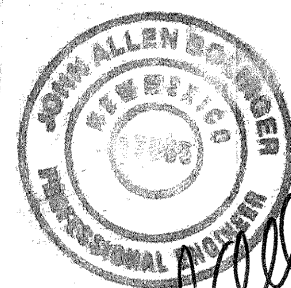


2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-7716-811-07

SCANNED BY
PLANNING

DEVELOPMENT PLANS FOR CORIANDA COURT

RECORD DRAWINGS
I, **Timothy Aldrich**, of the firm of Smith Engineering Company, a Registered Professional Engineer in the State of New Mexico, do hereby state that to the best of my knowledge and belief, the infrastructure for this project as shown on the plans has been constructed in general accordance with the project plans and in general accordance with the City of Albuquerque Standard Specifications for Public Works Construction (including all updates), and that the general intent of the plans has been met except as noted on the as-built construction drawings. The infrastructure construction has been observed by a qualified person from Smith Engineering Company and this statement covers infrastructure installation that was observed while a representative from Smith Engineering was on site. This statement is based on site observations by Smith Engineering Company personnel and on as-built information provided to Smith Engineering Company **TIM ALDRICH** (Surveyor's name), NMPS number **7719** (PS#).



UTILITY COMPANY CONTACTS

BUSINESS	PHONE/E-MAIL	PERSON
AT&T 111 3rd Street NW Alb., NM 87103	Office phone: (505)842-2911 Office fax: (505)842-2890 dcrowel@att.com	David Crowell Resource Supervisor
Comcast 4611 Montbel NE Alb., NM 87107	Office phone: (505)761-6235 Office fax: (505)761-0599 rita_erickson@comcast.com	Rita Erickson Planning and Design Supervisor
E.Spire 505 Marquette NW, Suite 1605 Alb., NM 87102	Office phone: (505)998-2274 Office fax: (505)998-9161 john.mares@espire.net	John Mares
Genuity 5221 N. O'Connor MC:HQL11A22 Irving, TX 75039	Office phone: (972)791-3277 Office fax: (972)791-3178 Cell phone: (214)912-3412 dennis.paulsen@genuity.com	Dennis Paulsen OSP Engineering
MCI Worldcom 3700 Singer NE, Suite A Alb., NM 87109	Office phone: (505)346-4476 Office fax: (505)346-4481 andy.darnell@wcom.com	Andy Darnell Operations Manager
McLeodUSA 505 Marquette NW, Suite 1600 Alb., NM 87102	Office phone: (505)244-3161 Office fax: (505)244-0094 Cell Phone: (505)228-3329	Rick Mueller Supervisor of Outside Techs.
PNM-Electric 4201 Edith NE Alb., NM 87107	Office phone: (505)241-3490 Office fax: (505)241-3620 Cell phone: (505)934-8818 warthur@pnm.com	Warren Arthur Engineering Representative III
PNM-Cas 4625 Edith NE Alb., NM 87107	Office phone: (505)241-7752 Office fax: (505)241-7753 Pager: (505)790-5575 kbouska@pnm.com	Kelly Bouska District Engineer
Qwest 210 3rd Street NW, Suite 700 Alb., NM 87102	Office phone: (505)245-8706 Office fax: (505)245-6831 dmuller@uswest.com	David Muller Capacity Provisioning Specialist
Time-Warner Telecom 3830 Singer NE, Suite 1000 Alb., NM 87109	Office phone: (505)938-7339 Office fax: (505)938-7380 Royal.Harrison@twlworld.com	Royal Harrison Plant Manager

