

SEWER MANHOLE
ROW EL. 4964.82

N

SCALE: 1" = 20'

Contour Interval = 1'

Tract 65A1C2

Tract 64

Tract 63A1

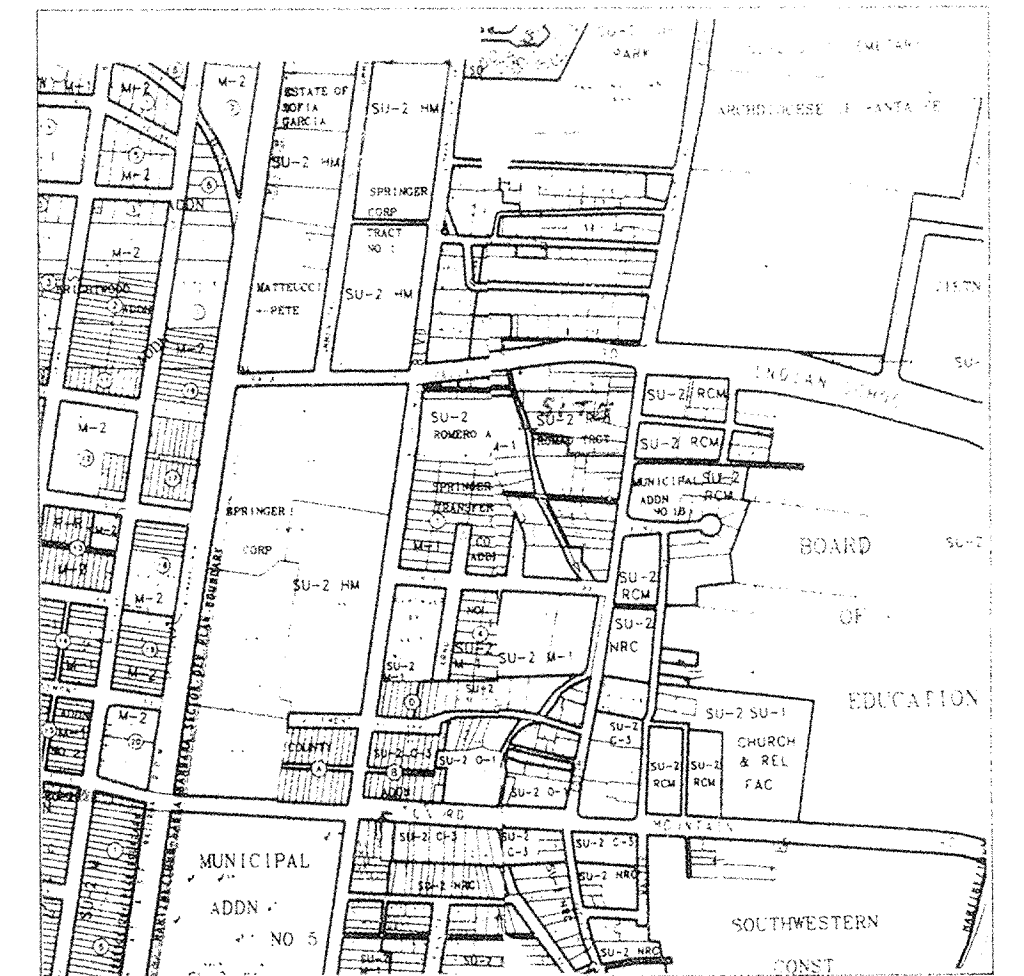
Tract 63

Tract 63A3

TRACT 63-B-1

6602.20 sq. ft.

ALBUQUERQUE/BERNALILLO COUNTY
VEHICLE POLLUTION MANAGEMENT
PROGRAM HEADQUARTERS
1500 BROADWAY N.E.



LOCATION MAP J-14-Z

LEGAL DESCRIPTION: TRACTS A, B, & C, LANDS OF CHAVEZ, E'LY
POR. TR. 67-B-2; ROMAD TR. LOT B, BERNALILLO COUNTY, NEW MEXICO
ADDRESS: 1500 EDITH BLVD., N.E.



FLOOD BOUNDARY AND FLOODWAY MAP

PANEL NO. 350002 0029

TABLE 1. PAD AND D.U. ELS.

