# **CITY OF ALBUQUERQUE**



Richard J. Berry, Mayor

December 22, 2015

David Soule, P.E. Silver Oak Estates 1606 Central Avenue Suite 201 Albuquerque, NM, 87106

RE: Silver Oak Estates Grading and Drainage Plan Stamp Date 12-18-2015 (File: C18D101)

Dear Mr. Soule:

Based upon the information provided in your submittal received 12/18/2015, the above referenced Grading and Drainage Plan is approved for DRB action for Site Plan for Subdivision and Preliminary Plat. The plan is also approved for Grading Permit, but an Erosion and Sediment Control Permit must be processed prior to <u>any</u> earthwork (and prior to Building Permit approval).

PO Box 1293 If you have any questions, you can contact me at 924-3986; and Mr. Curtis Cherne at 924-3420 for questions regarding the ESC permit.

Albuquerque

Sincerely. Abiel Carrillo, P.E.

New Mexico 87103

Principal Engineer, Planning Dept. Development Review Services

www.cabq.gov

Orig: Drainage file



# City of Albuquerque

Planning Department Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title:	Building Permit #:	City Drainage #:			
DRB#: EPC#:		Work Order#:			
Legal Description:					
City Address:					
Engineering Firm:		Contact:			
Address:					
Phone#: Fax#:		E-mail:			
Owner:		Contact:			
Address:					
Phone#: Fax#:		_ E-mail:			
Architect:		Contact:			
Address:					
Phone#: Fax#:		E-mail:			
Other Contact:		Contact:			
Address:					
Phone#: Fax#:		E-mail:			
TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONTROL		BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY			
TYPE OF SUBMITTAL:					
ENGINEER/ ARCHITECT CERTIFICATION		PRELIMINARY PLAT APPROVAL SITE PLAN FOR SUB'D APPROVAL			
		SITE PLAN FOR BLDG. PERMIT APPROVAL			
CONCEPTUAL G & D PLAN		FINAL PLAT APPROVAL			
GRADING PLAN		SIA/ RELEASE OF FINANCIAL GUARANTEE			
DRAINAGE MASTER PLAN	FOUNDATIO	FOUNDATION PERMIT APPROVAL			
DRAINAGE REPORT	GRADING P	GRADING PERMIT APPROVAL			
CLOMR/LOMR	SO-19 APPR	SO-19 APPROVAL			
TRAFFIC CIRCUITATION LAVOUT (TOL)		PAVING PERMIT APPROVAL			
TRAFFIC CIRCULATION LAYOUT (TCL) TRAFFIC IMPACT STUDY (TIS)		GRADING/ PAD CERTIFICATION			
EROSION & SEDIMENT CONTROL PLAN (ESC)		WORK ORDER APPROVAL CLOMR/LOMR			
	CLOMR/LON	/IK			
OTHER (SPECIFY)	PRE-DESIGN	MEETING			
	OTHER (SPE	ECIFY)			
IS THIS A RESUBMITTAL?: Yes No					
DATE SUBMITTED:By: _					

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_

# **INTRODUCTION**

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

<u>1. SITE DESIGN</u>

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

THIS PROJECT CREATES 20 LOTS FROM 4 EXISTING LOTS. THIRTY TWO FEET OF THE SOUTHERLY BOUNDARY WILL BE DEDICATED TO THE ALAMEDA BOULEVARD 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 ACCESSED 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. 6' HIGH AUTOMATIC WROUGHT IRON VEHICULAR GATES AND KEYPAD 5' 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 LIE JUST NORTHEAST OF THE SUBJECT SITE. SONORA

SUBDIVISION LIES SOUTHWEST OF THE SUBJECT SITE. BOTH DEVELOPMENTS ARE BUILT OUT. ALAMEDA STORAGE IS LOCATED TOO THE WEST OF THE SITE, THE 4 LOTS TO THE EAST ARE UNDEVELOPED, AND ARE ALSO SU-2/C1-NC ZONING.

B. 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 26' 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 IT'S NEIGHBOR, AND THE NEW PUBLIC

SIDEWALKS ON OAKLAND AND ALAMEDA. MULTI-DIRECTIONAL RAMPS AT STRATEGIC PRIVATE WAY CORNERS PROVIDE HANDICAP ACCESSIBILITY TO THE DEVELOPMENT.

THE PROPOSED ROW PROVIDES ONE

INGRESS-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 IT'S 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 PROMOTE THE SENSE OF SAFETY AND OPPORTUNITIES FOR INTERACTION.

