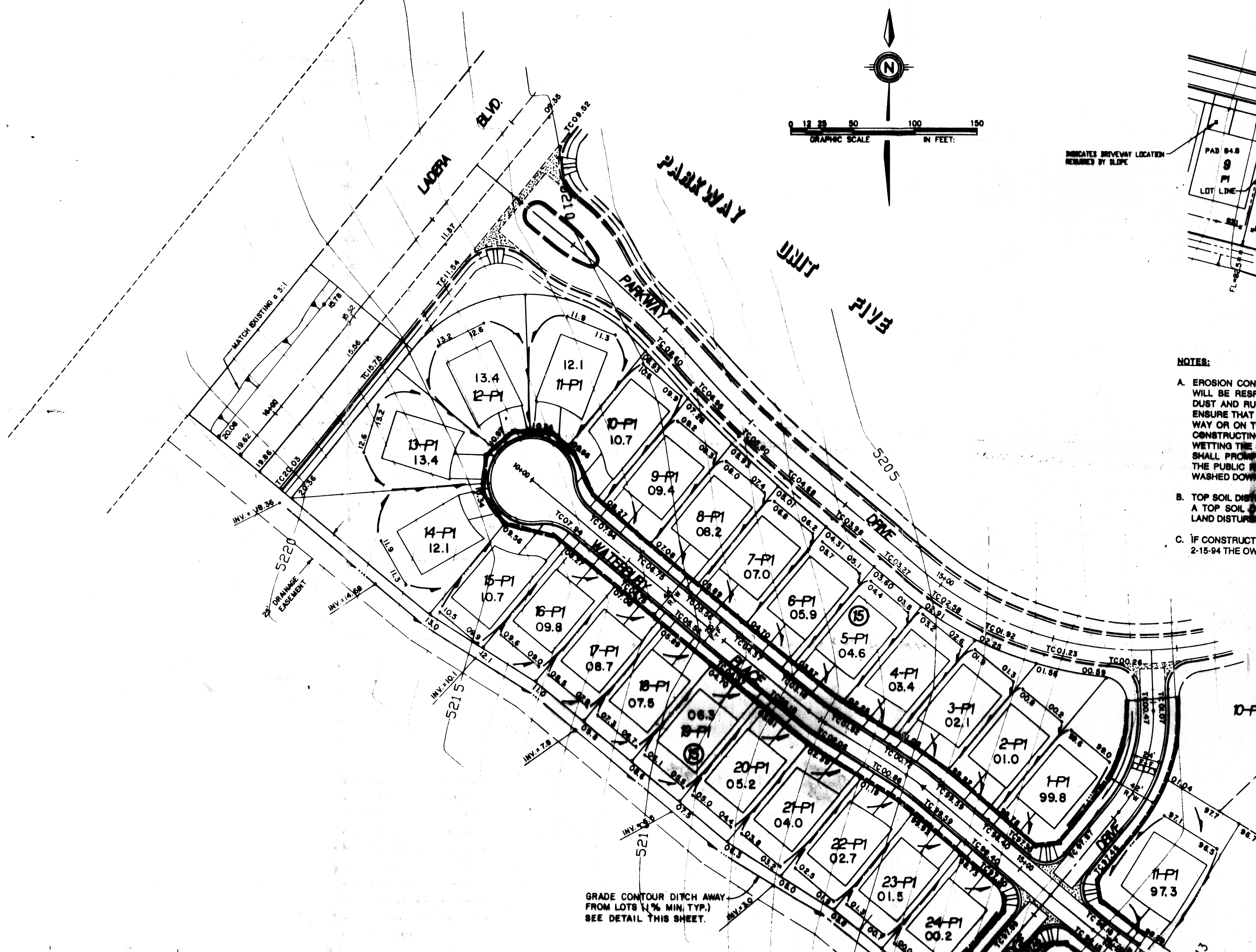
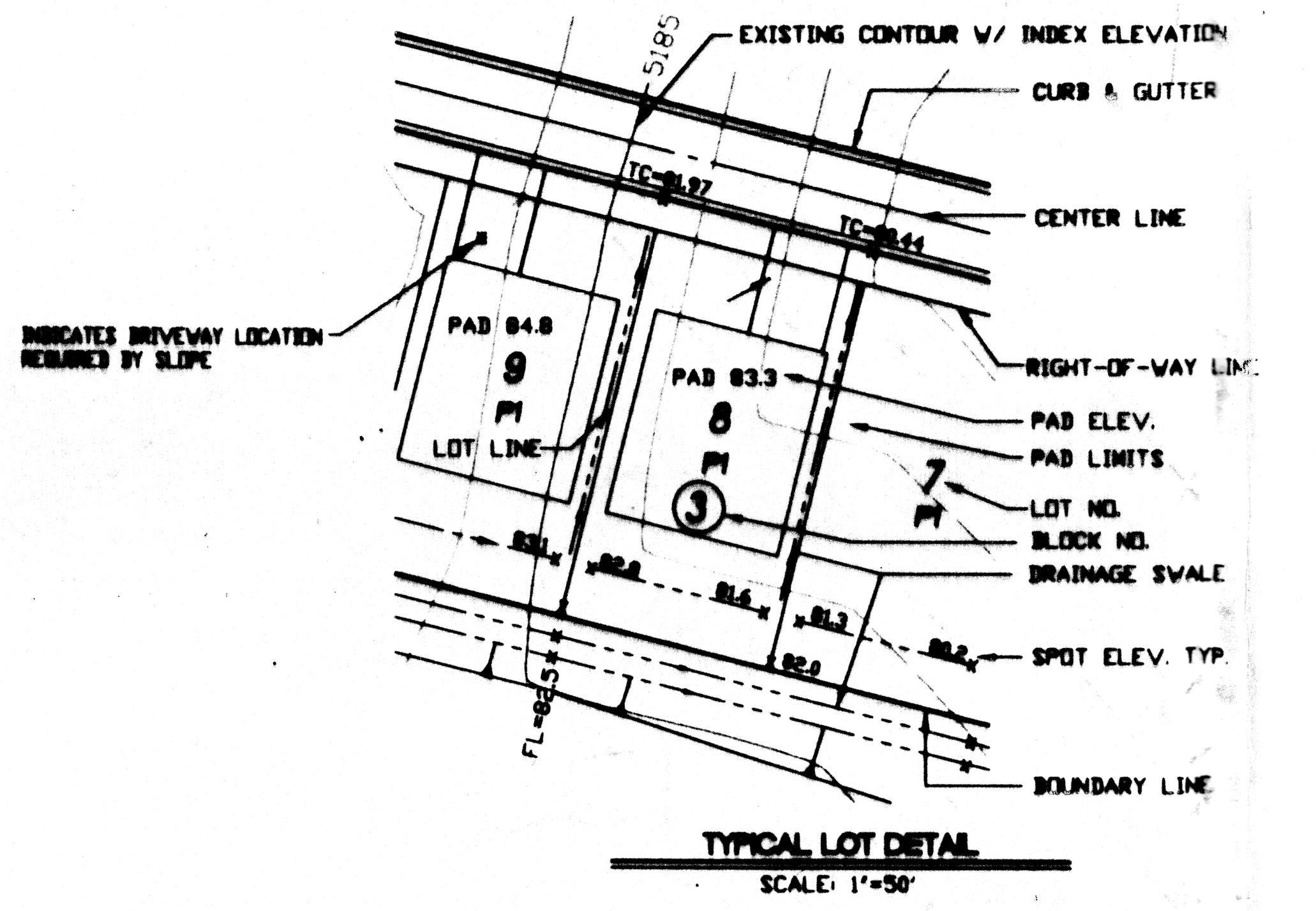
COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000





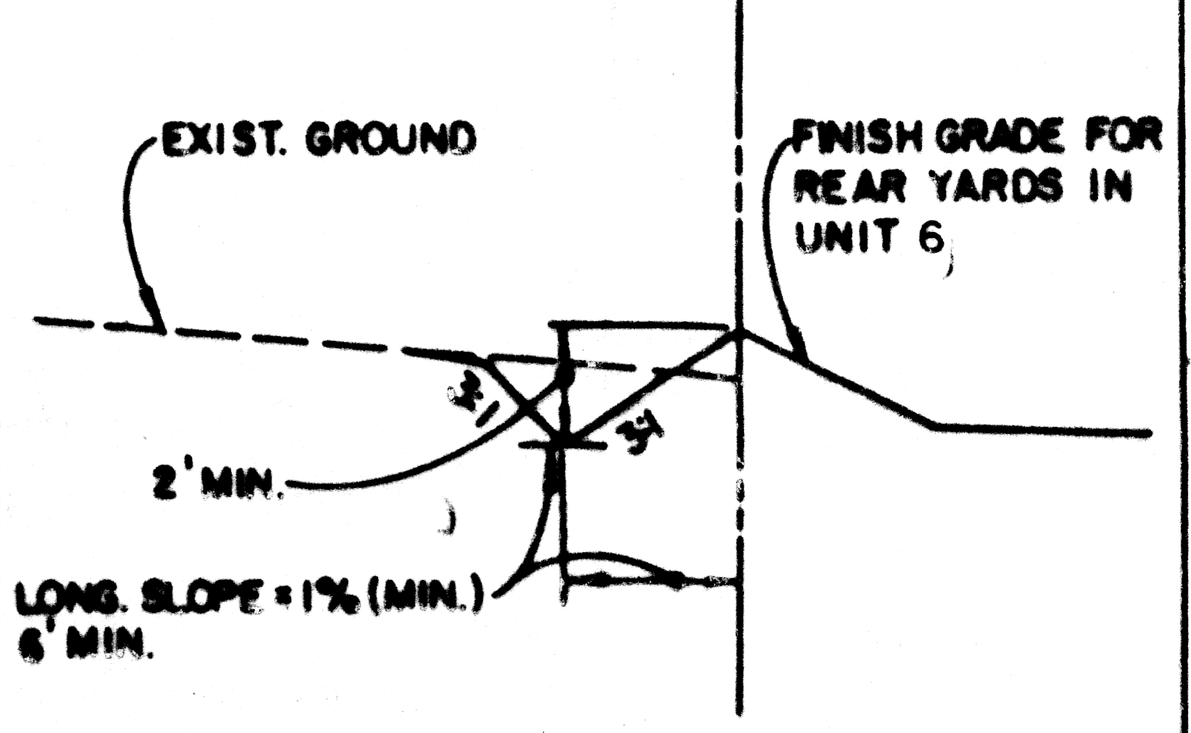
TYPICAL LOT DETAIL
SCALE: 1'=50'

NOTES:

A. EROSION CONTROL - DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTROL OF EXCESSIVE AIRBORNE DUST AND RUNOFF SEDIMENT. THAT CONTRACTOR SHALL ALSO ENSURE THAT NO SOIL ERODES FROM SITE INTO PUBLIC RIGHT-OF-WAY OR ON TO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO IT IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.

B. TOP SOIL DISTURBANCE PERMIT - THE CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.

C. IF CONSTRUCTION OF PARKWAY UNITS 5 & 6 ARE NOT COMPLETE BY 2-15-94 THE OWNER WILL SEED AND MULCH ALL DISTURBED AREAS.

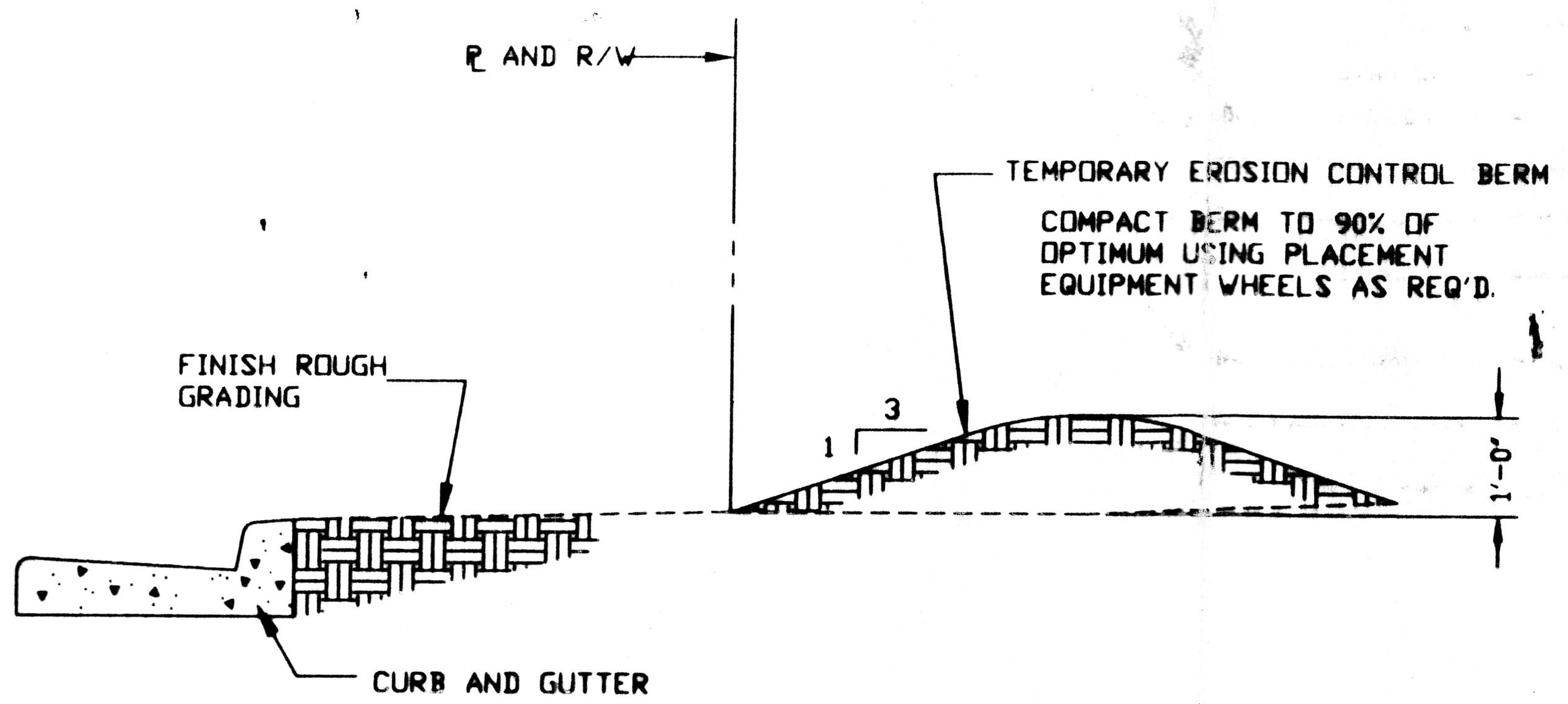


TYP. CONTOUR DITCH SECTION
NTS

NOTE: CONTOUR DITCHES SHALL BE TURNED SOUTH AWAY FROM UNIT 6 @ 100' INTERVALS TO DISTRIBUTE FLOWS EVENLY OUT OVER NATURAL VEGETATION SO AS NOT TO INDUCE UNDUE EROSION.

LEGEND

X TC=98.43	PROPOSED TOP OF CURB ELEVATION
X 99.0	PROPOSED SPOT ELEVATION
00.0 ●	EXISTING SPOT ELEVATION (GRND & TC)
▬ ▬ ▬ ▬	EROSION CONTROL BERM
▨	PROPOSED CONCRETE VALLEY GUTTER
═══ ═══	EXISTING CURB & GUTTER
━━━━	PROPOSED MOUNTABLE CURB & GUTTER
━━━━	PROPOSED STANDARD CURB & GUTTER
- - - -	EXISTING CONTOUR W/ INDEX ELEVATION
←— —	SWALE
←——	FLOW ARROW
━━━━	PROPOSED RETAINING WALL
- - -■- - -	EXISTING U.G. ELECTRICAL
- - -V- - -	EXISTING WATER LINE
- - -Ⓖ- - -	EXISTING GAS LINE
- - 30" SD - -	EXISTING STORM DRAIN
—— 30" SD ——	PROPOSED STORM DRAIN
▽▽▽	WATER BLOCK


℄ AND R/W
TEMPORARY EROSION CONTROL BERM
COMPACT BERM TO 90% OF OPTIMUM USING PLACEMENT EQUIPMENT WHEELS AS REQ'D.
FINISH ROUGH GRADING
1
3
1'-0"
CURB AND GUTTER

EROSION CONTROL BERM
TYPICAL SECTION THROUGH BERM
NOT TO SCALE

14316\U6SHT4.DWG

APPROVED FOR ROUGH GRADING
(±1 FT.)
Gilbert Aldaz
CITY HYDROLOGY
06-15-93
DATE

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKE BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

ACS BRASS CAP "3-H10" SET FLUSH IN CONCRETE SURFACE OF SPILLWAY LOCATED 386'± NORTH OF THE CENTERLINE OF LADERA DRIVE & 308'± EAST OF THE CENTERLINE OF UNSER BOULEVARD. ELEVATION = 5193.38

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
1	COMMUNITY SCIENCES	1/93

ENGINEER'S SEAL

18274

11-2-93

RECEIVED
MAY 19 1994

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY	MJY/JL/JND	DATE
DRAWN BY	SPS/AM/DW/RDQ	DATE
CHECKED BY		DATE

MAY, 1993
AS SHOWN
MJY
A. M.
143-16-041

[redacted]

