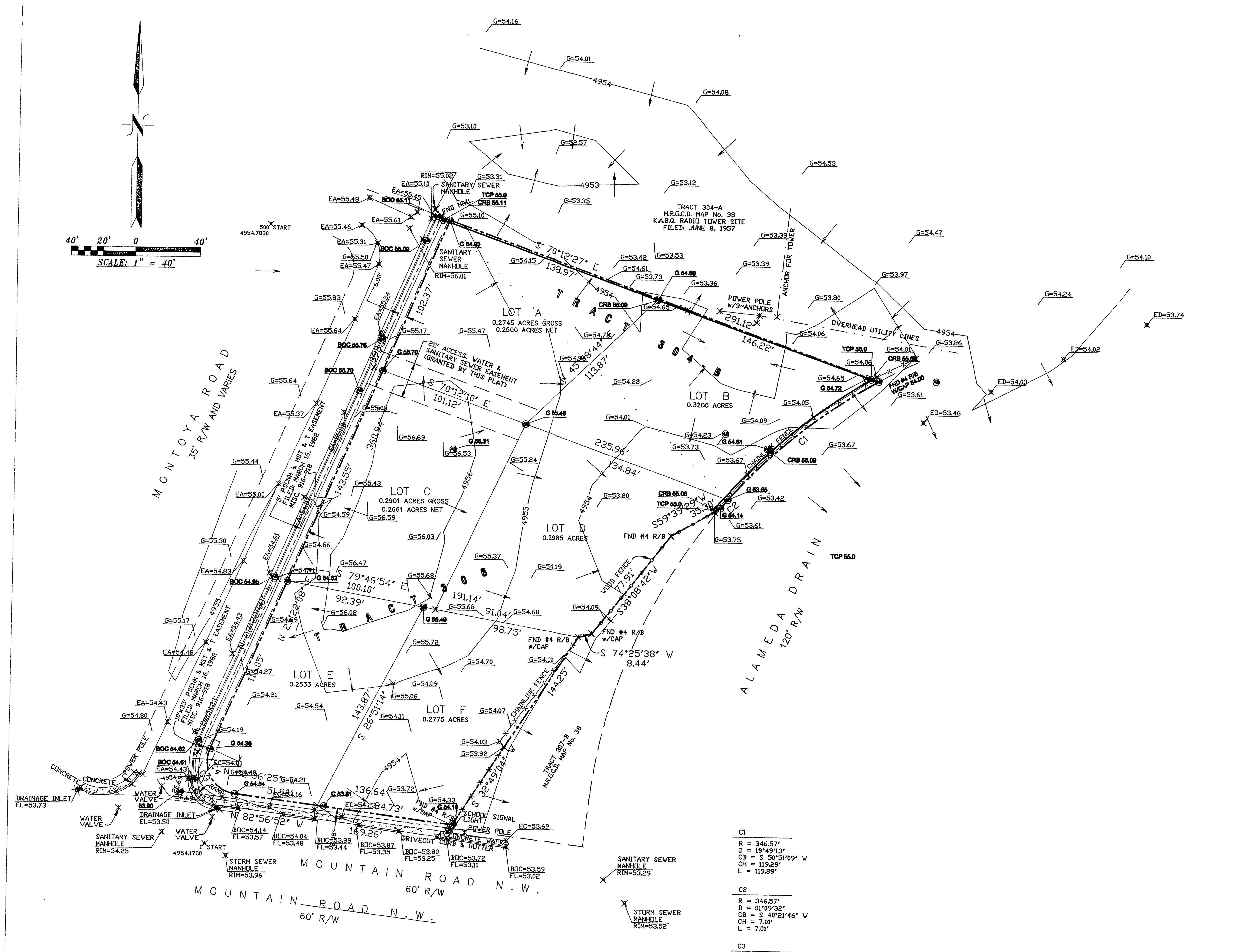
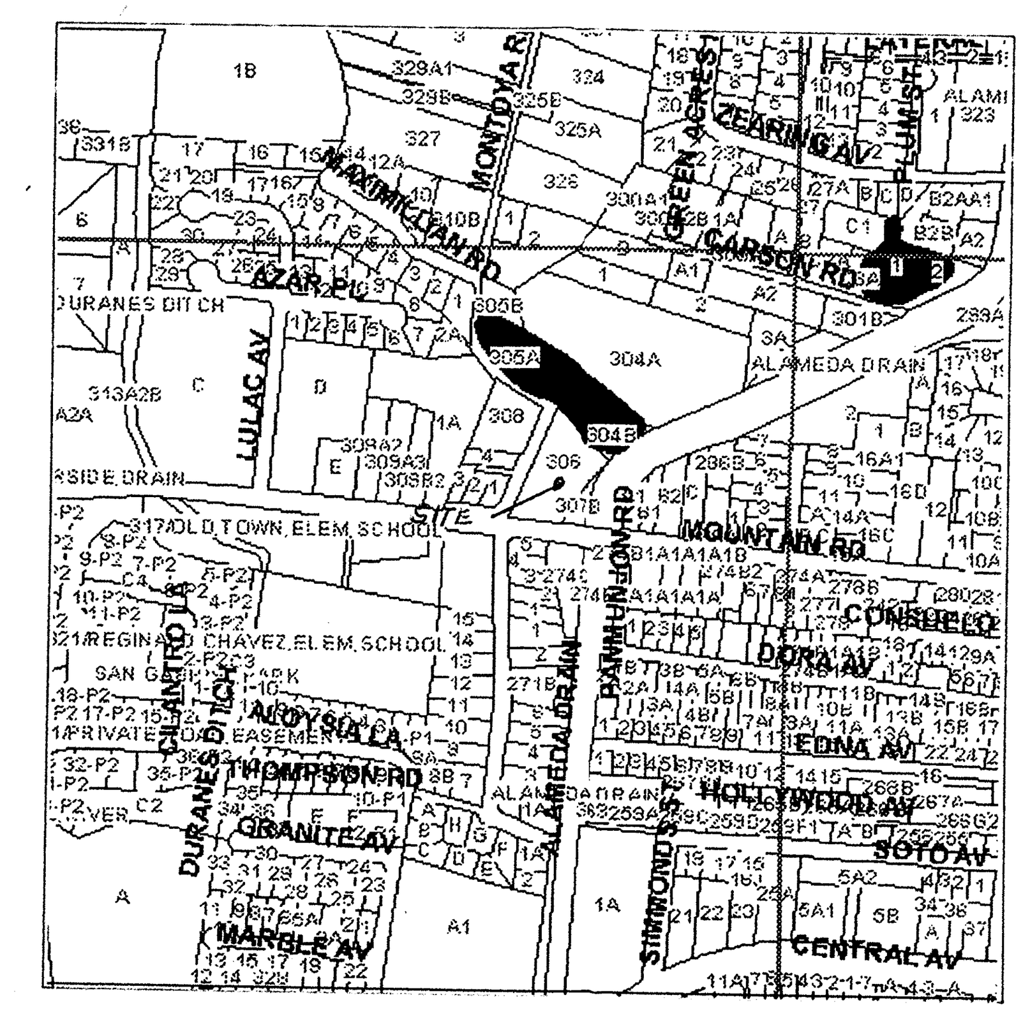


C1	C2	C3	C4
R = 346.57'	R = 346.57'	R = 20.00'	R = 20.00'
D = 19°49'13'	D = 01°09'32'	D = 106°19'00'	D = 105°58'33'
CB = S 50°51'09' W	CB = S 40°21'46' W	CB = S 29°47'22' E	CB = S 29°37'08' E
CH = 119.29'	CH = 7.01'	CH = 32.01'	CH = 31.94'
L = 119.89'	L = 7.01'	L = 37.11'	L = 36.99'



FLOOD INSURANCE RATE MAP

PANEL NO. 35001C0331 D

LOCATION MAP J-12-Z

LEGAL DESCRIPTION: TRACT 306, M.R.G.C.D. NO. 38
BERNALILLO COUNTY, NEW MEXICO

ADDRESS: N.E. CORNER MOUNTAIN RD. & MONTOYA RD., N.W.

