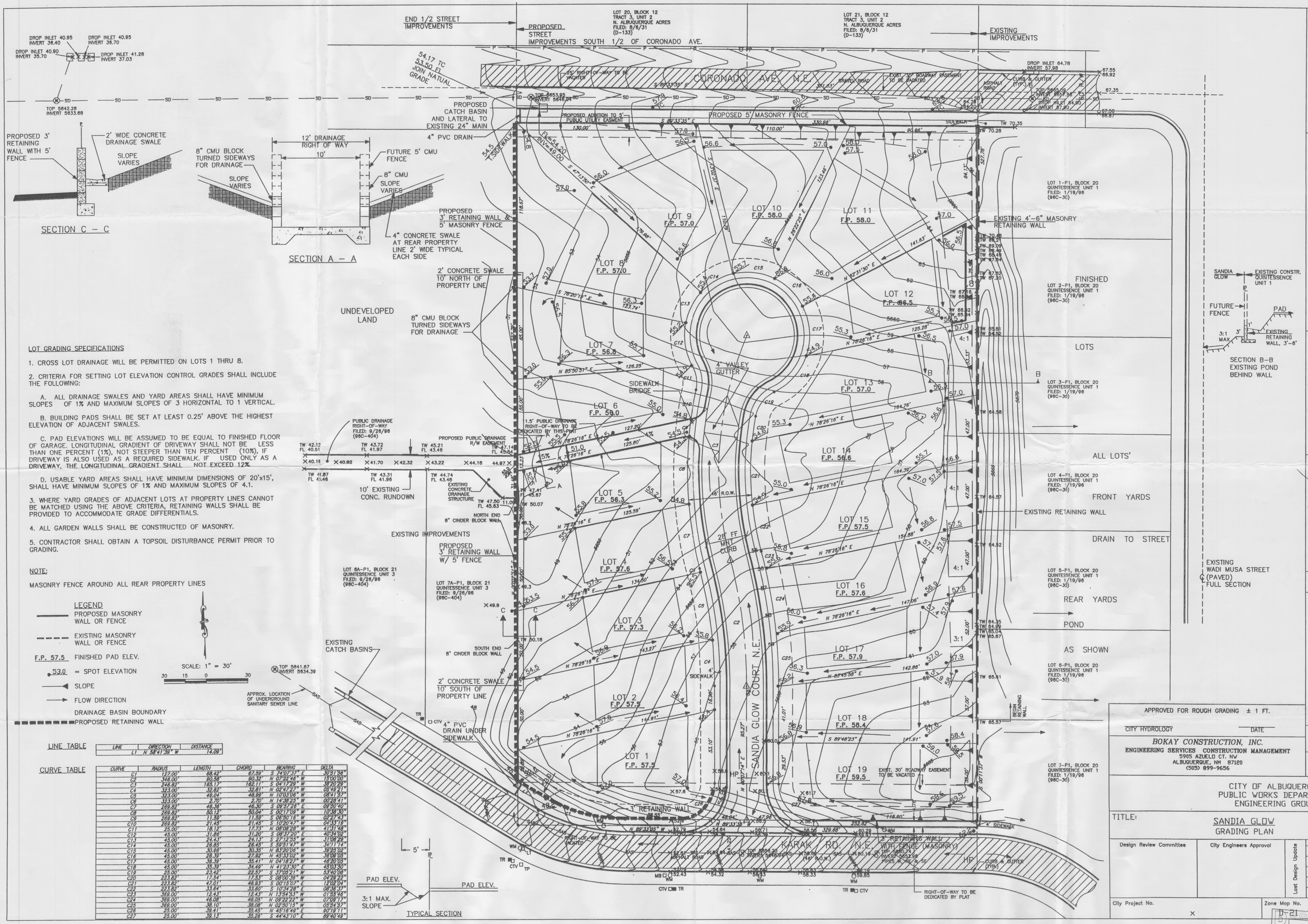
DROP INLET 40.95 INVERT 36.40
DROP INLET 40.95 INVERT 36.70
DROP INLET 40.90 INVERT 35.70
DROP INLET 41.28 INVERT 37.03
TOP 5642.28 INVERT 5633.68
PROPOSED 3' RETAINING WALL WITH 5' FENCE
2' WIDE CONCRETE DRAINAGE SWALE
SLOPE VARIES
SECTION C – C
12' DRAINAGE RIGHT OF WAY
10'
8" CMU BLOCK TURNED SIDEWAYS FOR DRAINAGE
FUTURE 5' CMU FENCE
8" CMU
4" CONCRETE SWALE AT REAR PROPERTY LINE 2' WIDE TYPICAL EACH SIDE
SECTION A – A
END 1/2 STREET IMPROVEMENTS
PROPOSED STREET IMPROVEMENTS SOUTH 1/2 OF CORONADO AVE.
54.17 TC 53.50 FL JOIN NATUAL GRADE
PROPOSED CATCH BASIN AND LATERAL TO EXISTING 24" MAIN
4" PVC DRAIN
LOT 20, BLOCK 12 TRACT 3, UNIT 2 N. ALBUQUERQUE ACRES FILED: 8/6/31 (D-133)
LOT 21, BLOCK 12 TRACT 3, UNIT 2 N. ALBUQUERQUE ACRES FILED: 8/6/31 (D-133)
EXISTING IMPROVEMENTS
CORONADO AVE. N.E.
25' RIGHT-OF-WAY TO BE VACATED
EXIST. 30' ROADWAY EASEMENT TO BE VACATED
GRAVEL ROAD
ASPHALT ROAD
CURB & GUTTER (TYP.)
DROP INLET 64.78 INVERT 57.98
TOP 5665.59 INVERT 5657.88
DROP INLET 64.90 INVERT 57.90
TOP 5653.95 INVERT 5648.04
PROPOSED ADDITION TO 5' PUBLIC UTILITY EASEMENT
PROPOSED 5' MASONRY FENCE
FL=54.20 INV=49.00
PROPOSED 3' RETAINING WALL & 5' MASONRY FENCE
2' CONCRETE SWALE 10' NORTH OF PROPERTY LINE
UNDEVELOPED LAND
8" CMU BLOCK TURNED SIDEWAYS FOR DRAINAGE
LOT 1 F.P. 57.5
LOT 2 F.P. 57.5
LOT 3 F.P. 57.3
LOT 4 F.P. 57.6
LOT 5 F.P. 56.3
LOT 6 F.P. 56.0
LOT 7 F.P. 56.8
LOT 8 F.P. 57.0
LOT 9 F.P. 57.0
LOT 10 F.P. 58.0
LOT 11 F.P. 58.0
LOT 12 F.P. 56.5
LOT 13 F.P. 57.0
LOT 14 F.P. 56.6
LOT 15 F.P. 57.5
LOT 16 F.P. 57.6
LOT 17 F.P. 57.9
LOT 18 F.P. 58.4
LOT 19 F.P. 59.5
4' VALLEY GUTTER
SIDEWALK BRIDGE
1.5' PUBLIC DRAINAGE RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT
PROPOSED PUBLIC DRAINAGE R/W EASEMENT
PUBLIC DRAINAGE RIGHT-OF-WAY FILED: 9/26/96 (96C-404)
10' EXISTING CONC. RUNDOWN
EXISTING CONCRETE DRAINAGE STRUCTURE
NORTH END 8" CINDER BLOCK WALL
EXISTING IMPROVEMENTS
PROPOSED 3' RETAINING WALL W/ 5' FENCE
LOT 6A-P1, BLOCK 21 QUINTESSENCE UNIT 3 FILED: 9/26/96 (96C-404)
LOT 7A-P1, BLOCK 21 QUINTESSENCE UNIT 3 FILED: 9/26/96 (96C-404)
SOUTH END 8" CINDER BLOCK WALL
2' CONCRETE SWALE 10' SOUTH OF PROPERTY LINE
EXISTING CATCH BASINS
TOP 5641.67 INVERT 5634.39
APPROX. LOCATION OF UNDERGROUND SANITARY SEWER LINE
4" PVC DRAIN UNDER SIDEWALK
28' FF MNT CURB
46' R.O.W.
4' SIDEWALK
SANDIA GLOW COURT N.E.
3' RETAINING WALL
RIGHT-OF-WAY TO BE VACATED
KARAK RD. N.E.
ASPHALT ROAD
TOP 5656.23 INVERT 5648.94
TOP 5660.74 INVERT 5653.96 PIPES W, NE & SE
3' RETAINING WALL WITH FENCE (MASONRY)
RIGHT-OF-WAY TO BE DEDICATED BY PLAT
EXIST. 30' ROADWAY EASEMENT TO BE VACATED
BEGIN RETAINING WALL
EXISTING 4'-6" MASONRY RETAINING WALL
EXISTING RETAINING WALL
LOT 1-P1, BLOCK 20 QUINTESSENCE UNIT 1 FILED: 1/19/96 (96C-30)
LOT 2-P1, BLOCK 20 QUINTESSENCE UNIT 1 FILED: 1/19/96 (96C-30)
LOT 3-P1, BLOCK 20 QUINTESSENCE UNIT 1 FILED: 1/19/96 (96C-30)
LOT 4-P1, BLOCK 20 QUINTESSENCE UNIT 1 FILED: 1/19/96 (96C-30)
LOT 5-P1, BLOCK 20 QUINTESSENCE UNIT 1 FILED: 1/19/96 (96C-30)
LOT 6-P1, BLOCK 20 QUINTESSENCE UNIT 1 FILED: 1/19/96 (96C-30)
LOT 7-P1, BLOCK 20 QUINTESSENCE UNIT 1 FILED: 1/19/96 (96C-30)
FINISHED LOTS ALL LOTS' FRONT YARDS DRAIN TO STREET REAR YARDS POND AS SHOWN
EXISTING WADI MUSA STREET (PAVED) FULL SECTION
SANDIA GLOW
EXISTING CONSTR. QUINTESSENCE UNIT 1
FUTURE FENCE
PAD
3:1 MAX
EXISTING RETAINING WALL, 3'-6'
SECTION B–B EXISTING POND BEHIND WALL
PAD ELEV.
3:1 MAX. SLOPE
TYPICAL SECTION
SCALE: 1" = 30'
30 15 0 30

