

Existing Condition

Tract 1B1A is composed of two undeveloped building pads adjacent to the newly constructed Spectrum Assisted Living Facility (Tract 1B1B) near the intersection of Golf Course Road and Ellison Drive in northwest Albuquerque. During the construction of Spectrum, Tract 1B1A was roughly graded and portions of the tract were utilized for temporary sedimentation and erosion control features. Two temporary sedimentation ponds were graded within Tract 1B1A to accommodate the entire construction area for Spectrum (7.6 ac) as well as Tract 1B1A (5.9 ac). The subject site covers an area of 5.9 acres and is zoned for commercial development. The assisted living facility tract has been fully developed and stabilized with permanent landscaping.

Proposed Condition

The owner wishes to raise the lot in preparation for future development and therefore this modified grading plan will alter the existing grading to accommodate two building pads. The design approach is to raise the grades and reconfigure the temporary sedimentation ponds to accommodate the new disturbed areas; 2.3 acres for Temporary Sedimentation Pond A and 1.4 acres for Temporary Sedimentation Pond B. These sedimentation ponds act as temporary construction BMP's, as detention ponding was not required for this project. The Drainage Management Plan for Spectrum (COA File No. A12/D025) accounted for the fully developed condition of the entire 13.5 acres. The existing temporary CMP risers at each pond will be adjusted per this plan. Further, upon ultimate development of each building pad, an updated drainage management plan shall be submitted to Hydrology to demonstrate adherence to the overall plan detailed in the Drainage Report for Spectrum Assisted Living.

