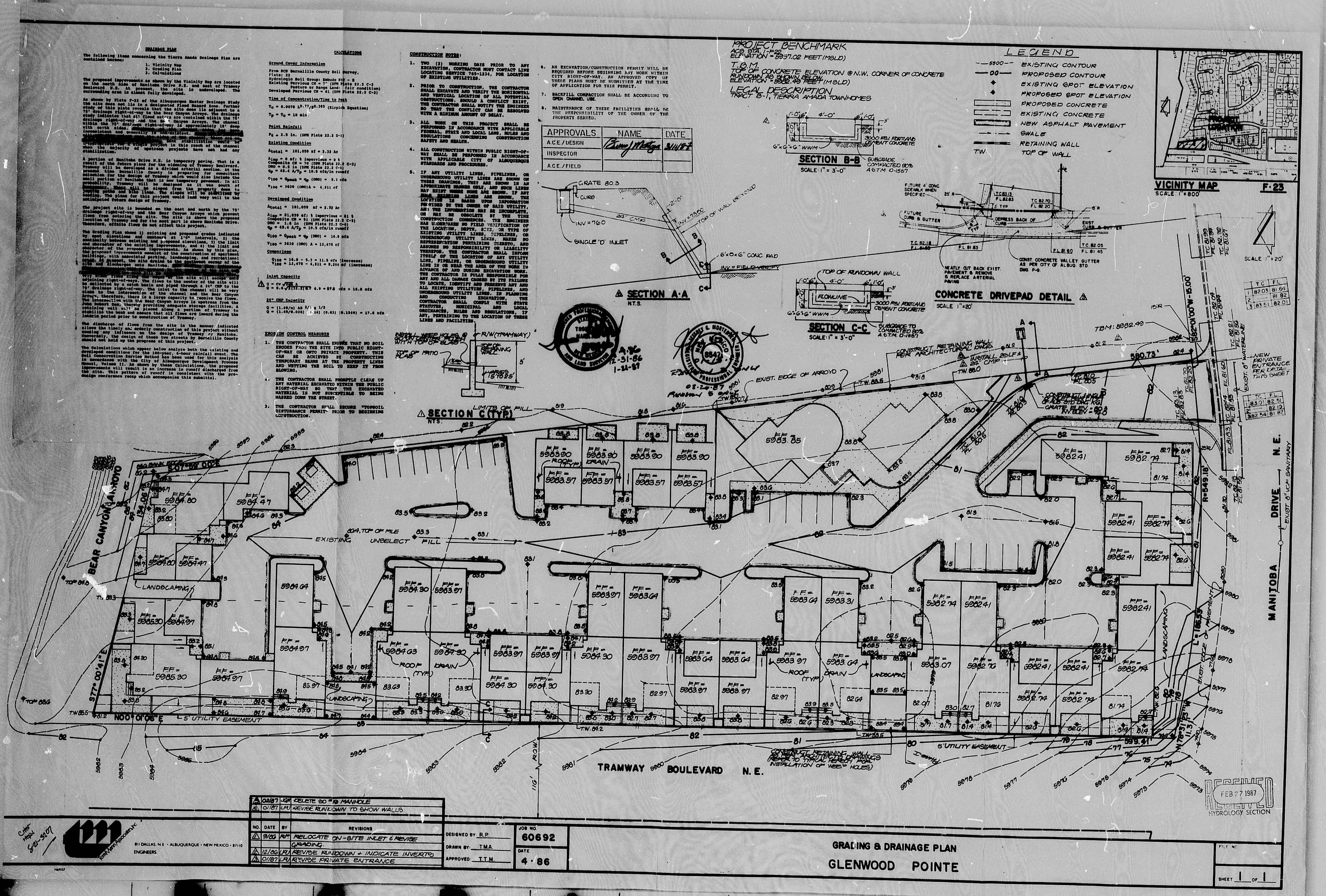
PUBLIC WORKS/HYDROLOGY

F23/D2A

1 OF 2


PROJECT BENCHMARK
LEGEND
EXISTING CONTOUR
PROPOSED CONTOUR
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
PROPOSED CONCRETE
EXISTING CONCRETE
NEW ASPHALT PAVEMENT
SWALE
RETAINING WALL
TOP OF WALL
VICINITY MAP
F-23
APPROVALS
NAME
DATE
A.C.E./DESIGN
INSPECTOR
A.C.E./FIELD
SECTION A-A
SECTION B-B
SECTION C-C
SECTION C (TYP)
CONCRETE DRIVEPAD DETAIL
BEAR CANYON ARROYO
MANITOBA DRIVE N.E.
TRAMWAY BOULEVARD N.E.
CONSTRUCT RETAINING WALL (REFER TO ARCHITECT'S DRAWINGS TYPICAL SECTION FOR INSTALLATION OF WEEP HOLES)
5' UTILITY EASEMENT
LANDSCAPING
EXISTING UNSELECT FILL
ROOF DRAIN (TYP)
RECEIVED FEB 27 1987 HYDROLOGY SECTION
NO. DATE BY REVISIONS
1 9/86 RP RELOCATE ON-SITE INLET & REVISE GRADING.
2 12/86 LPU REVISE RUNDOWN & INDICATE INVERTS
3 01/87 LPU REVISE PRIVATE ENTRANCE
4 01/87 LPU REVISE RUNDOWN TO SHOW WALLS
5 02/87 JGM DELETE 20" RCP MANHOLE
DESIGNED BY R.P.
DRAWN BY T.M.A.
APPROVED T.T.M.
JOB NO. 60692
DATE 4·86
GRADING & DRAINAGE PLAN
GLENWOOD POINTE
SHEET 1 OF 1
ENGINEERS
NEW MEXICO · 87110

R# 26 DATE 3-26-02 OP E.S.P.

CITY OF ALBUQUERQUE

This microimage is certified to be a complete and accurate copy of the original as it appears in the files of the Public Works Department and was created in the normal course of business.

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

11/5/02
DIRECTOR

Roberta Duran
NOTARY PUBLIC

OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO

PLAN SHOT TWICE
ONCE ON LIGHT
ONCE ON DARK

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

PLANS/PLATS ON FILE

FILE DESC: E23/D2A

# PLANS/PLATS 3

E 30 D 24 C 20 B 16 A 12

CITY OF ALBUQUERQUE C 9 F

## DRAINAGE PLAN

The following items concerning the Tierra Amada Drainage Plan are contained hereon:

1. Vicinity Map
2. Grading Plan
3. Calculations

The proposed improvements as shown by the Vicinity Map are located on the north side of Manitoba Drive N.E. and east of Tramway Boulevard N.E. At present, the site is undeveloped. The surrounding area is almost fully developed.

As shown by Plate F-23 of the Albuquerque Master Drainage Study the site does not lie in a designated Flood Hazard Zone. Further study of this plate reveals that the site does lie adjacent to a 75' drainage right-of-way to the Bear Canyon Arroyo. The drainage study indicates that all flood waters are contained within the 75' drainage right-of-way and the Bear Canyon Arroyo. The channel within the 75' drainage right-of-way is approximately 18' deep with earth sides. Treatment of the channel sides has been inconsistent and generally is non-existent. Since this project will not flow waters over the sides of the channel, there are no plans for bank stabilization. Bank stabilization would be inappropriate for a single project in this reach of the channel when the majority of upstream projects have not had any stabilization.

