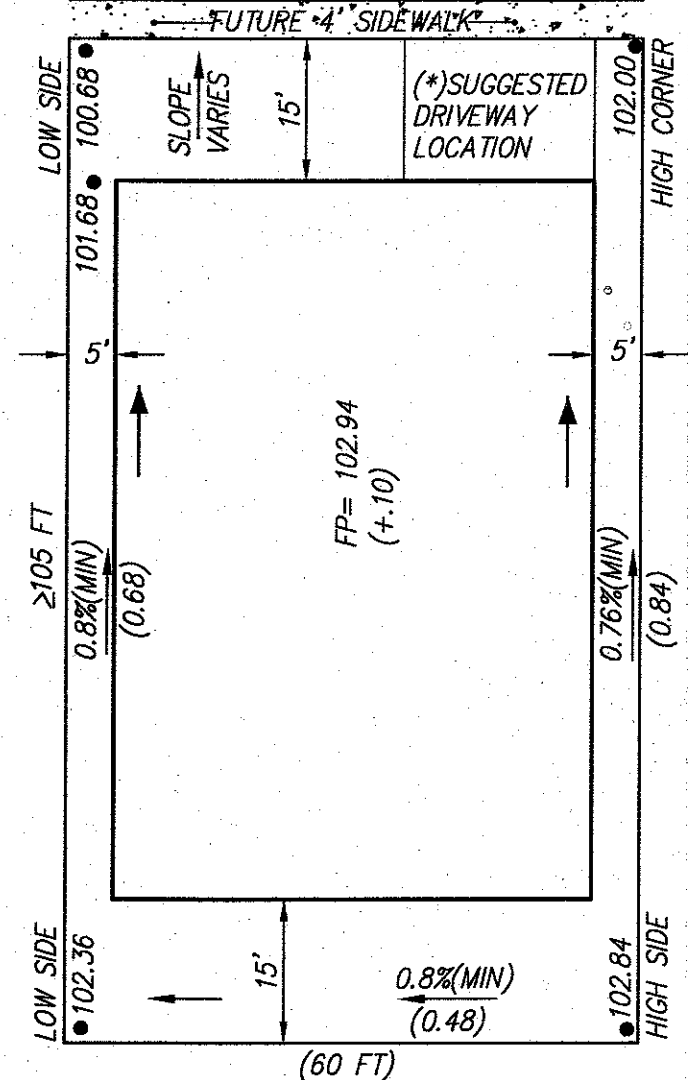


TYPICAL LOT LAYOUT PLAN  
SCALE 1"=20' (FOR LOTS 1-P1 THRU 5-P1)

