CITY OF ALBUQUERQUE

Richard J. Berry, Mayor

October 19, 2017

Diane Hoelzer, P.E.
Mark Goodwin & Associates
PO Box 90606
Albuquerque, NM, 87199

RE: Valle de Atrisco Apartment Development
Grading and Drainage Plans and Drainage Management Plan
Stamp Date: 9/29/17
Hydrology File: P09D002D

Dear Ms. Hoelzer:

Based upon the information provided in your submittal received 10/2/17, the Grading and Drainage Plans and Drainage Management Plan **is not** approved for Building Permit and Grading Permit. The following comments need to be addressed for approval of the above referenced project:

1. Since the temporary retention pond is within Bernalillo County jurisdiction, the County will need to approve the Grading and Drainage Plans. Please contact Don Briggs (Bernalillo County) at (505) 848-1511 or at drbriggs@bernco.gov. An approval must be given prior to Hydrology's approval for Building Permit and Grading Permit.

2. During the DRB submittal, an Infrastructure List will be required and an SIA be recorded. If drainage easements are going to be paper easements, then the DRC work order will need to be closed out prior to Certificate of Occupancy. If there is not going to be an approved Infrastructure List, then as a note that states, "Prior to Certificate of Occupancy the public infrastructure must be constructed and accepted by the City." and also list the public infrastructure.

3. Both the Agreement and Covenant and the Public Drainage Easement for the Private Drainage channel and temporary retention pond will have to be recorded prior to Hydrology's approval for Building Permit and Grading Permit.

4. Cross Lot Drainage Easements on both the Plat and the Grading & Drainage Plan specifying the beneficiary and maintenance agreement is required since a portion of Tract RR-3-A-1 drains onto Tract RR-3-A-2.

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NM 87103

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Orig: Drainage File

Drainage Management Plan:

1. Under Project Description, please mention that Tracts RR-3-A & RR-3-B are part of a bigger master plan which includes Ceja Vista Master Plan approved by Bernalillo County on December 10, 2007. See Appendix D.

2. Please include a drainage basin map showing the off-site drainage area or areas for the school which will drain into the existing retention pond on Tract RR-3-A.

3. The permanent drainage solution in 98th Street & Denis Chavez must be designed and constructed with this project. The temporary retention pond west of 98th Street is not acceptable, permanent infrastructure is required. Please add Drainage Basins and drainage analysis for both 98th Street & Denis Chavez.

4. Please show the Ultimate future drainage solution that removes the temporary retention pond. I believe that there is already a Master Plan for the area, so if this can be used to show just the major drainage trunk line that will ultimately discharge into the Borrega Channel showing the drainage areas and Q_{100} for those areas and the Ultimate future Q_{100} that will discharge into the Borrega Channel. This should also benefit with getting AMAFA's approval.

5. Under Channel Design, it states that a rectangular conveyance channel is designed, however in Appendix A and on Sheet C-104 the calculations are for a trapezoidal channel. Please correct the channel shape.

6. As per the Drainage Ordinance and the DPM, the first flush basins are to handle the water quality from the site runoff and must provide the volume needed onsite. If this cannot be accomplished, then a fee-in-lieu of $8 per cubic feet may be paid. For this site, the required first flush volume is **8,155.7** cubic feet. So the fee-in-lieu would be **$65,245.60**. However, it appears that since you are proposing swales within the open space / landscape between the buildings, the required first flush basin can easily be accomplished.

7. Table 1 & Table 2. I am trying to follow the Sub Basin or Sub Basins which drains into each inlet. Please clarify. I cannot follow what inlet Sub Basin 100 is draining into.

8. Temporary Retention Pond on Tract RR-3-A-1. It does not appear that the existing drainage from this site will be captured by the pond. Most of the tract north of the proposed retention pond will be draining directly into the Valle de Atrisco Apartments. If this area is to be regraded, then please show the proposed grades.

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9. Per the DPM Chapter 22 Section 5.I, temporary retention ponds need to be sized based on the 100 year – 10 day storm event and not two (2) times the 100 year -6 hour storm event.

10. Per the DPM Chapter 22 Section 5.I, temporary retention ponds need to have a spillway designed to handle the 100 year -10 day storm event discharge rate.

11. Per the DPM Chapter 22 Section 3.B, please provide the calculation for the 100 year HGL and EGL through the proposed public storm pipe from the proposed outfall to the proposed open channel to the existing inlet which was install by the high school. I know that the storm sewer will be built under a DRC work order; however these calculations must be part of the Drainage Management Plan.

12. Per the DPM Chapter 22 Section 3.E, please provide the capacity calculations for the 10 year and 100 year storm event for both the proposed sections of Ceja Vista Road and 98th Street. I know that the streets will be built under a DRC work order; however these calculations must be part of the Drainage Management Plan.

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13. Per the DPM Chapter 22 Section 3.D, please provide the capacity calculations for both the private catch basins and the public catch basins.

Albuquerque

Grading and Drainage Plans:

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1. All Grading and Drainage Plan sheets must be on 24"x36". These Grading and Drainage Plans must be scalable when they are placed in the DRC work order construction plans as reference only.

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2. ADA Accessibility Plan is required w/ elevations, slopes along all paths.

3. In general, more detail is needed as to how the proposed grading is going to be tied back into the existing grades especially offsite. Please add proposed finished contours both onsite and offsite to all sheets and limits of grading.

4. Sheet C-101. Please turn off all notes not associated with this sheet. There are several places with retention pond information lettering size is too small.

5. Sheet C-101, C-102, & C-104. Please turn off all non-related future projects in the County. Also please work with the layering. The future project on Tract RR-3-A-1 should not be the same line thickness as the proposed apartment development and proposed public infrastructure. Only show improvements that will actually be constructed prior to Certificate of Occupancy.

Orig: Drainage File

6. Sheet C-101. The permanent drainage solution in 98th Street & Denis Chavez must be designed and constructed with this project. The temporary retention pond west of 98th Street is not acceptable, permanent infrastructure is required. Please add Drainage Basins and drainage analysis for both 98th Street & Denis Chavez.

7. Sheet C-101 & C-102. Please add a note stating "temporary retention pond needs to be complete prior to Hydrology's approval of the Certificate of Occupancy." to the temporary retention pond on Tract RR-3-A-1.

8. Sheet C-101. Please clearly indicate the public infrastructure to be constructed in the DRC work order construction plans. And label "To be constructed under a DRC work order prior to Certificate of Occupancy."

9. Sheet C-101. Please show and label the permanent drainage easement for the off-site temporary retention pond and open channel including recording information.

10. Sheet C-102. Please fix the text height for the notes about the existing temporary retention pond and the proposed temporary retention pond.

11. Sheet C-102. Per the DPM Chapter 22 Section 5.I, temporary retention ponds need to have a spillway designed to handle the 100 year -10 day storm event discharge rate. Please show the location and label the spillway.

12. Sheet C-102. Please add a note stating "temporary retention pond needs to be complete prior to Hydrology's approval of the Certificate of Occupancy.

13. Sheet C-102 & C-103. Please show the limits of the proposed work more clearly. Especially at the edge of the proposed pavement.

14. Sheet C-102 & C-103. Please place all future work on Tract RR-3-A-1 on a lighter line weight. It is currently the same as the proposed work.

15. Sheet C-102 & C-104. Please label the storm sewer that is to be in the DRC work order as "Public" and "(to be constructed under a DRC work order)" and private storm sewer as "Private".

16. Sheet C-102. Please show the public drainage easement and label on both Tract RR-3-A-1 & RR-3-A-2.

17. Sheet C-102 & C-103. Please label all inlets with grate elevations and both in and out flowlines.

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18. Sheet C-102. Please label the storm catch basins at the southeast corner of the tract that is to be in the DRC work order as "Public" and "(to be constructed under a DRC work order)".

19. Sheet C-102. Please label all manholes with rim elevations and both in and out flowlines.

20. Sheet C-101 & C-102. Please label Ceja Vista Road, 98th Street, and Denis Chavez with right-of-way width. Please include spot elevations, slopes, and limits of grading. Please provide Typical sections of roadway for all three.

21. Sheet C-102. At the proposed traffic circle, there is a proposed swale that crosses it. Please provide curb cuts for the drainage and provide the weir calculation for them.

22. Sheet C-102. There appears to be a pipe under the sidewalk or a valley gutter where the proposed drainage crosses from one swale to another. Please label the pipe size or valley gutter.

23. Sheet C-102. The clubhouse finish floor elevation appears to be missing a zero and should read FF 5109.80.

24. Sheet C-102. Please provide a cross section for the sloped area along the western property line.

25. Sheet C-102. Right below the tee intersection of the private storm sewer, there is a wye connection. It appears that a tee connection would work better.

26. Sheet C-102. Just west of the tee intersection of the private storm sewer, there is a catch basin that is not connected to the storm sewer. Please add the connection.

27. Sheet C-102 & C-103. Please provide a cross section for the proposed retaining wall along the west property line. Please in sure that the footer does not cross the property line without written permission from the adjacent property owner.

28. Sheet C-103. Temporary Retention Pond on Tract RR-3-A-1. It does not appear that the existing drainage from this site will be captured by the pond. Most of the tract north of the proposed retention pond will be draining directly into the Valle de Atrisco Apartments. If this area is to be regraded, then please show the proposed grades.

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29. Sheet C-103. Within the open space between "B" buildings, there is a phantom line with the label of "(3")". Please explain what this is.

30. Sheet C-103. At the northwest corner of the site where the drainage takes a hard direction south, it appears that the drainage may jump the curb. A catch basin may be required at this location to pick up the drainage. Please check energy depth of surface flow..

31. Sheet C-103. Please show how the grading along the north property line is going to be tied back to the existing grades within Dennis Chavez Boulevard right-of-way. Show grading of site and right-of-way with finished contours, spot elevations, and slopes.

32. Sheet C-103. Please label the bike trail within Dennis Chavez Boulevard right-of-way and include "(to be constructed under a DRC work order)". Only show improvements that will actually be constructed prior to Certificate of Occupancy.

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33. Sheet C-103. At the northeast corner along the north property line, there appears to be missing a retaining wall. Please add this and provide a cross section. Please in sure that the footer does not cross into Dennis Chavez Boulevard right-of-way.

34. Sheet C-104. Per the DPM Chapter 22 Section 5.I, temporary retention ponds need to be sized based on the 100 year – 10 day storm event and not two (2) times the 100 year -6 hour storm event. Please correct the volume.

35. Sheet C-104. Per the DPM Chapter 22 Section 5.I, temporary retention ponds need to have a spillway designed to handle the 100 year -10 day storm event discharge rate. Please add and label the spillway.

36. Sheet C-104. Please add a boundary showing the public infrastructure to be constructed in the DRC work order construction plans. And label "To be constructed under a DRC work order."

37. Sheet C-104. Please label both Ceja Vista Road and 98th Street along with the right-of-way widths. Please include spot elevations, slopes, and limits of grading.

38. Sheet C-104. Please add and label the Public Drainage Easement for the temporary retention pond and open channel.

39. Sheet C-104. Please include the recording information for both the Agreement and Covenant and the Public Drainage Easement.

40. Sheet C-104. Please show a cross section of the pond with the 100 year-24 hour water surface elevation. Please also provide 1 feet of freeboard.

41. Sheet C-104. Along the concrete channel it states 10:1 max side slopes. However the section of the channel states 3:1 max side slopes. Please clarify.

42. Sheet C-104. Along the concrete channel and the temporary retention pond, please provide more detail as to how the proposed grading is going to be tied back into the existing grades. Please add proposed finished contours and limits of grading.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

PO Box 1293

Albuquerque

NM 87103

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Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

Orig: Drainage File

County of Bernalillo
Case Comments Report

Permit: PWDN2017-0080

Department: PW Development Review

Activity: Engineering Review

Action: Additional Info Required

Note Date: 10/12/2017

Comment: COMMENTS FOR PLAN WITH ENGINEER'S SEAL DATED 9/29/2017

As this project resided predominantly within the City of Albuquerque's jurisdiction this review addresses only the infrastructure located within the unincorporated area.

1) Please confer with the City of Albuquerque regarding the Water Quality Volume calculations. I believe the criteria has changed.

2) I believe the Water Quality Volume should be recalculated using the %D presented in TABLE 1.

3) Under "Channel Design" a rectangular channel is indicated in the text but the dimensions are for a trapezoidal channel.

4) On Sheet C-104 please indicate a designated overflow location for the pond.

5) Place a statement on the plan indicating who will be responsible for maintaining the offsite infrastructure.

6) The proposed drainage easement should be dedicated to Bernalillo County for the off site infrastructure.

To: **Don Briggs, BC PWD**
From: **Nicole Friedt, AMAFCA**
Date: **October 18, 2017**
Re: **AMAFCA Comments for PWDN 20170080**

PWDN 20170080 – TR RR-3-A Bulk Land Plat Westland South Tracts RR-3-A through RR-3-E, Valle de Atrisco, ZAP P-9
Owner:
Engineer: Mark Goodwin & Associates

1. Provide computations showing how the peak discharge and volumes from the proposed development will be controlled to remain in conformance with those shown in the Amole-Hubbell Drainage Master Plan, dated November 2013 for Basin B213.1? (See attached information for B213.1)
2. If the developer would like free discharge from this site, identify what permanent facilities will be put into place to control flows to those identified in the master plan prior to discharging into the Borrega Channel near the anticipated future Unser Blvd. Crossing? (shown in the attached flow chart as the summary of basins B213.1, B213.2, B213.3, B213.4, and B213.5)

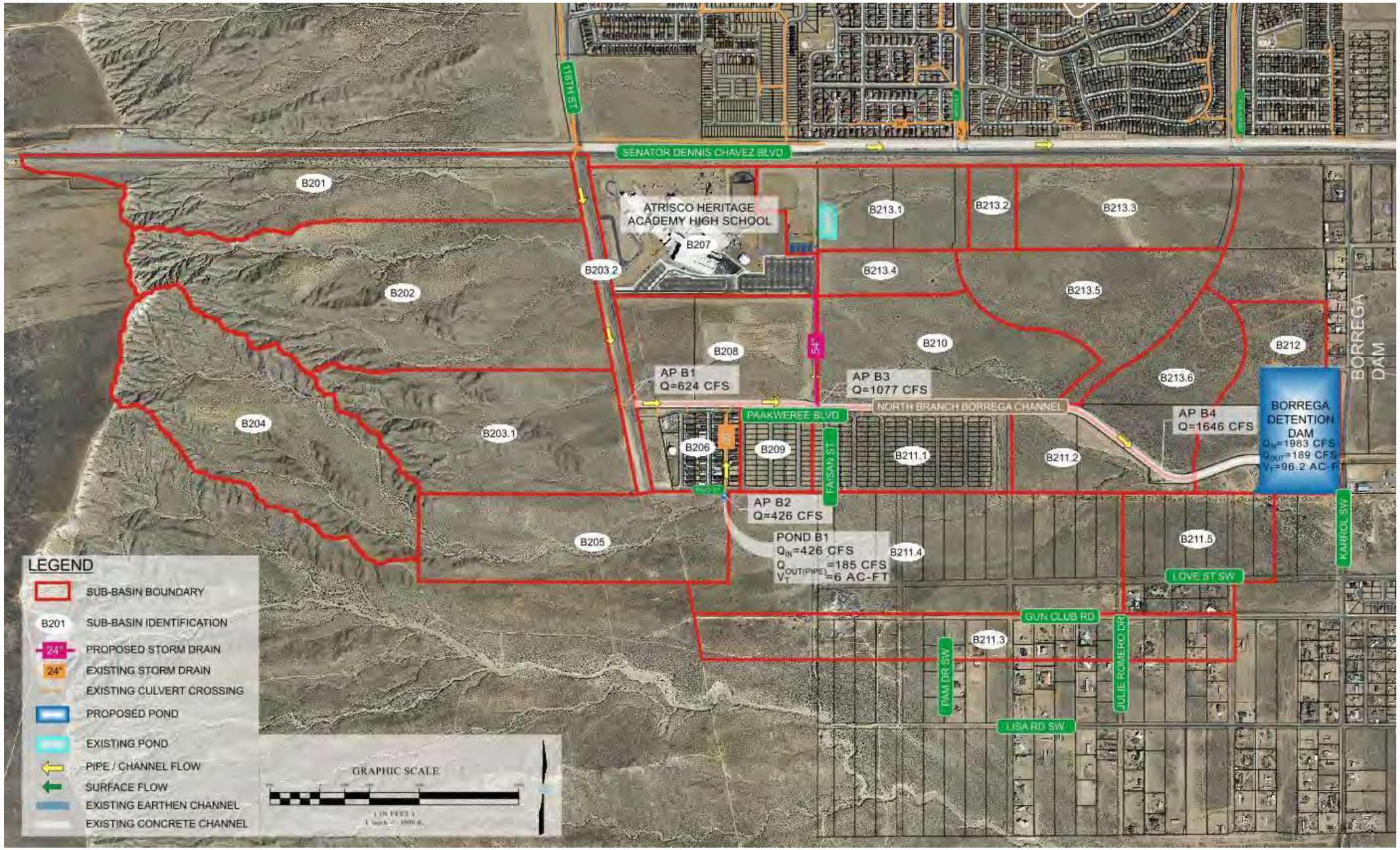


Figure 3-21: Borrega Basin - Proposed Basin Map

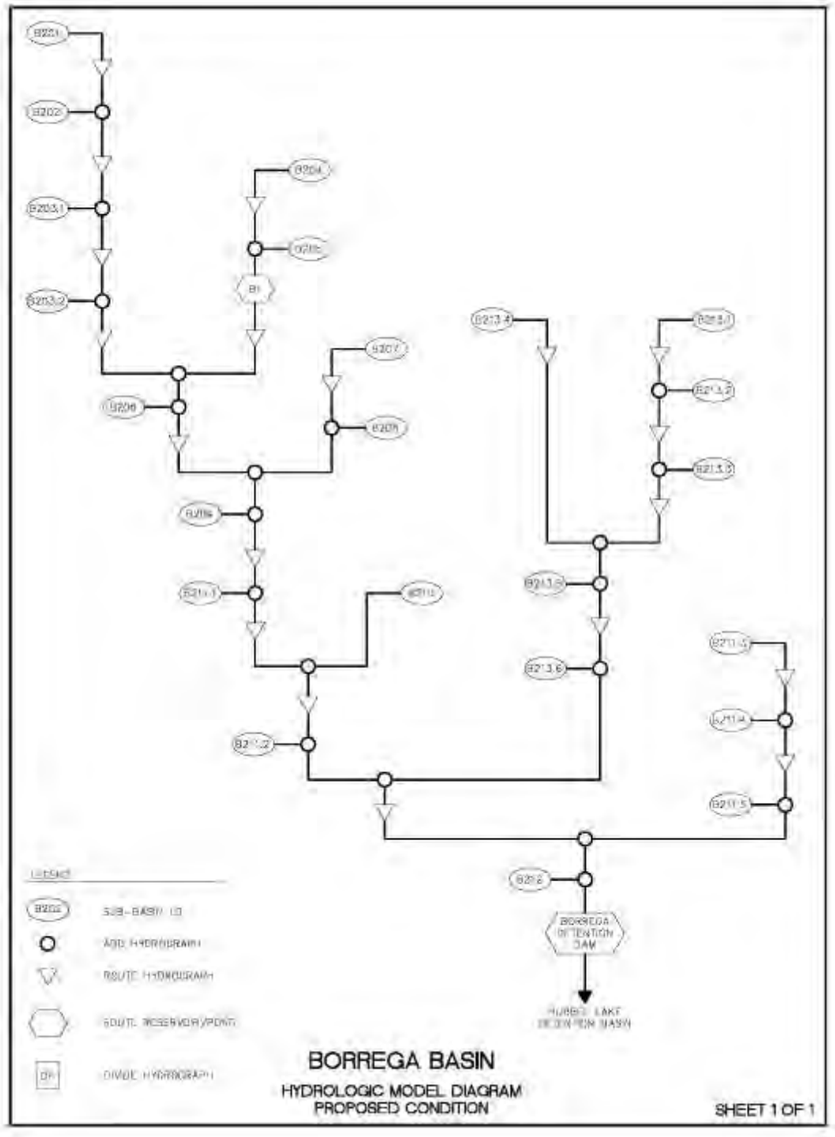


Figure 3-22: Borrega Basin - Proposed Hydrologic Model Diagram

Table 3-15: Borrega Basin - Proposed Sub-Basin Peak Discharge and Volumes

Sub-Basin	Area (ac)	$Q_{100yr\text{-}6hr}$ (cfs)	$V_{100yr\text{-}24hr}$ (ac-ft)
B201	117	205.48	7.629
B202	144	304.29	9.163
B203.1	71	144.97	4.336
B203.2	13	34.05	1.160
B204	151	339.36	9.813
B205	68	116.11	3.857
B206	18	70.27	2.783
B207	55	185.81	7.946
B208	48	169.09	6.820
B209	34	109.34	3.572
B210	61	206.54	8.703
B211.1	39	144.26	5.323
B211.2	24	85.41	3.445
B211.3	31	92.71	3.498
B211.4	114	322.23	13.693
B211.5	32	117.91	4.478
B212	52	151.47	5.366
B213.1	39	55.50	2.107
B213.2	9	35.00	1.329
B213.3	43	155.41	6.092
B213.4	15	55.50	2.107
B213.5	50	172.15	7.170
B213.6	37	138.74	5.269

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Valle De Atrisco Apartment Development Building Permit #: _____ City Drainage #: P09 / D

DRB#: 1004428 EPC#: _____ Work Order#: _____

Legal Description: portion of Tract RR-3-A, Westland South

City Address: 10001 Ceja Vista Road SW, Albuquerque, NM

Engineering Firm: MARK GOODWIN & ASSOCIATES PA Contact: DIANE HOELZER, PE

Address: PO BOX 90606, ABQ, NM 87199

Phone#: 828-2200 Fax#: _____ E-mail: diane@goodwinengineers.com

Owner: DBG Properties LLC Contact: Todd Coleman

Address: 2164 West Park Place, Portland, OR 97205-1125

Phone#: 505-269-7481 Fax#: _____ E-mail: todd@dbgpropertiesllc.com

Architect: Dekker parish Sabatini Contact: Jennifer Facio

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: N/A Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

[x] HYDROLOGY/ DRAINAGE
[ ] TRAFFIC/ TRANSPORTATION
[ ] MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

[ ] ENGINEER/ ARCHITECT CERTIFICATION

[ ] CONCEPTUAL G & D PLAN
[ ] GRADING PLAN
[ ] DRAINAGE MASTER PLAN
[ ] DRAINAGE REPORT
[ ] CLOMR/LOMR

[ ] TRAFFIC CIRCULATION LAYOUT (TCL)
[ ] TRAFFIC IMPACT STUDY (TIS)
[ ] EROSION & SEDIMENT CONTROL PLAN (ESC)

[ ] OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: [x] Yes [ ] No

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

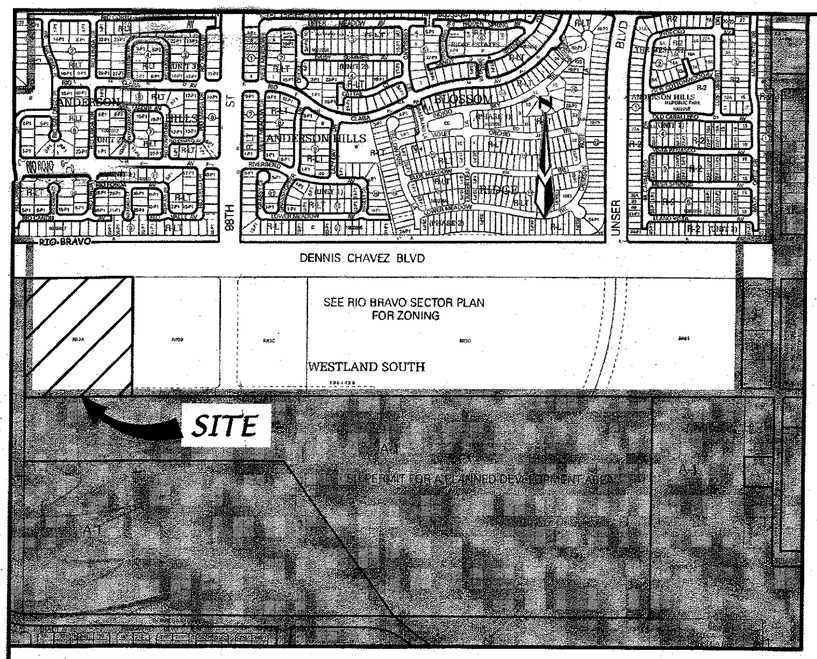
[x] BUILDING PERMIT APPROVAL
[ ] CERTIFICATE OF OCCUPANCY

[ ] PRELIMINARY PLAT APPROVAL
[ ] SITE PLAN FOR SUB'D APPROVAL
[ ] SITE PLAN FOR BLDG. PERMIT APPROVAL
[ ] FINAL PLAT APPROVAL
[ ] SIA/ RELEASE OF FINANCIAL GUARANTEE
[ ] FOUNDATION PERMIT APPROVAL
[x] GRADING PERMIT APPROVAL
[ ] SO-19 APPROVAL
[ ] PAVING PERMIT APPROVAL
[ ] GRADING/ PAD CERTIFICATION
[ ] WORK ORDER APPROVAL
[ ] CLOMR/LOMR

[ ] PRE-DESIGN MEETING
[ ] OTHER (SPECIFY) _____

DATE SUBMITTED: 9-29-17 By: DIANE HOELZER, PE

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___



VICINITY MAP *ZONE ATLAS MAP: P-09-Z* *NTS*

SUBDIVISION DATA

GROSS ACREAGE	14.8637 AC
ZONE ATLAS NO.	P-09-Z
NO. OF EXISTING TRACTS	1 TRACT
NO. OF TRACTS CREATED	2 TRACTS
DATE OF SURVEY	NOV, 2004
MILES OF FULL WIDTH STREETS CREATED	0.00 MILES
AREA OF PUBLIC RIGHT-OF-WAY DEDICATED	0.000 AC

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER'S ACKNOWLEDGMENT:

OWNER: CEJA VISTA LLC

MARK PANANIDES, MANAGING MEMBER — DATE 8/3/17

State of California
County of Los Angeles }

On August 3, 2017 (Date) before me, Rachel Mintz, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Mark Pananides (Name(s) of Signer(s))

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

RACHEL MINTZ
Notary Public - California
Los Angeles County
Commission # 2140055
My Comm. Expires May 11, 2020

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

LEGAL DESCRIPTION

A TRACT OF LAND WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 9, TOWNSHIP 9 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF TRACTS RR-3-A, WESTLAND SOUTH AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 14, 2005, BK. 2005C, PG. 365 AND CONTAINING 14.8637 ACRES MORE OR LESS.

PURPOSE OF PLAT

1. TO SUBDIVIDE TRACT RR-3-A WESTLAND SOUTH, INTO 2 TRACTS AS SHOWN HEREON.
2. GRANT NEW EASEMENTS AS SHOWN HEREON.

NOTES

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD.
4. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS AND DOCUMENTS OF RECORD ENTITLED:
   "LANDS OF CECELIA LANNING", (10-24-79, B17-42)
   "LAND OF DAMACIO APODACA", (11-08-74, A5-116)
   "LAND OF DAMACIO APODACA", (01-08-79, A7-6) QUITCLAIM DEED (01-08-79, A7-6)
   "WESTLAND, TRACT RR-5", (03-04-93, 93C-58)
   "LANDS OF WESTLAND DEV. CO. INC, SOUTH TRACT", (02-10-77, CASE 8-76-03865)
   "PAKKREWEE", (01-29-01, 01C-38)
   "RIGHT OF WAY MAP (SD-4008 (206)", (05-09-94)
   RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
5. DATE OF SURVEY: NOVEMBER, 2004.
6. TITLE REPORT: FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO.04-1048776-B-VG (EFFECTIVE DATE: OCTOBER 7, 2004.)
7. ADDRESS OF PROPERTY: NONE PROVIDED.
8. CITY OF ALBUQUERQUE, NEW MEXICO ZONE: R-2. THIS PROPERTY LIES WITHIN ZONE (AO) AND (A) SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD AND ZONE (X) AS SHOWN ON PANEL 338 OF 825, FLOOD INSURANCE RATE MAP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO, DATED SEPTEMBER 20, 1996.
9. THESE TRACTS ARE AFFECTED BY A RIGHT-OF-WAY EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY, FILED MAY 17, 1930 RECORDED IN BOOK 112, PAGE 290, SAID EASEMENT AMENDED BY A MODIFICATION EASEMENT, FILED FEBRUARY 13, 1973 RECORDED IN BOOK MISC. 298, PAGE 635, SAID EASEMENT ASSIGNED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY ASSIGNMENT FILED DECEMBER 19, 1977, RECORDED IN BOOK MISC. 575, PAGE 928 ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION DBA CENTURYLINK QC DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM NMGC AND CENTURY LINK DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS, WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT. REPLAT OR OTHER DOCUMENT, AND WHICH ARE NOT SHOWN ON THIS PLAT.

"NOTICE OF SUBDIVISION PLAT VARIANCE"
TRACTS RR-3-A-1 THROUGH RR-3-A-2, WESTLAND SOUTH
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

THE PLAT FOR TRACTS RR-3-A-1 THROUGH RR-3-A-2, WESTLAND SOUTH, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER OF WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY AND AMAFCA (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION, THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

BULK PLAT

TRACTS RR-3-A-1 THROUGH RR-3-A-2 WESTLAND SOUTH

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2017

PROJECT NUMBER: 1004428
APPLICATION NUMBER: _____

PLAT APPROVAL

UTILITY APPROVALS:

Fernando Vina — 9-13-17
PUBLIC SERVICE COMPANY OF NEW MEXICO

9/13/17
NEW MEXICO GAS COMPANY

_____
QWEST CORPORATION D/B/A CENTURYLINK QC

9/13/17
COMCAST D/B/A XFINITY

CITY APPROVALS:

Loren N. Risenhoover P.S. — 9/13/17
CITY SURVEYOR

_____
REAL PROPERTY DIVISION

_____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

_____
ALBUQUERQUE-BERNALILLO COUNTY WATER UTILITY AUTHORITY

_____
PARKS AND RECREATION DEPARTMENT

_____
AMAFCA

_____
CITY ENGINEER

_____
DRB CHAIRPERSON, PLANNING DEPARTMENT

SURVEYOR'S CERTIFICATION

"I, TIMOTHY ALDRICH, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Timothy Aldrich — 08/22/17
TIMOTHY ALDRICH, P.S. NO. 11718 — DATE

NEW MEXICO — 11718 — REGISTERED PROFESSIONAL LAND SURVEYOR

A17005-F-PLAT.dwg	Drawn: SPS	Checked: TA	Sheet 1 of 2
Scale: AS SHOWN	Date: 7/3/2017	Job: A17005	

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BULK PLAT

TRACTS RR-3-A-1 THROUGH RR-3-A-2
WESTLAND SOUTH

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY 2017

NEW EASEMENTS

① NEW PUBLIC WATER LINE EASEMENT GRANTED TO A.B.C.W.U.A. WITH THIS PLAT.

② NEW PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.

③ NEW PRIVATE ACCESS EASEMENT GRANTED TO TRACT RR-3-A-1 WITH THIS PLAT.