A portion of Manitoba Drive N.E. is temporary paving. That is a result of the future plans for the widening of Tramway Boulevard. Tramway will be developed as a divided arterial section. At the present time Bernalillo County is preparing for consultant selection for the design of Tramway which would also include the small portion of Manitoba that is now temporary pavement. In all probability, Tramway will be designed as it was south of Montgomery. There will be slopes from the property down to jogging paths and bike lines. The slopes will be stabilized by seeding. The plans for this project would lend very well to the anticipated future design of Tramway.

The project site is bounded on the east and north by the 75' drainage right-of-way and the Bear Canyon Arroyo which prevent flows from entering the site. The site is above the proposed location of Tramway and for the most part is above Manitoba Drive. Therefore, offsite flows do not affect this project.

The Grading Plan shows 1) existing and proposed grades indicated by spot elevations and contours at 1'0" intervals, 2) the continuity between existing and proposed elevations, 3) the limit and character of the existing improvements, and 4) the limit and character of the proposed improvements. As shown by this plan, the proposed improvements consist of the construction of apartment buildings, with associated parking, landscaping, and recreational areas. At present, the site drains to the southwest corner of the site and discharges onto Manitoba. The Grading Plan indicates that a depression will be created in the center of the site and all runoff from the site will be directed to the depressed area. Very minor flows along the edges of the site will escape onto adjoining right-of-ways. The flows to the center of the site will be collected by a catch basin and piped through a 24" CMP to the 75' drainage right-of-way. The inlet to the channel will be very close to the intersection of the channel and the Bear Canyon Arroyo, therefore, there is a large capacity to receive the flows. The intersection with the Bear Canyon Arroyo is upstream from the John Robert Dam, thereby providing adequate storage facilities. A retaining wall will be placed along a portion of Tramway to stabilize the bank and assure that all flows are inward during the interim period prior to construction of Tramway.

The discharge of flows from the site in the manner indicated allows the timely and orderly construction of this project without causing any influence on the design of Tramway or Manitoba. Conversely, the design of those two streets by Bernalillo County should not hold up the progress of this project.

The Calculations which appear below analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The Soil Conservation Service Method has been used for this analysis in accordance with the City of Albuquerque Development Process Manual, Volume II. As shown by these Calculations, the proposed improvements will result in an increase in runoff discharged from the site. This pattern of runoff is consistent with the pre-design conference recap which accompanies this submittal.

## CALCULATIONS

Ground Cover Information

From SCS Bernalillo County Soil Survey,
Plate: 22
Hydrologic Soil Group: Embudo EtC - B
Existing Pervious CN = 70 (DPM Plate 22.2 C-2
Pasture or Range Land: fair condition)
Developed Pervious CN = 61 (DPM Plate 22.2 C-2)

Time of Concentration/Time to Peak

$T_c = 0.0078\ L^{0.77}/S^{0.385}$ (Kirpich Equation)

$T_p = T_c = 10$ min.

Point Rainfall

$P_6 = 2.5$ in. (DPM Plate 22.2 D-1)

Existing Condition

$A_{total} = 101{,}059$ sf = 2.32 Ac

$A_{imp} = 0$ sf; % impervious = 0 %
Composite CN = 70 (DPM Plate 22.2 C-3)
DRO = 0.5 in (DPM Plate 22.2 C-4)
$q_p = 45.4\ A/T_p = 10.5$ cfs/in runoff

$Q_{100} = Q_{peak} = q_p$ (DRO) = 5.3 cfs

$V_{100} = 3630$ (DRO)A = 4,211 cf

Developed Condition

$A_{total} = 101{,}059$ sf = 2.32 Ac

$A_{imp} = 81{,}859$ sf; % impervious = 81 %
Composite CN = 91 (DPM Plate 22.2 C-3)
DRO = 1.6 in (DPM Plate 22.2 C-4)
$q_p = 45.4\ A/T_p = 10.5$ cfs/in runoff

$Q_{100} = Q_{peak} = q_p$ (DRO) = 16.8 cfs

$V_{100} = 3630$ (DRO) A = 13,475 cf

Comparison

$Q_{100} = 16.8 - 5.3 = 11.5$ cfs (increase)
$V_{100} = 13{,}475 - 4{,}211 = 9{,}264$ cf (increase)

Inlet Capacity

⚠ $Q = C_v \sqrt{2gh}\ A$
$Q = 0.6 \sqrt{2(32.2)0.7}\ 6.9 = 27.8$ cfs > 16.8 cfs

24" CMP Capacity

$Q = (1.49/n)\ A R^{2/3} S^{1/2}$
$Q = (1.49/0.026)(3.14)(0.63)(0.1549) = 17.6$ cfs

## EROSION CONTROL MEASURES

1. 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.
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 THE STREET.
3. THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.

## CONSTRUCTION NOTES:

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 765-1234, 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 SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
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 UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES, 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. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
7. BACKFILL COMPACTION SHALL BE ACCORDING TO OPEN CHANNEL USE.
8. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

| APPROVALS | NAME | DATE |
|---|---|---|
| A.C.E./DESIGN | Bernie J Montoya | 3/11/87 |
| INSPECTOR | | |
| A.C.E./FIELD | | |

### PROJECT BENCHMARK

ACS STA. 1-F22
ELEVATION = 5957.02 FEET (MSLD)

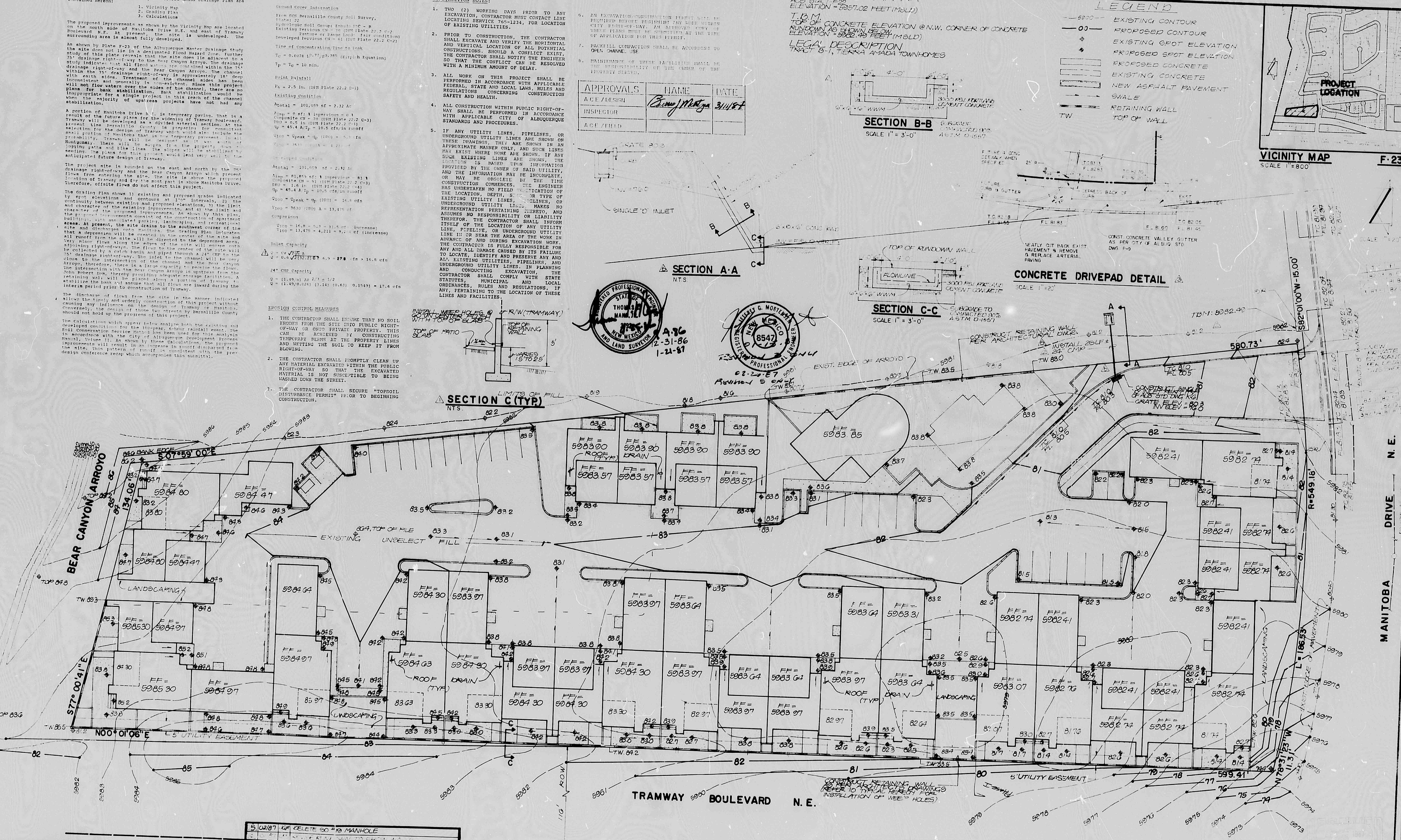
T.B.M.
TOP OF CONCRETE ELEVATION @ N.W. CORNER OF CONCRETE RUNDOWN AS SHOWN BELOW.
ELEVATION = 5982.49 FEET (MSLD)

