

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 7ER PER GRAVITY, WITH FUTURE BOOSTER TO SERVE ZONE 9E AND TO SUPPLY A RESERVOIR TO BE LOCATED IN MOTICELLO SUBDIVISION OF CARNUEL.

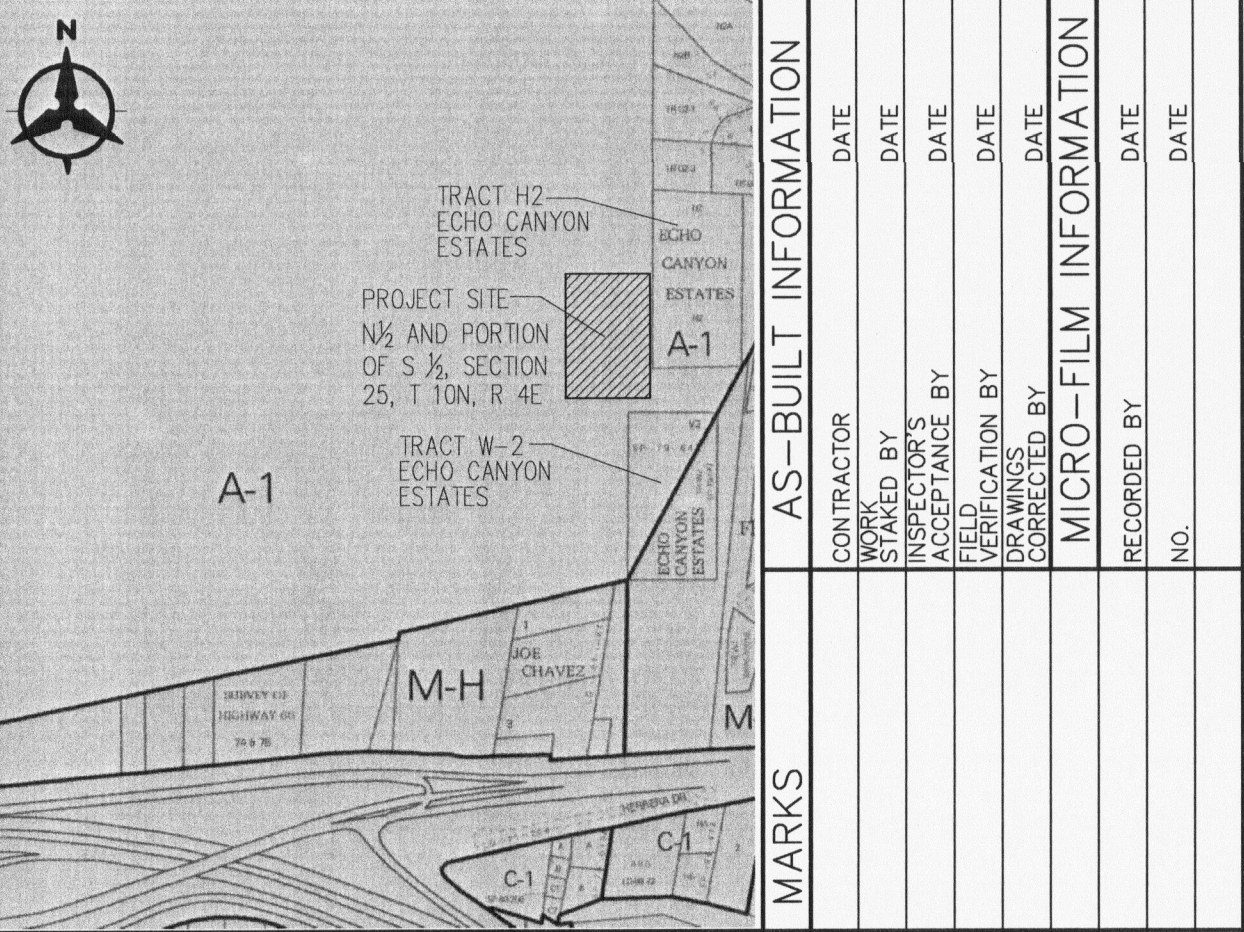
PROJECT NUMBER: _____
 Application Number: _____

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

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC 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:

Traffic Engineering, Transportation Division	_____	Date	_____
ABCWUA	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
City Engineer	_____	Date	_____
Solid Waste Management	_____	Date	_____
DRB Chairperson, Planning Department	_____	Date	_____



VICINITY MAP
NOT TO SCALE

L-24

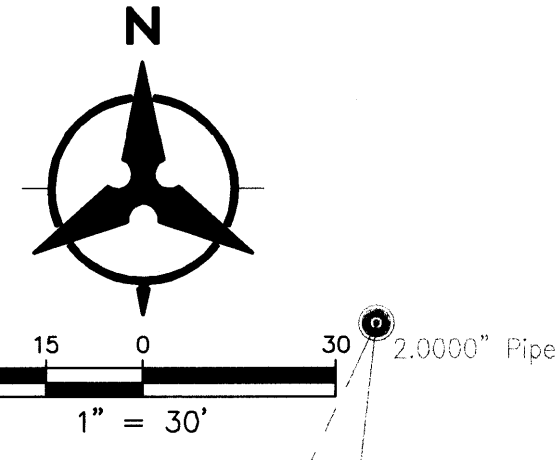
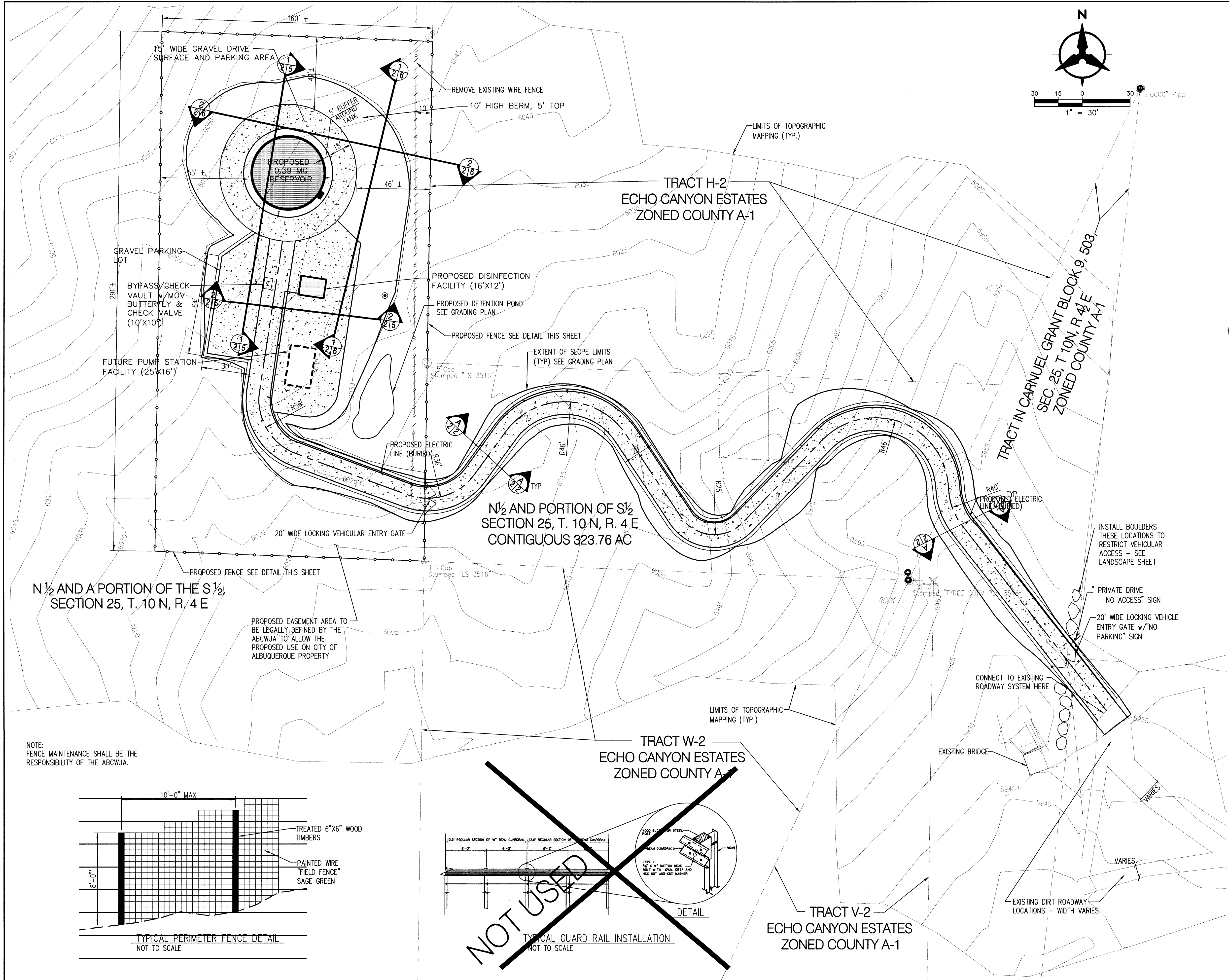
Albuquerque Bernalillo County
Water Utility Authority

