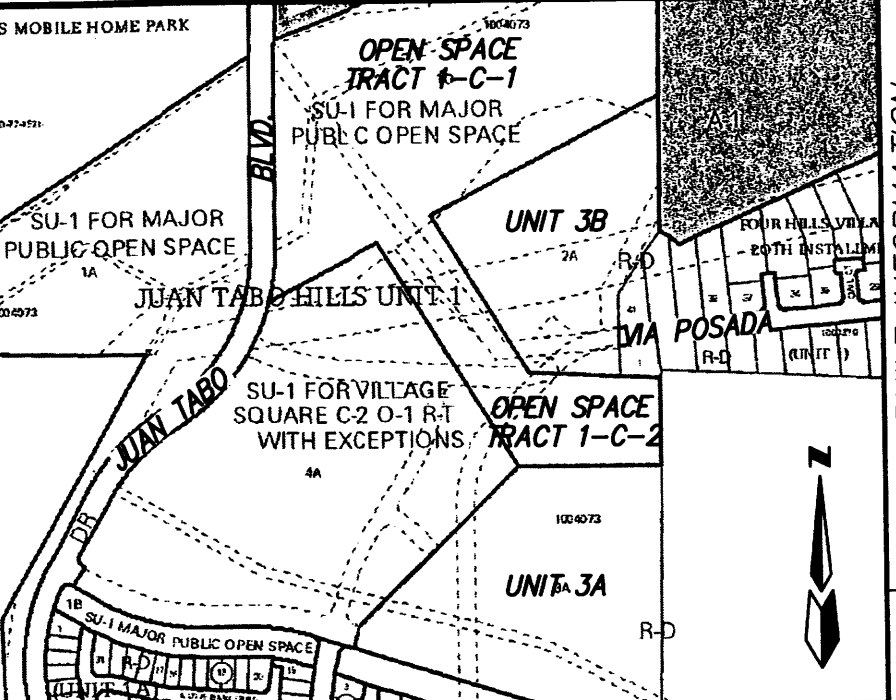
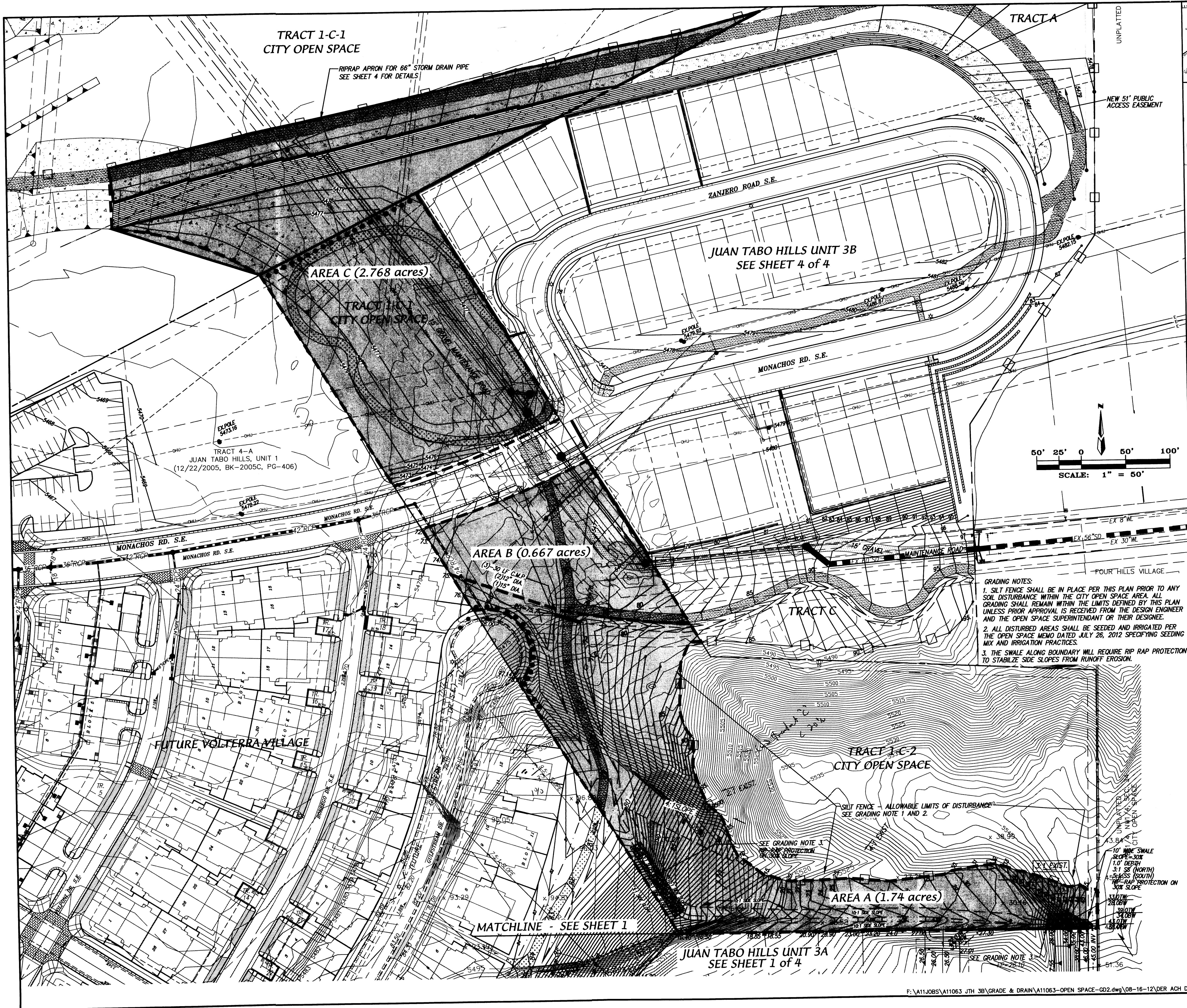


