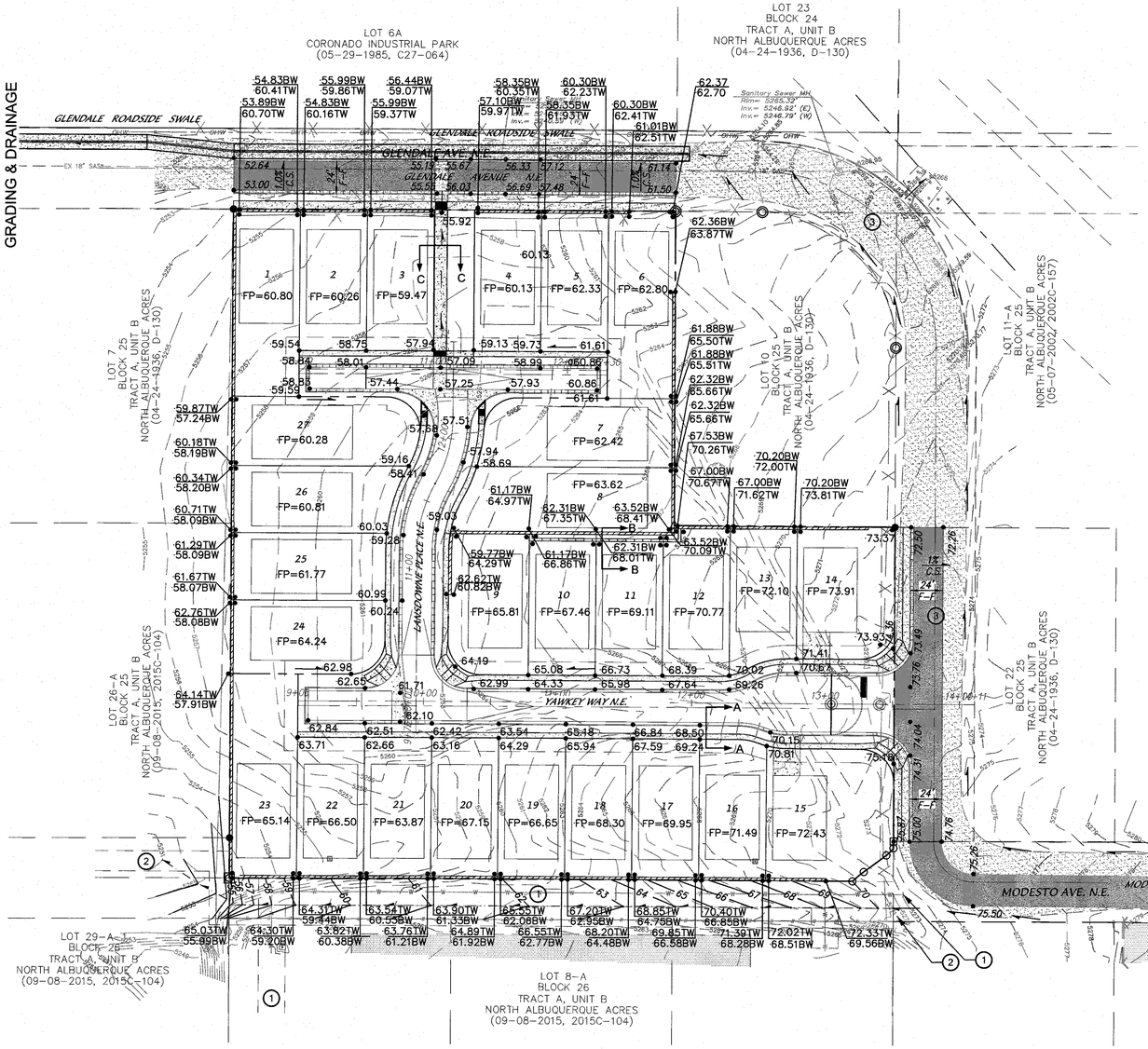
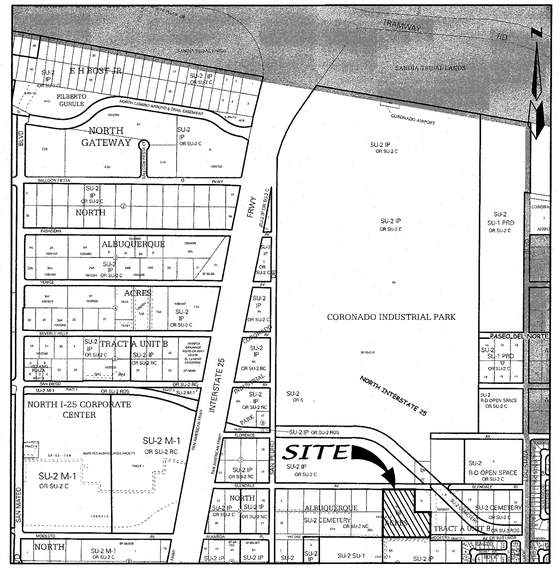


LEGEND

- 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 7 & 8)
- NEW GARDEN WALL (SEE NOTE 7)
- NEW STORM DRAIN

