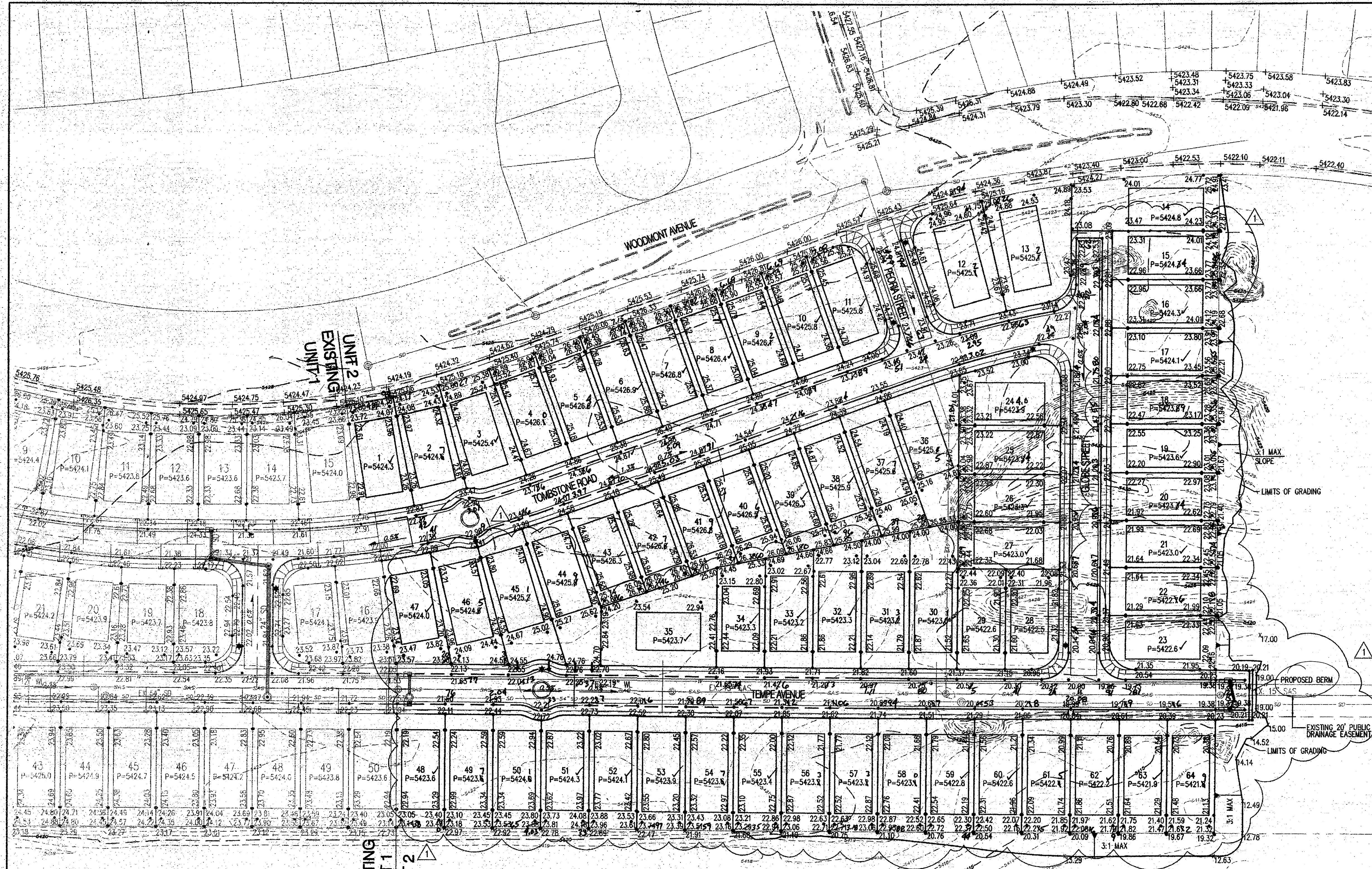
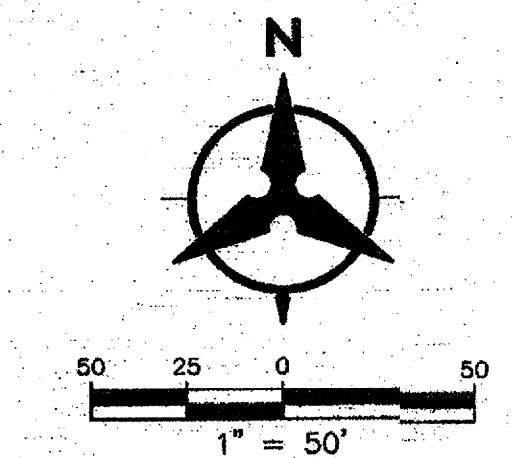


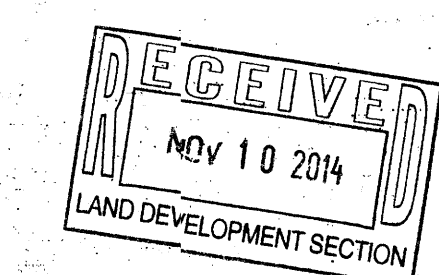


GENERAL NOTES

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5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.



- LEGEND**
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 - 92.46 PROPOSED SPOT ELEVATION
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 - EXISTING CURB & GUTTER
 - PROPOSED MOUNTABLE CURB & GUTTER
 - PROPOSED STANDARD CURB & GUTTER
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 - PROPOSED GARDEN WALL
 - CONCRETE FILLED TO 1-FOOT DEPTH
 - PROPOSED SLOPE
 - PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED STORM DRAIN INLET
 - PROPOSED CATTLE GUARD INLET
 - WALL DRAIN PER DETAIL SHEET 3
 - GRADING PHASE BOUNDARY
 - HIGH POINT
 - TEMPORARY BERM



GRADING AND DRAINAGE CERTIFICATION

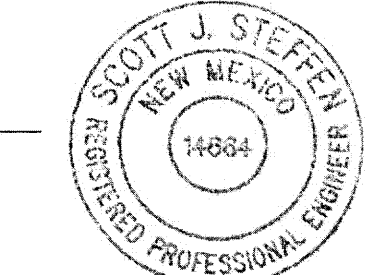
I, SCOTT J. STEFFEN, NMPE 14684, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN DATED 07/21/11. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY RUSS HUGG, NMPS 9750, OF SURVEY, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 11/10/14 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS CERTIFICATION COVERS TIERRA VISTA UNIT 2 AT THE TRAILS.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

SCOTT J. STEFFEN, NMPE 14684

11/10/14 DATE



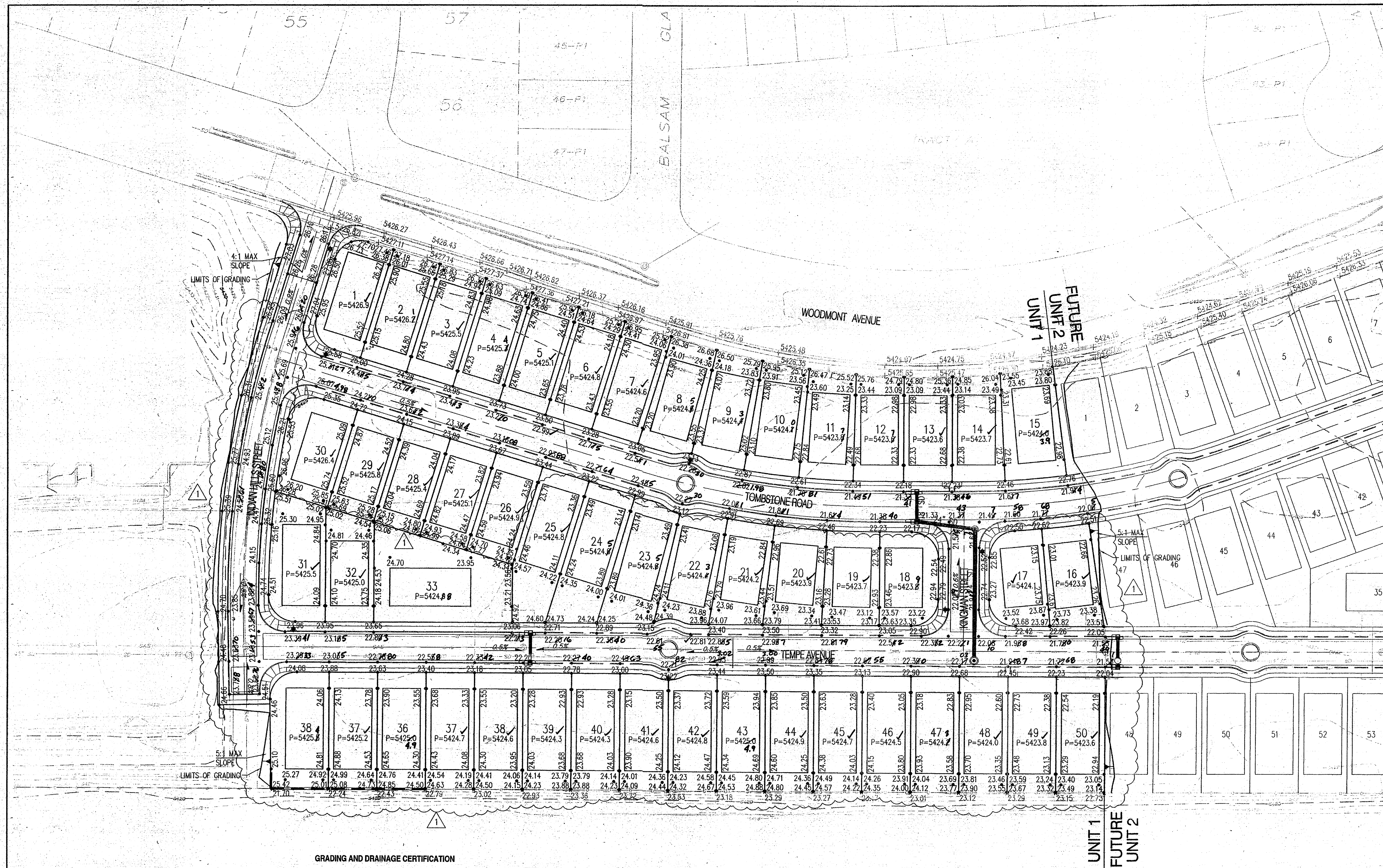
Bohannon & Huston

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

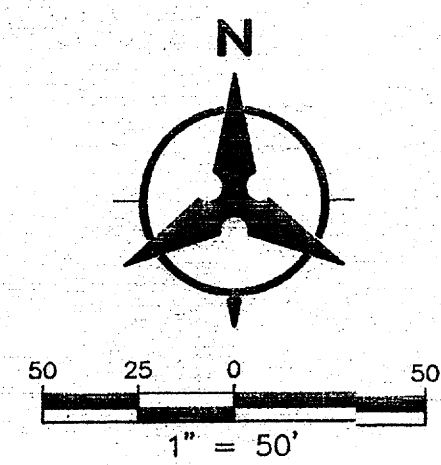
TIERRA VISTA UNIT 2 at the TRAILS
GRADING AND DRAINAGE PLAN

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

City Project No. **X** Zone Map No. **C-09-Z** Sheet **2** of **3**



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 - EXISTING CURB & GUTTER
 - PROPOSED MOUNTABLE CURB & GUTTER
 - PROPOSED STANDARD CURB & GUTTER
 - 5470 EXISTING CONTOUR W/ INDEX ELEVATION
 - FLOW ARROW
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 - WALL DRAIN PER DETAIL SHEET 3
 - GRADING PHASE BOUNDARY
 - HIGH POINT
 - TEMPORARY BERM

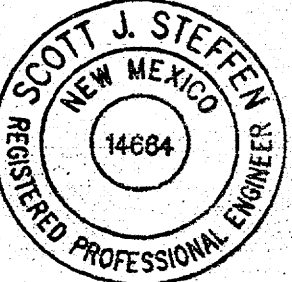
GRADING AND DRAINAGE CERTIFICATION

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THIS CERTIFICATION COVERS TIERRA VISTA UNIT 1 AT THE TRAILS.

