

DRAINAGE PLAN

I. EXECUTIVE SUMMARY AND INTRODUCTION

THE PROPOSED APS NORTHWEST EDUCATION CORRIDOR SITE IS LOCATED IN A RAPIDLY DEVELOPING AREA OF ALBUQUERQUE'S NORTHWEST MESA. THE SITE LIES WITHIN THE BOCA NEGRA WATERSHED SOUTH OF THE ALAMEDA GRANT. THE PROPERTY CONSISTS OF APPROXIMATELY 63.3 ACRES TO BE DEVELOPED INTO AN ELEMENTARY SCHOOL, A MIDDLE SCHOOL AND SOCCER FIELD COMPLEX. THE DEVELOPED STORM RUNOFF FROM THE SITE WILL CONTINUE TO DISCHARGE IN DISSIPATED SHEET FLOW ONTO THE PROPOSED TRACT ADJACENT TO THE SOUTH AND INTO THE BOCA NEGRA ARROYO. MINOR OFFSITE FLOWS WILL CONTINUE TO BE ACCEPTED AND CONVEYED THROUGH THE PROPERTY TO THE HISTORIC DISCHARGE POINT OF THE ARROYO.

THE PURPOSE OF THIS SUBMITTAL IS TO SUPPORT THE ROUGH GRADING APPROVAL FOR THE ELEMENTARY SCHOOL SITE, SOCCER COMPLEX AND PRIVATE ROADS.

II. PROJECT DESCRIPTION

AS SHOWN BY VICINITY MAP C-9, THE SITE IS LOCATED ON ALBUQUERQUE'S NORTHWEST MESA ALONG THE WEST ROW OF RAINBOW BOULEVARD NW (A.K.A. ATRISCO DRIVE), SOUTH OF WOODMONT AVENUE NW. THE EASTERLY HALF OF RAINBOW BOULEVARD NW IS DEVELOPED WITH TEMPORARY AND PERMANENT CURB AND ASPHALT PAVEMENT, CONSTRUCTED UNDER CITY PROJECT NO. 766981 TO SUPPORT THE NEW APS NORTHWEST HIGH SCHOOL (A.K.A. VOLCANO VISTA HIGH SCHOOL). THE TRAILS SUBDIVISION CURRENTLY UNDER DEVELOPMENT BY LONGFORD HOMES IS ADJACENT TO THE NORTH BOUNDARY OF THE PROPERTY. THIS DEVELOPMENT IS REQUIRED TO CONVEY DEVELOPED RUNOFF TO A PUBLIC STORM DRAIN IN UNPERFECT BOCA NEGRA NW TO BE CONSTRUCTED. THE WESTERLY BOUNDARY OF THE PROPOSED TRACTS ARE UNDEVELOPED TRACTS 4 AND 5, BOND RANCHES WHICH ARE PART OF THE PETROGLYPH NATIONAL MONUMENT. THE PROPERTIES ALONG THE SOUTH BOUNDARY ARE UNDEVELOPED BUT ARE PLATTED AS PART OF THE VOLCANO CLIFFS. THE PROPOSED LEGAL DESCRIPTIONS OF THE PROPERTY ARE TRACTS C-1 AND C-2, ANCIENT MESA. TRACT C-1 IS APPROXIMATELY 63.3 ACRES AND WILL BE DEVELOPED AS A PUBLIC SCHOOL FACILITY CONSISTING OF AN ELEMENTARY SCHOOL, SOCCER FIELD COMPLEX AND A MIDDLE SCHOOL. TRACT C-2 IS APPROXIMATELY 7.5 ACRES AND WILL REMAIN UNDEVELOPED UNDER THIS PLAN. THE SITE IS ZONED R0-20 AND THE PROPOSED USES ARE PERMISSIBLE. AS SHOWN BY PANEL 111 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS, BERNALILLO COUNTY, NEW MEXICO, AND INCORPORATED AREAS, DATED NOVEMBER 19, 2003, TRACT C-1 DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE; TRACT C-2 INCLUDES AN EXISTING FLOOD HAZARD ZONE DESIGNATION WITHIN THE BOCA NEGRA ARROYO PASSING THROUGH THE SITE SOUTHEASTERLY FROM THE WEST BOUNDARY TO THE SOUTH BOUNDARY.

III. BACKGROUND DOCUMENTS

THE FOLLOWING IS A LIST OF DOCUMENTS RELATED TO THE SITE AND SURROUNDING AREA. THIS LIST MAY NOT BE ALL INCLUSIVE, HOWEVER, REPRESENTS A SUMMARY OF RELEVANT PLANS AND DOCUMENTS WHICH ARE KNOWN TO THE ENGINEER AT THE TIME OF PLAN PREPARATION.

- PRELIMINARY PLAT OF TRACTS C-1 AND C-2, ANCIENT MESA PREPARED BY HIGH MESA CONSULTING GROUP (HMC) DATED SEPTEMBER, 2001. THE PRELIMINARY PLAT DEMONSTRATES THE CREATION OF TWO TRACTS FROM TRACT C, ANCIENT MESA AND THE PROPOSED GRANTS OF PUBLIC WATERLINE AND THE DEDICATION OF PUBLIC STREET RIGHT-OF-WAY. THE PRELIMINARY PLAT WAS SUBMITTED TO THE DEVELOPMENT REVIEW BOARD (DRB) AND APPROVED AT THE OCTOBER 10, 2007 HEARING. THIS DRAINAGE REPORT ADDRESSES BOTH TRACTS IDENTIFIED IN THE PRELIMINARY PLAT.
- MASTER DRAINAGE REPORT (MDR) PREPARED BY THIS OFFICE DATED 8/17/2007 AND APPROVED BY CITY HYDROLOGY (CS/D10) ON SEPTEMBER 06, 2007. THE MDR ESTABLISHED THE CRITERIA FOR DEVELOPING THIS PLAN.

THE PROPOSED DRAINAGE CONCEPTS SHOWN HEREIN IS IN ACCORDANCE WITH THE POLICIES AND REQUIREMENTS OF THE ABOVE LISTED DOCUMENTS.

