

LOCATION MAP

SUBDIVISION DATA

1. Case No. DRB-92-0055
2. Zone Atlas Index No.: H-10
3. Gross Subdivision acreage: 6.7894 Acres
4. Total number of lots created: 65 Lots
5. Total mileage of full width streets created 0.2711 miles
6. Date of field survey April, 1992

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE TEN (10) FEET WIDE AND ARE GRANTED. FOR THE COMMON AND JOINT USE OF:

1. PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE GAS COMPANY OF NEW MEXICO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT, AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. U S WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICE, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO, WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

BY APPROVING THIS DOCUMENT, THE UTILITY COMPANIES LISTED ABOVE DO NOT WAIVE OR RELEASE ANY EASEMENT RIGHTS WHICH MAY HAVE BEEN EASEMENTS BY PRIOR PLAT, REPLAT, OR DOCUMENT.

DESCRIPTION

A certain tract of land being the northerly portion of Tracts 290 and 291, as shown on "Map of Tracts Allotted from TOWN OF ATRISCO GRANT", Unit No. 8, filed in the office of the County Clerk of Bernalillo County, New Mexico, within the City Limits of Albuquerque, New Mexico in Section 10, T 10 N, R 2 E (lines Projected) and more particularly described as follows:

Beginning at the northeast corner of TRACT being described, said point being the northeast corner of Tract 290, also being a point on the southerly right-of-way line of Juniper Road; **WHENCE**, the horizontal control station brasscap I-40-18 NMSHC (N.M. State Plane Coordinates, Central Zone, are X = 364,033.44, Y = 1,494,376.78) bears N 84° 36' 30" W, a distance of 1,364.20 feet; **THENCE**, S 00° 36' 50" W, 573.94 feet to the southeast corner, a point on the northerly R-O-W line of Interstate 40; **THENCE**, S 58° 48' 40" W, 494.20 feet along said R-O-W line to the southwest corner, a point on the easterly R-O-W line of 64th Street N.W.; **THENCE**, N 00° 36' 50" E, 834.38 feet along said easterly R-O-W line of 64th Street N.W. to the northwest corner, a point on the southerly R-O-W line of Juniper Road N.W. **THENCE**, S 89° 23' 10" E, 420.00 feet along said southerly R-O-W line of Juniper Road to the place and point of beginning and containing 6.7894 acres, more or less.

OWNER'S CERTIFICATE

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owners and/or proprietors thereof and said owners and/or proprietors do hereby dedicate all streets and public right-of-way shown hereon to the City of Albuquerque in fee simple and do hereby grant all utility easements shown hereon to the public use forever including the rights of ingress and egress (both surface and subsurface). The undersigned owners and/or proprietors also grant to the city of Albuquerque in perpetuity all sanitary sewer, water line and drainage easements shown hereon including the right to construct, operate, inspect and maintain sanitary sewers, water lines and drainage facilities therein. Unless specifically limited elsewhere on this plat, all easements granted to the City of Albuquerque may be used for any or all of the purposes of sanitary sewers, water line or drainage facility even though only one of these purposes is stated on the easement as drawn on the plat. The under signed owners and or proprietors do hereby freely consent to all the foregoing and do hereby represent that we authorized to so act.

Virgil Gil

Date JUNE-6-92

ACKNOWLEDGEMENTS

STATE OF NEW MEXICO)
SS
COUNTY OF BERNALILLO)

On this 6 day of JUNE 1992, before me a Notary Public in and for said county and state, personally appeared

VIRGIL GIL to me known to be the person described, executed the foregoing instrument and acknowledged that HE executed the same as HIS own, free act and deed.

Notary Public Clara Darias

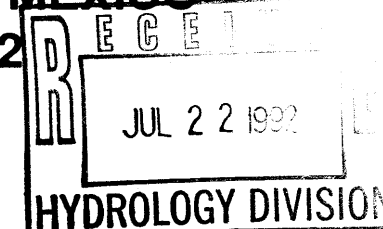
My Commission expires 9-12-93

9-12-93

PLAT OF
EL TESORO SUBDIVISION

TOWN OF ATRISCO GRANT
ALBUQUERQUE, NEW MEXICO

JUNE, 1992



APPROVED AND ACCEPT BY:

Planning Director	Date
City Engineer	Date
A.M.A.F.C.A.	Date
Traffic Engineer	Date
City Surveyor	Date
Property Management	Date
Water Resources Department	Date
Parks & Recreation Dept.	Date
Public Service Co. of New Mexico	Date
Gas Co. of New Mexico	Date
U. S. West	Date

NOTES

1. Bearings are New Mexico State Plane Grid bearings (Central Zone).
2. Distances are ground distances.
3. All return radii are 25 feet, unless otherwise noted.
4. Boundary corners shown thus are marked by a No.5 (5/8") rebar with a plastic cap stamped PELS 1693.
5. Boundary corners found are shown thus .
6. The purpose of this plat is to show a subdivision of the remainder of Tracts 290 and 291, including the dedication of public streets and the grant of easements as shown.

SURVEYOR'S CERTIFICATION

I, Raul A. Rivera, a registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and that it is true and correct to the best of my knowledge and belief.

