

FOR ALL WALLS ADJACENT TO HOLBROOK STREET WEEPHOLES TO BE PROVIDED PER WEEPHOLE DETAIL (SEE SHEET 20)

HOLBROOK STREET NE

IRBID ROAD

MADABA DRIVE

YADUDÁS PLACE

DE VARGAS LOOP

BENT ROAD

COMPRISED OF
 LOTS 1-11, 17-19, AND 22-32 BLOCK 14,
 LOTS 1-26 AND 28-32 BLOCK 16
 LOTS 1-32 BLOCK 18, LOTS 3-29 BLOCK 20
 NORTH ALBUQUERQUE ACRES UNIT 2, TRACT 3
 SITUATE WITHIN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DRB NO. 94-552

LEGEND

• TC98.43	PROPOSED TOP OF CURB ELEVATION	— SWALE	
• 99.0	PROPOSED SPOT ELEVATION	— FLOW ARROW	
⊙ 09.0	EXISTING SPOT ELEVATION (GRND & TC)	— -30" SD —	EXISTING STORM DRAIN
▨	EROSION CONTROL BERM	— -50" SD —	PROPOSED STORM DRAIN
▨	PROPOSED CONCRETE VALLEY GUTTER	▨	WATER BLOCK
▨	EXISTING CURB & GUTTER	▨	PROPOSED RETAINING WALL
▨	PROPOSED MOUNTABLE CURB & GUTTER	▨	PROPOSED REAR-YARD POND
▨	PROPOSED STANDARD CURB & GUTTER	▨	PROPOSED SLOPE
— 4973	EXISTING CONTOUR W/ INDEX ELEVATION	▨	SEDIMENT TRAP
▨	FEMA 100 YR FLOOD PLAIN	▨	REMOVAL & DEPOSAL (PART OF GRADING)
▨	FLOODWALL		
▨	10' BIKE TRAIL & 5' EQUESTRIAN TRAIL		

DATE: 4/95
 SCALE: 1"=40'
 JOB NO: 32306

community sciences corporation
 LAND PLANNING ENGINEERING SURVEYING
 P.O. Box 1328 Corrales, N.M. 87048

**CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP**

TITLE: **QUINTESSENCE SUBDIVISION - UNIT 1
 GRADING & EROSION CONTROL PLAN**

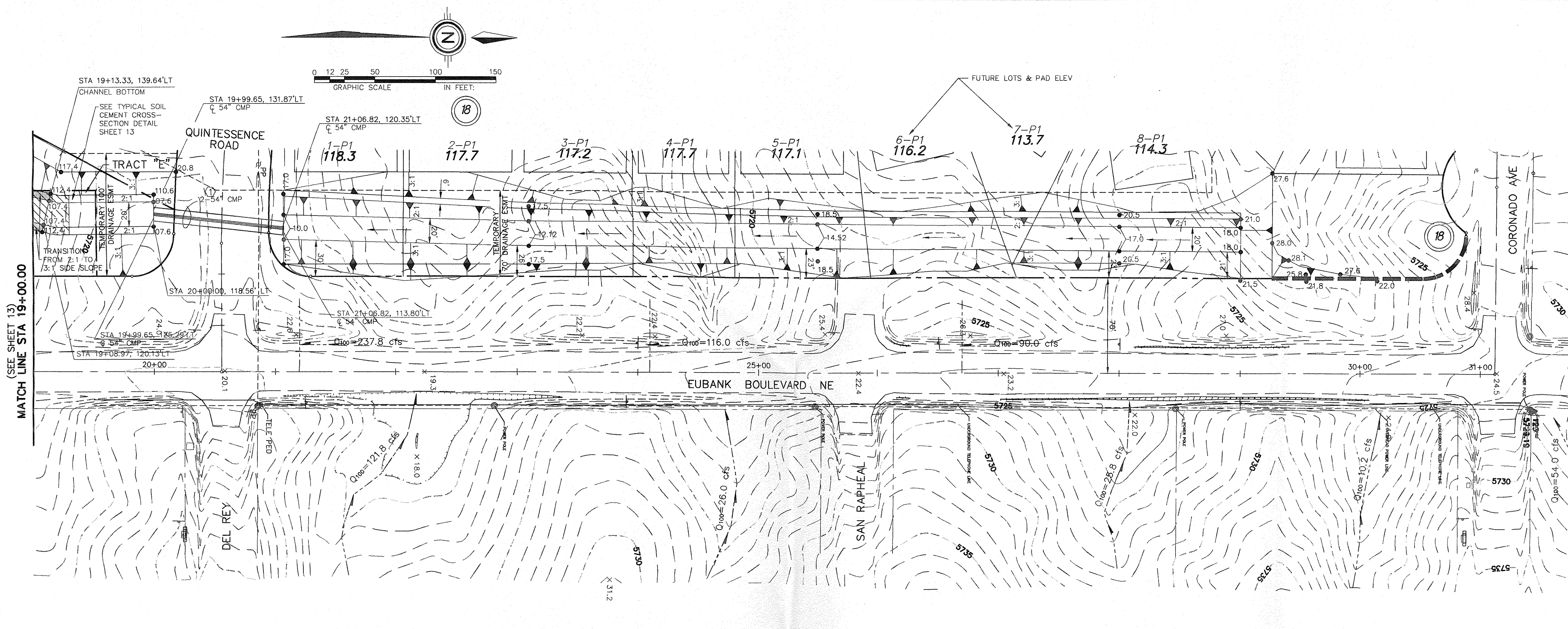
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

PROJECT NO. **5206.90** MAP NO. **D-21** SHEET **10** OF **10**

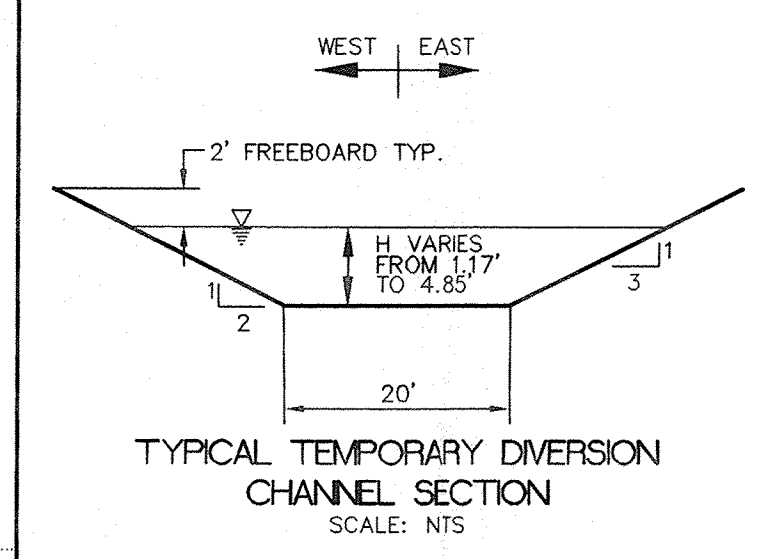
APPROVED FOR ROUGH GRADING
 (± 1 FT.)
Juan Calonge 10-20-95
 CITY HYDROLOGY DATE

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	NO.	THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED	DATE	NO.	DATE	REVISIONS	BY
WORK MADE BY		"5-021 1985" AND IS SWICHTED TO AN ALUMINUM PIPE PROJECTING	2/95	1	COMMUNITY SCIENCES	DESIGNED BY	JAN
DATE		0.1 FOOT ABOVE GROUND.				DRAWN BY	LJD
ACCEPTANCE BY		IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE INTERSECTION				CHECKED BY	
DATE		OF CORONADO AVENUE AND HOLBROOK STREET, AND 85 FEET EAST					
FIELD CHECKED BY		OF THE CENTERLINE OF HOLBROOK STREET.					
DATE							
DRAWINGS							
CORRECTED BY							
DATE							
MICRO-FILM INFORMATION							
RECORDED BY							
NO.							

ENGINEER'S SEAL
Juan Calonge
 10/20/95
 10/20/95

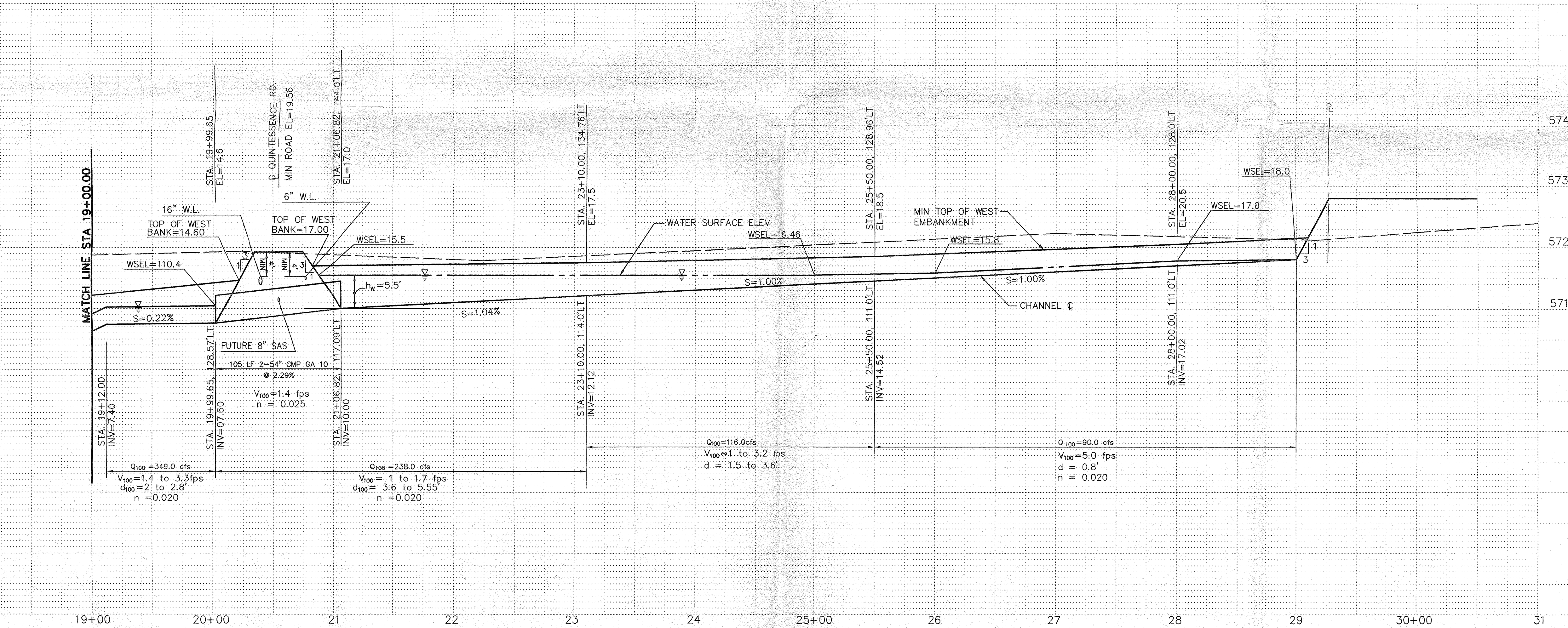


- ### LEGEND
- TC=98.43 PROPOSED TOP OF CURB ELEVATION
 - 99.0 PROPOSED SPOT ELEVATION
 - 09.0 EXISTING SPOT ELEVATION (GRID & TC)
 - ▨ EROSION CONTROL BERM
 - ▨ PROPOSED CONCRETE VALLEY GUTTER
 - ▨ EXISTING CURB & GUTTER
 - ▨ PROPOSED MOUNTABLE CURB & GUTTER
 - ▨ PROPOSED STANDARD CURB & GUTTER
 - ▨ 4973 EXISTING CONTOUR W/ INDEX ELEVATION
 - 10.1 PROPOSED DRAINAGE BASIN
 - SWALE
 - FLOW ARROW
 - ▨ BENCH MARK
 - ▨ EXISTING STORM DRAIN
 - ▨ PROPOSED STORM DRAIN
 - ▨ WATER BLOCK
 - ▨ PROPOSED RETAINING WALL
 - ▨ PROPOSED FLOOD WALL
 - ▨ PROPOSED REAR-YARD POND
 - ▨ PROPOSED SLOPE
 - ▨ WATER SURFACE ELEVATION
 - ▨ (NOT A PART OF GRADING)



KEY NOTES

① CULVERTS NOT A PART OF GRADING



AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE	NO.	DATE
		1	2/95				
THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED "5-D21 1985" AND IS RIVETED TO AN ALUMINUM PIPE PROJECTING 0.1 FOOT ABOVE GROUND.		IT IS LOCATED 783 FEET NORTH OF THE CENTERLINE INTERSECTION OF CORONADO AVENUE AND HOLBROOK STREET, AND 85 FEET EAST OF THE CENTERLINE OF HOLBROOK STREET.		ELEV = 5650.56			

NO.	DATE	REMARKS	BY

DESIGNED BY	DATE	CHECKED BY	DATE
JMN	6/95	LJD	6/95

APPROVED FOR ROUGH GRADING
(± 1 FT.)

DATE: 10-20-95

DATE: 6/95

DATE: 6/95

DATE:

community sciences corporation

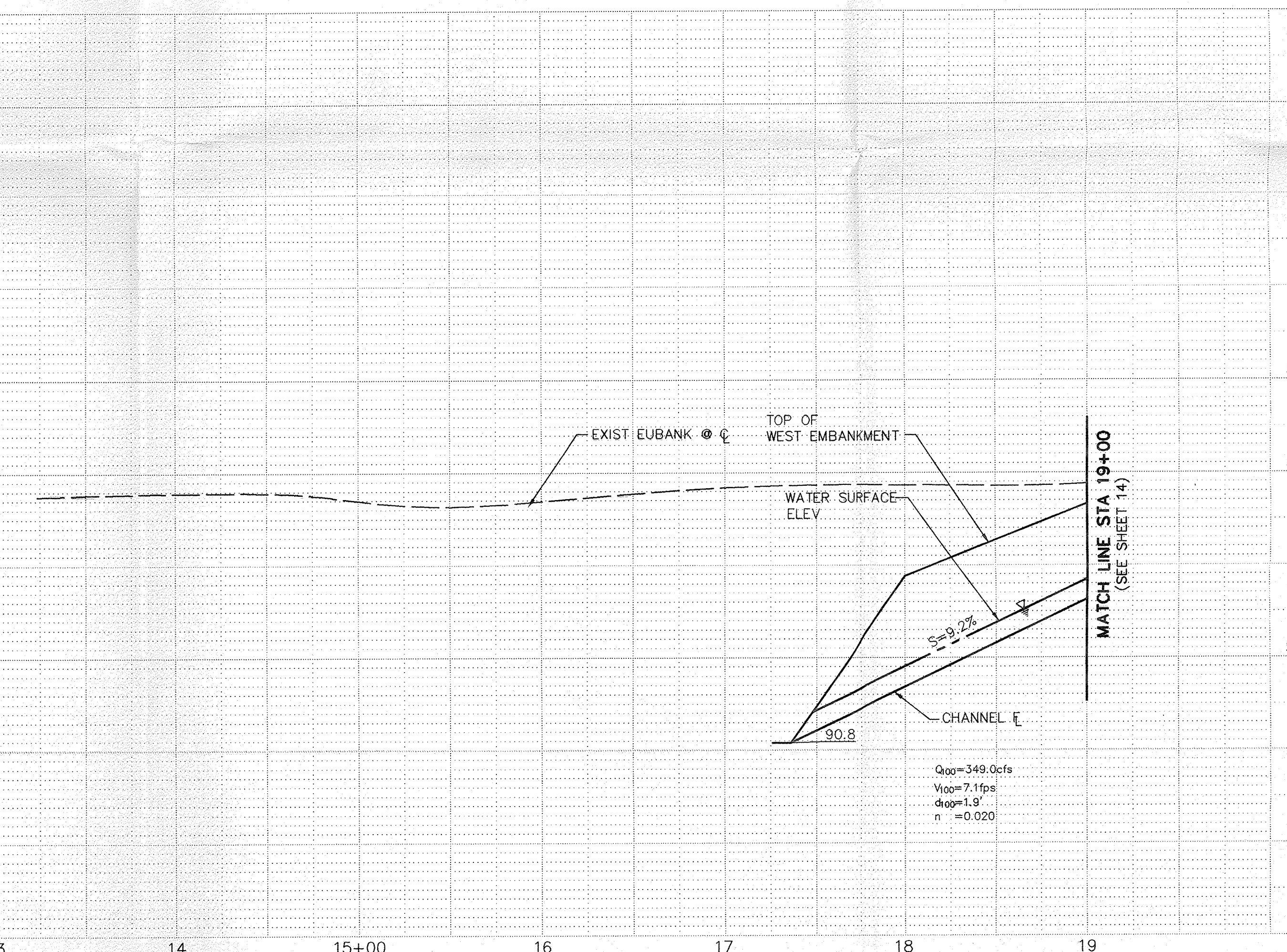
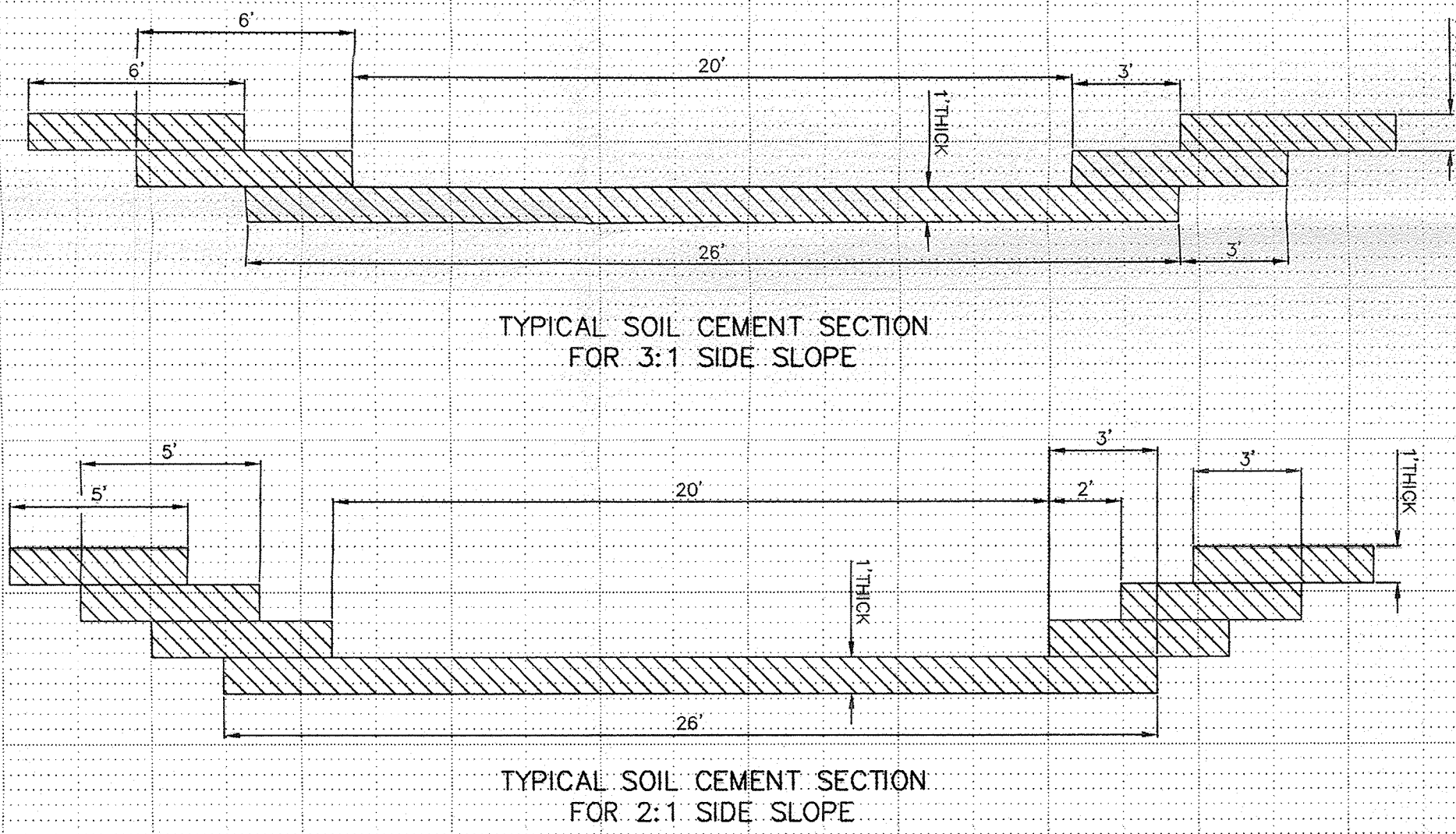
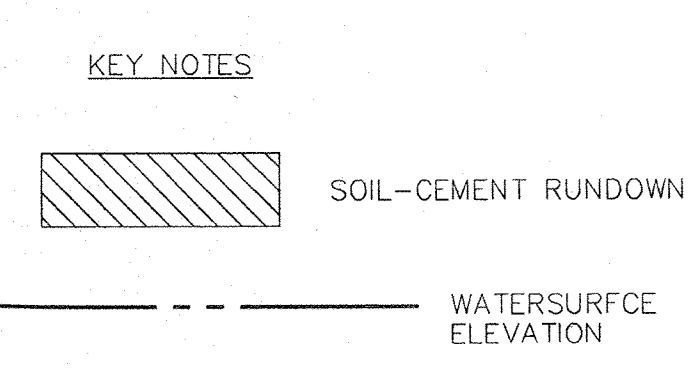
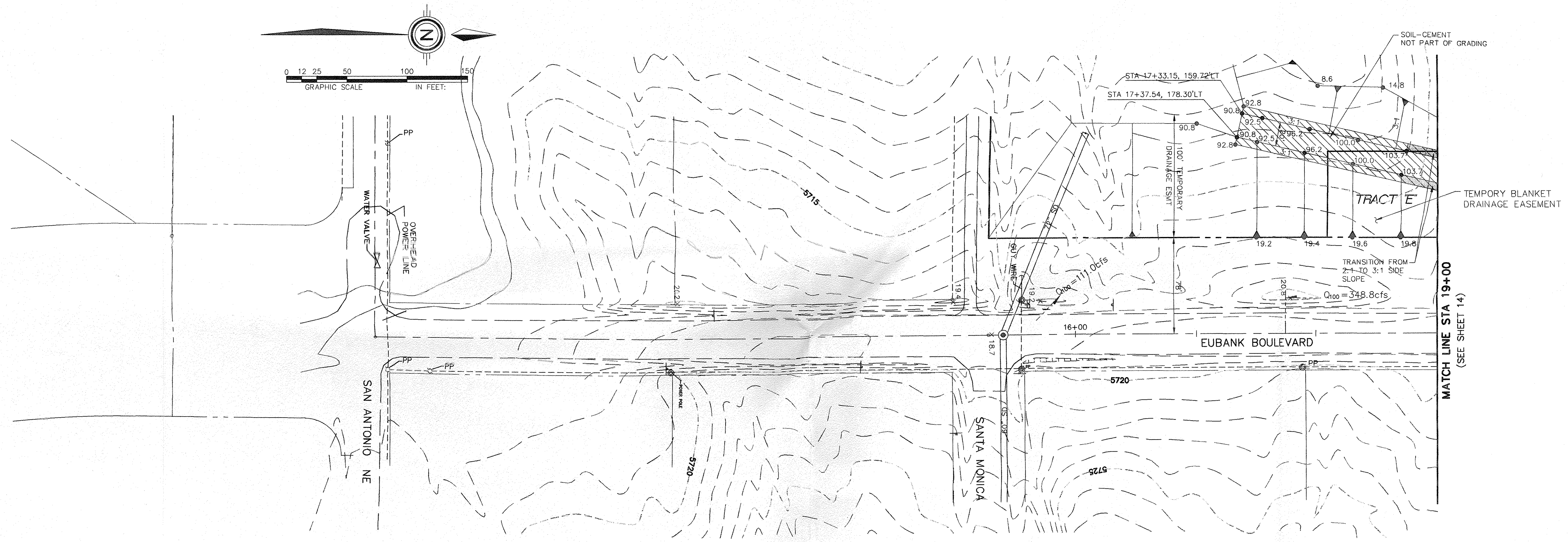
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: QUINTESSENCE SUBDIVISION
GRADING PLAN & PROFILE
EUBANK BLVD N.E. TEMPORARY DIVERSION CHANNEL

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

PROJECT NO. 5206.90 MAP NO. D-21 SHEET 14 OF 62



APPROVED FOR ROUGH GRADING
(± 1 FT.)