IV. EXISTING CONDITIONS

TRACTS C-1 AND C-2, ANCIENT MESA ARE UNDEVELOPED WITH SPARSE GROUND COVER OF NATIVE VEGETATION. THE SITE GENERALLY SLOPES FROM THE WEST TO EAST. THE EXISTING SITE RUNOFF DRAINS TO THE SOUTHEAST CORNER AND ULTIMATELY TO THE UNDEVELOPED BOCA NEGRA ARROYO. THE PROPERTY IS BOUNDED BY THE TRAILS SUBDIVISION ON THE NORTH, WHICH IS CURRENTLY UNDER DEVELOPMENT. DEVELOPED FLOWS FROM THE TRAILS WILL DRAIN TO AN INTERNAL DETENTION POND AND STORM DRAIN SYSTEM AND WILL NOT CONTRIBUTE OFFSITE FLOWS TO THE SITE. THE SITE IS NOT IMPACTED BY UNDEVELOPED FLOWS FROM THE TRAILS DUE TO THE TEMPORARY RETENTION POND AND ACCESS ROAD THAT INTERCEPT THESE FLOWS AT THE NORTHWEST QUADRANT OF THE PROPERTY, AND THE EASTERLY DEVELOPED PORTION IS GRADED TO CONVEY DEVELOPED RUNOFF TO THE TRAILS DEVELOPMENT DRAINAGE SYSTEM. THE PETROGLYPH NATIONAL MONUMENT BOUNDS THE PROPERTY TO THE WEST OF PROPOSED TRACT C-2. TRACT C-2 WILL REMAIN UNDEVELOPED UNDER THIS PLAN AND WILL CONTINUE TO ACCEPT ALL OFFSITE FLOWS GENERATED UPSTREAM, INCLUDING ALL FLOWS CONTAINED WITHIN THE EXISTING FLOOD ZONE A OF THE BOCA NEGRA ARROYO. TRACT C-1 IS NOT IMPACTED BY THESE OFFSITE FLOWS BECAUSE THE NORTHWEST CORNER OF THE TRACT IS A TOPOGRAPHIC HIGH POINT. THE SOUTHERN BOUNDARY ADJUTS PLATTED UNDEVELOPED LANDS OF THE VOLCANO CLIFFS SUBDIVISION (UNITS 12 AND 13) WHICH ARE TOPOGRAPHICALLY LOWER THAN THESE TRACTS AND ARE INCAPABLE OF GENERATING OFFSITE FLOWS. RAINBOW BOULEVARD NW LIES ALONG THE EAST OF TRACT C-1, WHERE THE EAST HALF OF THE ROADWAY WAS CONSTRUCTED BY CITY PROJECT NO. 766981.

V. PROPOSED MASS GRADING CONDITIONS

THE SITE WILL BE CUT AND FILLED AS SHOWN HEREON IN ANTICIPATION OF THE CONSTRUCTION OF A NEW ELEMENTARY SCHOOL, SOCCER FIELD COMPLEX AND ASSOCIATED ACCESS ROADS. UPON COMPLETION OF THE EARTHWORK, THE SITE WILL BE REVEGETATED AND AN EROSION CONTROL PLAN WILL BE IMPLEMENTED. NO DRAINAGE CALCULATIONS HAVE BEEN INCLUDED BECAUSE THE CHARACTERISTICS OF THE LAND WILL NOT BE SIGNIFICANTLY CHANGED FROM THE EXISTING CONDITIONS. THIS PLAN IS CONSISTENT WITH THE PREVIOUSLY APPROVED MASTER DRAINAGE REPORT DATED 08/17/2007 AND APPROVED BY CITY HYDROLOGY.

VI. GRADING PLAN

THE GRADING PLANS ON SHEETS 2 THROUGH 5 SHOW: 1) EXISTING GRADES INDICATED BY CONTOURS AT 1 FOOT INTERVALS FROM A TOPOGRAPHIC SURVEY CONDUCTED IN MARCH, 2007 PREPARED BY THIS OFFICE, 2) PROPOSED BOUNDARY AND EASEMENT DATA FROM THE SKETCH PLAT OF TRACTS C-1 AND C-2, ANCIENT MESA PREPARED BY THIS OFFICE, 3) THE LIMIT AND CHARACTER OF THE EXISTING IMPROVEMENTS AS SHOWN BY THE AFOREMENTIONED SURVEY, 4) PROPOSED GRADES INDICATED BY ROUGH GRADING CONTOURS AT 1 FOOT INTERVALS, AND 5) CONTINUITY BETWEEN THE EXISTING AND PROPOSED GRADES.

VII. CONCLUSIONS

- THE PROPOSED CONSTRUCTION CONSISTS OF THE MASS GRADING SITE PREPARATION FOR A NEW ELEMENTARY SCHOOL, SOCCER FIELD COMPLEX AND ASSOCIATED ACCESS ROADS.
- THE PROPOSED SITE IMPROVEMENTS AND DRAINAGE CONCEPT ARE CONSISTENT WITH THE DEVELOPMENT CRITERIA ESTABLISHED BY PREVIOUSLY APPROVED PLANS FOR THE SITE (THE TRAILS MDP, VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN (VHSDP), MASTER DRAINAGE REPORT FOR TRACTS C-1 AND C-2 ANCIENT MESA).
- THE PROPOSED DRAINAGE CONCEPT IS CONSISTENT WITH PRE DESIGN CONFERENCE WITH THE CITY HYDROLOGIST ON MARCH 8, 2007.
- DEVELOPED RUNOFF GENERATED BY THE DEVELOPMENT OF TRACT C-1 WILL BE TEMPORARILY MITIGATED BY THE USE OF RETENTION PONDS TO ALLEVIATE ITS IMPACT ON THE DOWNSTREAM BOCA NEGRA DAM CONSTRUCTION.
- TRACT C-2 IS SUBJECT TO SURFACE DRAINAGE EASEMENTS TO ACCEPT FLOWS FROM TRACT C-1.
- TRACT C-2, WHICH CONTAINS A SECTION OF THE BOCA NEGRA ARROYO, REMAINS UNDEVELOPED UNDER THIS PLAN WHICH IS CONSISTENT WITH THE VHSDP.
- RAINBOW BOULEVARD NW IS NOT INTENDED TO ACCEPT RUNOFF FROM THE DEVELOPED TRACT C-1.
- THERE ARE NO DPM DESIGN VARIANCES REQUIRED BY THIS PROJECT.
- SEPARATE SUBMITTALS FOR THE ELEMENTARY SCHOOL, SOCCER FIELD COMPLEX AND MIDDLE SCHOOL CONSTRUCTION WILL BE REQUIRED FOR PERMITTING.
- A SEPARATE FENCING PLAN WILL BE PREPARED TO CONTROL ACCESS TO TRACTS C-1 AND C-2.