Conclusion

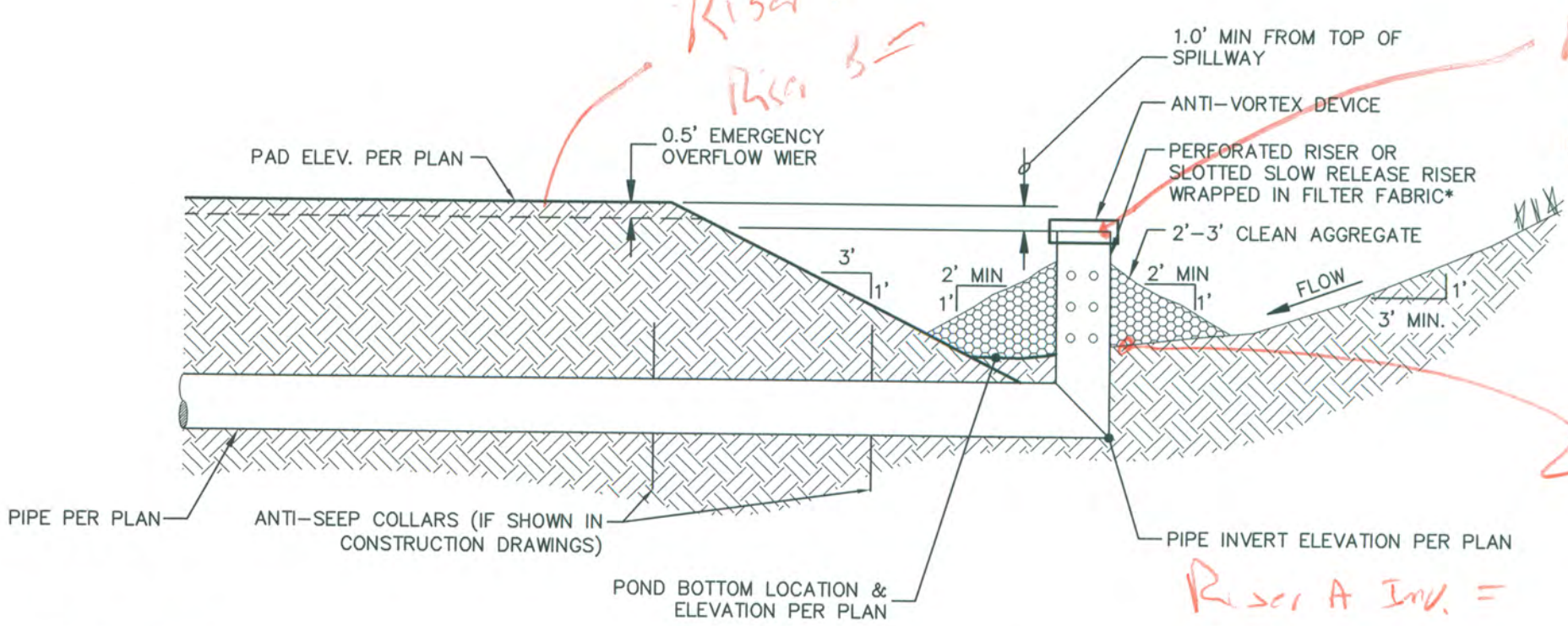
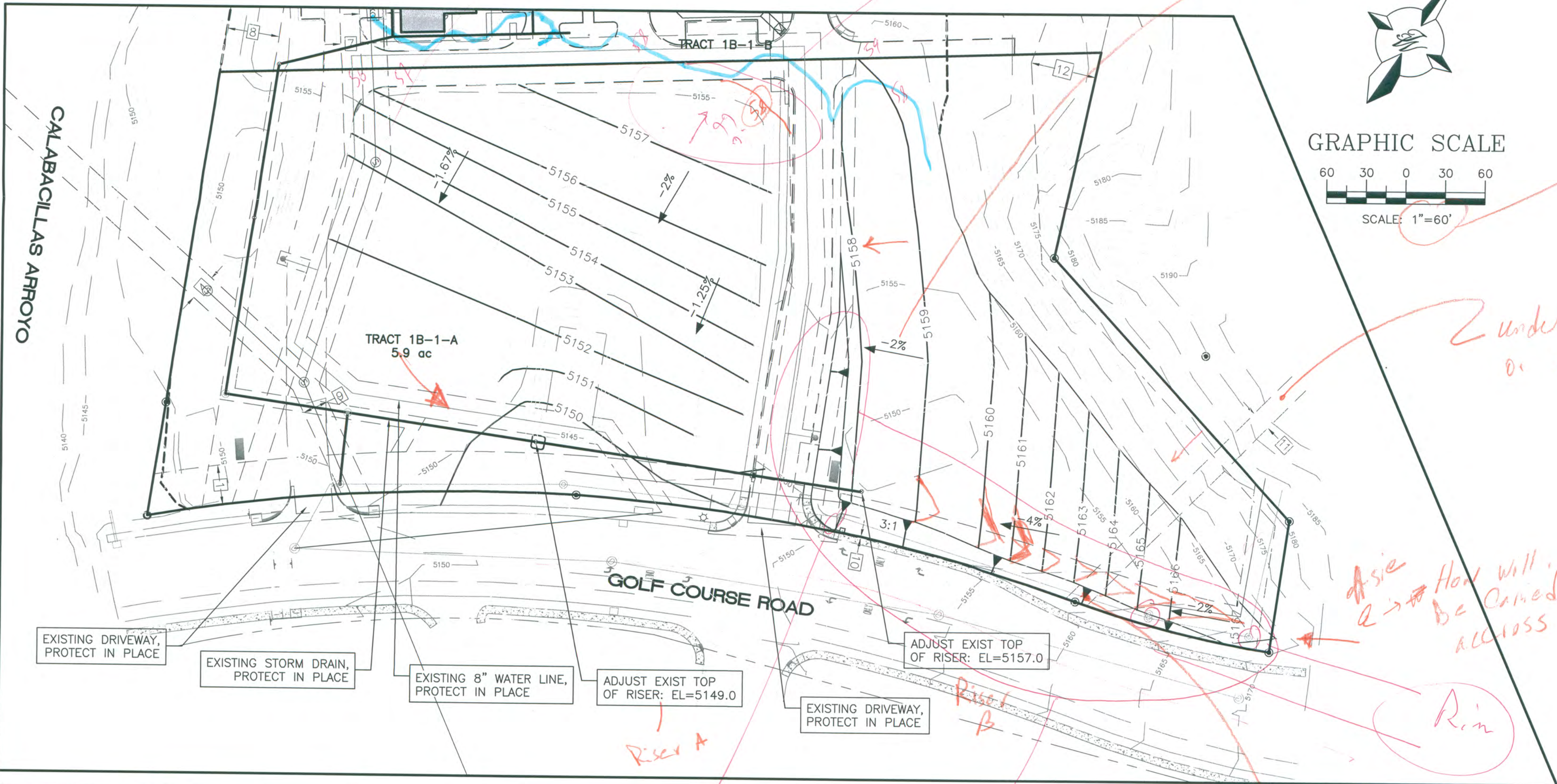
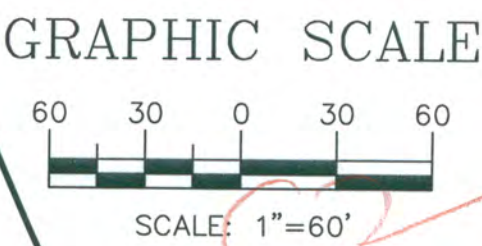
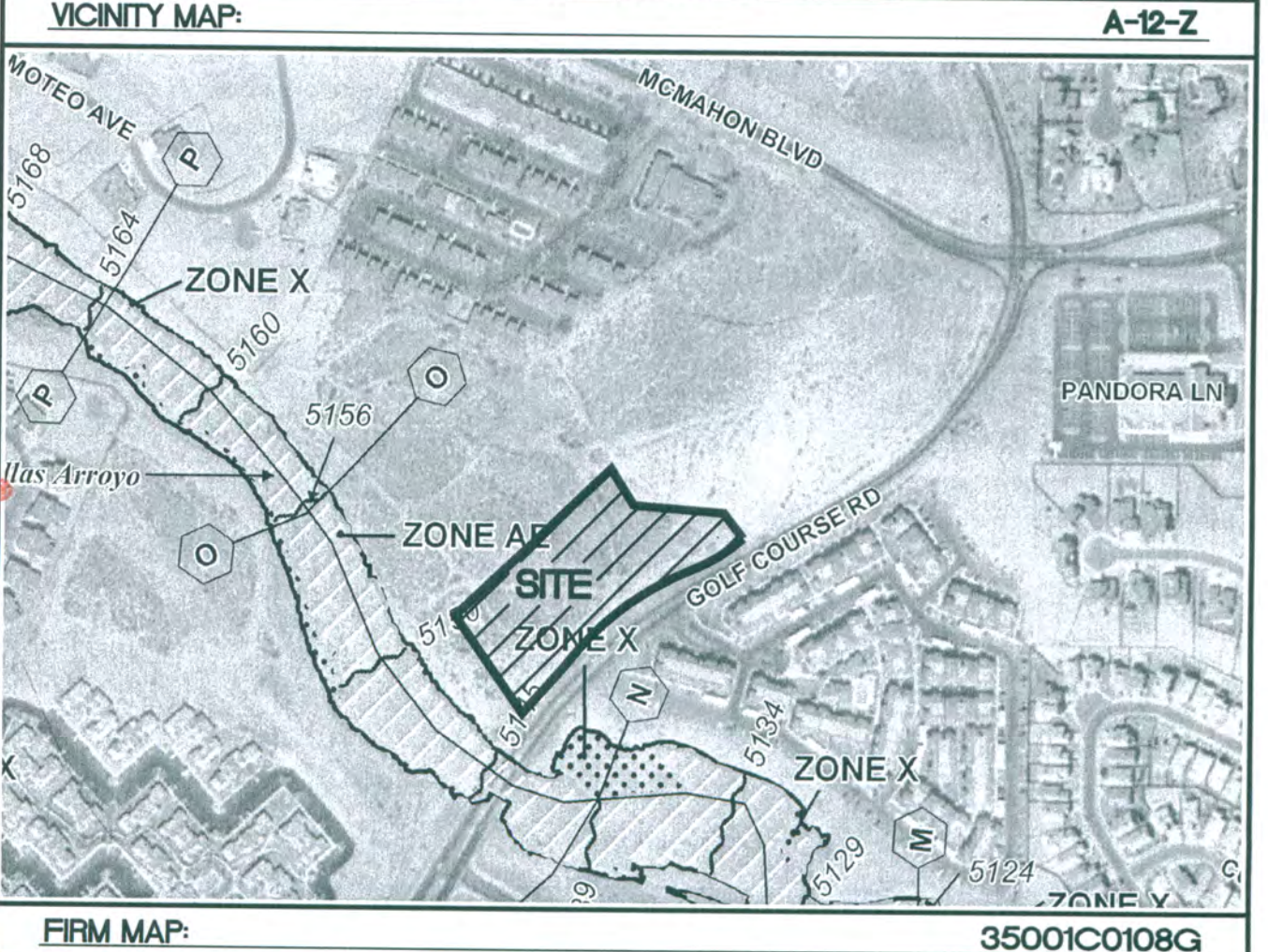
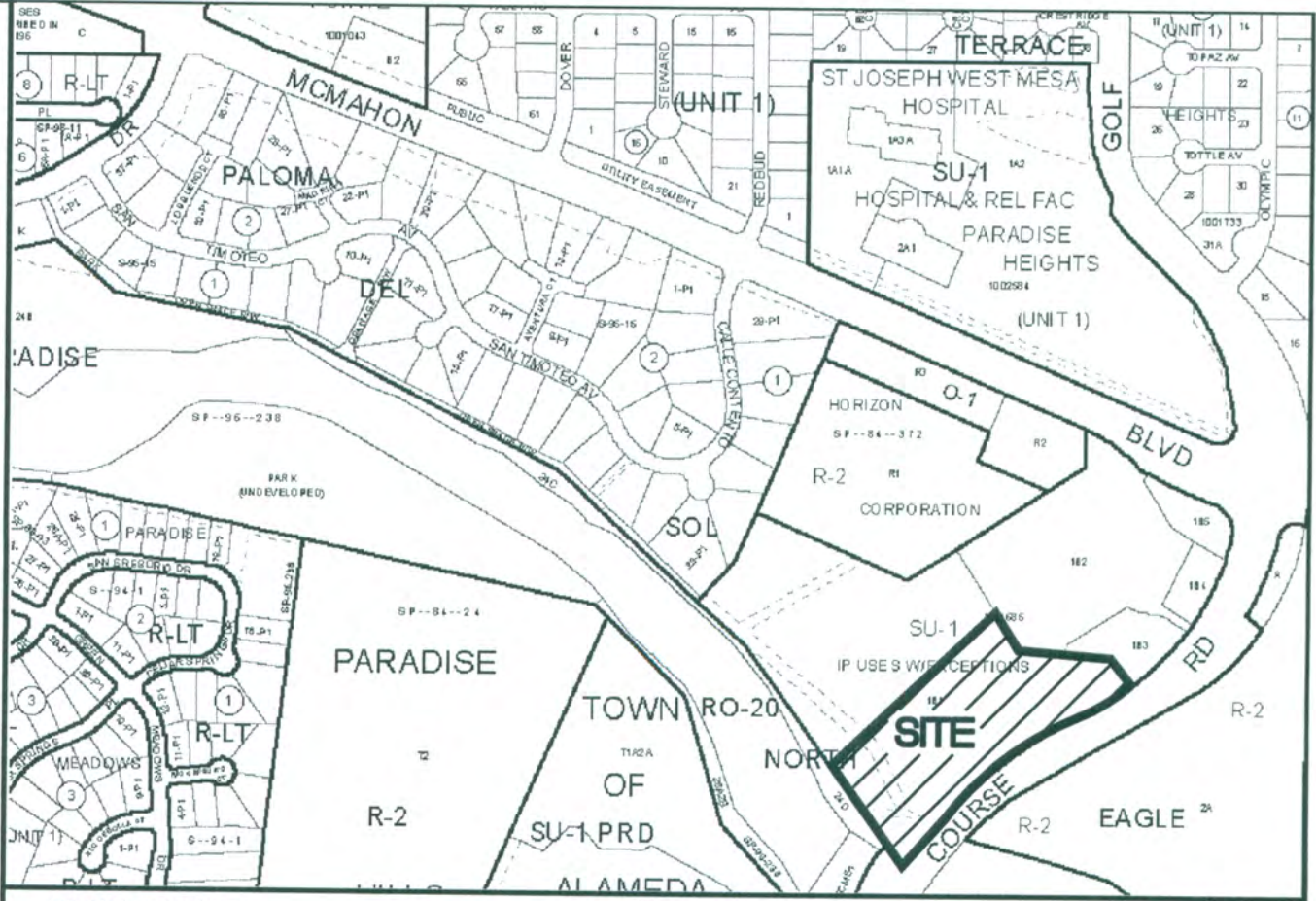
This modified grading plan does not change the flow rates or discharge locations per the approved Spectrum Drainage Report and is therefore recommended for grading permit approval.