Raul A. Rivera 6-05-92
Raul A. Rivera PE & LS No. 1693 New Mexico Date



RIVERA ENGINEERING
2624 Valencia Dr. N.E.
Albuquerque, NM 87110

U.C.L.S. NO. 92060513540266

AL ZONE

7708

CURVE DATA

NO.	RADIUS	ARC.	DEFLECTION	TAN.
1.	120.00	45.66	21° 48' 10"	23.11
2.	120.00	45.66	21° 48' 10"	23.11
3.	75.00	117.81	90° 00' 00"	75.00
4.	120.00	121.89	58° 11' 50"	66.79
5.	25.00	39.27	90° 00' 00"	25.00
6.	143.00	54.42	21° 48' 10"	27.54
7.	20.00	27.93	80° 00' 00"	16.78
8.	70.00	26.64	21° 48' 10"	13.78
9.	25.00	43.63	100° 00' 00"	29.79
10.	20.00	20.31	90° 00' 00"	20.00
11.	52.00	81.68	90° 00' 00"	52.00
12.	97.00	98.53	58° 11' 50"	53.99
13.	20.00	34.91	100° 00' 00"	23.84
14.	97.00	36.91	21° 48' 10"	18.68
15.	25.00	39.27	90° 00' 00"	25.00
16.	20.00	20.31	90° 00' 00"	20.00
17.	20.00	8.38	24° 00' 00"	4.25
18.	53.00	63.09	68° 12' 00"	35.88
19.	53.00	63.09	68° 12' 00"	35.88
20.	20.00	8.38	24° 00' 00"	4.25
21	143.00	145.25	58° 11' 50"	79.59

The map shows several streets and their right-of-way (R.O.W.) widths:

- JUNIPER ROAD N.W.**: 60' R.O.W. (420.00')
- AMOR DRIVE N.W.**: 60' R.O.W. (247.53')
- MONEDA DRIVE N.W.**: 60' R.O.W. (410.85')
- 64TH STREET N.W.**: 60' R.O.W. (834.38') (834.38')

Key features include:

- Found 5/8" rebar** at various locations.
- Utility Easement** (10' wide) along Moneda Drive.
- Ramp Connection** labeled "X ON RAMP".
- Existing Curve Data** provided for the intersection area.
- Lot Numbers** (circled) and **Square Footages** (SF) for each parcel.
- Bearings and Distances** for all boundary lines.
- Interstate Highway 40** and **Cornado Free Way** are shown to the east.

No.	Acreage	Total Area
1.	120.00	
2.	120.00	
3.	75.00	
4.	120.00	
5.	25.00	
6.	143.00	
7.	20.00	
8.	70.00	
9.	25.00	
10.	20.00	
11.	52.00	
12.	97.00	
13.	20.00	
14.	97.00	
15.	25.00	
16.	20.00	
17.	20.00	
18.	53.00	
19.	53.00	
20.	20.00	
21.	143.00	

LINE DATA

LINE	DIST.	BEARING
T1.	15.00	S 00 36 50 W
T2.	25.85	S 00 36 50 W
T3.	14.66	S 21 11 20 E
T4.	41.86	S 58 48 40 W
T5.	18.00	S 00 36 40 W
T6.	19.53	S 00 36 40 W
T7.	17.27	N 00 36 50 E
T8.	41.48	S 29 49 20 W
T9.	41.48	S 61 24 00 W
T10.	0.47	S 00 36 50 W

NORTH

Scale 1" = 50'

A horizontal scale bar with alternating black and white segments. The top scale is marked with 0, 60, 80, and 100. The bottom scale is marked with 0, 20, 50, 70, and 90. The bar represents a total length of 100 feet.

SURVEYOR'S CERTIFICATION

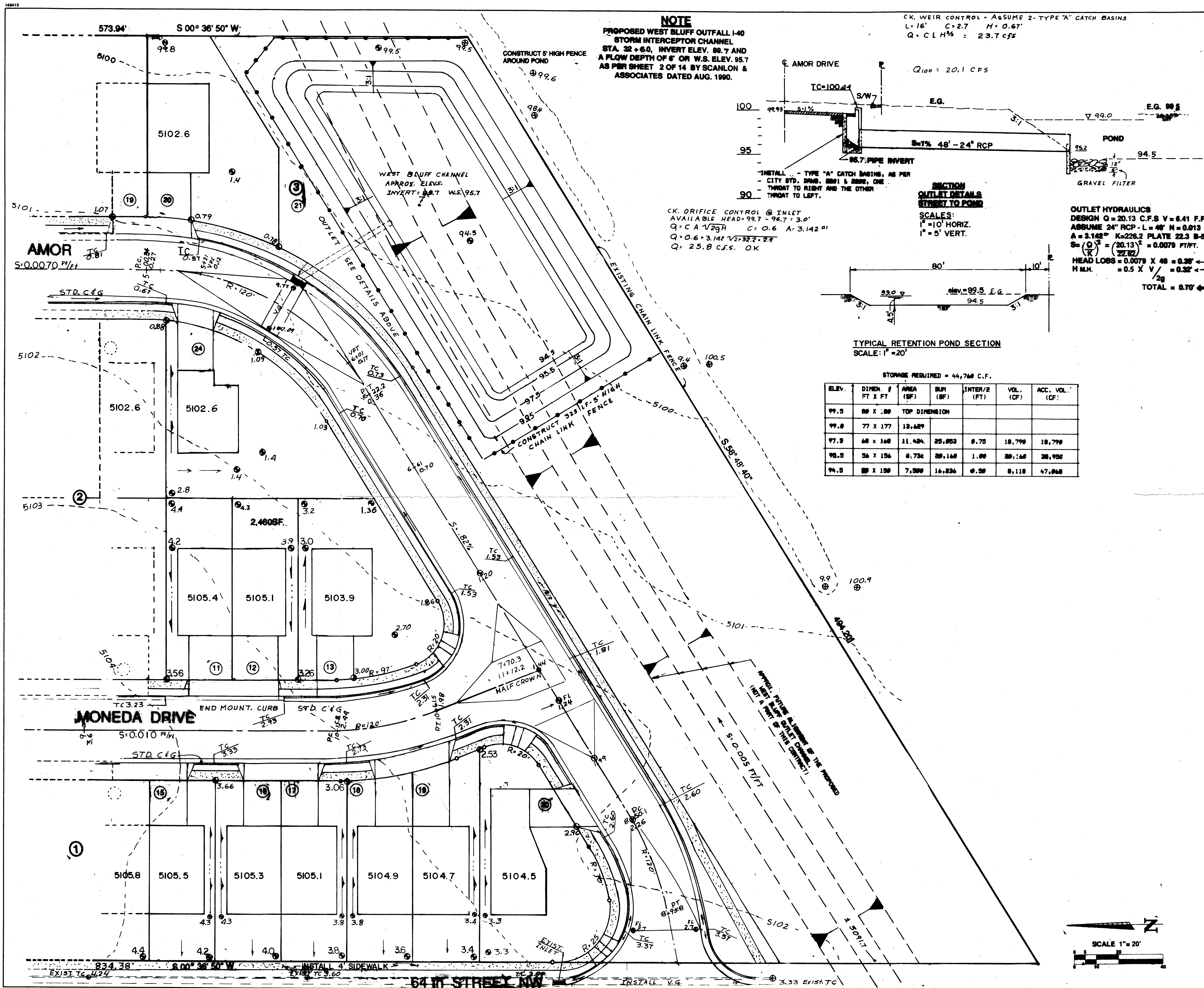
I, Raul A. Rivera, a registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and that it is true and correct to the best of my knowledge and belief.