# <u>REQUIREMENTS:</u>

THE STREETSCAPE ALONG ALAMEDA BOULEVARD SHALL CONSIST OF TREES IN THE 12'-0" (TWELVE FOOT) WIDE PLANTING STRIP BETWEEN THE SIDEWALK AND THE PROPERTY LINE. THESE TREES SHALL HAVE A HIGH BRANCHING CANOPY TO ALLOW CLEAR SPACE FOR PEDESTRIANS AND REDUCE POTENTIAL FOR DAMAGE FROM PASSING VEHICLES.

b. THE CLEAR SITE TRIANGLE REQUIREMENT SHALL BE IMPOSED ON THE OAKLAND/PRIVATEWAY INTERSECTION. A CLEAR SITE TRIANGLE AT 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 HANG LOWER THAT 8'

# WATER CONSERVATION TECHNIQUES:

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

# 4.BUILDING DESIGN

# A. <u>CONTEXT</u>

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 I-25/ALAMEDA INTERCHANGE. ON THE SOUTH ARE MULTI STORY MOTELS SUCH AS THE STAYBRIDGE AND THE BURGER KING FAST FOOD ESTABLISHMENT. ON THE NORTH, NUMEROUS VEHICLE DEALERSHIPS ARE ARRAYED ALONG THE NORTHBOUND INTERSTATE. THESE INCLUDE AMERICAN 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

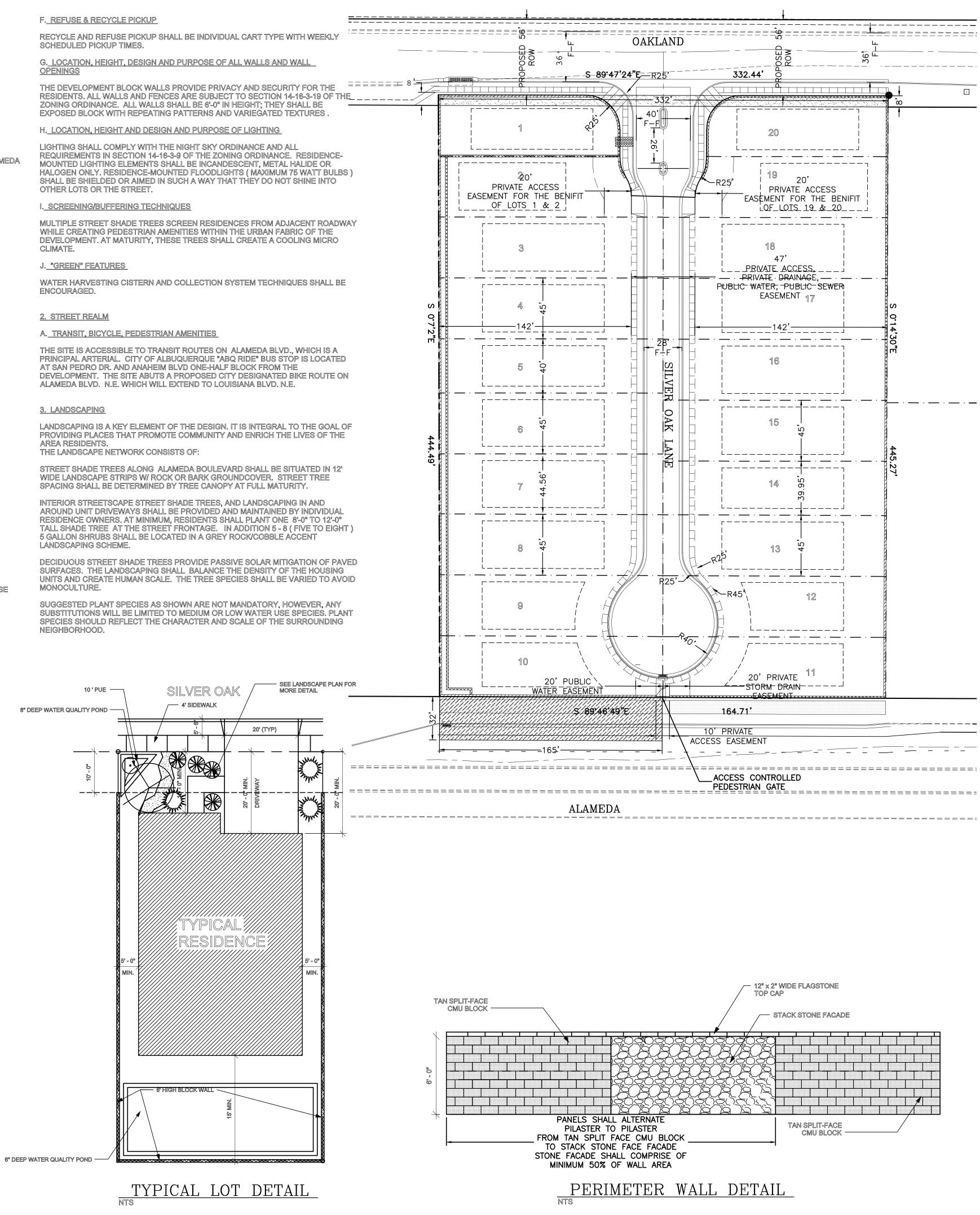
THE DEVELOPMENT IS ORGANIZED TO EMPHASIZE A RESIDENTIAL NEIGHBORHOOD RESPONSE TO THE SITE. THE BUILDING ARE PLACED WITH THEIR FRONT FACADES FACING THE PRIVATE WAY. THE BUILDING DESIGNS SHALL INCORPORATE PRUDENT USE OF BOTH VERTICAL AND HORIZONTAL ARTICULATION AS APPROPRIATE TO RESIDENTIAL DESIGN. AN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

WALLS AND SURROUNDING PROPERTY LINE WALLS.

