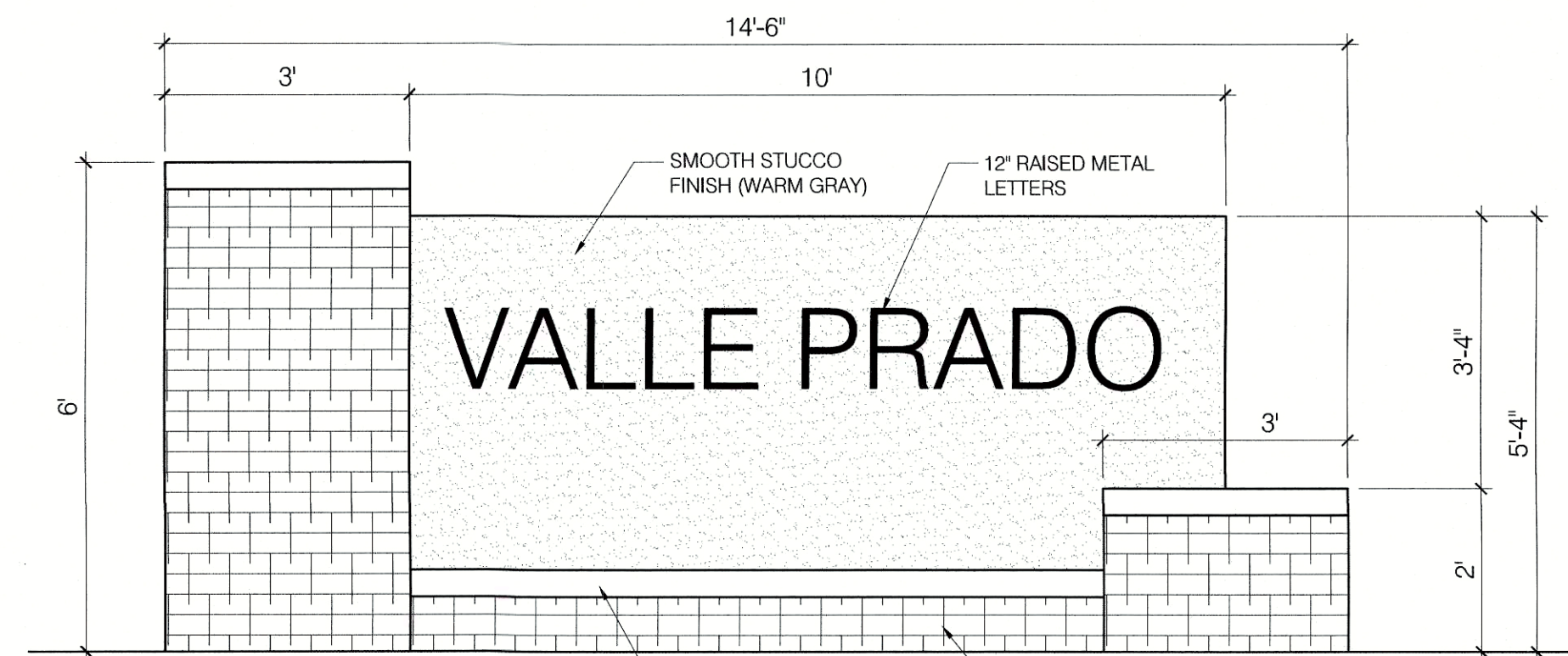


VIEW FENCE ELEVATION
SCALE 3/8" = 1'-0"



MONUMENT SIGN ELEVATION
SCALE: 1/2" = 1'-0"

GENERAL NOTES:

- EXISTING ZONING: IDO R1-B.
- LOT SIZE, SETBACKS AND WIDTHS FOR INDIVIDUAL SUBDIVISION PARCELS SHALL CONFORM TO THE VTSL REGULATIONS IN THE VOLCANO TRAILS SECTOR PLAN.
- PEDESTRIAN ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC SIDEWALKS TO WOODMONT AVENUE, TREE LINE AVENUE, AND VIA TRACT D, UNIT 1 TO THE ADJACENT PARK.
- VEHICULAR ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC STREETS TO WOODMONT AVENUE AND TREE LINE AVENUE.
- ALL INTERNAL SUBDIVISION RESIDENTIAL ROADS ARE PROPOSED TO BE 47' RIGHT-OF-WAY WITH 28' F-F PAVEMENT SECTION, EXCEPT NIGHTSHINE STREET AND STREET A, WHICH WILL BE 78' RIGHT-OF-WAY AND 52' F-F, AND SOUTH SKY STREET WILL TRANSITION FROM 86' RIGHT-OF-WAY AND 52' F-F TO 52' RIGHT-OF-WAY AND 28' F-F.
- SUBDIVISION LOT LAYOUTS DEPICTED ARE FOR GENERAL INFORMATION ONLY. EXACT LOT SIZE, CONFIGURATION, QUANTITY AND INTERNAL ROADWAY CONFIGURATION MAY VARY, AND SHALL BE DETERMINED WITH PRELIMINARY AND FINAL PLATS.
- STREET TREES ARE PROVIDED ALONG WOODMONT AVENUE.
- WATER AND SEWER PROVIDED BY ABCWUA PURSUANT TO THE WATER AND SEWER AVAILABILITY LETTER.
- PERIMETER WALLS: THE SUBDIVISION PERIMETER GARDEN WALL WILL BE COMPATIBLE WITH THE EXISTING TRAILS PERIMETER WALLS AND COMPLY WITH IDO 14-16-5-7.
- MAXIMUM BUILDING HEIGHT WILL BE 26 FEET IN COMPLIANCE WITH THE IDO. ALL BUILDINGS SHALL COMPLY WITH IDO SECTION 14-16-3-4(M)(5) VOLCANO MESA ESCARPMENT CPO-12 DEVELOPMENT STANDARDS REGARDING FACADE DESIGN, BUILDING DESIGN STANDARDS, RESIDENTIAL GARAGE ACCESS, AND RESIDENTIAL GARAGE DESIGN. BUILDINGS SHALL ALSO COMPLY WITH IDO SECTION 14-16-3-6(E) NORTHWEST ESCARPMENT PLAN - VPO-12 REGARDING COLORS, REFLECTIVITY, AND ROOF MOUNTED EQUIPMENT.
- TRANSIT OPERATIONS IN THE VICINITY ARE CURRENTLY LIMITED TO RAINBOW BOULEVARD TO THE EAST. ADDITIONAL TRANSIT MAY OCCUR AT A LATER DATE.
- BICYCLE LANES ARE PLANNED FOR WOODMONT AVENUE.
- ON-LOT TREES: WHERE BUILDINGS ARE PLACED MORE THAN 10 FEET FROM A STREET-WIDE PROPERTY LINE, AT LEAST ONE TREE SHALL BE PLANTED PER PROPERTY WITHIN THE STREET-SIDE SETBACK. PROPERTIES WITH A STREET FRONTAGE OVER 100 FEET SHALL HAVE A MINIMUM OF ONE TREE FOR EVERY 40 FEET. STREET TREES ON LOCAL STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- UNIT 1, LOTS 27 AND 28 SHALL FRONT ONTO SOUTH SKY STREET.
- UNIT 3, LOTS 1 AND 2 SHALL ONLY FRONT ON TWO ROCK ROAD, AND LOTS 3 THRU 8 SHALL ONLY FRONT ON TREE LINE AVENUE.

