

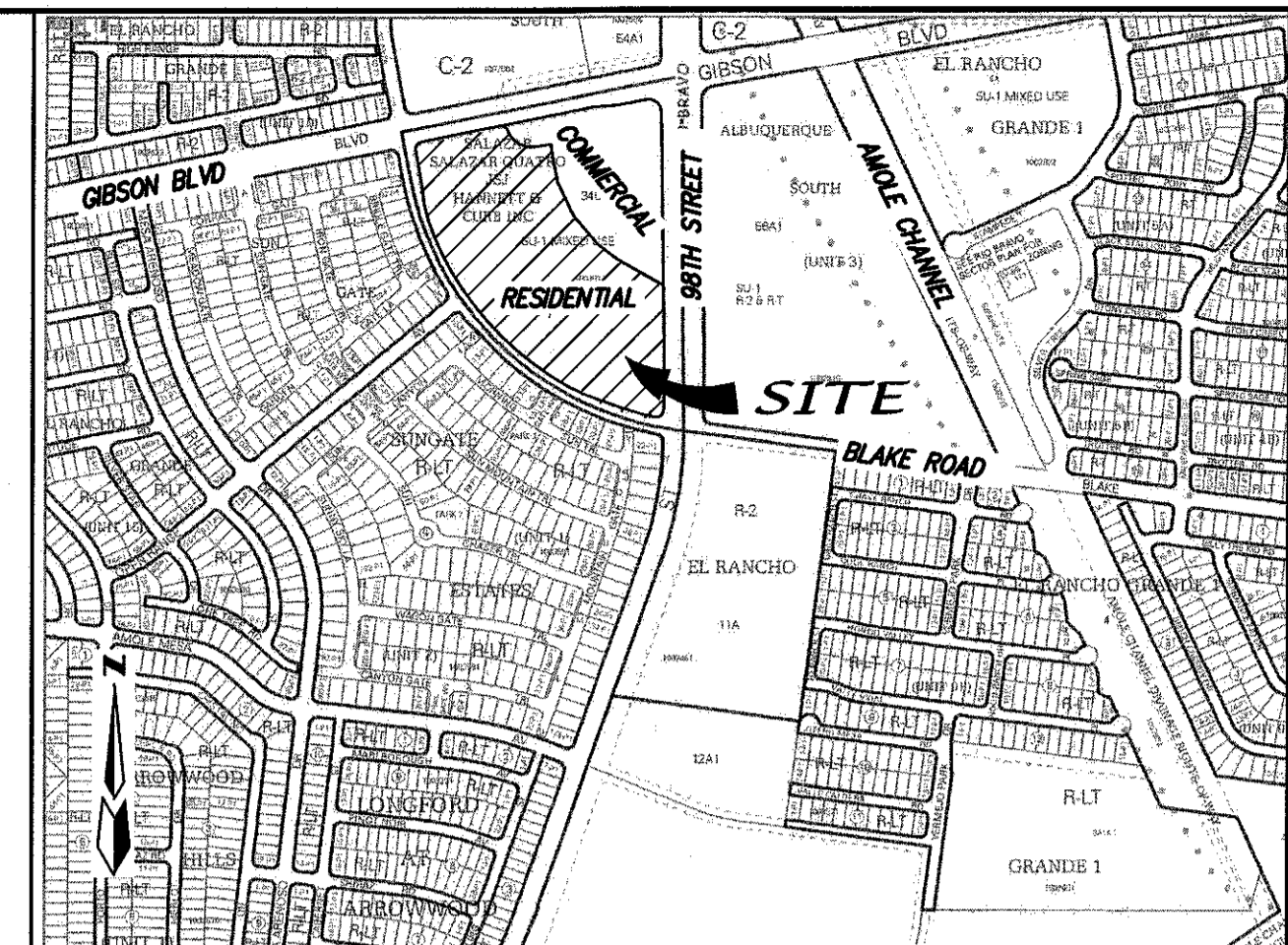
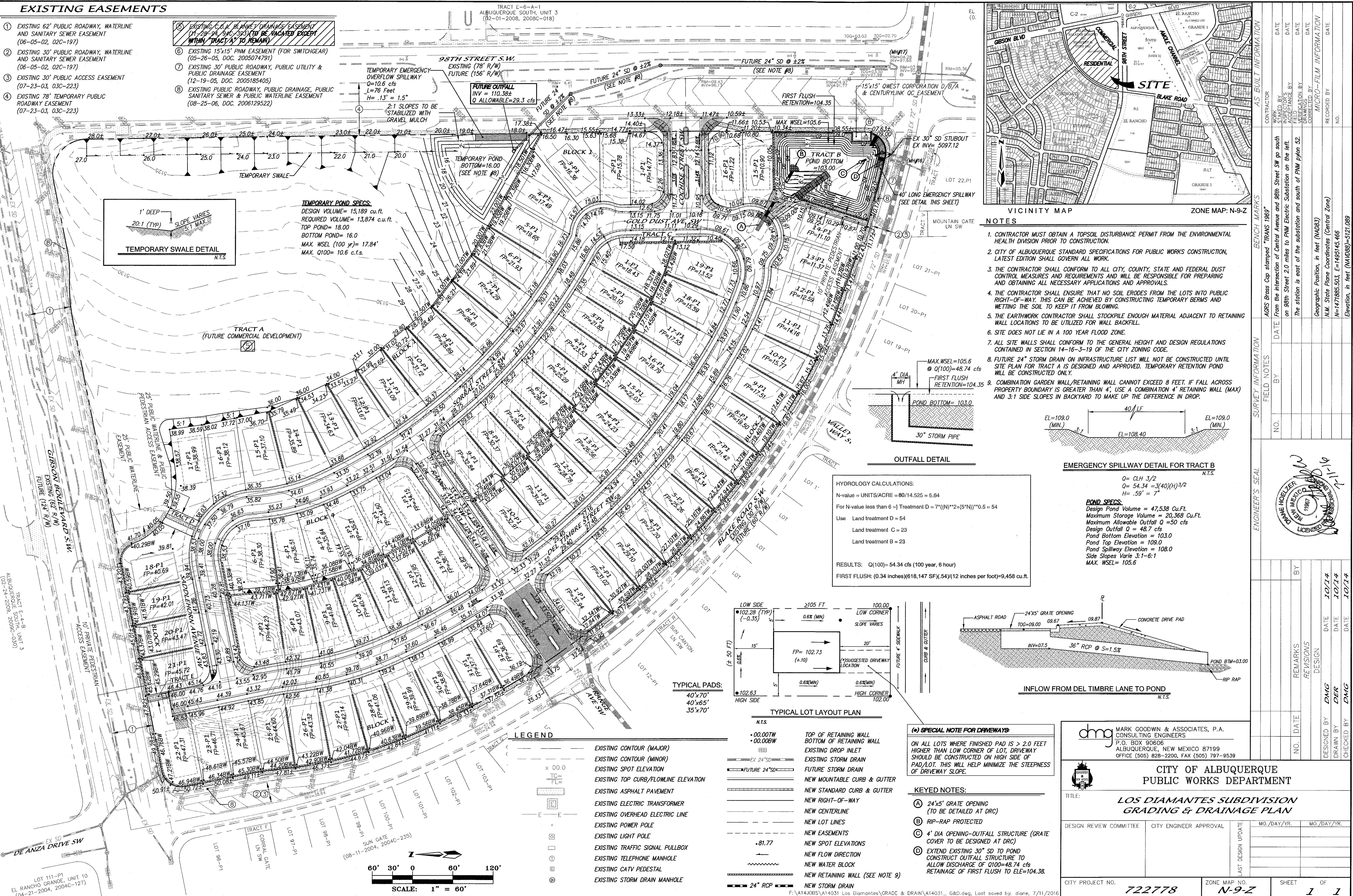
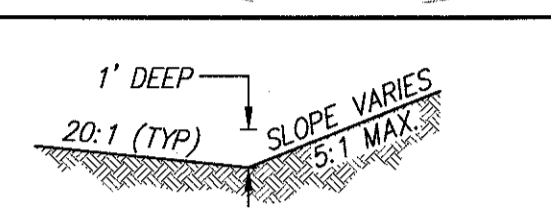
EXISTING EASEMENTS

