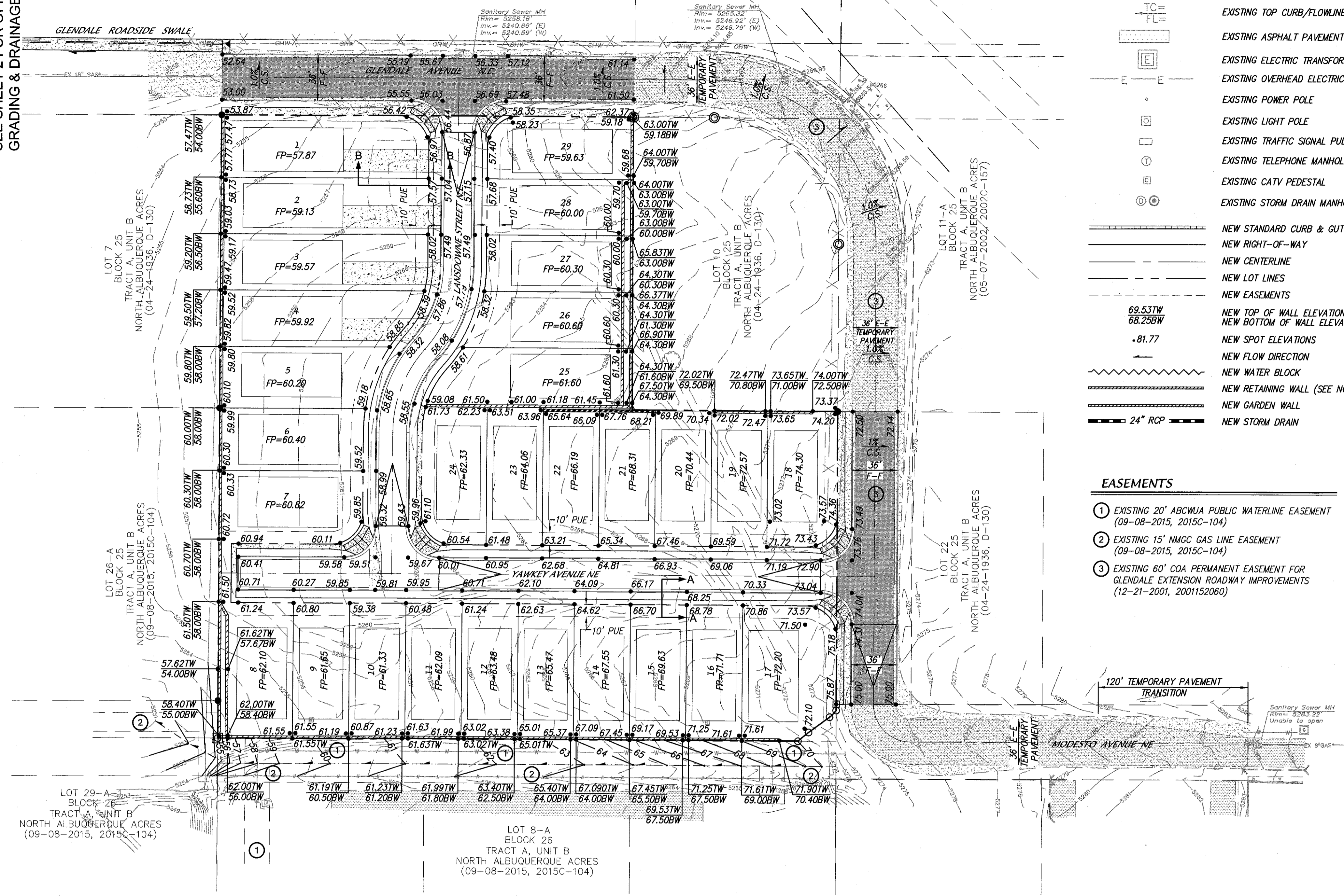


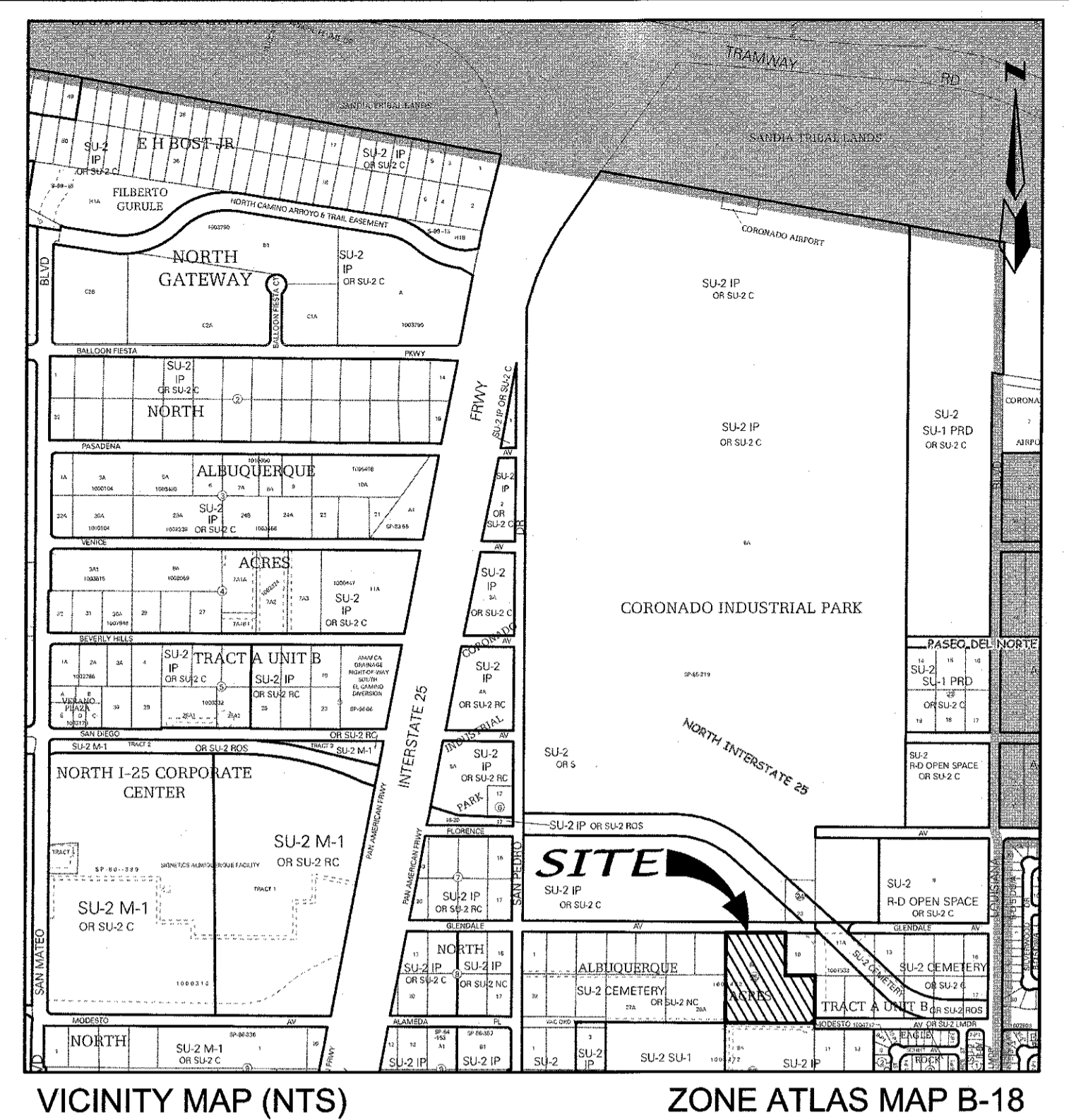
SEE SHEET 2 FOR OFF-SITE GRADING & DRAINAGE

