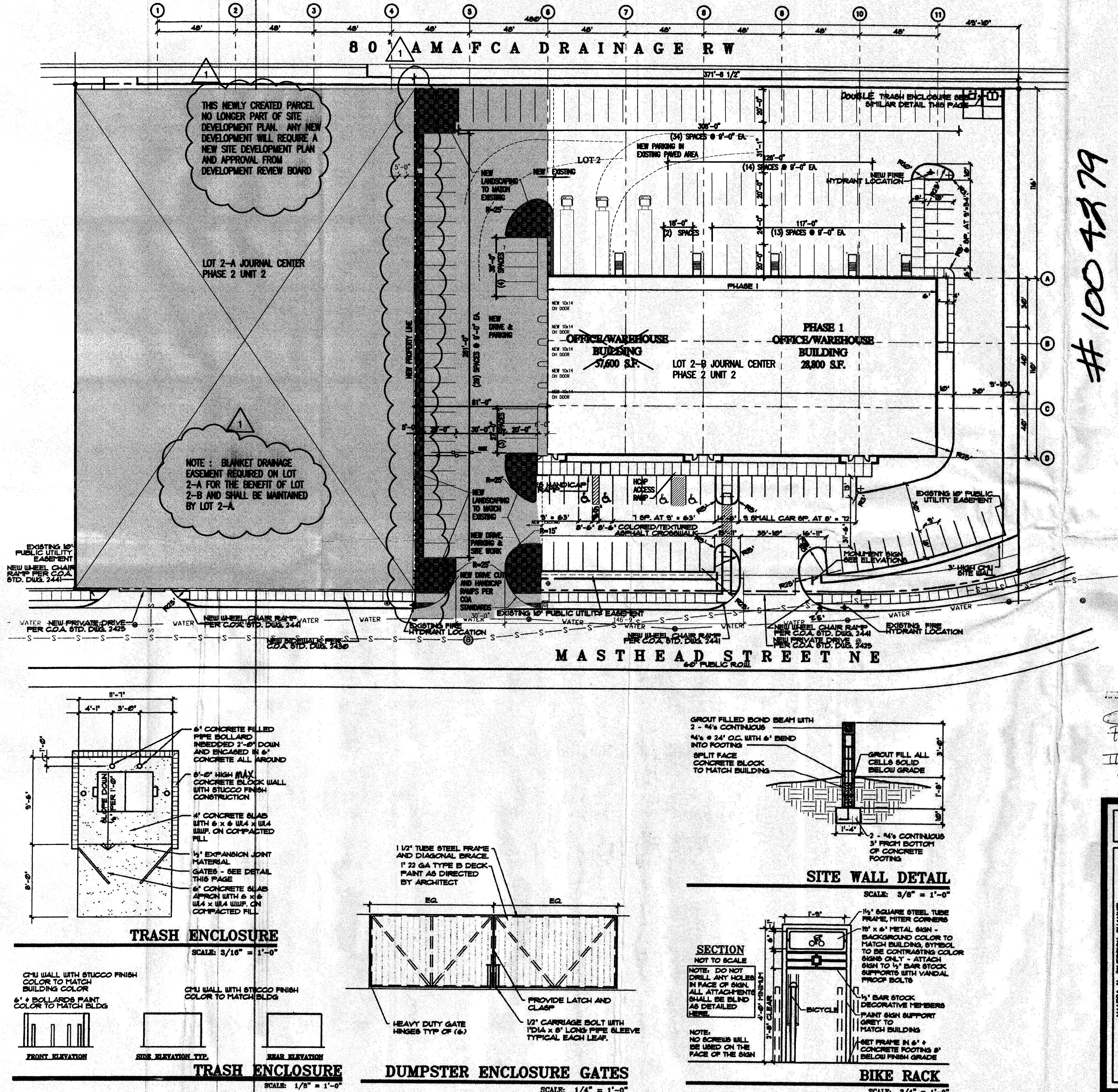


1004279

SIGNATURE BLOCK

PROJECT NUMBER: 1004279

APPLICATION NUMBER: 05-01051

Site Development Plan Approval

This plan is consistent with the concepts of the original Journal Center Site Plan Approved by the Environmental Planning Commission on August 16th, 1980 (AX-79-13, z-79-80-2) and the IP Zone.

It conforms with the comments rendered by the Development Review Board on 6/29/05 as reflected in DRB 1004279

[signature] 6/29/05
Planning Director Date

IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES ( ) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC-RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS

DRB SITE DEVELOPMENT PLAN APPROVAL:

[signature] TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	6-29-05 DATE
[signature] UTILITIES DEVELOPMENT	6-29-05 DATE
Christina Sandoval PARKS & RECREATION DEPARTMENT	6/29/05 DATE
Bradley L. Bingham CITY ENGINEER	6/29/05 DATE
N/A *ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
Michael Holton SOLID WASTE MANAGEMENT	6-29-05 DATE
[signature] DRB CHAIRPERSON, PLANNING DEPARTMENT	6/29/05 DATE

* ENVIRONMENTAL HEALTH, IF NECESSARY
12/16/03

BUILDING CRITERIA

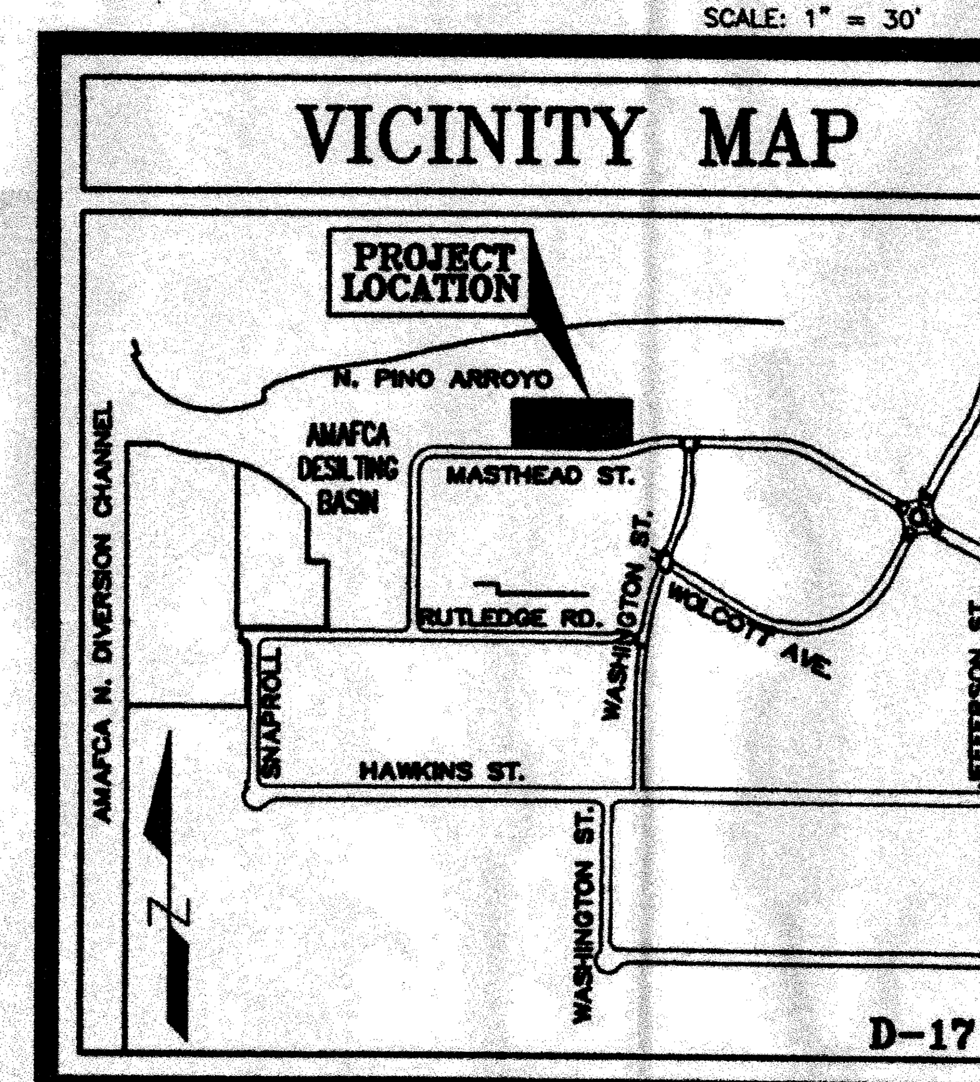
PROJECT: STAR CONSTRUCTION JOURNAL CENTER LOT 2
OWNER:
ARCHITECT: CLAUDIO VIGIL ARCHITECTS 1801 RIO GRANDE BLVD. NW ALBUQUERQUE, NM 87104
LEGAL DESCRIPTION: LOT 2 JOURNAL CENTER PHASE 2, UNIT 2
ZONING ATLAS MAP: D-17
ZONING CLASSIFICATION: IP
APPLICABLE BUILDING CODE: 2003 UBC
BUILDING TYPE: OFFICE/WAREHOUSE
CONSTRUCTION TYPE: 2-B
NUMBER OF FLOORS: 1
GROSS SQUARE FOOTAGE: 57,600
BUILDING HEIGHT ABOVE GRADE: 34'
PARKING ANALYSIS: OFFICE AREA: 5,760/200=29 WAREHOUSE AREA:51,840/2,000=26 REQUIRED = 55 SPACES, PROVIDED = 106 DISABLED = 4
PARKING SPACES SIZES: 9X18 W/ 2' OVERHANG
BICYCLE SPACES: REQUIRED = 3 SPACES PROVIDED = 4

ADMINISTRATIVE AMENDMENT
FILE # 16AA 10079 PROJECT # 1004279
LOT SPLIT
[signature] 8.17.2016
APPROVED BY DATE

1 ADMINISTRATIVE AMENDMENT 08/10/2016

SUPERCEDES THE PRIOR SDP FOR BLDG. PERMIT- ANY IMPROVEMNENTS SHOWN MUST BE APPROVED WITH A SDP FOR BUILDING PERMIT AMENDMENT

CITY PLANS CHECKING OFFICE
APPROVED
6-29-05
IIB SPCK 57,600 #



NORTH

SITE DEVELOPMENT PLAN FOR SUBDIVISION

JUNE 09, 2005 SCALE: 1" = 30' (U.N.O)

CLAUDIO VIGIL ARCHITECTS

STAR CONSTRUCTION
JOURNAL CENTER
MASTHEAD STREET NE
ALBUQUERQUE, NEW MEXICO

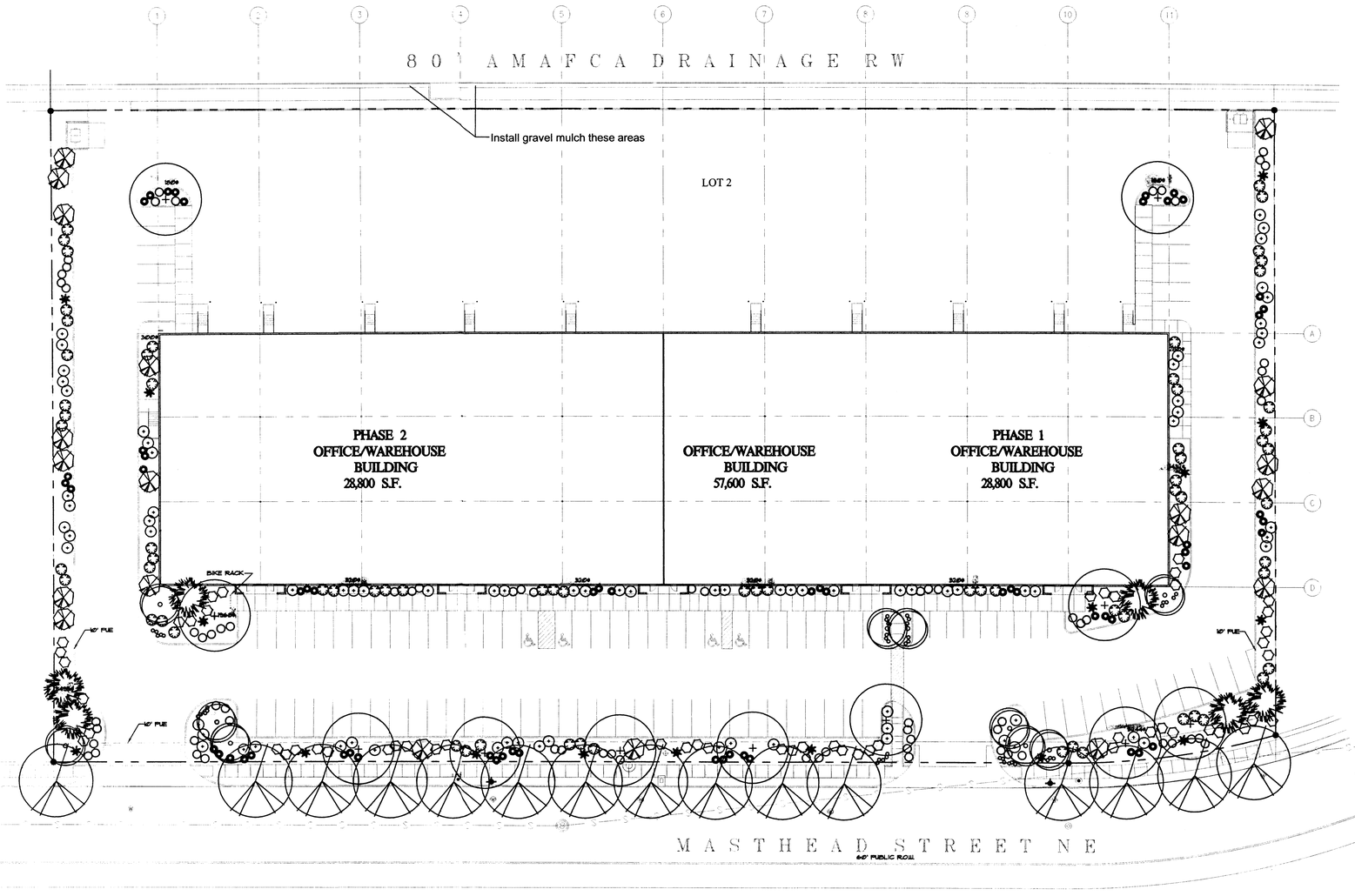
PRELIMINARY NOT FOR CONSTRUCTION

SHEET SP-1

PROJECT NUMBER ---

1801 Rio Grande NW, Albuquerque, NM 87104
Phone: 505/842-1113 Fax: 505/842-1330

\2005\05110 - Journal Center Lot 2, Tilt Up Buildings\DRB\STAR-CONSTRUCTION-SITE.dwg, 6/24/2005 1:30:45 PM



PLANT LEGEND

Qty.	Symbol	Scientific Name / Common Name	Size	Water Use
Trees				
10		Crataegus crus-galli inermis Thornless Cockspur Hawthorn	2" Cal.	Medium
11		Celtis occidentalis Common Hackberry	2" Cal.	Medium
15		Fraxinus velutina 'Berinda' Berinda Ash	2"CAL.	Medium +
Shrubs/Groundcovers				
6		Pinus Mugo Mugo Dwarf Mugo Pine	6' B&B	Medium
61		Artemisia x 'Powis Castle' Powis Castle Sage	1-Gal	Low +
20		Cercocarpus ledifolios Curl-leaf Mtn. Mahogany	5-Gal	Low +
55		Fallugia paradoxa Apache Plume	5-Gal	Low
72		Lavandula angustifolia English Lavender	3-Gal	Low
70		Rhus trilobata Three-leaf Sumac	5-Gal	Low +
86		Rosmarinus officinalis 'Arp' Upright Rosemary	5-Gal	Low +
41		Teucrium chamaedrys Trailing Germander	1-Gal	Medium
Ornamertal Grasses				
16		Nolina microcarpa Bear Grass	5-Gal	Low +

NORTH

LANDSCAPE PLAN

JUNE 17, 2005 SCALE: 1"= 30' (U.N.O)

SITE DATA

GROSS LOT AREA	193452	SF
LESS BUILDING(S)	57600	SF
NET LOT AREA	135852	SF
REQUIRED LANDSCAPE		
15% OF NET LOT AREA	20378	SF
PROPOSED LANDSCAPE	22382	SF
PERCENT OF NET LOT AREA	17	%
REQUIRED PARKING LOT TREES		
1 PER 10 SPACES (100 SPACES)		
REQUIRED TREES	10	
PROVIDED TREES	21	

PLANTING RESTRICTIONS APPROACH

100% OF THE PLANTINGS TO BE
LOW OR MEDIUM WATER USE PLANTS

NO LANDSCAPE AREA TO BE
HIGH WATER USE TURF

NOTES

MAINTENANCE OF LANDSCAPE AND IRRIGATION SYSTEM PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP
IRRIGATION SYSTEM WITH REDUCED PRESSURE
BACKFLOW PREVENTION PER COA STANDARDS

PLANTINGS IN STREETSCAPE ARE TO BE IRRIGATED BY
CONNECTING TO THE JC2 COMMON AREA IRRIGATION SYSTEM

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY
OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE
AND WATER WASTE ORDINANCE
PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN.
75% LIVE GROUNDCOVER OF LANDSCAPE AREAS
AT MATURITY

LANDSCAPE AREAS TO BE MULCHED WITH SANTA ANA
TAN CRUSHER FINES TO 3" DEPTH

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE
OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE
C.O.A LANDSCAPE AND WATER WASTE ORDINANCE

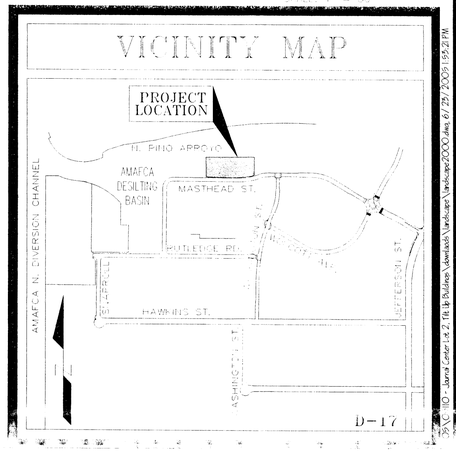
NO PARKING SPACE SHALL BE MORE THAN 100'
FROM A TREE.

STATE OF NEW MEXICO
JOHN GILLIES BRALY
128
REGISTERED LANDSCAPE ARCHITECT

Growing Better Up Heads
LANDSCAPE CONTRACTORS
www.headsuplandscape.com

P.O. BOX 10597
Albuquerque, NM 87184
505.898.9615
505.898.2105 (fax)
design@hulc.com

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



CLAUDIO VIGIL ARCHITECTS

STAR CONSTRUCTION
JOURNAL CENTER
MASTHEAD STREET NE
ALBUQUERQUE, NEW MEXICO

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET
L-1

PROJECT NUMBER

1801 Rio Grande NW, Albuquerque, NM 87104
Phone: 505.842.1433 Fax: 505.842.1330

SIGNATURE BLOCK

PROJECT NUMBER: ______________________

APPLICATION NUMBER: ______________________

Site Development Plan Approval

This plan is consistent with the concepts of the original Journal Center Site Plan Approved by the Environmental Planning Commission on August 16th, 1980 (AX-79-13, z-79-80-2) and the IP Zone.

It conforms with the comments rendered by the Development Review Board on ________ as reflected in DRB ________.

____
Planning Director Date

IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES ( ) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC-RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS

DRB SITE DEVELOPMENT PLAN APPROVAL:

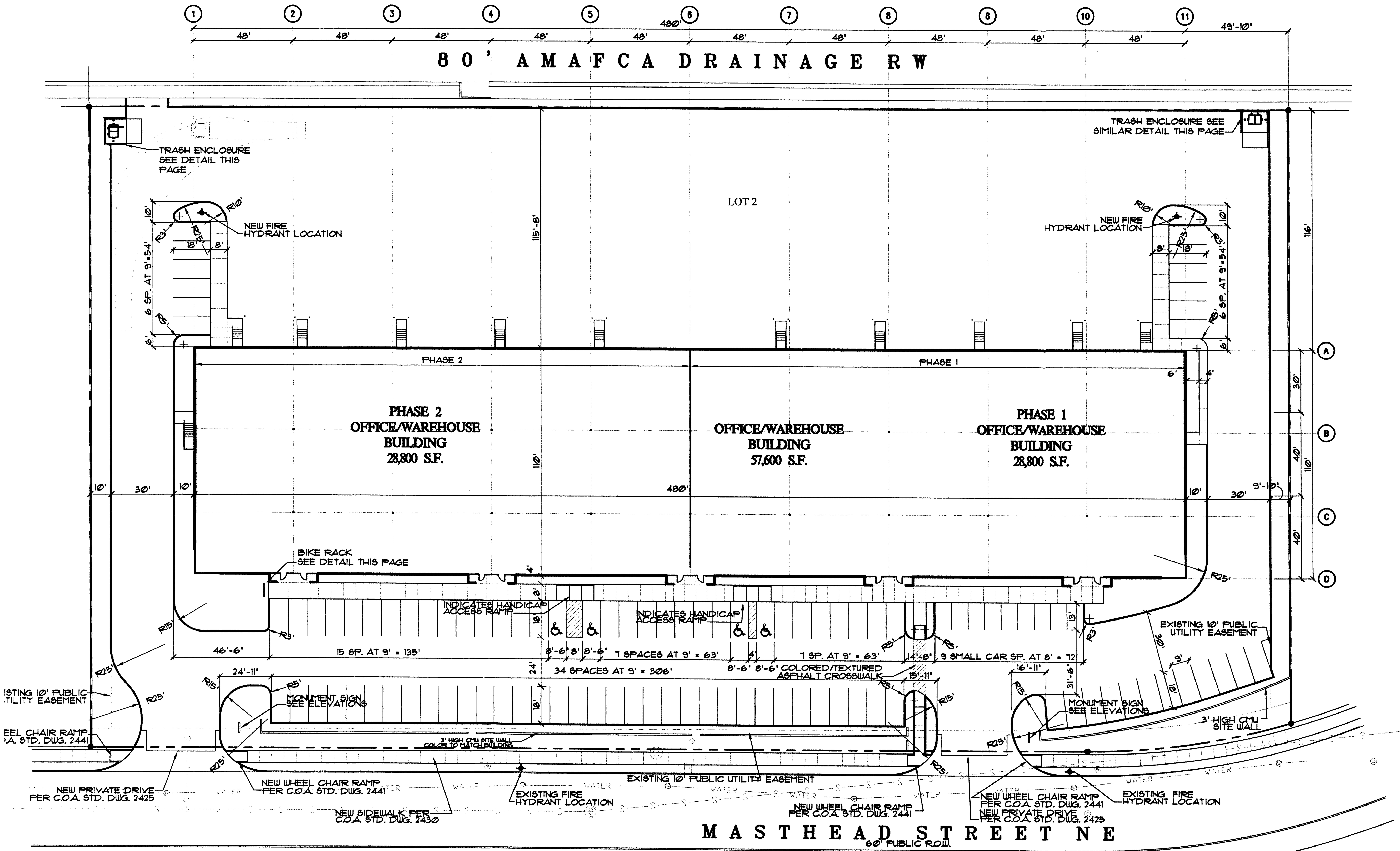
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS & RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