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

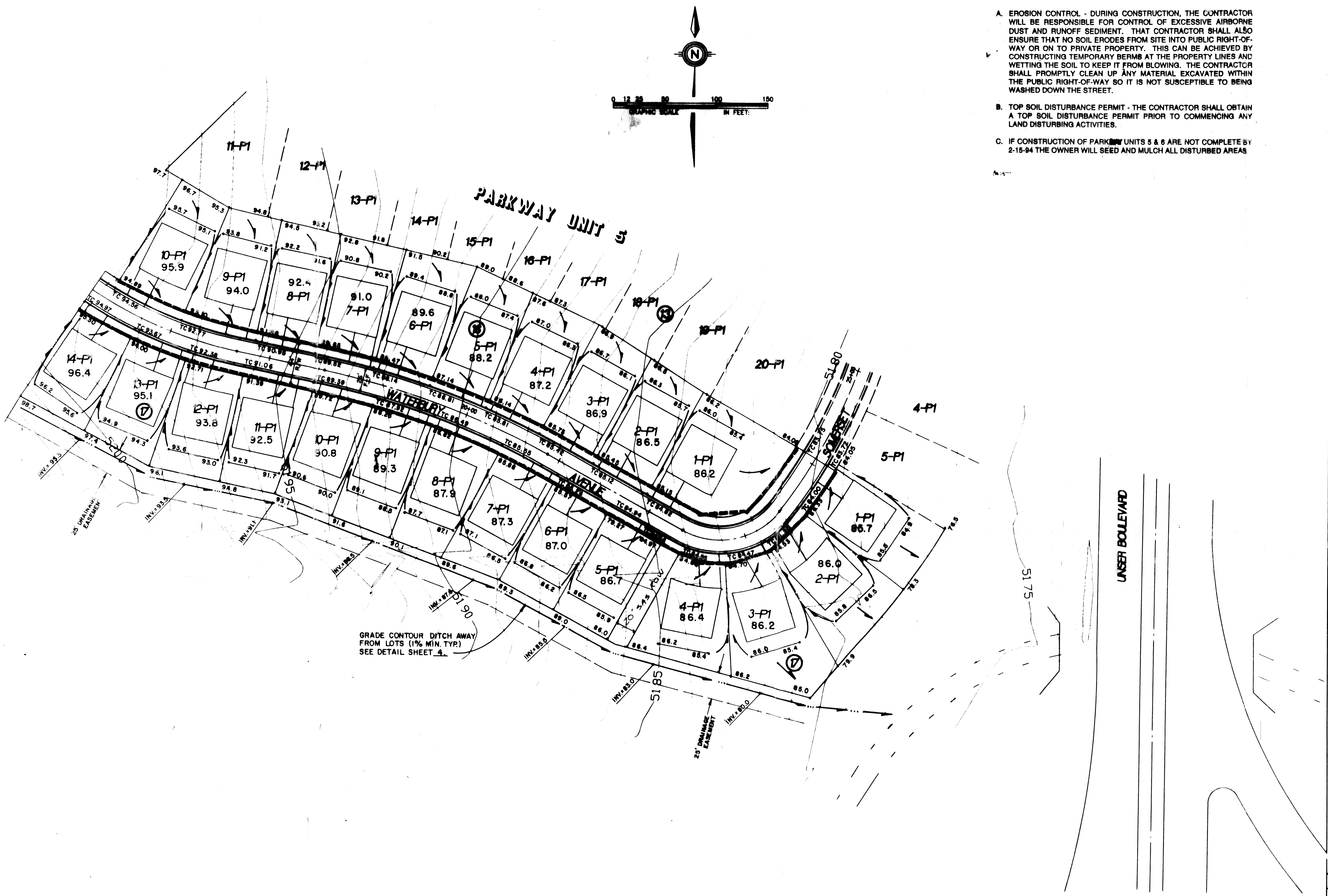
TITLE: PARKWAY - UNIT 6
GRADING & EROSION CONTROL PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.J.B.	11-30-93	WATER	N/A RWK	11-16-93
TRANSPORTATION		11-16-93	WASTE WATER	N/A RWK	11-16-93
HYDROLOGY	G. Aldaz	11-22-93			

PROJECT NO. 4442.95 | MAP NO. J-9 | SHEET 4 OF 13

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

14316\U6SHT5.DWG



GRADE CONTOUR DITCH AWAY FROM LOTS (1% MIN. TYP.) SEE DETAIL SHEET 4.

NOTES:

A. EROSION CONTROL - DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTROL OF EXCESSIVE AIRBORNE DUST AND RUNOFF SEDIMENT. THAT CONTRACTOR SHALL ALSO ENSURE THAT NO SOIL ERODES FROM SITE INTO PUBLIC RIGHT-OF-WAY OR ON TO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO IT IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.

B. TOP SOIL DISTURBANCE PERMIT - THE CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.

C. IF CONSTRUCTION OF PARKWAY UNITS 5 & 6 ARE NOT COMPLETE BY 2-15-94 THE OWNER WILL SEED AND MULCH ALL DISTURBED AREAS.

LOT GRADING SPECIFICATIONS:

1. CROSS LOT DRAINAGE WILL NOT BE PERMITTED. IF LOCAL CONDITIONS SHOULD DICTATE A RELAXATION OF THIS RULE, THEN THE APPROPRIATE PUBLIC OR PRIVATE DRAINAGE EASEMENTS WILL BE DEDICATED ON THE PLAT.
2. CRITERIA FOR SETTING LOT ELEVATION CONTROL GRADES SHALL INCLUDE THE FOLLOWING:
   - A. ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 1% AND MAXIMUM SLOPES OF 4 HORIZONTAL TO 1 VERTICAL.
   - B. BUILDING PADS SHALL BE SET AT LEAST 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
   - C. PAD ELEVATIONS WILL BE ASSUMED TO BE EQUAL TO FINISHED FLOOR OF GARAGE. MINIMUM DRIVEWAY SLOPES SHALL BE 1% AND DRIVEWAY SLOPES SHALL NOT EXCEED 14%.
   - D. USABLE YARD AREAS SHALL HAVE MINIMUM DIMENSIONS OF 30' X 15', SHALL HAVE MINIMUM SLOPES OF 1%, AND MAXIMUM SLOPES OF 5%.
3. WHERE YARD GRADES OF ADJACENT LOTS AT PROPERTY LINES CANNOT BE MATCHED USING THE ABOVE CRITERIA, RETAINING WALLS SHALL BE PROVIDED TO ACCOMMODATE GRADE DIFFERENTIALS.

SPECIAL FHA REQUIREMENTS:

A. LONGITUDINAL GRADIENT OF DRIVEWAY SHALL NOT BE LESS THAN ONE PERCENT (1%) AND NOT STEEPER THAN TEN PER-CENT (10%) IF DRIVEWAY IS ALSO USED AS A REQUIRED WALK. IF USED ONLY AS A DRIVEWAY, THE LONGITUDINAL GRADIENT SHALL NOT EXCEED 14% (1 IN 7).

B. PROVIDE MINIMUM FALL AWAY FROM STRUCTURE OF 6 INCHES IN 10 FEET, EXCEPT AS RESTRICTED BY SIDE LOT LINES OR OTHER FROST CONDITIONS. THE HORIZONTAL LENGTH OF SUCH SLOPES MAY BE REDUCED AS NECESSARY AT BUILDING CORNERS AND SIDE YARDS.

C. SIDEWALK GRADIENT SHALL NOT EXCEED 10%.

D. SLOPES SHALL NOT EXCEED FOUR -TO-ONE (4 TO 1).

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKE BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

ACS BRASS CAP "3-H10" SET FLUSH IN CONCRETE SURFACE OF SPILLWAY LOCATED 386'± NORTH OF THE CENTERLINE OF LADERA DRIVE & 308'± EAST OF THE CENTERLINE OF UNSER BOULEVARD. ELEVATION = 5193.38

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
1	COMMUNITY SCIENCES	1/93

ENGINEER'S SEAL

18274

11-8-93

RECEIVED
MAY 19 1994

DATE:	MAY ,1993
SCALE:	AS SHOWN
DESIGNED:	MJY
DRAWN:	A. M.
JOB NO.:	143-16-041

[redacted]

REVISIONS

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY	MJY/JL/JND	DATE
DRAWN BY	SPS/AM/DW/RDQ	DATE
CHECKED BY		DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: PARKWAY - UNIT 6
GRADING & EROSION CONTROL PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		11-30-93	WATER	N/A RWK	11-16-93
TRANSPORTATION		11-16-93	WASTE WATER	N/A RWK	11-16-93
HYDROLOGY	G. Aldaz	11-22-93			

APPROVED FOR ROUGH GRADING
(±1 FT.)

Gilbert Aldaz
CITY HYDROLOGY

06-15-93
DATE

PROJECT NO. 4442.95

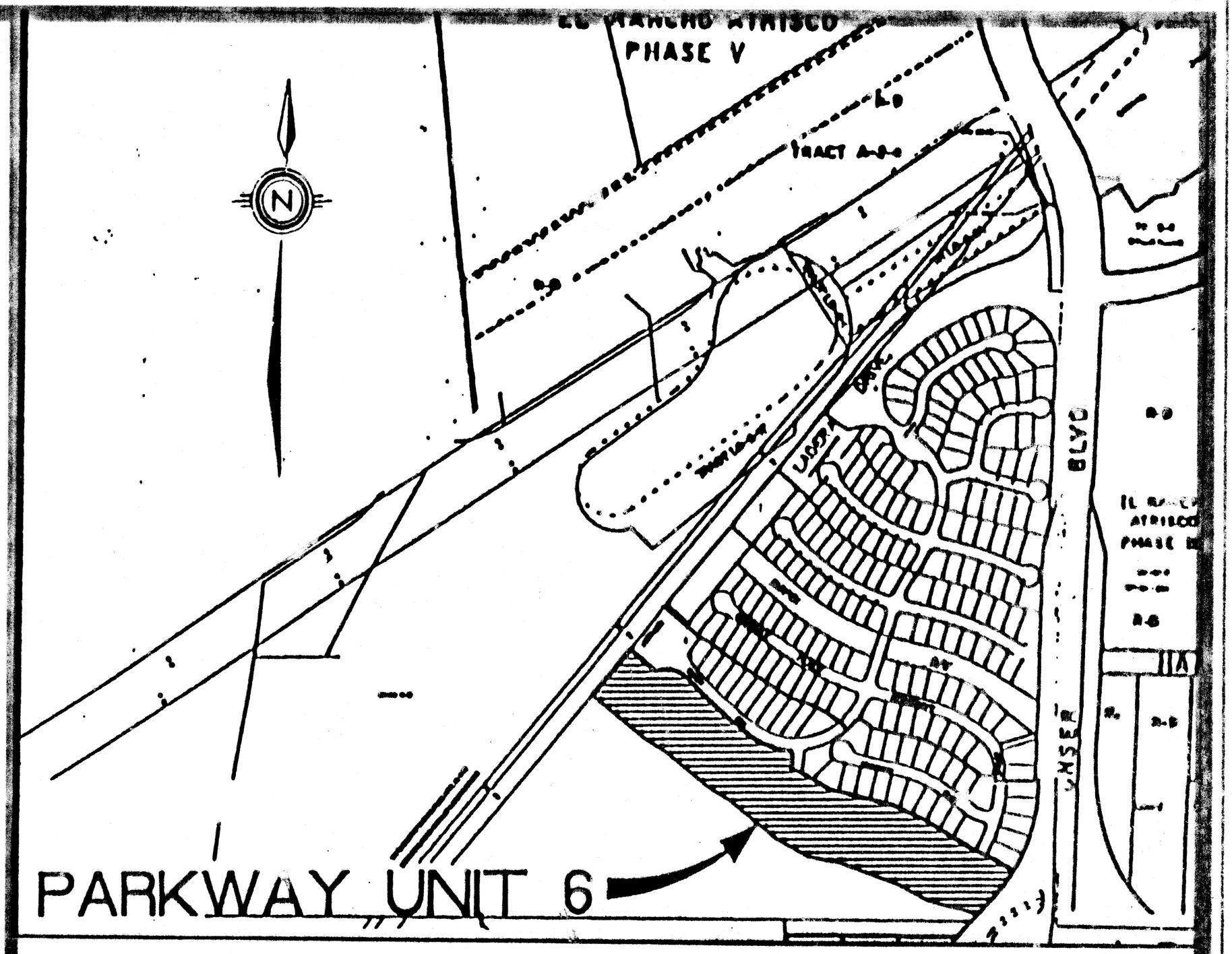
MAP NO. J-9

SHEET 5 OF 13

PARKWAY - UNIT 6

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

GRADING CERTIFICATION



SCALE: 1" = 750 ± VICINITY MAP H-9-Z & J-9-Z

LEGEND

AS BUILT = ~~82.1~~ 82.0

PARKWAY UNIT 6

GRADING & DRAINAGE
INSPECTION NOTES
5/12/94

A DRAINAGE INSPECTION WAS CONDUCTED BY COMMUNITY SCIENCES CORPORATION (CSC) ON MAY 12, 1994. THE FOLLOWING GENERAL OBSERVATIONS WERE NOTED:

1. THE GRADING OF ALL LOT PADS AND REAR AND SIDE YARD SWALES IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING PLANS, AND THEY CAN DRAIN TO THE STREET.

2. THE GARDEN WALL ERECTED ALONG PARKWAY DRIVE TO THE EAST OF THE SUBDIVISION HAS BEEN CONSTRUCTED WITH WEEP HOLES TO PROVIDE REAR YARD DRAINAGE IN AFFECTED AREAS. THE LOTS ALONG PARKWAY DRIVE WERE INTENDED TO HAVE REAR YARDS DRAIN TO PARKWAY DRIVE. NO REAR YARD PONDING AREAS ARE INDICATED ON THE CITY APPROVED GRADING PLAN. THE DEVELOPER'S ERECTION OF A BLOCK GARDEN WALL ALONG PARKWAY DRIVE IN LIEU OF A CEDAR FENCE MANDATED THE NEED FOR THE WEEP HOLES.

I, STEPHEN L. CRAWFORD, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE GRADING AND DRAINAGE OF THIS SUBDIVISION IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING PLAN. SUBJECT TO THE CONSIDERATIONS IN THE NOTES ABOVE.

STEPHEN L. CRAWFORD

6-27-94
DATE

STEPHEN L. CRAWFORD
NEW MEXICO
10274
REGISTERED PROFESSIONAL ENGINEER

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
1							

ENGINEER'S SEAL

DATE: JUNE, 1994
SCALE: AS SHOWN
DESIGNED: M.J.Y.
DRAWN: C.S.C.
JOB NO.: 143-16-077

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

PROJECT NO.

APPROVED FOR CONSTRUCTION

CITY ENGINEER

DATE

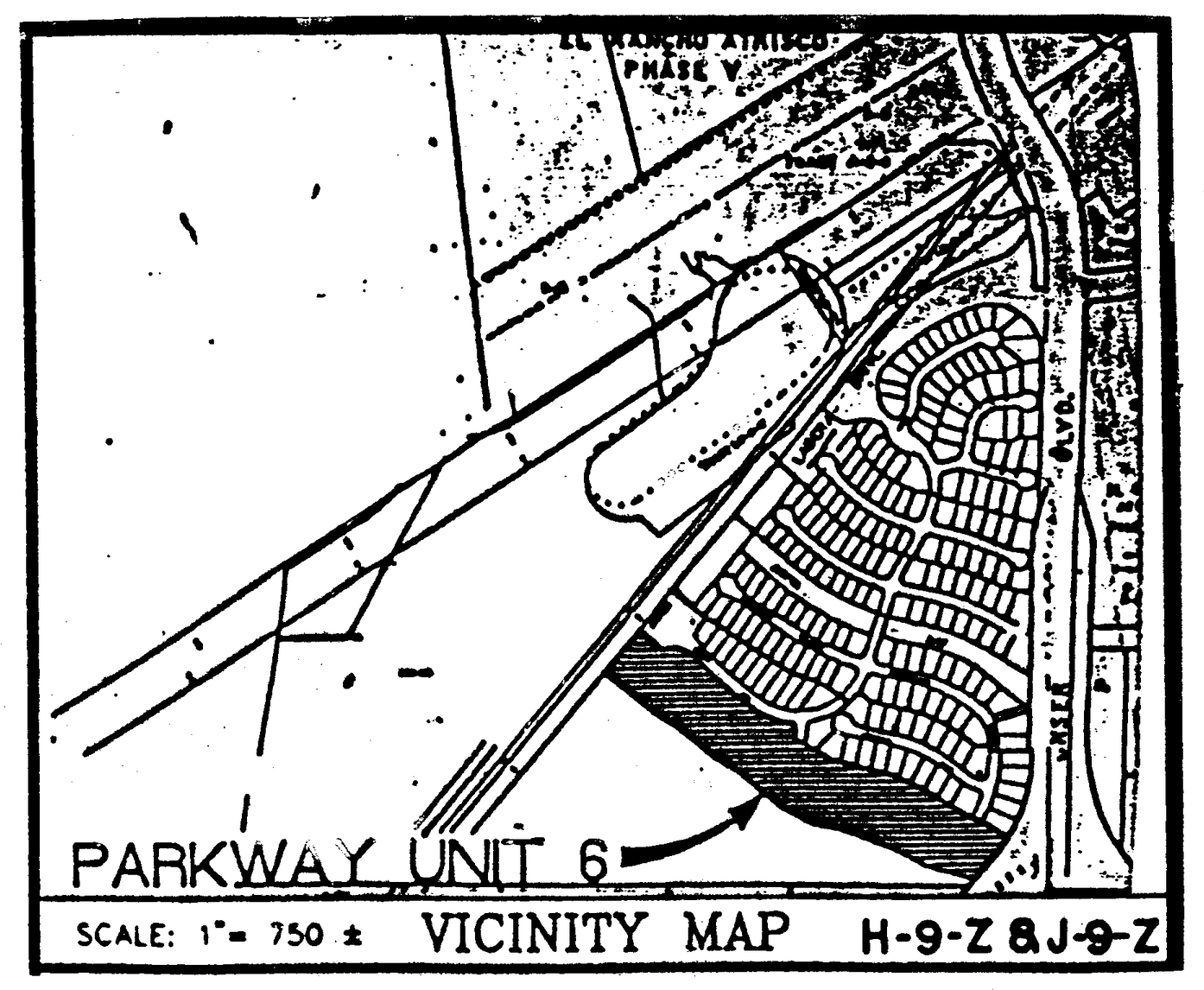
SHEET 1 OF 3

COMMUNITY SCIENCES CORPORATION · CORRALES, NEW MEXICO · (505) 897-0000

143/6/GRAD. CERT.

