

DRAINAGE PLAN

I. INTRODUCTION AND EXECUTIVE SUMMARY

THIS PROJECT, LOCATED IN THE SOUTHWEST OF THE ALBUQUERQUE METROPOLITAN AREA, REPRESENTS AN UNDEVELOPED TRACT WITHIN AN INFILL AREA. THE DRAINAGE CONCEPT FOR THIS PROJECT WILL BE A FLAT GRADING SCHEME. THE CONDITIONS OF A FLAT GRADING SCHEME ARE:

1. THE SITE MUST BE IN THE VALLEY AREA.

A VARIANCE WAS GRANTED FROM THIS REQUIREMENT TO ALLOW DEVELOPMENT OUTSIDE OF THE VALLEY AREA (SEE CONFERENCE RECAP FOR VARIANCE).

2. THE MAXIMUM PERCENT IMPERVIOUSNESS OF THE LOT AND THE CONTRIBUTING AREA MAY NOT BE GREATER THAN 45%.

A VARIANCE WAS GRANTED TO ALLOW THE MAXIMUM PERCENT IMPERVIOUSNESS TO BE NO GREATER THAN 60% (SEE CONFERENCE RECAP FOR VARIANCE).

3. PAD ELEVATIONS SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE THE 100 YEAR 10-DAY STORM WATER SURFACE ELEVATION.

4. THE FLOW BETWEEN THE FRONT YARD AND BACK YARD CANNOT BE OBSTRUCTED. THE STORM WATER MUST BE ALLOWED TO EQUALIZE TO THE SAME LEVEL BETWEEN THE FRONT YARD AND BACK YARD.

5. A PERMANENT PERIMETER WALL OR BARRIER AROUND THE DEVELOPMENT IS REQUIRED TO CONTAIN THE 100 YEAR 24 STORM DEVELOPED RUNOFF.

A VARIANCE WAS GRANTED TO ELIMINATE THE PERIMETER WALL REQUIREMENT (SEE CONFERENCE RECAP FOR VARIANCE).

6. THE HIGH POINT OF THE STREET SHOULD BE FOUR INCHES ABOVE THE 100 YEAR 10-DAY STORM WATER SURFACE ELEVATION.

7. THERE ARE NO ACCESSIBLE STORM DRAINS NEAR THE PROPOSED DEVELOPMENT.

THIS DEVELOPMENT SATISFIES THE CONDITIONS ABOVE WITH THE APPROVED VARIANCES. THIS SITE DOES NOT LIE WITHIN A FEMA DESIGNATED FLOOD HAZARD ZONE. THE SITE LIES WITHIN A ZONE X FLOOD AREA WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THERE ARE NO CITY DEVELOPMENT REQUIREMENTS FOR THIS FLOOD DESIGNATION.

THIS SUBMITTAL IS MADE IN SUPPORT OF A PRELIMINARY AND/OR FINAL PLAT APPROVAL.

II. PROJECT DESCRIPTION

AS SHOWN BY THE VICINITY MAP, THE SITE IS IMMEDIATELY SOUTH OF 75TH STREET AND CENTRAL BLVD. SW (SEE SITE PLAN FOR LOCATION). THE CURRENT LEGAL DESCRIPTION IS PORTION OF TRACT 53, TOWN OF ATRISCO GRANT, UNIT 6, LOTS 3 AND 4, LOS BLANCOS ADDITION. AS SHOWN BY PANEL 329 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, NOVEMBER 29, 2003, THIS SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE.

III. BACKGROUND DOCUMENTS

THE FOLLOWING DOCUMENTS WERE USED IN THE PREPARATION OF THIS PLAN:
DPM, CHAPTER 22, SECTION 2, HYDROLOGY;
DPM, CHAPTER 22, SECTION 5, PARAGRAPH G, FLAT GRADING SCHEME; AND
CITY OF ALBUQUERQUE GIS 1999 DIGITAL ORTHO PHOTOGRAPHY
FLOOD INSURANCE RATE MAP 329 OF 825

IV. EXISTING AND PROPOSED CONDITIONS

THE TOPOGRAPHIC DATA PRESENTED HERewith DEMONSTRATES THE EXISTING CONDITIONS OF THE PROJECT SITE. AT PRESENT, NO CONSTRUCTION HAS TAKEN PLACE. THE SITE IS RELATIVELY FLAT AND IS CURRENTLY UNDEVELOPED WITH THE EXCEPTION OF A CONCRETE PAD.

THE PROPOSED CONSTRUCTION CONSISTS OF SEVEN SINGLE FAMILY HOMES WITH THE ASSOCIATED PAVING, AND LANDSCAPING. THE RUNOFF FROM THE NEW CONSTRUCTION AND A PORTION OF 75TH STREET WILL BE CONTAINED ON-SITE. THE PADS WILL SET ONE FOOT ABOVE 100 YEAR 10-DAY STORM. THE ON-SITE RUNOFF WILL BE ALLOWED TO EQUALIZE BETWEEN THE FRONT YARD AND BACK YARD.

THE OFF-SITE FLOWS AFFECTING THE SITE ARE LIMITED TO HALF OF 75TH STREET SW ABUTTING THE DEVELOPMENT (SEE DRAINAGE PLAN BELOW FOR LIMITS).

V. GRADING PLAN

THE GRADING PLAN SHOWS 1.) EXISTING GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS, 2.) PROPOSED GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS, 3.) THE LIMIT AND CHARACTER OF THE EXISTING IMPROVEMENTS TAKEN FROM THE SURVEY BY HARRIS SURVEYING, INC. IN 2005, NMPS # 11463, 4.) THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS, 5.) CONTINUITY BETWEEN EXISTING AND PROPOSED GRADES.

VI. CALCULATIONS

THE CALCULATIONS THAT APPEAR HEREON ANALYZE BOTH THE MAXIMUM PERCENT IMPERVIOUSNESS OF THE LOTS AND THE 100 YEAR 10-DAY STORM VOLUME & DEPTH. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY 1993, HAS BEEN USED TO CALCULATE THESE TWO VALUES.

VII. CONCLUSIONS

THE FOLLOWING CONCLUSIONS HAVE BEEN ESTABLISHED AS A RESULT OF THE EVALUATIONS CONTAINED HEREIN AND SATISFIES THE CITY OF ALBUQUERQUE SUBDIVISION DRAINAGE REQUIREMENTS:

1. THE SUBJECT SITE SATISFIES THE CONDITIONS OF THE FLAT GRADING SCHEME WITH THE APPROVED VARIANCES.
2. THE MAXIMUM PERCENT IMPERVIOUSNESS OF EACH LOT IS LESS THAN THE MAXIMUM ALLOWED BY THE VARIANCE GRANTED.
3. THE PAD ELEVATIONS ARE A MINIMUM OF ONE FOOT ABOVE THE REQUIRED 100 YEAR 10-DAY STORM.
4. THE FLOW BETWEEN THE FRONT YARD AND BACK YARD IS NOT OBSTRUCTED. THE STORM WATER IS ALLOWED TO EQUALIZE TO THE SAME LEVEL BETWEEN THE FRONT YARD AND BACK YARD.
5. THE REQUIRED PERMANENT PERIMETER WALL WAS GRANTED A VARIANCE IN ORDER TO ALLOW THE WATER TO EQUALIZE BETWEEN THE ADJACENT LOTS.
6. THE HIGH POINT OF THE STREET IS AT LEAST FOUR INCHES ABOVE THE 100 YEAR 10-DAY STORM.
7. NO STORM DRAIN EXISTS ADJACENT TO THE SUBJECT SITE.
8. LOTS A & G ARE NOT SCHEDULED FOR CONSTRUCTION IMMEDIATELY, THEREFORE THEY ARE LABELED FUTURE ON THE GRADING PLAN. ENGINEER'S CERTIFICATION WILL BE LIMITED TO THE PADS BUILT AT THE TIME OF WORK ORDER COMPLETION.

CALCULATIONS

1) SITE CHARACTERISTICS

- a) PRECIPITATION ZONE = 1
- b) P360 = 2.20 INCHES
- c) P10days = 3.67 INCHES
- d) TOTAL AREA (AT) = 56,628 SF/1.30 ACRES
- e) DEVELOPED LAND TREATMENT

ONSITE TREATMENT LOTS (SF/AC)			ON-SITE SAM BOWEN CT. (SF/AC)		OFF-SITE 75TH STREET (SF/AC)	
LOT AREA (AC)	TREATMENT B	TREATMENT D	TREATMENT B	TREATMENT D	TREATMENT B	TREATMENT D
A(0.1242)	3,049/0.07	2,361/0.054				
B(0.1437)	3,920/0.09	2,911/0.050				
C(0.1737)	5,663/0.13	1,958/0.045				
D(0.1720)	5,663/0.13	1,958/0.045				
E(0.1705)	5,227/0.12	2,271/0.052				
F(0.1226)	3,049/0.07	2,221/0.051				
G(0.1258)	3,049/0.07	2,281/0.052				
TOTAL(1.0325)	29,621/0.68	15,246/0.35	1,239/0.03	10,454/0.24	1,002/0.02	4,792/0.11

TREATMENT SUMMARY

ON-SITE AREA (LOTS) = 44,976 SF/1.03 ACRES
ON-SITE AREA (STREET) = 11,761 SF/0.27 ACRES
OFF-SITE = 5,794 SF/0.13 ACRES
TOTAL = 62,531 SF/1.43 ACRES

TREATMENT B

29,621/0.68
1,239/0.03
1,002/0.02
31,799/0.73

TREATMENT D

15,246/0.35
10,454/0.24
4,792/0.11
30,492/0.70

2) VOLUME

- a) WEIGHTED E (EW) = (EAAA+EBAB+ECAC+EDAD)/AT
- b) EW = [0.0(0.0)+0.67(0.73)+0.0(0.0)+1.97(0.70)]/1.43 = 1.31
- c) V360 = EW * AT / 12
- d) V360 = 1.31*1.43/12 = 0.16 ACRE-Feet = 6,970 CUBIC FEET
- e) V10days = V360 + AD + * (P10days - P360) / 12
- f) V10days = 0.16 + 0.70* (3.67 - 2.20)/12 = 0.25 ACRE-Feet.

