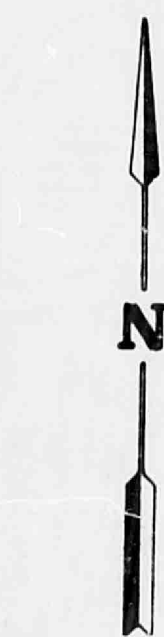
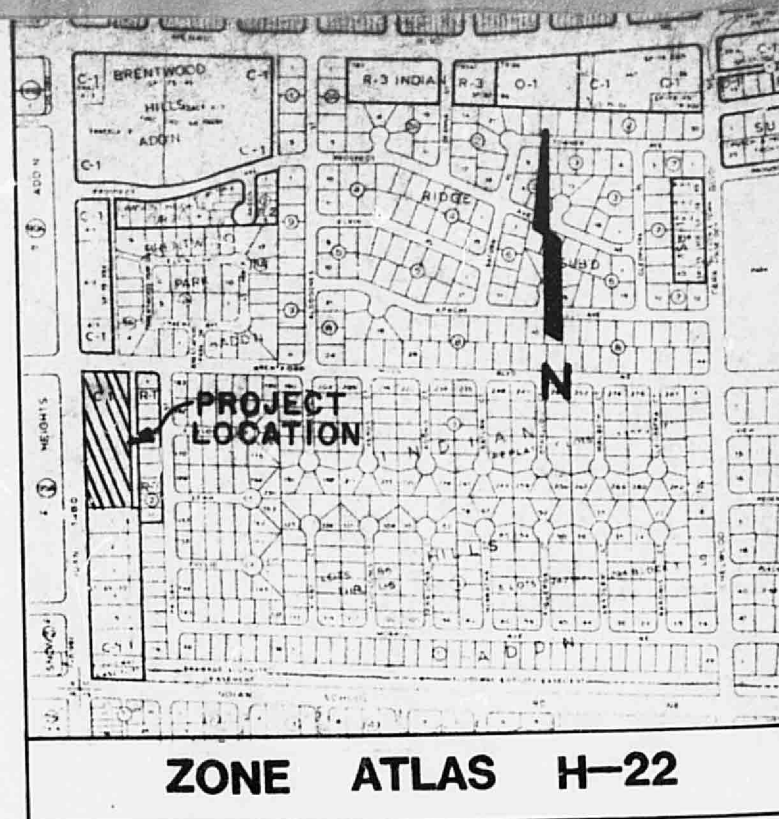
