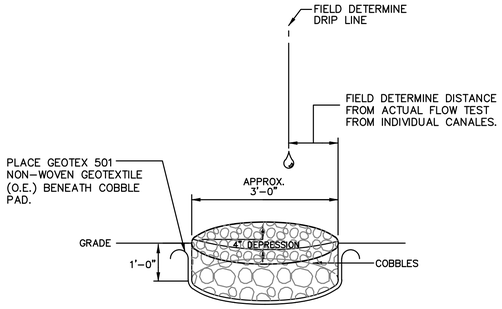
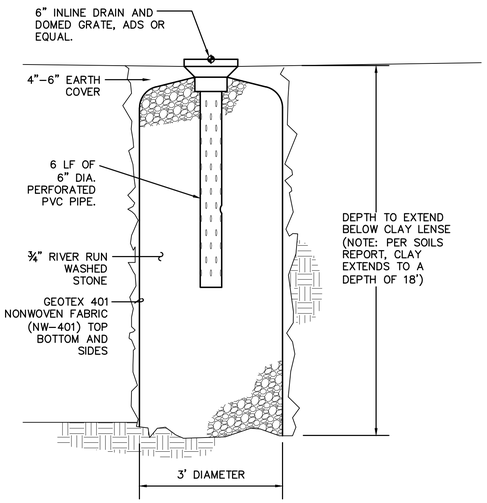


