PUBLIC WORKS/HYDROLOGY

A14/D4B

GENERAL NOTES FOR GRADING AND DRAINAGE

1. A DRIVEWAY CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN NMSHTD RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. EARTHWORK SHALL CONFORM TO THE PROCEDURES & SPECIFICATIONS INDICATED IN THE SITE GEOTECHNICAL INVESTIGATION, VINTARD & ASSOCIATES INC., 5-13-94
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. MAINTENANCE OF DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH THEY ARE CONSTSRUCTED. IN PARTICULAR, ALL ONSITE STORM INLETS MUST BE REGULARLY INSPECTED AND OBSTRUCTIONS REMOVED.
6. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
7. DISPOSAL OF ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. CONSTRUCTION SAFETY: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE CONTRACTOR'S SOLE RESPONSIBILITY.
9. THE DETAILED DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDINGS SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO STRUCTURES. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLANS.
10. THE DESIGN OF EXTERIOR WALLS IS NOT PART OF THIS PLAN. REFER TO ARCHITECTURAL SITE PLANS AND DETAILS. ALL WALLS SHALL BE PROVIDED WITH WEEPHOLES AT REGULAR INTERVALS TO PERMIT FLOW OF IRRIGATION AND STORM RUNOFF, AND TO PREVENT ACCUMULATION OF WATER ADJACENT TO WALLS.
11. 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 TEMPORARY BERMS AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
12. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
13. THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DISTURB OR DAMAGE EXISTING TREES TO REMAIN DURING ALL PHASES OF CONSTRUCTION.
14. STORM DRAIN CLEAN-OUTS IN PAVED AREAS SHALL BE CONSTRUCTED TO WITHSTAND AASHTO H-20 DESIGN LOADS.
15. UNLESS OTHERWISE NOTED ON THE PLANS, STORM DRAIN PIPE SHALL BE PVC SDR-35.

NOTES FOR GRADING EMBANKMENT ON NORTH SIDE OF PARKING LOT

1. EXISTING GROUND TO BE REGRADED SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO 95% ASTM D-1557 IN ACCORDANCE WITH THE EARTHWORK PROCEDURES INDICATED IN THE APPENDIX OF THE SITE GEOTECHNICAL INVESTIGATION, VINYARD & ASSOC., INC. 5/13/94
2. GRADING AND LANDSCAPING SHALL NOT ENCROACH WITHIN THE CABEZON CHANNEL EASEMENT.
3. REGRADED SLOPES AND DISTURBED AREAS SHALL BE REPLANTED WITH TURF.
4. CARE SHALL BE EXERCISED SO AS NOT TO DISTURB EXISTING SPRINKLER HEADS DURING REGRADING.

CERTIFICATION FOR TEMPORARY CERTIFICATE OF OCCUPANCY, BUILDING 8
I HEREBY CERTIFY THAT I HAVE INSPECTED THE SITE GRADING AND DRAINAGE IMPROVEMENTS AND THAT THEY HAVE BEEN CONSTRUCTED AND ARE EXPECTED TO FUNCTION IN SUBSTANTIAL COMPLIANCE WITH THE INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN. THE AS-CONSTRUCTED INFORMATION SHOWN ON THIS PLAN WAS PROVIDED BY OTHERS. PROPOSED CONTOURS HAVE NOT BEEN REVISED TO REFLECT AS-CONSTRUCTED ELEVATIONS AND SHOULD BE CONSIDERED APPROXIMATE.

3-26-96
Charles M. Easterling, P.E. — Date:
N.M.P.E. No. 6411

SCALE: 1"=20'

C3	C4
C5	C6

KEY

LEGEND

DESCRIPTION	NEW	EXISTING
CONTOURS (1 FT)	5001	5001
CONTOURS (5 FT)	5005	5005
SPOT ELEVATIONS	+ (94.60)	01.7 x
APPROXIMATE DRAINAGE BASIN BOUNDARY		
DRAINAGE DIVIDE / WATER BLOCK		
DIRECTION OF RUNOFF		
FLOWLINE		
PROPERTY LINE		
STORM DRAIN M.H. & LINE	36" SD	
CONCRETE		
TOP OF CONCRETE		+ 07.8Conc
TOP OF DITCH		+ 07.6TD
EDGE OF ASPHALT		+ 01.7EA
TOP OF CURB ELEVATION	TC=XX.XX	11.5TFC
TOP OF ASPHALT ELEVATION	TA=XX.XX	+ 07.6Asp
TOP OF SIDEWALK ELEVATION	TSW=XX.XX	+ 07.6TW
TOP OF WALL ELEVATION	TW=XX.XX	
TOP OF FOOTING ELEVATION	TF=XX.XX	
FLOWLINE ELEVATION	FL=XX.XX	11.1Wl
SLOPE SYMBOL	3:1	
STORM INLET		
CMU WALL		
CURB & GUTTER		
EXTRUDED CURB		
TREE		
UNDERGROUND TELEPHONE LINE		TELE
EXISTING SPRINKLER HEAD		

GRADING & DRAINAGE KEYED NOTES

1. CONCRETE CURB & GUTTER (TYP.)
2. EXTRUDED CONCRETE CURB (TYP.)
3. CONCRETE SIDEWALK (TYP.)
4. TURN-DOWN EDGE OF SIDEWALK (TYP.)
5. ASPHALT PAVING (TYP.)

(1)–(5): SEE SITE PLAN

6. SIDEWALK CULVERT PER COA STD. DWG. 2236, 1'-WIDE WITH 6" INVERT. SLOPE TO DRAIN PER PLAN.
7. PVC STORM DRAIN (SDR-35).
8. COA TYPE "D" DOUBLE STORM INLET PER COA STD. DWG. 2206.
9. 6" DIA. PVC DRAIN LINE THROUGH SIDEWALK PER DETAIL SHEET C5.
10. 6" DIA. PVC CULVERT PIPE UNDER SIDEWALK. CONSTRUCT RR TIE HEADWALL PER TYPICAL DETAIL SHEET C5 (BOTH ENDS.)
11. 12" DIA. PVC CULVERT PIPE UNDER SIDEWALK. CONSTRUCT RR TIE HEADWALL PER TYPICAL DETAIL SHEET C5 (BOTH ENDS.)
12. EXISTING SPRINKLER HEAD TO REMAIN.
13. COA TYPE "D" SINGLE STORM INLET PER COA STD. DRAWING 2206.