- EXISTING 62' PUBLIC ROADWAY, WATERLINE AND SANITARY SEWER EASEMENT (06-05-02, 03C-197)
- EXISTING 30' PUBLIC ROADWAY, WATERLINE AND SANITARY SEWER EASEMENT (06-05-02, 02C-197)
- EXISTING 30' PUBLIC ACCESS EASEMENT (07-23-03, 03C-223)
- EXISTING 78' TEMPORARY PUBLIC ROADWAY EASEMENT (07-23-03, 03C-223)

- EXISTING C.A. PLUMBER DRAINAGE EASEMENT (11-29-94, 94C-393) TO BE VACATED EXCEPT WITHIN TRACT A TO REMAIN
- EXISTING 15'x15' PNM EASEMENT (FOR SWITCHGEAR) (09-26-06, DOC. 2005074791)
- EXISTING 30' PUBLIC ROADWAY, PUBLIC UTILITY & PUBLIC DRAINAGE EASEMENT (12-19-05, DOC. 2005185405)
- EXISTING PUBLIC ROADWAY, PUBLIC DRAINAGE, PUBLIC SANITARY SEWER & PUBLIC WATERLINE EASEMENT (08-25-06, DOC. 2006129522)

TEMPORARY POND SPECS.
 DESIGN VOLUME= 15,189 cu.ft.
 REQUIRED VOLUME= 13,874 cu.ft.
 TOP POND= 18.00
 BOTTOM POND= 16.00
 MAX. WSEL (100 yr)= 17.84'
 MAX. Q100= 10.6 c.f.s.

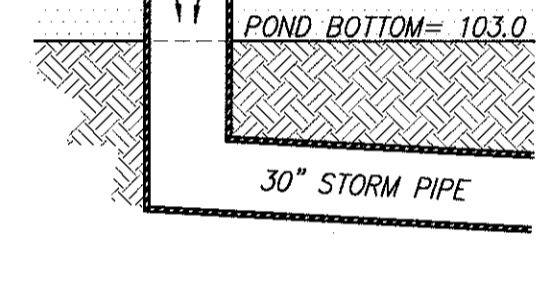
TEMPORARY SWALE DETAIL
 N.T.S.



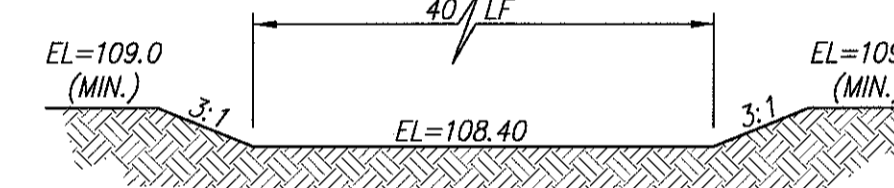
VICINITY MAP ZONE MAP: N-9-Z

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.
- THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
- SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.
- ALL SITE WALLS SHALL CONFORM TO THE GENERAL HEIGHT AND DESIGN REGULATIONS CONTAINED IN SECTION 14-16-3-19 OF THE CITY ZONING CODE.
- FUTURE 24" STORM DRAIN ON INFRASTRUCTURE LIST WILL NOT BE CONSTRUCTED UNTIL SITE PLAN FOR TRACT A IS DESIGNED AND APPROVED. TEMPORARY RETENTION POND WILL BE CONSTRUCTED ONLY.
- COMBINATION GARDEN WALL/RETAINING WALL CANNOT EXCEED 8 FEET. IF FALL ACROSS PROPERTY BOUNDARY IS GREATER THAN 4', USE A COMBINATION 4' RETAINING WALL (MAX) AND 3:1 SIDE SLOPES IN BACKYARD TO MAKE UP THE DIFFERENCE IN DROP.