ENGINEER'S CERTIFICATION FOR TEMPORARY CERTIFICATE OF OCCUPANCY

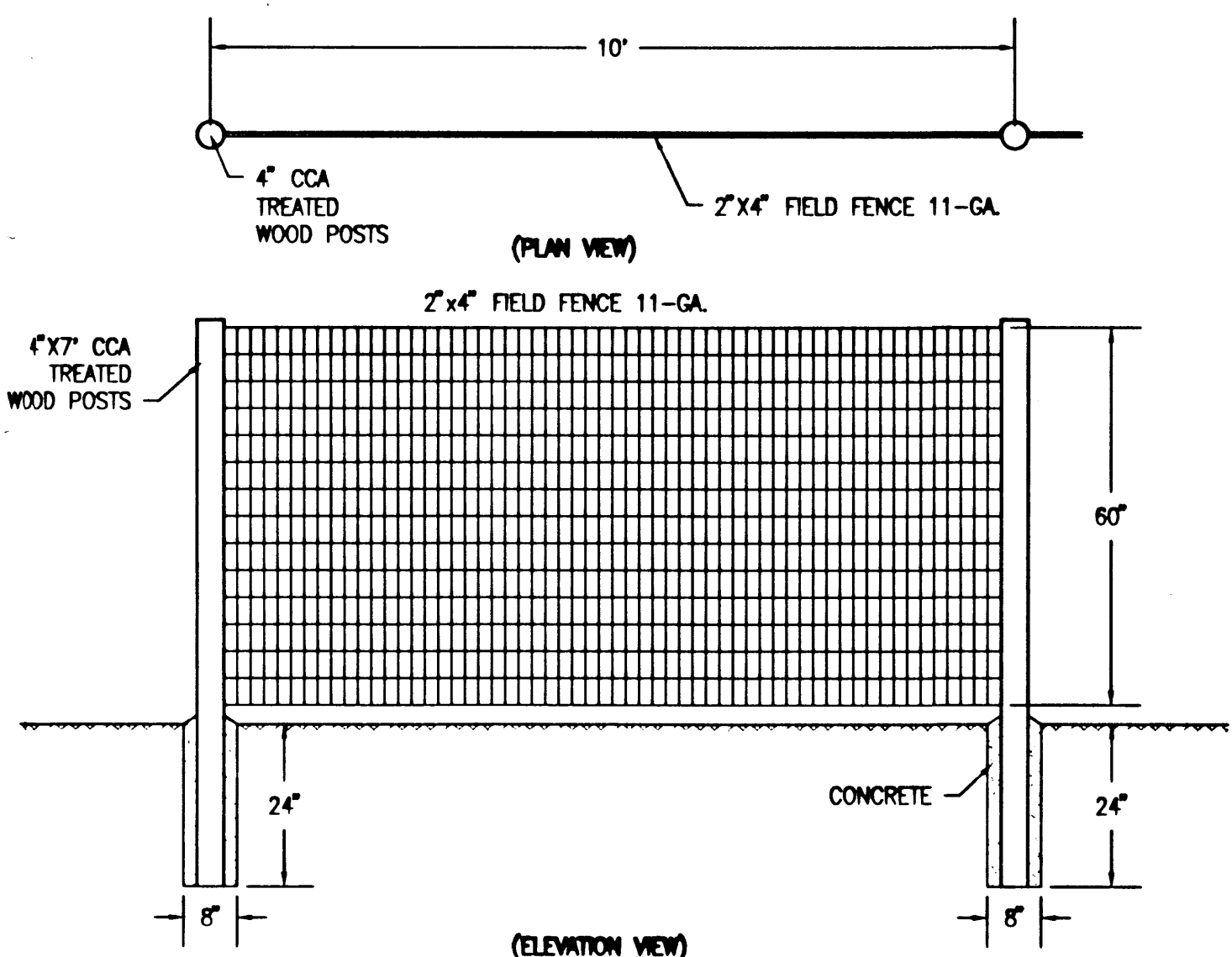
I, JEFFREY G. MORTENSEN, NMPE 8547, OF THE FIRM HIGH MESA CONSULTING GROUP, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED, DRAINED AND CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10-12-2007 AND REVISED 11-28-2007 WITH THE FOLLOWING EXCEPTIONS:

- THE STOCKPILED SOIL AND ROCK LOCATED ON THE CENTER PORTION OF THE SITE MUST BE REMOVED AND DISPOSED OF PROPERLY ONSITE PRIOR TO FINAL ACCEPTANCE BY THE OWNER AND ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY FOR THE TERRA ANTIGUA ELEMENTARY SCHOOL.
- THE OFFSITE AREAS DISTURBED ON TRACT C-2, ANCIENT MESA, MUST BE RESTORED AND REVEGETATED PRIOR TO FINAL ACCEPTANCE BY THE OWNER AND ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY FOR THE TERRA ANTIGUA ELEMENTARY SCHOOL.
- THE PERMANENT PERIMETER FENCING OF THE ENTIRE TRACT C-2 MUST BE COMPLETED PRIOR TO ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY FOR THE TERRA ANTIGUA ELEMENTARY SCHOOL.

THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS EITHER BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AS SUPPLEMENTAL SITE DATA COMBINED WITH RECORD INFORMATION OBTAINED FROM THE AS-BUILT SURVEY PERFORMED UNDER THE DIRECT SUPERVISION OF CHARLES G. CALA, JR., NMPS 11184, OF THE FIRM HIGH MESA CONSULTING GROUP, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED TO DOCUMENT COMPLETION OF THE IMPROVEMENTS AS IDENTIFIED ON THIS APPROVED PLAN FOR THE OWNER AND IN SUPPORT OF ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY FOR THE TERRA ANTIGUA ELEMENTARY SCHOOL.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECT OF THIS PROJECT. THIS CERTIFICATION DOES NOT ADDRESS ADA COMPLIANCE WHICH IS BEYOND THE SCOPE OF GRADING AND DRAINAGE. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

JEFFREY G. MORTENSEN
NMPE NO. 8547
DATE 05-09-2009



△ TYPICAL FIELD FENCE DETAILS (FOR INFORMATION ONLY) - PEABODY
SCALE: 1" = 2'-0"

CONSTRUCTION NOTES

- ALL WORK DETAILLED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1986, UPDATE 7, INCLUDING AMENDMENT 1.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED ON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES DURING CONSTRUCTION.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
- WHEN APPLICABLE, THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION. AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.
- A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL (CONTAMINATED OR OTHERWISE), ASPHALTIC PAVING, CONCRETE PAVING, ETC. SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE REGULATIONS. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND IN HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION. THEREFORE, NO SEPARATE PAYMENT SHALL BE MADE.
- A BORROW SITE FOR IMPORT MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE REGULATIONS. ALL COSTS INCURRED IN OBTAINING A BORROW SITE AND IN HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION. THEREFORE, NO SEPARATE PAYMENT SHALL BE MADE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFELY OBTAINING THE REQUIRED COMPACTION. THE CONTRACTOR SHALL SELECT AND USE METHODS WHICH SHALL NOT BE INJURIOUS OR DAMAGING TO THE EXISTING FACILITIES AND STRUCTURES WHICH SURROUND THE WORK AREA.
- THE CONTRACTOR SHALL CONFINE HIS WORK WITHIN THE CONSTRUCTION LIMITS IN ORDER TO PRESERVE THE EXISTING IMPROVEMENTS AND SO AS NOT TO INTERFERE WITH THE OPERATIONS OF THE EXISTING FACILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% ASTM D-1557 UNLESS A GREATER COMPACTION REQUIREMENT IS OTHERWISE SPECIFIED.
- ALL EXISTING UTILITIES ENCOUNTERED WITHIN THE WORK LIMITS SHALL BE ADJUSTED TO GRADE AND SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- MAXIMUM UNPROTECTED SLOPES SHALL BE 3:1.
- ROUGH GRADING TOLERANCES SHALL BE ± 0.33 FT.
- UNDER FEDERAL LAW, THE OPERATOR(S) OF CONSTRUCTION SITES WHERE 1 OR MORE ACRES ARE DISTURBED MUST SUBMIT A NOTICE OF INTENT (N.O.I.) TO OBTAIN COVERAGE UNDER AN NPDES STORM WATER CONSTRUCTION GENERAL PERMIT.
- WHEN APPLICABLE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND FILE AN N.O.I. WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.
- CAUTION: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926, SUBPART P-EXCAVATIONS.
- FENCING ALONG THE COMMON PROPERTY LINE BETWEEN TRACTS C-1 AND C-2 REQUIRED TO PREVENT DISTURBING TRACT C-2 BY PROPOSED GRADING ACTIVITIES. COORDINATION BETWEEN GRADING AND FENCING CONTRACTORS REQUIRED TO FACILITATE CONSTRUCTION ACCESS TO THE TWO SPECIFIC AREAS OF OFFSITE GRADING AS DELINEATED ON SHEET 5.