LOT 6A CORONADO INDUSTRIAL PARK (05-29-1985, C27-064)
 LOT 23 BLOCK 24 TRACT A, UNIT B NORTH ALBUQUERQUE ACRES (04-24-1936, D-130)



- LEGEND**
- 60- EXISTING CONTOUR (MAJOR)
 - 58- EXISTING CONTOUR (MINOR)
 - x 00.0 EXISTING SPOT ELEVATION
 - TC= EXISTING TOP CURB/FLOWLINE ELEVATION
 - FL= EXISTING ASPHALT PAVEMENT
 - E-E EXISTING ELECTRIC TRANSFORMER
 - E-E EXISTING OVERHEAD ELECTRIC LINE
 - E-E EXISTING POWER POLE
 - E-E EXISTING LIGHT POLE
 - E-E EXISTING TRAFFIC SIGNAL PULLBOX
 - E-E EXISTING TELEPHONE MANHOLE
 - E-E EXISTING CATV PEDESTAL
 - E-E EXISTING STORM DRAIN MANHOLE
 - NEW STANDARD CURB & GUTTER
 - NEW RIGHT-OF-WAY
 - NEW CENTERLINE
 - NEW LOT LINES
 - NEW EASEMENTS
 - NEW TOP OF WALL ELEVATION
 - NEW BOTTOM OF WALL ELEVATION
 - NEW SPOT ELEVATIONS
 - NEW FLOW DIRECTION
 - NEW WATER BLOCK
 - NEW RETAINING WALL (SEE NOTE 9)
 - NEW GARDEN WALL
 - NEW STORM DRAIN