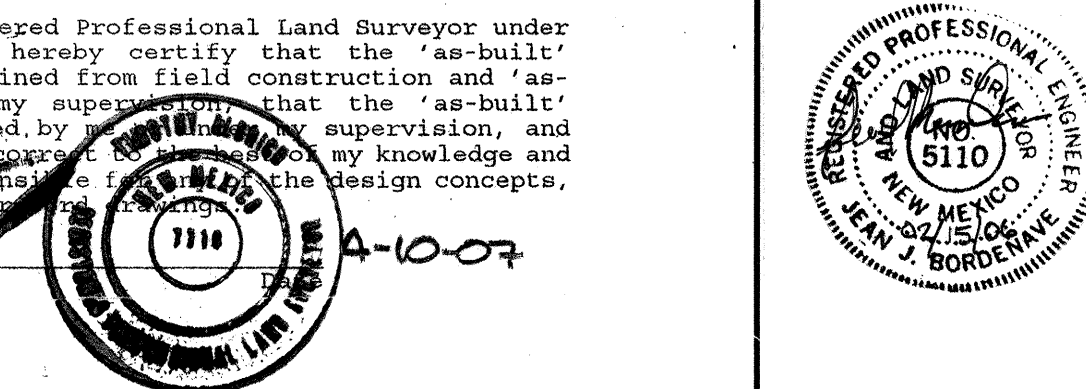
GENERAL NOTES

- All work detailed on these plans to be performed under this contract shall, except as otherwise stated or provided for herein, be constructed in accordance with the details and specifications of "City of Albuquerque Standard Specifications for Public Works Construction, 1986 Edition" as amended through update No. 7.
- An Excavation Permit and Grading and Paving Permit will be required before beginning any work within City right-of-way.
- Five (5) working days prior to beginning construction, the Contractor shall submit to Construction Coordination Division a detailed Construction Schedule. Two (2) days prior to the start of construction, the Contractor shall obtain a Barricading Permit from the Construction Coordination Division. The Contractor shall notify the Construction Coordination Engineer (924-3400) prior to occupying an intersection. Refer to Section 19 of the General Conditions of the Standard Specifications.
- Two working days prior to any excavation, the Contractor shall contact the New Mexico One Call System, 260-1990, for location of existing lines.
- All street striping altered or destroyed shall be replaced with plastic reflectorized pavement markings by the Contractor. Striping shall be placed in the pre-construction location or as indicated by this plan set.
- Prior to construction, the Contractor shall excavate and verify the horizontal and vertical location of all obstructions including existing utilities. Should a conflict exist, the Contractor shall notify the Engineer or Surveyor so that the conflict can be resolved with a minimum amount of delay.
- Contractor shall coordinate with Water Systems Division (857-8200) seven working days in advance of any work that may affect existing public water or sewer utilities. Existing valves to be operated by city personnel only. Contractor shall contact the Water Systems Division seven working days prior to needing valves turned on or off. Refer to Section 18 of the Standard Specifications.
- All water lines to be PVC C900 and all sanitary sewer lines are to be PVC SDR 35 pipe.
- The Contractor will not be allowed to use Class IV or V soils for embedment of flexible pipe. The Contractor will not be allowed to deflect joints in flexible pipe. Any deflections required to meet horizontal or vertical alignment will be achieved between joints.
- Back fill compaction requirements shall be according to residential street use.
- The Contractor shall assume responsibility for any damage to existing pavement, pavement markings, curb and gutter, driveways, wheel chair ramps and sidewalk during construction, apart from those sections indicated for removal on the plans; and shall repair or replace damaged items per City of Albuquerque standards at the Contractor's own expense.
- Contractor shall record data on all utility lines and accessories as required by the City of Albuquerque for the preparation of "As Constructed" drawings. Contractor shall not cover utility lines and accessories until all data has been recorded.
- All existing signs, markers, delineators, etc., within the construction limits shall be removed, stored and reset by the Contractor.
- The Contractor shall notify the Engineer not less than seven (7) days prior to starting work in order that the Surveyor may take necessary measures to insure the preservation of survey monuments. Contractor shall not disturb permanent survey monuments without the consent of the Surveyor and shall notify the Surveyor and bear the expense of replacing any that may be disturbed without permission. Replacement shall be done only by the City Surveyor. When a change is made in the finished elevations of any roadway in which a Permanent Survey Monument is located, the Contractor shall, at his own expense, adjust the monument cover to the new grade unless otherwise specified. Refer to Section 4.4 of the General Conditions of the Standard Specifications.
- The Contractor will be responsible for disposing of all debris, including but not limited to hazardous waste at disposal sites approved by governmental agencies regulating the disposal of such materials.
- All excavation will be governed by Federal State and Local laws, rules and regulations concerning construction safety and health.
- All signs and coding will be in accordance with the "Manual of Uniform Traffic Control Devices" 2003 Edition.
- When abutting new pavement to existing intersection streets, saw cut existing pavement to a straight line and at right angles and remove any broken or cracked pavement. No direct payment will be made for saw cutting.
- Contractor will make all water valves and manholes accessible to the City at all times.
- Contractor will confine his work, equipment, supplies and employee parking within the designated construction limits and/or public right-of-way.
- The Contractor agrees to take necessary safety precautions as required by Federal, State and Local Authorities to protect pedestrian and vehicular traffic in the construction area, which includes but is not limited to: maintaining adequate warning signs, barricades, lights, guard fences, walks and bridges.
- All asphaltic concrete shall be minimum 1800 lb. stability and compacted to 93%-97% Modified Marshall Density.
- All excavating, trenching and shoring activities must be carried out in accordance with OSHA 29CFR 1926.650, Subpart P.
- The Contractor shall perform all work in accordance with the National Pollutant Discharge Elimination System (NPDES) and site specific Storm Water Pollution Prevention Plan (SWPPP) requirements.

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 the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' surveys performed by me or under my supervision, and that the 'as-built' information shown on these drawings is true and correct to the best of my knowledge and belief. I, Timothy Aldrich, Land Surveyor, do hereby certify that the design concepts, calculations, engineering, or other work shown on these drawings was prepared by me or under my supervision, and that the same are true and correct to the best of my knowledge and belief."

Timothy Aldrich, P.S., No. 7719



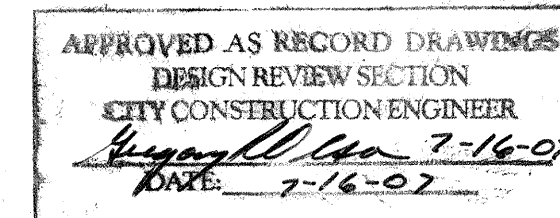
VICINITY MAP NO. G-13



SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	PLAT
3	GRADING AND DRAINAGE PLAN
4	STREET LAYOUT
5	STREET PLAN AND PROFILE
6	UTILITY LAYOUT
7	UTILITY PLAN AND PROFILE

NOTE: Private Streets require street name signs, stop signs and any necessary striping are Developer's responsibility.

