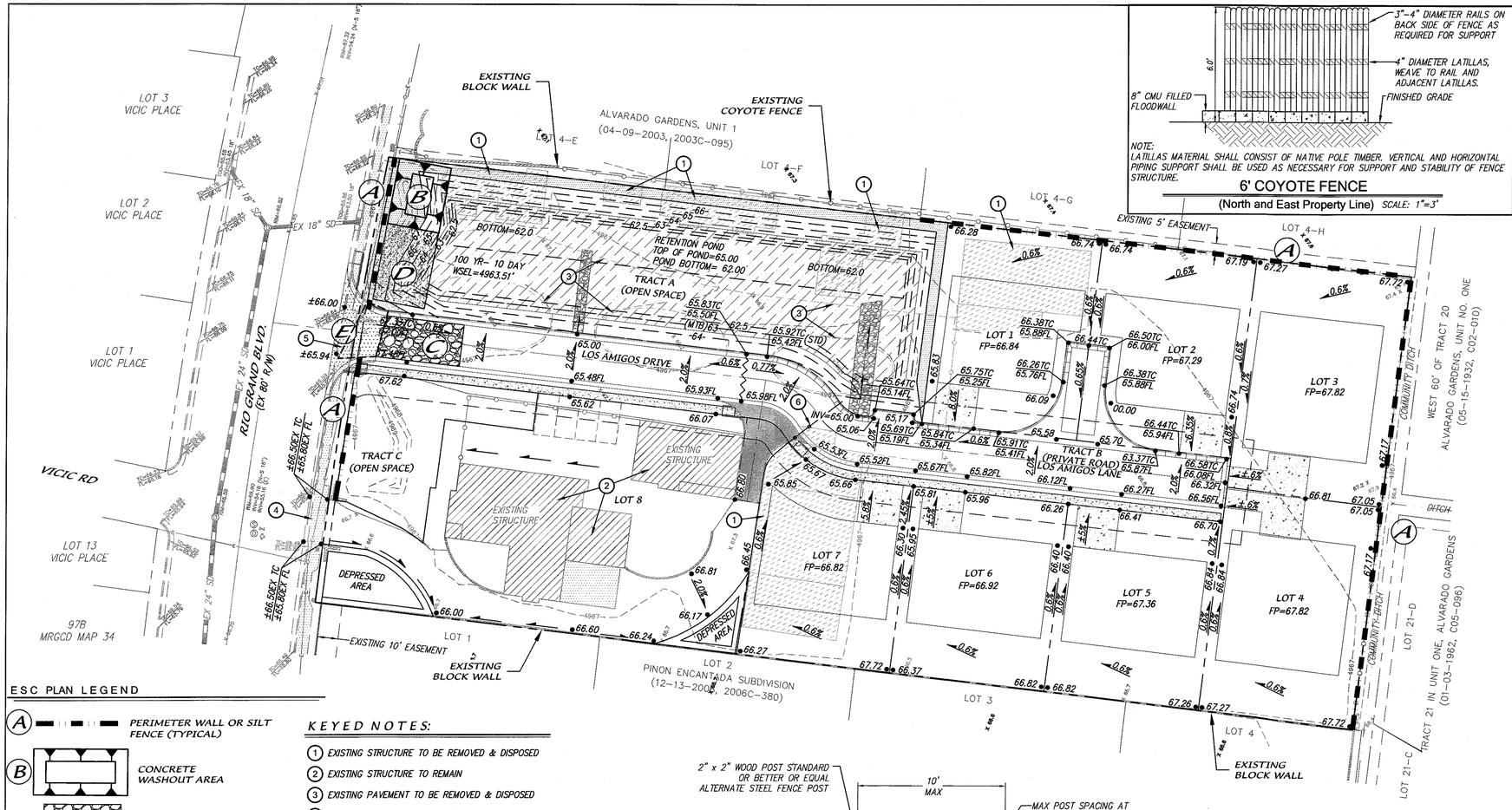
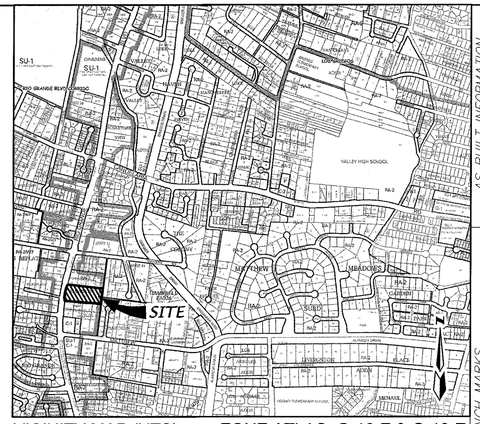


NOTE:
LATILLAS MATERIAL SHALL CONSIST OF NATIVE POLE TIMBER, VERTICAL AND HORIZONTAL PIPING SUPPORT SHALL BE USED AS NECESSARY FOR SUPPORT AND STABILITY OF FENCE STRUCTURE.

