CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director

Mayor Timothy M. Keller

February 4, 2019

Yolanda Padilla Moyer, PE
Bohannan Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

RE: **Durango Subdivision, Units 3 - 5**
Tr H, Durango Unit 1 & Tr A Durango Unit 3A
Drainage Report Stamp Date: 3/5/15
Unit 3 Grading Plan Stamp Date: 8/12/15 (Approved for Plat, 8/18/15)
Unit 3A Grading Plan Stamp Date: 1/18/19
Unit 4 Grading Plan Stamp Date: 8/12/15 (Approved for Grading, 8/18/15)
Unit 5 Grading Plan Stamp Date: 1/18/19
Hydrology File: C09D012

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Dear Ms. Padilla Moyer,

Based on the submittal received on 1/18/19 the above-referenced Grading Plans cannot be approved until the following are corrected:

1. Please include the entire submittal electronically; the 2015 Unit 3 and Unit 4 plans were missing. It is Hydrology's intent to approve/reapprove Durango Units 3-5 for Preliminary Plat, Grading Permit, and Work Order, once the below corrections are made.

2. Show the storm drain network on the Grading Plan (vicinity of Unit 3A); delineate which portions have been constructed (any portion of the storm drain that hasn't been constructed and accepted will need to be added to the infrastructure list).

3. Existing and proposed contour labels are missing for Unit 3A. In Unit 5, please increase the density of existing and proposed contours along the external boundaries. The slope indicators appear to be reversed along the 4:1 tie-in slope.

4. Provide a temporary pond on Coal Bank St where Unit 4 ties in (Unit 3A). Prior to Unit 3 ROFG, a temporary drainage easement on the temporary ponds will be needed, unless the upstream road portions have been built.

5. How will flows be directed from the west side of Coal Bank St to Red Mountain Rd (Unit 3A)? It appears that a valley gutter is needed here.

6. Identify internal retaining walls to be constructed by the developer (prior to Pad Cert) and those to be deferred to homebuilder. Any wall retaining 2 feet or more will need to be

constructed by the developer (i.e prior to Pad Cert); less than 2 feet retained can be deferred to homebuilder.

7. Along all external boundaries, provide sections of the proposed retaining walls and show the property line, existing and proposed grades on the section views. Include diversion channels and berms if present. In accordance with DPM Ch.22, section 5 part B, grading and wall construction near the property line may not endanger adjacent property or constrain its use. Ensure that the retaining walls (including footers) do not encroach on neighboring property or public ROW.

8. Special care must be taken while grading adjacent to the Open Space. Identify all concentrated flow paths entering this subdivision and provide grade control and controlled flowpaths into the subdivision. Provide details showing how this will be accomplished, similar to what was required for Del Webb 3&4. Ensure all slopes are stabilized to prevent headcutting and erosion back into the Open Space.

9. Provide a detail or section across Lot 18, Tract C, and into the Open Space. How will this property be protected from offsite flows? Is there a drainage feature proposed on Tract C? The grading isn't detailed enough to ensure this house will be adequately protected.

10. Provide written permission from City Open Space for grading and construction of the drive entrance on their property (across from Lot 8, Unit 5).

11. The backyard ponds for Lots 4-16, Unit 5 need a protective covenant; either a restrictive covenant for the homeowner's (enforced by HOA) or a Drainage Covenant (No Public Easement) to ensure these ponds don't become a hazard for the homeowners in Unit 3. However this is resolved, a recorded document will be needed at Final Plat (provide a draft when resubmitting).

12. This project requires an ESC Plan, submitted to the Storm Water Quality Engineer (Curtis Cherne PE, ccherne@cabq.gov or 924-3420).

13. Include typical lot grading details on the Grading Plan; one for all of the backyards that drain to the streets via sideyard swales and one for lots in Unit 5 with the backyard ponds.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

Dana M. Peterson
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: Durango Units 3-5 Building Permit #: _____ Hydrology File #: C09D012

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract H, Durango Unit 1 & Tract A of Durango Unit 3A

City Address: _____

Applicant: Bohannan Huston Inc. Contact: Yolanda Moyer

Address: 7500 Jefferson St NE CY2 Albuquerque, NM, 87109

Phone#: 505-798-7945 Fax#: _____ E-mail: ypadilla@bhinc.com

Owner: PV Trails Albuquerque LCC Contact: Scott Steffen

Address: 4350 La Jolla Village Dr, Suite 110 San Diego CA 92122

Phone#: 505 243-3949 Fax#: _____ E-mail: ssteffen@priceldg.com

TYPE OF SUBMITTAL: X PLAT (19 # OF LOTS) ____ RESIDENCE X DRB SITE ____ ADMIN SITE

IS THIS A RESUBMITTAL?: X Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION X HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
X GRADING PLAN
____ DRAINAGE MASTER PLAN
____ DRAINAGE REPORT
____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
____ ELEVATION CERTIFICATE
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)
____ OTHER (SPECIFY) _____
____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY
X PRELIMINARY PLAT APPROVAL
____ SITE PLAN FOR SUB'D APPROVAL
____ SITE PLAN FOR BLDG. PERMIT APPROVAL
____ FINAL PLAT APPROVAL
____ SIA/ RELEASE OF FINANCIAL GUARANTEE
____ FOUNDATION PERMIT APPROVAL
X GRADING PERMIT APPROVAL
____ SO-19 APPROVAL
____ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
X WORK ORDER APPROVAL
____ CLOMR/LOMR
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: 01-18-19 By: Yolanda Padilla Moyer, P.E.

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Bohannan Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

January 17, 2019

Mr. Shahab Biazar, P.E.
City Engineer
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Durango Units 3 -5

Dear Mr. Biazar:

To support the preliminary plat submittal approved grading and drainage plans are required. There is an approved Drainage Report on file at the City of Albuquerque for Durango at the Trails Subdivision dated March 2015. I have included the approval letter as an enclosed to this file. Please note that the approval letter states for Units 1 to 4 since this was the platting action being requested at the time, but the report includes Unit 5. I have included the body of the report with the two paragraphs highlighted to show that the although it was for Unit 1 to 4 platting action, Unit 5 was included in the analysis to support the drainage approval for Units 1 to 5. Enclosed in the Basin Map for the approved, above mentioned report to show Unit 5 inclusion.

Grading Plans for Units 3 and 4 have also been previously approved. The approved plans are included as well as the approval letters. Units 3 & 4 are approved for preliminary plat. Unit 4 grading plan is also approved for grading permit. Unit 3 is approved for preliminary plat but not approved for grading permit due to the need for an interim grading for Unit 3A. This interim grading plan for Unit 3A is included in this submittal to request grading permit.