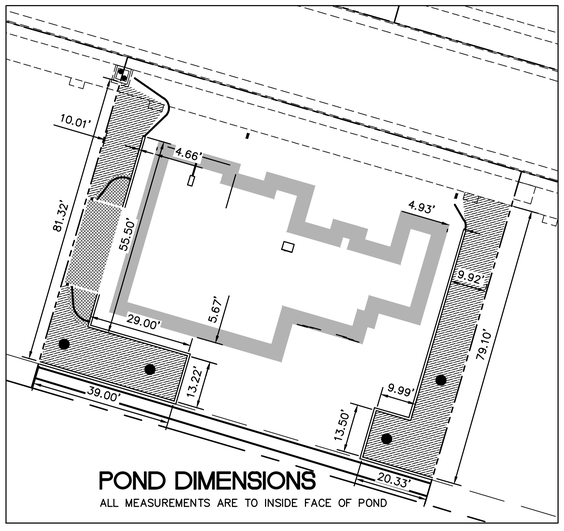
COBBLE SPLASH PAD

NTS



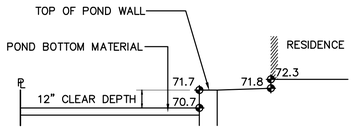
PERCOLATION PIT

NTS



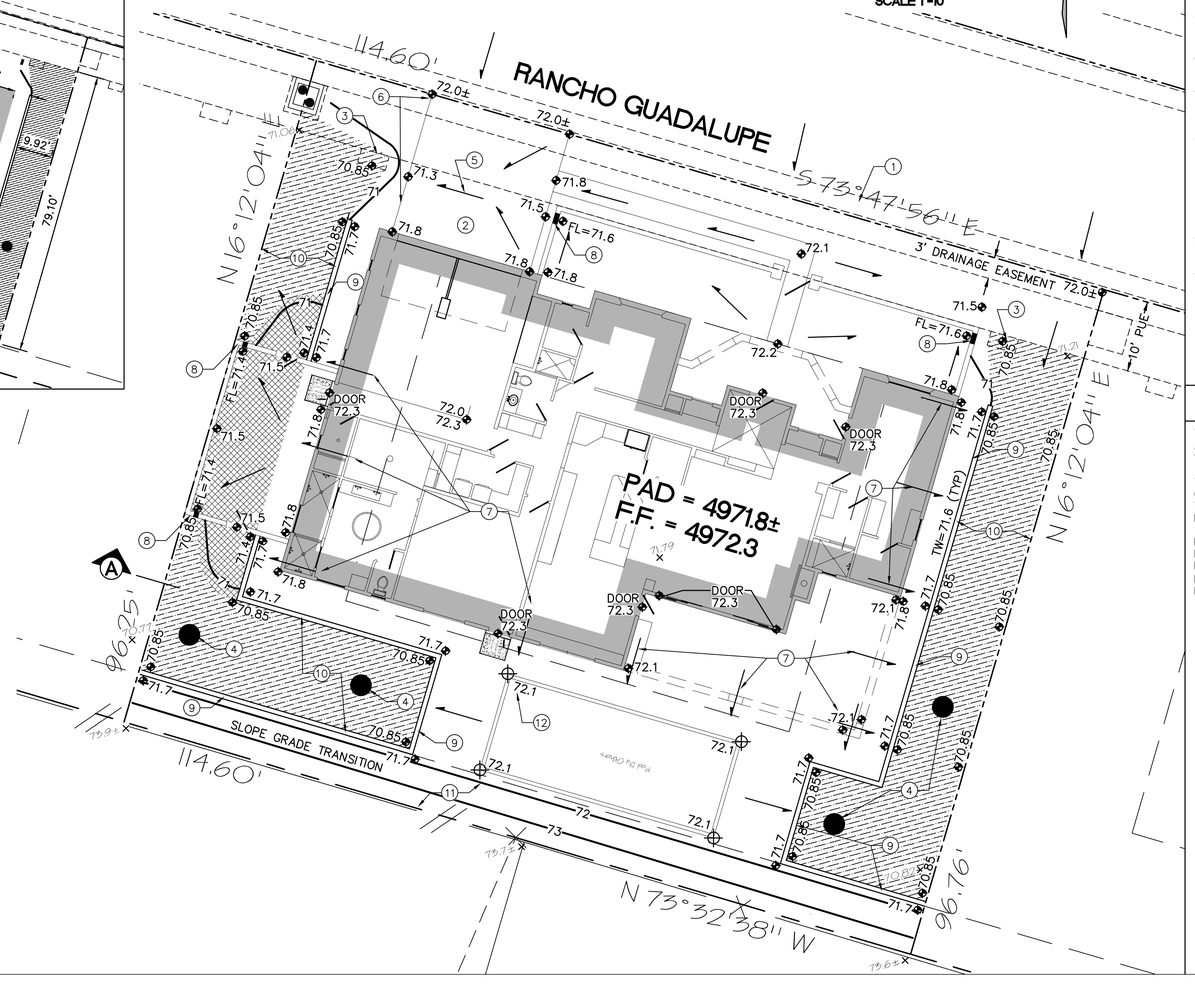
POND DIMENSIONS

ALL MEASUREMENTS ARE TO INSIDE FACE OF POND



SECTION 'A'

BECAUSE STORMWATER STORAGE WILL OCCUR WITHIN 5' OF THE PROPOSED STRUCTURE ADDITIONAL WATERPROOFING AND / OR FOUNDATION PROTECTION (DESIGN BY OTHERS) IS RECOMMENDED.



GENERAL NOTES

A. COORDINATE WORK WITH SITE PLAN.

B. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.

C. FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.

D. ALL EROSION PROTECTION TO BE 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 50 NON-WOVEN GEOTEXTILE (O.E.).

E. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER RAINFALL TO PROPERLY MAINTAIN EROSION PROTECTION, IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.

F. SEE LANDSCAPE PLAN FOR SITE IMPROVEMENTS NOT RELATED TO DRAINAGE AND EROSION CONTROL.

KEYED NOTES

1. EXISTING MOUNTABLE ESTATE CURB
2. CONSTRUCT PAVED DRIVE AT ELEVATIONS SHOWN. PROVIDE SMOOTH TRANSITION.
3. APPROXIMATE LOCATION OF EXISTING 2' WIDE X 4' LENGTH STORMWATER PERCOLATION PIT (2 LOCATIONS) EXTENDED THROUGH CLAY TO SAND STRATA (CONSTRUCTED AS PART OF ORIGINAL DEVELOPMENT). CONTRACTOR TO FIELD LOCATE, OPEN FOR OWNER INSPECTION AND PROVIDE NEW FILTER FABRIC OVER TOP. IF PERCOLATION PIT LOCATION CONFLICTS WITH PROPOSED DRIVE OR OTHER SITE FEATURE, CONSTRUCT NEW PERCOLATION PIT WITHIN 10' OF EXISTING LOCATION (SEE KEYED NOTE 4).
4. CONSTRUCT REAR YARD PERCOLATION PIT (2 LOCATIONS) THROUGH CLAY TO SAND STRATA PER DETAIL THIS SHEET.
5. PROVIDE SWALE WITHIN DRIVE PER ELEVATIONS SHOWN TO DRAIN.
6. INSTALL 2' WIDE ROCK EROSION PROTECTION ALONG EAST SIDE OF DRIVE AND AS SHOWN. SEE GENERAL NOTE 'D'.
7. ROOF DISCHARGE THIS AREA. PROVIDE EROSION PROTECTION AT OUTLET. SEE ARCHITECTURAL FOR SPECIFIC LOCATIONS.
8. PROVIDE TURNED BLOCK OR 1' WIDE OPENING IN WALL WITH FLOWLINE ELEVATION SHOWN.
9. CONSTRUCT BOULDER / BLOCK WALL TO DEFINE POND TOP AND BOTTOM. TOP OF WALL = 4971.7; BOTTOM OF WALL (POND BOTTOM) = 4970.7.
10. WIDE LEVEL POND BOTTOM. POND BOTTOM ELEVATION (4970.8) REFERENCES TOP OF FINAL LANDSCAPE MATERIAL. CONTRACTOR TO GRADE ADDITIONAL DEPTH TO ACCOMMODATE LANDSCAPE MATERIAL THICKNESS. SEE GENERAL NOTE 'C'. ALL PONDING AREAS MUST BE CONSTRUCTED PER PLAN IN ORDER TO RECEIVE ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY.
11. GRADE SLOPE OR UTILIZE BOULDERS / KEYSTONE THIS AREA TO ACHIEVE GRADE TRANSITION.
12. POOL ELEVATION SHOWN (72.1) IS PROVIDED FOR GENERAL INFORMATION ONLY TO INDICATE POSITIVE DRAINAGE AWAY FROM POOL AREA. FUTURE POOL PERIMETER DRAINS, GRADES, ETC. TO BE PROVIDED BY POOL CONTRACTOR BASED ON FINAL DESIGN.

