

FIRM MAP PANEL # 119 G

GRADING & DRAINAGE PLAN

THE 8-UNIT DUPLEX APARTMENT PROJECT IS LOCATED IN LOS GRIEGOS SECTION OF ALBUQUERQUE'S NORTH VALLEY APPROXIMATELY 3 MILES NORTH OF THE DOWNTOWN CORE OF ALBUQUERQUE, NM. THE GRADING & DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE BERNALILLO COUNTY FLOOD HAZARD ORDINANCE, NO.88-46, AND THE CITY STORM DRAINAGE ORDINANCE. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR BUILDING PERMIT. THE PLAN SHOWS:

1. EXISTING CONTOURS, AND SPOT ELEVATIONS AND EXISTING DRAINAGE PATTERNS AND EXISTING IMPROVEMENTS INCLUDING EXISTING FLATWORK.
2. PROPOSED IMPROVEMENTS: 5080 SF TOTAL BUILDING STRUCTURE(S), NEW ASPHALT DRIVEWAY AND PARKING, NEW LANDSCAPING, GRADE ELEVATIONS, WALLS, FLATWORK AND PROPOSED ELEVATIONS.
3. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
4. QUANTIFICATION AND ACCEPTANCE OF UPSTREAM OFF-SITE FLOWS WHICH CONTRIBUTE TO THE DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS.

THE PURPOSE OF THE PLAN IS TO ESTABLISH CRITERIA FOR CONTROLLING STORM RUNOFF AND EROSION, AND ESSENTIALLY ALLOWING HISTORIC FLOWS TO CONTINUE TO DRAIN THROUGH THE PROPERTY. PRESENTLY, THE SITE IS BOUNDED ON THE SOUTH BY RESIDENTIAL USE TO THE WEST BY A RESIDENT. 12TH STREET CLASSIFIED BY THE CITY AS MINOR ARTERIAL IS ON THE EAST - PAVED WITH CURB, GUTTER AND 4' SIDEWALK, AND MAINTAINED BY THE CITY OF ALBUQUERQUE. THE SITE CURRENTLY HAS SLOPES AT 0 TO 1% BUT IS GENERALLY FLAT.

HISTORICAL SITE RUNOFF OUTFALL LOCATIONS WILL REMAIN UNCHANGED. SINCE 12TH STREET IS IMPROVED ONLY MINIMAL GRADING (ACCESS RECONSTRUCTION) IS PROPOSED WITHIN THE CITY R.O.W. FREE DISCHARGE OF DEVELOPED FLOW IS ACCEPTABLE SINCE THE TOTAL INCREASE OF DEVELOPED FLOW IS MINIMAL, AND CAPACITY EXISTS DOWNSTREAM. THIS PLAN ROUTES DEVELOPED RUNOFF THROUGH/TO THE PROPOSED LANDSCAPE AREAS. THE SITE IS NOT IMPACTED ADVERSELY BY ANY OFF-SITE DRAINAGE FLOWS.

CALCULATIONS

DESIGN CRITERIA

HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM) REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE ADOPTED BY THE COUNTY OF BERNALILLO
DISCHARGE RATE: $Q = \text{PEAK} \times \text{AREA}$. Peak Discharge Rates for Small Watersheds
VOLUMETRIC DISCHARGE: $\text{VOLUME} = E_{\text{Weighted}} \times \text{AREA}$
 $P100 = 2.35$ inches, Zone 2 Time of Concentration, $TC = 10$ Minutes
DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [] = 10 YEAR VALUES

EXISTING CONDITIONS

TOTAL AREA = 0.36 ACRES, WHERE EXCESS PRECIP. "W" = 1.13 in. [0.52]
PEAK DISCHARGE, $Q100 = 1.13 \text{ CFS}$ [0.6] WHERE UNIT PEAK DISCHARGE "W" = 3.10 CFS/AC. [1.7]
THEREFORE: $\text{VOLUME } 100 = 1476 \text{ CF}$ [679]

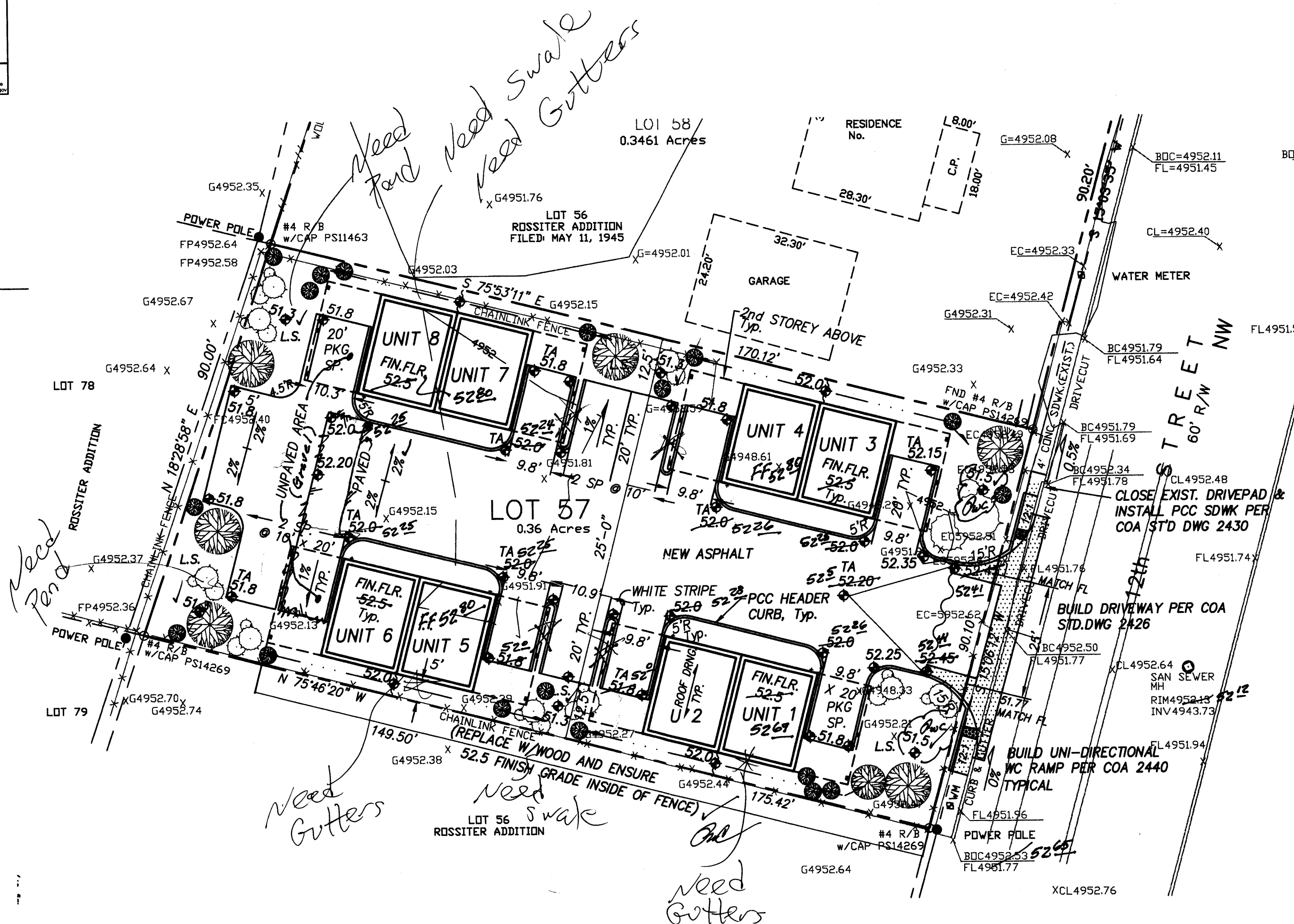
DEVELOPED CONDITIONS

DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA

	AREA	LAND TREATMENT	Q_{Peak}	E
UNDEVELOPED	Ac.	A	1.56[0.38]	0.53[0.13]
LANDSCAPING	0.08 Ac.(22%)	B	2.28[0.95]	0.78[0.28]
GRAVEL & COMPACTED SOIL	0.05 Ac.(14%)	C	3.14[1.71]	1.13[0.52]
ROOF - PAVEMENT	0.23 Ac.(64%)	D	4.70[3.14]	2.12[1.34]
	0.36 Ac.			

THEREFORE: $E_{\text{Weighted}} = 1.67 \text{ in.}[1]$ &
 $Q100 = 1.4 \text{ CFS}$ VOLUME 100 = 2182 CF
 $Q10 = 0.8 \text{ CFS}$ VOLUME 10 = 1254 CF

RECOMMEND: ROUTE DEVELOPED RUNOFF THROUGH UPGRADED SOFT LANDSCAPING INCLUDING DEPRESSED LANDSCAPING IN THE NEW COURTYARDS AS SHOWN.
ESTIMATE DEPRESSED LS VOLUME: $(.07 \text{ AC} \times 43560) / 2 \times 0.5' = 762 \text{ C.F.}$



DRAINAGE CERTIFICATION

I, PHILIP W. CLARK, NMPE 10265, OF THE FIRM CLARK CONSULTING ENGINEERS, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 7-8-14. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AS SUPPLEMENTAL DATA TO THE ORIGINAL TOPOGRAPHIC SURVEY PREPARED BY TONY HARRIS, NMPS 11463, OF THE FIRM HARRIS SURVEYING IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR "CERTIFICATE OF OCCUPANCY".