LOT NO.	PAD EL.	D.U. EL.
1	4978.5	4979.0
2	4975.5	4976.0
3	4972.5	4973.0
4	4971.25	4971.75
5	4970.0	4970.5
6	4969.0	4969.5
7	4968.5	4969.0
8	4968.0	4968.5
9	4968.5	4969.0
10	4971.0	4971.5
11	4971.5	4972.0
12	4974.5	4975.0
13	4977.5	4978.0

TABLE 2. REAR YARD CATCHMENT

LOT NO.	LANDSCAPING (S.F.)	PATIO (S.F.)	VOL. (C.F.)
1	2019	197	166
2	1713	197	146
3	1784	197	151
4	1815	197	153
5	1813	197	155
6	1216	197	114
7	1929	197	160
8	2021	197	166
9	2248	197	181
10	4971.0	4971.5	
11	4971.5	4972.0	
12	4974.5	4975.0	
13	4977.5	4978.0	

BASED ON EXCESS PRECIP. OF 0.78 IN. FOR LANDSCAPE
AND 2.12 INCHES FOR IMPERVIOUS (PATIO).

LOT GRADING SPECIFICATIONS:

- CROSS LOT DRAINAGE WILL NOT BE PERMITTED.
- ALL DWELLING UNIT ROOF DRAINAGE WILL BE TO THE STREET.
- CRITERIA FOR SETTING LOT ELEVATION CONTROL GRADES SHALL INCLUDE THE FOLLOWING:
 - ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 1% AND MAXIMUM SLOPES OF 3% HORIZONTAL TO 1 VERTICAL.
 - BUILDING PADS SHALL BE SET AT LEAST 0.2 FT. ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
 - PAD ELEVATIONS WILL BE ASSUMED TO BE EQUAL TO FINISHED FLOOR OF GARAGE. MINIMUM DRIVEWAY SLOPES SHALL BE 1% AND DRIVEWAY SLOPES SHALL NOT EXCEED 14%.
- WHERE YARD GRADES OF ADJACENT LOTS AT PROPERTY LINES CANNOT BE MATCHED USING THE ABOVE CRITERIA RETAINING WALLS SHALL BE PROVIDED TO ACCOMMODATE GRADE DIFFERENTIALS AS SHOWN.
- ALL CURBS ARE ROLLOVER TYPE.

NOTE: CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO GRADING.

*Res: this is just by of the or full the
they intend.*

ON 05/21/98 THIS SITE WAS INSPECTED AND FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH THIS APPROVED DRAINAGE AND GRADING PLAN.

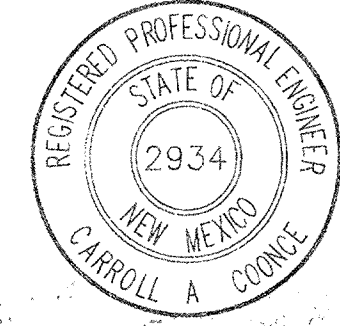
C.A. COONCE N.M.P.E. # 2834 1/31/97

DRB-96-166

APPROVED FOR ROUGH GRADING

CITY HYDROLOGY

DATE



C.A. COONCE & ASSOC.

ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS
12324 PINERIDGE N.E. ALBUQUERQUE, N.M. 87112 PH (505) 298-1088

SITE, GRADING AND DRAINAGE

SAN IGNACIO SUBDIVISION

PROJECT: SAN IGNACIO SUBDIVISION
DATE: 05/21/98
DRAWN: LSC
CHECKED: CAC

SHEET 1 of 1

- NOTES:
- BASIS OF BEARINGS: SOUTH LINE, LOT B, ROMAD TRACT.
 - BASIS OF ELEVATION: ACS STA. 13-114, ELEV. = 4960.167
 - Survey control and mapping by ConServe Surveying Co., P.O. BOX 8, SAN FIDEL, New Mexico, 87049, (505) 552-0888
 - Unless otherwise indicated, all lot corners are #5 rebar/cap.
 - Date of Field Survey: January 17, 1996.
 - This is NOT a Boundary Survey; Lot or Tract lines are for illustrative purposes only.