RECORD DRAWING

ENGINEER'S CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY

I, JEFFREY G. MORTENSEN, NMPE 8547, OF THE FIRM HIGH MESA CONSULTING GROUP, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED, DRAINED AND CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10-12-2007 AND REVISED 11-28-2007. THE EXCEPTIONS NOTED BY THE CERTIFICATION DATED 05-09-2009 HAVE BEEN ADDRESSED AS FOLLOWS:

- THE STOCKPILED SOIL AND ROCK LOCATED ON THE CENTER PORTION OF THE SITE HAS BEEN REMOVED AND DISPOSED OF PROPERLY ONSITE IN CONJUNCTION WITH THE CONSTRUCTION OF THE SOCCER COMPLEX.
- THE OFFSITE AREAS DISTURBED ON TRACT C-2, ANCIENT MESA, HAVE BEEN RESTORED AND REVEGETATED.
- THE PERMANENT PERIMETER FENCING OF THE ENTIRE TRACT C-2 HAS BEEN COMPLETED.

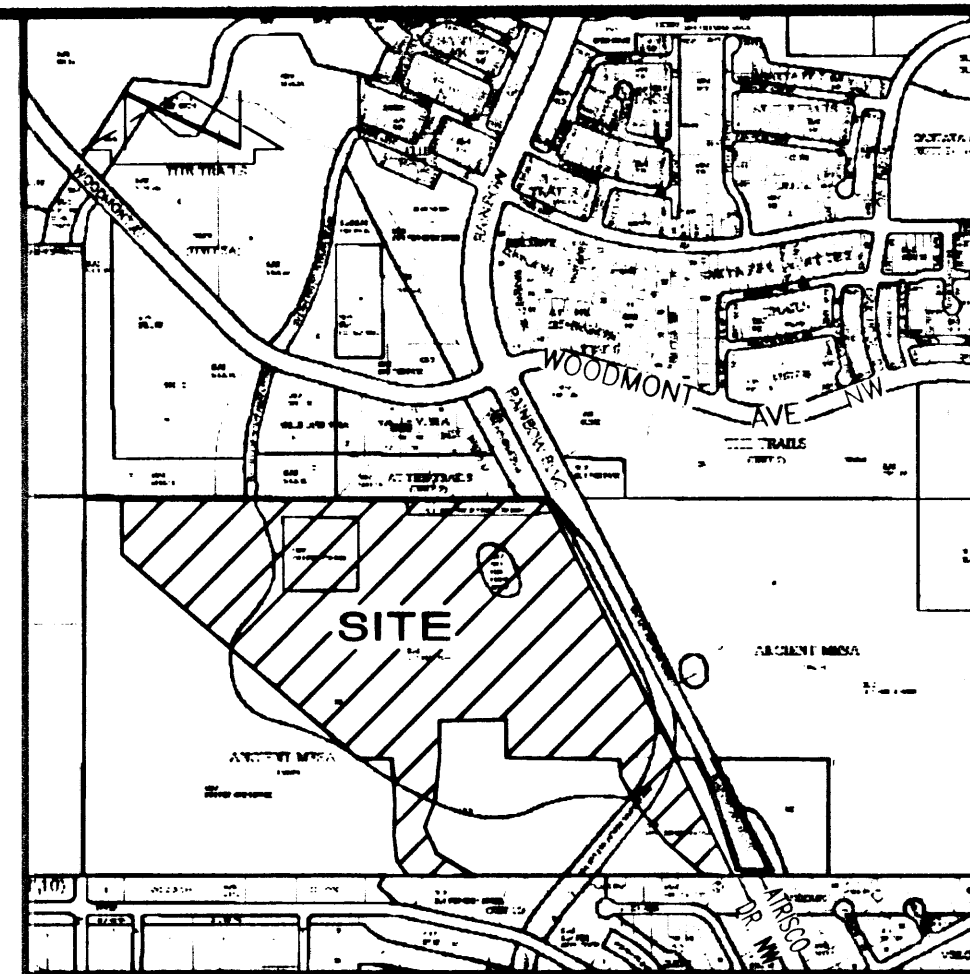
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THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECT OF THIS MASS GRADING AND SITE PREPARATION PROJECT. THIS CERTIFICATION DOES NOT ADDRESS SITE SPECIFIC ASPECTS OF GRADING AND DRAINAGE FOR THE THREE (3) STAND ALONE PROJECTS CITED ABOVE NOR DOES IT ADDRESS ADA COMPLIANCE WHICH IS BEYOND THE SCOPE OF GRADING AND DRAINAGE. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE. SEPARATE SITE SPECIFIC DRAINAGE CERTIFICATIONS ARE ALSO REQUIRED IN SUPPORT OF THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY FOR TERRA ANTIGUA ELEMENTARY SCHOOL, THE APS SOCCER COMPLEX AND TONY HILLERMAN MIDDLE SCHOOL.

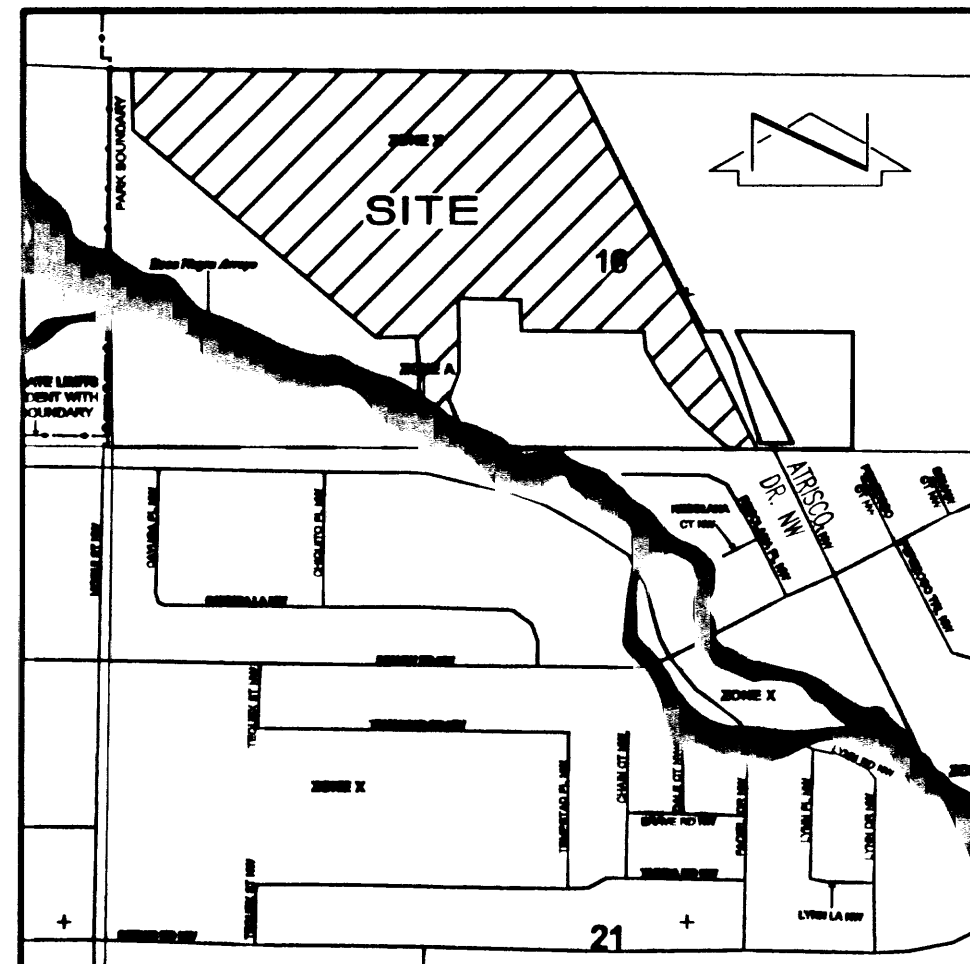
JEFFREY G. MORTENSEN, NMPE 8547
DATE 11-10-2009