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SCOTT J. STEFFEN
SCOTT J. STEFFEN, NMPE 14684
DATE: 11/1/12

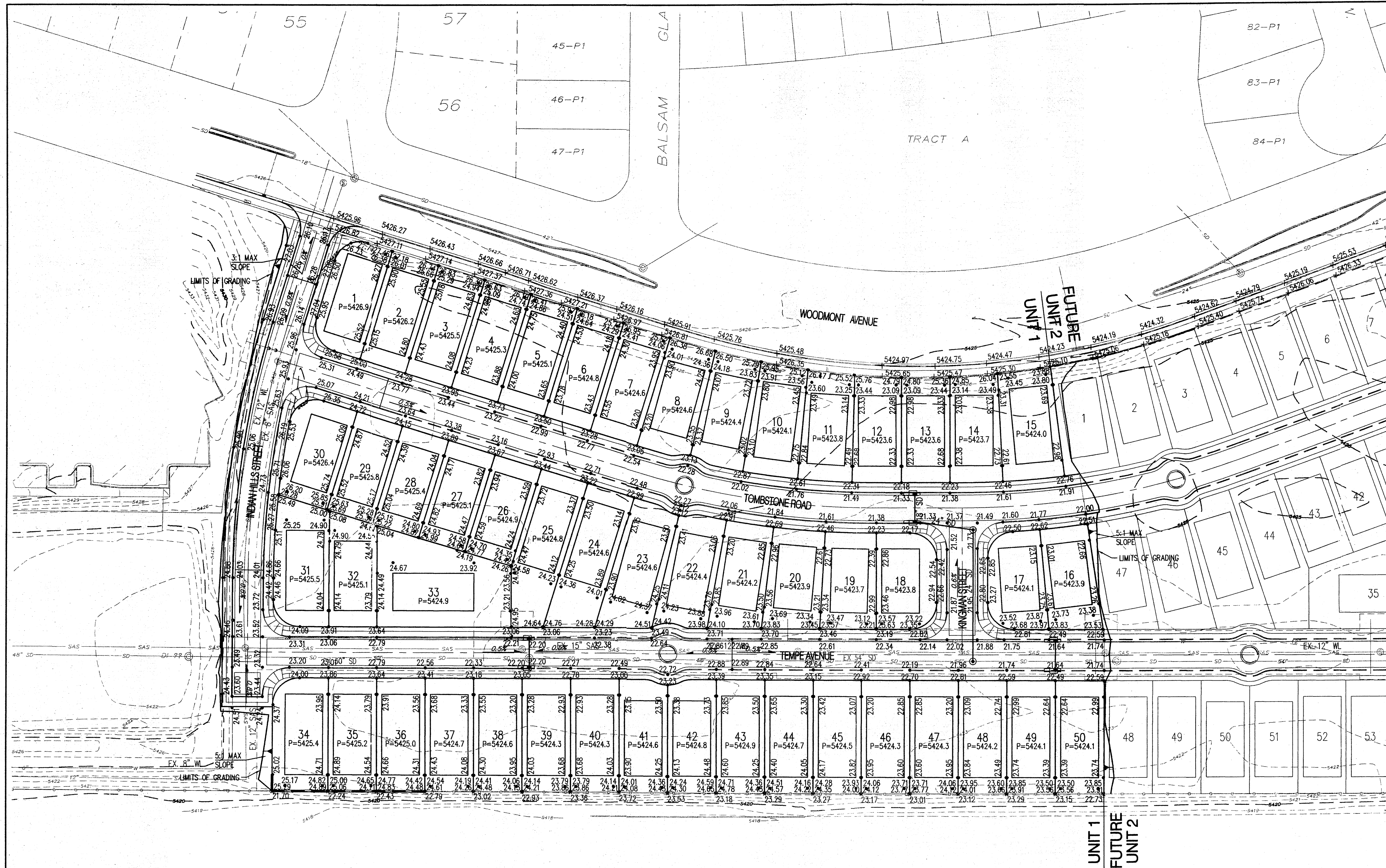


Bohannon & Huston

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

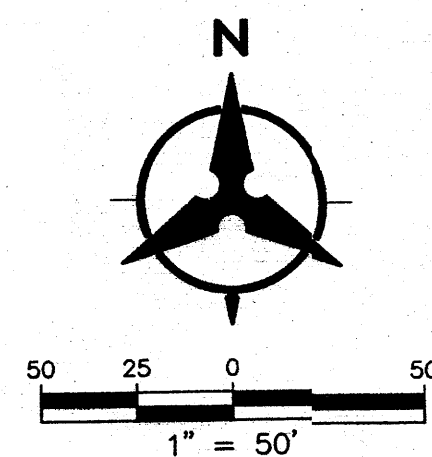
**TIERRA VISTA UNIT 1 at the TRAILS
GRADING AND DRAINAGE PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	XXXXXX	Zone Map No.	Sheet Of



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Bohannon & Huston



**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

**TIERRA VISTA UNIT 1 at the TRAILS
GRADING AND DRAINAGE PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
		JUL 22 2011	
City Project No.	Zone Map No.	Sheet	Of
XXXXXX	C-09-Z	1	3

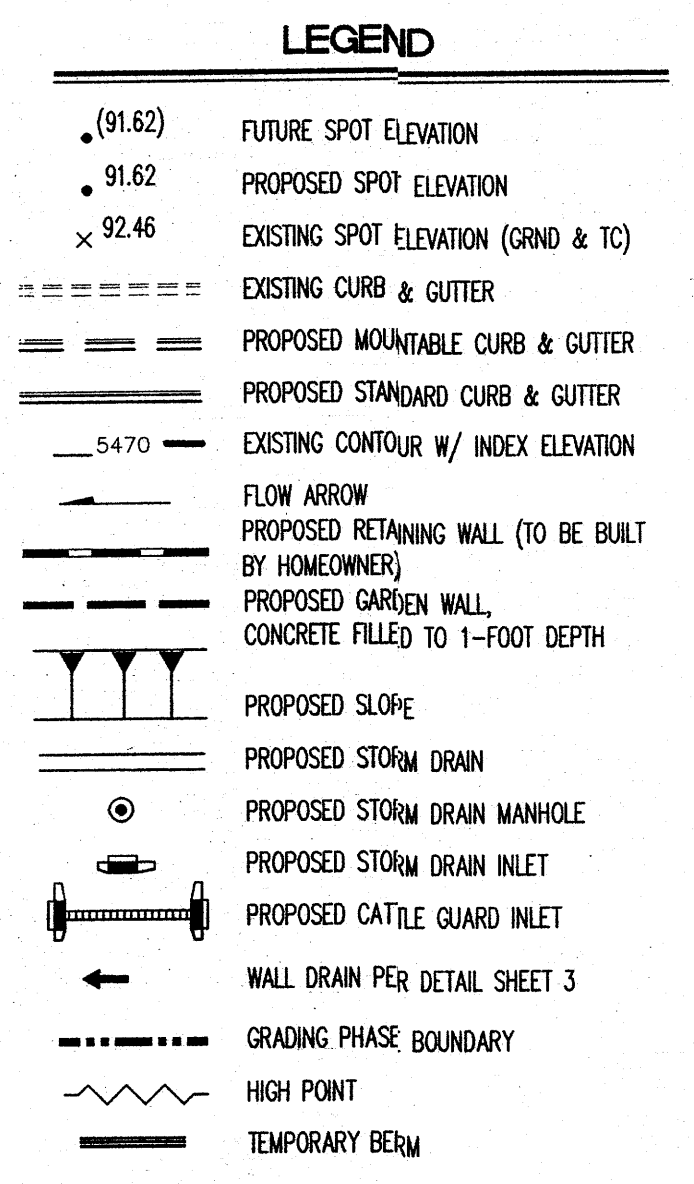
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CONTRACTOR	DATE
WORK BY	DATE
INSPECTOR'S	DATE
ACCEPTANCE BY	DATE
VIBRATION BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE

BENCH MARKS	
CONTRACTOR	DATE
WORK BY	DATE
INSPECTOR'S	DATE
ACCEPTANCE BY	DATE
VIBRATION BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE

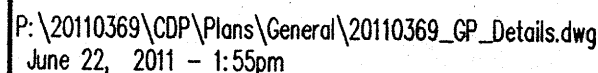
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DATE	BY
NO.	DATE

