

ALL ON-SITE RETAINING WALLS SHOWN ON THIS PLAN BUILT BY DEVELOPER AND WILL BE VERIFIED IN THE GRADING CERTIFICATION.

ALL STRUCTURAL ENGINEERING DETAIL DESIGN, CONSTRUCTION AND PERMITTING TO BE THE RESPONSIBILITY AND COMPLETED BY OTHERS.

NO RETAINING WALL-GARDEN WALL COMBINATION MAY BE GREATER THAN 8.0' IN HEIGHT, OTHERWISE THE GRADEN WALL MUST BE OFFSET FROM THE RETAINING WALL.

TRACT 4-A-1
FUTURE NOTERRA VILLAGE

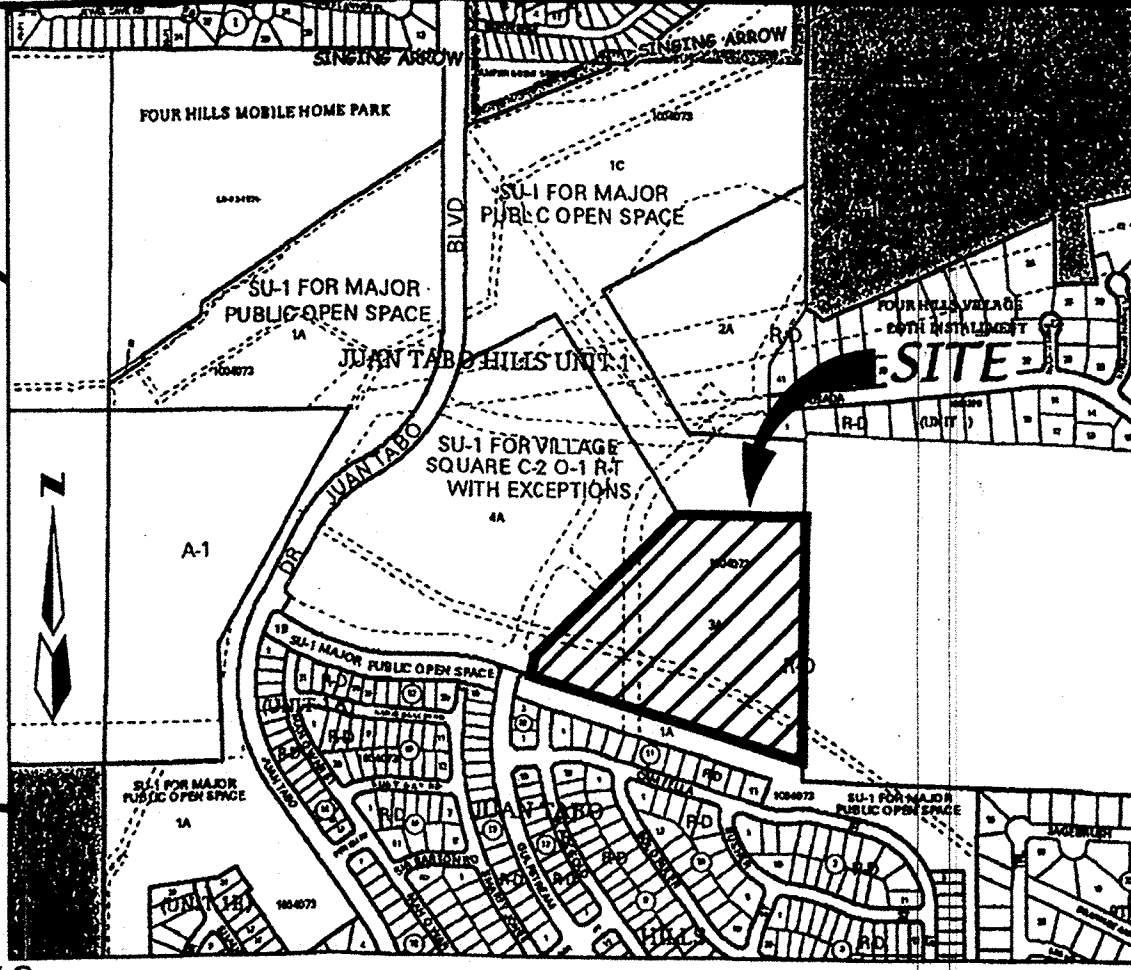
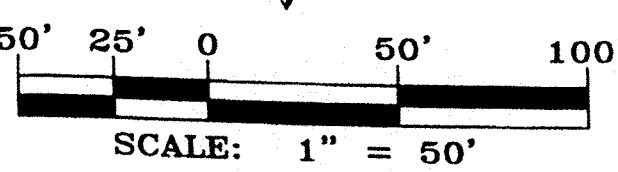
TEMPORARY RETENTION POND
DIMENSION: 25' x 25'
DEPTH: 2.0'
SIDESLOPE: 2:1 MAX.
REED: VOL. 10-3951 of
DESIGN VOL. 10-4728 of
TOP: 2' 11" 60"
BOTTOM: 7' 06" 50"