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Courtyard | 7600 Jefferson St NE Albuquerque, NM 87109-4336

ENGINEERING ■ SPATIAL DATA ■ ADVANCED TECHNOLOGIES

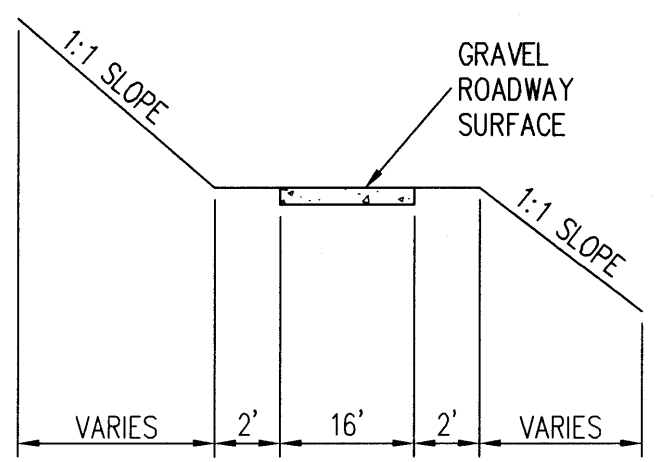
CARNUEL ZONE 8E RESERVOIR
SITE PLAN FOR BUILDING PERMIT

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	



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.

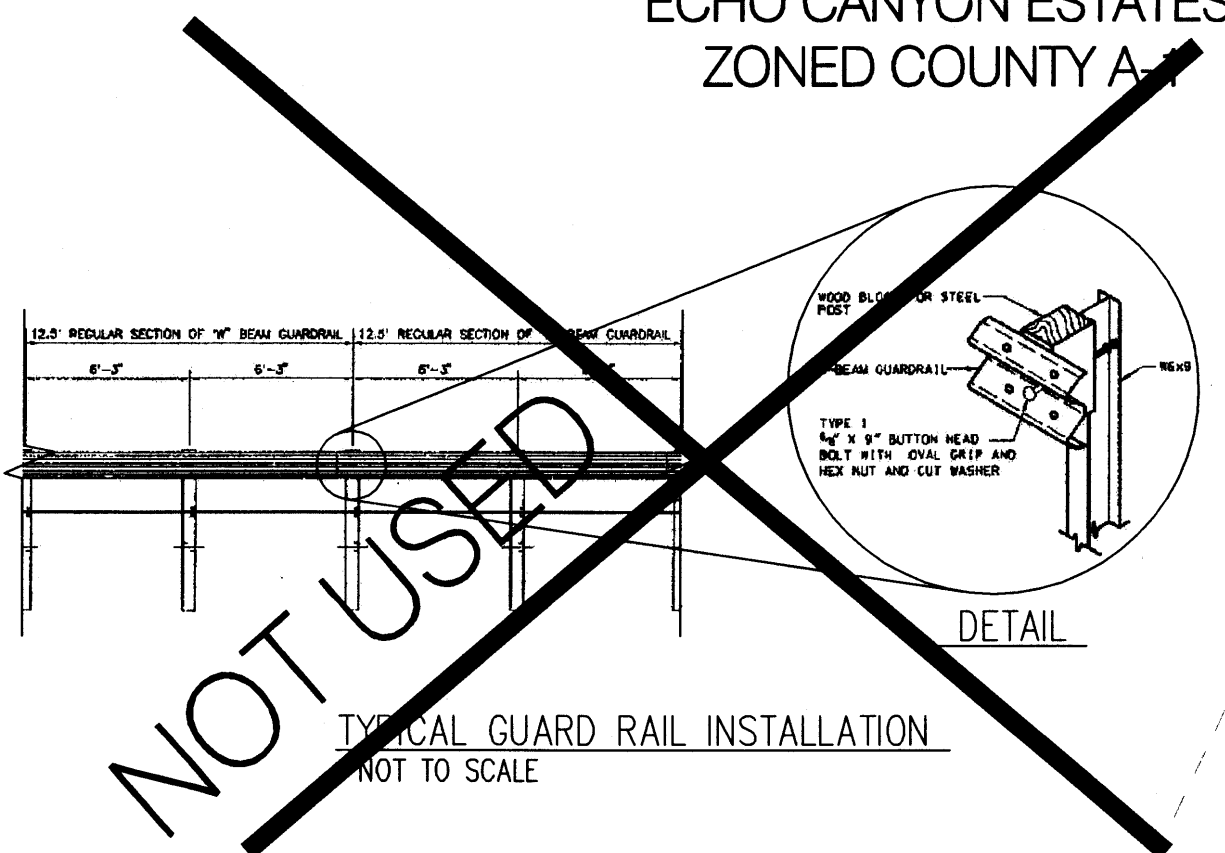
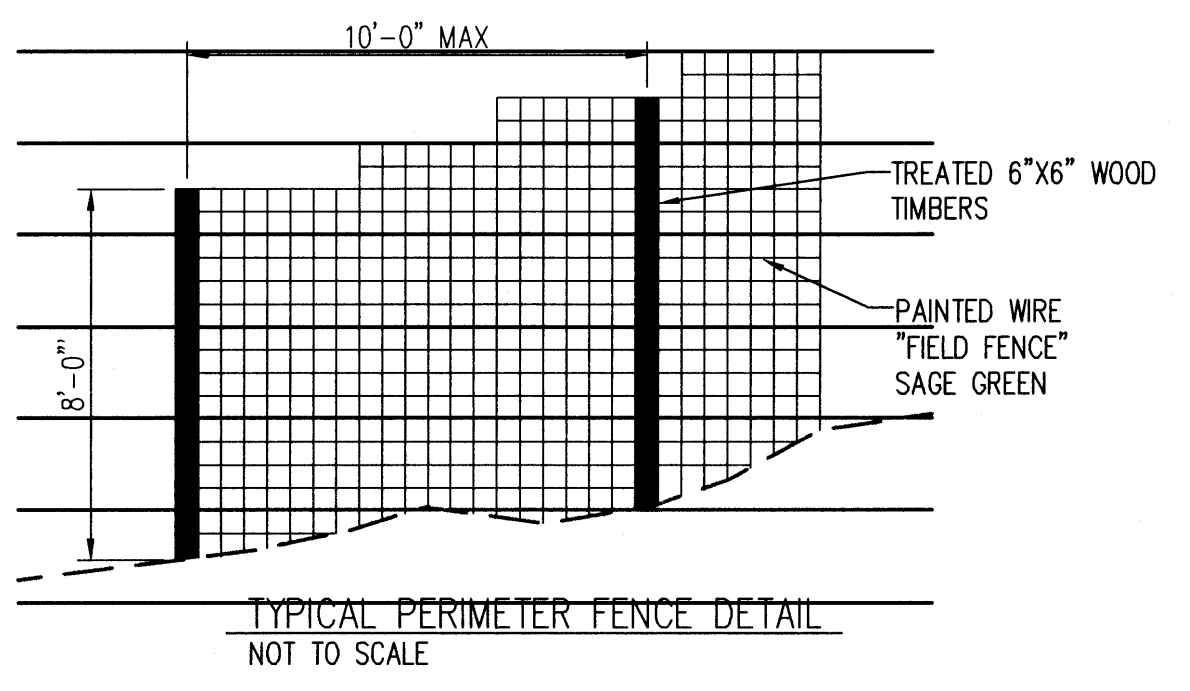


