100 YEAR DRAINAGE DEPTH

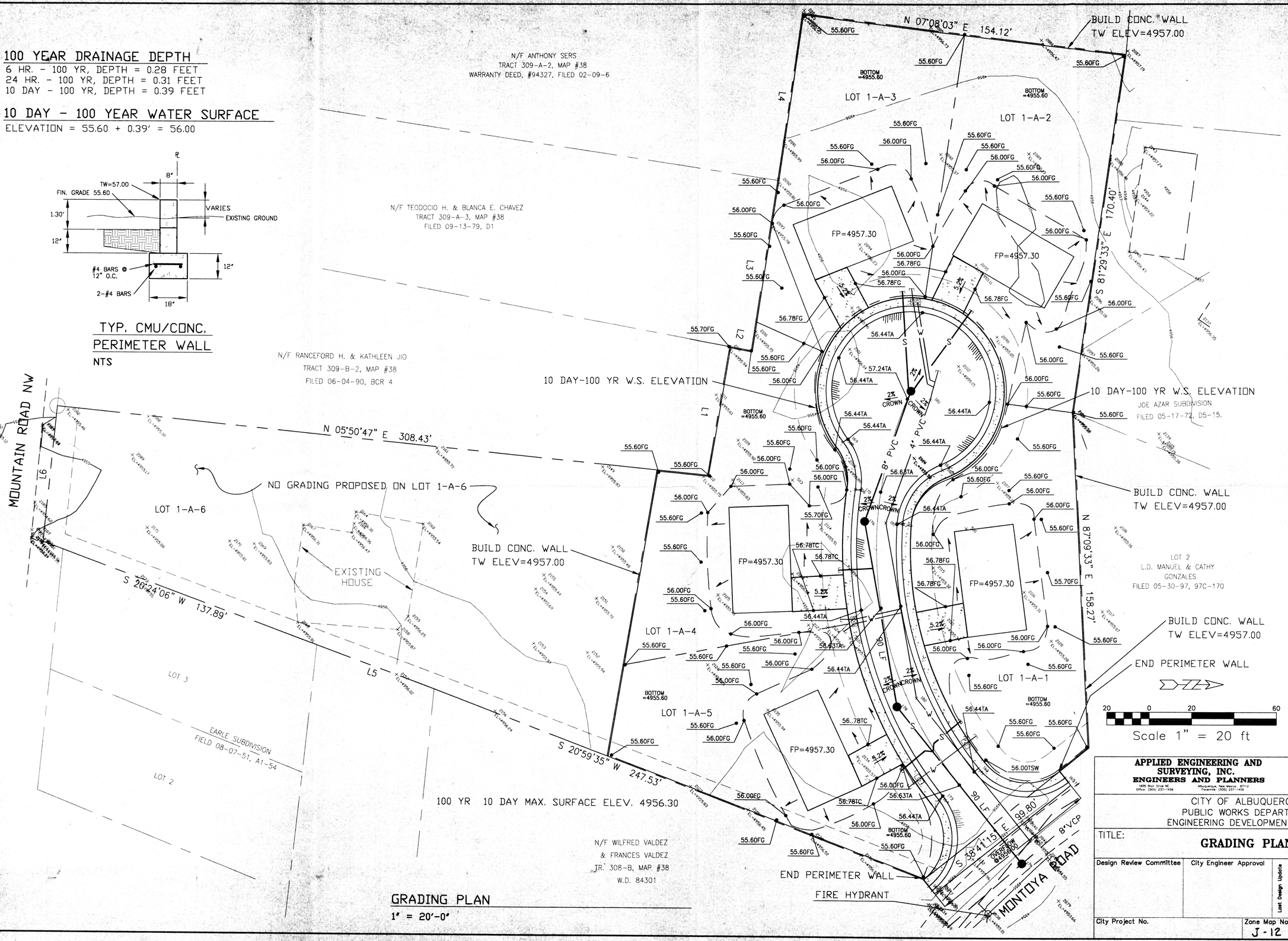
6 HR. - 100 YR, DEPTH = 0.28 FEET
24 HR. - 100 YR, DEPTH = 0.31 FEET
10 DAY - 100 YR, DEPTH = 0.39 FEET