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Philip W. Clark, NMPE 10265
10/7/15



I, PHILIP W. CLARK, A PROFESSIONAL ENGINEER LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE VISITED THE SITE SHOWN HEREON, AND THAT THE CONTOURS SHOWN REPRESENT THE EXISTING GROUND CONDITIONS, AND DO FURTHER CERTIFY THAT NO EARTHWORK OF ANY KIND, NOR ANY DISTURBANCE OF THE EXISTING GROUND HAS OCCURRED ON THIS SITE SINCE THE CONTOURS WERE DETERMINED.

PHILIP W. CLARK NMPE #10265



VICINITY MAP ZONE G-14

NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 8TH UPDATE W/ AMMENDS.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
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 LANDSCAPING AREA SHALL BE SOFT-LINED WITH NATIVE VEGETATION AND/OR GRAVEL. ASPHALT PARKING AREA SHALL DRAIN DIRECTLY TO NEW DEPRESSED LANDSCAPE AREAS.
5. CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
6. REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1011, NATIVE SEED MIX.
7. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3 HORIZONTAL TO 1 VERTICAL, 3:1. ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.

LEGEND

EXIST. SPOT ELEVATION	+24.0
EXIST. CONTOUR	10
NEW SPOT ELEVATION (FINISH)	24.0
NEW CONTOUR	12
NEW SWALE	
DRAINAGE DIRECTION, EXISTING	
NEW CONCRETE CURB (0.5' HEIGHT)	
NEW P.C.C., CONCRETE	
TOP OF CURB, EXISTING	TC
TOP OF ASPHALT	TA
FLOWLINE	FL
EXISTING POWER POLE	O.P.P.
FACE OF CURB/FACE OF CURB	F-F
WATER BLOCK	

PROJECT DATA

LEGAL DESCRIPTION

LOT 57, ROSSITER ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

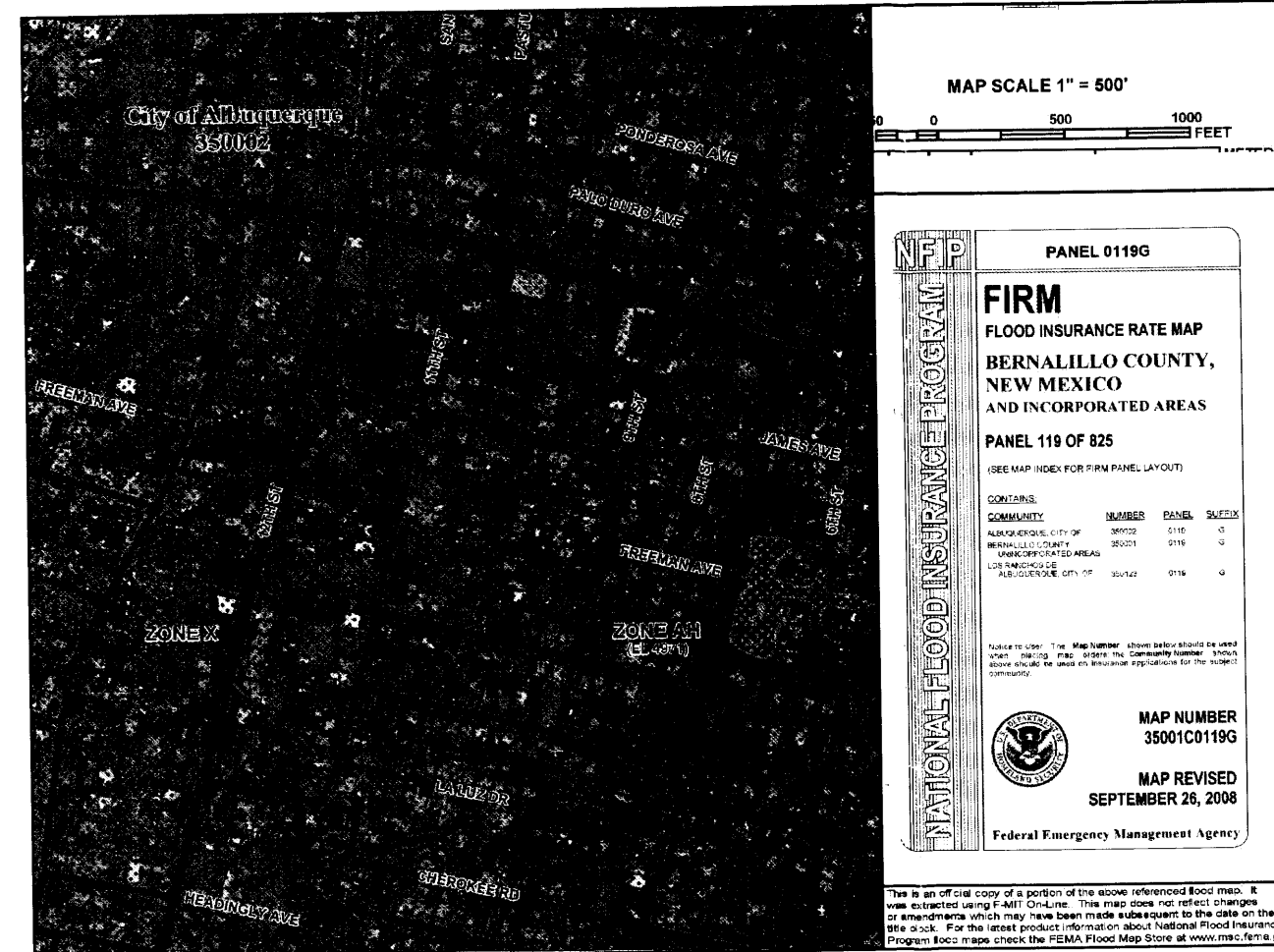
PROJECT BENCHMARK

TOP OF EXISTING NORTH RIM OF SANITARY SEWER RING LOCATED IN 12TH STREET MSL ELEVATION = 4952.13, AS TIED FROM COA 3-1/4" DIAMETER ALUM DISK SET IN TOP OF CURB, 17'-F13, MSL, NAVD 88, 4973.33

TOPOGRAPHIC DESIGN SURVEY

PROVIDED BY HARRIS SURVEYING INC, DATED SEPTEMBER 2007, UPDATED AND FIELD SUPPLEMENTED BY CLARK CONSULTING ENGINEERS, MAY 2014.

Clark Consulting Engineers			
19 Ryan Road Edgewood, New Mexico 87015			
Tele: (505) 281-2444		Fax: (505) 281-2444	
DATE	REVISION	LOT 57 ROSSITER ADDITION ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO	
7/8/14	ADDR. COA	4421 12TH STREET NW	
4/14/15	AS-BUILT	THE BACA DUPLEXES (4)	
10/7/15	Check	Grading & Drainage Plan	
DESIGNED BY: PWC	DRAWN BY: COE	JOB # BBACA	1 OF 1
CHECKED BY: PWC	DATE: JUNE 2014	FILE # G/D	



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GRADING & DRAINAGE PLAN

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DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA

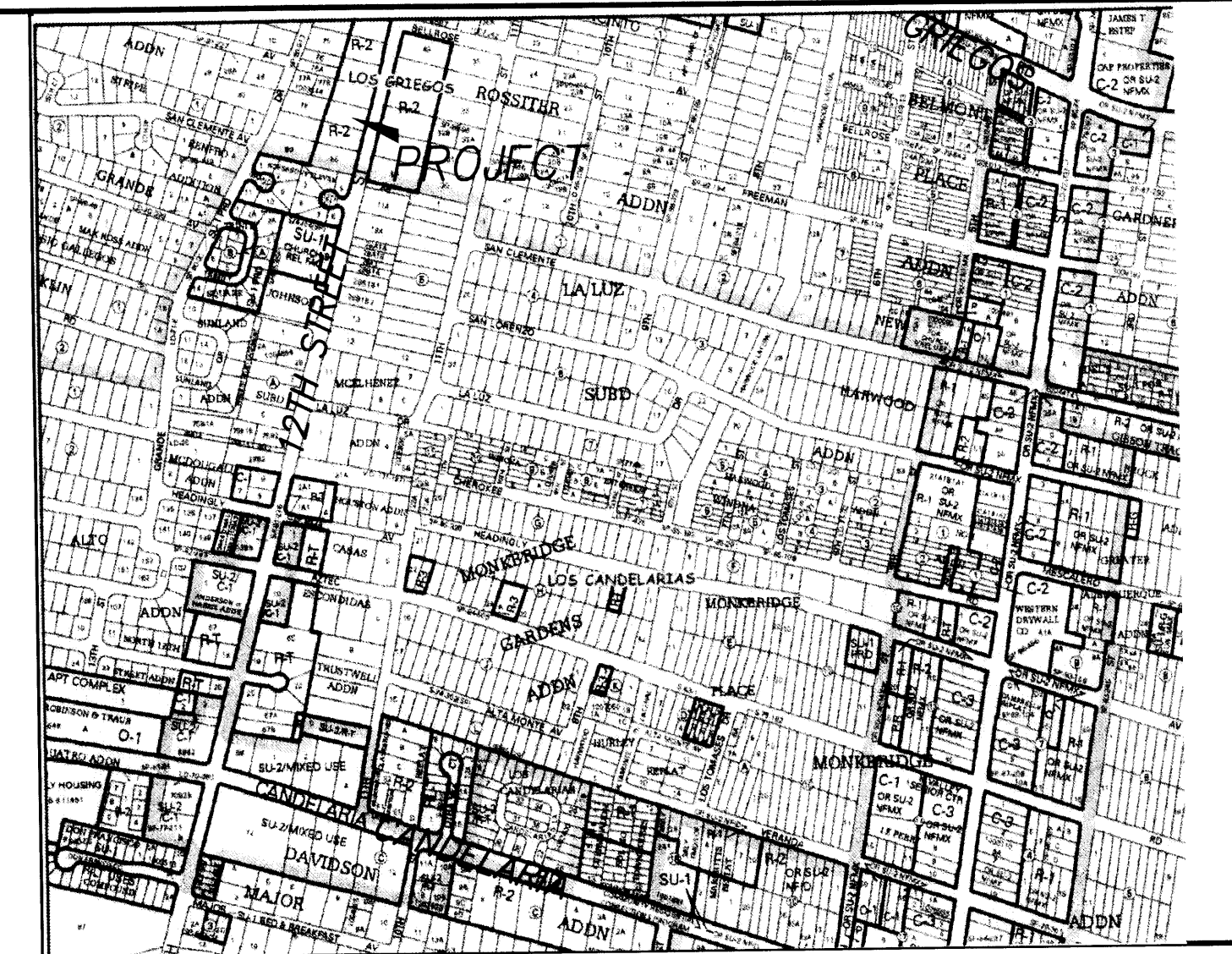
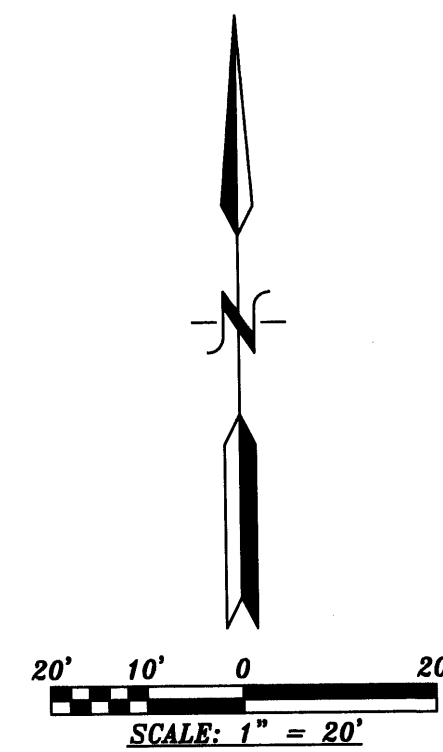
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RECOMMEND: ROUTE DEVELOPED RUNOFF THROUGH UPGRADED SOFT LANDSCAPING INCLUDING DEPRESSED LANDSCAPING IN THE NEW COURTYARDS AS SHOWN. ESTIMATE DEPRESSED LS VOLUME: $(.07 AC \times 43560) / 2 \times 0.5' = 762$ CF

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PHILIP W. CLARK NMPE #10265



VICINITY MAP ZONE G-14

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LEGEND

EXIST. SPOT ELEVATION	+24.0
EXIST. CONTOUR	10
NEW SPOT ELEVATION (FINISH)	24.0
NEW CONTOUR	12
NEW SWALE	
DRAINAGE DIRECTION, EXISTING	
NEW CONCRETE CURB (0.5' HEIGHT)	
NEW P.C.C., CONCRETE	
TOP OF CURB, EXISTING	TC
TOP OF ASPHALT	TA
FLOWLINE	FL
EXISTING POWER POLE	P.P.
FACE OF CURB/FACE OF CURB	F-F
WATER BLOCK	

PROJECT DATA

LEGAL DESCRIPTION

LOT 57, ROSSITER ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PROJECT BENCHMARK

TOP OF EXISTING NORTH RIM OF SANITARY SEWER RING LOCATED IN 12TH STREET MSL ELEVATION = 4952.13, AS TIED FROM COA 3-1/4" DIAMETER ALUM DISK SET IN TOP OF CURB, 17-F13, MSL, NAVD 88, 4973.33

TOPOGRAPHIC DESIGN SURVEY

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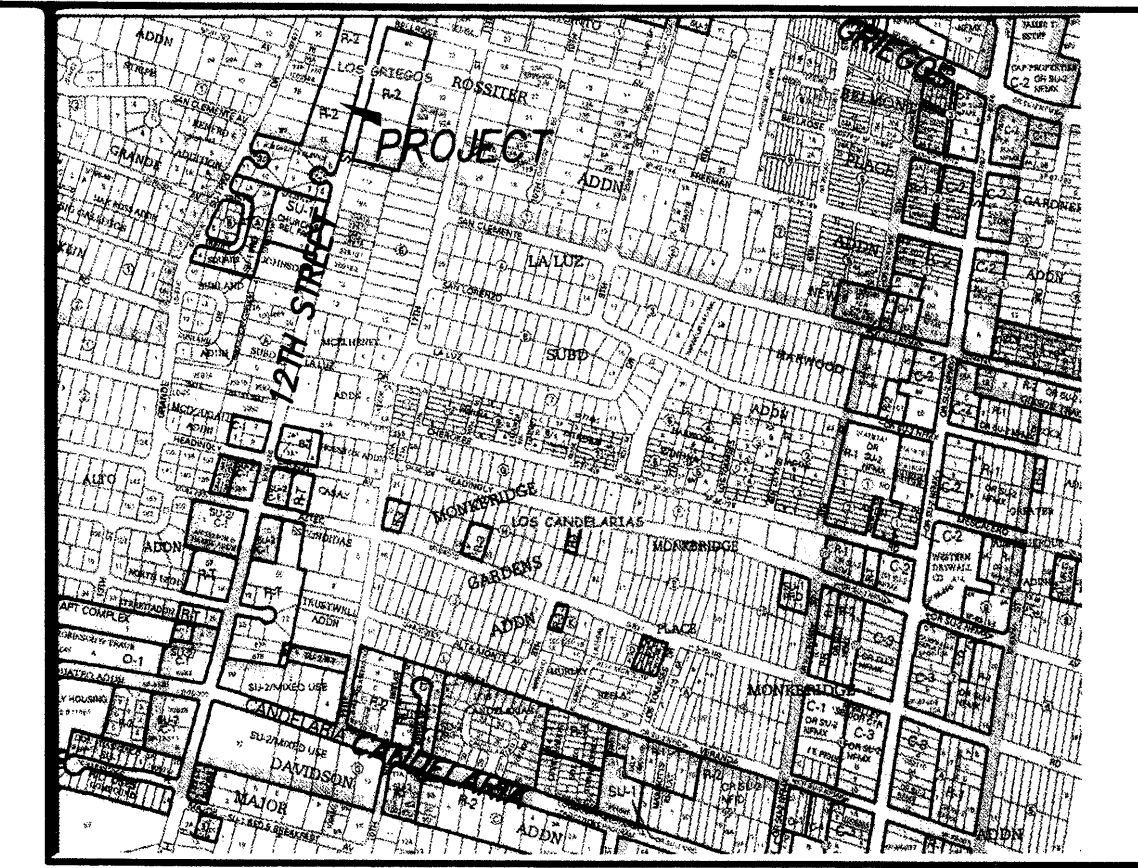
Clark Consulting Engineers

19 Ryan Road
Edgewood, New Mexico 87015

Tele: (505) 281-2444 Fax: (505) 281-2444

DATE	REVISION	LOT 57 ROSSITER ADDITION ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO 4421 12TH STREET NW THE BACA DUPLEXES (4) Grading & Drainage Plan

DESIGNED BY: PWC DRAWN BY: CCE JOB #: BBACA
CHECKED BY: PWC DATE: JUNE 2014 FILE #: G/D 1 OF 1



VICINITY MAP

G-14

NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 8TH UPDATE W/ AMENDMENTS.
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5. ALL TRAFFIC ELEMENTS SHOWN SHALL BE CONSTRUCTED FROM THIS SHEET, AND REQUIRED FOR CERTIFICATE OF OCCUPANCY. A TEMPORARY C.O. SHALL NOT BE ISSUED.
6. A DESIGN VARIANCE TO ALLOW THE 4' WIDE SIDEWALK ALONG 12TH ST. HAS BEEN REQUESTED.
- ⑦ TYPICAL FULL LENGTH 18"W X 4'-0"L TACTILE PATTERN RAISED TRUNCATED DOMES PER ANSI-A117.1 2008. & ADDAG.
- ⑧ TYPICAL RAMP SLOPE 12:1 WITH BROOM FINISH CONCRETE.
- ⑨ Crush Concrete base course, BUILT *As-Built* (CCBC per V/ean)

LEGEND

EXIST. SPOT ELEVATION	+24.0
EXIST. CONTOUR	10
NEW SPOT ELEVATION	+24.0
TOP OF ASPHALT	TA
NEW SWALE	
NEW CONCRETE CURB (0.5' HEIGHT)	
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FACE OF CURB/FACE OF CURB	F-F
WATER BLOCK	

PROJECT DATA

LEGAL DESCRIPTION

LOT 57, ROSSITER ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PARKING CALCULATIONS - R2 ZONING

8 UNITS X 1.5 = 12..... < 1000 SF EACH UNIT
LESS 10% BUS RTE. < 1 UNIT > = 11 SPACES REQUIRED
PARKING SPACES PROVIDED: 12' 11' spaces *Jan*