Parcel Line Table		
Line #	Direction	Length
L1	S89°44'31"W	20.18'
L2	S45°15'29"E	14.14'
L3	S89°46'21"W	21.07'
L4	S0°00'00"E	29.14'
L5	S0°15'29"E	34.11'
L6	S89°49'05"W	29.52'
L7	N90°00'00"E	30.84'
L8	S71°55'14"W	64.45'
L9	N90°00'00"E	20.41'
L10	N90°00'00"E	33.00'
L11	N90°00'00"W	49.00'
L12	S0°00'00"W	1.63'
L13	N90°00'00"E	33.02'
L14	N90°00'00"W	3.13'
L15	S0°00'00"E	52.15'
L16	N0°00'00"E	33.01'
L17	S90°00'00"E	53.00'
L18	N45°00'04"E	28.92'
L19	N0°00'00"E	53.05'
L20	N90°00'00"W	35.00'
L22	S74°19'30"E	10.35'
L23	N90°00'00"E	52.49'
L24	S81°06'34"E	14.72'
L25	N90°00'00"E	30.00'
L27	N0°10'48"W	10.00'

DENNIS CHAVEZ BOULEVARD
(R/W VARIES)

ACCESS CONTROL LINE
(TYP.)

AGRS MONUMENT
"TRANS"
Y=1,471,885.503 U.S. SURVEY FT.
X=1,495,145.466 U.S. SURVEY FT.
G-G=0.999683154
Δα=-00°16'43.33"
CENTRAL ZONE
(NAD 1983)
ELEVATION=5121.089
NAVD88 U.S. SURVEY FT.

N 16°30'34" E
7,741.97'

N89°49'05"E
278.00'
483.42'
761.42'
33.73'
S0°10'55"E
850.02'

SEE DETAIL "A"

EXIST. 20' A.B.C.W.U.A. EASEMENT
(09-18-08, 2008103542)

TRACT 2
A.P.S. SOUTHWEST MESA
EDUCATION CORRIDOR COMPLEX
(03/15/11, 2011C-20)

TRACT RR-3-A-1
5.4236 Ac.

TRACT RR-3-A-2
9.4401 Ac.

WESTLAND SOUTH
"TRACT RR-3-B"
(11-14-05, 2005C-365)

98 th Street

EXIST. 124' PUBLIC ACCESS, DRAINAGE, PUBLIC SANITARY SEWER & WATER LINE EASEMENTS
(11-14-05, 2005C-365)

EXIST. 60' PUBLIC ACCESS, DRAINAGE, PUBLIC SANITARY SEWER & WATER LINE EASEMENTS
(11-14-05, 2005C-365)

EXIST. 70' PUBLIC ACCESS, DRAINAGE, PUBLIC SANITARY SEWER & WATER LINE EASEMENTS
(11-14-05, 2005C-365)

Ceja Vista Road

EXIST. PRIVATE ACCESS EASEMENT
(03-15-11, 2011C-20)

TRACT RR-4
WESTLAND SOUTH
(UNPLATTED)

S 82°05'18" E
8,110.57'

AGRS MONUMENT
"3_P10"
Y=1,462,500.31 U.S. SURVEY FT.
X=1,500,979.613 U.S. SURVEY FT.
G-G=0.99968997
Δα=-00°16'02.11"
CENTRAL ZONE
(NAD 1983)
ELEVATION=4938.411
(NAVD88) U.S. SURVEY FT.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
1	16.85	118.00	8.18	S86° 10' 02"E	16.84
2	26.84	28.00	54.93	S39° 49' 29"E	25.83
3	155.75	56.00	159.35	N87° 59' 10"W	110.19
4	31.00	28.00	63.43	N44° 01' 48"E	29.44
5	17.61	28.82	35.00	N67° 29' 00"W	17.33
6	69.01	56.00	70.61	S85° 01' 48"E	64.73
7	14.70	28.00	30.08	S74° 42' 11"W	14.53
8	30.04	150.00	11.47	N84° 31' 17"W	29.99
9	30.04	150.00	11.47	S84° 31' 17"E	29.99

DETAIL A
NEW PUBLIC WATERLINE EASEMENT - (1)
SCALE: 1"= 10'

NEW PRIVATE ACCESS EASEMENT - (3)
SCALE: 1"= 100'

SCALE: 1" = 100'

PROPERTY CORNERS

○ FND 5/8" REBAR WITH CAP "ALS LS 7719"

NOTE: BEARINGS AND DISTANCES ARE FIELD AND RECORD

A17005-F-PLAT.dwg	Drawn: SPS	Checked: TA	Sheet 2 of 2
Scale: AS SHOWN	Date: 7/3/2017	Job: A17005	

F:\A17JOBS\A17005 - Ceja Vista Multi Family\PLATS\FINAL PLATS\A17005-F-PLAT.dwg, 9/26/2017 9:36:23 AM, diane, \\goodwin-vm\Oce PlotWave 500 - WPD2 (On GOODWIN-VM)

Valle De Atrisco Apartment Development

Drainage Management Plan

Prepared by
Mark Goodwin & Associates, P.A.

September 2017

Valle De Atrisco Apartment Development

Table of Contents

I. PROJECT DESCRIPTION

The proposed Valle De Atrisco Apartment development is located east of the Atrisco Heritage Academy High school, south of Dennis Chavez Boulevard and west of the proposed south extension of 98th street. Access to the property will be from Ceja Vista Road and 98th street. The project site covers an area of approximately 9.44 acres and will consists of 10 building structures with 24 units in each for a total of 240 apartment units. The project is in for building permit approval now. As soon as the drainage management plan is approved, infrastructure construction plan will soon be submitted for required approvals as well.

II. DESIGN CRITERIA AND PREVIOUS REPORTS

The design criteria used in this report was in accordance with Section 22.2 Hydrology of the Development Process Manual, Volume 2, Design Criteria, January 1993 edition. The 100-year 6-hour storm event was analyzed to determine flow to be conveyed within the roadways using P(1-hr)=1.87", P(6-hr)=2.22". The onsite Land Treatment D value is based on the total impervious areas for sidewalks, roadway and buildings. First Flush volumes were calculated using 0.34 inches of precipitation over the new impervious areas (70%), which is the latest "design criteria" used by the City of Albuquerque.

As part of the construction of the Atrisco Heritage Academy High School (AHAHS), a storm drain along their east boundary was constructed and discharges into a temporary retention pond located in the western part of the existing Tract RR-3-A (soon to be divided and known as Tract RR-3-A-1). This pond will need to remain in place until the proposed public storm drain, temporary channel and new offsite retention pond are constructed and is able to convey the Academy's offsite flow to the new retention pond as shown on sheet C101 Overview. The design discharge from the school site was determined to be 24 cfs.

The project site is in FEMA flood zone X as shown on FIRM Panel 338 of 825, map number 35001C0338H, August 16, 2012 (Figure 3).

III. EXISTING DRAINAGE CONDITIONS

Under existing drainage conditions, onsite runoff is conveyed as overland surface flow in an easterly direction. There is a remnant arroyo that runs through the middle of the project that has been severed through the construction of the AHAH school, Dennis Chavez Road and the Anderson Heights Subdivision.

No offsite flows enter the project site from the north, south or east. As mentioned previously, the AHAH school has a storm drain outfall that discharges into a temporary pond on the west side of Tract RR-3-A (AKA future Tract RR-3-A-1). This pond will remain in place until the public storm drain and downstream drainage facilities are constructed as designed.

IV. DEVELOPED DRAINAGE CONDITIONS

GENERAL

The peak 100 year discharge for developed conditions from this project site was calculated to be 37.5 cfs. The overall drainage for the project is from west to east and north to south and will be conveyed as surface flow in the roadways before being intercepted by several Type D inlets and then conveyed to an offsite pond through a storm drain / open channel system. Refer to C101 Grading and Drainage Plan Overview for details on the sub basins, inlets and storm drain layout. Table 1 and Table 2 give summaries of hydrology and storm drain design, respectively.

The storm drain is designed to convey the ultimate developed condition flows for all contributing sub basins which includes the Valle De Atrisco apartment development, the Atrisco Heritage Academy H.S., Tract RR-3-A-1, Tract RR-3-B, 98th street and Ceja Vista Road. In conjunction with the development of this project, 98th street and Ceja Vista Roads will be constructed along with all the necessary underlying utilities. The peak flow at the outfall to the temporary channel in the future 98th street ROW is 142 cfs. The storm drain at this time is sized using Mannings equation. At the time the DRC plans are prepared for construction of Ceja Vista Road and 98th street, the storm drain will be analyzed in more detailed when accurate slopes are determined.

TRACT RR-3-A-1

After the public storm drain system is constructed and the outfall discharge from the AHAH school site is intercepted and conveyed to the temporary offsite pond as shown in C101 Overview, the retention pond on Tract RR-3-A-1 can be filled in and replaced by a smaller retention pond sized to retain 2 times the 100 year storm volume for the undeveloped flow conditions for Tract RR-3-A-1. This pond is to remain until future development of Tract RR-3-A-1. (Refer to C101 Overview Plan, Table 1 and Figure 5 for details: supporting AHYMO print outs in appendix).

TRACT RR-3-B

Some of the excess dirt from the project site will be used to fill in the existing arroyo in Tract RR-3-B as shown on the overall C101 plan. Details for permission to do this are being worked out between the owners.

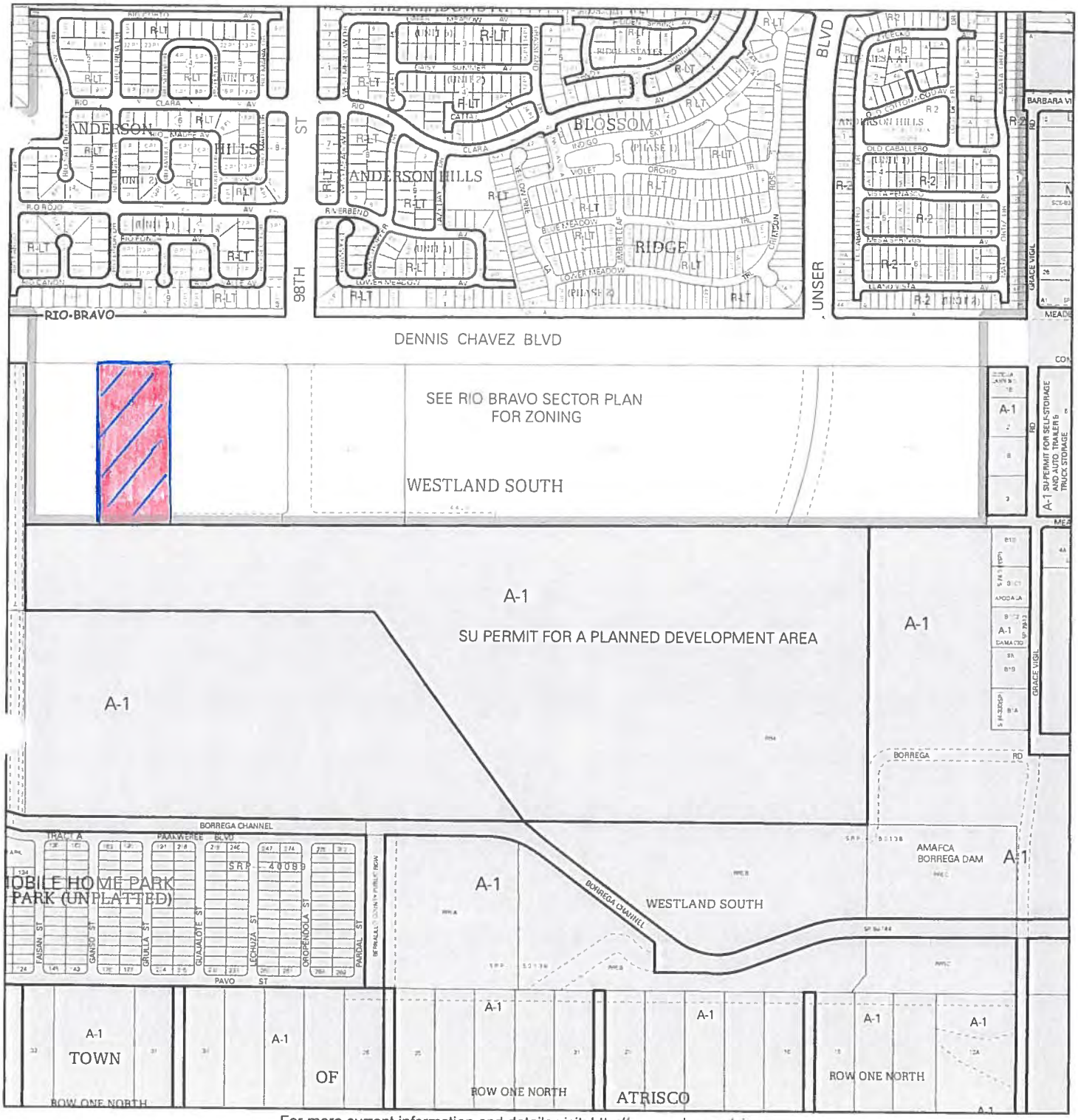
A temporary retention pond along the east side of Tract RR-3-B has been sized to retain 2 times the 100 year storm volume for the undeveloped flow conditions. This will pond will serve two purposes:1.) to prevent sediment erosion due to grading activity from being conveyed eastward and 2.) when construction of 98th street begins, it will also serve to keep sediment erosion and runoff from entering the public ROW during and after construction. A "Temporary Blanket Grading and Access Easement" is being sought and prepared by the owner of Tract RR-3-B for the owner and developer of Valle De Atrisco (Tract RR-3-A-2).

CHANNEL DESIGN

As shown on C104 offsite retention pond, the rectangular conveyance channel is designed to convey the future ultimate discharge flow which was calculated to be 142 cfs. At a slope of 0.5%, the flow depth is approximately 2 feet deep. The channel will be 4 feet deep with 3:1 side slopes and have hard lined protection to be detailed during the DRC design phase.

V. FIRST FLUSH RETENTION

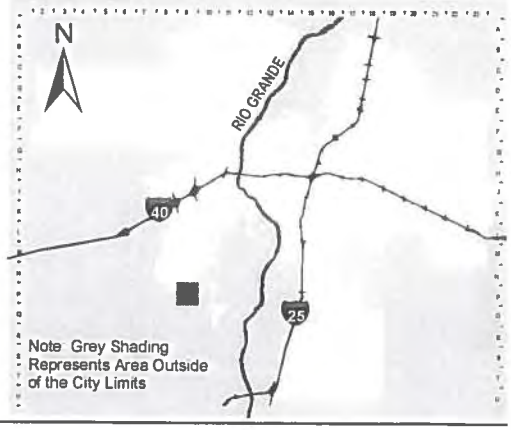
The required first flush retention volume for this project was calculated to be 8,155.7 cubic feet. The calculations can be found in Appendix A. This volume will be conveyed to the offsite retention pond. Although this retention pond is temporary at this time, until the future storm drain is designed, the first flush volume from this site will require that a portion of this pond will be the permanent solution for retention. This is shown clearly in sheet C101 Overview.



For more current information and details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 4/2/2012



Zone Atlas Page:

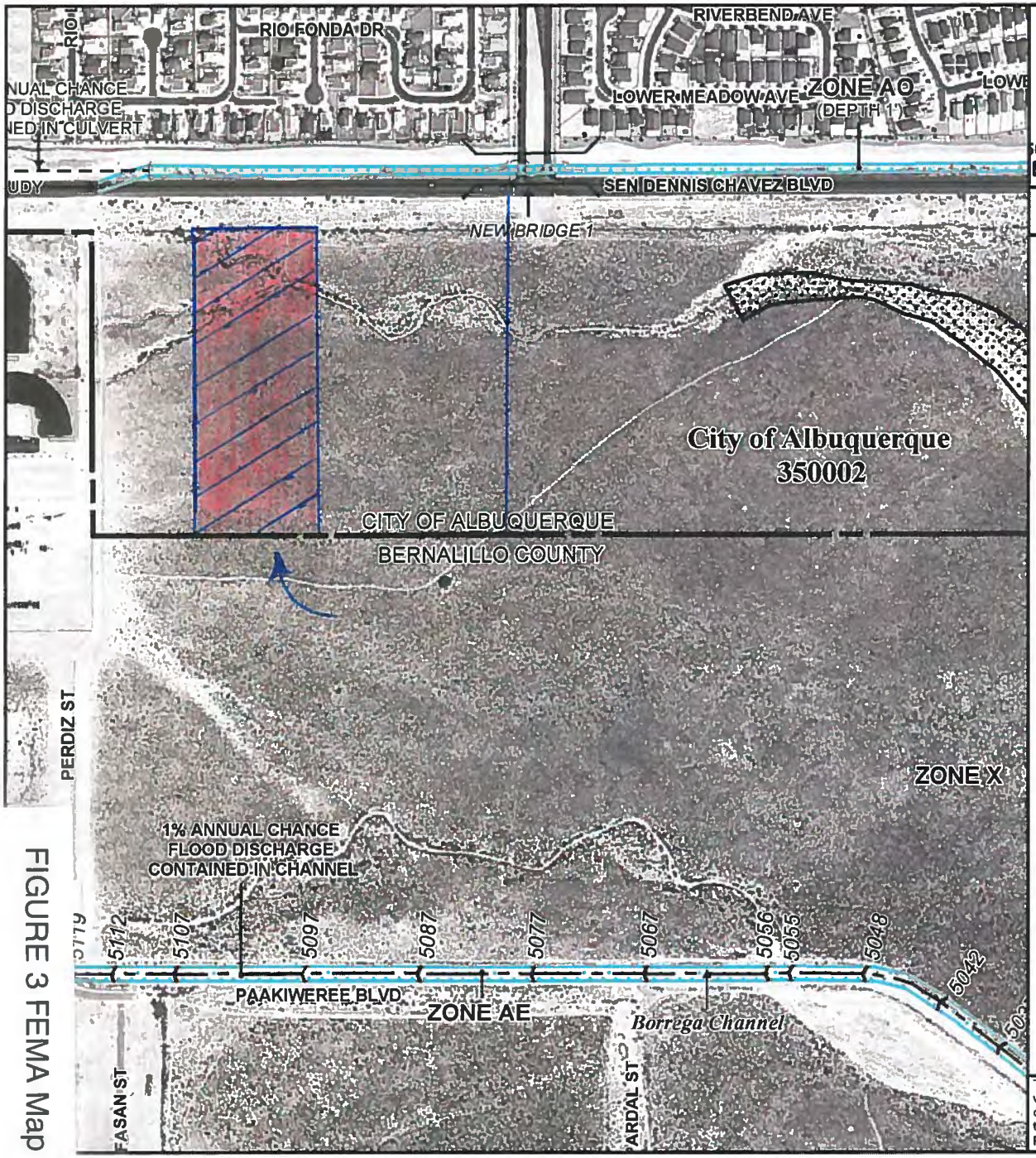
P-09-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

FIGURE 1 Vicinity Map

FIGURE 2 Aerial Google Earth Map



MAP SCALE 1" = 500'

0 500 1000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0338H

FIRM

FLOOD INSURANCE RATE MAP

BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS

PANEL 338 OF 825

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ALBUQUERQUE, CITY OF	350002	0338	H
BERNALILLO COUNTY UNINCORPORATED AREAS	350001	0338	H

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
35001C0338H

MAP REVISED
AUGUST 16, 2012

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

FIGURE 3 FEMA Map

F:\A17JOBS\A17005 - Ceja Vista Multi Family\EXHIBITS\A17005_G&D30_SUB BASIN EXHIBIT.dwg, 9/27/2017 4:25:34 PM, diane,
Xerox WorkCentre 7545 PS

FIGURE 4 SUB BASIN BOUNDARY EXHIBIT

(OVERVIEW C101)

SHEET C103

SHEET C102

98TH STREET SW

LANDS OF WESTLAND DEVELOPMENT CO., INC "SOUTH TRACT" (2-10-77, 8-78-03885)

TEMPORARY RETENTION POND VOLUME (100 YR-6 HR) = 16,814 CU.FT. 2x VOLUME = 33,628 CU.FT. DESIGN VOLUME = 34,824 CU.FT. POND DIMENSIONS: 3:1 SS WEST, 10:1 SS SOUTH

TEMPORARY RETENTION POND VOLUME (100 YR-6 HR) = 27,617 CU.FT. 2x VOLUME = 55,234 CU.FT. DESIGN VOLUME = 57,310 CU.FT. POND DIMENSIONS: 3:1 SS EAST, 10:1 SS WEST, 5 FT BOTTOM WIDTH, 500 FT LENGTH

SUB BASIN 100 Q=1.85 cfs
SUB BASIN 101 Q=2.40 cfs
SUB BASIN 102 Q=5.41 cfs
SUB BASIN 103 Q=3.41 cfs
SUB BASIN 104 Q=1.21 cfs
SUB BASIN 200 Q=4.17 cfs
SUB BASIN 201 Q=1.41 cfs
SUB BASIN 202 Q=0.76 cfs
SUB BASIN 203 Q=2.04 cfs
SUB BASIN 204 Q=1.15 cfs
SUB BASIN 205 Q=3.68 cfs
SUB BASIN 206 Q=0.61 cfs
SUB BASIN 300 Q=1.72 cfs
SUB BASIN 301 Q=2.87 cfs
SUB BASIN 302 Q=2.87 cfs
SUB BASIN 303 Q=1.09 cfs
SUB BASIN 400 Q=1.46 cfs
SUB BASIN 401 Q=1.26 cfs
SUB BASIN 500 Q=2.55 cfs
SUB BASIN 501 Q=6.20 cfs
SUB BASIN 502 Q=6.96 cfs
SUB BASIN 503 Q=3.78 cfs
SUB BASIN 504 Q=47.69 cfs
SUB BASIN 505 Q=3.46 cfs

INLET Q=1.85 cfs
INLET Q=2.55 cfs
INLET Q=6.20 cfs
INLET Q=6.96 cfs
INLET Q=3.78 cfs
INLET Q=6.41 cfs
INLET Q=3.25 cfs
INLET Q=4.02 cfs
INLET Q=3.68 cfs
INLET Q=2.61 cfs
INLET Q=2.04 cfs
INLET Q=6.34 cfs
INLET Q=0.61 cfs
INLET Q=8.65 cfs
INLET Q=3.46 cfs

(25.00 cfs)
(6.75 cfs)
(2.55 cfs)
(6.41 cfs)
(6.34 cfs)
(25.27 cfs)
(29.56 cfs)
(74.03 cfs)
(133.37 cfs)
(133.83 cfs)
(142.00 cfs)
(82.88 cfs)
(44.47 cfs)
(18.47 cfs)
(14.26 cfs)
(6.38 cfs)
(4.66 cfs)

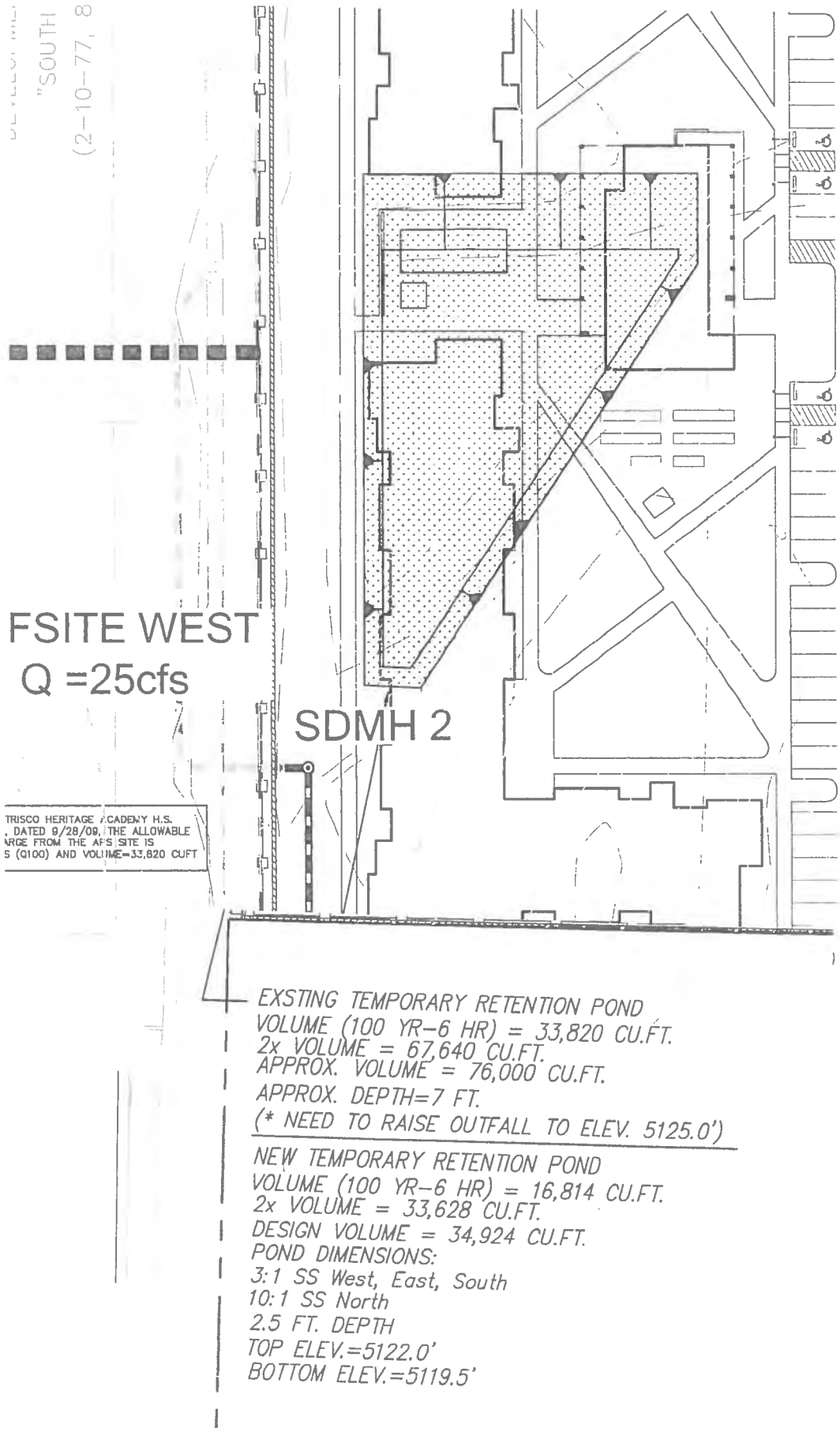


FIGURE 5 Temporary Retention Pond Tract RR-3-A-1

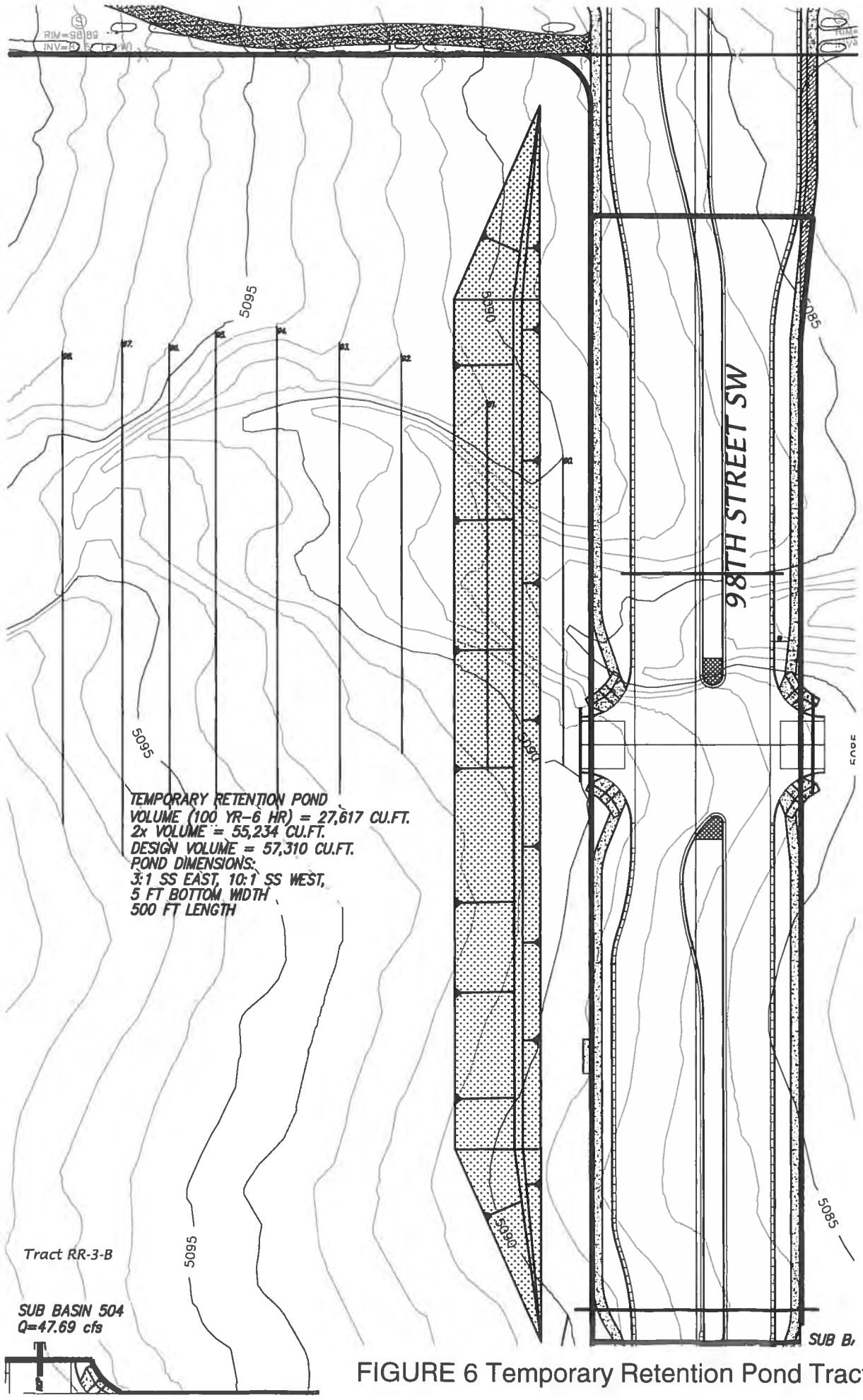


FIGURE 6 Temporary Retention Pond Tract RR-3-B

TABLE 1

Summary of Hydrology Parameters and AHYMO Results
Valle De Atrisco Apartment Development Project