GRADING NOTES FOR COA OPEN SPACE AREAS:

1. SILT FENCE SHALL BE IN PLACE PER THIS PLAN PRIOR TO ANY SOIL DISTURBANCE WITHIN THE CITY OPEN SPACE AREA. ALL GRADING SHALL REMAIN WITHIN THE LIMITS DEFINED BY THIS PLAN UNLESS PRIOR APPROVAL IS RECEIVED FROM THE DESIGN ENGINEER AND OPEN SPACE SUPERINTENDANT OR THEIR DESIGNEE.

2. ALL DISTURBED AREAS SHALL BE SEEDED AND IRRIGATED PER THE OPEN SPACE MEMO DATED JULY 26, 2012 SPECIFYING SEEDING MIX AND IRRIGATION PRACTICES.

3. THE SWALE ALONG BOUNDARY WILL REQUIRE RIP RAP PROTECTION TO STABILIZE SIDE SLOPES FROM RUNOFF EROSION.



LEGAL DESCRIPTION

A tract of land situated within Sections 27 and 33, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 3-A, JUAN TABO HILLS UNIT 1 as the same is shown and designated on said plat filed for record in the office of County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005c, Page 488 and contains 14.3953 acres more or less.

LEGEND

- 5135 EXISTING CONTOUR (MAJOR)
- TC= EXISTING CONTOUR (MINOR)
- FL= EXISTING TOP OF CURB
- x 00.00 EXISTING FLOWLINE
- x 00.00 EXISTING SPOT ELEVATION
- EXISTING CURB AND GUTTER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING POWER POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING FIRE HYDRANT
- EXISTING STORM SEWER MANHOLE
- EXISTING DROP INLET
- EXISTING STORM DRAIN
- EXISTING GAS LINE
- EXISTING WATER LINE
- NEW PROPERTY LINE
- NEW LOT LINES
- NEW RIGHT-OF-WAY
- NEW CENTER LINE
- NEW MOUNTABLE CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- NEW SPOT ELEVATION
- NEW SWALE
- NEW FINISHED PAD ELEVATION
- NEW RUNOFF DIRECTION
- NEW WATER BLOCK

SEE SHT 22.1 FOR AS BUILT DETAILS

MAJOR PUBLIC OPEN SPACE

NO GRADING OR EARTHWORK DISTURBANCE WITHIN THE OPEN SPACE AREA. ALL WORK CONSTRUCTION AND ACCESS SHALL BE ON THE WEST SIDE OF THE OPEN SPACE PROPERTY LINE ONLY.

FOR INFORMATION ONLY

CERTIFICATE OF SUBSTANTIAL COMPLIANCE

I, Mark Goodwin, NMPE 8948, of the firm Mark Goodwin & Associates, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision, and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction, and survey information provided by the City Engineer, NMPS number 8750.

