PRELIMINARY PLAT

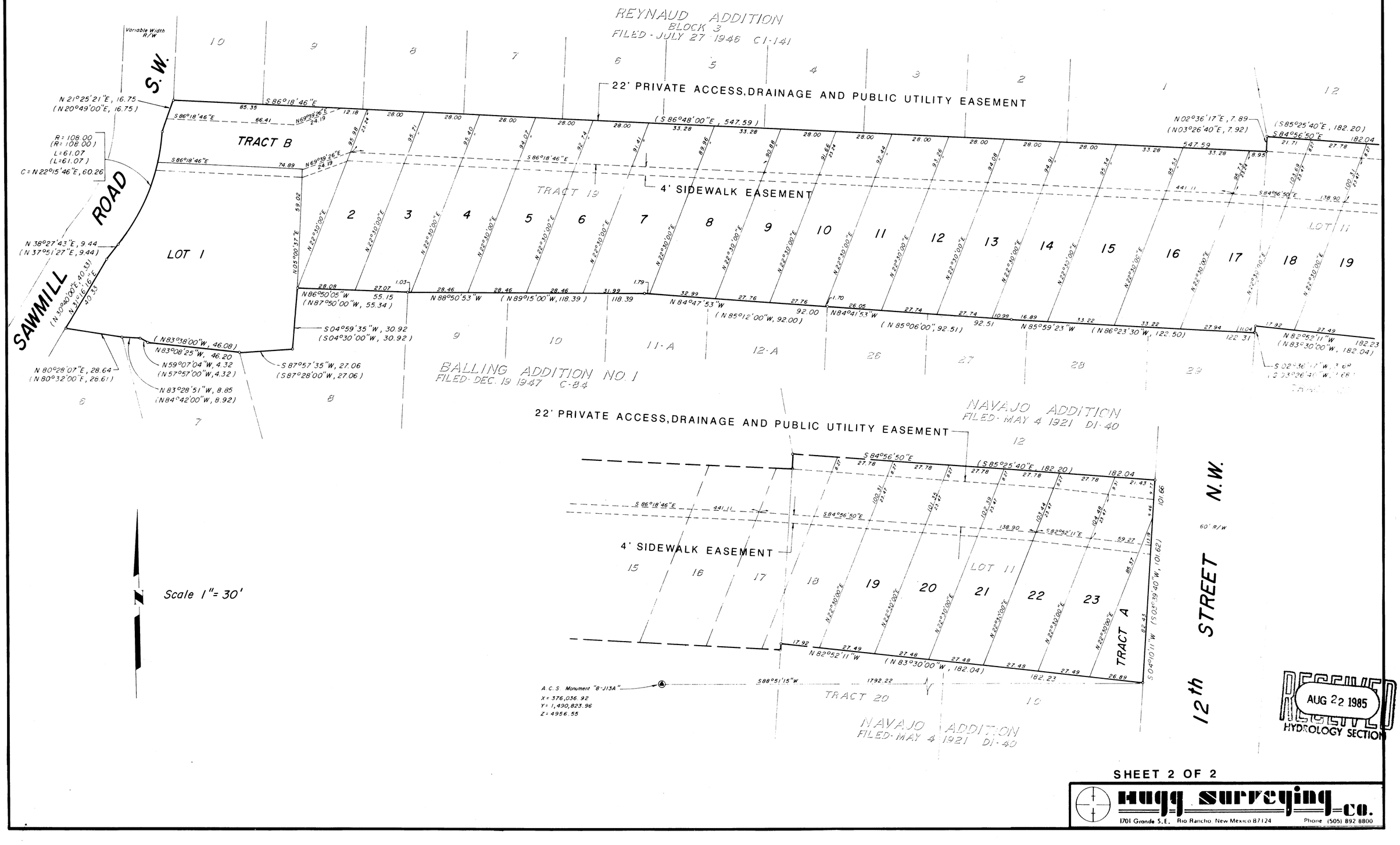
SAWMILL TOWNHOUSES

WITHIN

SECTION 16, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JULY , 1985



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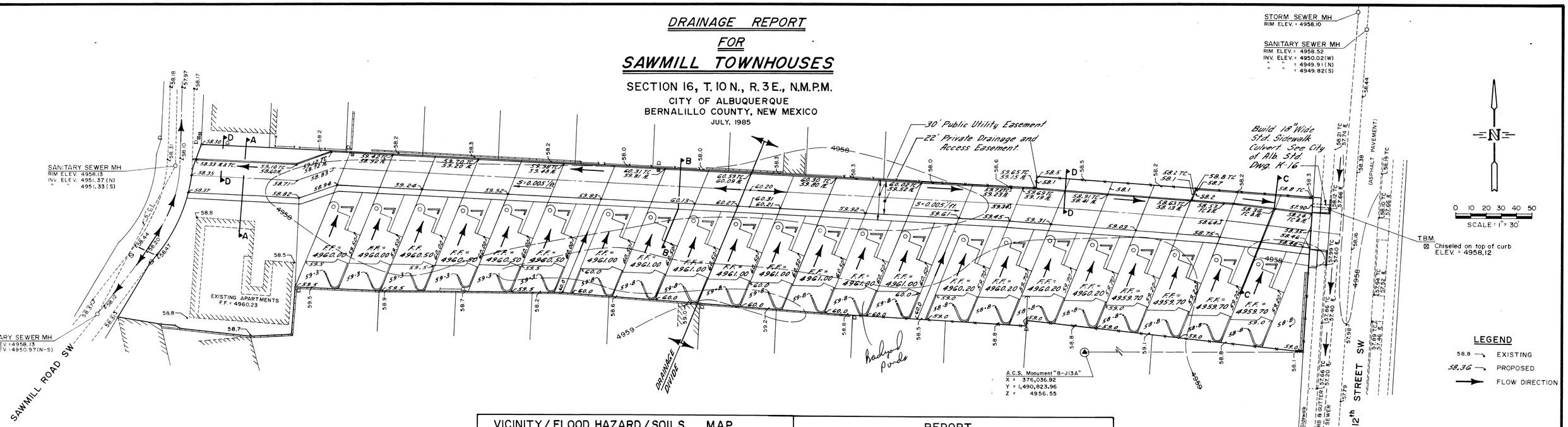
HYDROLOGY SECTION

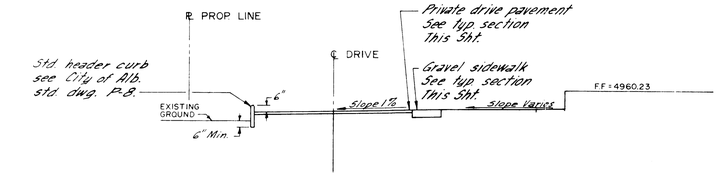
SHEET 2 OF 2

hugg surveying co.
1701 Grande S.E. Rio Rancho, New Mexico 87124 Phone (505) 892-8800

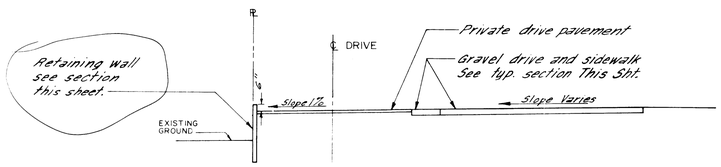
DRAINAGE REPORT
FOR
SAWMILL TOWNHOUSES

SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 1985

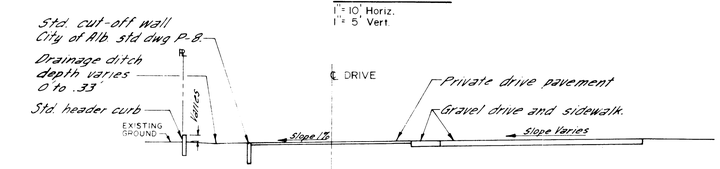




SECTION A-A
1" = 10' Horiz.
1" = 5' Vert.



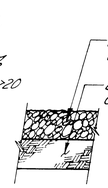
SECTION B-B
1" = 10' Horiz.
1" = 5' Vert.



SECTION C-C
1" = 10' Horiz.
1" = 5' Vert.

SECTION D-D
1" = 10' Horiz.
1" = 5' Vert.

PRIVATE DRIVE PAVEMENT SECTION



GRAVEL DRIVE AND SIDEWALK SECTION

VICINITY / FLOOD HAZARD / SOILS MAP

ZONE ATLAS MAP J-13.

FLOOD HAZARD MAP from Albuquerque Master Drainage Study, Sheet J-22.

SOILS INFORMATION from Soil Survey Bernalillo County - U.S.D.A., SCS.

Soil series and map symbols	Degree and kind of limitations for—						
	Septic tank absorption fields	Sewage lagoons	Shallow excavations	Dwellings without basements	Sanitary landfill (trench type) [1]	Local road and streets	Hydrologic soil group
*Gila: GA, Gb, Ge, GH..... For Hanta part of GH, see Hanta series.	Moderate: perco slowly.	Moderate: seepage.	Slight.....	Slight.....	Slight.....	Moderate: low strength.	B

Suitability as source of—				Soil features affecting—	
Road fill	Sand	Gravel	Topsoil	Pond reservoir areas	Dikes, levees, and other embankments
Fair: low strength.	Poor: excess fines.	Poor: excess fines.	Good.....	Seepage.....	Piping.....