In support of the preliminary plat action for Unit 5. Included in this submittal is a grading plan for Unit 5 for preliminary plat and grading permit approval.

Please let me know if you have any questions or need additional information

Sincerely,

Yolanda Padilla Moyer, P.E.
Senior Project Manager
Community Development and Planning

YPM/cc
Enclosures

cc: Scott Steffen, PLDG w/enclosures

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT -- Development Review Services

Richard J. Berry, Mayor

May 28, 2015

Scott Steffen, PE
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

RE: **Durango at the Trails (File: C09D012)**
Drainage Report for Units 1 to 4
Engineer's Stamp Date 3-5-2015

Dear Mr. Steffen:

Based upon the information provided in your submittal received 3-06-15, the above referenced drainage report is approved for Preliminary Plat action by the DRB and Grading Permit. This approval is for the Drainage Report only which is to be the basis for the Grading Plans. Approvals for the Grading Plans for each of four units will be separate.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf Addressee via Email

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services

Richard J. Berry, Mayor

August 18, 2015

Scott Steffen, PE
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

RE: **Durango at the Trails (File: C09D012), Unit 3**
Grading and Drainage plan, Stamp Date 8-12-15 (Sheet 4)

Dear Mr. Steffen:

Based upon the information provided in your submittal received 8-13-15, the above referenced submittal is approved for DRB action on the Preliminary Plat and Site Plan for Subdivision ***for Unit 3***. Prior to approval for Grading Permit the following comment must be addressed.

1. An Interim Grading Plan is required showing a temporary pond on Coal Bank Street where Unit 4 ties in. Temporary Drainage Easements will be required before Work Order Acceptance.
2. Items that need to be addressed on the Work Order:
   a. It appears a valley gutter is needed to direct flows from west side of Coal Bank St. down Red Mountain Road.
   b. Offsite runoff seems to be directed by a swale to run behind the lots down to Weminuche Road. The sediment pond should pick up those flows.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

If you have any questions, you can contact me at 924-3695.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf Addressee via Email

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services

Richard J. Berry, Mayor

August 18, 2015

Scott Steffen, PE
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

RE: **Durango at the Trails (File: C09D012), Unit 4**
Grading and Drainage plan, Stamp Date 8-12-15 (Sheet 3)

Dear Mr. Steffen:

Based upon the information provided in your submittal received 8-13-15, the above referenced submittal is approved for DRB action on the Preliminary Plat and Site Plan for Subdivision ***for Unit 4***.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf Addressee via Email

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services

Richard J. Berry, Mayor

August 18, 2015

Scott Steffen, PE
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

RE: **Durango at the Trails (File: C09D012), Unit 4**
Grading and Drainage plan, Stamp Date 8-12-15 (Sheet 3)

Dear Mr. Steffen:

Based upon the information provided in your submittal received 8-13-15, the above referenced submittal is approved for Grading Permit ***for Unit 4***.

Prior to Building Permit approval, Engineer Certification per the DPM checklist will be required.

Since the disturbed area on this site exceeds 1.0 acre, an Erosion and Sediment Control (ESC) Plan, prepared by a NM PE and approved by the City's Stormwater Engineer, will be required for this site.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge for disturbing one acre or more and a Topsoil Disturbance Permit for disturbing ¾ of an acre or more.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf Addressee via Email

C09D012_ GP_Appr_Unit4.doc

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

I. PURPOSE

This report establishes a drainage management plan for Durango at the Trails. The proposed development subdivides Tracts 7 and 8 at the Trails Unit 3A and consists of 127 single family detached residential lots on approximately 30 acres to be developed in five Units. This project is located within the Volcano Trails Sector Plan area, in northwest Albuquerque, east of Rainbow Blvd and south of Woodmont Avenue. Durango is in the Trails Units 1-3 Drainage Master Plan (DMP) area and has discharge of developed flows to an existing storm drain system in Woodmont Avenue, which discharges to DMP Pond E. The Trails drainage outfall is to the Boca Negra Dam through a storm drain in Universe Boulevard. Discharge to the Boca Negra Dam is limited by the Trails Universe storm drain capacity. Flows in excess of the storm drain capacity surge to detention ponds east of Universe Boulevard. This report is submitted in support of grading and preliminary plat approval for Units 1 through 4 by the DRB.

II. CONCEPTS AND METHODOLOGIES

Drainage conditions were analyzed utilizing the 100-year, 24-hour storm event (P_{60}=1.84 in, P_{360}=2.20 in, P_{1440}=2.66 in), in accordance with the City of Albuquerque DPM. The use of the 24-hour storm event is consistent with the Trails Units 1-3 DMP. The Arid-lands Hydrologic Model (AHYMO) was utilized to determine peak flow rates for design of the storm drainage improvements within the project. The results are included in Appendix A. The storm drain inlets were sized using the 24-hour storm event (the 24-hour and 6-hour storm event produced the same Q). Street capacity and storm drain inlet calculations supporting this study are located in Appendix B.

The following document was referenced in the preparation of this report:

- *Update to the Amendment to the Drainage Master Plan for the Trails Units 1, 2, and 3* prepared by Thompson Engineering Consultants, Inc., dated February 26, 2015.

III. SITE LOCATION AND CHARACTERISTICS

Tracts 7 and 8 are currently undeveloped with grades ranging from one percent to three percent. The site generally slopes from west to east. It is bounded by Woodmont Avenue to the north, the Valle Vista subdivision to the east, Tierra Antigua Elementary School to the south and City Open Space to the west. Access to Durango will be from Woodmont Avenue.

IV. DEVELOPED HYDRAULIC AND HYDROLOGIC CONDITIONS

Durango Units 1 through 5 is a proposed single-family residential development with 127 lots on 30 acres. Unit 1 consists of 29 lots on approximately 7 acres, Unit 2 consists of 22 lots on approximately 5 acres, Unit 3 consists of 30 lots on approximately 6 acres, Unit 4 consists of 27 lots on approximately 5 acres and Unit 5 consists of 19 lots on approximately 7 acres. Proposed street and lot configurations are shown on the *Preliminary Plat*, **Exhibit 1**, and Basin Map, **Exhibit 2**.

The percent impervious land treatment for the proposed conditions is determined from Table A-5 of the DPM, Section 22.2. The composite percent impervious land treatment value used in the Trails DMP AHYMO analysis that encompasses Tracts 7 & 8 is 42.8%. The composite percent impervious land treatment for Durango is 43.1%. The developed runoff from Durango, 87.4 cfs, is essentially unchanged from the DMP, 86.8 cfs.