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

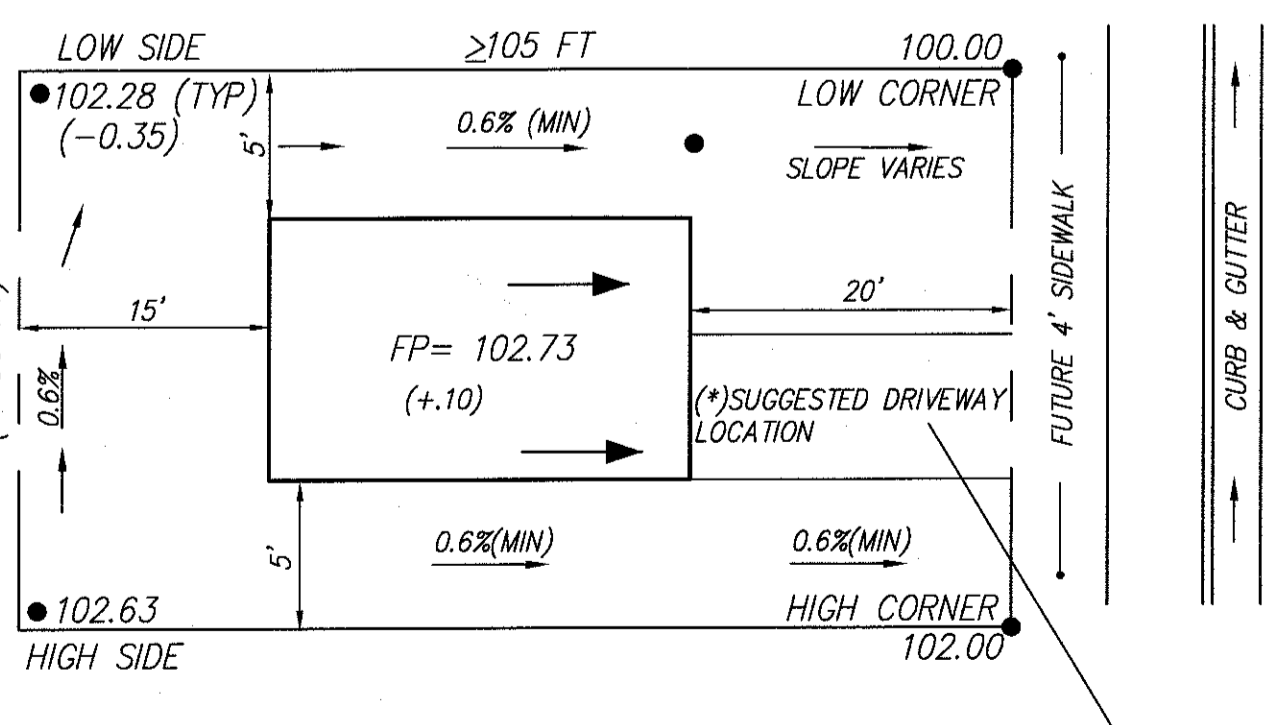


VICINITY MAP (NTS) ZONE ATLAS MAP B-18

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE ELENA GALLEGOS 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.

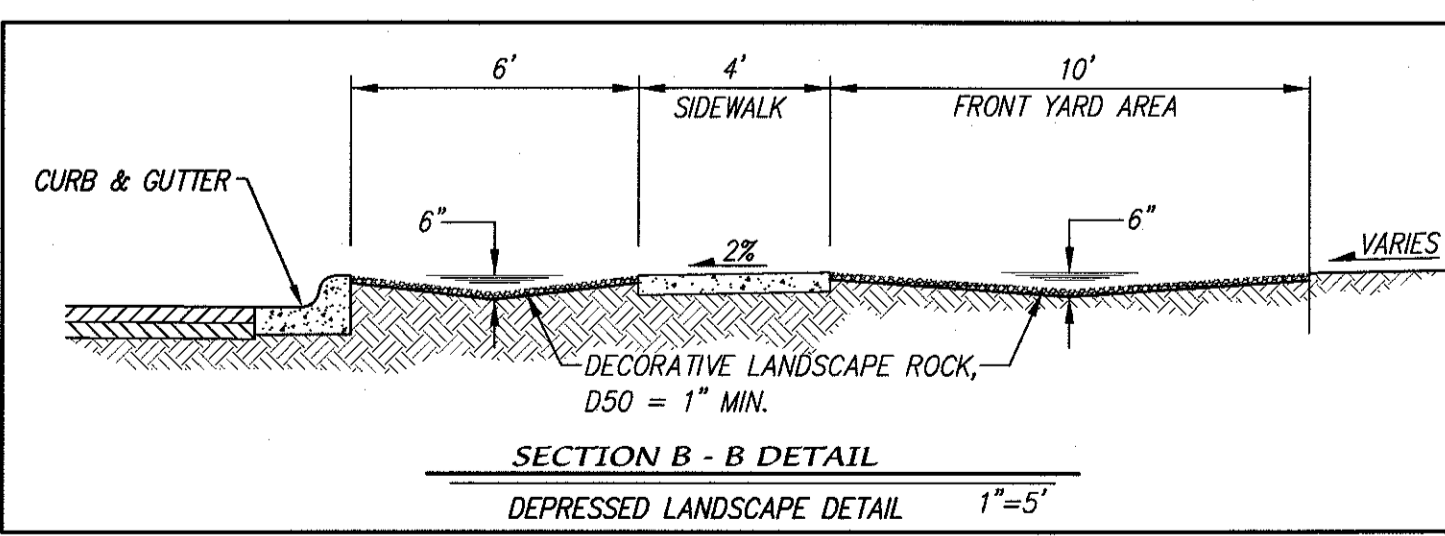
- NOTES**
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
 3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE 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.



