CITY OF
Albuquerque
Public Works Department

Martin J. Chávez, Mayor

April 18, 1997

Robert E. Gurulé, Director

Bo K. Johnson, P.E.
Bokay Construction
5905 Azuelo Ct. NW
Albuquerque, New Mexico 87120

RE: Engineer's Certification for Los Campos Subdivision (K21/D28)
Engineer's Stamp Dated 4/9/97.

Dear Mr. Johnson:

Based on the information provided in the submittal of April 9, 1997, the above referenced plan is adequate to satisfy the requirement for Subdivision Certification for release of financial guarantees per the Infrastructure List approved by the D.R.B. on April 16, 1996.

If you should have any questions, or if I may be of further assistance to you, please call me.

Sincerely,

Susan Calongne

Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Terri Martin (Work Order Number 5437.81)
File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Los Campos ZONE ATLAS/DRNG. FILE #: K-21

DRB #: 95-493 EPC #: _____ WORK ORDER #: 5437.81

LEGAL DESCRIPTION: Los Campos Subdivision

CITY ADDRESS: South of Lomas between Tomasita and Hotel Circle N.E.

ENGINEERING FIRM: Bokay Construction, Inc. CONTACT: Bo K. Johnson

ADDRESS: 5905 Azuelo Ct. N.W. PHONE: 899-9656, 450-4616

OWNER: Market Center East Land Partners CONTACT: Bo K. Johnson

ADDRESS: 2103 Wyoming Blvd. N.E. PHONE: 450-4616

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: Community Sciences Corp. CONTACT: Will

ADDRESS: Corrales, N.M. PHONE: 897-0000

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN
____ CONCEPTUAL GRADING & DRAINAGE PLAN
xx GRADING PLAN --As-Built
____ EROSION CONTROL PLAN
xx ENGINEER'S CERTIFICATION
____ OTHER _____

PRE-DESIGN MEETING:

____ YES
____ NO
____ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

____ SKETCH PLAT APPROVAL
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D. APPROVAL
____ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
____ SECTOR PLAN APPROVAL
____ FINAL PLAT APPROVAL
____ FOUNDATION PERMIT APPROVAL
____ BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY APPROVAL
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ S.A.D. DRAINAGE REPORT
____ DRAINAGE REQUIREMENTS
xx SUBDIVISION CERTIFICATION
✓ OTHER Release of Financial guarantees (SPECIFY)

RECEIVED
APR 09 1997
HYDROLOGY SECTION

DATE SUBMITTED: 4-9-97

BY: Bo K. Johnson

CITY OF
Albuquerque

Public Works Department

April 18, 1997

Martin J. Chávez, Mayor

Robert E. Gurulé, Director

CERTIFICATION OF COMPLETION AND ACCEPTANCE

Bill E. Hooten
General Partner
Market Center East Land Partners, Ltd.
2103 Wyoming Blvd. NE
Albuquerque, NM 87112

RE: LOS CAMPOS; CITY PROJECT NO. 543781; MAP NO. K-21

Dear Mr. Hooten:

This is to certify that the City of Albuquerque accepts the construction of the infrastructure provided in the Work Order Construction Plans, City Project No. 543781 as compliance with completing the required public infrastructure listed in the Subdivision Improvements Agreement (SIA) Market Center East Land Partners, Ltd. and the City of Albuquerque executed on June 5, 1996.

Having satisfied the requirements referenced above, the SIA and any associated Financial Guaranty, held by the City, can now be released. The Contractors one-year warranty period started at the date of acceptance by the Chief Construction Engineer, dated March 20,1997.

Please be advised this Certificate of Completion and Acceptance shall only become effective upon final plat approval and filing in the office of the Bernalillo County Clerk's Office.

Should you have any questions or issues regarding this project, please contact me.

Sincerely,

Ricardo B. Royball, P.E.
City Engineer
Dev. & Bld. Services Div.
Public Works Department

CITY OF
Albuquerque

August 13, 1996

Martin J. Chávez, Mayor

Bo Johnson
Bokay Const.
5905 Azuelo NW
Albuquerque, NM 87120

RE: LOS CAMPOS (K21-D28). GRADING AND DRAINAGE PLAN FOR GRADING PERMIT APPROVAL. ENGINEER'S STAMP DATED 7-17-96.

Dear Mr. Johnson:

Based on the information provided on your August 13, 1996 submittal, the above referenced project is approved for Grading Permit.

An Engineer's Certification will be required for Subdivision Certification

If I can be of further assistance, please feel free to contact me at 768-3622.