3) DEPTH OF THE 100 YEAR 10-DAY STORM

- a) AVAILABLE PONDING = GROSS AREA - FOOTPRINT (PAD/DRIVEWAY AREAS) - ROADWAY
- b) AVAILABLE PONDING = 1.43 ACRES - 0.35 ACRES - 0.24 ACRES - 0.11 ACRES = 0.73 ACRES
- c) DEPTH = VOLUME 10day / AVAILABLE PONDING AREA
- d) DEPTH = 0.25 / 0.73 = 0.34 FT.

4) PAD ELEVATION PER THE FLAT GRADING SCHEME

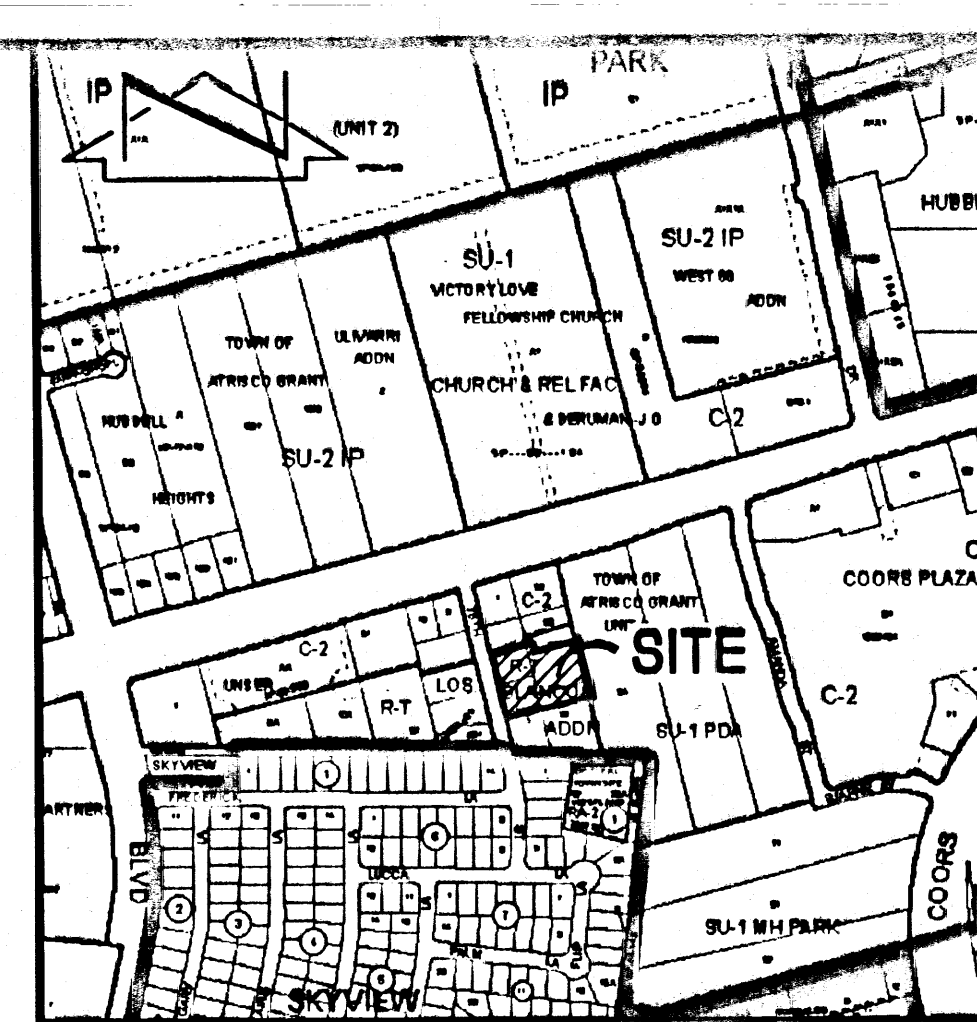
- a) PAD ELEVATION = ADJACENT GRADE + 100 YEAR 10-DAY DEPTH + 1 FOOT
- b) PAD ELEVATION = 5,086'+0.34' + 1' = 5,087.34' (USE 5087.35')

5) HIGH POINT ON THE STREET

- a) HIGH POINT ON THE STREET = ADJACENT GRADE + 100 YEAR 10-DAY DEPTH + 4 INCHES (0.33')
- b) HIGH POINT ON THE STREET = 5086' + 0.34' + 0.33' = 5,086.67'

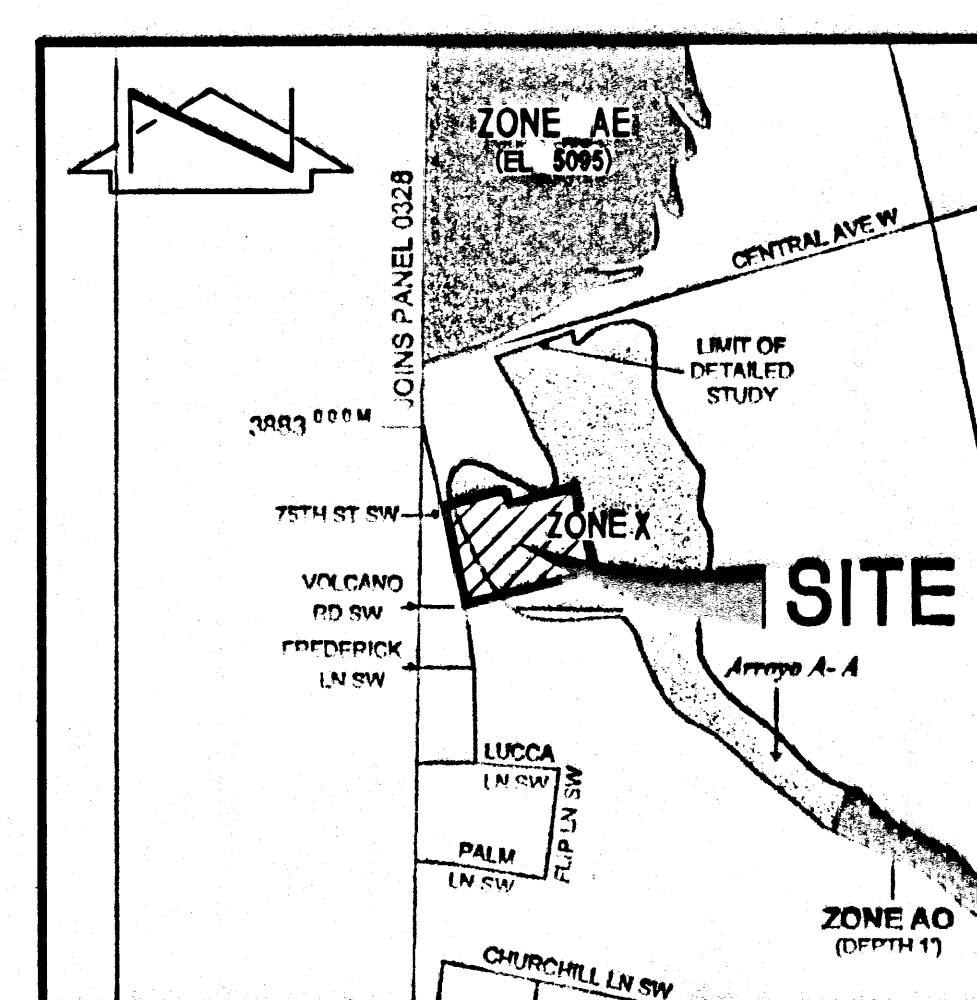
6) PERCENT IMPERVIOUS (MUST BE LESS THAN 50%)

- a) IMPERVIOUS AREA = 0.35 + 0.24 + 0.11 = 0.70 ACRES
- b) PERCENT IMPERVIOUS = TOTAL IMPERVIOUS AREA (TREATMENT D) / GROSS AREA
- c) PERCENT IMPERVIOUS = 0.70 ACRES / 1.43 ACRES = 0.49 = 49%



VICINITY MAP

SCALE: 1" = 700'



F.I.R.M.

1" = 500'

PANEL 329 OF 825

LEGAL DESCRIPTION

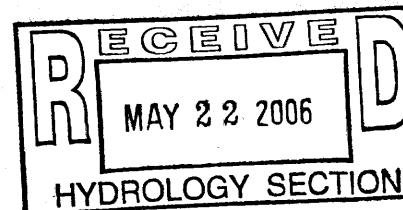
TRACT A, LOS BLANCOS ADDITION

PROJECT BENCHMARK

ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. " 5-K10 ", HAVING AN ELEVATION OF 5093.733.