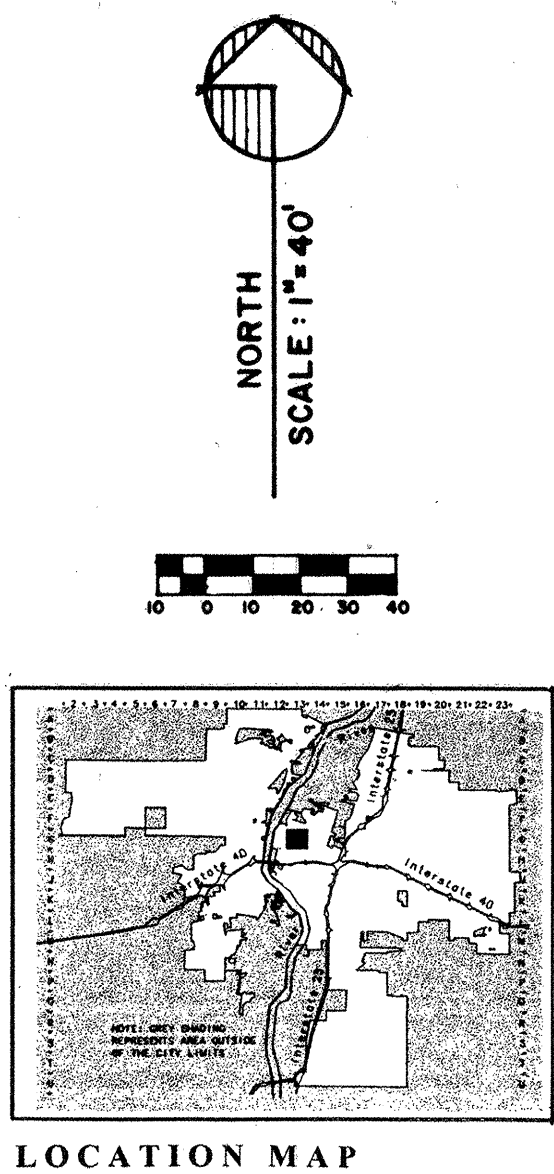


BORDENAVE DESIGNS
P.O. BOX 91194, ALBUQUERQUE, NM 87199
(505) 823-1344 FAX (505) 821-9105

REV.	SHEETS	CITY ENGR.	DATE	USER DEPT.	DATE	USER DEPT.	DATE
ENGINEER'S SEAL	APPROVAL	ENGINEER	DATE	APPROVED FOR CONSTRUCTION			
	WATER/WASTEWATER	William J. Bouska	5/20/06				
	TRANS. DEV.	William J. Bouska	2/25/06				
	HYDROLOGY	William J. Bouska	2/25/06				
	CONSTR. MNGMT.	William J. Bouska	5/20/06				
	CONSTR. COORD.	William J. Bouska	5/20/06				
DRB PROJECT NO. 1000795 CITY PROJECT NO. 771681				SHEET	OF		
				1	7		



VICINITY MAP G-13-Z



LOCATION MAP

EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION. HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DUKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
- ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

CONSTRUCTION NOTES:

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

LEGEND:

TOP OF CURB ELEVATION = $TC = 63.25$
CURB FLOWLINE ELEVATION = $FL = 62.37$
EXISTING SPOT ELEVATION = 62.8
EXISTING CONTOUR ELEVATION = 63.0
PROPOSED SPOT ELEVATION = 63.25
PROPOSED CONTOUR ELEVATION = $1/4$
PROPOSED OR EXISTING CONCRETE SURFACE = $CONC.$
EXISTING FENCE LINE = $FENCE$

GENERAL NOTES:

- NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
- NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HEREON.

NOTES

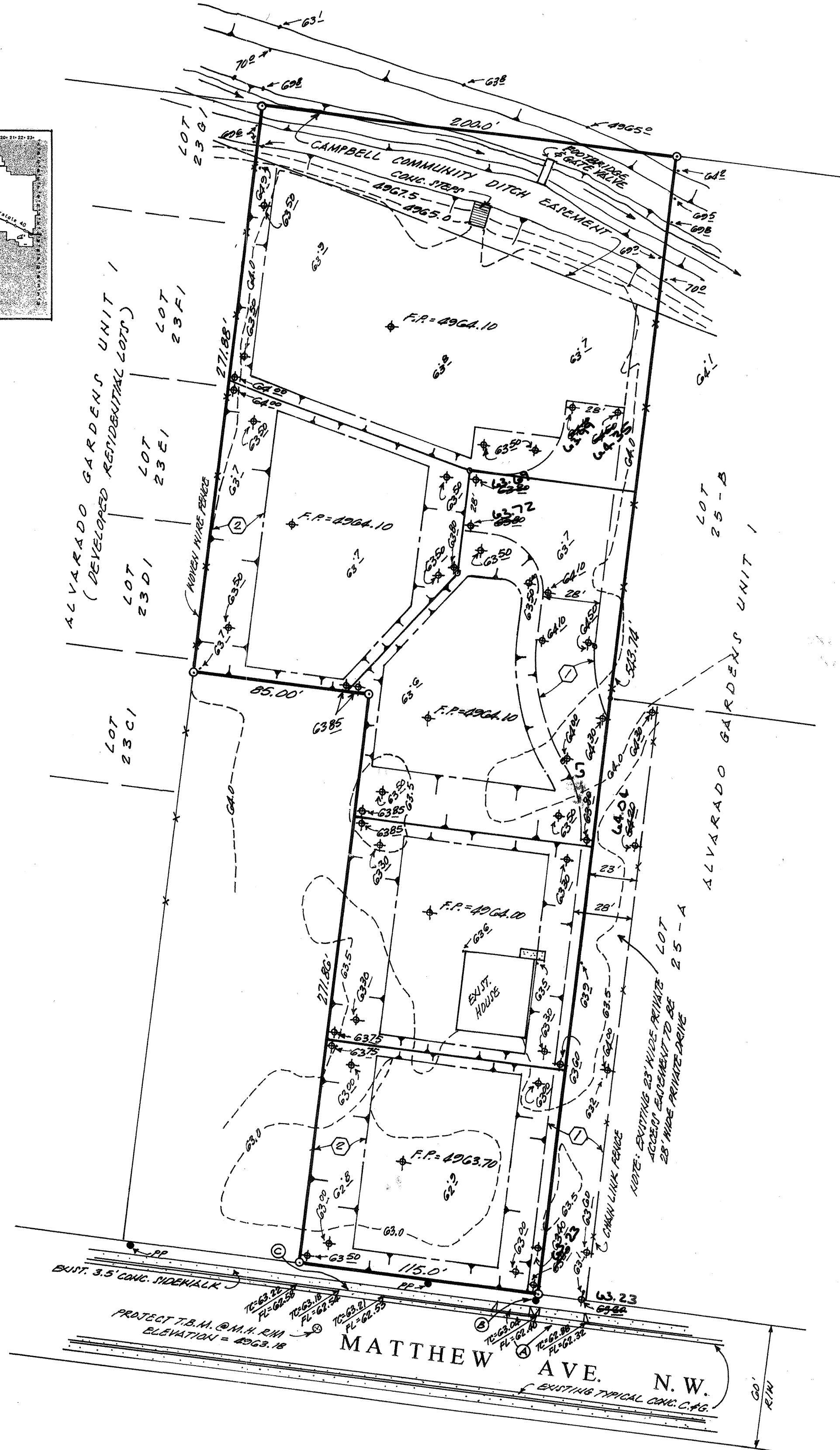
- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
- 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.