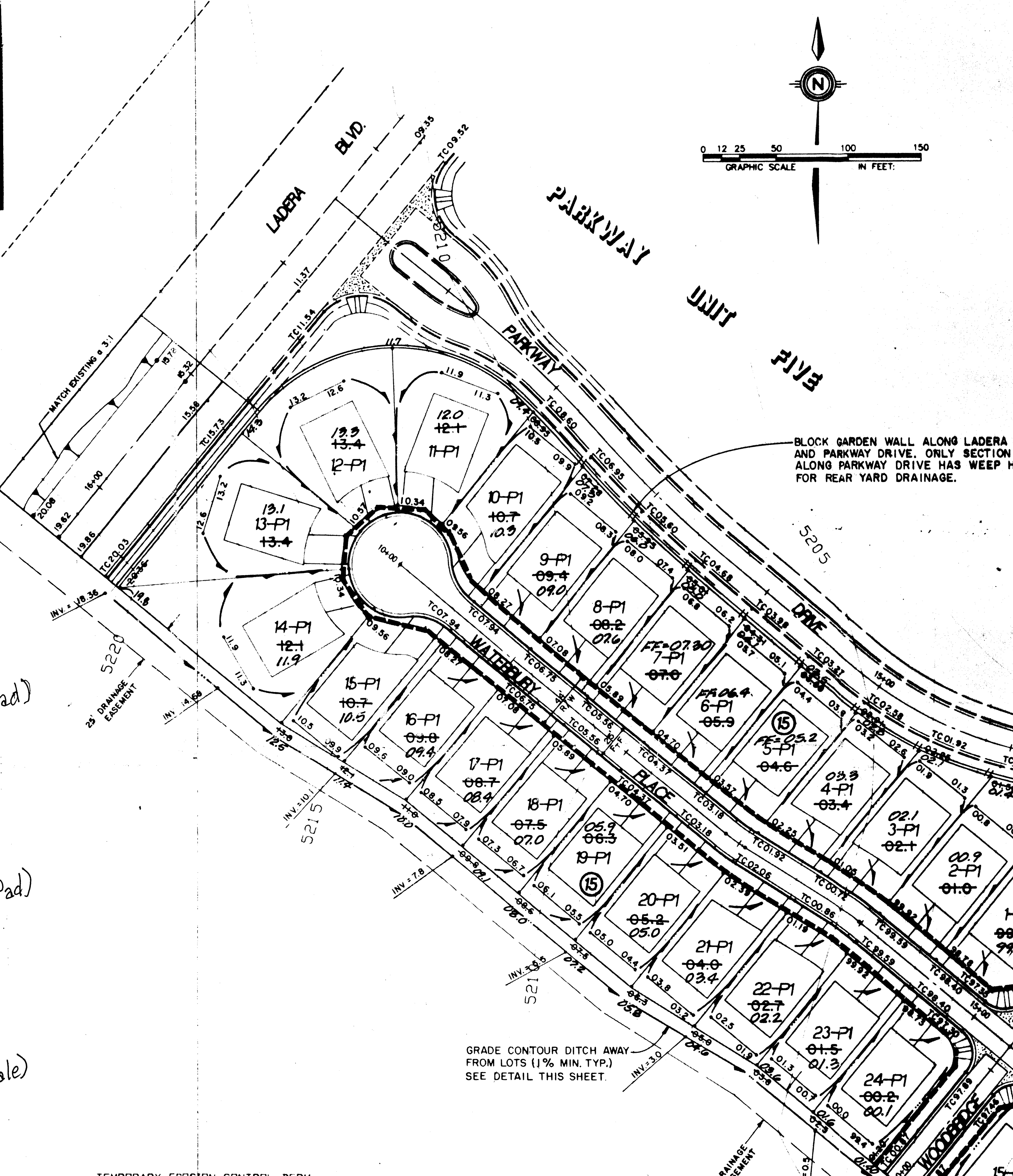
RECEIVED
JUN 29 1994

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



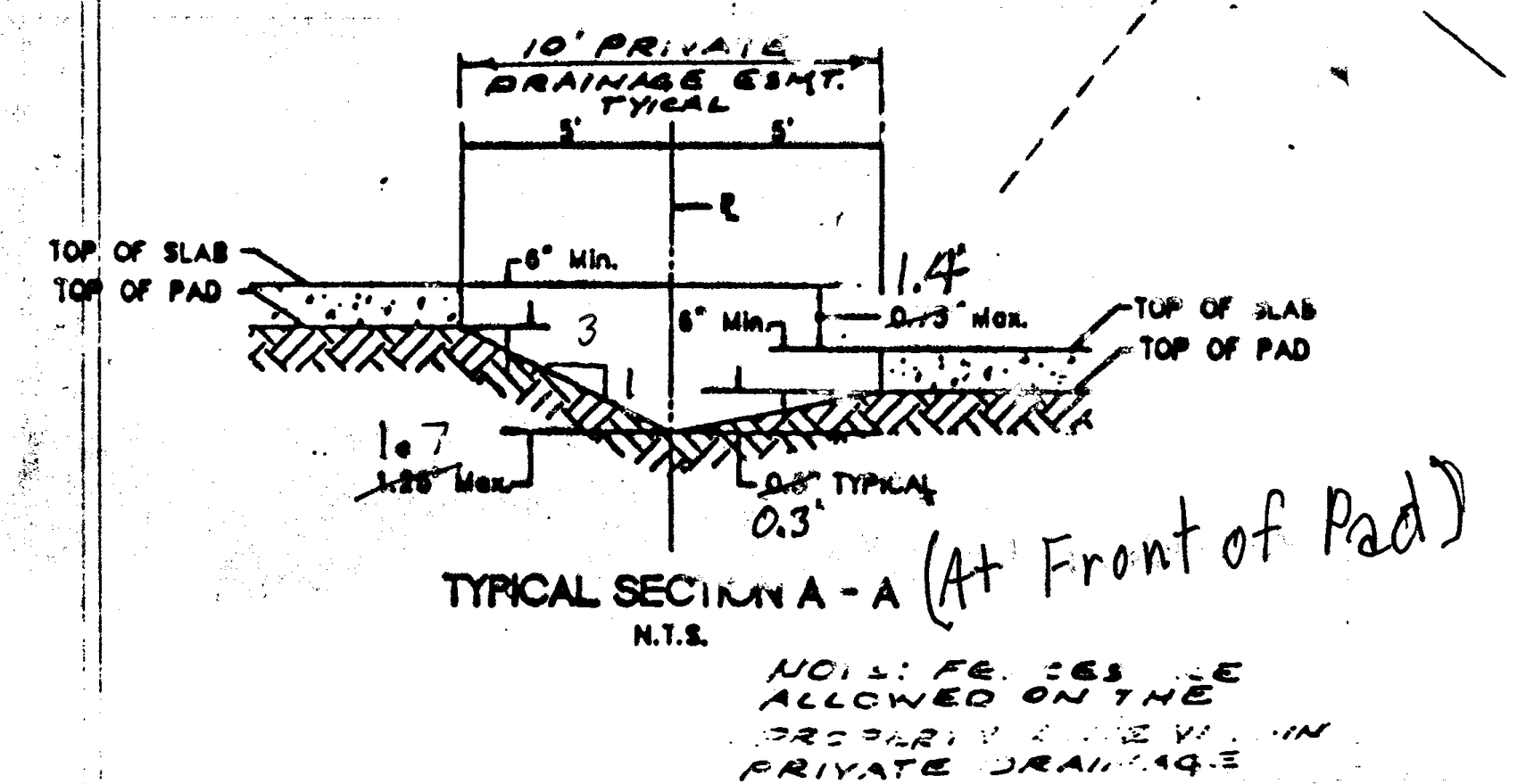
PARKWAY UNIT 6

SCALE: 1" = 750 ± VICINITY MAP H-9-Z & J-9-Z



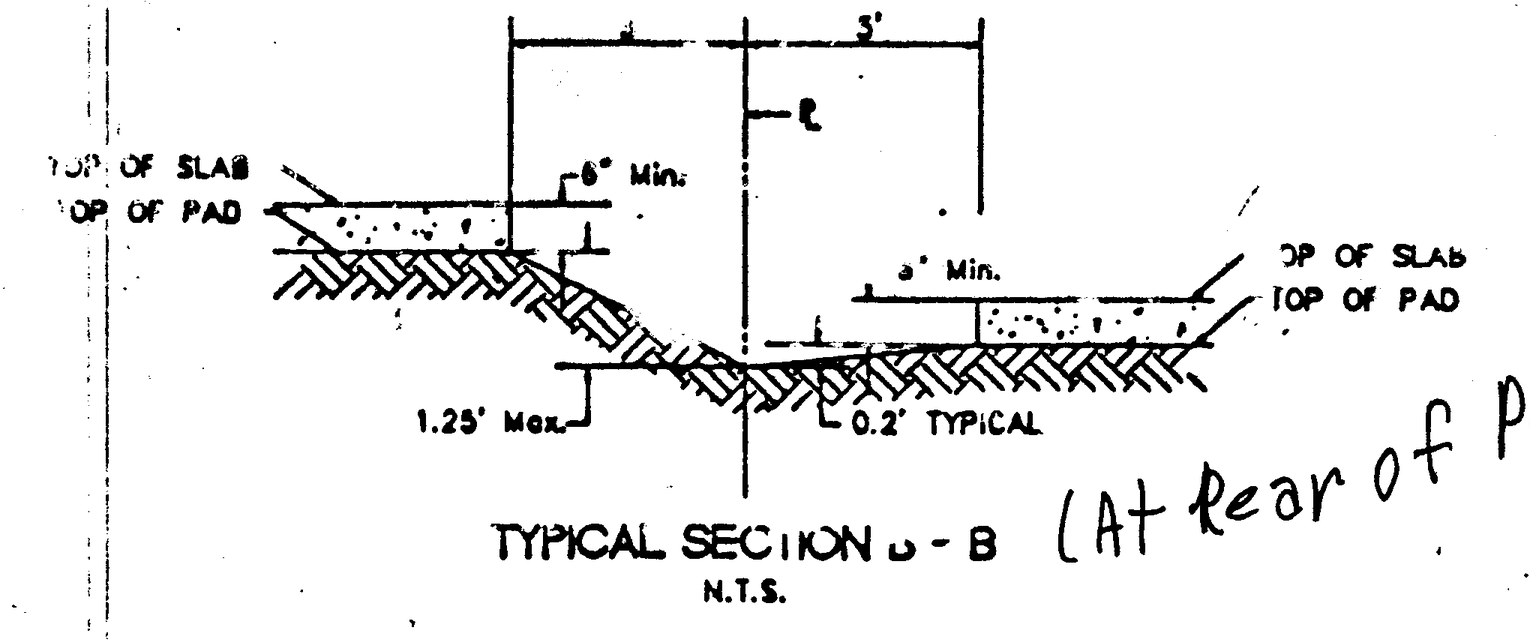
BLOCK GARDEN WALL ALONG LADERA BLVD. AND PARKWAY DRIVE. ONLY SECTION ALONG PARKWAY DRIVE HAS WEEP HOLES FOR REAR YARD DRAINAGE.

GRADE CONTOUR DITCH AWAY FROM LOTS (1% MIN. TYP.) SEE DETAIL THIS SHEET.

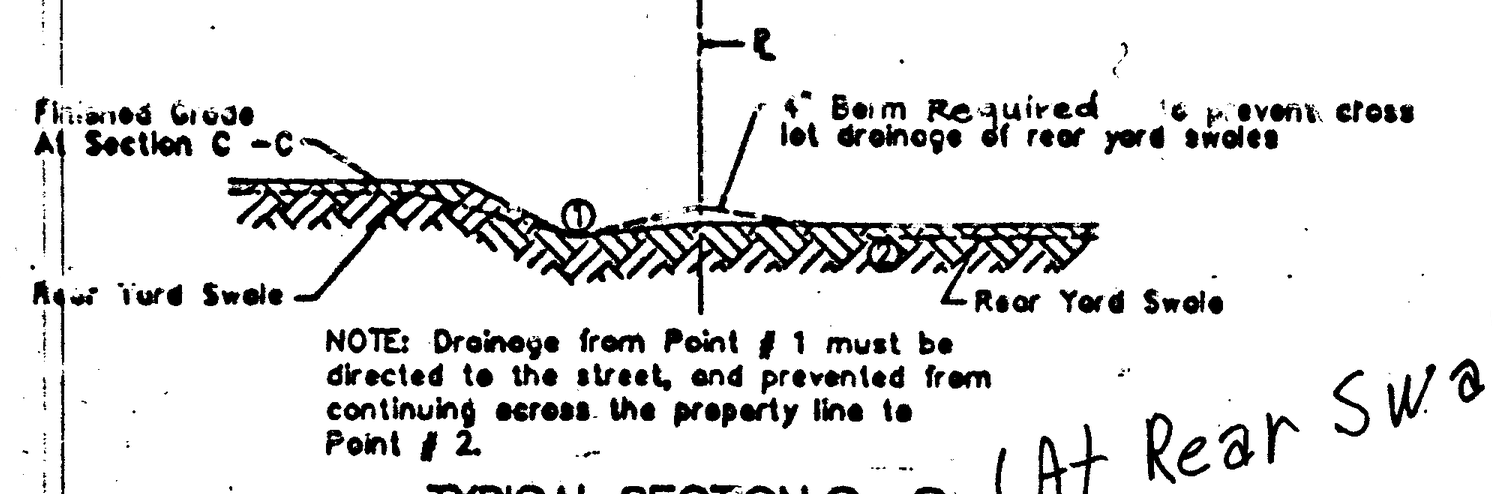


TYPICAL SECTION A - A (At Front of Pad)
N.T.S.

NOTE: FENCES ARE ALLOWED ON THE PROPERTY LINE WITHIN PRIVATE DRAINAGE EASEMENT

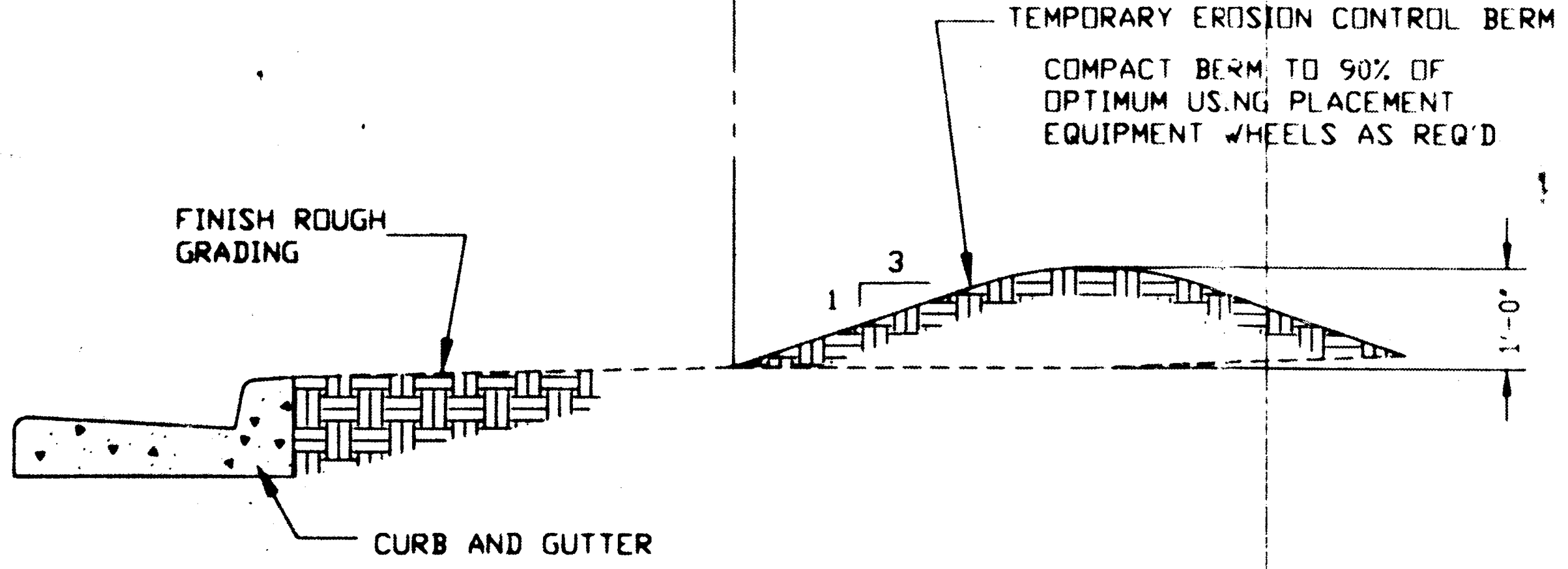


TYPICAL SECTION B - B (At Rear of Pad)
N.T.S.


℄
Finished Grade At Section C - C
4" Berm Required to prevent cross lot drainage of rear yard swales
Rear Yard Swale
Rear Yard Swale
①
②

NOTE: Drainage from Point # 1 must be directed to the street, and prevented from continuing across the property line to Point # 2.

TYPICAL SECTION C - C (At Rear Swale)
N.T.S.

