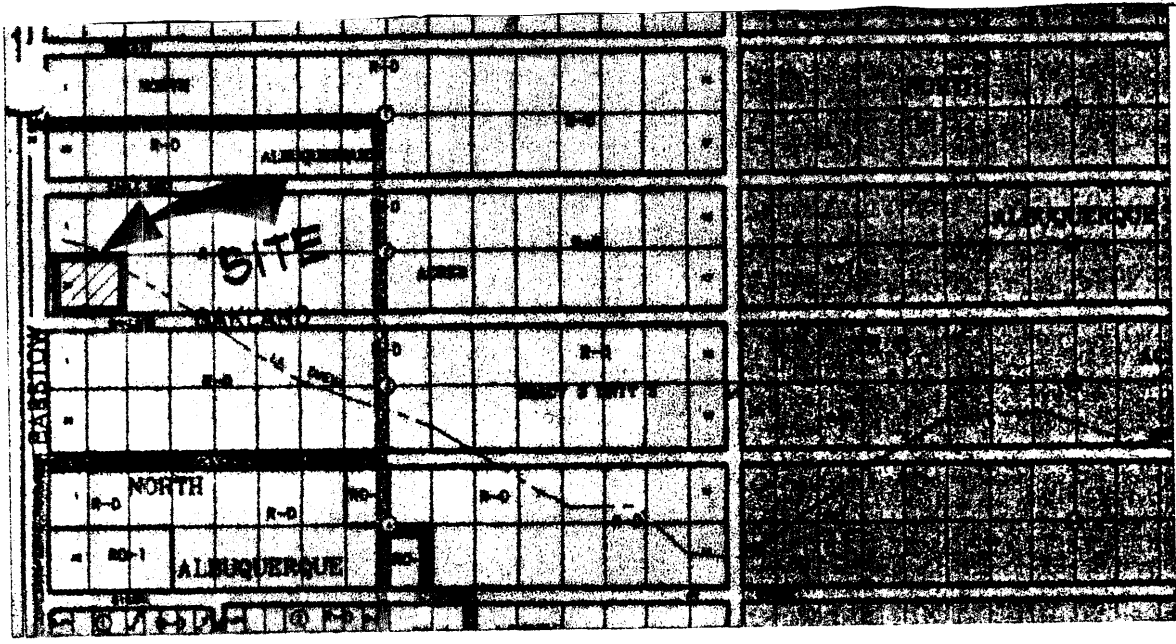
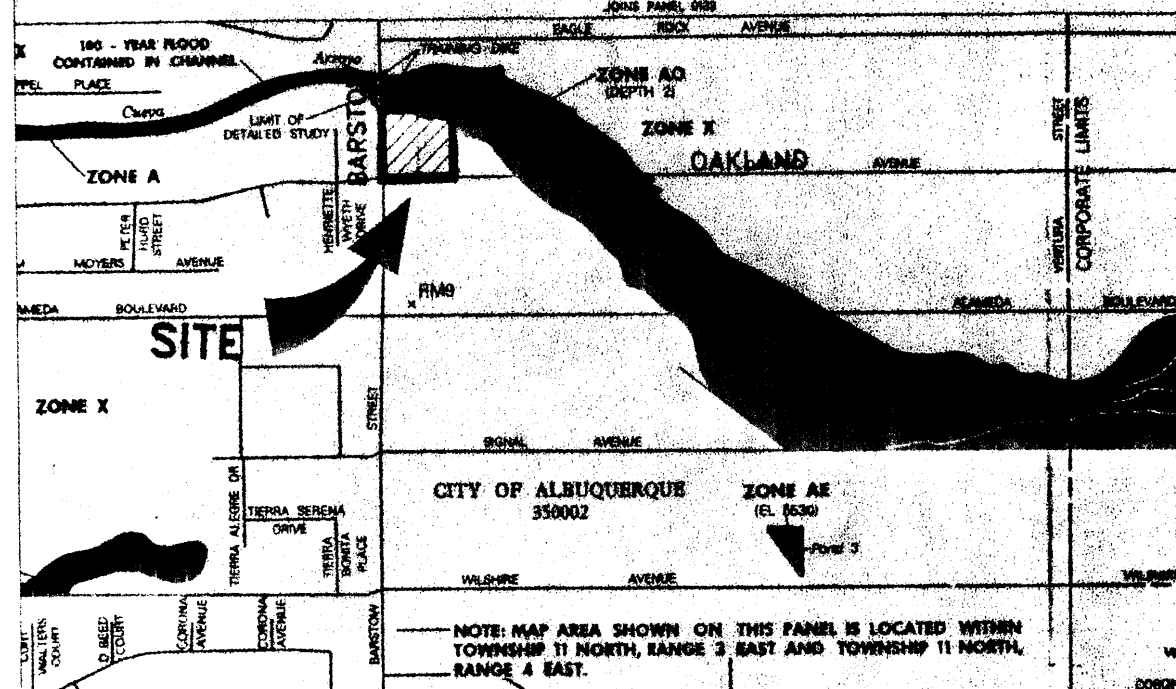