* ENVIRONMENTAL HEALTH, IF NECESSARY
12/16/03

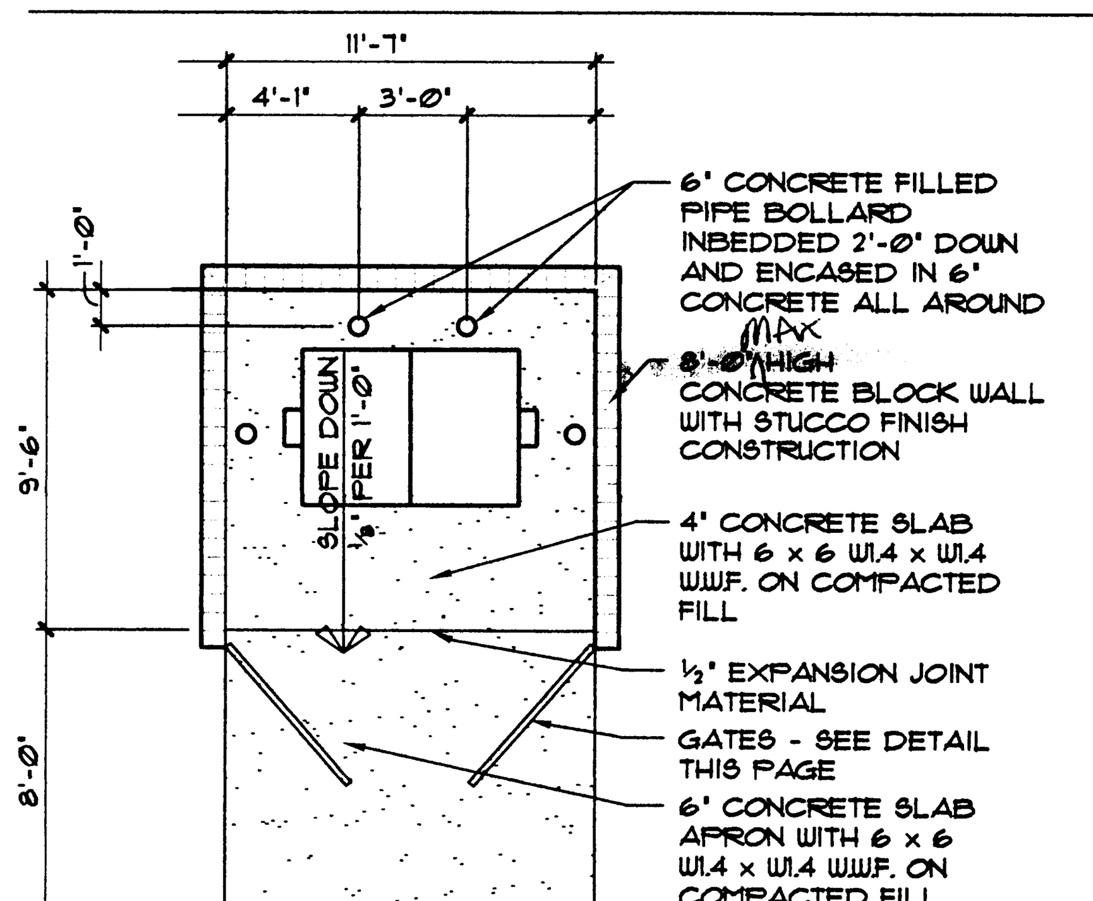
BUILDING CRITERIA

PROJECT: STAR CONSTRUCTION JOURNAL CENTER LOT 2
OWNER:
ARCHITECT: CLAUDIO VIGIL ARCHITECTS 1801 RIO GRANDE BLVD. NW ALBUQUERQUE, NM 87104
LEGAL DESCRIPTION: LOT 2 JOURNAL CENTER PHASE 2, UNIT 2
ZONING ATLAS MAP: D-17
ZONING CLASSIFICATION: IP
APPLICABLE BUILDING CODE: 2003 UBC
BUILDING TYPE: OFFICE/WAREHOUSE
CONSTRUCTION TYPE: 2-B

NUMBER OF FLOORS: 1
GROSS SQUARE FOOTAGE: 57,600
BUILDING HEIGHT ABOVE GRADE: 34'
PARKING ANALYSIS: OFFICE AREA: 5,760/200=29
WAREHOUSE AREA: 51,840/2,000=26
REQUIRED = 55 SPACES, PROVIDED = 106
DISABLED = 4
PARKING SPACES SIZES: 9X18 W/ 2' OVERHANG
BICYCLE SPACES: REQUIRED = 3 SPACES PROVIDED = 4

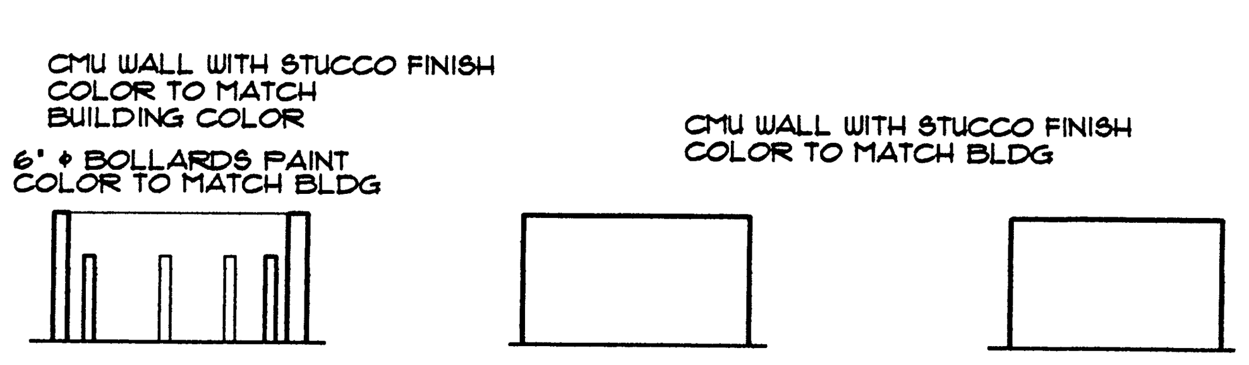


80' AMAFCA DRAINAGE RW
LOT 2
TRASH ENCLOSURE SEE DETAIL THIS PAGE
TRASH ENCLOSURE SEE SIMILAR DETAIL THIS PAGE
NEW FIRE HYDRANT LOCATION
PHASE 2
PHASE 1
PHASE 2 OFFICE/WAREHOUSE BUILDING 28,800 S.F.
OFFICE/WAREHOUSE BUILDING 57,600 S.F.
PHASE 1 OFFICE/WAREHOUSE BUILDING 28,800 S.F.
BIKE RACK SEE DETAIL THIS PAGE
INDICATES HANDICAP ACCESS RAMP
15 SP. AT 9' = 135'
7 SPACES AT 9' = 63'
7 SP. AT 9' = 63'
9 SMALL CAR SP. AT 8' = 72'
34 SPACES AT 9' = 306'
COLORED/TEXTURED ASPHALT CROSSWALK
MONUMENT SIGN SEE ELEVATIONS
EXISTING 10' PUBLIC UTILITY EASEMENT
3' HIGH CMU SITE WALL
NEW PRIVATE DRIVE PER C.O.A. STD. DWG. 2425
NEW WHEEL CHAIR RAMP PER C.O.A. STD. DWG. 2441
NEW SIDEWALK PER C.O.A. STD. DWG. 2430
EXISTING FIRE HYDRANT LOCATION
MASTHEAD STREET NE
60' PUBLIC R.O.W.

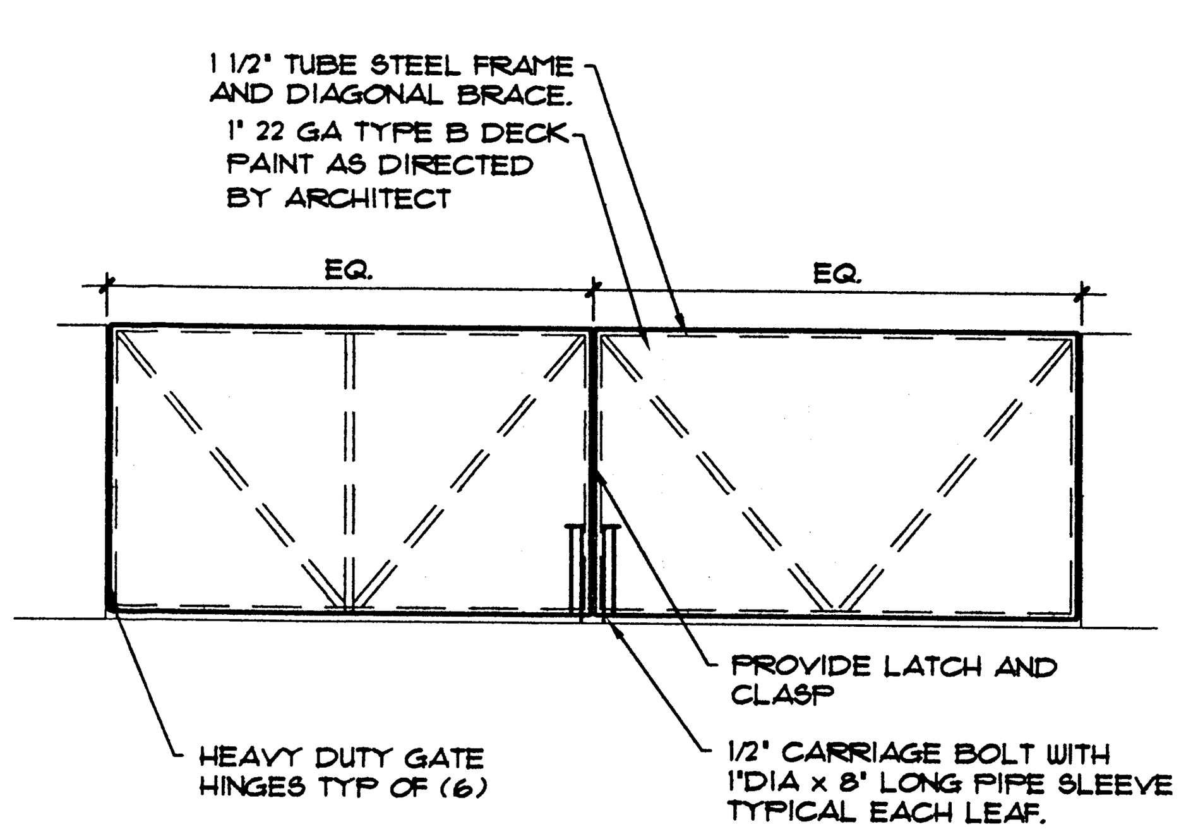


6" CONCRETE FILLED PIPE BOLLARD INBEDDED 2'-0" DOWN AND ENCASED IN 6" CONCRETE ALL AROUND
8'-0" HIGH CONCRETE BLOCK WALL WITH STUCCO FINISH CONSTRUCTION
4" CONCRETE SLAB WITH 6 x 6 W1.4 x W1.4 W.W.F. ON COMPACTED FILL
½" EXPANSION JOINT MATERIAL
GATES - SEE DETAIL THIS PAGE
6" CONCRETE SLAB APRON WITH 6 x 6 W1.4 x W1.4 W.W.F. ON COMPACTED FILL

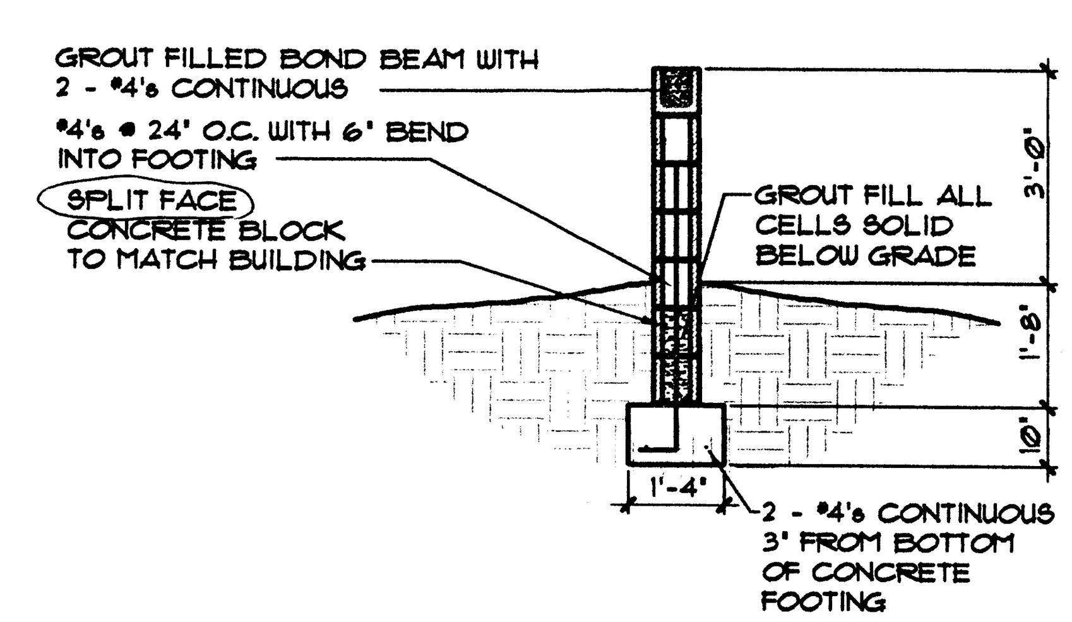
TRASH ENCLOSURE
SCALE: 3/16" = 1'-0"



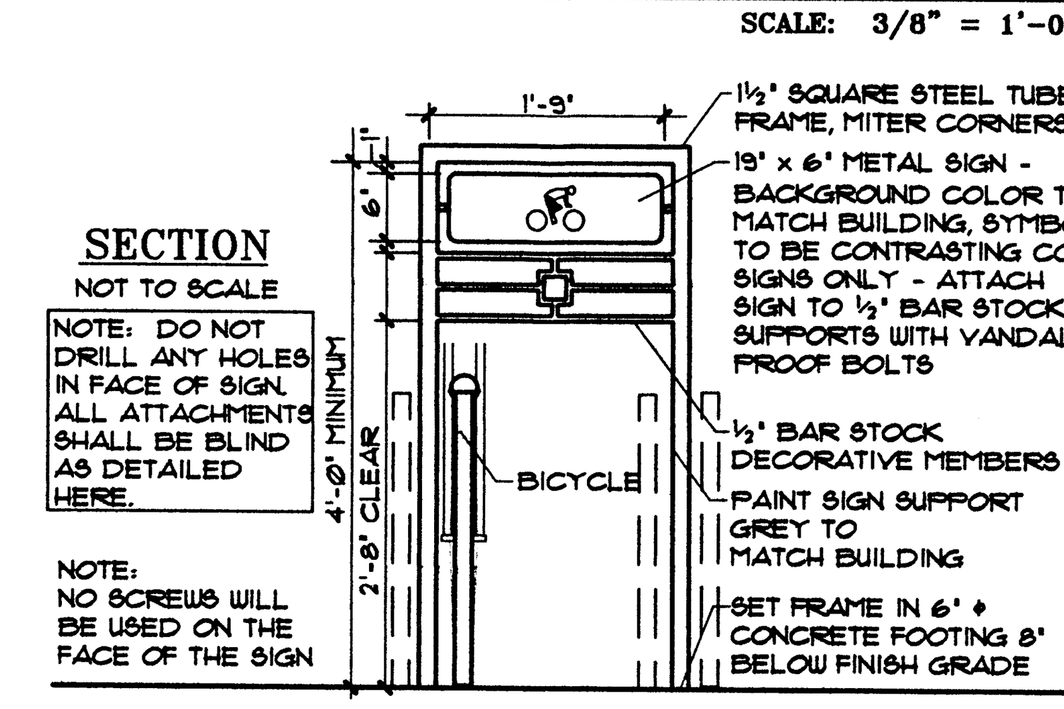
TRASH ENCLOSURE
SCALE: 1/8" = 1'-0"



DUMPSTER ENCLOSURE GATES
SCALE: 1/4" = 1'-0"

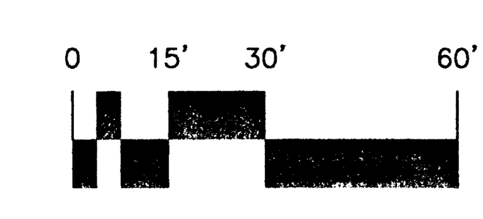


SITE WALL DETAIL
SCALE: 3/8" = 1'-0"

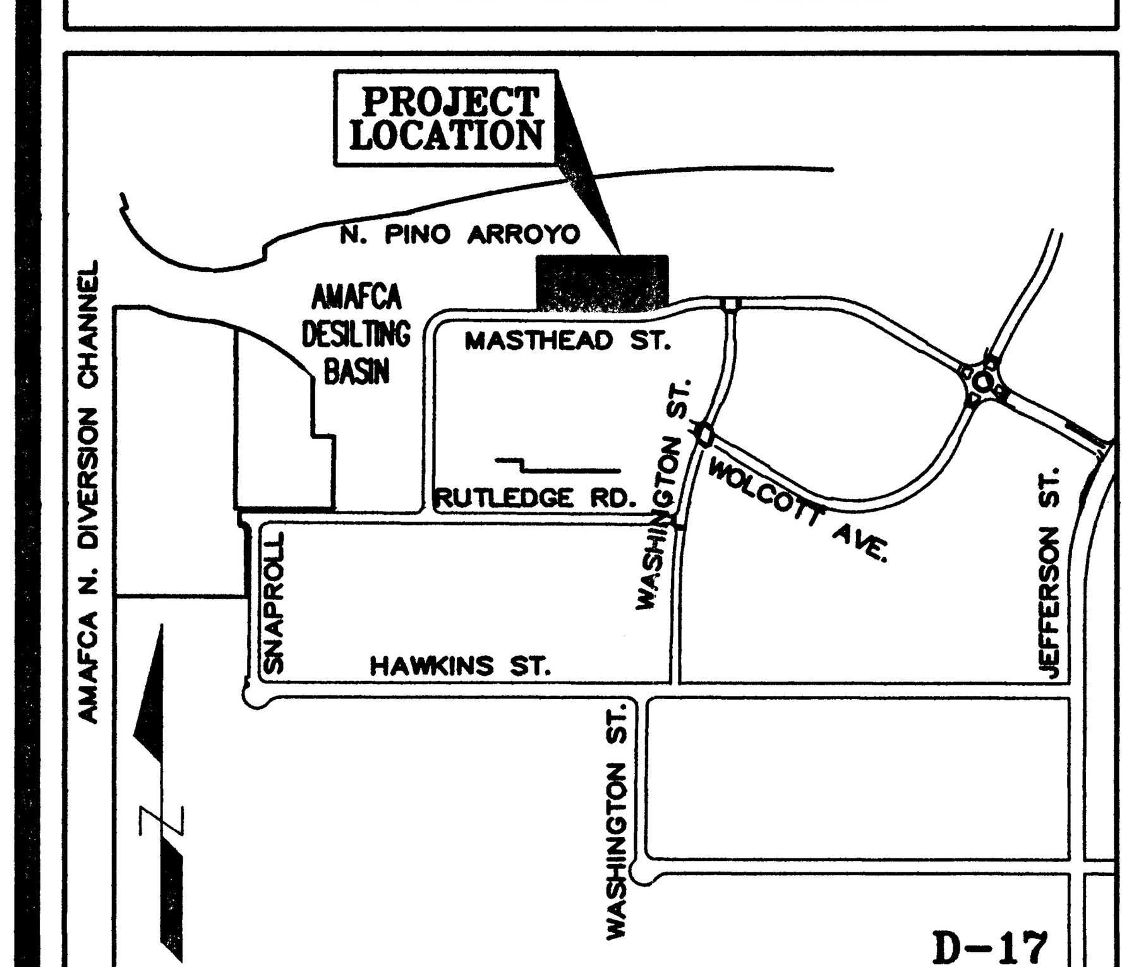


SECTION
NOT TO SCALE
NOTE: DO NOT DRILL ANY HOLES IN FACE OF SIGN. ALL ATTACHMENTS SHALL BE BLIND AS DETAILED HERE.
NOTE: NO SCREWS WILL BE USED ON THE FACE OF THE SIGN
1½" SQUARE STEEL TUBE FRAME, MITER CORNERS
19" x 6" METAL SIGN - BACKGROUND COLOR TO MATCH BUILDING, SYMBOL TO BE CONTRASTING COLOR SIGNS ONLY - ATTACH SIGN TO ½" BAR STOCK SUPPORTS WITH VANDAL PROOF BOLTS
½" BAR STOCK DECORATIVE MEMBERS
PAINT SIGN SUPPORT GREY TO MATCH BUILDING
SET FRAME IN 6" Ø CONCRETE FOOTING 8" BELOW FINISH GRADE
BICYCLE

BIKE RACK
SCALE: 3/4" = 1'-0"



VICINITY MAP



NORTH

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

JUNE 09, 2005 SCALE: 1" = 30' (U.N.O)