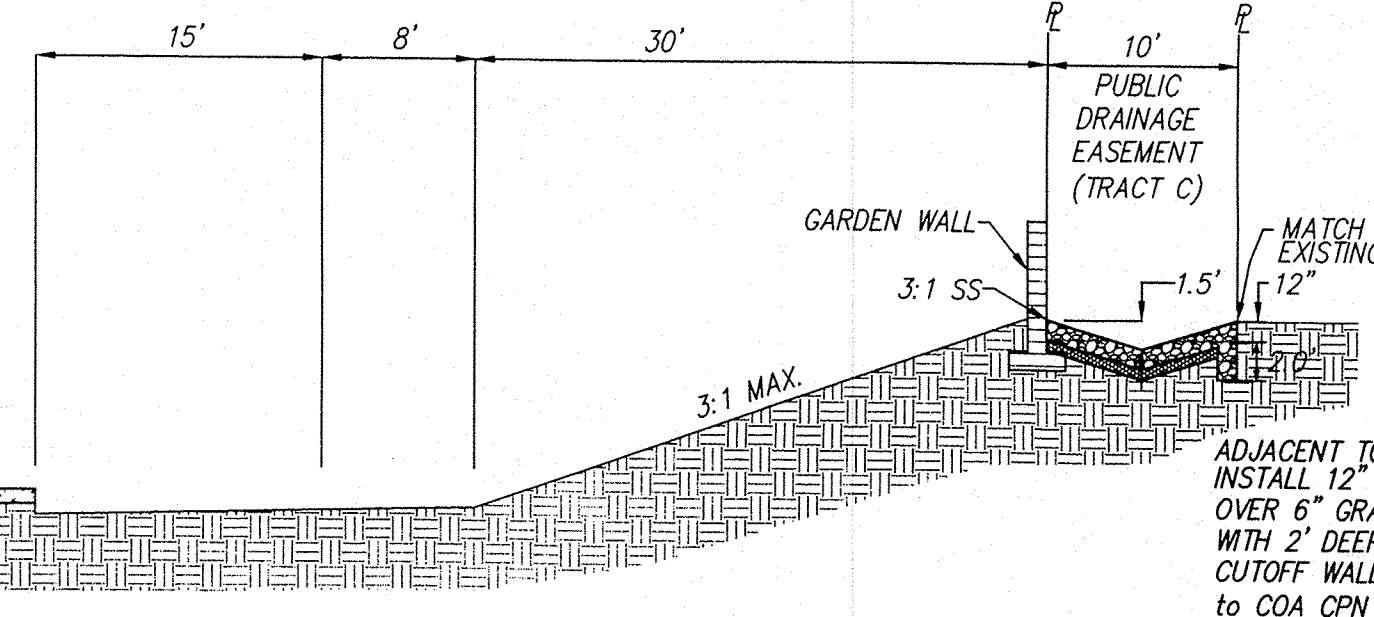
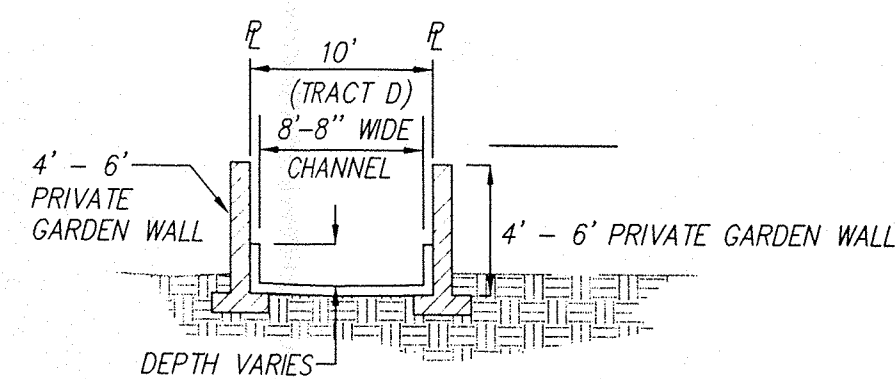
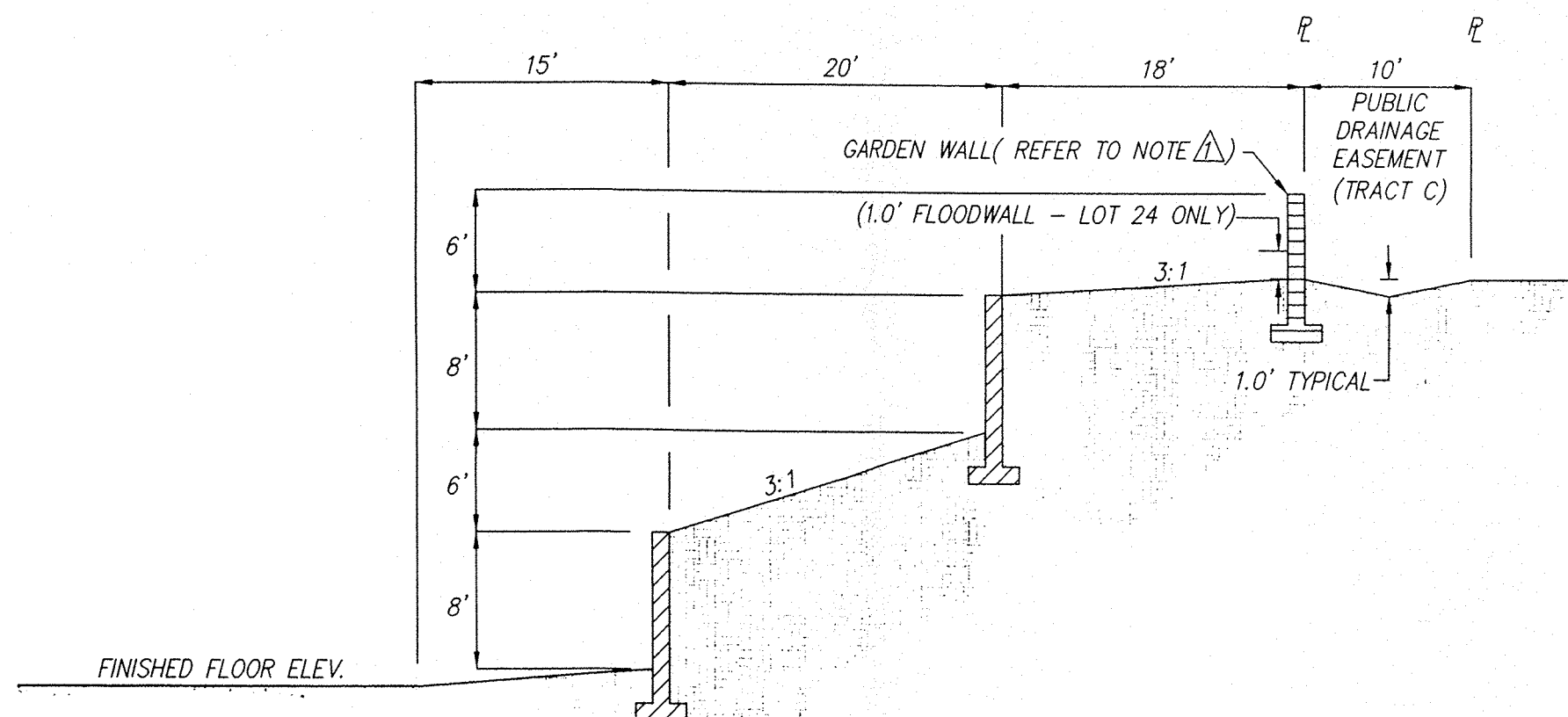
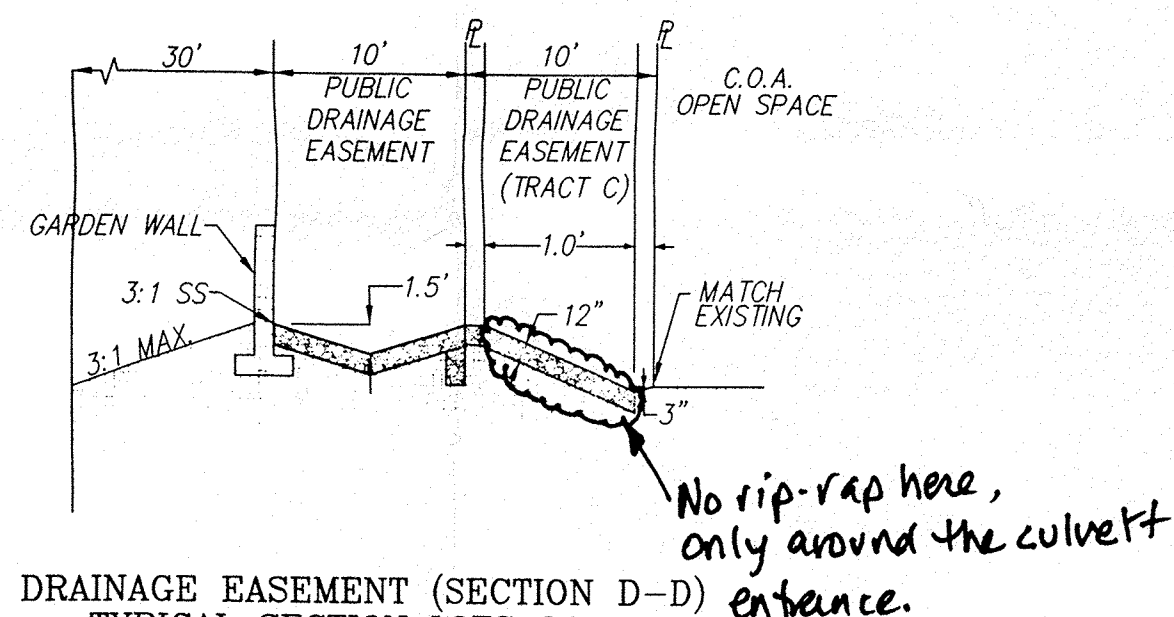
