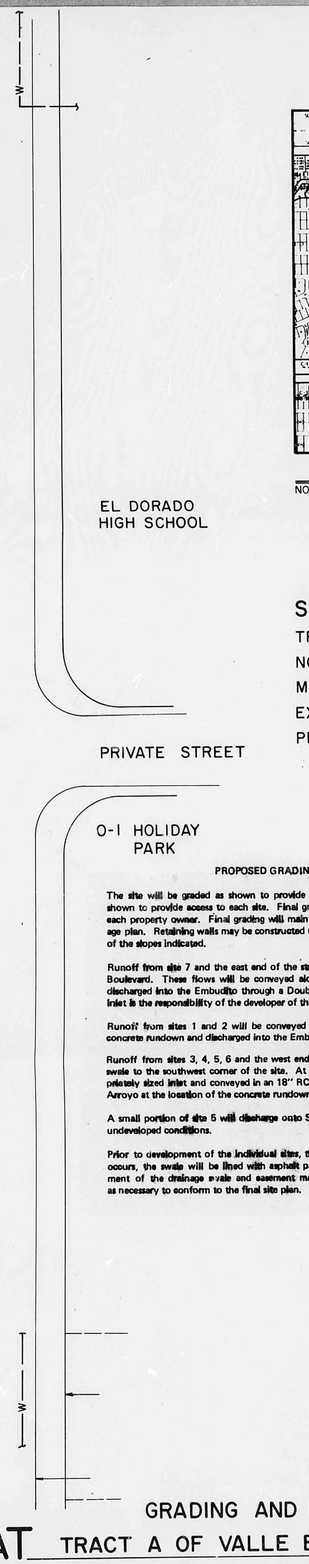
G21/D16

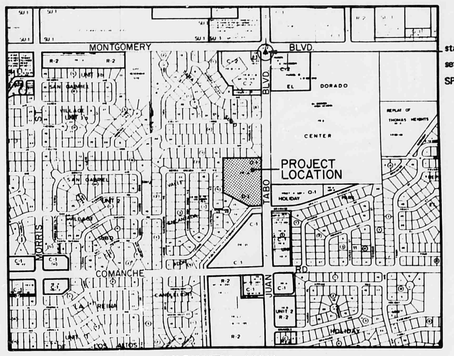
3 PLANS


VALUE ENCOUNTERED
2285 Ac.
GALLEGOS
BLEWA
GALLEGOS
Canyon
Pino
Ring
Coyote
Embudito
Pueblo
Cienega
BOULEVARD


CIELITO ADDITION
SIERRA BONITA AVE.
UNPLATTED
SACRAMENTO
DON DIEGO
CAMINO
CAPISTRANO
PARK
.92 AC
EMBUDO ARROYO
SAN GABRIEL VILLAGE
SANTA SUSANA
UNIT 2
1" = 100'
TOTAL AREA 355 AC.
TOTAL RUNOFF 287.6 CFS.
LA REINA DE LOS ALTOS
UNIT 1
UNIT 2
DRAINAGE MASTER PLAN
EXHIBIT Nº 1
LEGEND
AREA IN ACRES
RUNOFF (CFS)
RATIONAL FORMULA
Q = AIR
Q = QUANTITY IN CFS
A = AREA IN ACRES
I = INTENSITY IN IN./HR. (2.70)
R = RUNOFF FACTOR (.30)
ROBERT L. H. BAKER
REG. PROF. ENG. Nº 2504
OCT. 4, 1967
REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
NO. 2504
NEW MEXICO
ROBERT L. H. BAKER
PLANNING STUDY
VALLE ENCANTADA
ALBUQUERQUE, NEW MEXICO
EXHIBIT Nº 1







VICINITY MAP

NO SCALE

AP G-21

standard ACS brass tablet stamped "ACS JT-1A", set in top of a concrete post flush with curb. SPIRIT LEVEL ELEVATION (SLD 1929) = 5721.248'

SITE DATA

TRACT ACREAGE	5.38 AC.
NO. OF LOTS	7
MIN. REAR SETBACKS	15'
EXISTING ZONING	O-I
PROPOSED ZONING	O-I

PROPOSED GRADING AND DRAINAGE PLAN

The site will be graded as shown to provide 7 office sites. A public road will be constructed as shown to provide access to each site. Final grading will be subject to the building requirements of each property owner. Final grading will maintain the concept indicated on this grading and drainage plan. Retaining walls may be constructed (at the developer's option) along the lot lines in place of the slopes indicated.

Runoff from site 7 and the east end of the street will flow along the north curb line to Juan Tabo Boulevard. These flows will be conveyed along the west curb line of Juan Tabo Boulevard and discharged into the Embudito through a Double Type "C" Inlet. The cost of construction of this inlet is the responsibility of the developer of this project.

Runoff from sites 1 and 2 will be conveyed overland to the south property line, collected by a concrete rundown and discharged into the Embudito Arroyo.

Runoff from sites 3, 4, 5, 6 and the west end of the public street will be conveyed in a drainage swale to the southwest corner of the site. At this point, the runoff will be collected by an appropriately sized inlet and conveyed in an 18" RCP. These flows will be discharged into the Embudito Arroyo at the location of the concrete rundown.

A small portion of site 5 will discharge onto Sierra Oscura Avenue at a rate less than exists under undeveloped conditions.

Prior to development of the individual sites, the drainage swale may be unlined. As development occurs, the swale will be lined with asphalt pavement or other acceptable materials. Exact alignment of the drainage swale and easement may be revised (with approval of the City Engineer) as necessary to conform to the final site plan.

0 30 60 120

NOTE:
Survey Done By,
Frank Benavidez
3700 Richmond Dr. N.E.
Albuq. New Mex.

OWNER: JUAN TABO ASSOCIATES
150 LOUISIANA, N.E.
ALBUQUERQUE, NEW MEXICO 87108

AGENT: BOHANNAN-HUSTON INC.
4125 CARLISLE BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87107

JOB 20050

PRELIMINARY PLAT

GRADING AND DRAINAGE PLAN
TRACT A OF VALLE ENCANTADA ADDITION