

INTRODUCTION

DEVELOPMENT SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE ZONING CODE.

1. SITE DESIGN

A. OVERALL LAYOUT OF SITE AND BUILDINGS, RELATIONSHIP TO ADJACENT SITE

THIS PROJECT CREATES 20 LOTS FROM 4 EXISTING LOTS. THIRTY TWO FEET OF THE SOUTHERLY BOUNDARY WILL BE DEDICATED TO ALAMEDA BLVD. 30' LEVARD RIGHT OF WAY, AND 4' OF RIGHT OF WAY ON OAKLAND WILL BE VACATED AND DEDICATED TO LOTS 1 AND 20 OF THE PROPOSED SILVER OAK ESTATES SUBDIVISION. THE RESIDENTIAL LOTS WILL BE ACCESSIBLE BY A 47' ROW. A 4' PEDESTRIAN WALK WAY WILL FRONT EACH LOT. THE BUILDINGS SHALL BE ORIENTED TO THE STREET. THE PEDESTRIAN WALKWAYS ALSO CONNECT TO THE PROPOSED PUBLIC SIDEWALK ON OAKLAND AVE. N.E. AND ALAMEDA AVENUE N.E. THE SINGLE FAMILY RESIDENCES SHALL BE TWO STORY AND ONE STORY WITH GARAGES FACING THE PRIVATE WAY. 8' x 24' AUTOMATIC WROUGHT IRON VEHICULAR GATES AND KEYPAD 6' HIGH PEDESTRIAN GATES SHALL PROVIDE SECURITY FOR THE DEVELOPMENT. THE ENTRY VEHICULAR QUEUING SHALL ACCOMMODATE TWO (2) CAR LENGTHS. A CENTRALLY LOCATED LANDSCAPED AREA AND DRIVE UP COMMUNITY MAILBOXES SHALL BE VISIBLE FROM THE MAIN ENTRANCE AND ACCESSIBLE FROM ALL LOTS. OAKLAND ESTATES IS JUST NORTHEAST OF THE SUBJECT SITE. SONORA SUBDIVISION LIES SOUTHWEST OF THE SUBJECT SITE. BOTH DEVELOPMENTS ARE BUILT OUT. ALAMEDA STORAGE IS LOCATED TO THE WEST OF THE SITE. THE 4 LOTS TO THE EAST ARE UNDEVELOPED, AND ARE ALSO SU-2 ZONING.

3. BUILDING PLACEMENT, ORIENTATION, SETBACKS

THE RESIDENTIAL FRONT ENTRIES AND GARAGE DOORS SHALL FACE THE SUBDIVISION PRIVATE WAY. A CONCRETE DRIVEWAY (20' MINIMUM LENGTH) SHALL PROVIDE ACCESS TO THE TWO CAR GARAGES. FRONT YARD SETBACK SHALL BE FIFTEEN FEET (15') EXCEPT THAT DRIVEWAYS SHALL BE TWENTY FEET (20') LONG. SIDE YARD SETBACK SHALL BE FIVE FEET (5'). STREET SIDE CORNER SIDE YARD SETBACK SHALL BE TEN FEET (10'). REAR YARD SETBACK SHALL BE FIFTEEN FEET (15'). BUILDING HEIGHTS RANGE FROM 17' AT SINGLE STORY PEAK TO 28' TO PEAK AT TWO STORY.

C. PEDESTRIAN AND VEHICULAR CONNECTIVITY (INTERNAL & EXTERNAL)

THE SITE IS CONNECTED TO THE SURROUNDING DEVELOPMENTS. OAKLAND AVE N.E. PEDESTRIAN ACCESS LIES TO THE NORTH AND INTERNAL TO THE SITE. 4' WIDE SIDEWALKS ON BOTH SIDES OF THE ROW CONNECT EACH RESIDENCE WITH ITS NEIGHBOR, AND THE NEW PUBLIC SIDEWALKS ON OAKLAND AND ALAMEDA. MULTI-DIRECTIONAL RAMPS AT STRATEGIC PRIVATE WAY CORNERS PROVIDE HAND CAP ACCESSIBILITY TO THE DEVELOPMENT. THE PROPOSED ROW PROVIDES ONE ACCESS-EGRESS ROAD THAT CONNECTS TO OAKLAND AVE. N.E. VEHICULAR ENTRY POINT SHALL ACCENTUATED BY LANDSCAPE ELEMENTS.

D. PARKING LOCATION AND DESIGN

OFF STREET RESIDENT PARKING IS PROVIDED AT EACH GARAGE AND ITS ACCOMPANYING DRIVEWAY. FOUR PARKING SPACES ARE ACCOMMODATED IN THIS WAY AT THE TWO CAR GARAGES. THE PRIVATE WAY WILL BE LINED ON BOTH SIDES WITH RESIDENT PROVIDED PLANTINGS WHICH WILL ENHANCE THE RESIDENTIAL CHARACTER OF THE DEVELOPMENT.

E. PUBLIC OUTDOOR SPACES

PEDESTRIAN WALKWAYS ALONG THE PRIVATE WAY PROVIDE EASY ACCESS TO THE SURROUNDING SIDEWALKS BY ALL RESIDENTS. A 6' HIGH WALL ENCOMPASSES THE ENTIRE DEVELOPMENT. CODE OR KEYPAD OPERATED SECURITY GATES AT ALL PEDESTRIAN AND VEHICULAR ENTRANCES FURTHER PROVIDE THE SENSE OF SAFETY AND OPPORTUNITIES FOR INTERACTION.

REQUIREMENTS:

- THE TRESCAPE ALONG ALAMEDA BOULEVARD SHALL CONSIST OF TREES IN THE (2'-0" (TWELVE FOOT) WIDE PLANTING STRIP BETWEEN THE SIDEWALK AND THE PROPERTY LINE. THESE TREES SHALL HAVE A MINIMUM CANOPY TO ALLOW CLEAR SPACE FOR PEDESTRIANS AND REDUCE POTENTIAL FOR DAMAGE FROM PASSING VEHICLES.
- THE CLEAR SITE TRIANGLE REQUIREMENT SHALL BE PROPOSED ON THE OAKLAND/PRIVATEWAY INTERSECTION. A CLEAR SITE TRIANGLE AT THIS INTERSECTIONS MUST BE MAINTAINED 35 FEET FROM INTERSECTING FLOW LINES OF GUTTERS. A VERTICAL CLEARANCE BETWEEN 3 AND 8 FEET MEASURED FROM THE GUTTER PAN MUST BE FREE OF VISUAL OBSTRUCTION. TREES & SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA. UNDERSTORY BRANCHES FROM TREES SHALL NOT BE LOWER THAN 8'

WATER CONSERVATION TECHNIQUES:

THE LANDSCAPING SHALL COMPLY WITH THE WATER CONSERVATION, LANDSCAPE, POLLEN CONTROL AND WASTE WATER ORDINANCES.

4. BUILDING DESIGN

A. CONTEXT

THE PROPOSED DEVELOPMENT SITS IN AN AREA OF DIVERSE ZONING CATEGORIES. EXISTING INDUSTRIAL AND WHOLESALE WAREHOUSING USES EXIST SIDE BY SIDE WITH RESIDENTIAL DEVELOPMENTS. NUMEROUS COMMERCIAL USES ARE IN EVIDENCE EAST OF THE 126/ALAMEDA INTERCHANGE. ON THE SOUTH ARE MULTI-STORY HOTELS SUCH AS THE STAYBRIDGE AND THE BURGER KING FAST FOOD ESTABLISHMENT. ON THE NORTH, NUMEROUS VEHICLE DEALERSHIPS ARE ARRANGED ALONG THE NORTHBOUND INTERSTATE. THESE INCLUDE AVE. CHRYSLER TOYOTA AND MERCEDES BENZ OF ALBUQUERQUE.

B. ARCHITECTURAL THEME OR STYLE

THE PROPOSED RESIDENTIAL BUILDING DESIGNS SHALL BE CONSISTENT WITH THE PREDOMINANT NEIGHBORING RESIDENTIAL DEVELOPMENTS. BOTH TWO AND ONE STORY CONFIGURATIONS WILL BE USED. ARCHITECTURAL STYLES SHALL RANGE FROM PITCHED SHINGLE ROOF/FRAME-STUCCO DESIGN TO FLAT ROOF/FRAME-STUCCO DESIGN. PARAPETS FOR FLAT ROOF DESIGNS SHALL NOT EXCEED 15% OF THE HEIGHT OF THE SUPPORTING WALL AND SHALL SHIELD THE VIEW OF THE ROOF MATERIAL FROM ANY PUBLIC OR PRIVATE RIGHT-OF-WAY. COMPLEMENTARY STUCCO COLORS APPLIED TO ALTERNATING BUILDINGS ADD VARIETY AND FURTHER THE NEIGHBORHOOD LOOK.

C. BUILDING HEIGHT, SCALE, MASSING, MATERIALS, COLORS AND ARTICULATION

THE DEVELOPMENT IS ORGANIZED TO EMPHASIZE A RESIDENTIAL NEIGHBORHOOD RESPONSE TO THE SITE. THE BUILDING ARE PLACED WITH THE MAIN FACADE FACING THE PRIVATE WAY. THE BUILDING DESIGNS SHALL INCORPORATE PRUDENT USE OF BOTH VERTICAL AND HORIZONTAL ARTICULATION AS APPROPRIATE TO RESIDENTIAL DESIGN. AN EARTH TONED PALETTE SHALL BE IN EVIDENCE AT ALL OF THE EXTERIOR BUILDING WALLS AND SURROUNDING PROPERTY LINE WALLS.

5. APPROVAL PROCESS

THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT MAY BE SLIGHTLY MODIFIED OR ADJUSTED, IF NECESSARY, TO ASSURE CONSISTENCY WITH THE DEVELOPMENT AND TO ALLOW FLEXIBILITY FOR THE DEVELOPER TO POSITIVELY REFINE THE DEVELOPMENT TO MITIGATE DESIGN CHALLENGES AND ENHANCE DESIGN OPPORTUNITIES. MODIFICATION PROCEDURES AND THE SUBSEQUENT APPROVAL PROCESS SHALL BE AS SPECIFIED FOR PROPERTIES IN THE NORTH 1426 SECTION DEVELOPMENT PLAN.

F. REFUSE & RECYCLE PICKUP

RECYCLE AND REFUSE PICKUP SHALL BE INDIVIDUAL CART TYPE WITH WEEKLY SCHEDULED PICKUP TIMES.

G. LOCATION, HEIGHT, DESIGN AND PURPOSE OF ALL WALLS AND WALL OPENINGS

THE DEVELOPMENT BLOCK WALLS PROVIDE PRIVACY AND SECURITY FOR THE RESIDENTS. ALL WALLS AND FENCES ARE SUBJECT TO SECTION 14-83-9 OF THE ZONING ORDINANCE. ALL WALLS SHALL BE 6'-0" IN HEIGHT. THEY SHALL BE EXPOSED BLOCK WITH REPEATING PATTERNS AND VARIATED TEXTURES.

H. LOCATION, HEIGHT AND DESIGN AND PURPOSE OF LIGHTING

LIGHTING SHALL COMPLY WITH THE NIGHT SKY ORDINANCE AND ALL REQUIREMENTS IN SECTION 14-15-3-9 OF THE ZONING ORDINANCE. RESIDENCE-MOUNTED LIGHTING ELEMENTS SHALL BE INCANDESCENT, VETAL-HALIDE OR HALOGEN ONLY. RESIDENCE-MOUNTED FLOODLIGHTS (MAXIMUM 75 WATT BULBS) SHALL BE SHIELDED OR AVOID IN SUCH A WAY THAT THEY DO NOT SHINE INTO OTHER LOTS OR THE STREET.

I. SCREENING/BUFFERING TECHNIQUES

MULTIPLE STREET SHADE TREES SCREEN RESIDENCES FROM ADJACENT ROADWAY WHILE CREATING PEDESTRIAN AMENITIES WITHIN THE URBAN FABRIC OF THE DEVELOPMENT. AT MATURITY, THESE TREES SHALL CREATE A COOLING MICRO CLIMATE.

J. "GREEN" FEATURES

WATER-HARVESTING CISTERN AND COLLECTION SYSTEM TECHNIQUES SHALL BE ENCOURAGED.

2. STREET REALM

A. TRANSIT, BICYCLE, PEDESTRIAN AMENITIES

THE SITE IS ACCESSIBLE TO TRANSIT ROUTES ON ALAMEDA BLVD, WHICH IS A PRINCIPAL ARTERIAL. CITY OF ALBUQUERQUE "BIKE RIDER" BUS STOP IS LOCATED AT SAN PEDRO DR. AND ALAMEDA BLVD ONE-HALF BLOCK FROM THE DEVELOPMENT. THE SITE ADJUTS A PROPOSED CITY DESIGNATED BIKE ROUTE ON ALAMEDA BLVD. N.E. WHICH WILL EXTEND TO LOUISIANA BLVD. N.E.

3. LANDSCAPING

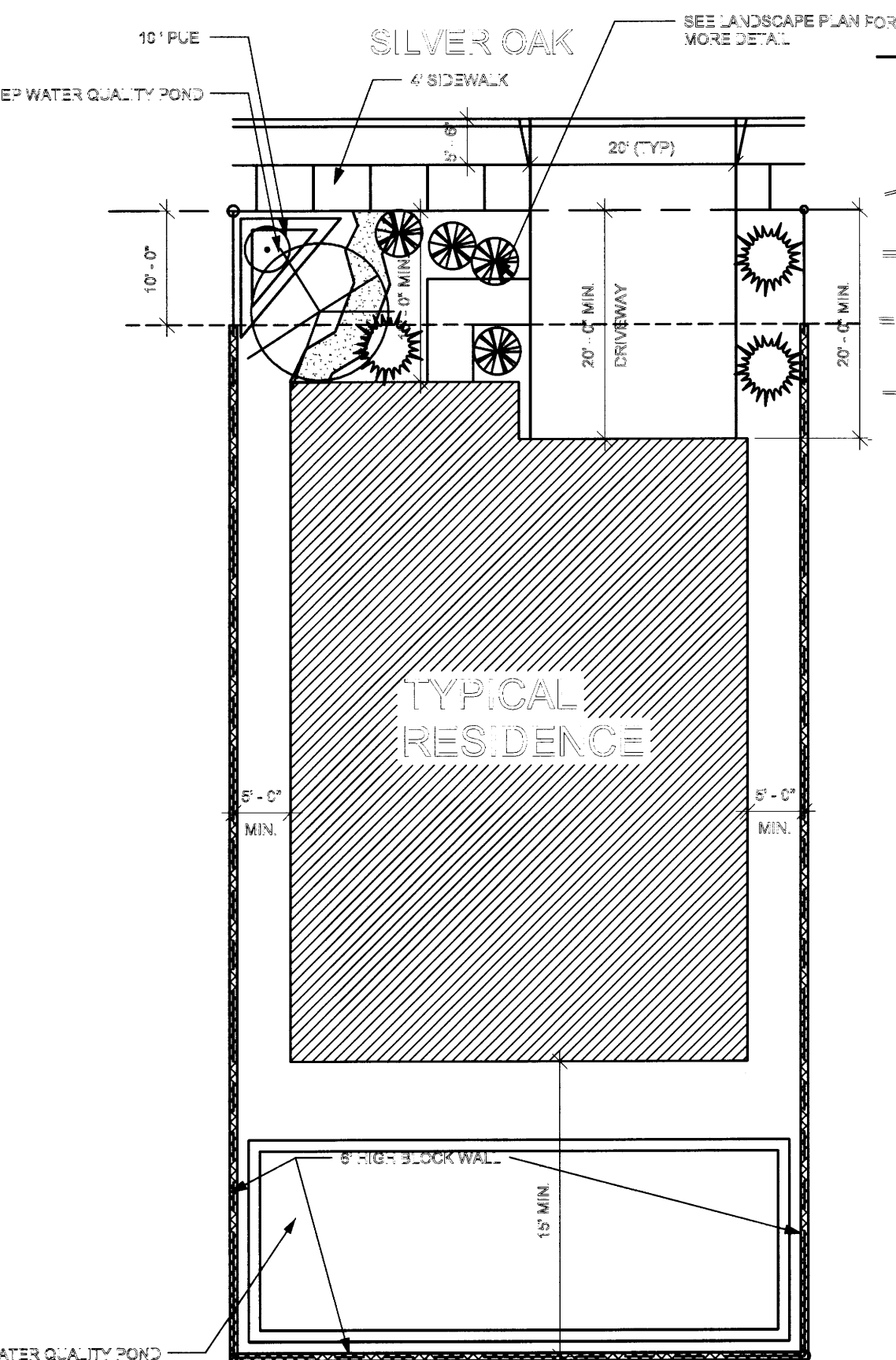
LANDSCAPING IS A KEY ELEMENT OF THE DESIGN. IT IS INTEGRAL TO THE GOAL OF PROVIDING PLACES THAT PROVIDE COMMUNITY AND ENRICH THE LIVES OF THE AREA RESIDENTS. THE LANDSCAPE NETWORK CONSISTS OF:

STREET SHADE TREES ALONG ALAMEDA BOULEVARD SHALL BE PLANTED IN 12' WIDE LANDSCAPE STRIPS WITH ROCK OR BARK GROUND COVER. STREET TREE SHADING SHALL BE DETERMINED BY TREE CANOPY AT FULL MATURITY.