Sincerely,

Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia
File

DRAINAGE REPORT

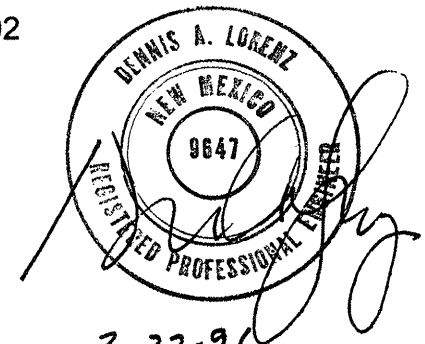
FOR

LOS CAMPOS

Albuquerque, New Mexico

Prepared By:

BRASHER & LORENZ, INC.
Consulting Engineers
4425 Juan Tabo Blvd. NE Suite 202
Albuquerque, New Mexico 87111



3-22-96
12-27-96

March 1996

RECEIVED
DEC
HYDROLOGY DIVISION

TABLE OF CONTENTS

LIST OF FIGURES AND EXHIBITS

PURPOSE AND SCOPE

Pursuant to the established Drainage Ordinance for the City of Albuquerque and the Development Process Manual, this Drainage Report outlines the drainage management criteria for controlling developed runoff from the project site. The property is to be developed as **Los Campos**, a townhome complex, with associated paving, landscaping, utility, grading, and drainage improvements. The scope of this plan is to provide drainage criteria for the safe management of excess runoff, and design detail for the construction of the required grading, paving and drainage improvements.

EXISTING CONDITIONS

The project site is approximately 6.2 acres in size and is located on Hotel Circle NE, just south of Lomas Boulevard NE. Presently the site is undeveloped. Site topography slopes from east to west at approximately 3 percent. The site is covered with native grasses and vegetation. The site is classified as an infill project.

The site is bounded by Hotel Circle on the west, Tomasita Street east, and developed property on the north and south. No off-site flows impact the site. All undeveloped runoff from the site drains westward to Hotel Circle. Hotel Circle conveys flows south and west to an existing 54 inch storm drain which is the outfall for the project.

As shown by the attached Floodway Panel, this site does not lie within a designated flood hazard zone.

EXISTING DRAINAGE MASTERPLANS

Drainage management criteria for the site was established by the Drainage Masterplan for Market Centre East, prepared by Espey, Huston & Associates, Inc., 1986. The masterplan recommended construction of the 54 inch storm drain and inlet collection system, which is located at Hotel Circle. From Hotel Circle the storm drain extends west to the I-40 right-of way and eventually outfalls at the I-40 channel. The storm drain was designed to drain the developed flow from the Market Centre East project area, without imposed ponding.

PROPOSED CONDITIONS

As shown by the Plan, the project consists of the development of the property into a townhome complex. The Plan shows the elevations required to properly grade and construct the recommended improvements. The direction of drainage flows are given by flow arrows and on-site drainage basins are identified. Details are provided for all drainage improvements recommended by the Plan.

The site will drain by the surface improvements recommended by this plan. The residential street network will direct on-site flows west to Hotel Circle. Since the townhome units will share common walls, the rear yards will drain across lots via a concrete channel located within a 5 foot private drainage easement. At the breaks between buildings the concrete channel will outfall into the adjacent residential street.

DOWNSTREAM CAPACITY

Downstream capacity for this site exists as a result of the construction of the storm drain improvements recommended by the approved Masterplan. The Masterplan determined capacity by sizing the storm drain to accept 100 year developed flows from the Market Centre East area. The Masterplan also demonstrated that street capacity within Hotel Circle existed to adequately convey developed runoff to the outfall. Since the writing of the Masterplan, City drainage criteria has been revised. The AHYMO method of estimating peak runoff rates has resulted in increased project flow rates and volumetric values. Criteria has also changed for determining street capacity. The Masterplan allowed street depths to exceed top of curb height by 0.2 feet, or property line elevation. Current policy limits street depths to curb height, provided drivepads and intersections do not create significant turbulence.

As shown by the downstream calculations, the developed peak flow rate for the basin exceeds the Masterplan peak by only 10 cfs. The additional calculated runoff will overflow from Hotel Circle into a paved swale which outfalls into the I-40 right-of-way along the east side of Eubank Boulevard, where an existing area drain will capture the flow. As for the street depths, The calculations demonstrate that the basin is in compliance with the 1986 street depth criteria, but is in violation with current policy. In light of the fact that the project site is the last undeveloped tract within the basin, and that the Masterplan granted free discharge into Hotel Circle, free discharge has been granted for this project provided that no conveyance problems exist from the site to the storm drain collection point (see Pre-Design Conference Recap located in the Appendix). Visual inspection of the subject reach of Hotel Circle noted water blocks at all drives. Water block heights appear to be approximately 12 inches.

TEMPORARY EROSION CONTROL PLAN

1. The intent of this temporary erosion control plan is to limit the discharge of sediment into the public street and/or storm drainage system and to protect adjacent properties from excess runoff during construction.

2. The Contractor shall obtain a Top Soil Disturbance Permit from Environmental Health prior to performing any earthwork related operations.

3. After the initial site clearing temporary erosion control berms should be

constructed along the west project boundary.