# **5.APPROVAL PROCESS**

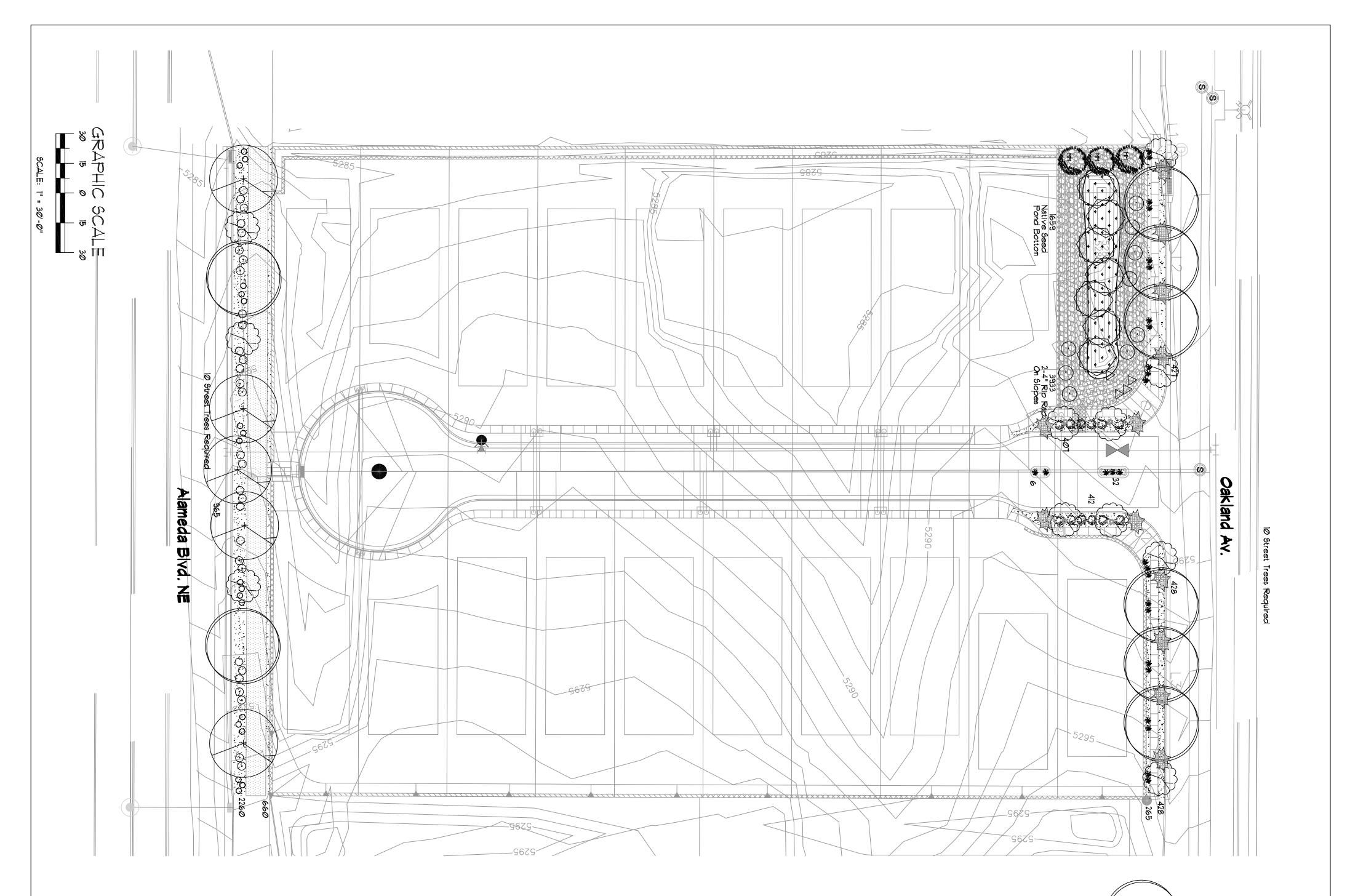
THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT MAY BE SLIGHTLY MODIFIED OR ADJUSTED, IF NECESSARY, TO ASSURE CONSISTENCY WITHIN THE DEVELOPMENT AND TO ALLOW FLEXIBILITY FOR THE DEVELOPER TO POSITIVELY REFINE THE DEVELOPMENT TO MITIGATE DESIGN CHALLENGES AND ENHANCE DESIGN OPPORTUNITIES. MODIFICATION PROCEDURES AND THE SUBSEQUENT APPROVAL PROCESS SHALL BE AS SPECIFIED FOR PROPERTIES IN THE NORTH 1-25 SECTOR DEVELOPMENT PLAN.

