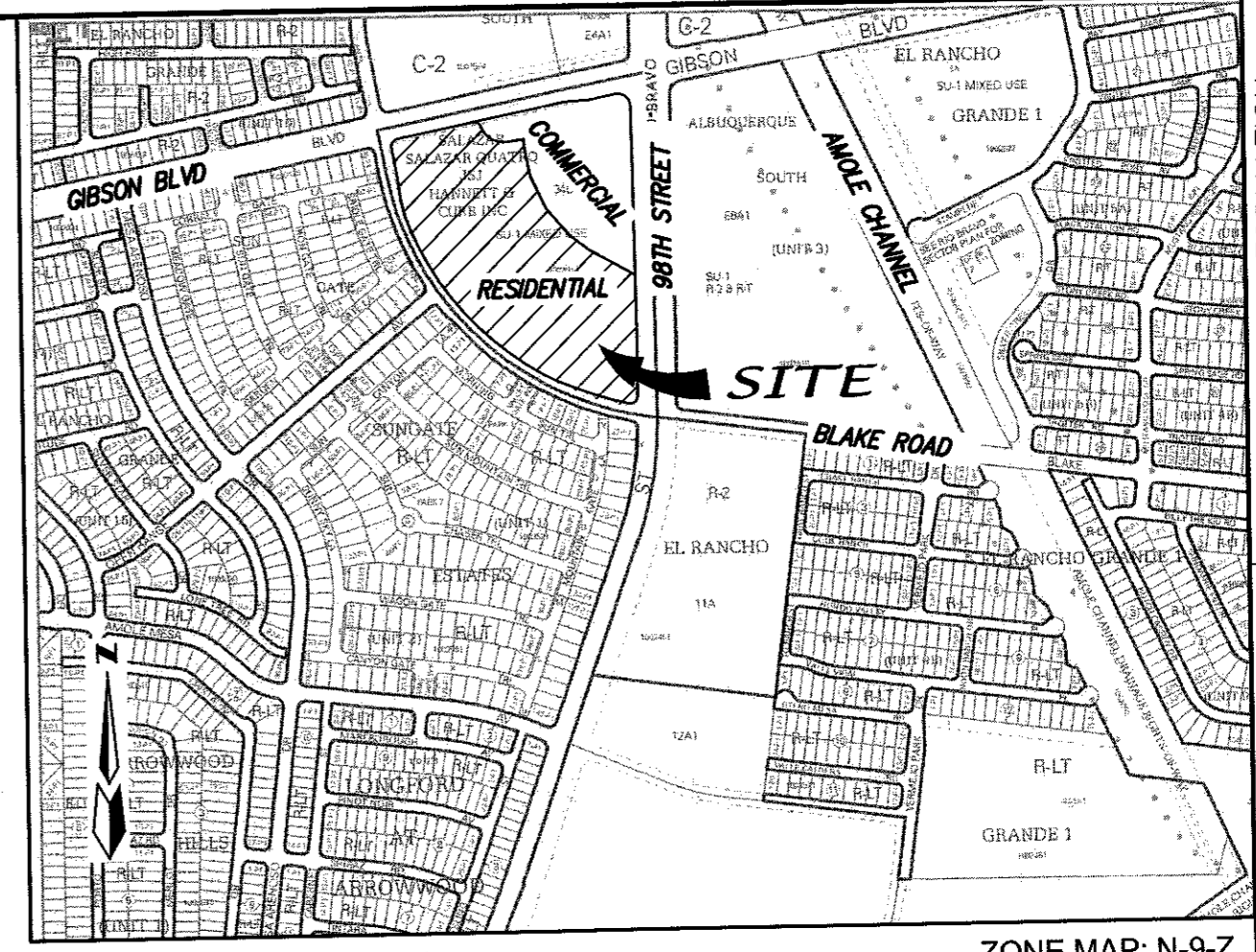
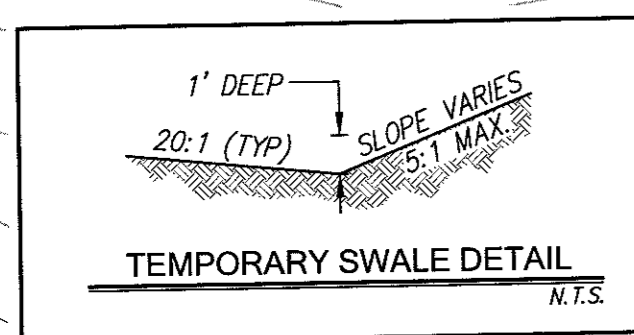