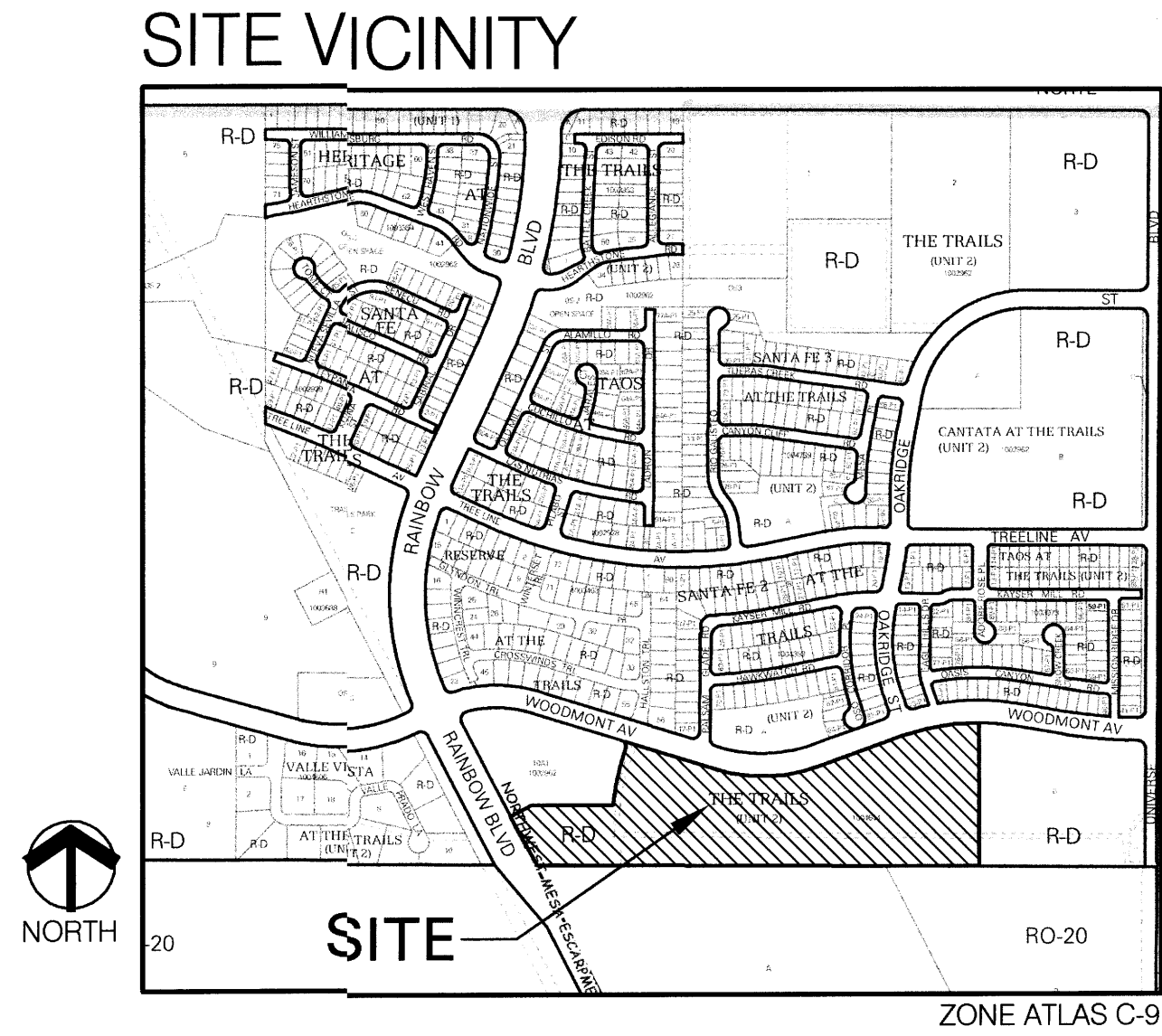
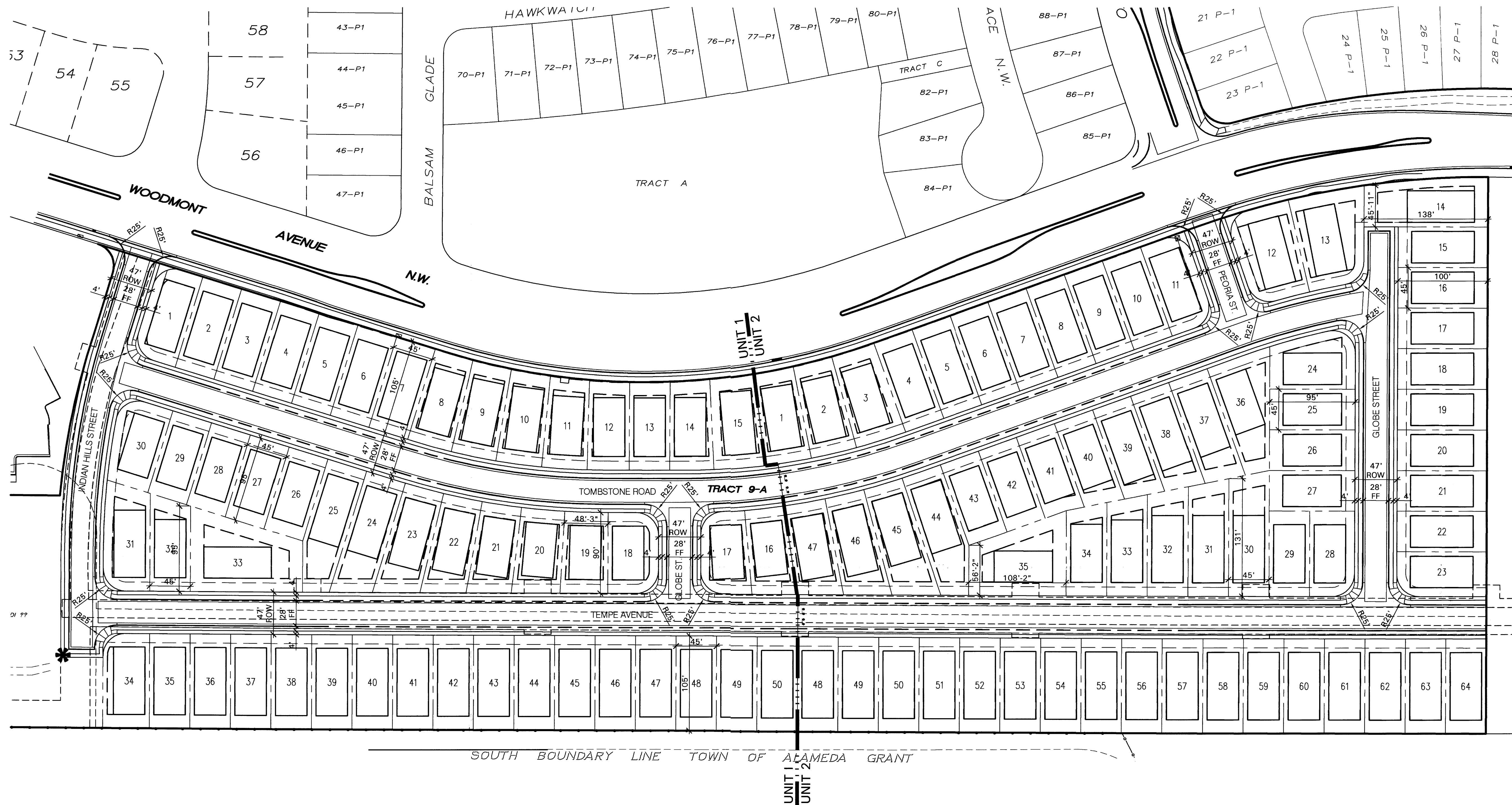
ENGINEER'S SEAL	
DATE	BY
REVISIONS	DATE
DESIGN	DATE

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE



		Designed By _____ Drawn By _____ Checked By _____	
		No. _____ Date _____	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT			
TIERRA VISTA UNIT 2 at the TRAILS GRADING AND DRAINAGE PLAN			
Design Review Committee	City Engineer Approval	Just Design Update	Mo./Day/Yr.
			Mo./Day/Yr.
			Mo./Day/Yr.
			Mo./Day/Yr.
			Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	No. of
X	C-09-Z	2	220H 3





PROJECT NUMBER:	1008799
APPLICATION NUMBER:	11DRB-70129
IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) 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:	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT-(CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

Site Plan for Subdivision

Tierra Vista Unit 1/
Tierra Vista Unit 2

Prepared for:
The Trails, LLC
6840 Treeline Avenue NW
Albuquerque, NM 87114

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

Scale: 1" = 60'

north

30 0 60 120

PLANNING

CONSENSUS

JUNE 17, 2011

SHEET 1

GENERAL NOTES:

- THE SITE PLAN CONCEPT AND REQUIREMENTS HAVE BEEN BASED ON THE "TRAILS PHASE 1" SITE DEVELOPMENT PLAN FOR SUBDIVISION, DATED 10-22-03. PROJECT NUMBER 1002962, 03DRB-01530.
- EXISTING ZONING: RD - PROPOSED ZONING: NO CHANGE.
- LOT SIZE, SETBACKS AND WIDTHS FOR INDIVIDUAL SUBDIVISION PARCELS SHALL CONFORM TO THE R-T ZONING REGULATION.
- AS DESCRIBED AND PERMITTED IN CHAPTER 23 OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, OFF STREET PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE P-1 INTERMITTENT PARKING DESIGN STANDARDS. THIS IS APPLICABLE WHERE THE ROADWAY RIGHT-OF-WAY AND PAVEMENT WIDTHS WITHIN INDIVIDUAL SUBDIVISIONS EQUAL 47' AND 28' RESPECTIVELY.
- PEDESTRIAN ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC SIDEWALKS TO WOODMONT AVENUE.
- VEHICULAR ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC STREETS TO WOODMONT AVENUE.
- ALL INTERNAL SUBDIVISION RESIDENTIAL ROADS ARE PROPOSED TO BE 47' RIGHT-OF-WAY WITH 28' F-F PAVEMENT SECTION.
- 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.
- THE MAXIMUM ON-LOT USEABLE OPEN SPACE REQUIREMENT WILL BE MET, PER THE R-D ZONE IN THE CITY COMPREHENSIVE ZONING CODE. THE REMAINING REQUIREMENTS HAVE BEEN MET PREVIOUSLY PER SECTION 14-16-3-8 DETACHED OPEN SPACE REGULATIONS. OFF-SITE OPEN SPACE AREAS HAVE BEEN ESTABLISHED CONSISTENT WITH THE TRAILS PHASE I SITE DEVELOPMENT PLAN FOR SUBDIVISION.

- WATER AND SEWER PROVIDED BY ABCWUA PURSUANT TO THE WATER AND SEWER AVAILABILITY LETTER.
- PERIMETER WALLS: THE SUBDIVISION PERIMETER GARDEN WALL WILL BE DESIGNED AND SUBMITTED IN CONJUNCTION WITH THE PRELIMINARY PLAT, AND SHALL BE CONSISTENT WITH THE TRAILS PHASE I SITE DEVELOPMENT PLAN FOR SUBDIVISION. SOME OF THE PERIMETER WALLS ARE EXISTING.
- MAXIMUM BUILDING HEIGHT WILL BE 26 FEET IN COMPLIANCE WITH THE COMPREHENSIVE CITY ZONING CODE.
- THERE ARE CURRENTLY NO TRANSIT OPERATIONS IN THE VICINITY. TRANSIT MAY OCCUR AT A LATER DATE PER CITY OF ALBUQUERQUE TRANSIT.
- BICYCLE LANES ARE EXISTING WITHIN WOODMONT AVE, AND RAINBOW BLVD ROADWAYS AS DETERMINED BY THE CITY OF ALBUQUERQUE DESIGN REVIEW COMMITTEE.