A
2/2

TYPICAL ACCESS ROADWAY CROSS SECTION NOT TO SCALE

- 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
- 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

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



NOT USED

Albuquerque Bernalillo County Water Utility Authority

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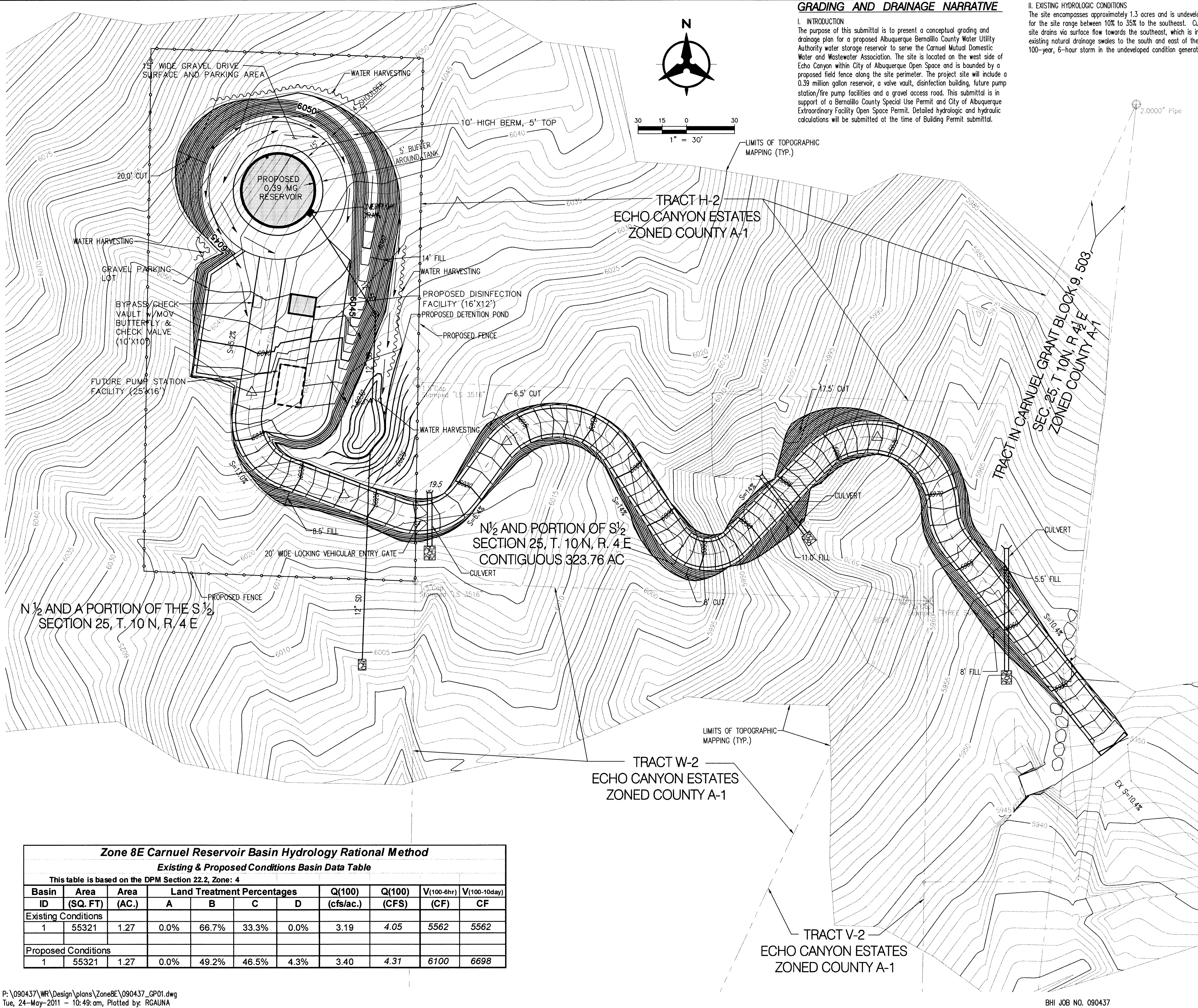
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**CARNUEL ZONE 8E RESERVOIR
SITE PLAN FOR BUILDING PERMIT**

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

ABCWJA PROJECT NO.	DRAWING NO.	ZONE MAP NO.	SHEET	OF
		L-24	2	8

AS-BUILT INFORMATION		BENCH MARKS	SURVEY INFORMATION	
CONTRACTOR	DATE		FIELD NOTES	DATE
WORK BY	DATE		NO.	BY
ASPECTS BY	DATE			
ACCEPTANCE BY	DATE			
FIELD ACCEPTANCE BY	DATE			
DRAWINGS CORRECTED BY	DATE			
MICRO-FILM INFORMATION	DATE			
	NO.			
RECORDED BY	DATE			
	NO.			



GRADING AND DRAINAGE NARRATIVE

I. INTRODUCTION
 The purpose of this submittal is to present a conceptual grading and drainage plan for a proposed Albuquerque Bernalillo County Water Utility Authority water storage reservoir to serve the Carnuel Mutual Domestic Water and Wastewater Association. The site is located on the west side of Echo Canyon within City of Albuquerque Open Space and is bounded by a proposed field fence along the site perimeter. The project site include a 0.39 million gallon reservoir, a valve vault, disinfection building, future pump station/fire pump facilities and a gravel access road. This submittal is in support of a Bernalillo County Special Use Permit and City of Albuquerque Extraordinary Facility Open Space Permit. Detailed hydrologic and hydraulic calculations will be submitted at the time of Building Permit submittal.

II. EXISTING HYDROLOGIC CONDITIONS
 The site encompasses approximately 1.3 acres and is undeveloped. Slopes for the site range between 10% to 35% to the southeast. Currently, the site drains via surface flow towards the southeast, which is intercepted by existing natural drainage swales to the south and east of the site. The 100-year, 6-hour storm in the undeveloped condition generates 4.1 cfs.

