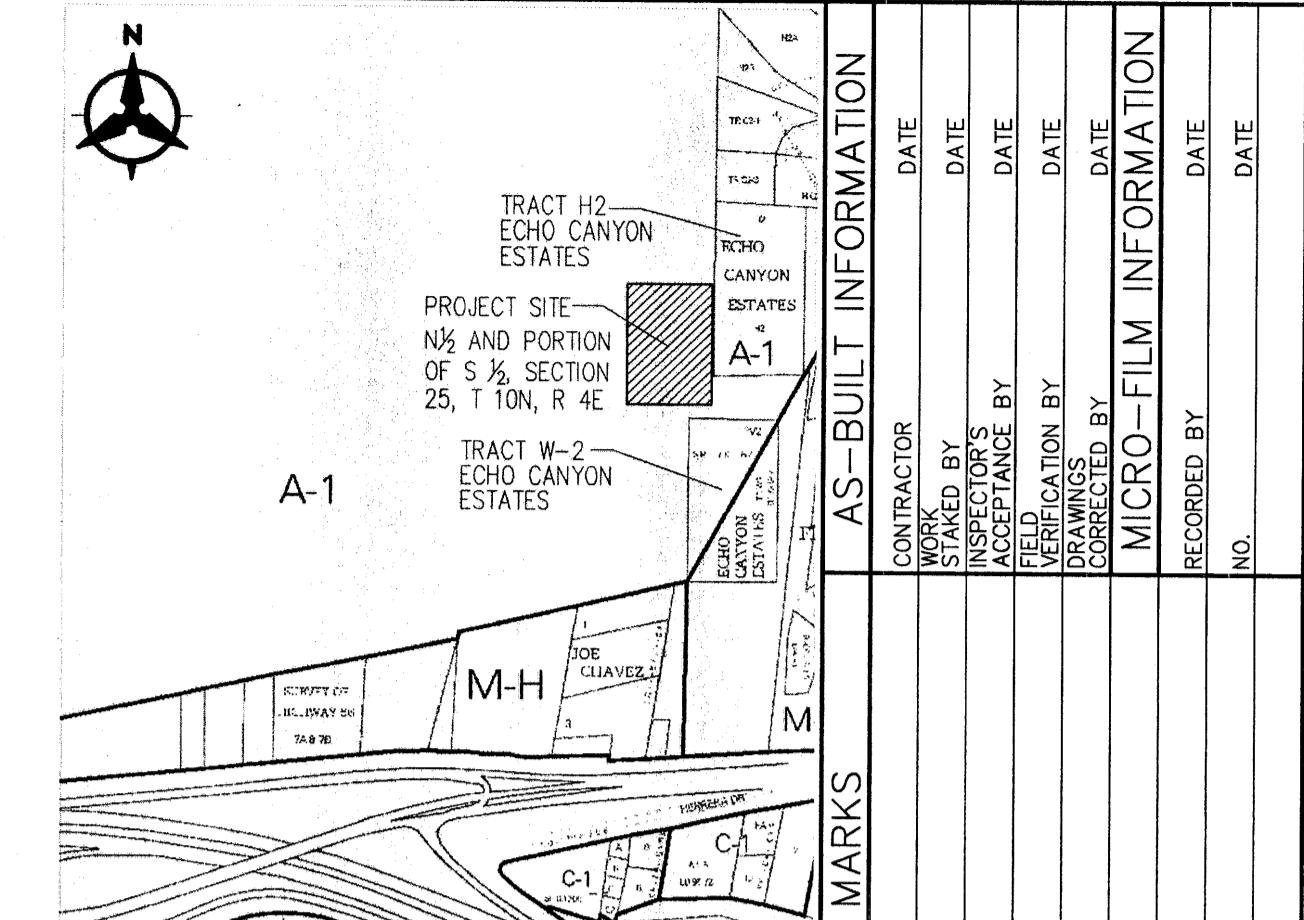
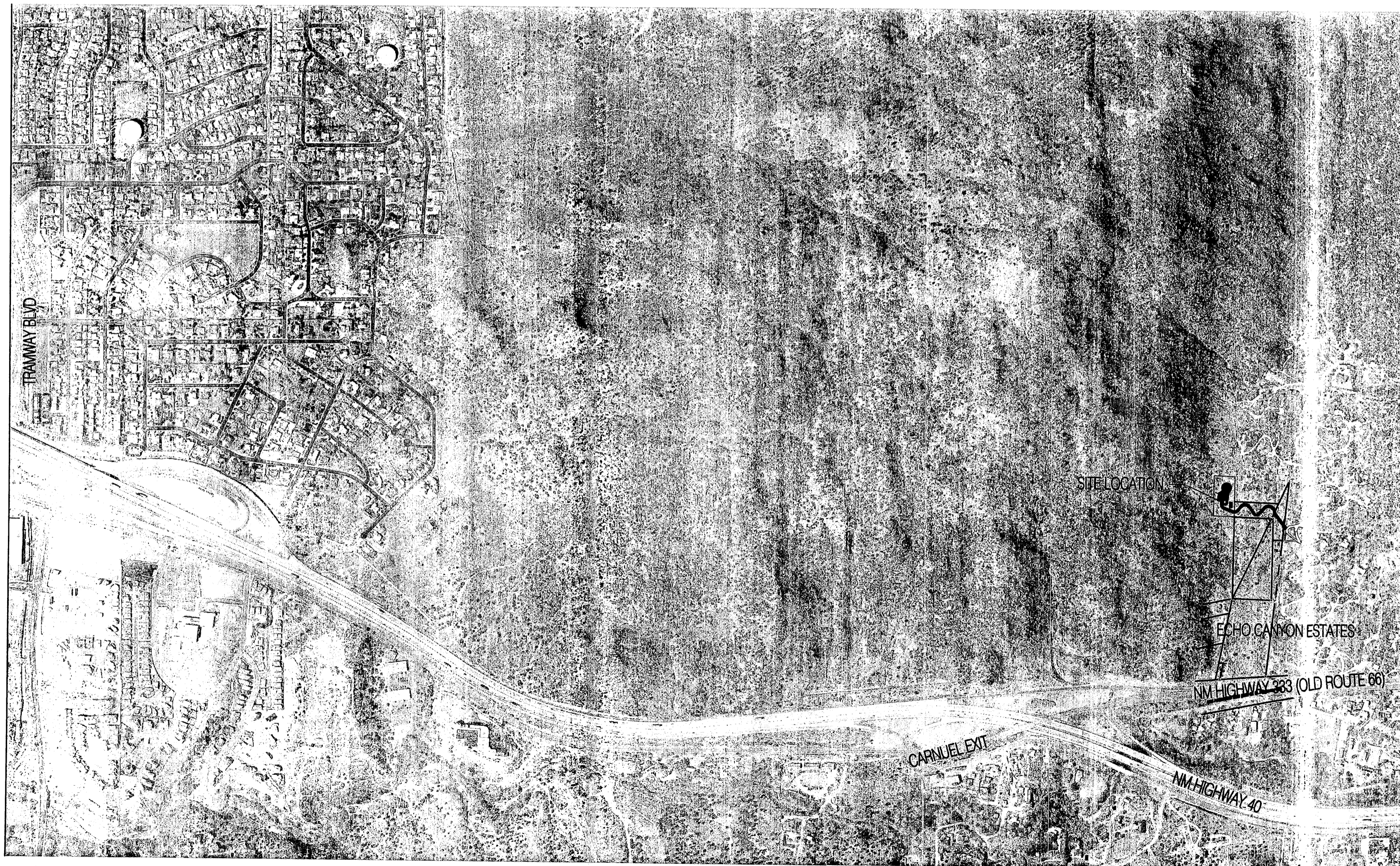


# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CARNUEL ZONE 8E RESERVOIR

## INDEX

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
3	GRADING AND DRAINAGE PLAN
4	UTILITY PLAN
5-6	RESERVOIR ELEVATIONS
7	STRUCTURE ELEVATIONS
8	LANDSCAPE PLAN



### SITE INFORMATION

- PROPOSED CARNUEL RESERVOIR SITE IS LOCATED ON APPROXIMATELY 1.3 ACRE PORTION OF THE N 1/2 AND PORTION OF S 1/2, SECTION 2 S., T 10 N, R 4 E.
- PROPOSED USE: RESERVOIR FACILITY, DISINFECTION BUILDING, FUTURE BOOSTER STATION FACILITY, AND RELATED COMPONENTS FOR ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.
- ZONE: COUNTY A-1.
- PROPOSED SITE IS LOCATED ON CITY OF ALBUQUERQUE OPEN SPACE LAND IN BERNALILLO COUNTY. THE PROPOSED FENCED AREA AND ACCESS DRIVE WILL BE DEFINED BY LEGAL DESCRIPTION FOR LEASE BY THE ABCWUA FROM THE CITY.
- RESERVOIR SITE LOCATED IN ABCWUA WATER SYSTEM ZONE 8E, SERVING ZONES 8E AND 7E PER GRAVITY, WITH FUTURE BOOSTER TO SERVE ZONE 9E AND TO SUPPLY A RESERVOIR TO BE LOCATED IN MOTICELLO SUBDIVISION OF CARNUEL.

PROJECT NUMBER: 1008633  
 Application Number: 10 DRB - 70148

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 2/10/2011 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes (X) No. If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