6' COYOTE FENCE

(North and East Property Line) SCALE: 1"=3'



VICINITY MAP (NTS) ZONE ATLAS: G-12-Z & G-13-Z

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN PROJECT SECTION 1 & 6, TOWNSHIP 10 NORTH, RANGE 2 & 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF LOT 34, ALVARADO GARDENS AS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO AND CONTAINS 2.617 ACRES MORE OR LESS.

NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
6. SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.
7. ALL SITE WALLS SHALL CONFORM TO THE GENERAL HEIGHT AND DESIGN REGULATIONS CONTAINED IN SECTION 14-16-3-19 OF THE CITY ZONING CODE.

PERIMETER WALL NOTES

ANY FENCING ALONG THE WEST PROPERTY BOUNDARY (ADJACENT TO RIO GRANDE BLVD.) SHALL MAINTAIN PUBLIC VIEW AND ANY NON-TRANSPARENT WALL CONSTRUCTED SHALL NOT EXCEED 3 FEET IN HEIGHT. WALLS ALONG THE NORTH, EAST AND SOUTH PROPERTY LINE MAY NOT EXCEED 6 FEET IN HEIGHT. A COYOTE FENCE SHALL BE CONSTRUCTED ALONG THE NORTH AND EAST PROPERTY LINE AS DETAILED ON THIS SHEET. SOME AREAS ALONG THE NORTH PROPERTY LINE HAVE AN EXISTING COYOTE FENCE AND CMU/STUCCO WALL. THESE AREAS WILL NOT REQUIRE A NEW COYOTE FENCE TO BE CONSTRUCTED. ALONG THE SOUTH PROPERTY BOUNDARY THERE IS AN EXISTING CMU WALL THAT SHALL REMAIN.

GRADING AND DRAINAGE PLAN

EXISTING CONDITIONS – PROJECT SITE IS BASICALLY FLAT. RAINFALL ON THE SITE REMAINS ON THE SITE. NO OFF-SITE RUNOFF ENTERS THE SITE FROM ANY DIRECTION. THERE ARE A COUPLE OF DEPRESSION AREAS ON SITE THAT COLLECT RUNOFF FROM THE SITE.

PROPOSED CONDITIONS – RUNOFF FROM EACH OF THE 7 LOTS IN THE CLUSTER DEVELOPMENT WILL FLOW TO THE STREET AND BE CONVEYED AS SURFACE STREET RUNOFF TO THE OPEN SPACE RETENTION POND ON TRACT A. THE RETENTION POND IS DESIGNED FOR THE 100 YEAR-10 DAY STORM VOLUME WHICH IS 15,345 CU.FT. THE MAXIMUM WATER SURFACE ELEVATION AT THIS VOLUME IS 4966.0 FEET.

LANDSCAPE BUFFER NOTES:

1. FINAL GRADE OF DIRT TO BE 1 TO 2 INCHES BELOW TOP OF CURB AND TOP OF SIDEWALK GRADE.
2. SURFACE BETWEEN BACK OF CURB AND SIDEWALK TO BE COVERED WITH GRAVEL MULCH (MINIMUM 3/4") OR LANDSCAPE COBBLES. DO NOT FILL ENTIRE SWALE.
3. LANDSCAPE FABRIC IS RECOMMENDED, BUT NOT REQUIRED, BETWEEN THE DIRT AND THE STONE. IF LANDSCAPE FABRIC IS TO BE USED IT IS TO BE PERMEABLE.