LEGAL DESCRIPTION

TRACT D-3, SEVEN BAR RANCH

BENCHMARK

NMSHTD BRASS CAP "N.M. 448-N17" ELEV. 5023.41 LOCATED 60' WEST OF E OF COORS ROAD N.W. APPROX. 550' SOUTH OF INTERSECTION WITH CORRALES ROAD N.W. (S.R. 528)

NO.	REVISIONS	BY	DATE
1	RELOCATE TRASH COMPACTOR FROM SHEET C6. ADJUST GRADES TO ACCOMODATE SITE PLAN CHANGES. REVISE GRADES ON SOUTH SIDE OF CABEZON CHANNEL EMBANKMENT.	JML	9/94

CAMINO REAL APARTMENTS

GRADING AND DRAINAGE PLAN

4-29-94

EASTERLING & ASSOCIATES, INC.
CONSULTING ENGINEERS
10131 Coors Rd., NW, Suite H-718
ALBUQUERQUE, NEW MEXICO 87114
(505) 898-8021 FAX (505) 898-8501

DESIGNED BY: JML	DRAWN BY: JMM	CHECKED BY: CME	SHEET
JOB NO.: 3850	DATE: 5/94		C4

MAR 27 1996

CITY OF ALBUQUERQUE
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R# 23 DATE 3-13-02 OP

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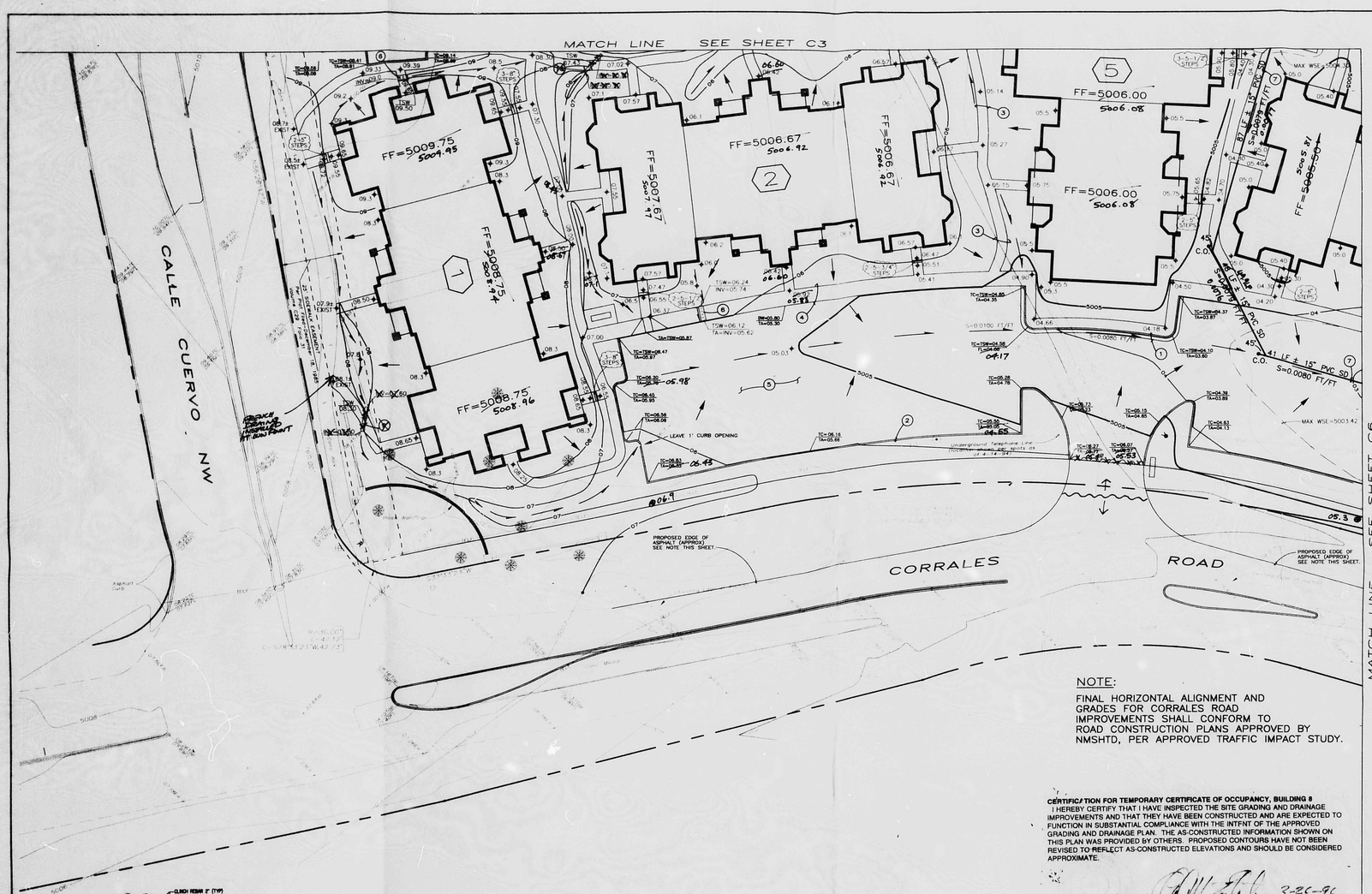
The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (MS115-1977)
DIRECTOR

NOTARY PUBLIC
OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO
07/28/02

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



SCALE: 1"=20'

C3	C4
C5	C6

KEY

LEGEND

DESCRIPTION	NEW	EXISTING
CONTOURS (1 FT)	5001	5001
CONTOURS (5 FT)	5005	5005
SPOT ELEVATIONS	+54.60	× 57.7 ×
APPROXIMATE DRAINAGE BASIN BOUNDARY		
DRAINAGE DIVIDE / WATER BLOCK		
DIRECTION OF RUNOFF		
FLOWLINE		
PROPERTY LINE		
STORM DRAIN M.H. & LINE	36" SD	
CONCRETE		
TOP OF CONCRETE		× 07.6Conc
TOP OF DITCH		× 07.6TD
EDGE OF ASPHALT		× 01.7EA
TOP OF CURB ELEVATION	TC=XX.XX	11.5TC
TOP OF ASPHALT ELEVATION	TA=XX.XX	× 07.6Asp
TOP OF SIDEWALK ELEVATION	TSW=XX.XX	× 07.6TW
TOP OF WALL ELEVATION	TW=XX.XX	
TOP OF FOOTING ELEVATION	TF=XX.XX	
FLOWLINE ELEVATION	FL=XX.XX	11.1FL
SLOPE SYMBOL	3:1	
STORM INLET		
CMU WALL		
CURB & GUTTER		
EXTRUDED CURB		
TREE		
UNDERGROUND TELEPHONE LINE		
EXISTING SPRINKLER HEAD		