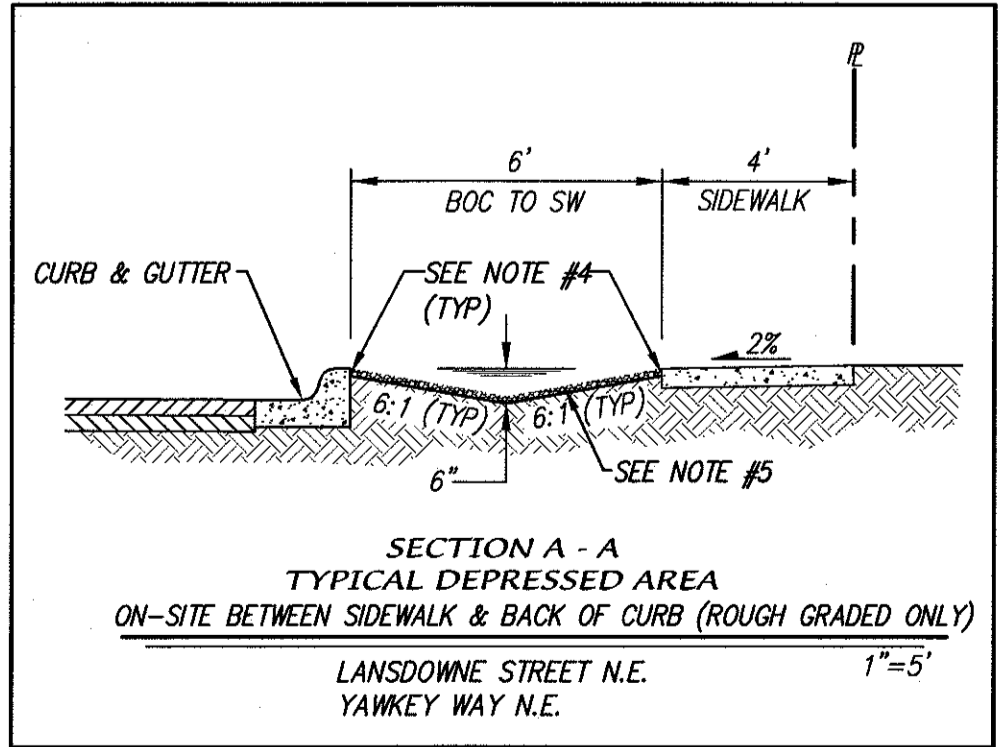
TYPICAL LOT LAYOUT PLAN

(*) SPECIAL NOTE FOR DRIVEWAYS

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

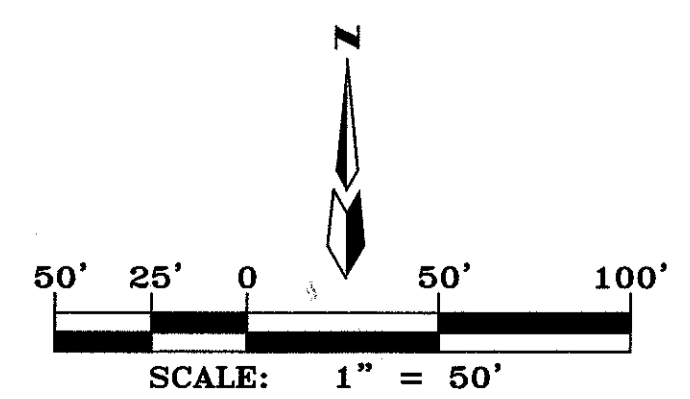


SECTION B - B DETAIL



SECTION A - A TYPICAL DEPRESSED AREA ON-SITE BETWEEN SIDEWALK & BACK OF CURB (ROUGH GRADED ONLY)

- LANDSCAPE BUFFER NOTES:**
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 3/4"), cobbles or rip-rap. Do not fill entire swale.
 6. A check dam will be required for swales on steeper longitudinal slopes and longer sections. The engineer 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 sidewalk is existing and the landscape buffer is improved with landscaping and/or some form of erosion protection, this requirement does not apply.



AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	BY	NO.	BY	NO.	DATE
ACRS Cross Cap stamped "10-C18"							
Elevation, in feet (AMVD08)=5522.090							
WORK STAGED BY	DATE	NO.	BY	NO.	BY	NO.	DATE
FIELD ACCEPTANCE BY	DATE						
DESIGNATION BY	DATE						
DRAWINGS BY	DATE						
CORRECTED BY	DATE						
MICRO-FILM INFORMATION	DATE						
RECORDED BY	DATE						
NO.							

