

## GENERAL NOTES

### **EXISTING CONDITIONS**

The site is a 1.03 acre mobile home sales lot, known as "Quality Homes" located on Block 6 of the East Central Business Addition in Albuquerque. The site is situated on Tract A-1-B, and portions of Tract A-2-B and Lot 23. Tracts A-1-B and A-2-B are owned by U.S. West Communications, while Lot 23 is owned by Bell Industries. Both landowners lease portions of their lots to Quality Homes, as shown on the plan.

The site consists of a parking area, and a larger area on which a sales office and several mobile homes are located. The portion of the site located on Tracts A-1-B and A-2-B was recently resurfaced by Quality Homes (with permission of the landowner), thus affecting hydrology on the site. The portion of the site located on Lot 23 was not resurfaced and remains as compacted earth. The surface area that was affected exceeds 2000 square feet and therefore a grading and drainage plan is required.

Drainage paths on the site were not changed and remain as they were prior to the work. Runoff from the southern portion of the site (Basin 102) accumulates in a swale on the western side of the tract and eventually flows to Central Avenue. Runoff from the remainder of the site (Basin 101) flows in a northwest direction and onto Linn Avenue. (A portion of the runoff from Tract A-1-B flows onto Lot 23 before draining to Linn Avenue.) The runoff on Linn Avenue flows to a storm drain located under Buena Ventura Road.

### HYDROLOGY

All hydrologic calculations were completed in accordance with the City of Albuquerque Development Process Manual (DPM) Section 22.2, Hydrology (Rev. 1/93).

Excess Precip.(in) Q-Peak (cfs/acre)

#### Precipitation

100-yr; 6-hr rain = 2.60 in 100-yr; 24-hr rain = 3.20 in 10-yr; 6-hr rain = 1.73 in

10-yr; 24-hr rain = 2.13 in

Hydrologic Data (DPM Tables A-8 and A-9, Precip. Zone 3)

	100-yr	10-yr	100-	-yr	10-y	r
Land Treatment "C" Land Treatment "D"	1.29 2.36	0.62 1.50	3.45 5.02		2.00 3.39	
Site Parameters						
	Α	rea (acres)	Land %A		atmen %C	t %[
Before Resurfacing Basin 101 Basin 102		0.776 0.252	0	0	100 100	0
After Resurfacing Basin 101 Basin 102		0.776 0.252	0	0	21 0	79 100
HYDROLOGIC RESULTS	Q-Peak 100-yr 1				me (a	
Before Resurfacing Basin 101 Basin 102		1.6 0.5	0.08		0.04 0.01	

The results indicate an increase in the 100-yr peak discharge of 0.9 cfs and 0.4 cfs for Basins 101 and 102 respectively, due to the resurfacing. Staff of the City of Albuquerque Hydrology Division have indicated that this runoff increase does not present a problem to downstream drainage and is permissible.

0.9

1.3

0.05

0.03

# FUTURE CONDITIONS

After Resurfacing

A shallow swale will be dug along the west property boundary of Tract A-1-B, as shown on the plan. The purpose of this swale is to prevent runoff from flowing across the lot line separating Tract A-1-B and Lot 23. The swale will be graded so that it does not present an obstacle to mobile home movement on

## **BENCHMARK**

STANDARD ACS BRASS TABLET, STAMPED "1-L21 RESET 1974", CEMENTED IN A DRILL HOLE IN TOP OF CONC. CURB OF MEDIAN STRIP. FLUSH W/TOP OF CURB. LOCATED IN MEDIAN STRIP OF CENTRAL AVE.,5' NORTH OF CENTERLINE, 81' WEST OF JUAN TABO CENTERLINE.

TOPOGRAPHIC SURVEY PERFORMED BY PCS, INC. DEC. 1994



MAINTENANCE OF THE DRAINAGE SWALE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

## LEGEND

EXIST ASPHALT PAVING

EXIST ASPHALT MILLINGS

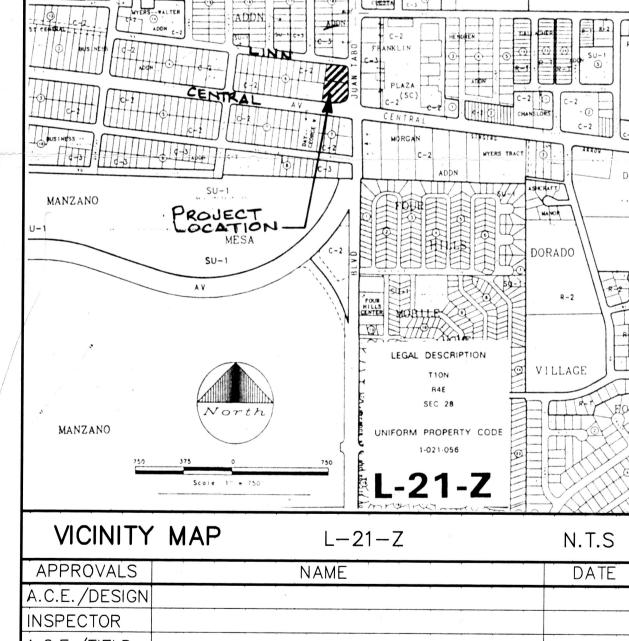
EXIST. COMPACTED EARTH

BASIN BOUNDARY

--- EXIST WOOD FENCE

----- PROPERTY BOUNDARY





A.C.E. /FIELD NO. DATE REVISIONS

QUALITY MOBILE HOMES 2 0 1994 105 JUAN TABO N.E. GRADING and PAVING PLAN

JOB NO.

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94 - 360 SHEET NO. 1 of 1 ESIGNED BY: D.B.D. DRAWN BY: P.M.T. | CHECKED BY: D.S.D. DATE: DEC. 1994