GRADING & DRAINAGE KEYED NOTES

1. CONCRETE CURB & GUTTER (TYP.).
2. EXTRUDED CONCRETE CURB (TYP.).
3. CONCRETE SIDEWALK (TYP.).
4. TURN-DOWN EDGE OF SIDEWALK (TYP.).
5. ASPHALT PAVING (TYP.).

(1)–(5): SEE SITE PLAN

6. SIDEWALK CULVERT PER COA STD. DWG. 2236, 1'-WIDE WITH 6" INVERT. SLOPE TO DRAIN PER PLAN.
7. PVC STORM DRAIN (SDR-35).
8. COA TYPE "D" DOUBLE STORM INLET PER COA STD. DWG. 2206.
9. 8" DIA. PVC DRAIN LINE THROUGH SIDEWALK PER DETAIL SHEET C5.
10. 8" DIA. PVC CULVERT PIPE UNDER SIDEWALK. CONSTRUCT RR TIE HEADWALL PER TYPICAL DETAIL SHEET C5. (BOTH ENDS.)
11. 12" DIA. PVC CULVERT PIPE UNDER SIDEWALK. CONSTRUCT RR TIE HEADWALL PER TYPICAL DETAIL SHEET C5. (BOTH ENDS.)
12. EXISTING SPRINKLER HEAD TO REMAIN.
13. COA TYPE "D" SINGLE STORM INLET PER COA STD. DRAWING 2206.

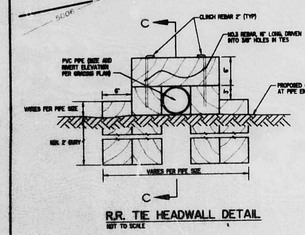
NOTE:
FINAL HORIZONTAL ALIGNMENT AND GRADES FOR CORRALES ROAD IMPROVEMENTS SHALL CONFORM TO ROAD CONSTRUCTION PLANS APPROVED BY NMSHTD, PER APPROVED TRAFFIC IMPACT STUDY.

CERTIFICATION FOR TEMPORARY CERTIFICATE OF OCCUPANCY, BUILDING 8
I HEREBY CERTIFY THAT I HAVE INSPECTED THE SITE GRADING AND DRAINAGE IMPROVEMENTS AND THAT THEY HAVE BEEN CONSTRUCTED AND ARE EXPECTED TO FUNCTION IN SUBSTANTIAL COMPLIANCE WITH THE INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN. THE AS-CONSTRUCTED INFORMATION SHOWN ON THIS PLAN WAS PROVIDED BY OTHERS. PROPOSED CONTOURS HAVE NOT BEEN REVISED TO REFLECT AS-CONSTRUCTED ELEVATIONS AND SHOULD BE CONSIDERED APPROXIMATE.

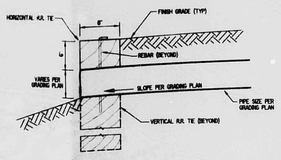
Charles M. Easterling, P.E.
N.M.P.E. No. 6411
Date: 3-26-96

LEGAL DESCRIPTION
TRACT D-3, SEVEN BAR RANCH

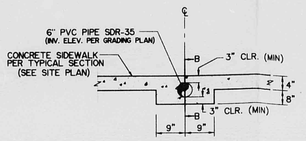
BENCHMARK
NMSHTD BRASS CAP "N.M. 448-N17" ELEV. 5023.41 LOCATED 60' WEST OF ℄ OF COORS ROAD N.W APPROX. 550' SOUTH OF INTERSECTION WITH CORRALES ROAD N.W. (S.R. 528)



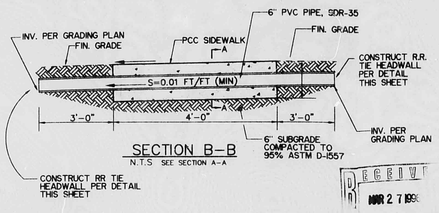
R.R. TIE HEADWALL DETAIL
NOT TO SCALE



SECTION C-C
NOT TO SCALE



DRAIN LINE THROUGH WALK (SECTION A-A)
N.T.S



SECTION B-B
N.T.S SEE SECTION A-A

RECEIVED MAR 27 1996

NOTE: SEE SHEET C4 FOR GENERAL NOTES FOR GRADING & DRAINAGE

NO.	REVISIONS	BY	DATE
1	ADJUST GRADES TO ACCOMODATE SITE PLAN CHANGES	JML	9/94

CAMINO REAL APARTMENTS

GRADING AND DRAINAGE PLAN

EASTERLING & ASSOCIATES, INC.
CONSULTING ENGINEERS
10131 Coors Rd., NW, Suite H-7/8
ALBUQUERQUE, NEW MEXICO 87114
(505) 898-8021 FAX (505) 898-8501

REGISTERED PROFESSIONAL ENGINEER 6411 — 9-28-94

DESIGNED BY	DRAWN BY	CHECKED BY	SHEET
JML	JMM	CME	C5
JOB NO. 3850	DATE 5/94		

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R# 22 DATE 3-13-02 OP. E.S.P.