NOTES:

- REMOVE 2 EXISTING CURB CUTS, PROVIDE NEW 28" WIDE CURB CUT FOR NEW 28" PRIVATE DRIVE PER C.O.A. STANDARDS.
- RELOCATE EXISTING PAVEMENT POLE.
- EXISTING CURB CUT TO BE REMOVED AND REPLACED WITH NEW SIDEWALK, CURB & GUTTER PER C.O.A. STANDARDS.
- PREPARED 28" PAVED PRIVATE DRIVE.
- 3" MAX. ON ALL SIDE FLOWS (TYPICAL)

LEGAL DESCRIPTION: LOTS 24A, 24B, 24C, 24D, & 24E, ALVARADO GARDENS, UNIT 1, (BEING A REPLAT OF PORTION OF LOT 24), ALBUQUERQUE, NEW MEXICO.

BENCHMARK REFERENCE: ACS STATION "3-G12", LOCATED AT THE WEST SIDE OF THE INTERSECTION OF MATTHEW AVE. N.W. AND RIO GRANDE BLVD. N.W.; ELEV. = 4963.294, (T.B.M. AS SHOWN).



INTRODUCTION AND SITE LOCATION

The proposed Alvarado Gardens Subdivision as shown hereon is located east of Rio Grande Boulevard just north of Matthew Avenue. The 2.0 acre property will be subdivided into 5 residential lots. The site generally drains from north to south.

METHODOLOGY

The hydrologic and hydraulic criteria in Section 22 of the City of Albuquerque Development Process Manual (DPM), entitled "Drainage, Flood Control, and Erosion Control," was followed to perform the analyses given in this report. The design storm used for both the existing undeveloped and developed conditions of the Alvarado Gardens Subdivision are the 100-year, 6-hour, 100-year, 24-hour and 100-year, 10-day storm events for runoff volume computations.

EXISTING DRAINAGE CONDITIONS

INTRODUCTION

The FEMA Flood Insurance Rate Map Number 35001C031D, effective date September 20, 1996, shown in Figure 1, indicates that the property is in Zone X, which is an area of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

OFF-SITE FLOWS

There are no offsite flows that reach the site.

ON-SITE FLOWS

For the existing conditions hydrologic analysis, land treatment types, C and D were used to determine peak flows. The Type D land treatment was used for the existing buildings onsite. Although there is only one drainage basin during existing conditions, runoff calculations were calculated for each proposed lot for comparison purposes.

DEVELOPED DRAINAGE CONDITIONS

DRAINAGE BASIN DELINEATION

Plate 1 shows that each lot will be a drainage basin since it will have CMU garden walls/berms along the lot lines. The building pads and the road will be raised above the natural ground to allow for ponding on the lots.

HYDROLOGIC ANALYSIS

To determine the peak flows of each basin a hydrologic analysis was performed in accordance to section 22.2 of the Development Process Manual (DPM). The property is located in Zone 2, which has a 100-year 24-hour storm event of 2.75 inches and a 100-year, 10 day storm event of 3.95 inches.

The subdivision was assigned land treatment values in accordance with Tables A-4 and A-5 of the DPM's section 22.2. Table 2 shows the Land Treatments and peak flows for each basin.

DRAINAGE CONCEPT

It is proposed that this subdivision will follow the "flat grading scheme." The subdivision fits all of the requirements for a flat grading scheme. The site is flat with no off-site flows. The maximum impervious area for each lot will be approximately 55% including the pad and the driveway. The access road will have a paved surface with no sidewalks. The pad elevation will be a minimum of one foot above the 100-year, 10-day storm water surface elevation. The high point of the road will be a minimum 4 inches above the 100-year, 10-day storm water surface elevation. The flow between the front yard and back yard will not be obstructed to allow for equalization of ponded water.

SITE AREA: 1.97 ACRES, ZONE: TWO (2)

PRECIPITATION: 360 = 2.35 IN.
1440 = 2.75 IN.
10 DAY = 3.95 IN.

EXCESS PRECIPITATION:

PEAK DISCHARGE: (CFS/AC)
TREATMENT 'A' = 0.53 IN. 1.56
TREATMENT 'B' = 0.78 IN. 2.28
TREATMENT 'C' = 1.13 IN. 3.14
TREATMENT 'D' = 2.12 IN. 4.70

EXISTING CONDITIONS:

TREATMENT	AREA/ACRES	FACTOR	CFS
C	1.94	X 3.14	= 6.09
D	0.03	X 4.70	= 0.14

"Qp" = 6.23 CFS

V100 - 360 = (1.15) x (1.97) / 12 = 0.1888 AC/FT. = 8,224.1 CU. FT.
V100 - 1440 = (0.1888) + (0.03) x (2.75 - 2.35) / 12 = 8,267.7 CU. FT.
V100 - 10 DAY = (0.1888) + (0.03) x (3.95 - 2.35) / 12 = 8,398.4 CU.FT.
TO POND: 8,398.4 - 8,224.1 = 174.3 CU. FT.