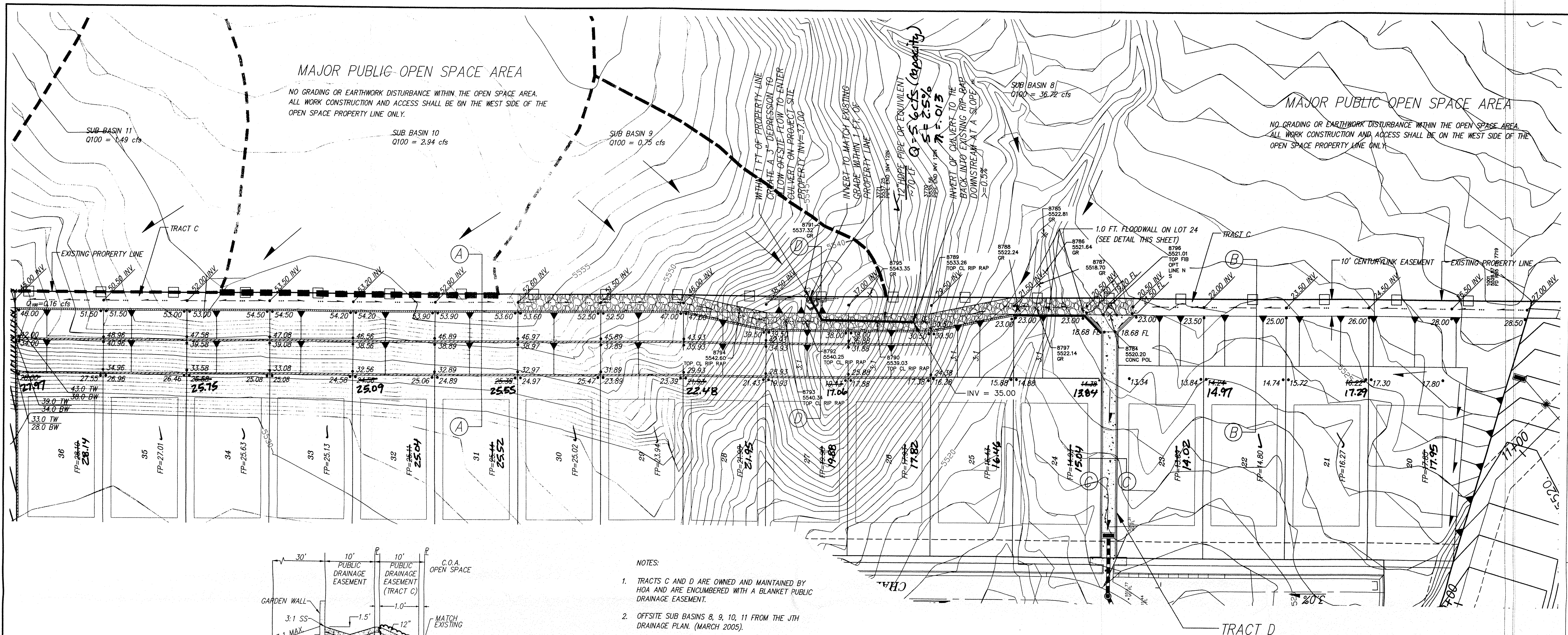
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CONSULTING ENGINEERS
P.O. BOX 9061
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