A. OFFSITE FLOWS

The only offsite flows that reach Durango are from the City Open Space (DMP Offsite Basin 2) along the west boundary. The original DMP routed these flows through Offsite Pond 2. The Update to the DMP Addendum removed Offsite Pond 2. As a result, these flows will be intercepted by Mancos Street, which runs along the Durango west boundary, and will be conveyed via the street network to the internal storm drain network. Offsite, upstream flows from DMP Basin B will be captured by Future Pond B as described in the DMP. The DMP Update rerouted the flows from Pond B to Pond 5A north of Woodmont Avenue. As a result, flows from Pond B are no longer conveyed through the Durango Subdivision. Offsite flows from the north are intercepted by Woodmont Avenue (DMP Basins E4 and E6). Durango is higher in elevation that the property to the south (Tierra Antigua Elementary School) and east (Valle Vista Subdivision). Plates (exhibits) from the DMP Update have been included in this submittal as supplemental information, see **Exhibit 6**. For detailed analysis of the offsite flows and future ponds, please see the DMP Update.

B. ONSITE FLOWS

Developed flows from Durango will be conveyed via the internal street network, collected by the internal storm drain network, which connects to the existing storm drain network located in Woodmont Avenue. These flows are described in **Appendix A**. Flows from the Durango Subdivision have free discharge to Pond E as described in the Valle

Prado Units 1 and 2 Drainage Plan. For reference, see **Exhibit 2** for basin locations and **Exhibit 3** for the storm drain and inlet locations.

Basin E1.1A (23.9 cfs) drains to two Type A double grate inlets (Inlets #30 and 31) at a low point in Red Mountain Road south of Window Peak Road. Inlets #30 and 31 are in a sump condition and there is no emergency spill way present, therefore the inlets have been sized to capture two times the 100-year storm event as shown in **Appendix B**. Runoff from Basin E1.1B (8.3 cfs) is intercepted by three Type A single grate inlets (Inlets #23, 26 and 27). These inlets intercept 6.5 cfs, with 1.8 cfs of by-pass into Basin E2. The Basin E1.1A and E1.1B storm drain connects to an existing storm drain in Sunlight Peak Street, which discharges to the Woodmont Avenue storm drain.

Runoff from Basin E1.2A (12.9 cfs) is conveyed in Mancos Street and combines with runoff from Offsite Basin 2 (3.8 cfs). This combined runoff (16.7cfs) enters Basin E1.2C (20.8 cfs) and is conveyed in Weminuche Road. Just upstream of Strater Street, the flow in Weminuche Road is intercepted by two Type A single grate inlets (Inlets #24 and 25). These inlets intercept 12.4 cfs, with 13.2 cfs of by-pass flow continuing to the low point in Weminuche Road. The backyards of Lots 19-22, Unit 2 in Basin E1.2C (0.4 cfs) is captured by individual lot rear yard retention ponds sized to hold 2 times the 100-year volume (0.01 acre-feet). The required pond capacity on each lot is 140 cubic-feet.

Runoff from Basin E1.2B (3.4 cfs) is captured by individual lot rear yard retention ponds sized to hold 2 times the 100-year volume (0.25 acre-feet). The 13 lots with rear yard ponding are in Durango Unit 5. The required pond capacity on each lot is 0.02 acre-feet (840 cubic-feet).

By-pass flow from Basin E1.1B combines with runoff from Basin E2 (18.1 cfs). The flow is intercepted by two Type A double grate inlets (Inlets #19 and 20) in Weminuche Road just south of Molas Road. These inlets intercept 12.4 cfs, with 7.6 cfs of by-pass flow continuing to the low point in Weminuche Road. Two Type A double grate inlets (Inlets #21 and 22) intercept 32.6 cfs at the low point in Weminuche Road. Inlets #21 and 22 are in a sump condition and there is no emergency spillway present, therefore the inlets have been sized to capture two times the 100-year storm event as shown in **Appendix B**. The Weminuche Road storm drain network discharges to the Woodmont Avenue storm drain.

C. FIRST FLUSH REQUIREMENTS

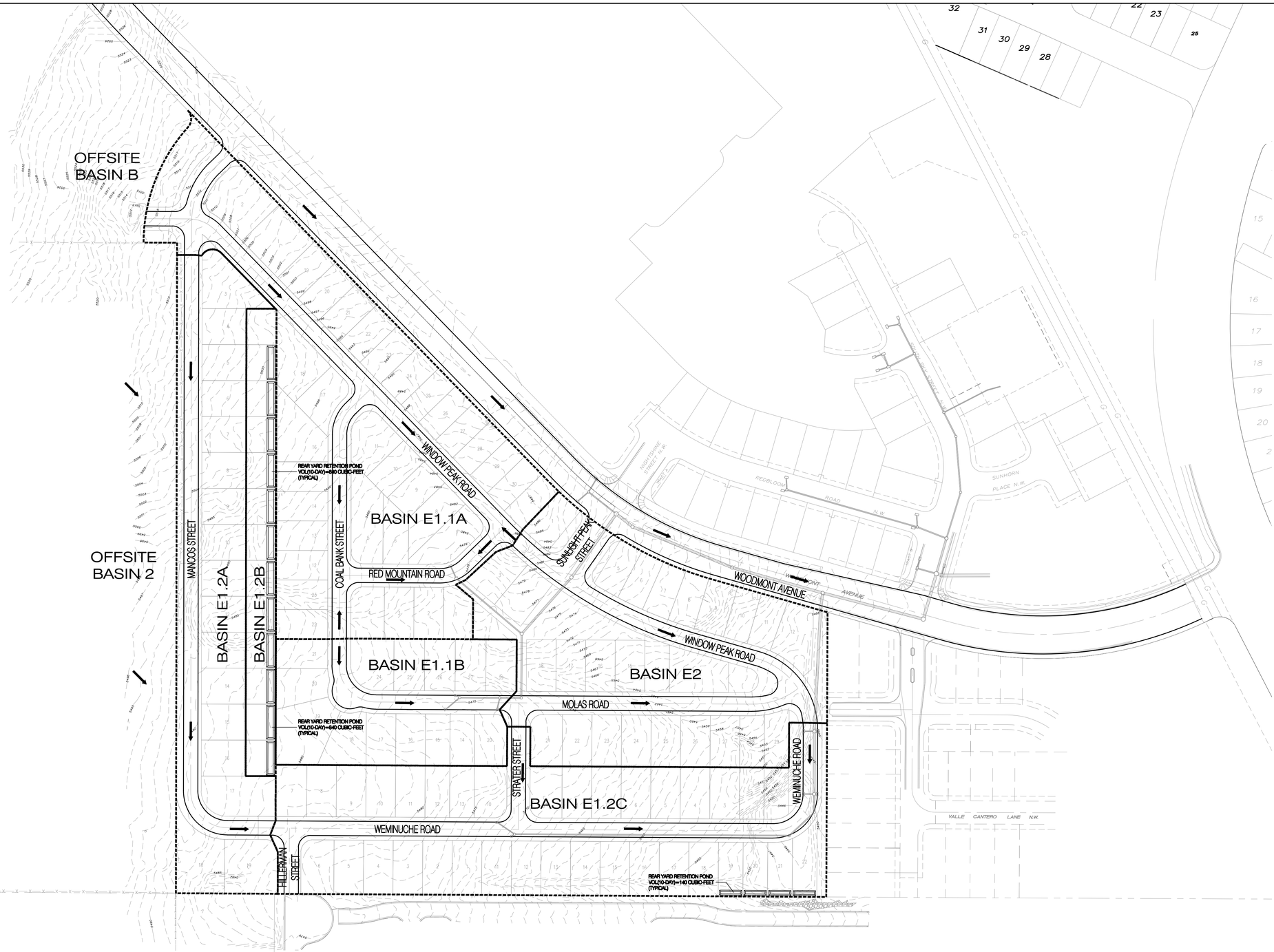
The Durango Subdivision is required to meet the first flush requirements of the new City Drainage Ordinance. The Durango storm drain network ultimately discharges to Pond