4. It is the Contractor's responsibility to properly maintain all temporary erosion control facilities during the construction phase of the project.

CALCULATIONS

The calculations shown herein define the 100 year/6 hour design storm falling with the project area under existing and developed conditions. The Hydrology is per "Section 22.2, Part A, DPM, Vol 2" Dated January 1993. Calculations are provided to demonstrate on-site improvement capacities and demonstrate downstream capacity.

HYDROLOGY

Precipitation Zone: 4
P360 = 2.90"

BASIN	AREA (ac)	A%	B%	C%	D%	E (in)	Q100 (cfs)	V100 (af)
Site (exist)	6.20	100	0	0	0	0.80	13.6	0.4133
Site (dev)	6.20	0	19	19	62	2.11	28.0	1.0900
A	0.70	0	19	19	62	2.11	3.2	0.1231
B	0.76	0	19	19	62	2.11	3.4	0.1336
C	0.83	0	19	19	62	2.11	3.8	0.1459
D	1.25	0	19	19	62	2.11	5.6	0.2198
E	1.39	0	19	19	62	2.11	6.3	0.2444
F	1.27	0	19	19	62	2.11	5.7	0.2234

PROJECT NAME Los Campos JOB NO. 6012

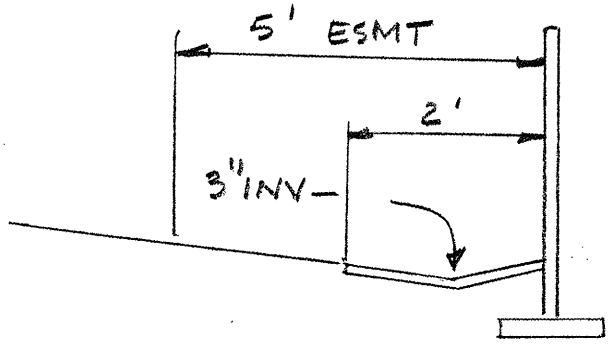
SUBJECT

BY CHECKED BY DATE 3-22-96 PAGE 1 OF

REV 12-27-96

REAR YARD SWALES

REAR YARDS DRAIN VIA CONC CHANNEL.
ALL ROOFS DRAIN TO STREET.



SECTION

NTS

TYPICALLY:

REAR YARD A = 11,850 SF
Q_{100} = 0.9 CFS
SLOPE = 2.3%

%B = 50
%C = 50

REAR YARD A = 15' x 790' = 11850 SF
OUTFALL AT HOTEL CIRCLE NE

MAN-MADE CHANNELS REV 12-27-96

VARIABLES LIST:

Y - FLOW DEPTH	B - CHANNEL BOTTOM WIDTH	S - CHANNEL SLOPE
Q - FLOWRATE	M - CHANNEL SIDE SLOPE	N - CHANNEL ROUGHNESS

VARIABLE TO BE SOLVED (Y,Q,B,M,S OR N) ? Y

Q (CFS)	? 0.9		
B (FT)	? 0		
M (FT/FT)	? 3		
S (FT/FT)	? .023		
N (FT^1/6)	? .017		

RESULTS

Y=	0.29 FT	
A=	0.25 SF	
P=	1.84 FT	
V=	3.55 FPS	
F=	1.64	SUPER-CRITICAL FLOW

<Shift> <Prt Sc> print <Return> repeat <Space Bar> back to menu

PROJECT NAME Los Campos JOB NO. 6012

SUBJECT

BY CHECKED BY DATE 3-22-96 PAGE 3 OF
REV 12-27-96

SIDEWALK CULVERTS

SW CULVERTS ARE SIZED USING WEIR ANALYSIS AS FOLLOWS:

WEIRS

Enter up to 10 weirs.
Enter <Return> only for flowrate and length to end.

FLOWRATE (CFS)	LENGTH (FT)	COEFF (-)	HEAD (FT)	Ap # R. YARD	Ap # SWALE
0.90	1.9	2.500	0.33		
6.60	4.8	2.500	0.67	2	
5.60	4.1	2.500	0.67	4	
17.60	12.8	2.500	0.67	6	

STREET DEPTHS

ANALYSIS POINT	SLOPE (%)	WIDTH (ft)	Q100 (cfs)	DEPTH (fT)	CURB TYPE
1	3.0	28	3.2	0.15	MOUNTABLE
2	3.1	22	6.6	0.20	MOUNTABLE
3	1.4	28	3.8	0.19	MOUNTABLE
4	1.5	22	5.6	0.21	MOUNTABLE
5	2.5	28	11.9	0.26	MOUNTABLE
6	1.7	22	17.6	0.31	MOUNTABLE

AP (1)

NATURAL CHANNELS

VARIABLES LIST:
Y - FLOW ELEVATION Q - FLOWRATE S - CHANNEL SLOPE

VARIABLE TO BE SOLVED (Y,Q OR S) ? Y

Enter up to 20 cross-section points.
Enter <Return> only for distance to end.