DATE: _____

Jana Calonge
CITY HYDROLOGIST

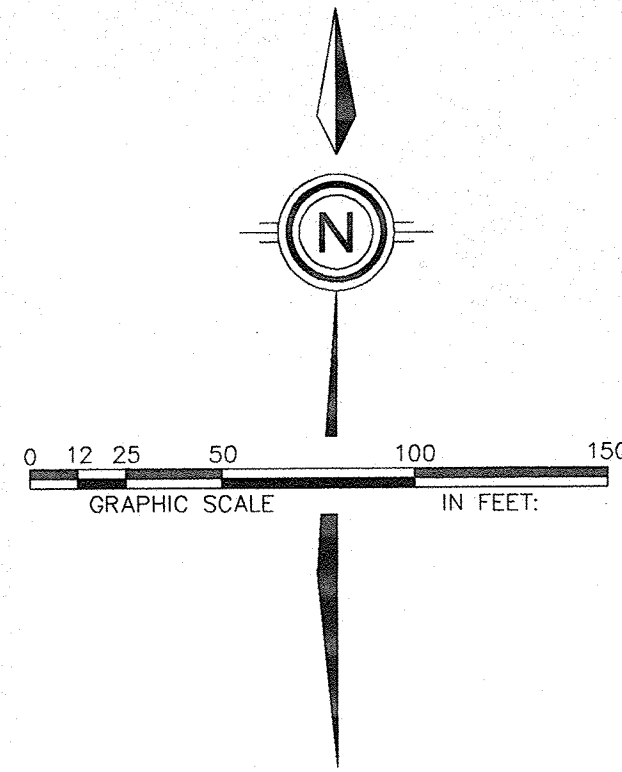
10-20-95
DATE

community sciences corporation

LAND PLANNING P.O. Box 1328
ENGINEERING Corrales, N.M. 87048
SURVEYING

SURVEY INFORMATION			AS BUILT INFORMATION		
FIELD NOTES			BENCH MARKS		
NO.	BY	DATE	NO.	DATE	DATE
1	COMMUNITY SCIENCES	2/95			
THE STATION IS A STANDARD AIS ALUMINUM CAP STAMPED "S-D21 1985" AND IS RIVETED TO AN ALUMINUM PIPE PROTECTING 0.1 FOOT ABOVE GROUND. IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE INTERSECTION OF CORONADO AVENUE AND HOLBROOK STREET, AND 85 FEET EAST OF THE CENTERLINE OF HOLBROOK STREET. ELEV = 5650.56					
ENGINEER'S SEAL			MICRO-FILM INFORMATION		
			CONTRACTOR	DATE	DATE
			INSPECTOR'S SIGNATURE	DATE	DATE
NO.	DATE	REMARKS	NO.	DATE	DATE
		DESIGN			
		REVISIONS			
DESIGNED BY	JUN	DATE	6/95	DATE	DATE
DRAWN BY	LJO	DATE	6/95	DATE	DATE
CHECKED BY		DATE		DATE	DATE
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: QUINTESSANCE SUBDIVISION GRADING PLAN & PROFILE EUBANK BLVD N.E. TEMPORARY DIVERSION CHANNEL					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					
PROJECT NO.	5206.90	MAP NO.	D-21	SHEET	13 OF 62

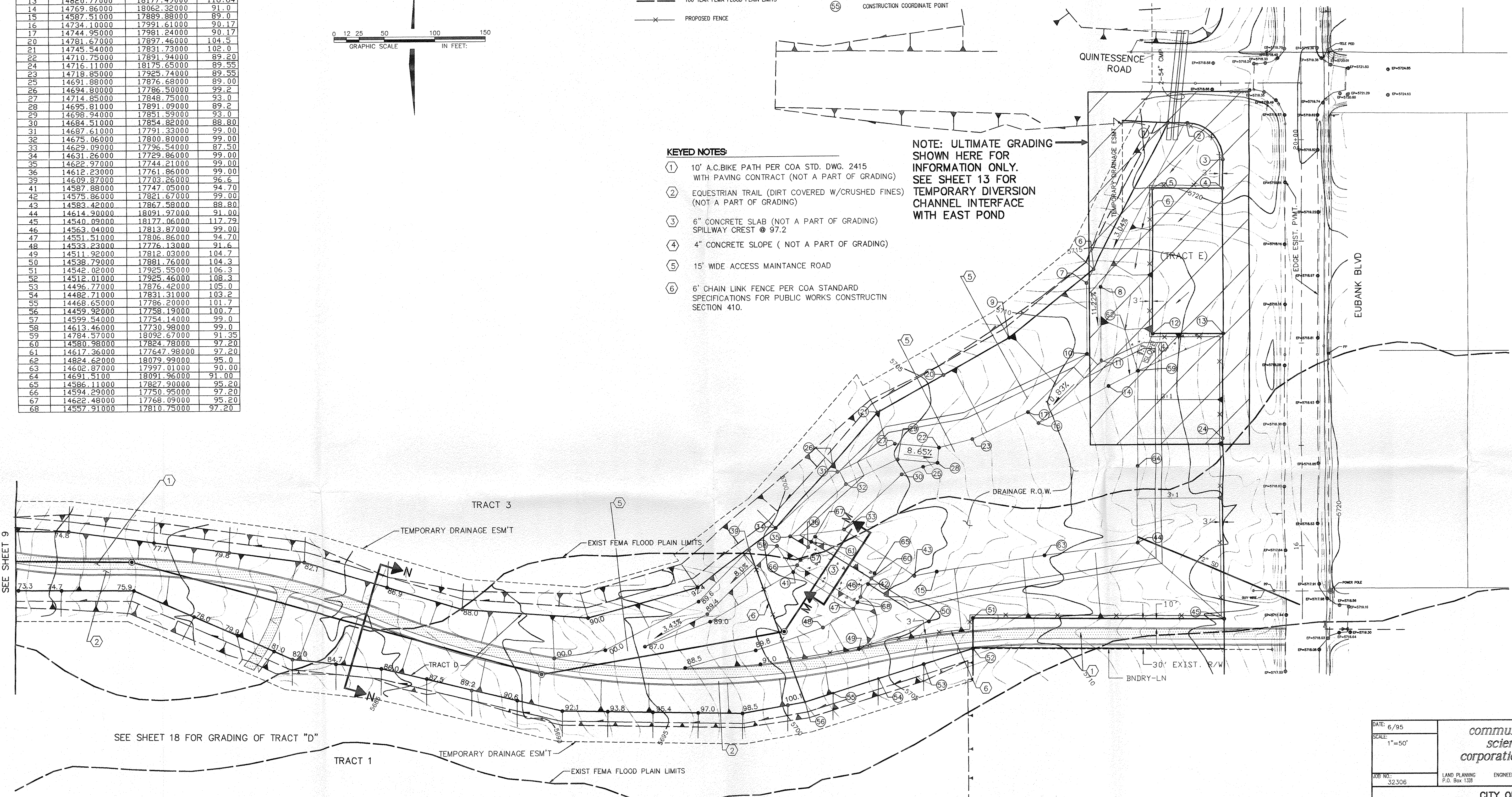
CONSTRUCTION COORDINATE POINT TABLE			
I. D. PT#	NORTHING	EASTING	ELEV.
1	15028.38000	18123.77000	120.4
2	15028.04000	18142.07000	120.39
3	14991.97000	18177.76000	119.13
4	14963.62000	18177.71000	119.78
5	14963.73000	18107.75000	118.7
6	14884.69000	18047.45000	115.6
7	14871.05000	18040.21000	115.0
8	14867.31000	18055.21000	114.8
9	14817.80000	17963.19000	113.0
10	14801.30000	18040.23000	90.00
11	14794.89000	18055.23000	98.9
12	14820.87000	18107.49000	115.44
13	14820.77000	18177.49000	116.84
14	14769.86000	18062.32000	91.0
15	14587.51000	17889.88000	89.0
16	14734.10000	17991.61000	90.17
17	14744.95000	17981.24000	90.17
20	14781.67000	17897.46000	104.5
21	14745.54000	17831.73000	102.0
22	14710.75000	17891.94000	89.20
24	14716.11000	18175.65000	89.55
23	14718.85000	17925.74000	89.55
25	14691.88000	17876.68000	89.00
26	14694.30000	17786.50000	93.2
27	14714.95000	17849.75000	93.0
28	14693.81000	17891.09000	89.2
29	14698.94000	17851.59000	93.0
30	14684.51000	17854.82000	88.80
31	14687.61000	17791.33000	99.00
32	14675.06000	17800.80000	99.00
33	14629.09000	17796.54000	87.50
34	14631.26000	17729.86000	99.00
35	14622.97000	17744.21000	99.00
36	14612.23000	17761.86000	99.00
39	14609.87000	17703.26000	96.6
41	14587.88000	17747.05000	94.70
42	14575.86000	17821.67000	99.00
43	14583.42000	17867.58000	88.80
44	14614.90000	18091.87000	91.00
45	14540.09000	18177.06000	117.79
46	14563.04000	17813.87000	99.00
47	14551.51000	17806.86000	94.70
48	14533.23000	17776.13000	91.6
49	14511.92000	17812.03000	104.7
50	14538.79000	17881.76000	104.3
51	14542.02000	17925.53000	105.3
52	14512.01000	17925.46000	108.3
53	14496.77000	17876.42000	105.0
54	14482.71000	17831.31000	103.2
55	14468.65000	17786.20000	101.7
56	14459.92000	17758.19000	100.7
57	14599.54000	17754.14000	99.0
58	14613.46000	17730.98000	99.0
59	14784.57000	18092.67000	91.35
60	14580.98000	17824.78000	97.20
61	14617.36000	17764.79000	97.20
62	14824.62000	18079.99000	95.0
63	14602.87000	17997.01000	90.00
64	14691.5100	18091.86000	91.00
65	14586.11000	17827.90000	95.20
66	14594.29000	17750.95000	97.20
67	14622.48000	17768.09000	95.20
68	14557.91000	17810.75000	97.20



LEGEND			
● TC98.43	PROPOSED TOP OF CURB ELEVATION	—	SWALE
● 99.0	PROPOSED SPOT ELEVATION	→	FLOW ARROW
⊙ 09.0	EXISTING SPOT ELEVATION (GRND & TC)	- - - 30" SD - - -	EXISTING STORM DRAIN
[Pattern]	10' BIKE TRAIL & 5' EQUESTRIAN TRAIL	- - - 30" SD - - -	PROPOSED STORM DRAIN
[Pattern]	PROPOSED CONCRETE VALLEY GUTTER	[Pattern]	WATER BLOCK
[Pattern]	EXISTING CURB & GUTTER	[Pattern]	PROPOSED RETAINING WALL
- - - 4873	EXISTING CONTOUR W/ INDEX ELEVATION	[Pattern]	PROPOSED REAR-YARD POND
- - -	100 YEAR FEMA FLOOD PLAIN LIMITS	▲	PROPOSED SLOPE
x	PROPOSED FENCE	⊙	CONSTRUCTION COORDINATE POINT

- KEYED NOTES:**
- 10' A.C. BIKE PATH PER COA STD. DWG. 2415 WITH PAVING CONTRACT (NOT A PART OF GRADING)
 - EQUESTRIAN TRAIL (DIRT COVERED W/ CRUSHED FINES) (NOT A PART OF GRADING)
 - 6" CONCRETE SLAB (NOT A PART OF GRADING) SPILLWAY CREST @ 97.2
 - 4" CONCRETE SLOPE (NOT A PART OF GRADING)
 - 15' WIDE ACCESS MAINTANCE ROAD
 - 6" CHAIN LINK FENCE PER COA STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTIN SECTION 410.

NOTE: ULTIMATE GRADING SHOWN HERE FOR INFORMATION ONLY. SEE SHEET 13 FOR TEMPORARY DIVERSION CHANNEL INTERFACE WITH EAST POND



AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	BY	NO.	DATE
INSPECTORS	DATE	THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED	DATE	1	COMMUNITY SCIENCES	1	6/95
ADJUSTERS	DATE	5-D21 1985" AND IS REVICED TO AN ALUMINUM PIPE PROJECTING	DATE				
CERTIFICATION BY	DATE	0.1 FOOT ABOVE GROUND.	DATE				
DATE	DATE	IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE INTERSECTION	DATE				
DATE	DATE	OF CORONADO AVENUE AND HOLBROOK STREET, AND 85 FEET EAST	DATE				
DATE	DATE	OF THE CENTERLINE OF HOLBROOK STREET.	DATE				
DATE	DATE	ELEV = 5650.56	DATE				
NO.	NO.		NO.				

DATE: 6/95	community sciences corporation
SCALE: 1"=50'	
JOB NO.: 32306	LAND PLANNING P.O. Box 1338
	ENGINEERING CORRALES, N.M. 87048
	SURVEYING

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: QUINTESSENCE SUBDIVISION - UNIT 1
GRADING & EROSION CONTROL PLAN
EAST POND

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

PROJECT NO. 5206.90 MAP NO. D-21 SHEET 12 OF 62

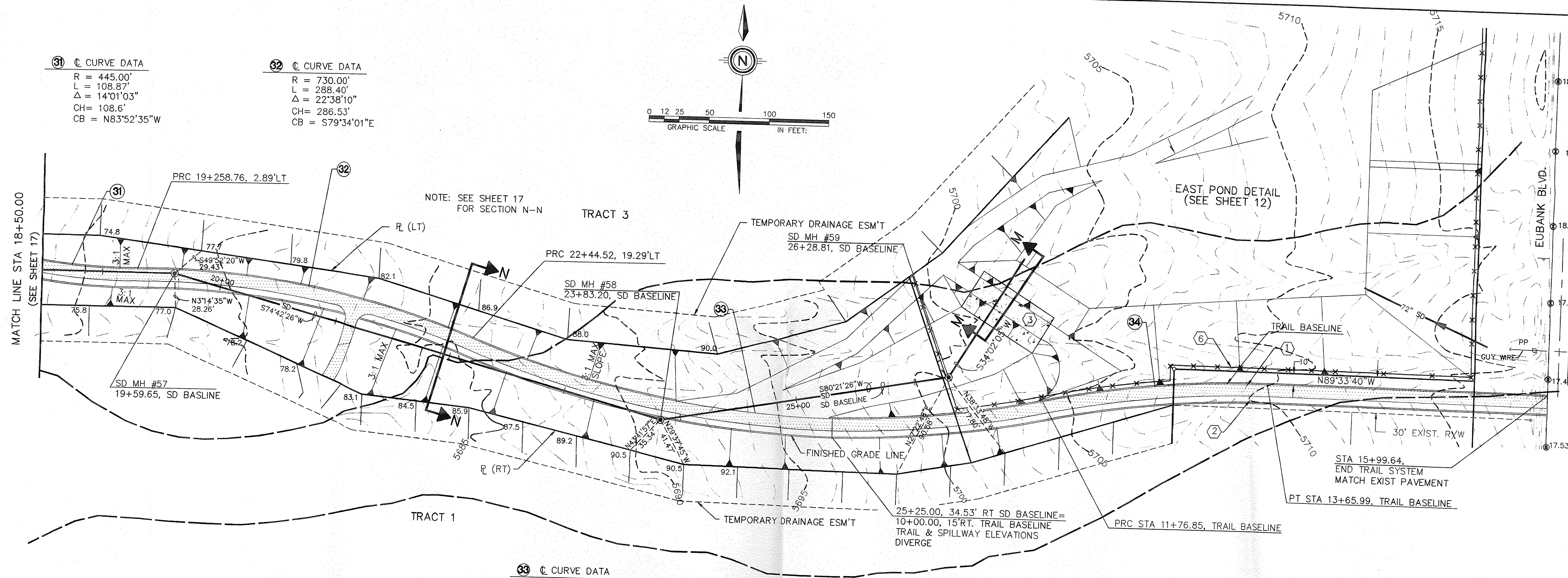
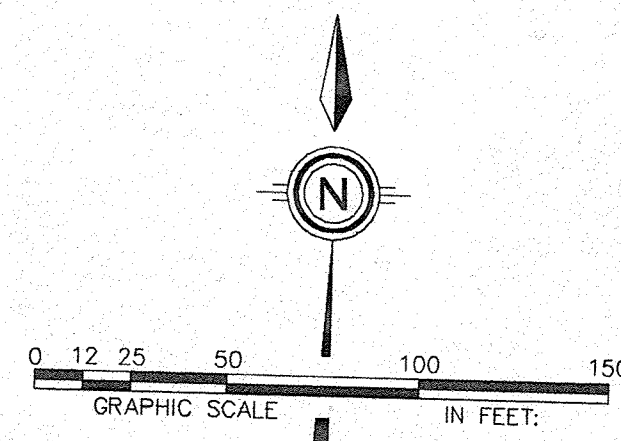
APPROVED FOR ROUGH GRADING
(± 1 FT.)
John Calogian 10-20-95
CITY HYDROLOGY DATE

31 C CURVE DATA
 R = 445.00'
 L = 108.87'
 Δ = 14°01'03"
 CH = 108.6'
 CB = N83°52'35"W

32 C CURVE DATA
 R = 730.00'
 L = 288.40'
 Δ = 22°38'10"
 CH = 286.53'
 CB = S79°34'01"E

33 C CURVE DATA
 R = 820.00'
 L = 487.48'
 Δ = 34°03'41"
 CH = 480.33'
 CB = N85°16'47"W

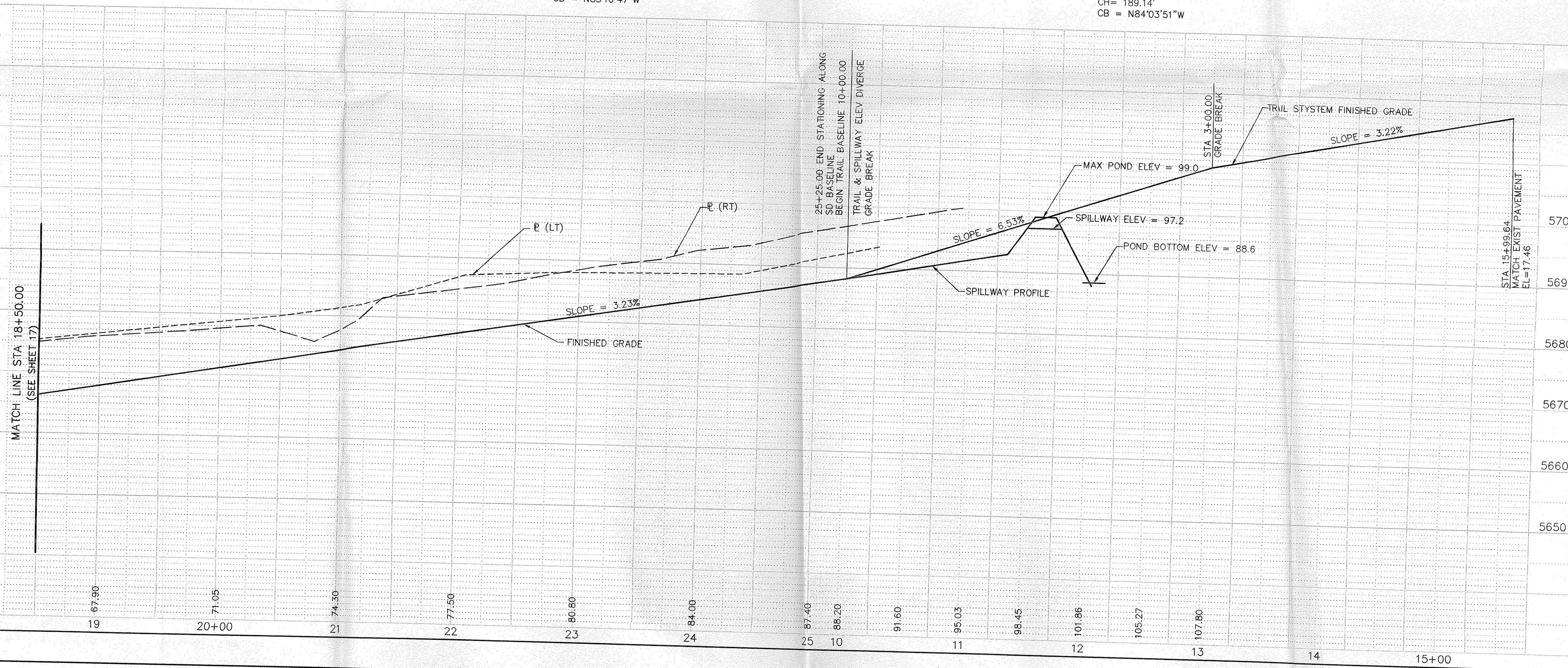
34 C CURVE DATA
 R = 850.00'
 L = 189.14'
 Δ = 12°44'58"
 CH = 189.14'
 CB = N84°03'51"W



- FL=74.11 PROPOSED CURB FLOWLINE ELEVATION
- 73.6⊙ EXISTING SPOT ELEVATION (GRND & TC)
- PROPOSED VALLEY GUTTER/ SIDEWALK
- EXISTING CURB & GUTTER
- FLOW ARROW
- 10' BIKE TRAIL & 5' EQUESTRIAN TRAIL
- CONCRETE SLAB

KEY NOTES

- 1 10' BIKE PATH PER COA STD. DWG. 2415 (2" AC 50 BLOW/ STABILITY, NOT A PART OF GRADING)
- 2 5' WIDE EQUESTRIAN TRAIL (DIRT COVERED W/ CRUSHED FINES, NOT A PART OF GRADING)
- 3 6" CONCRETE SLAB (NOT A PART OF GRADING)
- 4 6' CHAIN LINK FENCE PER COA STANDARD SPECIFICATIONS PER PUBLIC WORK CONSTRUCTION SECTION 410



AS BUILT INFORMATION	
CONTRACTOR	
DATE	
BY	
DATE	
BY	
DATE	
BY	
DATE	
BY	
DATE	
BY	
DATE	

BENCH MARKS	
NO.	DATE
1	2/95

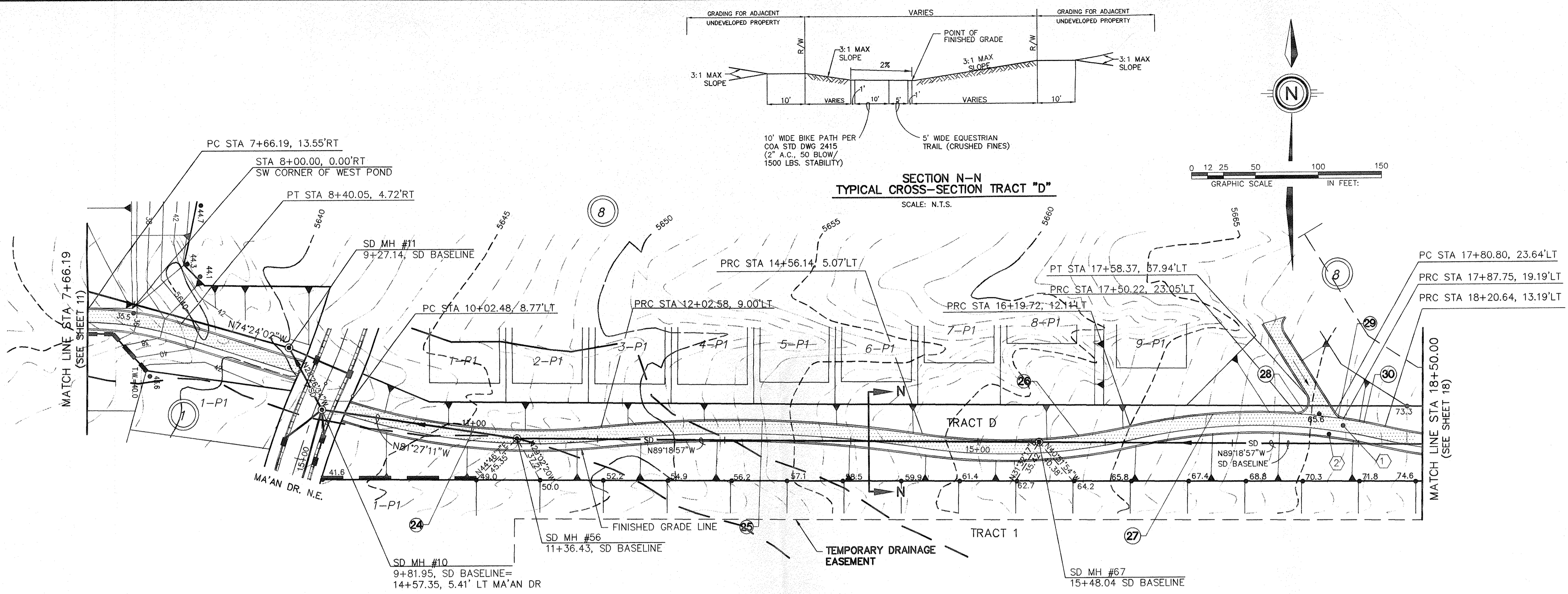
SURVEY INFORMATION	
NO.	DATE
1	2/95

ENGINEER'S SEAL

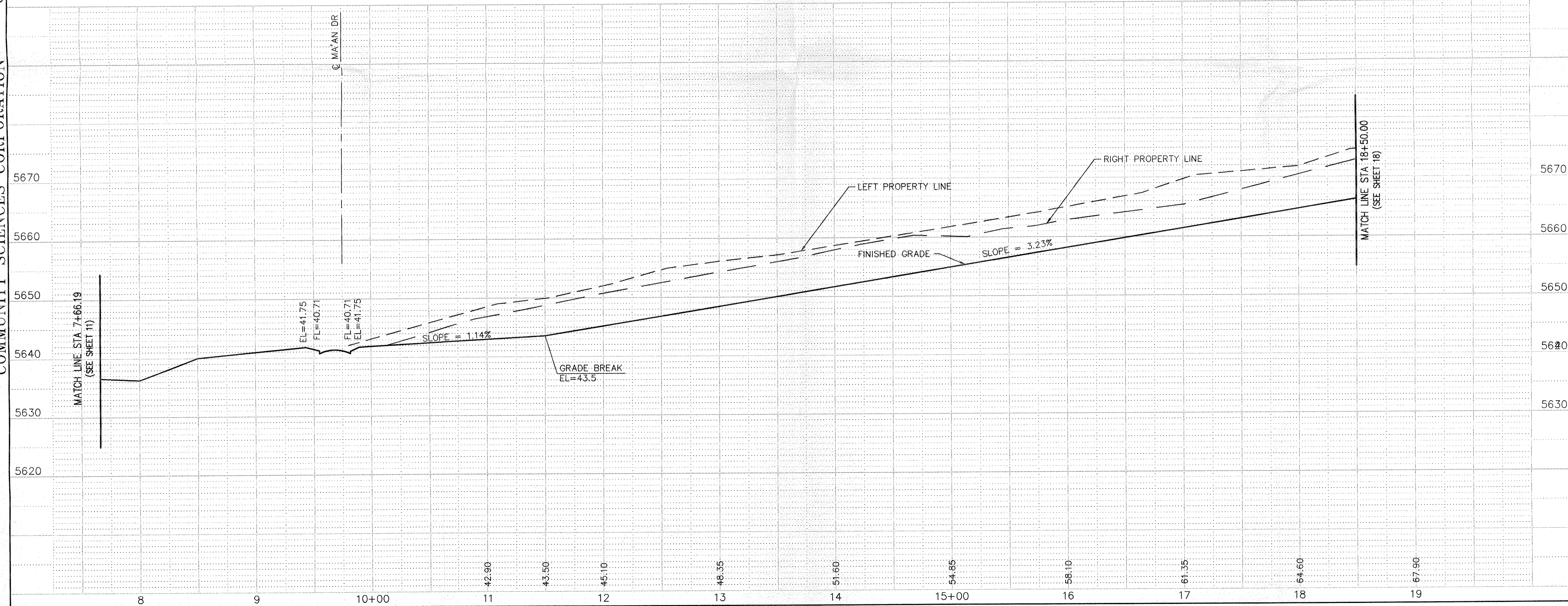
APPROVED FOR ROUGH GRADING
 (± 1 FT.)
 DATE
 Juan Calogny 10-20-95
 DATE

SCALE:
 HORIZ: 1" = 50'
 VERT: 1" = 10'
 community sciences corporation
 LAND PLANNING P.O. Box 1328 CORRALES, N.M. 87048

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: QUINTESSENCE SUBDIVISION - UNIT 1 GRADING PLAN & PROFILE TRACT "D"					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					



Curve No.	Curve Data
23	R = 255.00' L = 74.65' Δ = 16°46'26" CH = 74.39' CB = N81°13'19"W
24	R = 495.00' L = 199.81' Δ = 23°07'41" CH = 198.46' CB = N84°06'40"W
25	R = 1005.00' L = 254.27' Δ = 14°29'46" CH = 253.59' CB = S88°25'37"E
26	R = 445.00' L = 164.67' Δ = 21°12'05" CH = 163.73' CB = S88°13'14"W
27	R = 455.00' L = 131.41' Δ = 16°32'51" CH = 130.95' CB = N85°53'37"W
28	R = 10' L = 22.09' Δ = 126°32'37" CH = 17.86' CB = N126°32'37"W
29	R = 10' L = 8.5' Δ = 48°42'14" CH = 8.25' CB = N48°42'37"W
30	R = 455' L = 33.45' Δ = 04°12'45" CH = 33.45' CB = N04°12'45"W



LEGEND

- 74.11 PROPOSED ELEVATION
- 73.6 EXISTING SPOT ELEVATION (GRND & TC)
- PROPOSED VALLEY GUTTER/ SIDEWALK
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- FLOW ARROW
- 10' BIKE TRAIL & 5' EQUESTRIAN TRAIL

KEYNOTES

- 10' WIDE BIKE PATH PER COA STD. DWG. 2415 (2" A.C. 50 BLOW/ 1500 lbs STABILITY)
- 5' WIDE EQUESTRIAN TRAIL, WITH 1' SHOULDER (DIRT COVERED W/CRUSHED FINES.)