LEGEND

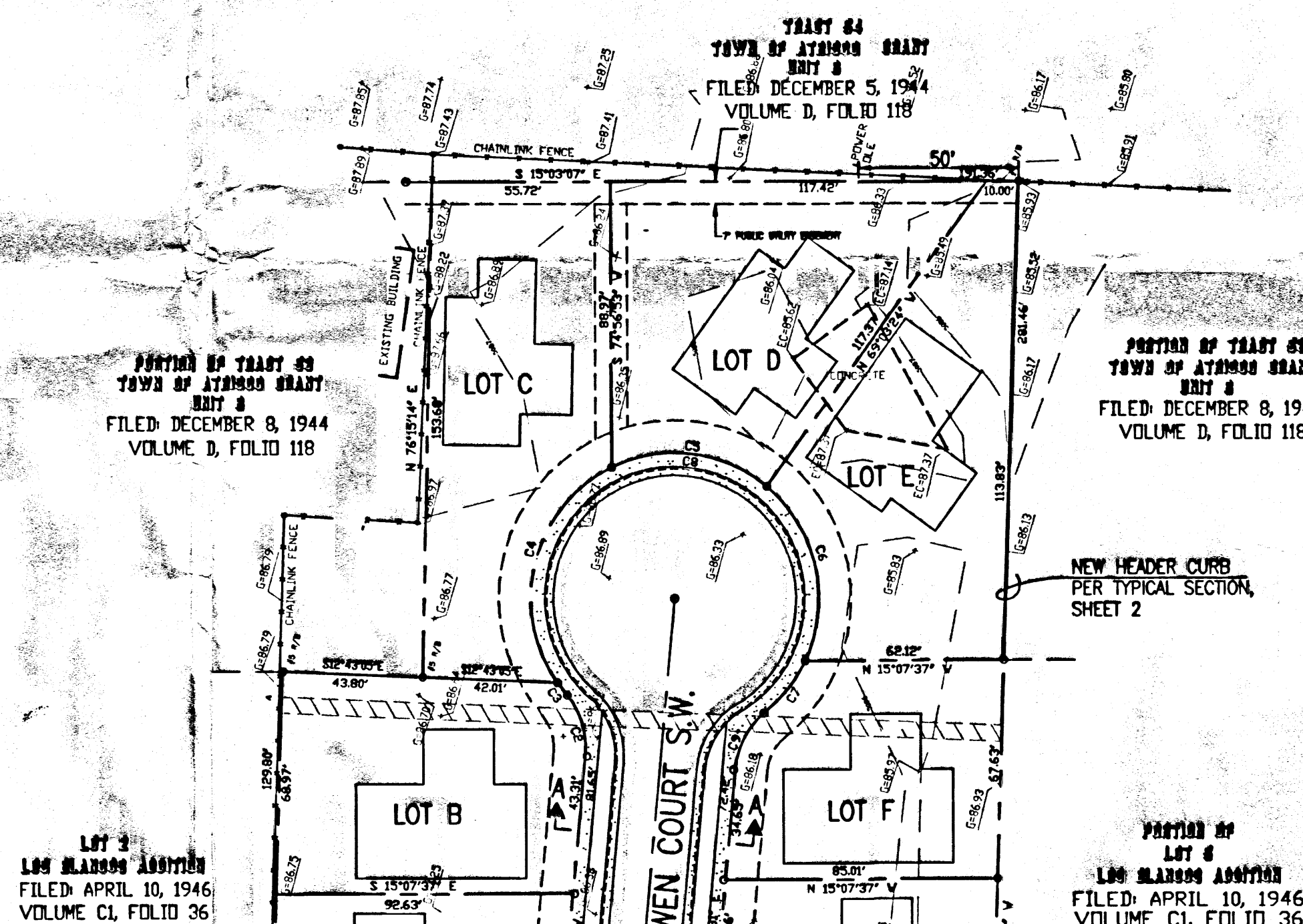
BOC	=	BACK OF CURB
CC	=	CURB CUT
DI	=	DRAINAGE INLET
EA	=	EDGE OF ASPHALT
EC	=	EDGE OF CONCRETE
EL	=	ELEVATION
EW	=	EDGE OF WALL
ER	=	EDGE OF ROAD
FIN.FLR	=	FINISH FLOOR
FL	=	FLOW LINE
FND	=	FOUND
FP	=	FENCE POST
G	=	GROUND
INV	=	INVERT
EC-87.37	=	EXISTING SPOT ELEVATION
	=	EXISTING CONTOUR
-86-	=	PROPOSED CONTOUR
87.60	=	PROPOSED SPOT ELEVATIONS
	=	PROPOSED CONCRETE
	=	PROPOSED ASPHALT
	=	OFFSITE DRAINAGE BASIN BOUNDARY



05-22-2006

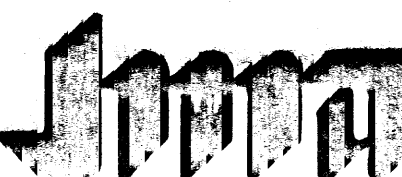
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00	84°33'48"	36.90	S 57°24'35" E	33.64
C2	25.00	46°08'36"	20.13	N 57°14'13" E	19.59
C3	45.00	05°42'36"	4.48	N 37°01'13" E	4.48
C4	45.00	99°16'49"	77.97	N 89°30'55" E	68.58
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C6	45.00	75°33'15"	59.34	S 62°36'59" W	55.13
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C8	45.00	27°21'12"	213.85	S 09°41'29" E	62.36
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C10	25.00	95°26'12"	41.64	S 32°35'25" W	36.99

FOR DETAILED GRADING INFORMATION, SEE SHEET 2



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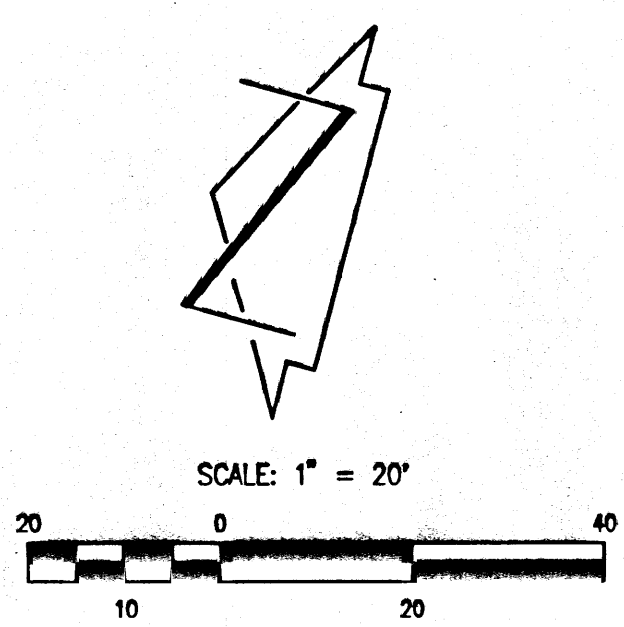


JEFF MORTENSEN & ASSOCIATES, INC.
6810-B MIDWAY PARK BLVD. NE
ALBUQUERQUE, NM 87109
ENGINEERS & SURVEYORS (505) 345-4200
FAX: 505 345-4254 (ESTABLISHED 1977)