JUAN TABO HILLS UNIT - 3A
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN UPDATE

CITY PROJECT NO. 756186
ZONE MAP NO. M-22-Z
SHEET 4 OF 23



BACKYARD / DRAINAGE EASEMENT - LOTS 20-23 (SECTION B-B)
NOTE: DRAINAGE CHANNEL, (PER COA STD DWG #2261), WILL BE DESIGNED DURING DRC PROCESS.
SCALE: 1"=10'

AS BUILT INFORMATION			
CONTRACTOR	WORK	DATE	DATE
STAKED BY	INSPECTED BY	DATE	DATE
FIELD	DATE	DATE	DATE
DATE	DATE	DATE	DATE
MICRO-FILM INFORMATION			
RECORDED BY	NO.	DATE	DATE
SURVEY INFORMATION			
FIELD NOTES	BY	DATE	DATE
NO.	BY	DATE	DATE
ENGINEER'S SEAL			
REVISIONS			
NO.	DATE	DESIGN	DATE
BY	DATE	DATE	DATE
DESIGNED BY	DATE	DATE	DATE
DRAWN BY	DATE	DATE	DATE
CHECKED BY	DATE	DATE	DATE
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT			
TITLE: JUAN TABO HILLS UNIT - 3A GRADING & DRAINAGE PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
756186	M-22-Z	22.1	23