TOPOGRAPHIC DESIGN SURVEY

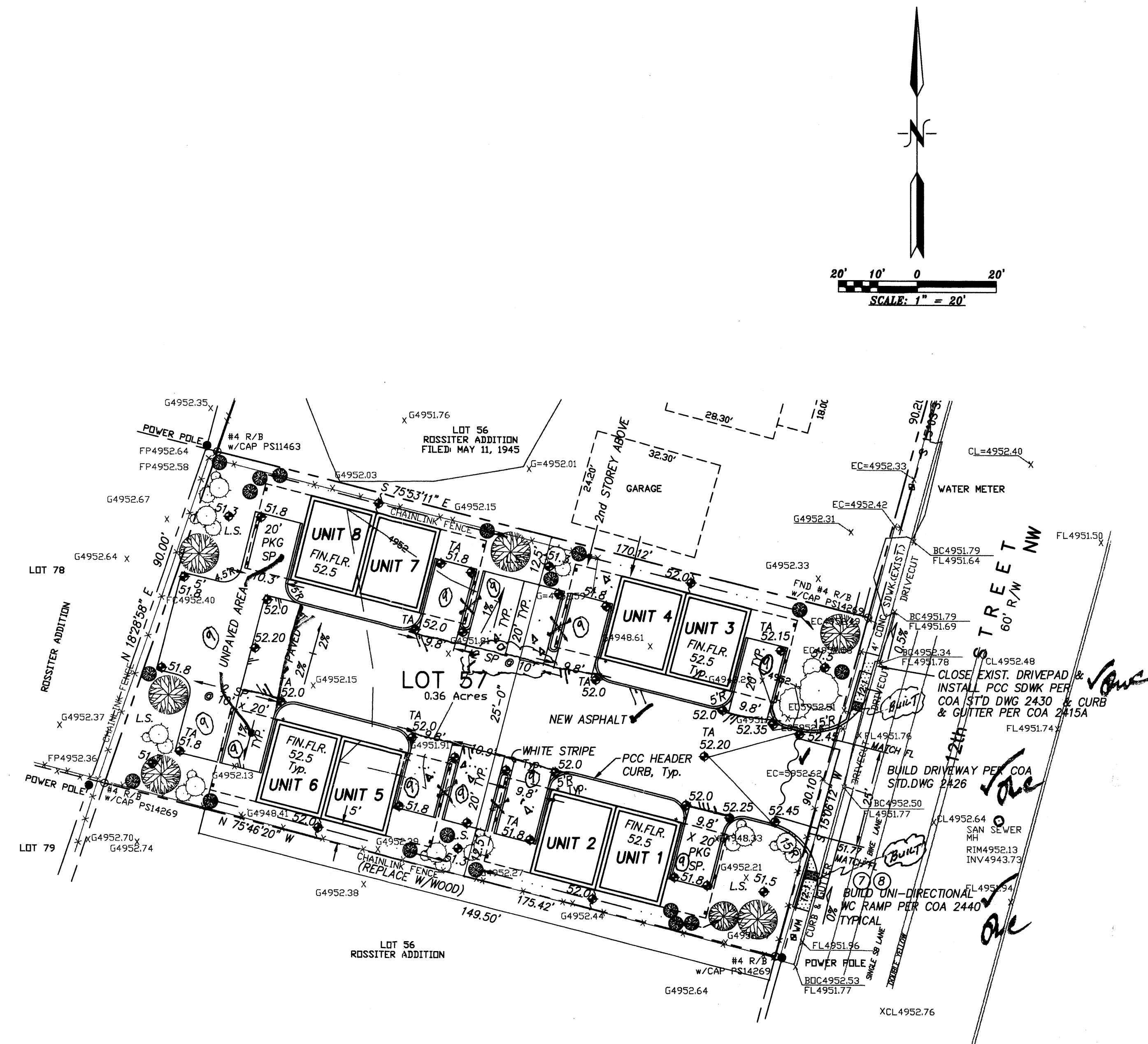
PROVIDED BY HARRIS SURVEYING, INC AND SUPPLEMENTED BY CLARK CONSULTING ENGINEERS, MAY 2014.

Clark Consulting Engineers

19 Ryan Road
Edgewood, New Mexico 87015
Tele: (505) 281-2444 Fax: (505) 281-2444

DATE	REVISION	LOT 57 ROSSITER ADDITION ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO 4421 12TH STREET NW THE BACA DUPLEXES (4) TRAFFIC CIRCULATION LAYOUT
10/12/15	As-Built	
DESIGNED BY: PWC	DRAWN BY: COE	JOB #: BBACA
CHECKED BY: PWC	DATE: JUNE 2014	FILE #: TCL

1 OF 1



1. Philip W. Clark, NMPE 10205 OF THE FIRM
Clark Consulting Engineers HEREBY CERTIFY THAT THIS PROJECT IS IN
SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE
DESIGN INTENT OF THE DRB, AA OR (TCL) APPROVED PLAN DATED
6/10/14.
As-Built
10/12/15 *Jan*

TRAFFIC CIRCULATION LAYOUT
APPROVED

CKB
Signed _____ Date 20 June 14

Public Infrastructure shown
on these plans for information
only and not part of approval.
Separate DRC/Permit approval
and Work Order required.

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES. *Jan*



VICINITY MAP

G-14

NOTES

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PROJECT DATA

LEGAL DESCRIPTION

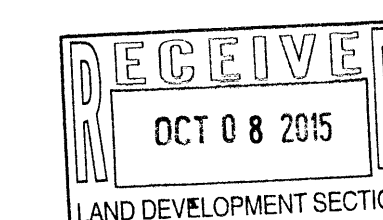
LOT 57, ROSSITER ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

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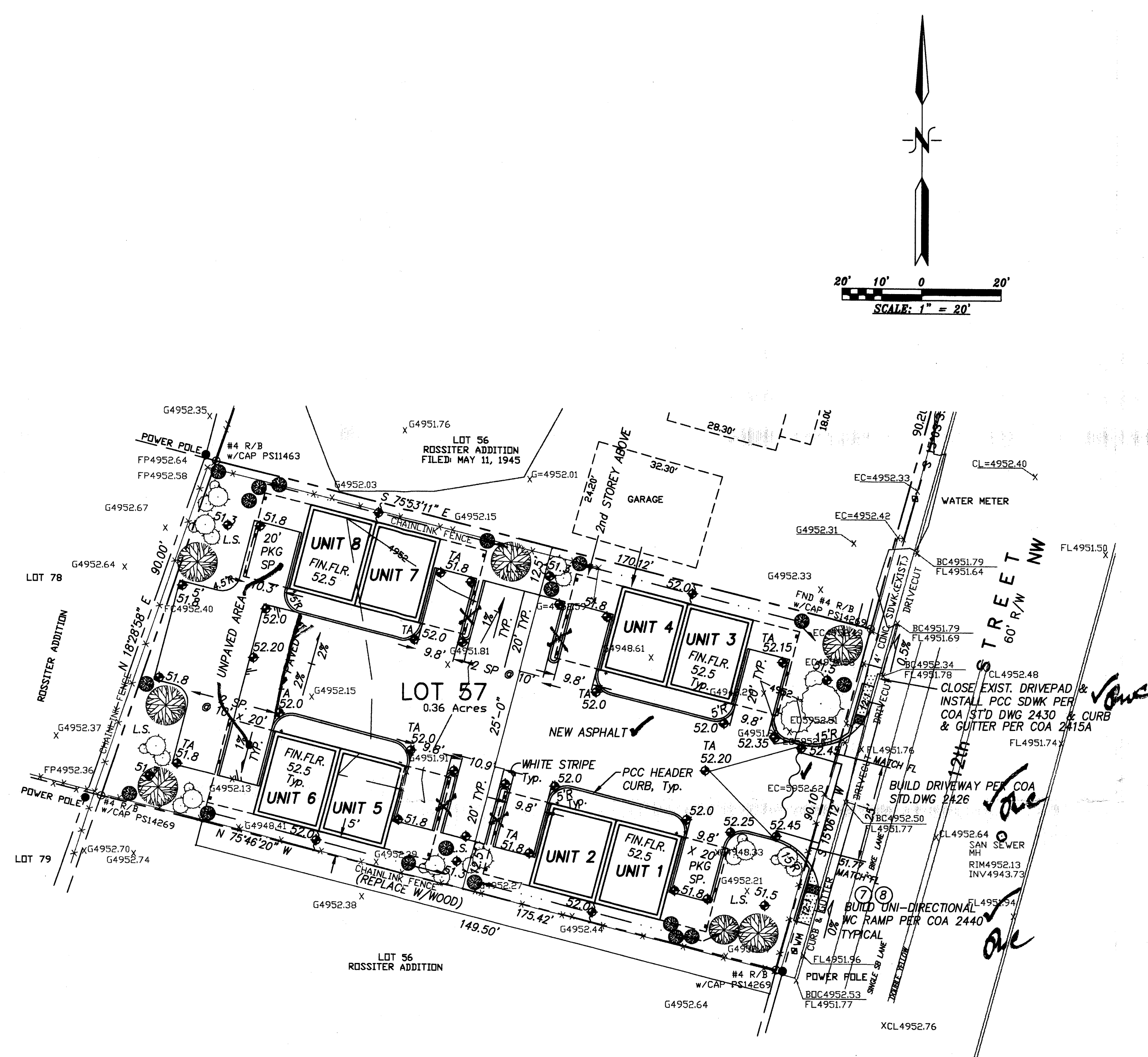