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. SHEET OF

B-18-Z 1 2

F:\A16006\A16006 Glendesto Subdivision\GRADE & DRAIN\A16006_G&D.dwg, 6/16/2016 1:51:20 PM, Diane, 1\DMG-SYR02\Doc PlotWave 500 - WPD2



LEGEND

-60-	EXISTING CONTOUR (MAJOR)
-58-	EXISTING CONTOUR (MINOR)
x 00.0	EXISTING SPOT ELEVATION
TC=	EXISTING TOP CURB/FLOWLINE ELEVATION
FL=	
[Symbol]	EXISTING ASPHALT PAVEMENT
[Symbol]	EXISTING ELECTRIC TRANSFORMER
[Symbol]	EXISTING OVERHEAD ELECTRIC LINE
[Symbol]	EXISTING POWER POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING TRAFFIC SIGNAL PULLBOX
[Symbol]	EXISTING TELEPHONE MANHOLE
[Symbol]	EXISTING CATV PEDESTAL
[Symbol]	EXISTING STORM DRAIN MANHOLE
[Symbol]	NEW STANDARD CURB & GUTTER
[Symbol]	NEW RIGHT-OF-WAY
[Symbol]	NEW CENTERLINE
[Symbol]	NEW LOT LINES
[Symbol]	NEW EASEMENTS
69.53TW	NEW TOP OF WALL ELEVATION
68.25BW	NEW BOTTOM OF WALL ELEVATION
.81.77	NEW SPOT ELEVATIONS
[Symbol]	NEW FLOW DIRECTION
[Symbol]	NEW WATER BLOCK
[Symbol]	NEW RETAINING WALL (SEE NOTE 9)
[Symbol]	NEW GARDEN WALL
[Symbol]	NEW 24" RCP
[Symbol]	NEW STORM DRAIN

EXISTING INLET GRATE W/ 18" PIPE
 EXISTING 54" STORM PIPE STUBOUT
 NEW 6 FT STORM MANHOLE, 24" RCP
 CONNECTING PIPE TO 24" TYPE D
 INLET AT BOTTOM OF ASPHALT SWALE

NEW 10 FT WIDE, 2 FT DEEP ASPHALT SWALE W/
 6" EXTRUDED CURB PAINTED YELLOW. PERIODIC
 CURB OPENS TO ALLOW RUNOFF TO ENTER SWALE;
 SEE DRAINAGE REPORT FOR SWALE DETAIL; TO BE
 DESIGNED DURING DRC.

NEW 10 FT WIDE, 1.5 FT DEEP ASPHALT SWALE W/
 4" YELLOW STRIPING ALONG ROADWAY EDGE. SEE
 DRAINAGE REPORT FOR SWALE DETAIL; TO BE
 DESIGNED AT DRC.

SEE SHEET 1 FOR ON-SITE GRADING & DRAINAGE

dmg MARK GOODWIN & ASSOCIATES, P.A.
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**CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT**

TITLE: **GLEDESTO 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 **2** OF **2**

AS BUILT INFORMATION		CONTRACTOR	
WORK STARTED BY	DATE	CONTRACTOR	NO.
DESIGNED BY	DATE	WORK STAMPED BY	DATE
DRAWN BY	DATE	ACCEPTANCE BY	DATE
CHECKED BY	DATE	FIELD CHECKED BY	DATE
		DRAWINGS CORRECTED BY	DATE
		MICRO-FILM INFORMATION	DATE
		RECORDED BY	DATE
SURVEY INFORMATION		BENCH MARKS	
FIELD NOTES	NO.	BY	DATE
ENGINEER'S SEAL			
NO.	DATE	REMARKS	BY
		DESIGN	DLH
		REVISIONS	DER
		DATE	05/16
		DATE	05/16
		DATE	05/16