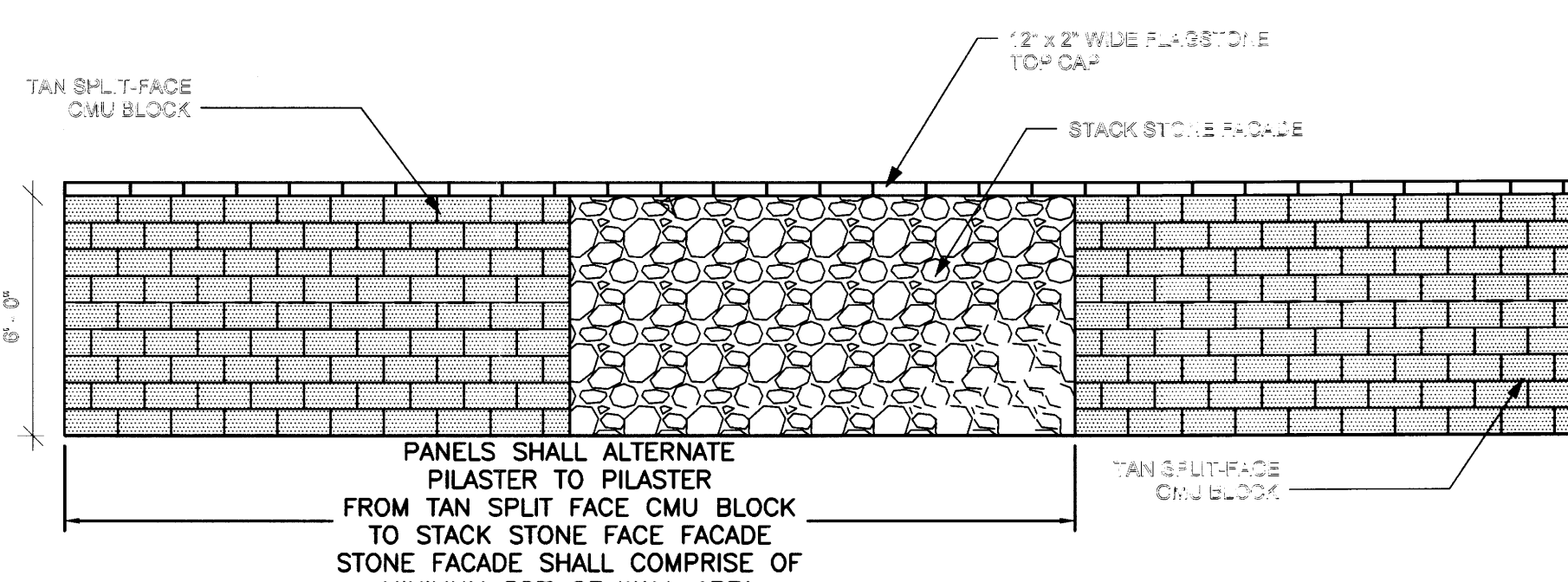
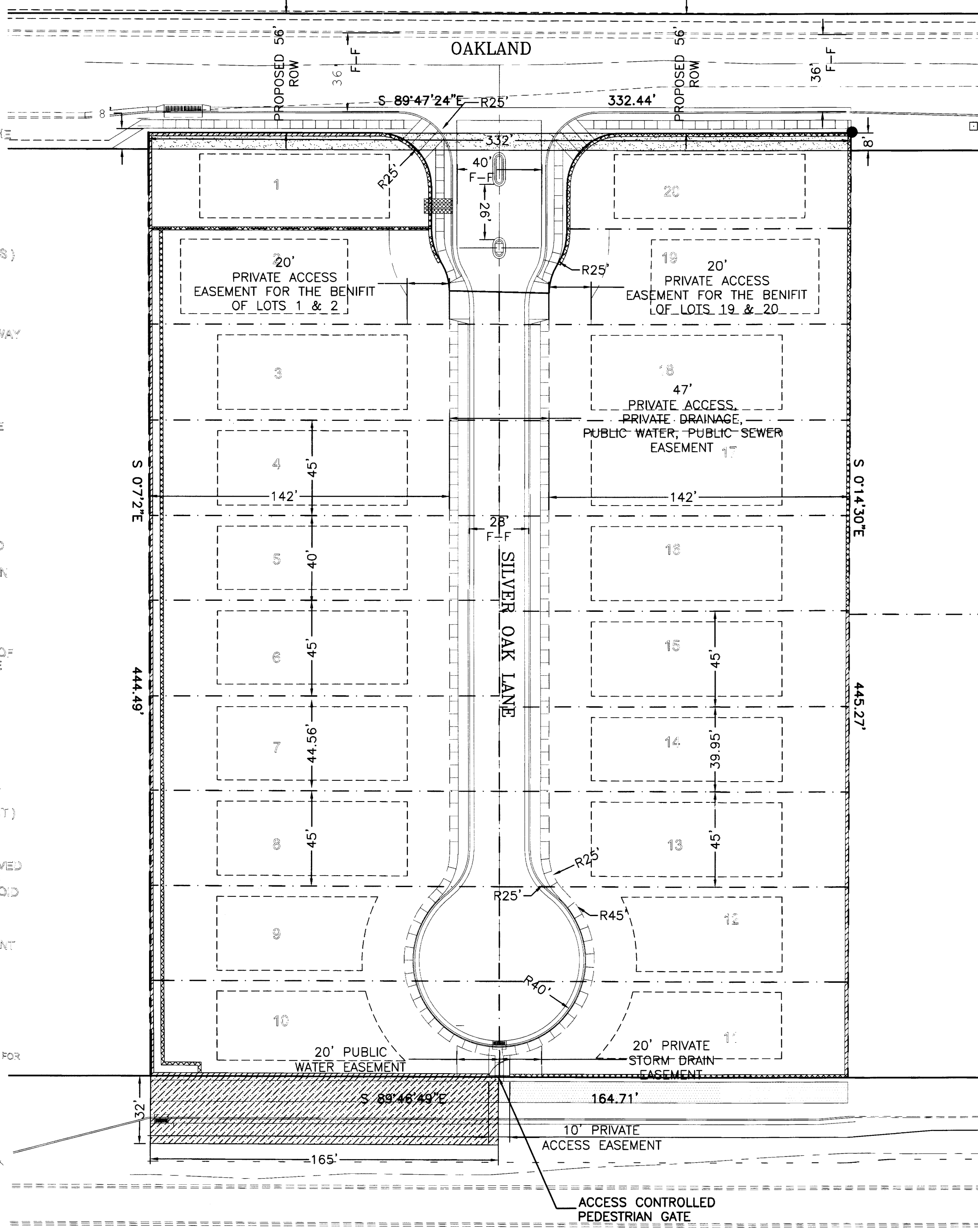
INTERIOR STREETSCAPE STREET SHADE TREES, AND LANDSCAPING, AND AROUND UNIT DRIVEWAYS SHALL BE PROVIDED AND MAINTAINED BY INDIVIDUAL RESIDENCE OWNERS. AT MINIMUM, RESIDENTS SHALL PLANT ONE 6'-0" TO 12'-0" TALL SHADE TREE AT THE STREET FRONTAGE. IN ADDITION 5-6 (FIVE TO EIGHT) 6 GALLON SHRUBS SHALL BE LOCATED IN A GREY ROCK/COBBLE ACCENT LANDSCAPING SCHEME.

DECIDUOUS STREET SHADE TREES PROVIDE PASSIVE SOLAR MITIGATION OF PAVED SURFACES. THE LANDSCAPING SHALL BALANCE THE DENSITY OF THE HOUSING UNITS AND CREATE HUMAN SCALE. THE TREE SPECIES SHALL BE VARIED TO AVOID MONOCULTURE.

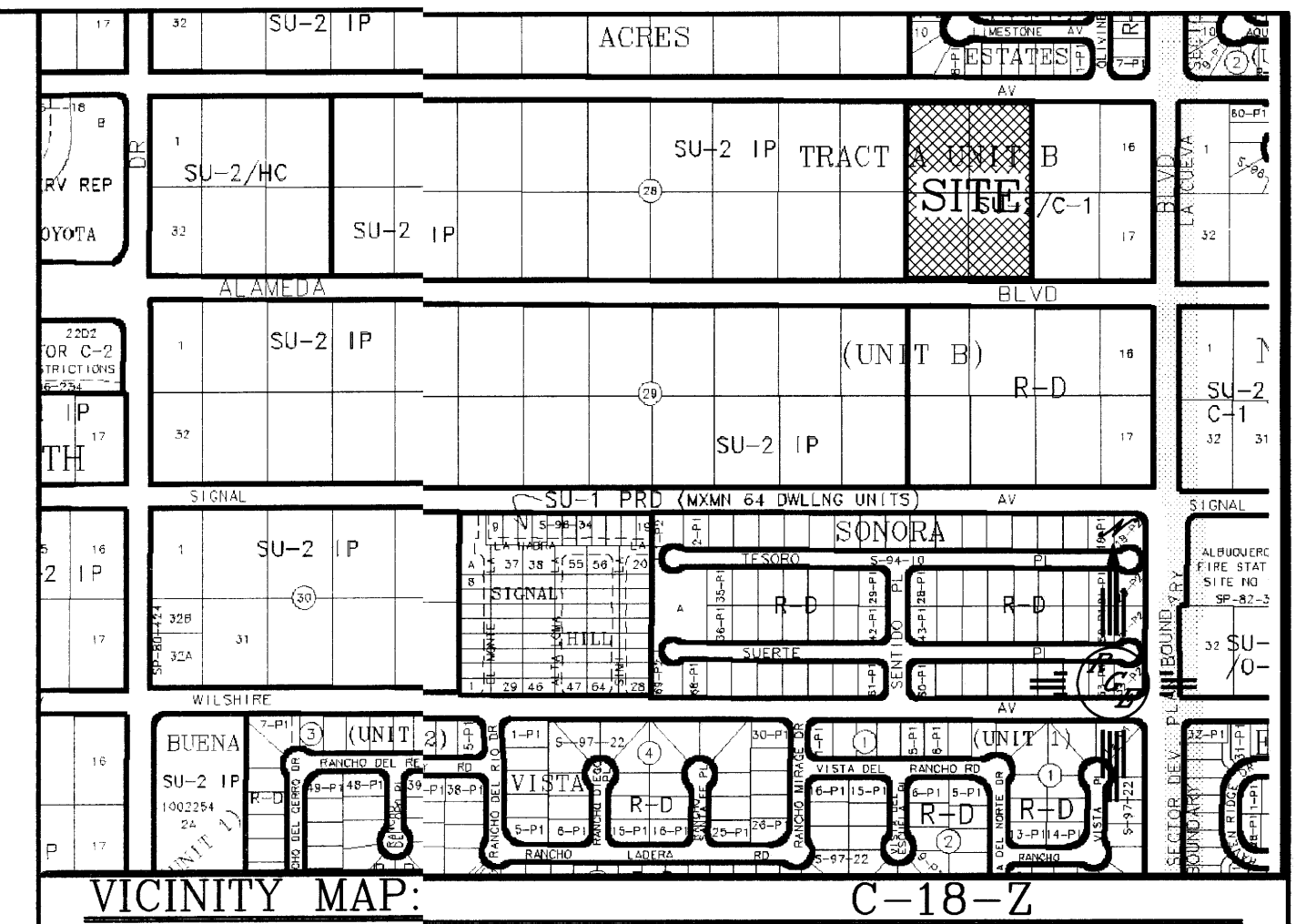
SUGGESTED PLANT SPECIES AS SHOWN ARE NOT MANDATORY, HOWEVER, ANY SUBSTITUTIONS WILL BE LIMITED TO MEDIUM OR LOW WATER USE SPECIES. PLANT SPECIES SHOULD REFLECT THE CHARACTER AND SCALE OF THE SURROUNDING NEIGHBORHOOD.



TYPICAL LOT DETAIL



PERIMETER WALL DETAIL



LEGAL DESCRIPTION:

LOTS 13, 14, 19, 20, BLK 28, TR A, UNIT B, NORTH ALBUQUERQUE ACRES

PROJECT NUMBER:	
APPLICATION NUMBER:	
Is an Infrastructure List required? (X) Yes () No If Yes then see approved LHO plans with a sketch. Is a sketch required for any construction within the site boundary or for construction of public improvements?	
JRB SITE DEVELOPMENT PLAN APPROVAL:	
City Engineer, Transportation Division	Date
Utilities Development	Date
Police & Recreation Department	Date
City Engineer	Date
Environmental Health Department (Sanitation)	Date
Public Works Management	Date
Urban Chairperson, Planning Department	Date

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB AND GUTTER
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED 10' ASPHALT TRAIL-3" AC PAVING OVER NATIVE CENTERLINE
- RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED RETAINING WALL
- PROPOSED PERIMETER WALL
- AREA DEDICATED TO THE COA AS ROW (SEE PLAT)
- AREA OF COA ROW VACATION (SEE PLAT)

SUBDIVISION DATA

PROJECT LOCATION:
JUNCTION ALAMEDA BLVD. N.E. AND OAKLAND AVE.
N.E. AVENUE WEST OF LOUISIANA DRIVE N.E.,
ALBUQUERQUE, NM

ZONE: AT AS MAP: C-18
GROSS ACREAGE: 3.373 A
NO. OF LOTS COVERED: 4
NO. OF LOTS CREATED: 20
EXISTING ZONING: SU-2/C-18

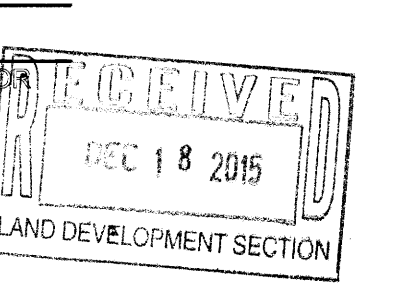
BUILDING DATA

MAXIMUM BUILDING HEIGHT: 28 FEET
MINIMUM BUILDING SETBACK:
FRONT YARD SETBACK - RESIDENCE 15 FEET
FRONT YARD SETBACK - DRIVEWAY 20 FEET
SIDE YARD SETBACK 5 FEET
STREET SIDE CORNER
SIDE YARD SETBACK 10 FEET
REAR YARD SETBACK 15 FEET

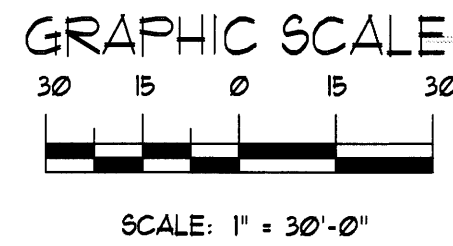
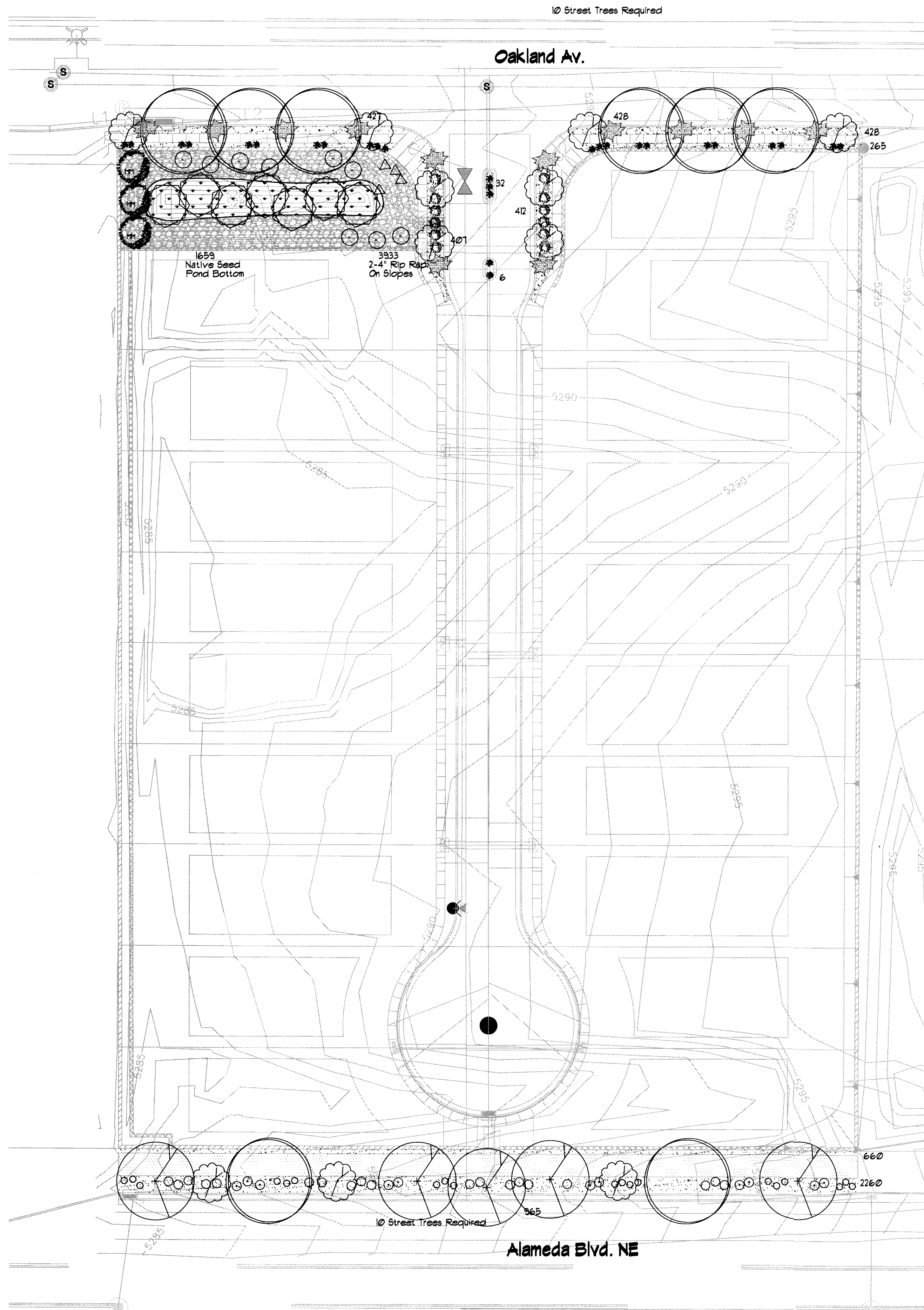
MAXIMUM DWELLING UNITS: 20 UNITS

SHEET LIST

Sheet Number	Sheet Name
DRB-1	SITE DEVELOPMENT PLAN FOR SUBDIVISION
DRB-2	LANDSCAPING PLAN
DRB-3	GRADING & DRAINAGE PLAN
DRB-4	MASTER UTILITY PLAN
DRB-5	MASTER PAVING PLAN
DRB-6	GATE DETAILS



ENGINEER'S SEAL DAVID SOULE P.E. #14522 12-18-15	SILVEROAK ESTATES SITE PLAN FOR SUBDIVISION <i>Rio Grande Engineering</i> 1806 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	DRAWN BY: WCWJ DATE: 12-18-15 21525-LAYOUT-9-21-15 SHEET # 1 JOB # 21525
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LANDSCAPE LEGEND

QTY SIZE COMMON/BOTANICAL H2O USE

Trees

5	3' cal	Ash <i>Fraxinus sp.</i>	40x35	M+
8	3' cal	Honey Locust <i>Gleditsia triacanthos</i>	50x45	M
1	4 - 6'	Pinon <i>Pinus edulis</i>	30x20	M
4	4 - 6'	Palm Yucca <i>Yucca taxoniana</i>	15x6	M
11	15 Gal.	Oklahoma Redbud <i>Cercis reniformis</i>	15x12	M
7	15 Gal.	Desert Willow <i>Chilopsis linearis</i>	20x25	L

Shrubs & Groundcovers

12	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	3x5	M
27	5 Gal	Feather Reed Grass <i>Calamagrostis arundinacea</i>	25x2	M
3	5 Gal	Curl-leaf Mountain Mahogany <i>Cercocarpus ledifolius</i>	15x15	L+
4	5 Gal	Butterfly Bush <i>Buddleia davidii</i>	5x5	M
12	5 Gal	Buffalo Juniper <i>Juniperus sabina 'Buffalo'</i>	1x12	M
19	5 Gal	Cherry Sage <i>Salvia greggii</i>	2x3	M
11	5 Gal	Blue Mist <i>Caryopteris x clandonensis</i>	3x3	M
19	5 Gal	Fern Bush <i>Chamaebatiaria millefolium</i>	5x6	L
9	5 Gal	Chamisa <i>Chrysothamnus nauseosus</i>	5x5	L
7	2-3cf	Boulders To be placed at contractor discretion		
2697		Landscape Gravel / Filter Fabric 7/8" Santa Fe Brown		
3933		Oversize Cobble 2-4" Santa Ana Tan Pond Side Slopes		
1659		Native Seed Pond Bottom		
12788.00		Total Landscape Area		

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner. Landscape within the right of way shall be the responsibility of the adjacent property owner. It is the intent of this plan to comply with the City of Albuquerque Water Conservation, Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1/2 GPH Drip Emitters and Shrubs to receive (2) 1/2 GPH Drip Emitters. Drip and Bubblers systems to be tied to 1/2" polytape with flush caps at each end.