Q (CFS) ? 3.2
S (FT/FT) ? .030

CROSS-SECTION POINTS

DIST	ELEV	COEFF	DIST	ELEV	COEFF
0	100.67	0.017			
0.12	100.00	0.017			
14.12	100.28	0.017			
28.12	100.00	0.017			
28.25	100.67	0.017			

RESULTS

Y= 100.15 FT
A= 1.18 SF
P= 15.62 FT
V= 2.72 FPS
F= 1.73 SUPER-CRITICAL FLOW

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AP (2)

NATURAL CHANNELS

VARIABLES LIST:
Y - FLOW ELEVATION Q - FLOWRATE S - CHANNEL SLOPE

VARIABLE TO BE SOLVED (Y,Q OR S) ? Y

Enter up to 20 cross-section points.
Enter <Return> only for distance to end.

Q (CFS) ? 6.6
S (FT/FT) ? .031

CROSS-SECTION POINTS

DIST	ELEV	COEFF	DIST	ELEV	COEFF
0	100.67	0.017			
0.12	100.00	0.017			
11.12	100.22	0.017			
22.12	100.00	0.017			
22.25	100.67	0.017			

RESULTS

Y= 100.20 FT
A= 2.00 SF
P= 20.37 FT
V= 3.30 FPS
F= 1.84 SUPER-CRITICAL FLOW

<Shift> <Prt Sc> print <Return> repeat <Space Bar> back to menu

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AP (3)

NATURAL CHANNELS

VARIABLES LIST:
Y - FLOW ELEVATION Q - FLOWRATE S - CHANNEL SLOPE

VARIABLE TO BE SOLVED (Y,Q OR S) ? Y

Q (CFS) ? 3.8
S (FT/FT) ? .014

Enter up to 20 cross-section points.
Enter <Return> only for distance to end.

CROSS-SECTION POINTS

DIST	ELEV	COEFF	DIST	ELEV	COEFF
0	100.67	0.017			
0.12	100.00	0.017			
14.12	100.28	0.017			
28.12	100.00	0.017			
28.25	100.67	0.017			

RESULTS

```
Y=     100.19 FT
A=       1.78 SF
P=      19.22 FT
V=       2.13 FPS
F=       1.23   SUPER-CRITICAL FLOW
```

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AP (4)

NATURAL CHANNELS

VARIABLES LIST:
Y - FLOW ELEVATION Q - FLOWRATE S - CHANNEL SLOPE

VARIABLE TO BE SOLVED (Y,Q OR S) ? Y

Q (CFS) ? 5.6
S (FT/FT) ? .015

Enter up to 20 cross-section points.
Enter <Return> only for distance to end.

CROSS-SECTION POINTS

DIST	ELEV	COEFF	DIST	ELEV	COEFF
0	100.67	0.017			
0.12	100.00	0.017			
11.12	100.22	0.017			
22.12	100.00	0.017			
22.25	100.67	0.017			

RESULTS

```
Y=     100.21 FT
A=       2.32 SF
P=      21.94 FT
V=       2.41 FPS
F=       1.30   SUPER-CRITICAL FLOW
```

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AP (5)

NATURAL CHANNELS

VARIABLES LIST:
Y - FLOW ELEVATION Q - FLOWRATE S - CHANNEL SLOPE

VARIABLE TO BE SOLVED (Y,Q OR S) ? Y

Q (CFS) ? 11.9
S (FT/FT) ? .025

Enter up to 20 cross-section points.
Enter <Return> only for distance to end.

CROSS-SECTION POINTS

DIST	ELEV	COEFF	DIST	ELEV	COEFF
0	100.67	0.017			
0.12	100.00	0.017			
14.12	100.28	0.017			
28.12	100.00	0.017			
28.25	100.67	0.017			

RESULTS

Y= 100.26 FT
A= 3.37 SF
P= 26.45 FT
V= 3.53 FPS
F= 1.73 SUPER-CRITICAL FLOW

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AP (6)

NATURAL CHANNELS

VARIABLES LIST:
Y - FLOW ELEVATION Q - FLOWRATE S - CHANNEL SLOPE

VARIABLE TO BE SOLVED (Y,Q OR S) ? Y

Q (CFS) ? 17.6
S (FT/FT) ? .017

Enter up to 20 cross-section points.
Enter <Return> only for distance to end.

CROSS-SECTION POINTS

DIST	ELEV	COEFF	DIST	ELEV	COEFF
0	100.67	0.017			
0.12	100.00	0.017			
11.12	100.22	0.017			
22.12	100.00	0.017			
22.25	100.67	0.017			

RESULTS

Y= 100.31 FT
A= 4.48 SF
P= 22.64 FT
V= 3.92 FPS
F= 1.54 SUPER-CRITICAL FLOW

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HYDROLOGY

ON-SITE

A = 6.2 AC

PRECIP ZONE = 4

$P_{360} = 2.90"$

$P_{10\ DAY} = 5.95"$

LAND TREATMENT:

ZONING SU-1 / C-2 USES

PROPOSED RT TYPE DEV.

