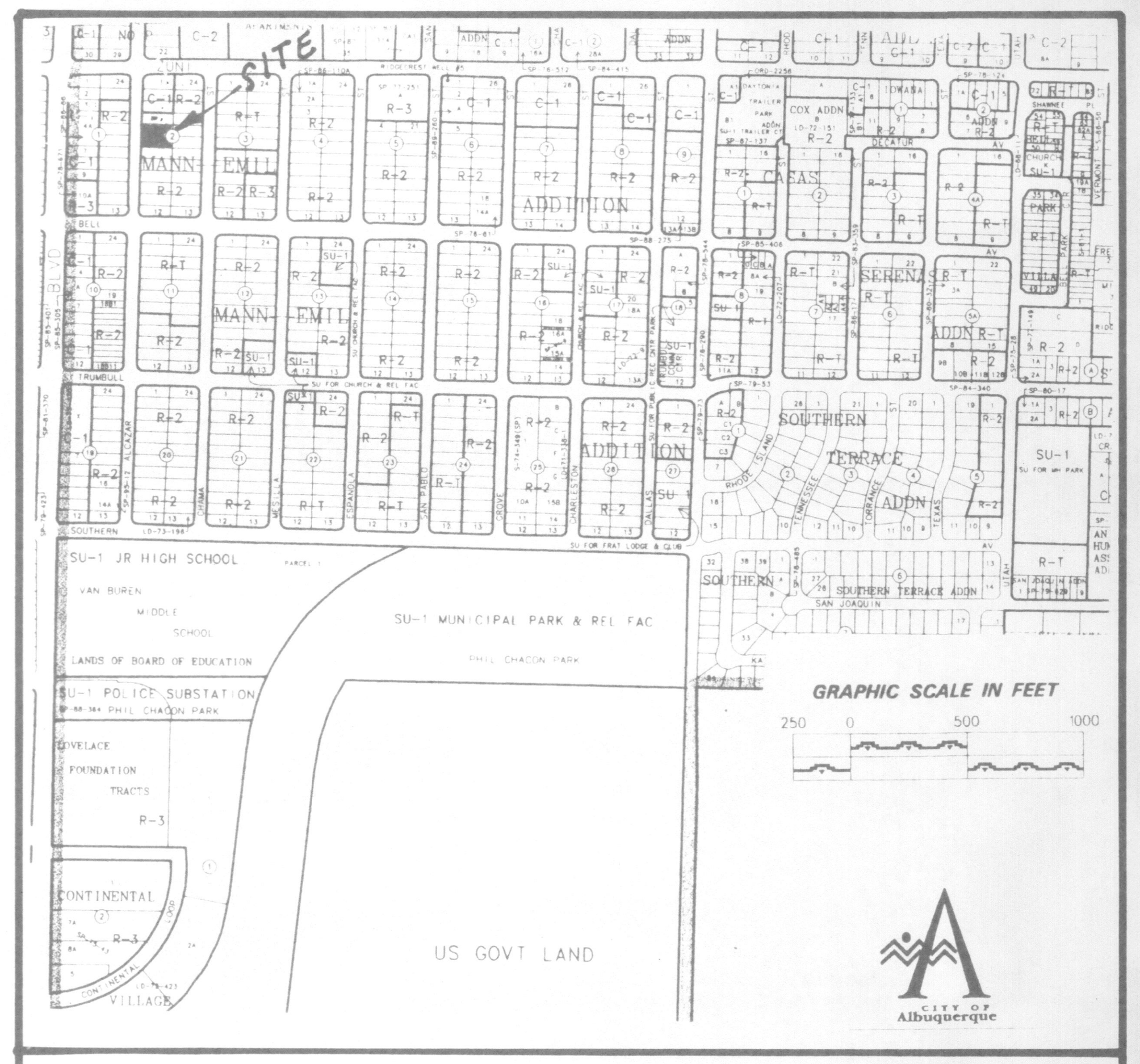
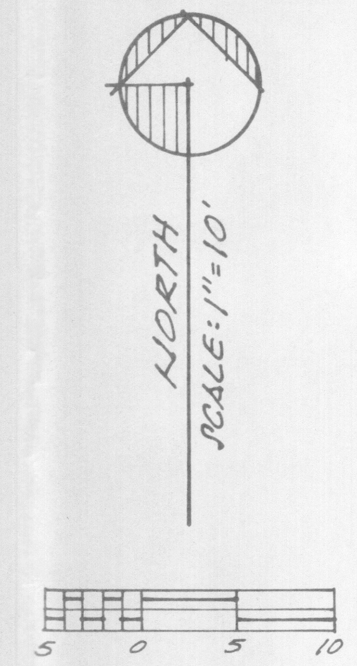
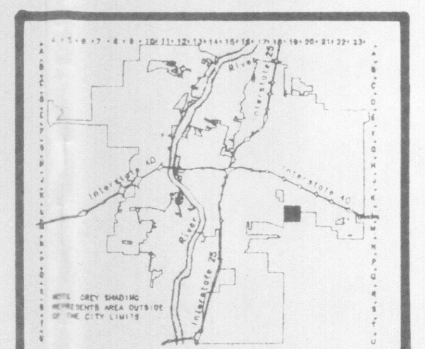


VICINITY MAP

L-19-Z





LOCATION MAP

TABLE A-10. PEAK INTENSITY (IN/HR at t_c = 0.2 hour)	
Zone	Intensity 100-YR [2-YR, 10-YR]
1	4.70 [1.84, 3.14]
2	5.05 [2.04, 3.41]
(3)	5.38 [2.21, 3.65]
4	5.61 [2.34, 3.83]

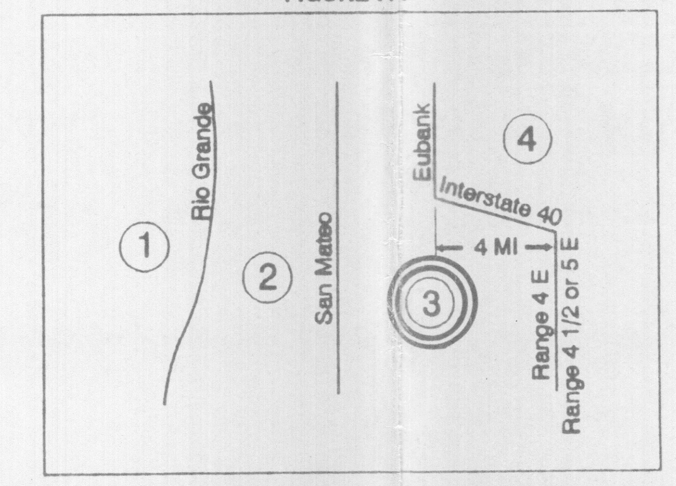
TABLE A-9. PEAK DISCHARGE (cfs/acre)				
	Treatment			100-YR [2-YR, 10-YR]
Zone	A	B	C	D
1	1.29 [0.00, 0.24]	2.03 [0.03, 0.76]	2.87 [0.47, 1.49]	4.37 [1.69, 2.89]
2	1.56 [0.00, 0.38]	2.28 [0.08, 0.95]	3.14 [0.60, 1.71]	4.70 [1.86, 3.14]
(3)	1.87 [0.00, 0.58]	2.60 [0.21, 1.19]	3.45 [0.78, 2.00]	5.02 [2.04, 3.39]
4	2.20 [0.05, 0.87]	2.92 [0.38, 1.45]	3.73 [1.00, 2.26]	5.25 [2.17, 3.57]

A.1 PRECIPITATION ZONES

Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

TABLE A-1. PRECIPITATION ZONES	
Zone	Location
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
(3)	Between San Mateo and Eubank, North of Interstate 40; and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40; and East of the East boundary of Range 4 East, South of Interstate 40

FIGURE A-1



Where a watershed extends across a zone boundary, use the zone which contains the largest portion of the watershed.