Sub Basin ID	Area sq.ft	Area acre	Area sq.mi.	Land Treatment Values A	B	C	D	100 Year-6 Hour Storm Discharge cfs	Volume Acre-Feet	Volume Cu.Ft.	AHYMO Precip Values: P(60) 1.87" P(6) 2.22" P(24) 2.70" Location	Temp Ret. Pond Volume Cu.Ft.	
ONSITE SUB BASINS - DEVELOPED													
101	26,166.9	0.60	0.000939	0.0	15.0	15.0	70.0	2.40	0.084	3,659	Onsite Drive and Bldgs	3,659	
102	49,719.7	1.14	0.001783	0.0	15.0	15.0	70.0	4.54	0.159	6,926	Onsite Drive and Bldgs	6,926	
103	30,235.1	0.69	0.001085	0.0	15.0	15.0	70.0	2.77	0.097	4,225	Onsite Drive and Bldgs	4,225	
104	12,293.4	0.28	0.000441	0.0	7.5	7.5	85.0	1.21	0.043	1,873	Onsite Drive and Bldgs	1,873	
400	19,457.0	0.45	0.000698	0.0	36.5	36.5	27.0	1.46	0.046	2,004	Onsite Park	2,004	
200	34,699.3	0.80	0.001245	0.0	12.5	12.5	75.0	3.24	0.114	4,966	Onsite Drive and Bldgs	4,966	
201	14,663.7	0.34	0.000526	0.0	10.0	10.0	80.0	1.41	0.050	2,178	Onsite Drive and Bldgs	2,178	
202	8,162.4	0.19	0.000293	0.0	15.0	15.0	70.0	0.76	0.026	1,133	Onsite Drive and Bldgs	1,133	
203	12,103.3	0.28	0.000434	0.0	10.0	10.0	80.0	1.17	0.041	1,786	Onsite Drive and Bldgs	1,786	
204	11,471.5	0.26	0.000411	0.0	5.0	5.0	90.0	1.15	0.041	1,786	Onsite Drive and Bldgs	1,786	
205	19,783.0	0.45	0.000710	0.0	15.0	15.0	70.0	1.82	0.063	2,744	Onsite Drive and Bldgs	2,744	
206	9,412.6	0.22	0.000338	0.0	50.0	50.0	0.0	0.61	0.017	741	Trail Open Area	741	
401	16,594.7	0.38	0.000595	0.0	36.0	36.0	28.0	1.26	0.039	1,699	Onsite Park	1,699	
300	15,900.6	0.37	0.000570	0.0	18.0	18.0	64.0	1.43	0.049	2,134	Onsite Drive and Bldgs	2,134	
301	21,947.3	0.50	0.000787	0.0	10.0	10.0	80.0	2.10	0.074	3,223	Onsite Drive and Bldgs	3,223	
302	30,640.1	0.70	0.001099	0.0	12.5	12.5	75.0	2.87	0.101	4,400	Onsite Drive and Bldgs	4,400	
303	11,266.0	0.26	0.000404	0.0	10.0	10.0	80.0	1.09	0.038	1,655	Pool Clubhouse Road	1,655	
ROOF	59,264.0	7.91	0.012358	0.0	0.0	0.0	100.0	6.27	0.248	10,803	Roof	10,803	
SUM	403,780.6	15.82	0.024716					37.56	1.330	57,935	Total Site		
OFFSITE SUBASINS - DEVELOPED				A	B	C	D				Location		
100	19,355.0	0.44	0.000694	0.0	10.0	10.0	80.0	1.85	0.066	2,875	Tract RR-3-A-1		
500	29,097.0	0.67	0.001044	0.0	10.0	10.0	80.0	2.55	0.087	3,790	Tract RR-3-A-1		
501	70,956.6	1.63	0.002545	0.0	20.0	20.0	60.0	6.20	0.213	9,278	Tract RR-3-A-1		
502	79,615.0	1.83	0.002856	0.0	20.0	20.0	60.0	6.96	0.239	10,411	Tract RR-3-A-1		
503	41,090.0	0.94	0.001474	0.0	15.0	15.0	70.0	3.76	0.131	5,706	Tract RR-3-A-1		
504	523,556.0	12.02	0.018780	0.0	15.0	15.0	70.0	47.69	1.673	72,876	Tract RR-3-B		
505	86,044.0	1.98	0.003086	0.0	10.0	10.0	80.0	8.18	0.292	12,720	98th Street	12,720	
506	36,242.0	0.83	0.001300	0.0	10.0	10.0	80.0	3.46	0.123	5,358	Ceja Vista Road (west)	5,358	**76,013**
OFFSITE SUBASINS - EXISTING				A	B	C	D				Location		
500	29,097.0	0.67	0.001044	0.0	100.0	0.0	0.0	1.63	0.047	2,047	Tract RR-3-A-1		
501	70,956.6	1.63	0.002545	0.0	100.0	0.0	0.0	3.96	0.114	4,966	Tract RR-3-A-1		
502	79,615.0	1.83	0.002856	0.0	100.0	0.0	0.0	4.44	0.128	5,576	Tract RR-3-A-1		
503	41,090.0	0.94	0.001474	0.0	100.0	0.0	0.0	2.3	0.066	2,875	Tract RR-3-A-1	15,464	
504	523,556.0	12.02	0.018780	100.0	0.0	0.0	0.0	20.92	0.634	27,617	Tract RR-3-B	27,617	
				0.0	0.0	0.0	100.0	0.290	0.010	436	Bldg End Type A		
				0.0	0.0	0.0	100.0	0.350	0.013	566	Bldg Middle Type A		
				0.0	0.0	0.0	100.0	0.260	0.009	392	Bldg End Type B		
				0.0	0.0	0.0	100.0	0.350	0.013	566	Bldg Middle Type B		

TABLE 2

Summary of Storm Drain System

Valle De Atrisco Apartment Development Project

Summary of Storm Inlets				Summary of Storm Drainage Pipe						
INLET ID	INLET TYPE	Q(100) cfs	Ownership	Storm Upstr ID	Storm Downstr ID	Interim Q(100) cfs	Future Q(100) cfs	Pipe Size (inches)	Pipe Material	Ownership
A	Double D	6.41	Private	A	B	6.41	6.41	18	HDPE	Private
B	Double D	5.41	Private	B	E	9.66	9.66	24	HDPE	Private
C	Double D	6.34	Private	C	D	6.34	6.34	18	HDPE	Private
D	Single D	2.04	Private	D	SDMH 1	8.34	8.34	18	HDPE	Private
E	Single D	4.62	Private	E	SDMH 1	14.28	14.28	24	HDPE	Private
F	Single D	2.61	Private	SDMH 1	F	22.66	22.66	24	HDPE	Private
G	Single D	3.68	Private	F	G	25.27	25.27	24	HDPE	Private
H	Single D	0.61	Private	H	G	0.61	0.61	8	HDPE	Private
I	(2) Single A	8.65	Private	G	SDMH 5	29.56	29.56	30	HDPE	Private
Offsite - by Others										
J	(2) Single A	3.46	Public	Qwest	SDMH 2	25.00	25.00	24	RCP	Public
K	(2) Single A	8.18	Public	SDMH 2	SDMH 3	25.00	25.00	24	RCP	Public
				SDMH 3	SDMH 4	25.00	25.00	24	RCP	Public
				SDMH 4	SDMH 5	25.00	***44.47**	30	RCP	Public
				SDMH 5	SDMH 6	54.56	***74.03**	36	RCP	Public
				SDMH 6	SDMH 7	63.21	***82.68**	36	RCP	Public
				SDMH 7	SDMH 8	63.21	***130.37**	42	RCP	Public
				SDMH 8	SDMH 9	66.67	***133.83**	42	RCP	Public
				SDMH 9	OUTFALL	74.85	***142.00**	42	RCP	Public

Note (*) Ultimate future storm flows includes developed conditions for Tract RR-3-B and and Tract RR-3-A-1.

Storm drain sizes are designed for the future ultimate drainage conditions.

f:/ 17005/Projects/Drainage/Table 2 Summary of Storm

9/27/2017

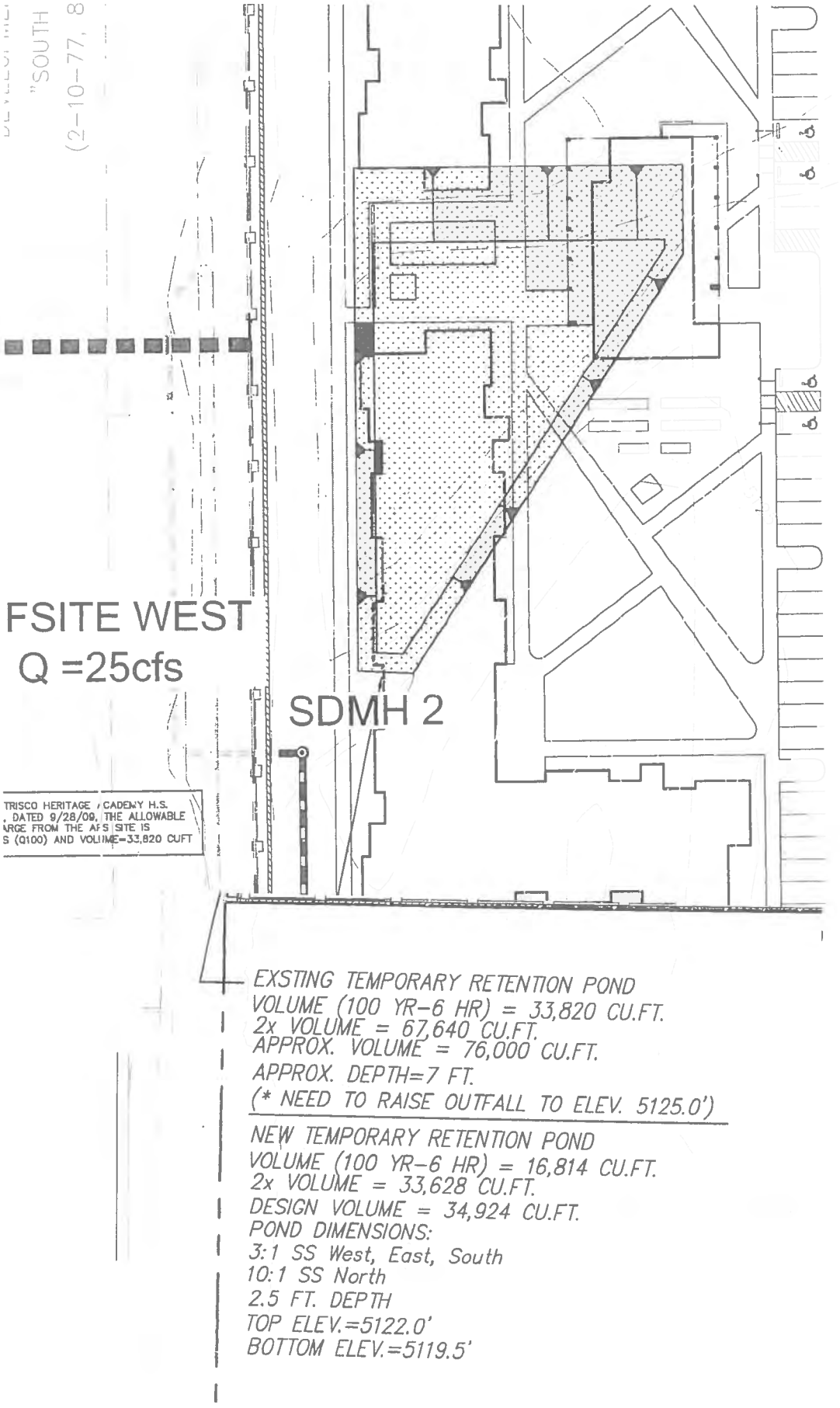
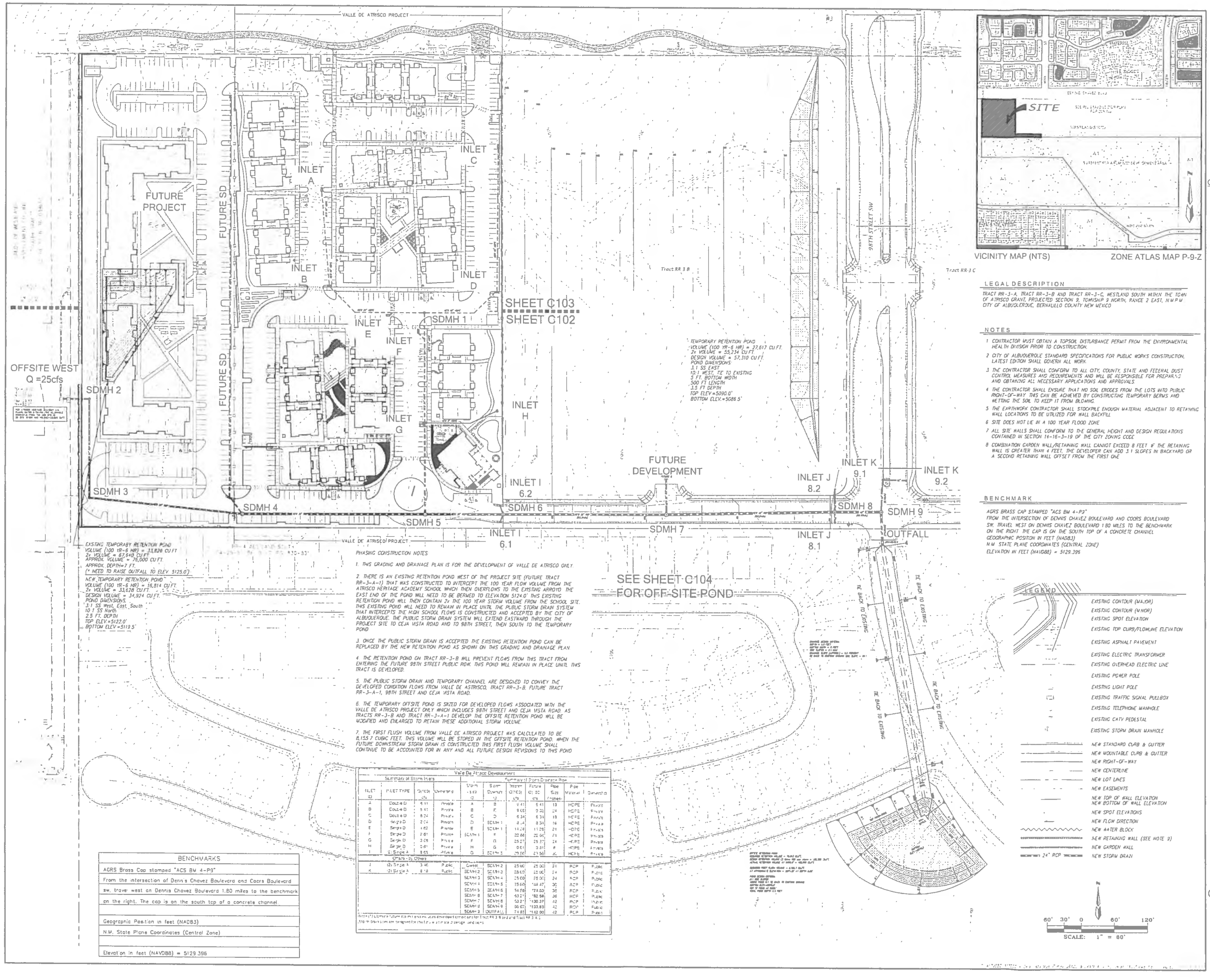


FIGURE 5 Temporary Retention Pond Tract RR-3-A-1



ARCHITECTURE / DESIGN / INSPIRATION
DEKKER PERICH SABATINI
7601 JEFFERSON NE SUITE 130 ALBUQUERQUE NM 87109
505.761.9700 / DPSDESIGN.ORG
dmg MARK GOODWIN & ASSOCIATES P.A. CONSULTING ENGINEERS P.O. BOX 90720 ALBUQUERQUE, NEW MEXICO 87199 OFFICE (505) 828-2200 FAX (505) 857-3537
CIVIL ENGINEER - DIANE HOELZER, P.E.
DIANE HOELZER NEW MEXICO 11967 REGISTERED PROFESSIONAL ENGINEER
9-29-17

PROJECT
VALLE DE ATRISCO
10001 Ceja Vista Road
ALBUQUERQUE, NEW MEXICO

PERMIT SET
Documents

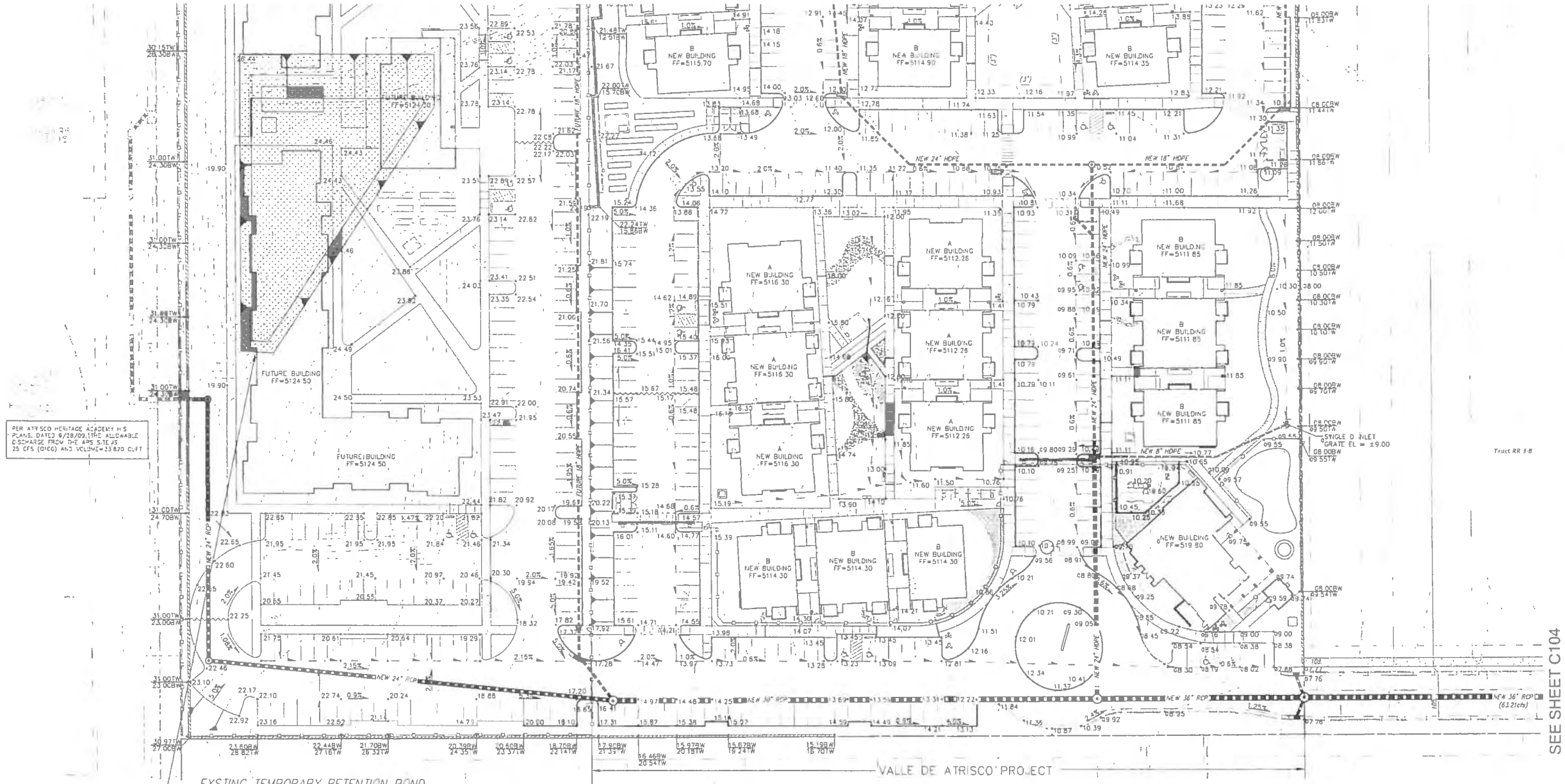
REVISIONS
1
2
3
4
5
6

DRAWN BY	
REVIEWED BY	
DATE	08.31.2017
PROJECT NO	17-0017
DRAWING NAME	

GRADING & DRAINAGE PLAN - OVERVIEW

SHEET NO
C101

SEE SHEET C103



ARCHITECTURE / DESIGN / INSPIRATION

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DIANE HOELZER NEW MEXICO 11967 REGISTERED PROFESSIONAL ENGINEER
9-29-17

PROJECT

VALLE DE ATRISCO
10001 Ceja Vista Road
ALBUQUERQUE, NEW MEXICO

PERMIT SET
Documents

REVISIONS
1
2
3
4
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6

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REVIEWED BY	
DATE	08/31/2017
PROJECT NO	17-0017
DRAWING NAME	

GRADING & DRAINAGE PLAN - SOUTH

SHEET NO
C102

DENNIS CHAVEZ BOULEVARD

VALLE DE ATRISCO PROJECT

FUTURE BUILDING FF=5126.50

FUTURE BUILDING FF=5126.50

FUTURE BUILDING FF=5124.50

A NEW BUILDING FF=5116.90

A NEW BUILDING FF=5116.90

A NEW BUILDING FF=5116.90

B NEW BUILDING FF=5117.75

B NEW BUILDING FF=5117.75

B NEW BUILDING FF=5117.75

A NEW BUILDING FF=5116.28

A NEW BUILDING FF=5116.28

A NEW BUILDING FF=5116.28

B NEW BUILDING FF=5115.70

B NEW BUILDING FF=5115.70

B NEW BUILDING FF=5115.70

B NEW BUILDING FF=5114.90

B NEW BUILDING FF=5114.90

B NEW BUILDING FF=5114.35

B NEW BUILDING FF=5114.35

B NEW BUILDING FF=5114.35

NEW 24" HDPE

NEW 18" HDPE

NEW 18" HDPE

NEW 18" HDPE

SEE SHEET C102

30' 15' 0 30' 60'

SCALE: 1" = 30'

ARCHITECTURE / DESIGN / INSPIRATION

DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100
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DIANE HOELZER NEW MEXICO 11987 REGISTERED PROFESSIONAL ENGINEER 9-29-17

PROJECT

VALLE DE ATRISCO
10001 Ceja Vista Road
ALBUQUERQUE, NEW MEXICO

PERMIT SET
Documents

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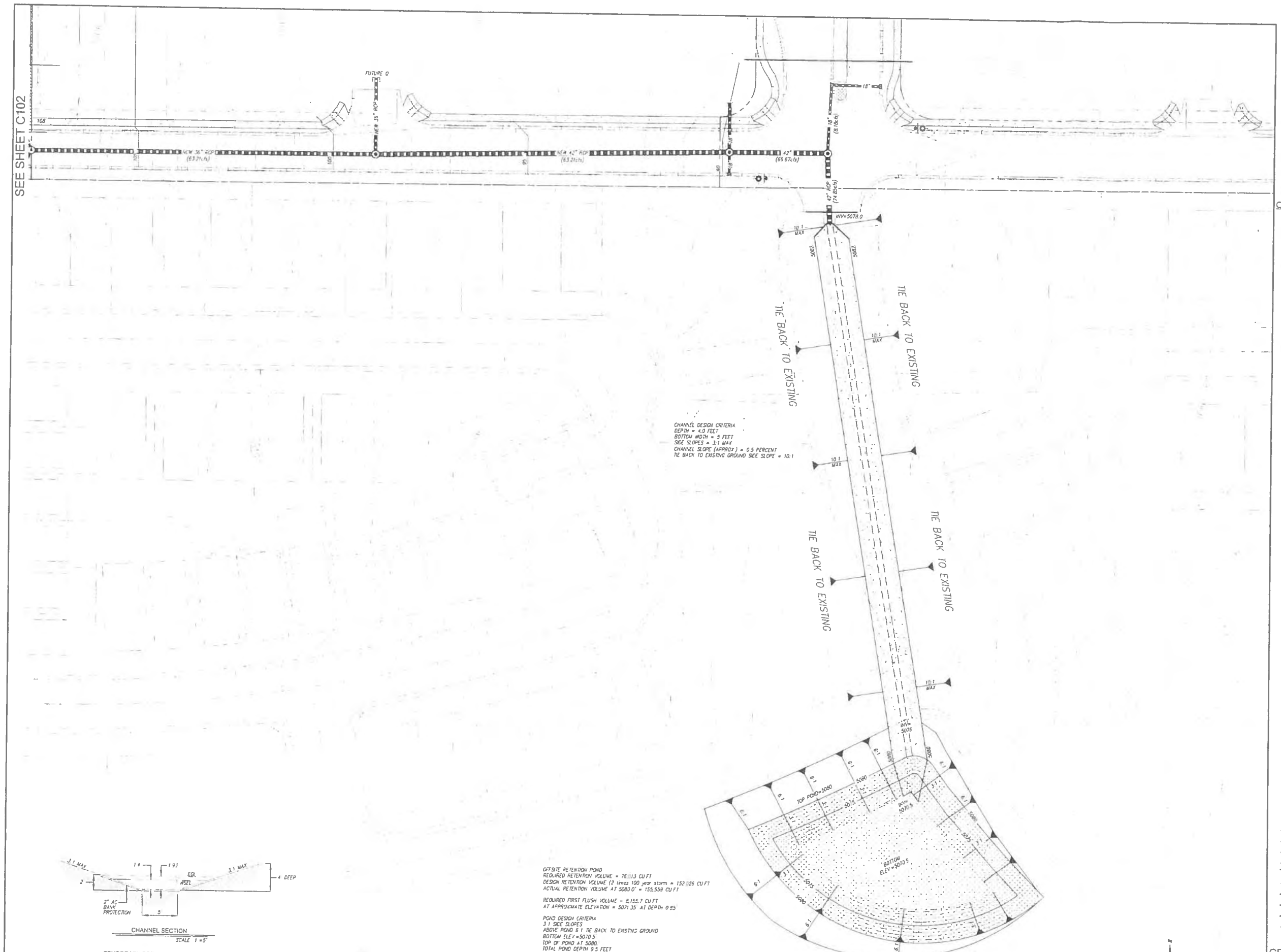
REVIEWED BY	
DATE	08.31.2017
PROJECT NO	17-0017
DRAWING NAME	

GRADING & DRAINAGE PLAN - NORTH

SHEET NO

C103

SEE SHEET C102



ARCHITECTURE / DESIGN / INSPIRATION

DEKKER PERICH SABATINI

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CIVIL ENGINEER DIANE HOELZER P.E.

DIANE HOELZER NEW MEXICO 11967 REGISTERED PROFESSIONAL ENGINEER 9-29-17

PROJECT

VALLE DE ATRISCO
10001 Ceja Vista Road
ALBUQUERQUE, NEW MEXICO

PERMIT SET
Documents

REV SIGNS

DRAWN BY	
REVIEWED BY	
DATE	08/31/2017
PROJECT NO	17-0017
DRAWING NAME	

GRADING & DRAINAGE PLAN
OFF-SITE POND

SHEET NO

C104

VICINITY MAP ZONE ATLAS MAP: P-09-Z NTS

SUBDIVISION DATA

GROSS ACREAGE	14.8637 AC
ZONE ATLAS NO.	P-09-Z
NO. OF EXISTING TRACTS	1 TRACT
NO. OF TRACTS CREATED	2 TRACTS
DATE OF SURVEY	NOV, 2004
MILES OF FULL WIDTH STREETS CREATED	0.00 MILES
AREA OF PUBLIC RIGHT-OF-WAY DEDICATED	0.000 AC

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER'S ACKNOWLEDGMENT:

OWNER: CEJA VISTA LLC

MARK PANANIDES, MANAGING MEMBER — DATE 8/3/17

State of California
County of Los Angeles }

On August 3, 2017 (Date) before me, Rachel Mintz, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Mark Pananides (Name(s) of Signer(s))

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____ (Signature of Notary Public)

LEGAL DESCRIPTION

A TRACT OF LAND WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 9, TOWNSHIP 9 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF TRACTS RR-3-A, WESTLAND SOUTH AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 14, 2005, BK. 2005C, PG. 365 AND CONTAINING 14.8637 ACRES MORE OR LESS.

PURPOSE OF PLAT

1. TO SUBDIVIDE TRACT RR-3-A WESTLAND SOUTH, INTO 2 TRACTS AS SHOWN HEREON.
2. GRANT NEW EASEMENTS AS SHOWN HEREON.

NOTES

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD
4. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS AND DOCUMENTS OF RECORD ENTITLED:
   "LANDS OF CECELIA LANNING", (10-24-79, B17-42)
   "LAND OF DAMACIO APODACA", (11-08-74, A5-116)
   "LAND OF DAMACIO APODACA", (01-08-79, A7-6) QUITCLAIM DEED (01-08-79, A7-8)
   "WESTLAND, TRACT RR-5", (03-04-93, 93C-58)
   "LANDS OF WESTLAND DEV. CO. INC, SOUTH TRACT", (02-10-77, CASE 8-76-03865)
   "PAKKREWEE", (01-29-01, 01C-38)
   "RIGHT OF WAY MAP (SD-4008 (206)", (05-09-94)
   RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
5. DATE OF SURVEY: NOVEMBER, 2004.
6. TITLE REPORT: FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO.04-1048776-B-VG (EFFECTIVE DATE: OCTOBER 7, 2004.)
7. ADDRESS OF PROPERTY: NONE PROVIDED.
8. CITY OF ALBUQUERQUE, NEW MEXICO ZONE: R-2. THIS PROPERTY LIES WITHIN ZONE (AO) AND (A) SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD AND ZONE (X) AS SHOWN ON PANEL 338 OF 825, FLOOD INSURANCE RATE MAP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO, DATED SEPTEMBER 20, 1996.
9. THESE TRACTS ARE AFFECTED BY A RIGHT-OF-WAY EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY, FILED MAY 17, 1930 RECORDED IN BOOK 112, PAGE 280, SAID EASEMENT AMENDED BY A MODIFICATION EASEMENT, FILED FEBRUARY 13, 1973 RECORDED IN BOOK MISC. 298, PAGE 635, SAID EASEMENT ASSIGNED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY ASSIGNMENT FILED DECEMBER 19, 1977, RECORDED IN BOOK MISC. 575, PAGE 928 ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION DBA CENTURYLINK QC DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM NMGC AND CENTURY LINK DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS, WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT. REPLAT OR OTHER DOCUMENT, AND WHICH ARE NOT SHOWN ON THIS PLAT.

"NOTICE OF SUBDIVISION PLAT VARIANCE"
TRACTS RR-3-A-1 THROUGH RR-3-A-2, WESTLAND SOUTH
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

THE PLAT FOR TRACTS RR-3-A-1 THROUGH RR-3-A-2, WESTLAND SOUTH, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER OF WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY AND AMAFCA (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION, THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS, AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

BULK PLAT

TRACTS RR-3-A-1 THROUGH RR-3-A-2 WESTLAND SOUTH

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2017

PROJECT NUMBER: 1004428
APPLICATION NUMBER: _____

PLAT APPROVAL

UTILITY APPROVALS:

Fernando Vial — 9-13-17
PUBLIC SERVICE COMPANY OF NEW MEXICO

9/13/17
NEW MEXICO GAS COMPANY

QWEST CORPORATION D/B/A CENTURYLINK QC

9/13/17
COMCAST D/B/A XFINITY

CITY APPROVALS:

Loren N. Risenhoover P.S. — 9/13/17
CITY SURVEYOR

REAL PROPERTY DIVISION

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

ALBUQUERQUE-BERNALILLO COUNTY WATER UTILITY AUTHORITY

PARKS AND RECREATION DEPARTMENT

AMAFCA

CITY ENGINEER

DRB CHAIRPERSON, PLANNING DEPARTMENT

SURVEYOR'S CERTIFICATION

"I, TIMOTHY ALDRICH, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Timothy Aldrich — 08/22/17
TIMOTHY ALDRICH, N.M. NO. 7778 — DATE

A17005-F-PLAT.dwg	Drawn: SPS	Checked: TA	Sheet 1 of 2
Scale: AS SHOWN	Date: 7/3/2017	Job: A17005	

BULK PLAT

TRACTS RR-3-A-1 THROUGH RR-3-A-2
WESTLAND SOUTH

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY 2017

NEW EASEMENTS

① NEW PUBLIC WATER LINE EASEMENT GRANTED TO A.B.C.W.U.A. WITH THIS PLAT.

② NEW PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.

③ NEW PRIVATE ACCESS EASEMENT GRANTED TO TRACT RR-3-A-1 WITH THIS PLAT.

AGRS MONUMENT
"TRANS"
Y=1,471,885.503 U.S. SURVEY FT.
X=1,495,145.466 U.S. SURVEY FT.
G-G=0.999683154
Δα=-00°15'43.33"
CENTRAL ZONE
(NAD 1983)
ELEVATION=5121.089
NAVD88 U.S. SURVEY FT.