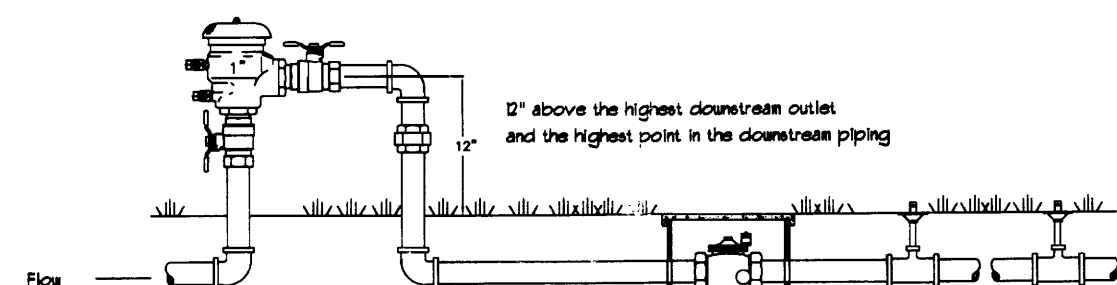
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season. Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

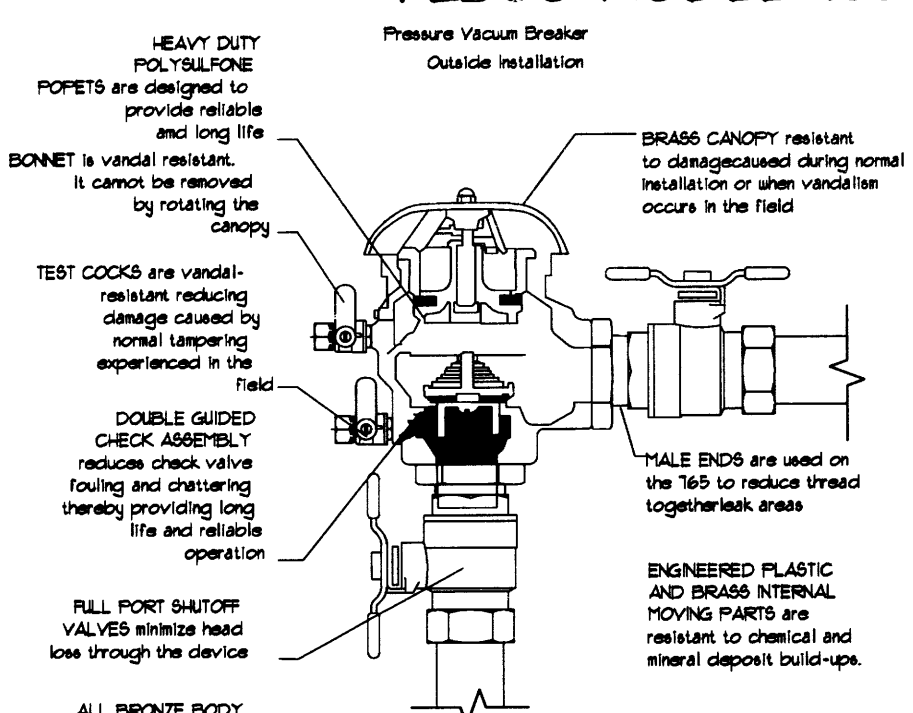
Irrigation maintenance shall be the responsibility of the Adjacent Property Owner. Irrigation within the right of way shall be the responsibility of the adjacent property owner.

NOTE TO CLIENT:

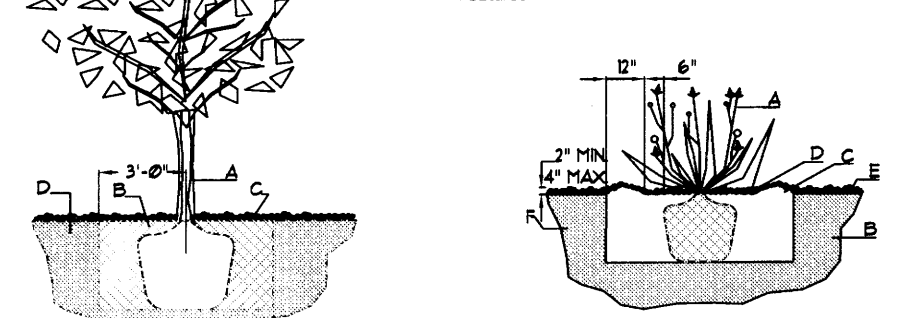
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.



FEBCO MODEL 765



FEBCO MODEL 765



TREE PLANTING DETAIL

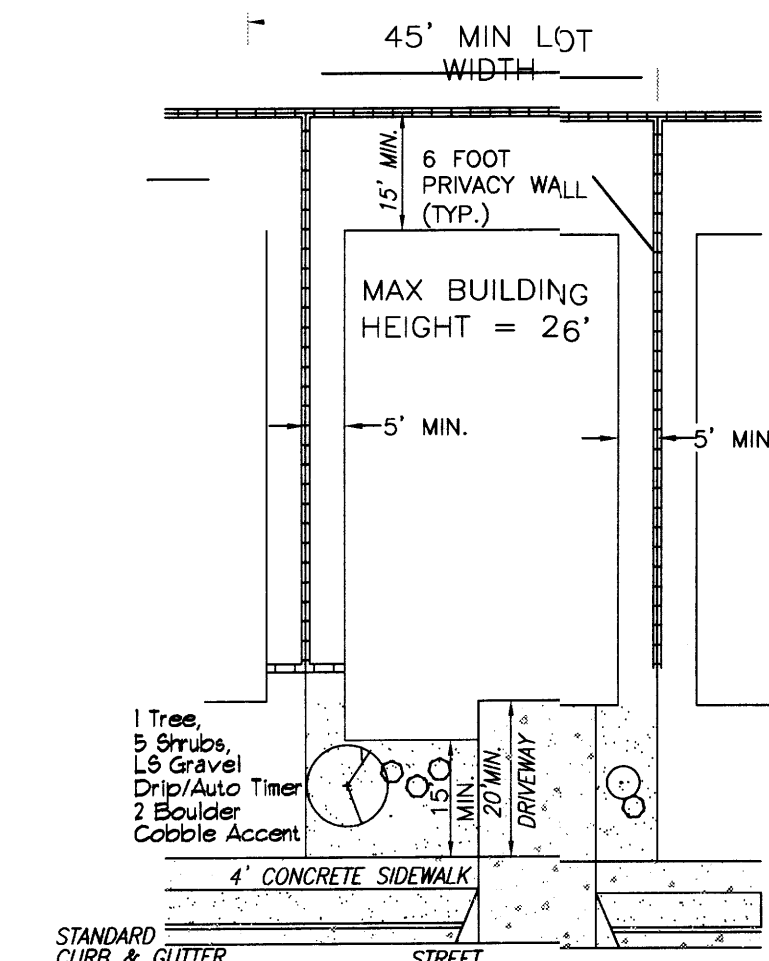
NTS

GENERAL NOTES:
1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL AND HOLE LEVEL AT WHICH TREE WAS GROWN AND DRAIN THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL EXPLANT SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
CONSTRUCTION NOTES:
A. BACKFILL WITH EXISTING SOIL.
B. 1" DEPTH OF GRAVEL MULCH.
C. UNDISTURBED SOIL.

SHRUB PLANTING DETAIL

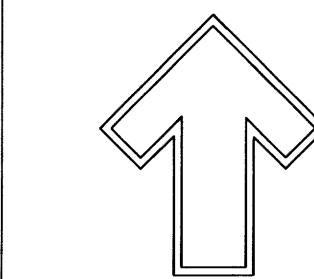
NTS

GENERAL NOTES:
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
CONSTRUCTION NOTES:
A. SHRUB.
B. BACKFILL WITH EXISTING SOIL.
C. EARTH BERTH AROUND WATER RETENTION BASIN.
D. 3" DEPTH OF GRAVEL MULCH.
E. FINISH GRADE.
F. UNDISTURBED SOIL.



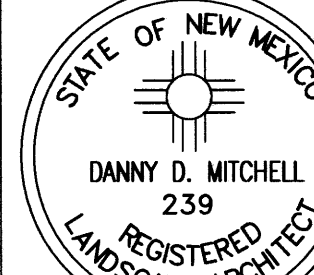
TYPICAL LOT STANDARD LANDSCAPE

N.T.S.



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Landscape Architect



October 16, 2015

Silver Oak Subdivision

Albuquerque NM

LANDSCAPE PLAN

The design contained herein remains the property of The Hilltop Architects & Contractors. Contractors and others are prohibited from copying, reproducing, or otherwise using this design without the written consent of The Hilltop Architects & Contractors. This is an original design and must not be released or copied unless application fees have been paid on a job order placed.

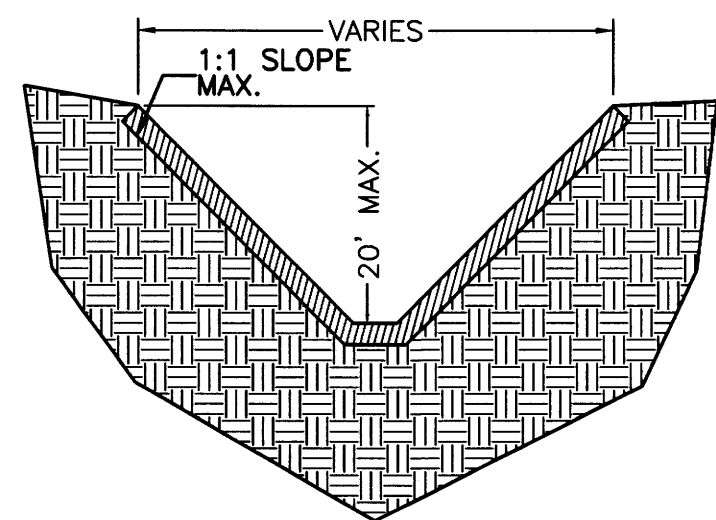
The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY: dh
REVISION: 12-15-2015
12-15-2015
12-15-2015

SHEET #
DRB 02

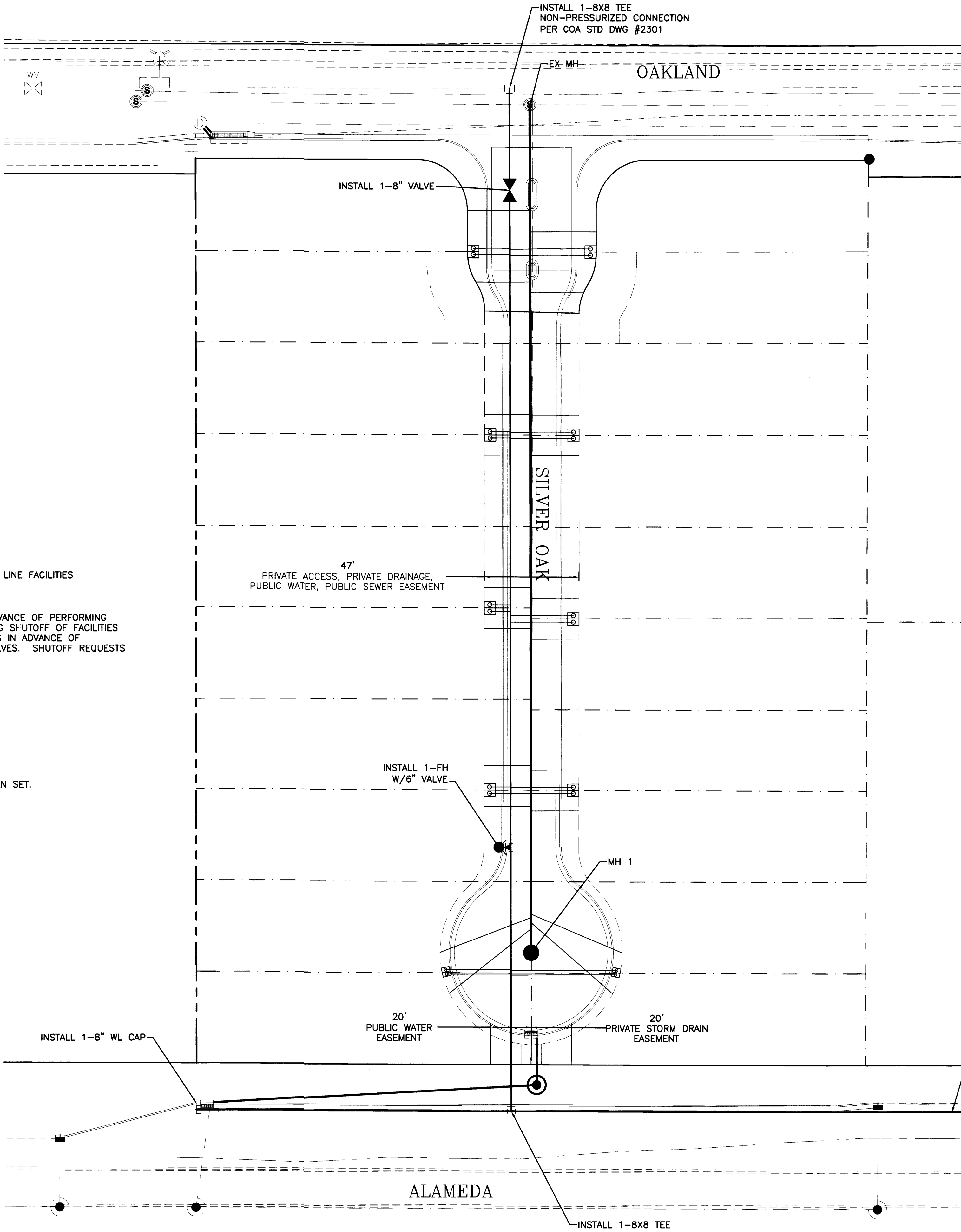
NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN BERNALILLO COUNTY ROW. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH BERNALILLO COUNTY INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, INCLUDING UPDATE 8, AMENDMENT #1.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES, AND/OR OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.
9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.
10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES THAT HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.
16. ELECTRONIC MARKER SPHERES (EMS) SHALL BE INSTALLED ON WATER LINE AND SANITARY SEWER LINE FACILITIES PER SECTION 170 OF THE BERNALILLO COUNTY STANDARD SPECIFICATIONS 1986 EDITION AS REVISED THROUGH UPDATE #8, AMENDMENT 1.
17. THE CONTRACTOR SHALL COORDINATE WITH THE WATER UTILITY AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT http://abcwua.org/water_shut_off_and_turn_on_procedures
18. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.6150 SUBPART P.
19. ALL IMPACTED STRIPING SHALL BE REPLACED BY CONTRACTOR.
20. MANHOLE STEPS SHALL NOT BE INSTALLED IN SANITARY SEWER MANHOLES.
21. ALL WATER METERS SHALL INCLUDE DUAL CHECK VALVE SETTERS.
22. ALL WATER METER COVERS AND LIDS SHALL BE PER COA STD DWG #2368.
23. ALL MANHOLES AND VALVES SHALL HAVE GPS INFORMATION RECORDED AS PART OF AS BUILT PLAN SET.
24. CONTRACTOR IS RESPONSIBLE AT ITS OWN COST FOR ANY DAMAGE TO EXISTING UTILITIES.



SUPPLEMENTAL TRENCH DETAIL

NTS-PER FIGURE V-2-13 OSHA STANDARD SPECIFICATIONS
NOTE: ENTIRE TRENCH PRISM SHALL BE COMPACTED AT 95% ASTM D1557 INCLUDING ALL UTILITY MAIN LINES, WATER METER BOXES AND SERVICES, SAS SERVICES.

