City of Albuquerque

March 30, 1995

Jackie S. McDowell
McDowell Engineering Inc.
7200 Valley Forge Pl. NE
Albuquerque, NM 87109

RE: GRADING/PAVING PLAN FOR FUTURE LIFESTYLES (K10-D29)
      ENGINEER'S STAMP DATED 3/17/95.

Dear Ms. McDowell:

Based on the information provided on your March 17, 1995
submittal, the above referenced site is approved for
Grading/Paving.

Engineer Certification will be required after construction is
completed per the D.P.M. checklist.

If I can be of further assistance, please feel free to contact me
at 768-2667.

Sincerely,

Bernie J. Montoya, CE
Engineering Associate

BJM/dl

c: Andrew Garcia
     Richard Bratton
     File

17-Mar-95

Calculations: Total Basin

Calculations are based on "Section 22.2 Hydrology of the

Development Process Manual, Volume 2, Design Criteria for the

City of Albuquerque, New Mexico, January 1993 - basins < 40 acres".

Precipitation Zone = 1

Depth at 100-year, 6-hour storm: (Table A-2)   P =   2.20   inches

Land Treatments:

From Table 5 - Percent Treatment D

Single Family Residential =

$7*SQR((N*N) + (5*N))$

where N = units/acre

$N =$ -------------- = ------, ok < 6 $N =$ 0.00

Therefore Percent Treatment D =   0.00%

(includes local streets)

Areas: (acres)	Existing	Proposed
Treatment A	0.05	0.10
Treatment B	0.00	0.00
Treatment C	2.92	2.84
Treatment D	0.03	0.06
Total (acres) =	3.00	3.00

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.25	0.25	0.11	0.11	0.03	0.03
Volume (cubic feet) =	10,788	10,795	4,813	4,835	1,350	1,394

Total Q(p), cfs:	100 year Existing Q(p)*A	100 year Proposed Q(p)*A	10 year Existing Q(p)*A	10 year Proposed Q(p)*A	2 year Existing Q(p)*A	2 year Proposed Q(p)*A
Treatment A	0.06	0.13	0.01	0.02	0.00	0.00
Treatment B	0.00	0.00	0.00	0.00	0.00	0.00
Treatment C	8.38	8.15	4.35	4.23	1.37	1.33
Treatment D	0.13	0.26	0.09	0.17	0.05	0.10
Total Q (cfs) =	8.58	8.54	4.45	4.43	1.42	1.44