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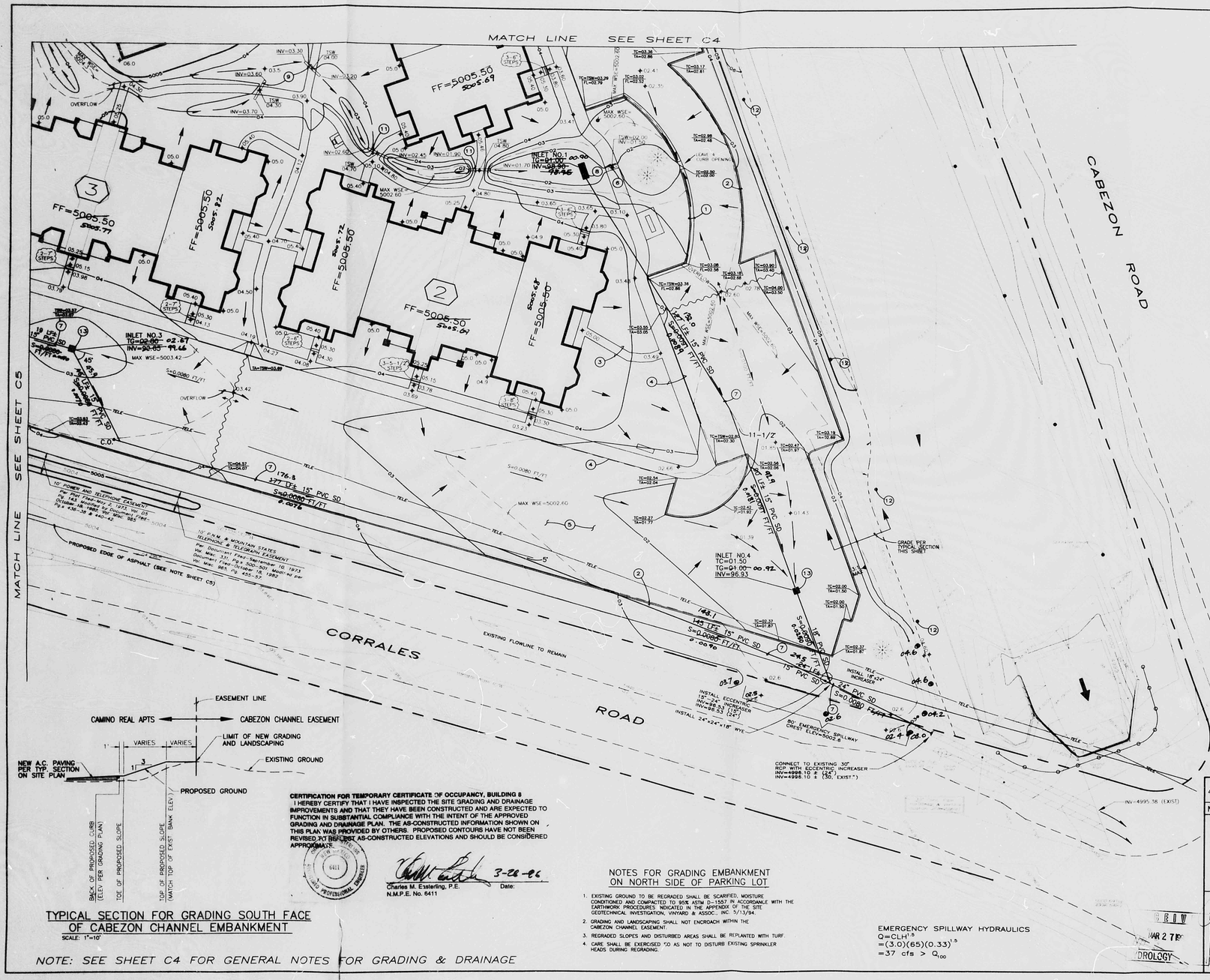
DIRECTOR

NOTARY PUBLIC
OFFICIAL SEAL Roberta Duran NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 01/02/02

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



TYPICAL SECTION FOR GRADING SOUTH FACE OF CABEZON CHANNEL EMBANKMENT

SCALE: 1"=10'

NOTE: SEE SHEET C4 FOR GENERAL NOTES FOR GRADING & DRAINAGE

CERTIFICATION FOR TEMPORARY CERTIFICATE OF OCCUPANCY, BUILDING 8

I HEREBY CERTIFY THAT I HAVE INSPECTED THE SITE GRADING AND DRAINAGE IMPROVEMENTS AND THAT THEY HAVE BEEN CONSTRUCTED AND ARE EXPECTED TO FUNCTION IN SUBSTANTIAL COMPLIANCE WITH THE INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN. THE AS-CONSTRUCTED INFORMATION SHOWN ON THIS PLAN WAS PROVIDED BY OTHERS. PROPOSED CONTOURS HAVE NOT BEEN REVISED TO REFLECT AS-CONSTRUCTED ELEVATIONS AND SHOULD BE CONSIDERED APPROXIMATE.

Charles M. Easterling, P.E. N.M.P.E. No. 6411 — Date: 3-28-96

NOTES FOR GRADING EMBANKMENT ON NORTH SIDE OF PARKING LOT

1. EXISTING GROUND TO BE REGRADED SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO 95% ASTM D-1557 IN ACCORDANCE WITH THE EARTHWORK PROCEDURES INDICATED IN THE APPENDIX OF THE SITE GEOTECHNICAL INVESTIGATION, VINYARD & ASSOC., INC. 5/13/94.
2. GRADING AND LANDSCAPING SHALL NOT ENCROACH WITHIN THE CABEZON CHANNEL EASEMENT.
3. REGRADED SLOPES AND DISTURBED AREAS SHALL BE REPLANTED WITH TURF.
4. CARE SHALL BE EXERCISED TO AS NOT TO DISTURB EXISTING SPRINKLER HEADS DURING REGRADING.