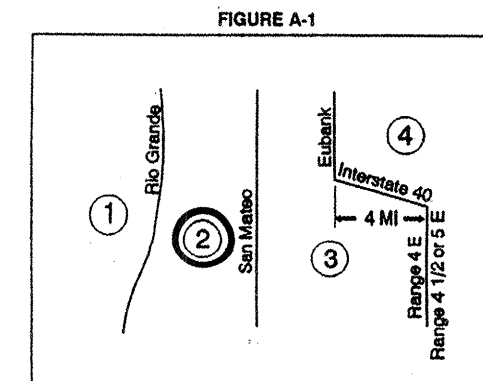
Zone	TABLE A-4. PEAK DISCHARGE (cfs/acre)			
	A	B	C	D
1	1.29 [0.00, 0.24]	2.00 [0.00, 0.76]	2.87 [0.47, 1.49]	4.37 [1.09, 2.89]
2	1.56 [0.00, 0.38]	2.28 [0.00, 0.95]	3.14 [0.80, 1.71]	4.70 [1.36, 3.14]
3	1.87 [0.00, 0.58]	2.80 [0.21, 1.19]	3.45 [0.73, 2.00]	5.02 [2.04, 3.39]
4	2.20 [0.00, 0.87]	3.20 [0.38, 1.45]	3.70 [1.00, 2.28]	5.25 [2.17, 3.57]

Zone	TABLE A-10. PEAK INTENSITY (MMH at t _c = 0.5 hour)	
	Intensity	100-YR [2-YR, 10-YR]
1	4.70 [1.84, 3.14]	
2	5.38 [2.04, 3.41]	
3	5.58 [2.21, 3.65]	
4	5.81 [2.34, 3.83]	

A-1. PRECIPITATION ZONES

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

Zone	Location
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40; and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40; and East of the East boundary of Range 4 East, South of Interstate 40



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

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

Treatment	Land Condition
A	Soil uncompacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundwater and infiltration capacity. Croplands. Unfired arroyos.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil compacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vacant lots. Gravel or rock on plastic (desert landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.

Most watersheds contain a mix of land treatments. To determine proportional treatments, measure respective subareas. In lieu of specific measurement for treatment D, the area percentages in TABLE A-5 may be employed.

PROPOSED DEVELOPED LOTS (3,800 SQ. FT. ± RESIDENTIAL STRUCTURES, 0.09 AC.)

(LOT 24A, 0.28 AC.)

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.19	X 3.14	= 0.60
D	0.09	X 4.70	= 0.42

"Qp" = 1.02 CFS

V100 - 360 = (1.45) x (0.28) / 12 = 0.034 AC/FT. = 1,481.0 CU. FT.
V100 - 1440 = (0.034) + (0.09) x (2.75 - 2.35) / 12 = 1,611.7 CU. FT.
V100 - 10 DAY = (0.034) + (0.09) x (3.95 - 2.35) / 12 = 2,003.8 CU.FT.
TO POND: 2,003.8 - 1,481.0 = 522.8 CU. FT.

(LOT 24B, 0.28 AC.)

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.19	X 3.14	= 0.60
D	0.09	X 4.70	= 0.42

"Qp" = 1.02 CFS

V100 - 360 = (1.45) x (0.28) / 12 = 0.034 AC/FT. = 1,481.0 CU. FT.
V100 - 1440 = (0.034) + (0.09) x (2.75 - 2.35) / 12 = 1,611.7 CU. FT.
V100 - 10 DAY = (0.034) + (0.09) x (3.95 - 2.35) / 12 = 2,003.8 CU.FT.
TO POND: 2,003.8 - 1,481.0 = 522.8 CU. FT.

(LOT 24C, 0.39 AC.)

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.18	X 3.14	= 0.57
D	0.21	X 4.70	= 0.99

"Qp" = 1.56 CFS

V100 - 360 = (1.66) x (0.39) / 12 = 0.0540 AC/FT. = 2,350.1 CU. FT.
V100 - 1440 = (0.0540) + (0.21) x (2.75 - 2.35) / 12 = 2,657.2 CU. FT.
V100 - 10 DAY = (0.0540) + (0.21) x (3.95 - 2.35) / 12 = 3,571.9 CU.FT.
TO POND: 3,571.9 - 2,350.1 = 1,221.8 CU. FT.

(LOT 24D, 0.32 AC.)

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.23	X 3.14	= 0.72
D	0.09	X 4.70	= 0.42

"Qp" = 1.14 CFS

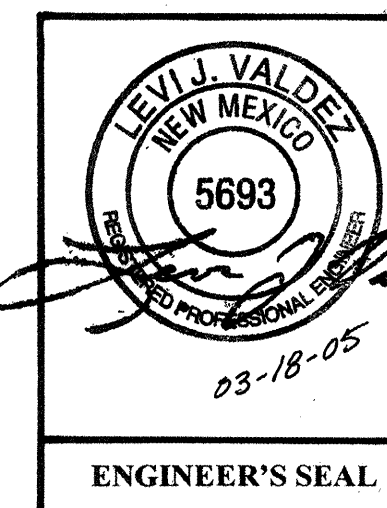
V100 - 360 = (1.41) x (0.32) / 12 = 0.0376 AC/FT. = 1,637.9 CU. FT.
V100 - 1440 = (0.0376) + (0.09) x (2.75 - 2.35) / 12 = 1,768.5 CU. FT.
V100 - 10 DAY = (0.0376) + (0.09) x (3.95 - 2.35) / 12 = 2,160.6 CU.FT.
TO POND: 2,160.6 - 1,637.9 = 522.7 CU. FT.

(LOT 24E, 0.67 AC.)