EASEMENTS

1. EXISTING 20' ABCWUA PUBLIC WATERLINE EASEMENT (09-08-2015, 2015C-104)
2. EXISTING 15' NMGC GAS LINE EASEMENT (09-08-2015, 2015C-104)
3. EXISTING 60' COA PERMANENT EASEMENT FOR GLENDALE EXTENSION ROADWAY IMPROVEMENTS (12-21-2001, 2001152060)



VICINITY MAP (NTS)

ZONE ATLAS MAP B-18

LEGAL DESCRIPTION

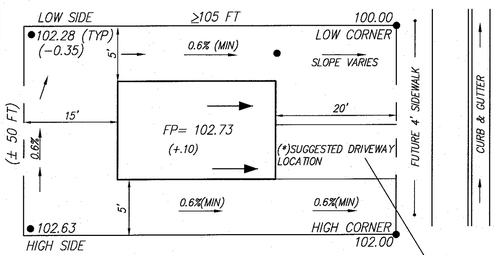
A TRACT OF LAND SITUATE WITHIN THE ELENA GALLEGO GRANT, PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF LOT 8-A, BLOCK 25, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 8, 2015, IN PLAT BOOK 2015C, PAGE 104, AND CONTAINING 4.7676 ACRES MORE OR LESS.

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.

LANDSCAPE BUFFER NOTES:

1. SWALE TO BE 6" DEEP WHEN THE DISTANCE BETWEEN BACK OF CURB AND THE SIDEWALK IS 5 FEET.
2. FINAL GRADE OF DIRT TO BE 1 TO 2 INCHES BELOW TOP OF CURB AND TOP OF SIDEWALK GRADE.
3. SURFACE BETWEEN BACK OF CURB AND SIDEWALK TO BE COVERED WITH GRAVEL MULCH (MINIMUM 3/4"), COBBLES OF RIP-RAP. DO NOT FILL ENTIRE SWALE.
4. 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.

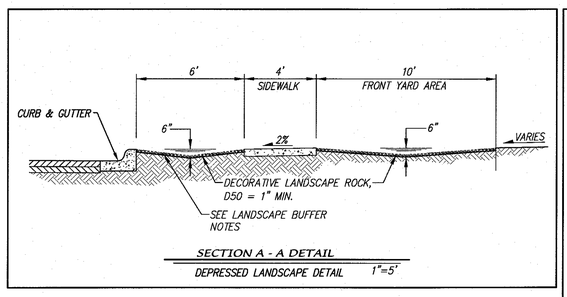


TYPICAL LOT LAYOUT PLAN

N.T.S.

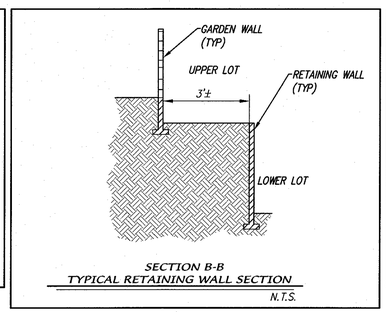
(*) SPECIAL NOTE FOR DRIVEWAYS:

TO MINIMIZE DRIVEWAY SLOPE ON ALL LOTS WHERE THE FINISHED PAD IS > 2.0 FEET HIGHER THAN THE LOW CORNER OF THE LOT, THE DRIVEWAY SHOULD BE CONSTRUCTED ON THE HIGH SIDE OF THE PAD/LOT.



SECTION A - A DETAIL

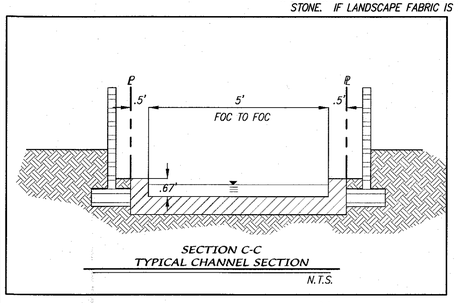
DEPRESSED LANDSCAPE DETAIL 1"=5'



SECTION B-B

TYPICAL RETAINING WALL SECTION

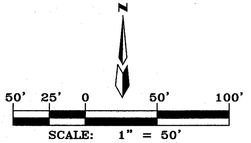
N.T.S.



SECTION C-C

TYPICAL CHANNEL SECTION

N.T.S.