EMERGENCY SPILLWAY HYDRAULICS

$Q = C L H^{1.5}$

$= (3.0)(65)(0.33)^{1.5}$

$= 37 \text{ cfs} > Q_{100}$

SCALE: 1"=20'

C3	C4
C5	C6

KEY

LEGEND

DESCRIPTION	NEW	EXISTING
CONTOURS (1 FT)	5001	5001
CONTOURS (5 FT)	5005	5005
SPOT ELEVATIONS	+ (4.60)	01.7 x
APPROXIMATE DRAINAGE BASIN BOUNDARY		
DRAINAGE DIVIDE / WATER BLOCK		
DIRECTION OF RUNOFF		
FLOWLINE		
PROPERTY LINE		
STORM DRAIN M.H. & LINE	36" SD	
CONCRETE		
TOP OF CONCRETE		× 07.6Conc
TOP OF DITCH		× 07.6TD
EDGE OF ASPHALT		× 01.7EA
TOP OF CURB ELEVATION	TC=XX.XX	11.5TC
TOP OF ASPHALT ELEVATION	TA=XX.XX	× 07.6Asp
TOP OF SIDEWALK ELEVATION	TSW=XX.XX	× 07.6TW
TOP OF WALL ELEVATION	TW=XX.XX	
TOP OF FOOTING ELEVATION	TF=XX.XX	
FLOWLINE ELEVATION	FL=XX.XX	11.1FL
SLOPE SYMBOL	3:1	
STORM INLET		
CMU WALL		
CURB & GUTTER		
EXTRUDED CURB		
TREE		
UNDERGROUND TELEPHONE LINE		TELE
EXISTING SPRINKLER HEAD		

GRADING & DRAINAGE KEYED NOTES

1. CONCRETE CURB & GUTTER (TYP.).
2. EXTRUDED CONCRETE CURB (TYP.).
3. CONCRETE SIDEWALK (TYP.).
4. TURN-DOWN EDGE OF SIDEWALK (TYP.).
5. ASPHALT PAVING (TYP.).

(1)–(5): S.F.E. SITE PLAN

6. SIDEWALK CULVERT PER COA STD. DWG. 2236, 1'-WIDE WITH 6" INVERT. SLOPE TO DRAIN PER PLAN.
7. PVC STORM DRAIN (SDR-35).
8. COA TYPE "D" DOUBLE STORM INLET PER COA STD. DWG. 2206.
9. 8" DIA. PVC DRAIN LINE THROUGH SIDEWALK PER DETAIL SHEET C5.
10. 8" DIA. PVC CULVERT PIPE UNDER SIDEWALK. CONSTRUCT RR TIE HEADWALL PER TYPICAL DETAIL SHEET C5. (BOTH ENDS.)
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12. EXISTING SPRINKLER HEAD TO REMAIN.
13. COA TYPE "D" SINGLE STORM INLET PER COA STD. DRAWING 2206.

LEGAL DESCRIPTION

TRACT D-3, SEVEN BAR RANCH

BENCHMARK

NM5HTD BRASS CAP "N.M. 448-N12" ELEV. 5023.41 LOCATED 60' WEST OF ℄ OF COORS ROAD N.W. APPROX. 550' SOUTH OF INTERSECTION WITH CORRALES ROAD N.W. (S.R. 528)

NO.	REVISIONS	BY	DATE
1	RELOCATE TRASH COMPACTOR TO SHEET C4. RAISE NORTHERNMOST PORTION OF BLDG. TYPE 2 TO FF ELEV. 5005.50. REVISE GRADES ON SOUTH SIDE OF CABEZON EMBANKMENT.	JML	9/94

CAMINO REAL APARTMENTS

GRADING AND DRAINAGE PLAN

REGISTERED PROFESSIONAL ENGINEER 6411 — 9-29-94

EASTERLING & ASSOCIATES, INC.
CONSULTING ENGINEERS
10131 Coors Rd., NW, Suite H-7/8
ALBUQUERQUE, NEW MEXICO 87114
(505) 898-8021 FAX (505) 898-8501

DESIGNED BY: JML	DRAWN BY: JMM	CHECKED BY: CME	SHEET C6
JOB NO. 3850	DATE: 5/94		

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R# 23 DATE 3-13-02 OF 5 P.

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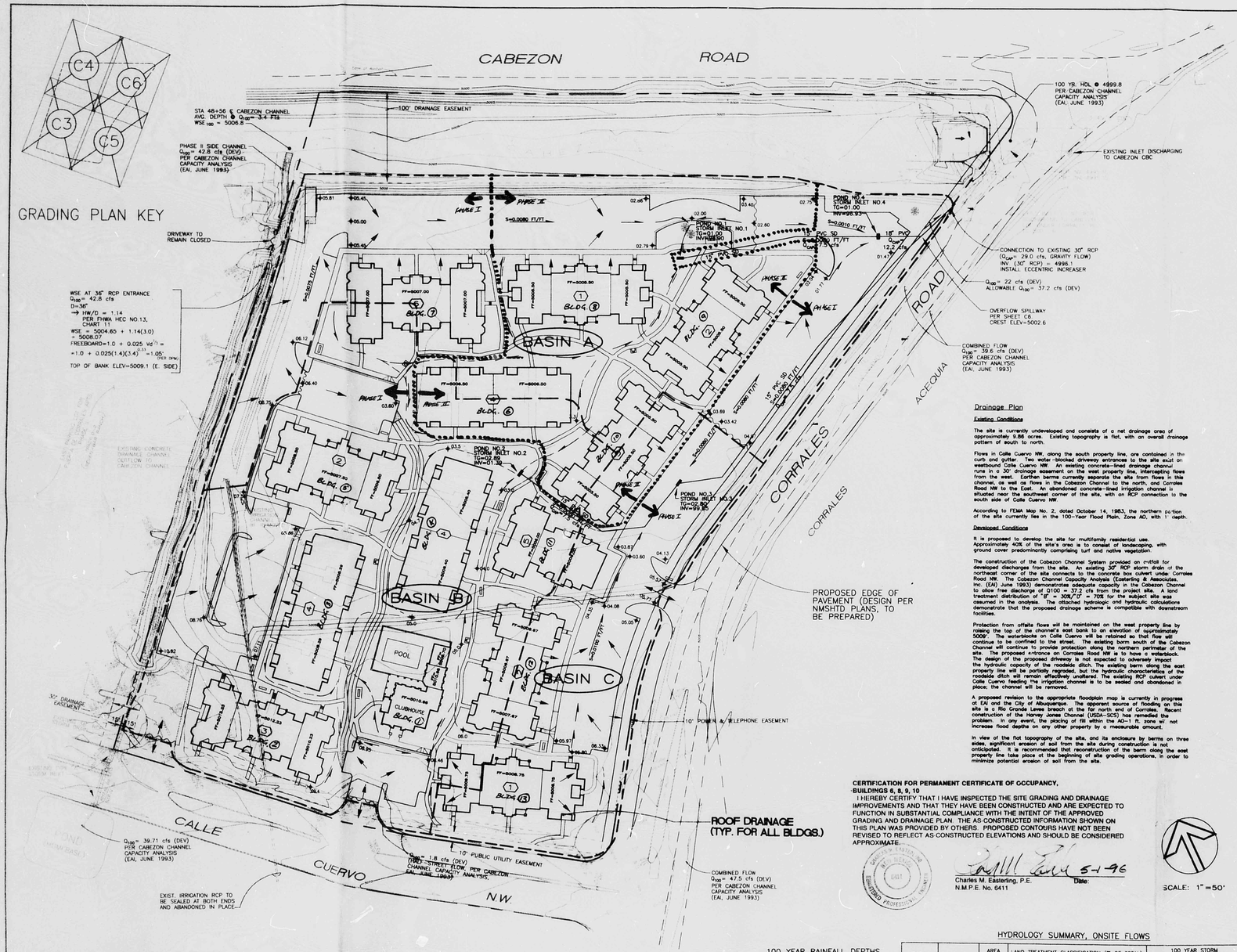
Mark J. Ahlen 11/15/02 DIRECTOR

