

VICINITY MAP (nts)

#### GENERAL NOTES

1. UNIFORM PROPERTY CODE NO. (U.P.C.) 101605932014840813
2. UTILITY COUNCIL LOCATION SYSTEM LOG NO. 95092014050515
3. UNLESS OTHERWISE NOTED ALL BOUNDARY CORNERS ARE SET WITH NO. 5 REBARS 2 FEET LONG WITH CAP STAMPED R.H.C., L.S. NO. 4577.
4. BEARING BASE FOR THIS PLAT IS BASED ON PLAT OF LOT 4-B (REPLAT OF A PORTION OF BLOCK 11) MIRACERROS ADDITION, ALBUQUERQUE, NEW MEXICO, RECORDED OCTOBER 30, 1978, VOLUME B15, FOLIO 129.
5. ALL DISTANCES ARE MEASURED GROUND DISTANCES UNLESS OTHERWISE INDICATED.
6. RECORD DISTANCES AND BEARINGS WERE USED.
7. PLAT SHOWS ALL EASEMENTS OF RECORD.
8. ROTATE BEARINGS -00°12'14" TO OBTAIN GRID BEARINGS.
9. A BOUNDARY SURVEY WAS PERFORMED SEPTEMBER 1995.

#### DISCLOSURE STATEMENT

THE PURPOSE AND INTENT OF THIS REPLAT IS TO VACATE BY PLAT A 20 FOOT WIDE (STORM) SEWER EASEMENT (V-95-73) ON THE NORTHERLY BOUNDARY LINE OF LOT 4-B-1, BLOCK 11 (AS HEREON SHOWN) AND GRANTING OF A 20 WIDE SANITARY SEWER EASEMENT ON THE SOUTHERLY BOUNDARY LINE OF LOT 4-B-1, BLOCK 11 (AS HEREON SHOWN).

#### UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

THE PNM ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL EQUIPMENT.

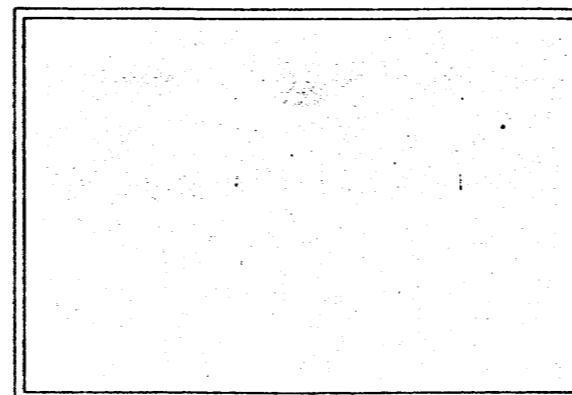
PNM GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

U.S. WEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDED, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.

JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE) HOT TUB, CONCRETE OF WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SOLD EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

DATE:	DRAWN BY:
SHEET:	CHECKED BY:
REVISIONS:	REVISIONS:
REVISIONS:	REVISIONS:



RESERVED FOR COUNTY CLERK

#### LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND SITUATE WITHIN THE CITY OF ALBUQUERQUE, NEW MEXICO, BERNALILLO COUNTY, BEING AND COMPRISING LOT 4-B (REPLAT OF A PORTION OF BLOCK 11) FOR VACATION (BY THIS PLAT) OF AN EXISTING 20 FOOT WIDE (STORM) SEWER EASEMENT (V-95-73) ON THE NORTHERLY BOUNDARY LINE OF LOT 4-B, BLOCK 11 AND GRANTING OF A 20 FOOT WIDE SANITARY SEWER EASEMENT ON THE SOUTHERLY BOUNDARY LINE OF LOT 4-B BLOCK 11 OF THE MIRACERROS ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID REPLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON THE 30TH DAY OF OCTOBER 1978 IN VOLUME B15, FOLIO 129; SAID LOT BEING MORE DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, BEING COMMON TO THE NORTHWEST CORNER OF LOT 4-A, BLOCK 11 AS SHOWN ON THE REPLAT OF LOTS 2-9, BLOCK 11, MIRACERROS ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 1, 1971 IN VOLUME D4, FOLIO 176, AND RUNNING; THENCE, N.39°32'30"E., 98.93 FEET DISTANCE TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; SAID NORTHWEST CORNER BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 40; THENCE, S.74°26'00"E., 190.69 FEET DISTANCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 40 TO THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE, S.89°58'00"W., 33.80 FEET DISTANCE ALONG THE LINE OF FORMERLY APACHE AVENUE (NOW RICHMOND AVENUE N.E.), TO A POINT OF CURVATURE; THENCE, SOUTHWESTERLY AND TO THE LEFT, FOLLOWING A CURVE HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 48°10'10", A DISTANCE MEASURED ALONG THE ARC OF 63.05 FEET TO THE SOUTHWEST CORNER, BEING A POINT ON THE CENTERLINE OF FORMER APACHE AVENUE N.E.; THENCE, S.89°58'00"W., ALONG SAID CENTERLINE, 157.00 FEET DISTANCE TO THE POINT OF BEGINNING AND CONTAINING 0.2270 ACRE, MORE OR LESS.

#### FREE CONSENT AND DEDICATION

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES ON THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND PROPRIETOR(S) DOES HEREBY GRANT ALL EASEMENTS SHOWN HEREON AND SAID OWNER(S) AND PROPRIETOR(S) DOES HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS PLATTING IS OF HIS OWN FREE ACT AND DEED.

OWNER AND PROPRIETOR  
LOT 4-B-1, BLOCK 11  
(FKA LOT 4-B)

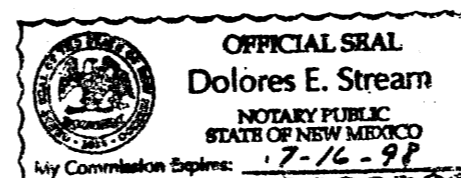
*R. Bruce Caird*  
R. BRUCE CAIRD

#### ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS

ON THIS 21st DAY OF September, 1995, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED R. BRUCE CAIRD, TO ME KNOWN TO BE THE PERSON DESCRIBED AND EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS OWN FREE ACT AND DEED.

*Dolores E. Stream*  
NOTARY PUBLIC  
7-16-98  
MY COMMISSION EXPIRES



#### SUBDIVISION DATA

1. SUBDIVISION CASE NO. DRB-95-298
2. CITY ZONE ATLAS NO. H-16
3. GROSS SUBDIVISION ACREAGE 0.2270 ACRE
4. TOTAL EXISTING LOTS 1 (ONE)
5. TOTAL LOTS CREATED 1 (ONE)
6. EXISTING ZONING R-1
7. DATE OF SURVEY SEPTEMBER 1995

PLAT OF 96106557  
LOT 4-B-1, BLOCK 14  
(BEING A REPLAT OF LOT 4-B)  
VACATION OF 20 FOOT WIDE  
(STORM) SEWER EASEMENT  
MIRACERROS ADDITION  
TO THE CITY OF  
ALBUQUERQUE, NEW MEXICO  
SEPTEMBER 1995

State of New Mexico ) SS  
County of Bernalillo  
This instrument was filed for record on:

SEP 22 1995

*96C-400(1)*  
of record of *400*

*96.96.207*

#### APPROVALS

<i>Kyle L. Torrie</i> CITY PLANNING PLANNER, ALBUQUERQUE, BERNALILLO COUNTY	9/26/96 DATE
<i>Paul Chub</i> CITY SURVEYOR	04/596 DATE
<i>Paul Chub</i> PROPERTY MANAGER	10-10-95 DATE
<i>Paul Chub</i> CITY ENGINEER	9-23-96 DATE
<i>Paul Chub</i> TRAFFIC ENGINEER	9-23-96 DATE
<i>Paul Chub</i> A.M.A.F.C.A.	9-23-96 DATE
<i>Paul Chub</i> COUNTY PARKS AND RECREATION DEPT.	4-20-96 DATE
<i>Robert W. Kane</i> PARKS AND GENERAL SERVICES	4-30-96 DATE
<i>Sam Martin</i> WATER UTILITIES	9-25-95 DATE
<i>Paul Chub</i> US WEST COMMUNICATIONS	9-22-95 DATE
<i>Paul Chub</i> PNM ELECTRIC SERVICES DIVISION	9-22-95 DATE
<i>Paul Chub</i> PNM GAS SERVICES DIVISION	9-22-95 DATE
<i>Robert Watson</i> JONES INTERCABLE	9/22/95 DATE

In approving this plat, PNM/GAS CO. did not conduct a Title Search of the properties shown hereon. Consequently, PNM/GAS CO. does not waive or release any easement rights which may have been granted by prior plat, replat, or other document which are not shown on this plat.