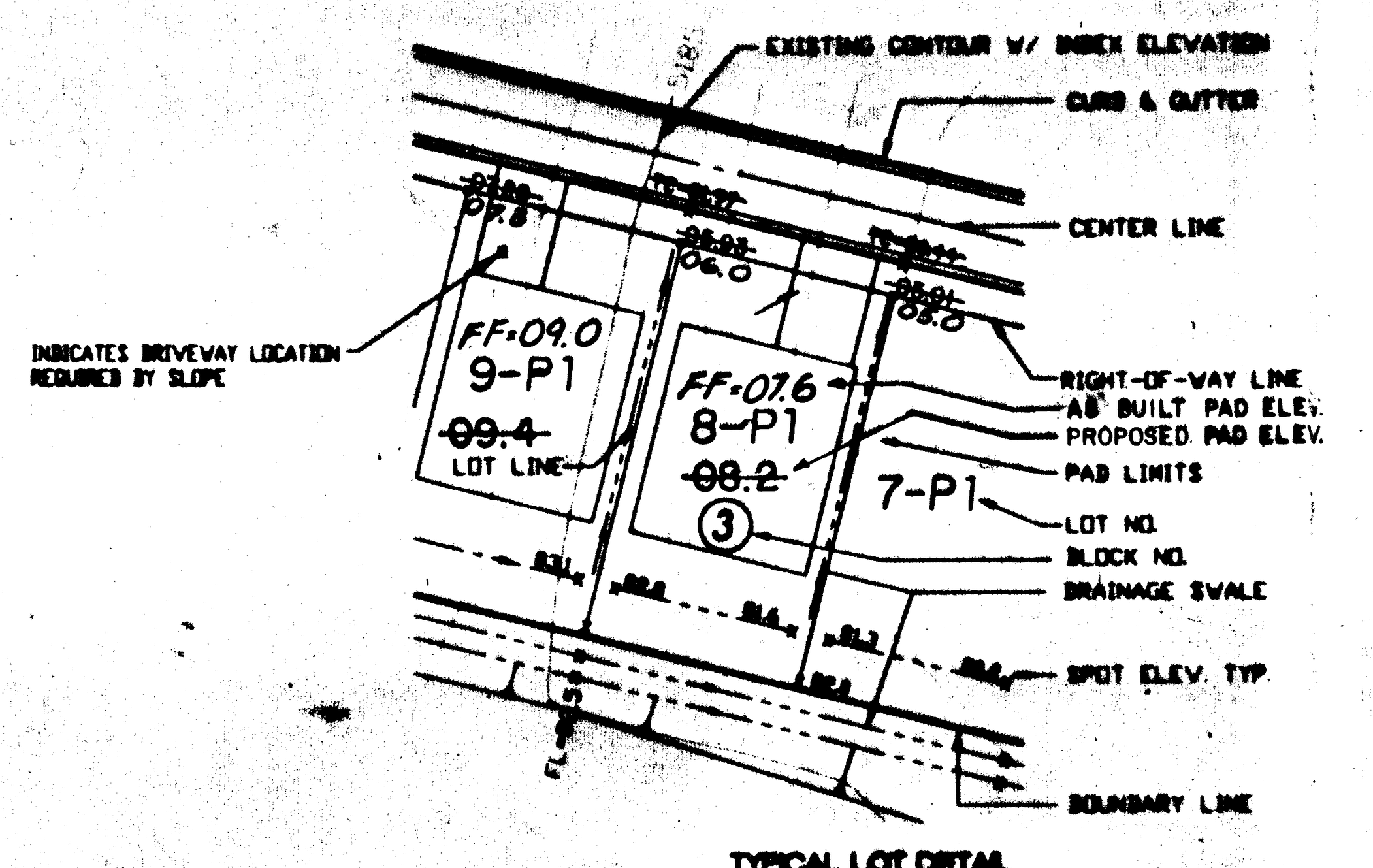


COMPACT BERM TO 90% OF OPTIMUM USING PLACEMENT EQUIPMENT WHEELS AS REQ'D

EROSION CONTROL BERM

TYPICAL SECTION THROUGH BERM

NOT TO SCALE



TYPICAL LOT DETAIL

SCALE: 1"=30'

NOTES:

A. EROSION CONTROL - DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTROL OF EXCESSIVE AIRBORNE DUST AND RUNOFF SEDIMENT. THAT CONTRACTOR SHALL ALSO ENSURE THAT NO SOIL ERODES FROM SITE INTO PUBLIC RIGHT-OF-WAY OR ON TO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO IT IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.

B. TOP SOIL DISTURBANCE PERMIT - THE CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.

C. IF CONSTRUCTION OF PARKWAY UNITS 5 & 6 ARE NOT COMPLETE BY 2-15-94 THE OWNER WILL SEED AND MULCH ALL DISTURBED AREAS.

LEGEND

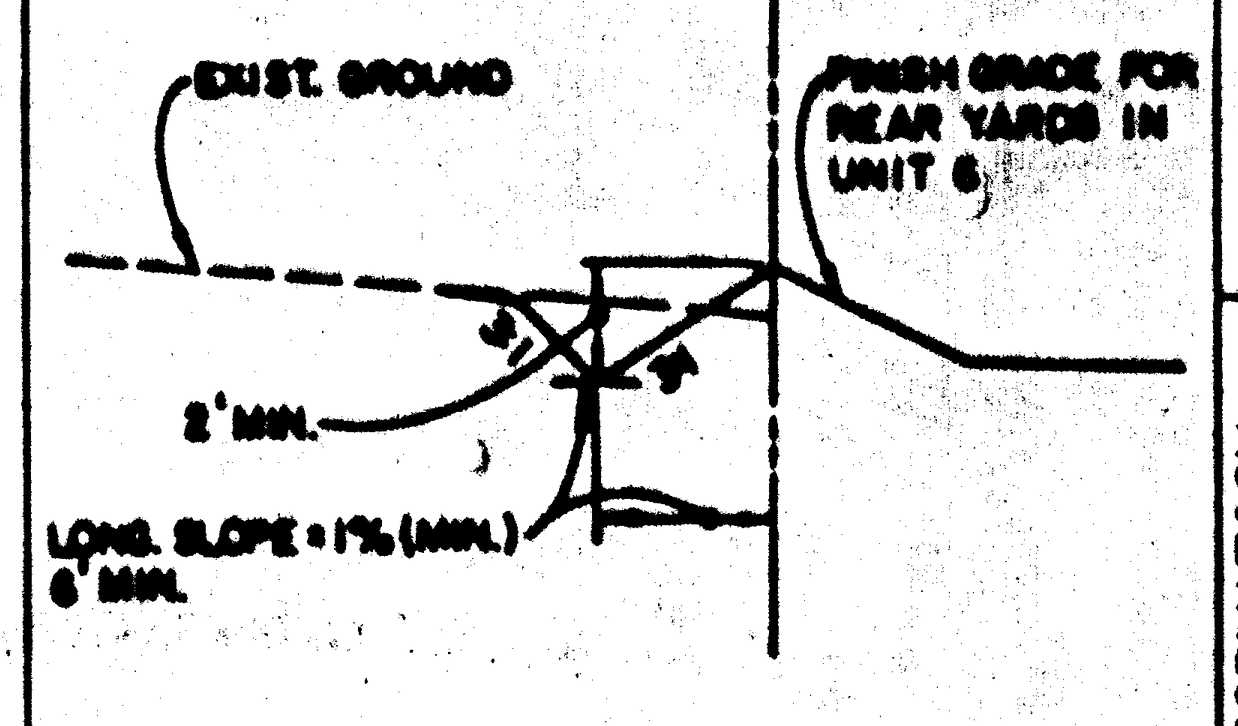
x TC=98.43	PROPOSED TOP OF CURB ELEVATION
x 99.8	PROPOSED SPOT ELEVATION
09.0 ●	EXISTING SPOT ELEVATION (GRND & TC)
▬ ▬ ▬ ▬	EROSION CONTROL BERM
▨	PROPOSED CONCRETE VALLEY GUTTER
═══ ═══	EXISTING CURB & GUTTER
═══════	PROPOSED MOUNTABLE CURB & GUTTER
▬▬▬▬▬	PROPOSED STANDARD CURB & GUTTER
	EXISTING CONTOUR W/ INDEX ELEVATION
←— —	SWALE
←——	FLOW ARROW
———	PROPOSED RETAINING WALL
- - ▣ - -	EXISTING U.G. ELECTRICAL
- - W - -	EXISTING WATER LINE
- - Ⓖ - -	EXISTING GAS LINE
——‖——	EXISTING BLOCK GARDEN WALL & WEEP HOLE
- - 30" SD - -	EXISTING STORM DRAIN
—— 30" SD ——	PROPOSED STORM DRAIN
▽▽▽	WATER BLOCK
09.0	As Built Elev.

LEGAL DESCRIPTION

PARKWAY UNIT 6, FILED JAN. 12, 1994, RECORDED IN VOL. 94C FOLIO 11.

APPROVED FOR ROUGH GRADING (±1 FT.)

Gilbert Aldaz 06-15-93
CITY HYDROLOGIST DATE



TYP. CONTOUR DITCH SECTION

NTS

NOTE: CONTOUR DITCHES SHALL BE TURNED SOUTH AWAY FROM UNIT 6 @ 100' INTERVALS TO DISTRIBUTE FLOWS EVENLY OUT OVER NATURAL VEGETATION SO AS NOT TO INDUCE UNDUE EROSION.

10274

6-27-94

GRADING OF ALL LOT PADS AND REAR AND SIDE YARD SWALES ON THIS PAGE IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING PLANS. ANY DEVIATION FROM TYPICAL GRADING IS ADDRESSED IN NOTES ON PAGE 1.

ENGINEER'S SEAL

10274

11-8-93

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
1	COMMUNITY SCIENCES	1/93

BENCH MARKS

ACS BRASS CAP "3-H10" SET FLUSH IN CONCRETE SURFACE OF SPILLWAY LOCATED 386'± NORTH OF THE CENTERLINE OF LADERA DRIVE & 308'± EAST OF THE CENTERLINE OF UNSER BOULEVARD. ELEVATION = 5193.38

AS BUILT INFORMATION

CONTRACTOR

WORK STAKED BY

INSPECTOR'S ACCEPTANCE BY

FIELD VERIFICATION BY

DRAWINGS CORRECTED BY

DATE

MICRO-FILM INFORMATION

RECORDED BY

DATE

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY	MJY/JL/JMD
DRAWN BY	SPS/MA/DB/RDO
CHECKED BY	

MAY, 1993

AS SHOWN

M4Y

A. M.

143-16-041

[redacted]

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: PARKWAY - UNIT 6
GRADING & DRAINAGE CERTIFICATION

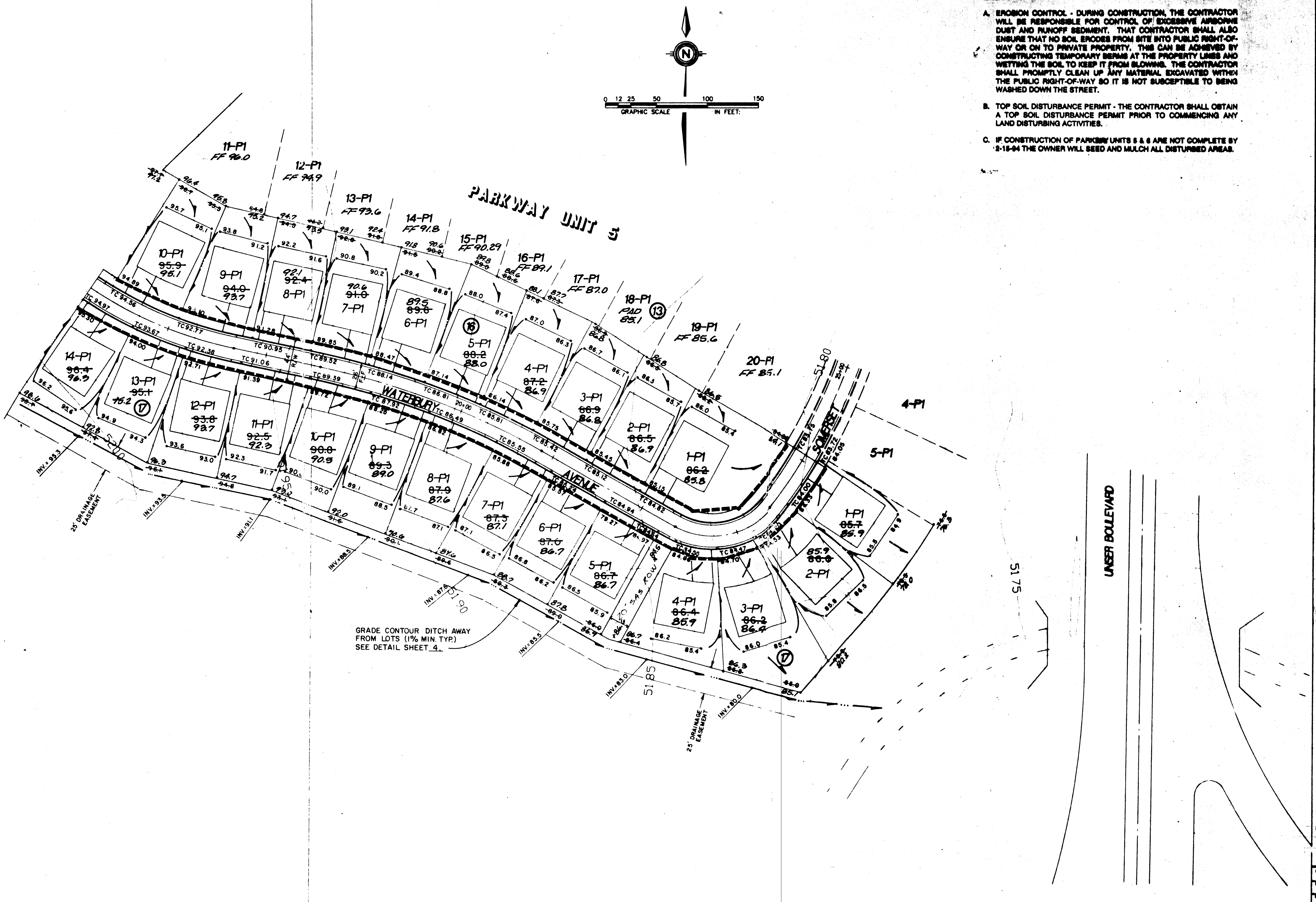
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		11-30-93	WATER	N/A KWK	11-16-93
TRANSPORTATION		11-16-93	WASTE WATER	N/A KWK	11-16-93
HYDROLOGY		11-22-93			

PROJECT NO. 4442.95 MAP NO. J-9 SHEET 2 OF 3

JUN 29 1994

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

14318\U6SHTS.DWG



GRADE CONTOUR DITCH AWAY FROM LOTS (1% MIN. TYP.) SEE DETAIL SHEET 4.

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2. CRITERIA FOR SETTING LOT ELEVATION CONTROL GRADES SHALL INCLUDE THE FOLLOWING:

   A. ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 1% AND MAXIMUM SLOPES OF 4 HORIZONTAL TO 1 VERTICAL.

   B. BUILDING PADS SHALL BE SET AT LEAST 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.

   C. PAD ELEVATIONS WILL BE ASSUMED TO BE EQUAL TO FINISHED FLOOR OF GARAGE. MINIMUM DRIVEWAY SLOPES SHALL BE 1% AND DRIVEWAY SLOPES SHALL NOT EXCEED 14%.

   D. USABLE YARD AREAS SHALL HAVE MINIMUM DIMENSIONS OF 30' X 15', SHALL HAVE MINIMUM SLOPES OF 1%, AND MAXIMUM SLOPES OF 5%.

3. WHERE YARD GRADES OF ADJACENT LOTS AT PROPERTY LINES CANNOT BE MATCHED USING THE ABOVE CRITERIA, RETAINING WALLS SHALL BE PROVIDED TO ACCOMMODATE GRADE DIFFERENTIALS.

SPECIAL FHA REQUIREMENTS:

A. LONGITUDINAL GRADIENT OF DRIVEWAY SHALL NOT BE LESS THAN ONE PERCENT (1%) AND NOT STEEPER THAN TEN PER-CENT (10%) IF DRIVEWAY IS ALSO USED AS A REQUIRED WALK. IF USED ONLY AS A DRIVEWAY, THE LONGITUDINAL GRADIENT SHALL NOT EXCEED 14% (1 IN 7).

B. PROVIDE MINIMUM FALL AWAY FROM STRUCTURE OF 6 INCHES IN 10 FEET, EXCEPT AS RESTRICTED BY SIDE LOT LINES OR OTHER FROST CONDITIONS. THE HORIZONTAL LENGTH OF SUCH SLOPES MAY BE REDUCED AS NECESSARY AT BUILDING CORNERS AND SIDE YARDS.

C. SIDEWALK GRADIENT SHALL NOT EXCEED 10%.

D. SLOPES SHALL NOT EXCEED FOUR-TO-ONE (4 TO 1).

10274

6-27-94

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AS BUILT INFORMATION	
CONTRACTOR	
WORK STAKE BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

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NO.	BY	DATE
1	COMMUNITY SCIENCES	1/93

ENGINEER'S SEAL

10274

11-8-93

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY MJY/JL/JMD DATE

DRAWN BY SPS/MA/DB/RDQ DATE

CHECKED BY DATE

MAY, 1993

AS SHOWN

MJY

A. M.

143-16-041

[redacted]

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: PARKWAY - UNIT 6
GRADING & DRAINAGE CERTIFICATION

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		11-30-93	WATER	N/A RWK	11-16-93
TRANSPORTATION		11-16-93	WASTE WATER	N/A RWK	11-16-93
HYDROLOGY		11-22-93			

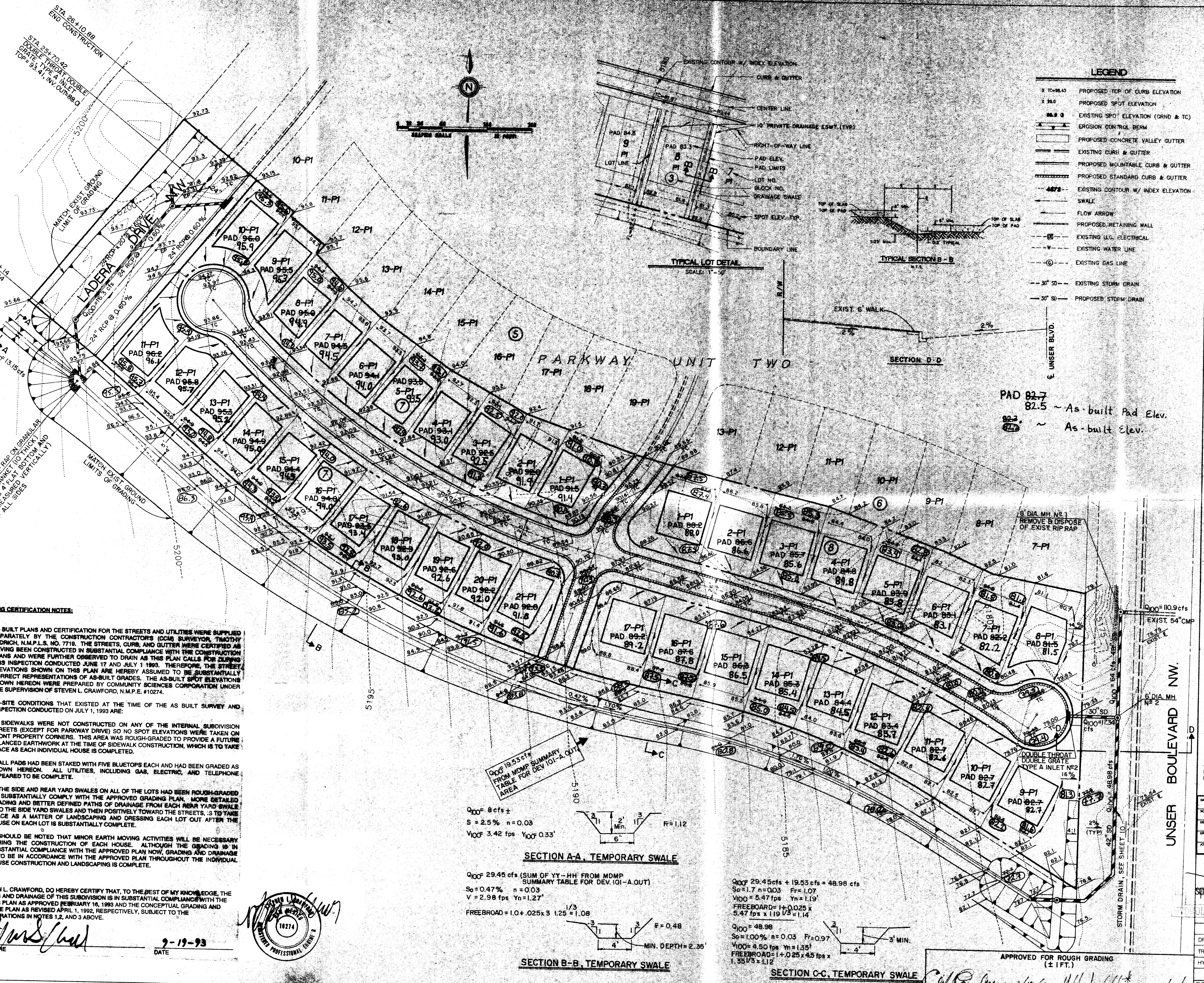
PROJECT NO. 4442.95 | MAP NO. J-9 | SHEET 3 OF 3