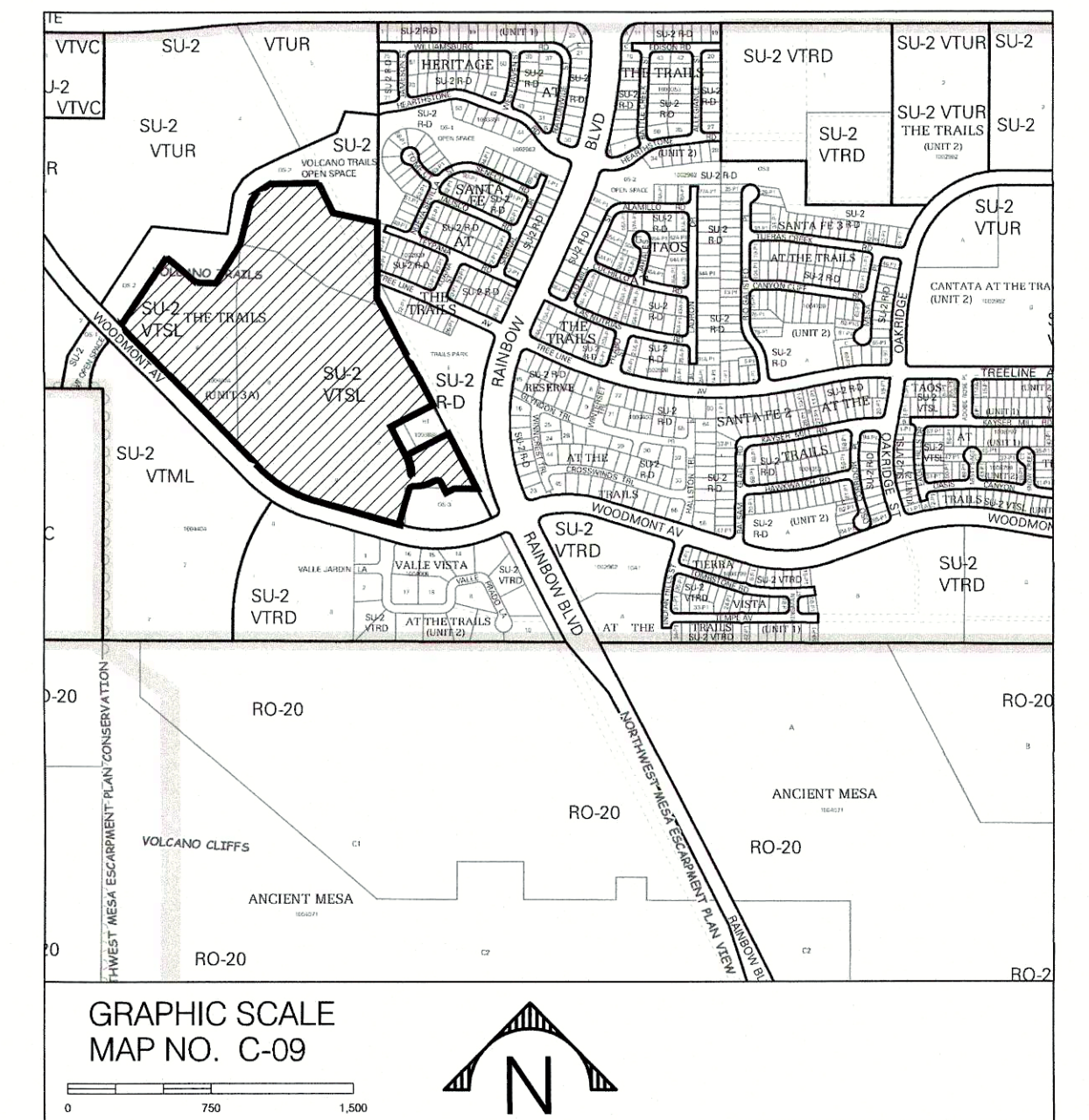
- SEE GENERAL NOTE 15.
- PEDESTRIAN CONNECTION
- STREET TREES PER STREET TREE ORDINANCE
- ENTRY SIGNAGE
- DRIVEWAY LOCATION FOR SPECIFIC LOTS AS SHOWN

AMENDMENTS:

NOTE: THIS IS A MAJOR AMENDMENT TO THE ORIGINALLY APPROVED SITE PLAN (14DRB-70173 APPROVED BY DRB ON 5-19-2015) AND IT REPLACES THAT PREVIOUSLY APPROVED 2015 PLAN.

- UPDATING TO THE IDO ZONING AND REDUCING R1-B LOTS IN UNITS 4 AND 5 TO 5,000 SF MIN. LOT SIZE.
- UPDATING SITE PLAN AND DWELLING UNIT TABLE FOR UNITS 4 AND 5.
- INCREASING THE TOTAL LOTS ALLOWED FROM 167 TO 175 (<5% INCREASE).
- RELOCATED WESTERN ENTRY (SAND ROCK STREET) TO THE EAST.
- THE PREVIOUSLY SHOWN PRIVATE OPEN SPACE (HOA) TRACTS WERE RECONFIGURED AS A RESULT OF THE REVISED STREET AND LOT LAYOUT. SPECIFICALLY, THE OPEN SPACE TRACT PREVIOUSLY PROPOSED ON THE NORTH SIDE OF SOUTH SKY STREET BETWEEN LOTS 82 AND 83 WAS CREATED BECAUSE THE PREVIOUS LOTS SIZES RESULTED IN EXCESS WIDTH IN THAT ROW OF LOTS, WHICH ALLOWED FOR THE AVOIDANCE OF A SMALL ROCK OUTCROPPING AND THE COST ASSOCIATED WITH REMOVING IT. THIS ROCK OUTCROPPING WAS NOT IDENTIFIED AS ONE OF THE SIGNIFICANT ROCK OUTCROPPINGS TO BE PRESERVED IN THE PREVIOUS VOLCANO TRAILS SECTOR PLAN (SEE ATTACHED VTSDP PAGE 41). THE PROPOSED SMALLER LOT WIDTHS REDUCED THE EXCESS WIDTH AVAILABLE TO AVOID THE SMALL ROCK OUTCROPPING. BASED ON A REVIEW OF THE COSTS AND BENEFITS, THE OWNER IS PROPOSING TO ELIMINATE THIS SMALL OPEN SPACE TRACT. THIS WILL PROVIDE FOR A CONSISTENT ROW OF LOTS ALONG THE NORTH SIDE OF SOUTH SKY STREET.
- ADDED MONUMENT SIGN ELEVATION.
- THE PROPOSED DWELLING UNIT COUNT WAS CORRECTED TO ACCOUNT FOR UNIT 3, LOT 24, WHICH HAS ALWAYS BEEN INCLUDED IN THE PLAN BUT NOT INCLUDED IN THE COUNT.