E, which has 0.9 acre-feet of storage volume for the first flush per the Valle Prado Units 1 and 2 Drainage Plan. The first flush requirement for Durango is 0.35 acre-feet and is calculated as 0.34 in. (0.44 in. - 0.1 in. initial abstraction) times the cumulative impervious land treatment (43%) times the Durango area of 28.9 acres (30.2 acres less Basin E1.2B).

V. CONCLUSION

This report provides a detailed study of the developed runoff and street capacities for the proposed Durango at the Trails Subdivision. Included are the Units 1 through 4 preliminary plats, basin map, grading plan, and all necessary hydrologic and hydraulic analyses. The proposed drainage plan for Durango can be safely conveyed by the existing and proposed improvements in this drainage plan. This drainage plan maintains the overall drainage pattern of the area, is consistent with the Trails Units 1-3 DMP and allows for the safe management of storm runoff in the fully developed condition as well as interim conditions.

DURANGO
DEVELOPED BASIN MAP



N

100 50 0 100

1" = 100'

LEGEND

- BASIN BOUNDARY
- FLOW ARROW
- PROPOSED STORM DRAIN

BASIN	AREA (AC)	Q (100YR-24HR) (CFS)
BASIN E1.1A	8.2	23.9
BASIN E1.1B	2.8	8.3
BASIN E1.2A	4.6	12.9
BASIN E1.2B	1.3	3.4
BASIN E1.2C	7.0	20.8
BASIN E2	6.3	18.1
TOTAL	**30.2**	**87.4**

P:\20150324\CDP\Plans\General\Exhibits\20150324_DEVELOPED BASIN MAP.dwg
March 05, 2015 - 4:53pm

Bohannan Huston
www.bhinc.com 800.877.5332

N

40 20 0 40

1" = 40'

LEGEND

PROPOSED SPOT ELEVATION	● 5235.25
EXISTING SPOT ELEVATION	● EX 5235.25
PROPOSED CONTOUR	5025
EXISTING STORM DRAIN LINE	
PROPOSED STORM DRAIN INLET	
PROPOSED STORM DRAIN LINE	
PROPOSED STORM DRAIN MANHOLE	
PROPOSED WATER BLOCK	
RETAINING WALL	
PAD	1.0 P=5300.00
TURNED BLOCK	TB
STREET SLOPE	XX
PHASE BOUNDARY	

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

ACS MONUMENT STAMPED "UNION"

GEOGRAPHIC POSITION (NAD 83)

N.M. STATE PLANE COORDINATES (CENTRAL ZONE)

N = 1,523,503.475 E = 1,493,655.030

GROUND-TO-GRID FACTOR = 0.999664360

$\Delta\alpha$ = -00°16'58.96"

NAVD 1988 ELEVATION = 5524.950

AS-BUILT INFORMATION

CONTRACTOR DATE

WORK STAKED BY: DATE

ACCEPTANCE BY: DATE

FIELD VERIFICATION BY DATE

DRAWINGS CORRECTED BY DATE

MICROFILM INFORMATION

RECORDED BY DATE

NO.

ENGINEER'S SEAL

YOLANDA PADILLA HOYOS
NEW MEXICO
15081
LS
REGISTERED PROFESSIONAL SURVEYOR

No.	Date	REMARKS
		REVISIONS
		DESIGN

By

DATE: 01/2019
Designed By: JL

DATE: 01/2019
Drawn By: AR

DATE: 01/2019
Checked By: YPM

Bohannan Huston
www.bhinc.com 800.877.5332

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

DURANGO
UNIT 3A
GRADING AND DRAINAGE PLAN

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

City Project No.

