

**LEGEND**

—	BOUNDARY LINE
○	SANITARY SEWER MANHOLE
○	EXISTING WATER METER
○	EXISTING CABLE T.V.
○	EXISTING TELEPHONE LINE
○	EXISTING GAS METER
○	EXISTING TOP CURB
○	EXISTING FLOW LINE
○	EXISTING CONTOUR
—	PROPOSED CONTOUR
●	PROPOSED SPOT ELEVATION
—	PROPOSED FLOWLINE
—	PROPOSED HIGHPOINT
—	TOP OF ADJOINING RETAINING WALL
—	PROPOSED ADJOINING FLOW LINE
—	PROPOSED ADJOINING CONTOUR
—	PROPOSED RETAINING WALL
—	PROPOSED GARDEN WALL
—	PROPOSED CONCRETE

**DRAINAGE PLAN**

**I. INTRODUCTION AND EXECUTIVE SUMMARY**

THIS PROJECT, LOCATED IN THE FAR NORTHEAST HEIGHTS, EAST OF EUBANK BLVD NE AND NORTH OF THE TANDAN GOLF COURSE, REPRESENTS THE DEVELOPMENT OF A SINGLE FAMILY RESIDENTIAL LOT. THE DRAINAGE CONCEPT WILL BE THAT SET FORTH IN THE ORIGINAL DRB APPROVED GRADING PLAN DATED AUGUST 6, 1999 AND CERTIFIED ON SEPTEMBER 18, 2000 (CITY HYDROLOGY FILE NO. E22/D007F).

THIS SUBMITTAL IS MADE IN SUPPORT OF A GRADING PERMIT FOR LOT 14. THIS PROJECT WILL FOLLOW THE CONCEPT SET FORTH BY THE REFERENCED DRB APPROVED GRADING PLAN. THIS SITE SPECIFIC PLAN WILL ENSURE DESIGN COMPLIANCE WITH THAT PRIOR PLAN.

**II. PROJECT DESCRIPTION**

AS SHOWN BY THE VICINITY MAP, THE SITE IS LOCATED WITHIN THE SAUVIGNON SUBDIVISION. THE CURRENT LEGAL DESCRIPTION IS LOT 14, SAUVIGNON PHASE 2. AS SHOWN BY PANEL 142 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER 20, 1996, THIS SITE DOES NOT LIE WITHIN OR ADJACENT TO A DESIGNATED FLOOD HAZARD ZONE. THIS PROJECT CONSISTS OF THE DEVELOPMENT OF A SINGLE FAMILY RESIDENTIAL LOT IN AN ALREADY PLATTED SUBDIVISION.

**III. BACKGROUND DOCUMENTS**

AS STATED ABOVE, THIS LOT IS PART OF A DRB APPROVED GRADING PLAN (E22/D007F). THAT PLAN SPECIFIES PAD ELEVATIONS OF 5881.0 (UPPER LEVEL) AND 5872.0 (LOWER LEVEL) FOR LOT 14. IT ALSO ALLOWS FOR DRAINING A SIGNIFICANT PORTION OF THE YARD TO THE REAR WHERE IT MAY EVENTUALLY DRAIN ONTO THE GOLF COURSE, THE HISTORIC OUTFALL.

**IV. EXISTING CONDITIONS**

AT PRESENT, THE SITE IS GRADED FOR A SPLIT-LEVEL SCENARIO. THE MAJORITY OF THE LOT SLOPES TO THE SOUTH TOWARD THE TANDAN GOLF COURSE AS PREVIOUSLY STATED. THE STREET TO THE NORTH IS A PRIVATE ROADWAY CONSTRUCTED WITH ASPHALT PAVING AND STANDARD CURB AND GUTTER. THE LOTS TO THE EAST AND WEST ARE PRESENTLY UNDEVELOPED. DEVELOPMENT IS PROPOSED ON THE LOT TO THE EAST BY PRIOR SUBMITTAL BY THIS OFFICE AND APPROVED BY THE CITY ENGINEER'S OFFICE ON NOVEMBER 8, 2002 (HYDROLOGY FILE NO. E22/D7F1).