### LEGAL DESCRIPTION

TRACT B-1, TIERRA AMADA TOWNHOMES

### LEGEND

| | |
|---|---|
| --5900-- | EXISTING CONTOUR |
| —00— | PROPOSED CONTOUR |
| ⌖ | EXISTING SPOT ELEVATION |
| ◆ | PROPOSED SPOT ELEVATION |
| ▭ | PROPOSED CONCRETE |
| ▭ | EXISTING CONCRETE |
| ▨ | NEW ASPHALT PAVEMENT |
| → | SWALE |
| ▬ | RETAINING WALL |
| TW | TOP OF WALL |


VICINITY MAP
F-23
SCALE 1" = 800'
PROJECT LOCATION
SECTION B-B
SCALE 1" = 3'-0"
3000 PSI PORTLAND CEMENT CONCRETE
6"×6"×6" WWM
SUBGRADE COMPACTED 90% ASTM D-1557
SECTION A-A
N.T.S.
GRATE 80.3
INV = 76.0
SINGLE 'D' INLET
SECTION C-C
SCALE 1" = 3'-0"
TOP OF RUNDOWN WALL
FLOWLINE
CONCRETE DRIVEPAD DETAIL
SCALE 1" = 20'
FUTURE 4' CONC SIDEWALK WHEN SPECIFIED
FUTURE CURB & GUTTER
DEPRESS BACK OF CURB
EXIST CURB & GUTTER
CONST CONCRETE VALLEY GUTTER AS PER CITY OF ALBUQ STD DWG
NEATLY CUT BACK EXIST PAVEMENT & REMOVE & REPLACE ARTERIAL PAVING
INSTALL WEEP HOLES @ 6'0" ON CENTER FLUSH WITH TOP OF SLAB
R/W (TRAMWAY)
TOP OF PATIO SLAB
TOP OF RETAINING WALL
1% MIN
5'
VARIES 1.5' TO 2.5'
SECTION C (TYP.)
NTS
LIMITS OF FILL
EXIST. EDGE OF ARROYO
CONSTRUCT RETAINING WALL PER ARCHITECTURAL DWGS.
INSTALL 24" CMP
TBM 5982.49
S 82°00'00" W - 15.00'
580.73'
BEAR CANYON ARROYO
BANK EDGE
S 07°59'00" E
134.06'
S 77°00'41" E
N 00°01'06" E
5' UTILITY EASEMENT
EXISTING UNSELECT FILL
LANDSCAPING
ROOF DRAIN (TYP)
FF = 5983.90
FF = 5983.57
FF = 5983.85
FF = 5982.41
FF = 5982.74
R = 549.18'
L = 86.53'
599.41'
N 17°51'23" W
116' ROW
CONSTRUCT RETAINING WALL REFER TO ARCHITECTURAL DRAWINGS INSTALLATION OF WEEP HOLES
TRAMWAY BOULEVARD N.E.
MANITOBA DRIVE N.E.

4-86
12-31-86
1-21-87

8547

02-20-87
Revision 5 only

| NO. | DATE | BY | REVISIONS |
|---|---|---|---|
| 5 | 02/87 | JGM | DELETE SD #19 MANHOLE |
| 4 | 01/87 | LPU | REVISE RUNDOWN TO SHOW WALLS |
| 1 | 9/86 | RP | RELOCATE ON-SITE INLET & REVISE GRADING. |
| 2 | 12/86 | LPU | REVISE RUNDOWN & INDICATE INVERTS |
| 3 | 01/87 | LPU | REVISE PRIVATE ENTRANCE |

Tom Mann Associates, Inc.
811 DALLAS N.E. • ALBUQUERQUE • NEW MEXICO • 87110
ENGINEERS

821-3207

DESIGNED BY R.P.
DRAWN BY TMA
APPROVED TTM

JOB NO 60692
DATE 4·86

GRADING & DRAINAGE PLAN
GLENWOOD POINTE

SHEET 1 OF 1

PLAN SHOT TWICE
ONCE ON LIGHT
ONCE ON DARK

CITY OF ALBUQUERQUE
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R# 26 DATE 3-26-02 OP E.S.P.

CITY OF ALBUQUERQUE

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

11/5/02
DIRECTOR

Roberta Duran
NOTARY PUBLIC

OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO
07/08/02

D 24 C 20 B 16 A 12

CITY OF ALBUQUERQUE C D

R# 26 DATE 3-26-02 OP E.S.P.

CITY OF ALBUQUERQUE

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Chas. T. Haley 11/5/02
DIRECTOR