EASEMENTS

- EXISTING PRIVATE 30' DRAINAGE & UTILITY EASEMENT (11/17/05, 2005C-371)
- EXISTING 10' PUBLIC UTILITY EASEMENT (8/8/90, 90C-182) NOT SHOWN
- EXISTING 30' SANITARY SEWER & STORM DRAIN EASEMENT (8/8/90, 90C-182) NOT SHOWN
- EXISTING 20' SANITARY SEWER EASEMENT (8/14/84, MISC.143A-430)
- EXISTING 10' SANITARY SEWER EASEMENT (MISC.156A-43)
- EXISTING 20' SANITARY SEWER EASEMENT (C28-174)
- EXISTING 15' WATERLINE EASEMENT (C32-69)
- EXISTING ACCESS AND UTILITY EASEMENT (9/14/94, MISC. 9426 PAGES 4616-4619)
- EXISTING 20' SANITARY SEWER EASEMENT (11/17/05, 2005C-371)
- EXISTING SIDEWALK EASEMENT (11/17/05, 2005C-371)
- EXISTING 15' ELECTRIC EASEMENT (6/30/85, C28-174)
- SLOPE EASEMENT AGREEMENT (1/9/06, A110, 3271)

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- RETAINING WALL
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING SPOT ELEVATION



- GENERAL NOTES:
1. RISER PIPE MATERIAL - CORRUGATED METAL PIPE, PVC, HDPE OR OTHER PLASTIC MATERIAL.
 2. GEOTEXTILE FILTER FABRIC (MIRAFI, OR EQUAL).
 3. RISER PERFORATION SHALL BE 1" Ø, 6" O.C.
 4. ALL PIPE CONNECTION SHALL BE WATERTIGHT.
 5. FILL MATERIAL AROUND PIPE SHALL BE COMPACTED IN 4 INCHES LIFTS. A MINIMUM OF 2 FEET OF COMPACTED BACKFILL SHALL BE PLACED OVER THE PIPE BEFORE CROSSING IT WITH CONSTRUCTION TRAFFIC.
 6. SIDE SLOPES SHALL BE 3:1 OR FLATTER.

SEDIMENT BASIN WITH PIPE OUTLET

NOTES:

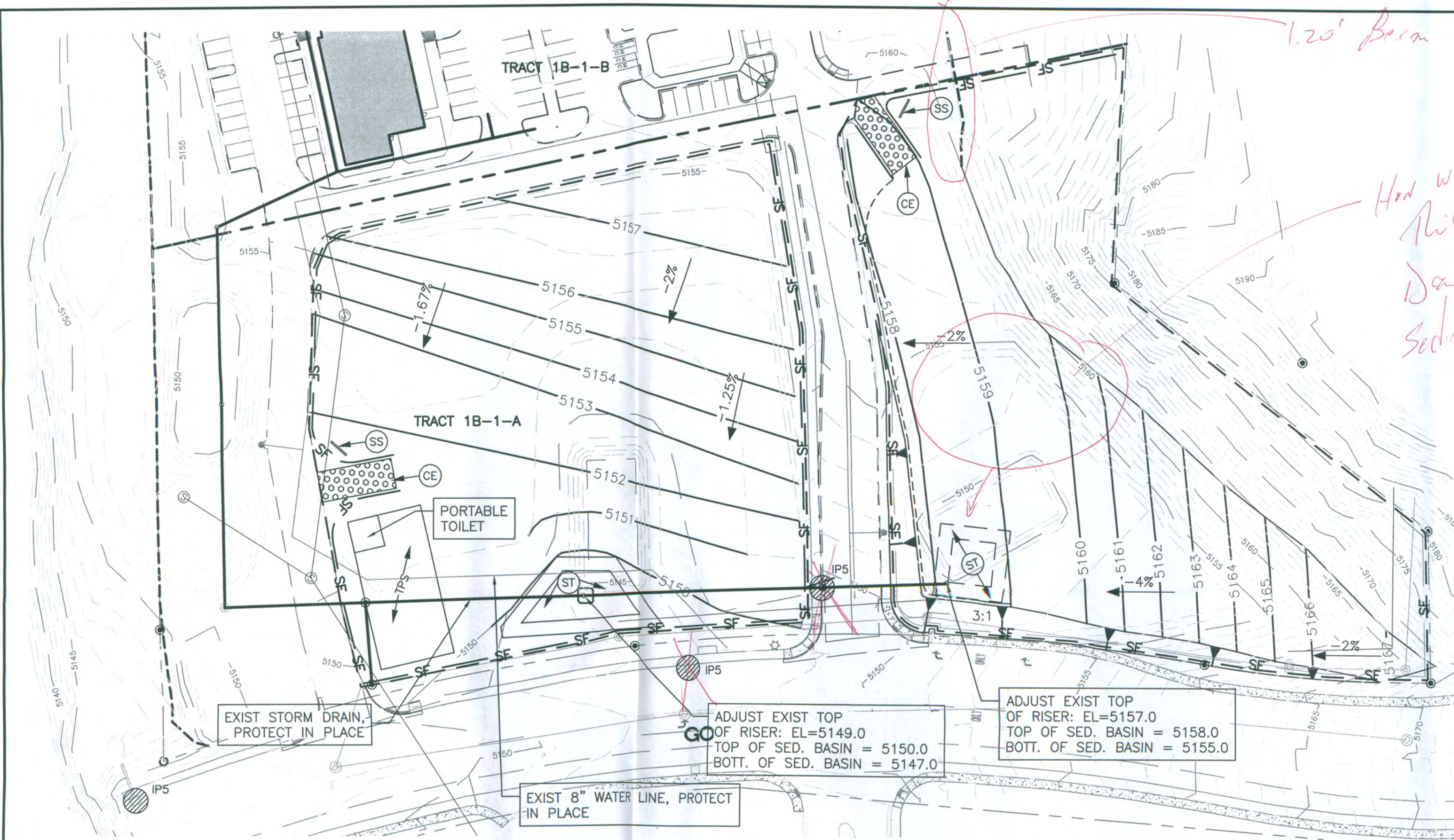
1. EXISTING COMMON DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS TRACTS 1B-1-A AND 1B-1-B PER APPROVED SITE PLAN AND REPLAT.
2. REFER TO GEOTECHNICAL REPORT AND ADDENDUM(S) (IF APPLICABLE) FOR SUBGRADE PREP AND COMPACTION RECOMMENDATIONS AND ADDITIONAL DETAILS.

CAUTION:

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

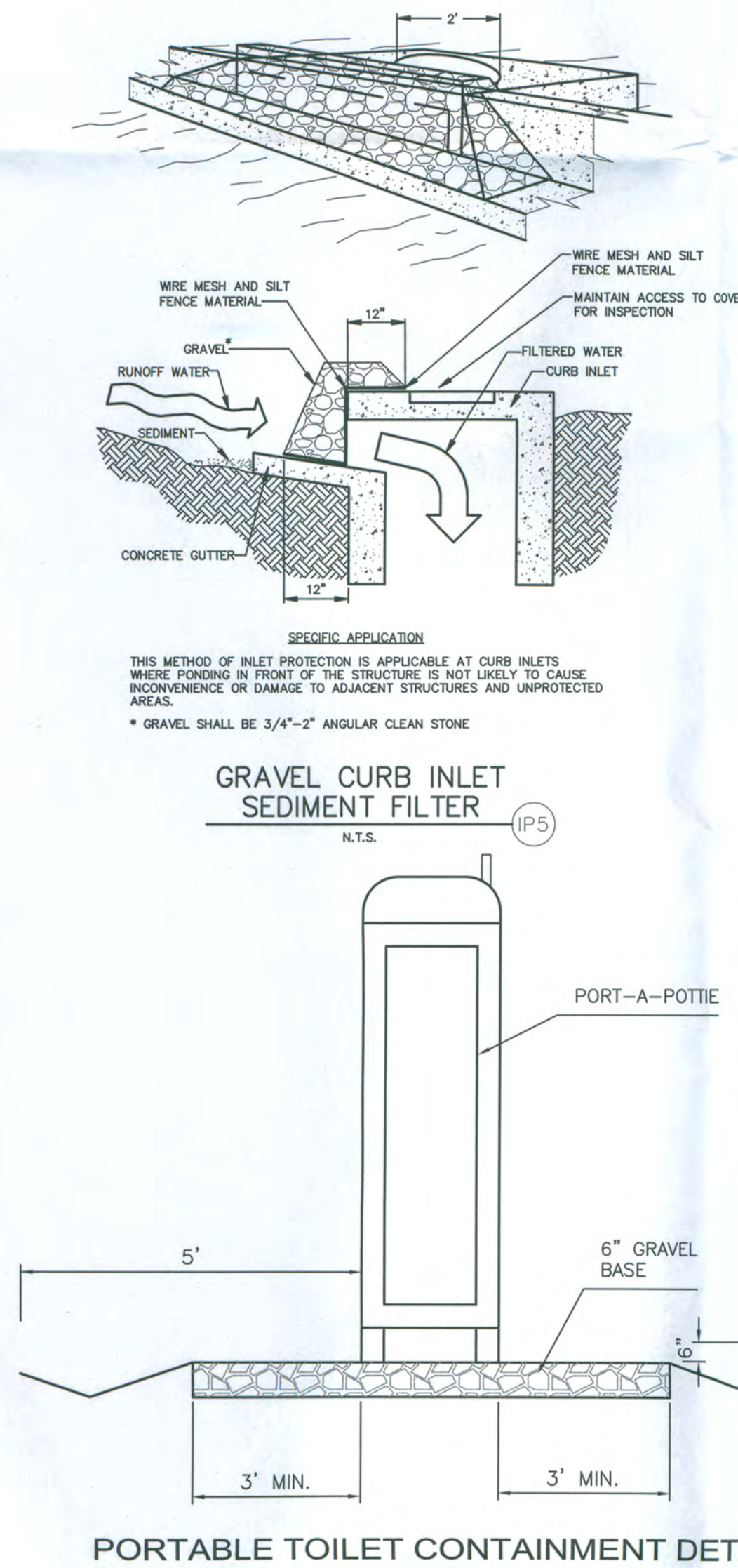
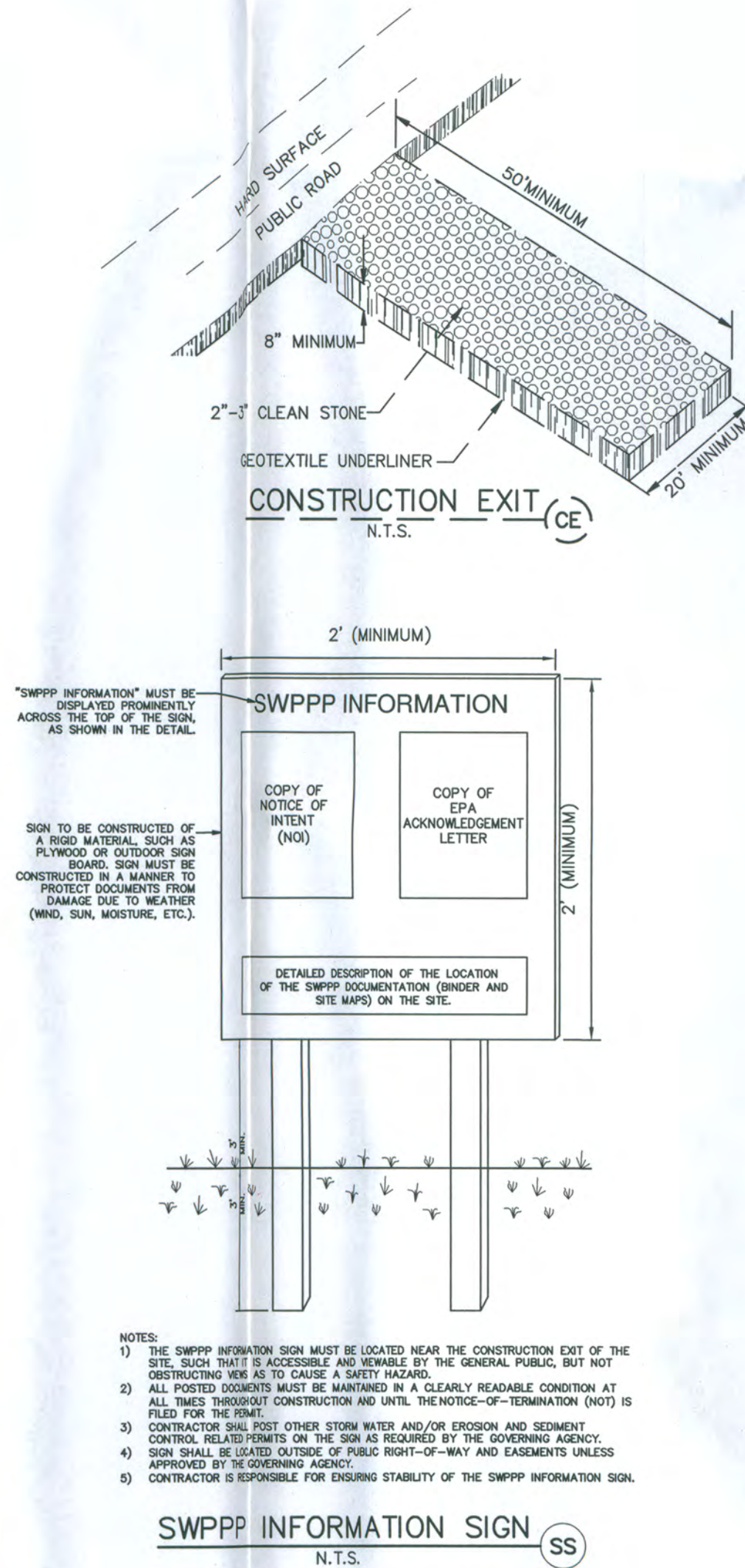
ROUGH GRADING APPROVAL

	SPECTRUM ASSISTED LIVING	DRAWN BY SBH
	TRACT 1B-1-A, PARADISE NORTH MASS GRADING PLAN	DATE 10/3/13
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2011026-MASS GRADING PLAN
		SHEET # C1
		JOB # 2011026