SITE VICINITY



SITE DATA:
TOTAL DEVELOPED AREA: 39.43 AC.

ZONING: SU-2, VTSL, VOLCANO TRAILS/SUBURBAN RESIDENTIAL SMALL LOT

PROPOSED DWELLING UNITS:

UNIT 1	32
UNIT 2	29
UNIT 3	24
UNIT 4	45
UNIT 5	46
TOTAL	176

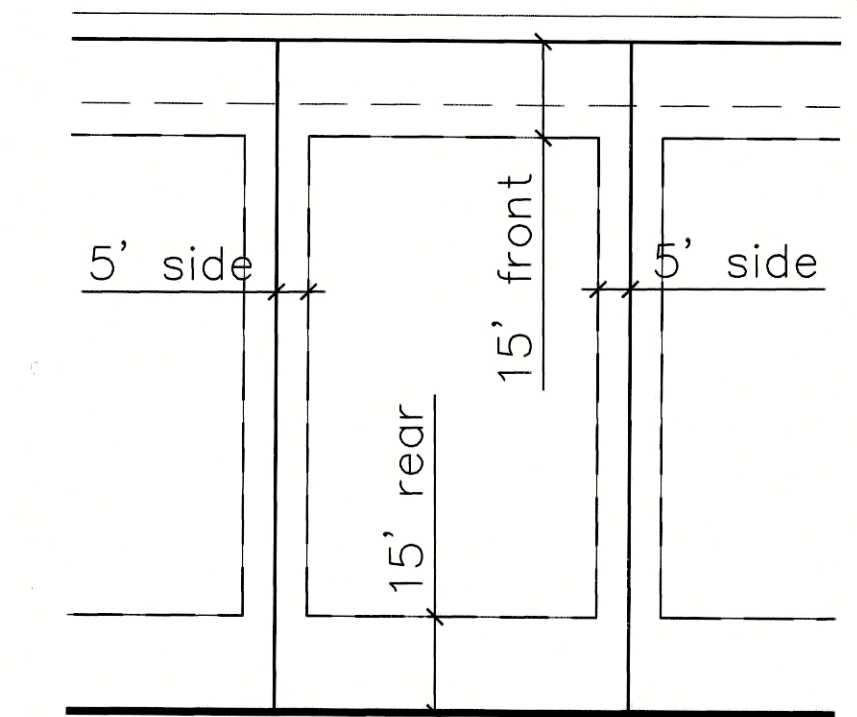
LEGAL DESCRIPTION:
TRACTS 6, 9, AND 10, THE TRAILS UNIT 3A SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "BULK LAND PLAT OF THE TRAILS UNIT 3A WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 21, 2007, IN PLAT BOOK 2007C, PAGE 352, AS DOCUMENT NO. 2007171107.

PROJECT NUMBER: PR-2018-001991
APPLICATION NUMBER: SI-2019-00254

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 APPROVAL:

<i>[Signature]</i>	08-28-19
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	08-28-19
ABCWUA	Date
<i>[Signature]</i>	9/9/2019
City Engineer/Hydrology	Date
<i>[Signature]</i>	9-11-19
Parks and Recreation	Date
<i>[Signature]</i>	8-28-19
Code Enforcement	Date
<i>[Signature]</i>	
Solid Waste Management	Date
<i>[Signature]</i>	9-11-19
DRB Chairperson, Planning Department	Date