DPM SECTION 22.2 - HYDROLOGY
January, 1993 Page A-4

TABLE A-4. LAND TREATMENTS	
Treatment	Land Condition
A	Soil uncompacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundcover and infiltration capacity. Croplands. Unlined arroyos.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil compacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vacant lots. Gravel or rock on plastic (desert landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.
Most watersheds contain a mix of land treatments. To determine proportional treatments, measure respective subareas. In lieu of specific measurement for treatment D, the areal percentages in TABLE A-5 may be employed.	

LEGAL DESCRIPTION:

LOTS FIVE (5) AND SIX (6), BLOCK TWO (2), EMIL MANN ADDITION, TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

BENCH MARK REFERENCE: ACS STATION "11-K19A", M.S.L.D. ELEV. = 5317.302, (PROJECT T.B.M. AS SHOWN ON PLAN HEREON).

NOTE: ALL WORK WITHIN PUBLIC EASEMENT SHALL BE PERFORMED UNDER SEPARATE PERMIT.

APPROVALS	NAME	DATE
A.C.E./DESIGN	B. Montoya	5/13/97
INSPECTOR		
A.C.E./FIELD		

NOTICE TO CONTRACTOR:

1.) AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THIS PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION OF THIS PERMIT.

2.) ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATION - PUBLIC WORKS CONSTRUCTION - 1985.

3.) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (765-1234) FOR LOCATION OF EXISTING UTILITIES.

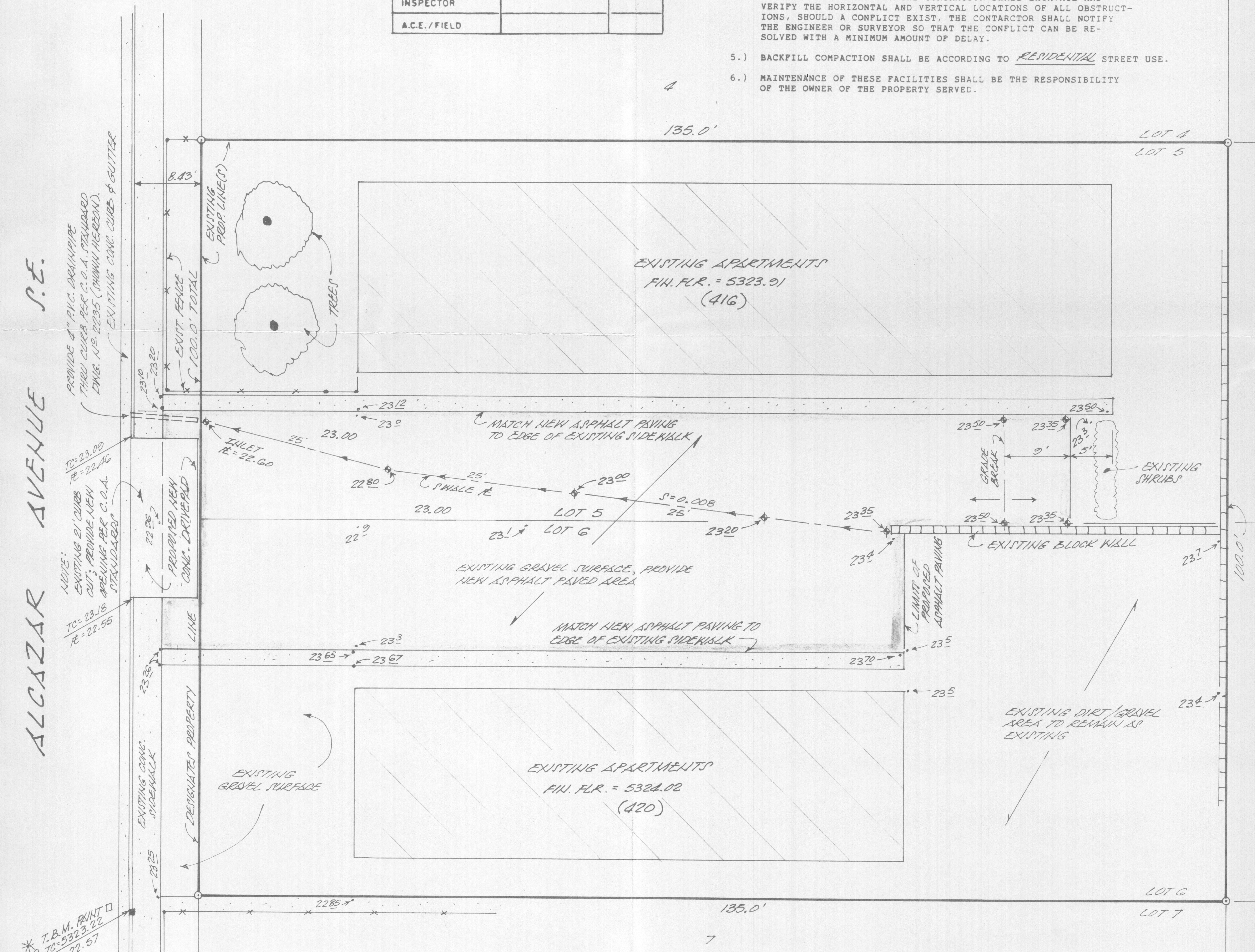
4.) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS, SHOULD A CONFLICT EXIST, THE CONTARCTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

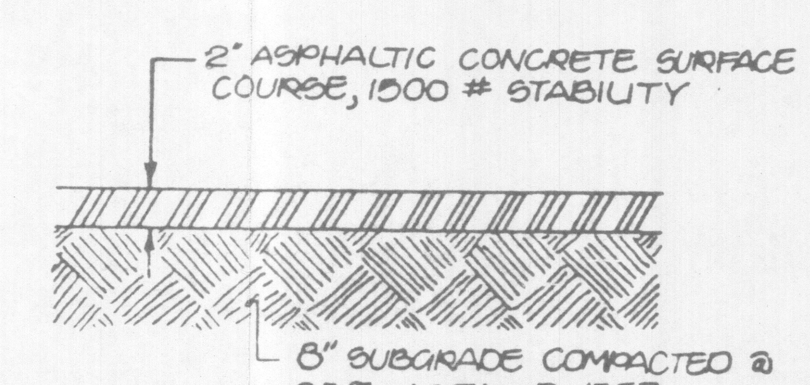
5.) BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.

6.) MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

LEGEND:

EXISTING CONTOUR = — — 23 — —
EXISTING SPOT ELEVATION= • 22.2
PROPOSED CONTOUR = ——23.0——
TOP OF CURB / FLOWLINE ELEVATION = TC=23.07 / FL=22.46





TYPICAL PAVEMENT SECTION
SCALE 1" = 1'-0"

EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT FOR STORM RUN-OFF DURING CONSTRUCTION; HE SHALL INSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

1.) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTIES.

2.) ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREETS.

3.) THE CONTRACTOR SHALL IMMEDIATELY AND THROUGHLY REMOVE ANY AND ALL SEDIMENT WITHIN PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

CONSTRUCTION NOTES:

1.) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR LOCATION OF EXISTING UTILITIES.

2.) 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 SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

3.) 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.

4.) ALL CONSTRUCTION WITHIN CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

GENERAL NOTES:

1.) NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.

2.) NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD WITHIN THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THE PLAT OF RECORD OR THE PLAN HEREON.

3.) TOPOGRAPHY SURVEY INFORMATION SHOWN ON THE PLAN HEREON PROVIDED BY **TORRES SURVEYING COMPANY**, ALBUQUERQUE, NEW MEXICO.