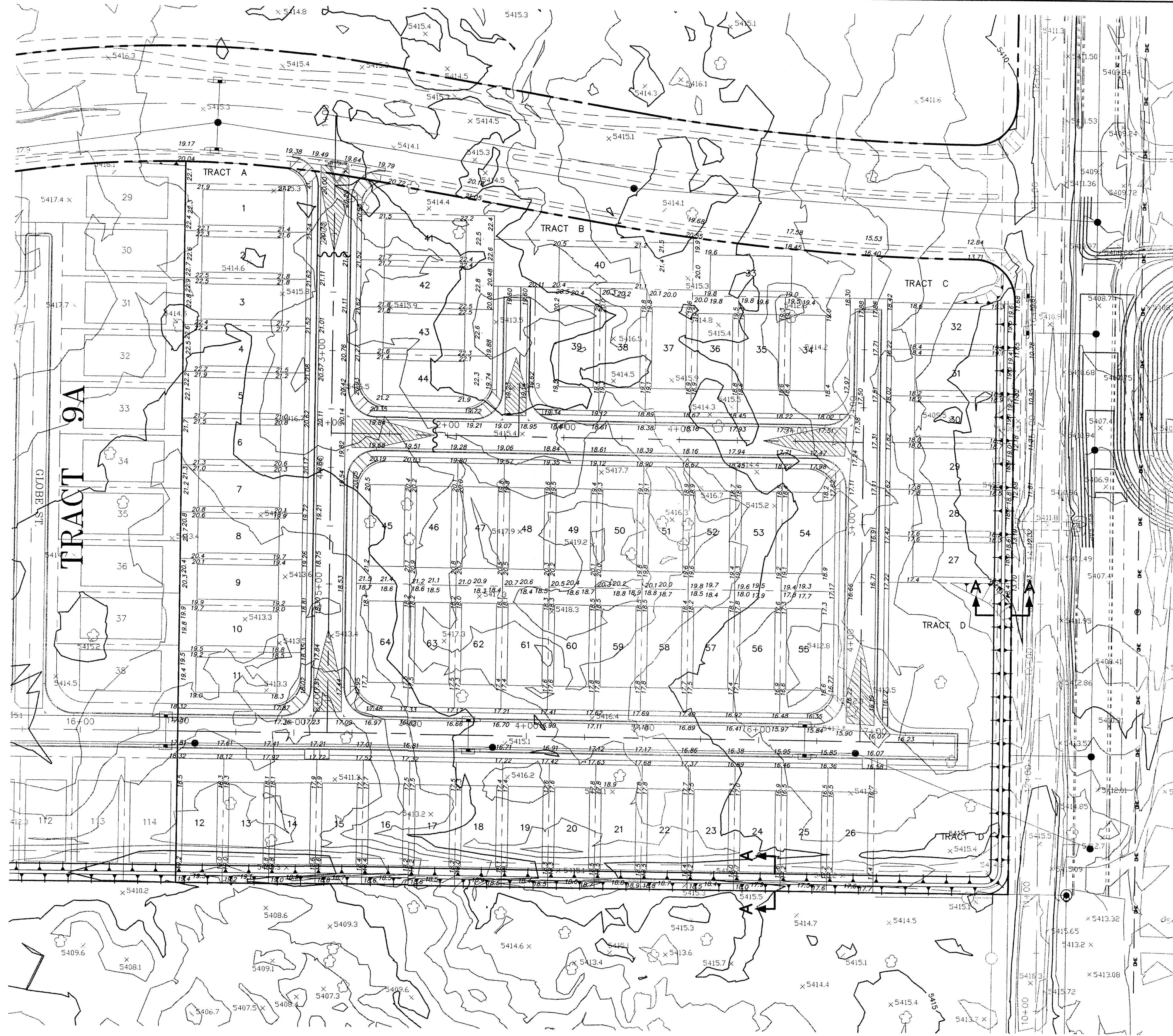
* PEDESTRIAN CONNECTION

SITE DATA:

TOTAL DEVELOPED AREA:	19.3582 AC.
ZONING:	R-D
PROPOSED DWELLING UNITS:	PHASE 1 57
	PHASE 2 58
	TOTAL 115

LEGAL DESCRIPTION:

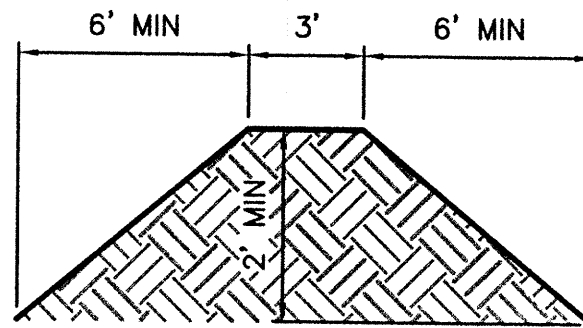
TRACT 9A OF THE TRAILS UNIT 2 WITHIN THE TOWN OF ALAMEDA GRANT, IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.



LEGEND

- HIGH POINT
- SPOT LINE ELEVATION
- FUTURE TYPE DOUBLE C INLET
- MH TO BE BUILT WITH COA # 730084
- SD TO BE BUILT WITH COA # 730084
- FUTURE SD MANHOLE
- FUTURE SD PIPE
- PROPOSED BERM

NOTE:
LAYOUT BASED ON DRB #1005031 CASE.
FINAL LAYOUT MAY CHANGE SUBJECT TO BRB
FINAL COMMENT AND CONDITIONS.



TYPICAL BERM SECTION A-A

MASS GRADING PLAN
Bradley B. Bitt
Approved For Rough Grading
11/27/06
Date

WILSON & COMPANY
2600 THE AMERICAN ROAD S.E.
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 898-8021

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP
TRACT 8 AT THE TRAILS UNIT II
MASS GRADING & DRAINAGE PLAN

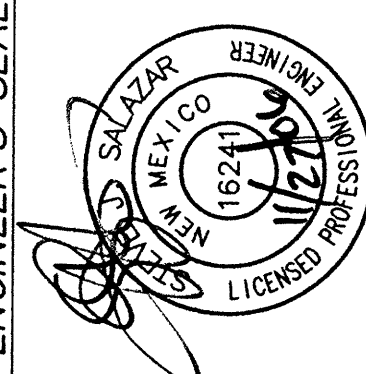
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
	C-9-Z	2	3

RECEIVED
NOV 27 2006
HYDROLOGY SECTION

REVISIONS

NO.	DATE	REMARKS	BY
1	06-06-06	DESIGNED BY SJS	WILSON & COMPANY, ENGINEERS & ARCHITECTS
2	06-06-06	DRAWN BY RM	
3	06-06-06	CHECKED BY SJS	

SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	DATE	ACS BRASS TABLE STAMPED "2-B10 1980"	CONTRACTOR	NO.	DATE
		Geographic Position (NAD 1927)			
		N.M. State Plane Coordinates (Central Zone)			
		X= 357,543.73 Y= 1,527,976.48			
		Ground-to-Grid Factor = 0.99966354			
		ACC = -0016'30"			
		SLD 1929 Elevation = 5429.35			