	06-22-11 Date
	06/01/11 Date
	6/1/11 Date
	6-1-11 Date
	Date
	10-4-11 Date

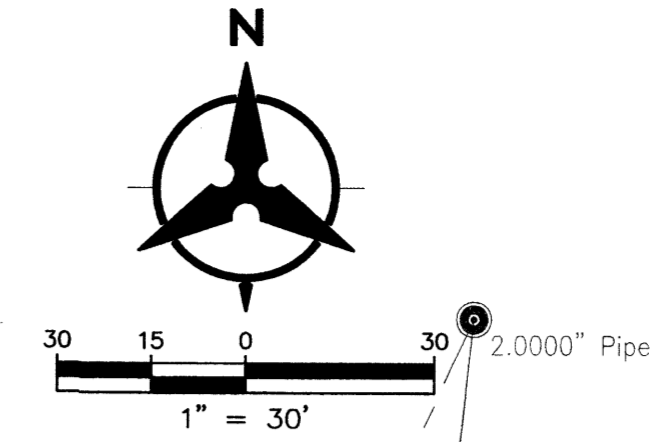
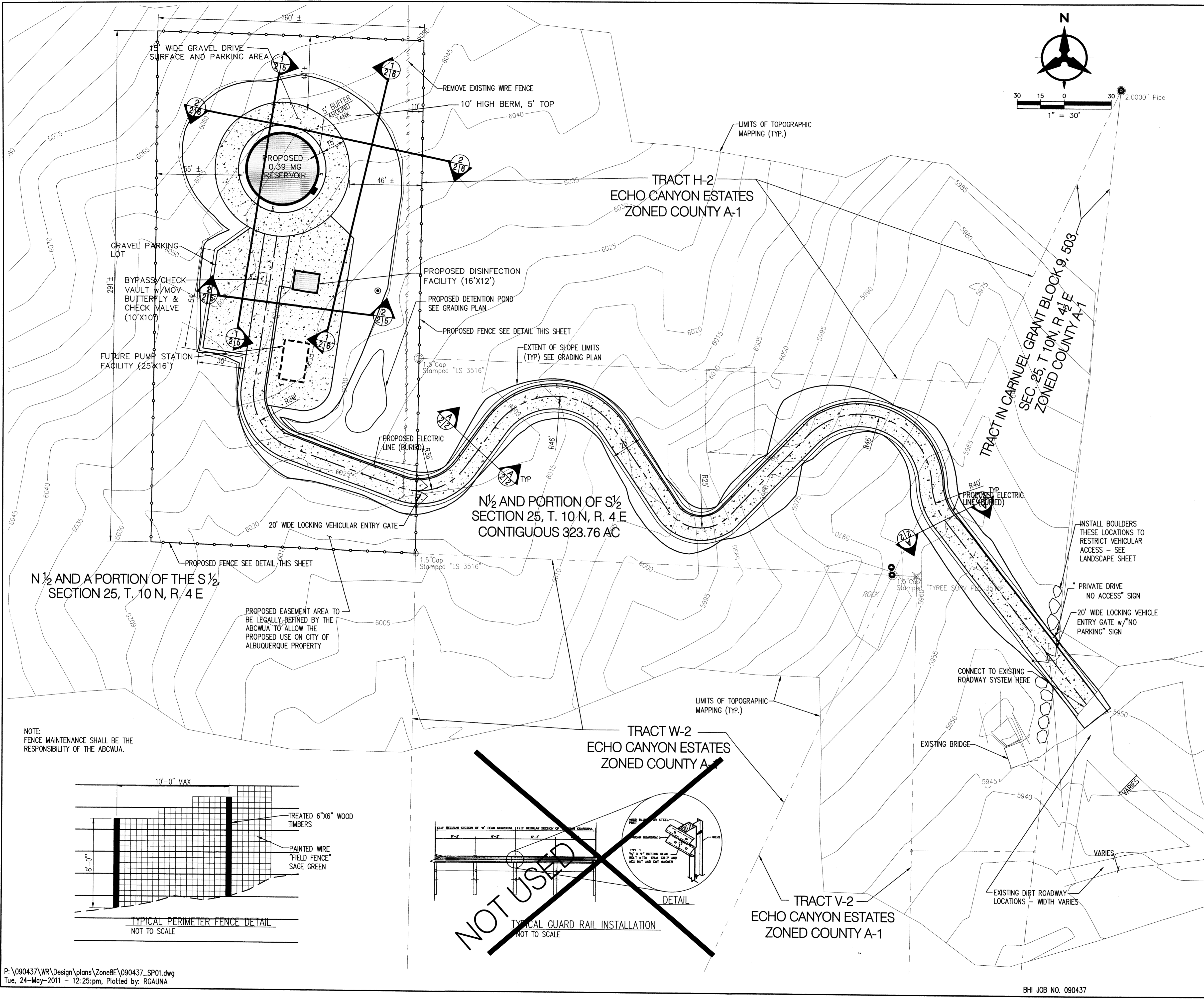
**Albuquerque Bernalillo County  
Water Utility Authority**

**Bohannon & Huston**  
 Courtyard I 7600 Jefferson St NE Albuquerque, NM 87109-4336  
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

**CARNUEL ZONE 8E RESERVOIR  
SITE PLAN FOR BUILDING PERMIT**

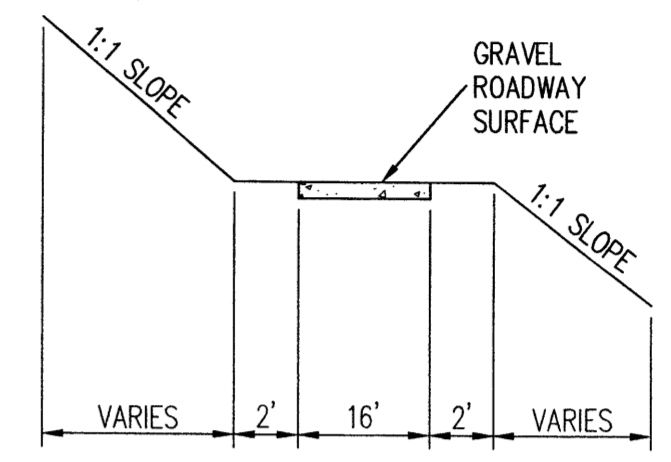
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			
ABCWUA PROJECT NO.	DRAWING NO.	ZONE MAP NO.	SHEET 1 OF 8
		L-24	