AGRS MONUMENT
"3_P10"
Y=1,462,500.31 U.S. SURVEY FT.
X=1,500,979.613 U.S. SURVEY FT.
G-G=0.99968997
Δα=-00°16'02.11"
CENTRAL ZONE
(NAD 1983)
ELEVATION=4938.411
(NAVD88) U.S. SURVEY FT.

DENNIS CHAVEZ BOULEVARD
(R/W VARIES)

ACCESS CONTROL LINE
(TYP.)

TRACT RR-3-A-1
5.4236 Ac.

TRACT RR-3-A-2
9.4401 Ac.

TRACT 2
A.P.S. SOUTHWEST MESA
EDUCATION CORRIDOR COMPLEX
(03/15/11, 2011C-20)

WESTLAND SOUTH
"TRACT RR-3-B"
(11-14-05, 2005C-365)

98 th Street

EXIST. 20' A.B.C.W.U.A. EASEMENT
(09-18-08, 2008103542)

EXIST. 124' PUBLIC ACCESS, DRAINAGE, PUBLIC SANITARY SEWER & WATER LINE EASEMENTS
(11-14-05, 2005C-365)

EXIST. 60' PUBLIC ACCESS, DRAINAGE, PUBLIC SANITARY SEWER & WATER LINE EASEMENTS
(11-14-05, 2005C-365)

EXIST. 70' PUBLIC ACCESS, DRAINAGE, PUBLIC SANITARY SEWER & WATER LINE EASEMENTS
(11-14-05, 2005C-365)

Ceja Vista Road

EXIST. PRIVATE ACCESS EASEMENT
(03-15-11, 2011C-20)

TRACT RR-4
WESTLAND SOUTH
(UNPLATTED)

SEE DETAIL "A"

Parcel Line Table		
Line #	Direction	Length
L1	S89°44'31"W	20.18'
L2	S45°15'29"E	14.14'
L3	S89°46'21"W	21.07'
L4	S0°00'00"E	29.14'
L5	S0°15'29"E	34.11'
L6	S89°49'05"W	29.52'
L7	N90°00'00"E	30.84'
L8	S71°55'14"W	64.45'
L9	N90°00'00"E	20.41'
L10	N90°00'00"E	33.00'
L11	N90°00'00"W	49.00'
L12	S0°00'00"W	1.63'
L13	N90°00'00"E	33.02'
L14	N90°00'00"W	3.13'
L15	S0°00'00"E	52.15'
L16	N0°00'00"E	33.01'
L17	S90°00'00"E	53.00'
L18	N45°00'04"E	28.92'
L19	N0°00'00"E	53.05'
L20	N90°00'00"W	35.00'
L22	S74°19'30"E	10.35'
L23	N90°00'00"E	52.49'
L24	S81°06'34"E	14.72'
L25	N90°00'00"E	30.00'
L27	N0°10'48"W	10.00'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
1	16.85	118.00	8.18	S86° 10' 02"E	16.84
2	26.84	28.00	54.93	S39° 49' 29"E	25.83
3	155.75	56.00	159.35	N87° 59' 10"W	110.19
4	31.00	28.00	63.43	N44° 01' 48"E	29.44
5	17.61	28.82	35.00	N67° 29' 00"W	17.33
6	69.01	56.00	70.61	S85° 01' 48"E	64.73
7	14.70	28.00	30.08	S74° 42' 11"W	14.53
8	30.04	150.00	11.47	N84° 31' 17"W	29.99
9	30.04	150.00	11.47	S84° 31' 17"E	29.99

DETAIL A
NEW PUBLIC WATERLINE EASEMENT -①
SCALE: 1"= 10'

NEW PRIVATE ACCESS EASEMENT -③
SCALE: 1"= 100'

SCALE: 1" = 100'

PROPERTY CORNERS

○ FND 5/8" REBAR WITH CAP "ALS LS 7719"

NOTE: BEARINGS AND DISTANCES ARE FIELD AND RECORD

A17005-F-PLAT.dwg	Drawn: SPS	Checked: TA	Sheet 2 of 2
Scale: AS SHOWN	Date: 7/3/2017	Job: A17005	

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DENNIS CHAVEZ BOULEVARD

STABILIZED CONSTRUCTION ENTRANCE

SILT FENCE (TYP)

SILT FENCE (TYP)

SILT FENCE (TYP)

10' P.U.E.

40'

TEMPORARY CONSTRUCTION WORK ACCESS ROAD

98TH STREET SW

Tract RR-3-B

Tract RR-3-C

SILT FENCE (TYP)

TEMPORARY RETENTION POND
VOLUME (100 YR-6 HR) = 16,814 CU.FT.
2x VOLUME = 33,628 CU.FT.
DESIGN VOLUME = 34,924 CU.FT.
POND DIMENSIONS:
3:1 SS W,E,N, 10:1 SS SOUTH

TEMPORARY RETENTION POND
VOLUME (100 YR-6 HR) = 27,617 CU.FT.
2x VOLUME = 55,234 CU.FT.
DESIGN VOLUME = 57,310 CU.FT.
POND DIMENSIONS:
3:1 SS EAST, 10:1 SS WEST,
5 FT BOTTOM WIDTH
500 FT LENGTH

10' P.U.E.

40'

TEMPORARY CONSTRUCTION WORK ACCESS ROAD

10' P.U.E.

30'

30'

CONCRETE WASHOUT AREA

DUMPSTER AREA

SILT FENCE (TYP)

SILT FENCE (TYP)

RR-4 WESTLAND SOUTH
(04-25-91, BK. 91-7, PG. 8350-8351)

30' 15' 0 30' 60'

SCALE: 1" = 30'

DIANE HOELZER NEW MEXICO 11967 REGISTERED PROFESSIONAL ENGINEER

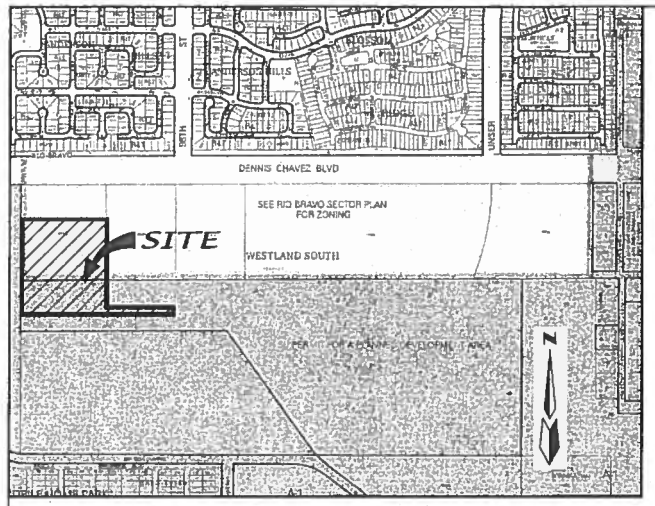
9-28-17

VALLE DE ATRISCO

EROSION & SEDIMENT CONTROL PLAN

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: DER	Drawn: DER	Checked: DMG	Sheet 1 of 2
Scale: 1" = 50'	Date: 9/27/17	Job: A17005	



VICINITY MAP (NTS)

ZONE ATLAS MAP P-9-Z

GENERAL NOTES

1. WHEN DOING WORK IN THE CITY ROW (SIDEWALK, DRIVE PADS, UTILITIES, etc...) PREVENT DIRT FROM GETTING INTO THE STREET. IF DIRT IS PRESENT IN THE STREET, THE STREET SHOULD BE SWEPT EVERY FEW DAYS OR THE SAME DAY IF RAIN IS IMMINENT. ANY TEMPORARY DIRT PILE SHALL BE PLACED ON THE UPSTREAM SIDE OF THE TRENCH.
2. ALL SOIL DISTURBED DURING UTILITY TRENCHING SHOULD BE PLACED ON THE UPSTREAM SIDE OF THE STREET CUT AND THE AREA SWEPT AFTER THE WORK IS COMPLETED.

LEGEND

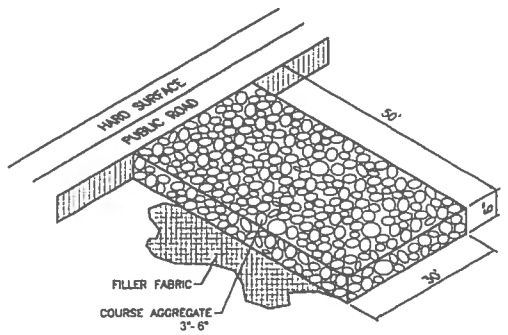
PERIMETER WALL OR SILT FENCE (TYPICAL)

CONCRETE WASHOUT AREA

COMPACTED CONSTRUCTION ENTRANCE

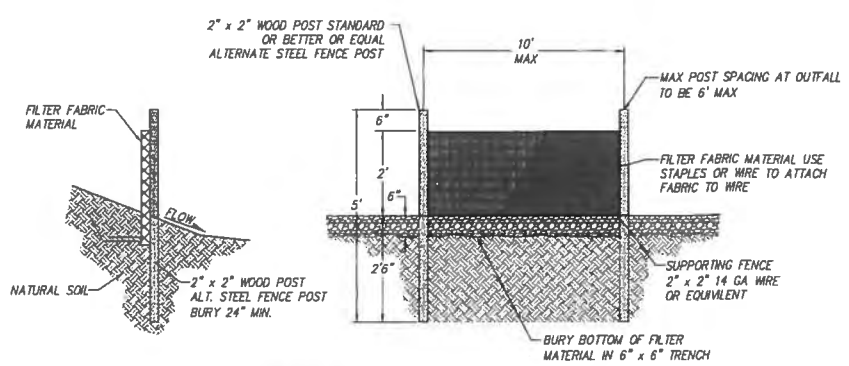
DUMPSTER AREA

TEMPORARY CONSTRUCTION ACCESS ROAD



STABILIZED CONSTRUCTION ENTRANCE

NTS



SILT FENCE FOR SEDIMENT CONTROL

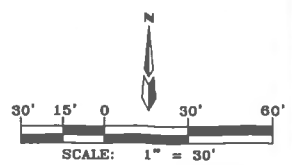
NTS

EROSION CONTROL
(PRIOR TO LANDSCAPE INSTALLATION)

SCALE: 1"=5'

DIANE HOELZER NEW MEXICO 11987 Licensed Professional Engineer

9-28-17



VALLE DE ATRISCO

EROSION & SEDIMENT CONTROL PLAN

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P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: DER	Drawn: DER	Checked: DMG	Sheet 2 of 2
Scale: 1" = 50'	Date: 9/27/17	Job: A17005	

I:\A17XXS\A17005 - Cero Vista Multi Fam-2s\SWEP\A17005_ESC G&DJO.dwg, last saved by Douglas, 9/27/17

APPENDIX A

First Flush Pond Calculations and Design

Valle De Atrisco Temporary Offsite Channel to Pond-Phase I

Valle De Atrisco Temporary Offsite Channel to Pond- Future Flows

Table 4 Offsite Retention Pond Volume Calculations

Valle De Atrisco Development

First Flush Calculation

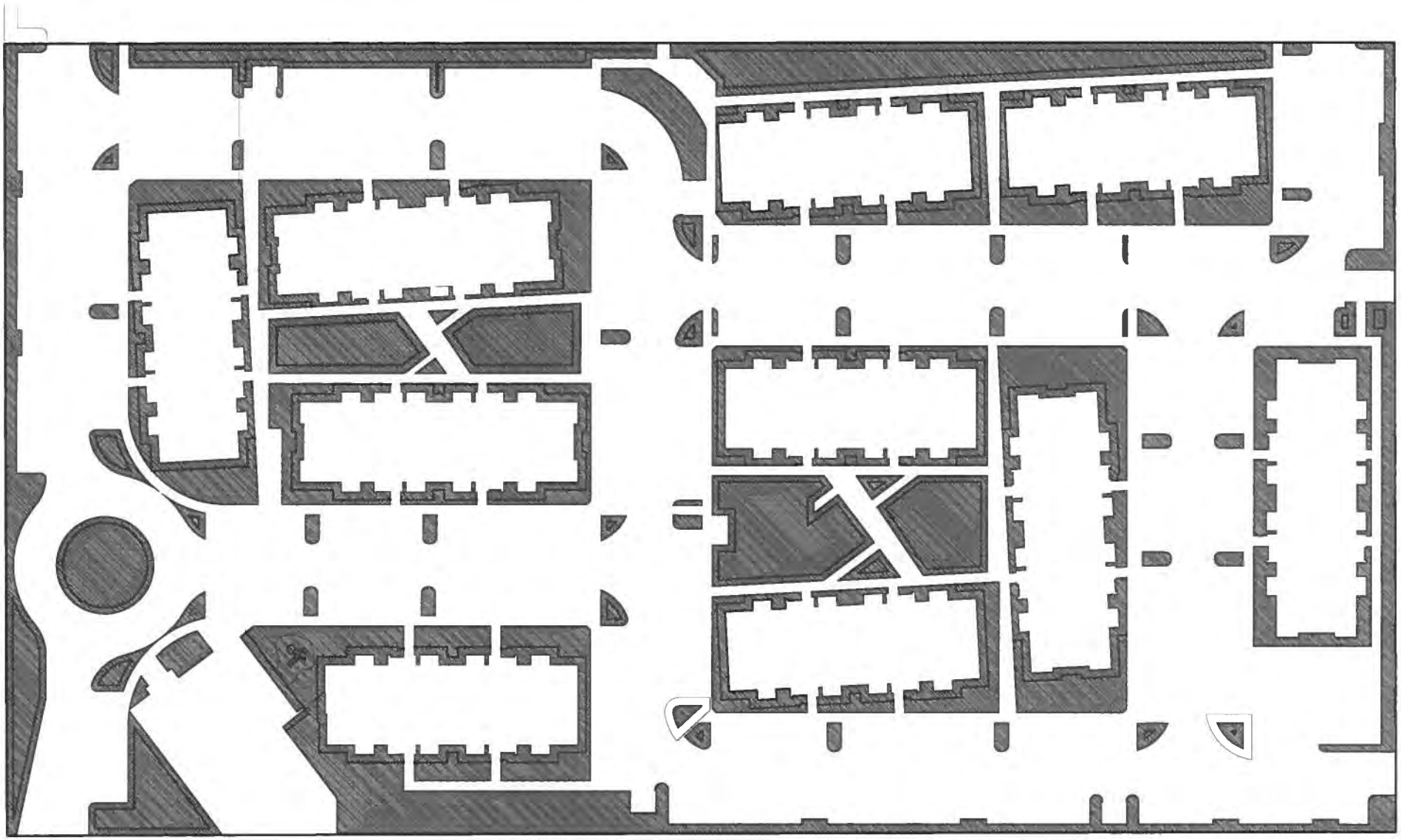
Project Site Area: 411,210 SF

Land Treatment Impervious: 70%

Calculations: (.34") x (0.70) x (411,210 SF) = **8,155.7 cu.ft.**

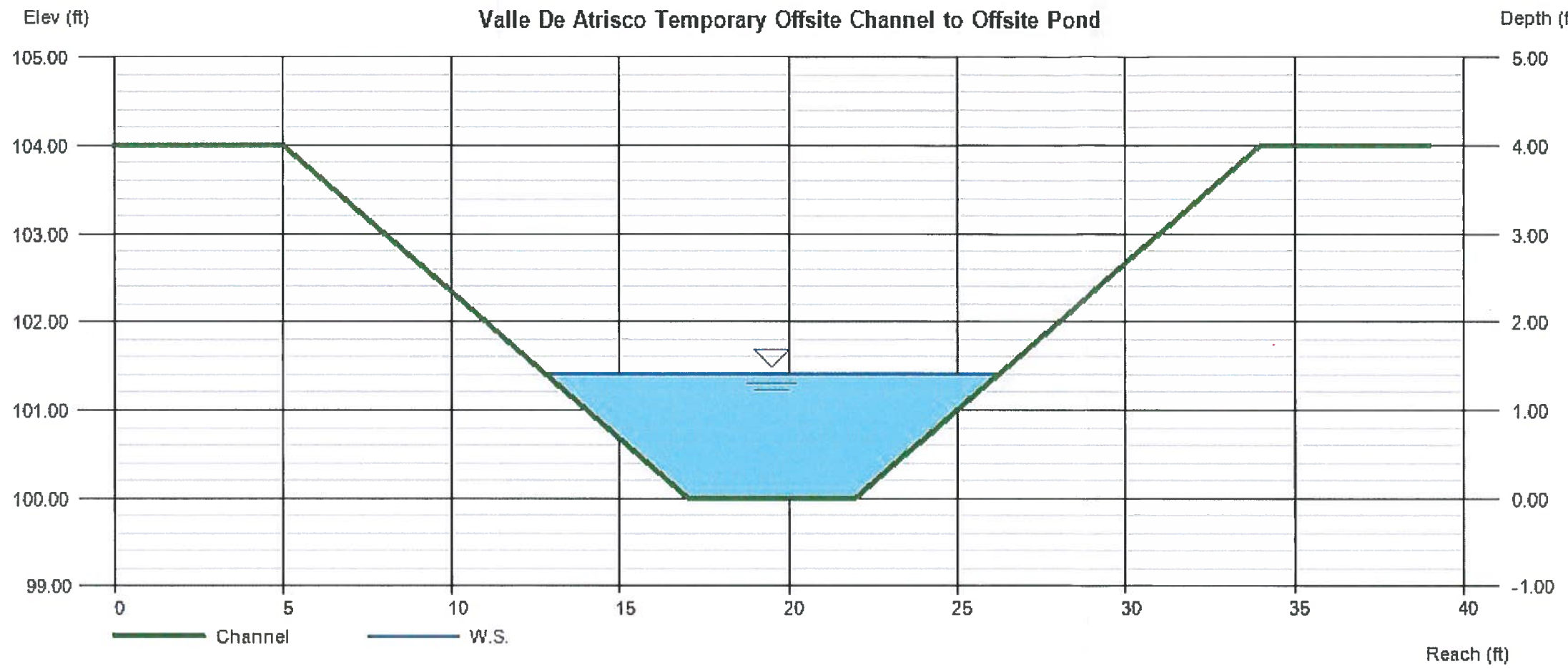
This is the amount of additional storage in the offsite pond that shall remain for infiltration or evaporation even after the future storm drain outfall is extended to the ultimate discharge location in the south east area.

F:\A17JOBS\A17005 - Ceja Vista Multi Family\EXHIBITS\first flush BLOCK.dwg, 8/30/2017 9:15:51 AM, diane,
Xerox WorkCentre 7545 PS



Item	Input
Section Type =	Trapezoidal
Btm Width (ft)	5.00
Side Slope, z:1 =	3.00; 3.00
Tot Depth (ft) =	4.00
Inv Elev(ft) =	100.00
Slope (%) =	0.50
n-value =	0.017
Compute by =	Known Q
Q (cfs) =	74.85

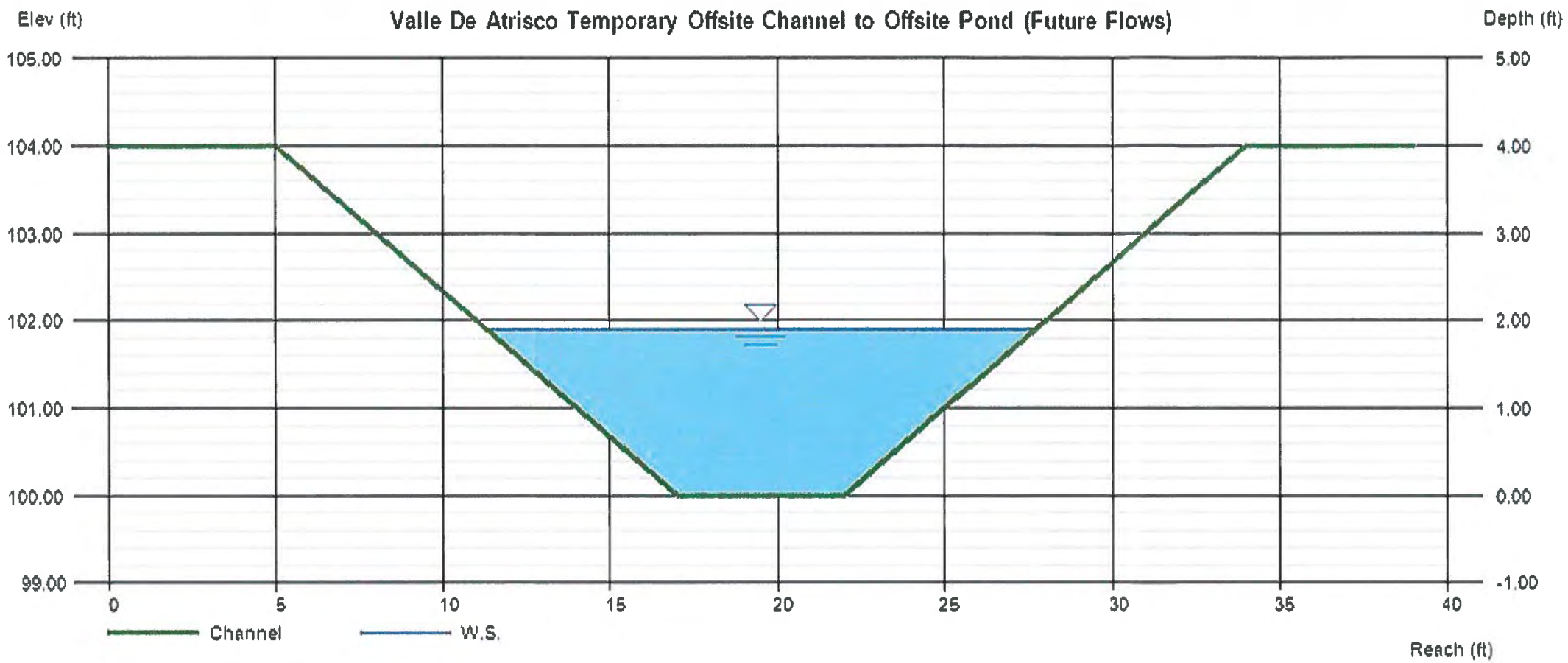
Run



Depth	Q	Area	Veloc	Wp	Yc	TopWidth	Energy
(ft)	(cfs)	(sqft)	(ft/s)	(ft)	(ft)	(ft)	(ft)
1.40	74.85	12.88	5.81	13.85	1.44	13.40	1.93

Item	Input
Section Type =	Trapezoidal
Btm Width (ft)	5.00
Side Slope, z:1 =	3.00; 3.00
Tot Depth (ft) =	4.00
Inv Elev(ft) =	100.00
Slope (%) =	0.50
n-value =	0.017
Compute by =	Known Q
Q (cfs) =	142.00

Run



Depth	Q	Area	Veloc	Wp	Yc	TopWidth	Energy
(ft)	(cfs)	(sqft)	(ft/s)	(ft)	(ft)	(ft)	(ft)
1.91	142.0	20.49	6.93	17.08	2.01	16.46	2.66

TABLE 4

Offsite Retention Pond Volume Calculations			
Valle De Atrisco Apartment Development			
Elevation	Area		Accum.
(feet)	(sq.ft.)	(cu.ft.)	(cu.ft.)
5070.5	9,499.20		
5071	10,121.10	4,904.25	4,904.25
5071.35	10,575.30	3,621.58	8,525.83
5072	11,418.80	7,146.33	15,672.16
5073	12,778.20	12,092.13	27,764.29
5074	14,227.90	13,496.56	41,260.85
5075	15,735.30	14,975.28	56,236.13
5076	17,309.90	16,516.34	72,752.47
5077	18,951.10	18,124.31	90,876.78
5078	20,658.40	19,798.61	110,675.39
5079	22,431.60	21,538.92	132,214.31
5080	24,270.20	23,344.87	155,559.18
	approximate elevation for first flush volume		

f:/17005/drainage/Table 4 Offsite Retention Pond Volume

9/29/2017

APPENDIX B

Table 3 *Roof Drain Calculations and Exhibit*
AHYMO Printouts

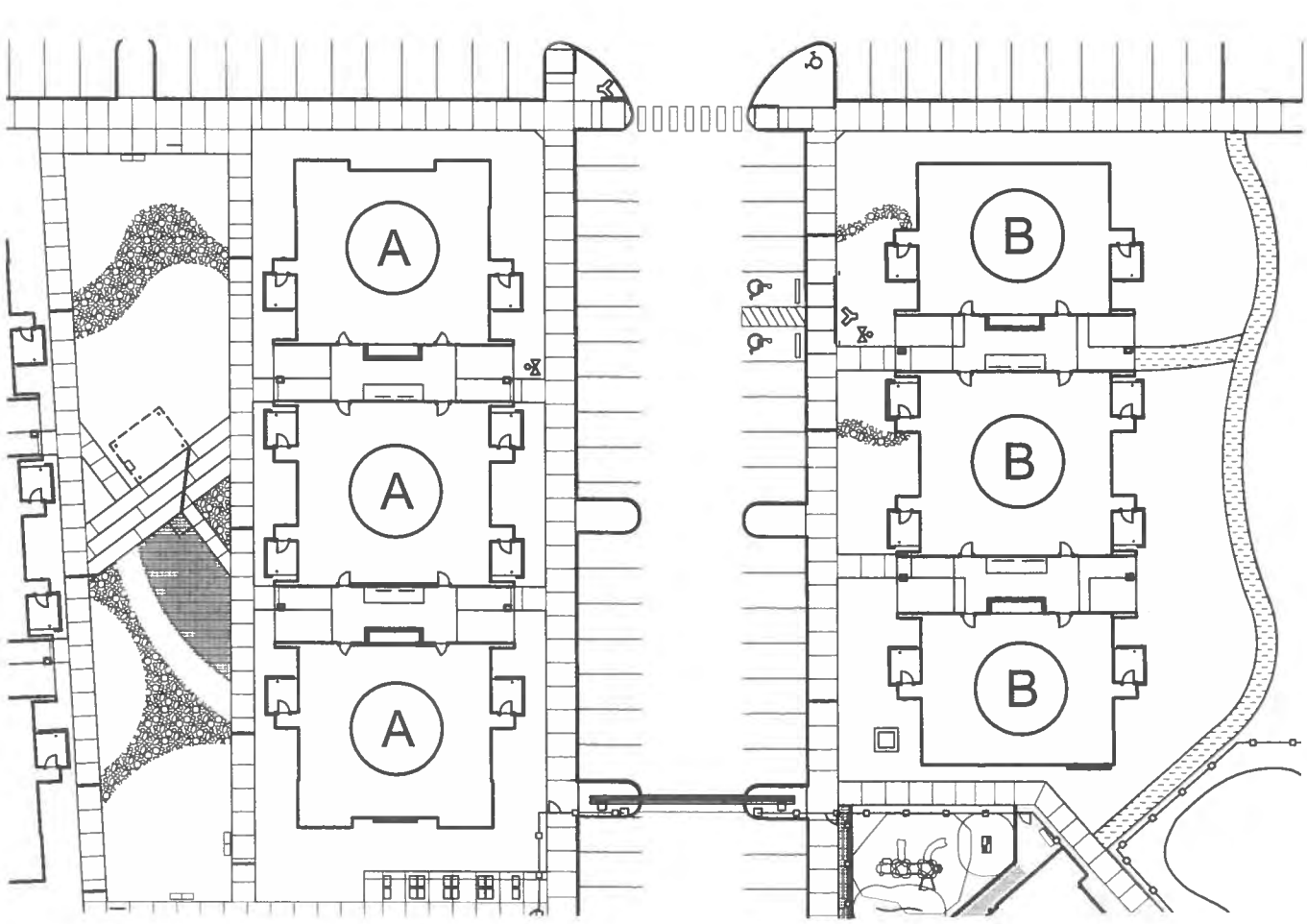
TABLE 3

Summary of Roof Drainage				
Valle De Atrisco Apartment Project Development				
	Area	Area	Q100	VOLUME
	sq ft.	sq.miles	cfs	AC.FT
Bldg A				
End	2777	0.00009961	0.29	0.013
Middle	3330	0.00011945	0.35	0.01
End	2777	0.00009961	0.29	0.013
	Total Each Bldg A		0.93	0.036
	Total 3 Bldgs		**2.79**	**0.108**
Bldg B				
End	2410	0.00008645	0.26	0.013
Middle	3333	0.00011955	0.35	0.009
End	2410	0.00008645	0.26	0.013
	Total Each Bldg B		0.87	0.035
	Total 4 Bldgs		**3.48**	**0.140**

Total additional from Roof Drainage 7 Units = 6.27 cfs	**= 0.248 Ac.Ft.**

There are two basic types of buildings that are identified as Building A or B.
The 100 yr 6 hr discharge from each building was calculated, accounted for and incorporated into the storm drain design.

f:/17005/Projects/Drainage/Table 3 Summary of Roof Drainage *9/27/2017*



COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	NOTATION
START										TIME= 0.00
LOCATION	NEW MEXICO									
*S	********** FILE: VATRISCO.DAT REV: 8-29-17 DLH									
*S	********** ZONE ATLAS									
*S										
*S	100 YEAR 6 HOUR STORM EVENT									
*S										
RAINFALL	TYPE= 1 NOAA 14									RAIN6= 2.220
*S										
*S	DEVELOPED CONDITIONS									
*S	ONSITE									
*S										
*S	SUB BASIN 100 (Tract RR 3-A-1)									
*S	AREA= 0.44 ACRES									
COMPUTE NM HYD	100.00	-	1	0.00069	1.85	0.066	1.77207	1.500	4.174	PER IMP= 80.00
*S	SUB BASIN 101									
*S	AREA= 0.60 ACRES									
COMPUTE NM HYD	101.00	-	1	0.00094	2.40	0.084	1.67065	1.500	3.994	PER IMP= 70.00
*S	SUB BASIN 102									
*S	AREA= 1.14 ACRES									
COMPUTE NM HYD	102.00	-	1	0.00178	4.54	0.159	1.67065	1.500	3.980	PER IMP= 70.00
*S	SUB BASIN 103									
*S	AREA= 0.69 ACRES									
COMPUTE NM HYD	103.00	-	1	0.00109	2.77	0.097	1.67065	1.500	3.989	PER IMP= 70.00
*S	SUB BASIN 104									
*S	AREA= 0.28 ACRES									
COMPUTE NM HYD	104.00	-	1	0.00044	1.21	0.043	1.82279	1.500	4.283	PER IMP= 85.00
*S	SUB BASIN 400 NORTH COURT YARD									
*S	AREA= 0.447 ACRES									
COMPUTE NM HYD	400.00	-	1	0.00070	1.46	0.046	1.23452	1.500	3.277	PER IMP= 27.00
*S	SUB BASIN 200									