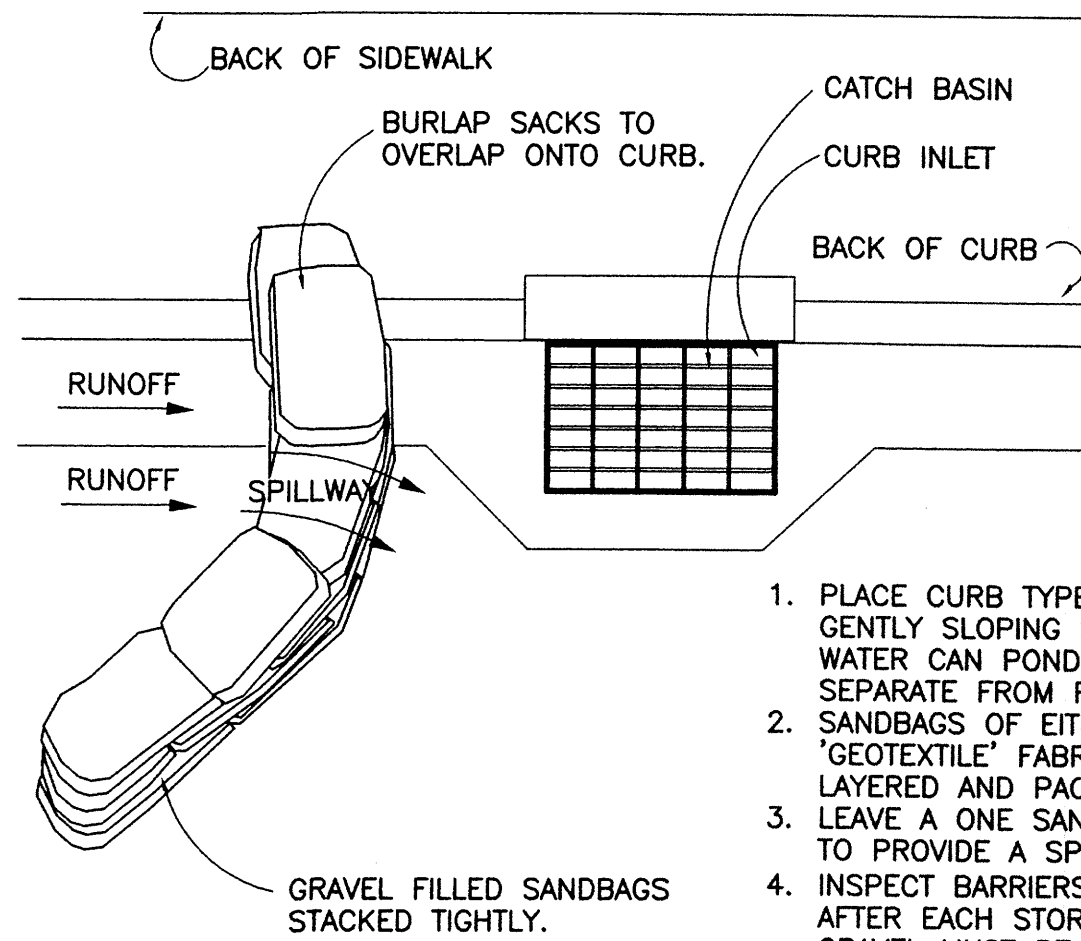


DUST AND EROSION CONTROL GENERAL NOTES

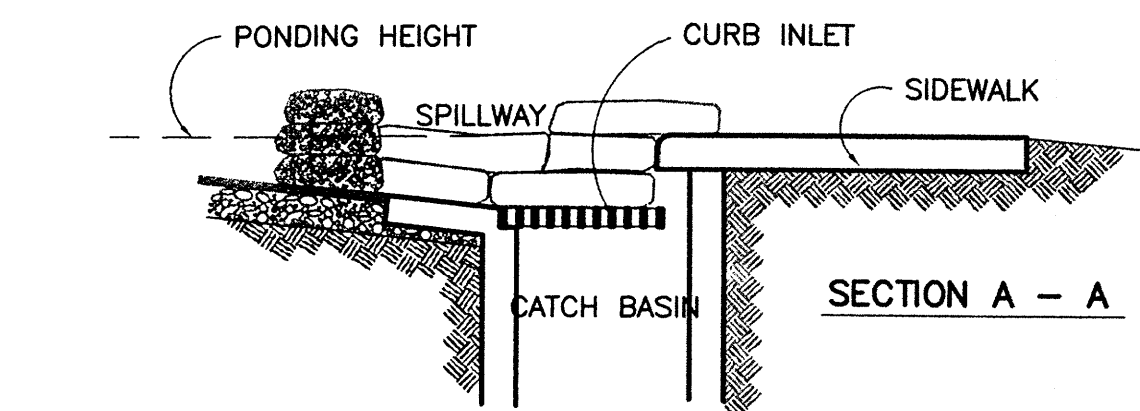
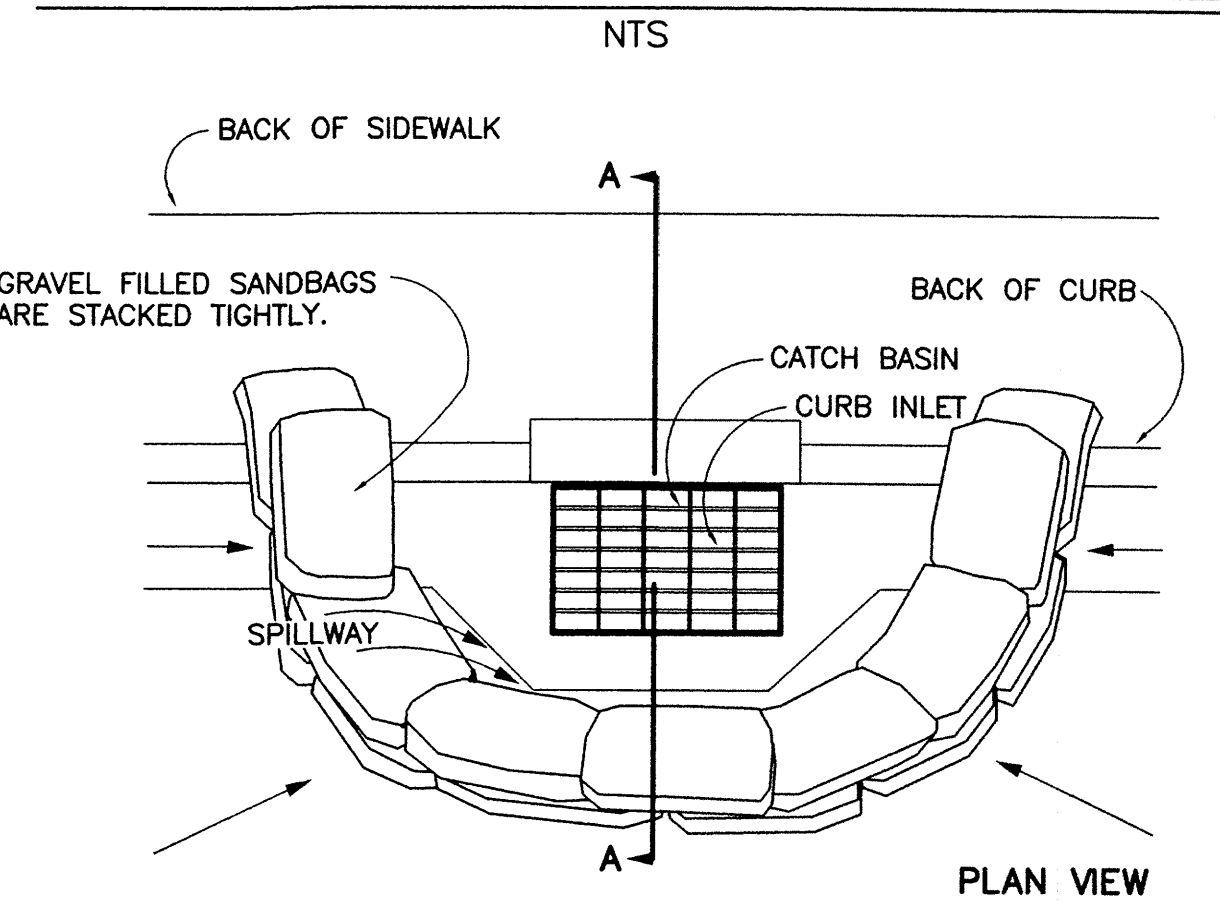
1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE.
2. CONTRACTOR SHALL IMPLEMENT AND MAINTAIN DUST CONTROL MEASURES TO MINIMIZE WIND BORNE EROSION OF MATERIALS FROM THE PROJECT AREA. DUST CONTROL MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO PRE-WETTING, WATERING, MULCH, REVEGETATION, DRIFT/SILT FENCING, WOODEN LATH SNOW FENCING, GROUND COVERS, SOIL STABILIZERS, COMPACTION TO HARD SURFACE CRUST AND HALTING SOIL DISTURBANCE ACTIVITIES. DUST CONTROL MEASURES SHALL BE IMPLEMENTED AS DETERMINED IN CONSULTATION WITH THE CONTRACTOR, ENGINEER, AND THE CITY OF RIO RANCHO.
3. CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL MEASURES TO MINIMIZE THE WATER BORNE EROSION OF SEDIMENT FROM THE PROJECT AREA. EROSION CONTROL MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO GROUND COVERS, SOIL STABILIZERS, MULCH, REVEGETATION, CONTOUR GRADING, SWALES, BERMS, SEDIMENT PONDS, SEDIMENT/SILT FENCING, FILTER FABRICS AND/OR MATERIALS, AND STRAW BALES. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS DETERMINED IN CONSULTATION WITH THE CONTRACTOR, ENGINEER, AND THE CITY OF RIO RANCHO.
4. ADDITIONAL DUST CONTROL AND/OR EROSION CONTROL MEASURES MAY BE REQUIRED DURING CONSTRUCTION DEPENDING ON UNFORESEEN CIRCUMSTANCES AND WEATHER CONDITIONS. ANY ADDITIONAL MEASURES SHALL BE IMPLEMENTED AS DETERMINED IN CONSULTATION WITH THE CONTRACTOR, ENGINEER, AND THE CITY OF RIO RANCHO.
5. CONTRACTOR SHALL MINIMIZE SOIL DISTURBANCE TO THE MAXIMUM EXTENT POSSIBLE. CLEAR AND GRUB WORK SHALL BE PERFORMED IN INCREMENTAL STEPS AS THE WORK PROGRESSES. REVEGETATION WORK SHALL ALSO BE PERFORMED IN INCREMENTAL STEPS AS THE WORK IS COMPLETED.
6. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND OBTAIN CONSTRUCTION WATER IN ACCORDANCE WITH THE POLICIES AND REQUIREMENTS OF THE WATER PROVIDER. CONTACT THE CITY OF RIO RANCHO WATER & WASTEWATER DEPARTMENT AT 898-5020 x3008.
7. CONTRACTOR SHALL NOT ENTER ONTO PRIVATE PROPERTY TO IMPORT, EXPORT, OR HAUL MATERIAL WITHOUT WRITTEN PERMISSION FROM THE PROPERTY OWNER.
8. CONTRACTOR SHALL PRE-WET THE WORK AREA PRIOR TO SOIL DISTURBANCE AND SHALL WATER THE SITE AS NECESSARY TO CONTROL DUST DURING CONSTRUCTION. CONTRACTOR SHALL LEAVE THE SITE IN A WET-DOWN, STABLE CONDITION AT THE END OF EACH WORK DAY. A SUFFICIENT DUST CONTROL WATER SUPPLY AND DUST CONTROL EQUIPMENT SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES.
9. TO MINIMIZE TRACKING OF SOIL AND GRAVEL ONTO PAVED STREETS, STABILIZED CONSTRUCTION ENTRANCES AND/OR A CONTRACTOR OPERATED STREET SWEEPER WILL BE USED TO CONTROL SOIL TRACKING.
10. IF SOIL OR WIND CONDITIONS ARE SUCH THAT DUST CANNOT BE CONFINED TO THE PROJECT SITE, CONTRACTOR SHALL VOLUNTARILY HALT SOIL DISTURBANCE ACTIVITIES UNTIL WINDS ABATE AND/OR DUST CAN BE EFFECTIVELY CONTROLLED.
11. ALL TRUCKS HAULING IMPORT, EXPORT OR ONSITE MATERIAL SHALL BE EQUIPPED WITH SOUND BEDS, SIDEBARDS, TAILGATES AND COVERS MAINTAINED IN GOOD WORKING ORDER. COVERS SHALL BE USED AT ALL TIMES DURING HAULING OPERATIONS.
12. CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL SPILLED, CARRIED, TRACKED OR ERODED ONTO ADJACENT PRIVATE PROPERTY OR PUBLIC RIGHT-OF-WAY. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REMOVAL OF WATER BORNE AND WIND BORNE MATERIAL WHICH ORIGINATES FROM THE WORK AREA AND IS ATTRIBUTABLE TO PROJECT CONSTRUCTION.
13. DRIFT/SILT FENCING SHALL BE ADP ENTERPRISES, INC. DURETHENE SNOW AND SAND CONTROL FENCING ANSF-4100-40, WOOD LATH SNOW FENCE OR APPROVED EQUAL INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
14. SEDIMENT/SILT FENCING SHALL BE AMOCO PROPEX SILT STOP, AMERICAN EXCELSIOR COMPANY SILT STOP, MIRAFI, INC. SILT FENCE OR APPROVED EQUAL INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
15. WHERE SOIL CONDITIONS PERMIT EFFECTIVE IMPLEMENTATION, CONTRACTOR MAY COMPACT DISTURBED SOIL AREAS TO A HARD SURFACE FOR TEMPORARY DUST CONTROL.
16. IN AREAS WHERE FUTURE SOIL DISTURBANCE OR CONSTRUCTION BY OTHERS IS IMMINENT AND WHEN THE INTERIM NON-WORK TIME PERIOD DOES NOT ENCOMPASS ANY TIME BETWEEN FEBRUARY 15 AND MAY 15, CONTRACTOR MAY GRADE, SHAPE, MOISTURE PROCESS AND COMPACT DISTURBED SOIL AREAS TO FORM A SMOOTH, HARD SURFACE CRUST AFTER CONSTRUCTION WORK IS COMPLETE.
17. EXCEPT AS OTHERWISE AUTHORIZED IN WRITING, CONTRACTOR SHALL GRADE, MULCH, CRIMP AND SEED ALL DISTURBED SOIL AREAS IN ACCORDANCE WITH CITY OF ALBUQUERQUE, SECTION 1012, NATIVE GRASS SEEDING WESTSIDE MIX, OF THE PROJECT SPECIFICATIONS.
18. THE CONTRACTOR AND THE CITY PROJECT MANAGER (OR HIS DESIGNEE) WILL INSPECT THE SITE EVERY TWO WEEKS AND AFTER ANY RAINFALL EVENT EXCEEDING 1/2 INCH. WRITTEN INSPECTION REPORTS WILL BE KEPT ON FILE ON SITE. CONTRACTOR WILL INSPECT ALL STORM WATER CONTROL MEASURES IN PLACE AND MAKE MODIFICATIONS OF CONTROL MEASURES AS PROJECT PROGRESSES TO BEST UTILIZE POLLUTION CONTROL MEASURES.
19. INSPECTION FORMS WILL BE SIGNED AND DATED BY THE CONTRACTOR AND THE CITY PROJECT MANAGER (OR HIS DESIGNEE).