#### SURVEYOR'S CERTIFICATE

I, DAVID R. KRAEMER, A REGISTERED PROFESSIONAL SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*David R. Kraemer*  
DAVID R. KRAEMER, N.M.L.S. NO. 4577  
9-20-95  
DATE



96C-40012


96C-400 (2)

### EASEMENT NOTE "A"

THE PUBLIC DRAINAGE EASEMENT AS HEREON SHOWN IS HEREBY GRANTED BY THIS  
PLAT TO THE CITY OF ALBUQUERQUE.  
MAINTENANCE OF SAID PUBLIC DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE  
OWNERS AND PROPRIETORS OF LOT 4-B-1 AS HEREON SHOWN.  
SEE CITY OF ALBUQUERQUE DRAINAGE PLANS FOR DRAINAGE FACILITY CONFIGURATION.

A.C.S. BRASS TABLET, STA. 1-40-12  
NAD 1927, N.M.S.P.C.S.  
X= 391,771.93  
Y= 1,495,174.25  
CENTRAL ZONE  
G/G FACTOR= 0.99966884  
DELTA ALPHA= -0°12'29"  
ELEVATION= 5114.626

RESERVED FOR COUNTY CLERK

NOTE: THUS  SHOWN INDICATES NO. 5 REBAR SET W/CAP LS 4577.

REC./MEAS=

(C-2) INTERIOR EASEMENT LINE

REC./MEAS=

RADIUS= 75.00'  
LA= 44.41'  
DELTA= 33°55'36"  
CHORD= N.58°46'04"E. 43.76'

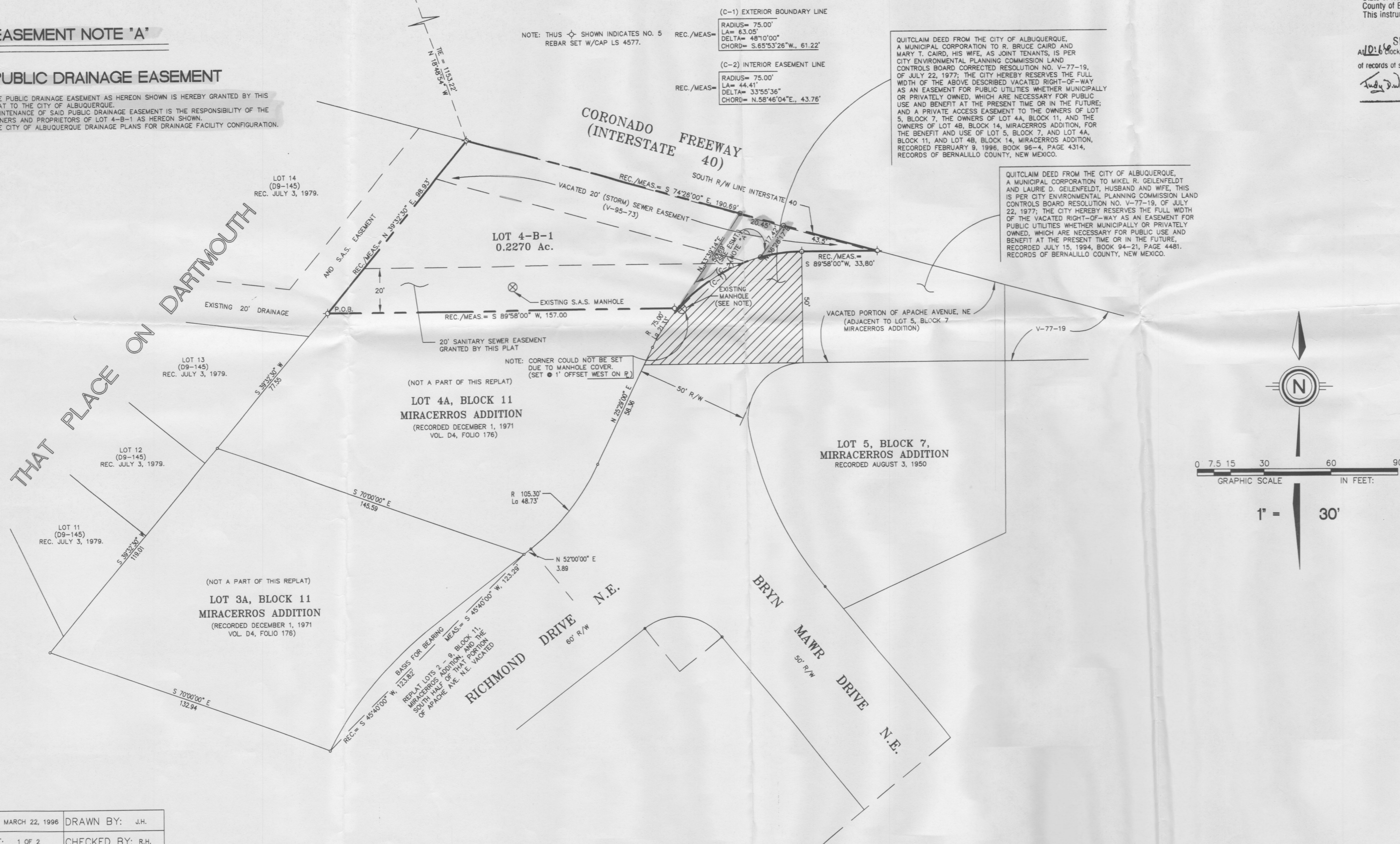
QUILTCAIM DEED FROM THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION TO R. BRUCE CAIRD AND MARY T. CAIRD, HIS WIFE, AS JOINT TENANTS, IS PER CITY ENVIRONMENTAL PLANNING COMMISSION LAND CONTROLS BOARD CORRECTION RESOLUTION NO. 177-19, DATED JULY 27, 1977. THE DEED DESCRIBES THE FULL WIDTH OF THE ABOVE DESCRIBED VACATED RIGHT-OF-WAY AS AN EASEMENT FOR PUBLIC UTILITIES WHETHER MUNICIPAL OR PRIVATELY OWNED, WHICH ARE NECESSARY FOR PUBLIC USE AND BENEFIT AT THE PRESENT TIME. THE FUTURE DATE AND THE INTERESTS EASEMENT TO THE OWNERS OF LOT 5, BLOCK 7, AND LOT 44, BLOCK 11, AND THE OWNERS OF LOT 48, BLOCK 14, MIRACEROS ADDITION, FOR THE BENEFIT AND USE OF LOT 5, BLOCK 7, AND LOT 44, BLOCK 11, AND LOT 48, BLOCK 14, DESCRIBED IN THE FUTURE, IS RECORDED FEBRUARY 1996, BOOK 956, PAGE 4314, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

QUICLAIM DEED FROM THE CITY OF ALBUQUERQUE,  
A MUNICIPAL CORPORATION TO MIKEL R. GELENFELDT,  
AND LAURIE D. GELENFELDT, HUSBAND AND WIFE, THIS  
IS PER CITY ENVIRONMENTAL PLANNING COMMISSION LAND  
CONTROLS BOARD RESOLUTION NO. 19-19 OF JULY  
22, 1977, THE CITY HEREBY RESERVES THE FULL WIDTH  
OF THE VACATED RIGHT-OF-WAY AS AN EASEMENT FOR  
PUBLIC UTILITIES WHETHER MUNICIPALLY OR PRIVATELY  
OWNED, WHICH ARE NECESSARY FOR PUBLIC USE AND  
BENEFIT AT THE PRESENT TIME OR IN THE FUTURE,  
RECORDED JULY 15, 1994, BOOK 94-21, PAGE 4481.  
RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