Raul A. Rivera 6-05-92
Raul A. Rivera PE & LS No. 1693 New Mexico Date



RIVERA ENGINEERING
2624 Valencia Dr. N.E.
Albuquerque, NM 87110
Phone 881-3419

SHEET *2 of 2*



NOTE
 PROPOSED WEST BLUFF OUTFALL 1-40
 STORM INTERCEPTOR CHANNEL
 STA. 32+60, INVERT ELEV. 98.7 AND
 A FLOW DEPTH OF 6' OR W.S. ELEV. 95.7
 AS PER SHEET 2 OF 14 BY SCANLON &
 ASSOCIATES DATED AUG. 1990.

CK. WEIR CONTROL - ASSUME 2-TYPE "A" CATCH BASINS
 L=16' C=2.7 H=0.67'
 Q=CLH^{3/2} = 23.7 cfs

Q₁₀₀ = 20.1 CFS

CK. ORIFICE CONTROL @ INLET
 AVAILABLE HEAD=99.7-96.7=3.0'
 Q=C A √2gh C=0.6 A=3.142 ft²
 Q=0.6 × 3.142 √2 × 32.2 × 2.9
 Q=25.8 cfs. OK

**SECTION
 OUTFALL DETAILS
 STREET TO POND**
 SCALES:
 1"=10' HORIZ.
 1"=5' VERT.

OUTLET HYDRAULICS
 DESIGN Q=20.13 C.F.S V=6.41 F.P.S
 ASSUME 24" RCP - L=48' N=0.013
 A=3.142 K=226.2 PLATE 22.3 B-5
 S=(Q/K)² = (20.13/226.2)² = 0.0079 FT/FT
 HEAD LOSS = 0.0079 X 48 = 0.38' ←
 H.M.H. = 0.5 X V² / 2g = 0.32' ←
 TOTAL = 0.70' ←

TYPICAL RETENTION POND SECTION
 SCALE: 1"=20'

STORAGE REQUIRED = 44,768 C.F.

ELEV.	DIMEN. #	AREA (SF)	SUM (SF)	INTER/2 (FT)	VOL. (CF)	ACC. VOL. (CF)
99.5	88 X 100	8,800				
99.8	77 X 177	13,629				
97.3	68 X 168	11,424	25,853	8.75	18,799	18,799
95.5	56 X 156	8,736	34,589	1.88	20,160	38,958
94.5	88 X 158	7,904	42,493	0.50	8,118	47,068

AS BUILT INFORMATION

CONTRACTOR	DATE	INSPECTOR'S	DATE	ACCEPTANCE BY	DATE	REVISIONS	DATE	RECORDED BY	DATE

BENCH MARKS

*SEE SHEET 1

SURVEY INFORMATION

NO.	BY	DATE

ENGINEER'S SEAL

RECEIVED
 AUG 21 1992
 CITY OF ALBUQUERQUE

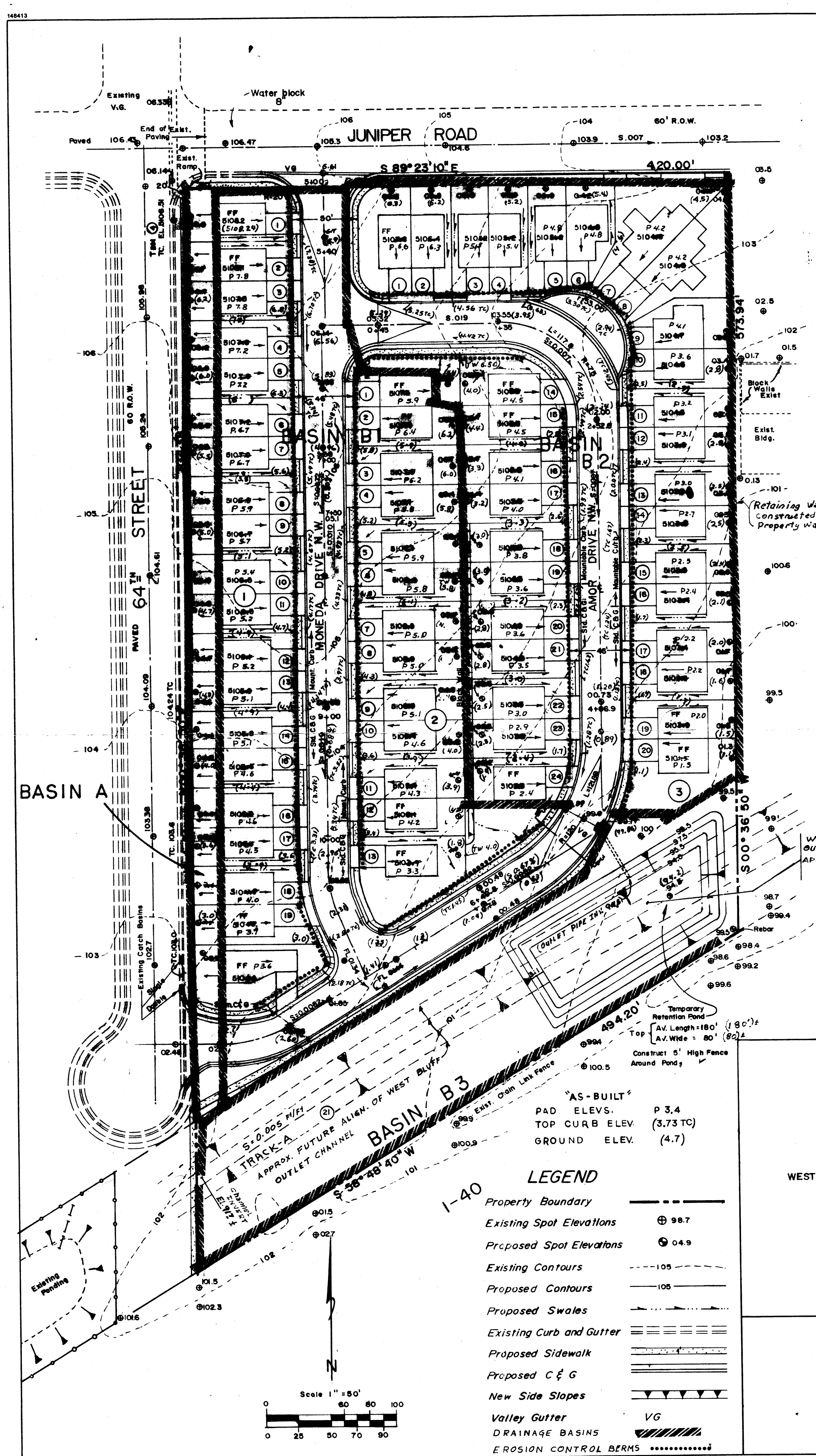
**CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP**