DRAINAGE PLAN
LOS BLANCOS ADDITION

DESIGNED BY - JGM
DRAWN BY - JLP
APPROVED BY - JGM

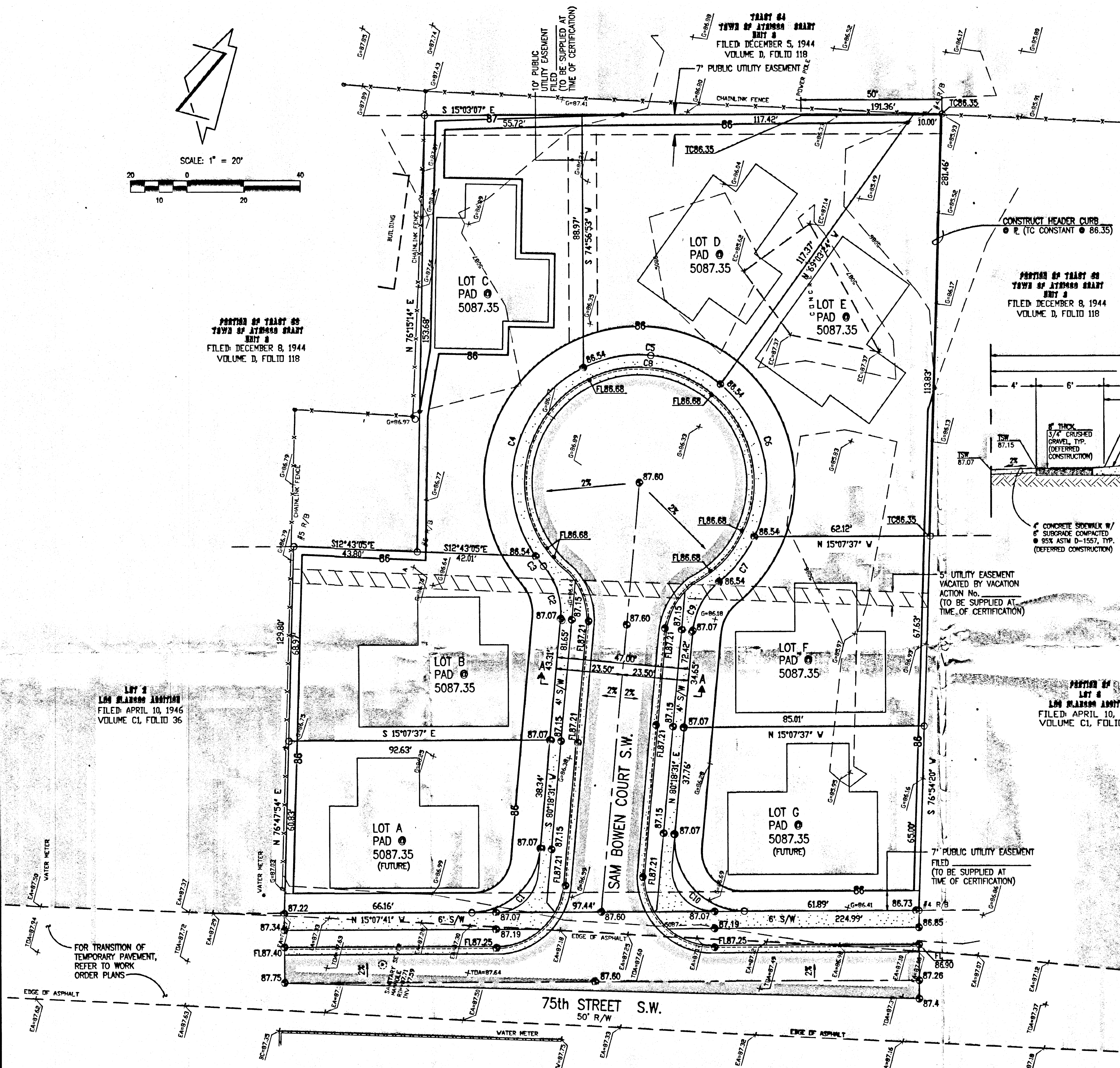
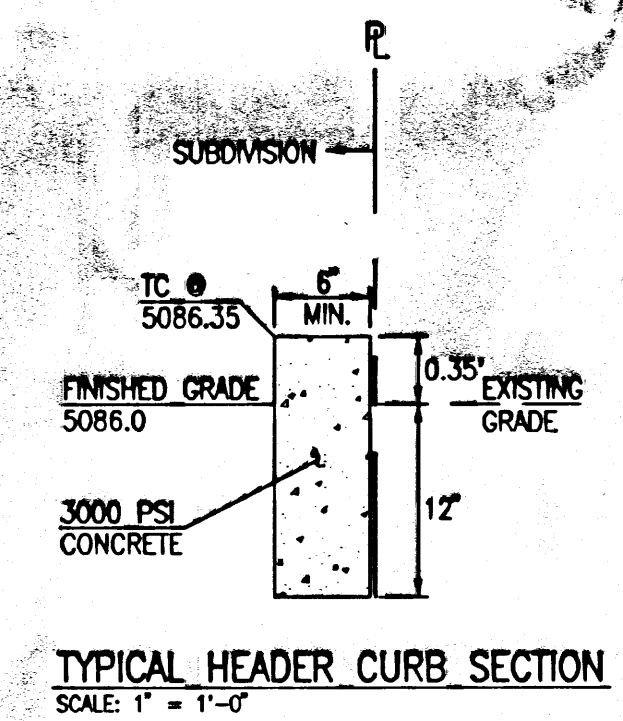
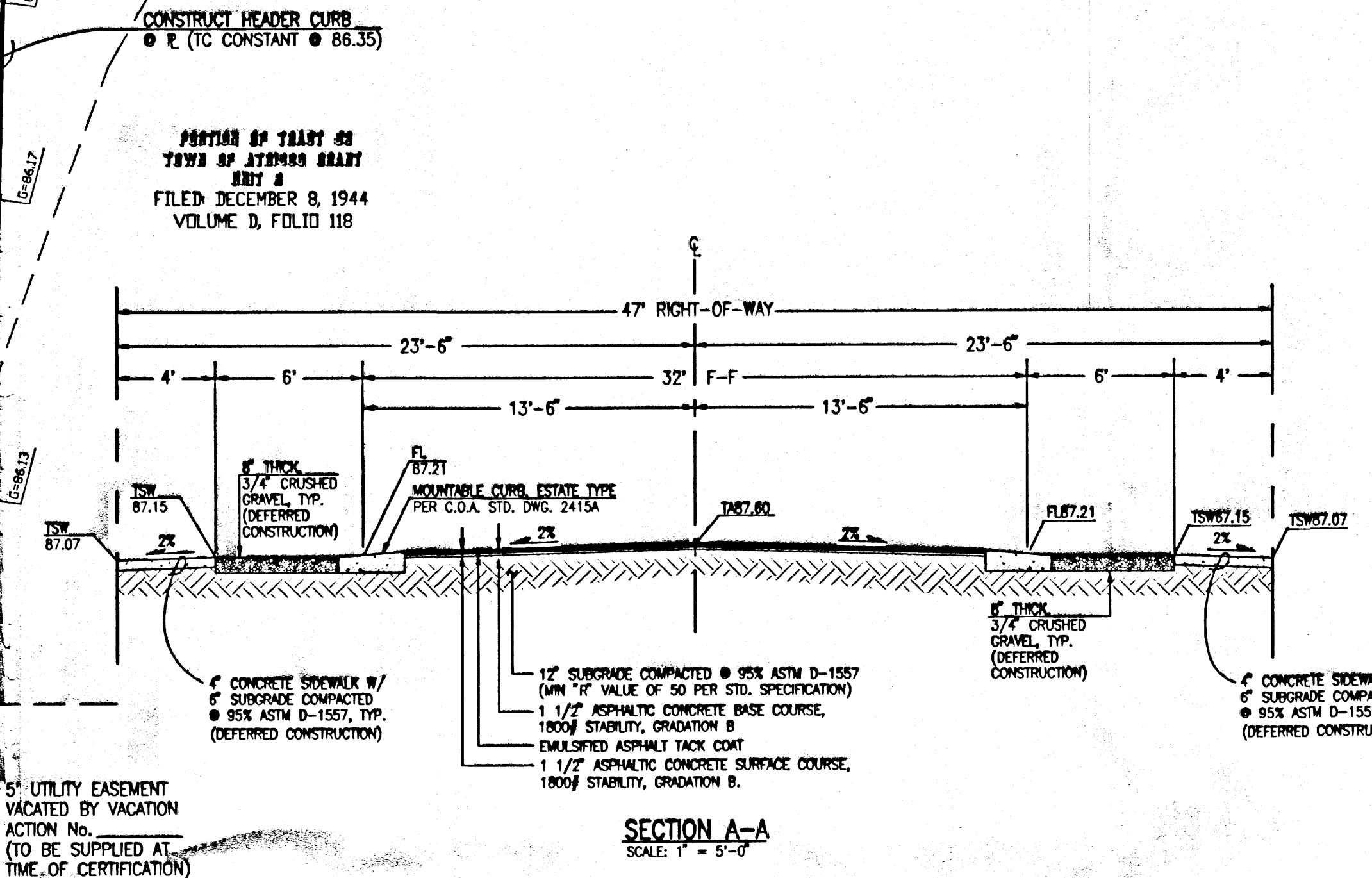
NO.	DATE	BY	REVISIONS	JOB NO.
				2005.076.1
				DATE
				05-2006
				SHEET
				1 OF 2



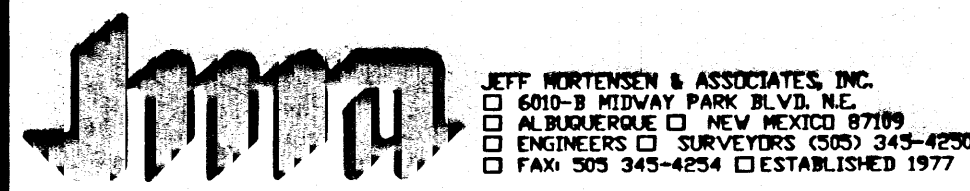
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- CONSTRUCTION NOTES:
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 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
 - ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
 - ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
 - IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
 - THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.
 - ALL PADS SHALL BE CONSTRUCTED OF CLEAN FILL AS APPROVED BY THE GEOTECHNICAL ENGINEER AND COMPACTED @ 95% ASTM D-1557

- EROSION CONTROL MEASURES:
- 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 EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
 - WHEN APPLICABLE, CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.
 - UNLESS FINAL STABILIZATION IS OTHERWISE PROVIDED FOR, ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE YARD, EXCAVATED MATERIAL, ETC.) SHALL BE RE-SEEDING ACCORDING TO C.O.A. SPECIFICATION 1012 "NATIVE GRASS SEEDING". THIS WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.

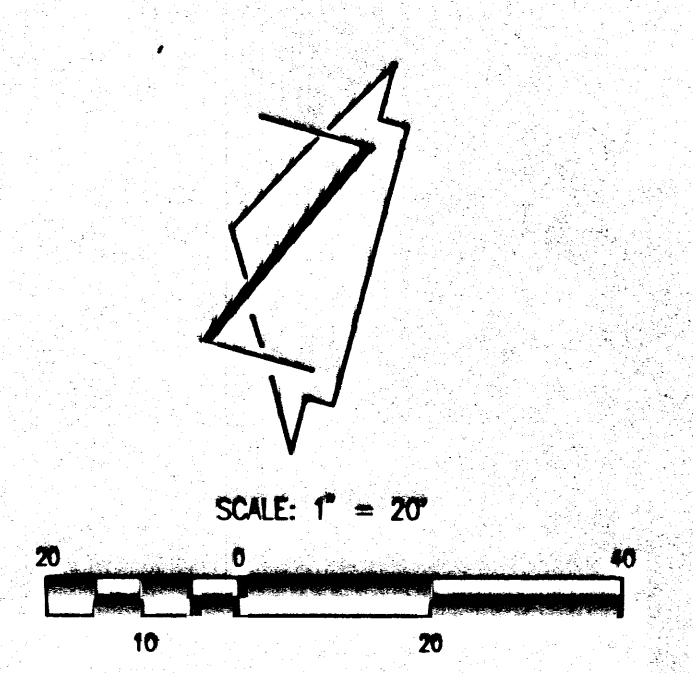


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GRADING PLAN LOS BLANCOS ADDITION

APPROVED FOR ROUGH GRADING:	DESIGNED BY: JGM	DATE:	BY:	REVISIONS:	JOB NO. 2005.076.1
	DRAWN BY: JMA				DATE: 05-2006
	APPROVED BY: JGM				SHEET 2 OF 2



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- EROSION CONTROL MEASURES:
- 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 EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
 - WHEN APPLICABLE, CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.
 - UNLESS FINAL STABILIZATION IS OTHERWISE PROVIDED FOR, ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE YARD, EXCAVATED MATERIAL, ETC.) SHALL BE RE-SEEDING ACCORDING TO C.O.A. SPECIFICATION 1012 "NATIVE GRASS SEEDING". THIS WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.