Roberta Duran
NOTARY PUBLIC

OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO
11/05/02

PLAN SHOT TWICE
ONCE ON LIGHT
ONCE ON DARK

CITY OF ALBUQUERQUE
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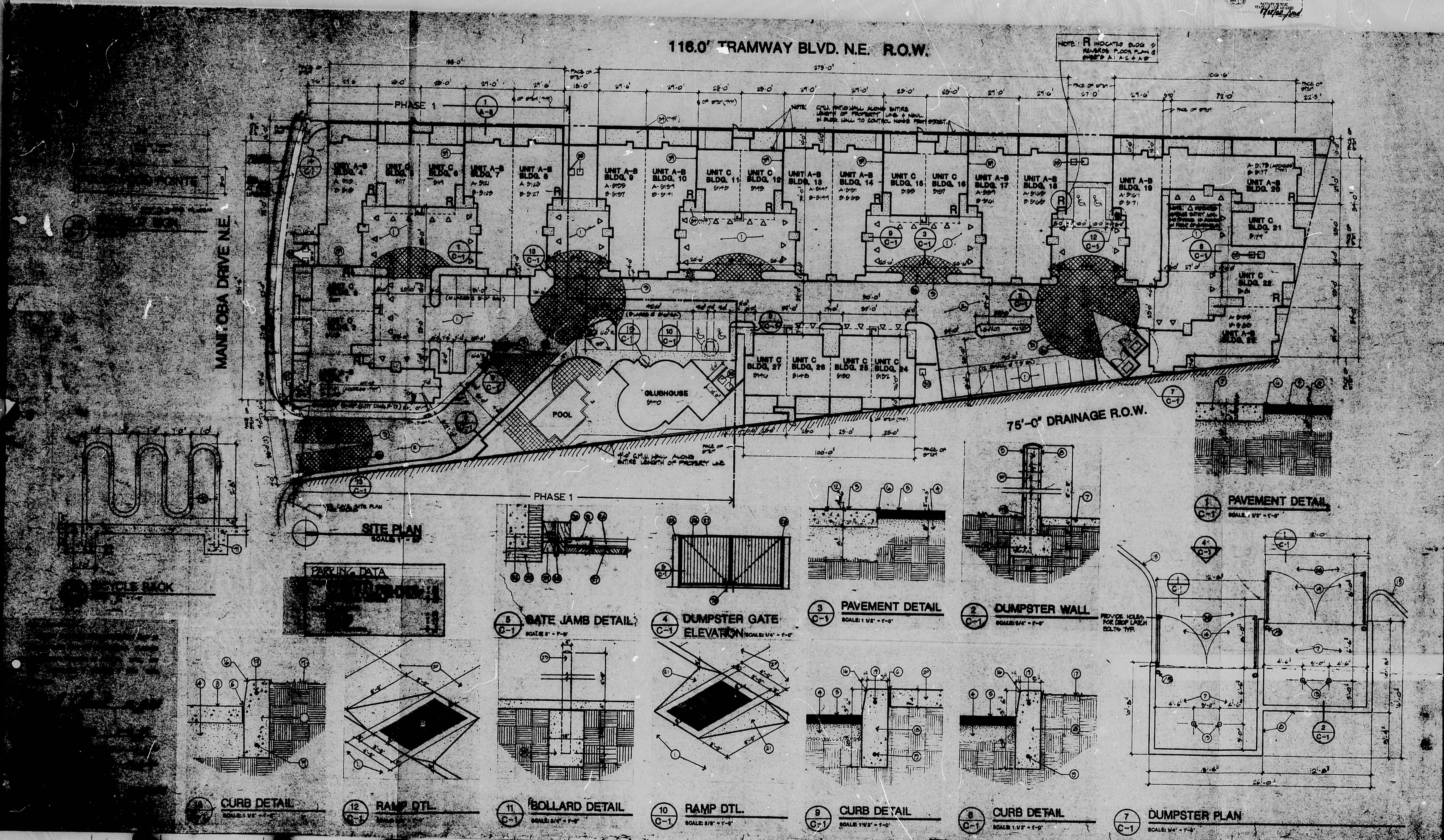
116.0' TRAMWAY BLVD. N.E. R.O.W.
MANITOBA DRIVE N.E.
75'-0" DRAINAGE R.O.W.
PHASE 1
CLUBHOUSE
POOL
GLENWOOD POINTE
BICYCLE RACK
PARKING DATA
SITE PLAN
PAVEMENT DETAIL
GATE JAMB DETAIL
DUMPSTER GATE ELEVATION
PAVEMENT DETAIL
DUMPSTER WALL
CURB DETAIL
RAMP DTL.
BOLLARD DETAIL
RAMP DTL.
CURB DETAIL
CURB DETAIL
DUMPSTER PLAN

design collaborative

KEYNOTES:

[illegible]

GENERAL NOTES:

I. CONTRACTOR TO COORDINATE ARCHITECTURAL PLANS WITH STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL PLANS FOR ROUTING, BLOCK-OUTS, STUBS, BACKING FOR EQUIPMENT, ETC.

II. IF ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS ARISE, THE LARGER SCALE DETAIL TAKES PRECEDENCE, AND THE SPECIFICATIONS GOVERN OVER ANY DRAWING.

III. THE CONTRACTOR IS TO NOTIFY THE ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR CONFLICTS IN THE CONSTRUCTION DOCUMENTS.

IV. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

V. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS ON-SITE PRIOR TO CONSTRUCTION.

revisions:

engineer

REGISTERED ARCHITECT
No. 1483

architect

SITE PLAN
AND DETAILS

RECEIVED
MAR 1 0 1987
HYDROLOGY SECTION

11055
project no.

NOV. 7, 1986
date

GLENWOOD POINTE

SHEET C-1 OF 7

E 30 D 24 C 20 B 16 A 12

CITY OF ALBUQUERQUE C D F

R# 26 DATE 3-26-02 OP E.J.P.

CITY OF ALBUQUERQUE

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11/5/02
DIRECTOR

NOTARY PUBLIC
07/08/02 Bond

PLAN SHOT TWICE
ONCE ON LIGHT
ONCE ON DARK

CITY OF ALBUQUERQUE
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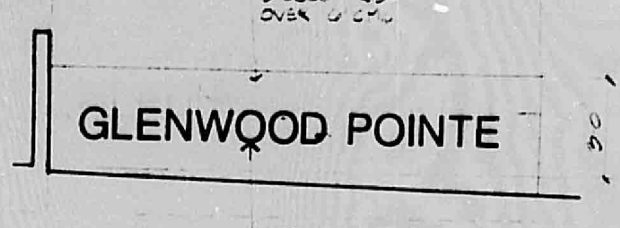
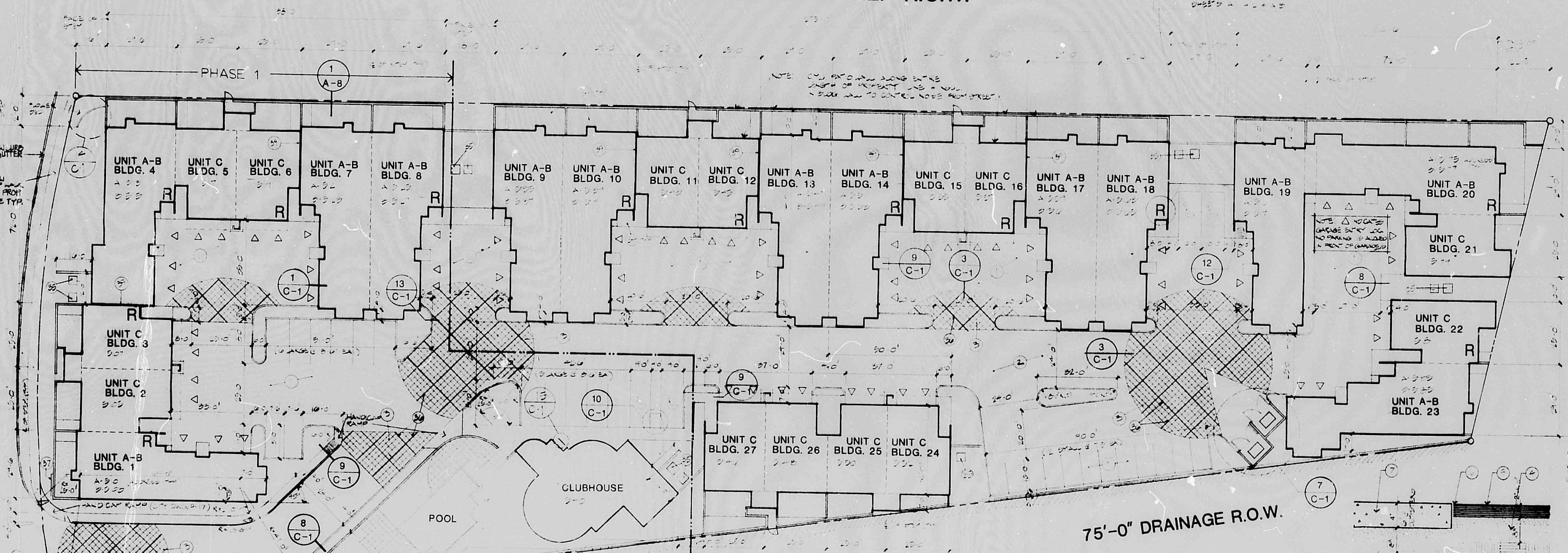
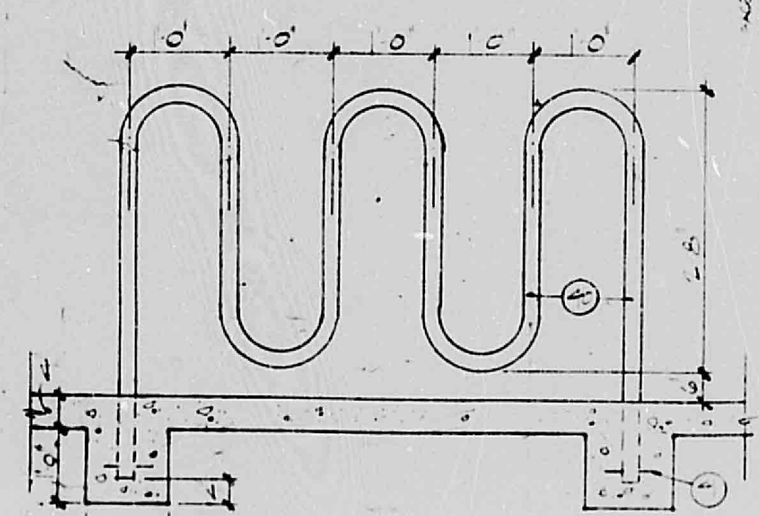