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.56	X 3.14	= 1.76
D	0.11	X 4.70	= 0.52

"Qp" = 2.28 CFS

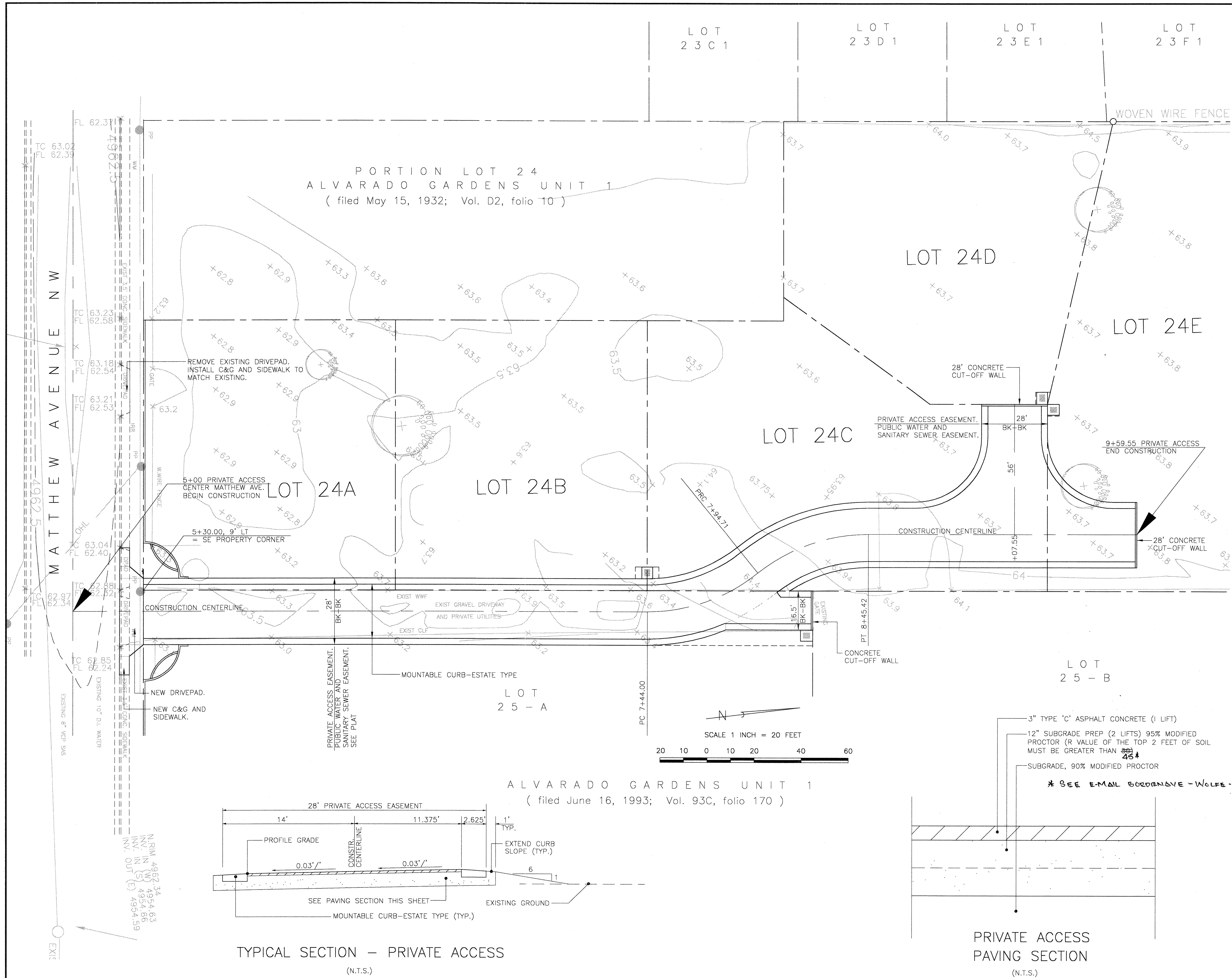
V100 - 360 = (1.29) x (0.67) / 12 = 0.0720 AC/FT. = 3,136.3 CU. FT.
V100 - 1440 = (0.0720) + (0.11) x (2.75 - 2.35) / 12 = 3,296.0 CU. FT.
V100 - 10 DAY = (0.0720) + (0.11) x (3.95 - 2.35) / 12 = 3,775.2 CU.FT.
TO POND: 3,775.2 - 3,136.3 = 638.9 CU. FT.



ENGINEER'S SEAL

**A PROPOSED
GRADING AND DRAINAGE PLAN
FOR
LOTS 24A, 24B, 24C, 24D, AND 24E
ALVARADO GARDENS, UNIT 1
ALBUQUERQUE, NEW MEXICO
FEBRUARY, 2005**

SCANNED BY
PLANNING

[illegible]



[illegible]

1. SEE SHEET 2 FOR PLAT DIMENSIONS.
2. SEE SHEET 4 FOR PAVING LAYOUT PLAN (OVERALL STREET PLAN) AND TYPICAL STREET SECTIONS INCLUDING RELATIONSHIP TO RIGHT-OF-WAY LINES AND CONSTRUCTION CENTERLINE.
3. STATIONING IS ALONG THE CONSTRUCTION CENTERLINE. OFFSETS ARE MEASURED PERPENDICULAR TO THE CONSTRUCTION CENTERLINE.
4. ALL PAVING DIMENSIONS ARE MEASURED TO BACK OF CURB UNLESS OTHERWISE STATED.
5. STANDARD DRAWINGS
 - CURB AND GUTTER — 2415A, 2415B
 - CUT-OFF WALL — 2425B
 - DRIVEPAD — 2425
 - SIDEWALK — 2430