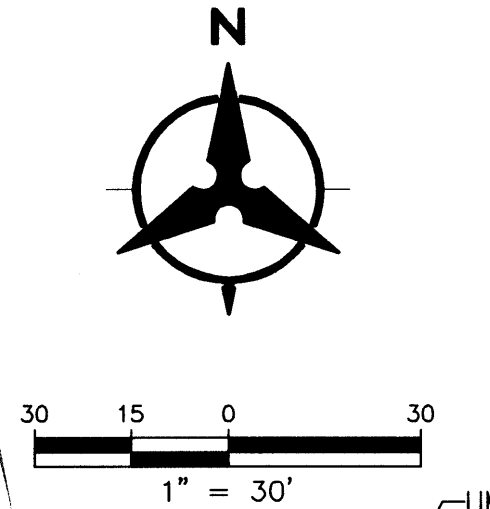
III. OFFSITE DRAINAGE
 There is offsite flow entering the site from the north and west. An existing drainage swale intercepts flow from the west and directs it south west of the proposed improvements. Offsite flows reaching the tank site will be redirected around the tank in the proposed condition. (Offsite flows which are directed across the new access road will be conveyed below grade in a culvert at each location.)

IV. PROPOSED HYDROLOGIC CONDITIONS
 To calculate developed conditions land treatments, Impervious Treatment D was used for the water tank and each of the two new/future structures plus the valve vault. Treatment C was used for the new gravel access and reservoir roads along with the undeveloped area of the site with slopes greater than 20%. Treatment B was used for the site with slopes greater than 10% but less than 20%. No areas meet the criteria for Treatment A

The proposed site drains via surface flow towards a proposed detention pond near the southeast corner of the site. The developed condition peak flow is 4.3 cfs. The difference in runoff volumes between the undeveloped condition (4.1 cfs) and developed condition (4.3 cfs) will be detained on site. A detention pond with a volume of approximately 0.1 acre-foot will be required to detain the flow at a maximum discharge rate of 4.1 cfs.

V. CONCLUSION
 The conceptual grading and drainage plan for the Carnuel Zone 8E Reservoir is capable of safely passing the 100 year storm and meets city requirements. All analysis was completed in accordance with section 22.2 of the Development Process Manual.

Regular maintenance of the berm and access road shall be the responsibility of the ABCWUA.



LEGEND

- X 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
- L-1 BUTTERFLY VALVE
- [Box] PROPOSED STRUCTURE
- - - FUTURE STRUCTURE
- - - EXISTING FENCELINE
- - - PROPOSED FENCELINE
- [Box] PROPOSED GRAVEL ROAD
- [Box] PROPOSED EROSION CONTROL
- PROPOSED DIRECTION OF FLOW
- ▲ SLOPE/GRADE CHANGE
- HIGH POINT
- VEHICULAR ACCESS GATE
- EXISTING ELECTRICAL POLE
- GUARD RAIL
- ~ WATER HARVESTING AREA

Zone 8E Carnuel Reservoir Basin Hydrology Rational Method
Existing & Proposed Conditions Basin Data Table
 This table is based on the DPM Section 22.2, Zone: 4

Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (CFS)	V(100-6hr) (CF)	V(100-10day) CF
			A	B	C	D				
Existing Conditions										
1	55321	1.27	0.0%	66.7%	33.3%	0.0%	3.19	4.05	5562	5562
Proposed Conditions										
1	55321	1.27	0.0%	49.2%	46.5%	4.3%	3.40	4.31	6100	6698

AS-BUILT INFORMATION

CONTRACTOR	DATE
WORKED BY	DATE
INSPECTED BY	DATE
ACCEPTANCE BY	DATE
FIELD CATCHION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE
NO.	NO.

BENCH MARKS

ENGINEER'S SEAL

REVISIONS

NO.	DATE	BY	REVISIONS
1	5/10/11		REVISIONS PER CPC AND EPC CONDITIONS
2	7/17/11		REVISE PER ABCWUA COMMENTS
			DESIGN

DESIGNED BY: SJS DATE: 1/11/11
 DRAWN BY: BJJ DATE: 1/11/11
 CHECKED BY: DKO DATE: 1/11/11

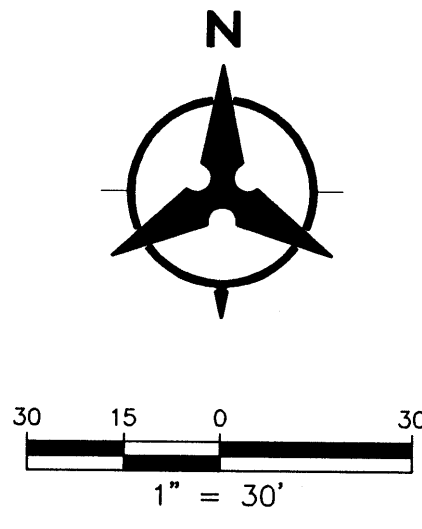
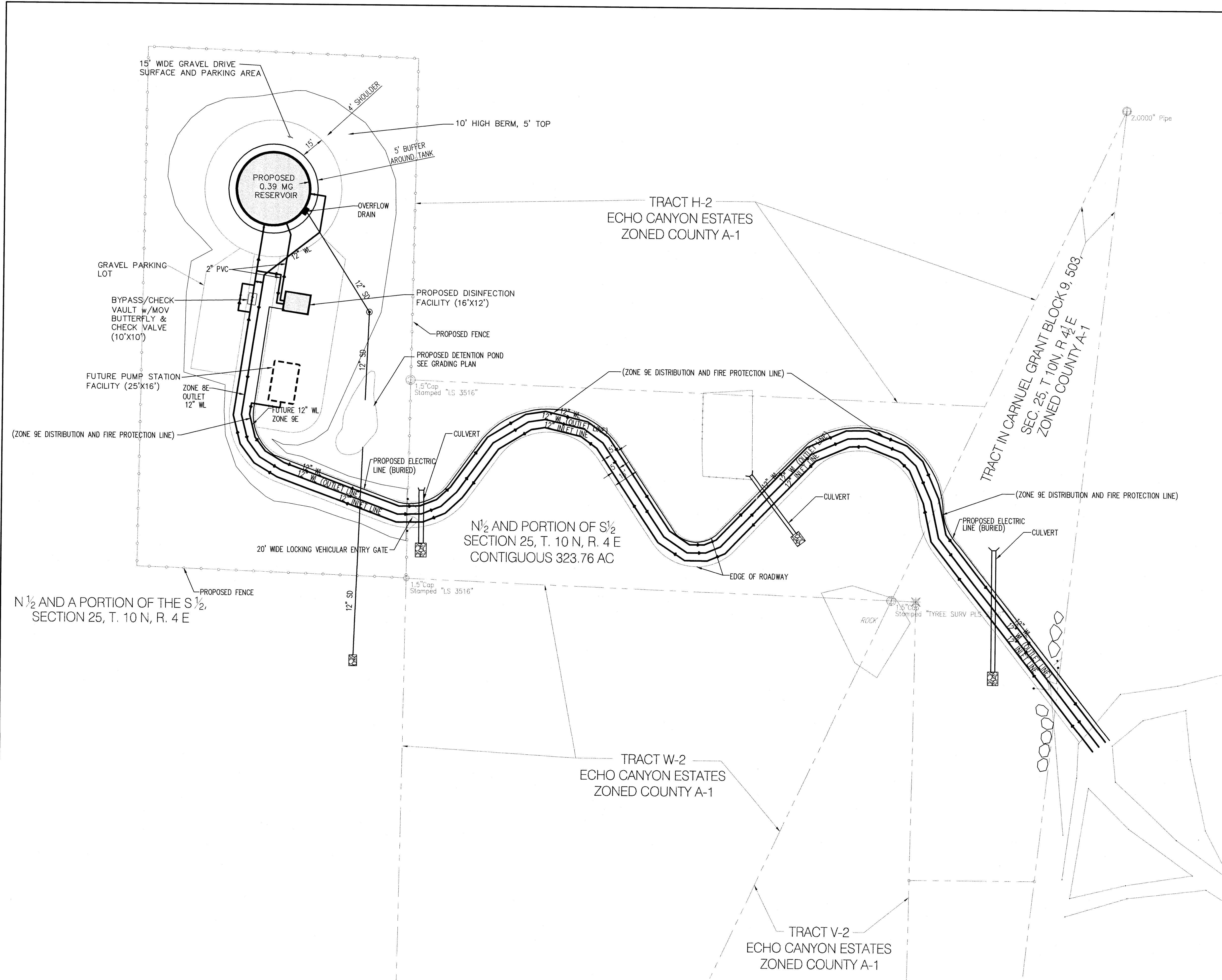
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CARNUEL ZONE 8E RESERVOIR GRADING AND DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.
LAST DESIGN UPDATE		MO./DAY/YR.
ABCWUA PROJECT NO.	DRAWING NO.	ZONE MAP NO.
		L-24
SHEET	3	OF
		8