F:\11005\11063 JTH 3B\GRADE & DRAIN\11063-OPEN SPACE-GD2.dwg, 9/20/2012 2:20:31 PM, stephen



VICINITY MAP ZONE MAP: M-22-Z

LEGEND	
51.35	EXIST. CONTOUR (MAJOR)
TC=	EXIST. CONTOUR (MINOR)
FL=	EXIST. TOP OF CURB
FL=	EXIST. FLOWLINE
x 00.00	EXIST. SPOT ELEVATION
---	EXIST. CURB AND GUTTER
---	EXIST. SANITARY SEWER MANHOLE
---	EXIST. WATER VALVE
---	EXIST. OVERHEAD ELECTRIC LINE
---	EXIST. POWER POLE
---	EXIST. TELEPHONE PEDESTAL
---	EXIST. FIRE HYDRANT
---	EXIST. STORM SEWER MANHOLE
---	EXIST. DROP INLET
---	EXIST. STORM DRAIN
---	EXIST. GAS LINE
---	EXIST. WATER LINE
---	EXIST. POWER POLE
---	NEW PROPERTY LINE
---	NEW LOT LINES
---	NEW RIGHT-OF-WAY
---	NEW CENTER LINE
---	NEW CURB & GUTTER
---	NEW SIDEWALK
---	NEW RETAINING WALL
---	NEW CONTOURS
---	COA OPEN SPACE AREA
---	LIMITS OF DISTURBANCE
---	NEW 10' TRAIL
---	NEW 15' TEMPORARY ACCESS ROAD
---	NEW SILT FENCE
---	LARGE BOULDERS

GRADING NOTES:
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 THE 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.

CERTIFICATE OF SUBSTANTIAL COMPLIANCE

DESIGNED BY	CHK	DATE	02/09
DRAWN BY	ACH	DATE	02/09
CHECKED BY	DMG	DATE	02/09

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT	
JUAN TABO HILLS UNIT 3B OPEN SPACE GRADING & DRAINAGE PLAN	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
CITY PROJECT NO. 756187	ZONE MAP NO. M-21-Z/M-22-Z
SHEET 3 OF 4	

AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK STAKED BY	DATE
FIELD ACCEPTANCE BY	DATE
FIELD CORRECTION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	RECORDED BY
NO.	NO.