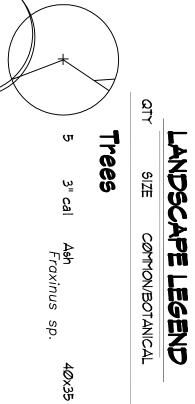
AREA RESIDENTS.



		SU-2 IP TRACT	
	OYOTA 32 SU-2 IP		
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	VICINITY MAP: LEGAL DESCRIPT	C-18	
		28, TR A, UNIT B, NORTH ALBUQUERQ	UE ACRES
	APPLICATION NUMBER:		
	Is an Infrastructure List required? (x ) Ye of approved DRC plans with a work order Public Right-of-Way or for construction of DRB SITE DEVELOPMENT PLAN APPRC	r is required for any construction within f public improvements.	
	Traffic Engineer, Transportation Division	Date	
	Utilities Development Parks & Recreation Department	Date	
	City Engineer	Date	
	Environmental Health Department ( cond Solid Waste Management	ittional) Date Date Date	
	DRB Chairperson, Planning Department	Date	
	<u>LEGEND</u>	EXISTING CURB & GUTTER	
		PROPOSED CURB AND GUTTER BOUNDARY LINE	
		EXISTING BOUNDARY LINE	
		PROPOSED SIDEWALK EXISTING SIDEWALK	
		PROPOSED 10' ASPHALT TRAIL-3" AG CENTERLINE	C PAVING OVER NATIVE
	_ · _ · _ · _ · _ · _ · _ ·	RIGHT-OF-WAY PROPOSED LOT LINE	
		PROPOSED RETAINING WALL PROPOSED PERIMETER WALL	
		AREA DEDICATED TO THE COA AS RC	W (SEE PLAT)
		AREA OF COA ROW VACATION (SEE F	PLAT)
SUBDIVISI		BUILDING DATA AXIMUM BUILDING HEIGHT	26 FFFT
<u>PROJECT LOCATION</u> BETWEEN ALAMEDA BLVE N.E. AVENUE WEST OF LC ALBUQUERQUE, NM	). N.E. AND OAKLAND AVE.	IINIMUM BUILDING SETBACK FRONT YARD SETBACK - RESID FRONT YARD SETBACK - DRIVE	ENCE 15 FEET
<u>ZONE ATLAS MAP: GROSS ACREAGE: NO. OF LOTS COMBINED:</u> .		SIDE YARD SETBACK STREET SIDE CORNER SIDE YARD SETBACK REAR YARD SETBACK	5 FEET 10 FEET 15 FEET
<u>NO. OF LOTS CREATED:</u> EXISTING ZONING:	SU2/C1-NC	AXIMUM DWELLING UNITS.	
	Sheet Number	HEET LIST Sheet Name	
$\mathcal{N}$	DRB-1.0 DRB-2.0	SITE DEVELOPMENT PLAN FOR SUBDIVISION LANDSCAPING PLAN	
	DRB-3.0 DRB-4.0	GRADING & DRAINAGE PLAN MASTER UTILITY PLAN	
	DRB-5.0 DRB-6.0 ENGINEER'S	MASTER PAVING PLAN GATE DETAILS	DRAWN
$=$ $(\mathcal{R}_{G})$ =	SEAL DIL	VEROAK TATES	BY WCWJ DATE
	SIT	E PLAN FOR	12-18-15
	Rec (14522) He SUI	BDIVISION	21525–LAYOUT–9–21–13 SHEET #
20 0 20 40	12-18-15	Rio Grande Engineering	1
SCALE: 1"=40'	DAVID SOULE P.E. #14522	1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872–0999	JOB <b>#</b> 21525

SU-2 IP | | ACRES |





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H20 USE

DSCAPE NOTES

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Pinon 30x20 Pinus edulis	Honey Locust 50x45 Gleditsia triacanthos
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Palm Yucca I5x6 Yucca faxoniana

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15 Gal.