GENERAL:

THIS TRACT OF LAND,TR 306 MRGCD MAP NO. 38, IS AN INFILL PROJECT WEST OF OLD TOWN ON THE N.E. CORNER OF MOUNTAIN RD. AND MONTOYA RD. THE LOT CONTAINS 1.7139 ACRES AFTER PLOTTING AND PROVIDING EXTRA R-O-W FOR MOUNTAIN ROAD AND MONTOYA ROAD. THE TRACT IS TO BE SUBDIVIDED INTO SIX (6) LOTS OF 0.25+ ACRES EACH. MOUNTAIN ROAD HAS A 60' R-O-W, BUT IS CONSTRUCTED ON THE NORTHERN PORTION OF THE R-O-W AND ALBUQUERQUE CITY TRAFFIC HAS REQUESTED NINE (9) FT. FROM THE FACE OF CURB TO THE PROPERTY LINE. THE MOST RECENT USE HAS BEEN AS A HORSE CORRAL, AND CONSEQUENTLY THE SOIL IS VERY PACKED AND VOID OF MOST VEGETATION. THERE IS ALSO EVIDENCE OF AUTOS BEING DRIVEN OVER IT IN PLACES.

EXISTING INFRASTRUCTURE:

MOUNTAIN ROAD HAS CURB, GUTTER, SIDEWALK AND PAVING. IT ALSO HAS SANITARY SEWER, STORM SEWER AND INLETS, WATER, ELECTRICITY, GAS, TELEPHONE, AND CABLE LINES IN PLACE. MONTOYA ROAD IS PAVED AND DOES NOT HAVE STORM SEWERS. STORM WATERS ARE CONVEYED TO THE ALAMEDA DRAIN ONE LOT TO THE WEST OF THIS TRACT VIA MOUNTAIN ROAD. MONTOYA ROAD DRAINS SOUTHWARD TO MOUNTAIN ROAD AND THROUGH THE MOUNTAIN ROAD DRAINAGE SYSTEM TO THE ALAMEDA DRAIN.

EXISTING DRAINAGE:

THE TRACT TO THE NORTH (MRGCD TR 304-A) IS A LARGE APPROXIMATELY SIX (6) ACRE TRACT WHICH CONTAINS THE KABQ RADIO TRANSMISSION TOWER AND IS ZONED RA-2. IT IS UNDEVELOPED AND WELL VEGETATED FROM YEARS OF LYING FALLOW. IT CONTAINS A CLOSED SUMP AREA AT AN ELEVATION OF 4953' WITH A MIN. ELEVATION OF 4952.57'. TRACT 304-A DRAINS NEAR THE N.E. CORNER OF THIS TRACT INTO THE ALAMEDA DRAIN. THE N.E. PORTION OF THIS TRACT (TR 306) ALSO DRAINS INTO THE ALAMEDA DRAIN.

SOME OF THE EASTERN PORTION OF THIS TRACT (306) DRAINS ACROSS THE ADJACENT TR 307-B AND INTO THE ALAMEDA DRAIN ON MOUNTAIN ROAD. THE REMAINDER OF THIS TRACT (306), WESTERN AND SOUTHERN, DRAINS INTO MONTOYA ROAD AND MOUNTAIN ROAD AND THE DRAINAGE IS CONVEYED TO THE ALAMEDA DRAIN.

PROPOSED DRAINAGE PLAN:

THIS DRAINAGE PLAN IS NOT A BUILDING DRAINAGE AND GRADING PLAN FOR OBTAINING A BUILDING PERMIT. IT IS A SUBDIVISION DRAINAGE PLAN TO ASSESS THE ADEQUACY OF THE GRADING PLAN WHEN A SITE SPECIFIC STRUCTURE IS PROPOSED FOR A BUILDING PERMIT. THE DEVELOPER IS NOT A BUILDER, AND THE LOTS WILL BE SOLD TO INDIVIDUALS AND/OR BUILDERS.

THE BASIC SCHEME IS THAT THE LOTS FRONTING ON MONTOYA ROAD AND MOUNTAIN ROAD, LOTS A, C, E, AND F WILL DRAIN TO THE EXISTING DRAINAGE SYSTEM ON MONTOYA AND MOUNTAIN ROADS. THE INTERIOR LOT B AND D, WHICH ARE ACCESSED BY AN ACCESS AND UTILITY EASEMENT, WILL ADHERE TO THE FLAT GRADING SCHEME.

DRAINAGE CALCULATIONS:

FOR PURPOSES OF ESTIMATING FLOWS AND VOLUMES, THE FOLLOWING ASSUMPTIONS WERE MADE:

1. THE DWELLING UNIT WILL BE 2,000 S.F. AND THE DRIVEWAY 500 S.F., GIVING A TOTAL OF 2500 S.F. OF IMPERVIOUS AREA, AND
2. THE REMAINDER OF THE LOT WILL BE LAND TREATMENT B.

THE FOUR LOTS A, C, E, AND F, DRAINING TO MONTOYA AND MOUNTAIN ROADS CONTAIN A TOTAL AREA OF 1.0954 AC. AND THE TOTAL IMPERVIOUS AREAS (4 X 2500 S.F.) CONTAIN 0.2295 AC. THE LOCATION IS IN PRECIPITATION ZONE 2 AND Q_{P100} = 2.28 CFS/ AC. TREATMENT B AND 4.70 CFS/ AC. TREATMENT D.

$$Q_{P100} = A_B Q_{PB} + A_D Q_{PD}$$
$$= (0.2295)(4.70) + (1.0954 - 0.2295)(2.28)$$
$$= 3.0528 \text{ CFS FOR ALL FOUR LOTS.}$$

THE EXISTING RUNOFF IS ESTIMATED BY Q_P = 3.14 CFS/ AC. TREATMENT C, OR

$$Q_{P100} = (1.0954)(3.14) = 3.44 \text{ CFS FOR ALL FOUR LOTS.}$$

THEREFORE THE EXISTING AND PROPOSED DRAINAGE ARE APPROXIMATELY THE SAME.