1008633



**GENERAL NOTES**

1. MAXIMUM AGGREGATE BUILDING SQUARE FOOTAGE = 800 SQ. FT. (COMPRISED OF INDIVIDUAL OR CONNECTED STRUCTURES)
2. BUILDING ORIENTATION AND LOCATION FOR FINAL DESIGN MAY VARY ACCORDING TO OPERATIONAL REQUIREMENTS
3. EXACT CONFIGURATION OF ACCESS ROADWAY MAY VARY DEPENDING ON EXISTING TOPOGRAPHY, ROCK OUTCROPPINGS, ETC.
4. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE LANDSCAPE PLAN.



**A TYPICAL ACCESS ROADWAY CROSS SECTION NOT TO SCALE**

- LEGEND**
- ✕ FOUND CHISELED MARK
  - ALUMINUM CAP
  - PROPERTY CORNER (FOUND IN FIELD)
  - - - - - EXISTING PROPERTY LINE
  - - - - - 5301 EXISTING CONTOURS
  - - - - - 5300 PROPOSED CONTOURS
  - STORM DRAIN MANHOLE
  - - - - - 12" SD PROPOSED STORM DRAIN
  - - - - - PROPOSED ELECTRIC LINE
  - - - - - PROPOSED STORM DRAIN INLET
  - - - - - 6" & 12" WL PROPOSED WATERLINE
  - - - - - 1:1 BUTTERFLY VALVE
  - - - - - PROPOSED STRUCTURE
  - - - - - FUTURE STRUCTURE
  - - - - - EXISTING FENCELINE
  - - - - - PROPOSED FENCELINE
  - - - - - PROPOSED GRAVEL ROAD
  - - - - - PROPOSED EROSION CONTROL
  - - - - - PROPOSED DIRECTION OF FLOW
  - △ SLOPE/GRADE CHANGE
  - HIGH POINT
  - ▽ VEHICULAR ACCESS GATE
  - EXISTING ELECTRICAL POLE
  - - - - - GUARD RAIL
  - ~ ~ ~ ~ ~ WATER HARVESTING AREA