LEGEND

INV	INVERT
TG	TOP OF GRADE
TC	TOP OF CURB
TA	TOP OF ASPHALT PAVEMENT
AL	ASPHALT LIP
APC	ASPHALT PIN CURB
C&G	CURB AND GUTTER
CC	CONCRETE CURB
CL	CENTERLINE
CONC	CONCRETE
CR	CURB RETURN
CVG	CONCRETE VALLEY GUTTER
EA	EDGE OF ASPHALT PAVING
EAP	ELECTRIC METER
FL	FLOW LINE
G/WM	UNDERGROUND GAS LINE BY UTILITY WARNING MARKER
GR	GRAVEL
MH	MANHOLE
PG	PIPE GATE
RA	ROCK AREA
SAS	SANITARY SEWER STANDARD
STD	STANDARD
TA	TOP OF ASPHALT
TC	TOP OF CURB
TCB	TRAFFIC CONTROL BOX
TCO	TOP OF CONCRETE
TOP	TOP OF SLOPE
TSP	STORM INLET FILLED WITH VEGETATION AND SERVICE POLE
TS	WATER VALVE BOX
WVB	CONIFEROUS TREE
*	UTILITY WARNING MARKER
25.41	PROPOSED SPOT ELEVATION
+24.86	EXISTING FLOWLINE ELEVATION
08	PROPOSED CONTOUR
5008	EXISTING CONTOUR
---	PROPOSED FLOWLINE
---	NEW BUILDING ENVELOPE
---	RIGHT OF WAY LINE
---	PUBLIC EASEMENT LINE
---	PROPOSED CONCRETE
---	PROPOSED ASPHALT
+	HIGH POINT



VICINITY MAP
SCALE: 1"=1000'



F.I.R.M. PANEL 111 OF 825
SCALE: 1"=1000'
11/19/2003

PROJECT BENCHMARK

A BRASS CAP LOCATED NEAR THE NORTHEAST CORNER OF TRACT B, ANCIENT MESA, APPROXIMATELY 65 FEET EAST OF THE NORTHEAST CORNER OF THE 4" WIRE FENCE AND STAMPED: T11N TA S16 S15

ELEVATION = 5414.95 FEET (NGVD 1929)

T.B.M. #1

A #5 REBAR W/CAP STAMPED "JMA CONTROL NMPS 11184", AS SHOWN ON SHEET 3.
ELEVATION = 5443.20 FEET (NGVD 1929)

T.B.M. #2

A USGLO BRASS CAP STAMPED "TA/CC/S17/S16/T11N/R2E 1911", AS SHOWN ON SHEET 3.
ELEVATION = 5486.32 FEET (NGVD 1929)

LEGAL DESCRIPTION

SITE LOCATED WITHIN SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.

INDEX OF DRAWINGS

SHEET	DESCRIPTION
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3	MASS GRADING PLAN - CENTER
4	MASS GRADING PLAN - WEST
5	MASS GRADING PLAN - OUTFALL LOCATIONS - DRAINAGE OUTFALL SITE PLANS - TRACT C-2

NOTE:

THIS IS NOT A BOUNDARY SURVEY; DATA IS SHOWN FOR ORIENTATION ONLY. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON THE BOUNDARY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP (FORMERLY JEFF MORTENSEN AND ASSOC., INC.), NMPS NO. 11184, DATED JANUARY, 2007. TOPOGRAPHIC INFORMATION IS BASED UPON A TOPOGRAPHIC SURVEY PREPARED BY HIGH MESA CONSULTING GROUP (FORMERLY JEFF MORTENSEN AND ASSOC., INC.) DATED SEPTEMBER, 2007, NMPS NO. 11184.

APPROVED FOR ROUGH GRADING:

ORIGINAL SIGNED BY JEREMY HOOVER DATED 10/18/07

CITY HYDROLOGY DATE

HIGH MESA Consulting Group

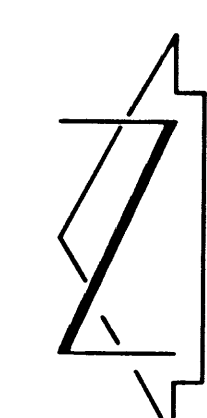
6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com

MASS GRADING PLAN - TRACT C-1, ANCIENT MESA DRAINAGE PLAN, CONSTRUCTION NOTES, VICINITY MAP, F.I.R.M., SECTIONS, INDEX OF DRAWINGS NORTHWEST EDUCATION CORRIDOR

DESIGNED BY	DATE	BY	REVISIONS	JOB NO.
GRB	11/07	GRB	NO REVISIONS THIS SHEET	2006-187.6
HMC	2-04	JSM	DRAINAGE CERTIFICATION FOR TEMP. C.O.	DATE 10-2007
JGM	11-04	JSM	DRAINAGE CERTIFICATION FOR PERM. C.O.	SHEET 1 OF 5

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AND ASSOC., INC.) DATED SEPTEMBER, 2007. NWPS NO. 11184

3 2



11-28-2007
6-12-2007 184.3

HIGH MESA Consulting Group

**MASS GRADING PLAN - EAST
TRACT C-1, ANCIENT MESA
NORTHWEST EDUCATION CORRIDOR**

ORIGINAL SIGNED BY JEREMY HOOVER DATED
10/18/07

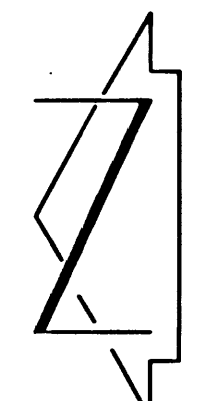
NEL	DATE	BY	REVISIONS
1	11/07	GRB	LABEL ARCHEOLOGICAL SITE
2	2/04	JSM	RECORD DRAWINGS AND CERTIFICATION FOR TEMP. C.O.
3	11-04	JSM	RECORD DRAWINGS AND DRAINAGE CERTIFICATION FOR PERM. C.O.