LOTS B AND D FLAT GRADING:

LOT B E 6 HR. 100 YR. TREAT. B = 0.78 IN. AND TREAT D = 2.12 IN.

$$V_{6HR.\ 100\ YR.} = A_B E_B/12 + A_D E_D/12$$
$$= [(43560)(0.3200) - 2500]\ 0.78/12 + (2500)(2.12/12)$$
$$= 743.55 + 441.67 = 1185.22 \text{ CF}$$

$$V_{10\ DAY} = V_{360} + A_D (P_{10\ DAY} - P_{360})$$
$$= 1185.22 + (2500)(3.95 - 2.20)/12$$
$$= 1185.22 + 364.58 = 1549.80 \text{ CF}$$

AVERAGE DEPTH PERVIOUS AREA = V/ A

$$= (1549.80/ 11439.2)(12)$$
$$= 1.63 \text{ IN.}$$

LOT D E 6 HR. 100 YR. TREAT. B = 0.78 IN. AND TREAT D = 2.12 IN.

$$V_{6HR.\ 100\ YR.} = A_B E_B/12 + A_D E_D/12$$
$$= [(43560)(0.2985 - 2500]\ 0.78/12 + (2500)(2.12/12)$$
$$= 682.64 + 441.7 = 1124.34 \text{ CF}$$

$$V_{10\ DAY} = V_{360} + A_D (P_{10\ DAY} - P_{360})/12$$
$$= 1124.34 + 364.58$$
$$= 1488.92 \text{ CF}$$

AVERAGE DEPTH PERVIOUS AREA = V/A

$$= (1488.92/ 10502.66)(12)$$
$$= 1.70 \text{ IN}$$

FLOOD HAZARD:

FIRM MAP PANEL 331 OF 825 SHOWS A FLOOD PLAIN TOUCHING THE N P/L OF THIS TRACT WITH AN AH ZONE OF EL. 4955. SINCE THIS MUST BE HONORED OR CHANGED, NO FINISH FLOOR ELEVATIONS OF DWELLING UNITS ON THE SUBDIVISION SHOULD BE LESS THAN 4956. IN ORDER TO INSURE THAT THIS DRAINAGE PLAN IS ADHERED TO, A HEADER CURB OF EL. 4955 SHOULD BE CONSTRUCTED AT THE NORTH AND EAST PROPERTY LINE AS SHOWN. THIS WILL INSURE THAT THE DRAINAGE TO THE TWO SURROUNDING TRACTS WILL BE ELIMINATED, AND THE RUNOFF WILL BE TO THE INTENDED AREAS.

RECEIVED
OCT 0 1 2002
PWD/DESIGN REVIEW

GENERAL NOTES:

1: CONTOUR INTERVAL IS ONE (1) FOOT.
2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "14-J-13", HAVING AN ELEVATION OF 4954.71 .
3: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/ OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
5: THIS IS NOT A BOUNDARY SURVEY. BEARINGS AND DISTANCES SHOWN HEREON ARE FOR REFERENCE ONLY.

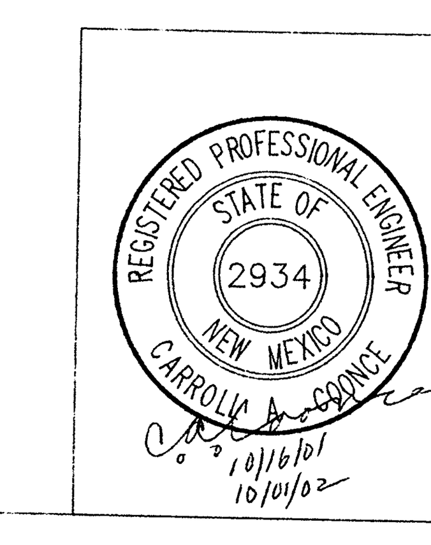
LEGEND

Symbol	Description
54.00	EXISTING SPOT ELEVATIONS
5000	EXISTING CONTOURS
(stippled box)	CONCRETE
ED	EDGE OF ALAMEDA DRAIN
G	GROUND
-x-x-	EXISTING FENCING
AB	AS-BUILT EL. PT.
BOC 54.82	BACK OF CURB EL. AS-BUILT
G 54.36	GROUND EL. AS-BUILT
CRB 55.09	HEADER CURB EL. AS-BUILT
TCP 55.0	TOP HEADER CURB EL. PROPOSED

DRAINAGE PLAN GRADING CERTIFICATION

SHOWN ON THIS DRAWING ARE THE AS-BUILT LOCATION AND ELEVATIONS OF THE HEADER CURB REQUIRED FOR APPROVAL ON THE INFRASTRUCTURE LIST FOR DRB 1001011.

C. A. COONCE N.M.P.E. #2934 OCTOBER 1, 2002 DATE



10/16/01
10/01/02

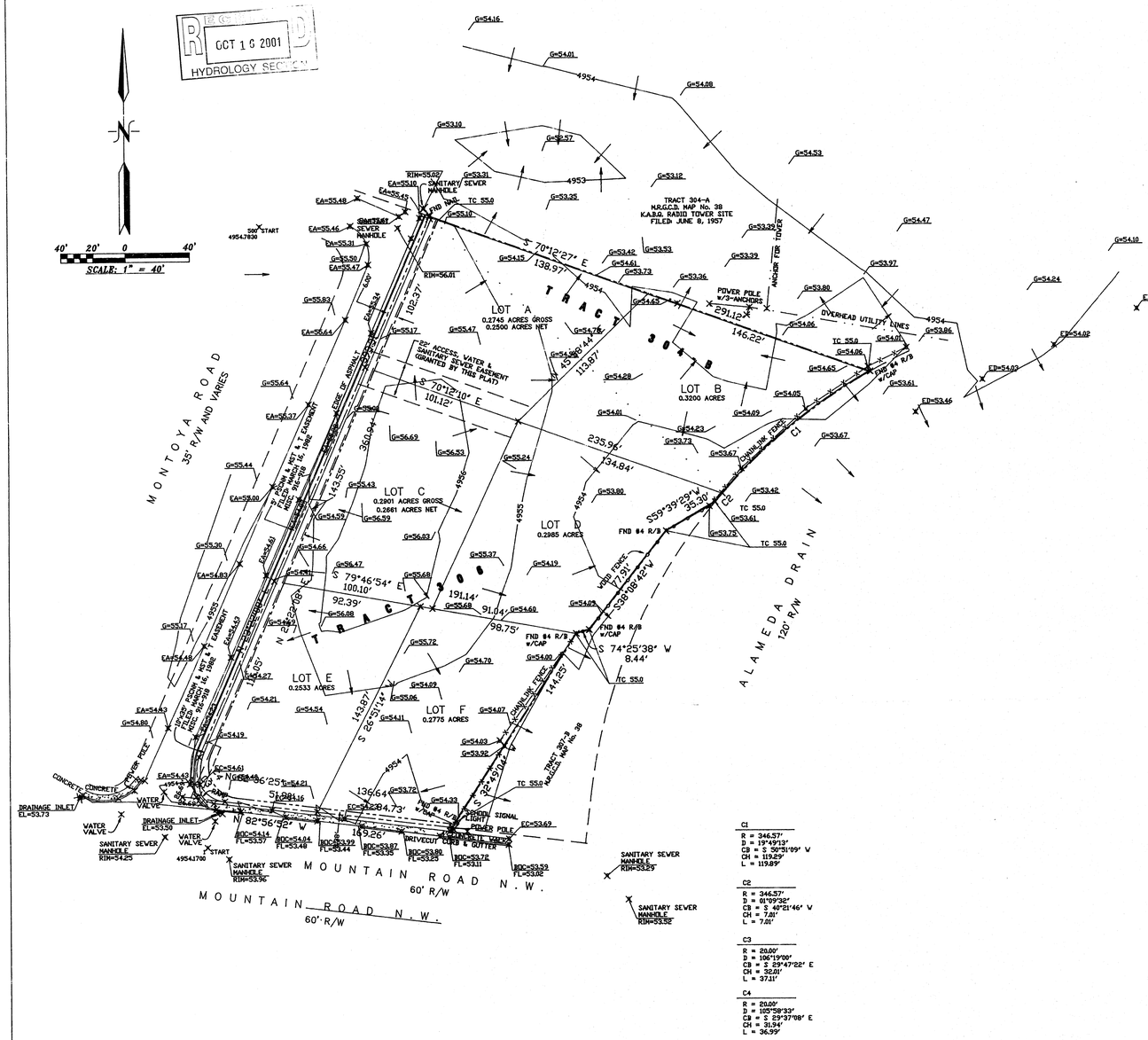
C.A. COONCE & ASSOC., INC.
ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS
12324 PINERIDGE N.E. ALBUQUERQUE, N.M. 87112
PH (505) 296-1056 FAX (505) 296-0478