DRAINAGE COMMENTS AND CALCULATIONS:

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED ON THE EAST SIDE OF ALCAZAR AVENUE S.E. BETWEEN ZUNI ROAD S.E. AND BELL AVENUE S.E., IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

THE SUBJECT SITE, 1.) IS ACCORDING TO F.E.M.A. PANEL 36 OF 50, ENCROACHED BY A 100-YEAR FLOODPLAIN, 2.) DOES NOT LIE ADJACENT TO A NATURAL OR ARTIFICIAL WATER COURSE, 3.) DOES NOT ACCEPT OFFSITE FLOWS FROM ADJACENT PROPERTIES, 4.) DOES NOT CONTRIBUTE TO THE OFFSITE FLOWS OF ADJACENT PROPERTIES, 5.) IS PRESENTLY AN EXISTING GRAVELED PARKING AREA THAT IS TO BE A PROPOSED ASPHALTIC PAVED ARKING AREA.

CALCULATIONS:

PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2., DESIGN CRITERIA FOR THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATED JANUARY 1993.

SITE AREA: 3,460.0 SQ. FT. (0.08 ACRE)±, (PROPOSED PAVED AREA)

PRECIPITATION ZONE: THREE (3), TABLE A-1

PEAK INTENSITY: IN./HR. AT T_c = TWELVE (12) MINUTES, 100-YR. = 5.38

LAND TREATMENT METHOD FOR CALCULATION OF "Q_p", TABLES A-8 & A-9

"LAND TREATMENT FACTORS", TABLE A-4.

EXISTING CONDITIONS: (GRAVELED SURFACED PARKING AREA)

TREATMENT	AREA/ACRES		FACTOR		CFS
C	0.08	X	3.45	=	0.28

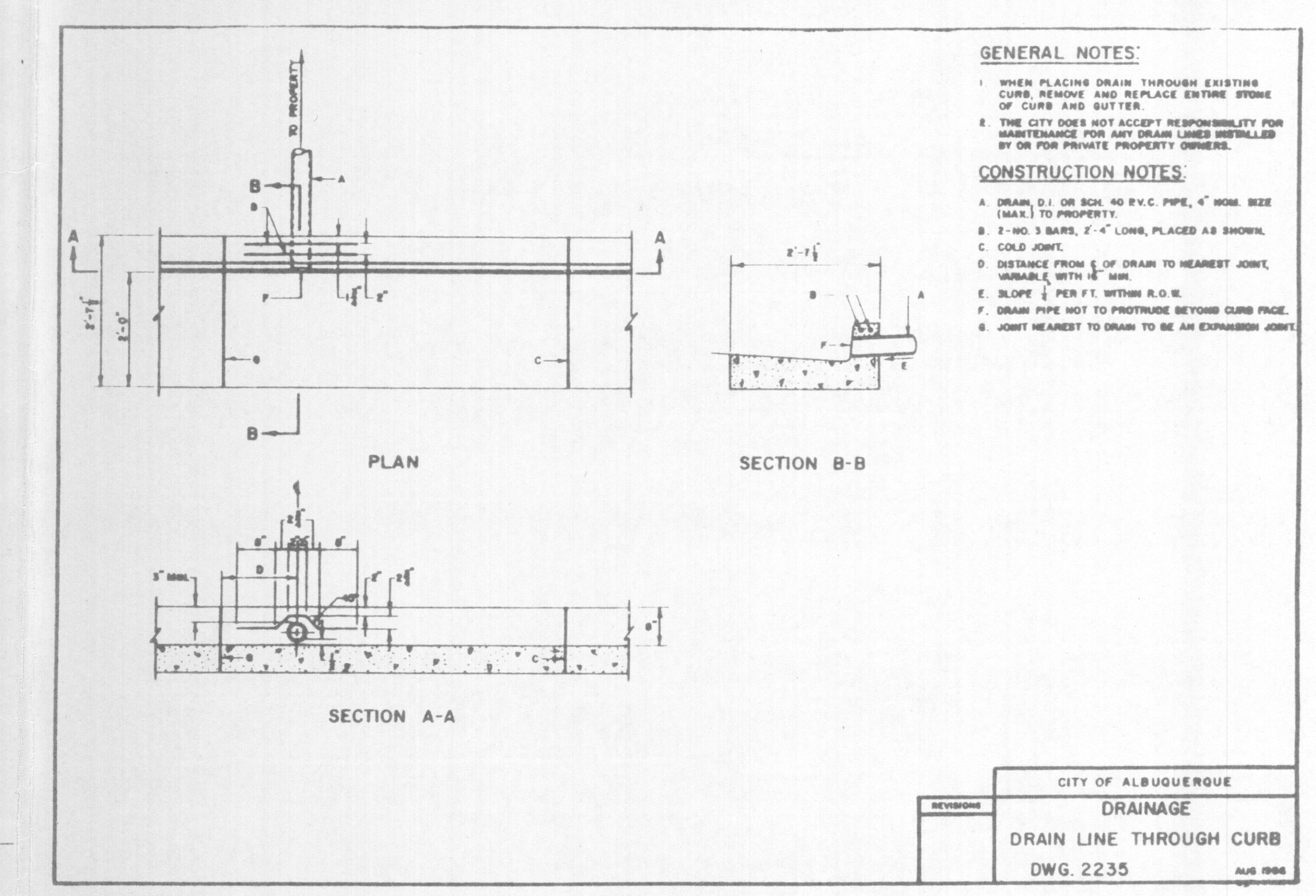
"Q_p" = 0.28 CFS

PROPOSED DEVELOPED CONDITIONS: (NEW ASPHALT PAVED AREA)

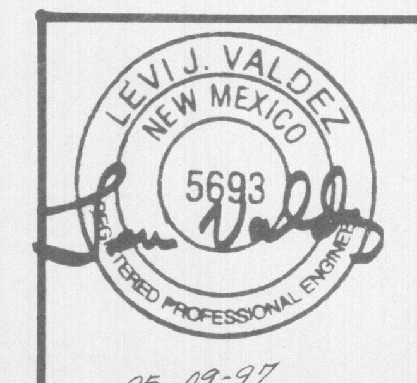
TREATMENT	AREA/ACRES		FACTOR		CFS
D	0.08	X	5.02	=	0.40

