PUBLIC WORKS/HYDROLOGY

A12/D11

GENERAL NOTES

LEGAL DESCRIPTION: NORTHERLY 462.25 FEET OF TRACT F, PARADISE HEIGHTS UNIT 1, FILED DECEMBER 13, 1964 IN VOLUME D3 PAGE 156.

ENGINEER: ISAACSON & ARFMAN, P.A.
128 MONROE STREET NE
ALBUQUERQUE, NM 87108

SURVEYOR: ALDRICH LAND SURVEYING
ATTN: TIM ALDRICH, NMPLS NO. 7719
(505) 884-1990

BENCHMARK: ACS CONTROL STATION "2-A12" LOCATED 8.6 MILES FROM DOWNTOWN ALBUQUERQUE, NORTHWEST OF THE INTERSECTION OF MCMAHON BLVD. AND GOLF COURSE ROAD, BY 0.66 MILES.
ELEVATION: 5294.29

ZONING: R1

PROPOSED: 36 SINGLE FAMILY RESIDENTIAL LOTS.

AREA: 9.00 AC.

FLOOD HAZARD: NO PART OF THIS PROPERTY LIES WITHIN A F.E.M.A 100-YEAR FLOOD BOUNDARY AS DETERMINED BY THE OCTOBER 14, 1983 EDITION OF THE F.E.M.A. MAPS.

LOCATION & DESCRIPTION: THE SITE IS CURRENTLY 100% UNDEVELOPED WITH SPARSE GROUND COVER. THE EXISTING GRADES ARE STEEP RANGING FROM 2 TO 20% IN SOME AREAS. THE SITE IS BOUNDED ON THE SOUTH BY THE ST. JOSEPH'S WEST MESA HOSPITAL, GOLF COURSE ROAD ON THE EAST, DEVELOPED RESIDENTIAL PROPERTY TO THE WEST, AND UNDEVELOPED PROPERTY ON THE NORTH SIDE.

EXISTING CONDITIONS: THE SITE CURRENTLY DRAINS TO THE EAST TO GOLF COURSE ROAD. THE EXISTING 100-YEAR DISCHARGE IS 14.9 CFS.

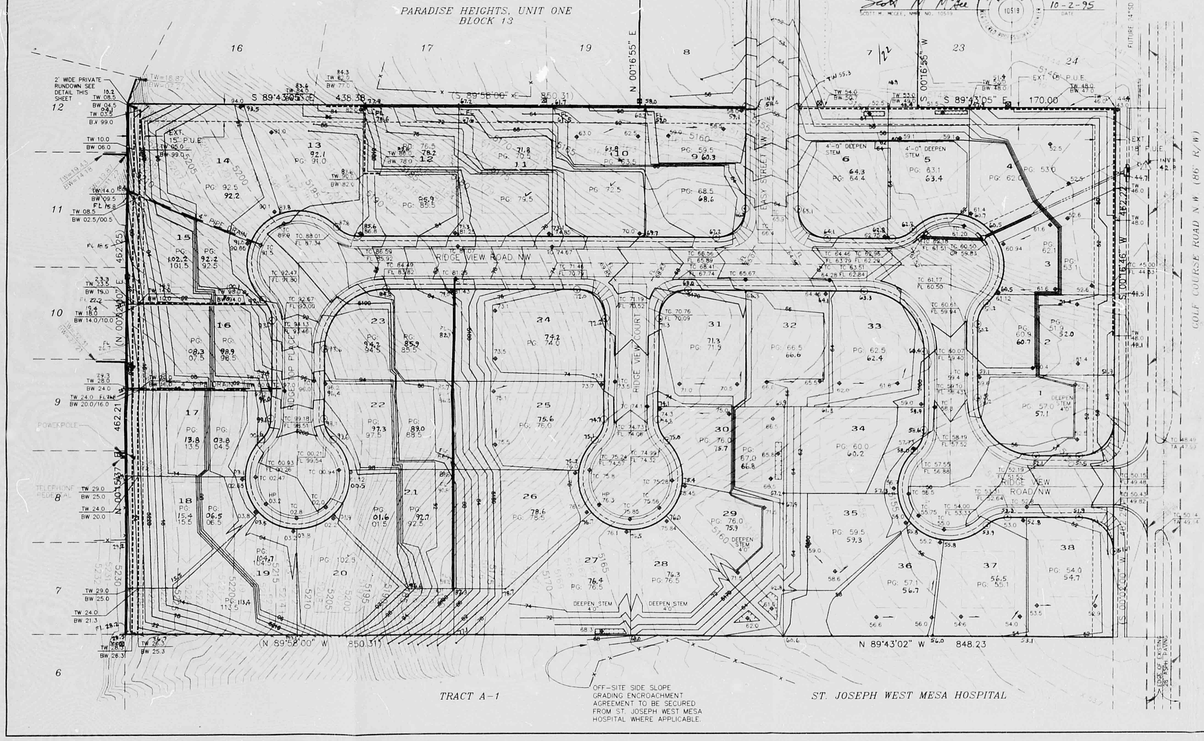
PROPOSED IMPROVEMENTS & HYDROLOGY: PARADISE HEIGHTS, TRACT F LIES WITHIN AN AREA THAT IS PROGRAMMED INTO AN SAD. THIS SAD WILL WIDEN GOLF COURSE ROAD AS WELL AS BUILD A STORM DRAIN. THE SAD IS CURRENTLY ON-LINE TO BE CONSTRUCTED IN 94/95. IN THE INTERIM, THE SUBDIVISION WILL NEED TO DETAIN ITS DEVELOPED FLOWS. THE AMOUNT THE DEVELOPMENT WILL BE ALLOWED TO DISCHARGE TO GOLF COURSE ROAD IS 14.9 CFS WHICH IS THE CURRENT 100-YEAR DISCHARGE FOR THE EXISTING CONDITION. THE DEVELOPED CONDITION GENERATES A 100-YEAR DISCHARGE OF 29.8 CFS. THE DIFFERENCE IN TOTAL RUNOFF VOLUME PRODUCED BY THESE TWO SITUATIONS IS 1.024 ACRE FEET OR 30,263 FEET^3. THIS AMOUNT MUST BE DETAINED ONSITE TO EFFECTIVELY REDUCE THE DISCHARGE TO AN ALLOWABLE RATE. THE POND DETAIL ILLUSTRATES THE DIMENSIONS OF THE PROPOSED POND. LOTS 3 AND 4 WILL BE RECLAIMED BY THE OWNER WHEN THE SAD IS COMPLETED AND THE DETENTION IS NO LONGER NEEDED. PRIVTAE RUNDOWNS & PIPE DRAINS WILL BE UTILIZED TO ENSURE ADEQUATE DRAINAGE IN LOTS WITH LOW BACKYARDS.

