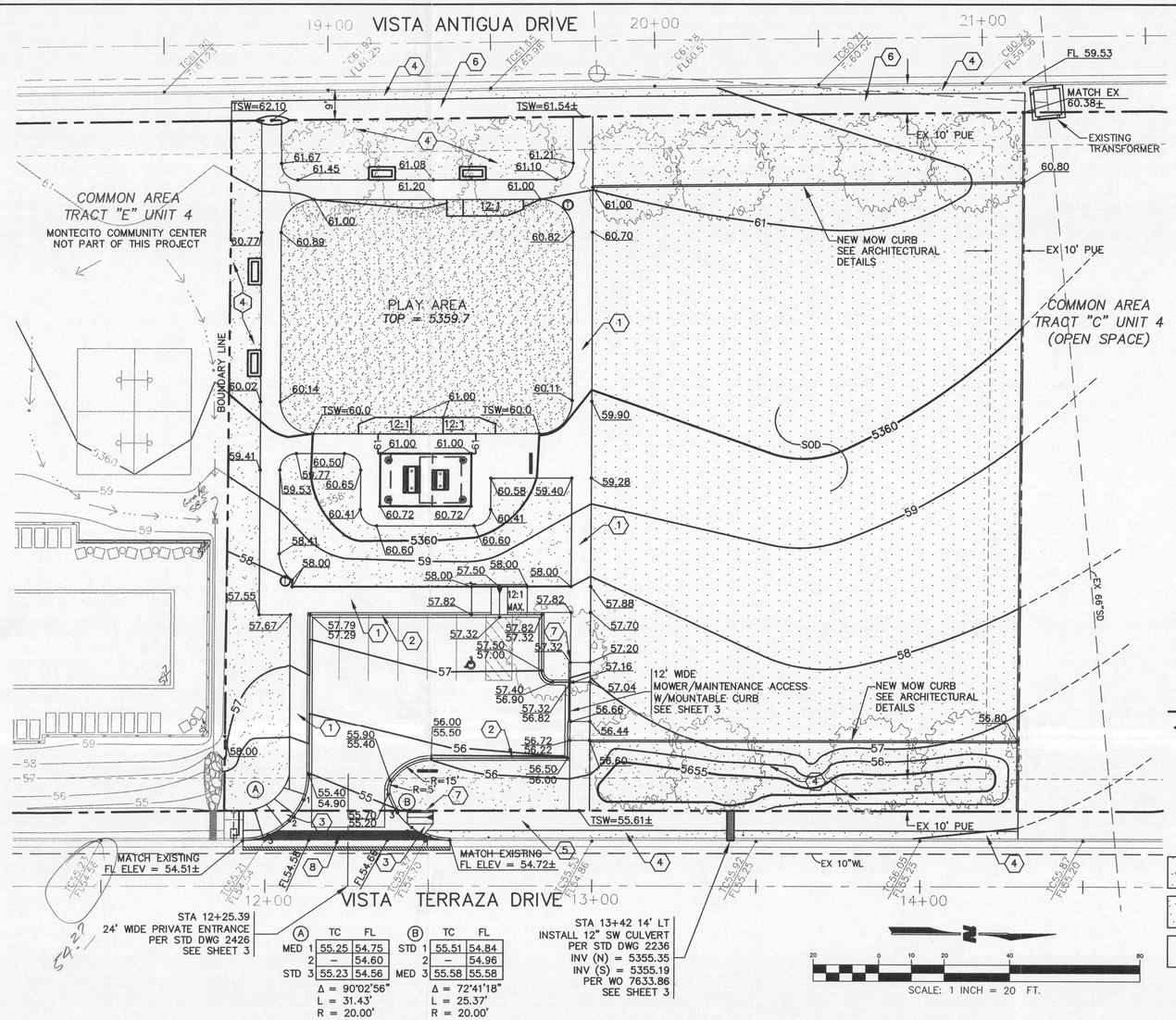


STA 12+25.39
24' WIDE PRIVATE ENTRANCE
PER STD DWG 2426
SEE SHEET 3

Ⓐ	TC	FL
MED 1	55.25	54.75
2	–	54.60
STD 3	55.23	54.56

Δ = 90°02'56"
L = 31.43'
R = 20.00'