TITLE DRAINAGE PLAN

PROJECT TR. 306, MRGCD MAP NO. 38

DATE	10/10/01	REVISED	
DRAWN	LSC	10/01/02	
CHECKED	CAC		SHEET 1 OF 1

684181



C1
R = 346.57'
D = 19°49'13"
CB = S 50°51'09" W
CH = 119.29'
L = 119.89'

C2
R = 346.57'
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CB = S 40°21'46" W
CH = 7.01'
L = 7.01'

C3
R = 20.00'
D = 106°19'06"
CB = S 29°47'22" E
CH = 32.01'
L = 37.11'

C4
R = 20.00'
D = 105°58'33"
CB = S 29°37'08" E
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GENERAL NOTES:

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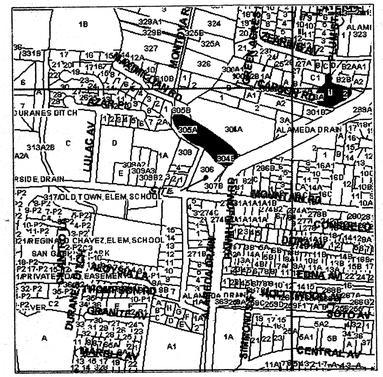
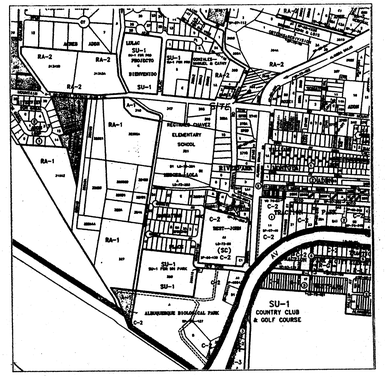
LEGEND

54.00 EXISTING SPOT ELEVATIONS
5000 EXISTING CONTOURS
CONCRETE
ED EDGE OF ALAMEDA DRAIN
G GROUND
EXISTING FENCING



FLOOD INSURANCE RATE MAP

PANEL NO. 35001C0331 D



LOCATION MAP J–12–Z

LEGAL DESCRIPTION: TRACT 306, M.R.G.C.D. NO. 38
BERNALILLO COUNTY, NEW MEXICO

ADDRESS: N.E. CORNER MOUNTAIN RD. & MONTOYA RD., N.W.

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SOME OF THE EASTERN PORTION OF THIS TRACT (306) DRAINS ACROSS THE ADJACENT TR 307-B AND INTO THE ALAMEDA DRAIN ON MOUNTAIN ROAD. THE REMAINDER OF THIS TRACT (306), WESTERN AND SOUTHERN, DRAINS INTO MONTOYA ROAD AND MOUNTAIN ROAD AND THE DRAINAGE IS CONVEYED TO THE ALAMEDA DRAIN.

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$Q_{P100} = A_B Q_{PB} + A_D Q_{PD}$
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$= 3.0528$ CFS FOR ALL FOUR LOTS.

THE EXISTING RUNOFF IS ESTIMATED BY $Q_P = 3.14$ CFS/ AC. TREATMENT C, OR
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LOT B E 6 HR. 100 YR. TREAT. B = 0.78 IN. AND TREAT D = 2.12 IN.

$V_{6HR.\ 100\ YR} = A_B E_B /12 + A_D E_D /12$
$= [(43560)(0.3200) - 2500]\ 0.78/12 + (2500)(2.12/12)$
$= 743.55 + 441.67 = 1185.22$ CF

$V_{10\ DAY} = V_{360} + A_D (P_{10\ DAY} - P_{360})$
$= 1185.22 + (2500)(3.95 - 2.20)/12$
$= 1185.22 + 364.58 = 1549.80$ CF

AVERAGE DEPTH PERVIOUS AREA = V/ A
$= (1549.80/ 11439.2)(12)$
$= 1.63$ IN.

LOT D E 6 HR. 10 0 YR. TREAT. B = 0.78 IN. AND TREAT D = 2.12 IN.

$V_{6HR.\ 100\ YR.} = A_B E_B /12 + A_D E_D /12$
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$= 682.64 + 441.7 = 1124.34$ CF

$V_{10\ DAY} = V_{360} + A_D (P_{10\ DAY} - P_{360}) / 12$
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AVERAGE DEPTH PERVIOUS AREA = V/ A
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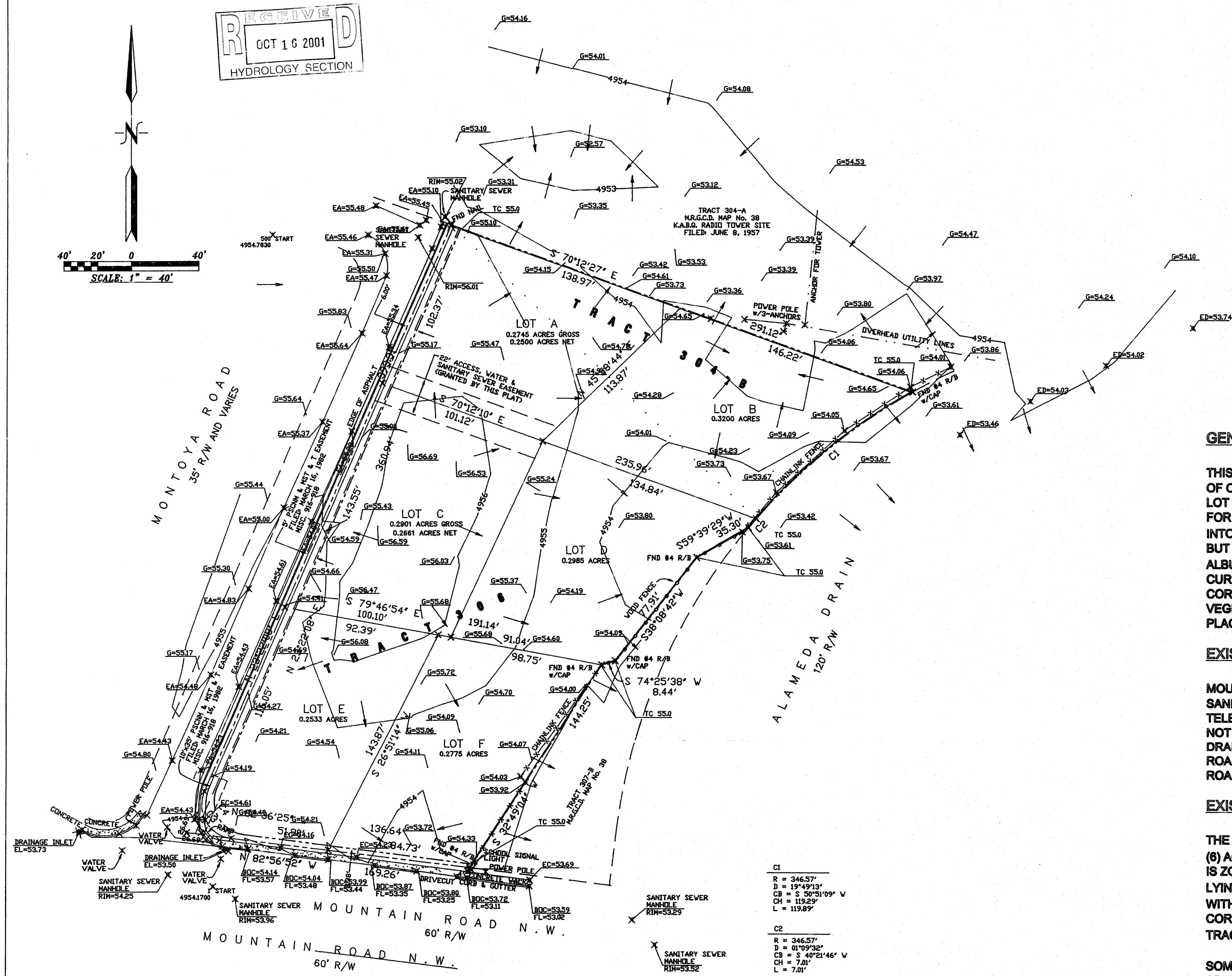
FIRM MAP PANEL 331 OF 825 SHOWS A FLOOD PLAIN TOUCHING THE N P/L OF THIS TRACT WITH AN AH ZONE OF EL. 4955. SINCE THIS MUST BE HONORED OR CHANGED, NO FINISH FLOOR ELEVATIONS OF DWELLING UNITS ON THE SUBDIVISION SHOULD BE LESS THAN 4956. IN ORDER TO INSURE THAT THIS DRAINAGE PLAN IS ADHERED TO, A HEADER CURB OF EL. 4955 SHOULD BE CONSTRUCTED AT THE NORTH AND EAST PROPERTY LINE AS SHOWN. THIS WILL INSURE THAT THE DRAINAGE TO THE TWO SURROUNDING TRACTS WILL BE ELIMINATED, AND THE RUNOFF WILL BE TO THE INTENDED AREAS.