Albuquerque Bernalillo County  
**Water Utility Authority**

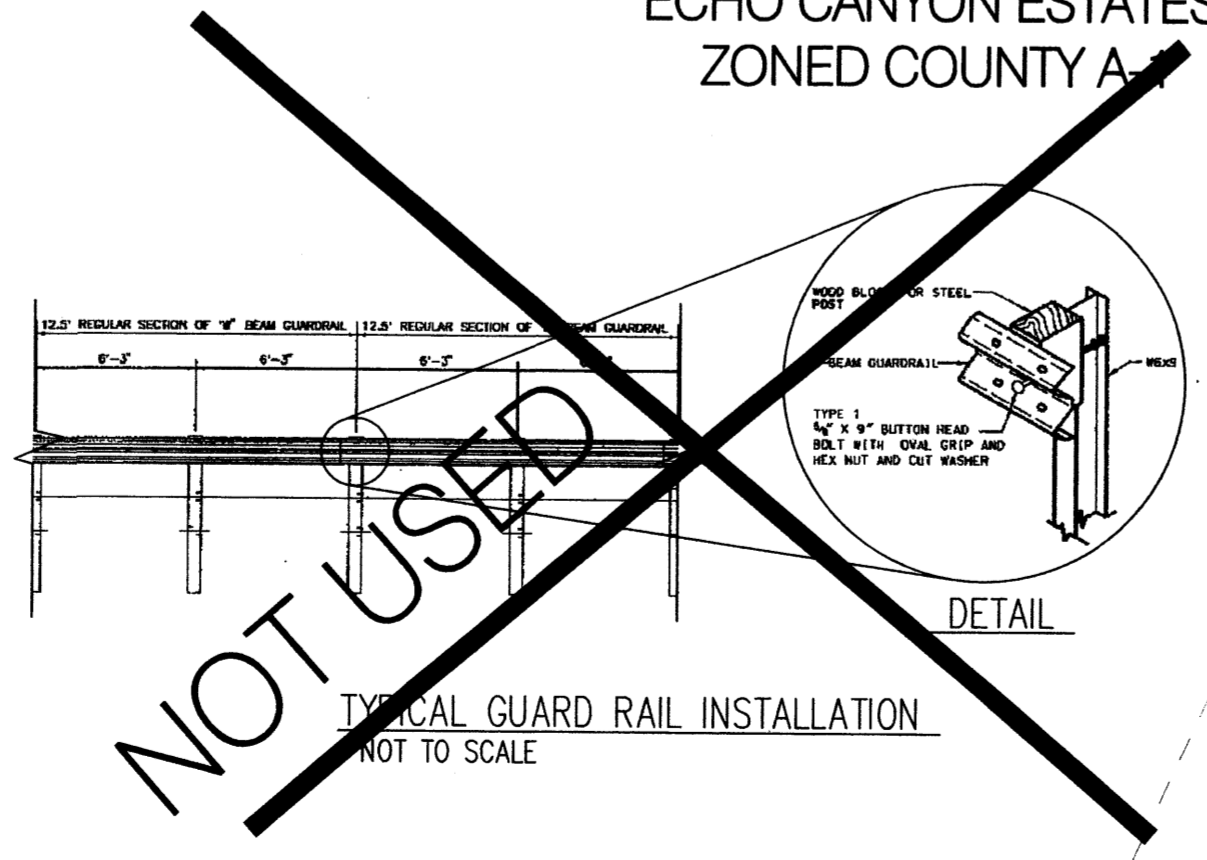
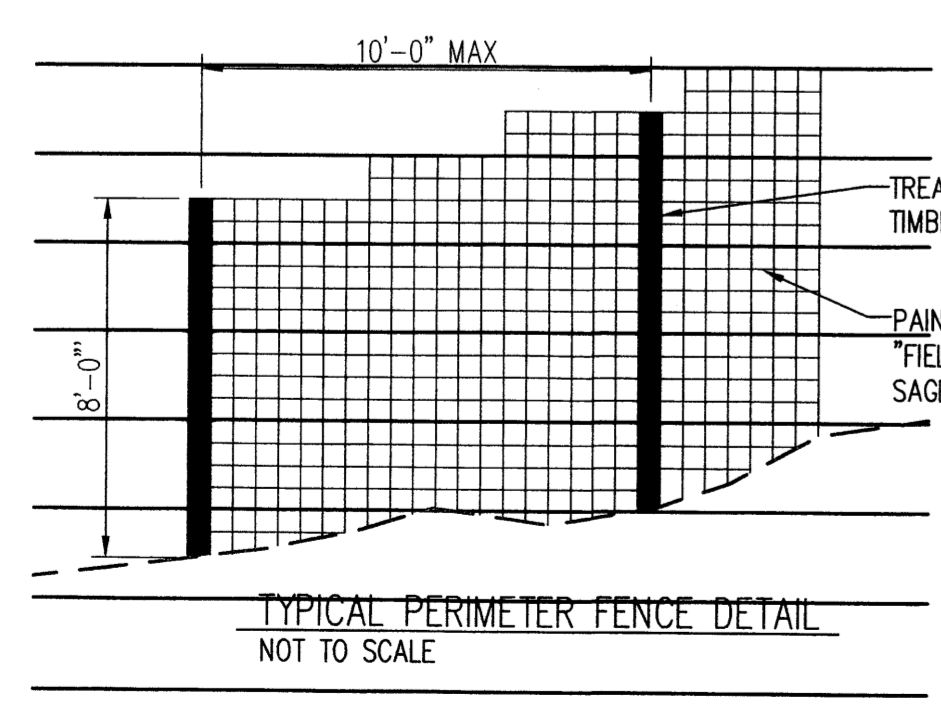
**Bohannon & Huston**  
 Courtyard 1 7800 Jefferson St. NE Albuquerque, NM 87108-4386  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**CARNUEL ZONE 8E RESERVOIR  
SITE PLAN FOR BUILDING PERMIT**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
		LAST DESIGN UPDATE	
ABCWUA PROJECT NO.	DRAWING NO.	ZONE MAP NO.	SHEET 2 OF 8
		L-24	

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE	NO.	DATE
WORKED BY	DATE	BY	DATE	BY	DATE	BY	DATE
ACCEPTANCE BY	DATE	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS
FIELD VERIFICATION BY	DATE	DESIGN	DESIGN	DESIGN	DESIGN	DESIGN	DESIGN
CORRECTED BY	DATE	DATE: 1/11/11	DATE: 1/11/11	DATE: 1/11/11	DATE: 1/11/11	DATE: 1/11/11	DATE: 1/11/11
MICRO-FILM INFORMATION	NO.	DESIGNED BY: SJS	DRAWN BY: BJS	CHECKED BY: DKO			