GLENWOOD POINTE

14 C-1 **PROJECT SIGN**
1/4"=1'-0"


116.0' TRAMWAY BLVD. N.E. R.O.W.
NOTE R LOCATES BLDG. [illegible] REVERSED FLOOR PLAN
PHASE 1
MANITOBA DRIVE N.E.
UNIT A-B BLDG. 4
UNIT C BLDG. 5
UNIT C BLDG. 6
UNIT A-B BLDG. 7
UNIT A-B BLDG. 8
UNIT A-B BLDG. 9
UNIT A-B BLDG. 10
UNIT C BLDG. 11
UNIT C BLDG. 12
UNIT A-B BLDG. 13
UNIT A-B BLDG. 14
UNIT C BLDG. 15
UNIT C BLDG. 16
UNIT A-B BLDG. 17
UNIT A-B BLDG. 18
UNIT A-B BLDG. 19
UNIT A-B BLDG. 20
UNIT C BLDG. 21
UNIT C BLDG. 22
UNIT A-B BLDG. 23
UNIT C BLDG. 3
UNIT C BLDG. 2
UNIT A-B BLDG. 1
UNIT C BLDG. 27
UNIT C BLDG. 26
UNIT C BLDG. 25
UNIT C BLDG. 24
CLUBHOUSE
POOL
75'-0" DRAINAGE R.O.W.
PHASE 1
SEE CIVIL SITE PLAN FOR RADIUS

**SITE PLAN**
SCALE: 1' - 20'



15 C-1 **BICYCLE RACK**
SCALE: " = 1'-0"

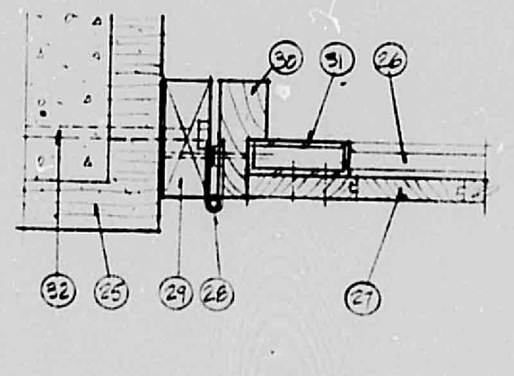
PARKING DATA

| PARKING REQUIREMENTS: | |
|---|---|
| 27-2 BR/2 BA @ 2 SPACES PER UNIT | = 54 |
| 13-1 BR/1 BA @ 1.5 SPACES PER UNIT | = 20 |
| CLUBHOUSE @ 1 SPACE PER 200 SQ.FT. | = 10 |
| TOTAL SPACES REQUIRED | = 84 |
| **PARKING PROVIDED:** | |
| GARAGES | = 66 |
| SMALL CAR | = 14 |
| LARGE CAR | = 11 |
| HANDICAP | = 4 |
| TOTAL PROVIDED | = 95 |

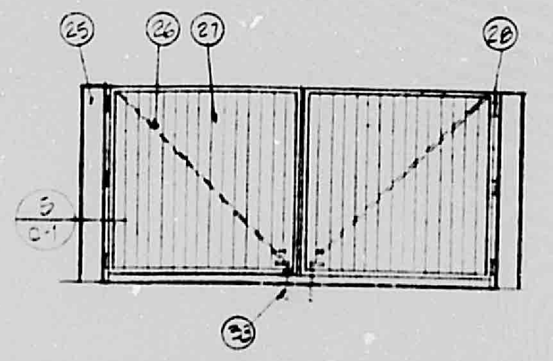
FILE # 32-77-41-2

I CERTIFY THAT THIS SITE DEVELOPMENT PLAN IS IN ACCORDANCE WITH THE ENVIROMENTAL PLANNING COMMISSION'S DECISION OF JUNE 24, 1986, AND THAT CONDITIONS 1 THROUGH 8 HAVE BEEN SATISFIED.

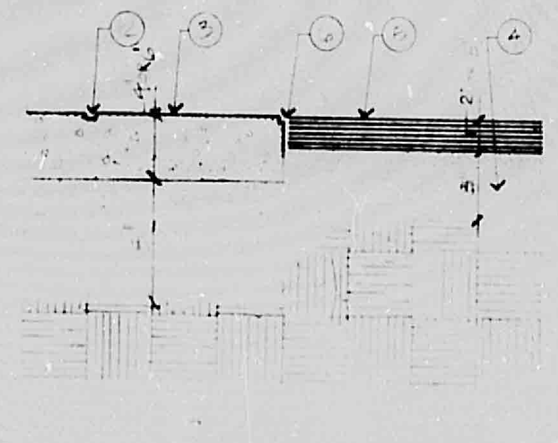
Jack Cloud 12-11-86
PLANNING DIRECTOR DATE
Fred J Aguirre 11-25-86
CITY ENGINEER - AMAFCA DATE
12-2-86
ENV. DEPT. DATE
Jon E. Eatsgaard 12-3-86
WATER RESOURCES DATE
11-25-86
PARKS AND RECREATION DATE
Stephen E. Astorga 12-2-86
DATE
Robert D. 12-4-86
TRAFFIC DATE