CLAUDIO VIGIL ARCHITECTS

STAR CONSTRUCTION
JOURNAL CENTER
MASTHEAD STREET NE
ALBUQUERQUE, NEW MEXICO

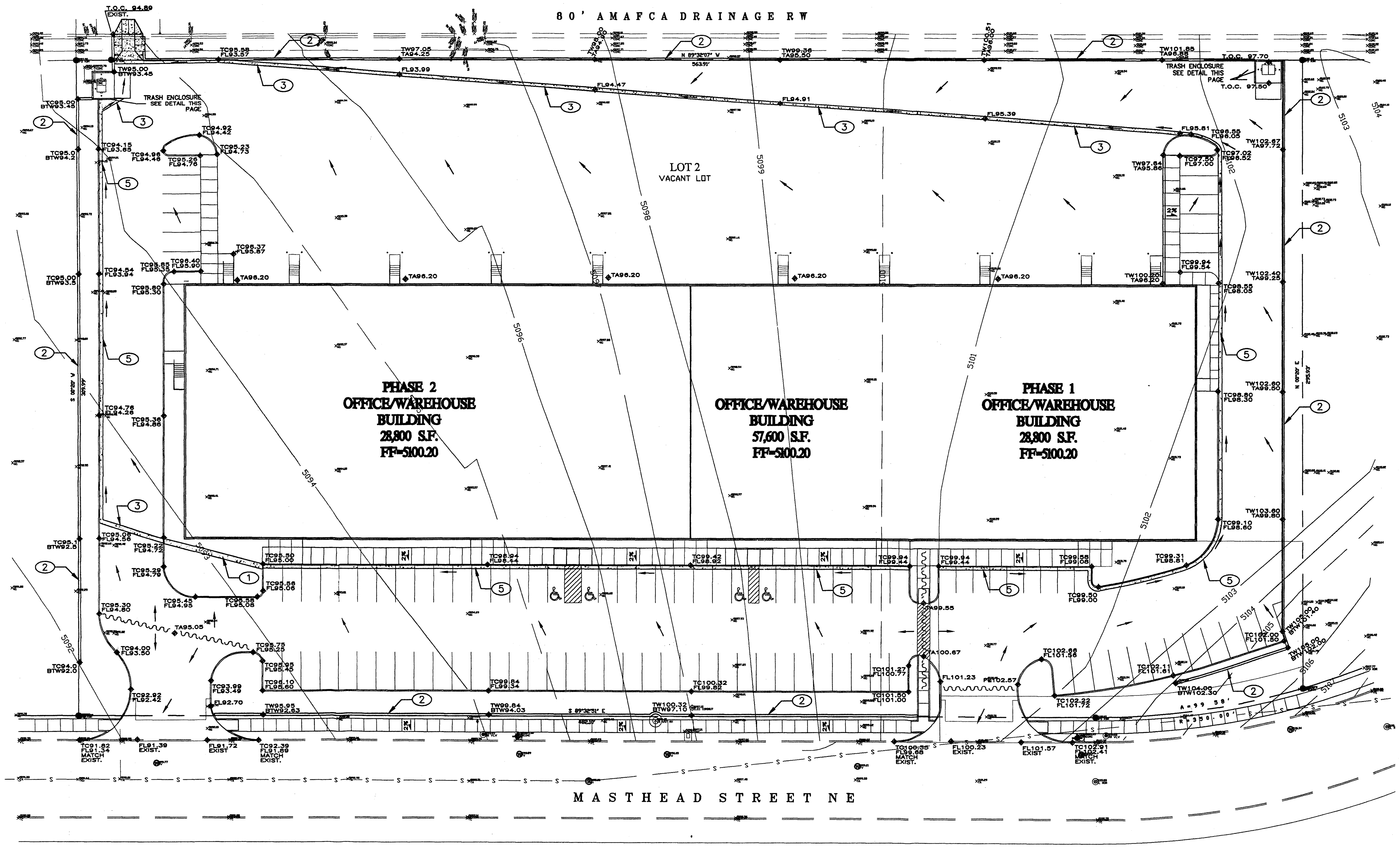
PRELIMINARY NOT FOR CONSTRUCTION

SHEET
SP-1
PROJECT NUMBER

1801 Rio Grande NW, Albuquerque, NM 87104
Phone: 505/842-1113 Fax: 505/842-1330

CONSTRUCTION NOTES:

1. PROVIDE 2'-6' WIDE CURB OPENING IN ISLAND FOR DRAINAGE FLOWS. POUR CHANNEL WITH CONCRETE PER. CITY STD. DWG. xxxxx.
2. CONSTRUCT RETAINING WALLS TO LIMITS SHOWN AND PER CITY STD. DWG. xxxx.
3. CONSTRUCT DRAINAGE SWALE WITH 0.5% MINIMAL SLOPE USING 2' WIDE CONCRETE VALLEY GUTTER PER CITY STD. DWG. xxxx.
4. INSTALL GRAVEL INFILTRATION TRENCH AND SIDE CHANNEL RUNDOWN PER DETAIL.
5. CONSTRUCT 18" WIDE CURB AND GUTTER WITH 0.5% MINIMUM SLOPE PER CITY STD. DWG. xxxx.



GRADING PLAN
SCALE: 1" = 30'

LEGEND			
5360	NEW CONTOUR GRADE		NEW GRADE BREAK
5362	EXISTING CONTOUR GRADE	x 58.94	EXISTING GRADE ELEVATION
	DRAINAGE FLOW DIRECTION	GR56.0	NEW GRADE ELEVATION
TC62.50	NEW TOP OF CURB ELEVATION	FL55.3	FLOWLINE GRADE ELEVATION
FL62.00	NEW FLOWLINE OF CURB ELEVATION	T.O.R.62.5	NEW TOP OF RIPRAP GRADE
TA60.11	NEW TOP OF ASPHALT ELEVATION	FF=56.30	NEW FINISH FLOOR ELEVATION
TSW61.87	NEW TOP OF SIDEWALK ELEVATION		
	DRAINAGE SWALE		

UTILITY PRECAUTIONS

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.

GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 inch = 30ft.

FILE:

DRAINAGE AND GRADING PLAN FOR
STAR BUILDING
3901 MASTHEAD STREET, N.E.
ALBUQUERQUE, NEW MEXICO

Applied Engineering & Suveying, Inc.
1605 BLAIR DRIVE NE
ALBUQUERQUE, NEW MEXICO 87112 PH: (505)237-1456

DATE/REVISIONS:

SHEET NUMBER: 1

DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING THE NEW STAR OFFICE/WAREHOUSE BUILDING AT 3901MASTHEAD STREET NE, ALBUQUERQUE, NEW MEXICO, GRADING AND DRAINAGE PLAN ARE CONTAINED HEREON:

1. DRAINAGE CALCULATIONS
2. VICINITY MAP (D-17)
3. FLOOD INSURANCE RATE MAP 35001C0136 D

EXITING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE IS LOCATED ON THE NORTH SIDE OF MASHEAD STREET AND TO THE EAST OF BARTLETT STREET NE AT 3901 MASHEAD STREET NE, (SEE ATTACHED VICINITY MAP (D-17). THE PARCEL'S LEGAL DESCRIPTION IS LOT 2, JOURNAL CENTER PHASE 2, UNIT 1. THE PROPERTY IS BOUNDED ON THE NORTH BY THE NORTH PINO ARROYO, TO THE EAST BY LOT 1, TO THE WEST BY LOT 3 AND TO THE SOUTH BY MASTHEAD STREET NE. THIS SITE CONTAINS APPROXIMATELY 4.12 ACRES AND IS CURRENTLY UN-DEVELOPED WITH SEEDED VEGETATION.

THE SITE CURRENTLY HAS A MASTER DRAINAGE STUDY THAT HAS BEEN APPROVED BY THE CITY HYDROLOGY DEPARTMENT. THIS PLAN WILL FOLLOW THE GUIDELINES AND DRAINAGE PATTERNS AS SOWN ON THE MASTERPLAN FOR THE JOURNAL CENTER II DEVELOPMENT (HYDROLOGY FILE D17/D03).

PROPOSED CONDITIONS

AS SHOWN BY THE GRADING PLAN PREPARED FOR THIS SITE, THE INTENT IS TO CONSTRUCT A 57,082SF NEW BUILDING WITH A LOADING DOCK, A NEW PARKING LOT AND ASSOCIATED LANDSCAPING TO MEET CITY ZONING REQUIREMENTS.

ALL FLOWS WILL SHEETFLOW THROUGH THE PARKING LOT TO THE NORTHWEST CORNER OF THE SITE INTO A RUNDOWN THAT DRAINS INTO THE AMAFCA MAINTAINED NORTH PINO.

THE CALCULATIONS THAT APPEAR HEREON, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL RUNOFF FOR PEAK FLOWS AND STORM DURATION FOR VOLUME REQUIREMENTS. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS AS SET FORTH IN THE REVISION OF SECTION 22.7 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY 1993. THIS D.P.M. PROCEDURE IS USED FOR ANALYZING ONSITE FLOWS.

DOWNSTREAM CAPACITY

BASED ON A REVIEW OF THE SITE AND THE MASTER DRAINAGE STUDY IT APPEARS THAT DOWNSTREAM CAPACITY IS NOT AN ISSUE SINCE ALL FLOWS WILL BE TAKEN BY THE NORTH PINO ARROYO.

EROSION CONTROL

THE CONTRACTOR WILL BE REQUIRED TO DEVELOP A STORM WATER POLLUTION PREVENTION PLAN AND COMPLETE AND SUBMIT A NOTICE OF INTENTT (NOI) TO THE EPA PRIOR TO BEGINNING CONSTRUCTION GRADING ACTIVITIES.

THE CONTRACTOR WILL BE REQUIRED TO PREPARE A SEDIMENT CONTROL PLAN REQUIRED FOR NEW MEXICO ENVIRONMENTAL DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.

OFFSITE FLOWS

BASED ON A FIELD VISIT OF THE SITE AND REVIEW OF THE TOPOGRAPHIC SURVEY IT APPEARS THAT NO OFFSITE FLOWS ENTER THIS PROPERTY. THE PROPERTY TO THE EAST AND UPSTREAM FROM THIS PROPERTY IS FULLY DEVELOPED AND ALL FLOWS ARE DIVERTED INTO THE NORTH PINO CHANNEL.

DRAINAGE CALCULATIONS

1. PRECIPITATION ZONE = 2

2. DESIGN STORM = DEPTH (INCHES) AT 100-YEAR STORM
   6-HOUR = 2.35 INCHES
   24-HOUR = 2.75 INCHES
   10 DAY = 3.95 INCHES

3. PEAK DISCHARGE (CFS/ACRE) FIR 100-YEAR, ZONE 2, TABLE A-9:
   Q = 1.56 CFS/ACRE SOIL UNCOMPACTED 'A'
   Q = 2.28 CFS/ACRE LANDSCAPED 'B'
   Q = 3.14 CFS/AC COMPACTED SOIL 'C'
   Q = 4.70 CFS/ACRE IMPERVIOUS AREA 'D'
   FOR WATERSHEDS LESS THAN OR EQUAL TO 40 ACRES

4. EXCESS PRECIPITATION, E (INCHES), 6 HOUR STORM, ZONE 2, TABLE A-8:
   E = 0.53 INCHES SOIL UNCOMPACTED 'A'
   E = 0.78 INCHES LANDSCAPED 'B'
   E = 1.13 INCHES COMPACTED SOIL 'C'
   E = 2.12 INCHES IMPERVIOUS AREA 'D'

5. EXISTING CONDITIONS ONSITE:
   TOTAL UNDEVELOPED AREA = 179,435SF = 4.12ACRES
   TREATMENT 'B' = 100% DUE TO ESTABLISHED VEGETATION
   Q(EXISTING-6HR) = (2.28 X 4.12) = 9.39CFS
   V(EXISTING-6HR) = (0.78 X 4.12) = 3.21AC-FT

6. PROPOSED CONDITIONS ONSITE:
   PROPOSED TOTAL AREA = 179,435SF = 4.12ACRES

   IMPERVIOUS AREA PROPOSED:
   NEW BUILDING ROOF AREA = 57,082SF = 1.31AC
   NEW EMPLOYEE PARKING LOT AREA, LOADING DOCK AREA AND SIDEWALK AREA = 102,366SF = 2.35AC
   TOTAL IMPERVIOUS AREA PROPOSED,
   TREATMENT 'D' = 159,448SF = 3.66AC

   LANDSCAPED AREA PROPOSED:
   TOTAL LANDSCAPED AREA PROPOSED,
   TREATMENT 'B' = 20,143SF = 0.46AC

   Q(PROPOSED-6HR) = (2.28 X 0.46) + (4.70 X 3.66)
   = 18.25CFS PROPOSED ONSITE FLOW INTO NORTH PINO CHANNEL
   V(PROPOSED-6HR) = ((0.78 X 0.46) + (2.12 X 3.66)) / 12 X 43,560
   = 29,468CF = 0.68AC-FT PROPOSED RUNOFF INTO NORTH PINO CHANNEL

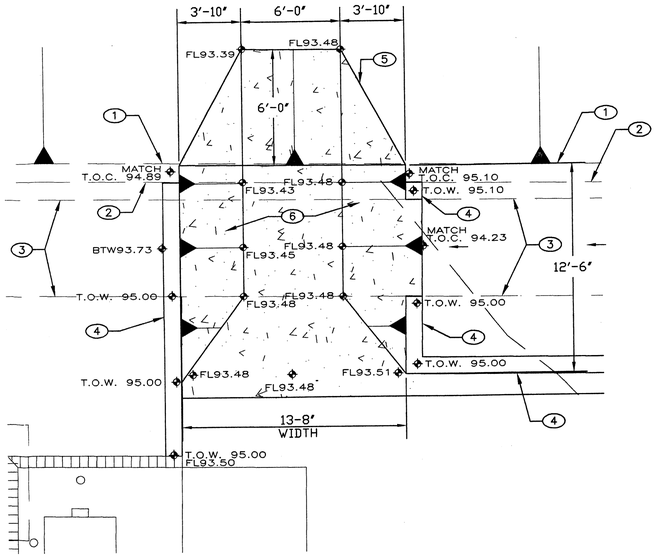
7. SIZE RUNDOWN AT SOUTHWEST CORNER OF BUILDING:
   AREA DRAINING TO RUNDOWN = 26,838SF = 0.62AC
   IMPERVIOUS AREA TO RUNDOWN = 21,216SF = 0.49AC,
   LANDSCAPED AREA TO RUNDOWN = 5,663SF = 0.13AC

   Q(PROPOSED-6HR) = (2.28 X 0.13) + (4.70 X 0.49)
   = 2.60CFS PROPOSED INTO RUNDOWN AT SOUTHWEST CORNER OF BUILDING

   CHECK WEIR CAPACITY:
   Q(CAPACITY) = C X L X H**3/2
   L = Q /(C X H**3/2)
   Q = 2.60CFS, H = 0.5FEET, C = 3
   L = 2.60/(3 X 0.5**3/2) = 2.45FEET
   USE 2.5FEET WIDTH > 2.45 FEET - OK

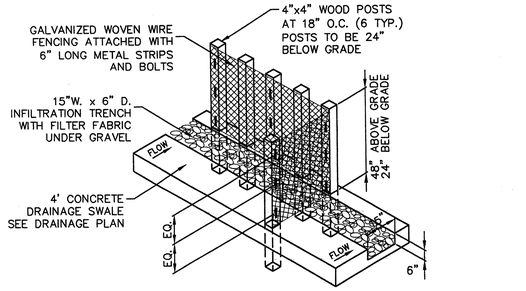
8. SIZE RUNDOWN AT NORTHWEST CORNER INTO NORTH PINO CHANNEL
   Q(PROPOSED-6HR) = (2.28 X 0.46) + (4.70 X 3.66)
   = 18.25CFS PROPOSED ONSITE FLOW INTO NORTH PINO CHANNEL

   CHECK WEIR CAPACITY:
   Q(CAPACITY) = C X L X H**3/2
   L = Q /(C X H**3/2)
   Q = 18.25CFS, H = 1.5FEET, C = 3
   L = 18.25/(3 X 1.5**3/2) = 3.31FEET
   USE 13'-8' FEET WIDTH .> 3.31 FEET - OK



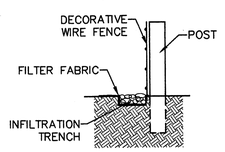
SIDE CHANNEL RUNDOWN

SCALE: 1" = 5'



INFILTRATION TRENCH

SCALE: N.T.S.

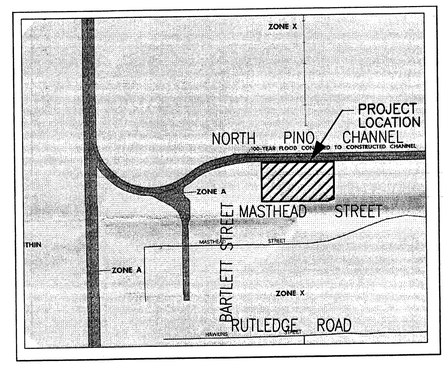


DETAIL WIRE FENCE
W/ GRAVEL INFILTRATION TRENCH

SCALE: N.T.S.

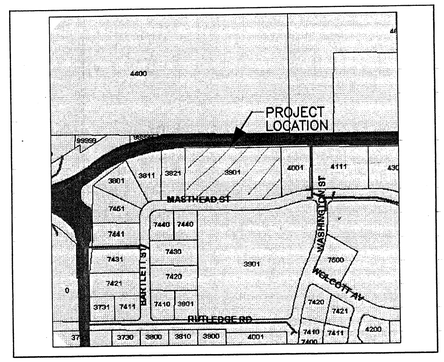
CONSTRUCTION NOTES:

1. TOP OF EXISTING NORTH PINO CHANNEL.
2. EDGE OF EXISTING NORTH PINO CHANNEL.
3. EXISTING LOW FLOW CHANNEL THAT PARRALLELS NORTH PINO CHANNEL.
4. CONSTRUCT RETAINING WALL TO NEW GRADES SHOWN.
5. CUT EXISTING CHANNEL TO THE LIMITS SHOWN WITHOUT CUTTING EXISTING REBAR. MAINTAIN A MINIMUM OF 18" EXPOSED REBAR FOR LAPPING NEW REBAR.
6. CONSTRUCT NEW SIDE CHANNEL RUNDOWN PER CITY STD. DWG. 2260, TYPE A.



FIRM MAP 35001C0351 D

SCALE: N.T.S.



VICINITY MAP (D-17)

SCALE: N.T.S.

FILE:

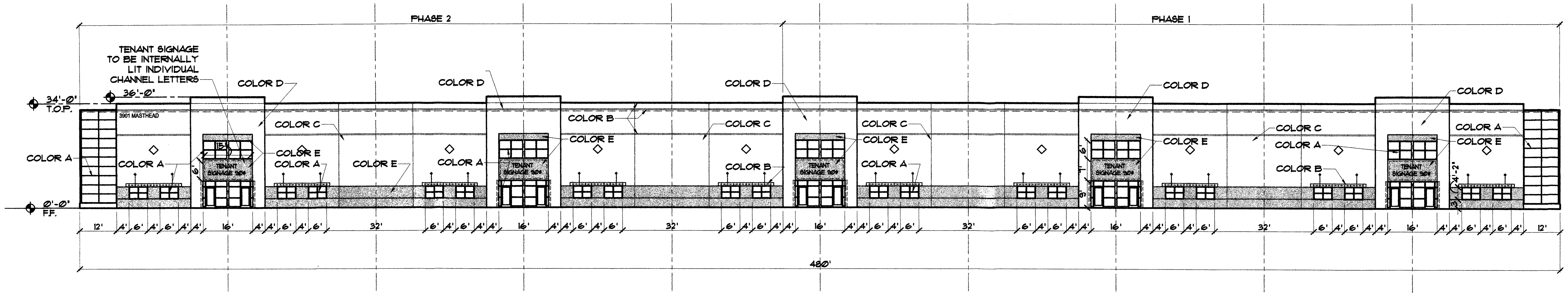
GILBERT ALDAZ NEW MEXICO 9348 REGISTERED PROFESSIONAL ENGINEER

DRAINAGE CALCULATIONS AND DETAILS
STAR BUILDING
3901 MASTHEAD STREET, N.E.
ALBUQUERQUE, NEW MEXICO

Applied Engineering & Suveying, Inc.
1605 BLAIR DRIVE NE
ALBUQUERQUE, NEW MEXICO 87112 PH: (505)237-1456

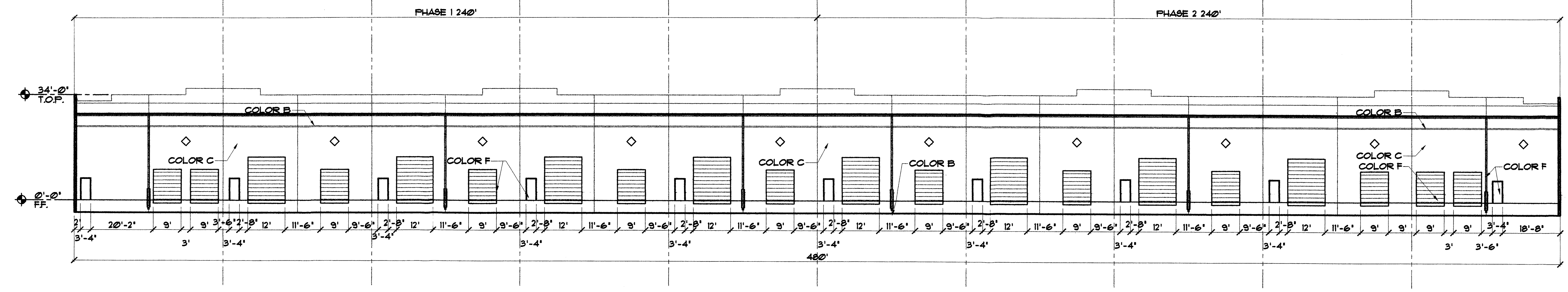
DATE/REVISIONS:

SHEET NUMBER: 2



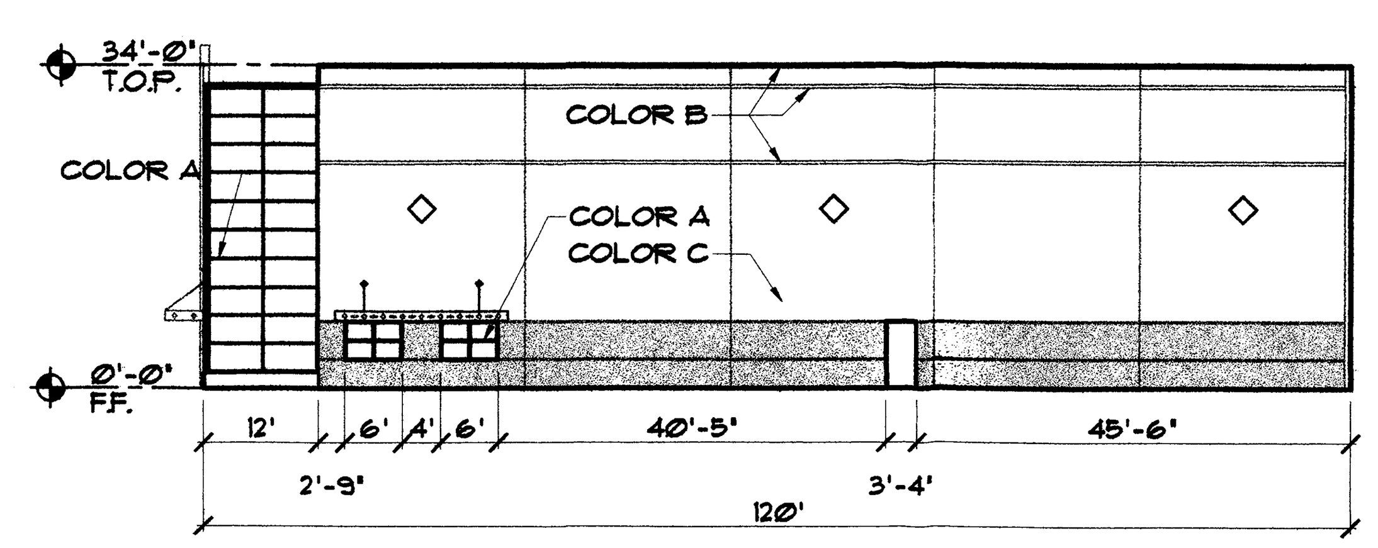
A SOUTH ELEVATION

1"=20'-0"