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LEGEND

X	FOUND CHISELED MARK
○	ALUMINUM CAP
○	PROPERTY CORNER (FOUND IN FIELD)
---	EXISTING PROPERTY LINE
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
○	STORM DRAIN MANHOLE
---	PROPOSED STORM DRAIN
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---	BUTTERFLY VALVE
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---	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

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Water Utility Authority

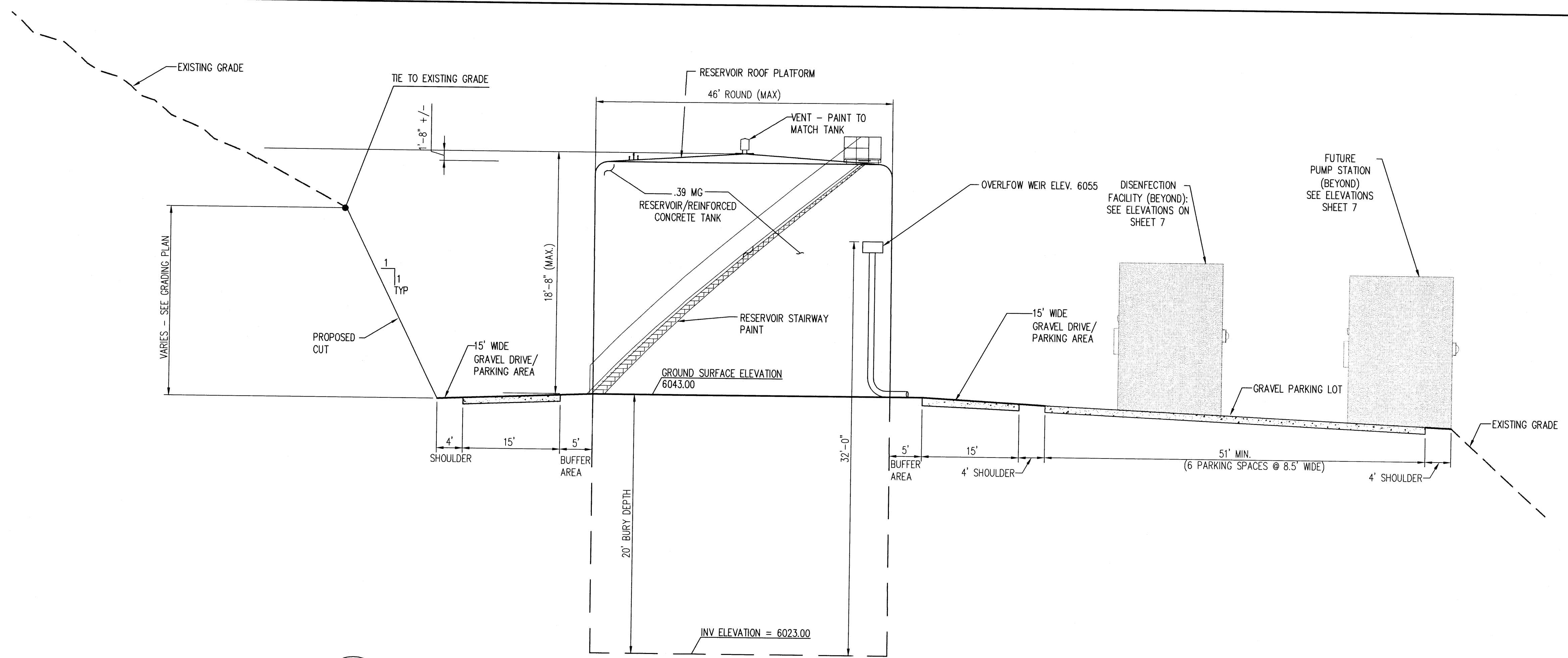
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CARNUEL ZONE 8E RESERVOIR UTILITY PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
		LAST DESIGN UPDATE	
ABCWJA PROJECT NO.	DRAWING NO.	ZONE MAP NO.	SHEET OF
		L-24	4 OF 8

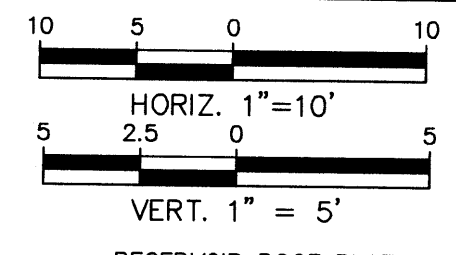
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WORKED BY	DATE
INSPECTED BY	DATE
ACCEPTANCE BY	DATE
FIELD CATCH BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	DATE

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	
NO.	

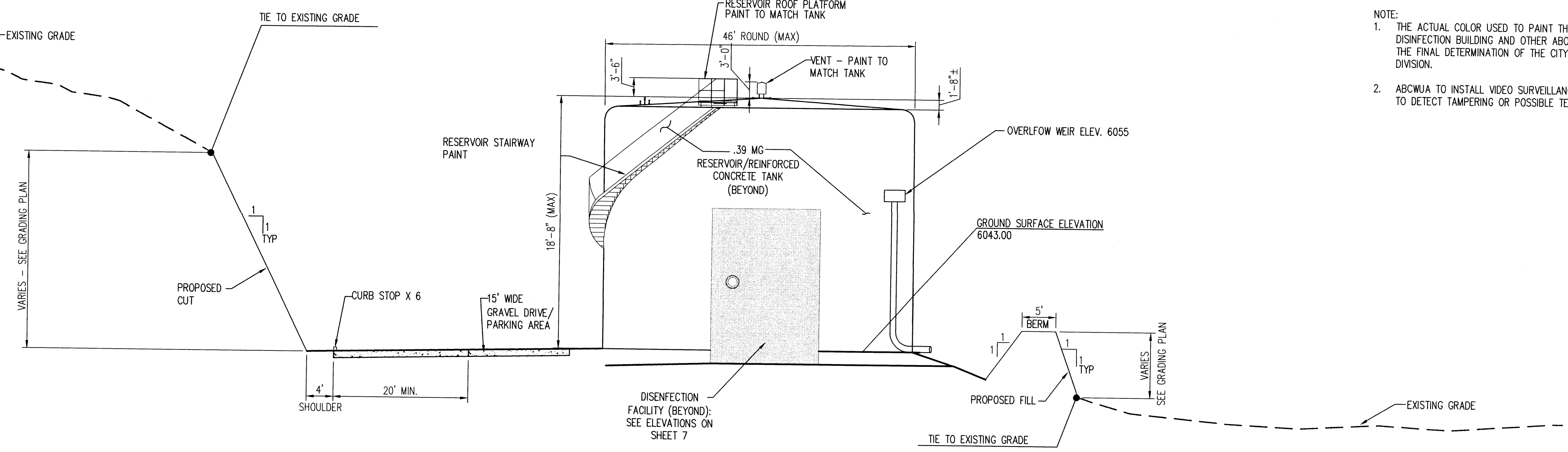
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REVISIONS PER CPC AND EPC CONDITIONS	BY
5/10/11	
REVISIONS PER ABCWJA COMMENTS	REMARKS
1/11/11	
NO. DATE	DESIGN
DESIGNED BY: BJS	DATE: 11/11/11
DRAWN BY: BJG	DATE: 11/11/11
CHECKED BY: DKO	DATE: 11/11/11