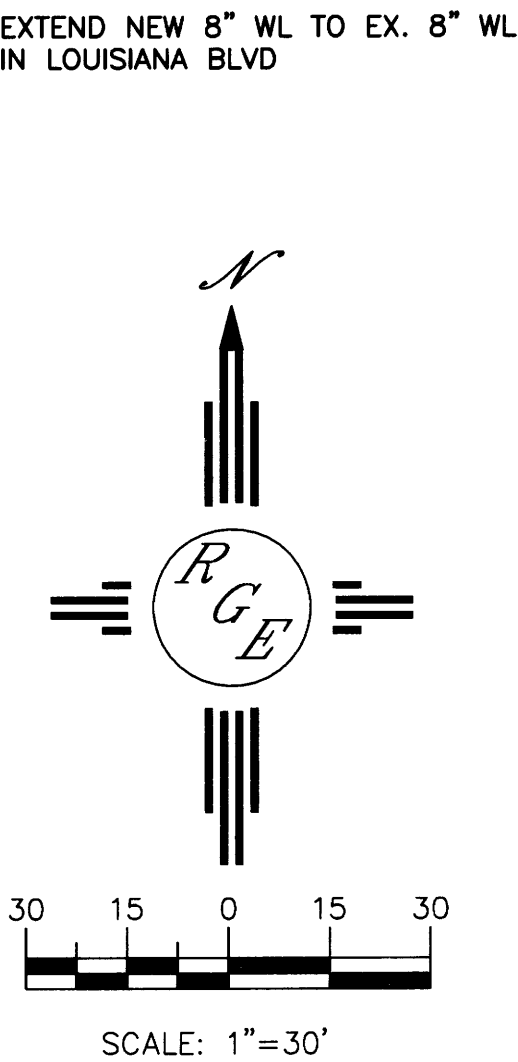


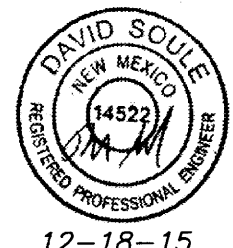
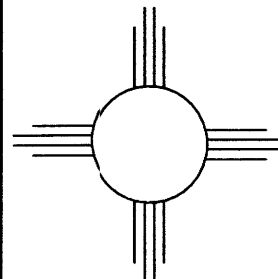
WATER SHUTOFF NOTES:

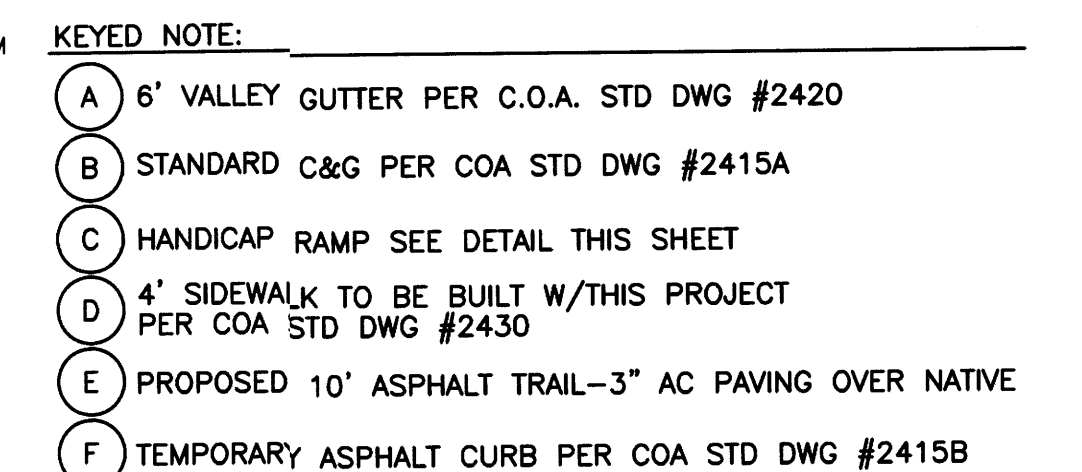
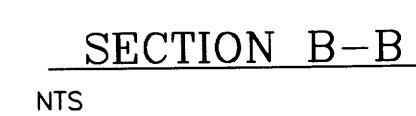
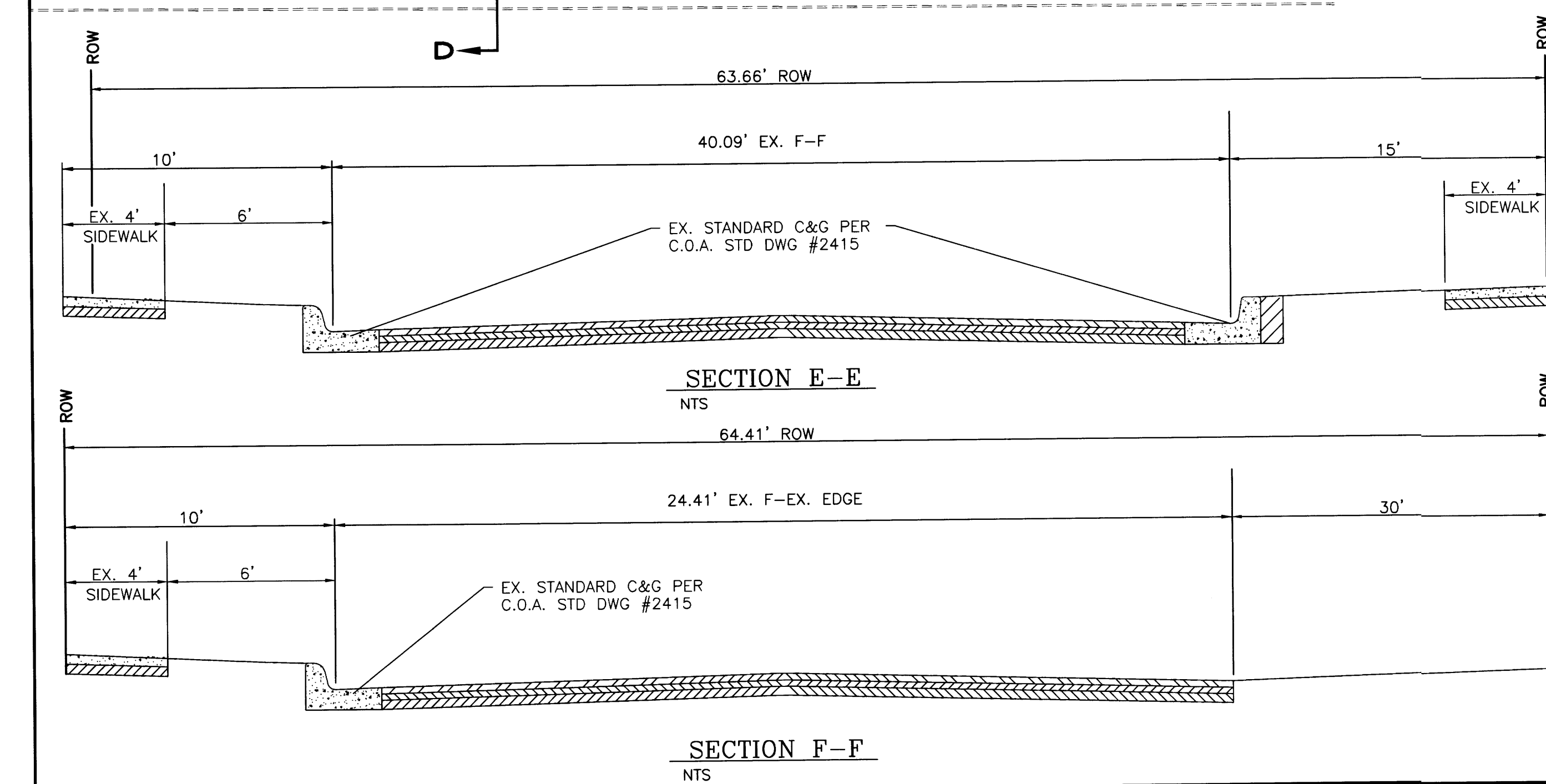
The contractor shall coordinate with the Water Authority seven (7) days in advance of performing work that will affect the public water or sanitary sewer infrastructure. Work requiring shutoff of facilities designated as Master Plan facilities must be coordinated with the Water Authority 14 days in advance of performing such work. Only Water Authority crews are authorized to operate public valves. Shutoff requests must be made online at <http://abcwua.org/posted/view/463/1729>

LEGEND

- EX. 12" SD — EXISTING STORM SEWER LINE
○ EX. 8" SAS — EXISTING SAS MANHOLE
— EX. 8" VAL — EXISTING VALVE W/BOX
— EX. 6" WL — EXISTING WATER LINE
— PROPOSED SD
— PROPOSED METER
— PROPOSED FIRE HYDRANT
— EXISTING EDGE OF PAVEMENT
— PROPOSED CURB & GUTTER
— BOUNDARY LINE
— CENTERLINE
— RIGHT-OF-WAY
— LOT LINES
— EASEMENT
☼ STREET LIGHTS
CONTRACTOR SHALL REMOVE AND REPLACE PAVING PER COA STD DWG #2465 (COLLECTOR). CONTRACTOR SHALL REMOVE AND REPLACE STD C&G PER COA STD DWG 2415A. CONTRACTOR SHALL REMOVE AND REPLACE SW PER COA STD DWG 2430.—REMOVE TO NEAREST JOINT, MATCH FL ELEVATIONS

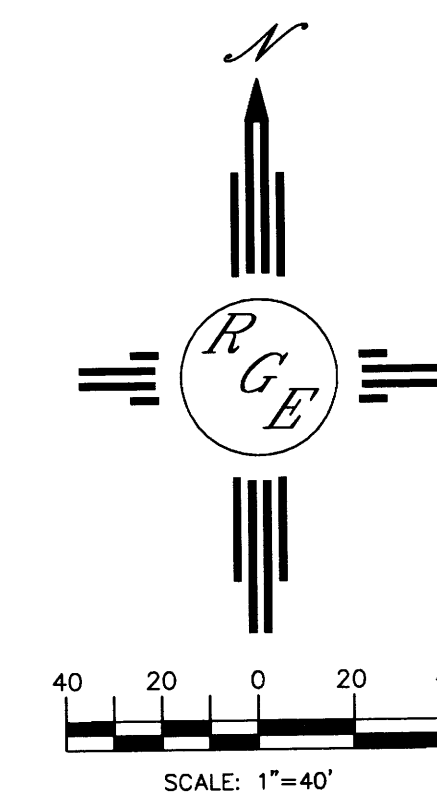


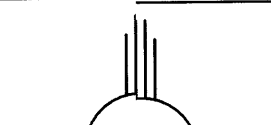
ENGINEER'S SEAL	SILVEROAK ESTATES	DRAWN BY WCVJ
	MASTER UTILITY PLAN	DATE 12-18-15
	 Rio Grande Engineering 1806 CENTRAL AVENUE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	21525-LAYOUT-9-28-15
DAVID SOULE P.E. #14522		SHEET # 4
		JOB # 21525

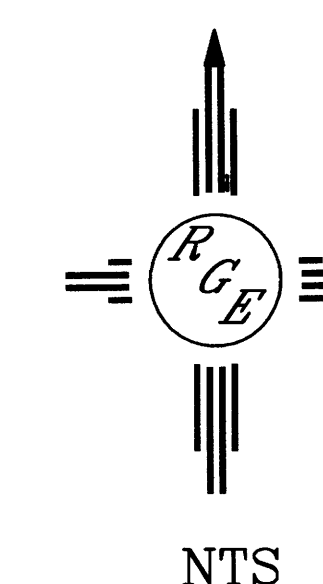
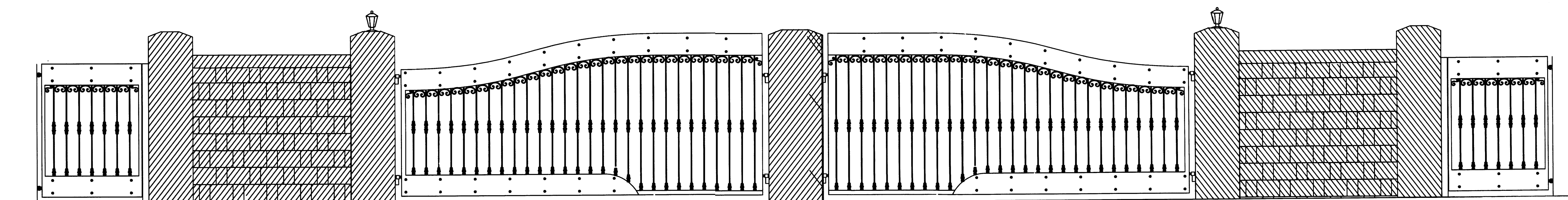


GENERAL NOTES:

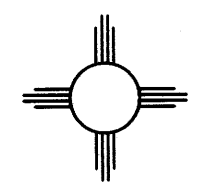
1. ALL WALL FOUNDATIONS/TOE MUST BE OUTSIDE COA ROW.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL ROADWAY SIGNS UNTIL FINAL ACCEPTANCE.

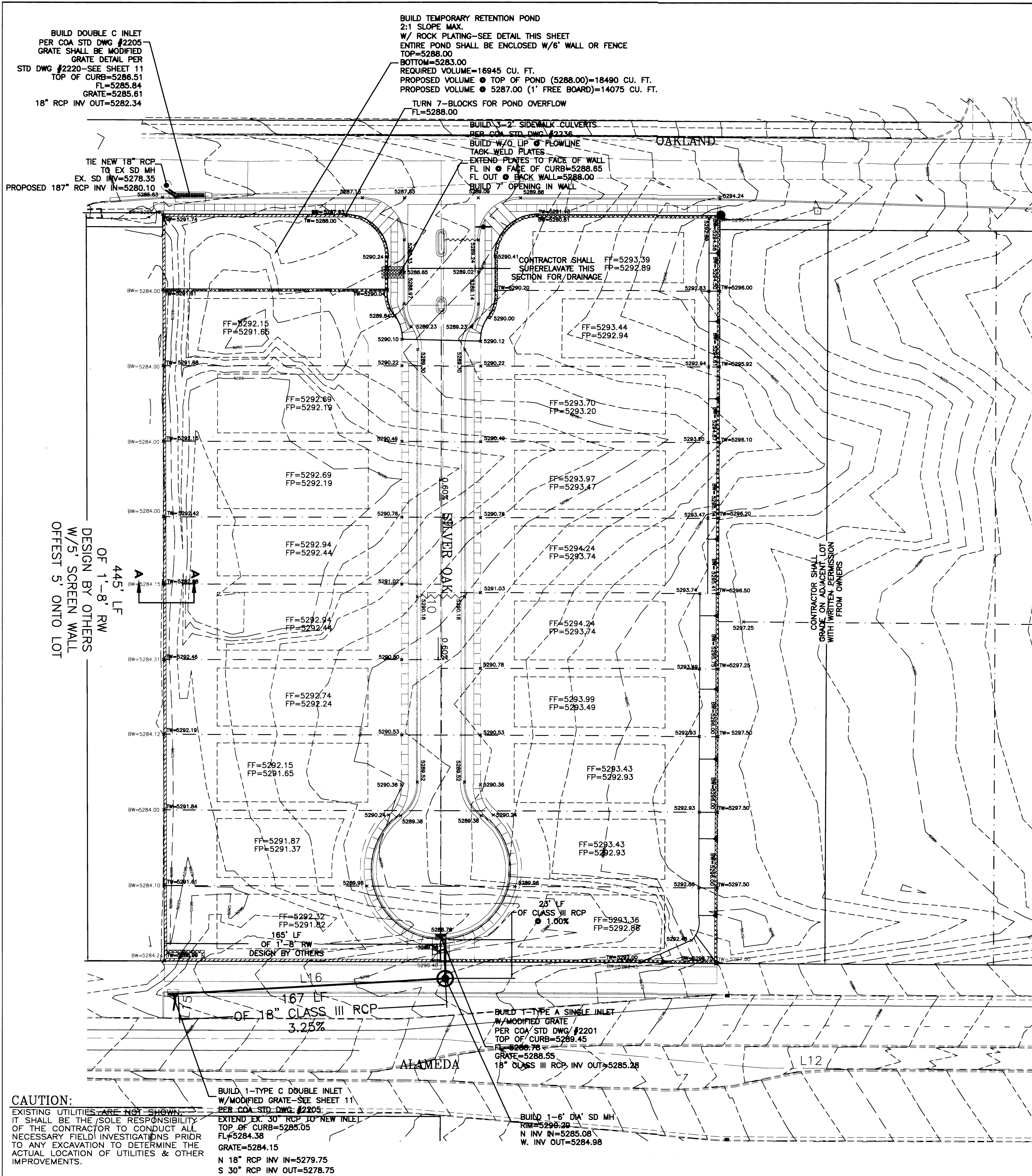


SEAL	SILVEROAK ESTATES	BY WCWJ
	MASTER PAVING PLAN	DATE 12-18-15
		21525-LAYOUT-9-21-15
12-18-15		SHEET # 5
DAVID SOULE P.E. #14522		<i>Rio Grande Engineering</i> 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999



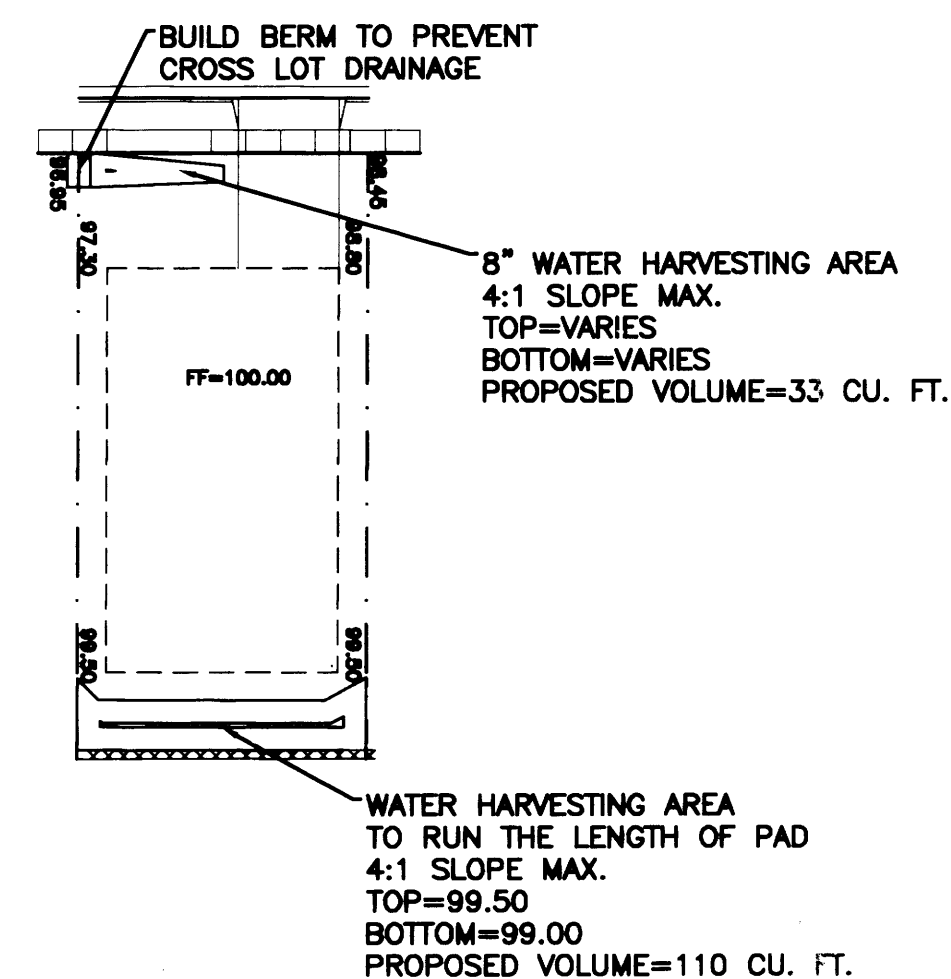
BLOCK WALL AND PILASTERS SHALL MAINTAIN SAME COLOR AND PATTERN AS PERIMETER WALL
GATE SHALL BE DISTRESSED (RUSTED) IRON WITH VINYARD PATTERN WORK

 Rio Grande Engineering 1808 CENTRAL AVENUE SUITE 201 ALBUQUERQUE, NM 87109 (505) 875-0066		
PROJECT TITLE: SILVER OAK SUBDIVISION		
DRAWING TITLE: GATE ELEVATION PLAN		
SEAL	DATE 090613	PROJECT NO. 21331
		DRAWING NO. DRB 6.0