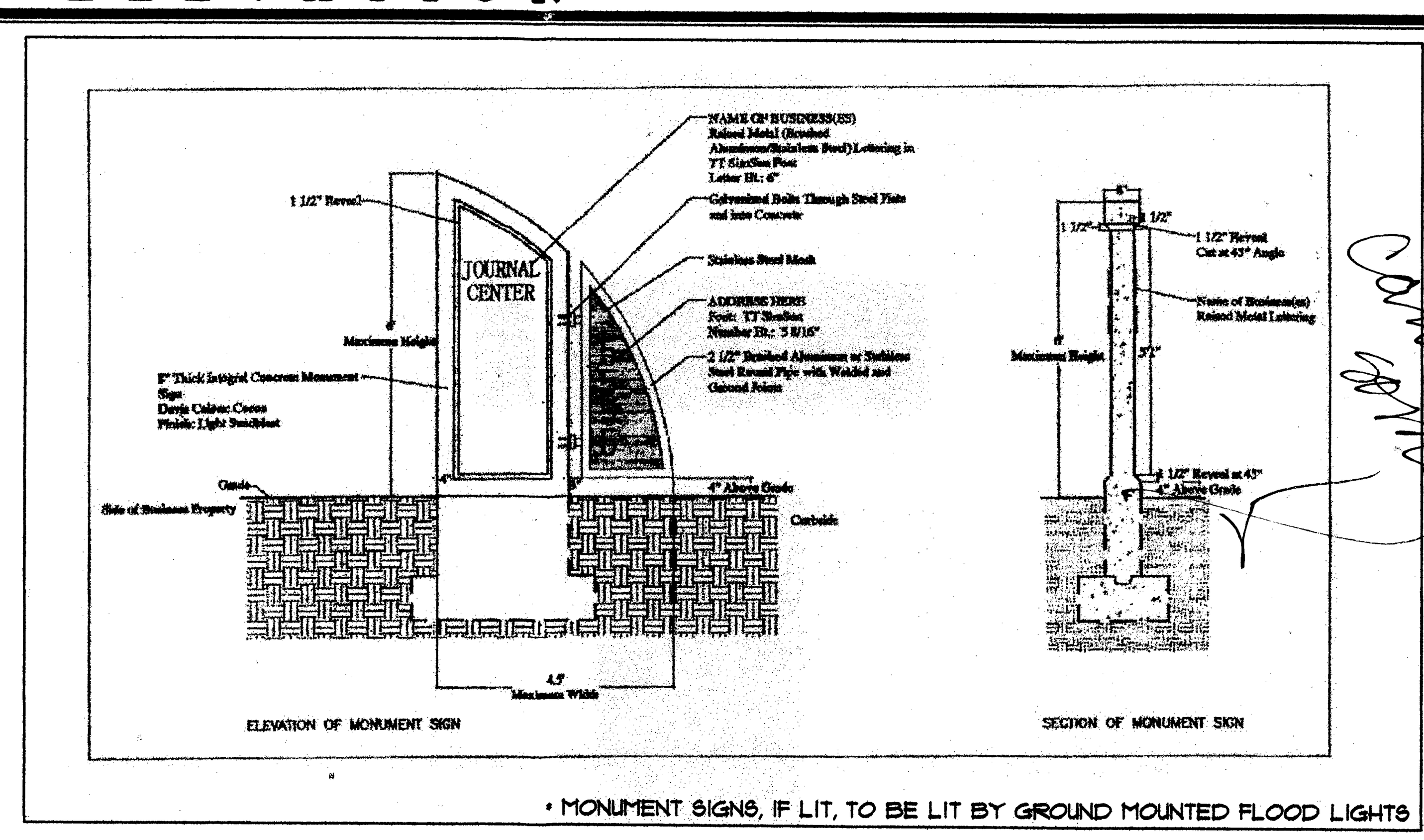
B NORTH ELEVATION

1"=20'-0"



C EAST ELEVATION

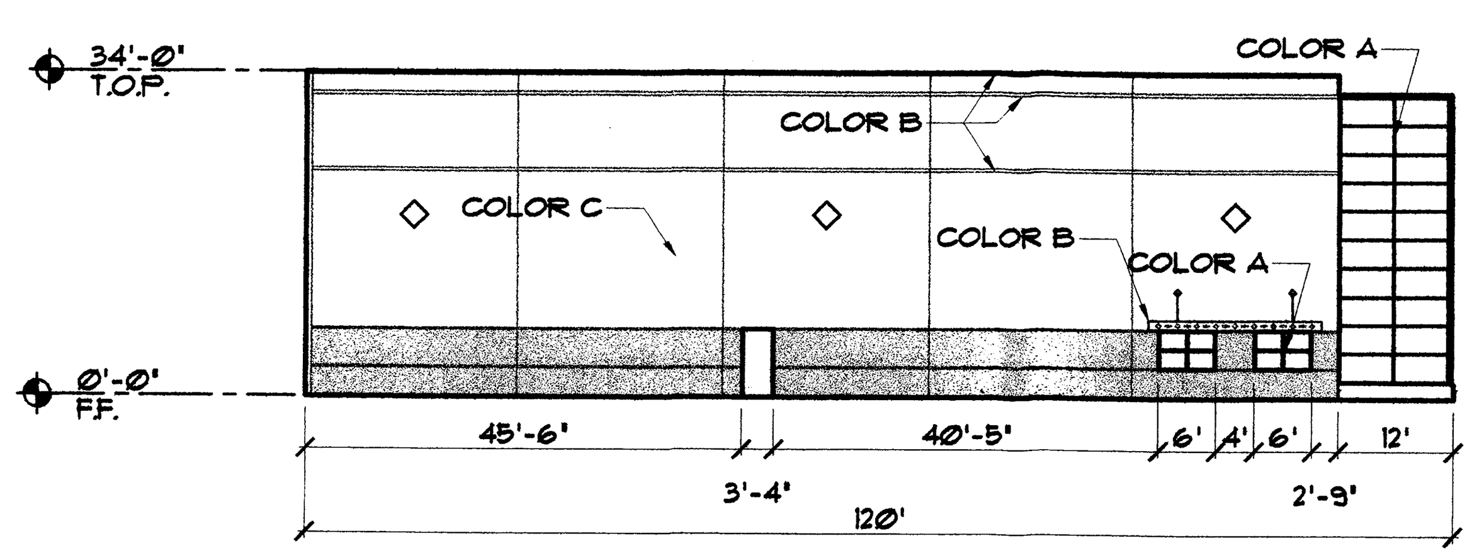
1"=20'-0"



• MONUMENT SIGNS, IF LIT, TO BE LIT BY GROUND MOUNTED FLOOD LIGHTS

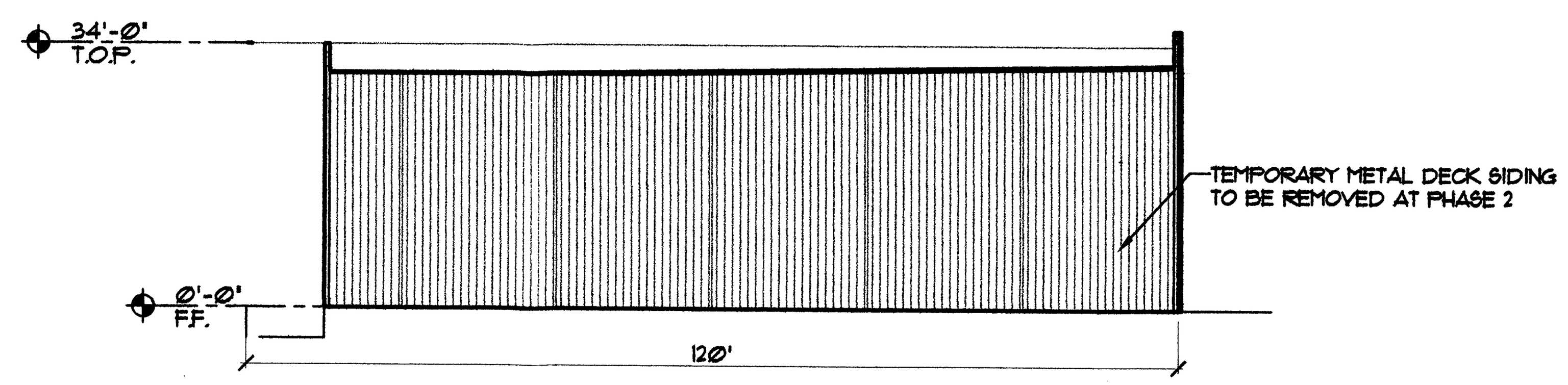
MONUMENT SIGN

SCALE: NOT TO SCALE



D WEST ELEVATION PHASE 2

1"=20'-0"



D WEST ELEVATION PHASE 1

1"=20'-0"

GENERAL NOTES

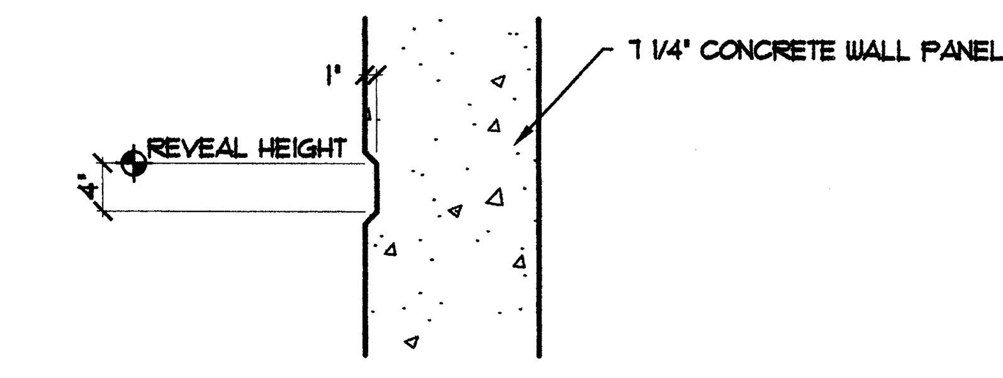
A. SITE LIGHTING SHALL BE BUILDING MOUNTED AS SHOWN. SIGHT LIGHTING SHALL NOT GLARE ON TO ANY PUBLIC RIGHT-OF-WAY AND SHALL NOT HAVE AN OFF-SITE LUMINANCE OF GREATER THAN 100 FOOT LAMBERTS. ALL LIGHT FIXTURES SHALL BE FULL CUTOFF TYPE TO PREVENT FUGITIVE LIGHT. NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER. ALL LAMPS MUST BE FULLY SHIELDED TO PREVENT FUGITIVE LIGHT BEYOND THE PROPERTY LINE.

B. SIGNAGE MAY BE ILLUMINATED WITH BACK LIT CHANNELED LETTERS

COLOR SELECTIONS

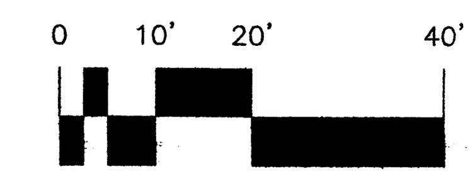
COLOR A: ALUMINUM STOREFRONT - CLEAR ANODIZED BURSHED ALUMINUM WITH BLUE/GREEN - SEMI-REFLECTIVE GLAZING

COLOR B: DARK RED
COLOR C: FIELD - PALE TAN
COLOR D: MEDIUM TAN
COLOR E: DARK TAN
COLOR F: PRE-FINISHED WHITE



1 TYPICAL REVEAL

1 1/2"=1'-0"



SCALE: 1" = 20'

EXTERIOR ELEVATIONS

JUNE 13, 2005 SCALE: 1" = 20'-0"

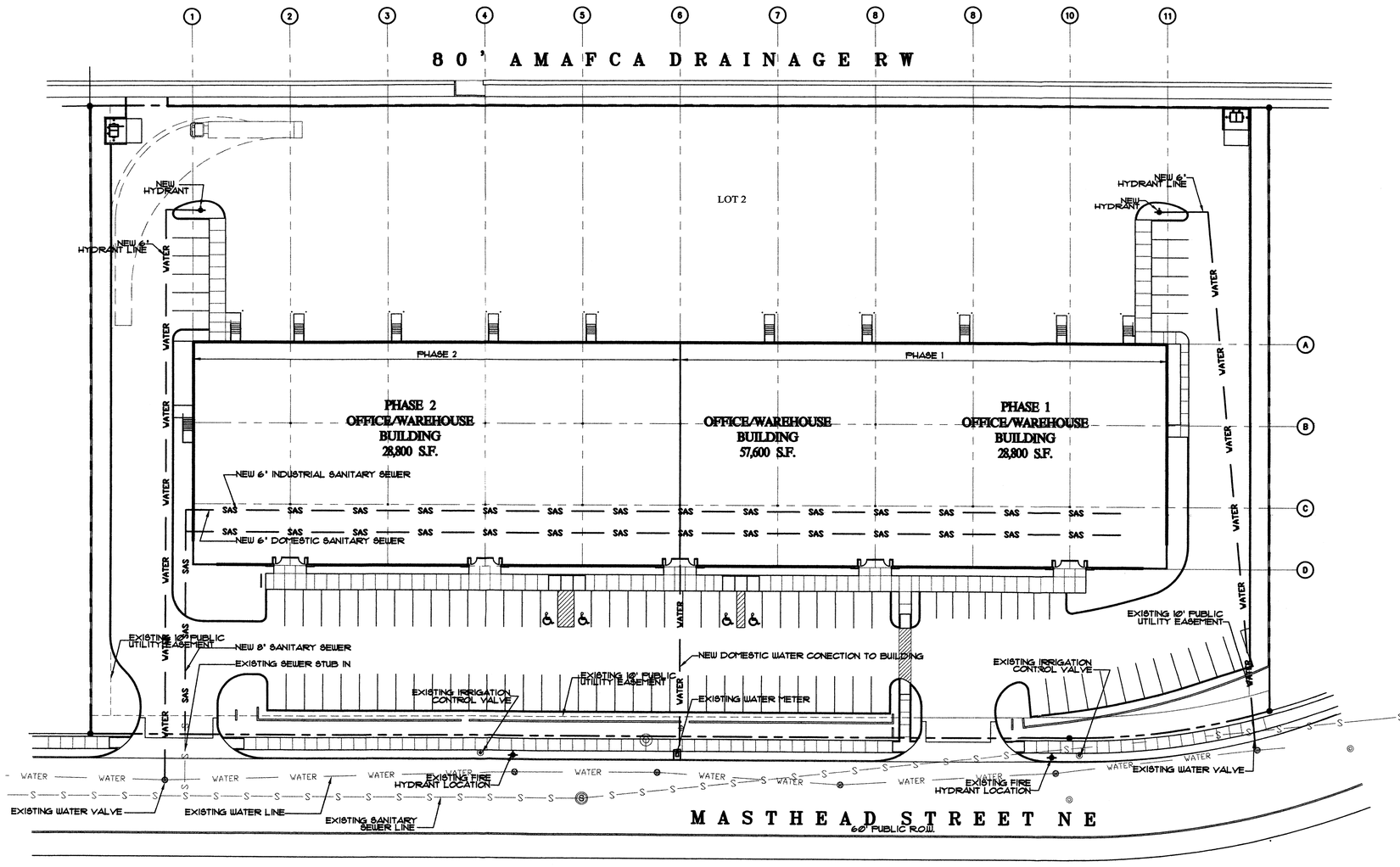
CLAUDIO VIGIL ARCHITECTS

STAR CONSTRUCTION
JOURNAL CENTER
3901 MASTHEAD STREET NE
ALBUQUERQUE, NEW MEXICO

PRELIMINARY NOT FOR CONSTRUCTION

SHEET
A-2
PROJECT NUMBER 05110

1801 Rio Grande NW, #2, Albuquerque, NM 87104
Phone: 505/842-1113 Fax: 505/842-1330



NORTH

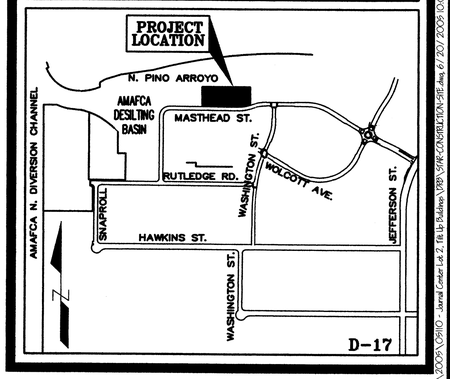
CONCEPTUAL UTILITY PLAN

JUNE 09, 2005 **SCALE: 1"= 30' (U.N.O)**

0 15' 30' 60'

SCALE: 1" = 30'

VICINITY MAP



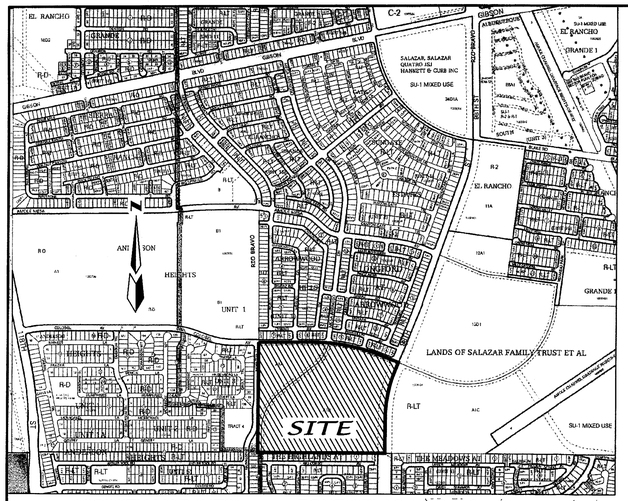
CLAUDIO VIGIL ARCHITECTS

STAR CONSTRUCTION
JOURNAL CENTER
MASTHEAD STREET NE
ALBUQUERQUE, NEW MEXICO

PRELIMINARY NOT FOR CONSTRUCTION

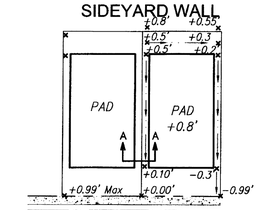
SHEET
SP-1
PROJECT NUMBER

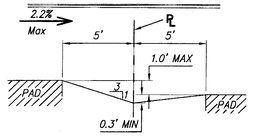
1801 Rio Grande NW, Albuquerque, NM 87104
Phone: 505/842-1113 Fax: 505/842-1330



VICINITY MAP (NTS) ZONE ATLAS MAP N-9

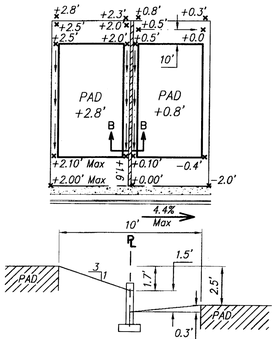
TYPICAL LOT GRADING W/O SIDEYARD WALL





Section A–A (NO SIDEYARD WALL)

TYPICAL LOT GRADING WITH SIDEYARD WALL

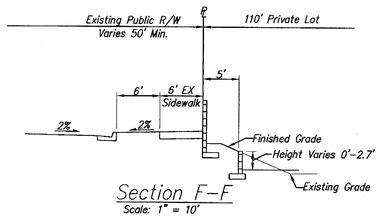


Section B–B (HOME BUILDER'S SIDEYARD WALL)

4.4% MAX STREET SLOPE FOR 18" HIGH WALL

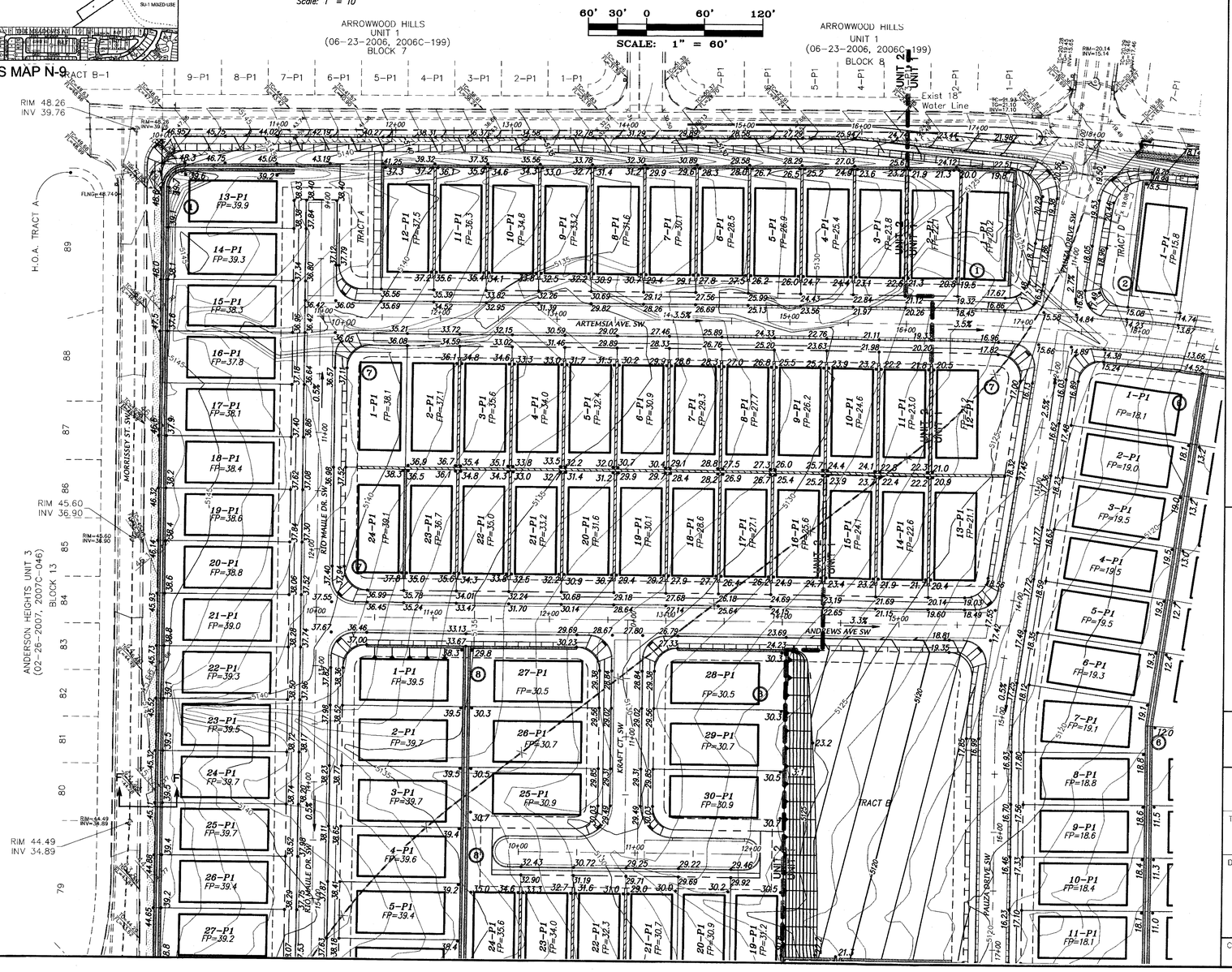
LEGEND

- 4" MOUNTABLE CURB AND GUTTER
- 8" STANDARD CURB AND GUTTER
- SIDEWALK CONSTRUCTED THIS PROJECT
- SIDEWALK TO BE DIFFERED
- LIMITS OF GRADING (THIS PROJECT)
- HANDICAPPED RAMP
- EXISTING PAVEMENT
- RETAINING WALLS THIS PROJECT
- RETAINING WALLS DEFERRED TO THE HOME BUILDERS
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PROPOSED CONTOUR
- PROPOSED SLOPE
- FEMA FLOOD ZONE
- LOT NUMBER 1–P1
- BLOCK NUMBER 3
- DIVIDE BETWEEN UNIT 1 & UNIT 2