10 DAY - 100 YEAR WATER SURFACE

ELEVATION = 55.60 + 0.39' = 56.00

TYP. CMU/CONC. PERIMETER WALL

NTS



GRADING PLAN

1" = 20'-0"

APPLIED ENGINEERING AND SURVEYING, INC.
ENGINEERS AND PLANNERS
1635 Bell Drive NE, Albuquerque, New Mexico 87112
Office: (505) 237-1456 Facsimile: (505) 237-1456

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **GRADING PLAN**

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
	J-12	3	7

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

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY DATE
DRAWN BY DATE
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CONSTRUCTION NOTES:

1. PROVIDE SILT FENCE PER DETAIL 'A' SHOWN ALONG THE FRONTAGE OF MONTOYA ROAD PRIOR TO BEGINNING CONSTRUCTION. SILT FENCE SHALL BE MAINTAINED DURING ENTIRE STAGE OF CONSTRUCTION UNTIL PERMANENT EROSION IMPROVEMENTS IN PLACE. CONTRACTOR SHALL CLEAN ANY SEDIMENT RUNOFF IMMEDIATELY INTO ADJACENT PROPERTIES OR CITY PUBLIC STREETS.
2. CONSTRUCT 12' HIGH FLOODWALL PER DETAIL 'B' AROUND ENTIRE PERIMETER, EXCEPT ALONG FRONTAGE OF MONTOYA ROAD NW.
3. CONSTRUCT 4' WIDE MODIFIED ESTATE CURB AROUND ENTIRE CUL-DE-SAC.
4. CONSTRUCT 4' THICK AGGREGATE BASE COURSE IN CUL-DE-SAC.
5. PROVIDE ROOF DRAINS WITH CANALES AND SPLASH BLOCKS AT LOCATIONS SHOWN.
6. CONSTRUCT STANDARD ESTATE CURB ALONG MONTOYA ROAD NW.
7. CONSTRUCT 3" THICK TYPE 'B' ASPHALT PAVING WITH 12' SUBGRADE PREPARATION PER CITY STANDARDS.

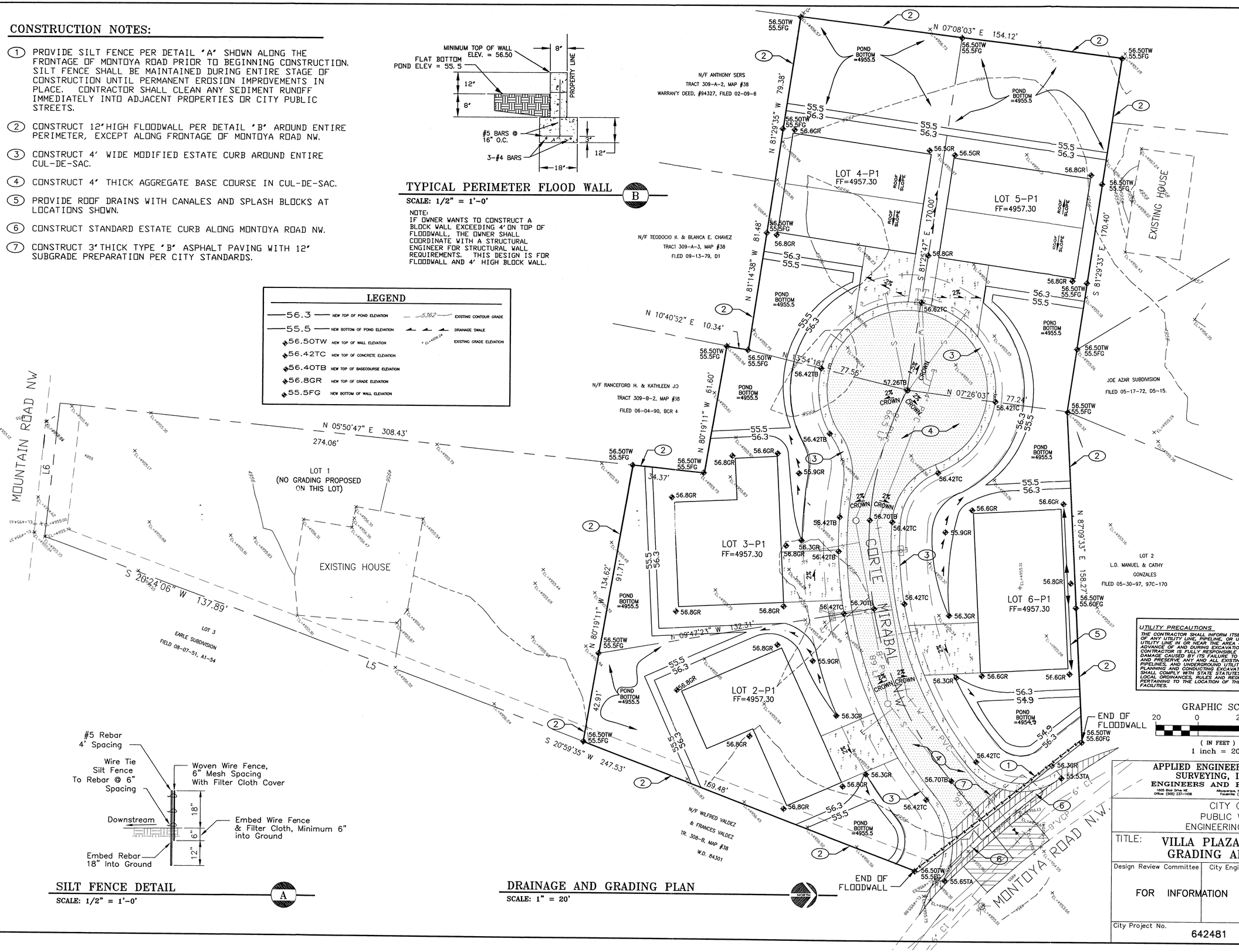
TYPICAL PERIMETER FLOOD WALL (B)