**EXISTING EASEMENTS**

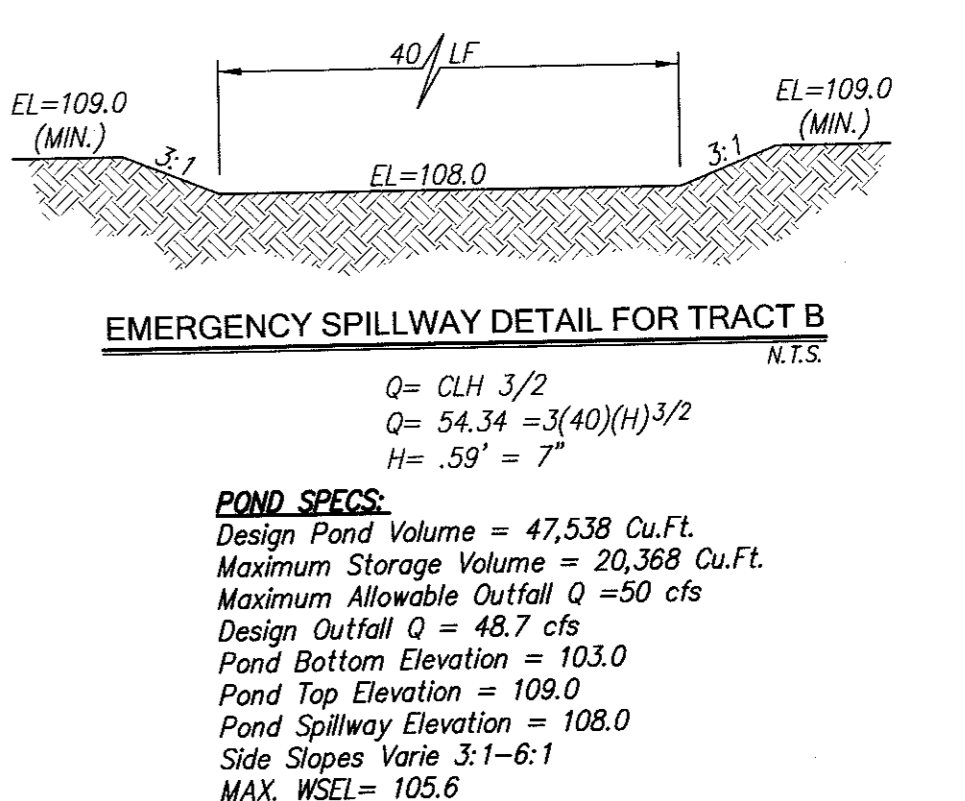
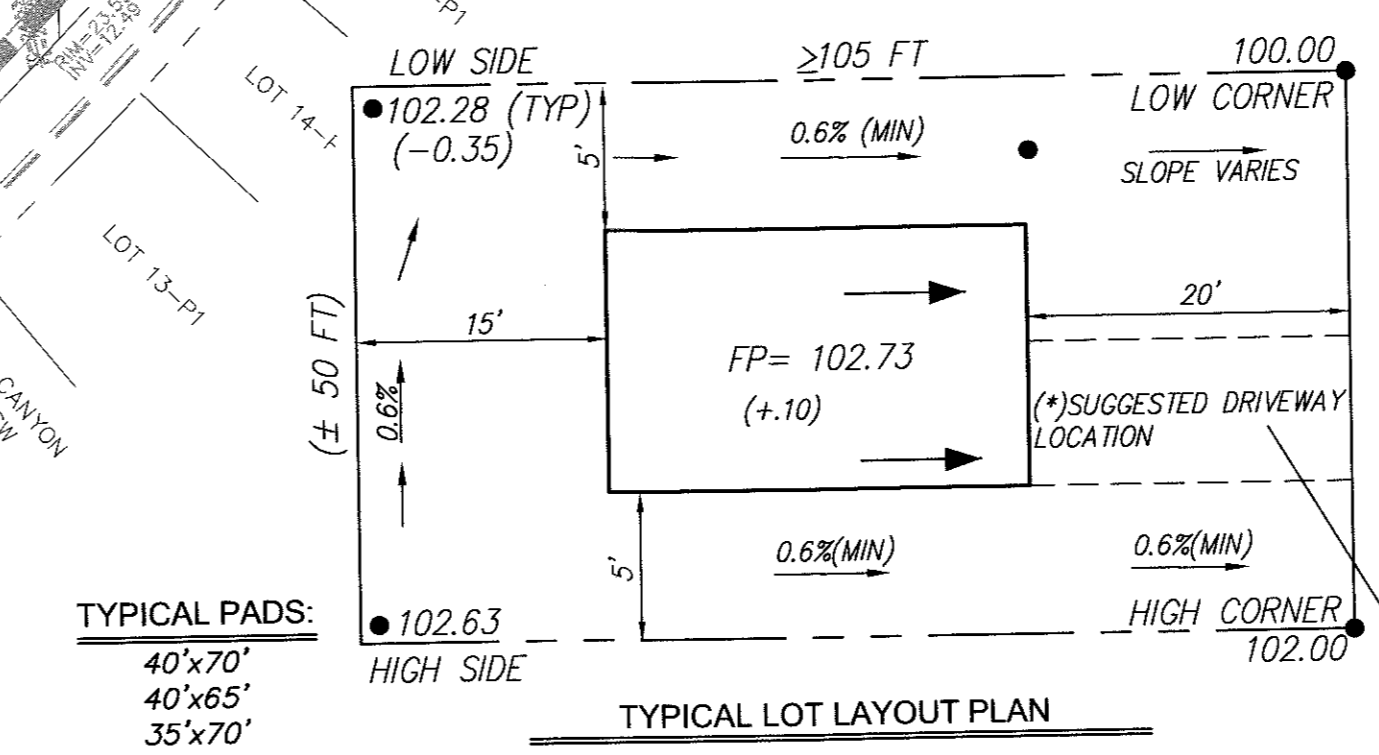
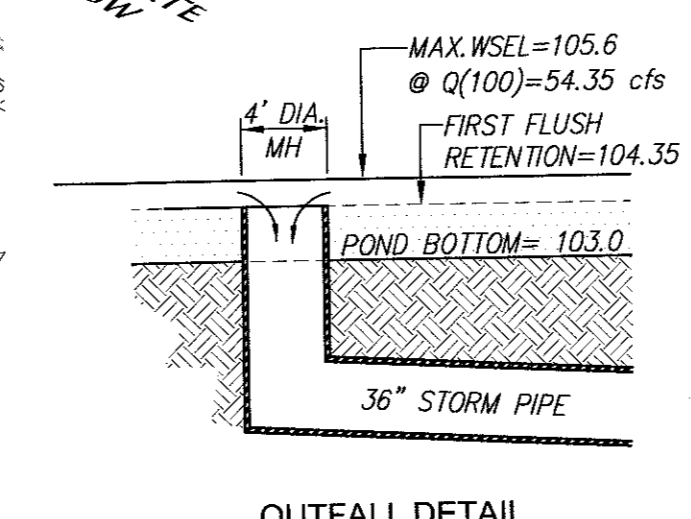
- 1 EXISTING 62' PUBLIC ROADWAY, WATERLINE AND SANITARY SEWER EASEMENT (06-05-02, 02C-197)
- 2 EXISTING 30' PUBLIC ROADWAY, WATERLINE AND SANITARY SEWER EASEMENT (06-05-02, 02C-197)
- 3 EXISTING 30' PUBLIC ACCESS EASEMENT (07-23-03, 03C-223)
- 4 EXISTING 78' TEMPORARY PUBLIC ROADWAY EASEMENT (07-23-03, 03C-223)
- 5 EXISTING C.O.A. BLANKET DRAINAGE EASEMENT (11-28-94, 94C-393) (TO BE VACATED EXCEPT WITHIN "TRACT A" TO REMAIN)
- 6 EXISTING 15'x15' PNM EASEMENT (FOR SWITCHGEAR) (05-26-05, DOC. 2005074791)
- 7 EXISTING 30' PUBLIC ROADWAY, PUBLIC UTILITY & PUBLIC DRAINAGE EASEMENT (12-19-05, DOC. 2005185405)
- 8 EXISTING PUBLIC ROADWAY, PUBLIC DRAINAGE, 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.