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	NOTATION
*S	AREA= 0.80 ACRES									
*S**********										
COMPUTE NM HYD	200.00	-	1	0.00125	3.24	0.114	1.72136	1.500	4.072	PER IMP= 75.00
*s**********										
*S	SUB BASIN 201									
*S	AREA= 0.34 ACRES									
*S**********										
COMPUTE NM HYD	201.00	-	1	0.00053	1.41	0.050	1.77207	1.500	4.186	PER IMP= 80.00
*s**********										
*S	SUB BASIN 202									
*S	AREA= 0.19 ACRES									
*S**********										
COMPUTE NM HYD	202.00	-	1	0.00029	0.76	0.026	1.67065	1.500	4.055	PER IMP= 70.00
*s**********										
*S	SUB BASIN 203									
*S	AREA= 0.28 ACRES									
*S**********										
COMPUTE NM HYD	203.00	-	1	0.00043	1.17	0.041	1.77207	1.500	4.196	PER IMP= 80.00
*s**********										
*S	SUB BASIN 204									
*S	AREA= 0.26 ACRES									
*S**********										
COMPUTE NM HYD	204.00	-	1	0.00041	1.15	0.041	1.87350	1.500	4.371	PER IMP= 90.00
*s**********										
*S	SUB BASIN 205									
*S	AREA= 0.457 ACRES									
*S**********										
COMPUTE NM HYD	205.00	-	1	0.00071	1.82	0.063	1.67065	1.500	4.002	PER IMP= 70.00
*s**********										
*S	SUB BASIN 206									
*S	AREA= 0.22 ACRES									
*S**********										
COMPUTE NM HYD	206.00	-	1	0.00034	0.61	0.017	0.96067	1.500	2.821	PER IMP= 0.00
*s**********										
*S	SUB BASIN 401 SOUTH COURT YARD									
*S	AREA= 0.380 ACRES									
*S**********										
COMPUTE NM HYD	401.00	-	1	0.00060	1.26	0.039	1.24466	1.500	3.300	PER IMP= 28.00
*s**********										
*S	SUB BASIN 300									
*S	AREA= 0.37 ACRES									
*S**********										
COMPUTE NM HYD	300.00	-	1	0.00057	1.43	0.049	1.60979	1.500	3.912	PER IMP= 64.00
*s**********										
*S	SUB BASIN 301									
*S	AREA= 0.50 ACRES									
*S**********										
COMPUTE NM HYD	301.00	-	1	0.00079	2.10	0.074	1.77207	1.500	4.168	PER IMP= 80.00
*s**********										
*S	SUB BASIN 302									

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	NOTATION
*S	AREA= 0.70 ACRES									
COMPUTE NM HYD	302.00	-	1	0.00110	2.87	0.101	1.72136	1.500	4.074	PER IMP= 75.00
*S	SUB BASIN 303									
*S	AREA= 0.26 ACRES									
COMPUTE NM HYD	303.00	-	1	0.00040	1.09	0.038	1.77207	1.500	4.201	PER IMP= 80.00
*S	TOTAL SITE 123.4									
*S	AREA= 9.44 ACRES									
COMPUTE NM HYD	123.40	-	1	0.01475	37.46	1.314	1.67065	1.500	3.968	PER IMP= 70.00
*S										
*S	DEVELOPED CONDITIONS									
*S	OFFSITE									
*S										
*S	SUB BASIN 500									
*S	AREA= 0.67 ACRES									
*S	TRACT RR-3-A-1 WEST PROPERTY									
COMPUTE NM HYD	500.00	-	1	0.00104	2.55	0.087	1.56922	1.500	3.821	PER IMP= 60.00
*S	SUB BASIN 501									
*S	AREA= 1.63 ACRES									
*S	TRACT RR-3-A-1 WEST PROPERTY									
COMPUTE NM HYD	501.00	-	1	0.00255	6.20	0.213	1.56922	1.500	3.807	PER IMP= 60.00
*S	SUB BASIN 502									
*S	AREA= 1.83 ACRES									
*S	TRACT RR-3-A-1 WEST PROPERTY									
COMPUTE NM HYD	502.00	-	1	0.00286	6.96	0.239	1.56922	1.500	3.806	PER IMP= 60.00
*S	SUB BASIN 503									
*S	AREA= 0.94 ACRES									
*S	TRACT RR-3-B WEST PROPERTY									

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	NOTATION
COMPUTE NM HYD	503.00	-	1	0.00147	3.76	0.131	1.67065	1.500	3.983	PER IMP= 70.00

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	NOTATION
*S	SUB BASIN 504									
*S	AREA= 12.02 ACRES									
*S	TRACT RR-3-B EASTSIDE APTS									
COMPUTE NM HYD	504.00	-	1	0.01878	47.69	1.673	1.67065	1.500	3.968	PER IMP= 70.00
*S	SUB BASIN 505									
*S	AREA= 1.98 ACRES									
*S	98TH STREET									
COMPUTE NM HYD	505.00	-	1	0.00309	8.18	0.292	1.77207	1.500	4.143	PER IMP= 80.00
*S	SUB BASIN 506									
*S	AREA= 0.83 ACRES									
*S	CEJA VISTA ROAD									
COMPUTE NM HYD	506.00	-	1	0.00130	3.46	0.123	1.77207	1.500	4.154	PER IMP= 80.00
*S										
*S	EXISTING CONDITIONS									
*S	OFFSITE									
*S										
*S	SUB BASIN 500									
*S	AREA= 0.67 ACRES									
*S	TRACT RR-3-A-1 WEST PROPERTY									
COMPUTE NM HYD	500.00	-	1	0.00104	1.63	0.047	0.84256	1.500	2.439	PER IMP= 0.00
*S	SUB BASIN 501									
*S	AREA= 1.63 ACRES									
*S	TRACT RR-3-A-1 WEST PROPERTY									
COMPUTE NM HYD	501.00	-	1	0.00255	3.96	0.114	0.84256	1.500	2.432	PER IMP= 0.00
*S	SUB BASIN 502									
*S	AREA= 1.83 ACRES									
*S	TRACT RR-3-A-1 WEST PROPERTY									
COMPUTE NM HYD	502.00	-	1	0.00286	4.44	0.128	0.84256	1.500	2.431	PER IMP= 0.00
*S	SUB BASIN 503									
*S	AREA= 0.94 ACRES									
*S	TRACT RR-3-B WEST PROPERTY									
COMPUTE NM HYD	503.00	-	1	0.00147	2.30	0.066	0.84256	1.500	2.435	PER IMP= 0.00
*S	SUB BASIN 504									
*S	AREA= 12.02 ACRES									

```
                                FROM  TO                    PEAK        RUNOFF              TIME TO   CFS       PAGE =    2
                    HYDROGRAPH   ID   ID         AREA      DISCHARGE    VOLUME     RUNOFF     PEAK     PER
COMMAND        IDENTIFICATION   NO.  NO.      (SQ MI)       (CFS)      (AC-FT)   (INCHES)   (HOURS)   ACRE     NOTATION

*S             TRACT RR-3-B VACANT LAND
*S*************************************************************
COMPUTE NM HYD        504.00   -     1       0.01878        20.92       0.634     0.63296    1.550    1.740 PER IMP=    0.00
*S *************************************************************
*S
*S            VALLE DE ASTRISCO ROOF DRAINAGE
*S
*S*************************************************************
*S             BUILDING TYPE A
*S             END SECTION
*S             AREA= 2777 SQFT
*S*************************************************************
COMPUTE NM HYD   100.ROOFEND   -     1       0.00010         0.29       0.010     1.97492    1.500    4.588 PER IMP= 100.00
*s*************************************************************
*S             MIDDLE SECTION
*S             AREA= 3330 SQFT
*S*************************************************************
COMPUTE NM HYD   100.ROOFMID   -     1       0.00012         0.35       0.013     1.97492    1.500    4.564 PER IMP= 100.00
*s*************************************************************
*S             BUILDING TYPE B
                                FROM  TO                    PEAK        RUNOFF              TIME TO   CFS       PAGE =    4
                    HYDROGRAPH   ID   ID         AREA      DISCHARGE    VOLUME     RUNOFF     PEAK     PER
COMMAND        IDENTIFICATION   NO.  NO.      (SQ MI)       (CFS)      (AC-FT)   (INCHES)   (HOURS)   ACRE     NOTATION

*S             END SECTION
*S             AREA= 2410 SQFT
*S*************************************************************
COMPUTE NM HYD   200.ROOFEND   -     1       0.00009         0.26       0.009     1.97492    1.500    4.617 PER IMP= 100.00
*s*************************************************************
*S             BUILDING TYPE B
*S             MIDDLE SECTION
*S             AREA= 3333 SQFT
*S*************************************************************
COMPUTE NM HYD   200.ROOFMID   -     1       0.00012         0.35       0.013     1.97492    1.500    4.564 PER IMP= 100.00
FINISH
```

```
START                TIME=0.0 HR PUNCH CODE=0 PRINT LINES=-6
LOCATION             NEW MEXICO
*s*********************************************************
*S******************  FILE: VATRISCO.DAT  REV: 8-29-17  DLH
*s******************  ZONE ATLAS
*S*********************************************************
*S*********************************************************
*S                    100 YEAR 6 HOUR STORM EVENT
*S*********************************************************
*S*********************************************************
RAINFALL             TYPE=1 RAIN QUARTER=0.0
                     RAIN ONE=1.87 IN RAIN SIX=2.22 IN
                     RAIN DAY=2.70 IN DT=0.05 HRS
*s*********************************************************
*S
*S                 DEVELOPED CONDITIONS
*S                      ONSITE
*S
*s*********************************************************
*S             SUB BASIN 100 (Tract RR 3-A-1)
*S             AREA= 0.44 ACRES
*S*********************************************************
COMPUTE NM HYD       ID=1  HYD NO=100. AREA= 0.000694 SQ MI
                     PER A=0  PER B=10  PER C=10  PER D=80
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*s*********************************************************
*S             SUB BASIN 101
*S             AREA= 0.60 ACRES
*S*********************************************************
COMPUTE NM HYD       ID=1  HYD NO=101. AREA= 0.000939 SQ MI
                     PER A=0  PER B=15  PER C=15  PER D=70
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*s*********************************************************
*S             SUB BASIN 102
*S             AREA= 1.14 ACRES
*S*********************************************************
COMPUTE NM HYD       ID=1  HYD NO=102. AREA= 0.001783 SQ MI
                     PER A=0  PER B=15  PER C=15  PER D=70
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*s*********************************************************
*S             SUB BASIN 103
*S             AREA= 0.69 ACRES
*S*********************************************************
COMPUTE NM HYD       ID=1  HYD NO=103. AREA= 0.001085 SQ MI
                     PER A=0  PER B=15  PER C=15  PER D=70
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*s*********************************************************
*S             SUB BASIN 104
*S             AREA= 0.28 ACRES
*S*********************************************************
COMPUTE NM HYD       ID=1  HYD NO=104. AREA= 0.000441 SQ MI
                     PER A=0  PER B=7.5  PER C=7.5  PER D=85
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*s*********************************************************
*S             SUB BASIN 400 NORTH COURT YARD
*S             AREA= 0.447 ACRES
*S*********************************************************
COMPUTE NM HYD       ID=1  HYD NO=400. AREA= 0.000698 SQ MI
                     PER A=0  PER B=36.5  PER C=36.5  PER D=27
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*s*********************************************************
*S             SUB BASIN 200
*S             AREA= 0.80 ACRES
*S*********************************************************
COMPUTE NM HYD       ID=1  HYD NO=200. AREA= 0.001245 SQ MI
                     PER A=0  PER B=12.5  PER C=12.5  PER D=75
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*s*********************************************************
```

```
*S            SUB BASIN 201
*S            AREA= 0.34 ACRES
*S************************************************************
COMPUTE NM HYD       ID=1  HYD NO=201. AREA= 0.000526 SQ MI
                     PER A=0  PER B=10  PER C=10  PER D=80
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*s************************************************************
*S            SUB BASIN 202
*S            AREA= 0.19 ACRES
*S************************************************************
COMPUTE NM HYD       ID=1  HYD NO=202. AREA= 0.000293 SQ MI
                     PER A=0  PER B=15  PER C=15  PER D=70
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*s************************************************************
*S            SUB BASIN 203
*S            AREA= 0.28 ACRES
*S************************************************************
COMPUTE NM HYD       ID=1  HYD NO=203. AREA= 0.000434 SQ MI
                     PER A=0  PER B=10  PER C=10  PER D=80
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*s************************************************************
*S            SUB BASIN 204
*S            AREA= 0.26 ACRES
*S************************************************************
COMPUTE NM HYD       ID=1  HYD NO=204. AREA= 0.000411 SQ MI
                     PER A=0  PER B=5  PER C=5  PER D=90
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*s************************************************************
*S            SUB BASIN 205
*S            AREA= 0.457 ACRES
*S************************************************************
COMPUTE NM HYD       ID=1  HYD NO=205. AREA= 0.000710 SQ MI
                     PER A=0  PER B=15  PER C=15  PER D=70
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*s************************************************************
*S            SUB BASIN 206
*S            AREA= 0.22 ACRES
*S************************************************************
COMPUTE NM HYD       ID=1  HYD NO=206. AREA= 0.000338 SQ MI
                     PER A=0  PER B=50  PER C=50  PER D=0
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*s************************************************************
*S            SUB BASIN 401 SOUTH COURT YARD
*S            AREA= 0.380 ACRES
*S************************************************************
COMPUTE NM HYD       ID=1  HYD NO=401. AREA= 0.000595 SQ MI
                     PER A=0  PER B=36  PER C=36  PER D=28
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*s************************************************************
*S            SUB BASIN 300
*S            AREA= 0.37 ACRES
*S************************************************************
COMPUTE NM HYD       ID=1  HYD NO=300. AREA= 0.000570 SQ MI
                     PER A=0  PER B=18  PER C=18  PER D=64
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*s************************************************************
*S            SUB BASIN 301
*S            AREA= 0.50 ACRES
*S************************************************************
COMPUTE NM HYD       ID=1  HYD NO=301. AREA= 0.000787 SQ MI
                     PER A=0  PER B=10  PER C=10  PER D=80
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*s************************************************************
*S            SUB BASIN 302
*S            AREA= 0.70 ACRES
*S************************************************************
```

```
COMPUTE NM HYD       ID=1  HYD NO=302. AREA= 0.001099 SQ MI
                     PER A=0  PER B=12.5  PER C=12.5  PER D=75
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*s*********************************************************
*S            SUB BASIN 303
*S            AREA= 0.26 ACRES
*S*********************************************************
COMPUTE NM HYD       ID=1  HYD NO=303. AREA= 0.000404 SQ MI
                     PER A=0  PER B=10  PER C=10  PER D=80
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*S*********************************************************
*S*********************************************************
*s*********************************************************
*S            TOTAL SITE 123.4
*S            AREA= 9.44 ACRES
*S*********************************************************
COMPUTE NM HYD       ID=1  HYD NO=123.4 AREA= 0.014750 SQ MI
                     PER A=0  PER B=15  PER C=15  PER D=70
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*s*********************************************************
*S
*S                 DEVELOPED CONDITIONS
*S                      OFFSITE
*S
*s*********************************************************
*S            SUB BASIN 500
*S            AREA= 0.67 ACRES
*S            TRACT RR-3-A-1 WEST PROPERTY
*S*********************************************************
COMPUTE NM HYD       ID=1  HYD NO=500. AREA= 0.001044 SQ MI
                     PER A=0  PER B=20  PER C=20  PER D=60
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*s*********************************************************
*s*********************************************************
*S            SUB BASIN 501
*S            AREA= 1.63 ACRES
*S            TRACT RR-3-A-1 WEST PROPERTY
*S*********************************************************
COMPUTE NM HYD       ID=1  HYD NO=501. AREA= 0.002545 SQ MI
                     PER A=0  PER B=20  PER C=20  PER D=60
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*s*********************************************************
*S            SUB BASIN 502
*S            AREA= 1.83 ACRES
*S            TRACT RR-3-A-1 WEST PROPERTY
*S*********************************************************
COMPUTE NM HYD       ID=1  HYD NO=502. AREA= 0.002856 SQ MI
                     PER A=0  PER B=20  PER C=20  PER D=60
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*S*********************************************************
*S            SUB BASIN 503
*S            AREA= 0.94 ACRES
*S            TRACT RR-3-B WEST PROPERTY
*S*********************************************************
COMPUTE NM HYD       ID=1  HYD NO=503. AREA= 0.001474 SQ MI
                     PER A=0  PER B=15  PER C=15  PER D=70
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*s*********************************************************
*S            SUB BASIN 504
*S            AREA= 12.02 ACRES
*S            TRACT RR-3-B EASTSIDE APTS
*S*********************************************************
COMPUTE NM HYD       ID=1  HYD NO=504. AREA= 0.018780 SQ MI
                     PER A=0  PER B=15  PER C=15  PER D=70
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*s*********************************************************
*S            SUB BASIN 505
```

```
*S            AREA= 1.98 ACRES
*S            98TH STREET
*S*************************************************************
COMPUTE NM HYD       ID=1  HYD NO=505. AREA= 0.003086 SQ MI
                     PER A=0   PER B=10   PER C=10   PER D=80
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*s*************************************************************
*S            SUB BASIN 506
*S            AREA= 0.83 ACRES
*S            CEJA VISTA ROAD
*S*************************************************************
COMPUTE NM HYD       ID=1  HYD NO=506. AREA= 0.001300 SQ MI
                     PER A=0   PER B=10   PER C=10   PER D=80
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*s*************************************************************
*S
*S                  EXISTING CONDITIONS
*S                       OFFSITE
*S
*s*************************************************************
*S            SUB BASIN 500
*S            AREA= 0.67 ACRES
*S            TRACT RR-3-A-1 WEST PROPERTY
*S*************************************************************
COMPUTE NM HYD       ID=1  HYD NO=500. AREA= 0.001044 SQ MI
                     PER A=0   PER B=100   PER C=0   PER D=0
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*s*************************************************************
*s*************************************************************
*S            SUB BASIN 501
*S            AREA= 1.63 ACRES
*S            TRACT RR-3-A-1 WEST PROPERTY
*S*************************************************************
COMPUTE NM HYD       ID=1  HYD NO=501. AREA= 0.002545 SQ MI
                     PER A=0   PER B=100   PER C=0   PER D=0
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*s*************************************************************
*S            SUB BASIN 502
*S            AREA= 1.83 ACRES
*S            TRACT RR-3-A-1 WEST PROPERTY
*S*************************************************************
COMPUTE NM HYD       ID=1  HYD NO=502. AREA= 0.002856 SQ MI
                     PER A=0   PER B=100   PER C=0   PER D=0
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*S*************************************************************
*S            SUB BASIN 503
*S            AREA= 0.94 ACRES
*S            TRACT RR-3-B WEST PROPERTY
*S*************************************************************
COMPUTE NM HYD       ID=1  HYD NO=503. AREA= 0.001474 SQ MI
                     PER A=0   PER B=100   PER C=0   PER D=0
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*s*************************************************************
*S            SUB BASIN 504
*S            AREA= 12.02 ACRES
*S            TRACT RR-3-B VACANT LAND
*S*************************************************************
COMPUTE NM HYD       ID=1  HYD NO=504. AREA= 0.018780 SQ MI
                     PER A=100   PER B=0   PER C=0   PER D=0
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*S *************************************************************
*S
*S           VALLE DE ASTRISCO ROOF DRAINAGE
*S
*S*************************************************************
*S            BUILDING TYPE A
*S            END SECTION
*S            AREA= 2777 SQFT
```

```
*S*********************************************************
COMPUTE NM HYD       ID=1  HYD NO=100.ROOFEND AREA= 0.00009961 SQ MI
                     PER A=0  PER B=0  PER C=0  PER D=100
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*s*********************************************************
**S            BUILDING TYPE A
*S            MIDDLE SECTION
*S            AREA= 3330 SQFT
*S*********************************************************
COMPUTE NM HYD       ID=1  HYD NO=100.ROOFMID AREA= 0.00011945 SQ MI
                     PER A=0  PER B=0  PER C=0  PER D=100
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*s*********************************************************
*S            BUILDING TYPE B
*S            END SECTION
*S            AREA= 2410 SQFT
*S*********************************************************
COMPUTE NM HYD       ID=1  HYD NO=200.ROOFEND AREA= 0.00008645 SQ MI
                     PER A=0  PER B=0  PER C=0  PER D=100
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*s*********************************************************
*S            BUILDING TYPE B
*S            MIDDLE SECTION
*S            AREA= 3333 SQFT
*S*********************************************************
COMPUTE NM HYD       ID=1  HYD NO=200.ROOFMID AREA= 0.00011955 SQ MI
                     PER A=0  PER B=0  PER C=0  PER D=100
                     TP=-.1333 HR  MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
FINISH
```

APPENDIX C

Atrisco Heritage Academy High School As built Grading Plan
(by Others)

DRAINAGE PLAN

I. EXECUTIVE SUMMARY AND INTRODUCTION

THIS PROJECT CONSISTS OF CONSTRUCTION OF AN OFFSITE TEMPORARY POND TO MITIGATE DEVELOPED FLOW VOLUMES, RATES AND ENERGY DISCHARGING TO A HISTORIC OUTFALL FROM THE NEW APS ATRISCO HERITAGE ACADEMY HIGH SCHOOL LOCATED IN THE SOUTHWEST MESA. THE SCHOOL IS CURRENTLY UNDER CONSTRUCTION AND THE COUNTY APPROVED DESIGN INCLUDED A STORM DRAIN OUTFALL TO THE EAST THAT WAS SUPPOSED TO CONNECT TO A NEW STORM DRAIN TO BE CONSTRUCTED BY THE ADJACENT DEVELOPER CONCURRENT WITH CEJA VISTA, PHASE 3 CONSTRUCTION. THE ADJACENT PROJECT HAS BEEN DELAYED AND IT IS NOW NECESSARY TO PROVIDE A TEMPORARY FACILITY TO ACCEPT AND MITIGATE THE FLOWS IN THE INTERIM CONDITION UNTIL THE PERMANENT OUTFALL IS CONSTRUCTED. THE PURPOSE OF THIS SUBMITTAL IS TO OBTAIN GRADING APPROVAL.

II. PROJECT DESCRIPTION:

AS SHOWN BY VICINITY MAP P-8 HEREON, THE HIGH SCHOOL SITE IS LOCATED AT THE SOUTHEAST CORNER OF DENNIS CHAVEZ BLVD SW AND 118TH STREET SW. THE EXISTING LEGAL DESCRIPTION IS TRACT D, TOMA ALLIANCE GROUP OF NM LLC & WESTLAND DEVELOPMENT CO., INC. THE SCHOOL IS LOCATED WITHIN AN UNINCORPORATED PORTION OF BERNALILLO COUNTY. THE PROPOSED OFFSITE POND IS LOCATED WITHIN INCORPORATED CITY LIMITS FOR WHICH DEVELOPMENT PLANS WERE APPROVED BUT ARE ON HOLD. THE FINAL PLAT WAS NOT RECORDED, AND THE EXISTING LEGAL DESCRIPTION IS TRACT RR-3-A, WESTLAND SOUTH,

AS SHOWN BY PANEL 338 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS, BERNALILLO COUNTY, NEW MEXICO, AND INCORPORATED AREAS, REVISED 09/28/2008, THE SITE DOES NOT LIE WITHIN A FLOOD HAZARD ZONE. UPSTREAM OFFSITE FLOWS PREVIOUSLY IMPACTING THE SITES WITH AN ASSOCIATED FLOOD HAZARD DESIGNATION WERE DIVERTED INTO A COUNTY MAINTAINED PUBLIC DRAINAGE CONVEYANCE CONSTRUCTED ON THE WEST SIDE OF 118TH STREET SW. THE FLOODPLAIN DOWNSTREAM OF 118TH STREET WAS REMOVED BY A LOMR EFFECTIVE 10/13/05. THE COUNTY CHANNEL ALONG 118TH CONVEYS FLOWS SOUTH TO THE AMAFCA MAINTAINED NORTH BORREGA CHANNEL.

III. REFERENCE DOCUMENTS

THE FOLLOWING IS A LIST OF DOCUMENTS RELATED TO THE SITE AND SURROUNDING AREA. THIS LIST MAY NOT BE INCLUSIVE, HOWEVER, REPRESENTS A SUMMARY OF RELEVANT PLANS AND DOCUMENTS KNOWN TO THE ENGINEER AT THE TIME OF PLAN PREPARATION.

A. DESIGN ANALYSIS REPORT FOR BORREGA DETENTION DAM AND NORTH BORREGA CHANNEL PREPARED FOR AMAFCA BY WILSON & COMPANY DATED APRIL 11, 2000. THIS REPORT PRESENTED AN OVERALL DRAINAGE MANAGEMENT PLAN FOR THE BORREGA DRAINAGE BASIN WITHIN THE AMOLE WATERSHED SOUTHWEST OF THE CITY OF ALBUQUERQUE. IT INCLUDED A HYDROLOGIC ANALYSIS OF THE BASINS DRAINING TO THE DAM AND CHANNEL, AS WELL AS A HYDRAULIC ANALYSIS OF THE DAM AND CHANNEL. THIS REPORT IS THE GOVERNING PLAN FOR DRAINAGE MANAGEMENT IN THE AREA.
B. MASS GRADING PLAN AND PHASES 1, 2 AND 3 GRADING AND DRAINAGE PLAN FOR APS SOUTHWEST HIGH SCHOOL PREPARED BY HIGH MESA CONSULTING GROUP DATED 5/15/2007 AND 6/20/2007, 02/05/2008, AND 06/23/2008 RESPECTIVELY. THESE PLANS, APPROVED BY BERNALILLO COUNTY FOR EACH PHASE, SUPPORTED THE MASS GRADING AND PHASES 1, 2 AND 3 HIGH SCHOOL CONSTRUCTION FOR THE APS HIGH SCHOOL ON TRACT D. THE PHASE 2 PLAN IDENTIFIED THE DOWNSTREAM STORM DRAIN PROPOSED BY CEJA VISTA PHASE 3 AS THE OUTFALL FOR DEVELOPED FLOWS FROM THE BASEBALL FIELD AND TENNIS COURTS (BASINS N-1 AND N-2) WITH A COMBINED PEAK DISCHARGE RATE OF 24 CFS.
C. GRADING AND DRAINAGE PLAN FOR CEJA VISTA SUBDIVISION UNIT 3 BY MARK GOODWIN & ASSOCIATES (NMPE 16454) DATED 1/22/2007. THIS GRADING PLAN SHOWED A TEMPORARY POND LOCATED IMMEDIATELY EAST OF THE HIGH SCHOOL SITE TO ACCEPT EXISTING OFFSITE FLOWS. AFTER COORDINATION WITH THE ENGINEER AND DEVELOPER, THIS PLAN WAS REVISED TO INCLUDE A 24" STORM DRAIN CONNECTION TO MAKE DIRECT CONNECTION TO THE APS SITE.
D. CONCEPTUAL DRAINAGE REPORT FOR CEJA VISTA SUBDIVISION PHASE II PREPARED BY MARK GOODWIN & ASSOCIATES (NMPE 16454) DATED 10/16/2007. THIS REPORT WAS SUBMITTED TO BERNALILLO COUNTY TO SUPPORT A SPECIAL USE PERMIT REQUEST FOR CEJA VISTA PHASE II THAT LIES EAST AND DOWNSTREAM OF THE AREA ADDRESSED BY THE PANORERE TRACTS INCLUDING TRACT D, WHICH IS THE SOUTHWEST HIGH SCHOOL. THE ARMMO ANALYSIS CONTAINED THEREIN ADDRESSES THE ENTIRE WATERSHED AND INCLUDES THE PROPOSED TRACT D (HIGH SCHOOL) CHANGES INCLUDING THE ACCEPTANCE OF 25 CFS FROM THE HIGH SCHOOL AS WELL AS DOWNSTREAM CHANGES ATTRIBUTABLE TO CEJA VISTA DEVELOPMENT.
E. MASTER DRAINAGE REPORT FOR TRACTS B, C & D, PANORERE BULK LAND TRACT BY HIGH MESA CONSULTING GROUP (NMPE 13676) DATED 11/26/2007. THIS REPORT INCLUDED A FULL ARMMO ANALYSIS FOR THE HIGH SCHOOL (TRACT D) AND SURROUNDING TRACTS THAT REPLACED THOSE FROM REFERENCE A (ABOVE) AND COMPLEMENTED THAT FOR REFERENCE D (ABOVE).

IV. EXISTING CONDITIONS:

APS OWNS TRACT D AND PHASE 2 OF THE NEW APS SOUTHWEST HIGH SCHOOL IS CURRENTLY UNDER CONSTRUCTION. THE ENTIRE SITE WAS MASS GRADED IN THE SUMMER OF 2007 IN ADVANCE OF THE PHASE 1 SITE CONSTRUCTION WHICH BEGAN IN SEPTEMBER OF 2007. PHASE 1 INCLUDED THE FIRST SITE BUILDING (9TH GRADE ONLY) AND RELATED PAVING IMPROVEMENTS FOR PARKING AND BUSSES. TEMPORARY RETENTION PONDING WAS PROVIDED TO OFFSET THE CHANGE IN LAND TREATMENT RESULTANT FROM THE MASS GRADING AND PHASE 1 CONSTRUCTION. PHASE 2 BEGAN IN THE SPRING OF 2008 AND IS CURRENTLY UNDER CONSTRUCTION. PHASE 2 CONSTRUCTED A STORM DRAIN STUB TO THE EAST PLANNED FOR EXTENSION BY CEJA VISTA UNIT 3, BUT THIS CONSTRUCTION HAS BEEN DELAYED THEREBY NECESSITATING A TEMPORARY RETENTION/ENERGY DISSIPATION POND AS PROPOSED HEREIN.

V. DEVELOPED CONDITIONS

AS COORDINATED WITH THE DOWNSTREAM DEVELOPERS OF CEJA VISTA, THE VOLUME AND PEAK RATE OF RUNOFF IDENTIFIED TO DRAIN THROUGH THEIR SITE TO THE EAST WILL BE SIGNIFICANTLY REDUCED FROM THAT IDENTIFIED FOR BASIN B-4 EAST IN THE RECORD WILSON PLAN (REF. A). THE PROPOSED DISCHARGE WILL HAVE A PEAK FLOW RATE OF 24 CFS (AS OPPOSED TO 110 CFS PRE-EXISTING). THE DMG REPORT (REF. D) AND HMCC REPORT (REF. E) BOTH INCLUDE OVERALL HYDROLOGIC ANALYSES THAT CONFIRMS THIS.

UNTIL SUCH TIME AS THE DOWNSTREAM CEJA VISTA STORM DRAIN SYSTEM IS CONSTRUCTED, A TEMPORARY RETENTION / ENERGY DISSIPATION POND IS PROPOSED AS PRESENTED HEREIN. BASED ON PRE-DESIGN DISCUSSIONS WITH CITY HYDROLOGY, THIS FACILITY IS TEMPORARY IN NATURE AND THE DEVELOPED RUNOFF IS FAR LESS THAN EXISTING AND WILL BE DIRECTED TO THE HISTORIC OUTFALL. AS SUCH, NO EASEMENT OF DRAINAGE COVENANT IS REQUIRED. THE TWO PROPERTY OWNERS WILL ENTER INTO A PRIVATE PARTY AGREEMENT TO ALLOW CONSTRUCTION AND MAINTENANCE OF THIS FACILITY.

VI. CALCULATIONS

THE CALCULATIONS, WHICH ARE SUMMARIZED HEREON IN TABLE FORM, ANALYZE BOTH THE PRE-DEVELOPMENT AND PROPOSED CONDITIONS FOR THE 100-YEAR, 10-YEAR, 5-YEAR, AND 2-YEAR, 24-HOUR RAINFALL EVENTS. THE ARID LANDS HYDROLOGIC MODELING (AHYMO) PROGRAM MODIFIED FOR USE IN ALBUQUERQUE WAS USED IN ACCORDANCE WITH 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, TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED. AS SHOWN BY AHYMO, THE PEAK RATE AND VOLUME OF DISCHARGE FROM THE DEVELOPED BASIN EXCEEDS PRE-DEVELOPMENT CONDITIONS FOR THE 2-YEAR AND 5-YEAR STORM WHEREAS THE PEAK RATE AND VOLUME OF DISCHARGE WILL BE LESS FOR THE 10-YEAR STORM AND LARGER EVENTS. THE PROPOSED INTERIM RETENTION BASIN WILL FULLY RETAIN THE 10-YEAR STORM, THEREBY ENSURING NO DISCHARGE FOR THE 10-YEARS STORM AND MORE FREQUENT EVENTS, WHILE ALSO ENSURING A LARGE REDUCTION FOR LARGER EVENTS.