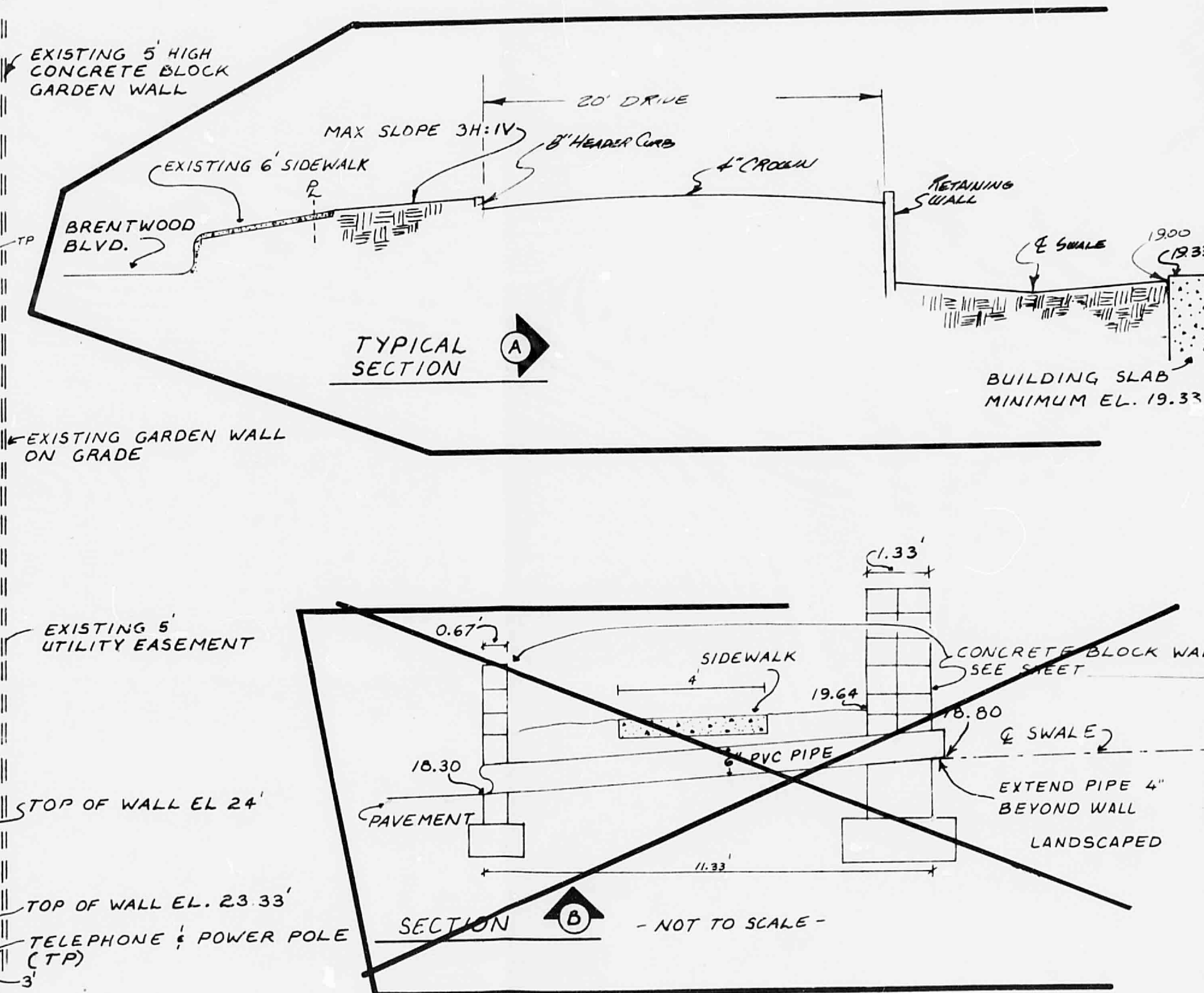
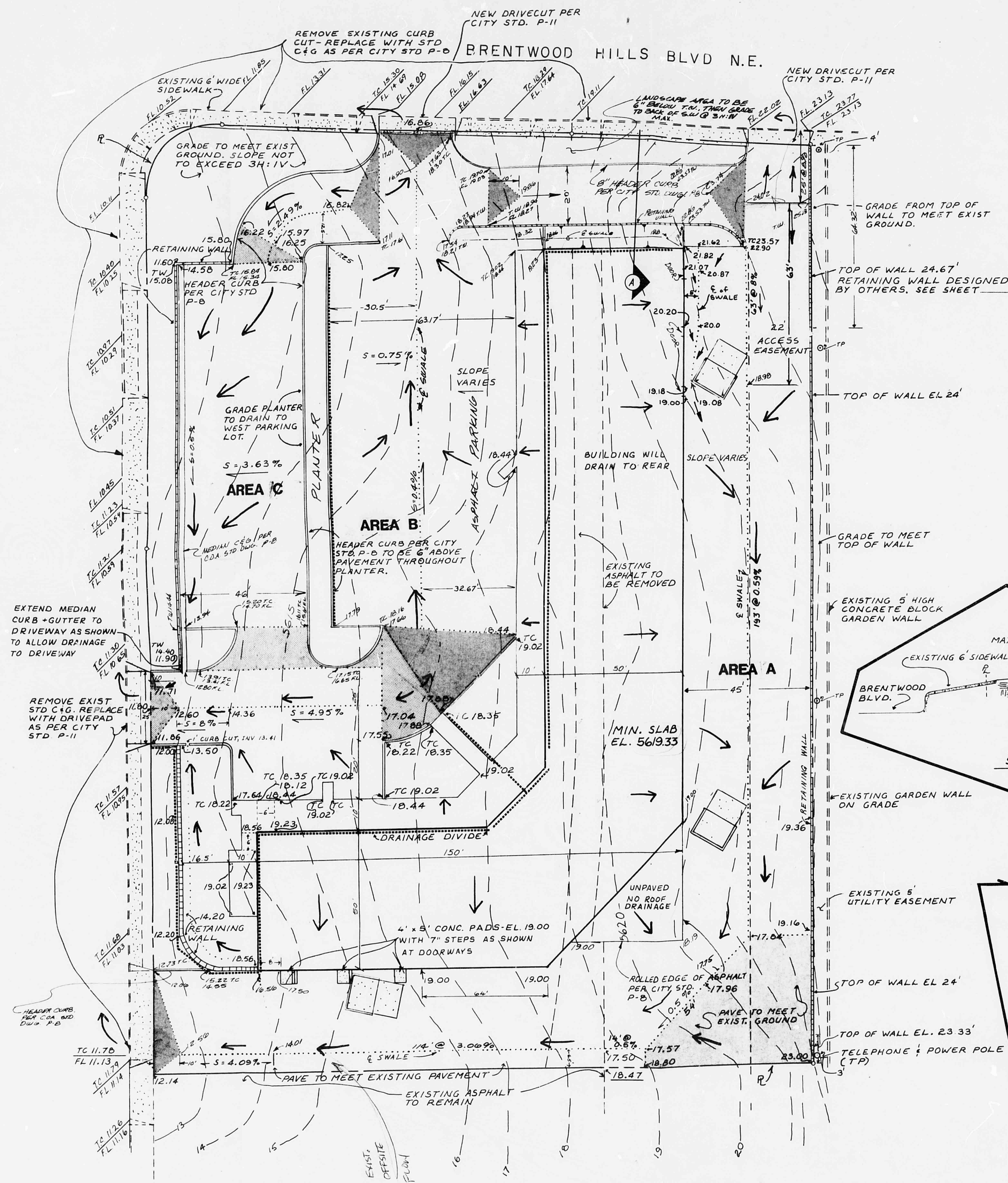