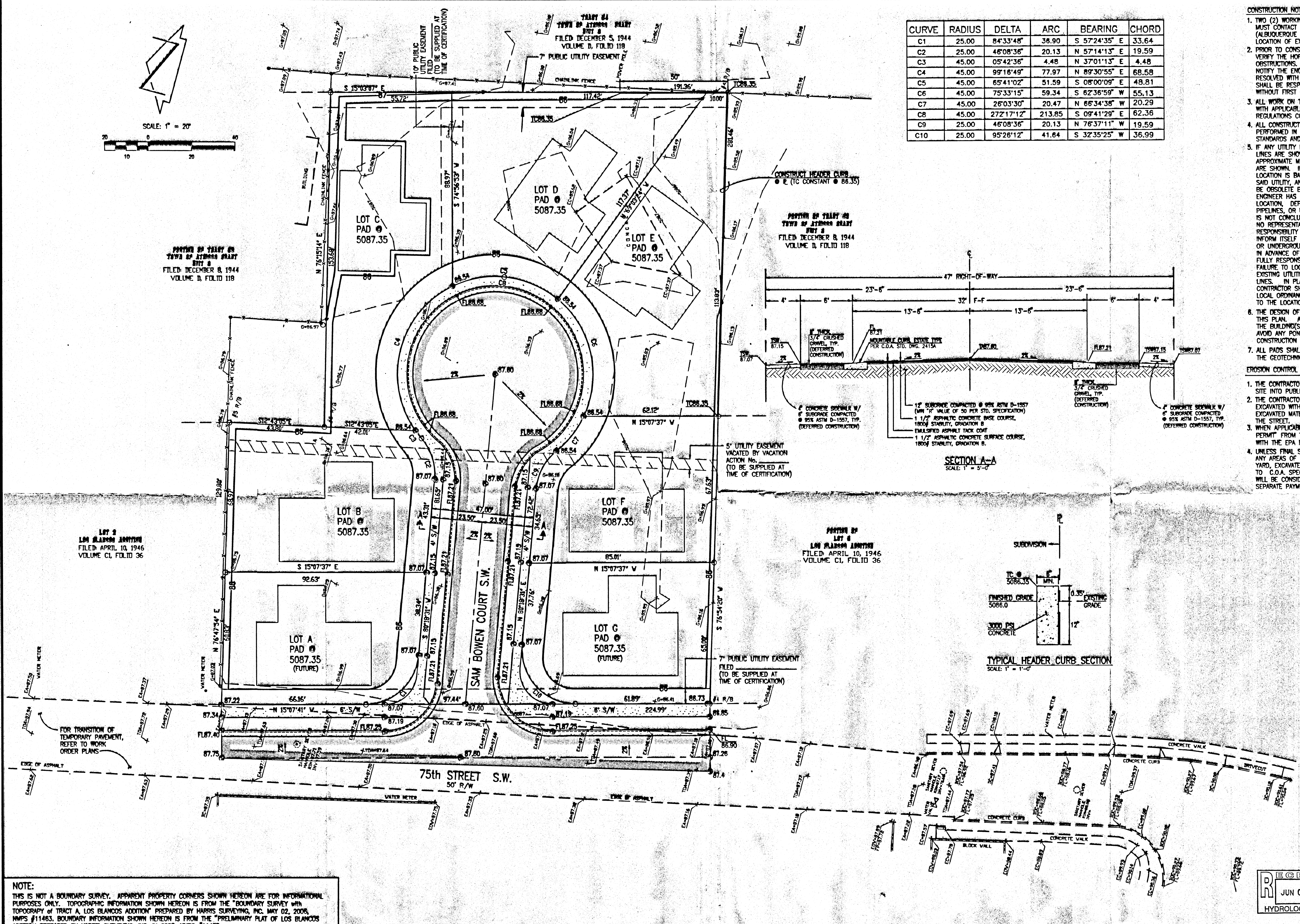
PORTION OF TRACT #8
TOWNSHIP 21N RANGE 18E
FILED DECEMBER 8, 1944
VOLUME D, FOLIO 118

LOT 2
LOS BLANCOS ADDITION
FILED APRIL 10, 1946
VOLUME C1, FOLIO 36

PORTION OF
LOT 4
LOS BLANCOS ADDITION
FILED APRIL 10, 1946
VOLUME C1, FOLIO 36

SECTION A-A
SCALE: 1" = 5'-0"

TYPICAL HEADER CURB SECTION
SCALE: 1" = 1'-0"



NOTE:
THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM THE "BOUNDARY SURVEY WITH TOPOGRAPHY OF TRACT A, LOS BLANCOS ADDITION" PREPARED BY HARRIS SURVEYING, INC. MAY 02, 2006, NMPS #11463. BOUNDARY INFORMATION SHOWN HEREON IS FROM THE "PRELIMINARY PLAT OF LOS BLANCOS ADDITION" PREPARED BY HARRIS SURVEYING, INC. IN 2006, NMPS #11463.

	GRADING PLAN LOS BLANCOS ADDITION		APPROVED FOR ROUGH GRADING: Bradley L. Bifan HYDROLOGY DEPARTMENT	DESIGNED BY: J.G.H. DRAWN BY: J.G.H. APPROVED BY: J.G.H.	DATE: 6/6/6	REVISIONS:	JOB NO.: 2005.076.1 DATE: 05-2006 SHEET: 2 OF 2

DRAINAGE PLAN

I. INTRODUCTION AND EXECUTIVE SUMMARY

THIS PROJECT, LOCATED IN THE SOUTHWEST OF THE ALBUQUERQUE METROPOLITAN AREA, REPRESENTS AN UNDEVELOPED TRACT WITHIN AN INFILL AREA. THE DRAINAGE CONCEPT FOR THIS PROJECT WILL BE A FLAT GRADING SCHEME. THE CONDITIONS OF A FLAT GRADING SCHEME ARE:

1. THE SITE MUST BE IN THE VALLEY AREA.
A VARIANCE WAS GRANTED FROM THIS REQUIREMENT TO ALLOW DEVELOPMENT OUTSIDE OF THE VALLEY AREA (SEE CONFERENCE RECAP FOR VARIANCE).
2. THE MAXIMUM PERCENT IMPERVIOUS OF THE LOT AND THE CONTRIBUTING AREA MAY NOT BE GREATER THAN 45%.
A VARIANCE WAS GRANTED TO ALLOW THE MAXIMUM PERCENT IMPERVIOUSNESS TO BE NO GREATER THAN 50% (SEE CONFERENCE RECAP FOR VARIANCE).
3. PAD ELEVATIONS SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE THE 100 YEAR 10-DAY STORM WATER SURFACE ELEVATION.
4. THE FLOW BETWEEN THE FRONT YARD AND BACK YARD CANNOT BE OBSTRUCTED. THE STORM WATER MUST BE ALLOWED TO EQUALIZE TO THE SAME LEVEL BETWEEN THE FRONT YARD AND BACK YARD.
5. A PERMANENT PERIMETER WALL OR BARRIER AROUND THE DEVELOPMENT IS REQUIRED TO CONTAIN THE 100 YEAR 24 STORM DEVELOPED RUNOFF.
6. A VARIANCE WAS GRANTED TO ELIMINATE THE PERIMETER WALL REQUIREMENT (SEE CONFERENCE RECAP FOR VARIANCE).
7. THE HIGH POINT OF THE STREET SHOULD BE FOUR INCHES ABOVE THE 100 YEAR 10-DAY STORM WATER SURFACE ELEVATION.
7. THERE ARE NO ACCESSIBLE STORM DRAINS NEAR THE PROPOSED DEVELOPMENT.

THIS DEVELOPMENT SATISFIES THE CONDITIONS ABOVE WITH THE APPROVED VARIANCES. THIS SITE DOES NOT LIE WITHIN A FEMA DESIGNATED FLOOD HAZARD ZONE. THE SITE LIES WITHIN A ZONE X FLOOD AREA WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THERE ARE NO CITY DEVELOPMENT REQUIREMENTS FOR THIS FLOOD DESIGNATION.

THIS SUBMITTAL IS MADE IN SUPPORT OF A PRELIMINARY AND/OR FINAL PLAT APPROVAL.

II. PROJECT DESCRIPTION

AS SHOWN BY THE VICINITY MAP, THE SITE IS IMMEDIATELY SOUTH OF 75TH STREET AND CENTRAL BLVD. SW (SEE SITE PLAN FOR LOCATION). THE CURRENT LEGAL DESCRIPTION IS PORTION OF TRACT 53, TOWN OF ATRISCO GRANT, UNIT 6, LOTS 3 AND 4, LOS BLANCOS ADDITION, AS SHOWN BY PANEL 329 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, NOVEMBER 29, 2003, THIS SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE.

III. BACKGROUND DOCUMENTS

THE FOLLOWING DOCUMENTS WERE USED IN THE PREPARATION OF THIS PLAN:
DPM, CHAPTER 22, SECTION 2, HYDROLOGY;
DPM, CHAPTER 22, SECTION 5, PARAGRAPH G, FLAT GRADING SCHEME; AND
CITY OF ALBUQUERQUE GIS 1999 DIGITAL ORTHO PHOTOGRAPHY
FLOOD INSURANCE RATE MAP 329 OF 825

IV. EXISTING AND PROPOSED CONDITIONS

THE TOPOGRAPHIC DATA PRESENTED HEREWITH DEMONSTRATES THE EXISTING CONDITIONS OF THE PROJECT SITE. AT PRESENT, NO CONSTRUCTION HAS TAKEN PLACE. THE SITE IS RELATIVELY FLAT AND IS CURRENTLY UNDEVELOPED WITH THE EXCEPTION OF A CONCRETE PAD.

THE PROPOSED CONSTRUCTION CONSISTS OF SEVEN SINGLE FAMILY HOMES WITH THE ASSOCIATED PAVING, AND LANDSCAPING. THE RUNOFF FROM THE NEW CONSTRUCTION AND A PORTION OF 75TH STREET WILL BE CONTAINED ONSITE. THE PADS ARE SET ONE FOOT ABOVE 100 YEAR 10-DAY STORM. THE ONSITE RUNOFF WILL BE ALLOWED TO EQUALIZE BETWEEN THE FRONT YARD AND BACK YARD.