SCALE: 1/2" = 1'-0'

NOTE:
IF OWNER WANTS TO CONSTRUCT A BLOCK WALL EXCEEDING 4' ON TOP OF FLOODWALL, THE OWNER SHALL COORDINATE WITH A STRUCTURAL ENGINEER FOR STRUCTURAL WALL REQUIREMENTS. THIS DESIGN IS FOR FLOODWALL AND 4' HIGH BLOCK WALL.

LEGEND

56.3	NEW TOP OF POND ELEVATION
55.5	NEW BOTTOM OF POND ELEVATION
56.50TW	NEW TOP OF WALL ELEVATION
56.42TC	NEW TOP OF CONCRETE ELEVATION
56.40TB	NEW TOP OF BASECOURSE ELEVATION
56.8GR	NEW TOP OF GRADE ELEVATION
55.5FG	NEW BOTTOM OF WALL ELEVATION
5362	EXISTING CONTOUR GRADE
	DRAINAGE SWALE
+ EL=4956.34	EXISTING GRADE ELEVATION



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SILT FENCE DETAIL (A)

SCALE: 1/2" = 1'-0'

DRAINAGE AND GRADING PLAN

SCALE: 1" = 20'

AS BUILT INFORMATION

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WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
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RECORDED BY	DATE
NO.	

BENCH MARKS

TEMPORARY BENCHMARK IS EXISTING SANITARY SEWER MANHOLE RIM ELEVATION = 4955.84, +/- 80 FEET EAST OF INTERSECTION OF CORTE GONZALES NW AND MONTOYA RD., SEE SHEET 5 FOR LOCATION. BASED ON C. O. A. BENCHMARK 12-J12 VERTICAL DATUM, N. G. V. D. 1929

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

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REVISIONS

DESIGN

DESIGNED BY — DATE
DRAWN BY — DATE
CHECKED BY — DATE

APPLIED ENGINEERING AND SURVEYING, INC.
ENGINEERS AND PLANNERS
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: VILLA PLAZA VIEJA SUBDIVISION GRADING AND DRAINAGE PLAN

Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

FOR INFORMATION ONLY

RECEIVED AUG 2 2005 HYDROLOGY SECTION

City Project No.	Zone Map No.	Sheet	Of
642481	J-12	1	2

DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING A NEW SUBDIVISION FOR LOT 1 and LOTS 2-P1 THRU 6-P1, LANDS OF MANUEL AND CATHY GONZALES, SECTION 13, T. 10 N, R. 2 E., N.M.P. M., ALBUQUERQUE, NEW MEXICO, GRADING AND DRAINAGE PLAN ARE CONTAINED HEREON:

1. VICINITY MAP
2. GRADING AND DRAINAGE PLAN
3. FIRM MAP 35001C0331 D
4. DRAINAGE CALCULATIONS

EXITING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS APPROXIMATELY 2.21 ACRES AND IS LOCATED ON THE WEST SIDE OF MONTOYA ROAD NW, NORTH OF MOUNTAIN ROAD NW, (SEE ATTACHED VICINITY MAP). THIS SITE CONTAINS ONE EXISTING RESIDENCE AS SHOWN ON LOT 1; THE REMAINING PROPOSED LOTS ARE UNDEVELOPED.

THE SITE TOPOGRAPHY IS FLAT IN THIS AREA AS THE MAJORITY OF THE VALLEY IS AT THIS LOCATION. THE SITE IS SPARSELY COVERED WITH NATIVE GRASSES.

PROPOSED CONDITIONS

AS SHOWN BY THE PLAN, THE PROJECT CONSISTS OF A SUBDIVISION WITH 6 NEW LOTS, AN EXISTING RESIDENCE WILL REMAIN IN LOT 1. DUE TO THE NATURE OF THE PROPERTY AND THE LACK OF STORM DRAINAGE FACILITIES, A "FLAT" GRADING SCHEME IS PROPOSED.

DUE TO THE EXISTING RESIDENCE CONSTRUCTED PRIOR TO THE DRAINAGE ORDINANCE IN LOT 1, NO DRAINAGE IMPROVEMENTS ARE PROPOSED FOR THIS LOT.

DUE TO THE FLAT GRADING SCHEME REQUIREMENTS THE FOLLOWING IS TO BE IMPLEMENTED WITH THIS PLAN FOR LOTS 2-P1 THRU 6-P1:

- PAD ELEVATION SHALL BE A MINIMUM OF ONE (1) FOOT ABOTE THE 100YEAR, 10DAY STORM WATER SURFACE ELEVATION
- A PERMANENT PERIMETER WALL OR BARRIER AROUND THE DEVELOPMENT IS REQUIRED TO CONTAIN THE 100YEAR, 24HOUR STORM DEVELOPED RUNOFF
- THE HIGH POINT OF THE ROADWAY IS TO BE 4" ABOVE THE 100-YEAR, 10 DAY WATER SURFACE ELEVATION.

THE NEW ROADWAY WILL BE DESIGNED WITH A NORMAL CROWN AND A MODIFIED ESTATE TYPE CURB IN ORDER TO ALLOW THE STREET FLOW FRONTAGE TO DRAIN INTO EACH OF THE PROPERTYS. THE PLAN SHOWS THE PROPOSED ELEVATIONS REQUIRED TO PROPERLY GRADE THE REQUIRED PAVING AND DRAINAGE IMPROVEMENTS. ALL DRIVEWAYS AND PARKING AREAS WILL BE PAVED, LANDSCAPING IS TO BE PROVIDED PER ZONING REQUIREMENTS.

WITH REGARDS TO THE PROPOSED CONDITIONS THAT ARE SHOWN IN THE CALCULATIONS, THE AVERAGE HOUSE IN THIS AREA IS ABOUT 3200 SQUARE FEET. DUE TO THE SIZE OF THE 0.25 ACRE LOT A 3200 SQUARE FEET HOUSE WAS ASSUMED WITH ABOUT 600 SQUARE FEET OF DRIVEWAY.

THE CALCULATIONS WHICH APPEAR HEREON, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6 HOUR RAINFALL RUNOFF FOR PEAK FLOWS AND STORM DURATION FOR VOLUME REQUIREMENTS. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS AS SET FORTH IN THE REVISION OF SECTION 22.7 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY 1993. THIS D.P.M. PROCEDURE IS USED FOR ANALYZING ONSITE FLOWS.