JOB NO.	2006.187.6	
DATE	10-2007	
SHEET	2	OF 5

MATCH LINE; FOR CONTINUATION SEE SHEET 2

RECORD DRAWING

FOR CERTIFICATION, SEE SHEET 1
FOR RECORD DRAWING LEGEND, SEE SHEET 4



SCALE: 1" = 50'



APPROXIMATE LIMITS OF EXISTING ARCHEOLOGICAL SITE PREVIOUSLY TREATED BY THE UNM OFFICE OF CONTRACT ARCHEOLOGY. ALL GRADINGS WITHIN THIS AREA MUST BE MONITORED BY THE UNM OFFICE OF CONTRACT ARCHEOLOGY.

DO NOT DISTURB - EXISTING ARCHEOLOGICAL SITE AS IDENTIFIED BY REPORT BY UNM OFFICE OF CONTRACT ARCHEOLOGY - DO NOT DISTURB

CONSTRUCT 5' HIGH FIELD FENCE ON R BY SEPARATE CONTRACT - ~~BEHIND~~

FOR CONTINUATION SEE SHEET 5

CONSTRUCT 100-LF CONCRETE WEIR WALL PER THE TYPICAL SECTION, SHEET 1. TOW=32.00

CONSTRUCT 5' HIGH FIELD FENCE ON R BY SEPARATE CONTRACT - ~~BEHIND~~

NOTE:
THIS IS NOT A BOUNDARY SURVEY. DATA IS SHOWN FOR ORIENTATION ONLY. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON THE BOUNDARY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP (FORMERLY JEFF MORTENSEN AND ASSOC., INC.), NMPS NO. 11184, DATED JANUARY, 2007. TOPOGRAPHIC INFORMATION IS BASED UPON A TOPOGRAPHIC SURVEY PREPARED BY HIGH MESA CONSULTING GROUP (FORMERLY JEFF MORTENSEN AND ASSOC., INC.) DATED SEPTEMBER, 2007, NMPS NO. 11184.

11-10-2009
03-09-2009
11-26-2007
10-12-2007
NEW MEXICO
8540
JEFF MORTENSEN
PROFESSIONAL ENGINEER

EXISTING DATA FROM POST-MASS GRADING VERIFICATION SURVEY DATED 02-27-2009

MATCH LINE; FOR CONTINUATION SEE SHEET 4

HIGH MESA Consulting Group
6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com

MASS GRADING PLAN - CENTER TRACT C-1, ANCIENT MESA NORTHWEST EDUCATION CORRIDOR

APPROVED FOR ROUGH GRADING:				REVISIONS				JOB NO.	
DESIGNED BY: G.R.B.				1	11/07	G.R.B.	LABEL ARCHEOLOGICAL SITE	2006-187.6	
DRAWN BY: H.M.C.G.				2	2/09	J.S.M.	RECORD DRAWING AND CERTIFICATION FOR TEMP. C.O.	DATE: 10-2007	
APPROVED BY: J.G.M.				3	11-01	J.S.M.	RECORD DRAWING AND DRAINAGE CERTIFICATION FOR PERM. C.O.	SHEET 3 OF 5	
CITY HYDROLOGY				DATE					

MATCH LINE; FOR CONTINUATION SEE SHEET 3

RECORD DRAWING FOR CERTIFICATION, SEE SHEET 1

RECORD DRAWING LEGEND	
CONSTRUCT	RECORD INFORMATION (VERIFIED BY ENGINEER)
✓	AS-CONSTRUCTED = AS-DESIGNED (VERIFIED BY ENGINEER)
38' 42"	RECORD INFORMATION (VERIFIED BY ENGINEER)
+25.2	RECORD INFORMATION (VERIFIED BY ENGINEER)
28.98' 42"	RECORD INFORMATION (VERIFIED BY ENGINEER)
✓	AS-CONSTRUCTED = AS-DESIGNED (VERIFIED BY AS-BUILT SURVEY)
31.8	RECORD INFORMATION FROM AS-BUILT SURVEY
+26.9	RECORD INFORMATION FROM AS-BUILT SURVEY
31.25' 22"	RECORD INFORMATION FROM AS-BUILT SURVEY
+26.9	RECORD INFORMATION FROM POST-MASS GRADING VERIFICATION SURVEY
-5455-	CONTOUR FROM POST-MASS GRADING VERIFICATION SURVEY
-60-	AS-APPROVED DESIGN CONTOUR FROM APPROVED PLAN

NOTE:

THIS IS NOT A BOUNDARY SURVEY; DATA IS SHOWN FOR ORIENTATION ONLY. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON THE BOUNDARY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP (FORMERLY JEFF MORTENSEN AND ASSOC., INC.), NMPS NO. 11184, DATED JANUARY, 2007. TOPOGRAPHIC INFORMATION IS BASED UPON A TOPOGRAPHIC SURVEY PREPARED BY HIGH MESA CONSULTING GROUP (FORMERLY JEFF MORTENSEN AND ASSOC., INC.) DATED SEPTEMBER, 2007, NMPS NO. 11184.

OVER-EXCAVATION NOTE:

THE ROUGH GRADING CONTRACTOR SHALL OVER-EXCAVATE THE BUILDING PADS TO THE ELEVATIONS SHOWN AND BACKFILL TO THE FINISH PAD ELEVATIONS. ALL BACKFILL SHALL BE COMPACTED TO 95% ASTM D-1557 AND IN ACCORDANCE WITH THE GEO-TECHNICAL INVESTIGATION REPORT NO. 07-1-187 DATED JUNE 6, 2007 BY VINYARD & ASSOCIATES, INC.

File Path: \\J:\M\004\2007\1843\1\ Plot Date: 11-09-2009
File Name: 61876MGP4_R3.DWG Plot Time: 2:38 pm

HIGH MESA Consulting Group

6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com

MASS GRADING PLAN - WEST TRACT C-1, ANCIENT MESA NORTHWEST EDUCATION CORRIDOR

APPROVED FOR ROUGH GRADING:

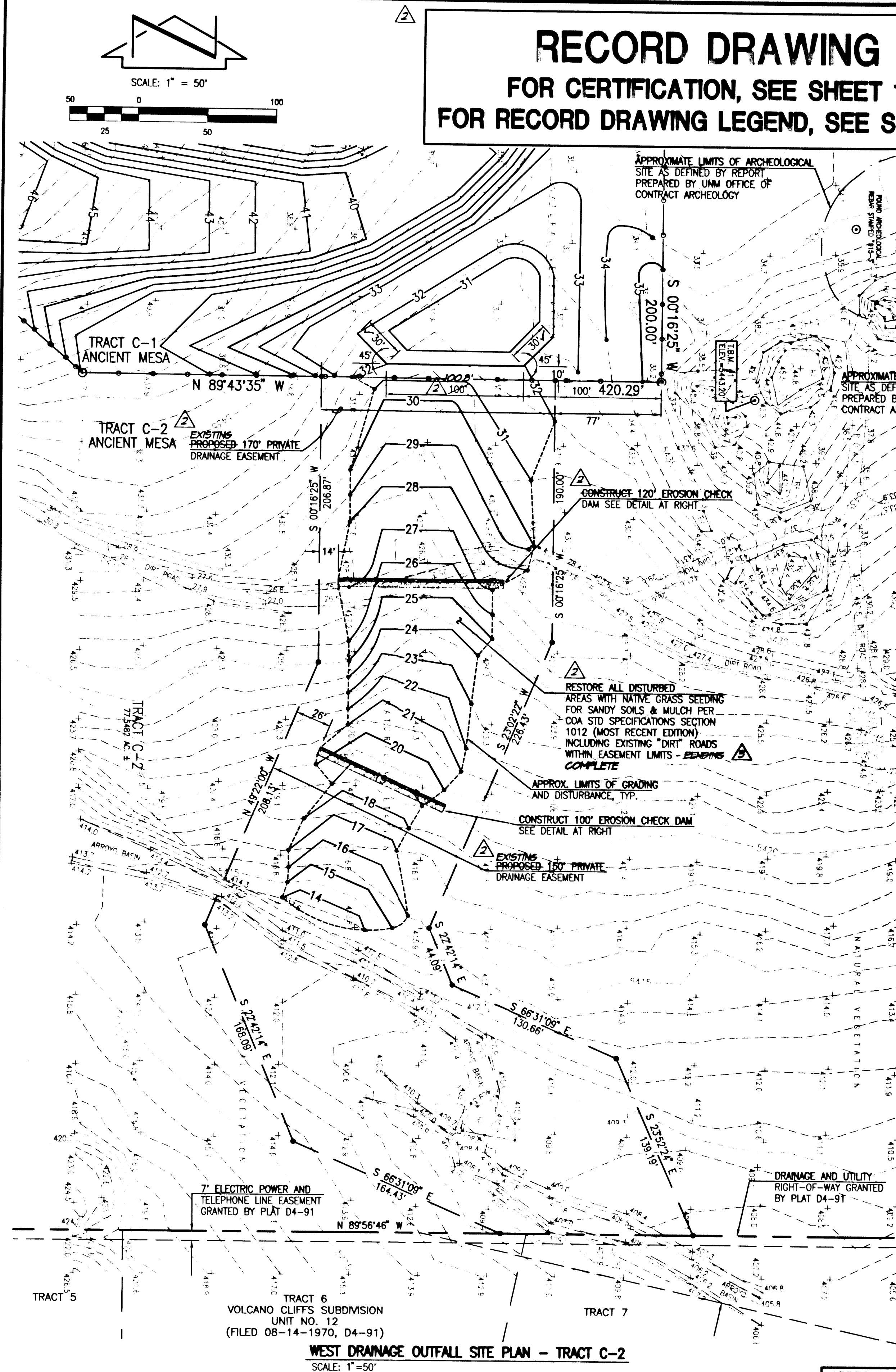
ORIGINAL SIGNED BY JEREMY HOOVER DATED
10/18/07
CITY HYDROLOGY DATE

DESIGNED BY: G.R.B.
DRAWN BY: CFA/BLE/DMH
APPROVED BY: J.G.M.

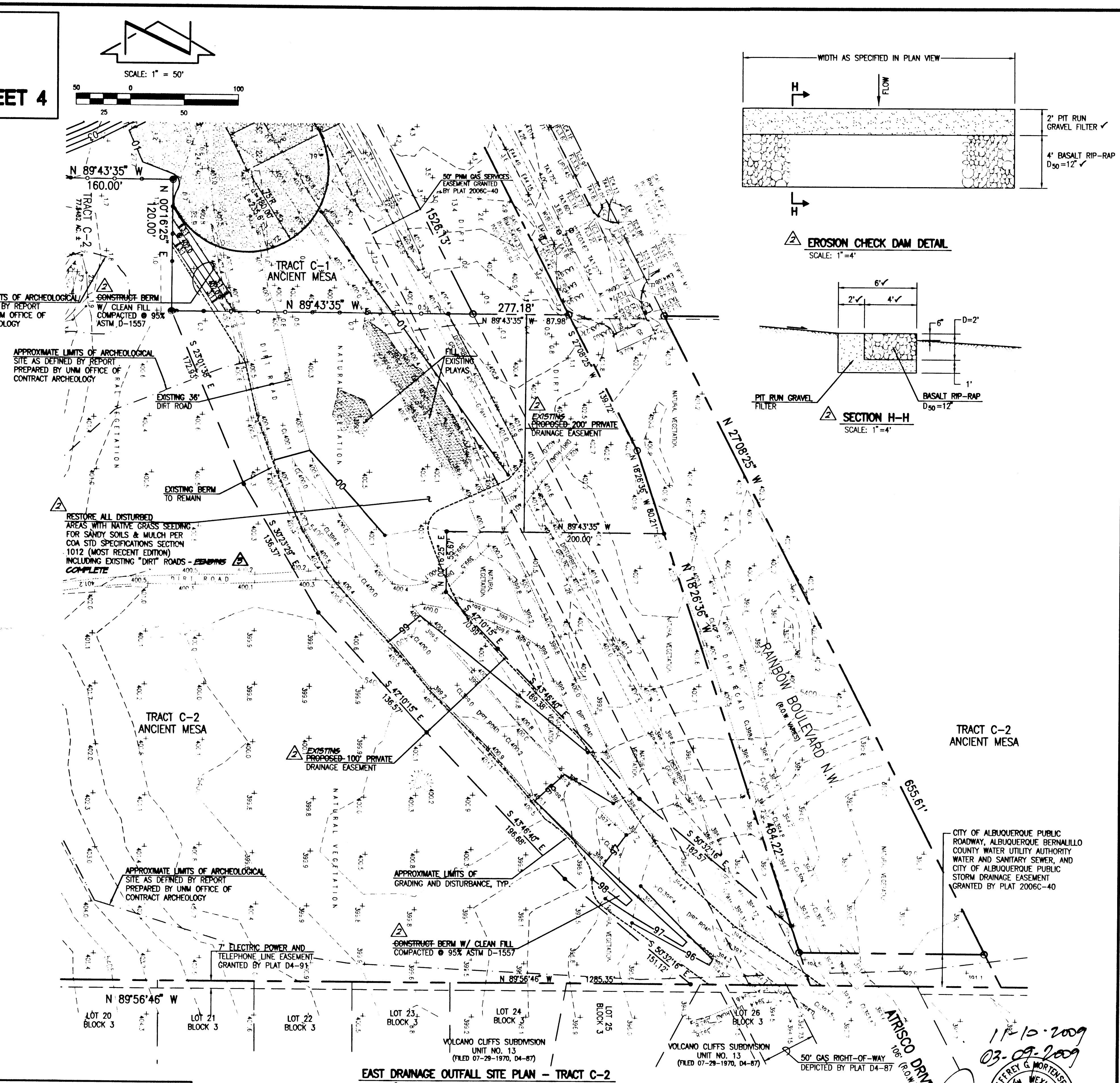
REVISIONS			JOB NO.
NO.	DATE	BY	
1	11/07	G.R.B.	2006-187.6
2	2/04	J.M.	
3	11-09	J.M.	
REVISIONS			DATE
REVISE FOR OVER-EXCAVATION REQUIREMENTS			10-2007
RECORD DRAWING AND CERTIFICATION			
RECORD DRAWING AND DRAINAGE CERTIFICATION FOR PERM. C.O.			
			SHEET
			4 OF 5