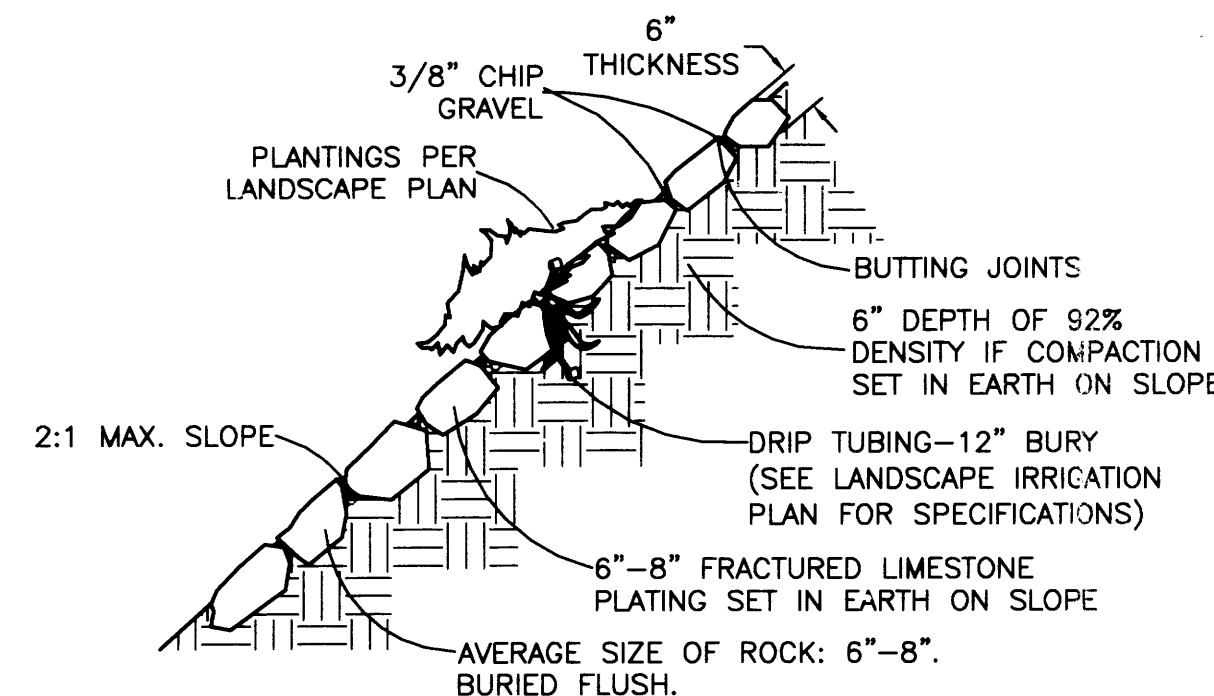
EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



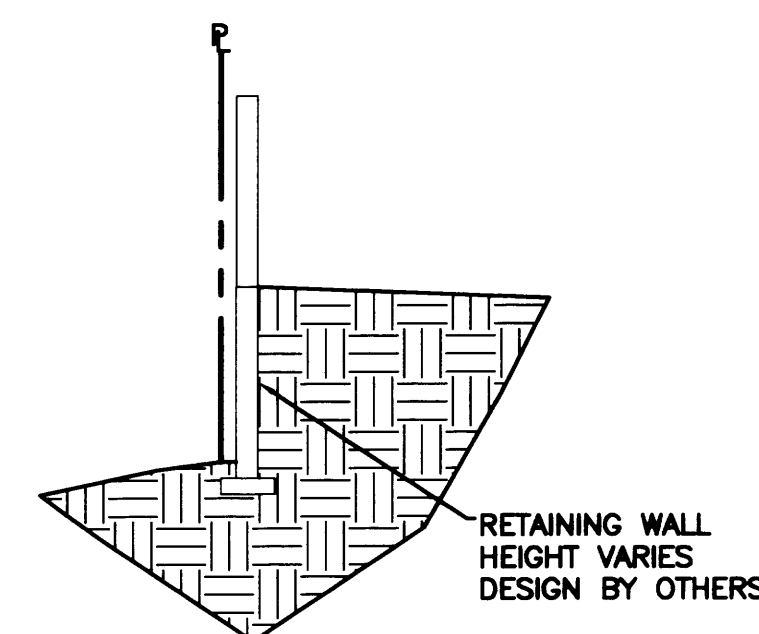
TYPICAL WATER HARVESTING AREAS

NTS



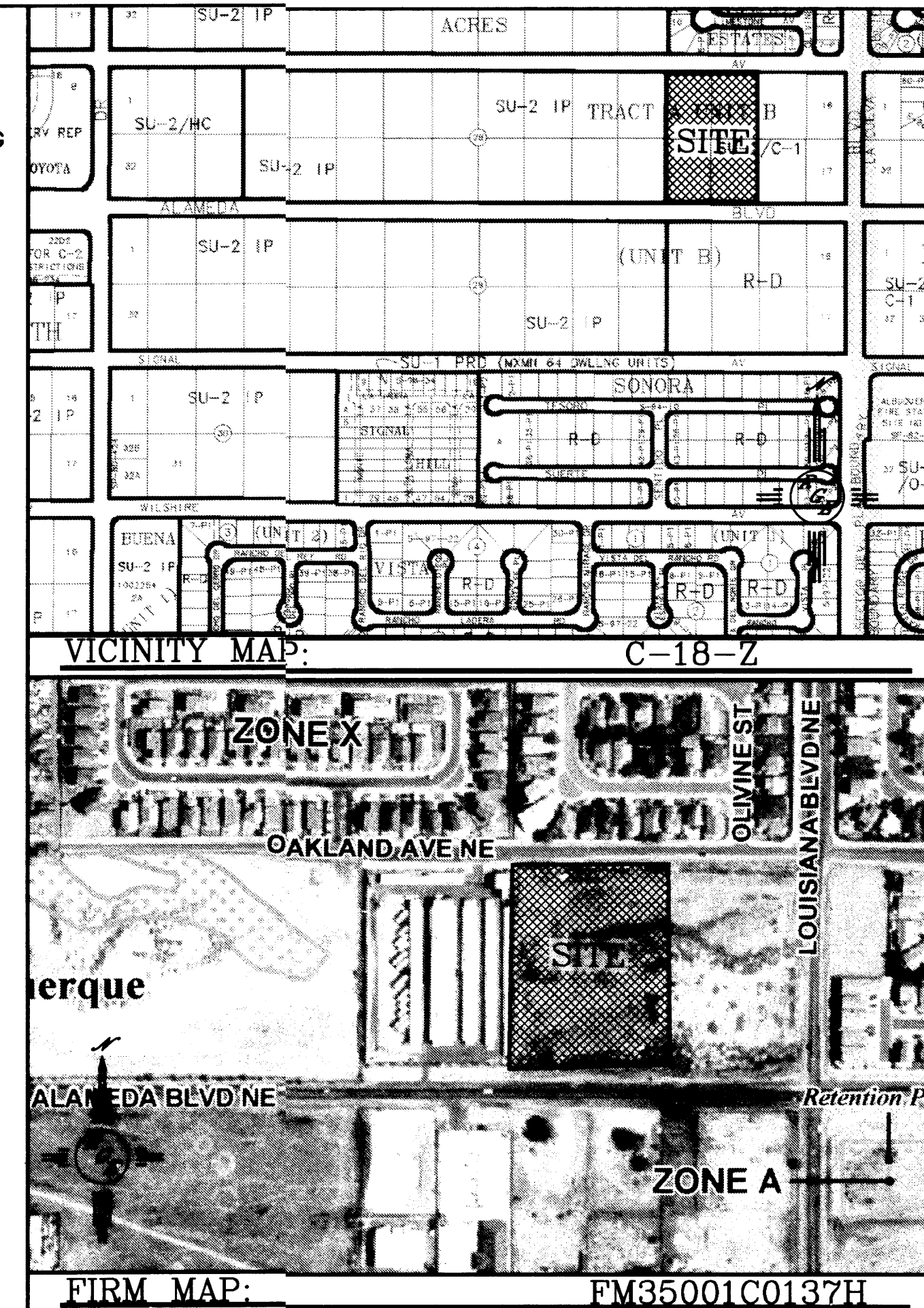
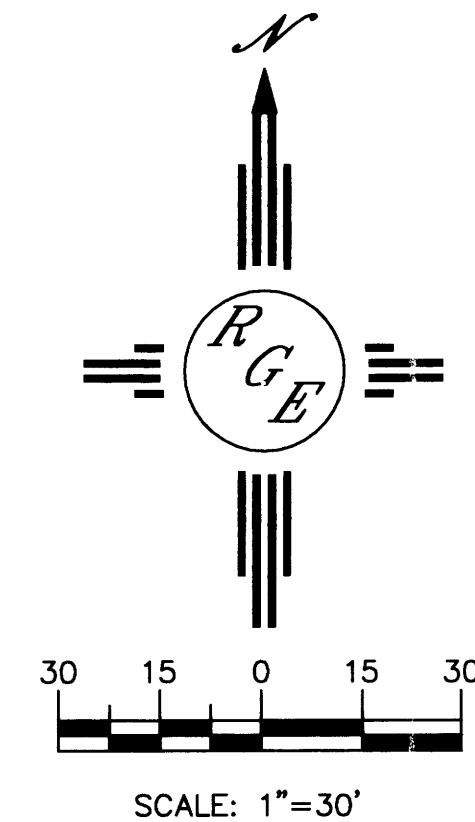
ROCK PLATING DETAIL

NTS



SECTION A-A

NTS



LEGAL DESCRIPTION:

LOTS 13, 14, 19, 20, BLK 28, TR A, UNIT B, NORTH ALBUQUERQUE ACRES

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

LEGEND

---	EXISTING CONTOUR
---	EXISTING INDEX CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED INDEX CONTOUR
---	3:1 SLOPE TIE MAX.
---	EXISTING SPOT ELEVATION
---	PROPOSED SPOT ELEVATION
---	BOUNDARY
---	PROPOSED LOT LINE
---	RIGHT-OF-WAY
---	PROPOSED CURB AND GUTTER
---	EXISTING CURB
---	PROPOSED SCREEN WALL
---	PROPOSED RETAINING WALL
---	DESIGN BY OTHERS

ENGINEER'S SEAL	SILVEROAK ESTATES GRADING AND DRAINAGE PLAN	DRAWN BY WCUJ
DAVID SOULE P.E. #14522	Rio Grande Engineering 1606 CENTRAL AVENUE SUITE 201 ALBUQUERQUE, NM 87108 (505) 872-0999	3-30-16 12-18-15 21525-LAYOUT-9-28-15
		SHEET # 3
		JOB # 21525

BUILD TEMPORARY RETENTION POND
2:1 SLOPE MAX.
W/ ROCK PLATING--SEE DETAIL THIS SHEET
ENTIRE POND SHALL BE ENCLOSED W/6" WALL OR FENCE
TOP=5288.00
BOTTOM=5283.00
REQUIRED VOLUME=16945 CU. FT.
PROPOSED VOLUME @ TOP OF POND (5288.00)=18490 CU. FT.
PROPOSED VOLUME @ 5287.00 (1' FREE BOARD)=14075 CU. FT.
TURN 7--BLOCKS FOR POND OVERFLOW
FL=5288.00

TIE NEW 18" RCP
TO EX SD MH
EX. SD INV=5278.35
PROPOSED 187" RCP INV IN=5280.10

BUILD 3-2 SIDEWALK CULVERTS
REF. CMA STD DWG #2236
BUILD W/O UP & FLOWLINE
TACK WELD PLATES
EXTEND PLATES TO FACE OF WALL
FL IN @ FACE OF CURB=5288.65
FL OUT @ BACK WALL=5288.00
BUILD 2 OPENING IN WALL

00.41 CONTRACTOR SHALL FF=5293.39
- SUPERELEVATE THIS FF=5292.89
SECTION FOR DRAINAGE 4232

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
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BUILD BERM TO PREVENT
CROSS LOT DRAINAGE

8" WATER HARVESTING AREA
4:1 SLOPE MAX.
TOP=VARIES
BOTTOM=VARIES
PROPOSED VOLUME=33 CU. FT.

WATER HARVESTING AREA
TO RUN THE LENGTH OF PAD
4:1 SLOPE MAX.
TOP=99.50
BOTTOM=99.00
PROPOSED VOLUME=110 CU. FT.

NTS

Diagram illustrating a slope stabilization system using limestone plating and gravel. The diagram shows a cross-section of a slope with a 6" thickness of limestone plating. The plating is secured with 3/8" chip gravel. The system is designed to be buried 6" deep, with a 92% density of compaction set in earth on the slope. The diagram also indicates the average size of rock (6"-8") and the use of 12" drip tubing for irrigation. The system is labeled as a "BUTTING JOINTS" and "BURIED DRIP TUBING" system.

Labels in the diagram include:

- 6" THICKNESS
- 3/8" CHIP GRAVEL
- PLANTINGS PER LANDSCAPE PLAN
- BUTTING JOINTS
- 6" DEPTH OF 92% DENSITY IF COMPACTION SET IN EARTH ON SLOPE
- DRIP TUBING—12" BURY (SEE LANDSCAPE IRRIGATION PLAN FOR SPECIFICATIONS)
- 6"-8" FRACTURED LIMESTONE PLATING SET IN EARTH ON SLOPE
- AVERAGE SIZE OF ROCK: 6"-8". BURIED FLUSH
- 6" SLOPE

10
NTS

RETAINING WALL
HEIGHT VARIES
DESIGN BY OTHERS

SECTION A-A
NTS

RECEIVED
OCT 18 2016
LAND DEVELOPMENT SECTION

Record Drawing

and Drawing NMPE 14522, of the firm Rio Grande Engineering, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intend of the approved plan dated 3/3016. The record information edited on the original design document has performed by me or under my direct supervision and is true and correct to the best of my knowledge and belief. The as-built survey was provided DAVID ACOSTA NMPS 21082. The certification is submitted in support of a request for RELEASE OF FINANCIAL GUARANTEE RELEASE FOR BUILDING PERMIT. The record information presented heron is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

*-FOR REFERENCE ONLY

EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

EXTEND EX. 30" RCP TO NEW INLET
TOP OF CURB=5285.05
FL=5284.38
GRATE=5284.15
N 18" RCP INV IN=5279.75
S 30" RCP INV OUT=5278.75

BUILD 1-TYPE A SINGLE INLET
W/ MODIFIED GRATE
PER COA/ STD DWG/ #2201
TOP OF CURB=5269.45
FL=5266.78
GRATE=5288.55
18" CLASS III RCP INV OUT=5285.28

BUILD 1-6' DIA' SD MH
RIM=5296.29
N INV IN=5285.08
W. INV OUT=5284.98

ENGINEER'S SEAL		SILVEROAK ESTATES GRADING AND DRAINAGE PLAN	DRAWN BY WCWJ
			3-30-16 12-18-15
			21525-LAYOUT-9-28-15
3-30-16		<i>Rio Grande Engineering</i> 1606 CENTRAL AVENUE SUITE 201 ALBUQUERQUE, NM 87105 (505) 872-0959	SHEET # 3
DAVID SOULE P.E. #14522			JOB # 21525

T. - Clarify that crown needs to be warped to drain, depressed gut w/ pan

—OAKLAND

Show ^{overflow} as described in report.

Build notes 5289.84
for wall opening
on DRC set

- DESIGN BY OTHERS
W/5' SCREEN WALL
OFFSET 5' ONTO LOT

SW= 445' LF 500 ft area
SW= 445' LF 500 ft area

Wild notes

165' LF
OF 1'-8' RW
~~DESIGN BY OTHERS~~

ALAMEDA

BUILD 2-DOUBLE A INLETS
W/MODIFIED GRATE
PER COA STD DWG #2201
GRATE=5289.07
TOP OF CURB = 5289.90
18" CLASS III RCP INV OUT=5285.82

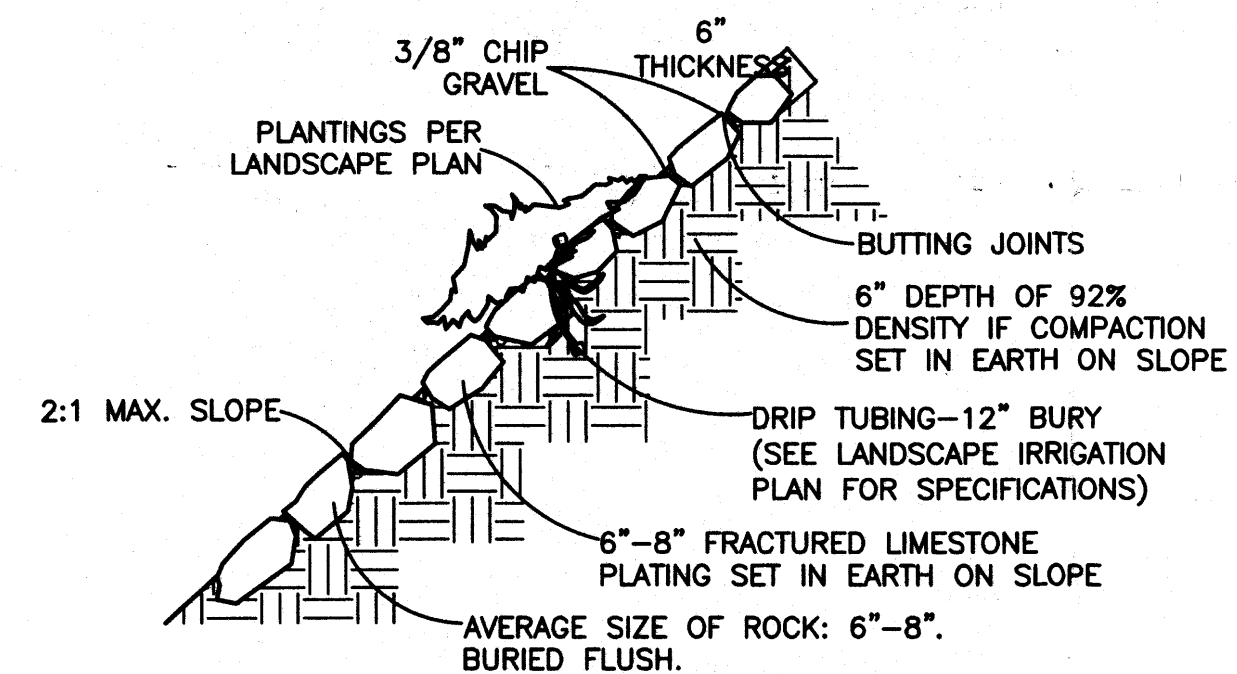
BUILD 1-6' DIA' SD MH
RIM=
N INV IN=
EX. E. INV IN=
EX. W INV OUT=

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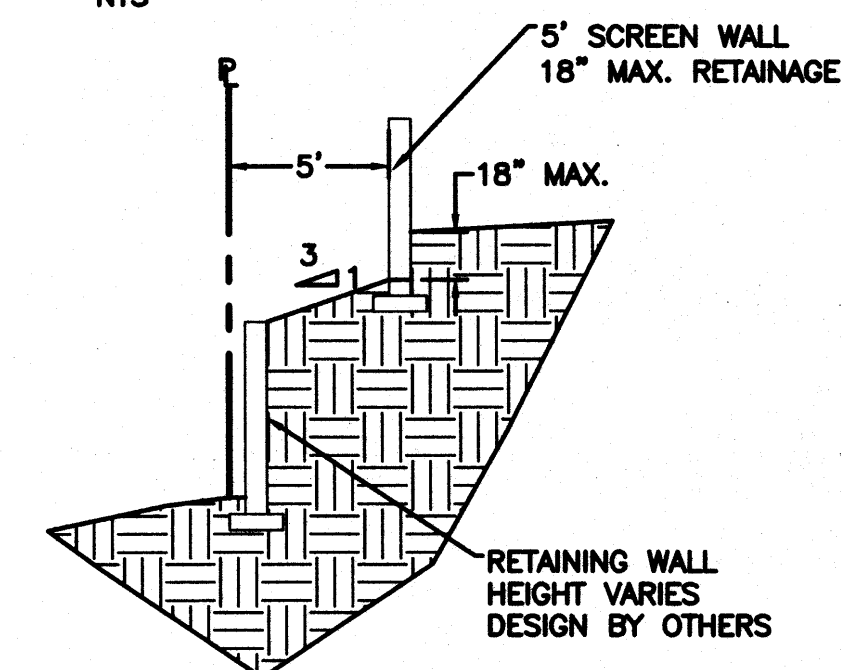
8" WATER HARVESTING AREA
4:1 SLOPE MAX.
TOP=VARIES
BOTTOM=VARIES
PROPOSED VOLUME=33 CU. FT.