LOCATION MAP NOT TO SCALE



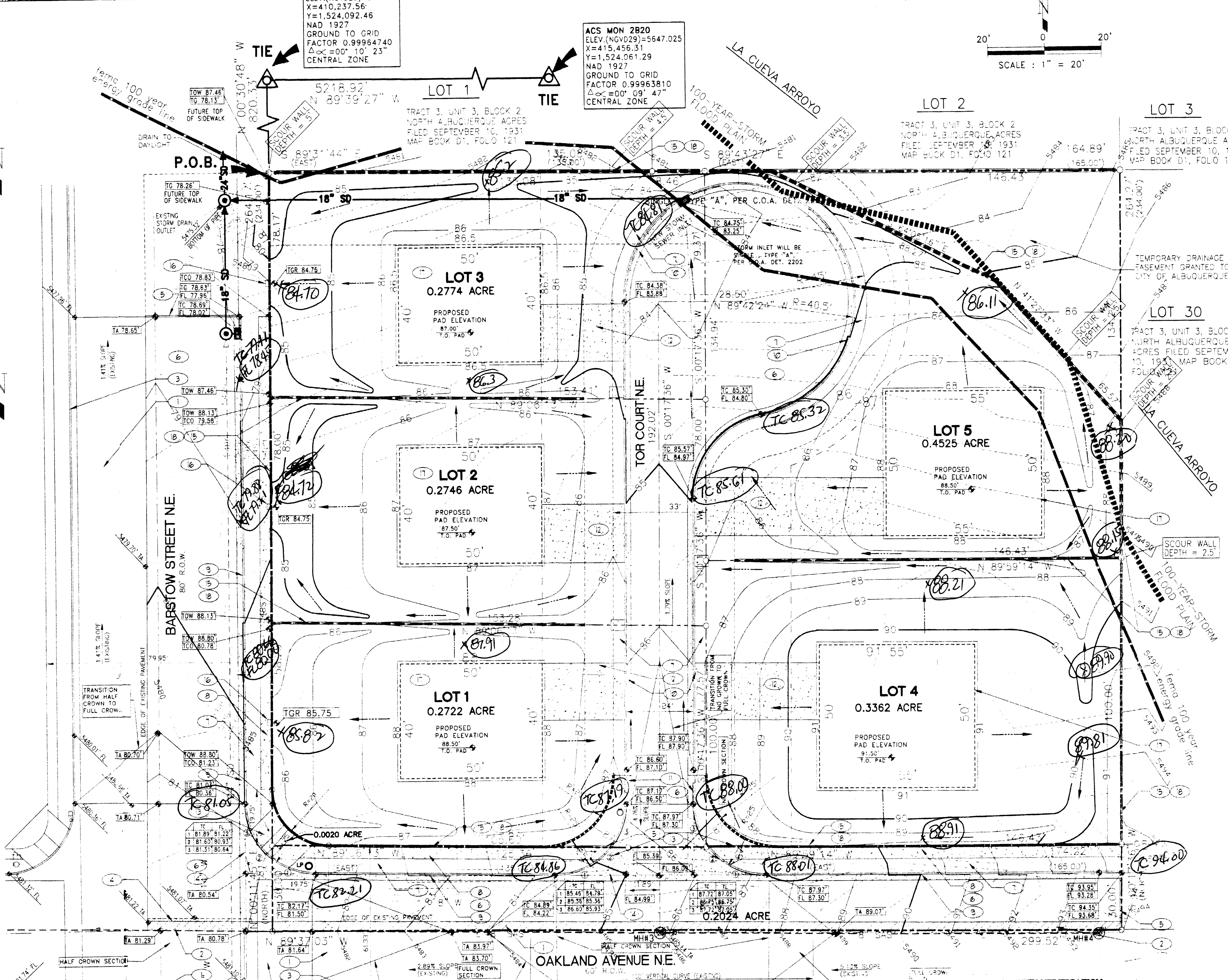
FLOOD MAP: PANEL 35001C0141 E NOT TO SCALE