BENCHMARK IS AN
A.C.S. BRASS TABLE
STAMPED "7-H22A"
ELV = 5610.92'



SCALE 1"=20'

JUAN TABO BLVD.



ZONE ATLAS H-22

LEGAL DESCRIPTION

TRACT B-1, SECTION 10, TION, R.4E,
N.M.P.M., BERNALILLO COUNTY,
ALBUQUERQUE, N.M.

LEGEND

- TRANSITION AREA
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
(TC = TOP OF CURB)
- DIRECTION OF FLOW
- DRAINAGE DIVIDE
- TELEPHONE/POWER POLE

SITE DESCRIPTION
Present - Vacant tract on the south east corner of Juan Tabo Boulevard NE and Brentwood Hills Boulevard NE. Both streets are paved and have standard curbs and gutters.
Proposed - Will be developed as a shopping center with asphalt parking in front, facing Juan Tabo Boulevard, and paved access drives along the south and east sides of the property.

SOIL TYPE
Embudo - Gravelly fine sandy loam and gravelly sandy loam.

TRACT SIZE
320.81 ft. x 232.21 ft. = 74,495 sq. ft. or 1.71 ac.

FLOOD HAZARD ZONE
The site itself is within Flood Hazard Zone C. It is adjacent to a shallow flooding area, Zone AD with one-foot of depth, on Brentwood Hills Boulevard. The Flood Hazard Ordinance states that a building adjacent to a shallow flooding area must be set a minimum of 1-ft. above the flood level. This would place the elevation of the building slab at approximately 5,623 ft. This elevation would vary from 3 ft. to 9 ft. above the existing ground and would require extensive filling. It would also require the parking lot facing Juan Tabo Boulevard to be extremely steep especially in the southwest corner. Therefore, we are proposing to construct a berm along Brentwood Hills Boulevard between the building and the road. The top of the berm will be a minimum of 2 ft. above the Brentwood Hills Boulevard flow line to satisfy the Flood Hazard Ordinance requirements. The berm will be 10 ft. wide. It will run the entire width of the north side of the building from the east property line to 10 ft. beyond the front of the building.

ON-SITE HYDROLOGY

TIME OF CONCENTRATION
Flow length = 260 ft.
Slope = 4.42
Time of Concentration = 1.8 min.; velocity = 2.3 fps
Adjusted velocity per DPM Plate 22.2 ft. = 1.15 fps
Adjusted Time of Concentration = 3.7 min.; use 10 min.

6-HOUR RAINFALL DEPTH
10-yr. = 1.63 in.
100-yr. = 2.48 in.