Oklahoma Redbud 15x12 Cercis reniformis

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Desert Willow Chilopsis linearis

2Øx25

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2-3cf	5 Gal	5 Gal	5 Gal	5 Gal	5 Gal	5 Gal	5 Gal	5 Gal	5 Gal
Boulders To be placed at contractor discretion	<b>Chamisa 5x5</b> Chrysothamnus nauseosus	<b>Fern Bush</b> Chamaebatiaria millefolium	Blue Mist Caryopteris x clandonensis	<b>Cherry Sage</b> Salvia greggii	Buffalo Juniper Juniperus sabina 'Buffalo'	Butterfly Bush Buddleia davidii	Curl-leaf Mountain Mahogany 15x15 Cercocarpus ledifolius	Feather Reed Grass 25x2 Calamogrostis arudinacea	India Hauthorne Raphiolepis indica
tor discretior	F		Σ	Σ	Σ	ъ	ው 	ά Σ	F

7/8" Santa Fe Brown	Landscape Gravel / Filter Fabric		

269T

Oversize Cobble 2–4" Santa Ana Tan Pond Side Slopes Native Seed Pond Bottom

3933

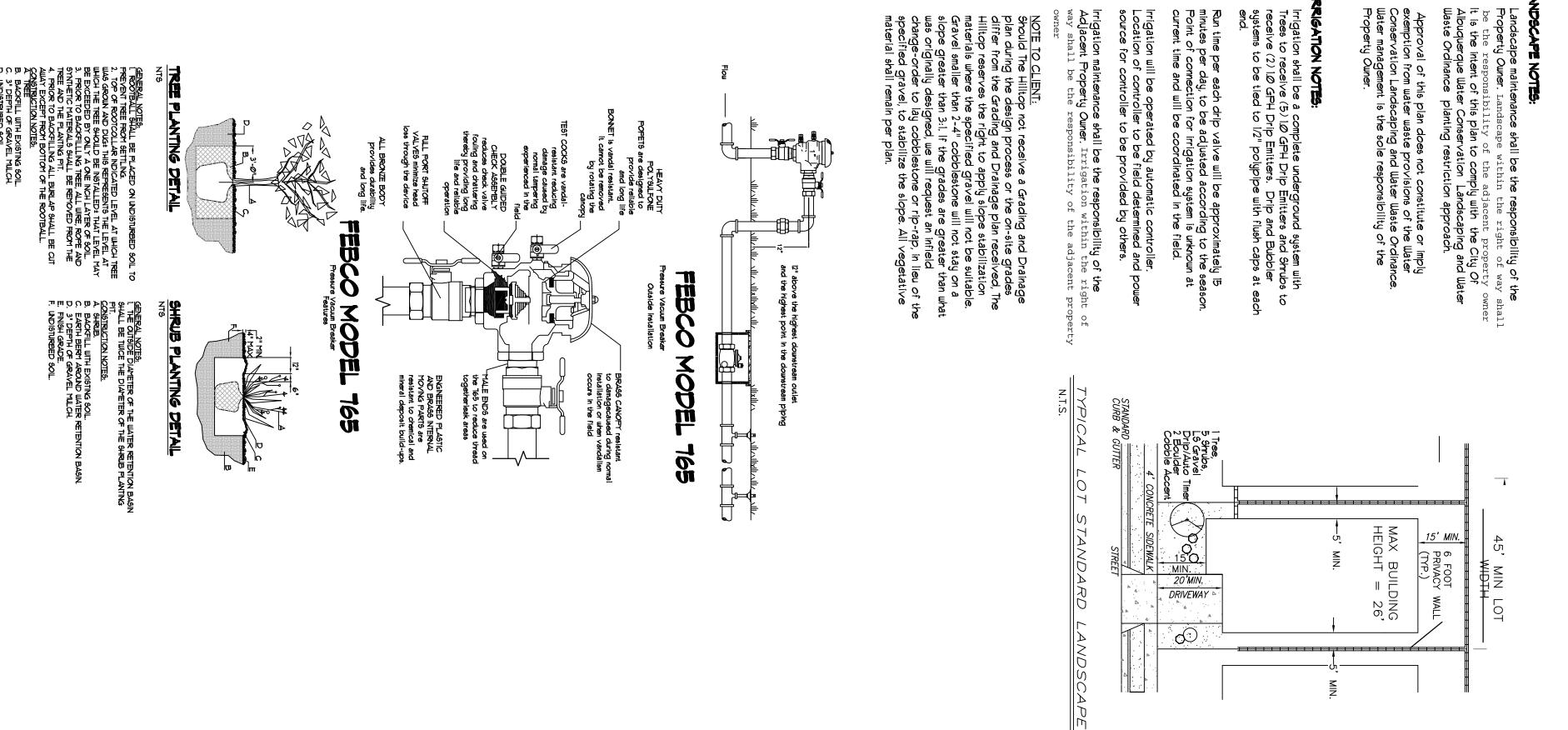
12788.*00* 

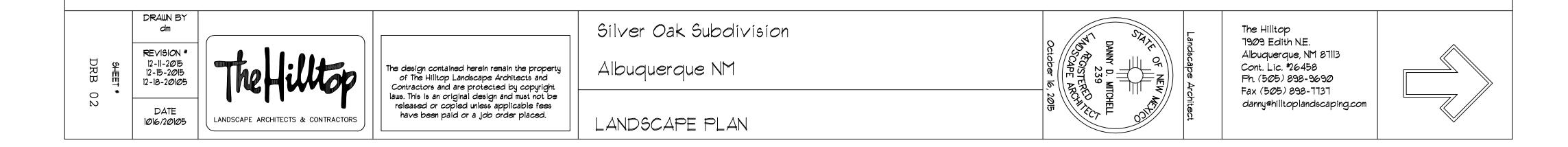
Total Landscape Area

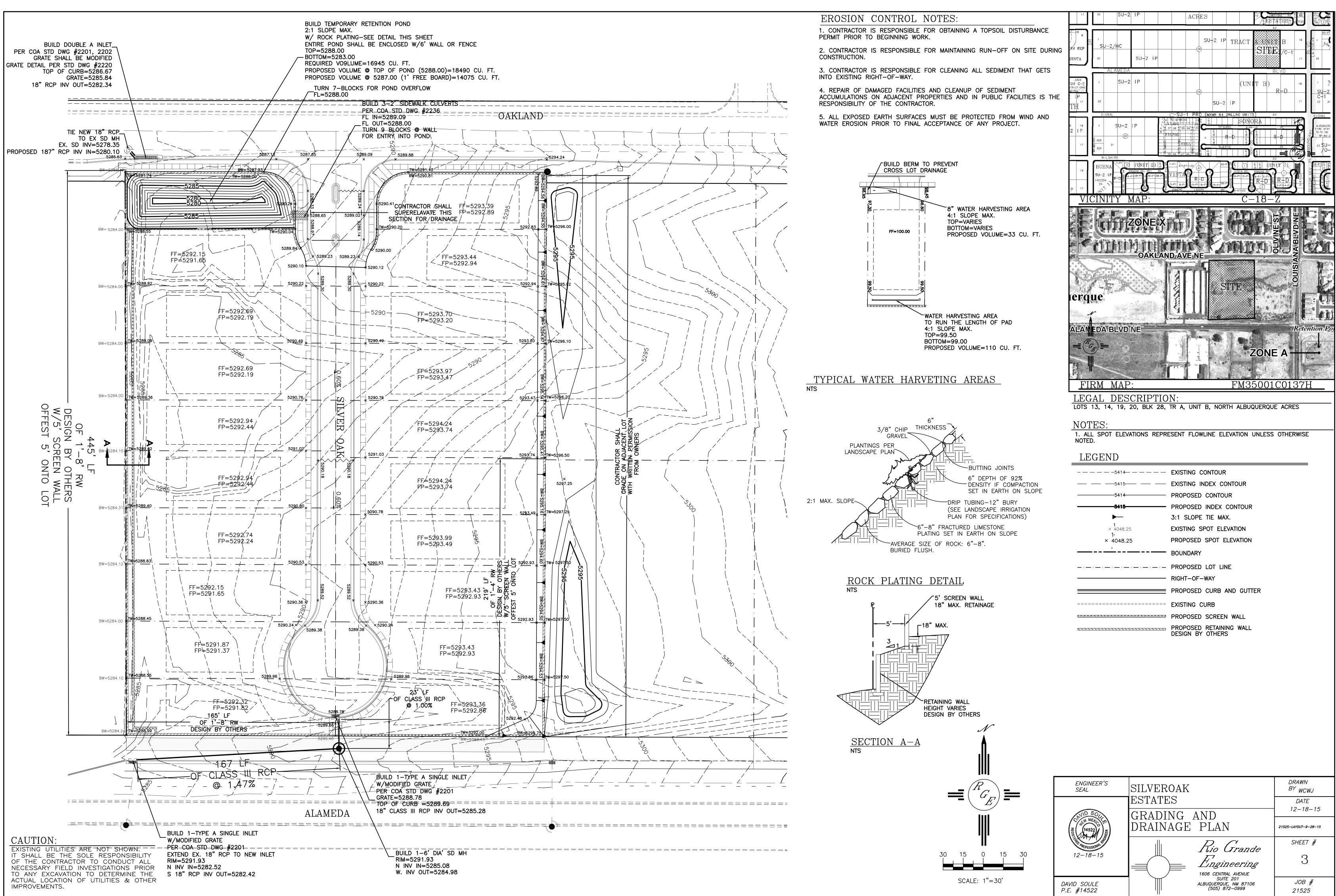
659

Irrigation maintenance shall be Adjacent Property Ouner. Irr way shall be the responsik