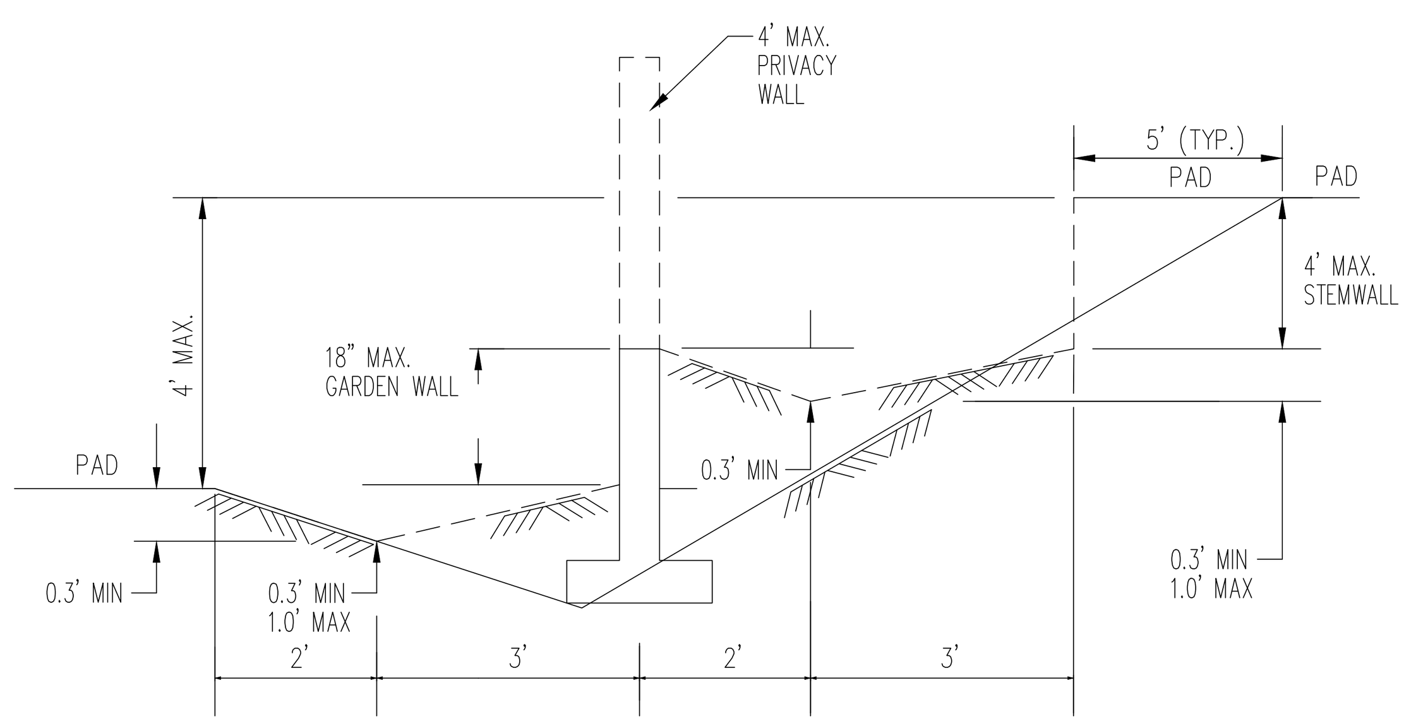
Zone Map No. C-09-Z

Sheet 1 Of 2

P:\20190413\CDP\Plans\General\Unit3A\20190413_GradingPlan_Unit3A.dwg
January 17, 2019 - 8:11pm

NOTE

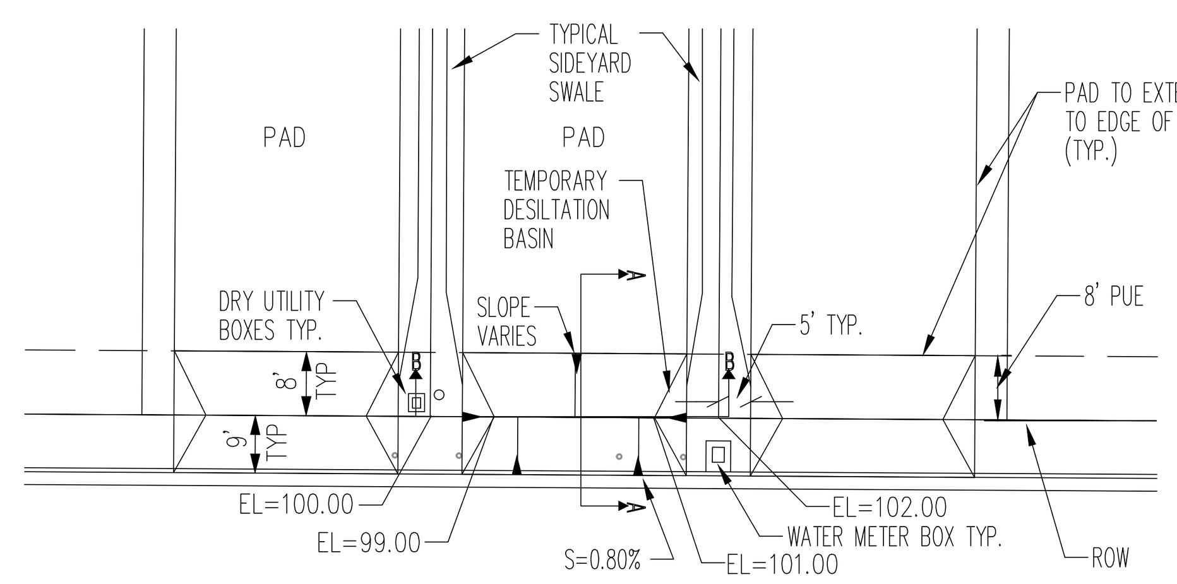
ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER.



TYPICAL SIDE LOT LINE SECTION

NOT TO SCALE

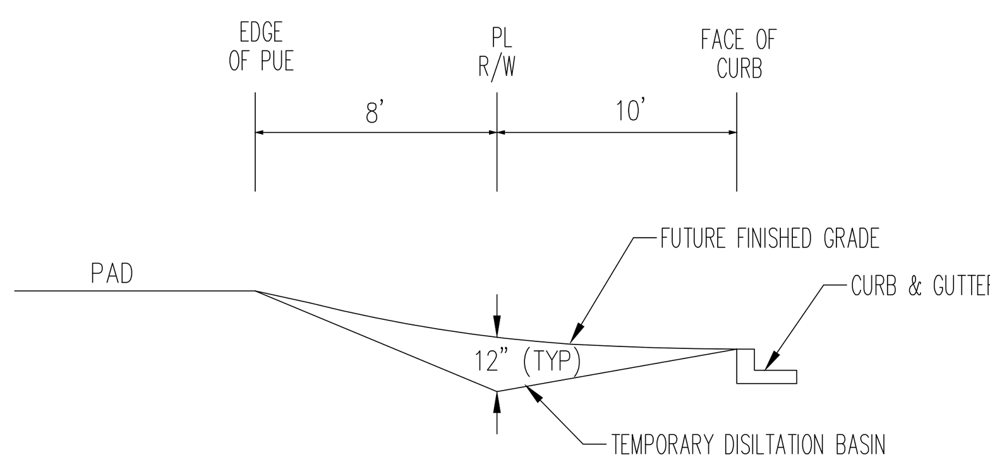
NOTE: DASHED LINES IN TYP. SIDE LOT LINE SECTIONS REPRESENT THE FINAL CONDITION AFTER THE GARDEN, STEM, AND PRIVACY WALLS HAVE BEEN CONSTRUCTED. THE INTERIM CONDITION, WHICH IS TO BE CONSTRUCTED BY THE GRADING CONTRACTOR AND CERTIFIED BY THE ENGINEER, IS REPRESENTED BY THE SOLID LINES. RETAINING WALLS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