THE OFF-SITE FLOWS AFFECTING THE SITE ARE LIMITED TO HALF OF 75TH STREET SW ABUTTING THE DEVELOPMENT (SEE DRAINAGE PLAN BELOW FOR LIMITS)

V. GRADING PLAN

THE GRADING PLAN SHOWS 1.) EXISTING GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS, 2.) PROPOSED GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS, 3.) THE LIMIT AND CHARACTER OF THE EXISTING IMPROVEMENTS TAKEN FROM THE SURVEY BY HARRIS SURVEYING, INC. IN 2005, NMPS # 11463, 4.) THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS, 5.) CONTINUITY BETWEEN EXISTING AND PROPOSED GRADES.

VI. CALCULATIONS

THE CALCULATIONS THAT APPEAR HEREON ANALYZE BOTH THE MAXIMUM PERCENT IMPERVIOUSNESS OF THE LOTS AND THE 100 YEAR 10-DAY STORM VOLUME & DEPTH. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY 1993, HAS BEEN USED TO CALCULATE THESE TWO VALUES.

VII. CONCLUSIONS

THE FOLLOWING CONCLUSIONS HAVE BEEN ESTABLISHED AS A RESULT OF THE EVALUATIONS CONTAINED HEREIN AND SATISFIES THE CITY OF ALBUQUERQUE SUBDIVISION DRAINAGE REQUIREMENTS:

1. THE SUBJECT SITE SATISFIES THE CONDITIONS OF THE FLAT GRADING SCHEME WITH THE APPROVED VARIANCES.
2. THE MAXIMUM PERCENT IMPERVIOUSNESS OF EACH LOT IS LESS THAN THE MAXIMUM ALLOWED BY THE VARIANCE GRANTED.
3. THE PAD ELEVATIONS ARE A MINIMUM OF ONE FOOT ABOVE THE REQUIRED 100 YEAR 10-DAY STORM.
4. THE FLOW BETWEEN THE FRONT YARD AND BACK YARD IS NOT OBSTRUCTED. THE STORM WATER IS ALLOWED TO EQUALIZE TO THE SAME LEVEL BETWEEN THE FRONT YARD AND BACK YARD.
5. THE REQUIRED PERMANENT PERIMETER WALL WAS GRANTED A VARIANCE IN ORDER TO ALLOW THE WATER TO EQUALIZE BETWEEN THE ADJACENT LOTS.
6. THE HIGH POINT OF THE STREET IS AT LEAST FOUR INCHES ABOVE THE 100 YEAR 10-DAY STORM.
7. NO STORM DRAIN EXISTS ADJACENT TO THE SUBJECT SITE.
8. LOTS A & G ARE NOT SCHEDULED FOR CONSTRUCTION IMMEDIATELY, THEREFORE THEY ARE LABELED "FUTURE" ON THE GRADING PLAN. ENGINEER'S CERTIFICATION WILL BE LIMITED TO THE PADS BUILT AT THE TIME OF WORK ORDER COMPLETION.

CALCULATIONS

1) SITE CHARACTERISTICS

- a) PRECIPITATION ZONE = 1
- b) P360 = 2.20 INCHES
- c) P10days = 3.67 INCHES
- d) TOTAL AREA (AT) = 56,628 SF/1.30 ACRES
- e) DEVELOPED LAND TREATMENT

ONSITE TREATMENT LOTS (SF/AC)			ON-SITE SAM BOWEN CT. (SF/AC)		OFF-SITE 75TH STREET (SF/AC)	
LOT AREA (AC)	TREATMENT B	TREATMENT D	TREATMENT B	TREATMENT D	TREATMENT B	TREATMENT D
A(0.1242)	3,049/0.07	2,361/0.054				
B(0.1437)	3,920/0.09	2,911/0.050				
C(0.1737)	5,663/0.13	1,958/0.045				
D(0.1720)	5,663/0.13	1,958/0.045				
E(0.1705)	5,227/0.12	2,271/0.052				
F(0.1226)	3,049/0.07	2,221/0.051				
G(0.1258)	3,049/0.07	2,281/0.052				
TOTAL(1.0325)	29,621/0.68	15,246/0.35	1,239/0.03	10,454/0.24	1,002/0.02	4,792/0.11

TREATMENT SUMMARY

ON-SITE AREA (LOTS)	= 44,976 SF/1.03 ACRES	TREATMENT B	29,621/0.68	TREATMENT D	15,246/0.35
ON-SITE AREA (STREET)	= 11,761 SF/0.27 ACRES		1,239/0.03		10,454/0.24
OFF-SITE	= 5,794 SF/0.13 ACRES		1,002/0.02		4,792/0.11
TOTAL	= 62,531 SF/1.43 ACRES		31,799/0.73		30,492/0.70

2) VOLUME

- a) WEIGHTED E (EW) = (EAAA+EBAB+ECAC+EDAD)/AT
- b) EW = $[0.0(0.0)+0.67(0.73)+0.0(0.0)+1.97(0.70)]/1.43 = 1.31$
- c) V360 = EW * AT / 12
- d) V360 = $1.31 * 1.43 / 12 = 0.16$ ACRE-Feet = 6,970 CUBIC FEET
- e) V10days = V360 + AD + * (P10days - P360) / 12
- f) V10days = $0.16 + 0.70 * (3.67 - 2.20) / 12 = 0.25$ ACRE-Feet.

3) DEPTH OF THE 100 YEAR 10-DAY STORM

- a) AVAILABLE PONDING = GROSS AREA - FOOTPRINT (PAD/DRIVEWAY AREAS) - ROADWAY
- b) AVAILABLE PONDING = 1.43 ACRES - 0.35 ACRES - 0.24 ACRES = 0.73 ACRES
- c) DEPTH = VOLUME 10day / AVAILABLE PONDING AREA
- d) DEPTH = $0.25 / 0.73 = 0.34$ FT.

4) PAD ELEVATION PER THE FLAT GRADING SCHEME

- a) PAD ELEVATION = ADJACENT GRADE + 100 YEAR 10-DAY DEPTH + 1 FOOT
- b) PAD ELEVATION = $5,086' + 0.34' + 1' = 5,087.34'$ (USE 5087.35')

5) HIGH POINT ON THE STREET

- a) HIGH POINT ON THE STREET = ADJACENT GRADE + 100 YEAR 10-DAY DEPTH + 4 INCHES (0.33')
- b) HIGH POINT ON THE STREET = $5,086' + 0.34' + 0.33' = 5,086.67'$

6) PERCENT IMPERVIOUS (MUST BE LESS THAN 50%)

- a) IMPERVIOUS AREA = $0.35 + 0.24 + 0.11 = 0.70$ ACRES
- b) PERCENT IMPERVIOUS = TOTAL IMPERVIOUS AREA (TREATMENT D) / GROSS AREA
- c) PERCENT IMPERVIOUS = $0.70 \text{ ACRES} / 1.43 \text{ ACRES} = 0.49 = 49\%$

ENGINEER'S DRAINAGE CERTIFICATION

I, JEFFREY G. MORTENSEN, NMPE 8547, OF THE FIRM HIGH MESA CONSULTING GROUP (FORMERLY JEFF MORTENSEN & ASSOCIATES, INC.), HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND DRAINED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB APPROVED PLAN DATED 05-22-2006. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CHARLES G. CALA, JR., NMPS 11184, OF THE FIRM HIGH MESA CONSULTING GROUP. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 03-23-2008 TO OBTAIN SUPPLEMENTAL DATA AND TO DETERMINE BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND THAT ALL DATA REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR FINANCIAL GUARANTY RELEASE.