State of New Mexico } SS  
County of Bernalillo }  
This instrument was filed for record on

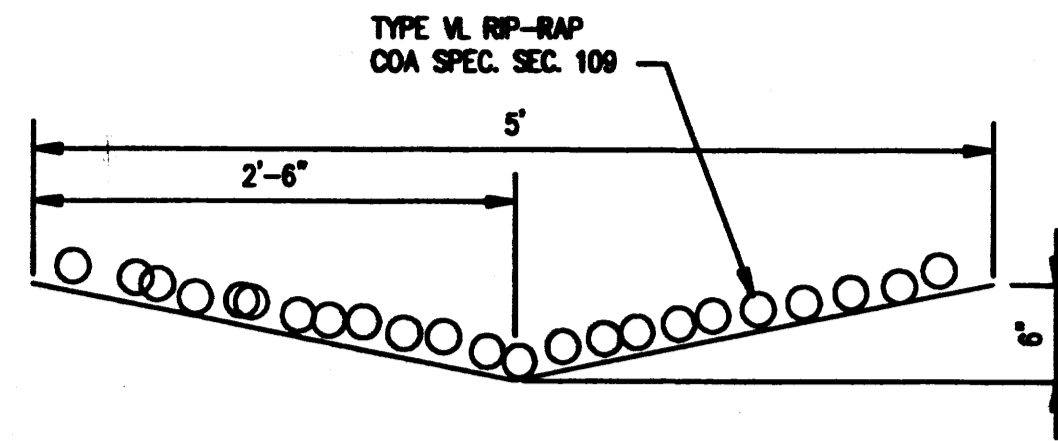
SEP 26 1996  
At 10:10 o'clock A m. Recorded in Vol. 96  
of records of said County Folio 400

*Tudy D. Woodward*, Clerk & Recorder  
Deputy Clerk





DATE: MARCH 22, 1996	DRAWN BY: J.H.
SHEET: 1 OF 2	CHECKED BY: R.H.
REVISIONS: SEPT. 8, 1996	REVISIONS:
REVISIONS:	REVISIONS:

A.C.S. BRASS TABLET, STA. 1-40-12  
NAD 1927, N.M.S.P.C.S.  
X= 391,771.93  
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CENTRAL ZONE  
C/G/ FACTOR= 0.99966884  
DELTA ALPHA= -00D12'29"  
ELEVATION= 5114.626



NOTES:

## LEGEND

	EXIST. SPOT ELEV.
	NEW SPOT ELEV.
TW	TOP OF WALL
	NEW SWALE



SWALE DETAIL  
N.T.S.

**N.T.S**

EXISTING SWALE

~~HOUSE FINISH FLOOR ELEV. = 97.5~~

**MAX. PAD ENVELOPE**

PROVIDE SWALE IN CONCRETE  
DRIVEWAY TO ALLOW  
OFFSITE FLOWS TO PASS TO  
NEW RP-RAP SWALE

**NEW DRIVEWAY AREA**

**CONCRETE**

$$Q_{(100)} = 0.90 \text{ CFS (PROP.)}$$
$$Q_{(100)} = 0.90 \text{ CFS (PROP.)}$$

$\frac{(100)}{3.42} = 29.13 \text{ CFS}$   
PROP

EXIST.  
POND AREA

1993

## GENERAL DRAINAGE ASSUMPTIONS

1. PRECIPITATION ZONE 2 (TABLE 1)
2. DESIGN STORM (100 YEAR-6 HOUR) -  $P = 2.35$  (TABLE 2)
3. LAND TREATMENT - C AND D (TABLE 4)
4. INITIAL ABSTRACTION -  $.35 \pm .10$ , FOR C & D, RESPECTIVELY (TABLE 6)
5. INFILTRATION -  $.83 \pm .04$ , FOR C & D, RESPECTIVELY (TABLE 7)
6. EXCESS PRECIPITATION -  $1.13 \pm 2.12$ , FOR C & D, RESPECTIVELY (TABLE 8)
7. PEAK DISCHARGE (CFS/ACRE) =  $3.14 \pm 4.7$ , FOR C & D, RESPECTIVELY

## ONSITE FLOWS – EXISTING

1. AREA = .227 AC (0,888.12 SF)
2. LAND TREATMENT (EXISTING) IS ALL TYPE C
3. EXCESS PRECIPITATION = 1.13
4. PEAK DISCHARGE = 3.14 CFS/ACRE
5. DISCHARGE FOR ONSITE FLOWS =  $3.14 \times 0.227 \text{ ACRE} = 0.712 \text{ CFS}$

### ONSITE FLOWS – PROPOSED

1. AREA = .227 AC (9,888.12 SF)
2. LAND TREATMENT (EXISTING) IS ASSUMED TO BE 1/2 TYPE C AND 1/2 TYPE D
3. EXCESS PRECIPITATION = 1.13 & 2.12, FOR C & D, RESPECTIVELY
4. PEAK DISCHARGE = 3.14 CFS/ACRE FOR C AND 4.7 CFS/ACRE FOR D
5. DISCHARGE FOR ONSITE FLOWS = 3.14 X 1.135 ACRE = 0.3564 CFS AND 4.7 X .1135 = 0.5445 CFS
6. TOTAL DISCHARGE FOR SITE = 0.90 CFS

### OFFSITE FLOWS – RICHMOND STREET

1. RICHMOND STREET
2. 48' WIDE STREET (INCL. SIDEWALKS)
3. 1050 FEET LONG - DRAINS ACROSS EAST SIDE OF PROPERTY
4. 25' IN EACH PROPERTY CONTRIBUTES TO RICHMOND
5. ASSUME ALL TRIB. AREAS ARE LAND TREATMENT D
6. AREA = 48' WIDE \* 50' (25' EACH SIDE OF STREET) = 98' WIDE \* 1050' LONG = 102,900 SF = 2.36 ACRES
7. PEAK DISCHARGE = 4.7 CFS/ACRE
8. TOTAL DISCHARGE FOR RICHMOND = 4.7 X 2.36 = 11.10 CFS

## OFFSITE FLOWS - CUTLER STREET

1. OUTLET CONTRIBUTES TO RICHMOND STREET
2. 48" WIDE STREET (INCL. SIDEWALKS)
3. 300 FEET LONG - DRAINS ACROSS EAST SIDE OF PROPERTY
4. 25' IN EACH PROPERTY CONTRIBUTES TO RICHMOND
5. ASSUME ALL TRIB. AREAS ARE LAND TREATMENT D
6. AREA = 48' WIDE \* 50' (25' EACH SIDE OF STREET) = 98' WIDE \* 300' LONG = 129,400 SF = 0.67 ACRES
7. PEAK DISCHARGE = 4.7 CFS/ACRE
8. TOTAL DISCHARGE FOR RICHMOND = 4.7 X 0.67 = 3.17 CFS

### OFFSITE FLOWS – BRYNMAR STREET

1. BRYMAR CONTRIBUTES TO RICHMOND STREET
2. 48" WIDE STREET (INCL. SIDEWALKS)
3. 1320 FEET LONG - DRAINS ACROSS EAST SIDE OF PROPERTY
4. 25' IN EACH PROPERTY CONTRIBUTES TO RICHMOND
5. ASSUME ALL TRIB. AREAS ARE LAND TREATMENT D
6. AREA = 48" WIDE + 50' (25' EACH SIDE OF STREET) = 98" WIDE \* 1320' LONG = 129,360 SF = 2.97 ACRES
7. PEAK DISCHARGE = 4.7 CFS/ACRE
8. TOTAL DISCHARGE FOR RICHMOND = 4.7 X 2.97 = 13.96 CFS

## OFFSITE FLOWS - NORTHWEST CORNER

1. AN EXIST. SWALE FROM DARTMOUTH CONTRIBUTES FLOWS TO THIS SITE.
2. 4' WIDE X 800' LONG
3. ASSUME ALL LAND TREATMENT C
4. AREA = 4' X 800' = 2400' (.0551 ACRES)
5. PEAK DISCHARGE = 3.14 CFS/ACRE
6. TOTAL DISCHARGE = 0.2 CFS