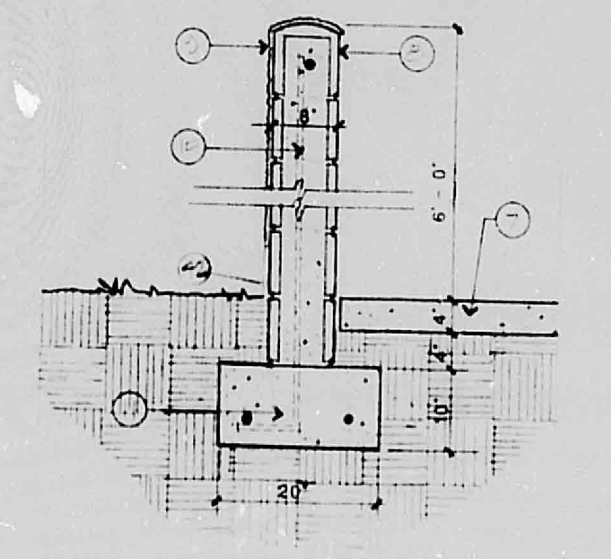
5 C-1 GATE JAMB DETAIL
SCALE: 3" = 1'-0"



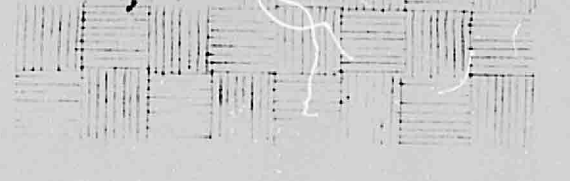
4 C-1 DUMPSTER GATE ELEVATION
SCALE: 1/4" = 1'-0"



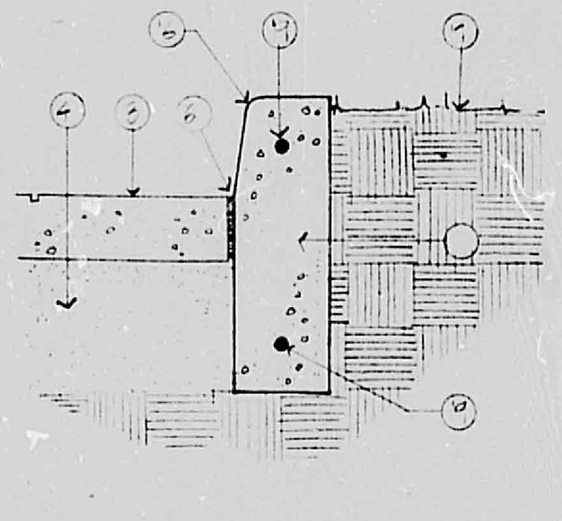
3 C-1 PAVEMENT DETAIL
SCALE: 1 1/2" = 1'-0"



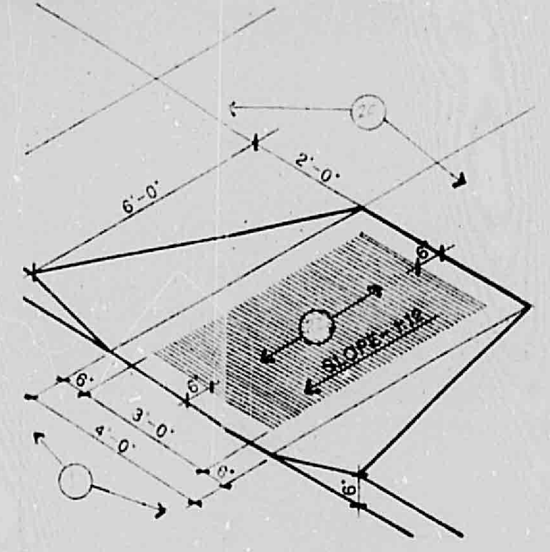
2 C-1 DUMPSTER WALL
SCALE: 3/4" = 1'-0"



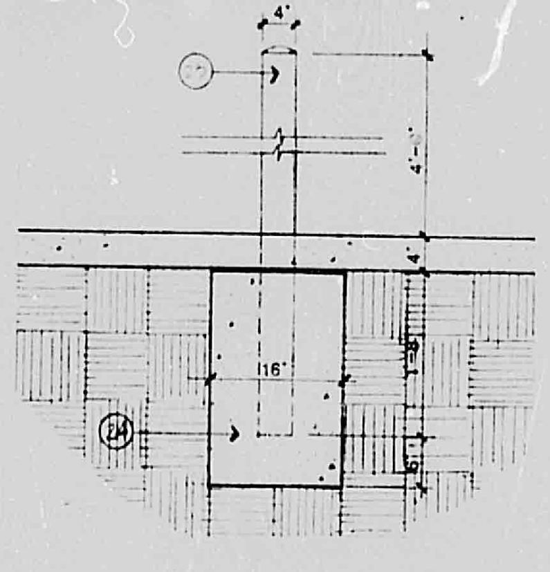
1 C-1 PAVEMENT DETAIL
SCALE: 1 1/2" = 1'-0"



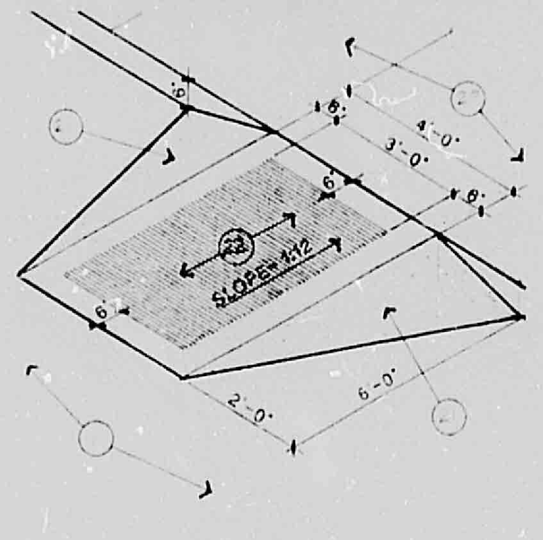
13 C-1 CURB DETAIL
SCALE: 1 1/2" = 1'-0"



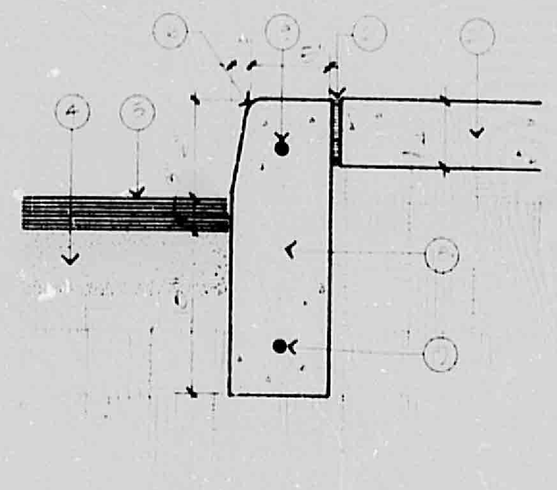
12 C-1 RAMP DTL.
SCALE: 3/8" = 1'-0"