Ⓑ	TC	FL
STD 1	55.51	54.84
2	–	54.96
MED 3	55.58	55.58

Δ = 72°41'18"
L = 25.37'
R = 20.00'

STA 13+42 14' LT
INSTALL 12" SW CULVERT
PER STD DWG 2236
INV (N) = 5355.35
INV (S) = 5355.19
PER WO 7633.86
SEE SHEET 3

Project Location

The proposed Montecito Park site covers approximately 1.2 acres and is bounded by Vista Terraza Drive on the east, Vista Antigua Drive on the west, Common Area 'Tract C' (Open Space) on the north and Montecito Estates Community Center (Common Area E) on the south. The current Legal Description of the site is Common Area 'Tract D', Plat of Vista Vieja Subdivision Units Three and Four.

The property is within the boundaries of Vista Vieja Subdivision which received City Hydrology approval of the Master Drainage Plan prepared by Wilson & Company, Engineer stamp date October 2004, in a letter dated 07 February 05. The purpose of this report is to present the specific drainage management plan for the proposed Park improvements in order to procure Grading and Drainage Plan approval. All applicable ordinances of the DPM and AHYMO were utilized to prepare this plan.

Drainage Design Criteria

The design criteria used in this report is in accordance with Section 22.2 of the City of Albuquerque Development Process Manual (DPM). The 100-year, 6-hour storm event has been utilized to determine site runoff using P (1 hr) = 1.87, P (6 hr) = 2.20 and P (24 hr) = 2.66 as obtained from the Table A-2 page 22-8 of DPM. The onsite developed Land Treatment values used are Treatment B=50%, Treatment C=20% and Treatment D=30%.

Existing Drainage Condition

The proposed development is found on FEMA flood insurance rate map number 3500020007-C (See Flood Map) and the Web Soil Survey designates the existing earth to be sandy soils of the Madurey-Wink and Latene (LTB) Association. The existing topography slopes from west to the east and is is bounded by existing curb & gutter along Vista Antigua Drive on the west and Vista Terraza Drive on the east. At present there are no offsite flows that enter into the site.

Developed Drainage Condition

According to AHYMO, the total Developed Conditions flow from this site is 3.43 cfs. This is less than a proportional amount of the Master Drainage total allowable maximum of 8 cfs for the three parcels which make of the 'Common Area' Block 21. The total area of the 'Commoan Area' parcels is 2.21 Ac, with Tract C containing 0.31 Ac, Tract D containing 1.2 Ac and Tract E containing 0.72 Ac. Proportionally, this allows 1.12 cfs, 4.24 cfs and 2.56 cfs respectively for the three tracts. Per this proposed Grading and Drainage Plan, the runoff from the developed site is freely discharged into Vista Terraza Drive from the driveway and a sidewalk culvert and from there is conveyed to inlets at the intersection of Hawkeye Rd NW and Old Mesa Place NW, and ultimately to the existing 4 Ac-Ft Detention Pond located on the Southeast corner of the Vista Veija Subdivision. With this adherance to the Master Drainage Plan, there is no additional public drainage infrastructure needed in connection with the Montecito Park.

Conclusions

The proposed specific drainage scheme for the Montecito Park presented heron adheres to the Master Drainage Plan for Vista Vieja Subdivision, and with the implementation of this plan the conveyance of storm water to the existing Vista Vieja pond can be accomplished while meeting all current City requirements.