MAR 1 7

VICINITY MAP   ZONE ATLAS: K-10

1" = 750'
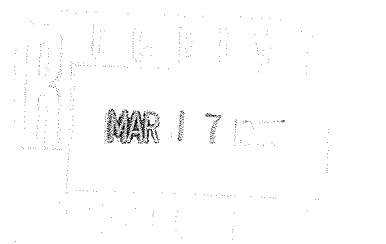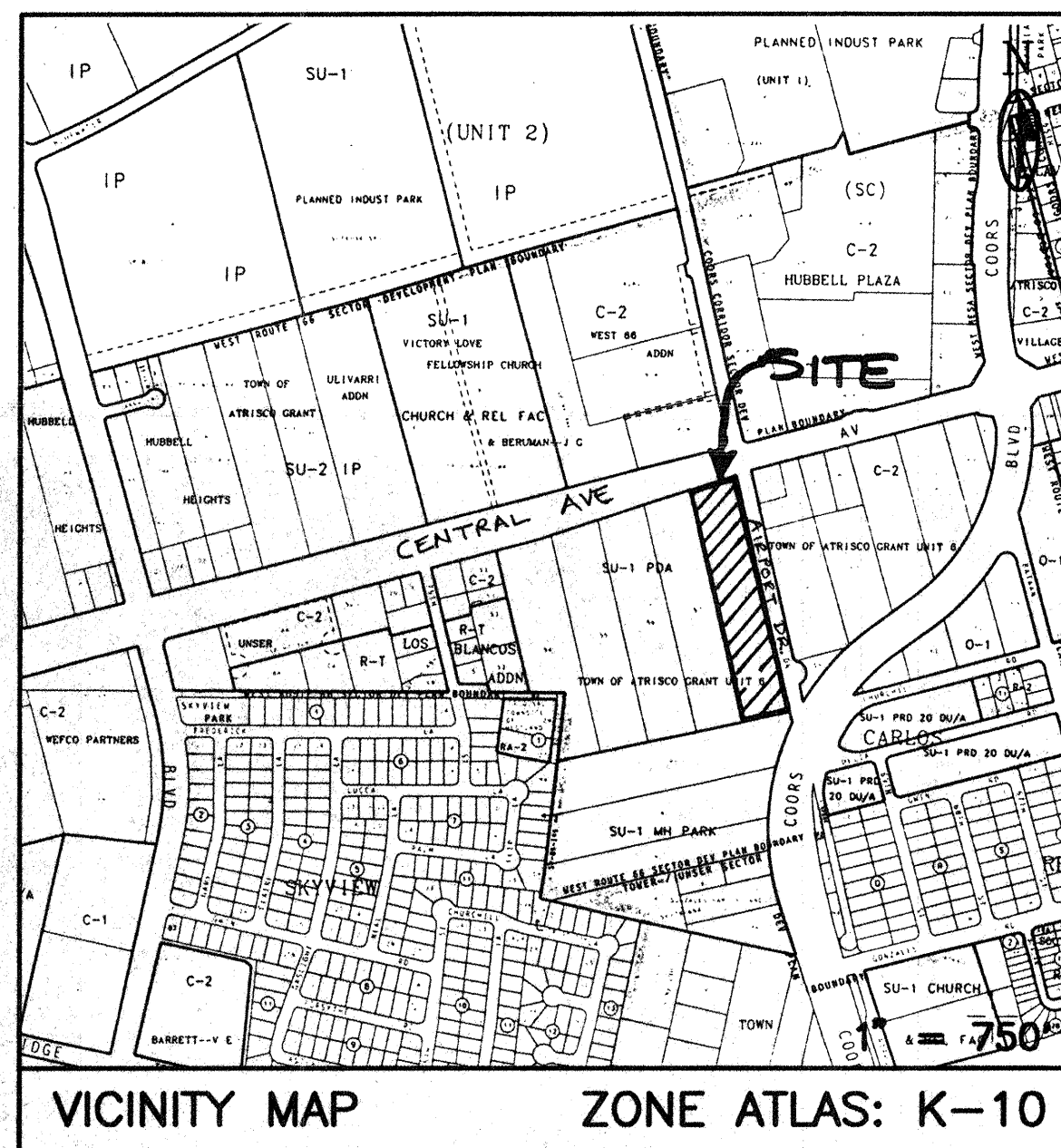
DRAINAGE PLAN

EXISTING CONDITIONS:

Presently, the 3.0 acre site is developed with a mobile home sales office and several temporary display mobile homes. The site is bounded on the north by Central Ave, on the east by Airport Drive and on the south and west by undeveloped property. The site is mostly graveled or hard packed dirt. Site topography slopes from the north to the south at approximately 1.6 percent. A minimal amount of offsite flows enter the property from Central Avenue. The site is not located in a 100-year flood plain according to the current FEMA Maps.

PROPOSED CONDITIONS:

Proposed additional development of the site includes the construction of two entrances into the site, one from Central Avenue and one from Airport Drive. The entrances will be constructed in accordance with the DRB approved Site Plan which include curb, gutter and asphalt paving. Flows from the site will continue to drain to the south. The increase in runoff due to the two now entrances does not significantly impact the downstream property and therefore, no ponding will be employed with this development.

Supplemental calculation have been provided and are attached to this submittal

CALCULATIONS:

The calculations attached define the 100 year-6 hour design storm falling within the project area under existing and developed conditions. The Hydrology is per "Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque, New Mexico in cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority, dated January, 1993.

PROPERTY ADDRESS:

7000 Central Avenue, SW

PROJECT BENCHMARKS:

TBM:
Near NE Property Corner, along Airport Drive
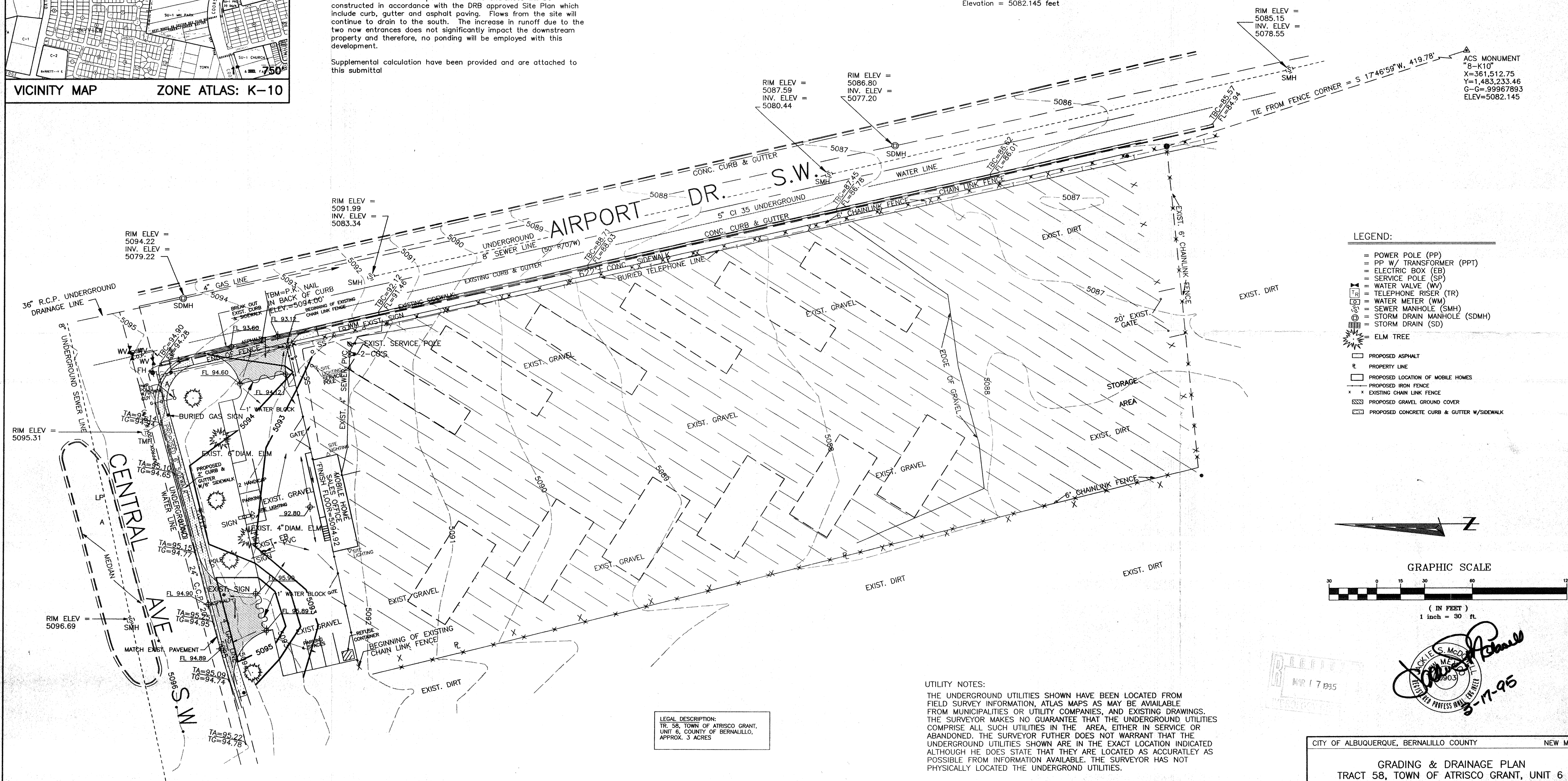P.K. Nail in back of curb
Elevation = 5094.00 feet

ACS:
ACS Monument "8-K10"
X=361,512.75
Y=1,483,233.46
G-G=0.99967893
Elevation = 5082.145 feet

SURVEY:

Topographic survey provided by Clint Sherrill & Associates, dated November 11, 1994.

EROSION CONTROL:

The Contractor shall ensure that no soil erodes from the site into public right-of-way or onto private property. The Contractor shall promptly clean up any material deposited within the public right-of-way so that the material is not susceptible to being washed down the street.

ACS MONUMENT
"8-K10"
X=361,512.75
Y=1,483,233.46
G-G=.99967893
ELEV=5082.145

TIE FROM FENCE CORNER = S 17°46'59"W, 419.78'

RIM ELEV = 5085.15
INV. ELEV = 5078.55

RIM ELEV = 5086.80
INV. ELEV = 5077.20

RIM ELEV = 5087.59
INV. ELEV = 5080.44

RIM ELEV = 5091.99
INV. ELEV = 5083.34

RIM ELEV = 5094.22
INV. ELEV = 5079.22

RIM ELEV = 5095.31

RIM ELEV = 5096.69

AIRPORT DR. S.W.

CENTRAL AVE. S.W.