"Q_p" = 0.40 CFS

*** INCREASE = 0.12 CFS

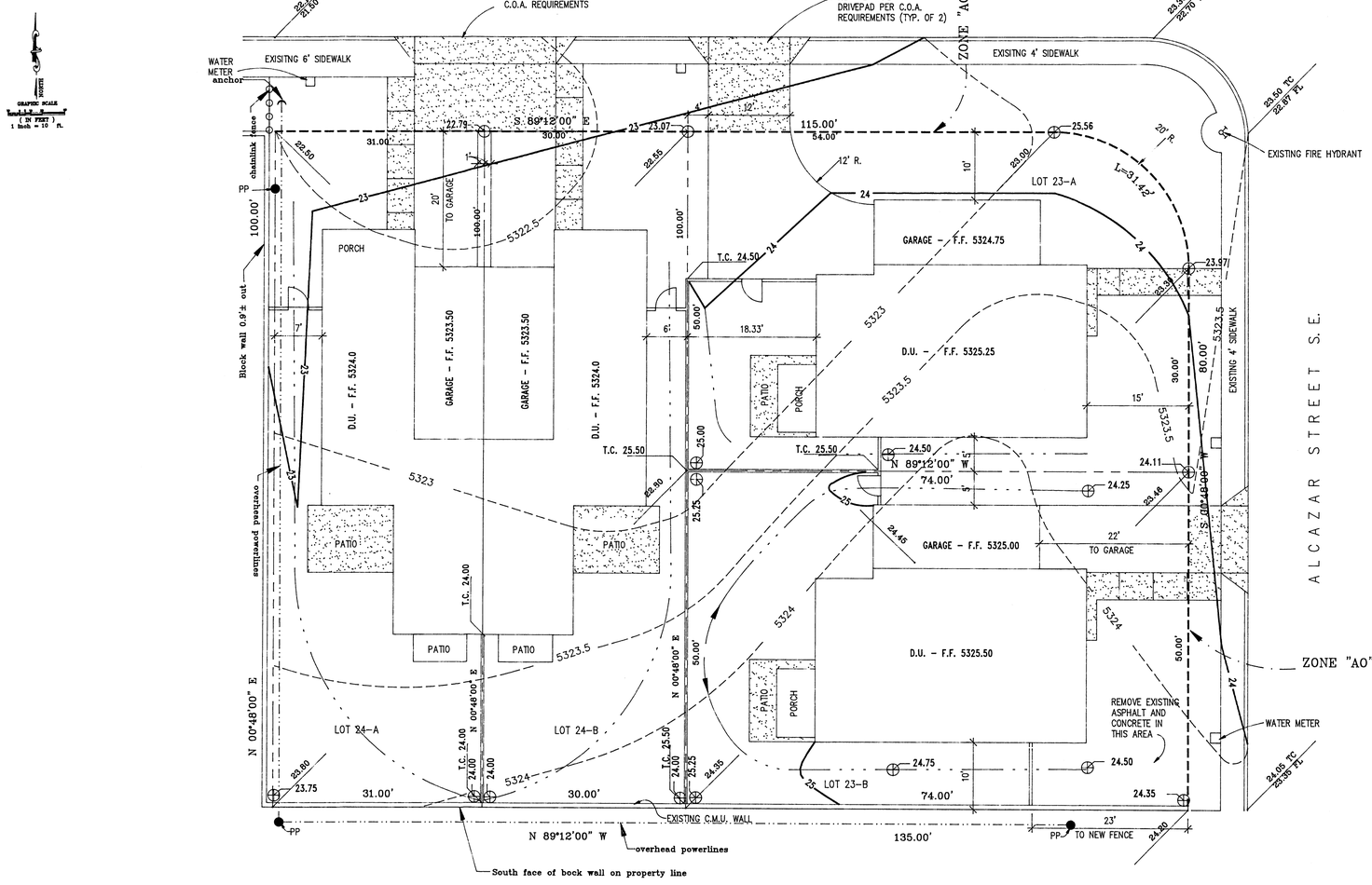


ADDRESS: 416 AND 420 ALCAZAR AVENUE S.E.



ENGINEER'S SEAL

A PROPOSED PAVING PLAN
FOR
416 & 420 ALCAZAR AVE. S.E.
ALBUQUERQUE, NEW MEXICO
MAY, 1997



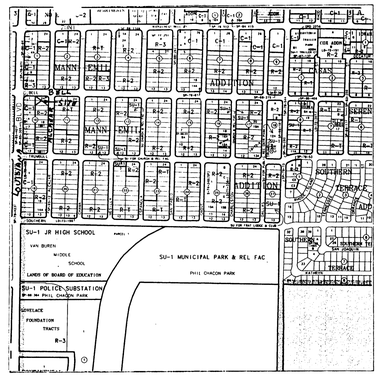
GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

NOTE: Elevations based on ACS "chiseled square" on top of curb, Elevation = 5,327.676

GRADING PLAN – BELL & ALCAZAR

LEGEND

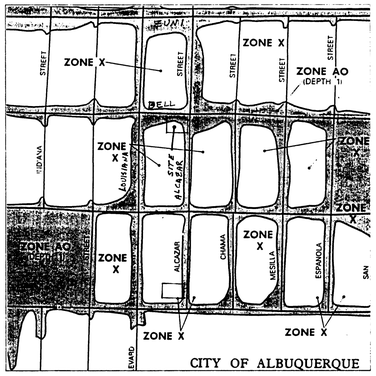
- 33.20 EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS,
- 5000 EXISTING CONTOURS
- 5000 PROPOSED CONTOURS
- CONCRETE
- FLOWLINE
- POWER LINE
- FLOODPLAIN
- T.C. 35.25 TOP OF CURB



LOCATION MAP L-19-Z

LEGAL DESCRIPTION: LOTS 23-A, 23-B, 24-A, & 24-B, BLOCK 10, MANN-EMIL ADD'N., ALBUQUERQUE, NM

ADDRESS: BELL & ALCAZAR, S.E.



FLOOD INSURANCE RATE MAP

PANEL NO. 354 OF 825

GENERAL:

THIS VACANT TRACT OF LAND IS LOCATED ON THE S.E. CORNER OF ALCAZAR AND BELL, S.E. AND ONE BLOCK EAST OF LOUISIANA BLVD., S.E. IT HAS BEEN REPLATTED INTO FOUR LOTS AND AFFORDABLE HOUSING UNITS ARE TO BE BUILT BY THE "GREATER ALBUQUERQUE HOUSING PARTNERSHIP"

THIS REACH OF ALCAZAR AND BELL IS IN THE AO FLOODZONE WITH A DEPTH OF ONE FOOT. THE LOT HAS TO BE FILLED IN ORDER TO HAVE THE FINISHED FLOOR ELEVATION AT 2 FEET ABOVE THE FLOWLINE IN ALCAZAR, S.E. AND BELL, S.E. THE FINAL GRADING IS TO HAVE THE PROPERTY LINE, WHICH IS 9 FEET BACK OF THE CURB, AT AN ELEVATION OF ONE FOOT ABOVE THE FLOWLINE, WHICH PLACES THE FLOOD ZONE AT THE PROPERTY LINE.

DUE TO THE ADVERSE GRADIENT IN THESE LOTS, IT IS NECESSARY TO BUILD HEADER CURBS. TO KEEP CROSS DRAINAGE FROM OCCURRING BETWEEN THE FOUR BUILDING SITES, HEADER CURBS NECESSARY BETWEEN LOTS TO THE FRONT OF THE DWELLING UNITS.

%%UPROPOSED RUNOFF:%%U

THE RUNOFF FROM EACH OF THE FOUR LOTS ARE TABULATED SEPARATELY. THE DRIVEWAYS ARE TO BE ROLL COMPACTED GRAVEL WITH A SOIL TREATMENT C. THE IMPERVIOUS AREAS, BUILDINGS, PATIOS, AND SIDEWALKS ARE SOIL TREATMENT D, AND THE BALANCE OF THE AREA IS ASSUMED TO BE LANDSCAPED WITH SOIL TREATMENT B.

THE SITE IS IN PRECIPITATION ZONE 3, WHICH HAS A PEAK Q IN CFS/ACRE AS A FUNCTION OF SOIL TREATMENT OF A= 1.87, B= 2.60, C= 3.45, AND D= 5.02. THE EXCESS PRECIPITATION FOR ZONE 3 IN INCHES AS A FUNCTION OF SOIL TREATMENT IS A= 0.66, B= 0.92, C= 1.29, AND D= 2.36. THESE Q's AND E's ARE FOR THE 6 HOUR 100 YEAR STORM.

BASED UPON THESE VALUES AND THE SITE, THE Q's ARE TABULATED USING $Q_P = (A_BQ_B + A_CQ_C + A_DQ_D)/43{,}560$, WHERE A IS AREA OF EACH TREATMENT AND Q_P IS THE PEAK DISCHARGE OF EACH TREATMENT.