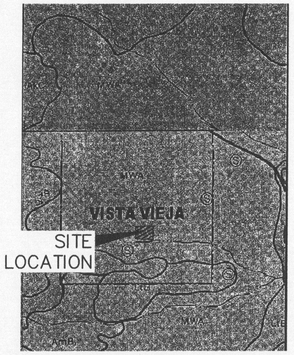
LEGEND

- FLOW DIRECTION
- 56.80 / 56.30 SPOT ELEVATION
- TC TOP OF CURB
- TW TOP OF WALL
- TSW TOP OF SIDEWALK
- FL FLOW LINE
- PLAYGROUND EQUIPMENT AREA
- NEW LANDSCAPING
- SOD

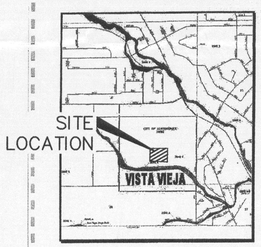
KEYED NOTES

1. NEW PCC SIDEWALK SEE DRIVEWAY/PARKING CONSTRUCTION PLAN
2. NEW MEDIAN CURB & GUTTER SEE DRIVEWAY/PARKING CONSTRUCTION PLAN
3. WHEELCHAIR RAMP SEE DRIVEWAY/PARKING CONSTRUCTION PLAN
4. NEW LANDSCAPE AREA– SEE LANDSCAPE PLANS
5. NEW PCC SIDEWALK PER WO 763382
6. NEW PCC SIDEWALK PER WO 763384
7. HEADER CURB
8. 3' WIDE @ 2.0% MAX SLOPE ADA ACCESS PATH

LOCATION MAP
ZONE ATLAS MAP NO. D–9



SOILS MAP
REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY



FLOOD INSURANCE MAP
REFERENCE: FLOOD INSURANCE STUDY PANEL 007

LEGAL DESCRIPTION

COMMON AREA TRACT 'D', PLAT OF VISTA VIEJA SUBDIVISION UNITS THREE AND FOUR

AS-BUILT INFORMATION
CONTRACTOR / DATE
WORK STAKED BY / DATE
FIELD VERIFICATION BY / DATE
ACCEPTANCE BY / DATE
FIELD VERIFICATION BY / DATE
DRAWINGS CORRECTED BY / DATE
MICRO-FILM INFORMATION
RECORDED BY / DATE
NO.

BENCH MARKS
THE STATION IS A 3 1/2" ALUMINUM CAP SET FLUSH IN THE LAVA OUTCROP, AND IS STAMPED "ACS B-C10, 1986". (NAD 1927).
X= 361850.83, Y= 1521476.37
ELEVATION = 5390.130 FT. (SLD 1929)

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
CHRISTOPHER A. PEREA
NEW MEXICO
13686
12-4-8
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY

REVISIONS

WILSON & COMPANY, ENGINEERS & ARCHITECTS

DESIGNED BY	RSM	DATE DEC 2007
DRAWN BY	STAFF	DATE DEC 2007
CHECKED BY	DSA	DATE DEC 2007

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

MONTECITO PARK AT MONTECITO ESTATES
GRADING & DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
7633.86	D–9	2	9

WCEA #X3218078
DEC 2008

WILSON & COMPANY

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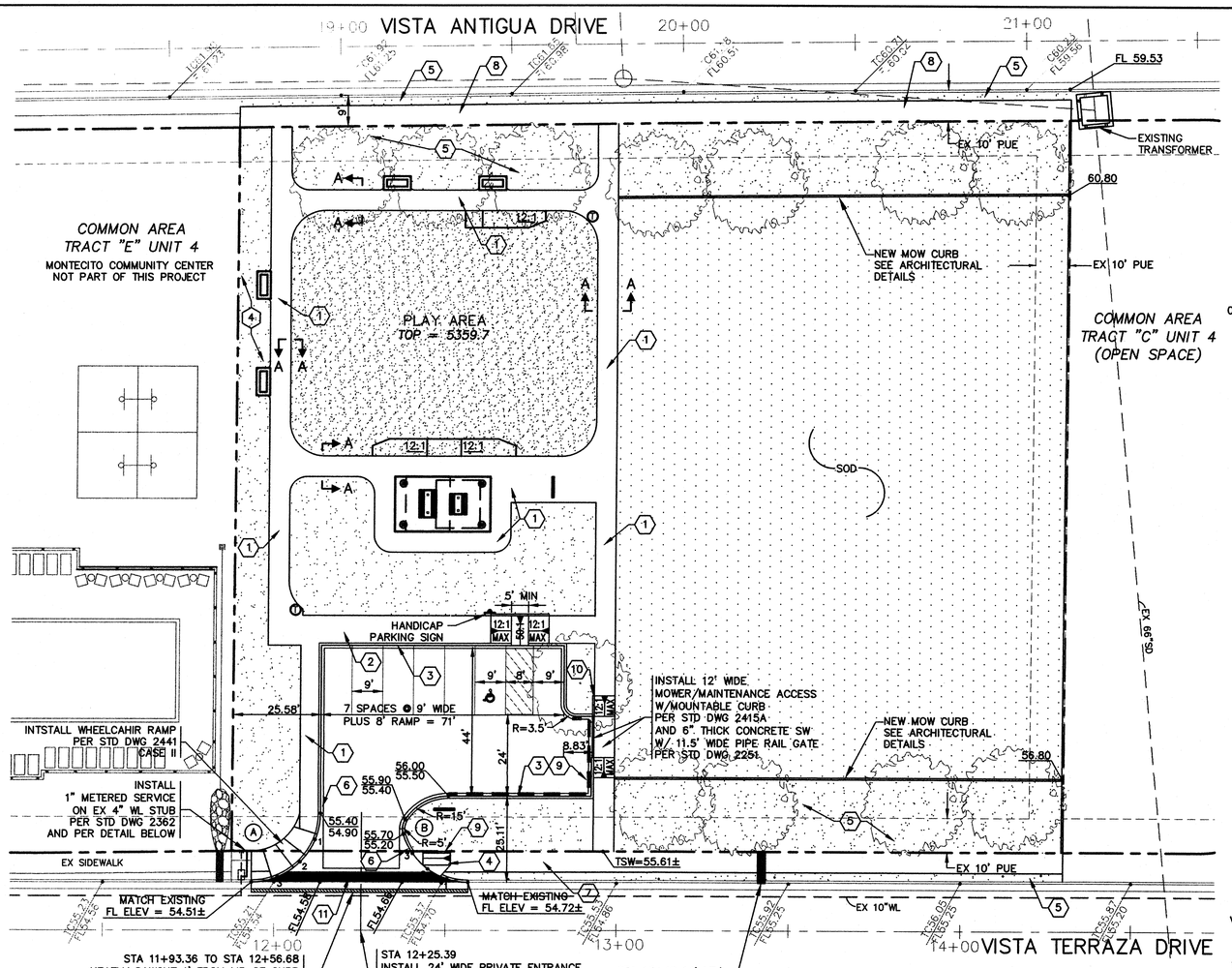


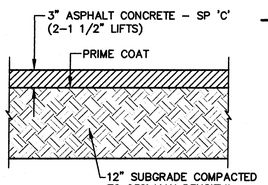
Ⓐ	TC	FL	Ⓑ	TC	FL
MED 1	55.25	54.75	STD 1	55.51	54.84
2	–	54.60	2	–	54.96
STD 3	55.23	54.56	MED 3	55.58	55.08
Δ = 90°02'56"			Δ = 72°41'18"		
L = 31.43'			L = 25.37'		
R = 20.00'			R = 20.00'		