Roberta Duran NOTARY PUBLIC

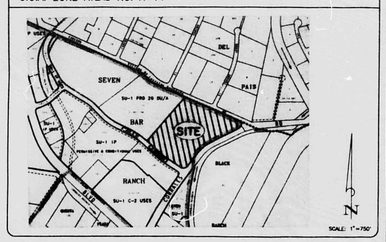
OFFICIAL SEAL Roberta Duran NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 07/03/02

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



VICINITY MAP

C.O.A. ZONE ATLAS NO. A-14



FLOOD HAZARD MAP

FEMA MAP NO. 02

Drainage Plan

Existing Conditions

The site is currently undeveloped and consists of a net drainage area of approximately 9.86 acres. Existing topography is flat, with an overall drainage pattern of south to north.

Flows in Calle Cuervo NW, along the south property line, are contained in the curb and gutter. Two water-blocked driveway entrances to the site exist on westbound Calle Cuervo NW. An existing concrete-lined drainage channel runs in a 30' drainage easement on the west property line, intercepting flows from the west. Earthen berms currently separate the site from flows in this channel, as well as flows in the Cabezon Channel to the north, and Corrales Road NW to the East. An abandoned concrete-lined irrigation channel is situated near the southwest corner of the site, with an RCP connection to the south side of Calle Cuervo NW.

According to FEMA Map No. 2, dated October 14, 1983, the northern portion of the site currently lies in the 100-Year Flood Plain, Zone AO, with 1' depth.

Developed Conditions

It is proposed to develop the site for multifamily residential use. Approximately 40% of the site's area is to consist of landscaping, with ground cover predominantly comprising turf and native vegetation.

The construction of the Cabezon Channel System provided an outfall for developed discharges from the site. An existing 30" RCP storm drain at the northeast corner of the site connects to the concrete box culvert under Corrales Road NW. The Cabezon Channel Capacity Analysis (Easterling & Associates, Inc. (EAI) June 1993) demonstrates adequate capacity in the Cabezon Channel to allow free discharge of Q100 = 37.2 cfs from the project site. A land treatment distribution of "B" = 30%,"C" = 70% for the subject site was assumed in the analysis. The attached hydrologic and hydraulic calculations demonstrate that the proposed drainage scheme is compatible with downstream facilities.

Protection from offsite flows will be maintained on the west property line by raising the top of the channel's east bank to an elevation of approximately 5009'. The waterblocks on Calle Cuervo will be retained so that flow will continue to be confined to the street. The existing berm south of the Cabezon Channel will continue to provide protection along the northern perimeter of the site. The proposed entrance on Corrales Road NW is to have a waterblock. The design of the proposed driveway is not expected to adversely impact the hydraulic capacity of the roadside ditch. The existing berm along the east property line will be partially regraded, but the hydraulic characteristics of the roadside ditch will remain effectively unaltered. The existing RCP culvert under Calle Cuervo feeding the irrigation channel is to be sealed and abandoned in place; the channel will be removed.

A proposed revision to the appropriate floodplain map is currently in progress at EAI and the City of Albuquerque. The apparent source of flooding on this site is a Rio Grande Levee breach at the far north end of Corrales. Recent construction of the Harvey Jones Channel (USGA-SCS) has remedied the problem. In any event, the placing of fill within the AO-1 ft. zone will not increase flood depths on any other property by a measurable amount.

In view of the flat topography of the site, and its enclosure by berms on three sides, significant erosion of soil from the site during construction is not anticipated. It is recommended that reconstruction of the berm along the east property line take place at the beginning of site grading operations, in order to minimize potential erosion of soil from the site.

CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY, BUILDINGS 6, 8, 9, 10

I HEREBY CERTIFY THAT I HAVE INSPECTED THE SITE GRADING AND DRAINAGE IMPROVEMENTS AND THAT THEY HAVE BEEN CONSTRUCTED AND ARE EXPECTED TO FUNCTION IN SUBSTANTIAL COMPLIANCE WITH THE INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN. THE AS-CONSTRUCTED INFORMATION SHOWN ON THIS PLAN WAS PROVIDED BY OTHERS. PROPOSED CONTOURS HAVE NOT BEEN REVISED TO REFLECT AS-CONSTRUCTED ELEVATIONS AND SHOULD BE CONSIDERED APPROXIMATE.

Charles M. Easterling, P.E. — Date: 5-1-96
N.M.P.E. No. 6411

SCALE: 1" = 50'

LEGEND

DESCRIPTION	NEW	EXISTING
CONTOURS (1 FT)	5001	5001
CONTOURS (5 FT)	5005	5005
SPOT ELEVATIONS	+04.60	+01.71
APPROXIMATE DRAINAGE BASIN BOUNDARY		
DRAINAGE DIVIDE / WATER BLOCK		
DIRECTION OF RUNOFF		
FLOWLINE		
PROPERTY LINE		
STORM DRAIN, M.H. & LINE	36" SD	
TOP OF CONCRETE		11.8
TOP OF DITCH		11.8
EDGE OF ASPHALT		11.8
TOP OF CURB ELEVATION	TC=XX.XX	11.8
TOP OF ASPHALT ELEVATION	TA=XX.XX	11.8
TOP OF SIDEWALK ELEVATION	TSW=XX.XX	11.8
FLOWLINE ELEVATION	FL=XX.XX	11.8
SLOPE SYMBOL	3:1	
STORM INLET		
TURF-BLOCK		
EXISTING TREE TO REMAIN		