SCALE: 1" = 50'

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AS BUILT INFORMATION

CONTRACTOR

WORK STARTED 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 Brass Cap stamped "10-C18"

Elevation, in feet (NAVD88)-5522.080

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

DONNIE HOELZER NEW MEXICO 11987 REGISTERED PROFESSIONAL ENGINEER

6-15-17

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY	DLH
		DRAWN BY	DER
		CHECKED BY	DMG

DATE 05/16 DATE 05/16 DATE 05/16

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
PUBLIC WORKS DEPARTMENT

TITLE:

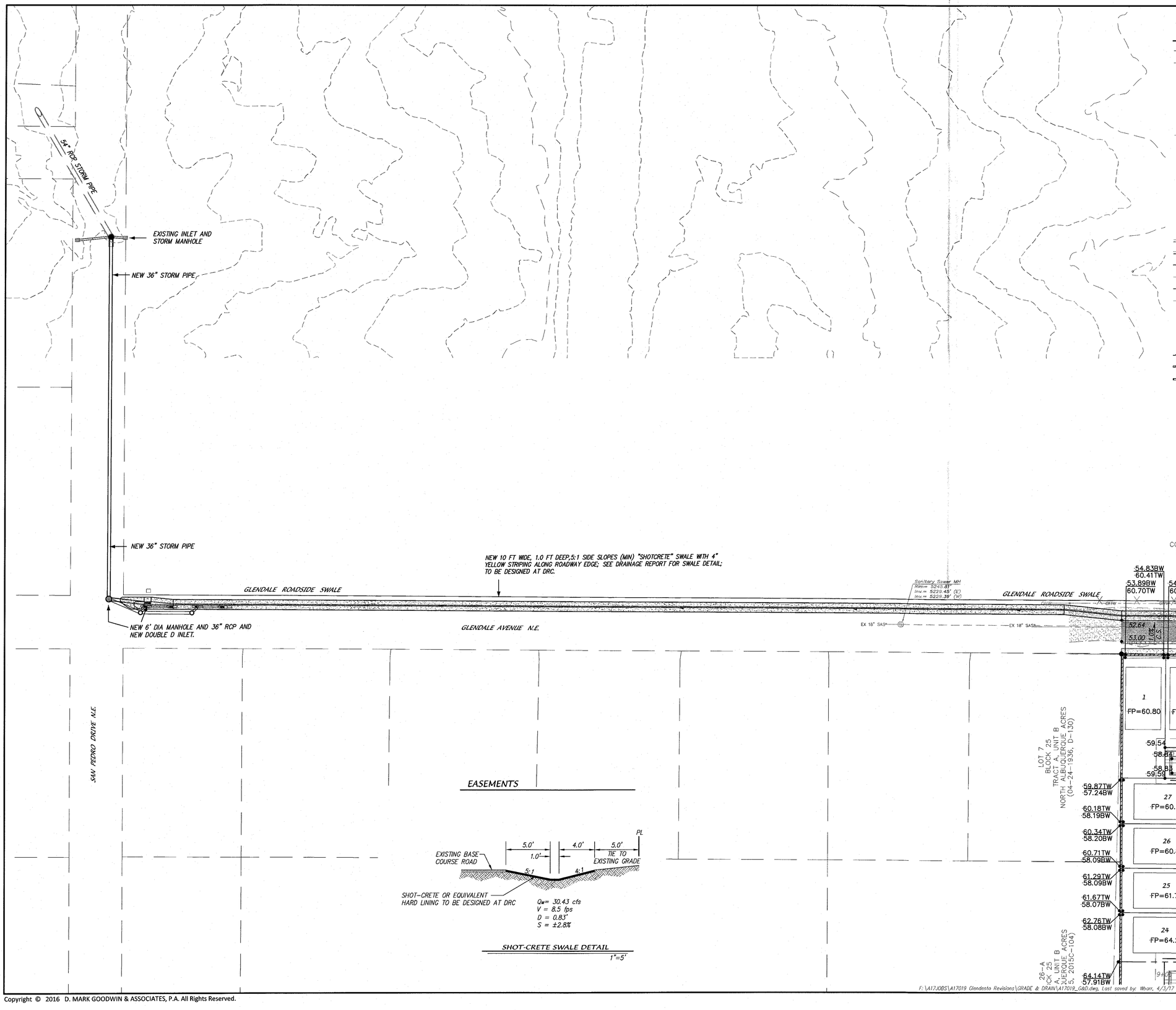
GLENDESTO SUBDIVISION GRADING & DRAINAGE PLAN

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

CITY PROJECT NO. ·

ZONE MAP NO. B-18-Z

SHEET 1 OF 2



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- NEW CENTERLINE
- NEW LOT LINES
- NEW EASEMENTS
- 69.53TW / 68.25BW — NEW TOP OF WALL ELEVATION / NEW BOTTOM OF WALL ELEVATION
- •81.77 — NEW SPOT ELEVATIONS
- NEW FLOW DIRECTION
- NEW WATER BLOCK
- NEW RETAINING WALL (SEE NOTE 7 &
- NEW GARDEN WALL (SEE NOTE 7)

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY — DATE
INSPECTIONS BY — DATE
FIELD REVISIONS BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
A695 Brass Cap, stamped "10-C18"
Elevation, in feet (NAVD88)=5522.090

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
NEW MEXICO — JANE HOELZER — 11987 — REGISTERED PROFESSIONAL ENGINEER
6-15-17

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
DESIGNED BY	DLH	DATE	05/16
DRAWN BY	DER	DATE	05/16
CHECKED BY	DMG	DATE	05/16

dmg
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

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

CITY PROJECT NO. —
ZONE MAP NO. B-18-Z
SHEET 2 OF 2

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