DRAINAGE CONCEPT

THE PROPOSED CONSTRUCTION INCLUDES AN APPROXIMATELY 3,400 SF (APPROXIMATE FOOTPRINT) RESIDENTIAL CONSTRUCTION WITH ASSOCIATED SITE IMPROVEMENTS.

THE PRESENT SITE IS AN UNDEVELOPED RESIDENTIAL PROPERTY. GUADALUPE TRAIL NW BORDERS THE PROPERTY TO THE NORTH. THE PROPERTIES TO THE SOUTH, WEST AND EAST ARE DEVELOPED RESIDENTIAL PROPERTIES.

DRAINAGE CONCEPT: PER THE ORIGINAL DRAINAGE REPORT FOR RANCHO GUADALUPE PREPARED BY ISAACSON AND ARFMAN, P.A. DATED MAY 1999, EACH LOT IS REQUIRED TO PROVIDE RETENTION PONDING FOR 1,612 CF DUE TO THE USE OF A 'FLAT-LAND' DRAINAGE SOLUTION.

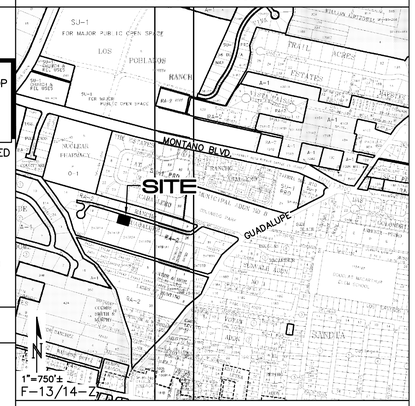
REQUIRED PONDING = 1,612 CF

PROPOSED PONDING = 1,793 CF **OK**

EAST SIDE POND		
Contour	Area	Volume
4971.70	973	
4970.85	940	813 CF
TOTAL VOL.		**813** CF

WEST SIDE POND		
Contour	Area	Volume
4971.70	1667	
4971.50	1308	297 CF
4971.00	903	553 CF
4970.85	831	130 CF
TOTAL VOL.		**980** CF

VICINITY MAP



PROJECT DATA

LEGAL DESCRIPTION: LOT 22, RANCHO GUADALUPE SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

BENCHMARK: THE BENCHMARK USED FOR THIS PROJECT IS AGRS MONUMENT 15-F13, SET 1,900' WEST OF THE INTERSECTION OF GUADALUPE TRAIL NW AND MONTANO RD. NW AND 51' NORTH OF THE MONTANO CENTERLINE. ELEVATION = 4974.72..

ENGINEER: FRED C. ARFMAN, PE #7322
ISAACSON & ARFMAN, P.A.
128 MONROE ST NE, ABQ. NM 87108
PHONE: (505) 268-8828

SURVEYOR: TIM ALDRICH
ALDRICH LAND SURVEYING
(505) 884-1990

THIS IS NOT A BOUNDARY SURVEY, APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY

FIRM MAP 35001C0142

PER BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 35001C0119. THE PROPERTY TO BE DEVELOPED LIES WITHIN ZONE 'X': "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."

LEGEND

73.95×	EXISTING CONTOUR
	AS-BUILT SPOT ELEVATION
	EXISTING PAVEMENT EDGE
65	PROPOSED CONTOUR
F.F.= 4972.3	PROPOSED FINISH FLOOR
❖ 64.5	PROPOSED SPOT ELEVATION
	PROPOSED FLOW ARROW
	PROPOSED FULL DEPTH PONDING BOTTOM = 70.85, TOP = 71.7
	PROPOSED PARTIAL DEPTH PONDING BOTTOM = VARIES, TOP = 71.7
FL	PROPOSED FLOWLINE ELEVATION

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632

NEW MEXICO 17631 REGISTERED PROFESSIONAL ENGINEER — 12-2-13

2004 CG-101.dwg Dec 02,2013

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GUTTMANN RESIDENCE
RANCHO GUADALUPE
EARTHSTONE HOMES

GRADING AND DRAINAGE PLAN

Date: 11-27-13	No.	Revision	Date	Job No. 2004
Drawn By: BJB				CG-101
Ckd By: ANW				SH. OF

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