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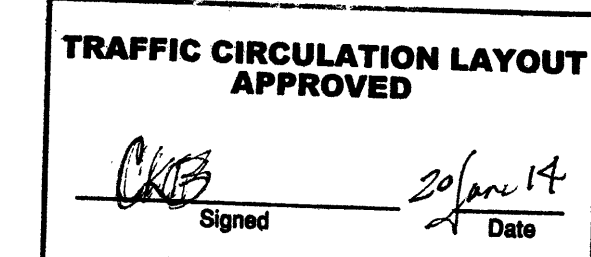
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1 OF 1



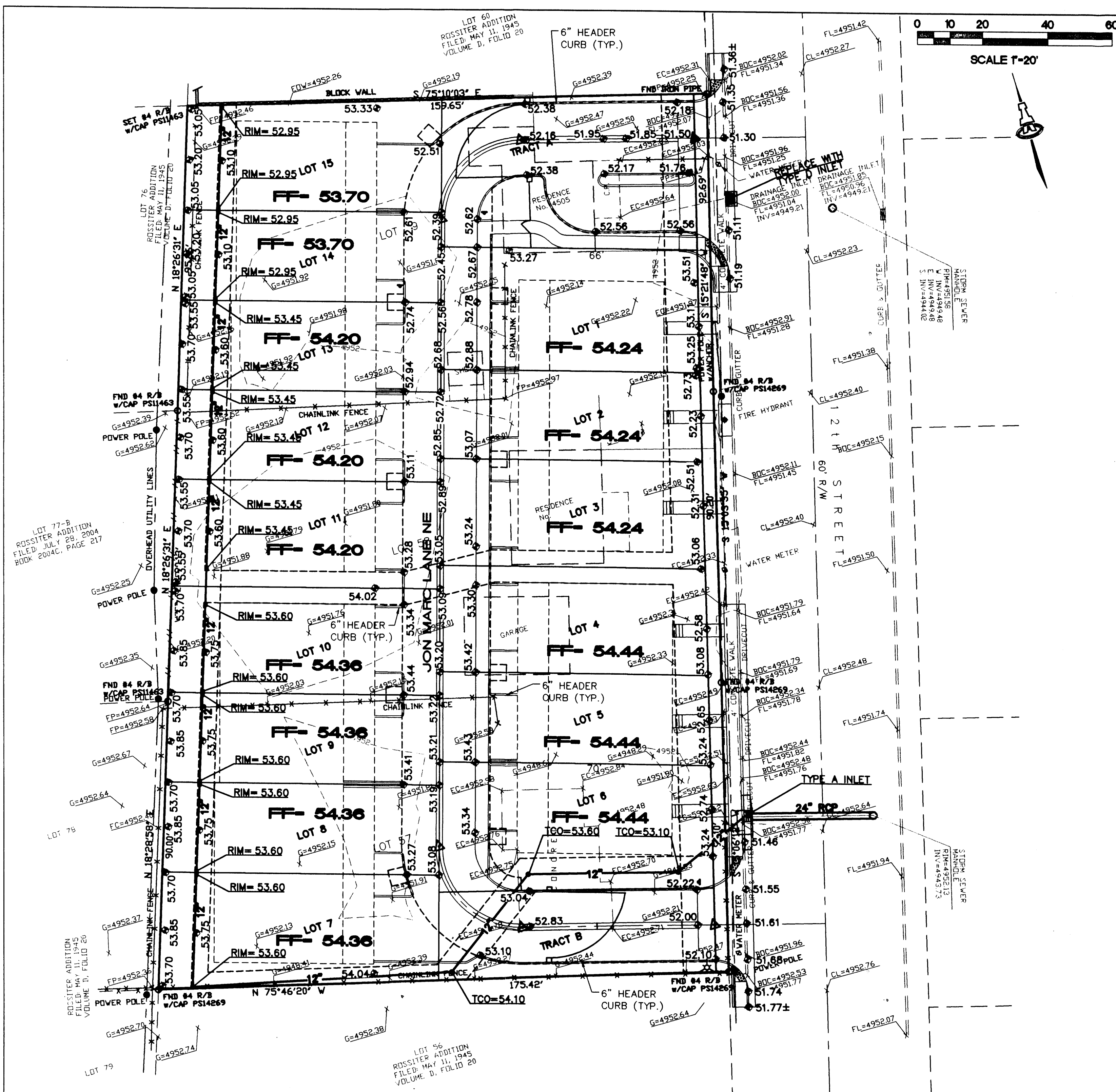
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6/10/14.

As BUILT
10/18/15 OC



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12TH STREET TOWNHOMES
BCR CONSTRUCTION

1593.DAT
AUGUST 19, 2008
BY AMY L. D. NIESE, PE

A 1.0522 ACRE SITE BOUNDED BY 12TH STREET

START RAINFALL
TYPE=1 RAIN QUARTER=0 RAIN ONE=1.90
RAIN SIX=2.20 RAIN DAY=2.63 DT=0.0333HR

*G EXISTING BASIN A - PROPERTY

COMPUTE NM HYD
ID=1 HYD NO=100.00 AREA=0.00164 SQ MI
PER A=20 PER B=50 PER C=20 PER D=10
TP=0.1333 HR MASS RAIN=1

PRINT HYD
ID=1 CODE=1

*S PROPOSED BASIN A - PROPERTY

COMPUTE NM HYD
ID=2 HYD NO=200.00 AREA=0.0016 SQ MI
PER A=40 PER B=26 PER C=20 PER D=14
TP=0.1333 HR MASS RAIN=1

PRINT HYD
ID=2 CODE=1

ANYMO PROGRAM SUMMARY TABLE (ANYMO-97) -
INPUT FILE = 1593.DAT

VERSION: 1997.02d

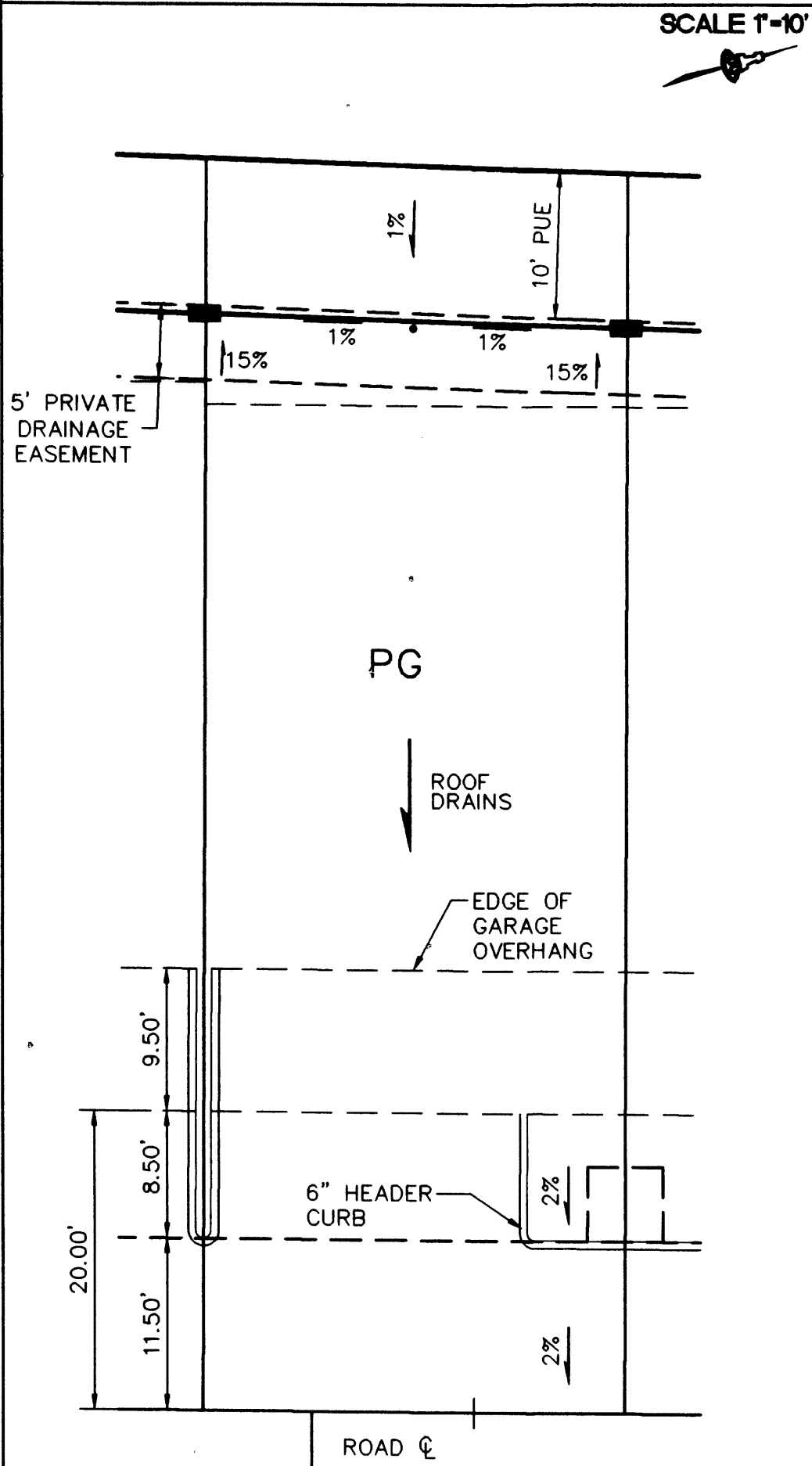
RUN DATE (MM/DD/YY) = 08/19/2008
USER NO. = ANYMO-1-9702d1a Arfman