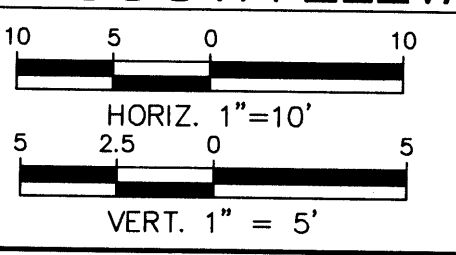
1
2 5
SCALE



- NOTE:
1. 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.
 2. ABCWA TO INSTALL VIDEO SURVEILLANCE CAMERAS ON SITE, AS REQUIRED, TO DETECT TAMPERING OR POSSIBLE TERRORIST ACTIVITY.



2
2 5
SCALE



AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORKED BY	DATE
SUBMITTED BY	DATE
ACCEPTANCE BY	DATE
FIELD APPLICATION BY	DATE
REVISIONS BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	DATE

BENCH MARKS	
NO.	DATE

SURVEY INFORMATION	
FIELD NOTES	BY
NO.	DATE

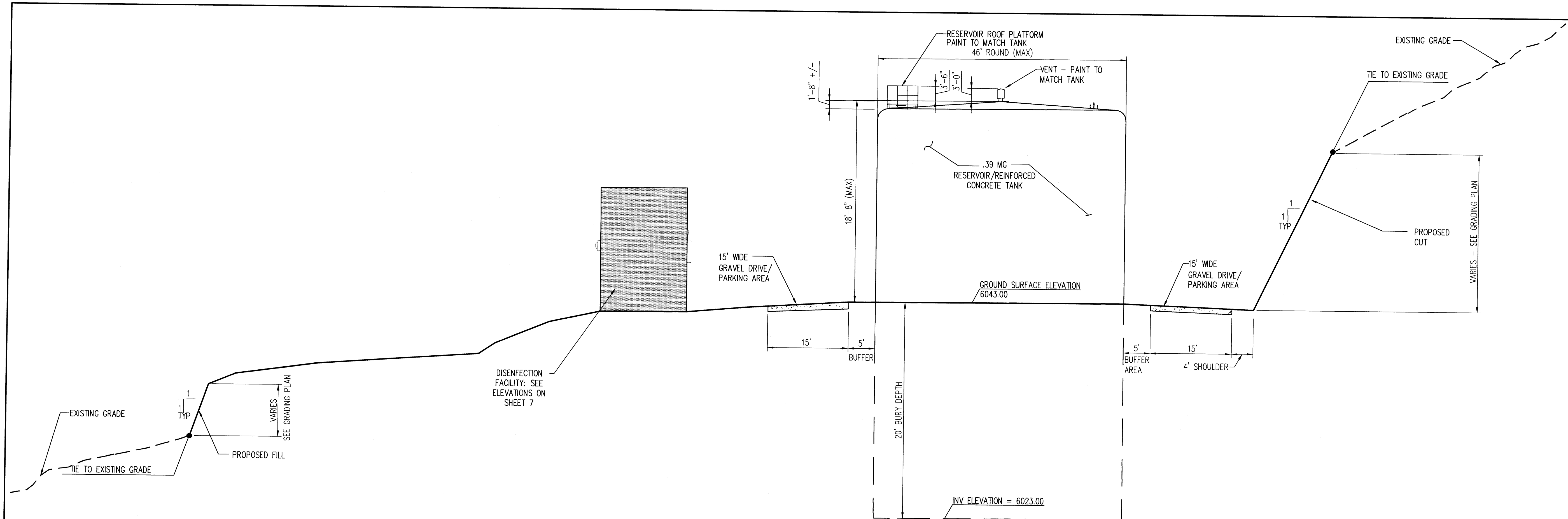
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REVISIONS PER CPC AND EPC CONDITIONS	BY
REVISIONS PER ABCWA COMMENTS	BY
REVISIONS	BY
DESIGN	BY
DESIGNED BY: JSJ	DATE: 1/11/11
DRAWN BY: BJG	DATE: 1/11/11
CHECKED BY: BND	DATE: 1/11/11

Albuquerque Bernalillo County
Water Utility Authority

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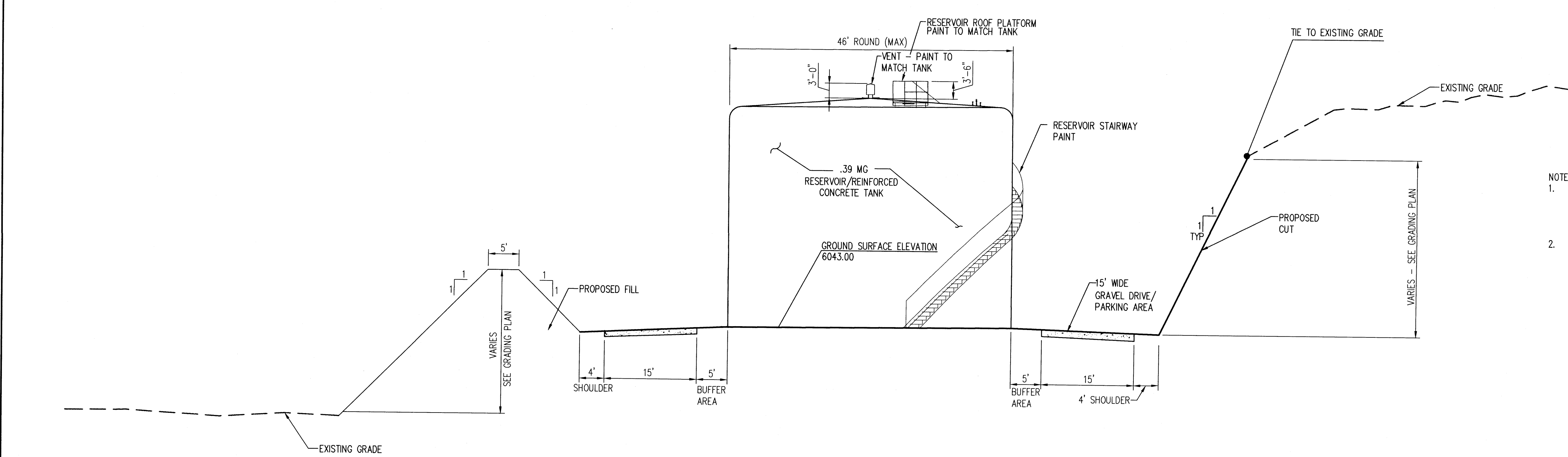
CARNUEL ZONE 8E RESERVOIR RESERVOIR ELEVATIONS			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			
ABCWA PROJECT NO.	DRAWING NO.	ZONE MAP NO.	SHEET 5 OF 8
		L-24	



1
2 | 6
SCALE

HORIZ. 1" = 10'
2.5 0 5

VERT. 1" = 5'



2
2 | 6
SCALE

HORIZ. 1" = 10'
2.5 0 5

VERT. 1" = 5'

- NOTE:
1. 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.
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Water Utility Authority