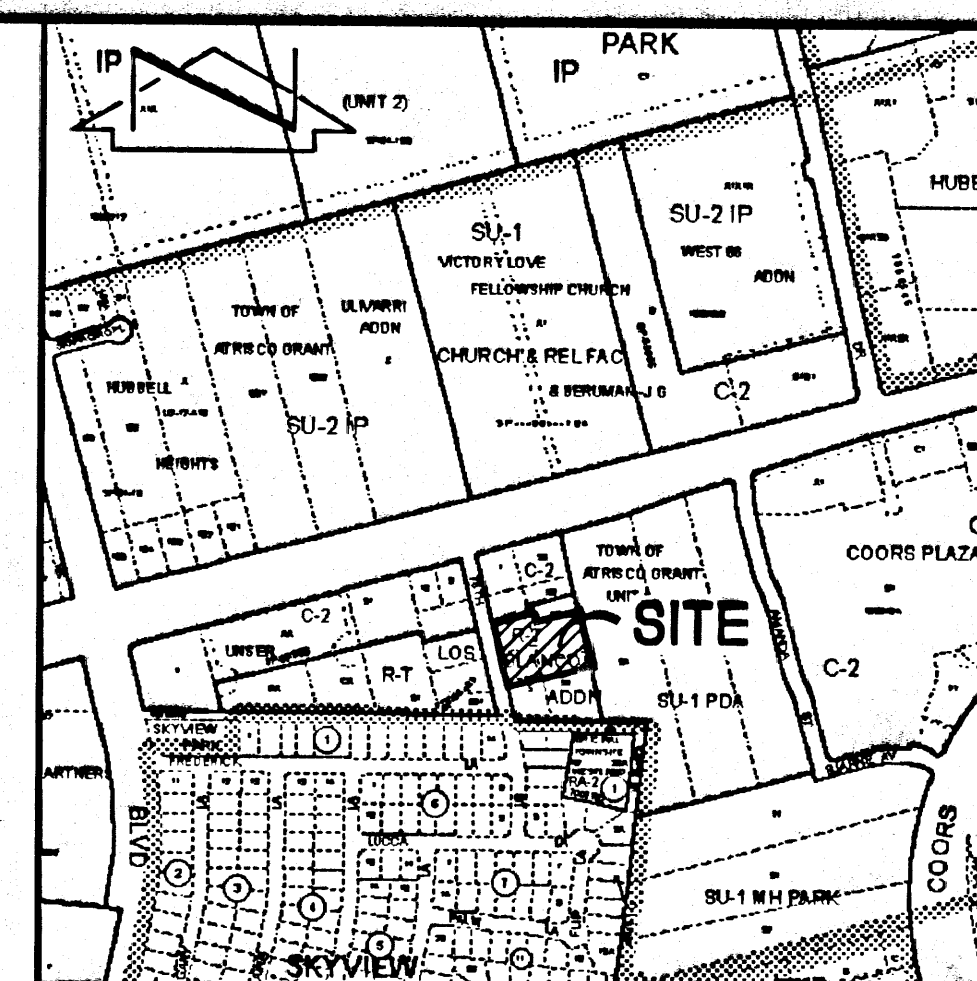
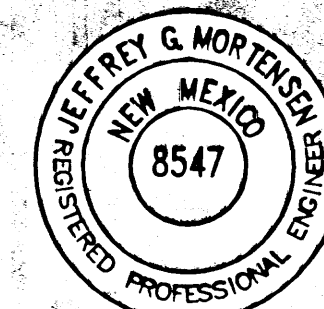
BY ISSUANCE OF THIS CERTIFICATION, THE DEVELOPER, THE GREATER ALBUQUERQUE HABITAT FOR HUMANITY IS HEREBY NOTIFIED THAT THE MAINTAINING THE GRADING OF THIS PROPERTY AND CONFORMING TO THE FLAT GRADING SCHEME CONCEPT IS CRITICAL TO THE LONG TERM SUCCESS OF THE GRADING AND DRAINAGE OF THIS PROPERTY. FILLING AND/OR ALTERING THE FINISHED GRADE OF ANY LOT CONTAINED HEREIN WILL ADVERSELY IMPACT THE PERFORMANCE OF THE SITE DRAINAGE. EACH LOT OWNER SHOULD BE NOTIFIED BY THE DEVELOPER THAT AS THE LOT OWNER THEY MUST INSPECT AND MAINTAIN THE DRAINAGE IMPROVEMENTS ON THEIR PROPERTY ON AN ONGOING BASIS AND THAT THEY SHOULD REMOVE ANY ACCUMULATED DEPOSITS OF EXCESS FILL, SOIL, BLOWSAND, TRASH AND/OR DEBRIS SO AS NOT DIMINISH THE STORAGE CAPACITY OF THEIR LOT.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

JEFFREY G. MORTENSEN, NMPE 8547

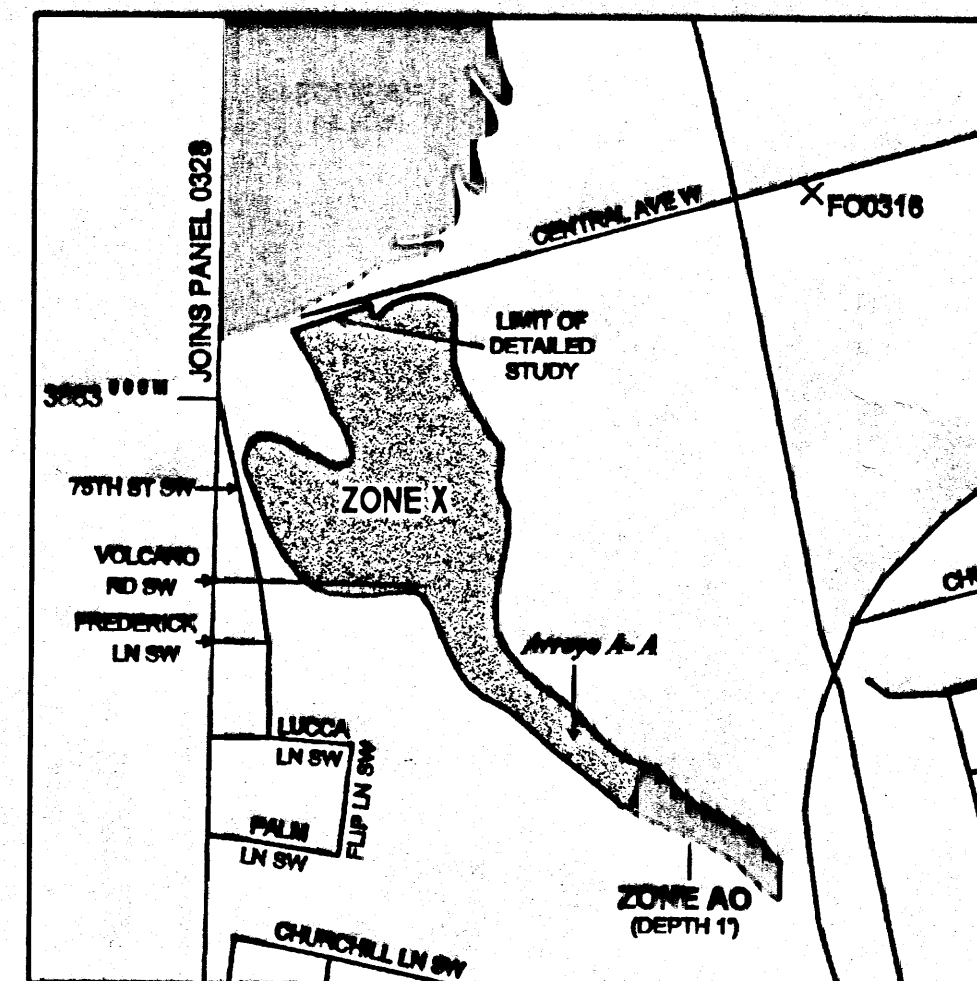
DATE

04-22-2008



VICINITY MAP

SCALE: 1" = 700'



F.I.R.M.

PANEL 329 OF 825

LEGAL DESCRIPTION

TRACT A, LOS BLANCOS ADDITION

PROJECT BENCHMARK

ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. " 5-K10 ", HAVING AN ELEVATION OF 5093.733.

LEGEND

- BOC = BACK OF CURB
- CC = CURB CUT
- DI = DRAINAGE INLET
- EA = EDGE OF ASPHALT
- EC = EDGE OF CONCRETE
- EL = ELEVATION
- EW = EDGE OF WALL
- ER = EDGE OF ROAD
- FIN.FLR = FINISH FLOOR
- FL = FLOW LINE
- FND = FOUND
- FP = FENCE POST
- G = GROUND
- INV = INVERT
- + CC-87.37 = EXISTING SPOT ELEVATION
- 86 = EXISTING CONTOUR
- + 87.60 = PROPOSED SPOT ELEVATIONS
- 86.00 = PROPOSED CONCRETE
- 86.35 = PROPOSED ASPHALT
- 86.35 = OFFSITE DRAINAGE BASIN BOUNDARY

RECORD INFORMATION

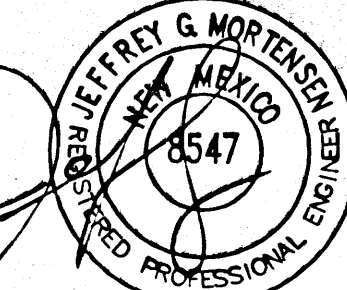
- 87.28 RECORD DATA FROM AS-BUILT SURVEY
- ✓ AS-DESIGNED = AS CONSTRUCTED
- 86.00 SUPPLEMENTAL DATA
- 40 SUPPLEMENTAL DATA
- 86.35 SUPPLEMENTAL DATA

RECEIVED

APR 24 2008

HYDROLOGY SECTION

03-12-2007



CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00	84°33'48"	36.90	S 57°24'35" E	33.64
C2	25.00	46°08'36"	20.13	N 57°14'13" E	19.59
C3	45.00	05°42'36"	4.48	N 37°01'13" E	4.48
C4	45.00	99°16'49"	77.97	N 89°30'55" E	68.58
C5	45.00	65°41'02"	51.59	S 08°00'09" E	48.81
C6	45.00	75°33'15"	58.34	S 62°36'59" W	55.13
C7	45.00	26°03'30"	20.47	N 66°34'38" W	20.29
C8	45.00	272°17'12"	213.85	S 09°41'29" E	62.36
C9	25.00	46°08'36"	20.13	N 76°37'11" W	19.59
C10	25.00	95°26'12"	41.64	S 32°35'25" W	36.99

FOR DETAILED GRADING INFORMATION, SEE SHEET 2

PORTION OF TRACT 53, TOWN OF ATRISCO GRANT, UNIT 6, LOTS 3 AND 4, LOS BLANCOS ADDITION, AS SHOWN BY PANEL 329 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, NOVEMBER 29, 2003, THIS SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE.

LOT 2
LOS BLANCOS ADDITION
FILED: APRIL 10, 1946
VOLUME C1, FOLIO 36

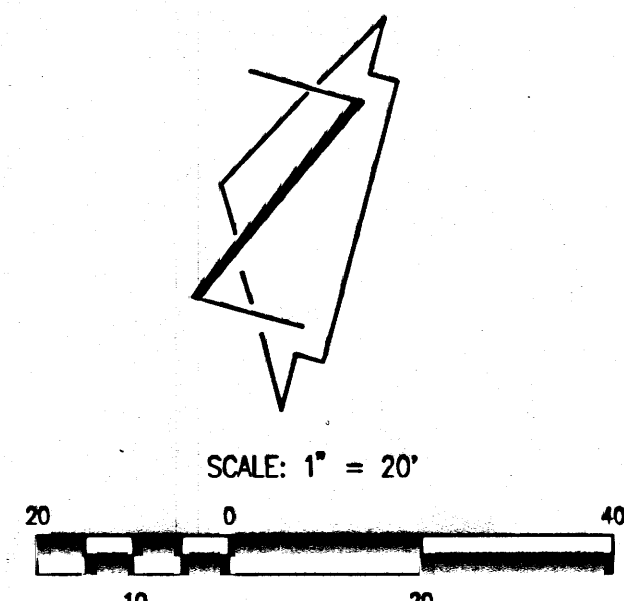
PORTION OF TRACT 53, TOWN OF ATRISCO GRANT, UNIT 6, LOTS 3 AND 4, LOS BLANCOS ADDITION, AS SHOWN BY PANEL 329 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, NOVEMBER 29, 2003, THIS SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE.

