EXISTING EASEMENTS

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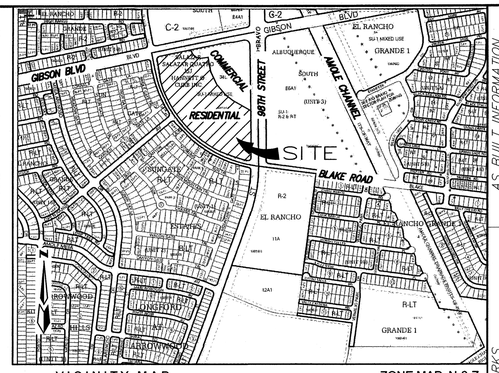
8. EXISTING PUBLIC ROADWAY, PUBLIC DRAINAGE, PUBLIC SANITARY SEWER & PUBLIC WATERLINE EASEMENT (08-25-06, DOC. 2006129522)



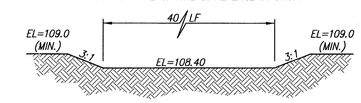
VICINITY MAP

ZONE MAP: N-9-Z

NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
6. SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.
7. ALL SITE WALLS SHALL CONFORM TO THE GENERAL HEIGHT AND DESIGN REGULATIONS CONTAINED IN SECTION 14-16-3-19 OF THE CITY ZONING CODE.
8. FUTURE 24" STORM DRAIN ON INFRASTRUCTURE LIST WILL NOT BE CONSTRUCTED UNTIL SITE PLAN FOR TRACT A IS DESIGNED AND APPROVED. TEMPORARY RETENTION POND WILL BE CONSTRUCTED ONLY.
9. COMBINATION GARDEN WALL/RETAINING WALL CANNOT EXCEED 8 FEET. IF FALL ACROSS PROPERTY BOUNDARY IS GREATER THAN 4', USE A COMBINATION 4' RETAINING WALL (MAX) AND 3:1 SIDE SLOPES IN BACKYARD TO MAKE UP THE DIFFERENCE IN DROP.

OUTFALL DETAIL



EMERGENCY SPILLWAY DETAIL FOR TRACT B

N.T.S.

$Q = CLH\ 3/2$

$Q = 54.34 = 3(40)(H)^{3/2}$

$H = .59' = 7''$

POND SPECS:

Design Pond Volume = 47,538 Cu.Ft.
Maximum Storage Volume = 20,368 Cu.Ft.
Maximum Allowable Outfall Q =50 cfs
Design Outfall Q = 48.7 cfs
Pond Bottom Elevation = 103.0
Pond Top Elevation = 109.0
Pond Spillway Elevation = 108.0
Side Slopes Varie 3:1-6:1
MAX. WSEL= 105.6

TEMPORARY POND SPECS:

DESIGN VOLUME= 15,189 cu.ft.
REQUIRED VOLUME= 13,874 c.u.ft.
TOP POND= 18.00
BOTTOM POND= 16.0
MAX. WSEL (100 yr)= 17.84'
MAX. Q100= 10.6 c.f.s.

TEMPORARY SWALE DETAIL

N.T.S.

HYDROLOGY CALCULATIONS:

N-value = UNITS/ACRE = 80/14.525 = 5.64

For N-value less than 6 => Treatment D = 7*((N)**2+(5*N))**0.5 = 54

Use Land treatment D = 54

Land treatment C = 23

Land treatment B = 23

RESULTS: Q(100)= 54.34 cfs (100 year, 6 hour)

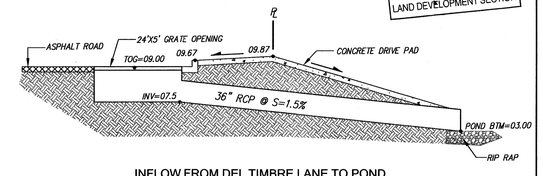
FIRST FLUSH: (0.34 inches)(618,147 SF)(.54)/(12 inches per foot)=9,458 cu.ft.

RECEIVED
AUG 27 2015
LAND DEVELOPMENT SECTION

TYPICAL LOT LAYOUT PLAN

N.T.S.

TYPICAL PADS:
40'x70'
40'x65'
35'x70'



INFLOW FROM DEL TIMBRE LANE TO POND

N.T.S.

(•) SPECIAL NOTE FOR DRIVEWAYS:

ON ALL LOTS WHERE FINISHED PAD IS > 2.0 FEET HIGHER THAN LOW CORNER OF LOT, DRIVEWAY SHOULD BE CONSTRUCTED ON HIGH SIDE OF PAD/LOT. THIS WILL HELP MINIMIZE THE STEEPNESS OF DRIVEWAY SLOPE.

KEYED NOTES:

- (A) 24'x5' GRATE OPENING (TO BE DETAILED AT DRC)
- (B) RIP-RAP PROTECTED
- (C) 4' DIA OPENING-OUTFALL STRUCTURE (GRATE COVER TO BE DESIGNED AT DRC)
- (D) EXTEND EXISTING 30" SD TO POND CONSTRUCT OUTFALL STRUCTURE TO ALLOW DISCHARGE OF Q100=48.74 cfs RETAINAGE OF FIRST FLUSH TO ELE=104.38.