TEMPORARY DESILTATION BASIN

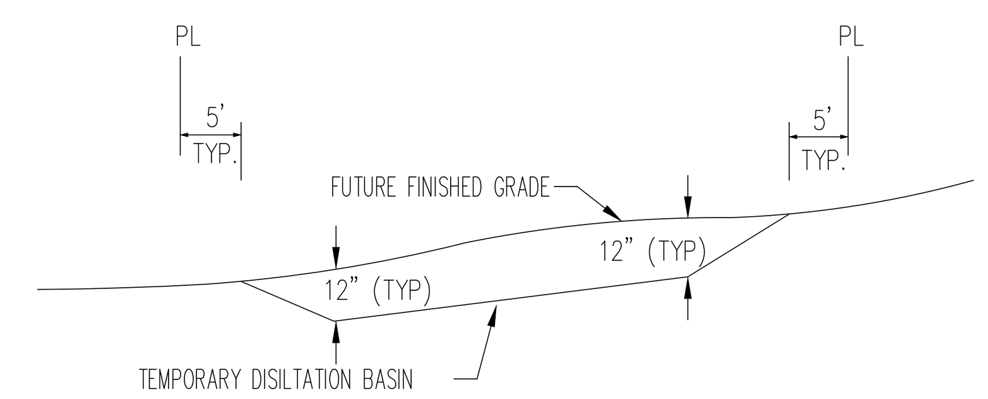
NOT TO SCALE

** BOTTOM OF BASIN IS 1' BELOW PROPERTY LINE ELEVATION SEE GRADING PLANS FOR EXACT ELEVATIONS



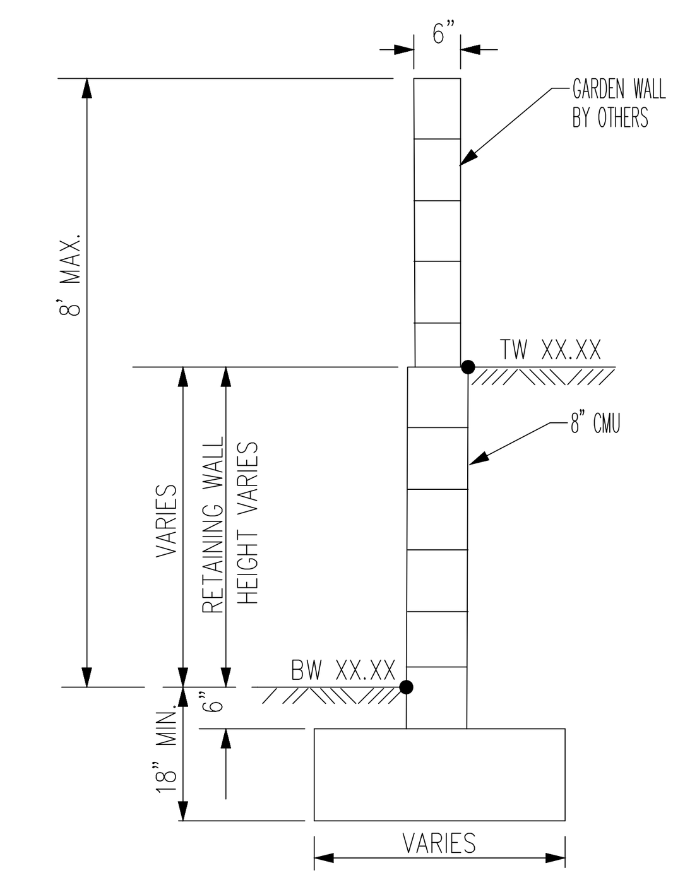
TEMPORARY DESILTATION SECTION A-A

NOT TO SCALE



TEMPORARY DESILTATION SECTION B-B

NOT TO SCALE



TW=FINISHED GRADE ELEVATION AT TOP OF RETAINING WALL
BW=FINISHED GRADE ELEVATION AT BOTTOM OF RETAINING WALL

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.

GENERAL NOTES

1. 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.

2. 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.

3. 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.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.).

10. 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.

11. 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.

12. 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.

13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES

1. EXCEPT AS PROVIDED HERIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. 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.

3. 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).

4. TWO WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1264) FOR LOCATION OF EXISTING UTILITIES.

5. 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.

6. EARTH SLOPES SHALL NOT EXCEED 4 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

7. 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.

8. 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.

9. 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.

10. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATIONS.

11. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.

P:\20190413\CDP\Plans\General\Unit3A\20190413_GP_U3A_Details.dwg
January 17, 2019 - 8:15pm

AS-BUILT INFORMATION

CONTRACTOR — DATE
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

MICROFILM INFORMATION

RECORDED BY — DATE
NO.

BENCH MARKS

ACS MONUMENT STAMPED "UNION"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
N = 1,523,503.475 E = 1,493,655.030
GROUND-TO-GRID FACTOR = 0.999664360
$\Delta\alpha$ = -00°16'58.96"
NAVD 1988 ELEVATION = 5524.950

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

No.	Date	By	REMARKS
			REVISIONS
			DESIGN

Designed By: YPM DATE: 01/2019
Drawn By: AR DATE: 01/2019
Checked By: YPM DATE: 01/2019