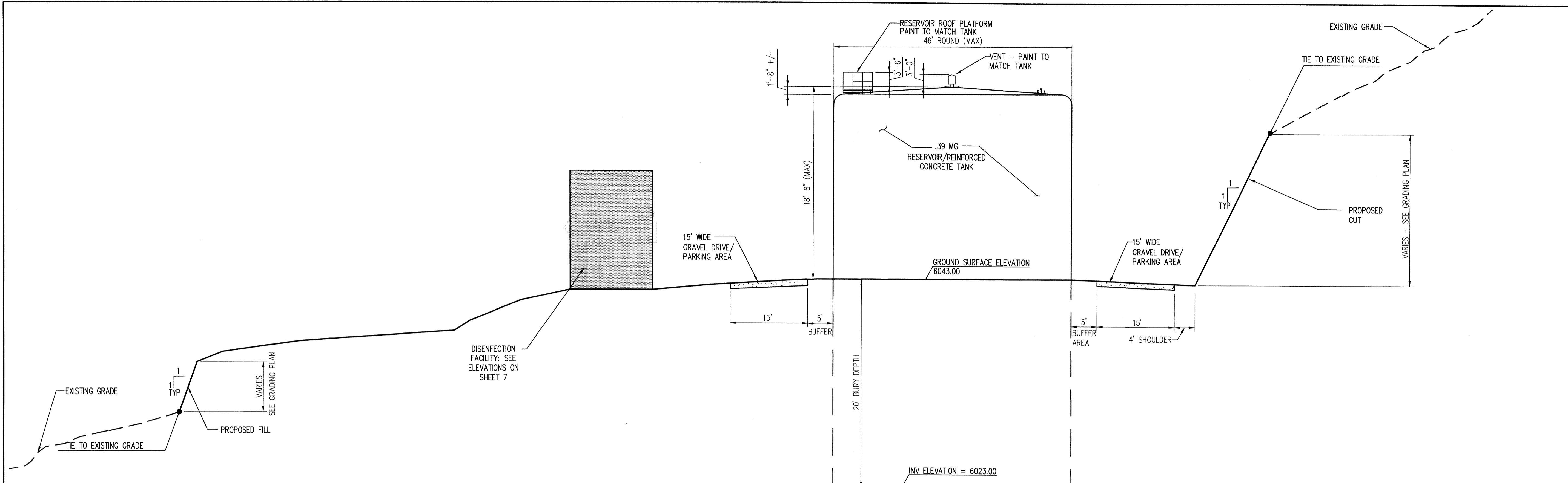
NOTE: FENCE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE ABCWUA.



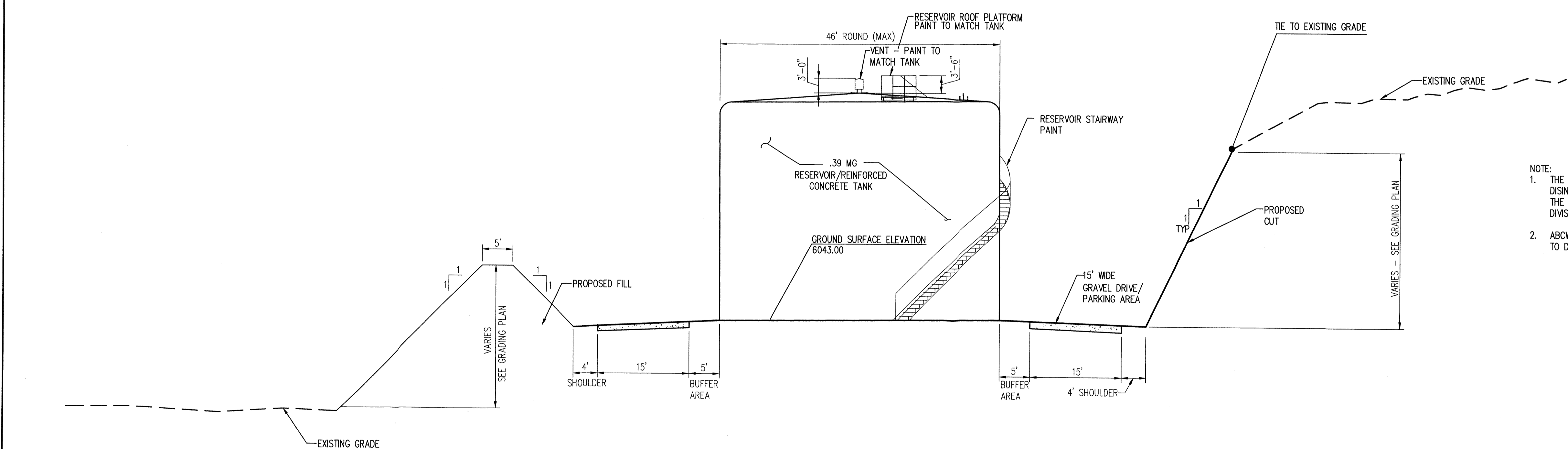
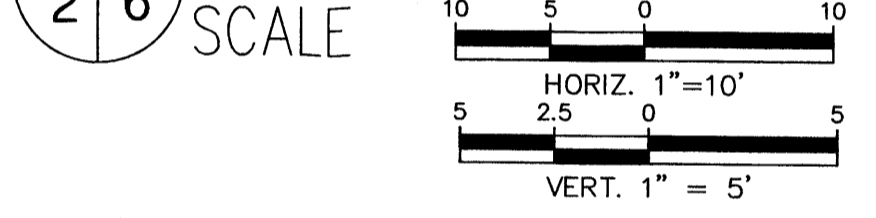




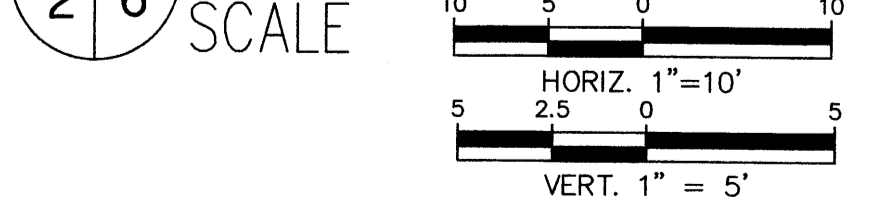




1 CONCEPTUAL EAST ELEVATION/SITE SECTION: .39 MG RESERVOIR



2 CONCEPTUAL NORTH ELEVATION/SITE SECTION: .39 MG RESERVOIR



- NOTE:
- THE ACTUAL COLOR USED TO PAINT THE RESERVOIR, PUMP STATION, DISINFECTION BUILDING AND OTHER ABOVE-GROUND STRUCTURES SHALL BE THE FINAL DETERMINATION OF THE CITY OF ALBUQUERQUE OPEN SPACE DIVISION.
  - ABCWA TO INSTALL VIDEO SURVEILLANCE CAMERAS ON SITE, AS REQUIRED, TO DETECT TAMPERING OR POSSIBLE TERRORIST ACTIVITY.