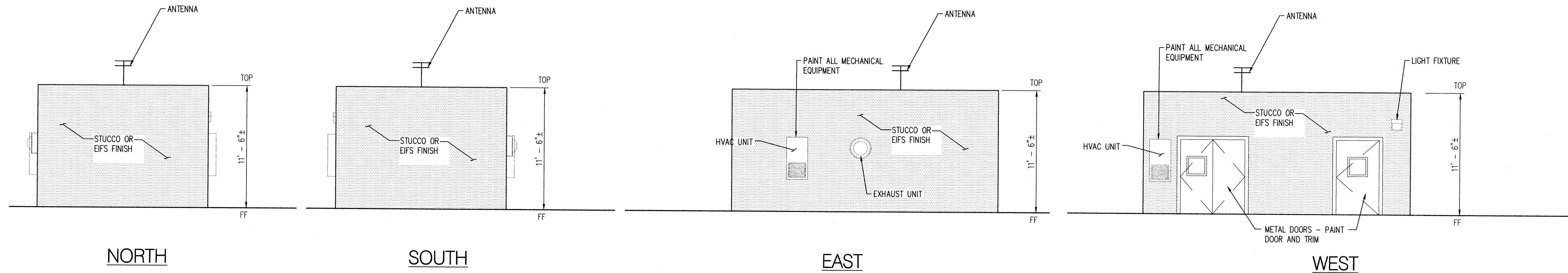
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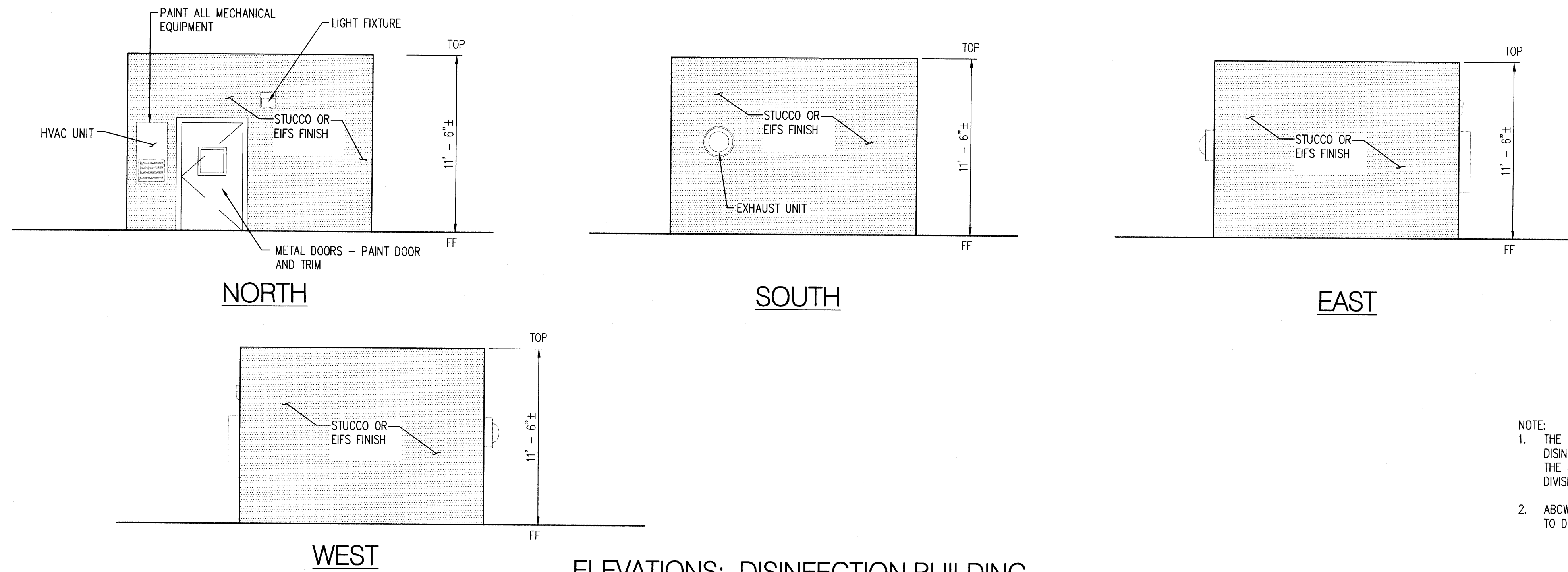
CARNUEL ZONE 8E RESERVOIR
RESERVOIR ELEVATIONS

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

SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	FIELD NOTES	AGRS CONTROL SURVEY MONUMENT "8-122"	CONTRACTOR	WORKED BY	DATE
		PROJECT MODIFIED COORDINATES	REVISIONS	ACCEPTANCE BY	DATE
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		EASTING=1,566,367.355	DRAWINGS	DATE	
		ELEVATION=5,688.03 (MAYD 88)	CORRECTED BY		
ENGINEER'S SEAL		MICRO-FILM INFORMATION			
		REVISIONS PER CPC AND EPC CONDITIONS	RECORDED BY	NO.	DATE
		REVISIONS PER ABCWJA COMMENTS	BY		
		NO. DATE	REVISIONS		
			DESIGN		
			DESIGNED BY: SJS	DATE: 1/11/11	
			DRAWN BY: BJG	DATE: 1/11/11	
			CHECKED BY: DKO	DATE: 1/11/11	



ELEVATIONS: FUTURE PUMP STATION BUILDING
1" = 5'



ELEVATIONS: DISINFECTION BUILDING
1" = 5'

- NOTE:
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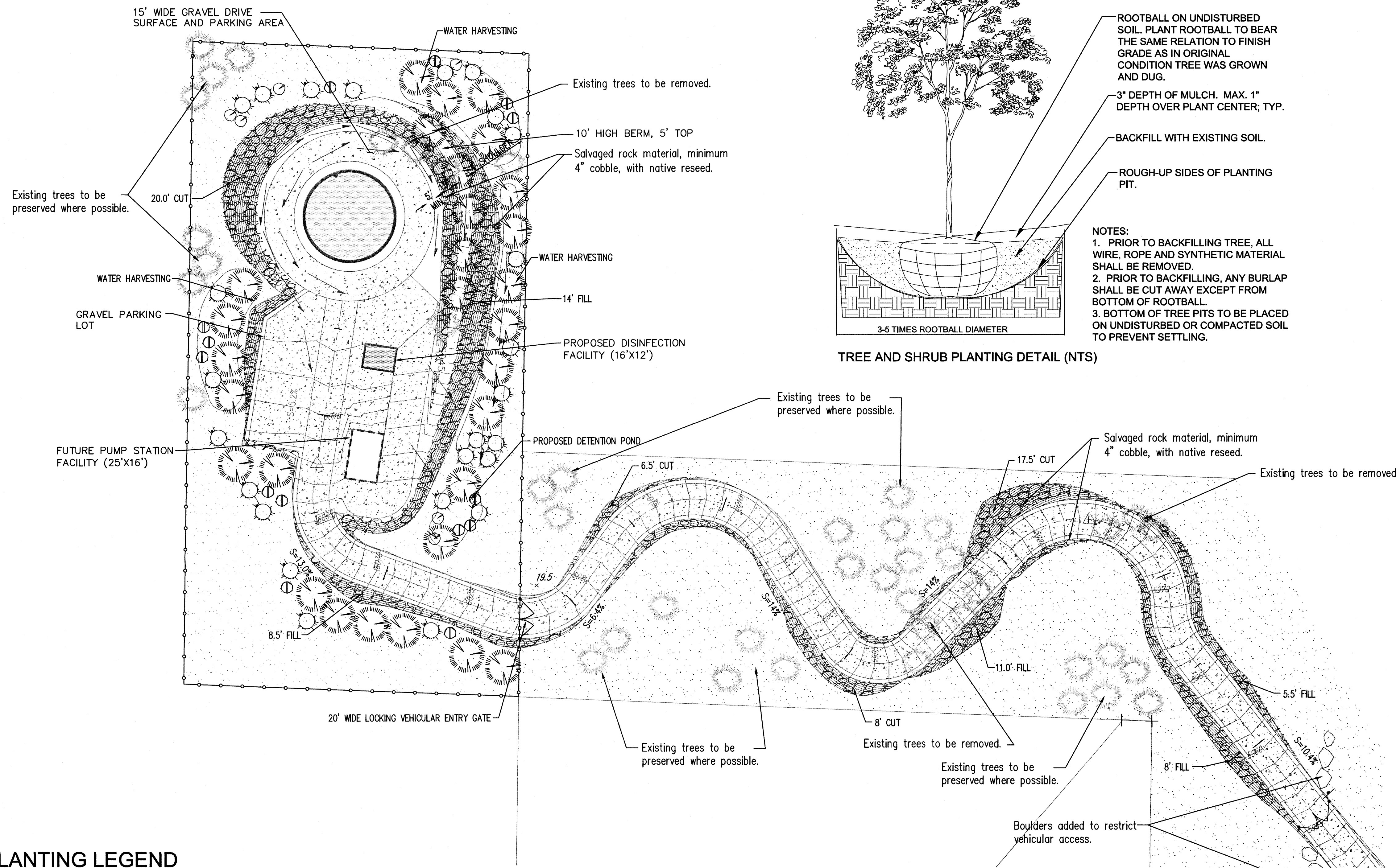
AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE	NO.	DATE
WORKED BY	DATE	BY	DATE				
RESPECTORS	DATE						
ACCEPTANCE BY	DATE						
FIELD VERIFICATION BY	DATE						
DRAWINGS CORRECTED BY	DATE						
MICRO-FILM INFORMATION							
RECORDED BY	DATE						
NO.	DATE						