APPROVED FOR ROUGH GRADING (±1FT)

CITY HYDROLOGIST

06-15-93
DATE

JUN 29 1994


PARKWAY UNIT TWO
LADERA DRIVE
UNSER BOULEVARD NW.
TYPICAL LOT DETAIL
SCALE: 1" = 50'
TYPICAL SECTION B - B
N.T.S.
SECTION D-D
EXIST. 6' WALK
STA 25+10.88 END CONSTRUCTION
STA 25+70.42 DOUBLE THROAT DOUBLE GRATE TYPE A INLET
STA 23+14 INV.=88.84
MATCH EXIST GROUND LIMIT OF GRADING
MATCH EXIST. GROUND LIMITS OF GRADING
15" TYPE L RIP RAP ON GRANULAR FILTER BLANKET (10" THICK) ACROSS 5' FLAT BOTTOM AND 2' (MEASURED VERTICALLY) UP ALL SIDES
8" DIA. MH No. 2 REMOVE & DISPOSE OF EXIST. RIP RAP
6' DIA. MH No. 2
DOUBLE THROAT DOUBLE GRATE TYPE A INLET No. 2
EXIST. 54" CMP
Q_{100} = 110.9 cfs
Q_{100} = 19.53 cfs FROM MDMP SUMMARY TABLE FOR DEV 101-A.OUT AREA
STORM DRAIN SEE SHEET 10
PAD 82.7
82.5 ~ As-built Pad Elev.
~ As-built Elev.

LEGEND

X TC=98.43	PROPOSED TOP OF CURB ELEVATION
X 99.0	PROPOSED SPOT ELEVATION
98.9 ⊙	EXISTING SPOT ELEVATION (GRND & TC)
	EROSION CONTROL BERM
	PROPOSED CONCRETE VALLEY GUTTER
	EXISTING CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
	PROPOSED STANDARD CURB & GUTTER
4873	EXISTING CONTOUR W/ INDEX ELEVATION
	SWALE
	FLOW ARROW
	PROPOSED RETAINING WALL
UE	EXISTING U.G. ELECTRICAL
W	EXISTING WATER LINE
G	EXISTING GAS LINE
30" SD	EXISTING STORM DRAIN
30" SD	PROPOSED STORM DRAIN

Q_{100} = 8 cfs ±
S = 2.5% n = 0.03
V_{100} = 3.42 fps Y_{100} = 0.33'
Fr = 1.12

SECTION A-A, TEMPORARY SWALE

Q_{100} = 29.45 cfs (SUM OF YY-HH FROM MDMP SUMMARY TABLE FOR DEV. 101-A.OUT)
So = 0.47% n = 0.03
V = 2.98 fps Yn = 1.27'
FREEBROAD = 1.0 + .025 x 3 $1.25^{1/3}$ = 1.08
Fr = 0.48
MIN. DEPTH = 2.35'

SECTION B-B, TEMPORARY SWALE

Q_{100} = 29.45 cfs + 19.53 cfs = 48.98 cfs
So = 1.7 n = 0.03 Fr = 1.07
V_{100} = 5.47 fps Yn = 1.19'
FREEBOARD = 1 + 0.025 x 5.47 fps x $1.19^{1/3}$ = 1.14

Q_{100} = 48.98
So = 1.00% n = 0.03 Fr = 0.97
V_{100} = 4.50 fps Yn = 1.35'
FREEBROAD = 1 + 0.025 x 4.5 fps x $1.35^{1/3}$ = 1.12
3' MIN.

SECTION C-C, TEMPORARY SWALE

GRADING CERTIFICATION NOTES:

1. AS BUILT PLANS AND CERTIFICATION FOR THE STREETS AND UTILITIES WERE SUPPLIED SEPARATELY BY THE CONSTRUCTION CONTRACTOR'S (CCM) SURVEYOR, TIMOTHY ALDRICH, N.M.P.L.S. NO. 7719. THE STREETS, CURB, AND GUTTER WERE CERTIFIED AS HAVING BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE CONSTRUCTION PLANS AND WERE FURTHER OBSERVED TO DRAIN AS THIS PLAN CALLS FOR DURING THIS INSPECTION CONDUCTED JUNE 17 AND JULY 1 1993. THEREFORE, THE STREET ELEVATIONS SHOWN ON THIS PLAN ARE HEREBY ASSUMED TO BE SUBSTANTIALLY CORRECT REPRESENTATIONS OF AS-BUILT GRADES. THE AS-BUILT SPOT ELEVATIONS SHOWN HEREON WERE PREPARED BY COMMUNITY SCIENCES CORPORATION UNDER THE SUPERVISION OF STEVEN L. CRAWFORD, N.M.P.E. #10274.

2. ON-SITE CONDITIONS THAT EXISTED AT THE TIME OF THE AS BUILT SURVEY AND INSPECTION CONDUCTED ON JULY 1, 1993 ARE:

   A. SIDEWALKS WERE NOT CONSTRUCTED ON ANY OF THE INTERNAL SUBDIVISION STREETS (EXCEPT FOR PARKWAY DRIVE) SO NO SPOT ELEVATIONS WERE TAKEN ON FRONT PROPERTY CORNERS. THIS AREA WAS ROUGH-GRADED TO PROVIDE A FUTURE BALANCED EARTHWORK AT THE TIME OF SIDEWALK CONSTRUCTION, WHICH IS TO TAKE PLACE AS EACH INDIVIDUAL HOUSE IS COMPLETED.

   B. ALL PADS HAD BEEN STAKED WITH FIVE BLUETOPS EACH AND HAD BEEN GRADED AS SHOWN HEREON. ALL UTILITIES, INCLUDING GAS, ELECTRIC, AND TELEPHONE APPEARED TO BE COMPLETE.

   C. THE SIDE AND REAR YARD SWALES ON ALL OF THE LOTS HAD BEEN ROUGH-GRADED TO SUBSTANTIALLY COMPLY WITH THE APPROVED GRADING PLAN. MORE DETAILED GRADING AND BETTER DEFINED PATHS OF DRAINAGE FROM EACH REAR YARD SWALE INTO THE SIDE YARD SWALES AND THEN POSITIVELY TOWARD THE STREETS, IS TO TAKE PLACE AS A MATTER OF LANDSCAPING AND DRESSING EACH LOT OUT AFTER THE HOUSE ON EACH LOT IS SUBSTANTIALLY COMPLETE.

3. IT SHOULD BE NOTED THAT MINOR EARTH MOVING ACTIVITIES WILL BE NECESSARY DURING THE CONSTRUCTION OF EACH HOUSE. ALTHOUGH THE GRADING IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN NOW, GRADING AND DRAINAGE IS TO BE IN ACCORDANCE WITH THE APPROVED PLAN THROUGHOUT THE INDIVIDUAL HOUSE CONSTRUCTION AND LANDSCAPING IS COMPLETE.

I, STEVEN L. CRAWFORD, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE GRADING AND DRAINAGE OF THIS SUBDIVISION IS IN SUBSTANTIAL COMPLIANCE WITH THE GRADING PLAN AS APPROVED FEBRUARY 16, 1993 AND THE CONCEPTUAL GRADING AND DRAINAGE PLAN AS REVISED APRIL 1, 1992, RESPECTIVELY, SUBJECT TO THE CONSIDERATIONS IN NOTES 1,2, AND 3 ABOVE.

SIGNATURE 9-19-93
DATE

10274

LOT GRADING SPECIFICATIONS:

1. CROSS LOT DRAINAGE WILL NOT BE PERMITTED. IF LOCAL CONDITIONS SHOULD DICTATE A RELAXATION OF THIS RULE, THEN THE APPROPRIATE PUBLIC OR PRIVATE DRAINAGE EASEMENTS WILL BE DEDICATED ON THE PLAT.
2. CRITERIA FOR SETTING LOT ELEVATION CONTROL GRADES SHALL INCLUDE THE FOLLOWING:
   - A. ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 1% AND MAXIMUM SLOPES OF 4 HORIZONTAL TO 1 VERTICAL.
   - B. BUILDING PADS SHALL BE SET AT LEAST 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
   - C. PAD ELEVATIONS WILL BE ASSUMED TO BE EQUAL TO FINISHED FLOOR OF GARAGE. MINIMUM DRIVEWAY SLOPES SHALL BE 1% AND DRIVEWAY SLOPES SHALL NOT EXCEED 14%.
   - D. USABLE YARD AREAS SHALL HAVE MINIMUM DIMENSIONS OF 30' X 15', SHALL HAVE MINIMUM SLOPES OF 1%, AND MAXIMUM SLOPES OF 5%.
3. WHERE YARD GRADES OF ADJACENT LOTS AT PROPERTY LINES CANNOT BE MATCHED USING THE ABOVE CRITERIA, RETAINING WALL SHALL BE PROVIDED TO ACCOMMODATE GRADE DIFFERENTIALS.

SPECIAL FHA REQUIREMENTS:

A. LONGITUDINAL GRADIENT OF DRIVEWAY SHALL NOT BE LESS THAN ONE PERCENT (1%) AND NOT STEEPER THAN TEN PERCENT (10%), IF DRIVEWAY IS ALSO USED AS A REQUIRED WALK. IF USED ONLY AS A DRIVEWAY, THE LONGITUDINAL GRADIENT SHALL NOT EXCEED 14% (1 IN 7).

B. PROVIDE MINIMUM FALL AWAY FROM STRUCTURE OF 6 INCHES IN 10 FEET, EXCEPT AS RESTRICTED BY SIDE LOT LINES OR OTHER FROST CONDITIONS. THE HORIZONTAL LENGTH OF SUCH SLOPES MAY BE REDUCED AS NECESSARY AT BUILDING CORNERS AND SIDE YARDS.

C. SIDEWALK GRADIENT SHALL NOT EXCEED 10%.

D. SLOPES SHALL NOT EXCEED FOUR-TO-ONE (4 TO 1).

NOTE: CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO GRADING.

STREET CAPACITY CALCULATIONS

GLENBROOK PLACE

Q_{100} = 7.94 cfs S_0 = 0.71%
Mountable Curb (h = 0.31')
W = 25'
P = 25' + 2 x 0.31' = 25.62'
A = (0.31 + 0.06) x 12.5 = 4.63 sf
R = 0.18'
Q_{cap} = (1.486/0.017) x 4.63 sf x $0.18^{2/3}$ x $0.0071^{0.5}$ = 10.87 cfs > Q_{100} OK

LYNNHAVEN PLACE

Q_{100} = 17.34 cfs S_0 = 0.80%
Standard Curb (h = 0.59')
W = 26'
P = 26' + 2 x 0.59' = 27.18'
A = (0.59 + 0.33) x 13 = 11.96 sf
R = 0.44'
Q_{cap} = (1.486/0.017) x 11.96 sf x $0.44^{2/3}$ x $0.008^{0.5}$ = 54.09 cfs > Q_{100} OK

INLET CAPACITY SUMMARY

LADERA DRIVE

Double Type A Inlet
Q_{100} = 16.3 cfs
Perimeter of Grate = 10.83'
Area of Grate = 8.20 sf
Length of Inlet = 8.3' (not including length adjacent to grate)
Height of Inlet Slot Opening = 0.52'
Amount of Local Depression = 2.75"
Depth of Water = 0.63' (from HEC-12) < 0.67' OK

LYNNHAVEN PLACE

Double Type A Inlet
Q_{100} = 17.34 cfs
Inlet Data Same as Above
Depth of Water = 0.66' (from HEC-12) < 0.67' OK

AS BUILT INFORMATION		
CONTRACTOR	CM	
WORK STAKED BY	ALS	DATE 93
INSPECTOR'S ACCEPTANCE BY		DATE
FIELD VERIFICATION BY	ALS	DATE 93
DRAWINGS CORRECTED BY	ALS	DATE 6/93

MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS
ACS BRASS CAP "3-H10" SET FLUSH IN CONCRETE SURFACE OF SPILLWAY LOCATED 386' ± NORTH OF THE CENTERLINE OF LADERA DRIVE & 308' ± EAST OF THE CENTERLINE OF UNSER BLVD.
ELEVATION = 5193.38

SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE
1	C.S.C.	12/91

ENGINEER'S SEAL
1/18/93

REVISIONS			
NO.	DATE	REMARKS	BY

DESIGN		
DESIGNED BY	J.L.	DATE DEC. 1992
DRAWN BY	A.M.	DATE DEC. 1992
CHECKED BY		DATE

DATE:	DEC. 1992
SCALE:	1" = 50'
DESIGNED:	J. L.
DRAWN:	AM
JOB NO.:	143-12-PRE

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

SEP 29 1993
HYDROLOGY DIVISION
SEP 30

TITLE: PARKWAY-UNIT 3
GRADING & EROSION CONTROL PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B. Y. Hoolsby	2-18-93	WATER	N/A RWK	2-16-93
TRANSPORTATION	N/A	2-10-93	WASTE WATER	N/A RWK	2-10-93
HYDROLOGY		2-16-93			

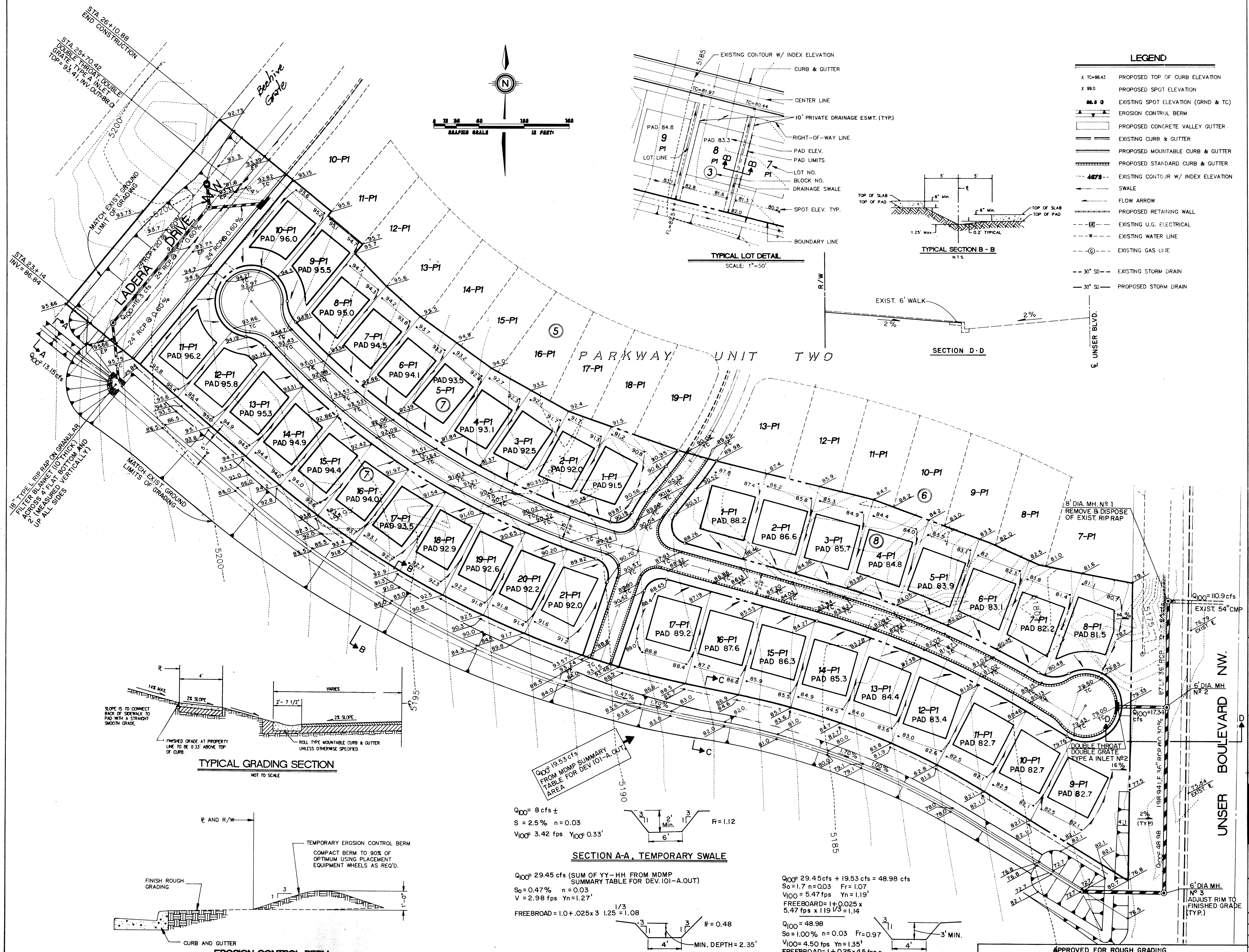
APPROVED FOR ROUGH GRADING
(± 1 FT.)