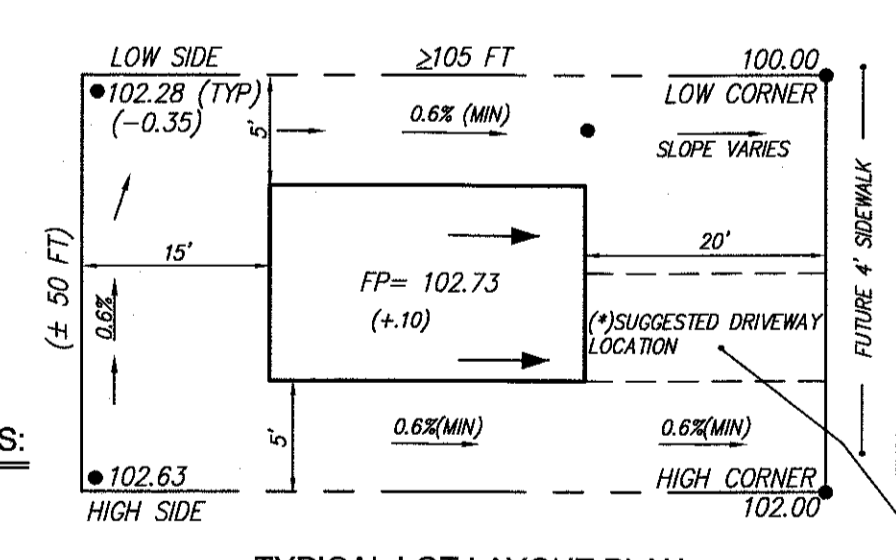
OUTFALL DETAIL



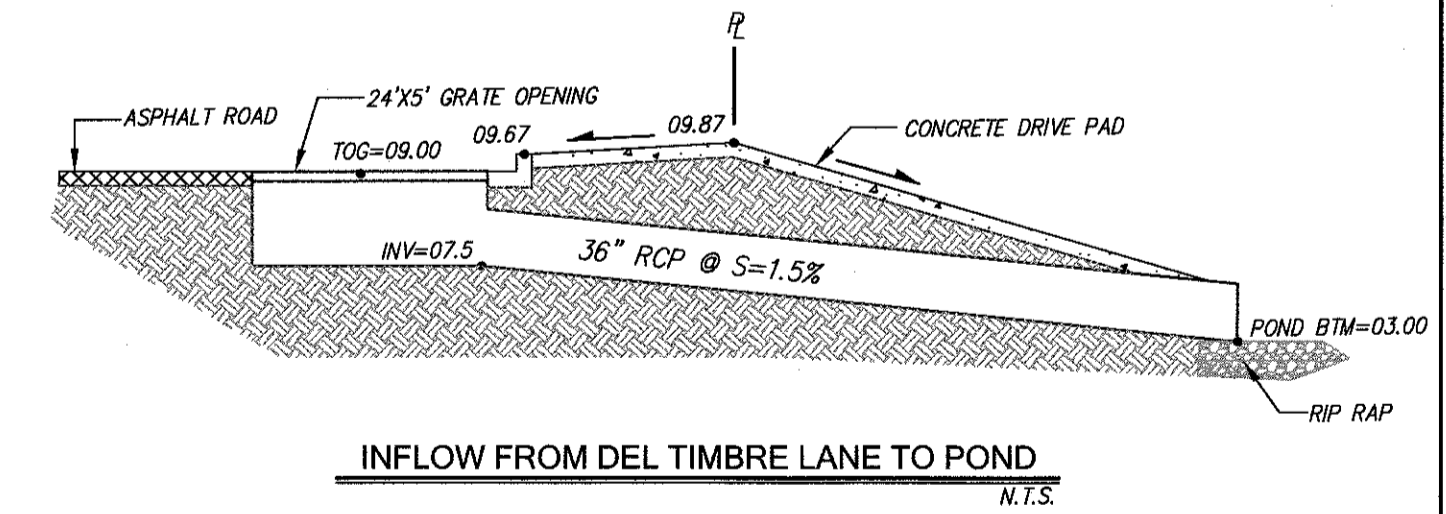
EMERGENCY SPILLWAY DETAIL FOR TRACT B

HYDROLOGY CALCULATIONS:
 N-value = UNITS/ACRE = 80/14,525 = 5.64
 For N-value less than 6 - Treatment D = 7*((N)**2*(5**N))**0.5 = 54
 Use Land treatment D = 54
 Land treatment C = 23
 Land treatment B = 23
RESULTS: Q(100) = 54.34 cfs (100 year, 6 hour)
 FIRST FLUSH: (0.34 inches)(618,147 SF)(.54)(12 inches per foot)=9,458 cu.ft.

POND SPECS:
 Design Pond Volume = 47,538 Cu.Ft.
 Maximum Storage Volume = 20,368 Cu.Ft.
 Maximum Allowable Outfall Q = 50 cfs
 Design Outfall Q = 48.7 cfs
 Pond Bottom Elevation = 103.0
 Pond Top Elevation = 109.0
 Pond Spillway Elevation = 108.0
 Side Slopes Vary 3:1-6:1
 MAX. WSEL = 105.6



TYPICAL LOT LAYOUT PLAN



INFLOW FROM DEL TIMBRE LANE TO POND

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
- TOP OF RETAINING WALL
- BOTTOM OF RETAINING WALL
- EXISTING DROP INLET
- EXISTING STORM DRAIN
- FUTURE STORM DRAIN
- NEW MOUNTABLE CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- NEW RIGHT-OF-WAY
- NEW CENTERLINE
- NEW LOT LINES
- NEW EASEMENTS
- NEW SPOT ELEVATIONS
- NEW FLOW DIRECTION
- NEW WATER BLOCK
- NEW RETAINING WALL (SEE NOTE 9)
- NEW STORM DRAIN