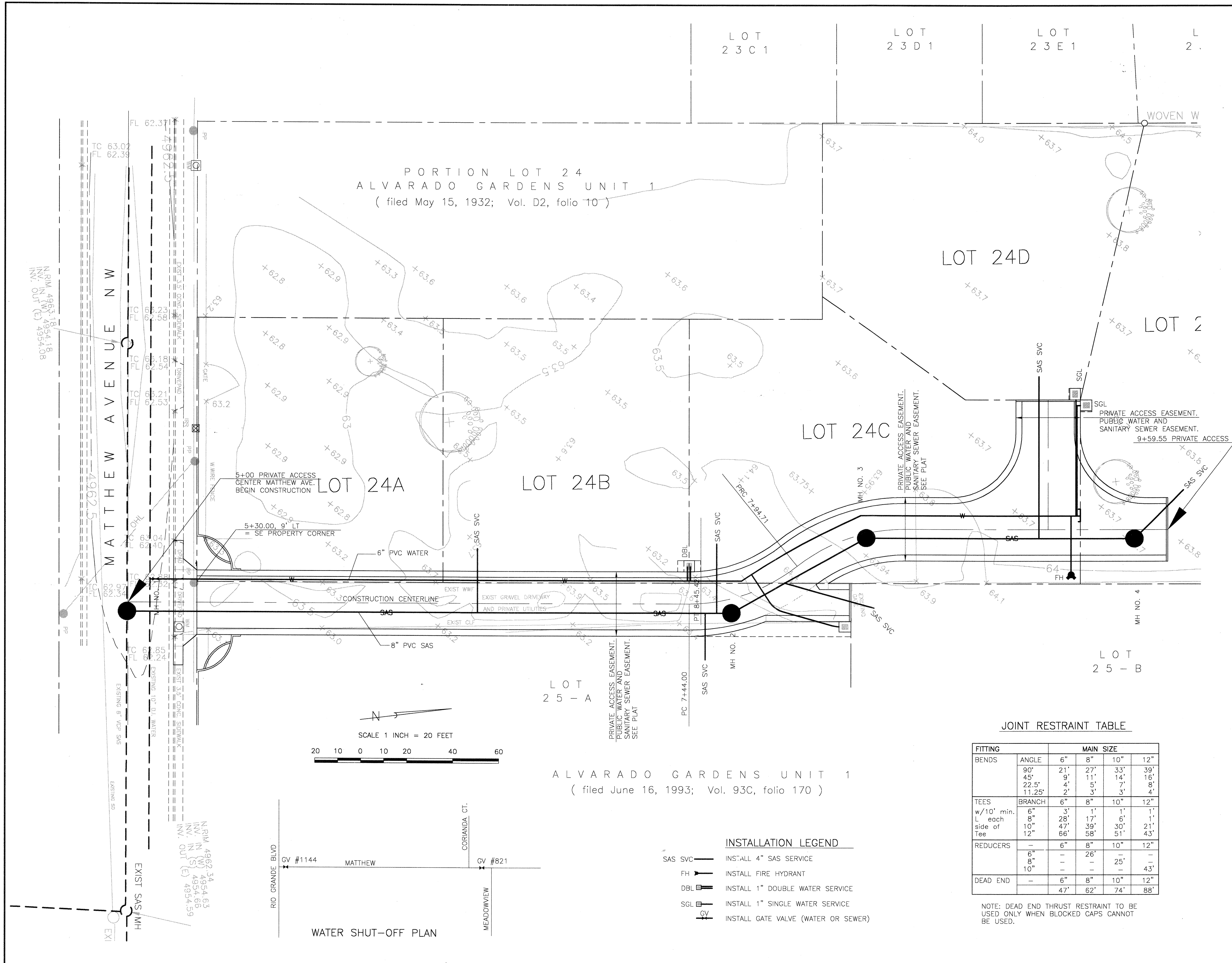
SURVEY INFORMATION				BENCH MARKS		AS BUILT INFORMATION			
			FIELD NOTES						
	NO.	BY	DATE	3-G12	ELEVATION 4963.294 (NGVD29)	CONTRACTOR	WORKS ORDERED BY	DATE	
	SP	WAYJOHN SURVEYING	02/05	STANDARD ACS BRASS TABLET STAMPED "3-G12" SET		INSPECTORS	ACCEPTANCE BY	DATE	
2010658				IN TOP OF CONCRETE POST 0.2 FEET ABOVE GROUND.		VERIFICATION BY	DATE	4/07	
				LOCATED ON THE WEST SIDE OF RIO GRANDE BLVD.		DRAWINGS	DATE	4/07	
				WEST OF THE INTERSECTION WITH MATTHEW AVE.		CORRECTED BY	DATE	4/07	
						MICRO-FILM INFORMATION			
						RECORDED BY	DATE		
						NO.			

[illegible]