**TITLE: EL TESORO SUBDIVISION
 GRADING PLAN**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE

DESIGNED BY RAR DATE 4-92
 DRAWN BY John A. Webb, Emilio Crespo DATE April 14, 1992
 CHECKED BY

PROJECT NO. **H-10-Z** MAP NO. **H-10-Z** SHEET **3** OF **3**



HYDROLOGY
TOTAL AREA: 8,779 ACS. = 295,298 s.f.
LOT (30' X 82') = 2,460 s.f. = 0.05647 ACS.
LOT (40' X 82') = 3,280 s.f. = 0.0753 ACS.

DESIGN CRITERIA FOR BERNALILLO COUNTY < 30 ACS.
WEST OF RIO GRANDE - ZONE-1
DESIGN STORMS: 100 yr. 6 hr. P (360) = 2.20" P(10 days)=3.67"

LAND TREATMENTS

TABLE 4	NATIVE GRASS	LAWN	S.W. LANDSC.	IMPERVIOUS
INITIAL ABSTRACTION	0.40	0.25	0.25	0.10
INFILTRATION (INS/HR)	7	2.10	1.63	1.15
EXCESS PRECIP (INS)	8	0.45	0.60	0.82
PEAK DISCHARGE CFS/AC	1.61	2.30	3.15	4.8

COMPUTE: 100 YEAR VOL. PER 30' LOT
IMPERV. AREA = (24'X40') + (20'X17') = 1,300 s.f. = 0.02984 ACS.
PERVIOUS AREA = 2,460 s.f. - 1,300 s.f. = 0.02663 ACS.
NOTE: ASSUME PERVIOUS AREA = 50% LAWNS & 50% S.W. LANDSC.
VOL. (100) = (EXCESS PRECIPITATION / 12) * (AREA)
= (1.87 * 1,300) + (0.60 * 580) + (0.82 * 580) / 12 = 271 C.F. / LOT

COMPUTE: 100 YEAR VOL. PER 100' OF STREET
IMPERV. AREA (46' * 4.76') * 100' = 4,124 s.f. = 0.09467 ACS.
PERVIOUS (S.W. LANDSC.) 4.76' * 100' = 576 s.f. = 0.01093 ACS.
VOL. (100) = [(1.87 * 4,124) + (0.82 * 576)] = 682 C.F. / 100'

RUNOFF VOL. TO RETENTION POND FROM 14 LOTS & 1470 FEET OF STREETS
VOL. (100) = [(64 * 281 C.F.) + (14.70 * 670 C.F.)] = 27,134 C.F.
VOL. (10 DAYS) = VOL. (100) + IMPERV. AREA * P (10 DAYS) / 12
= 27,134 + 143,888 (3.67 * 2.20) / 12 = 44,760 C.F.

DISCHARGE COMPUTATIONS (ASSUME PERVIOUS AREA 50% LAWNS & 50% S.W. LANDSC.)
PER 30' LOT Q(100) = (0.01332 * 2.3) + (0.01332 * 3.15) + (0.02984 * 4.8) = 0.215 CFS
PER 100' OF STREET Q(100) = (0.01093 * 2.3) + (0.09467 * 4.8) = 0.479 CFS