WATER HARVESTING AREA
TO RUN THE LENGTH OF PAD
4:1 SLOPE MAX.
TOP=99.50
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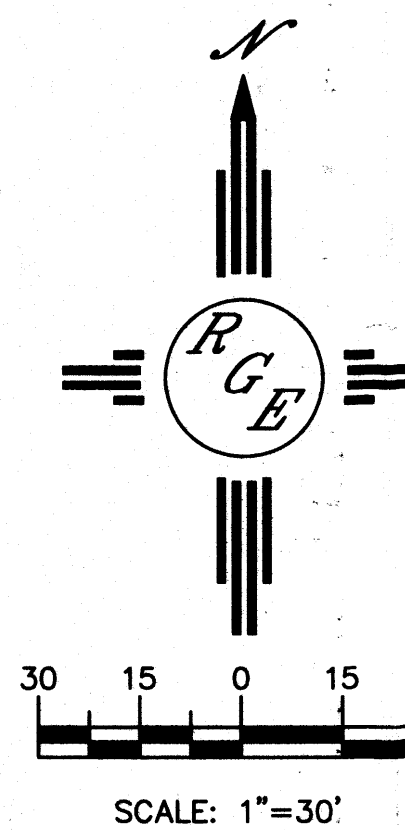
NTS



NTS



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CAUTION:
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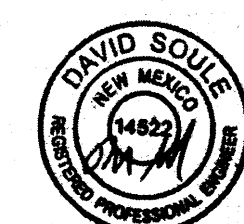
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	EXISTING INDEX CONTOUR
	PROPOSED CONTOUR
	PROPOSED INDEX CONTOUR
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	EXISTING SPOT ELEVATION
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	PROPOSED CURB AND GUTTER
	EXISTING CURB
	PROPOSED SCREEN WALL
	PROPOSED RETAINING WALL
	DESIGN BY OTHERS

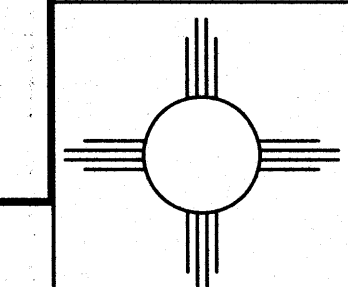
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OCT 28 2015
LAND DEVELOPMENT SECTION

ENGINEER'S



DAVID SOULE
P.F. #14522

GRADING AND DRAINAGE PLAN



*Rio Grande
Engineering*
1606 CENTRAL AVENUE
SUITE 201
ALBUQUERQUE, NM 87106
(505) 872-0999

**DRAWN
BY** WCWJ

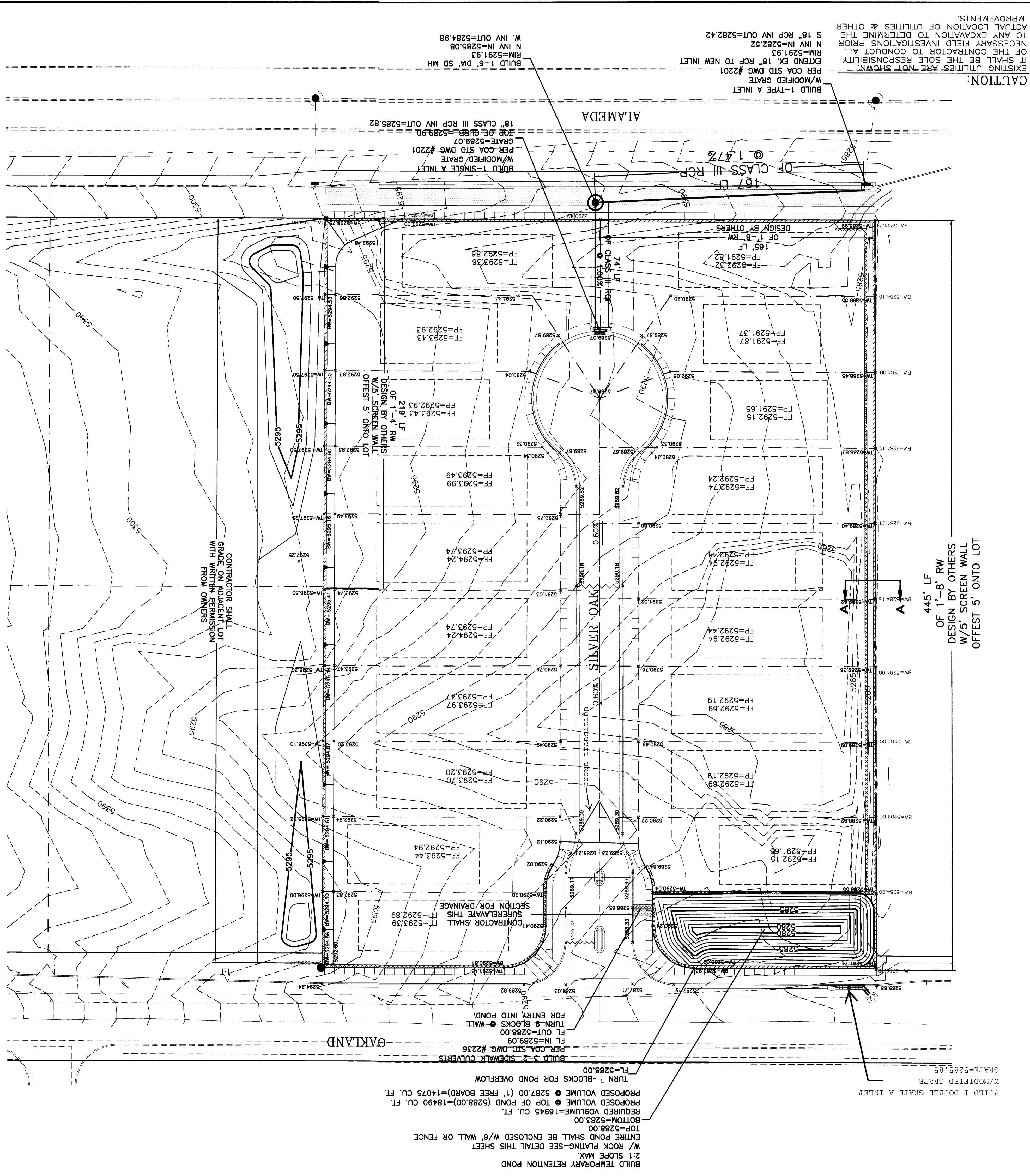
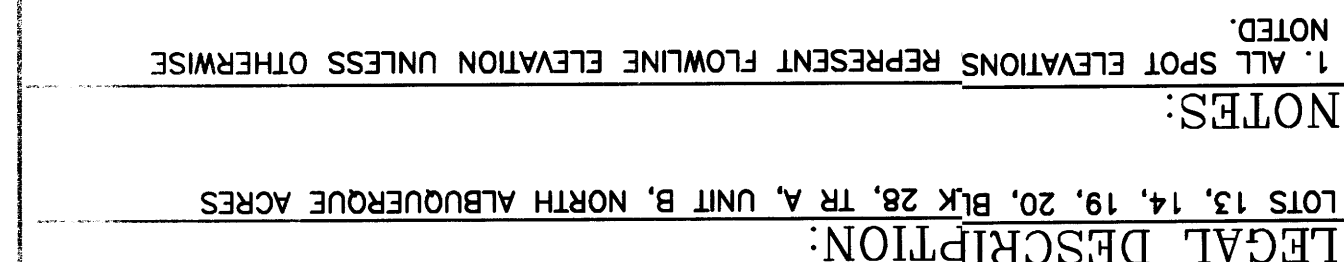
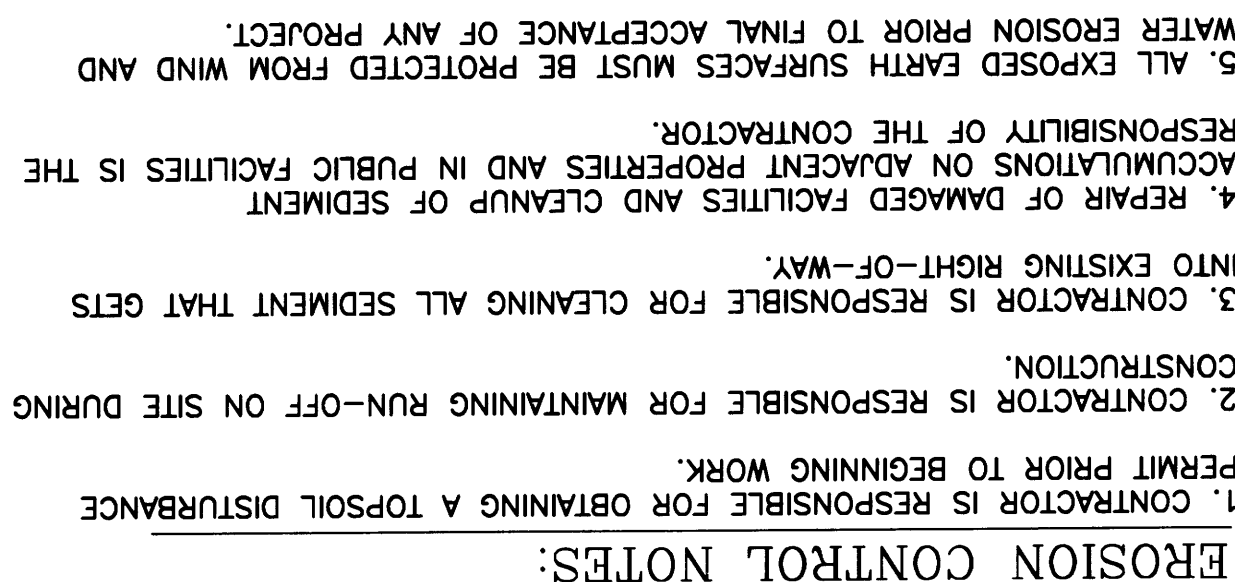
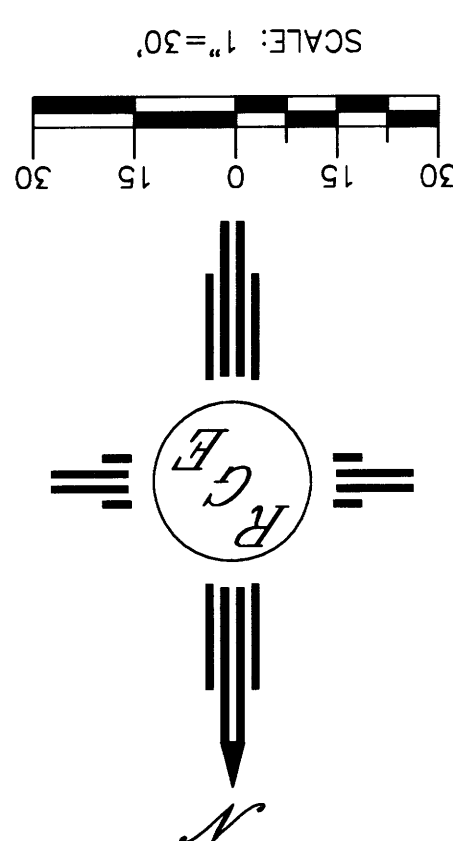
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10-12-15

21525-LAYOUT-9-28-15

SET #

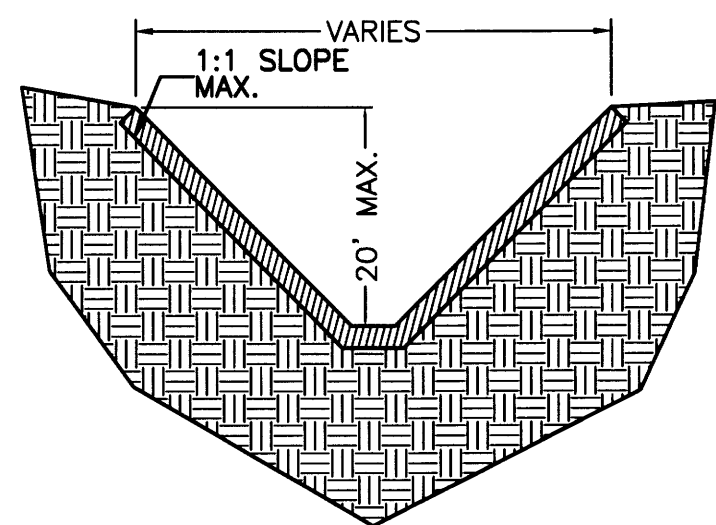
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JOB #
21525



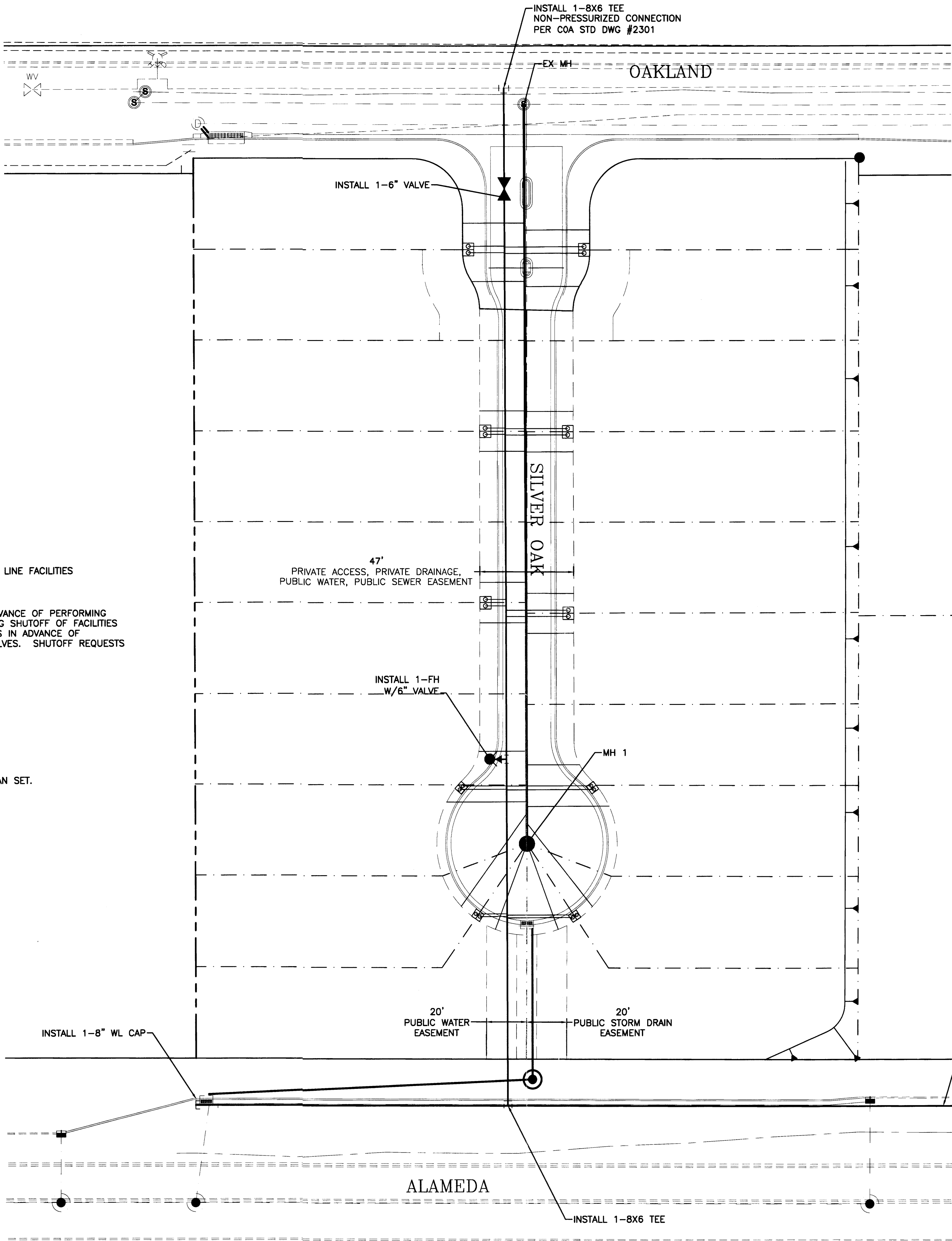
NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN BERNALILLO COUNTY ROW. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH BERNALILLO COUNTY INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, INCLUDING UPDATE 8, AMENDMENT #1.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES, AND/OR OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.
9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.
10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER, IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES THAT HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.
16. ELECTRONIC MARKER SPHERES (EMS) SHALL BE INSTALLED ON WATER LINE AND SANITARY SEWER LINE FACILITIES PER SECTION 170 OF THE BERNALILLO COUNTY STANDARD SPECIFICATIONS 1986 EDITION AS REVISED THROUGH UPDATE #8, AMENDMENT 1.
17. THE CONTRACTOR SHALL COORDINATE WITH THE WATER UTILITY AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT http://abcwua.org/water_shut_off_and_turn_on_procedures
18. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.6150 SUBPART P.
19. ALL IMPACTED STRIPING SHALL BE REPLACED BY CONTRACTOR.
20. MANHOLE STEPS SHALL NOT BE INSTALLED IN SANITARY SEWER MANHOLES.
21. ALL WATER METERS SHALL INCLUDE DUAL CHECK VALVE SETTERS.
22. ALL WATER METER COVERS AND LIDS SHALL BE PER COA STD DWG #2368.
23. ALL MANHOLES AND VALVES SHALL HAVE GPS INFORMATION RECORDED AS PART OF AS BUILT PLAN SET.
24. CONTRACTOR IS RESPONSIBLE AT ITS OWN COST FOR ANY DAMAGE TO EXISTING UTILITIES.