### HORIZONTAL SCALE



**DVC** Debra Vaughan-Cleff, P.E.  
**DVC** Consulting Engineer  
**DVC** 6212 Torreon NE  
**DVC** Albuquerque, New Mexico 87109  
**DVC** (505) 249-6196  
Fax: (505) 628-1215

CITY OF ALBUQUERQUE

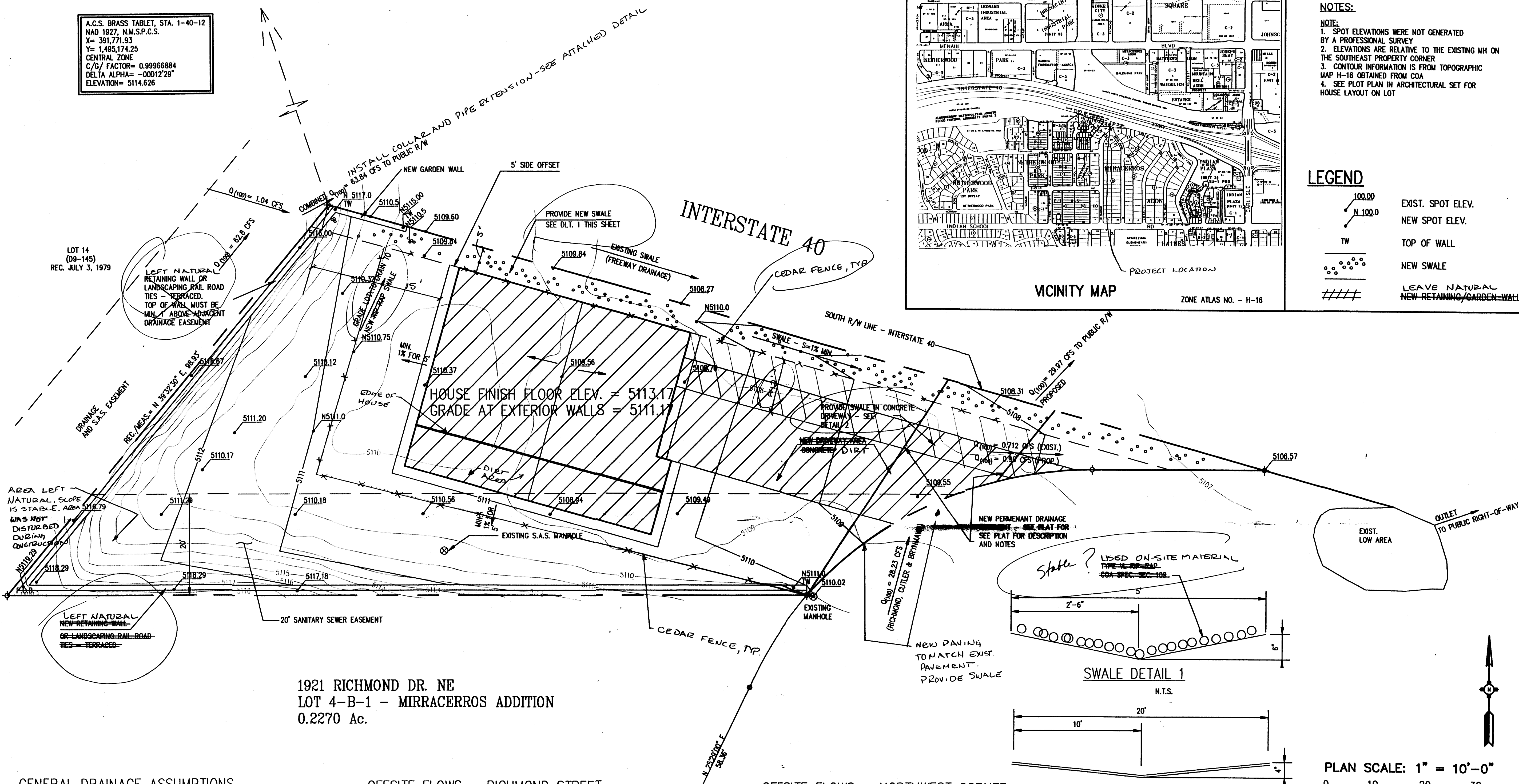
TITLE: LOT 4-B-1  
DRAINAGE PLAN

City Project No.

Zone Map No.

Sheet	Of
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A.C.S. BRASS TABLET, STA. 1-40-12  
NAD 1927, N.M.S.P.C.S.  
X= 391,771.93  
Y= 1,495,174.25  
CENTRAL ZONE  
C/G/ FACTOR= 0.99966884  
DELTA ALPHA= -00012'29"  
ELEVATION= 5114.626



1921 RICHMOND DR. NE  
LOT 4-B-1 - MIRRACERROS ADDITION  
0.2270 Ac.

GENERAL DRAINAGE ASSUMPTIONS

1. PRECIPITATION ZONE 2 (TABLE 1)
2. DESIGN STORM (100 YEAR-6 HOUR) - P = 2.35 (TABLE 2)
3. LAND TREATMENT - C AND D (TABLE 4)
4. INITIAL ABSTRACTION - .35 & .10, FOR C & D, RESPECTIVELY (TABLE 6)
5. INFILTRATION - .83 & .04, FOR C & D, RESPECTIVELY (TABLE 7)
6. EXCESS PRECIPITATION - 1.13 & 2.12, FOR C & D, RESPECTIVELY (TABLE 8)
7. PEAK DISCHARGE (CFS/ACRE) = 3.14 & 4.7, FOR C & D, RESPECTIVELY

ONSITE FLOWS - EXISTING

1. AREA = .227 AC (9,888.12 SF)
2. LAND TREATMENT (EXISTING) IS ALL TYPE C
3. EXCESS PRECIPITATION = 1.13
4. PEAK DISCHARGE = 3.14 CFS/ACRE
5. DISCHARGE FOR ONSITE FLOWS = 3.14 X 0.227 ACRE = 0.712 CFS

ONSITE FLOWS - PROPOSED

1. AREA = .227 AC (9,888.12 SF)
2. LAND TREATMENT (EXISTING) IS ASSUMED TO BE 1/2 TYPE C AND 1/2 TYPE D
3. EXCESS PRECIPITATION = 1.13 & 2.12, FOR C & D, RESPECTIVELY
4. PEAK DISCHARGE = 3.14 CFS/ACRE FOR C AND 4.7 CFS/ACRE FOR D
5. DISCHARGE FOR ONSITE FLOWS = 3.14 X 0.1135 ACRE = 0.3564 CFS AND 4.7 X .1135 = 0.5445 CFS
6. TOTAL DISCHARGE FOR SITE = 0.90 CFS

OFFSITE FLOWS - RICHMOND STREET

1. RICHMOND STREET
2. 48' WIDE STREET (INCL. SIDEWALKS)
3. 1050 FEET LONG - DRAINS ACROSS EAST SIDE OF PROPERTY
4. 25' IN EACH PROPERTY CONTRIBUTES TO RICHMOND
5. ASSUME ALL TRIB. AREAS ARE LAND TREATMENT D
6. AREA = 48' WIDE X 50' (25' EACH SIDE OF STREET) = 98' WIDE X 1050' LONG = 102,900 SF = 2.36 ACRES
7. PEAK DISCHARGE = 4.7 CFS/ACRE
8. TOTAL DISCHARGE FOR RICHMOND = 4.7 X 2.36 = 11.10 CFS

OFFSITE FLOWS - CUTLER STREET

1. CUTLER CONTRIBUTES TO RICHMOND STREET
2. 48' WIDE STREET (INCL. SIDEWALKS)
3. 300 FEET LONG - DRAINS ACROSS EAST SIDE OF PROPERTY
4. 25' IN EACH PROPERTY CONTRIBUTES TO RICHMOND
5. ASSUME ALL TRIB. AREAS ARE LAND TREATMENT D
6. AREA = 48' WIDE X 50' (25' EACH SIDE OF STREET) = 98' WIDE X 300' LONG = 129,400 SF = 0.67 ACRES
7. PEAK DISCHARGE = 4.7 CFS/ACRE
8. TOTAL DISCHARGE FOR RICHMOND = 4.7 X 0.67 = 3.17 CFS