AS BUILT INFORMATION

CONTRACTOR	DATE

BENCH MARKS

THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED 5-021 1985, AND IS RIVETED TO AN ALUMINUM PIPE PROJECTING 0.1 FOOT ABOVE GROUND.

SURVEY INFORMATION

NO.	DATE
1	2/95

COMMUNITY SCIENCES

ENGINEER'S SEAL

James D. Taylor
10-19-95

REVISIONS

NO.	DATE	REMARKS

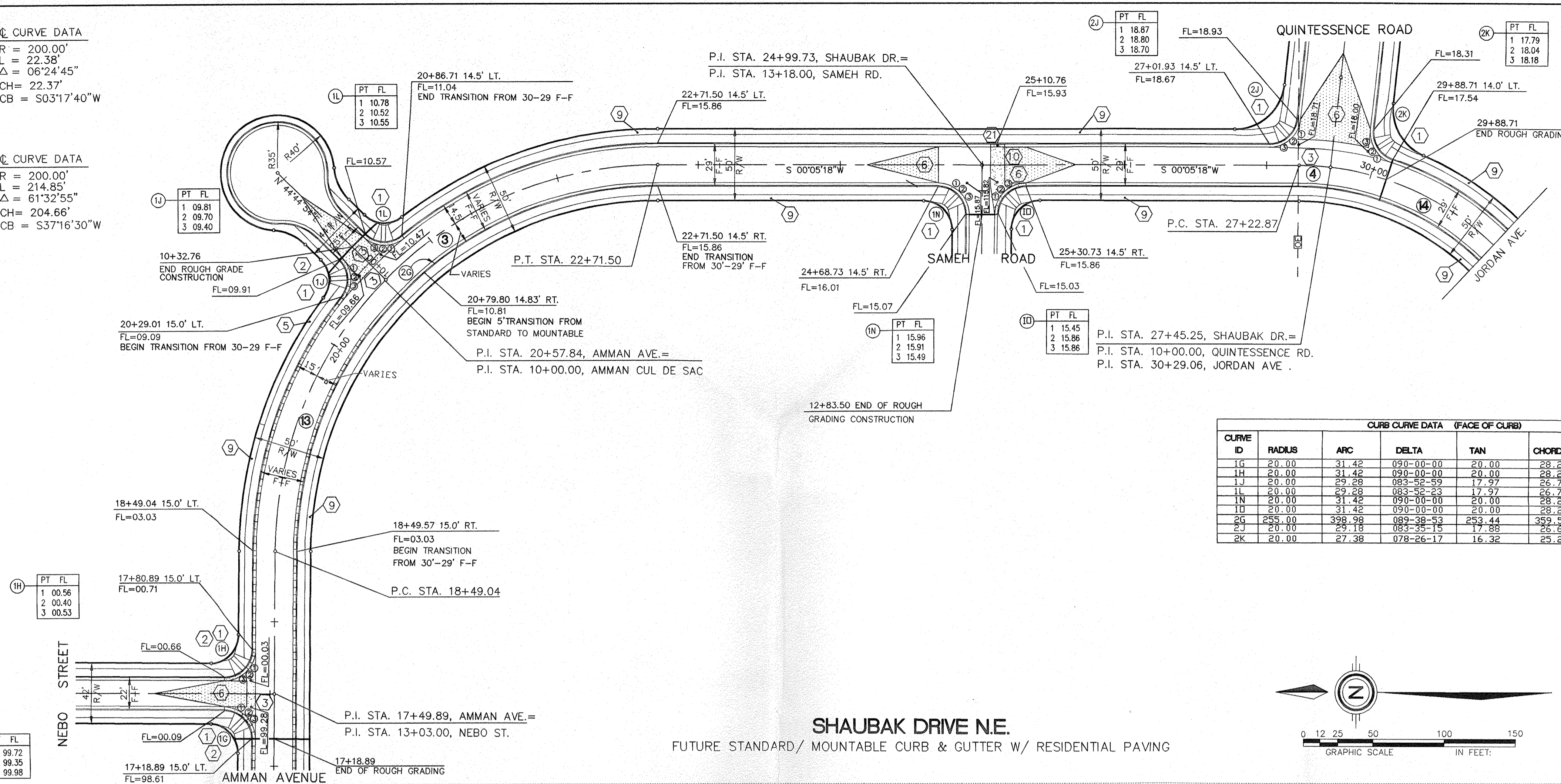
DESIGNED BY: DLH DATE: 6/95
DRAWN BY: LJD DATE: 6/95
CHECKED BY: DATE:

③ CURVE DATA
 R = 270.00'
 L = 213.66'
 Δ = 45°20'24"
 CH = 208.13'
 CB = S22°34'54"E

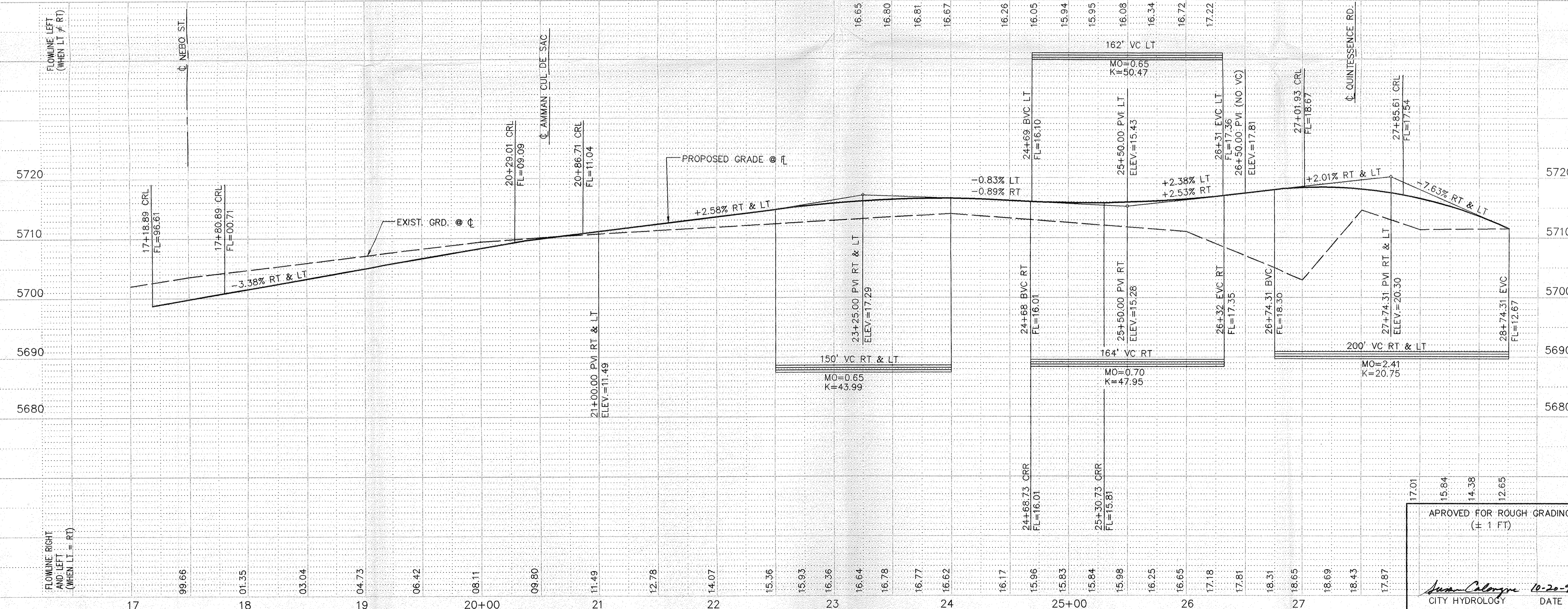
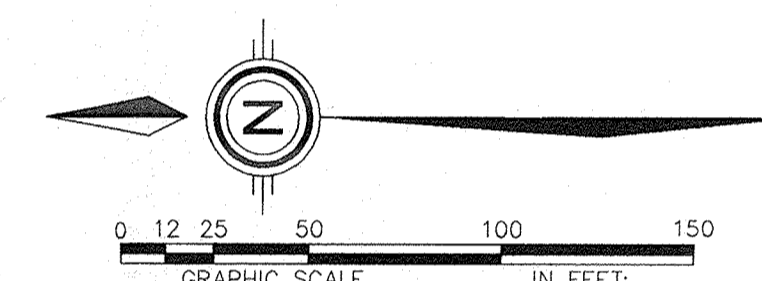
⑬ CURVE DATA
 R = 270.00'
 L = 208.80'
 Δ = 44°18'29"
 CH = 203.63'
 CB = S67°24'21"E

④ CURVE DATA
 R = 200.00'
 L = 22.38'
 Δ = 06°24'45"
 CH = 22.37'
 CB = S03°17'40"W

⑭ CURVE DATA
 R = 200.00'
 L = 214.95'
 Δ = 61°32'55"
 CH = 204.66'
 CB = S37°16'30"W



CURVE ID	RADIUS	ARC	DELTA	TAN	CHORD	CHORD BRG
1G	20.00	31.42	090-00-00	20.00	28.28	S45-26-25W
1H	20.00	31.42	090-00-00	20.00	28.28	N44-33-35W
1I	20.00	29.28	083-55-53	17.57	26.73	S38-41-23W
1J	20.00	29.28	083-55-53	17.57	26.73	N02-48-42E
1K	20.00	31.42	090-00-00	20.00	28.28	S45-05-18W
1L	20.00	31.42	090-00-00	20.00	28.28	S44-54-42E
2G	255.00	398.98	089-38-53	253.44	359.51	S44-39-58W
2H	20.00	31.42	090-00-00	20.00	28.28	S44-54-42E
2J	20.00	29.18	083-35-15	17.88	26.66	N41-42-20W
2K	20.00	27.38	078-26-17	16.32	25.29	N57-16-54E



LEGEND

- FL=74.11 PROPOSED CURB FLOWLINE ELEVATION
- 73.6⊙ EXISTING SPOT ELEVATION (GRND & TO)
- PROPOSED VALLEY GUTTER / SIDEWALK
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- FLOW ARROW
- CROWN TRANSITION

- KEYNOTES:**
- WHEELCHAIR RAMP PER SEPARATELY APPROVED DWG.
 - MOUNTABLE TO STANDARD CURB TRANSITION PER COA STD. DWG. 2418
 - CONC. VALLEY GUTTER PER COA STD. DWG. 2420
 - FUTURE 6' SIDEWALK, BY OTHERS
 - PROPOSED 4' SIDEWALK, THIS CONTRACT
 - 50' CROWN TRANSITION PER C.O.A. STD. DWG. 2401
 - CUT OFF WALL FULL STREET WIDTH, 24" DEEP x 8" THICK PER C.O.A. STD. DWG. 2415
 - PROPOSED TYPE III, BARRICADE
 - PROPOSED 4' SIDEWALK, BY OTHERS
 - 10' SPECIAL VALLEY GUTTER PER C.O.A. STD. DWG.2422
 - EXISTING BARRICADE
 - EXISTING 4' SIDEWALK
 - 25' CROWN TRANSITION PER C.O.A. STD. DWG. 2401
 - FUTURE 4' SIDEWALK, BY OTHERS
 - TEMPORARY ASPHALT
 - EXISTING WHEELCHAIR RAMP
 - WHEELCHAIR RAMP PER SEPARATELY APPROVED DWG.
 - SAW CUT & REMOVE EXIST PAVEMENT
 - TEMPORARY ASPHALT TURNAROUND & ESMT
 - 8" ASPHALT CURB PER COA STD DWG 2405
 - DEPRESSED CURB & GUTTER PER COA STD DWG 2415
 - 50' CROWN TRANSITION PER C.O.A. STD. DWG. 2422

NOTE:
 THIS SHEET IS FOR ROUGH GRADING INFORMATION ONLY. NOT FOR CONSTRUCTION OF THIS PROJECT. SEE TYPICAL ROUGH GRADING SECTION.

SCALE:
 HORIZ: 1" = 50'
 VERT: 1" = 10'

community sciences corporation
 LAND PLANNING P.O. Box 1328
 ENGINEERING CORRALES, N.M. 87048
 SURVEYING

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP

TITLE: QUINTESSENCE SUBDIVISION - UNIT 1
 GRADING PLAN & PROFILE
SHAUBAK DRIVE N.E.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY			A.M.A.F.C.A.		

PROJECT NO. 5206.90 MAP NO. D-21 SHEET 16 OF 62

AS BUILT INFORMATION

CONTRACTOR	DATE

BENCH MARKS

MARK	DATE

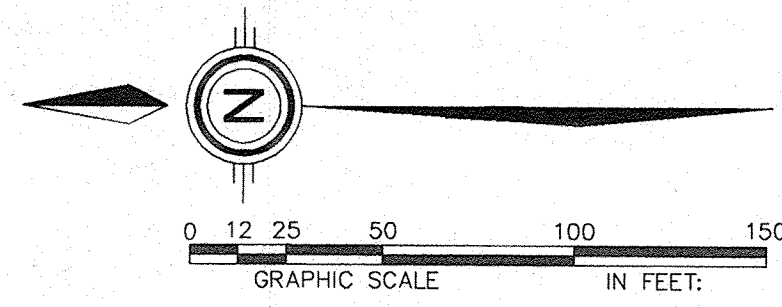
SURVEY INFORMATION

NO.	DATE

ENGINEER'S SEAL

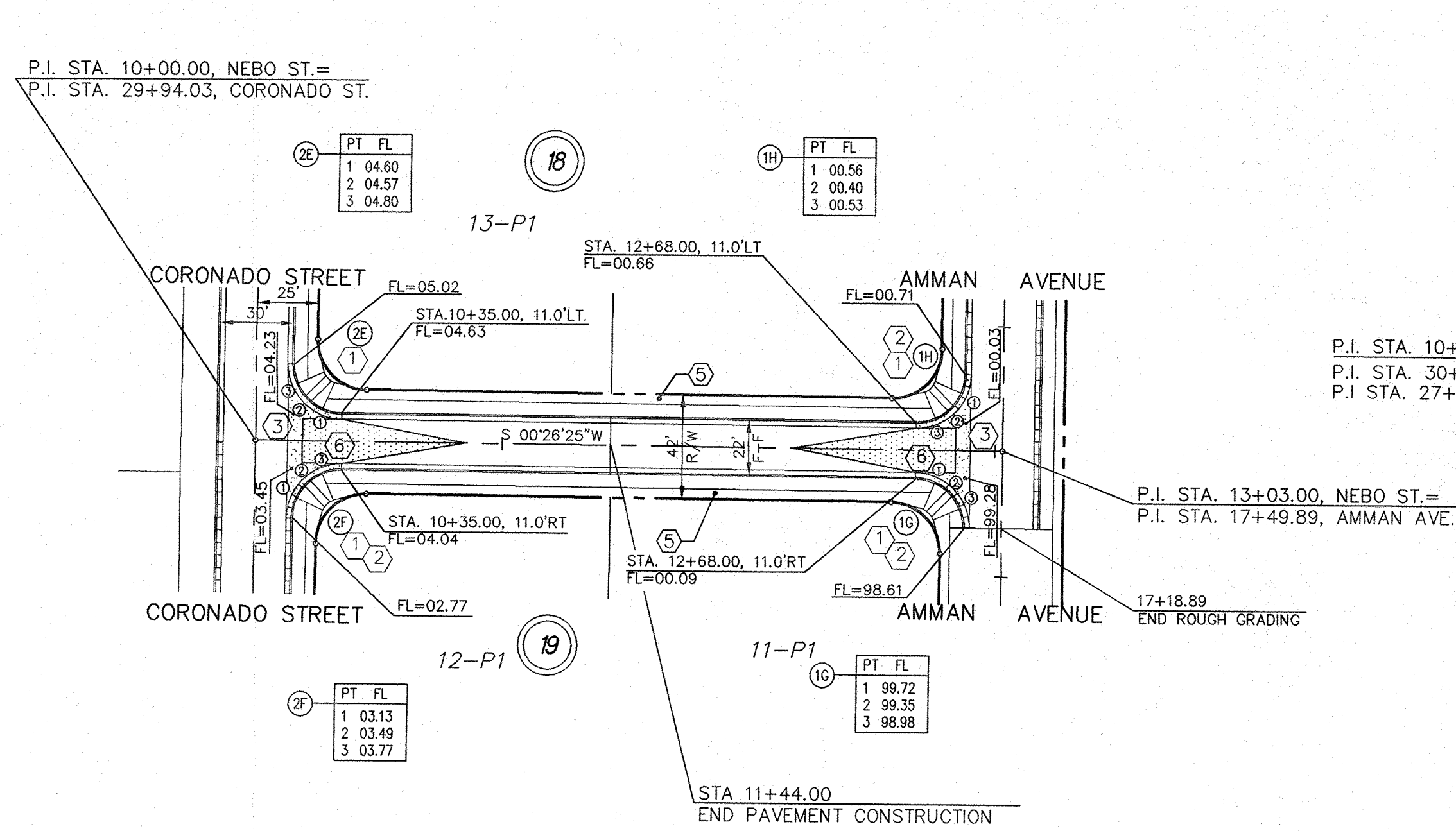
James D. [Signature]
 9-19-95

NO.	DATE	REMARKS	BY

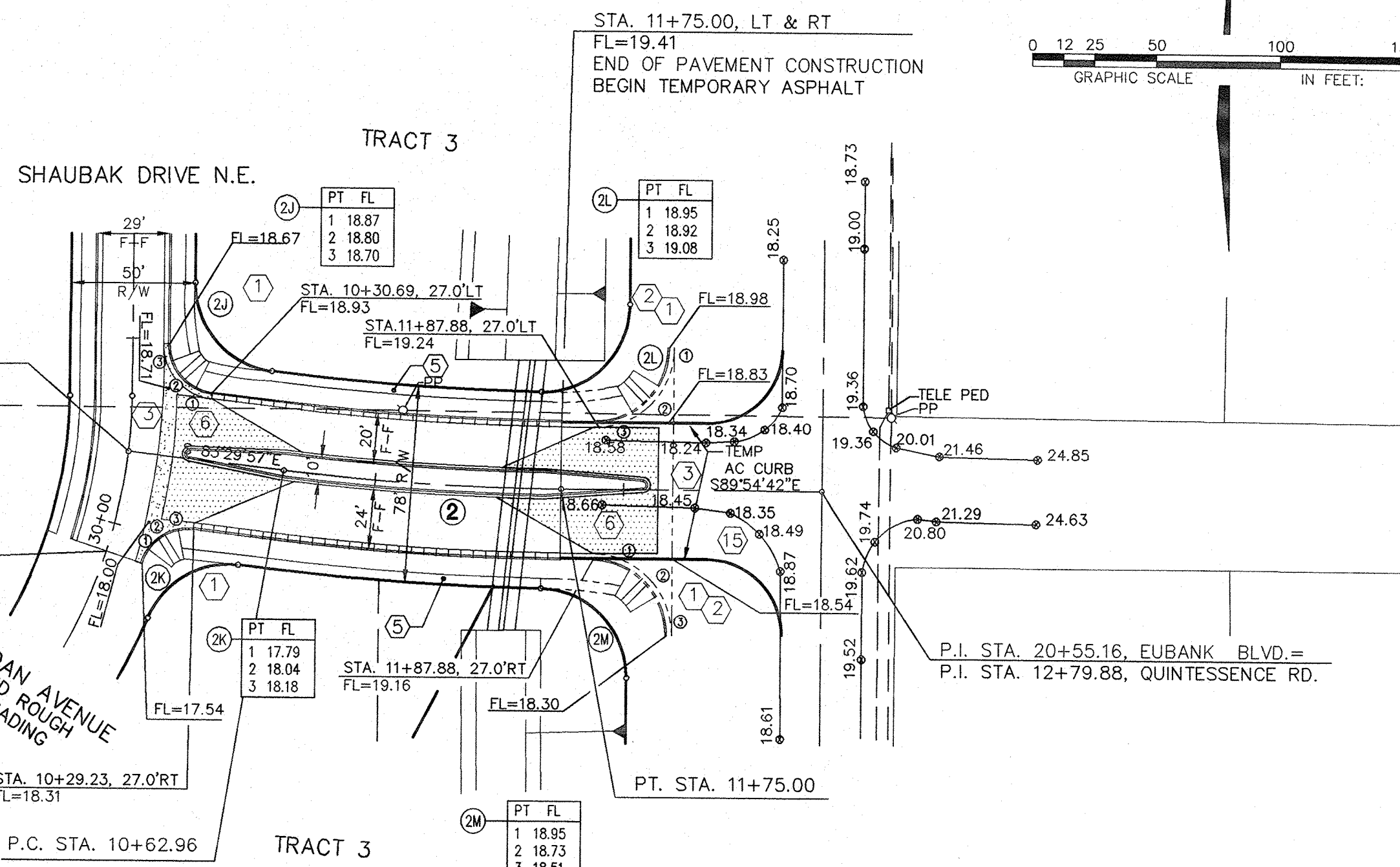


CURB CURVE DATA (FACE OF CURB)						
CURVE ID	RADIUS	ARC	DELTA	TAN	CHORD	CHORD BRG
1G	20.00	31.42	090-00-00	20.00	28.28	S45-26-25W
1H	20.00	31.42	090-00-00	20.00	28.28	N44-33-35W
2E	20.00	31.42	090-00-00	20.00	28.28	N45-26-25E
2F	20.00	31.42	090-00-00	20.00	28.28	S44-33-35E
2K	20.00	27.38	078-26-17	16.32	25.29	N57-16-54E
2J	20.00	29.18	083-35-15	17.88	26.66	N41-42-20W
2L	30.00	47.12	090-00-00	30.00	42.43	S45-05-18W
2M	30.00	47.12	090-00-00	30.00	42.43	S44-54-42E

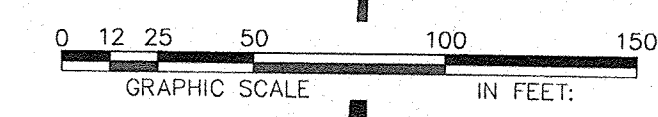
② C CURVE DATA
 R = 1000.00'
 L = 111.92'
 Δ = 06°24'45"
 CH = 111.86'
 CB = S86°42'20"E



NEBO STREET
 FUTURE MOUNTABLE CURB & GUTTER W/ RESIDENTIAL PAVING



QUINTESSENCE ROAD N.E.
 FUTURE STANDARD CURB & GUTTER W/ RESIDENTIAL PAVING



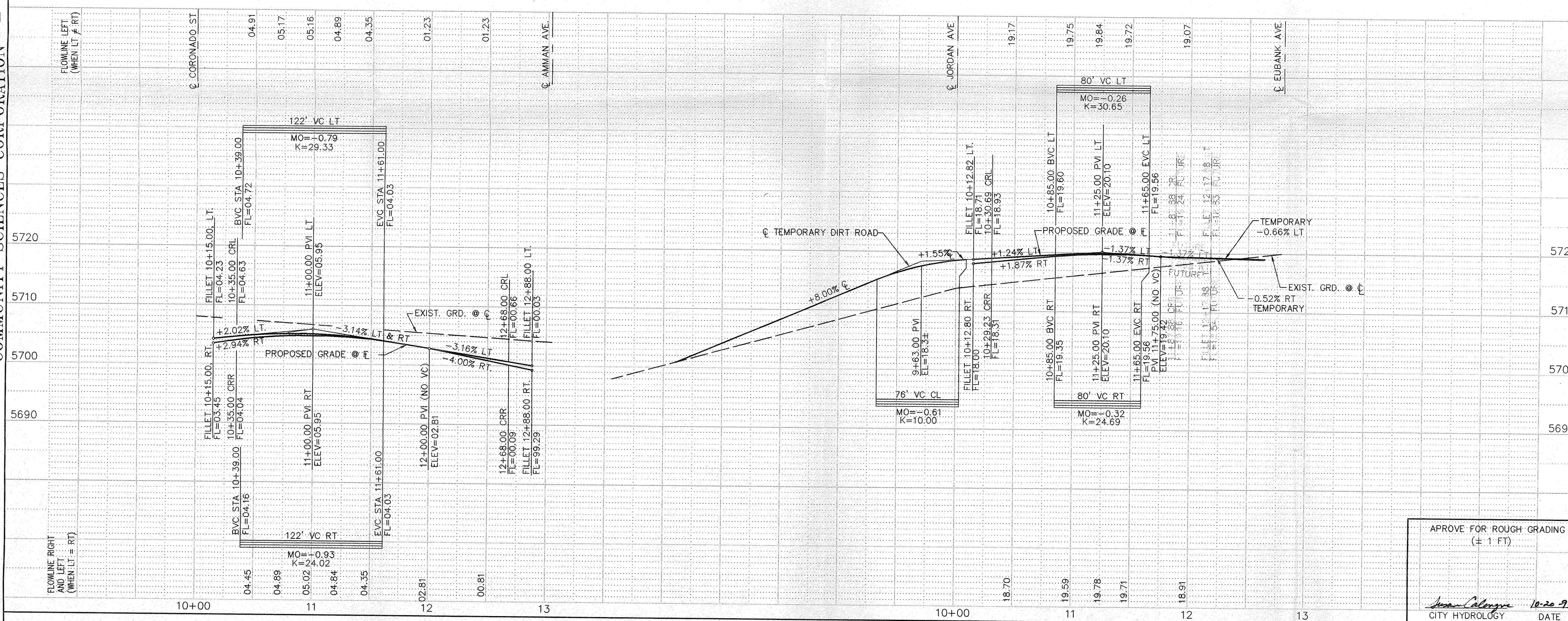
LEGEND

- FL=74.11 PROPOSED CURB FLOWLINE ELEVATION
- 73.6 @ EXISTING SPOT ELEVATION (GRND & TC)
- PROPOSED VALLEY GUTTER/ SIDEWALK
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- FLOW ARROW
- CROWN TRANSITION

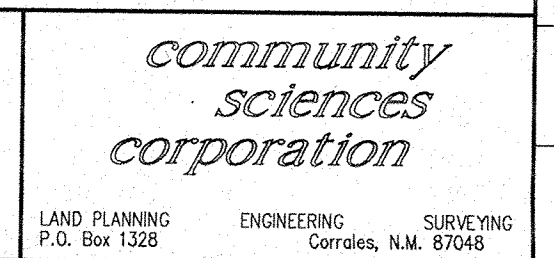
KEYNOTES:

- WHEELCHAIR RAMP PER SEPARATELY APPROVED DWG.
- MOUNTABLE TO STANDARD CURB TRANSITION PER COA STD. DWG. 2418
- CONC. VALLEY GUTTER PER COA STD. DWG. 2420
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- PROPOSED 4' SIDEWALK, BY OTHERS
- SPECIAL VALLEY GUTTER PER C.O.A. STD. DWG.2422
- EXISTING BARRICADE
- EXISTING 4' SIDEWALK
- 25' CROWN TRANSITION PER C.O.A. STD. DWG. 2401
- FUTURE 4' SIDEWALK, BY OTHERS
- TEMPORARY ASPHALT
- EXISTING WHEELCHAIR RAMP
- WHEELCHAIR RAMP PER SEPARATELY APPROVED DWG.
- SAW CUT & REMOVE EXIST PAVEMENT
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- 8" ASPHALT CURB PER COA STD DWG 2405
- DEPRESSED CURB & GUTTER PER COA STD DWG 2415
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NOTE:
 THIS SHEET IS FOR ROUGH GRADING INFORMATION ONLY. NOT FOR CONSTRUCTION OF THIS PROJECT. SEE TYPICAL ROUGH GRADING SECTION.