TYP. LOT SETBACKS

VALLE PRADO

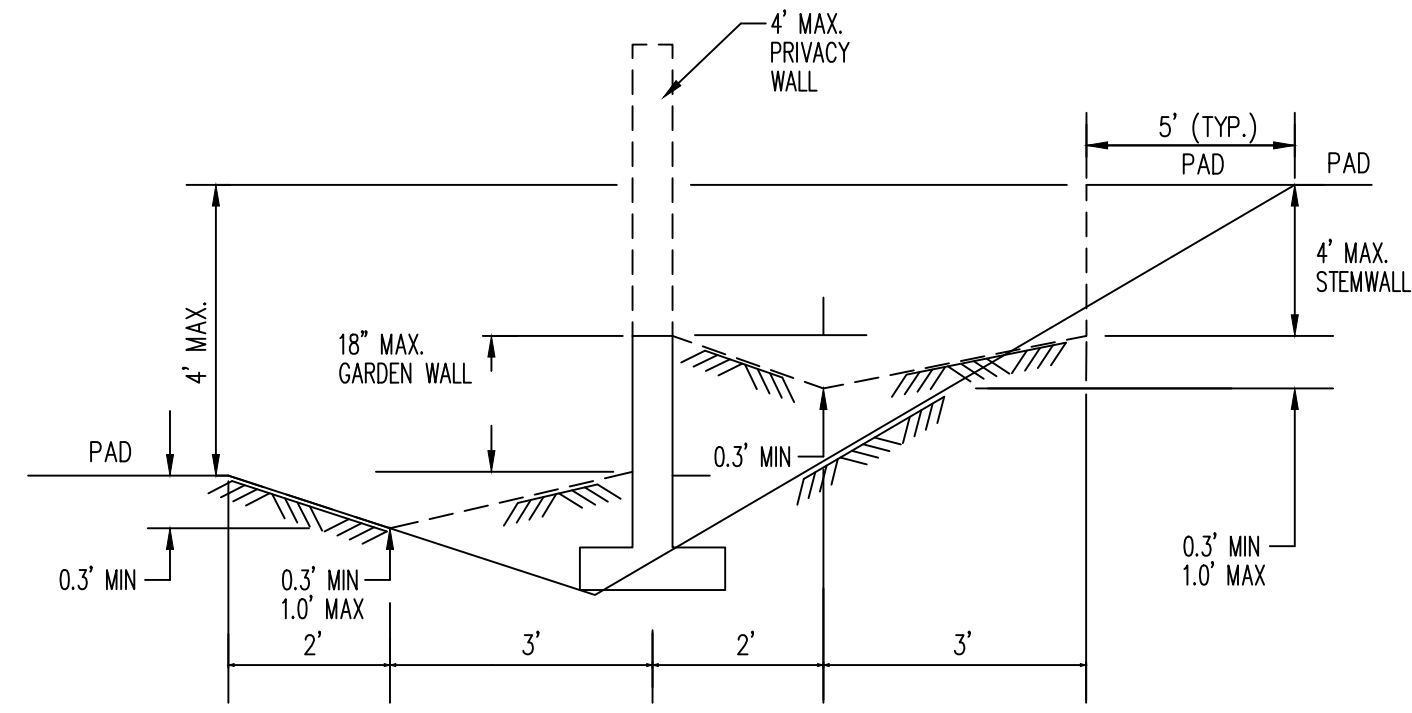
Site Plan for Subdivision

Prepared for: Woodmont Paseo, LLC
3077 E. Warm Springs Road
Las Vegas, NV 89120

Prepared by: Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

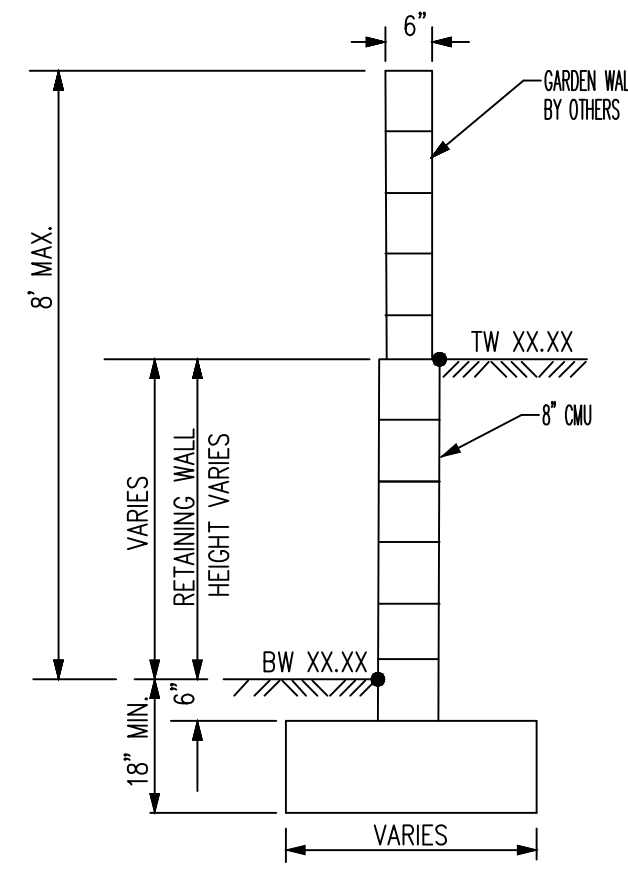
NOTE

ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER.



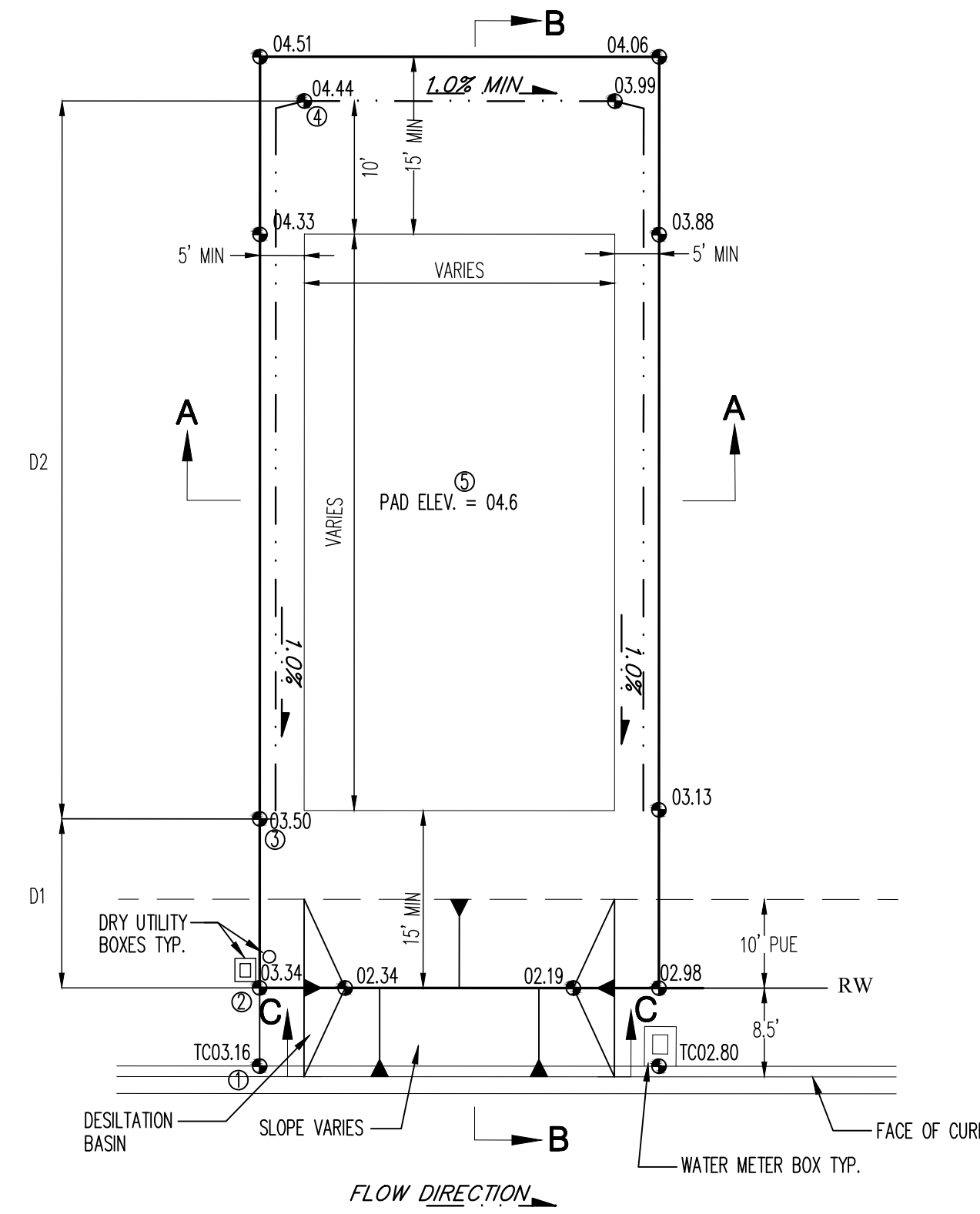
TYPICAL SIDE LOT LINE SECTION
NOT TO SCALE

NOTE: DASHED LINES IN TYP. SIDE LOT LINE SECTIONS REPRESENT THE FINAL CONDITION AFTER THE GARDEN, STEM, AND PRIVACY WALLS HAVE BEEN CONSTRUCTED. THE INTERIM CONDITION, WHICH IS TO BE CONSTRUCTED BY THE GRADING CONTRACTOR AND CERTIFIED BY THE ENGINEER, IS REPRESENTED BY THE SOLID LINES. RETAINING WALLS WILL BE CONSTRUCTED PRIOR TO GRADING CERTIFICATION.