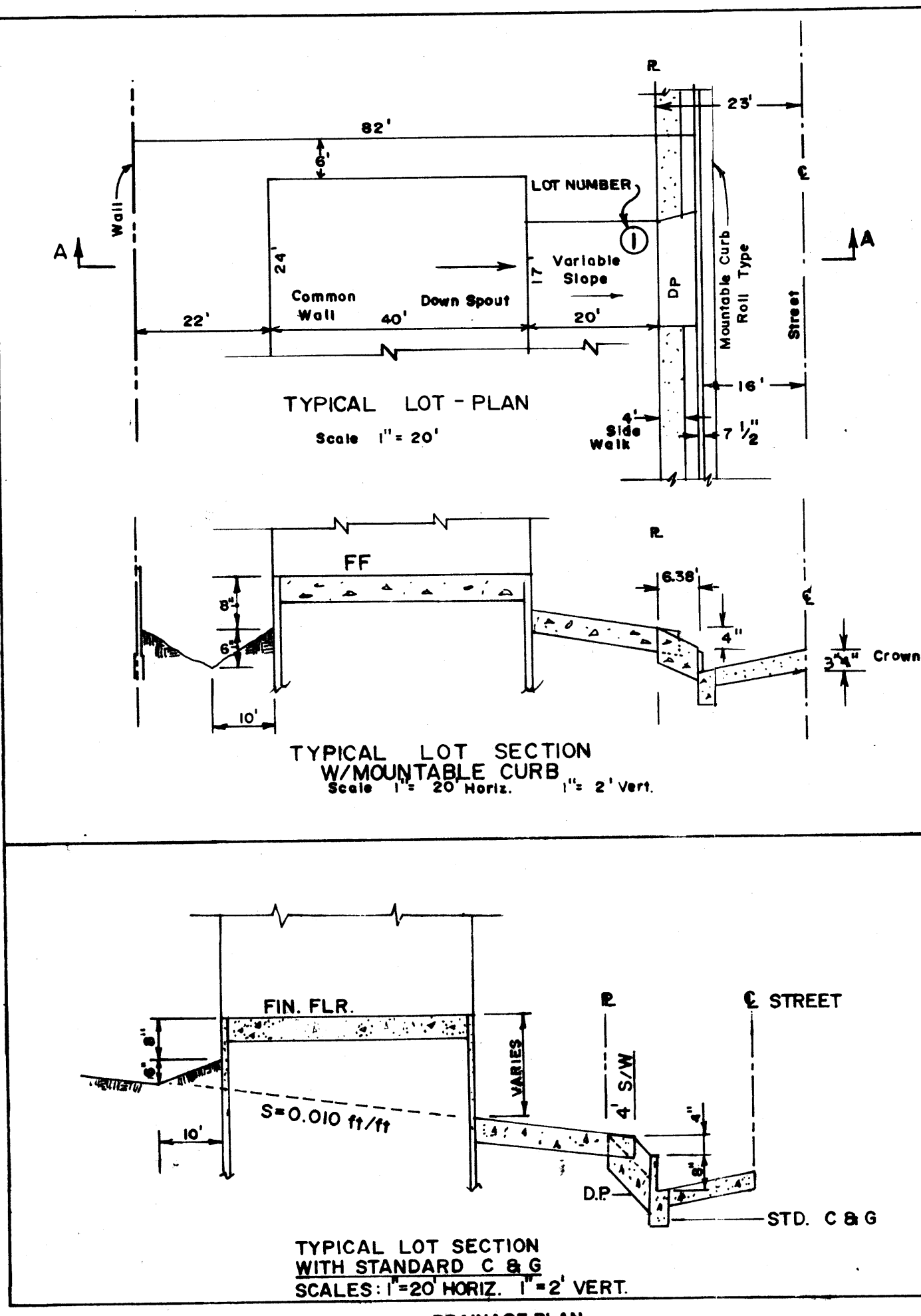
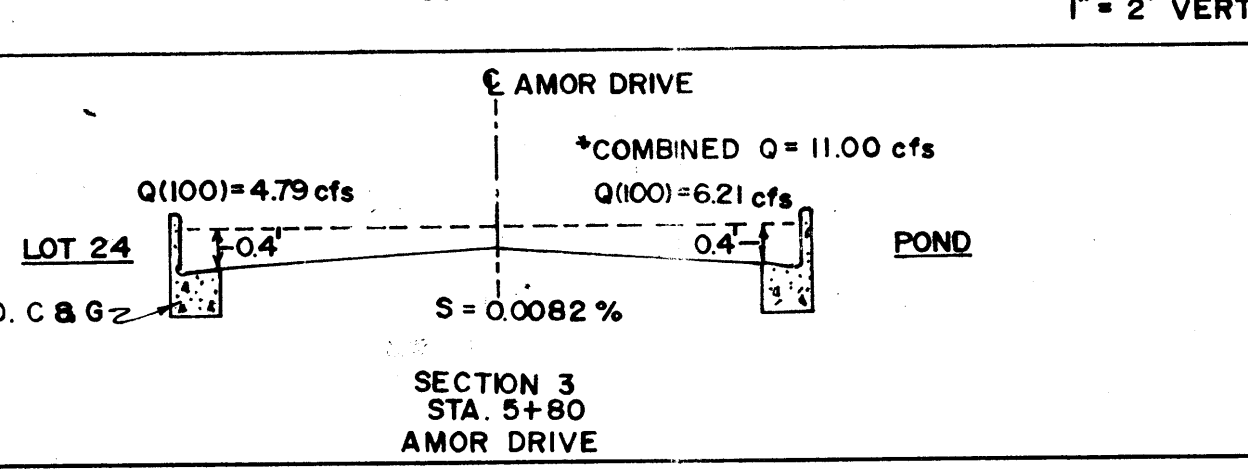
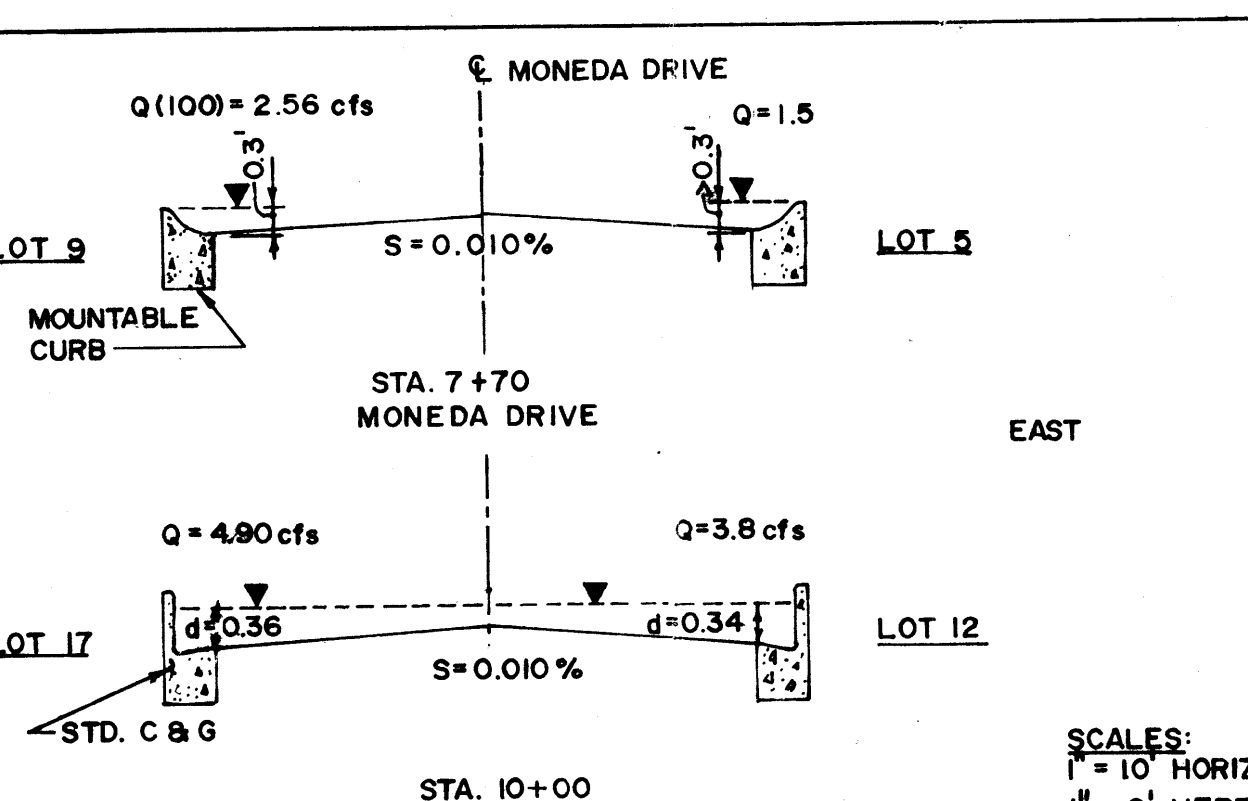
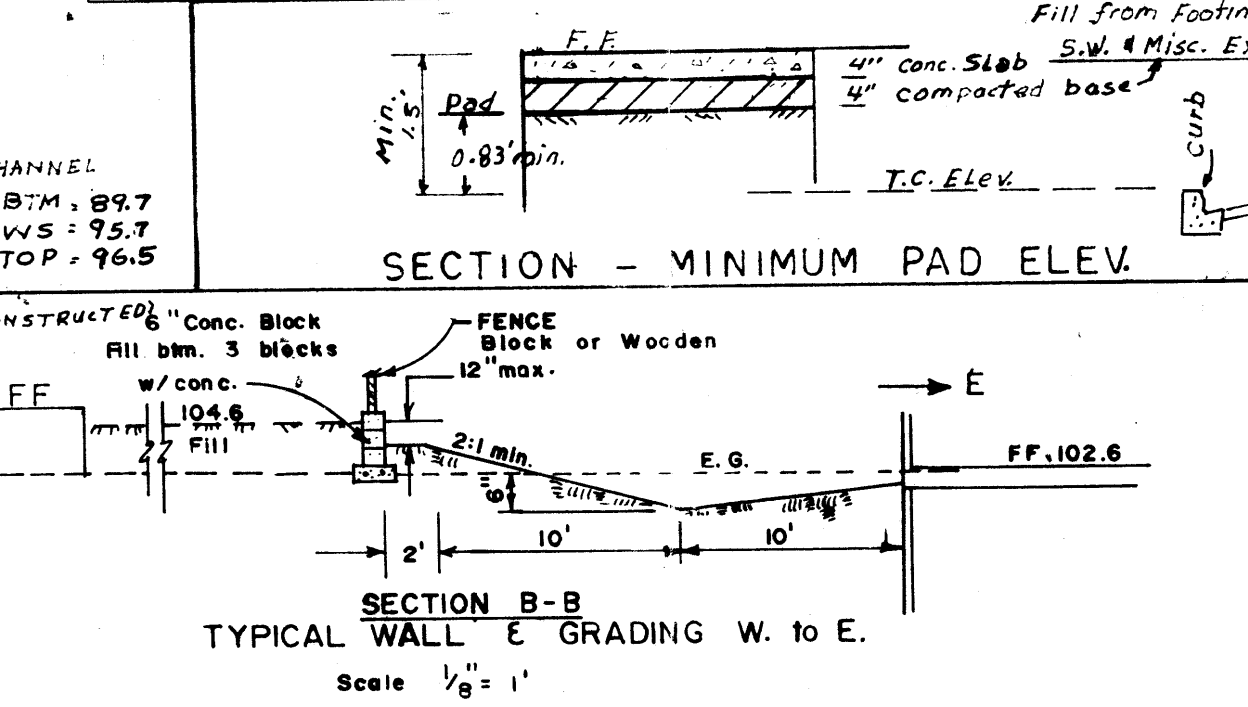
MONEDA DRIVE AND PORTION OF AMOR DRIVE
WEST SIDE OF STREET: 20 LOTS & 1,050' OF HALF STREET
(20 * 0.215) + (10.50 * 0.2398) = 6.82 CFS
DEDUCT Q FROM BACKYARDS OF LOTS 1 - 19, BLOCK 1
0.28 ACS. * 2.3 = 0.66 CFS TOTAL = 6.82 - 0.66 = 6.16 CFS
EAST SIDE OF STREET: 13 LOTS & 800' OF HALF STREET
(13 * 0.215) + (8.0 * 0.2398) = 4.72 CFS