LOT NO.	23-A	23-B	24-A	24-B
AREA TOTAL (SF)	3,100	3,000	3,614.16	3,700
AREA IMPERVIOUS (SF)	1,425	1,425	1,585	1,585
AREA GRAVEL(SF)	430	264	190	190
AREA LANDSCAPED (SF)	1,245	1,311	1,839	1,925
Q_{P100} (IMPERVIOUS – CFS)	0.16	0.16	0.18	0.18
Q_{P100} (GRAVEL – CFS)	0.03	0.02	0.02	0.02
Q_{P100} (LANDSCAPED – CFS)	0.07	0.08	0.11	0.11
Q_{P100} TOTAL (CFS)	0.26	0.26	0.31	0.31

ALL FOUR OF THESE HOUSING UNITS ARE GRADED SUCH THAT THE RUNOFF FROM STORM WATERS ARE ROUTED TO THE STREET AT THE FRONT OF THE LOTS.

RECEIVED
MAY 18 1999
HYDROLOGY SECTION

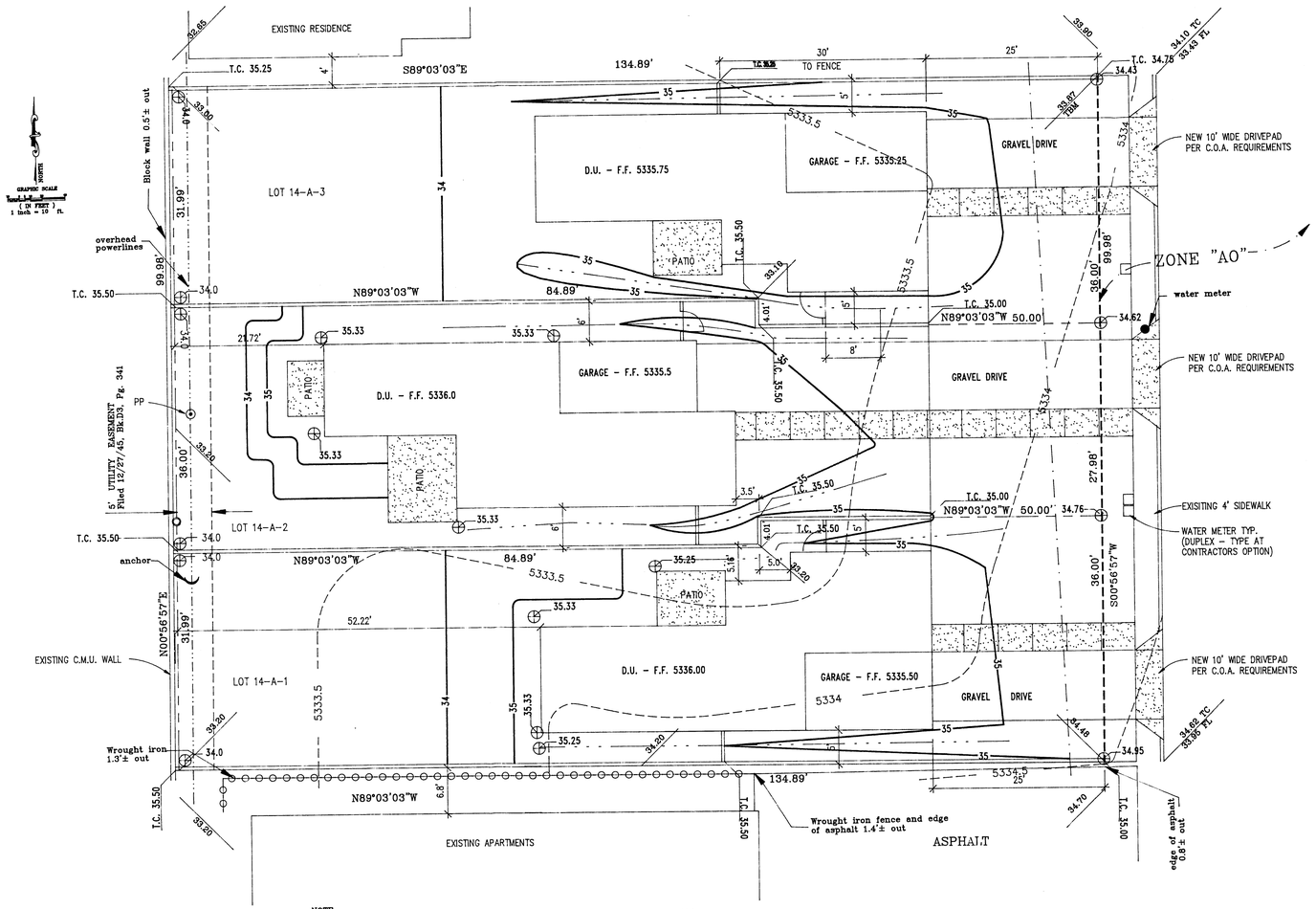
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
2934
CARROLL A COONCE
5/13/99

C.A. COONCE & ASSOC.
ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS
12324 PINERIDGE N.E. ALBUQUERQUE, N.M. 87112 PH (505) 296-1089

TITLE	SITE GRADING PLAN
PROJECT	BELL & ALCAZAR, S.E.

DATE	05/13/99	REVISED					
DRAWN	LSC						
CHECKED	CAC						

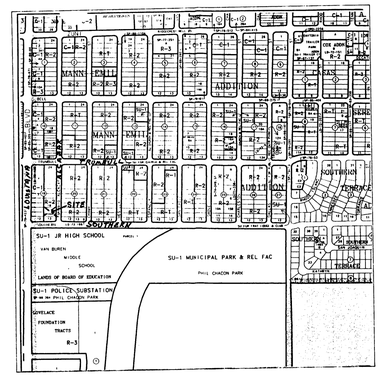
SHEET 1 OF 1



GRADING PLAN – 639 ALCAZAR

LEGEND

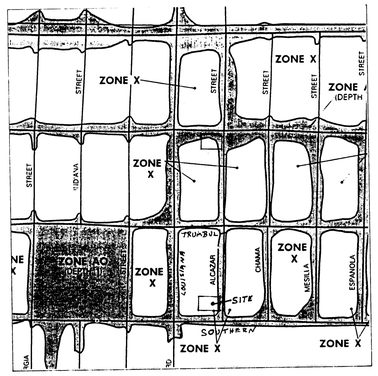
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS,
- 5000 EXISTING CONTOURS
- 5000 PROPOSED CONTOURS
- CONCRETE
- FLOWLINE
- POWER LINE
- FLOODPLAIN
- T.C. 35.25 TOP OF CURB



LOCATION MAP L-19-Z

LEGAL DESCRIPTION: LOTS 14-A-1, 14-A-2, & 14-A-3 , BLOCK 19, MANN-EMIL ADD'N., ALBUQUERQUE, NM

ADDRESS: 639 ALCAZAR, S.E.



FLOOD INSURANCE RATE MAP

PANEL NO. 354 OF 825

GENERAL:

THIS VACANT TRACT OF LAND IS LOCATED ON ALCAZAR, S.E., NORTH OF SOUTHERN AVE., S.E. AND ONE BLOCK EAST OF LOUISIANA BLVD., S.E. IT HAS BEEN REPLATTED INTO THREE LOTS AND AFFORDABLE HOUSING UNITS ARE TO BE BUILT BY THE "GREATER ALBUQUERQUE HOUSING PARTNERSHIP".

THIS REACH OF ALCAZAR IS IN THE AO FLOODZONE WITH A DEPTH OF ONE FOOT. THE LOT HAS TO BE FILLED IN ORDER TO HAVE THE FINISHED FLOOR ELEVATION AT 2 FEET ABOVE THE FLOW LINE IN ALCAZAR, S.E. THE FINAL GRADING IS TO HAVE THE PROPERTY LINE, WHICH IS 9 FEET BACK OF THE CURB, AT AN ELEVATION OF ONE FOOT ABOVE THE FLOWLINE, WHICH PLACES THE FLOOD ZONE AT THE PROPERTY LINE.