	2/18/93	*	02/09/93
AMAFCA	DATE	CITY HYDROLOGY	DATE

* Subject to Memorandum of Understanding dated 02/08/93

PROJECT NO.	MAP NO.	SHEET	OF
4442.92	H-9	4	11

148413



TYPICAL LOT DETAIL

SCALE: 1"=50'

TYPICAL SECTION B - B

N.T.S.

SECTION D·D

LEGEND

X TC=98.43	PROPOSED TOP OF CURB ELEVATION
X 99.0	PROPOSED SPOT ELEVATION
88.8 ⊙	EXISTING SPOT ELEVATION (GRND & TC)
	EROSION CONTROL BERM
▭	PROPOSED CONCRETE VALLEY GUTTER
	EXISTING CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
	PROPOSED STANDARD CURB & GUTTER
--- 4873 ---	EXISTING CONTOUR W/ INDEX ELEVATION
	SWALE
	FLOW ARROW
	PROPOSED RETAINING WALL
---UE---	EXISTING U.G. ELECTRICAL
---W---	EXISTING WATER LINE
---Ⓖ---	EXISTING GAS LINE
-- 30" SD --	EXISTING STORM DRAIN
— 30" SD —	PROPOSED STORM DRAIN

TYPICAL GRADING SECTION

NOT TO SCALE

EROSION CONTROL BERM

Q_{100}= 8 cfs ±
S = 2.5% n = 0.03
V_{100}= 3.42 fps Y_{100}= 0.33'
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SECTION C-C, TEMPORARY SWALE

APPROVED FOR ROUGH GRADING
(± 1 FT.)

Cliff E. Anderson* 2/8/93 Gilbert Aldaz* 02/09/93
AMAFCA DATE CITY HYDROLOGY DATE

* Subject to Memorandum of Understanding dated 2/8/93.

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Double Type A Inlet
Q_{100} = 17.34 cfs
Inlet Data Same as Above
Depth of Water = 0.66' (from HEC-12) < 0.67' OK

AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE

MICRO-FILM INFORMATION

RECORDED BY DATE
NO

BENCH MARKS

ACS BRASS CAP "3-H10" SET FLUSH IN CONCRETE SURFACE OF SPILLWAY LOCATED 386' ± NORTH OF THE CENTERLINE OF LADERA DRIVE & 308' ± EAST OF THE CENTERLINE OF UNSER BLVD.
ELEVATION = 5193.38

SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE
1	C.S.C.	12/91

ENGINEER'S SEAL

MICHAEL J. YOST 9665
1/18/93

REVISIONS

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY J.L. DATE DEC. 1992
DRAWN BY A.M. DATE DEC. 1992
CHECKED BY DATE

DATE: DEC. 1992
SCALE: 1" = 50'
DESIGNED: J. L.
DRAWN: AM
JOB NO.: 143-12-PRE

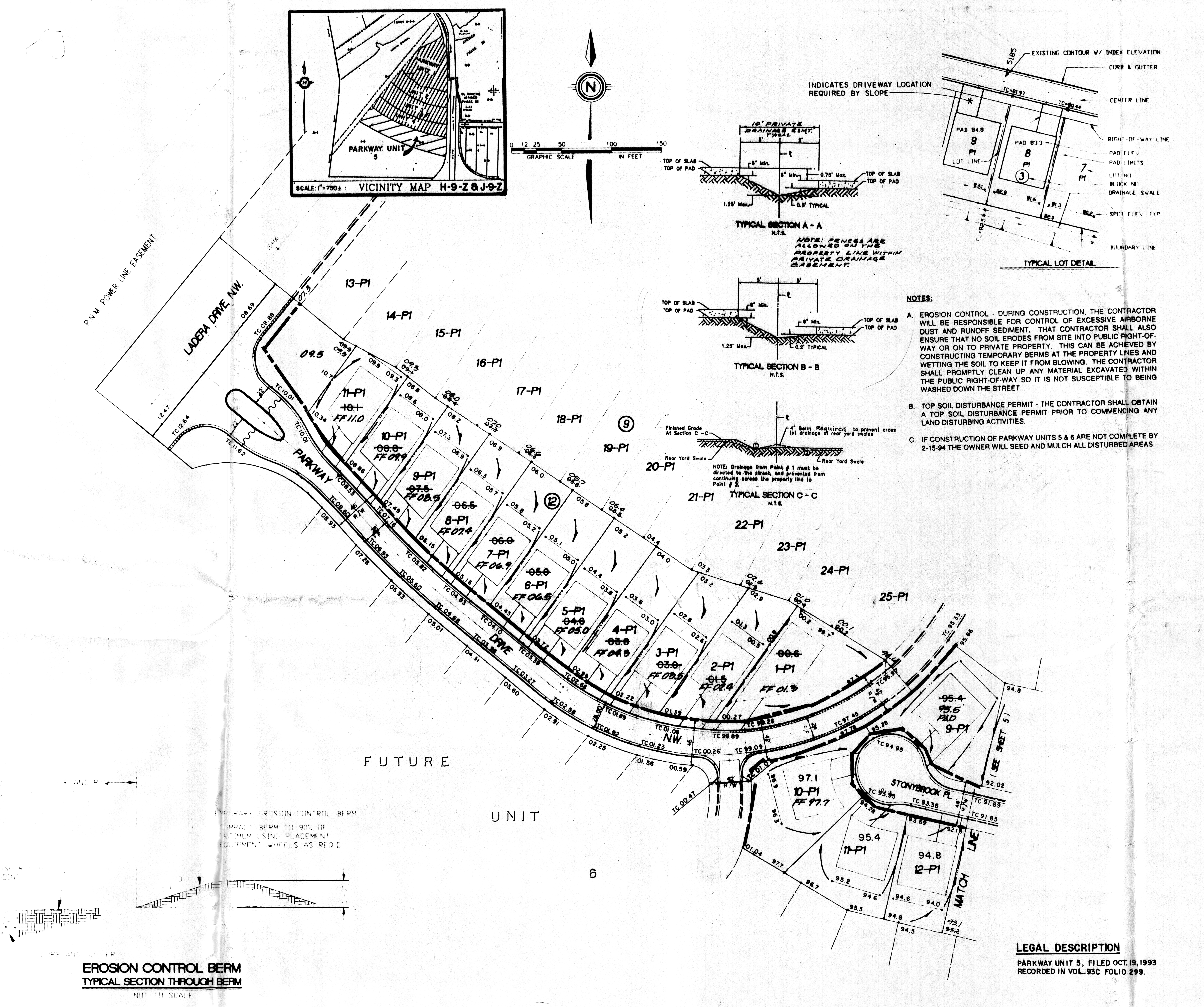
community sciences corporation

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: PARKWAY-UNIT 3
GRADING & EROSION CONTROL PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					
AMAFCA					

PROJECT NO. 4442.92
MAP NO. H-9
SHEET 4 OF 11



EROSION CONTROL BERM
TYPICAL SECTION THROUGH BERM
NOT TO SCALE

NOTES:

A. EROSION CONTROL - DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTROL OF EXCESSIVE AIRBORNE DUST AND RUNOFF SEDIMENT. THAT CONTRACTOR SHALL ALSO ENSURE THAT NO SOIL ERODES FROM SITE INTO PUBLIC RIGHT-OF-WAY OR ON TO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO IT IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.

B. TOP SOIL DISTURBANCE PERMIT - THE CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.

C. IF CONSTRUCTION OF PARKWAY UNITS 5 & 6 ARE NOT COMPLETE BY 2-15-94 THE OWNER WILL SEED AND MULCH ALL DISTURBED AREAS.

LEGAL DESCRIPTION

PARKWAY UNIT 5, FILED OCT.19, 1993
RECORDED IN VOL.93C FOLIO 299.

APPROVED FOR ROUGH GRADING
(±1FT.)
CITY HYDROLOGY
06-15-93
DATE

PARKWAY UNIT 5
GRADING & DRAINAGE INSPECTION NOTES
(INSPECTION 3-29-94)

AS-BUILT SURVEY WAS CONDUCTED MARCH 11, 1994 BY COMMUNITY SCIENCES CORPORATION (CSC) AS INDICATED HEREON. SEPARATE AS-BUILT PLANS WERE FURNISHED TO THE CITY OF ALBUQUERQUE BY THE CONTRACTOR'S (C.C.M.) SURVEYOR (TIM ALDRICH) INDICATING THE ADEQUATE COMPLETION OF THE STREETS AND UTILITIES. DRAINAGE INSPECTION WAS CONDUCTED MARCH 29, 1994 BY CSC. THE FOLLOWING GENERAL OBSERVATIONS WERE MADE DURING THE DRAINAGE INSPECTION.

1. ALL PAVING, CURB AND GUTTER, VALLEY GUTTERS AND HANDICAPPED RAMPS WERE COMPLETE AND APPEARED TO DRAIN IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN.
2. SIDEWALKS WERE COMPLETE AND APPEARED TO BE CONSTRUCTED SO AS TO ADEQUATELY CONTAIN STORM WATER RUNOFF WITHIN THE RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROVED PLAN ON ALL LOTS EXCEPT LOTS 4, 10 AND 11, BLOCK 12 AND ALL LOTS IN BOTH BLOCKS 13 AND 14 WHERE THE SIDEWALKS HAD YET TO BE CONSTRUCTED.
3. HOUSES WERE UNDER CONSTRUCTION ON ALL LOTS EXCEPT LOT 4, BLOCK 12 AND LOTS 4 AND 18, BLOCK 13. A FEW OF THE YARDS HAD BEEN FINE GRADED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN. BUT MOST OF THE LOTS HAD YET TO BE FINE GRADED AND WILL NEED TO HAVE SIDEYARD SWALES COMPLETED IN ORDER TO DRAIN AS PLANNED. THE INDIVIDUAL HOUSE BUILDERS SHOULD TAKE PARTICULAR CARE TO DIRECT EACH REAR YARD SWALE INTO THE SIDE YARD SWALE IN ACCORDANCE WITH TYPICAL SECTIONS A, B AND C WHICH HAVE BEEN ADDED TO THIS SHEET.
4. GARDEN WALLS HAD BEEN CONSTRUCTED ON THE SOUTH SIDE OF PARKWAY DRIVE AND ON THE WEST SIDE OF UNSER BLVD. WEEP HOLES (ABOVE GROUND BLOCKS TURNED ON SIDE) ON 24' SPACING WILL ALLOW PROPER DRAINAGE THRU THE WALL ALONG UNSER BLVD. ANOTHER PARTICULARLY COMPLETED GARDEN WALL ON THE EAST SIDE OF LOT 1, BLOCK 13 HAD BEEN CONSTRUCTED WITHOUT SURFACE DRAINAGE WEEP HOLES THUS DIVERTING RUNOFF FROM THAT LOT ONTO LOT 8 TO THE NORTH. AFTER THE WEEP HOLES ARE ADDED AND THE REAR YARD IS REGRADED AS PART OF THAT INDIVIDUAL HOUSE CONSTRUCTION, THE CROSS LOT DRAINAGE WILL BE ELIMINATED.

I, JAMES D. HUGHES, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE GRADING AND DRAINAGE OF THIS SUBDIVISION IS IN SUBSTANTIAL COMPLIANCE WITH THE GRADING PLAN AS APPROVED JUNE 8, 1993 AND THE CONCEPTUAL GRADING AND DRAINAGE PLAN AS UPDATED MARCH, 1993, RESPECTIVELY, SUBJECT TO THE CONSIDERATIONS IN THE NOTES ABOVE.

James D. Hughes 3-29-94
JAMES D. HUGHES DATE

11674

SURVEY INFORMATION	BENCH MARKS	AS BUILT INFORMATION
FIELD NOTES	ACS BRASS CAP "3-H10" SET FLUSH IN CONCRETE	CONTRACTOR
1. CSC 1/93	SURFACE OF SPILLWAY LOCATED 306' ± NORTH OF	WORK STAKE BY DATE
	THE CENTERLINE OF LADERA DRIVE & 306' ± EAST OF	INSPECTOR'S ACCEPTANCE BY DATE
	THE CENTERLINE OF UNSER BOULEVARD.	FIELD VERIFICATION BY DATE
	ELEVATION = 5193.38	DRAWINGS CORRECTED BY DATE
		MICRO-FILM INFORMATION
		RECORDED BY DATE
		NO.

ENGINEER'S SEAL

MICHAEL J. YOST 9665
6-14-93

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY	M J Y	DATE	APRIL, 1993
DRAWN BY	A. M.	DATE	APRIL, 1993
CHECKED BY	M J Y	DATE	APRIL, 1993

DATE	APRIL, 1993
SCALE	AS SHOWN
DESIGNED	M J Y
DRAWN	A. M.
JOB NO.	143-15-041

[redacted]

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

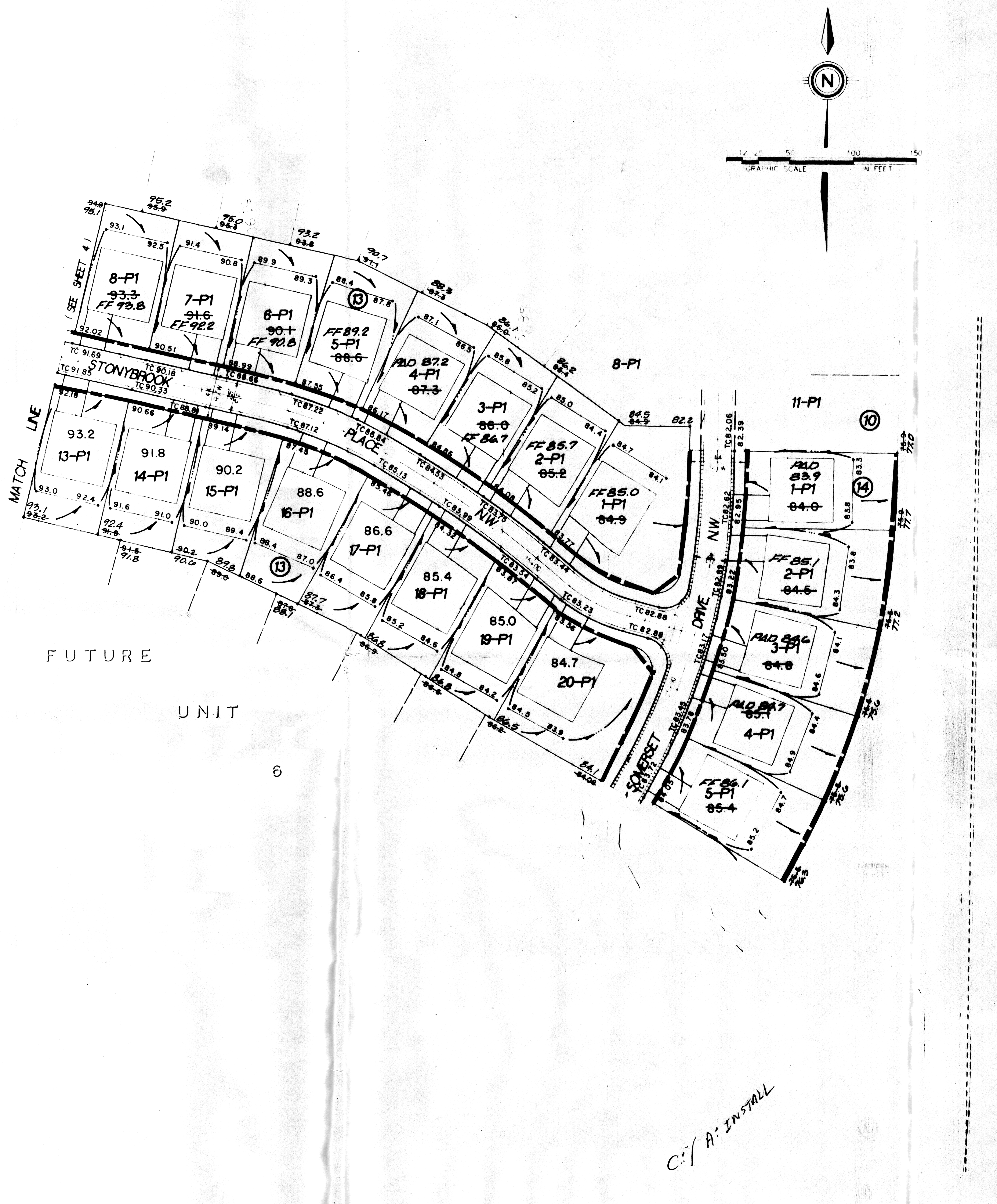
TITLE: PARKWAY - UNIT 5
GRADING & DRAINAGE CERTIFICATION

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

PROJECT NO.	MAP NO.	SHEET	OF
4442.94	J-9	1	2

RECEIVED
APR - 1 1994
HYDROLOGY DIVISION

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



LEGEND

x TC=98.43	PROPOSED TOP OF CURB ELEVATION
x 99.0	PROPOSED SPOT ELEVATION
99.0 ⊗	EXISTING SPOT ELEVATION GRND & TC
▬ ▬ ▬	EROSION CONTROL BERM
	PROPOSED CONCRETE VALLEY GUTTER
	EXISTING CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
	PROPOSED STANDARD CURB & GUTTER
4973	EXISTING CONTOUR W/ INDEX ELEVATION
→	SWALE
→	FLOW ARROW
	PROPOSED RETAINING WALL
UE	EXISTING UG ELECTRICAL
— W —	EXISTING WATER LINE
	EXISTING GAS LINE
— — 30' SD — —	EXISTING STORM DRAIN
— 30' SD —	PROPOSED STORM DRAIN
∿∿∿∿	WATER BLOCK

NOTES:

A. EROSION CONTROL - DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTROL OF EXCESSIVE AIRBORNE DUST AND RUNOFF SEDIMENT. THAT CONTRACTOR SHALL ALSO ENSURE THAT NO SOIL ERODES FROM SITE INTO PUBLIC RIGHT-OF-WAY OR ON TO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO IT IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.