DOWNSTREAM CAPACITY

THERE ARE NO ACCESSIBLE STORM DRAIN FACILITIES IN THIS AREA THAT THIS SUBDIVISION CAN DRAIN INTO; THEREFORE DOWNSTREAM DRAINAGE CAPACITY IS NOT AN ISSUE.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (SEE ATTACHED MAP COPY), PANEL 35001C0331 D, DATED SEPTEMBER 20, 1996, THIS SITE DOES NOT LIE IN A DESIGNATED FLOODPLAIN.

EROSION CONTROL

TEMPORARY EROSION CONTROL WILL BE REQUIRED DURING THE CONSTRUCTION PHASE TO PROTECT DOWNSTREAM PROPERY AND IMPROVEMENTS FROM SEDIMENT AND UNCONTROLLED RUNOFF. THE CONTRACTOR SHALL INSTALL THE PERIMETER FLOODWALL ALONG THE SOUTH, NORTH, EAST AND WEST SIDE OF THE PROJECT BOUNDARIES PRIOR TO BEGINNING CONSTRUCTION IN ORDER TO HOLD RUNOFF DURING CONSTRUTION. A SILT FENCE WILL ALSO BE REQUIRED ALONG MONTOYA ROAD IN ORDER TO MINIMIZE SEDIMENT INTO MONTOYA ROAD PRIOR TO BEGINNING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY MAINTAIN THESE FACILITIES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

OFFSITE FLOWS

THERE ARE NO OFFSITE FLOWS THAT ENTER THIS PROPERTY, SINCE THE SURROUNDING PROPERTY IS FLAT.

DRAINAGE CALCULATIONS

1. **PRECIPITATION ZONE = 2**
2. **DESIGN STORM = DEPTH (INCHES) AT 100-YEAR STORM**
   6-HOUR = 2.35 INCHES
   24-HOUR = 2.75 INCHES
   10 DAY = 3.95 INCHES
3. **PEAK DISCHARGE (CFS/ACRE) FIR 100-YEAR, ZONE 2, TABLE A-9:**
   Q = 1.56 CFS/ACRE SOIL UNCOMPACTED "A"
   Q = 2.28 CFS/ACRE LANDSCAPED "B"
   Q = 3.14 CFS/AC COMPACTED SOIL "C"
   Q = 4.70 CFS/ACRE IMPERVIOUS AREA "D"
   FOR WATERSHEDS LESS THAN OR EQUAL TO 40 ACRES
4. **EXCESS PRECIPITATION, E (INCHES), 6 HOUR STORM, ZONE 2, TABLE A-8:**
   E = 0.53 INCHES SOIL UNCOMPACTED "A"
   E = 0.78 INCHES LANDSCAPED "B"
   E = 1.13 INCHES COMPACTED SOIL "C"
   E = 2.12 INCHES IMPERVIOUS AREA "D"
5. **EXISTING CONDITIONS ONSITE**
   LOT 1:
   EXISTING 2800SF RESIDENCE AND 1000SF PATIO/DRIVEWAY,
   TREATMENT "D", AREA = 0.09ACRES
   REMAINING PORTION OF LOT, TREATMENT "C", AREA = 0.56 ACRES

TREATMENT	AREA(ACRES)
A	0
B	0
C	0.56(COMPATED BY HUMAN ACTIVITY)
D	0.09(RESIDENCE AND DRIVEWAY/PATIO)

   Q(EXISTING) = (3.14 X 0.56) + (4.70 X 0.09)
   = 2.18CFS (6HR) EXISTING ONSITE FLOW
   V(EXISTING-6HR) = ((1.13 X 0.56) + (2.12 X 0.09))/ 12)
   = 0.07AC-FT = 3049CF
   V(EXISTING-24HR) = (0.07AC-FT) + ((0.09AC X (2.75 - 2.35))/12
   = 0.07AC-FT = 3,180CF
   V(EXISTING-10DAY) = (0.07AC-FT) + ((0.09AC X (3.95 - 2.35))/12
   = 0.11AC-FT = 3,571CF