LEGEND

- CMU SCOUR WALL
- CMU RETAINING WALL
- CMU GARDEN WALL
- BOUNDARY LINE
- LOT PROPERTY LINE
- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAVEMENT
- STREET SIGN
- EXISTING FIRE HYDRANT LOCATION
- NEW LIGHT POLE
- EXISTING ELEV. CONTOUR TO REMAIN
- EXISTING ELEV. CONTOUR - MODIFIED
- PROPOSED ELEV. CONTOUR
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLOWLINE ELEVATION
- PROPOSED TOP OF CONCRETE ELEVATION
- PROPOSED TOP OF GRAVEL ELEVATION
- PROPOSED TOP OF ASPHALT ELEVATION
- PROPOSED DIRECTION OF FLOW - DRAINAGE
- EXISTING DIRECTION OF FLOW - TO REMAIN
- PROPOSED BUILDING FINISH FLOOR ELEVATION
- EXISTING FLOWLINE ELEV. TO REMAIN (DATA FROM PICO LA CUEVA SUBDIVISION AS-BUILT DRAWING)
- EXISTING TOP OF ASPHALT ELEV. TO REMAIN (DATA FROM FIELD TOPO SURVEY)

NOTICE TO CONTRACTOR

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN STREET RIGHT-OF-WAY. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THE PERMIT.
- ALL WORK DETAILED ON THIS PLAN TO BE PERFORMED, EXCEPT AS OTHERWISE PROVIDED HEREON, IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1234) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON MAPS AND/OR EVIDENCES ON THE GROUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL UTILITIES, SHOWN OR NOT SHOWN ON THE DRAWING.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING RUNOFF ON SITE DURING CONSTRUCTION AND CLEANING UP SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY AND ADJOINING PROPERTIES AFTER CONSTRUCTION.



KEYED NOTES

- EXISTING ASPHALT PAVEMENT TO REMAIN
- PORTION OF EXISTING ASPHALT PAVEMENT TO BE DEMOLISHED AND REINSTEALLED PER GRADING PLAN
- EXISTING CONCRETE CURB AND GUTTER TO REMAIN
- EXISTING CONCRETE CUT-OFF WALL TO BE REMOVED
- PROPOSED CONCRETE CUT-OFF WALL
- PROPOSED ASPHALT PAVEMENT
- PROPOSED LANDSCAPING AREA (GRAVEL)
- PROPOSED 4' WIDE CONCRETE SIDEWALK
- PROPOSED CONCRETE STANDARD CURB AND GUTTER, PER CITY OF ALBUQUERQUE STANDARD DETAIL # 2415.
- PROPOSED CONCRETE MOUNTABLE CURB AND GUTTER, PER CITY OF ALBUQUERQUE STANDARD DETAIL # 2415.
- PROPOSED 10 FEET TRANSITION AREA TO MOUNTABLE CURB AND GUTTER
- PROPOSED CONCRETE OVERPAD, PER CITY OF ALBUQUERQUE STANDARD DETAIL # 2425.
- PROPOSED WHEELCHAIR CURB ACCESS RAMP, PER CITY OF ALBUQUERQUE STANDARD DETAIL # 2441.
- PROPOSED CONCRETE VALLEY GUTTER, PER CITY OF ALBUQUERQUE STANDARD DETAIL # 2420.
- PROPOSED RETAINING, SCOUR OR GARDEN WALL, SPLIT FACE AND STANDARD INTEGRAL COLOR "GALLUP GOLD" CMU BLOCK, AS MANUFACTURED BY "RINKER" OR APPROVED EQUAL, MATCH APPEARANCE WITH EXISTING WALLS @ SOUTHEAST CORNER OF INTERSECTION, SEE PHOTO THIS SHEET. WALL WILL EXTEND AT LEAST 1'-4" ABOVE FINISH GRADE AT HIGHER SIDE, UNLESS NOTED OTHERWISE.
- PROPOSED DRAINAGE WALL OUTLET, MATCH APPEARANCE WITH EXISTING OUTLETS @ SOUTHEAST CORNER OF THE INTERSECTION, SEE PHOTO AT SITE PLAN SHEET.
- PROPOSED LOCATION OF BUILDING PAD. SEE GRADING AND DRAINAGE PLAN FOR TOP OF PAD ELEVATION.
- PROPOSED WROUGHT IRON FENCE, HEIGHT VARIES. VERIFY WITH OWNER. EXTENDED CMU WALL OPTIONAL, SEE SECTION.