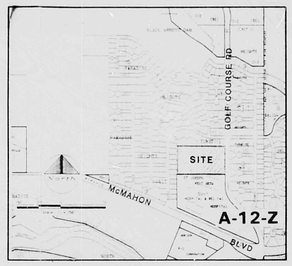
STREET HYDRAULICS: THE FOLLOWING TABLE ILLUSTRATES THE FLOW HYDRAULICS OF THE SUBDIVISION STREETS

STREET NAME	WIDTH(FT)	SLOPE(%)	FLOW(CFS)	DEPTH(FT)	VELOCITY(FPS)	EQ.(FT)
RIDGE TOP PL.	28	8.0%	6.63	0.20	4.23	0.48
RIDGE VIEW RD	28	6.0%	14.44	0.24	5.38	0.67
RIDGE VIEW CT.	28	4.4%	6.63	0.21	3.90	0.45
LASY STREET	28	8.0%	2.1	0.15	3.25	0.31

LEGEND

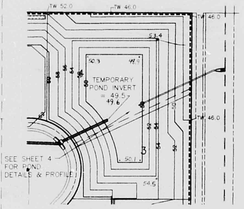
TC 71.19 / FL 70.52	PROPOSED TOP OF CURB / FLOWLINE
73.5	PROPOSED SPOT ELEV.
	FUTURE SIDEWALK
	PROPOSED CURB
	PROPOSED CONTOUR
	EXISTING CONTOUR
PG 76.0	PROPOSED PAD GRADE
	PRIVATE CONC. DRAINAGE RUNDOWN
	PRIVATE 4" PIPE DRAIN
	RETAINING WALL
5.0'	SIDEWALK CULVERT
44.3	AS-BUILT ELEVATION



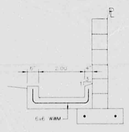


VICINITY MAP

PRIOR TO RECLAIMING LOTS 3 & 4 FOR DEVELOPMENT, THE DEVELOPER SHALL BE RESONSIBLE FOR THE FUTURE GOLF COURSE ROAD STORM DRAIN SHOWN FROM THE DROP INLET ADJACENT TO LOT 4 TO DRIFTWOOD AVENUE NW.



TEMPORARY DETENTION POND DETAIL



PRIVATE REAR-YARD DRAINAGE RUNDOWN

ENGINEER'S CERTIFICATION
I, SCOTT M. MILDER, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN DATED 5/17/95 (APPROVAL LETTER OF 5/24/95) AS FIELD VERIFIED BY J.T. HULL & SURVEYING, NMPLS NO. 7946 ON 11/9/95 & 12/8/95 IN ACCORDANCE WITH THE NEW MEXICO ENGINEERING AND SURVEYING ACT SECTION 61-23-1 THROUGH 61-23-32 NMSA 1978.