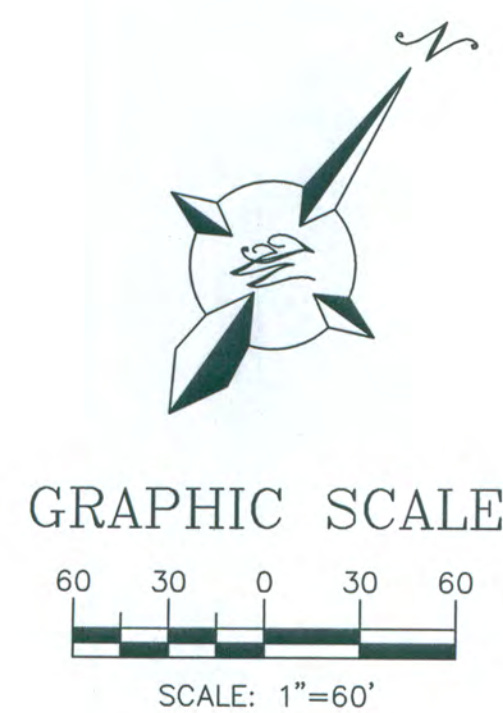
GENERAL EROSION NOTES

- THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING ("SITE MAP"), THE STANDARD DETAILS, THE PLAN NARRATIVE, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF NEW MEXICO NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA, WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOATATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- ON THE SITE SHALL BE CONTROLLED, THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 21 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. PROVIDE ADEQUATE TEMPORARY IRRIGATION FOR GERMINATION.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.
- ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.



- #### SEQUENCE OF CONSTRUCTION
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
 2. CONSTRUCT THE SILT FENCES ON THE SITE.
 3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
 4. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS.
 5. PERFORM DEMOLITION ON THE SITE.
 6. UNDERCUT GRADE AS REQUIRED.
 7. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
 8. FINISH GRADING THE SITE. RAISE GRADES TO INDUCE DRAINAGE TOWARD TEMPORARY SEDIMENT BASINS.