DENSITY = 64 / 6.2 = 10 DU/AC

PER TABLE A-5:

%D = 70 ⇒ %A = 0

B = 15

C = 15

$E_W = 2.23"$

$V_{100} = 1.1522$ AF

$= 50,188$ CF

$V_{10\ DAY} = 1.1522 + 0.7(6.2)(5.95 - 2.90)/12$

$= 2.2553$ AF

$= 98,240$ CF

$Q_{100} = 29.0$ CFS

OFF-SITE

BASIN	A	DESCR
A	2.2	MOTEL SITE
B.	2.2 *	OFFICE
C	8.6	TARGET, SHOPS, OFF MAY ETC
D1	3.1	HC - EAST
D2	1.6	HC - WEST
E	4.5	TARGET, PARKING (PIPED)
F	1.8	OFF - MAX
G	2.6	APPLEBEES

LAND TREATMENT :

FOR COMMERCIAL USES %D = 90
%A =
B = 5
C = 5

AT SD SYS FROM HC EAST

A = 16.1 AC (A, B, C, D1)
A = 6.2 AC (SITE)

Q_{100} = 81.4 + 29.0 = 110.4 CFS

AT SD SYS FROM HC WEST

$A = 6.0$ AC (F, G, D2)

$Q_{100} = 30.4$ CFS

FROM PRIVATE SD TO PUBLIC SD

$A = 4.5$ AC (E)

$Q = 22.8$ CFS

TOTAL Q_{100} AT PUBLIC SD SYS

$Q_{100} = 110.4 + 30.4 + 22.8 = 163.6$ CFS.

SD SYSTEM

PER A/B Q_{100} (DESIGN) = 153 CFS

CHECK STREET DEPTH

WIDTH = 40' FF 6" CURB TYP CROWN

JUST UPSTR FROM SD SYS:

SLOPE = 2.2% $Q/2 = 55$ CFS $d = 0.68'$

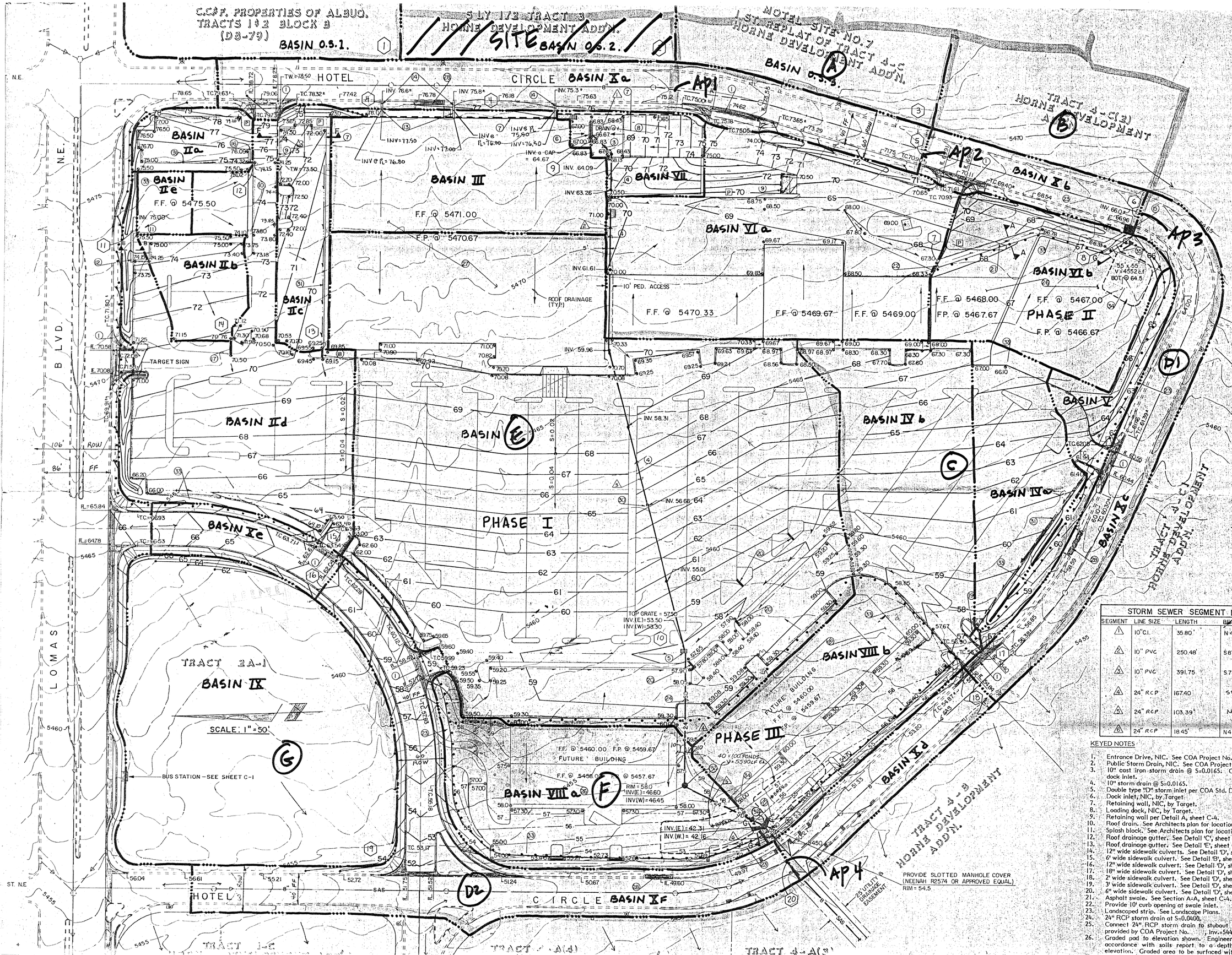
CHECK ST DEPTH AT VARIOUS AP'S

AP	A	Q	S	d	Q_{MAX} *
1	6.2/2.0	39.1	1.7	0.52'	36 CFS
2	6.2/4.7	52.8	1.7	0.56'	36
3	6.2/7.4	66.5	1.7	0.60	36
4	22.3	110.4	2.2	0.68'	42

* BASED ON $d_{MAX} = 0.50'$

IF $d_{MAY} = 0.70'$;

AP	Q_{MAX}
1	100 CFS
2	100
3	100
4	118



STORM SEWER SEGMENT DATA

SEGMENT	LINE SIZE	LENGTH	BEARING	SLOPE
1	10" CI.	35.80'	N 48°59'30" E	0.0165
2	10" PVC	250.48'	S 87°50'24" E	0.0165
3	10" PVC	391.75	S 77°11'50" E	0.040
4	24" RCP	167.40	S 87°50'24" E	0.040
5	24" RCP	103.39'	N 33°10'18" E	0.040
6	24" RCP	18.45'	N 48°54'24" E	0.040

KEYED NOTES

1. Entrance Drive, NIC. See COA Project No.
2. Public Storm Drain, NIC. See COA Project No.
3. 10" cast iron storm drain @ S=0.0165. Cap drainline, 2 feet from dock inlet.
4. 10" storm drain @ S=0.0165.
5. Double type "D" storm inlet per COA Std. Dwg. 2206.
6. Dock inlet, NIC, by Target.
7. Retaining wall, NIC, by Target.
8. Loading dock, NIC, by Target.
9. Retaining wall per Detail A, sheet C-4.
10. Roof drain. See Architects plan for location and detail.
11. Splash block. See Architects plan for location and detail.
12. Roof drainage gutter. See Detail 'C', sheet C-4.
13. Roof drainage gutter. See Detail 'E', sheet C-4.
14. 12" wide sidewalk culverts. See Detail 'D', sheet C-4.
15. 6' wide sidewalk culvert. See Detail 'B', sheet C-4.
16. 12" wide sidewalk culvert. See Detail 'D', sheet C-4.
17. 18" wide sidewalk culvert. See Detail 'D', sheet C-4.
18. 2' wide sidewalk culvert. See Detail 'D', sheet C-4.
19. 3' wide sidewalk culvert. See Detail 'D', sheet C-4.
20. 6" wide sidewalk culvert. See Detail 'D', sheet C-4.
21. Asphalt swale. See Section A-A, sheet C-4.
22. Provide 10' curb opening at swale inlet.
23. Landscaped strip. See Landscape Plans.
24. 24" RCP storm drain at S=0.0400.
25. Connect 24" RCP storm drain to stubout from public system to be provided by COA Project No. ____, Inv.=5441.20
26. Graded pad to elevation shown. Engineered fill to be provided in accordance with soils report to a depth 5' below finished pad elevation. Graded area to be surfaced with e... Alternate 'A' - 2"

VICINITY MA
SCALE: 1" = 80

GENERAL NOTES

1. TWO (2) W... CONTRACT... 765-1234, FO...
2. PRIOR TO C... CAVATE AN... LOCATIONS... A CONFLIC... THE ENGIN... SOLVED WIT...
3. ALL WORK ... ACCORDAN... LOCAL LA... CONSTRUCT...
4. THE FOLLO... THE PROJE... EAST;

PROJE... EAST, ...

GEOTE... MARK... TECHN...

CITY O... FICATI... 1985 ED...

NEW ... PUBLIC...

5. FOR HORIZO...
6. FOR CURB, ... SHEET C-2...
7. FOR SIDEW... CENT TO ... THROUGH ...
8. ALL SPOT ... PAVEMENT, ...
9. THE CONTR... BANCE PER... TO PER-FOR...