SURVEY INFORMATION	
STATION 5+422.2 IS LOCATED 8.7 MI. SE OF DOWNTOWN ALBUQUERQUE ON THE EAST SIDE OF THE MUNICIPAL LIMITS LINE IN THE FOUR HILLS SUBDIVISION AREA. STATION IS 600 FT. EAST OF MUNICIPAL LIMITS LINE. 77.9' SE OF POWER POLE #337 & 186.0' NW OF POWER POLE #80. STATION IS A STANDARD ACS BRASS DISK SET IN A CONCRETE MONUMENT IN THE GROUND. STATION IS STAMPED "5+422.2 1975ACS". X= 424,017.61, Y= 1,475,700.07, (NAD 1927), Z= 5594.516 (ASD 1929).	DATE
FIELD NOTES	BY
NO.	NO.

ENGINEER'S SEAL	
DATE	BY
REVISIONS	DATE
DESIGN	02/09
CHECKED BY	DMG
DATE	02/09

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.

SUB BASIN 11
Q100 = 1.49 cfs

SUB BASIN 10
Q100 = 2.94 cfs

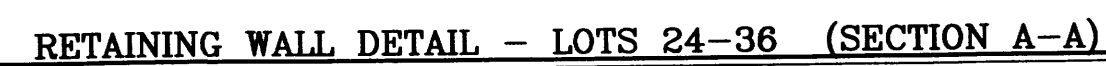
SUB BASIN 9
Q100 = 0.75 cfs

SUB BASIN 8
Q100 = 36.72 cfs

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.



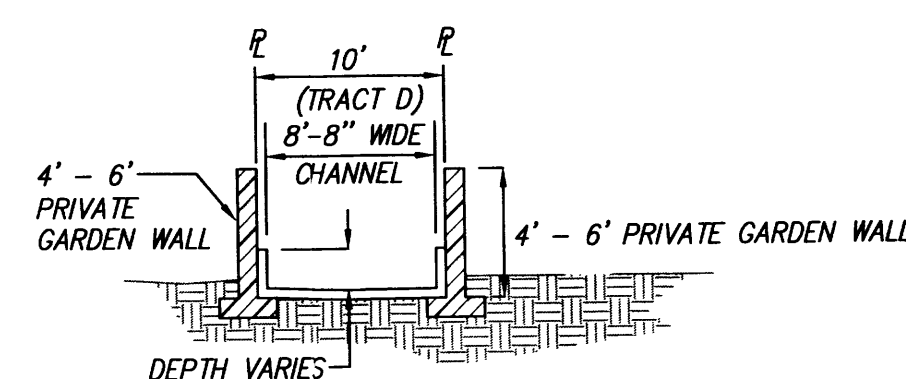
1. TRACTS C AND D ARE OWNED AND MAINTAINED BY HOA AND ARE ENCUMBERED WITH A BLANKET PUBLIC DRAINAGE EASEMENT.
2. OFFSITE SUB BASINS 8, 9, 10, 11 FROM THE JTH DRAINAGE PLAN, (MARCH 2005).



NOTES: LOTS 28-36 HAVE 2 RET. WALLS PLUS 1 GARDEN WALL.
LOTS 26-27 HAVE 2 RET. WALLS PLUS 1 GARDEN WALL.
LOT 25 HAS 1 GARDEN WALL.
LOT 24 HAS 1 GARDEN WALL PLUS 1.0' FLOOD WALL.