VII. CONCLUSIONS

1) THIS PLAN IS SUBMITTED FOR GRADING APPROVAL OF A TEMPORARY RETENTION / ENERGY DISSIPATION POND
2) THE PROPOSED DEVELOPMENT WILL ADDRESS THE AN INTERIM CONDITION TO MITIGATE IMPACT TO DOWNSTREAM PROPERTIES AND FACILITIES AND BE CONSISTENT WITH DEVELOPMENT CRITERIA ESTABLISHED BY BERNALILLO COUNTY AND AMAFCA FOR THIS WATERSHED
3) THE PROPOSED DOWNSTREAM CEJA VISTA DEVELOPMENTS WILL NOT BE ADVERSELY IMPACTED BY THESE REVISIONS AND WILL BENEFIT BY THE SIGNIFICANT REDUCTION IN PEAK FLOW RATE AND VOLUME DISCHARGED TO THEIR SYSTEM BY THIS SITE
4) THE TEMPORARY FACILITY IS PROGRAMMED TO AN ULTIMATE OUTFALL.
5) THIS CONSTRUCTION WILL REQUIRE APPROVAL FROM THE UNDERLYING PROPERTY OWNER AND AN AGREEMENT FOR CONSTRUCTION AND MAINTENANCE
6) THERE ARE NO DESIGN VARIANCES OR NEW DRAINAGE EASEMENTS OR COVENANTS ANTICIPATED AT THIS TIME.

GRADING NOTES

1. 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 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION -- 1986, UPDATE 7, INCLUDING AMENDMENT 1.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990 FOR LOCATION OF EXISTING UTILITIES AND ABASTO UTILITY LOCATING COMPANY (889-3341) FOR THE LOCATION OF EXISTING PRIVATE UTILITIES ON APS PROPERTY.
3. 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 THEREFORE. 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.
4. SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
6. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
7. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
8. 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.
9. WHEN APPLICABLE, THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION. AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.
10. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL (CONTAMINATED OR OTHERWISE), ASPHALTIC PAVING, CONCRETE PAVING, ETC. SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE REGULATIONS. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND IN HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT SHALL BE MADE.
11. A BORROW SITE FOR IMPORT MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE REGULATIONS. ALL COSTS INCURRED IN OBTAINING A BORROW SITE AND IN HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT SHALL BE MADE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFELY OBTAINING THE REQUIRED COMPACTION. THE CONTRACTOR SHALL SELECT AND USE METHODS WHICH SHALL NOT BE INJURIOUS OR DAMAGING TO THE EXISTING FACILITIES AND STRUCTURES WHICH SURROUND THE WORK AREAS.
13. THE CONTRACTOR SHALL CONFINE HIS WORK WITHIN THE CONSTRUCTION LIMITS IN ORDER TO PRESERVE THE EXISTING IMPROVEMENTS AND SO AS NOT TO INTERFERE WITH THE OPERATIONS OF THE EXISTING FACILITIES.
14. 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.
15. ALL FILL SHALL BE FREE FROM VEGETATION, DEBRIS, AND OTHER DELETERIOUS MATERIALS.
16. ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% ASTM D-1557 UNLESS A GREATER COMPACTION REQUIREMENT IS OTHERWISE SPECIFIED. ALL EARTHWORK FOR BUILDING PADS SHALL BE PERFORMED IN ACCORDANCE WITH THE STRUCTURAL AND GEOTECHNICAL SPECIFICATIONS.
17. ALL EXISTING UTILITIES ENCOUNTERED WITHIN THE WORK LIMITS SHALL BE ADJUSTED TO GRADE AND SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
18. MAXIMUM UNPROTECTED SLOPES SHALL BE 3:1.
19. ROUGH GRADING TOLERANCES SHALL BE 0.3'.
20. UNDER FEDERAL LAW, THE OPERATOR(S) OF CONSTRUCTION SITES WHERE 1 OR MORE ACRES ARE DISTURBED MUST SUBMIT A NOTICE OF INTENT (N.O.I.) TO OBTAIN COVERAGE UNDER AN NPDES STORM WATER CONSTRUCTION GENERAL PERMIT.
21. CAUTION: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926, SUBPART P-EXCAVATIONS.

CALCULATIONS

CALCULATIONS (FROM AHYMO)

STORM	Q_{100} (PRE-DEVELOPMENT)	Q_{100} (PROPOSED)	V_{100} (PRE-DEVELOPMENT)	V_{100} (PROPOSED)
100-YR	50.78 CFS	24.01 CFS	81,470 CF	33,820 CF
10-YR	12.52 CFS	11.29 CFS	21,340 CF	15,510 CF
5-YR	5.80 CFS	7.71 CFS	10,770 CF	11,490 CF
2-YR	1.28 CFS	2.98 CFS	2,890 CF	5,300 CF

TEMPORARY RETENTION POND VOLUME

ELEVATION	AREA (SF)	VOL (CF)	Σ VOL (CF)
5115	7200		
		17,200	17,200
5117	10,000		

⚠ AS-BUILT VOLUME @ ELEVATION 5117 = 17,057 CF > V_{100} (EXCEEDS REQUIREMENTS)

LEGEND

DP	DELINEATOR POST	TS	TRAFFIC SIGN
EA	EDGE OF ASPHALT	WMP	WOOD POWER POLE
FP	FLAG POLE	WVB	WATER VALVE BOX
INV.	INVERT		EXISTING CONTOUR
MP	METAL POST	63	PROPOSED CONTOUR
OHE(S)	OVERHEAD ELECTRIC (NO. OF LINES)		PROPOSED FLOWLINE
PM	PAINT MARK		PROPOSED SPOT ELEVATION
SAS MH	SANITARY SEWER MANHOLE		PROPOSED CONCRETE
SD MH	STORM DRAIN MANHOLE		PROPOSED ASPHALT PAVEMENT
TA	TOP OF ASPHALT		PROPOSED DIRECTION OF FLOW
TC	TOP OF CURB		
TDO	TOP OF CONCRETE		
TOE	BOTTOM OF BANK		
TOP	TOP OF BANK		
TR	TELEPHONE RISER		

EROSION CONTROL MEASURES:

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
2. 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.
3. 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.
4. UNLESS FINAL STABILIZATION IS OTHERWISE PROVIDED FOR, ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE YARD, EXCAVATED MATERIAL, ETC.) SHALL BE RE-SEEDED ACCORDING TO C.O.A. SPECIFICATION 1012 "NATIVE GRASS SEEDING". THIS WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.

INDEX OF DRAWINGS

⚠ ENGINEER'S CERTIFICATION

I, J. GRAEME MEANS, NMPE 13676, OF THE FIRM HIGH MESA CONSULTING GROUP HEREBY CERTIFY THAT THE SITE HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED GRADING PLAN DATED 04/28/2009.

THE FOLLOWING DEVIATION WAS NOTED THAT DOES NOT PRECLUDE THE DETERMINATION THAT THE PROJECT HAS BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLAN.

1) THE LOCATION OF THE PIPE CONNECTION WAS ADJUSTED IN RESPONSE TO A VERTICAL CONFLICT WITH AN EXISTING WATER LINE. THE REVISED LOCATION IS SHOWN ON THE PLAN.

THE RECORD SUPPLEMENTAL SURVEY INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT WAS OBTAINED SEPTEMBER 11, 2009 UNDER THE DIRECT SUPERVISION OF CHARLES G. CALA, JR., NMPS 11184, ALSO OF THE FIRM HIGH MESA CONSULTING GROUP. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE AND DETERMINED BY VISUAL INSPECTION THAT THE DATA PROVIDED APPEARS TO BE REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

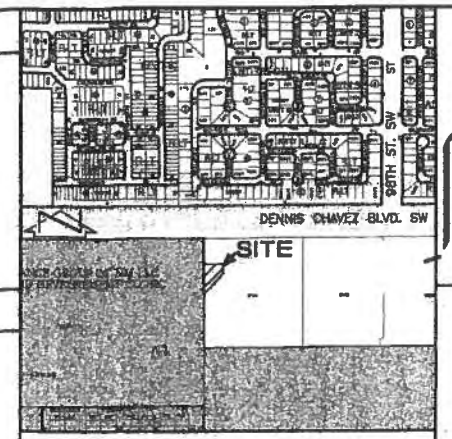
THIS CERTIFICATION IS SUBMITTED TO DOCUMENT SUBSTANTIAL COMPLIANCE OF THE PROJECT.

THE RECORD INFORMATION PRESENTED HEREIN IS NOT NECESSARILY COMPLETE, AND IS INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE 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.

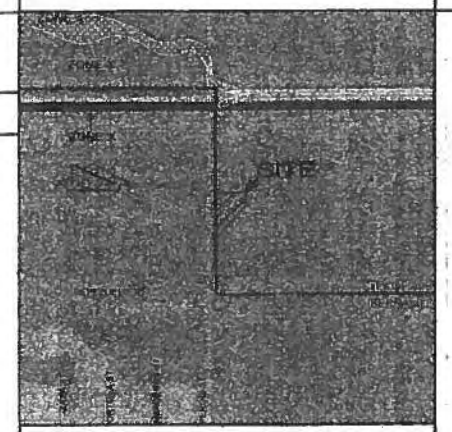
J. GRAEME MEANS, NMPE 13676 — 09/28/2009 DATE

NEW MEXICO 13676 REGISTERED PROFESSIONAL ENGINEER

⚠ **RECORD DRAWING**



D6 VICINITY MAP P-8\P-9
SCALE: 1"=750'



C6 FIRM PANEL 338 OF 825
SCALE: 1"=500'

LEGAL DESCRIPTION

A PORTION OF TRACT RR-3-A, WESTLAND SOUTH PER PLAT FILED 11-14-2005, BOOK 2005C, PAGE 365.

BENCHMARKS (APPLY TO SHEET C-103)

PROJECT BENCHMARK

A 60 PENNY NAIL IN THE EAST SIDE OF THE EAST POLE OF PYLON #69/3 CITY OF ALBUQUERQUE BENCH MARK 1-P9(R).
ELEVATION = 4952.78 FEET (NGVD 1929)

T.B.M. #1

#5 REBAR AND CONTROL CAP STAMPED "NMPS 11184", AS SHOWN ON SHEET 3 OF 3.
ELEVATION = 5127.79 FEET (NGVD 1929)

SURVEY NOTE

THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. REFER TO SURVEY NOTES ON SHEETS C-102 AND C-103 FOR BASIS OF SURVEY INFORMATION SHOWN ON THOSE SPECIFIC SHEETS.

HIGH MESA Consulting Group
4010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4250 FAX: 505.345.4254
www.highmesacg.com

NEW MEXICO REGISTERED PROFESSIONAL ENGINEER — 4/28/09 — 9/28/09

COVER SHEET
APS ATRISCO HERITAGE ACADEMY HIGH SCHOOL
TEMPORARY OFFSITE POND

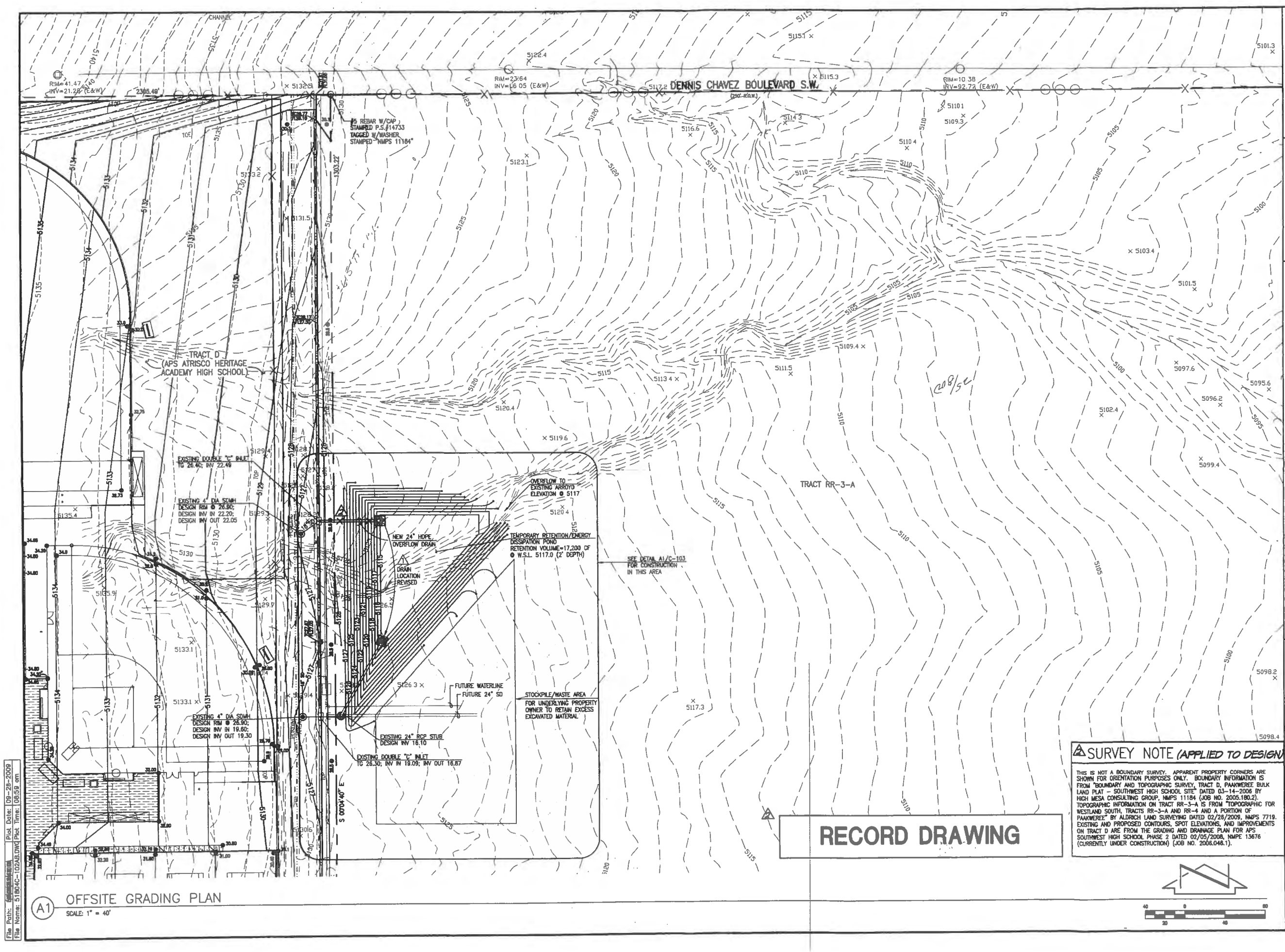
NO.	DATE	BY	REVISIONS
1	09/09	G.M.	NO CHANGES THIS SHEET
2	09/09	G.M.	RECORD DRAWING AND CERTIFICATION

PROJECT No. 2008.189.1
DESIGNED BY G.M.
DRAWN BY JLP/DMH/BLE
APPROVED BY G.M.
SHEET TITLE
DRAINAGE PLAN, CALCULATIONS, VICINITY MAP, FIRM, LEGEND & INDEX OF DRAWINGS

C-101
SHEET 1 OF 3

File Path: [illegible] Plot Date: 09-28-2009
File Name: 5180\C-101AB.Dwg Plot Time: 09:00 am

A1 DRAINAGE PLAN, CALCULATIONS, VICINITY MAP, FIRM, LEGEND & INDEX OF DRAWINGS



A1 OFFSITE GRADING PLAN
SCALE: 1" = 40'

RECORD DRAWING

SURVEY NOTE (APPLIED TO DESIGN)

THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION PURPOSES ONLY. BOUNDARY INFORMATION IS FROM "BOUNDARY AND TOPOGRAPHIC SURVEY, TRACT D, PAAKWEREE BULK LAND PLAT – SOUTHWEST HIGH SCHOOL SITE" DATED 03-14-2006 BY HIGH MESA CONSULTING GROUP, NMPS 11184 (JOB NO. 2005.180.2). TOPOGRAPHIC INFORMATION ON TRACT RR-3-A IS FROM "TOPOGRAPHIC FOR WESTLAND SOUTH, TRACTS RR-3-A AND RR-4 AND A PORTION OF PAAKWEREE" BY ALDRICH LAND SURVEYING DATED 02/28/2009, NMPS 7719. EXISTING AND PROPOSED CONTOURS, SPOT ELEVATIONS, AND IMPROVEMENTS ON TRACT D ARE FROM THE GRADING AND DRAINAGE PLAN FOR APS SOUTHWEST HIGH SCHOOL PHASE 2 DATED 02/05/2008, NMPE 13676 (CURRENTLY UNDER CONSTRUCTION) (JOB NO. 2006.048.1).

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4/23/09

GRADING SITE PLAN
APS ATRISCO HERITAGE ACADEMY HIGH SCHOOL
TEMPORARY OFFSITE POND

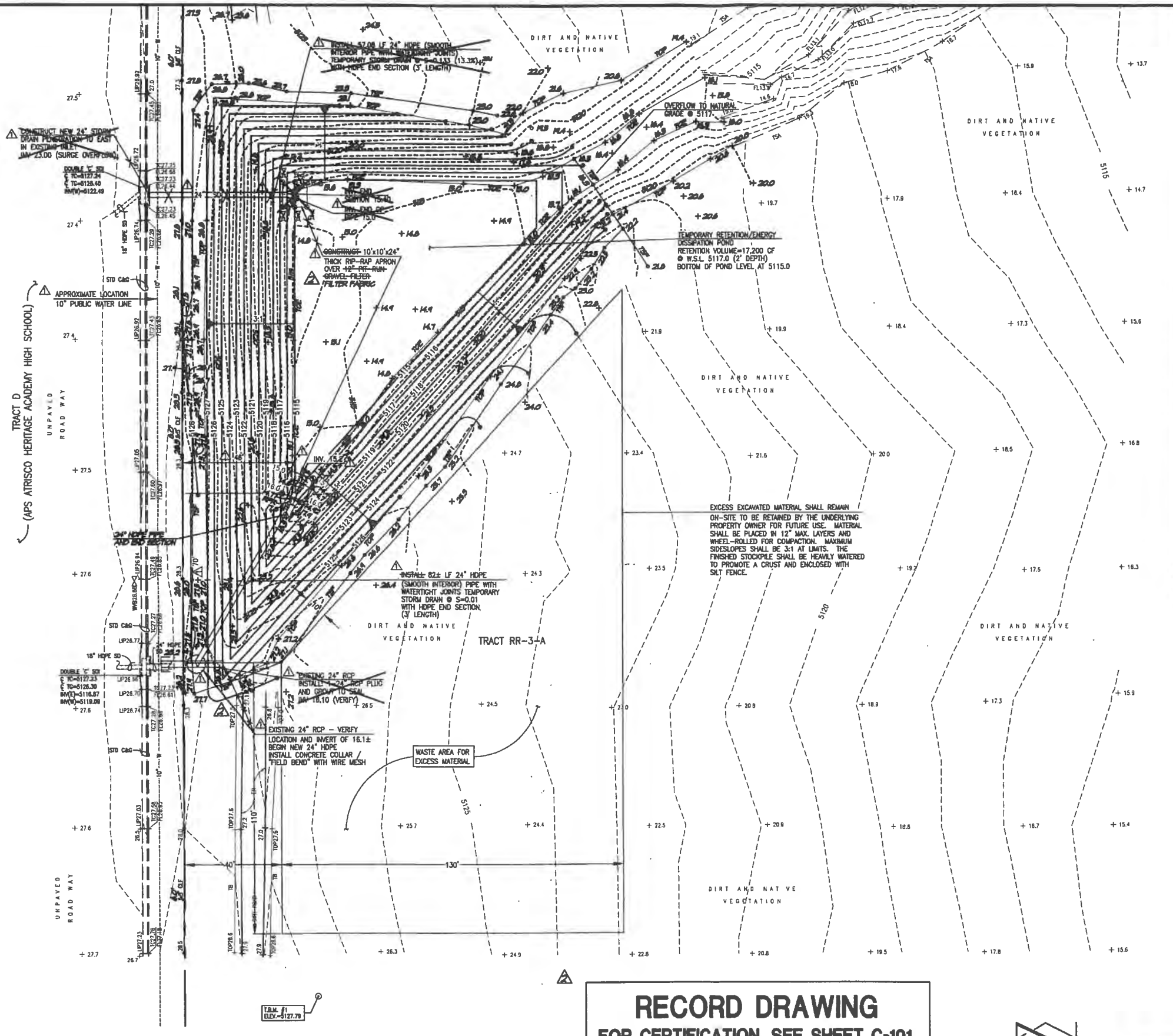
NO.	DATE	BY	REVISIONS
1	08/09	CAL	REVISE DRAIN LOCATION
2		G.M.	RECORD DRAWING

PROJECT No.	2008.189.1
DESIGNED BY	G.M.
DRAWN BY	JLP/DMH/BLF
APPROVED BY	G.M.

SHEET TITLE
GRADING SITE PLAN

C-102
SHEET 2 OF 3

File Path: [illegible]
File Name: 518040-102A5.dwg
Plot Date: 09-28-2009
Plot Time: 08:59 am



RECORD DRAWING
FOR CERTIFICATION, SEE SHEET C-101

A1 CONSTRUCTION DETAIL
SCALE: 1" = 20'

20 0 40
10 20

LEGEND

BSA	BOTTOM OF SLOPE (ARROYO)
C&G	CURB AND GUTTER
℄	CENTERLINE
CLF	CHAIN LINK FENCE
ER	EDGE OF DIRT ROAD
FL	FLOW LINE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INV	INVERT
LIP	LIP OF CURB
SD	STORM DRAIN
SDI	STORM DRAIN INLET
STD	STANDARD
TB	TOP OF BERM
TC	TOP OF CURB
TG	TOP OF GRATE
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
TSA	TOP OF SLOPE (ARROYO)
WVB	WATER VALVE BOX
5124	PROPOSED CONTOUR
5125	EXISTING CONTOUR
	PROPOSED SLOPE
15.0	DESIGN SPOT ELEVATION
	RIP-RAP

⚠ SURVEY NOTE
(APPLIED TO DESIGN)

THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN HEREON FOR ORIENTATION PURPOSES ONLY. BOUNDARY AND TOPOGRAPHIC DATA SHOWN HEREON IS FROM PARTIAL TOPOGRAPHIC SURVEY BY THIS FIRM, DATED 03/03/2009, NMPS 11184. (JOB NO. 2005.180.4)

⚠ RECORD DRAWING LEGEND

.CONSTRUCT	RECORD INFORMATION (VERIFIED BY ENGINEER)
3.6' T.W.	RECORD INFORMATION FROM AS-BUILT SURVEY
+ 28.9	RECORD INFORMATION FROM AS-BUILT SURVEY
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
TSF	TEMPORARY SILT FENCE
RPR	ROCK RIP-RAP
--5115--	AS-BUILT CONTOUR

⚠ AS-BUILT SURVEY NOTE

AS-BUILT SURVEY INFORMATION IS BASED UPON SUPPLEMENTAL SURVEYING CONDUCTED 09/07/2009. RECORD DATA COLLECTED BY HIGH MESA CONSULTING GROUP, NMPE 13676 (JOB. NO 2008.189.2)

PERMISSION FOR OFFSITE GRADING AND STORM DRAIN OUTLET

⚠ PERMISSION GRANTED WITH LETTER AGREEMENT

OWNER OF TRACT RR-3-1 DATE

HIGH MESA Consulting Group
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE, NEW MEXICO 87109
PHONE 505.345.4230 FAX 505.345.4234
www.highmesacg.com

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEW MEXICO (13676) REGISTERED PROFESSIONAL ENGINEER 4/17/09 9/16/09

CONSTRUCTION DETAIL
APS ATRISCO HERITAGE ACADEMY HIGH SCHOOL
TEMPORARY OFFSITE POND

NO.	DATE	BY	REVISIONS
⚠	09/09	G.M.	REVISED DESIGN
⚠	09/09	G.M.	RECORD DRAWING AND CERTIFICATION

PROJECT No. 2008.189.1
DESIGNED BY G.M.
DRAWN BY JLP/DMH/BLE/J.Y.R.
APPROVED BY G.M.
SHEET TITLE

CONSTRUCTION DETAIL

C-103
SHEET 3 OF 3

File Path: E:\MESA\PROJECTS\2008.189\Plot\ Date: 09-28-2009
File Name: 518940-10348.DWG Plot Time: 08:58 am

APPENDIX D

Ceja Vista Master Plan- Bernalillo County Approval
Special Use (Offsite Pond)

County of Bernalillo
Zoning, Building & Planning Department
111 Union Square St SE • Suite 100 • Albuquerque, NM 87102 • (505) 314-0350 • Fax (505) 314-0480

NOTIFICATION OF DECISION
COUNTY PLANNING COMMISSION

December 10, 2007

Albuquerque Rio Bravo Partners
6330 Riverside Plaza Lane, Suite 220,
Albuquerque, NM 87120

SUBJECT: FILE NO: CSU-70048

LEGAL DESCRIPTION: Consensus Planning, agent for Albuquerque Rio Bravo Partners, requests approval of a Special Use Permit for a Planned Development Area for Tract RR4, Section 9, T9N R2E, located south of Dennis Chavez Boulevard, north of the Borrega Channel, between Grace Vigil Road and Perdiz Street, zoned A-1, and containing approximately 106 acres. (P-9)

ACTION: **RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS APPROVAL OF A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT AREA**

To Whom It May Concern:

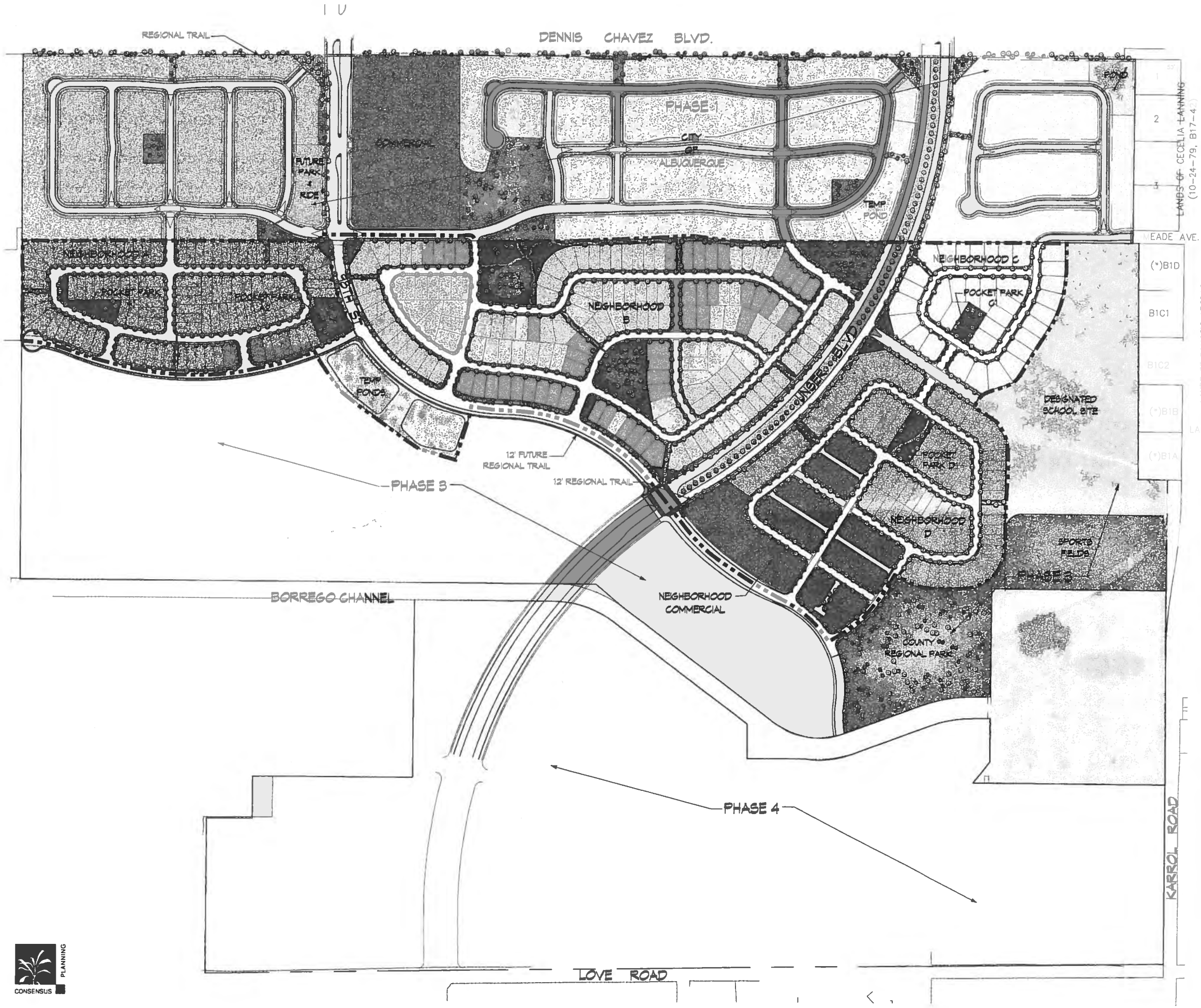
At the December 5, 2007 public hearing, the County Planning Commission approved the request for a Special Use Permit for a Planned Development Area for Tract RR4, Section 9, T9N R2E, located south of Dennis Chavez Boulevard, north of the Borrega Channel, between Grace Vigil Road and Perdiz Street, zoned A-1, and containing approximately 106 acres. The decision was based on the following Findings and subject to the following Conditions.

Findings:

1. This is request for a Special Use Permit for a Planned Development Area for Tract RR4, Section 9, T9N R2E, located south of Dennis Chavez Boulevard, north of the Borrega Channel, between Grace Vigil Road and Perdiz Street, zoned A-1, and containing approximately 106 acres.