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FOR CORRECTED SITE LIMITS, REFER TO SHEET 2 THAT DEPICTS CORRECTED BOUNDARY OF SITE BASED UPON UNRECORDED CORRECTED PLAT BY HARRIS SURVEYING, INC. (NMPS 11463)

DRAINAGE PLAN LOS BLANCOS ADDITION

DESIGNED BY	JGM	NO.	DATE	BY	REVISIONS	JOB NO.
DRAWN BY	J.P./RRW	1	04/22/08	JGM	DRAINAGE CERTIFICATION	2005.076.1
APPROVED BY	JGM					DATE
						05-2006
						SHEET
						1 OF 2



CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00	86°30'35"	37.75	S 58°37'49" E	34.26
C2	25.00	46°08'36"	20.13	N 57°14'13" E	19.59
C3	45.00	05°42'36"	4.48	N 37°01'13" E	4.48
C4	45.00	99°16'49"	77.97	N 89°30'55" E	68.58
C5	45.00	65°41'02"	51.59	S 08°00'09" E	48.81
C6	45.00	75°33'15"	59.34	S 62°36'59" W	55.13
C7	45.00	26°03'30"	20.47	N 66°34'38" W	20.29
C8	45.00	272°17'12"	213.85	S 09°41'29" E	62.36
C9	25.00	46°08'36"	20.13	N 76°37'11" W	19.59
C10	25.00	93°28'25"	40.79	S 31°22'12" W	36.41

- CONSTRUCTION NOTES:**
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM 260-1990 (ALBUQUERQUE AREA), 1-800-321-ALERT(2537) (STATEWIDE), FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
 - ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
 - ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
 - IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NOT SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
 - THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.
 - ALL PADS SHALL BE CONSTRUCTED OF CLEAN FILL AS APPROVED BY THE GEOTECHNICAL ENGINEER AND COMPACTED TO 95% ASTM D-1557

- EROSION CONTROL MEASURES:**
- 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 EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
 - WHEN APPLICABLE, CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.
 - UNLESS FINAL STABILIZATION IS OTHERWISE PROVIDED FOR, ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE YARD, EXCAVATED MATERIAL, ETC.) SHALL BE RE-SEEDING ACCORDING TO C.O.A. SPECIFICATION 1012 "NATIVE GRASS SEEDING". THIS WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.

RECORD INFORMATION

57 RECORD DATA FROM AS-BUILT SURVEY

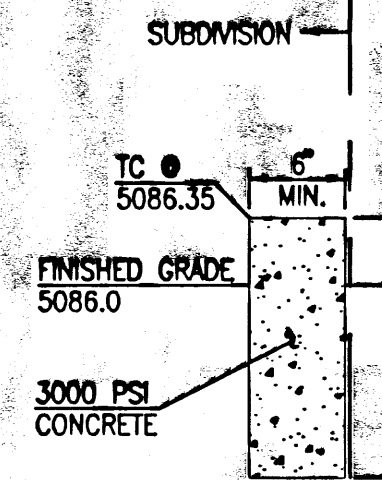
✓ AS-DESIGNED = AS CONSTRUCTED

86.0 SUPPLEMENTAL DATA

40 SUPPLEMENTAL DATA

86.35 SUPPLEMENTAL DATA

TYPICAL HEADER CURB SECTION
SCALE: 1" = 1'-0"

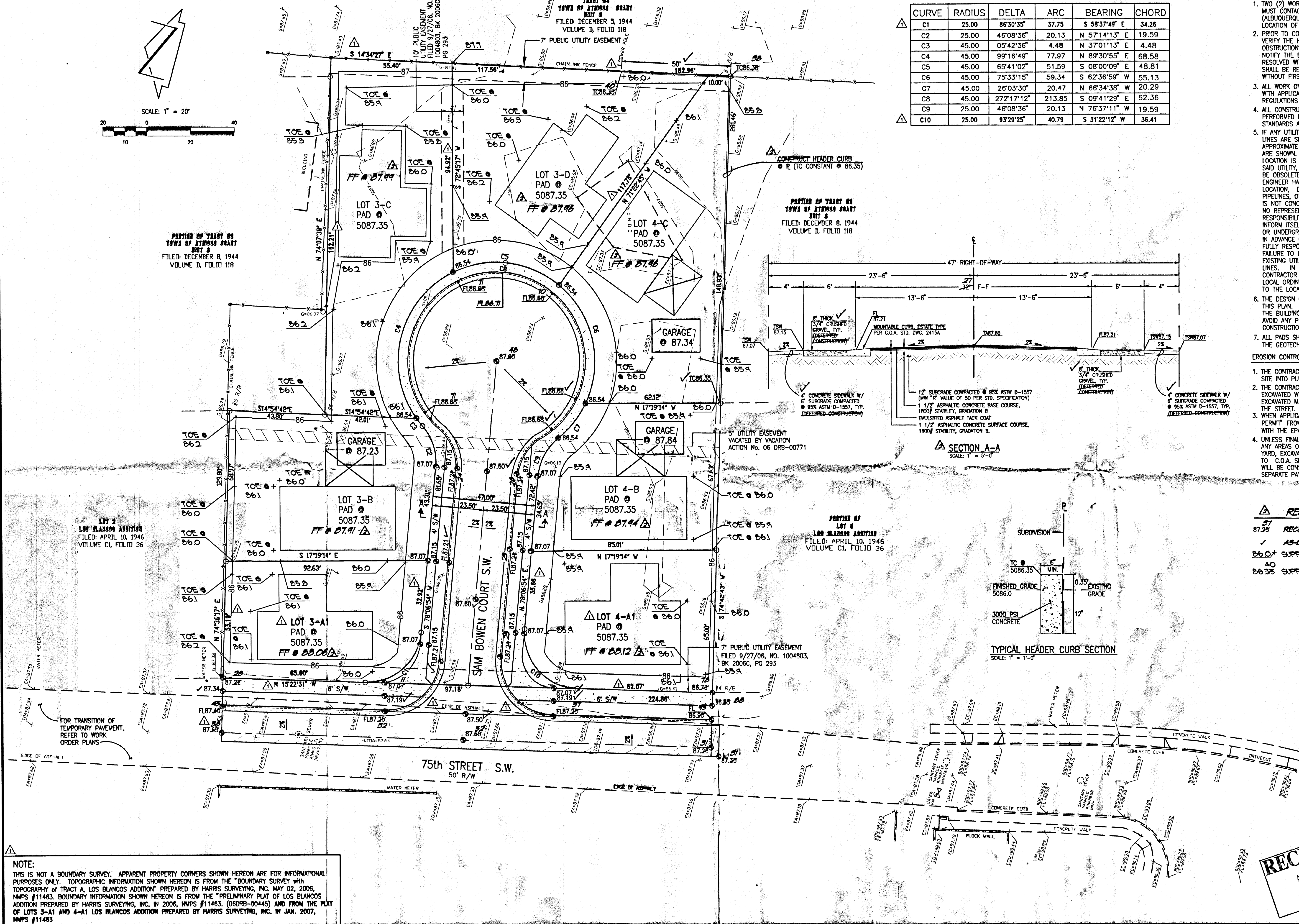


PARTIAL OF TRACT 83
TOWN OF ATHERTON BLVD
LOT 2
FILED: DECEMBER 8, 1944
VOLUME D, FOLIO 118

PARTIAL OF
LOT 4
LOS BLANCOS ADDITION
FILED: APRIL 10, 1946
VOLUME C1, FOLIO 36

PARTIAL OF TRACT 83
TOWN OF ATHERTON BLVD
LOT 2
FILED: DECEMBER 8, 1944
VOLUME D, FOLIO 118

LOT 3
LOS BLANCOS ADDITION
FILED: APRIL 10, 1946
VOLUME C1, FOLIO 36



NOTE:
THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM THE "BOUNDARY SURVEY WITH TOPOGRAPHY OF TRACT A, LOS BLANCOS ADDITION" PREPARED BY HARRIS SURVEYING, INC. MAY 02, 2006. NMPS #11463. BOUNDARY INFORMATION SHOWN HEREON IS FROM THE "PRELIMINARY PLAT OF LOS BLANCOS ADDITION PREPARED BY HARRIS SURVEYING, INC. IN 2006, NMPS #11463, (06DRB-00445) AND FROM THE PLAT OF LOTS 3-A1 AND 4-A1 LOS BLANCOS ADDITION PREPARED BY HARRIS SURVEYING, INC. IN JAN. 2007, NMPS #11463

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, N.M. 87109
ENGINEERS & SURVEYORS (CNS) 345-4250
FAX: 505-345-4254 (ESTABLISHED 1977)

GRADING PLAN
LOS BLANCOS ADDITION

APPROVED FOR ROUGH GRADING:		DESIGNED BY <u>J.G.M. / J.D.S.</u>		NL		DATE		BY		REVISIONS		JOB NO. <u>2005.076.8</u>	
ORIGINAL SIGNED BY BRADLEY L. BINGHAM, CITY HYDROLOGIST ON 6/6/6		DRAWN BY <u>RRW</u>		NL		DATE		BY		REVISIONS		DATE	
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RECEIVED
APR 24 2008
HYDROLOGY SECTION
03-12-2007
05-22-2006
04-22-2008