KEYED NOTES

1. NEW 6' PCC SIDEWALK PER COA STD DWG 2430
2. NEW 8' PCC SIDEWALK PER COA STD DWG 2430
3. NEW MEDIAN CURB & GUTTER PER COA STD DWG 2415A
4. WHEELCHAIR RAMP @ 12:1 MAX SLOPE AND 50:1 MAX LANDING PER COA STD DWG 2426 W/TRUNCATED DOMES SEE DETAIL THIS SHEET
5. NEW LANDSCAPE AREA– SEE LANDSCAPE PLANS
6. TRANSITION CURB FROM STANDARD TO MEDIAN CURB THROUGH WHEELCHAIR RAMP
7. NEW PCC SIDEWALK PER WO 763382
8. NEW PCC SIDEWALK PER WO 763384
9. PAINT FACE OF CURB YELLOW (NO PARKING)
10. HEADER CURB
11. 3' WIDE @ 2.0% MAX ADA ACCESS PATH

LEGEND

- PLAYGROUND EQUIPMENT AREA
- NEW LANDSCAPING
- SOD

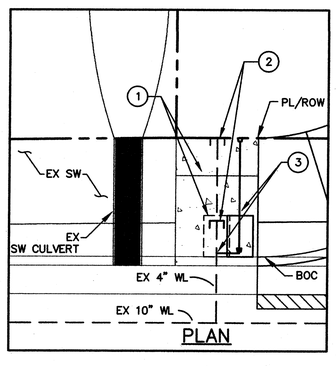


PAVEMENT SECTION

SCALE: 1"=1' PER STD DWG 2405A

GENERAL PAVING NOTES:

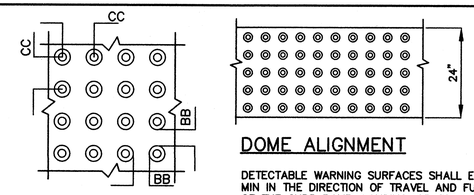
1. SUBGRADE SOIL WITH R≤50 SHOULD BE REMOVED TO DEPTH OF 24" AND REPLACED WITH SOIL EXHIBITING R≥50.
2. *12" SUBGRADE SOIL. R–VALUE > 50 PLACED IN 2–6" COMPACTED LIFTS. 95% MIN. COMPACTION, AT OPT. MOISTURE+/– 2.0%, ASTM D1557, OR OPT. MOISTURE, TO +4%, ASTM D698 FOR SOIL W/35% OR MORE MATERIAL PASSING THE NO. 200 SIEVE.



PLAN

1" METERED SERVICE LINE DETAIL

SCALE: 1" = 5'



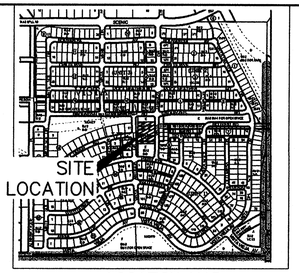
DOME SPACING

CC – CENTER TO CENTER SPACING 1.6" TO 2.4" MAX

BB – BASE TO BASE SPACING 0.65" MIN

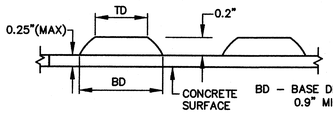
DOME ALIGNMENT

DETECTABLE WARNING SURFACES SHALL EXTEND 24" MIN IN THE DIRECTION OF TRAVEL AND FULL WIDTH OF THE CURB RAMP, LANDING, OR TRANSITION. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF THE CROSSWALK TO PERMIT WHEELS TO ROLL BETWEEN DOMES.



LOCATION MAP

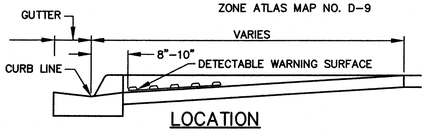
ZONE ATLAS MAP NO. D–9



DOME SECTION

BD – BASE DIAMETER 0.9" MIN TO 1.4" MAX

TD – TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX

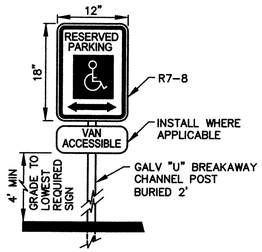


LOCATION

NOTE:
DESIGN DETECTABLE WARNING SURFACE PER ADA GUIDELINES, SUBMIT SPECS TO CITY CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.