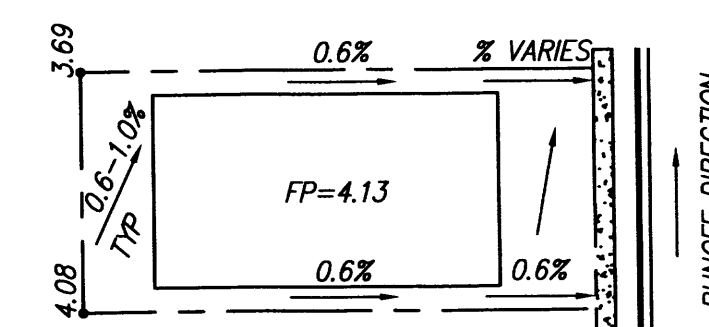


NOTE: DRAINAGE CHANNEL, (PER COA STD DWG #2261),
WILL BE DESIGNED DURING DRC PROCESS.



DRAINAGE CHANNEL DETAIL (SECTION C-C)

NOTE: DRAINAGE CHANNEL, (PER COA STD DWG #2261), SCALE: 1"=10'
WILL BE DESIGNED DURING DRC PROCESS.



TYPICAL LOT GRADING SCHEME

LAST DESIGN UPDATE		MO./DAY/YR.		MO./DAY/YR.	
IP NO.		SHEET		OF	
22-2		2		2	

UNIT - 3A

PAGE PLAN

9539

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO. DATE REMARKS REVISIONS DESIGN	BY DATE 01/12 DATE 01/12	FIELD NOTES		STATION "S-1422" IS LOCATED 8.7 MI. SE OF DOWNTOWN ALBUQUERQUE ON THE EAST SIDE OF THE MUNICIPAL LIMITS LINE IN THE FOUR HILLS SUBDIVISION AREA. STATION IS 600 FT. EAST OF MUNICIPAL LIMITS LINE, 171.9' SE OF POWER POLE #E337 & 188.0' NW OF POWER POLE #P0. STATION IS A STANDARD ACS BRASS DISK SET IN A CONCRETE MONUMENT IN THE GROUND. STATION IS STAMPED "S-1422, 1975MCS". Y= 424,017.61, X= 1,473,700.07, (NAD 1927), Z= 5594.518 (SLD 1929).		CONTRACTOR STAMPED BY INSPECTOR'S FIELD STATION BY VERIFICATION BY CORRECTED BY MICRO-FILM INFORMATION RECORDED BY NO.	

ALL ON-SITE RETAINING WALLS SHOWN ON THIS PLAN MUST BE VERIFIED BY 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.

SEE GRADING NOTES 1, 2 AND 3 FOR COA OPEN SPACE AREAS.

MATCHLINE - SEE SHEET 3

TRACT 1-C-2

TRACT 4-A-1

TRACT 4-A-1
FUTURE VOTERRA VILLAGE

TEMPORARY RETENTION POND
DIMENSION: 55'x35'
DEPTH: 2.0'
SIDE SLOPES: 3:1 MAX.
DESIGN VOL: 43951 cft
DESIGN VOL: 4778 cft
TOP = 87.50'
BOTTOM = 86.50'

TRACT 4-A-1

MAJOR PUBLIC
OPEN SPACE

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

VICINITY MAP

M-22-Z

LEGAL DESCRIPTION

A tract of land situate 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 486 and contains 14.3953 acres more or less.

LEGEND

- 5135 EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING TOP OF CURB
- EXISTING FLOWLINE
- 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

- SILT FENCE
- COA OPEN SPACE AREA
LIMITS OF DISTURBANCE
- NEW RETAINING WALL
- NEW STORM DRAIN INLET
- NEW SLOPE
- NEW STORM DRAIN LINE
- NEW STORM DRAIN MANHOLE

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.

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.

50' 25' 0 50' 100'
SCALE: 1" = 50'

AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK ORDER NO.	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
VEGETATION BY	DATE
DRAWINGS BY	DATE
REVISIONS	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	NO.

BENCH MARKS	
STATION "S-422" IS LOCATED 8.7 MI. SE OF DOWNTOWN ALBUQUERQUE	
ON THE EAST SIDE OF THE MUNICIPAL LIMITS LINE IN THE FOUR HILLS	
SUBDIVISION AREA STATION IS 600 FT. EAST OF MUNICIPAL LIMITS LINE,	
171.9' SE OF POWER POLE #537 & 186.0' NW OF POWER POLE #60.	
STATION IS A STANDARD GAS BRASS DISK SET IN A CONCRETE	
MONUMENT IN THE GROUND STATION IS STAMPED "S-422, 1975ACS"	
NO. 424,017.61, Y= 1,475,700.07, (NAD 1927), Z= 5394.518 (SD 1929)	

SURVEY INFORMATION	
DATE	BY
NO.	

