PUBLIC WORKS/HYDROLOGY

D20/D3F

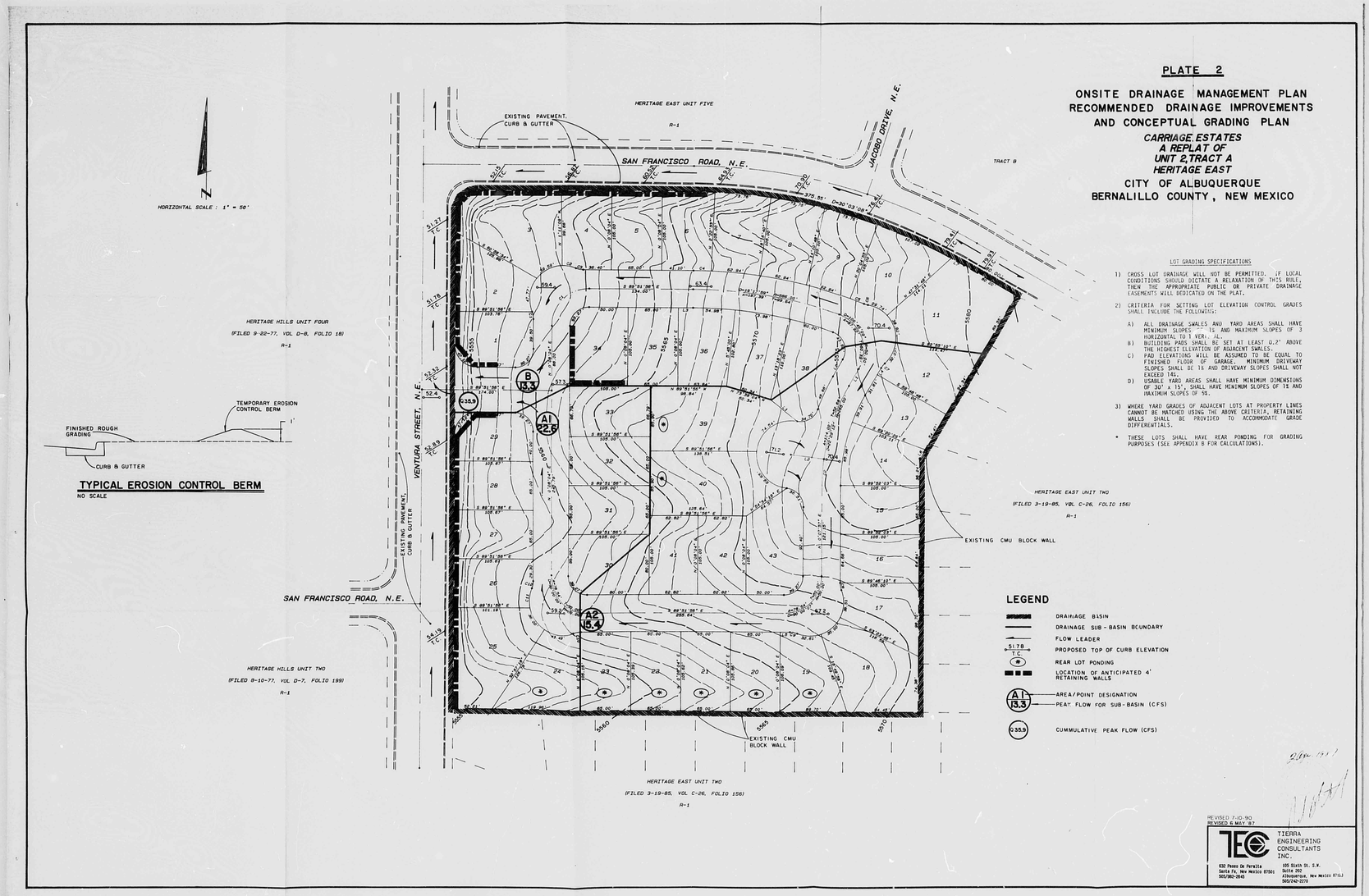

PLATE 2

ONSITE DRAINAGE MANAGEMENT PLAN
RECOMMENDED DRAINAGE IMPROVEMENTS
AND CONCEPTUAL GRADING PLAN

CARRIAGE ESTATES
A REPLAT OF
UNIT 2, TRACT A
HERITAGE EAST

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

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 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 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
   C) PAD ELEVATIONS WILL BE ASSUMED TO BE EQUAL TO FINISHED FLOOR OF GARAGE. MINIMUM DRIVEWAY SLOPES SHALL BE 1% AND DRIVEWAY SLOPES SHALL NOT EXCEED 14%.
   D) USABLE YARD AREAS SHALL HAVE MINIMUM DIMENSIONS OF 30' x 15', SHALL HAVE MINIMUM SLOPES OF 1% AND MAXIMUM SLOPES OF 5%.