REGISTERED PROFESSIONAL ENGINEER STATE OF NEW MEXICO 2934 CARROLL A. COONCE
10/16/01

C.A. COONCE & ASSOC., INC.
ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS
12324 PINERIDGE N.E. ALBUQUERQUE, N.M. 87112
PH (505) 296-1056 FAX (505) 296-0478

TITLE DRAINAGE PLAN
PROJECT TR. 306, MRGCD MAP NO. 38

DATE	10/10/01	REVISED					SHEET 1 OF 1
DRAWN	LSC						
CHECKED	CAC						



C1	
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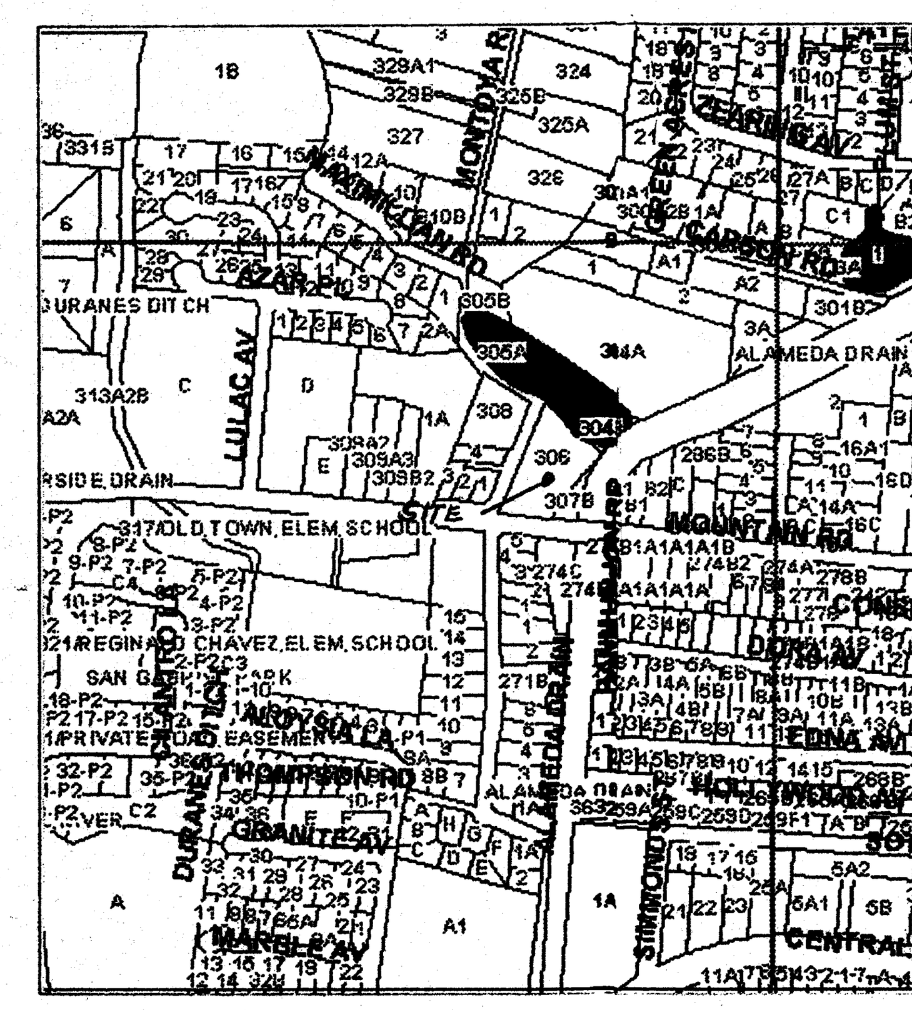
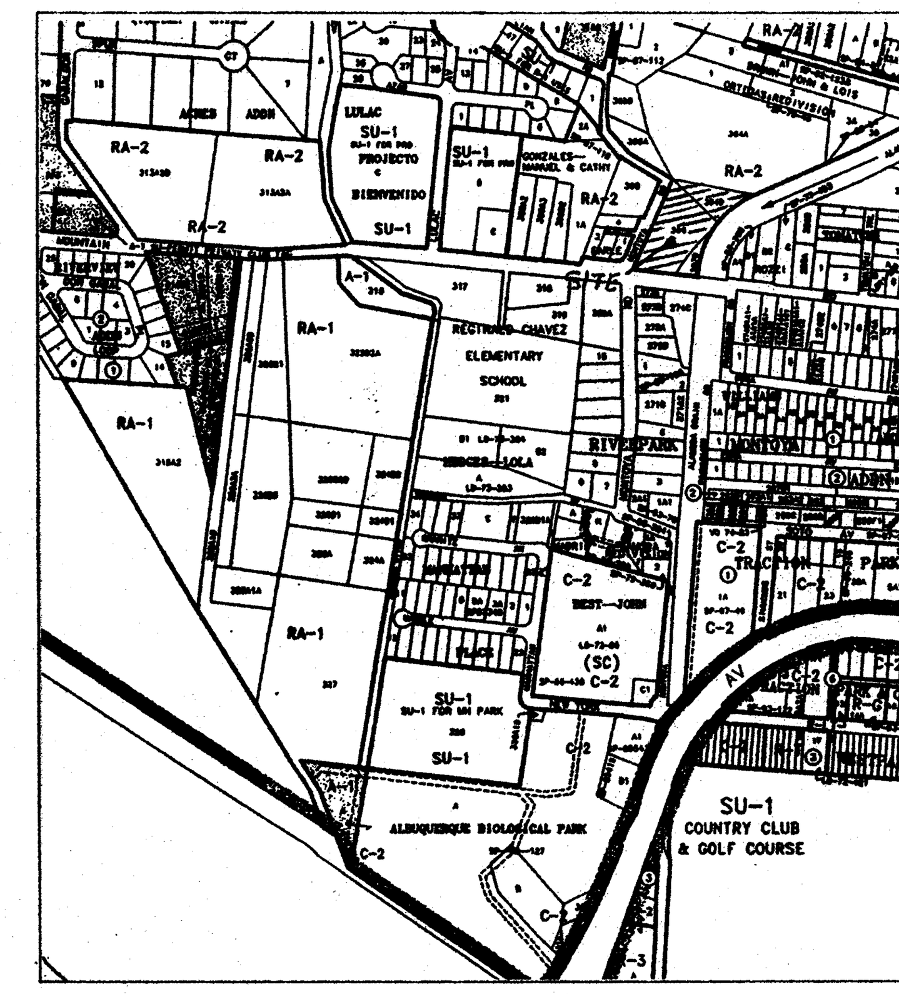
LEGEND