BENCHMAR...

A Square Chiselec... ENE Curb Return ... and Morris Street

LEGAL DE...

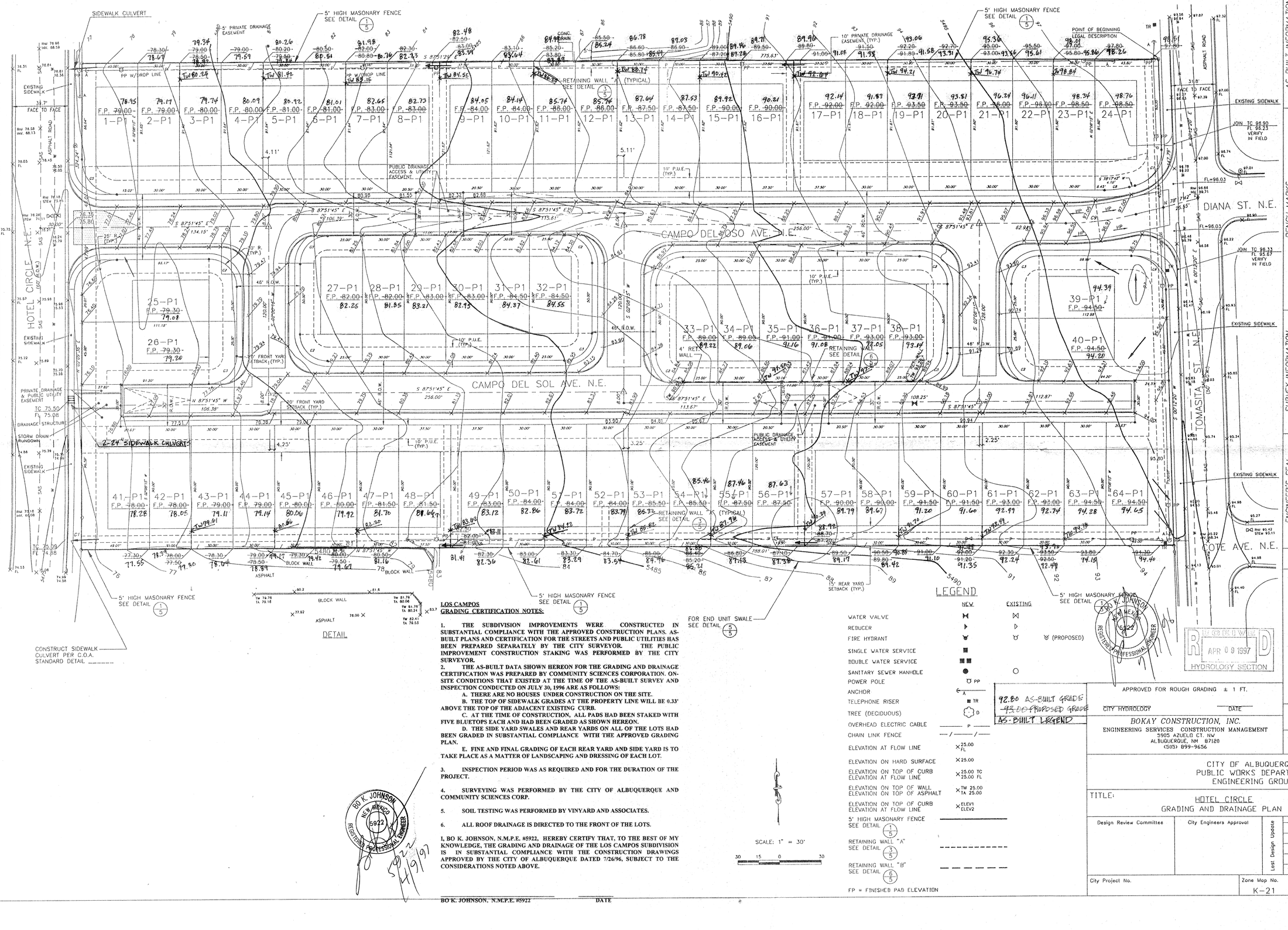
TRACTS 2A... HORNE DE...

LEGEND

SW... KE... DR... EX... PR... EX... PR... TC... FL... FU... EX... EX... EX... WA... PR... CO... LI... (TH... RE... PR... PH... TE... DR...

CITY PLAN REVIE...

LSPEY, HUSTON & ASSOCIATES, INC
Engineering & Environm...
317 COMMERCIAL ... ALBUQUERQUE, NE...
PHONE: (505) 242-...