(*) 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.

KEYED NOTES:

- (A) 24'x5' GRATE OPENING (TO BE DETAILED AT DRC)
- (B) RIP-RAP PROTECTED
- (C) 4' DIA OPENING-OUTFALL STRUCTURE (GRATE COVER TO BE DESIGNED AT DRC)
- (D) EXTEND EXISTING 30" SD TO POND CONSTRUCT OUTFALL STRUCTURE TO ALLOW DISCHARGE OF Q100=48.74 cfs RETAINANCE OF FIRST FLUSH TO ELE=104.38.

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

LOS DIAMANTES SUBDIVISION GRADING & DRAINAGE PLAN

TITLE: _____

DESIGN REVIEW COMMITTEE: _____ CITY ENGINEER APPROVAL: _____

CITY PROJECT NO. 722778 ZONE MAP NO. N-9-Z SHEET 1 OF 1

| BENCH MARKS | | AS BUILT INFORMATION | |
|-----------------------------------|------|---|-------|
| CONTRACTOR | DATE | WORK STARTED BY | DATE |
| AGRS Brass Cap stamped TRANS 1989 | | From the intersection of Central Avenue and 98th Street SW go south on 98th Street 2.0 miles to PNM Electric Substation on the left. The station is east of the substation and south of PNM pylon 52. | |
| SURVEY INFORMATION | | MICRO-FILM INFORMATION | |
| FIELD NOTES | DATE | RECORDED BY | DATE |
| | | | |
| ENGINEER'S SEAL | | REVISIONS | |
| | NO. | DATE | BY |
| | | | |
| | | | |
| | | | |
| | | DESIGNED BY | DMG |
| | | DRAWN BY | DMG |
| | | DATE | 10/14 |
| | | DATE | 10/14 |