SUPPLEMENTAL TRENCH DETAIL

NTS--PER FIGURE V:2-13 OSHA STANDARD SPECIFICATIONS
NOTE: ENTIRE TRENCH PRISM SHALL BE COMPACTED AT 95% ASTM D1557 INCLUDING ALL UTILITY MAIN LINES, WATER METER BOXES AND SERVICES, SAS SERVICES.



WATER SHUTOFF NOTES:

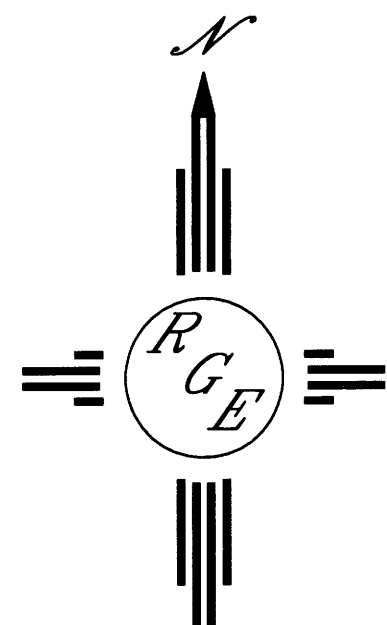
The contractor shall coordinate with the Water Authority seven (7) days in advance of performing work that will affect the public water or sanitary sewer infrastructure. Work requiring shutoff of facilities designated as Master Plan facilities must be coordinated with the Water Authority 14 days in advance of performing such work. Only Water Authority crews are authorized to operate public valves. Shutoff requests must be made online at <http://abcwua.org/content/view/full/1723>

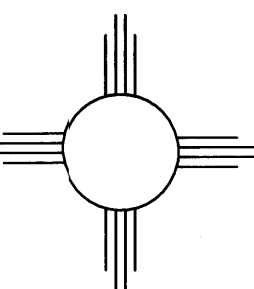
LEGEND

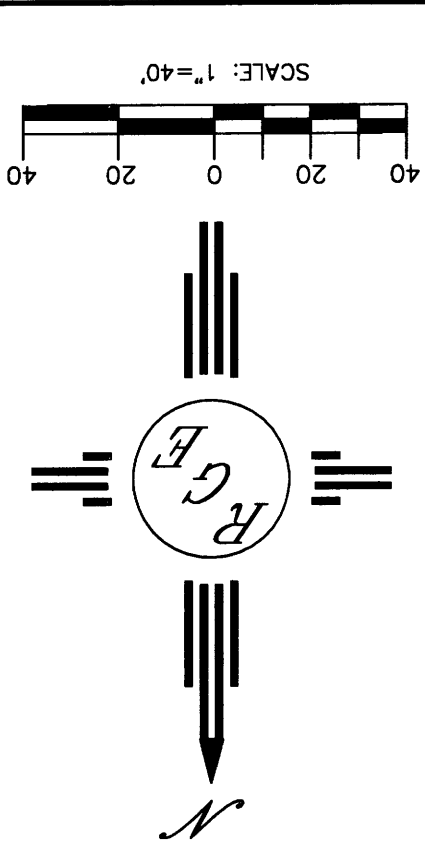
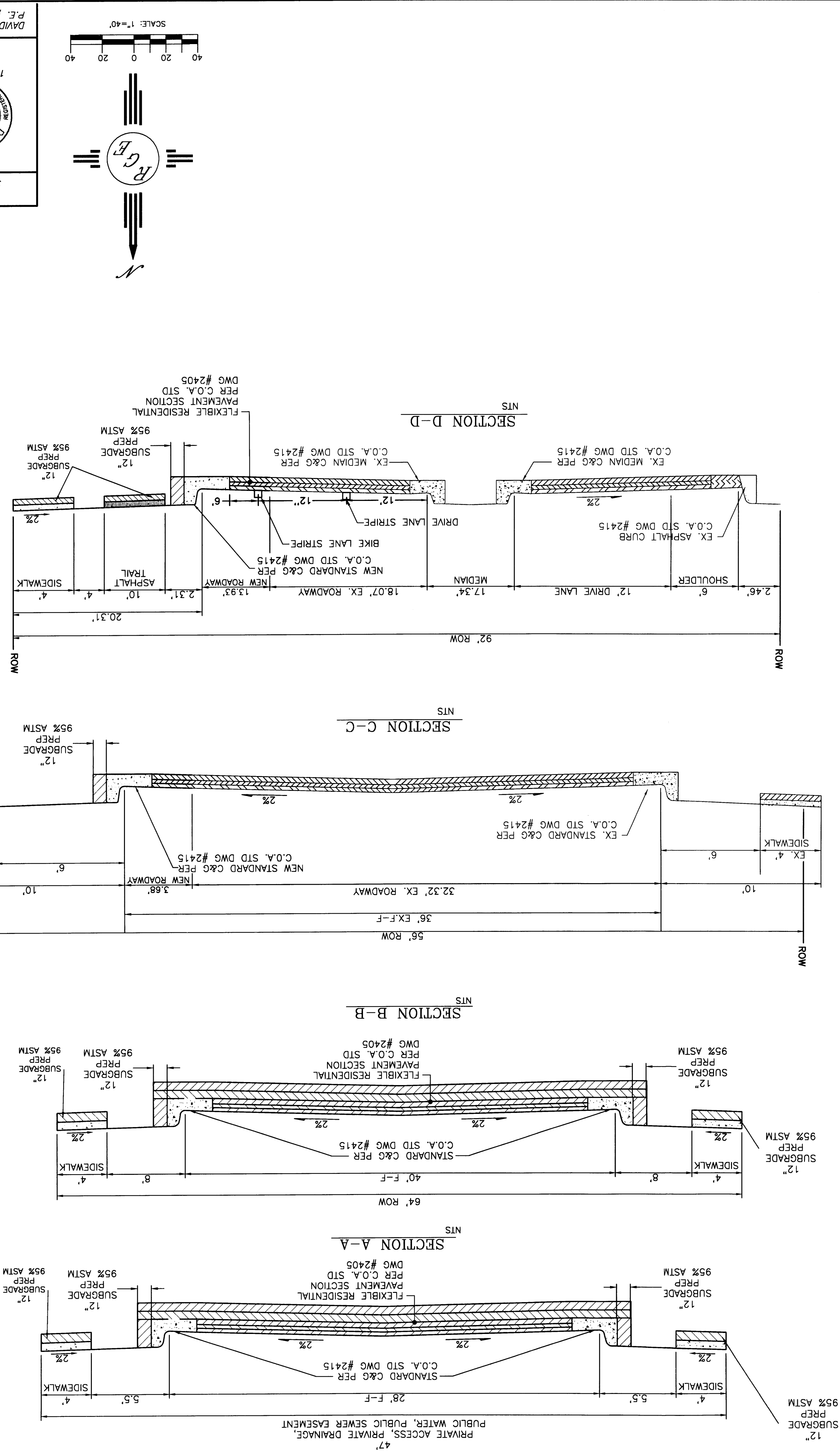
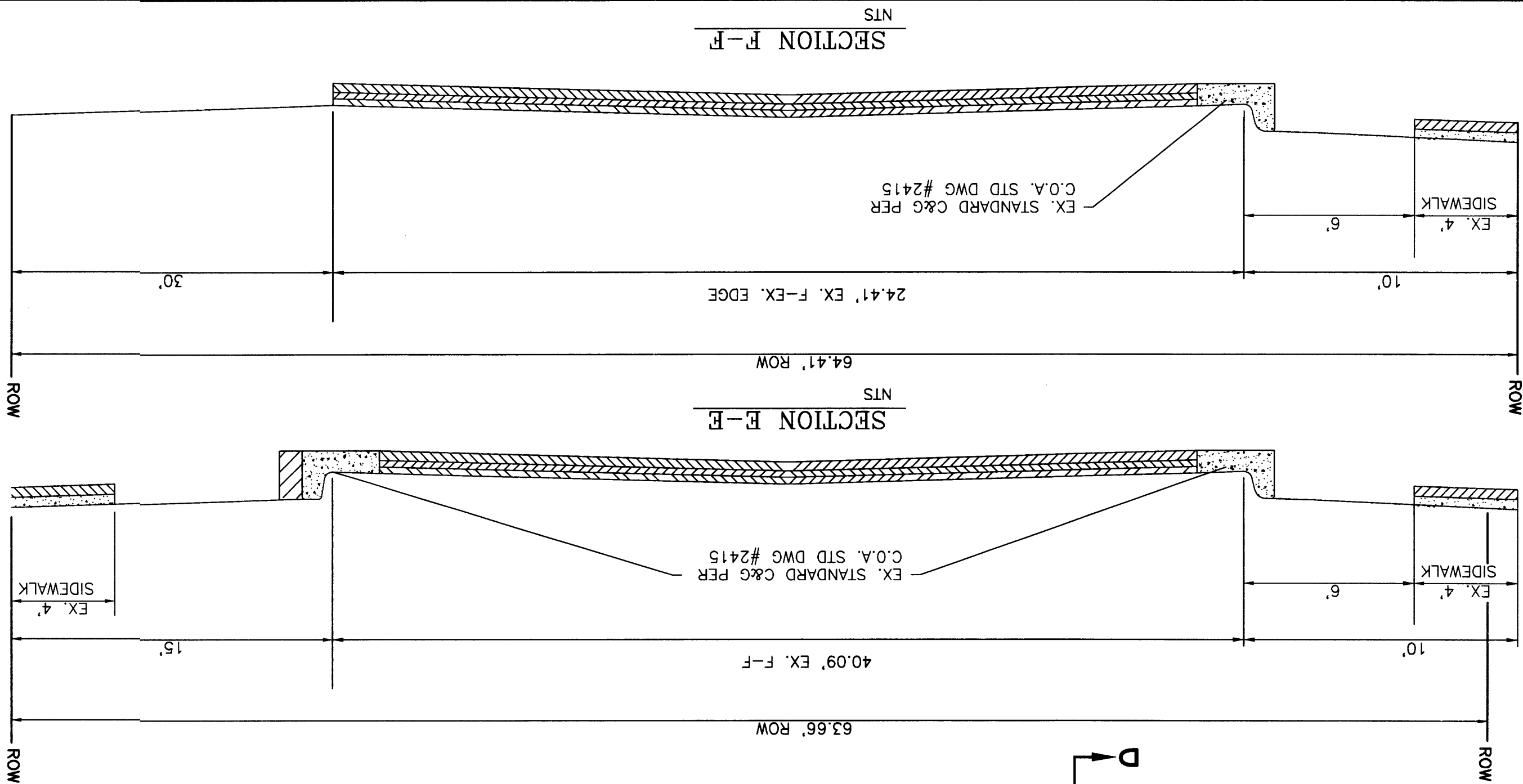
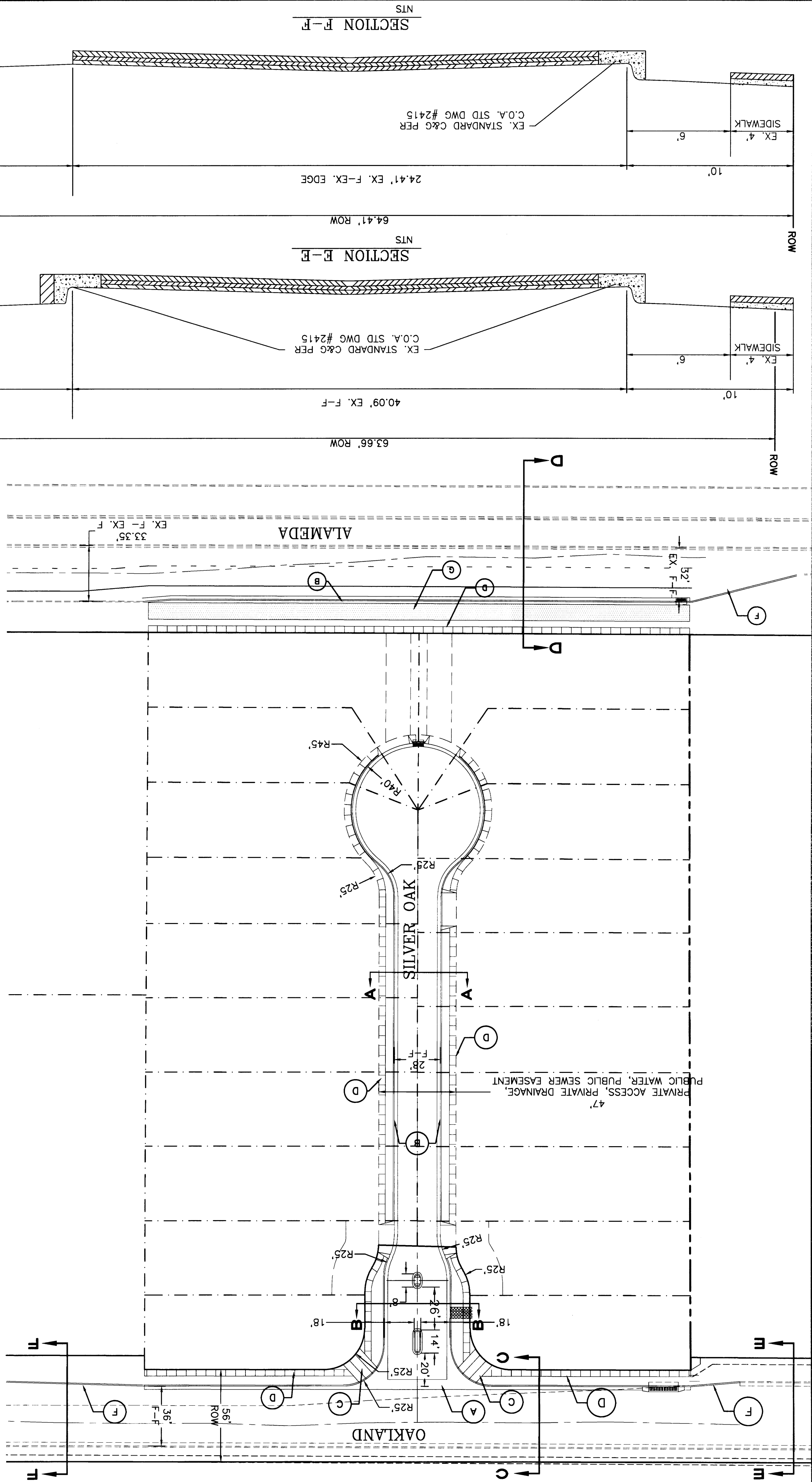
- EXISTING 12" SD
- EXISTING SAS MANHOLE
- EXISTING VALVE W/BOX
- EXISTING 6" WL
- PROPOSED SD
- PROPOSED METER
- PROPOSED FIRE HYDRANT
- EXISTING EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- EASEMENT
- STREET LIGHTS

CONTRACTOR SHALL REMOVE AND REPLACE PAVING PER COA STD DWG #2465 (COLLECTOR). CONTRACTOR SHALL REMOVE AND REPLACE STD C&G PER COA STD DWG 2415A. CONTRACTOR SHALL REMOVE AND REPLACE SW PER COA STD DWG 2430--REMOVE TO NEAREST JOINT, MATCH FL ELEVATIONS

EXTEND NEW 8" WL TO EX. 8" WL IN LOUISIANA BLVD



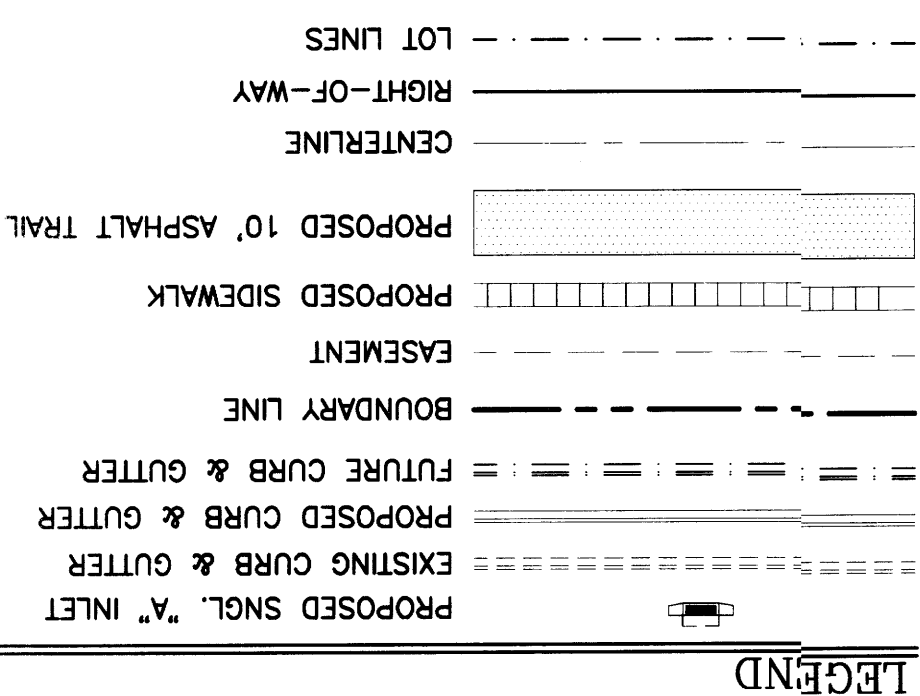
ENGINEER'S SEAL	SILVEROAK ESTATES	DRAWN BY WCVJ
	MASTER UTILITY PLAN	DATE 12-11-15
DAVID SOULE P.E. #14522	 1606 CENTRAL AVENUE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	21525-LAYOUT-9-28-15
		SHEET # 4
		JOB # 21525



SILVER OAK ESTATES MASTER PAVING PLAN	
DATE 12-11-15	BY WCM
SHEET # 5	JOB # 21525-LAYOUT-9-21-15
Rico Grande Engineering 1808 CENTRAL AVENUE SE SUNTEC 501 ALBUQUERQUE, NM 87106 (505) 872-0999	
P.E. #14522 DAVID SOULE	

GENERAL NOTES:
1. ALL WALL FOUNDATIONS/TOE MUST BE OUTSIDE COA ROW.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL ROADWAY SIGNS UNTIL FINAL ACCEPTANCE.