- 54.00 EXISTING SPOT ELEVATIONS
- 5000 EXISTING CONTOURS
- CONCRETE
- ED EDGE OF ALAMEDA DRAIN
- G GROUND
- EXISTING FENCING



FLOOD INSURANCE RATE MAP

PANEL NO. 35001C0331 D



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ADDRESS: N.E. CORNER MOUNTAIN RD. & MONTOYA RD., N.W.

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PROPOSED DRAINAGE PLAN:

THIS DRAINAGE PLAN IS NOT A BUILDING DRAINAGE AND GRADING PLAN FOR OBTAINING A BUILDING PERMIT. IT IS A SUBDIVISION DRAINAGE PLAN TO ASSESS THE ADEQUACY OF THE GRADING PLAN WHEN A SITE SPECIFIC STRUCTURE IS PROPOSED FOR A BUILDING PERMIT. THE DEVELOPER IS NOT A BUILDER, AND THE LOTS WILL BE SOLD TO INDIVIDUALS AND/OR BUILDERS.

THE BASIC SCHEME IS THAT THE LOTS FRONTING ON MONTOYA ROAD AND MOUNTAIN ROAD, LOTS A, C, E, AND F WILL DRAIN TO THE EXISTING DRAINAGE SYSTEM ON MONTOYA AND MOUNTAIN ROADS. THE INTERIOR LOT B AND D, WHICH ARE ACCESSED BY AN ACCESS AND UTILITY EASEMENT, WILL ADHERE TO THE FLAT GRADING SCHEME.

DRAINAGE CALCULATIONS:

FOR PURPOSES OF ESTIMATING FLOWS AND VOLUMES, THE FOLLOWING ASSUMPTIONS WERE MADE:

1. THE DWELLING UNIT WILL BE 2,000 S.F. AND THE DRIVEWAY 500 S.F., GIVING A TOTAL OF 2500 S.F. OF IMPERVIOUS AREA, AND
2. THE REMAINDER OF THE LOT WILL BE LAND TREATMENT B.

THE FOUR LOTS A, C, E, AND F, DRAINING TO MONTOYA AND MOUNTAIN ROADS CONTAIN A TOTAL AREA OF 1.0954 AC. AND THE TOTAL IMPERVIOUS AREAS (4 X 2500 S.F.) CONTAIN 0.2295 AC. THE LOCATION IS IN PRECIPITATION ZONE 2 AND Q_{P100} = 2.28 CFS/ AC. TREATMENT B AND 4.70 CFS/ AC. TREATMENT D.

$Q_{P100} = A_B Q_{PB} + A_D Q_{PD}$
$= (0.2295)(4.70) + (1.0954 - 0.2295)(2.28)$
$= 3.0528$ CFS FOR ALL FOUR LOTS.

THE EXISTING RUNOFF IS ESTIMATED BY Q_P = 3.14 CFS/ AC. TREATMENT C, OR

$Q_{P100} = (1.0954)(3.14) = 3.44$ CFS FOR ALL FOUR LOTS.

THEREFORE THE EXISTING AND PROPOSED DRAINAGE ARE APPROXIMATELY THE SAME.

LOTS B AND D FLAT GRADING:

LOT B E 6 HR. 100 YR. TREAT. B = 0.78 IN. AND TREAT D = 2.12 IN.

$V_{6HR.100YR} = A_B E_B /12 + A_D E_D /12$
$= [(43560)(0.3200) - 2500]\ 0.78/12 + (2500)(2.12/12)$

$= 743.55 + 441.67 = 1185.22$ CF

$V_{10DAY} = V_{360} + A_D (P_{10DAY} - P_{360})$
$= 1185.22 + (2500)(3.95 - 2.20)/12$
$= 1185.22 + 364.58 = 1549.80$ CF

AVERAGE DEPTH PERVIOUS AREA = V/ A
$= (1549.80/ 11439.2)(12)$
$= 1.63$ IN.

LOT D E 6 HR. 10 0 YR. TREAT. B = 0.78 IN. AND TREAT D = 2.12 IN.

$V_{6HR.100YR.} = A_B E_B /12 + A_D E_D /12$
$= [(43560)(0.2985 - 2500]\ 0.78/12 + (2500)(2.12/12)$

$= 682.64 + 441.7 = 1124.34$ CF

$V_{10DAY} = V_{360} + A_D (P_{10DAY} - P_{360}) / 12$
$= 1124.34 + 364.58$
$= 1488.92$ CF

AVERAGE DEPTH PERVIOUS AREA = V/ A
$= (1488.92/ 10502.66)(12)$
$= 1.70$ IN

FLOOD HAZARD:

FIRM MAP PANEL 331 OF 825 SHOWS A FLOOD PLAIN TOUCHING THE N P/L OF THIS TRACT WITH AN AH ZONE OF EL. 4955. SINCE THIS MUST BE HONORED OR CHANGED, NO FINISH FLOOR ELEVATIONS OF DWELLING UNITS ON THE SUBDIVISION SHOULD BE LESS THAN 4956. IN ORDER TO INSURE THAT THIS DRAINAGE PLAN IS ADHERED TO, A HEADER CURB OF EL. 4955 SHOULD BE CONSTRUCTED AT THE NORTH AND EAST PROPERTY LINE AS SHOWN. THIS WILL INSURE THAT THE DRAINAGE TO THE TWO SURROUNDING TRACTS WILL BE ELIMINATED, AND THE RUNOFF WILL BE TO THE INTENDED AREAS.