AMOR DRIVE
WEST SIDE OF STREET: 11 LOTS & 520' OF HALF STREET
(11 * 0.215) + (5.2 * 0.2398) = 3.62
EAST SIDE OF STREET: 20 LOTS & 550 FEET OF HALF STREET
(20 * 0.215) + (5.5 * 0.2398) = 5.82 CFS
TOTAL TO OUTLET = 6.16 + 4.72 + 3.62 + 5.82 = 20.12 CFS

HYDRAULICS HALF STREET PLATE 22.3 D-2

Q	0.007 %	0.008	0.009	0.010
Q c.f.s.	Q	Q	Q	Q
0.3'	2.10	2.3	2.4	2.5
0.33'	3.0	3.2	3.3	3.4
0.4'	5.6	6.0	6.4	6.7
0.5'	12.0	13.0	13.8	14.5
0.6'	20.0	22.0	23.0	24.0
0.67'	27.0	28.0	30.0	32.0

MAX. FOR MOUNTABLE CURB
MAX. FOR STD. C & G



THE FOLLOWING ARE INCLUDED IN THIS PLAN: 1. VICINITY MAP, 2. DRAINAGE PLAN, 3. GRADING PLAN, (ALSO SEE ATTACHED 2 SHEETS) 4. CALCULATIONS AND 5. EROSION CONTROL PLAN.