DUE TO THE ADVERSE GRADIENT IN THE LOTS TO THE NORTH AND SOUTH OF THIS TRACT, IT IS NECESSARY TO BUILD HEADER CURBS TO PREVENT FLOW INTO THE NEIGHBORING LOTS. TO KEEP CROSS DRAINAGE FROM OCCURRING BETWEEN THE THREE BUILDING SITES, HEADER CURBS ARE ALSO NECESSARY BETWEEN LOTS TO THE FRONT OF THE DWELLING UNITS. THE WATERS THAT FALL IN THE REAR OF THE LOTS WILL BE RETAINED AND PERCOLATED INTO THE SOIL. THIS WAS DONE NOT BECAUSE OF A NEED FOR PONDING, BUT TO MINIMIZE THE FILL COSTS IN AN ATTEMPT TO KEEP THE HOUSING UNITS AFFORDABLE.

%%UPROPOSED RUNOFF:%%U

THE RUNOFF FROM EACH OF THE THREE LOTS ARE TABULATED SEPARATELY. THE DRIVEWAYS ARE TO BE ROLL COMPACTED GRAVEL WITH A SOIL TREATMENT C. THE IMPERVIOUS AREAS, BUILDINGS, PATIOS, AND SIDEWALKS ARE SOIL TREATMENT D, AND THE BALANCE OF THE AREA IS ASSUMED TO BE LANDSCAPED WITH SOIL TREATMENT B.

THE SITE IS IN PRECIPITATION ZONE 3, WHICH HAS A PEAK Q IN CFS/ACRE AS A FUNCTION OF SOIL TREATMENT OF A= 1.87, B= 2.60, C= 3.45, AND D= 5.02. THE EXCESS PRECIPITATION FOR ZONE 3 IN INCHES AS A FUNCTION OF SOIL TREATMENT IS A= 0.66, B= 0.92, C= 1.29, AND D= 2.36. THESE Q's AND E's ARE FOR THE 6 HOUR 100 YEAR STORM.

BASED UPON THESE VALUES AND THE SITE, THE Q's AND V's ARE TABULATED USING $Q_P = (A_BQ_B + A_CQ_C + A_DQ_D)/43{,}560$, WHERE A IS AREA OF EACH TREATMENT AND Q_P IS THE PEAK DISCHARGE OF EACH TREATMENT, AND $V_{360} = E_BA_B + E_DA_D$ AND $V_{10DAYS} = V_{360} + A_D (P_{10\ DAYS} - P_{360})$ FOR BACKYARD STORAGE ONLY.

LOT NO.	14-A-1	14-A-2	14-A-3
AREA TOTAL (SF)	4,516	4,455	4,516
AREA IMPERVIOUS (SF)	1,330	1,550	1,330
AREA GRAVEL(SF)	250	505	250
AREA LANDSCAPED (SF)	2,936	2,400	2,936
Q_{P100} (IMPERVIOUS - CFS)	0.15	0.18	0.15
Q_{P100} (GRAVEL - CFS)	0.02	0.04	0.02
Q_{P100} (LANDSCAPED - CFS)	0.18	0.14	0.18
Q_{P100} TOTAL (CFS)	0.35	0.36	0.35
A - RETAINED, LANDSCAPE-SF	1,670	755	1,670
A - RETAINED, IMPERVIOUS-SF	0	568	0
V - AVAILABLE @1' DEPTH-CF	1,455	760	1,455
V_{360} - RETAINED -CF	128	171	128
$V_{10\ DAYS}$ -RETAINED -CF	128	280	128
DEPTH 10 DAYS- FT.	<.2	~.33	<.2

LOTS 14-A-1 AND 14-A-3 HAVE IDENTICAL UNITS AND DO NOT HAVE ANY IMPERVIOUS DRAINAGE TO THE BACK YARD. THE MAXIMUM DEPTH OF PONDING IS LESS THAN 2.5 INCHES FOR A 100 YEAR 10 DAY MAX. VOLUME STORM. LOT 14-A-2 HAS, FOR ARCHITECTURAL REASONS, A UNIT WHICH IS FURTHER FROM THE STREET AND HAS A DIFFERENT ROOF LINE. THE MAXIMUM DEPTH OF PONDING IS ~ 4 INCHES FOR THE 100 YEAR 10 DAY MAX. VOLUME STORM . ALL THREE LOTS HAVE A MAXIMUM DEPTH AVAILABLE, BEFORE DRAINING TO THE FRONT, OF 12 INCHES. THE PONDING VOLUME FOR PERCOLATION IN THE EXTREME 100 YEAR STORM IS ONLY A MINOR NUISANCE FOR THESE THREE UNITS.

REGISTERED PROFESSIONAL ENGINEER STATE OF NEW MEXICO 2934 CARROLL A. COONCE 5/13/99

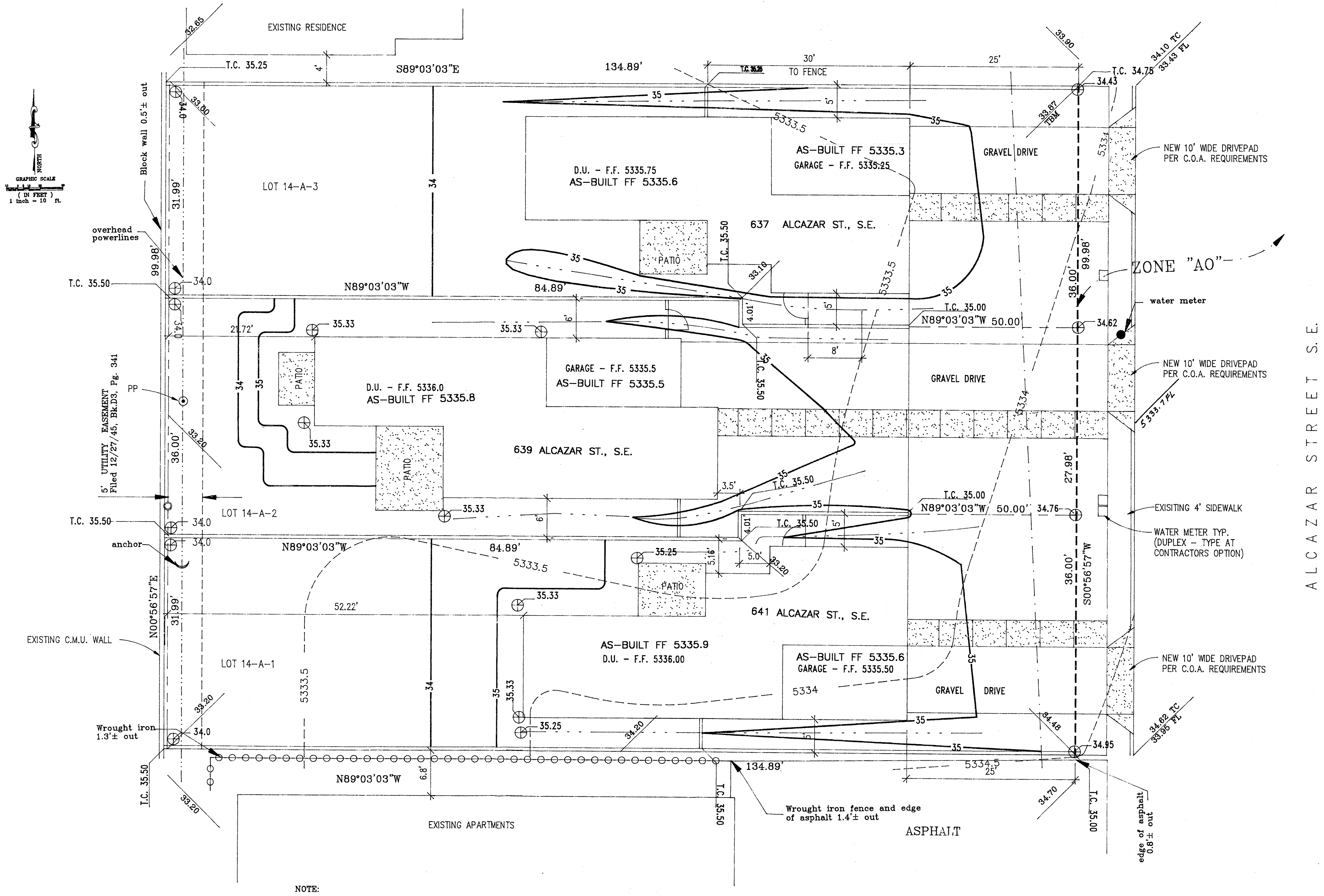
C.A. COONCE & ASSOC.

ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS

12324 PINERIDGE N.E. ALBUQUERQUE, N.M. 87112 PH (505) 296-1089

TITLE	SITE GRADING PLAN
PROJECT	639 ALCAZAR, S.E.
DATE	05/13/99
REVISED	
DRAWN	LSC
CHECKED	CAC

SHEET 1 OF 1



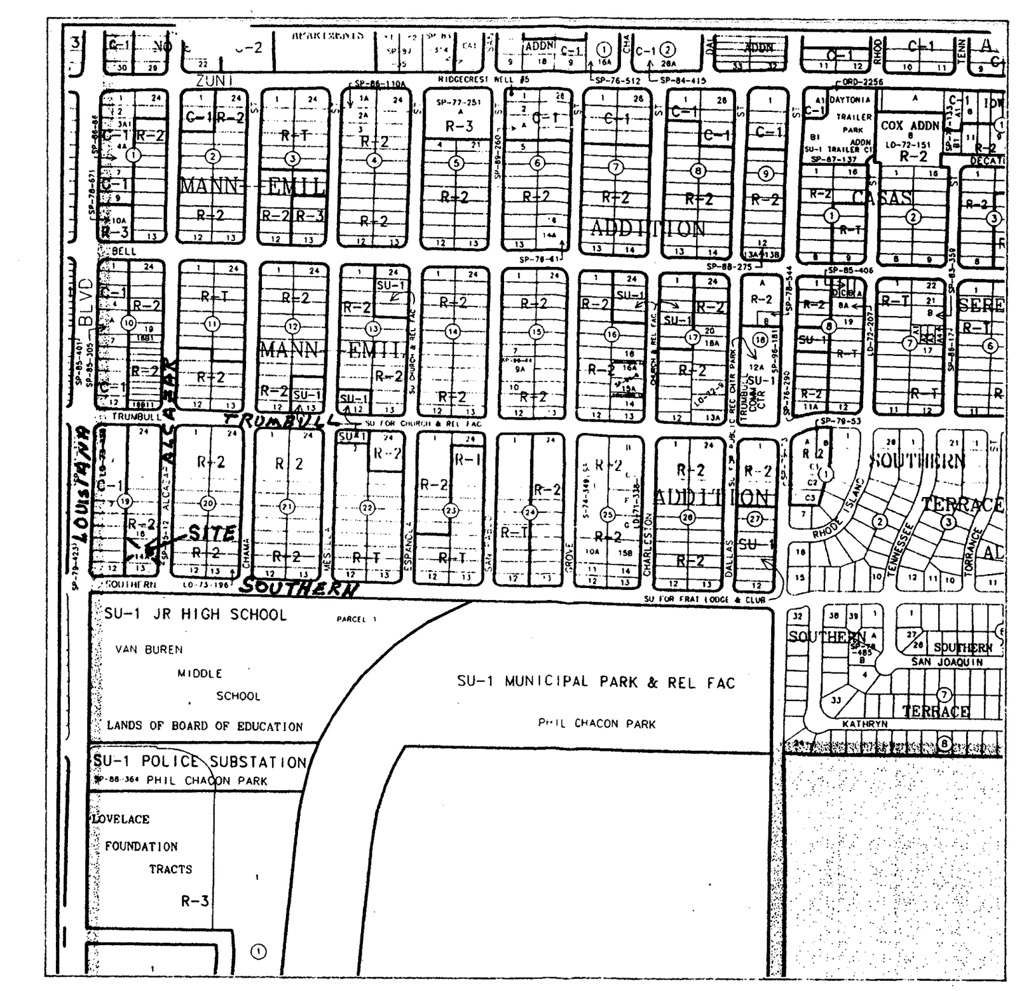
NOTE:

AS-BUILT FINISHED FLOOR AND PRE-DESIGN EXISTING ELEVATIONS WERE MEASURED BY DOUGLAS H. SMITH, N.M.P.S. NO. 7002, AND ARE SHOWN ON THIS DRAWING. THE BENCHMARK FOR THESE ELEVATIONS IS 6-L-18, ACS, EL. 5327.676, NAD 1927, CHISELED SQUARE, N.W. CURB RETURN, LOUISIANA BLVD., S.E. AND TRUMBULL AVE., S.E.

GRADING PLAN – 639 ALCAZAR

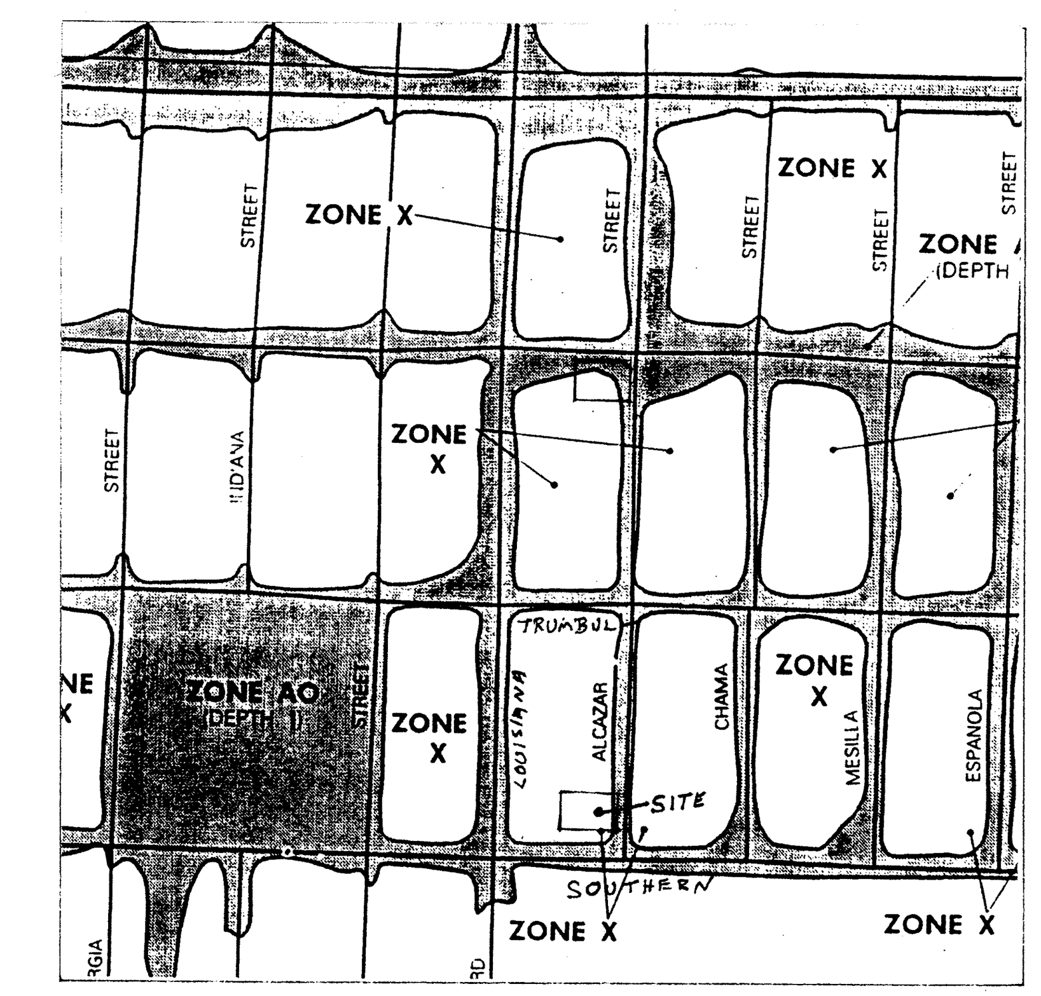
LEGEND

33.20 EXISTING SPOT ELEVATIONS
PROPOSED SPOT ELEVATIONS,
5000 EXISTING CONTOURS
5000 PROPOSED CONTOURS
▨ CONCRETE
FLOWLINE
POWER LINE
FLOODPLAIN
T.C. 35.25 TOP OF CURB