   LOTS 2-P1 THRU 6-P1:
   SOIL UNCOMPACTED, TREATMENT "A", AREA = 1.56ACRES

TREATMENT	AREA(ACRES)
A	1.56
B	0
C	0
D	0

   Q(EXISTING) = (1.56 X 1.56) = 2.4CFS EXISTING ONSITE FLOW
   V(EXISTING-6HR) = ((0.53 X 1.56))/ 12) = 0.069AC-FT = 3006CF
   V(EXISTING-6HR) = 3006CF/5LOTS = 601CF/LOT
   = V(24HR) = V(10DAY) NO IMPERVIOUS AREA

6. **PROPOSED CONDITIONS ONSITE**
   TOTAL SUBDIVISION ACREAGE = 2.21 ACRES
   LOT 1 = 0.62 ACRES
   LOT 2-P1 = 0.31 ACRES
   LOT 3-P1 = 0.31 ACRES
   LOT 4-P1 = 0.29 ACRES
   LOT 5-P1 = 0.30 ACRES
   LOT 6-P1 = 0.37 ACRES

   LOT 1 (EXISTING HOUSE AND IMPROVEMENTS)
   Q(EXISTING) = Q(PROPOSED) = 2.4CFS SINCE NO INCREASE IN EXISTING CONDITIONS PROPOSED
   V(EXISTING) = V(PROPOSED) = 3006CF NO INCREASE IN EXISTING CONDITIONS PROPOSED, NO PONDING PROPOSED

   LOTS 2-P1 THRU 6-P1
   TYPICAL LOT:
   IMPERVIOUS BUILDING AREA "D" = ((3200SF HOUSE) + (600SF DRVY) + (117' X 10' ROADWAY) + (117' X 4' ESTATE CURB)/43,560
   = 0.12 ACRES TREATMENT "D"
   LANDSCAPED AREA "B", ASSUME 30 % OF ACREAGE IS LANDSCAPED =
   0.30 X 0.29ACRES (LOTS 4-P1) = 0.09ACRES TREATMENT "B"
   ASSUME REMAINING AREA IS COMPACTED SOIL "C" =
   (0.29 - 0.12 - 0.09) = 0.08ACRES TREATMENT "C"

TREATMENT	AREA(ACRES)
A	0
B	0.09
C	0.08
D	0.12

   Q(PROPOSED) = (2.28 X 0.09) + (3.14 X 0.08) + (4.70 X 0.12)
   = 1.02CFS PROPOSED ONSITE FLOW FOR EACH LOT
   V(PROPOSED-6HR) = ((0.78 X 0.09) + (1.13 X 0.08) + (2.12 X 0.12)) /12
   = 0.035AC-FT = 1,506CF PER LOT REQUIRED
   V(PROPOSED-24HR) = (0.035AC-FT) + ((0.12 X (2.75 - 2.35))/12
   = 0.039AC-FT = 1,699CF
   V(PROPOSED-10DAY) = (0.035AC-FT) + ((0.12 X (3.95 - 2.35))/12
   = 0.051AC-FT = 2,222CF REQUIRED PER LOT

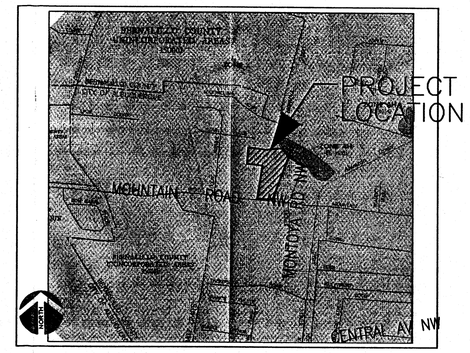
7. **VERIFY POND CAPACITY**
   LOT 2-P1:
   (2,366SF + 792SF) X 0.8FT = 2,526CF > 2,222CF REQD. - OK