ENGINEER'S SEAL	
DATE	BY
NO.	

REVISIONS	
NO.	DATE
1	01/12
2	01/12
3	01/12



dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: JUAN TABO HILLS UNIT - 3A
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

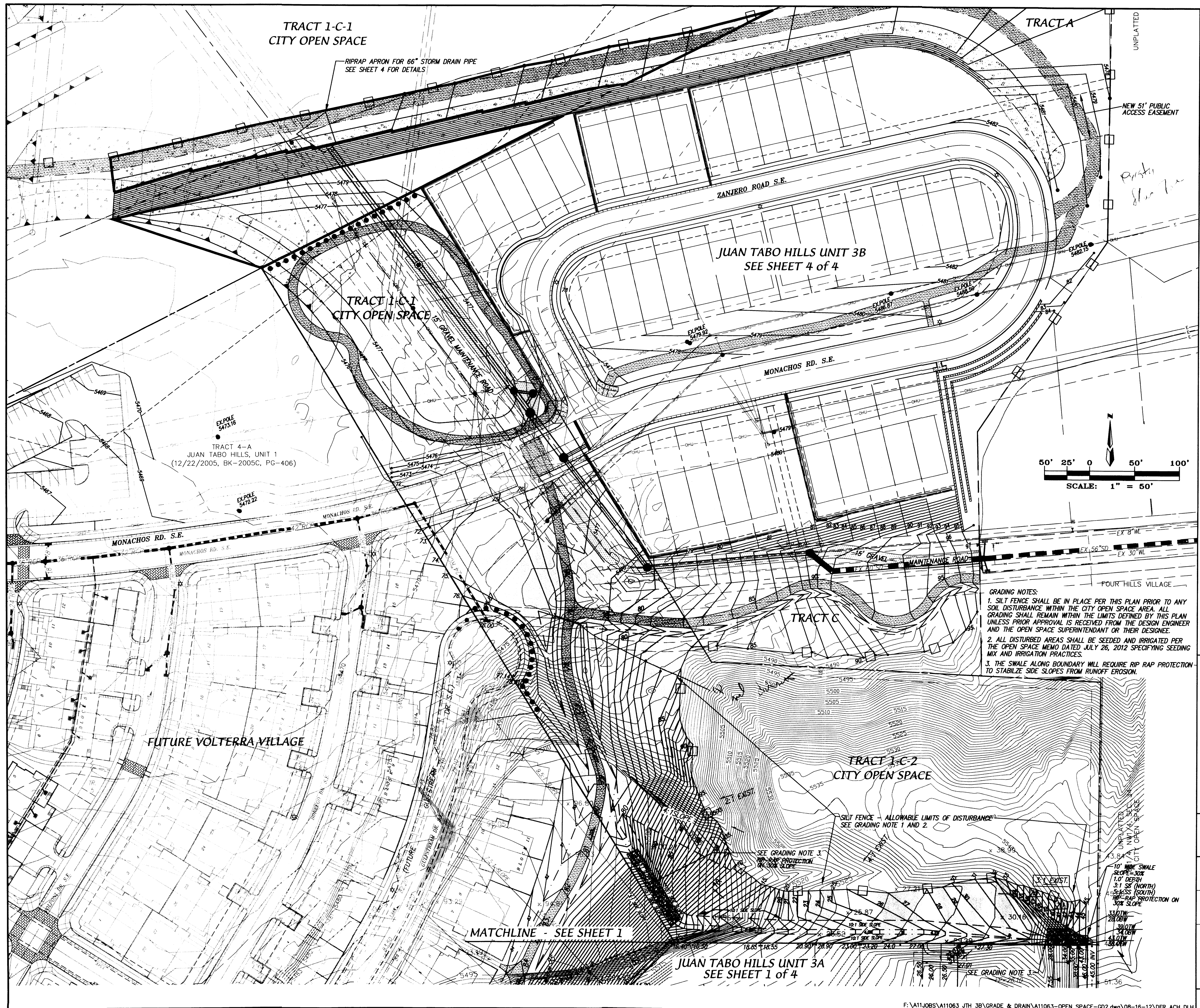
LAST DESIGN UPDATE

CITY PROJECT NO. 756186

ZONE MAP NO. M-22-Z

SHEET 1 OF 2

F:\11085\11083 JTH 3B\GRADE & DRAIN\11083-OPEN SPACE-GD2.dwg, 8/21/2012 4:17:06 PM, KIP 7100 Series (Copy 1), CHRIS



VICINITY MAP

ZONE MAP: M-22-Z

LEGEND

- 5135 EXIST. CONTOUR (MAJOR)
- TC EXIST. CONTOUR (MINOR)
- FL EXIST. TOP OF CURB
- FL EXIST. FLOWLINE
- 00.00 EXIST. SPOT ELEVATION
- EXIST. CURB AND GUTTER
- EXIST. SANITARY SEWER MANHOLE
- EXIST. WATER VALVE
- OHL EXIST. OVERHEAD ELECTRIC LINE
- EXIST. POWER POLE
- EXIST. TELEPHONE PEDESTAL
- EXIST. FIRE HYDRANT
- EXIST. STORM SEWER MANHOLE
- EXIST. DROP INLET
- EX.SD EXIST. STORM DRAIN
- GAS EXIST. GAS LINE
- EXIST. WATER LINE
- EXIST. POWER POLE
- NEW PROPERTY LINE
- NEW LOT LINES
- NEW RIGHT-OF-WAY
- NEW CENTER LINE
- NEW CURB & GUTTER
- NEW SIDEWALK
- NEW RETAINING WALL
- NEW CONTOURS
- COA OPEN SPACE AREA LIMITS OF DISTURBANCE
- NEW 10' TRAIL
- NEW 15' TEMPORARY ACCESS ROAD
- NEW SILT FENCE
- LARGE BOULDERS

GRADING NOTES:

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 THE OPEN SPACE SUPERINTENDANT OR THEIR DESIGNEE.
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3. THE SWALE ALONG BOUNDARY WILL REQUIRE RIP RAP PROTECTION TO STABILIZE SIDE SLOPES FROM RUNOFF EROSION.

CERTIFICATE OF SUBSTANTIAL COMPLIANCE

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
OFFICE (505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: JUAN TABO HILLS UNIT 3B
OPEN SPACE GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
OK	OK		

CITY PROJECT NO. **756187** ZONE MAP NO. **M-21-Z/M-22-Z** SHEET **3** OF **4**

AS BUILT INFORMATION

CONTRACTOR	DATE
WORK	DATE
STAKED BY	DATE
APPROVED BY	DATE
FIELD CHECKED BY	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
RECORDED BY	DATE