OFFSITE FLOWS - BRYNMAWR STREET

1. BRYNMAWR CONTRIBUTES TO RICHMOND STREET
2. 48' WIDE STREET (INCL. SIDEWALKS)
3. 1320 FEET LONG - DRAINS ACROSS EAST SIDE OF PROPERTY
4. 25' IN EACH PROPERTY CONTRIBUTES TO RICHMOND
5. ASSUME ALL TRIB. AREAS ARE LAND TREATMENT D
6. AREA = 48' WIDE X 50' (25' EACH SIDE OF STREET) = 98' WIDE X 1320' LONG = 129,360 SF = 2.97 ACRES
7. PEAK DISCHARGE = 4.7 CFS/ACRE
8. TOTAL DISCHARGE FOR RICHMOND = 4.7 X 2.97 = 13.96 CFS

OFFSITE FLOWS - NORTHWEST CORNER

1. AN EXIST. SWALE FROM DARTMOUTH CONTRIBUTES FLOWS TO THE PUBLIC R/W.
2. 4' WIDE X 600' LONG AND 20' X 600' LONG
3. ASSUME ALL LAND TREATMENT C
4. AREA = 4' X 600' = 2400' (0.551 ACRES) + 20' X 600' = 12,000' (2.755)
5. PEAK DISCHARGE = 3.14 CFS/ACRE
6. TOTAL DISCHARGE = 1.04 CFS

OFFSITE FLOWS - DRAINAGE EASEMENT

1. AN EXIST. DRAINAGE EASEMENT CONTRIBUTES FLOWS THE PUBLIC R/W.
2. APPROX. 20 ACRES FROM DARTMOUTH SOUTHWEST
3. ASSUME ALL LAND TREATMENT C
4. AREA = 20 ACRES
5. PEAK DISCHARGE = 3.14 CFS/ACRE
6. TOTAL DISCHARGE = 62.8 CFS

I, DEBRA S.V. CLEFF, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE MASS GRADING OF THIS SUBDIVISION IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING PLAN, CONTAINING ENGINEER'S SEAL AND SIGNATURE DATED 8/21/98

DEBRA S.V. CLEFF, P.E.  
DATE 8/21/98

- NOTES:
1. SPOT ELEVATIONS WERE NOT GENERATED BY A PROFESSIONAL SURVEY
  2. ELEVATIONS ARE RELATIVE TO THE EXISTING MH ON THE SOUTHEAST PROPERTY CORNER
  3. CONTOUR INFORMATION IS FROM TOPOGRAPHIC MAP H-16 OBTAINED FROM COA
  4. SEE PLOT PLAN IN ARCHITECTURAL SET FOR HOUSE LAYOUT ON LOT

LEGEND

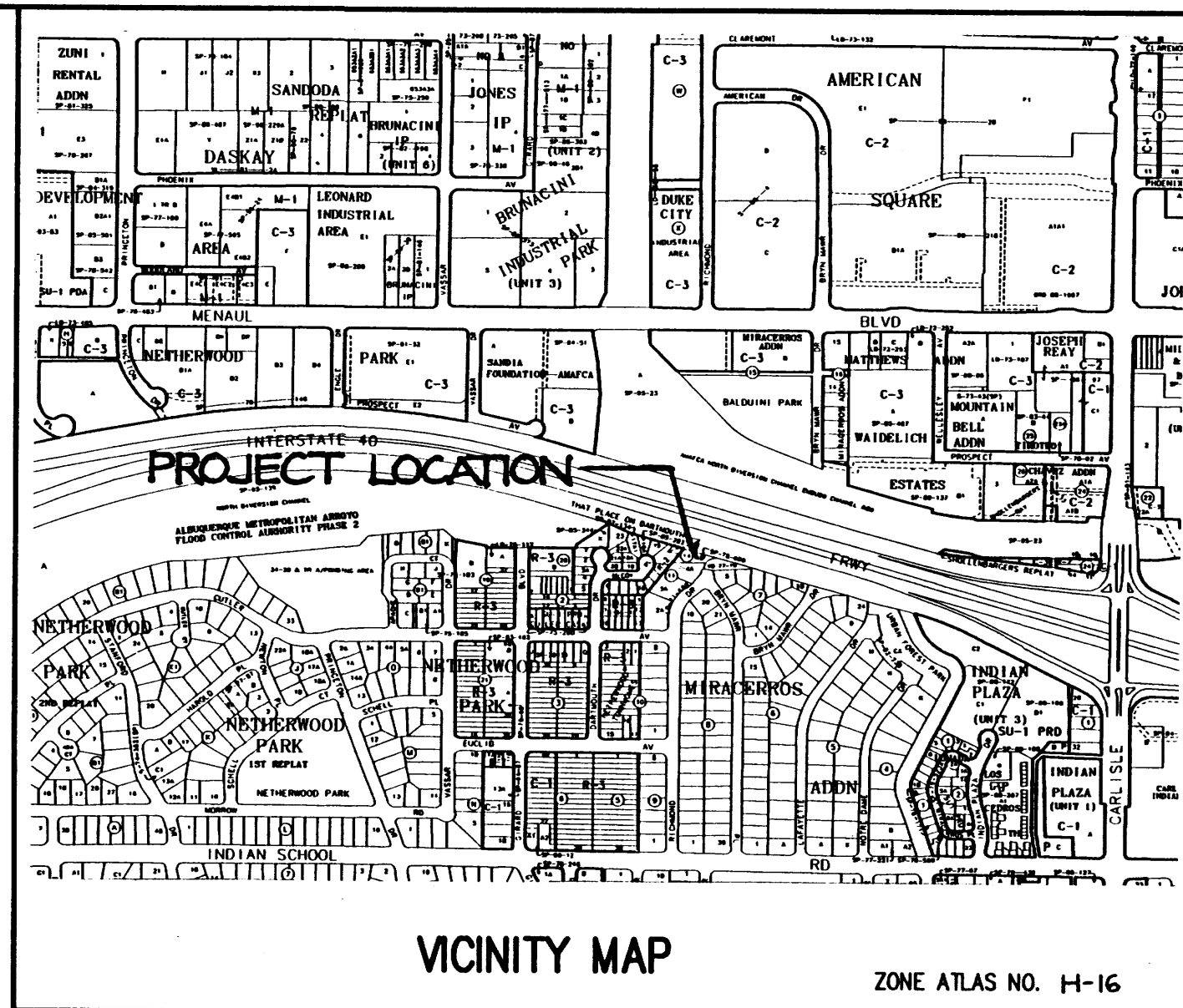
- 100.00 EXIST. SPOT ELEV.
- N 100.0 NEW SPOT ELEV.
- TW TOP OF WALL
- NEW SWALE
- LEAVE NATURAL NEW RETAINING/GARDEN WALL

AS BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL				REVISIONS				CITY OF ALBUQUERQUE			
CONTRACTOR	STAKED BY	DATE	INSPECTED BY	VERIFICATION BY	DRAWINGS BY	MICRO-FILM INFORMATION	RECORDED BY	NO.	BY	NO.	BY	NO.	BY	NO.	BY	NO.	BY	NO.	BY	NO.	BY	NO.	BY
AS BUILT INFORMATION	AS BUILT INFORMATION	AS BUILT INFORMATION	AS BUILT INFORMATION	AS BUILT INFORMATION	AS BUILT INFORMATION	AS BUILT INFORMATION	AS BUILT INFORMATION	AS BUILT INFORMATION	AS BUILT INFORMATION	AS BUILT INFORMATION	AS BUILT INFORMATION	AS BUILT INFORMATION	AS BUILT INFORMATION	AS BUILT INFORMATION	AS BUILT INFORMATION	AS BUILT INFORMATION	AS BUILT INFORMATION	AS BUILT INFORMATION	AS BUILT INFORMATION	AS BUILT INFORMATION	AS BUILT INFORMATION	AS BUILT INFORMATION	AS BUILT INFORMATION
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AS CONSTRUCTED