OAKLAND MEADOWS SUBDIVISION

OAKLAND AVENUE N.E./BARSTOW STREET N.E.

FLOODPLAIN INFORMATION:
The most of the property area is located in Zone X, areas determined to be outside the 500-year floodplain, according to the Floodway Insurance Rate Map of Bernalillo County, Map Number 35001C0141 E, revised April 2, 2002. The north-east corner of the property is located in Zone AO, flood depths of two feet or more.

EXISTING ON-SITE CONDITIONS:
The site is unimproved and covered with the native vegetation. It is bound on the south by Oakland Avenue NE, which is asphalted to approximately center line of the street, with concrete sidewalk, curb and gutter on the south side of the street, adjacent to newly developed residential subdivision. The north half of the street, adjacent to the subject property is unpaved. On the west half of the street, adjacent to the subject property is unpaved. On the east half of the street, adjacent to the subject property is unpaved. The subject property is bound on the north and east sides by vacant, unimproved, covered with the native vegetation lots; the north side being a portion of the La Cueva Arroyo. The subject property is sloping from the southeast to the northwest and will require cut and fill work. Surface drainage will be directed off-site, partially by an underground storm drain system and partially to Barstow Street NE utilizing the spillways through perimeter masonry retaining walls.

OFF-SITE DRAINAGE CONTRIBUTION - NONE.

PROPOSED IMPROVEMENTS:
One residence per lot will be built over a period of time. The subdivision will include: three two-story houses, approximately 2000 sf of roof each on the west side of the access easement and two one-story houses, approximately 2750 sf of roof area each on the east side. Each of the five residences will be provided with landscaping and concrete driveway and walkway.

ANALYSIS PHILOSOPHY:
The site will be graded such that the post-development flows will be discharged to an existing storm system on Barstow Street NE and through new underground storm sewer and spillways at perimeter masonry retaining wall. Pre-developed and post-developed runoff quantities and volumes are calculated to determine the impact of the additional impervious surfaces that will be created.

EROSION CONTROL:
Water from construction activities and/or rainfall shall be retained on site through temporary ponding areas to prevent any runoff from entering the streets, or will be directed to the arroyo due to the natural land configuration.