SCALE:
 HORIZ: 1" = 50'
 VERT: 1" = 10'



CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP

TITLE: QUINTESSENCE SUBDIVISION - UNIT 1
NEBO ST. & QUINTESSENCE RD. N.E.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY			A.M.A.F.C.A.		

PROJECT NO. **5206.90** MAP NO. **D-21** SHEET **15** OF **62**

AS BUILT INFORMATION

BENCH MARKS

CONTRACTOR: _____
 WORK BY: _____
 RESPECTOR'S ACCEPTANCE BY: _____ DATE: _____
 VERIFICATION BY: _____ DATE: _____
 DRAWINGS SUBMITTED BY: _____ DATE: _____
 MICRO-FILM INFORMATION RECORDED BY: _____ DATE: _____

SURVEY INFORMATION

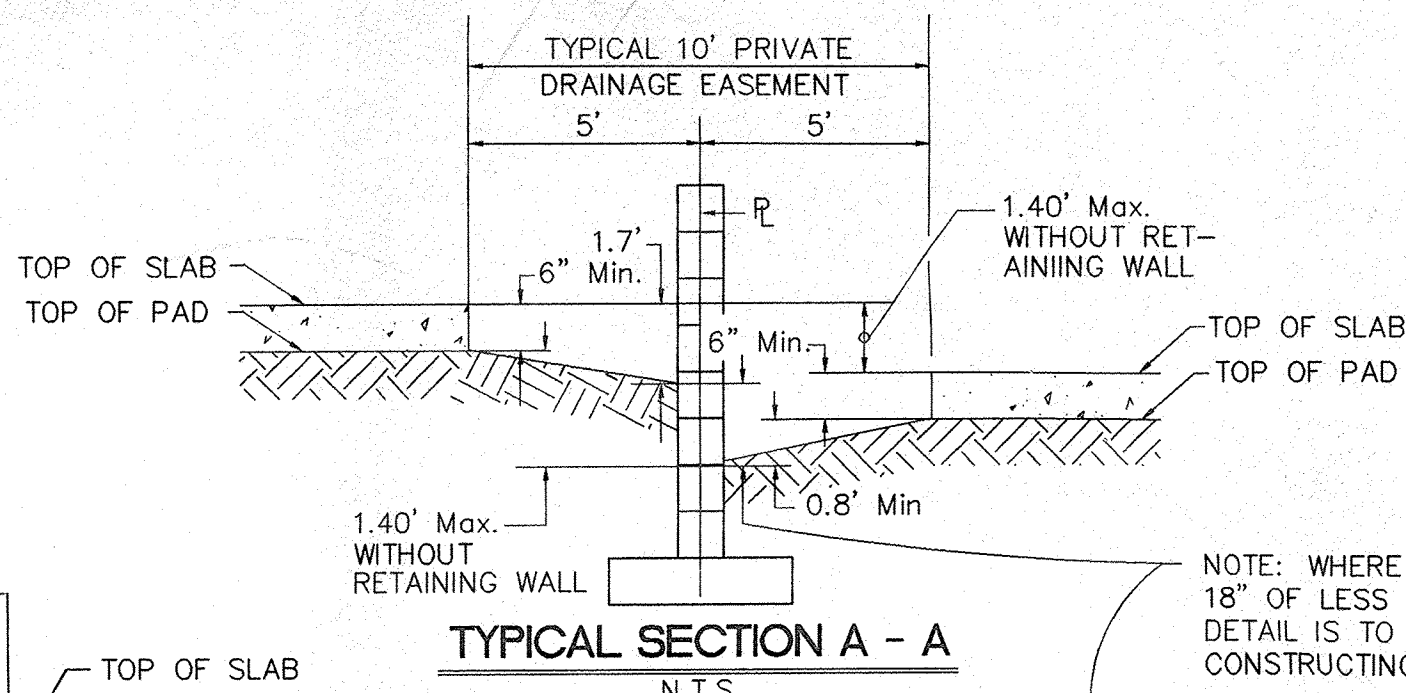
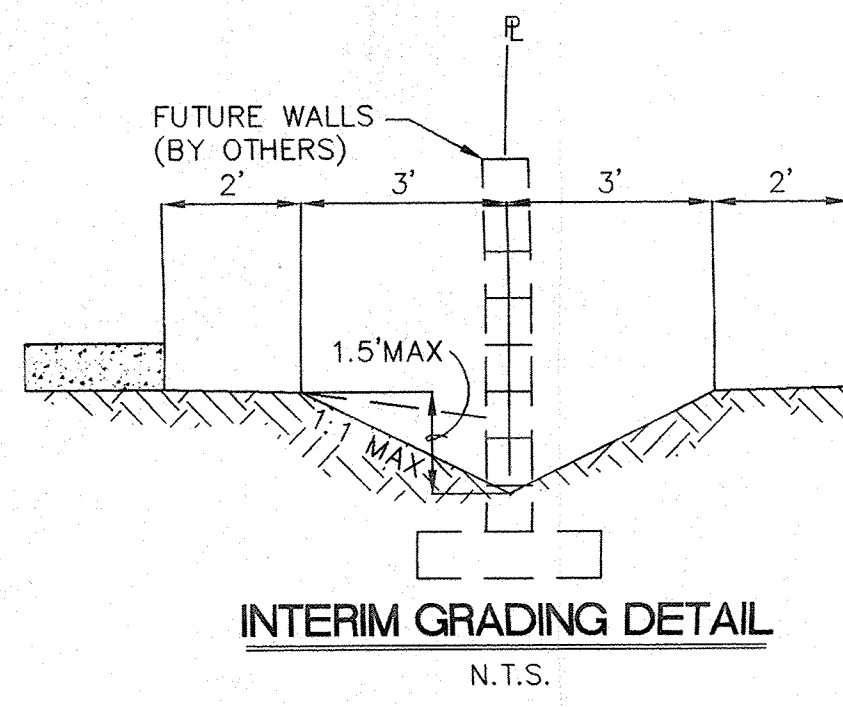
FIELD NOTES BY: _____ DATE: 2/95
 COMMUNITY SCIENCES

ENGINEER'S SEAL

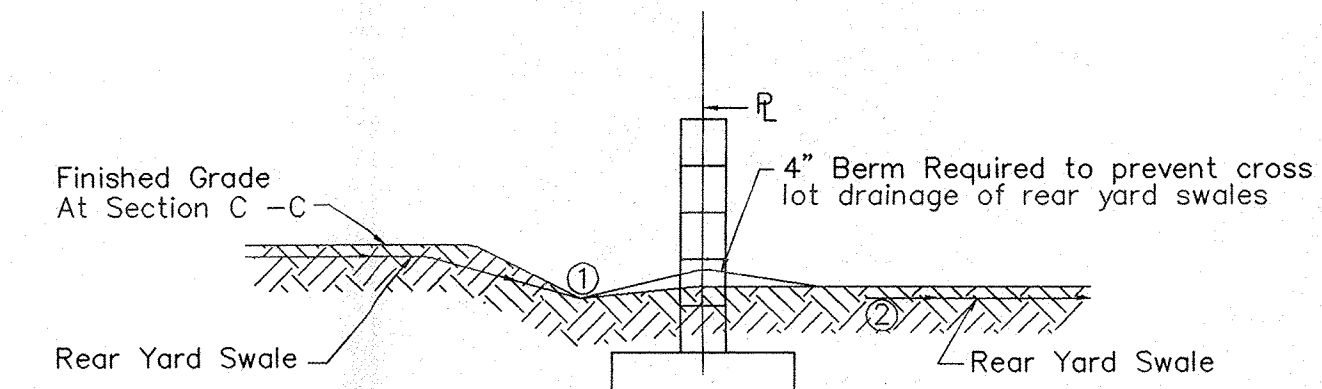
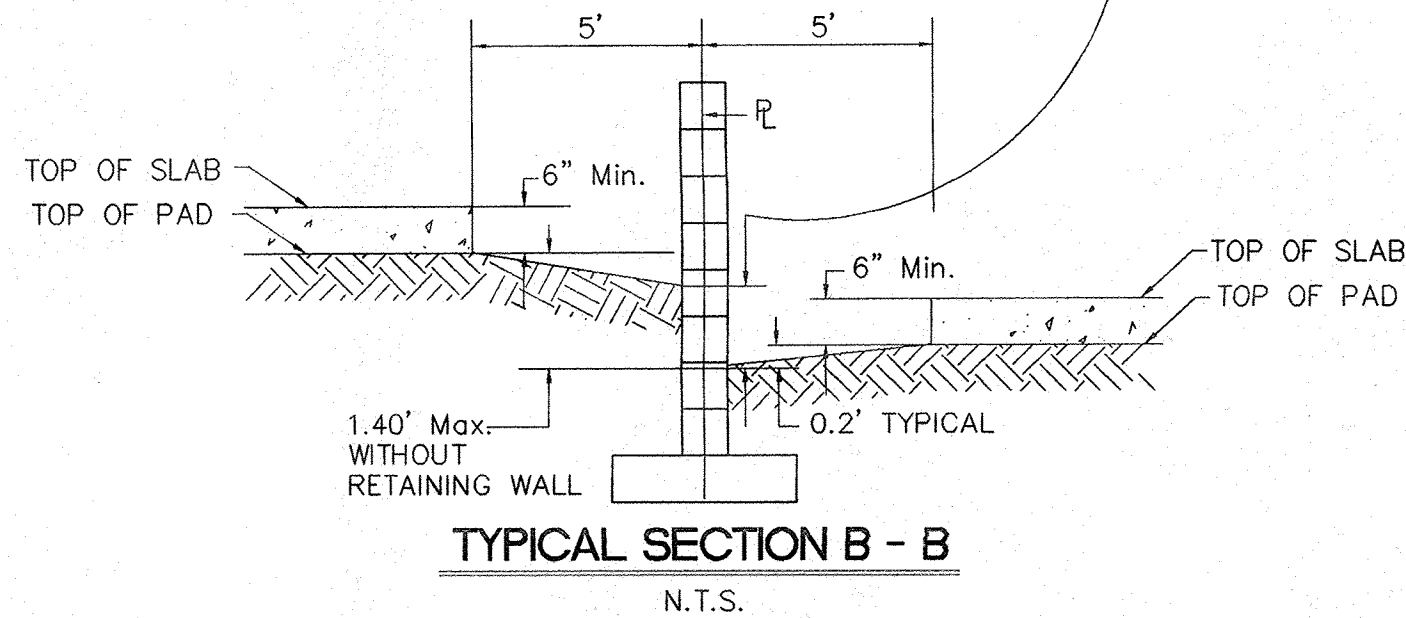
DESIGNED BY: JMM DATE: 6/95
 DRAWN BY: LJD DATE: 6/95
 CHECKED BY: _____ DATE: _____

REVISIONS

NO.	DATE	REVISIONS
1		COMMUNITY SCIENCES

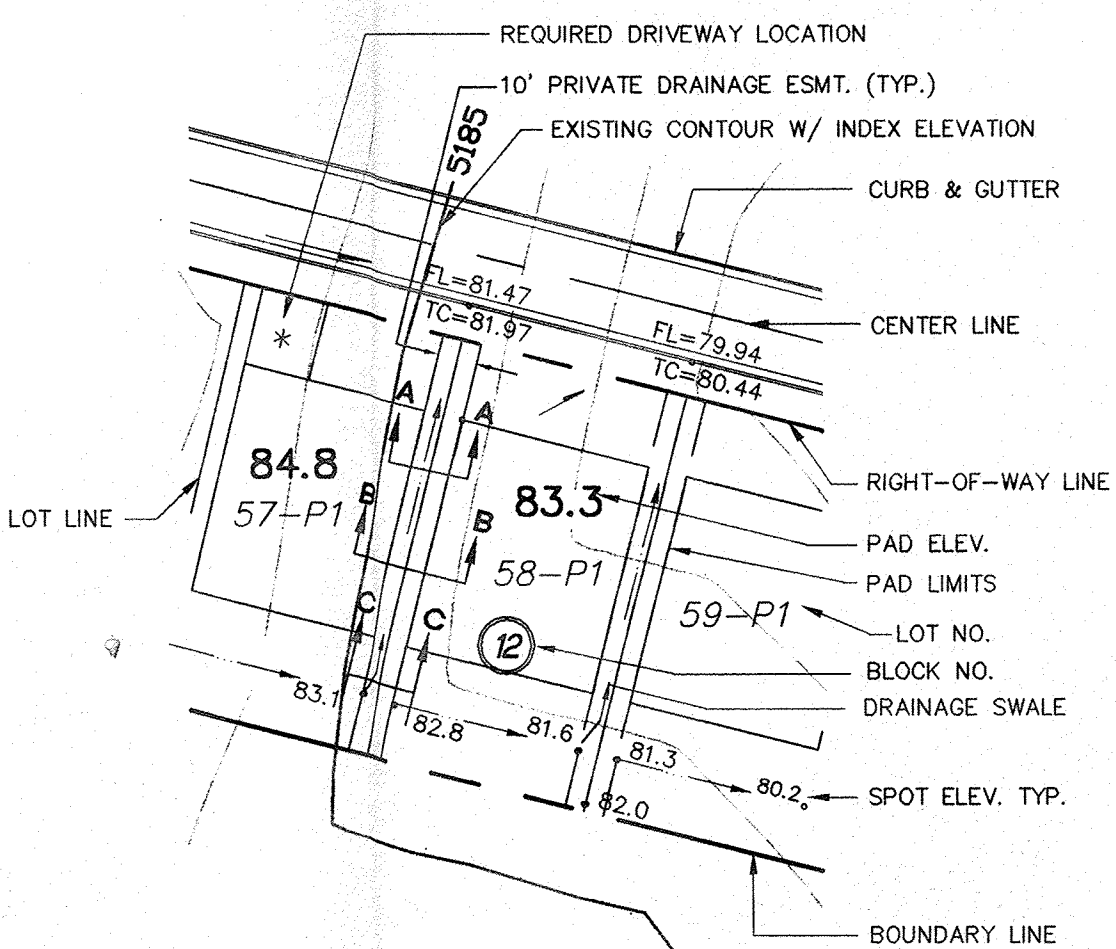


NOTE: GARDEN WALLS ARE REQUIRED ON ALL SIDE AND REAR PROPERTY LINES NORTH OF THE NORTH PINO ARROYO AS PART OF THE INDIVIDUAL HOME BUILDERS RESPONSIBILITIES (NOT A PART OF THIS CONSTRUCTION).



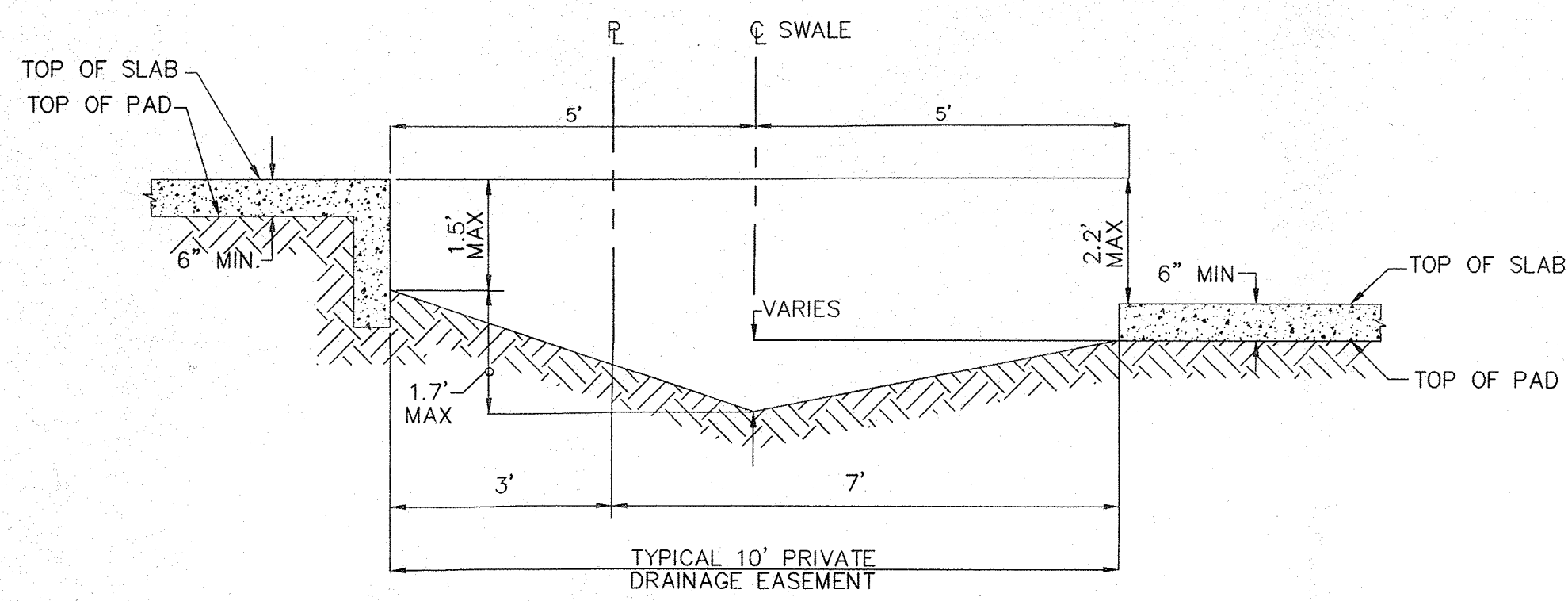
NOTE: Drainage from Point # 1 must be directed to the street, and prevented from continuing across the property line to Point # 2.

TYPICAL SECTION C - C
N.T.S.

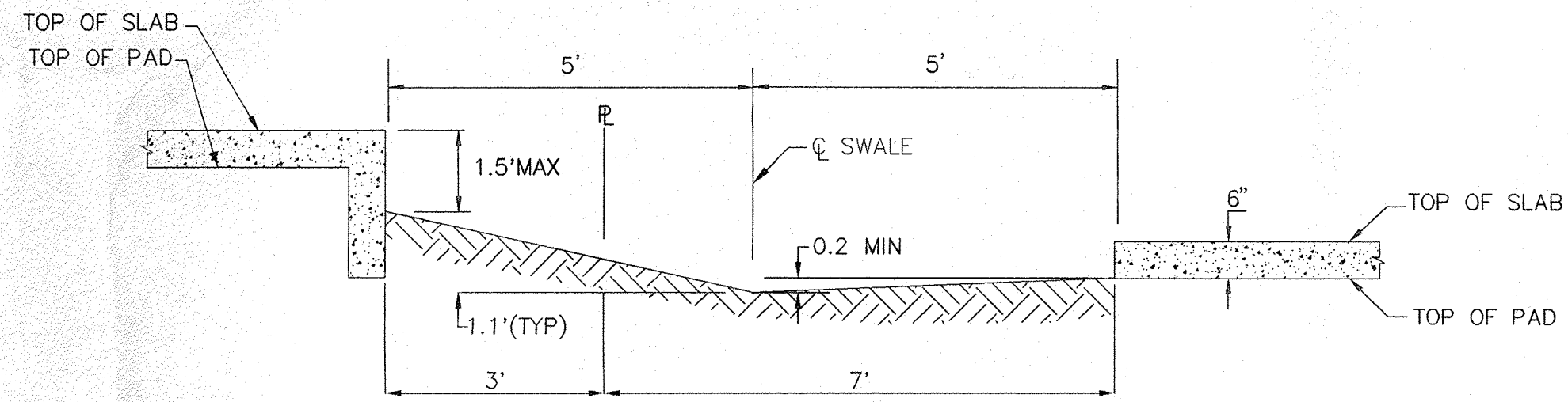


TYPICAL LOT DETAIL A
N.T.S.

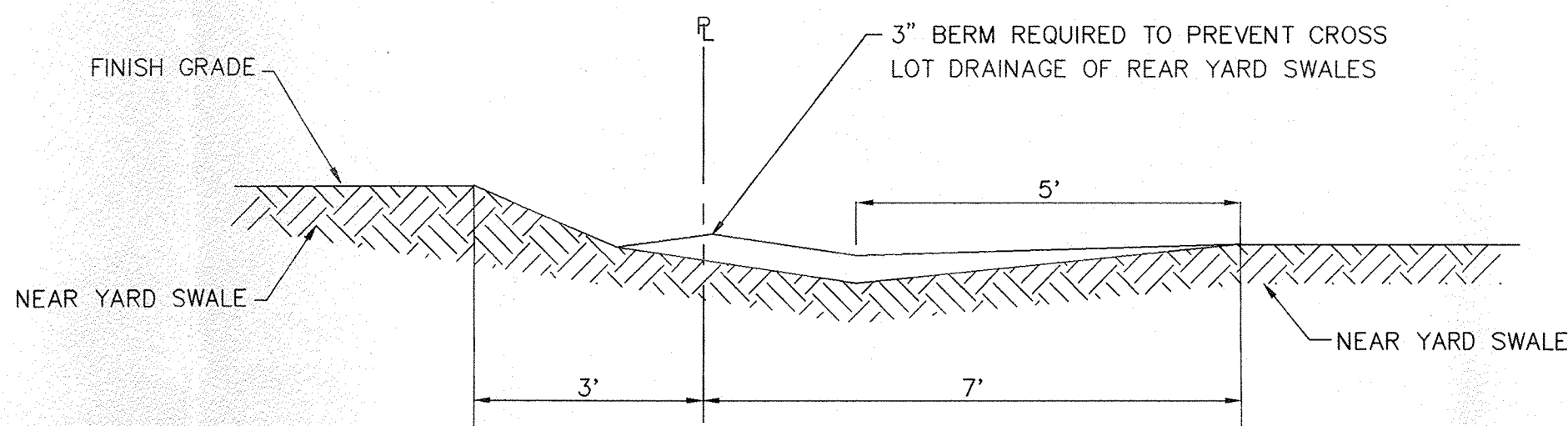
THIS DETAIL APPLIES TO ALL LOTS NORTH OF THE NORTH PINO ARROYO
* FINISHED GRADE AROUND PERIMETER OF HOUSE SHALL BE A MINIMUM OF 8" BELOW TOP OF CONCRETE SLAB. (SEE SECTIONS THIS SHEET)



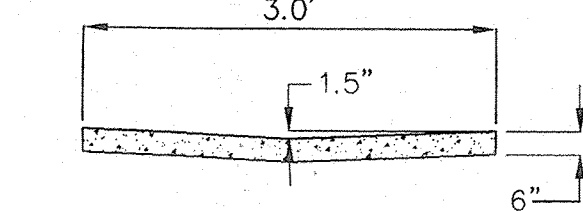
TYPICAL SECTION D - D
N.T.S.



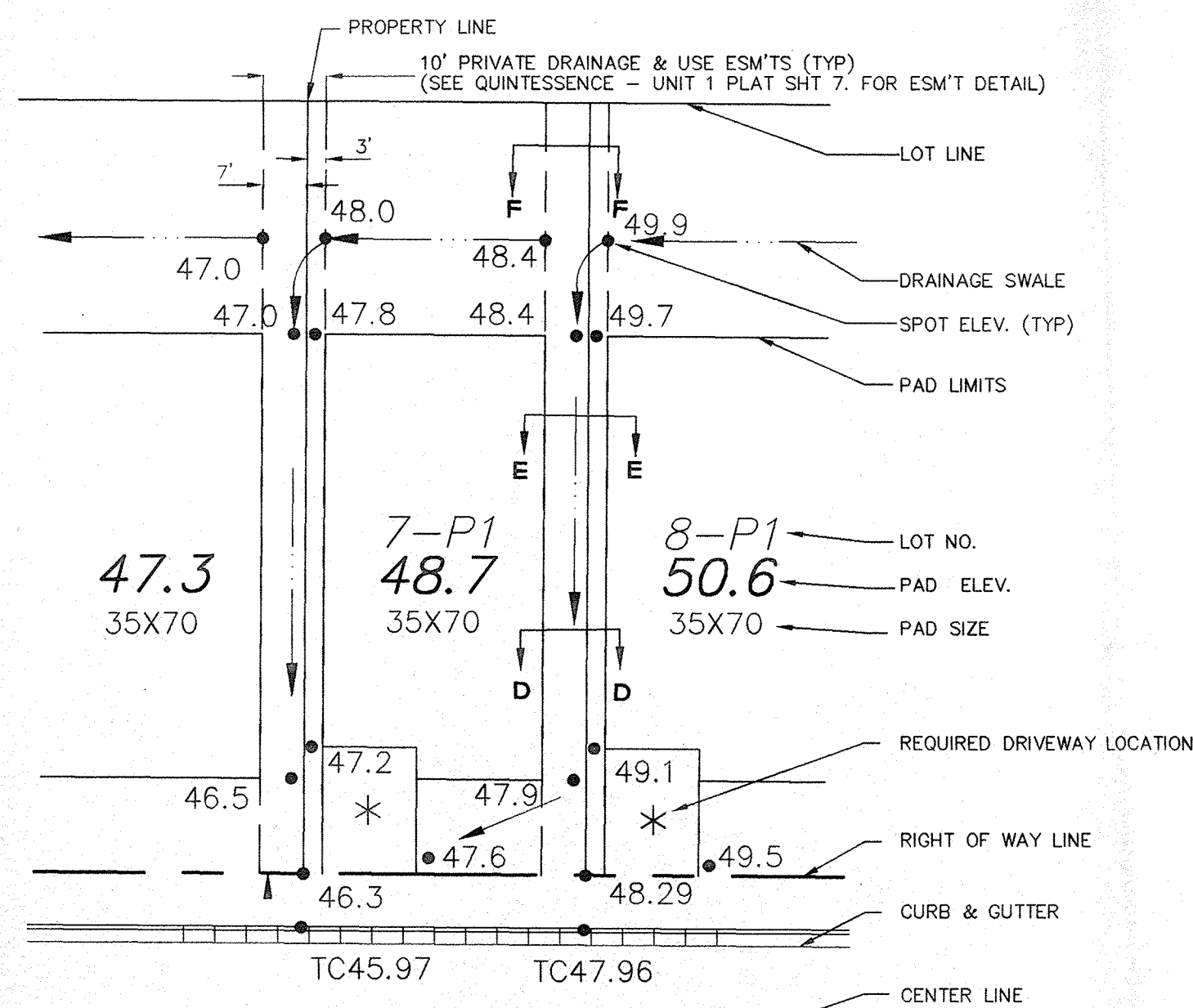
TYPICAL SECTION E - E
N.T.S.



TYPICAL SECTION F - F
N.T.S.



3' CONCRETE RUNDOWN FOR WEST POND
N.T.S.