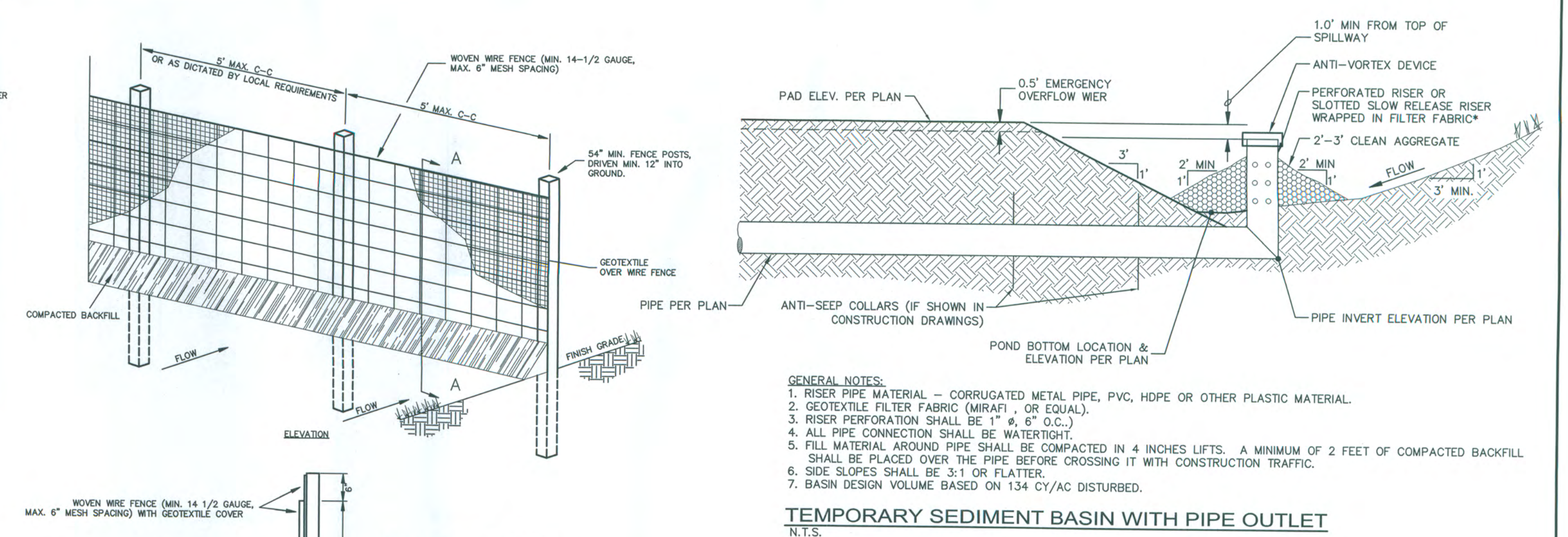
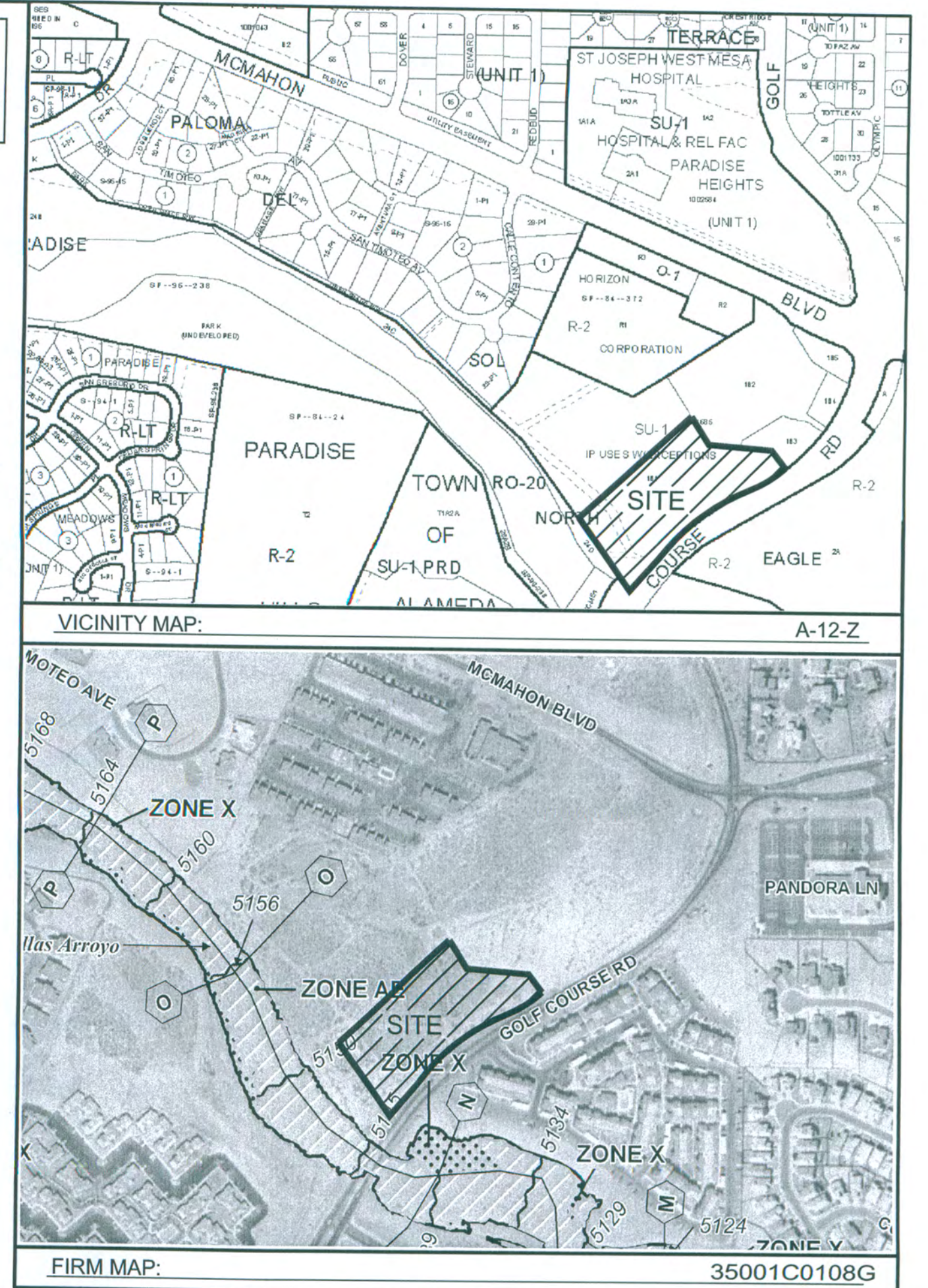
- #### EROSION NOTES
- TPS TEMPORARY PARKING AND STORAGE
 - LIMITS OF DISTURBANCE
 - 1.2' HIGH BERM
- #### EROSION DETAILS
- CE TEMPORARY STONE CONSTRUCTION EXIT
 - SF TEMPORARY SILT FENCE
 - ST TEMPORARY SEDIMENT TRAP
 - IP INLET PROTECTION



NOTE: SEE SITE PLAN FOR LEGEND SYMBOLS

MAINTENANCE

- ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
 2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RE-SEEDED AS NEEDED.
 3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
 4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
 5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
 6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.



- #### GENERAL NOTES:
1. RISER PIPE MATERIAL - CORRUGATED METAL PIPE, PVC, HDPE OR OTHER PLASTIC MATERIAL.
 2. GEOTEXTILE FILTER FABRIC (MIRAFI, OR EQUAL).
 3. RISER PERFORATION SHALL BE 1" Ø, 6" O.C..
 4. ALL PIPE CONNECTION SHALL BE WATER-TIGHT.
 5. FILL MATERIAL AROUND PIPE SHALL BE COMPACTED IN 4 INCHES LIFTS. A MINIMUM OF 2 FEET OF COMPACTED BACKFILL SHALL BE PLACED OVER THE PIPE BEFORE CROSSING IT WITH CONSTRUCTION TRAFFIC.
 6. SIDE SLOPES SHALL BE 3:1 OR FLATTER.
 7. BASIN DESIGN VOLUME BASED ON 134 CY/AC DISTURBED.

TEMPORARY SEDIMENT BASIN WITH PIPE OUTLET

N.T.S.

ROUGH GRADING APPROVAL

ENGINEER'S SEAL	SPECTRUM ASSISTED LIVING TRACT 1B-1-A, PARADISE NORTH EROSION & SEDIMENTATION CONTROL PLAN	DRAWN BY SBH
		DATE 10/3/13
		2011026-SWPP PLAN
		SHEET # ESC1
RONALD R. BOHANNAN P.E. #7868	 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2011026