NOTE:
All references are to City of Albuquerque Development Process Manual, July, 1997

TOTAL LOT SIZE: 1.8172 ACRES±

ZONE 2 (DPM FIGURE A-1, p 22-7)

100 YEAR STORM DEPTH (DPM TABLE A-2, p 22-8)

EVENT	P ₃₀	P ₅₀	P ₁₀₀	P ₁₄₄₀	P _{4 days}	P _{10 days}
INCHES	2.14	2.6	3.1	3.95	4.9	

100 YR 6 HR STORM EVENT

TREATMENT	A	B	C	D	(DPM TABLE A-9, p 22-15)
PEAK (CFS/ACRE)	1.87	2.60	3.45	5.02	
E ₃₆₀ (INCHES)	0.66	0.92	1.29	2.36	(DPM TABLE A-8, p 22-15)

EQUATIONS REQUIRED

$Q_{PEAK\ TOTAL} (Q_{PT}) = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D$ (DPM EQ. a-10, p 22-16)

$E_{360} (WEIGHTED) E = \{E_A A_A + E_B A_B + E_C A_C + E_D A_D\} / \{A_A + A_B + A_C + A_D\}$ (DPM EQ. a-5, p 22-14)

$V_{360} (VOLUME\ RUNOFF) V_{360} = E_{360} (WEIGHTED) \{A_A + A_B + A_C + A_D\} / 12$ (DPM EQ. a-6, p 22-14)

$V_{10\ days} V_{10\ days} = V_{360} + A_D (P_{10\ days} - P_{360}) / 12 IN/FT$ (DPM EQ. a-9, p 22-14)

EXISTING CONDITIONS

TREATMENT	A	B	C	D	1.6105 AC. TOTAL
AREA (ACRES)	1.4495	0	0.1611 AC.	0.000 AC.	

Q_{PEAK TOTAL} (Q_{PT}) = 3.27 CFS

V₃₆₀ = 4227 CF

DEVELOPED CONDITIONS

TREATMENT	A	B	C	D	0.6862 AC.
AREA (ACRES)	0.0000 AC.	0.2773 AC.	0.6471 AC.	0.6862 AC.	

Q_{PEAK TOTAL} (Q_{PT}) = 6.40 CFS

V₃₆₀ = 9834 CF

INCREASE IN RUNOFF RATE = 6.40 - 3.27 = 3.13 CFS

INCREASE IN RUNOFF VOLUME = 9834 - 4227 = 4607 CF

THE RUNOFF QUANTITY INCREASE, WHICH WILL BE ALLOWED DISCHARGED TO THE EXISTING STORM DRAIN SYSTEM, WILL NOT HAVE AN ADVERSE IMPACT ON THE STREET AND/OR CATCH BASIN CAPACITY.

NOTE: THIS IS NOT A BOUNDARY SURVEY. PROPERTY CORNERS, BEARINGS AND DISTANCES SHOWN HEREON ARE FOR ORIENTATION PURPOSES ONLY.

NOTE: ADD 5400 FEET TO PROPOSED SPOT ELEVATIONS TO GET MEAN SEA LEVEL DATUM ELEVATIONS.

NOTES

NOTE: THIS IS NOT A BOUNDARY SURVEY. PROPERTY CORNERS, BEARINGS AND DISTANCES SHOWN HEREON ARE FOR ORIENTATION PURPOSES ONLY.

NOTE: ADD 5400 FEET TO PROPOSED SPOT ELEVATIONS TO GET MEAN SEA LEVEL DATUM ELEVATIONS.

Cal A Montoya
Approved for Rough Grading 5-1-13

4/2/03

CERTIFICATION WITH VERIFICATION BY ENGINEER OF RECORD

I, CELIA S. TOMLINSON, NMPE 4895, OF THE FIRM RHOMBUS P.A., INC. HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 4/2/03. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THE PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

CELIA S. TOMLINSON, PE DATE: 4/2/03

ENGINEERS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE PERSONALLY INSPECTED THE SITE AND THAT NO GRADING, FILLING OR EXCAVATION HAS OCCURRED SINCE THE DATE OF THE TOPOGRAPHIC SURVEY.

CELIA S. TOMLINSON, PE DATE: 4/2/03

RETAINING WALL SECTION DIAGRAM

BARSTOW STREET NE

LOT #1

PAID ELEV. 8

RGR 86.15'

CONCRETE SIDEWALK

CONCRETE CURB AND GUTTER

CONCRETE SIDEWALK

CONCRETE SIDEWALK

CONCRETE SIDEWALK

CONCRETE SIDEWALK

CONCRETE SIDEWALK

CONCRETE SIDEWALK

CONCRETE SIDEWALK