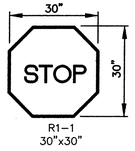
DETECTABLE WARNING SURFACE DETAIL

NTS



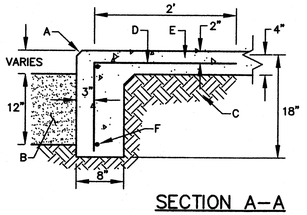
HANDICAP PARKING SIGN

SCALE: 1" = 1'



STOP SIGN

SCALE: 1" = 2'



SECTION A–A

CONCRETE TURNDOWN SIDEWALK

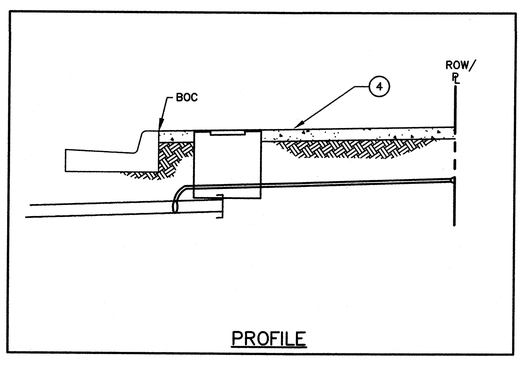
SCALE: 1" = 1'

GENERAL NOTES:

1. CONTROL JOINTS SHALL BE PLACED AT 5' OC
2. EXPANSION JOINTS SHALL BE PLACED AT 20' OC

CONSTRUCTION NOTES:

A. TOOLED EDGE
B. BIO ENGINEERED FILL
C. SUBGRADE COMPACTED TO 95%
D. #4 REBAR AT 12" OC
E. 4000 PSI CONCRETE WITH BRUSH FINISH
F. #4 REBAR, HORIZONTAL AND CONTINUOS



PROFILE

1" METERED SERVICE LINE DETAIL

SCALE: NTS

1" METERED SERVICE INSTALLATION NOTES:

1. REMOVE EXISTING CONCRETE AND METER BOX, SALVAGE METER BOX IF POSSIBLE
2. EXPOSE 4" PVC WL FROM BOC TO PL, CUT AND RELOCATE CAP AS INDICATED
3. INSTALL 1" METERED SERVICE LINE ON 4" WL STUB–OUT PER STD DWG 2362 W/ SALVAGED OR NEW METER BOX AND LID PER STD DWG 2368
4. REPLACE SIDEWALK

AS–BUILT INFORMATION

CONTRACTOR | DATE
WORK STAKED BY | DATE
INSPECTOR ACCEPTANCE BY | DATE
FIELD VERIFICATION BY | DATE
DRAWINGS CORRECTED BY | DATE

MICRO–FILM INFORMATION

RECORDED BY | DATE
NO.

BENCH MARKS

THE STATION IS A 3 1/2" ALUMINUM CAP SET FLUSH IN THE LAVA OUTCROP, AND IS STAMPED "ACS B–C10, 1986". (NAD 1927). X= 361860.83, Y= 1521476.37

ELEVATION = 5390.130 FT. (SLD 1929)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

CHRISTOPHER A. PEREA
NEW MEXICO
13686
12-4-8
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY

REVISIONS

WILSON & COMPANY, ENGINEERS & ARCHITECTS

DESIGNED BY RSM DATE DEC 2007
DRAWN BY STAFF DATE DEC 2007
CHECKED BY OSA DATE DEC 2007

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

MONTECITO PARK AT MONTECITO ESTATES
INFRASTRUCTURE FEATURES CONSTRUCTION PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
7633.86	D–9	3	9

WCEA #X3218078
DEC 2008

WILSON & COMPANY

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