TYPICAL LOT DETAIL B
N.T.S.
THIS DETAIL APPLIES TO ALL LOTS SOUTH OF THE NORTH PINO ARROYO
* FINISHED GRADE AROUND PERIMETER OF HOUSE SHALL BE A MINIMUM OF 8" BELOW TOP OF CONCRETE SLAB. (SEE SECTIONS THIS SHEET)

COMPRISED OF
LOTS 1-11, 17-19, AND 22-32 BLOCK 14,
LOTS 1-26 AND 28-32 BLOCK 16
LOTS 1-32 BLOCK 18, LOTS 3-29 BLOCK 20
NORTH ALBUQUERQUE ACRES UNIT 2, TRACT 3
SITUATE WITHIN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DRB NO. 94-552

DATE: 6/95	community sciences corporation	
SCALE: AS NOTED		
JOB NO: 32306	LAND PLANNING	ENGINEERING

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: QUINTESSENCE SUBDIVISION - UNIT 1
TYPICAL GRADING DETAILS & SECTIONS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

PROJECT NO. 5206.90 MAP NO. D-21 SHEET 21 OF 62

APPROVED FOR ROUGH GRADING
(± 1 FT.)
Juan Calonge 10-20-95
CITY HYDROLOGY DATE

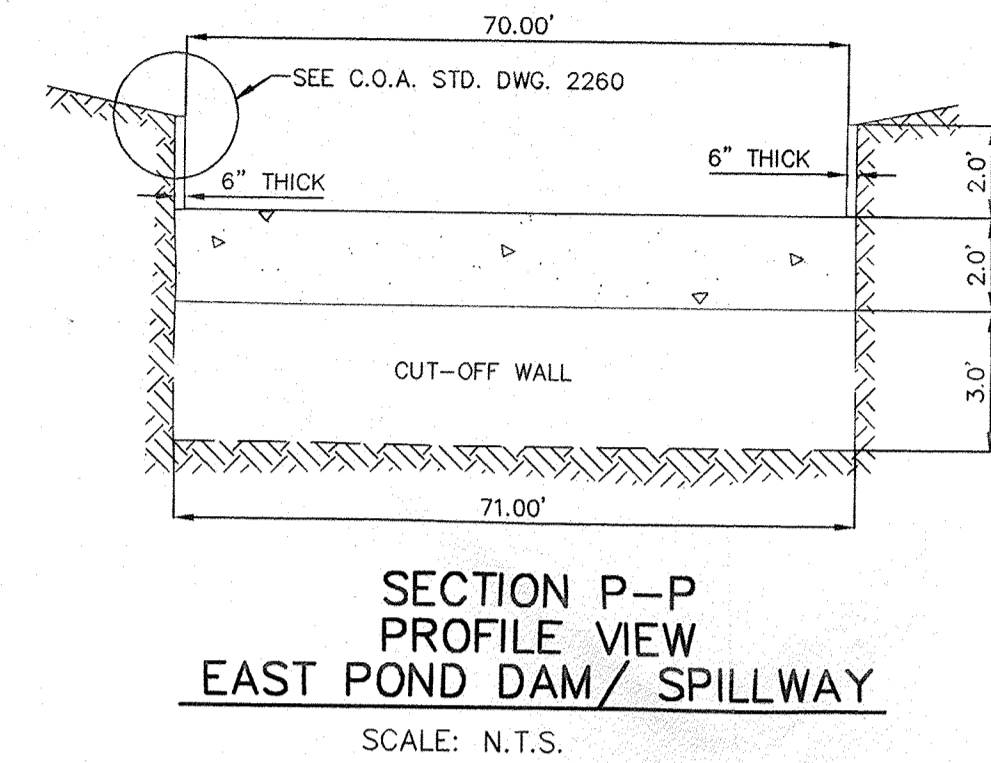
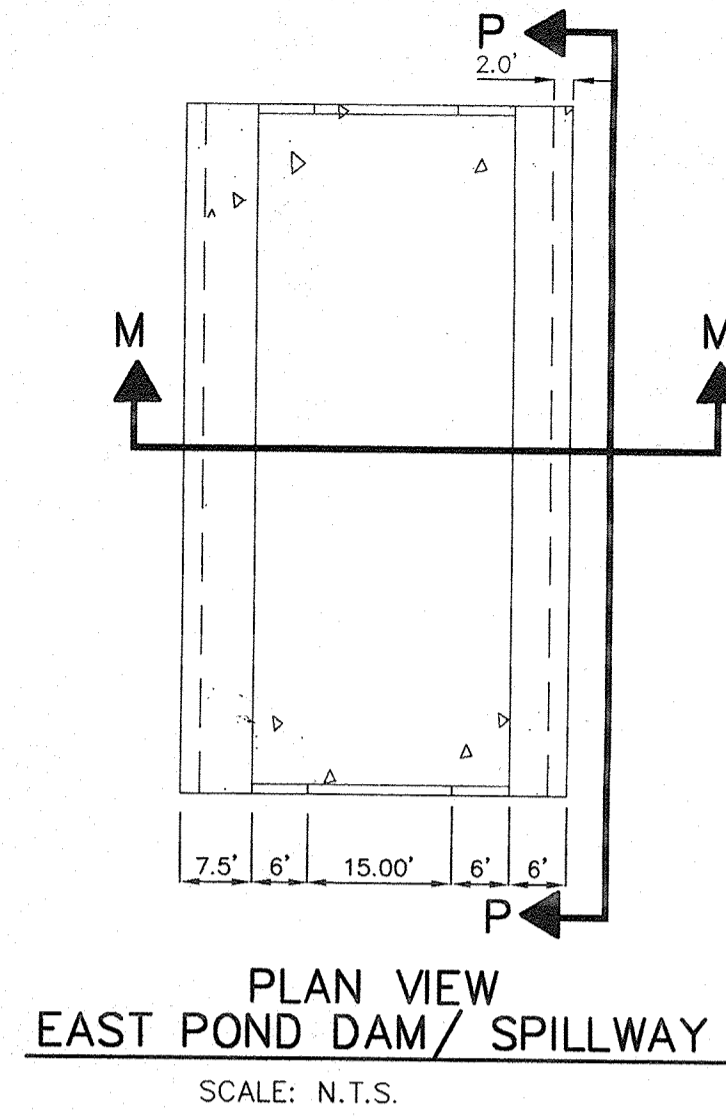
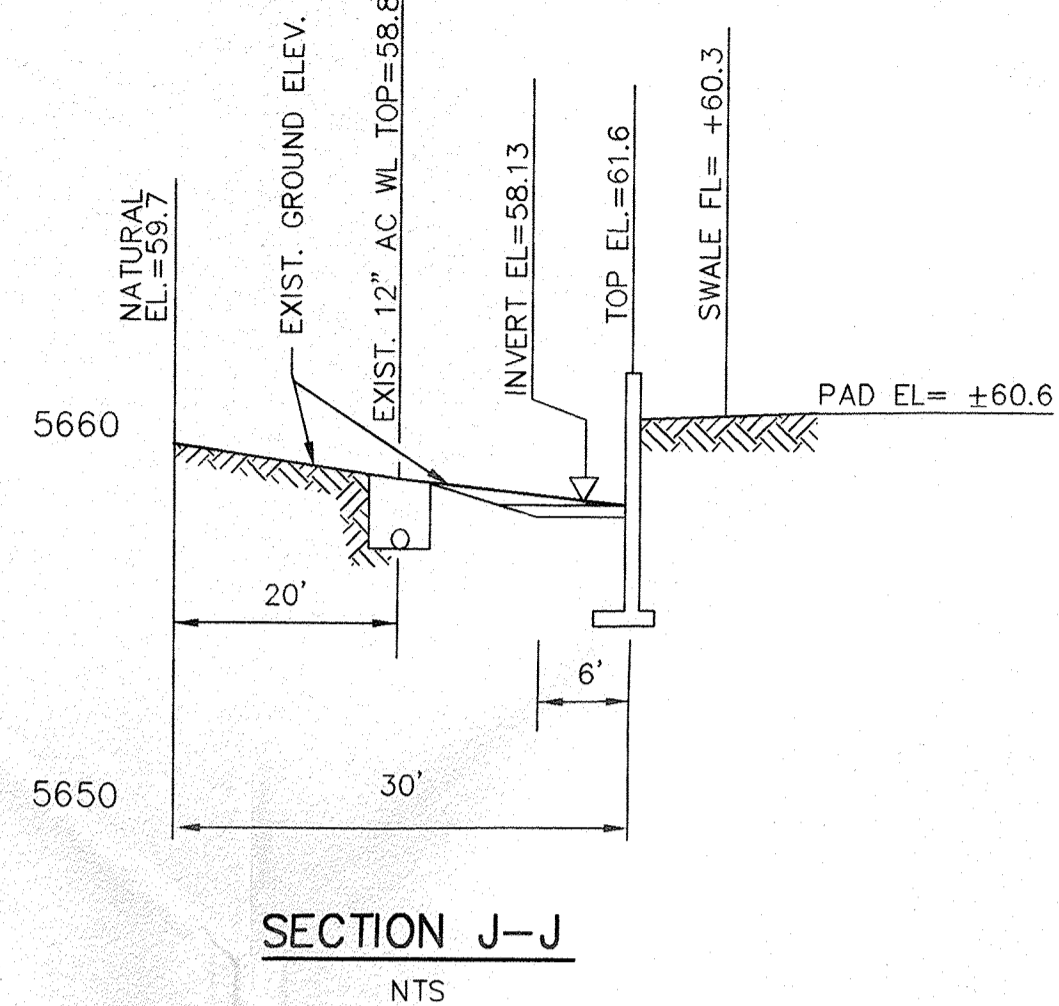
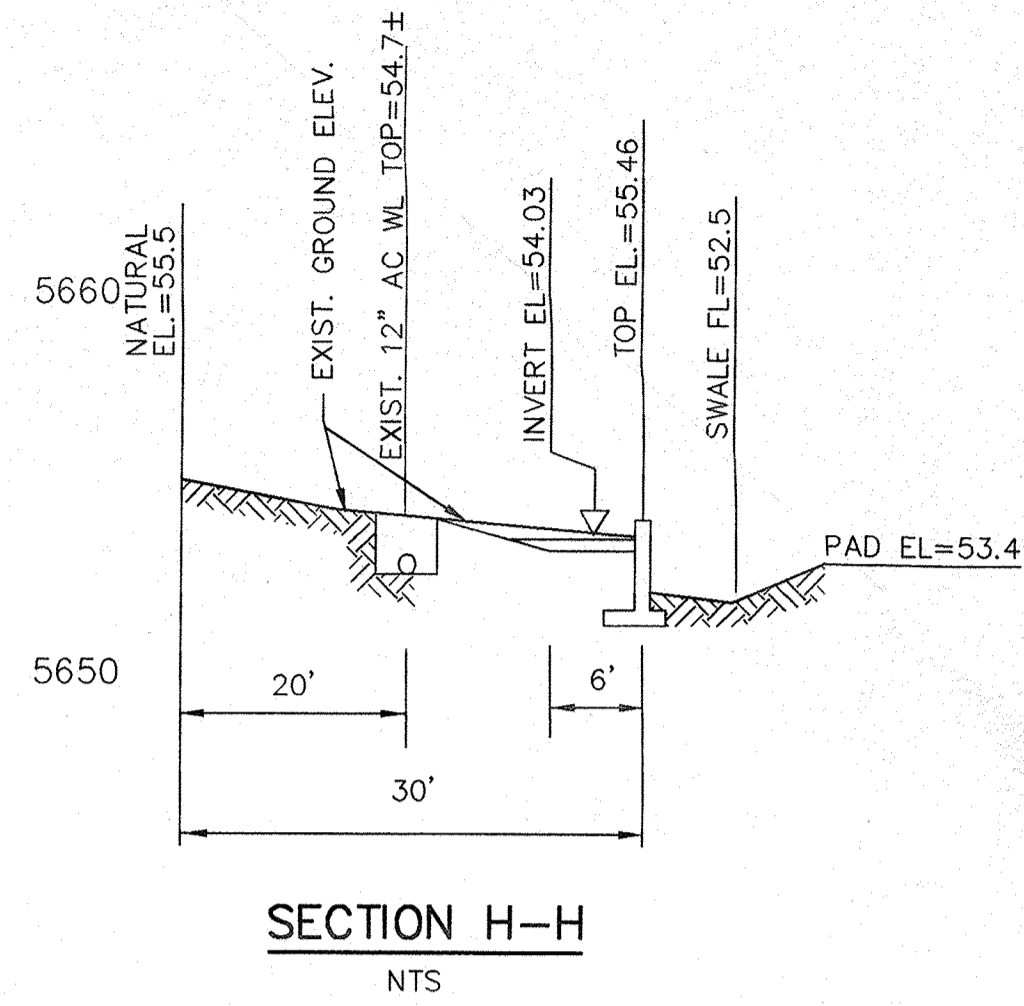
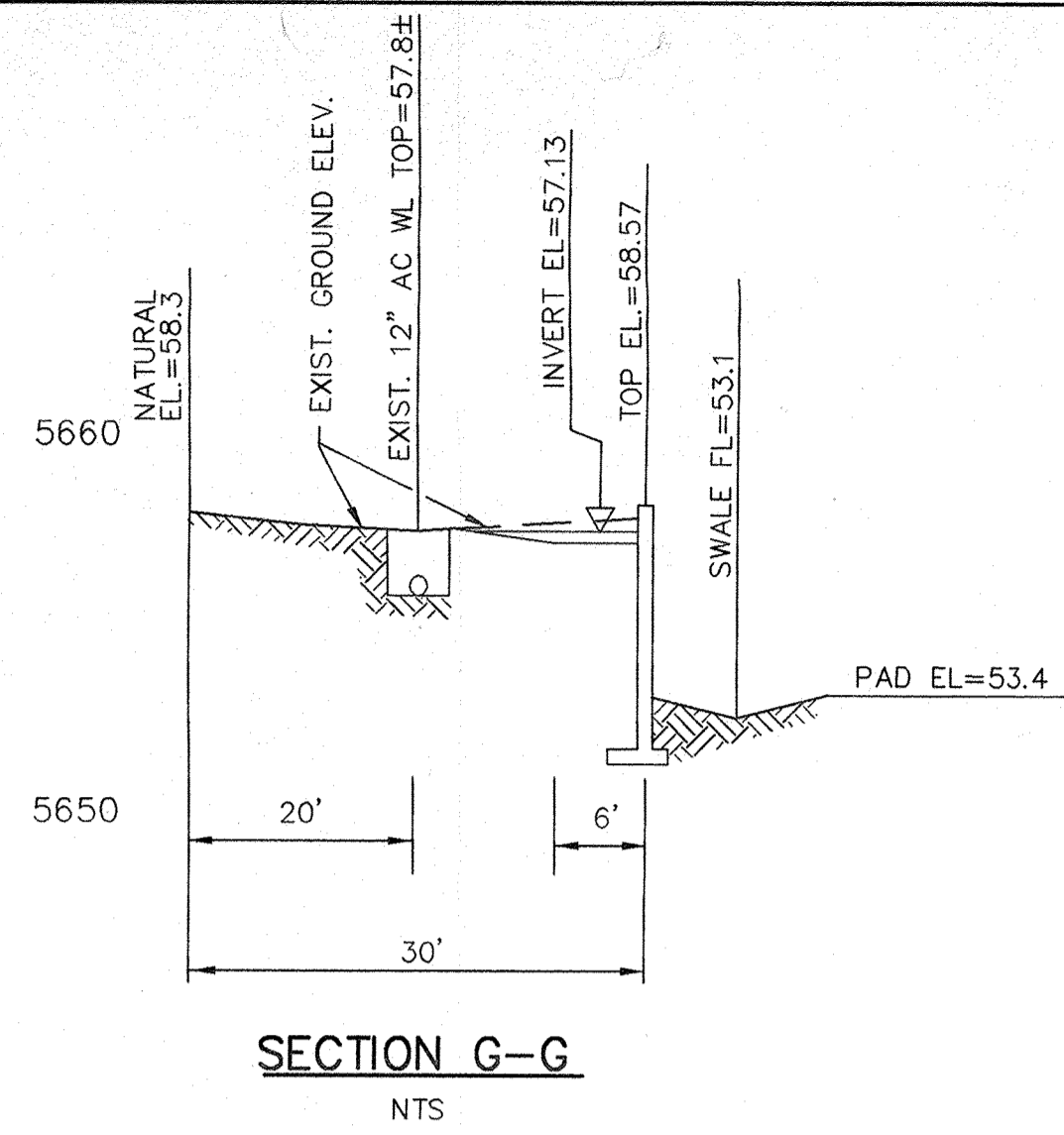
AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK	DATE
STAKE BY	DATE
ASPECTS BY	DATE
FIELD	DATE
VEGETATION BY	DATE
CONVECTION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS
THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED
5-D21 1985* AND IS RIVETED TO AN ALUMINUM PIPE PROJECTING
0.1 FOOT ABOVE GROUND
IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE INTERSECTION
OF CORONADO AVENUE AND HOLBROOK STREET, AND 85 FEET EAST
OF THE CENTERLINE OF HOLBROOK STREET.
ELEV. = 5650.56

SURVEY INFORMATION	
FIELD NOTES	DATE
NO. 1	COMMUNITY SCIENCES 2/95

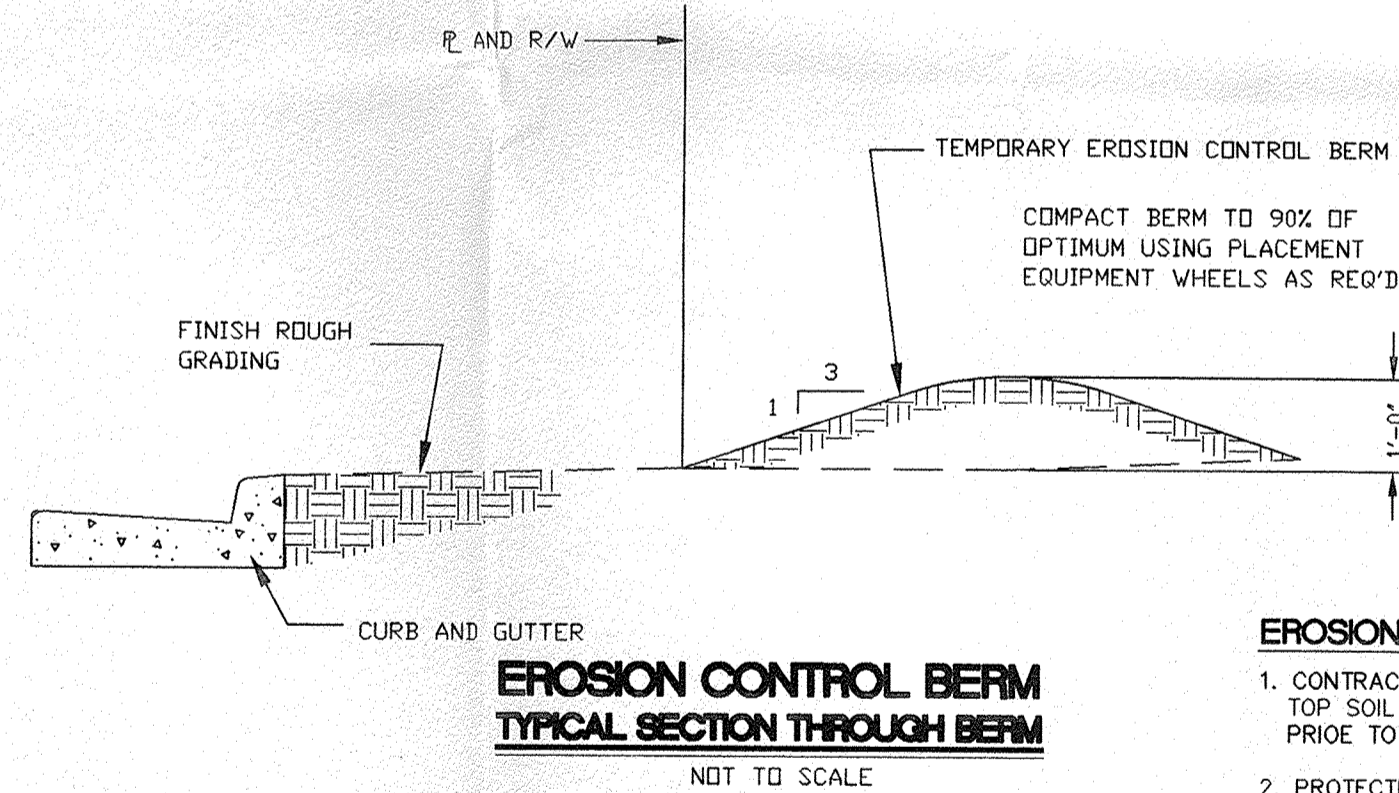
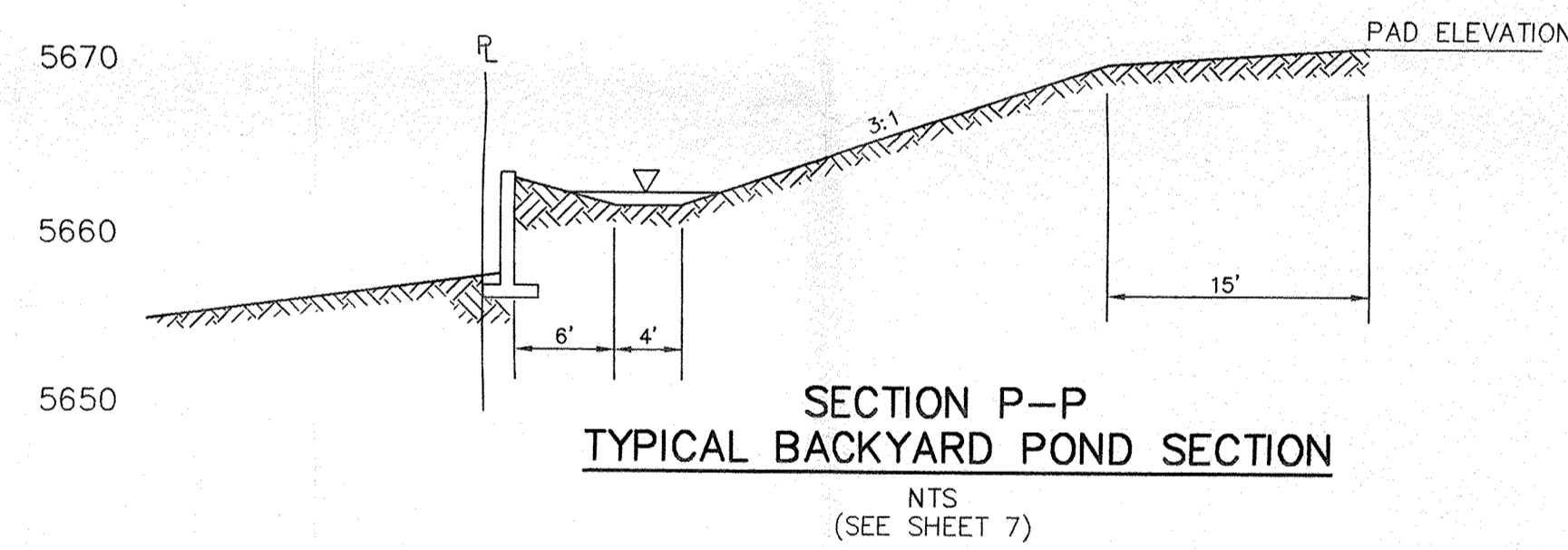
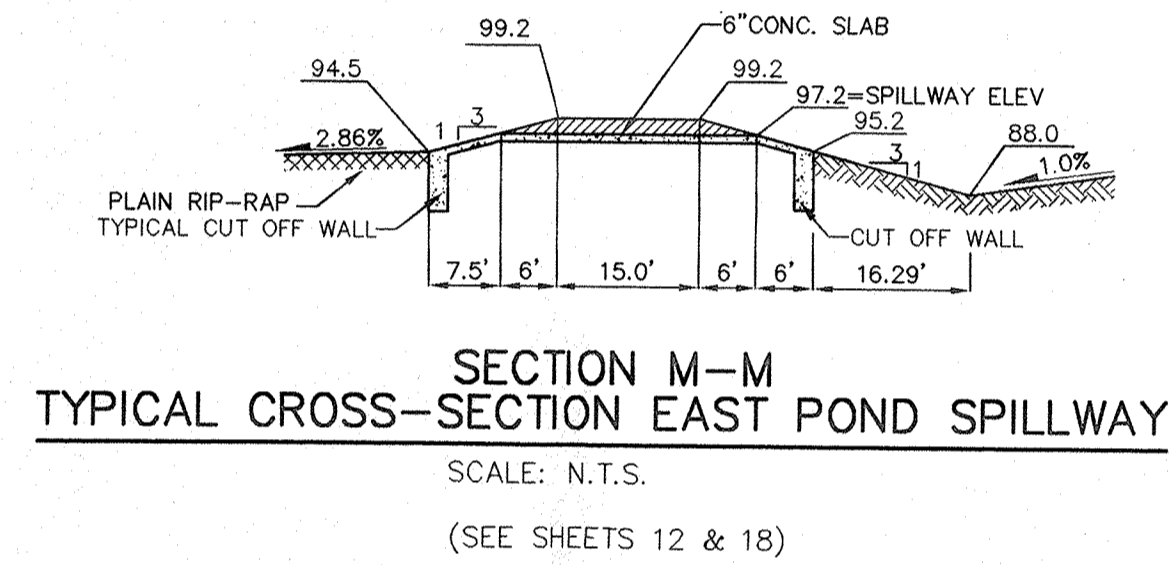
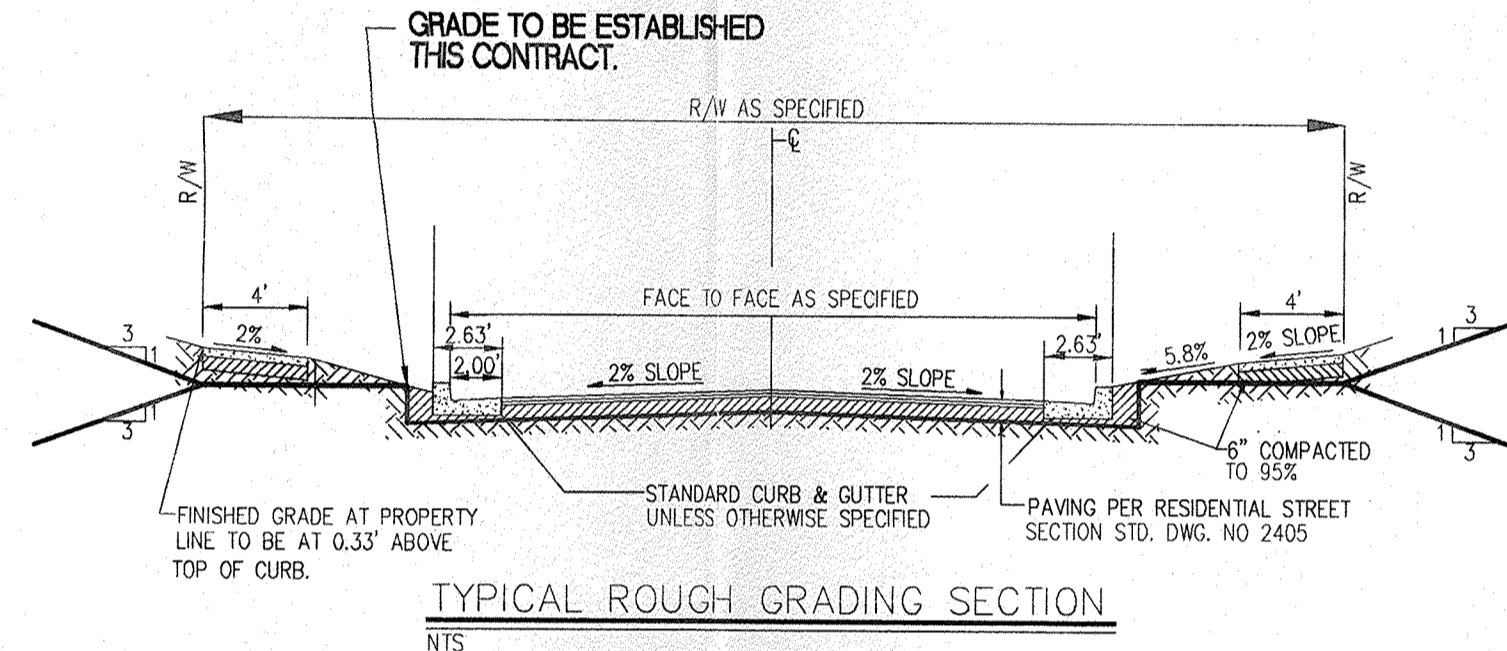
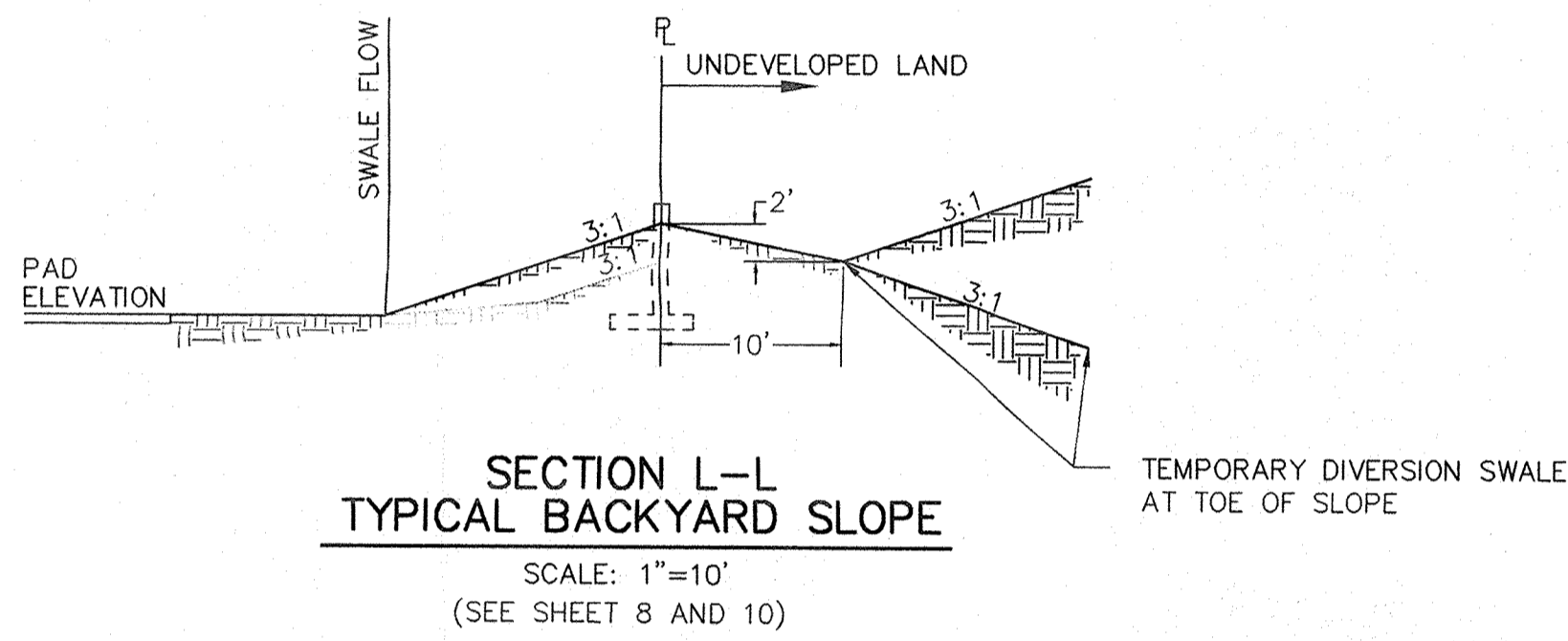
ENGINEER'S SEAL
Sealed Stamp of Juan Calonge, Professional Engineer, License No. 10422, State of New Mexico.