**(\*) 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.

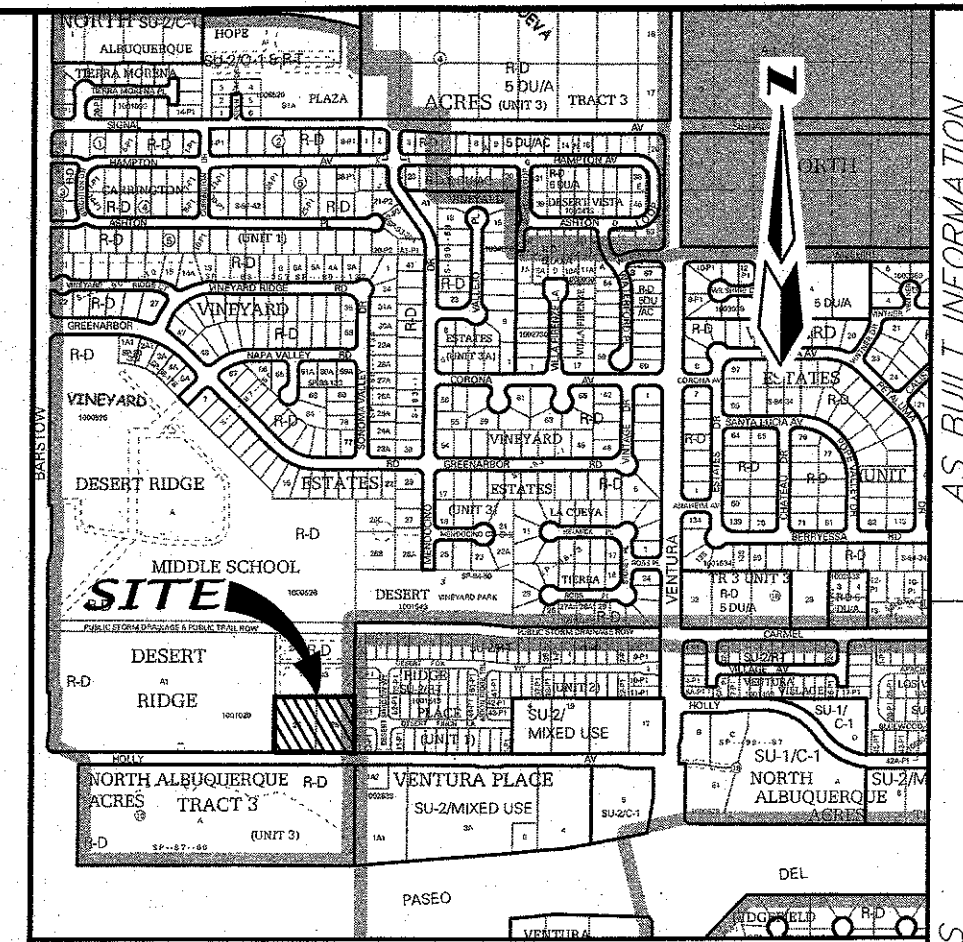


TYPICAL LOT LAYOUT PLAN  
SCALE 1"=20' (FOR LOTS 6-P1 THRU 10-P1)

**DESERT RIDGE PLACE UNIT 3  
FIRST FLUSH CALCULATIONS**

Lot	Pad Area	Flush Volume
LOT 1	3077 SF	87 CF
LOT 2	3149 SF	87 CF
LOT 3	3150 SF	89 CF
LOT 4	3151 SF	89 CF
LOT 5	3156 SF	89 CF
LOT 6	3513 SF	100 CF
LOT 7	3849 SF	109 CF
LOT 8	3849 SF	109 CF
LOT 9	3849 SF	109 CF
LOT 10	3855 SF	109 CF
<b>REQD VOLUME TOTAL</b>		<b>979 CF</b>

FIRST FLUSH VOLUME = (PAD AREA) x (.34") / (12") = CU.FT.  
 FIRST FLUSH POND A: TOP AREA = 48'x20', DEPTH = 1.0 FT, SIDE SLOPE = 3:1, VOLUME = 762 CF  
 FRONT YARD FIRST FLUSH POND B: TOP AREA = 6'x25', DEPTH = 0.5 FT, SIDE SLOPE = 6:1, VOLUME = (10 LOTS)x22 CF = 220 CF  
 F.F. VOLUME PROVIDED = 762 CF + 220 CF = 982 CF



VICINITY MAP (NTS) ZONE ATLAS MAP C-20-Z

**LEGAL DESCRIPTION**

LOTS NUMBERED TWENTY-FIVE (25) AND TWENTY-SIX (26) IN BLOCK NUMBERED NINE (9) OF TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931, IN PLAT BOOK D, PAGE 121.

THE PARCEL DESCRIBED HEREON IS THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-29295 AND AN EFFECTIVE DATE OF MAY 12, 2016.

**LEGEND**

- EXISTING CONCRETE
- EXISTING BLOCK WALL
- EXISTING METAL FENCE
- EXISTING METAL FENCING W/BLOCK PILASTERS
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE/MANHOLE
- EXISTING STORM DRAIN INLET INLET
- EXISTING UTILITY PEDESTAL
- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND SANITARY SEWER
- EXISTING UNDERGROUND STORM DRAIN LINE
- EXISTING UNDERGROUND WATER LINE
- EXISTING SPOT ELEVATION
- EXISTING BACK OF CURB ELEVATION
- EXISTING FLOW LINE ELEVATION
- EXISTING TOP ELEVATION
- EXISTING TOE ELEVATION
- EXISTING TOP OF CONCRETE ELEVATION
- NEW 8" 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 PAVEMENT
- EXISTING PAVEMENT
- TYPICAL FRONT YARD FIRST FLUSH POND

**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**

**DESERT RIDGE PLACE UNIT 3  
GRADING AND DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	C-20-Z	1	1

**EASEMENTS**

1. EXISTING 30' ROADWAY AND UTILITY EASEMENT (09-10-1931, D-121B)
2. EXISTING 10' PUE (05-09-2001, 2001C-134)
3. EXISTING 10' PUE (11-04-2002, 2002C-355)
4. EXISTING 5' PRIVATE DRAINAGE EASEMENT (11-04-2002, 2002C-355)
5. EXISTING 20' COA PUBLIC STORM DRAINAGE EASEMENT (11-04-2002, 2002C-355)
6. EXISTING 20' COA PUBLIC SANITARY SEWER EASEMENT (11-04-2002, 2002C-355)
7. EXISTING 20' COA PUBLIC UNDERGROUND STORM SEWER & 20' COA PUBLIC UNDERGROUND SANITARY SEWER EASEMENT (07-08-2003, 2003117576)
8. NEW 15' PUBLIC WATERLINE EASEMENT GRANTED TO A.B.C.W.U.A.

**GENERAL 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.

**CAUTION:**  
NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS.