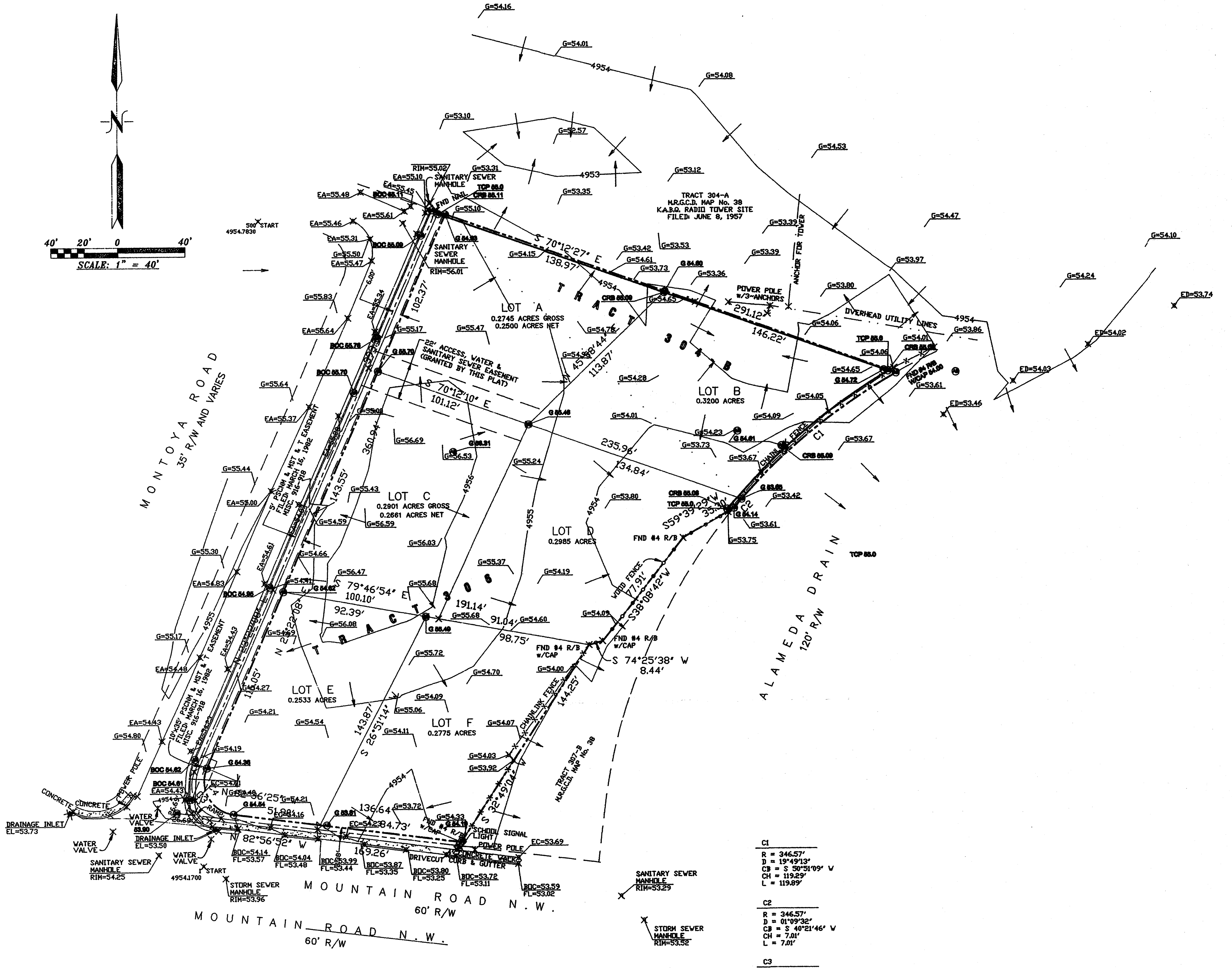
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
2934
CARROLL A. COONCE
CAC 10/16/01

C.A. COONCE & ASSOC., INC.
ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS
12324 PINERIDGE N.E. ALBUQUERQUE, N.M. 87112
PH (505) 296-1056 FAX (505) 296-0478

TITLE DRAINAGE PLAN

PROJECT TR. 306, MRGCD MAP NO. 38

DATE	10/10/01	REVISED				
DRAWN	LSC					
CHECKED	CAC					SHEET 1 OF 1



C1

R = 346.57'
D = 19°49'13"
CB = S 50°51'09" W
CH = 119.29'
L = 119.89'

C2

R = 346.57'
D = 01°09'32"
CB = S 40°21'46" W
CH = 7.01'
L = 7.01'

C3

R = 20.00'
D = 106°19'00"
CB = S 29°47'22" E
CH = 32.01'
L = 37.11'

C4

R = 20.00'
D = 105°58'33"
CB = S 29°37'08" E
CH = 31.94'
L = 36.99'

GENERAL NOTES:

1: CONTOUR INTERVAL IS ONE (1) FOOT.
2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "14-J-13", HAVING AN ELEVATION OF 4954.71 .
3: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/ OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
5: THIS IS NOT A BOUNDARY SURVEY. BEARINGS AND DISTANCES SHOWN HEREON ARE FOR REFERENCE ONLY.

LEGEND

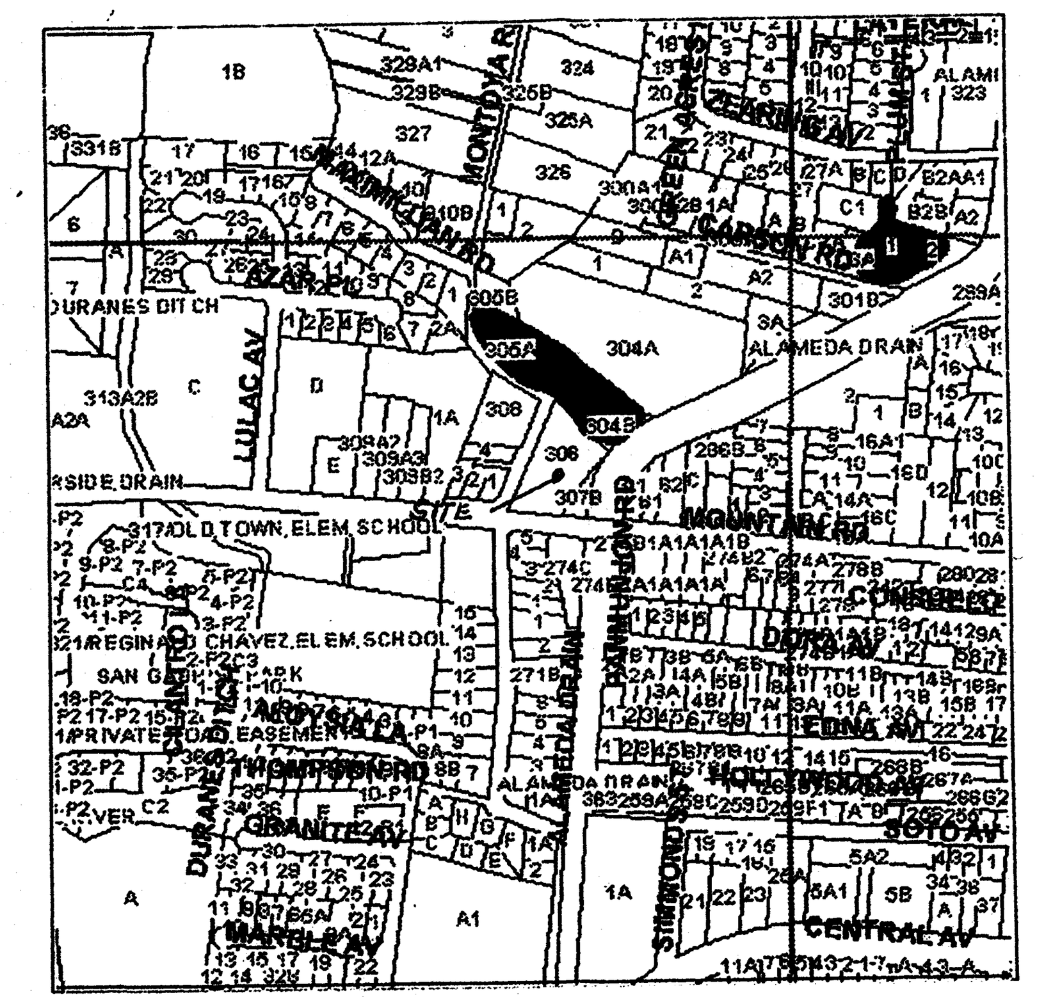
54.00	EXISTING SPOT ELEVATIONS
5000	EXISTING CONTOURS
	CONCRETE
ED	EDGE OF ALAMEDA DRAIN
G	GROUND
—x—x—x—	EXISTING FENCING
	AS-BUILT EL. PT.
BOC 54.62	BACK OF CURB EL. AS-BUILT
G 54.36	GROUND EL. AS-BUILT
CRB 55.09	HEADER CURB EL. AS-BUILT
TCP 55.0	TOP HEADER CURB EL. PROPOSED

DRAINAGE PLAN GRADING CERTIFICATION

SHOWN ON THIS DRAWING ARE THE AS-BUILT LOCATION AND ELEVATIONS OF THE HEADER CURB REQUIRED FOR APPROVAL ON THE INFRASTRUCTURE LIST FOR DRB 1001011. THIS SUBDIVISION IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING PLAN.