11-10-2009
08-09-2009
JEFF MORTENSEN
NEW MEXICO
6547
PROFESSIONAL ENGINEER
11-28-2007
6-12-2007.184.3

RECORD DRAWING **FOR CERTIFICATION, SEE SHEET 1** **FOR RECORD DRAWING LEGEND, SEE SHEET 4**



WEST DRAINAGE OUTFALL SITE PLAN - TRACT C-2
 SCALE: 1"=50'



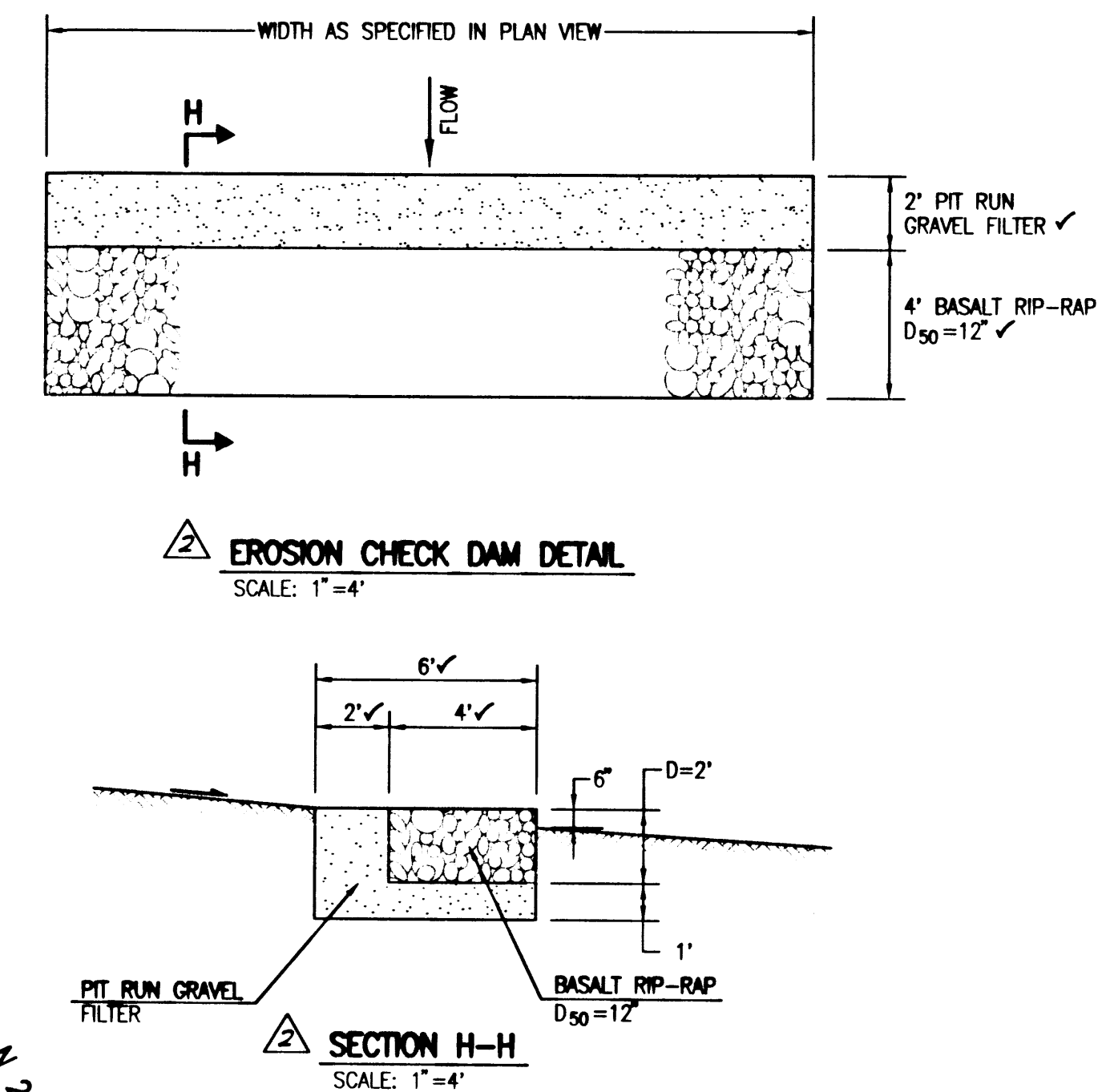
EAST DRAINAGE OUTFALL SITE PLAN - TRACT C-2
 SCALE: 1"=50'

NOTE:
 THIS IS NOT A BOUNDARY SURVEY. DATA IS SHOWN FOR ORIENTATION ONLY. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON THE BOUNDARY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP (FORMERLY JEFF MORTENSEN AND ASSOC., INC.), NMPS NO. 11184, DATED JANUARY, 2007. TOPOGRAPHIC INFORMATION IS BASED UPON A TOPOGRAPHIC SURVEY PREPARED BY HIGH MESA CONSULTING GROUP (FORMERLY JEFF MORTENSEN AND ASSOC., INC.), DATED SEPTEMBER, 2007, NMPS NO. 11184.

NOTE:
 THE MINIMAL GRADING AND RESTORATIVE WORK SPECIFIED WITHIN THE WEST DRAINAGE OUTFALL SITE PLAN MUST BE MONITORED BY THE U.N.M. OFFICE OF CONTRACT ARCHEOLOGY (RICHARD C. CHAPMAN, PH.D., 277-5853).

APPROVED FOR ROUGH GRADING:
 ORIGINAL SIGNED BY JEREMY HOOVER DATED 10/18/07
 CITY HYDROLOGY

NOTE:
 THE MINIMAL GRADING AND RESTORATIVE WORK SPECIFIED WITHIN THE EAST DRAINAGE OUTFALL SITE PLAN MUST BE MONITORED BY THE U.N.M. OFFICE OF CONTRACT ARCHEOLOGY (RICHARD C. CHAPMAN, PH.D., 277-5853).



CITY OF ALBUQUERQUE PUBLIC
 ROADWAY, ALBUQUERQUE, BERNALILLO
 COUNTY WATER UTILITY AUTHORITY
 WATER AND SANITARY SEWER, AND
 CITY OF ALBUQUERQUE PUBLIC
 STORM DRAINAGE EASEMENT
 GRANTED BY PLAT 2006C-40

11-10-2009
 03-09-2009
 11-28-2007
 10-12-2007
 104.3

MASS GRADING PLAN - OUTFALL LOCATIONS **DRAINAGE OUTFALL SITE PLANS - TRACT C-2, ANCIENT MESA** **NORTHWEST EDUCATION CORRIDOR**

HIGH MESA Consulting Group
 6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
 PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com

DESIGNED BY	DATE	BY	REVISIONS	JOB NO.
G.R.B.	11/07	G.R.B.	NO REVISIONS THIS SHEET	2006-187.6
H.M.C.G.	2/08	J.M.	RECORD DRAINAGE AND CERTIFICATION FOR TEMP. C.O.	DATE
J.G.M.	11-09	J.M.	RECORD DRAINAGE AND CERTIFICATION FOR PERM. C.O.	10-2007
APPROVED BY				SHEET 5 OF 5