B. TOP SOIL DISTURBANCE PERMIT - THE CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.

C. IF CONSTRUCTION OF PARKWAY UNITS 5 & 6 ARE NOT COMPLETE BY 2-15-94 THE OWNER WILL SEED AND MULCH ALL DISTURBED AREAS.

LOT GRADING SPECIFICATIONS:

1. CROSS LOT DRAINAGE WILL NOT BE PERMITTED. IF LOCAL CONDITIONS SHOULD DICTATE A RELAXATION OF THIS RULE, THEN THE APPROPRIATE PUBLIC OR PRIVATE DRAINAGE EASEMENTS WILL BE DEDICATED ON THE PLAT.

2. CRITERIA FOR SETTING LOT ELEVATION CONTROL GRADES SHALL INCLUDE THE FOLLOWING:

   A. ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 1% AND MAXIMUM SLOPES OF 4 HORIZONTAL TO 1 VERTICAL.

   B. BUILDING PADS SHALL BE SET AT LEAST 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.

   C. PAD ELEVATIONS WILL BE ASSUMED TO BE EQUAL TO FINISHED FLOOR OF GARAGE. MINIMUM DRIVEWAY SLOPES SHALL BE 1% AND DRIVEWAY SLOPES SHALL NOT EXCEED 14%.

   D. USABLE YARD AREAS SHALL HAVE MINIMUM DIMENSIONS OF 30' X 15', SHALL HAVE MINIMUM SLOPES OF 1%, AND MAXIMUM SLOPES OF 5%.

3. WHERE YARD GRADES OF ADJACENT LOTS AT PROPERTY LINES CANNOT BE MATCHED USING THE ABOVE CRITERIA, RETAINING WALLS SHALL BE PROVIDED TO ACCOMMODATE GRADE DIFFERENTIALS.

SPECIAL FHA REQUIREMENTS:

A. LONGITUDINAL GRADIENT OF DRIVEWAY SHALL NOT BE LESS THAN ONE PERCENT (1%) AND NOT STEEPER THAN TEN PER-CENT (10%) IF DRIVEWAY IS ALSO USED AS A REQUIRED WALK. IF USED ONLY AS A DRIVEWAY, THE LONGITUDINAL GRADIENT SHALL NOT EXCEED 14% (1 IN 7).

B. PROVIDE MINIMUM FALL AWAY FROM STRUCTURE OF 6 INCHES IN 10 FEET, EXCEPT AS RESTRICTED BY SIDE LOT LINES OR OTHER FROST CONDITIONS. THE HORIZONTAL LENGTH OF SUCH SLOPES MAY BE REDUCED AS NECESSARY AT BUILDING CORNERS AND SIDE YARDS.

C. SIDEWALK GRADIENT SHALL NOT EXCEED 10%.

D. SLOPES SHALL NOT EXCEED FOUR -TO-ONE (4 TO 1).

AS BUILT INFORMATION
CONTRACTOR
WORK STAKE BY / DATE
INSPECTOR'S ACCEPTANCE BY / DATE
FIELD VERIFICATION BY / DATE
DRAWINGS CORRECTED BY / DATE

MICRO-FILM INFORMATION
RECORDED BY / DATE
NO.

BENCH MARKS
ACS BRASS CAP "3-H10" SET FLUSH IN CONCRETE SURFACE OF SPILLWAY LOCATED 386' ± NORTH OF THE CENTERLINE OF LADERA DRIVE & 306' ± EAST OF THE CENTERLINE OF UNSER BOULEVARD.
ELEVATION = 5193.38

SURVEY INFORMATION
FIELD NOTES
1. CSC 1/93

ENGINEER'S SEAL
MICHAEL J. YOST 9665
6/14/93

NO.	DATE	REVISIONS	REMARKS	BY

DESIGNED BY	MJY	DATE APRIL, 1993
DRAWN BY	A.M.	DATE APRIL, 1993
CHECKED BY	MJY	DATE APRIL, 1993

JAMES D. HUGHES 11674
3-29-94

DATE APRIL, 1993
SCALE AS SHOWN
DESIGNED MJY
DRAWN A. M.
JOB NO. 143-15-041

[redacted]

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: PARKWAY—UNIT 5

GRADING & DRAINAGE CERTIFICATION

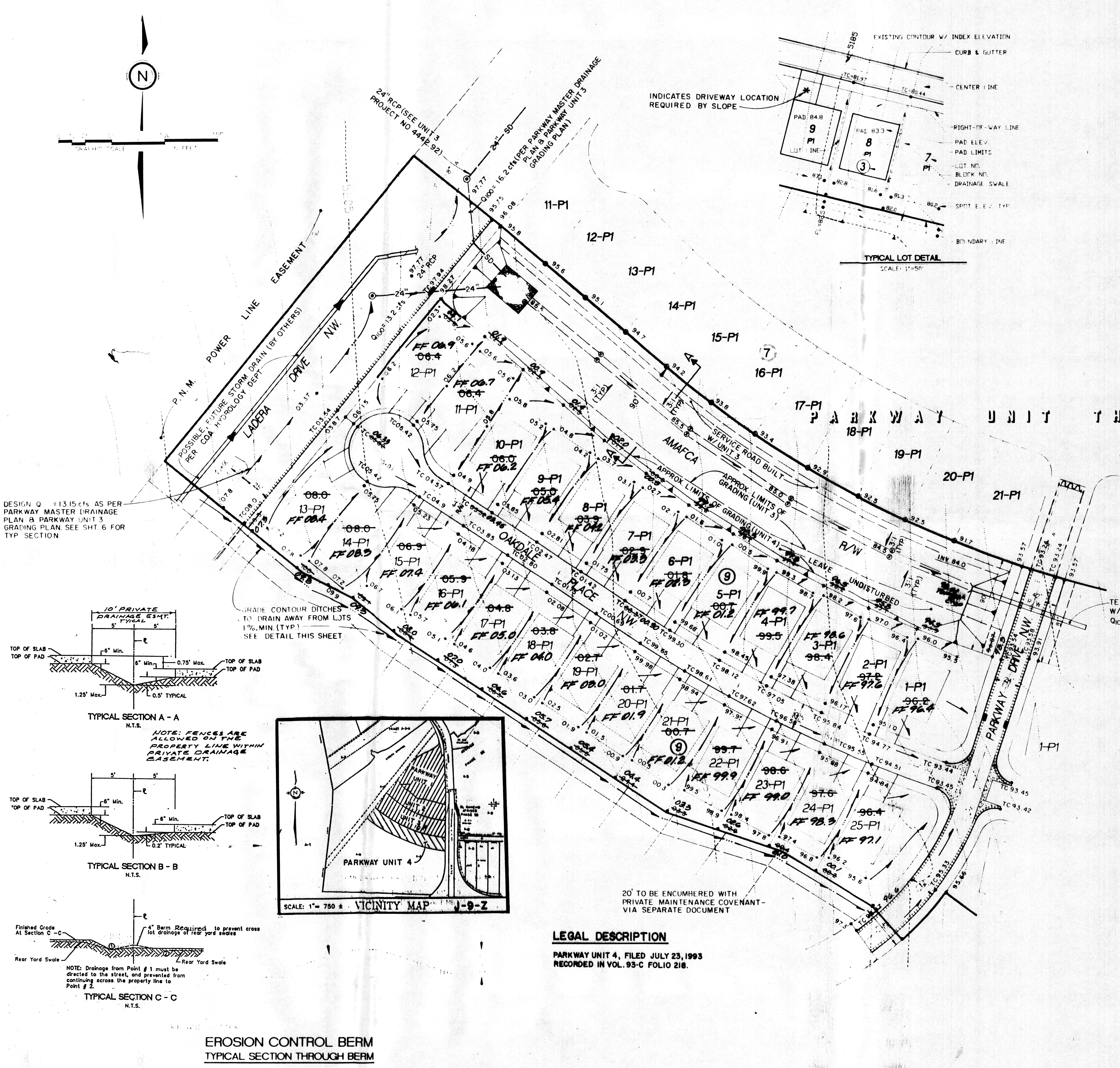
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

APPROVED FOR ROUGH GRADING
(±1 FT.)
Gilbert Aldaz
CITY HYDROLOGY
06-15-93
DATE

PROJECT NO. 4442.94
MAP NO. J-9
SHEET 2 OF 2

RECEIVED
APR - 1 1994
HYDROLOGY DIVISION

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000


N
24" RCP (SEE UNIT 3 PROJECT NO 4442.92)
Q100 = 16.2 cfs (PER PARKWAY MASTER DRAINAGE PLAN & PARKWAY UNIT 3 GRADING PLAN)
24" SD
Q100 = 13.2 cfs
INDICATES DRIVEWAY LOCATION REQUIRED BY SLOPE
P.N.M. POWER LINE EASEMENT
POSSIBLE FUTURE STORM DRAIN (BY OTHERS) PER COA HYDROLOGY DEPT.
LADERA DRIVE N.W.
OAKDALE PLACE N.W.
PARKWAY DRIVE N.W.
PARKWAY UNIT THREE
AMAFCA
SERVICE ROAD BUILT W/UNIT 3
APPROX LIMITS OF GRADING (UNIT 4)
APPROX LIMITS OF GRADING (UNIT 3)
LEAVE UNDISTURBED
R/W
INV 84.0
3:1 (TYP)
TEMP 122' x 36" CMP W/END SECTIONS Q100 = 30 cfs
DESIGN Q = 13.15 cfs AS PER PARKWAY MASTER DRAINAGE PLAN & PARKWAY UNIT 3 GRADING PLAN. SEE SHT 6 FOR TYP SECTION
GRADE CONTOUR DITCHES TO DRAIN AWAY FROM LOTS 1% MIN (TYP) SEE DETAIL THIS SHEET
20' TO BE ENCUMBERED WITH PRIVATE MAINTENANCE COVENANT - VIA SEPARATE DOCUMENT
1-P1
2-P1
3-P1
4-P1
5-P1
6-P1
7-P1
8-P1
9-P1
10-P1
11-P1
12-P1
13-P1
14-P1
15-P1
16-P1
17-P1
18-P1
19-P1
20-P1
21-P1
22-P1
23-P1
24-P1
25-P1
FF 06.9
FF 06.7
FF 06.2
FF 06.4
FF 04.2
FF 03.4
FF 03.3
FF 07.4
FF 06.1
FF 05.0
FF 04.0
FF 03.0
FF 01.9
FF 01.2
FF 99.9
FF 99.0
FF 98.3
FF 97.1
FF 99.7
FF 98.6
FF 97.6
FF 96.4
FF 01.2
FF 00.5
⑦
⑨
TYPICAL LOT DETAIL
SCALE: 1"=50'
EXISTING CONTOUR W/ INDEX ELEVATION
CURB & GUTTER
CENTER LINE
RIGHT-OF-WAY LINE
PAD ELEV.
PAD LIMITS
LOT NO.
BLOCK NO.
DRAINAGE SWALE
SPOT ELEV. TYP.
BOUNDARY LINE
PAD 84.8
PAD 83.3
LOT LINE
SCALE: 1" = 750 ±
VICINITY MAP
J-9-Z
PARKWAY UNIT 4
10' PRIVATE DRAINAGE ESMT. TYPICAL
TOP OF SLAB
TOP OF PAD
6" Min.
0.75' Max.
0.5' TYPICAL
1.25' Max.
0.2' TYPICAL
4" Berm Required to prevent cross lot drainage of rear yard swales
Finished Grade At Section C-C
Rear Yard Swale

TYPICAL SECTION A - A
N.T.S.

NOTE: FENCES ARE ALLOWED ON THE PROPERTY LINE WITHIN PRIVATE DRAINAGE EASEMENT.

TYPICAL SECTION B - B
N.T.S.

NOTE: Drainage from Point # 1 must be directed to the street, and prevented from continuing across the property line to Point # 2.

TYPICAL SECTION C - C
N.T.S.

EROSION CONTROL BERM
TYPICAL SECTION THROUGH BERM

LEGAL DESCRIPTION

PARKWAY UNIT 4, FILED JULY 23, 1993
RECORDED IN VOL. 93-C FOLIO 218.

LEGEND

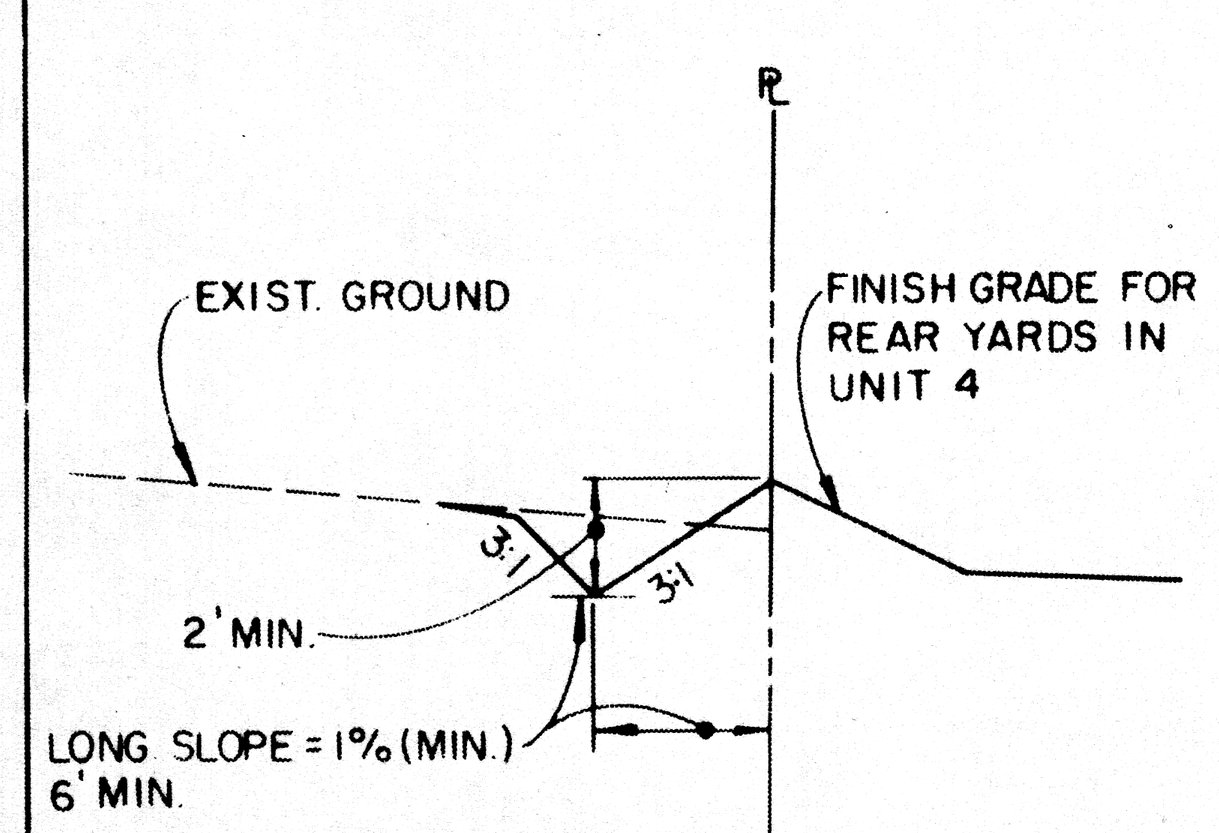
● TC=98.43	PROPOSED TOP OF CURB ELEVATION
● 99.0	PROPOSED SPOT ELEVATION
09.0 ⊗	EXISTING SPOT ELEVATION (GRND & TC)
▲ ▼ ▲	EROSION CONTROL BERM
▨	PROPOSED CONCRETE VALLEY GUTTER
	EXISTING CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
	PROPOSED STANDARD CURB & GUTTER
4973	EXISTING CONTOUR W/ INDEX ELEVATION
	SWALE
	[illegible]
	PROPOSED RETAINING WALL
UE	EXISTING [illegible] ELECTRICAL
W	EXISTING WATER LINE
G	EXISTING GAS LINE
	RETAINING WALL
30' D	EXISTING STORM DRAIN
30' SD	PROPOSED STORM DRAIN
	WATER BLOCK
▨	RIPRAP (UNIT 4) SEE NOTE 3

NOTES:

1. CONTRACTOR SHALL NOT BEGIN GRADING WITHOUT TOP SOIL DISTURBANCE PERMIT.
2. ALL TOP SOIL DISTURBED WITHIN AMAFCA RIGHT-OF-WAY SHALL BE REVEGETATED WITH CLASS A SEEDING.
3. RIPRAP SHALL BE 18" THICK, ANGULAR TYPE L, WITH 10" GRANULAR FILTER MATERIAL, WITH THE GRADATION AS SHOWN BELOW:

GRANULAR FILTER GRADATION

MESH SIEVE SIZE	% PASSING	
3"	90	100
3/4"	25	90
#4	0	20
#200	0	3



TYP. CONTOUR DITCH SECTION
NTS

NOTE: CONTOUR DITCHES SHALL BE TURNED SOUTH AWAY FROM UNIT 4 @ 100' INTERVALS TO DISTRIBUTE FLOWS EVENLY OUT OVER NATURAL VEGETATION SO AS NOT TO INDUCE UNDUE EROSION.

PARKWAY UNIT 4
GRADING & DRAINAGE INSPECTION NOTES
(INSPECTION 3-9-94)

AS BUILT SURVEY WAS CONDUCTED FEBRUARY 15, 1994 BY COMMUNITY SCIENCES CORPORATION (CSC) AS INDICATED HEREON. SEPARATE AS-BUILD PLANS WERE FURNISHED TO THE CITY OF ALBUQUERQUE BY THE CONTRACTOR'S (C.C.M.) SURVEYOR (TIM ALDRICH) INDICATING THE ADEQUATE COMPLETION OF THE STREETS AND UTILITIES. DRAINAGE INSPECTION WAS CONDUCTED MARCH 9, 1994 BY CSC. THE FOLLOWING GENERAL OBSERVATIONS WERE MADE DURING THE DRAINAGE INSPECTION.

1. HOUSES HAD BEEN CONSTRUCTED ON ALL LOTS EXCEPT LOTS 5 AND 7, BLOCK 11. THE INDIVIDUAL LOTS APPEARED TO BE GRADED TO DRAIN IN GENERAL COMPLIANCE WITH THE APPROVED PLAN.