3) WHERE YARD GRADES OF ADJACENT LOTS AT PROPERTY LINES CANNOT BE MATCHED USING THE ABOVE CRITERIA, RETAINING WALLS SHALL BE PROVIDED TO ACCOMMODATE GRADE DIFFERENTIALS.

* THESE LOTS SHALL HAVE REAR PONDING FOR GRADING PURPOSES (SEE APPENDIX B FOR CALCULATIONS).

REL 24 DATE 3-15-02 OP
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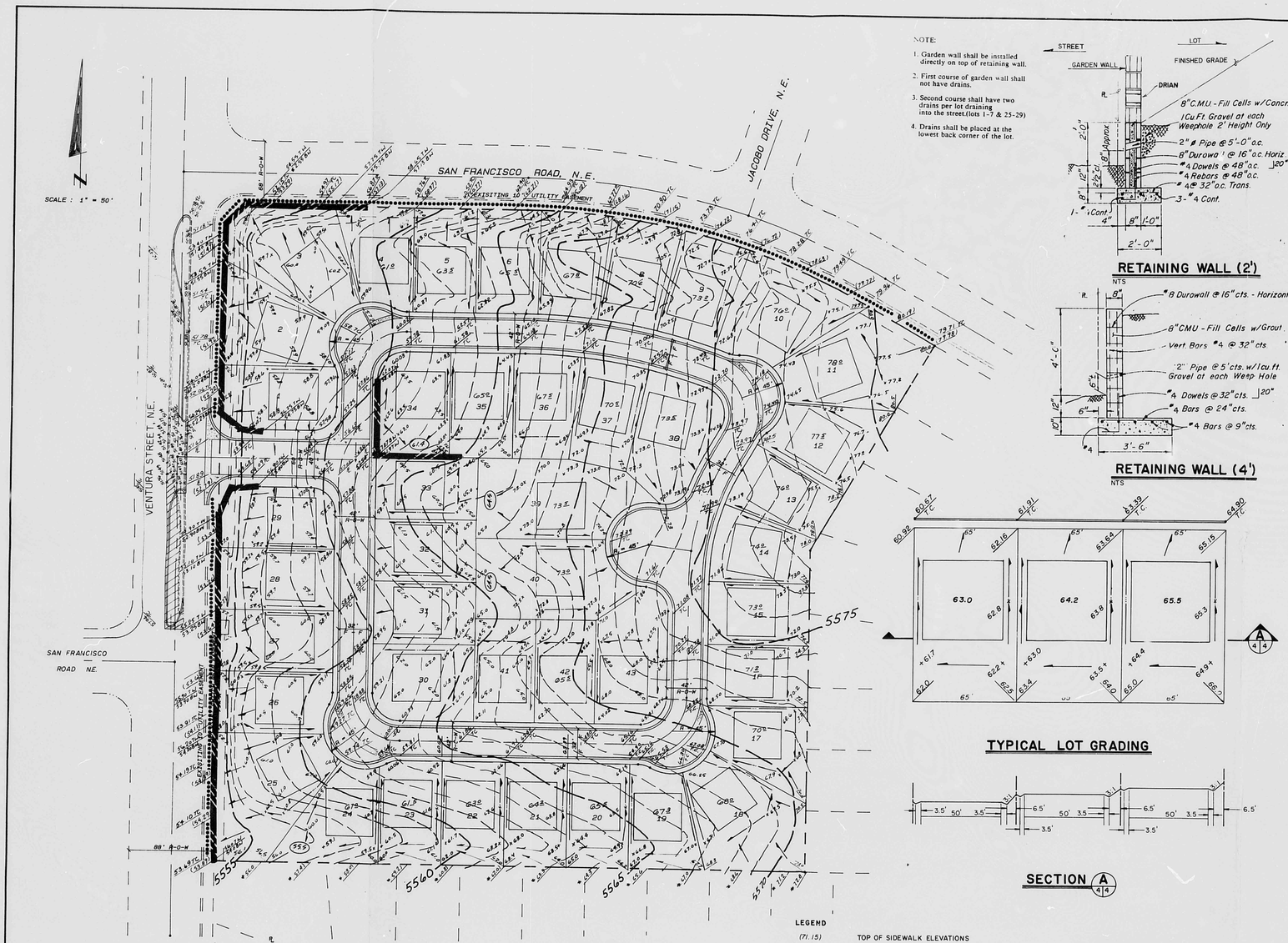
PLANS/PLATS ON FILE
FILE DESC: D20/D3F
PLANS/PLATS 2



NOTE:

1. Garden wall shall be installed directly on top of retaining wall.
2. First course of garden wall shall not have drains.
3. Second course shall have two drains per lot draining into the street.(lots 1-7 & 25-29)
4. Drains shall be placed at the lowest back corner of the lot.