SOLID & HAZARDOUS WASTE CONTROLS

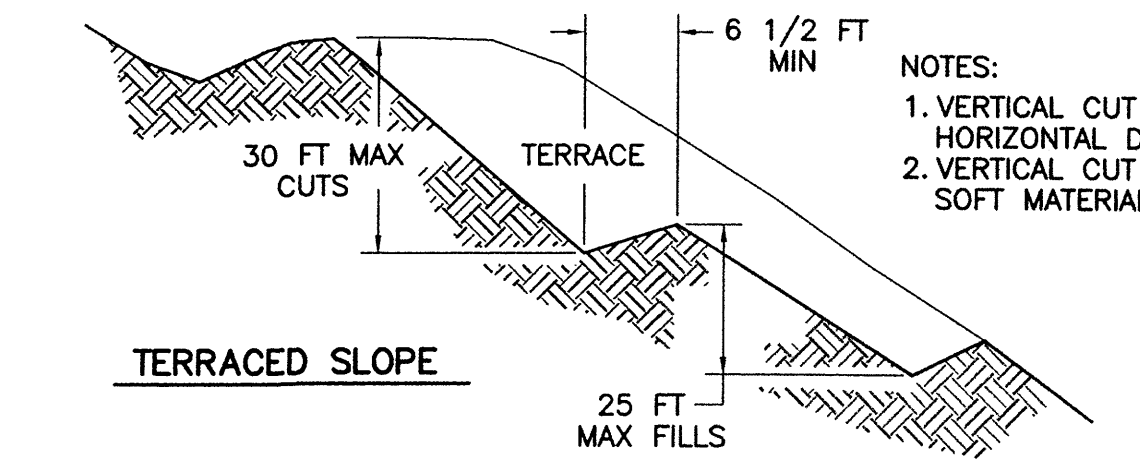
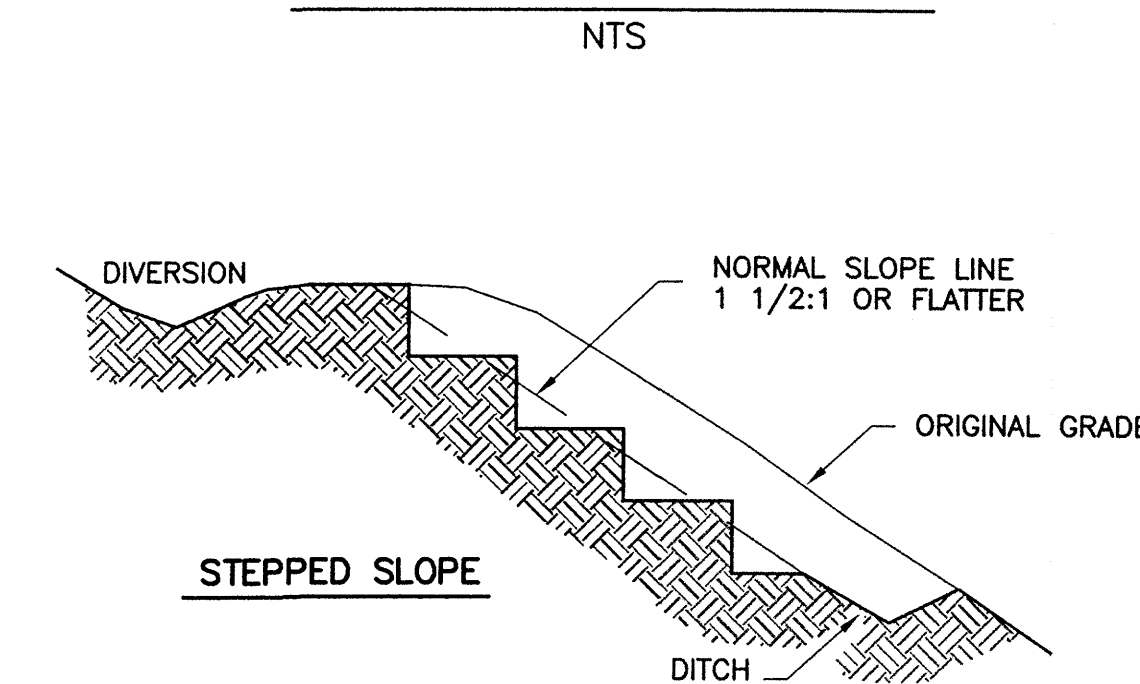
1. ONSITE CHEMICAL TOILETS WILL BE PROVIDED BY THE CONTRACTOR AND WILL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT.
2. TRASH CONTAINERS WILL BE PROVIDED BY THE CONTRACTOR, LOCATED BY EMPLOYEE LUNCH AND PARKING SITES, AND USED BY THE CONTRACTOR'S EMPLOYEES. CONTAINERS WILL BE EMPTIED AS NECESSARY.
3. NO HAZARDOUS MATERIALS WILL BE STORED ON THE PROJECT SITE. ANY FUEL STORED ONSITE WILL BE ENCLOSED BY SPILL CONTAINMENT STRUCTURES.
4. FUELING AND MINOR VEHICLE MAINTENANCE WILL BE DONE ON THE PROJECT SITE THROUGHOUT THE PROJECT DURATION. MAJOR VEHICLE OVERHAULS WILL BE DONE OFFSITE.
5. ANY FUEL SPILLS WILL BE IMMEDIATELY CONTAINED AND CLEANED UP BY THE CONTRACTOR. A SPILL KIT WILL BE LOCATED AT THE CONSTRUCTION OFFICE TRAILER LOCATION AND ALL OPERATORS WILL BE TRAINED IN THE USE OF THE SPILL KIT. EMERGENCY PHONE NUMBERS OF THE SAFETY DIRECTOR WILL ALSO BE POSTED IN THE CONSTRUCTION OFFICE TRAILER. CONTAMINATED SOIL WILL BE DISPOSED OF IN A MANNER PRESCRIBED FOR THE SPILLED MATERIAL. SPILL EMERGENCIES WILL BE REPORTED TO THE RIO RANCHO DEPARTMENT OF PUBLIC SAFETY, PHONE: 891-7226, OR CONTACT 911.
6. WEEKLY SAFETY MEETINGS WILL BE USED TO TRAIN AND REMIND EMPLOYEES AND SUBCONTRACTORS OF THE IMPORTANCE OF SAFETY, FIRST AID, POLLUTION PREVENTION AND THE USE OF SPILL KITS.