TYPICAL RETAINING WALL NOMENCLATURE
NOT TO SCALE

TW=FINISHED GRADE ELEVATION AT TOP OF RETAINING WALL
BW=FINISHED GRADE ELEVATION AT BOTTOM OF RETAINING WALL
(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)
HEIGHT IS IN ACCORDANCE WITH CITY COMPREHENSIVE ZONING CODE, SECTION 14-16-3-19, GENERAL HEIGHT AND DESIGN REGULATIONS FOR WALLS, FENCES, AND RETAINING WALLS.



TYPICAL LOT GRADE DETAIL
WITH DESILTATION BASIN FOR SEDIMENTATION CONTROL
NOT TO SCALE

TO SET SPOT ① - ADD 0.17' TO SPOT ①
TO SET SPOT ② - MULTIPLY D1 BY 1.0% AND ADD TO SPOT ②
TO SET SPOT ③ - MULTIPLY D2 BY 1.0% AND ADD TO SPOT ③
TO SET SPOT ④ - ADD 0.2' TO SPOT ④

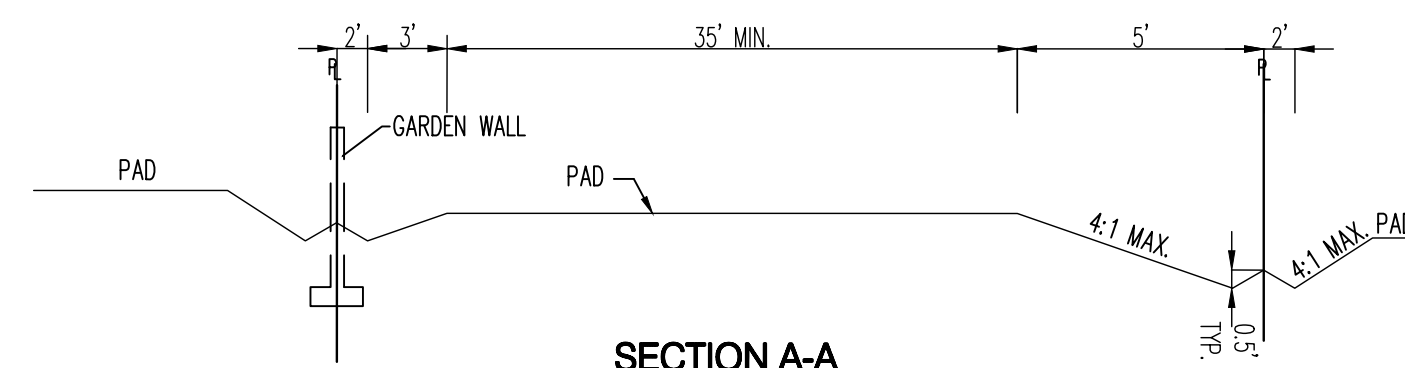
BOTTOM OF BASIN IS 1' BELOW PROPERTY LINE ELEVATION.
SEE GRADING PLANS FOR EXACT ELEVATIONS.
CONTRACTOR SHALL CONSTRUCT TEMPORARY DESILTATION BASIN AT EACH LOT.

GENERAL NOTES

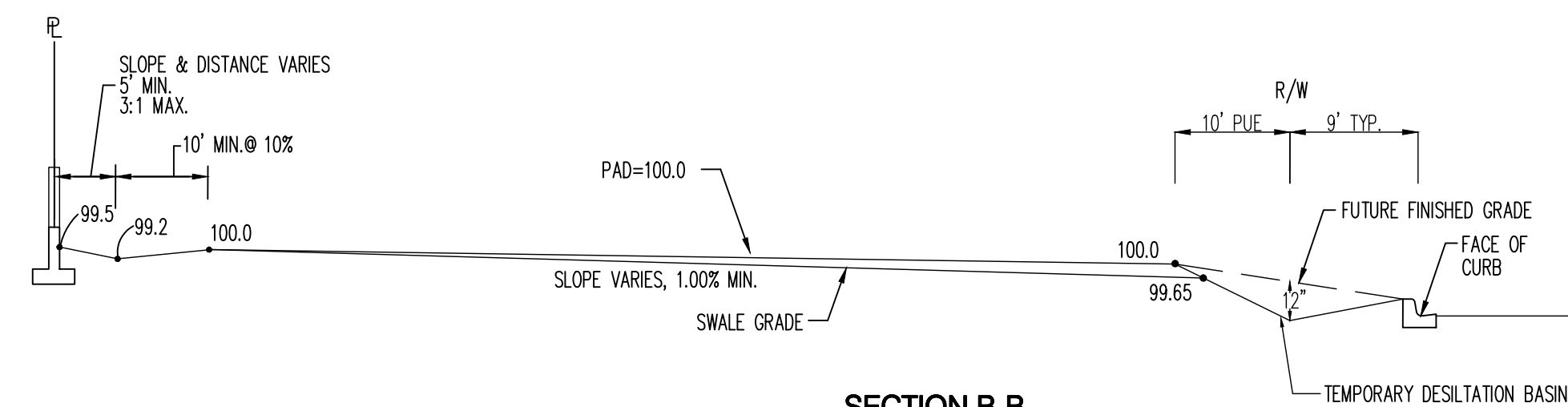
- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
- ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
- THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADES AT THE END AND BEGINNING OF EACH DAY.
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES

- EXCEPT AS PROVIDED HERIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION, PRIOR TO CONSTRUCTION. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST. 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.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT. ALL OTHER WORK, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (FIRST PRIORITY), AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- TWO WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1264) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
- EARTH SLOPES SHALL NOT EXCEED 4 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ALL EXCESS EXCAVATION AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1" FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05" FROM BUILDING PLAN ELEVATIONS.
- ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.
- RETAINING WALLS ARE REQUIRED BETWEEN LOTS THAT HAVE PAD ELEVATIONS THAT ARE GREATER THAN 2' DIFFERENCE.



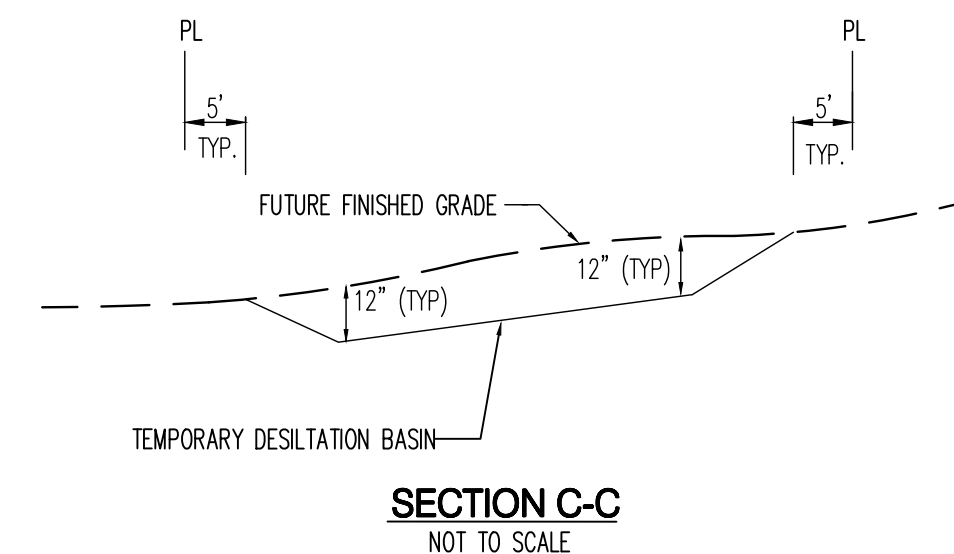
SECTION A-A
TYPICAL SIDE YARD SWALE
NOT TO SCALE