   LOT 3-P1:
   (1,649SF + 1,273SF) X 0.8FT = 2,347CF > 2,222CF REQD. - OK

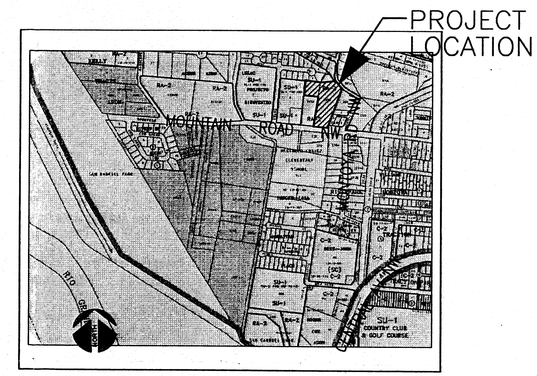
   LOT 4-P1:
   (1,482SF + 3,367SF) X 0.8FT = 3,879CF > 2,222CF REQD. - OK

   LOT 5-P1:
   (3,494SF + 1,523SF) X 0.8FT = 4,013CF > 2,222CF REQD. - OK

   LOT6-P1:
   (1,066SF X 0.8FT) + (984SF X 1.4FT) = 2,229CF > 2,222CF REQD. -OK



FIRM MAP 35001C0331 D



VICINITY MAP (J-12)

RECEIVED AUG 22 2005 HYDROLOGY SECTION

FILE:	DRAINAGE CALCULATIONS FOR VILLA PLAZA VIEJA SUBDIVISION GRADING AND DRAINAGE PLAN ALBUQUERQUE, NEW MEXICO	DATE/REVISIONS:
GILBERT ALBAZ, NEW MEXICO, 10848, REGISTERED PROFESSIONAL ENGINEER	Applied Engineering & Surveying, Inc. 1605 BLAIR DRIVE NE ALBUQUERQUE, NEW MEXICO 87112 PH: (505)237-1456	SHEET NUMBER: 2

CONSTRUCTION NOTES:

1. PROVIDE SILT FENCE PER DETAIL "A" SHOWN ALONG THE FRONTAGE OF MONTOYA ROAD PRIOR TO BEGINNING CONSTRUCTION. SILT FENCE SHALL BE MAINTAINED DURING ENTIRE STAGE OF CONSTRUCTION UNTIL PERMANENT EROSION IMPROVEMENTS IN PLACE. CONTRACTOR SHALL CLEAN ANY SEDIMENT RUNOFF IMMEDIATELY INTO ADJACENT PROPERTIES OR CITY PUBLIC STREETS.
2. CONSTRUCT ~~12" HIGH~~ 6'-0" FLOODWALL PER DETAIL "B" AROUND ENTIRE PERIMETER, EXCEPT ALONG FRONTAGE OF MONTOYA ROAD NW.
3. CONSTRUCT 4' WIDE MODIFIED ESTATE CURB AROUND ENTIRE CUL-DE-SAC.
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5. PROVIDE ROOF DRAINS WITH CANALES AND SPLASH BLOCKS AT LOCATIONS SHOWN.
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TYPICAL PERIMETER FLOOD WALL (B)

SCALE: 1/2" = 1'-0"