**V. DEVELOPED CONDITIONS**

THE PROPOSED CONSTRUCTION IS A SINGLE FAMILY RESIDENCE. THE FINISHED FLOOR ELEVATION OF THE MAIN LEVEL OF THE HOUSE IS DESIGNED AT 5881.00, EQUAL WITH THE APPROVED PAD ELEVATION. THE LOWER LEVEL IS DESIGNED AT 5871.00, ONE FOOT LOWER THAN THE APPROVED PAD ELEVATION OF 5871.00. THIS COMPLIES WITH THE DRB APPROVED PAD ELEVATIONS. THE FRONT YARD WILL DRAIN TOWARD THE STREET ALONG WITH PORTIONS OF THE SIDEYARDS. THE REMAINDER OF THE SIDEYARDS AND THE REAR YARD WILL DRAIN SOUTH TOWARD THE TANDAN GOLF COURSE AS INTENDED BY THE DRB APPROVED PLAN.

**VI. GRADING PLAN**

THE GRADING PLAN CONTAINS 1.) EXISTING GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" AS PRESENTED ON A TOPOGRAPHIC SURVEY PREPARED BY HALL SURVEYING CO., SEPTEMBER 2002, 2.) PROPOSED GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS, 3.) THE LIMIT AND CHARACTER OF THE EXISTING IMPROVEMENTS, 4.) THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS, AND 5.) CONTINUITY BETWEEN EXISTING AND PROPOSED GRADES. THE PLAN ILLUSTRATES THAT THE DRAINAGE PATTERNS DESCRIBED IN THE SECTIONS ABOVE WILL NOT BE SIGNIFICANTLY ALTERED AND THAT THE PROPOSED GRADING WILL NOT VIOLATE THE DRB APPROVED PLAN AS REFERENCED ABOVE.

**VII. CALCULATIONS**

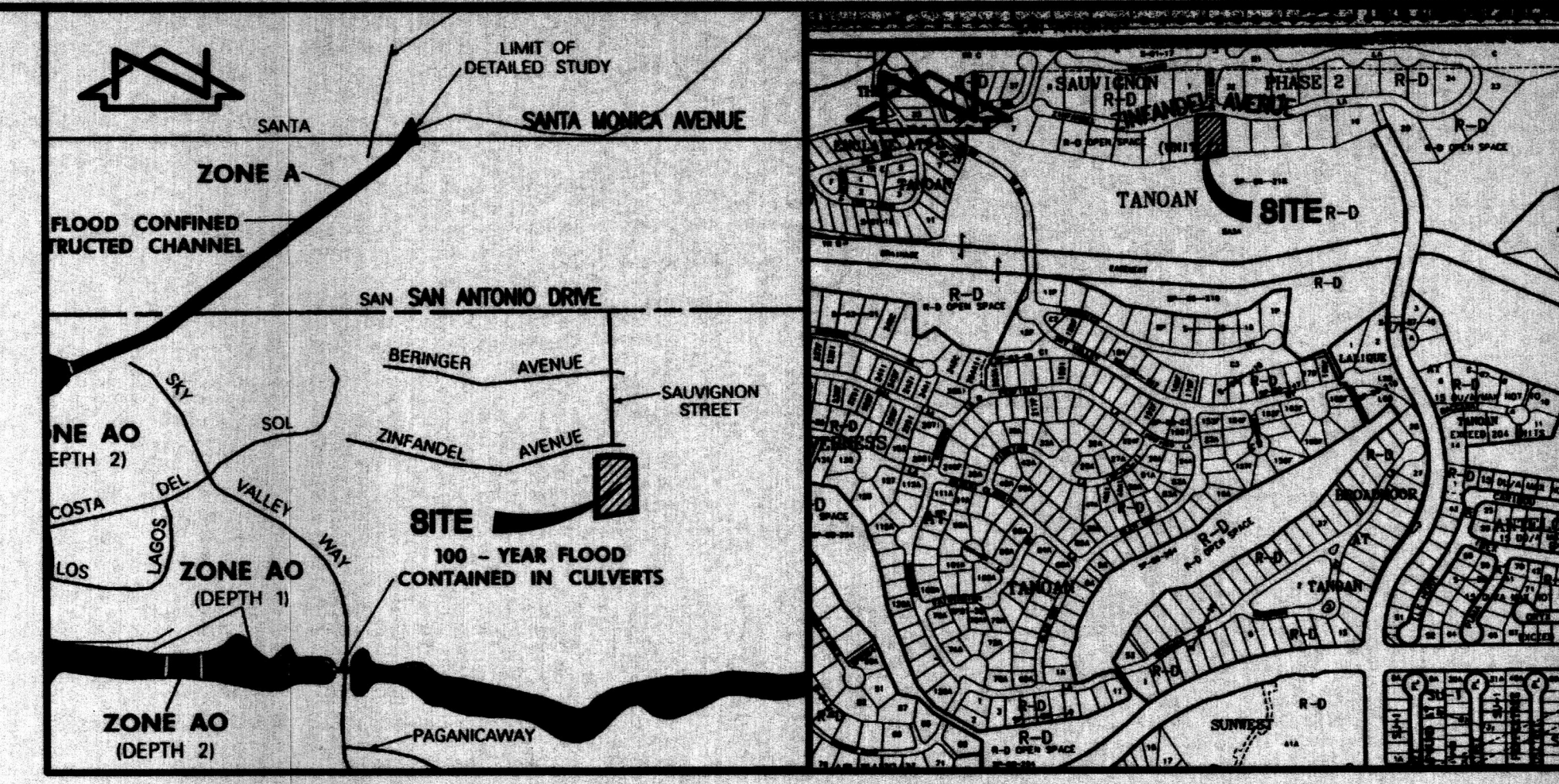
CALCULATIONS ANALYZING THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT HAVE NOT BEEN PREPARED FOR THIS PROJECT DUE TO THE FACT THAT IT IS SINGLE FAMILY RESIDENCE AND THAT THE GRADING OF THIS SINGLE LOT CONFORMS WITH THE AMENDED PLAN AS REFERENCED AND FOR WHICH CALCULATIONS WERE NOT REQUIRED.