SECTION B-B
NOT TO SCALE

NOTE:

- CONTRACTOR IS TO MASS GRADE ROADS TO 2' BEYOND FUTURE CURB. EXCESS FROM DRY UTILITY TRENCH IS TO BE USED TO BACK FILL BEHIND CURB.
- FRONT YARDS ARE TO BE GRADED AS SHOWN ON THIS DETAIL FOR FINAL GRADING AND CERTIFICATION THIS DETAIL TO BE COORDINATED WITH.
- HOME BUILDER TO BRING FRONT YARD TO ULTIMATE FRONT YARD GRADES AFTER HOME CONSTRUCTION IS COMPLETED. SEE ULTIMATE FRONT YARD GRADING DETAIL ON THIS SHEET.



SECTION C-C
NOT TO SCALE

Bohannon & Huston
www.bhinc.com 800.877.5332

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

VALLE PRADO

GRADING AND DRAINAGE DETAILS

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
	C-09-Z	2	2

AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORKED BY	DATE
SUPERVISOR	DATE
ACCEPTANCE BY	DATE
REVISION BY	DATE
DRAWINGS CONTROL BY	DATE
RECORDED BY	DATE
NO.	DATE

BENCH MARKS	
CONTRACTOR	DATE
ACS MONUMENT STAMPED "UNION"	DATE
GEOGRAPHIC POSITION (NAD 83)	DATE
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	DATE
N = 1,523,503.475 E = 1,149,655.030	DATE
GROUND-TO-GRID FACTOR = 0.9998664360	DATE
Δm = -00'16"58.96"	DATE
NAVD 1988 ELEVATION = 5524.950	DATE

SURVEY INFORMATION	
DATE	BY
NO.	NO.