REVISIONS	BY	DATE
DESIGN		

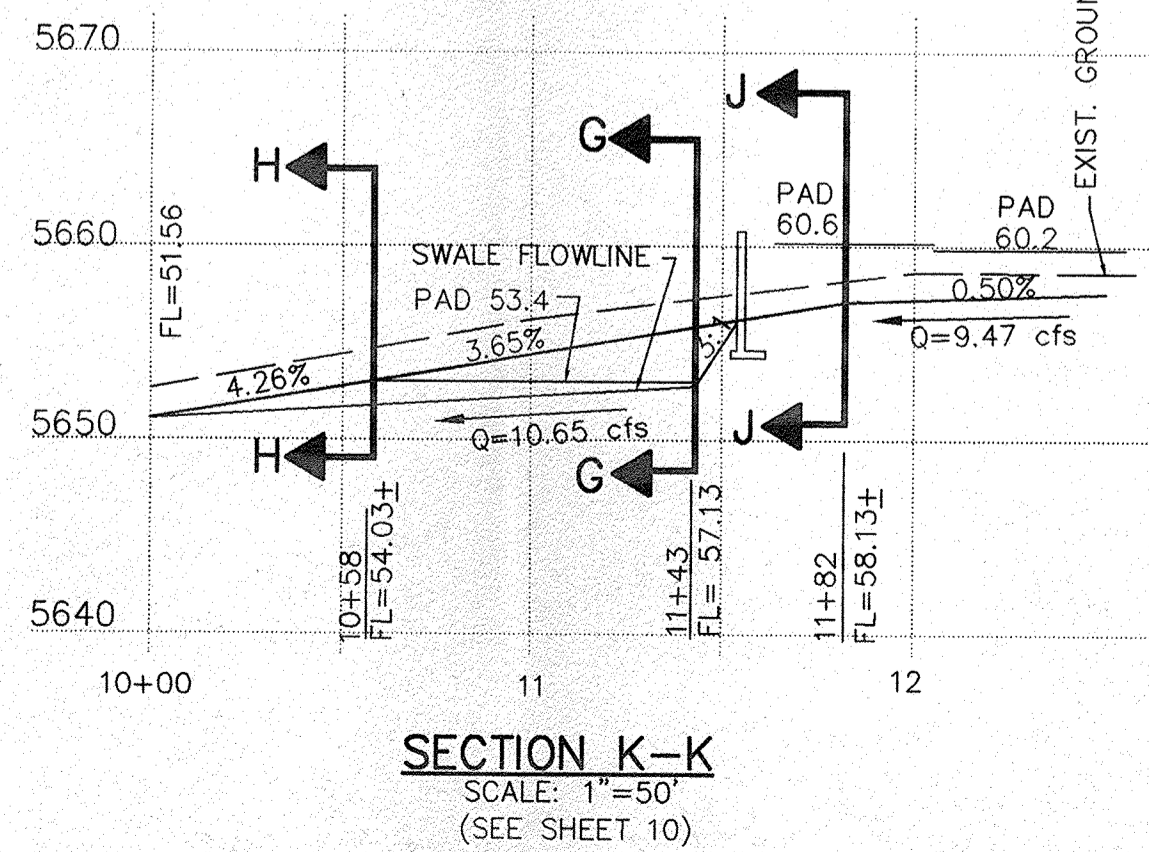
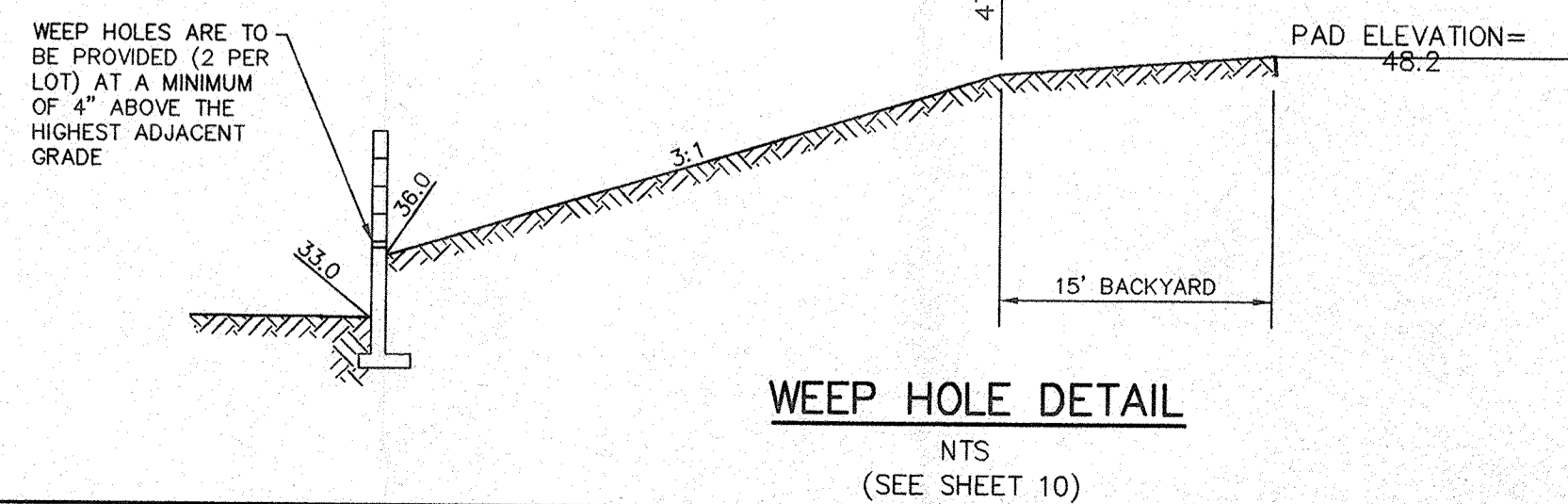
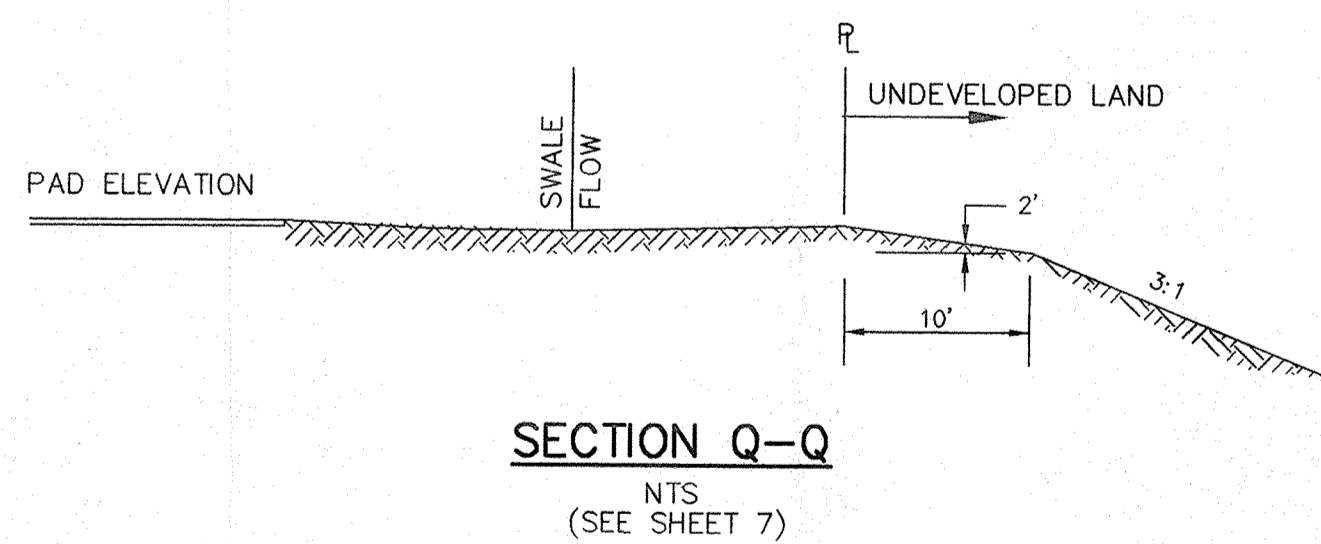


WEIR HEIGHT CALCULATION

$Q_{100} = 492.57 \text{ cfs}$
 $W = 70'$
 $h = ?$
 $Q = C \cdot L \cdot h^{3/2}$
 $C = 2.65$
 $h = \left(\frac{Q}{C \cdot L} \right)^{2/3}$
 $h = \left(\frac{492.57}{2.65 \cdot 70} \right)^{2/3}$
 $h = 1.92'$
 $h = 2.0'$



- EROSION CONTROL NOTES:**
- CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO GRADING.
 - PROTECTION OF ADJACENT RIGHT-OF-WAY AND PRIVATE PROPERTY FROM SEDIMENT, WILL BE ACCOMPLISHED BY THE EROSION CONTROL BERM SHOWN HERE ON.
 - DISTURBED AREAS WILL BE RESEED PER C.O.A. DPM SECTION 1012, AS INDICATED.



COMPRISED OF
 LOTS 1-11, 17-19, AND 22-32 BLOCK 14,
 LOTS 1-26 AND 28-32 BLOCK 16
 LOTS 1-32 BLOCK 18, LOTS 3-29 BLOCK 20
 NORTH ALBUQUERQUE ACRES UNIT 2, TRACT 3
 SITUATE WITHIN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
DRB NO. 94-552

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED	DATE	NO.	BY		APPROVED FOR ROUGH GRADING (± 1 FT.) _____ DATE _____ Juan Calonge 12-20-95 CITY HYDROLOGY DATE
INSPECTOR'S NAME	DATE	5-D21 1885" AND IS RIVETED TO AN ALUMINUM PIPE PROTECTING	DATE	1	REVISIONS		
FIELD MADE BY	DATE	0.1 FOOT ABOVE GROUND.	DATE		DESIGN	DESIGNED BY	DATE
GENERATION BY	DATE	IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE INTERSECTION	DATE			DRAWN BY	DATE
CORRECTED BY	DATE	OF CORONADO AVENUE AND HOLBROOK STREET, AND 85 FEET EAST	DATE			CHECKED BY	DATE
	DATE	OF THE CENTERLINE OF HOLBROOK STREET.	DATE				
	DATE	ELEV = 5650.95	DATE				

SCALE: AS NOTED

community sciences corporation

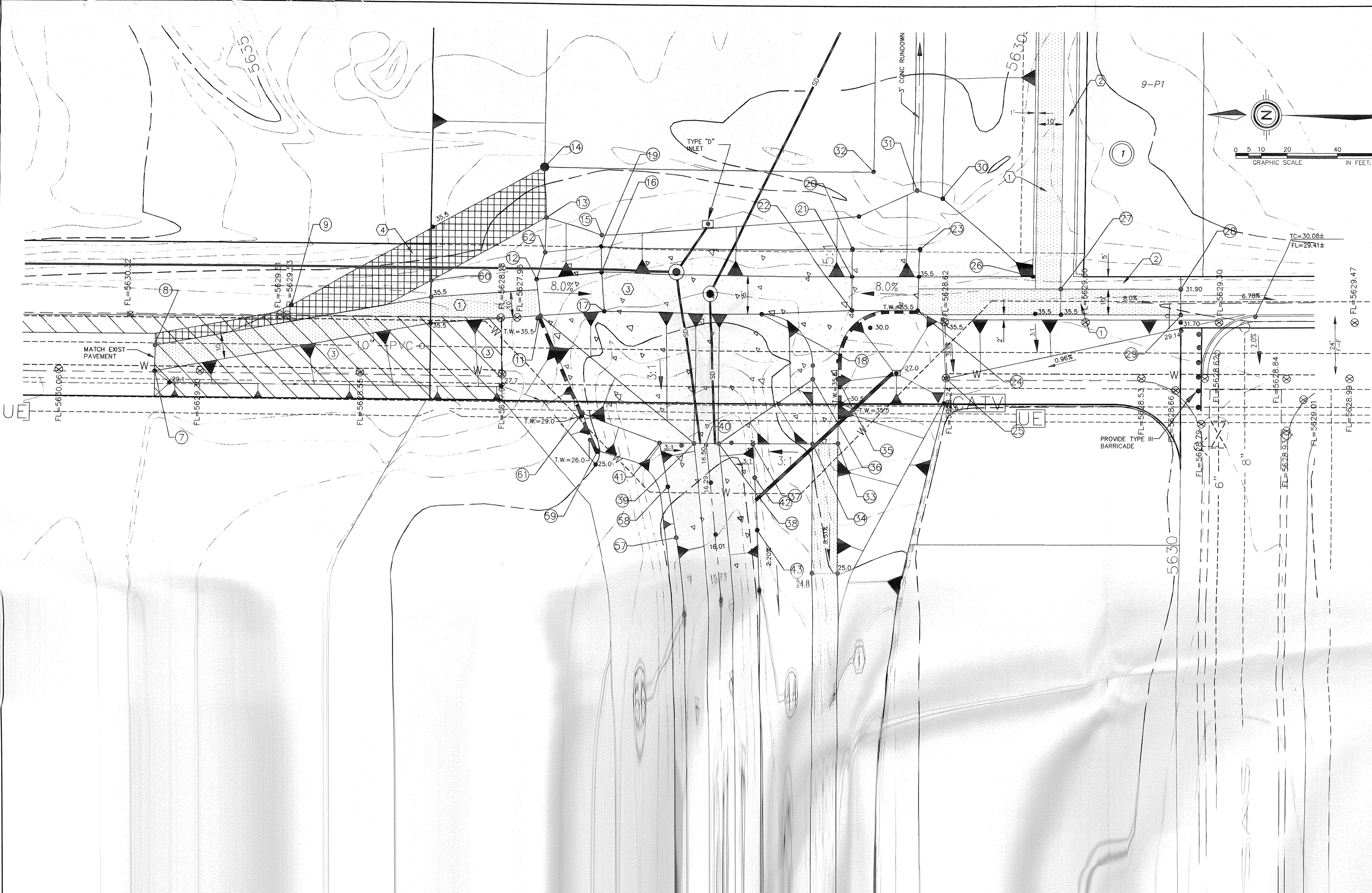
LAND PLANNING P.O. Box 1328 ENGINEERING Corrales, N.M. 87048 SURVEYING Corrales, N.M. 87048

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP

TITLE: QUINTESSENCE SUBDIVISION - UNIT 1 TYPICAL GRADING DETAILS & SECTIONS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

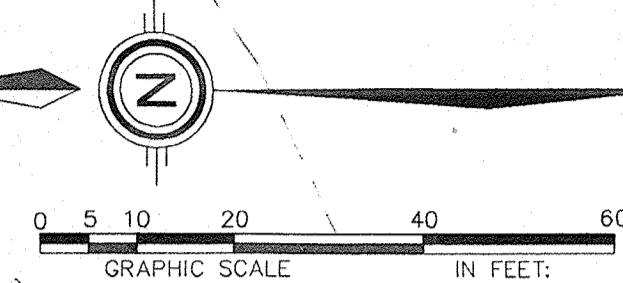
PROJECT NO. 5206.90 MAP NO. D-21 SHEET 20 OF 62



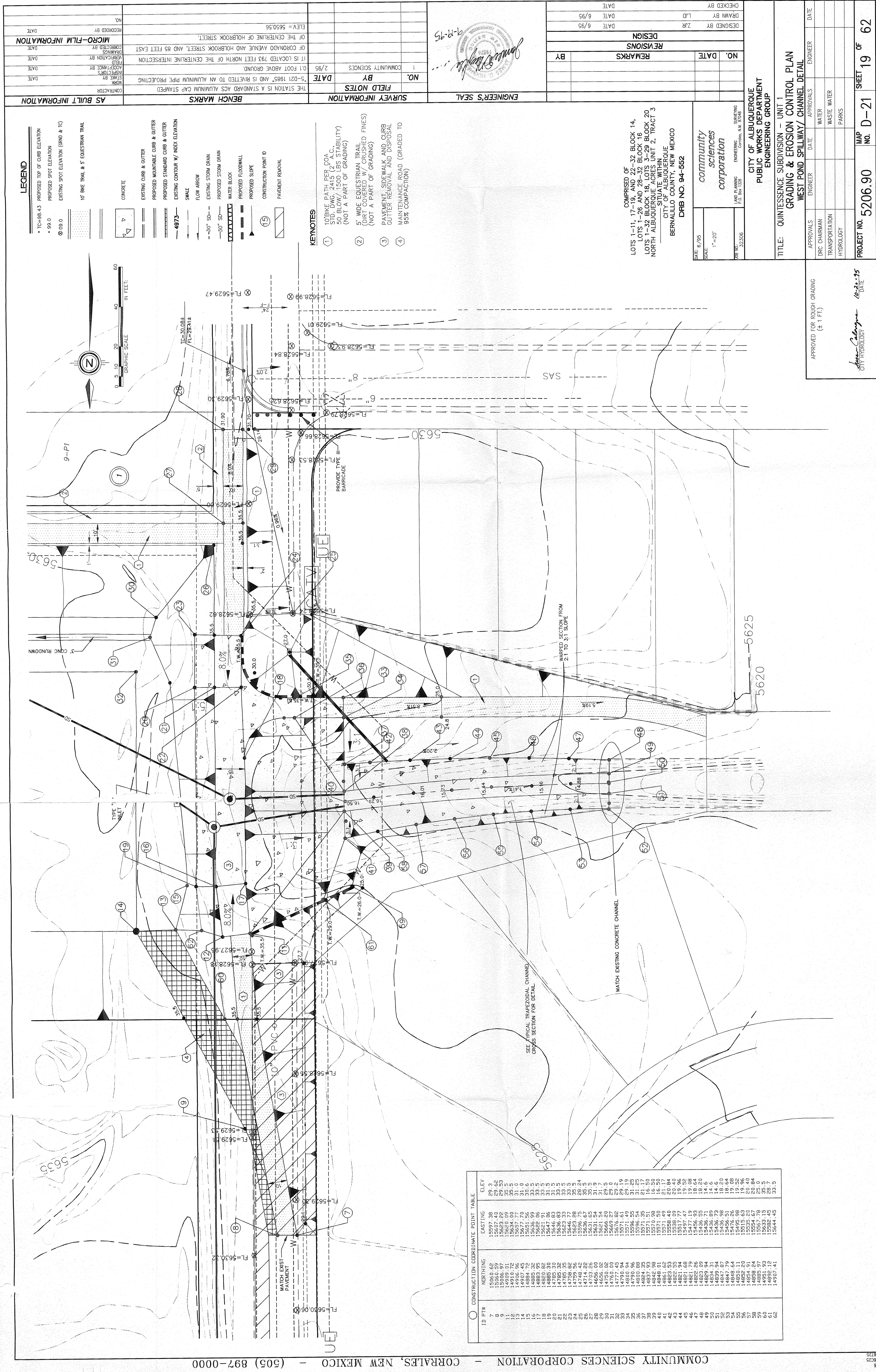
LEGEND

- TC=98.43 PROPOSED TOP OF CURB ELEVATION
- 99.0 PROPOSED SPOT ELEVATION
- ⊙ 09.0 EXISTING SPOT ELEVATION (GRND & TC)
- [Pattern] 10' BIKE TRAIL & 5' EQUESTRIAN TRAIL
- [Symbol] CONCRETE
- [Symbol] EXISTING CURB & GUTTER
- [Symbol] PROPOSED MOUNTABLE CURB & GUTTER
- [Symbol] PROPOSED STANDARD CURB & GUTTER
- 4973— EXISTING CONTOUR W/ INDEX ELEVATION
- [Symbol] SWALE
- [Symbol] FLOW ARROW
- 30" SD- EXISTING STORM DRAIN
- 30" SD- PROPOSED STORM DRAIN
- [Symbol] WATER BLOCK
- [Symbol] PROPOSED FLOODWALL
- [Symbol] PROPOSED SLOPE
- ⊙ 15 CONSTRUCTION POINT ID
- [Symbol] PAVEMENT REMOVAL

- KEYNOTES:**
- ① 10' BIKE PATH PER COA STD. DWG. 2415 (2" A.C., 50 BLOW/ 1500 LBS STABILITY) (NOT A PART OF GRADING)
 - ② 5' WIDE EQUESTRIAN TRAIL (DIRT COVERED W/ CRUSHED FINES) (NOT A PART OF GRADING)
 - ③ PAVEMENT, SIDEWALK AND CURB GUTTER REMOVAL AND DISPOSAL
 - ④ MAINTENANCE ROAD (GRADED TO 95% COMPACTION)



ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION		
		NO.	1	FIELD NOTES	DATE	2/95	CONTRACTOR	[Blank]
		BY	COMMUNITY SCIENCES	THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED "5-D21 1985" AND IS RIVETED TO AN ALUMINUM PIPE PROTECTING 0.1 FOOT ABOVE GROUND.		INSPECTOR'S ACCEPTANCE BY DATE	[Blank]	
		DATE		IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE INTERSECTION OF CORONADO AVENUE AND HOLBROOK STREET, AND 85 FEET EAST OF THE CENTERLINE OF HOLBROOK STREET.		VERIFICATION BY DATE	[Blank]	
				ELEV = 5650.56		CORRECTED BY DATE	[Blank]	
						RECORDED BY NO.	[Blank]	



CONSTRUCTION COORDINATE POINT TABLE

ID PTH	NORTHING	EASTING	ELEV
7	15000.66	15207.40	29.64
8	15006.37	15205.22	29.33
9	14909.01	15260.09	35.5
10	14916.96	15257.77	31.0
11	14907.45	15277.70	31.0
12	14885.32	15266.99	33.5
13	14885.32	15266.99	33.5
14	14885.32	15266.99	33.5
15	14885.32	15266.99	33.5
16	14885.32	15266.99	33.5
17	14885.32	15266.99	33.5
18	14885.32	15266.99	33.5
19	14885.32	15266.99	33.5
20	14885.32	15266.99	33.5
21	14885.32	15266.99	33.5
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23	14885.32	15266.99	33.5
24	14885.32	15266.99	33.5
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43	14885.32	15266.99	33.5
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45	14885.32	15266.99	33.5
46	14885.32	15266.99	33.5
47	14885.32	15266.99	33.5
48	14885.32	15266.99	33.5
49	14885.32	15266.99	33.5
50	14885.32	15266.99	33.5
51	14885.32	15266.99	33.5
52	14885.32	15266.99	33.5
53	14885.32	15266.99	33.5
54	14885.32	15266.99	33.5
55	14885.32	15266.99	33.5
56	14885.32	15266.99	33.5
57	14885.32	15266.99	33.5
58	14885.32	15266.99	33.5
59	14885.32	15266.99	33.5
60	14885.32	15266.99	33.5
61	14885.32	15266.99	33.5
62	14885.32	15266.99	33.5

LEGEND

- TC-38.43 PROPOSED TOP OF CURB ELEVATION
- 99.0 PROPOSED SPOT ELEVATION
- 08.0 EXISTING SPOT ELEVATION (GRID & TO)
- 10' BIKE TRAIL & 5' EQUESTRIAN TRAIL
- CONCRETE
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- EXISTING CONTOUR W/ INDEX ELEVATION
- SWALE
- FLOW ARROW
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- WATER BLOCK
- PROPOSED FLOODWALL
- PROPOSED SLOPE
- CONSTRUCTION POINT ID
- PAVEMENT REMOVAL

KEYNOTES

- 10' BIKE TRAIL TO BEET POA, 50' BLOW/1500' LESS STABILITY (NOT A PART OF GRADING)
- 5' WIDE EQUESTRIAN TRAIL, (DIRT COVERED W/ CRUSHED FINES) (NOT A PART OF GRADING)
- PAVEMENT, SIDEWALK AND CURB CUTTER REMOVAL AND DISPOSAL
- MAINTENANCE ROAD (GRADED TO 95% COMPACTION)

AS BUILT INFORMATION

CONTRACTOR: _____

INSPECTORS: _____

APPROVED BY: _____

DATE: _____

RECORDED BY: _____

DATE: _____

NO. _____

DATE: _____

AS BUILT INFORMATION

THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED "S-D21 1985" AND IS RIVETED TO AN ALUMINUM PIPE PROTECTING IT FROM DAMAGE.

IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE INTERSECTION OF CORONADO AVENUE AND HOBROOK STREET, AND 85 FEET EAST OF THE CENTERLINE OF HOBROOK STREET.

ELEV = 5650.56

SURVEY INFORMATION

BY: _____

DATE: 2/95

COMMUNITY SCIENCES

ENGINEER'S SEAL

DATE: 6/95

DATE: 6/95

DESIGNED BY: ZJR

DRAWN BY: LJD

CHECKED BY: _____

DATE: _____

REVISIONS

NO.	DATE	REMARKS	BY

COMPRISED OF LOTS 1-11, 17-19, AND 22-32 BLOCK 14, LOTS 1-21, 23-25, AND 27-31 BLOCK 15, LOTS 1-21, 23-25, AND 27-31 BLOCK 20 NORTH ALBUQUERQUE, AGRES UNIT 2, TRACT 3 SITUATE WITHIN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO DRB NO. 94-552

community sciences corporation
 LAND PLANNING ENGINEERING SURVEYING
 P.O. Box 1338 Corrales, N.M. 87048

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP

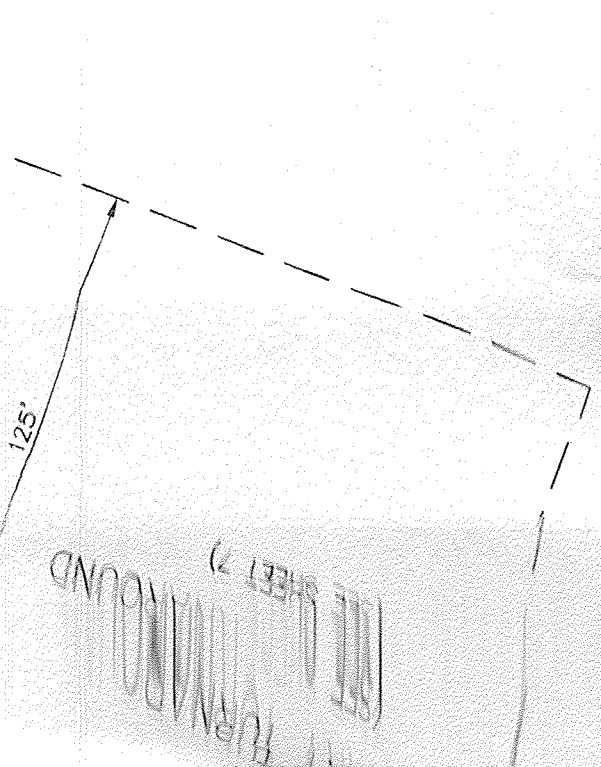
TITLE: QUINTESSANCE SUBDIVISION - UNIT 1
 GRADING & EROSION CONTROL PLAN
 WEST POND SPILLWAY CHANNEL DETAIL

APPROVALS: ENGINEER DATE APPROVALS ENGINEER DATE
 DRG CHAIRMAN WATER
 TRANSPORTATION WASTE WATER
 HYDROLOGY PARKS

APPROVED FOR ROUGH GRADING (± 1 FT.)

DATE: 6/20/95

PROJECT NO. 5206.90 MAP NO. D-21 SHEET 19 OF 62



LEGEND

- TC=98.43 PROPOSED TOP OF CURB ELEVATION
- 99.0 PROPOSED SPOT ELEVATION
- ⊗ 09.0 EXISTING SPOT ELEVATION (GRND & TC)
- EROSION CONTROL BERM
- PROPOSED CONCRETE VALLEY GUTTER
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- 4973 EXISTING CONTOUR W/ INDEX ELEVATION
- SWALE
- FLOW ARROW
- 30" SD EXISTING STORM DRAIN
- 30" SD PROPOSED STORM DRAIN
- WATER BLOCK
- PROPOSED RETAINING WALL
- PROPOSED REAR-YARD POND
- PROPOSED SLOPE
- FEMA 100 YR FLOOD PLAN
- SEDIMENT TRAP

DRAINAGE EASEMENT

NOTE: SEE SHEET 20 FOR SECTIONS

COMPRISED OF
 - 11 LOTS 17-19, AND 22-32 BLOCK 14,
 - 11 LOTS 26 AND 28-32 BLOCK 16
 - 32 LOTS 18, LOTS 3-29 BLOCK 20
 ALBUQUERQUE, ACRES UNIT 2, TRACT 3
 SITUATE WITHIN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
DRB NO. 94-552

community sciences corporation

DATE: 6/95

SCALE: 1" = 40'

JOB NO: 3-2-16

LAND PLANNING

ENGINEERING

SURVEYING

Corrales, N.M. 87048

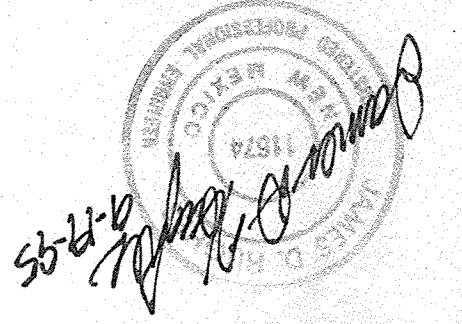
TITLE: QUINTESSENCE SUBDIVISION - UNIT 1
GRADING & EROSION CONTROL PLAN

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP

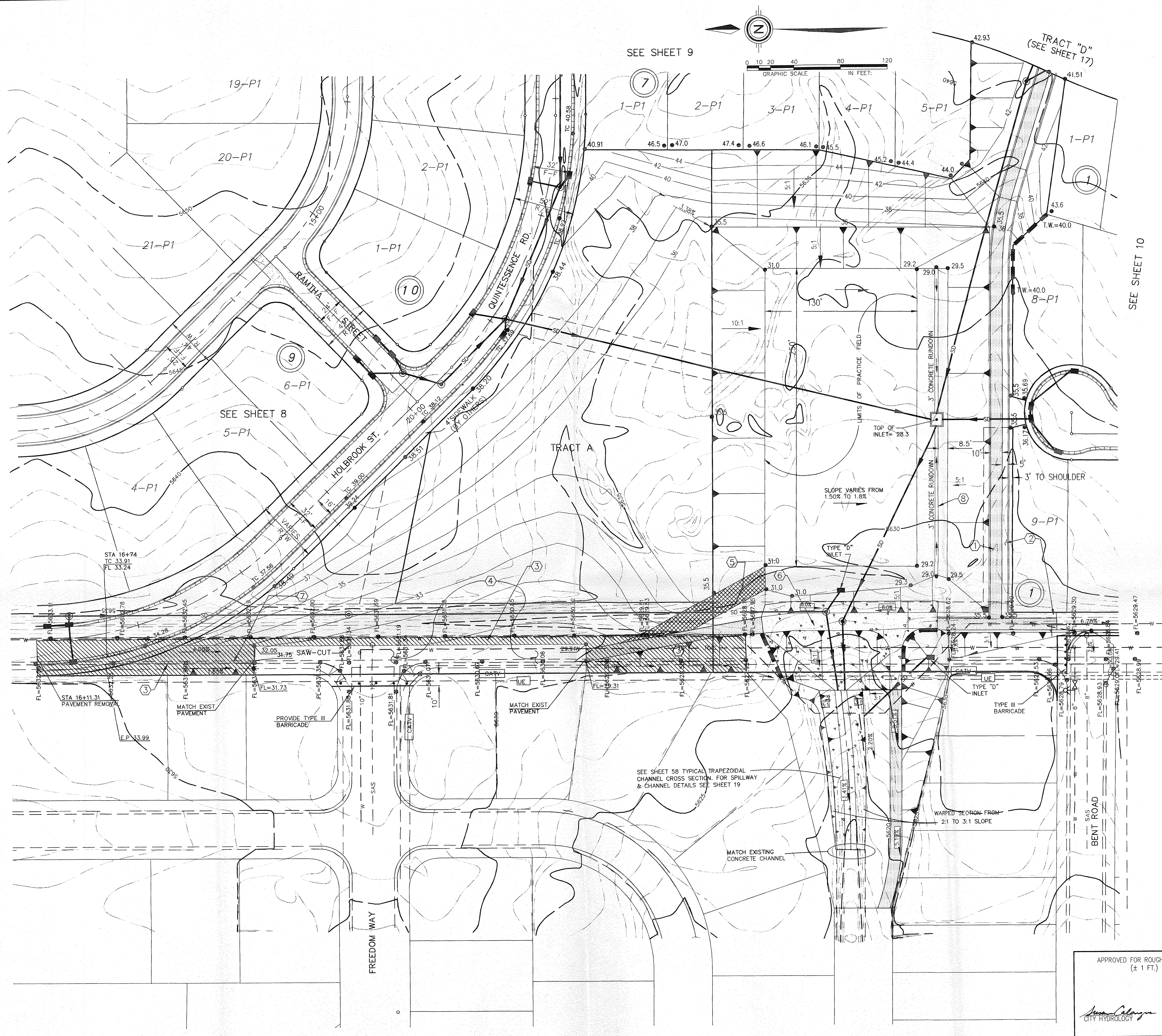
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC	CHRISTIAN				
TRANSPORTATION					
HYDROLOGY					

PROJECT NO. **5206.90** MAP NO. **D-21** SHEET **8** OF **62**

AS BUILT INFORMATION		BENCH MARKS		CONTRACTOR		WORK DATE		INSPECTOR'S ACCEPTANCE BY DATE		FIELD VERIFICATION BY DATE		DRAWINGS CORRECTED BY DATE		RECORDED BY DATE		NO.	
		THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED				STAKE BY		DATE		IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE INTERSECTION		OF CORONADO AVENUE AND HOLBROOK STREET, AND 85 FEET EAST		OF THE CENTERLINE OF HOLBROOK STREET.		ELEV. = 5650.56	
		SURVEY INFORMATION		FIELD NOTES		NO.		DATE		COMMUNITY SCIENCES							

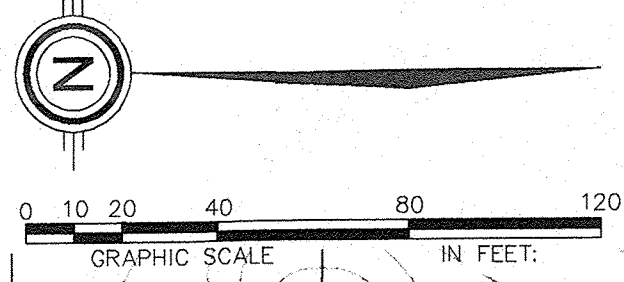


ENGINEER'S SEAL		REVISIONS		DESIGN		DRAWN BY LJD		DATE 6/95		CHECKED BY		DATE	
	REMARKS	NO.	DATE										
BY													



SEE SHEET 9

SEE SHEET 10



LEGEND

- TC=98.43 PROPOSED TOP OF CURB ELEVATION
- 99.0 PROPOSED SPOT ELEVATION
- ⊙ 09.0 EXISTING SPOT ELEVATION (GRND & TC)
- [Hatched Box] EROSION CONTROL BERM
- [Dashed Box] PROPOSED CONCRETE VALLEY GUTTER
- [Double Line] EXISTING CURB & GUTTER
- [Double Line] PROPOSED MOUNTABLE CURB & GUTTER
- [Double Line] PROPOSED STANDARD CURB & GUTTER
- [Dashed Line] EXISTING CONTOUR W/ INDEX ELEVATION
- [Arrow] SWALE
- [Arrow] FLOW ARROW
- [Line] 30" SD EXISTING STORM DRAIN
- [Line] 30" SD PROPOSED STORM DRAIN
- [Hatched Box] WATER BLOCK
- [Dashed Box] PROPOSED RETAINING
- [Dashed Box] PROPOSED REAR-YARD POND
- [Arrow] PROPOSED SLOPE
- [Line] 10' BIKI TRAIL & 5' EQUESTRIAN TRAIL (NOT A PART OF GRADING)
- [Thick Line] FLOODWALL

KEYNOTES

- 1 10' WIDE BIKE PATH PER COA STD DWG 2415 (2" AC, 50 BLOW/1500 LBS STABILITY)(NOT A PART OF GRADING)
- 2 5' WIDE EQUESTRIAN TRAIL (DIRT COVERED W/ CRUSHED FINES) (NOT A PART OF GRADING)
- 3 PAVEMENT, SIDEWALK AND CURB AND GUTTER REMOVAL AND DISPOSAL
- 4 15' MAINTENANCE ROAD (EXISTING PAVEMENT)
- 5 15' MAINTENANCE ROAD GRADED TO 95% COMPACTION
- 6 6" CONCRETE SLAB (NOT A PART OF GRADING)
- 7 15' MAINTENANCE ROAD PER COA STD DWG 2415 (4" AC, 75 BLOW/ 1800 LBS STABILITY)
- 8 TYPICAL SECTION 3' CONCRETE ROUNDDOWN, SEE SHEET 21 (NOT A PART OF GRADING)

AS BUILT INFORMATION

CONTRACTOR	DATE

BENCH MARKS

THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED "S-DOT 1985" AND IS RIVETED TO AN ALUMINUM PIPE PROJECTING 0.1 FOOT ABOVE GROUND. IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE INTERSECTION OF CORONADO AVENUE AND HOLBROOK STREET, AND 85 FEET EAST OF THE CENTERLINE OF HOLBROOK STREET.

CONTRACTOR	DATE

SURVEY INFORMATION

FIELD NOTES	DATE
1 COMMUNITY SCIENCES	7/95

ENGINEER'S SEAL

James D. ... 9-19-95

REVISIONS

NO.	DATE	BY	REMARKS

COMPRISED OF
 LOTS 1-11, 17-19, AND 22-32 BLOCK 14,
 LOTS 1-26 AND 28-32 BLOCK 16
 LOTS 1-32 BLOCK 18, LOTS 3-29 BLOCK 20
 NORTH ALBUQUERQUE ACRES UNIT 2, TRACT 3
 SITUATE WITHIN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DRB NO. 94-552

DATE: 6/95
 SCALE: 1"=40'

community sciences corporation

LAND PLANNING ENGINEERING SURVEYING
 P.O. Box 1328 Corrales, N.M. 87048

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP

TITLE: QUINCESENCE SUBDIVISION - UNIT 1 GRADING & EROSION CONTROL PLAN WEST POND & PARK

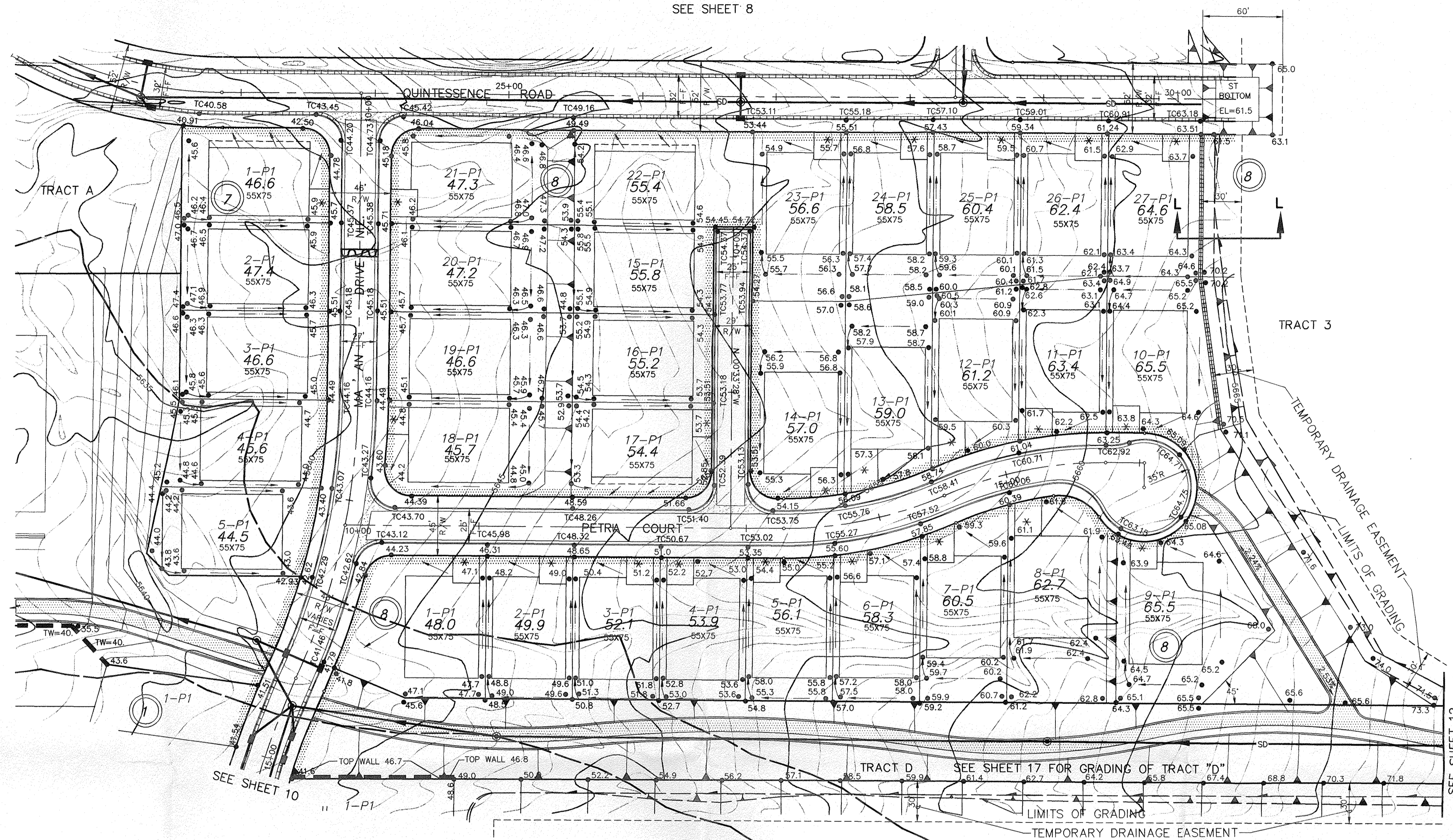
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE

PROJECT NO. 5206.90 MAP No. D-21 SHEET 11 OF 62

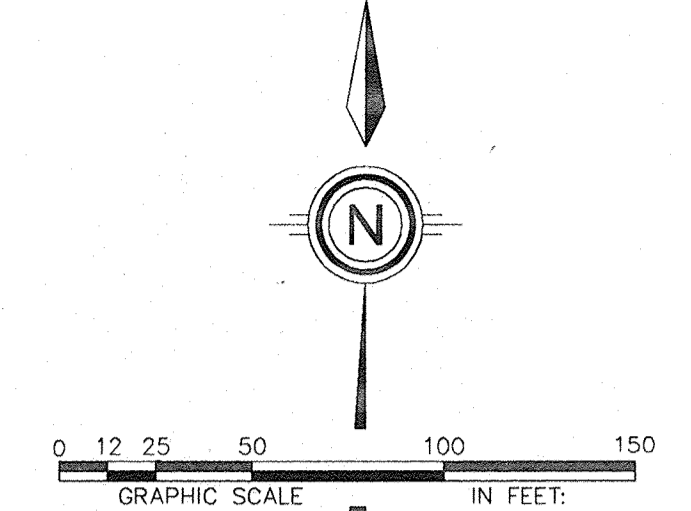
APPROVED FOR ROUGH GRADING (± 1 FT.)

James D. ... 10-20-95
 CITY HYDROLOGY DATE

SEE WEST POND DETAIL
SHEET 11



SEE SHEET 8



LEGEND

● TC98.43	PROPOSED TOP OF CURB ELEVATION	—	SWALE
● 99.0	PROPOSED SPOT ELEVATION	→	FLOW ARROW
○ 09.0	EXISTING SPOT ELEVATION (GRND & TC)	---30" SD---	EXISTING STORM DRAIN
[Hatched Box]	EROSION CONTROL BERM	---30" SD---	PROPOSED STORM DRAIN
[Dashed Box]	PROPOSED CONCRETE VALLEY GUTTER	[Hatched Box]	WATER BLOCK
[Solid Line]	EXISTING CURB & GUTTER	[Dashed Box]	PROPOSED RETAINING WALL
[Dashed Line]	PROPOSED MOUNTABLE CURB & GUTTER	[Dashed Box]	PROPOSED REAR-YARD POND
[Dashed Line]	PROPOSED STANDARD CURB & GUTTER	▲	PROPOSED SLOPE
—4973	EXISTING CONTOUR W/ INDEX ELEVATION	—	PROPOSED FLOOD WALL
---	FEMA 100 YR FLOOD PLAIN	[Hatched Box]	10' BIKE TRAIL & 5' EQUESTRIAN TRAIL

NOTE: SEE SHEET 20 FOR SECTIONS

COMPRISED OF
 LOTS 1-11, 17-19, AND 22-32 BLOCK 14,
 LOTS 1-26 AND 28-32 BLOCK 16
 LOTS 1-32 BLOCK 18, LOTS 3-29 BLOCK 20
 NORTH ALBUQUERQUE ACRES UNIT 2, TRACT 3
 SITUATE WITHIN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
DRB NO. 94-552

DATE: 4/95
 SCALE: 1"=50'

community sciences corporation
 LAND PLANNING P.O. Box 1328
 ENGINEERING Corrales, N.M. 87048
 SURVEYING

**CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP**

TITLE: **QUINTESSENCE SUBDIVISION - UNIT 1
 GRADING & EROSION CONTROL PLAN**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

PROJECT NO. **5206.90** MAP No. **D-21** SHEET **9** OF **62**

APPROVED FOR ROUGH GRADING
 (± 1 FT.)
Jose Alvarez 10-20-95
 CITY HYDROLOGY DATE

AS BUILT INFORMATION	
CONTRACTOR	DATE
SCALE BY	DATE
SURVEYOR'S	DATE
FIELD BOOK BY	DATE
FIELD VERIFICATION BY	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
RECORDED BY	DATE
NO.	

BENCH MARKS	
THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED	
"5-0211985" AND IS RIVETED TO AN ALUMINUM PIPE PROJECTING	
0.1 FOOT ABOVE GROUND	
IT IS LOCATED 795 FEET NORTH OF THE CENTERLINE INTERSECTION	
OF CORONADO AVENUE AND HOLBROOK STREET, AND 85 FEET EAST	
OF THE CENTERLINE OF HOLBROOK STREET.	
ELEV. = 5650.56	

SURVEY INFORMATION	
FIELD NOTES	DATE
NO. 1	2/95
BY	
COMMUNITY SCIENCES	

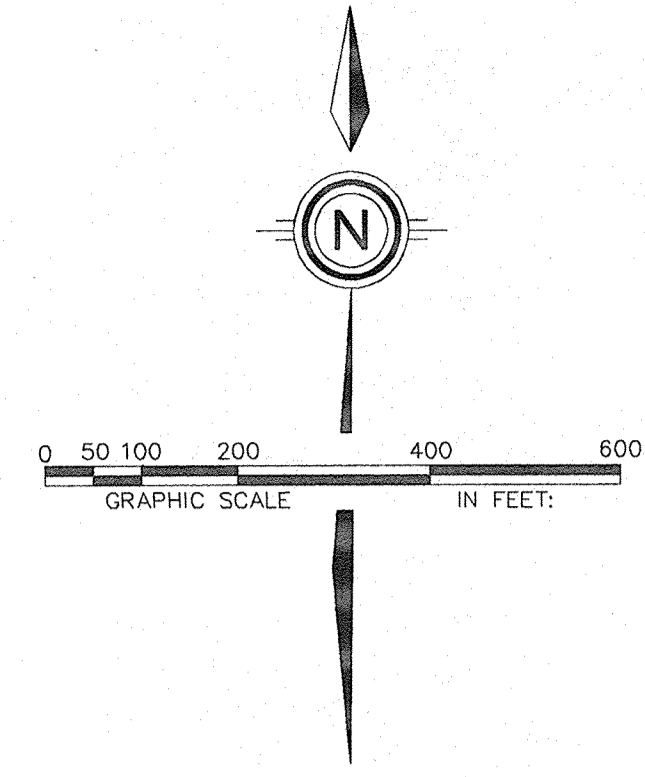
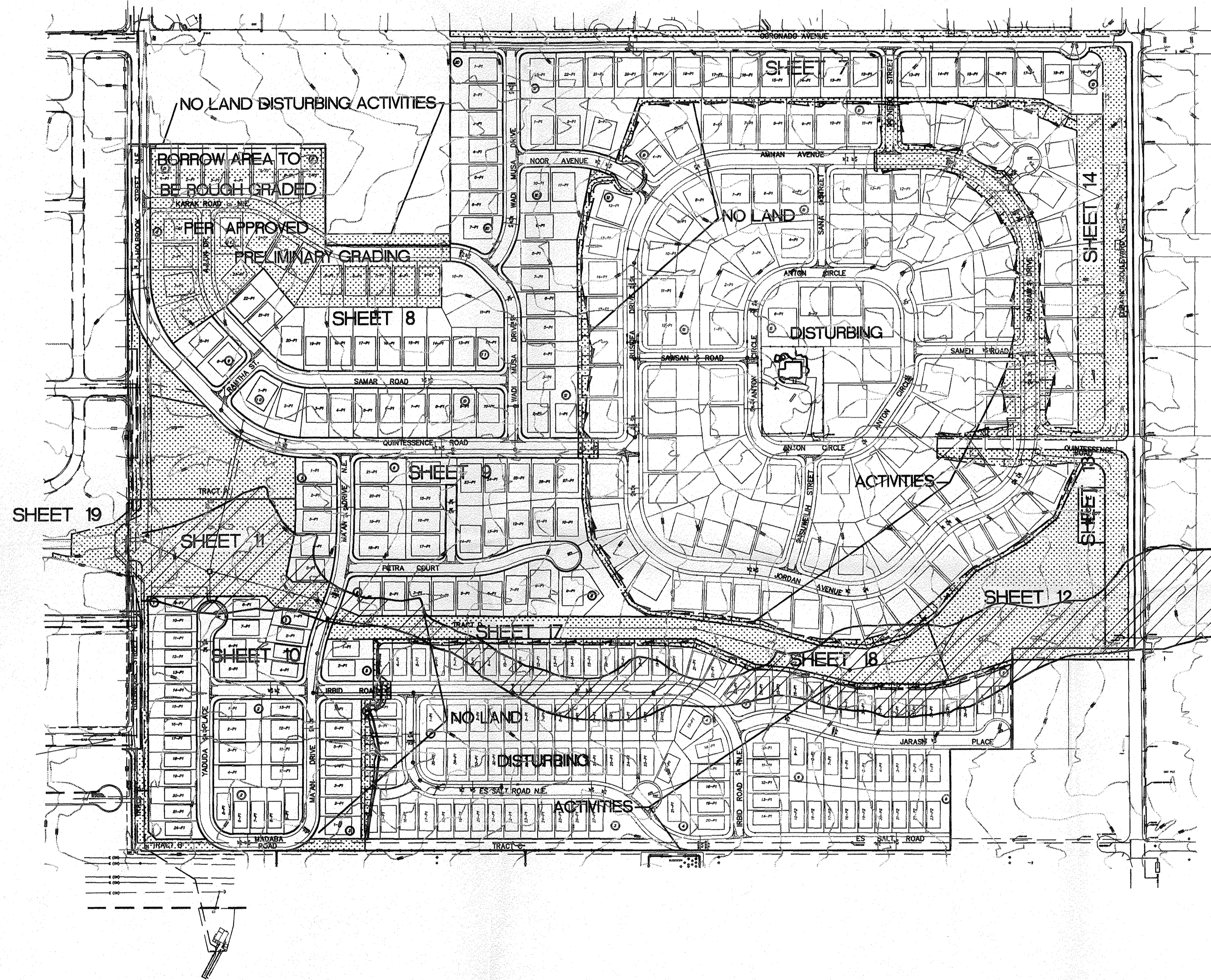
ENGINEER'S SEAL	
Jose Alvarez 9-19-95	

NO.	DATE	REMARKS	BY		DATE	
			JMN	LJD	DATE	DATE
		DESIGN			6/95	6/95

LOT GRADING SPECIFICATIONS:

1. CROSS LOT DRAINAGE WILL NOT BE PERMITTED. IF LOCAL CONDITIONS SHOULD DICTATE A RELAXATION OF THIS RULE, THEN THE APPROPRIATE PUBLIC OR PRIVATE DRAINAGE EASEMENTS WILL BE DEDICATED ON THE PLAT.
2. CRITERIA FOR SETTING LOT ELEVATION CONTROL GRADES SHALL INCLUDE THE FOLLOWING:
 - A. ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 1% AND MAXIMUM SLOPES OF 3 HORIZONTAL TO 1 VERTICAL.
 - B. BUILDING PADS SHALL BE SET AT LEAST 0.3' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
 - C. PAD ELEVATIONS WILL BE ASSUMED TO BE EQUAL TO FINISHED FLOOR OF GARAGE. LONGITUDINAL GRADIENT OF DRIVEWAY SHALL NOT BE LESS THAN ONE PERCENT (1%) NOT STEEPER THAN TEN PERCENT (10%), IF DRIVEWAY ALSO IS USED AS A REQUIRED WALK. IF USED ONLY AS A DRIVEWAY, THE LONGITUDINAL GRADIENT SHALL NOT EXCEED 14% (1 IN 7).
 - D. USABLE YARD AREAS SHALL HAVE MINIMUM DIMENSIONS OF 30' X 15'.
3. WHERE YARD GRADES OF ADJACENT LOTS AT PROPERTY LINES CANNOT BE MATCHED USING THE ABOVE CRITERIA, RETAINING WALL SHALL BE PROVIDED TO ACCOMMODATE GRADE DIFFERENTIALS. GARDEN WALLS ARE NOT PART OF THIS CONTRACT, GARDEN WALLS ARE TO BE CONSTRUCTED ON ALL LOT LINES WITHIN BLOCKS 7 THRU 12, 18 & 20, BY INDIVIDUAL HOUSE BUILDERS.