CONC. CURB & GUTTER

CONC. CURB & GUTTER

36" R.C.P. UNDERGROUND DRAINAGE LINE

8" SEWER LINE (50' R/O/W)

4" GAS LINE

5" CI 35 UNDERGROUND

WATER LINE

BURIED TELEPHONE LINE

UNDERGROUND SEWER LINE

MOBILE HOME OFFICE FINISH FLOOR=94.22

STORAGE AREA

EXIST. GRAVEL

EXIST. DIRT

LEGAL DESCRIPTION:
TR. 58, TOWN OF ATRISCO GRANT,
UNIT 6, COUNTY OF BERNALILLO,
APPROX. 3 ACRES

LEGEND:

PP	= POWER POLE (PP)
PPT	= PP W/ TRANSFORMER (PPT)
EB	= ELECTRIC BOX (EB)
SP	= SERVICE POLE (SP)
WV	= WATER VALVE (WV)
TR	= TELEPHONE RISER (TR)
WM	= WATER METER (WM)
SMH	= SEWER MANHOLE (SMH)
SDMH	= STORM DRAIN MANHOLE (SDMH)
SD	= STORM DRAIN (SD)
	= ELM TREE

□ PROPOSED ASPHALT
℄ PROPERTY LINE
▭ PROPOSED LOCATION OF MOBILE HOMES
—— PROPOSED IRON FENCE
× × EXISTING CHAIN LINK FENCE
PROPOSED GRAVEL GROUND COVER
PROPOSED CONCRETE CURB & GUTTER W/SIDEWALK

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft
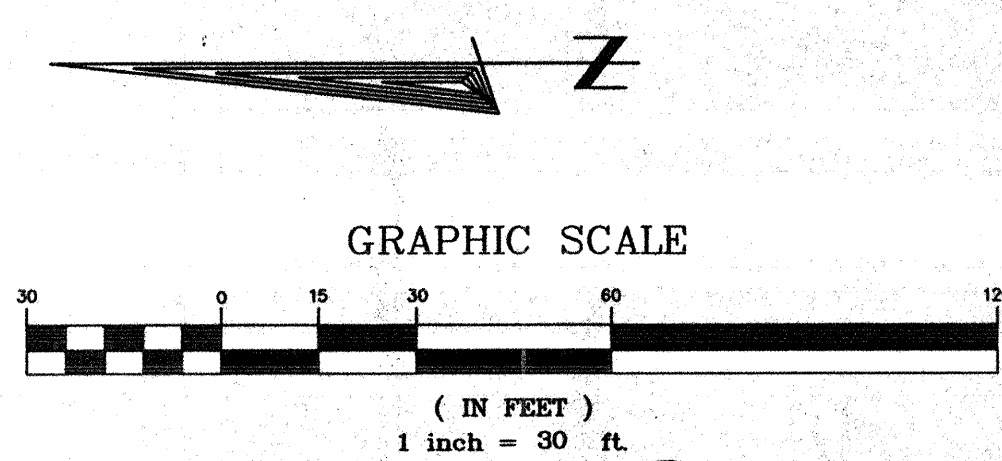
UTILITY NOTES:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVIAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FUTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATLEY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROND UTILITIES.

a.) WATER LINES ARE APPROXIMATE FROM INFORMATION PROVIDED BY THE CITY OF ALBUQUERQUE, Ph. (505)260-1990.
b.) GAS LINES ARE APPROXIMATE FROM INFORMATION PROVIDED BY THE PUBLIC SERVICE COMPANY OF NEW MEXICO, Ph. (505)260-1990.
c.) SEWER LINES ARE APPROXIMATE FROM INFORMATION PROVIDED BY THE CITY OF ALBUQUERQUE, Ph. (505)260-1990.
d.) ELECTRIC LINES ARE APPROXIMATE FROM INFORMATION PROVIDED BY PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) Ph.(505)260-1990.
e.) TELEPHONE SERVICE PROVIDED BY U.S. WEST COMMUNICATIONS, Ph.(505)766-6611.

NOTES:
1.) BASIS OF BEARING IS ALBUQUERQUE CONTROL SYSTEM, BEARING BETWEEN ACS MONUMENT 8-K10, AND 6-K10 = N 47°24'19"W
2.) CONTOUR INTERVAL IS ONE FOOT (1').
3.) NO BOUNDARY SURVEY WAS PERFORMED.
4.) NO SEARCH FOR EASEMENTS WAS PERFORMED EXCEPT CHECKING PLAT. PLAT OF TRACT 58, UNIT 6, TOWN OF ATRISCO GRANT RECORDED IN BOOK DO, PAGE 118, ON 12/05/44 WHICH SHOWS NO EASEMENTS.
5.) FIELD SURVEY WAS PERFORMED ON 10-26-94.

CITY OF ALBUQUERQUE, BERNALILLO COUNTY   NEW MEXICO

GRADING & DRAINAGE PLAN
TRACT 58, TOWN OF ATRISCO GRANT, UNIT 6

FUTURE LIFESTYLES - RICHARD BRATTON

McDowell Engineering, Inc.

Designed JSM	Drawn STAFF	Checked JSM	Sheet	of
File BRA0194L		Date MARCH,1995	1	1

WESTGRAD
03-17-95
1=30
BRA0194L

MAR 1 7 1995

3-17-95