NO.	REVISIONS	BY	DATE
1	INCORPORATE MINOR SITE PLAN CHANGES. RAISE NORTHERNMOST PORTION OF BLDG(7) AT NE CORNER TO FF ELEV. 5005.50	JML	9/94

CAMINO REAL APARTMENTS

DRAINAGE PLAN

9-29-94

EASTERLING & ASSOCIATES, INC.
CONSULTING ENGINEERS
10131 Coors Rd., NW, Suite H-7/8
ALBUQUERQUE, NEW MEXICO 87114
(505) 898-8021 FAX (505) 898-8501

DESIGNED BY.	DRAWN BY.	CHECKED BY.	SHEET
JML	JMM	CME	C2
JOB NO. 3850	DATE. 5/94		

LEGAL DESCRIPTION

TRACT D-3, SEVEN BAR RANCH

BENCHMARK

NMSHTD BRASS CAP "N.M. 448-N12" ELEV. 5023.41
LOCATED 60' WEST OF ℄ OF COORS ROAD N.W.
APPROX. 550' SOUTH OF INTERSECTION WITH
CORRALES ROAD N.W. (S.R. 528)

100 YEAR RAINFALL DEPTHS ALBUQUERQUE ZONE 1

DURATION	DEPTH(in.)
1 hr	1.87
6 hr	2.20
24 hr	2.88
4 day	3.12
10 day	3.67

HYDROLOGY SUMMARY, ONSITE FLOWS

BASIN DESCRIPTION	CONDITION	AREA (ACRES)	LAND TREATMENT CLASSIFICATION (% OF TOTAL) A	B	C	D	100 YEAR STORM PEAK DISCHARGE (CFS)	6 HOUR VOLUME (CF)
TRACT D-3	EXISTING	9.84	90	10	0	0	13.4	18,540
A	DEVELOPED	3.75	0	28	10	62	13.7	21,240
B	DEVELOPED	4.42	0	34	10	56	15.1	22,840
C	DEVELOPED	1.68	0	26	10	64	5.1	9,410

NOTE: REFER TO ATTACHED SHEETS FOR POND ROUTING CALCULATIONS

PLAN SHOT TWICE ONCE ON LIGHT ONCE ON DARK

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THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

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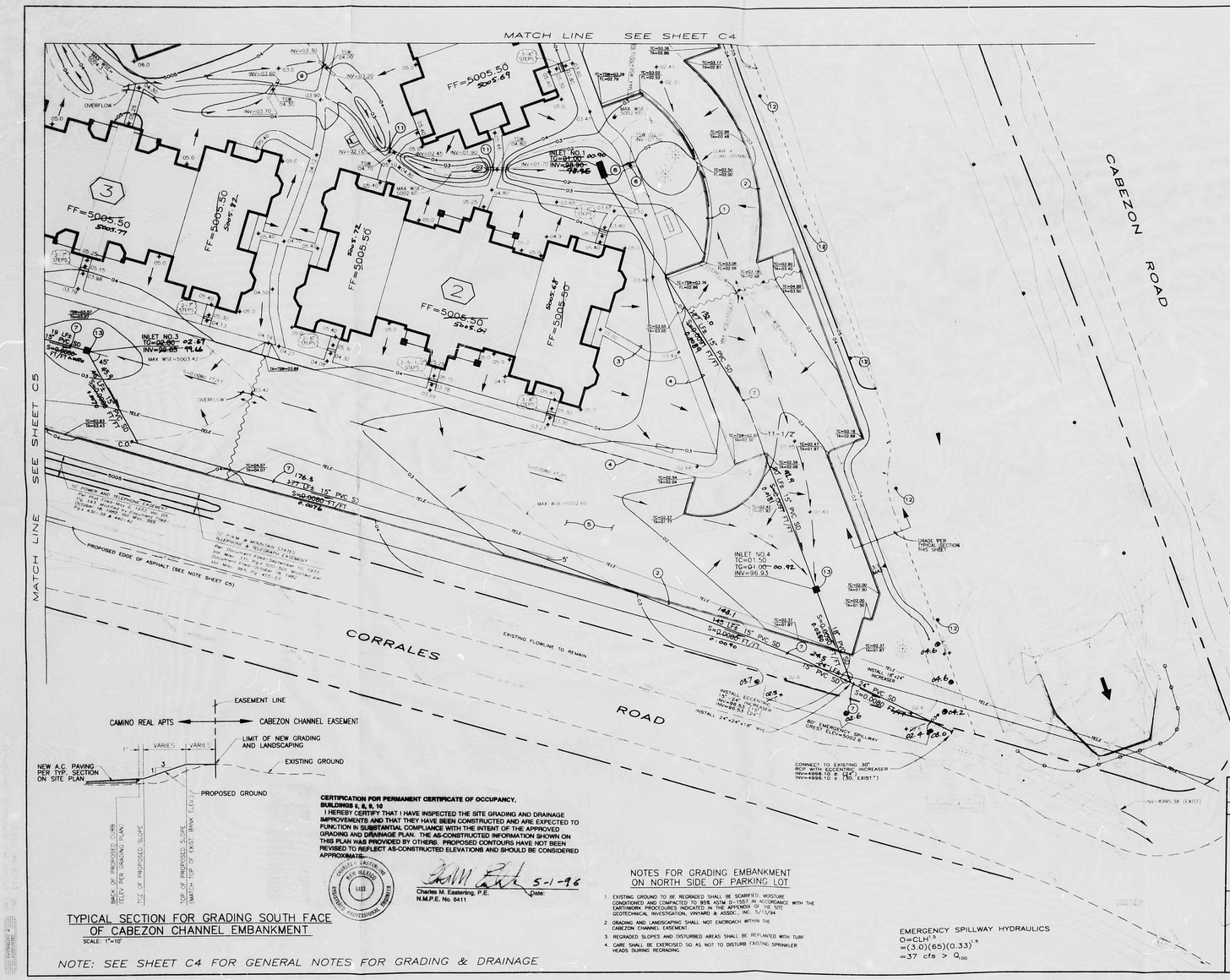
DIRECTOR