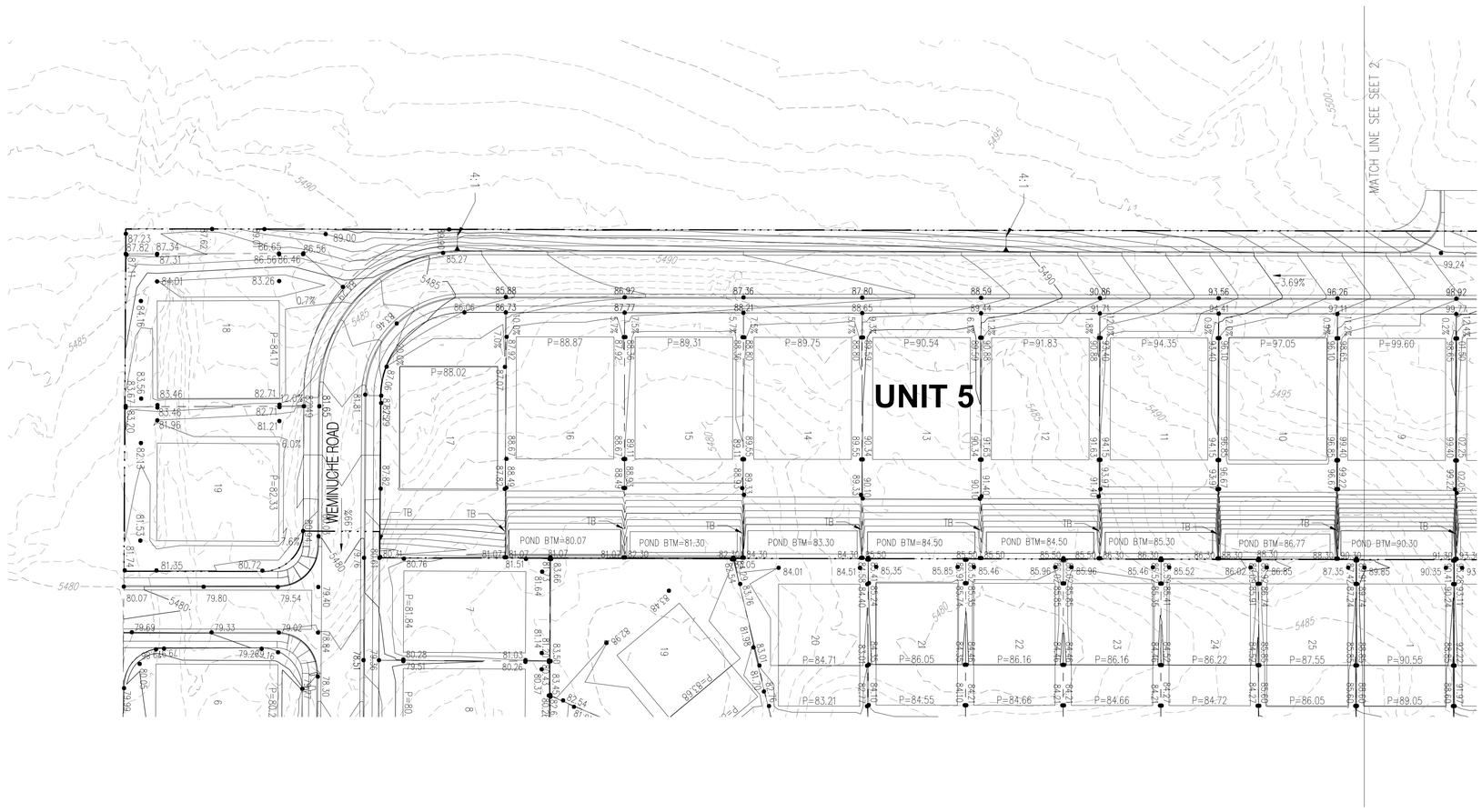
Bohannan Huston
www.bhinc.com 800.877.5332

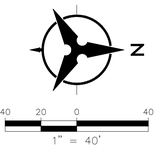
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

DURANGO
UNIT 3A
GRADING AND DRAINAGE DETAILS

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

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





LEGEND

PROPOSED SPOT ELEVATION	● 5235.25
EXISTING SPOT ELEVATION	● EX 5235.25
PROPOSED CONTOUR	5025
EXISTING STORM DRAIN LINE	
PROPOSED STORM DRAIN INLET	
PROPOSED STORM DRAIN LINE	
PROPOSED STORM DRAIN MANHOLE	
PROPOSED WATER BLOCK	
RETAINING WALL	
PAD	1.0 P=5300.00
TURNED BLOCK	TB
STREET SLOPE	XX
PHASE BOUNDARY	

AS-BUILT INFORMATION

CONTRACTOR — DATE
WORK STAKED BY: — DATE
ACCEPTANCE BY: — DATE
FIELD VERIFICATION BY: — DATE
DRAWINGS CORRECTED BY: — DATE

BENCH MARKS

AGS MONUMENT STAMPED "UNION"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
N = 1,523,503.475 E = 1,493,655.030
GROUND-TO-GRID FACTOR = 0.999664360

MICROFILM INFORMATION

RECORDED BY — DATE
NO.

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

YOLANDA PADILLA MOYA
NEW MEXICO
15063
REGISTERED PROFFESIONAL ENGINEER

No.	Date	REMARKS / REVISIONS / DESIGN	By
		DATE: 01/2019	
		DATE: 01/2019	
		DATE: 01/2019	

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

Bohannan Huston
www.bhinc.com 800.877.5332

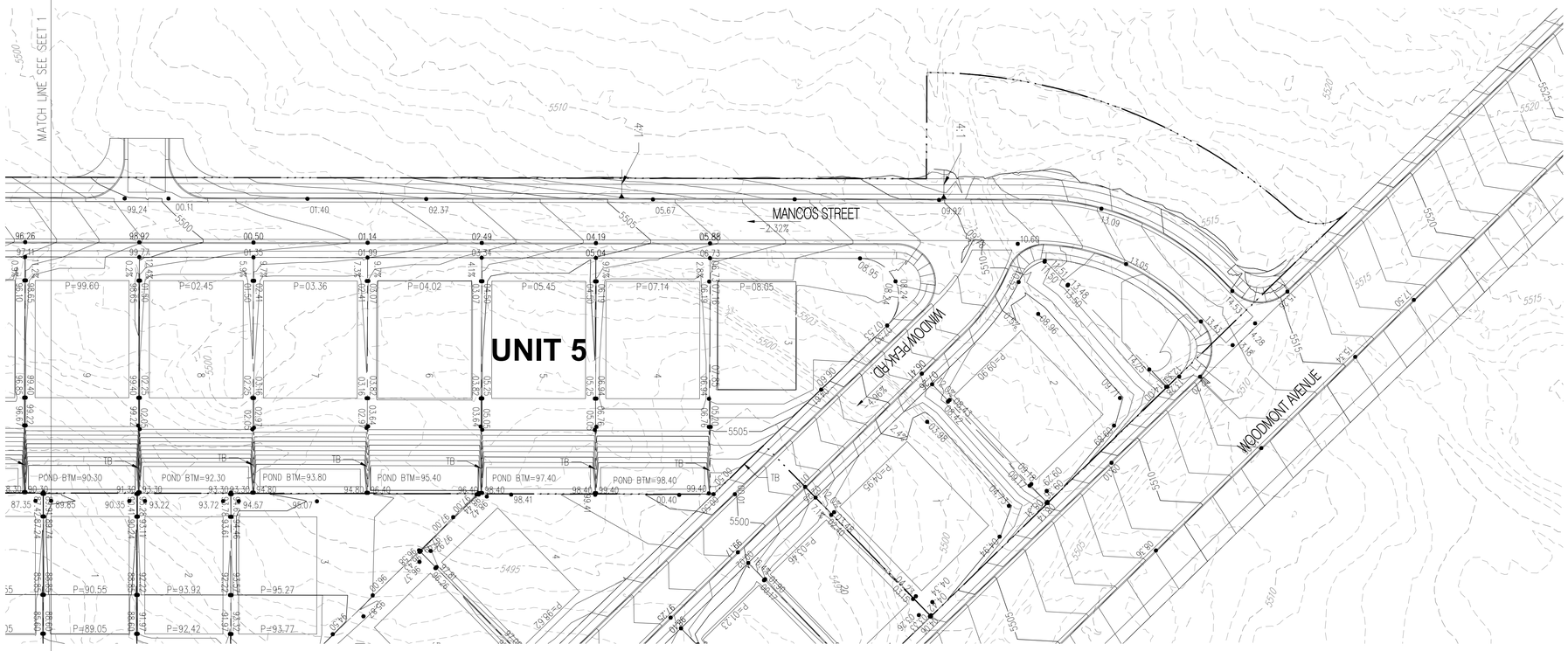
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