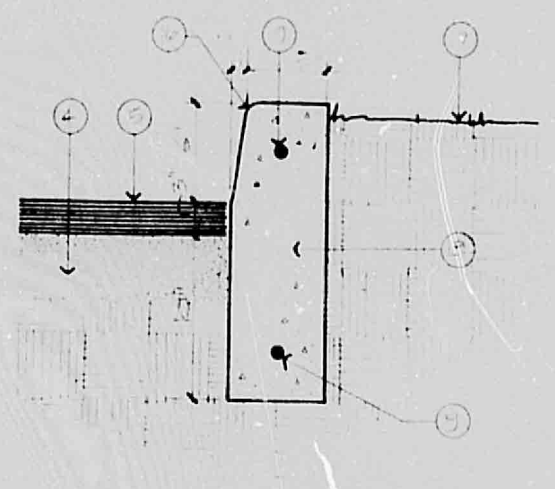
11 C-1 BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



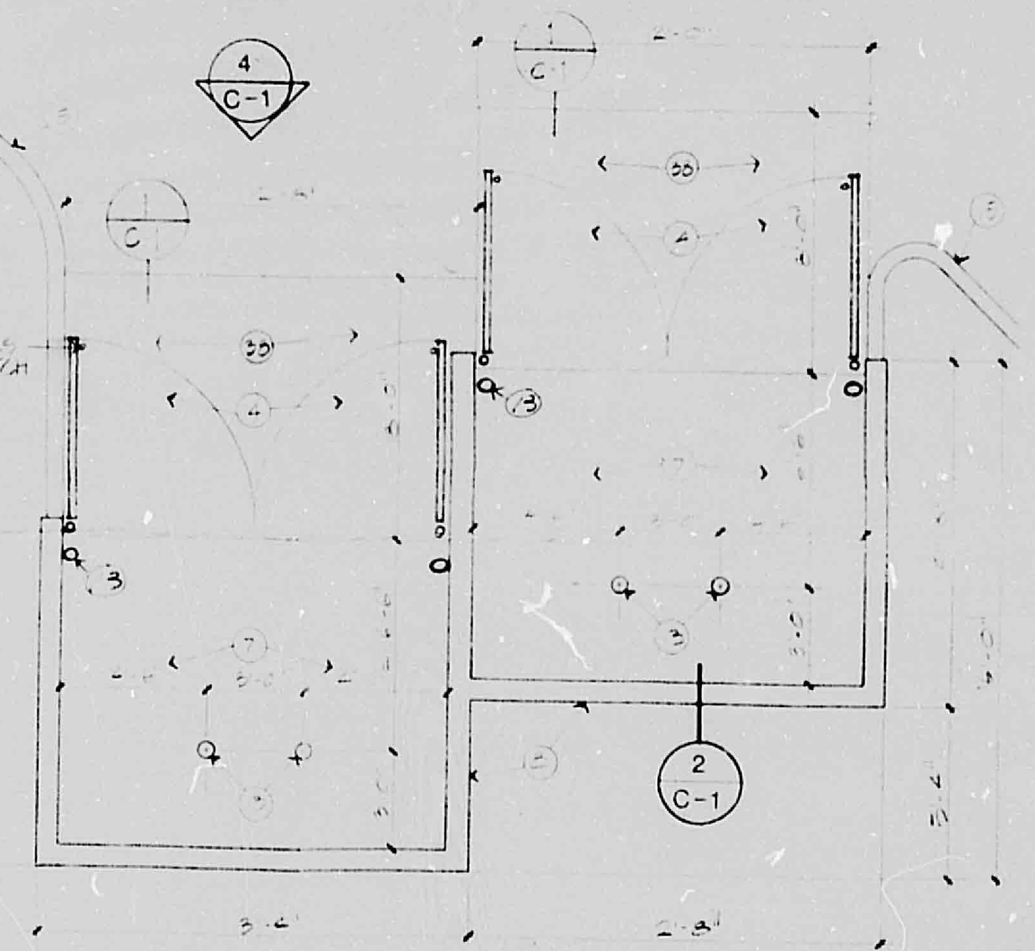
10 C-1 RAMP DTL.
SCALE: 3/8" = 1'-0"



9 C-1 CURB DETAIL
SCALE: 1 1/2" = 1'-0"



8 C-1 CURB DETAIL
SCALE: 1 1/2" = 1'-0"



7 C-1 DUMPSTER PLAN
SCALE: 1/4" = 1'-0"

**design collaborative sw**

KEYNOTES:

1. 2" ASHPALT OVER 8" PROCESSED NATURAL SOILS.
2. 3" ASPHALT OVER 8" PROCESSED NATURAL SOIL (SHADED AREA).
3. 6" THICK BOMANITE PAVING WITH 1'-0" X 1'-0" PATTERN OVER 8" P.N.S. AT SHADED AREAS - 4" THICK AT ALL AREAS.
4. 8" PROCESSED NATURAL SOIL.
5. ASPHALT PAVING.
6. EXPANSION JOINT.
7. CONCRETE SLAB
8. 8" C.M.U.
9. STUCCO FINISH.
10. GROUTED CELL WITH #4 AT 32" O.C.
11. CONCRETE FOOTING WITH 2 #4'S CONSINUOUS AND #4 DOWELS AT 32" O.C.
12. TEXTURE IN BOMANITE.
13. STEEL BOLLARDS - SEE DETAIL 11-C1.
14. DUMPSTER GATES - SEE DRAWING 4-C1.
15. CONC. CURB - SEE DETAIL 8-C1.
16. 1" RADIUS CHAMFER.
17. LANDSCAPE.
18. CONC. CURB.
19. #3 CONT.
20. CONC. SIDEWALK.
21. CONC. RAMP.
22. RUSTICATED SURFACE.
23. 4" DIA. STEEL PIPE FILLED WITH CONC.
24. 16" DIA. CONC. FOOTING.
25. C.M.U. WALL WITH 2 END CELLS FILLED AND 1 #4 IN LAST CELL.
26. 1/2" STEEL ROD DIAGONAL WELDED TO FRAME.
27. 1 X 4 T & G CEDAR GATE FACE SCREWED TO FRAME WITH SELF TAPPING GALVANIZED SCREWS.
28. 1 1/2 PAIR HEAVY DUTY BUTT HINGES PER GATE.
29. 2 X 4 PURPLE HEART JAMBS.
30. 2 X 4 REDWOOD ALL AROUND.
31. 1" X 3" STEEL TUBE ALL AROUND WITH WELDED, MITERED CORNERS.
32. 5/8" DIA. X 6" EXPANSION BOLTS, 4 PER JAMB.
33. DROP TYPE LATCH BOLTS 1'-0" LONG AT EACH GATE 1/2" DIA.
34. CONCRETE PATIO.
35. TRANSFORMER LOCATION.
36. COLD JOINT IN CONCRETE AT 10' X 10' O.C. GRID (SHOWN AS HEAVY LINES).
37. PROJECT ENTRY SIGN.
38. CONC. SLAB - 6" THICK.
39. 2 HOUR SEPERATION WALL (SEE 1-A1).
40. 2" DIA. STEEL TUBE - PRIME AND PAINT.
41. 3/8" DIA. X 3" WELD TO PIPE.
42. METAL 'J' MOLD.

GENERAL NOTES:

I. CONTRACTOR TO COORDINATE ARCHITECTURAL PLANS WITH STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL PLANS FOR ROUTING, BLOCK-OUTS, STUBS, BLOCKING FOR EQUIPMENT, ETC.

II. IF ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS ARISE THE LARGER SCALE DETAIL TAKES PRECEDENCE, AND THE SPECIFICATIONS GOVERN OVER ANY DRAWING.