- 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 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.

**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.



**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
- 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) 10.5"x3.0' OPENING-OUTFALL STRUCTURE (GRATE COVER TO BE DESIGNED AT DRC)
  - (D) EXTEND EXISTING 30" SD TO POND CONSTRUCT OUTFALL STRUCTURE TO ALLOW FREE DISCHARGE OF Q100=51.6 cfs RETAINANCE OF FIRST FLUSH TO ELE=104.38.

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**CITY OF ALBUQUERQUE  
 PUBLIC WORKS DEPARTMENT**

**LOS DIAMANTES SUBDIVISION  
 GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

MO./DAY/YR. MO./DAY/YR.

CITY PROJECT NO. ZONE MAP NO. SHEET OF

N-9-Z 1 1

BENCH MARKS		AS BUILT INFORMATION	
CONTRACTOR	AGRS Brass Cap stamped "TRANS 1989"	CONTRACTOR	DATE
STAKE BY	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.	STAKE BY	DATE
INSPECTOR BY	The station is east of the substation and south of PNM pylon 52.	INSPECTOR BY	DATE
FIELD MARK BY		FIELD MARK BY	DATE
APPROVAL BY		APPROVAL BY	DATE
CHECKED BY		CHECKED BY	DATE
RECORDED BY		RECORDED BY	DATE
NO.		NO.	

SURVEY INFORMATION		FIELD NOTES	
NO.		NO.	
BY		BY	
DATE		DATE	
REMARKS		REVISIONS	
NO.		NO.	
DATE		DATE	
DESIGNED BY	DMG	DATE	10/14
DRAWN BY	DER	DATE	10/14
CHECKED BY	DMG	DATE	10/14