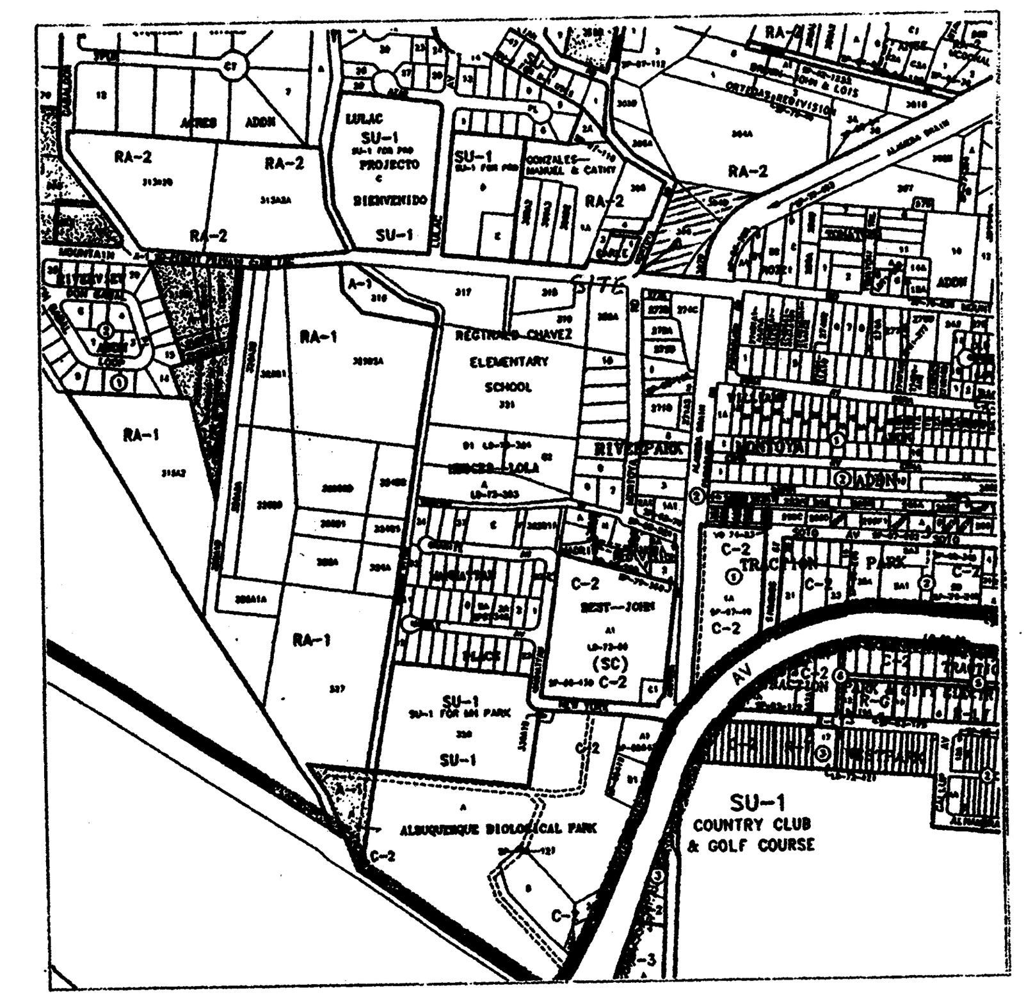
C.A. Coonce (signature)
C. A. COONCE N.M.P.E. #2934

OCTOBER 8, 2002
DATE



FLOOD INSURANCE RATE MAP

PANEL NO. 35001C0331 D



LOCATION MAP J-12-Z

LEGAL DESCRIPTION: TRACT 306, M.R.G.C.D. NO. 38
BERNALILLO COUNTY, NEW MEXICO

ADDRESS: N.E. CORNER MOUNTAIN RD. & MONTOYA RD., N.W.

GENERAL:

THIS TRACT OF LAND,TR 306 MRGCD MAP NO. 38, IS AN INFILL PROJECT WEST OF OLD TOWN ON THE N.E. CORNER OF MOUNTAIN RD. AND MONTOYA RD. THE LOT CONTAINS 1.7139 ACRES AFTER PLOTTING AND PROVIDING EXTRA R-O-W FOR MOUNTAIN ROAD AND MONTOYA ROAD. THE TRACT IS TO BE SUBDIVIDED INTO SIX (6) LOTS OF 0.25+ ACRES EACH. MOUNTAIN ROAD HAS A 60' R-O-W, BUT IS CONSTRUCTED ON THE NORTHERN PORTION OF THE R-O-W AND ALBUQUERQUE CITY TRAFFIC HAS REQUESTED NINE (9) FT. FROM THE FACE OF CURB TO THE PROPERTY LINE. THE MOST RECENT USE HAS BEEN AS A HORSE CORRAL, AND CONSEQUENTLY THE SOIL IS VERY PACKED AND VOID OF MOST VEGETATION. THERE IS ALSO EVIDENCE OF AUTOS BEING DRIVEN OVER IT IN PLACES.

EXISTING INFRASTRUCTURE:

MOUNTAIN ROAD HAS CURB, GUTTER, SIDEWALK AND PAVING. IT ALSO HAS SANITARY SEWER, STORM SEWER AND INLETS, WATER, ELECTRICITY, GAS, TELEPHONE, AND CABLE LINES IN PLACE. MONTOYA ROAD IS PAVED AND DOES NOT HAVE STORM SEWERS. STORM WATERS ARE CONVEYED TO THE ALAMEDA DRAIN ONE LOT TO THE WEST OF THIS TRACT VIA MOUNTAIN ROAD. MONTOYA ROAD DRAINS SOUTHWARD TO MOUNTAIN ROAD AND THROUGH THE MOUNTAIN ROAD DRAINAGE SYSTEM TO THE ALAMEDA DRAIN.

EXISTING DRAINAGE:

THE TRACT TO THE NORTH (MRGCD TR 304-A) IS A LARGE APPROXIMATELY SIX (6) ACRE TRACT WHICH CONTAINS THE KABQ RADIO TRANSMISSION TOWER AND IS ZONED RA-2. IT IS UNDEVELOPED AND WELL VEGETATED FROM YEARS OF LYING FALLOW. IT CONTAINS A CLOSED SUMP AREA AT AN ELEVATION OF 4953' WITH A MIN. ELEVATION OF 4952.57'. TRACT 304-A DRAINS NEAR THE N.E. CORNER OF THIS TRACT INTO THE ALAMEDA DRAIN. THE N.E. PORTION OF THIS TRACT (TR 306) ALSO DRAINS INTO THE ALAMEDA DRAIN.

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684181

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TITLE DRAINAGE PLAN

PROJECT TR. 306, MRGCD MAP NO. 38

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DRAWN	LSC	10/01/02	
CHECKED	CAC	10/08/02	SHEET 1 OF 1