**VIII. CONCLUSION**

THE GRADING PLAN PROPOSED AS PART OF THIS SUBMITTAL CONFORMS TO THE DRB APPROVED GRADING PLAN DATED AUGUST 6, 1999 AND APPROVED BY THE DRB. THE FINISHED FLOOR ELEVATIONS AS DESIGNED DO NOT VARY BY MORE THAN 18-INCHES FROM THE PAD ELEVATION PROPOSED BY THE AFOREMENTIONED DRB APPROVED PLAN.

LOT 15

PROPOSED ADJOINING RESIDENCE  
 FF= 5882.00  
 (E22/D7F1)



F.I.R.M. MAP

PANEL 142 OF 825

VICINITY MAP

E-22

SCALE: 1" = 750'  
**PROJECT B.M.**  
 NONE IDENTIFIED BY SURVEYOR (HALL SURVEYING CO. SEPTEMBER, 2002.)  
**T.B.M.**  
 NONE IDENTIFIED BY SURVEYOR (HALL SURVEYING CO. SEPTEMBER, 2002.)  
**LEGAL DESCRIPTION**  
 LOT 14, SAUVIGNON SUBDIVISION, PHASE II

**CONSTRUCTION NOTES:**

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM 260-1990 (ALBUQUERQUE AREA), 1-800-321-ALERT(2537) (STATEWIDE), FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
5. IF ANY UTILITY LINES, PIPELINES OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE. BY THE TIME CONSTRUCTION COMMENCES, THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
6. THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.

**EROSION CONTROL MEASURES:**

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
2. 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.
3. WHERE APPLICABLE THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
4. UNLESS FINAL STABILIZATION IS OTHERWISE PROVIDED FOR, ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE YARD, EXCAVATED MATERIAL, ETC.) SHALL BE RE-SEEDING ACCORDING TO C.O.A. SPECIFICATION 1012 NATIVE GRASS SEEDING. THIS WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.

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 REGISTERED PROFESSIONAL ENGINEER  
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 02-26-2003  
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**GRADING AND DRAINAGE PLAN  
 CUMMINGS RESIDENCE**

THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED UPON A TOPOGRAPHIC SURVEY OF LOTS 14 & 15 OF SAUVIGNON SUBDIVISION PHASE 1&2. PROVIDED BY HALL SURVEYING CO., DATED SEPTEMBER, 2002.

DESIGNED BY	J.G.M.	NO.	DATE	BY	REVISIONS	JOB NO.
DRAWN BY	S.G.H./A.P.	1	02/03	J.G.M.	LOWER F.F.'S TO ADDRESS ZONING & HEIGHT CONCERNS.	2002.057.3
APPROVED BY	J.G.M.					DATE 11-2002
						SHEET 1 OF 1