**Albuquerque Bernalillo County**  
**Water Utility Authority**

**Bohannon** **Huston**

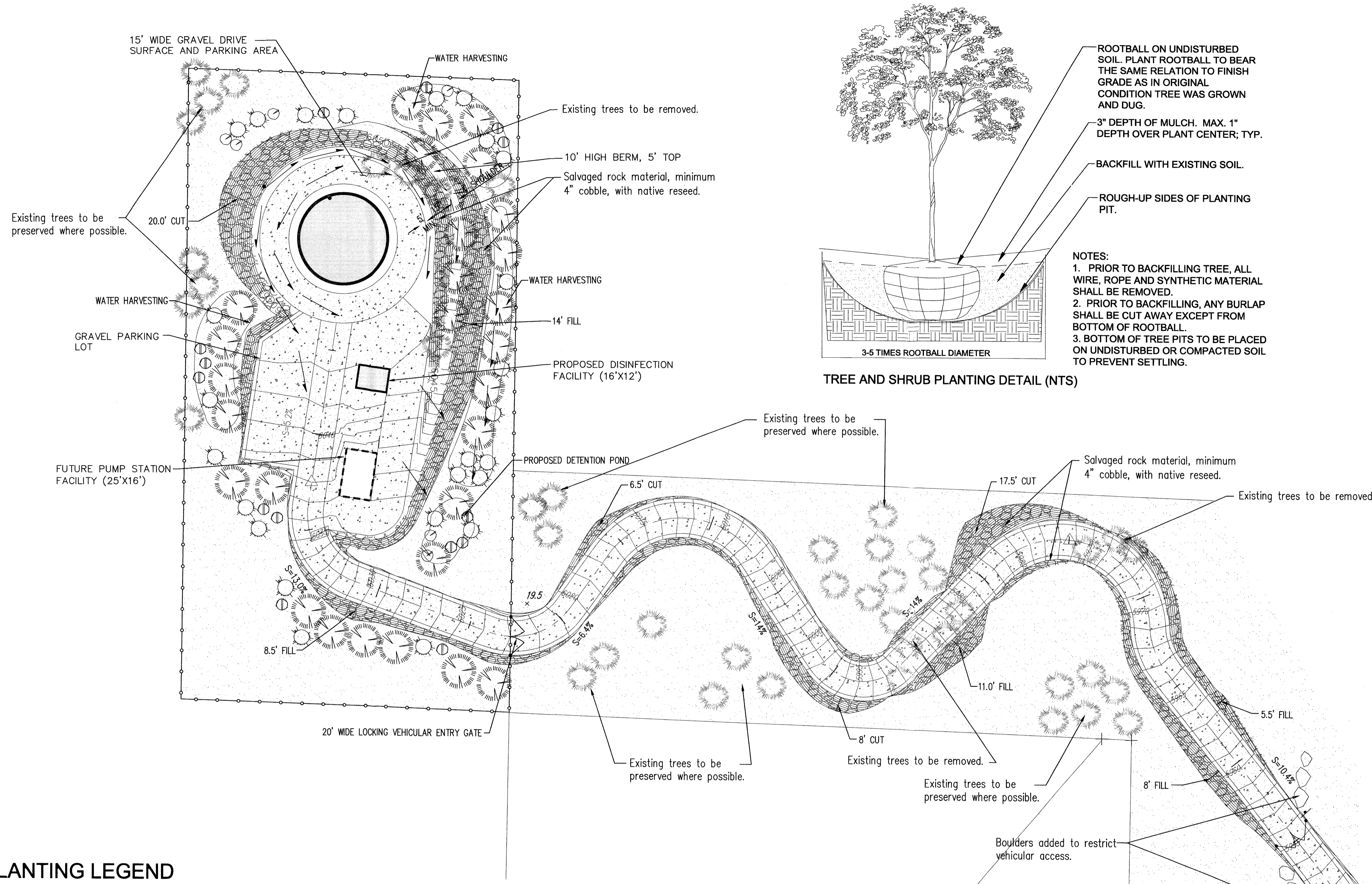
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CARNUEL ZONE 8E RESERVOIR  
 RESERVOIR ELEVATIONS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
ABCWA PROJECT NO.	DRAWING NO.	ZONE MAP NO.	SHEET OF
		L-24	6 OF 8

SURVEY INFORMATION		AS-BUILT INFORMATION	
NO.	BY	DATE	NO.
FIELD NOTES		BENCH MARKS	
AGRS CONTROL SURVEY MONUMENT "8-L22"		CONTRACTOR	
PROJECT MODIFIED COORDINATES		WORKED BY	
NORTHING=1,480,726.681		INSPECTED BY	
EASTING=1,566,387.355		FIELD VERIFICATION BY	
ELEVATION=5,668.03 (NAVD 88)		CORRECTED BY	
		MICRO-FILM INFORMATION	
		RECORDED BY	
		NO.	
		DATE	
		DATE	
		DATE	
		DATE	
		DATE	
		DATE	





**LANDSCAPE NOTES**

Landscape and irrigation maintenance shall be the responsibility of the ABCWUA. The ABCWUA shall maintain plantings in a living, healthy and attractive condition.