ENGINEER'S SEAL

ENGINEER'S SEAL

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 VOTERRA VILLAGE

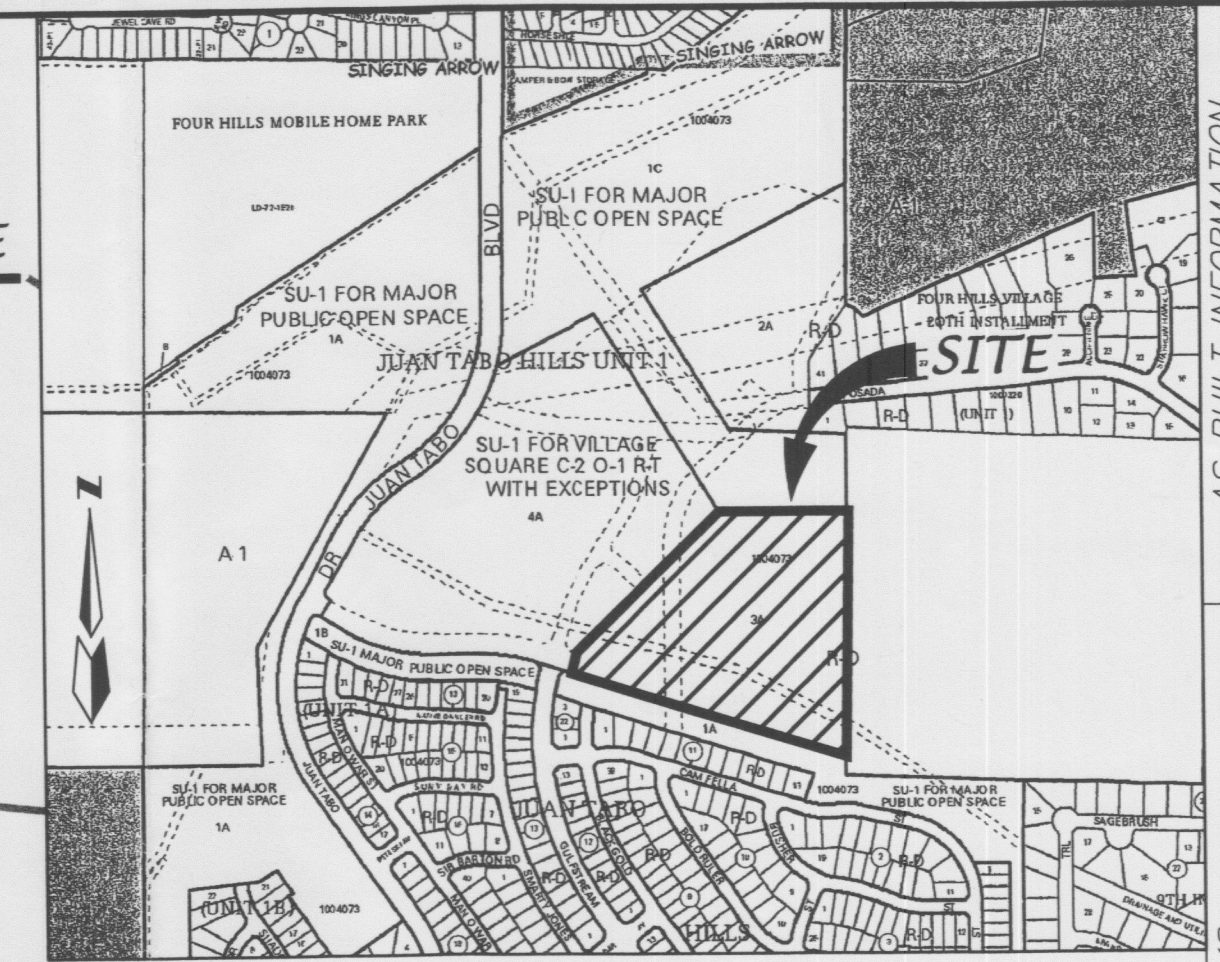
TEMPORARY RETENTION POND
DIMENSION: 55'x55'
DEPTH: 2.0'
SIDE SLOPES: 3:1 MAX.
REQ'D VOL. = 3951 cft
DESIGN VOL. = 4778 cft
TOP = 87.50'
BOTTOM = 85.50'

MATCHLINE - SEE SHEET 2

SEE GRADING NOTES 1, 2 AND 3 FOR COA OPEN SPACE AREAS.

TRACT 1-C-2

MATCHLINE



VICINITY MAP M-22-Z

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 486 and contains 14.3953 acres more or less.