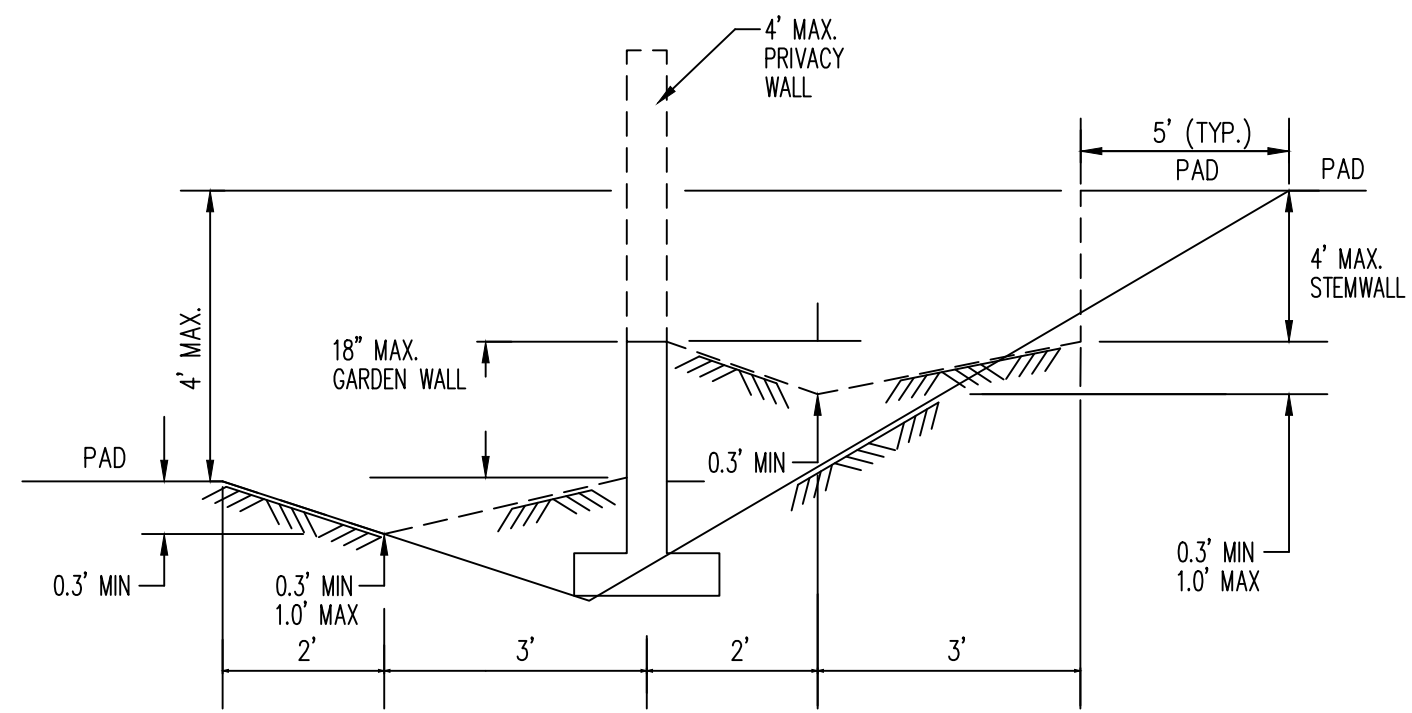
ENGINEER'S SEAL

REVISIONS	By	Date
DESIGN		01/2019
		01/2019
		01/2019

Designed By: YPM
Drawn By: AR
Checked By: YPM

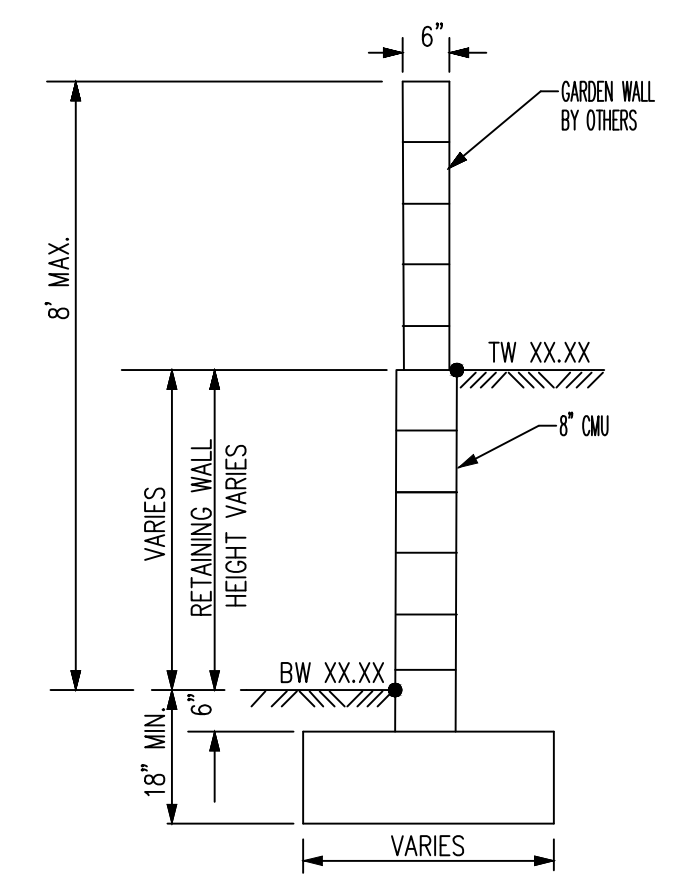
NOTE

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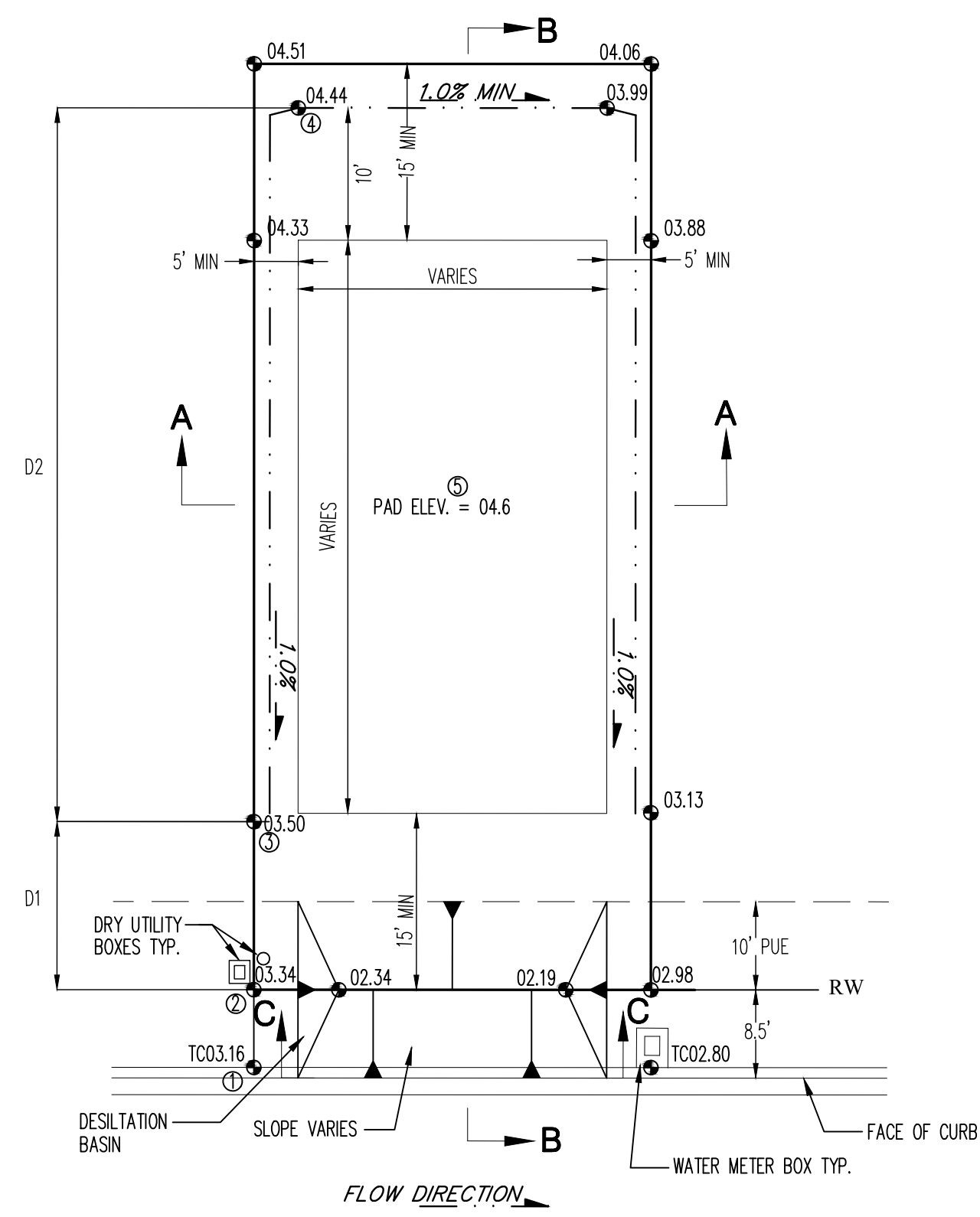
TYPICAL SIDE LOT LINE SECTION
NOT TO SCALE

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TYPICAL RETAINING WALL NOMENCLATURE
NOT TO SCALE

(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.) HEIGHT IS IN ACCORDANCE WITH CITY COMPREHENSIVE ZONING CODE, SECTION 14-16-3-19, GENERAL HEIGHT AND DESIGN REGULATIONS FOR WALLS, FENCES, AND RETAINING WALLS.



TYPICAL LOT GRADE DETAIL
WITH DESILTATION BASIN FOR SEDIMENTATION CONTROL
NOT TO SCALE

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TO SET SPOT ③ - MULTIPLY D2 BY 1.0% AND ADD TO SPOT ③
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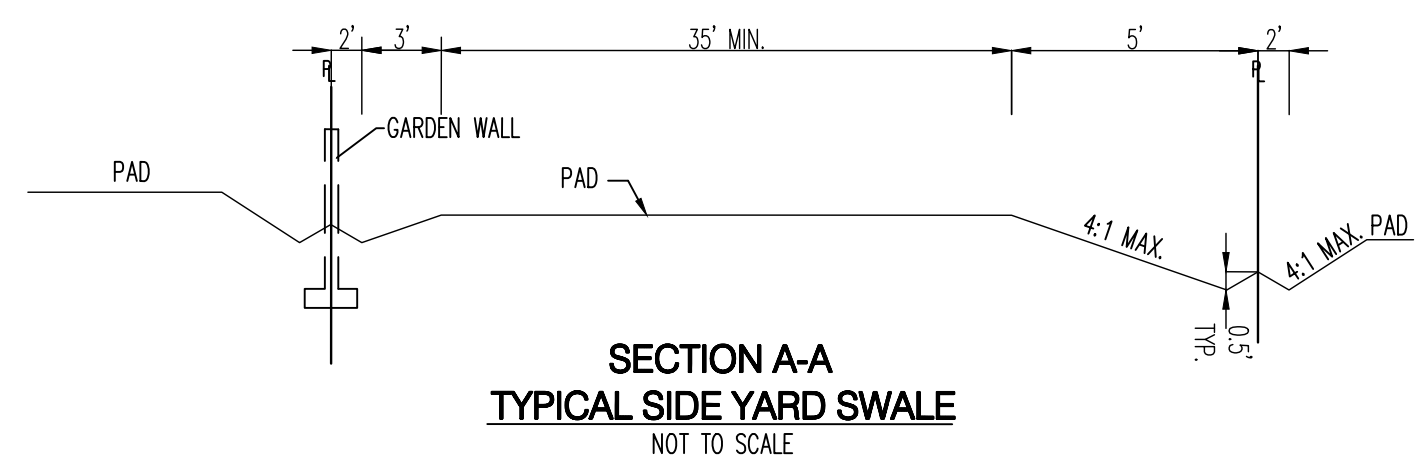
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GENERAL NOTES