RAINFALL INTENSITY
10-yr. = 3.54 in./hr.
100-yr. = 5.38 in./hr.

RUNOFF COEFFICIENTS
undeveloped C = 0.40
developed composite C = 0.83
46,697 sq. ft. of sidewalk and asphalt paving; C = 0.95
16,450 sq. ft. of roof area; C = 0.90
11,348 sq. ft. of landscaped area; C = 0.25

RUNOFF RATES
undeveloped
10-yr. = 2.4 cfs.
100-yr. = 3.7 cfs.
developed
Area
A 10-yr. = 2.6 cfs.
100-yr. = 3.9 cfs.
B 10-yr. = 1.1 cfs.
100-yr. = 1.7 cfs.
C 10-yr. = 1.3 cfs.
100-yr. = 2.0 cfs.

RUNOFF VOLUME
undeveloped
10-yr. = 4,048 cu. ft.
100-yr. = 6,158 cu. ft.
developed
Area
A 10-yr. = 4,500 cu. ft.
100-yr. = 6,407 cu. ft.
B 10-yr. = 1,823 cu. ft.
100-yr. = 2,774 cu. ft.
C 10-yr. = 2,233 cu. ft.
100-yr. = 3,397 cu. ft.

OFF-SITE FLOW
The area to the east is developed as residential homes. A concrete block garden wall is constructed 5 ft. east of the east property line. This allows a 5-ft. easement strip for an existing power line on the adjacent property. The 5-ft. strip will drain into this project site. The 100-yr. flow will be 0.08 cfs. This, however, is the only off-site flow.

The site south of Tract B-1 is developed and all flow is directed to Juan Tabo Boulevard. Juan Tabo Boulevard, on the west side of the site, drains north to Menaul Boulevard and empties into Piedra Lisa Channel. Brentwood Hills Boulevard, on the north side, drains west into Juan Tabo Boulevard. As stated above, Brentwood Hills Boulevard will have 1-ft. of flooding but this will be contained with the right-of-way.

STREET CAPACITY

A previous drainage report was done for this site (M22/D49) and was approved with free discharge into Juan Tabo Boulevard. However, the owner purchased an adjacent already developed lot, enlarged the site and changed the site plan. This necessitated a new drainage plan.

We are proposing to drain the water in basically the same manner that was used in the previous report. The runoff drains to either Juan Tabo Boulevard or Brentwood Hills Boulevard. From Brentwood Hills Boulevard runoff empties to Juan Tabo Boulevard.

As referenced in the previous drainage report, the AMDS shows the existing 100-yr. street flow in Juan Tabo Boulevard is 324 cfs and the 100-yr. flow depth is 0.60 ft. There is a 42-inch storm drain in Juan Tabo Boulevard, which picks up a portion of the flow and conveys it to the Piedra Lisa Channel.

After development of the site the runoff will increase by 4.1 cfs. Since the flow in the street is increasing by only 1.1 percent this impact on flow depth will be minimal.

Furthermore, the site is at the downstream end of the drainage area. Therefore, free discharge will allow the flow to run out of the drainage system before peak flows from upstream areas arrive at the Juan Tabo and Brentwood intersection.