Scott M. Milder 10-2-95
NEW MEXICO NMPE NO. 10518 DATE

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
66BRAD DWGdcs VIEW 1 12/21/94

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: *PARADISE TERRACE*
GRADING & DRAINAGE PLAN

APPROVALS:	ENGINEER	DATE	APPROVALS:	ENGINEER	DATE
DRC CHAIRMAN		1-31-95	WATER	N/A	
TRANSPORTATION		12-29-94	WASTE WATER	N/A	
HYDROLOGY		1-13-95			

PROJECT NO.	MAP NO.	SHEET	OF
5099.90	A-12	3	11

AS-BUILT INFORMATION
CONTRACTOR T.R.L.A.D.
FIRM C.E. BAILEY DATE 4-15
AS-BUILTS BY
REVIEWED BY N.E.E. BALLEW DATE 8-15
APPROVED BY J.A. DATE 8-15
APPROVED BY DATE
RECEIVED BY DATE
NO. DATE REMARKS BY

BENCH MARKS
ACS CONTROL STATION "2-A12" LOCATED 8.6 MILES FROM DOWNTOWN ALBUQUERQUE NORTHWEST OF THE INTERSECTION OF MCMAHON BLVD. AND GOLF COURSE ROAD BY 0.66 MILES.
ELEVATION 5294.29

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE
1 A.S. 7/94

ENGINEER'S SEAL
Scott M. Milder 12-21-94 5-11-95

NO.	DATE	REMARKS	BY
1	5/95	FUTURE 6'-0" x 30'-0" RIDGE	SKM

REVISIONS

DESIGNED BY	SKM	DATE
DRAWN BY	EVM	DATE
CHECKED BY	JAS	DATE

R# 22 DATE 3-13-02 OP EJP

CITY OF ALBUQUERQUE

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The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (MS16-1977)

DIRECTOR

NOTARY PUBLIC

OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
07/07/02

CITY OF ALBUQUERQUE
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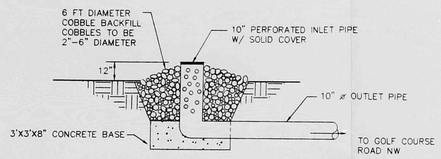
PLANS/PLATS ON FILE

FILE DESC. A12/D11

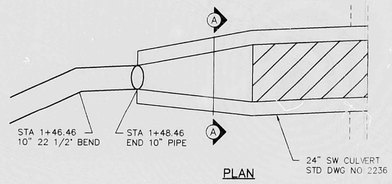
PLANS/PLATS 2

E 30 D 24 C 20 B 16 A 12 CITY OF ALBUQUERQUE C D F

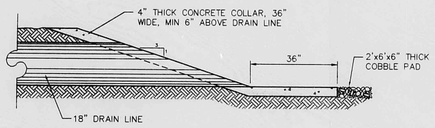


TEMPORARY POND OUTLET

NTS

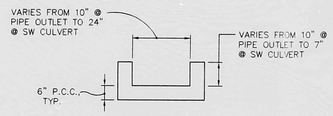


PLAN



DRAIN LINE ENDWALL

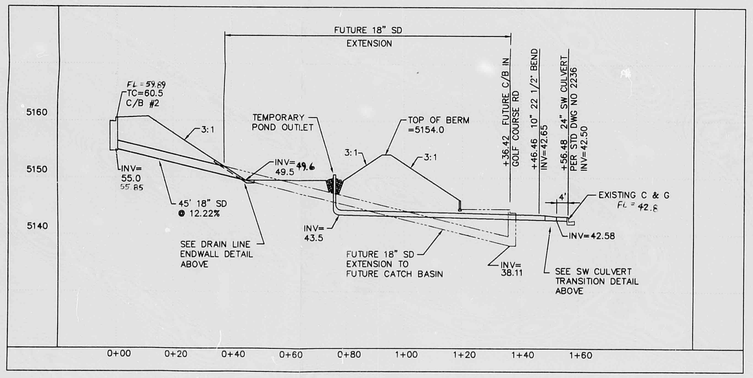
1"=2'-0"



SECTION A-A

SIDEWALK CULVERT TRANSITION

SCALE: 1"=2'



SD OUTFALL PROFILE

1"=20' H
1"=10' V

GRADING NOTES

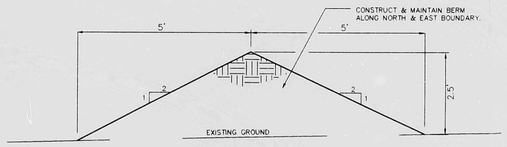
1. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
2. ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
3. EXCAVATION IS UNCLASSIFED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
4. CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.3 ± FEET.
5. SCARIFY AND COMPACT SUBGRADE FOR FILLS. PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH. MOISTEN AS NECESSARY TO PROVIDE OPTIMUM MOISTURE (±2%) CONTENT.
6. UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE, COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
7. MAXIMUM SLOPES SHALL BE 3:1; MINIMUM SLOPES SHALL BE 1%.
8. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
9. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
10. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT ERODED AND WASHED DOWN THE STREET.
11. OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. ALLOW TESTING SERVICE TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHALL COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT NO ADDITIONAL EXPENSE.
12. OWNER HAS ESTABLISHED SUBDIVISION BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING INCLUDING TRACT CORNERS. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS.