Section F–F
Scale: 1" = 10'

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



GRADING NOTES:

1. THE CONTRACTOR(S) MUST COMPLY WITH NPDES TEMPORARY CONSTRUCTION REQUIREMENTS AND OBTAIN A PERMIT. CONTRACTOR SHALL ALSO PROVIDE A COPY OF THE APPLICATION FOR PERMIT AND NOTICE OF TERMINATION TO THE OWNER.
2. THE CONTRACTOR(S) IS RESPONSIBLE FOR PREPARING AND MAINTAINING A SWPPP FOR THE DURATION OF INFRASTRUCTURE CONSTRUCTION AND UNTIL THE CITY OF ALBUQUERQUE ACCEPTS THE PUBLIC INFRASTRUCTURE. CONTRACTOR SHALL PROVIDE THE OWNER WITH A COPY OF THE SWPPP AT THE BEGINNING OF THE PROJECT AND AT THE TIME OF NOTICE OF TERMINATION.
3. THE CONTRACTOR(S) IS RESPONSIBLE FOR CONSTRUCTING AND MAINTAINING EROSION CONTROLS FOR THE DURATION OF THE CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FOR THE REMOVAL OF THE EROSION CONTROLS WHERE DIRECTED TO DO SO BY THE OWNER AT THE TIME OF NOTICE OF TERMINATION.
4. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING AND IS TO PROVIDE AN AS-BUILT SURVEY CERTIFIED BY A REGISTERED PROFESSIONAL SURVEYOR TO THE OWNER UPON COMPLETION OF THE CONSTRUCTION. THE EARTHWORK CONTRACTOR IS TO PROVIDE EARTHWORK SURVEY, AND THE WALL BUILDER IS TO PROVIDE WALL SURVEY.
5. EARTHWORK CONTRACTOR SHALL PREPARE ROUGH SUBGRADE FOR THE RETAINING WALL CONSTRUCTION AND PROVIDE SUFFICIENT BACKFILL MATERIAL STOCKPILED ON THE HIGH SIDE OF EACH WALL FOR THE WALL BUILDER TO COMPLETELY BACKFILL THE WALLS.
6. RETAINING WALLS ARE SHOWN FOR GRADING PURPOSES ONLY. RETAINING WALL DESIGN IS TO BE PERFORMED BY OTHERS, AND SHALL BE SUBMITTED TO THE CITY OF ALBUQUERQUE FOR REVIEW, APPROVAL, PERMIT, AND INSPECTION
7. EARTHWORK CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION BY X^{E} VINEYARD, INC. DATED NOVEMBER 27, 2015.
8. TOPOGRAPHIC AND BOUNDARY SURVEY ARE BY ALDRICH LAND SURVEYING MARCH 2016.
9. BENCHMARK USED IS AGRS BRASS CAP STAMPED"TRANS 1969" HAVING AN ELEVATION OF 5121.089 (NAVD88).
10. FEMA SPECIAL FLOOD HAZARD ZONE ON THIS PROPERTY AS SHOWN ON FIRM FP=35001C0FP=336H AND FP=35001C0FP=338H REVISED AUGUST 16, 2012
11. EARTHWORK CONTRACTOR TO PROVIDE VIDEO DOCUMENTATION OF THE EXISTING CONDITION OF IMPROVEMENTS AROUND THE PERIMETER OF PROJECT TO THE OWNER PRIOR TO BEGINNING CONSTRUCTION.
12. THE LANDSCAPE BUFFER BETWEEN THE BACK OF CURB AND SIDEWALK IS TO BE CONSTRUCTED ACCORDING TO THE "REVISION TO CITY STANDARD DRAWING 2405A AND 2405B (SEE SHEET 2) AT THE TIME OF SIDEWALK CONSTRUCTION. CHECK DAMS WILL BE LOCATED AT INTERVALS OF 1.0' VERTICAL FALL WHERE THE SWALES IS NOT OTHERWISE INTERRUPTED BY A DRIVEWAY.
13. HOA TRACTS ARE TO BE PERMANENTLY STABILIZED WITH NATIVE SEED AND MULCH PER COA STANDARD SPECIFICATION 1012 UPDATE "X", IF THE OWNERS DON'T OTHERWISE LANDSCAPE THEIR PROPERTIES.
14. PHASED CONSTRUCTION – BOTH UNITS 1 & 2 ARE TO BE GRADED AT THE SAME TIME. RETAINING WALL IN UNIT 2 WILL BE DIFFERED TO THE TIME OF UNIT 2 CONSTRUCTION, WITH SEPARATE ENGINEER'S CERTIFICATION AT THAT TIME. UNIT 2 IS TO BE TEMPORARILY STABILIZED WITH SPRAY ON STABILIZER, AND EROSION CONTROLS ARE TO REMAIN IN PLACE THERE UNTIL THE AREA IS PERMANENTLY STABILIZED.

CERTIFICATE OF SUBSTANTIAL COMPLIANCE

SURVEY INFORMATION

FIELD NOTES — NO. / BY / DATE

BENCH MARKS

AGRS Aluminum Cap stamped "TRANS 1969" From the intersection of Central Avenue and 98th Street SW go south on 98th Street 1.2 miles to the intersection of 98th Street and Snow Vista Boulevard. Then go southeast along Snow Vista Boulevard and the co-op electric transmission line 0.85 miles to pylon numbered 52. The station is just east of this point. Geographic Position (NAD83). in feet N.M. State Plane Coordinates(Central Zone) N=1471885.503, E=1495145.466 Elevation (NAVD88), in feet = 5121.089

AS BUILT INFORMATION

CONTRACTOR — WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS REVISED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

ENGINEER'S SEAL

JAMES D. HUGHES — 9874 — REGISTERED PROFESSIONAL ENGINEER — NEW MEXICO
9-15-2016

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY	JDH
		DRAWN BY	SPS
		CHECKED BY	DMG

DESIGNED BY DATE 03/16
DRAWN BY DATE 01/16
CHECKED BY DATE 01/16

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

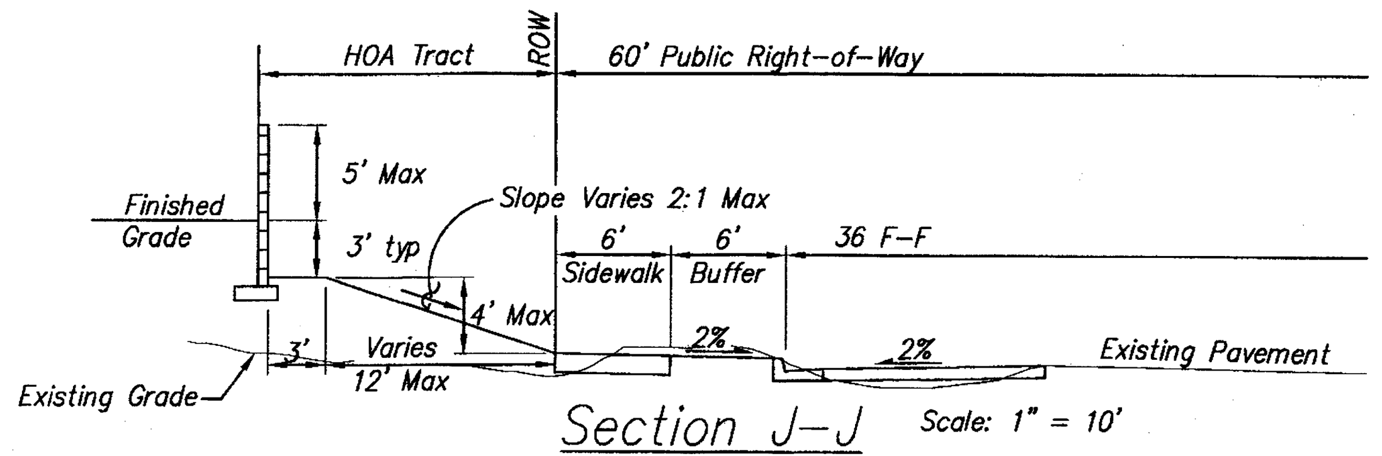
CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

TITLE: *DESERT SANDS SUBDIVISION GRADING & DRAINAGE PLAN*

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. . ZONE MAP NO. SHEET 1 OF 6

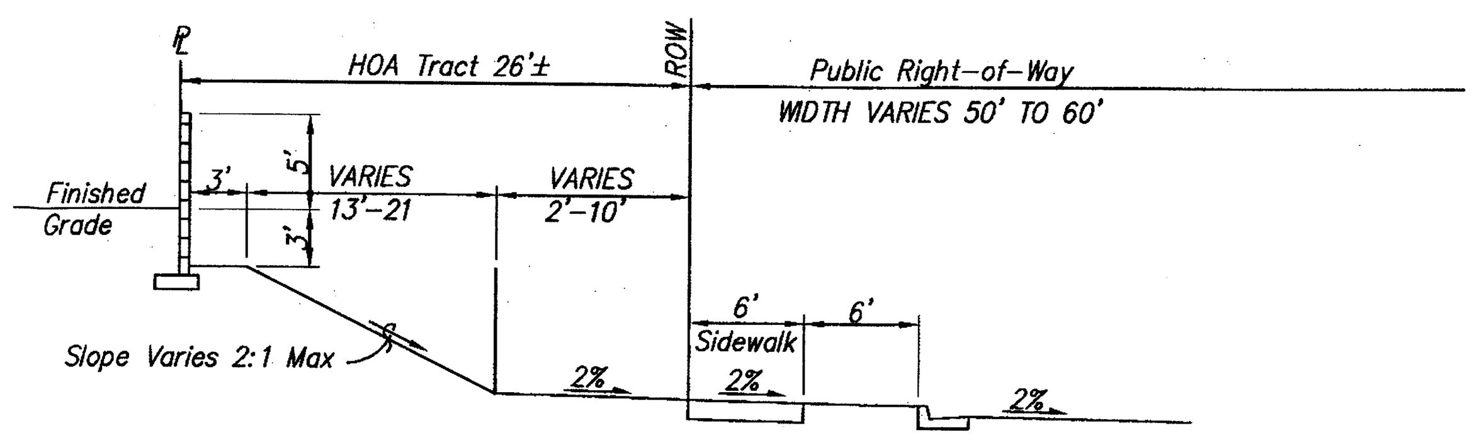
F:\A1SCOBS\A15063 Lands of Salazar\GRADE & DRAIN\1 A15063 GD - GD Plan 1.dwg, 8/15/2016 10:44:15 AM, SPS



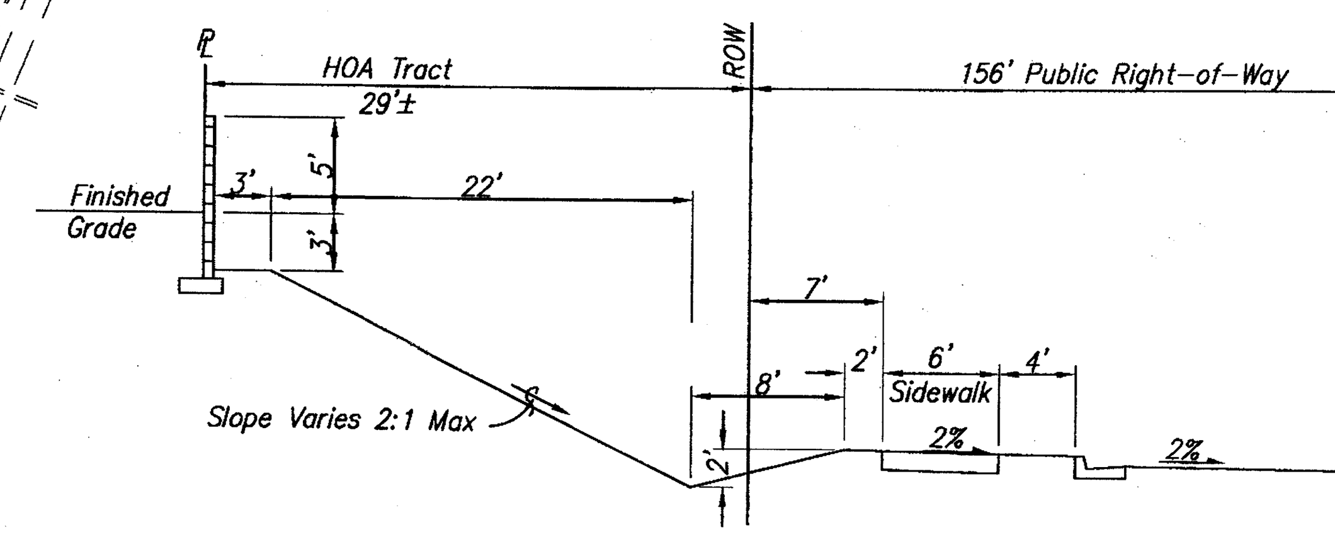
Section J-J Scale: 1" = 10'

LEGEND

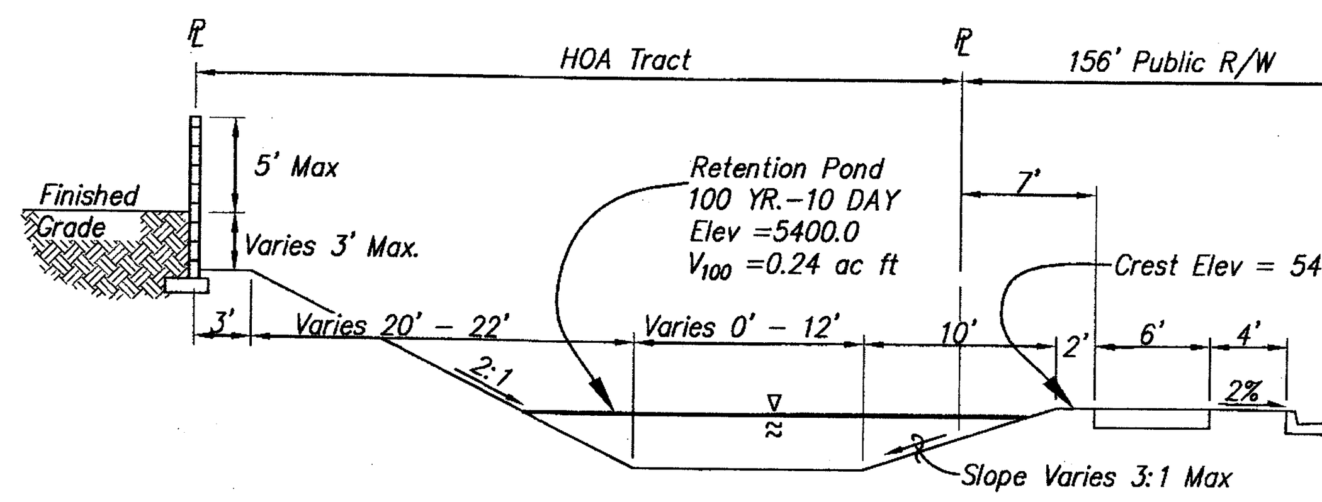
4" MOUNTABLE CURB AND GUTTER	
8" STANDARD CURB AND GUTTER	
SIDEWALK CONSTRUCTED THIS PROJECT	
SIDEWALK TO BE DIFFERED	
LIMITS OF GRADING (THIS PROJECT)	
HANDICAPPED RAMP	
EXISTING PAVEMENT	
RETAINING WALLS THIS PROJECT	
RETAINING WALLS DEFERRED TO THE HOME BUILDERS	
EXISTING CONTOUR MAJOR	
EXISTING CONTOUR MINOR	
PROPOSED CONTOUR	
PROPOSED SLOPE	
FEMA FLOOD ZONE	
LOT NUMBER	1-P1
BLOCK NUMBER	(3)
DIVIDE BETWEEN UNIT 1 & UNIT 2	



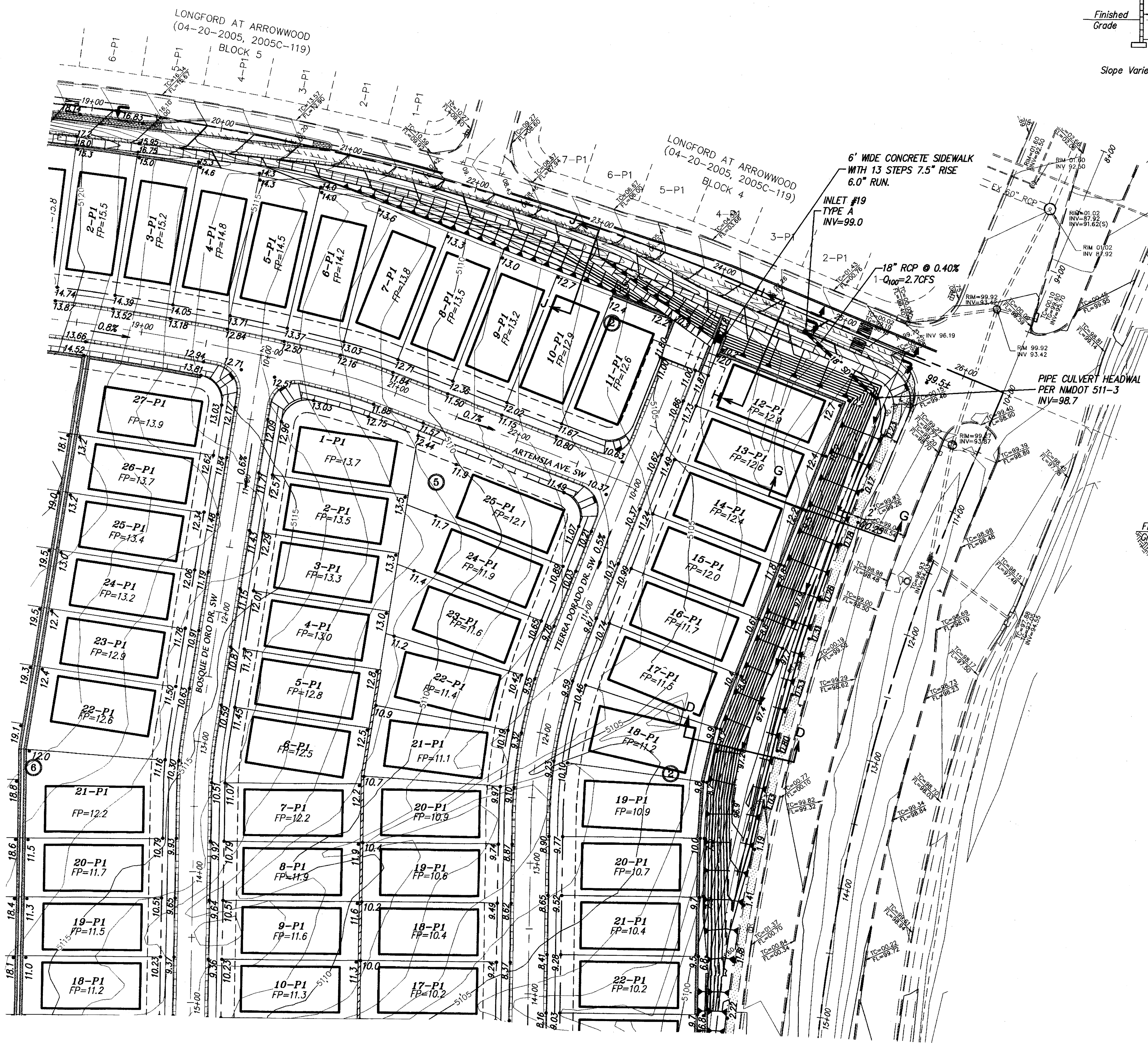
Section H-H
Scale: 1" = 10'

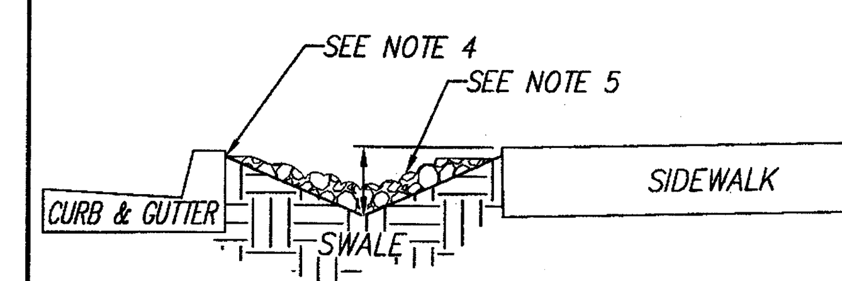


Section G-G
Scale: 1" = 10'



Section D-D
Scale: 1" = 10'





1. SWALE TO BE 6" DEEP WHEN THE DISTANCE BETWEEN BACK OF CURB AND THE SIDEWALK IS 5 FEET.
2. SWALE TO BE 1" DEEPER THAN THE DISTANCE IN FEET BETWEEN THE BACK OF CURB AND THE SIDEWALK FOR LANDSCAPE BUFFERS DIFFERENT THAN 5 FEET WIDE.
3. FOR WIDE LANDSCAPE BUFFERS, GREATER THAN 10 FEET, THE MAXIMUM DEPTH IS 10 INCHES.
4. FINAL GRADE OF DIRT TO BE 1 TO 2 INCHES BELOW TOP OF CURB AND TOP OF SIDEWALK GRADE.
5. SURFACE BETWEEN BACK OF CURB AND SIDEWALK TO BE COVERED WITH GRAVEL MULCH (MINIMUM $\frac{3}{4}$"), COBBLES OR RIP-RAP. DO NOT FILL ENTIRE SWALE.
6. A CHECK DAM WILL BE REQUIRED FOR SWALES ON STEEPER LONGITUDINAL SLOPS AND LONGER SECTIONS. THE WILL DETERMINE THE LOCATION.
7. LANDSCAPE FABRIC IS RECOMMENDED, BUT NOT REQUIRED, BETWEEN THE DIRT AND THE STONE. IF LANDSCAPE FABRIC IS TO BE USED IT IS TO BE PERMEABLE.
8. DETAIL IS TO BE BUILT FOR ALL NEW CONSTRUCTION. IN THE CASE WHERE THE ISDEWALK IS EXISTING AND THE LANDSCAPE BUFFER IS IMPROVED WITH LANDSCAPING AND/OR SOME FORM OF EROSION PROTECTION, THIS REQUIREMENT DOES NOT APPLY.