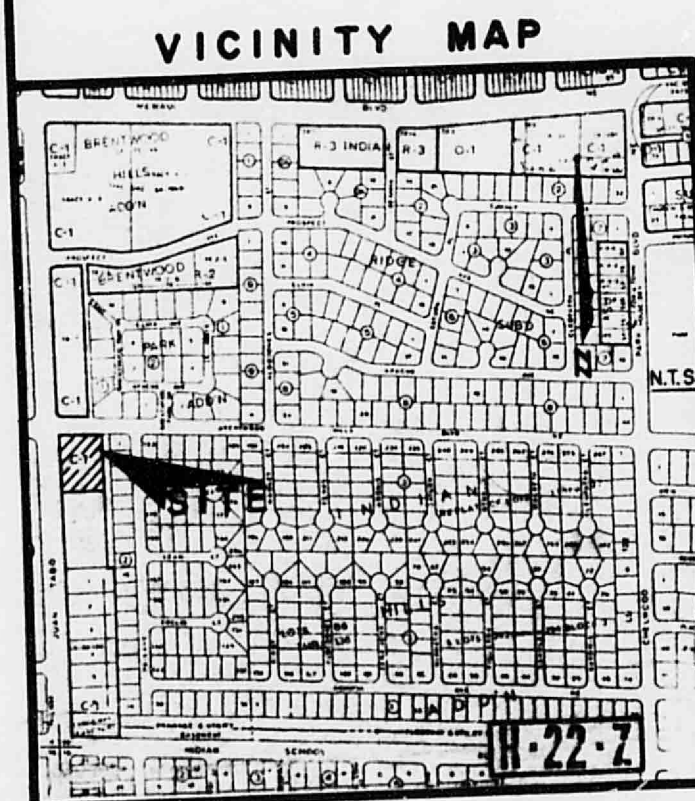
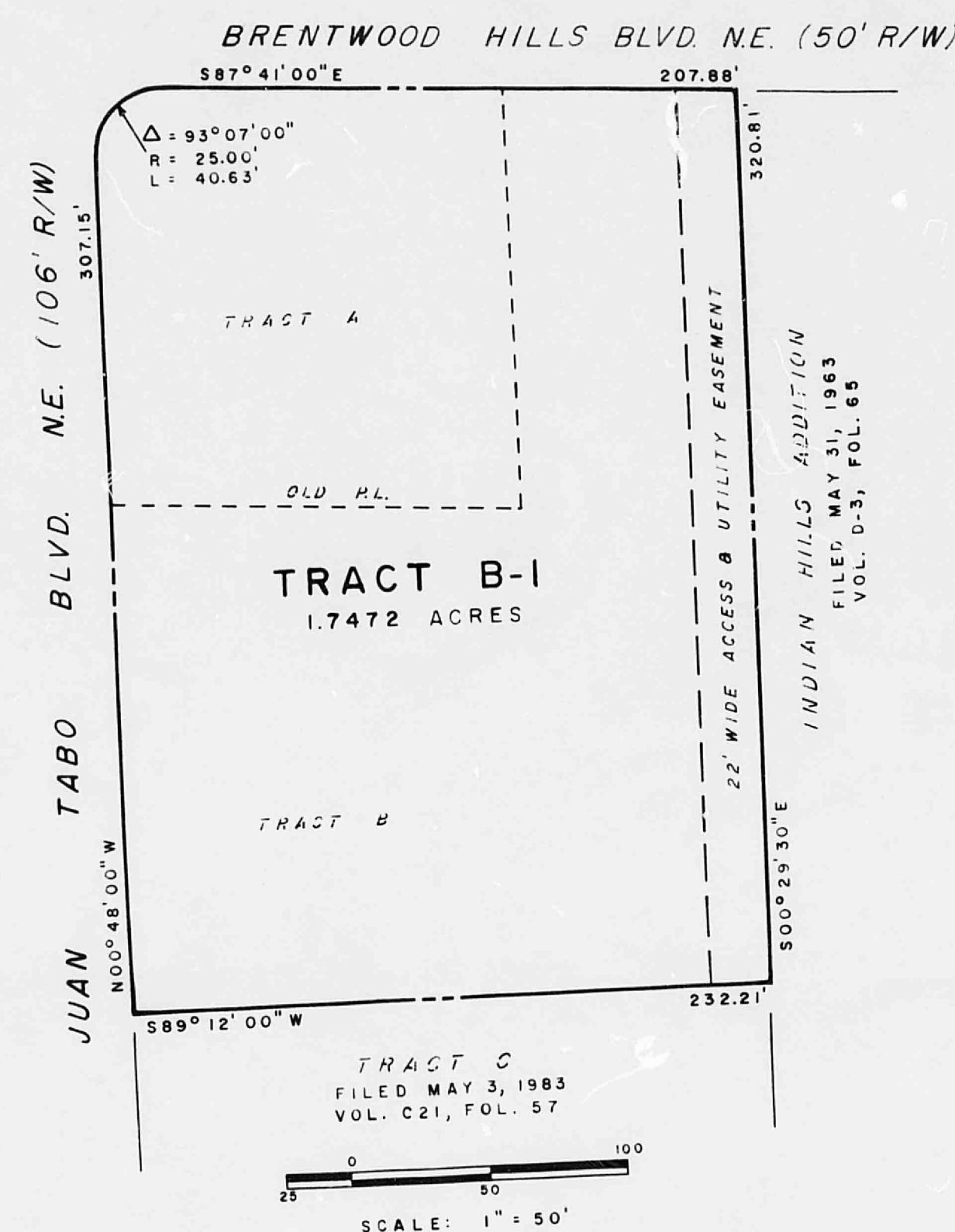
**DRAINAGE AND GRADING PLAN
FOR
FASHION VILLA**