LEGEND

- 5135 EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- TC= EXISTING TOP OF CURB
- FL= EXISTING FLOWLINE
- 00.00 EXISTING SPOT ELEVATION
- EXISTING CURB AND GUTTER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER VALVE
- OHL= EXISTING OVERHEAD ELECTRIC LINE
- EXISTING POWER POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING FIRE HYDRANT
- EXISTING STORM SEWER MANHOLE
- EXISTING DROP INLET
- EXISTING STORM DRAIN
- EX. SD EXISTING GAS LINE
- GAS EX. WL EXISTING WATER 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

- COA OPEN SPACE AREA LIMITS OF DISTURBANCE
- NEW RETAINING WALL
- NEW STORM DRAIN INLET
- NEW SLOPE
- NEW STORM DRAIN LINE
- NEW STORM DRAIN MANHOLE

MAJOR PUBLIC OPEN SPACE

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

APPROVED FOR ROUGH GRADING:

CITY OPEN SPACE DATE

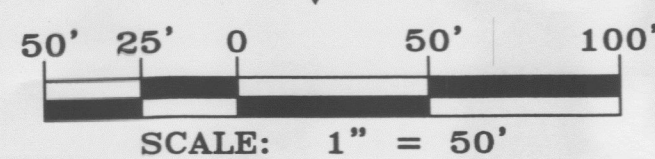
CITY HYDROLOGY DATE

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.

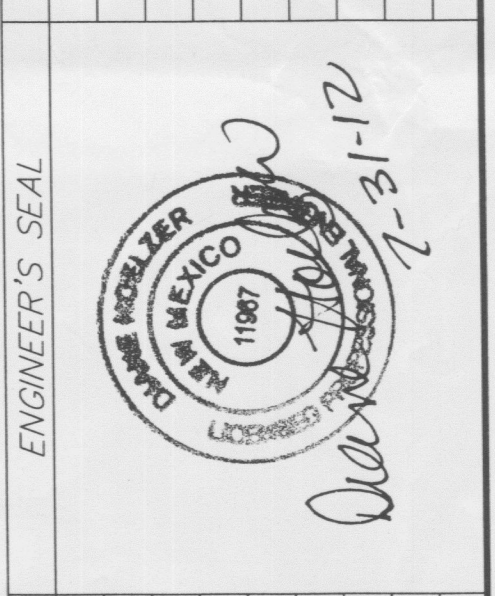
GRADING NOTES FOR COA OPEN SPACE AREAS:

1. SILT FENCE SHALL BE IN PLACE PER THIS PLAN PRIOR TO ANY SOIL DISTURBANCE WITHIN THE CITY OPEN SPACE AREA. ALL ROUGH GRADING SHALL REMAIN WITHIN THE LIMITS DEFINED BY THIS PLAN UNLESS PRIOR APPROVAL IS RECEIVED FROM EITHER THE DESIGN ENGINEER AND OR THE OPEN SPACE STAFF PERSONNEL.
2. ALL DISTURBED AREAS SHALL BE SEED 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.



AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK	DATE
STARTED BY	DATE
ACCEPTANCE BY	DATE
FIELD LOCATION BY	DATE
DRAWINGS	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE
NO.	

SURVEY INFORMATION	
STATION 5-M22 IS LOCATED 8.7 MI. SE OF DOWNTOWN ALBUQUERQUE	DATE
ON THE EAST SIDE OF THE MUNICIPAL LIMITS LINE IN THE FOUR HILLS	DATE
SUBDIVISION AREA STATION IS 600 FT. EAST OF MUNICIPAL LIMITS LINE	DATE
77.9' SE OF POWER POLE #537 & 186.0' NW OF POWER POLE #40	DATE
STATION IS A STANDARD K&S BRASS DISK SET IN A CONCRETE	DATE
MONUMENT IN THE GROUND. STATION IS STAMPED "5-M22 1975ACS"	DATE
Y= 424,017.61, X= 147,700.07, (NAD 1927), Z= 5594.916 (SLD 1929).	DATE



CERTIFICATE OF SUBSTANTIAL COMPLIANCE

m22-p017
JTH Open Space
for GRIP appm
cc

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: JUAN TABO HILLS UNIT - 3A/3B/Open Space
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

MO./DAY/YR. MO./DAY/YR.

RECEIVED

CITY PROJECT NO. 756186 ZONE MAP NO. M-22-Z SHEET 1 OF 3