TITLE **STREET PLAN AND PROFILE**
CORIANDA COURT

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO/DAY/YEAR	MO/DAY/YEAR
			

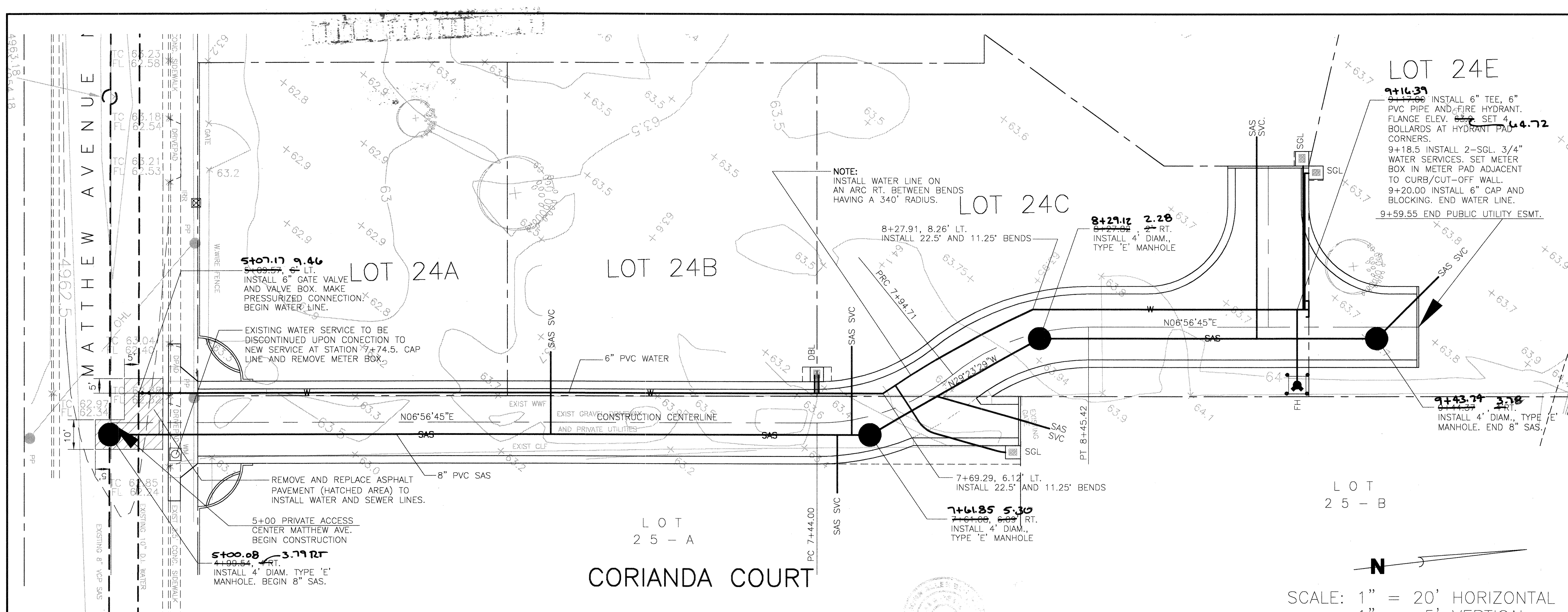
CITY PROJECT NO. 771681	ZONE MAP NO. G-13	SHEET 5	OF 7
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FITTING		MAIN SIZE			
BENDS	ANGLE	6"	8"	10"	12"
	90°	21'	27'	33'	39'
	45°	9'	11'	14'	16'
	22.5°	4'	5'	7'	8'
	11.25°	2'	3'	3'	4'
TEES w/10" min. L each side of Tee	BRANCH	6"	8"	10"	12"
	6"	3'	17'	6'	1'
	8"	28'	17'	6'	1'
	10"	47'	39'	30'	21'
	12"	66'	58'	51'	43'
REDUCERS	—	6"	8"	10"	12"
	6"	—	26"	—	—
	8"	—	—	25"	—
	10"	—	—	—	43"
DEAD END	—	6"	8"	10"	12"
	—	47'	62'	74'	88'

NOTE: DEAD END THRUST RESTRAINT TO BE USED ONLY WHEN BLOCKED CAPS CANNOT BE USED.

[illegible]



NOTES:

- SEE SHEET 2 FOR PLAT DIMENSIONS.
- SEE SHEET 6 FOR UTILITY LAYOUT PLAN (OVERALL UTILITY PLAN).
- STATIONING IS ALONG THE CONSTRUCTION CENTERLINE. OFFSETS ARE MEASURED PERPENDICULAR TO THE CONSTRUCTION CENTERLINE.
- ALL UTILITY DIMENSIONS ARE MEASURED TO CENTER OF PIPE HORIZONTALLY AND EITHER TOP OF PIPE FOR PRESSURE FLOW LINES OR INVERT OF PIPE FOR GRAVITY FLOW LINES UNLESS OTHERWISE STATED.
- ALL WATER METER BOXES SHALL BE EQUIPPED WITH HEAVYWEIGHT COVERS AND LIDS. ALL WATER METERS COPPERSETTERS SHALL BE EQUIPPED WITH DOUBLE CHECK VALVES.
- EMD'S SHALL BE INSTALLED ON WATER AND SANITARY SEWER LINE APPURTENANCES PER COA STD. SPEC. NO. 170.
- CITY OF ALBUQUERQUE STANDARD DRAWINGS

SANITARY SEWER

MANHOLES	
TYPE 'C'	-2101, 2107, 2110
TYPE 'E'	-2102, 2110
VERTICAL DROP	-2116
SERVICE LINES	
GENERAL	-2125
AT MANHOLE	-2118

WATER

VALVE BOX	-2326, 2328
FIRE HYDRANT	
TYPICAL	-2340
AIR RELEASE	-2347
SERVICE LINES	
3/4"-1" METER	-2361, 2362, 2366, 2369

PAVING
REMOVAL & REPLACEMENT -2465

SEWER SERVICE LINES

STATION	LT	RT	INV. ELEV.
6+52	X		59.3
7+51		X	59.3
7+56	X		59.3
7+88		45'	59.3
9+04	X		59.3
9+44	45'		59.3


NOTE: SEWER SERVICE STATION IS AT CONNECTION WITH THE SEWER MAIN. INV. ELEVATION SHOWN IS AT THE END OF THE SERVICE LINE.

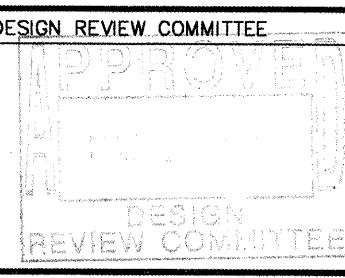
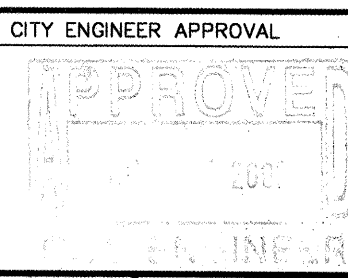
NOTE: PLACE POST & EMD AT END OF SERVICE LINE.

WATER SERVICE LINES (3/4")

STATION	LT	RT	SGL	DBL
7+44	X			X
7+76		X	X	
9+18	X		X	
9+19	X		X	

NOTE: WATER SERVICE STATION IS AT THE CENTERLINE OF CONSTRUCTION.

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	INSPECTOR'S	ELEVATION	DATE	FIELD NOTES	DATE		REVISIONS DESIGN
STAKED BY	DATE	3-G12	02/05	NO.	DATE		
FIELD	DATE	NO.	DATE	NO.	DATE		
VERIFICATION BY	DATE	NO.	DATE	NO.	DATE		
MICRO-FILM INFORMATION							
RECORDED BY	NO.						

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE UTILITY PLAN AND PROFILE CORIANDA COURT	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
	
CITY PROJECT NO. 771681	ZONE MAP NO. G-13
SHEET 7	OF 7