HYDROLOGY SECTION

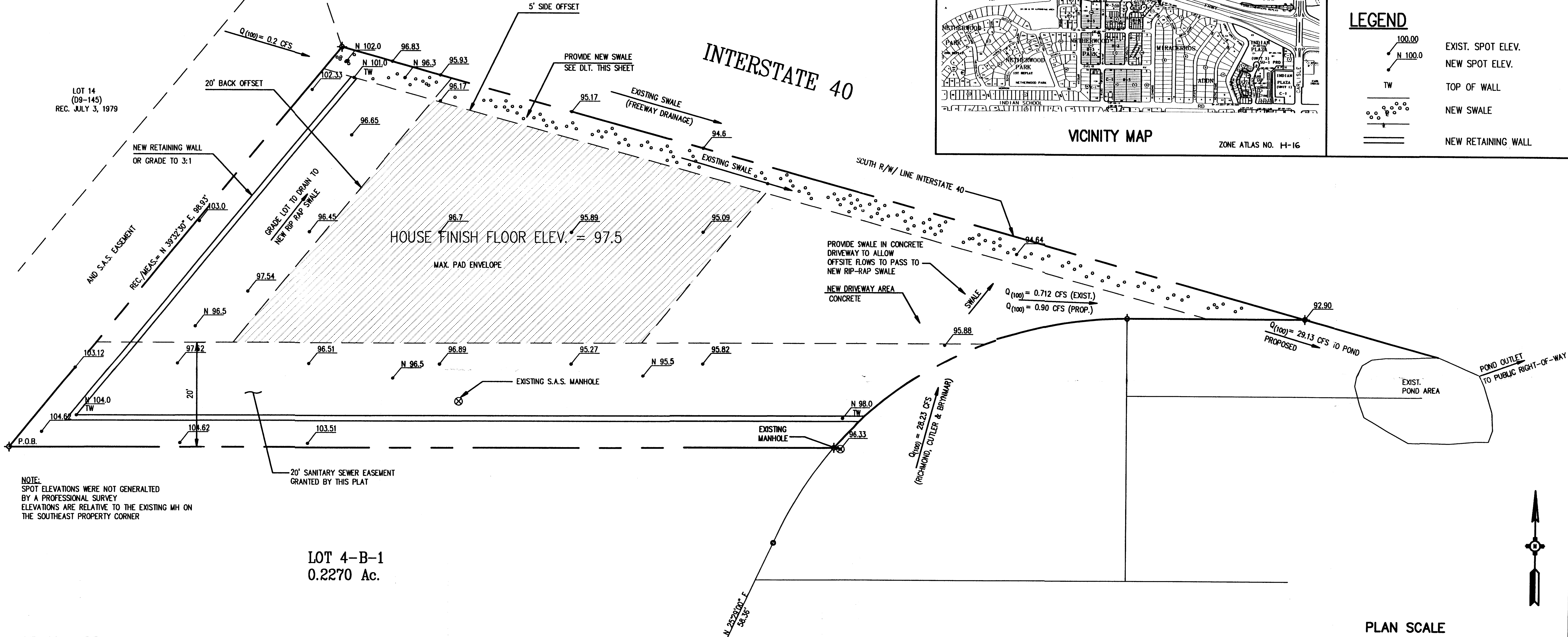
A.C.S. BRASS TABLET, STA. 1-40-12  
NAD 1927, N.M.S.P.C.S.  
X= 391,771.93  
Y= 1,495,174.25  
CENTRAL ZONE  
C/G/ FACTOR= 0.9996884  
DELTA ALPHA= -00012'29"  
ELEVATION= 5114.626



NOTES:

LEGEND

- 100.00 EXIST. SPOT ELEV.
- N 100.0 NEW SPOT ELEV.
- TW TOP OF WALL
- NEW SWALE
- NEW RETAINING WALL



NOTE:  
SPOT ELEVATIONS WERE NOT GENERALIZED  
BY A PROFESSIONAL SURVEY  
ELEVATIONS ARE RELATIVE TO THE EXISTING MH ON  
THE SOUTHEAST PROPERTY CORNER

LOT 4-B-1  
0.2270 Ac.

GENERAL DRAINAGE ASSUMPTIONS

1. PRECIPITATION ZONE 2 (TABLE 1)
2. DESIGN STORM (100 YEAR-6 HOUR) - P = 2.35 (TABLE 2)
3. LAND TREATMENT - C AND D (TABLE 4)
4. INITIAL ABSTRACTION - .35 & .10, FOR C & D, RESPECTIVELY (TABLE 6)
5. INFILTRATION - .83 & .04, FOR C & D, RESPECTIVELY (TABLE 7)
6. EXCESS PRECIPITATION - 1.13 & 2.12, FOR C & D, RESPECTIVELY (TABLE 8)
7. PEAK DISCHARGE (CFS/ACRE) = 3.14 & 4.7, FOR C & D, RESPECTIVELY

ONSITE FLOWS - EXISTING

1. AREA = .227 AC (9,888.12 SF)
2. LAND TREATMENT (EXISTING) IS ALL TYPE C
3. EXCESS PRECIPITATION = 1.13
4. PEAK DISCHARGE = 3.14 CFS/ACRE
5. DISCHARGE FOR ONSITE FLOWS = 3.14 X 0.227 ACRE = 0.712 CFS

ONSITE FLOWS - PROPOSED

1. AREA = .227 AC (9,888.12 SF)
2. LAND TREATMENT (EXISTING) IS ASSUMED TO BE 1/2 TYPE C AND 1/2 TYPE D
3. EXCESS PRECIPITATION = 1.13 & 2.12, FOR C & D, RESPECTIVELY
4. PEAK DISCHARGE = 3.14 CFS/ACRE FOR C AND 4.7 CFS/ACRE FOR D
5. DISCHARGE FOR ONSITE FLOWS = 3.14 X 0.1135 ACRE = 0.3564 CFS AND 4.7 X .1135 = 0.5445 CFS
6. TOTAL DISCHARGE FOR SITE = 0.90 CFS

OFFSITE FLOWS - RICHMOND STREET

1. RICHMOND STREET
2. 48' WIDE STREET (INCL. SIDEWALKS)
3. 1050 FEET LONG - DRAINS ACROSS EAST SIDE OF PROPERTY
4. 25' IN EACH PROPERTY CONTRIBUTES TO RICHMOND
5. ASSUME ALL TRIB. AREAS ARE LAND TREATMENT D
6. AREA = 48' WIDE + 50' (25' EACH SIDE OF STREET) = 98' WIDE \* 1050' LONG = 102,900 SF = 2.36 ACRES
7. PEAK DISCHARGE = 4.7 CFS/ACRE
8. TOTAL DISCHARGE FOR RICHMOND = 4.7 X 2.36 = 11.10 CFS

OFFSITE FLOWS - CUTLER STREET

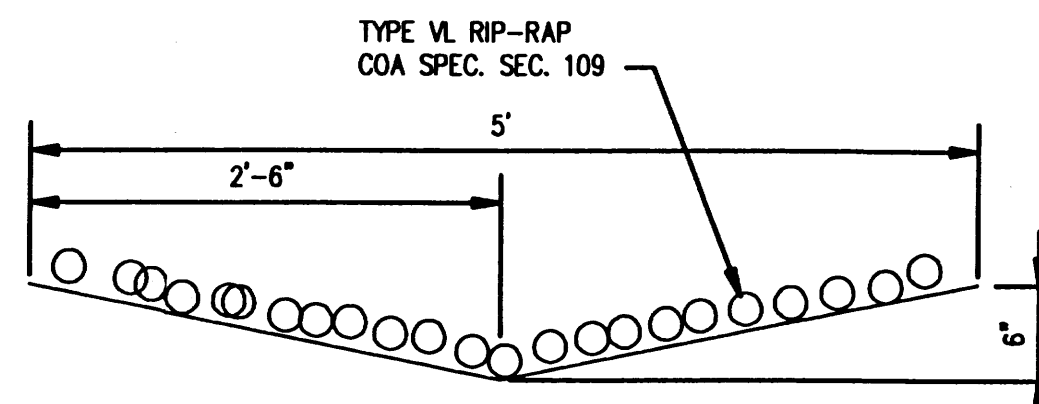
1. CUTLER CONTRIBUTES TO RICHMOND STREET
2. 48' WIDE STREET (INCL. SIDEWALKS)
3. 300 FEET LONG - DRAINS ACROSS EAST SIDE OF PROPERTY
4. 25' IN EACH PROPERTY CONTRIBUTES TO RICHMOND
5. ASSUME ALL TRIB. AREAS ARE LAND TREATMENT D
6. AREA = 48' WIDE + 50' (25' EACH SIDE OF STREET) = 98' WIDE \* 300' LONG = 129,400 SF = 0.67 ACRES
7. PEAK DISCHARGE = 4.7 CFS/ACRE
8. TOTAL DISCHARGE FOR RICHMOND = 4.7 X 0.67 = 3.17 CFS