2. This request is consistent with the Ceja Vista Master Plan.

3. The property is within the Developing Urban Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.



DEVELOPMENT CHARACTER

- LOW DENSITY (NEIGHBORHOOD C)
- MID / LOW DENSITY (NEIGHBORHOOD B)
- MID / HIGH DENSITY - DETACHED (NEIGHBORHOOD D)
- MID / HIGH DENSITY - ALLEY LOTS (NEIGHBORHOOD D)
- MID / HIGH DENSITY - TOWNHOUSES (NEIGHBORHOOD A)
- COMMERCIAL
- INSTITUTIONAL
- PARKS / OPEN SPACE
- POND
- CULTURAL RESOURCE
- PHASE 2 PLANNED DEVELOPMENT AREA BOUNDARY

Ceja Vista
Phase 2
Illustrative Site Plan

Prepared for:
Albuquerque Rio Bravo Partners
6330 Riverside Plaza Lane NW, Suite 220
Albuquerque, NM 87120

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

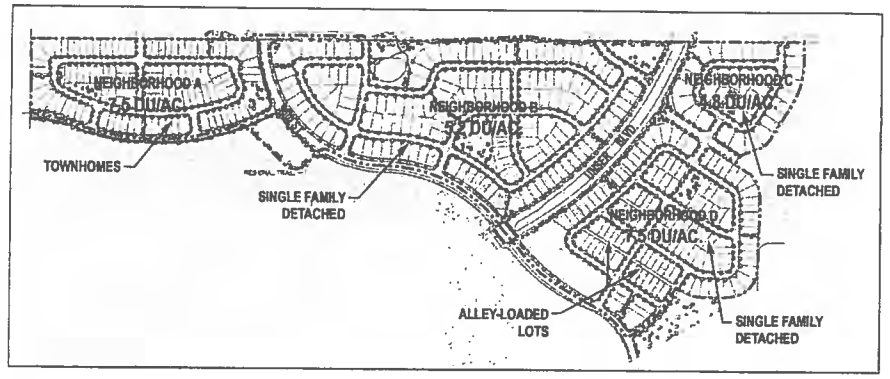
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199

Scale: 1" = 200'

100 0 200 400

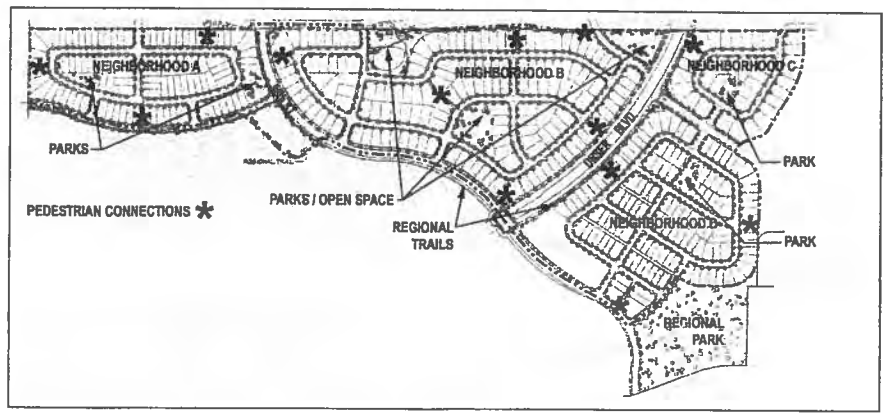
October 22, 2007

CONSENSUS PLANNING



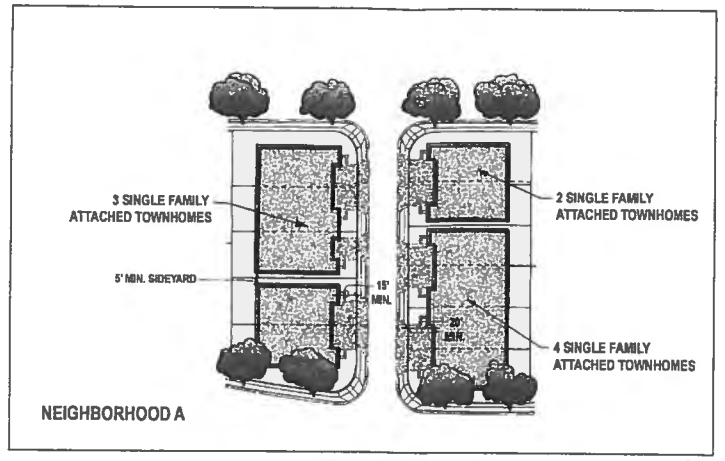
MASTER PLAN PRINCIPLES

- Vary Neighborhood Densities; Phase 2 Maintains an Overall Gross Density of 4.2 DU/AC.
- Vary Housing Products



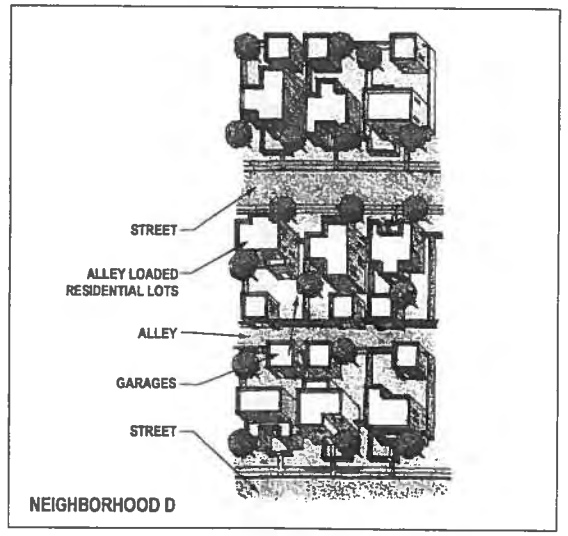
MASTER PLAN PRINCIPLES

- Provide Open Space and Parks
- Provide Pedestrian and Bicycle Trails and Pedestrian Connections



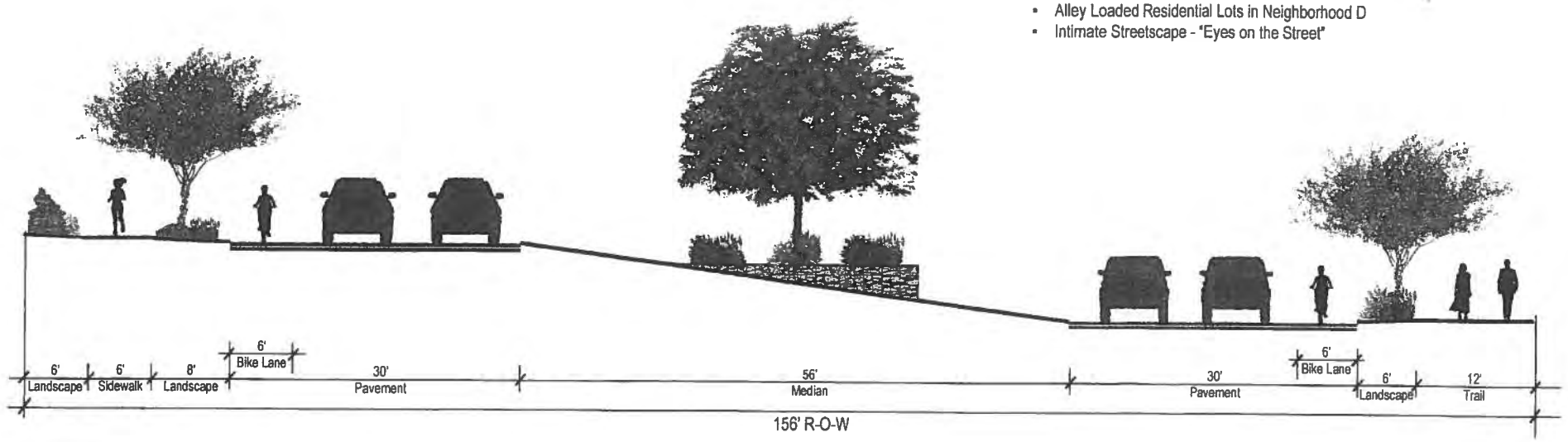
MASTER PLAN DEVELOPMENT STANDARDS

- Typical Setbacks for Townhomes in Neighborhood A
- Varied Number of Attached Units

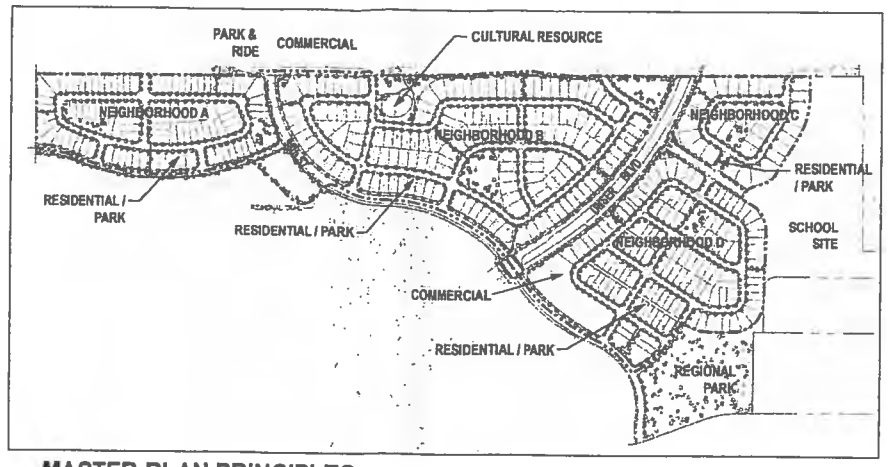


MASTER PLAN DEVELOPMENT STANDARDS

- Alley Loaded Residential Lots in Neighborhood D
- Intimate Streetscape - "Eyes on the Street"



UNSER BOULEVARD STREET SECTION



MASTER PLAN PRINCIPLES

- Mixed Use
- Conveniently Located Commercial Nodes; Additional Commercial in Phases 1 and 3
- Protection of Cultural Resource
- Park and Ride Facility to North Along 98th Street

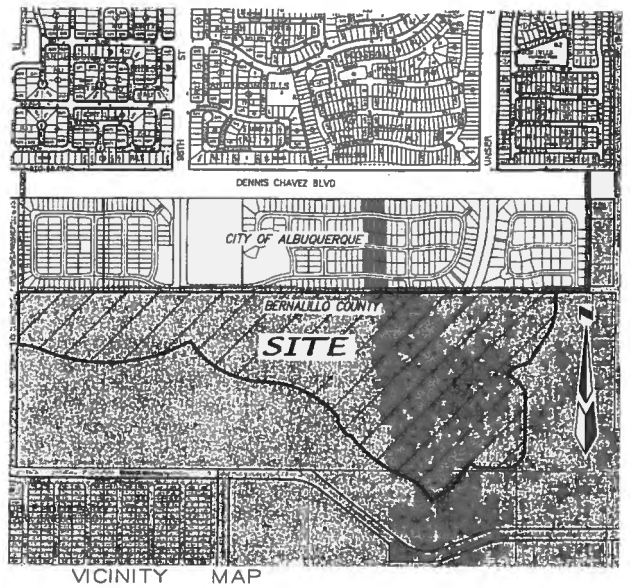
Ceja Vista
Phase 2

Master Plan Conformance

Prepared for:
Albuquerque Rio Bravo Partners
6330 Riverside Plaza Lane NW, Suite 220
Albuquerque, NM 87120

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199



VICINITY MAP

ZONE ATLAS P-9 Z SCALE: 1"=750'

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 9, TOWNSHIP 9 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO BEING A PORTION OF WESTLAND SOUTH TRACT RR-4 (CREATED UNDER PATENT FILED AUGUST 21, 1905 IN BOOK 35, PAGE 91)

GENERAL NOTES

PRESENT ZONING: A-1

PROPOSED ZONING: A-1, WITH SPECIAL USE PERMIT FOR PLANNED DEVELOPMENT AREA CONTAINING A MAXIMUM OF 422 RESIDENTIAL UNITS AND 1 COMMERCIAL SITE ALLOWING C-N USES. COMMERCIAL SITE SHALL BE DEVELOPED ONLY IN ACCORDANCE WITH A SITE SPECIFIC SPECIAL USE PERMIT TO BE OBTAINED BY OTHERS AT A FUTURE TIME.

1.) ALL PARKS SHOWN HEREON ARE PRIVATE AREAS TO BE CREATED AS SEPARATE TRACTS WITH ACCESS RIGHTS GRANTED TO THE PUBLIC AND TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

2.) ALL RESIDENTS SHALL OBTAIN INDIVIDUAL RESIDENTIAL REFUSE SERVICE FROM THE DESIGNATION COUNTY REFUSE SERVICE PROVIDER

3.) MAXIMUM BUILDING HEIGHT SHALL BE 26 FEET. EXCEPT THAT NON-RESIDENTIAL BUILDINGS CAN BE UP TO 35' HIGH.

4.) OFF-STREET PARKING SHALL BE ONE PARKING SPACE FOR EACH BATHROOM OR FRACTION THEREOF PROVIDED IN THE DWELLING, BUT NO LESS THAN TWO SPACES PER DWELLING.

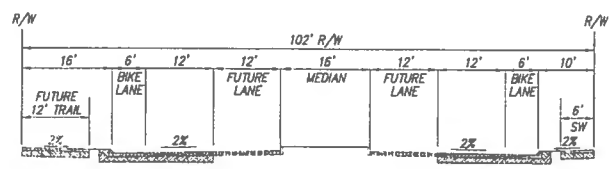
5.) LANDSCAPING LOCATED IN FRONT OF DWELLINGS SHALL BE MAINTAINED BY THE HOMEOWNER.

6.) THIS PROPERTY IS TO BE SERVED BY A.B.C.W.U.A. WATER AND SEWER.

7.) LIGHTING SHALL BE SITE SPECIFIC AND COMPLIANT WITH MASTER PLAN.

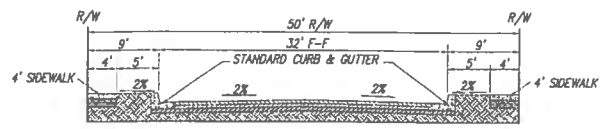
8.) THE FRONT YARD SETBACK FOR DWELLINGS AND GARAGES SHALL NOT BE LESS THAN 15 FEET, EXCEPT WHEN GARAGE FACE THE STREET, IN WHICH CASE IT IS NOT LESS THAN 20 FEET. THE REAR YARD SETBACK SHALL NOT BE LESS THAN 15 FEET, EXCEPT FOR DETACHED GARAGES, IN WHICH CASE IT MAY BE 0 FEET. THE SIDE YARD SETBACKS FOR DWELLINGS SHALL NOT BE LESS THAN 5 FEET, EXCEPT FOR SIDE YARDS THAT ARE ADJACENT TO ROADWAYS, IN WHICH CASE IT SHALL NOT BE LESS THAN 10 FEET. ZERO LOT LINES ARE PERMITTED, PROVIDED THERE IS 10 FEET OF SEPARATION BETWEEN DWELLING UNITS.

9.) INTERSECTIONS WITH UNSER BLVD SHALL BE RIGHT-IN, RIGHT-OUT, EXCEPT AT 98th STREET.



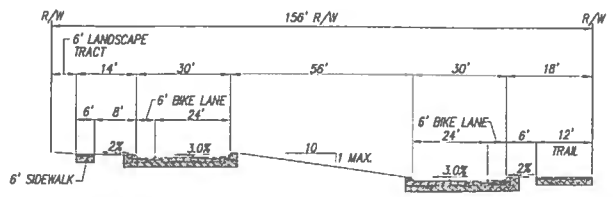
98TH STREET SECTION (LOOKING WEST)

NOT TO SCALE



TYPICAL 32' F-F STREET SECTION

NOT TO SCALE



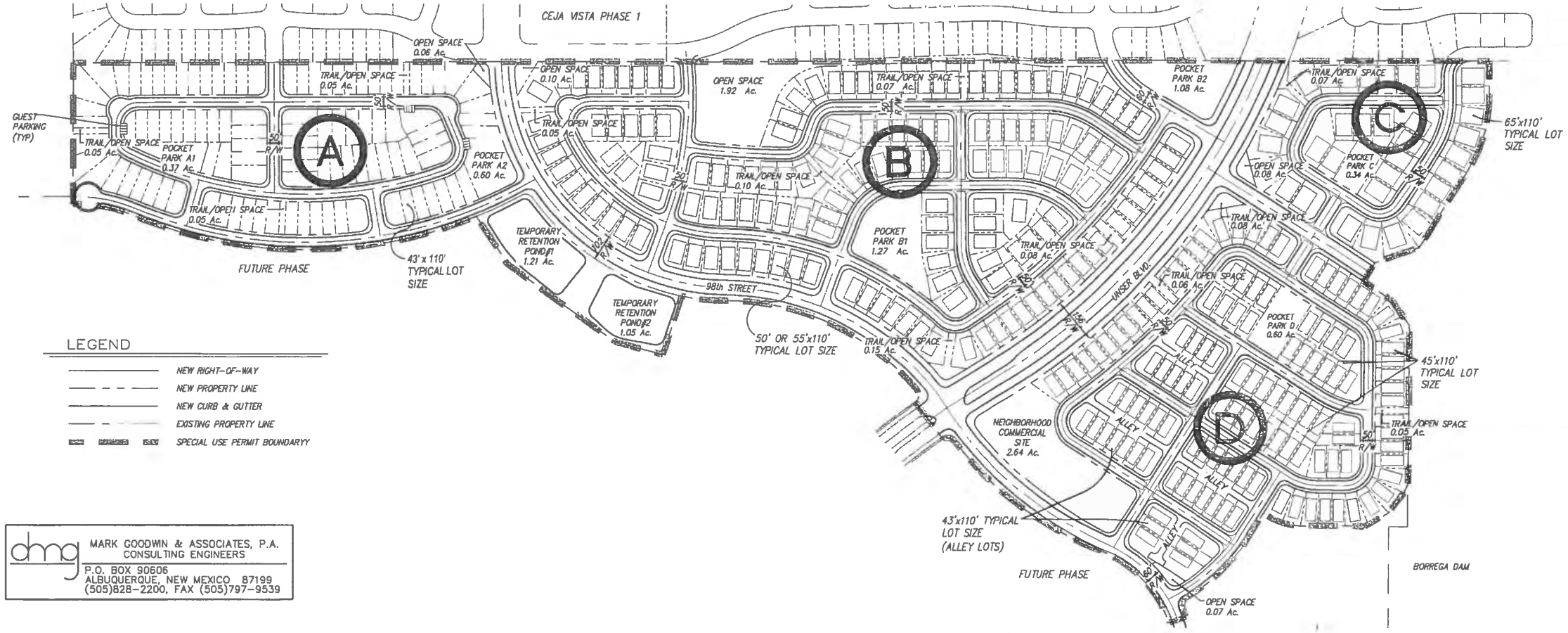
UNSER BLVD. STREET SECTION (LOOKING NORTH)

NOT TO SCALE

NEIGHBORHOODS

Ceja Vista Phase II Area Calculations								
	Neighborhood A		Neighborhood B		Neighborhood C		Neighborhood D *	
Neighborhood Area	18.69	acres	43.44	acres	10.82	acres	26.03	acres
Road Area	5.22	acres	13.62	acres	3.24	acres	8.82	acres
Net Site Area	13.47	acres	29.82	acres	7.58	acres	17.21	acres
Park Area/OS	1.18	acres	4.82	acres	0.49	acres	0.86	acres
Dwelling Units	101	DU	156	DU	36	DU	129	DU
Net Density	7.5	DU/acre	5.2	DU/acre	4.8	DU/acre	7.5	DU/acre
Gross Site Area=	98.97	acres			Total Park /			
Net Site Area=	68.07	acres			Open Space=	7.35ac.	Commercial	
Total DU=	422	DU					Area (Net)	2.64ac.
Net Density=	6.2	DU/acre						

*NET OF COMMERCIAL AREA



LEGEND

- NEW RIGHT-OF-WAY
- NEW PROPERTY LINE
- NEW CURB & GUTTER
- EXISTING PROPERTY LINE
- SPECIAL USE PERMIT BOUNDARYY

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Ceja Vista
Phase 2
Site Development Plan

Prepared for:
Albuquerque Rio Bravo Partners
6330 Riverside Plaza Lane NW, Suite 220
Albuquerque, NM 87120

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199

Scale: 1" = 200'

100 0 200 400

October 22, 2007 SHEET 3 of 7

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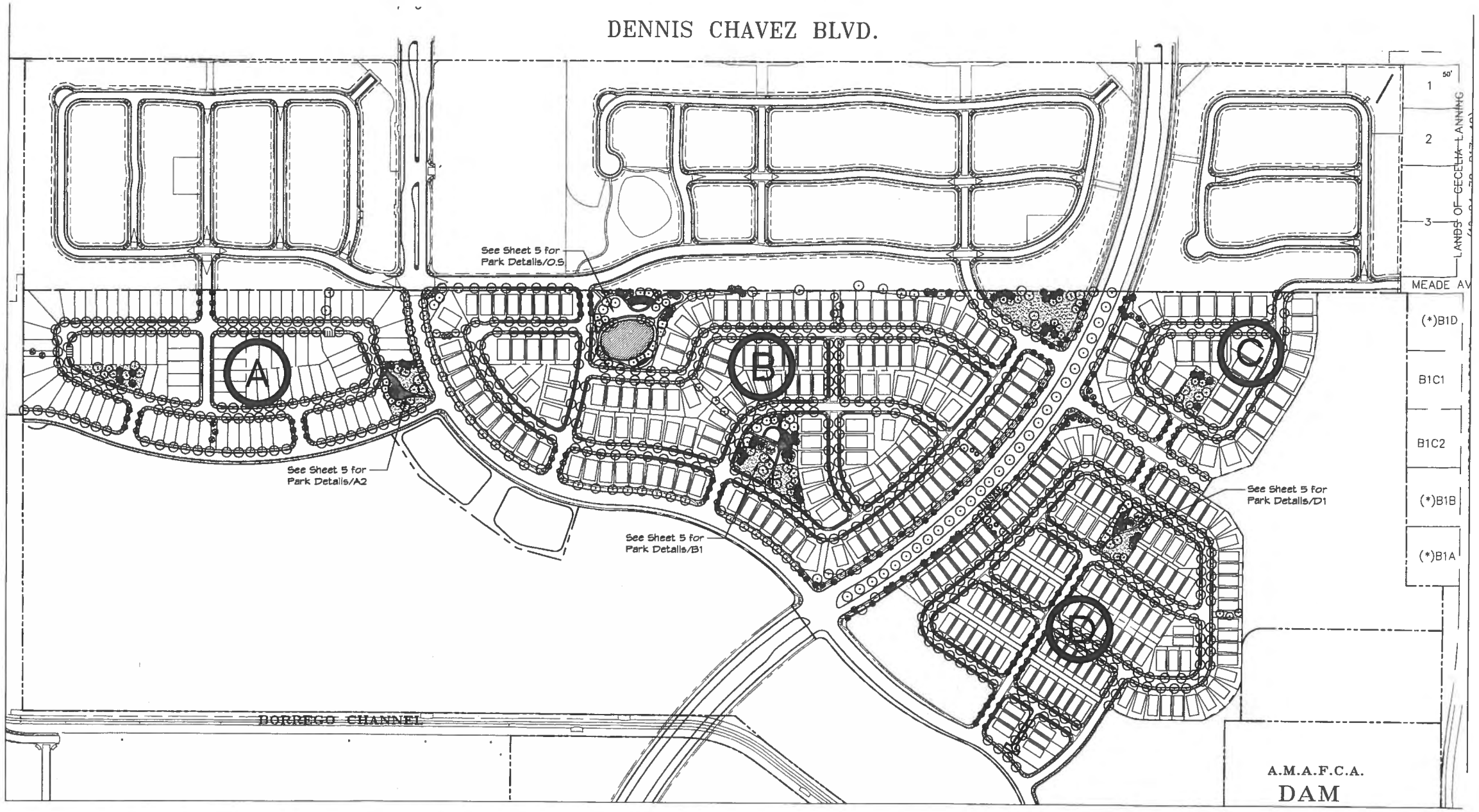


GENERAL LANDSCAPE NOTES:

MULCHES
All shrub planting areas shall be top dressed with a combination of Santa Fe Brown Crusher Fines, 1/8" Santa Fe Brown Rock Mulch, and 2" - 4" Santa Ana Tan Cobble.

IRRIGATION SYSTEM
A fully automated irrigation system will be used to irrigate turf areas and tree, shrub, and groundcover planting areas. Points of connection for the irrigation system shall be field verified. In all cases, adequate backflow prevention assemblies shall be provided.

MAINTENANCE RESPONSIBILITY
Maintenance of the landscaping and irrigation system, including those areas within the public R.O.W., shall be the responsibility of the Ceja Vista Homeowner's Association.

LANDSCAPE
1. Tree locations are schematic and may vary based on actual field conditions. Tree density and location shall comply with applicable Bernalillo County ordinances.
2. All landscape areas, including buffer strips adjacent to major streets, shall contain live vegetative material covering at least 75% of the area.
3. Provision of high water use turf shall be limited to the park areas. All landscaping shall be in compliance with the County's Water Conservation Ordinance.

PLANT LEGEND

Symbol	Scientific Name / Common Name	Size	Mature Size	Water Use
Trees	Deciduous Canopy Tree			
	Gleditsia triacanthos Honey Locust	2 ½" B&B	40' ht x 40' spr.	Medium+
	Pistacia chinensis Chinese Pistache	2 ½" B&B	40' ht. x 40' spr.	Medium
	Ulmus parvifolia Lace Bark Elm	2 ½" B&B	40' ht. x 30' spr.	Medium
	Medium Deciduous Tree			
	Cotinus coggygria Smoketree	2 ½" B&B	25' ht. x 25' spr.	Medium
	Koelreuteria paniculata Goldenrain Tree	2 ½" B&B	25' ht. x 25' spr.	Medium
	Ornamental Deciduous Tree			
	Chilopsis linearis 'Luc. Ham.' Desert Willow	24" Box, 7' ht. min. (Multi-Trunk)	15' ht. x 20' spr.	Low +
	Chitalpa tashkentensis Chilitalpa	2" Cal.	30' ht. x 30' spr.	Medium
	Vitex agnus-castus Chaste Tree (Vitex)	24" Box, 7' ht. min.	15' ht. x 20' spr.	Medium

Symbol	Scientific Name / Common Name	Size	Mature Size	Water Use
	Large Evergreen Tree			
	Pinus nigra Austrian Pine	7' ht. B&B	35' ht. x 25' spr.	Medium
	Quercus emoryi Emory Oak	7' ht. B&B	20' ht. x 25' spr.	Medium
	Medium/Small Evergreen Tree			
	Cercocarpus ledifolius Mountain Mahogany	3 Gal.	12' ht. x 8' spr.	low +
	Juniperus chinensis 'Blue Point' Blue Point Juniper	3 Gal.	8' ht. x 8' spr.	Low +
	Juniperus monosperma One Seed Juniper	7' ht. B&B	15' ht. x 15' spr.	Low +
	Quercus turbinella Turbinella Oak	3 Gal.	6' ht. x 10' spr.	Medium
	Shrubs/Groundcovers			
	Caryopteris clandonensis' Blue Mist	5-Gal.	3' ht. x 3' spr.	Medium
	Chrysothamnus nauseosus Chamisa	1-Gal.	4' ht. x 4' spr.	Low

Scientific Name / Common Name	Size	Mature Size	Water Use
Artemisia filifolia Sand Sage	1-Gal.	4' ht. x 4' spr.	Low
Ericameria laricifolia 'Aguirre' Turpentine Bush	1-Gal.	2' ht. x 2' spr.	Low
Fallugia paradoxa Apache Plume	1-Gal.	4' ht. x 4' spr.	Low
Hesperaloe parviflora Red Yucca	1-Gal.	3' ht. x 3' spr.	Medium
Juniperus sabina 'Buffalo' Buffalo Juniper (female)	5-Gal.	2' ht. x 6' spr.	Low +
Perovskia atriplicifolia Russian Sage	1-Gal.	4' ht. x 5' spr.	Medium
Potentilla fruticosa Shrubby Cinquefoil	1-Gal.	3' ht. x 3' spr.	Low +
Rhus trilobata Three-leaf Sumac	5-Gal.	4' ht. x 4' spr.	Low+
Salvia greggii Cherry Sage	1-Gal.	3' ht. x 3' spr.	Medium

Crusher Fines Trail

Turfgrass Seed - Park Blend

Ceja Vista
Phase 2
Landscape Plan

Prepared for:
Albuquerque Rio Bravo Partners
6330 Riverside Plaza Lane NW, Suite 220
Albuquerque, NM 87120

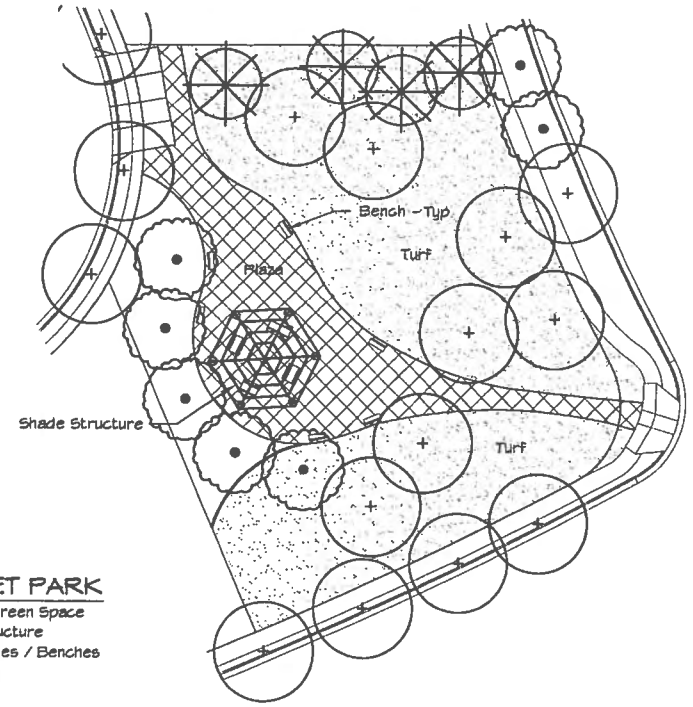
Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199

Scale: 1" = 200'