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

CERTIFICATE OF SUBSTANTIAL COMPLIANCE

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

AGRS Aluminum Cap stamped "TRANS 1969" From the intersection of Central Avenue and 98th Street SW go south on 98th Street 1.2 miles to the intersection of 98th Street and Snow Vista Boulevard. Then go southeast along Snow Vista Boulevard and the co-op electric transmission line 0.85 miles to pylon numbered 52. The station is just east of this point. Geographic Position (NAD83), in feet N.M. State Plane Coordinates(Central Zone) N=1471885.503, E=1495145.466 Elevation (NAVD88), in feet = 5121.089

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

JAMES D. HUGHES 18574 NEW MEXICO REGISTERED PROFESSIONAL ENGINEER

8-15-2016

NO.	DATE	BY	REMARKS
			REVISIONS
			DESIGN

DESIGNED BY	JDH	DATE	03/16
DRAWN BY	SPS	DATE	01/16
CHECKED BY	DMG	DATE	01/16

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

TITLE: **DESERT SANDS SUBDIVISION**
GRADING & DRAINAGE PLAN

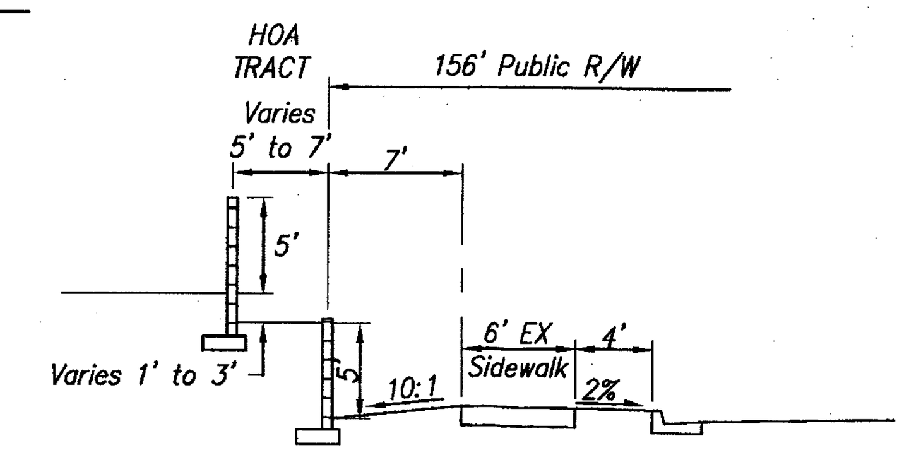
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET 2 OF 6
.		

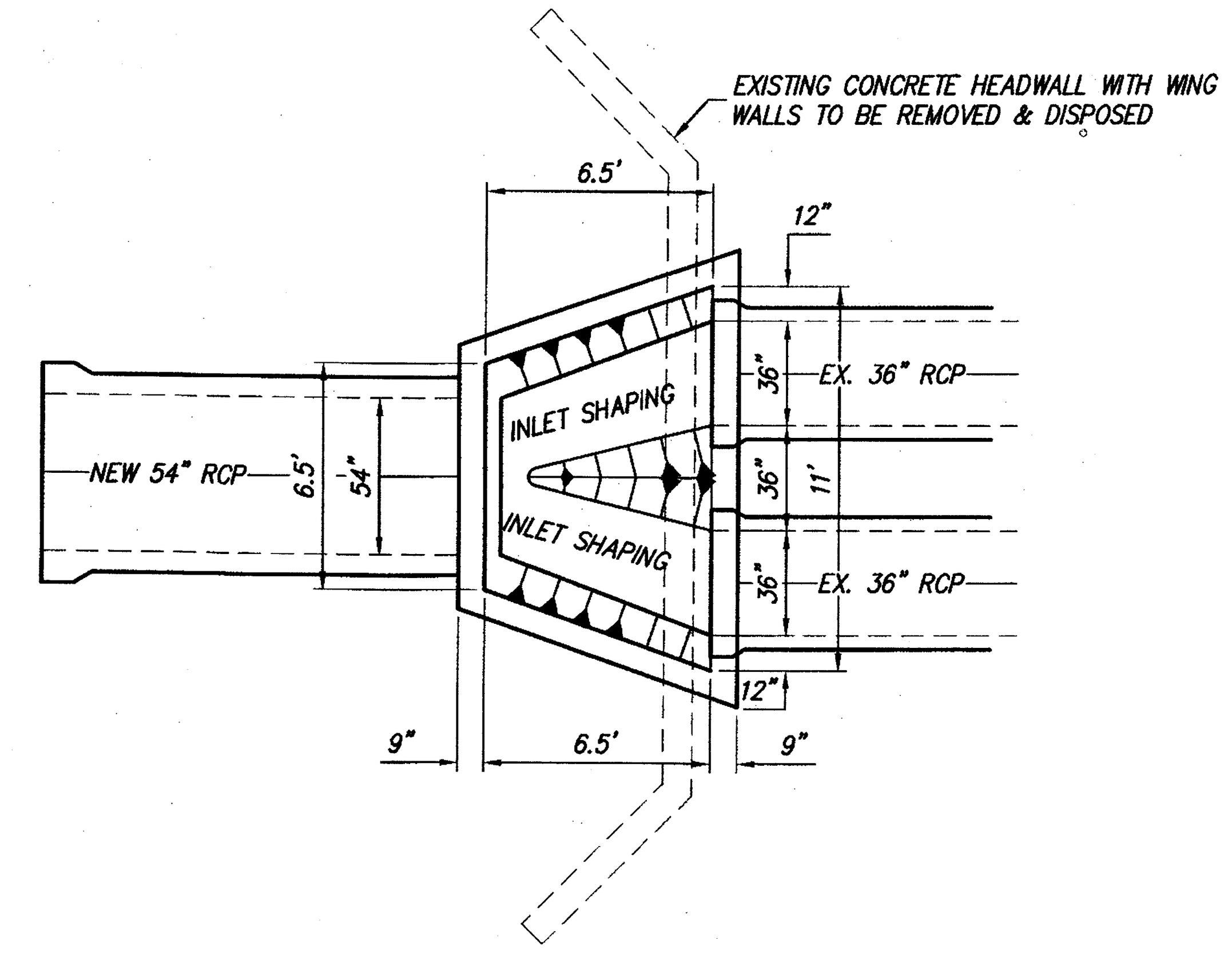
F:\A15JOBS\A15063 Lands of Salazar\GRADE & DRAIN\1 A15063 GD - GD Plan 1.dwg, 8/15/2016 11:25:19 AM, SPS

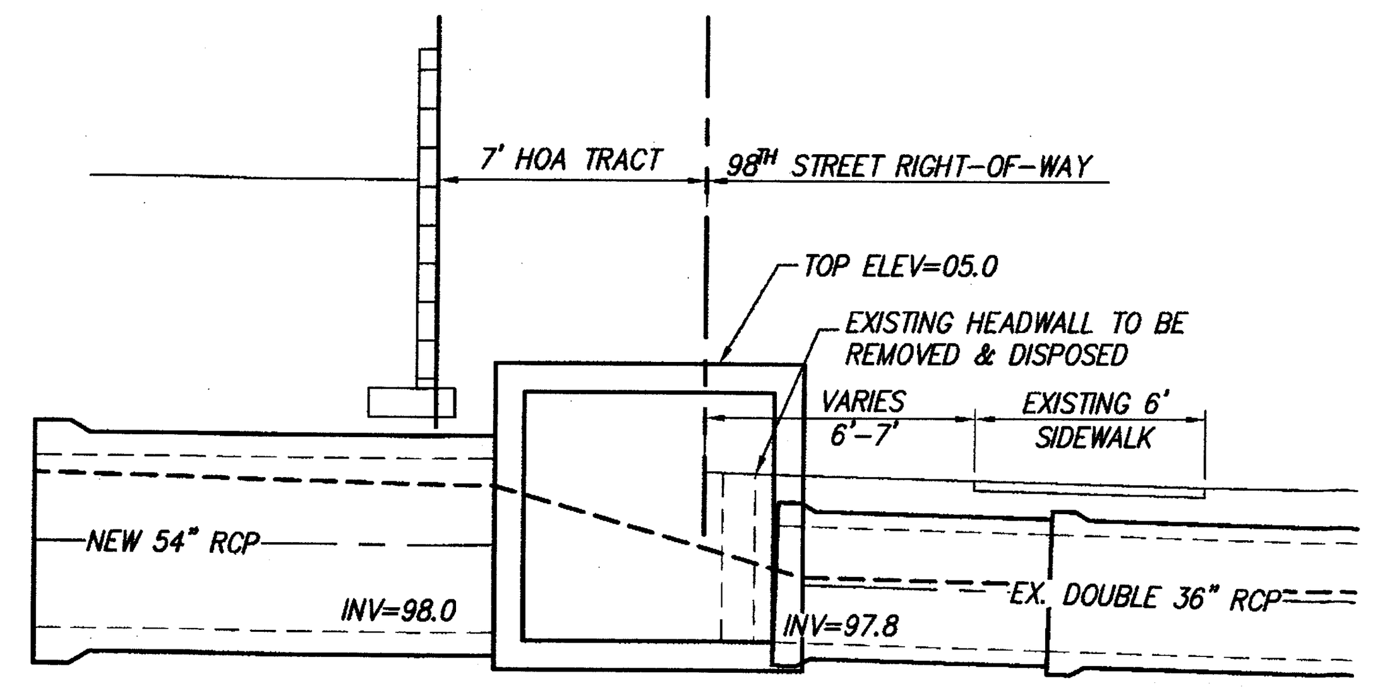
LEGEND

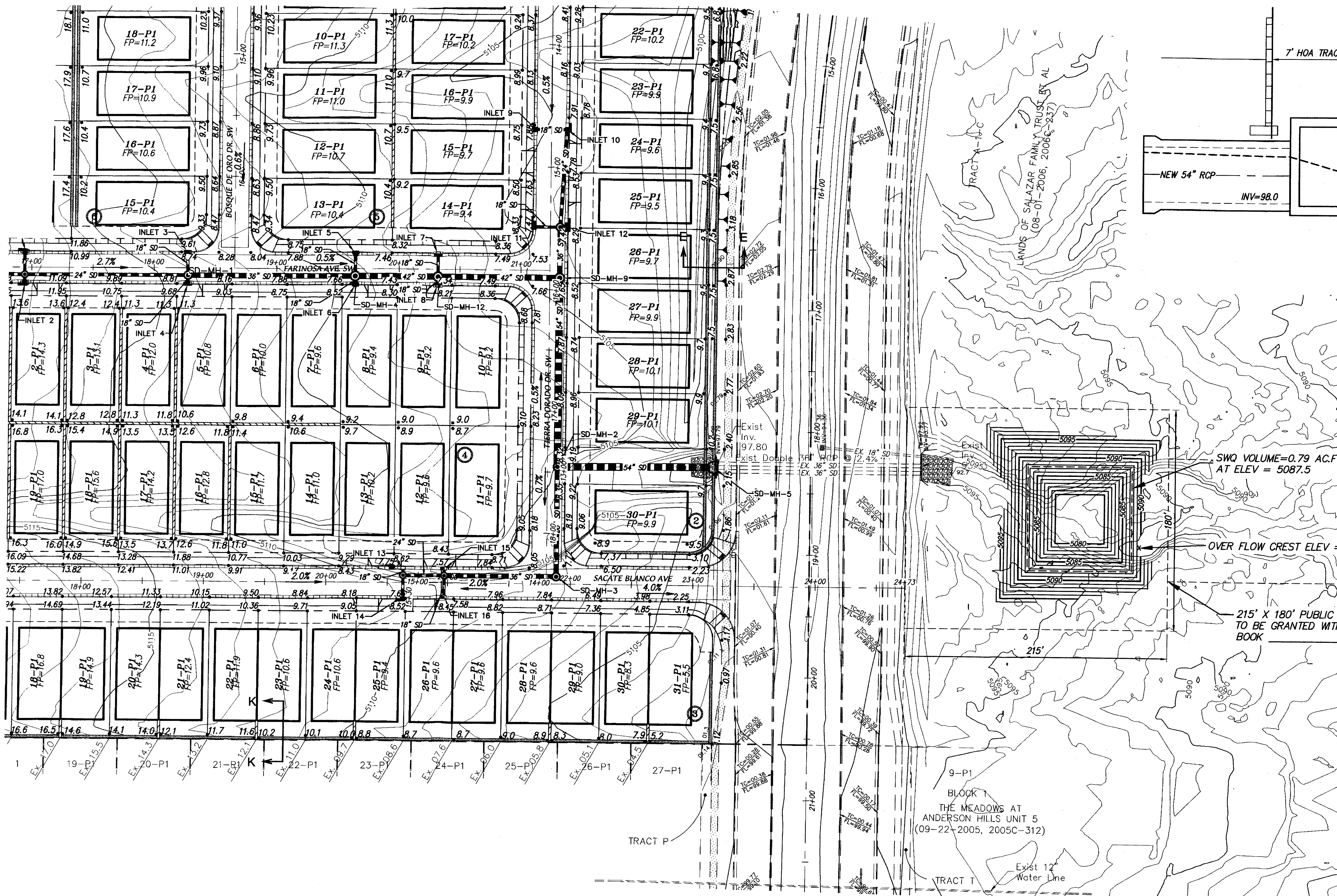
4" MOUNTABLE CURB AND GUTTER	
8" STANDARD CURB AND GUTTER	
SIDEWALK CONSTRUCTED THIS PROJECT	
SIDEWALK TO BE DIFFERED	
LIMITS OF GRADING (THIS PROJECT)	
HANDICAPPED RAMP	
EXISTING PAVEMENT	
RETAINING WALLS THIS PROJECT	
RETAINING WALLS DEFERRED TO THE HOME BUILDERS	
EXISTING CONTOUR MAJOR	
EXISTING CONTOUR MINOR	
PROPOSED CONTOUR	
PROPOSED SLOPE	
FEMA FLOOD ZONE	
LOT NUMBER	1-P1
BLOCK NUMBER	③



Section E-E
Scale: 1" = 10'







N

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

CERTIFICATE OF SUBSTANTIAL COMPLIANCE

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

AGRS Aluminum Cap stamped "TRANS 1969" From the intersection of Central Avenue and 98th Street SW go south on 98th Street 1.2 miles to the intersection of 98th Street and Snow Vista Boulevard. Then go southeast along Snow Vista Boulevard and the co-op electric transmission line 0.85 miles to pylon numbered 52. The station is just east of this point. Geographic Position (NAD83), in feet N.M. State Plane Coordinates(Central Zone) N=1471885.503, E=1495145.466 Elevation (NAVD88), in feet = 5121.089

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

ENGINEER'S SEAL

JAMES D. HUGHES NEW MEXICO PROFESSIONAL ENGINEER

[illegible]

8-15-2016

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY	JDH	DATE	03/16
DRAWN BY	SPS	DATE	01/16
CHECKED BY	DMG	DATE	01/16

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

TITLE: *DESERT SANDS SUBDIVISION*
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET 3 OF 6

F:\A15JOBS\A15063 Lands of Salazar\GRADE & DRAIN\1 A15063 GD - GD Plan 1.dwg, 8/15/2016 10:58:32 AM, SPS

Sump Inlet Summary Table

Inlet #	Alignment	Type	Area (SF)	Effective Perimiter (FT)	Q100 (CFS)	Orifice depth(1) (FT)	Weir Depth(2) (FT)	Top of Curb Elevation	100-YR Water Surface Elev.	Overflow Crest Elevation	Emergency Overflow Depth	Emergency Overflow Elevation	Lowest Adjacent Pad Elevation
7	E	Dbl 'C'	17.39	10.50	12.88	0.02	0.55	5107.51	5107.52	5107.78	0.67	5108.45	5108.70
8	E	Dbl 'C'	17.39	10.50	12.88	0.02	0.55	5107.51	5107.52	5107.78	0.67	5108.45	5108.70
11	F	Dbl 'C'	16.09	10.50	10.22	0.02	0.47	5107.59	5107.52	5107.78	0.67	5108.45	5108.70
12	F	Dbl 'C'	16.09	10.50	10.22	0.02	0.47	5107.59	5107.52	5107.78	0.67	5108.45	5108.70
15	D	Dbl 'C'	16.09	10.50	6.38	0.01	0.34	5107.74	5107.54	5107.57	0.40	5107.97	5108.70
16	D	Dbl 'C'	16.09	10.50	6.38	0.01	0.34	5107.74	5107.54	5107.57	0.40	5107.97	5108.70

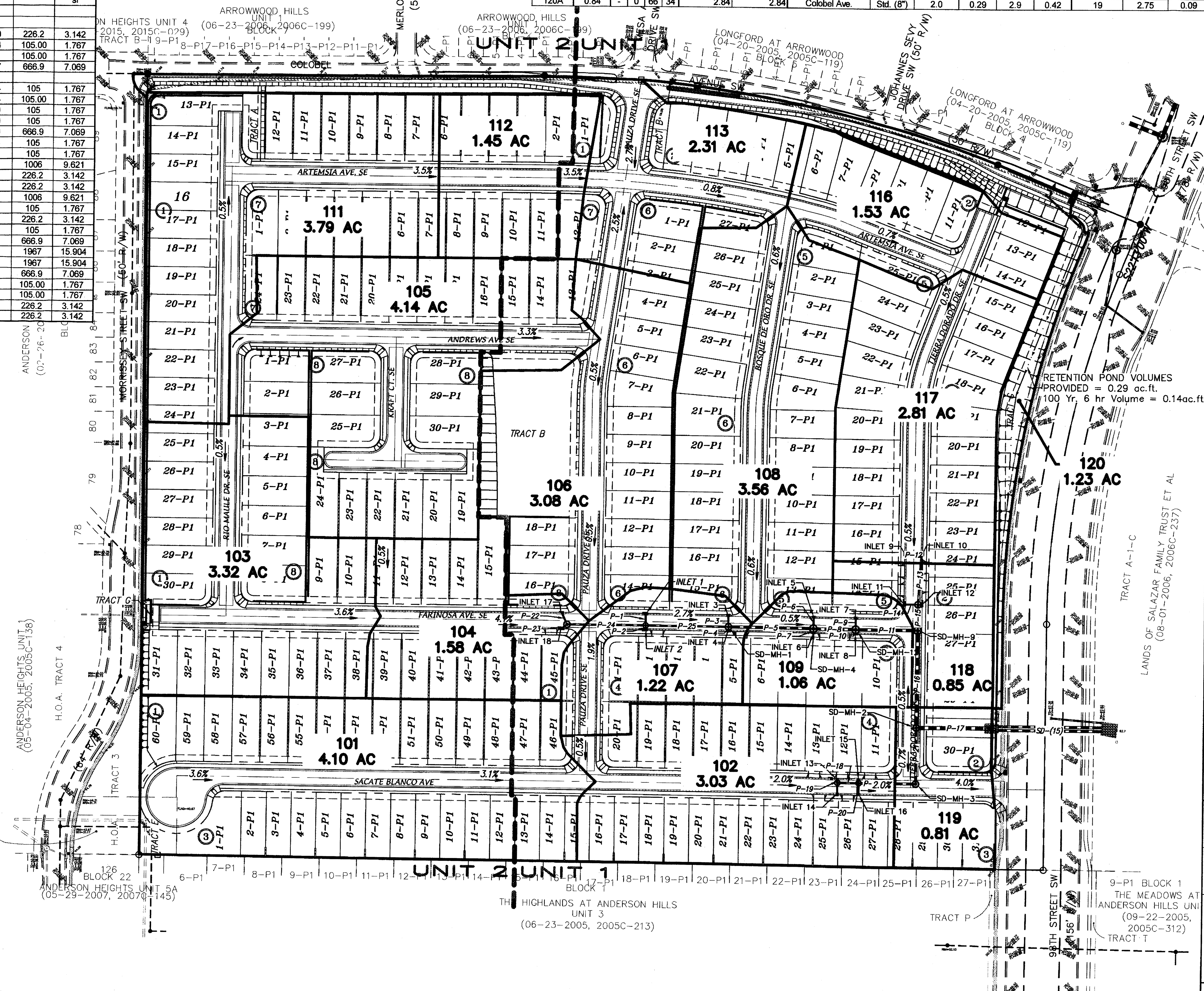
1) Orifice Equa $Q = 0.6\ A\ (2gh)^{0.5}$ so $h=(Q/.6/A)^2/2/g$
2) Weir Equati $Q = 3\ L\ h^{3/2}$ so $h= (Q/3/L)^{2/3}$
3) The orifice equation is used in accordance with FHA HEC-22, and the height is added to the center of the grate elevation which is 0.72' below the top of curb elevation.
4) The weir equation is used in accordance with FHA HEC-22, and the height is added to the lip of gutter elevation which is 0.54' below the top of curb elevation.
5) The Area and Effective Perimiter are calculated by "Hydraulic Tool Box 4.2" in accordance with Federal Highway Administration HEC-22 3rd eddition, Rev Aug., 2013
6) Emergency Overflow from inlets #7, 8, 11, & 12 goes south in alignment F to alignment D. The total flow is 52.58 cfs and has a normal depth of 0.67' at 0.5% slope.
7) Emergency Overflow from inlets #15 & 16 goes east in alignment D to 98th St. The total flow is 12.28 cfs and has a critical depth of 0.40' at the high spot.