ESC PLAN LEGEND

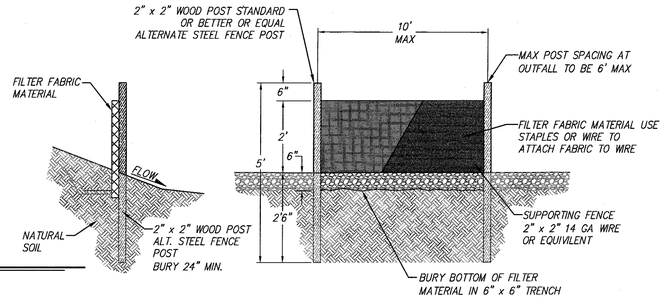
- (A) PERIMETER WALL OR SILT FENCE (TYPICAL)
- (B) CONCRETE WASHOUT AREA
- (C) COMPACTED CONSTRUCTION ENTRANCE
- (D) DUMPSTER AREA
- (E) TEMPORARY CONSTRUCTION ACCESS ROAD

KEYED NOTES:

1. EXISTING STRUCTURE TO BE REMOVED & DISPOSED
2. EXISTING STRUCTURE TO REMAIN
3. EXISTING PAVEMENT TO BE REMOVED & DISPOSED
4. EXISTING DRIVE PAD TO REMAIN
5. EXISTING DRIVE PAD TO BE REMOVED & DISPOSED
6. NEW ACCESS GATE FOR PRIVATE ROADWAY

LEGEND

4967	EXISTING CONTOUR (MINOR)
	EXISTING CURB AND GUTTER
	EXISTING CONCRETE
	EXISTING WALL
	EXISTING FENCE – IRON PIPE/CHAIN LINK
TC= FL=	EXISTING TOP CURB/FLOW LINE
X 65.00	EXISTING SPOT ELEVATION
S	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER CLEANOUT
D	EXISTING STORM DRAIN MANHOLE
	EXISTING CATCH BASIN/DROP INLET
E	EXISTING OVERHEAD ELECTRIC/UTILITY LINE
	EXISTING POLE
	EXISTING ANCHOR
E	EXISTING ELECTRIC TRANSFORMER/PEDESTAL
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING SIGN
	EXISTING BOLLARD
	EXISTING TELEPHONE/FIBER OPTIC PEDESTAL
	NEW ESTATE/MOUNTABLE CURB & GUTTER
	NEW 6" STANDARD CURB & GUTTER
	NEW LOT/PROPERTYLINE
	NEW SIDEWALK
	NEW FLOW DIRECTION ARROW
0.7%	NEW SLOPE
●66.60	NEW SPOT ELEVATION
66.96TC 66.46FL	NEW TOP OF CURB ELEVATION NEW FLOWLINE ELEVATION
FF=68.79	NEW FINISHED FLOOR ELEVATION
	NEW PAVEMENT
	EXISTING BUILDING TO REMAIN
	EXISTING BUILDING (REMOVE & DISPOSE)
	WATERBLOCK
	WSEL FOR 100 YR-10 DAY STORM (4963.51')



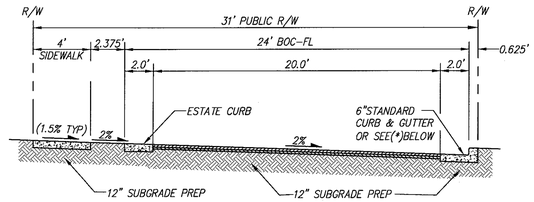
SILT FENCE FOR SEDIMENT CONTROL

N.T.S.

EROSION CONTROL
(PRIOR TO LANDSCAPE INSTALLATION)

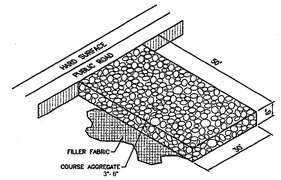
SCALE: 1"=5'

SEE SHEET 102 FOR OFF-SITE POND



STREET SECTION DETAIL

LOS AMIGOS LANE (STANDARD C&G) SCALE: 1"=5'
(*) LOS AMIGOS DRIVE (MOUNTABLE C&G)



STABILIZED CONSTRUCTION ENTRANCE

30' 15' 0 30' 60'

SCALE: 1" = 30'

AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY DATE
INSPECTOR'S CHANGES BY DATE
FIELD VERIFICATION BY DATE
DRAWING CORRECTED BY DATE

MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
AGRS Brass Cap stamped "3-G12"
From the intersection of I-40 and Rio Gramde Boulevard NW, travel north on Rio Grande Boulevard 0.9 miles to the intersection with Matthew Ave. and the station on the left.
Geographic Position, in feet (NAD83)
N.M. State Plane Coordinates (Central Zone)
Elevation, in feet (NAVD88) = 4965.946

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

DIANNE HOELLER NEW MEXICO 11967 REGISTERED PROFESSIONAL ENGINEER
3-22-19

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY DLH	09/18
		DRAWN BY DER	09/18
		CHECKED BY DMG	09/18

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE:
CINNAMON MORNING CLUSTER DEVELOPMENT EROSION AND SEDIMENT CONTROL PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. | ZONE MAP NO. G-12/G-13 | SHEET OF

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