HYDROGRAPH IDENTIFICATION NO.	FROM TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF PEAK (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE	NOTATION
12TH STREET TOWNHOMES BCR CONSTRUCTION	1	0.00164	2.40	.071	.8055	1.500	2.288	IMP= 10.00	
12TH STREET TOWNHOMES BCR CONSTRUCTION	2	0.00160	3.92	.139	1.63218	1.500	3.810	IMP= 74.00	

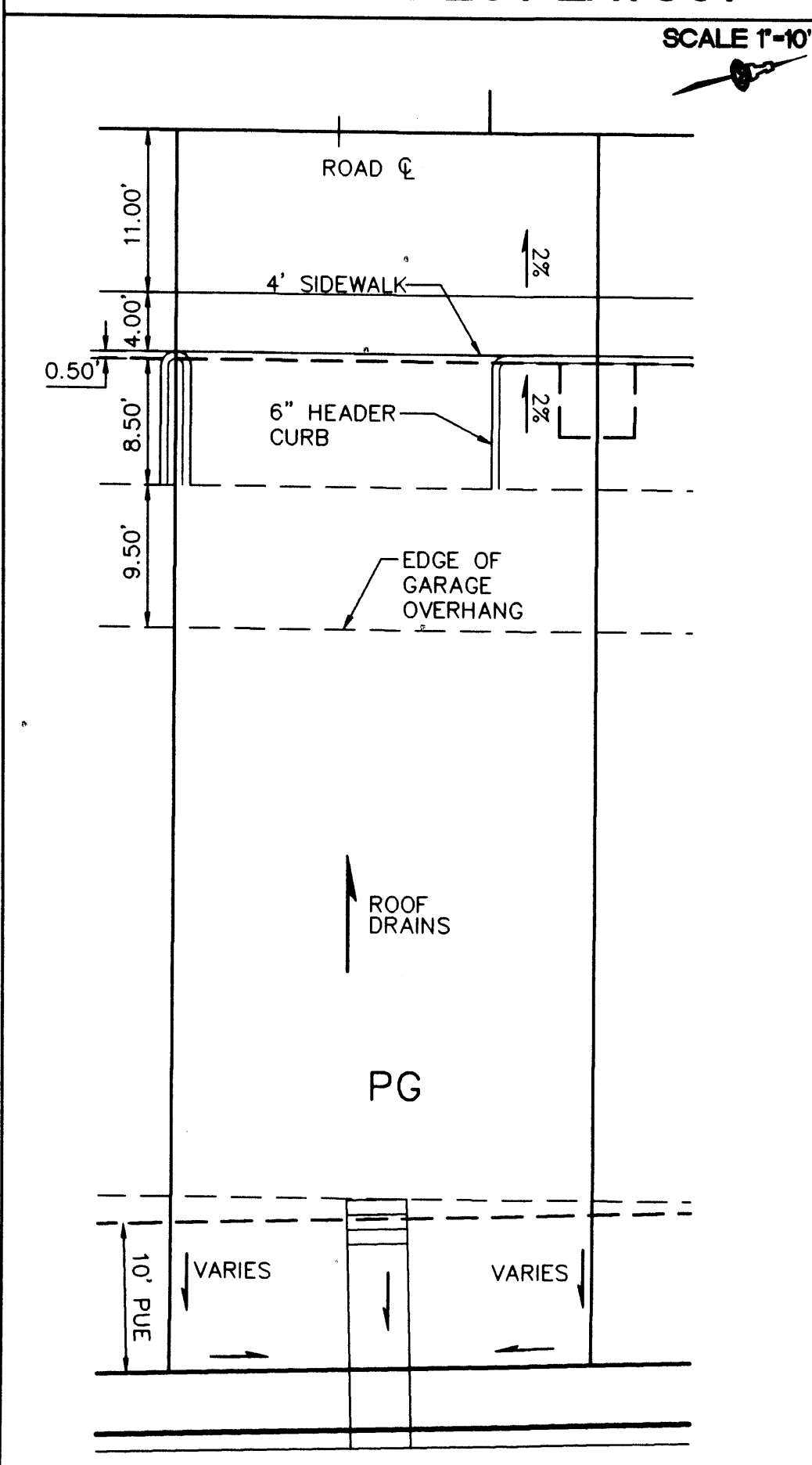
START RAINFALL TYPE=1
*S EXISTING BASIN A - PROPERTY
COMPUTE NM HYD
ID=1 CODE=1
FINISH

TIME= .00
RAINFALL= 2.2000

TYPICAL WEST LOT LAYOUT



TYPICAL EAST LOT LAYOUT



GRADING NOTES

1. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
2. ALL SUBGRADE, OVEREXCAVATION, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.
3. EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED BY GEOTECHNICAL REPORT, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
4. PAD AND ROUGH GRADING ELEVATIONS SHALL CONFORM TO ELEVATIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.2± FEET.
5. FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS MATERIAL THICKNESSES.
6. UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE, COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
7. MAXIMUM SLOPES SHALL BE 3:1. MINIMUM SLOPES SHALL BE 1% UNLESS OTHERWISE NOTED.
8. FIVE (5) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
9. 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.
10. OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
11. OWNER HAS ESTABLISHED SUBDIVISION BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING INCLUDING TRACT CORNERS. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS AT THE CONTRACTOR'S SOLE EXPENSE.
12. OWNER WILL PROVIDE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND INSPECTION. CONTRACTOR SHALL COMPLY WITH THE BEST MANAGEMENT PRACTICES (BMP'S) AS SPECIFIED IN THE SWPPP, AND WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ENGINEER AND VERIFY THE ENGINEER'S INTENT BEFORE PROCEEDING.
14. ALL NEW PAVEMENT GRADES ARE SHOWN AS 'MATCH' OR '±'. TRANSITIONS SHALL BE SMOOTH AND LEVEL. ANY NEW PAVING SURFACE HOLDING WATER (BIRDBATH) SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S SOLE EXPENSE.
15. OWNER SHALL MAINTAIN EROSION PROTECTION ELEMENTS. OWNER SHALL INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.



G-14-Z

VICINITY MAP

1"=750'±

OWNER: BILLY BACA
BCR CONSTRUCTION
P.O. BOX 7489
ALBUQUERQUE, NM 87194
(505) 345-1983

ENGINEER: ISAACSON & ARFMAN, P.A.
ATTN: FRED C. ARFMAN
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

SITE PLANNING: CONSENSUS PLANNING, INC.
302 8TH ST. NW
ALBUQUERQUE, NM 87102
(505) 889-8056

SURVEYOR: HARRIS SURVEYING INC.
2412-D MARQUETTE
ALBUQUERQUE, NM 8710
(505) 255-2052

SITE LEGAL: LOTS 57, 58, & 59
ROSSITER ADDITION
ALBUQUERQUE, NM

SITE AREA: 1.0522 AC.

ZONING: R-2

LEGEND

---	EXISTING CONTOUR
78.3	PROPOSED SPOT ELEVATION
→	FLOW ARROW
FF= 54.11	FINISHED FLOOR ELEVATION
---	SIDEWALK CULVERT
RIM= 81.9 INV= 81.4	RIM OF DRAIN INVERT OF DRAIN ELEVATION
■	AREA DRAIN
INV=72.5	INVERT ELEVATION
---	DRAIN LINE WITH SIZE
---	STORM DRAIN MANHOLE
TCO	TOP OF CLEANOUT
●	STORM CLEANOUT

AMY L. D. NIESE
NEW MEXICO
15334
REGISTERED PROFESSIONAL ENGINEER

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
PH: 505-268-8828 Fax: 505-268-2632
1593GRD.dwg Sep. 23, 2008