LOCATION MAP L-19-Z

LEGAL DESCRIPTION: LOTS 14-A-1, 14-A-2, & 14-A-3 , BLOCK 19, MANN-EMIL ADD'N., ALBUQUERQUE, NM
ADDRESS: 639 ALCAZAR, S.E.



FLOOD INSURANCE RATE MAP

PANEL NO. 354 OF 825

GENERAL:

THIS VACANT TRACT OF LAND IS LOCATED ON ALCAZAR, S.E., NORTH OF SOUTHERN AVE., S.E. AND ONE BLOCK EAST OF LOUISIANA BLVD., S.E. IT HAS BEEN REPLATTED INTO THREE LOTS AND AFFORDABLE HOUSING UNITS ARE TO BE BUILT BY THE "GREATER ALBUQUERQUE HOUSING PARTNERSHIP".

THIS REACH OF ALCAZAR IS IN THE AO FLOODZONE WITH A DEPTH OF ONE FOOT. THE LOT HAS TO BE FILLED IN ORDER TO HAVE THE FINISHED FLOOR ELEVATION AT 2 FEET ABOVE THE FLOW LINE IN ALCAZAR, S.E. THE FINAL GRADING IS TO HAVE THE PROPERTY LINE, WHICH IS 9 FEET BACK OF THE CURB, AT AN ELEVATION OF ONE FOOT ABOVE THE FLOWLINE, WHICH PLACES THE FLOOD ZONE AT THE PROPERTY LINE.

DUE TO THE ADVERSE GRADIENT IN THE LOTS TO THE NORTH AND SOUTH OF THIS TRACT, IT IS NECESSARY TO BUILD HEADER CURBS TO PREVENT FLOW INTO THE NEIGHBORING LOTS. TO KEEP CROSS DRAINAGE FROM OCCURRING BETWEEN THE THREE BUILDING SITES, HEADER CURBS ARE ALSO NECESSARY BETWEEN LOTS TO THE FRONT OF THE DWELLING UNITS. THE WATERS THAT FALL IN THE REAR OF THE LOTS WILL BE RETAINED AND PERCOLATED INTO THE SOIL. THIS WAS DONE NOT BECAUSE OF A NEED FOR PONDING, BUT TO MINIMIZE THE FILL COSTS IN AN ATTEMPT TO KEEP THE HOUSING UNITS AFFORDABLE.

%%UPROPOSED RUNOFF:%%U

THE RUNOFF FROM EACH OF THE THREE LOTS ARE TABULATED SEPARATELY. THE DRIVEWAYS ARE TO BE ROLL COMPACTED GRAVEL WITH A SOIL TREATMENT C. THE IMPERVIOUS AREAS, BUILDINGS, PATIOS, AND SIDEWALKS ARE SOIL TREATMENT D, AND THE BALANCE OF THE AREA IS ASSUMED TO BE LANDSCAPED WITH SOIL TREATMENT B.

THE SITE IS IN PRECIPITATION ZONE 3, WHICH HAS A PEAK Q IN CFS/ ACRE AS A FUNCTION OF SOIL TREATMENT OF A= 1.87, B= 2.60, C= 3.45, AND D= 5.02. THE EXCESS PRECIPITATION FOR ZONE 3 IN INCHES AS A FUNCTION OF SOIL TREATMENT IS A= 0.66, B= 0.92, C= 1.29, AND D= 2.36. THESE Q's AND E's ARE FOR THE 6 HOUR 100 YEAR STORM.

BASED UPON THESE VALUES AND THE SITE, THE Q's AND V's ARE TABULATED USING $Q_P = (A_BQ_B+A_CQ_C+A_DQ_D)/43{,}560$, WHERE A IS AREA OF EACH TREATMENT AND Q_P IS THE PEAK DISCHARGE OF EACH TREATMENT, AND $V_{360} = E_BA_B + E_DA_D$ AND $V_{10DAYS} = V_{360} + A_D\ (P_{10\ DAYS} - P_{360})$ FOR BACKYARD STORAGE ONLY.

LOT NO.	14-A-1	14-A-2	14-A-3
AREA TOTAL (SF)	4,516	4,455	4,516
AREA IMPERVIOUS (SF)	1,330	1,550	1,330
AREA GRAVEL(SF)	250	505	250
AREA LANDSCAPED (SF)	2,936	2,400	2,936
Q_{p100} (IMPERVIOUS – CFS)	0.15	0.18	0.15
Q_{p100} (GRAVEL – CFS)	0.02	0.04	0.02
Q_{p100} (LANDSCAPED – CFS)	0.18	0.14	0.18
Q_{p100} TOTAL (CFS)	0.35	0.36	0.35
A – RETAINED, LANDSCAPE–SF	1,670	755	1,670
A – RETAINED, IMPERVIOUS–SF	0	568	0
V – AVAILABLE @1' DEPTH–CF	1,455	760	1,455
V_{360}– RETAINED –CF	128	171	128
$V_{10\ DAYS}$ –RETAINED –CF	128	280	128
DEPTH 10 DAYS– FT.	<.2	~.33	<.2

LOTS 14-A-1 AND 14-A-3 HAVE IDENTICAL UNITS AND DO NOT HAVE ANY IMPERVIOUS DRAINAGE TO THE BACK YARD. THE MAXIMUM DEPTH OF PONDING IS LESS THAN 2.5 INCHES FOR A 100 YEAR 10 DAY MAX. VOLUME STORM. LOT 14-A-2 HAS, FOR ARCHITECTURAL REASONS, A UNIT WHICH IS FURTHER FROM THE STREET AND HAS A DIFFERENT ROOF LINE. THE MAXIMUM DEPTH OF PONDING IS ~ 4 INCHES FOR THE 100 YEAR 10 DAY MAX. VOLUME STORM . ALL THREE LOTS HAVE A MAXIMUM DEPTH AVAILABLE, BEFORE DRAINING TO THE FRONT, OF 12 INCHES. THE PONDING VOLUME FOR PERCOLATION IN THE EXTREME 100 YEAR STORM IS ONLY A MINOR NUISANCE FOR THESE THREE UNITS.

ON JANUARY 14 , 2000 THIS SITE WAS INSPECTED AND FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH THIS APPROVED DRAINAGE AND GRADING PLAN.

[illegible]
C. A. COONCE — N.M.P.E. # 2934 — JAN. 25, 2000 DATE

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
2934
CARROLL A. COONCE
[illegible] 5/13/99 1/25/00

C.A. COONCE & ASSOC.

ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS
12324 PINERIDGE N.E. ALBUQUERQUE, N.M. 87112 PH (505) 296-1089

TITLE	SITE GRADING PLAN		
PROJECT	639 ALCAZAR, S.E.		
DATE	05/13/99	REVISED	
DRAWN	LSC	1/25/00	
CHECKED	CAC		SHEET 1 OF 1