OFFSITE FLOWS - BRYNMAR STREET

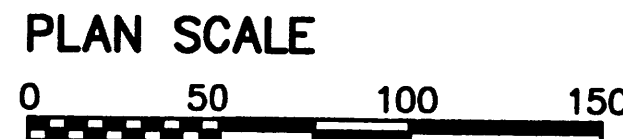
1. BRYNMAR CONTRIBUTES TO RICHMOND STREET
2. 48' WIDE STREET (INCL. SIDEWALKS)
3. 1320 FEET LONG - DRAINS ACROSS EAST SIDE OF PROPERTY
4. 25' IN EACH PROPERTY CONTRIBUTES TO RICHMOND
5. ASSUME ALL TRIB. AREAS ARE LAND TREATMENT D
6. AREA = 48' WIDE + 50' (25' EACH SIDE OF STREET) = 98' WIDE \* 1320' LONG = 129,360 SF = 2.97 ACRES
7. PEAK DISCHARGE = 4.7 CFS/ACRE
8. TOTAL DISCHARGE FOR RICHMOND = 4.7 X 2.97 = 13.96 CFS

OFFSITE FLOWS - NORTHWEST CORNER

1. AN EXIST. SWALE FROM DARTMOUTH CONTRIBUTES FLOWS TO THIS SITE.
2. 4' WIDE X 600' LONG
3. ASSUME ALL LAND TREATMENT C
4. AREA = 4' X 600' = 2400' (.0551 ACRES)
5. PEAK DISCHARGE = 3.14 CFS/ACRE
6. TOTAL DISCHARGE = 0.2 CFS



SWALE DETAIL  
N.T.S.



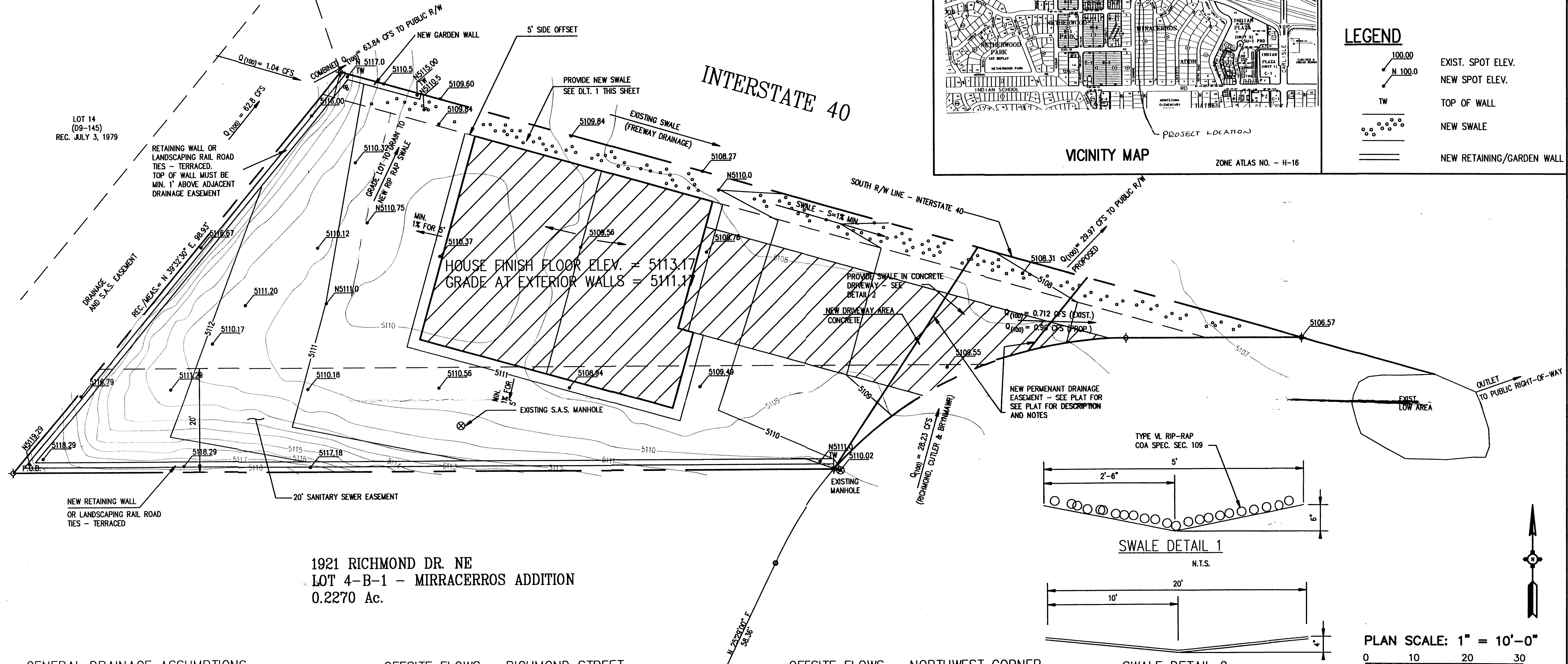
DVC Debra Vaughan-Cleff, P.E.  
DVC Consulting Engineer  
DVC 6212 Torreon NE  
DVC Albuquerque, New Mexico 87109  
DVC (505) 249-6196  
DVC Fax: (505) 828-1215

CITY OF ALBUQUERQUE

TITLE: LOT 4-B-1  
DRAINAGE PLAN

		Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of	

A.C.S. BRASS TABLE, STA. 1-40-12  
NAD 1927, N.M.S.P.C.S.  
X= 391,771.93  
Y= 1,495,174.25  
CENTRAL ZONE  
C/G FACTOR= 0.99966884  
DELTA ALPHA= -00012'29"  
ELEVATION= 5114.626



#### NOTES:

- NOTE:  
1. SPOT ELEVATIONS WERE NOT GENERATED BY A PROFESSIONAL SURVEY  
2. ELEVATIONS ARE RELATIVE TO THE EXISTING MH ON THE SOUTHEAST PROPERTY CORNER  
3. CONTOUR INFORMATION IS FROM TOPOGRAPHIC MAP H-16 OBTAINED FROM COA  
4. SEE PLOT PLAN IN ARCHITECTURAL SET FOR HOUSE LAYOUT ON LOT

#### LEGEND

- 100.00  
N 100.0  
TW  
EXIST. SPOT ELEV.  
NEW SPOT ELEV.  
TOP OF WALL  
NEW SWALE  
NEW RETAINING/GARDEN WALL

1921 RICHMOND DR. NE  
LOT 4-B-1 - MIRACERROS ADDITION  
0.2270 Ac.

#### GENERAL DRAINAGE ASSUMPTIONS

1. PRECIPITATION ZONE 2 (TABLE 1)
2. DESIGN STORM (100 YEAR-6 HOUR) - P = 2.35 (TABLE 2)
3. LAND TREATMENT - C AND D (TABLE 4)
4. INITIAL ABSTRACTION - .35 & .10, FOR C & D, RESPECTIVELY (TABLE 6)
5. INFILTRATION - .83 & .04, FOR C & D, RESPECTIVELY (TABLE 7)
6. EXCESS PRECIPITATION - 1.13 & 2.12, FOR C & D, RESPECTIVELY (TABLE 8)
7. PEAK DISCHARGE (CFS/ACRE) = 3.14 & 4.7, FOR C & D, RESPECTIVELY

#### ONSITE FLOWS - EXISTING

1. AREA = .227 AC (9,888.12 SF)
2. LAND TREATMENT (EXISTING) IS ALL TYPE C
3. EXCESS PRECIPITATION = 1.13
4. PEAK DISCHARGE = 3.14 CFS/ACRE
5. DISCHARGE FOR ONSITE FLOWS = 3.14 X 0.227 ACRE = 0.712 CFS