THE PURPOSE OF THIS PLAN IS TO COMPLY WITH THE REQUIREMENTS FOR APPROVAL OF A SUBDIVISION PLAN. THIS SITE INCLUDES TRACTS 280 AND 291, AS SHOWN ON ZONE OF A SUBDIVISION MAP, IS BOUNDED ON THE NORTH BY JUNIPER ROAD, ON THE WEST BY 64TH STREET, ON THE EAST BY TRACT 280 AND ON THE SOUTH BY INTERSTATE 40. THE PROPERTY WILL BE SUBDIVIDED AND DEVELOPED INTO LOTS FOR HOUSING, PAVED STREETS, CURBS, SIDEWALKS, SEWER AND WATER FACILITIES AND A TEMPORARY RETENTION POND.

AT PRESENT THIS PROPERTY IS UNDEVELOPED. EXISTING IMPROVEMENTS IN THE AREA INCLUDE: JUNIPER ROAD WHICH IS PAVED AND HAS CURB AND GUTTER, FROM THE WEST, TO THE INTERSECTION OF 64TH STREET, 64TH STREET IS PAVED, HAS CURB AND GUTTER, AND WATER LINES AND A STORM DRAIN; AND THERE IS A CHURCH BUILDING, IN PLACE, ON THE TRACT TO THE EAST.

OFFSITE RUNOFF WILL NOT BE A PROBLEM. THE GENERAL SLOPE OF THE LAND, AT THIS SITE AND THE SURROUNDING AREA, IS IN A SOUTHEASTLY DIRECTION. JUNIPER ROAD ON THE NORTH AND 64TH STREET ON THE WEST WILL INTERCEPT OFFSITE RUNOFF FROM THOSE DIRECTIONS. RUNOFF FROM THE ADJACENT TRACT TO THE EAST AND INTERSTATE 40 FLOWS AWAY FROM THE SITE.

UNDER DEVELOPED CONDITIONS, THE MAJORITY OF THE RUNOFF PRODUCED AT THE SITE WILL FLOW TOWARD THE PLANNED STREETS, WHICH WILL BE GRADED TOWARD THE SOUTHEAST CORNER WHERE IT WILL BE PONDED IN A TEMPORARY RETENTION POND. THE BACKYARDS OF THE LOTS ADJACENT TO 64TH STREET WILL BE GRADED TOWARD THE STREET. ALL OTHER BACKYARDS AS WELL AS THE REST OF THE AREA WILL BE GRADED TOWARD THE STREETS. THE TEMPORARY RETENTION POND WILL BE SIZED TO STORE THE RUNOFF PRODUCED BY THE 100 YEAR, 10 DAY STORM.

SPECIAL ASSESSMENT DISTRICT PROJECT 218 INCLUDED THE WESTERLY PORTION (MORE OR LESS 100 FEET) OF TRACT 291. UNDER THAT PROJECT A RETENTION POND WAS CONSTRUCTED AT THE SOUTHWEST CORNER OF 64TH STREET AND RUNOFF ON 64TH STREET FLOWS INTO THAT POND THROUGH THE EXISTING STORM DRAIN FACILITIES. AS STATED ABOVE, THE ONLY RUNOFF, FROM THIS SITE, THAT WILL DRAIN INTO 64TH STREET WILL BE FROM THOSE ADJACENT LOTS.

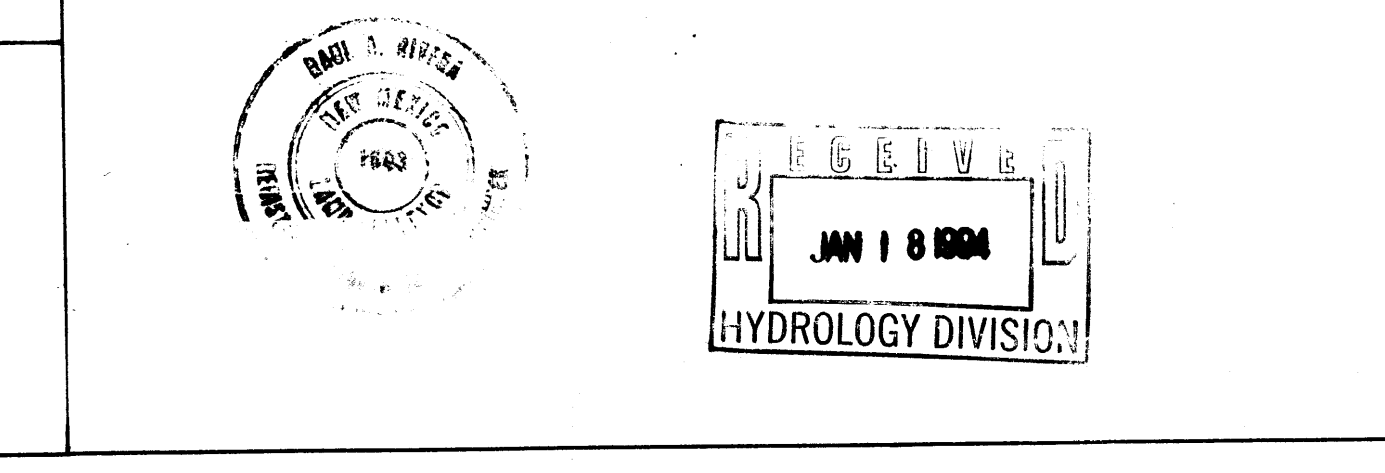
THE PROPOSED EASEMENT REQUIREMENTS FOR THE 140' STORM INTERCEPTOR AS SHOWN ON THE CONCEPTUAL DESIGN OF PHASE II WEST BLUFF OUTFALL (AUG. 1990) IS 100 FEET ADJACENT AND PARALLEL TO NORTH SIDE OF I-40. THE LOCATION AND ELEVATION OF THE PLANNED OUTLET DRAINAGE STRUCTURE, FOR THIS SITE, IS BEEN DESIGNED TO DRAIN INTO THE PROPOSED RETENTION POND FOR NOW, AND IN THE FUTURE, THE ELEVATION IS SUCH THAT IT WILL DRAIN INTO THE PLANNED I-40 INTERCEPTOR CHANNEL.