NOTE:
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LEGEND

56.3 — NEW TOP OF POND ELEVATION	55.5 — EXISTING CONTOUR GRADE
55.5 — NEW BOTTOM OF POND ELEVATION	DRAINAGE SWALE
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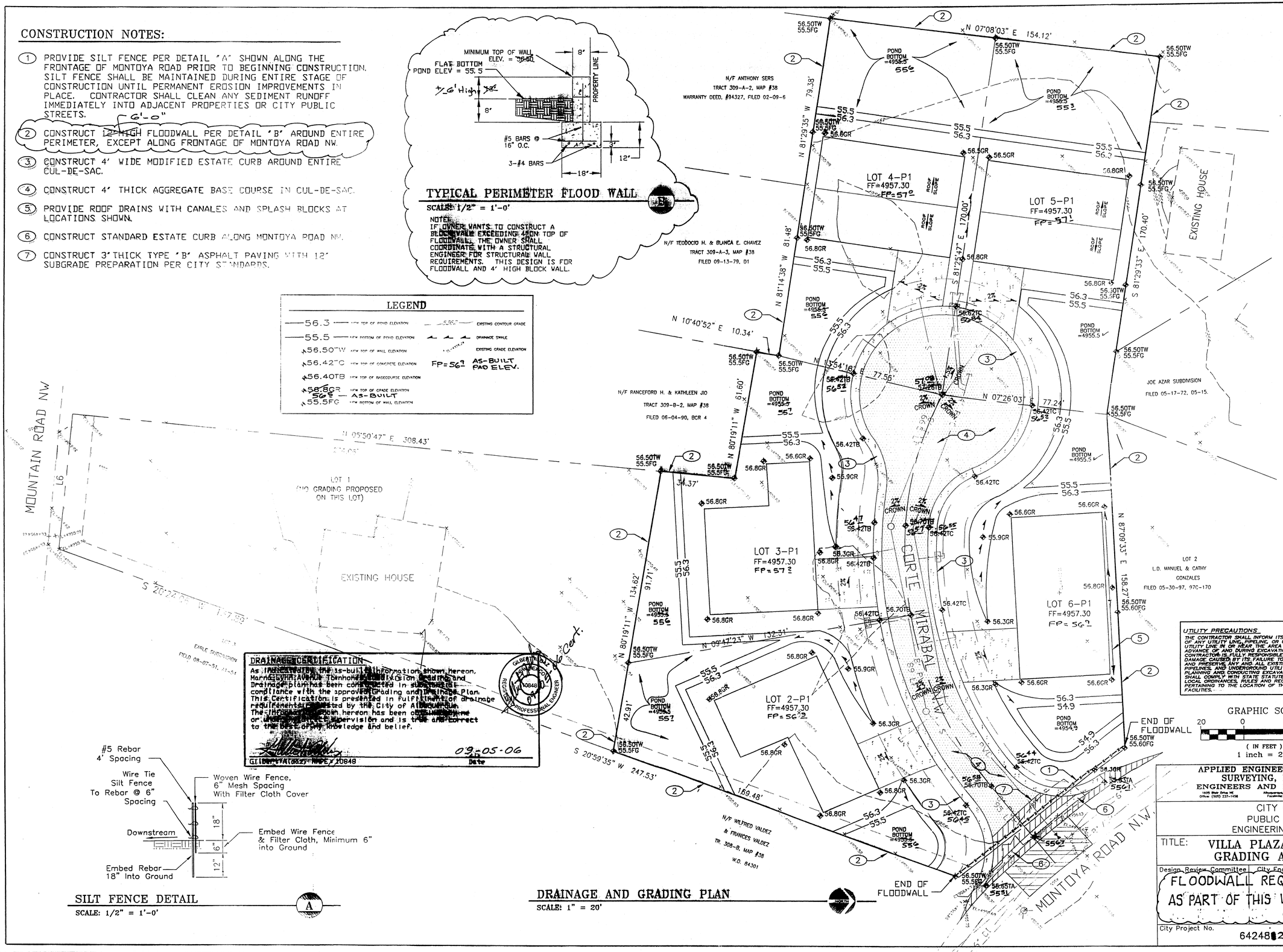

DRAINAGE AND GRADING PLAN

SCALE: 1" = 20'

DRAINAGE CERTIFICATION

As ~~indicated by the~~ as-built information shown hereon, Marnell Avenue Townhomes Subdivision Grading and Drainage plan has been constructed in substantial compliance with the approved Grading and Drainage Plan. This Certification is presented in fulfillment of drainage requirements ~~imposed~~ by the City of Albuquerque. The information shown hereon has been obtained by me or under my direct supervision and is true and correct to the best of my knowledge and belief.

GILBERT VALDEZ - NMPE # 10848 — 09-05-06 Date

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APPLIED ENGINEERING AND SURVEYING, INC.
ENGINEERS AND PLANNERS
609 Rio Grande NW, Albuquerque, New Mexico 87103
Office: (505) 237-1456 Facsimile: (505) 237-1458

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **VILLA PLAZA VIEJA SUBDIVISION GRADING AND DRAINAGE PLAN**

Design Review Committee | City Engineer Approval

FLOODWALL REQUIRED AS PART OF THIS W.O.

Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 642482 | Zone Map No. J-12 | Sheet 3 Of 5

AS BUILT INFORMATION
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RECEIVED SEP 05 2006 HYDROLOGY SECTION