Ge—Gila clay loam. This level soil is in the irrigated Rio Grande Valley. It has a profile similar to that described as representative of the series, but the surface layer differs in texture and is about 10 inches thick. In about 1 percent of the mapped area this soil is moderately saline, and in about 0.5 percent it is moderately alkali affected. Slopes are 0 to 1 percent.

Included with this soil in mapping are small areas of a Gila soil that has a sandy clay loam surface layer and areas of Brazito fine sandy loam.

Runoff is slow, and the hazard of water erosion is slight. This soil is used for irrigated alfalfa, row crops, and pasture. It is also used for wildlife habitat and community development. Irrigated capability unit I.

REPORT

EXISTING CONDITIONS

The 1.7 acre site is currently undeveloped with the exception of one multi-family unit located on the east end. There is little if any drainage either leaving or entering the site in the 100-year storm event. There is an existing storm drain in 12th Street and no downstream flooding problems indicated on the "Albuquerque Master Drainage Plan" maps. Sawmill Road is paved with an inverted crown concrete alley section which does not currently carry any significant amount of runoff as it is generally at grade with the adjacent property. There is a storm drain catch basin on Mountain Road immediately downstream of its intersection with Sawmill Road. Flows that enter Sawmill Road and flow north to Summer eventually flow to Mountain Road via 15th Street. Where they are intercepted by the Mountain Road storm drain. The site is shown on the current floodway maps not to be subject to inundation from the 100-year and smaller storms.

DEVELOPED CONDITIONS

This infill project is planned as 22 townhouse lots. The roof drainage will be directed northward across a gravel driveway to the 22-foot private asphalt drive (see sections at left). Thirteen lots drain eastward to 12th Street and nine lots will drain westward to Sawmill Road where the runoff will split and flow both north and south eventually being intercepted by the Mountain Road storm drain. The backyard of each lot is graded to store the 100-year rainfall that falls directly into it. No credit for backyard ponding has been applied to the hydrology table below. The runoff directed eastward into 12th Street will be passed through a landscaped area in order to mitigate frequency. This was not possible on the west end due to the configuration of Sawmill Road. Maximum flow depth in the private drive will not exceed 0.25 feet or a velocity of 1.5 feet per second in a 100-year storm occurrence.

GENERAL NOTES:

Two (2) working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.

Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer or surveyor so that the conflict can be resolved with minimum amount of delay.

All utilities and utility service lines shall be installed prior to paving.

Backfill compaction shall be according to specified street use.

EROSION CONTROL
The site will be fully developed immediately. Erosion problems generated by phased development will not, therefore, be a problem.
Construction Phase: The contractor shall exercise reasonable care during construction to prevent the movement of sediment from the site into the street. Loose soil stockpiled in the street during utility connection activities shall be protected from being carried downstream by flowing water in the street.

HYROLOGY

	A.P. #	D.A. Ac.	H ft.	S ft./ft.	L ft.	T_c min.	SOIL TYPE	% IMP	CN	C	P_2 IN	P_{10} IN	P_{100} IN	I_2 IN/HR	I_{10} IN/HR	I_{100} IN/HR	V_2 ft.^{3}	V_{10} ft.^{3}	V_{100} ft.^{3}	Q_2 cfs.	Q_{10} cfs.	Q_{100} cfs.
DEVELOPED CONDITIONS	1(West)	.81	2.8	.01	390	10*	B	82	93	.78	1.00	1.48	2.25	2.11	3.12	4.75	1323	2500	4704	1.33	1.97	3.00
DEVELOPED CONDITIONS	2(East)	.83	2.2	.01	410	10*	B	73	89	.71	1.00	1.48	2.25	2.11	3.12	4.75	753	1808	3766	1.24	1.84	2.80

NOTE: No significant runoff leaves the existing site in a 100-year storm event.

* Calculated time is significantly less than 10 min. 10 min. is assumed.

2-14-86
84-106
8-6-85

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NO.	REVISIONS	BY	DATE

SAWMILL TOWNHOUSES

EASTERLING & ASSOCIATES, INC.
CONSULTING ENGINEERS
5643 Paradise Blvd. N.W.
Albuquerque, New Mexico 87114

Designed: M.E.	Drawn: G.M.	Checked: C.M.E.	Sheet 1 of 1
Job No: 504401	Date: July 25, 1985		