NOTARY PUBLIC
OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO

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

PUBLIC WORKS/HYDROLOGY

A14/D4B



TYPICAL SECTION FOR GRADING SOUTH FACE OF CABEZON CHANNEL EMBANKMENT

SCALE: 1"=10'

NOTE: SEE SHEET C4 FOR GENERAL NOTES FOR GRADING & DRAINAGE

CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY, BUILDINGS 6, 8, 9, 10

I HEREBY CERTIFY THAT I HAVE INSPECTED THE SITE GRADING AND DRAINAGE IMPROVEMENTS AND THAT THEY HAVE BEEN CONSTRUCTED AND ARE EXPECTED TO FUNCTION IN SUBSTANTIAL COMPLIANCE WITH THE INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN. THE AS-CONSTRUCTED INFORMATION SHOWN ON THIS PLAN WAS PROVIDED BY OTHERS. PROPOSED CONTOURS HAVE NOT BEEN REVISED TO REFLECT AS-CONSTRUCTED ELEVATIONS AND SHOULD BE CONSIDERED APPROXIMATE.

STATE OF NEW MEXICO — CHARLES M. EASTERLING — 6411 — REGISTERED PROFESSIONAL ENGINEER

Charles M. Easterling, P.E. — Date: 5-1-96
N.M.P.E. No. 6411

NOTES FOR GRADING EMBANKMENT ON NORTH SIDE OF PARKING LOT

1. EXISTING GROUND TO BE REGRADED SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO 95% ASTM D-1557 IN ACCORDANCE WITH THE EARTHWORK PROCEDURES INDICATED IN THE APPENDIX OF THE SITE GEOTECHNICAL INVESTIGATION, VINYARD & ASSOC., 5/13/94
2. GRADING AND LANDSCAPING SHALL NOT ENCROACH WITHIN THE CABEZON CHANNEL EASEMENT.
3. REGRADED SLOPES AND DISTURBED AREAS SHALL BE REPLANTED WITH TURF
4. CARE SHALL BE EXERCISED SO AS NOT TO DISTURB EXISTING SPRINKLER HEADS DURING REGRADING.

SCALE: 1"=20'

C3	C4
C5	C6

KEY

LEGEND

DESCRIPTION	NEW	EXISTING
CONTOURS (1 FT)	5001	5001
CONTOURS (5 FT)	5005	5005
SPOT ELEVATIONS	+ 04.60	+ 01.7 +
APPROXIMATE DRAINAGE BASIN BOUNDARY		
DRAINAGE DIVIDE / WATER BLOCK		
DIRECTION OF RUNOFF		
FLOWLINE		
PROPERTY LINE		
STORM DRAIN M.H. & LINE	36" SD	
CONCRETE		
TOP OF CONCRETE		+ 07.80(TC)
TOP OF DITCH		+ 07.47(T)
EDGE OF ASPHALT		+ 07.70(A)
TOP OF CURB ELEVATION	TC=XX.XX	+ 07.57(C)
TOP OF ASPHALT ELEVATION	TA=XX.XX	+ 07.64(A)
TOP OF SIDEWALK ELEVATION	TSW=XX.XX	+ 07.67(W)
TOP OF WALL ELEVATION	TW=XX.XX	
TOP OF FOOTING ELEVATION	TF=XX.XX	
FLOWLINE ELEVATION	FL=XX.XX	+ + 07.1(FL)
SLOPE SYMBOL	3:1	
STORM INLET		
CMU WALL		
CURB & GUTTER		
EXTRUDED CURB		
TREE		
UNDERGROUND TELEPHONE LINE		TELE
EXISTING SPRINKLER HEAD		

GRADING & DRAINAGE KEYED NOTES

1. CONCRETE CURB & GUTTER (TYP.)
2. EXTRUDED CONCRETE CURB (TYP.)
3. CONCRETE SIDEWALK (TYP.)
4. TURN-DOWN EDGE OF SIDEWALK (TYP.)
5. ASPHALT PAVING (TYP.)

(1–5: SEE SITE PLAN)

6. SIDEWALK CULVERT PER COA STD. DWG. 2236, 1'-WIDE WITH 6" INVERT. SLOPE TO DRAIN PER PLAN.
7. PVC STORM DRAIN (SDR-35)
8. COA TYPE "D" DOUBLE STORM INLET PER COA STD. DWG. 2206.
9. 6" DIA. PVC DRAIN LINE THROUGH SIDEWALK PER DETAIL SHEET C5.
10. 6" DIA. PVC CULVERT PIPE UNDER SIDEWALK. CONSTRUCT RR TIE HEADWALL PER TYPICAL DETAIL SHEET C5. (BOTH ENDS.)
11. 12" DIA. PVC CULVERT PIPE UNDER SIDEWALK. CONSTRUCT RR TIE HEADWALL PER TYPICAL DETAIL SHEET C5. (BOTH ENDS.)
12. EXISTING SPRINKLER HEAD TO REMAIN.
13. COA TYPE "D" SINGLE STORM INLET PER COA STD. DRAWING 2206.

LEGAL DESCRIPTION

TRACT D-3, SEVEN BAR RANCH

BENCHMARK

NGS/HTD BRASS CAP "N.M. 448-N12" ELEV. 5023.41 (LOCATED 60' WEST OF ℄ OF COORS ROAD N.W. APPROX. 550' SOUTH OF INTERSECTION WITH CORRALES ROAD N.W. (S.R. 528)

NO.	REVISIONS	BY	DATE
1	RELOCATE TRASH COMPACTOR TO SHEET C4. RAISE NORTHERNMOST PORTION OF BLDG. TYPE "A" TO FF ELEV. 5005.50. REVISE GRADES ON SOUTH SIDE OF CABEZON EMBANKMENT.	JML	9/94

CAMINO REAL APARTMENTS

GRADING AND DRAINAGE PLAN

STATE OF NEW MEXICO — CHARLES M. EASTERLING — 6411 — REGISTERED PROFESSIONAL ENGINEER

9-29-94

EASTERLING & ASSOCIATES, INC.
CONSULTING ENGINEERS
1013 Coors Rd., NW, Suite H-7/8
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(505) 898-8021 FAX (505) 898-8501

DESIGNED BY:	DRAWN BY:	CHECKED BY:	SHEET
JML	JMM	CME	C6
JOB NO.: 3850	DATE: 5/94		

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