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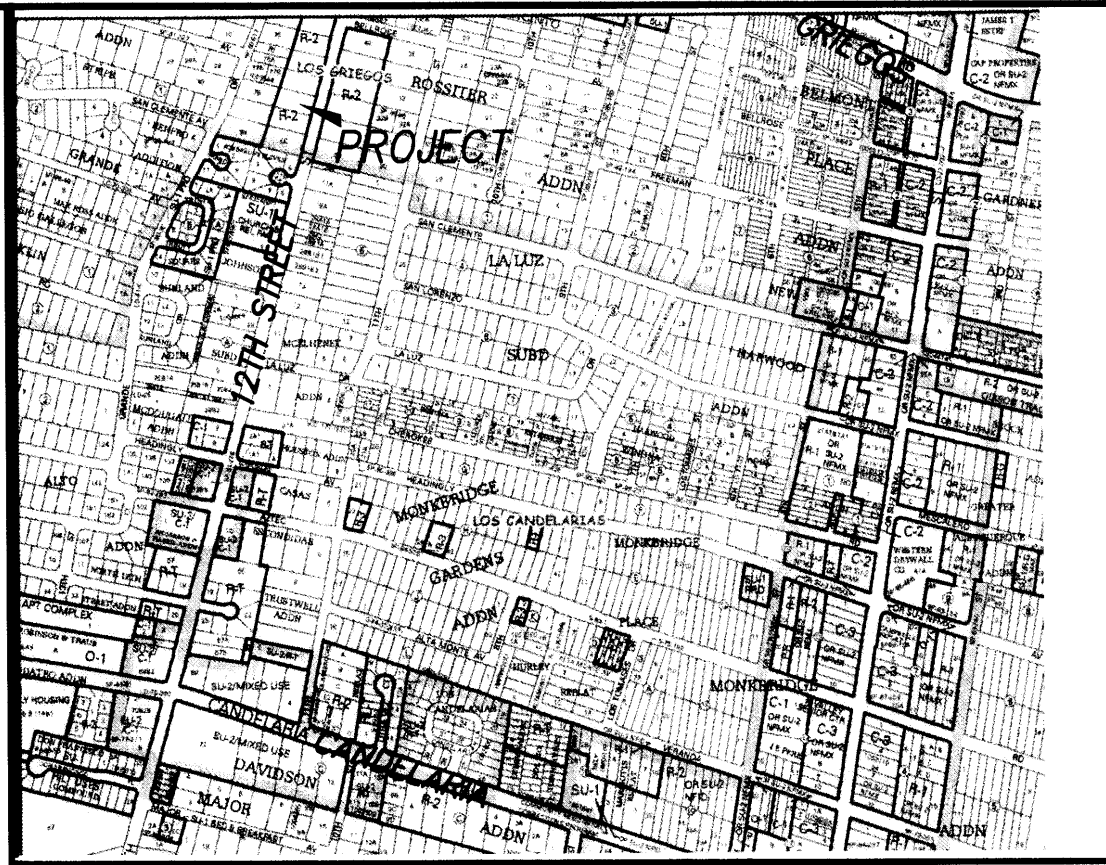
12TH STREET VILLAS

FOR CONSTRUCTION

GRADING AND DRAINAGE PLAN

Scale:	No. Revisions	Date	Job No.
1"=750'±			1593
Drawn By:			PAGE
Check By:			01 of 1

RECEIVED
SEP 24 2008
LAND DEVELOPMENT SECTION



VICINITY MAP G-14

NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 8TH UPDATE W/ AMENDMENTS.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
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 DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.
5. ALL TRAFFIC ELEMENTS SHOWN SHALL BE CONSTRUCTED FROM THIS SHEET, AND REQUIRED FOR CERTIFICATE OF OCCUPANCY. A TEMPORARY C.O. SHALL NOT BE ISSUED.
6. A DESIGN VARIANCE TO ALLOW THE 4' WIDE SIDEWALK ALONG 12TH ST. HAS BEEN REQUESTED.
7. TYPICAL FULL LENGTH 18"W X 4"-0"L TACTILE PATTERN RAISED TRUNCATED DOMES PER ANSI-A117.1 2006. & ADDAG.
8. TYPICAL RAMP SLOPE 12:1 WITH BROOM FINISH CONCRETE.

LEGEND

EXIST. SPOT ELEVATION	+24.0
EXIST. CONTOUR	10
NEW SPOT ELEVATION	24.0
TOP OF ASPHALT	TA
NEW SWALE	
NEW CONCRETE CURB (0.5' HEIGHT)	
NEW P.C.C., CONCRETE	
TOP OF CURB, EXISTING	TC
FLOWLINE	FL
FACE OF CURB/FACE OF CURB	F-F
WATER BLOCK	

PROJECT DATA

LEGAL DESCRIPTION

LOT 57, ROSSITER ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PARKING CALCULATIONS - R2 ZONING

8 UNITS X 1.5 = 12..... < 1000 SF EACH UNIT
LESS 10% BUS RTE. <1 UNIT> = 11 SPACES REQUIRED
PARKING SPACES PROVIDED: 12

TOPOGRAPHIC DESIGN SURVEY

PROVIDED BY HARRIS SURVEYING, INC AND SUPPLEMENTED BY
CLARK CONSULTING ENGINEERS, MAY 2014.

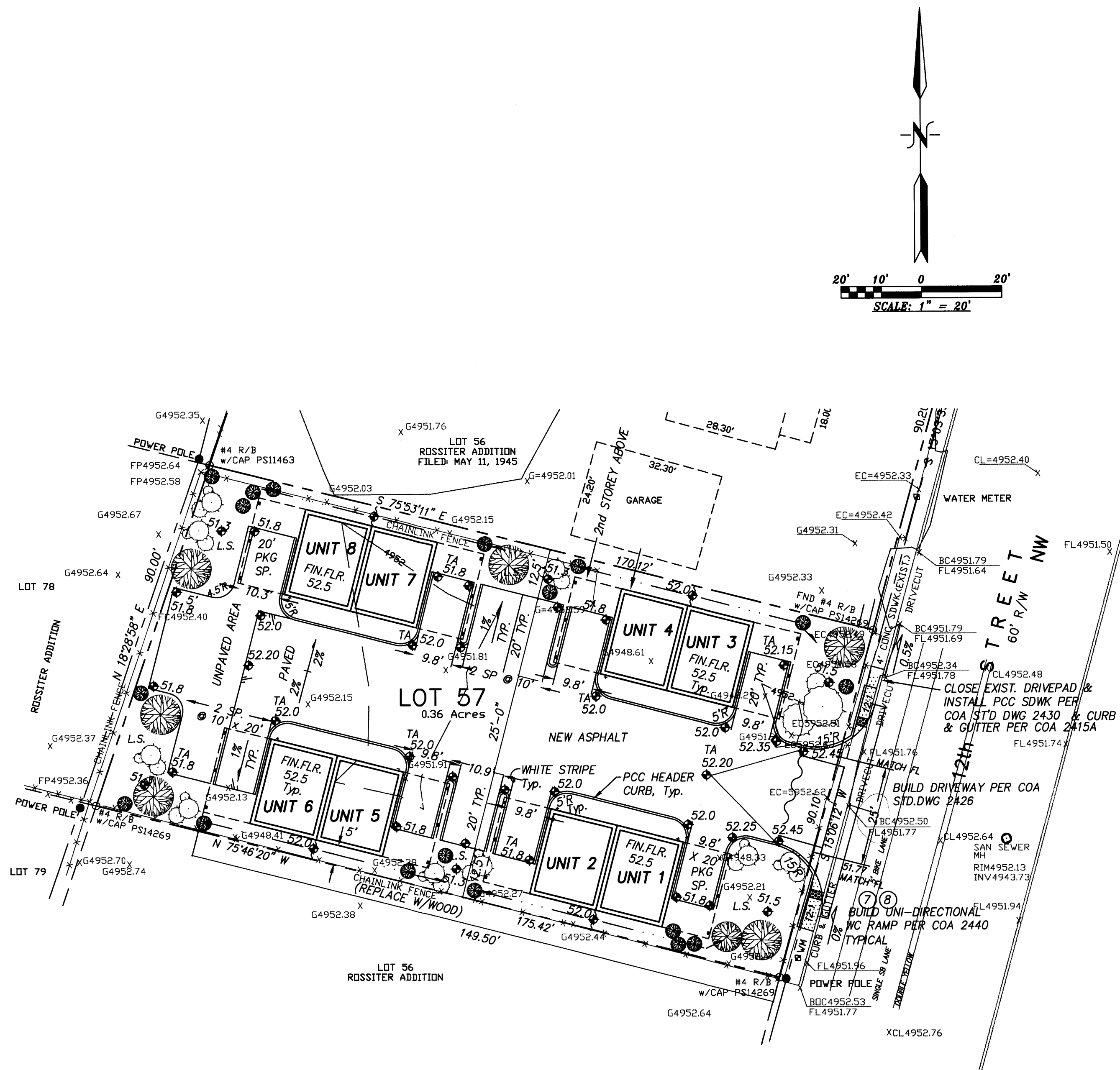
Clark Consulting Engineers

19 Ryan Road
Edgewood, New Mexico 87015
Tele: (505) 281-2444 Fax: (505) 281-2444

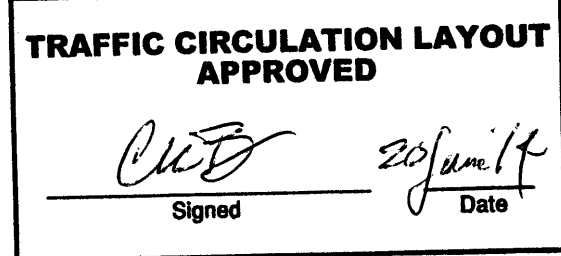
DATE REVISION LOT 57 ROSSITER ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

4421 12TH STREET NW
THE BACA DUPLEXES (4)
TRAFFIC CIRCULATION
LAYOUT

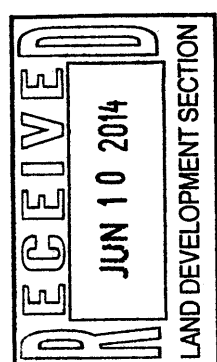
DESIGNED BY: PWC DRAWN BY: CCE JOB #: BBACA
CHECKED BY: PWC DATE: JUNE 2014 FILE #: TOL



Public Infrastructure shown
on these plans for information
only and not part of approval.
Separate DRC/Permit approval
and Work Order required.



ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.