DURANGO
UNIT 5
GRADING AND DRAINAGE PLAN

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

City Project No. | Zone Map No. C-09-Z | Sheet 1 Of 3

P:\20190413\CDP\Plans\General\Unit5\20190413_GradingPlan_Unit5.dwg
January 17, 2019 - 9:00pm



N

40 20 0 40

1" = 40'

LEGEND

PROPOSED SPOT ELEVATION	● 5235.25
EXISTING SPOT ELEVATION	● EX 5235.25
PROPOSED CONTOUR	5025
EXISTING STORM DRAIN LINE	
PROPOSED STORM DRAIN INLET	
PROPOSED STORM DRAIN LINE	
PROPOSED STORM DRAIN MANHOLE	
PROPOSED WATER BLOCK	
RETAINING WALL	
PAD	10 P=5300.00
TURNED BLOCK	TB
STREET SLOPE	XX
PHASE BOUNDARY	

Bohannan Huston
www.bhinc.com 800.877.5332

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS

ACS MONUMENT STAMPED "UNION"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
N = 1,523,503.475 E = 1,493,655.030
GROUND-TO-GRID FACTOR = 0.999664360
$\Delta\alpha$ = -00°16'58.96"
NAVD 1988 ELEVATION = 5524.950

AS-BUILT INFORMATION

CONTRACTOR DATE
WORK STAKED BY: DATE
WORK ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE

MICROFILM INFORMATION

RECORDED BY DATE
NO.

ENGINEER'S SEAL

YOLANDA PADILLA MEXICO
NEW MEXICO
18059
REGISTERED PROFFESIONAL ENGINEER

No.	Date	REMARKS
		REVISIONS
		DESIGN

DATE: 01/2019
Designed By: JL
DATE: 01/2019
Drawn By: AR
DATE: 01/2019
Checked By: YPM

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

DURANGO
UNIT 5
GRADING AND DRAINAGE PLAN

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

City Project No.

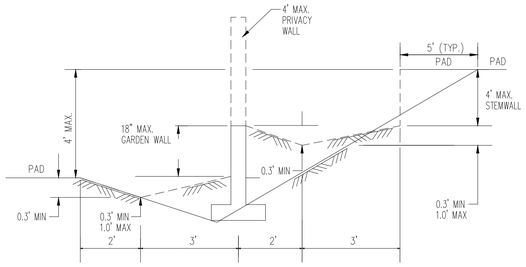
Zone Map No. C-09-Z

Sheet 2 Of 3

P:\20190413\CDP\Plans\General\Unit5\20190413_GradingPlan_Unit5.dwg
January 17, 2019 - 9:00pm

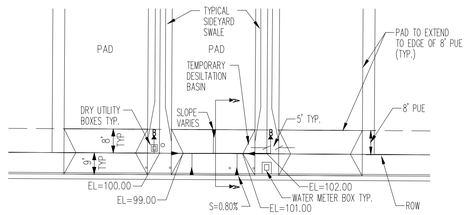
NOTE

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



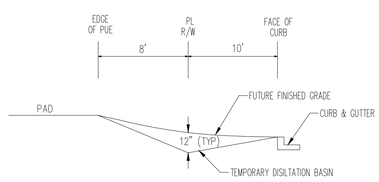
TYPICAL SIDE LOT LINE SECTION
NOT TO SCALE

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.

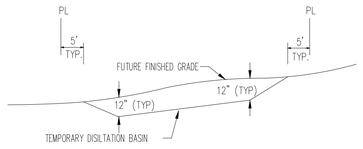


TEMPORARY DESILTATION BASIN
NOT TO SCALE

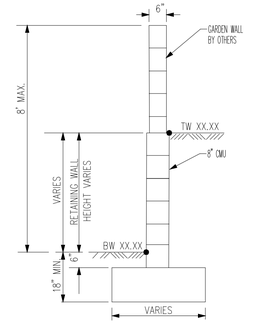
** BOTTOM OF BASIN IS 1' BELOW PROPERTY LINE ELEVATION SEE GRADING PLANS FOR EXACT ELEVATIONS



TEMPORARY DESILTATION SECTION A-A
NOT TO SCALE



TEMPORARY DESILTATION SECTION B-B
NOT TO SCALE



TW=FINISHED GRADE ELEVATION AT TOP OF RETAINING WALL
BW=FINISHED GRADE ELEVATION AT BOTTOM OF RETAINING WALL

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.

GENERAL NOTES

1. 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.

2. 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.

3. 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.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.).

10. 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.

11. 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.

12. 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.

13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES

1. EXCEPT AS PROVIDED HERIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. 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.

3. 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).

4. TWO WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1264) FOR LOCATION OF EXISTING UTILITIES.

5. 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.

6. EARTH SLOPES SHALL NOT EXCEED 4 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

7. 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.

8. 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.

9. 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.

10. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATIONS.

11. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.

AS-BUILT INFORMATION

CONTRACTOR — DATE
WORK STAKED BY: — DATE
ACCEPTANCE BY: — DATE
FIELD VERIFICATION BY: — DATE
DRAWINGS CORRECTED BY: — DATE

BENCH MARKS

AGS MONUMENT STAMPED "UNION"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
N = 1,523,503.475 E = 1,493,655.030
GROUND-TO-GRID FACTOR = 0.999664360

MICROFILM INFORMATION

RECORDED BY — DATE
NO.

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

NAVD 1988 ELEVATION = 5524.950
$\Delta\alpha$ = -00°16'58.96"

ENGINEER'S SEAL

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	
		DATE: 01/2019	
		Designed By: YPM	
		DATE: 01/2019	
		Drawn By: AR	
		DATE: 01/2019	
		Checked By: YPM	

Bohannan Huston
www.bhinc.com 800.877.5332

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

DURANGO
UNIT 5
GRADING AND DRAINAGE DETAILS

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

City Project No.

Zone Map No. C-09-Z

Sheet 3 Of 3

P:\20190413\CDP\Plans\General\Unit5\20190413_GP_U5_Details.dwg
January 17, 2019 - 8:19pm