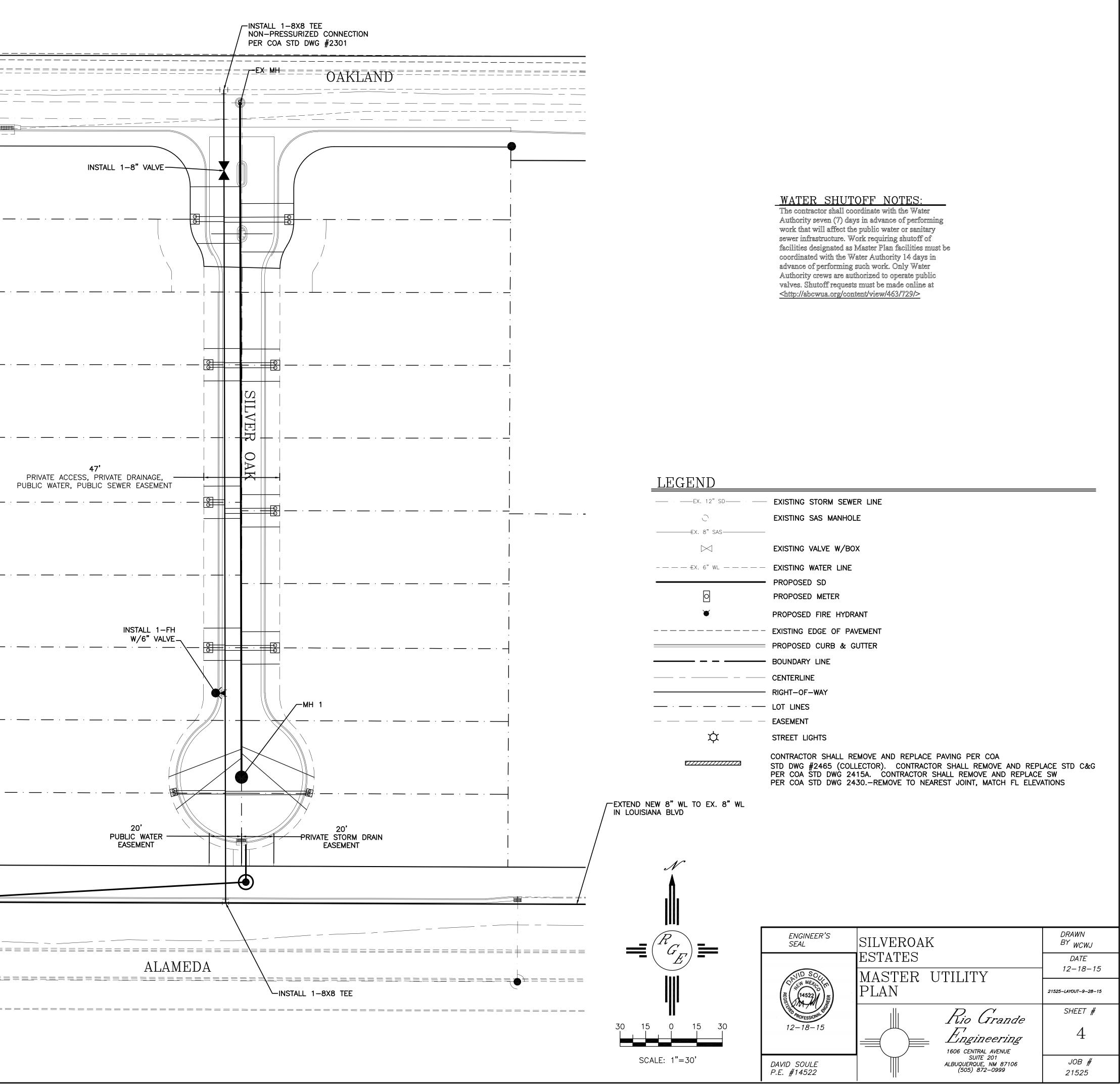
<u>E TO CLIENT:</u> uld The Hilltop not recein ouring the design procer er from the Grading and op reserves the right to prials where the specifies