2. SIDEWALKS HAD BEEN CONSTRUCTED GENERALLY 0.33 FT. ABOVE THE TOP OF CURB THUS PROVIDING ADEQUATE STREET CARRYING CAPACITY FOR STORM WATER IN ACCORDANCE WITH THE APPROVED PLANS EXCEPT ON LOTS 9, 10, 11 BLOCK 10, LOTS 5 AND 7 BLOCK 11, AND LOT 19 BLOCK 9, WHERE THE SIDEWALKS HAD YET TO BE CONSTRUCTED.

3. SIDE YARD DRAINAGE SWALES AND RETAINING WALLS WERE CONSTRUCTED IN GENERAL COMPLIANCE WITH THE APPROVED PLAN ON ALL LOTS EXCEPT LOT 3 BLOCK 11 WHERE NEITHER SIDE SWALE HAD BEEN PROVIDED AND THE HOUSE HAD BEEN CONSTRUCTED LOWER THAN THE PLANNED PAD ELEVATION. FORTUNATELY THE STREET AT THAT LOCATION WAS ALSO CONSTRUCTED LOWER THEN PLANNED SO LOT 3 CAN STILL BE MADE TO DRAIN TO THE STREET AS PLANNED. SOME REAR YARD PONDING MIGHT ALSO BE INCLUDED IN THE FINISHED GRADING OPERATION ON THIS LOT WITH NO ADVERSE IMPACT TO THE APPROVED DRAINAGE PLAN. FINE GRADING OF THIS LOT WAS UNDER WAY ON THE DATE OF INSPECTION. AN ADDITIONAL SIDE YARD RETAINING WALL HAD BEEN ADDED BETWEEN LOTS 2 AND 3 BLOCK 10 TO BETTER MANAGE THE SIDE YARD SLOPES BETWEEN THOSE TWO LOTS. FINE GRADING ACTIVITIES WERE ALSO IN PROGRESS ON LOT 6 BLOCK 11. SIDE YARD SWALES HAD YET TO BE ESTABLISHED ON LOTS 5 AND 7 BLOCK 11 AND LOTS 9, 10 AND 11 BLOCK 10, BUT PROBLEMS ARE ANTICIPATED WHICH MIGHT PRECLUDE THE COMPLETING OF THOSE SWALES IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN.

4. THE STORM SEWERS AND STORM DRAINAGE FACILITIES WERE GENERALLY OBSERVED TO BE IS SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS EXCEPT THAT THE PATH OF THE EMERGENCY OVERFLOW SWALE BETWEEN LOTS 9 AND 10 BLOCK 10 HAD BEEN BLOCKED BY THE SUBDIVISIONS PARAMETER GARDEN WALL. SINCE THAT HAD OCCURRED THE TWO PIPE GATES AT THE UNSER BLVD. R/W WERE DELETED FROM THE PLAN. THE DEVELOPER (SIVAGE THOMAS HOMES) NOW INTENDS TO RECONSTRUCT THAT WALL LEAVING TWO 10' WIDE, 2.67' HIGH OPENINGS IN THE WALL BY EARLY APRIL. THE INVERT OF THE OPENINGS IS TO BE SET AT THE ORIGINALLY PLANNED ELEVATION OF 78.2 AND THE OPENINGS WILL HAVE VERTICAL #5 REBAR SPACED AT 1' ON CENTER TO PREVENT PEDESTRIAN ACCESS. IF CONSTRUCTED AS PLANNED THE EMERGENCY OVER FLOW WILL FUNCTION HYDRAULICALLY IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN. MAINTENANCE ACCESS MAY STILL BE HAD FROM THE WEST END OF THE 25' EASEMENT, THOUGH APPROVAL OF THIS PLAN MODIFICATION IS STILL DEPENDENT ON CITY OF ALBUQUERQUE CONCURRENCE TO THE CHANGE.

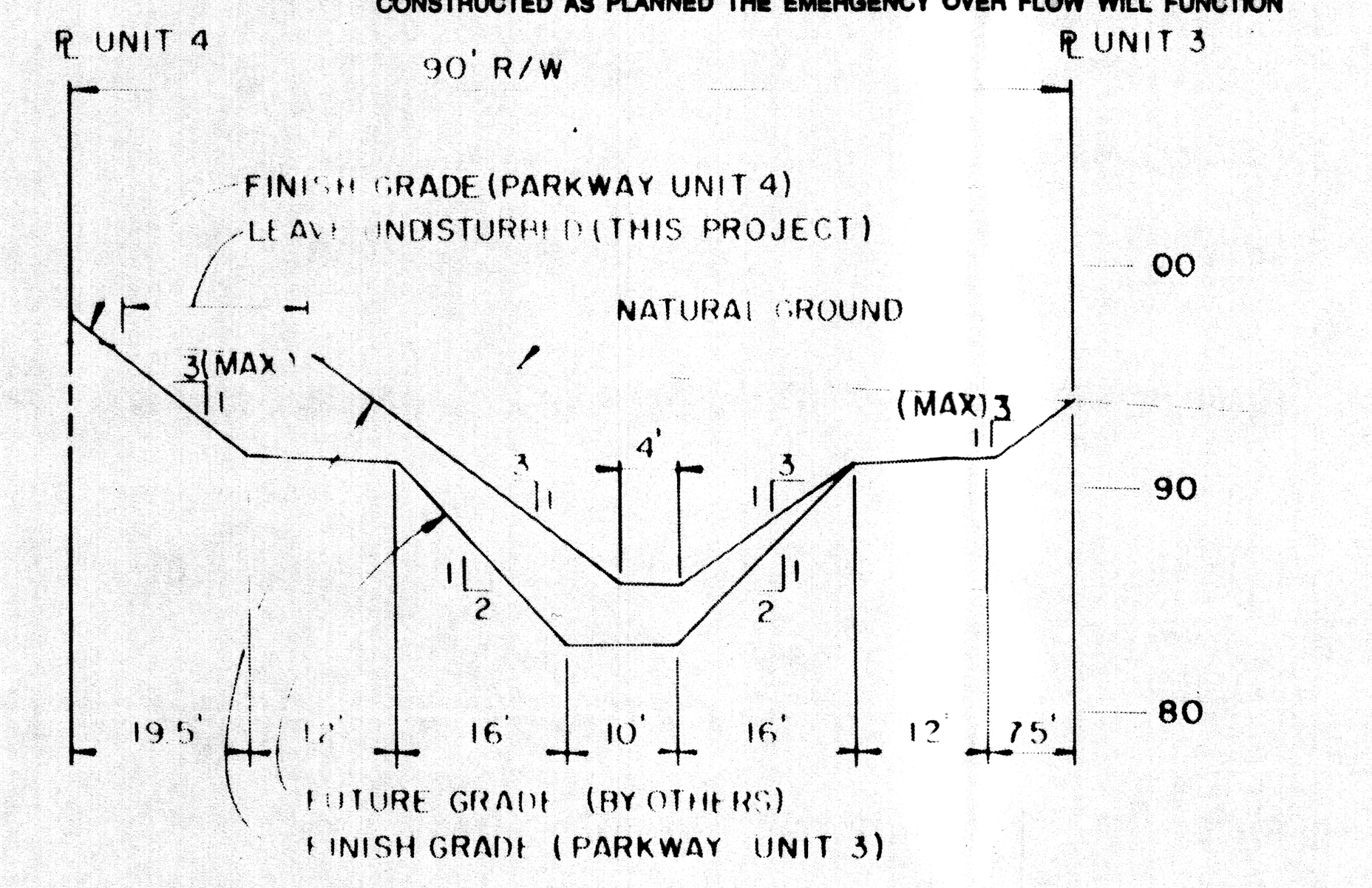
5. THE AMAFCA RIGHT-OF-WAY CONSTRUCTION (THE COMPLETION OF THE SOUTHERLY SERVICE ROAD WITH THIS UNIT 4 CONSTRUCTION) WAS GENERALLY IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN. THE PURPOSE OF THE CONSTRUCTION WITHIN THAT RIGHT-OF-WAY AS ASSOCIATED WITH THE PARKWAY SUBDIVISION IS THE GENERAL TEMPORARY GRADING OF THE RIGHT-OF-WAY TO EXPEDITE THE CONSTRUCTION OF THE PERMANENT CHANNEL BY AMAFCA AT A LATER DATE. ONE CONCERN EXPRESSED BY THE AMAFCA INSPECTOR, JOHN KELLEY, WAS THAT THE TRASH RACK (PART OF THE UNIT 3 CONSTRUCTION) STILL NEEDED TO BE BOLTED TO THE RISER. OTHER THAN THAT, THE TEMPORARY FACILITIES WITHIN THE RIGHT-OF-WAY WERE COMPLETED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN AS OF THE DATE OF INSPECTION BY CSC.

6. IT SHOULD BE NOTED THAT MINOR EARTH MOVING ACTIVITIES WILL BE NECESSARY DURING THE CONSTRUCTION OF EACH REMAINING HOUSE. ALTHOUGH THE GRADING IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN NOW, GRADING AND DRAINAGE IS TO BE IN ACCORDANCE WITH THE APPROVED PLAN THROUGHOUT THE INDIVIDUAL HOUSE CONSTRUCTION AND LANDSCAPING PHASE.

I, JAMES D. HUGHES, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE GRADING AND DRAINAGE OF THIS SUBDIVISION IS IN SUBSTANTIAL COMPLIANCE WITH THE GRADING PLAN AS APPROVED JUNE 8, 1993 AND THE CONCEPTUAL GRADING AND DRAINAGE PLAN AS UPDATED MARCH, 1993, RESPECTIVELY, SUBJECT TO THE CONSIDERATIONS IN THE NOTES ABOVE.

James D Hughes 3-29-94
JAMES D. HUGHES

11674



SECTION "A-A"
SCALE 1" = 20' HORIZ.
1" = 10' VERT.

APPROVED FOR ROUGH GRADING
(±1 FT.)

AMAFCA	DATE
CITY HYDROLOGY	DATE 6.07.93

DATE	MAR. 1993
SCALE	1" = 50'
DESIGNED	M.J.Y.
DRAWN	A.M.
JOB NO	143-14-PRE

community sciences corporation

NO	DATE	REVISIONS	REMARKS	BY
		DESIGN	DATE 3/93	DESIGNED BY M.J.Y.
			DATE 3/93	DRAWN BY A.M.
			DATE 3/93	CHECKED BY M.J.Y.

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE PARKWAY - UNIT 4
GRADING & DRAINAGE CERTIFICATION

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER	N/A RWK	5-5-93
TRANSPORTATION			WASTE WATER	N/A RWK	5-5-93
HYDROLOGY		6-07-93			
AMAFCA		4/8/93			

PROJECT NO 4442.93
MAP NO. J-9
SHEET 1 OF 2

AS BUILT INFORMATION	
CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO	

BENCH MARKS
ACS BRASS CAP "3-H10" SET FLUSH IN CONCRETE SURFACE OF SPILLWAY LOCATED 386' ± NORTH OF THE CENTERLINE OF LADERA DRIVE & 308' ± EAST OF THE CENTERLINE OF UNSER BOULEVARD.
ELEVATION = 5193.38

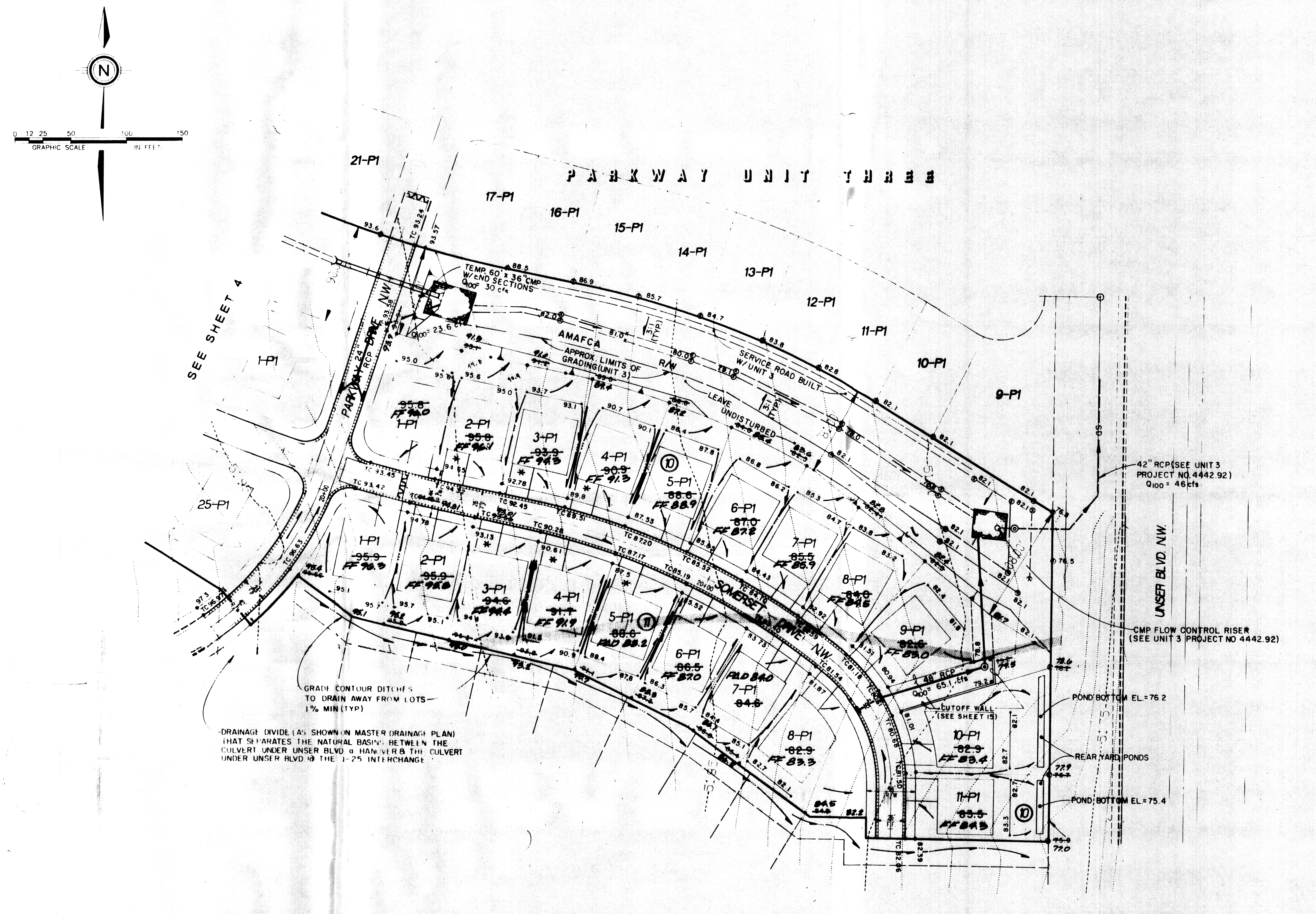
SURVEY INFORMATION

NO	FIELD NOTES BY	DATE
1	CSC	12/91
2	CSC	1/93

ENGINEER'S SEAL

RECEIVED
APR - 1 1994
HYDROLOGY DIVISION

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



LOT GRADING SPECIFICATIONS:

1. CROSS LOT DRAINAGE WILL NOT BE PERMITTED. IF LOCAL CONDITIONS SHOULD DICTATE A RELAXATION OF THIS RULE, THEN THE APPROPRIATE PUBLIC OR PRIVATE DRAINAGE EASEMENTS WILL BE DEDICATED ON THE PLAT.

2. CRITERIA FOR SETTING LOT ELEVATION CONTROL GRADES SHALL INCLUDE THE FOLLOWING:

   A. ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 1% AND MAXIMUM SLOPES OF 4 HORIZONTAL TO 1 VERTICAL.

   B. BUILDING PADS SHALL BE SET AT LEAST 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.

   C. PAD ELEVATIONS WILL BE ASSUMED TO BE EQUAL TO FINISHED FLOOR OF GARAGE. MINIMUM DRIVEWAY SLOPES SHALL BE 1% AND DRIVEWAY SLOPES SHALL NOT EXCEED 14%.

   D. USABLE YARD AREAS SHALL HAVE MINIMUM DIMENSIONS OF 30' X 15', SHALL HAVE MINIMUM SLOPES OF 1%.

3. WHERE YARD GRADES OF ADJACENT LOTS AT PROPERTY LINES CANNOT BE MATCHED USING THE ABOVE CRITERIA, RETAINING WALLS SHALL BE PROVIDED TO ACCOMMODATE GRADE DIFFERENTIALS.

SPECIAL FHA REQUIREMENTS:

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C. SIDEWALK GRADIENT SHALL NOT EXCEED 10%.

D. SLOPES SHALL NOT EXCEED FOUR -TO- ONE (4 TO 1).

AS BUILT INFORMATION

CONTRACTOR DATE
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE

MICRO-FILM INFORMATION

RECORDED BY DATE
NO

BENCH MARKS

ACS BRASS CAP "3-H10" SET FLUSH IN CONCRETE SURFACE OF SPILLWAY LOCATED 386' ± NORTH OF THE CENTERLINE OF LADERA DRIVE & 308' ± EAST OF THE CENTERLINE OF UNSER BOULEVARD.
ELEVATION = 5193.38

SURVEY INFORMATION

FIELD NOTES

NO	BY	DATE
1	C.S.C.	12/91
2	C.S.C.	1/93

ENGINEER'S SEAL

JAMES D. HU[illegible] 11674 NEW MEXICO REGISTERED PROFESSIONAL ENGINEER

3-29-94

REVISIONS

NO	DATE	REMARKS	BY

DESIGN

DESIGNED BY M.J.Y. DATE 3/93
DRAWN BY A.M. DATE 3/93
CHECKED BY M.J.Y. DATE 3/93

DATE	MAR 1993
SCALE	1" = 50'
DESIGNED	M.J.Y.
DRAWN	A.M.
JOB NO	143-14-PRE

community sciences corporation

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE PARKWAY - UNIT 4
GRADING & DRAINAGE CERTIFICATION

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER	N/A RWK	5-5-93
TRANSPORTATION			WASTE WATER	N/A RWK	5-5-93
HYDROLOGY		6-07-93			
AMAFCA		4-8-93			

PROJECT NO. 4442.93 MAP NO. J9 SHEET 2 OF 2

APPROVED FOR ROUGH GRADING
(±1 FT)

AMAFCA DATE

CITY HYDROLOGY DATE 6/07/93

RECEIVED APR - 1 1994 HYDROLOGY DIVISION