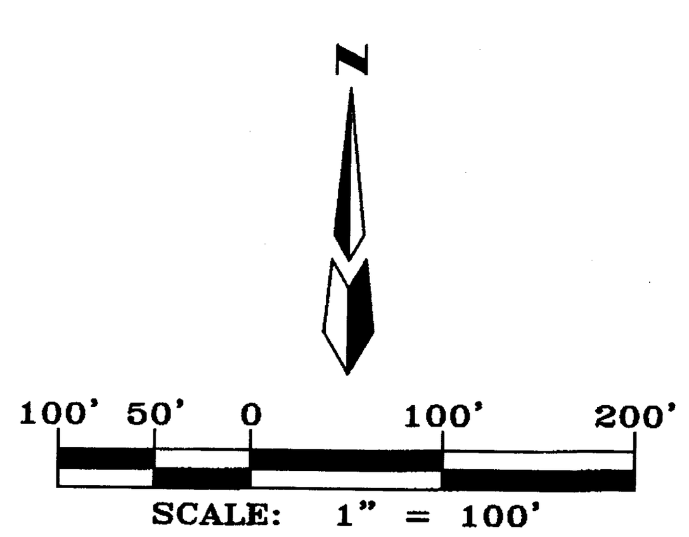
Storm Drain Pipe Summary

Inlet			Pipe							
Location	INLET ID #	Q_{100} cfs	Q_{100} cfs	PIPE ID #	SLOPE %	Diam. in	Capacity cfs	Velocity fps	K	Area sf
Sacate Blanco Ave.	13	6.60	13.20	18	0.50	24	15.99	4.20	226.2	3.142
Sacate Blanco Ave.	14	6.60	6.60	19	0.50	18	7.42	3.74	105.00	1.767
Sacate Blanco Ave.	15	6.38	6.38	20	0.50	18	7.42	3.61	105.00	1.767
Sacate Blanco Ave.	16	6.38	25.96	21	0.50	36	47.16	3.67	666.9	7.069
Farinosa Ave.	1	7.50	7.50	1	1.00	18	10.50	4.24	105	1.767
Farinosa Ave.	2	7.50	7.50	2	2.70	18	17.25	4.24	105.00	1.767
Farinosa Ave.	3	6.00	6.00	3	1.00	18	10.50	3.40	105	1.767
Farinosa Ave.	4	6.00	6.00	4	1.00	18	10.50	3.40	105	1.767
Farinosa Ave.			38.80	5	0.50	36	47.16	5.49	666.9	7.069
Farinosa Ave.	5	7.50	7.50	6	1.00	18	10.50	4.24	105	1.767
Farinosa Ave.	6	7.50	7.50	7	1.00	18	10.50	4.24	105	1.767
Farinosa Ave.			53.80	8	0.60	42	77.92	5.59	1006	9.621
Farinosa Ave.	7	12.88	12.88	9	1.00	24	22.62	4.10	226.2	3.142
Farinosa Ave.	8	12.88	12.88	10	1.00	24	22.62	4.10	226.2	3.142
Farinosa Ave.			79.56	11	0.70	42	84.17	8.27	1006	9.621
Tierra Dorando Dr.	9	6.10	6.10	12	1.00	18	10.50	3.45	105	1.767
Tierra Dorando Dr.	10	6.10	12.20	13	0.50	24	15.99	3.88	226.2	3.142
Tierra Dorando Dr.	11	10.22	10.22	14	1.20	18	11.50	5.78	105	1.767
Tierra Dorando Dr.	12	10.22	32.64	15	0.50	36	47.16	4.62	666.9	7.069
Tierra Dorando Dr.			112.20	16	0.70	54	164.57	7.05	1967	15.904
Lot 29 Esm't			138.15	17	1.00	54	196.70	8.69	1967	15.904
Ex Double 36" RCP @ 98th St.			138.15	18	2.00	36	188.63	9.77	666.9	7.069
Farinosa Ave.	17	5.90	5.90	22	1.00	18	10.50	3.34	105.00	1.767
Farinosa Ave.	18	5.90	5.90	23	1.00	18	10.50	3.34	105.00	1.767
Farinosa Ave.			11.80	24	4.10	24	45.80	3.76	226.2	3.142
Farinosa Ave.			26.80	25	2.70	24	37.17	8.53	226.2	3.142

Hydrology and Surface Drainage Summary

Hydrology								Street flows						Inlet Calcs		
BASIN ID	AREA (Ac)	Ground Cover (%) A	B	C	D	Peak 100-YR Flow Q_{100} (cfs) Incremental	Surface	Location	Curb Type	Slope (%)	Depth (ft)	Velocity (fps)	Energy (ft)	Inlet ID #	Intercepted (cfs)	By-pass (cfs)
101	4.10	-	19	19	62	14.93	14.93	Sacate Blanco Ave.	Roll (4")	3.1	0.28	4.0	0.53	-	0.00	14.93
102	3.03	-	19	19	62	11.03	25.96	Sacate Blanco Ave.	Std. (8")	2.9	0.43	4.0	0.68	13 & 14	13.20	12.76
							12.76	Sacate Blanco Ave.	Std. (8")	Sump				15 & 16	12.76	
103	3.32	-	19	19	62	12.09	12.09	Farinosa Ave.	Roll (4")	3.6	0.26	4.0	0.51	-	0.00	12.09
104	1.70	-	19	19	62	6.19	18.27	Farinosa Ave.	Std. (8")	4.1	0.36	4.7	0.70	17 & 18	11.80	6.47
105	4.14	-	19	19	62	15.07	15.07	Andrews Ave.	Roll (4")	3.3	0.28	4.0	0.53	-	0.00	15.07
106	3.08	-	19	19	62	11.21	26.28	Pauza Drive	Std. (8")	0.5	0.54	2.8	0.66		0.00	26.28
107	1.22	-	19	19	62	4.44	37.20	Farinosa Ave.	Std. (8")	2.7	0.47	5.1	0.87	1 & 2	15.00	22.20
							22.20	Farinosa Ave.	Std. (8")	2.7	0.40	4.1	0.66	3 & 4	12.00	10.20
108	3.56	-	19	19	62	12.96	26.70	Bosque de Oro Dr.	Std. (8")	0.6	0.54	2.9	0.67	-	0.00	26.70
109	1.06	-	19	19	62	3.86	40.76	Farinosa Ave.	Std. (8")	0.5	0.62	3.4	0.80	5 & 6	15.00	25.76
							25.76	Farinosa Ave.	Std. (8")	Sump				7 & 8	25.76	
111	3.79	-	19	19	62	13.80	13.80	Artemsia Ave.	Roll (4")	3.5	0.28	4.0	0.53	-	0.00	13.80
112	1.45	-	19	19	62	5.28	19.08	Artemsia Ave.	Std. (8")	3.5	0.37	4.6	0.70	-	0.00	19.08
113	2.31	-	19	19	62	8.41	27.49	Artemsia Ave.	Std. (8")	0.8	0.52	3.2	0.68	-	0.00	27.49
116	1.53	-	19	19	62	5.57	19.31	Artemsia Ave.	Std. (8")	0.7	0.48	2.7	0.59	-	0.00	19.31
117	2.81	-	19	19	62	10.23	29.54	Tierra Dorando Dr.	Std. (8")	0.5	0.57	2.9	0.70	9 & 10	12.20	17.34
118	0.85	-	19	19	62	3.09	20.44	Tierra Dorando Dr.	Std. (8")	Sump				11 & 12	20.44	0.00
119	0.81	-	19	19	62	2.95	15.70	Sacate Blanco Ave.	Std. (8")	1.8	0.44	4.2	0.71		2.95	12.76
120	1.23	-	0	66	34	4.16		98th St/Colobel								
						130.33									141.10	
Peak Flow rates are calculated using the rate for Zone 1 in Table A-9 of DPM Section 22.2 where A=1.29, B=2.03, C=2.87, and D=4.37 cfs/ac																
Flow from Basin 113 devides and is split evenly between Basins 108 and 116																
The 100 Year 6 Hour and 10 Day Precipitation depths are 2.9" and 5.95" respectively																
Table A-8 Excess is		0.44	0.67	0.99	1.97	5,908	cf for the 100 year 6 hour storm anc		10,538	cf for the 100 year 10 day storm for Basin 120				(	0.24	ac-ft)
120A	0.84	-	0	66	34	2.84	2.84	Colobel Ave.	Std. (8")	2.0	0.29	2.9	0.42	19	2.75	0.09





AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE
NO.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

AGRS Aluminum Cap stamped "TRANS 1969" From the intersection of Central Avenue and 98th Street SW go south on 98th Street 1.2 miles to the intersection of 98th Street and Snow Vista Boulevard. Then go southeast along Snow Vista Boulevard and the co-op electric transmission line 0.85 miles to pylon numbered 52. The station is just east of this point. Geographic Position (NAD83), in feet N.M. State Plane Coordinates(Central Zone) N=1471885.503, E=1495145.466 Elevation (NAVD88), in feet = 5121.089

ENGINEER'S SEAL

JAMES D. HUGHES NEW MEXICO 10374 REGISTERED PROFESSIONAL ENGINEER

8-15-2016

CERTIFICATE OF SUBSTANTIAL COMPLIANCE

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY	JDH	DATE	03/16
DRAWN BY	SPS	DATE	01/16
CHECKED BY	DMG	DATE	01/16

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
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CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

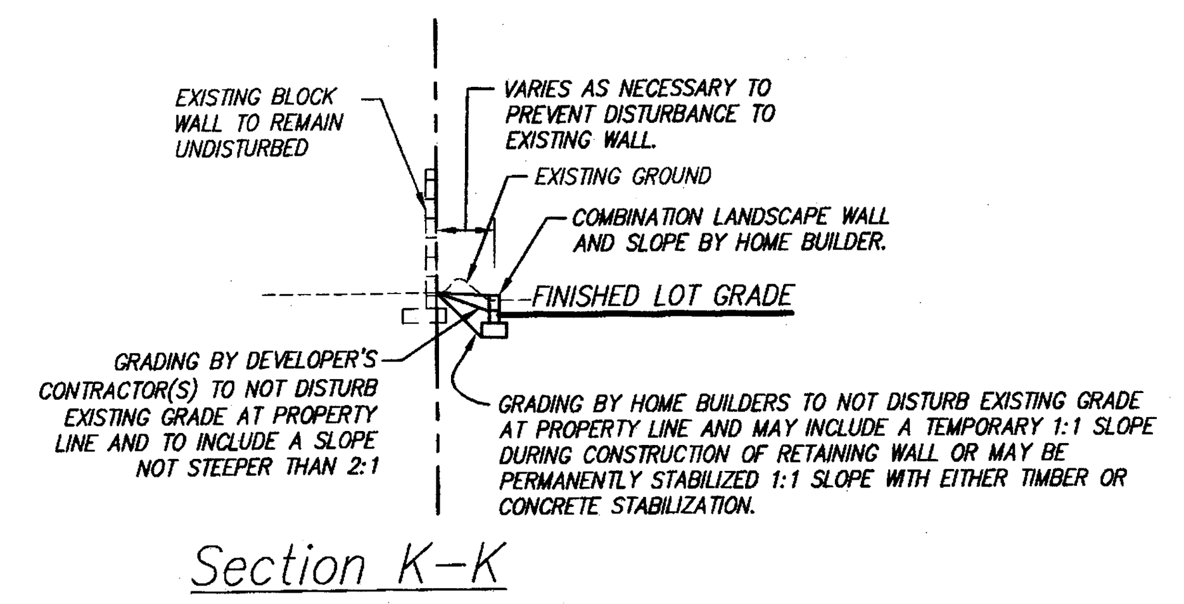
TITLE: *DESERT SANDS SUBDIVISION DRAINAGE PLAN*

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

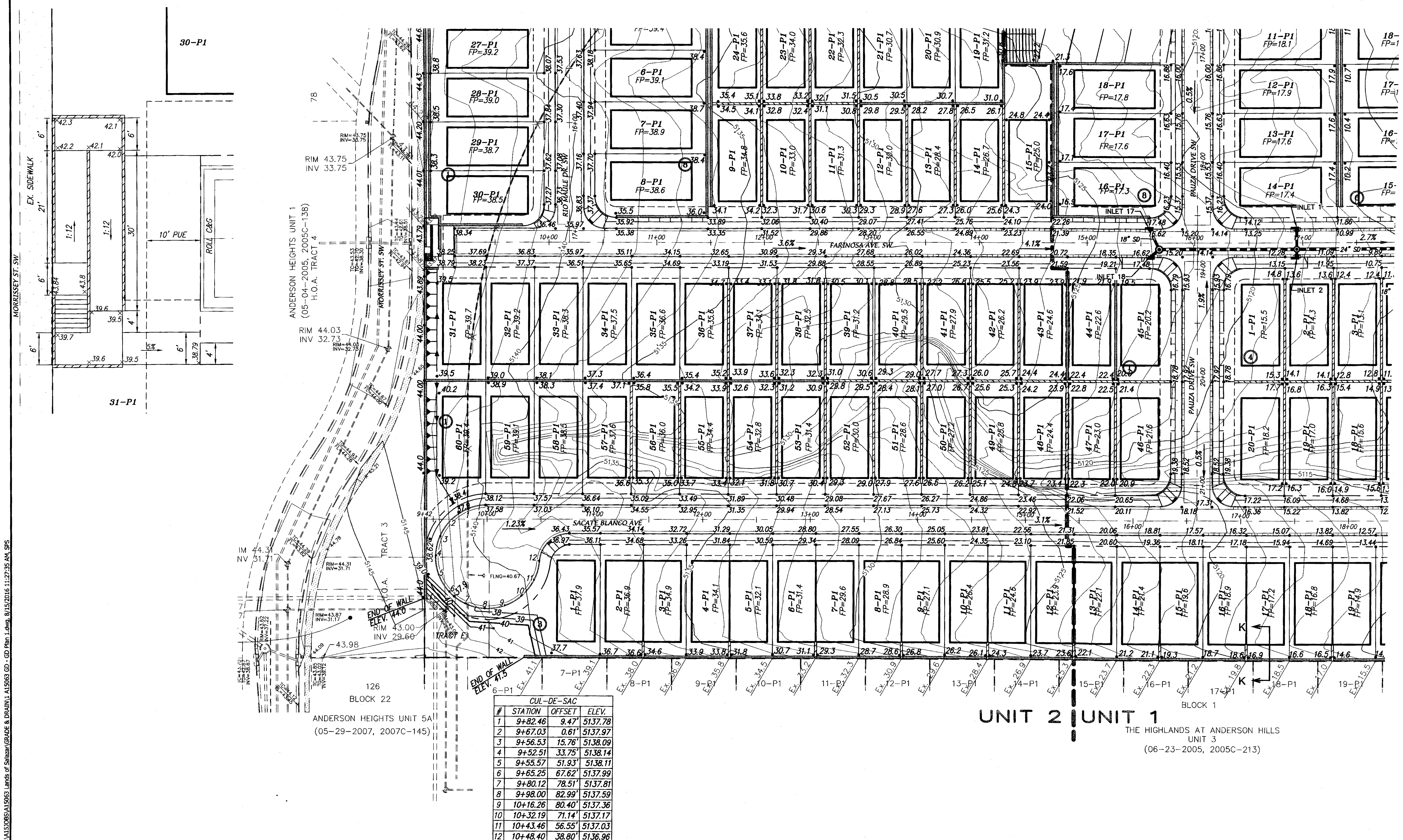
CITY PROJECT NO. | ZONE MAP NO. | SHEET 5 OF 6

LEGEND

4" MOUNTABLE CURB AND GUTTER	EXISTING PAVEMENT
8" STANDARD CURB AND GUTTER	RETAINING WALLS THIS PROJECT
SIDEWALK CONSTRUCTED THIS PROJECT	RETAINING WALLS DEFERRED TO THE HOME BUILDERS
SIDEWALK TO BE DIFFERED	EXISTING CONTOUR MAJOR
LIMITS OF GRADING (THIS PROJECT)	EXISTING CONTOUR MINOR
HANDICAPPED RAMP	PROPOSED CONTOUR
	PROPOSED SLOPE
	FEMA FLOOD ZONE
	LOT NUMBER 1-P1
	BLOCK NUMBER ③
	DIVIDE BETWEEN UNIT 1 & UNIT 2



Section K-K



CUL-DE-SAC			
#	STATION	OFFSET	ELEV.
1	9+82.46	9.47'	5137.78
2	9+67.03	0.61'	5137.97
3	9+56.53	15.76'	5138.09
4	9+52.51	33.75'	5138.14
5	9+55.57	51.93'	5138.11
6	9+65.25	67.62'	5137.99
7	9+80.12	78.51'	5137.81
8	9+98.00	82.99'	5137.59
9	10+16.26	80.40'	5137.36
10	10+32.19	71.14'	5137.17
11	10+43.46	56.55'	5137.03
12	10+48.40	38.80'	5136.96

SCALE: 1" = 60'

SURVEY INFORMATION

FIELD NOTES

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INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

ENGINEER'S SEAL

JAMES D. HUGHES 11654 NEW MEXICO REGISTERED PROFESSIONAL ENGINEER

[illegible]

8-15-2016

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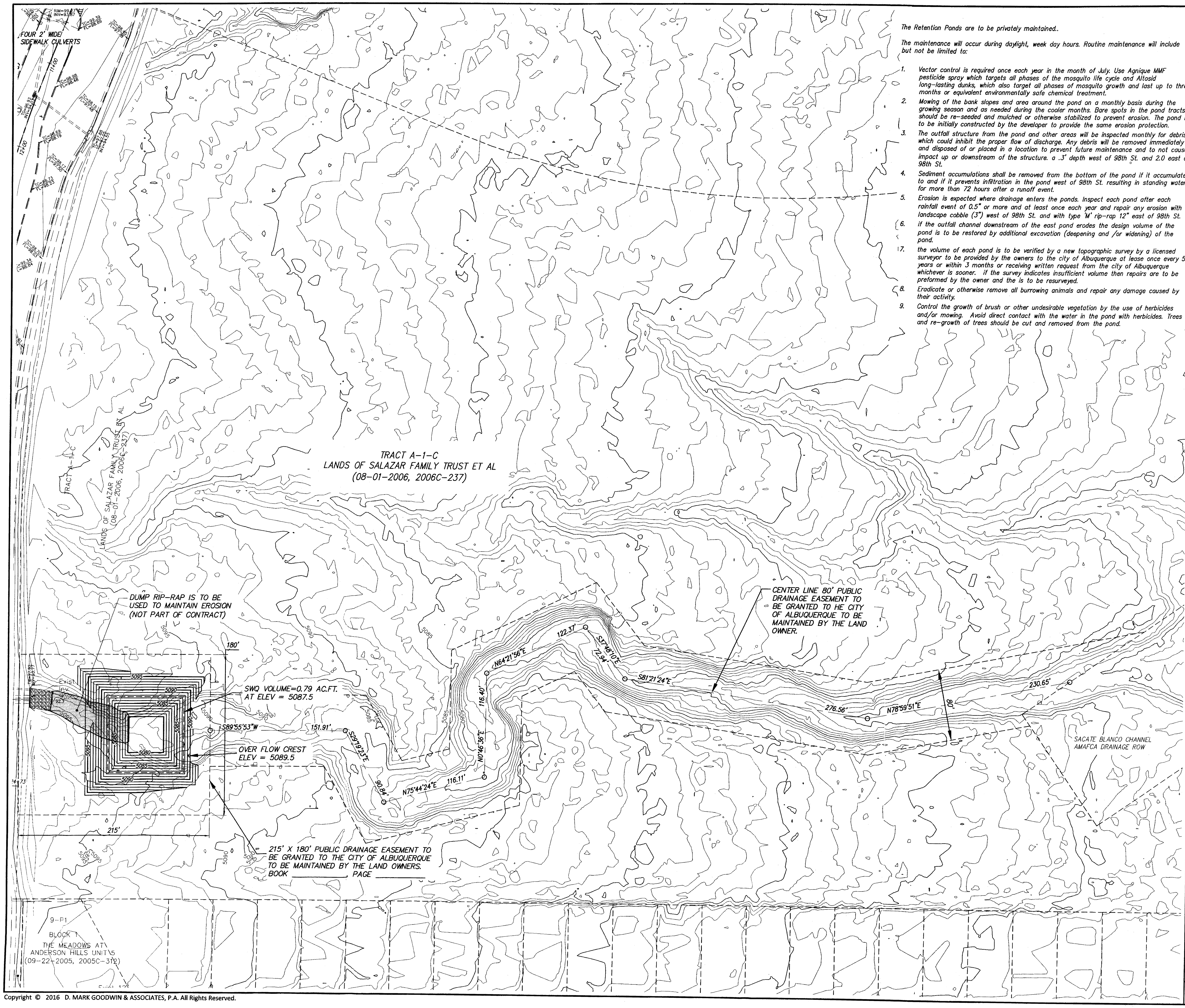
CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

TITLE: **DESERT SANDS SUBDIVISION**
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET 4 OF 6

F:\A15JOBS\A15063 Lands of Salazar\GRADE & DRAIN\1 A15063 GD - GD Plan 1.dwg, 8/15/2016 11:27:35 AM, SPS



The Retention Ponds are to be privately maintained..

The maintenance will occur during daylight, week day hours. Routine maintenance will include but not be limited to:

1. *Vector control is required once each year in the month of July. Use Agnique MMF pesticide spray which targets all phases of the mosquito life cycle and Altosid long–lasting dunks, which also target all phases of mosquito growth and last up to three months or equivalent environmentally safe chemical treatment.*
2. *Mowing of the bank slopes and area around the pond on a monthly basis during the growing season and as needed during the cooler months. Bare spots in the pond tracts should be re–seeded and mulched or otherwise stabilized to prevent erosion. The pond is to be initially constructed by the developer to provide the same erosion protection.*
3. *The outfall structure from the pond and other areas will be inspected monthly for debris which could inhibit the proper flow of discharge. Any debris will be removed immediately and disposed of or placed in a location to prevent future maintenance and to not cause impact up or downstream of the structure. a .3' depth west of 98th St. and 2.0 east of 98th St.*
4. *Sediment accumulations shall be removed from the bottom of the pond if it accumulates to and if it prevents infiltration in the pond west of 98th St. resulting in standing water for more than 72 hours after a runoff event.*
5. *Erosion is expected where drainage enters the ponds. Inspect each pond after each rainfall event of 0.5" or more and at least once each year and repair any erosion with landscape cobble (3") west of 98th St. and with type 'M' rip–rap 12" east of 98th St.*
6. *if the outfall channel downstream of the east pond erodes the design volume of the pond is to be restored by additional excavation (deepening and /or widening) of the pond.*
7. *the volume of each pond is to be verified by a new topographic survey by a licensed surveyor to be provided by the owners to the city of Albuquerque at lease once every 5 years or within 3 months or receiving written request from the city of Albuquerque whichever is sooner. if the survey indicates insufficient volume then repairs are to be preformed by the owner and the is to be resurveyed.*
8. *Eradicate or otherwise remove all burrowing animals and repair any damage caused by their activity.*
9. *Control the growth of brush or other undesirable vegetation by the use of herbicides and/or mowing. Avoid direct contact with the water in the pond with herbicides. Trees and re–growth of trees should be cut and removed from the pond.*

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FIELD NOTES		
NO.	BY	DATE

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RECORDED BY	DATE
NO.	