#### ONSITE FLOWS - PROPOSED

1. AREA = .227 AC (9,888.12 SF)
2. LAND TREATMENT (EXISTING) IS ASSUMED TO BE 1/2 TYPE C AND 1/2 TYPE D
3. EXCESS PRECIPITATION = 1.13 & 2.12, FOR C & D, RESPECTIVELY
4. PEAK DISCHARGE = 3.14 CFS/ACRE FOR C AND 4.7 CFS/ACRE FOR D
5. DISCHARGE FOR ONSITE FLOWS = 3.14 X 0.1135 ACRE = 0.3564 CFS AND 4.7 X .1135 = 0.5445 CFS
6. TOTAL DISCHARGE FOR SITE = 0.90 CFS

#### OFFSITE FLOWS - RICHMOND STREET

1. RICHMOND STREET
2. 48' WIDE STREET (INCL. SIDEWALKS)
3. 1050 FEET LONG - DRAINS ACROSS EAST SIDE OF PROPERTY
4. 25' IN EACH PROPERTY CONTRIBUTES TO RICHMOND
5. ASSUME ALL TRIB. AREAS ARE LAND TREATMENT D
6. AREA = 48' WIDE X 50' (25' EACH SIDE OF STREET) = 98' WIDE X 1050' LONG = 102,900 SF = 2.36 ACRES
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#### OFFSITE FLOWS - CUTLER STREET

1. CUTLER CONTRIBUTES TO RICHMOND STREET
2. 48' WIDE STREET (INCL. SIDEWALKS)
3. 300 FEET LONG - DRAINS ACROSS EAST SIDE OF PROPERTY
4. 25' IN EACH PROPERTY CONTRIBUTES TO RICHMOND
5. ASSUME ALL TRIB. AREAS ARE LAND TREATMENT D
6. AREA = 48' WIDE X 50' (25' EACH SIDE OF STREET) = 98' WIDE X 300' LONG = 129,400 SF = 0.67 ACRES
7. PEAK DISCHARGE = 4.7 CFS/ACRE
8. TOTAL DISCHARGE FOR RICHMOND = 4.7 X 0.67 = 3.17 CFS

#### OFFSITE FLOWS - BRYNMAWR STREET

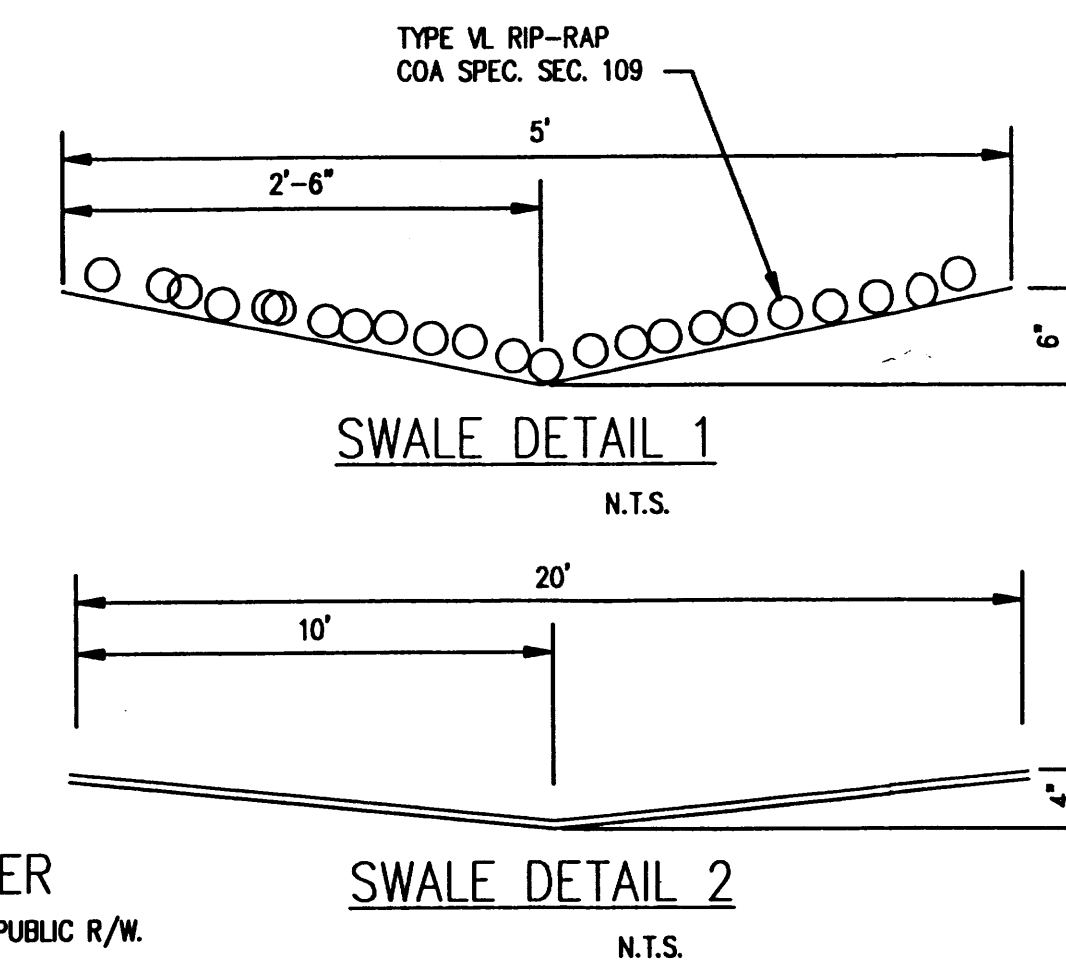
1. BRYNMAWR CONTRIBUTES TO RICHMOND STREET
2. 48' WIDE STREET (INCL. SIDEWALKS)
3. 1320 FEET LONG - DRAINS ACROSS EAST SIDE OF PROPERTY
4. 25' IN EACH PROPERTY CONTRIBUTES TO RICHMOND
5. ASSUME ALL TRIB. AREAS ARE LAND TREATMENT D
6. AREA = 48' WIDE X 50' (25' EACH SIDE OF STREET) = 98' WIDE X 1320' LONG = 129,360 SF = 2.97 ACRES
7. PEAK DISCHARGE = 4.7 CFS/ACRE
8. TOTAL DISCHARGE FOR RICHMOND = 4.7 X 2.97 = 13.96 CFS

#### OFFSITE FLOWS - NORTHWEST CORNER

1. AN EXIST. SWALE FROM DARTMOUTH CONTRIBUTES FLOWS TO THE PUBLIC R/W.
2. 4' WIDE X 600' LONG AND 20 X 600' LONG
3. ASSUME ALL LAND TREATMENT C
4. AREA = 4' X 600' = 2400' (.0551 ACRES) + 20' X 600' = 12,000 (.2755)
5. PEAK DISCHARGE = 3.14 CFS/ACRE
6. TOTAL DISCHARGE = 1.04 CFS

#### OFFSITE FLOWS - DRAINAGE EASEMENT

1. AN EXIST. DRAINAGE EASEMENT CONTRIBUTES FLOWS THE PUBLIC R/W.
2. APPROX. 20 ACRES FROM DARTMOUTH SOUTHWEST
3. ASSUME ALL LAND TREATMENT C
4. AREA = 20 ACRES
5. PEAK DISCHARGE = 3.14 CFS/ACRE
6. TOTAL DISCHARGE = 62.8 CFS



PLAN SCALE: 1" = 10'-0"

0 10 20 30

DVC  
DVC  
DVC  
DVC  
Debra Vaughan-Cleff, P.E.  
Consulting Engineer  
6212 Torreon NE  
Albuquerque, New Mexico 87109  
(505) 249-6196  
Fax: (505) 828-1215

#### CITY OF ALBUQUERQUE

TITLE: LOT 4-B-1 - MIRACERROS ADDITION  
DRAINAGE PLAN - HOME FOR BRUCE CAIRD

City Project No.	Zone Map No.	Sheet	Of
	H-16		