TALOS LOG # 2007 42 2803



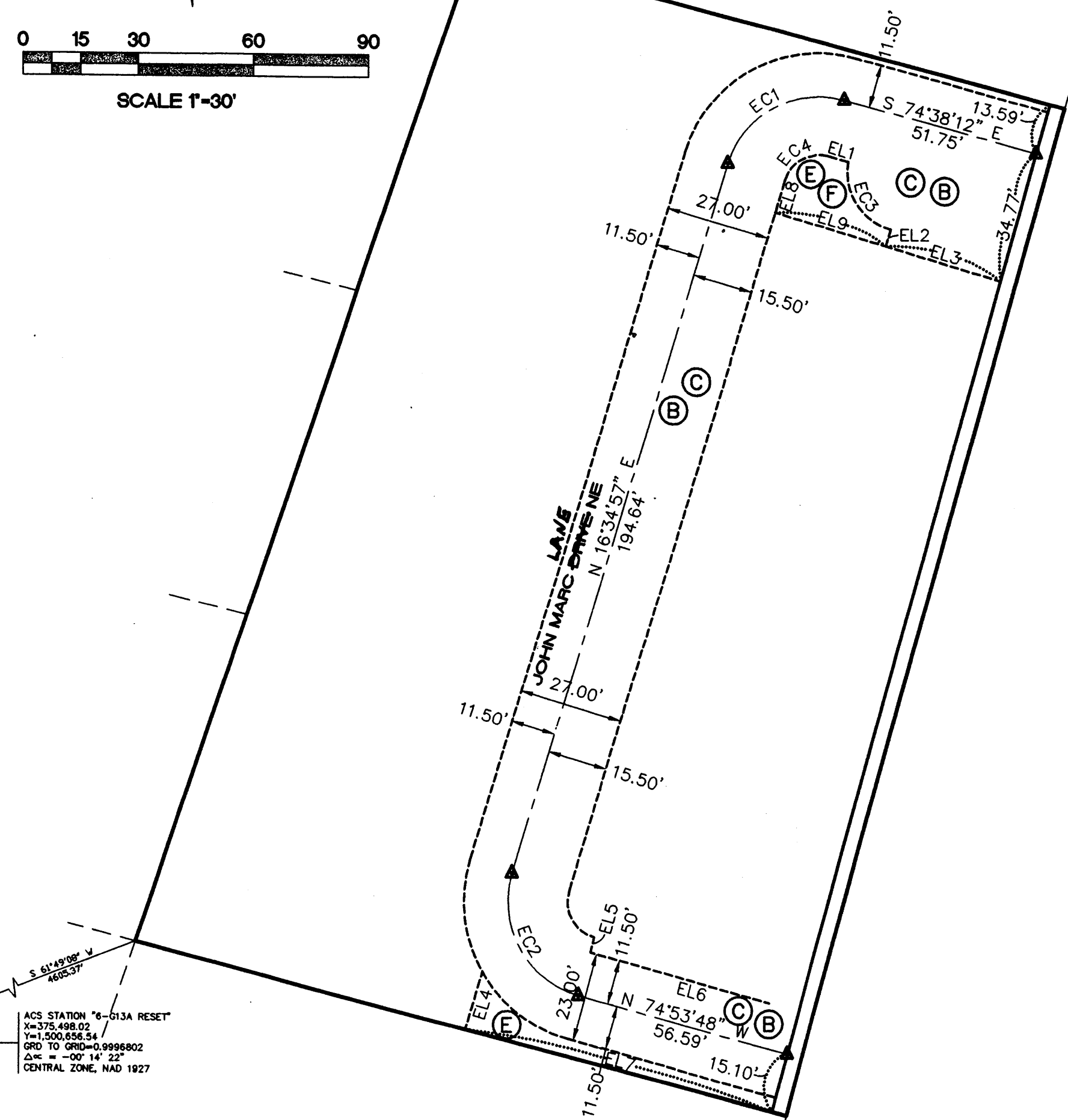
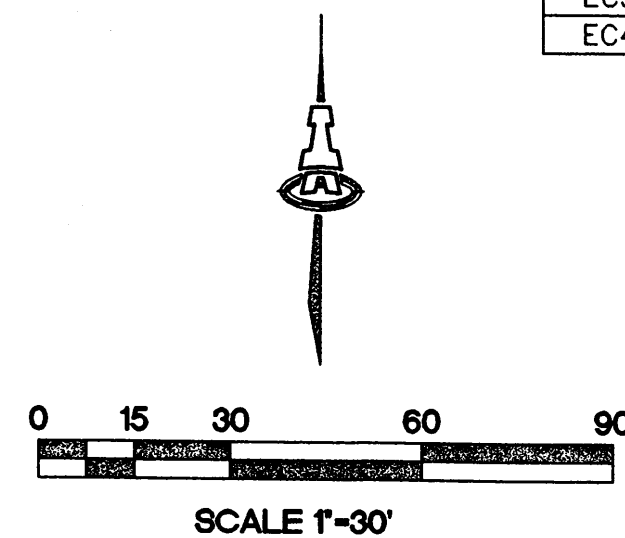
G-14-Z

VICINITY MAP

1"=750'

LINE	BEARING	DISTANCE
EL1	S 74°38'12" E	5.32
EL2	S 16°34'57" W	4.61
EL3	S 73°25'3" E	31.11
EL4	N 16°34'57" E	15.43
EL5	S 15°6'12" W	4.00
EL6	S 74°53'48" E	56.59
EL7	S 75°46'20" E	82.68
EL8	N 16°34'57" E	8.67
EL9	N 73°25'3" W	30.34

CURVE	RADIUS	LENGTH	DELTA	CHD BRG
EC1	25.00	38.74	88°46'51"	S 60°58'22" W
EC2	25.00	39.92	91°28'44"	S 29°3'26" E
EC3	2.00	3.14	90°0'0"	N 29°38'12" W
EC4	15.00	23.56	90°0'0"	S 29°38'12" E



ROADWAY EASEMENT DETAIL

EASEMENT NOTES

- 10' PUBLIC UTILITY EASEMENT GRANTED BY FINAL PLAT.
- PRIVATE ROADWAY EASEMENT GRANTED BY FINAL PLAT TO, FOR THE BENEFIT OF, AND TO BE MAINTAINED BY THE 12TH STREET PLACE HOME OWNERS ASSOCIATION.
- PUBLIC WATER AND SEWER EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.
- TRACTS A AND B TO BE DEEDED TO THE 12TH STREET PLACE HOME OWNERS ASSOCIATION FOR THE USES AS SHOWN ON THE FINAL PLAT.
- PRIVATE LANDSCAPE EASEMENT GRANTED TO, FOR THE BENEFIT OF, AND TO BE MAINTAINED BY THE 12TH STREET PLACE HOME OWNERS ASSOCIATION.
- PRIVATE PEDESTRIAN EASEMENT GRANTED TO, FOR THE BENEFIT OF, AND TO BE MAINTAINED BY THE 12TH STREET PLACE HOME OWNERS ASSOCIATION.
- 5'x5' PUBLIC WATER UTILITY EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.
- PRIVATE DRAINAGE EASEMENT GRANTED BY FINAL PLAT TO, FOR THE BENEFIT OF, AND TO BE MAINTAINED BY THE OWNERS OF LOTS 6-15.

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE MONUMENT
- LOT LINE TO BE ELIMINATED

PRELIMINARY
PLAT FOR

12TH STREET VILLAS SUBDIVISION BEING A REPLAT OF LOTS 57, 58, AND 59 ROSSITER ADDITION WITHIN SECTION 30, T. 10 N, R. 2 E, NMP,

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2007

LEGAL DESCRIPTION

LOTS NUMBERED FIFTY-SEVEN (57), FIFTY-EIGHT (58) AND FIFTY-NINE (59) OF THE ROSSITER ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 11, 1945 IN VOLUME D, FOLIO 20.

ACS BENCHMARK

CITY OF ALBUQUERQUE STATION NO. "17-F13"
ELEVATION: 4973.88 NAVD 88

SITE DATA

- TOTAL LAND AREA = 1.0522 ACRES.
- NUMBER OF EXISTING LOTS IS 3.
- NUMBER OF PROPOSED RESIDENTIAL LOTS IS 15.
- CURRENT ZONING: R-2.
- ALL STREETS HAVE RIGHT-OF-WAY AND PAVING WIDTHS PER DPM STANDARDS.
- WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH THE UTILITY DEVELOPMENT SECTION OF THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.

NOTES

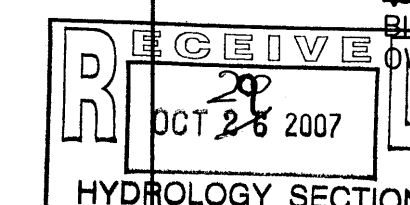
- ALL STREET CENTERLINE POINTS SHOWN THUS Δ WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT, PLS #11463".
- BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NMSP GRID BEARINGS.
- DISTANCES WILL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION
AND STREET NAMES

M. B. Hunt 10-18-07
CITY SURVEYOR DATE

OWNERSHIP

Billy W. Baca 10-18-07
BILLY W. BACA DATE
OWNER



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates

128 Monroe Street N.E.
Albuquerque, New Mexico 87110
Ph. 505-268-8828 Fax. 505-268-2632
1593PLM.dwg Oct 18, 2007

Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
2412-D Monroe Street, N.E. Albuquerque, New Mexico 87110
Telephone (505) 889-8856 FAX (505) 889-8845