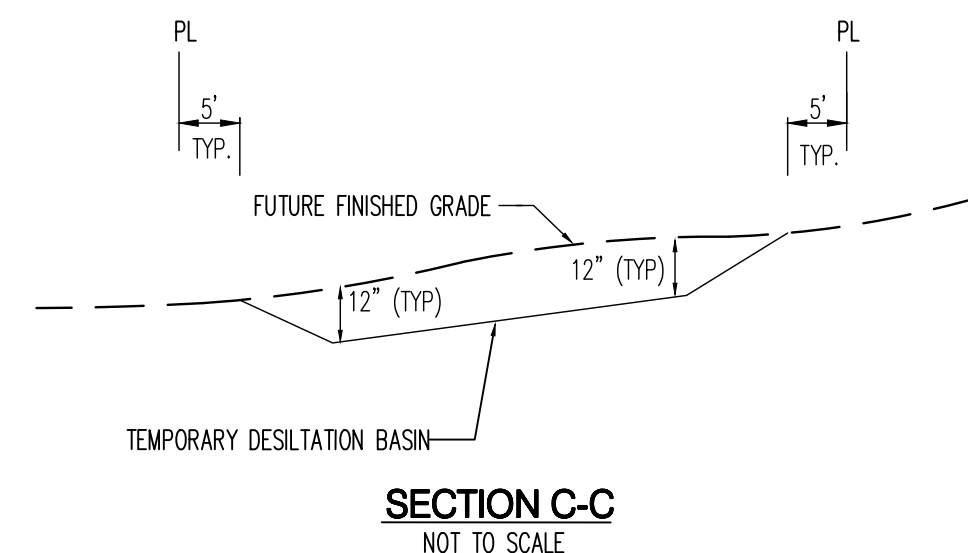
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GRADING NOTES

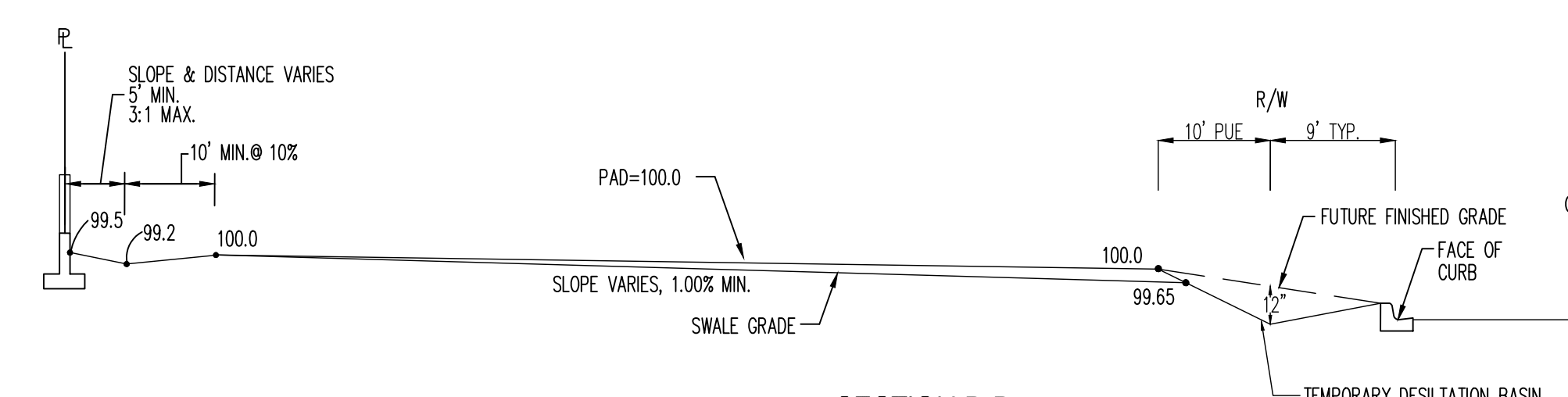
- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION, PRIOR TO CONSTRUCTION. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST. 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.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT. ALL OTHER WORK, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (FIRST PRIORITY), AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- TWO WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1264) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
- EARTH SLOPES SHALL NOT EXCEED 4 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ALL EXCESS EXCAVATION AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERE TO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATIONS.
- ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.
- RETAINING WALLS ARE REQUIRED BETWEEN LOTS THAT HAVE PAD ELEVATIONS THAT ARE GREATER THAN 2' DIFFERENCE.



SECTION A-A
TYPICAL SIDE YARD SWALE
NOT TO SCALE



SECTION C-C
TYPICAL SIDE YARD SWALE
NOT TO SCALE



SECTION B-B
TYPICAL SIDE YARD SWALE
NOT TO SCALE

- NOTE:
- CONTRACTOR IS TO MASS GRADE ROADS TO 2' BEYOND FUTURE CURB. EXCESS FROM DRY UTILITY TRENCH IS TO BE USED TO BACK FILL BEHIND CURB.
 - FRONT YARDS ARE TO BE GRADED AS SHOWN ON THIS DETAIL FOR FINAL GRADING AND CERTIFICATION THIS DETAIL TO BE COORDINATED WITH.
 - HOME BUILDER TO BRING FRONT YARD TO ULTIMATE FRONT YARD GRADES AFTER HOME CONSTRUCTION IS COMPLETED. SEE ULTIMATE FRONT YARD GRADING DETAIL ON THIS SHEET.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	BY		No. Date By REVISIONS DESIGN
WORKS BY	DATE	INSPECTORS	DATE	DATE	DATE		
ACCEPTANCE BY	DATE	GEOGRAPHIC POSITION (NAD 83)					DATE: 01/2019
VERIFICATION BY	DATE	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)					DATE: 01/2019
DRAWINGS BY	DATE	N = 1,523,503.475 E = 1,493,655.030					DATE: 01/2019
CHECKED BY	DATE	GROUND-TO-GRID FACTOR = 0.999664360					DATE: 01/2019
MICROFILM INFORMATION		Δx = -00'16"58.96"					
RECORDED BY	DATE	NAVD 1988 ELEVATION = 5524.950					

Bohannon & Huston
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CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT

VALLE PRADO

GRADING AND DRAINAGE DETAILS

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

City Project No. C-09-Z Zone Map No. Sheet 2 Of 2