NOTE: CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO GRADING



- LEGEND**
- FEMA FLOOD PLAIN NO LAND DISTURBING ACTIVITIES ALLOWED IN THIS AREA UNTIL THE CITY OF ALBUQUERQUE RECEIVES FINANCIAL GUARANTEES FOR ALL FLOOD PLAIN IMPROVEMENTS.
 - LIMITS OF LAND DISTURBING ACTIVITIES
 - SEDIMENT TRAPS
 - TEMPORARY DIVERSION SWALE
 - AREA TO BE RESEEDED PER COA DPM SECTION 1012, WHERE INDICATED
 - FLOODWALL

NOTES:

1. ALL CONSTRUCTION ACCESS TO SITE SHALL BE VIA EUBANK BLVD. ACCESS THRU HERITAGE HILLS IS SPECIFICALLY PROHIBITED.

COMPRISED OF
 LOTS 1-11, 17-19, AND 22-32 BLOCK 14,
 LOTS 1-26 AND 28-32 BLOCK 16
 LOTS 1-32 BLOCK 18, LOTS 3-29 BLOCK 20
 NORTH ALBUQUERQUE ACRES UNIT 2, TRACT 3
 SITUATE WITHIN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DRB NO. 94-552

DATE: 6/95	<i>community sciences corporation</i>
SCALE: 1"=200'	
JOB NO: 32306	LAND PLANNING: F.O. Box 1328 ENGINEERING: Corrales, N.M. 87048 SURVEYING: Corrales, N.M. 87048

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP

TITLE: QUINTESSENCE SUBDIVISION - UNIT 1
 COMPOSITE GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

DESIGNED BY: JMN DATE: 6/95
 DRAWN BY: LJD DATE: 6/95
 CHECKED BY: DLH DATE: 10/95

PROJECT NO. 5206.90 MAP NO. D-21 SHEET 6 OF 62

APPROVED FOR ROUGH GRADING
 (± 1 FT.)

 CITY HYDROLOGY
 DATE: 10-20-95

AS BUILT INFORMATION

CONTRACTOR	DATE
WORK BY	DATE
SPECTOR'S ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE
NO.	DATE

BENCH MARKS

THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED "5-D21 1985" AND IS RIVETED TO AN ALUMINUM PIPE PROJECTING 0.1 FOOT ABOVE GROUND. IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE INTERSECTION OF CORONADO AVENUE AND HOLBROOK STREET, AND 85 FEET EAST OF THE CENTERLINE OF HOLBROOK STREET.
 ELEV. = 5650.56

SURVEY INFORMATION

NO.	DATE	BY
1	7/95	COMMUNITY SCIENCES

ENGINEER'S SEAL

James S. Taylor 9-19-95

NO.	DATE	REMARKS	BY
		DESIGN	
		REVISIONS	

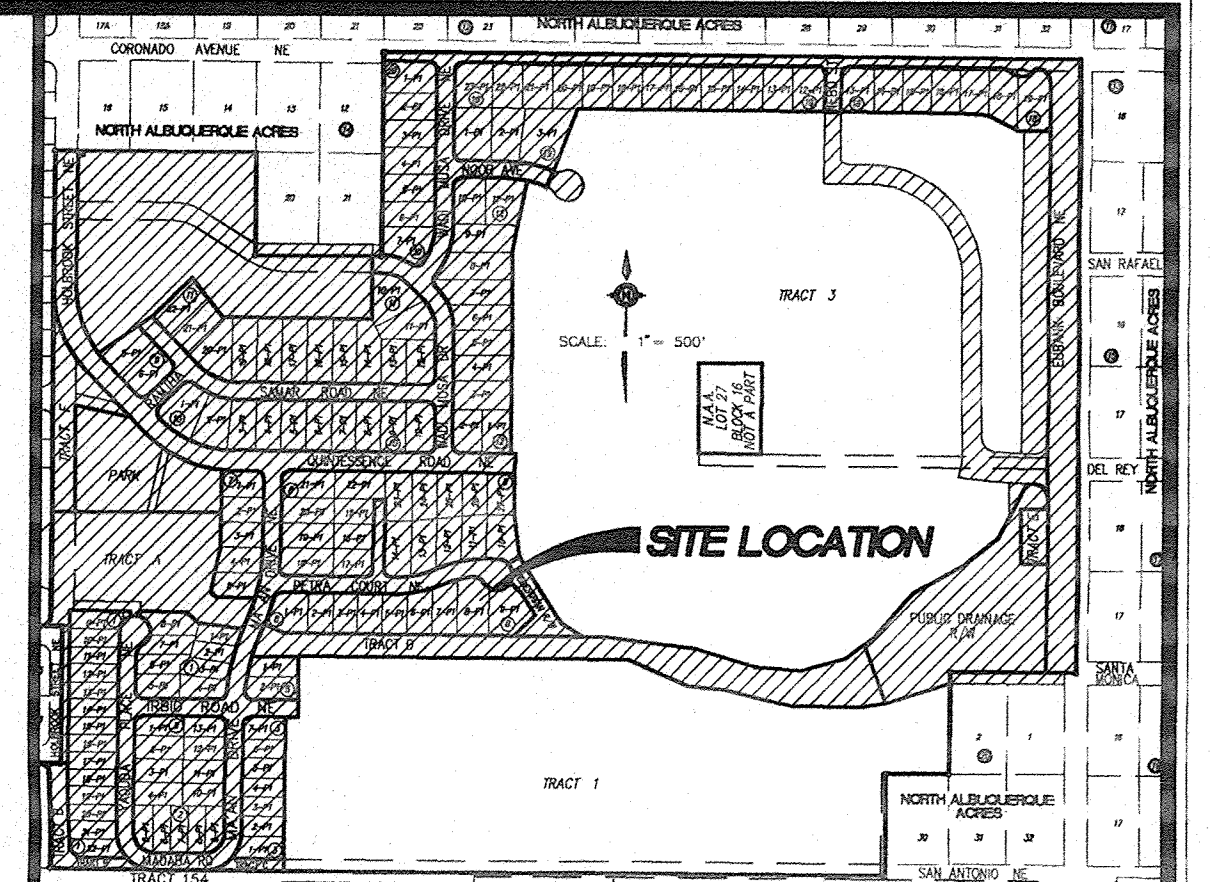
QUINTESSENCE SUBDIVISION - UNIT 1

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

IMPROVEMENTS FOR ROUGH GRADING

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	INDEX TO DRAWINGS
6	COMPOSITE GRADING PLAN
7-10	GRADING AND EROSION CONTROL PLANS
11	WEST POND & PARK
12	EAST POND <u>GRADING PLAN & PROFILES</u>
13-14	EUBANK BLVD. N.E.
15	NEBO ST. & QUINTESSENC RD. N.E.
16	SHAUBAK DRIVE N.E.
17-18	TRACT "D"
19	WEST POND SPILLWAY/ CHANNEL DETAIL
20-21	TYPICAL GRADING DETAILS & SECTIONS



SCALE: 1" = 500' VICINITY MAP D-21-Z

GRADING NOTES

LOT GRADING SPECIFICATIONS:

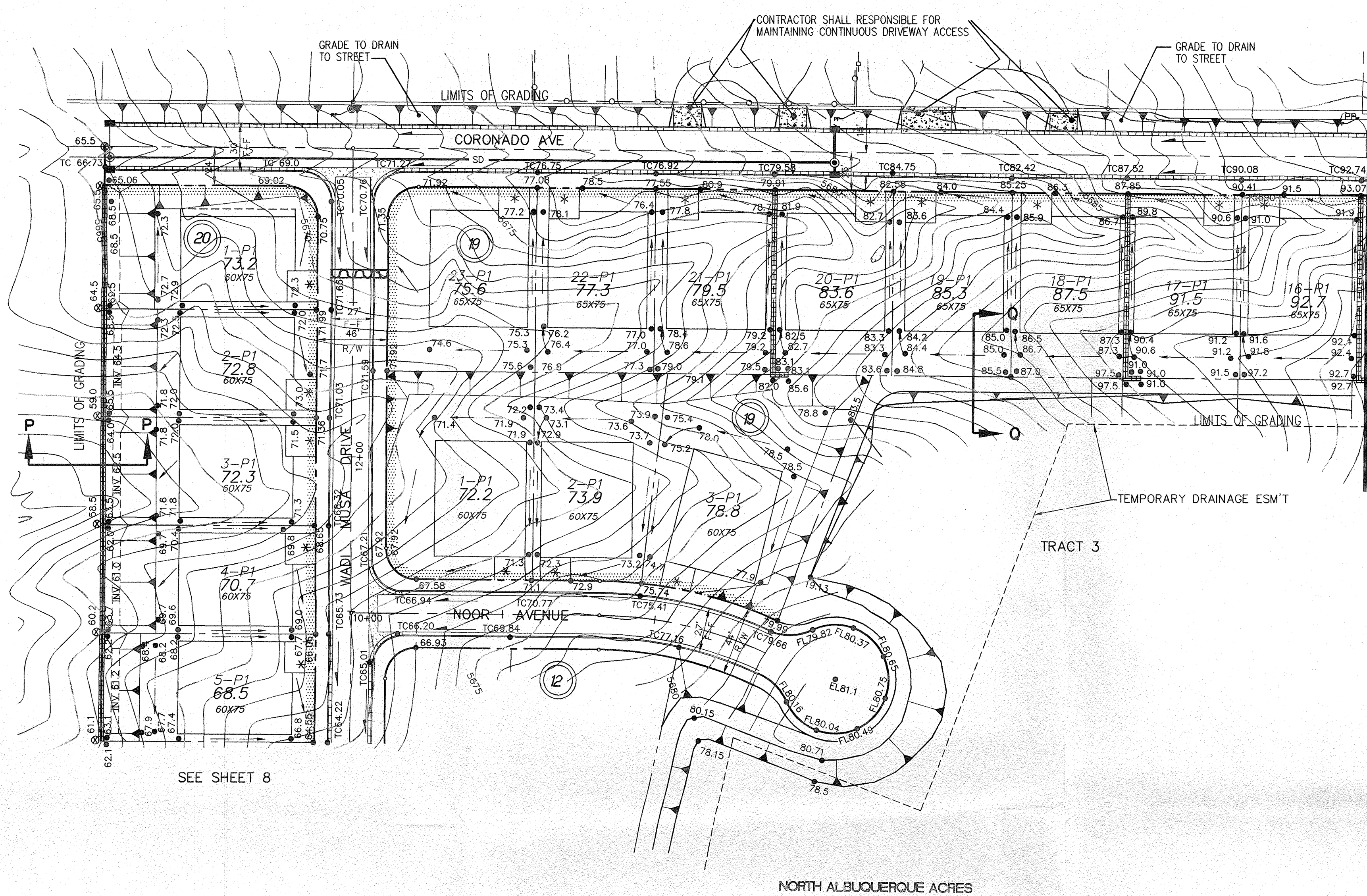
- CROSS LOT DRAINAGE WILL NOT BE PERMITTED. IF LOCAL CONDITIONS SHOULD DICTATE A RELAXATION OF THIS RULE, THEN THE APPROPRIATE PUBLIC OR PRIVATE DRAINAGE EASEMENTS WILL BE DEDICATED ON THE PLAT.
- CRITERIA FOR SETTING LOT ELEVATION CONTROL GRADES SHALL INCLUDE THE FOLLOWING:
 - ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 1% AND MAXIMUM SLOPES OF 3 HORIZONTAL TO 1 VERTICAL.
 - BUILDING PADS SHALL BE SET AT LEAST 0.3' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
 - PAD ELEVATIONS WILL BE ASSUMED TO BE EQUAL TO FINISHED FLOOR OF GARAGE. LONGITUDINAL GRADIENT OF DRIVEWAY SHALL NOT BE LESS THAN ONE PERCENT (1%) NOT STEEPER THAN TEN PERCENT (10%), IF DRIVEWAY ALSO IS USED AS A REQUIRED WALK. IF USED ONLY AS A DRIVEWAY, THE LONGITUDINAL GRADIENT SHALL NOT EXCEED 14% (1 IN 7).
 - USABLE YARD AREAS SHALL HAVE MINIMUM DIMENSIONS OF 30' X 15'.
- WHERE YARD GRADES OF ADJACENT LOTS AT PROPERTY LINES CANNOT BE MATCHED USING THE ABOVE CRITERIA, RETAINING WALL SHALL BE PROVIDED TO ACCOMMODATE GRADE DIFFERENTIALS. GARDEN WALLS ARE NOT PART OF THIS CONTRACT, GARDEN WALLS ARE TO BE CONSTRUCTED ON ALL LOT LINES WITHIN BLOCKS 7 THRU 12, 18 & 20, BY INDIVIDUAL HOUSE BUILDERS.

NOTE: CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO GRADING

COMPRISED OF
 LOTS 1-11, 17-19, AND 22-32 BLOCK 14,
 LOTS 1-26 AND 28-32 BLOCK 16
 LOTS 1-32 BLOCK 18, LOTS 3-29 BLOCK 20
 NORTH ALBUQUERQUE ACRES UNIT 2, TRACT 3
 SITUATE WITHIN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DRB NO. 94-552

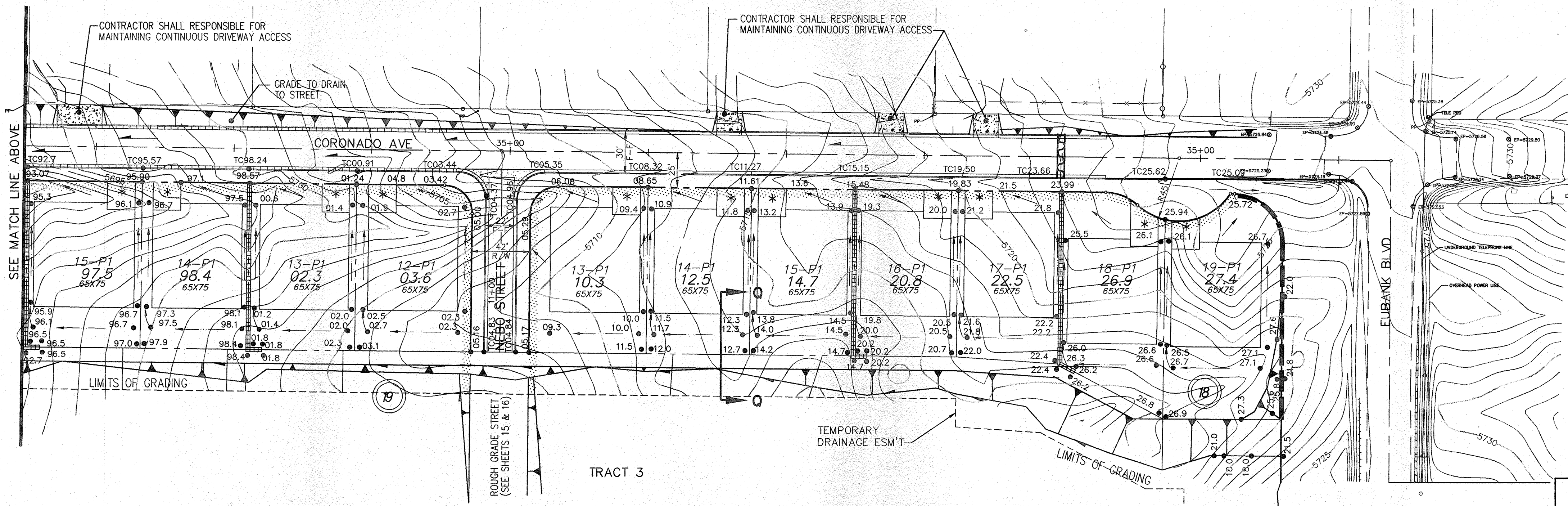
1	REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEER'S SEAL		DATE: JUNE 1995			APPROVED FOR CONSTRUCTION			
SCALE: AS SHOWN		DESIGNED: DLH			CITY ENGINEER			
DRAWN: LJD		DATE:						
DRB NO: 32306		LAND PLANNING P.O. Box 1328			ENGINEERING Corrales, N.M. 87048	SURVEYING		
PROJECT NO. 5206.90		SHEET 1 OF 21						

NORTH ALBUQUERQUE ACRES



SEE SHEET 8

NORTH ALBUQUERQUE ACRES



TRACT 3

COMPRISED OF
 LOTS 1-11, 17-19, AND 22-32 BLOCK 14,
 LOTS 1-26 AND 28-32 BLOCK 16
 LOTS 1-32 BLOCK 18, LOTS 3-29 BLOCK 20
 NORTH ALBUQUERQUE ACRES UNIT 2, TRACT 3
 SITUATE WITHIN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
DRB NO. 94-552

DATE:	4/95
SCALE:	1"=50'
DB NO.:	32.304
LAND PLANNING	ENGINEERING
P.O. Box 1328	Corrales, N.M. 87048

community sciences corporation

**CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP**

TITLE: **QUINTESSENCE SUBDIVISION - UNIT 1
 GRADING & EROSION CONTROL PLAN**

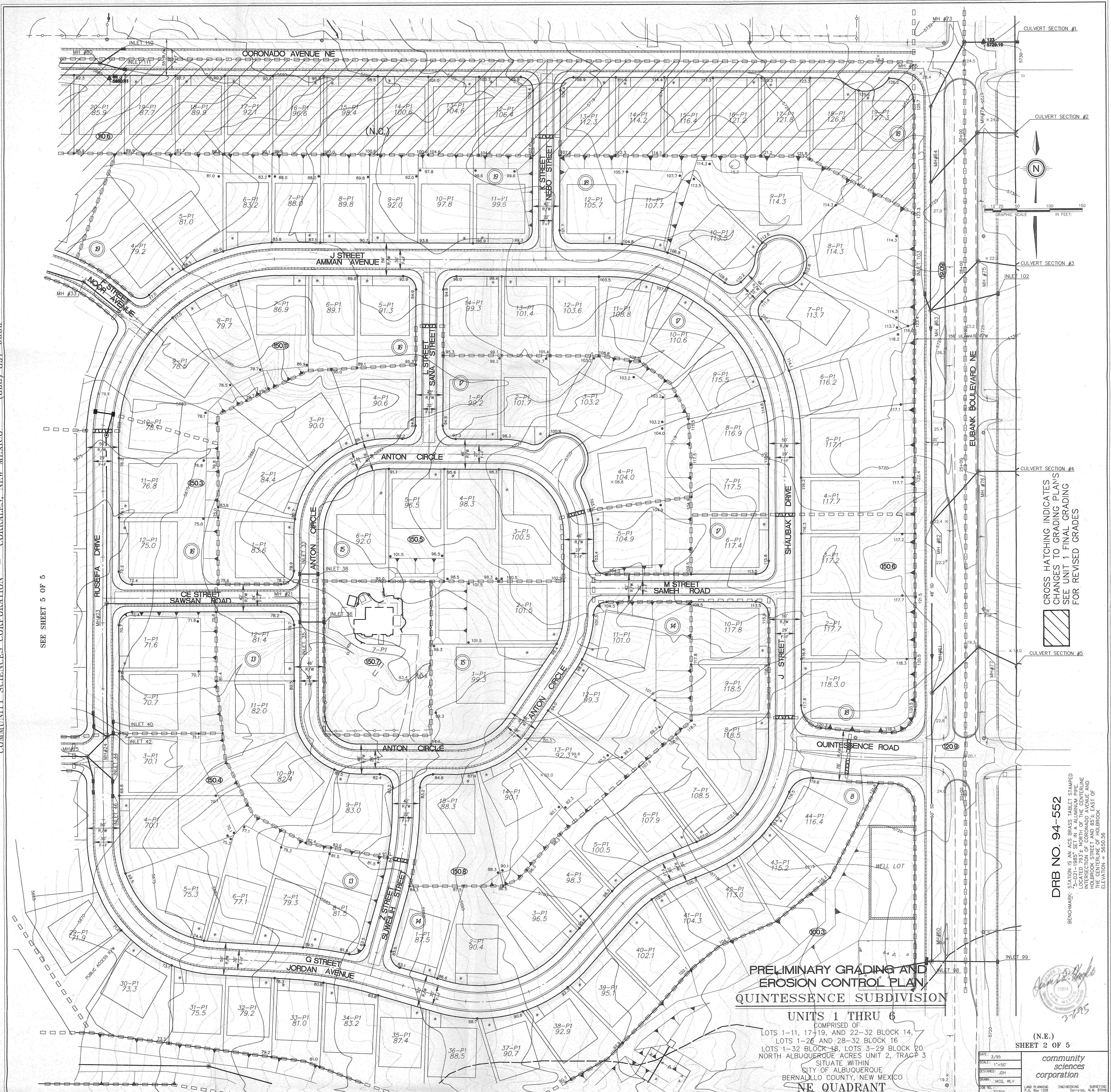
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

PROJECT NO. **5206.90** MAP NO. **D-21** SHEET **7** OF **62**

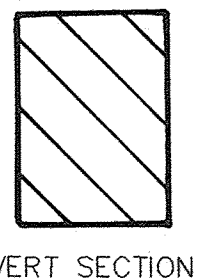
APPROVED FOR ROUGH GRADING
 (± 1 FT.)
John Calogian 10-20-95
 CITY HYDROLOGY DATE

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	DATE	NO.	DATE
WORK	DATE	THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED	DATE	BY	DATE	BY	DATE
STAKE BY	DATE	5-D21 1985* AND IS REWIRED TO AN ALUMINUM PIPE PROJECTING	DATE	COMMUNITY SCIENCES	2/95	COMMUNITY SCIENCES	2/95
FIELD ACCEPTANCE BY	DATE	0.1 FOOT ABOVE GROUND.	DATE				
FIELD REVISION BY	DATE	IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE INTERSECTION	DATE				
PARAMETERS BY	DATE	OF CORONADO AVENUE AND HOLBROOK STREET, AND 85 FEET EAST	DATE				
CORRECTED BY	DATE	OF THE CENTERLINE OF HOLBROOK STREET.	DATE				
MICRO-FILM INFORMATION	DATE	ELEV = 5650.56	DATE				
RECORDED BY	DATE		DATE				

SEE SHEET 5 OF 5



CROSS HATCHING INDICATES
CHANGES TO GRADING PLANS
SEE UNIT 1 FINAL GRADING
FOR REVISED GRADES



**PRELIMINARY GRADING AND
EROSION CONTROL PLAN
QUINTESSENCE SUBDIVISION**

UNITS 1 THRU 6

COMPRISED OF:
LOTS 1-11, 17-19, AND 22-32 BLOCK 14,
LOTS 1-26 AND 28-32 BLOCK 16
LOTS 1-32 BLOCK 18, LOTS 3-29 BLOCK 20
NORTH ALBUQUERQUE ACRES UNIT 2, TRACT 3
SITUATE WITHIN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NE QUADRANT

DRB NO. 94-552

BENCHMARK STATION IS AN ACS BRASS TABLET STAMPED
5-021-1985, SET IN A ALUMINUM PIPE. THE CENTERLINE
OF CORONADO AVENUE AND THE INTERSECTION OF
HOLBROOK STREET AND 85+ EAST OF THE CENTERLINE OF
HOLBROOK ELEVATION = 5695.36

Community Sciences Corporation
3-29-95

(N.E.)
SHEET 2 OF 5

DATE:	3/95
SCALE:	1"=50'
DESIGNED:	JDH
DRAWN:	MCD, MLV
JOB NO.:	32304
LAND PLANNING	ENGINEERING
P.O. Box 1128	Corrales, N.M. 87048