CURB AND GUTTER SEDIMENT BARRIER - PLAN VIEW

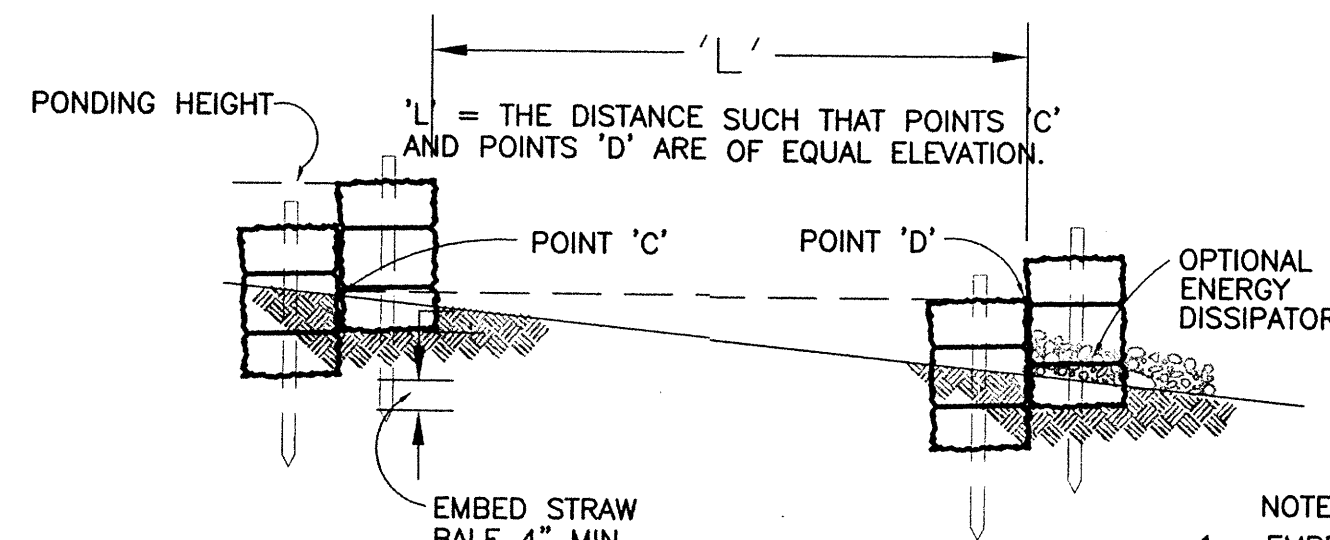
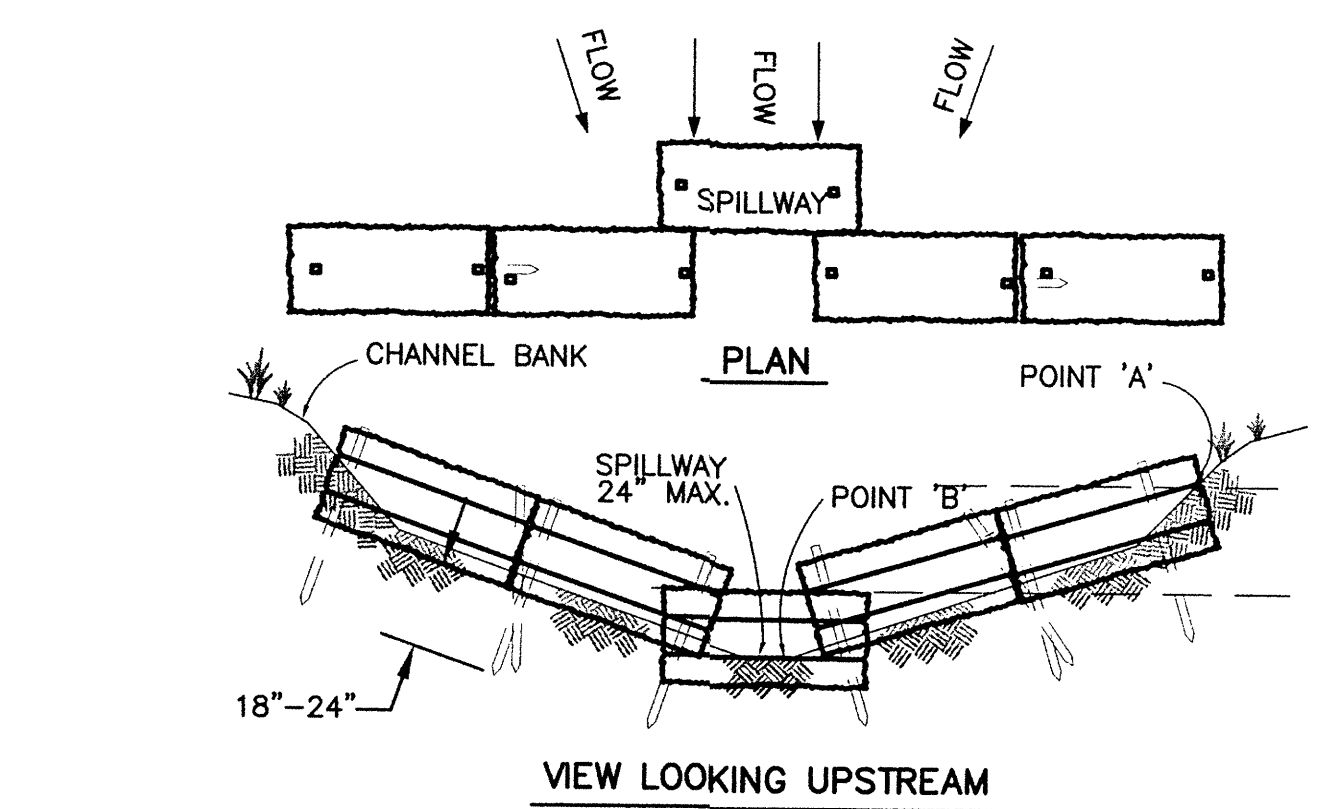


CURB INLET SEDIMENT BARRIER



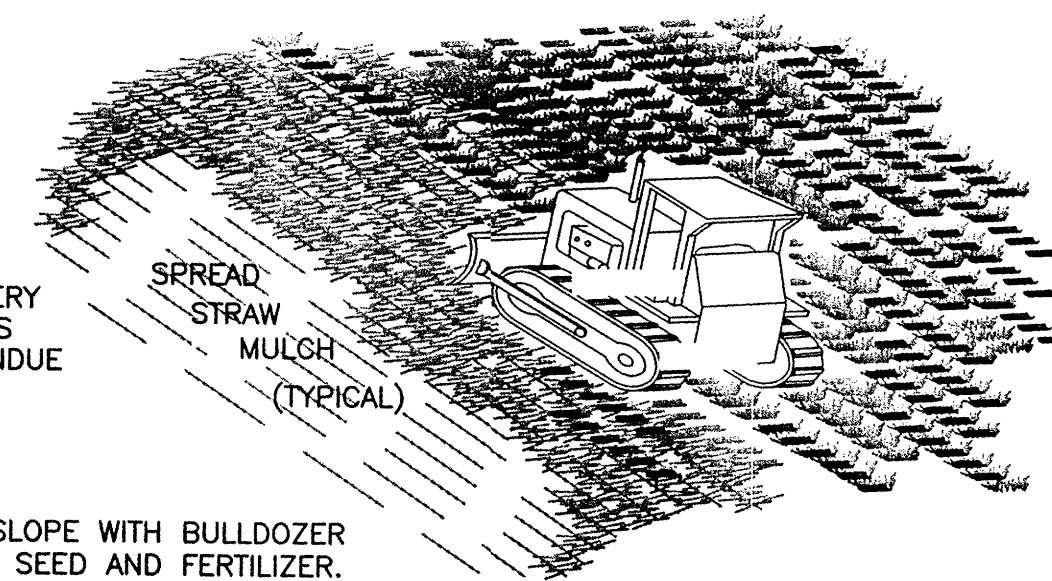
STEPPED OR TERRACED SLOPE

NTS



SECTION A - A
SPACING BETWEEN CHECK DAMS

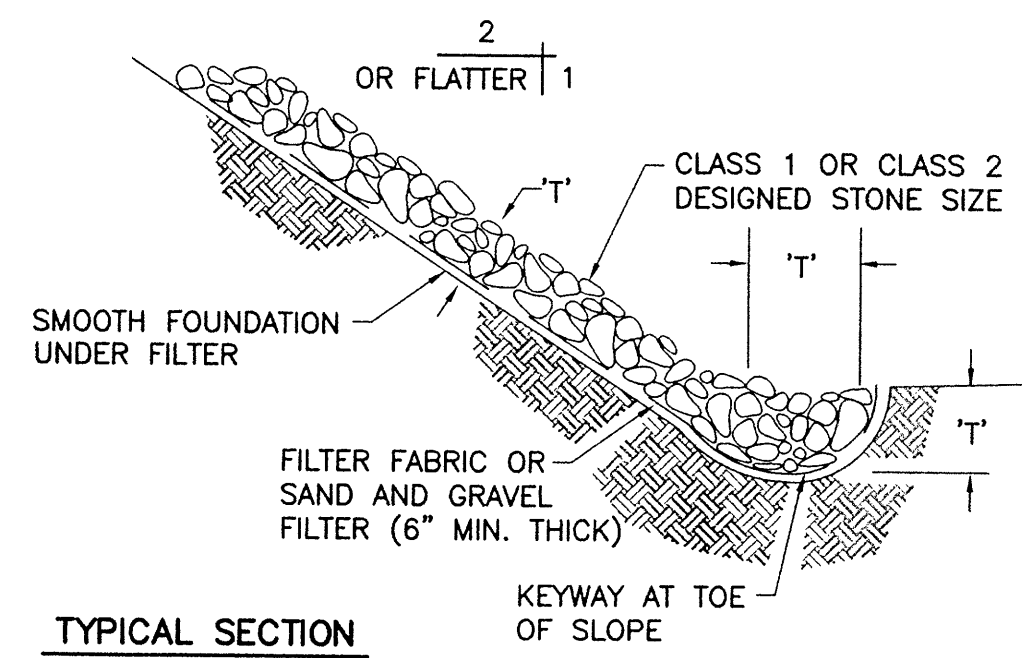
STRAW BALE CHECK DAM



NOTES:

1. ROUGHEN SLOPE WITH BULLDOZER
2. BROADCAST SEED AND FERTILIZER.
3. SPREAD STRAW MULCH 3" THICK. (2 1/2 TONS PER ACRE)
4. PUNCH STRAW MULCH INTO SLOPE BY RUNNING BULLDOZER UP AND DOWN SLOPE.

STRAW ANCHORING



TYPICAL SECTION

NOTE:

"T" = THICKNESS : THICKNESS SHALL BE DETERMINED BY THE ENGINEER.

MINIMUM THICKNESS SHALL BE 1.5x THE MAXIMUM STONE DIAMETER, NEVER LESS THAN 6 INCHES.

RIPRAP PROTECTION

NOTES:

1. EMBED BALES 4" INTO THE SOIL AND 'KEY' BALES INTO THE CHANNEL BANKS.
2. POINT 'A' MUST BE HIGHER THAN POINT 'B'. (SPILLWAY HEIGHT)
3. PLACE BALES PERPENDICULAR TO THE FLOW WITH ENDS TIGHTLY ABUTTING. USE STRAW, ROCKS OR FILTER FABRIC TO FILL ANY GAPS AND TAMP BACKFILL MATERIAL TO PREVENT EROSION OR FLOW AROUND THE BALES.
4. SPILLWAY HEIGHT SHALL NOT EXCEED 24".
5. INSPECT AFTER EACH SIGNIFICANT STORM, MAINTAIN AND REPAIR PROMPTLY.

- PHASE I - MASS GRADING-INSTALL PERIMETER WIND FENCE/ PERIMETER WALL, CONSTRUCT TEMPORARY SEDIMENT CONTROL DIKE AND POND, MAINTAIN FLOW PATH FOR EXISTING CULVERT DRAINAGE.
- PHASE II - FINAL GRADING-ADD FRONT YARD SEDIMENT CONTROL DEPRESSIONS. DEPRESSION SHALL BE FILL IN WITH MATERIAL EXCAVATED FOR FOUNDATION WHEN HOUSE IS CONSTRUCTED.
- PHASE III - AS SURFACE INFRASTRUCTURE IS CONSTRUCTED ADD STRAW BALE PROTECTION IN BAR DITCHES AS SHOWN.

WILSON & COMPANY

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TRACT 8 & 9A AT THE TRAILS UNIT II
MASS GRADING EROSION CONTROL DETAILS

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
	C-9-Z	3	3

RECEIVED
NOV 27 2006
HYDROLOGY SECTION

AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORK BY	DATE
SUPERVISOR	DATE
ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWING BY	DATE
RECORDED BY	DATE
NO.	