SPECIAL GRADING NOTES FOR INDIVIDUAL LOTS

1. SPLIT PAD LOTS NO. 13-17 SHALL INCORPORATE A RETAINING WALL WITHIN THE HOME STRUCTURE. THE SIDE YARD AREA SHALL BE GRADED SO THAT BACKYARD WATERS DRAIN TO THE FRONT YARD AND TO THE PUBLIC RIGHT-OF-WAY. IF SIDE YARD RETAINING WALLS ARE BUILT, DRAINAGE OPENINGS SHALL BE PROVIDED THROUGH THE WALL.
2. THE REAR WALLS OF LOTS NO 1-4 SHALL HAVE DRAINAGE OPENINGS AT FINISHED GROUND LEVEL AT 12' ON CENTER TO ALLOW ONLY BACKYARD FLOWS TO DISCHARGE TO THE PUBLIC RIGHT-OF-WAY OF GOLF COURSE ROAD. ALL DEVELOPED FLOWS SHALL BE DIRECTED TO THE FRONT YARDS OF THESE LOTS.

EROSION CONTROL

1. CONTRACTOR SHALL BUILD THE SEDIMENTATION/DETENTION POND SHOWN ON LOTS 3 AND 4 AS A PART OF THE ROUGH GRADING PROCESS.
2. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING EROSION CONTROL BERMS (AS SHOWN AT LEFT) ALONG THE NORTH AND EAST PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
3. THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM CITY ENVIRONMENTAL HEALTH DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION. AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.



EROSION CONTROL BERM

SCALE: 1"=2'

ENGINEER'S CERTIFICATION:
I, SCOTT M. MCGEE, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN DATED 5/11/95 (APPROVAL LETTER OF 5/24/95), AS FIELD VERIFIED BY J.E. BALLEW SURVEYING, NMLS NO. 3948 ON 8/8/95 & 8/9/95 IN ACCORDANCE WITH THE "NEW MEXICO ENGINEERING AND SURVEYING ACT" SECTION 61-23-1 THROUGH 61-23-32 NMSD (1978).

Scott M McGee
SCOTT M. MCGEE, NMPE NO. 10519

SCOTT M. MCGEE NEW MEXICO 10519 REGISTERED PROFESSIONAL ENGINEER

10-2-95
DATE

AS-BUILT INFORMATION

CONTRACTOR TRIab
WORK STAKED BY J.E. BALLEW DATE 4/95
INSPECTOR'S NOTES BY DATE
FIELD VERIFICATION BY J.E. BALLEW DATE 8/95
DRAWINGS CORRECTED BY T.L.A. DATE 9/95
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

ACS CONTROL STATION "7-A12" LOCATED 8.6 MILES FROM DOWNTOWN ALBUQUERQUE, NORTHWEST OF THE INTERSECTION OF ALBUQUERQUE BLVD. AND GOLF COURSE ROAD BY 0.65± MILES.
ELEVATION = 5294.29

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
1	ALS	7/94

ENGINEER'S SEAL

SCOTT M. MCGEE NEW MEXICO 10519 REGISTERED PROFESSIONAL ENGINEER
Scott M McGee 12-27-94

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY	SAM	DATE 12/94
DRAWN BY	ANW	DATE 12/94
CHECKED BY	MM	DATE 12/94

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
668GD2.DWGanw 12/21/94

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: PARADISE TERRACE
GRADING NOTES & DETAILS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		1-21-95	WATER	N/A RWK	12-28-94
TRANSPORTATION		12-22-94	WASTE WATER	N/A RWK	12-28-94
HYDROLOGY		1-13-95			

PROJECT NO.	MAP NO.	SHEET	OF
5099.90	A-12	4	11

CITY OF ALBUQUERQUE
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R# 23 DATE 3-13-00 OP 524

CITY OF ALBUQUERQUE

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Thomas J. Mulloy 1/15/02
DIRECTOR

Roberta Duran
NOTARY PUBLIC

OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO
07/02/02

D 24 C 20 B 16 A 12 CITY OF ALBUQERQUE C D