RESOURCE TECHNOLOGY, INCORPORATED

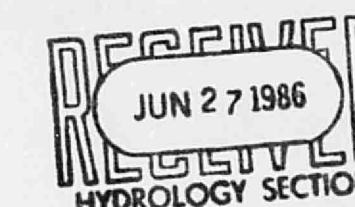
JUN 27 1986
HYDROLOGY SECTION



DRB NO. 86-359



86 58765
REPLAT OF
TRACTS A AND B
LANDS OF THE CHURCH OF THE GOOD SHEPHERD
IN SECTION 10, T.10N., R.4E., N.M.P.M.
ALBUQUERQUE, BERNALILLO CNTY., NEW MEXICO
MAY 1986



State of New Mexico
County of Bernalillo
This instrument was filed for record in
Volume 86-359, Folio 57
of the records of said County.

PURPOSE

The purpose of this plat is to create one tract from tracts A, and B as shown.

LEGAL DESCRIPTION

A certain tract of land situate within Bernalillo County, New Mexico being further described as Tracts A, and B of "Lands of the Church of the Good Shepherd" as filed on May 3, 1983 in Volume C-21, Folio 57, in the office of the County Clerk, Bernalillo County, New Mexico.

OWNER'S CERTIFICATE

The subdivision shown hereon and the grant of the easements hereby is with the free consent and in accordance with the desires of the undersigned owner and/or proprietor thereof.
The undersigned owner and/or proprietor does hereby freely consent to all the foregoing and does hereby represent that I am authorized to so act.

Harold Albert, owner
State of New Mexico)
County of Bernalillo) SS

The foregoing instrument was acknowledged before me this 2nd day of June, 1986 by Harold Albert.
My comm. expires 7/1/87 James H. Thompson
Notary Public

APPROVED AND ACCEPTED BY:

<u>NA</u>	Date
A.M.A.P.C.A.	
<u>NA</u>	Date
Parks and Recreation Department	
<u>NA</u>	Date
Traffic Engineer	
<u>NA</u>	Date
City Engineer	
<u>NA</u>	Date
Property Management	
<u>Jim E. Engstrom</u>	<u>6-19-86</u>
Water Resources Department	Date
<u>Richard Amador</u>	<u>6-19-86</u>
Planning Department	Date
<u>W. J. Chitt</u>	<u>06/19/86</u>
City Surveyor	Date

49-86-225

NOTES:

1. Zone Atlas H-22
2. Basis of Bearings is the record plat, as filed May 3, 1983 in Volume C-21, Folio 57.
3. Prior to development water and sanitary sewer service to these properties must be verified and coordinated with the City of Albuquerque Water Resources Department.

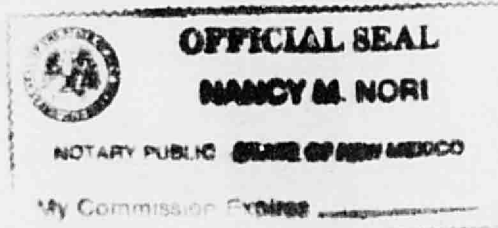
SURVEYOR'S CERTIFICATION

I, Dennis D. Lynn, a Registered Land Surveyor, licensed under the Laws of the State of New Mexico, do hereby certify that the plat shown hereon was prepared by me or under my supervision from plats of record (no field work was performed), shows all easements of record, and that the plat and survey meet the minimum requirements of the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief.

Dennis D. Lynn Date 5-21-86
NMLS #7430

State of New Mexico)
County of Valencia) SS

The foregoing instrument was acknowledged before me on this 14 day of June, 1986, by Dennis D. Lynn.
My comm expires 7/1/87 James H. Thompson
Notary Public



LYNN ENGINEERING & SURVEYING, INC.
22 CHUGHOLE LANE
LOS LUNAS, NEW MEXICO 87031
(505) 869-3548