- KEYED NOTE:
- A 6' VALLEY GUTTER PER C.O.A. STD DWG #2420
 - B STANDARD C&G PER COA STD DWG #2415A
 - C HANDICAP RAMP SEE DETAIL THIS SHEET
 - D 4' SIDEWALK TO BE BUILT W/THIS PROJECT
 - E PROPOSED 10' ASPHALT TRAIL-3" AC PAVING OVER NATIVE
 - F TEMPORARY ASPHALT CURB PER COA STD DWG #2415B



BUILD DOUBLE C INLET
PER COA STD DWG #2205
GRATE SHALL BE MODIFIED
GRATE DETAIL PER
STD DWG #2220-SEE SHEET 11
TOP OF CURB=5285.51
FL=5285.84
GRATE=5285.61
18" RCP INV OUT=5282.34

BUILD TEMPORARY RETENTION POND
2:1 SLOPE MAX.
W/ ROCK PLATING-SEE DETAIL THIS SHEET
ENTIRE POND SHALL BE ENCLOSED W/6' WALL OR FENCE
TOP=5288.00
BOTTOM=5283.00
REQUIRED VOLUME=16945 CU. FT.
PROPOSED VOLUME @ TOP OF POND (5288.00)=18490 CU. FT.
PROPOSED VOLUME @ 5287.00 (1' FREE BOARD)=14075 CU. FT.

TURN 7-BLOCKS FOR POND OVERFLOW
FL=5288.00

BUILD 3-2" SIDEWALK CULVERTS
PER COA STD DWG #2236
BUILD W/O LIP @ FLOWLINE
TACK WELD PLATES
EXTEND PLATES TO FACE OF WALL
FL IN @ FACE OF CURB=5288.65
FL OUT @ BACK WALL=5288.00
BUILD 7' OPENING IN WALL
FL=5288.00

CONTRACTOR SHALL
SUPERSEDATE THIS
SECTION FOR DRAINAGE

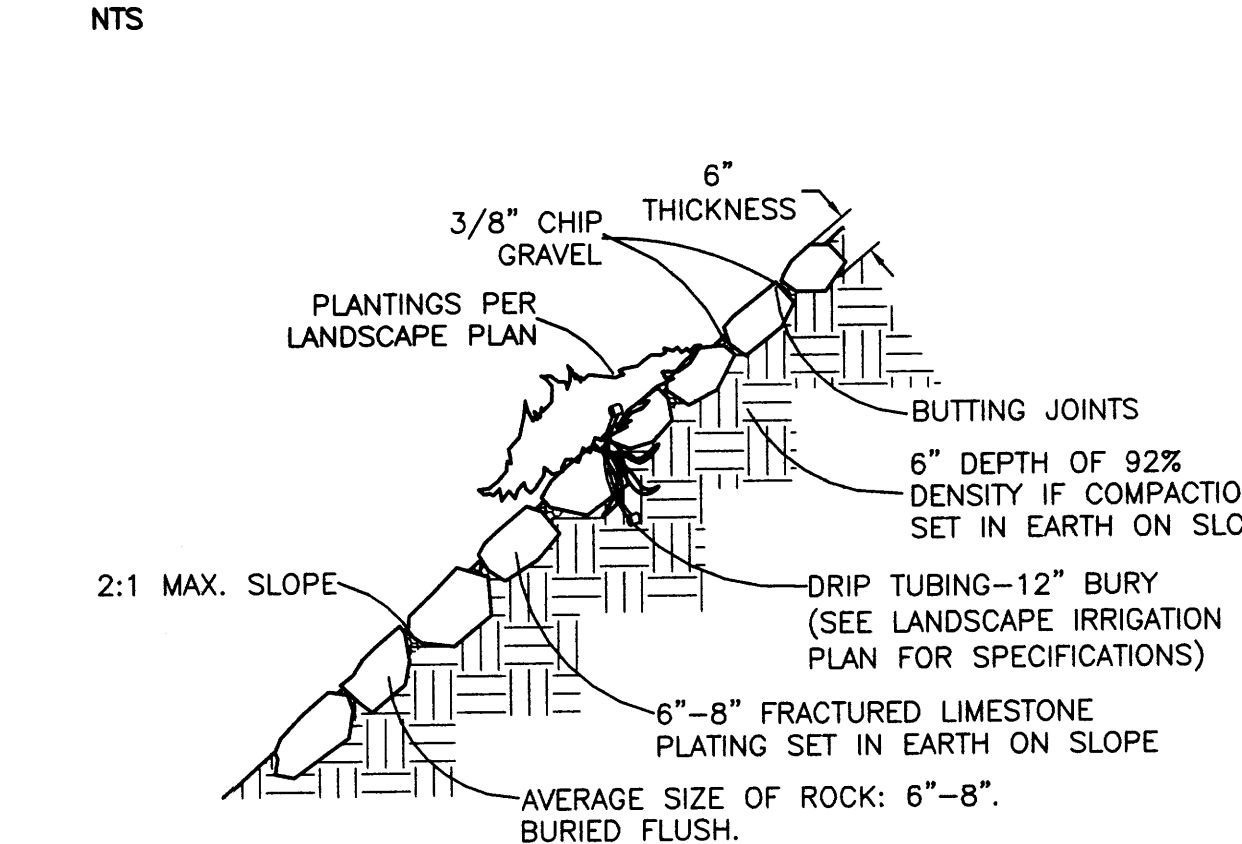
David Soule, NMPE 14522, of the firm Rio Grande Engineering, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 9/30/16. The record information edited on the original design document has been performed by me or under my direct supervision and is true and correct to the best of my knowledge and belief. The as-built survey was provided DAVID ACOSTA NMPS 21082. The certification is submitted in support of a request for BUILDING PERMIT. The record information presented herein is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

THIS CERTIFICATION IS FOR LOT 6 ONLY. THE SUBDIVISION IS SUBSTANTIALLY COMPLETE. ALL REQUIRED DOWN-STREAM INFRASTRUCTURE FOR THIS LOT IS IN PLACE.

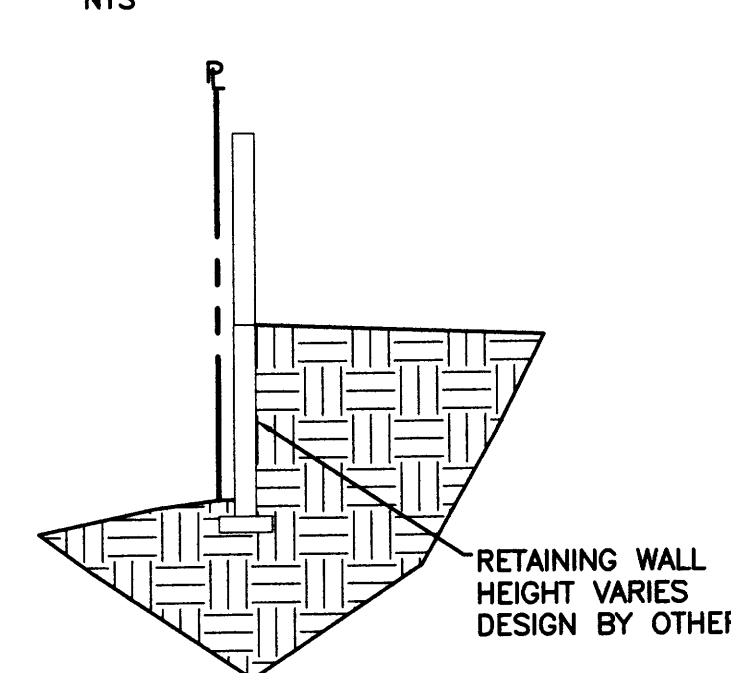


9/12/16

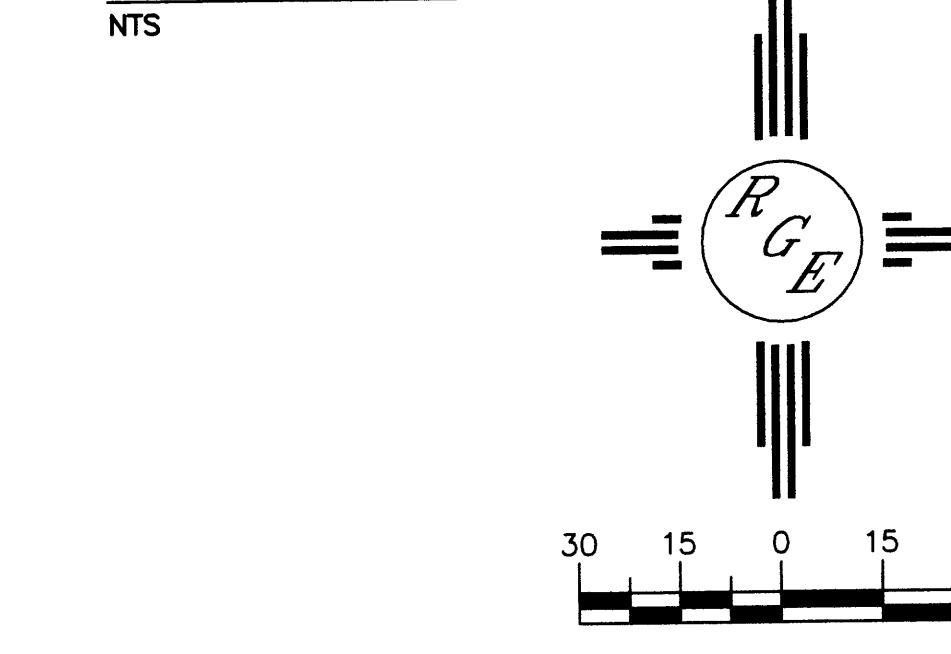
TYPICAL WATER HARVESTING AREAS



ROCK PLATING DETAIL

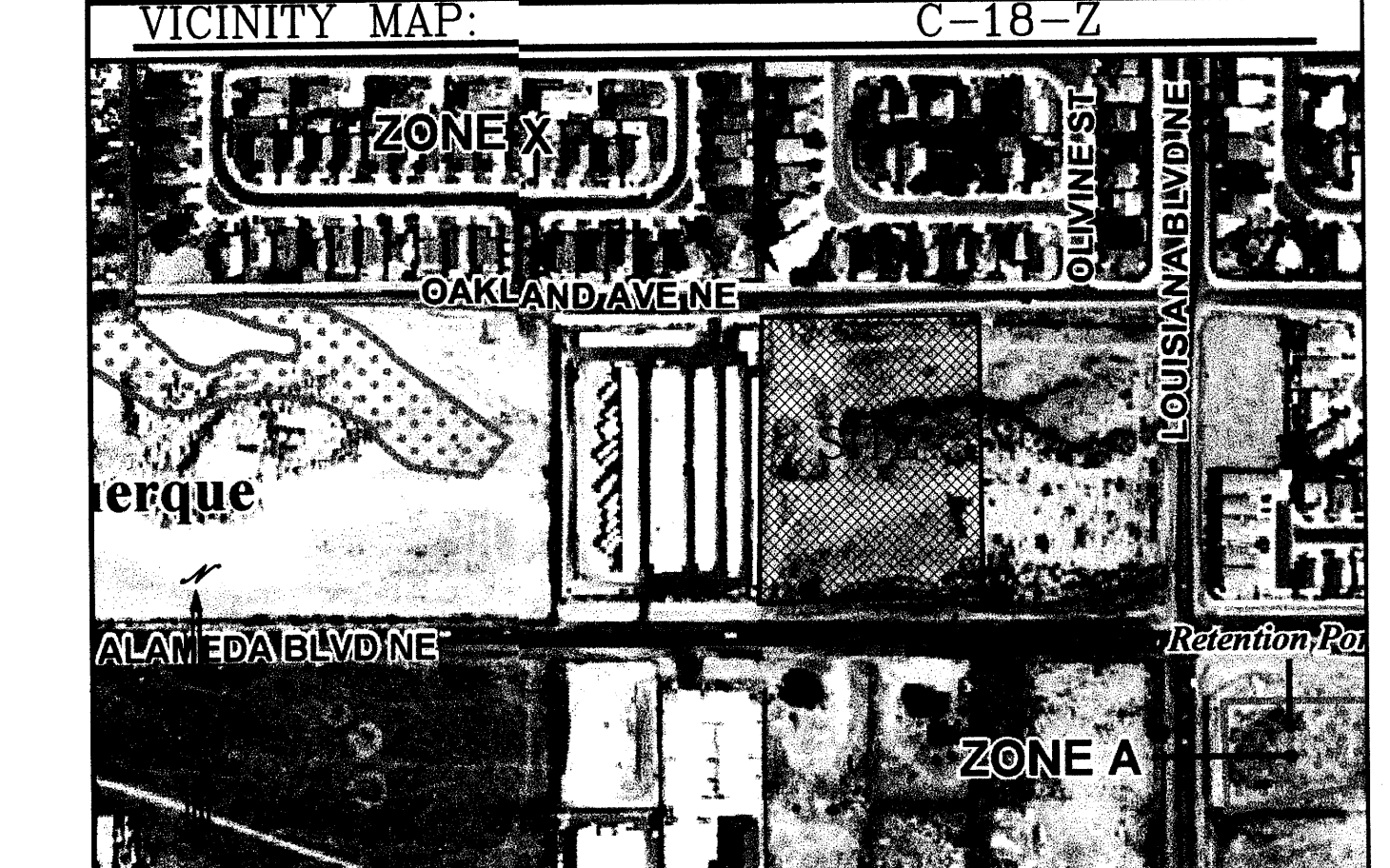
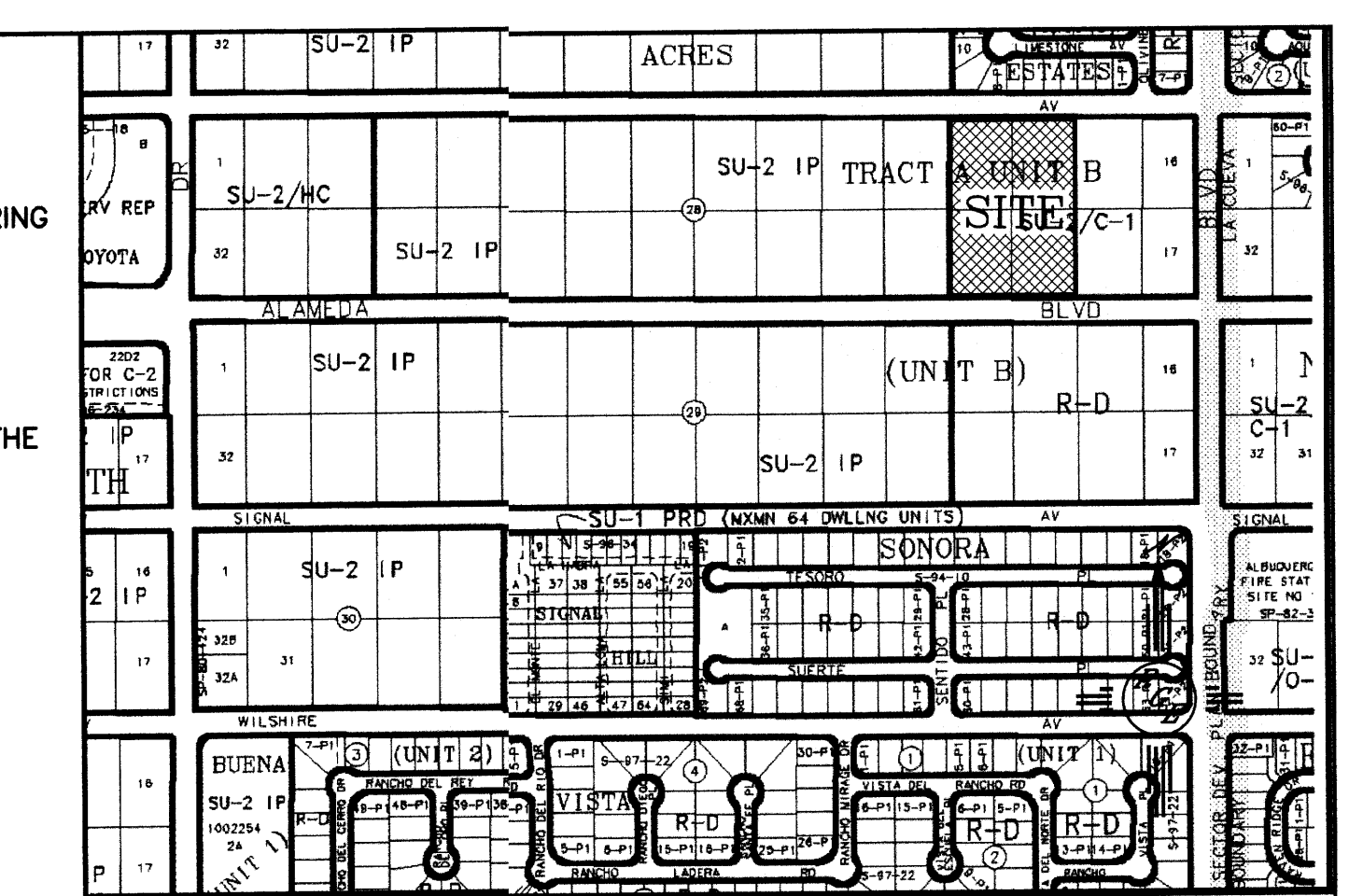


SECTION A-A



EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



LEGAL DESCRIPTION:

LOTS 13, 14, 19, 20, BLK 28, TR A, UNIT B, NORTH ALBUQUERQUE ACRES

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

LEGEND

- 5414 --- EXISTING CONTOUR
- 5415 --- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- 3:1 SLOPE TIE MAX.
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- BOUNDARY
- PROPOSED LOT LINE
- RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL DESIGN BY OTHERS

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY
OF THE CONTRACTOR TO CONDUCT ALL
NECESSARY FIELD INVESTIGATIONS PRIOR
TO ANY EXCAVATION TO DETERMINE THE
ACTUAL LOCATION OF UTILITIES & OTHER
IMPROVEMENTS.

BUILD 1-TYPE C DOUBLE INLET
W/MODIFIED GRATE-SEE SHEET 11
PER COA STD DWG #2205
EXTEND EX. 30" RCP TO NEW INLET
TOP OF CURB=5285.05
FL=5284.38
GRATE=5284.15
N 18" RCP INV IN=5279.75
S 30" RCP INV OUT=5278.75

BUILD 1-TYPE A SINGLE INLET
W/MODIFIED GRATE
PER COA STD DWG #2201
TOP OF CURB=5289.45
FL=5288.78
GRATE=5288.55
18" CLASS III RCP INV OUT=5285.28

BUILD 1-6" DIA' SD MH
RIM=5290.24
N INV IN=5285.08
W INV OUT=5284.98