ENGINEER'S SEAL

JAMES D. HUGHES
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER

[illegible]

8-15-2016

N

50' 25' 0 50' 100'

SCALE: 1" = 50'

CERTIFICATE OF SUBSTANTIAL COMPLIANCE

REMARKS			
NO.	DATE		BY

REVISIONS		
DESIGN		
DESIGNED BY *JDH*	DATE	*03/16*
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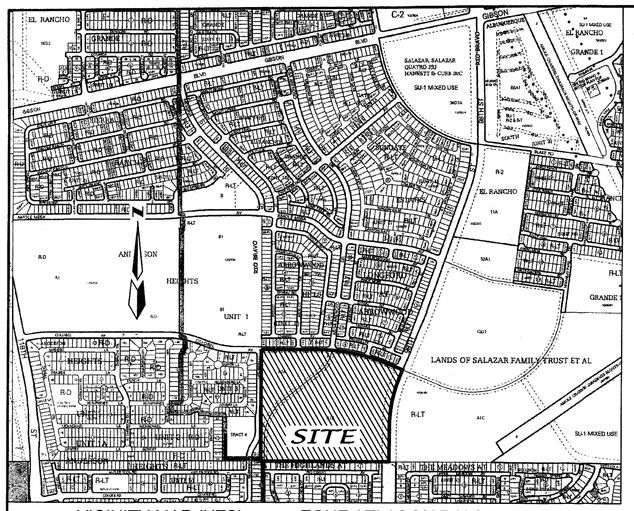
ALBUQUERQUE & NEW MEXICO

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

TITLE: *DESERT SANDS SUBDIVISION*
DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET OF
		6 *6*



VICINITY MAP (NTS) ZONE ATLAS MAP N-9

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED PS#7719
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
   "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
   "DO NOT DISTURB"
   PS#7719"
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES
6. BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD.
7. BASI S OF BOUNDARY ARE FOLLOWING PLATS AND DOCUMENTS
   PLAT FOR "SALAZAR-DAVIS TRACTS",
   (05-06-1986, C30-091)
   PLAT FOR "ARROWOOD RANCH DEVELOPMENT, TRACTS A, B, C, D, E, F, G, H & I",
   (12-06-2002, 2002C-390)
   PLAT FOR "LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO. AND FALBA HANNETT, TRACTS A, 29A, 30A-1, 31A-1, 32H-1, 33C-1 AND 34D-1",
   (06-18-2003, 2003C-180)
   PLAT FOR "LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO. AND FALBA HANNETT, TRACTS A, 29A, 30A-1, 31A-1, 32H-1, 33C-1 AND 34D-1",
   (07-23-2003, 2003C-223)
   PLAT FOR "LONGFORD AT ARROWWOOD",
   (04-20-2005, 2005C-119)
   PLAT FOR "ANDERSON HEIGHTS UNIT 1",
   (05-04-2005, 2005C-138)
   PLAT FOR "ACADEMY FOR BOYS, LOT A-1-A & A-1-B",
   (10-20-1988, C37-140)
   PLAT FOR "THE HIGHLANDS AT ANDERSON HILLS, UNIT 3",
   (06-23-2005, 2005C-213)
   PLAT FOR "LANDS OF SALAZAR FAMILY TRUS ET AL, TRACTS A-1 AND 13-D-1",
   (07-08-2005, 2005C-240)
   PLAT FOR "THE MEADOWS AT ANDERSON HILLS, UNIT 5",
   (09-22-2005, 2005C-312)
   PLAT FOR "ARROWWOOD HILLS, UNIT 1",
   (06-23-2006, 2006C-199)
   PLAT FOR "LANDS OF SALAZAR FAMILY TRUS ET AL, TRACTS A-1-A, A-1-B AND A-1-C",
   (08-01-2006, 2006C-237)
   PLAT FOR "ANDERSON HEIGHTS UNIT 3",
   (02-26-2007, 2007C-046)
   PLAT FOR "ANDERSON HEIGHTS UNIT 5A",
   (05-29-2007, 2007C-145)
   PLAT FOR "ANDERSON HEIGHTS UNITS 7 & 8",
   (06-01-2007, 2007C-150)
   PLAT FOR "ANDERSON HEIGHTS UNIT 4, TRACTS A-1 AND B-1",
   (03-23-2015, 2015C-029)
   ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
8. FIELD SURVEY PERFORMED FEBRUARY 15-19, 2016.
9. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
10. 100 YEAR FLOOD ZONE DESIGNATION: ZONE X AND ZONE A, AS SHOWN ON PANEL 336 AND 338 OF 825, FLOOD INSURANCE RATE MAP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO DATED AUGUST 16, 2012. (A PORTION OF THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN HEREON.)
11. TITLE REPORT: PROVIDED BY FIDELITY NATIONAL TITLE OF NEW MEXICO, INC. COMMITMENT NO.: FT000189813

LEGAL DESCRIPTION

TRACTS A-1-A AND A-1-B, AS THE SAME IS SHOWN AND DESIGNATED ON THE BULK LAND PLAT OF TRACTS A-1-A, A-1-B AND A-1-C, LANDS OF SALAZAR FAMILY TRUST, ET AL, FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON AUGUST 1, 2006, IN VOLUME 2006C, PAGE 237. AND CONTAING 41.8264 ACRES MORE OR LESS.

SUBDIVISION DATA

GROSS ACREAGE	41.8264 Ac.
ZONE ATLAS NO.	N-9-Z
NO. OF LOTS CREATED	247 LOTS

PURPOSE OF PLAT

1. SUBDIVIDE TRACT "A-1-A" AND " "A-1-B" LANDS OF SALAZAR FAMILY TRUST ET AL INTO 247 RESIDENTIAL LOTS.
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. VACATE EASEMENTS AS SHOWN.

APPROVED

LANDS OF SALAZAR TRUST ET AL OWNERS "TRACT A-1-A AND A-1-B LANDS OF SALAZAR FAMILY TRUST, ET AL

VICTOR SALAZAR, JR — DATE 4-29-16
TRUSTEE OF SALAZAR FAMILY TRUST

THOMAS SALAZAR, — DATE
CO-TRUSTEE OF SALAZAR QUATRO TRUST

VALERIE STAFF — DATE 4/29/16

FALBA M. HANNETT — DATE 4/29/2016

Soren N. Risenhoover P.S. 5/3/16
CITY SURVEYOR, CITY OF ALBUQUERQUE, N.M. DATE

PRELIMINARY PLAT
DESERT SANDS SUBDIVISION
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 4
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2016

SECONDARY TIE
AGRS BRASS CAP "1-N8"
N=1470741.879
E=1488701.820
G-G=0.999676466
Δα=-00°17'27.70"
ELEVATION=5307.250
CENTRAL ZONE
(NAD83/NAVD88)

PRIMARY TIE
AGRS BRASS CAP "TRANS"
N=1471885.503
E=1495145.466
G-G=0.999683154
Δα=-00°16'43.33"
ELEVATION=5121.089
CENTRAL ZONE
(NAD83/NAVD88)

SCALE: 1" = 100'

EASEMENTS

① 60' COA PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (04-17-2001, DOC. # 2001042002) *A PORTION TO BE VACATED BY VACATION#_____ (SHADED PORTION TO BE VACATED)*

② COA PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (04-17-2001, DOC. # 2001042002)

③ COA PUBLIC WATER UTILITY EASEMENT (06-18-2003, 2003C-180) (07-23-2003, 2003C-223)

④ COA NON-EXCLUSIVE BLANKET DRAINAGE EASEMENT (06-18-2003, 2003C-180) (07-23-2003, 2003C-223) *TO BE VACATED BY VACATION#_____*

⑤ 30' COA PUBLIC ACCESS AND UTILITY EASEMENT (06-18-2003, 2003C-180) (07-23-2003, 2003C-223)

⑥ 40' COA PUBLIC DRAINAGE, WATERLINE, SANITARY SEWER AND PEDESTRIAN ACCESS EASEMENT (06-21-2004, 2004C-188)

⑦ 78' COA PUBLIC ROADWAY AND UTILITY EASEMENT (06-18-2003, 2003C-180) (07-23-2003, 2003C-223)

⑧ 60' COA PUBLIC ROADWAY, UTILITY AND DRAINAGE EASEMENT (07-08-2005, 2005C-240)

⑨ 156' COA PUBLIC ROADWAY EASEMENT (08-01-2006, 2006C-237)

⑩ BLANKET QWEST EASEMENT (12-10-1929, BK. 112, PG. 290) (02-13-1973, BK. MISC. 298, PG. 635-636) (12-13-1977, BK. MISC. 575, PG. 928-930) *TO BE VACATED BY VACATION#_____*

⑪ 156' PUE (12-20-2005, DOC. # 2005185969) (12-20-2005, DOC. # 2005185970) (12-20-2005, DOC. # 2005185971) (12-20-2005, DOC. # 2005185972) (12-20-2005, DOC. # 2005185973) (12-20-2005, DOC. # 2005185974)

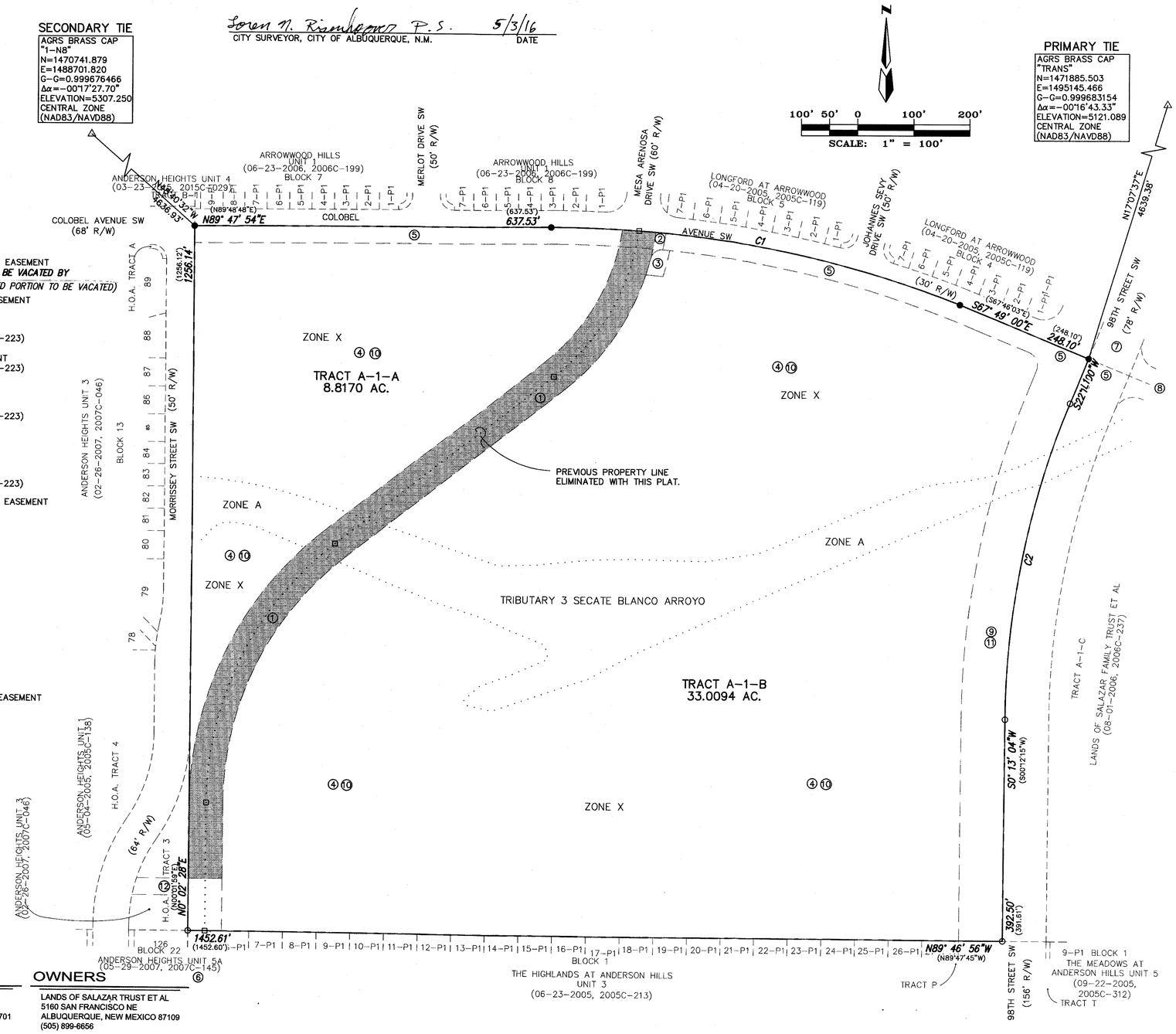
⑫ 30' COA PUBLIC DRAINAGE AND SANITARY SEWER EASEMENT (02-26-2007, 2007C-046)

CORNERS

○ SET 1/2" REBAR WITH CAP "ALS LS 7719"
● SET PK NAIL WITH TAG "ALS LS 7719"
□ NOT SET

SITE BENCHMARK

AGRS MONUMENT "4-P9"
ELEVATION=5129.396
(NAVD 1988)



ENGINEERS	SURVEYOR	OWNERS
D. MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200	ALDRICH LAND SURVEY P.O. BOX 30701 ALBUQUERQUE, N.M. 87190-0701 (505) 884-1990	LANDS OF SALAZAR TRUST ET AL 5160 SAN FRANCISCO NE ALBUQUERQUE, NEW MEXICO 87109 (505) 899-6656

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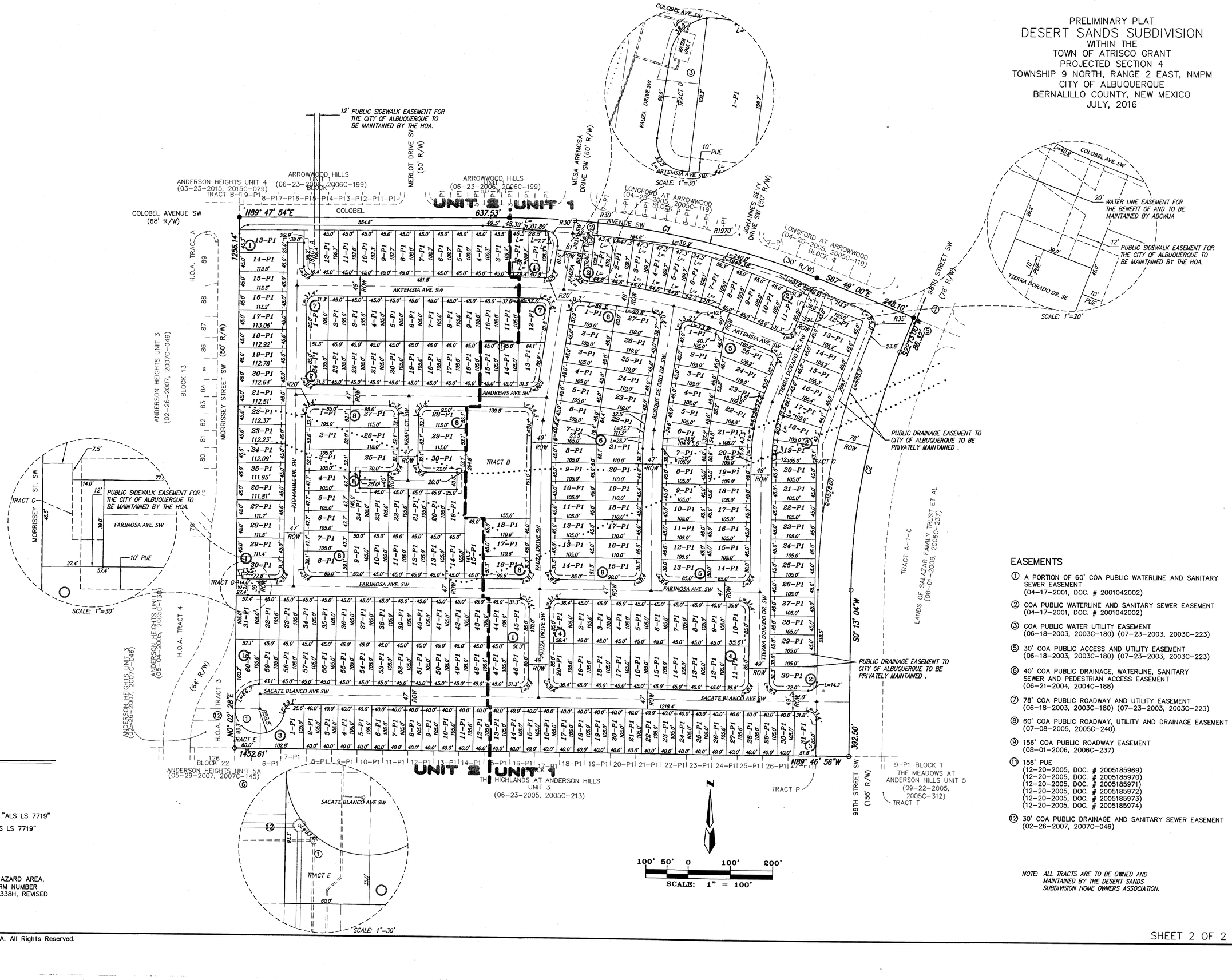
PRELIMINARY PLAT
DESERT SANDS SUBDIVISION
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 4
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2016



LEGEND

1	LOT NUMBER
(17)	BLOCK NUMBER
▲	CENTER LINE MONUMENT
ROW	RIGHT-OF-WAY
○	SET 1/2" REBAR WITH CAP "ALS LS 7719"
●	SET PK NAIL WITH TAG "ALS LS 7719"
□	NOT SET
•	ROW PC'S AND PT'S
▬▬	UNITS BNDY
. . . . .	LIMITS OF SPECIAL FLOOD HAZARD AREA, ZONE "A" AS SHOWN ON FIRM NUMBER 35001C0336H AND 35001C0338H, REVISED AUGUST 16 2012.

EASEMENTS

1. A PORTION OF 60' COA PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (04-17-2001, DOC. # 2001042002)
2. COA PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (04-17-2001, DOC. # 2001042002)
3. COA PUBLIC WATER UTILITY EASEMENT (06-18-2003, 2003C-180) (07-23-2003, 2003C-223)
5. 30' COA PUBLIC ACCESS AND UTILITY EASEMENT (06-18-2003, 2003C-180) (07-23-2003, 2003C-223)
6. 40' COA PUBLIC DRAINAGE, WATERLINE, SANITARY SEWER AND PEDESTRIAN ACCESS EASEMENT (06-21-2004, 2004C-188)
7. 78' COA PUBLIC ROADWAY AND UTILITY EASEMENT (06-18-2003, 2003C-180) (07-23-2003, 2003C-223)
8. 60' COA PUBLIC ROADWAY, UTILITY AND DRAINAGE EASEMENT (07-08-2005, 2005C-240)
9. 156' COA PUBLIC ROADWAY EASEMENT (08-01-2006, 2006C-237)
11. 156' PUE (12-20-2005, DOC. # 2005185969) (12-20-2005, DOC. # 2005185970) (12-20-2005, DOC. # 2005185971) (12-20-2005, DOC. # 2005185972) (12-20-2005, DOC. # 2005185973) (12-20-2005, DOC. # 2005185974)
12. 30' COA PUBLIC DRAINAGE AND SANITARY SEWER EASEMENT (02-26-2007, 2007C-046)

NOTE: ALL TRACTS ARE TO BE OWNED AND MAINTAINED BY THE DESERT SANDS SUBDIVISION HOME OWNERS ASSOCIATION.

UNIT 2 UNIT 1

ARTEMSIA AVE. SE
ANDREWS AVE SE
FARINOSA AVE. SE
SACATE BLANCO AVE
RIO MAULE DR. SE
KRAFT CT. SE
PAUZA DRIVE SE
BOSQUE DE ORO DR. SE
TIERRA DORADO DR. SE
TRACT A
TRACT B
TRACT C
LONGFORD AT ARROWWOOD (04-20-2005, 2005C-119) BLOCK 4
ARROWWOOD (04-20-2005, 2005C-119) BLOCK 5

HYDRANT AND FIRE ACCESS
ALBUQUERQUE FIRE MARSHAL'S OFFICE
PLANS CHECKING DIVISION
SOFT ____ CONSTRUCTION TYPE
GPM ____ NUMBER OF HYDRANTS
APPROVED / DISAPPROVED
SIGNATURE / TITLE / DATE
CASE # 4360-16

LEGEND
- NEW BOUNDARY LINE
- NEW RIGHT-OF-WAY LINE
- NEW LOT LINE
- NEW CENTERLINE
- NEW EASEMENT
- NEW STANDARD CURB & GUTTER DWG 2415A
- NEW MOUNTABLE CURB & GUTTER DWG 2415A
- NEW SIDEWALK BUILT WITH INFRASTRUCTURE PER DWG 2430
- NEW SIDEWALK DEFERRED TO HOME BUILDERS
- NEW RETAINING WALL THIS BY SEPARATE PERMIT
- NEW RETAINING WALL DEFERRED TO THE HOME BUILDERS
- NEW 4" AC PER DWG 2405B DEFERRED
- (8) NEW BLOCK NUMBERS
- 5-P1 NEW LOT ID
- NEW DRIVE PAD DWG 2425
- NEW WHEELCHAIR RAMP PER DWG 2418
- NEW VALLEY GUTTER PER DWG 2420
- NEW STREET LIGHT
- NEW STOP SIGN R1-1 (36"x36")
- NEW STOP SIGN AND STREET LIGHT
- EXISTING STREET LIGHT
- EXISTING CURB AND GUTTER
- EXIST EDGE OF PAVEMENT
- EXISTING SIDEWALK

KEYNOTES
1. MAJOR LOCAL STREET SECTION PER DWG 2405B (4" AC, 61' R/W, 36' F-F)
2. NORMAL LOCAL RESIDENTIAL STREET SECTION PER DWG 2405A (3" AC, 49' R/W, 28' F-F)
3. MAJOR LOCAL RESIDENTIAL STREET SECTION PER DWG 2405B (4" AC, 49' R/W, 28' F-F)
4. NORMAL LOCAL RESIDENTIAL STREET SECTION PER DWG 2405A (3" AC, 47' R/W, 26' F-F)
5. LOCAL RESIDENTIAL STREET SECTION PER DWG 2405A MODIFIED WITH SIDEWALK ON ONE SIDE ONLY

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

AS BUILT INFORMATION
CONTRACTOR — DATE
STAKED BY — DATE
INSPECTOR'S INITIALS — DATE
FIELD VERIFICATION BY — DATE
DRAWING CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
ACRS Aluminum Cap stamped "TRANS 1969" From the intersection of Central Avenue and 98th Street SW go south on 98th Street 1.2 miles to the intersection of 98th Street and Snow Vista Boulevard. Then go southeast along Snow Vista Boulevard and the co-op electric transmission line 0.85 miles to pylon numbered 52. The station is just east of this point. Geographic Position (NAD83). in feet N.M. State Plane Coordinates(Central Zone) N=1471885.503, E=1495145.466 Elevation (NAVD88), in feet = 5121.089

SURVEY INFORMATION
FIELD NOTES
NO. | DATE | BY

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
	03/16	DESIGNED BY JDH	
	01/16	DRAWN BY SPS	
	01/16	CHECKED BY DMG	

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE:
DESERT SANDS SUBDIVISION
FIRE 1 PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. .
ZONE MAP NO.
SHEET 1 OF 1

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