III. THE CONTRACTOR IS TO NOTIFY THE ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR CONFLICTS IN THE CONSTRUCTION DOCUMENTS.

IV. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

V. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS ON-SITE PRIOR TO CONSTRUCTION

J. DAVID DEKKER
No. 1463

HYDROLOGY SECTION

SITE PLAN
AND DETAILS

11055
NOV. 7, 1986

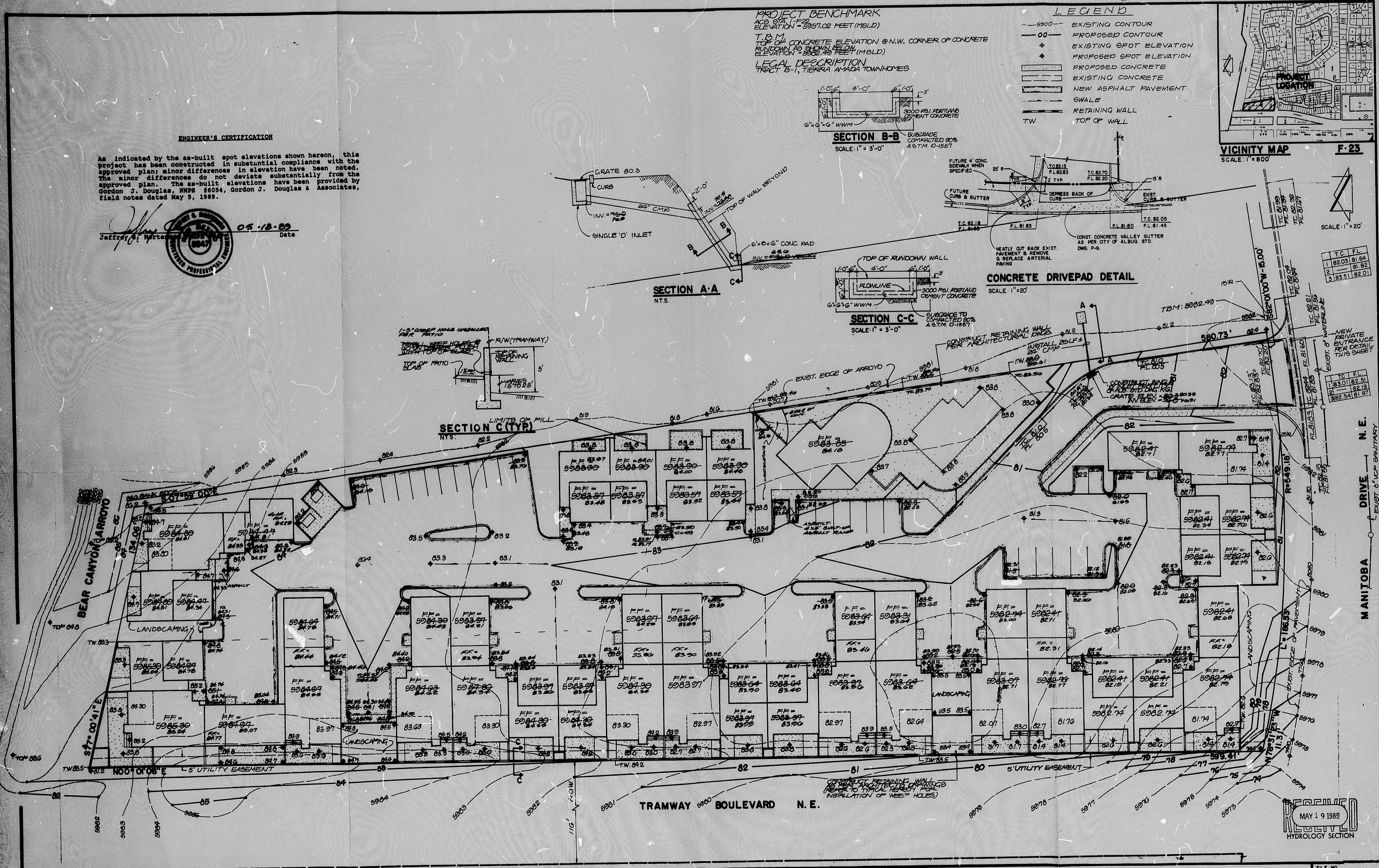
GLENWOOD POINTE
SHEET 1 OF 4
SHEET C-1 OF 7

E 30 D 24 C 20 B 16 A 12 CITY OF ALBUQERQUE C D F

PUBLIC WORKS/HYDROLOGY

2 OF 2

F23/D2A


SECTION A-A
N.T.S.
SECTION B-B
SCALE: 1" = 3'-0"
SECTION C-C
SCALE: 1" = 3'-0"
SECTION C (TYP)
N.T.S.
CONCRETE DRIVEPAD DETAIL
SCALE 1" = 20'
VICINITY MAP
SCALE: 1" = 800'
F-23
PROJECT LOCATION
BEAR CANYON ARROYO
TRAMWAY BOULEVARD N.E.
MANITOBA DRIVE N.E.
LANDSCAPING
5' UTILITY EASEMENT
TBM: 5982.49

**PROJECT BENCHMARK**
ACS STA. 1-F22
ELEVATION = 5957.02 FEET (MSLD)

**T.B.M.**
TOP OF CONCRETE ELEVATION @ N.W. CORNER OF CONCRETE RUNDOWN AS SHOWN BELOW.
ELEVATION = 5982.49 FEET (MSLD)

**LEGAL DESCRIPTION**
TRACT B-1, TIERRA AMADA TOWNHOMES

**LEGEND**

| | |
|---|---|
| --5900-- | EXISTING CONTOUR |
| —00— | PROPOSED CONTOUR |
| ⊕ | EXISTING SPOT ELEVATION |
| ◆ | PROPOSED SPOT ELEVATION |
| ▨ | PROPOSED CONCRETE |
| ▭ | EXISTING CONCRETE |
| ▬ | NEW ASPHALT PAVEMENT |
| ···→···→ | SWALE |
| ━ | RETAINING WALL |
| T.W. | TOP OF WALL |

**ENGINEER'S CERTIFICATION**

As indicated by the as-built spot elevations shown hereon, this project has been constructed in substantial compliance with the approved plan; minor differences in elevation have been noted. The minor differences do not deviate substantially from the approved plan. The as-built elevations have been provided by Gordon J. Douglas, NMPS #6054, Gordon J. Douglas & Associates, field notes dated May 5, 1989.

Jeffrey G. Mortensen 05-18-89
Jeffrey G. Mortensen — Date

8547

RECEIVED
MAY 19 1989
HYDROLOGY SECTION

| | | |
|---|---|---|
| JEFF MORTENSEN & ASSOCIATES, INC.<br>811 DALLAS, N.E. ALBUQUERQUE, NM 87110<br>ENGINEERS TELEPHONE (505) 265-5611 | | |
| DESIGNED BY J.M.A. | JOB NO. 60695 | DRAINAGE CERTIFICATION |
| DRAWN BY: J.M.A. | | GLENWOOD POINTE |
| APPROVED J.G.M. | DATE 5-89 | SHEET 1 OF 1 |

| NO. | DATE | BY | REVISIONS |
|---|---|---|---|
| | | | |

CITY OF ALBUQUERQUE
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R# 26 DATE 3-26-02 OP E.S.P.

CITY OF ALBUQUERQUE

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11/5/02
DIRECTOR

Roberta Duran
NOTARY PUBLIC

OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO
7/02/02

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