LOS CAMPOS GRADING CERTIFICATION NOTES:

1. THE SUBDIVISION IMPROVEMENTS WERE CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS. AS-BUILT PLANS AND CERTIFICATION FOR THE STREETS AND PUBLIC UTILITIES HAS BEEN PREPARED SEPARATELY BY THE CITY SURVEYOR. THE PUBLIC IMPROVEMENT CONSTRUCTION STAKING WAS PERFORMED BY THE CITY SURVEYOR.
2. THE AS-BUILT DATA SHOWN HEREON FOR THE GRADING AND DRAINAGE CERTIFICATION WAS PREPARED BY COMMUNITY SCIENCES CORPORATION. ON-SITE CONDITIONS THAT EXISTED AT THE TIME OF THE AS-BUILT SURVEY AND INSPECTION CONDUCTED ON JULY 30, 1996 ARE AS FOLLOWS:
   A. THERE ARE NO HOUSES UNDER CONSTRUCTION ON THE SITE.
   B. THE TOP OF SIDEWALK GRADES AT THE PROPERTY LINE WILL BE 0.33' ABOVE THE TOP OF THE ADJACENT EXISTING CURB.
   C. AT THE TIME OF CONSTRUCTION, ALL PADS HAD BEEN STAKED WITH FIVE BLUETOPS EACH AND HAD BEEN GRADED AS SHOWN HEREON.
   D. THE SIDE YARD SWALES AND REAR YARDS ON ALL OF THE LOTS HAD BEEN GRADED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING PLAN.
   E. FINE AND FINAL GRADING OF EACH REAR YARD AND SIDE YARD IS TO TAKE PLACE AS A MATTER OF LANDSCAPING AND DRESSING OF EACH LOT.
3. INSPECTION PERIOD WAS AS REQUIRED AND FOR THE DURATION OF THE PROJECT.
4. SURVEYING WAS PERFORMED BY THE CITY OF ALBUQUERQUE AND COMMUNITY SCIENCES CORP.
5. SOIL TESTING WAS PERFORMED BY VINYARD AND ASSOCIATES.
6. ALL ROOF DRAINAGE IS DIRECTED TO THE FRONT OF THE LOTS.

I, BO K. JOHNSON, N.M.P.E. #5922, HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE GRADING AND DRAINAGE OF THE LOS CAMPOS SUBDIVISION IS IN SUBSTANTIAL COMPLIANCE WITH THE CONSTRUCTION DRAWINGS APPROVED BY THE CITY OF ALBUQUERQUE DATED 7/26/96, SUBJECT TO THE CONSIDERATIONS NOTED ABOVE.

BO K. JOHNSON, N.M.P.E. #5922 _____ DATE

BO K. JOHNSON NEW MEXICO 5922 REGISTERED PROFESSIONAL ENGINEER 5922 7/9/97

SCALE: 1" = 30'

30 15 0 30

LEGEND

	NEW	EXISTING
WATER VALVE	⋈	⋈
REDUCER	▶	▷
FIRE HYDRANT		(PROPOSED)
SINGLE WATER SERVICE	■	
DOUBLE WATER SERVICE	■■	
SANITARY SEWER MANHOLE	●	○
POWER POLE	PP	
ANCHOR	A	
TELEPHONE RISER	TR	
TREE (DECIDUOUS)	D	
OVERHEAD ELECTRIC CABLE	P	
CHAIN LINK FENCE		
ELEVATION AT FLOW LINE	25.00 FL	
ELEVATION ON HARD SURFACE	25.00	
ELEVATION ON TOP OF CURB ELEVATION AT FLOW LINE	25.00 TC 25.00 FL	
ELEVATION ON TOP OF WALL ELEVATION ON TOP OF ASPHALT	TW 25.00 TA 25.00	
ELEVATION ON TOP OF CURB ELEVATION AT FLOW LINE	ELEV1 ELEV2	
5' HIGH MASONRY FENCE SEE DETAIL 1/5		
RETAINING WALL "A" SEE DETAIL 3/5		
RETAINING WALL "B" SEE DETAIL 5/5		

FP = FINISHED PAD ELEVATION

92.80 AS-BUILT GRADE
~~93.00 PROPOSED GRADE~~
AS-BUILT LEGEND

APPROVED FOR ROUGH GRADING ± 1 FT.

CITY HYDROLOGY _____ DATE

RECEIVED APR 09 1997 HYDROLOGY SECTION

BO K. JOHNSON NEW MEXICO 5922 REGISTERED PROFESSIONAL ENGINEER

AS BUILT INFORMATION

WORK STAKED BY	DATE
AS-BUILTS COMPLIANCE BY	DATE
FIELD VERIFICATION BY	DATE
AS-BUILTS DRAWINGS COMPLETED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	DATE
			DESIGNED BY
			DRAWN BY
			CHECKED BY

BOKAY CONSTRUCTION, INC.
ENGINEERING SERVICES CONSTRUCTION MANAGEMENT
5905 AZUELO CT. NW
ALBUQUERQUE, NM 87120
(505) 899-9656

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:
HOTEL CIRCLE
GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineers Approval	Last Design Update	Mo/Day/Yr.	Mo/Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
	K-21	3	18