LOT GRADING SPECIFICATIONS

1. CROSS LOT DRAINAGE WILL BE PERMITTED ON LOTS 1 THRU 8.

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 0.25' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.

C. PAD ELEVATIONS WILL BE ASSUMED TO BE EQUAL TO FINISHED FLOOR OF GARAGE. LONGITUDINAL GRADIENT OF DRIVEWAY SHALL NOT BE LESS THAN ONE PERCENT (1%), NOT STEEPER THAN TEN PERCENT (10%), IF DRIVEWAY IS ALSO USED AS A REQUIRED SIDEWALK. IF USED ONLY AS A DRIVEWAY, THE LONGITUDINAL GRADIENT SHALL NOT EXCEED 12%.

D. USABLE YARD AREAS SHALL HAVE MINIMUM DIMENSIONS OF 20'x15', SHALL HAVE MINIMUM SLOPES OF 1% AND MAXIMUM SLOPES OF 4.1.

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. ALL GARDEN WALLS SHALL BE CONSTRUCTED OF MASONRY.

5. CONTRACTOR SHALL OBTAIN A TOPSOIL DISTURBANCE PERMIT PRIOR TO GRADING.

NOTE:

MASONRY FENCE AROUND ALL REAR PROPERTY LINES

LEGEND

▬▬	PROPOSED MASONRY WALL OR FENCE
– – –	EXISTING MASONRY WALL OR FENCE
F.P. 57.5	FINISHED PAD ELEV.
● 53.0	= SPOT ELEVATION
◄	SLOPE
→	FLOW DIRECTION
	DRAINAGE BASIN BOUNDARY
■■■■	PROPOSED RETAINING WALL

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 58°41'39" W	14.09'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	127.00'	68.42'	67.59'	S 74°07'37" E	30°51'58"
C2	346.00'	90.58'	90.32'	N 07°22'46" W	15°00'00"
C3	246.82'	165.17'	162.11'	S 04°17'29" W	38°20'29"
C4	323.00'	32.82'	32.81'	N 02°47'27" W	05°49'21"
C5	323.00'	49.04'	48.99'	N 10°03'06" W	08°41'57"
C6	323.00'	2.70'	2.70'	N 14°38'25" W	00°28'41"
C7	269.82'	46.36'	46.30'	S 09°57'26" E	09°50'40"
C8	269.82'	50.12'	50.04'	S 00°17'09" W	10°38'30"
C9	269.82'	11.59'	11.59'	S 06°50'16" W	02°27'43"
C10	269.82'	21.45'	21.45'	S 10°20'47" W	04°33'19"
C11	25.00'	18.12'	17.73'	N 08°08'28" W	41°31'48"
C12	45.00'	31.86'	31.20'	S 08°37'20" E	40°34'02"
C13	45.00'	24.43'	24.13'	S 27°12'55" W	31°06'29"
C14	45.00'	26.85'	26.45'	S 59°51'47" W	34°11'14"
C15	45.00'	30.96'	30.35'	N 83°20'06" W	39°25'02"
C16	45.00'	28.39'	27.92'	N 45°33'02" W	36°09'05"
C17	45.00'	36.39'	35.41'	N 04°18'27" W	46°20'05"
C18	45.00'	35.39'	34.49'	N 41°23'30" E	45°03'30"
C19	25.00'	23.42'	22.57'	S 37°05'21" W	53°40'08"
C20	223.82'	17.54'	17.53'	S 08°00'36" W	04°29'22"
C21	223.82'	47.01'	46.93'	S 00°15'07" E	12°02'04"
C22	223.82'	33.64'	33.60'	S 10°34'28" E	08°36'37"
C23	369.00'	12.43'	12.43'	N 13°54'53" W	01°55'46"
C24	369.00'	46.08'	46.05'	N 09°22'22" W	07°09'17"
C25	369.00'	38.10'	38.08'	N 02°50'15" W	05°54'37"
C26	25.00'	39.41'	35.45'	N 45°16'49" E	90°19'11"
C27	25.00'	39.13'	35.26'	S 44°43'10" E	89°40'49"

AS BUILT INFORMATION

WORK STACKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE

MICRO-FILM INFORMATION

RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

BO K. JOHNSON

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY BO K. JOHNSON DATE
DRAWN BY DONALD McCURDY DATE
CHECKED BY BO K. JOHNSON DATE

APPROVED FOR ROUGH GRADING ± 1 FT.

CITY HYDROLOGY DATE

BOKAY CONSTRUCTION, INC.
ENGINEERING SERVICES CONSTRUCTION MANAGEMENT
5905 AZUELO CT. NW
ALBUQUERQUE, NM 87120
(505) 899-9656

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SANDIA GLOW
GRADING PLAN

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

City Project No. x
Zone Map No. D-21
Sheet 4 Of XX

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HYDROLOGY SECTION