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Water Utility Authority

Bohannon & Huston
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CARNUEL ZONE 8E RESERVOIR
STRUCTURE ELEVATIONS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	
		MO./DAY/YR.	MO./DAY/YR.
ABCWUA PROJECT NO.	DRAWING NO.	ZONE MAP NO.	SHEET OF
	L-24		7 OF 8



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.

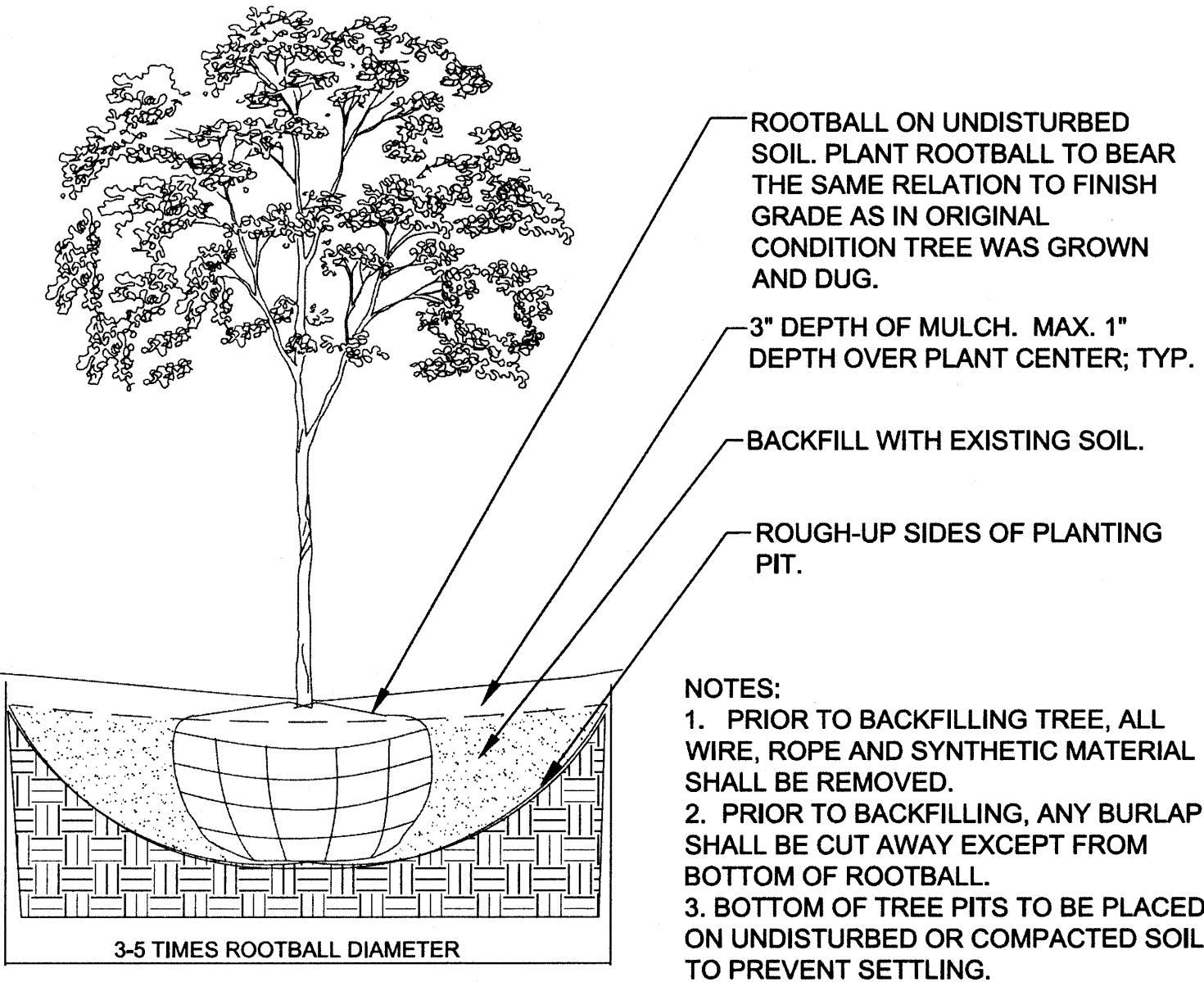
Irrigation: Trees and shrubs shall be irrigated by an auto drip system. Native seed areas shall be irrigated by a temporary irrigation system with heads to provide 2 gpm. The temporary systems shall be disabled and removed by the owner 24-36 months after installation.

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.

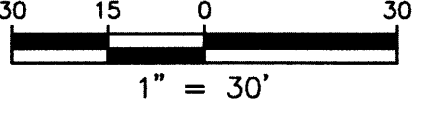
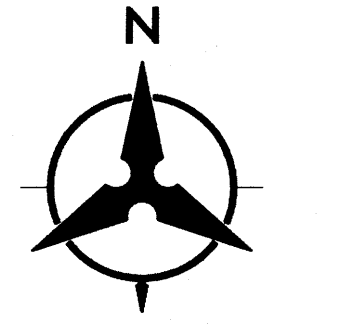


- NOTES:**
1. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIAL SHALL BE REMOVED.
 2. PRIOR TO BACKFILLING, ANY BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF ROOTBALL.
 3. BOTTOM OF TREE PITS TO BE PLACED ON UNDISTURBED OR COMPACTED SOIL TO PREVENT SETTLING.

TREE AND SHRUB PLANTING DETAIL (NTS)

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)



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**	<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**	<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.

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ABCWUA
Carnuel Reservoir
Bernalillo County, NM

strata design
architecture, landscape and planning

Drawn by: LEB
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