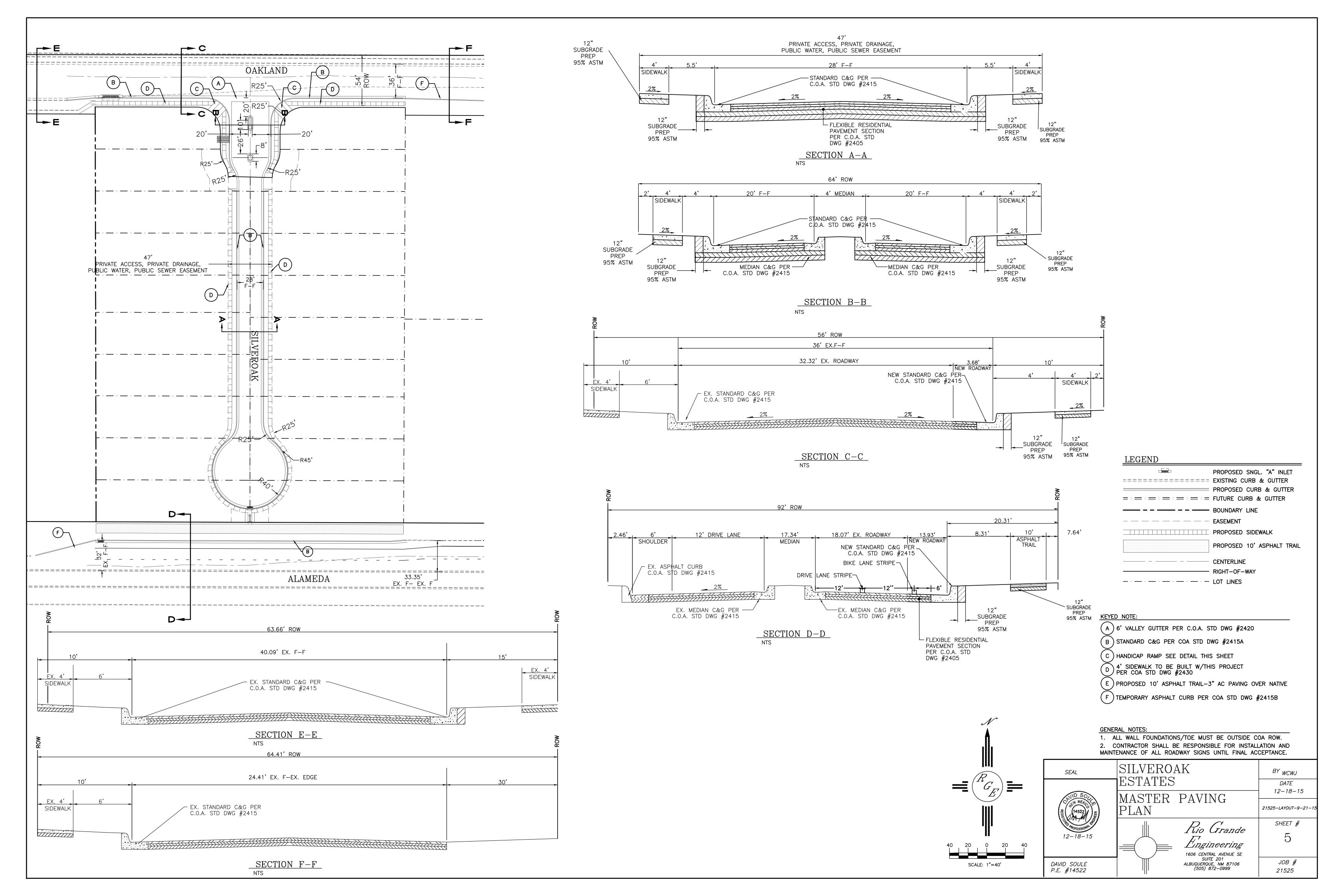




NOTICE TO CONTRACTORS			
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN BERNALILLO COUNTY ROW. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.			
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE 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.	WV		
<ul><li>5. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.</li><li>6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF</li></ul>		<b></b>	
THE PROPERTY SERVED.	=====		
<ul> <li>7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.</li> <li>8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR</li> </ul>		·	_
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 L PER SECTION 170 OF THE BERNALILLO COUNTY STANDARD SPECIFICATIONS 1986 EDITION AS REVISED THROUGH UPDATE #8, AMENDMENT 1.	INE FACILITIES		
17. THE CONTRACTOR SHALL COORDINATE WITH THE WATER UTILITY AUTHORITY SEVEN (7) DAYS IN ADVA WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVI MUST BE MADE ONLINE AT http://abcwua.org/water_shut_off_and_turn_on_procedures	SHUTOFF OF FA	ACILITIES	
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.			l l
23. ALL MANHOLES AND VALVES SHALL HAVE GPS INFORMATION RECORDED AS PART OF AS BUILT PLAN 24. CONTRACTOR IS RESPONSIBLE AT ITS OWN COST FOR ANY DAMAGE TO EXISTING UTILITIES.	SET.		
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1:1 SLOPE	INSTALL	1-8" WL CAP	
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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.			



——————————————————————————————————————	- EXISTING STORM SEWER LINE
0	EXISTING SAS MANHOLE
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$\bowtie$	EXISTING VALVE W/BOX
EX. 6"WL	EXISTING WATER LINE
	• PROPOSED SD
0	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 2430REMOVE TO NEAREST JOINT, MATCH FL ELEVATIONS



Rio Grande Lingineering 1606 carreu Arente 2017 2015 Albuquerque, nu 27106 (505) 372-0393	UBDIVISION	GATE ELEVATION PLAN	DATE PROJECT NO. 090613 21331 DRAWING NO. DRAWING NO.
	PROJECT TITLE: SILVER OAK SUBDIVISION	DRAWING TITLE: G	SEAL

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