LEGEND

	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
x 00.0	EXISTING SPOT ELEVATION
TC= FL=	EXISTING TOP CURB/FLOWLINE ELEVATION
	EXISTING ASPHALT PAVEMENT
E	EXISTING ELECTRIC TRANSFORMER
E	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	EXISTING TRAFFIC SIGNAL PULLBOX
T	EXISTING TELEPHONE MANHOLE
	EXISTING CATV PEDESTAL
	EXISTING STORM DRAIN MANHOLE
•00.00TW	TOP OF RETAINING WALL
•00.00BW	BOTTOM OF RETAINING WALL
	EXISTING DROP INLET
EX 24"SD	EXISTING STORM DRAIN
FUTURE 24"SD	FUTURE STORM DRAIN
	NEW MOUNTABLE CURB & GUTTER
	NEW STANDARD CURB & GUTTER
	NEW RIGHT-OF-WAY
	NEW CENTERLINE
	NEW LOT LINES
	NEW EASEMENTS
•81.77	NEW SPOT ELEVATIONS
	NEW FLOW DIRECTION
	NEW WATER BLOCK
	NEW RETAINING WALL (SEE NOTE 9)
24" RCP	NEW STORM DRAIN

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

AS BUILT INFORMATION

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

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

AGRS Brass Cap stamped "TRANS 1969"
From the intersection of Central Avenue and 98th Street SW go south on 98th Street 2.0 miles to PNM Electric Substation on the left.
The station is east of the substation and south of PNM pylon 52.

Geographic Position, in feet (NAD83)
N.M. State Plane Coordinates (Central Zone)
N=1471885.503, E=1495145.466
Elevation, in feet (NAVD88)=5121.089

SURVEY INFORMATION

FIELD NOTES

NO.	DATE	BY

ENGINEER'S SEAL

DIANE HOELZER
NEW MEXICO
11967
LICENSED PROFESSIONAL ENGINEER
8-26-15

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGNED BY	DMG	10/14
DRAWN BY	DER	10/14
CHECKED BY	DMG	10/14

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: LOS DIAMANTES SUBDIVISION GRADING & DRAINAGE PLAN

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
.	N-9-Z	1	1

F:\A14JOBS\A14031 Los Diamantes\GRADE & DRAIN\A14031_ G&D R1.dwg, Grading & Drainage Plan, 8/26/2015 9:03:36 AM
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TRACT E-6-A-1
ALBUQUERQUE SOUTH, UNIT 3
(02-01-2006, 2006C-018)
98TH STREET S.W.
EXISTING (78' R/W)
FUTURE (156' R/W)
TEMPORARY EMERGENCY OVERFLOW SPILLWAY
Q=10.6 cfs
L=76 Feet
H= .13' = 1.5'
2:1 SLOPES TO BE STABILIZED WITH GRAVEL MULCH
FUTURE OUTFALL
INV = 110.38±
Q ALLOWABLE=29.3 cfs
FUTURE 24" SD @ ±2%
(SEE NOTE #8)
FIRST FLUSH RETENTION=104.35
15'x15' QWEST CORPORATION D/B/A & CENTURYLINK QC EASEMENT
MAX WSEL=105.6
TEMPORARY POND BOTTOM=16.00
(SEE NOTE #8)
TEMPORARY SWALE
TRACT B
POND BOTTOM =103.00
EX 30" SD STUBOUT
EX INV= 5097.12
40' LONG EMERGENCY SPILLWAY
(SEE DETAIL THIS SHEET)
LOT 22-P1
MOUNTAIN GATE LN SW
TRACT A
(FUTURE COMMERCIAL DEVELOPMENT)
TRACT C
GOLD DUST AVE SW
BLOCK 1
BLOCK 2
BLOCK 3
BLAKE ROAD SW
DEL TIMBRE STREET SW
SUNSET GARDEN SW
VALLEY WAY SW
25' PUBLIC WATERLINE & PEDESTRIAN ACCESS EASEMENT
10' PRIVATE PEDESTRIAN ACCESS EASEMENT
GIBSON BOULEVARD S.W.
EXISTING (82' R/W)
FUTURE (124' R/W)
DE ANZA DRIVE SW
LOT 111-P1
EL RANCHO GRANDE, UNIT 10
(04-21-2004, 2004C-127)
TRACT E-4-B
ALBUQUERQUE SOUTH, UNIT 3
(02-24-2009, 2009C-030)
SUN GATE
(08-11-2004, 2004C-235)
CORRAL GATE LN SW
SUN CANYON LN SW
TRACT F
LOT 96-P1
LOT 97-P1
LOT 98-P1
LOT 99-P1
LOT 100-P1
LOT 101-P1
LOT 102-P1
LOT 103-P1
LOT 12-P1
LOT 21-P1
LOT 20-P1
LOT 19-P1
TRACT V
TRACT U
EX 72" SD
EX SD
EX 30" SD
EL (0.
TOG=03.03
TOG=02.70
RIM=05.36
(MH#17)
RIM=02.28
INV=97.68
RIM=03.01
INV=95.51
RIM=09.83
INV=90.13
RIM=04.97
INV=91.77
RIM=03.15
INV=95.35
RIM=03.15
INV=95.35
RIM=03.15
INV=95.35