RETAINING WALL (2')

NTS

RETAINING WALL (4')

NTS

TYPICAL LOT GRADING

SECTION A 4/4

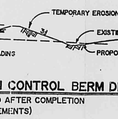
NOTES AND LOT GRADING SPECIFICATIONS

1) CROSS LOT DRAINAGE WILL NOT BE PERMITTED. IF LOCAL CONDITIONS SHOULD DICTATE A RELAXATION OF THIS RULE, THEN THE APPOPRIATE 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 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
   C) PAD ELEVATIONS WILL BE ASSUMED TO BE EQUAL TO FINISHED FLOOR OR GARAGE. MINIMUM DRIVEWAY SLOPES SHALL BE 1% AND DRIVEWAY SLOPES SHALL NOT EXCEED 14%.
   D) USABLE YARD AREAS SHALL HAVE MINIMUM DIMENSIONS OF 50'x15' AND SHALL HAVE MINIMUM SLOPES OF 1% AND MAXIMUM SLOPES OF 5%.
3) WHERE YARD GRADES OF ADJACENT LOTS AT PROPERTY LINES CANNOT BE MATCHED USING THE ABOVE CRITERIA, RETAINING WALLS SHALL BE PROVIDED TO ACCOMMODATE GRADE DIFFERENTIALS.
4) SIGHT CLEARANCE TRIANGLE APPLICABLE AT INTERSECTIONS OF VENTURA STREET N.E. WITH MECHEM AVENUE. SEE DETAIL THIS SHEET.
5) WHEELCHAIR RAMPS AT ALL CORNERS OF INTERSECTIONS AS SHOWN; CONSTRUCT PER CITY STD. 2440 and 2441, CASE II.
6) LOT PADS TO BE AS NOTED 50'x50'
7) AVERAGE LOT POND DIMENSIONS: 55'x10'x0.5'

EROSION CONTROL NOTES

1. Contractor shall maintain adequate access as approved by City Engineer to adjacent property owners at all times.
2. The temporary erosion control berm shall be maintained by Contractor until the completion of all construction activities.
3. No dirt shall be placed within public right-of-way at anytime for either temporary or permanent storage.
4. Top soil permit and separate retaining wall permit required. Prior to grading.

TEMPORARY EROSION CONTROL BERM DETAIL
(BERM TO BE REMOVED AFTER COMPLETION OF IMPROVEMENTS)
N.T.S.



NOTE: NO WALL SHALL BE BUILT WITHIN CLEAR SIGHT TRIANGLE.

CLEAR SIGHT TRIANGLE DETAIL
N.T.S.

LEGEND

(71.15)	TOP OF SIDEWALK ELEVATIONS
* 59.2	EXIST. ELEVATIONS
	RETAINING WALL
	TEMPORARY EROSION CONTROL BERM
71.04 TC	TOP OF CURB ELEVATION
(60.8)	LOT POND INVERT ELEVATION
	DIRECTION OF FLOW
TC	TOP OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL

RECEIVED
HYDROLOGY DIVISION

APPROVED GRADE CHANGES ON Nov 19, 1990

AS BUILT INFORMATION

CONTRACTOR		
WORK COMPLETED		DATE
REDLINES PREPARED BY		DATE
FIELD CHANGE BY		DATE
VERIFICATION BY		DATE
MARGARET ALBRECHT		
MICROFILM BY		DATE

BENCH MARKS

THE BENCHMARK USED FOR THIS PLAT IS AN ACS CAP STAMPED "5-D20, 1985" LOCATED EAST OF HOLBROOK STREET. IT IS RIVETTED TO AN ALUMINUM PIPE WITH THE CAP PROJECTING OV ABOVE THE GROUND. ELEV. = 5550.56.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

8-1-90

NO.	DATE	REMARKS	BY
1	8-1-90	SHOWED GARDEN WALL W/RETAINING WALL THE 100 YR. STORM. Regrade Lots 5 Thru 24, 35 Thru 42	C.C.

REVISIONS

DESIGNED BY	C.C.	DATE 7-90
DRAWN BY	S.S.	DATE 7-90
CHECKED BY	R.C.	DATE 7-90

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: CARRIAGE ESTATES

EROSION CONTROL AND GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
O.R.C. CHAIR			WATER	N/A RWK	8-15-90
TRANS. DEV.	N/A RWK	8-15-90	WASTE WATER	N/A RWK	8-15-90
HYDROLOGY		8-15-90			

DRAWING NO. 3278 | MAP NO. D-20-Z | SHEET 4 OF 12

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R# 24 DATE 3-15-02 OP

CITY OF ALBUQUERQUE

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My Commission Expires 07/01/02

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