It is the intent of the Landscape Plan to comply with both the City of Albuquerque Water Conservation, Landscaping and Water Waste Ordinance and the Bernalillo County Water Conservation Ordinance.

Irrigation: Trees and shrubs shall be irrigated by an auto drip system. Native seed areas shall be irrigated by a temporary irrigation system with heads to provide 2 gpm. The temporary systems shall be disabled and removed by the owner 24-36 months after installation.

**VEGETATION MANAGEMENT PLAN**

It is the intent of this plan to comply with the C.O.A. Open Space Facility Plan. The use of native plant materials indigenous to the foothills will be used exclusively for the purposes of reclamation and screening. Rock excavated during site development shall be reused to stabilize graded areas.

**Existing Plant Material:**  
The existing vegetation on the site consists of grasses and shrubs at medium densities with scattered small stands of single seed junipers. Where possible, existing trees will be preserved. When possible, trees to be removed will be salvaged for replanting.

**New Plant Material:**  
Planting materials have been chosen from the C.O.A. Open Space Facility Plan's approved plant list for areas located in the Sandia Foothills/East Mountains. The plant materials were selected for their low water use and visual screening benefits.

Native soils shall be used for landscape installation.

- NOTES:**
1. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIAL SHALL BE REMOVED.
  2. PRIOR TO BACKFILLING, ANY BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF ROOTBALL.
  3. BOTTOM OF TREE PITS TO BE PLACED ON UNDISTURBED OR COMPACTED SOIL TO PREVENT SETTLING.

**TREE AND SHRUB PLANTING DETAIL (NTS)**

**PLANTING LEGEND**

Trees							
SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
	28	24"-Box @ 6'	SINGLE SEED JUNIPER*1/	<i>Juniperus monosperma</i> *1/	20.00	20.00	Medium/Low Water Use

\*1 Listed on the ABCWUA plant list of precipitation supported plant material.

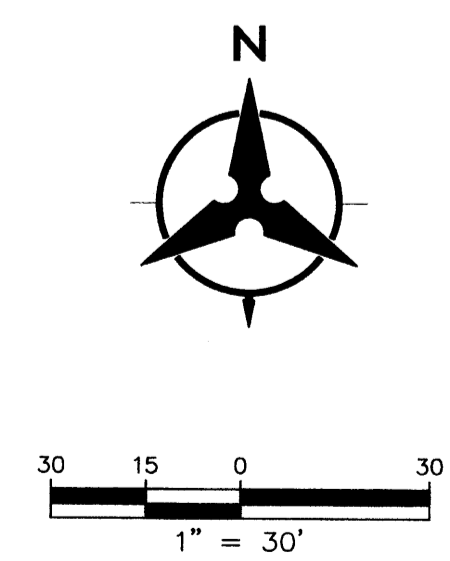
Shrubs							
SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
	14	5-Gal	APACHE PLUME*1	<i>Fallugia paradoxa</i>	6.00	6.00	Low Water Use
	5	5-Gal	MOUNTAIN MOHAGANY	<i>Cercocarpus montanus</i>	8.00	10.00	Low Water Use
	24	5-Gal	THREELEAF SUMAC*1	<i>Rhus trilobata</i>	5.00	6.00	Low Water Use

- REVEGETATION MIX, CUSTOM FOOTHILLS NATIVE GRASS AND SHRUB SEED BLEND\*1 CURTIS AND CURTIS.
- SALVAGED ROCK MATERIAL FROM SITE CONSTRUCTION, FOR USE IN AREAS OF STEEP SLOPE. MINIMUM 4' COBBLE FOR SLOPE STABILIZATION.
- EXISTING TREE, TO BE PRESERVED WHERE POSSIBLE. LOCATIONS BASED ON AERIAL SURVEY.

**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA: 1.3 ACRE (56,628sf)  
 TOTAL BUILDING AREA (TANK, PONDS, PUMP STATION): 5,218 sf  
 NET LOT AREA: 51,410 sf  
 LANDSCAPE REQUIREMENT (15%): 7,711 sf

TOTAL LANDSCAPING PROVIDED: 22,514 sf (Does not include reseed areas)



600 Central SE  
 Suite 227  
 Albuquerque, NM 87102  
 (505) 312-7103

**ABCWUA**  
 Carnuel Reservoir  
 Bernalillo County, NM

**strata design**  
 architecture, landscape and planning

Drawn by: LEB  
 Date: 12-29-10  
 Revision: 04-26-11

Sheet #  
 8 of 8