BENCH MARKS	
ACS BRASS TABLET STAMPED "2-BT 1980"	DATE
Geographic Position (NAD 1927)	
N.M. State Plane Coordinates (Central Zone)	
X= 357,543.73 Y= 1,527,976.48	
Ground-to-Grid Factor = 0.99966354	
ΔQ = -0016'30"	
SLD 1929 Elevation = 5429.35	

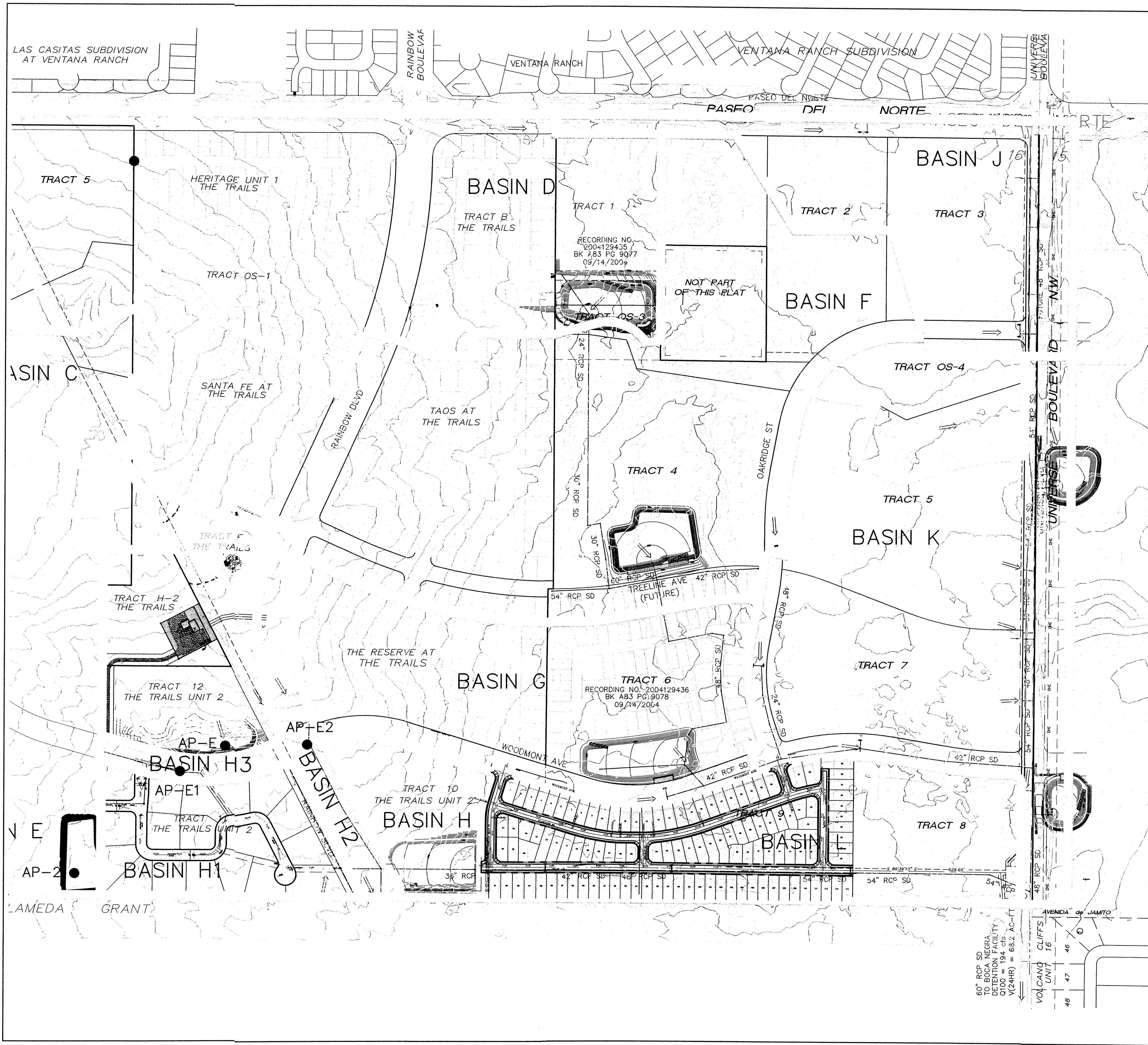
SURVEY INFORMATION	
FIELD NOTES	DATE
BY	
NO.	

ENGINEER'S SEAL	
[Seal]	

REVISIONS	
NO.	DATE
REMARKS	
WILSON & COMPANY, ENGINEERS & ARCHITECTS	
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE

MASS GRADING PLAN

Approved For Rough Grading
Date



LEGEND

BASIN BOUNDARY
SUB-BASIN BOUNDARY
FLOW DIRECTION

Interim Condition POND SUMMARY								
Analysis Point	Description	Drainage Area (Ac.)	Q100 (cfs)in	Q100 (cfs)out	MAX STORAGE (Ac-Ft)	TOP ELEV =	BOP ELEV =	MAX WSEL =
AP-D	POND D*	58.30	122.40	0	5.39	5436.85	5430.00	**
AP-E	POND E*	77.19	93.29	0	5.39	5448.00	5441.00	5446.90
AP-F	POND F*	82.94	196.82	0	9.27	5424.33	5416.00	5423.90
AP-G	POND G*	31.93	105.96	0	5.64	5422.50	5416.00	5421.40
AP-J	POND J	1.68	5.73	5.73		5423.00	5417.00	
AP-K	POND K*	14.70	50.13	0	2.62	5410.50	5405.00	5410.50
AP-H	POND H	164.29	112.14	-	2.77	5422.00	5418.00	5421.87

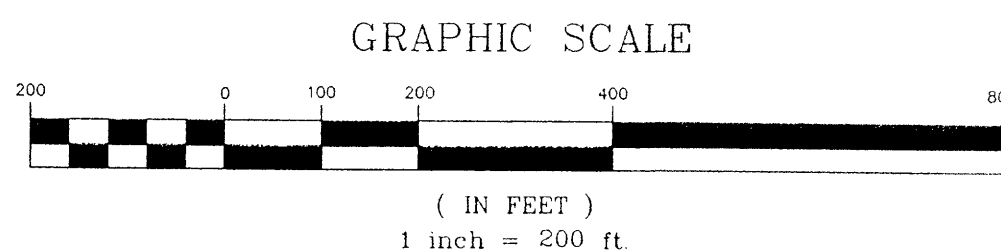
* POND ACTS AS A TEMPORARY RETENTION POND IN THE INTERIM CONDITION, UNTIL CONSTRUCTION OF UNIVERSE STORM DRAIN TO THE BOCA NEGRA DAM IS COMPLETE. MAXIMUM STORAGE VOLUME IS THE 10-DAY VOLUME TO BE RETAINED.

** THE STORAGE CAPACITY OF POND D IS EXCEEDED FOR THE 10 DAY STORM. RUNOFF OVER-FLOWING FROM THIS POND WILL BE CONVEYED TO THE EXISTING DEPRESSION WITHIN TRACT 4. POND D IS ADEQUATE TO RETAIN THE 24 HOUR VOLUME.

Interim Condition SUB-BASIN ANALYSIS POINT SUMMARY			
Analysis Point	Description	Drainage Area (Ac.)	Q100 (cfs)
AP-D1	PASEO DEL NORTE BYPASS FLOW	-	12.85
AP-D2	FROM HERITAGE-REPORT DATED 03/04	-	172.0
AP-E1	WOODMONT AVE SUMP INLETS	3.27	13.81
AP-E2	FROM TRACTS H AND 12	14.37	0
AP-E3	RAINBOW INLETS	2.62	11.06
AP-F1	FROM SANTA FE/TAOS-REPORT DATED 12/03	-	167.4
AP-F2	OAKRIDGE INLETS	2.36	8.03
AP-G1	FROM RESERVE-REPORT DATED 04/04	-	52.80
AP-G2	WOODMONT AVE SUMP INLETS	4.26	17.99
AP-H1	RAINBOW INLETS	3.15	12.88
AP-J1	PASEO DEL NORTE SUMP INLETS	3.04	0
AP-J2	STUB TO UNIVERSE STORM DRAIN	14.54	0
AP-J3	UNIVERSE INLETS	2.92	0
AP-J4	OAKRIDGE ST INLETS	0.82	3.47
AP-J5	STUB TO UNIVERSE STORM DRAIN	4.22	0
AP-K1	OAKRIDGE SUMP INLETS	1.34	5.65
AP-K2	WOODMONT AVE SUMP INLETS	2.04	8.62
AP-K3	STUB TO UNIVERSE STORM DRAIN	10.84	0
AP-K4	STUB TO UNIVERSE STORM DRAIN	6.37	0
AP-K5	STUB TO UNIVERSE STORM DRAIN	12.85	0
AP-K6	UNIVERSE INLETS	6.24	21.29
AP-K7	TRAILS OUTFALL TO BOCA NEGRA DAM	651.01	0

HYDROLOGIC DATA - INTERIM CONDITIONS

BASIN	AREA (acres)	% DEV (acres)	LAND TREATMENT PERCENTAGES BY TYPE				YIELD (cfs/ac)	Q100 (cfs)	V100-24 (ac-ft)
			A	B	C	D			
ON-D	58.30	73	27	18.2	18.3	36.5	2.10	122.40	6.21
ON-E	77.19	22	78	5.5	5.5	11	1.72	132.88	4.38
ON-H	19.88	16	84	4	4	8	1.42	28.24	1.02
ON-G	31.93	100	0	25	25	50	3.32	105.96	4.29
ON-F	82.94	55	45	13.7	13.8	27.5	2.37	196.82	7.35
ON-J	32.92	15	85	3.7	3.8	7.5	1.05	34.57	1.65
ON-K	45.12	14	86	3.5	3.5	7	1.23	55.37	2.22
ON-L	17.73	4	96	1	1	2	1.09	19.34	0.70
ON-H1	11.71	100	0	39.9	39.9	20.2	2.80	32.86	1.30
ON-H2	5.77	73	0	0	10	90	13.06	23.59	1.52
ON-H3	1.63	100	0	0	10	90	4.22	6.88	0.43



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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

SANTA FE III AT THE TRAILS UNIT II
OVERALL POND GRADING & DRAINAGE PLAN
INTERIM CONDITIONS

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
	C. J. D. J. F.		
City Project No.	Zone Map No.	Last Design Update	
	C-9-Z		

PLATE 1