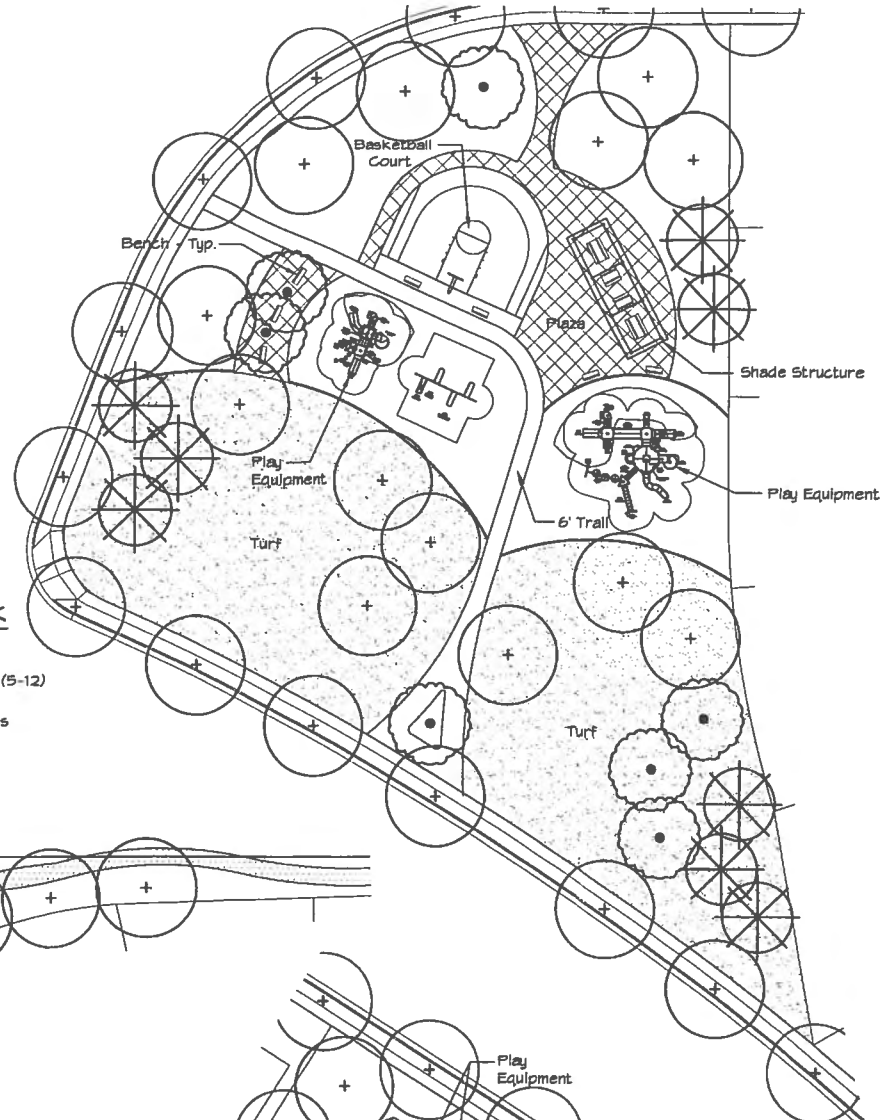
100 0 200 400 north

October 22, 2007



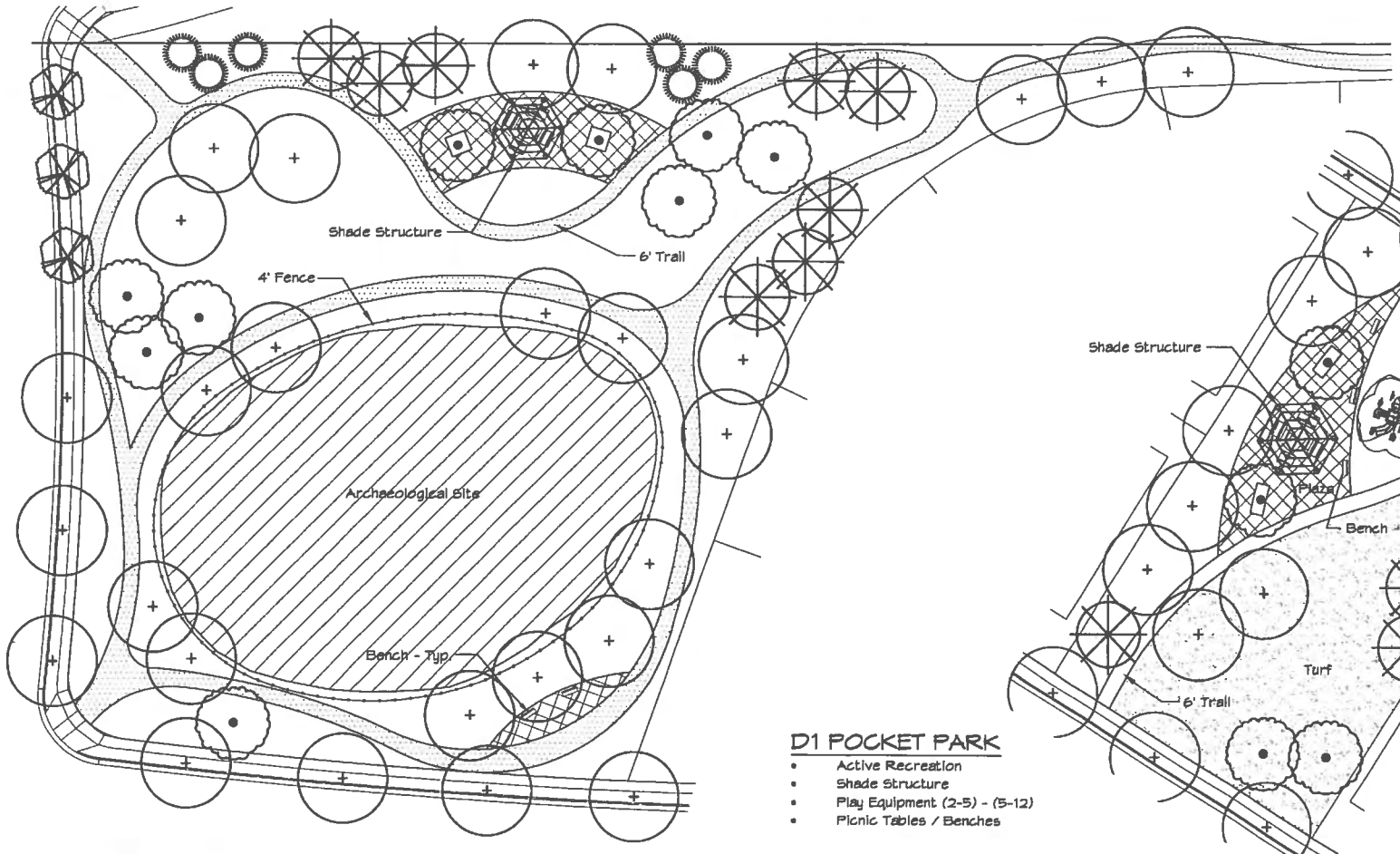
A2 POCKET PARK

- Passive, Green Space
- Shade Structure
- Picnic Tables / Benches
- Turf Area



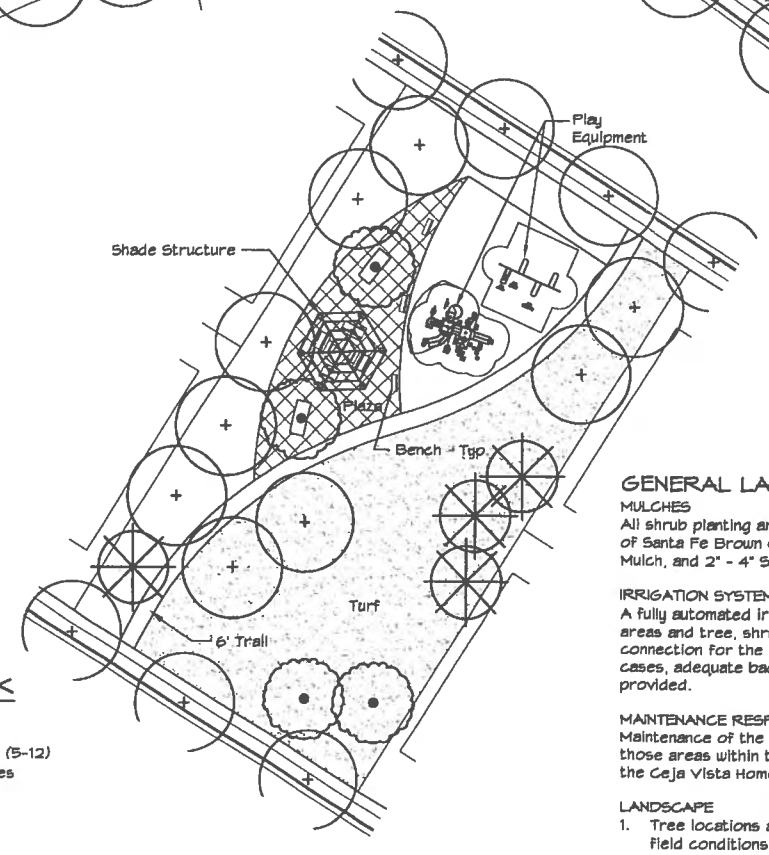
B1 POCKET PARK

- Active Recreation
- Shade Structure
- Play Equipment (2-5) / (5-12)
- Half Basketball Court
- Picnic Tables / Benches
- Turf Area



OPEN SPACE - ARCHAEOLOGICAL SITE

- Passive, Green Space
- Shade Structure
- Picnic Tables / Benches
- Native Turf
- Trails



D1 POCKET PARK

- Active Recreation
- Shade Structure
- Play Equipment (2-5) - (5-12)
- Picnic Tables / Benches

Symbol	Common Name	Size	Mature Size	Water Use
	Trees			
	Deciduous Canopy Tree			
	Gleditsia triacanthos Honey Locust	2 ½" B&B	40' ht x 40' spr.	Medium+
⊙	Pistacia chinensis Chinese Pistache	2 ½" B&B	40' ht. x 40' spr.	Medium
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	Medium Deciduous Tree			
⊙	Cotinus coggygria Smoketree	2 ½" B&B	25' ht. x 25' spr.	Medium
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○	Juniperus chinensis 'Blue Point' Blue Point Juniper	3 Gal.	8' ht. x 8' spr.	Low +
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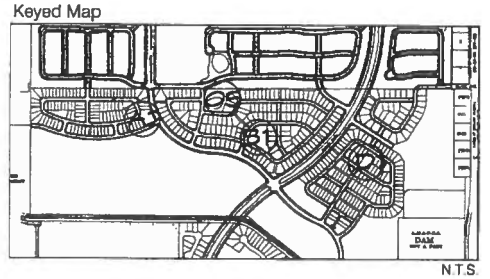
	Quercus turbinella Turbinella Oak	3 Gal.	6' ht. x 10' spr.	Medium

Crusher Fines Trail

Turfgrass Seed - Park Blend

Keyed Map



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Ceja Vista
Phase 2
Pocket Park Details

Prepared for:
Albuquerque Rio Bravo Partners
6330 Riverside Plaza Lane NW, Suite 220
Albuquerque, NM 87120

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

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P.O. Box 90606
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Scale: 1" = 20'

10 0 20 40 north

October 22, 2007

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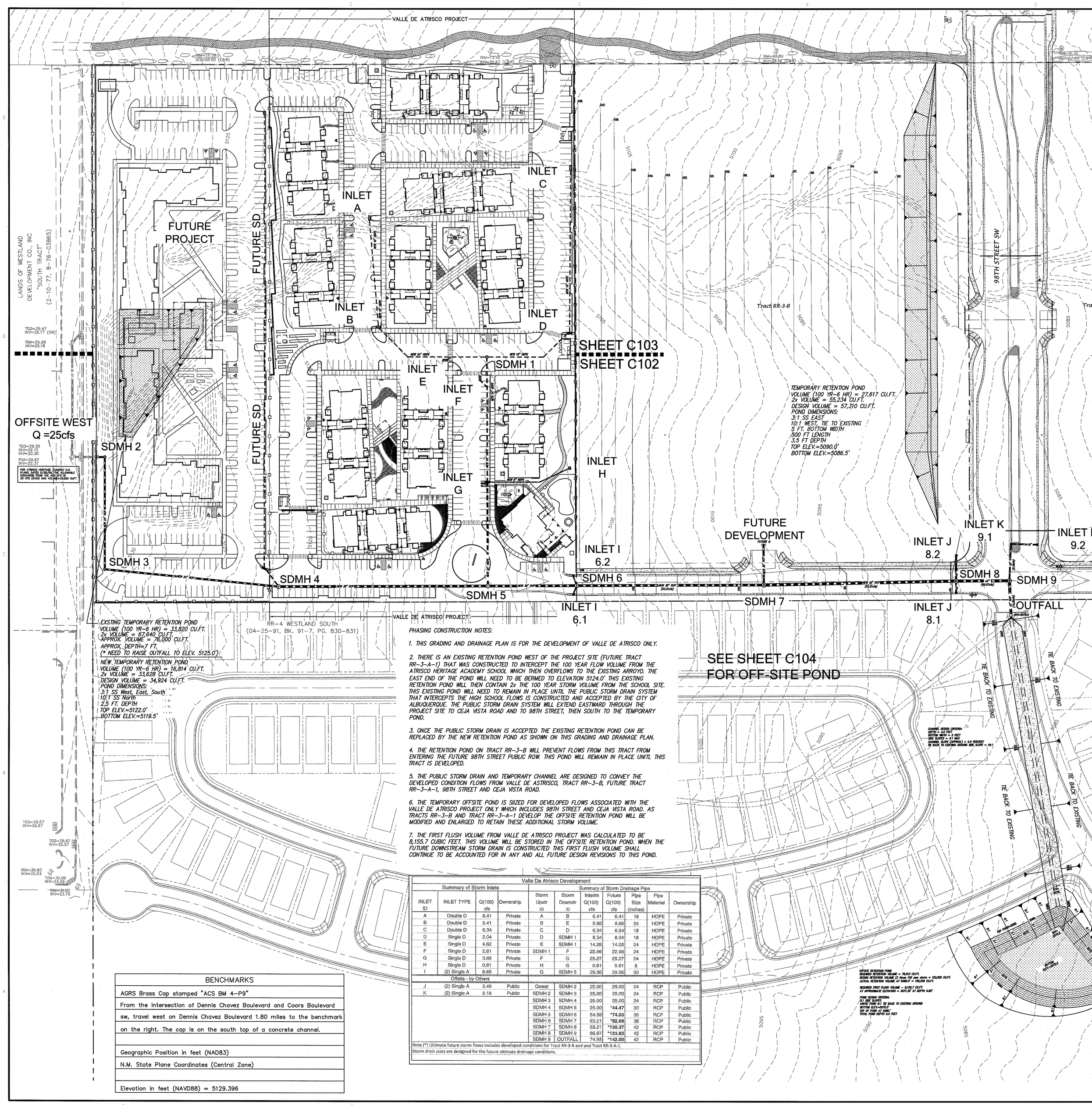


EXSTING TEMPORARY RETENTION POND
VOLUME (100 YR-6 HR) = 33,820 CU.FT.
2x VOLUME = 67,640 CU.FT.
APPROX. VOLUME = 76,000 CU.FT.
APPROX. DEPTH=7 FT.
(* NEED TO RAISE OUTFALL TO ELEV. 5125.0')

NEW TEMPORARY RETENTION POND
VOLUME (100 YR-6 HR) = 16,814 CU.FT.
2x VOLUME = 33,628 CU.FT.
DESIGN VOLUME = 34,924 CU.FT.
POND DIMENSIONS:
3:1 SS West, East, South
10:1 SS North
2.5 FT. DEPTH
TOP ELEV.=5122.0'
BOTTOM ELEV.=5119.5'

TEMPORARY RETENTION POND
VOLUME (100 YR-6 HR) = 27,617 CU.FT.
2x VOLUME = 55,234 CU.FT.
DESIGN VOLUME = 57,310 CU.FT.
POND DIMENSIONS:
3:1 SS EAST
10:1 WEST, TIE TO EXISTING
5 FT. BOTTOM WIDTH
500 FT LENGTH
3.5 FT DEPTH
TOP ELEV.=5090.0'
BOTTOM ELEV.=5086.5'

PHASING CONSTRUCTION NOTES:

1. THIS GRADING AND DRAINAGE PLAN IS FOR THE DEVELOPMENT OF VALLE DE ATRISCO ONLY.

2. THERE IS AN EXISTING RETENTION POND WEST OF THE PROJECT SITE (FUTURE TRACT RR-3-A-1) THAT WAS CONSTRUCTED TO INTERCEPT THE 100 YEAR FLOW VOLUME FROM THE ATRISCO HERITAGE ACADEMY SCHOOL WHICH THEN OVERFLOWS TO THE EXISTING ARROYO. THE EAST END OF THE POND WILL NEED TO BE BERMED TO ELEVATION 5124.0' THIS EXISTING RETENTION POND WILL THEN CONTAIN 2x THE 100 YEAR STORM VOLUME FROM THE SCHOOL SITE. THIS EXISTING POND WILL NEED TO REMAIN IN PLACE UNTIL THE PUBLIC STORM DRAIN SYSTEM THAT INTERCEPTS THE HIGH SCHOOL FLOWS IS CONSTRUCTED AND ACCEPTED BY THE CITY OF ALBUQUERQUE. THE PUBLIC STORM DRAIN SYSTEM WILL EXTEND EASTWARD THROUGH THE PROJECT SITE TO CEJA VISTA ROAD AND TO 98TH STREET, THEN SOUTH TO THE TEMPORARY POND.

3. ONCE THE PUBLIC STORM DRAIN IS ACCEPTED THE EXISTING RETENTION POND CAN BE REPLACED BY THE NEW RETENTION POND AS SHOWN ON THIS GRADING AND DRAINAGE PLAN.

4. THE RETENTION POND ON TRACT RR-3-B WILL PREVENT FLOWS FROM THIS TRACT FROM ENTERING THE FUTURE 98TH STREET PUBLIC ROW. THIS POND WILL REMIAIN IN PLACE UNITL THIS TRACT IS DEVELOPED.

5. THE PUBLIC STORM DRAIN AND TEMPORARY CHANNEL ARE DESIGNED TO CONVEY THE DEVELOPED CONDITION FLOWS FROM VALLE DE ASTRISCO, TRACT RR-3-B, FUTURE TRACT RR-3-A-1, 98TH STREET AND CEJA VISTA ROAD.

6. THE TEMPORARY OFFSITE POND IS SIIZED FOR DEVELOPED FLOWS ASSOCIATED WITH THE VALLE DE ATRISCO PROJECT ONLY WHICH INCLUDES 98TH STREET AND CEJA VISTA ROAD. AS TRACTS RR-3-B AND TRACT RR-3-A-1 DEVELOP THE OFFSITE RETENTION POND WILL BE MODIFIED AND ENLARGED TO RETAIN THESE ADDITIONAL STORM VOLUME.

7. THE FIRST FLUSH VOLUME FROM VALLE DE ATRISCO PROJECT WAS CALCULATED TO BE 8,155.7 CUBIC FEET. THIS VOLUME WILL BE STORED IN THE OFFSITE RETENTION POND. WHEN THE FUTURE DOWNSTREAM STORM DRAIN IS CONSTRUCTED THIS FIRST FLUSH VOLUME SHALL CONTINUE TO BE ACCOUNTED FOR IN ANY AND ALL FUTURE DESIGN REVISIONS TO THIS POND.

Valle De Atrisco Development

Summary of Storm Inlets				Summary of Storm Drainage Pipe						
INLET ID	INLET TYPE	Q(100) cfs	Ownership	Storm Upstr ID	Storm Downstr ID	Interim Q(100) cfs	Future Q(100) cfs	Pipe Size (inches)	Pipe Material	Ownership
A	Double D	6.41	Private	A	B	6.41	6.41	18	HDPE	Private
B	Double D	5.41	Private	B	E	9.66	9.66	24	HDPE	Private
C	Double D	6.34	Private	C	D	6.34	6.34	18	HDPE	Private
D	Single D	2.04	Private	D	SDMH 1	8.34	8.34	18	HDPE	Private
E	Single D	4.62	Private	E	SDMH 1	14.28	14.28	24	HDPE	Private
F	Single D	2.61	Private	SDMH 1	F	22.66	22.66	24	HDPE	Private
G	Single D	3.68	Private	F	G	25.27	25.27	24	HDPE	Private
H	Single D	0.61	Private	H	G	0.61	0.61	8	HDPE	Private
I	(2) Single A	8.65	Private	G	SDMH 5	29.56	29.56	30	HDPE	Private
Offsite - by Others										
J	(2) Single A	3.46	Public	Qwest	SDMH 2	25.00	25.00	24	RCP	Public
K	(2) Single A	8.18	Public	SDMH 2	SDMH 3	25.00	25.00	24	RCP	Public
				SDMH 3	SDMH 4	25.00	25.00	24	RCP	Public
				SDMH 4	SDMH 5	25.00	*44.47	30	RCP	Public
				SDMH 5	SDMH 6	54.56	*74.03	36	RCP	Public
				SDMH 6	SDMH 7	63.21	*82.68	36	RCP	Public
				SDMH 7	SDMH 8	63.21	*130.37	42	RCP	Public
				SDMH 8	SDMH 9	66.67	*133.83	42	RCP	Public
				SDMH 9	OUTFALL	74.85	*142.00	42	RCP	Public

Note (*) Ultimate future storm flows includes developed conditions for Tract RR-3-B and and Tract RR-3-A-1.
Storm drain sizes are designed for the future ultimate drainage conditions.

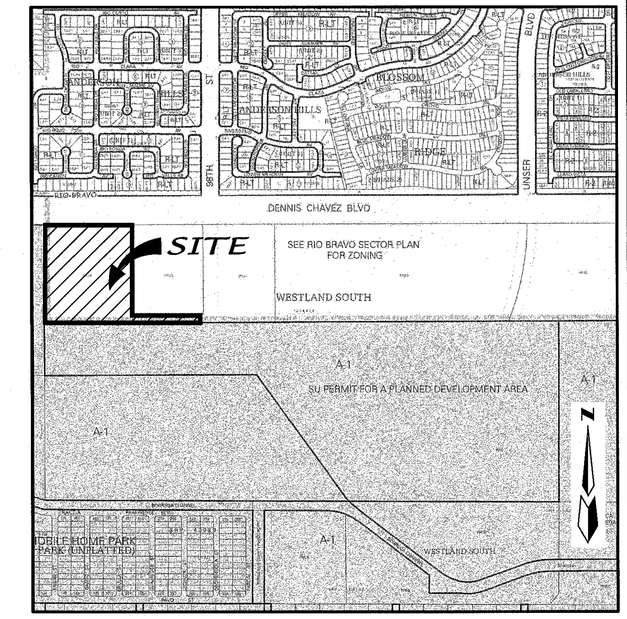
BENCHMARKS

AGRS Brass Cap stamped "ACS BM 4-P9"
From the intersection of Dennis Chavez Boulevard and Coors Boulevard sw, travel west on Dennis Chavez Boulevard 1.80 miles to the benchmark on the right. The cap is on the south top of a concrete channel.

Geographic Position in feet (NAD83)

N.M. State Plane Coordinates (Central Zone)

Elevation in feet (NAVD88) = 5129.396



VICINITY MAP (NTS)

ZONE ATLAS MAP P-9-Z

LEGAL DESCRIPTION

TRACT RR-3-A, TRACT RR-3-B AND TRACT RR-3-C, WESTLAND SOUTH WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 9, TOWNSHIP 9 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
6. SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.
7. ALL SITE WALLS SHALL CONFORM TO THE GENERAL HEIGHT AND DESIGN REGULATIONS CONTAINED IN SECTION 14-16-3-19 OF THE CITY ZONING CODE.
8. COMBINATION GARDEN WALL/RETAINING WALL CANNOT EXCEED 8 FEET. IF THE RETAINING WALL IS GREATER THAN 4 FEET, THE DEVELOPER CAN ADD 3:1 SLOPES IN BACKYARD OR A SECOND RETAINING WALL OFFSET FROM THE FIRST ONE.

BENCHMARK

AGRS BRASS CAP STAMPED "ACS BM 4-P9"
FROM THE INTERSECTION OF DENNIS CHAVEZ BOULEVARD AND COORS BOULEVARD SW, TRAVEL WEST ON DENNIS CHAVEZ BOULEVARD 1.80 MILES TO THE BENCHMARK ON THE RIGHT. THE CAP IS ON THE SOUTH TOP OF A CONCRETE CHANNEL.
GEOGRAPHIC POSITION IN FEET (NAD83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
ELEVATION IN FEET (NAVD88) = 5129.396

LEGEND

- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING SPOT ELEVATION
- EXISTING TOP CURB/FLOWLINE ELEVATION
- EXISTING ASPHALT PAVEMENT
- EXISTING ELECTRIC TRANSFORMER
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TRAFFIC SIGNAL PULLBOX
- EXISTING TELEPHONE MANHOLE
- EXISTING CATV PEDESTAL
- EXISTING STORM DRAIN MANHOLE
- NEW STANDARD CURB & GUTTER
- NEW MOUNTABLE CURB & GUTTER
- NEW RIGHT-OF-WAY
- NEW CENTERLINE
- NEW LOT LINES
- NEW EASEMENTS
- NEW TOP OF WALL ELEVATION
- NEW BOTTOM OF WALL ELEVATION
- NEW SPOT ELEVATIONS
- NEW FLOW DIRECTION
- NEW WATER BLOCK
- NEW RETAINING WALL (SEE NOTE 9)
- NEW GARDEN WALL
- 24" RCP NEW STORM DRAIN

60' 30' 0 60' 120'
SCALE: 1" = 60'

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ARCHITECTURE / DESIGN / INSPIRATION

DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
OFFICE (505) 828-2200, FAX (505) 797-9539

CIVIL ENGINEER, DIANE HOELZER, P.E.

DIANE HOELZER
NEW MEXICO
11967
LICENSED PROFESSIONAL ENGINEER
Diane Hoelzer
9-29-17

PROJECT

VALLE DE ATRISCO
10001 Ceja Vista Road
ALBUQUERQUE, NEW MEXICO

PERMIT SET
Documents

REVISIONS
△
△
△
△
△
△

DRAWN BY
REVIEWED BY
DATE 08/31/2017
PROJECT NO. 17-0017
DRAWING NAME

GRADING & DRAINAGE
PLAN - OVERVIEW

SHEET NO.

C101

SEE SHEET C104

SEE SHEET C103

TOG=29.47
INV=26.17 (SW)

RIM=29.98
INV=25.18

TOG=29.30
INV=22.10
INV=20.30

RIM=29.87
INV=22.37

PER ATRISCO HERITAGE ACADEMY H.S. PLANS, DATED 9/28/09, THE ALLOWABLE DISCHARGE FROM THE ARS SITE IS 25 CFS (Q100) AND VOLUME=33,820 CUFT

FUTURE BUILDING FF=5124.30

FUTURE BUILDING FF=5124.50

FUTURE BUILDING FF=5124.50

A NEW BUILDING FF=5116.30

A NEW BUILDING FF=5112.26

B NEW BUILDING FF=5115.70

B NEW BUILDING FF=5114.90

B NEW BUILDING FF=5114.35

B NEW BUILDING FF=5111.85

B NEW BUILDING FF=5114.30

NEW BUILDING FF=519.80

NEW 24" HDPE

NEW 18" HDPE

NEW 30" RCP

NEW 36" RCP (63.21cfs)

FUTURE 18" HDPE

EX SD

SINGLE D INLET
GRATE EL = ±9.00

VALLE DE ATRISCO PROJECT

Tract RR-3-B

RR-4 WESTLAND SOUTH
(04-25-91, BK. 91-7, PG. 830-831)

EXSTING TEMPORARY RETENTION POND
VOLUME (100 YR-6 HR) = 33,820 CU.FT.
2x VOLUME = 67,640 CU.FT.
APPROX. VOLUME = 76,000 CU.FT.
APPROX. DEPTH=7 FT.
(* NEED TO RAISE OUTFALL TO ELEV. 5125.0')

NEW TEMPORARY RETENTION POND
VOLUME (100 YR-6 HR) = 16,814 CU.FT.
2x VOLUME = 33,628 CU.FT.
DESIGN VOLUME = 34,924 CU.FT.
POND DIMENSIONS:
3:1 SS West, East, South
10:1 SS North
2.5 FT. DEPTH
TOP ELEV.=5122.0'
BOTTOM ELEV.=5119.5'

30' 15' 0 30' 60'
SCALE: 1" = 30'

ARCHITECTURE / DESIGN / INSPIRATION

DEKKER
PERICH
SABATINI

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CIVIL ENGINEER, DIANE HOELZER, P.E.

DIANE HOELZER
NEW MEXICO
11967
REGISTERED PROFESSIONAL ENGINEER
9-29-17

PROJECT

VALLE DE ATRISCO
10001 Ceja Vista Road
ALBUQUERQUE, NEW MEXICO

PERMIT SET
Documents

REVISIONS

DRAWN BY	
REVIEWED BY	
DATE	08/31/2017
PROJECT NO.	17-0017
DRAWING NAME	

GRADING & DRAINAGE PLAN - SOUTH

SHEET NO.

C102

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DENNIS CHAVEZ BOULEVARD

VALLE DE ATRISCO PROJECT

5135 5130 5125 5120 5115 5110 5105

ADM=26.39
INV=08.80 (E&W)

RIM=13.13
INV=05.47

A NEW BUILDING FF=5116.90

B NEW BUILDING FF=5117.75

FUTURE BUILDING FF=5126.50

B NEW BUILDING FF=5115.70

B NEW BUILDING FF=5114.90

A NEW BUILDING FF=5116.28

B NEW BUILDING FF=5114.35

NEW 24" HDPE

NEW 18" HDPE

FUTURE 18" HDPE

LANDS OF WESTLAND DEVELOPMENT CO., INC
"SOUTH TRACT"
(2-10-77, B-76-0386S)

Tract RR-3-B

TOG=29.47
INV=26.17 (SW)

RIM=29.98
INV=25.18

Ex 60"X SD

SEE SHEET C102

SCALE: 1" = 30'

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ARCHITECTURE / DESIGN / INSPIRATION

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GRADING & DRAINAGE PLAN - NORTH

SHEET NO.

C103

SEE SHEET C102

FUTURE Q

NEW 36" RCP (63.21cfs)

NEW 36" RCP

NEW 42" RCP (63.21cfs)

42" (66.67cfs)

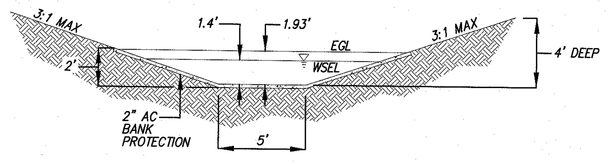
18" (8.18cfs)

42" RCP (74.85cfs)

INV=5078.0

TIE BACK TO EXISTING

CHANNEL DESIGN CRITERIA:
DEPTH = 4.0 FEET
BOTTOM WIDTH = 5 FEET
SIDE SLOPES = 3:1 MAX
CHANNEL SLOPE (APPROX.) = 0.5 PERCENT
TIE BACK TO EXISTING GROUND SIDE SLOPE = 10:1



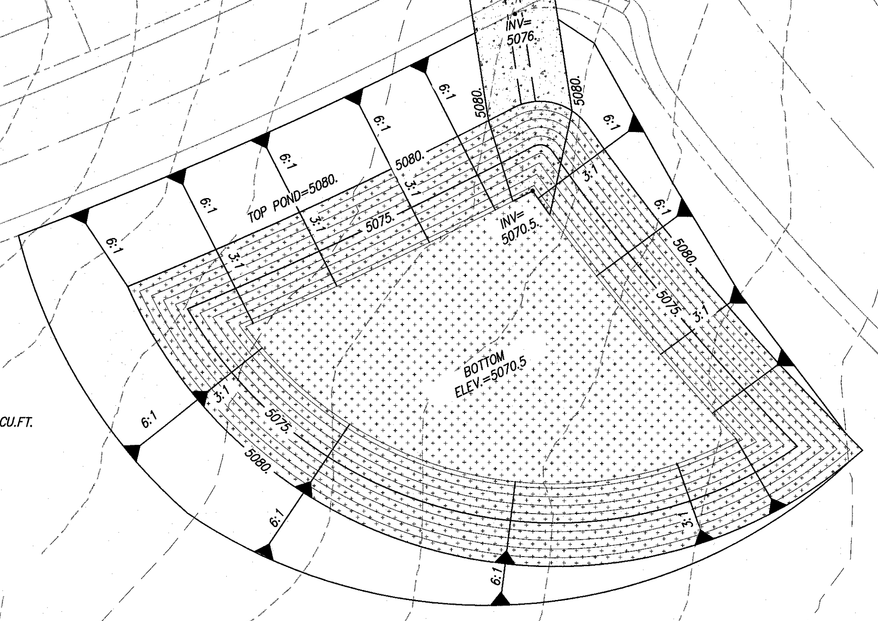
CHANNEL SECTION
SCALE: 1:=5'

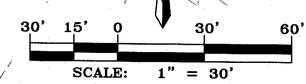
TEMPORARY FOR VALLE de ATRISCO	ULTIMATE FUTURE VALLE de ATRISCO
Q = 74.85cfs	Q = 142cfs
S = 0.5%	V = 6.9fps
V = 5.8fps	d = 1.91'
d = 1.4'	EQL = 2.66'
EGL = 1.93'	

OFFSITE RETENTION POND
REQUIRED RETENTION VOLUME = 76,013 CU.FT.
DESIGN RETENTION VOLUME (2 times 100 year storm = 152,026 CU.FT.
ACTUAL RETENTION VOLUME AT 5080.0' = 155,559 CU.FT.

REQUIRED FIRST FLUSH VOLUME = 8,155.7 CU.FT.
AT APPROXIMATE ELEVATION = 5071.35' AT DEPTH 0.85'

POND DESIGN CRITERIA:
3:1 SIDE SLOPES
ABOVE POND 6:1 TIE BACK TO EXISTING GROUND
BOTTOM ELEV.=5070.5'
TOP OF POND AT 5080.'
TOTAL POND DEPTH 9.5 FEET





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DIANE HOELZER NEW MEXICO 11967 LICENSED PROFESSIONAL ENGINEER
9-29-17

PROJECT

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GRADING & DRAINAGE PLAN
OFF-SITE POND

SHEET NO.

C104