THE GRADING PLAN, SHOWN ABOVE AND ON ATTACHED 2 SHEETS, SHOWS EXISTING CONTOURS, PROPOSED CONTOURS, SPOT ELEVATIONS, STREET GRADES AND SLOPES, SWALES WITH DIRECTION OF FLOW, FINISHED FLOOR ELEVATIONS AND RETENTION POND LOCATION AND ELEVATION. RETAINING WALLS INCORPORATED INTO THE PLANNED BOUNDARY WALL NEAR THE EXISTING BUILDING ON THE EAST SIDE, ARE ALSO SHOWN.

SEDIMENT DEPOSITION DUE TO RUNOFF DURING CONSTRUCTION WILL BE KEPT TO A MINIMUM. SITE CONDITIONS WILL REMAIN MOSTLY THE SAME UNTIL THE INFRASTRUCTURE IS IN PLACE. PROPOSED WALLS ALONG THE PROPERTY BOUNDARIES AND THE RETENTION POND WILL BE CONSTRUCTED DURING THE EARLY STAGES WHICH WILL CONTROL RUNOFF DURING CONSTRUCTION. WIND EROSION WILL BE KEPT TO A MINIMUM BY DISTURBING AS LITTLE OF THE EXISTING VEGETATION AS POSSIBLE UNTIL CONSTRUCTION IN THAT AREA WILL TAKE PLACE. ALSO, THE DISTURBED AREAS WILL BE WATERED OR MULCHED AS NEEDED.

I, Raul A. Rivera, New Mexico Professional Engineer and Surveyor, do hereby certify that the "as-built" and ground elevations as placed on the original Drainage Plan are the existing elevations and they are in substantial compliance with the approved Drainage Plan and are correct to the best of my knowledge and belief.

Raul A. Rivera, PE & LS, 1693, New Mexico Date 1-17-94



LOCATION MAP

LEGAL TRACTS 290 & 291, TOWN OF ATRISCO, GRANT, UNIT 8, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

ADDRESS: SOUTHEAST CORNER OF JUNIPER ROAD AND 64TH STREET.

NOTES

- EXCAVATION FROM RETENTION POND WILL BE USED AS FILL FOR PADS AND YARDS. SIDE AND REAR YARDS WILL BE FILLED TO PROVIDE DRAINAGE TO STREETS.
- BREAK EXISTING CURB AND GUTTER ON 64TH STREET AT SOUTHWEST CORNER FOR PROPOSED STREET. STANDARD C & G WILL BE INSTALLED FROM STA. 11+45.8, AND BLEND IN WITH EXISTING C & G.
- IMPROVEMENTS OUTSIDE PROPERTY LINES INCLUDE: A. NEW SIDEWALK ADJACENT TO WEST BOUNDARY WITHIN 64TH STREET R.O.W. B. STANDARD C & G SIDEWALK AND 12 STREET PAVING WITHIN JUNIPER ROAD R.O.W. ALONG NORTH BOUNDARY OF PROPERTY.
- REAR YARDS OF LOTS 1-19 OF BLOCK NO.1 WILL BE GRADED TO DRAIN TO 64TH STREET. DROP 6" IN 10' AWAY FROM HOUSES AND 1% TO SIDEWALK.
- ALL BACK YARDS WILL BE GRADED 5% FOR 10 FEET AWAY FROM HOUSES. GRADE NEXT TO HOUSE AT LEAST 8" BELOW F.F.
- ALL SIDEYARD SWALES WILL BE GRADED AT A 1% SLOPE.
- THE WALL TO BE CONSTRUCTED ALONG THE BOUNDARY LINE ADJACENT TO 64TH STREET R.O.W. SHALL HAVE WEEP HOLES TO DRAIN REAR YARDS OF LOTS 1 - 20, BLOCK 1.

EROSION CONTROL PLAN

A BERM WITH DIMENSIONS SHOWN SHALL BE MAINTAINED DURING CONSTRUCTION UNTIL COMPLETION OF INDIVIDUAL HOMES WITHIN THE PROJECT.

TYPICAL SWALES
(Between Houses)
Scale 1/4" = 1.0'

AS BUILT INFORMATION

CONTRACTOR: VIRGIL G. L. CONST
CITY OF ALBUQUERQUE, NEW MEXICO
DATE: 1-17-94
BY: Raul A. Rivera, PE & LS

ENGINEER'S SEAL

REVISIONS

NO.	DATE	REMARKS
1	7-92	Drainage to retention pond req. street grade changes, after as per hydro review
2	8-92	W. BLUFF CHANNEL INFO, DRAIN BASINS

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP

TITLE: EL TESORO DRAINAGE PLAN

APPROVALS

ENGINEER	DATE	APPROVALS	ENGINEER	DATE
		WATER		
		WASTE WATER		

PROJECT NO. 4547 **MAP NO. H-10-Z** **SHEET 11 OF 11**